ISLAND CENTER HOMES

PROJECT NOTES:

PROJECT DESCRIPTION:	CONSTRUCT 5 SINGLE FAMILY RESIDENCES WITH 18 PARKING SPACES. PROJECT TO INCLUDE TRASH ENCLOSURE/ BIKE STORAGE, A GRAY WATER CISTERN, STORAGE SHED AND PEA PATCH. (PUBLIC FUNDED LOW INCOME HOUSING PROJECT)
KING COUNTY ASSESSOR PARCEL NUMBER:	312303-9108 & 312303-9138
PROJECT ADDRESS:	9914 SW 188th ST, VASHON, WA 98070
LEGAL DESCRIPTION:	N 85 FT OF S 105 FT OF W 250 FT OF E 280 FT OF NE 1/4 OF SE 1/4 & N 145 FT OF S 250 FT OF W 250 FT OF E 280 FT OF NE 1/4 OF SE 1/4
ZONING:	R-8P
PROJECT NUMBER:	
CONSTRUCTION TYPE:	V-B SPRINKLED (NFPA 13D) (ALTERNATE FOR 1 HR RATING BETWEEN SLEEPING UNITS)
PROPOSED USE:	R3
LOT AREA:	57,500 SF (1.32 ACRES)
BASE DENSITY:	8 DWELLING UNITS/ ACRE
MIN. STREET SETBACK:	10 FEET
MIN. INTERIOR SETBACK:	5 FEET
BASE HEIGHT:	35 FEET
MAX. IMPERVIOUS SURFACE:	75%

BUILDING HEIGHT: ALLOWABLE BUILDING HEIGHT 35 FEET

MAX BUILDING HT.= 23'-1" OK

CRITICAL AREA: CRITICAL AQUIFER RECHARGE AREA (CATEGORY 3)

PARKING REQUIREMENTS: PER K.C.C. 21A.08.030.A REQUIRES 2 PARKING SPACES PER SINGLE DETACHED UNIT

5 SINGLE FAMILY UNITS X 2 PARKING SPACES PER UNIT= 10 PARKING SPACES REQUIRED

18 PARKING SPACES PROVIDED 2 ADA SPACES

IMPERVIOUS SURFACE: ALLOWABLE IMPERVIOUS 75% OF 57,500 SF
SEE SITE PLAN FOR LOT IMPERVIOUS NUMBERS

SINGLE FAMILY DWELLING UNIT:	2,180 SF
SINGLE FAMILY DWELLING UNIT:	2,180 SF
SINGLE FAMILY DWELLING UNIT:	2,180 SF
SINGLE FAMILY DWELLING UNIT:	2,180 SF
SINGLE FAMILY DWELLING UNIT:	2,180 SF
PARKING LOT:	8,065 SF
WALKWAYS:	1,725 SF
BIKE/ TRASH ENCLOSURE:	306 SF
MECHANICAL HOUSE:	150 SF
RAIN CISTERN:	490 SF
MAILBOXES:	13 SF
GARDEN SHED:	120 SF
TOTAL IMPERVIOUS COVERAGE:	21,769 SF

21,769 SF OF 57,500 SF= 37.85% OK

GENERAL NOTES:

1. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE, 2015 WASHINGTON STATE ENERGY CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 UNIFORM PLUMBING CODE, 2015 NATIONAL ELECTRIC CODE, AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REGULATIONS.
2. GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING AND NEW UTILITIES AND SITE CONDITIONS BEFORE AND DURING CONSTRUCTION. INFORM ARCHITECT OF VARIATIONS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
3. DO NOT SCALE DRAWINGS; VERIFY ALL DIMENSIONS ON THE JOB.
4. DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND FACE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE.
5. FLOOR-TO-FLOOR DIMENSIONS FROM TOP OF SUBFLOOR TO TOP PLATES, UNLESS NOTED OTHERWISE.
6. PROVIDE SOLID BLOCKING BEHIND ALL WALL HUNG FIXTURES AND ACCESSORIES (THIS PROJECT WILL HAVE WALL HUNG TOILETS/ETC).

ADD'L NOTES:

- OPENINGS SHALL BE CAULKED, SEALED, OR WEATHERSTRIPPED.
- SEAL TEARS AND JOINTS IN INSULATION WITH TAPE.
- MOISTURE CONTROL TO BE PROVIDED PER WA STATE ENERGY CODE.
- HOT WATER HEATERS SHALL COMPLY WITH THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
- SEISMIC STRAP FOR EXIST. WATER HEATER. EXISTING TO REMAIN.
- SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WA STATE ENERGY CODE.
- PROVIDE SMOKE DETECTORS/CARBON MONOXIDE SENSORS & SPRINKLERS PER IRC
- SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
- PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS PER THE IRC

SEWER:	VASHON SEWER DISTRICT
WATER:	WATER DISTRICT 19 (JIM MCRAE)
FIRE DISTRICT:	VASHON FIRE & RESCUE, CHARLES H. KRIMMERT, FIRE CHIEF
SCHOOL DISTRICT:	VASHON SCHOOL DISTRICT

SCOPE OF WORK:

CONSTRUCT 5 SINGLE FAMILY RESIDENCESWITH 8 SLEEPING UNITS/BEDROOMS IN EACH HOUSE WITH 18 PARKING SPACES. PROJECT TO INCLUDE TRASH ENCLOSURE/ BIKE STORAGE, A GRAY WATER CISTERN W/ PUMP EQUIPMENT SHED& PEA PATCH AND GARDEN STORAGE SHED. SEE PLANS.

1. DEMOLISH EXISTING MULTI-FAMILY STRUCTURE ON SITE (5 UNITS - VACANT.
2. PROVIDE FIRE SPRINKLERS (NFPA 13D) IN ALL NEW RESIDENCES..
3. PROVIDE NEW FIRE HYDRANT ON SITE PER VASHON FIRE DEPARTMENT
4. PARKING LOT DESIGNED TO SUPPORT FIRE TRUCK AND ALLOW FOR "DRIVE-THRU" TRUCK ACCESS PER COORDINATION WITH VASHON FIRE DEPARTMENT.
4. SPRINKLER CONTROL PANEL TO BE LOCATED IN EACH HOUSE NEAR ENTRY PER PLAN - ANY ALTERNATE LOCATIONS TO BE COORDINATED WITH ARCHITECT.
5. NEW EXTERIOR LIGHTING TO BE VERIFIED ON TIMER OR PHOTOCELL AND SCREENED/SHIELDED TO PREVENT OFF SITE GLARE.

ENERGY NOTES: WSEC 2015

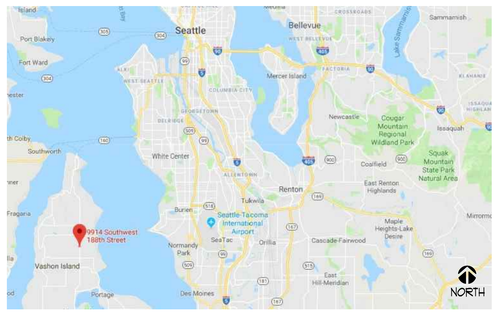
INSULATION & FENESTRATION RQMTS BY COMPONENT - CLIMATE ZONE 4C - KING COUNTY - TABLE R402.1.1

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
.30	.50	R-49 R-38 @ VAULTS	R-21	R-21/R-21	R-30	R-10/R-15/R-21 INT + TB	R-10 2 FT

1. ALL NEW HEADERS IN EXTERIOR WALLS SHALL BE INSULATED TO R-10 (RIGID INSULATION BETWEEN 2-2x8'S - 4x8 EQUIVALENT)
2. MINIMUM 75% OF ALL NEW INTERIOR LUMINAITES SHALL BE HIGH EFFICIENCY LUMINAIRES.
3. CONTRACTOR SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRIC PANEL PRIOR TO FINAL INSPECTION. WWW.SEATTLE.GOV/DPD/CODERULES/CODES/ENERGY/FORMS/DEFAULT.HTM
4. ADDITIONAL ENERGY CREDITS REQUIRED FOR MEDIUM DWELLING UNITS.- 3.5 CREDITS RQD
   5.4 - EFFICIENT WATER HEATER - ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
   6 - RENEWABLE ELECTRIC ENERGY - 3 CREDITS- PROVIDE SOLAR PANELS THAT PRODUCE 7,200 KWH ANNUALLY.

CONTRACTOR ALSO HAS THE OPTION TO PROPOSE ALTERNATE METHODS TO MEET THESE ADDITIONAL ENERGY CREDITS - THESE OPTIONS ARE TO BE REVIEWED & APPROVED BY ARCHITECT

VICINITY MAP:



PROJECT DIRECTORY:

OWNER: CHRIS SZALA
VASHON HOUSEHOLD
PO BOX 413
VASHON ISLAND, WA 98070
(206)463-6455
CHRIS@VASHONHOUSEHOLD.ORG

ARCHITECT: FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE N., SUITE 205
SEATTLE, WA 98109
JTUCKERARCH@PEOPLEPC.COM
(206) 372-9796
CONTACT: JUDY TUCKER, AIA

STRUCTURAL ENGINEER: CT ENGINEERS
180 NICKERSON ST, SUITE 302
SEATTLE, WA 98109
(206) 285-4512
CONTACT: BEN MCCANN

CIVIL: CG ENGINEERING
250 4TH AVE S, SUITE 200
EDMONDS, WA 98020
(425)778-8500
CONTACT: JARED UNDERBRINK

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

GEO TECH: GEO TECH NW
2401 10TH AVENUE EAST
SEATTLE, WA 98102
(425)747-5618
CONTACT: ROBERT WARD

TRAFFIC ENG: GIBSON TRAFFIC CONSULTANTS
2813 ROCKEFELLER AVE. SUITE B
EVERETT, WA 98201
(425)339-8266
CONTACT: ZACH WIEBEN

LANDSCAPE: GLEN TAKAGI
18550 FIRLANDS WAY NORTH #102
SHORELINE, WA 98133
(206)542-6100
CONTACT: GLEN TAKAGI

LANDSCAPE: RAIN BANK
(330)347-8142
CONTACT: CHAD LINDSLY

CONTRACTOR: KRUSE CONSTRUCTION
8885 42ND AVE SW
SEATTLE, WA 98136
(206) 715-4900
ROBERT@KRKRUSECOMPANY.COM
CONTACT: ROBERT KRUSE

TABLE OF CONTENTS:

NO.	REVISION DATE

FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796

6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

VASHON HOUSING
9914 SW 188TH ST
VASHON, WA
98070

PROJECT NO. 1221

DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
PROJECT NOTES

SHEET NO.
A0.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20180430000949)

PARCEL A:

THE NORTH 145 FEET OF THE SOUTH 230 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°49'00" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 30 FEET;
THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 20 FEET TO THE INTERSECTION OF THE NORTHERLY MARGIN OF THE COUNTY ROAD KNOWN AS SOUTHWEST 188TH STREET WITH THE WEST MARGIN OF THE COUNTY ROAD KNOWN AS 99TH AVENUE SOUTHWEST AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE CONTINUING NORTH, ALONG THE WEST MARGIN OF 99TH AVENUE SOUTHWEST, A DISTANCE OF 330 FEET;
THENCE SOUTH 89°49'00" WEST, PARALLEL TO THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 250 FEET;
THENCE SOUTH, PARALLEL TO THE WEST MARGIN OF 99TH AVENUE SOUTHWEST A DISTANCE OF 330 FEET TO THE NORTHERLY MARGIN OF SOUTHWEST 188TH STREET;
THENCE EASTERLY, ALONG SAID NORTHERLY MARGIN 250 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°49'00" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 30 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 20 FEET TO THE INTERSECTION OF THE NORTHERLY MARGIN OF THE COUNTY ROAD, KNOWN AS SOUTHWEST 188TH STREET, WITH THE WEST MARGIN OF THE COUNTY ROAD KNOWN AS 99TH AVENUE SOUTHWEST AND THE TRUE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED;
THENCE NORTH ALONG THE WEST MARGIN OF 99TH AVENUE SOUTHWEST A DISTANCE OF 85 FEET;
THENCE SOUTH 89°49'00" WEST PARALLEL TO THE SOUTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 250 FEET;
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THENCE EASTERLY ALONG SAID NORTHERLY MARGIN 250 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

A BEARING OF N 01°12'15" E BETWEEN FOUND MONUMENTS ON CENTERLINE OF VASHON HWY SW PER R1.

REFERENCES

R1. RECORD OF SURVEY, VOL. 108, PG. 2, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER KING COUNTY BENCHMARK 5211
FOUND CONCRETE MONUMENT WITH 3" BRASS CAP, SET 0.3' BELOW GRADE.STAMPED WITH THE AGENCY AND THE SECTIONS, LOCATED IN THE CENTER OF INTERSECTION OF VASHON HIGHWAY SW AND SW 192ND ST.

SURVEYOR'S NOTES

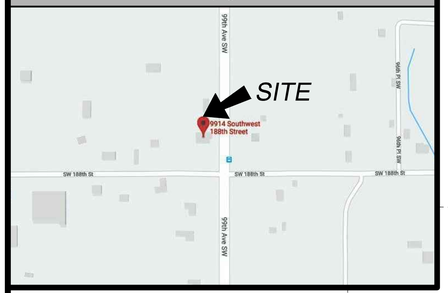
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 312303-9138 & 312303-9108.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 57,500 ±S.F. (1.32 ACRES)
   FOR PARCEL #312303-9138=36,250 ±S.F. (0.83 ACRES)
   FOR PARCEL #312303-9108=21,250 ±S.F. (0.49 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

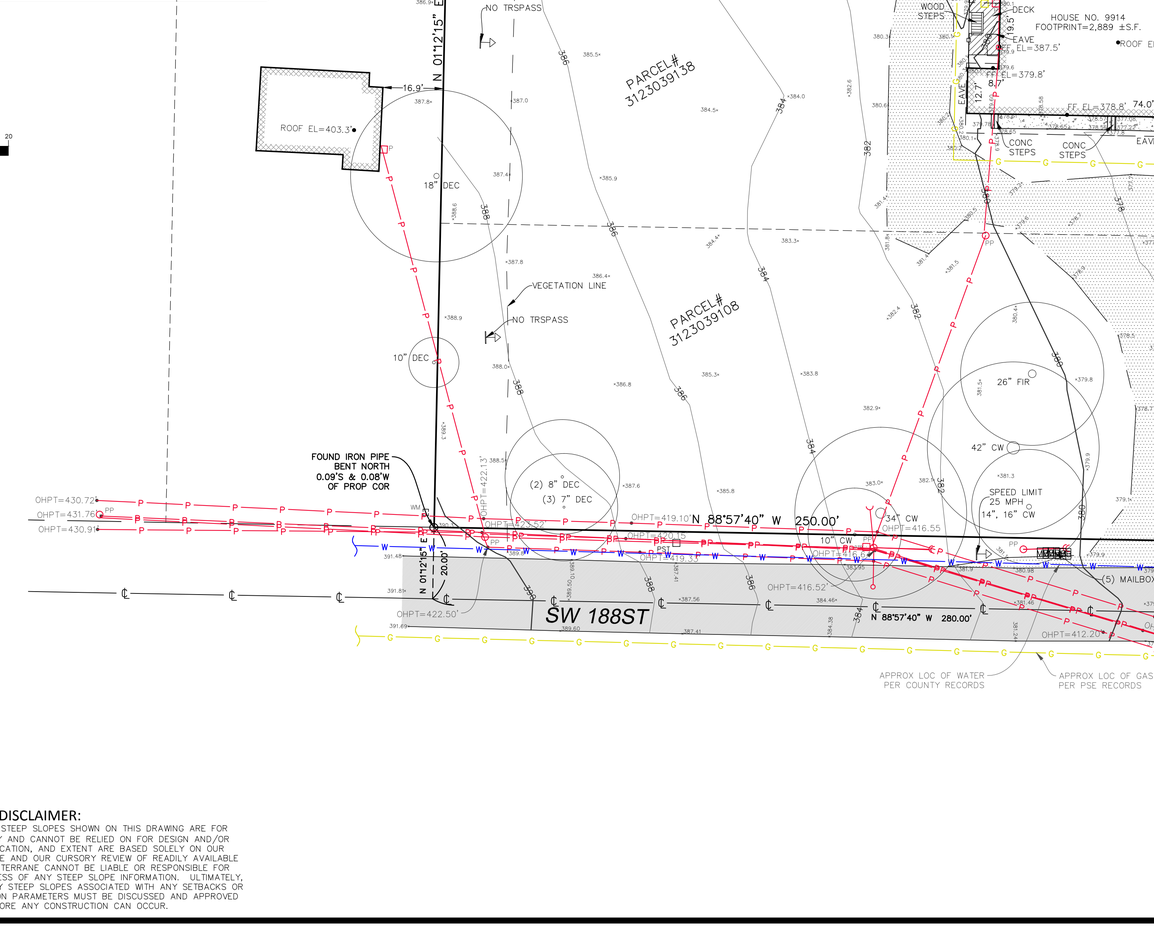
LEGEND

ASPHALT SURFACE		CULVERT PIPE	
PTP	POWER TRANSFORMER ON POLE		BUILDING
CENTERLINE ROW		PST	POST
MONUMENT IN CASE (FOUND)		P	POWER METER
CONCRETE SURFACE		P	POWER (OVERHEAD)
DECK		PP	POWER POLE
DITCH (FLOWLINE)		PP	POWER POLE W/ LIGHT
FENCE LINE (WOOD)		MB	MAILBOX (RESIDENTIAL)
FIRE HYDRANT		SS	SEWER LINE
OHPT	OHP TRANSMISSION ELEVATION	G	GAS LINE
G	GAS METER		SIGN (AS NOTED)
GRAVEL SURFACE		SD	STORM DRAIN LINE
GUY ANCHOR		SIZE TYPE	TREE (AS NOTED)
INLET (TYPE 1)		WM	WATER METER
NAIL AS NOTED		WV	WATER VALVE
IRON PIPE/REBAR AS NOTED (FOUND)		W	WATER LINE

VICINITY MAP

N.T.S.





20 0 10 20
(IN FEET)
1 INCH = 20 FT.

STEEP SLOPE/BUFFER DISCLAIMER:

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF SE 1/4 SEC 31, TWP. 23N., RGE 03E., W.M.
PARCEL NO. 3123039138 & 3123039108

VASHON HOUSEHOLD
9914 SW 188TH ST
VASHON, WA 98070

GORDMAN MILLER WASHINGTON JACOB STATE OF WASHINGTON 22508 REGISTERED LAND SURVEYOR PROFESSIONAL
Jacob S. Miller
04/07/20

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	190817
DATE:	06/07/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	1" = 20'

REVISION HISTORY

SHEET NUMBER
1 OF 1

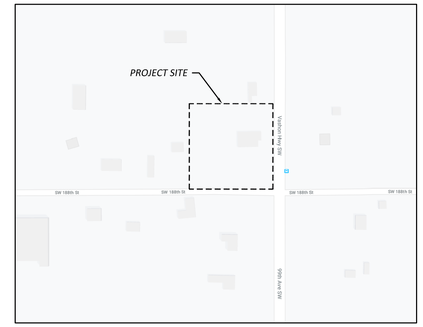
NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.

ISLAND CENTER HOMES

9914 SW 188TH STREET
VASHON ISLAND, WA 98070

CAUTION!
CALL BEFORE YOU DIG!
BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE- CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION
1-800-424-5555

SHEET INDEX



VICINITY MAP
NTS

OWNER
VASHON HOUSEHOLD
PO BOX 413
VASHON ISLAND, WA 98070
206.463.6454
CONTACT: CHRIS SZALA

CONSULTANTS
ARCHITECT
FORM + FUNCTION ARCHITECTURE
1800 WESTALKE AVE N #205
SEATTLE, WA 98109
206.372.9796
CONTACT: JUDY TUCKER

CIVIL ENGINEER
CG ENGINEERING
250 4TH AVE S, SUITE 200
EDMONDS, WA 98020
425.778.8500 FAX 778.5536
CONTACT: JARED UNDERBRINK, PE

SOIL/GEOTECH ENGINEER
GEOTECH CONSULTANTS
2401 10TH AVE E
SEATTLE, WA 98102
425.747.5618
CONTACT: ROBERT WARD

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
425.458.4488

UTILITIES
WATER
WATER DISTRICT 19
P.O. BOX T
VASHON, WA 98070
206.463.9219

SEWER
VASHON SEWER DISTRICT
9621 SW 171ST STREET
VASHON, WA 98070
206.463.9219

LEGAL DESCRIPTION
PARCEL A:

THE NORTH 145 FEET OF THE SOUTH 230 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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DATUM
NAVD 88

BENCHMARK
NAVD88 PER KING COUNTY BENCHMARK 5211
FOUND CONCRETE MONUMENT WITH 3" BRASS CAP, SET 0.3' BELOW GRADE.STAMPED WITH THE AGENCY AND THE SECTIONS. LOCATED IN THE CENTER OF INTERSECTION OF VASHON HIGHWAY SW AND SW 192ND ST.

BASIS OF BEARING
A BEARING OF N 01°12'15" E BETWEEN FOUND MONUMENTS ON CENTERLINE OF VASHON HWY SW PER R1.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
CENTERLINE		
CLEARING LIMITS		
SILT FENCE	X X	X X
CONTOUR LINE	100	100
FENCE		
SANITARY SEWER LINE	SS SS	SS SS
MANHOLE		
STORM DRAIN MAIN	SD SD	SD SD
STORM DRAIN PIPE		
ROOF DRAIN	R R	R R
FOOTING DRAIN	F F	F F
PRESSURE LINE	P P	P P
CATCH BASIN (TYPE 1)		
CATCH BASIN (TYPE 2)		
CLEANOUT		
CLEANOUT AND WYE		
GRADE BREAK		
SURFACE SWALE		
DRAINAGE ARROW		
WATER LINE	WA WA	WA WA
WATER METER		
FIRE HYDRANT		
FDC		
PIV		
GATE VALVE		
TEE		
90° BEND		
THRUST BLOCKING		
CAP		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
CRUSHED SURFACING		
ROCKERY		
SPOT ELEVATION	20.0	20.0
TELEPHONE LINE	T T	T T
POWER LINE	E E	E E
GAS LINE	G G	G G
SIGN		

ABBREVIATIONS

ABN	ABANDONED	MIN	MINIMUM
BLDG	BUILDING	MJ	MECHANICAL JOINT
BOW	BOTTOM OF WALL	MON	MONUMENT
℄	CENTERLINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PIV	POST INDICATOR VALVE
CONST	CONSTRUCTION	ℙ	PROPERTY LINE
CP	CONCRETE PIPE	PT	POINT OF TANGENCY
CU YD	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	PVI	POINT OF VERTICAL INTERSECTION
DI	DUCTILE IRON PIPE	PVMT	PAVEMENT
DIA	DIAMETER	PVT	POINT OF VERTICAL TANG.
DIP	DUCTILE IRON PIPE	R	RADIUS
EA	EACH	REINF	REINFORCEMENT
EJ	EXPANSION JOINT	RJ	RESTRAINED JOINT
ELEV	ELEVATION	RET	RETAINING
EOP	EDGE OF PAVEMENT	RT	RIGHT
EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPT. CONNECTION	SECT	SECTION
FFE	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SIM	SIMILAR
FL	FLANGE	SQ	SQUARE
FT	FEET/FOOT	SS	SANITARY SEWER
GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	STA	STATION
HT	HEIGHT	STD	STANDARD
ID	INSIDE DIAMETER	STL	STEEL
IE	INVERT ELEVATION	TB	THRUST BLOCK
L	LENGTH/LINE	TOC	TOP OF CURB
LCPE	LINED CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
LF	LINEAL FOOT	TOP	TOP ELEVATION
LP	LOW POINT	TYP	TYPICAL
LT	LEFT	VC	VERTICAL CURVE
MAX	MAXIMUM	W/	WITH
MECH	MECHANICAL	WM	WATER METER
MH	MANHOLE		

GENERAL NOTES

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), ROAD STANDARDS (KCRS), WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW (DPER) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DPER PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.
3. APPROVAL OF THIS ROAD, GRADING, PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DPER'S LAND USE INSPECTION SECTION, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE DPER'S LAND USE INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
9. DATUM SHALL BE KCAS UNLESS OTHERWISE APPROVED BY DPER.
10. DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
11. ALL UTILITY TRENCHES AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY, STANDARD PROCTOR.
12. OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DPER AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED),AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY KING COUNTY.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR.

SWPPS NOTES:

1. ALL POLLUTANTS, INCLUDING WASTE MATERIALS, THAT OCCUR ONSITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
2. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ONSITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
3. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ONSITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
4. APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
5. MEASURES SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

CONSTRUCTION SEQUENCE:

1. HOLD THE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF CSWPP/ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. CONSTRUCT SWPPS IN ANTICIPATION OF SCHEDULED CONSTRUCTION ACTIVITY (E.G., CONCRETE-RELATED PH MEASURES FOR UTILITY, VAULT OR ROADWAY CONSTRUCTION)
7. MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH KING COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. RELOCATE EROSION CONTROL AND SWPPS MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.
9. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
10. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
11. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS. 15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23265 — REGISTERED PROFESSIONAL ENGINEER
01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN: DLL
DRAWN: ATD
CHECK: JPU
JOB NO: 19310.20
DATE: 01/21/20

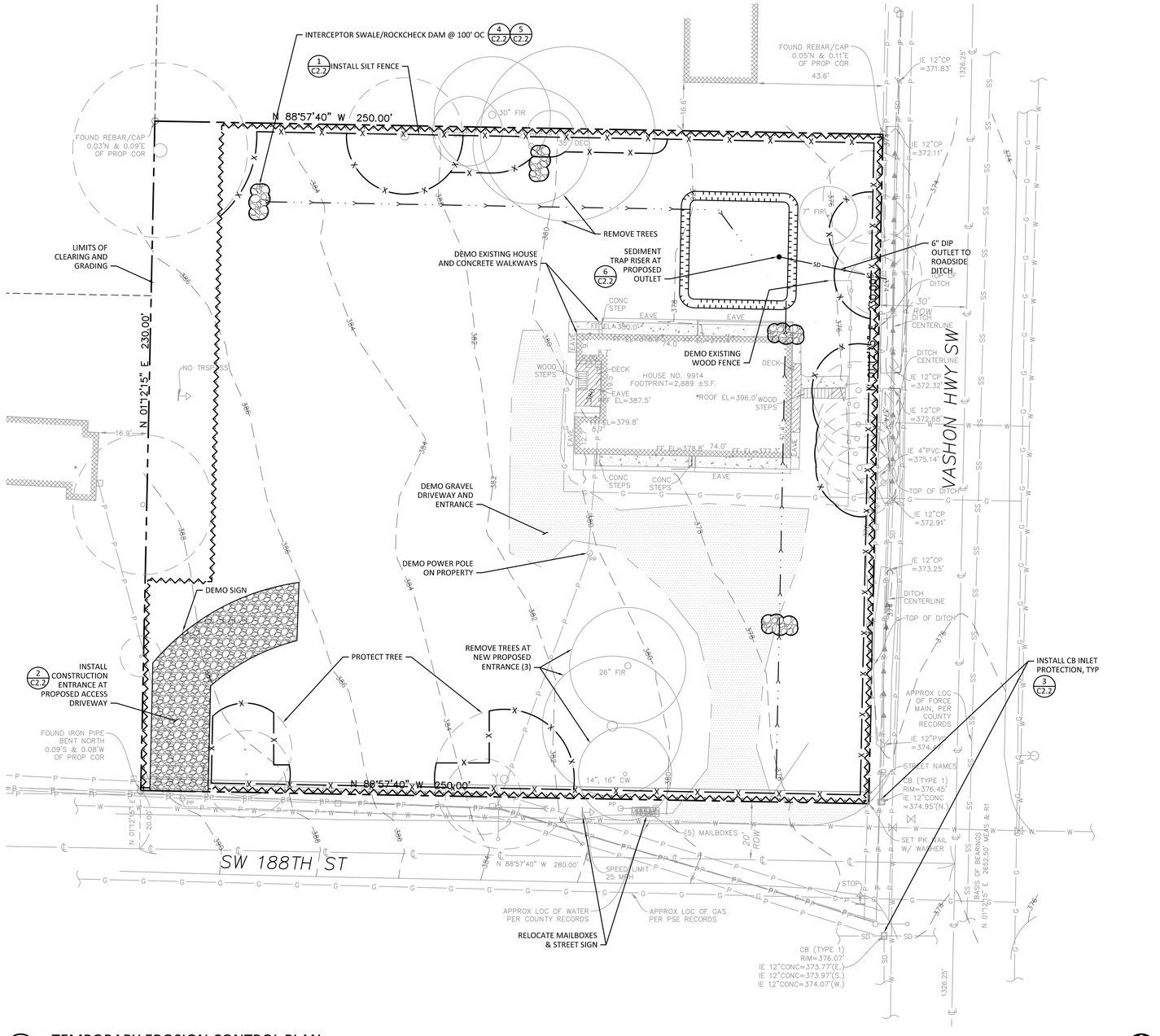
ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

COVER SHEET AND GENERAL NOTES

FILE NAME:

SHEET: C1.1

NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.



1 TEMPORARY EROSION CONTROL PLAN
SCALE: 1" = 20'

20 0 10 20 40

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23381 — REGISTERED PROFESSIONAL ENGINEER

01/21/2020

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ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

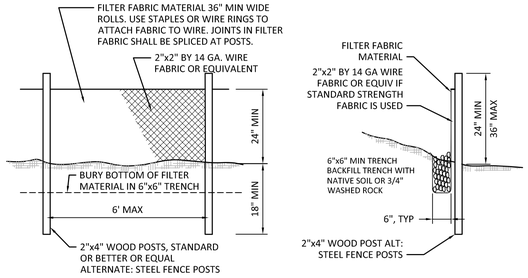
TEMPORARY EROSION CONTROL PLAN

FILE NAME:

SHEET:

C2.1

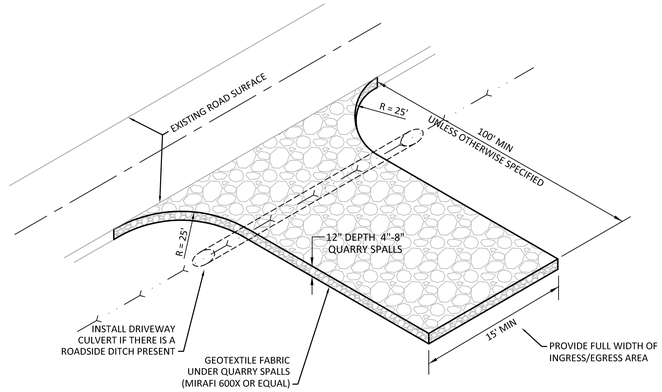
NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.



SILT FENCE NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4') POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" -1.5" WASHED ROCK.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. THE NEWLY DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

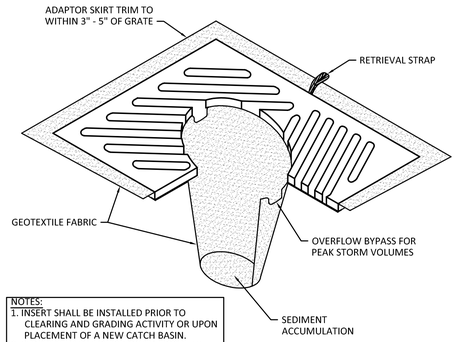
1 SILT FENCE
SCALE: 1/2" = 1'-0"



STABILIZED CONSTRUCTION ENTRANCE NOTES:

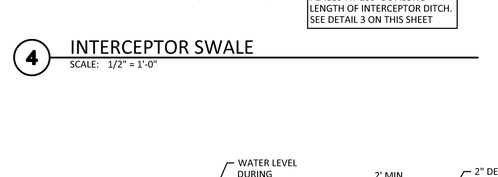
1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" QUARRY SPALLS PER WSDOT STD. SPECS. SEC. 9-13.6.\
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET (UNLESS OTHERWISE APPROVE BY CIVIL INSPECTOR).
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE ROCK ENTRANCE, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTAINENCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY BY SWEEPING. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY.

2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



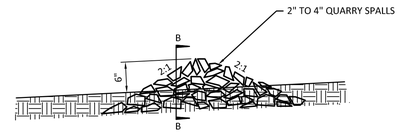
NOTES:
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING INTO THE CATCH BASIN.

3 CATCH BASIN INSERT
SCALE: NTS

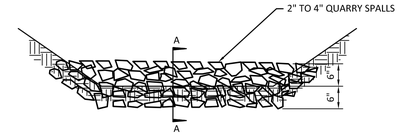


NOTE:
ROCK CHECK DAMS TO BE PLACED AT 100' OC ALONG LENGTH OF INTERCEPTOR DITCH. SEE DETAIL 3 ON THIS SHEET

4 INTERCEPTOR SWALE
SCALE: 1/2" = 1'-0"

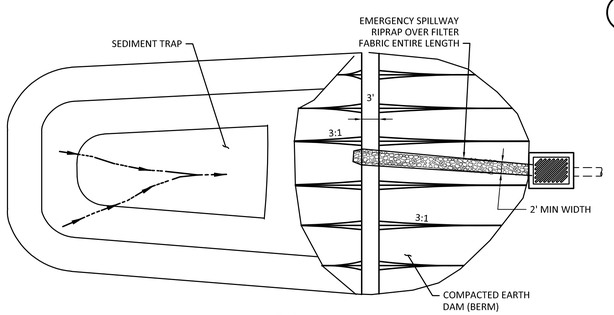


SECTION A-A

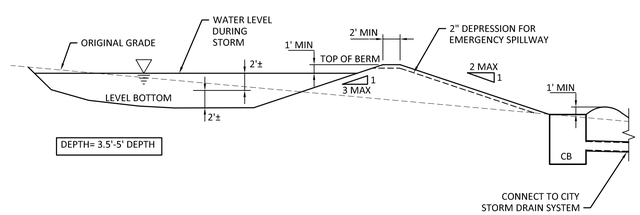


SECTION B-B

5 ROCK CHECK DAM
SCALE: NTS



PLAN



PROFILE

NOTES:
1. SHAPE OF SEDIMENTATION POND MAY VARY TO FIT DRAINAGE AREA AND TERRAIN. MODIFY AS NECESSARY TO ENSURE SATISFACTORY TRAPPING OF SEDIMENT.
2. TO AID IN DETERMINING SEDIMENT DEPTH, ALL TRAPS SHALL HAVE A STAFF GAUGE WITH A PROMINENT MARK FOOT ABOVE THE BOTTOM OF THE TRAP. CONTRACTOR SHALL RESTORE THE TRAP BACK TO ORIGINAL DEPTH AND SIZE WHEN THE SEDIMENT REACHES THIS LEVEL.
3. FOR USE ON SITES LESS THAN 3 ACRES IN SIZE.
4. TRAP MAY BE BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION.

6 SEDIMENT TRAP EARTH BERM
SCALE: NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23365 REGISTERED PROFESSIONAL ENGINEER

01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN:	DLL
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CHECK:	JPU
JOB NO:	19310.20
DATE:	01/21/20

ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

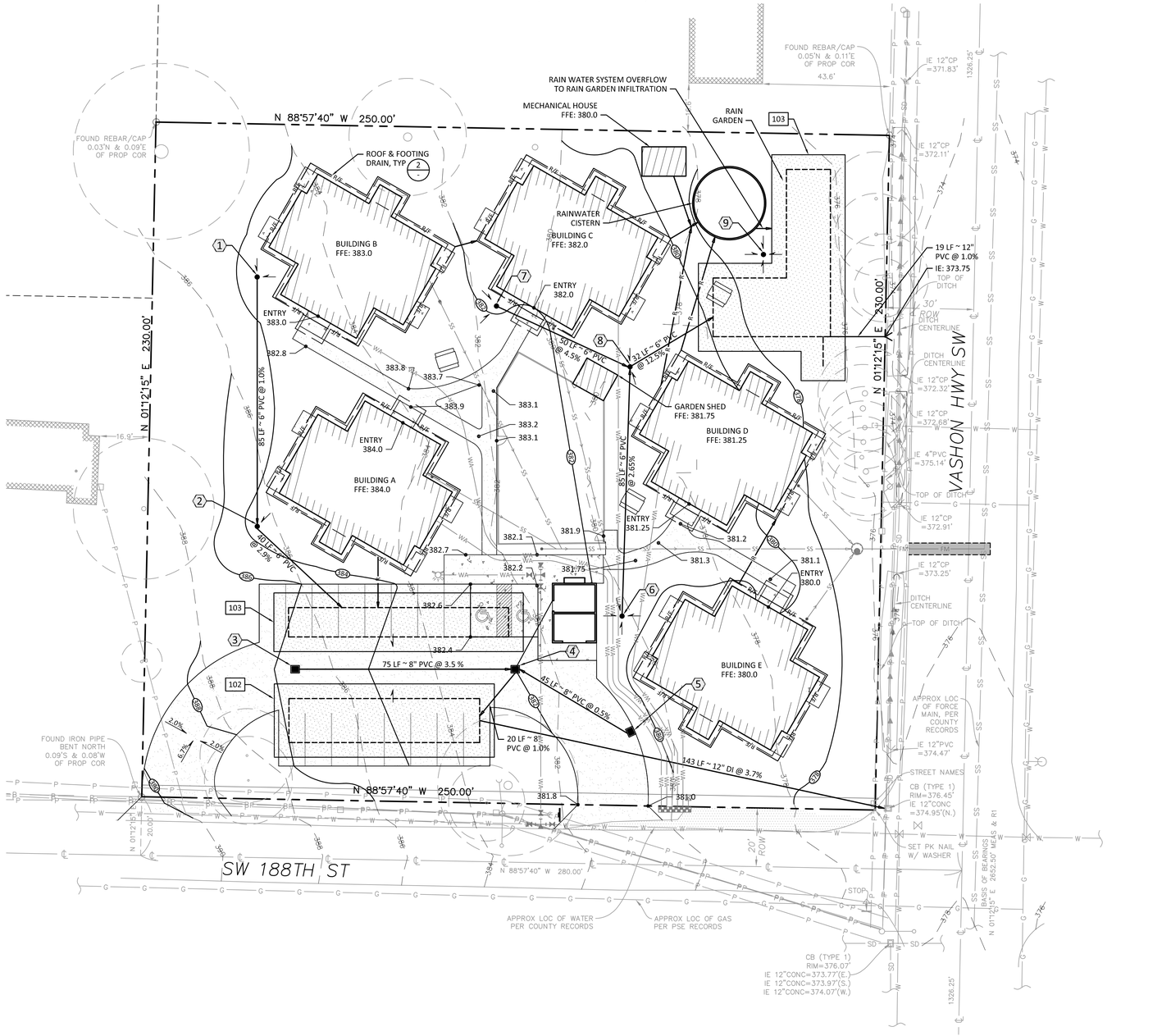
TEMPORARY EROSION CONTROL DETAILS

FILE NAME:

SHEET:

C2.2

NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.



1 GRADING AND DRAINGE PLAN

SCALE: 1" = 20'

GRADING AND DRAINAGE NOTES:

1. SOILS REPORT
   REPORT NUMBER: JN 19401
   PREPARED BY: GEOTECH CONSULTANTS
   DATED: OCTOBER 29, 2019

2. ROUTE ROOF DRAINS (EXCEPT BLDG A) AS SHOWN RAINWATER HARVESTING PER PLUMBING (CONCEPTUAL LAYOUT DEPICTED). RAINWATER HARVESTING CISTERN IS NOT USED FOR FLOW CONTROL CREDITS.

3. THE SOIL MOISTURE HOLDING CAPACITY OF NEW PERVIOUS SURFACES MUST BE PROTECTED IN ACCORDANCE WITH KCC 16.82.100 (F) AND (G). RETAIN DUFF LAYER OR NATIVE TOPSOIL TO MAXIMUM EXTENT PRACTICABLE. THE AMENDMENT MUST BE SUCH THAT THE REPLACED TOPSOIL IS A MINIMUM OF 8 INCHES THICK.

GRADING QUANTITIES	
TOTAL EXCAVATION (CUT) -	510 CU YDS TOTAL
EMBANKMENT (FILL) -	1,310 CU YDS
TOTAL	1,820 CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

SITE AREAS

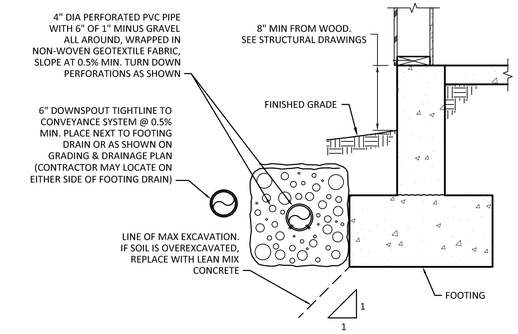
TOTAL SITE: 1.32 ACRES
- PARKING: 8,575 SF
- ROOFTOPS: 10,288 SF
- WALKWAYS: 2,762 SF
- TOTAL LOT IMPERVIOUS: 21,625 SF

INFILTRATION TRENCH TABLE

MARK	SURFACE AREA (SF)	TOP	BOTTOM
101	20' x 85' = 1,700	380.5	377.5
102	25' x 75' = 1,875	380.5	377.5
103	25' x 67' 25' x 30' 10' x 15' = 2,575	374.5	370.5
	TOTAL = 6,150 SF		

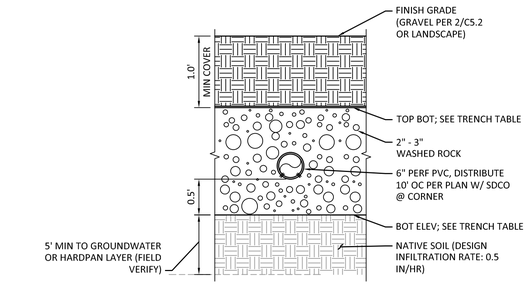
CATCH BASIN SCHEDULE

MARK	TYPE	RIM ELEV	INV ELEV	NOTES
1	YARD DRAIN	382.5	(6" S): 380.0	-
2	YARD DRAIN	383.0	(6" N): 379.15 (6" S): 379.15	-
3	TYPE I	385.8	(8" S): 381.8	-
4	TYPE I	382.0	(8" E): 378.2 (8" W): 378.2 (8" S): 378.2 (6" N): 378.4	-
5	TYPE I	380.75	(8" W): 387.53	-
6	YARD DRAIN	380.25	(6" N): 387.25	-
7	YARD DRAIN	381.25	(6" S): 378.25	-
8	YARD DRAIN	380.75	(6" W): 376.0 (6" E): 376.0 (6" S): 376.0	-
9	YARD DRAIN	376.5	(6" E): 372.55	-



2 FOOTING AND ROOF DRAIN SECTION

SCALE: NTS



3 INFILTRATION SECTION/PVMT SECTION @ INFILTRATION

SCALE: 1" = 1'-0"

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23381 REGISTERED PROFESSIONAL ENGINEER

01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN:	DLL
DRAWN:	ATD
CHECK:	JPU
JOB NO:	19310.20
DATE:	01/21/20

ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

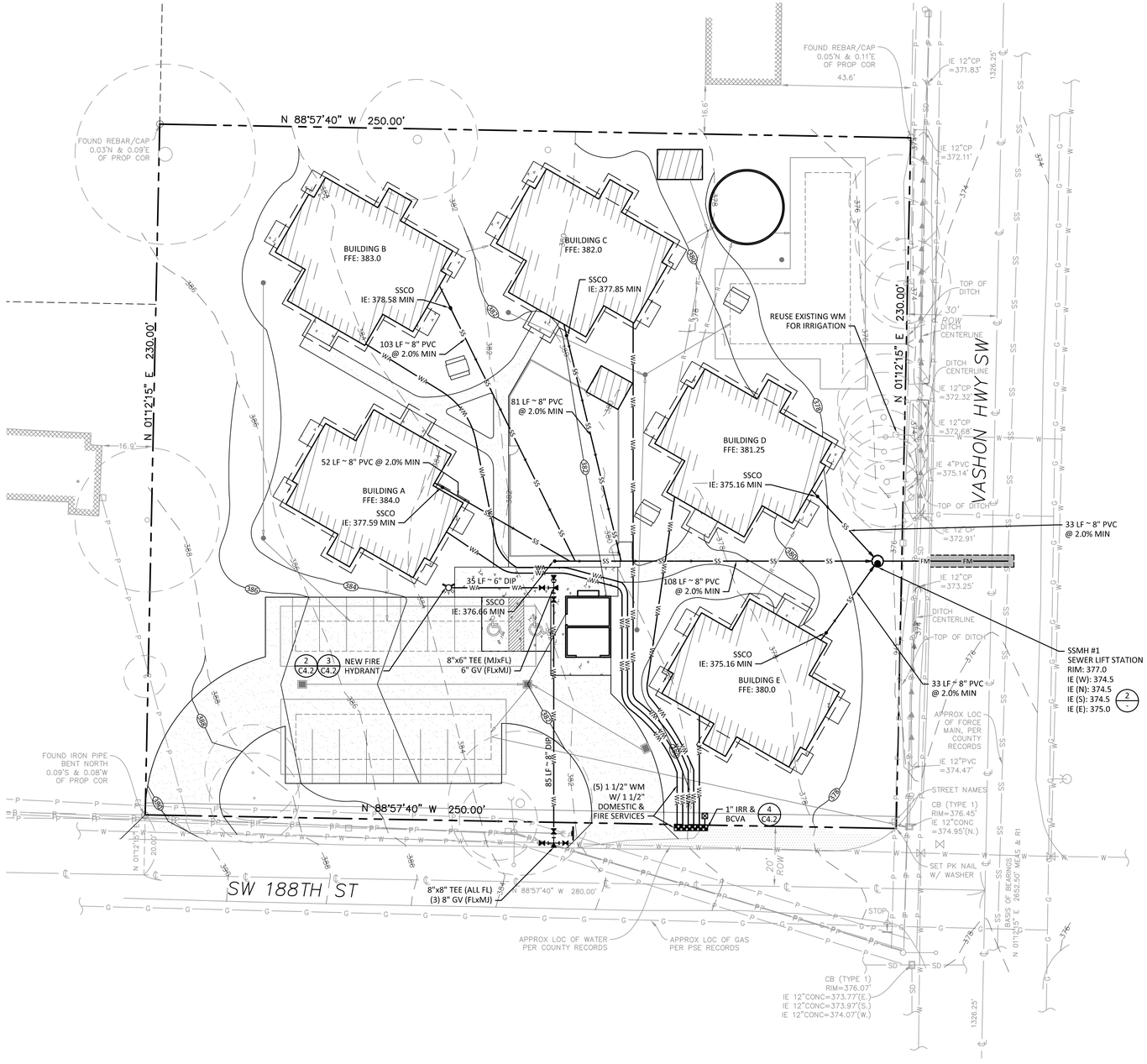
GRADING AND DRAINAGE PLAN AND DETAILS

FILE NAME:

SHEET:

C3.1

NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.

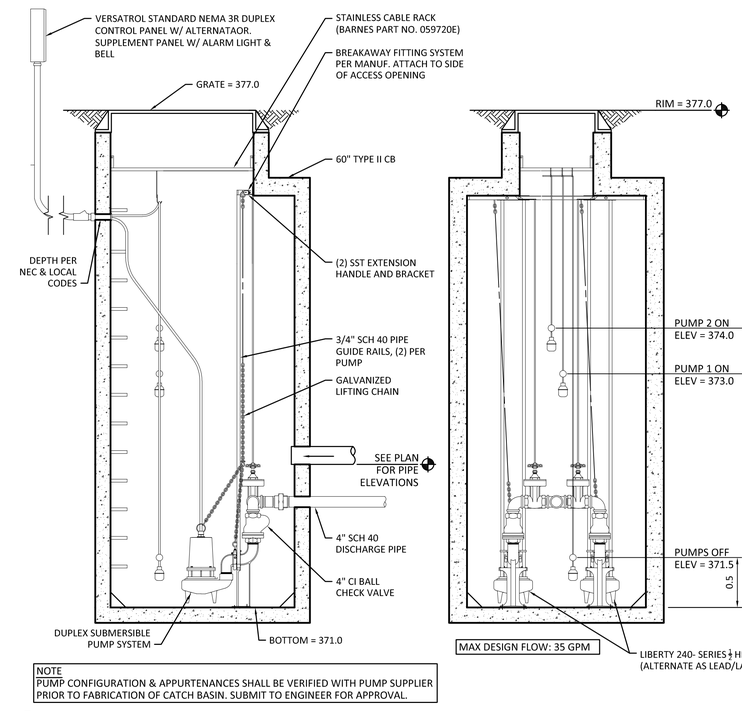


1 WATER AND SEWER PLAN

SCALE: 1" = 20'

WATER AND SEWER PLAN NOTES:

1. WATER IS PER KING COUNTY WATER DISTRICT 19 STANDARDS. REFER TO 1/C4.2 FOR GENERAL NOTES.



NOTE
PUMP CONFIGURATION & APPURTENANCES SHALL BE VERIFIED WITH PUMP SUPPLIER PRIOR TO FABRICATION OF CATCH BASIN. SUBMIT TO ENGINEER FOR APPROVAL.

2 STORMWATER PUMP

SCALE: NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23385 — REGISTERED PROFESSIONAL ENGINEER

01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN:	DLL
DRAWN:	ATD
CHECK:	JPU
JOB NO:	19310.20
DATE:	01/21/20

ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

WATER AND SEWER PLAN
PLAN

FILE NAME:

SHEET:

C4.1

NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.

1. CONSTRUCTION OF IMPROVEMENTS SHALL BE IN ACCORDANCE WITH WATER DISTRICT 19 DEVELOPER EXTENSION AGREEMENT (as applicable), DISTRICT STANDARD DETAILS AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, MOST CURRENT EDITION, AS ISSUED BY THE WA. STATE DEPT. OF TRANSPORTATION.

2. A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO CONSTRUCTION AND 48 HOURS ADVANCE NOTIFICATION OF THE LOCAL MUNICIPALITY, WATER DISTRICT 19 AND ALL AFFECTED UTILITY COMPANIES PRIOR TO THE ACTUAL START OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE PROVISIONS OF THE RIGHT-OF-WAY/STREET CONSTRUCTION PERMIT AS ISSUED BY KING COUNTY FOR THIS PROJECT.

4. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION. SHOW THESE UTILITIES ON THE AS-BUILTS

5. WATER MAIN TRENCH SECTION AND ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE STANDARD DETAILS AND WITH SECTIONS 7-9.3(10) AND 7-9.3(11) OF THE STANDARD SPECIFICATIONS. COMPACTION TESTING SHALL BE REQUIRED DURING BACKFILLING OPERATIONS WITHIN ALL ROADWAYS AND AT THE DISCRETION OF THE WATER DISTRICT. IF TRENCH BACKFILL DOES NOT MEET COMPACTION REQUIREMENTS, CONTRACTOR SHALL EXCAVATE, RECOMPACT AND RETEST MATERIAL AT CONTRACTOR'S EXPENSE.

6. RESTORATION OF DAMAGED ROAD SURFACING SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S REQUIREMENTS. ALL OTHER AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR AS DIRECTED BY THE DISTRICT. THIS INCLUDES SHOULDERS, LANDSCAPING, WALLS, FENCES AND OTHER IMPROVEMENTS.

7. THE WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 42" OF COVER. INSTALLATION OF MAIN WITH GREATER THAN 60" OF COVER SHALL BE ACCEPTABLE ONLY UNDER THE DIRECTION OF THE WATER DISTRICT. ALL SERVICES, FIRE HYDRANTS AND THRUST BLOCKING SHALL BE INSPECTED BY THE DISTRICT BEFORE BURY.

8. DISTRICT APPROVED THRUST RESTRAINTS ARE REQUIRED FOR ALL UNRESTRAINED FITTINGS. THRUST BLOCKING IS THE PREFERRED METHOD. RESTRAINED JOINTS ARE ALLOWED FOR VERTICAL BENDS WHERE BLOCKING IS NOT PRACTICAL, AND ARE REQUIRED FOR MAINS THAT WILL BE EXTENDED.

9. A SANITARY GAP MUST BE PROVIDED BETWEEN THE EXISTING AND NEW WATER SYSTEMS. CONNECTION TO THE EXISTING WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR ONLY AFTER COMPLETING OF AN ACCEPTABLE HYDROSTATIC PRESSURE TEST AND THE PIPELINE IS DISINFECTED AND RECEIPT OF APPROVAL OF WATER QUALITY TEST RESULTS FROM THE HEALTH DISTRICT.

10. CONTRACTOR SHALL PERFORM PRESSURE TEST AT 250psi, INCLUDING HYDRANTS AND SERVICE LINES. MAINLINE SHALL BE TESTED IN SECTIONS OF NO MORE THAN 1,500 FEET. PRESSURE DROP SHALL NOT EXCEED 5psi IN 60 MINUTES. THE DISTRICT INSPECTOR HAS DISCRETION TO MODIFY THE TESTING REQUIREMENTS AS HE DEEMS APPROPRIATE.

11. A PIPE PLUG SHALL BE USED ON EACH JOINT DURING INSTALLATION TO PROTECT AGAINST FLOODING OF THE PIPE.

12. NO OTHER UTILITIES SHALL BE INSTALLED WITHIN 36" HORIZONTALLY OF ANY ACTIVE WATER LINE UNLESS OTHERWISE PRE-APPROVED BY THE DISTRICT.

13. CONTRACTOR SHALL POTHOLE A SUFFICIENT DISTANCE AHEAD TO VERIFY DEPTH OF ALL EXISTING WATER MAINS AND CROSSING UTILITIES PRIOR TO CONSTRUCTION AND CONNECTIONS AND TO ANTICIPATE ANY NECESSARY CHANGES IN FITTINGS OR ALIGNMENT.

14. AN AS-BUILT RCOORD MUST BE SUBMITTED TO THE DISTRICT BEFORE WATER SERVICE WILL BE PROVIDED.

15. DEFLECTION AT PIPE AND FITTING JOINTS WILL BE ALLOWED UP TO 3.0° (17" OVER 18') OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS LESS.

16. CONTRACTOR SHALL ONLY DISPOSE OF WASTE MATERIAL AT SITES APPROVED BY KING COUNTY. STOCKPILE MATERIALS ONLY ON DISTRICT APPROVED SITES.

17. HATCH NOTE: ALL VAULT HATCHES 3'x3' OR LARGER SHALL BE HINGED, SPRING ASSIST OPENING, INCLUDE RECESSED PADLOCK HASP, DRAINABLE FRAME (C OR U CHANNEL WITH PIPE CONNECTION), H20 RATED MINIMUM, ALUMINUM OR GALVANIZED STEEL. IF HATCH WILL BE LOCATED IN A TRAVELED AREA (ROAD OR DRIVEWAY), SUBMIT MANUFACTURER'S STATEMENT THAT HATCH IS RATED FOR CONTINUOUS AND DELIBERATE H20 TRAFFIC SERVICE. HATCHES SHALL BE CAST INTO VAULT LID OR RISER.

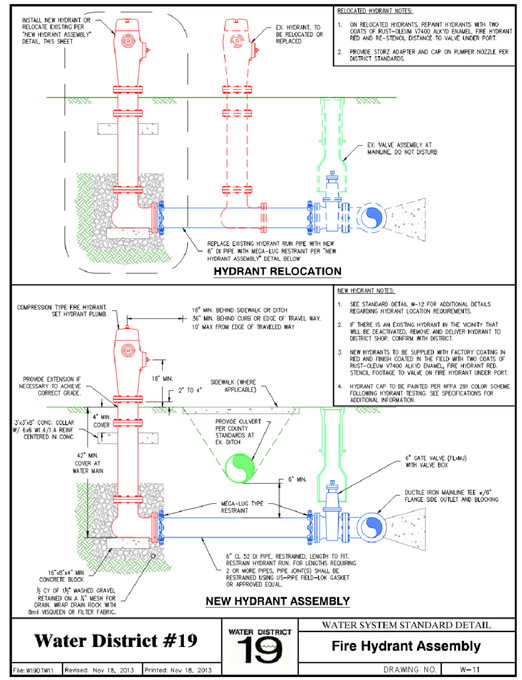
18. ALL PIPE 3" AND LARGER SHALL BE DUCTILE IRON (DI) OR C900/C905 PVC (PVC). DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 52 (12" AND SMALLER) AND PVC PIPE SHALL BE A MINIMUM DR 18 PRESSURE CLASS, EXCEPT WHERE TRENCH BACKFILL AND LOADING DICTATE A STRONGER CLASS PIPE OR IN AREAS WHERE PRESSURE EXCEEDS 150 PSI. ALL HYDRANT RUNS AND PIPING INSTALLED WITH MEGA-LUG TYPE JOINT RESTRAINTS SHALL BE DUCTILE IRON PIPE CLASS 52, NO EXCEPTIONS. PIPING INSTALLED WITHIN VAULTS OR OTHER EXPOSED AREAS SHALL BE DUCTILE IRON CLASS 53.

19. CASINGS SHALL BE NEW STEEL, HDPE OR PVC, MATERIAL AND WALL THICKNESS AT THE DISCRETION OF THE DISTRICT. PIPE THROUGH CASINGS SHALL BE SUPPORTED WITH RUNNERS SPACED NO FARTHER THAN 8 FEET APART. RUNNERS SHALL BE MANUFACTURED PRODUCTS (PSI, CALPICO, OR APPROVED EQUAL). NO BLOCKS AND STRAPS. CASING ENDS SHALL BE CAPPED WITH MANUFACTURED CASING END SEALS.

20. CONTRACTORS WORKING WITHIN THE RIGHT OF WAY OR ON EXISTING DISTRICT INFRASTRUCTURE SHALL BE LICENSED, BONDED AND HAVE EXPERIENCE INSTALLING PUBLIC DOMESTIC WATER SYSTEMS AND BE PREPARED TO PRESENT EXAMPLES OF SUCH PROJECTS UPON REQUEST BY THE DISTRICT.

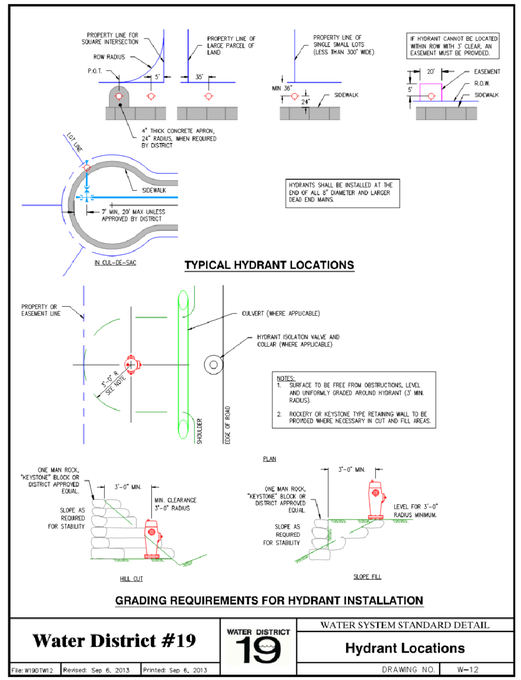
Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **Construction Notes** | File: W19DTW01 | Revised: Sep. 4, 13 | Printed: Sep. 5, 13 | DRAWING NO. W-01

1 WATER DISTRICT #19 STD DETAIL
SCALE: NTS



Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **Fire Hydrant Assembly** | File: W19DTW11 | Revised: Nov 18, 2013 | Printed: Nov 18, 2013 | DRAWING NO. W-11

2 WATER DISTRICT #19 STD DETAIL
SCALE: NTS

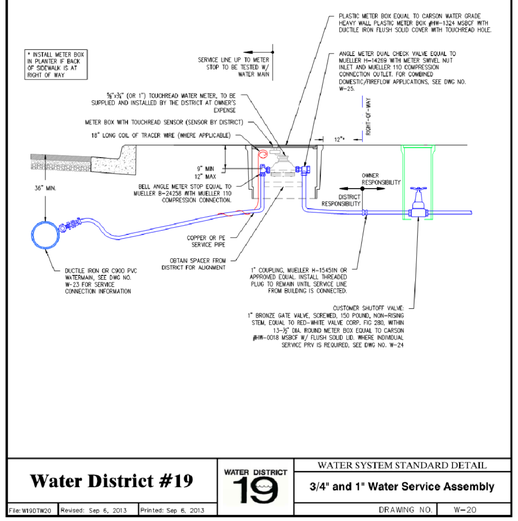


Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **Hydrant Locations** | File: W19DTW12 | Revised: Sep 6, 2013 | Printed: Sep 6, 2013 | DRAWING NO. W-12

3 WATER DISTRICT #19 STD DETAIL
SCALE: NTS

WATER SERVICE MINIMUM SIZING GUIDELINES
1. SADDLE, CORP AND SERVICE PIPE TO BE THE SAME DIAMETER.
2. SERVICE LINE FOR ¾" METER SHALL BE 1" INCH DIAMETER FOR SERVICE LINES WITHIN ROAD OR FOR SERVICE LINES LONGER THAN 30 FT, ALL OTHERS SHALL BE ¾" MIN.
3. SERVICE LINE FOR 1" METER SHALL BE 1½" MINIMUM, ANY LENGTH.
4. LARGER SIZES MAY BE REQUIRED DEPENDING ON FIRE SPRINKLER DEMANDS OR LONG PIPE RUNS.

NOTES
1. INDIVIDUAL SERVICES REQUIRED FOR EACH PROPERTY. SEE STANDARD PLAN W-23 FOR ADDITIONAL INFORMATION REGARDING SERVICE CONNECTIONS, METER LOCATION AND TOUCHREAD SENSOR MOUNTING.
2. PROVIDE MARKING TAPE FOR ALL SERVICE LINES PER STANDARD PLAN W-23.
3. PROVIDE TRACER WIRE FOR ALL PE SERVICE LINES. SECURE EACH END TO CONDUCTIVE PIPING/FITTING.
4. COMPARABLE "FORD" FITTINGS MAY BE USED IN LIEU OF "MUELLER", OR VICE VERSA. MUELLER 110 CONNECTION CAN BE SUBSTITUTED FOR FORD QUICK JOINT.



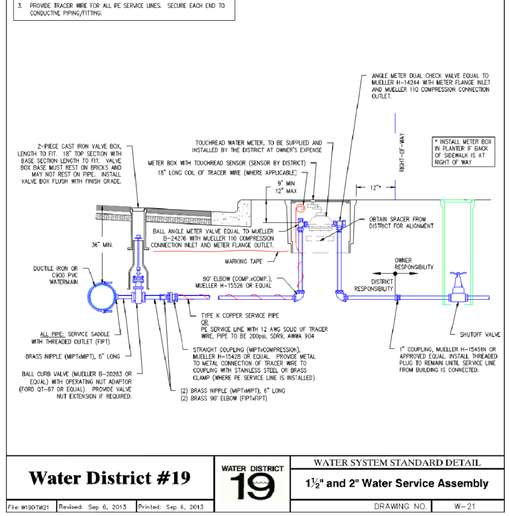
Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **3/4" and 1" Water Service Assembly** | File: W19DTW20 | Revised: Sep 6, 2013 | Printed: Sep 6, 2013 | DRAWING NO. W-20

4 WATER DISTRICT #19 STD DETAIL
SCALE: NTS

WATER SERVICE MINIMUM SIZING GUIDELINES
1. SADDLE AND SERVICE PIPE TO BE THE SAME DIAMETER.
2. SERVICE LINE FOR 1½" METER SHALL BE 1½ INCH DIAMETER MINIMUM.
3. SERVICE LINE FOR 2" METER SHALL BE 2" INCH DIAMETER MINIMUM.
4. LARGER SIZES MAY BE REQUIRED DEPENDING ON FIRE SPRINKLER DEMANDS OR LONG PIPE RUNS.

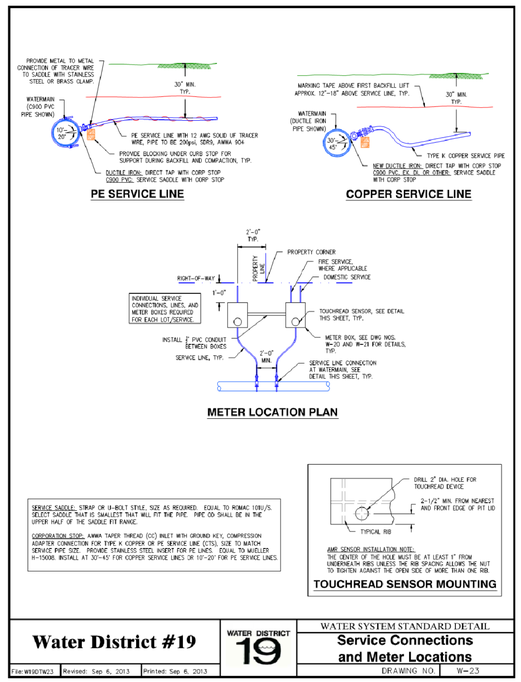
NOTES
1. INDIVIDUAL SERVICES REQUIRED FOR EACH PROPERTY. SEE STANDARD PLAN W-23 FOR ADDITIONAL INFORMATION REGARDING METER LOCATION AND TOUCHREAD SENSOR MOUNTING.
2. PROVIDE MARKING TAPE FOR ALL SERVICE LINES PER STANDARD PLAN W-23.
3. PROVIDE TRACER WIRE FOR ALL PE SERVICE LINES. SECURE EACH END TO CONDUCTIVE PIPING/FITTING.

SERVICE SADDLE: STRAP OR U-BOLT STYLE, SIZE AS REQUIRED. EQUAL TO ROMAC 202N/S. SELECT SADDLE THAT IS SMALLEST THAT WILL FIT THE PIPE. PIPE OD SHALL BE IN THE UPPER HALF OF THE SADDLE FIT RANGE.
METER BOX: 24"x36" PLASTIC METER BOX EQUAL TO CARSON WATER GRADE HEAVY WALL PLASTIC WATER METER BOX #HH-2436 MSBOY WITH DUCTILE IRON FLUSH SOLID COVER WITH TOUCHREAD HOLE.
PRESSURE REDUCING VALVES: WHERE INDIVIDUAL SERVICE PRV REQUIRED, SEE STANDARD DWG W-24 FOR MORE INFORMATION.
SHUTOFF VALVES: 1" BRONZE GATE VALVE, SCREWED, 150 POUND, NON-RISING STEM, EQUAL TO RED-WHITE VALVE CORP. FIG 2181, WITHIN 13-½" DIA. ROUND METER BOX EQUAL TO CARSON #HH-0018 MSBOY W/ FLUSH SOLID LID.
COMPARABLE "FORD" FITTINGS MAY BE USED IN LIEU OF "MUELLER", OR VICE VERSA.



Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **1½" and 2" Water Service Assembly** | File: W19DTW21 | Revised: Sep 6, 2013 | Printed: Sep 6, 2013 | DRAWING NO. W-21

5 WATER DISTRICT #19 STD DETAIL
SCALE: NTS



Water District #19 | WATER DISTRICT 19 | WATER SYSTEM STANDARD DETAIL: **Service Connections and Meter Locations** | File: W19DTW23 | Revised: Sep 6, 2013 | Printed: Sep 6, 2013 | DRAWING NO. W-23

6 WATER DISTRICT #19 STD DETAIL
SCALE: NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 22080 — REGISTERED PROFESSIONAL ENGINEER
01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN: DLL
DRAWN: ATD
CHECK: JPU
JOB NO: 19310.20
DATE: 01/21/20

ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

WATER AND SEWER DETAILS

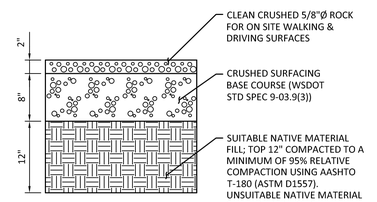
FILE NAME:

SHEET: C4.2

NE 1/4, SE 1/4, SECTION 31, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.

1 SITE IMPROVEMENT PLAN
SCALE: 1" = 20'

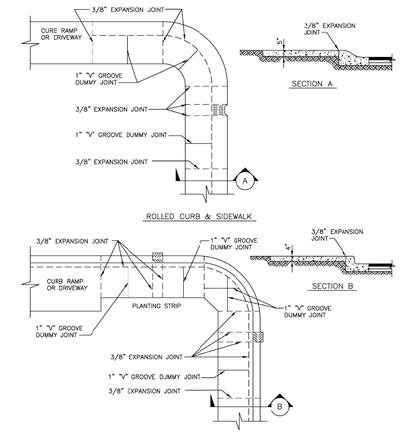
20 0 10 20 40



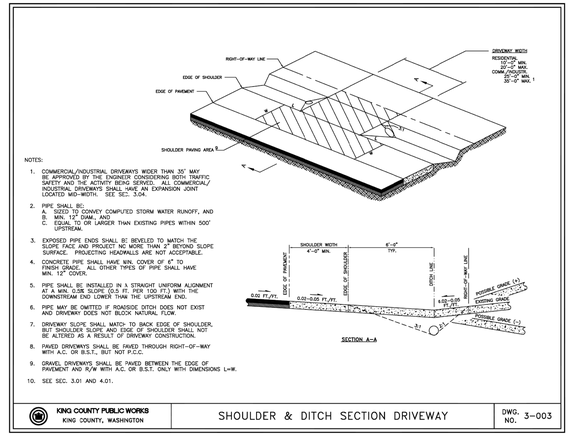
2 TYPICAL PAVEMENT SECTION
SCALE: 1" = 1'-0"

PAVING LEGEND

- NEW ASPHALT
- OVERLAY EXISTING ASPHALT/UTILITY SAWCUT
- NEW CONCRETE
- NEW SITE GRAVEL



3 KING COUNTY STANDARD DETAIL
SCALE: NTS



4 KING COUNTY STANDARD DETAIL
SCALE: NTS

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN STATE OF WASHINGTON 23280 REGISTERED PROFESSIONAL ENGINEER
01/21/2020

MARK	DATE	DESCRIPTION
	01/21/20	PERMIT SUBMITTAL

DESIGN:	DLL
DRAWN:	ATD
CHECK:	JPU
JOB NO:	19310.20
DATE:	01/21/20

ISLAND CENTER HOMES
9914 SW 188TH STREET
VASHON ISLAND, WA 98070

SITE IMPROVEMENT PLAN AND DETAILS

FILE NAME:

SHEET:

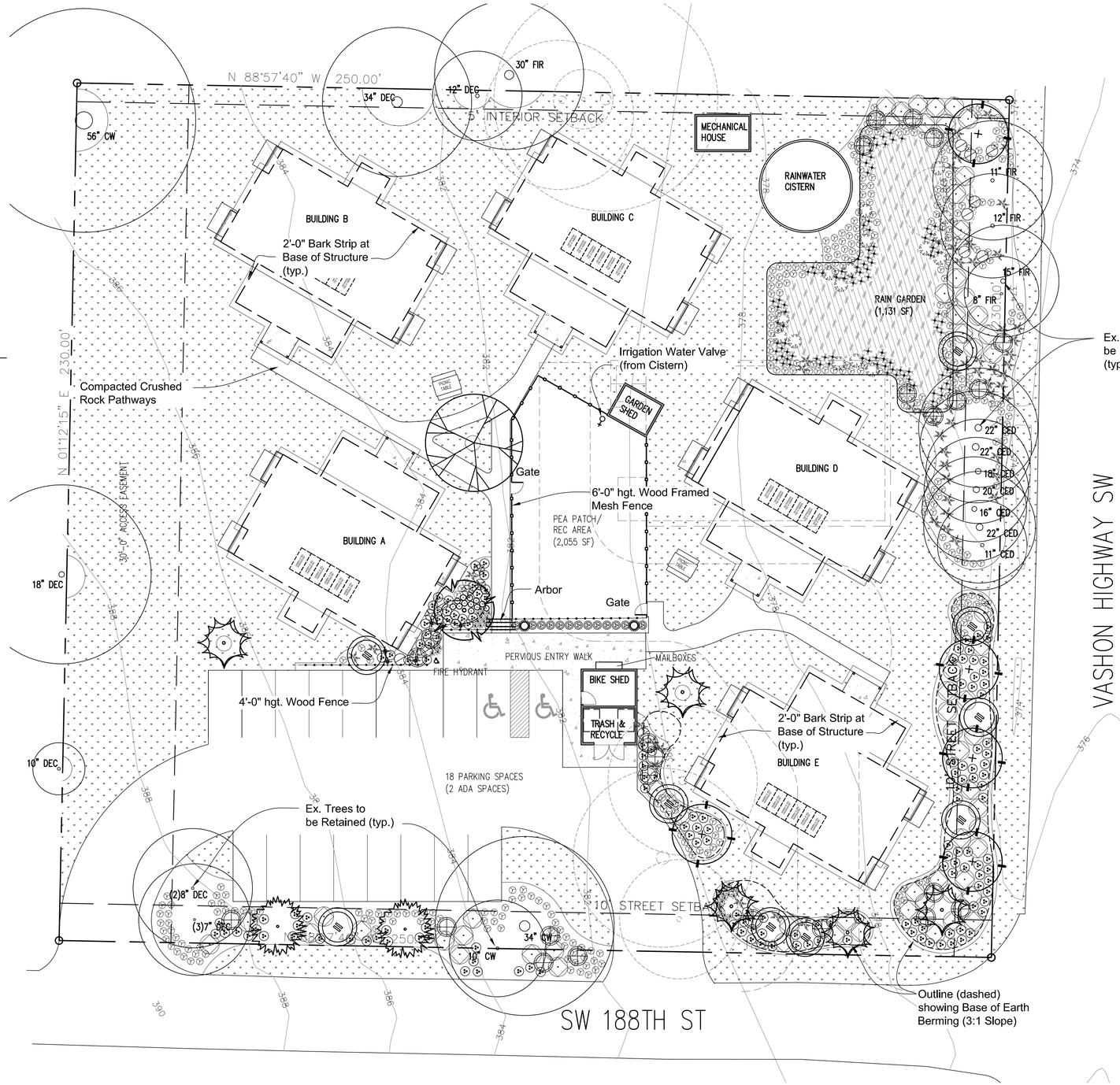
C5.1

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
		TREES:	
1		Acer griseunm/ PAPERBARK MAPLE	min. 2" cal., Street Tree form
5		Calocedrus decurrens/ INCENSE CEDAR	min. 6'-0" hgt.
5		Parrotia p. `Vanessa'/ PERSIAN IRONWOOD	min. 2" cal.
2		Pinus contorta/ SHORE PINE	min. 6'-0" hgt.
1		Quercus garrayana/ GARRY OAK	min. 2" cal., Street Tree form
		SHRUBS/ PERENNIALS/ GROUNDCOVERS:	
12		Achillea 'Moonshine'/ YARROW	1 gal.
13		Buxus s. 'Suffruiticosa'/ BOXWOOD	min. 15" spread
94		Carex e. `Aurea'/ BOWLES GOLDEN SEDGE	1 gal.
15		Cornus s. 'Insanti'/ DWARF REDTWIG DOGWOOD	min. 18" spread
6		Hemerocallis 'Setlla 'd Oro'/ DAYLILY	min. 18" spread
274		Mahonia repens/ CREEPING MAHONIA	1 gal.
9		Myrica californica/ PACIFIC WAX MYRTLE	min. 36" hgt., trained to tree-standard form
4		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	1 gal.
34		Pennisetum `Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
55		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
149		Prunus l. `Mt. Vernon'/ DWARF LAUREL	min. 12 spr.
23		Ribes s. `King Ed. VII'/ FLWG. CURRANT	min. 30" height
2		Rosmarius o. 'Miss Jessop's Upright'/ ROSEMARY	5 gal.
61		Spirea j. 'Limemound'/ JAPANESE SPIREA	min. 2 gal.
9		Vacinnium ovatum/ EVERGREEN HUCKLEBERRY	1 gal.
		Turf Grass Mix	Hydroseeded
		Pond Mix	Hydroseeded

* Plant names shown in **'bold'** are native/ drought tolerant.

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.



SCALE: 1/16" = 1'- 0"

NORTH

VASHON HOUSING
9914 SW 188th Street
Vashon, WA 98070

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
GLENN L. TAKAGI
CERTIFICATE NO. 339

Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
FAX: (206) 546-1128

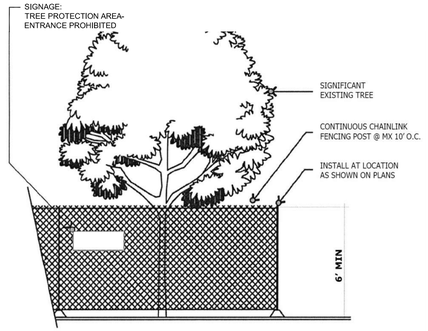
Planting Plan

Project No.:
Drawn: GT
Checked: GT

Drawing Issue:
1.21.20

Revisions:

Sheet
L 1
1 of 3



1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

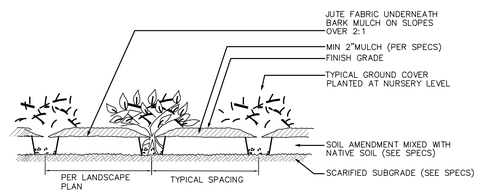
X TREE PROTECTION DETAIL
NOT TO SCALE

GENERAL NOTES:

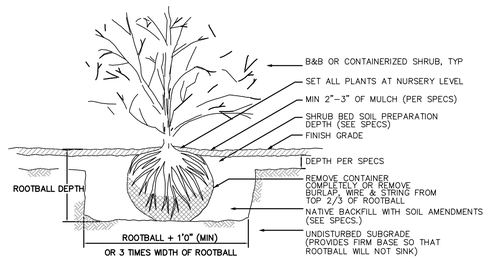
1. Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
2. Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
3. During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
4. Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
5. Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/contructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.
6. Obtain written approval of planting area finish grades and planting bed layouts prior to hysroseeding/ planting.
7. New Landscape Plantings will be hand watered until established (min. 2-3 growing seasons). Provide slow release tree watering bags at all new trees.

PLANTING NOTES:

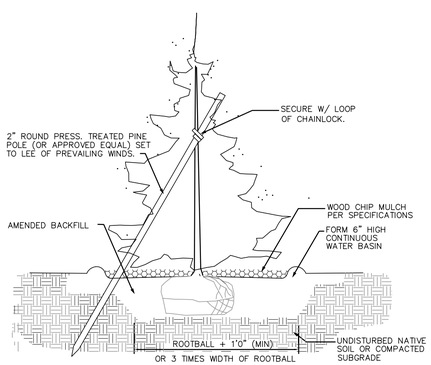
1. Planting Soil quality shall meet at a minimum BMP T5.13 "Post Construction Soil Quality and Depth" per Stormwater Management Manual for Western Washington/ Washington State Department of Ecology. In General, Planting Soil for new planting areas shall be an approved Compost cultivated into the existing prepared subgrade. If existing subsoil is determined not suitable by Landscape Architect, a pre-mixed soil with a 'Sandy Gravelly Loam' texture shall be used. Provide textural and nurtrient analysis of any imported pre-mixed soil or amendment for approval.
2. Soil Preparation: Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of four inches (4"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost (or three (3") depth of imported soil mix) over entire bed and till again to a minimum depth of six inches (6") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost (or four (4") depth of imported soil mix) and till again. (total of 4" of added Compost or total of 7" of imported soil mix). Note that finish grade of mulched beds shall be one inch (1") below adjacent paved surfaces.
Lawn Areas : Determine/ attain a minus eight inch (8") subgrade and cultivate base to a minimum depth of four inches (4"), clean/ remove all rocks, roots, debris over two inches in diameter. Spread a four inch (4") lift of approved sand-compost based `Winter Mix' Topsoil and till to incorporate into prepared subgrade. Add top four inches (4") of Topsoil Mix, rake smooth and compact. Note that finish grade of lawn shall be 3/4" below top of adjacent paved surfaces.
3. Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer.
4. All Turfgrass and Pond seeding shall be applied by Hydroseeding. Follow Stormwater Management in Western Washington, Vol. 2 Construction Stormwater Pollution Prevention BMP C120: Temporary and Permanent Seeding for Hydroseeding Slurry Contents, Application and Maintenance.
Turfgrass Seed Mix shall be the 'Landscaping Seed Mix' in BMP C120. Seed at the rate of 8 lbs. seed mixture per 1000 s.f.
Pond Mix shall be be the 'Wet Area Seed Mix' in BMP C120. Seed at the rate of 2.5 lbs. 1000 s.f.
4. Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
5. Mulch all beds with a minimum three inch (3") depth of approved 'shredded bark' or 'Arborist's Chips' mulch. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls.
Mulch for shrub planted areas in Raingarden shall be a chipped or shredded wood mulch at a minimum depth of three inches (3") as approved by Landscape Architect.
6. Stake trees per detail and as directed by Landscape Architect.
7. Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings). Seeded areas shall be kept moist until well established and showing a vigorous and uniform stand of 'grass'.
8. The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
9. Upon completion, the Contractor shall request a 'Substantial Completion' of the installed work. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Landscape Architect, additional inspections will be scheduled at the request of the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.
10. Replacement of Plantings: Remove from site and replace with new planting, at Contractors expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
11. Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.



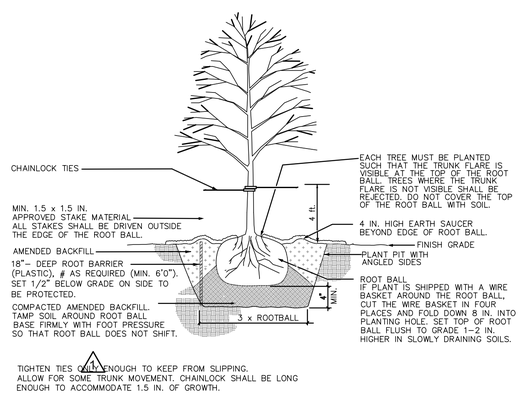
1 GROUND COVER PLANTING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 CONIFEROUS TREE PLANTING
NOT TO SCALE



4 TREE PLANTING
NOT TO SCALE

VASHON HOUSING
9914 SW 188th Street
Vashon, WA 98070

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
GLENN L. TAKAGI
CERTIFICATE NO. 336

Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100
glenco1029@earthlink.net

Details & Notes

Project No.:
Drawn: GT
Checked: GT

Drawing Issue:
1.21.20

Revisions:

Sheet
L 2
2 of 3

SITE PLAN

1/16"=1'-0"

SITE NOTES:

1. PEA PATCH TO BE SURROUNDED BY 6' DEER FENCE - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION..

2. SEE CIVIL FOR GRADING/DRAINAGE PLANS - ADDITIONAL DETAILS ON RAIN GARDEN INCLUDED ON THE LANDSCAPE PLANS.

3. ALL HOUSES TO HAVE SOLAR PANELS ON THEIR ROOFS - SEE ROOF PLANS AND ENERGY CODE NOTES AND CALCS FOR ADDITIONAL INFORMATION.

4. PARKING LOT TO HAVE (2) LIGHT POLES - ONE AT THE WEST END OF THE NORTH STALLS AT ONE AT THE EAST END OF THE SOUTH STALLS. BOTH TO BE ON PHOTOCELL AND SCREENED TO PREVENT LIGHT POLLUTION.

5. EACH HOUSE WILL HAVE AN EXTERIOR LIGHT AT THE COVERED PORCH AND THE BIKE/TRASH RECYCLING SHED WILL HAVE AN EXTERIOR LIGHT AT EACH DOOR PLUS ONE ABOVE THE MAILBOXES. ALL WILL BE DOWNLIGHTS WITH SHIELDED BULBS AS NEEDED TO PREVENT LIGHT POLLUTION. BOTH THE GARDEN SHED AND THE PUMP HOUSE WILL ALSO HAVE AN EXTERIOR LIGHT ABOVE THE ENTRY DOOR. ALL OF THESE LIGHTS WILL BE ON A PHOTO CELL.

6. BOLLARD PATHWAY LIGHTS TO BE INSTALLED ALONG ALL INTERIOR SITE GRAVEL PATHS PROVIDING PROPER SAFE ILLUMINATION TO HOUSES. THESE LIGHTS SHALL BE DOWNLIGHTS WITH SHIELDED BULBS AS NEEDED TO PREVENT LIGHT POLLUTION AND WILL BE ON A PHOTOCELL.

7. WATER CISTERN IS TO COLLECT A PORTION OFF OF THE ROOFS TO REUSE AS GREY/ GREEN WATER TO USE FOR TOILETS AND 2 YARD HYDRANTS - ONE AT THE PEA PATCH AND ONE BY THE PARKING LOT/DRIVE EAST OF THE TRASH/RECYCLE AREA. RAIN BANK WILL SUBMIT FOR A SEPARATE KING COUNTY HEALTH DEPARTMENT APPROVAL.

SEE SUVEY, CIVIL PLANS & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION/ REQUIREMENTS.

NO.	REVISION DATE

FORM + FUNCTION
ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796

6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

VAHSON HOUSING
9314 SW 188TH ST
VASHON, WA
98070

PROJECT NO. 1221

DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
SITE PLAN

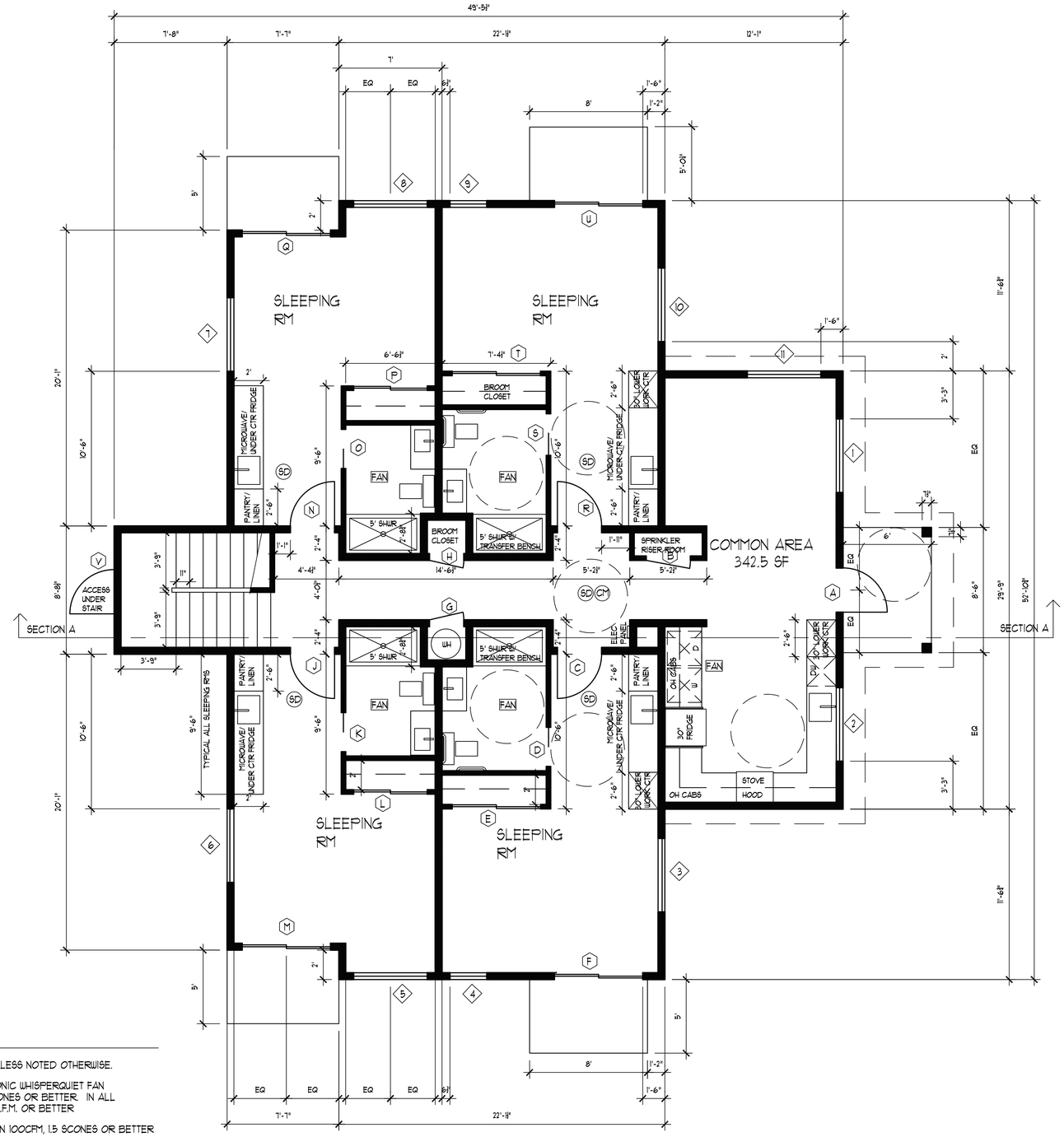
SHEET NO.
A1.0

DOOR SCHEDULE PLAN A & B

MARK	DOOR SIZE W X H	OPERATION	MATERIAL	GLAZING	U-VALUE	NOTES
A	3'-0" x 6'-8"	SWING	HOLLOW METAL HALF GLASS	SAFETY GLASS	0.30 MIN	PROVIDE EXTERIOR THRESHOLD AND WEATHER STRIPPING KEY LOCKED
B	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
C	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
D	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
E	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
F	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
G	3'-0" x 6'-8"	SWING	SOLID CORE WOOD WITH VENT	N/A	N/A	VENT IN DOOR, KEY LOCKED
H	3'-0" x 6'-8"	SWING	SOLID CORE WOOD WITH VENT	N/A	N/A	VENT IN DOOR, KEY LOCKED
J	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
K	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
L	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
M	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
N	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
O	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
P	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
Q	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
R	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
S	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
T	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
U	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
V	3'-0" x 3'-0"	SWING	HOLLOW METAL HALF GLASS	N/A	0.30 MIN	PROVIDE EXTERIOR THRESHOLD AND WEATHER STRIPPING KEY LOCKED

DOOR GENERAL NOTES:

1. ALL DOORS TO BE NFRC CERTIFIED.
2. CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNF'R
3. ALL INTERIOR DOORS BY SIMPSON OR EQUIVALENT.
4. ALL HARDWARE TO BE LEVER TYPE- FINISH TO BE SELECTED.



MAIN FLOOR PLAN A & B

1/4"=1'-0"

NOTES:

1. DOOR JAMBS SHALL BE 3 1/2" TYPICAL, UNLESS NOTED OTHERWISE.
2. WASHER/DRYER AREA - INSTALL PANASONIC WHISPERQUIET FAN SIZED PER SPACE RQMTS. 90 C.F.M., 1.5 SONES OR BETTER. IN ALL BATHROOMS - INSTALL THE SAME - 80 C.F.M. OR BETTER
3. NEW KITCHEN HOOD TO BE SELECTED - MIN 100CFM, 1.5 SCONES OR BETTER
4. CONTRACTOR WILL APPLY FOR MECHANICAL, PLUMBING & ELECTRICAL PERMITS SEPERATELY.
5. CONSTRUCTION IS TYPE V-B - BUT AS AN ALTERNATE, PROVIDE 1 HR FIRE RATED WALLS BETWEEN SLEEPING ROOMS & COMMON AREAS FOR ADDITIONAL SAFETY (PARTY/CORRIDOR WALLS AS WELL AS FLR/CLG ASSEMBLY BETWEEN MAIN AND UPPER FLRS)
6. SPRINKLER SYSTEM TO BE DESIGNED AND PERMITTED BY CERTIFIED SPRINKLER SUB-CONTRACTOR (ARCHITECT TO REVIEW/APPROVE LAYOUT)

CODE NOTES:

- PROVIDE SMOKE DETECTORS PER IRC - IN EACH SLEEPING RM, OUTSIDE EACH SEPARATE SLEEPING AREA.
- SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC - OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. (COMBINED UNITS INCLUDING SD ARE ACCEPTABLE)

NO.	REVISION DATE

FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796

6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

VAHSON HOUSING
9914 SW 188TH ST
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PROJECT NO. 1221

DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
MAIN FLOOR PLAN A & B

SHEET NO.
A2.0

DOOR SCHEDULE PLAN A & B

MARK	DOOR SIZE W X H	OPERATION	MATERIAL	GLAZING	U-VALUE	NOTES
AA	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
BB	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
CC	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
DD	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
EE	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
FF	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
GG	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
HH	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
JJ	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
KK	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
LL	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
MM	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH
NN	3'-0" x 6'-8"	SWING	SOLID CORE WOOD	N/A	N/A	KEY LOCKED
OO	2'-8" x 6'-8"	POCKET	SOLID CORE WOOD	N/A	N/A	
PP	5'-0" x 6'-8"	SLIDER	SOLID CORE WOOD	N/A	N/A	
QQ	6'-0" x 6'-8"	SLIDER	SOLID CORE WOOD FULL GLASS	SAFETY GLASS	0.30 MIN	LATCH

DOOR GENERAL NOTES:

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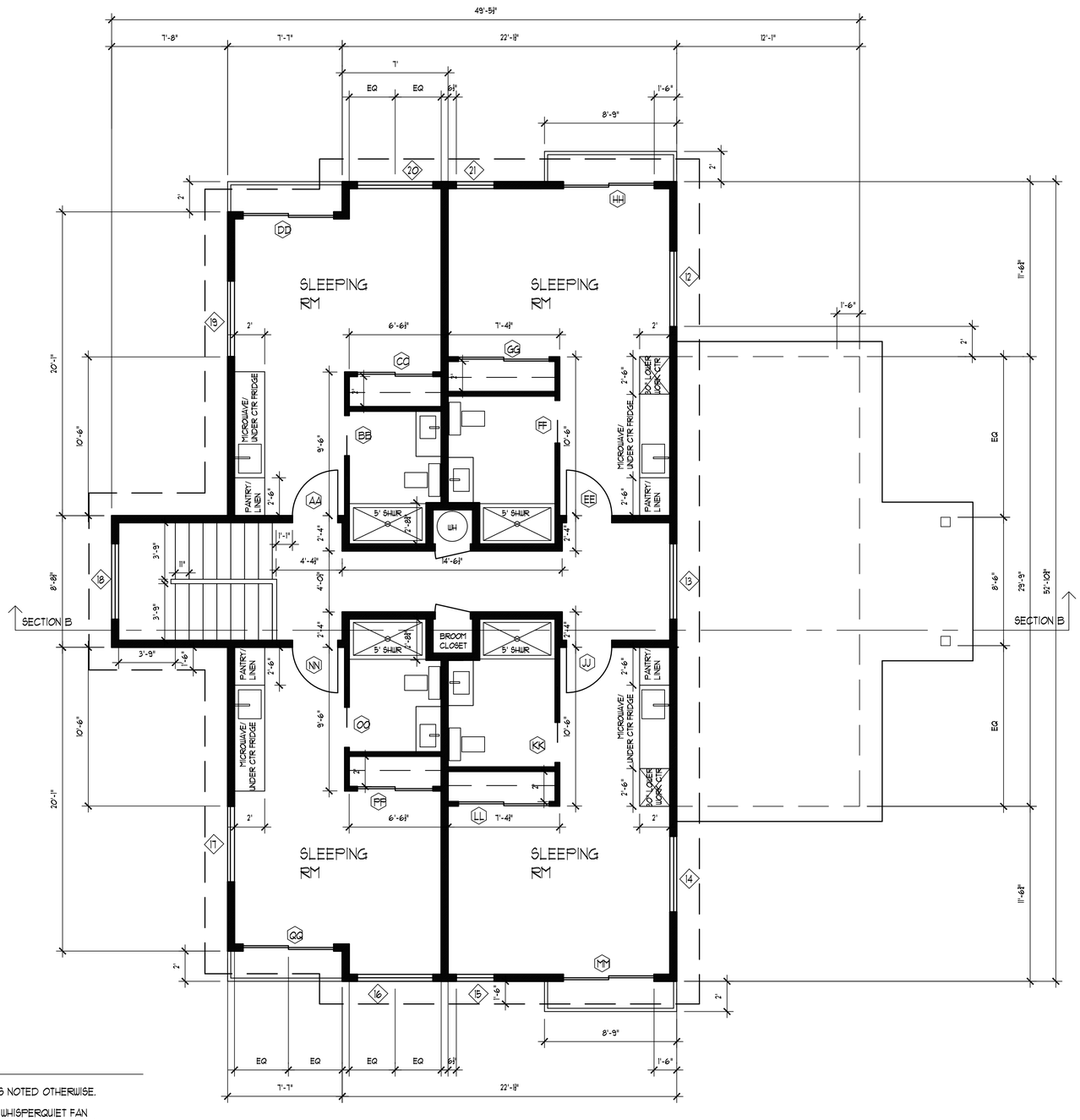

NOTES:

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UPPER FLOOR PLAN A & B

1/4"=1'-0"

CODE NOTES:

- PROVIDE SMOKE DETECTORS PER IRC - IN EACH SLEEPING RM, OUTSIDE EACH SEPARATE SLEEPING AREA.
- SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC - OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. (COMBINED UNITS INCLUDING SD ARE ACCEPTABLE)

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6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

YAHSON HOUSING
9914 SW 188TH ST
YASHON, WA
98070

PROJECT NO. 1221

DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
UPPER FLOOR PLAN A & B

SHEET NO.
A2.1

ROOF VENTILATION NOTES:

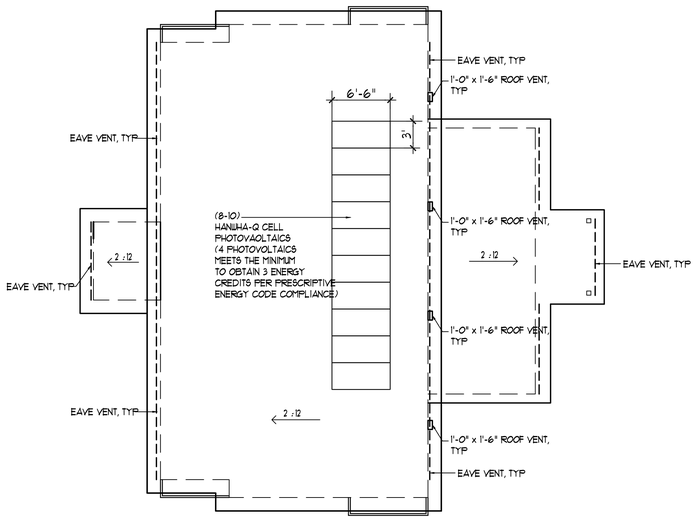
1 SQ.FT. OF VENTING PER 300 SQ.FT. OF AREA TO BE VENTED (1/150 REDUCED TO 1/300 PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE RQD VENTING PROVIDED IN THE UPPER PORTION OF THE SPACE - MIN 3' ABOVE EAVE LINE..

PROPOSED VENTILATION MEETS/EXCEEDS CODE REQMT
2,361 SF/150 = 1.81 SF VENTING RQD

(4) 1'-0" X 1'-6" ROOF VENTS @ NEW PREFAB TRUSSES (6 SF)
EAVE/SOFFIT VENTS- (3) 2" DIAMETER VENTS PER RAFTER BAY 9 SQ IN +/- PER BAY MIN.
10 BAYS X 9 = 630 SQ IN (4.37 SF)

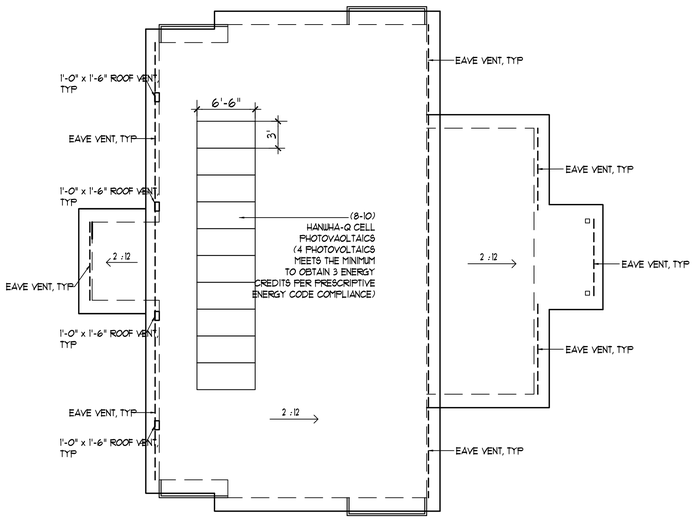
PROPOSED VENTILATION MEETS/EXCEEDS CODE RQMT FOR 1/300

FOR UNIQUE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO FIELD CONDITIONS - COORDINATE VENTILATION (+ INSULATION) RQMTS WITH ARCHITECT



ROOF PLAN A

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS 1/4"=1'-0"



ROOF PLAN B

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS 1/4"=1'-0"

WINDOW SCHEDULE- MAIN FLOOR PLAN A & B

MARK	WINDOW SIZE W X H	OPERATION	MATERIAL	MFGR	GLAZING	U-VALUE	NOTES
1	5'-0" x 3'-6"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
2	5'-0" x 3'-6"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
3	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
4	2'-6" x 4'-0"	PICTURE	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
5	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
6	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
7	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
8	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
9	2'-6" x 4'-0"	PICTURE	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
10	5'-0" x 3'-6"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON

WINDOW SCHEDULE- UPPER FLOOR PLAN A & B

MARK	WINDOW SIZE W X H	OPERATION	MATERIAL	MFGR	GLAZING	U-VALUE	NOTES
12	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
13	5'-0" x 2'-6"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
14	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
15	2'-6" x 4'-0"	PICTURE	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
16	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
17	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
18	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
19	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
20	5'-0" x 4'-0"	SLIDER	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON
21	2'-6" x 4'-0"	PICTURE	VINYL, WHITE	MILGARD	LOW-E, CLR	0.30	ARGON

WINDOW GENERAL NOTES:

1. ALL WINDOWS TO BE NFRC CERTIFIED.
2. CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNF'R
3. WINDOW MFGR TO BE MILGARD OR EQUAL. SCHEDULE ASSUMES VINYL W/ LOW E 272 GLASS-ARGON. SUBSTITUTIONS ARE ACCEPTABLE AS LONG AS WINDOWS MEET THE ENERGY CODE REQMTS LISTED ON SHEET A1.0
4. ALL EXTERIOR WINDOW OPENINGS TO BE WRAPPED W/ VIDAFLEX F OR APPROVED EQUAL PEAL + STICK MEMBRANE AND METAL FLASHINGS PER NORTHWEST WALL AND CEILING BUREAU STANDARD DETAILS.
5. INSTALL TEMPERED/SAFETY GLAZING AS REQUIRED PER IRC R308 AND NOTED ABOVE.

NO.	REVISION DATE

FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796

6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

VAHSON HOUSING
9914 SW 188TH ST
VASHON, WA
98070

PROJECT NO. 1221

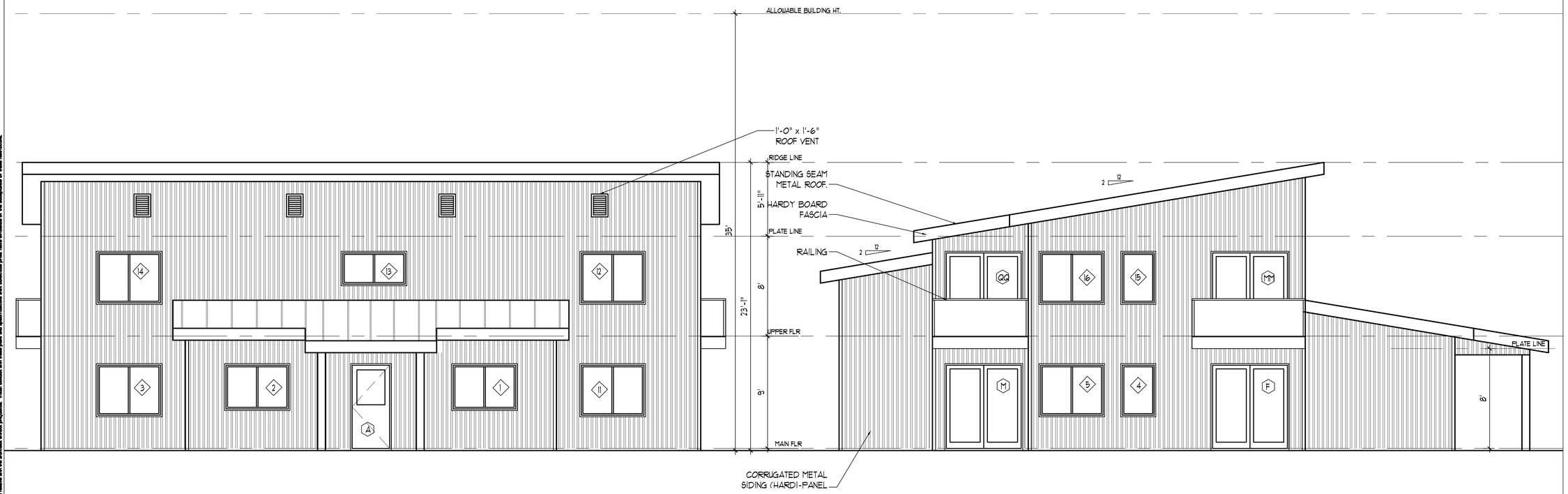
DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
MAIN FLOOR PLAN A
WINDOW SCHEDULE

SHEET NO.
A2.2

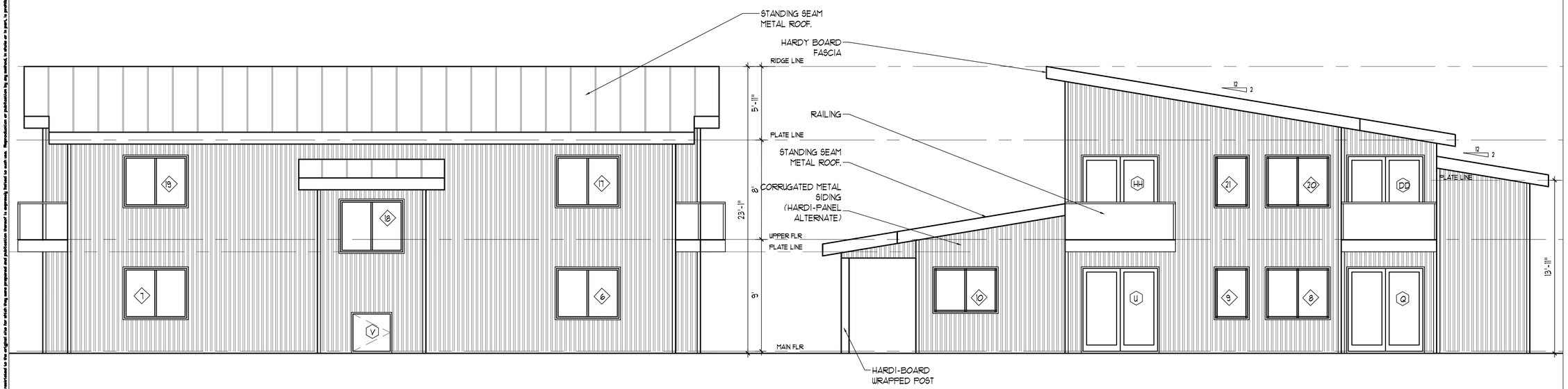


NORTH ELEVATION FLOOR PLAN A

1/4"=1'-0"

EAST ELEVATION FLOOR PLAN A

1/4"=1'-0"



SOUTH ELEVATION FLOOR PLAN A

1/4"=1'-0"

WEST ELEVATION FLOOR PLAN A

1/4"=1'-0"

NO.	REVISION DATE

FORM + FUNCTION
ARCHITECTURE
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206.372.9796

6850 REGISTERED ARCHITECT
JUDITH A. TUCKER
STATE OF WASHINGTON

VAHSON HOUSING
9914 SW 188TH ST
VASHON, WA
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DATE 1/21/20

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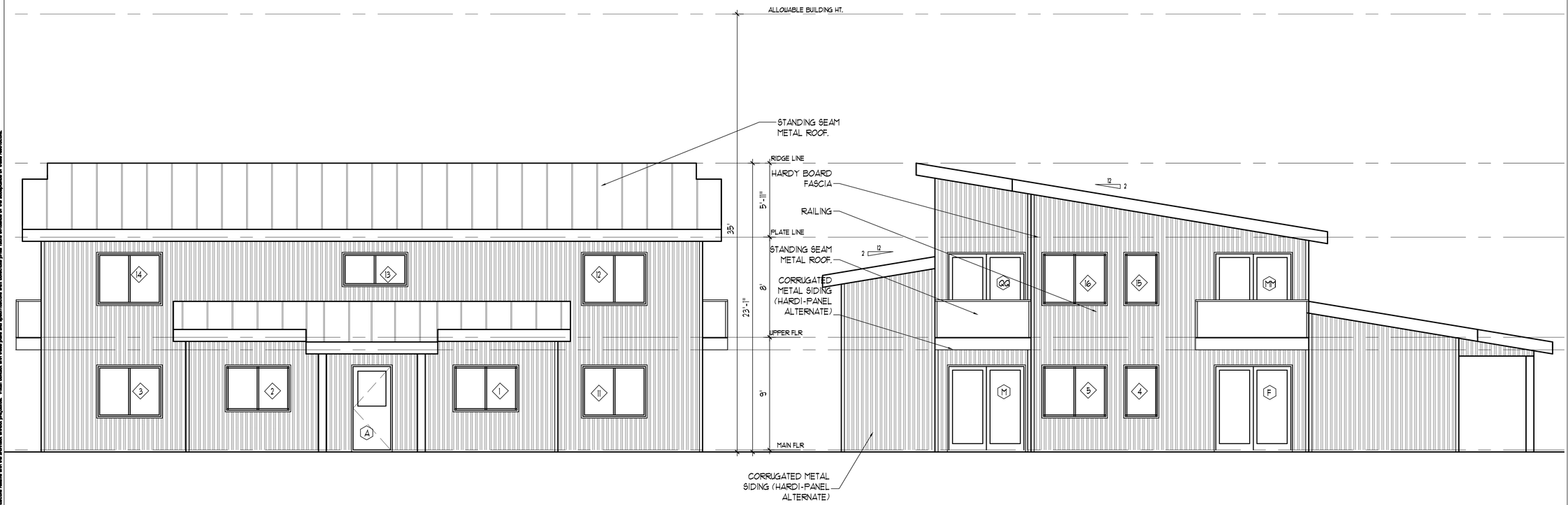
SHEET TITLE
ELEVATIONS
PLAN A

SHEET NO.
A3.0

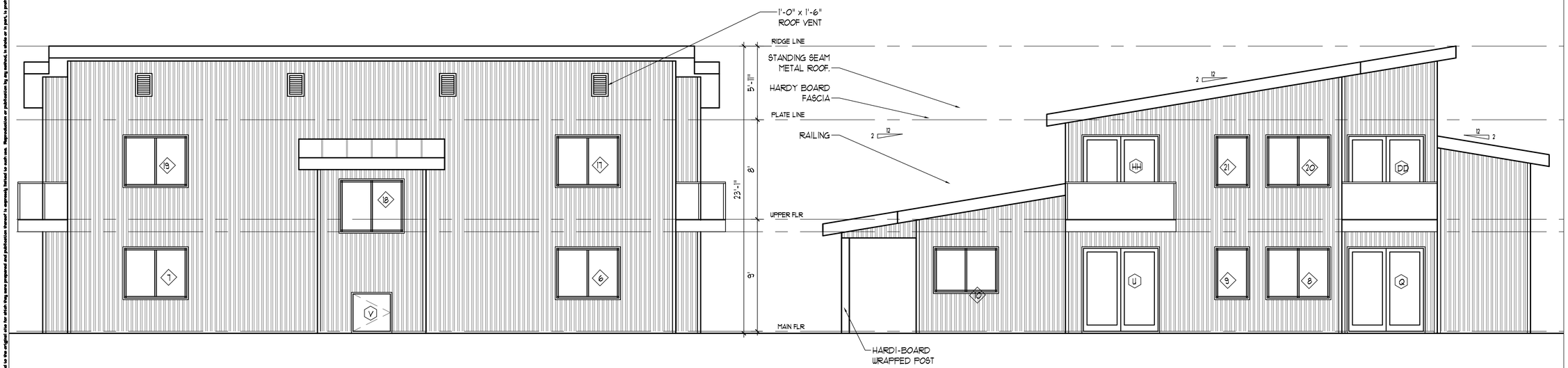


NORTH ELEVATION FLOOR PLAN B

1/4"=1'-0"

EAST ELEVATION FLOOR PLAN B

1/4"=1'-0"



SOUTH ELEVATION FLOOR PLAN B

1/4"=1'-0"

WEST ELEVATION FLOOR PLAN B

1/4"=1'-0"

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ARCHITECTURE
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206.372.9796

6850 REGISTERED ARCHITECT
JUDITH A. TUCKER
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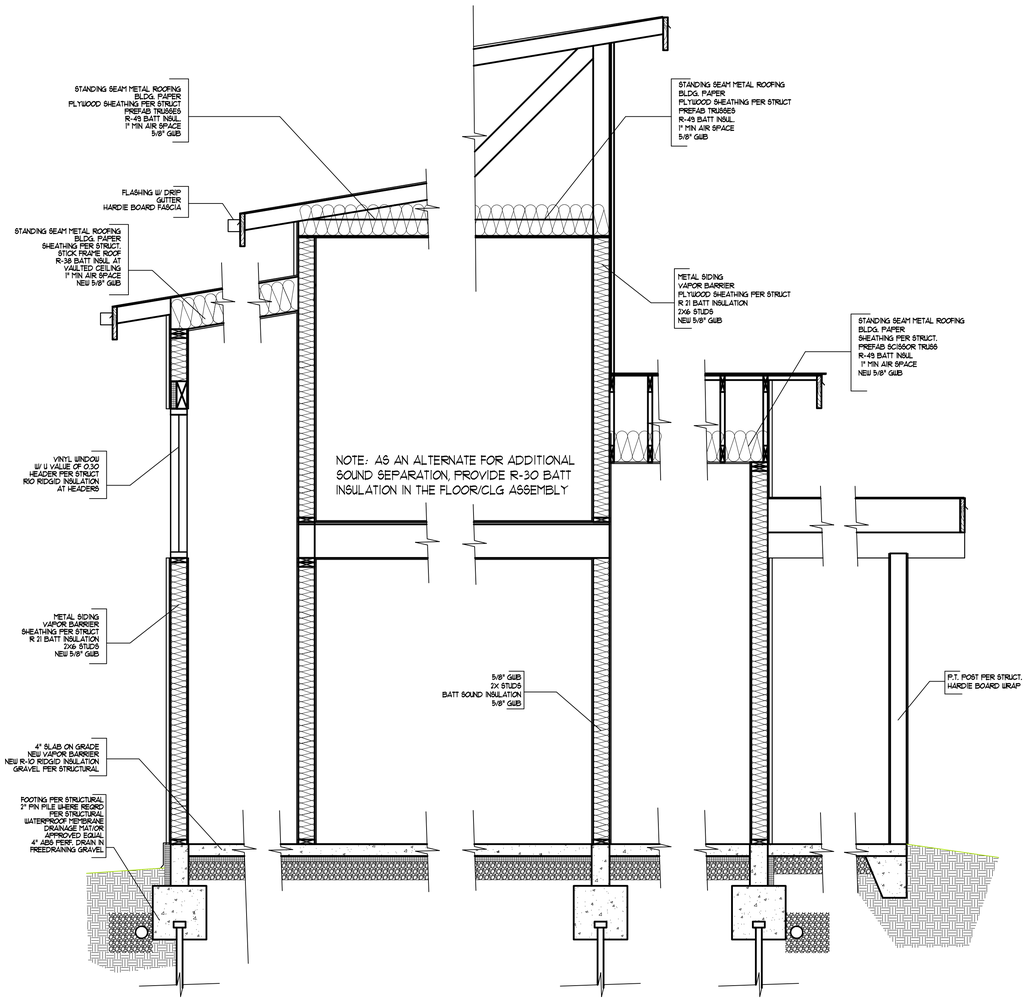
SHEET TITLE
ELEVATIONS
PLAN B

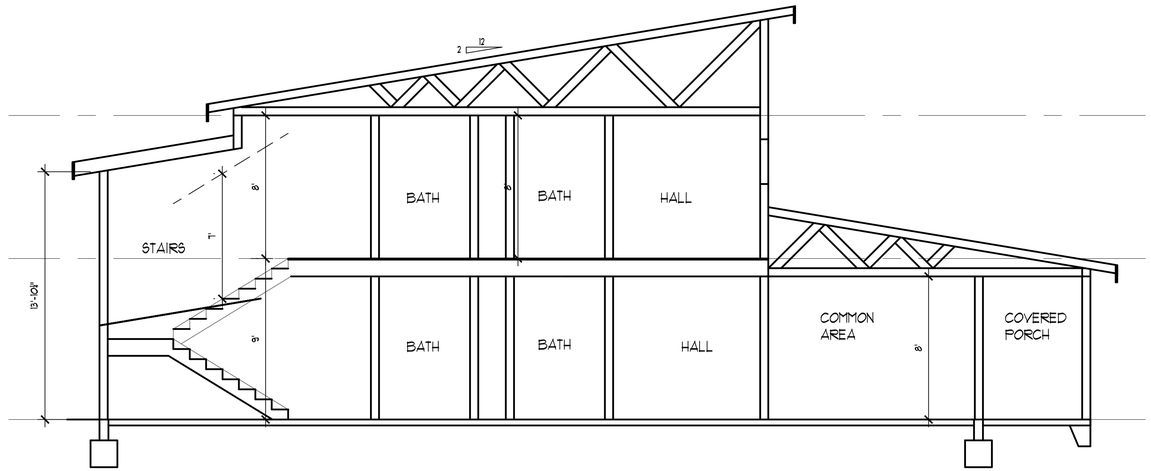
SHEET NO.
A3.1



WALL SECTION

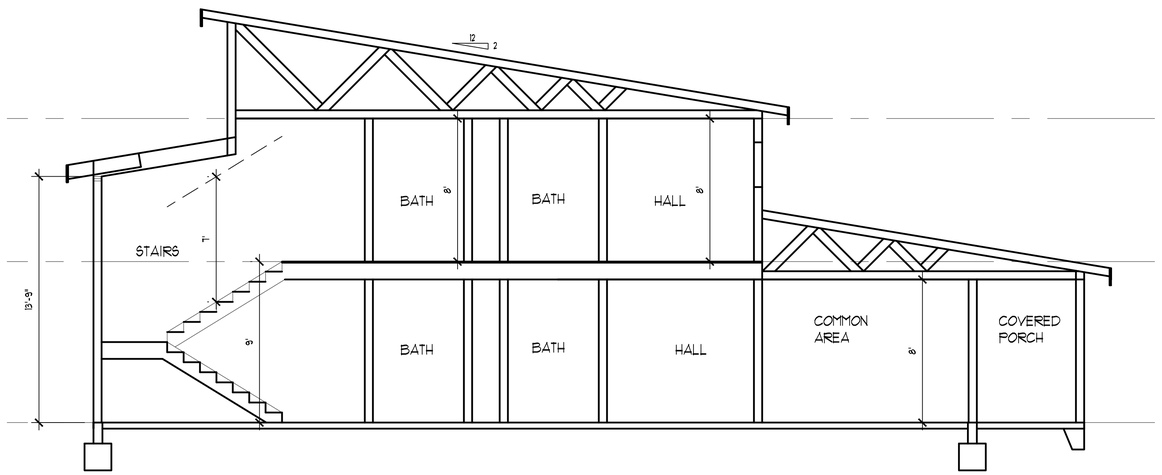
1/2"=1'-0"

NOTE: WALL SECTION ABOVE SHOWS 1 HR CONSTRUCTION BUT THIS IS AN ALTERNATE, CODE REQUIRED CONSTRUCTION IS TYPE V-B. FOR TYPE V-B, REPLACE ALL CALL OUTS FOR $\frac{5}{8}$" TYPE X GWB WITH $\frac{1}{2}$" GWB. 1 HOUR CONSTRUCTION IS A CLIENT REQUESTED ALTERNATE FOR ADDITIONAL SAFETY BUT WILL IF BUDGET ALLOWS.



PLAN A SECTION

1/4"=1'-0"



PLAN B SECTION

1/4"=1'-0"

NO.	REVISION DATE

FORM + FUNCTION
ARCHITECTURE
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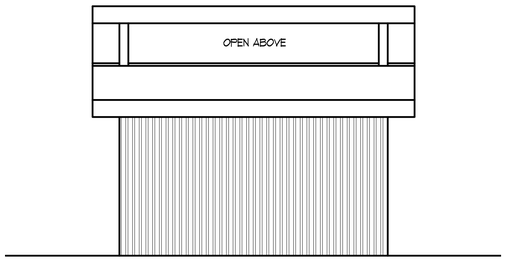
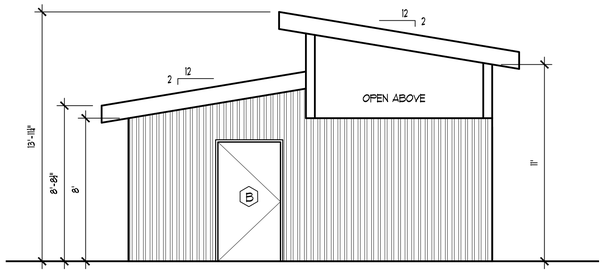
SHEET TITLE
SECTIONS

SHEET NO.
A3.2



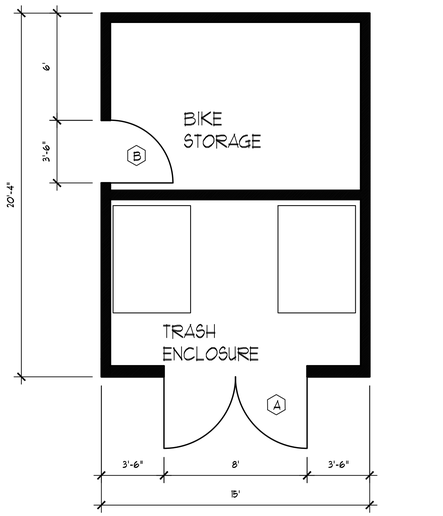
NORTH TRASH ELEVATION

1/4"=1'-0"



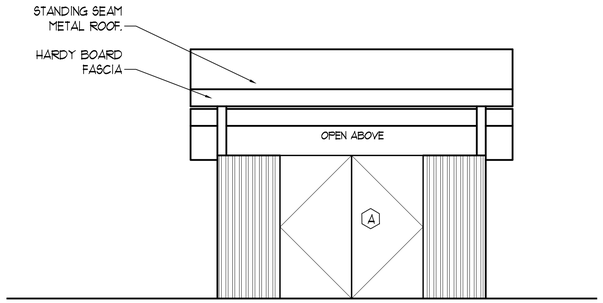
WEST TRASH ELEVATION

1/4"=1'-0"



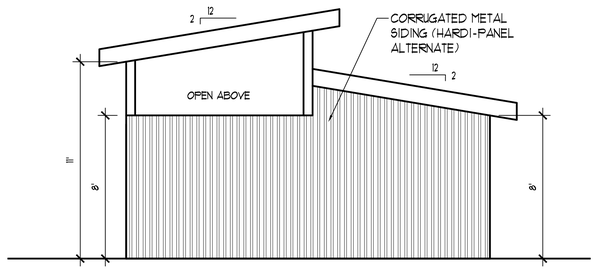
TRASH ENCLOSURE/ BIKE PLAN

1/4"=1'-0"



SOUTH TRASH ELEVATION

1/4"=1'-0"



EAST TRASH ELEVATION

1/4"=1'-0"

TRASH ENCLOSURE/ BIKE DOOR SCHEDULE

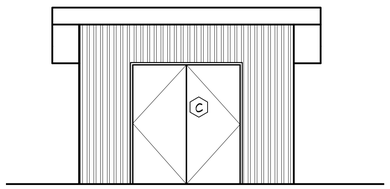
MARK	DOOR SIZE W X H	OPERATION	MATERIAL	GLAZING	U-VALUE	NOTES
A	(2)4'-0" x 6'-8"	SWING	HOLLOW METAL	N/A	N/A	
B	3'-6" x 6'-8"	SWING	HOLLOW METAL	N/A	N/A	

SHED DOOR SCHEDULE

MARK	DOOR SIZE W X H	OPERATION	MATERIAL	GLAZING	U-VALUE	NOTES
C	(2)4'-0" x 6'-8"	SWING	SC WOOD	N/A	N/A	

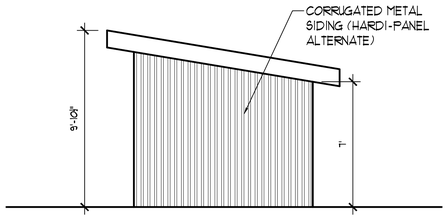
DOOR GENERAL NOTES:

1. ALL DOORS TO BE NFRC CERTIFIED.
2. CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNFR
3. ALL INTERIOR DOORS BY SIMPSON OR EQUIVALENT.
4. ALL HARDWARE TO BE LEVER TYPE- FINISH TO BE SELECTED.



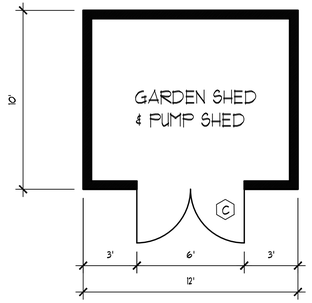
SOUTH SHED ELEVATION

1/4"=1'-0"



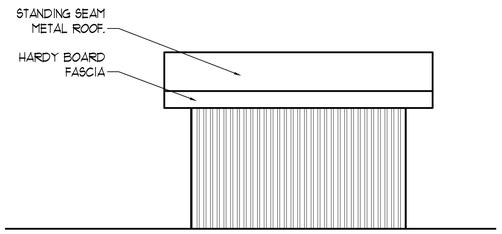
EAST SHED ELEVATION

1/4"=1'-0"



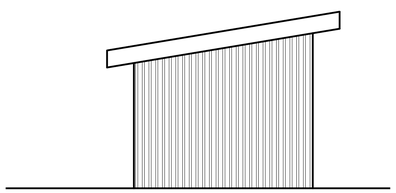
SHED PLAN

1/4"=1'-0"



NORTH SHED ELEVATION

1/4"=1'-0"



WEST SHED ELEVATION

1/4"=1'-0"

NO.	REVISION DATE

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ARCHITECTURE
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6850 REGISTERED ARCHITECT JUDITH A. TUCKER STATE OF WASHINGTON

VAHSON HOUSING
9314 SW 188TH ST
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98070

PROJECT NO. 1221

DATE 1/21/20

DRAWN BY JT, SD

CHECKED BY JT

SHEET TITLE
SHED PLANS & ELEVATIONS

SHEET NO.
A3.3

2

STRUCTURAL NOTES

01000 - GENERAL REQUIREMENTS

THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS AND PIPES ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING BUT NOT LIMITED TO EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01001 - CODE REQUIREMENTS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.

01100 - DESIGN LOADS

DEAD LOADS:

ACTUAL WEIGHT OF MATERIALS OF CONSTRUCTION AND PERMANENT EQUIPMENT.

FLOOR LIVE LOADS:

FLOORS (RESIDENTIAL)	40 PSF
DECKS	60 PSF

ROOF LIVE LOADS:

ROOF	20 PSF

SNOW LOAD DESIGN DATA:

Pg = 20 PSF, Pf = 20 PSF, Ce = 0.9, Is = 1.0, Ct = 1.0,	25 PSF UNIFORM

WIND DESIGN DATA:

BASIC WIND SPEED	110 MPH (3-SECOND GUST)
WIND IMPORTANCE FACTOR	Iw = 1.0
WIND EXPOSURE	EXPOSURE B
TOPOGRAPHICAL FACTOR	Kzt = 1.00
INTERNAL PRESSURE COEFFICIENT	GCpi = +/- 0.18
COMPONENT/CLADDING WIND PRESSURE	P(C) = 25 PSF

EARTHQUAKE DESIGN DATA:

SEISMIC IMPORTANCE FACTOR	Ie = 1.0	
OCCUPANCY CATEGORY	II	
SPECTRAL RESPONSE ACCELERATIONS	Ss = 1.50	S1 = 0.57
SITE CLASS	C	
SPECTRAL RESPONSE COEFFICIENTS	SDS = 1.001	SD1 = 0.491
SEISMIC DESIGN CATEGORY	D	
WOOD LEVELS - BEARING WALL SYSTEM	R = 6.5	Cs = 0.154

01200 - GEOTECNICAL INVESTIGATION

FOUNDATION DESIGN BASED ON REPORT 19401 DATED OCTOBER 29, 2019 PREPARED BY GEOTECH CONSULTANTS INC.. ALL SITE PREPARATION AND FOUNDATION CONSTRUCTION TO BE PERFORMED PER REPORT. ALL PILE DRIVING TO BE INSPECTED BY A CERTIFIED INSPECTOR WITH LOG CONFIRMING EACH PILE DRIVEN IN ACCORDANCE WITH SOILS REPORT REFUSAL CRITERIA. FILLS TO BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.

ALL FOUNDATIONS SHALL BE FOUNDED ON EITHER COMPETENT NATIVE MATERIAL, PIPE PILE OR BY OTHER MEANS AS DEFINED BY THE GEOTECNICAL ENGINEER.

WHERE FOOTINGS ARE ALLOWED TO BE FOUNDED ON NATIVE MATERIAL BY THE GEOTECHNICAL ENGINEER, ALLOWABLE BEARING CAPCITY IS 3,000 PSF. 1/3 INCREASE ALLOWABLE FOR WIND OR SEISMIC LOADS.

GEOTECHNICAL DESIGN PARAMETERS HAVE BEEN COORDINATED WITH GEOTECH CONSULTANTS INC. AS LISTED BELOW

DESIGN PARAMETERS FOR RETAINING WALLS WITH FLAT BACKFILL ARE AS FOLLOWS:

ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	55 PCF
PASSIVE EARTH PRESSURE	250 PCF (ULTIMATE)
COEFFICIENT OF FRICTION	0.30 (ALLOWABLE) ASSUMED
SEISMIC SURCHARGE	8H UNIFORM
SOIL PROFILE	SITE CLASS D
SEISMIC SURCHARGE	UNIFORM 8H
VEHICLE SURCHARGE	2'-0" OF SOIL

ALL FOUNDATION INSTALLLATIONS SHALL BE SUBJECT TO APPROVAL OF THE GEOTECHNICAL ENGINEER.

PIPE PILE:

INSTALLATION REQUIREMENTS:

TWO, THREE AND FOUR INCH DIAMETER PIPE PILE SHALL CONSIST OF PIPE PER ASTM A53 GRADE B AND BE DRIVEN AT LEAST 5 FEET INTO COMPETENT SOIL. PIPE PILE REACHING THE FOLLOWING PENETRATION RATES MAY BE ASSIGNED THE FOLLOWING COMPRESSIVE CAPACITIES. PIPE PILE SHALL BE INSTALLED USING A HYDRAULIC IMPACT HAMMER CARRIED ON LOADS THAT ALLOW THE HAMMER TO SIT ON THE TOP OF THE PILE DURING DRIVING. IF ALTERNATE DRIVING MEATHODS ARE USED, COORDINATE REQUIRED LOAD TESTS WITH GEOTECHNICAL ENGINEER. GEOTECHNICAL SPECAIL INSPECTOR SHALL BE CONTINOUSLY PRESENT DURING PIPE PILE INSTALLATION.
(.D.R. - FINAL DRIVING RATE):

PILE DIAMETER	F.D.R. 90 LB. JACKHAMMER	F.D.R. 140 LB RHINO HAMMER	F.D.R. 850 LB HAMMER	F.D.R. 1100 LB HAMMER	ALLOWABLE COMP. CAPACITY
2 INCH (X-STRONG) SCHEDULE 80	60 SEC/INCH	60 SEC/INCH	NA	NA	3 TONS (6,000 LB)
3 INCH (STANDARD) SCHEDULE 40	NA	NA	10 SEC/INCH	6 SEC/INCH	6 TONS (12,000 LB)
4 INCH (STANDARD) SCHEDULE 40	NA	NA	16 SEC/INCH	10 SEC/INCH	10 TONS (20,000 LB)

FIELD TESTING REQUIREMENTS:

LOAD TESTS ARE NOT REQUIRED FOR TWO INCH DIAMETER PIPE PILES THAT ARE DRIVEN WITH A MINIMUM 90-POUND JACKHAMMER. LOAD TESTS ARE REQUIRED ON THREE PERCENT OF THE 3 AND 4 INCH PIPE PILE UP TO A MAXIMUM OF FIVE PILES, WITH A MINIMUM OF ONE PILE LOAD TEST ON EACH STRUCTURE. LOAD TESTS ON A MINIMUM OF 20-PERCENT OF THE PILE (COORDINATION WITH THE GEOTECHNICAL ENGINEER) IS REQUIRED WHERE ALTERNATIVE PILE INSTALLATION METHODS ARE USED. TESTING OF 3-INCH DIAMETER PIPE PILES SHALL BE IN ACCORDANCE WITH ASTM STANDARD D 1143-81.

01300 - SHOP DRAWING SUBMITTAL PROCESS

SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.

1. PLACEMENT DRAWINGS AND CALCULATIONS ARE REQUIRED FOR SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES.
   CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES.
2. WATER CISTERN DRAWINGS AND CALCULATIONS INCLUDING SEISMIC AND WIND ANCHORAGE AS WELL AS FOUNDATION DESIGN CALCULATIONS.
   CALCULATIONS AND DRAWINGS SHALL BEAR THE SEAL & SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER.
3. JULIET BALCONY COMPONENT SUBMITTAL INCLUDING COMPONENT ENGINEERING BEARING SEAL & SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER.

01400 - INSPECTIONS AND SPECIAL INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP R-3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.

01500 - STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS NOT REQUIRED.

01600 - QUALITY ASSURANCE REQUIREMENTS

THE QUALITY ASSURANCE PLAN SHALL BE TO VERIFY THAT THE SPECIAL INSPECTIONS NOTED IN SECTION 01400 AND THE STRUCTURAL OBSERVATION NOTED IN SECTION 01500 HAVE BEEN COMPLETED AND THAT SUPPORTING DOCUMENTATION NOTED IN SUCH SECTIONS HAS BEEN PROVIDED.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR STRUCTURES OF LIGHT WOOD FRAMING WITH DESIGN SPECTRAL RESPONSE AT SHORT PERIODS, SDS, NOT EXCEEDING 0.50g.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR WIND EXPOSURE B WHERE BASIC WIND SPEED IS LESS THAN 120 MPH.

SUMMARY: A QUALITY ASSURANCE PLAN IS NOT REQUIRED BY CODE FOR THIS STRUCTURE.

01700 - EXECUTION REQUIREMENTS

INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000: SITE CONSTRUCTION

ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01300) AND IN SUBSEQUENT DIRECTIVES.

02100 - EXCAVATION SUPPORT AND PROTECTION

EXCAVATION FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE.

EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02200 - BACKFILL AND COMPACTION

BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

03000 - CAST-IN-PLACE CONCRETE

CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-14
SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:
(1) 28 DAY MAX. STRENGTH f'c [PSI] (2) MAX. WATER / CEMENT RATIO (3) MAX. SLUMP [IN] (4) AIR ENTRAINMENT [%] (5) SPECIAL INSPECTION REQUIRED (6) MIN. 90 LB SACKS OF CEMENT (7) LOCATION AND APPLICATION.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
3000	0.45	4+/-1	5+/-1	NO		EXTERIOR SLAB ON GRADE
3000	0.45	4+/-1	0+/-1	NO		INTERIOR SLAB ON GRADE
3000	0.50	5+/-1	0+/-1	NO		FOOTINGS
3000	0.45	5+/-1	5+/-1	NO		STEMS
3000	0.50	5+/-1	5+/-1	NO		ALL OTHER CONCRETE

SPECIAL INSPECTION IS NOT REQUIRED AS THE DESIGN IS BASED ON f'c = 2500 PSI.

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR 3/4 INCH IF NOT SPECIFIED BY THE ARCHITECT.

03100 - REINFORCING STEEL

REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-14. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

ASTM A-615 DEFORMED BARS GRADE 40 (fy=40 KSI) FOR #3 BARS ONLY
ASTM A-615 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR #4 BARS AND LARGER
ASTM A-706 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR ALL WELDABLE BARS
ASTM A-1064 SMOOTH BAR (fy=60 KSI) FOR WELDED WIRE FABRIC

REINFORCING FOR SLABS ON GRADE SHALL BE 6X6 W1.4XW1.4 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.0. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- CONCRETE CAST AGAINST EARTH
  - ALL BAR SIZES . . . . 3"
- FORMED SURFACE EXPOSED TO EARTH OR WEATHER
  - #6 AND LARGER . . . . 2"
  - #5 AND SMALLER . . . . .1 1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER
  - WALLS AND JOISTS
    - #14 AND #18 BARS . . . . .1 1/2"
    - #11 BARS AND SMALLER . . . . 3/4"
  - SLABS AND JOISTS
    - #14 AND #18 BARS . . . . .1 1/2"
    - #11 BARS AND SMALLER . . . . 1"
  - BEAMS, COLUMNS
    - PRIMARY REINFORCEMENT . . . . . .1 1/2"
    - TIES, STIRRUPS, AND SPIRALS . . . 1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

03200 - CONCRETE WALL REINFORCING

PLACE TWO HORIZONTAL #5 BARS AT EACH FLOOR LEVEL OR TOP OF WALL ELEVATION. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT EACH WALL CORNER AND INTERSECTION. PROVIDE TWO VERTICAL #5 BARS AT EACH WALL CORNER AND INTERSECTION. AT ALL WALL OPENINGS PROVIDE TWO #5 BARS OVER, UNDER, AND AT THE SIDES OF THE OPENINGS. EXTEND THE HORIZONTAL BARS THE LAP SPLICE DISTANCE PAST THE OPENING OR EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE ONE #5 BAR BY 4'-0" LONG DIAGONALLY AT EACH CORNER OF THE WALL OPENING. ALL CONCRETE SHALL BE PLACED AND CONSOLIDATED WALLS SHALL BE REINFORCED PER SCHEDULE BELOW U.N.O.:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
6"	#4 AT 14"OC	#5 AT 18"OC	CENTERLINE
8"	#4 AT 10"OC	#5 AT 15"OC	CENTERLINE
10"	#4 AT 16"OC	#5 AT 18"OC	EACH FACE
12"	#4 AT 12"OC	#5 AT 18"OC	EACH FACE

EPOXY ALL HORIZONTAL STEEL INTO EXISTING FOUNDATION WITH FOUR INCH EMBEDMENT. RE: NOTES SECTION 08100 FOR EPOXY TYPE.

05000 - STRUCTURAL STEEL

DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O.:

STRUCTURAL W SHAPE	ASTM A-992	Fy = 50 KSI
S, M, AND C SHAPES	ASTM A-36	Fy = 36 KSI
STEEL ANGLES	ASTM A-36	Fy = 36 KSI
PLATE MATERIAL	ASTM A-36	Fy = 36 KSI
STRUCTURAL PIPE	ASTM A-53 GRADE B	Fy = 35 KSI
STRUCTURAL HSS	ASTM A-500 GRADE B	Fy = 46 KSI
ANCHOR RODS	ASTM F1554	Fy = 36 KSI
WOOD CONNECTION BOLTS	ASTM A-307 GRADE A	
WELDING ELECTRODES	E7018	

ALL WELDING SHALL CONFORM TO THE AWS D1.4 "STRUCTURAL WELDING CODE". ALL WELDING SHALL BE PERFORMED BY A WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) AND AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS. ALL COMPLETE PENETRATION (CP) WELDS SHALL BE ULTRASONICALLY TESTED. ALL FILLET WELDS SHALL BE VISUALLY INSPECTED RE: S1.1.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A-123. ALL FIELD WELDS EXPOSED TO WEATHER SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A-780.

ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF PAINT (PRIME COAT). PROVIDE A MINIMUM FRY-FILM THICKNESS OF ONE MIL. PREPARE SURFACE TO MEET REQUIREMENTS OF SSPC-SP2. TOUCHUPS OF ABRASIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. UNO. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION RELATING TO FINISH PAINT OR OTHER FINISH REQUIREMENTS.

06000 - WOOD FRAMING NOTES

FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MY BE USED WITH PRIOR APPROVED BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS SPECIFICATIONS. WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOILD BLOCKING AT ALL BEARING POINTS. SEE SECTION 06100 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.10.1 OR TO THE FASTENING SCHEDULE ON SHEET S9.0.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
12d	0.148"	3 1/4"
16d	0.162"	3 1/2"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS. ANCHOR BOLTS AT SILL PLATES SHALL BE 5/8 INCH DIAMETER WITH 7 INCHES MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 4 1/2 INCHES FROM EACH END OF THE PIECE. A 3"x3"x1/4" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (COUNTERSINK PLATE WASHERS SHALL NOT BE ALLOWED).

06100 - ROUGH FRAMING

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLAN/SCHEDULE:

USE/LOCATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E (PSI)
WALL STUDS/BLOCKING							
2X, 3X 4" WIDE	HEM-FIR	STUD	675	150	405	800	1.2E6
2X, 3X 6" & WIDER	HEM-FIR	NO. 2	850	150	405	1300	1.3E6
WALL PLATES							
2X4, 3X4	HEM-FIR	STUD	675	150	405	800	1.2E6
2X6, 3X6	HEM-FIR	NO. 2	850	150	405	1300	1.3E6
JOISTS							
2X, 3X	HEM-FIR	NO. 2	850	150	405	1300	1.3E6
LEDGERS							
2X, 3X	DOUGLAS FIR-LARCH	NO. 2	900	180	625	1350	1.6E6
4X	DOUGLAS FIR-LARCH	NO. 1	1000	180	625	1500	1.7E6
BEAMS AND POSTS							
4X	DOUGLAS FIR-LARCH	NO. 2	900	180	625	1350	1.6E6
6X	DOUGLAS FIR-LARCH	NO. 1	1200	170	625	1000	1.6E6

06102: FRAMING NOTES

FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS' SPECIFICATIONS. WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. SEE SECTION 06200 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.10.1 OR TO THE FASTENING SCHEDULE ON SHEET S9.0.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2.5"
10d	0.148"	3.0"
12d	0.148"	3.25"
16d	0.162"	3.5"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE 5/8" DIAMETER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 4.5" FROM EACH END OF THE PIECE. A 3"X3"X0.229" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (DO NOT COUNTER-SINK PLATE WASHERS). A 13/16" X 1 3/4" DIAGONAL SLOTTED HOLE IN THE 3" X 3" PLATE WASHER IS ALLOWED WITH A STANDARD CUT WASHER.

06200 - PRESERVATIVE TREATED WOOD PRODUCTS

PRESERVATIVE TREATED WOOD SHALL BE REQUIRED FOR ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES PORCHES, OR SIMILAR PERMANENT BUILDING APPURTENANCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN 8 INCHES FROM EXPOSED EARTH.

POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. EXCEPT;

1. IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL 1 INCH ABOVE THE SLAB AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
2. IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
3. SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION WITH EXPOSED EARTH.
4. LEDGERS AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.

PRESERVATIVE TREATMENT SHALL BE PER AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) SPECIFICATION C2 AND C9 OR APPLICABLE STANDARDS.

ALL FASTENERS (NAILS, BOLTS, ANCHOR BOLTS, PLATES, HANGERS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANT G-185 HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL.

06300 - JOIST AND BEAM HANGERS

JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

MEMBER SIZE	HANGER
SAWN LUMBER	LUS OR HUS SERIES TO MATCH LUMBER SIZE WHERE NOT NOTED SPECIFICALLY BELOW

GLUED LAMINATED BEAMS (H = BEAM DEPTH TYPICAL) (DF CAPACITY / HF CAPACITY)

3 1/8"	LGU3.25-SDS W/(16) SDS 1/4x2 1/2" FACE, (12) SDS 1/4x2 1/2" JOIST	(6720 / 4840)
3 1/2"	HGU3.63-SDS W/(36) SDS 1/4x2 1/2" FACE, (24) SDS 1/4x2 1/2" JOIST	(14145 / 10185)
5 1/8"	HGU5.25-SDS W/(36) SDS 1/4x2 1/2" FACE, (24) SDS 1/4x2 1/2" JOIST	(14145 / 10185)
5 1/4"	HHGU5.50-SDS W/(44) SDS 1/4x2 1/2" FACE, (28) SDS 1/4x2 1/2" JOIST	(17845 / 12850)
5 1/2"	HHGU5.62-SDS W/(44) SDS 1/4x2 1/2" FACE, (28) SDS 1/4x2 1/2" JOIST	(17845 / 12850)
6 3/4"	HHGU7.00-SDS W/(44) SDS 1/4x2 1/2" FACE, (28) SDS 1/4x2 1/2" JOIST	(17845 / 12850)
8 3/4"	HHGU9.00-SDS W/(44) SDS 1/4x2 1/2" FACE, (28) SDS 1/4x2 1/2" JOIST	(17845 / 12850)
10 3/4"	HHGU11.00-SDS W/(44) SDS 1/4x2 1/2" FACE, (28) SDS 1/4x2 1/2" JOIST	(18480 / 13305)

PROVIDE HUC HANGER FOR BEAM SIZE SPECIFIED FOR END OF BEAM CONDITIONS.

06400 - SHRINKAGE OF WOOD FRAMING

SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 1/4 INCH PER FLOOR WOOD SHRINKAGE. THE USE OF KILN DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

06500 - WOOD SHEATHING

STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE 1. PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING, AND FASTENING UNLESS NOTED OTHERWISE PER PLAN:

		EDGE NAILS	FIELD NAILS
ROOF:	5/8" 40/20 C-D APA CDX	8d AT 6"	8d AT 12"
FLOOR:	3/4" 48/24 C-D T&G	10d AT 6"	10d AT 12"
SHEARWALL:	7/16" C-D EXTERIOR GLUE	SEE SCHEDULE SHEET S1.1	
EXTERIOR WALL:	7/16" D-D EXTERIOR GLUE	10d AT 6"	10d AT 12"

ALL ROOF SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2X OR 3X FRAMING PER SHEARWALL SCHEDULE.

06610 - SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES

PREMANUFACTURED METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH IBC SECTION 2303.4 TRUSSES, AND THE TRUSS PLATE INSTITUTE ANSI/TPI 1-2007 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION". A TRUSS SUBMITTAL PACKAGE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION PER THE REQUIREMENTS OF IBC 2303.4.2. THE TRUSS DESIGN DRAWINGS SHALL BEAR THE STAMP AND SEAL OF A REGISTERED STATE OF WASHINGTON PROFESSIONAL ENGINEER.

DESIGN FOR THE SPANS, LOADS, SHAPES, BEARING POINTS, INTERSECTIONS, HIPS AND VALLEYS, OVER-FRAMING, BLOCKING PANELS AND ALL CONDITIONS SHOWN ON THE PLANS. THE DESIGN LOADS AND DEFLECTION CRITERIA SHALL BE AS FOLLOWS:

TOP CHORD LOADS

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	9 PSF
TOP CHORD SOLAR PANEL SURCHARGE	10 PSF
RE: S2.2a OR S2.2b	RE: PLAN
TOP CHORD GROSS WIND UPLIFT	
OVERHANGS AT CORNERS	33.2 PSF
CORNERS	25.0 PSF
OVERHANG AT EDGE	19.8 PSF
EDGES	16.9 PSF
FIELD	9.5 PSF
TOP CHORD GROSS WIND PRESSURE	
FIELD	6.1 PSF

BOTTOM CHORD LOADS

BOTTOM CHORD DEAD LOAD	5 PSF

DEFLECTION LIMITATIONS

LIVE LOAD DEFLECTION	L/360
TOTAL LOAD DEFLECTION	L/240

PROVIDE ALL TRUSS-TO-TRUSS CONNECTION DETAILS INCLUDING BLOCKING PANELS AND REQUIRED MATERIALS. PROVIDE EACH TRUSS WITH THE STRUCTURAL BUILDING COMPONENT (SBCA) TAGS FOR BEARING LOCATIONS, PERMANENT BRACING LOCATIONS ETC.. THE TRUSS DESIGNER SHALL SPECIFY ALL PERMANENT BRACING LOCATIONS & TRUSS REACTIONS ON THE TRUSS DESIGN DRAWINGS.

STORE, INSTALL & BRACE TRUSSES IN ACCORDANCE WITH WTCA/TPI (SBCA) BUILDING COMPONENT SAFETY INFORMATION (BCSI) "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL-PLATED-WOOD TRUSSES" & BCSI B1 THROUGH B11 QUICK REFERENCES. THE CONTRACTOR SHALL INSTALL ALL TEMPORARY BRACING; SEE BCSI-2 FOR TYPICAL TEMPORARY BRACING REQUIREMENTS.

THE CONTRACTOR SHALL INSTALL ALL PERMANENT BRACING AS INDICATED ON THE TRUSS DESIGN DRAWINGS AND PLANS. REFERENCE BCSI-B3 FOR TYPICAL PERMANENT BRACING REQUIREMENTS U.N.O.

MINIMUM BEARING FOR TRUSSES SHALL BE 3 1/2". SECURE TRUSSES TO TOP PLATE WITH (2) 0.148" DIAMETER x 3" TOE NAILED, ONE EACH SIDE. AS A MINIMUM PROVIDE H2.5A HURRICANE CLIP AT EACH SUPPORT OF TRUSS.

06620 - STRUCTURAL GLUED LAMINATED TIMBER

GLUED-LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

USE	COMBINATION SYMBOL	SPECIES	CAMBER
SIMPLE SPAN BEAM	24F-V4	DF/DF	STANDARD
CONTINUOUS BEAM	24F-V8	DF/DF	ZERO
CANTILEVER BEAM	24F-V8	DF/DF	ZERO

UNEXPOSED GLUED-LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE. TYPICAL, UNLESS NOTED OTHERWISE. EXPOSED GLUED LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT.

08100 - EPOXY ADHESIVE ANCHORS

CONCRETE

EPOXY SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE SET-XP EPOXY ADHESIVE. ANCHOR ROD, THREADED ROD, OR REINFORCING DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER ESR-2508.

08200 - EXPANSION ANCHORS

CONCRETE

EXPANSION ANCHORS SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE STRONG-BOLT WEDGE ANCHOR. ANCHOR DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER SECTION 4.3 OF ESR-1771.

08300 - SCREW ANCHORS

CONCRETE

SCREW ANCHORS SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE TITEN HD. ANCHOR DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER ESR-2713.

5

STRUCTURAL DRAWING LIST

SHEET	DESCRIPTION	Rev	Rev Date
S1.0	Structural Notes		
S1.1	Shearwall Schedule and Details		
S1.2	Holddown Schedule and Details		
S2.0a	Foundation Plan		
S2.0b	Pipe Pile Foundation Plan		
S2.1	Upper Floor Framing Plan		
S2.2a	Roof Framing Plan		
S2.2b	Roof Framing Plan		
S6.0	Typical Concrete Details		
S9.0	Typical Wood Framing Details		
S10.0	Secondary Components		
S10.1	Trash & Bike, Shed Plans		

1/17/2020 1:30:31 PM
L:\19193 Vashon Island Housing Center\STRUCT\Revit Model (18)\19193 Vashon Island Housing Center (R18).rvt

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

01/17/20

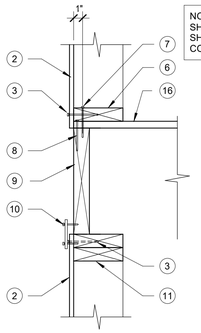
No.	REVISION	DATE

JOB #: 19193
ENG: BJM
CAD: JMA
SCALE: 3/4" = 1'-0"

KEY ISSUE DATES:
SD: SD
DD: DD
CD: CD
PERMIT: 01/17/2020
OTHER: BD

Structural Notes
Vashon Housing
9914 SW 188th ST.
Vashon W.A. 98070

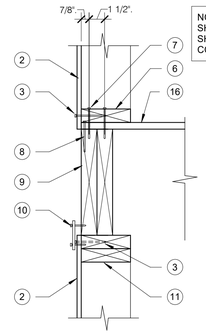
S1.0



(1 ROW OF P6TN, P6 PLATE NAILING)

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

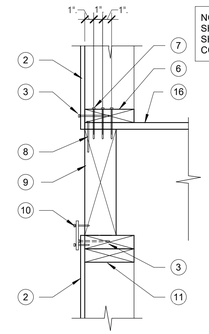
1 TYPICAL EXTERIOR SHEARWALL CONNECTION



(2 ROWS OF P4 & P3 PLATE NAILING)

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

2 TYPICAL EXTERIOR SHEARWALL CONNECTION



(3 ROWS OF P2, 2P3, 2P4, 2P2 PLATE NAILING)

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

3 TYPICAL EXTERIOR SHEARWALL CONNECTION

SHEARWALL SCHEDULE - 7/16" APA RATED SHEATHING W/ HEM-FIR STUDS AND HEM-FIR PLATES

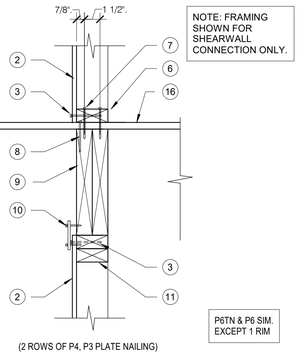
WALL TYPE	SHEATHING (2)	PANEL EDGE NAILING (3)	FIELD NAILING (4)	BOTTOM PLATE NAILING (7)		RIM OR BLOCKING TO TOP PLATE CONN. (10)			RIM/ BLOCKING (9)	FRAMING AT ADJOINING PANEL EDGES (5)	FOUNDATION SILL PLATE (12)	ANCHOR BOLT SPACING 5/8" DIA. 7" EMBED (13)
				ROWS	SPACING	0.148"x3.25" TOENAIL	LTP4 DIRECT TO FRAMING	A35 ONLY				
P6TN	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	4" O.C.	N/A	N/A	(1) 2x	2x	2x	48" O.C.
P6	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	N/A	24" O.C.	16" O.C.	(1) 2x	2x	2x	48" O.C.
P4	7/16" SHT. ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	N/A	16" O.C.	12" O.C.	(2) 2x	(2)2x OR 3x	2x	32" O.C.
P3	7/16" SHT. ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	N/A	12" O.C.	10" O.C.	(2) 2x	(2)2x OR 3x	2x	24" O.C.
P2	7/16" SHT. ONE SIDE	2" O.C.	12" O.C.	(3)	6" O.C.	N/A	10" O.C.	10" O.C.	4x	(2)2x OR 3x	2x	18" O.C.
2P4	7/16" SHT. BOTH SIDES	4" O.C.	12" O.C.	(3)	5" O.C.	N/A	10" O.C.	10" O.C.	4x	(2)2x OR 3x	2x	16" O.C.
2P3	7/16" SHT. BOTH SIDES	3" O.C.	12" O.C.	(3)	4" O.C.	N/A	8" O.C.	8" O.C.	4x	(2)2x OR 3x	2x	12" O.C.
2P2	7/16" SHT. BOTH SIDES	2" O.C.	12" O.C.	(3)	3" O.C.	N/A	6" O.C.	6" O.C.	4x	(2)2x OR 3x	2x	8" O.C.

SHEARWALL SCHEDULE NOTES : (#) REFERS TO KEYNOTES IN DETAIL 19 THIS SHEET

1. STUDS SHALL NOT BE SPACED MORE THAN 16" O.C..
2. RE: S1.0 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
3. RE: S1.0 SECTION 06500 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
4. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
5. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
6. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
7. NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8D COMMON (0.131" X 2 1/2").
8. NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12D COMMON (0.148" X 3.25").
9. FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
10. ANCHOR BOLTS SHALL BE GALVANIZED 5/8" DIAMETER A-307 AND SHALL BE SECURED IN PLACE PRIOR TO CONCRETE POUR. WET STICKING OF ANCHOR BOLTS IS NOT ALLOWED.
11. GALVANIZED 3" X 3" X 0.25" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT - SEE 12 THIS SHEET FOR PLACEMENT REQUIREMENTS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
12. LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3, 6, 7, 8/S1.1.
13. A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 1 1/2") NAILS. RE: DETAILS 1, 2, 3, 6, 7, 8/S1.1.
14. ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
15. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
16. WHERE BOTTOM PLATE NAILING SPECIFIES A SPACING OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED. RE: 11/S1.1
17. GALVANIZED EXPANSION ANCHORS OF SIMILAR. DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
18. 2-2X'S IN LIEU OF 3X'S AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER BOTTOM PLATE NAILING.
19. WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10D NAILS (0.148" DIA X 3" LONG)

SCALE: NONE

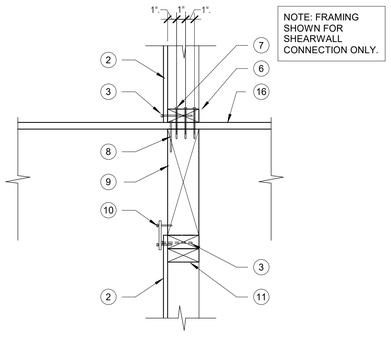
9 SHEARWALL SCHEDULE



(2 ROWS OF P4, P3 PLATE NAILING)

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

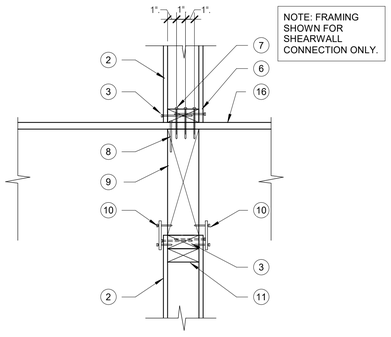
6 TYPICAL INTERIOR SHEARWALL CONNECTION



(3 ROWS OF P2 PLATE NAILING)

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

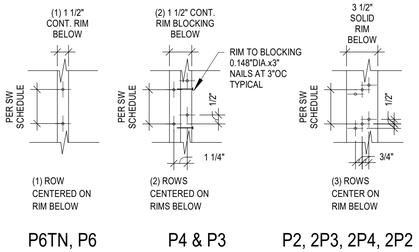
7 TYPICAL INTERIOR SHEARWALL CONNECTION



(3 ROWS OF 2P3, 2P4, 2P2 PLATE NAILING)

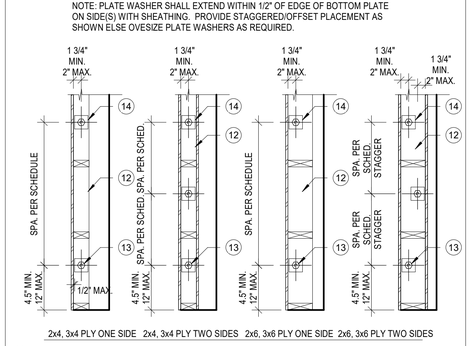
SCALE: 3/4" = 1'-0"

8 TYPICAL INTERIOR SHEARWALL CONNECTION



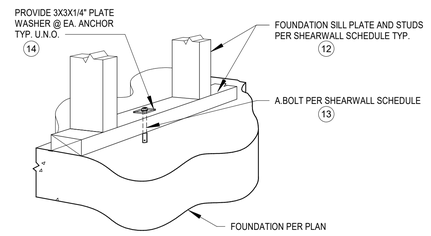
SCALE: NONE

11 BOTTOM PLATE NAILING PATTERN



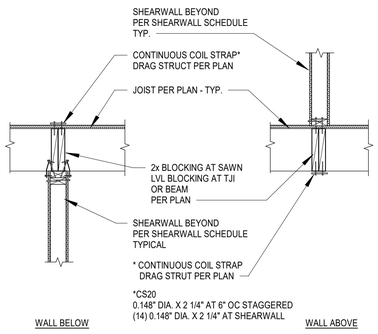
SCALE: 3/4" = 1'-0"

12 ANCHOR BOLT PLACEMENT DETAILS



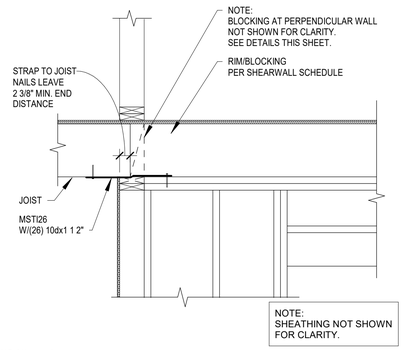
SCALE: 3/4" = 1'-0"

13 TYP. SHEARWLL ANCHOR BOLT TO CONCRETE



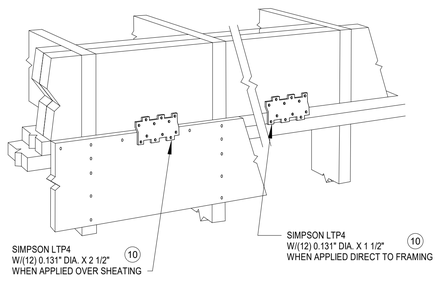
SCALE: 3/4" = 1'-0"

16 DRAG STRUT DETAILS



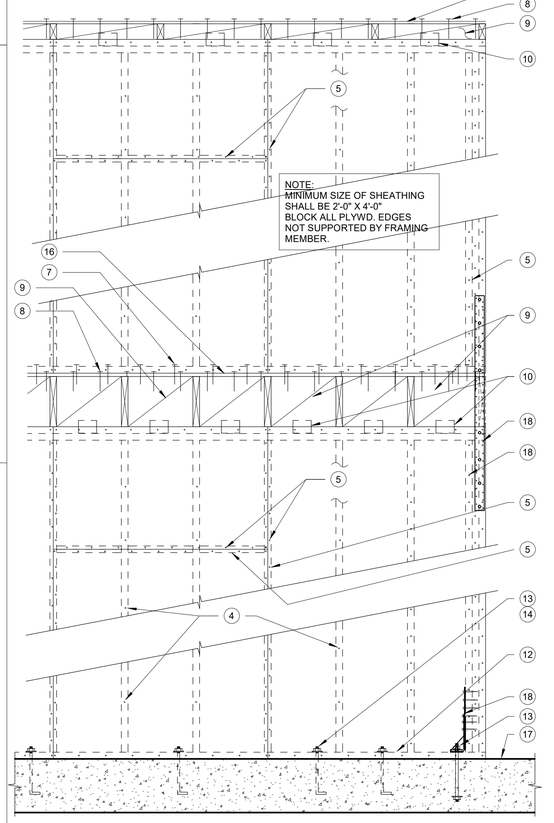
SCALE: 3/4" = 1'-0"

17 TYPICAL SHEARWALL STRAP



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

18 TYPICAL SIMPSON LTP4 AT SHEARWALL



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

4 TYPICAL SHEARWALL NOMENCLATURE (ELEVATION)

1 SHEARWALL TYPE W1
SHEATHING: 7/16" CD EXTERIOR GLUE SHEATHING (RE: NOTES 06500) APPLIED DIRECTLY TO FRAMING

NAILING:

USE	LENGTH x DIAMETER
BOTTOM PLATE/FRAMING	3 1/4" x 0.148"
PANEL EDGE NAILING	2 1/2" x 0.131"

SPECIAL INSPECTION: PER JURISDICTION
STUD SPACING: 16"O.C. MAX.
STUDS AND PLATE: RE: NOTES 06100
FLOOR THICKNESS: 3/4"
ANCHOR BOLT: 5/8" DIA., 7" EMBED. AT SPACING PER 9/S1.1
RIM/BLOCKING: 0.148" DIA. NAILS AT 4" O.C./SG=0.50

RIM, BLOCKING BOTTOM PLATE NAILING (CLOSEST SPACING)	NO. PIECES/THICKNESS
(1) ROWS 0.148" DIA. AT 4" O.C.	(1) / 1.5"
(2) ROWS 0.148" DIA. AT 4" O.C.	(2) / 3.00"
(3) ROWS 0.148" DIA. AT 4" O.C.	(1) / 3.50"

2 WALL SHEATHING:
SHEATHING PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY. ALL PANEL EDGES SHALL BE FASTENED TO STUDS OR BLOCKING.

3 PANEL EDGE NAILING:
NAILING AT ALL OUTER EDGES OF SHEATHING PANELS IN SHEARWALLS SHALL BE FASTENED PER THE SHEARWALL SCHEDULE.

4 FIELD NAILING:
WITHIN THE FIELD OF THE PANEL, AT FRAMING MEMBERS, THE PANELS ARE LESS CLOSELY FASTENED.

5 FRAMING AT ADJOINING PANEL EDGES:
WHERE TWO PIECES OF PLYWOOD JOIN ON A FRAMING MEMBER, THE PANEL EDGE NAILING FROM EACH PANEL IS TO BE STAGGERED. SOME WALLS REQUIRE 3 INCH NOMINAL FRAMING MEMBER (EITHER A STUD OR BLOCKING) AT ADJOINING PANEL EDGES (SEE SHEARWALL SCHEDULE FOR WALL TYPES REQUIRING 3 INCH NOMINAL FRAMING MEMBERS AT ADJOINING PANEL EDGES). WHERE A SINGLE PANEL EDGE LANDS ON A FRAMING MEMBER, A 2 INCH NOMINAL FRAMING MEMBER SHALL BE ACCEPTABLE (AT ENDS OF WALLS FOR EXAMPLE). BLOCK ALL PLYWOOD EDGES NOT SUPPORTED BY FRAMING MEMBERS AND NAIL W/PANEL EDGE NAILING. RE: NOTE 18/S1.1 FOR (2) 2x SUBSTITUTION REQUIREMENTS.

6 BOTTOM PLATE:

7 BOTTOM PLATE NAILING:
LOCATE THE NAILING THROUGH THE BOTTOM PLATE SO AS TO FULLY PENETRATE THE SOLID BLOCKING OR CONTINUOUS RIM BENEATH THE FLOOR SHEATHING, SPACED AS PER THE SHEARWALL SCHEDULE.

8 FLOOR DIAPHRAGM NAILING:
FLOOR DIAPHRAGM NAILING SHALL BE INSTALLED BETWEEN THE SPACING SHOWN FOR BOTTOM PLATE NAILING. LOCATE ADJOINING PANEL EDGES OF FLOOR SHEATHING AWAY FROM SHEARWALLS.
RE: NOTES 06500

9 RIM / BLOCKING:
JOIN ADJACENT RIMS AND BLOCKING WITH FACE NAILING AS SPECIFIED ABOVE. SHIM WITH FULL HEIGHT SHIMS. ADJUST FACE NAIL LENGTHS. REFER TO PLANS FOR ADDITIONAL SEISMIC CONNECTIONS AT THE FLOOR OR ROOF LEVEL.

10 RIM / BLOCKING TO TOP PLATE CONNECTION:
THE CONTINUOUS RIM OR SOLID BLOCKING THAT IS PART OF THE SHEARWALL ASSEMBLY SHALL BE CONNECTED TO THE DOUBLE TOP PLATE OR FOUNDATION SILL PLATE WITH APPROVED CONNECTORS AND SPACED PER THE SHEARWALL SCHEDULE.

11 DOUBLE TOP PLATE:
LAP AND SPLICE - SEE PLANS FOR ADDITIONAL SEISMIC CONNECTIONS AT THE FLOOR OR ROOF LEVEL. RE: 2/S9.0

12 FOUNDATION SILL PLATE:
ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED. THE FOUNDATION SILL PLATE SHALL BE EITHER 2 INCH NOMINAL OR 3 INCH NOMINAL DEPENDING ON THE SHEARWALL SCHEDULE.

13 ANCHOR BOLTS:
FULL DIAMETER ANCHOR BOLTS, ASTM A-307 SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE. MINIMUM EMBEDMENT IS 7 INCHES. MIN. (2) BOLTS PER PIECE OF PLATE, W/(1) BOLT NOT MORE THAN 12" FROM END OF PIECE.

14 PLATE WASHERS:
PLATE WASHERS SHALL BE REQUIRED FOR FOUNDATION SILL PLATE CONNECTIONS, 3" X 3" X 1/4" MINIMUM. DO NOT RECESS BOLTS IN SILL PLATE UNLESS SPECIFICALLY DETAILED ELSEWHERE.

16 DIAPHRAGM:
SEE (1) FOR SHEARWALL, FLOOR AND ROOF DIAPHRAGM THICKNESS.

17 CONCRETE BASE:
CONCRETE FOUNDATION OR BASE.

18 HOLDOWN:
SEE SHEET S1.2 FOR HOLDOWN DETAILS AND ADDITIONAL STUDS REQUIRED.

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

01/17/20

No.	REVISION	DATE

JOB #: 19193
ENG: BJM
CAD: JMA
SCALE: 3/4" = 1'-0"

KEY ISSUE DATES:
SD:
DD:
CD:
PERMIT: 01/17/2020
OTHER: BD

Shearwall Schedule and Details

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S1.1

1/17/2020 1:30:32 PM
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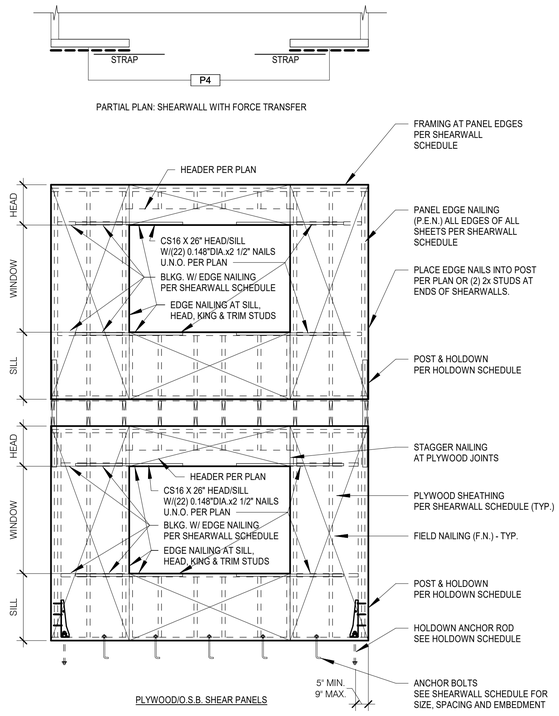


TYPICAL DETAIL FOR SHEARWALL

SCALE: NONE

8 W/ FORCE TRANSFER AROUND WINDOW OPENINGS

HOLDOWN & FASTENER SCHEDULE (HF STUDS)

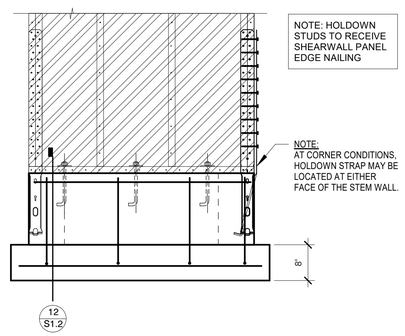
MARK	HARDWARE TYPE	WOOD MEMBER/POST		FASTENER	ROD DIAMETER	ANCHOR		EMBEDMENT		STEM (MINIMUM)	DETAIL
		2X4 WALL	2X6 WALL			STEM	THICKENED FOOTING	STEM	THICKENED SLAB		
HD1	CS16	2X4	2X6	(28) 8d	N.A.	N.A.	-	N.A.	-	N.A.	RE: 14, 15 18/S1.2
HD2	MST37	(2) 2X4	(2) 2X6	(22) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
HD3	MST48	(2) 2X4	(2) 2X6	(34) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
HD4	MST60	(2) 2X4	(2) 2X6	(48) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
HD5	LSDTHD8 LSDTHD8RJ	(2) 2X4	(2) 2X6	(16) 12d	STRAP	N.A.	-	8"	-	6"	RE: 11, 12/S1.2
HD6	STHD14 STHD14RJ	(2) 2X4	(2) 2X6	(24) 12d	STRAP	N.A.	-	14"	-	6"	
HD7	HTT22	(2) 2X4	(2) 2X6	(32) 12d	5/8"	N.A.	-	9"	-	6"	
HD8	HDU2-SDS2.5	(2) 2X4	(2) 2X6	(6) SDS 1/4X2 1/2"	5/8"	ROD & NUT/WASHER NUT PER 13/S1.2		11"	RE: 10/S6.0	6"	RE: 13/S1.2
HD9	HDU4-SDS2.5	(2) 2X4	(2) 2X6	(10) SDS 1/4X2 1/2"	5/8"			11"		6"	
HD10	HDU5-SDS2.5	(2) 2X4	(2) 2X6	(14) SDS 1/4X2 1/2"	5/8"			11"		6"	
HD11	HDU8-SDS2.5	(2) 2X4 4X4	(2) 2X6 4X6	(20) SDS 1/4X2 1/2"	7/8"			11"		NA	
HD12	HDU11-SDS2.5	4X6	6X6	(30) SDS 1/4X2 1/2"	1"			16"		NA	RE:13/S1.2
HD13	HD19	--	6X6	(5) 1"DIA. M.B.	1 1/4"			16"		8"	
HD14	HDU14-SDS2.5	4X6	6X6	(36) SDS 1/4X2 1/2"	1"			16"		8"	
HD15	MSTC48B3	(2) 2X4	(2) 2X6	(12) 10d FACE, (4) 10d BOTTOM, (38) 10d STUDS/POST							RE: 16/S1.2

HOLDOWN AND FASTENER SCHEDULE NOTES:

1. HOLDDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
2. 16D = 0.162" DIA. X 3 1/2" LONG.
3. USE HALF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED.
4. SCREWS SHALL BE SDS 1/4" DIA. X 2 1/2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
5. HOLDDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
6. ANCHOR BOLT NUT SHALL BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHALL BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHALL NOT BE USED.
7. HDU HOLDDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
8. RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
9. BUNDLED STUDS PER DETAIL 20/S1.2.
10. STRAP TIE HOLDOWNS. NAIL STRAPS FROM BOTTOM UP. INSTALL WITH STRAP MATE "NO WET STCKING".
11. ANCHOR ROD HOLDOWNS SHALL BE ASTM A307 OR A36 STEEL. ANCHOR HEAD REQUIRES NUT/WASHER NUT PER 12/S1.2.

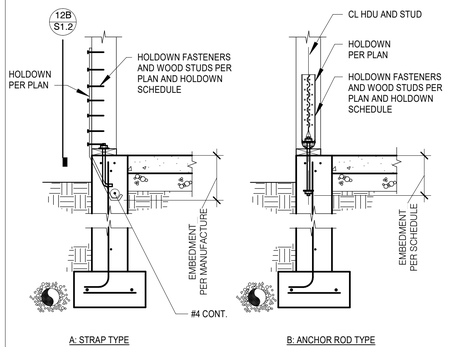
SCALE: 3/4" = 1'-0"

10 HOLDOWN & FASTENER SCHEDULE



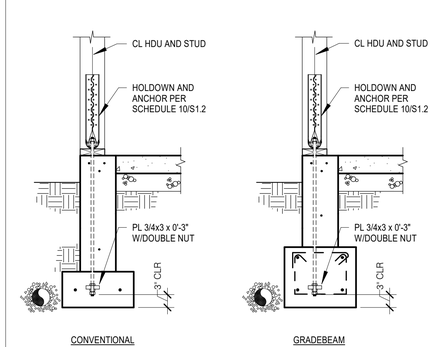
SCALE: 3/4" = 1'-0"

11 EXTERIOR HOLDOWN - ELEVATION



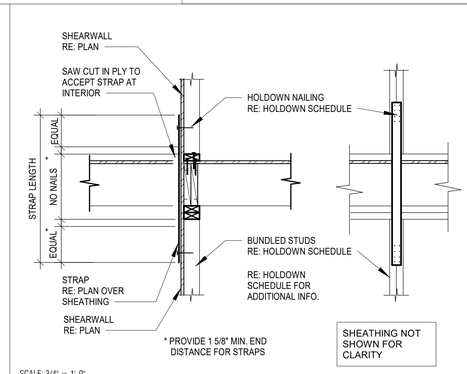
SCALE: 3/4" = 1'-0"

12 EXTERIOR HOLDOWN - SECTION



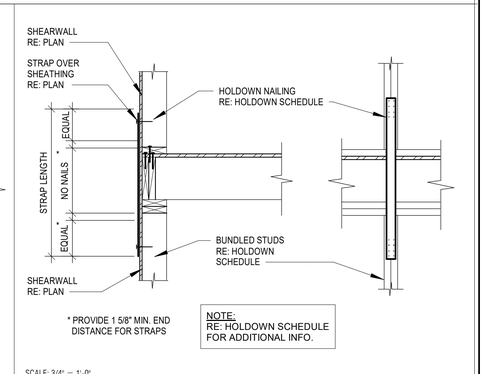
SCALE: 3/4" = 1'-0"

13 TYPICAL HD11 & HD12 ANCHORAGE



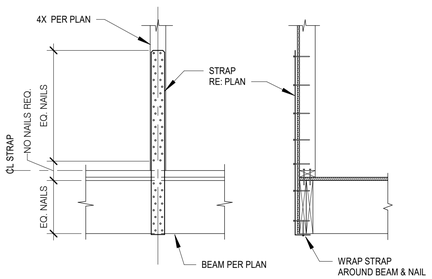
SCALE: 3/4" = 1'-0"

14 INTERIOR HOLDOWN



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

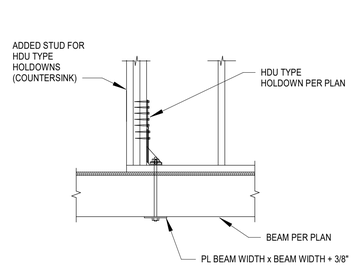
15 EXTERIOR HOLDOWN



EXTERIOR

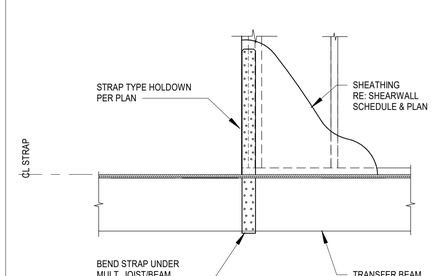
SCALE: 3/4" = 1'-0"

16 TYP. STRAP TYPE HOLDOWN AT TRANSFER BEAM



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

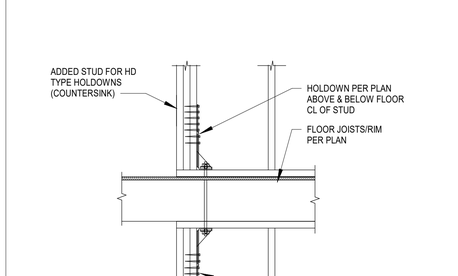
17 TYP. HDU TYPE HOLDOWN AT TRANSFER BEAM



INTERIOR

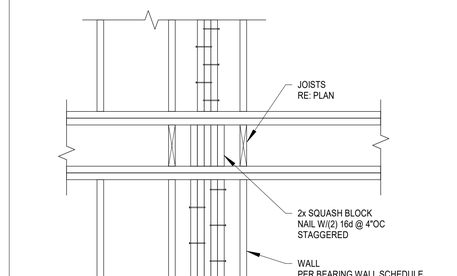
SCALE: 3/4" = 1'-0"

18 TYP. STRAP TYPE HOLDOWN AT TRANSFER BEAM



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

19 TYPICAL HDU HOLDOWN FLOOR TO FLOOR



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

20 TYPICAL BLOCKING AT BUNDLED STUD

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

01/17/20

No.	REVISION	DATE

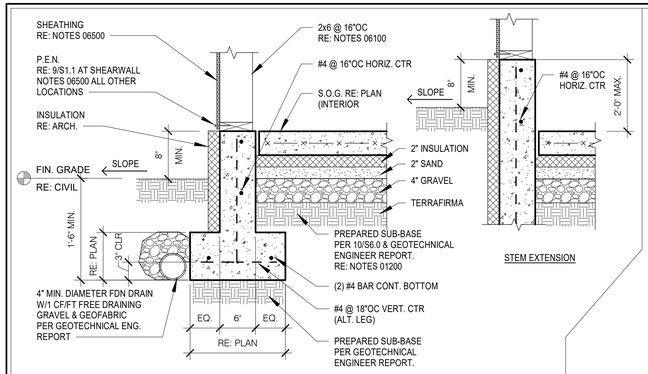
JOB #: 19193
ENG: BJM
CAD: JMA
SCALE: 3/4" = 1'-0"

KEY ISSUE DATES:
SD: SD
DD: DD
CD: CD
PERMIT: 01/17/2020
OTHER: BID

Holddown Schedule and Details

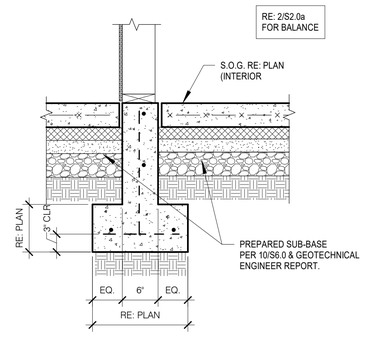
Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S1.2



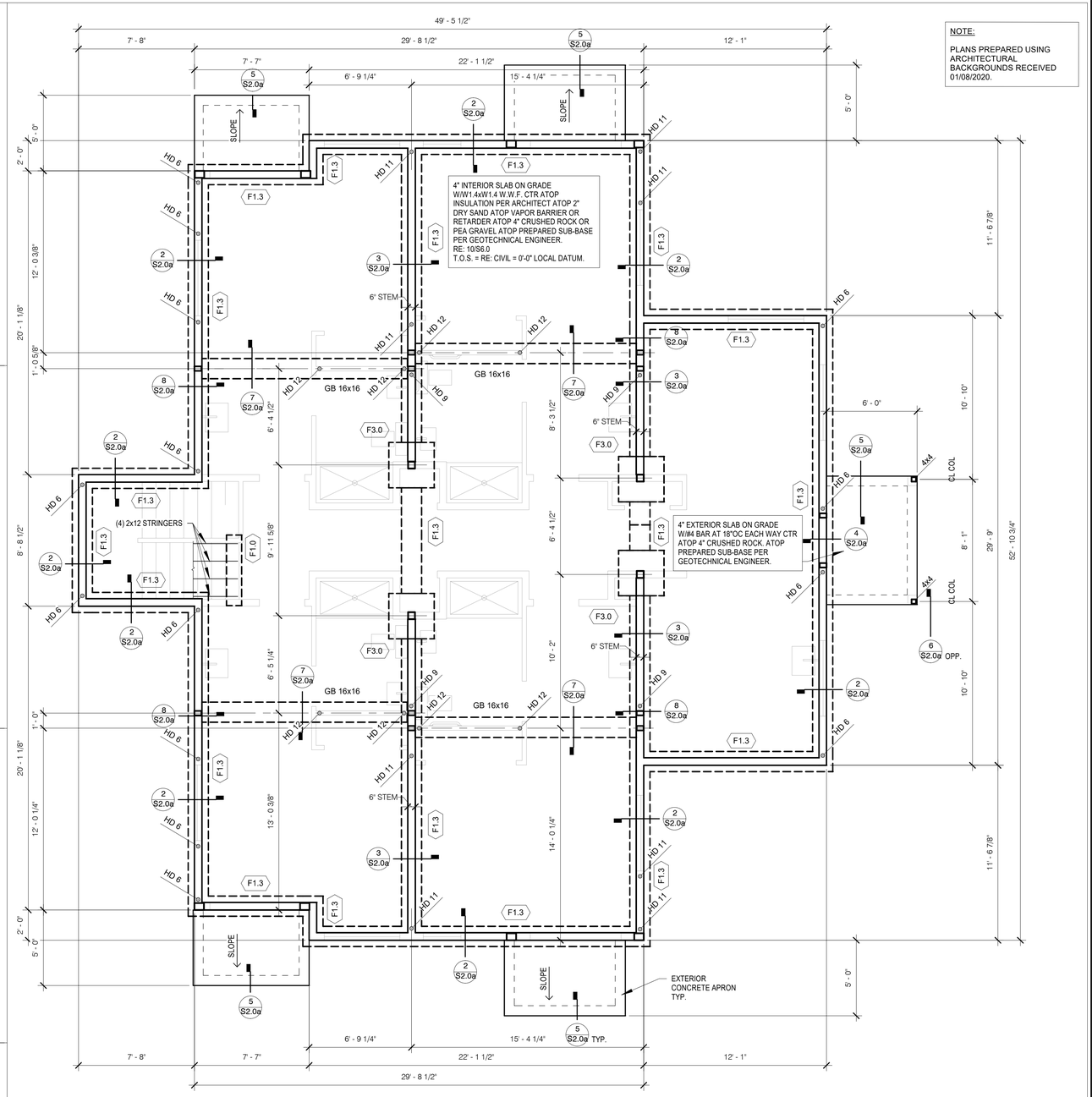
SCALE: 1" = 1'-0"

2 TYP. PERIMETER FOOTING - CONVENTIONAL OPTION



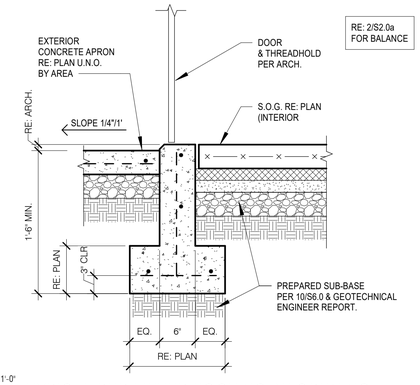
SCALE: 1" = 1'-0"

3 TYP. INTERIOR FOOTING - CONVENTIONAL OPTION



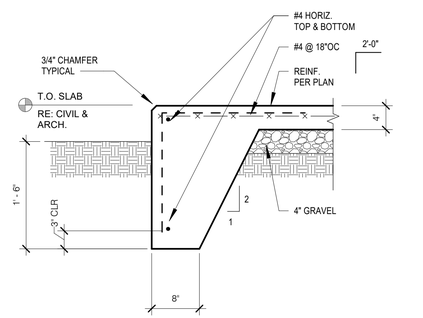
SCALE: 1/4" = 1'-0"

1 Foundation Plan - Conventional Option



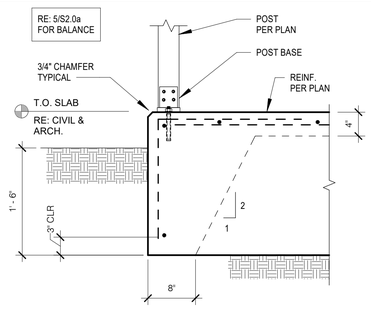
SCALE: 1" = 1'-0"

4 TYPICAL PERIMETER FOOTING AT OPENING



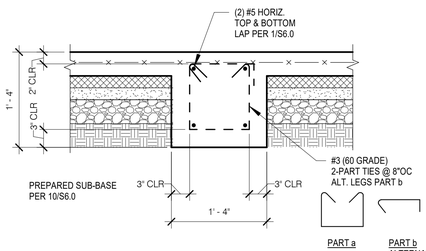
SCALE: 1" = 1'-0"

5 TYPICAL EXTERIOR SLAB TURNED DOWN EDGE



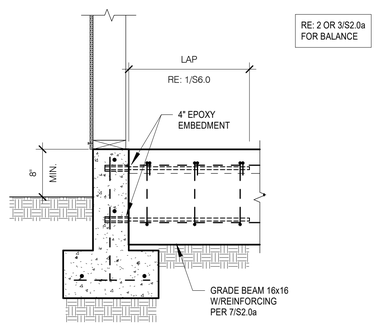
SCALE: 1" = 1'-0"

6 TYPICAL POST AT EXTERIOR TURNED DOWN EDGE



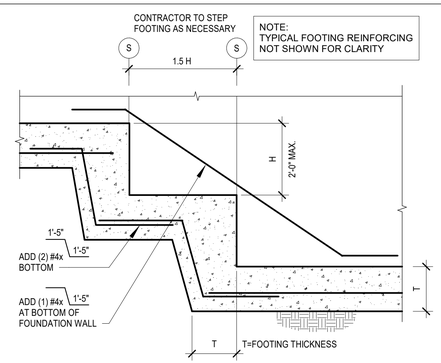
SCALE: 1" = 1'-0"

7 TYPICAL GRADEBEAM 16x16



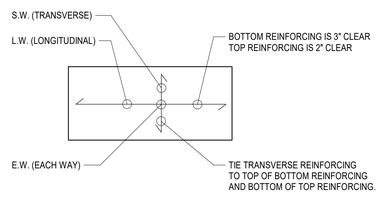
SCALE: 1" = 1'-0"

8 TYPICAL GRADE BEAM AT 6" CONCRETE STEM



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

9 TYPICAL STEPPED FOOTING



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

10 TYPICAL FOOTING REINFORCEMENT PLACEMENT

Foundation Plan S2.0a Notes

1. COORDINATE FOUNDATION REQUIREMENTS W/GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO STEP FOUNDATION AS NECESSARY RE: 9/S2.0a.

KEYNOTES - S2.0a (FDN)

1.	NOT USED.
2.	

LEGEND

(FX.X) - FOOTING RE: FOUNDATION SCHEDULE
GB# x # - GRADEBEAM RE: FOUNDATION SCHEDULE
(#) - KEYNOTES

FOUNDATION SCHEDULE

Type Mark	Width	Length	THK	Type Comments	Description
(F1.0	1' - 0"		8"	RE: DETAIL	2/S2.0a
(F1.3	1' - 4"	RE: PLAN	8"	RE: DETAIL	2/S2.0a
F3.0	3' - 0"	3' - 0"	12"	(4) #5 EACH WAY BOTTOM	10/S2.0a
GB 16x16	1' - 4"	RE: PLAN	1' - 4"	RE: DETAIL	RE: PLAN

GRAPHIC SCALE
-4' 0' 2' 4' 8'
(1 inch = 4 foot)

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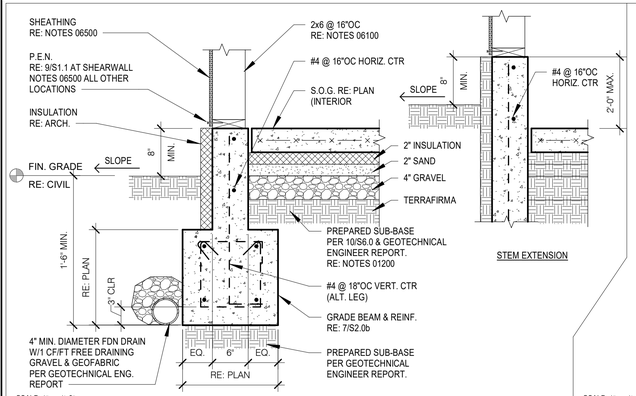
Foundation Plan

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

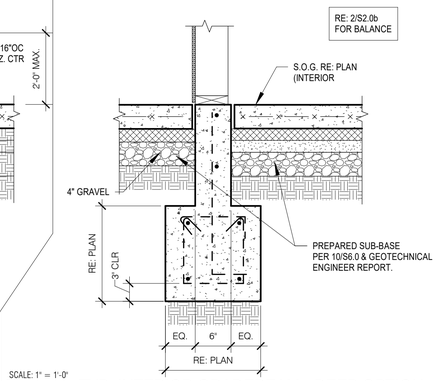
S2.0a

1/17/2020 1:36:37 PM
L:\19193 Vashon Island Housing Center\STRUCT\Revit Model (18)\19193 Vashon Island Housing Center (R18).rvt



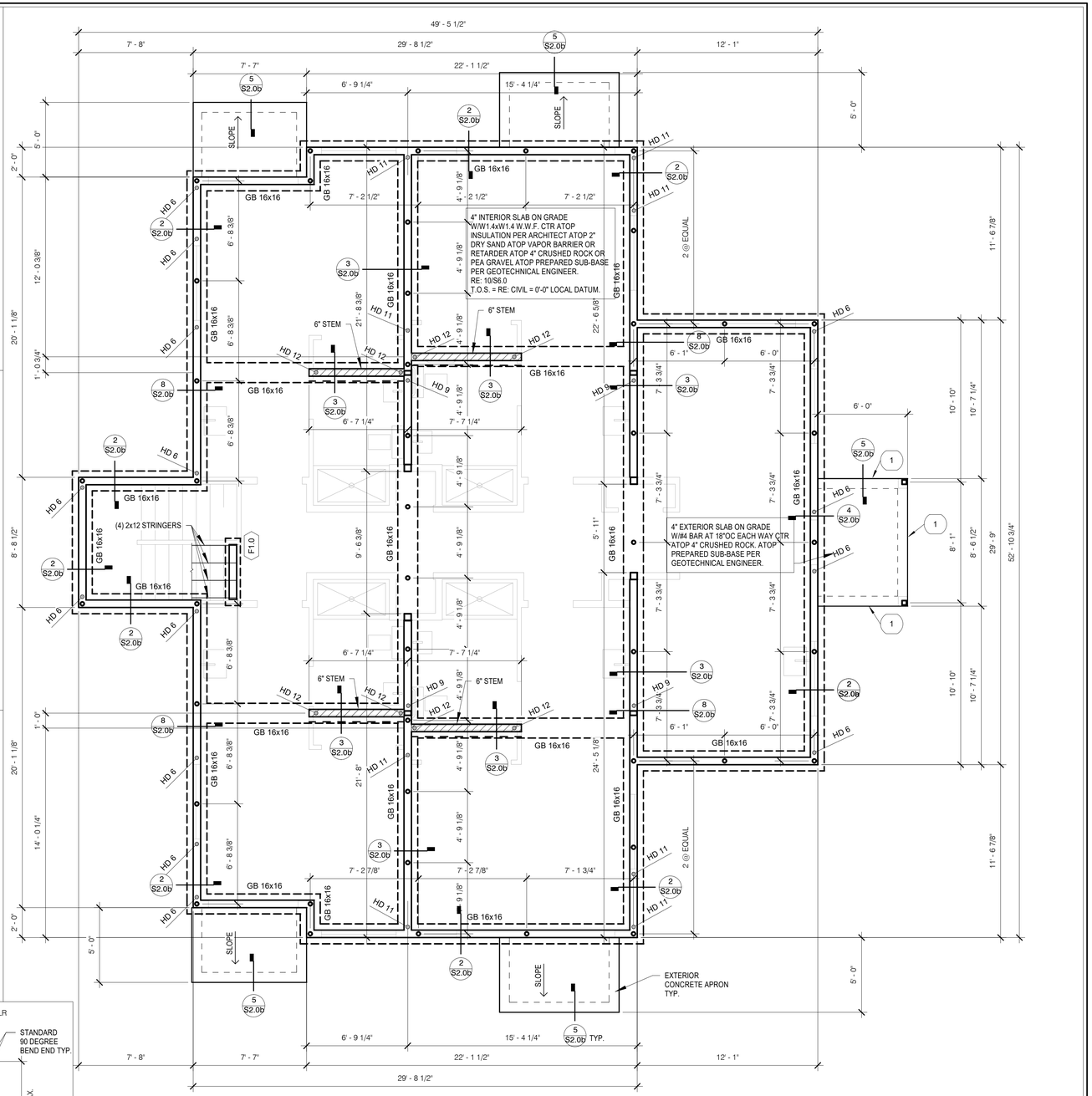
SCALE: 1" = 1'-0"

2 TYPICAL PERIMETER GRADEBEAM - DEEP OPTION



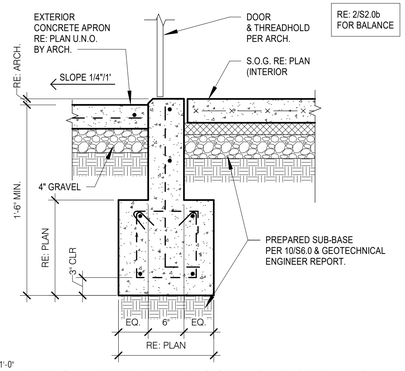
SCALE: 1" = 1'-0"

3 TYP. INTERIOR GRADEBEAM - DEEP OPTION



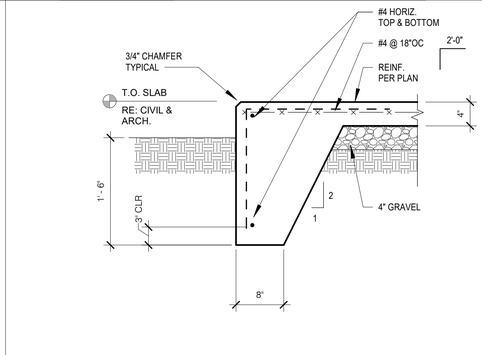
SCALE: 1/4" = 1'-0"

1 Foundation Plan - Deep Option



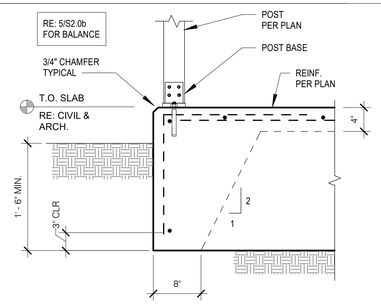
SCALE: 1" = 1'-0"

4 TYPICAL PERIMETER FOOTING AT OPENING



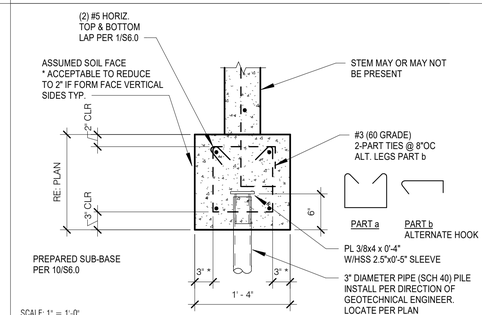
SCALE: 1" = 1'-0"

5 TYPICAL EXTERIOR SLAB TURNED DOWN EDGE



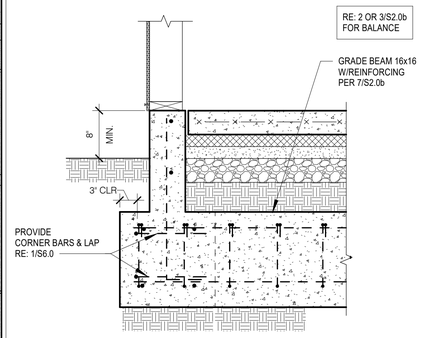
SCALE: 1" = 1'-0"

6 TYPICAL POST AT EXTERIOR TURNED DOWN EDGE



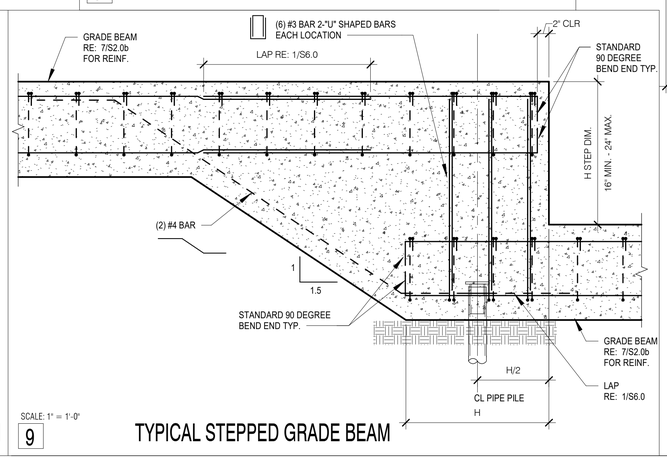
SCALE: 1" = 1'-0"

7 TYPICAL GRADEBEAM 16x16



SCALE: 1" = 1'-0"

8 TYPICAL GRADE BEAM AT 6" CONCRETE STEM



SCALE: 1" = 1'-0"

9 TYPICAL STEPPED GRADE BEAM

Foundation Plan S2.0b Notes

1. COORDINATE FOUNDATION REQUIREMENTS W/GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO STEP GRADEBEAM AS NECESSARY. RE: 9/S2.0b

KEYNOTES - S2.0b (FDN)

1.	GEOTECHNICAL ENGINEER TO REVIEW EXISTING SOIL CONDITIONS DURING CONSTRUCTION. IF SOILS ARE POOR PROVIDE GB 16x16 W/(2) 3" DIAMETER PIPE PILE AT CORNERS IN LIEU OF S/S2.0b FOOTING.
2.	

LEGEND

GB # x # - GRADEBEAM

(#) - KEYNOTE

○ - 3" DIAMETER PIPE PILE (SW 40)

GRAPHIC SCALE

-4' 0' 2' 4' 8'

(1 inch = 4 foot)

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Pipe Pile Foundation Plan

Vashon Housing
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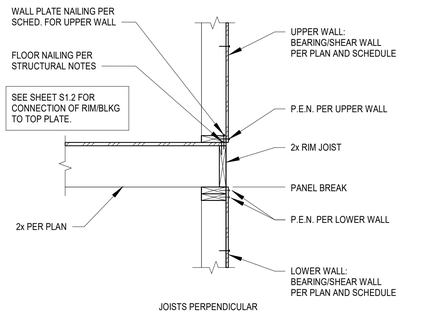
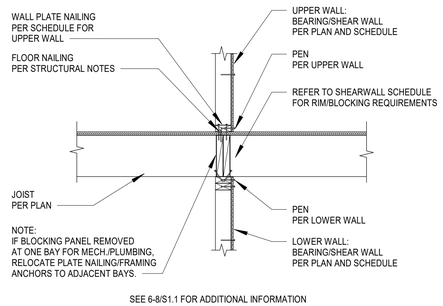
Vashon WA. 98070

S2.0b



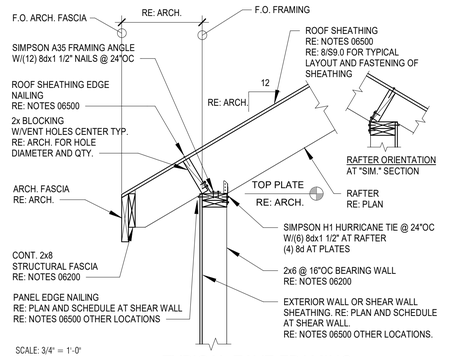
SCALE: 3/4" = 1'-0"

2 TYPICAL EXTERIOR WALL AT FRAMING



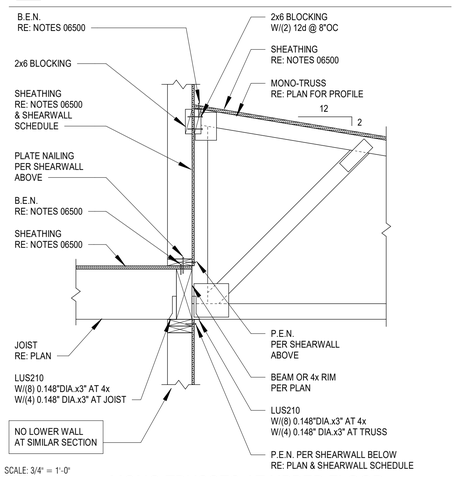
SCALE: 3/4" = 1'-0"

4 TYPICAL INTERIOR WALL TO FRAMING



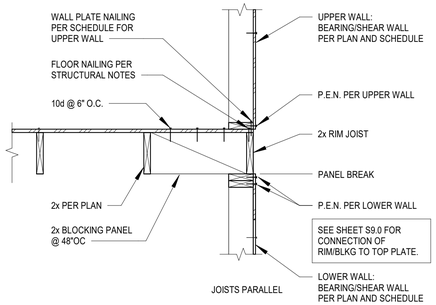
SCALE: 3/4" = 1'-0"

6 TYPICAL EAVE FRAMING



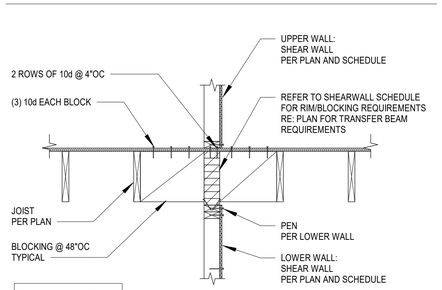
SCALE: 3/4" = 1'-0"

8 MONO TRUSSES AT UPPER FLOOR



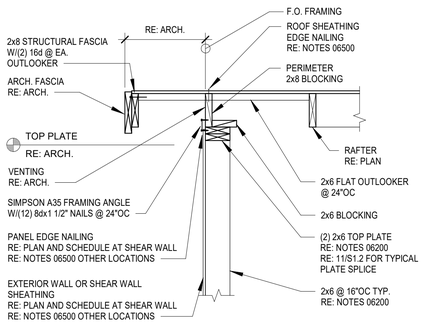
SCALE: 3/4" = 1'-0"

3 TYPICAL EXTERIOR WALL TO FRAMING



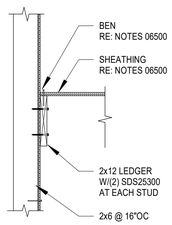
SCALE: 3/4" = 1'-0"

5 TYPICAL INTERIOR WALL TO FRAMING



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

7 TYPICAL RAKE OVERHANG FRAMING

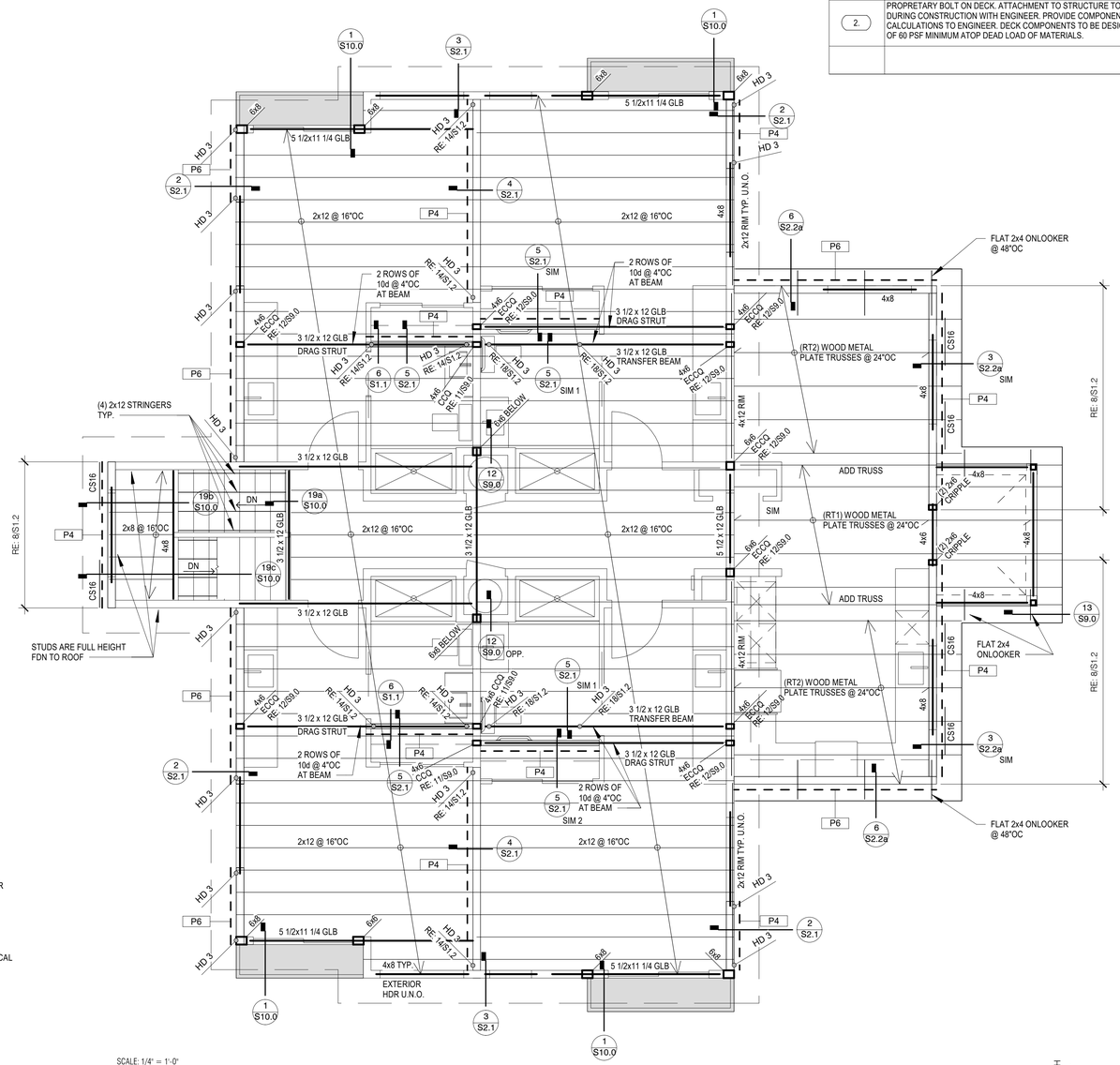


SCALE: 3/4" = 1'-0"

9 TYPICAL LEDGER AT EXTERIOR WALL

KEYNOTES - S2.1 (FRAMING)

1.	IT IS STRUCTURALLY ACCEPTABLE TO PROVIDE 3 1/2 x 11 1/4 GLB'S TO MATCH DIMENSIONAL LUMBER JOIST DEPTH, IF POSSIBLE, TO AVOID THE NEED TO FUR THE LID.
2.	PROPRETARY BOLT ON DECK. ATTACHMENT TO STRUCTURE TO BE COORDINATED DURING CONSTRUCTION WITH ENGINEER. PROVIDE COMPONENT SUBMITTAL INCLUDING CALCULATIONS TO ENGINEER. DECK COMPONENTS TO BE DESIGNED FOR A LIVE LOAD OF 60 PSF MINIMUM ATOP DEAD LOAD OF MATERIALS.



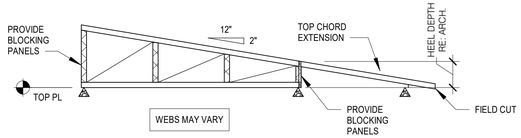
SCALE: 1/4" = 1'-0"

1 UPPER FLOOR FRAMING & LOW ROOF FRAMING PLAN

FRAMING LEGEND

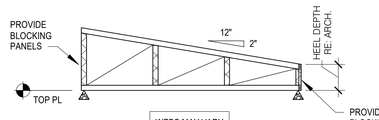
- 4x4 — POST TYPE PER PLAN CONTINUE TO FOUNDATION OR BEAM BELOW
- BEARING WALL PER SCHEDULE
- WOOD PANEL SHEARWALL PER SCHEDULE: 14/S1.1
- SHEARWALL WITH FORCE TRANSFER DETAIL: 8/S1.2 NOTE: SHEATHING BELOW WINDOW NOT SHOWN ON PLAN FOR CLARITY
- HDSM — HOLDOWN PER SCHEDULE: 10/S1.2
- JULIET BALCONY

Note: ALL SECTION CUTS ARE TYPICAL



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

10 (RT1) ROOF TRUSS PROFILE - OPTION a & b



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

11 (RT2) ROOF TRUSS PROFILE - OPTION a & b

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206.285.4512 (V)
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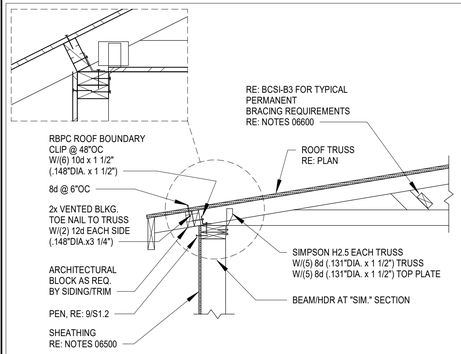
Upper Floor Framing Plan

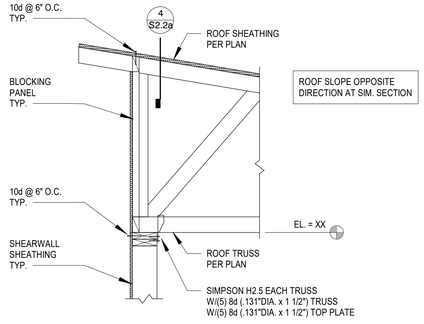
Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S2.1



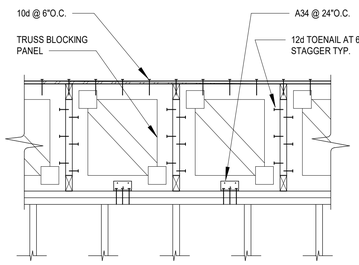
SCALE: 3/4" = 1'-0"

2 TYPICAL EXTERIOR WALL AT ROOF



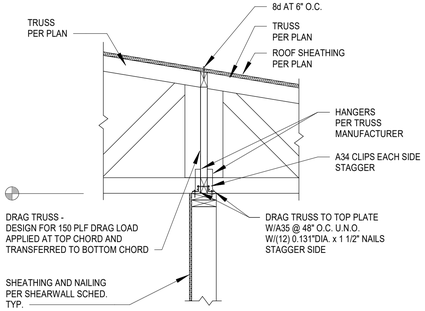
SCALE: 3/4" = 1'-0"

3 SECTION



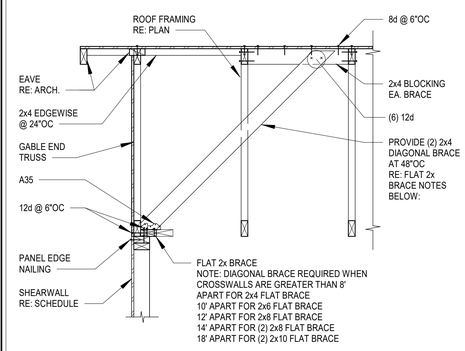
SCALE: 3/4" = 1'-0"

4 SECTION



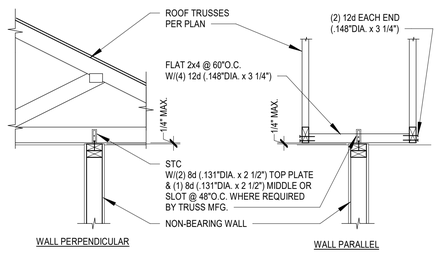
SCALE: 3/4" = 1'-0"

5 TRUSSES AT PARTYWALL (PERPENDICULAR)



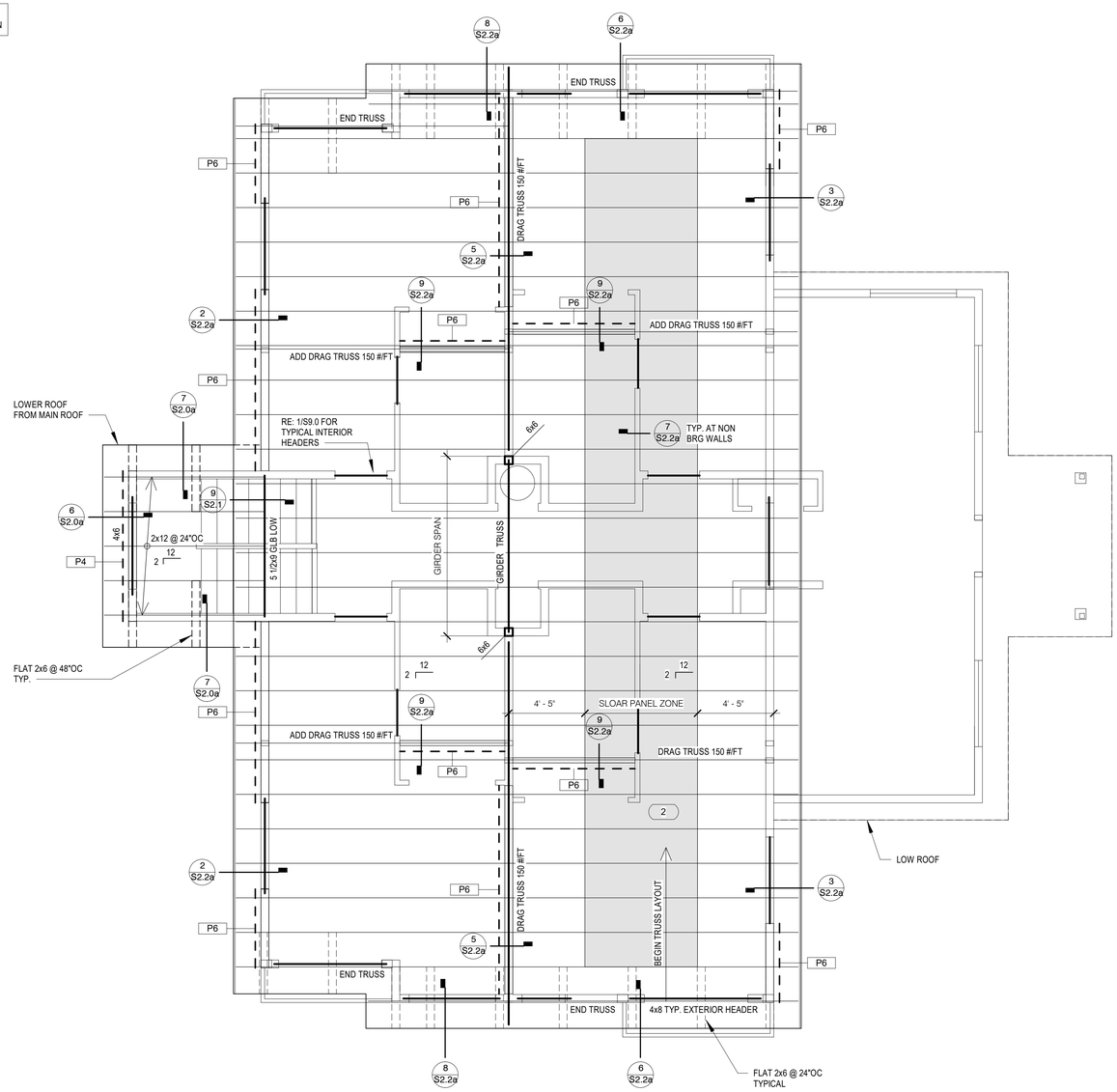
SCALE: 3/4" = 1'-0"

6 TYPICAL TRUSS BRACING AT END WALLS



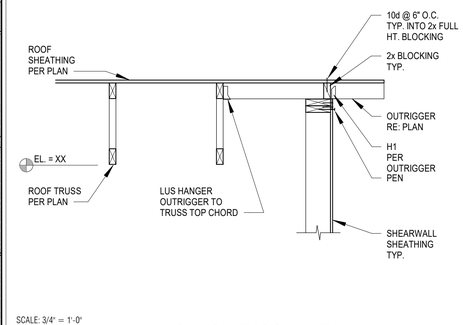
SCALE: 3/4" = 1'-0"

7 TYPICAL NON-BEARING WALL SUPPORT



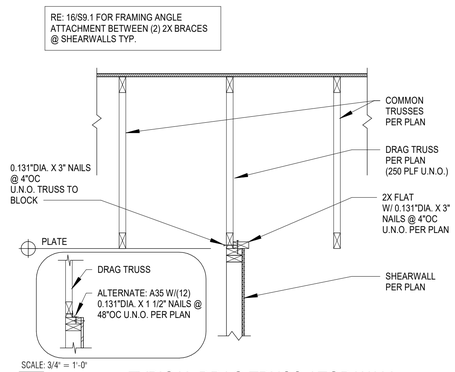
SCALE: 1/4" = 1'-0"

1 ROOF FRAMING PLAN - OPTION a



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

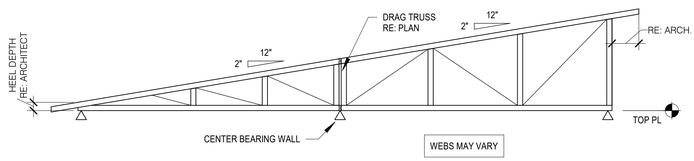
8 TYPICAL OUTRIGGER AT WALL



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

9 TYPICAL DRAG TRUSS ATOP WALL

KEYNOTES - S2.2 (FRAMING)		
1	TRUSS TO TRUSS CONNECTION BY TRUSS COMPONENT MANUFACTURER.	S2.2
2	DESIGN TRUSSES FOR SUPPLEMENTAL SOLAR PANEL SURCHARGE OF 10 PSF. SUBMIT SOLAR PANEL PRODUCT INFORMATION INCLUDING WEIGHT PRIOR TO SUBMITTING TRUSS PLACEMENT DRAWINGS AND CALCULATIONS.	



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

10 ROOF TRUSS PROFILE - OPTION a

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Structural Engineers
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206.285.4512 (V) 206.285.0618 (F)
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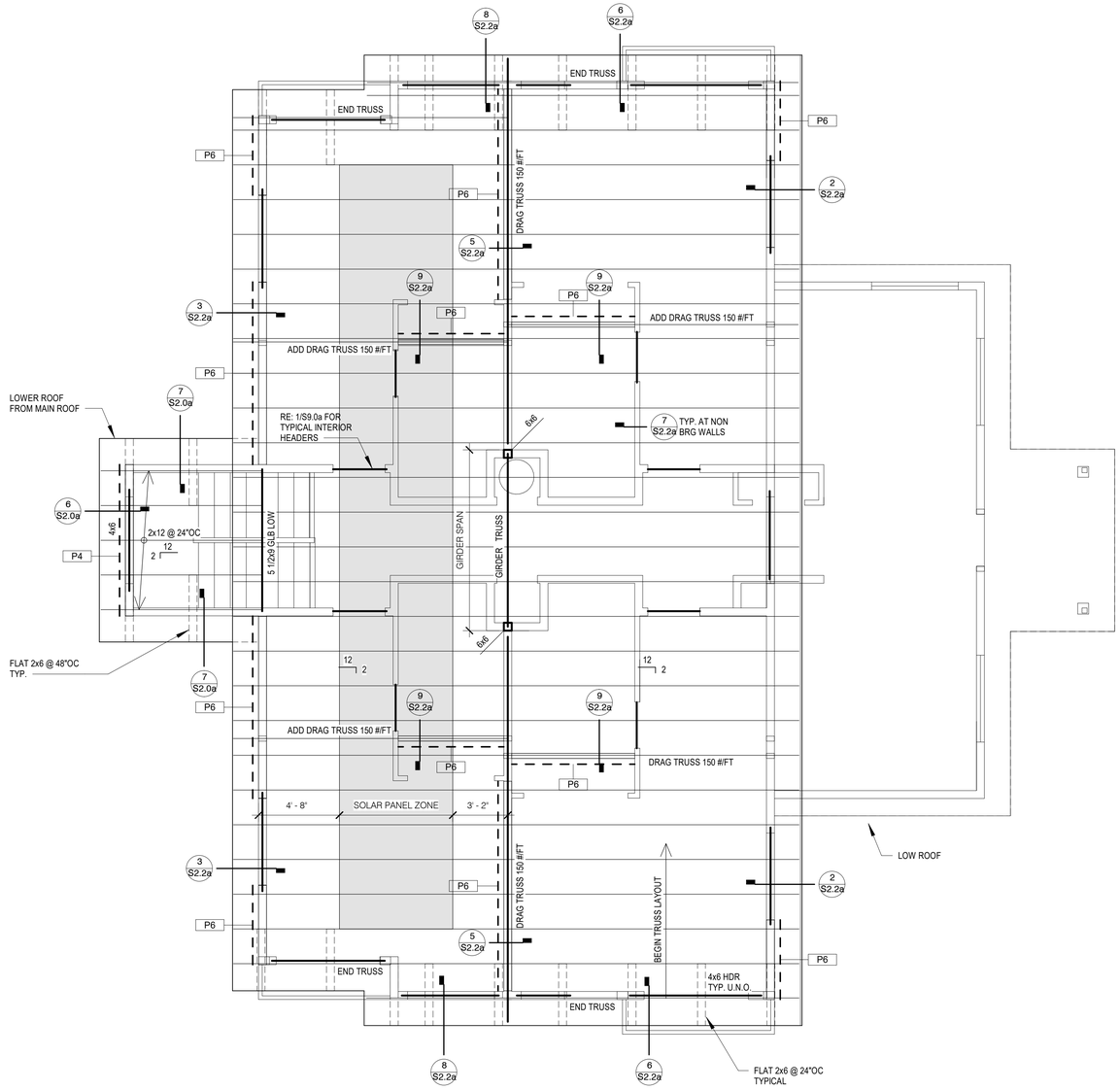
		PERMIT:	01/17/2020
		OTHER:	BD

Roof Framing Plan

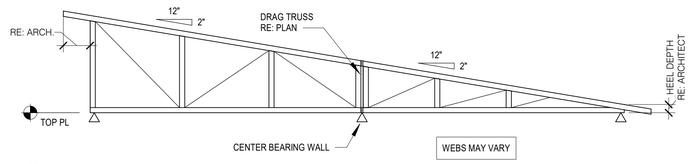
Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S2.2a



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

1 ROOF FRAMING PLAN - OPTION b



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

10 ROOF TRUSS PROFILE - OPTION b

KEYNOTES - S2.2 (FRAMING)

1	TRUSS TO TRUSS CONNECTION BY TRUSS COMPONENT MANUFACTURER.	S2.2
2	DESIGN TRUSSES FOR SUPPLEMENTAL SOLAR PANEL SURCHARGE OF 10 PSF. SUBMIT SOLAR PANEL PRODUCT INFORMATION INCLUDING WEIGHT PRIOR TO SUBMITTING TRUSS PLACEMENT DRAWINGS AND CALCULATIONS.	

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Roof Framing Plan

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S2.2b

BAR SIZE	f'c=3000 PSI		
	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"
#4	22"	28"	37"
#5	27"	36"	46"
#6	33"	43"	56"

LAP SPLICE SCHEDULE NOTES:

1. TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
2. "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
3. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
5. DEVELOPMENT LENGTH (Ld) IS "OTHER BARS", CLASS A.

SCALE: NONE

1 TYPICAL LAP SPLICE SCHEDULE

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	BAR SIZE	D	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"

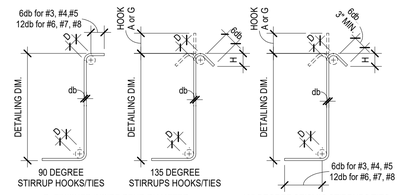
STANDARD 180 DEGREE HOOK — STANDARD 90 DEGREE HOOK

D=FINISHED INSIDE BEND DIAMETER

SCALE: NONE

2 STANDARD HOOK DETAILS

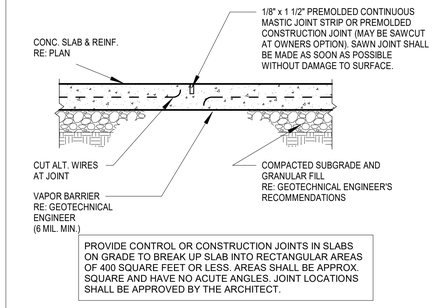
BAR SIZE	D	D	STIRRUP HOOKS/TIES			SEISMIC STIRRUP/TIE	
			90 DEGREE	135 DEGREE		135 DEGREE SEISMIC HOOK	
			A or G	A or G	APPROX. H	A or G	APPROX. H
#3	4db	1 1/2"	4"	4"	2 1/2"	4 1/4"	3"
#4	4db	2"	4 1/2"	4 1/2"	3"	4 1/2"	3"
#5	4db	2 1/2"	6"	5 1/2"	3 3/4"	5 1/2"	3 3/4"
#6	6db	4 1/2"	1'-0"	7 3/4"	4 1/2"	7 3/4"	4 1/2"



D=FINISHED INSIDE BEND DIAMETER

SCALE: NONE

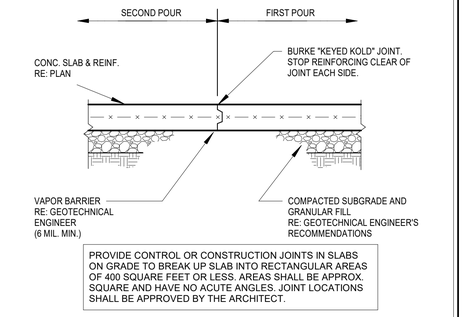
3 STIRRUP and TIE HOOK DETAILS



PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS SHALL BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.

SCALE: NONE

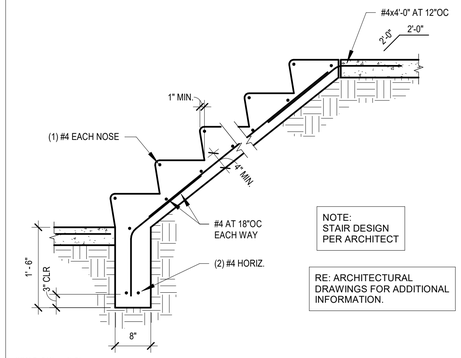
4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS SHALL BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.

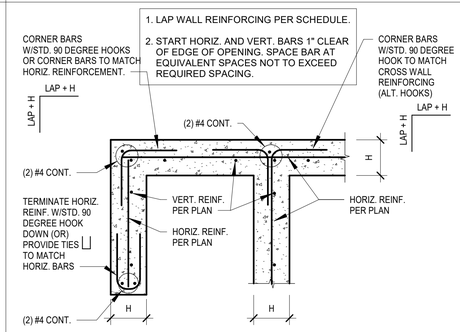
SCALE: NONE

5 TYPICAL CONSTRUCTION JOINT (C.J.)



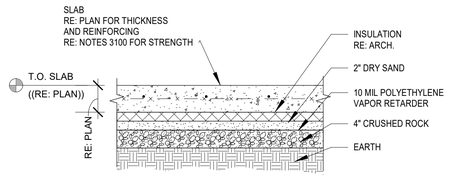
SCALE: 3/4" = 1'-0"

8 TYPICAL STAIR ON GRADE



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

9 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT



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

10 TYPICAL INTERIOR SLAB ON GRADE

ABBREVIATIONS

&	AND
@	AT
'	FEET (FOOT)
"	INCH (INCHES)
#	POUND(S), NUMBER
=	EQUAL(S)
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADD.	ADDITIONAL
ADJ.	ADJACENT
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
ASSY.	ASSEMBLY
B. (BTM.)	BOTTOM
BEL.	BELOW
BEN	BOUNDARY EDGE NAILING
B.F.	BRACED FRAME
BLDG.	BUILDING
BLK.(G.)	BLOCK (ING)
BLW.	BELOW
BM.	BEAM
BMU	BRICK MASONRY UNIT
BN	BOUNDARY NAILING
BNDRY.	BOUNDARY
B.O.	BOTTOM OF
B.O.E.	BOTTOM OF EXCAVATION
B.O.F.	BOTTOM OF FOOTING
BRDG.	BRIDGE, BRIDGING
BRG.	BEARING
BTWN.	BETWEEN
C	CAMBER
CAMB.	CAMBER(ED)
CANT.	CANTILEVER(ED)
CF	CUBIC FOOT
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSINK
CTR.	CENTER(ED)
CY	CUBIC YARD
CMU	CONCRETE MASONRY UNIT

ABBREVIATIONS

d	PENNY (NAILS)
DB	DROPPED BEAM
DBA	DEFORMED BAR ANCHORS
DBL.	DOUBLE
DCW	DEMAND CRITICAL WELD
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA. / Ø	DIAMETER
DIAG.	DIAGONAL
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
D.O.	DITTO (REPEAT)
DP.	DEEP
D.S.	DRAG STRUT
DWG.	DRAWING(S)
DWL.	DOWELS(S)
(E)	EXISTING
EA.	EACH
E.E.	EACH END
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
EMBD.	EMBED(MENT)
EN	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.	EACH WAY
EXP.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION
FB	FLUSH BEAM
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH(ED)
FLG.	FLANGE
FLR.	FLOOR
FN	FIELD (FACE) NAIL
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FRM.	FRAME (FRAMING)
F.S.	FAR SIDE
FT.	FEET (FOOT)
FRTW	FIRE RETARDANT TREATED WOOD
FTG.	FOOTING

ABBREVIATIONS

GA.	GAUGE
GALV.	GALVANIZE(D)
GB.	GRADE BEAM
GLB	GLUE LAMINATED BEAM
GRD.	GRADE
GWB	GYPSUM WALLBOARD
GYP.	GYPCRETE
HD	HOLDOWN
H.D.G.	HOT DIPPED GALVANIZED
HGR.	HANGER
HORIZ.	HORIZONTAL
HR	HEADER
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION
I.F.	INSIDE FACE
IN.	INCH(ES)
INFO.	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K	KIPS (1000 LB.)
LAT.	LATERAL
LB.	POUND(S)
L.B.	LAG BOLTS(S)
LG.	LONG(ITUDINAL)
LGTH.	LENGTH
LGMF.	LIGHT GAUGE METAL FRAMING
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE(S)
L.W.	LIGHT WEIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MBM	METAL BUILDING MANUFACTURER
MECH.	MECHANICAL
M.E.J.	MASONRY EXPANSION JOINT
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.L.B.	NON-LOAD BEARING
NO.	NUMBER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.C.	NORMAL WEIGHT CONCRETE

ABBREVIATIONS

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORNT.	ORIENTATION
OSB	ORIENTED STRAND BOARD
O.W.J.	OPEN WEB JOIST
PAR.	PARALLEL
P/C	PRECAST
PEN	PANEL EDGE NAIL
PERP.	PERPENDICULAR
PL.	PLATE
PL	PROPERTY LINE
PLMBG.	PLUMBING
PLYWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESERVATIVE TREATED
PT	POST TENSION(ED)
QTY.	QUANTITY
R. (RAD.)	RADIUS
RE: (REF.)	REFERENCE
REINF.	REINFORCEMENT
REQ.	REQUIRED
R.F.	RIGID FRAME
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SCHED.	SCHEDULE
SCL	STRUCTURAL COMPOSITE WOOD
SHT.	SHEET
SIM.	SIMILAR
S.J.	SHRINKAGE CONTROL JOINT
SKW.	SKEW(ED)
S.O.G.	SLAB ON GRADE
SPC.	SPACE(S) (ING)
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
STD.	STANDARD
STGR.	STAGGER
STIFF.	STIFFENER(S)
STIR.	STIRRUP(S)
STL.	STEEL
STRUC.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED(TION)
SYMM.	SYMMETRICAL

ABBREVIATIONS

T.	TOP
T.&B.	TOP AND BOTTOM
TEMP.	TEMPORARY
T.&G.	TONGUE AND GROOVE
THK.	THICK(NESS)
THRD.	THREADED
TN	TOE NAIL
T.O.S.	TOP OF (STEEL) (SHEATHING) (SLAB)
T.O.W.	TOP OF WALL
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V.	VERTICAL
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W.	WIDE (WIDTH)
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.H.S.	WELDED HEADED STUDS
W.P.	WORK POINT
W.S.	WELDED STUD
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
X-STG	EXTRA STRONG
XX-STG	DOUBLE EXTRA STRONG
YD	YARD

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
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01/17/20

No.	REVISION	DATE

JOB #: 19193
ENG: BJM
CAD: JMA
SCALE: 3/4" = 1'-0"

KEY ISSUE DATES:
SD: SD
DD: DD
CD: CD
PERMIT: 01/17/2020
OTHER: BD

Typical Concrete Details

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S6.0

1/17/2020 1:30:49 PM
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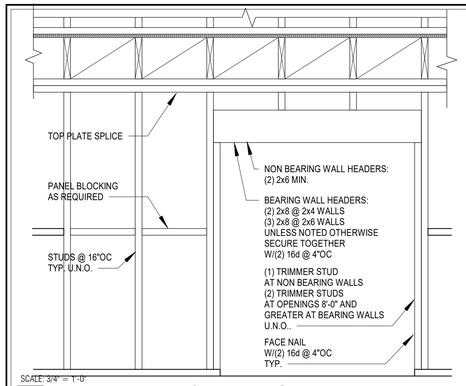
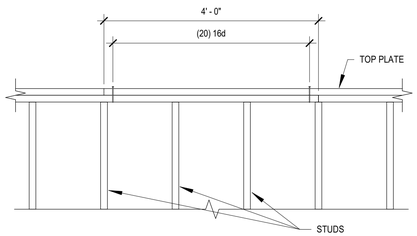


SCALE: 3/4" = 1'-0"

1 TYPICAL INTERIOR HEADER

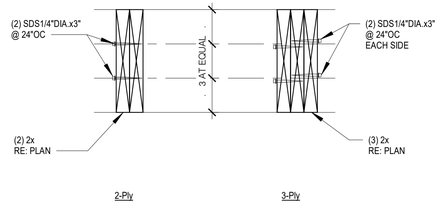


TOP PLATE SPLICE NOTES:

1. SPLICE AND NAIL TOP PLATES SHAOWN AT ALL EXTERIOR, PLUMBING, PARTY AND SHEAR WALLS AT EACH FLOOR LEVEL AND AT ROOF.
2. PROVIDE (2) LSTA 36 STRAP W/(26) 10d NAILS ONE EACH SIDE WHERE DRILLED HOLES EXCEED THE FOLLOWING:
   1" FOR 2x4
   3" FOR 2x6 WALL PLATES, CENTER ALL HOLES MIN. EDGE DISTANCE = 1 1/4".

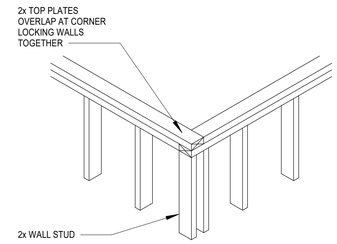
SCALE: 3/4" = 1'-0"

2 TYPICAL TOP PLATE SPLICE



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

3 TYPICAL 2 or 3 PLY RAFTER or JOIST ATTACHMENT



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

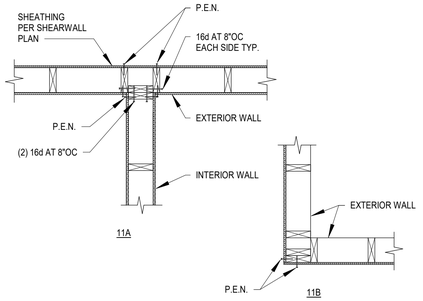
4 TYPICAL TOP PLATE FRAMING DETAIL

IBC 2015 TABLE 2304.10.1 FASTENING SCHEDULE

	CONNECTION	FASTENING (a)	LOCATION
ROOF			
1.	BLOCKING BETWEEN CEILING JOISTS,RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	EACH END, TOENAIL
	BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131") (2) 3" X 0.131" NAILS	EACH END, TOENAIL
	BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 16d COMMON (3 1/2" X 0.162") (3) 3" X 0.131" NAILS	EACH END
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" X 0.161") AT 6"OC...	FACE NAIL
2.	CEILING JOISTS TO TOP PLATE	(3) 8d COMMON (3 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	EACH JOIST, TOENAIL
3.	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	FACE NAIL
4.	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5.	COLLAR TIE TO RAFTER	(3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS	FACE NAIL
6.	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE...	(3) 10d COMMON (3" X 0.148");OR (4) 3" X 0.131" NAILS	TOENAIL
7.	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2) 16d COMMON (3 1/2" X 0.162");OR (3) 3" X 0.131" NAILS	END NAIL
WALL			
8.	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); 3" X 0.131" NAILS	24"OC FACE NAIL 16"OC FACE NAIL
9.	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162");OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
10.	BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" X 0.162")	16"OC EACH EDGE, FACE NAIL
11.	CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2 1/2" X 0.131")	TOENAIL
12.	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162") OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
13.	TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d COMMON (3 1/2" X 0.162") OR (12) 3" X 0.131" NAILS	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
15.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALLO PANELS	(2) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	16"OC FACE NAIL
16.	STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	TOENAIL
	STUD TO TOP OR BOTTOM PLATE	(2) 16d COMMON (3 1/2" X 0.162"); OR...	END NAIL
17.	TOP OT BOTTOM PLATE TO STUD	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	END NAIL
18.	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	FACE NAIL
19.	1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	FACE NAIL
20.	1" X 6" SHEATHING TO EACH BEARING	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
21.	1" X 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
FLOOR			
22.	JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	TOENAIL
23.	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER...	8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	6"OC, TOENAIL
24.	1" X 6" SUBFLOOR OR LESS TO EACH...	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
25.	2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3 1/2" X 0.162")	FACE NAIL
26.	2" PLANKS (PLANK NAD BEAM-FLOOR AND ROOF)	(2) 16d COMMON (3 1/2" X 0.162")	EACH BEARING, FACE NAIL
27.	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		3" X 0.131" NAILS	24"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON...
		(2) 20d COMMON (4" X 0.192"); OR (3) 3" X 0.131" NAILS	END JOIST OR RAFTER, FACE NAIL
28.	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	FACE NAIL
		(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL
29.	JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	END NAIL
30.	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	EACH END, TOENAIL
31.	WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING	SEE SHEARWALL SCHEDULE SEE STRUCTURAL NOTES	SECTION06160

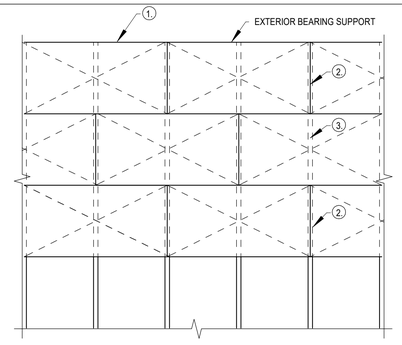
a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE NOTED OTHERWISE.

b. FASTENING SCHEDULE BASED ON IBC TABLE 2304.10.1 AND PROVIDES THE MINIMUM NAILING REQUIRED. WHEN SPECIFIED ELSEWHERE IN THESE PLANS PROVIDE NAILING AS SPECIFIED. SEE IBC FOR COMPLETE NAILING SCHEDULE.



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

6 PLAN VIEW

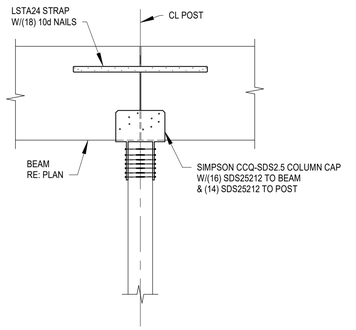


ROOF/FLOOR SHEATHING NOTES:

1. BOUNDARY NAILING (B.N.) AT ROOF/FLOOR PERIMETER, AT ALL CONTINUOUS PANEL EDGES.
2. EDGE NAILING (P.E.N.) AT ALL EDGES OF ALL PLYWOOD SHEETS AT SUPPORTS AND AT INTERIOR SHEARWALLS.
3. INTERIOR FIELD NAILING (F.N.) 12"O.C. AT ALL BEARING SUPPORTS.
4. SEE PLANS FOR PLYWOOD THICKNESS AND NAILING SCHEDULE.
5. LONG DIMESION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SYSTEM FRAMING AND FLOOR FRAMING.
6. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8".
7. MINIMUM PLYWOOD SHEET SIZE SHALL BE 2'-0" X 4'-0".
8. NAILS SHALL NOT BE OVER DRIVEN.

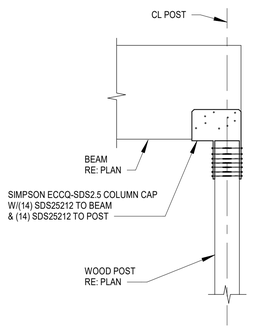
SCALE: 3/4" = 1'-0"

8 ROOF/FLOOR SHEATHING LAYOUT



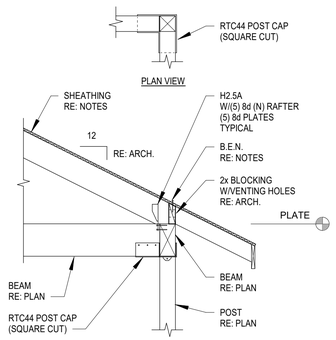
SCALE: 3/4" = 1'-0"

11 TYPICAL BEAM TO POST CONNECTION



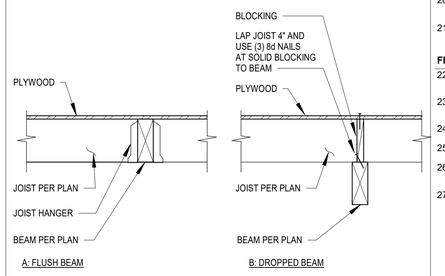
SCALE: 3/4" = 1'-0"

12 TYPICAL BEAM TO POST CONNECTION



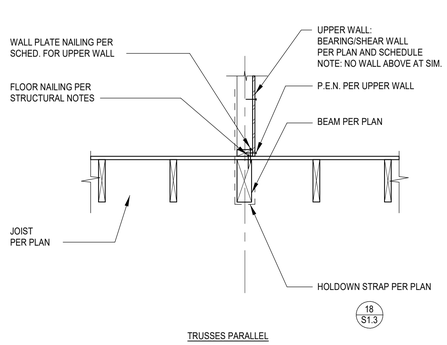
SCALE: 3/4" = 1'-0"

13 (N) ENTRY FRAMING



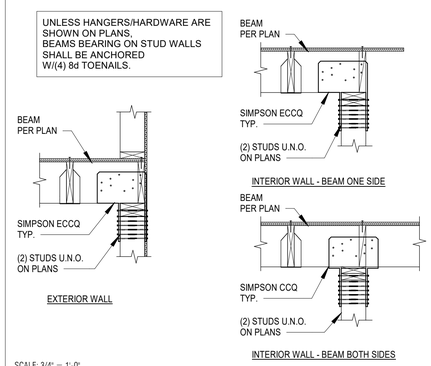
SCALE: 3/4" = 1'-0"

14 TYPICAL CONNECTION TO WOOD BEAM



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

16 SHEARWALL TO BEAM



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

17 TYPICAL BEAM AT INTERIOR OR EXTERIOR WALL

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

01/17/20

No.	REVISION	DATE

JOB #: 19193
ENG: Designer
CAD: Author
SCALE: 3/4" = 1'-0"

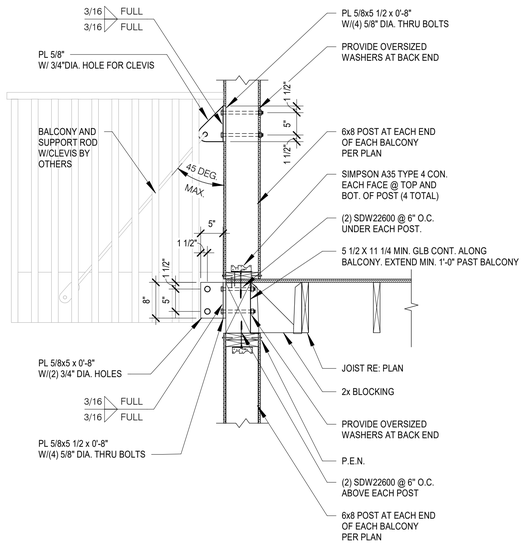
KEY ISSUE DATES:
SD: SD
DD: DD
CD: CD
PERMIT: 01/17/2020
OTHER: BID

Typical Wood Framing Details

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

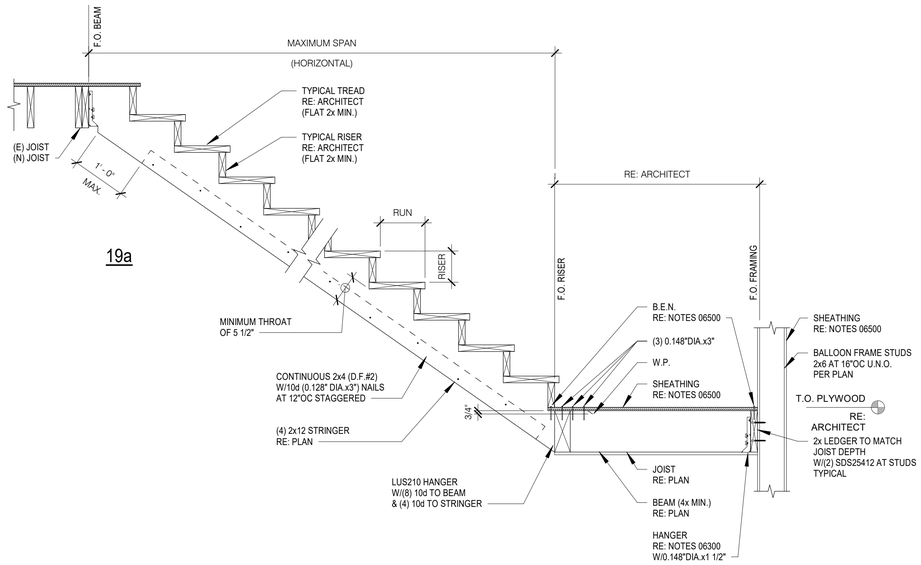
S9.0

1/17/2020 1:30:51 PM
L:\19193 Vashon Island Housing Center\STRUCT\Revit Model (18)\19193 Vashon Island Housing Center (R18).rvt



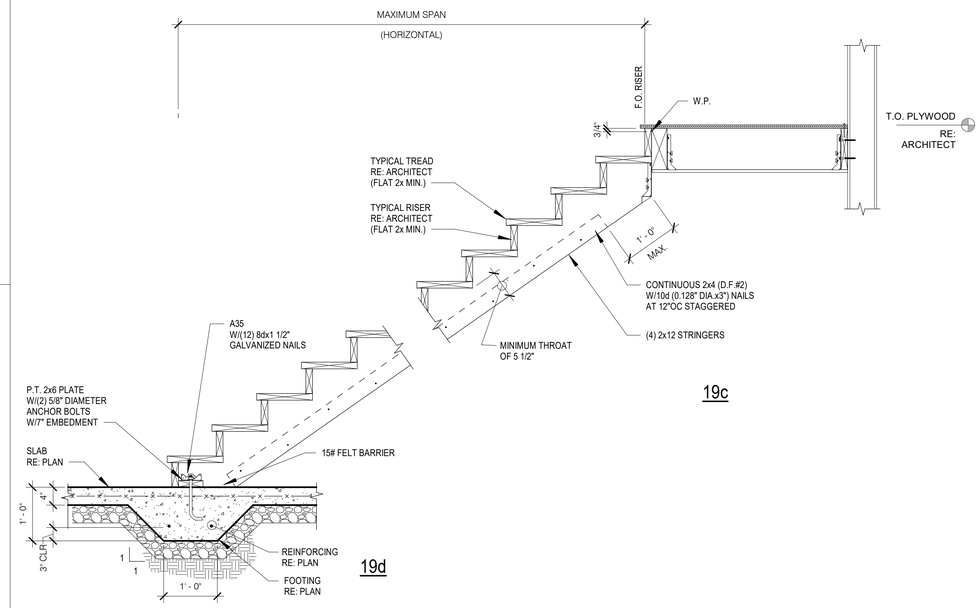
SCALE: 3/4" = 1'-0"

1 BALCONY SUPPORT AT EXTERIOR WALL



19a

19b



19c

19d

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

19d TYPICAL STAIR FRAMING

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01/17/20

No.	REVISION	DATE

JOB #:	19193
ENG:	Designer
CAD:	JMA
SCALE:	3/4" = 1'-0"

KEY ISSUE DATES:	
SD:	SD
DD:	DD
CD:	CD
PERMIT:	01/17/2020
OTHER:	BID

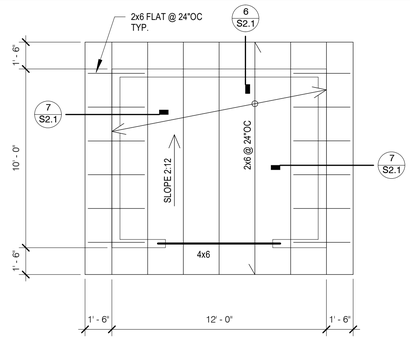
Secondary Components

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S10.0

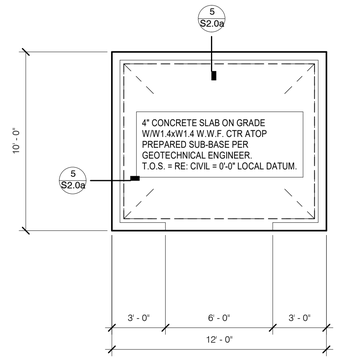
SCALE: 1" = 30'-0"

6 SITE



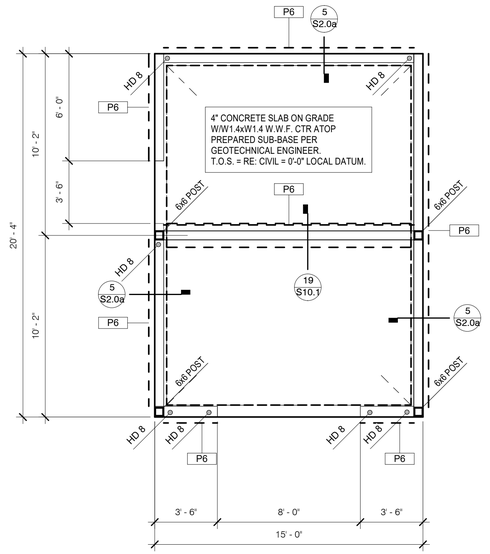
SCALE: 1/4" = 1'-0"

3 SHED ROOF FRAMING PLAN



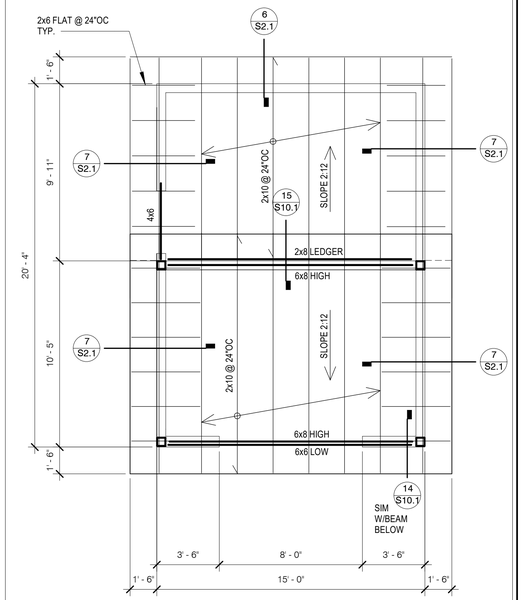
SCALE: 1/4" = 1'-0"

8 SHED FOUNDATION PLAN



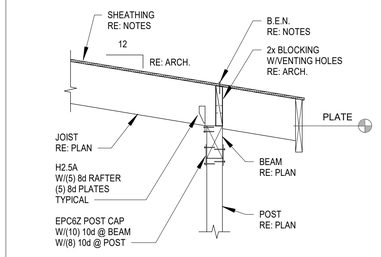
SCALE: 1/4" = 1'-0"

9 TRASH & BIKE FOUNDATION PLAN



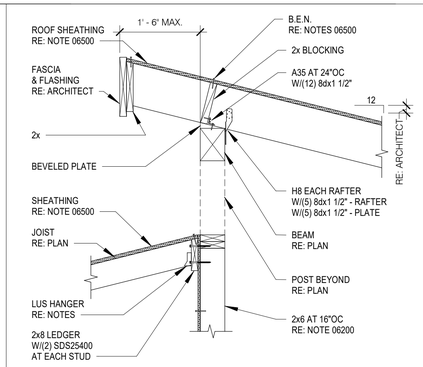
SCALE: 1/4" = 1'-0"

10 TRASH & BIKE ROOF FRAMING PLAN



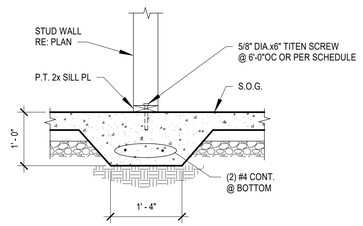
SCALE: 3/4" = 1'-0"

14 BEAM TO POST



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

15 SECTION



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

19 INTERIOR WALL FOOTING

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180 Nickerson Street Suite 302 Seattle, WA 98109
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01/17/20

No.	REVISION	DATE

JOB #: 19153
ENG: Designer
CAD: Author
SCALE: As indicated

KEY ISSUE DATES:
SD: SD
DD: DD
CD: CD
PERMIT: 01/17/2020
OTHER: BD

Trash & Bike, Shed Plans

Vashon Housing
9914 SW 188th ST.
Vashon WA. 98070

S10.1