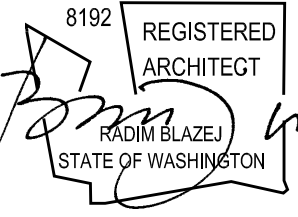


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DEVELOPER		SURVEYOR	
CENTURY CONSTRUCTION, LLC		EMERALD LAND SURVEYING, INC.	
ADDRESS:	13220 42nd AVE E TACOMA, WA 98446	ADDRESS:	PO BOX 13694 MILL CREEK, WA 98082
PHONE:	253.332.9333	PHONE:	425.359.7198
CONTACT	PETR MARCHENKO washingtonbesthomes@gmail.com	CONTACT	BRENT L. EBLE
ARCHITECT		CIVIL ENGINEER	
CARON ARCHITECTURE		KPFF	
ADDRESS:	2505 3RD AVE SUITE 300C SEATTLE WA 98121	ADDRESS:	1601 FIFTH AVE, SUITE 1600 SEATTLE, WA 98101
PHONE:	206.367.1382	PHONE:	206.622.5822
CONTACT	PETER TALLAR PETERTALLAR@caronarchitecture.com	CONTACT	IGNATIUS DECHABERT ignatius.deChabert@kpff.com
STRUCTURAL ENGINEER		LANDSCAPE ARCHITECT	
DIBBLE ENGINEERS, INC. (DEI)		GHA LANDSCAPE ARCHITECTS	
ADDRESS:	1029 MARKET STREET KIRKLAND, WA 98033	ADDRESS:	1417 NE 80th ST. SEATTLE, WA 98115
PHONE:	425.828.4200	PHONE:	206.522.2334
CONTACT	CAITLIN WILHELM Caitlin@dibbleengineers.com	CONTACT	NEIL BUCHANAN

2505 3RD AVE #300C
SEATTLE WA 98121
T 206.367.1382 F 206.367.1385
W CARONARCHITECTURE.COM



9500 INTERLAKE AVE N
SEATTLE
WA 98103

BUILDING PERMIT SET

PROJECT ADDRESS
9500 Interlake Ave N

PROJECT NUMBERS
6619197

PARCEL NUMBERS
4310701555

LEGAL DESCRIPTION
LOTS 23 AND 24, BLOCK 8, LICTON SPRINGS PARK ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WASHINGTON

PROJECT DESCRIPTION
NEW CONSTRUCTION OF 7 THREE-STORY ROWHOUSES & 7 PARKING STALLS, EXISTING STRUCTURES TO BE DEMOLISHED

CONSTRUCTION TYPE
V-B

SITE AREA
5,119

ZONING
LR-3

DENSITY LIMIT
NONE

ECA
NO

URBAN VILLAGE OVERLAY
AURORA LICTON URBAN VILLAGE

FREQUENT TRAVEL CORRIDOR
YES

CODES
2015 SBC, 2015 SRC, 2015 SEC, 2015 SMC, 2015 SFC

DISCLAIMER

THIS SET OF DRAWINGS AND DOCUMENTS IS FOR BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR ANY OTHER PURPOSE.

SUBMITTAL / REVISION	DATE
BUILDING PERMIT SUBMITTAL	05.22.2018
1 BP CORRECTION	03.11.2019
2 BP CORRECTION 2	07.02.2019

PROJECT INFORMATION	
G0.00	PROJECT INFORMATION, INDEX OF DRAWINGS, VICINITY MAP
G0.01	GENERAL NOTES, ABBREVIATIONS, SYMBOLS
CODE ANALYSIS	
A0.02	LAND USE ANALYSIS
A0.03	LAND USE ANALYSIS
A0.04	LAND USE ANALYSIS
ARCHITECTURAL	
SITE	
A1.00	ARCHITECTURAL SITE PLAN
FLOOR PLANS	
A2.00	FOUNDATION PLAN
A2.01	L1 FLOOR PLAN
A2.02	L2 FLOOR PLAN
A2.03	L3 FLOOR PLAN
A2.04	ROOF DECK PLAN
EXTERIOR ELEVATIONS	
A3.00	BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
BUILDING SECTIONS	
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS

A4.02	BUILDING SECTIONS
WALL SECTIONS	
A4.10	WALL SECTIONS
SCHEDULES & ASSEMBLIES	
A5.00	SCHEDULES & NOTES
A5.01	ASSEMBLIES
SURVEY	
1 OF 1	SURVEY
CIVIL	
C0.00	COVERSHEET, LEGEND & ABBREV.
C0.01	GENERAL NOTES
C1.00	TESC PLAN
C1.01	TESC DETAILS
C2.00	FOUNDATION DRAINAGE PLAN
C3.00	SITE PAVING & HORIZONTAL CONTROL
C4.00	GRADING & STORM DRAINAGE PLAN
C5.00	UTILITY PLAN
C5.01	CIVIL DETAILS
C6.00	ON SITE STORMWATER MANAGEMENT PLAN
SIP - FOR REFERENCE ONLY	
1 OF 8	COVER SHEET
2 OF 8	GENERAL NOTES
3 OF 8	NORTH 95TH STREET PLAN
4 OF 8	INTERLAKE AVE NORTH PLAN

5 OF 8	STREET SECTIONS
6 OF 8	RAMP DETAILS
7 OF 8	LANDSCAPE PLAN & GREEN FACTOR
8 OF 8	LANDSCAPE DETAILS
LANDSCAPE	
L1	LANDSCAPE PLAN
L2	LANDSCAPE REQUIREMENTS SUMMARY PLAN
STRUCTURAL	
S1.0	GENERAL NOTES & SHEET INDEX
S1.1	GENERAL NOTES (CONTINUED) & ABBREVIATIONS
S1.2	SPECIAL INSPECTION SCHEDULES
S1.3	SPECIAL INSPECTION SCHEDULES (CONTINUED)
S2.0	LEVEL 1 FOUNDATION & SHEAR WALL KEY PLAN
S2.1	LEVEL 2 & SHEAR WALL KEY PLAN
S2.2	LEVEL 3 & SHEAR WALL KEY PLAN
S2.3	ROOF FRAMING PLAN
S3.0	FOUNDATION DETAILS
S3.1	CONCRETE DETAILS
S4.0	WOOD SCHEDULES
S4.1	WOOD DETAILS
S4.2	WOOD DETAILS
S4.3	WOOD DETAILS
S4.4	WOOD DETAILS
S4.5	WOOD DETAILS

[illegible]

FOR REFERENCE ONLY

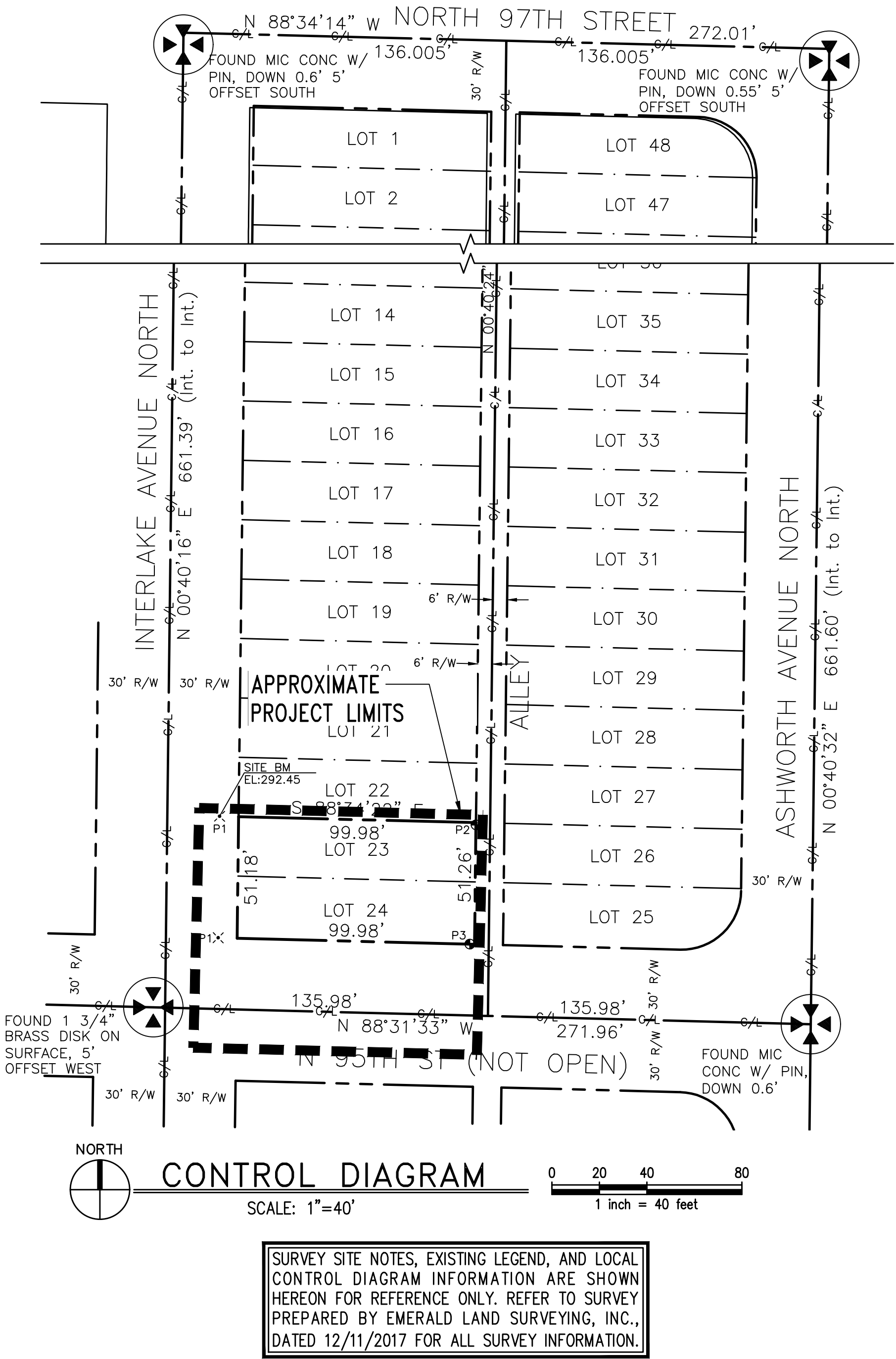
SHEET TITLE
PROJECT INFORMATION, INDEX OF
DRAWINGS, VICINITY MAP

SHEET NUMBER

G0.00

CARON PROJECT NO. 17072

X:\1700001-1700999\1700787 9500 Interlake CAUD\Design\GIS\SITE\1700-00-00-CV.dwg
trnsf
Sep 19, 2019 - 2:16pm



SURVEYOR'S NOTES:

SURVEY PERFORMED BY:
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082
PH. (425) 359-7198

LEGAL DESCRIPTION:
LOTS 23 AND 24, BLOCK 8, LICTON SPRINGS PARK,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY,
WASHINGTON.

APN 431070-1555

PROPERTY CORNERS:

SET TACK IN LEAD W/ TAG, LS 30581, 3' OFFSET
SET REBAR & CAP, LS 30581, 1' OFFSET
SET REBAR & CAP, LS 30581, 2' OFFSET

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC
332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 29,
2017.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE INDICATED DATE
AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING
CONDITION AT THAT TIME.

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

HORIZONTAL DATUM

NAD 1983/91

ID#: INTERSECTION MONUMENT

DESCRIPTION: FOUND 1 3/4" BRASS DISC ON SURFACE, 5'
OFFSET WEST
LOCATION: INTERSECTION OF INTERLAKE AVE N & N 95TH
ST

NORTHING: 258170.4822

EASTING: 1269218.0211

ID#: INTERSECTION MONUMENT

DESCRIPTION: FOUND MIC CONC W/ PIN, DOWN 0.6'

LOCATION: INTERSECTION OF ASHWORTH AVE N & N 95TH
ST

NORTHING: 258163.3648

EASTING: 1269494.8895

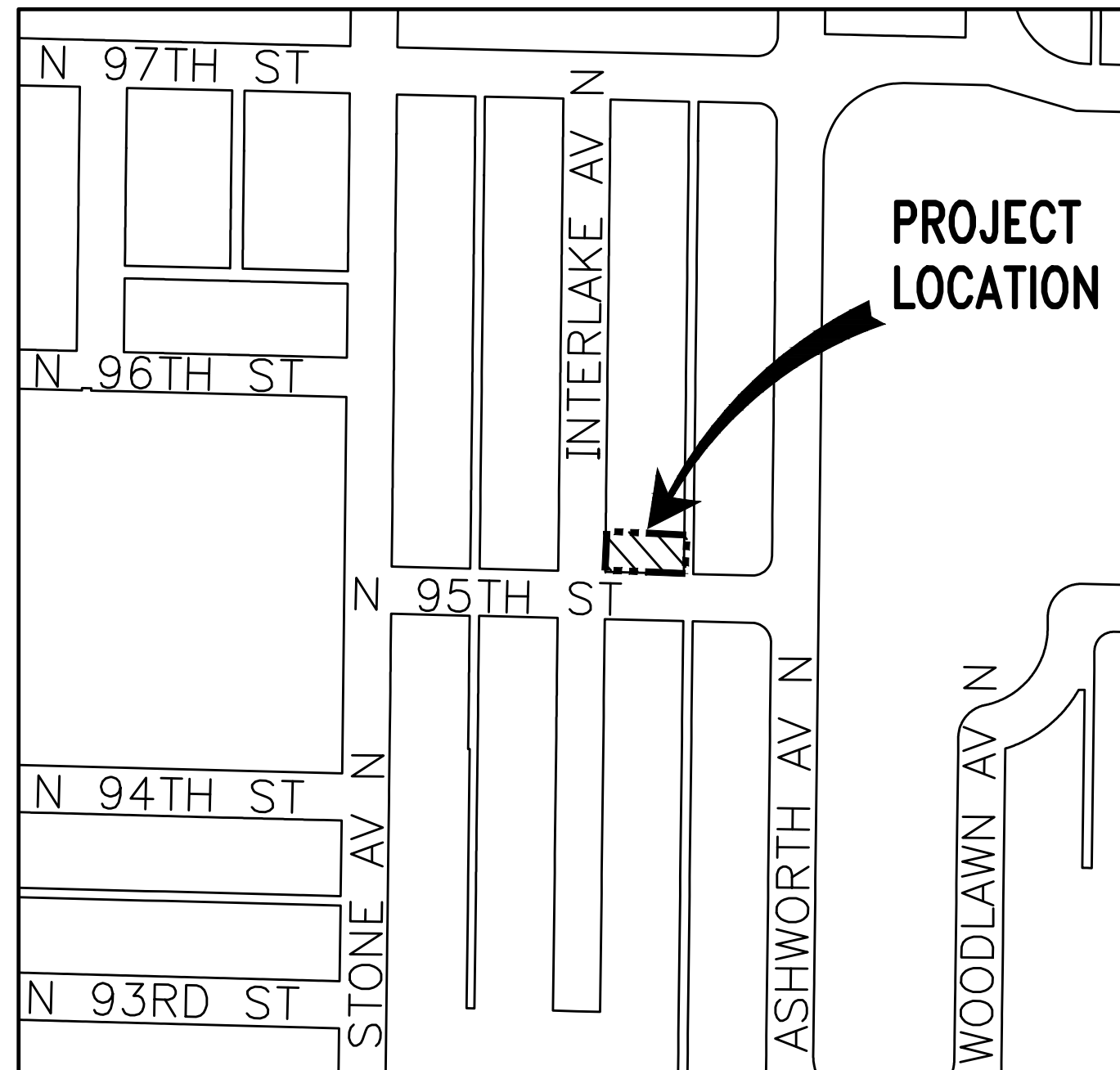
PROPOSED LEGEND:

	PROPERTY LINE
	ROADWAY CENTERLINE
	BUILDING OVERHANG
	SAWCUT LINE
	PERFORATED FOUNDATION DRAINAGE PIPE
	STORM DRAIN
	SANITARY SIDE SEWER
	WATER LINE
	FLOW LINE
	SLOPE ARROW
	CONCRETE CURB
	SITE WALL PER ARCHITECT PLANS
	PIPE SLEEVE
	CLEANOUT
	AREA DRAIN
	FLOW DIRECTION
	SD MANHOLE/CATCHBASIN
	SPOT ELEVATION
	UTILITY CAP
	WATER METER BOX (BY SPU)
	STANDARD CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	LANDSCAPE AREA / SOIL AMENDMENT
	PERMEABLE PAVEMENT PER LANDSCAPE PLANS
	PERMEABLE PAVEMENT FACILITY
	TREE PER LANDSCAPE PLANS
	STAIRS PER ARCHITECT PLANS
	DOWNSPOUT (PER ARCHITECT PLANS)

ABBREVIATIONS:

ABBREVIATIONS ARE AS DEFINED IN THE CITY OF SEATTLE
STANDARD PLAN 002a AND AS NOTED BELOW:

@	AT
BC	BOTTOM CURB
CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FL	FLOW LINE
GIP	GALVANIZED IRON PIPE
LT	LEFT
MIN	MINIMUM
POC	POINT OF CONNECTION
RT	RIGHT
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB



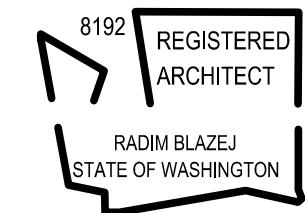
CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE
ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED
SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING
EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE
WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE
ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY
PROCEDURES PER PSE AND SCL REQUIREMENTS.
CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO
ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN
SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.00	COVER SHEET, LEGEND & ABBREVIATIONS
C0.01	GENERAL NOTES
C1.00	TESC PLAN
C1.01	TESC DETAILS
C2.00	FOUNDATION DRAINAGE PLAN
C3.00	SITE PAVING & HORIZONTAL CONTROL
C4.00	GRADING & STORM DRAINAGE PLAN
C5.00	UTILITY PLAN
C5.01	CIVIL DETAILS
C6.00	ON-SITE STORMWATER MANAGEMENT PLAN
STREET IMPROVEMENT PLAN INDEX (FOR REFERENCE ONLY)	
SHT NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	NORTH 95TH STREET - PLAN
4	INTERLAKE AVENUE NORTH - PLAN
5	STREET SECTIONS
6	RAMP DETAILS
7	LANDSCAPE PLAN AND GREEN FACTOR
8	LANDSCAPE DETAILS

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Seattle, WA 98101
206.622.5822
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**9500
ROWHOUSES**

9500 INTERLAKE AVE N
SEATTLE
WA 98103

**DCI # 6668973-CN
BUILDING PERMIT SET**

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BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT
CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR
ANY OTHER PURPOSE.

SUBMITTAL / REVISION	DATE
BUILDING PERMIT SUBMITTAL	05.22.2018
BUILDING PERMIT RESUBMITTAL	01.25.2019
BUILDING PERMIT RESUBMITTAL	06.26.2019
BUILDING PERMIT RESUBMITTAL	09.19.2019

STAMP

FOR REFERENCE ONLY

SHEET TITLE
**COVER SHEET, LEGEND
& ABBREVIATIONS**

SHEET NUMBER

C0.00

CARON PROJECT NO. 17072



09/19/2019



GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 2017-01 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
- ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
- PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
- ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE IMMEDIATELY REPORTED AND REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION. TO REPORT DAMAGE TO SPU INFRASTRUCTURE, INCLUDING ANY SEWAGE RELEASE OR BLOCKAGE, CALL 206-386-1800.
- THE APPROVED PLANS SHALL SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 01-2017 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION. FOR SPU WATER SERVICES, APPLICANT MUST SHOW THE PAVEMENT RESTORATION LIMITS FOR THE PROPOSED AND THE EXISTING WATER SERVICES TO BE RETIRED, INCLUDING SERVICES THAT ARE OUTSIDE THE PROJECT AREA, BUT SERVE THE PARCEL.
- DATUM: NAVD 88 AND NAD83 (1991).
- SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. PERMITTEE TO STAKE THE CURB AT THE CENTERLINE OF DRAINAGE GRATES PER STANDARD PLAN 260A. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 BUSINESS DAYS PRIOR TO CONSTRUCTION.
- IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
- THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
- THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-05.3 OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
- THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE PERMITTEE SHALL FOLLOW SPU CORE TAP PROCEDURES FOR ALL NEW CONNECTIONS TO EXISTING SEWER OR DRAINAGE MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.
- THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.

- INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
- THE PERMITTEE SHALL PROVIDE A PLAN FOR STORMWATER AND EROSION CONTROL AND INSTALL, MAINTAIN AND REMOVE TEMPORARY FACILITIES PER SECTION 8-01. AS CONSTRUCTION PROGRESSES AND CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
- PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
- COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
- ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
- ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REPAIR, REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
- PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
- CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTION METHODS WITH SPU.
- PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.

WATER SERVICE NOTES:

- APPLICATION FOR A NEW METERED WATER SERVICE AND PAYMENT OF ALL FEES IS REQUIRED BEFORE SERVICE WILL BE AVAILABLE.
- APPLICANT WILL NEED A WATER AVAILABILITY CERTIFICATE (WAC) AND LEGAL DESCRIPTION OF PROPERTY WHEN SUBMITTING THE APPLICATION. TO OBTAIN A WAC, PLEASE CONTACT THE DEVELOPMENT SERVICES OFFICE AT (206) 684-3333 OR SPUWATERAVAILABILITY@SEATTLE.GOV.
- ALL WATER SERVICES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY AND WITHIN THE FRONTAGE OF THE PARCEL BEING SERVED.
- WATER SERVICES SERVING PARCELS WITHOUT FRONTAGE TO THE PUBLIC RIGHT OF WAY (SUCH AS UNIT LOT SUBDIVISIONS) OR LANDLOCKED PARCELS SHALL BE SERVED BY A PRIVATE WATER SERVICE EXTENDING FROM THE WATER METER TO THE PARCEL BEING SERVED. THE WATER SERVICE SHALL BE INSTALLED IN A DEDICATED EASEMENT. THE EASEMENT SHALL BE OBTAINED BY THE DEVELOPER, RECORDED, AND A COPY SHALL BE PROVIDED TO SEATTLE PUBLIC UTILITIES (SPU) AT THE TIME OF APPLICATION SUBMITTAL.
- ALL WATER SERVICES PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH. CONTACT (206) 684-5800 TO REQUEST AN INSPECTION.
- CUSTOMERS ARE REQUIRED TO INSTALL AN APPROVED AIR GAP OR REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA/RPDA) ON ALL WATER SERVICE CONNECTIONS POSING A HIGH HEALTH CROSS-CONNECTION HAZARD (PURSUANT TO WAC 246-290-490). BACKFLOW PREVENTION IS ALSO REQUIRED ON WATER SERVICE CONNECTIONS SUCH AS FIRE SERVICES, IRRIGATION SERVICES, BUILDINGS EXCEEDING THREE STORIES OR 30 FT. IN HEIGHT ABOVE THE METER (MEASURED TO THE HIGHEST WATER FIXTURE), AND MAY BE REQUIRED FOR OTHER WATER SERVICES. SPU AND KING COUNTY HEALTH DEPARTMENT (KCHD) ARE THE ADMINISTRATIVE AUTHORITIES ENGAGED IN A JOINT PROGRAM IDENTIFYING ACTUAL AND POTENTIAL CROSS-CONNECTIONS BETWEEN THE PUBLIC WATER SUPPLY AND POSSIBLE SOURCES OF CONTAMINATION. FOR ANSWERS TO SPECIFIC CROSS-CONNECTION CONTROL QUESTIONS OR TO REQUEST AN INSPECTION, PLEASE CALL (206) 684-3536.

SIDE SEWER NOTES:

UNLESS OTHERWISE NOTED

- ALL WORK MUST CONFORM TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) DIRECTOR'S RULE 4-2011, REQUIREMENTS FOR DESIGN AND CONSTRUCTION OF SIDE SEWERS.
- THE PERMITTEE MUST MAINTAIN DRAINAGE AND SEWER SERVICE TO PRIVATE PROPERTY DURING CONSTRUCTION.
- RELAY OR REPAIR OF SERVICE DRAINS/SIDE SEWERS NOT SHOWN FOR CONSTRUCTION ON THE APPROVED PLAN MUST BE UNDER SEPARATE PERMIT FROM SDCI.
- WHEN SHOWN ON THE APPROVED PLAN, RELAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AND RECONNECT WITH SHIELDED FLEXIBLE REPAIR COUPLINGS PER SPECIFICATIONS 7-17.3(2)E AND 9-05.18 AND AS APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE.
- SERVICE DRAIN/SIDE SEWER PIPE MUST BE OF A MATERIAL APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE, FROM THE FOLLOWING, IN ORDER OF PRECEDENCE:
 - DIP WHEN MINIMUM CLEARANCES REQUIRED IN SPECIFICATION 1-07.17(2) ARE NOT MET. DIP MUST BE CEMENT MORTAR LINED DUCTILE IRON PIPE PER SPECIFICATION 9-05.3. JOINTS MUST BE RUBBER GASKET, PUSH-ON OR MECHANICAL. BEDDING MUST BE CLASS D PER SPECIFICATION 7-17.3(1)D.
 - MATCH EXISTING PIPE MATERIAL. BEDDING MUST BE CLASS B PER SPECIFICATION 7-17.3(1) FOR EACH PIPE MATERIAL.
 - PVC PIPE AND FITTINGS MUST BE PER ASTM D 3034, SDR35 (MIN), WITH RUBBER GASKET JOINTS OR SCHEDULE 40 PER ASTM D1785 WITH SOLVENT WELDED JOINTS. BEDDING MUST BE CLASS B PER SPECIFICATION 7-17.3(1)B.
- SERVICE DRAINS/SIDE SEWERS MUST NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE SLOPE, LOCATION AND DEPTH IS RECORDED.
- THE PERMITTEE IS RESPONSIBLE FOR AS-BUILT RECORD INFORMATION FOR ALL WORK ON SERVICE DRAINS/SIDE SEWERS.

CONSTRUCTION STORMWATER CONTROL (CSC)

GENERAL NOTES:

- A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
- SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AT WWW.SEATTLE.GOV/DPD/PERMITS/INSPECTIONS/
- THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
- BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
- THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
- ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
- GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
- CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
- POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
- ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
- ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

STORM CONVEYANCE, DETENTION, AND SIDE SEWER NOTES:

MAINLINE CONVEYANCE AND DETENTION NOTES

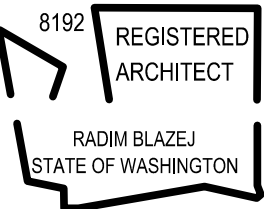
UNLESS OTHERWISE NOTED

- MAINLINE PIPE, CULVERT PIPE AND DETENTION PIPE MUST BE AS APPROVED BY SEATTLE PUBLIC UTILITIES (SPU) AND AS SHOWN ON THE PROFILE.
 - VCP MUST BE PER SPECIFICATION 9-05.5.
 - DIP MUST BE PER SPECIFICATION 9-05.3. FITTINGS MUST BE CEMENT MORTAR LINED DUCTILE IRON. JOINTS MUST BE RUBBER GASKET, PUSH-ON OR MECHANICAL.
 - RCP MUST BE PER SPECIFICATION 9-05.2.
 - POLYPROPYLENE PIPE PER SPECIFICATION 9-05.17. POLYPROPYLENE PIPE DETENTION, FOR PIPE DIAMETERS 30" AND GREATER MUST BE TRIPLE WALL (SMOOTH INTERIOR), CORRUGATED STRUCTURAL CORE, AND SMOOTH EXTERIOR) POLYPROPYLENE PIPE. ALL JOINTS MUST BE BELL AND SPIGOT AND CONFORM TO ASTM D3212.
- BEDDING MUST BE CLASS B FOR ALL PIPE, EXCEPT DUCTILE IRON PIPE THAT IS LESS THAN 30-INCH ID, WHICH MAY BE CLASS D. SEE STANDARD PLAN NO. 285 AND SPECIFICATION 7-17.3(1). CONTROLLED DENSITY FILL (CDF) MUST NOT BE IN CONTACT WITH THE PIPE. BEDDING MATERIAL MUST BE:
 - MINERAL AGGREGATE TYPE 22 FOR VCP AND POLYPROPYLENE PIPE.
 - MINERAL AGGREGATE TYPE 9 FOR RCP.
 - SELECT NATIVE OR MINERAL AGGREGATE TYPE 9 OR MINERAL AGGREGATE TYPE 22 FOR DIP.
- TEES ON NEW PIPE LESS THAN 24" IN DIAMETER MUST BE PREFABRICATED. ALL NEW CONNECTIONS TO EXISTING MAINLINES OR STRUCTURES, OR CONNECTIONS TO NEW MAINLINES WITHOUT PREFABRICATED TEES, MUST BE PER SPU CORE TAP PROCEDURES.
- DETENTION PIPE AND FLOW CONTROL STRUCTURES MUST BE PER STANDARD PLAN NO. 270, 270A AND 272B.
- ALL PIPELINES AND APPURTENANCES MUST BE CLEANED AND TESTED AFTER BACKFILLING PER SPECIFICATION 7-17.3(3). DEFLECTION TESTING OF FLEXIBLE PIPE MUST BE NO LESS THAN 30 DAYS AFTER BACKFILL AND PRIOR TO PAVING PER SPECIFICATION 7-17.3(3)F. TELEVISION INSPECTION OF MAINLINE MUST BE PER SPECIFICATION 7-17.3(3)G.
- WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, POLYETHYLENE PLASTIC FOAM MUST BE PLACED AS A CUSHION BETWEEN THE UTILITIES PER SPECIFICATION 1-07.17(2).
- PIPE 12" DIAMETER AND LARGER TO BE ABANDONED MUST BE FILLED WITH A PUMPABLE, FLOWABLE CEMENT SLURRY. SEE SPECIFICATION 2-02.3(5).

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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C0.01



09/19/2019

CARON PROJECT NO. 17072



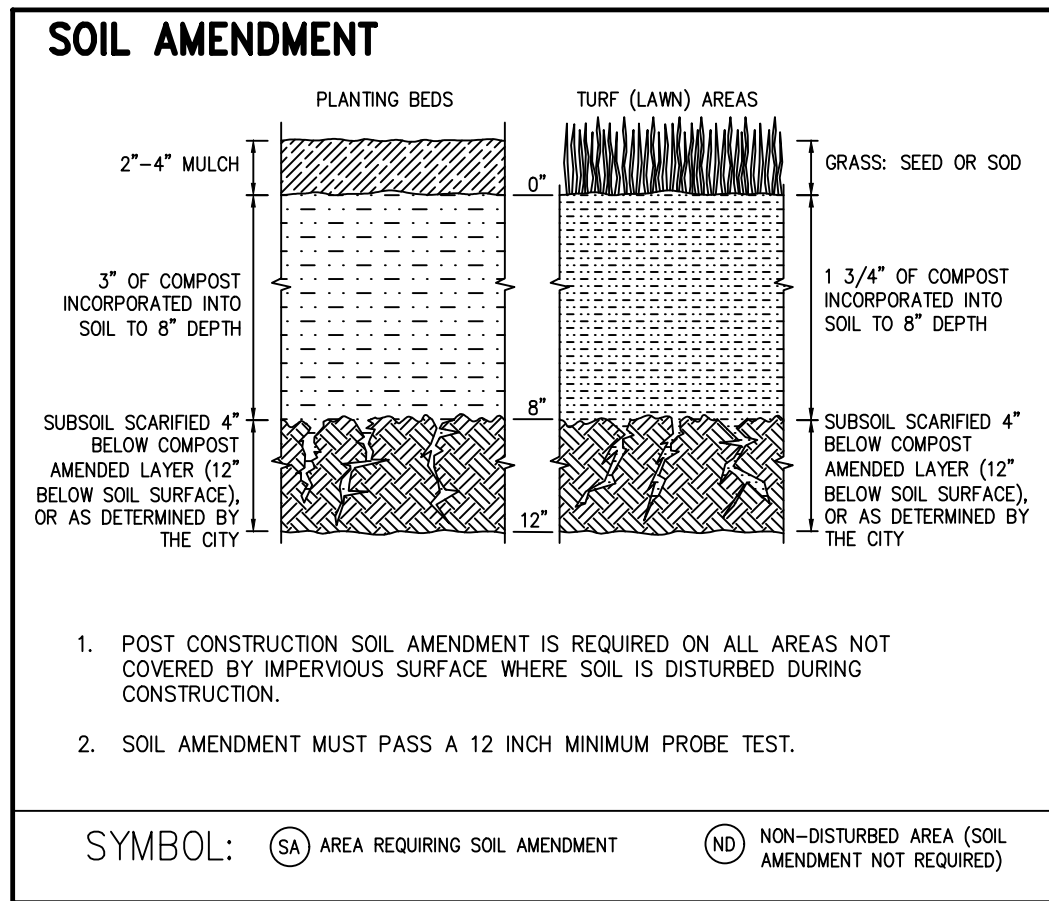
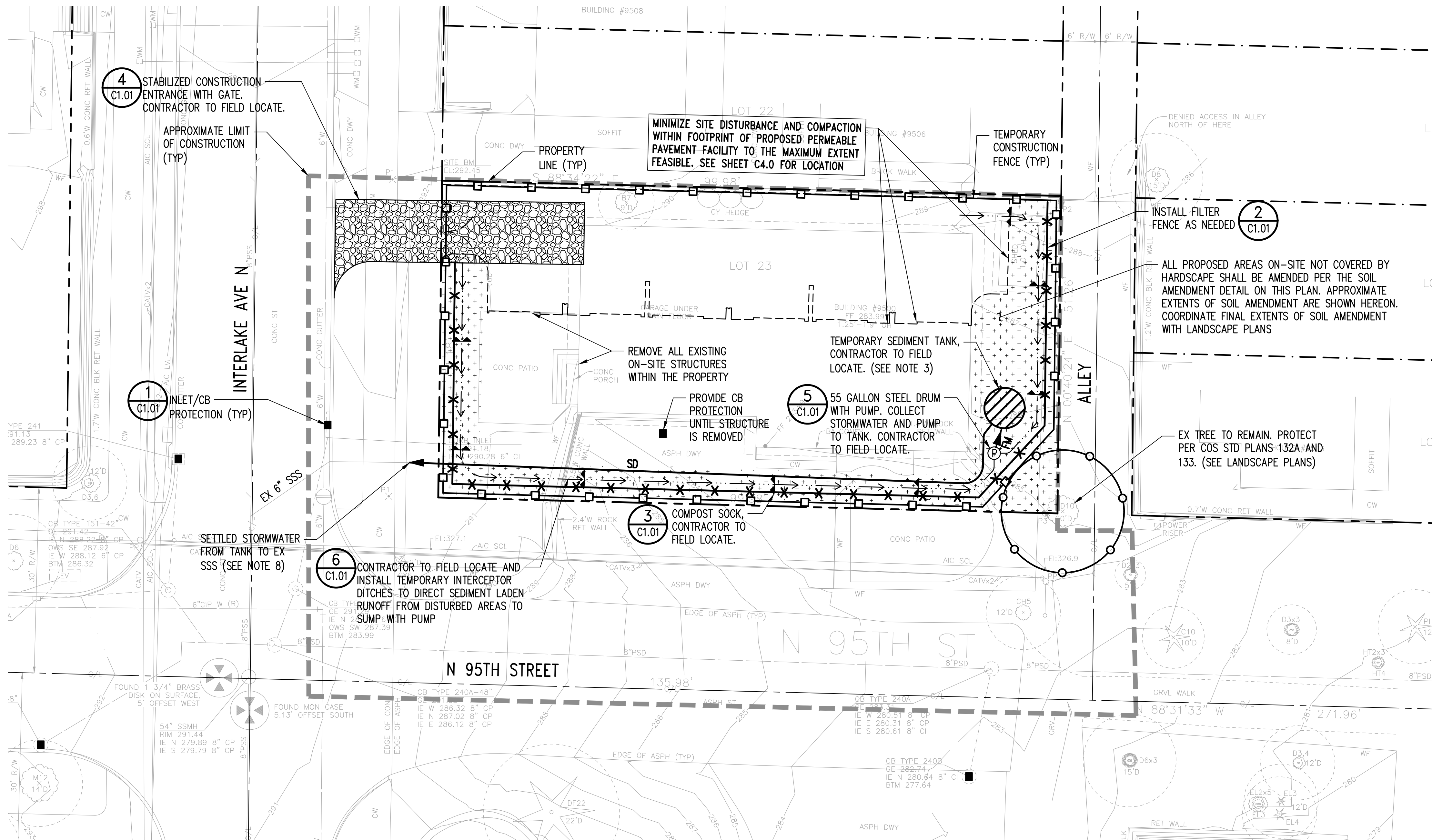
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Sep 19, 2019 - 2:16pm

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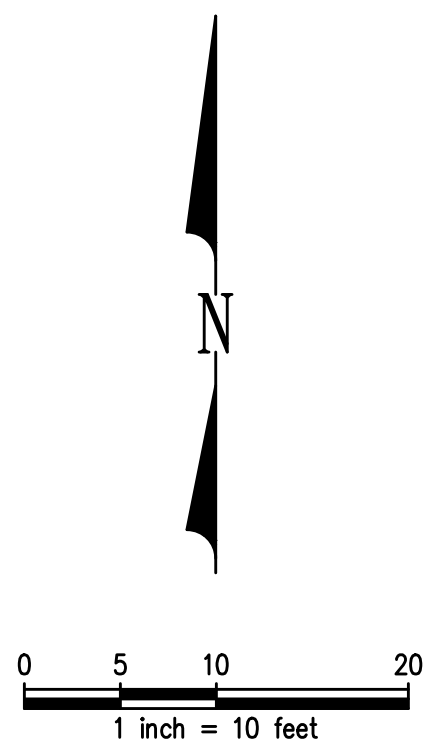


TESC NOTES:

- SEE SHEET C0.01 FOR CONSTRUCTION STORMWATER CONTROL REQUIREMENTS.
- DISCHARGE LOCATION SHALL BE TO THE CITY STORM DRAIN. INLETS TO SEWER ARE NOT ACCEPTABLE DISCHARGE LOCATIONS. CONTRACTOR TO FIELD LOCATE AND ADJUST THE LOCATION OF EROSION CONTROL ELEMENTS BASED ON SITE REQUIREMENTS.
- MINIMUM ESTIMATED SETTLING TANK SIZE IS 1,740 GALLONS. ADJUST TANK SIZE AS NEEDED TO MEET DISCHARGE WATER QUALITY REQUIREMENTS.
- IF REQUIRED, OBTAIN A SIDE SEWER PERMIT FOR TEMPORARY DE-WATERING PRIOR TO BUILDING PERMIT ISSUANCE.
- PROVIDE INLET PROTECTION TO DOWNSTREAM INLETS AND CATCH BASINS WITHIN 500 FEET FROM THE PROPERTY LINE, OR A BLOCK.
- PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE THROUGH THE USE OF PERIMETER CONTROLS SUCH AS FILTER FABRIC FENCE, COMPOST SOCKS, STRAW WATTLES, INTERCEPTOR DITCHES, OR BERMS.
- IF CONSTRUCTION LAY DOWN AREA AND PROJECT LIMITS ARE EXTENDED INTO THE RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN A STREET USE PERMIT FROM THE CITY.
- DISCHARGE AUTHORIZATION FROM KING COUNTY INDUSTRIAL WASTE FOR TEMPORARY CONSTRUCTION STORMWATER DISCHARGE IS REQUIRED. ALL DISCHARGES TO THE SANITARY SEWER OR COMBINED SEWER SHALL BE PER THE KING COUNTY MAXIMUM DISCHARGE RATE ALLOWED.

LEGEND:

---	PROPERTY LINE
---	APPROXIMATE LIMIT OF CONSTRUCTION
---	CONSTRUCTION FENCE
---	FILTER FENCE
---	INTERCEPTOR DITCH
---	FORCE MAIN
---	TREE PROTECTION FENCE
---	CB/INLET PROTECTION
---	STABILIZED CONSTRUCTION ENTRANCE
---	PUMP
---	COMPOST SOCK
---	SOIL AMENDED AREAS

THE CITY OF SEATTLE
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TESC PLAN

SHEET NUMBER

C1.00

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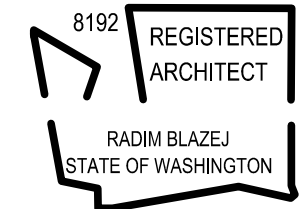


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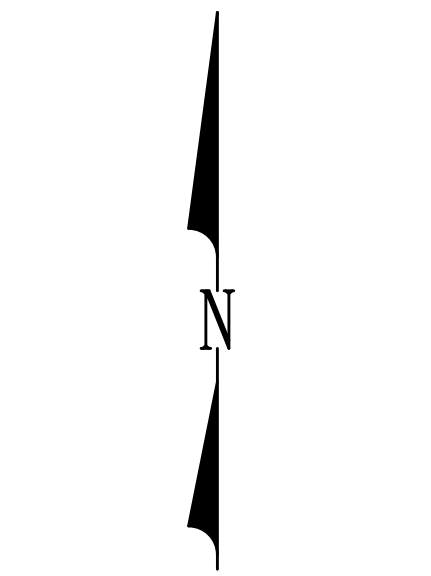
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NOTES:

- SEE SHEETS C0.00 AND C0.01 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
- FOR FINISHED FLOOR ELEVATIONS, FOUNDATION WALL & FOOTING DESIGN, SEE ARCHITECTURAL AND STRUCTURAL PLANS.
- FOUNDATION DRAINAGE PIPE SIZE SHALL BE 4" SCHEDULE 40 PVC PERFORATED PIPE PER ASTM D 2665, UNLESS OTHERWISE NOTED.
- FOUNDATION PIPE SHALL BE SLOPED AT 0.5% MIN. UNLESS OTHERWISE SPECIFIED. WHERE FOUNDATION DRAIN PIPE IS LESS THEN 0.5% CONTRACTOR SHALL CONFIRM SLOPE WITH GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION.
- THIS FOUNDATION DRAINAGE DESIGN IS NOT PER THE PROJECTS GEOTECHNICAL ENGINEER, AND IT IS ONLY BASED ON THE ARCHITECT'S RECOMMENDATION. CONTRACTOR MUST COORDINATE WITH THE GEOTECHNICAL ENGINEER PRIOR TO THE CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SLEEVES, AS REQUIRED, FOR PVC PIPE CROSSING BENEATH FOOTINGS OR THROUGH CONCRETE WALLS AND FOUNDATION ELEMENTS. SEE STRUCTURAL PLANS FOR DETAILS AND COORDINATE WITH THE STRUCTURAL ENGINEER.



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1 inch = 10 feet



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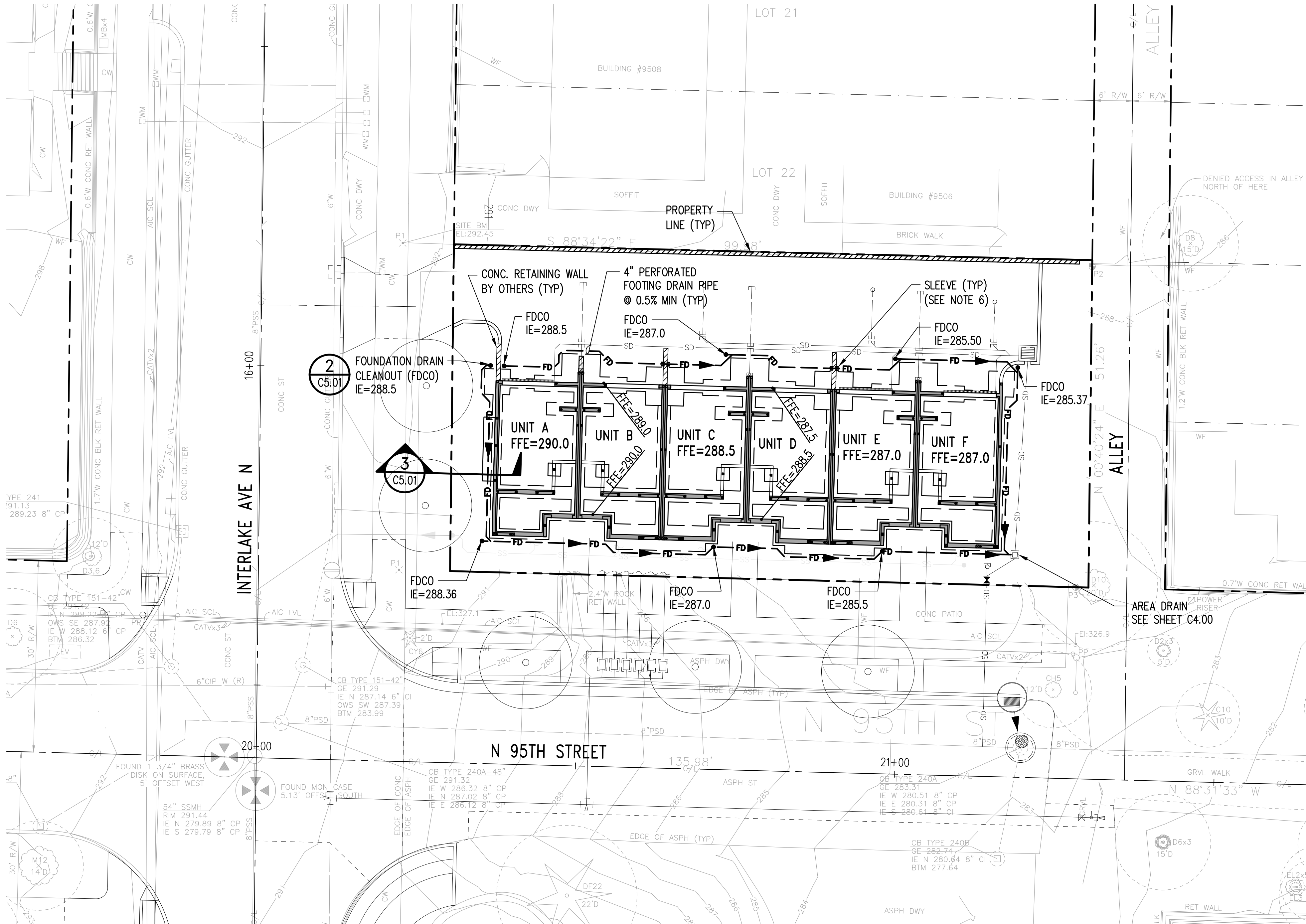
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SHEET TITLE
FOUNDATION
DRAINAGE PLAN

SHEET NUMBER
C2.00

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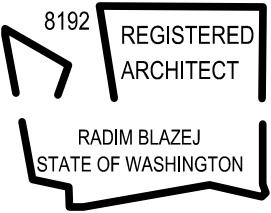


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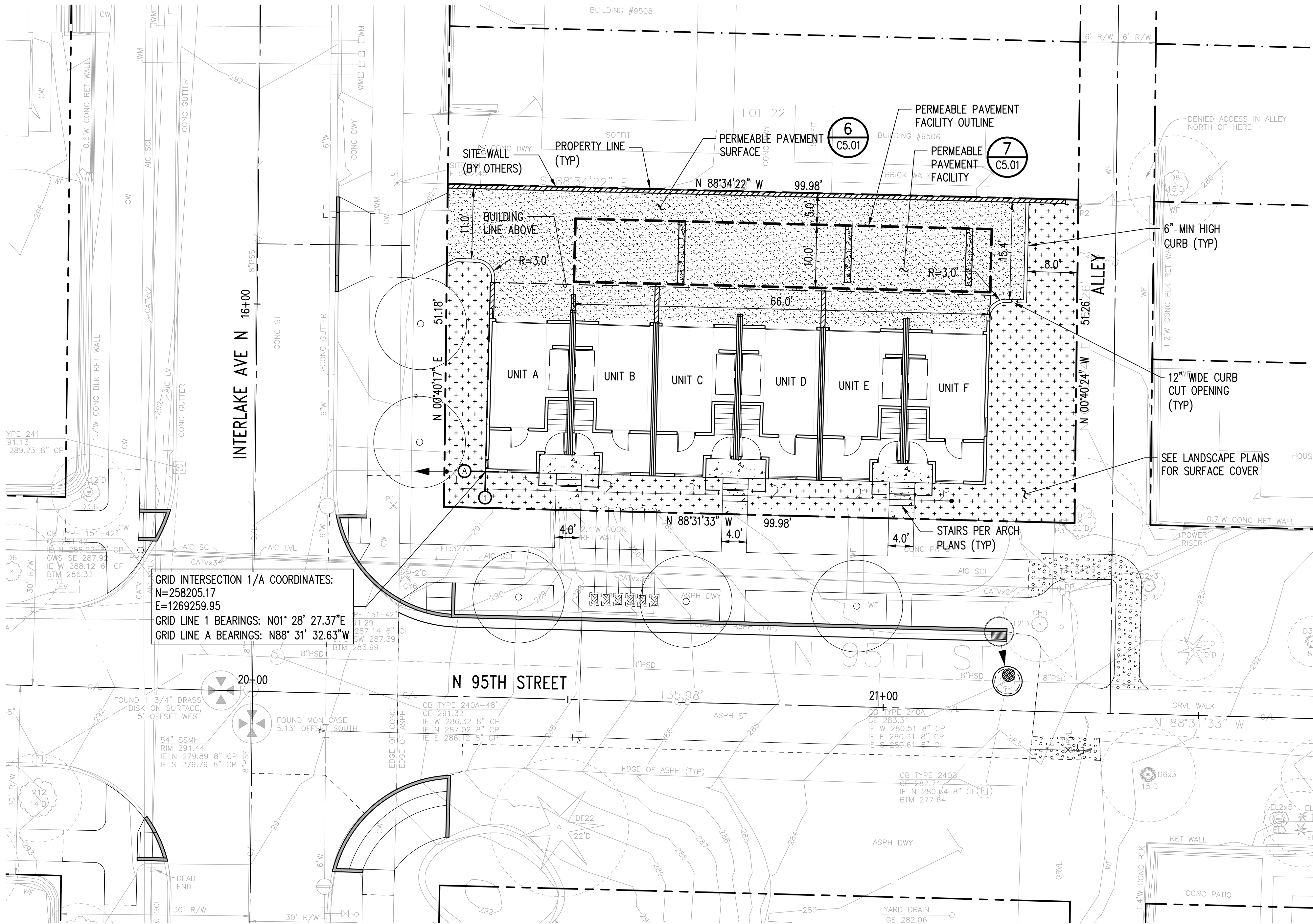
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SHEET TITLE
SITE PAVING &
HORIZONTAL CONTROL

SHEET NUMBER

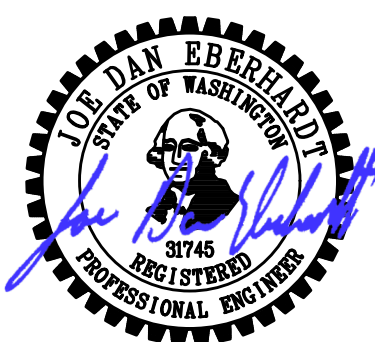
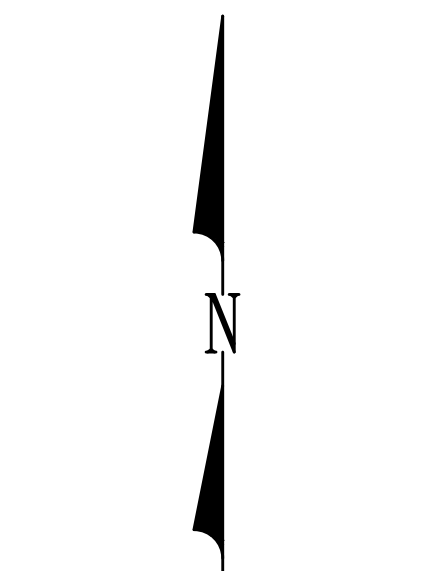
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NOTES:

- SEE SHEET 0.00 FOR CONTROL DIAGRAM.
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ONSITE PAVING MATERIAL, STAIRS, PATIO GRADING, AND HORIZONTAL CONTROL OF PROPOSED WALKS AND BUILDING LOCATION.
- SEE STREET IMPROVEMENT PERMIT PLANS FOR STATIONING CONTROL AND RIGHT-OF-WAY IMPROVEMENTS.



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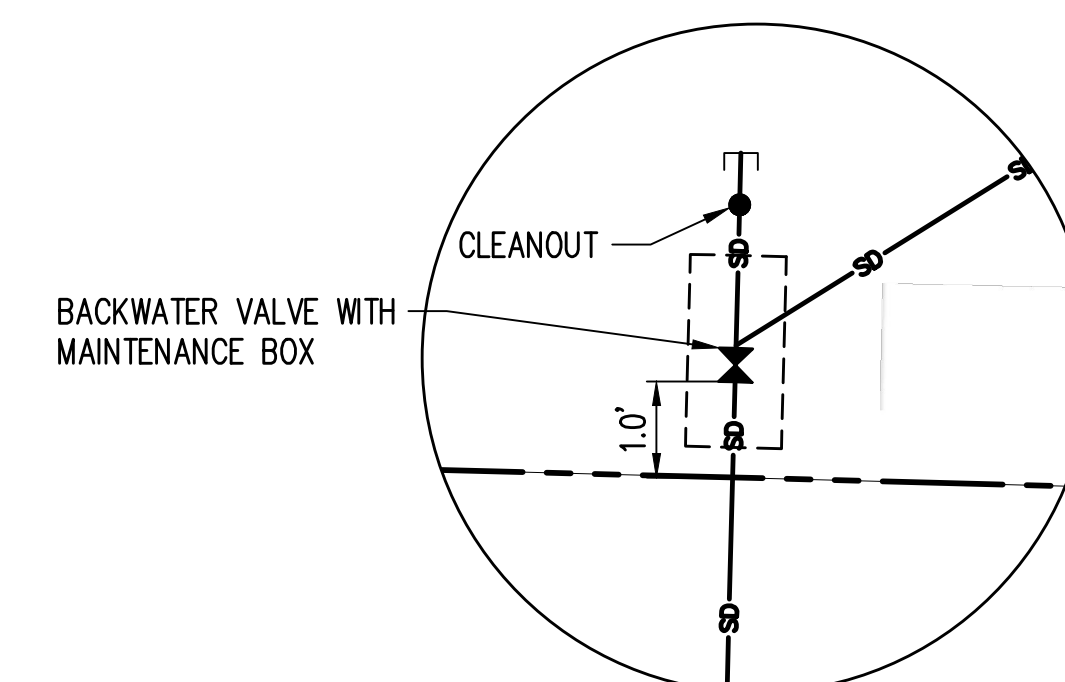
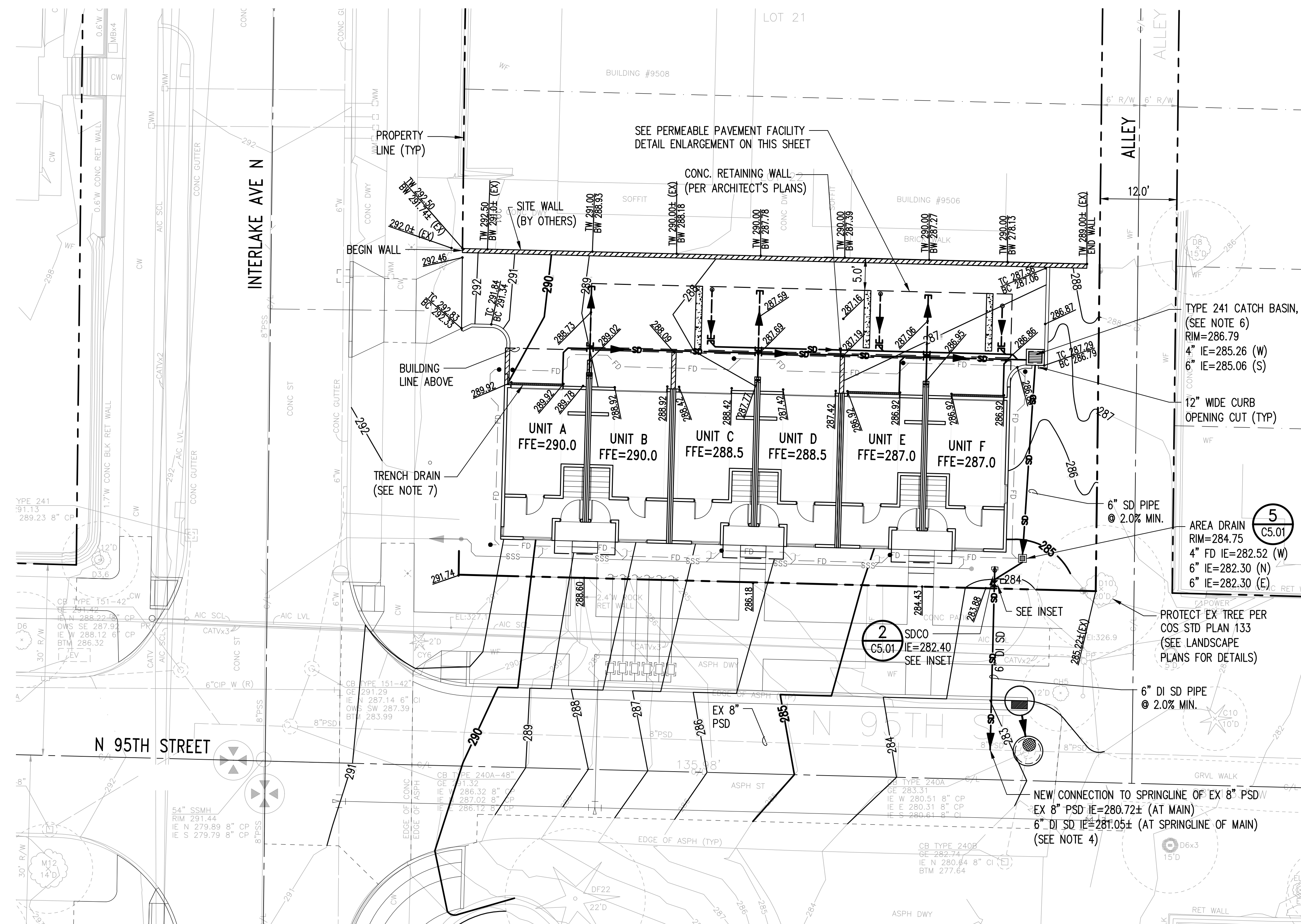
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GRADING & STORM
DRAINAGE PLAN

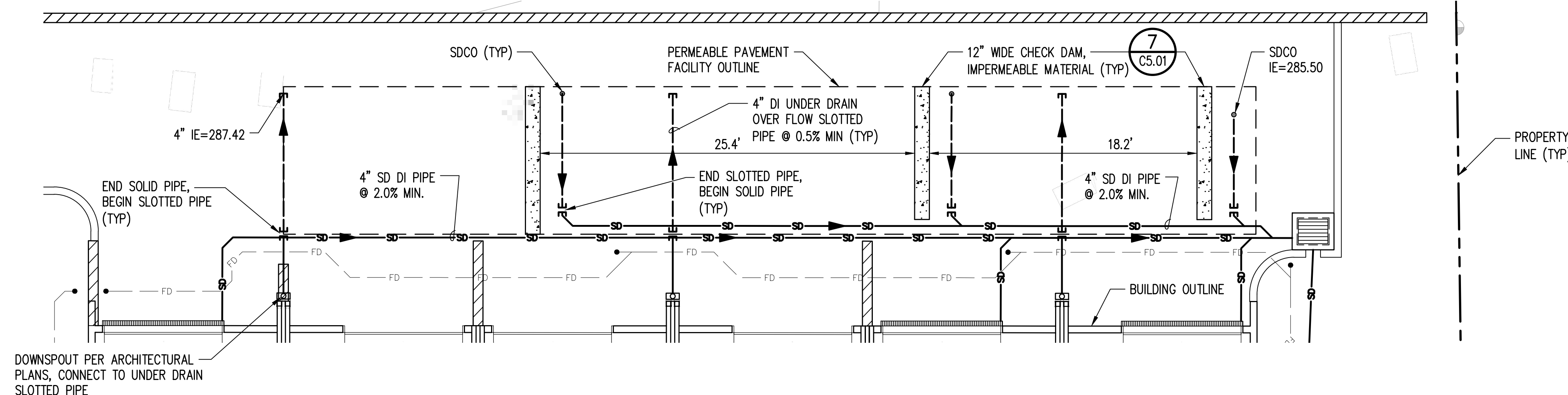
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C4.00

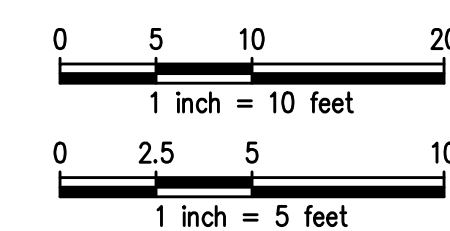
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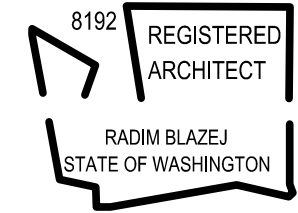


POINT OF CONNECTION INSET



PERMEABLE PAVEMENT FACILITY PLAN ENLARGEMENT
SCALE: 1"=5'





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NOTES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VIDEO AND VERIFY LOCATION, SIZE AND INVERT OF ALL EXISTING SIDE SEWER(S) TO BE REUSED FOR BUILDING SANITARY AND STORM SEWER SYSTEMS AND PROVIDE VIDEO TO ENGINEER FOR REVIEW. IF INVERT FROM BUILDING CAN ACCOMMODATE EXISTING SIDE SEWER INVERT, THE SIDE SEWER SHALL BE EVALUATED FOR CONDITION AND LINED IN ACCORDANCE WITH THE CITY OF SEATTLE'S DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) DIRECTORS RULE 4-2011, PART V, SECTION M. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING SIDE SEWER IS NOT IN A CONDITION SUITABLE FOR REUSE.
- FOR TYPICAL SIDE SEWER AND SERVICE DRAIN PROFILE IN THE RIGHT-OF-WAY, SEE DETAIL 1/ SHEET C5.01. CLEANOUTS ARE REQUIRED ON SERVICE LINES AND MUST BE INSTALLED ON PRIVATE PROPERTY.
- FOR WORK IN THE CITY OF SEATTLE RIGHT-OF-WAY, SEE STREET IMPROVEMENT PERMIT PLANS.
- TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER COS STD PLANS 284 AND 285, AND SHALL BE INSTALLED IN ACCORDANCE WITH DIRECTOR'S RULE 4-2011.
- TRENCHING AND BEDDING FOR WATER SERVICE SHALL BE PER COS STD PLAN 350. BEDDING MATERIAL SHALL BE TYPE 9 MINERAL AGGREGATE.
- PENETRATION OF UTILITY LINES THROUGH BUILDING AND FOUNDATION WALLS TO BE COORDINATED WITH PLUMBING CONTRACTOR AND STRUCTURAL PLANS.
- CONNECTION TO EXISTING WATER MAIN AND INSTALLATION OF METERS TO BE PERFORMED BY SPU AT OWNER'S EXPENSE. ALL NEW SERVICE LINES WILL BE EXTENDED TO PROPERTY LINE WILL BE BY THE PLUMBING CONTRACTOR. CONTRACTOR TO COORDINATE WITH SPU.



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1 inch = 10 feet



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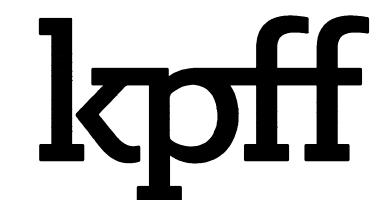
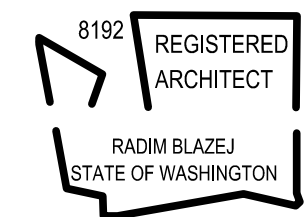
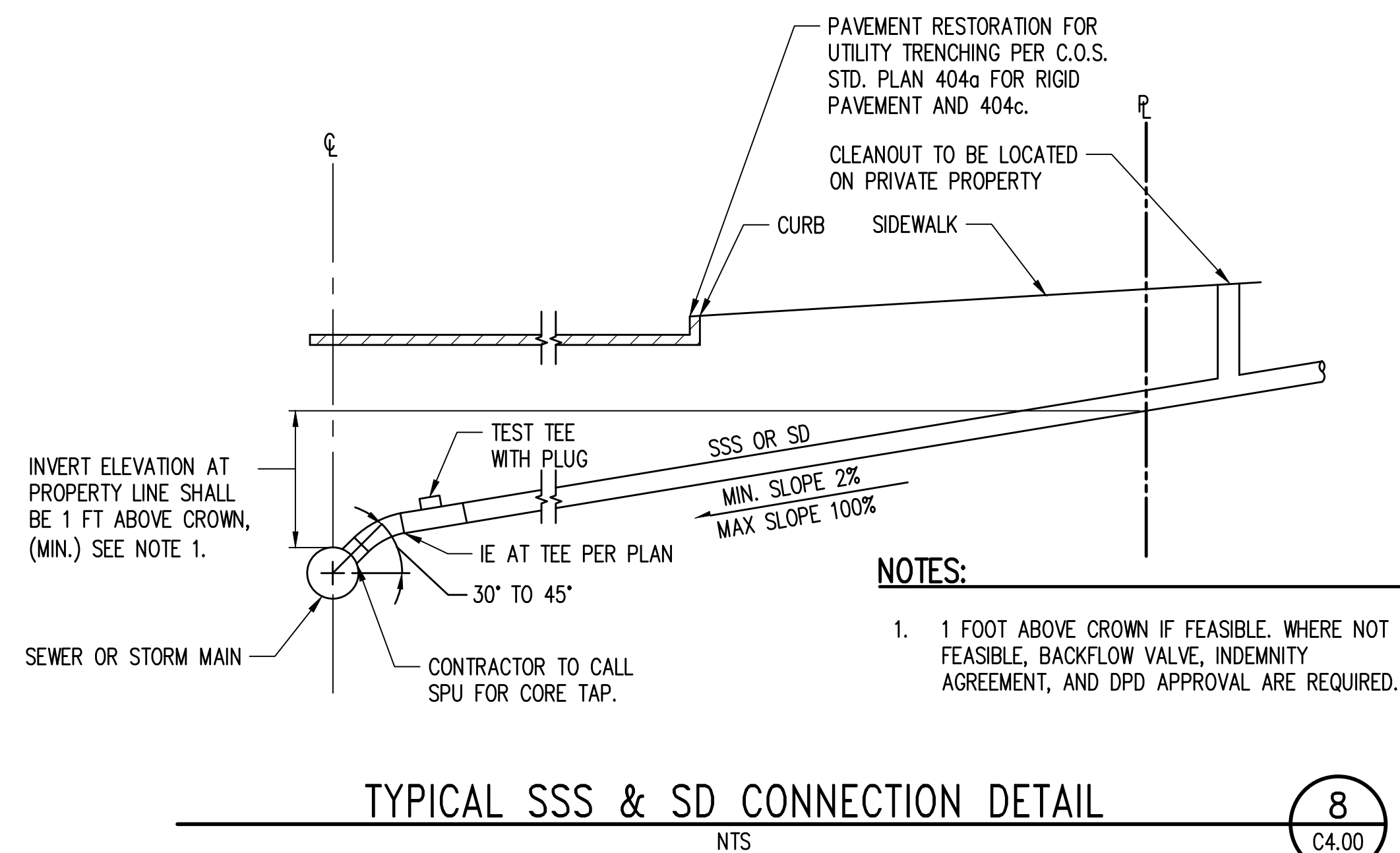
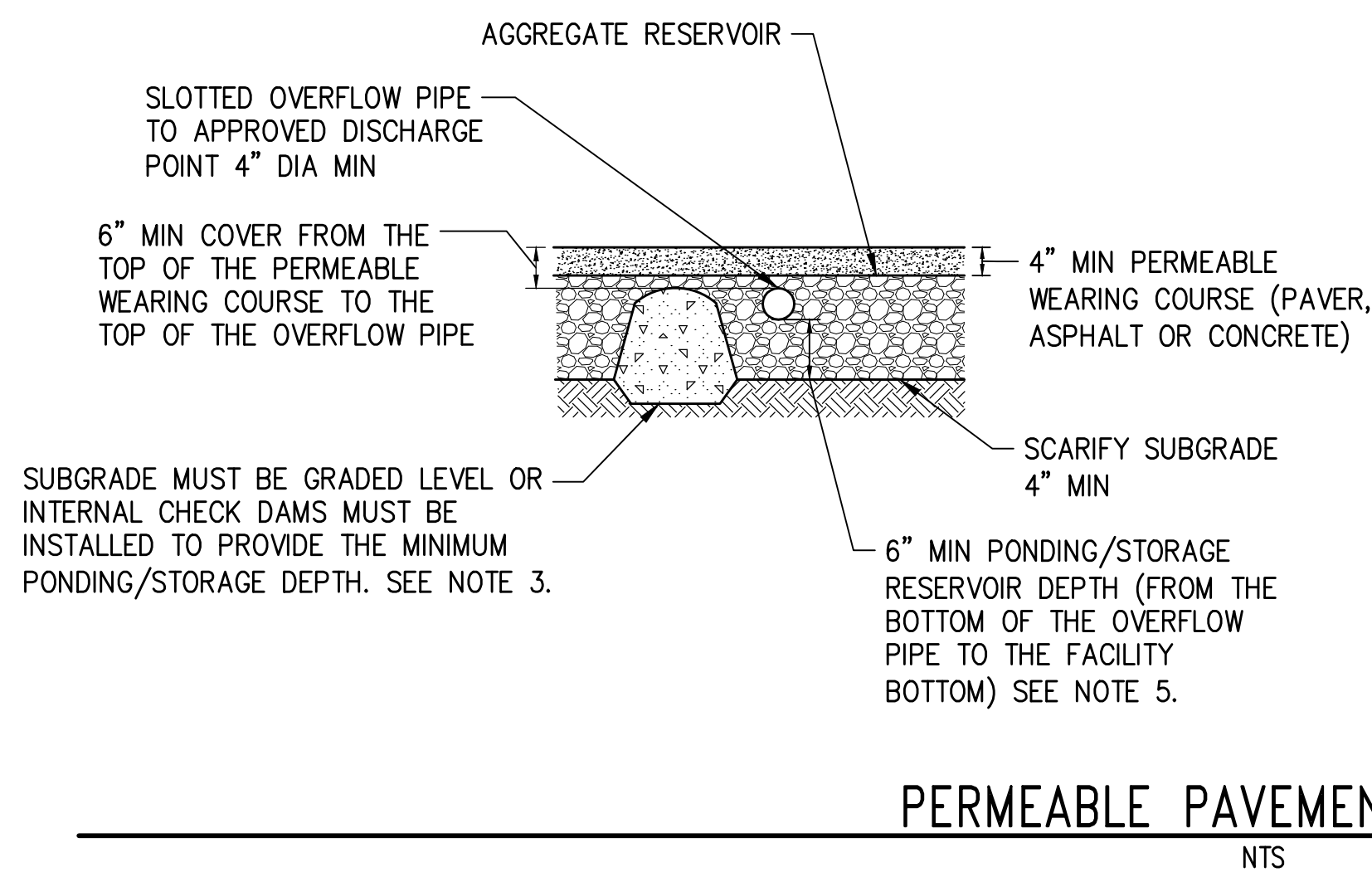
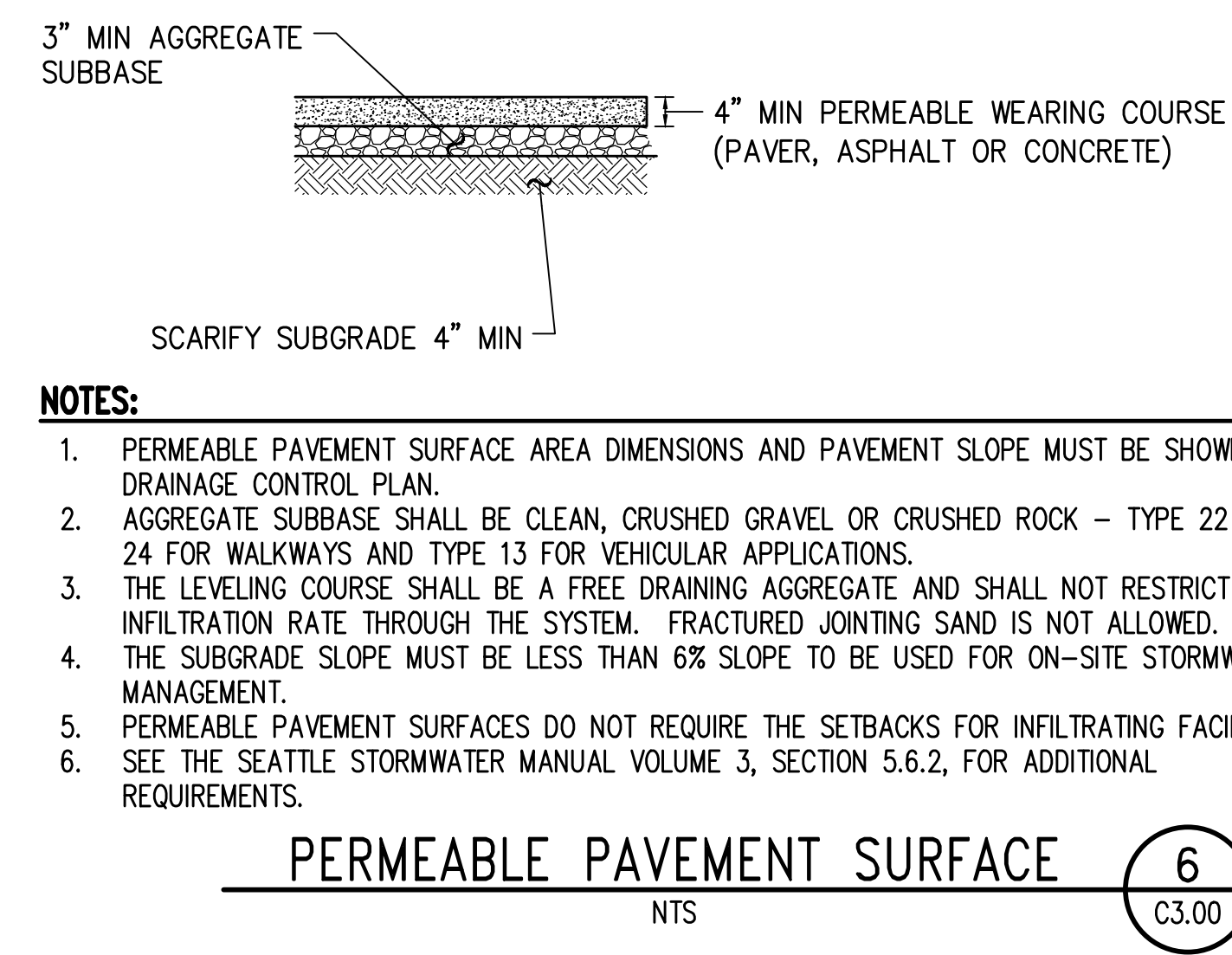
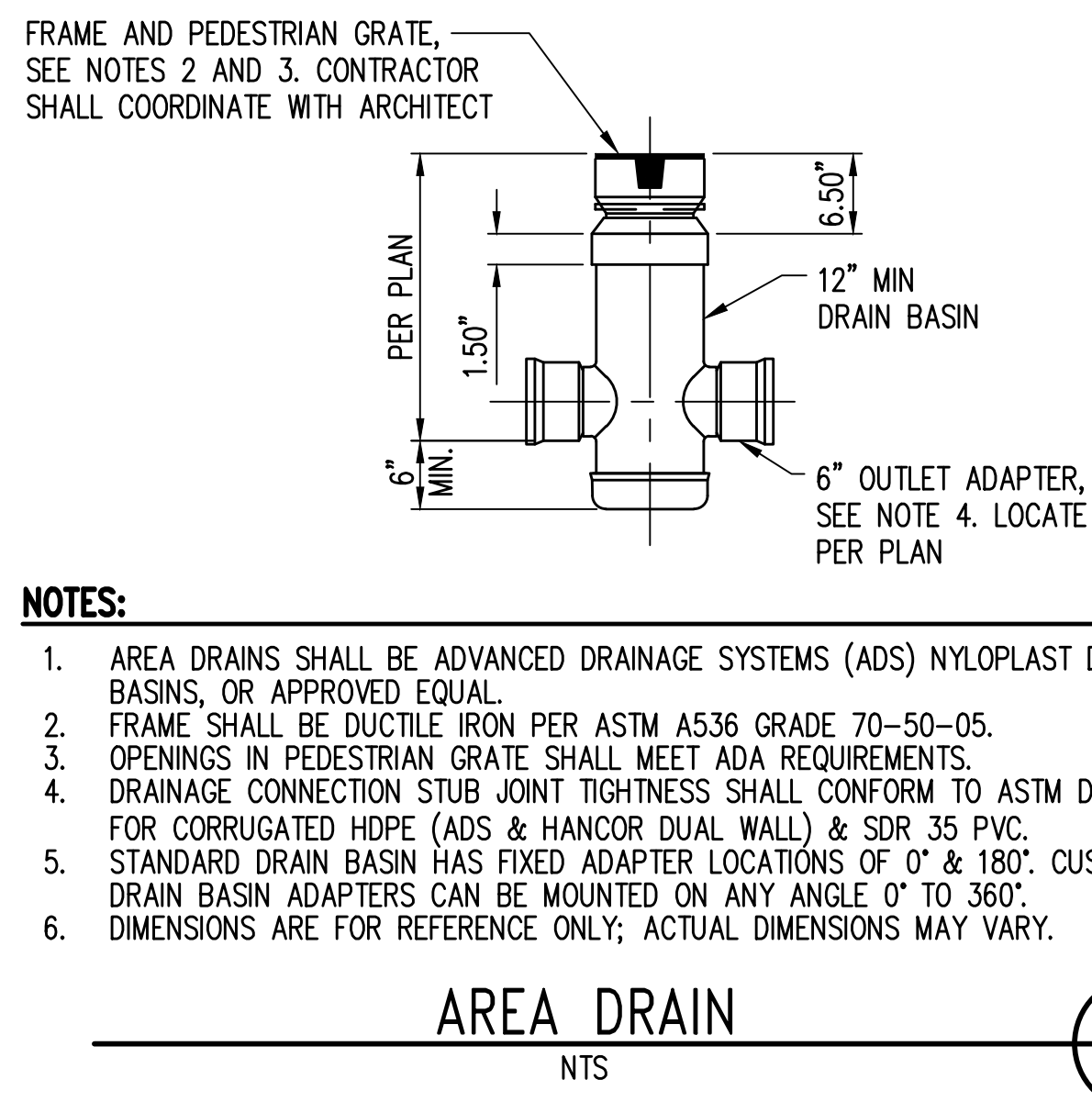
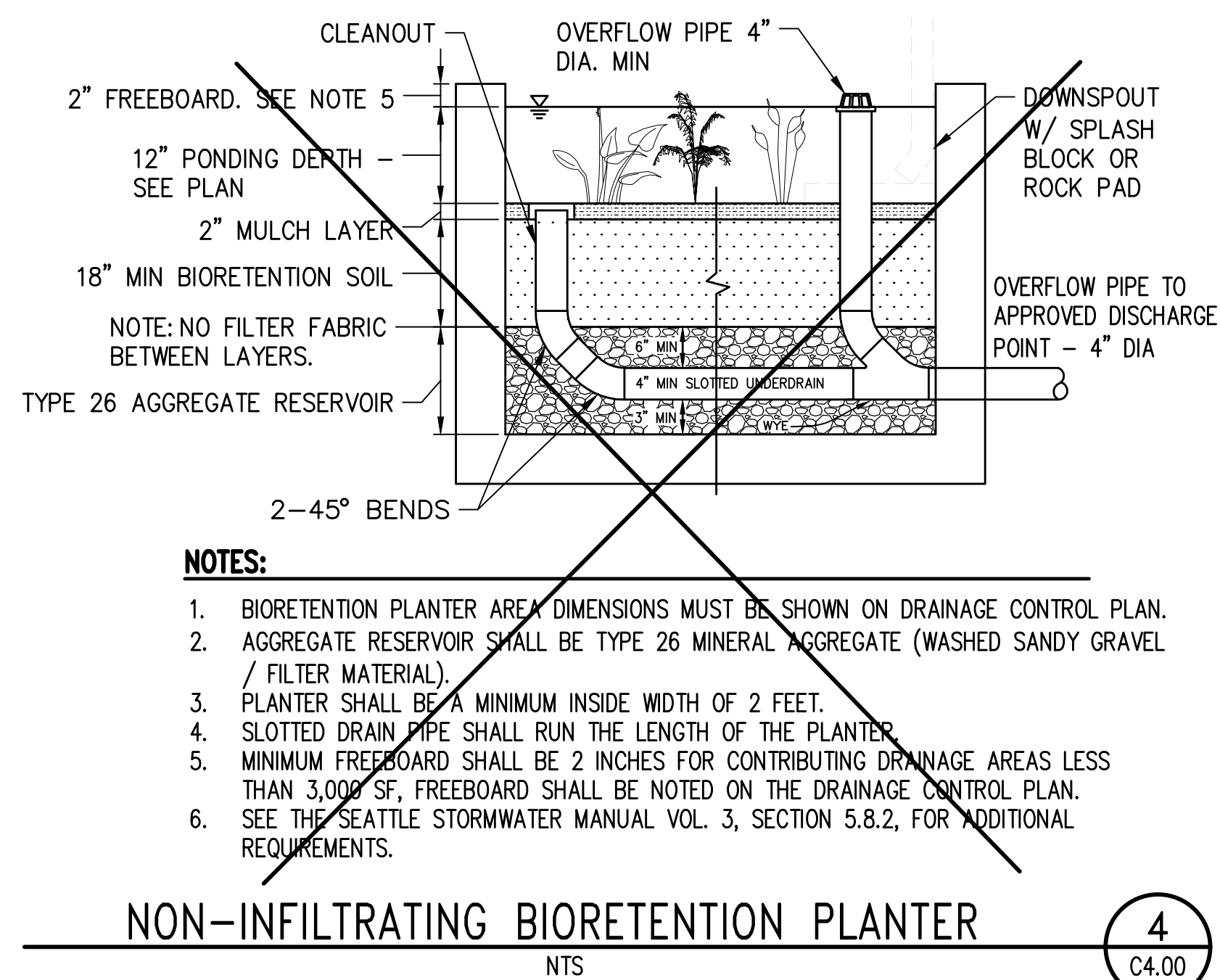
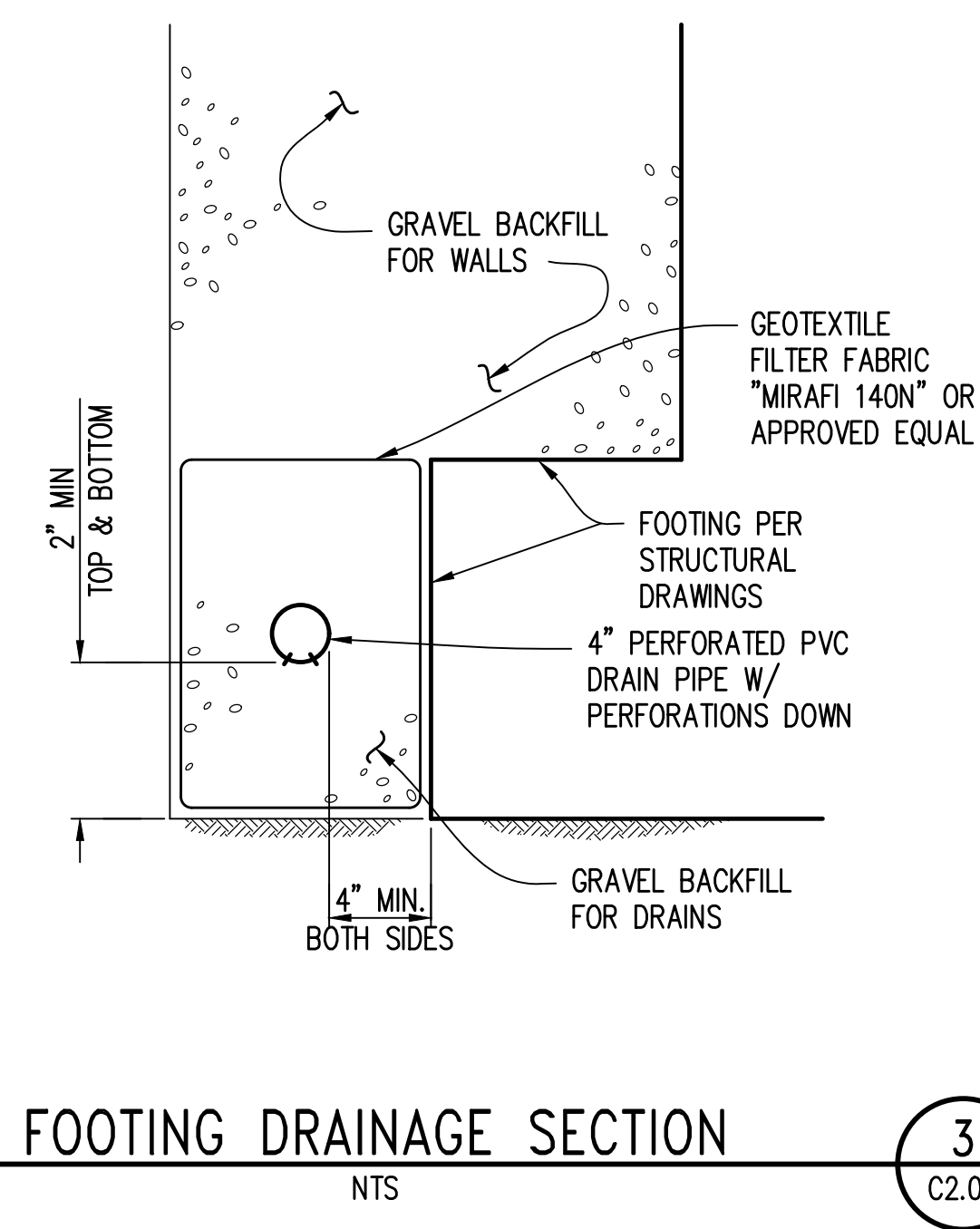
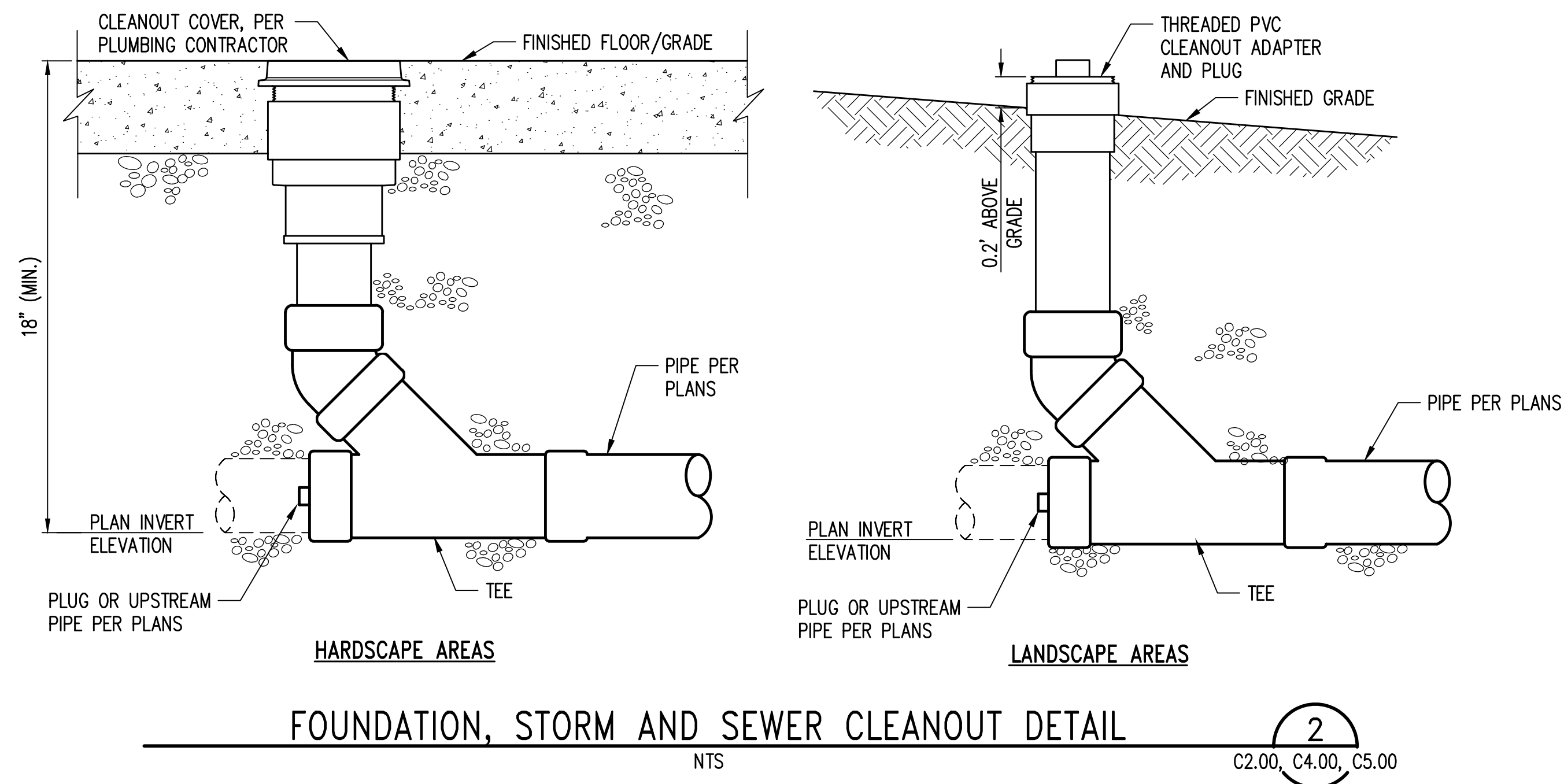
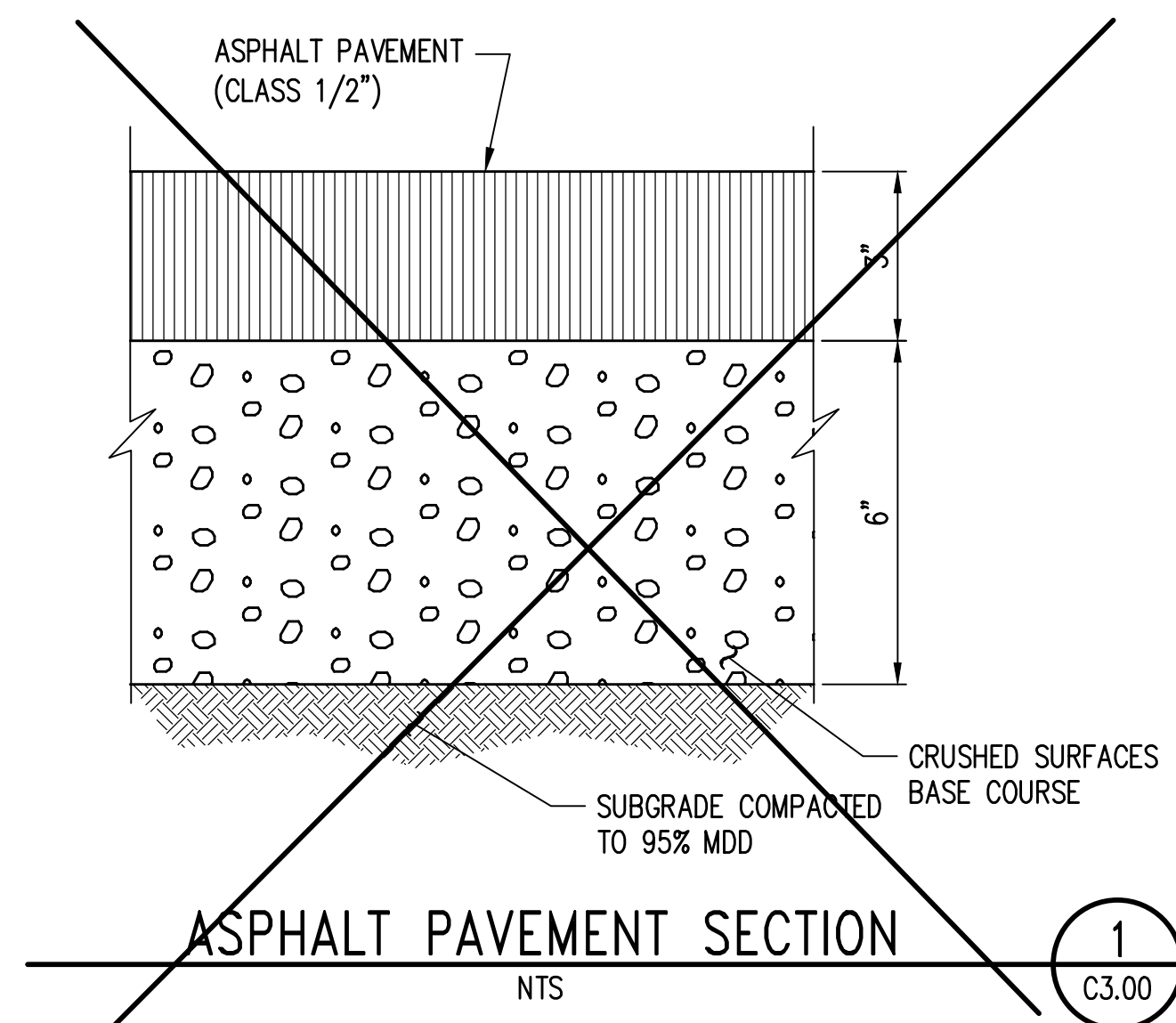


SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C5.00

CARON PROJECT NO. 17072





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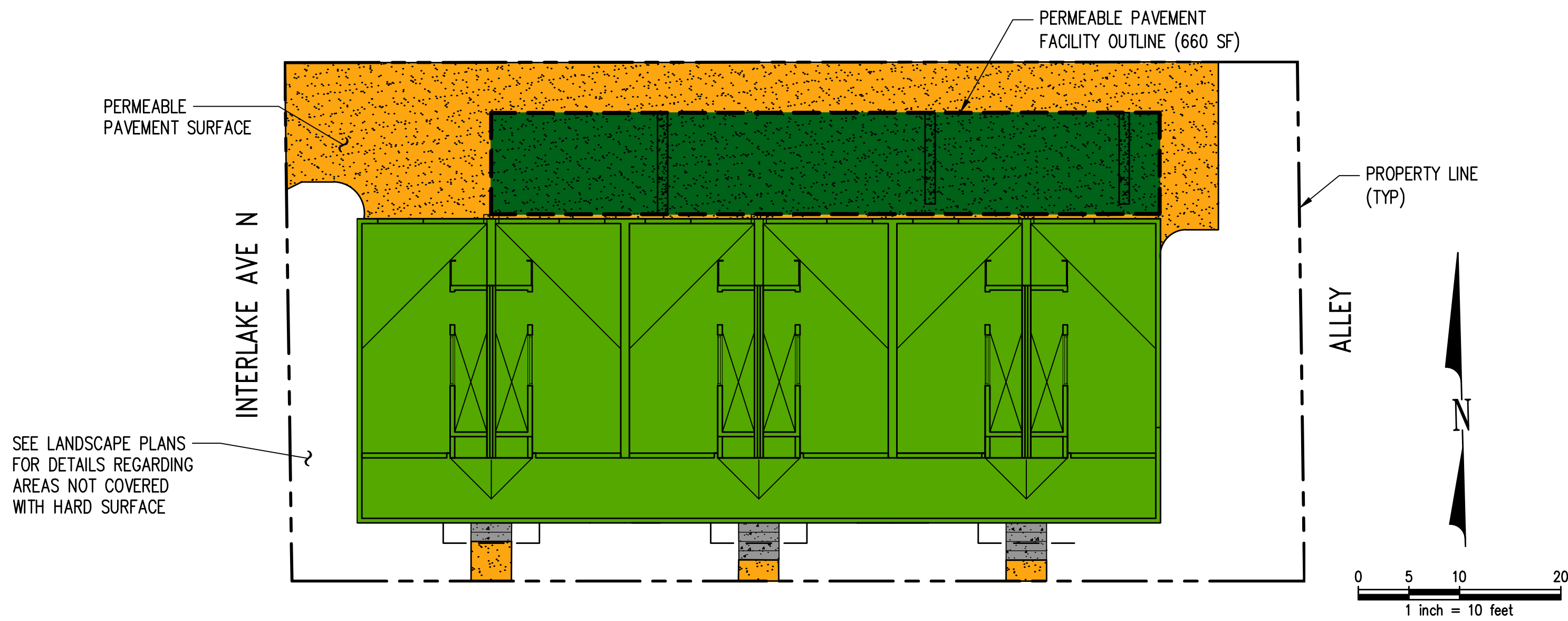
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two business days
before you dig



ON-SITE STORMWATER MANAGEMENT PLAN

On-site Stormwater Management - List Approach Calculator
Site and Drainage Control Summary

Version 07-28-2017

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address: 9500 Interlake Ave N SDCI Project Number: 6668973
Primary Contact: Sky McClave SDOT Project Number: 373101
Project Type: Parcel-Based Primary Contact E-mail or Phone: Sky.McClave@kpff.com

Total Site Area: 5,017 sf
Total New plus Replaced Hard Surface Area: 3,790 sf
Existing Hard Surface Area to Remain: 0 sf
Total New and/or Replaced Lawn and Landscaping: 1,227 sf
Undisturbed and protected site area: 0 sf
Was the project lot created or reduced in size after Jan 1, 2016? Yes
Project Engineer: Sky McClave Engineer E-mail: Sky.McClave@kpff.com

On-site Stormwater Management is required for ≥ 750 sf of new plus replaced area. No

Note: If required for your project, reference the Preliminary Assessment Report (PAR) to complete this section. If the total areas proposed are different from those provided in the PAR, requirements may change.

Approved Point of Stormwater Discharge: Public Storm Drain Main
Drainage Basin: Small Lake Basins
Is the downstream drainage system considered Capacity Constrained by SPU? Yes
Approved Point of Wastewater Discharge: Public Sanitary Sewer Main
Approved Point of Sub-Surface Discharge: Public Storm Drain Main
Flow Control is required: Yes
Flow Control Standard: Peak Control Standard
Water Treatment for pollution-generating surfaces is required: No
Select required treatment: ☐ Oil Control ☐ Phosphorus ☐ Enhanced ☐ Basic
Total Pollution Generating Hard Surface Area: 3,790 sf
Total Pollution Generating Pervious Surface Area: 1,227 sf
Source Control is required: No
Environmentally Critical Areas: ☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☐ Liquefaction ☐ Flood Prone
☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat
Temporary dewatering required: No Permanent dewatering required: No
Is there known soil and/or groundwater contamination on this site? No
A licensed professional recommends dispersion not be used anywhere within the project site due to reasonable concerns of erosion, slope failure, or flooding. No

Infiltration Information

Is infiltration investigation required? Yes Type of test: Small PIT test
Is infiltration on the site feasible? Yes
Site Measured Infiltration Rate: 0.5 x Infiltration Rate Correction Factor: 0.5 = 0.25 Site Design Inf Rate

On-site Stormwater Management

Number of roof areas: 1
Number of other surface areas: 2

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof:To PPF	Permeable Pavement Facility	2,378	660 sf	0% PGHS 6 inch
2	Surface:PPS	Permeable Pavement Surface	676	676 sf	
3	Surface:Stairs	None Feasible	76	-	

Total New/Replaced Roof Area: 2,378 Total Roof Area Managed: 2,378
Total New/Replaced Other Surface Area: 1,412 Total Other Surface Managed: 1,412
Total Area Managed: 3,790 Total Volume Managed On Site: 57,548 gal
Estimated compost required for soil amendment: 7.6074 cy
Volume of compost required for soil amendment will be verified by the DPD Site Inspector for SDCI permitted projects.

HARD SURFACE LEGEND:

	SURFACE 1: ROOF TO PERMEABLE PAVEMENT FACILITY
	SURFACE 2: PERMEABLE PAVEMENT SURFACE
	SURFACE 3: UNMITIGATED SITE HARDSCAPE (STANDARD CONCRETE PAVEMENT)

CONTRIBUTING AREA (SF)

2,378
676
76

BMP LEGEND:

	PERMEABLE PAVEMENT SURFACE
	PERMEABLE PAVEMENT FACILITY OUTLINE

Draft City of Seattle
Pre-Sized FLOW CONTROL Calculator

2/4/2016

Project Type: Parcel
Flow Control Standard(s): Peak Control Standard
Site has $\geq 35\%$ Existing Hard Surface: Yes
New Plus Replaced Hard Surface Area: 3,790 sf
Flow Control Standard(s) Achieved? No

On-site Runoff Reduction Methods

Facility Size: 3,790 sf Credit: 100% Area Managed: 3,790 sf

Retained Trees

Retained Evergreen: No. 0 Total Canopy Area: 0 sf x 20% Canopy or 100 sf / tree = 0 sf
Retained Deciduous: No. 0 Total Canopy Area: 0 sf x 10% Canopy or 50 sf / tree = 0 sf
New Trees: No. 0 Total Canopy Area: 0 sf x 50 sf / tree = 0 sf
New Deciduous: No. 0 Total Canopy Area: 0 sf x 20 sf / tree = 0 sf
Total Area Mitigated by Trees: 0 sf

Dispersion

Full Dispersion: Fully Dispersed Impervious Area: 3,790 sf x 100% = 3,790 sf

Downspout, Sheet Flow, or Concentrated Flow Dispersion

Dispersed Impervious Area: 3,790 sf x 94% = 3,558 sf

On-site Infiltration and Reuse Facilities

Facility Size: 3,790 sf Sizing Factor / Equation: 1.0 Area Managed: 3,790 sf

Infiltrating Facilities

Bioretention without Underdrain

Contributing Area: 3,790 sf Bioretention Bottom Area: 660 sf : Enter contributing area = 660 sf
Ponding Depth: 12 in
Design Inf Rate: 0.3 in/hr
Sideslopes: 1:1

Infiltration Trench

Contributing Area: 3,790 sf Trench Area: 660 sf : Enter contributing area = 660 sf
Trench Depth: 12 in Trench Length: 100 ft
Design Inf Rate: 0.3 in/hr Trench Width: 10 ft

Drywell

Contributing Area: 3,790 sf Drywell Area: 660 sf : Enter contributing area = 660 sf
Well Depth: 12 ft
Design Inf Rate: 0.3 in/hr

Permeable Pavement Facility

Contributing Area: 2,378 sf Permeable Pavement Area: 660 sf x 79.3% = 832 sf
Ponding Depth: 12 in
Design Inf Rate: 0.3 in/hr Permeable Pavement Area: 660 sf

Reuse Facilities

Rainwater Harvesting: Applicant must provide documentation of management

On-site Impervious Surface Reduction Method

Facility Size: 3,790 sf Credit: 96% Area Managed: 3,790 sf

Alternative Pavement Surfaces

Subgrade Slope $\leq 2\%$: Permeable Pavement Area: 393 sf x 96% = 377 sf
Subgrade Slope $> 2\%$: Permeable Pavement Area: 283 sf x 71% = 201 sf

Alternative Roof Surfaces

Vegetated Roof System: Vegetated Roof Area: 660 sf x 86% = 568 sf

On-site Non-Infiltrating Facilities

Facility Size: 3,790 sf Sizing Factor: 1.0 Area Managed: 3,790 sf

Non Infiltrating Facilities

Bioretention with Underdrain

Contributing Area: 3,790 sf Bioretention Bottom Area: 660 sf : Enter contributing area = 660 sf
Ponding Depth: 12 in
Sideslopes: 1:1

Contributing Area Managed by On-Site Facilities: 2,070 sf

Traditional Facilities

Facility Size: 3,790 sf Sizing Factor / Equation: 1.0 Area Managed: 3,790 sf

Infiltrating Facilities

Infiltration Chamber

Contributing Area: 3,790 sf Chamber Bottom Area: 660 sf : Enter contributing area = 660 sf
Design Inf Rate: 0.3 in

Detention Facilities

Detention Pipe

Contributing Area: 3,790 sf Detention Pipe Length: 100 ft : Enter contributing area = 660 sf
Pipe Diameter: 12 in

Detention Vault

Contributing Area: 3,790 sf Vault area: 660 sf : Enter contributing area = 660 sf
Max head above orifice: 12 ft

Detention Cistern

Contributing Area: 3,790 sf Cistern area: 660 sf : Enter contributing area = 660 sf
Max head above orifice: 12 ft

Contributing Area Managed by Traditional Facilities: 0 sf

Total Area Managed: 2,070 sf
Flow Control Standard(s) Achieved: No

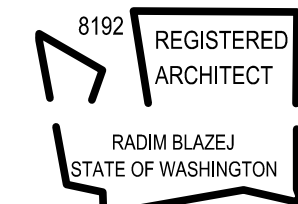
Notes

* Round up the design infiltration rate determined by the infiltration test to the nearest infiltration rate in the drop down menu.
sf - square feet in - inch ft - feet in/hr - inch per hour
inf - infiltration min - minimum no. - number

CARON

2505 3RD AVE #300C
SEATTLE WA 98121

T 206.367.1382 F 206.367.1385
W CARONARCHITECTURE.COM



kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

9500
ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6668973-CN
BUILDING PERMIT SET

DISCLAIMER
THIS SET OF DRAWINGS AND DOCUMENTS IS FOR
BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT
CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR
ANY OTHER PURPOSE.

SUBMITTAL / REVISION	DATE
BUILDING PERMIT SUBMITTAL	05.22.2018
BUILDING PERMIT RESUBMITTAL	01.25.2019
BUILDING PERMIT RESUBMITTAL	06.26.2019
BUILDING PERMIT RESUBMITTAL	09.19.2019

SHEET TITLE

ON-SITE STORMWATER
MANAGEMENT PLAN

SHEET NUMBER

C6.00

CARON PROJECT NO. 17072

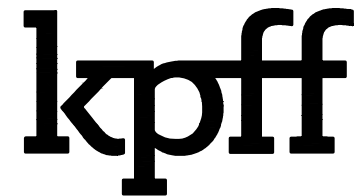
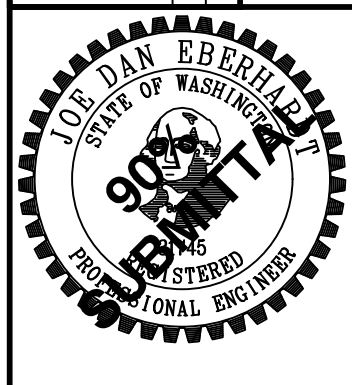


09/19/2019



Sep. 19, 2019 12:44pm, towsif, A:\1700001-170099\1700787_9500 Interlake CAD\Design\SPU\W\CV-1.dwg, 1, CV

DATE	MARK	NATURE	REVISIONS	MADE/CHK'D	REV'D



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
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REVIEWED BY SPU/WATER ENGINEERING	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED EE/SDM 03-28-18	REVIEWED:
CHECKED JDE 03-28-18	PROJECT MANAGER
DRAWN KWP/AST/PEP 03-28-18	DESIGN REVIEW
CHECKED SDM/JDE 03-28-18	REVISED AS-BUILT.....

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

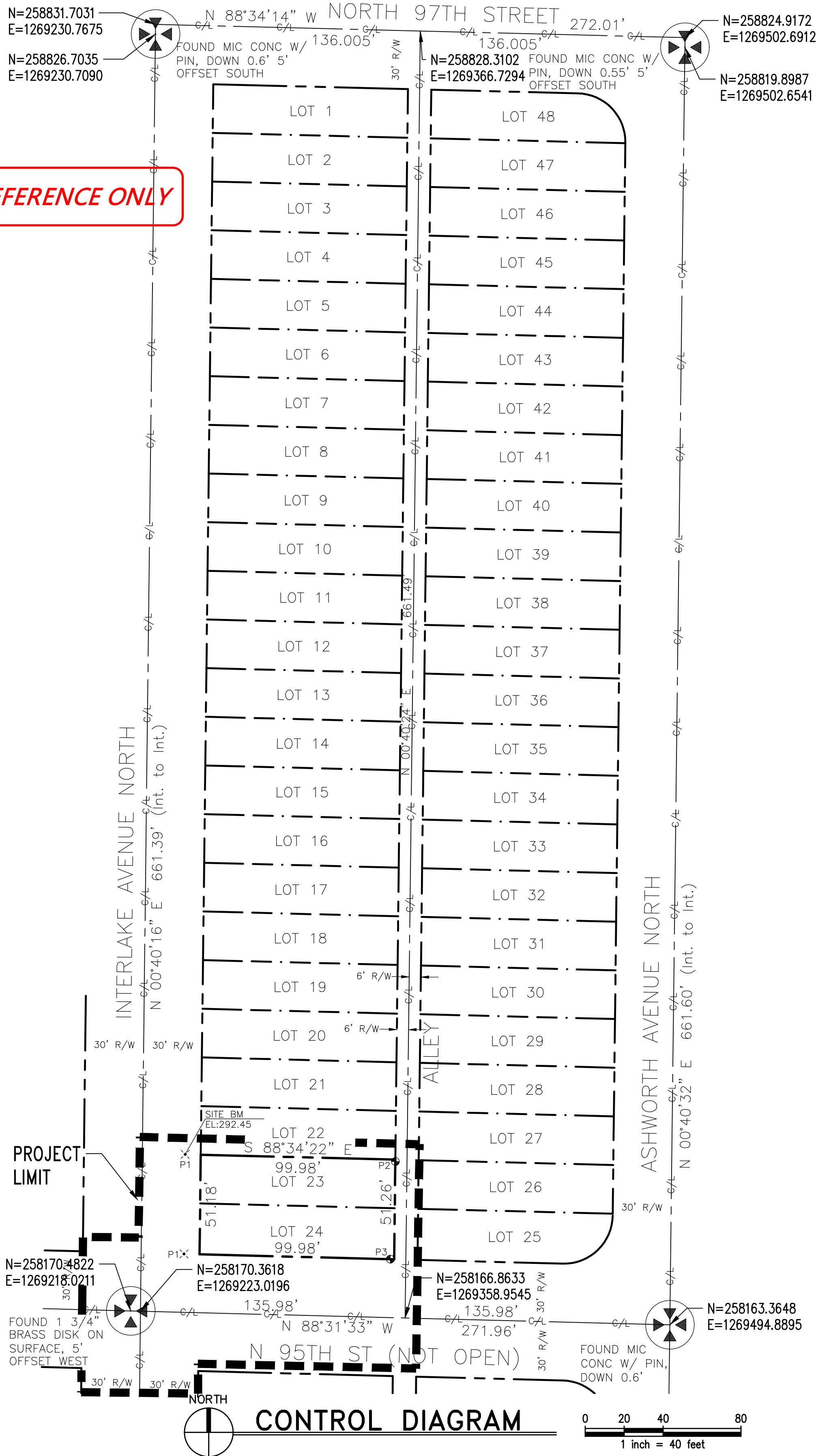
City of Seattle Seattle Department of Transportation
ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

9500 INTERLAKE AVENUE NORTH
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
COVER SHEET

SDCI PROJECT #6668973

SDOT PROJECT NO. 373101
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 1 OF 8

FOR REFERENCE ONLY



LEGAL DESCRIPTION

LOTS 23 AND 24, BLOCK 8, LICTON SPRINGS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WASHINGTON.

APN 431070-1555

PROPERTY CORNERS

- P1 SET TACK IN LEAD W/ TAG, LS 30581, 3' OFFSET
P2 SET REBAR & CAP, LS 30581, 1' OFFSET
P3 SET REBAR & CAP, LS 30581, 2' OFFSET

TREE DESCRIPTIONS

- B BIRCH (BETULA)
C CEDAR (CEDRUS)
CH CHERRY (PRUNUS CERASUS)
CY CYPRESS (CUPRESSUS)
D DECIDUOUS TREE
DF DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
EL ENGLISH LORAL (PRUNUS LAUROCERASUS)
HT HAWTHORNE (CRATAEGUS)
M MAPLE (ACER)
PI PINE (PINUS)
RLM RED LACE MAPLE (ACER STERCULACEUM)
RP AMERICAN RED PLUM (PRUNUS AMERICANA)

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 29, 2017.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

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

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 1 FEET
HORIZONTAL DATUM NAD 1983/91
ID#: INTERSECTION MONUMENT
DESCRIPTION: FOUND 1 3/4" BRASS DISC ON SURFACE, 5' OFFSET WEST
LOCATION: INTERSECTION OF INTERLAKE AVE N & N 95TH ST
NORTHING: 258170.4822
EASTING: 1269218.0211

ID#: INTERSECTION MONUMENT
DESCRIPTION: FOUND MIC CONC W/ PIN, DOWN 0.6'
LOCATION: INTERSECTION OF ASHWORTH AVE N & N 95TH ST
NORTHING: 258163.3648
EASTING: 1269494.8895

VERTICAL DATUM NAVD 88
SOURCE: WGS SURVEY DATA WAREHOUSE
ID#: SNV-7537
DESCRIPTION: CITY OF SEATTLE BRASS CAP, STAMPED "7537"
LOCATION: 15' N OF THE INT OF BKCW AT THE NE QUAD OF AURORA AVE N & N 98TH ST
ELEVATION: 325.395 FEET

SOURCE: LOCAL SITE BM
ID#: 595
DESCRIPTION: SET TACK IN LEAD W/ TAG, LS 30581, 3' OFFSET
LOCATION: NW CORNER OF PROPERTY
ELEVATION: 292.45 FEET

PROPOSED LEGEND:

---	PROPERTY LINE
- - - - -	BUILDING OVERHANG
- - - - -	SAWCUT LINE
=====	TYPE 410B CURB & GUTTER
←←←←←	FLOW LINE
100	CONTOUR LINE
DW	DOMESTIC WATER SERVICE
8" W	WATERMAIN
SD	STORM DRAINAGE LINE
SSS	SANITARY SIDE SEWER
G	GAS LINE
→	FLOW DIRECTION
100.00	SPOT ELEVATION
▶	SLOPE ARROW
○	STORM/SEWER CLEANOUT
→	BLOW OFF ASSEMBLY
✕	VALVE
U	UTILITY CAP
T	TEE
▼	THRUST BLOCK
CB	CB INLET TYPE 242B
(5/8")	(5/8") WATER METER BOX
[Pattern]	CONCRETE PAVEMENT / DRIVEWAY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	ASPHALT GRIND AND OVERLAY PAVEMENT
[Pattern]	GRAVEL PATH
[Pattern]	STREET TREES PER LANDSCAPE PLANS

ABBREVIATIONS:

ABBREVIATIONS ARE AS DEFINED IN THE CITY OF SEATTLE STANDARD PLAN 002a AND AS NOTED BELOW:

@	AT
BC	BOTTOM CURB
CLR	CLEARANCE
FL	FLOW LINE
POC	POINT OF CONNECTION
TC	TOP OF CURB



CIVIL SHEET INDEX	
SHT NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	NORTH 95TH STREET - PLAN
4	INTERLAKE AVENUE NORTH - PLAN
5	STREET SECTIONS
6	RAMP DETAILS
7	LANDSCAPE PLAN AND GREEN FACTOR
8	LANDSCAPE DETAILS

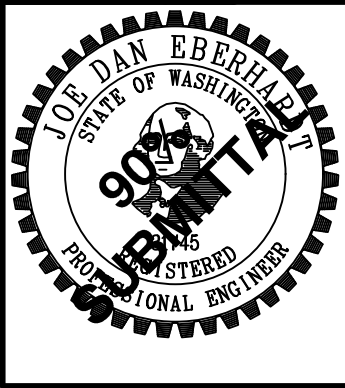
CONTROL DIAGRAM, EXISTING LEGEND, AND SURVEY SITE NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY EMERALD LAND SURVEYING, INC DATED 12/8/2017, FOR ALL SURVEY INFORMATION.

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

FOR REFERENCE ONLY

Sep 19, 2019 12:44pm, towsif, A:\1700001-1700993\1700787_9500 Interlake(CADD)\Design\SPU\WACV-1.dwg, 2, 0.01

					MADE/CHK'D	REV'D
					NATURE	REVISIONS
					DATE	MARK



GENERAL NOTES FOR SDOT STREET IMPROVEMENT PLANS

FOR REFERENCE ONLY

- ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
- ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
- PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
- ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE IMMEDIATELY REPORTED AND REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION. TO REPORT DAMAGE TO SPU INFRASTRUCTURE, INCLUDING ANY SEWAGE RELEASE OR BLOCKAGE, CALL 206-386-1800.
- THE APPROVED PLANS SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 01-2017 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION.
- DATUM: NAVD 88 AND NAD83 (1991).
- SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. PERMITTEE TO STAKE THE CURB AT THE CENTERLINE OF DRAINAGE GRATES PER STANDARD PLAN 260A. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 BUSINESS DAYS PRIOR TO CONSTRUCTION.
- IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
- THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
- THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-05.3 OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
- THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

- THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE PERMITTEE SHALL FOLLOW SPU CORE TAP PROCEDURES FOR ALL NEW CONNECTIONS TO EXISTING SEWER OR DRAINAGE MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.
- THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.
- INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
- THE PERMITTEE SHALL PROVIDE A PLAN FOR STORMWATER AND EROSION CONTROL AND INSTALL, MAINTAIN AND REMOVE TEMPORARY FACILITIES PER SECTION 8-01. AS CONSTRUCTION PROGRESSES AND CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
- PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
- COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
- ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
- ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REPAIR, REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
- PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
- CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTION METHODS WITH SPU.
- PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.
- CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH SCL TO DETERMINE WHICH FACILITIES ARE ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

SIDE SEWER NOTES

- UNLESS OTHERWISE NOTED
- ALL WORK SHALL CONFORM TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) DIRECTOR'S RULE 4-2011, REQUIREMENTS FOR DESIGN AND CONSTRUCTION OF SIDE SEWERS.
 - THE PERMITTEE SHALL MAINTAIN DRAINAGE AND SEWER SERVICE TO PRIVATE PROPERTY DURING CONSTRUCTION.
 - RELAY OR REPAIR OF SERVICE DRAINS/SIDE SEWERS NOT SHOWN FOR CONSTRUCTION ON THE APPROVED PLAN SHALL BE UNDER SEPARATE PERMIT FROM SDCI.
 - WHEN SHOWN ON THE APPROVED PLAN, RELAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AND RECONNECT WITH SHIELDED FLEXIBLE REPAIR COUPLINGS PER SPECIFICATION 7-17.3(2)F AND AS APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE.
 - SERVICE DRAIN/SIDE SEWER PIPE SHALL BE OF A MATERIAL APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE, FROM THE FOLLOWING, IN ORDER OF PRECEDENCE:
 - DIP WHEN MINIMUM CLEARANCES REQUIRED IN SPECIFICATION 1-07.17(2) ARE NOT MET. DIP SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE PER SPECIFICATION 9-05.2. JOINTS SHALL BE RUBBER GASKET, PUSH-ON OR MECHANICAL. BEDDING SHALL BE CLASS D PER SPECIFICATION 7-17.3(1)B5.
 - MATCH EXISTING PIPE MATERIAL AND BEDDING SHALL BE PER SPECIFICATION 7-17.3(1)B FOR EACH PIPE MATERIAL.
 - PVC PIPE AND FITTINGS SHALL BE PER ASTM D 3034, SDR35 (MIN), WITH RUBBER GASKET JOINTS OR SCHEDULE 40 PER ASTM D1785 WITH SOLVENT WELDED JOINTS. BEDDING SHALL BE CLASS B PER SPECIFICATION 7-17.3(1)B3.
 - BEDDING SHALL BE CLASS B, EXCEPT DIP, WHICH MAY BE CLASS D. BEDDING MATERIAL SHALL BE MINERAL AGGREGATE TYPE 22, EXCEPT MINERAL AGGREGATE TYPE 9 MAY BE USED TO BED CONCRETE OR DIP AND SELECT NATIVE MAY BE USED TO BED DIP.
 - SERVICE DRAINS/SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE SLOPE, LOCATION AND DEPTH IS RECORDED.
 - THE PERMITTEE IS RESPONSIBLE FOR AS-BUILT RECORD INFORMATION FOR ALL WORK ON SERVICE DRAINS/SIDE SEWERS.

DRAINAGE CB AND INLET NOTES:

- UNLESS OTHERWISE NOTED
- CATCH BASIN CONNECTIONS AND INLET CONNECTIONS SHALL BE 8" DIAMETER. PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON CLASS 50 (MIN) PER SPECIFICATION 9-05.2. FITTINGS SHALL BE CEMENT MORTAR LINED DUCTILE IRON. JOINTS SHALL BE RUBBER GASKET PUSH-ON OR MECHANICAL.
 - BEDDING SHALL BE CLASS D WITH SELECT NATIVE MATERIAL.
 - CATCH BASIN CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 100% PER STANDARD PLAN NO. 261 AND SPECIFICATION 7-08.3(4).
 - INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50% PER SPECIFICATION 7-08.3(5).
 - CATCH BASINS AND INLETS SHALL BE LOCATED PER STANDARD PLAN NO. 260A AND 260B.
 - TELEVISION INSPECTION OF CATCH BASIN CONNECTIONS SHALL BE PER SPECIFICATION 7-17.3(4)J.
 - CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU. TO SCHEDULE CORE TAPS, CONTACT SPU AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE. SPU SHALL BE ON SITE PRIOR TO THE START OF CONTRACTOR PERFORMED CORE TAP. CONTRACTORS PERFORMING CORE TAPS SHALL PROVIDE THE COUPON OF REMOVED MATERIAL TO SPU.

WATER SERVICE NOTES

- APPLICATION FOR A NEW METERED WATER SERVICE AND PAYMENT OF ALL FEES IS REQUIRED BEFORE SERVICE WILL BE AVAILABLE.
- APPLICANT WILL NEED A WATER AVAILABILITY CERTIFICATE (WAC) AND LEGAL DESCRIPTION OF PROPERTY WHEN SUBMITTING THE APPLICATION. TO OBTAIN A WAC, PLEASE CONTACT THE DEVELOPMENT SERVICES OFFICE AT (206) 684-3333 OR SPUWATERAVAILABILITY@SEATTLE.GOV.
- ALL WATER SERVICES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY AND WITHIN THE FRONTAGE OF THE PARCEL BEING SERVED.
- WATER SERVICES SERVING PARCELS WITHOUT FRONTAGE TO THE PUBLIC RIGHT OF WAY (SUCH AS UNIT LOT SUBDIVISIONS) OR LANDLOCKED PARCELS SHALL BE SERVED BY A PRIVATE WATER SERVICE EXTENDING FROM THE WATER METER TO THE PARCEL BEING SERVED. THE WATER SERVICE SHALL BE INSTALLED IN A DEDICATED EASEMENT. THE EASEMENT SHALL BE OBTAINED BY THE DEVELOPER, RECORDED, AND A COPY SHALL BE PROVIDED TO SEATTLE PUBLIC UTILITIES (SPU) AT THE TIME OF APPLICATION SUBMITTAL.
- ALL WATER SERVICES PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH. CONTACT (206) 684-5800 TO REQUEST AN INSPECTION.
- CUSTOMERS ARE REQUIRED TO INSTALL AN APPROVED AIR GAP OR REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA/RPDA) ON ALL WATER SERVICE CONNECTIONS POSING A HIGH HEALTH CROSS-CONNECTION HAZARD (PURSUANT TO WAC 246-290-490). BACKFLOW PREVENTION IS ALSO REQUIRED ON WATER SERVICE CONNECTIONS SUCH AS FIRE SERVICES, IRRIGATION SERVICES, BUILDINGS EXCEEDING THREE STORIES OR 30 FT. IN HEIGHT ABOVE THE METER (MEASURED TO THE HIGHEST WATER FIXTURE), AND MAY BE REQUIRED FOR OTHER WATER SERVICES. SPU AND KING COUNTY HEALTH DEPARTMENT (KCHD) ARE THE ADMINISTRATIVE AUTHORITIES ENGAGED IN A JOINT PROGRAM IDENTIFYING ACTUAL AND POTENTIAL CROSS-CONNECTIONS BETWEEN THE PUBLIC WATER SUPPLY AND POSSIBLE SOURCES OF CONTAMINATION. FOR ANSWERS TO SPECIFIC CROSS-CONNECTION CONTROL QUESTIONS OR TO REQUEST AN INSPECTION, PLEASE CALL (206) 684-3536.

WATER MAIN EXTENSION NOTES

- UNLESS OTHERWISE NOTED
- ALL MATERIALS FOR WATER DISTRIBUTION SHALL BE NEW. PERMITTEE WILL PROVIDE REQUIRED HYDRANTS AT THE PERMITTEE'S EXPENSE. PERMITTEE SHALL PROVIDE THE CONNECTING PIPE AND FITTINGS.
 - PIPE (W) 4" AND LARGER SHALL BE D. 1. P. CL. 52 CONFORMING TO AWWA C-151 WITH CEMENT MORTAR LINING CONFORMING TO AWWA C-104. UNLESS OTHERWISE NOTED, JOINTS SHALL BE MECHANICAL OR SLIP JOINT.
 - UNLESS PROVIDED BY A PRE-APPROVED MANUFACTURER, PIPE (W) 4" AND LARGER SHALL BE SUBJECT TO SPU TASTE TESTING PROCEDURES PRIOR TO INSTALLATION.
 - ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110 AND C-111, OR AWWA C-153, AND SHALL BE CEMENT MORTAR LINED CONFORMING TO AWWA C-104.
 - ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE IN CONFORMANCE WITH STANDARD PLAN #300.
 - PRIOR TO LAYING PIPE THE CONTRACTOR SHALL, IN THE PRESENCE OF THE CITY INSPECTOR, EXPOSE THE EXISTING WATER MAIN TO DETERMINE ITS ELEVATION AND ALIGNMENT.
 - CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
 - UTILITIES THAT APPEAR CLOSE TO THE PROPOSED WATER MAIN SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO LAYING THE WATER MAIN TO DETERMINE IF CHANGES ARE NEEDED.
 - WATER/SEWER SEPARATION SHALL BE PER STANDARD PLAN #286. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO INSTALL DUCTILE IRON PIPE IN PLACE OF ANY OTHER SANITARY SEWER PIPE MATERIAL WHERE SANITARY SEWERS ARE LOCATED ABOVE AND CLOSER THAN 10 FEET, OR CROSS OVER ANY WATER LINE.
 - REFER TO SECTION 1-07.17 (2) A FOR MINIMUM UTILITY CLEARANCES.
 - ALL WATER MAINS SHALL BE PRESSURE TESTED (300 PSI) AND DISINFECTED IN ACCORDANCE WITH SECTION 7-11.3(12) OF THE STANDARD SPECIFICATIONS. ALL PRESSURE TESTING SHALL BE DONE IN THE PRESENCE OF THE CONSTRUCTION ENGINEER. THE CONTRACTOR IS TO PROVIDE PLUGS AND TEMPORARY BLOWOFF ASSEMBLIES FOR PRESSURE TESTING AND DISINFECTION. SEE STANDARD PLAN #300 FOR FLUSHING CONNECTION DETAILS.
 - HORIZONTAL ANGLE POINTS & VERTICAL GRADE POINTS SHALL BE CONSTRUCTED BY DEFLECTING PIPE JOINTS, UNLESS OTHERWISE SPECIFIED.
 - CONCRETE WATER MAIN THRUST BLOCKING FOR HORIZONTAL FITTINGS SHALL BE PER STANDARD PLAN #331.1.
 - HYDRANT INSTALLATION SHALL BE PER STANDARD PLAN #311.1A
 - RESTRAINT JOINT PIPE IS REQUIRED IN THOSE AREA WHERE THE TERRAIN IS GREATER THAN 15% OR THE SOIL IS SUBJECT TO LIQUEFACTION OR THE AREA IS DEFINED AS SENSITIVE OR WHERE SPACE IS CONFINED (NO ROOM FOR MECHANICAL JOINT OR CONCRETE BLOCKING) OR WHERE REQUIRED BY THE CITY OF SEATTLE.
 - HYDRANT CONNECTION SHALL BE 6" DIP CL 52 CONFORMING TO AWWA C-151 WITH CEMENT MORTAR LINING CONFORMING TO AWWA C-104.
 - VALVE BOX AND OPERATING NUT EXTENSIONS SHALL BE PER STANDARD PLAN # 315.1A.
 - PIPE SHALL BE WRAPPED WITH 8 ML POLYETHYLENE, CONFORMING TO AWWA C-105.
 - WATER MAIN TRENCH SHALL BE AS SHOWN ON STANDARD PLAN 350.21.
 - ALL FITTINGS SHALL BE RESTRAINED PER SECTION 9-30.2(6) OF CITY OF SEATTLE 2011 STANDARD SPECIFICATIONS OR LATEST EDITION.

FOR REFERENCE ONLY

SDCI PROJECT #6668973

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	DESIGNED EE/SDM 03-28-18	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED JDE 03-28-18	PROJECT MANAGER
20.....	DRAWN KWP/AST/PEP 03-28-18	
	CHECKED SDM/JDE 03-28-18	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DESIGN REVIEW	REVISED AS-BUILT
20.....	All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.	

City of Seattle Seattle Department of Transportation	
ORDINANCE NO.	APPROVED.
FUND:	
SCALE:	INSPECTOR'S BOOK.

9500 INTERLAKE AVENUE NORTH

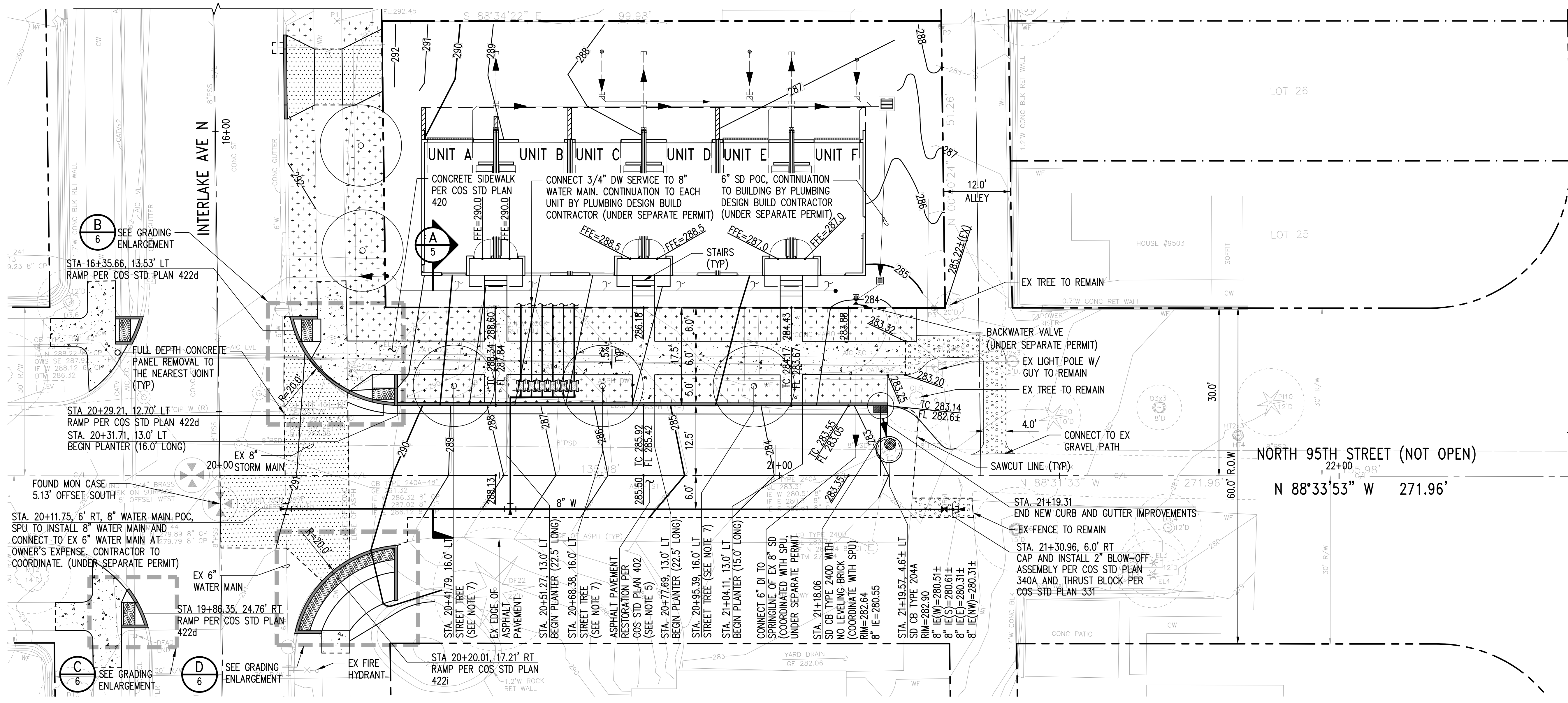
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS

GENERAL NOTES

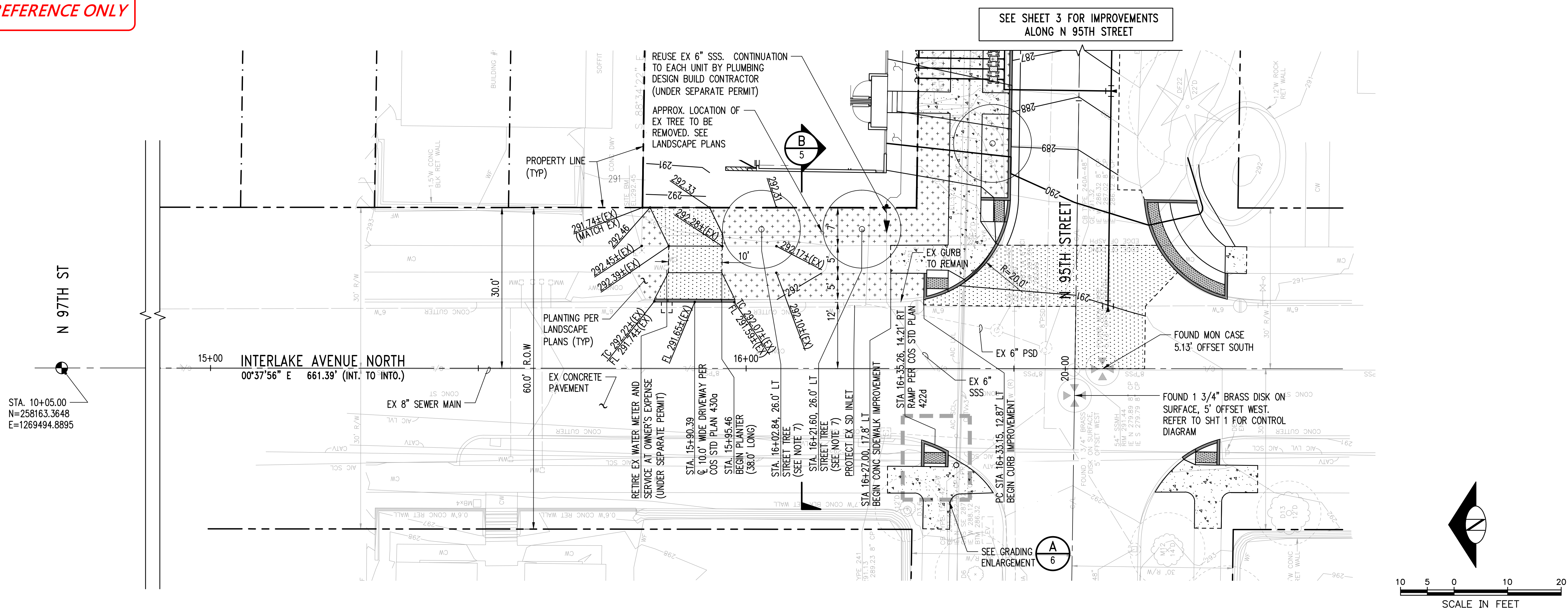
SDOT PROJECT NO. 373101
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 2 OF 8

FOR REFERENCE ONLY

SEE SHEET 4 FOR IMPROVEMENTS
ALONG INTERLAKE AVENUE



FOR REFERENCE ONLY



NOTES:

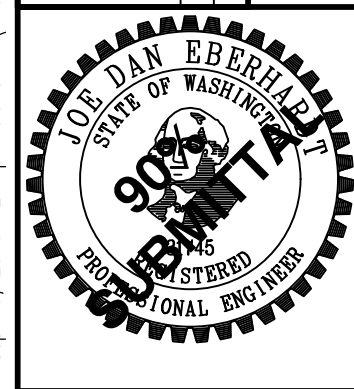
1. UTILITY LIDS AFFECTED BY THESE IMPROVEMENTS SHALL BE ADJUSTED TO FINISH GRADE.
2. STATION AND OFFSETS FOR CURBS ARE TO THE FACE OF CURB.
3. PROTECT EXISTING CONCRETE PANEL IN ROADWAY WHERE NEW CURB IS SHOWN.
4. PLANTING AREAS SHALL BE AMENDED PER COS STD PLAN 142.
5. ALL PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION, DIRECTORS RULE 01-2017.
6. PAVEMENT RESTORATION FOR UTILITY TRENCHING IN ACCORDANCE WITH COS STD PLAN 404.
7. STREET TREE SPECIES FOR THE FOLLOWING STREETS ARE SHOWN BELOW.
 - N 95TH STREET; PARROTIA PERSICA "VANESSA" (VANESSA PERSIAN IRONWOOD)
 - INTERLAKE AVE N; QUERCUS MACROCARPA "JFS-KW3" (URBAN PINNACLE OAK)

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SDCI PROJECT #6668973

DATE	MARK	NATURE	REVISIONS	MADE	CHK'D	REV'D




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REVIEWED BY SPU/DRAINAGE	20.....
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CHECKED JDE 03-28-18	PROJECT MANAGER
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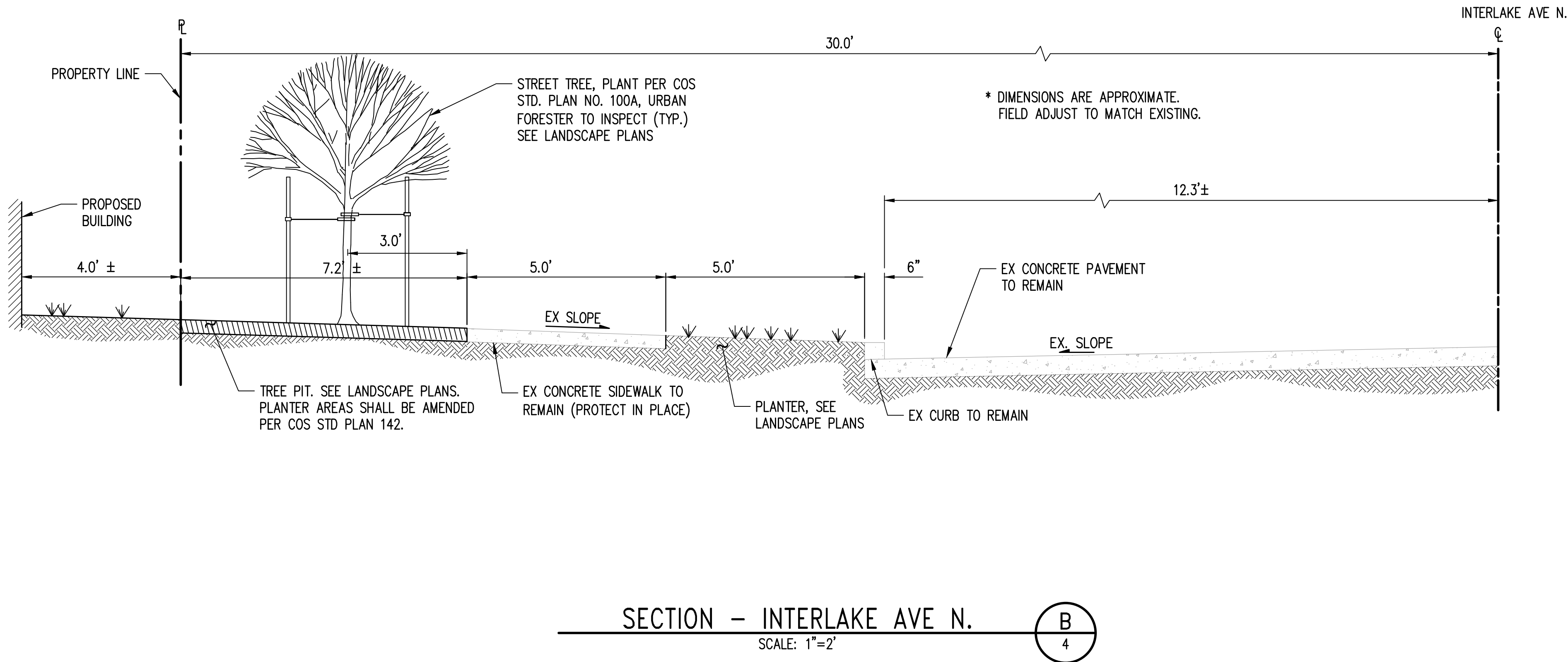
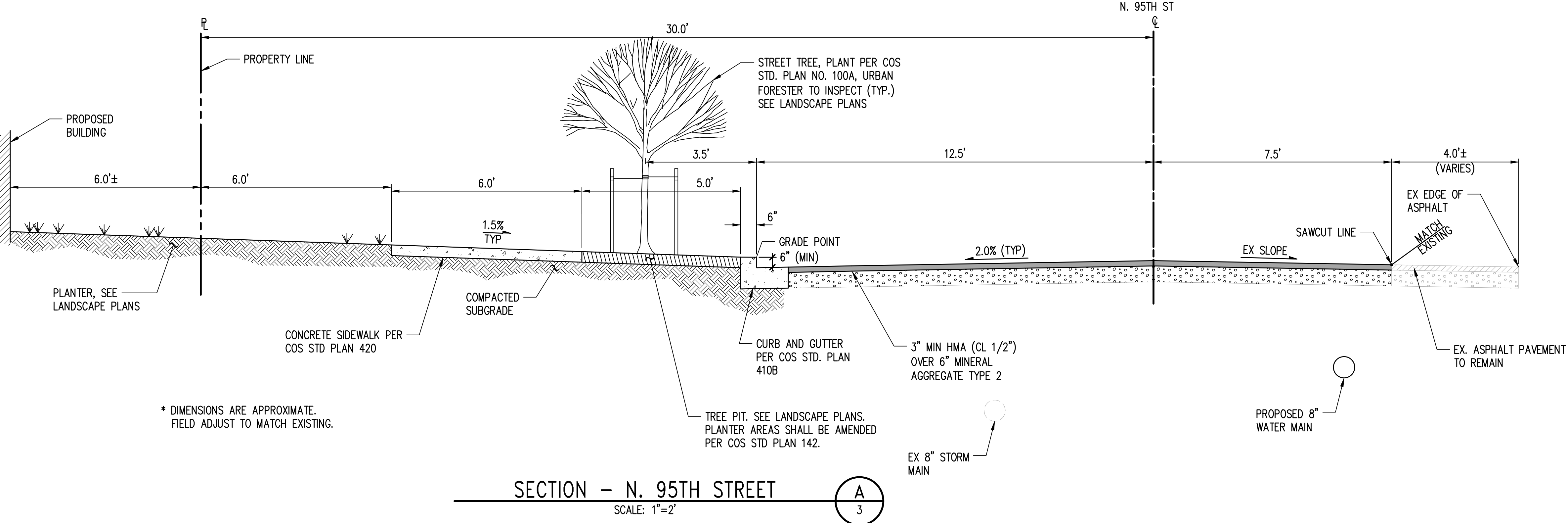
SCALE:

INSPECTOR'S BOOK.

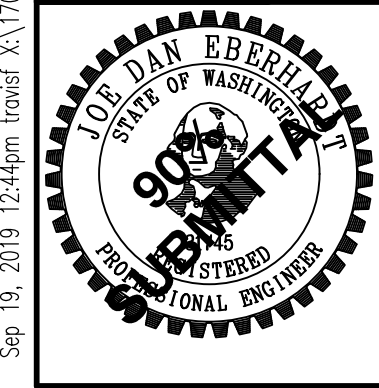
9500 INTERLAKE AVENUE NORTH
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
INTERLAKE AVENUE NORTH - PLAN

SDOT PROJECT NO. 373101
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 4 OF 8

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DATE	MARK	NATURE	REVISIONS	MADE	CHK'D	REV'D



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811 Call 811
two business days
before you dig

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REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE DESIGNED EE/SDM 03-28-18 CHECKED JDE 03-28-18	INITIALS AND DATE REVIEWED: PROJECT MANAGER
DRAWN KWP/AST/PEP 03-28-18 CHECKED SDM/JDE 03-28-18	DESIGN REVIEW REVISED AS-BUILT
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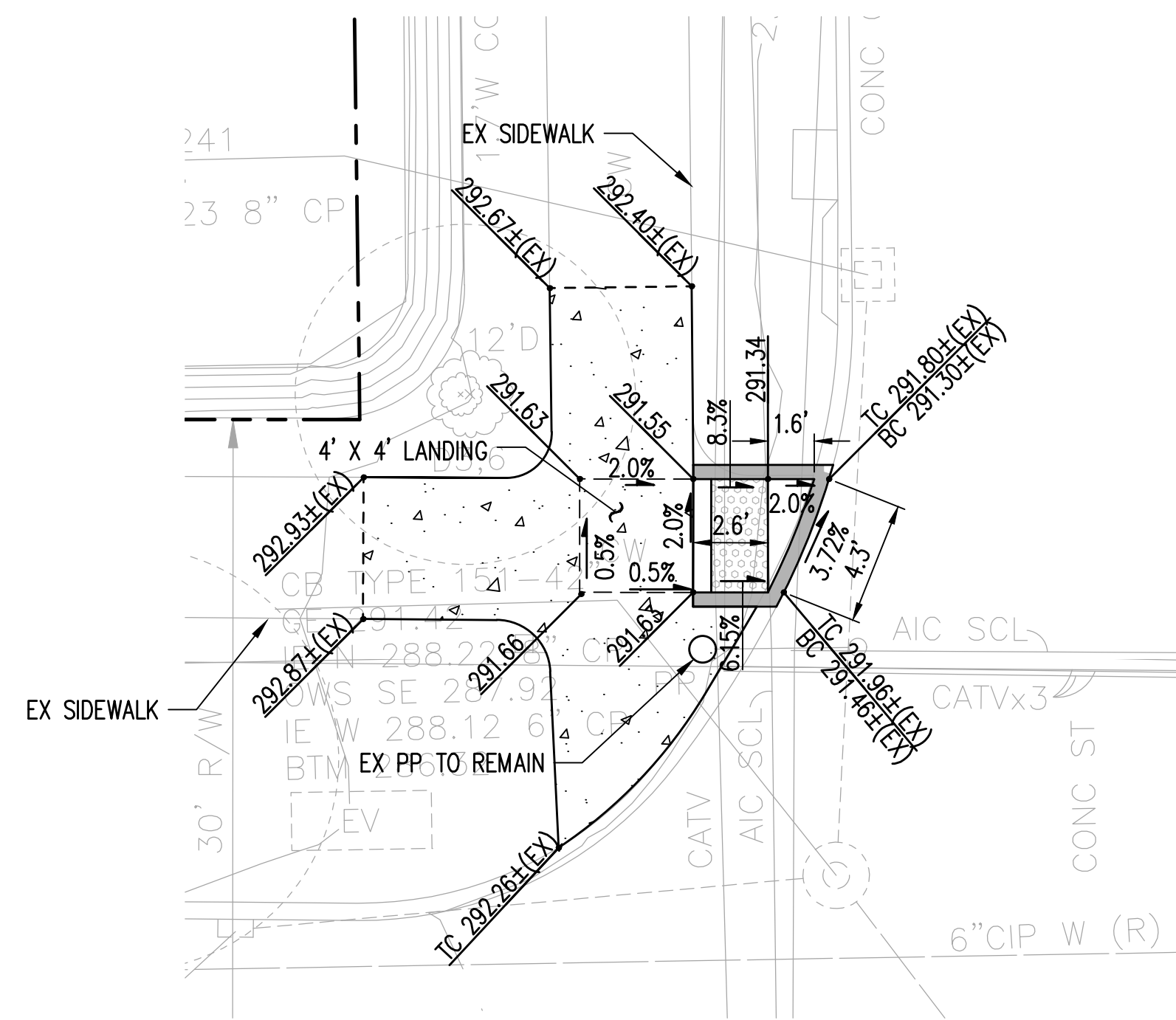
City of Seattle
Seattle Department of Transportation
ORDINANCE NO. APPROVED
FUND:
SCALE: INSPECTOR'S BOOK

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9500 INTERLAKE AVENUE NORTH
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
STREET SECTIONS

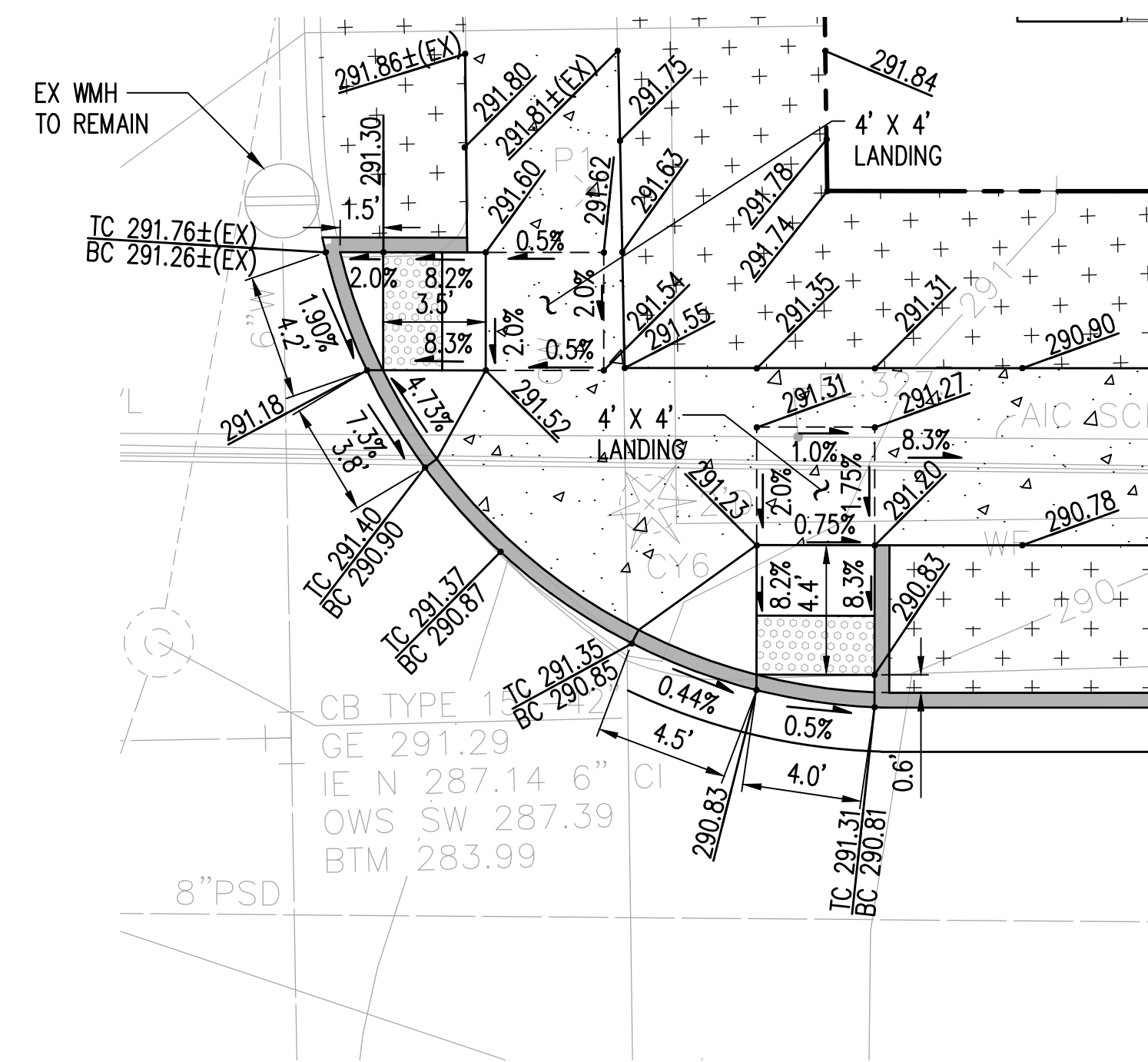
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SDOT PROJECT NO. 373101
Vault Plan No.
Vault Serial No. XXX-XXX
SHEET 5 OF 8

FOR REFERENCE ONLY



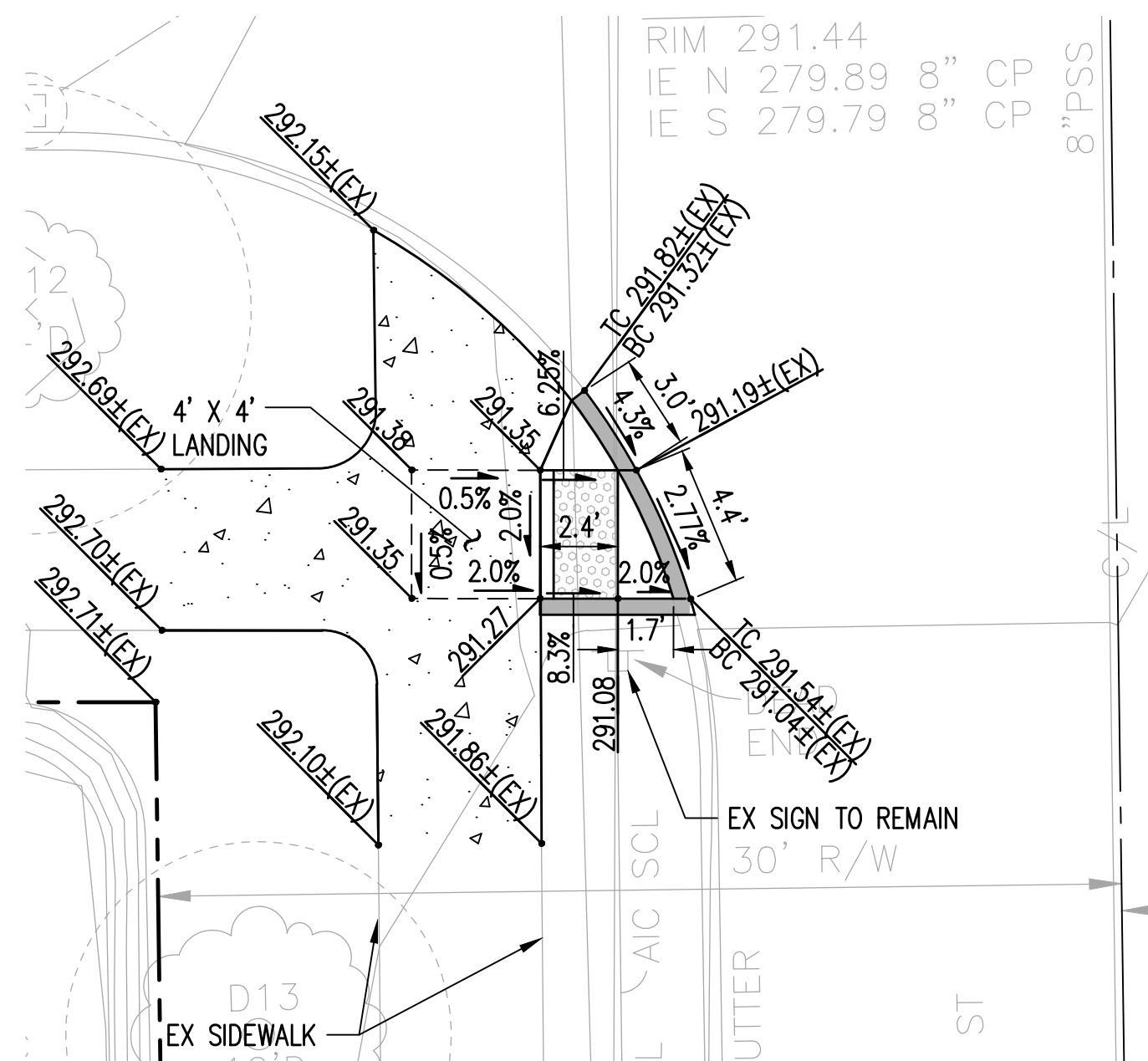
INTERLAKE AVE. N & N 95TH STREET.
NW CORNER OF INTERSECTION

SCALE: 1"=5'



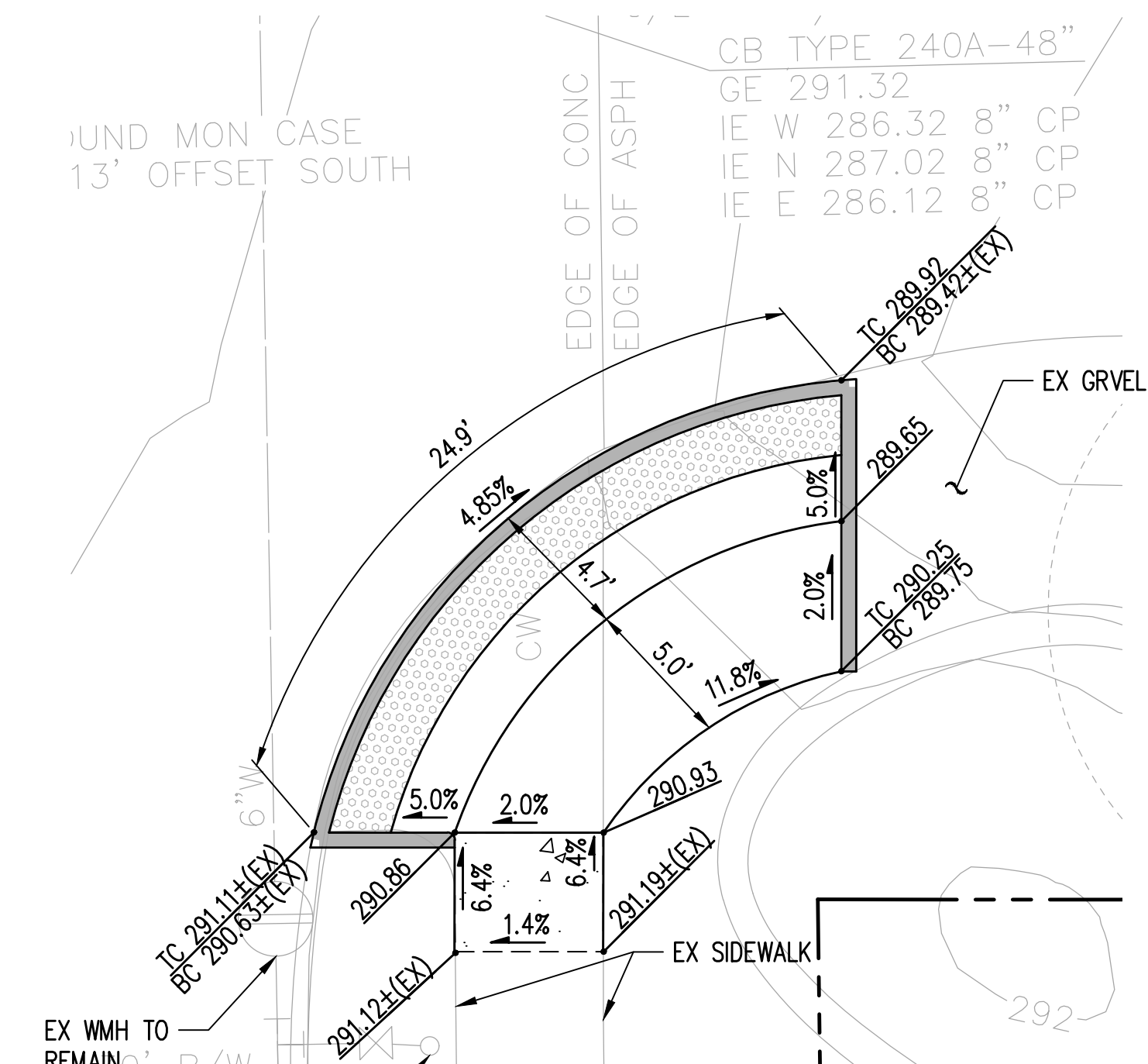
INTERLAKE AVE. N & N 95TH STREET.
NE CORNER OF INTERSECTION

SCALE: 1"=5'



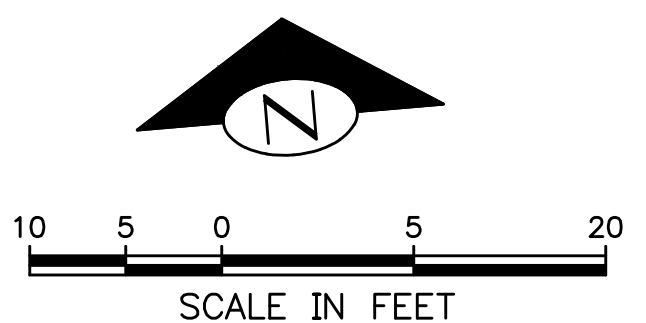
INTERLAKE AVE. N & N 95TH STREET.
SW CORNER OF INTERSECTION

SCALE: 1"=5



INTERLAKE AVE. N & N 95TH STREET.
SE CORNER OF INTERSECTION

SCALE: 1"=5'



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SDCI PROJECT #6668973

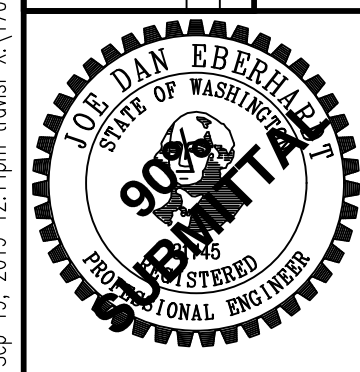
SDOT PROJECT NO.
373101

VAULT PLAN NO.

/AULT SERIAL NO

XXX-XXX

9500 INTERLAKE AVENUE NORTH
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
RAMP DETAILS

[illegible]

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..... 20.....	All work done in accordance with the City of Seattle Standard Plans and Specifications. All work done in accordance with the City of Seattle Standard Plans and Specifications.	



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***Seattle Department
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**Little Department
Transportation**

APPROVED.

60% SIP Approval Review Groups		Name	Date	60% SIP Approval Review Groups		Name	Date
60% SIP Approval Review Groups	SIP Project manager			60% SIP Approval Review Groups	SIP Project manager		
	SPU Real Estate Services				SPU Real Estate Services		
	SPU Sewer/Drainage				SPU Sewer/Drainage		
	SPU Water				SPU Water		
	Street Lighting and Signal Design				Street Lighting and Signal Design		
DATE		MARK		DATE		MARK	
NATURE		REVISIONS		NATURE		REVISIONS	
MADE		CHECK'D	REV'D	MADE		CHECK'D	REV'D
ROADWAY STRUCTURES				ROADWAY STRUCTURES			
SCL Engineering (PRT)				SCL Engineering (PRT)			
SCL Street Lighting				SCL Street Lighting			



GH&A Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667



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DESIGN REVIEW	
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DRAWN KWP/	3-28-18
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DESIGN REVIEW	
REVISED AS-BUILT	



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SCALE: INSPECTOR'S BOOK

9500 INTERLAKE AVENUE NORTH
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
LANDSCAPE PLAN AND GREEN FACTOR

SDCI PROJECT #6619197
SDOT PROJECT NO. 373101
Vault Plan No.
Vault Serial No.
SHEET 7 OF 8

FOR REFERENCE ONLY

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
3	PARROTIA PERSICA 'VANESSA' STREET TREE FORM	VANESSA PERSIAN IRONWOOD TREE	2.0" CAL
2	QUERCUS ELLIPSOIDALIS STREET TREE FORM	NORTHERN PIN OAK	2.0" CAL
* 60 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
PLANTING AREA, TYPICAL			

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH
★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

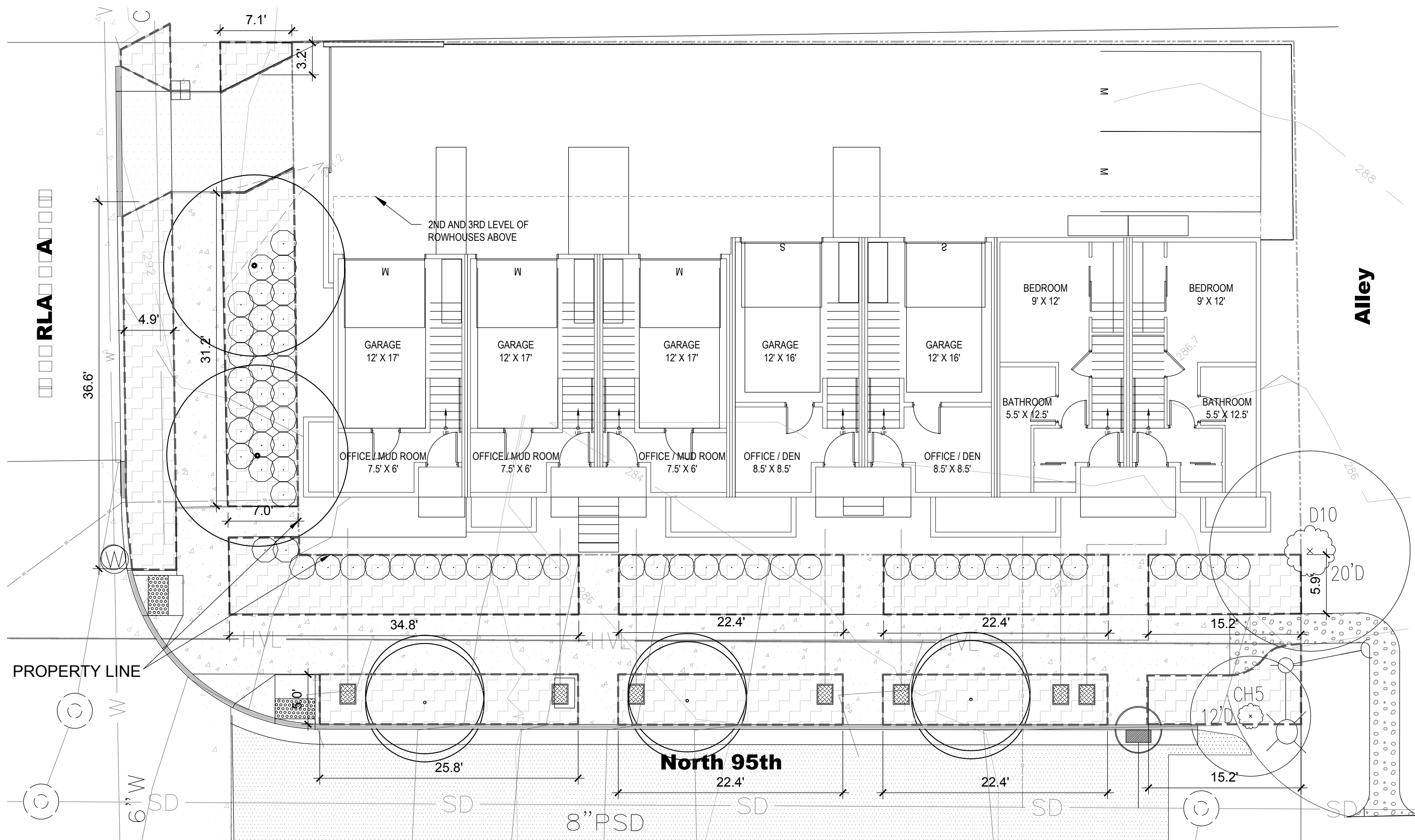
PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES
DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY **BEFORE** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES. BEN ROBERTS SDOT APPROVED STREET TREE VARIETY ON 3-23-2018 VIA EMAIL.

REMOVE EXISTING BIRCH TREE UNDER A SEPARATE PERMIT; REMOVAL WILL REQUIRE A 14-DAY PUBLIC NOTIFICATION POSTING PERIOD. CONTACT THE SDOT URBAN FORESTRY LANDSCAPE ARCHITECT'S OFFICE AT 684-TREE TO START THIS PROCESS.



1 LANDSCAPE PLAN IN R.O.W
1/8" = 1'-0"


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GREEN FACTOR SCORE SHEET FOR PLANTINGS IN R.O.W.

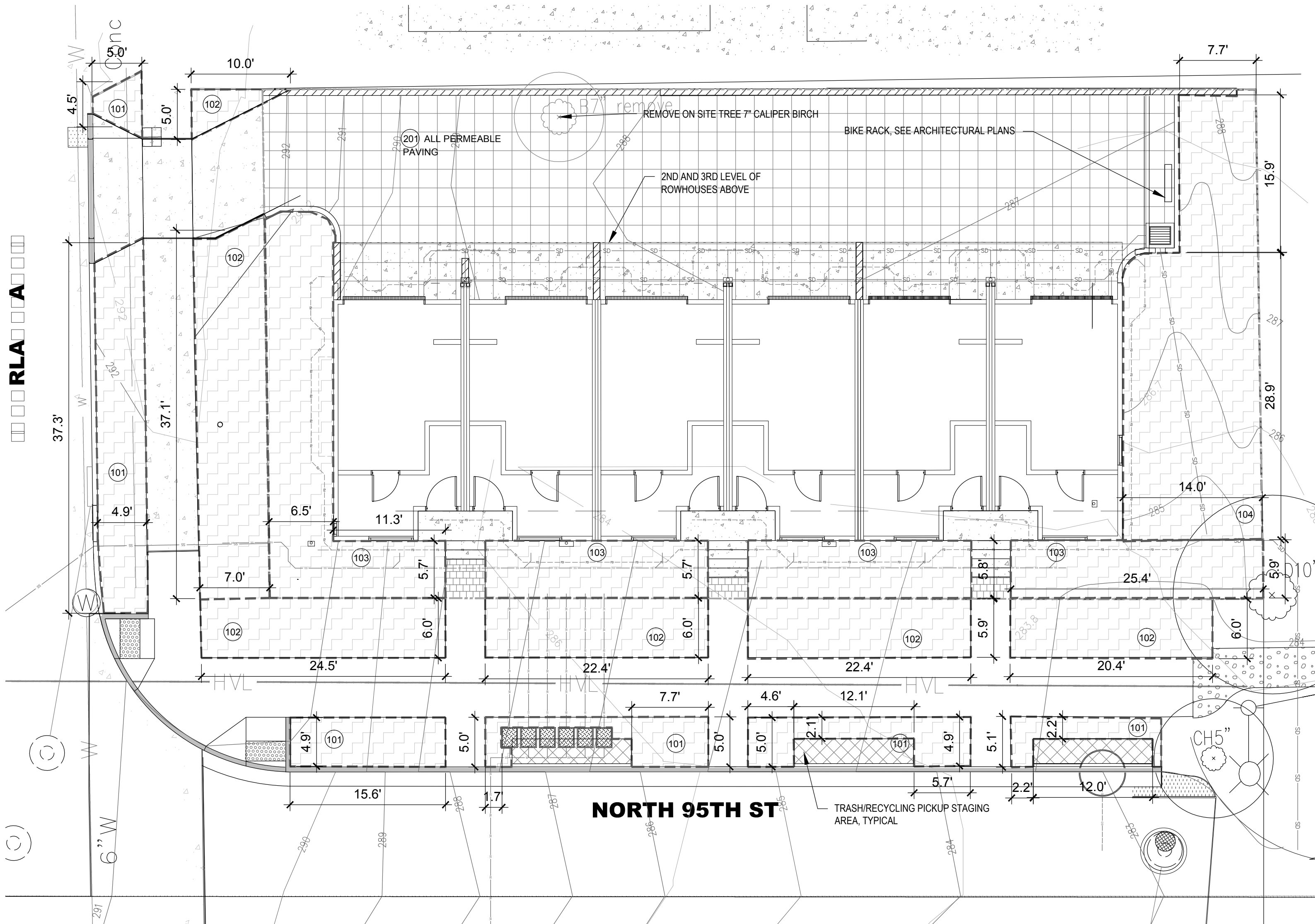
Green Factor Score Sheet		SEATTLE×green factor	
Project title: 9500 Interlake Ave N, LR zone, 0.6 min. Green Factor		enter sq ft of parcel	
Parcel size (enter this value first)		5,119	SCORE 0.383
Landscape Elements**		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1448	0.6 868.8
3	Bioretention facilities	enter sq ft	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1448	0.1 145
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 60 720	0.3 216
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0.3 -
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 3 450	0.3 135.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 2 500	0.4 200.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0 0	0.8 -
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4 -
2	Over at least 4" of growth medium	enter sq ft	0.7 -
D Vegetated walls			
		enter sq ft	0.7 -
E Approved water features			
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5 -
G Structural soil systems			
		enter sq ft 0	0.2 -
H Bonuses		sub-total of sq ft = 4,566	
1	Drought-tolerant or native plant species	enter sq ft 827	0.1 82.7
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 3,118	0.1 312
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		Green Factor numerator = 1,959	

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

FOR REFERENCE ONLY

Mar 29, 2018 3:44pm Neil
 C:\Users\Neil\AppData\Local\Temp\McPublish_7948\5500 Interlake Ave N L1.dwg L1.1

 STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 Neil Buchanan
 NEIL BUCHANAN

I:\DWG\COMMERCIAL\9500 Interlake Ave N\7-02-Xref\9500 Interlake Ave N Lidwg - Mon, 1 Jul 2019 - 13:15



GREEN FACTOR EXHIBIT

1/8" = 1'-0"

Green Factor Worksheet*

SEATTLE *green factor*



		Planting Area				Permeable Paving				TOTAL**
		101	102	103	104			201		
A1	square feet									0
A2	square feet	460	827	726	522					2535
A3	square feet									0
B1	square feet	460	827	726	522					2535
B2	# of plants	32	63	97	27					219
B3	# of trees		2		2					4
B4	# of trees	3								3
B5	# of trees									0
B6	# of trees	2								2
B7	# of trees									0
C1	square feet									0
C2	square feet									0
D	square feet									0
E	square feet									0
F1	square feet									0
F2	square feet							1360		1360
G	square feet									0
H1	square feet	460	827	726	522					2535
H2	square feet									0
H3	square feet	1994	1733	1890						5617
H4	square feet									0

* See Green Factor score sheet for category definitions

** Enter totals on the Green Factor score sheet

Green Factor Score Sheet

SEATTLE *green factor*



Project title: 9500 Interlake Ave N, LR zone, 0.6 min. Green Factor

enter sq ft of parcel: 5,119

Parcel size (enter this value first): 5,119

SCORE: 0.891

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	2535	0.6	1,521.0
3 Bioretention facilities	0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	2535	0.1	254
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	219	0.3	788
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	4	0.3	90
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	3	0.3	135.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0	0.4	-
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	2	0.4	280.0
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium		0.4	-
2 Over at least 4" of growth medium		0.7	-
D Vegetated walls			
		0.7	-
E Approved water features			
		0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel		0.2	-
2 Permeable paving over at least 24" of soil or gravel	1360	0.5	680.0
G Structural soil systems			
		0.2	-
H Bonuses	sub-total of sq ft = 10,508		
1 Drought-tolerant or native plant species	2535	0.1	253.5
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater		0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	5,617	0.1	562
4 Landscaping in food cultivation	0	0.1	-
Green Factor numerator = 4,562			

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

REVISIONS

BY

11-25-2019

26-24-2019

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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THE CITY OF SEATTLE
DEPARTMENT OF PUBLIC WORKS
APPROVED
Subject to Errors and Omissions
10/8/2019

APPROVAL

Project at
9500 Interlake Ave N, Seattle WA
GREEN FACTOR EXHIBIT

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
NEL BUCHANAN
CERTIFICATE No. 513

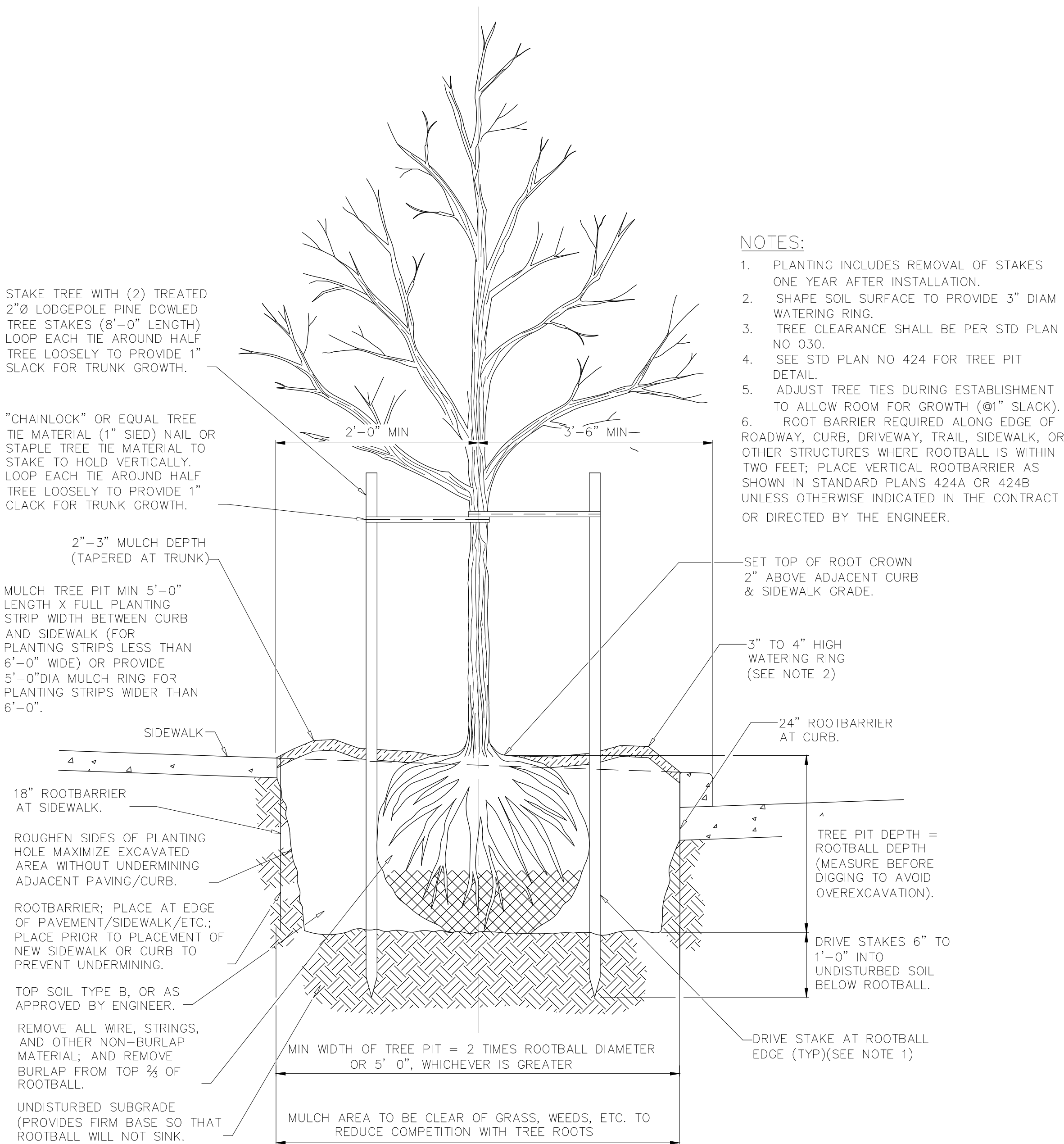
DATE: 5-23-2018
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.1

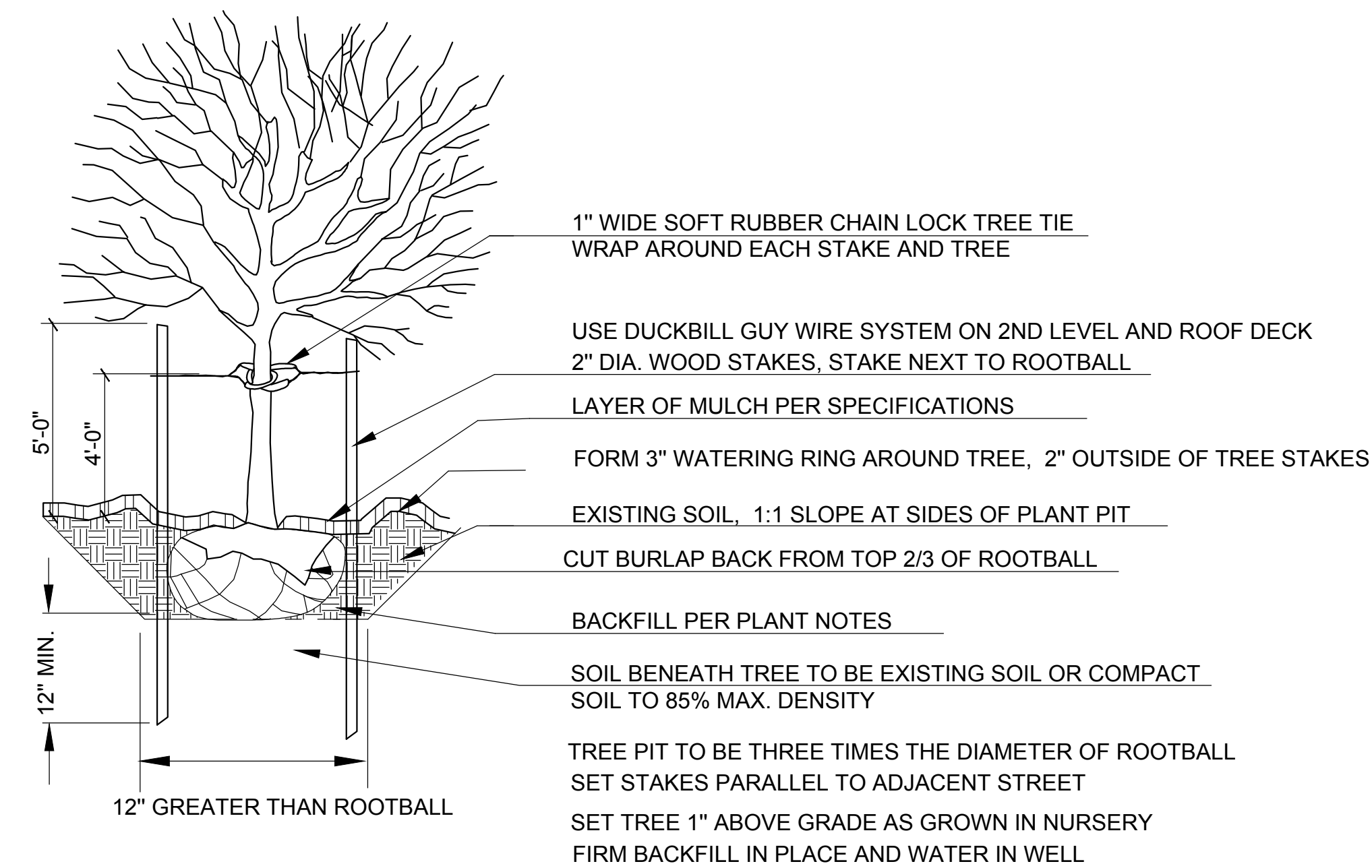
2 of 3 SHEETS

FOR BUILDING PERMIT SUBMITTAL, REVISION #2

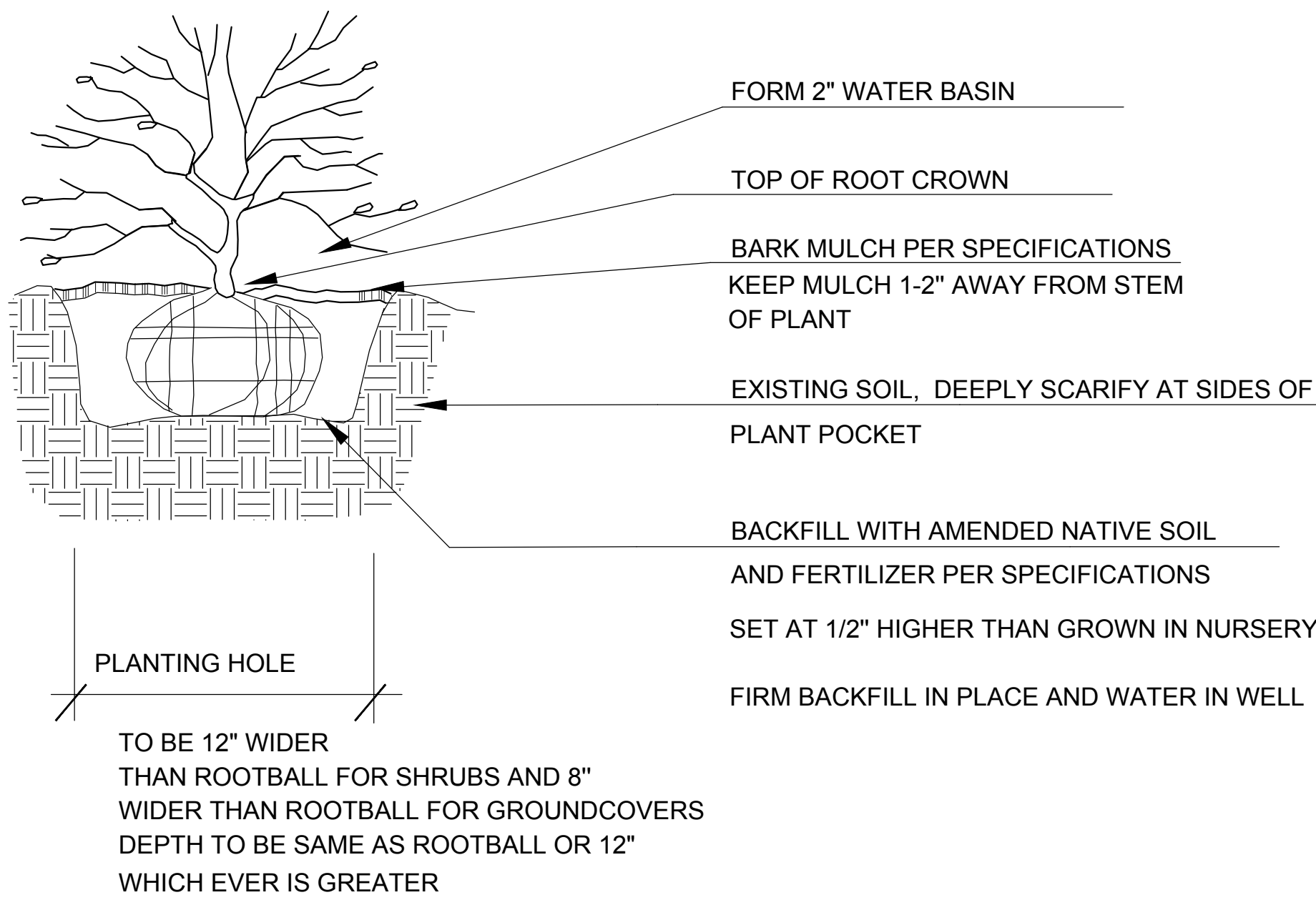
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SDOT STREET TREE PLANTING DETAIL #100A



1 TREE PLANTING DETAIL



1 SHRUB PLANTING DETAIL

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiar themselves with the project including all underground utilities.

Subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch. Subgrade for lawn areas to be 4" below finished grade to allow for topsoil. Till/loosen/excavate existing soil to depth of 10". Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub and lawn areas. Till into 8" of soil. Compact soil to 80% to prevent settling. Coordinate soil level in lawn areas with thickness of sod.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

If project includes creating planting areas where pavement or a driveway is located, over excavate so that all underlying gravel base is removed. Add sandy loam soil in 8" lifts and compact to 85% if necessary to build up area to subgrade depth specified above. Then follow soil prep. instructions above.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium Fir Bark.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

Owner is responsible for providing watering through at least the first two growing seasons.

FOR BUILDING PERMIT SUBMITTAL, REVISION #2

REVISIONS	BY
1	1-25-2019
2	6-24-2019

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

APPROVAL

Project at
9500 Interlake Ave N, Seattle WA
PLANTING NOTES AND DETAILS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
CERTIFICATE No. 513

DATE: 5-23-2018
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.2

3 of 3 SHEETS

STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2015 Edition, as adopted and modified by the City of Seattle, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

SCOPE OF STRUCTURAL WORK: Seven unit townhome building with three stories and a roof deck.

DEFINITIONS: The following definitions apply to these general notes:

- "Structural Engineer of Record" (EOR) - The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- "Specialty Structural Engineer" (SSE) - A licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE license issued by the State of Washington.
- "Deferred Submittals - Deferred Submittal is engineering work to be designed-by-others or bidder-designed.

NOTE PRIORITIES: Notes on the individual drawings shall govern over these general notes.

SPECIFICATIONS: Refer to these notes, structural drawings, and architectural drawings which serve as specifications for this project.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

ARCHITECTURAL DRAWINGS: Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, curtain walls, stairs, elevators, cuts, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

The contractor shall submit plans showing the location, weight, size and anchorage of all hangers supporting all mechanical, electrical, plumbing or sprinkler loads in excess of 50 pounds. All roof-mounted equipment shall be included on these plans and shall show the weights, sizes, mounting/attachment details, and locations. Submit plans to the EOR for review prior to installation.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation or drilling.

ADJACENT UTILITIES: The contractor shall determine the locations of all adjacent underground utilities prior to excavation. Any utility information shown on the drawings and details is approximate and not necessarily accurate.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

SNOW LOAD: The roof snow load is determine by using Chapter 7 of ASCE 7-10 in accordance with IBC Section 1606 and with the following factors:

Minimum roof design load 25 psf without drift
Ground Snow Load, Pg = 20 psf
Importance Factor, Is = 1.0
Flat Roof Snow Load, Pf = 19 psf
Thermal Factor, Ct = 1.0

WIND DESIGN: Wind load is determined using Chapter 27 of ASCE 7-10 in accordance with IBC Section 1609 with the following factors:

Basic Wind Speed (3-Second Gust)	V = 110 MPH
Wind Importance Factor Iw = 1.0	Risk Category = II
Exposure Category = B	GCPi = ±0.18
Components & Cladding Pressure = 15 PSF	Components & Cladding End Zone Pressure = 20 PSF
Kzt = 1.0 (Per City of Seattle DCI Kzt Map)	

Analysis Procedure - All Heights per ASCE 7, Table 27.2-1

SEISMIC DESIGN: Earthquake design is determined using Chapter 12 ASCE 7-10 in accordance with IBC Chapter 16 with the following factors:

Importance Factor Ie = 1.0	
Risk Category= II	Sds = 0.845 g
Ss = 1.287 g	Sd1 = 0.0,496 g
S1 = 0.494 g	
Site Class = D	Seismic Design Category = D

- Wood Structure
- Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance
- Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-10, Section 12.8
- R=6.5
- Cs=0.129
- Cd=4
- W = 2.5

DESIGN BASE SHEAR: Design Base Shear (Wind Governed EW, Seismic Governed N/S) (ASD), V = 14.K (EW), 6.2K (N/S)

DEFLECTIONS:

Floor Total Load Deflection Limit:	L/360
Floor Live load Deflection Limit:	L/480
Roof Total Load Deflection Limit:	L/240
Roof Live load Deflection Limit:	L/360

LIVE LOADS:

Roof (Live)	20 PSF
Roof (Snow)	25 PSF
Balconies and Decks	1.5 X occupancy served
Residential Floor	40 PSF
Balcony Railing & Guardrails (Residential)	200# (TOP RAIL)

- (1) Non-concurrent with top chord live load
- (2) Component reactions need not be combined with top rail loadings.

DEFERRED SUBMITTAL LOADS: All pre-engineered, pre-fabricated, pre-manufactured, or other products designed by others shall be designed for the tributary dead and live loads plus wind, earthquake, and component, and cladding loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

Roof Dead Load	20 PSF
Top Chord Dead Load	12 PSF
Bottom Chord Dead Load	8 PSF
Roof Live Load	20 PSF
Top Chord Live Load	15 PSF
Bottom Chord Live Load	5 PSF
Floor Dead Load	15 PSF
Total Deflection Limit	L/240
Live Load Deflection Limit	L/360
Truss Uplift Load (Gross)	10 PSF

SUBMITTALS

SUBMITTALS: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items as noted below. The contractor shall review and place a shop drawings stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional submittals required for this project are specified in the specific sections below. Reference the individual material section for specific information to be included in the submittal. .

If the shop drawings differ from or add to the design of the Structural drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design..

Concrete reinforcing
Concrete mix designs
Gulam beams
PSULSLs
TJI framing

ALTERNATES: Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ES/IRAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

SHOP DRAWING REVIEW: Review by the Archited/EOR is for general compliance with the design concept and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a secure manner. When shop drawings (component design drawings) differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

DEFERRED SUBMITTALS: Per IBC Section 107.3.4.1, drawings, calculations, and product data for the design and fabrication of items that are designed-by-others shall bear the seal and signatures of the Washington State Registered Professional Engineer (SSE) who is responsible for the design and shall be submitted to the Architect/EOR and the building department for review prior to fabrication. Allow one week for EOR review time.

The SSE shall submit stamped and signed calculations and shop drawings to the EOR for review. Review of the SSE's shop drawings is for general compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, and proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. Submitted drawings shall indicate all reaction forces imparted to the primary structure. The design of the connection to the primary structure is the responsibility of the supplier and SSE. Submitted calculations are for cursory review only and will generally not be returned.

Deferred submittals include but are not limited to the following:
Prefabricated Wood Roof Trusses/Joists (RTJ/RJ)
Handrails & Guardrails
Pre-Fabricated Wood Components - shear walls/wood panels

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-10, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per the bidder-design contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

SPECIAL INSPECTIONS: In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special inspections shall meet the requirements outlines in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements. The EOR shall be independent of the special inspection process. All questions regarding Special Inspections shall be directed to the Building Department or an approved special inspection agency.

Reference plans for the Special Inspection Schedule for this project containing all inspection, special inspection, and structural observation requirements. The registered design professional in responsible charge shall prepare a Statement of Special Inspections in accordance with Section 1704.31 for submittal in accordance with Sec 1704.2.3.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to the inspection requirements of the same material or construction type used for this project.

STRUCTURAL OBSERVATIONS: When required by the provisions of Section 1704.6.1 or 1704.6.2, the Owner or the Owner's authorized agent shall employ the EOR to perform structural observations. Structural observations do not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other sections in the code.

The following structural observations are required to be completed by the EOR during construction. The EOR is to be notified when elements listed below are substantially complete and ready for observation. Contact the EOR a minimum of (2) business days prior to covering the work .

- Substantial completion of Floor Framing & Diaphragm Nailing, Shearwall Nailing & Holdowns
- Substantial completion of Roof Framing & Diaphragm Nailing, Shearwall Nailing & Holdowns

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: A geotechnical report was not provided for this project. Code allowable minimum soil values were used.

GEOTECHNICAL INSPECTION: The third-party inspector shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and provide a letter to the Owner stating that soils are adequate to support the "Allowable Foundation Pressure" shown below. Soil compaction shall be supervised by an approved testing agency or Geotechnical Engineer. Site soil conditions, fill placement, and load-bearing requirements shall be as required by Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official prior to placing concrete. The Building Official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent area is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 - 1803.5.6 and Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES: (Assumed)

Allowable Soil Bearing Pressure
1500 PSF DL + LL
2000 PSF DL + LL + Seismic/wind
Retaining Walls
Passive Lateral Pressure 200 PSF/FT
Active Lateral Pressure (unrestrained) 30 PSF/FT
Active Lateral Pressure (restrained) 60 PSF/FT
Uniform Seismic 8H
Coefficient of Sliding Friction 0.25

SLABS-ON-GRADE & FOUNDATIONS: All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil per the Geotechnical report or as noted in these documents. Exterior perimeter footings shall bear not less than 18 inches below finish grade, or as required by the Geotechnical Engineer and the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

FOUNDATION STEM WALLS: Unless otherwise noted on the drawings, the maximum unbalanced soil condition for all foundation stem walls (difference in elevation between interior and exterior soil grades) shall be 2'-6". Maintain a minimum 8" separation between finish grade and untreated wood framing.

BACKFILLING: Backfill behind retaining and foundation walls shall be of free-draining material placed in maximum loose lifts of 12" or as directed by the Geotechnical Report. Backfill behind walls shall not be placed before the wall is properly supported by the floor slab or temporary bracing. Backfill shall be compacted using hand-operated equipment only. The contractor shall refrain from operating heavy equipment behind retaining and foundation walls within a distance equal to or greater than the height of the wall, unless otherwise approved by the EOR. All topsoil organics and loose surface soil shall be removed from beneath fill supporting concrete slab or paving.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conforms to the latest editions of the following:

- (1) ACI 318 "Building Code Requirements for Structural Concrete and Commentary".
- (2) IBC Chapter 19.

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

MATERIALS: Conform to ACI 318 Chapters 19 & 20.

SUBMITTALS: Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

Member Type/Location	TABLE OF MIX DESIGN REQUIREMENTS					
	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max W/C Ratio	Minimum Air Content
Foundations - residential footings & stem walls below grade	3500	28	1"	F1, C0	0.45 (0.55 max)	4.5%
Exterior Slabs-on-Grade	5000	28	1"	F3, C2	0.40	6.0%
Interior Slabs-on-Grade	3000	28	1"	F0, C0	0.45	-

MIX DESIGN NOTES:

- (1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.
- (2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.2.9b. Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.
- (3) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
- (4) Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
- (5) Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.
- (6) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045% at 28 days measured in accordance with ASTM C157.
- (7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.

FORMWORK: Conform to ACI 301 Sec 2 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 fc.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Sec 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: Conform to ACI 301 Sec 5.

CONCRETE CURING: Provide curing compounds for concrete as follows:

- (1) Apply specified curing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
- (2) Use membrane curing compounds that will not affect surfaces to be covered with finish materials applied directly to concrete.
- (3) Apply curing compound at rate equivalent to rate of application at which curing compound was originally tested for conformance to requirements of ASTM C309.
- (4) Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
- (5) All concrete must achieve [2500] PSI compressive strength before being subjected to freezing and thawing cycles.
- (6) Apply two separate coats with first allowed to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

CONSTRUCTION JOINTS: Conform to ACI 301 Sec 2.2.2.5, 5.1.2.3a, 5.2.2.1, and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retarder, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, roughen surfaces to 1/4" amplitude.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items.

GROUT: Use 7000 PSI non-shrink grout for column base plates.

GROUTED REBAR AND ANCHOR BOLTS: Follow manufacturer's written instructions: drill holes in existing concrete to depth noted on plans or to depth as necessary to develop the strength of the rebar listed in the manufacturer's ICC-ES/IRAPMO-ER report. Drill the hole diameter per manufacturer's instructions. Roughen sides of holes by percussive drilling methods. Holes shall be brushed and blown free of debris and surface residue before grouting operation. Special Inspection as required per the special inspection tables.

TESTING AND ACCEPTANCE:

Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the EOR directs. After 56 days, unless notified by the EOR to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

Acceptance: Strength is satisfactory when:

- The averages of all sets of 3 consecutive tests equal or exceed the specified strength. No individual test falls below the specified strength by more than 500 psi. A "test" for acceptance is the average strength of the two cylinders tested at the specified test age.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:

- (1) ACI 301 "Standard Specifications for Structural Concrete," Sec 3 "Reinforcement, and Reinforcement Supports."
- (2) IBC Chapter 19, Concrete.
- (3) ACI 318 and ACI 318R.
- (4) ACI SP-86 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
- (5) CRSI MSP-2 "Manual of Standard Practice."
- (6) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:	
Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A185
Bar Supports	CRSI MSP-2, Chapter 3 "Bar Supports."
Tie Wire	16.5 gage or heavier, black annealed.

FABRICATION: Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-86 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec 3.2.2.2. "Welding" and provide ASTM A706, Grade 60 reinforcement.

PLACING: Conform to ACI 301, Sec 3.3.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3.

Concrete cast against earth	3"
Concrete exposed to earth or weather (#5 & smaller)	1-1/2"
Concrete exposed to earth or weather (#6 & larger)	2"
Bars in interior slabs and walls	3/4"

SPICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to "Lap Splice & Development Schedule" on plans for typical splices. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR. WWP to be lapped a minimum 8" on all sides and edges.

FIELD BENDING: Conform to ACI 301 Sec 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

CORNERS BARS: Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, UNO.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with EOR prior to rebar fabrication.

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall
10"	#4 @ 16" OC	#4 @ 16" OC	Each Face
12"	#4 @ 12" OC	#4 @ 12" OC	Each Face

STRUCTURAL STEEL

DESIGN STANDARDS: Structural steel for this project is designed in accordance with the latest edition of the AISC Steel Construction Manual.

REFERENCE STANDARDS: Conform to:

- (1) AISC "Code of Standard Practice for Steel Buildings & Bridges."
- (2) RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
- (3) AWS D1.1 "Structural Welding Code - Steel."
- (4) AWS D1.3 "Structural Welding Code - Sheet Steel."
- (5) AWS D1.8 "Structural Welding Code - Seismic Supplement."
- (6) AISC 341 "Seismic Provisions for Structural Steel Buildings."
- (7) ASCE 3 "Standard for the Structural Design of Composite Slabs."

SUBMITTALS:

- (1) Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."
- (2) Submit welder's certificates verifying qualification within past 12 months.
- (3) Submit manufacturer/supplier certifications for compliance with bolt/fastener specifications.
- (4) Submit mill test reports indicating physical and chemical properties for all structural steel required by the applicable ASTM material specification.

MATERIALS:

Structural WF Shapes	ASTM A992, Fy = 50 ksi
Other Structural Shapes	ASTM A36, Fy = 36 ksi
Bars & Plates	ASTM A36, Fy = 36 ksi
HSS Structural Tubing	ASTM A500, Grade B, Fy = 46 ksi
Anchor Bolts & Bolts in Wood	ASTM A307
High-Strength Bolts	ASTM A325 or ASTM F1852, Type 1, Plain
Nuts	ASTM A563 or ASTM A194, Grade 2H
Washers (flat or beveled)	ASTM F436
Anchor Rods (hooked, headed, threaded/nutted)	ASTM F1554, Grade 36 weldable
Welding Electrodes	E70XX, 70 ksi, low hydrogen, typical
Expansion Anchors	Per Drawings Simpson Strong-Tie
Adhesive Anchors	Per Drawings Simpson SET-XP
Concrete Screws	Simpson TITEN HD

WELDING: Conform to AWS D1.1. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

HIGH-STRENGTH BOLTING: High-Strength bolts shall be installed per Joint Type ST - "snug tight" per RCSC Specification Sec 4. ASTM A325 bolts shall conform to the RCSC Specification Sec 2 designed with ASTM A325-N bolts - "threads included in the shear plane". All bolt holes shall be standard size per code. Slotted or over-size holes must be approved by the EOR.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications.

SHOP PAINTING: Conform to AISC 360, AISC Specification Sec M3, and AISC Code Sec 6.5. Do not paint steel to be embedded in concrete, fireproofed, or concealed by the interior building finish. Do not paint surfaces to be field welded or where slip-critical bolts are specified. All other interior steel shall be painted with one coat of grey shop primer. All exposed exterior steel shall be painted with an exterior multi-coat system as per the Architect or project specifications or galvanized per section below. Field touch-up painting shall be with primer for exposed interior surfaces and as per the Architect or project specifications for exposed exterior surfaces.

GALVANIZING: Where required, all exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC Code Sec 7.11.

BRACING: The contractor shall provide temporary bracing by AISC Specification Sec M4.2 "Bracing" and AISC Code Sec 7.10 "Temporary Support of Structural Steel Frames."

(STRUCTURAL GENERAL NOTES CONTINUED ON S.1.)

SHEET INDEX	
SHEET #	DESCRIPTION
S1.0	GENERAL NOTES & SHEET INDEX
S1.1	GENERAL NOTES (CONTINUED) & ABBREVIATIONS
S1.2	SPECIAL INSPECTION SCHEDULES
S1.3	SPECIAL INSPECTION SCHEDULES (CONTINUED)
S2.0	LEVEL 1 FOUNDATION & SHEAR WALL KEY PLAN
S2.1	LEVEL 2 &

STRUCTURAL NOTES (CONTINUED)

WOOD FRAMING

REFERENCE STANDARDS: Conform to:

- (1) IBC Chapter 23 "WOOD,"
- (2) NDS and NDS Supplement - "National Design Specification for Wood Construction,"
- (3) ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction,"
- (4) BCSI 2013 "Building Component Safety Information."

DEFERRED SUBMITTALS: Submit product data and proof of ICC-ESR/IAPMO-ER approval for framing members and fasteners that have been designed by others. Submit calculations prepared by the SSE in the state of Washington for all members and connections designed by others along with shop drawings. All necessary bridging, blocking, blocking panels and web stiffeners shall be detailed and furnished by the supplier. Temporary and permanent bridging shall be installed in conformance with the manufacturer's specifications. Deflection limits shall be as noted under DESIGN LOADS section. Products included are:

Open web wood joists (OWWJ)

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x4, 3x4, 2x6, 3x6	DF	No. 2
Posts	4x4, 4x6, 4x8	DF	No. 2
Joists	2x6 – 2x12	DF	No. 2
Beams	4x8 – 4x12	DF	No. 2
Beams	6x8 – 6x12	DF	No. 1
Posts	6x6, 8x8	DF	No. 1

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood based material. Conform to Product Standards PS-1-95 and PS-2-92 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

Location	Minimum APA Rating			
	Thickness	Span Rating	Plywood Grade	Exposure
Roof	19/32"	40/20	C-D	1
Floor	23/32" T&G	24 OC	Sturd-I-Floor	1
Walls	15/32"	32/16	C-D	1
Walls(Alt)	7/16" OSB	24/16	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4"	0.148"

Lag Bolts/Thru-Bolts/Anchor Bolts: Conform to ASTM A307. Provide plate washers/BPS washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not countersink holdown bolts.

Engineered Wood Products (EWP): The following materials are based on lumber manufactured by TrusJoist by Weyerhaeuser. Trus-Joist by Weyerhaeuser was used as the basis of design for this project. Alternate products by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load and stiffness properties and are reviewed and approved by the EOR. A HUD Material Release form is required for all manufactured wood products listed below.

- a) Laminated Veneer Lumber (LVL): Conform to ICC ES Report No. ESR-1387, CCMC Report No. 12627-R, or NES Report No. NER-481.
- b) Parallel Strand Lumber (PSL): Conform to ICC ES Report No. ESR-1387, CCMC Report No. 11161-R, or NES Report No. NER-481. Use 2.0E, unless noted otherwise.
- c) Laminated Strand Lumber (LSL): Conform to ICC ES Report No. ESR-1387, CCMC Report No. 12627-R, or NES Report No. NER-481.
- d) Open Web Wood Joists (OWWJ): Conform to ICC ES Report No. PFC-4354/ESR-1774 or NES Report No. NER-148. The manufacturer shall design the joists for the spans and conditions shown on the plans. Joists shall have wood chords and either wood or metal webs.
- e) I-JOISTS: Conform to ICC ES Report No. ER-1153. Products shall be tested and evaluated in accordance with ASTM D5055. The manufacturer shall design the joists for the spans and conditions shown on the plans. Joists shall have wood chords and solid wood webs.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304.10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the drawings, construction shall conform to IBC Sec 2308 "Conventional Light-Frame Construction" and IBC Sec 2304 "General Construction Requirements."

- (1) Wall Framing (Unless noted otherwise on plans and details) All interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x6 @ 16"OC. Provide (2) bundled studs min at wall ends and each side of all openings. All solid sawn lumber beams and headers shall be supported by a minimum of (1) trim and (1) king stud and all glulam or engineered wood beams and headers by (2) trim and (2) king studs. Provide minimum (2) 2x6 headers at all interior wall openings. Exterior openings to have rim header, typical. Stitch-nail bundled studs with (2) 10d @ 12"OC. Provide solid blocking thru floors to support below for bearing walls and posts. Attach bottom plates of stud walls to wood framing below with 16d @ 12"OC or to concrete with 5/8"-dia. anchor bolts x 7" embedment at 48"OC, uno in shear wall schedule. Refer to shear wall schedule for specific sheathing, stud, and nailing requirements at shear walls. Provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces.
- (2) Roof/Floor Framing: (Unless noted otherwise on plans and details) Provide double joists/rafters under all parallel bearing partitions and solid blocking at all bearing points. Provide double joists around all roof/floor openings. Multi sawn lumber joists/rafters shall be stitch-nailed together with (2) 10d @ 12"OC. Provide roof sheathing edge clips centered between framing at unblocked plywood edges. All floor sheathing shall have tongue and groove joints or be supported by solid blocking. Allow 1/8" spacing at all panel edges and ends of roof/floor sheathing. Roof/floor sheathing shall be laid face grain perpendicular to framing members.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate. Refer to TESTING & INSPECTIONS for the verification of these limits. The maximum moisture content required may be less than 19% when based on a particular cladding/insulation system. Refer to the Architect's drawings, and project specifications, or with cladding installer for maximum recommended moisture content.

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark.

METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

NAILERS ON STEEL COLUMNS AND BEAMS: Wood 3x nailers are required at all steel columns and steel beams abutting or embedded within wood framing. Unless noted otherwise, attach the wood to the steel with 5/8" diameter bolts or welded threaded studs at 16" oc UNO on plan. Wood nailers on beams that support joist hangers shall not overhang the beam flange by more than 1/4".

ANCHORS

POST-INSTALLED ANCHORS: Provide post-installed anchors as specified in these drawings.

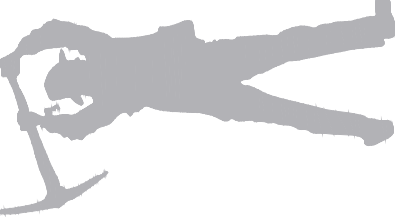
Use of alternate products, or of post-installed anchors at locations not shown in these drawings, is subject to the approval of the Architect/EOR. Submit proposed anchors to the Architect/EOR with an ICC-ESR/IAPMO-ER report valid for the 2015 IBC or municipality where the building is to be constructed. Submitted ICC/IAPMO reports shall demonstrate that the anchors are suitable for use in cracked concrete. Use acrylic anchors of equivalent strength when base material falls below 40F. Install anchors in strict accordance to ICC-ESR/IAPMO-ER report and manufacturer's instructions. Where anchors resist seismic loads, submitted ICC-ESR/IAPMO-ER reports shall demonstrate that the anchors are suitable for the resistance of seismic loads.

CONCRETE SCREWS: Concrete screws shall be SIMPSON Titen HD or EOR approved equal with current ICC-ESR/IAPMO-ER report. Install screws in accordance with manufacturer's instructions. Embedment lengths shall be as shown on the drawings.

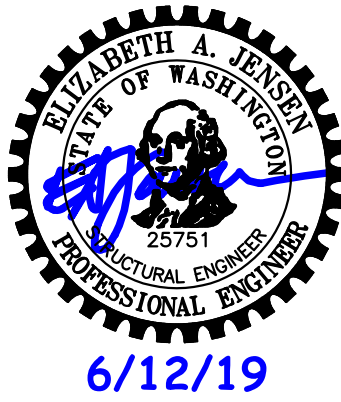
STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	Ld	DEVELOPMENT LENGTH
ADD'L	ADDITIONAL	LLH	LONG LEG HORIZONTAL
ADJ	ADJACENT	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LONGIT	LONGITUDINAL
ARCH	ARCHITECT(URAL)	LS	SPLICE LENGTH
ATR	ALL-THREADED ROD	LSH	LONG SLOTTED HOLE
B /	BOTTOM OF	LSL	LAMINATED STRAND LUMBER
BN	BOUNDARY NAILING	LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING	MAT'L	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BOTT	BOTTOM	MEZZ	MEZZANINE
BR	BRACE	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
C	CAMBER	MTL	METAL
CL, C	CENTERLINE	MU	MECHANICAL UNIT
CIP	CAST IN PLACE	(N)	NEW
CJ	CONSTRUCTION or CONTROL JOINT	NIC	NOT IN CONTRACT
CJP	COMPLETE JOINT PENETRATION	NOM	NOMINAL
CLR	CLEAR(ANCE)	NTE	NOT TO EXCEED
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS	OSB	ORIENTED STRAND BOARD
CTRD	CENTERED	OVS	OVERSIZED ROUND HOLE
CTSK	COUNTERSINK	OWSJ	OPEN WEB STEEL JOIST
DBA	DEFORMED BAR ANCHOR	OWWJ	OPEN WEB WOOD JOIST
DBL	DOUBLE(R)	PL, C	PLATE
DET	DETAIL	PERM	PERIMETER
DF	DOUGLAS FIR	PERP	PERPENDICULAR
DIAG	DIAGONAL	PLY	PLYWOOD
DJ	DECK JOIST	PP	PARTIAL PENETRATION WELD
DN	DOWN	PRE-MFR	PRE-MANUFACTURED
DP	DEPTH	PSL	PARALLEL STANDED LUMBER
DWL	DOWEL	P-T	POST-TENSIONED
DWG	DRAWING	P.T.	PRESSURE TREATED
EA	EACH	R	RADIUS
EF	EACH FACE	REF	REFERENCE
EN	EDGE NAILING	REINF	REINFORCING
EL	ELEVATION	REQ'D	REQUIRED
EMBED	EMBEDMENT	RET	RETAINING
ENGR	ENGINEER	RJ	ROOF JOIST
EQ	EQUAL	RT	ROOF TRUSS
ES	EACH SIDE	SC	SLIP CRITICAL
EW	EACH WAY	SCHED	SCHEDULE
(E)	EXISTING	SECT	SECTION
EXP	EXPANSION	SHGT	SHEATHING
EXT	EXTERIOR	SIM	SIMILAR
F /	FACE OF	SOG	SLAB-ON-GRADE
FB	FLAT BAR	SPEC	SPECIFICATION
FD	FLOOR DRAIN	SQ	SQUARE
FIN	FINISH	SS	SELECT STRUCTURAL
FJ	FLOOR JOIST	SSH	SHORT SLOTTED HOLE
FLR	FLOOR	STD	STANDARD
FNDR	FOUNDATION	STIFF	STIFFENER
FTG	FOOTING	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	SW	SHEAR WALL
GB	GRADE BEAM	SYM	SYMMETRICAL
GEN	GENERAL	T /	TOP OF
GEOTECH	GEOTECHNICAL	T&B	TOP & BOTTOM
GLB	GLUE LAMINATED BEAM	T&G	TONGUE & GROOVE
GR	GRADE	THK, THKN	THICK, THICKENED
GT	GIRDER TRUSS	THRU	THROUGH
GWB	GYPNUM WALL BOARD	TJ	TRUSS I-JOIST
HD	HOLDOWN	TRANSV	TRANSVERSE
HDR	HEADER	TYP	TYPICAL
HF	HEM-FIR	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	URM	UNREINFORCED MASONRY
HSS	HOLLOW STRUCTURAL SECTION	VERT	VERTICAL
HT	HEIGHT	WHS	WELDED HEADED STUD
ID	INSIDE DIAMETER	WP	WORKING POINT
INT	INTERIOR	WS	WEB STIFFENER
JT	JACK TRUSS	WTS	WELDED THREADED STUD
		WWF	WELDED WIRE FABRIC

DEI
DIBBLE ENGINEERS INC
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425.828.4200





SEAL:



INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/JLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP. 
08.12.2019 BLDG. DEPT. RESP. 

JURISDICTIONAL STAMP:

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

SHEET TITLE:

STRUCTURAL
GENERAL NOTES
& ABBREVIATIONS

SHEET NUMBER:

S 1.1

TABLE 1				
REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
SOILS				
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	
PERFORM CLASSIFICATION OF COMPACTED FILL MATERIALS	TABLE 1705.6, 1903.5.1	GEOTECHNICAL REPORT	Periodic	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	TABLE 1705.6	GEOTECHNICAL REPORT	Continuous	BY THE GEOTECHNICAL ENGINEER
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	
TABLE 2				
REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
FABRICATION				
FABRICATORS (FIELD WELDING AND UNREGISTERED FABRICATOR SHOPS)	1704.2.5		Periodic	SPECIAL INSPECTIONS APPLY TO VERIFICATION OF DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES INCLUDING REVIEW FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS
APPROVED FABRICATORS (REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION)	1704.2.5.1			SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE STATE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
CONCRETE				
INSPECTION OF REINFORCING STEEL AND PLACEMENT.	TABLE 1705.3, 1908.4	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	Periodic	
WELDING REINFORCING STEEL	TABLE 1705.3			
a) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	TABLE 1705.3	ACI 318: 26.6.4, AWS D1.4	Periodic	
b) SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	TABLE 1705.3	ACI 318: 26.6.4, AWS D1.4	Periodic	
c) ALL OTHER WELDS	TABLE 1705.3	ACI 318: 26.6.4, AWS D1.4	Continuous	
INSPECTION OF ANCHORS CAST IN CONCRETE	TABLE 1705.3, 1901.3	ACI 318: 17.8.2	Periodic	
INSPECTION OF POST-INSTALLED ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	TABLE 1705.3, 1901.3	ACI 318: 17.8.2.4, ICC EVALUATION REPORT	Continuous	ANCHOR INSTALLATION SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	TABLE 1705.3, 1901.3	ACI 318: 17.8.2, ICC EVALUATION REPORT	Periodic	SPECIAL INSPECTIONS APPLY TO ANCHOR PRODUCT NAME, TYPE, AND DIMENSIONS, HOLE DIMENSIONS, COMPLIANCE WITH DRILL BIT REQUIREMENTS, CLEANLINESS OF THE HOLE AND ANCHOR, ADHESIVE EXPIRATION DATE, ANCHOR/ADHESIVE INSTALLATION, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE
VERIFYING USE OF REQUIRED MIX DESIGN(S)	TABLE 1705.3, 1904.1, 1904.2, 1908.2, 1908.3	ACI 318: Ch. 19, 26.4.3, 26.4.4	Periodic	
INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	TABLE 1705.3, 1910.6, 1908.7, 1908.8	ACI 318: 26.5	Continuous	

TABLE 2 (CONTINUED)				
STEEL				
FABRICATION OF STRUCTURAL ELEMENTS	1705.2			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
WELDING				
1. INSPECTION TASKS PRIOR TO WELDING	AISC 360-10 TABLE N5.4-1			
A. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE			Continuous	
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			Continuous	
C. MATERIAL IDENTIFICATION (TYPE/GRADE)			Periodic	
D. WELDER IDENTIFICATION SYSTEM			Periodic	
F. CONFIGURATION AND FINISH OF ACCESS HOLES			Periodic	
G. FIT-UP OF FILLET WELDS			Periodic	
1) DIMENSIONS (ALIGNMENT, GAPS AT ROOT)			Periodic	
2) CLEANLINESS (CONDITION OF STEEL SURFACES)			Periodic	
3) TACKING (TACK WELD QUALITY AND LOCATION)			Periodic	
H. CHECK FIELD WELDING EQUIPMENT			Periodic	
2. INSPECTION TASKS DURING WELDING	AISC 360-10 TABLE N5.4-2			
A. USE OF QUALIFIED WELDERS			Periodic	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			Periodic	
1) PACKAGING			Periodic	
2) EXPOSURE CONTROL			Periodic	
C. NO WELDING OVER CRACKED TACK WELDS			Periodic	
D. ENVIRONMENTAL CONDITIONS			Periodic	
1) WIND SPEED WITHIN LIMITS			Periodic	
2) PRECIPITATION AND TEMPERATURE			Periodic	
E. WPS FOLLOWED			Periodic	
1) SETTINGS ON WELDING EQUIPMENT			Periodic	
2) TRAVEL SPEED			Periodic	
3) SELECTED WELDING MATERIALS			Periodic	
4) SHIELDING GAS TYPE/FLOW RATE			Periodic	
5) PREHEAT APPLIED			Periodic	
6) INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)			Periodic	
F. WELDING TECHNIQUES			Periodic	
1) INTERPASS AND FINAL CLEANING			Periodic	
2) EACH PASS WITHIN PROFILE LIMITATIONS			Periodic	
3) EACH PASS MEETS QUALITY REQUIREMENTS			Periodic	
3. INSPECTION TASKS AFTER WELDING	AISC 360-10 TABLE N5.4-3			
A. WELDS CLEANED			Periodic	
B. SIZE, LENGTH AND LOCATION OF WELDS			Continuous	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA: CRACK PROHIBITION, WELD/BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT & POROSITY			Continuous	
D. ARC STRIKES			Continuous	
E. WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS			Continuous	
F. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)			Continuous	
G. REPAIR ACTIVITIES			Continuous	
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER			Continuous	
BOLTS				
INSPECTION TASKS PRIOR TO BOLTING	AISC 360-10: TABLE N5.6-1			
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENERS MATERIALS			Continuous	
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS			Periodic	
3. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)			Periodic	
4. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL			Periodic	
5. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS			Periodic	
7. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS			Periodic	

TABLE 2 (CONTINUED)				
REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
BOLTS				
INSPECTION TASKS DURING BOLTING	AISC 360-10: TABLE N5.6-2			
1. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED			Periodic	
2. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION			Periodic	
3. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING			Periodic	
4. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES			Periodic	
INSPECTION TASKS AFTER BOLTING	AISC 360-10: TABLE N5.6-3			
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS			Continuous	
WOOD				
FABRICATION OF PREFABRICATED STRUCTURAL ELEMENTS	1705.5, 1704.2.5			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
FABRICATION OF HIGH-LOAD DIAPHRAGMS:				
1. VERIFY STRUCTURAL PANEL GRADE AND THICKNESS	1705.5.1		Periodic	
2. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES	1705.5.1		Periodic	
3. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH, NUMBER OF FASTENER LINES AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS	1705.5.1		Periodic	
SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN LATERAL SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS AND HOLD-DOWNS	1705.11.1, 1705.12.2		Periodic	
FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN LATERAL RESISTING SYSTEM	1705.10.1, 1705.11.2		Continuous	SPECIAL INSPECTION ONLY APPLIES TO GLUING OPERATIONS WHERE THE GLUE IS REQUIRED AND INDICATED AS PART OF THE MAIN LATERAL RESISTING SYSTEM

FOR REFERENCE ONLY

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200

6/12/19

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.

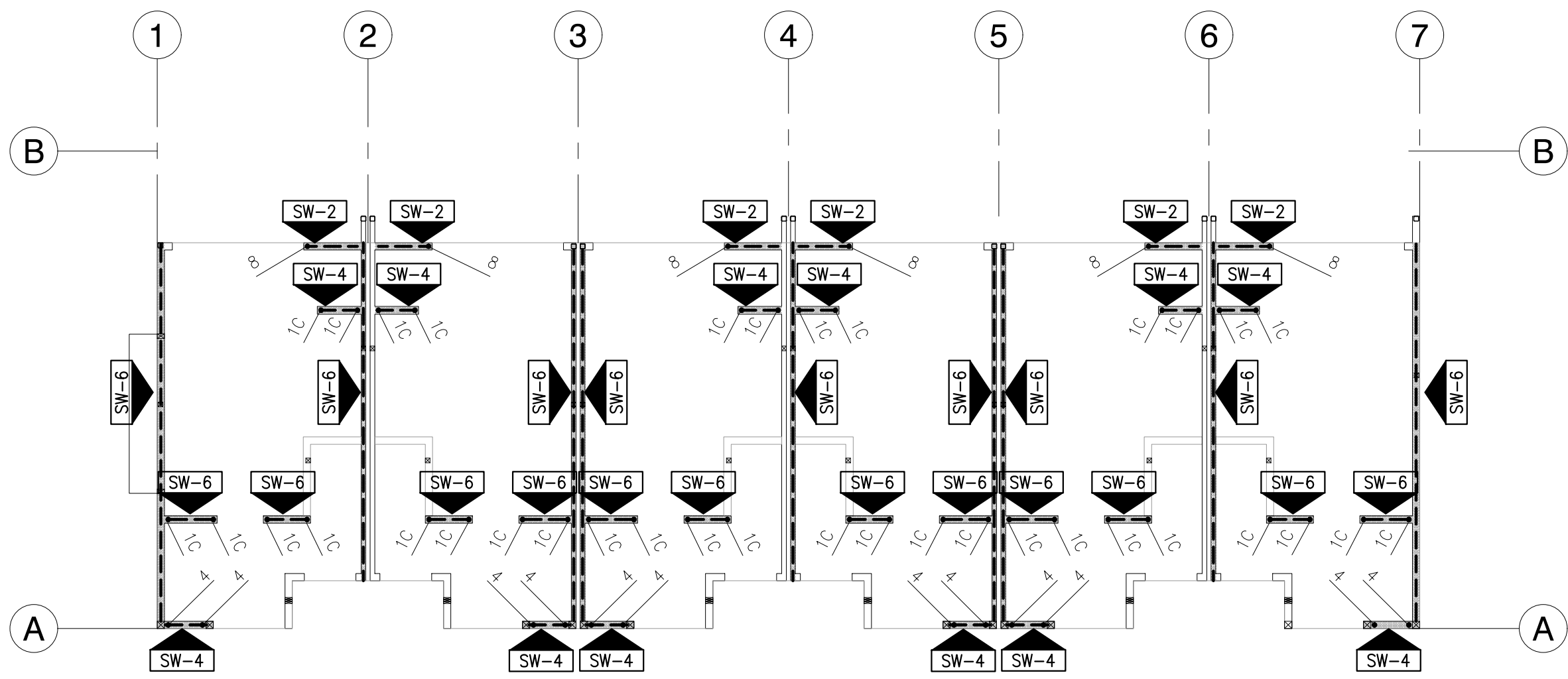
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SHEET TITLE:

STRUCTURAL
SPECIAL INSPECTION
SCHEDULES

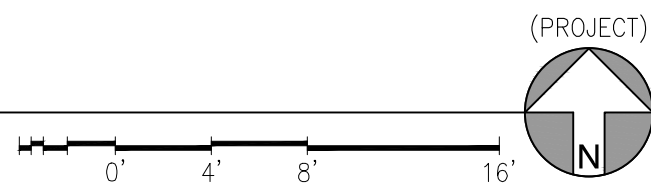
SHEET NUMBER:

S 1.2



LEVEL 1 SHEAR WALL KEY PLAN

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



ELEVATION KEY

SHEAR WALL KEY PLAN NOTES:

- REFERENCE S1.0-S1.3 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, ABBREVIATIONS, LEGEND AND SPECIAL INSPECTION TABLES.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- INDICATES WOOD SHEAR WALL. REFER TO SHEET 8/S4.0 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6, UNO. REFER TO S4.0 FOR TYPICAL SCHEDULES.
- AT PARTY WALLS ASSEMBLIES, EACH WALL AT EACH UNIT IS TO BE A SHEAR WALL.
- ONLY STRUCTURAL WALLS ARE SHOWN PER PLAN. REFERENCE ARCHITECTURAL FOR ADDITIONAL WALLS AND WALL TYPES.
- CONTRACTOR TO COORDINATE HOLDOWN ANCHOR ROD AND ANCHOR BOLTS/BASEPLATES WITH STEEL POST BASE PLATES / TOP PLATES AT WOOD FRAMING LEVELS AND FOUNDATION PLAN.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.
- INDICATES HOLDOWN PER 6/S4.0.
- INDICATES TIEDOWN STRAP PER 2/S4.0.

FOUNDATION PLAN NOTES:

- REFERENCE S1.0-S1.3 FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA AND SPECIAL INSPECTION TABLES.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRIDS. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS OR PARTY WALLS. FACE OF STUD EQUALS FACE OF CONCRETE. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTINGS OR WALL PIERS.
- CONTRACTOR TO COORDINATE CURBS AND ELECTRICAL & MECHANICAL FLOOR OPENINGS & PENETRATIONS WITH ARCHITECTURAL DRAWINGS.
- THE BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE AND BEAR UPON FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL.
- MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECTURAL SPECIFICATIONS.
- VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
- ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.

- USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTIONS TO PRESSURE TREATED LUMBER.
- ISOLATED POST BASE SHALL BE "ABU" TO MATCH POST, UNO.
- LOCATION OF FOOTING STEP, PER ARCH. GC TO LOCATE IN FIELD. REFER TO 11/S3.0 FOR DETAIL.
- ALL ISOLATED POST FOOTINGS TO BE 24"x24"x12" DEEP THICKENED SLAB WITH (3) #4 EACH WAY BOTTOM.
- T/FOOTING = 1'-0" BELOW T/SLAB, TYPICAL UNO.
- ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.
- REFERENCE 9/S4.4 FOR TYPICAL STAIR FRAMING.
- REFERENCE S3.0 FOR TYPICAL FOUNDATION DETAILS AND LAP/DEVELOPMENT SCHEDULE.
- REFERENCE UNIT PLANS (AS NOTED) FOR COLUMN/POST SIZES & SHEAR WALL KEY PLANS.
- ALL ISOLATED POSTS SHALL HAVE A SIMPSON ABU POST BASE W/ TITEN HD 5/8" @ 4" EMBED UNO.

SEAL:



INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: 02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.
06.12.2019 BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

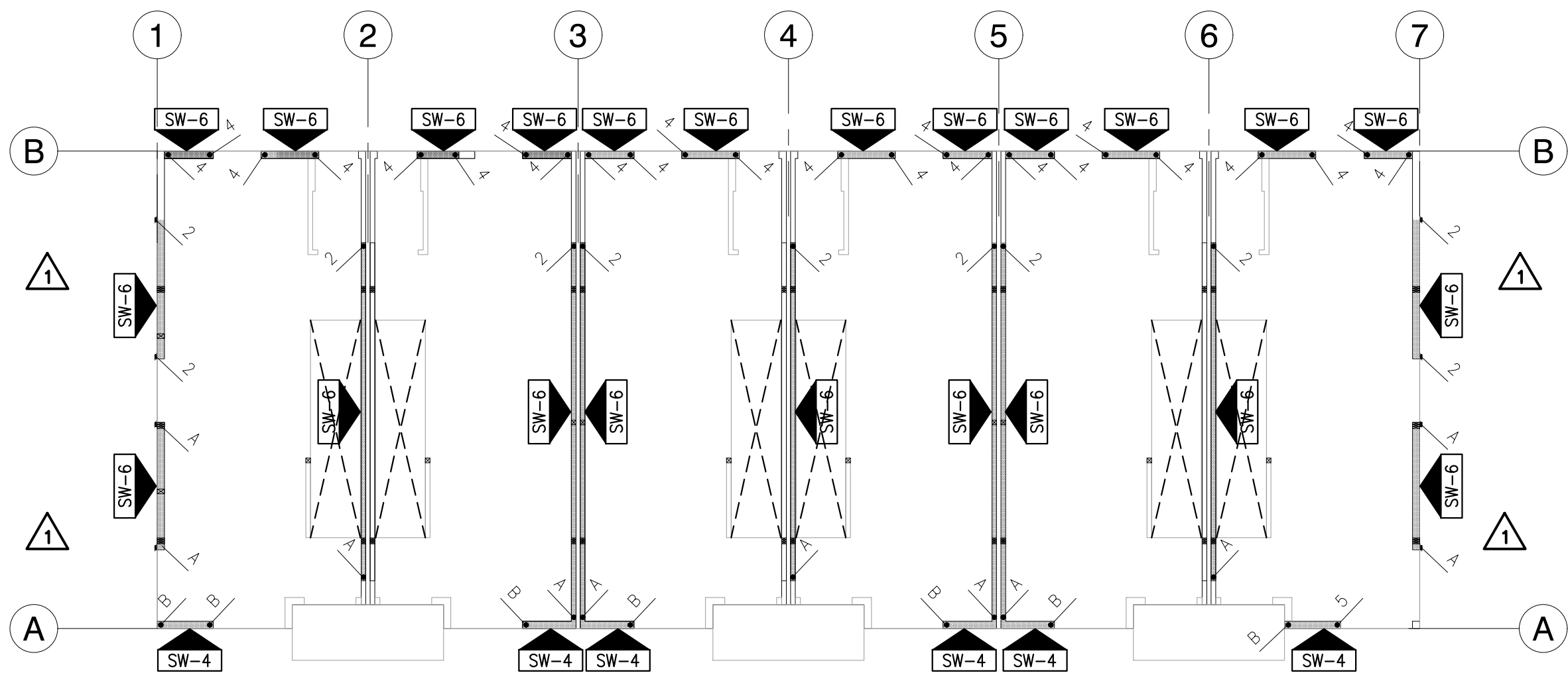
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

SHEET TITLE:

STRUCTURAL
LEVEL 1 FOUNDATION
& SHEAR WALL PLANS

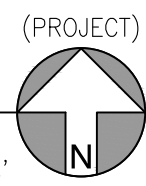
SHEET NUMBER:

S 2.0



LEVEL 2 SHEAR WALL KEY PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



ELEVATION KEY

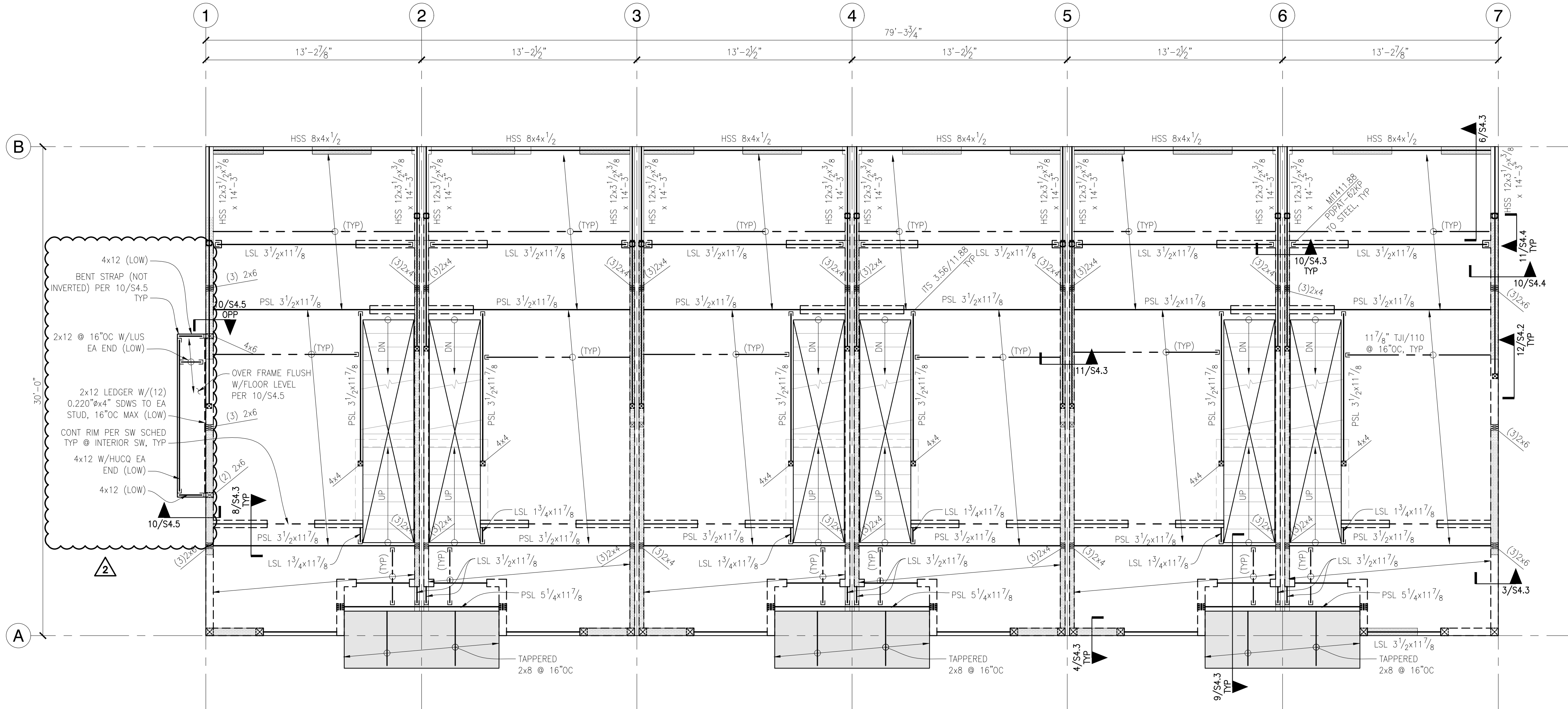
SHEAR WALL KEY PLAN NOTES:

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2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. INDICATES WOOD SHEAR WALL. REFER TO SHEET 8/S4.0 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6, UNO. REFER TO S4.0 FOR TYPICAL SCHEDULES.
4. AT PARTY WALLS ASSEMBLIES, EACH WALL AT EACH UNIT IS TO BE A SHEAR WALL.
5. ONLY STRUCTURAL WALLS ARE SHOWN PER PLAN. REFERENCE ARCHITECTURAL FOR ADDITIONAL WALLS AND WALL TYPES.
6. CONTRACTOR TO COORDINATE HOLDOWN ANCHOR ROD AND ANCHOR BOLTS/BASEPLATES WITH STEEL POST BASE PLATES / TOP PLATES AT WOOD FRAMING LEVELS AND FOUNDATION PLAN.
7. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
8. ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.
9. # INDICATES HOLDOWN PER 6/S4.0.
10. X INDICATES TIEDOWN STRAP PER 2/S4.0.

FLOOR FRAMING PLAN NOTES:

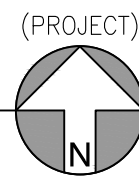
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2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. RIMS BELOW SHEAR WALLS SHALL BE LSL RIMBOARD PER SHEAR WALL SCHEDULE, UNO. ELSEWHERE, RIMS SHALL BE $1\frac{1}{4}"$ LSL MINIMUM, UNO.
5. REFERENCE GENERAL NOTES FOR ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING.
6. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
7. TYPICAL TOP PLATE SPICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 2"OC STAGGERED. REFERENCE DETAIL 1/S4.3.
8. SUPPORT PSL BEAMS WITH (3)2x STUDS MINIMUM, UNO.
9. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
10. BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) FLOOR JOIST OR CONTINUOUS BLOCKING OVER SHEAR WALLS. ADDITIONAL JOISTS MAY BE REQUIRED. PROVIDE BLOCKING BETWEEN 1-JOISTS BELOW ALL BEARING WALLS.
11. HANGERS: PARALLAM AND LSL HANGERS ARE AS SPECIFIED ON PLAN. JOIST HANGERS TO BE SIMPSON ITS HANGERS. AT SINGLE SIDE SUPPORT, PROVIDE LUS AT JOISTS EACH SIDE OF BEAM. JOIST HANGERS @ STEEL BEAM TO BE SIMPSON ITS W/ DPDAT-62KP POWDER-ACTUATED FASTENERS.
12. ISOLATED POST BASE AND POST CAP PER 3/S4.4.
13. ALL WOOD WALLS GREATER THAN 12'-0" SHALL BE BALLOON FRAMED W/

- (2)2x @ 16"OC, TYPICAL.
14. REFERENCE 9/S4.4 FOR TYPICAL STAIR FRAMING.
15. TYPICAL FLOOR SHEATHING SHALL BE 23/32" APA-RATED PLYWOOD SHEATHING. LAY FACE GRAIN PERPENDICULAR TO FRAMING AND STAGGER PANEL END JOINTS. NAIL WITH 10d @ 6"OC AT EDGES AND 10d @ 12"OC IN FIELD (UNBLOCKED). ALLOW $\frac{1}{8}"$ SPACE BETWEEN PANEL ENDS AND EDGES. PANEL EDGES WHICH FALL OVER METAL BEAMS SHALL BE FASTENED TO BEAM WITH HILTI X-U POWDER ACTUATED FASTENERS @ 6"OC.
16. FABRICATE ALL STEEL COLUMNS WITHIN THE FLOOR FRAMING LEVELS $-\frac{1}{4}"$ PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
17. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
18. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR OPENINGS GREATER THAN 24"OC ONE SIDE.
20. INDICATES (2) 2x8 TYPICAL INTERIOR HEADER. 5'-6" MAXIMUM INTERIOR HEADER SPAN.
21. L INDICATES STRAPPED DRAG STRUT STRAP WITH CMST114 & 10d x 1 1/2" NAILS BY LENGTH SHOWN (FILL ALL HOLES). CENTER OVER WALL, BLOCKING OR BEAMS.
22. ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.



LEVEL 2 FLOOR FRAMING PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



ELEVATION KEY

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: 02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.
08.12.2019 BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

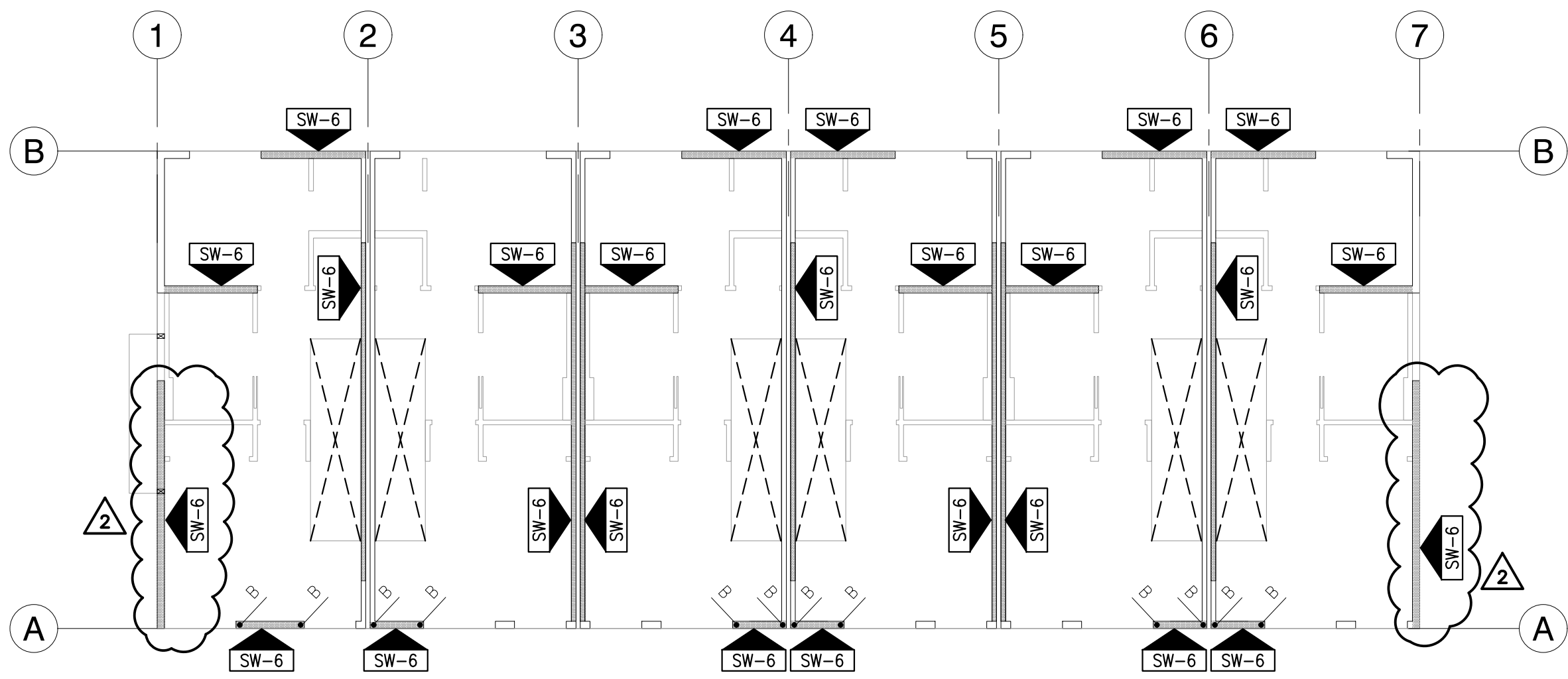
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

SHEET TITLE:

**STRUCTURAL
LEVEL 2 FRAMING &
SHEAR WALL PLANS**

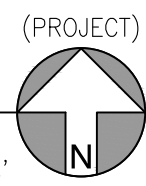
SHEET NUMBER:

S 2.1



LEVEL 3 SHEAR WALL KEY PLAN

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



ELEVATION KEY

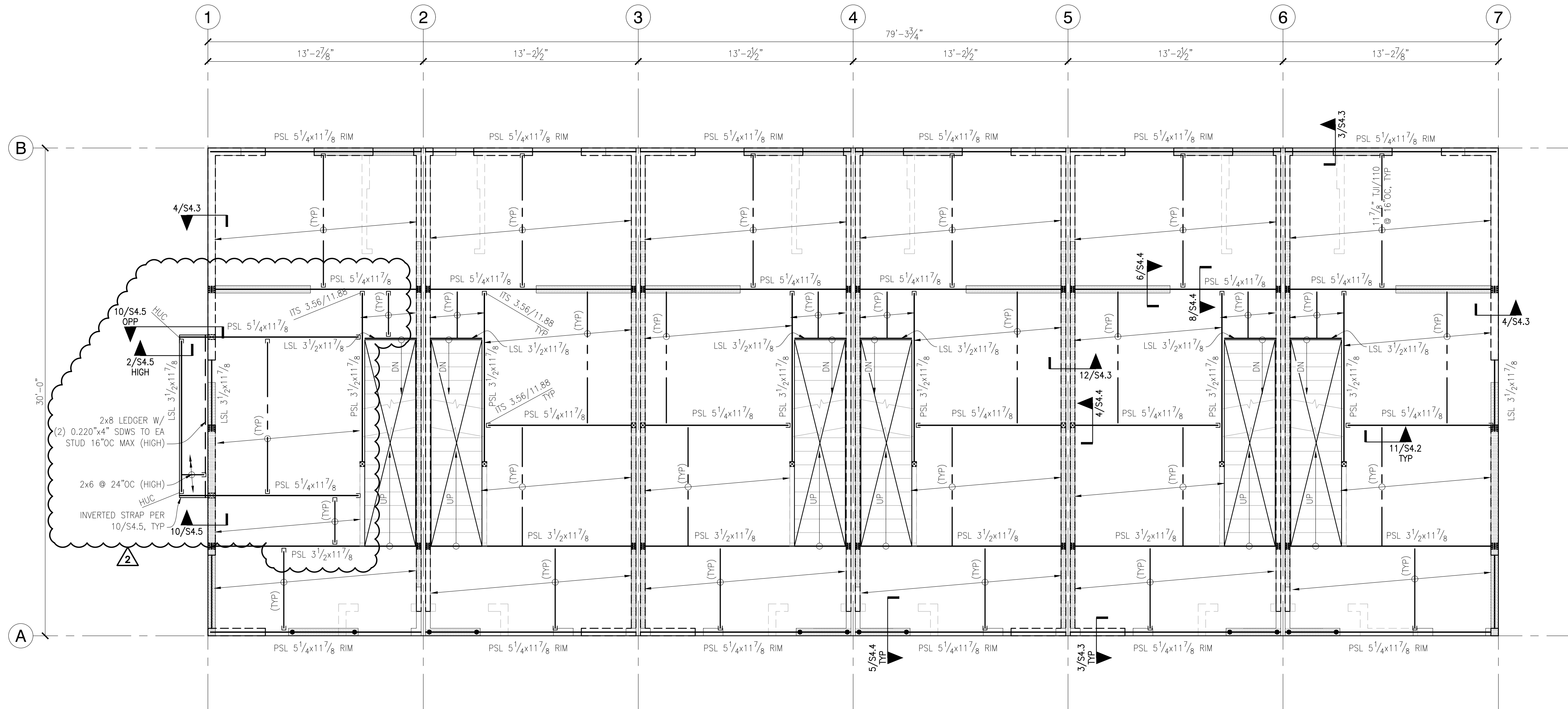
SHEAR WALL KEY PLAN NOTES:

1. REFERENCE S1.0-S1.3 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, ABBREVIATIONS, LEGEND AND SPECIAL INSPECTION TABLES.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. INDICATES WOOD SHEAR WALL. REFER TO SHEET 8/S4.0 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6, UNO. REFER TO S4.0 FOR TYPICAL SCHEDULES.
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9. # INDICATES HOLDOWN PER 6/S4.0.
10. X INDICATES TIEDOWN STRAP PER 2/S4.0.

FLOOR FRAMING PLAN NOTES:

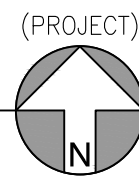
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4. RIMS BELOW SHEAR WALLS SHALL BE LSL RIMBOARD PER SHEAR WALL SCHEDULE, UNO. ELSEWHERE, RIMS SHALL BE 1 1/4" LSL MINIMUM, UNO.
5. REFERENCE GENERAL NOTES FOR ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING.
6. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
7. TYPICAL TOP PLATE SPICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 2"OC STAGGERED. REFERENCE DETAIL 1/S4.3.
8. SUPPORT PSL BEAMS WITH (3)2x STUDS MINIMUM, UNO.
9. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
10. BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) FLOOR JOIST OR CONTINUOUS BLOCKING OVER SHEAR WALLS. ADDITIONAL JOISTS MAY BE REQUIRED. PROVIDE BLOCKING BETWEEN 1-JOISTS BELOW ALL BEARING WALLS.
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12. ISOLATED POST BASE AND POST CAP PER 3/S4.4.
13. ALL WOOD WALLS GREATER THAN 12'-0" SHALL BE BALLOON FRAMED W/

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15. TYPICAL FLOOR SHEATHING SHALL BE 23/32" APA-RATED PLYWOOD SHEATHING. LAY FACE GRAIN PERPENDICULAR TO FRAMING AND STAGGER PANEL END JOINTS. NAIL WITH 10d @ 6"OC AT EDGES AND 10d @ 12"OC IN FIELD (UNBLOCKED). ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. PANEL EDGES WHICH FALL OVER METAL BEAMS SHALL BE FASTENED TO BEAM WITH HILTI X-U POWDER ACTUATED FASTENERS @ 6"OC.
16. FABRICATE ALL STEEL COLUMNS WITHIN THE FLOOR FRAMING LEVELS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
17. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
18. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR OPENINGS GREATER THAN 24"OC ONE SIDE.
20. INDICATES (2) 2x8 TYPICAL INTERIOR HEADER. 5'-6" MAXIMUM INTERIOR HEADER SPAN.
21. INDICATES STRAPPED DRAG STRUT STRAP WITH CMST114 & 10dX1 1/2" NAILS BY LENGTH SHOWN (FILL ALL HOLES). CENTER OVER WALL, BLOCKING OR BEAMS.
22. ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.



LEVEL 3 FLOOR FRAMING PLAN

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



ELEVATION KEY

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/JLT
DESIGNED BY: CMZ
DATE: 02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.
08.12.2019 BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

THE CITY OF SEATTLE
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10/8/2019

SHEET TITLE:

STRUCTURAL
LEVEL 3 FRAMING &
SHEAR WALL PLANS

SHEET NUMBER:

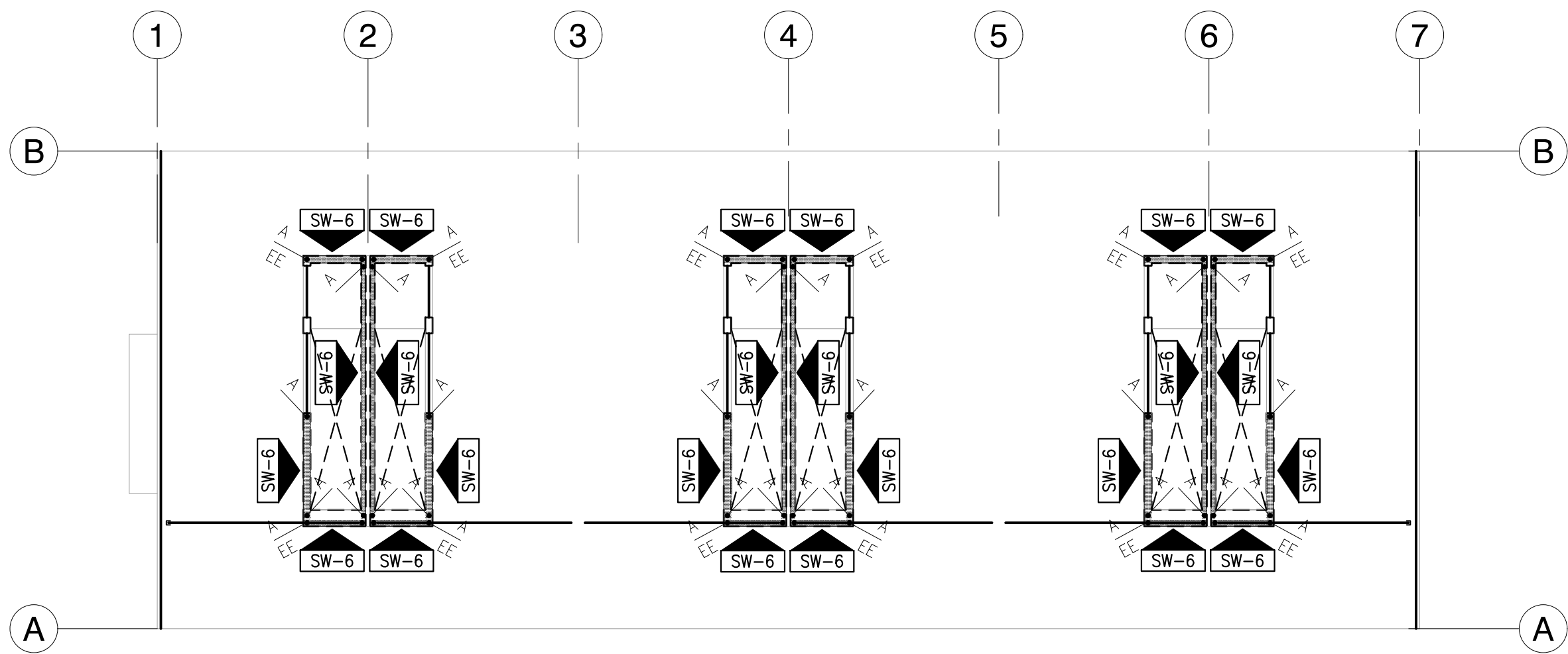
S 2.2

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200



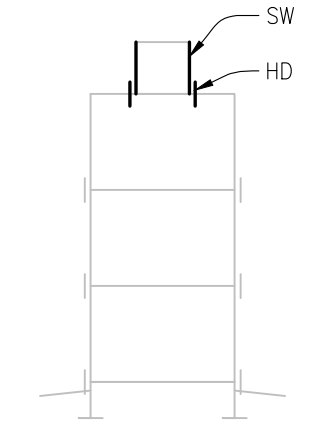
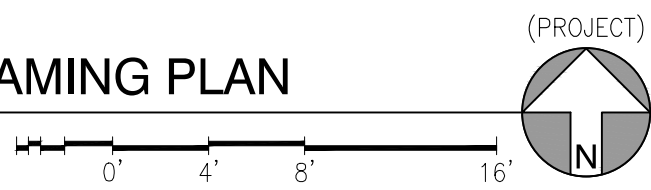
SEAL:

ELIZABETH A. JENSEN
STATE OF WASHINGTON
25751
PROFESSIONAL ENGINEER
6/12/19



PENTHOUSE SHEAR WALL FRAMING PLAN

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



ELEVATION KEY

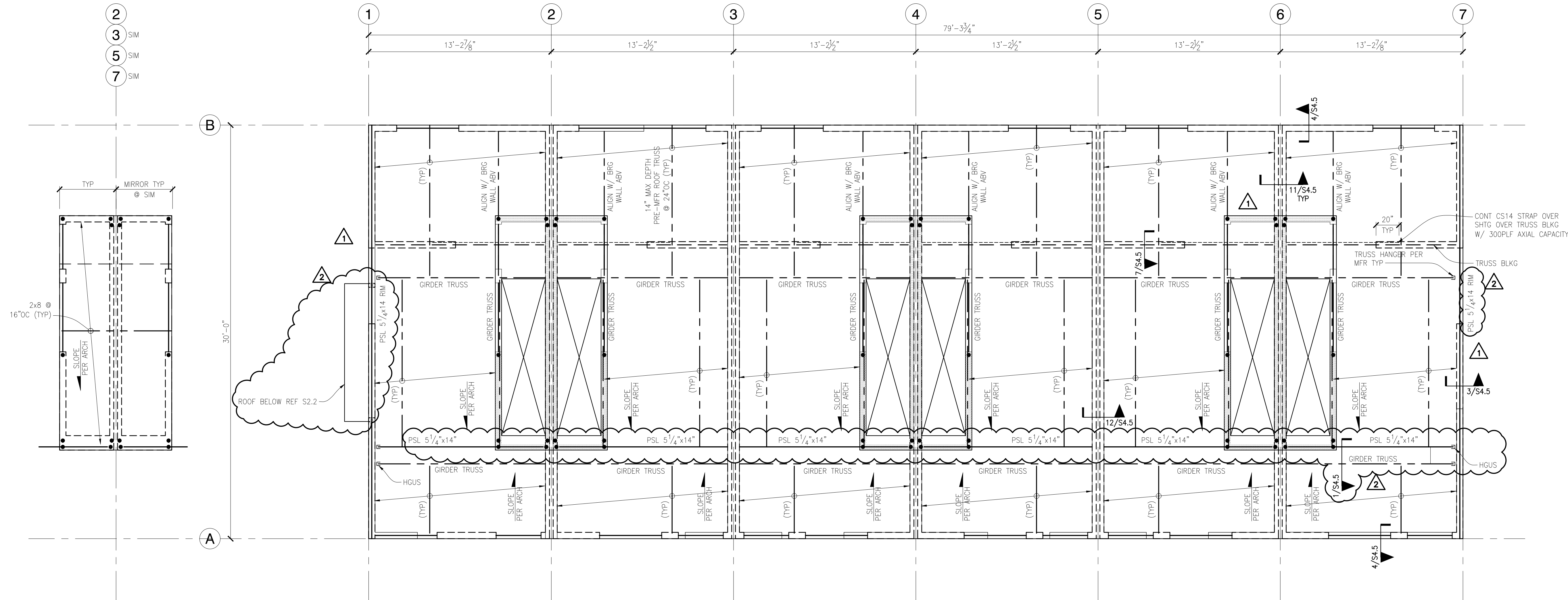
SHEAR WALL KEY PLAN NOTES:

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- AT PARTY WALLS ASSEMBLIES, EACH WALL AT EACH UNIT IS TO BE A SHEAR WALL.
- ONLY STRUCTURAL WALLS ARE SHOWN PER PLAN. REFERENCE ARCHITECTURAL FOR ADDITIONAL WALLS AND WALL TYPES.
- CONTRACTOR TO COORDINATE HOLDOWN ANCHOR ROD AND ANCHOR BOLTS/BASEPLATES WITH STEEL POST BASE PLATES / TOP PLATES AT WOOD FRAMING LEVELS AND FOUNDATION PLAN.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.
- INDICATES HOLDOWN PER 6/S4.0.
- INDICATES TIEDOWN STRAP PER 2/S4.0.

ROOF FRAMING PLAN NOTES:

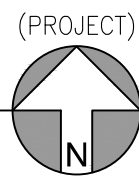
- REFERENCE S1.0-S1.3 FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA AND SPECIAL INSPECTIONS.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- PROVIDE SIMPSON H2.5A AT ALL ROOF FRAMING TO EXTERIOR WALLS.
- REFER TO GENERAL NOTES FOR ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING
- TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6"OC STAGGERED. REFERENCE DETAIL 1/S4.3.
- BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) ROOF TRUSS OR CONTINUOUS BLOCKING OVER SHEAR WALLS. ADDITIONAL ROOF TRUSSES MAY BE REQUIRED.
- HANGERS: PARALLAM AND LSL HANGERS ARE AS SPECIFIED ON PLAN. HANGERS TO BE SIMPSON ITS HANGERS. AT SINGLE SIDE SUPPORT; PROVIDE LUS AT JOISTS EACH SIDE OF BEAM.
- ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EDR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- TYPICAL ROOF SHEATHING SHALL BE 15/32" APA-RATED PLYWOOD SHEATHING. LAY FACE GRAIN PERPENDICULAR TO FRAMING AND STAGGER PANEL END JOINTS. NAIL WITH 8d @ 6"OC AT EDGES AND 8d @ 12"OC IN FIELD (UNBLOCKED). ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.

- TYPICAL GREEN ROOF & ROOFTOP DECK SHEATHING SHALL BE 23/32" APA-RATED PLYWOOD SHEATHING. LAY FACE GRAIN PERPENDICULAR TO FRAMING AND STAGGER PANEL END JOINTS. NAIL WITH 10d @ 6"OC AT EDGES AND 10d @ 12"OC IN FIELD (UNBLOCKED). ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
- ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
- PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
- INDICATES (2) 2x8 TYPICAL INTERIOR HEADER. 5'-6" MAXIMUM INTERIOR HEADER SPAN.
- INDICATES STRAPPED DRAG STRUT PER 16/S5.06 STRAP WITH CMST114 & 10dx1 1/2" NAILS BY LENGTH SHOWN (FILL ALL HOLES). CENTER OVER WALL, BLOCKING OR BEAMS.
- ALL PARTY WALLS TO BE 2x4 @ 16"OC. ALL OTHER INTERIOR/EXTERIOR WALLS TO BE 2x6 @ 16"OC. ALL INTERIOR BEARING WALLS (NON-SHEAR) TO BE 2x4 @ 16"OC.



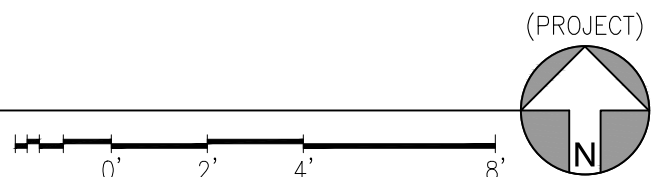
TYPICAL PENTHOUSE ROOF FRAMING PLAN

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



ROOF FRAMING PLAN

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



INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.
08.12.2019 BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

THE CITY OF SEATTLE
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10/8/2019

SHEET TITLE:

STRUCTURAL
ROOF FRAMING
PLANS

SHEET NUMBER:

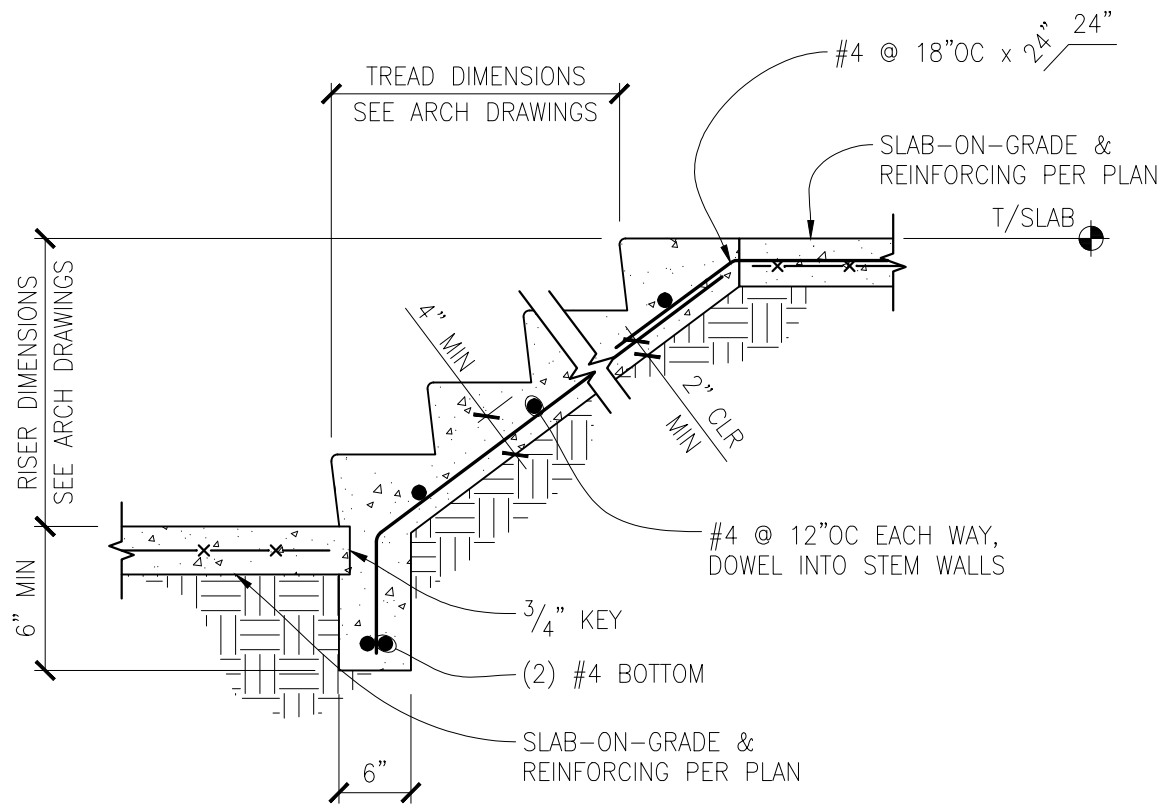
S 2.3

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DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200



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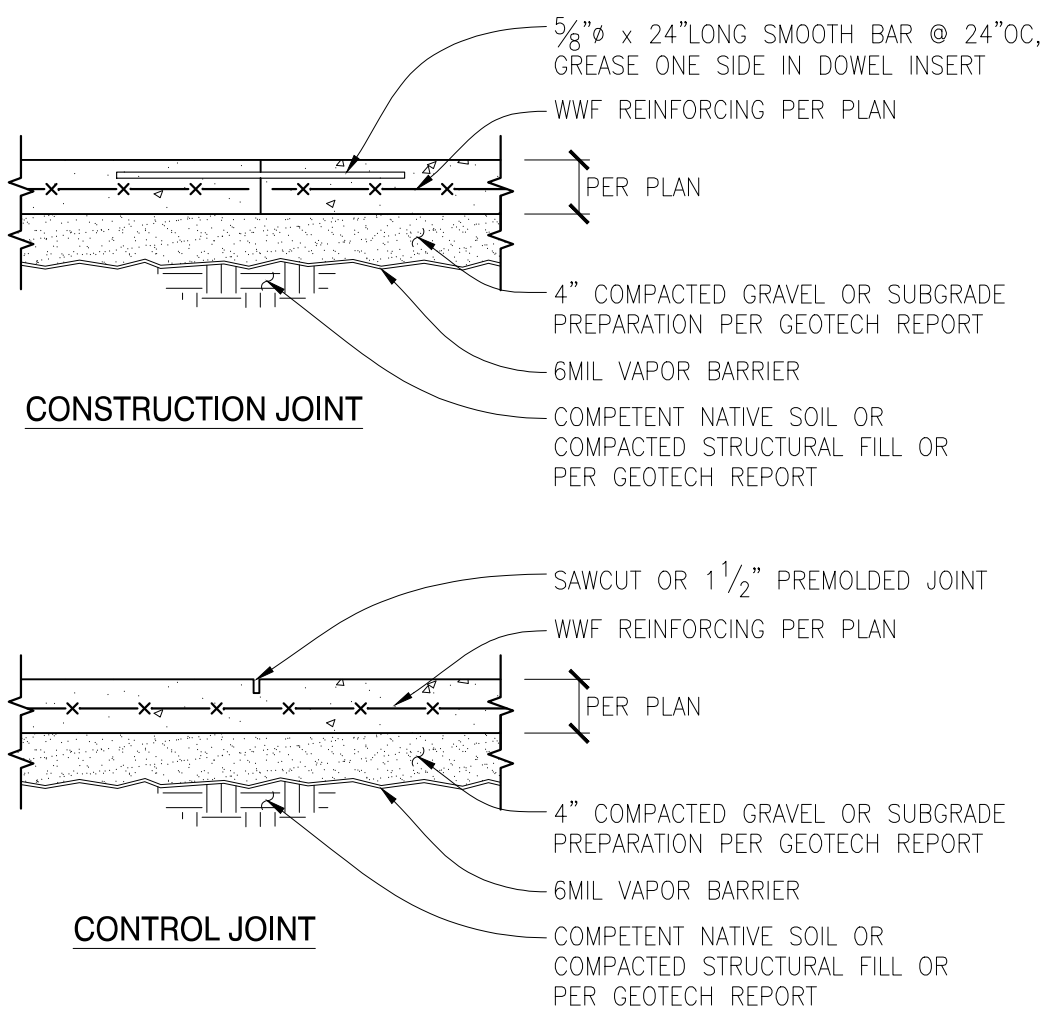
6/12/19



TYPICAL STAIR-ON-GRADE

SCALE: N.T.S.

3012x 2

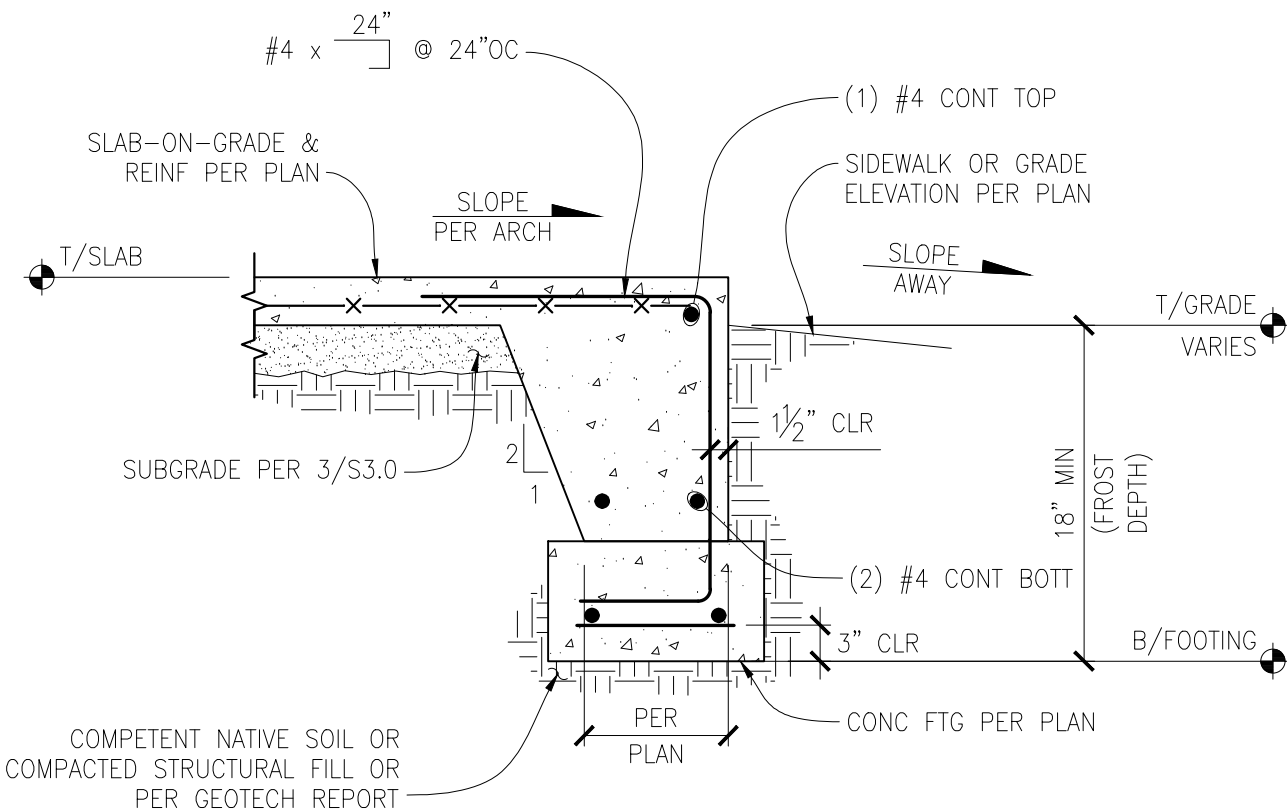


- NOTES:
- FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
 - USE "SOFT CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST
 - PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX

TYPICAL SLAB ON GRADE JOINT DETAILS

SCALE: N.T.S.

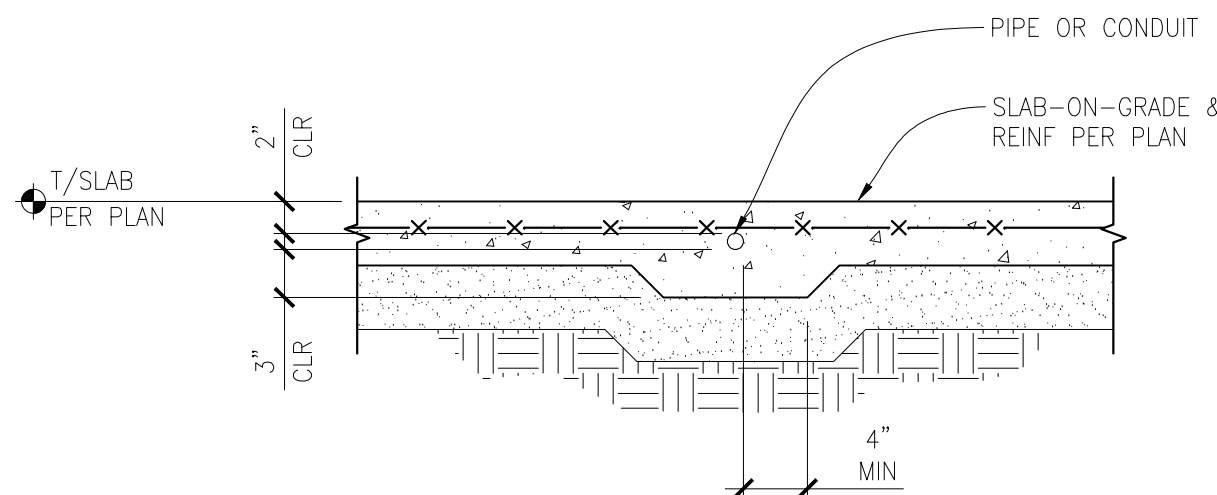
3151x 3



TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: N.T.S.

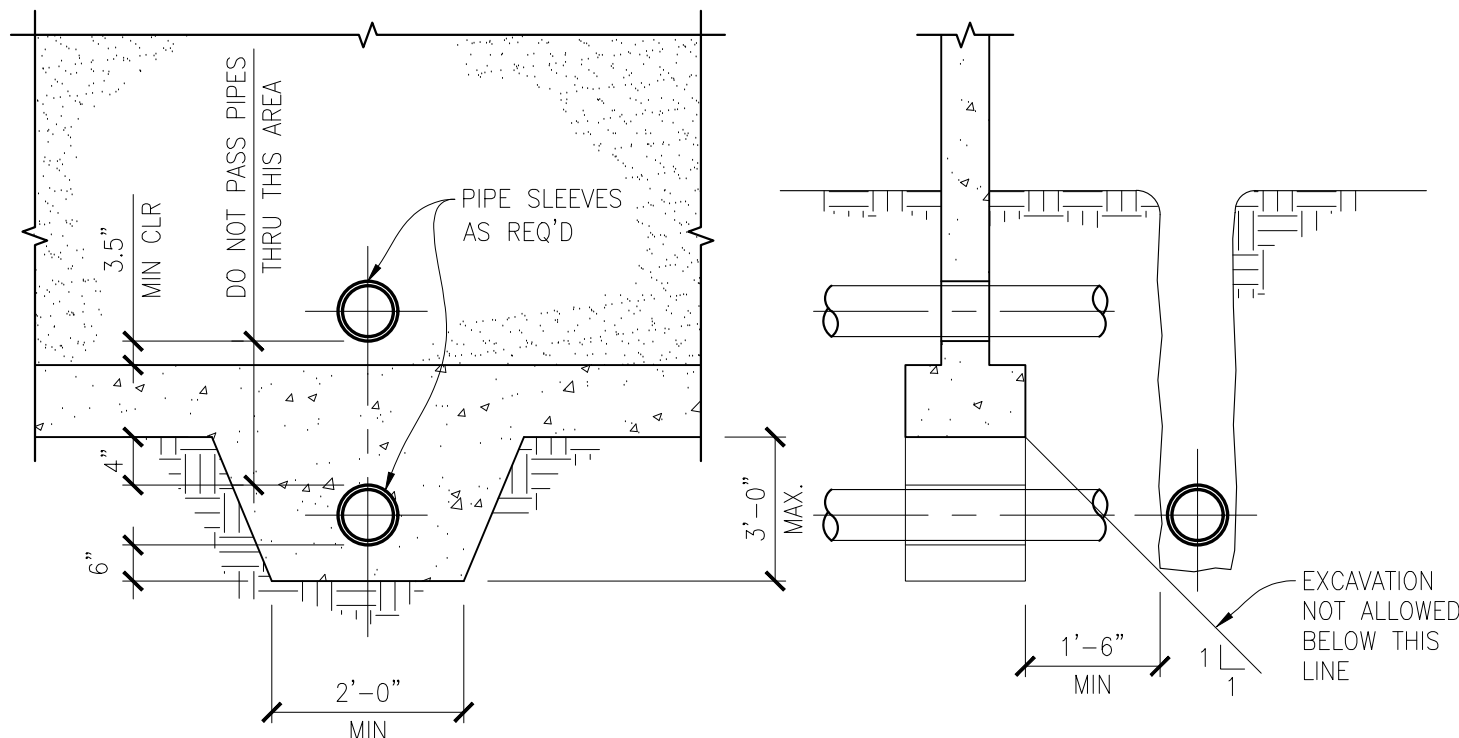
3021x 6



PIPE/CONDUIT IN SLAB-ON-GRADE

SCALE: 1" = 1'-0"

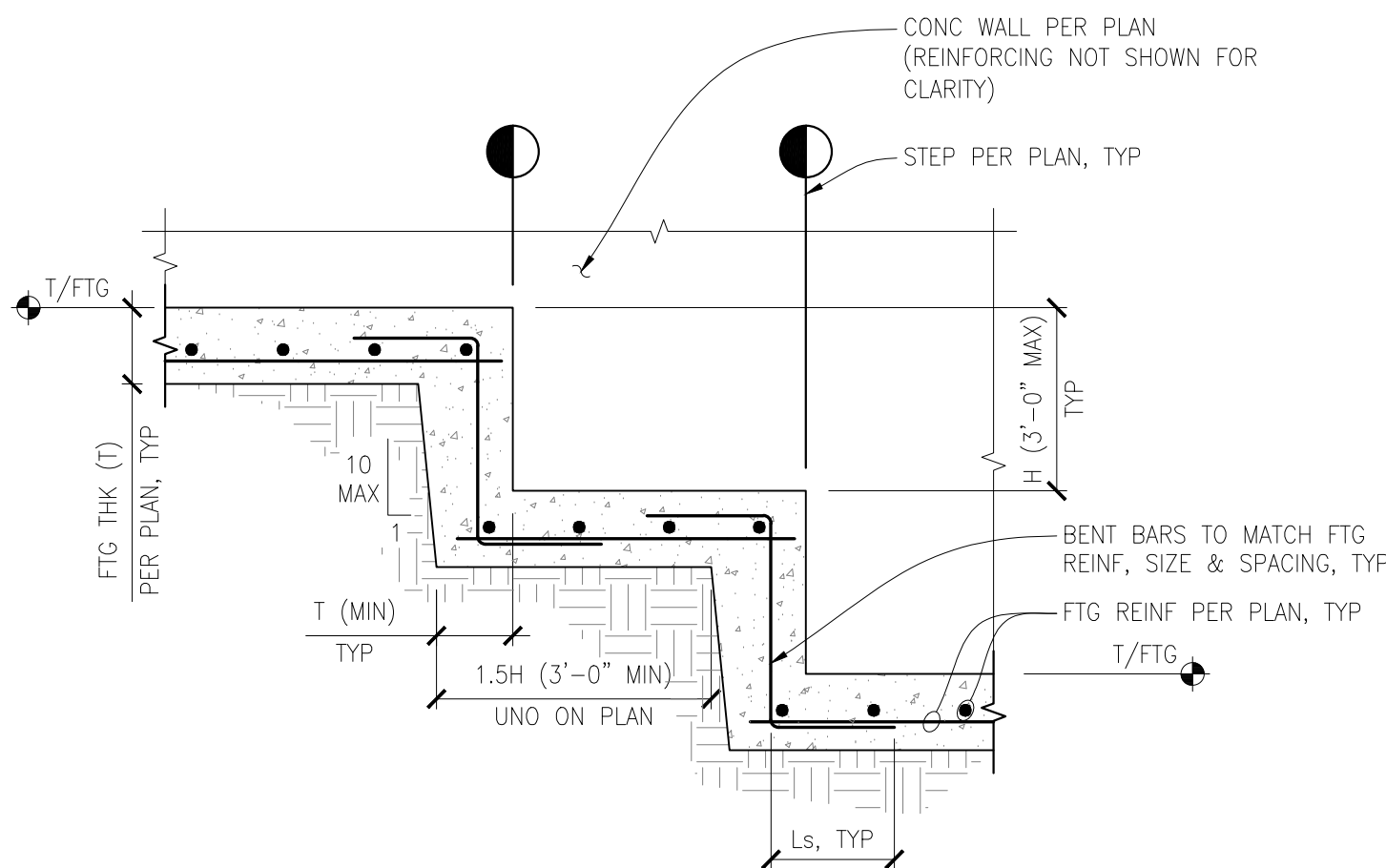
7



PIPE AND TRENCH LOCATIONS

SCALE: N.T.S.

3013x 10



- NOTE:
- STEPS SHALL NOT OCCUR WITHIN 3'-0" OF A FOOTING CORNER OR INTERSECTION, UNLESS NOTED OTHERWISE ON PLAN.

TYPICAL STEPPED FOOTING DETAIL

SCALE: N.T.S.

3011x 11

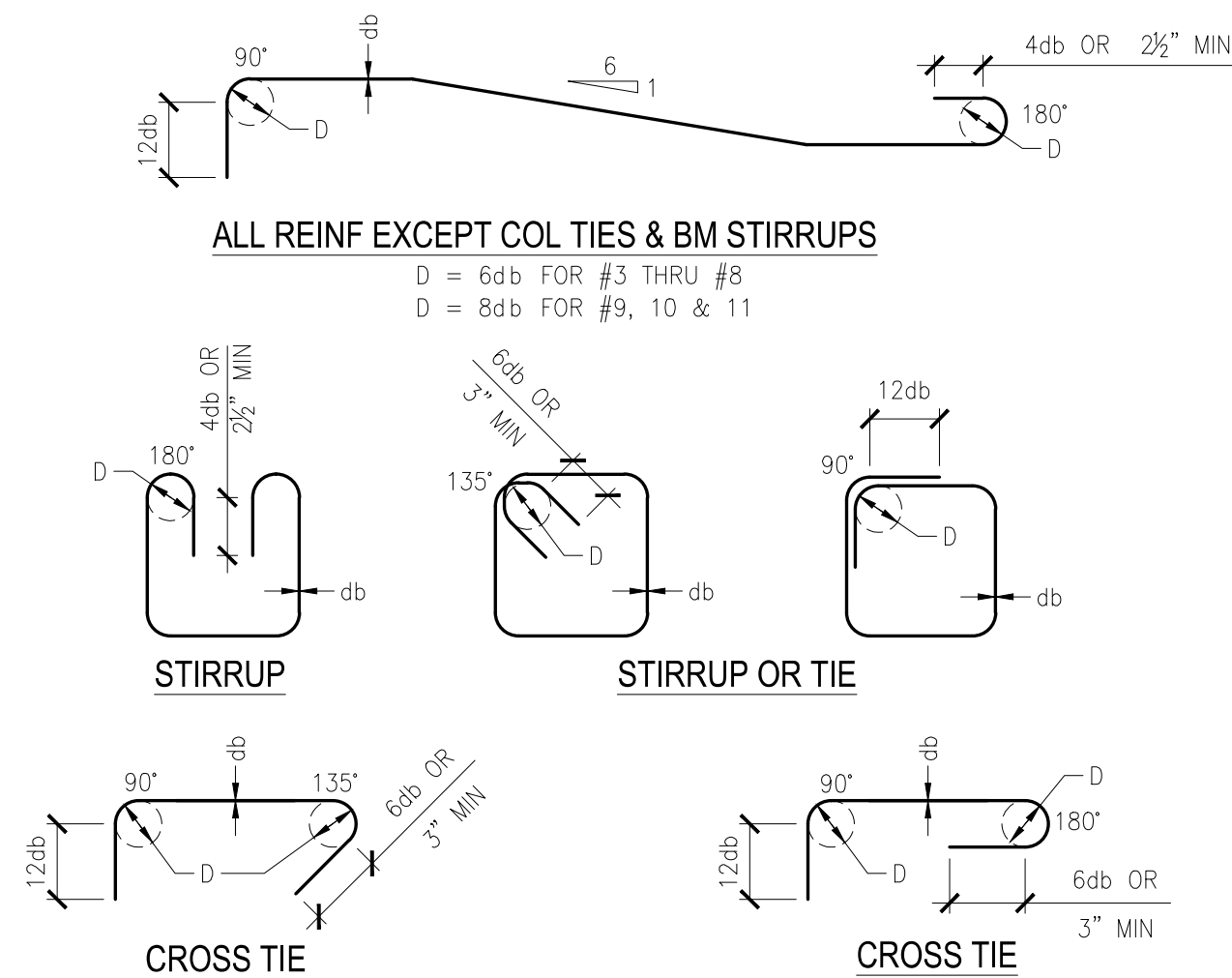
LAP SPLICE & DEVELOPMENT SCHEDULE					
BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP	STANDARD	TOP	
fc = 3000/3500 psi					
#3	18	24	24	32	9
#4	24	32	32	42	12
#5	30	39	39	51	15
#6	36	47	47	62	18
fc = 4500 psi					
#3	15	19	20	25	8
#4	19	25	25	33	10
#5	24	31	32	41	12
#6	29	37	38	49	15

- NOTES:
- VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
 - DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
 - TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
 - UNO, ALL LAPS SHALL BE MINIMUM CLASS B.
 - ALL TABULATED VALUES ARE IN INCHES.
 - Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE

SCALE: N.T.S.

1131x 4

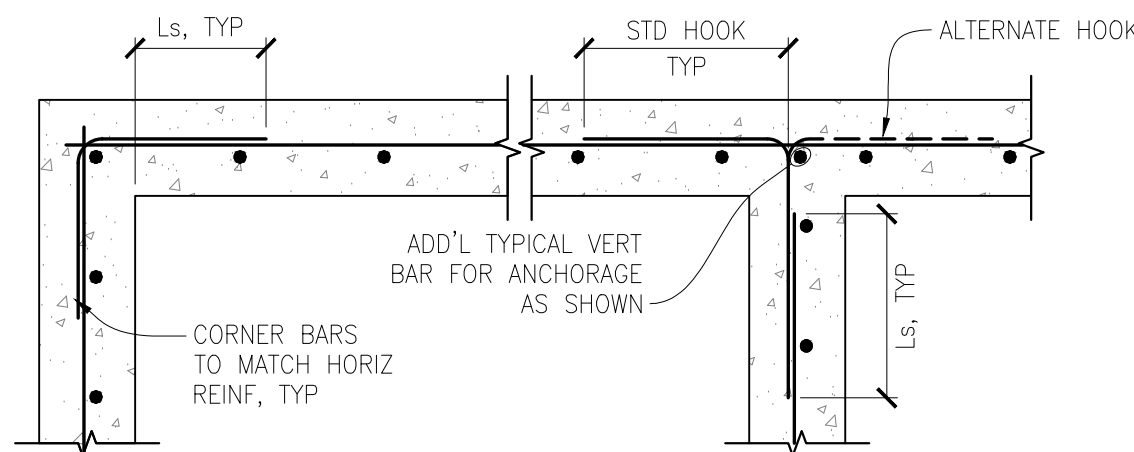


- NOTE:
- db = BAR DIAMETER, D = BEND DIAMETER

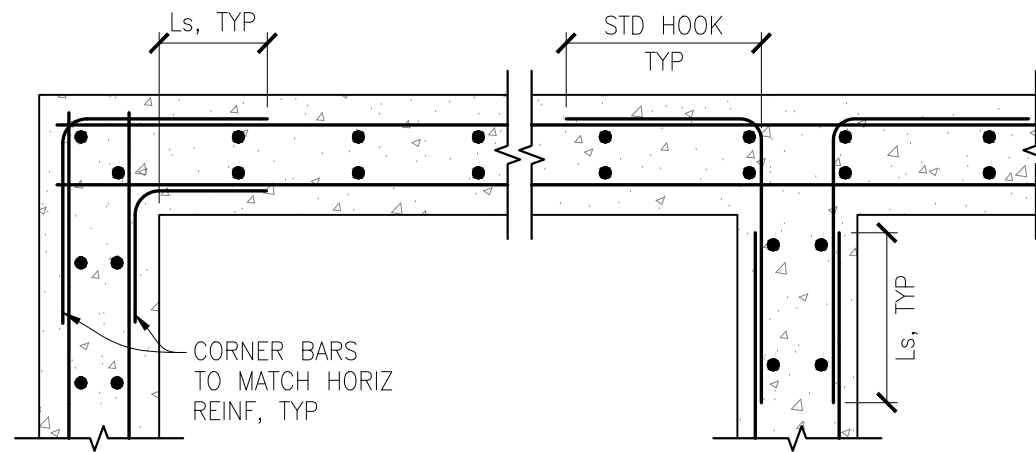
TYPICAL REBAR BEND SCHEDULE

SCALE: N.T.S.

1301x 8



SINGLE MAT



DOUBLE MAT

- NOTES:
- MEMBER SIZE & REINFORCING PER PLAN.

TYPICAL CONCRETE MEMBER INTERSECTIONS

SCALE: N.T.S.

3001x 12

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SEAL:

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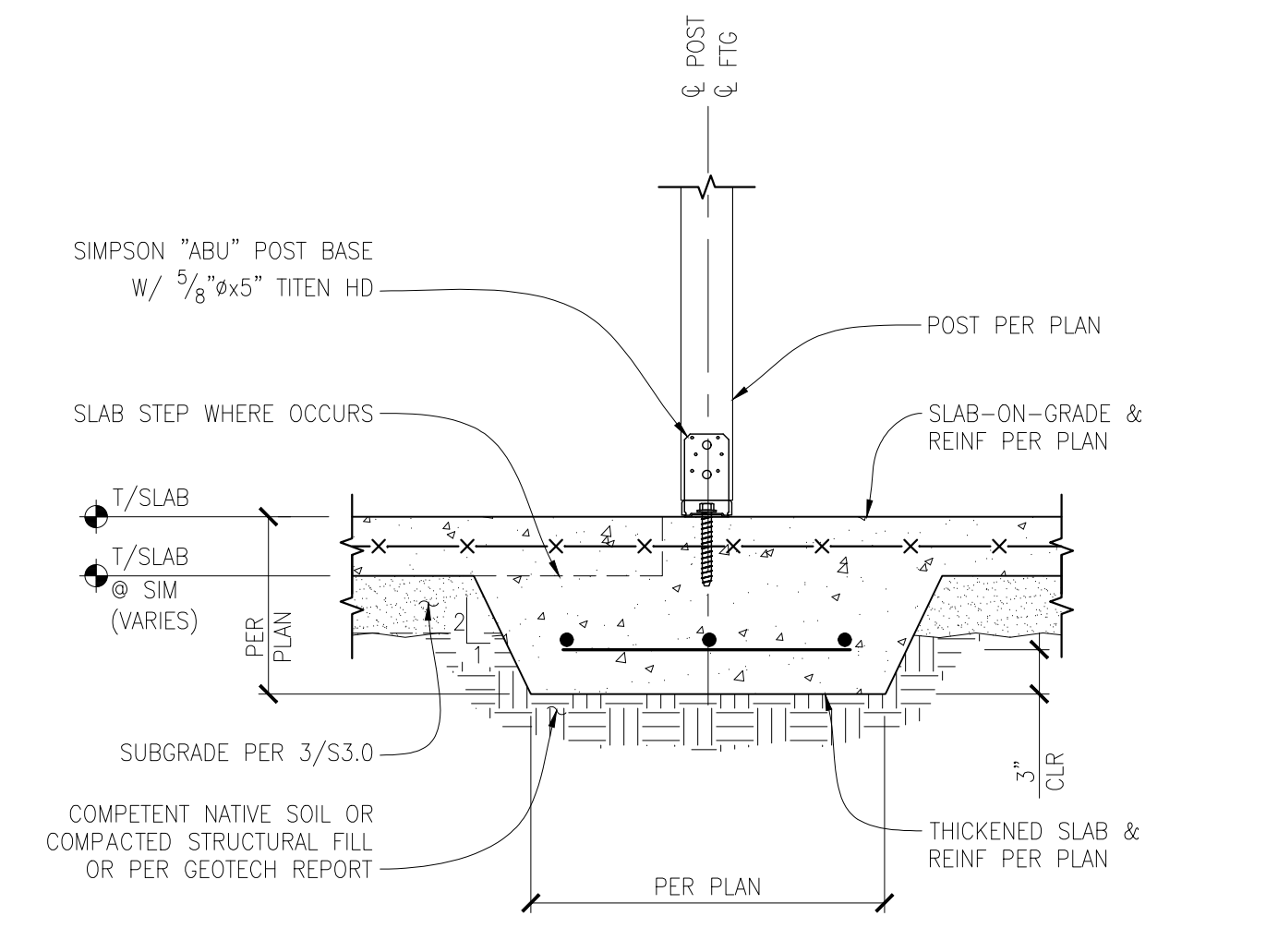
THE CITY OF SEATTLE
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SHEET TITLE:

STRUCTURAL
FOUNDATION DETAILS

SHEET NUMBER:

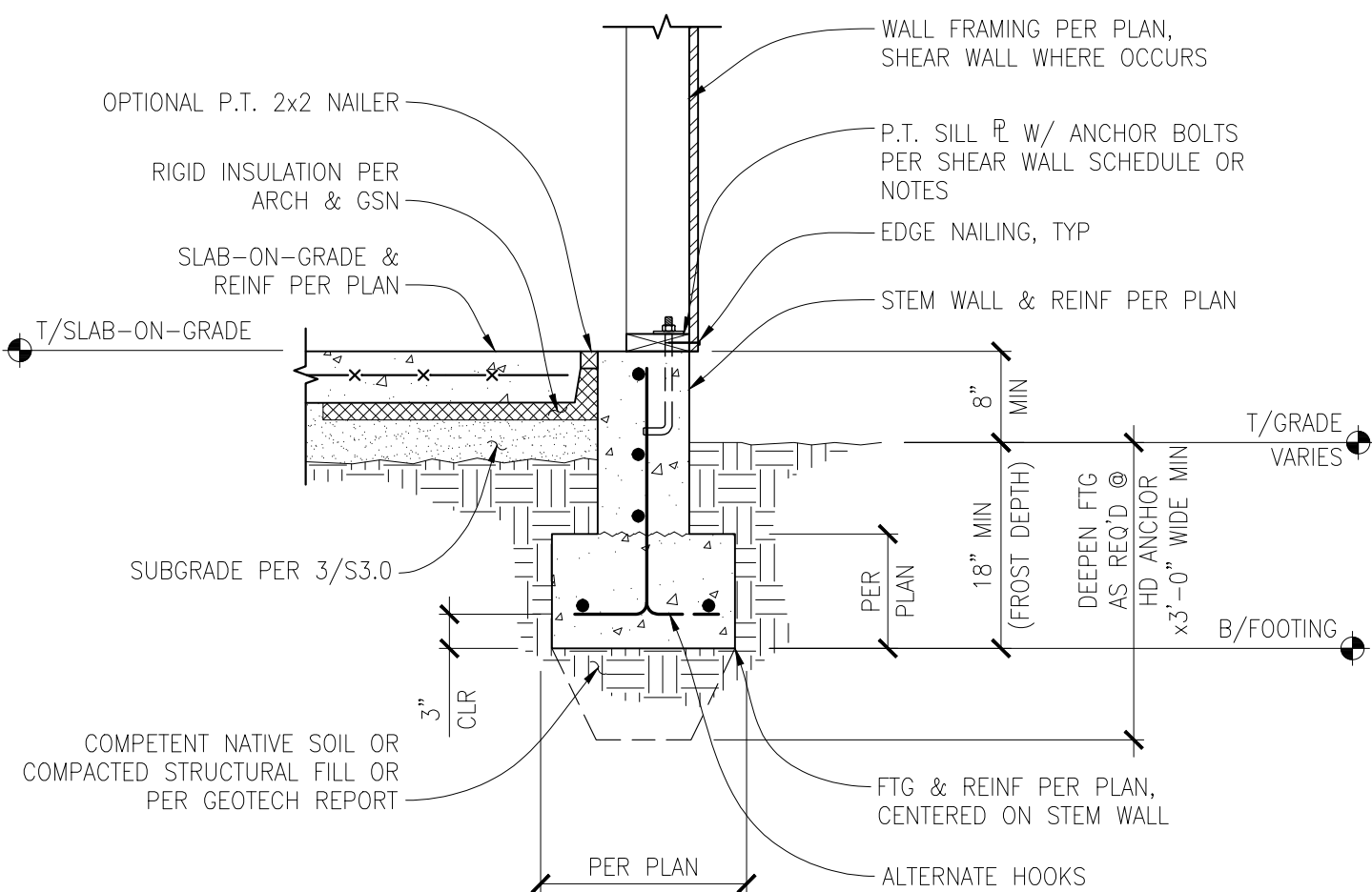
S 3.0



TYPICAL INTERIOR THICKENED SLAB FOOTING WITH WOOD POST

SCALE: N.T.S.

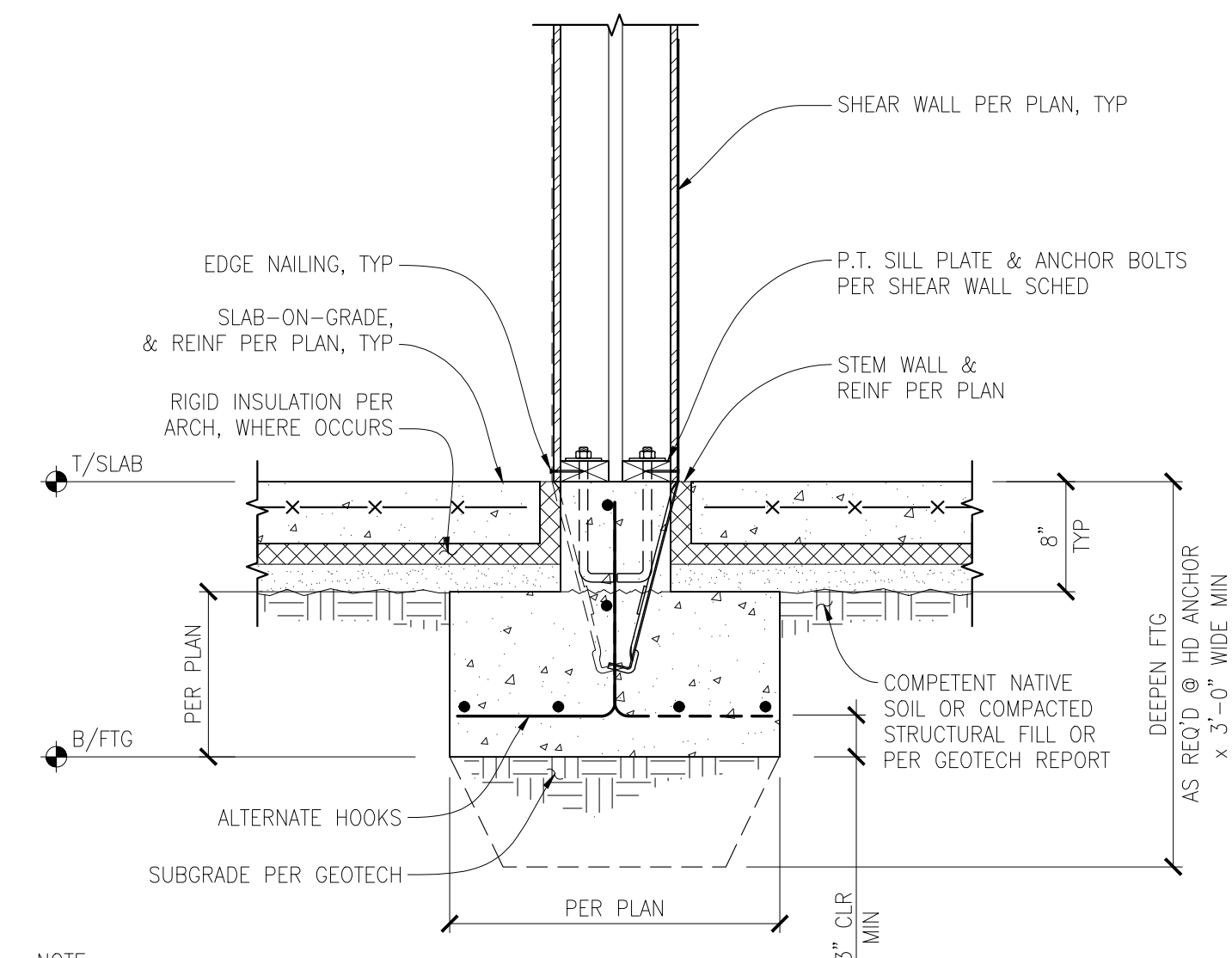
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FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE AT RESIDENCE

SCALE: N.T.S.

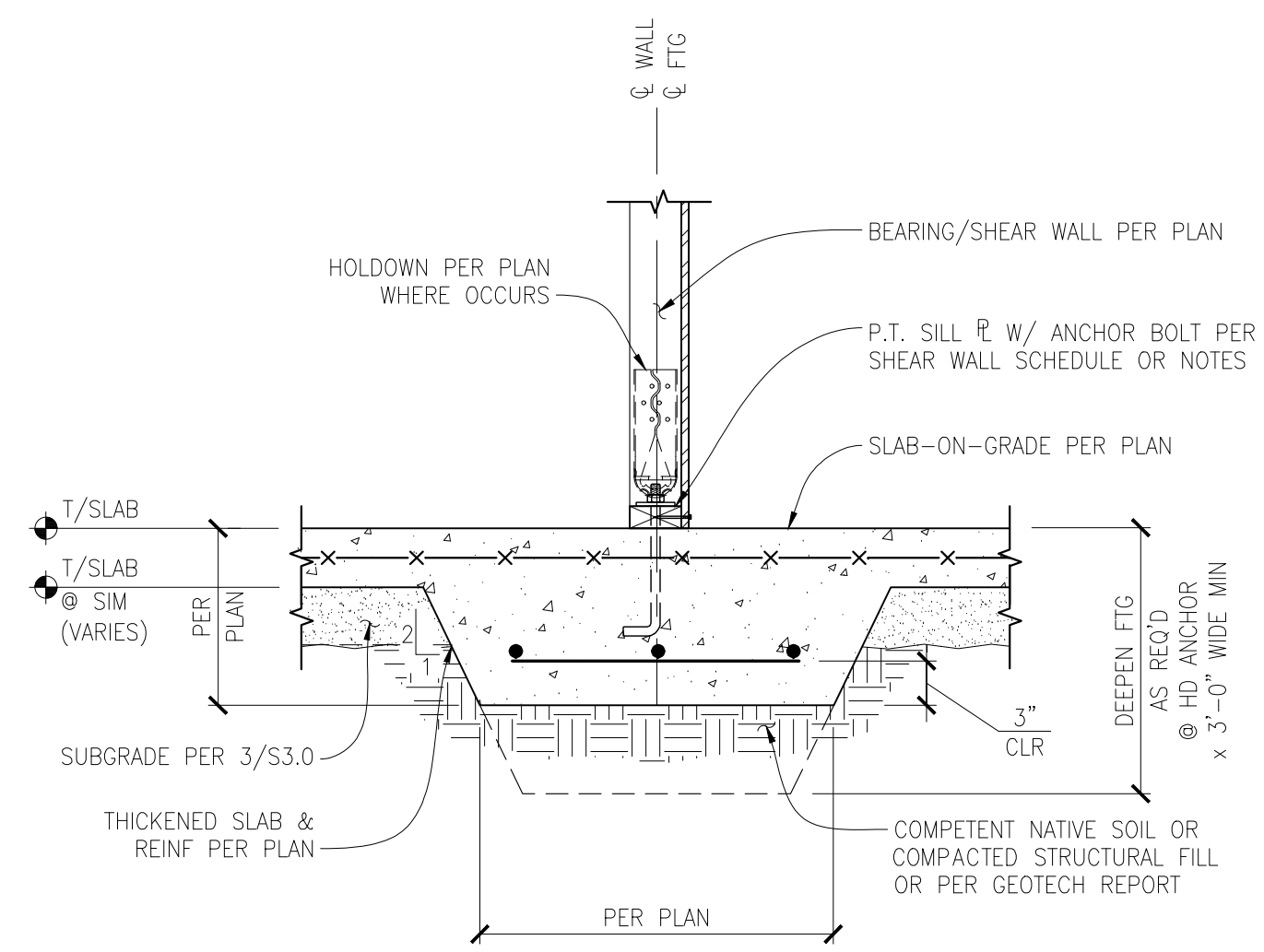
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TYPICAL INTERIOR FOOTING AT PARTY WALL AT RESIDENCE

SCALE: N.T.S.

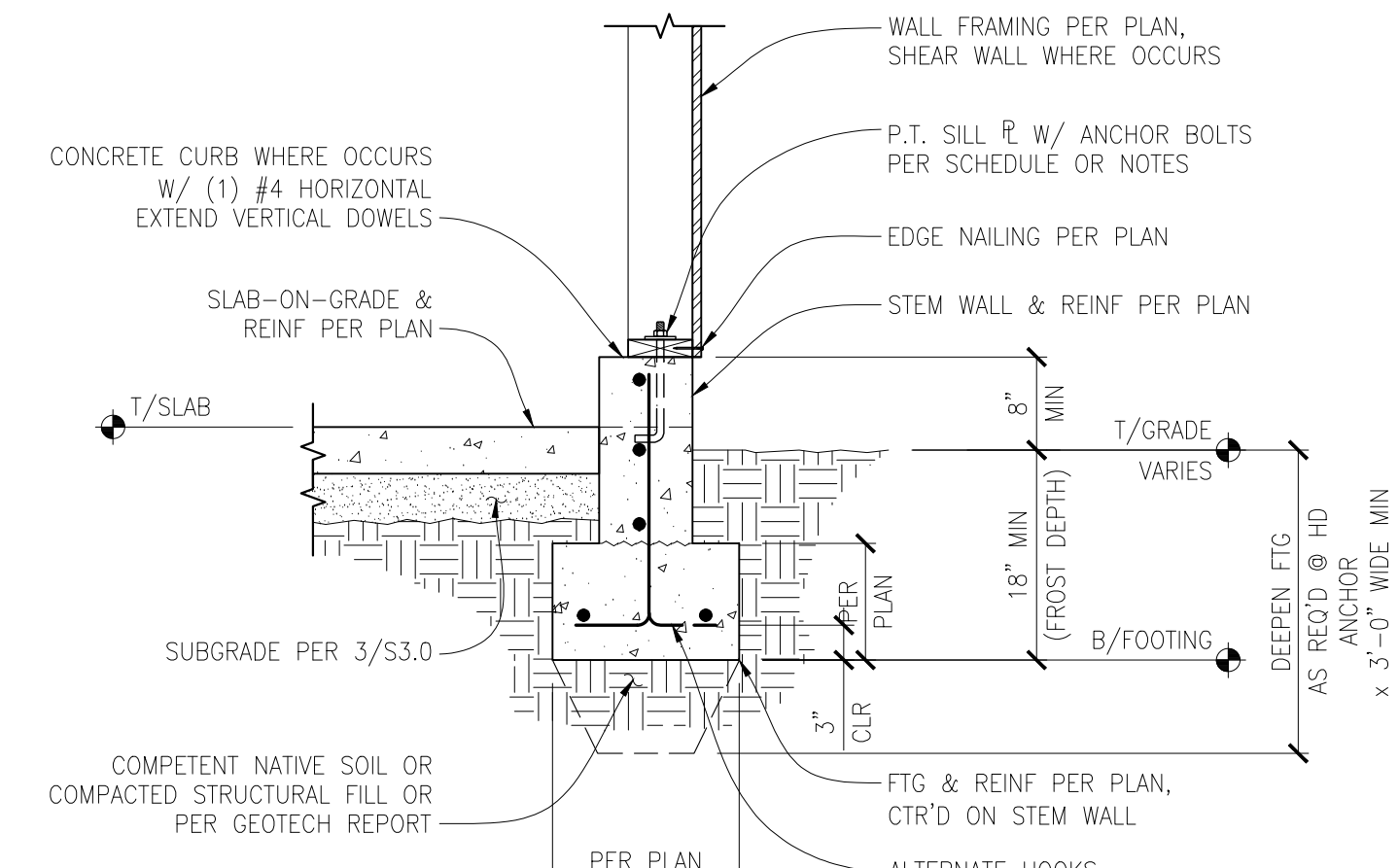
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TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL

SCALE: N.T.S.

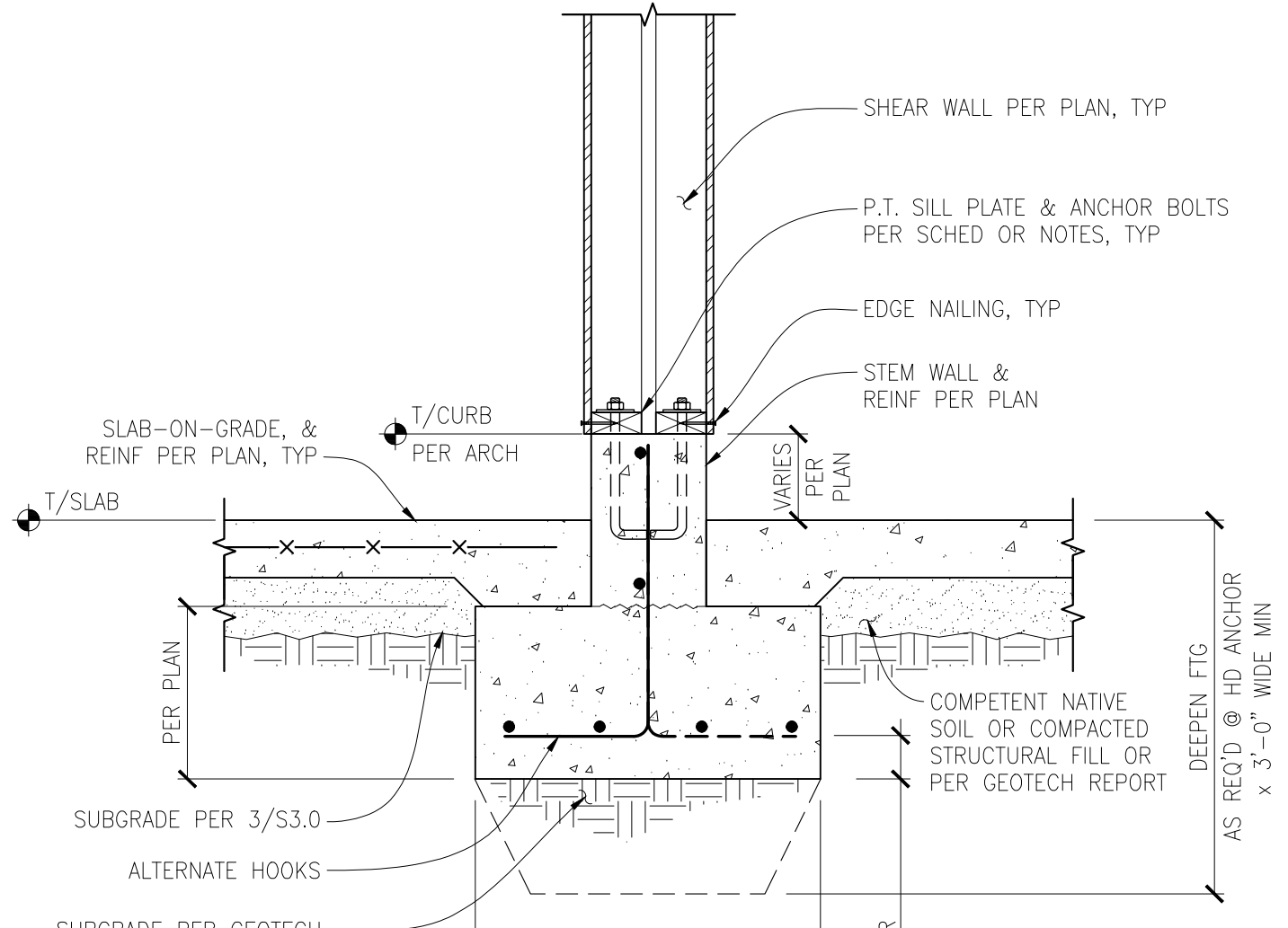
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FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE AT GARAGE

SCALE: N.T.S.

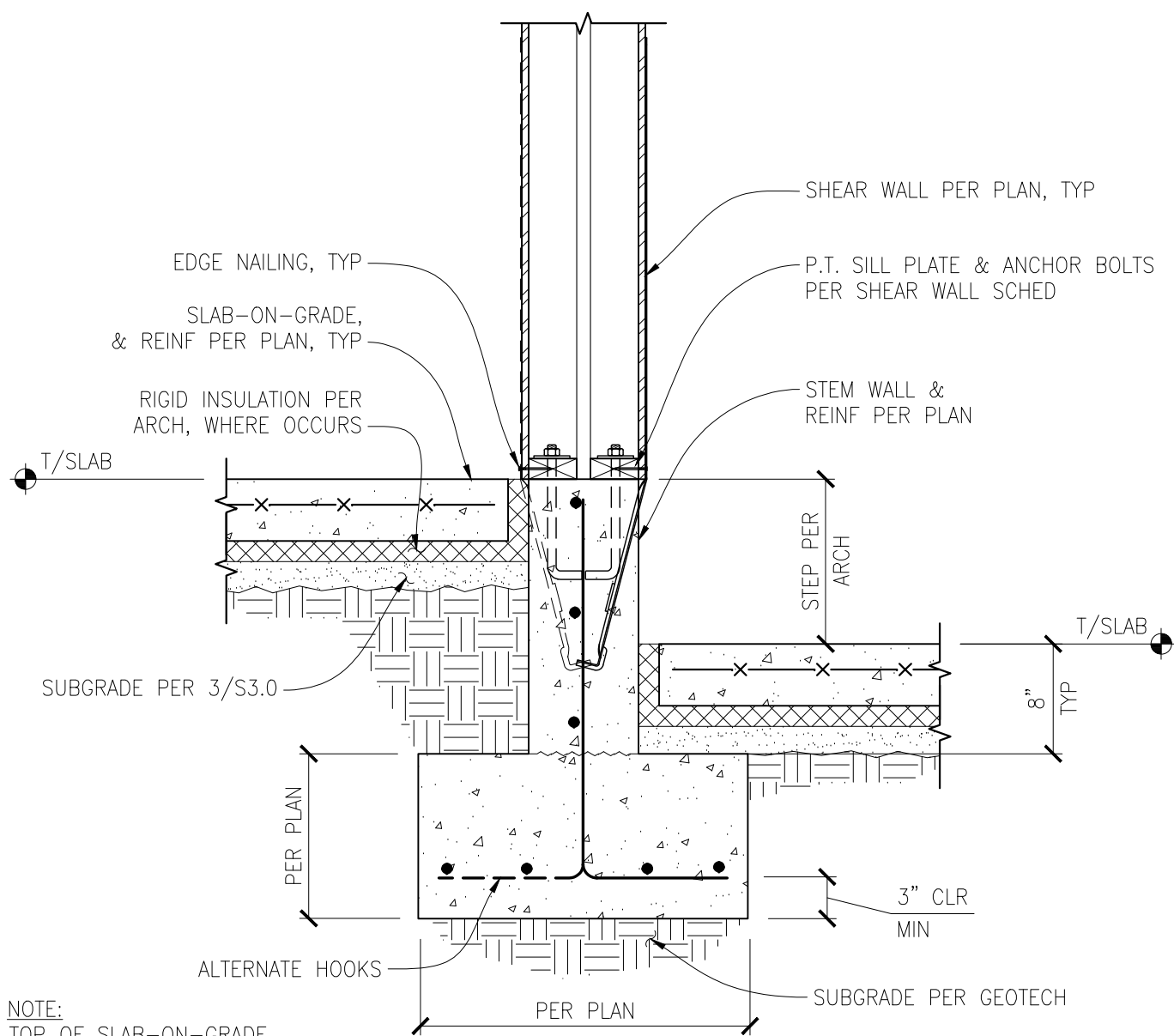
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TYPICAL INTERIOR FOOTING AT PARTY WALL AT GARAGE

SCALE: N.T.S.

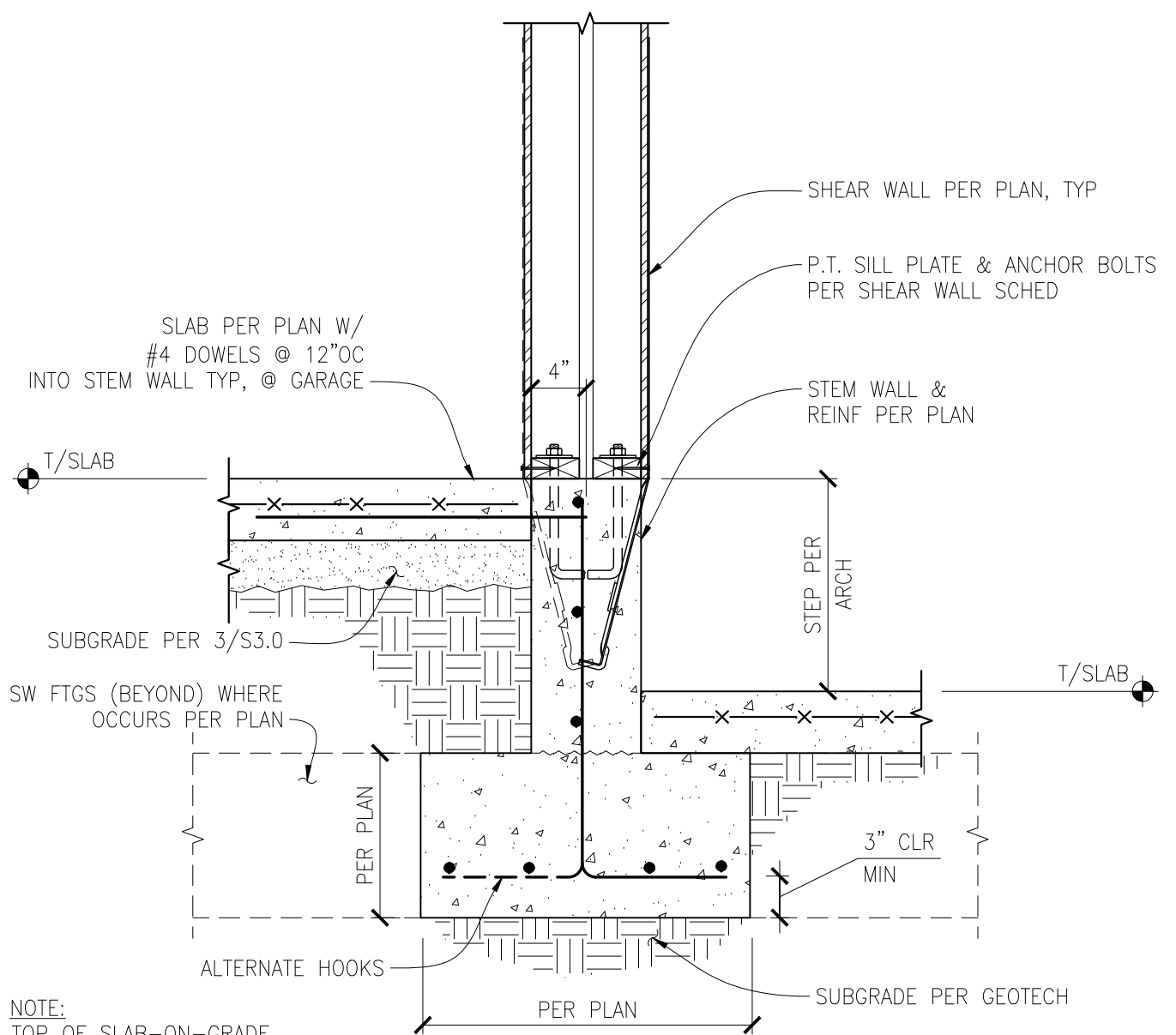
8



INTERIOR FOOTING AT PARTY WALL AT RESIDENCE - AT BLDG STEP

SCALE: N.T.S.

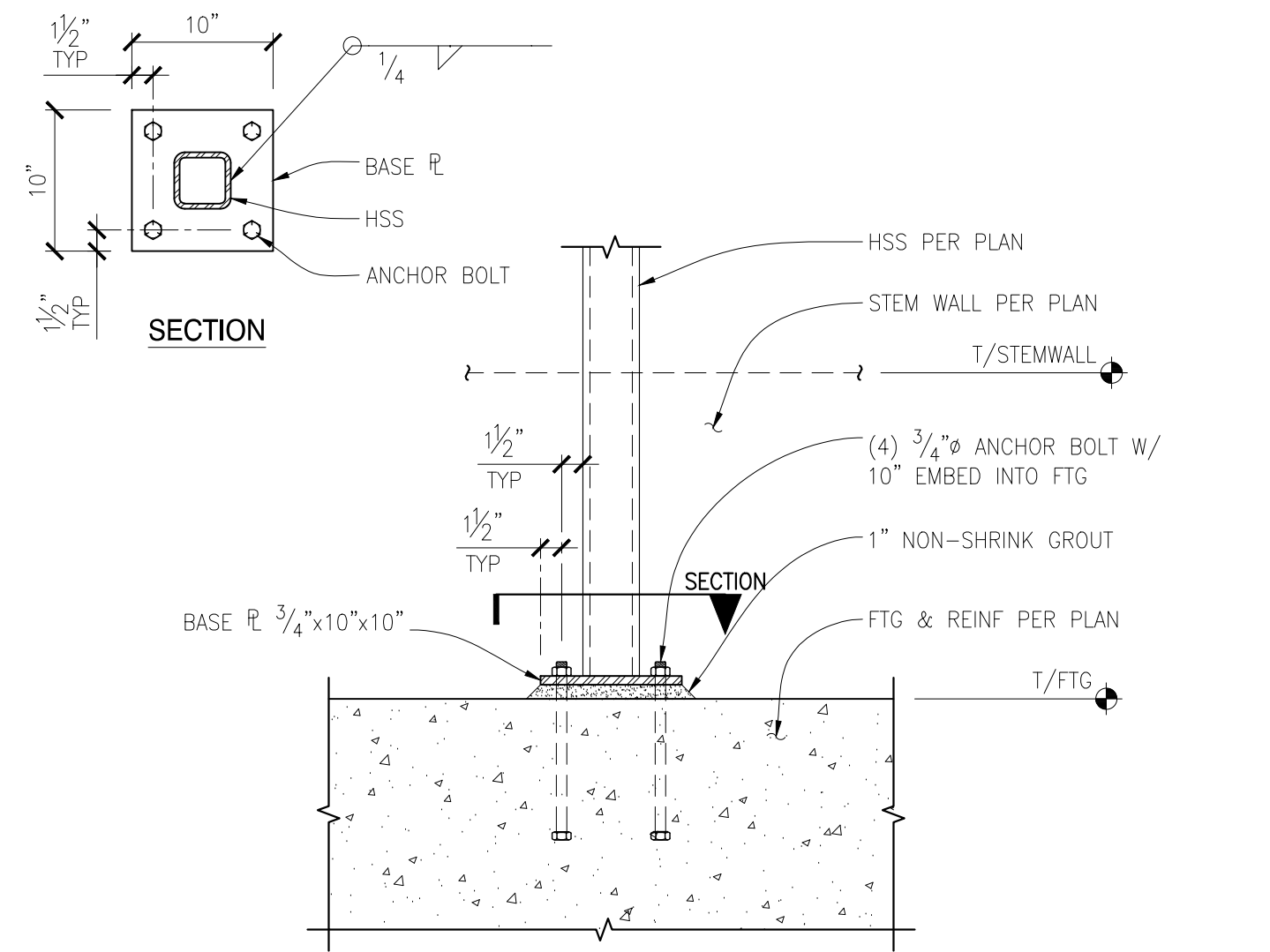
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INTERIOR FOOTING AT PARTY WALL AT GARAGE - AT BLDG STEP

SCALE: N.T.S.

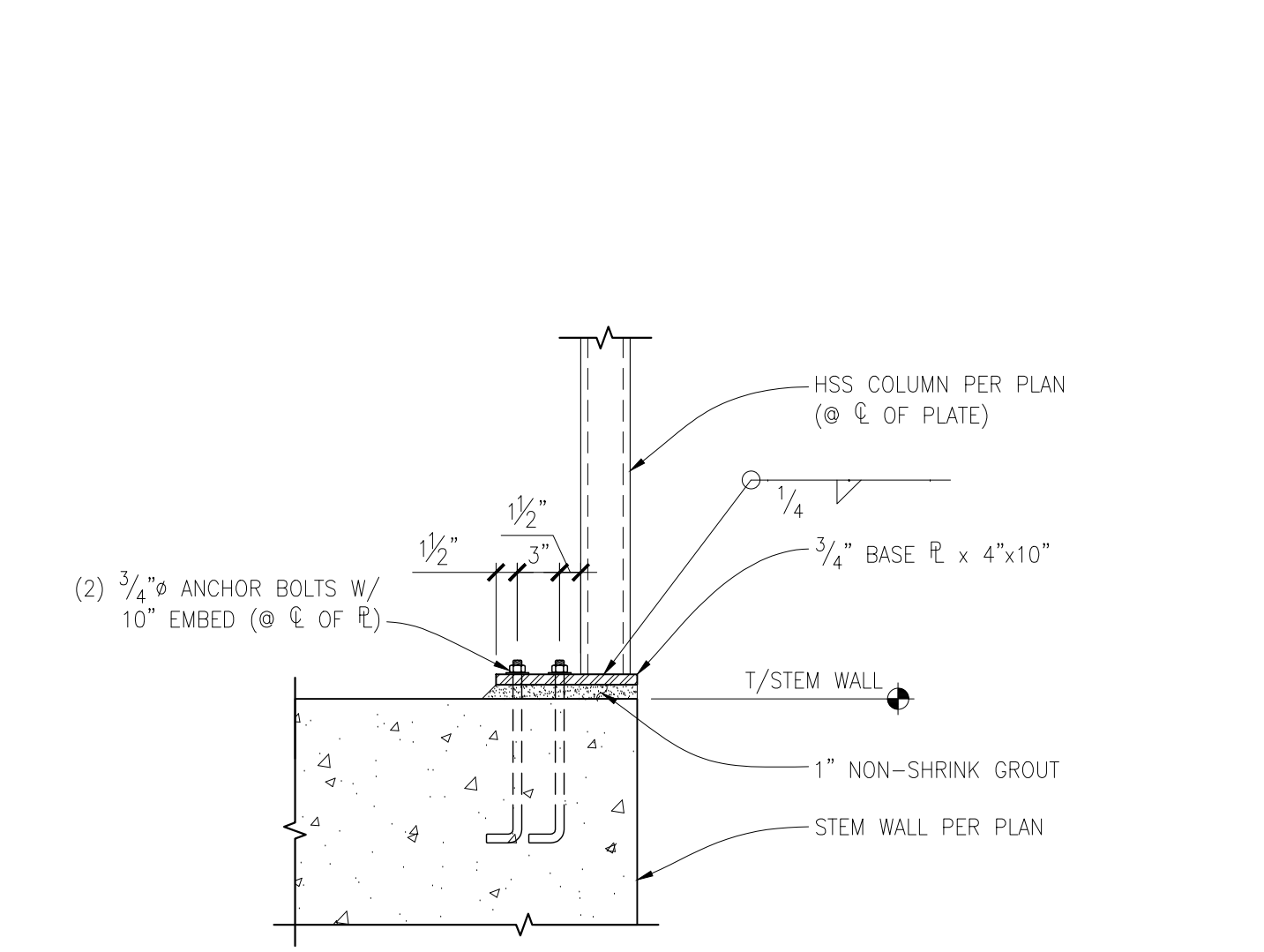
10



HSS COLUMN AT STEM WALL

SCALE: 1" = 1'-0"

11



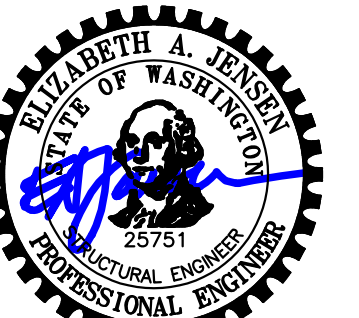
HSS COLUMN AT STEM WALL

SCALE: 1" = 1'-0"

12



SEAL:



6/12/19

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #:	17-579
DRAWN BY:	MRL/TLT
DESIGNED BY:	CMZ
DATE:	DESCRIPTION
02.15.2019	PERMIT SUBMITTAL
03.05.2019	BLDG. DEPT. RESP.
06.12.2019	BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

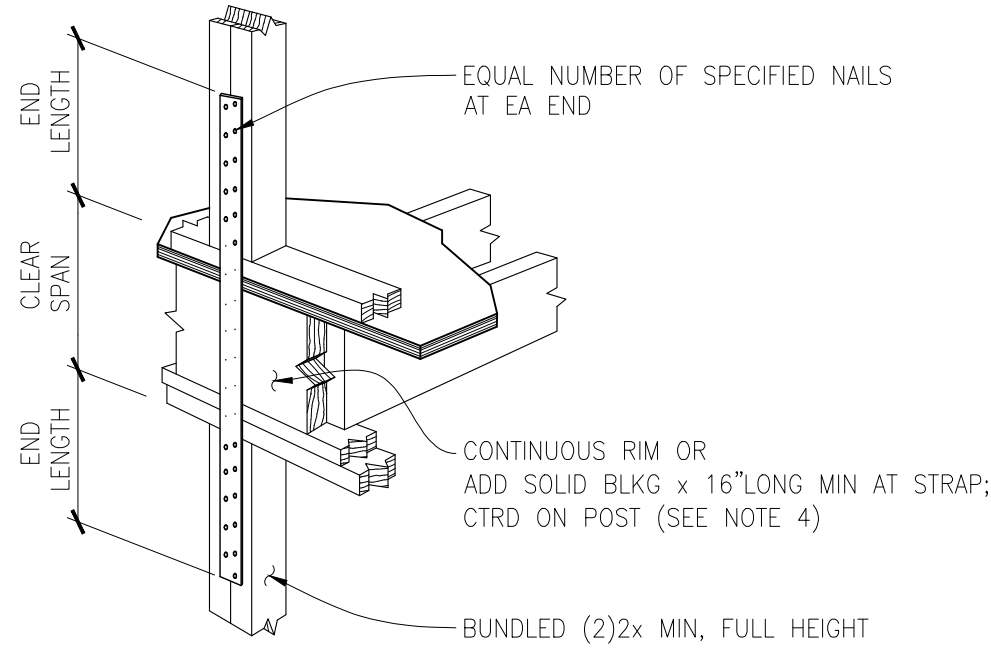
THE CITY OF SEATTLE
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10/8/2019

SHEET TITLE:

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CONCRETE DETAILS**

SHEET NUMBER:

S 3.1

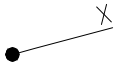


FLR-TO-FLR HOLDOWN STRAP SCHEDULE

SCALE: N.T.S.

TIE DOWN STRAP SCHEDULE						
DOUG-FIR STUDS						ALTERNATE
MARK	STRAP	MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING	ALLOWABLE UPLIFT (LBS)	CLEAR SPAN
A	CMST14	9"	(7) 16d	1 3/4"	1622	CS16
B	CMST14	14"	(13) 16d	1 3/4"	3013	MSTC40
C	CMST14	19"	(19) 16d	1 3/4"	4403	MSTC52
D	CMST14	25"	(25) 16d	1 3/4"	5794	MSTC66
E	CMST14	26"	(28) 16d	1 3/4"	6490	N/A

NOTES:

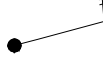
- FOLLOW ALL SIMPSON STRONG-TIE GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
- STRAP MAY BE INSTALLED OVER OR UNDERNEATH PLYWOOD.
- EDGE NAIL PLYWOOD TO STRAPPED POST.
- WHERE STRAPS OCCUR OVER FLOOR BEAM, SEE DETAIL 6/S4.2.
- ADDED BLOCKING MAY BE ELIMINATED WHERE FLOOR FRAMING IS DIRECTLY BETWEEN POSTS.
-  INDICATES FLOOR-TO-FLOOR STRAP ON PLAN.

1622x

2

HOLDOWN SCHEDULE (DF-WIND)						
MARK	MODEL #	ALLOWABLE UPLIFT (LBS)			MIN END STUDS	STUD FASTENERS
		(1) MID WALL	CORNER	END WALL		
1A	LSTD8 (6)	2675	2320	1915	(2) 2x	(20) 16d SINKERS
1B	STHD10 (6)	4195	3500	2585	(2) 2x	(28) 16d SINKERS
1C	STHD14 (6)		5345	4210	(2) 2x	(30) 16d SINKERS
2	HDU8-SDS2.5		3075		(2) 2x	(6) 1/4"x2 1/2" SDS
4	HDU4-SDS2.5		4565		(2) 2x	(10) 1/4"x2 1/2" SDS
5	HDU5-SDS2.5		5645		(2) 2x	(14) 1/4"x2 1/2" SDS
8	HDU8-SDS2.5		7870		(2) 2x	(20) 1/4"x2 1/2" SDS
11A	HDU11-SDS2.5		9335		(4) 2x OR 6x	(30) 1/4"x2 1/2" SDS
11B	HDU11-SDS2.5		11175		(5) 2x OR 8x	(30) 1/4"x2 1/2" SDS
14	HDU14-SDS2.5		14445		(5) 2x OR 6x6	(36) 1/4"x2 1/2" SDS
19	HD19		19070		6x6 DF#1	(5) 1"Ø BOLTS

NOTES:

- HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
- REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
- HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLDOWN ANCHORS.
- PROVIDE 1/4"x3"SQ PLATE WASHER IN BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER.
-  INDICATES ON PLAN HOLDOWN MODEL AND MINIMUM STUD REQUIREMENTS, TYP.
- CONTRACTOR TO COORDINATE WHERE "RJ" HOLDOWNS ARE REQUIRED.
- FOR HOLDOWN AT STEEL BEAM REF 10/S4.2.

HOLDOWN SCHEDULE (8" MIN STEM WALL)

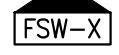
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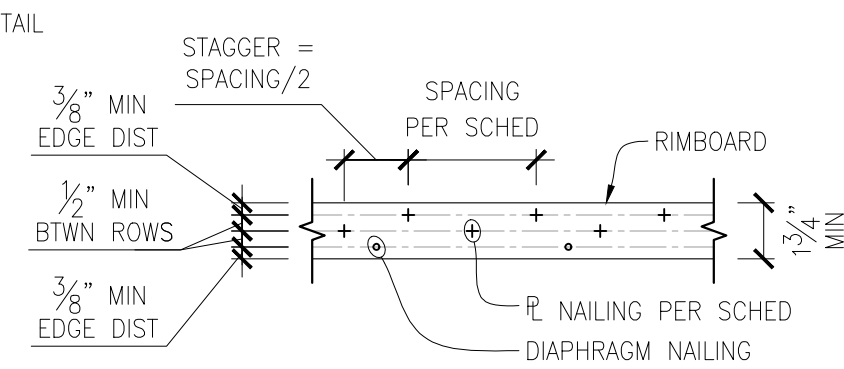
1615D

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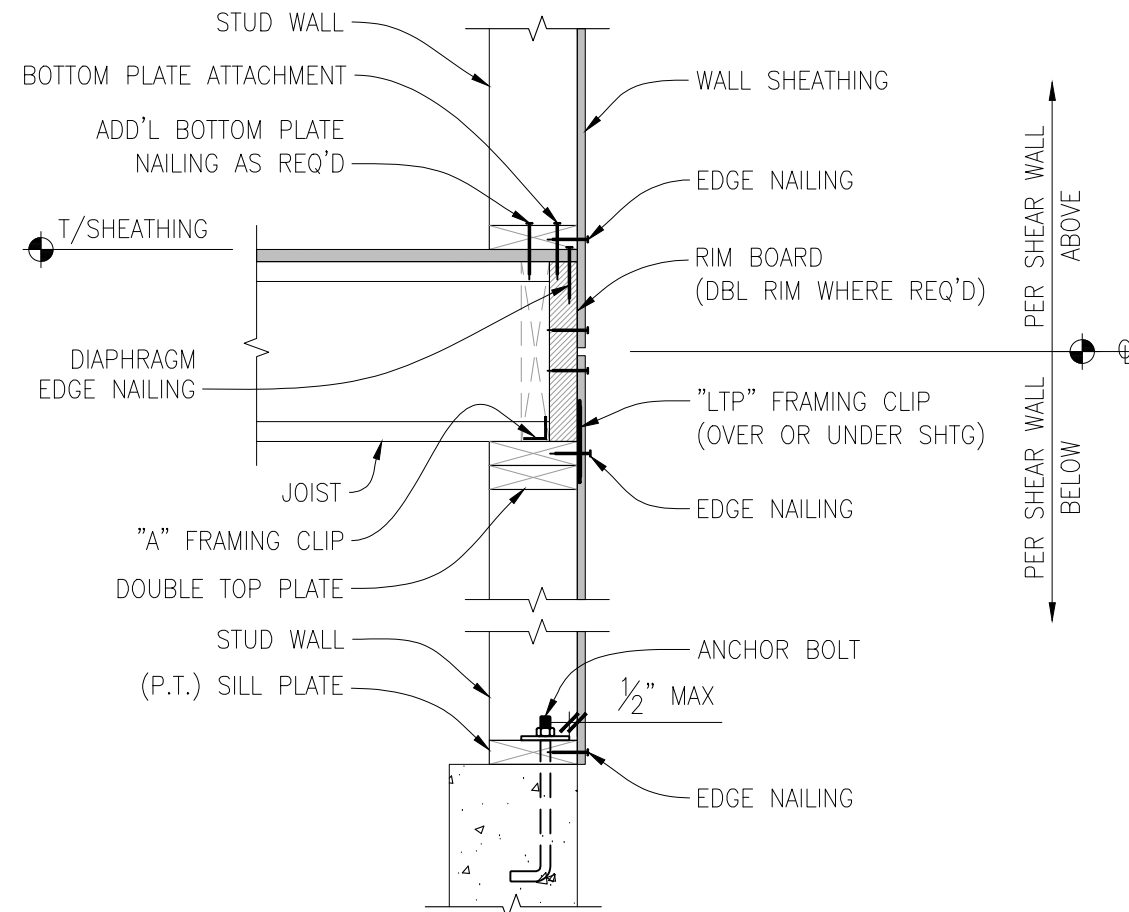
WOOD-FRAMED SHEAR WALL SCHEDULE											
FOR DOUG-FIR FRAMING W/ 10d COMMON NAILS (2015 IBC)											
SW TYPE	WALL SHEATHING APA RATED	EDGE NAILING	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES (1,2,7,8)	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION (9,10)	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF)	
										SEISMIC	WIND
SINGLE-SIDED	SW-6	1 5/32"	10d @ 6"OC	16d SINKER @ 5"OC	LTP5 @ 16"OC	1 1/4"	2x	2x	5/8"Ø @ 40"OC 5/8"Ø @ 54"OC	P.T. 2x P.T. 3x	310 435
	SW-4	1 5/32"	10d @ 4"OC	(2) ROWS SINKER @ 6"OC, STAGGERED	LTP5 @ 10"OC	1 3/4"	2x	2x	5/8"Ø @ 26"OC 5/8"Ø @ 36"OC	P.T. 2x P.T. 3x	460 645
	SW-3	1 5/32"	10d @ 3"OC (12)	(2) ROWS SINKER @ 5"OC, STAGGERED	LTP5 @ 8"OC	1 3/4"	3x	3x -OR- FLAT 2x	5/8"Ø @ 20"OC 5/8"Ø @ 28"OC	P.T. 2x P.T. 3x	600 840
	SW-2	1 5/32"	10d @ 2"OC (12)	(2) ROWS SINKER @ 4"OC, STAGGERED	LTP5 @ 6"OC	3 1/2"	3x	3x -OR- FLAT 2x	5/8"Ø @ 16"OC 5/8"Ø @ 20"OC	P.T. 2x P.T. 3x	770 1078
DOUBLE-SIDED	2SW-4	1 5/32" BOTH SIDES	10d @ 4"OC	(3) ROWS SINKER @ 5"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8"Ø @ 18"OC	P.T. 3x	920 1290
	2SW-3	1 5/32" BOTH SIDES	10d @ 3"OC	(3) ROWS SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8"Ø @ 14"OC	P.T. 3x	1200 1680
	2SW-2 (16)	1 5/32" BOTH SIDES	10d @ 2"OC	(3) ROWS SINKER @ 3 1/2"OC, STAGGERED	LTP5 @ 6"OC & A35 @ 6"OC	3 1/2"	3x	3x	5/8"Ø @ 10"OC	P.T. 3x	1540 1942

NOTES:

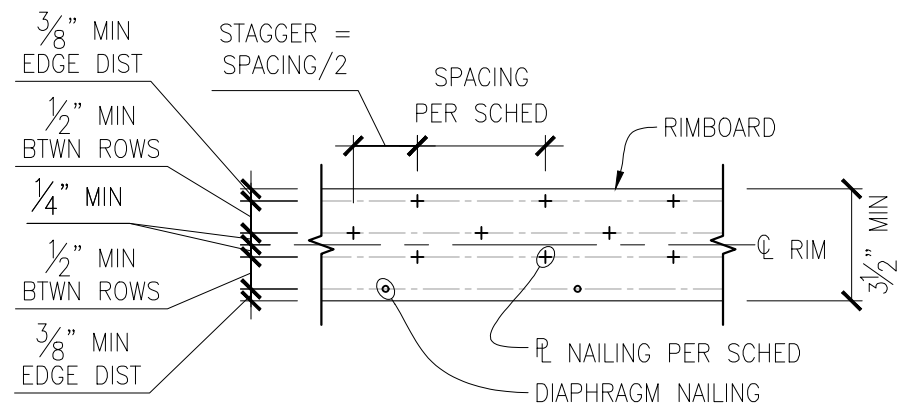
- ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
- REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
- EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
- INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
- SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTPs." "LTPs" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"Øx1 1/2" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"Øx2 1/2" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
- (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
- ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FORM THE ENDS OF THE PLATE, BUT NOT MORE THAT 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. ALT: 5/8"Øx8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.
- PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
- STAGGER EDGE NAILING.
- THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
- THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
- REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
- WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
-  INDICATES A FTAO (FORCE TRANSFER AROUND OPENING). NAILING PER THIS SHEAR WALL SCHEDULE. REFERENCE 8/S4.2 FOR ADDITIONAL DETAIL REQUIREMENTS.



(2) ROWS BOTTOM PLATE NAILING



SHEAR WALL KEY DETAIL



(3) ROWS BOTTOM PLATE NAILING

1626

8

WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: NONE

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



SEAL:



INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP. 
06.12.2019 BLDG. DEPT. RESP. 

JURISDICTIONAL STAMP:

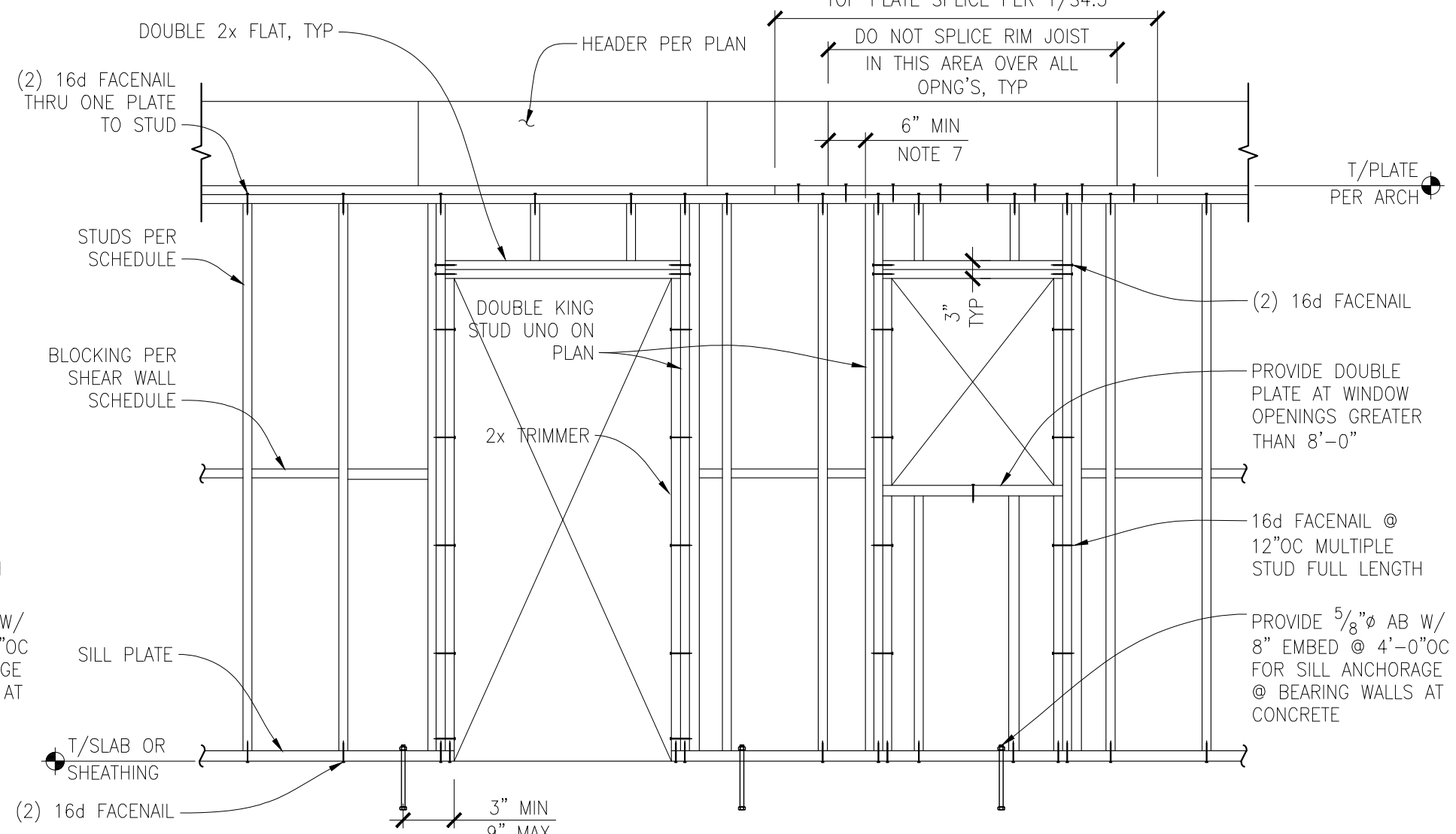
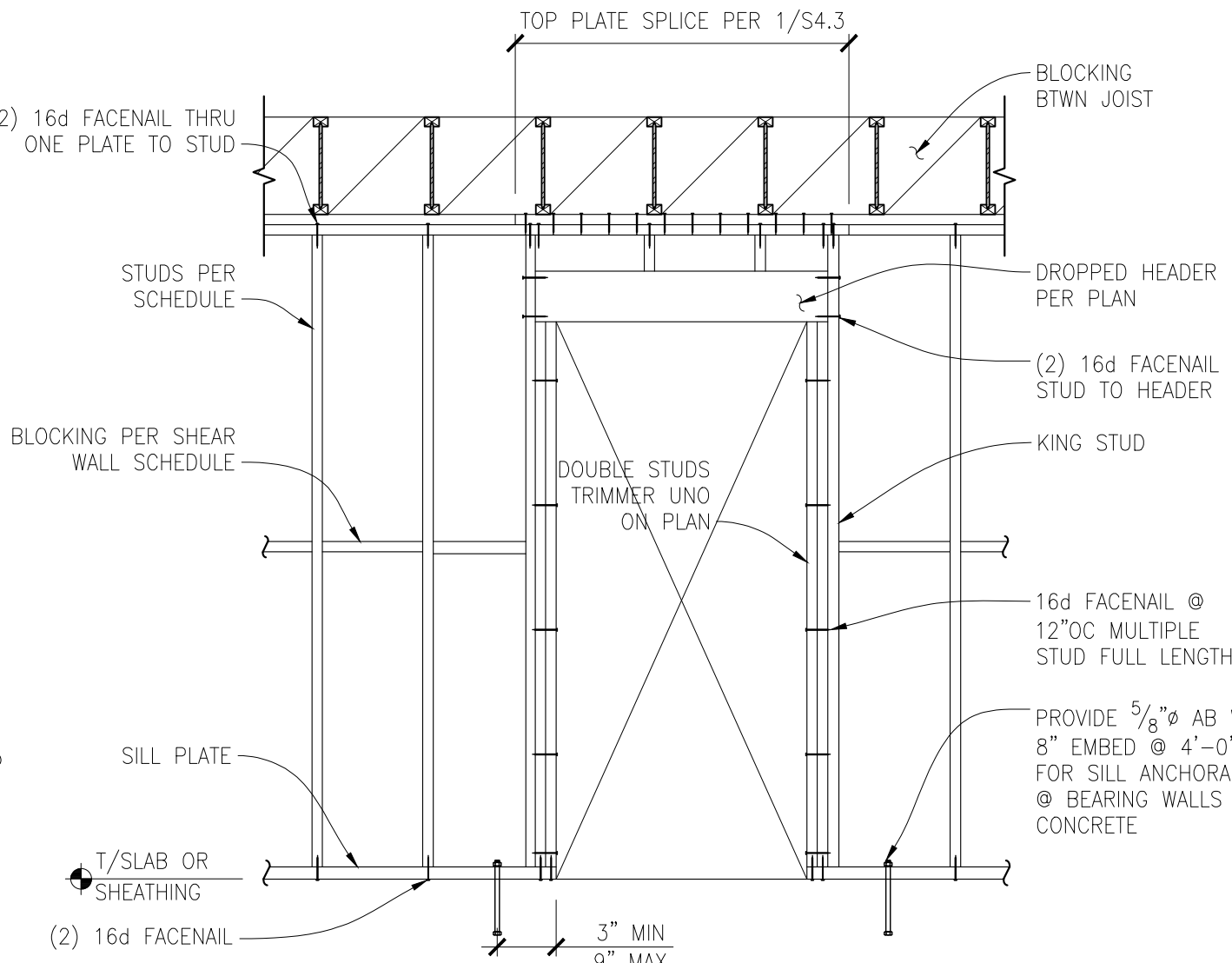
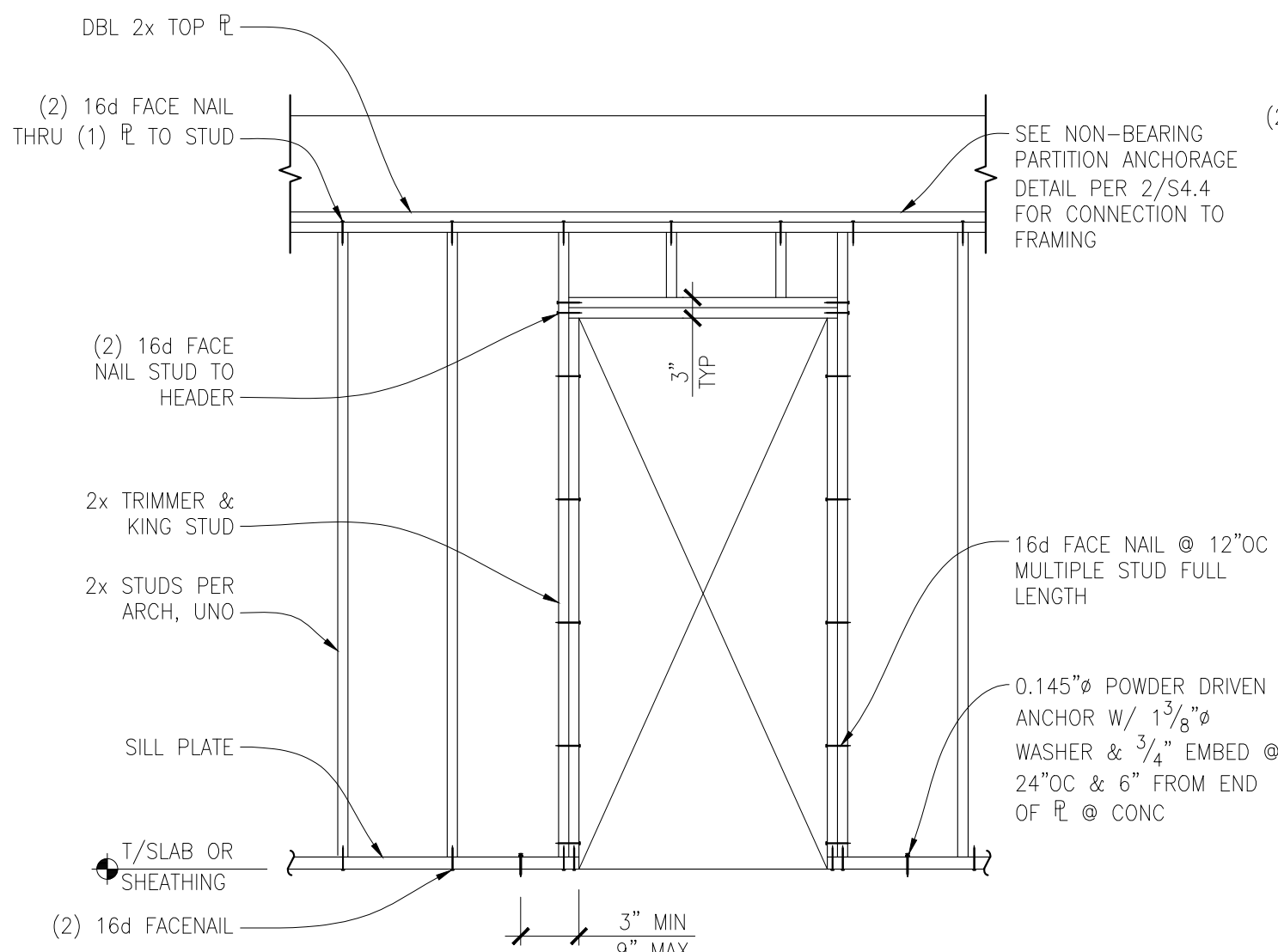
THE CITY OF SEATTLE
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Subject to Errors and Omissions
10/8/2019

SHEET TITLE:

STRUCTURAL
WOOD SCHEDULES

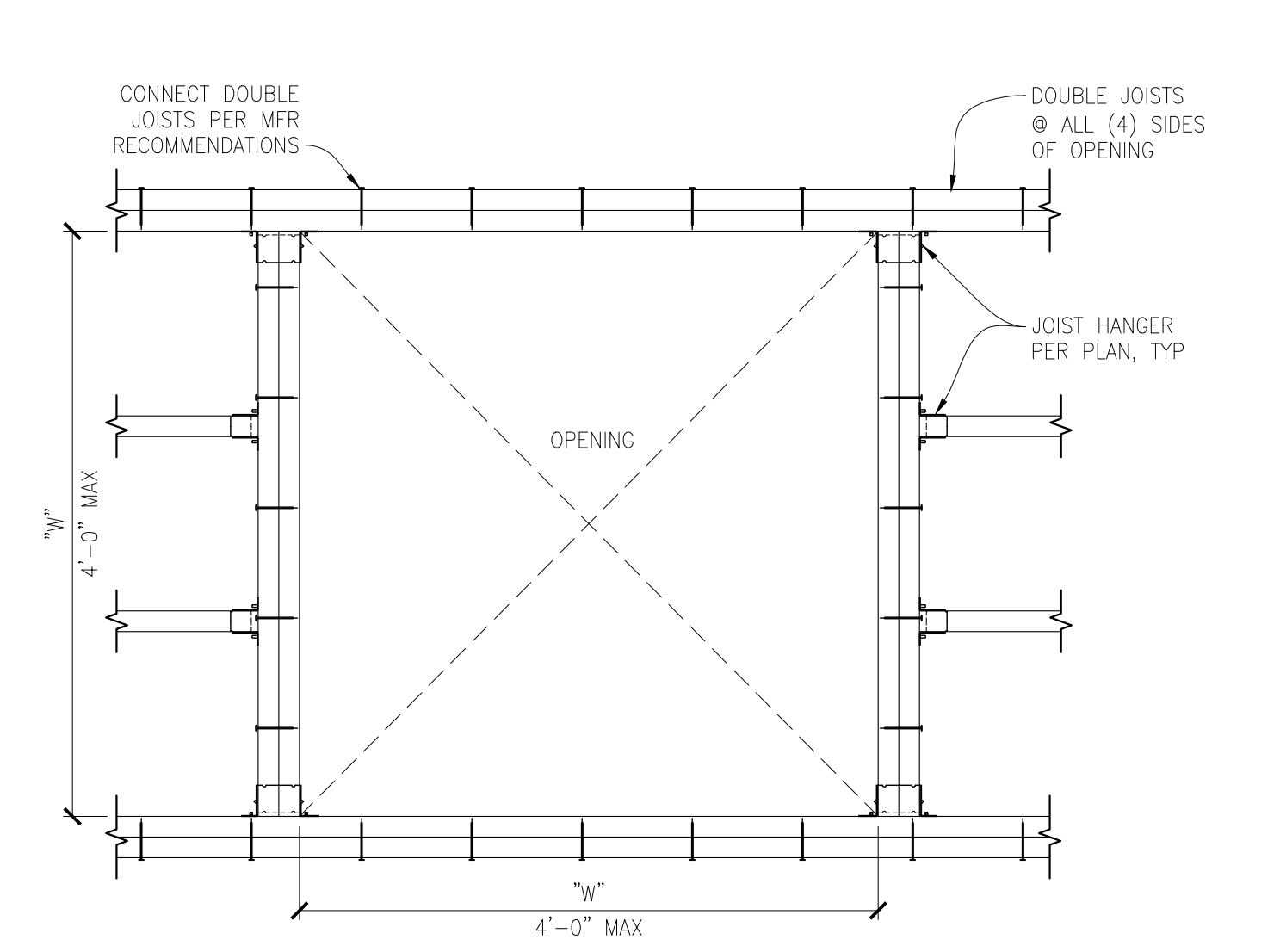
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S 4.0



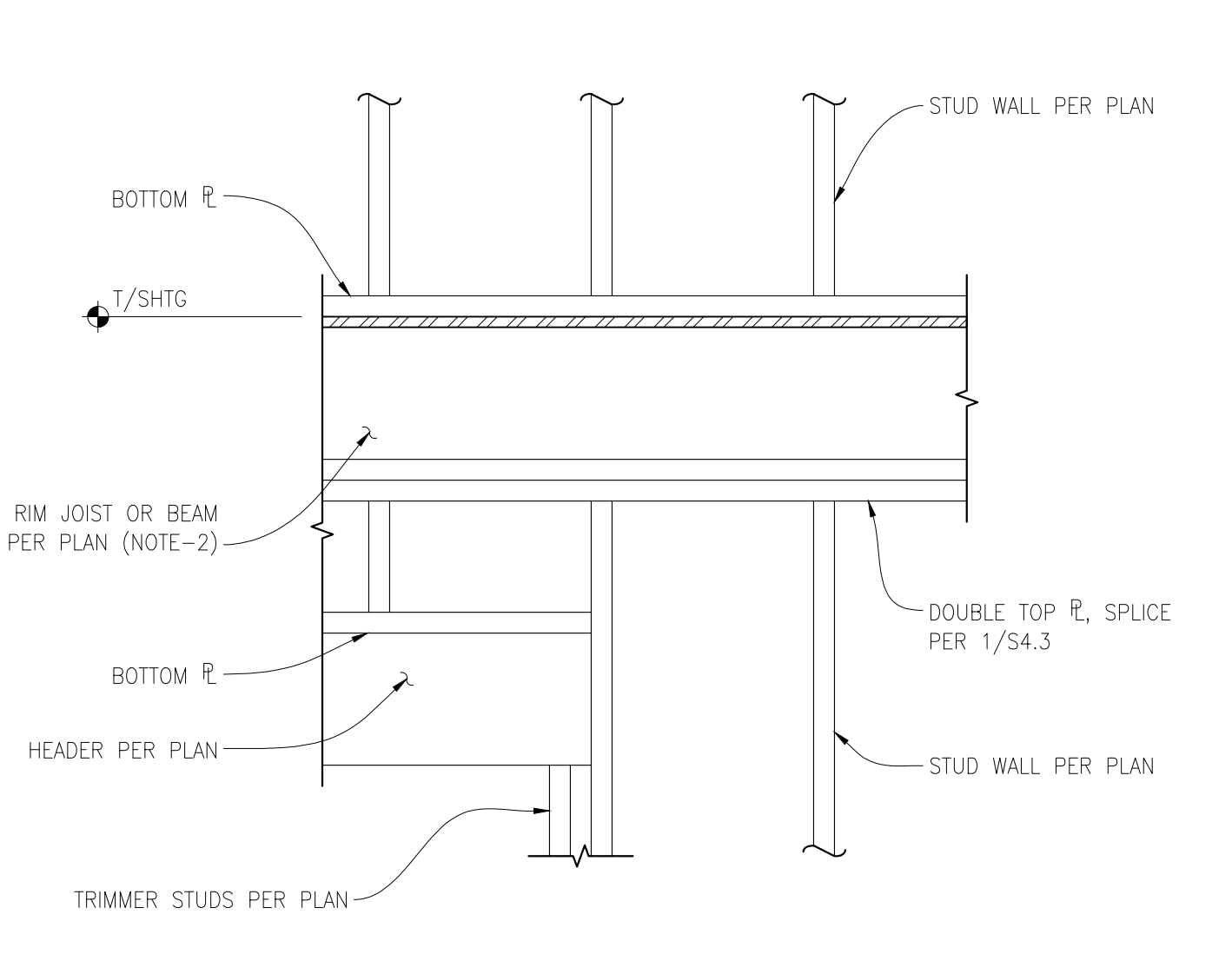
- NOTES:
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL.
 2. SEE SHEAR WALL NAILING DETAIL FOR ADDITIONAL INFORMATION.
 3. SEE SHEAR WALL SCHEDULE 8/54.0 FOR CONNECTION AT TOP AND BOTTOM OF WALL.
 4. COORDINATE KING AND TRIM STUDS WITH HOLD DOWN STUDS.
 5. ACCEPTABLE TO USE THREADED INSERT IN LIEU OF CAST IN PLACE ANCHOR BOLT.
 6. RIM JOIST IS HEADER AT EXTERIOR AND CORRIDOR WALLS. DO NOT SPLICE OVER OPENINGS.
 7. IF 6" OVERHANG NOT AVAILABLE, HANG RIM FROM INTERSECTING BEAM W/ SIMPSON HUC HANGER x SIZE OF RIM.
 8. SILL PLATES TO BE PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE.
 9. REFERENCE 8/54.0 FOR SILL PLATE CONNECTION AT PLYWOOD SHEATHING.
 10. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE IBC.

INTERIOR NON-BEARING WALL FRAMING DETAIL
TYPICAL STUD WALL FRAMING DETAILS
SCALE: N.T.S.



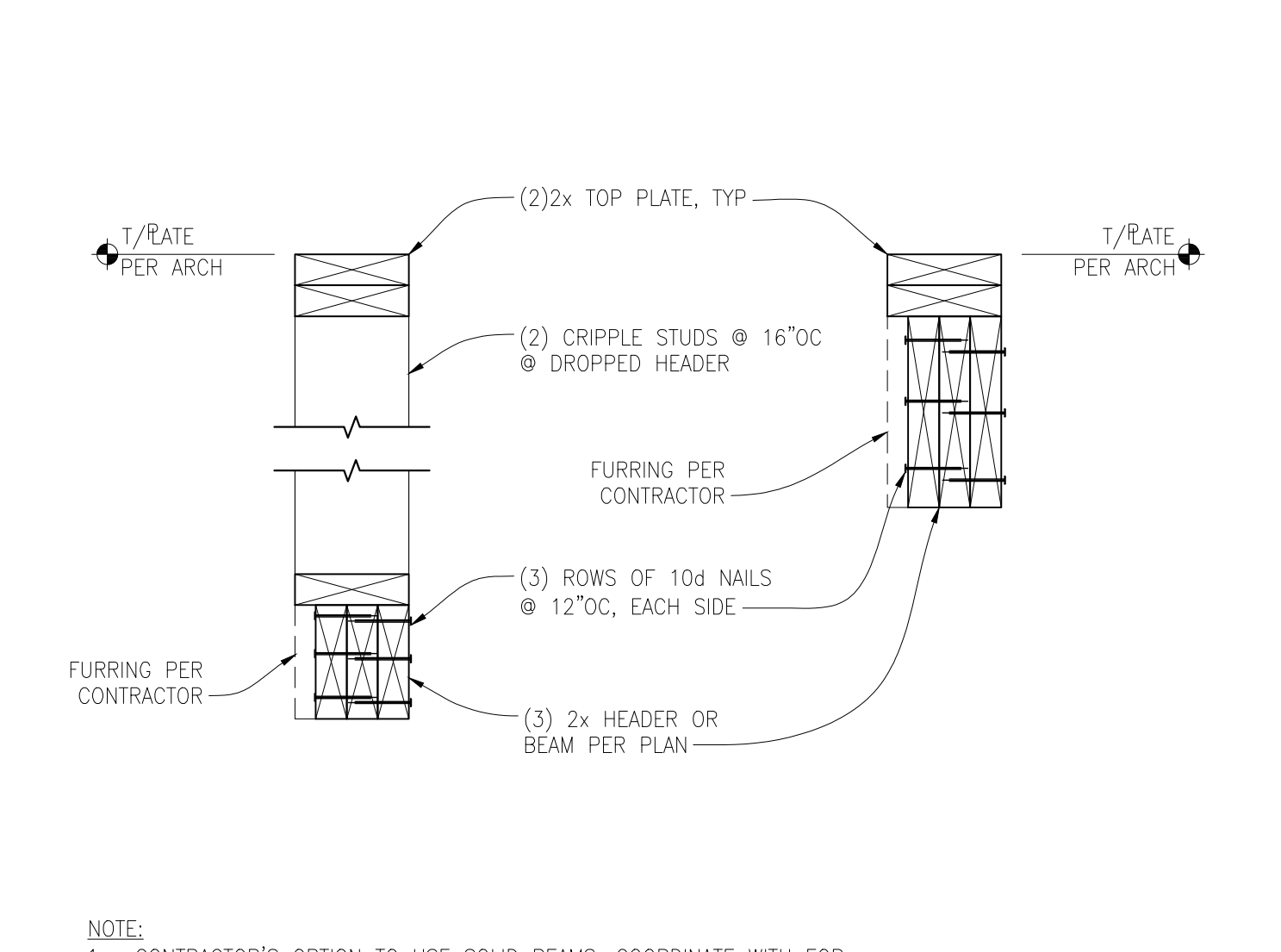
NOTE:
1. WHEN OPENING DIMENSION "W" EXCEEDS 4'-0"OC, REFER TO PLANS FOR FRAMING.

TYPICAL FRAMED OPENING
AT FLOOR OR ROOF
SCALE: 1" = 1'-0"



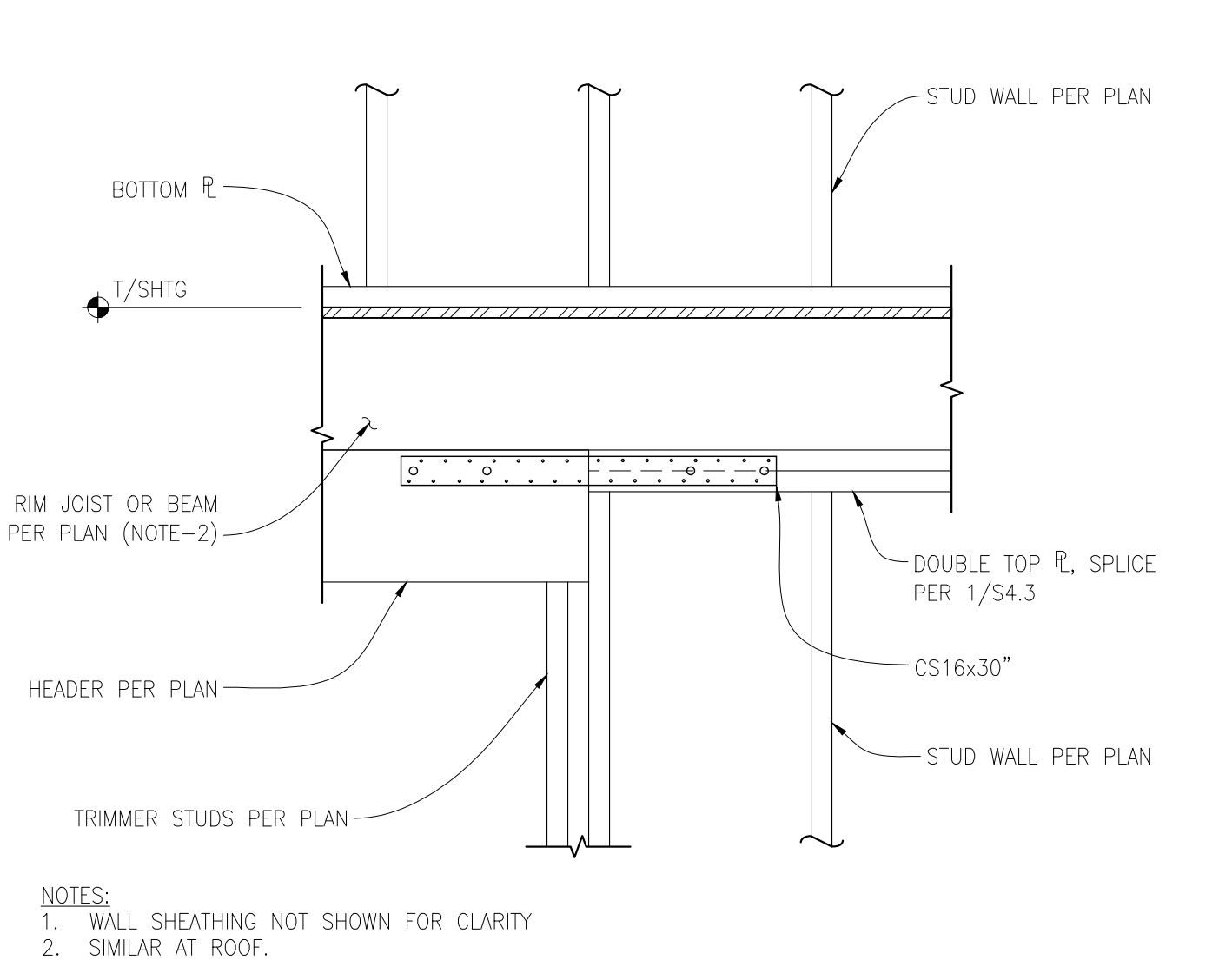
NOTE:
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIMILAR AT ROOF.

TYPICAL HEADER FRAMING (DROPPED)
SCALE: 1" = 1'-0"



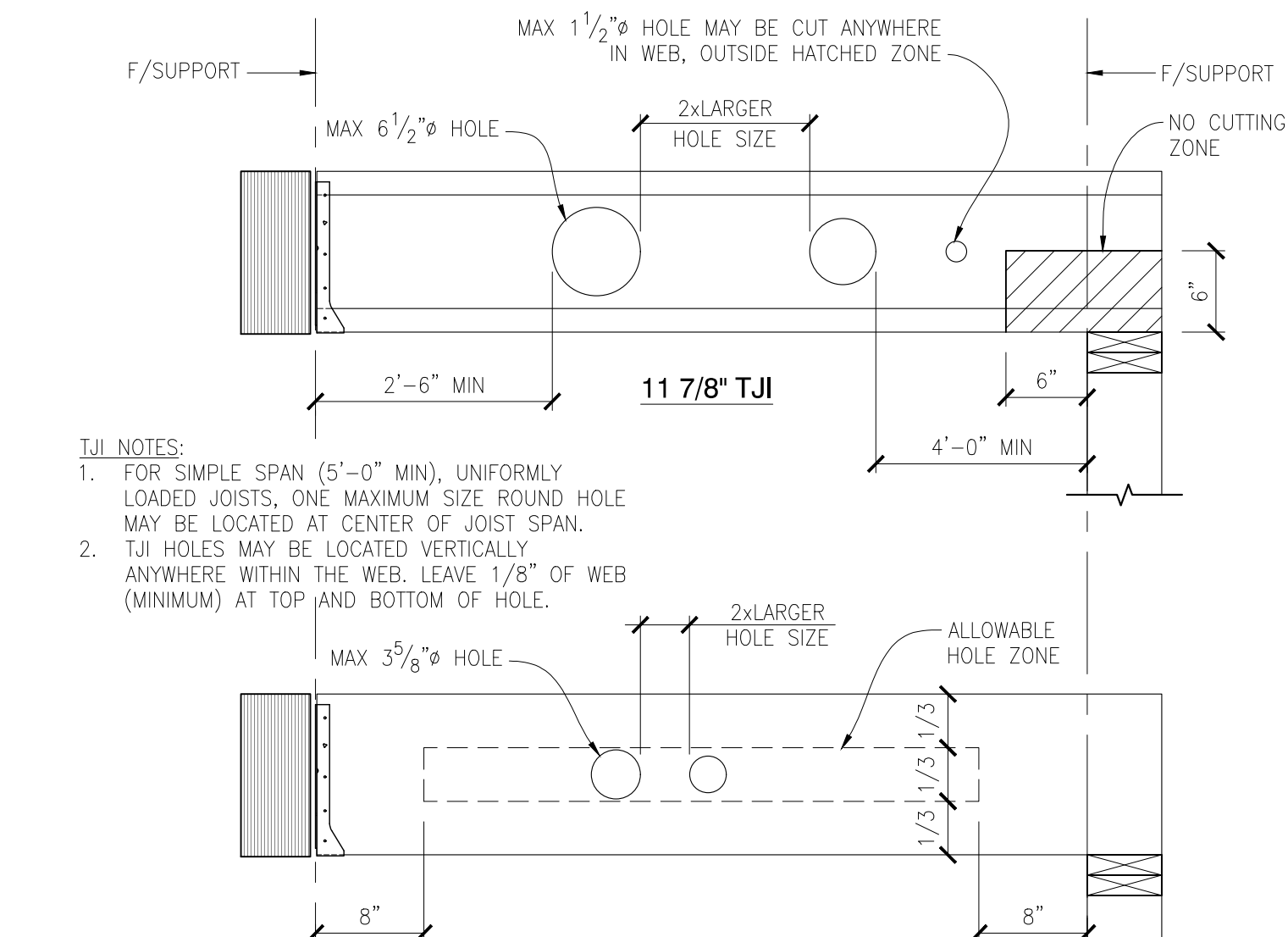
NOTE:
1. CONTRACTOR'S OPTION TO USE SOLID BEAMS. COORDINATE WITH EOR.
2. REF. PLAN FOR HEADER SIZES.

TYPICAL BUNDLED HEADERS
SCALE: N.T.S.



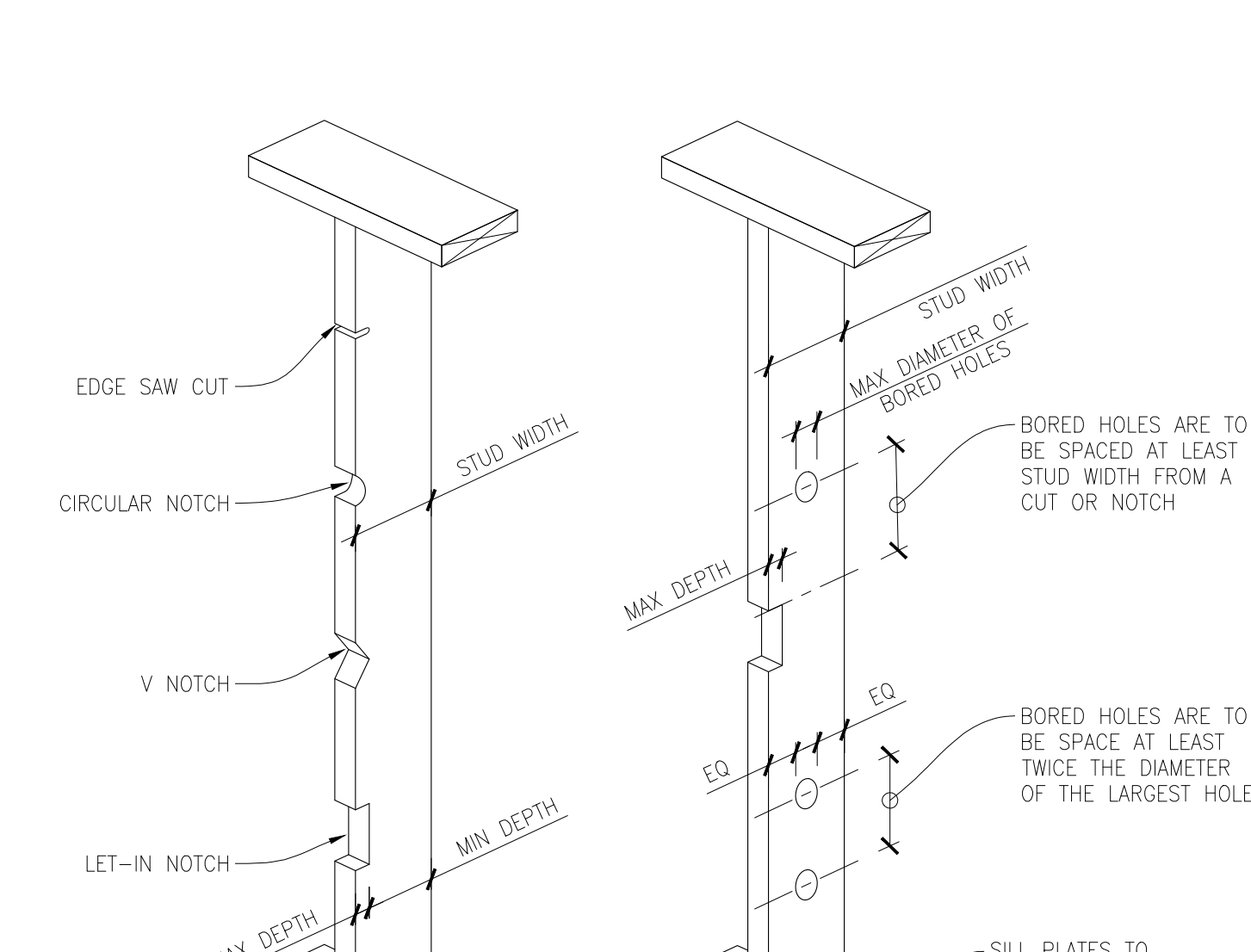
NOTE:
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIMILAR AT ROOF.

TYPICAL HEADER FRAMING (FLUSH)
SCALE: 1" = 1'-0"



NOTE:
1. ROUND HOLES ONLY. RECTANGULAR HOLES ARE NOT ALLOWED.
2. NO HOLES IN CANTILEVERS.
3. NO HOLES IN HEADERS.
4. OTHER HOLES NOT DESCRIBED ABOVE SHALL BE SUBJECT TO REVIEW BY EOR PRIOR TO DRILLING.
5. NO HOLES IN HEADERS/BEAMS IN PLANK ORIENTATION.
6. DO NOT NOTCH MEMBERS.
7. ALLOWABLE HOLE BASED ON UNIFORM LOADS ONLY. FOR ANY OTHER LOADING CONTACT EOR.

ALLOWABLE HOLES IN
WOOD JOISTS / BEAMS (11 7/8")
SCALE: N.T.S.



EXTERIOR/BEARING/
SHEAR WALL STUDS

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

NOTE:
1. NO CUTTING OR NOTCHING IS ALLOWED IN SHEAR WALL COMPRESSION STUDS.
2. NO CUTTING OR NOTCHING IS ALLOWED IN SHEAR WALL PLATES.

EXTERIOR/BEARING/
SHEAR WALL STUDS

STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	7/8"	5/8" EA SIDE OF HOLE
2x6	2 1/8"	5/8" EA SIDE OF HOLE
2x8	2 1/8"	5/8" EA SIDE OF HOLE

NOTE:
1. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.
2. NO HOLES ARE ALLOWED IN SHEAR WALL COMPRESSION STUDS.
3. NO HOLES ARE ALLOWED IN SHEAR WALL PLATES.

NON-BEARING WALL STUDS

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

CUTTING AND NOTCHING WOOD STUDS

NOTE:
1. DO NOT NOTCH MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY EOR.

NON-BEARING WALL STUDS

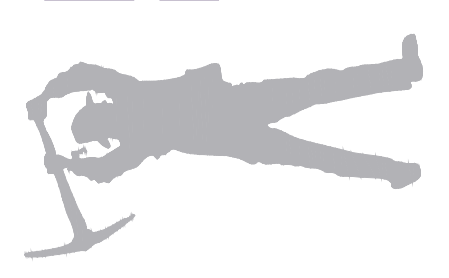
STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	2"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE
2x8	4 1/4"	5/8" EA SIDE OF HOLE

NOTE:
1. BORING HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITH OUT REVIEW BY EOR.

BORED HOLES IN WOOD STUDS

NOTE:
1. BORING HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITH OUT REVIEW BY EOR.

TYPICAL HOLES & NOTCHES IN WOOD STUDS
SCALE: N.T.S.



SEAL:
BILLY A. JENSEN
STATE OF WASHINGTON
25751
PROFESSIONAL ENGINEER
6/12/19

INTERLAKE TOWNHOMES
9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
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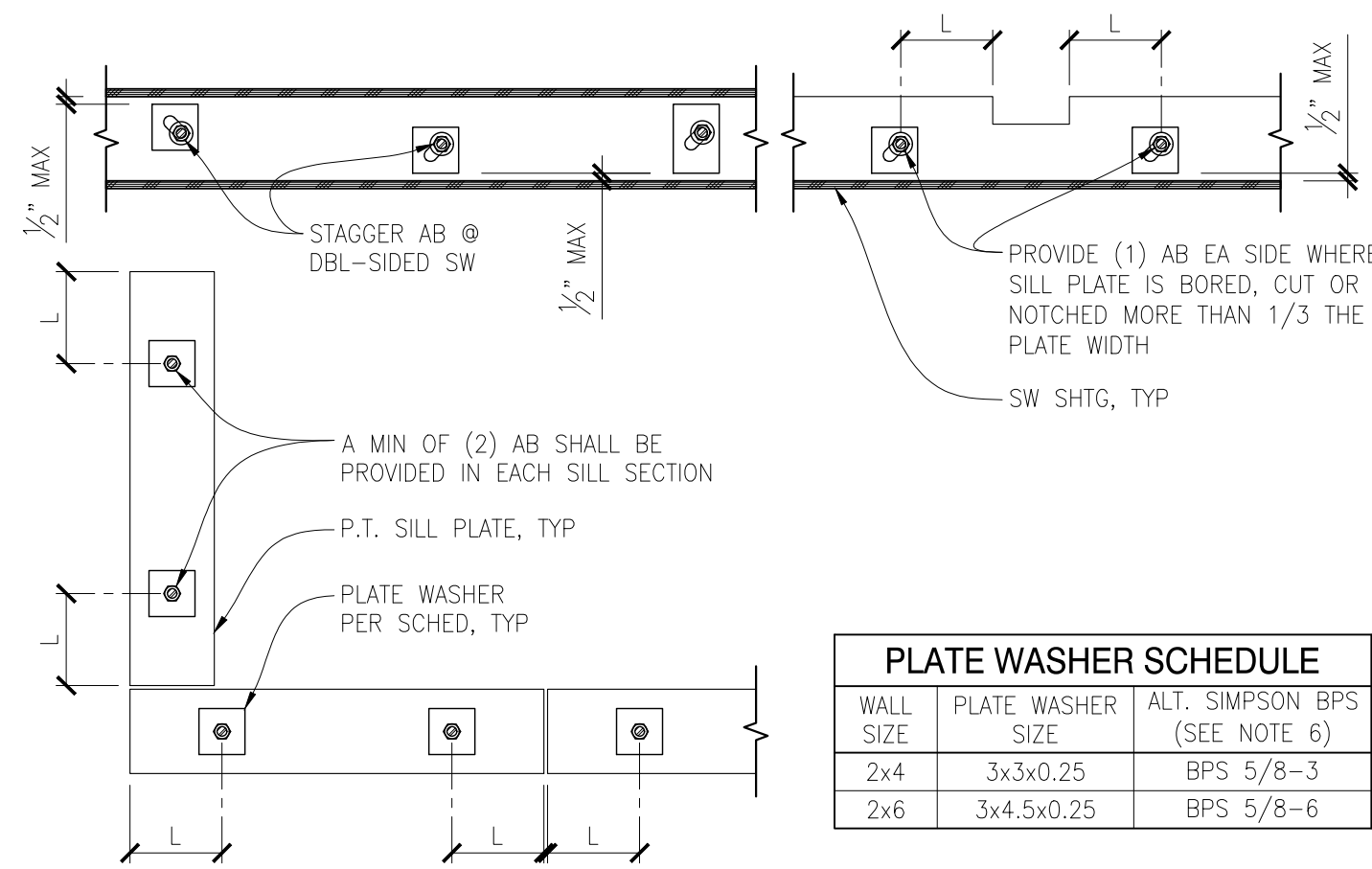
THE CITY OF SEATTLE
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SHEET TITLE:

STRUCTURAL
WOOD DETAILS

SHEET NUMBER:

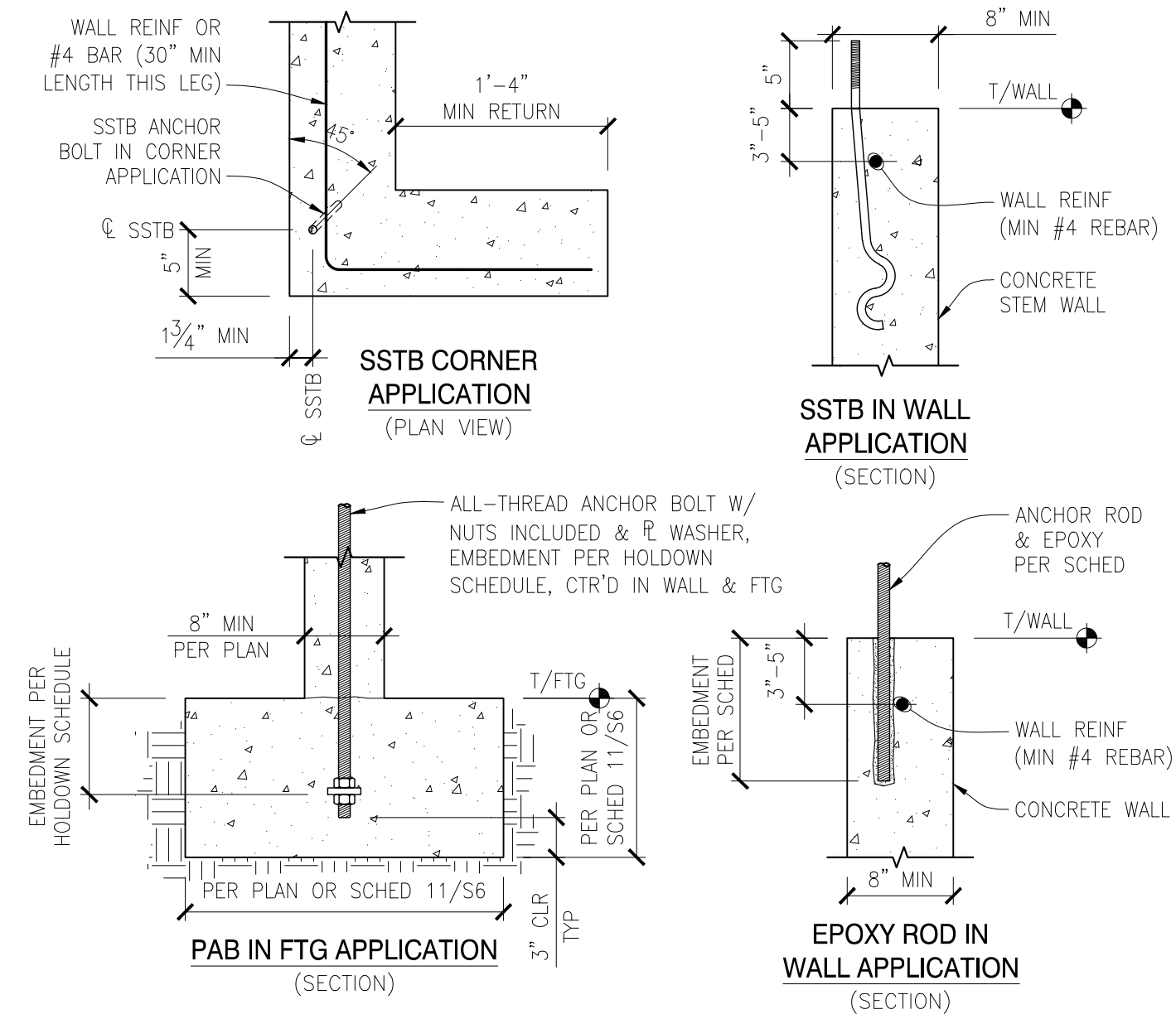
S 4.1



NOTES:
1. L = 6" MIN, 12" MAX
2. 5/8" AB W/ MIN 7" EMBED TYP, SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.

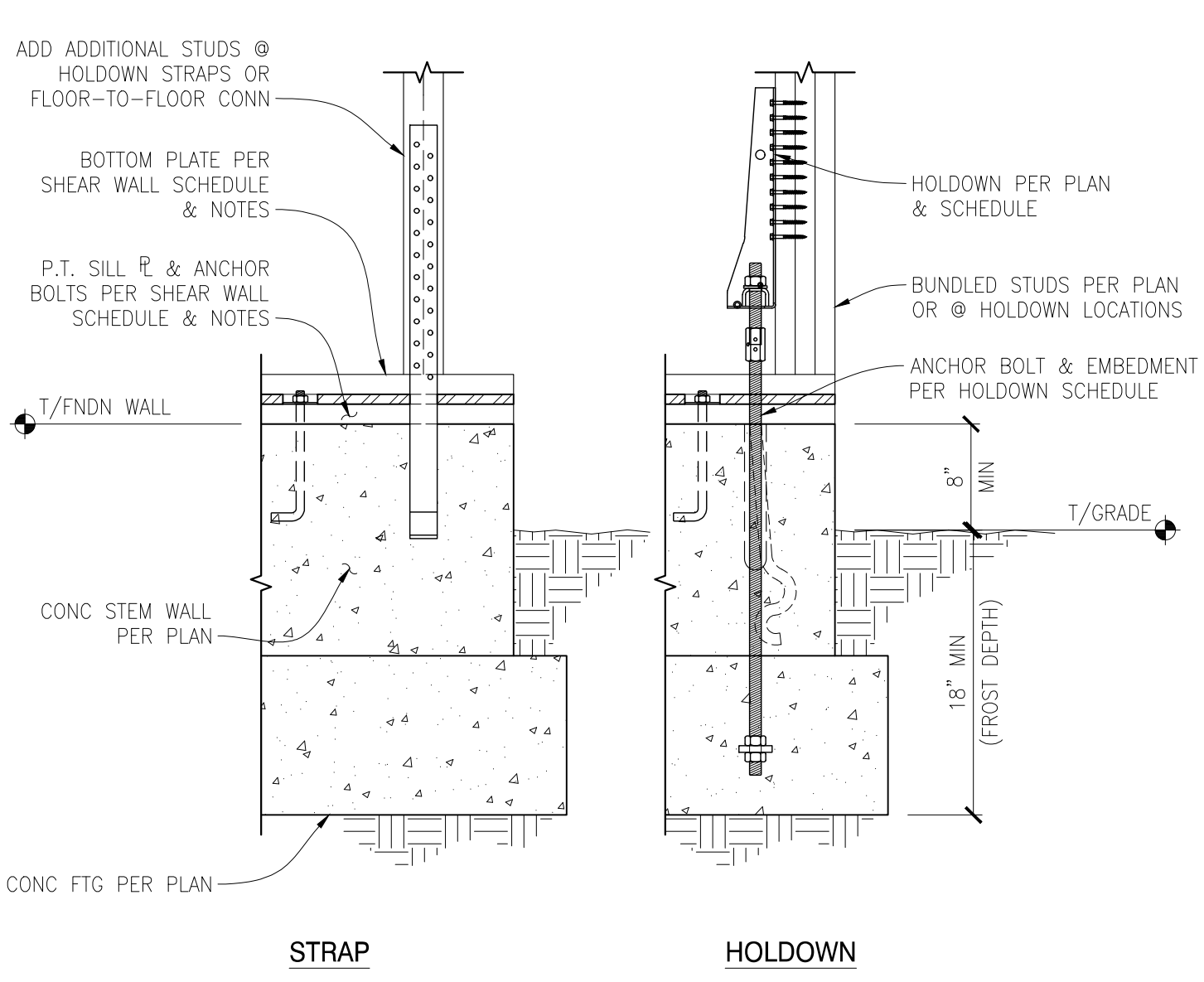
PLAN VIEW -
TYPICAL ANCHOR BOLT INSTALLATION

SCALE: N.T.S.



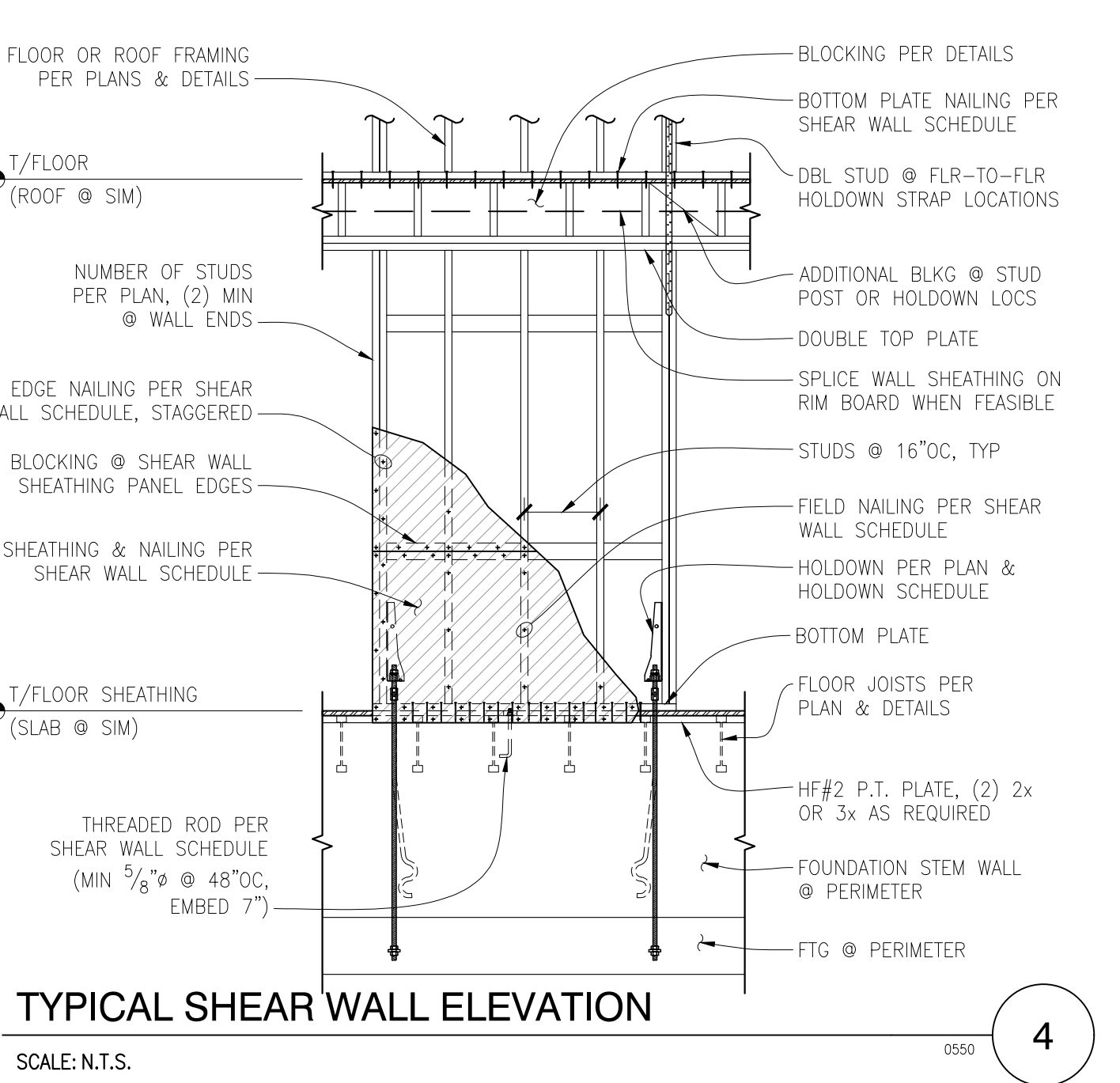
TYPICAL HOLDOWN ANCHOR BOLT INSTALLATION

SCALE: N.T.S.



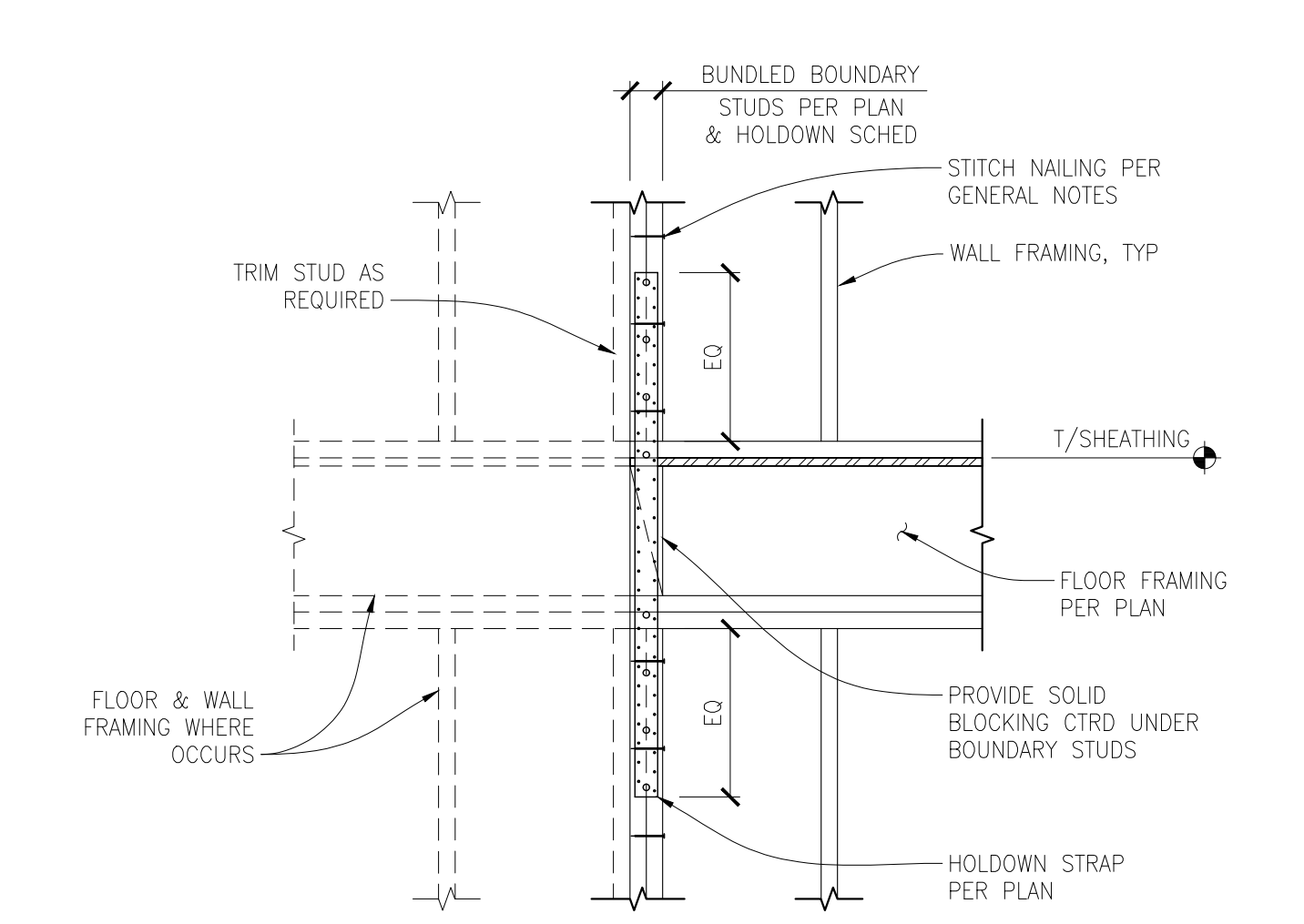
TYPICAL SHEAR WALL HOLDOWN CONNECTION

SCALE: N.T.S.



TYPICAL SHEAR WALL ELEVATION

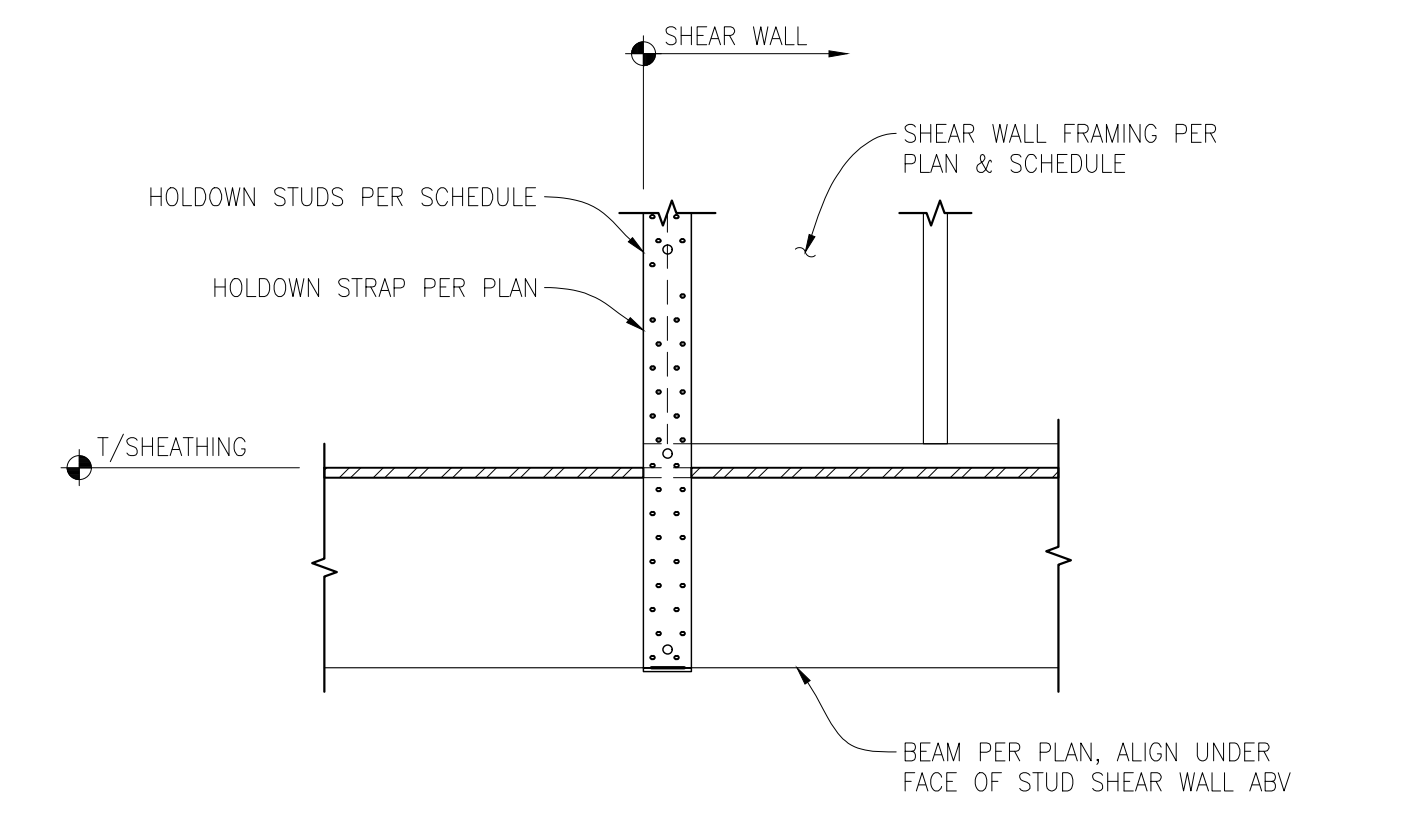
SCALE: N.T.S.



NOTE:
REFERENCE TYPICAL SHEAR WALL ELEVATION, 8/S4.0, FOR ADDITIONAL INFORMATION.

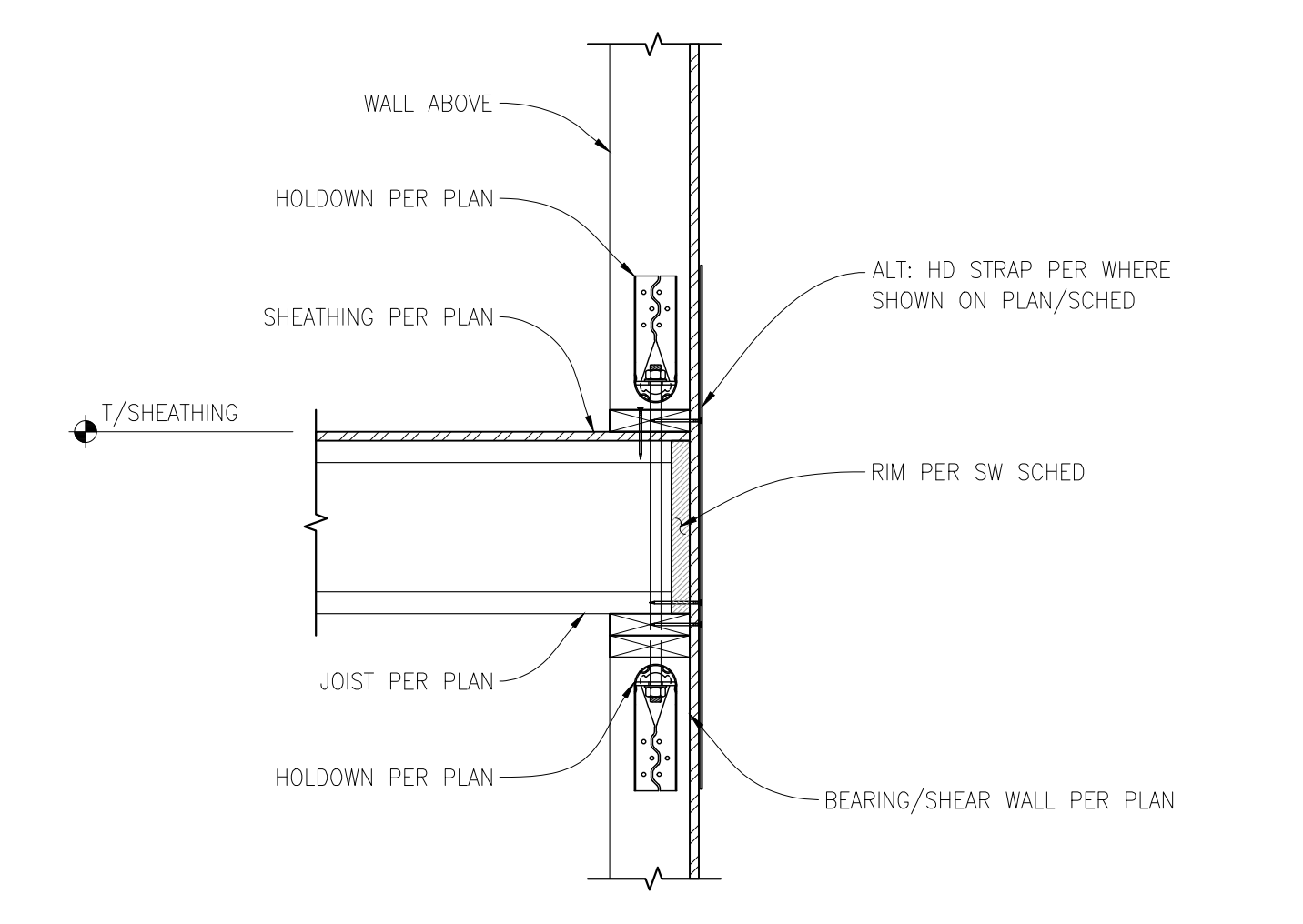
STRAP HOLDOWN AT FLOOR FRAMING

SCALE: N.T.S.



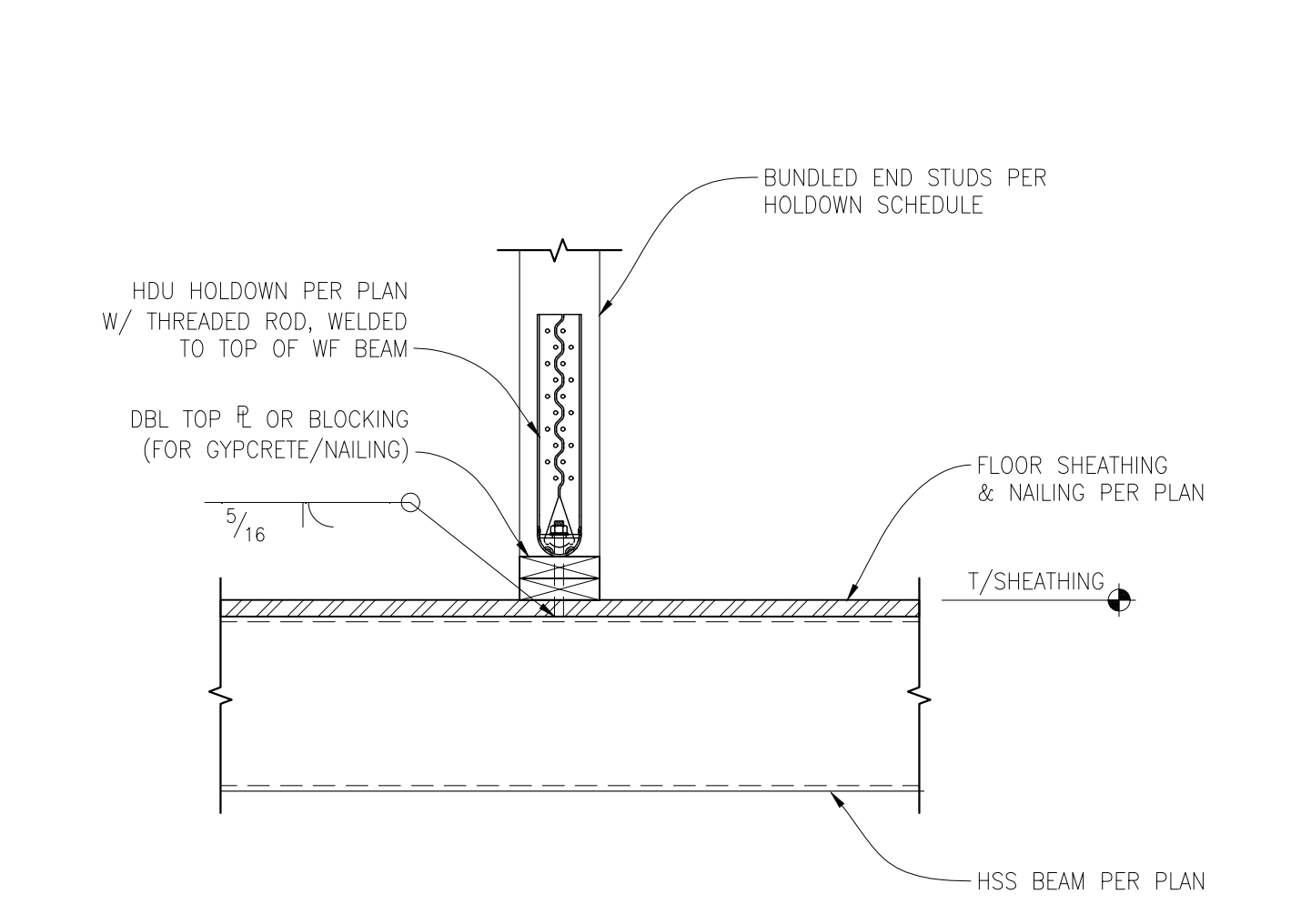
TYPICAL SHEAR WALL HOLDOWN STRAP AT FLOOR

SCALE: N.T.S.



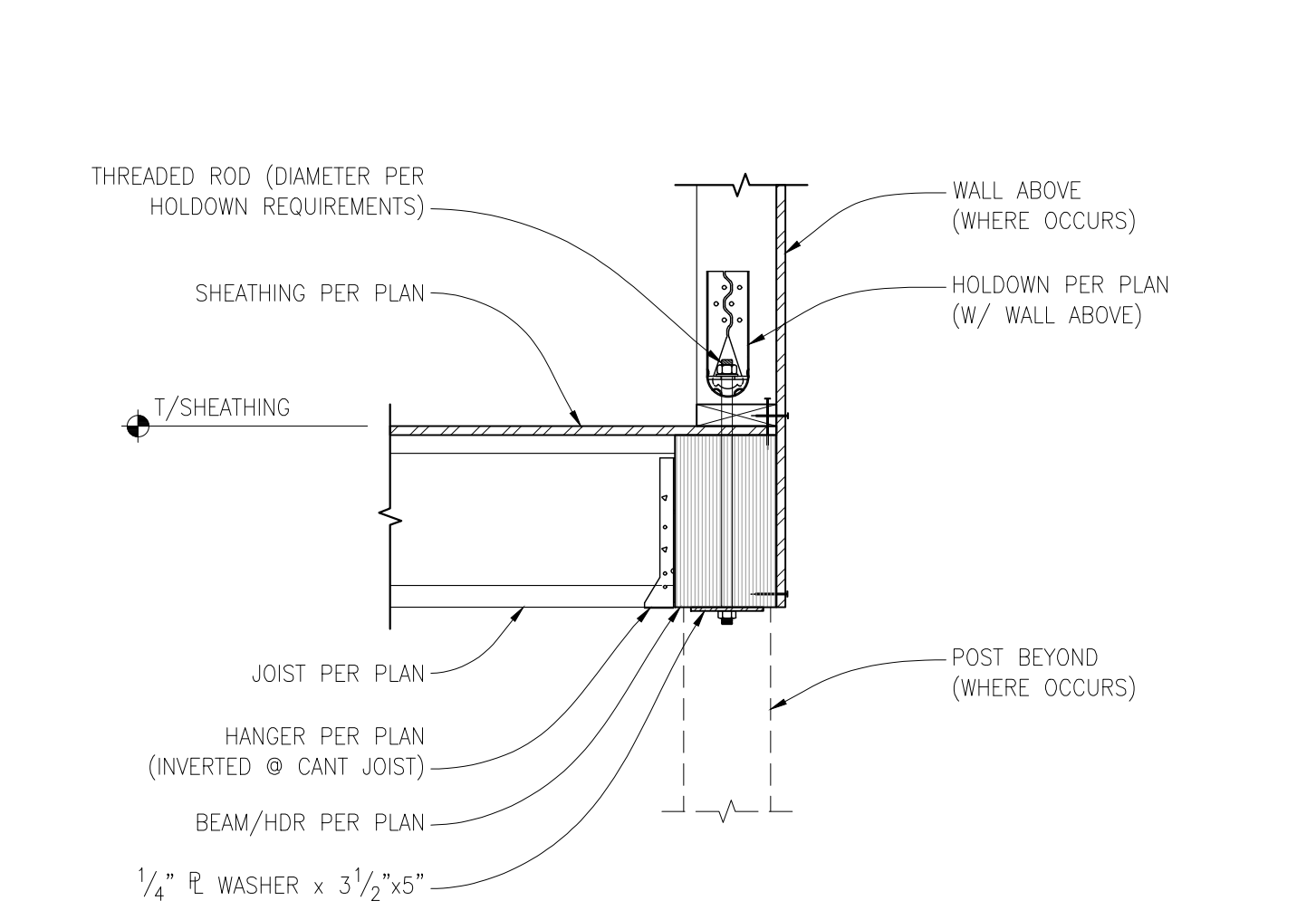
HOLDOWN AT EXTERIOR WALL

SCALE: N.T.S.



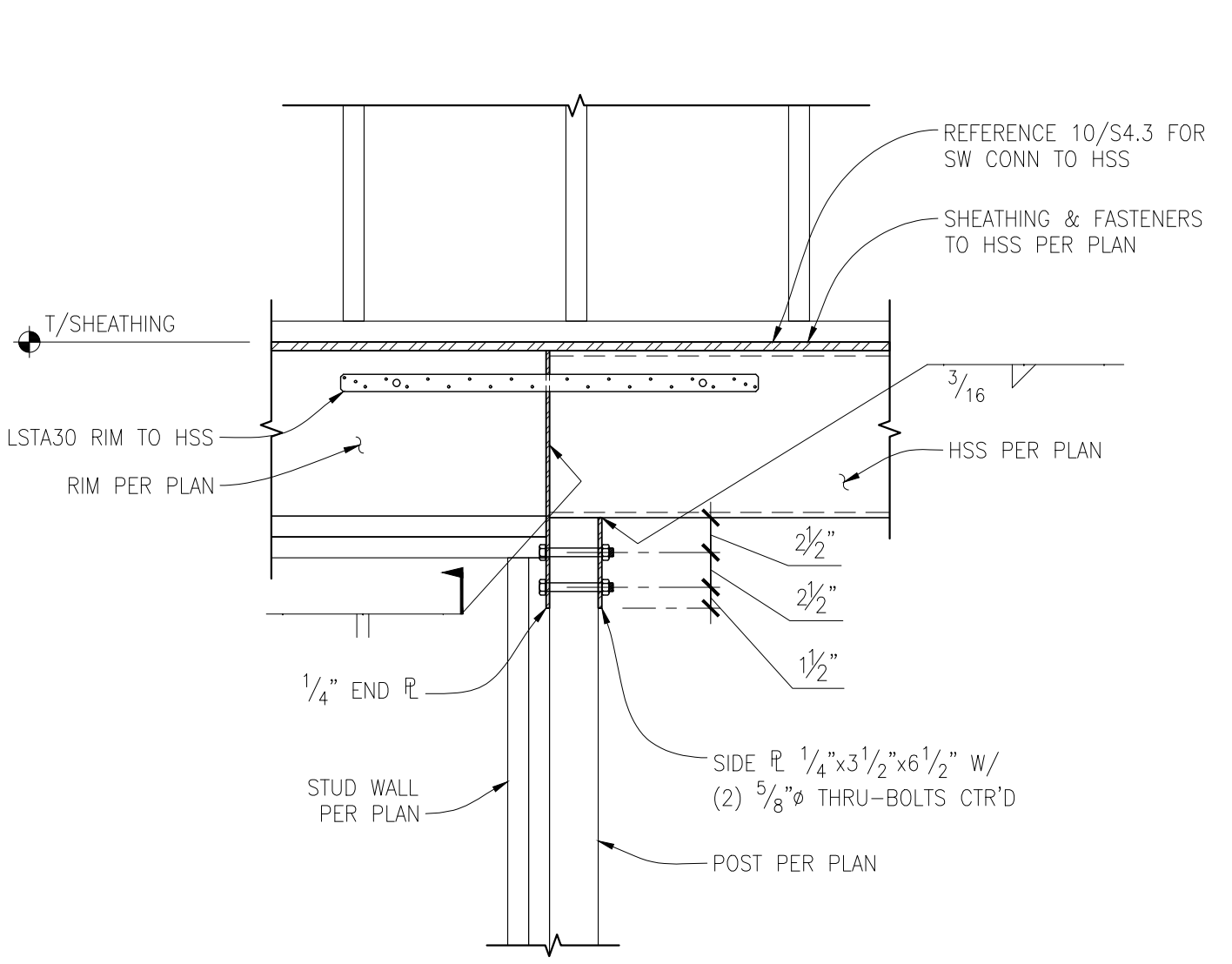
HDU HOLDOWN TO HSS BEAM

SCALE: 1" = 1'-0"



HOLDOWN AT FLOOR BEAM (FLUSH)

SCALE: N.T.S.



HSS BEAM AT WOOD POST

SCALE: N.T.S.

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425.828.4200

SEAL:

6/12/19

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #:	17-579
DRAWN BY:	MRL/TLT
DESIGNED BY:	CMZ
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02.15.2019	PERMIT SUBMITTAL
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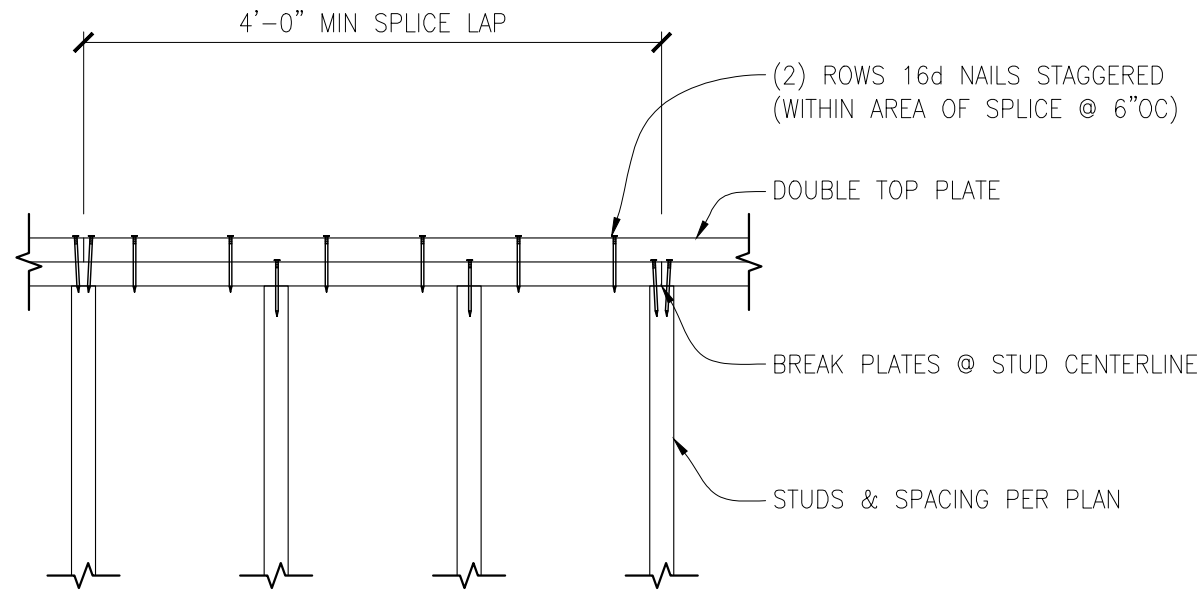
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
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10/8/2019

SHEET TITLE:

STRUCTURAL
WOOD DETAILS

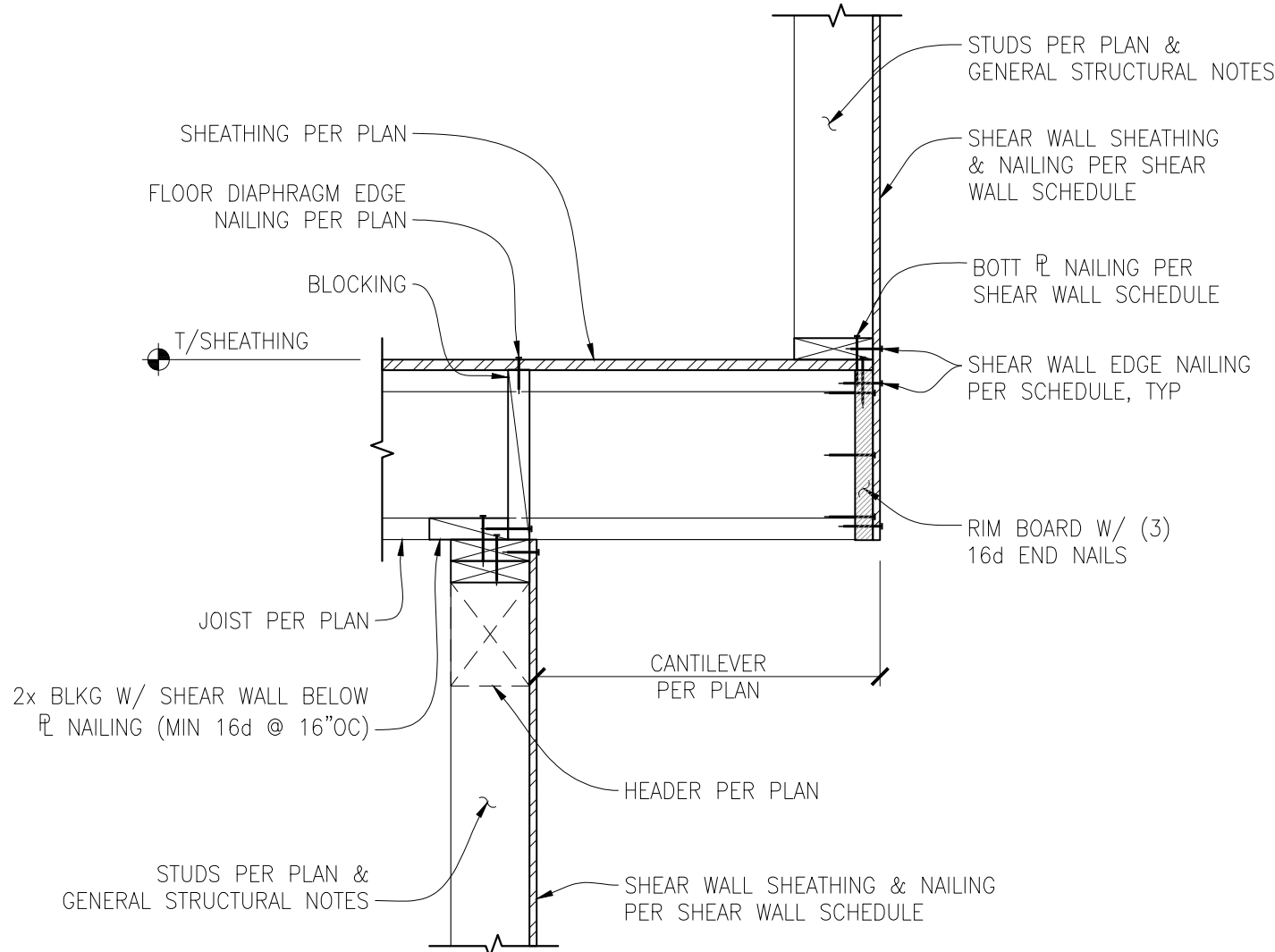
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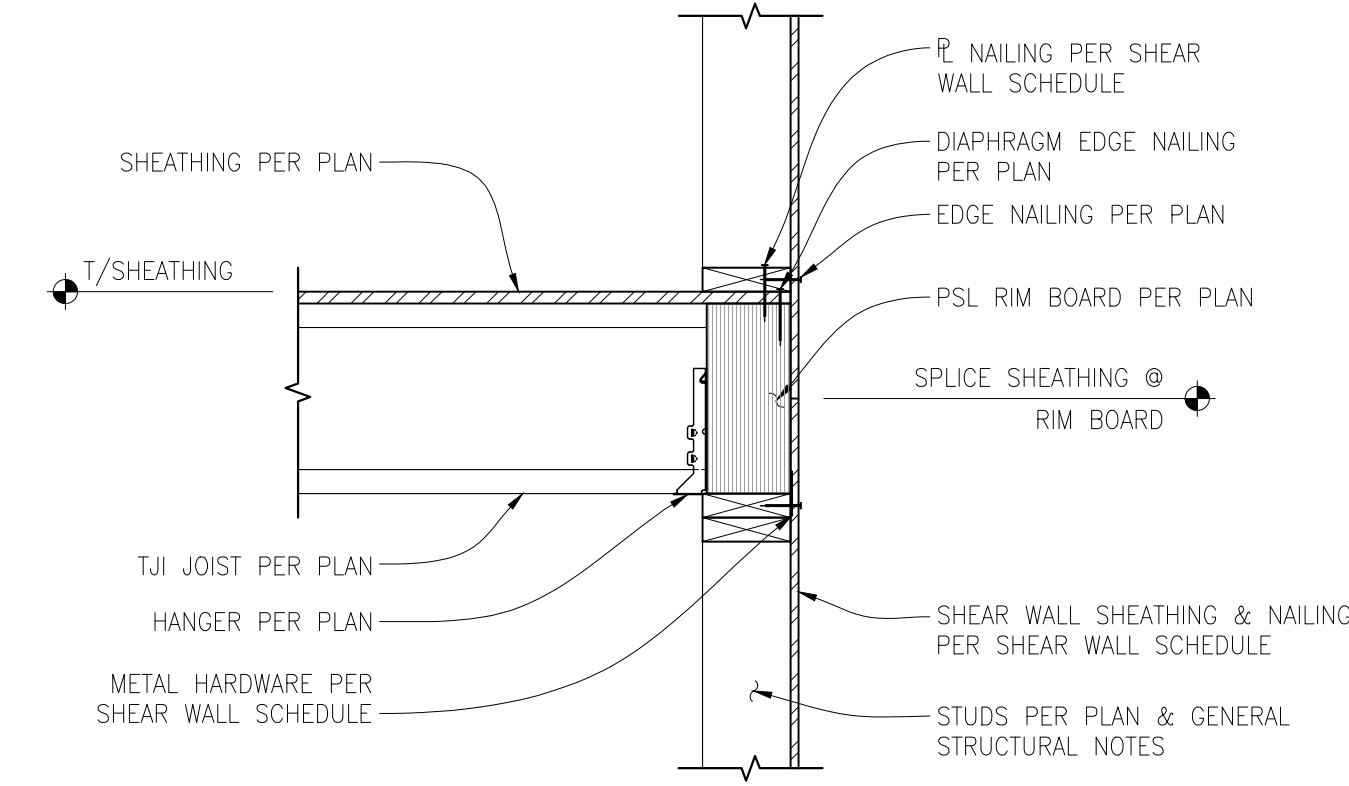
TYPICAL PLATE SPLICE DETAIL

SCALE: N.T.S.



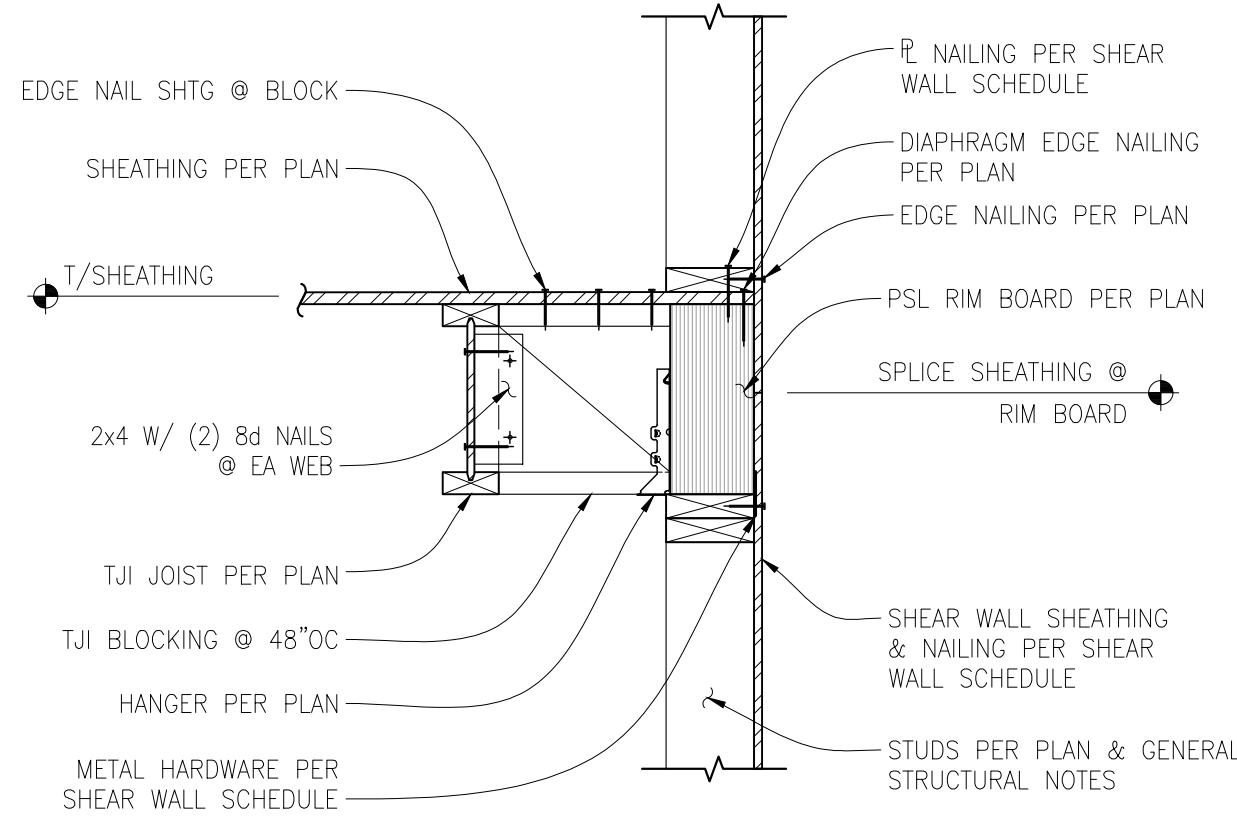
CANTILEVERED FLOOR JOIST CONNECTION

SCALE: N.T.S.



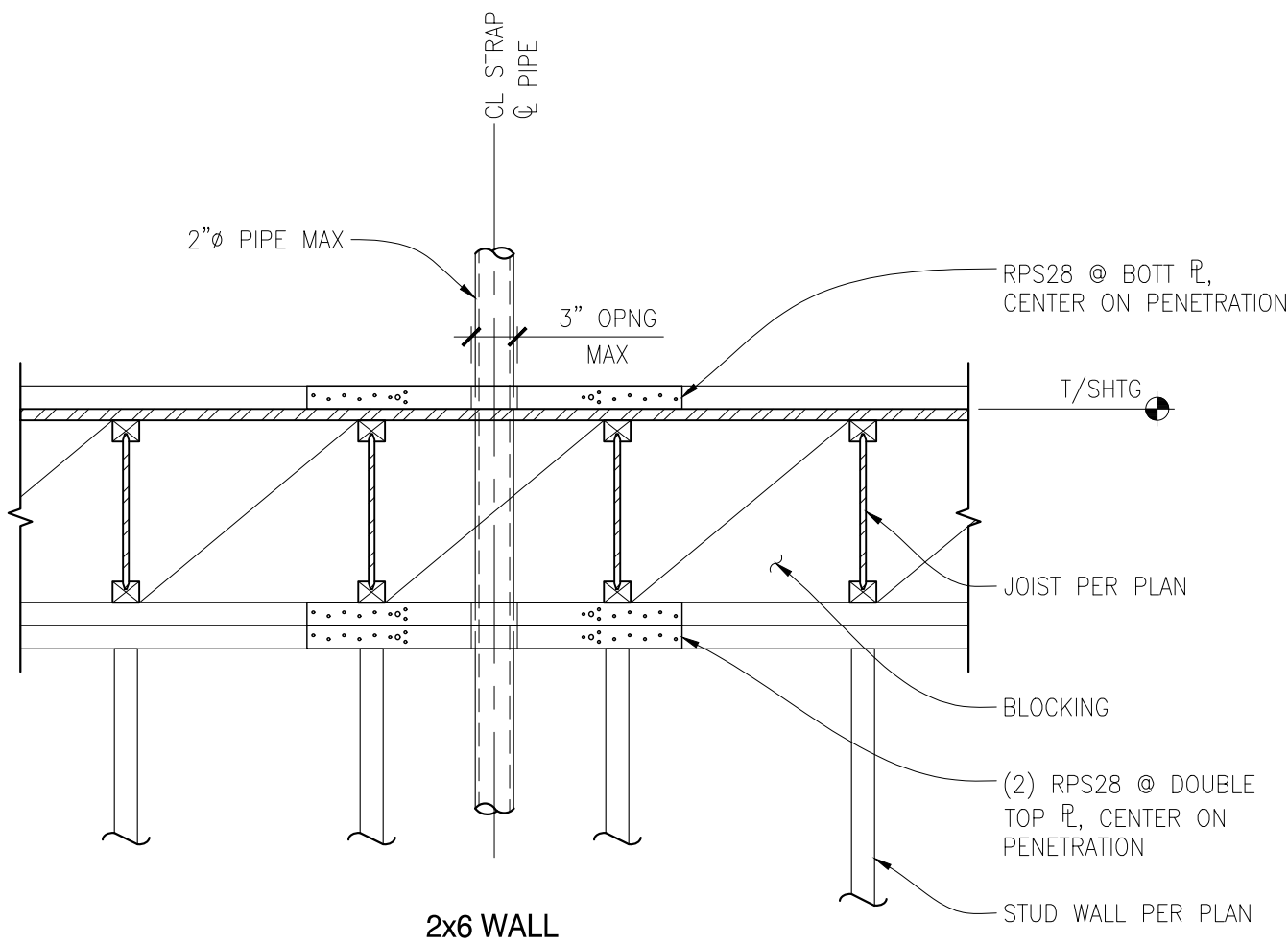
TYPICAL EXTERIOR WALL PERPENDICULAR TO TJI JOISTS

SCALE: N.T.S.



TYPICAL EXTERIOR WALL PARALLEL TO TJI JOISTS

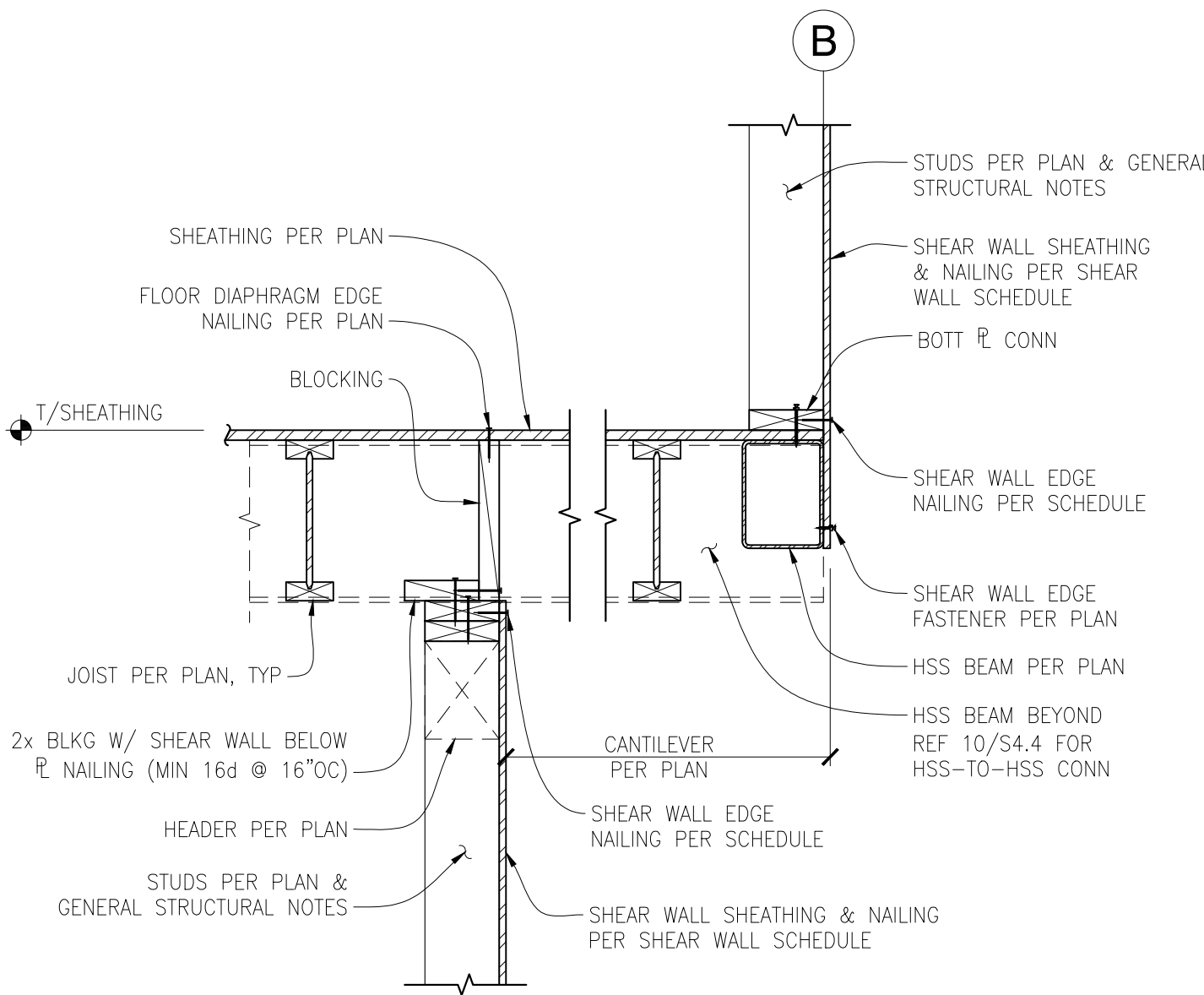
SCALE: N.T.S.



NOTES:
1. REFERENCE 12/54.1 FOR TYPICAL HOLES AND NOTCHES IN WOOD STUDS AND PLATES.
2. DO NOT CUT OR NOTCH 1 1/4" LSL BLOCKING OR CONTINUOUS LSL RIM JOIST.

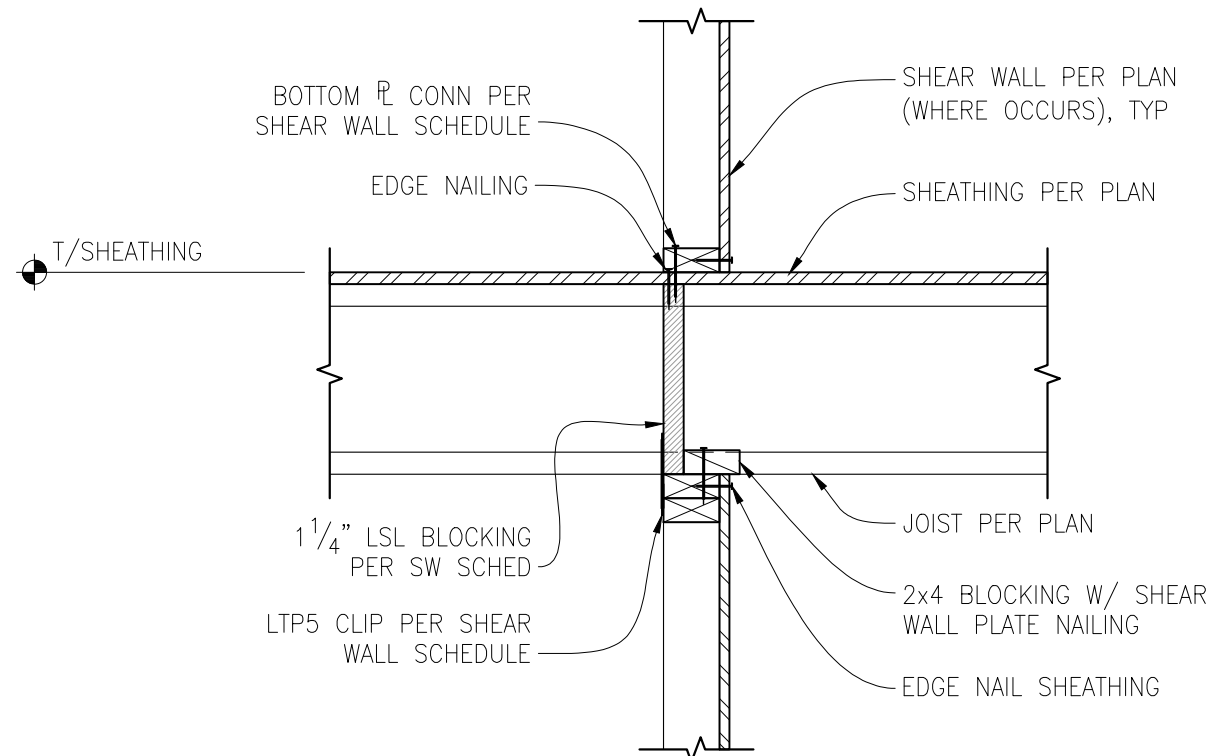
3"Ø ROUGH OPENING PIPE PENETRATION AT 2x6 WALLS

SCALE: 1" = 1'-0"



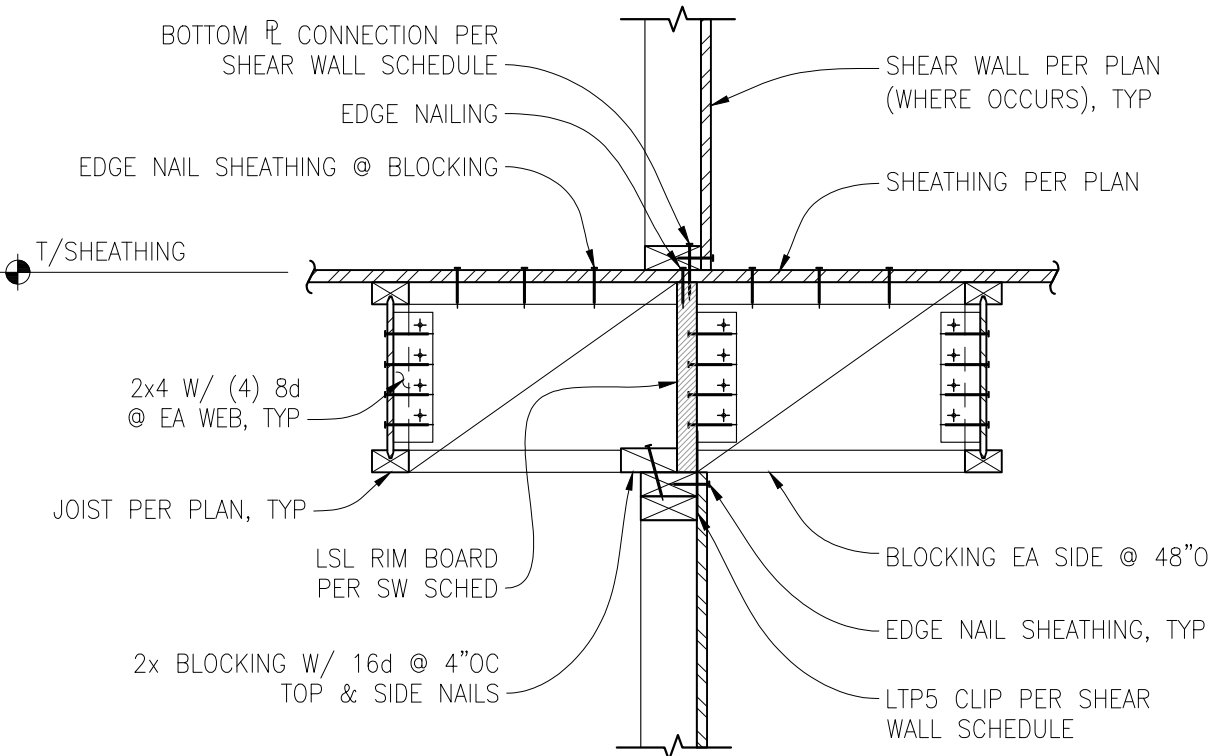
CANTILEVERED FLOOR JOIST CONNECTION

SCALE: N.T.S.



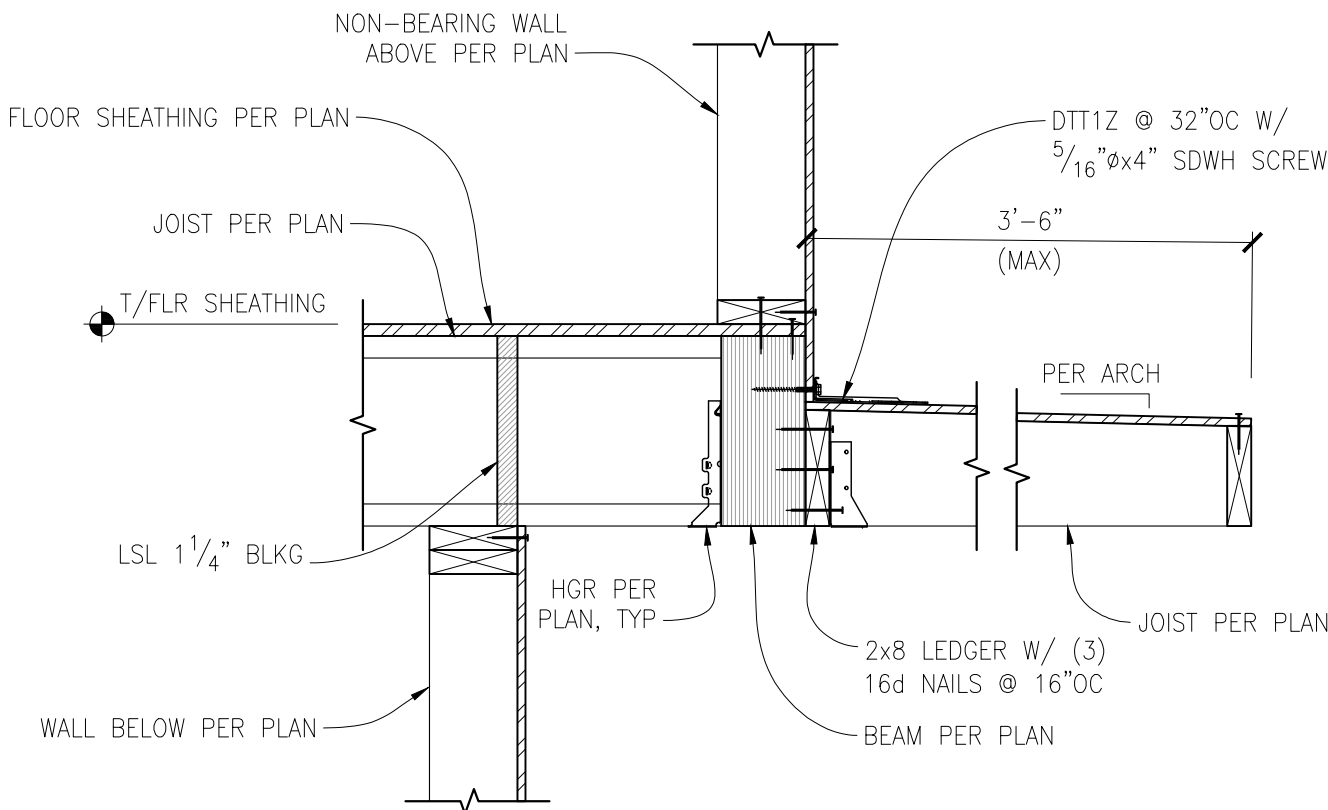
INTERIOR SHEAR WALL PERPENDICULAR TO FLOOR JOIST

SCALE: N.T.S.



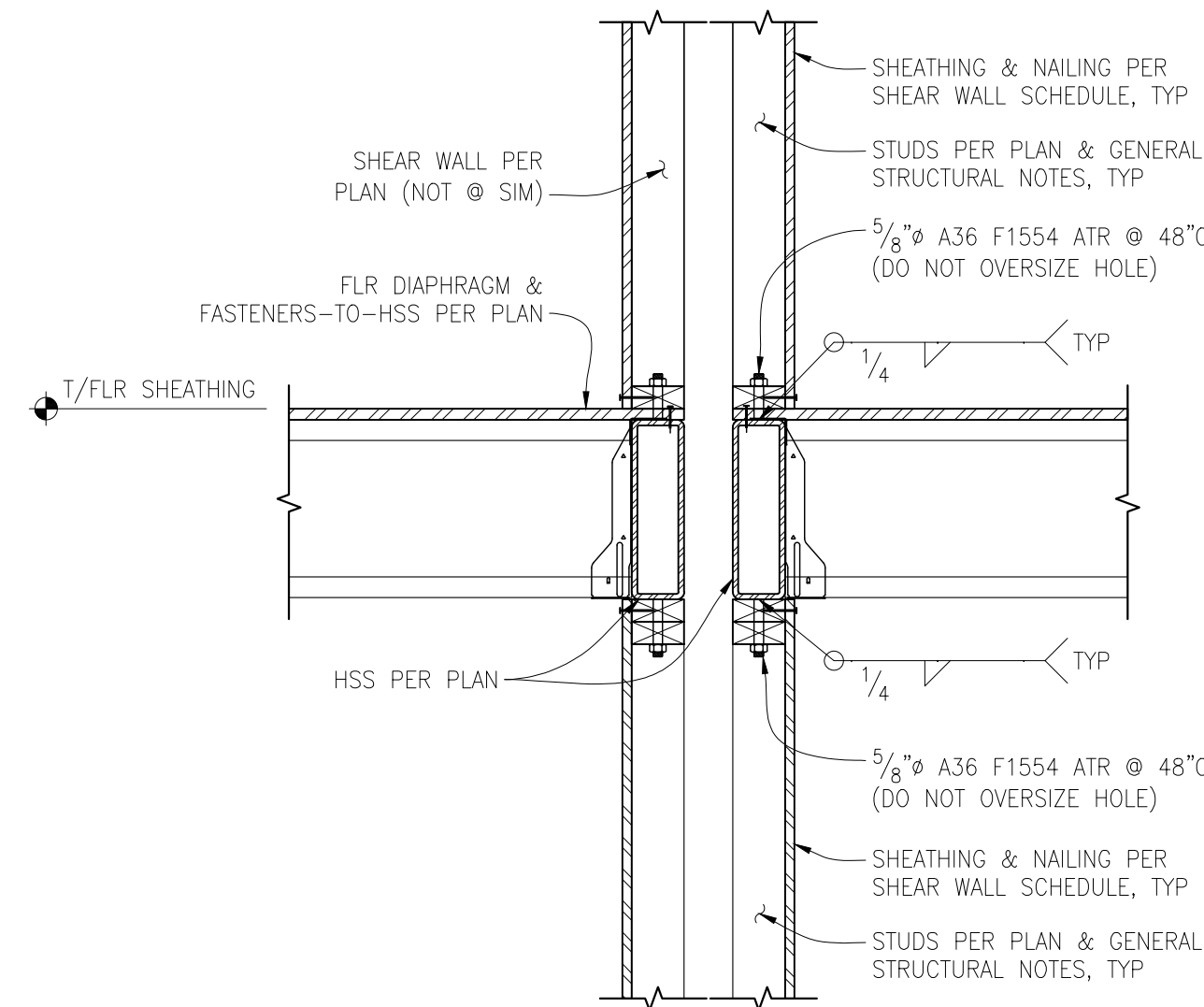
INTERIOR SHEAR WALL PARALLEL TO FLOOR JOIST

SCALE: N.T.S.



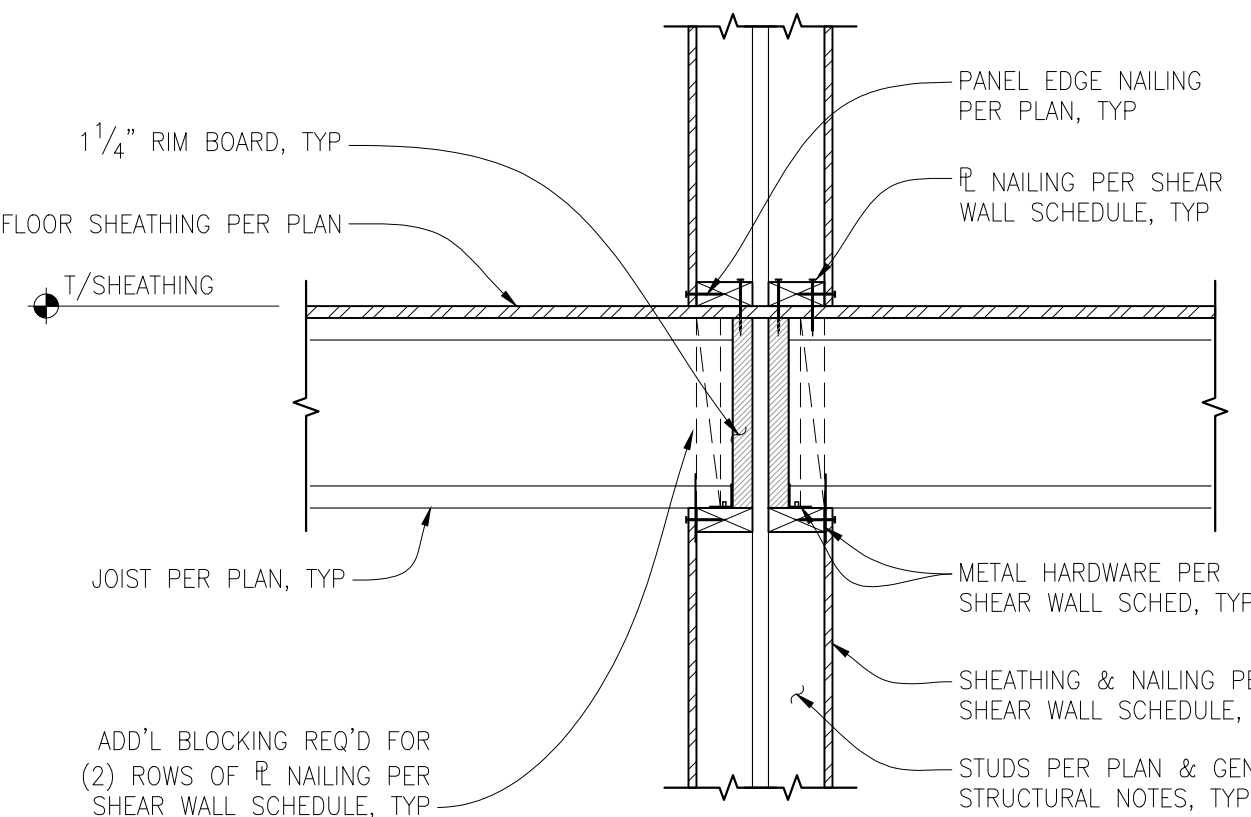
JOIST AT AWNING

SCALE: N.T.S.



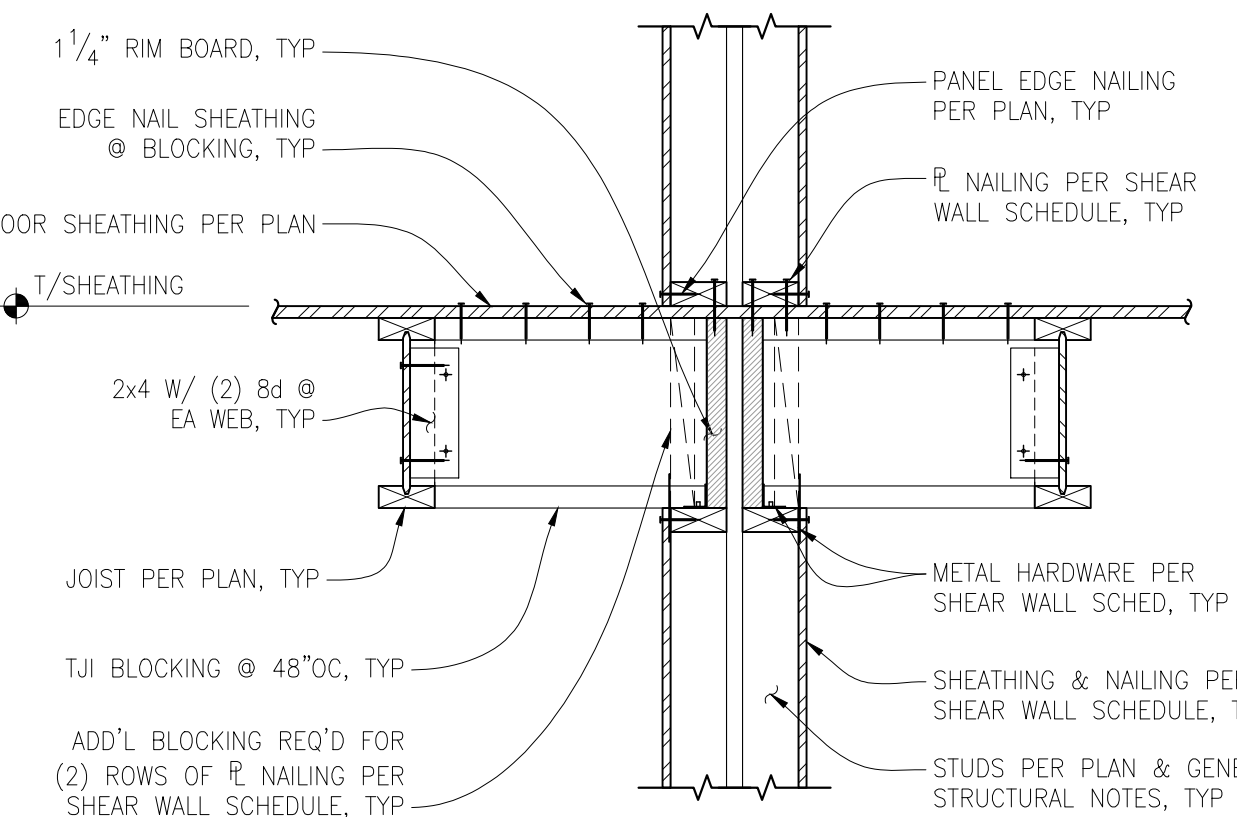
TYPICAL - HSS BEAMS AT PARTY WALL

SCALE: N.T.S.



PARTY WALL PERPENDICULAR TO JOIST

SCALE: N.T.S.



PARTY WALL PARALLEL TO JOIST

SCALE: N.T.S.



SEAL:



INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

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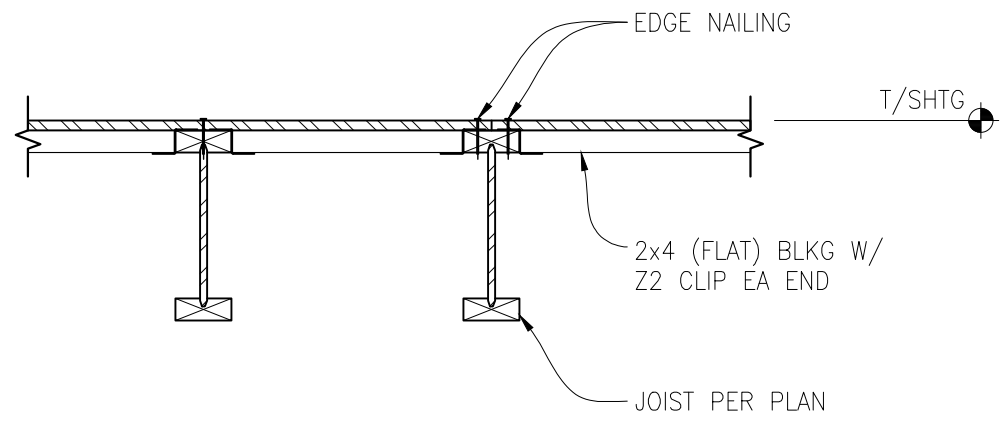
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WOOD DETAILS

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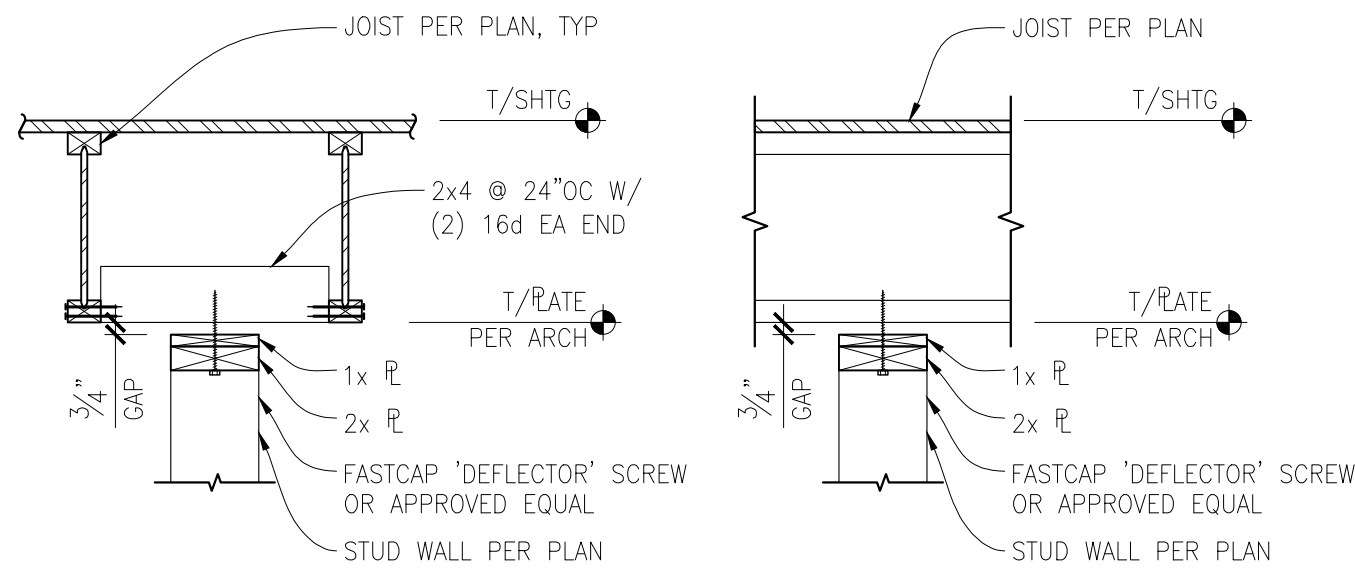


NOTE:
REFERENCE PLANS FOR NAIL SIZE & SPACING.

TYP DIAPHRAGM BLOCKING AT PANEL EDGES

SCALE: N.T.S.

1

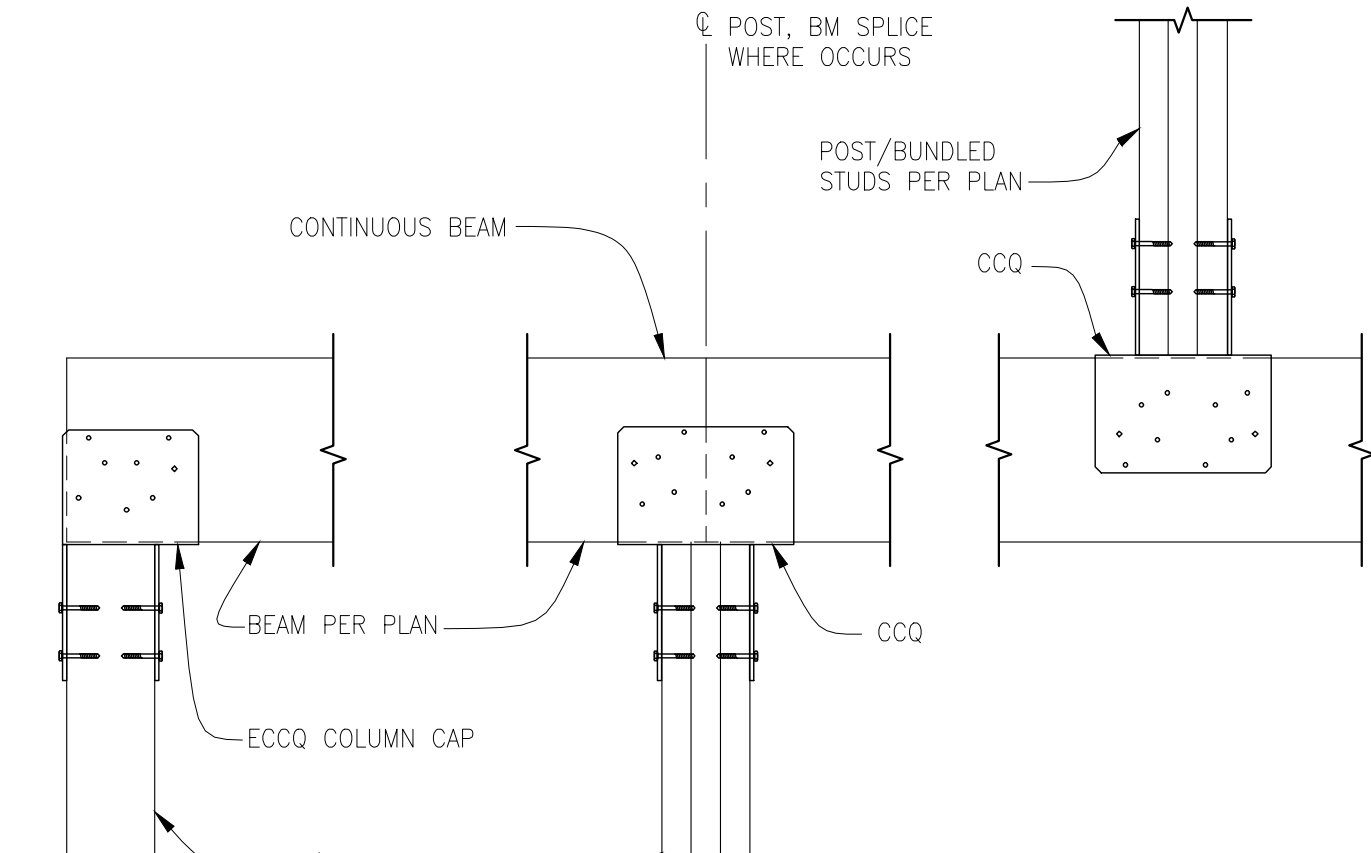


NOTE:
DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE. (AT ROOF CONSTRUCTION AND WHERE A DEFLECTION SPACE HAS BEEN PROVIDED FOR, THIS REQUIREMENT MAY BE WAIVED).

TYPICAL INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE

SCALE: N.T.S.

2

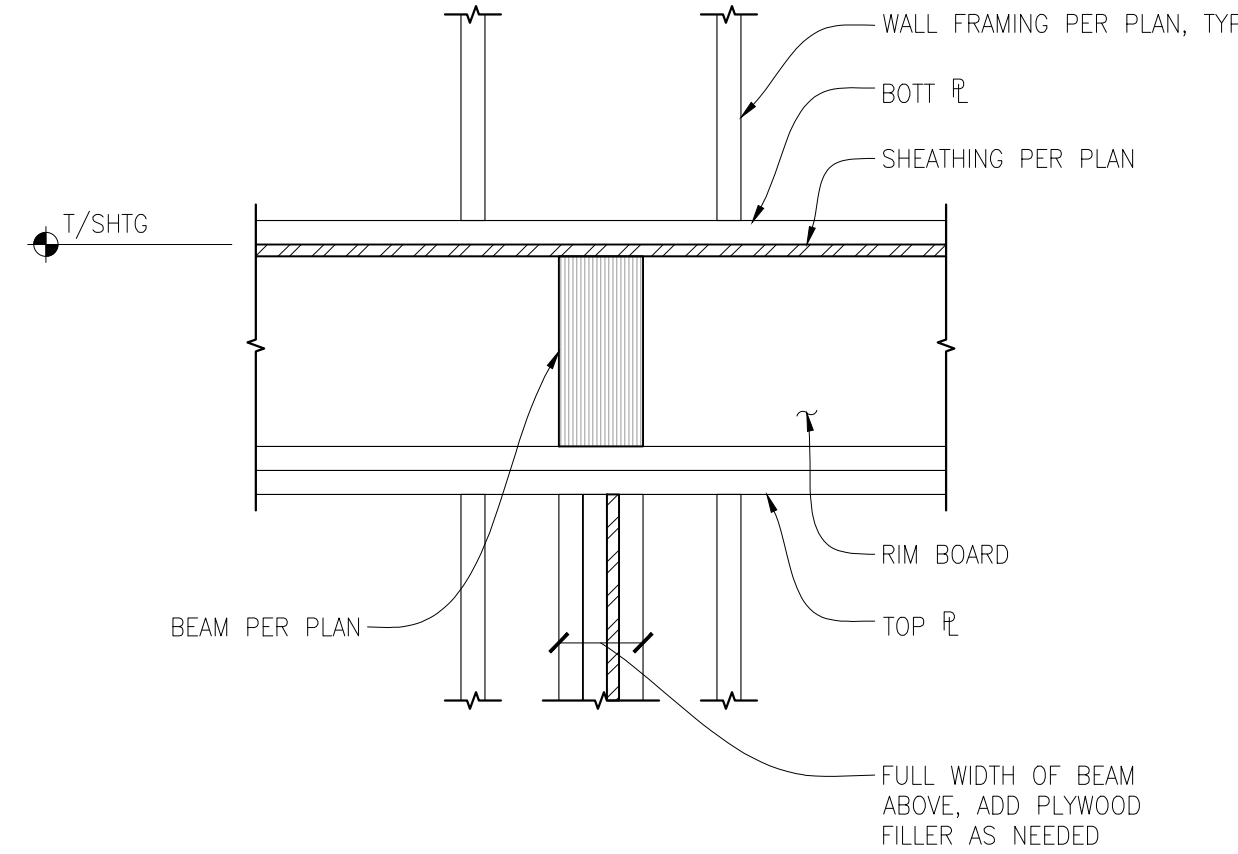


NOTE:
FLOOR/ROOF SHEATHING NOT SHOWN FOR CLARITY.

TYPICAL HEADER FRAMING FLUSH WITH BOTTOM OF JOIST

SCALE: N.T.S.

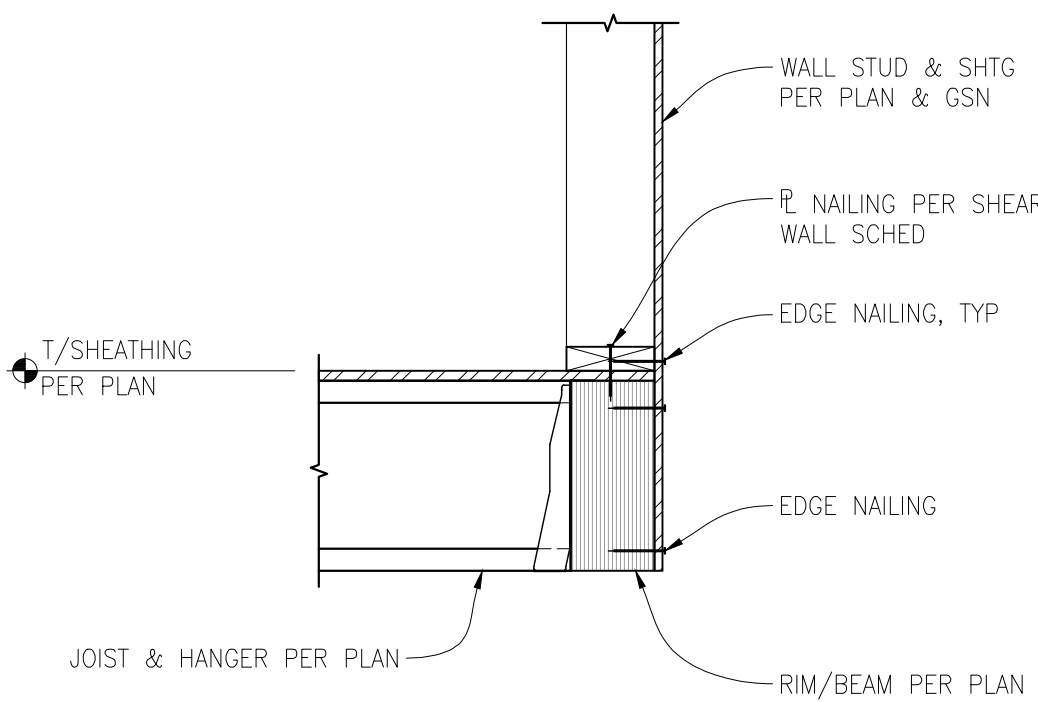
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FLUSH BEAM POCKET

SCALE: N.T.S.

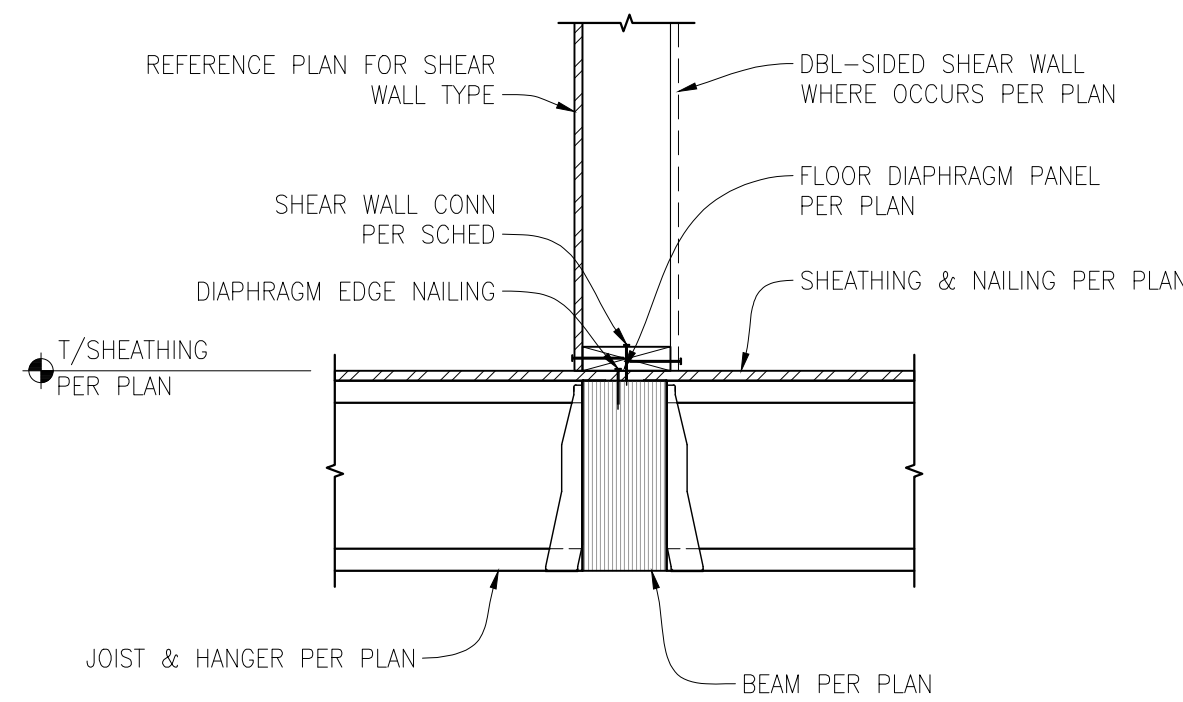
4



JOIST TO BEAM AT OVERHANG

SCALE: 1"=1'-0"

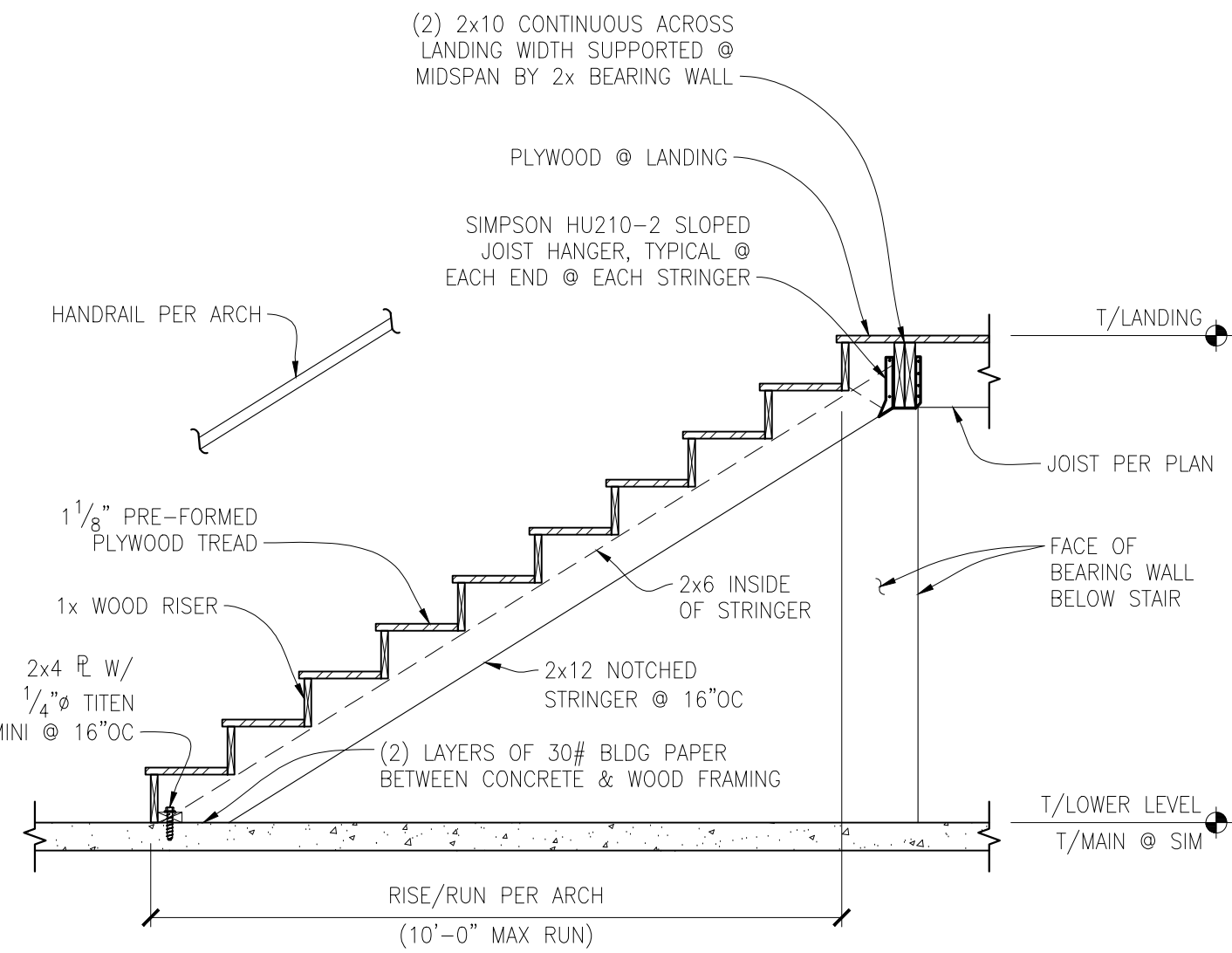
5



DISCONTINUOUS SHEAR WALL TO WOOD BEAM

SCALE: N.T.S.

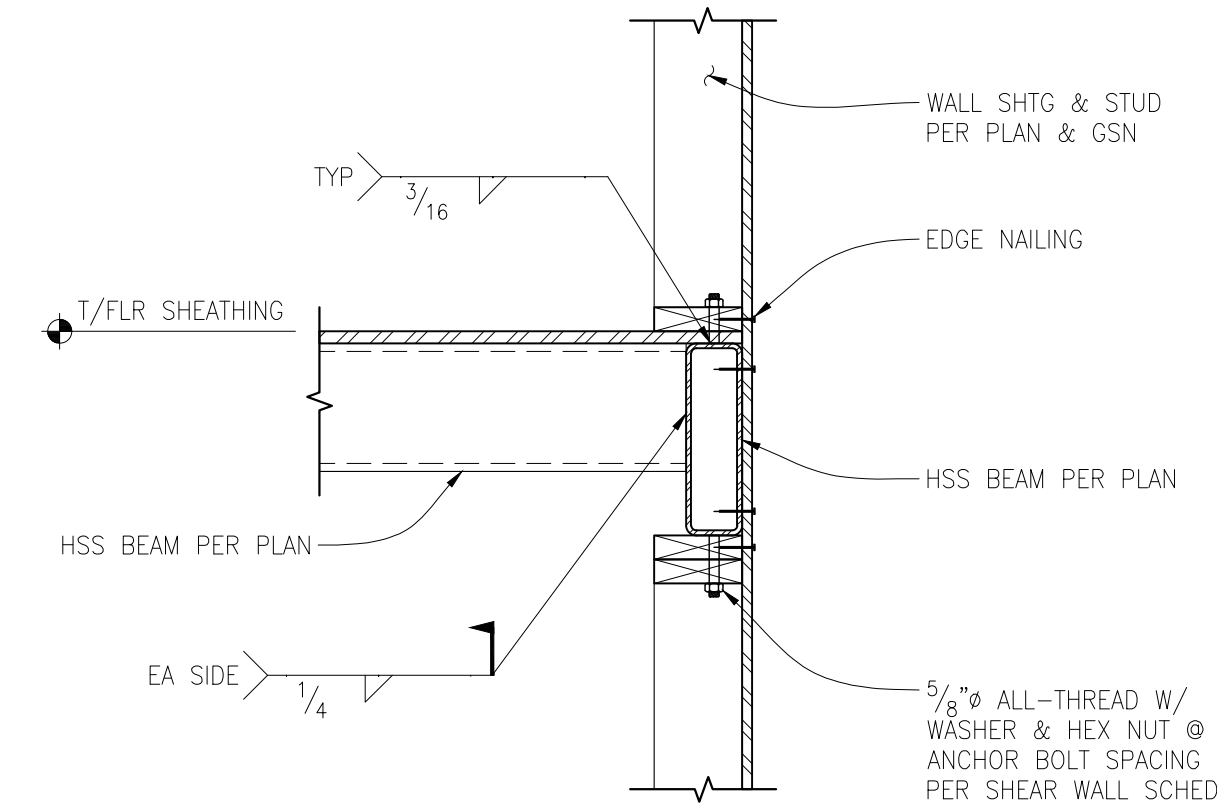
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ELEVATION AT STAIRWAY

SCALE: N.T.S.

9



TYPICAL JOISTS FLUSH TO TOP OF BEAM

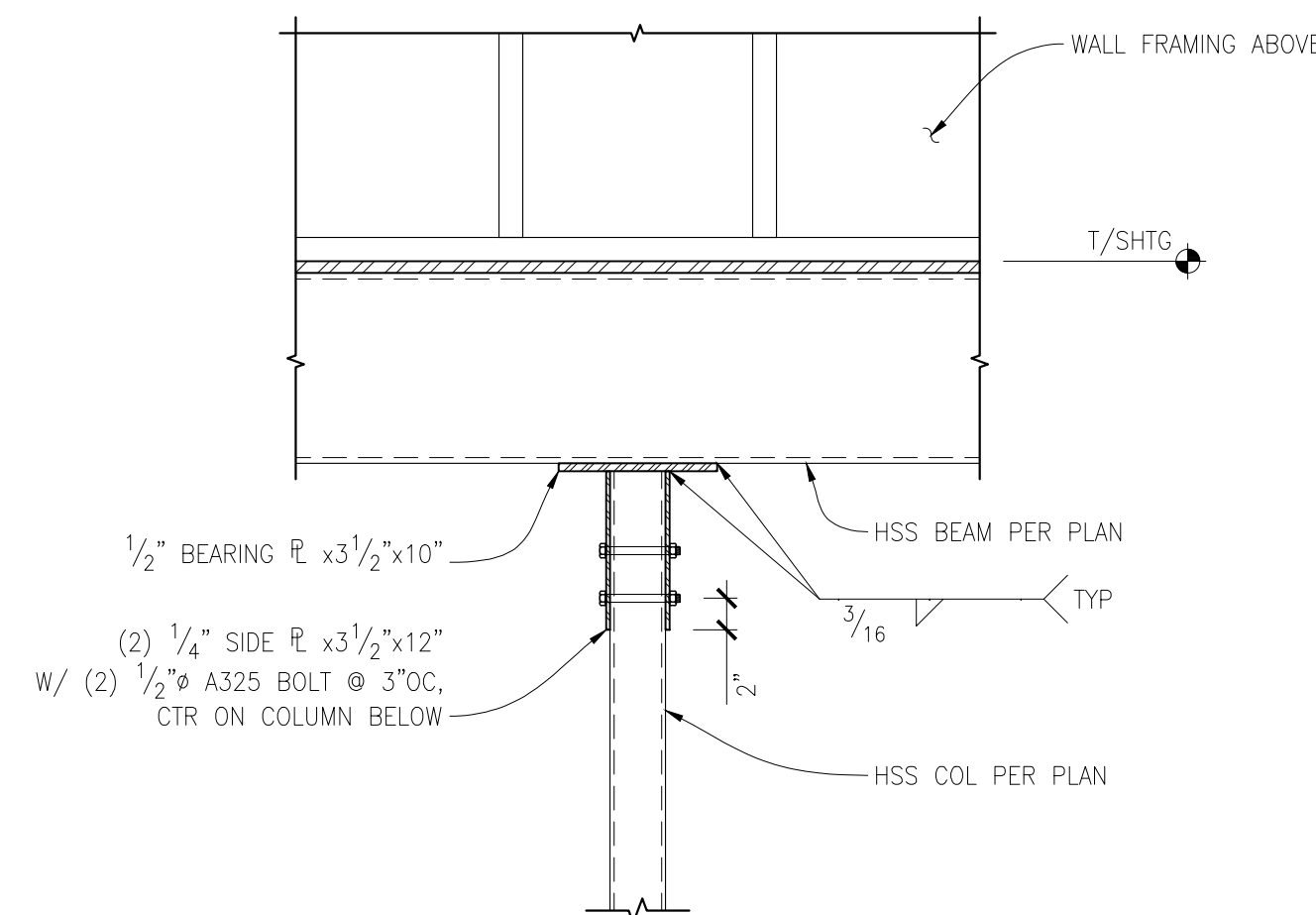
SCALE: N.T.S.

8

HSS BEAM TO HSS BEAM CONNECTION

SCALE: 1"=1'-0"

10

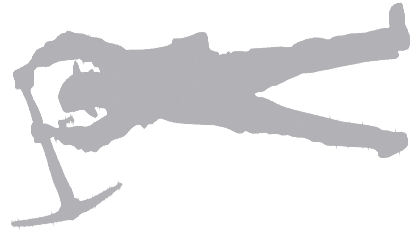


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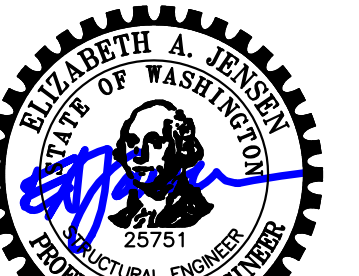
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DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200



SEAL:



6/12/19

INTERLAKE TOWNHOMES

9500 INTERLAKE AVE N
SEATTLE, WA 98103

PROJECT #: 17-579
DRAWN BY: MRL/TLT
DESIGNED BY: CMZ
DATE: DESCRIPTION
02.15.2019 PERMIT SUBMITTAL
03.05.2019 BLDG. DEPT. RESP.
06.12.2019 BLDG. DEPT. RESP.

JURISDICTIONAL STAMP:

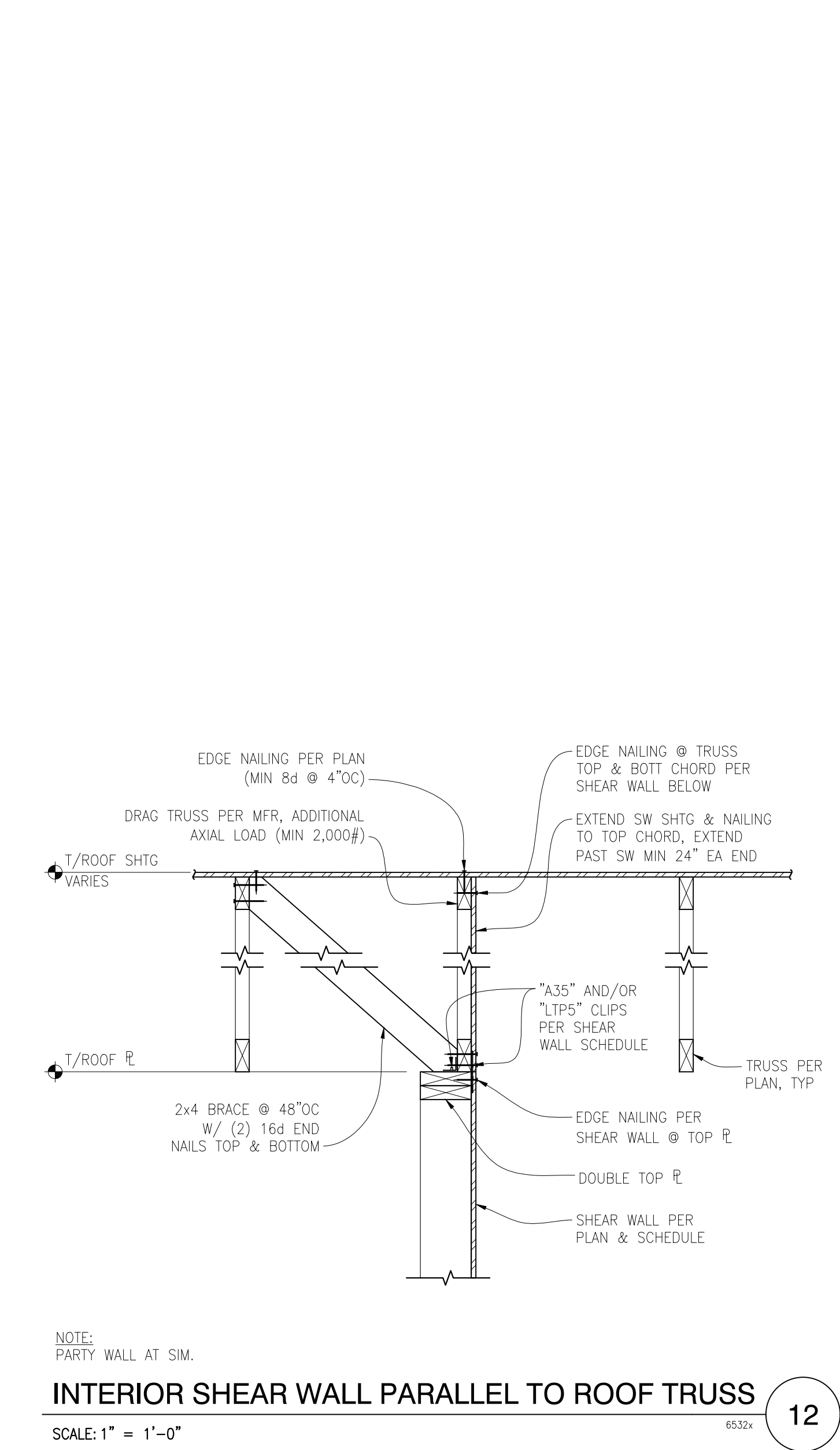
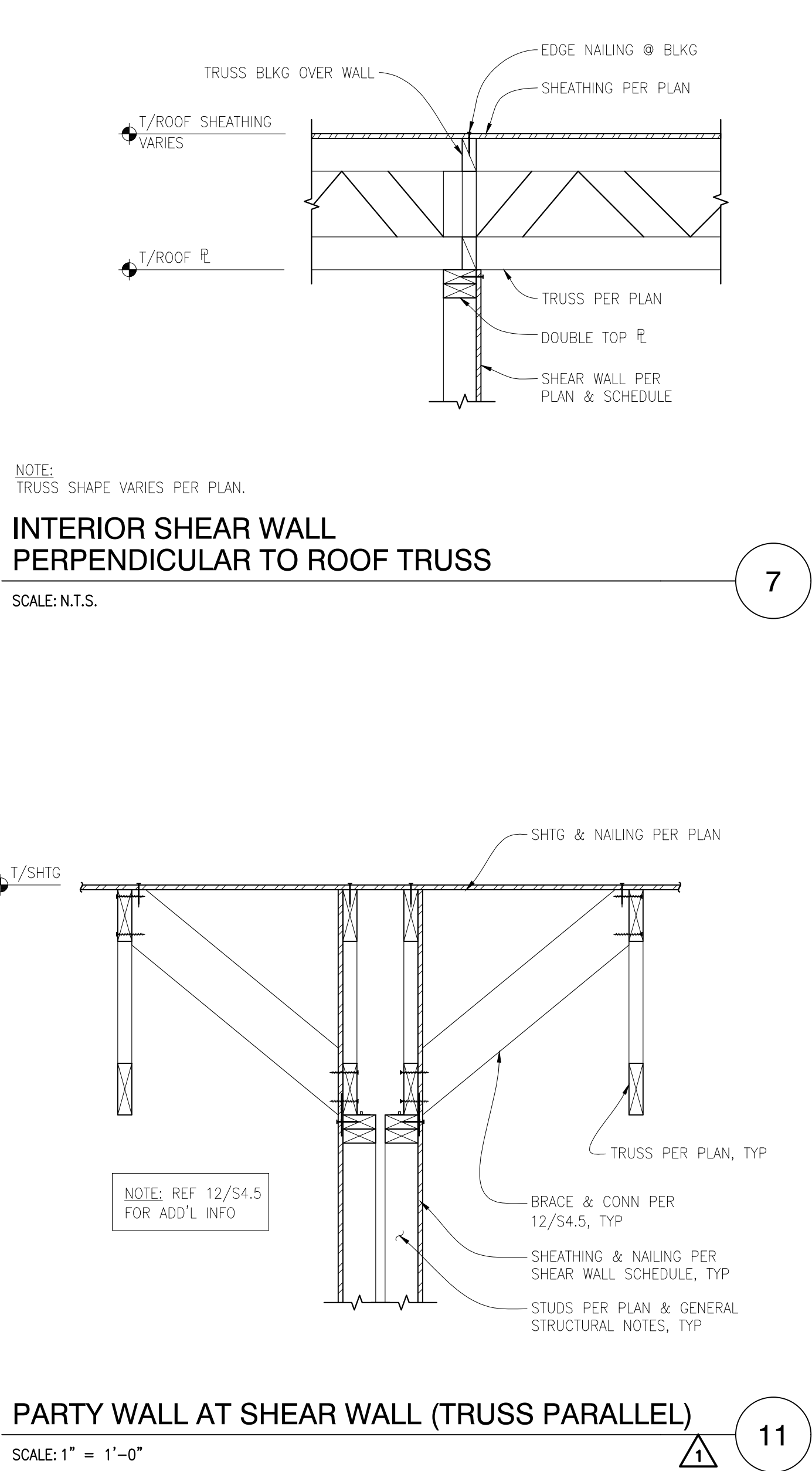
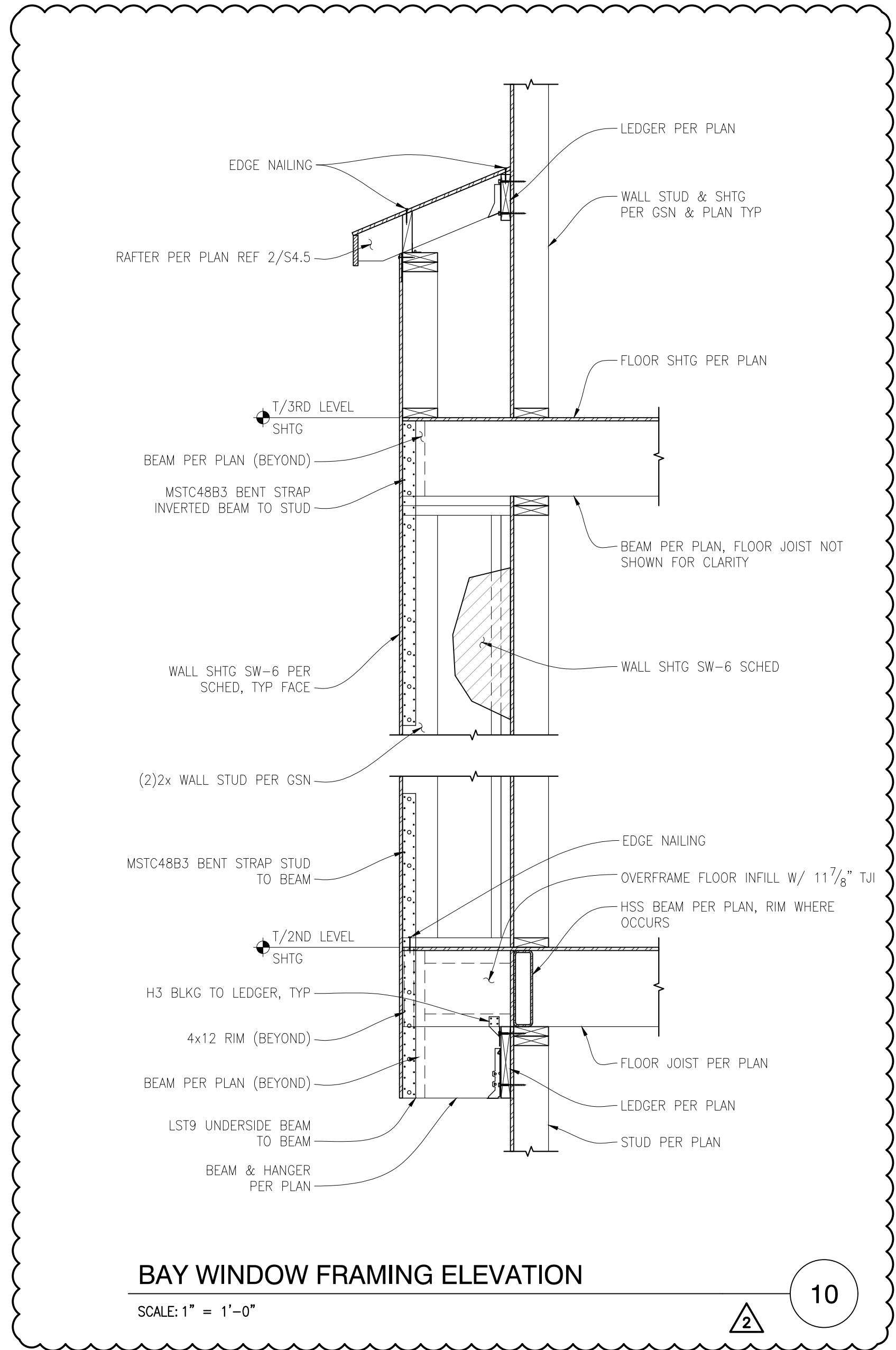
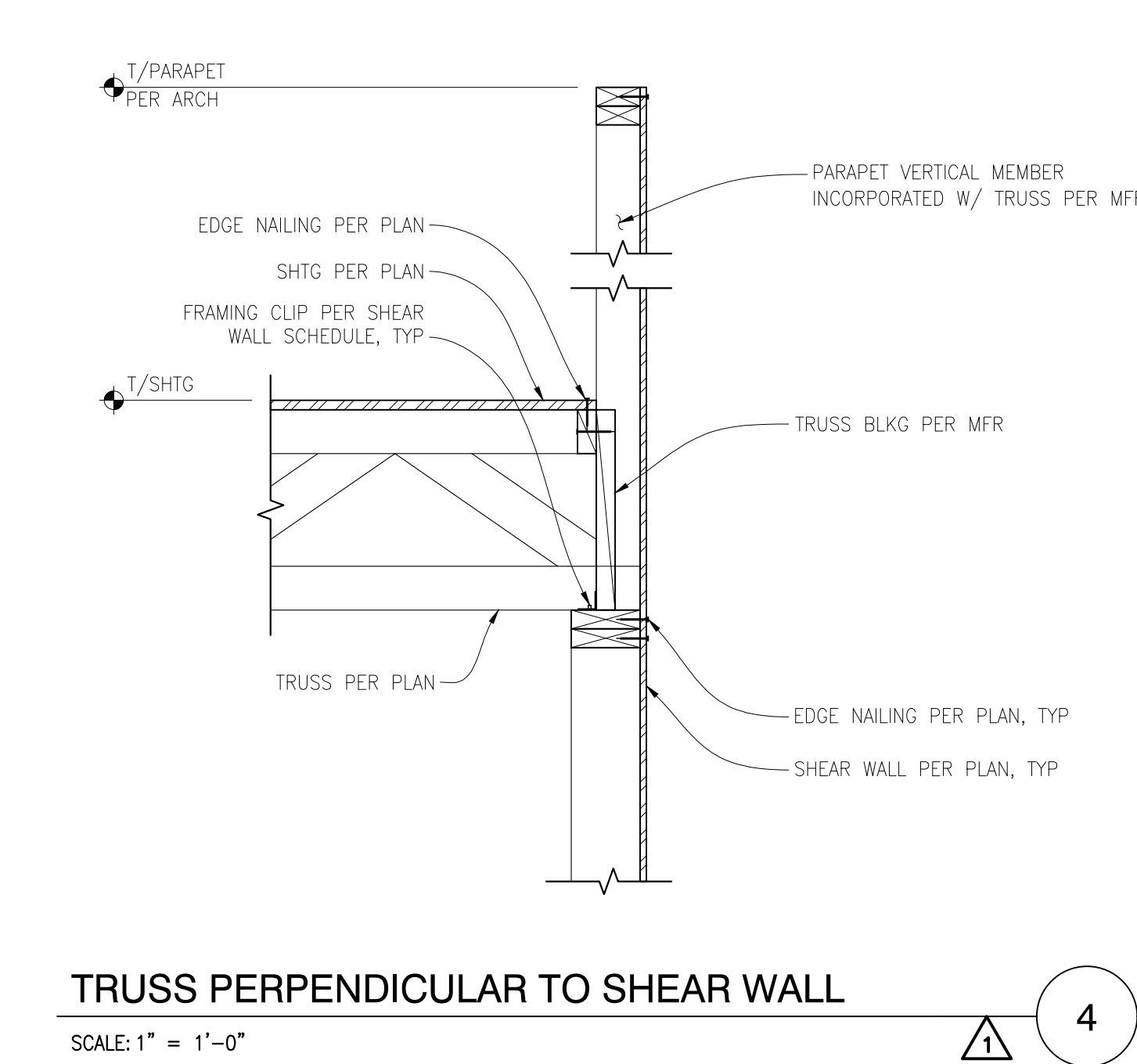
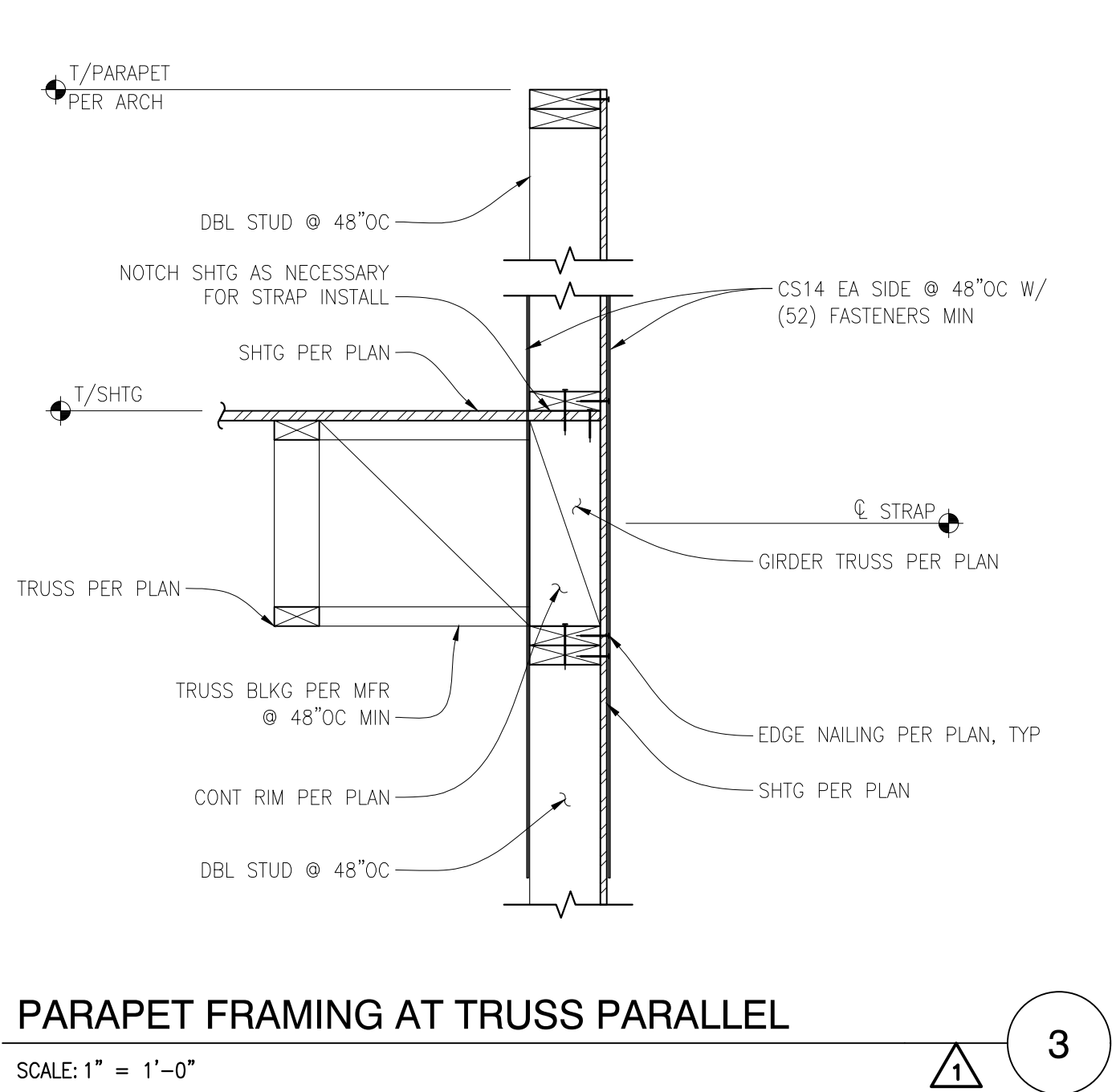
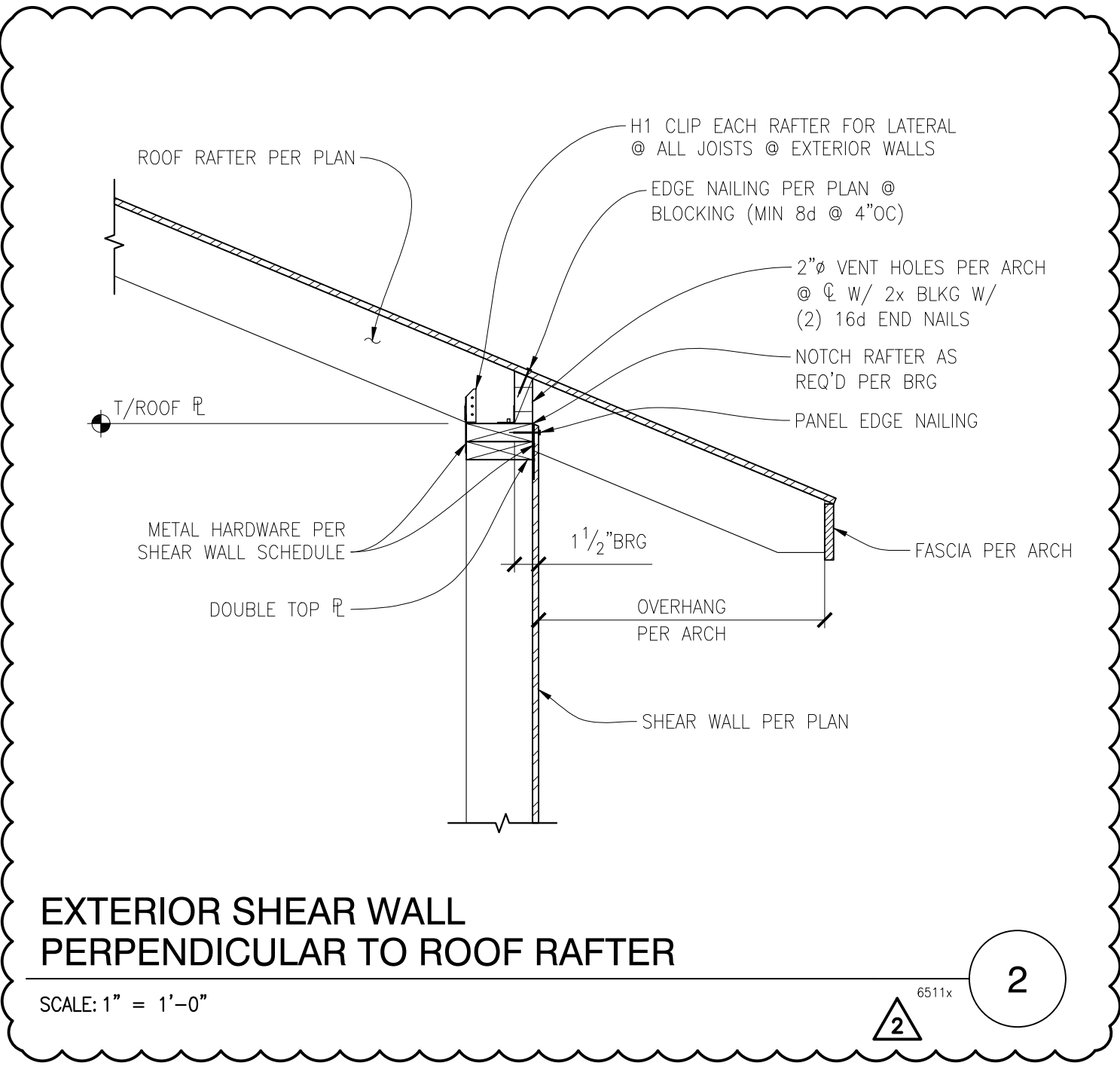
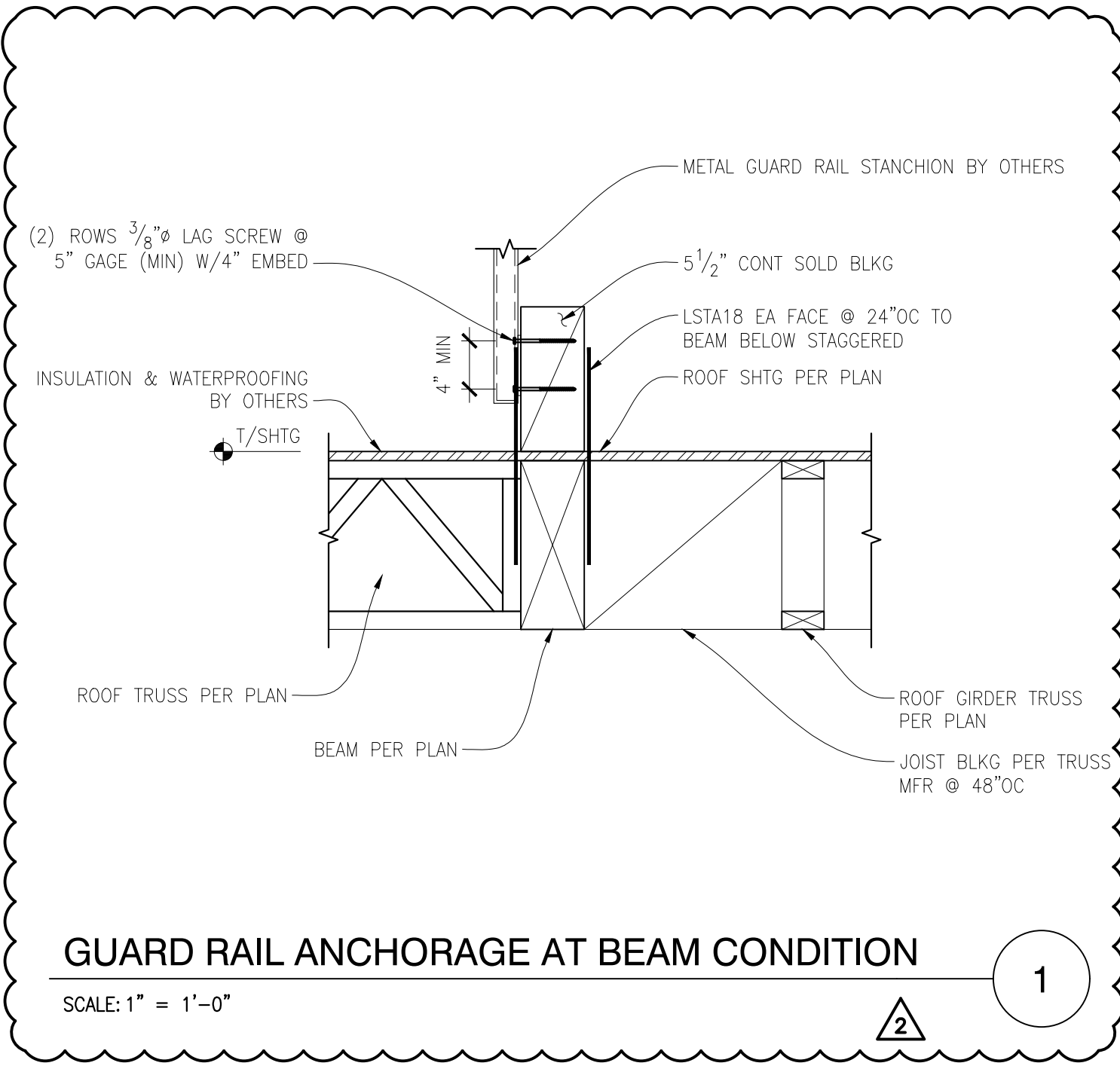
THE CITY OF SEATTLE
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APPROVED
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ELIZABETH A. JENSEN
STATE OF WASHINGTON
25751
PROFESSIONAL ENGINEER
6/12/19

INTERLAKE TOWNHOMES
9500 INTERLAKE AVE N
SEATTLE, WA 98103











































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Drawing Symbols	Abbreviations	
	NORTH ARROW	
	DETAIL	
	DETAIL IDENTIFICATION	
	MATCHLINE	
	WALL SECTION	
	BUILDING SECTION	
	EXTERIOR ELEVATION	
	DOOR MARK	
	INTERIOR ELEVATION	
	PARTITION TYPE	
	WINDOW TYPE	
	FLOOR/CEILING/ROOF TYPE	
	FLOOR FINISH KEY NOTE	
	OFFICE	
	REVISION	
	PROPERTY LINE	
	FENCE	
	FINISHED CONTOURS	
	EXISTING CONTOURS	
	COLUMN GRID	
	BREAKLINE SYMBOLS	
	WORK CONTROL	
	GYPSUM BOARD (SECTION)	
	CONCRETE (ELEVATION, SECTION)	
	EARTH	
	GRAVEL	
	PLASTER & LATH	
	CLAY OR BRICK	
	PLYWOOD	
	RIGID INSULATION	
	SPRAY-IN INSULATION	
	BATT INSULATION	
	WOOD MEMBER	
	WOOD BLOCKING	
	FINISHED WOOD	
	ACOUSTICAL TILE	
	STEEL	
	ALUMINUM	
	FIRE EXTINGUISHER	
	F.E.C. FIRE EXTINGUISHER CABINET	
	PENDANT FIXTURE	
	ACCESS PANEL	
	EXHAUST OR RETURN REGISTER	
	SPEAKER	
	SMOKE + C.O. DETECTOR	
	SPRINKLER HEAD	
	ELECTRICAL FLOOR BOX	
	FINISH TAG	
	CARD KEY	
	EXIT SIGN - ARROW INDICATES DIRECTION OF EGRESS	
	EXIT SIGN - ARROW INDICATES DIRECTION OF EGRESS	
	HOSE BIB	
	A/C	AIR CONDITIONING
	ACT	ACOUSTICAL CEILING TILE
	AFF	ABOVE FINISH FLOOR
	ALT.	ALTERNATE
	APPROX.	APPROXIMATE
	BD	BOARD
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BOT	BOTTOM
	BOW	BOTTOM OF WALL
	BIS	BUILDING STANDARD
	BU	BUILT UP
	CAB	CABINET
	CLG	CEILING
	CLR	CLEAR(ANCE)
	COL	COLUMN
	CONC	CONCRETE
	CONS	CONSTRUCTION
	CONT	CONTINUOUS
	CORR	CORRIDOR
	CPT	CARPET
	CTR	CERAMIC TILE CENTER
	DEMO	DEMOLITION
	DTL	DETAIL
	DF	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIM	DIMENSION
	DN	DOWN
	DR	DOOR
	DWG	DRAWING
	DRW	DRAWER
	E	EAST
	EA	EACH
	ELEV	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EST	ESTIMATE
	EXIST	EXISTING
	EXP	EXPANSION
	FC	FIBER CEMENT
	FD	FLOOR DRAIN
	FEC	FIRE EXTINGUISHER CABINET
	FF	FACTORY FINISH
	FEE	FINISH FLOOR ELEVATION
	FH	FULL HEIGHT
	FIN	FINISH(ED)
	FLR	FLOOR
	FLUOR	FLUORESCENT
	FOIC	FURNISH BY OWNER, INSTALL BY CONTRACTOR
	FOS	FACE OF STUD(S)
	FOC	FACE OF CONCRETE
	FOF	FACE OF FINISH
	FT	FOOT/FEET
	FUR	FURRED/FURRING
	GA	GAUGE
	GC	GENERAL CONTRACTOR
	GL	GLASS/GLAZING
	GWB	GYPSUM WALL BOARD
	HC	HOLLOW CORE
	HCPD	HANDICAPPED
	HDR	HEADER
	HDWR	HARDWARE
	HM	HOLLOW METAL
	HORIZ	HORIZONTAL
	HR	HOUR
	HT	HEIGHT
	HVAC	HEATING VENTILATING AIR CONDITIONING
	INSUL	INSULATION
	JAN	JANITOR
	JT	JOINT
	KIT	KITCHEN
	LAM	LAMINATE(D)
	LAV	LAVATORY
	LH	LEFT HAND
	MAX	MAXIMUM
	MECH	MECHANICAL
	MTL	METAL
	MEZ	MEZZANINE
	MFR	MANUFACTURE(R)
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTD	MOUNTED
	MUL	MULLION
	N	NORTH
	NIC	NOT IN CONTRACT
	NTS	NOT TO SCALE
	OA	OVERALL
	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OH	OPPOSITE HAND
	OPNG	OPENING
	P-LAM	PLASTIC LAMINATE
	PNL	PANEL
	PR	PAIR
	PTN	PARTITION
	RAD	RADIUS
	RB	RESILIENT BASE
	RT	RESILIENT TILE
	REF	REFERENCE
	REFR	REFRIGERATOR
	REINF	REINFORCING
	REQ	REQUIRED
	REV	REVISION
	RH	RIGHT HAND
	RM	ROOM
	RO	ROUGH OPENING
	S	SOUTH
	SC	SOLID CORE
	SEAL	SEALANT
	SECT	SECTION
	SECT	SECTION
	SGD	SLIDING GLASS DOOR
	SIM	SIMILAR
	SOG	SLAB ON GRADE
	SPEC	SPECIFICATION
	SO	SQUARE
	SS	STAINLESS STEEL
	STL	STEEL
	STOR	STORAGE
	STRUC	STRUCTURAL
	SUSP	SUSPENDED
	T	TEMPERED
	TEL	TELEPHONE
	TEMP	TEMPERED
	TFTI	TENANT FURNISHED & TENANT INSTALLED THICKNESS)
	THK	THRESHOLD
	THRESH	THRESHOLD
	TJ	TRUSS JOIST (JOIST
	TOP	TOP OF PLATE
	TV	TELEVISION
	TYP	TYPICAL
	UNFIN	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	VCT	VINYL COMPOSITION TILE
	VEN	VENEER
	VERT	VERTICAL
	VESTI	VESTIBULE
	VFY	VERIFY
	VWC	VINYL WALL COVERING
	W	WEST/WIDE
	W	WITH
	WD	WOOD
	W/O	WITHOUT
	WRB	WATER RESISTANT BARRIER
	WT	WEIGHT

List of Exclusions	Electrical Notes:	General Notes:
1. PHOTOVOLTAIC ARRAY, INCLUDING BUT NOT LIMITED TO 1.1. SIZE REQUIREMENTS 1.2. LOCATION 1.3. MOUNTING SYSTEMS 1.4. ELECTRICAL REQUIREMENTS 2. LOW VOLTAGE PLANS, INCLUDING BUT NOT LIMITED TO 2.1. WIFI LOCATIONS 2.2. HOT WATER METER MONITORING 2.3. AUDIOVISUAL SYSTEMS 2.4. SECURITY CAMERA LOCATIONS 2.5. HOME-RUN LOCATIONS 2.6. KNOX-BOX AND DOOR KING LOCATIONS 3. WIRELESS HOT WATER METERING SYSTEM SPECIFICATION 4. POWER LOCATIONS FOR MOTORIZED WINDOW TREATMENTS 5. WINDOW TREATMENTS 6. MAILBOX DRAWINGS AND SPECIFICATIONS, ANTICIPATED NUMBER OF UNIT MAIL BOXES = 210 7. PARCEL ROOM SHELVING UNITS 8. CONCRETE SCORING PATTERNS AT SITE PERIMETER, ANTICIPATED TO VARY IN SPACING 9. UNIT ENVIRONMENTAL EXHAUST SHROUD DESIGN 10. FF&E ITEMS 11. FUTURE ITEMS REQUIRED BY BUILDING PERMIT, SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, OR SDOT STREET IMPROVEMENT PLAN 12. NATURAL GAS METER EQUIPMENT OR SIZING 13. TRASH AND RECYCLE CHUTE SPECIFICATIONS 14. TRASH COMPACTOR SPECIFICATIONS 15. BBO STATION DESIGNS AT ROOF 16. ARCHITECTURAL SLAB EDGE PLANS 17. FIBER-CEMENT PANEL LAYOUTS 18. EXTERIOR BLACK AND WHITE ELEVATIONS 19. DIMENSIONED NORTH ELEVATION CONCRETE SCORING PATTERN 20. R.O.W. ENCROACHMENT PLAN	1. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS REQUIRED. 2. FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, U.N.O. 3. COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS. 4. ALL FLOOR SLAB PENETRATIONS FOR CONDUIT OR PLUMBING LINES SHALL BE FULLY PACKED & SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. 5. FURNISH AND INSTALL ONLY UNDERWRITERS LABORATORIES, INC., (UL) LABELLED DEVICES THROUGHOUT. 6. MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, U.N.O. 7. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS & CARPET SPECIFIED. 8. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 46" ABOVE FINISHED FLOOR TO CENTER OF SWITCH U.O.N. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE U.N.O. 9. RECEPTACLE SPACING SHALL BE A MAXIMUM OF 12'-0" OUTLET FINISHES: ISOLATED GROUND- GRAY UPS- ORANGE ALL OTHERS- MATCH BUILDING STANDARD SWITCH FINISH- MATCH BUILDING STANDARD COVERPLATE FINISH- MATCH BUILDING STANDARD (INCLUDES ALL COVERPLATES-POWER/VOICE/DATA)	1. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH CITY AND STATE AGENCIES, AND PROVIDE REQUIRED PERMITS. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PAID FOR BY THE CONTRACTOR. 2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY OR REASONABLY INFERABLE AS BEING NECESSARY FOR THE EXECUTION OF THE WORK. BY SUBMITTING A PROPOSAL, THE CONTRACTOR REPRESENTS THAT THOROUGH EXAMINATION OF THE SITE AND ALL EXISTING CONDITIONS AND LIMITATIONS HAVE BEEN MADE AND THAT THE CONTRACT DOCUMENTS HAVE BEEN EXAMINED IN COMPLETE DETAIL, AND THAT IT IS DETERMINED BEYOND DOUBT THAT THE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS ARE SUFFICIENT, ADEQUATE AND SATISFACTORY FOR CONSTRUCTION OF THE WORK. WHERE MINOR ADJUSTMENTS TO THE WORK ARE NECESSARY FOR THE PURPOSES OF FABRICATION AND INSTALLATION OF ITEMS, OR RESOLUTIONS OF CONFLICTS BETWEEN ITEMS, WITHIN THE INTENT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDED EXPENSE TO THE OWNER. WHERE SUCH MINOR ADJUSTMENTS AFFECT FUNCTIONAL OR AESTHETIC DESIGN OF THE WORK, THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. 3. THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE. 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED. 5. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION. (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE). 6. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS. 7. CONTRACTOR SHALL PROVIDE 18-GAUGE SHEET METAL BACKING IN PARTITIONS FOR ALL WALL-MOUNTED FIXTURES AND DEVICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS. 8. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0". THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS THAT DO NOT MEET THIS STANDARD. 9. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED. 10. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE. PROVIDE FOR ALL REQUIRED SHOP DRAWINGS AND APPROVALS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE ALARM SYSTEM AUDIBILITY. 11. MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC., WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS, ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS. 12. CONTRACTOR IS TO PROVIDE DRAWINGS FOR ARCHITECT'S APPROVAL SHOWING LOCATIONS OF ALL HVAC THERMOSTATS, GRILLES AND DIFFUSERS, FIRE AND SMOKE DETECTION DEVICES INCLUDING SPRINKLERS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND HOSE CABINETS, PLUMBING AND PLUMBING EQUIPMENT. 13. ANY CHANGE IN LIGHT FIXTURE PLACEMENT DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS MUST BE APPROVED BY THE ARCHITECT. 14. ALL PERMITS INCLUDING FIRE, MECHANICAL, AND ELECTRICAL TO BE FILED SEPARATELY. 15. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. 16. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE. 17. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS. 18. ALL GLASS SHALL BE CLEAR GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY. PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE. 19. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED. 20. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECT INCLUDING BUT NOT LIMITED TO: STRUCTURAL STEEL 21. COORDINATE WITH SUB-CONTRACTORS THE LOCATIONS OF ELECTRICAL AND VOICE/DATA OUTLETS, PLUMBING AND OTHER DEVICES WITH LAYOUT AND DESIGN OF CUSTOM CASEWORK SEE ARCHITECTURAL AND MEP PLANS FOR LOCATIONS. 22. CUSTOM CASEWORK SHALL CONFORM TO A.W.I. CURRENT STANDARDS FOR CUSTOM GRADE FABRICATION. 23. PROVIDE NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES. SEAL WITH NON-COMBUSTIBLE MATERIAL PER CODE. VERIFY ALL SUCH PENETRATIONS WITH ARCHITECT PRIOR TO CUTTING. 24. TO MAINTAIN WALL FIRE RATING, GYPSUM WALL BOARD SHALL TYPICALLY BE CONTINUOUS TO THE FLOOR SHEATHING AT RATED ASSEMBLIES, INCLUDING AREAS WHERE BATHTUBS, LAVATORIES, AND KITCHEN WALL AND BASE CABINETS MAY OCCUR. 25. FIRE AND DRAFT STOPS - FIRESTOPPING WITH NON-COMBUSTIBLE MATERIALS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS (PER SEC 708.2.1): AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL, AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS, IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED, IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 26. PROVIDE FIREPROOF STEEL IN WOOD FRAMED WALLS, INTUMESCENT COATING U.N.O. 27. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. ALL DIMENSIONS OF EXISTING CONDITIONS ON DRAWINGS ARE INTENDED AS GUIDELINES AND MUST BE FIELD VERIFIED. 28. IT IS THE INTENT OF THE CONTRUCTION DOCUMENTS THAT ALL WORK COMPLY WITH THE CODES LISTED HEREIN, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY. 29. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL. 30. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION. 31. THE BUILDING(S) SHALL COMPLY WITH THE PROVISIONS SBC 907.5.2.2, EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS IN ACCORDANCE WITH NFPA 72
	Door Notes:	
	1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. 2. ALL GLAZING SHALL CONFORM TO SAFETY GLAZING REQUIREMENTS OF SBC SECTION R308. 3. DOOR BETWEEN GARAGE AND DWELLING MUST BE 1-3/8" THICK (MIN.) SOLID WOOD OR STEEL (SOLID OR HONEY-COMB CORE), OR BE A 20-MINUTE FIRE RATED DOOR. DOOR MUST ALSO BE SELF-CLOSING.	
	Finish Notes:	
	1. PROVIDE PAINT APPLICATION APPROPRIATE TO THE SUBSTRATE TO WHICH IT IS TO BE APPLIED. 2. ALL EXPOSED GYP. BD. SURFACES ARE TO RECEIVE NEW PAINT FINISH. PREP ALL SURFACES AS REQUIRED FOR NEW PAINT FINISH. PROVIDE ONE PRIME COAT PLUS TWO FINISH COATS 3. CHANGES IN FLOOR MATERIALS THAT OCCUR AT FRAMED DOOR OPENINGS SHALL OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION. 4. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME - RETARDANT TREATED IN AN APPROVED OF MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) 5. CARPET INSTALLATION TO MEET THE GUIDELINES OF THE CARPET AND RUG INSTITUTE-CRI CARPET INSTALLATION STANDARD-CURRENT EDITION. 6. PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. "ABUT" ADJACENT PARTITION CONSTRUCTION. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE SAME PLASTIC LAMINATE FINISH AS THE CASEWORK ITEM THEY "ABUT".	
	Ceiling & Lighting Notes:	
	1. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION FOR VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE DESIGN BUILD, DOCUMENTATION BY OTHERS - PERMITTED SEPARATELY. 2. INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, ETC. TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. ALL LAMPS SHALL BE NEW AT PROJECT COMPLETION.	
	Dimension Notes:	
	1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS. 2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR ANY REQUIRED CLARIFICATIONS. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.N.O. 3. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT. 4. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. 5. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION. 6. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.N.O. 7. *ALIGN* MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.	
	Demolition Notes:	
	1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE. 2. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. 3. DISPOSAL: ALL DEBRIS REMOVED FROM THE SITE SHALL BE RECYCLED AS MUCH AS PRACTICAL AND ALLOWED BY LAW.	

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#192 REGISTERED ARCHITECT
RADIM BLAZEJ
STATE OF WASHINGTON

9500 ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
BUILDING PERMIT SET

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SUBMITTAL / REVISION

DATE

BUILDING PERMIT SUBMITTAL05.22.2018

BP CORRECTION03.11.2019

BP CORRECTION 207.02.2019

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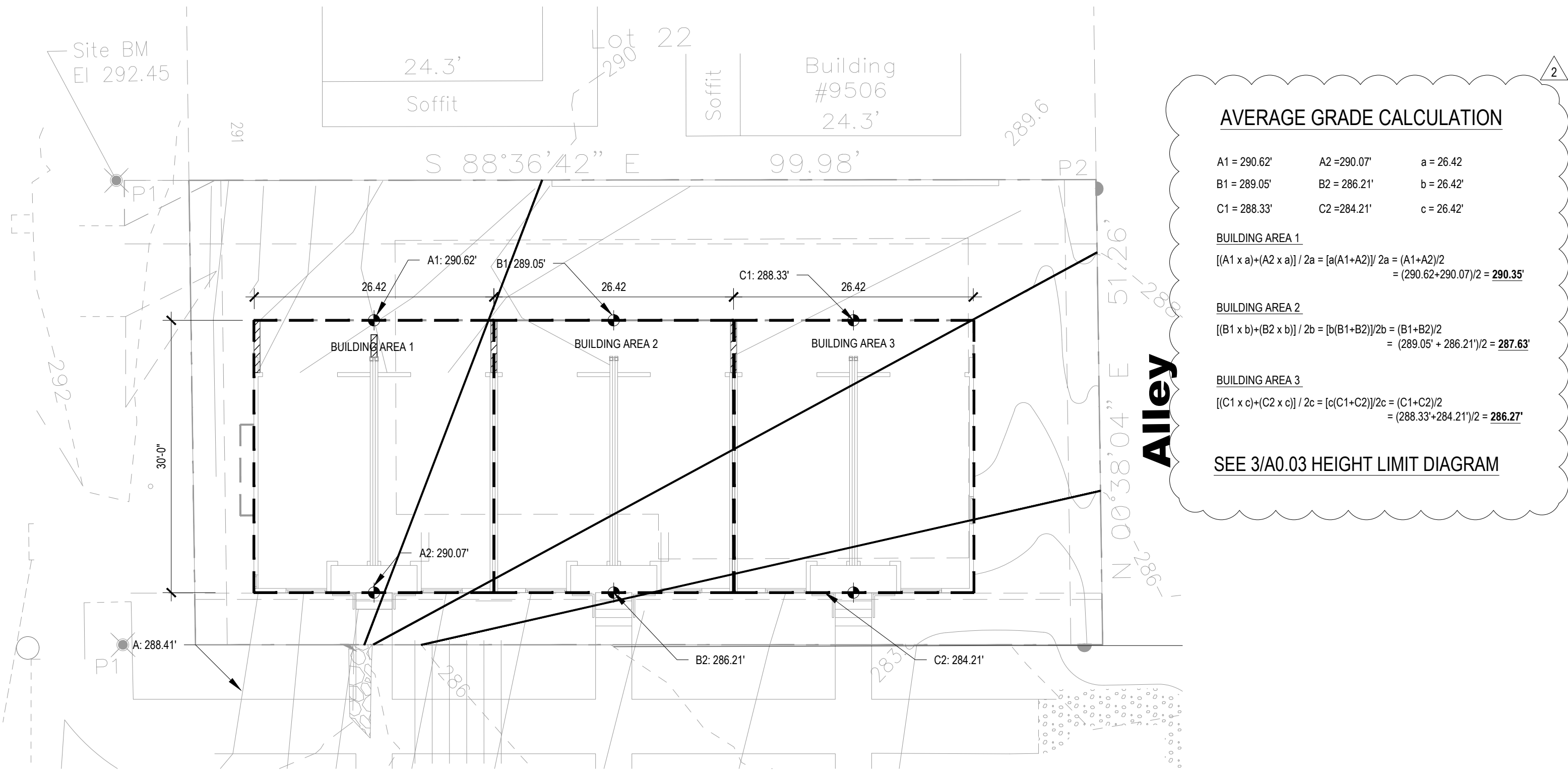
SHEET TITLE

GENERAL NOTES
ABBREVIATIONS
DRAWING SYMBOLS

SHEET NUMBER

G0.01

CARON PROJECT NO. 17072



AVERAGE GRADE CALCULATION

A1 = 290.62' A2 = 290.07' a = 26.42'
B1 = 289.05' B2 = 286.21' b = 26.42'
C1 = 288.33' C2 = 284.21' c = 26.42'

BUILDING AREA 1
$$\frac{[(A1 \times a) + (A2 \times a)]}{2a} = \frac{[(A1 + A2)]}{2} = \frac{(290.62 + 290.07)}{2} = 290.35'$$

BUILDING AREA 2
$$\frac{[(B1 \times b) + (B2 \times b)]}{2b} = \frac{[(B1 + B2)]}{2} = \frac{(289.05 + 286.21)}{2} = 287.63'$$

BUILDING AREA 3
$$\frac{[(C1 \times c) + (C2 \times c)]}{2c} = \frac{[(C1 + C2)]}{2} = \frac{(288.33 + 284.21)}{2} = 286.27'$$

SEE 3/A0.03 HEIGHT LIMIT DIAGRAM

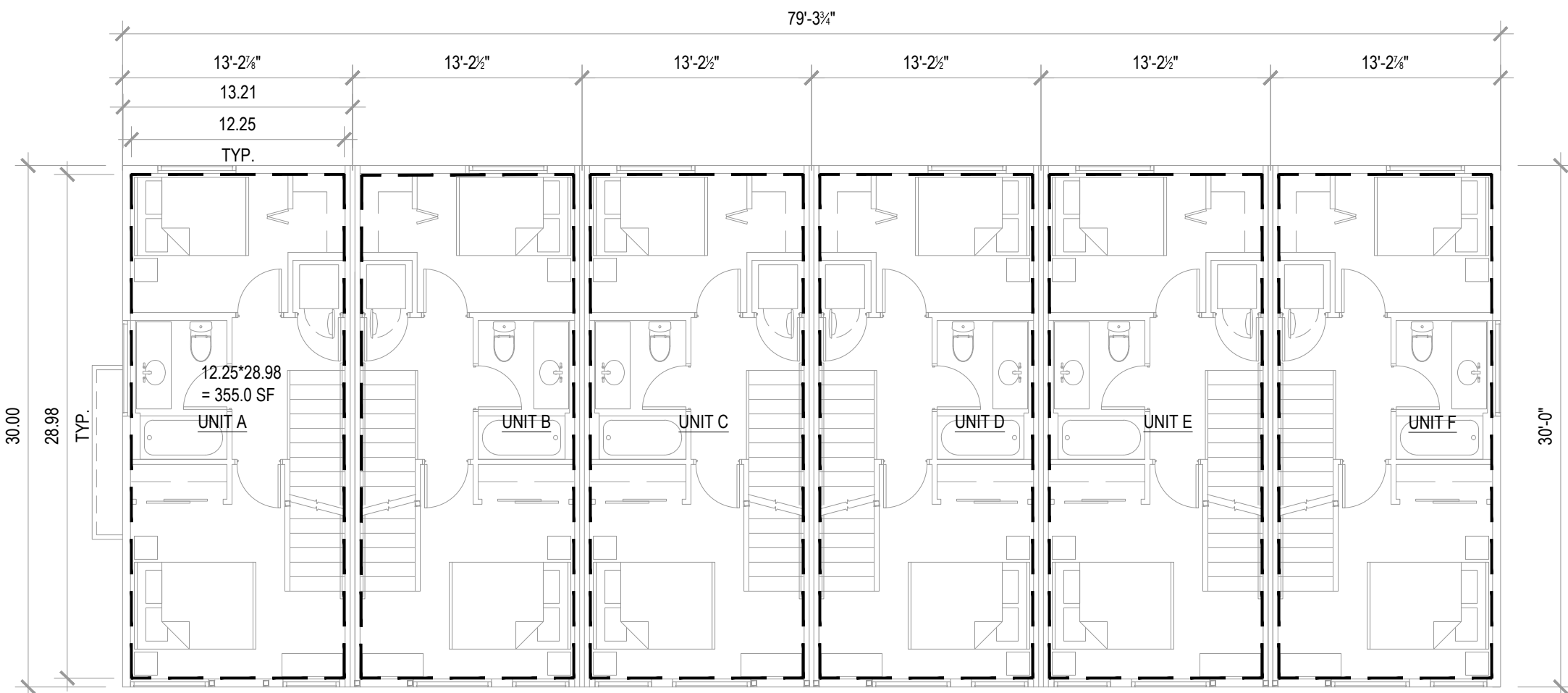
SMC TITLE	SMC REQUIREMENT	COMPLIANCE / REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT: SEE SITE PLAN (A1.00)
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN (A1.00)
23.54.015 REQUIRED PARKING	RESIDENTIAL USE INSIDE OF URBAN VILLAGE, NO PARKING REQ'D IF WITHIN FREQUENT TRANSIT OVERLAY	COMPLIANT: 1 PARKING STALL PER UNIT PROVIDED.
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2x6' AREA FOR EACH UNIT (UNITS WILL BE BILLED SEPARATELY BY UTILITY) BINS WILL BE PULLED TO STREET BY OWNERS ON COLLECTION DAY. STORAGE AREAS TO BE SCREENED PER LANDSCAPE PLAN.	COMPLIANT: SEE SITE PLAN (A1.00) & A2.01
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.2 FAR LIMIT IN LR-3 ZONE FOR ROWHOUSES IN URBAN VILLAGE	COMPLIANT: SEE FAR DIAGRAMS AND CALCULATIONS THIS SHEET(A0.02)
23.45.512. DENSITY LIMITS- LOWRISE ZONES	ROWHOUSE DEVELOPMENT: UNLIMITED DENSITY IN LR-3 ZONE	COMPLIANT
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT + 3' HEIGHT FOR SHED ROOF	COMPLIANT: SEE BUILDING HEIGHT DIAGRAMS ON A0.03
23.45.518. SETBACKS AND SEPARATIONS	5' MIN. FRONT, 3.5' SIDE, 5' MIN. REAR (7' AVG.)	COMPLIANT: SEE SITE PLAN (A1.00)
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' MIN. DIM. FROM SIDE LOT LINES THAT IS NOT A SIDE STREET LOT LINE.	COMPLIANT: SEE AMENITY DIAGRAMS AND CALCULATIONS SHEET A0.03
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT: SEE LANDSCAPE PLANS
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	N/A
23.45.529. DESIGN STANDARDS	PROJECT MEETS ENTRY, OPENINGS, MODULATION REQUIREMENTS.	COMPLIANT: SEE ELEVATIONS A0.04
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN	COMPLIANT: SEE SITE PLAN WITH SITE LIGHTING INFORMATION
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	STREET ACCESS REQUIRED. ACCESS TO PARKING SHALL BE FROM THE STREET IF: A) THE LOT DOES NOT ABUT AN ALLEY. B) THE LOT ABUTS AN ALLEY, AND THE DIRECTOR DETERMINES THAT THE ALLEY SHOULD NOT BE USED FOR ACCESS FOR ONE OR MORE OF THE FOLLOWING REASONS. SCREENING OF PARKING: PARKING SHALL BE SCREENED FROM DIRECT STREET VIEW BY: A) THE STREET-FACING FACADE OF A STRUCTURE; B) GARAGE DOORS; C) A FENCE OR WALL; OR D) LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS.	ALLEY WILL NOT BE USED FOR FAR BONUS COMPLIANT: SEE SITE PLAN (A1.00) AND WEST ELEVATION ON A3.02

SITE AREA: 5,120
ZONE: LR-3
FAR: 1.2
MAX FAR: 6,144 SF

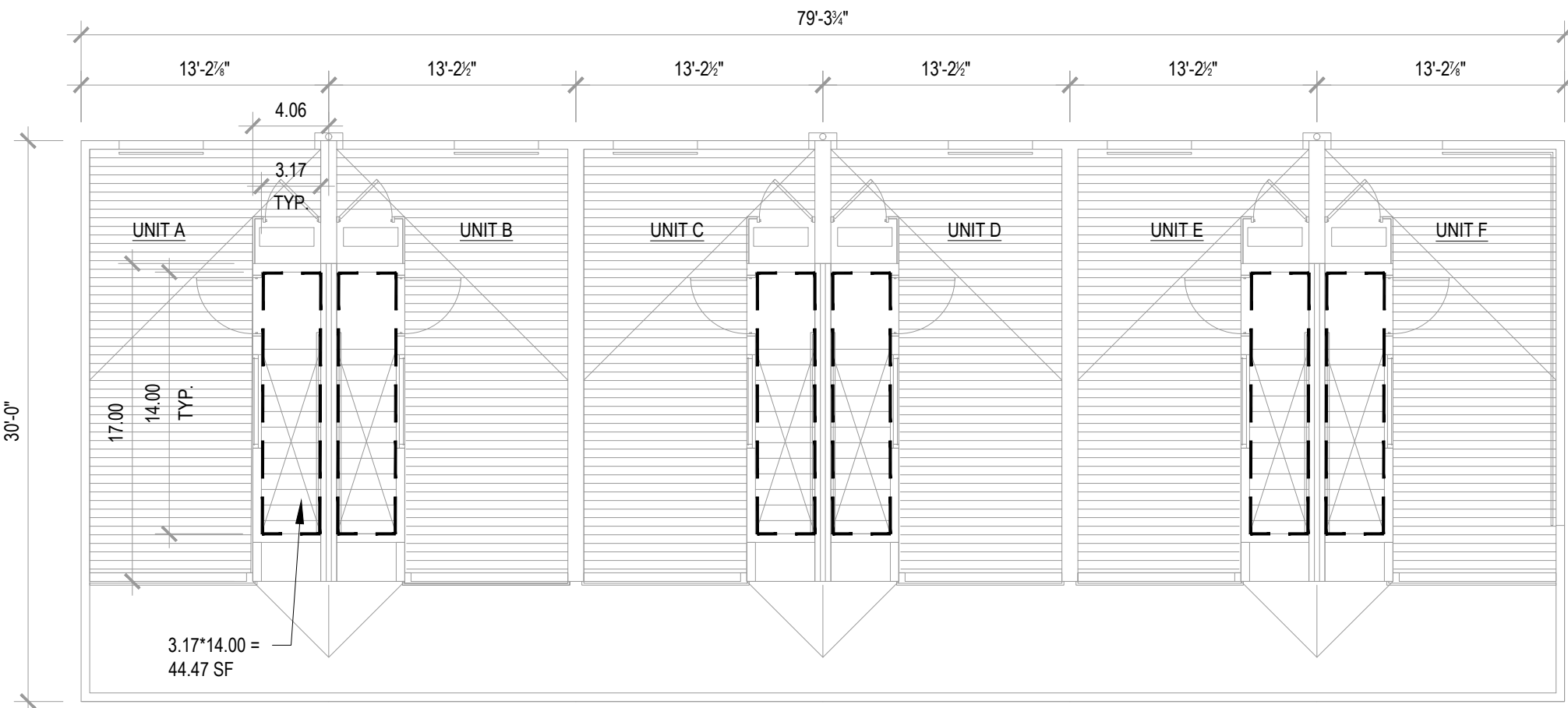
TOTAL PROPOSED FAR = 6,117.54 SF < 6,144 SF - COMPLIANT

NOTE : THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF STUDS FOR THE EXTERIOR WALLS

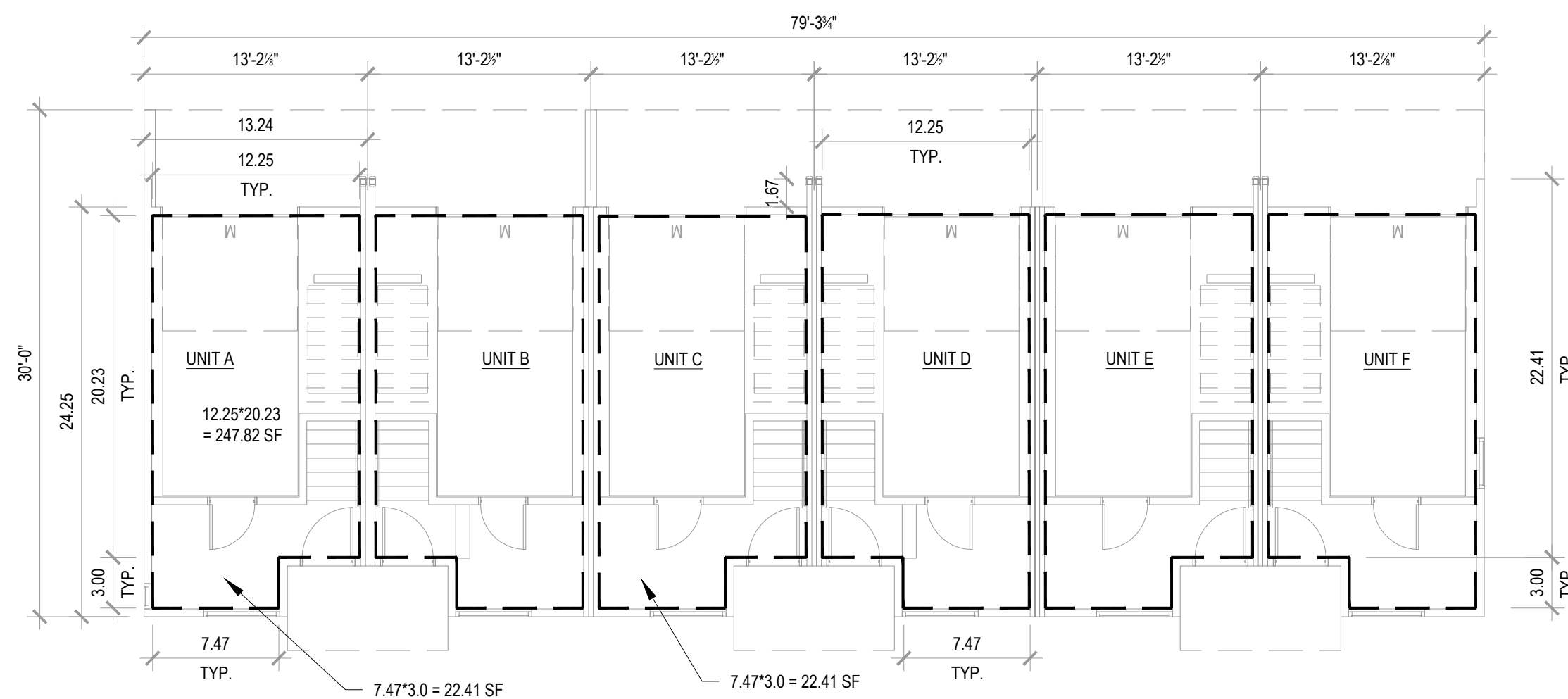
FAR CALCULATION							
	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	TOTAL
LEVEL 1	270.23	270.23	270.23	270.23	270.23	270.23	1621.3800
LEVEL 2	360.56	347.84	347.84	347.84	347.84	347.84	2099.7600
LEVEL 3	355	355	355	355	355	355	2130
ROOF LEVEL	44.4	44.4	44.4	44.4	44.4	44.4	266.4000
TOTAL	1030.1900	1017.4700	1017.4700	1017.4700	1017.4700	1017.4700	6117.5400



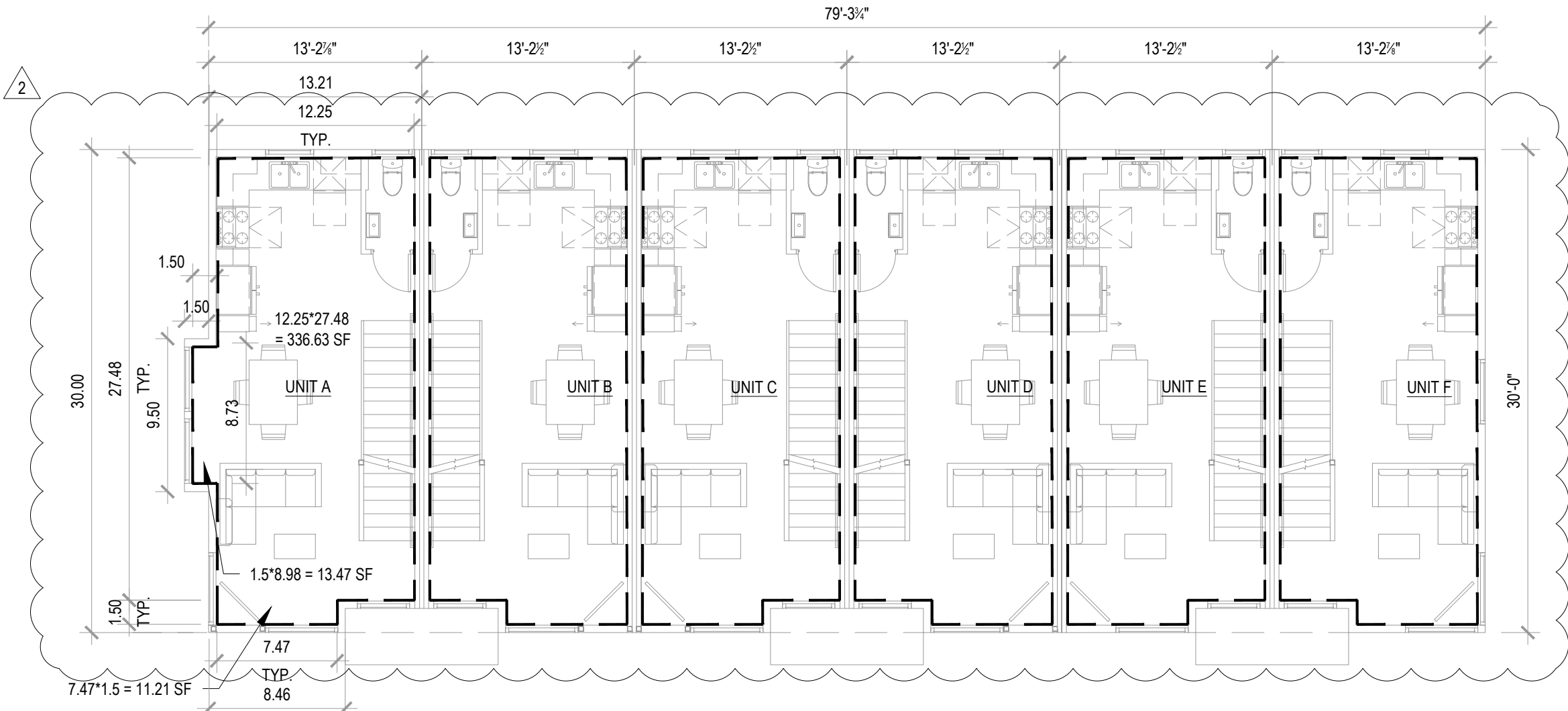
L3 FLOOR PLAN



ROOF DECK PLAN



L1 FLOOR PLAN



L2 FLOOR PLAN

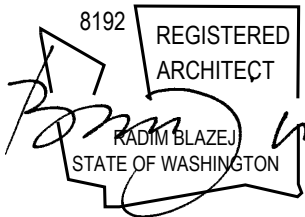
BUILDING FAR DIAGRAM & CALCULATION

1/8" = 1'-0"

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ROWHOUSES

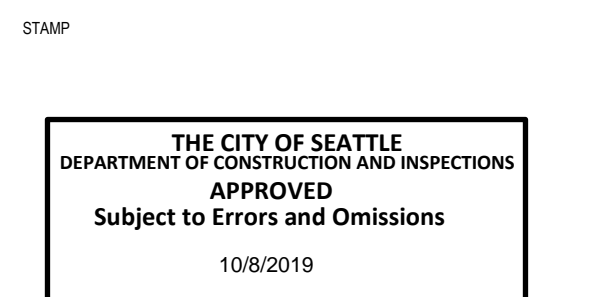
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SHEET TITLE
LAND USE ANALYSIS

SHEET NUMBER

A0.02

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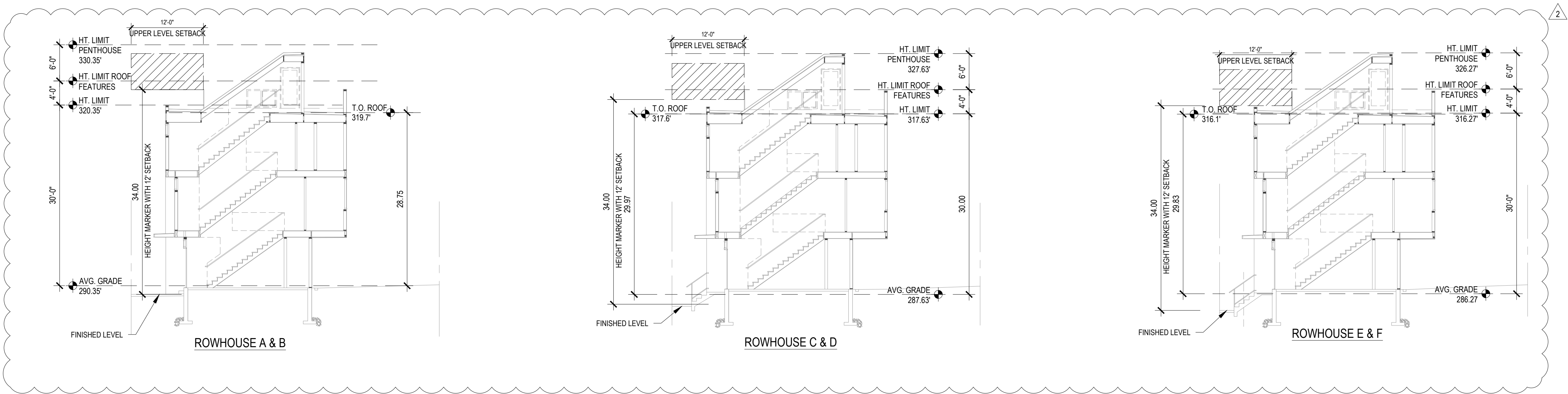
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SHEET TITLE
LAND USE ANALYSIS

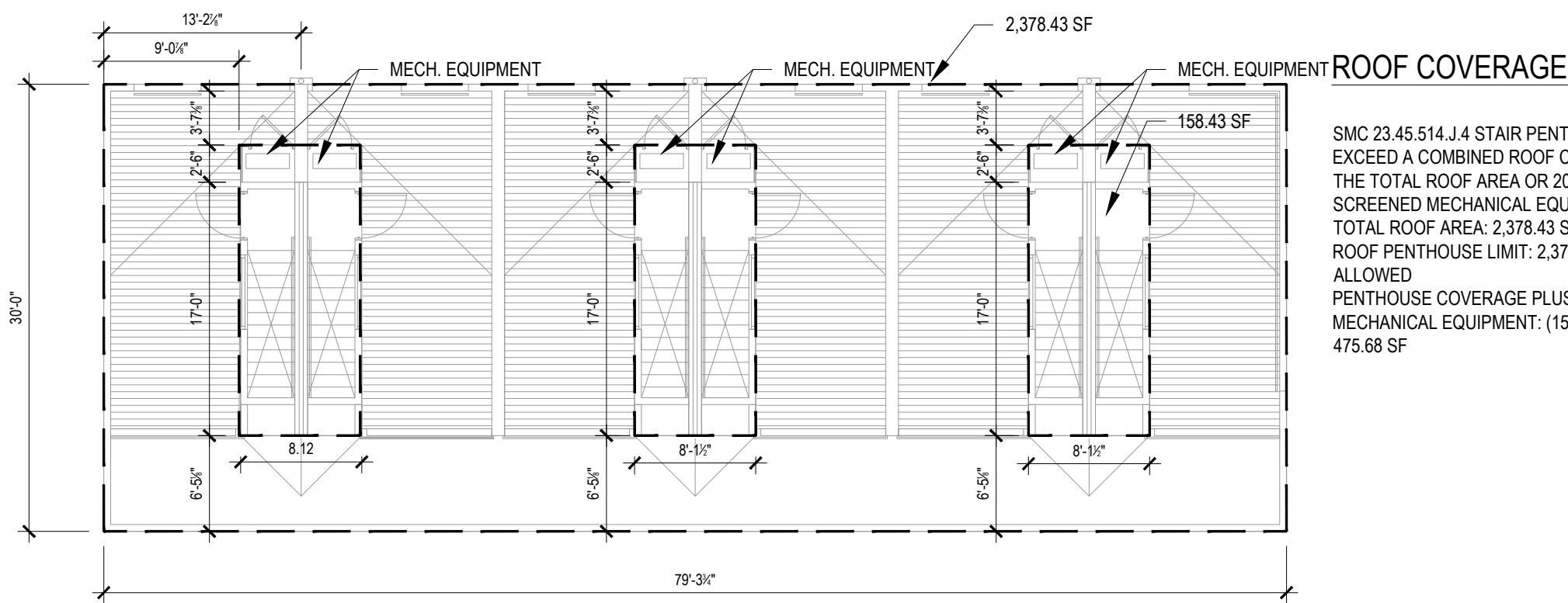
SHEET NUMBER

A0.03

CARON PROJECT NO. 17072



3 HEIGHT LIMIT DIAGRAM
3/32" = 1'-0"



SMC 23.45.514 J.4 STAIR PENTHOUSES SHALL NOT EXCEED A COMBINED ROOF COVERAGE OF 15% OF THE TOTAL ROOF AREA OR 20% IF INCLUDES SCREENED MECHANICAL EQUIPMENT).
TOTAL ROOF AREA: 2,378.43 SF
ROOF PENTHOUSE LIMIT: 2,378.43' x 0.20 = 475.68 SF
ALLOWED PENTHOUSE COVERAGE PLUS SCREENED MECHANICAL EQUIPMENT: (158.43) x 3 = 475.29 SF < 475.68 SF

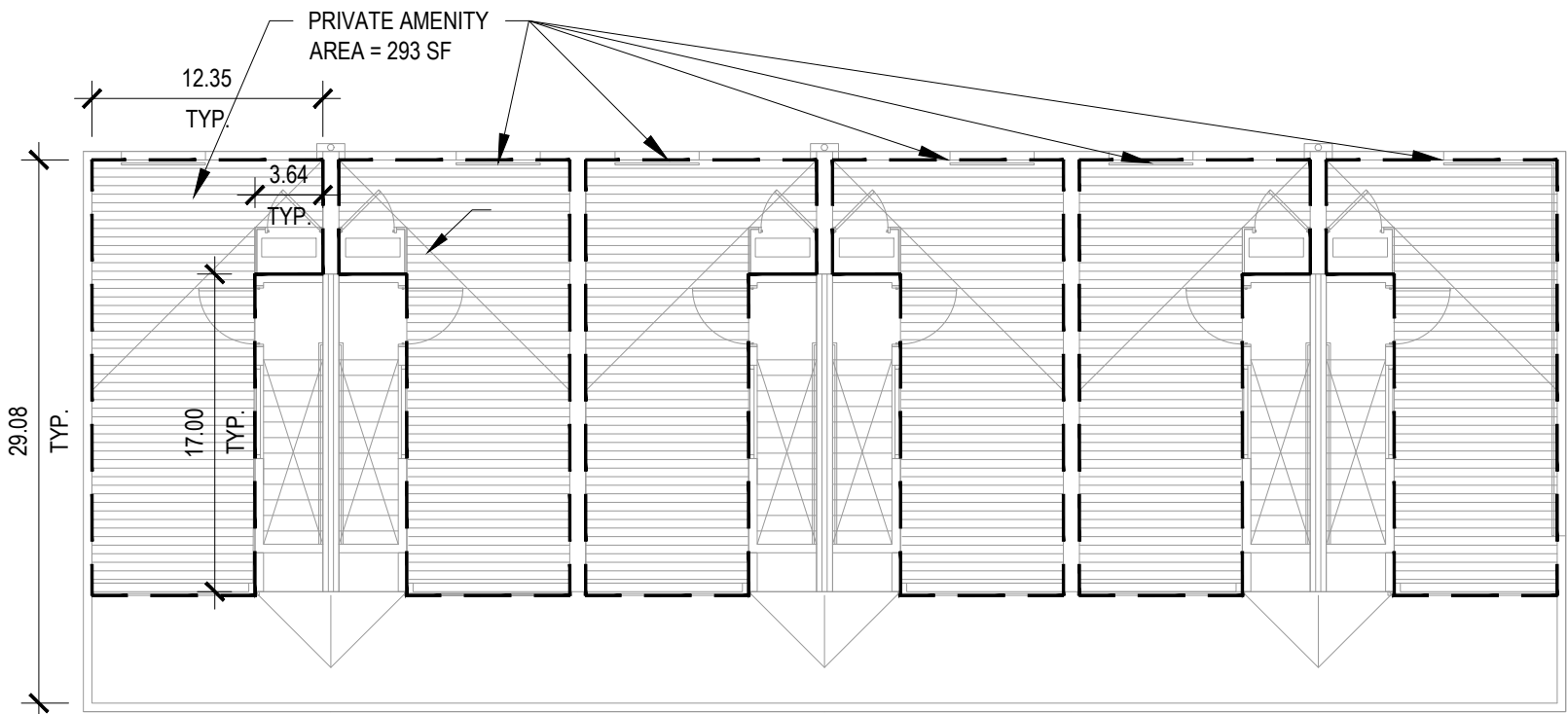
AMENITY AREA

PER SMC 23.45.522 AMENITY AREAS ARE DESIGNATED AS COMMON AND PRIVATE & MEET REQUIREMENTS OF SECTION D.4.

LOT SIZE: 5,119 SF
25% REQ'D. AMENITY AREA: 1,279.75 SF
50% AT GROUND LEVEL: 639.88 SF

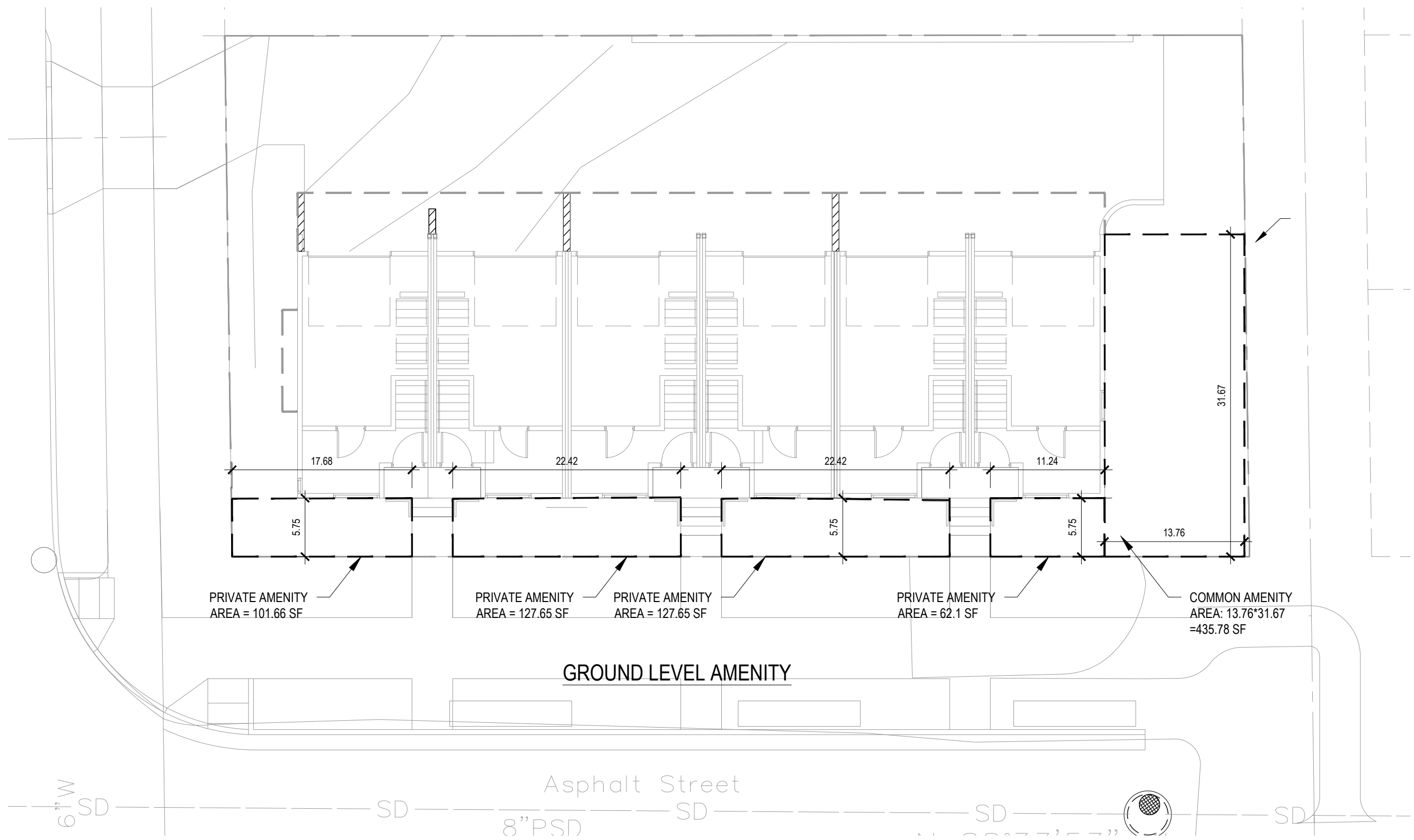
GROUND LEVEL AMENITY AREA: 101.66 + 127.65 + 127.65 + 62.1 + 435.78 = 854.81 SF > 639.88 SF
ROOF AMENITY AREA: 226.1'6" = 1,366.6 SF

TOTAL PROPOSED: 2,211.41 SF > 1,279.75 SF - COMPLIANT



ROWHOUSE ROOF TOP AMENITY

2 ROOFTOP FEATURES COVERAGE
1" = 10'-0"



1 AMENITY DIAGRAM
1" = 10'-0"

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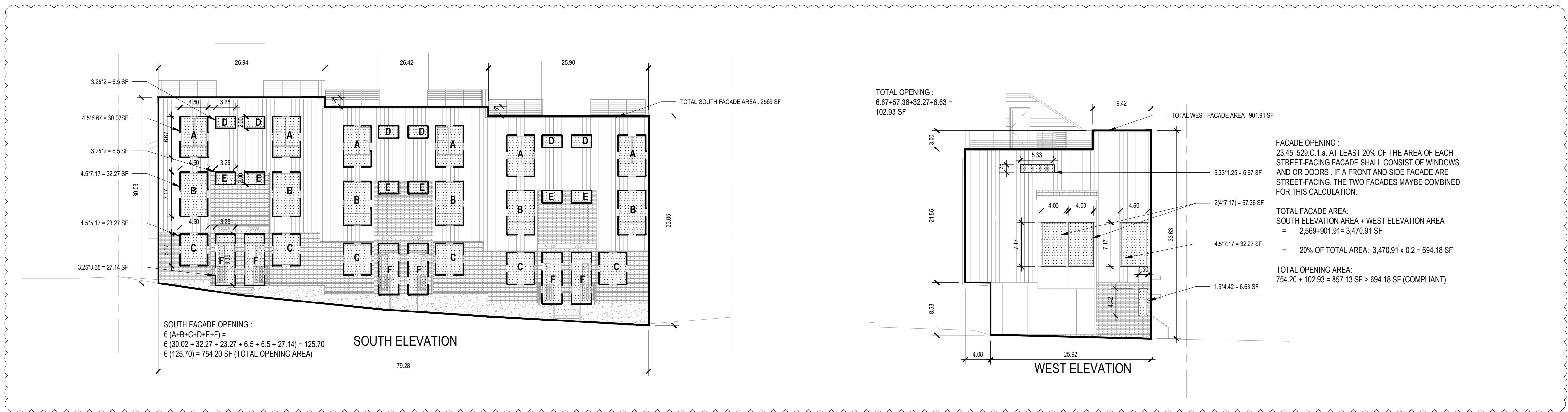
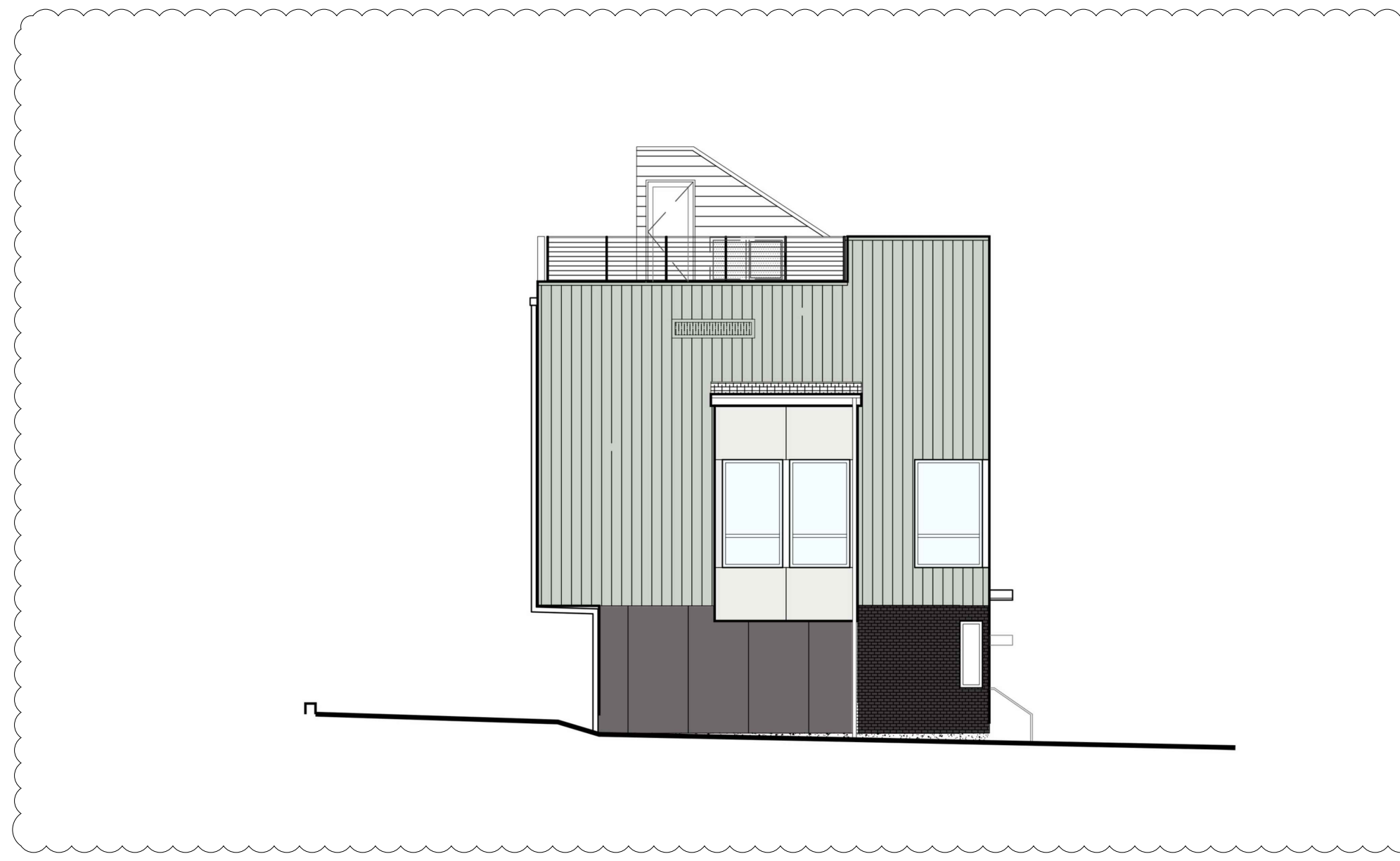
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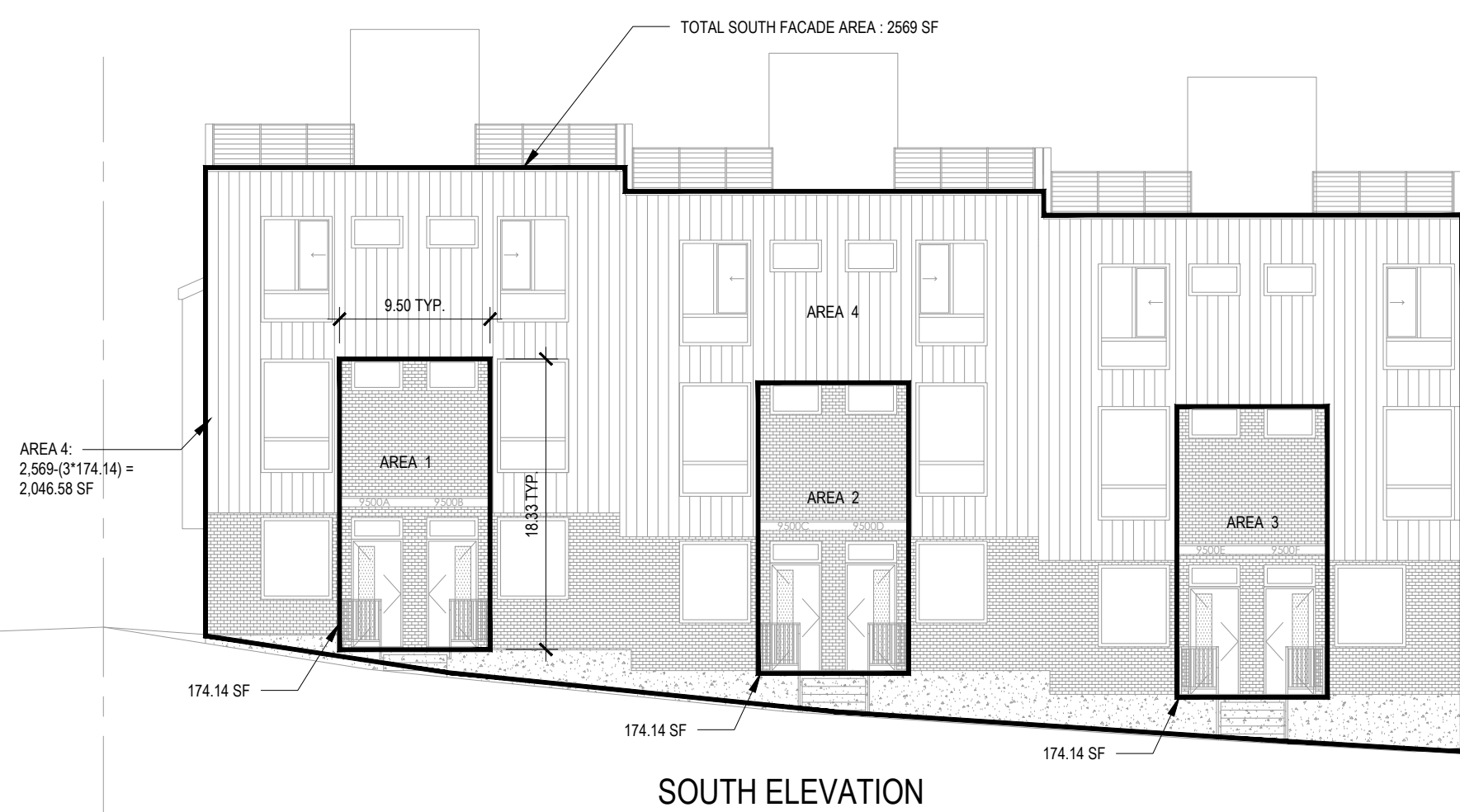
A0.04

CARON PROJECT NO. 17072

2
FACADE OPENINGS ANALYSIS
1" = 10'-0"

FACADE ARTICULATION :
23.45 529 E.2.b. IF THE STREET FACADE OF STRUCTURE
EXCEEDS 750SF IN AREA, A DIVISION OF THE FACADE
INTO SEPARATE FACADE PLANES IS REQUIRED.
23.45 529 C.2.c. THIS FACADE PLANES SHALL HAVE A
MINIMUM AREA OF 150SF AND MAXIMUM 500SF AND BE
RECESSED FROM ABUTTING FACADE PLANE BY
MINIMUM OF 18INCHES. YET, THE DIRECTOR ALLOWS
EXCEPTIONS TO THESE REQUIREMENTS IF THE INTENT
MEETS 23.45.529.E.3. THE STREET- FACING FACADE OF
A ROW HOUSE SHALL PROVIDE ARCHITECTURAL
EXPRESSION TO IDENTIFY INDIVIDUAL UNIT.

EACH AREA IS DIVIDED INTO 2 FACADE PLANES
- PLANES 1 = 172.58" > 150SF (COMPLIANT)
IT IS 18" RECESSED FROM ABUTTING FACADE
- PLANES 2 = 623.61SF > 500SF BUT IT IS
COMPLIANT WITH 23.45.529.E.3



FACADE ARTICULATION :
23.45.529 E.3 : ARCHITECTURAL EXPRESSION
- 6 UNITS WERE GROUPED INTO THREE PAIRS TO
BREAK UP THE MASS OF THE STREET-FACING
FACADE.
- 4 COMPLIMENT FACADE MATERIALS AND
RECESSED ENTRIES WERE USED TO ENHANCE
THE ARCHITECTURAL EXPRESSION AND ACHIEVE
VISUAL IDENTIFICATION OF INDIVIDUAL UNITS.
- EACH UNIT HAS A VISUALLY PROMINENT
PEDESTRIAN ENTRY ON THE STREET-FACING
FACADE

1
FACADE ARTICULATION ANALYSIS
1" = 10'-0"

PROJECT NOTES

1. UNITS ARE TO BE FEE-SIMPLE AND SUBJECT TO A FUTURE UNIT LOT SUBDIVISION.
2. HOME OWNER IS RESPONSIBLE FOR HAULING TRASH BINS TO THE CURB TO BE PICKED UP BY REFUSE CONTRACTOR.
3. SEE SIP PLANS FOR R.O.W. IMPROVEMENTS

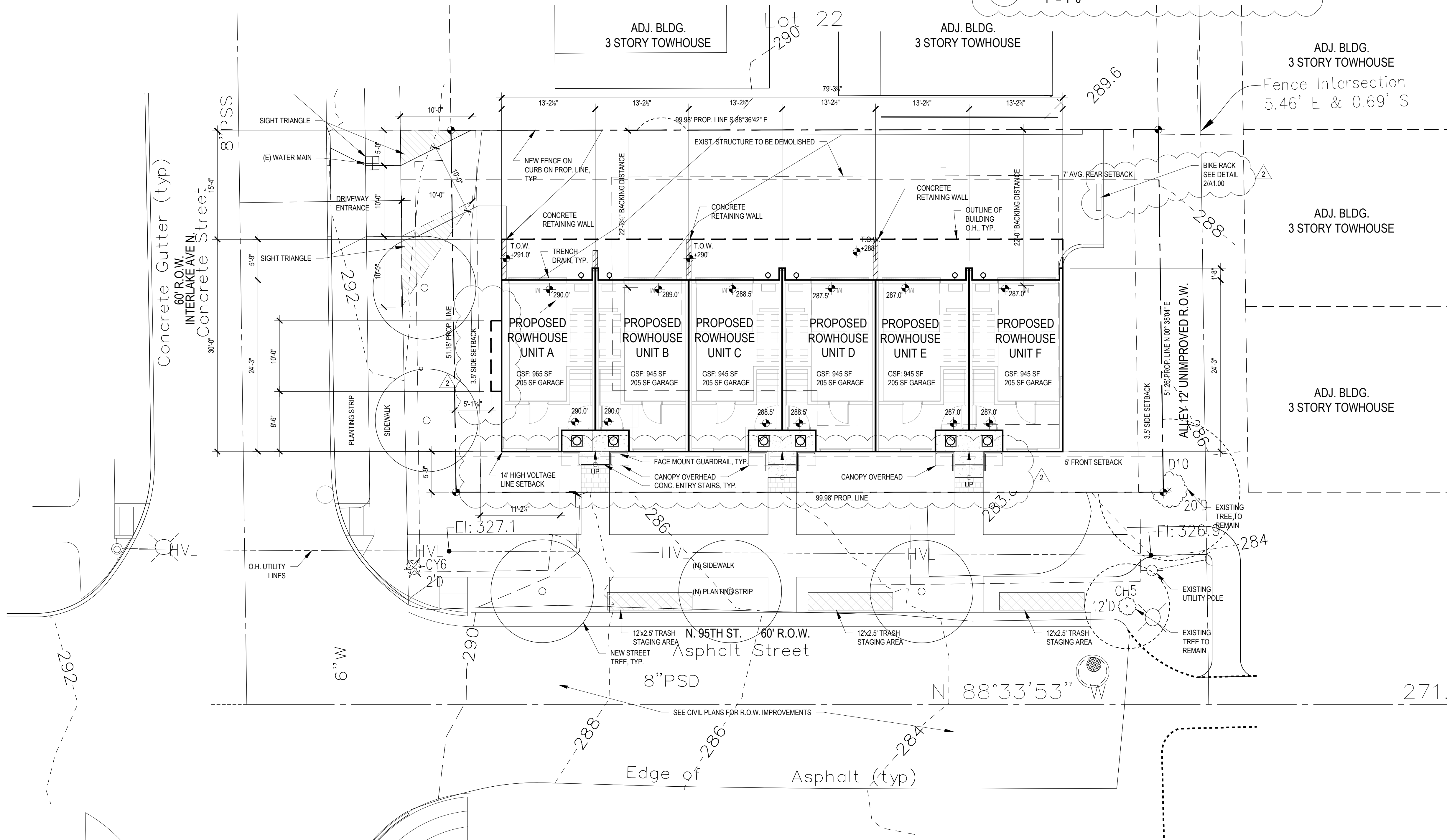
LIGHTING SCHEDULE

- ☒ RECESSED SOFFIT MOUNTED DOWNLIGHT
- ☐ WALL MOUNTED SCONCE DOWNLIGHT
- ☒ PATHWAY LIGHT

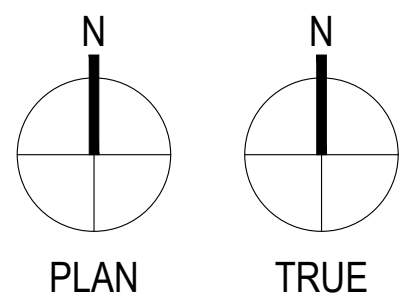
NOTE:
1. PER SMC 23.45.634: ALL LIGHTING TO BE SHIELDED DOWN AND DIRECTED AWAY FROM ADJACENT PROPERTIES
2. SEE LANDSCAPE PLAN FOR PATHWAY AND LANDSCAPE LIGHTING

BIKE RACK DETAIL

1" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"



9500 ROWHOUSES

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SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.00

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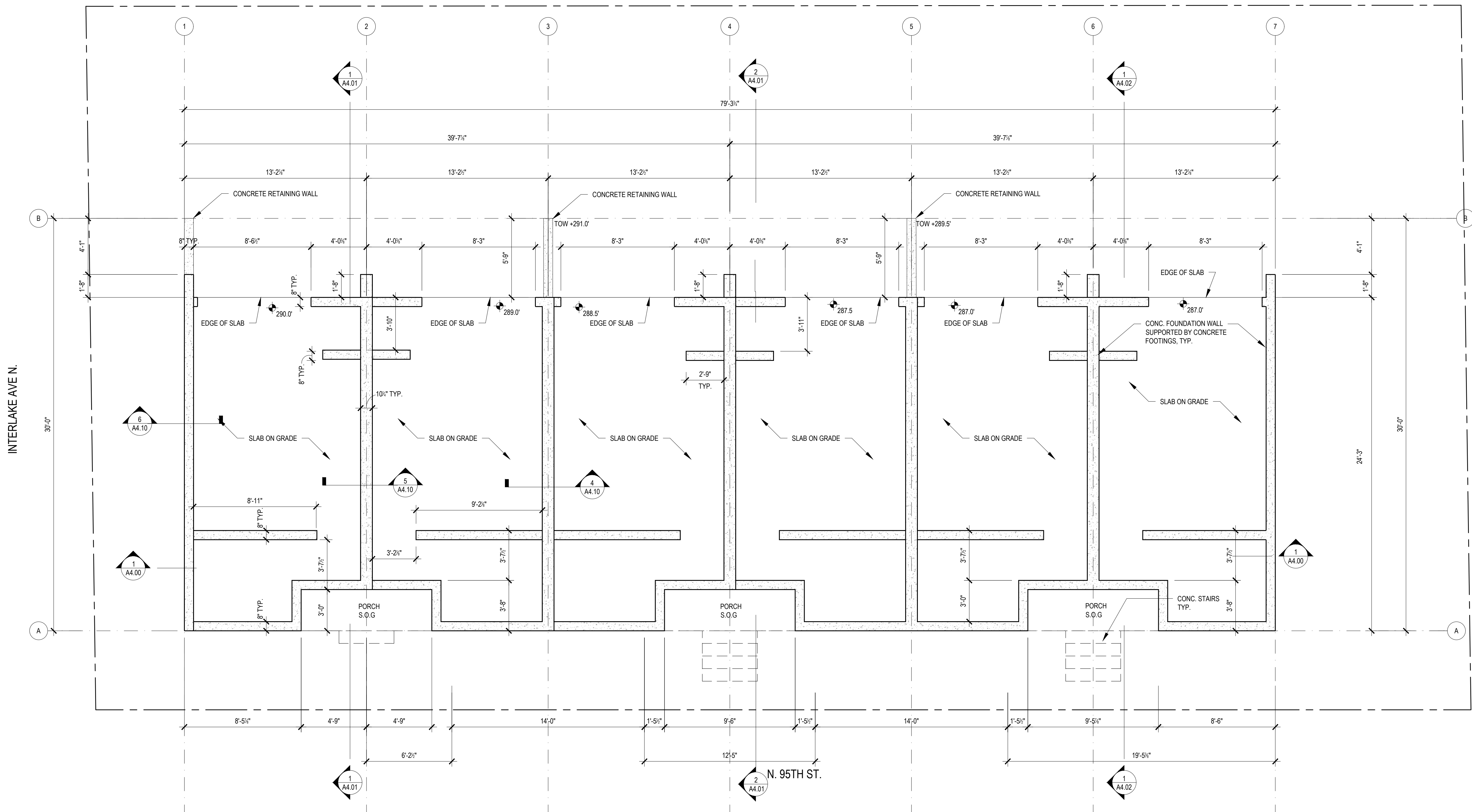
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SHEET TITLE
FOUNDATION PLAN

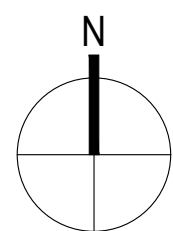
SHEET NUMBER

A2.00

CARON PROJECT NO. 17072



1 SITE FOUNDATION PLAN
1/4" = 1'-0"



9500
ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
BUILDING PERMIT SET

DISCLAIMER
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SUBMITTAL / REVISION	DATE
BUILDING PERMIT SUBMITTAL	05.22.2018
BP CORRECTION	03.11.2019
BP CORRECTION 2	07.02.2019

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THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET NUMBER

A2.01

CARON PROJECT NO. 17072

GRAPHIC LEGEND

1 HR RATED WALL
UNIT SEPARATION WALL
2 HR RATED WALL

PLAN NOTES:

PROVIDE COMBINED SMOKE/CO DETECTOR - 110V
W/ BATTERY BACKUP.

ALL EXTERIOR DOORS TO BE EQUIPPED WITH
DEAD BOLT OR DEAD LATCH WITH MIN. 1-1/2"
THROW. ALL WINDOWS WITHIN 10' OF GRADE TO
BE CAPABLE OF LOCKING. ALL DOORS MUST BE
OPERABLE FROM INSIDE WITHOUT KEY OR
SPECIAL KNOWLEDGE OR EFFORT. LEVER ACTION
HANDLES ALL DOORS.

ALL TILE SHOWER/BATH WALLS TO BE SHEATHED
W/ FULL HEIGHT (72" MIN.) 5/8" CONCRETE BACKER
BOARD. ALL KITCHEN AND BATH GWB TO BE
WATER RESISTANT TO CEILING.

STAIR SHALL COMPLY WITH SRC R311.7, WITH
MAXIMUM RISER 7 3/4" RISER, MIN 10" TREAD.
NOSING SHALL BE BETWEEN 3/4" TO 1 1/4" DEEP.

STAIR SHALL BE MINIMUM 36" CLEAR WIDTH.

HANDRAIL SHALL BE MOUNTED ON AT LEAST ONE
SIDE BETWEEN 34-38" ABOVE TREAD NOSING AND
SHALL PROJECT NO MORE THAN 1-1/2" INTO STAIR,
AND COMPLY WITH THE REQUIREMENTS OF SRC
311.7.8. GRASP DIMENSION SHALL BE BETWEEN
1-1/4" & 2" Ø

DIMENSIONS SHOWN AT DOOR AND WINDOW
OPENINGS ARE ACTUAL SIZE. CONTRACTOR TO
PROVIDE ROUGH OPENING AS REQUIRED.

ALL VENTS ON FACADE TO BE LOCATED MINIMUM
3'-0" FROM OPERABLE OPENINGS.

THE MINIMUM GUARDRAIL HEIGHT FOR DECKS
SHALL BE 36" A.F.F. WITH MAXIMUM OPENINGS
SUCH THAT A 4" Ø SPHERE MAY NOT PASS
THROUGH. GUARDRAILS SHALL BE DESIGNED TO
RESIST A CONCENTRATED LOAD OF 200 LBS ON
THE TOP RAIL, AND 50 PSF ON ALL INFILL
COMPONENTS.

WHEN REFRIGERATOR IS PLACE ADJACENT TO
RATED PARTY WALL NO APPLIANCE PLUMBING IS
ALLOWED IN THE RATED WALL CAVITY.

MIN. 1/2" GYPSUM WALLBOARD WRAPPING POSTS,
BEAMS AND WALL SUPPORTING THE DWELLING
ABOVE THE GARAGE.

*E DENOTES EGRESS WINDOW

WHOLE HOUSE FAN VENTILATION CALCULATIONS

PER SRC M1507.3.3 MECHANICAL VENTILATION RATE,
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM
SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE
SPACE AT A CONTINUOUS RATE OF NOT LESS THAN
THAT DETERMINED IN ACCORDANCE WITH TABLE
M1507.3.3(1)

WHOLE HOUSE VENTILATION WILL BE ACCOMPLISHED
USING EXHAUST FANS IN ACCORDANCE WITH SRC
M1507.3.4 AND OPERATE CONTINUOUSLY.

VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS:

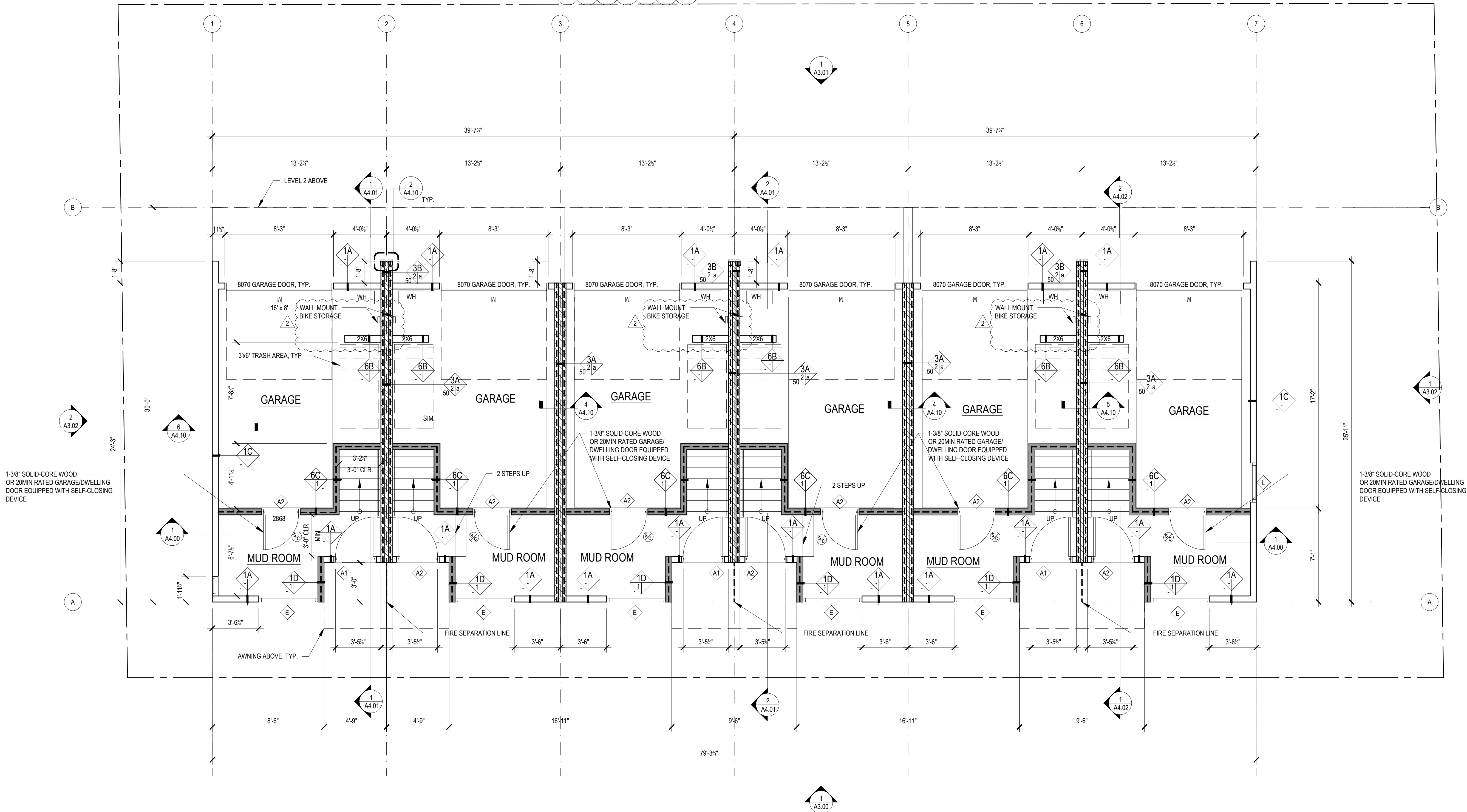
LAUNDRY CLOSET EXHAUST FAN = 45 CFM

OUTSIDE SUPPLY AIR PROVIDED THROUGH WINDOW
TRICKLE VENTS. MIN. 4 SQ. IN FREE FOR EACH
HABITABLE SPACE.

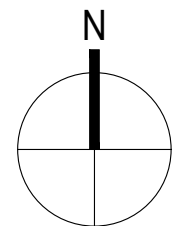
WHOLE HOUSE FAN AND HOUSE VENTILATION SHALL
MEET THE MINIMUM REQUIREMENTS OF SRC M1507.

20 CFM BATH FANS TO RUN CONTINUOUSLY. LAUNDRY
EXHAUST SHALL BE 45 CFM CONTINUOUSLY. KITCHEN
EXHAUST SHALL RUN CONTINUOUSLY IN ACCORDANCE
WITH SBC TABLE M1507.4.

TYP. WALL MOUNT BIKE HANGER



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



9500
ROWHOUSES9500 INTERLAKE AVE N
SEATTLE
WA 98103DCI # 6619197
BUILDING PERMIT SET

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SHEET TITLE
LEVEL 2 FLOOR PLAN

SHEET NUMBER

A2.02

CARON PROJECT NO. 17072

GRAPHIC LEGEND

1 HR RATED WALL
UNIT SEPARATION WALL
2 HR RATED WALL

PLAN NOTES:

PROVIDE COMBINED SMOKE/CO DETECTOR - 110V
W/ BATTERY BACKUP.

ALL EXTERIOR DOORS TO BE EQUIPPED WITH
DEAD BOLT OR DEAD LATCH WITH MIN. 1/2"
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BOARD. ALL KITCHEN AND BATH GWB TO BE
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HANDRAIL SHALL BE MOUNTED ON AT LEAST ONE
SIDE BETWEEN 34-38" ABOVE TREAD NOSING AND
SHALL PROJECT NO MORE THAN 1-1/2" INTO STAIR,
AND COMPLY WITH THE REQUIREMENTS OF SRC
311.7.8. GRASP DIMENSION SHALL BE BETWEEN
1-1/4" & 2" Ø

DIMENSIONS SHOWN AT DOOR AND WINDOW
OPENINGS ARE ACTUAL SIZE. CONTRACTOR TO
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ALL VENTS ON FACADE TO BE LOCATED MINIMUM
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WHEN REFRIGERATOR IS PLACED ADJACENT TO
RATED PARTY WALL NO APPLIANCE PLUMBING IS
ALLOWED IN THE RATED WALL CAVITY.

MIN. 1/2" GYPSUM WALLBOARD WRAPPING POSTS,
BEAMS AND WALL SUPPORTING THE DWELLING
ABOVE THE GARAGE.

*E DENOTES EGRESS WINDOW

*E DENOTES EGRESS WINDOW

WHOLE HOUSE FAN VENTILATION CALCULATIONS

PER SRC M1507.3.3 MECHANICAL VENTILATION RATE:
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM
SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE
SPACE AT A CONTINUOUS RATE OF NOT LESS THAN
THAT DETERMINED IN ACCORDANCE WITH TABLE
M1507.3.3(i)

WHOLE HOUSE VENTILATION WILL BE ACCOMPLISHED
USING EXHAUST FANS IN ACCORDANCE WITH SRC
M1507.3.4 AND OPERATE CONTINUOUSLY.

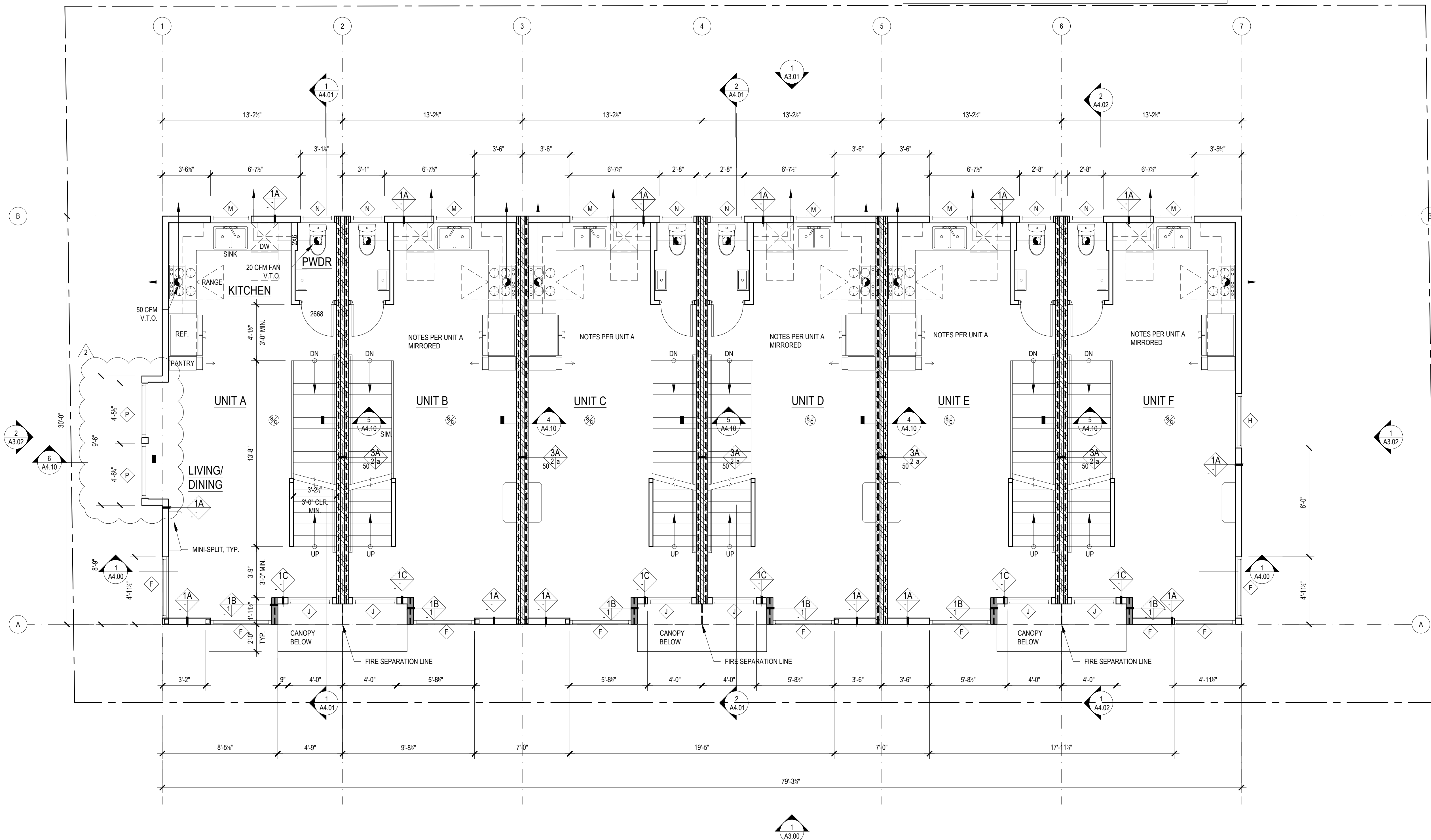
VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS:

LAUNDRY CLOSET EXHAUST FAN = 45 CFM

OUTSIDE SUPPLY AIR PROVIDED THROUGH WINDOW
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1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

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SHEET TITLE
LEVEL 3 FLOOR PLAN

SHEET NUMBER

A2.03

CARON PROJECT NO. 17072

GRAPHIC LEGEND

1 HR RATED WALL
UNIT SEPARATION WALL
2 HR RATED WALL

PLAN NOTES:

PROVIDE COMBINED SMOKE/CO DETECTOR - 110V
W/ BATTERY BACKUP.

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*E DENOTES EGRESS WINDOW

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VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS:

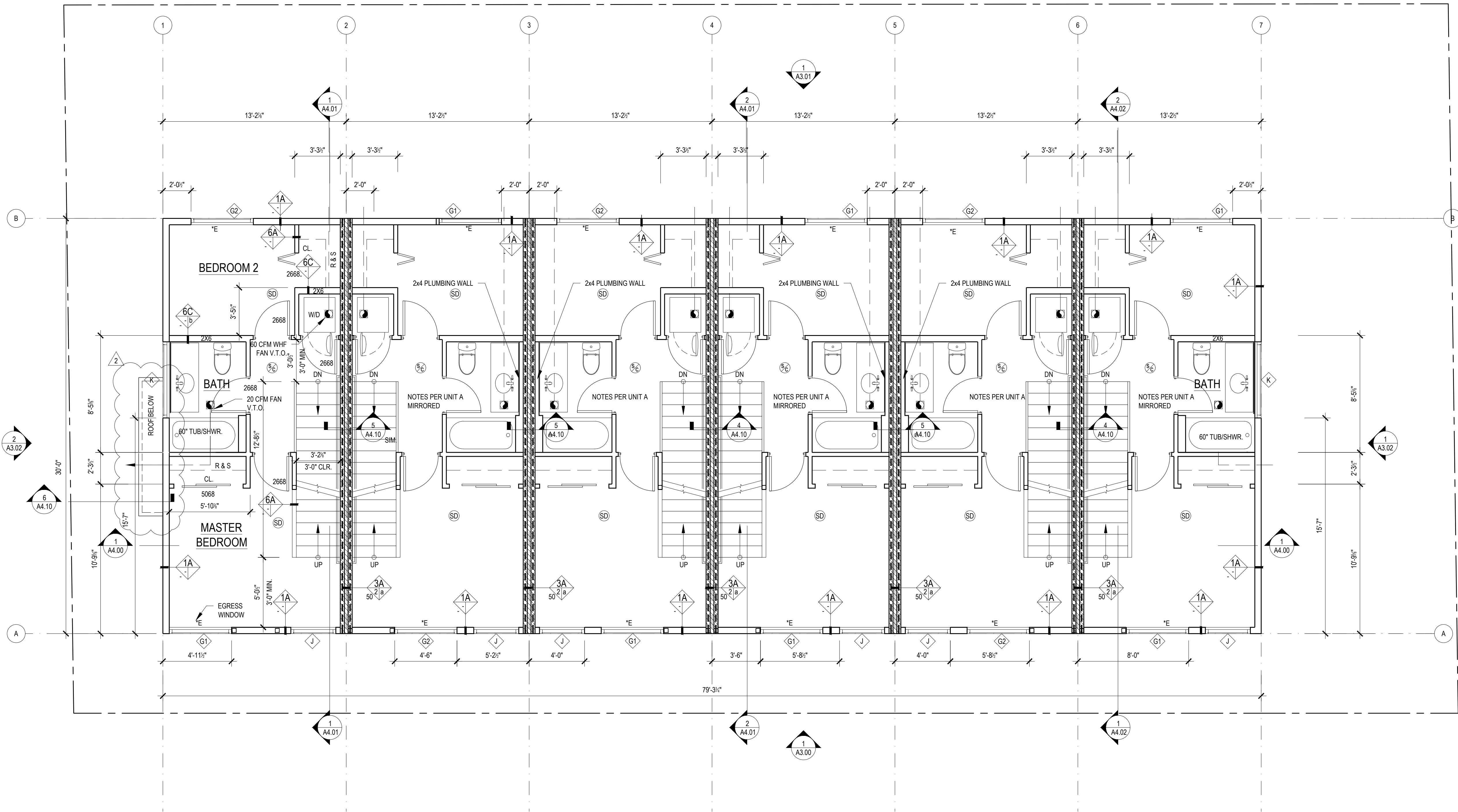
UNIT CONTAINS 3 BEDROOMS AND FLOOR AREA

LAUNDRY CLOSET EXHAUST FAN = 45 CFM

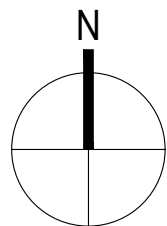
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1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"



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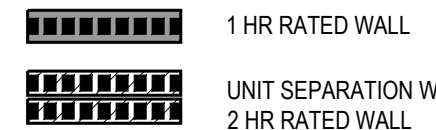
SHEET TITLE
ROOF DECK PLAN

SHEET NUMBER

A2.04

CARON PROJECT NO. 17072

GRAPHIC LEGEND



PLAN NOTES:

PROVIDE COMBINED SMOKE/CO DETECTOR - 110V
W/ BATTERY BACKUP.

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1-1/4" & 2"

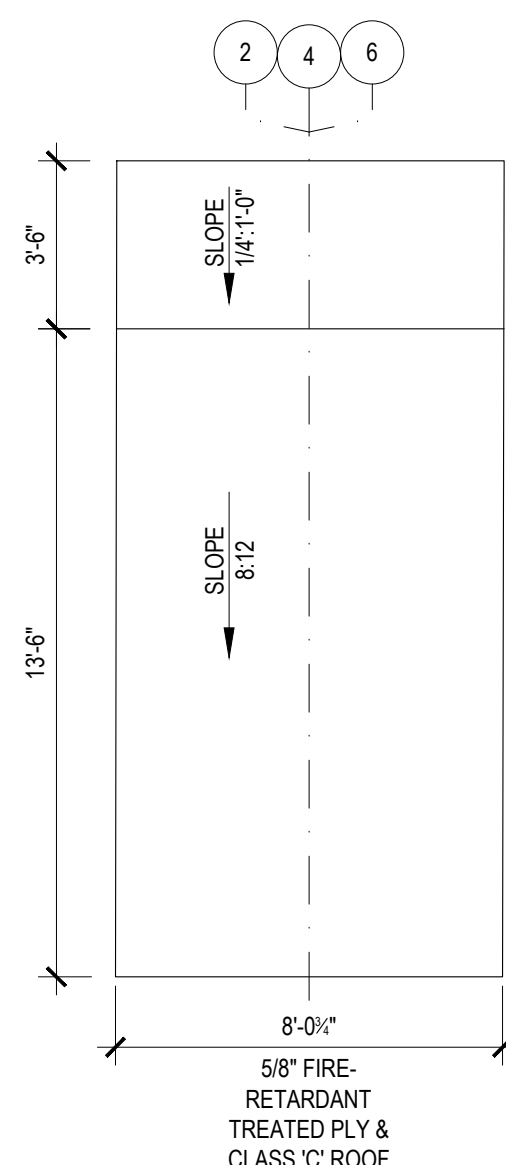
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OPENINGS ARE ACTUAL SIZE. CONTRACTOR TO
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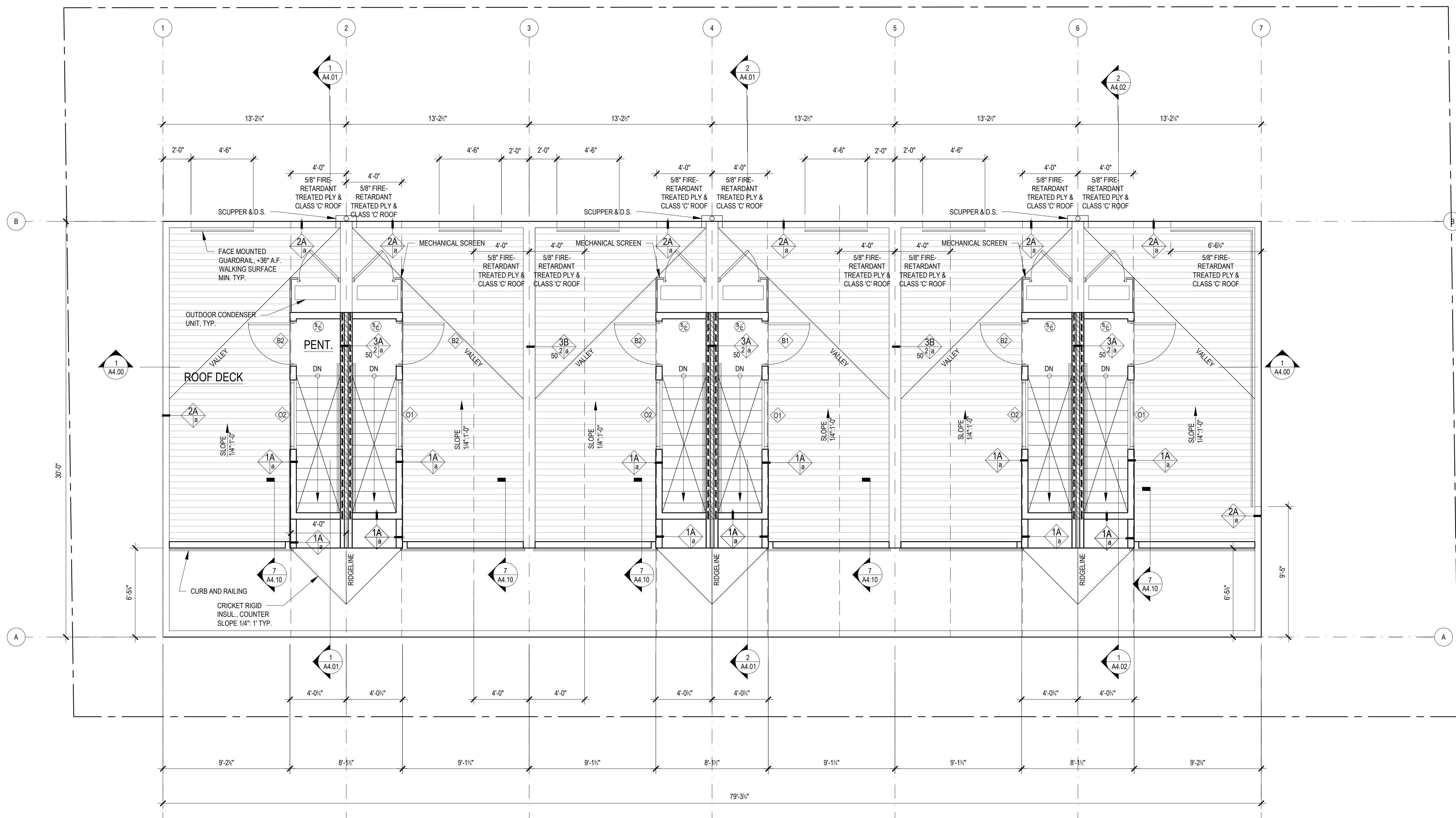
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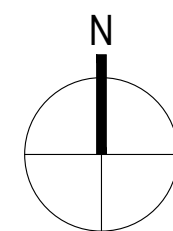
MIN. 1/2" GYPSUM WALLBOARD WRAPPING POSTS,
BEAMS AND WALL SUPPORTING THE DWELLING



3

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

1

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

EXTERIOR
FINISHES SCHEDULE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

COMPOSITE WOOD SIDING - DARK BROWN
COMPOSITE WOOD SIDING - LIGHT GRAY
COMPOSITE WOOD SIDING - DARK CHARCOAL
THIN BRICK VENEER - SMOOTH TEXTURE (SLIMBRICK BY
MUTUAL MATERIALS - COAL CREEK (OR EQUIVALENT))
FIBERCEMENT PANEL - GRAY
CONCRETE FOUNDATION
NOT USED
VINYL WINDOW OR DOOR ASSEMBLY
ADDRESS SIGN
FRAMED AWNING (BLACK)
SCUPPER AND DOWNSPOUT
ENVIRONMENTAL VENT W/ 3' CLEARANCE
(PAINT TO MATCH SIDING)
FLASHING - BLACK
METAL RAILING SYSTEM MEETING SRC 312.1.2.3

SAFETY GLAZING MEETING REQ'S OF SRC R308

FROSTED GLAZING

CARON

2505 3RD AVE #300C
SEATTLE WA 98121

T 206.367.1382 F 206.367.1385
W CARONARCHITECTURE.COM

8192 REGISTERED
ARCHITECT
RADIM BLAZEL
STATE OF WASHINGTON

9500
ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A3.00

CARON PROJECT NO. 17072



1 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR
FINISHES SCHEDULE

1. COMPOSITE WOOD SIDING - DARK BROWN
2. COMPOSITE WOOD SIDING - LIGHT GRAY
3. COMPOSITE WOOD SIDING - DARK CHARCOAL
4. THIN BRICK VENEER - SMOOTH TEXTURE (SLIMBRICK BY
MUTUAL MATERIALS - COAL CREEK (OR EQUIVALENT))
5. FIBERCEMENT PANEL - GRAY
6. CONCRETE FOUNDATION
7. NOT USED
8. VINYL WINDOW OR DOOR ASSEMBLY
9. ADDRESS SIGN
10. FRAMED AWNING (BLACK)
11. SCUPPER AND DOWNSPOUT
12. ENVIRONMENTAL VENT W/ 3' CLEARANCE
(PAINT TO MATCH SIDING)
13. FLASHING - BLACK
14. METAL RAILING SYSTEM MEETING SRC 312.1.2.3

SAFETY GLAZING MEETING REQ'S OF SRC R308

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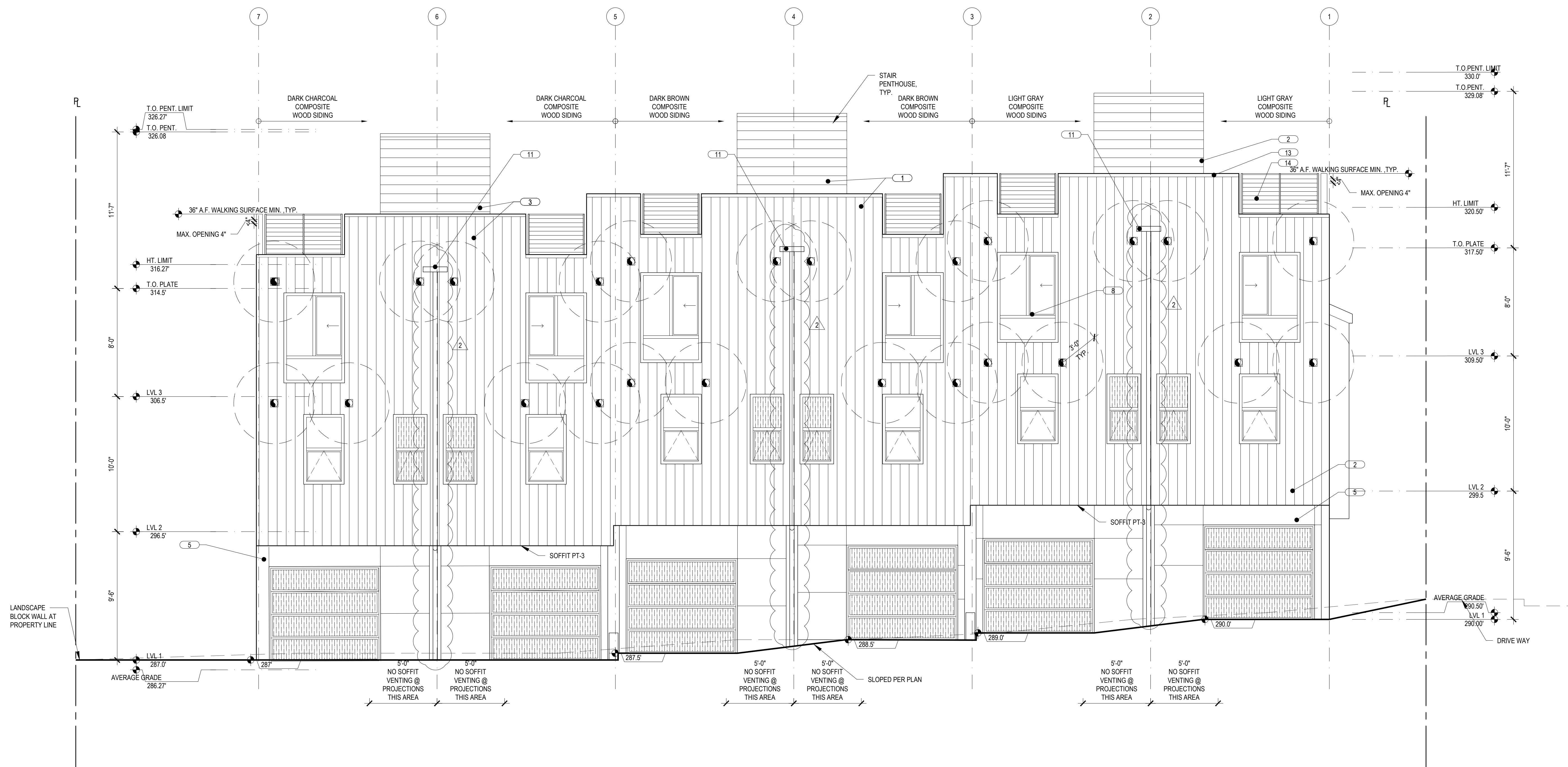
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A3.01

CARON PROJECT NO. 17072



1

NORTH ELEVATION

1/4" = 1'-0"

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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A3.02

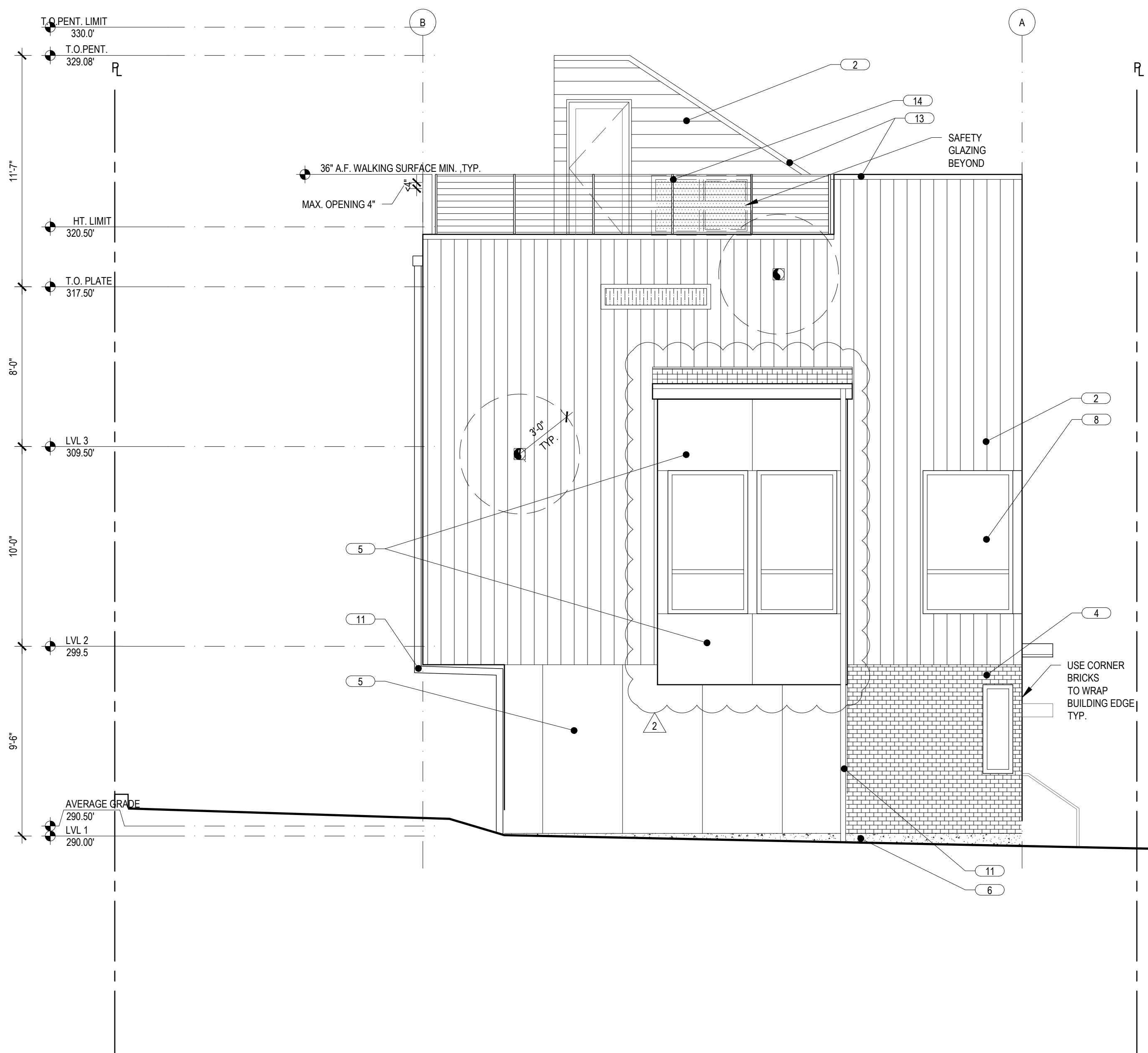
CARON PROJECT NO. 17072

EXTERIOR
FINISHES SCHEDULE

1. COMPOSITE WOOD SIDING - DARK BROWN
2. COMPOSITE WOOD SIDING - LIGHT GRAY
3. COMPOSITE WOOD SIDING - DARK CHARCOAL
4. THIN BRICK VENEER - SMOOTH TEXTURE (SLIMBRICK BY
MUTUAL MATERIALS - COAL CREEK (OR EQUIVALENT))
5. FIBERCEMENT PANEL - GRAY
6. CONCRETE FOUNDATION
7. NOT USED
8. VINYL WINDOW OR DOOR ASSEMBLY
9. ADDRESS SIGN
10. FRAMED AWNING (BLACK)
11. SCUPPER AND DOWNSPOUT
12. ENVIRONMENTAL VENT W/ 3' CLEARANCE
(PAINT TO MATCH SIDING)
13. FLASHING - BLACK
14. METAL RAILING SYSTEM MEETING SRC 312.1.2.3

SAFETY GLAZING MEETING REQ'S OF SRC R308

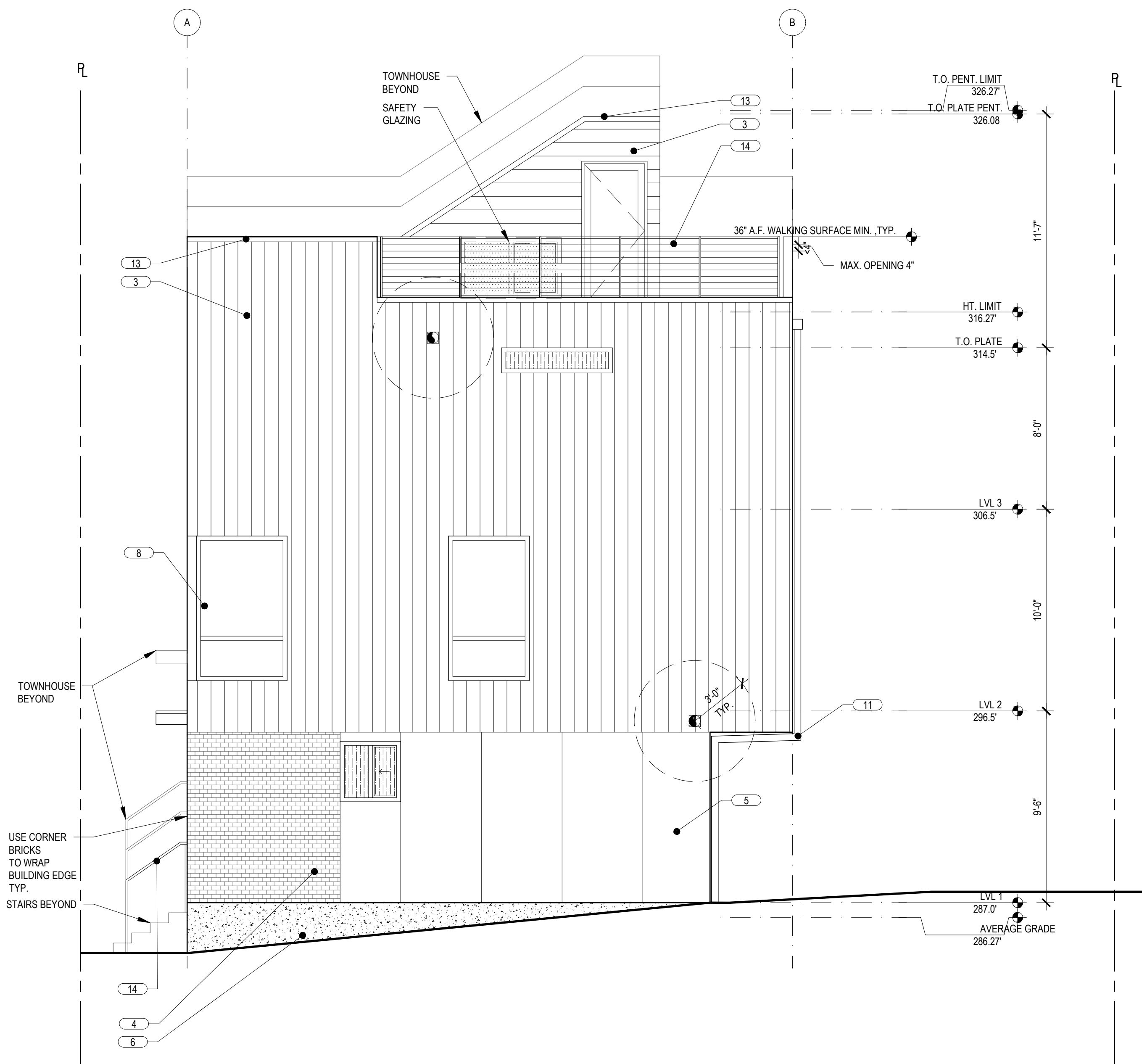
FROSTED GLAZING



2

WEST ELEVATION

1/4" = 1'-0"

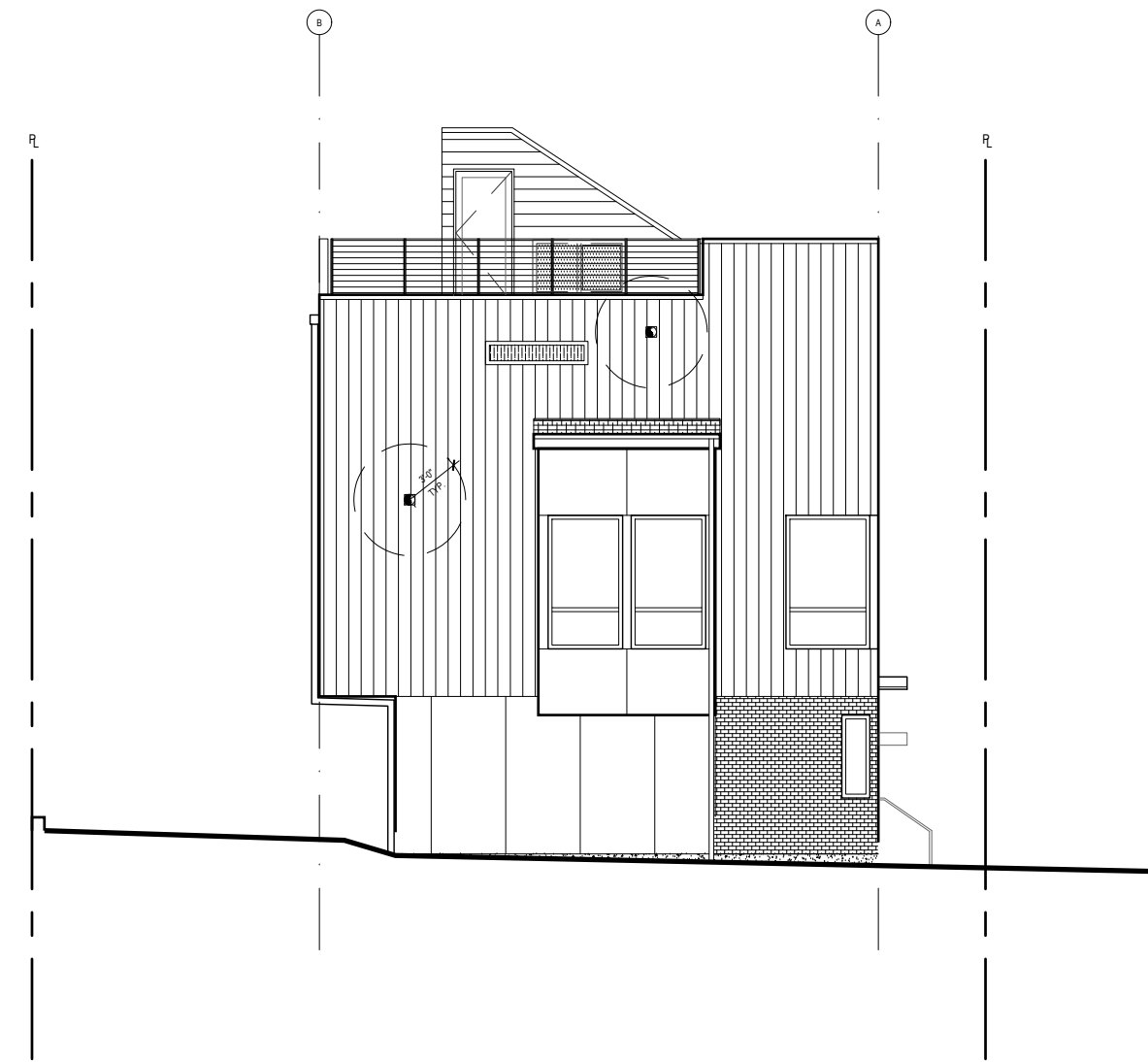


1

EAST ELEVATION

1/4" = 1'-0"

Born in.



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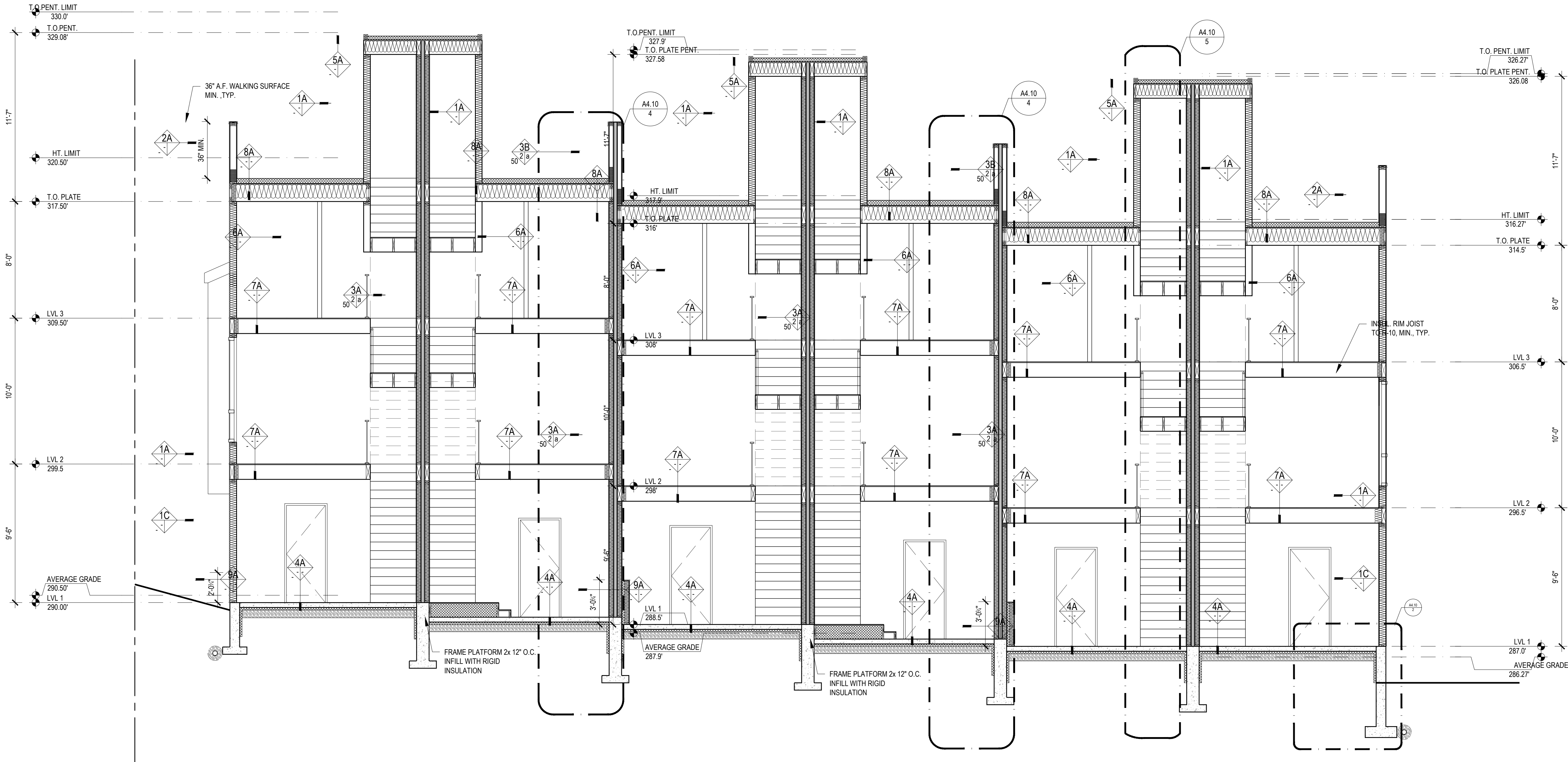
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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A4.00



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

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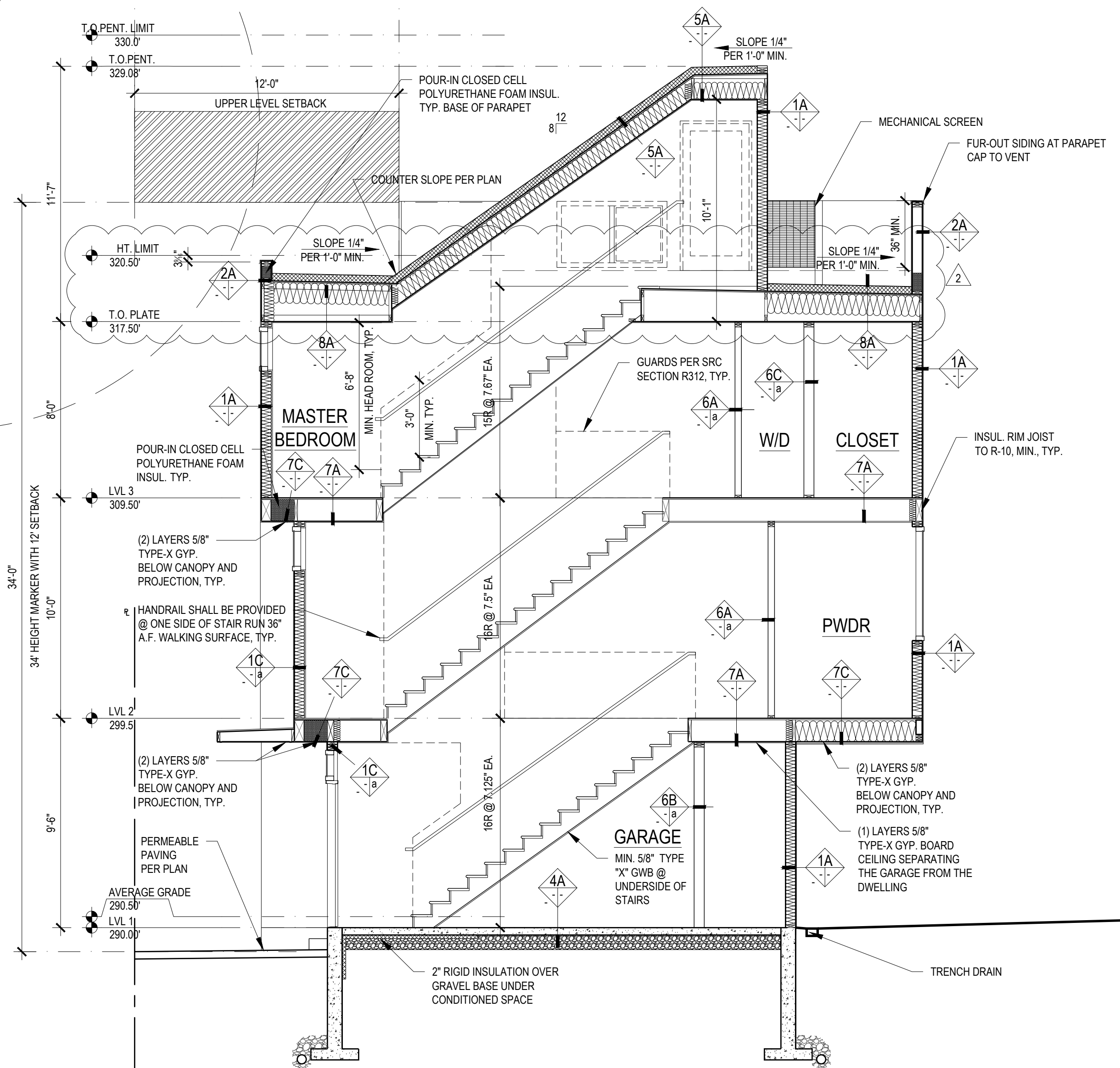
STAMP
THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/8/2019

SHEET TITLE
BUILDING SECTIONS

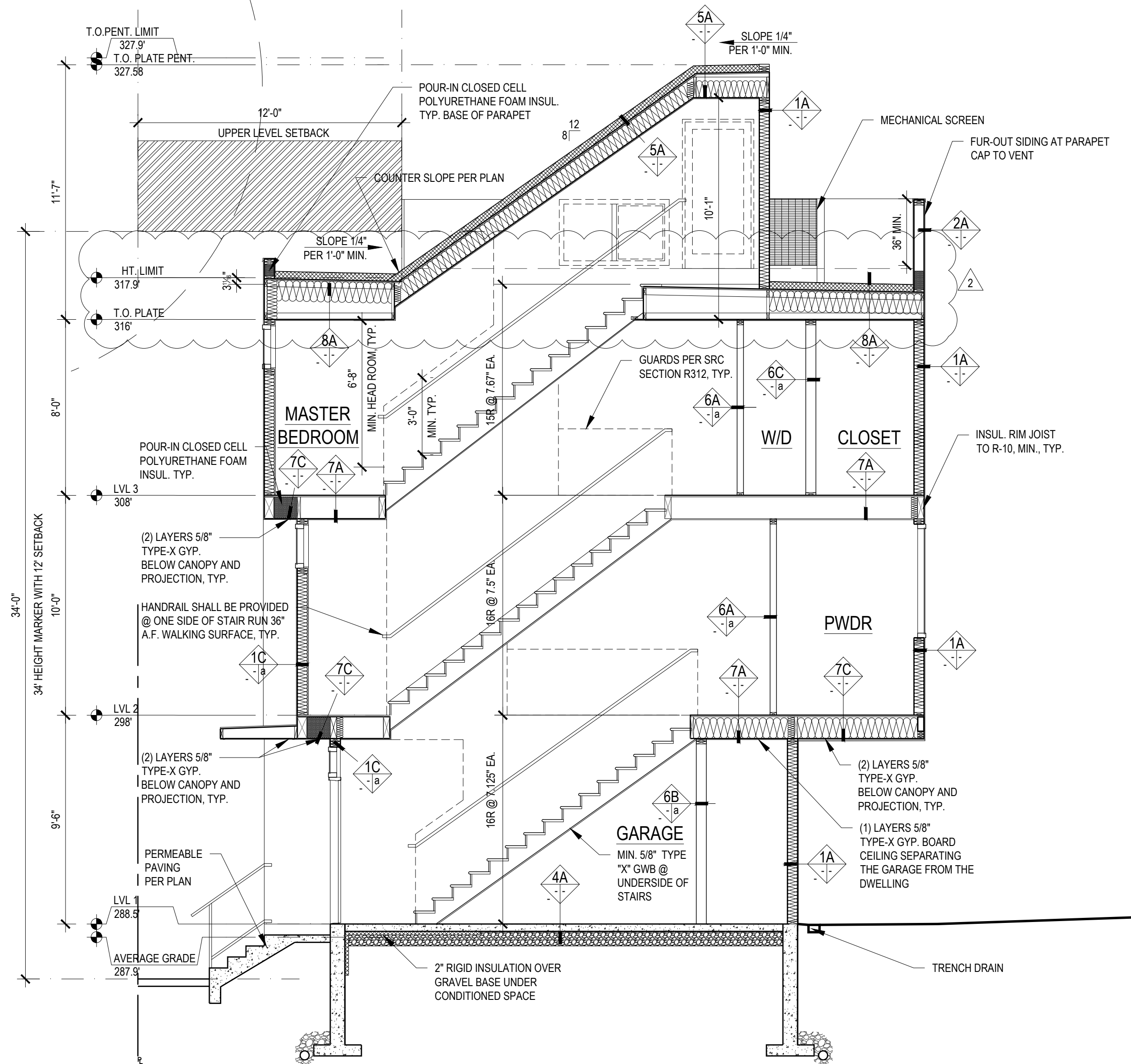
SHEET NUMBER

A4.01

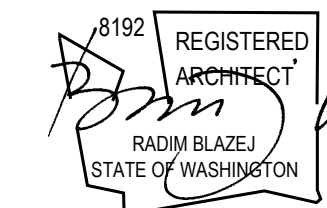
CARON PROJECT NO. 17072



1 UNIT A-B BUILDING SECTION
1/4" = 1'-0"



2 UNIT C-D BUILDING SECTION
1/4" = 1'-0"



9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
BUILDING PERMIT SET

DISCLAIMER
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BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT
CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR
ANY OTHER PURPOSE

SUBMITTAL / REVISION	DATE
BUILDING PERMIT SUBMITTAL	05.22.2018
1 BP CORRECTION	03.11.2019
2 BP CORRECTION 2	07.02.2019

STAMP

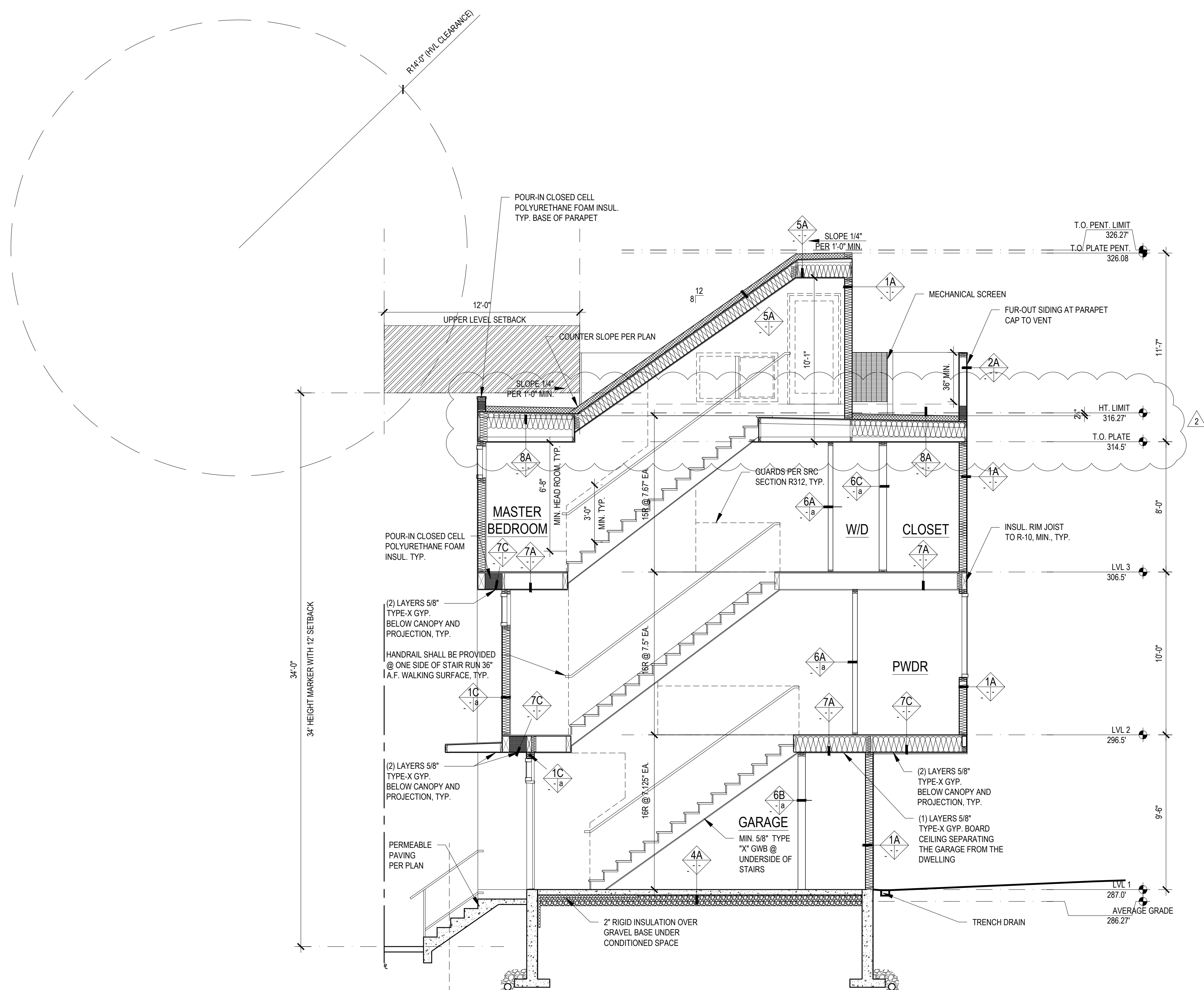
THE CITY OF SEATTLE
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BUILDING SECTIONS

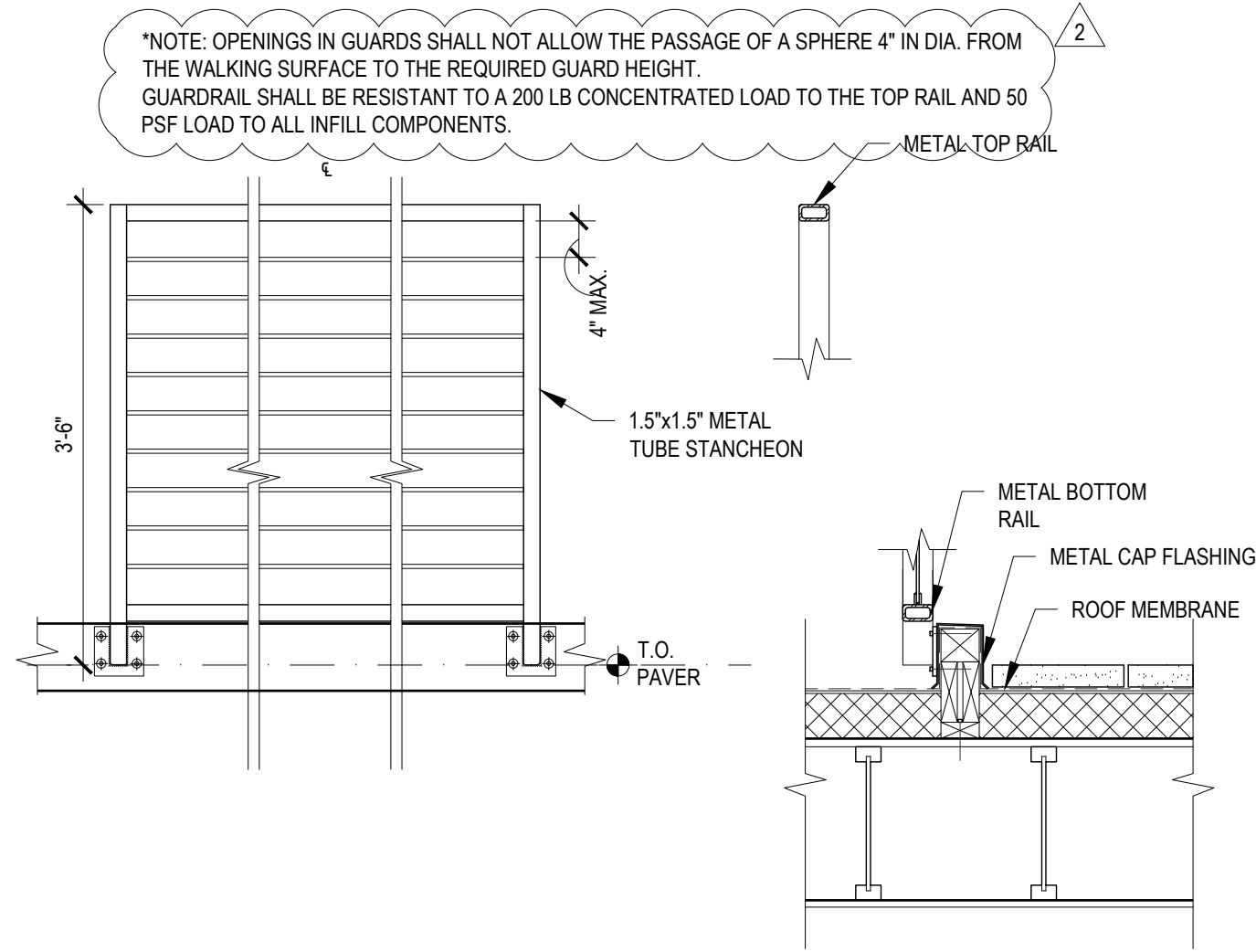
SHEET NUMBER

A4.02

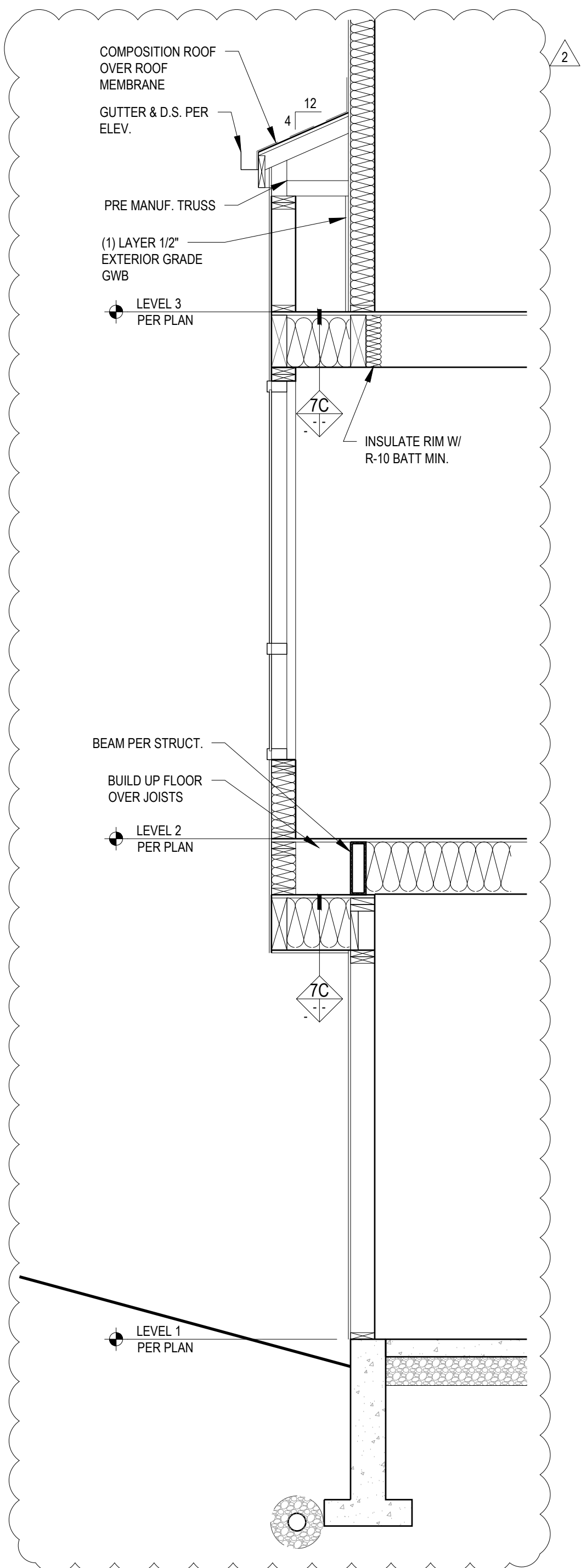
CARON PROJECT NO. 17072



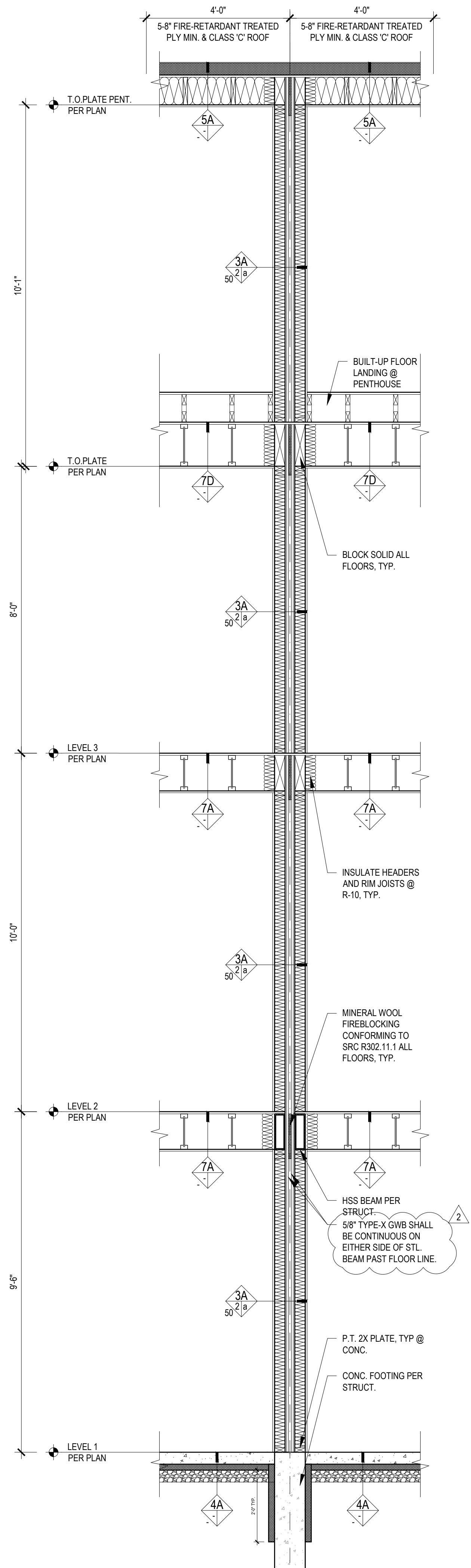
1 UNIT E-F BUILDING SECTION
1/4" = 1'-0"



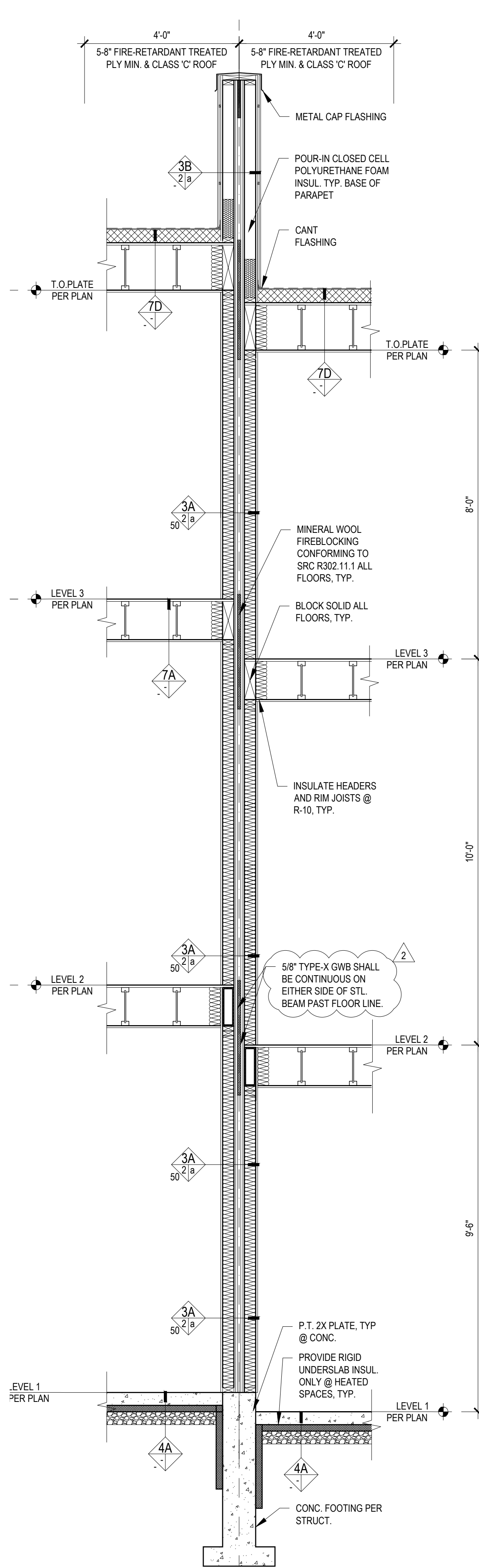
7 GUARD RAIL DETAILS
1/2" = 1'-0"



6 SECTION @ BAY WINDOW
1/2" = 1'-0"



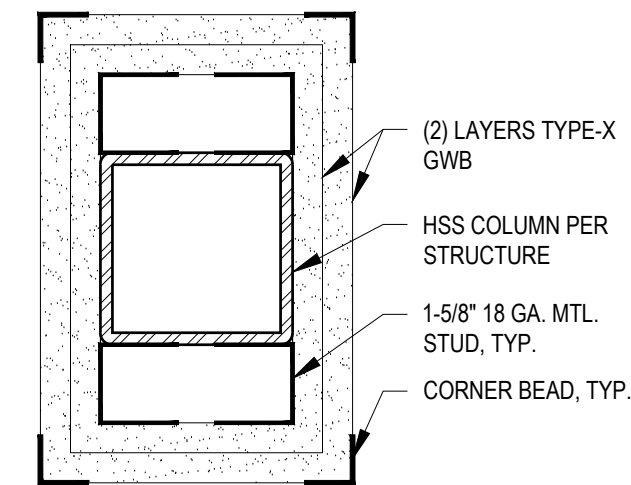
5 PARTY WALL BETWEEN ROWHOUSE E AND F
1/2" = 1'-0"



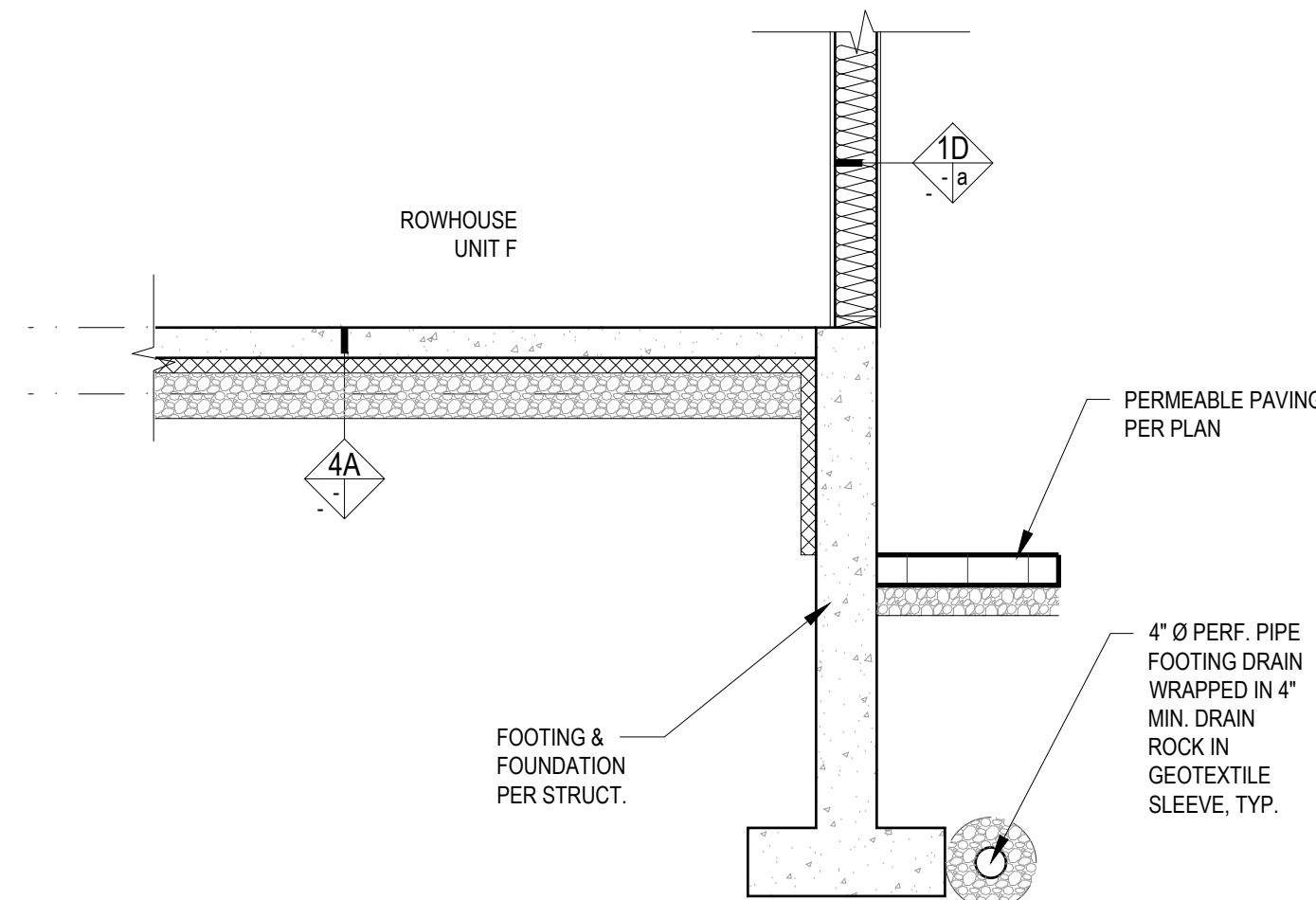
4 PARTY WALL BETWEEN ROWHOUSE A AND B
1/2" = 1'-0"

- SHEET NOTES**
- SPECIAL INSPECTIONS ARE REQUIRED FOR STRUCTURAL STEEL
 - FIRE PROTECTION FOR STEEL STRUCTURAL BEAMS SHALL BE PROVIDED BY INTUMESCENT PAINT MEETING A MIN. 1-HOUR RATED REQUIREMENT FOR EACH BEAM. SEE REQUIREMENTS FOR SPRAYED FIRE-RESISTANT MATERIALS IN IBC SECTIONS 703.2.
 - SEE BELOW FOR FIRE PROTECTION FOR STEEL POSTS.

3 NOT USED



2 STEEL COLUMN COVER
1 HOUR FIRE RATED
REF. GA NO. CM 1452
3" = 1'-0"



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

9500 ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
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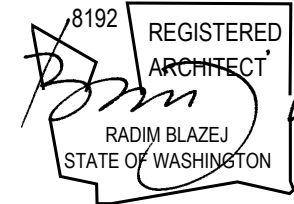
STAMP
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SHEET TITLE
WALL SECTIONS

SHEET NUMBER

A4.10

CARON PROJECT NO. 17072



9500
ROWHOUSES

9500 INTERLAKE AVE N
SEATTLE
WA 98103

DCI # 6619197
BUILDING PERMIT SET

ENERGY NOTES

- A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION PER SEC R403.3.3.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER SEC R403.1.
- BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THAT LEAKAGE RATE NOT EXCEED 5 AIR CHANGES PER HOUR AND CONFORM TO SEC R402.4.1
- MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES PER SEC R404.1.
- BUILDING ENVELOPE MEETS REQUIREMENTS OF TABLE R402.1.1, CLIMATE ZONE 4C OF 2015 SEC
- OPTION 5c IS USED FOR ENERGY EFFICIENCY CREDIT TO COMPLY WITH 2015 SEC TABLE R406.2. THE MODEL IS BOSCH GREENTHERM C950 AT 0.92 CAFUE
- PROVIDE MIN. 4 SQ. IN. NET FREE AREA OF OPENING FOR EA. HABITABLE SPACE PER SRC M1507.3.4.4
- DWELLING UNITS USING ELECTRIC ZONAL HEATING AS THE PRIMARY HEAT SOURCE SHALL INSTALL AN INVERTER-DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE OF THE DWELLING PER R403.7.1. THE HEAT PUMP MODEL USED IS MITSUBISHI MXZ2B20NA-1.

DOOR SCHEDULE

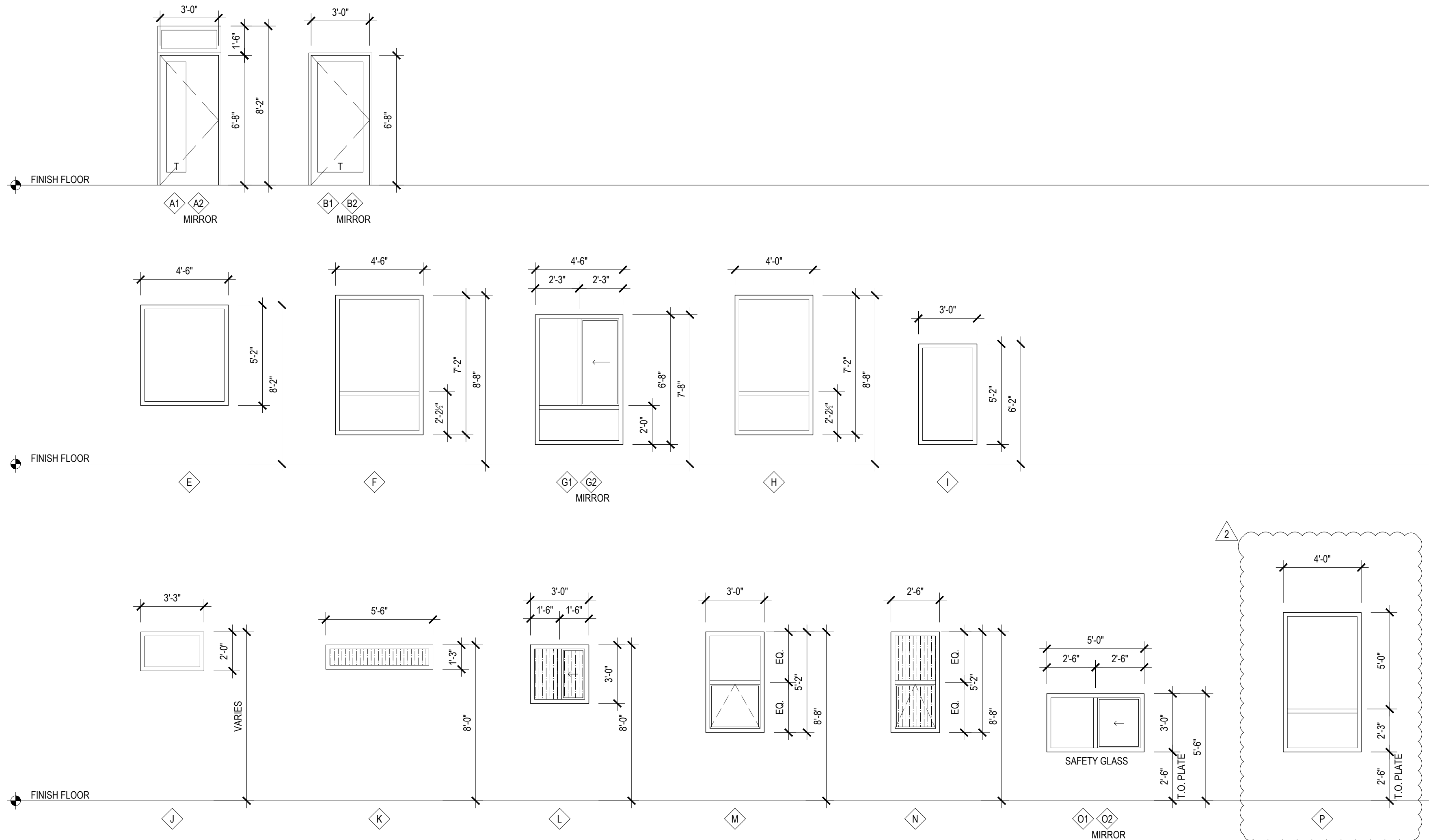
MARK	TYPE	SIZE		HEAD HEIGHT	MATERIAL	OPERATION TYPE	U-FACTOR	SHGC	VT	NFRC CPD NUMBER	MANUFACTURER	REMARKS
		WIDTH	HEIGHT									
1	A	3'-0"	8'-2"	8'-2"	FIBERGLASS	FRONT DOOR	0.26	0.22	0.53	PWG-M-118-00604-00001	PLY GEM IND. INC.	DEAD BOLT & WEATHERSTRIP
2	A	3'-0"	8'-2"	8'-2"	FIBERGLASS	FRONT DOOR	0.26	0.22	0.53	PWG-M-118-00604-00001	PLY GEM IND. INC.	DEAD BOLT & WEATHERSTRIP
1	B	3'-0"	6'-8"	6'-8"	FIBERGLASS	PATIO DOOR	0.26	0.22	0.53	PWG-M-118-00604-00001	PLY GEM IND. INC.	LOCK & WEATHERSTRIP
2	B	3'-0"	6'-8"	6'-8"	FIBERGLASS	PATIO DOOR	0.26	0.22	0.53	PWG-M-118-00604-00001	PLY GEM IND. INC.	LOCK & WEATHERSTRIP

WINDOW SCHEDULE

-	E	4'-6"	5'-2"	8'-2"	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
-	F	4'-6"	7'-2"	8'-8"	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
1	G	4'-6"	6'-8"	7'-8"	VINYL	SLIDER	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
2	G	4'-6"	6'-8"	7'-8"	VINYL	SLIDER	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
-	H	4'-0"	7'-2"	8'-8"	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
-	I	3'-0"	5'-2"	8'-2"	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
-	J	3'-3"	2'-0"	VARIES	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
-	K	5'-3"	1'-3"	8'-0"	VINYL	FIXED	0.26	0.22	0.53	PWG-M-120-03729-00001	PLY GEM IND. INC.	
-	L	3'-0"	3'-0"	8'-0"	VINYL	SLIDER	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
-	M	3'-0"	5'-2"	8'-0"	VINYL	CASEMENT	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
-	N	2'-6"	5'-2"	8'-0"	VINYL	CASEMENT	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
-	O	5'-0"	3'-0"	5'-6"	VINYL	SLIDER	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	
-	P	4'-0"	7'-3"	8'-8"	VINYL	CASEMENT	0.26	0.22	0.53	PWG-M-121-07353-00001	PLY GEM IND. INC.	

NOTES:

- ALL GLAZED OPENINGS PROVIDED SHALL BE NFRC CERTIFIED AND SHALL MEET THE REQUIREMENTS OF THE SEATTLE ENERGY CODE 2015. PLEASE REFER TO NFRC CPD# LISTED IN THE GLAZING SCHEDULE ABOVE.
- AIR LEAKAGE FOR SWINGING ENTRANCE DOORS SHALL NOT EXCEED 1.0 CFM PER SQUARE FOOT. AIR LEAKAGE FOR STOREFRONT FENESTRATION SHALL NOT EXCEED 0.04 CFM PER SQUARE FOOT. AIR LEAKAGE FOR ALL OTHER PRODUCTS INCLUDING VINYL WINDOWS SHALL NOT EXCEED 0.2 CFM PER SQUARE FOOT.
- PROVIDE WINDOW TRICKLE VENTS AT UNIT EXTERIOR WINDOWS, 12 SQ. IN. MINIMUM FOR EACH DWELLING UNIT.
- "T" = TEMPERED OR SAFETY GLAZING MEETING THE REQUIREMENTS OF SRC R308



1 WINDOW TYPES
1/4" = 1'-0"

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BP CORRECTION 2	07.02.2019

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SHEET TITLE

SCHEDULES & NOTES

SHEET NUMBER

A5.00

9500
ROWHOUSES9500 INTERLAKE AVE N
SEATTLE
WA 98103DCI # 6619197
BUILDING PERMIT SETDISCLAIMER
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SUBMITTAL / REVISION	DATE
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BP CORRECTION 2	07.02.2019

SHEET TITLE
ASSEMBLIES

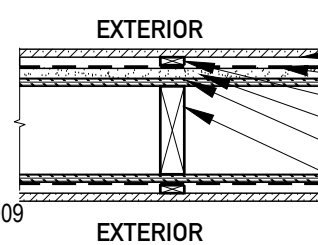
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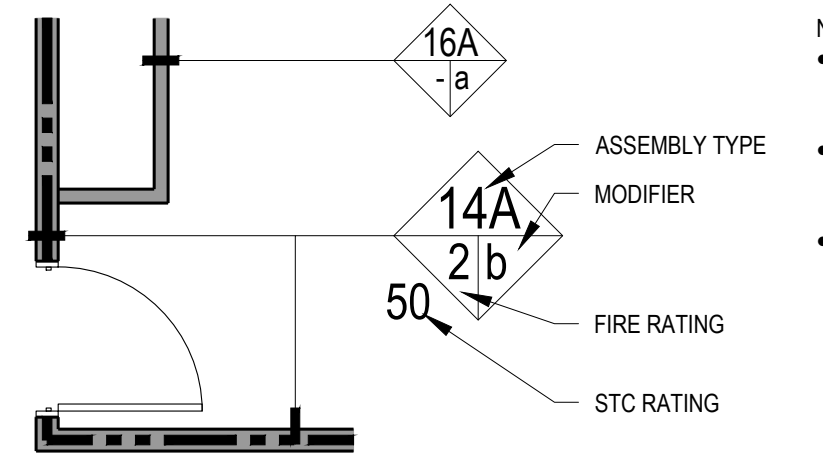
CARON PROJECT NO. 17072

ASSEMBLY NOTES

- WALL TYPES ARE DESIGNATED BY A SYMBOL INDICATING ASSEMBLY CONFIGURATION, FIRE RATING, AND ACOUSTICAL RATING. SEE KEY BELOW.
- SEE FLOOR PLANS AND SECTIONS FOR ASSEMBLY TYPE LOCATIONS
- FIRE-RATED ASSEMBLIES ARE BASED ON SBC, UL, AND/OR GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- ACOUSTIC ASSEMBLIES ARE BASED UPON TEST PROCEDURES AND NUMBER LISTED IN THE REFERENCED FIRE-RATED ASSEMBLIES.
- SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- SEAL ALL RATED WALL PENETRATIONS WITH FIRE-RATED SEALANT
- PROVIDE MOISTURE RESISTANT GWB AT ALL TOILET AND BATHING ROOMS UNLESS NOTED OTHERWISE.
- PROVIDE TILE BACKER BEHIND TILED AREAS PER INTERIORS DRAWINGS.
- RATED PARTITIONS AROUND COLUMNS TO RETAIN ADJOINING FIRE-RATING.
- PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN GWB SURFACES AT 30'-0" O.C. MAX.
- BLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:
WALL MOUNTED CABINETS
WALL MOUNTED EQUIPMENT OR ACCESSORIES
WALL MOUNTED DOOR STOPS
WALL MOUNTED DOOR HOLD-OPEN DEVICES
CEILING MOUNTED EQUIPMENT
CLOSET ACCESSORIES
ADA-REQUIRED EQUIPMENT
GRAB-BAR LOCATIONS AS REQUIRED PER ANSI A117.1-2003 AND ANSI A117.1-2009
TOILET AND BATHING ROOM ACCESSORIES

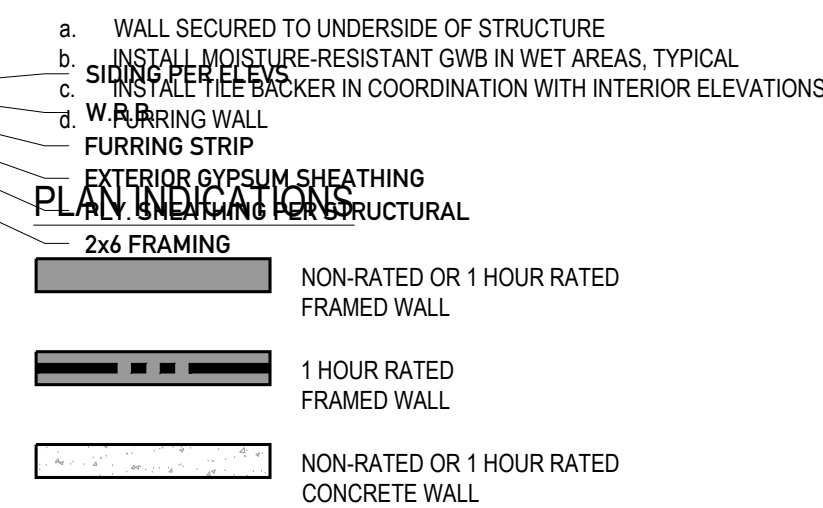


ASSEMBLY TYPE DESIGNATION KEY



- NOTES:
- WHERE NO MODIFIER IS LISTED THE DEFAULT IS a
 - WHERE NO FIRE RATING IS LISTED THE DEFAULT IS NOT-RATED
 - WHERE NO STC RATING IS LISTED THE STC RATING IS NON-APPLICABLE

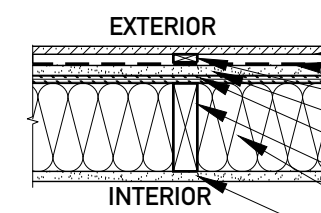
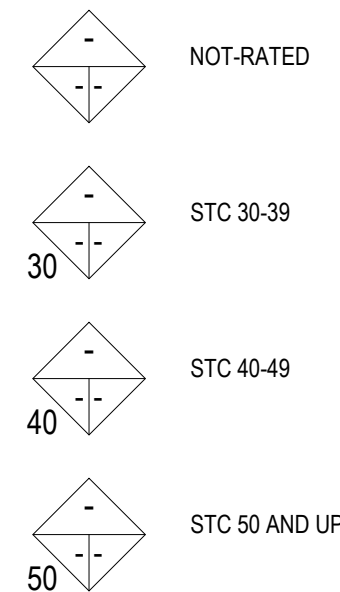
ASSEMBLY MODIFIER KEY



FIRE RATING



STC RATING



- DESCRIPTION
- SIDING PER ELEVATIONS,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
WEATHER RESISTIVE BARRIER,
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
R-21 BATT INSULATION,
VAPOR BARRIER,
1/2" GWB
INSULATED R-10 HEADER @ OPENING

TOTAL WIDTH
7' 7/8"

A

TOTAL WIDTH
8' 3/4"

B

TOTAL WIDTH
8'

C

TOTAL WIDTH
9' 3/4"

D

- DESCRIPTION
- SIDING PER ELEVATIONS,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
WEATHER RESISTIVE BARRIER,
1 LAYER OF 5/8" TYPE X DENSGLAS SH' G
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
R-21 BATT INSULATION,
VAPOR BARRIER,
1 LAYER 5/8" GWB TYPE X
INSULATED R-10 HEADER @ OPENING

- DESCRIPTION - OVERFRAMING
- BRICK SIDING PER ELEVATIONS,
MORTAR SCRATCH COAT,
GALVANIZED METAL LATH,
(2) LAYERS WEATHER RESISTIVE BARRIER,
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
R-21 BATT INSULATION,
VAPOR BARRIER,
1/2" GWB
INSULATED R-10 HEADER @ OPENING

- DESCRIPTION - OVERFRAMING
- BRICK SIDING PER ELEVATIONS,
MORTAR SCRATCH COAT,
GALVANIZED METAL LATH,
(2) LAYERS WEATHER RESISTIVE BARRIER,
1 LAYER OF 5/8" TYPE X DENSGLAS SH' G
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
R-21 BATT INSULATION,
VAPOR BARRIER,
1 LAYER OF 5/8" TYPE X GWB
INSULATED R-10 HEADER @ OPENING

EXTERIOR WALL ASSEMBLY

1" = 1'-0"

1

TYPICAL PARAPET ASSEMBLY

1" = 1'-0"

2

PARTY WALL ASSEMBLY

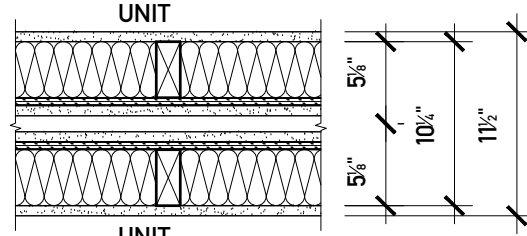
1" = 1'-0"

3

SLAB ON GRADE

1" = 1'-0"

4



TOTAL WIDTH

A

DESCRIPTION

- 1 LAYER 5/8" TYPE 'X' GWB
R-11 MINERAL FIBER INSUL.,
2x6 FRAMING PER STRUCT.,
1/2" PLYWOOD SHEATHING PER STRUCT.,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G
1" AIR GAP,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G
1/2" PLYWOOD SHEATHING,
2x6 FRAMING PER STRUCT.,
R-11 MINERAL FIBER INSUL.,
1 LAYER 5/8" TYPE 'X' GWB

B

11 1/2'

SIDING PER ELEVATIONS,

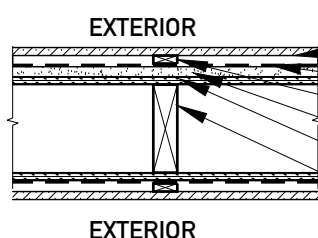
- P.T. 1/2" FURRING STRIPS @ 16" O.C.,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G,
2x6 FRAMING PER STRUCT.,
1/2" PLYWOOD SHEATHING PER STRUCT.,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G
1" AIR GAP,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G
1/2" PLYWOOD SHEATHING,
2x6 FRAMING PER STRUCT.,
1 LAYER 5/8" TYPE 'X' DENSGLAS SHT' G,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
SIDING PER ELEVATIONS

REFERENCE:
GA FILE NO. WP 3644

FURRING WALL

1" = 1'-0"

9



TOTAL WIDTH

A

DESCRIPTION

- SIDING PER ELEVATIONS,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
WEATHER RESISTIVE BARRIER,
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
PLYWOOD SHEATHING PER STRUCT.,
WEATHER RESISTIVE BARRIER,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
SIDING PER ELEVATIONS

REFERENCE:

GA FILE NO. WP 8105

TOTAL WIDTH

B

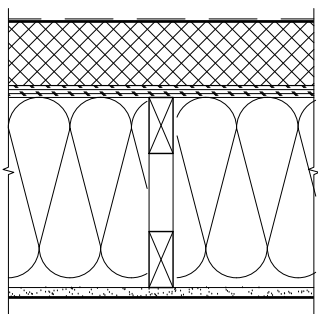
DESCRIPTION

- SIDING PER ELEVATIONS,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
WEATHER RESISTIVE BARRIER,
5/8" TYPE 'X' EXTERIOR GRADE GYP. SHEATHING
PLYWOOD SHEATHING PER STRUCT.,
2x6 FRAMING PER STRUCT.,
PLYWOOD SHEATHING PER STRUCT.,
WEATHER RESISTIVE BARRIER,
P.T. 1/2" FURRING STRIPS @ 16" O.C.,
SIDING PER ELEVATIONS,
INSULATED R-10 HEADER @ OPENING

TYPICAL ROOF ASSEMBLY

1" = 1'-0"

8



TOTAL THICKNESS

A

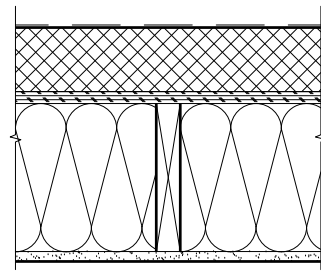
DESCRIPTION

- FINISH PER OWNER,
WATERPROOF ROOF MEMBRANE,
1/4" COVERBOARD,
4" MIN. POLY-ISO RIGID INSUL. R-15, SLOPED TO DRAIN,
VAPOR BARRIER,
3/4" PLY PER STRUCT.,
1/4" TRUSS MIN. PER STRUCT.,
R-38 BATT INSUL. TO FILL CAVITY,
1/2" GWB

PENTHOUSE ROOF ASSEMBLY

1" = 1'-0"

5

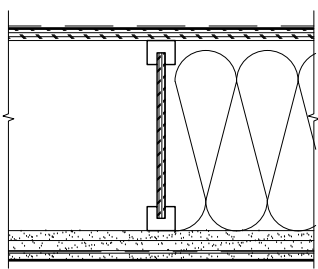


TOTAL THICKNESS

A

DESCRIPTION

- WATERPROOF ROOF MEMBRANE,
1/4" COVERBOARD,
4" MIN. POLY-ISO RIGID INSUL. R-15, SLOPED TO DRAIN,
VAPOR BARRIER,
3/4" PLY PER STRUCT.,
2x10 FRAMING PER STRUCT.,
R-30 BATT INSUL. TO FILL CAVITY,
1/2" GWB



TOTAL THICKNESS

A

DESCRIPTION

- FLOOR FINISH PER OWNER,
3/4" PLY PER STRUCT.,
FLOOR FRAMING PER STRUCT.,
5/8" GWB

C

1'-2 1/2"

DESCRIPTION

- FLOOR FINISH PER OWNER,
3/4" PLY PER STRUCT.,
FLOOR FRAMING PER STRUCT.,
R-38 BATT INSUL.,
(2) LAYERS 5/8" TYPE-X GWB,
VAPOR BARRIER,
FIBER CEMENT SOFFIT

D

1'-1 1/4"

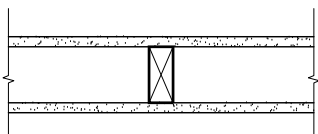
DESCRIPTION

- FLOOR FINISH PER OWNER,
3/4" PLY PER STRUCT.,
FLOOR FRAMING PER STRUCT.,
R-38 BATT INSUL.,
5/8" TYPE 'X' GWB

TYPICAL FLOOR ASSEMBLY

1" = 1'-0"

7



TOTAL WIDTH

A

DESCRIPTION

- 1/2" TYPE 'X' GWB
2x6 FRAMING PER STRUCT.,
1/2" TYPE 'X' GWB

B

6' 3/4"

DESCRIPTION

- 1/2" TYPE 'X' GWB,
2x6 FRAMING PER STRUCT.,
1/2" TYPE 'X' GWB

C

6' 3/4"

DESCRIPTION

- 1/2" TYPE 'X' GWB,
2x6 FRAMING PER STRUCT.,
R-21 BATT INSULATION,
1/2" TYPE 'X' GWB

D

6'

DESCRIPTION

- 1/2" TYPE 'X' GWB,
2x6 FRAMING PER STRUCT.,
R-13 BATT INSULATION,
2" RIGID INSUL. R-10

TYPICAL PARTITION WALL

1" = 1'-0"

6