CITY OF MERCER ISLAND

Community Planning & Development
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

INSPECTION REQUESTS:
online: MyBuildingPermit.com
voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

TO BE COMPLETED BY APPLICANT

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information *prior* to permit issuance:	Applicant Contact information *post* permit issuance:
Name: KELLEN WHITE	Name: YAZAN ALDEHAYYAT AND STEPHANIE GIOL
Address: 3046 17TH AVE N SUITE 01 SEATTLE, WA 98	Address: 2969 74TH AVE SE. SEATTLE, WA 98040
Phone: 206.284.8355	Phone:
Email: KELLEN@LANEWILLIAMS.COM	Email: yazanaldhiat@gmail.com

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below. All Special Inspectors (except Geotechnical) must be WABO certified.
When Special Inspection or Structural Observation is required, the report shall be submitted to the City Building Inspector prior to the City Inspection. **Note: Inspection by the City Inspector is required in addition to the Special Inspection or Structural Observation indicated below. Do not cover or conceal any work prior to the City inspection.**

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):
Engineer of Record: ELI GRASSLEY Company: ESG DESIGN, INC. Phone: 206.890.5949
☑ General Conformance to Construction Documents ☐ Other:

SOILS / GEOTECHNICAL:
Special Inspector: Company: Phone:
☐ Erosion control measures ☐ Subsurface drainage placement
☐ Shoring installation and monitoring ☐ Verify fill material and compaction
☐ Observe and monitor excavation ☐ Rockery installation
☐ Verification of soil bearing ☐ Pile placement (auger cast/driven pile)
☐ Other: ☐ Other:

REINFORCED CONCRETE:
Special Inspector: Company: Phone:
☐ Concrete strength ☐ Retaining wall construction
☐ Reinforcing steel and concrete placement ☐ Prestressed / Precast construction
☐ Shotcrete placement ☐ Other:
☐ Other: ☐ Other:

STRUCTURAL STEEL: *(AISC 360, Chapter N)*
Special Inspector: Company: Phone:
☐ Fabrication and shop welds ☐ Moment Frame construction
☐ Structural steel erection, field welds and bolting ☐ Other:
☐ Other: ☐ Other:

STRUCTURAL MASONRY:
Special Inspector: Company: Phone:
☐ Mortar strength ☐ Glass unit masonry installation
☐ Masonry unit strength ☐ Wall panel and veneer installation
☐ Other: ☐ Other:
☐ Other: ☐ Other:

WOOD:
Special Inspector / Engineer of Record: Company: Phone:
☐ Lateral resisting system construction ☐ High strength diaphragm construction
☐ Other: ☐ Other:

OTHER SPECIAL INSPECTIONS:
Special Inspector: Company: Phone:
☐ Epoxy grout installations ☐ Stucco installation
☐ Expansion anchor installations ☐ Infiltration System
☐ Other post installed anchors ☐ Exterior Insulation Finish System (EIFS) installation
☐ Alternative construction methods: ☐ Other:
☐ Alternative construction materials: ☐ Other:

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

☐ Connector plate wood trusses ☐ Post tension layout
☐ Metal joist / metal trusses ☐ Exterior cladding
☐ Premanufactured structures (stairs, etc.) ☐ Window wall / curtain wall construction
☐ Precast concrete elements ☐ Other:
☐ Other: ☐ Other:

TO BE COMPLETED BY APPLICANT

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

	Sheet:
☑ Building envelope: *WSEC Table 402.1.1* (include U-factors, insulation and moisture control)	SHT. A11
☑ Whole house ventilation: *IRC Section M1507 WA Amended* (include ventilation option and duct sizing if applicable)	SHT. A6
☑ Energy Credit Information: *WSEC Table 406.2* (include specific, written requirements)	SHT. A11
☐ RECPC Form Information: (if incorporated within drawing set) http://www.mercergov.org/files/2012ResidentialEnergyCalcForm.pdf	

☑ Air Leakage Testing. *IRC Section R402.4.1.2 WA Amendments*
☑ Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour.
☑ Duct Leakage Testing. *WSEC R403.3.2*
☑ Postconstruction Test. *WSEC R403.3.2.1*
☑ Rough-in Test. *WSEC R403.2.2.3*

TO BE COMPLETED BY CPD

PROJECT ALERTS:

Construction of the project shall be from ***approved plans only***. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Acess Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any site work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.

TREE PROTECTION REQUIREMENTS:

☑ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.
☑ No trees shall be cut without a City of Mercer Island tree permit.
☐ Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection.
☐ For this project, N/A trees are authorized to be removed and replaced with N/A trees.
☐ This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at http://www.fws.gov/pacific/eagle

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

☐ Fire Sprinkler
☐ NFPA 13D
☐ Plus
☐ NFPA 13R
☐ NFPA 13
☐ Approved Fire Code Alternatives:
☐ FCA1
☐ FCA2
☐ Monitored Household
Fire Alarm per NFPA 72
☐ Monitored Sprinkler
Water Flow Alarm
☐ Other:
☐ FCA3
☐ FCA4

WATER SUPPLY REQUIREMENTS:

☐ Fire sprinkler design calculations must be provided prior to determining water supply system requirements.
☐ Water Supply system upgrade required
☐ City Installation.
☐ Applicant Installation.
Required Service Line Size: N/A (water main to meter) Required Supply Line Size: N/A (water main to house) Required Meter Size: N/A
☐ Abandonment of existing service and meter required at main.
☑ Pressure reducing valve required if pressure exceeds 80 psi.
☑ Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).
☐ Additional water supply requirements:

DRAINAGE REQUIREMENTS:

☐ On site detention system required.
☐ On site infiltration system required.
☐ As-built Utility drawings required.
☐ Full Size drawings required.
☐ Direct discharge into the lake.
☐ No Storm Water permit required.
☐ Connection to public storm drainage conveyance system req'd.
☐ Other:

SIDE SEWER REQUIREMENTS:

☑ Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.
☐ Video tape of existing sewer required (see standard details)
☐ New connection. ☐ Connect to existing. ☐ Disconnect permit required. ☐ Reconnect permit required.
☐ Other:
Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.

APPROVED CODE ALTERNATIVES:

Code alternatives must be Inspected. Refer to the Inspection Checklist

☐ CA1: ☐ CA2:

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation Inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

Surveyor: Phone:
☐ Building height survey
☐ Building setback survey
☐ Impervious surface survey
☐ Other:
☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.
☐ Civil / Drainage ☐ LUP / Setback requirements

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is **NOT PERMITTED** between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

☐ Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

Geotechnical Engineer *Phone*

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:
☐ Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.
☐ Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

Permit number *Approved by* *Date*

TO BE COMPLETED BY CPD

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection *only* if approved. Note: ***Items marked with an "•" require a separate permit.*** It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.
INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	
		☐	Pre-construction Meeting to Review Conditions of Permit Approval.
		☐ •	Tree protection
		☐	Erosion control
		☐ •	Sewer disconnect and cap. If applicable, separate side-sewer permit required
		☐ •	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required
		☐	Land clearing, grading and demolition
		☐	Temporary power
		☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)
		☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)
		☐	Foundation walls / concrete columns
		☐	Roof and footing drains
		☐	Foundation damproofing
		☐ •	Storm drainage, including (but not limited to): • Connections to storm main in ROW • Detention systems • Infiltration systems • Catch basins including oil-water separator tees • Area drains • Conveyance piping / cleanouts • Storm drain in ROW • Control structures / manholes • Pump systems • Retaining wall drainage
		☐ •	Water Service
		☐	Water Supply
		☐	Water as-built drawings
		☐ •	Side sewer installation, including (but not limited to): • Connections to side sewer main • Connections to existing side sewer • Back-flow valves • Grinder pump systems • Sewer manholes
		☐	Driveway / Access road
		☐	Underslab electrical / mechanical / plumbing
		☐	Underslab insulation / vapor barrier / reinforcing
		☐	Underfloor framing
		☐	Nailing-Roof sheathing. If applicable, provide Special Inspection letter for lateral wood inspection.
		☐	Nailing-Exterior wall and Shearwall. If applicable, provide Special Inspection letter for lateral wood inspection.
		☐	Rough hydronic installation
		☐	Rough electric installation
		☐ •	Rough fire alarm (wiring inspection)
		☐	Rough plumbing installation (DWV, water)
		☐	Rough mechanical
		☐	Gas Piping
		☐ •	Rough fire sprinkler / hydrostatic and flow (bucket) test
		☐	Framing and glazing. If applicable, provide Special Inspection letter for lateral wood inspection, welding epoxy anchors, etc.
		☐	Masonry construction (fireplace / walls / veneer / etc.)
		☐	Insulation installation
		☐	Stucco (paper and lath)
		☐	Shower pan (or tub)
		☐	Miscellaneous
		☐	Code Alternative CA1:
		☐	Code Alternative CA2:
		☐	Impact Fees Paid (If applicable)
		☐	**Final Inspection:** Tree Restoration ☐ TT
		☐	**Final Inspection:** Fire protection, including (but not limited to): ☐ TF • Sprinkler • Access Road • Fire Code Alternatives (see below) ☐ FCA1: ☐ FCA2: • Fuel Tank Installation • Fire Extinguishing System • Fire Alarm System ☐ FCA3: ☐ FCA4:
		☐	**Final Inspection:** Water supply protection, including (but not limited to) backflow devices for: ☐ TW • Waterfront property • Fire / lawn sprinkler • Well water on property • Boiler
		☐	**Final Inspection:** Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. ☐ TS
		☐	**Final Inspection:** Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS). ☐ TB

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved *Start Date* *End Date*

TO BE COMPLETED BY CPD

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection.

Required Inspection(s):	Contact:	Phone:	Scheduling:

IMPACT FEES:

If applicable.

☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____, whichever occurs first.
Date

PLAN REVIEW APPROVALS:

Not all review disciplines may be required to review the documents.

☐ JH *Building* ☐ RH *Planning* ☐ KN *Engineering* ☐ N/A *Tree* ☐ N/A *Fire*

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

PERMIT NUMBER

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Date
Approved

PROJECT NAME:
PROJECT ADDRESS:

REVIEWED FOR CODE COMPLIANCE
Date
Approved

PROPERTY OWNER
STEPHANIE GIOLA AND YAZAN ALDEHAYYAT
2969 74TH AVE. SE MERCER ISLAND WA 98040

TAX LOT NUMBER
5315100785

LEGAL DESCRIPTION
MC GILVRAS ISLAND ADD S 72 FT 2 IN. OF E 194 FT
PLat Block: 9
Plat Lot: 8

SCOPE OF WORK
CONSTRUCTION OF A NEW TWO STORY 4,568 SF SINGLE FAMILY RESIDENCE WITH ASSOCIATED LANDSCAPE AND HARDSCAPE IN MERCER ISLAND, WA.

BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE, 2018 WA STATE ENERGY CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE

ZONING RESTRICTIONS

ZONE	R-9.6
LOT AREA	14,009 SF
MAX LOT COVERAGE	40%
HEIGHT LIMIT	30FT
SETBACKS (F,B,S,S)	20',25',5' MIN. (SUM 15')
LOT SLOPE	2.66%

R1

PRESCRIPTIVE INSULATION REQUIREMENTS
CLIMATE ZONE 4C (MARINE)
FENESTRATION: U = 0.30
OVERHEAD GLAZING: U = 0.50
CEILINGS: R-49
VAULTED CEILINGS: R-38
WALLS: R-21 (W/ HEADERS INSULATED R-10 MIN.)
WALLS: R-21 (BELOW GRADE INTERIOR FRAMING)
WALLS: R-15 (BELOW GRADE CONT. INTERIOR)
WALLS: R-10 (BELOW GRADE EXTERIOR)
FLOORS: R-30
SLAB ON GRADE: R-10 (2' PERIMETER)

ALL NEW GLAZING AND DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2018 WASHINGTON STATE ENERGY CODE
(SEE WINDOW & DOOR SCHEDULE FOR INDIVIDUAL U VALUES)

ARCHITECT
LANE WILLIAMS ARCHITECTS
3046 17TH AVE W SUITE 01 SEATTLE WA 98119
CONTACT: KELLEN WHITE
KELLEN@LANEWILLIAMS.COM
P. 206.284.8355

STRUCTURAL ENGINEER
ESG DESIGN
12540 202ND PL SE
ISSAQUAH, WA 98027
CONTACT: ELI GRASSLEY, PE
engineer@esg-design.com
206.890.5949

CONTRACTOR
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LIC. NO. RIDGECN887CF
1101 N NORTHLAKE WAY
SUITE 104
SEATTLE, WA 98103
206.349.5197
travis@ridgelinenw.com

SURVEYOR
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BELLEVUE, WA 98004
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CIVIL ENGINEER
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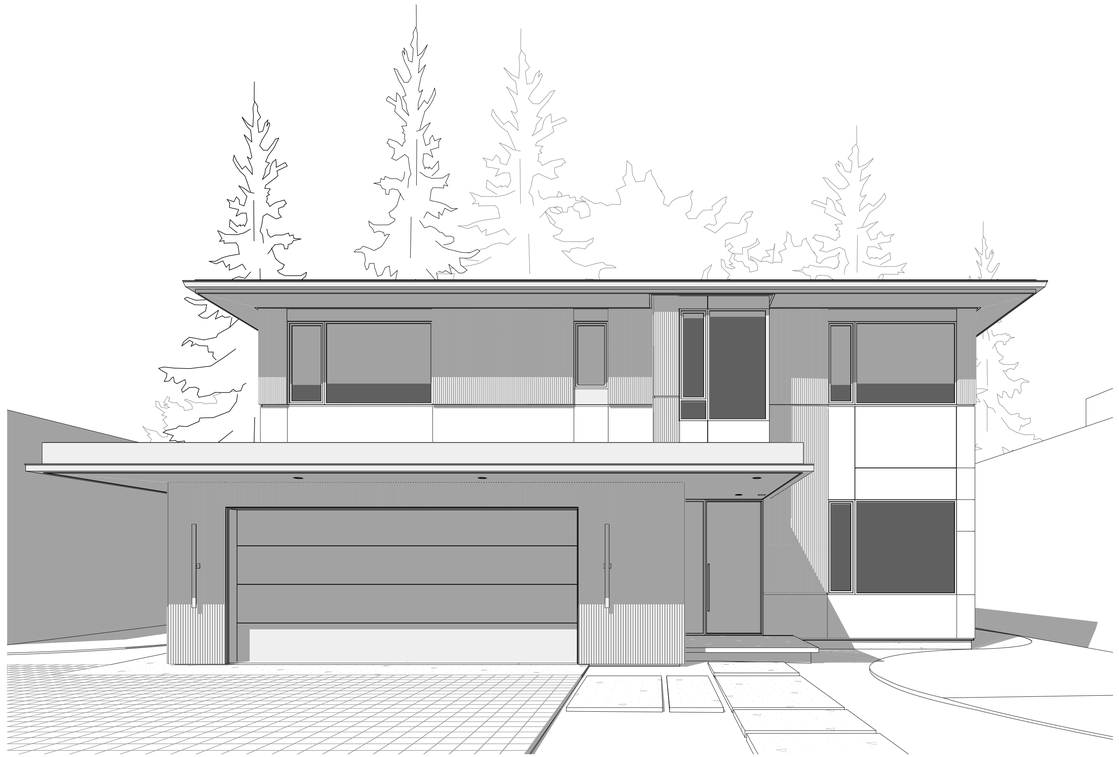

IMPERVIOUS AREA CALCULATIONS
SEE DIAGRAM ON SHEET A2

LOT COVERAGE CALCULATIONS

LOT AREA	14,009 SF
MAX GROSS FLOOR AREA	40% (5,603.6 SF)
MAX LOT COVERAGE ALLOWED	40% (5,603.6 SF)
MAX HARDSCAPE ALLOWED	9% (1,260.8 SF)
BUILDING FOOTPRINT	2,393 SF
ABOVE GRADE DECK	240 SF

R1

EARTH DISTURBANCE CALCULATIONS

SF OF EXCAVATION	2,373 SF
DEPTH OF EXCAVATION	4 SF
CUBIC YDS OF EXCAVATION	351 CT. YARDS

R4

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR	2,273 SF
SECOND FLOOR	1,989 SF
GARAGE	685 SF
TOTAL GROSS BUILDING AREA	4,947 SF

HEATED FLOOR AREA CALCULATIONS

FIRST FLOOR	
HEATED	1,708 SF
GARAGE	685 SF
SECOND FLOOR	
HEATED	1,989 SF
DECK	240 SF
TOTAL HEATED	3,697 SF
TOTAL GARAGE	685 SF
TOTAL SF	4,382 SF
TOTAL DECKS	240 SF

BUILDING HEIGHT CALCULATIONS

MAX ALLOWABLE HEIGHT	30FT (350.88')
MAX PROPOSED HEIGHT	349.05'

AVERAGE BUILDING ELEVATION CALCULATIONS
SEE DIAGRAM ON SHEET 1/A2.

ROOF VENTILATION CALCULATIONS
PER IBC SECTION 1203.2
"PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION & SHEATHING."

SEE ROOF PLAN(S) ON SHEET(S) A5 AND A6.

FOUNDATION VENTILATION CALCULATIONS
SEE CALCULATION ON SHEET A3.

HEATING SYSTEM
NEW AIR SOURCE HEAT PUMP (PER CREDIT OPTION 3.2).

RESIDENTIAL ENERGY CREDIT CALCULATIONS
WASHINGTON STATE 2018 ENERGY CODE

REQUIREMENTS PER SEC R406 TABLE R406.2:

MAIN HOUSE		
INCLUDED IN #1 OR #3:	6.0 CREDIT(S) REQUIRED	
HEATING OPTION(S): #2	HEAT PUMP	1.0 CREDIT(S)
1.3 ENERGY EFFICIENT ENVELOPE		0.5 CREDIT(S)
VERTICAL FENESTRATION	U = 0.28	
FLOOR INSULATION	R = 38	
SLAB INSULATION	(NO SLAB ON GRADE UNDER HEATED FLOOR AREA)	
2.2 AIR LEAKAGE CONTROL		1.0 CREDIT(S)
REDUCE THE TESTED AIR LEAKGE TO 2.0 AIR CHANGES/HR MAX AT 50 PASCALS		
3.4 HIGH EFFICIENCY HVAC		1.5 CREDIT(S)
DUCTLESS SPLIT SYSTEM HEAT PUMPS HEAT PUMP WITH A MIN. HSPF OF 10.0		
5.5 EFFICIENT WATER HEATING		2.0 CREDIT(S)
TOTAL CREDIT(S)		**6.0 CREDIT(S)**

TESTS & CERTIFICATIONS
DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR & HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC_R401.3 IS REQ'D TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER & PERMANENTLY POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING

BUILDING AIR LEAKAGE (BLOWER DOOR) TESTING, DEMONSTRATING THE BUILDING OR DWELLING UNIT IS VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR (PER WEC_R402.4.1.2) IS REQ'D TO BE COMPLETED PRIOR TO FINAL INSTRUCTION

IF AN ENERGY CREDIT WITHIN OPTION 2 IS UTILIZED, TESTING SHALL COMPLY WITH THE REQUIRED REDUCED AIR CHANGES

A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR & HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION

WHOLE HOUSE VENTILATION
WHOLE-HOUSE VENTILATION SYSTEM TO BE TESTED AND APPROVED BY A THIRD PARTY IN ACCORDANCE WITH 2018 IRC M1505.4.1.6. CERTIFICATE OF TESTING TO BE POSTED PER M1505.4.1.7

HIGH EFFICACY LUMINAIRES
MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES

VAPOR RETARDERS
VAPOR RETARDER PAINT LISTED FOR THIS APPLICATION, TO BE USED ON THE INTERIOR SIDE OF ALL EXTERIOR WALLS AND CEILINGS, 5 MIL POLY VAPOR BARRIER TO BE PLACED ON UNDERSIDE OF NEW FLOOR SLABS, AND WOOD WALLS/ CEILINGS.

INDOOR AIR QUALITY
PRESCRIPTIVE PATH PER 2018 INTERNATIONAL MECHANICAL CODE. ALL NEW EXHAUST DUCTS TO MEET REQUIREMENTS OF IMC 603.2.

NEW SOURCE SPECIFIC VENTILATION LOCATIONS PER IMC TABLE 403.3:

BATHROOM FANS: (INTERMITTENT)	MINIMUM 50CFM
KITCHEN FANS: (INTERMITTENT)	MINIMUM 100CFM

*SEE PLANS FOR ACTUAL SIZING

SOURCE SPECIFIC VENTILATION CONTROLLED BY MANUAL SWITCHES AND/OR TIMERS.

OUTDOOR INTAKE AND EXHAUST OPENINGS SHALL BE LOCATED IN ACCORDANCE WITH SECTIONS IRC_R303.5.1 AND IRC_R303.5.2. ALL EXHAUSTS SHALL TERMINATE: NOT LESS THAN 3 FEET FROM PROPERTY LINES; NOT LESS THAN 3 FEET FROM GRAVITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS; NOT LESS THAN 10 FEET FROM MECHANICAL AIR INTAKE OPENINGS, EXCEPT WHERE OPENINGS ARE LOCATED NOT LESS THAN 3 FEET ABOVE THE AIR INTAKE OPENING (PER 2018 IRC_M1504.3)

R1

FIRE SPRINKLERS
A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.

GENERAL NOTES
CONTACT ARCHITECT IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.

DIMENSIONS ARE TO FACE OF CONCRETE AND FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL APPLICABLE CODES, ORDINANCES, AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWING NOTES, SPECIFICATIONS, AND SIZES.

VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK.

DO NOT SCALE DRAWINGS.

PROVIDE APPROVED DRAFTSTOPPING IN CONCEALED SPACE BETWEEN CEILING AND FLOOR PER IBC.

PROVIDE APPROVED FIRESTOPPING IN WALLS PER IBC.

PROVIDE SOLID WOOD BLOCKING FOR SUPPORT AT ALL WALL MOUNTED FIXTURES.

FLASH ALL OPENINGS WITH MINIMUM 26 GAUGE GALVANIZED OR ALUMINUM.

CAULK ALL OPENINGS COMPLETELY.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL SMOKE DETECTORS, COMBINATION CARBON MONOXIDE/ SMOKE DETECTORS, AND HEAT DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP PER CODE.

PROVIDE CARBON MONOXIDE DETECTORS AT ALL LEVELS PER IRC R315.

EACH DWELLING UNIT IS REQ'D TO BE PROVIDED WITH AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.

DIGITAL COPIES
PDF FORMAT //
PROJECTS.LANEWILLIAMS.COM/GIOLA // ALDEHAYYAT_PDFS

BIMX FORMAT //
PROJECTS.LANEWILLIAMS.COM/GIOLA // ALDEHAYYAT_BIMX

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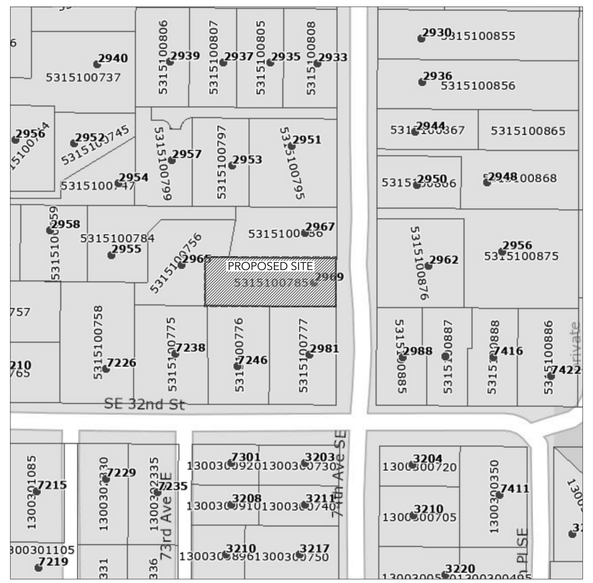
A25	PRIMARY BATH ENLARGED
A26	BATH 01 // BOOK NOOK ENLARGED
A27	LIVING ROOM ENLARGED
A28	TYPICAL DETAILS
A29	TYPICAL DETAILS
A30	TYPICAL DETAILS
A31	DEMOLITION PLAN
S1.0	GENERAL NOTES AND SCHEDS
S2.0	FOUNDATION PLAN
S2.1	FIRST FLOOR FRAMING PLAN
S2.2	SECOND FLOOR FRAMING PLAN



VICINITY MAP
NOT TO SCALE

LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

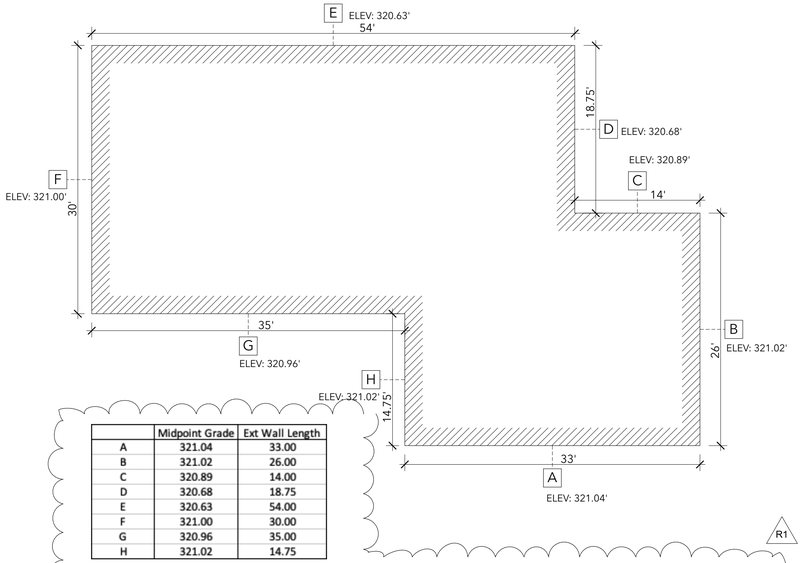
REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A1
PROJECT INFO
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS



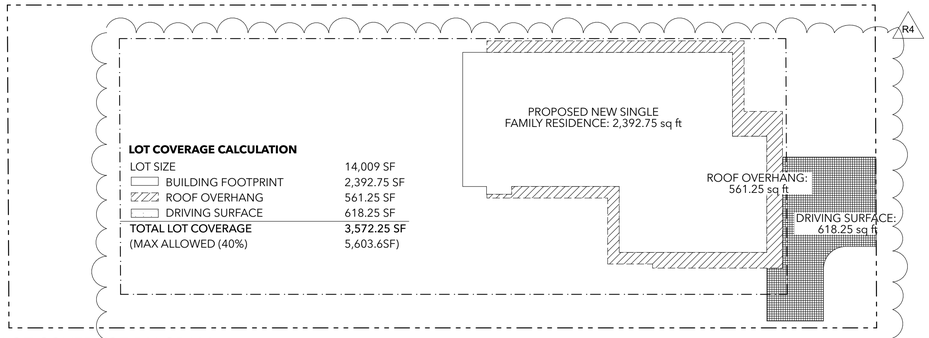
	Midpoint Grade	Ext Wall Length
A	321.04	33.00
B	321.02	26.00
C	320.89	14.00
D	320.68	18.75
E	320.63	54.00
F	321.00	30.00
G	320.96	35.00
H	321.02	14.75

ABE CALC = $\frac{(321.04\times33)+(321.02\times26)+(320.89\times14)+(320.68\times18.75)+(320.63\times18.75)+(321.00\times30)+(320.96\times35)+(321.02\times14.75)}{33+26+24+18.75+54+30+35+14.75}$

$= \frac{72538.13}{225.5} =$ 320.88' AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION + 30 FT = 320.88' + 30' = 350.88' MAXIMUM BUILDING HEIGHT

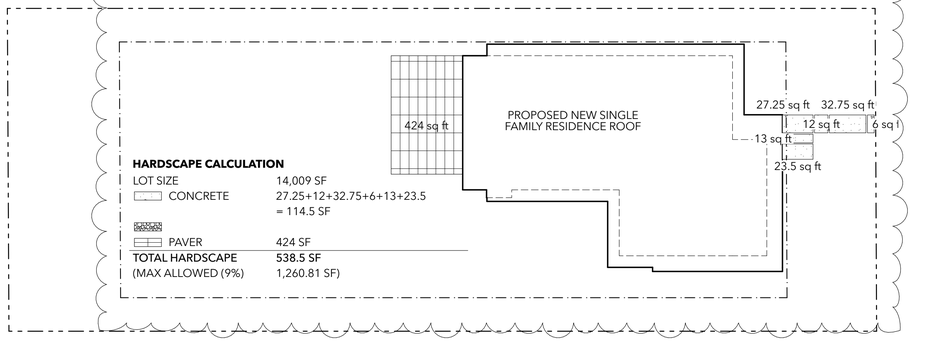
1 AVERAGE BUILDING ELEVATION CALCULATION
SCALE: 1/8" = 1'-0"



LOT COVERAGE CALCULATION

LOT SIZE	14,009 SF
BUILDING FOOTPRINT	2,392.75 SF
ROOF OVERHANG	561.25 SF
DRIVING SURFACE	618.25 SF
TOTAL LOT COVERAGE	3,572.25 SF
(MAX ALLOWED (40%)	5,603.6SF)

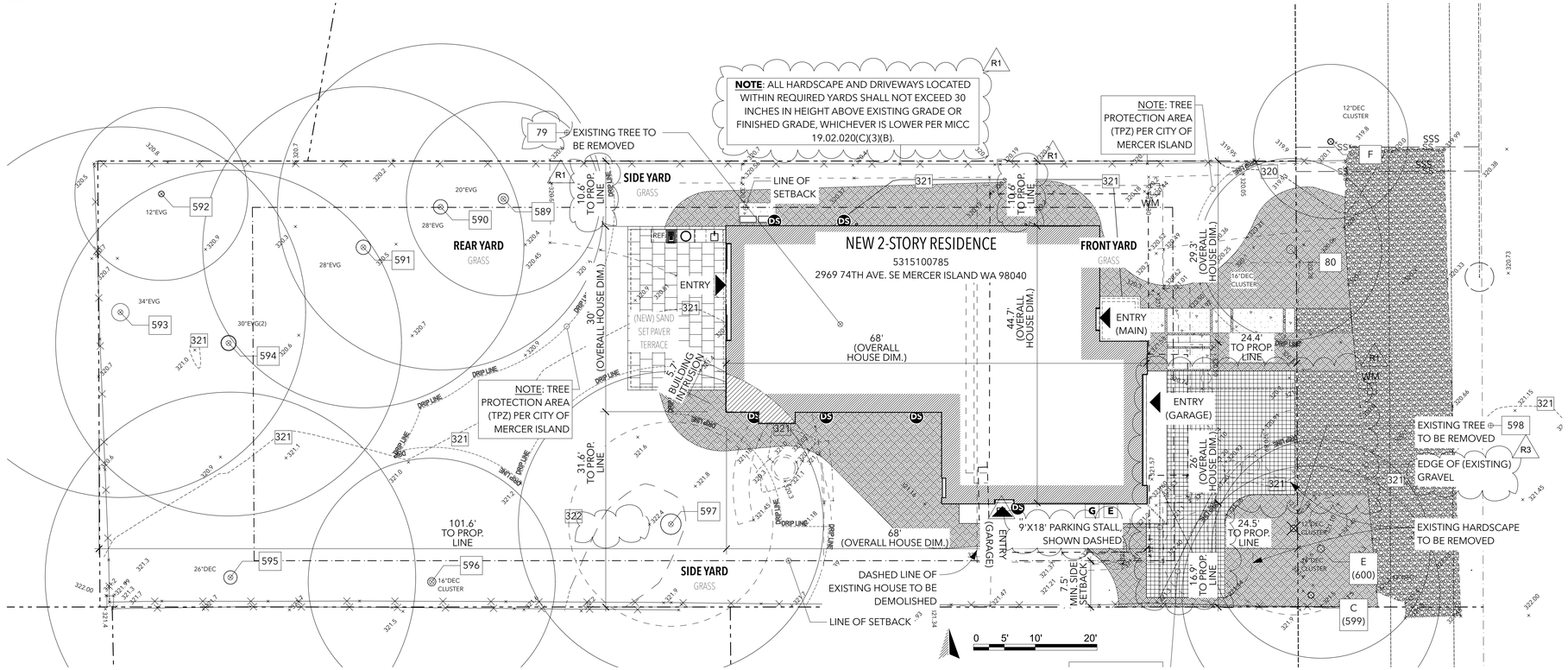
2 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"



HARDSCAPE CALCULATION

LOT SIZE	14,009 SF
CONCRETE	27.25+12+32.75+6+13+23.5 = 114.5 SF
PAVER	424 SF
TOTAL HARDSCAPE	538.5 SF
(MAX ALLOWED (9%)	1,260.81 SF)

3 HARDSCAPE DIAGRAM
SCALE: 1/16" = 1'-0"



SITE PLAN
SCALE: 1" = 10'

SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- STREET CENTERLINE
- EXISTING (E) BUILDING (TO BE DEMOLISHED)
- EXCAVATION BUFFER AREA (1:1 CUT)
- EXISTING (E) HARDSCAPE AREA
- SS — SANITARY SEWER LINE
- POWER POLE/ VAULT
- WATER METER
- E — POWER METER
- G — GAS METER
- 600 — ORIGINAL GRADE CONTOUR LINE
- 600 — NEW CONTOUR LINE
- FF — FILTER FABRIC FENCE
- SD — DRAINAGE LINE (SEE CIVIL)
- CW — WATER LINE
- G — GAS LINE
- EXIST GRADE — ELEVATION
- PL — POWER LINE
- CE — CONSTRUCTION ENTRANCE
- CPC — COVERED STOCK PILE
- DRIP LINE — TREE DRIP LINE
- P — PROTECTION FENCING
- DS — EXISTING DOWNSPOUT TO REMAIN
- DS — NEW DOWNSPOUT (SEE ELEVATIONS)
- NEW TEMPORARY SILT/DEBRIS FENCE
- EXISTING FENCE
- EXISTING FENCE/GATE TO DEMOLISHED
- M — PERMANENT STEEP SLOPE BUFFER MONUMENTS
- TREE FENCING
- LIMIT OF DISTURBANCE FENCE

PROPERTY OWNER
STEPHANIE GIOLA AND YAZAN ALDEHAYYAT
2969 74TH AVE. SE MERCER ISLAND WA 98040

TAX LOT NUMBER
5315100785

LEGAL DESCRIPTION
MC GILVRAS ISLAND ADD S 72 FT 2 IN. OF E 194 FT
PLat Block: 9
Plat Lot: 8

SCOPE OF WORK
CONSTRUCTION OF A NEW TWO STORY 4,568 SF SINGLE FAMILY RESIDENCE WITH ASSOCIATED LANDSCAPE AND HARDSCAPE IN MERCER ISLAND, WA.

BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE, 2018 WA STATE ENERGY CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE

ZONING RESTRICTIONS

ZONE	R-9.6
LOT AREA	14,009 SF
MAX LOT COVERAGE	40%
HEIGHT LIMIT	30FT
SETBACKS (F,B,S,S)	20',25',5' MIN. (SUM 15')
LOT SLOPE	2.66%

PRESCRIPTIVE INSULATION REQUIREMENTS
CLIMATE ZONE 4C (MARINE)
FENESTRATION: U = 0.30
OVERHEAD GLAZING: U = 0.50
CEILINGS: R-49
VAULTED CEILINGS: R-38
WALLS: R-21 (W/ HEADERS INSULATED R-10 MIN.)
WALLS: R-21 (BELOW GRADE INTERIOR FRAMING)
WALLS: R-15 (BELOW GRADE CONT. INTERIOR)
WALLS: R-10 (BELOW GRADE EXTERIOR)
FLOORS: R-30
SLAB ON GRADE: R-10 (2' PERIMETER)

ALL NEW GLAZING AND DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2018 WASHINGTON STATE ENERGY CODE
(SEE WINDOW & DOOR SCHEDULE FOR INDIVIDUAL U VALUES)

LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

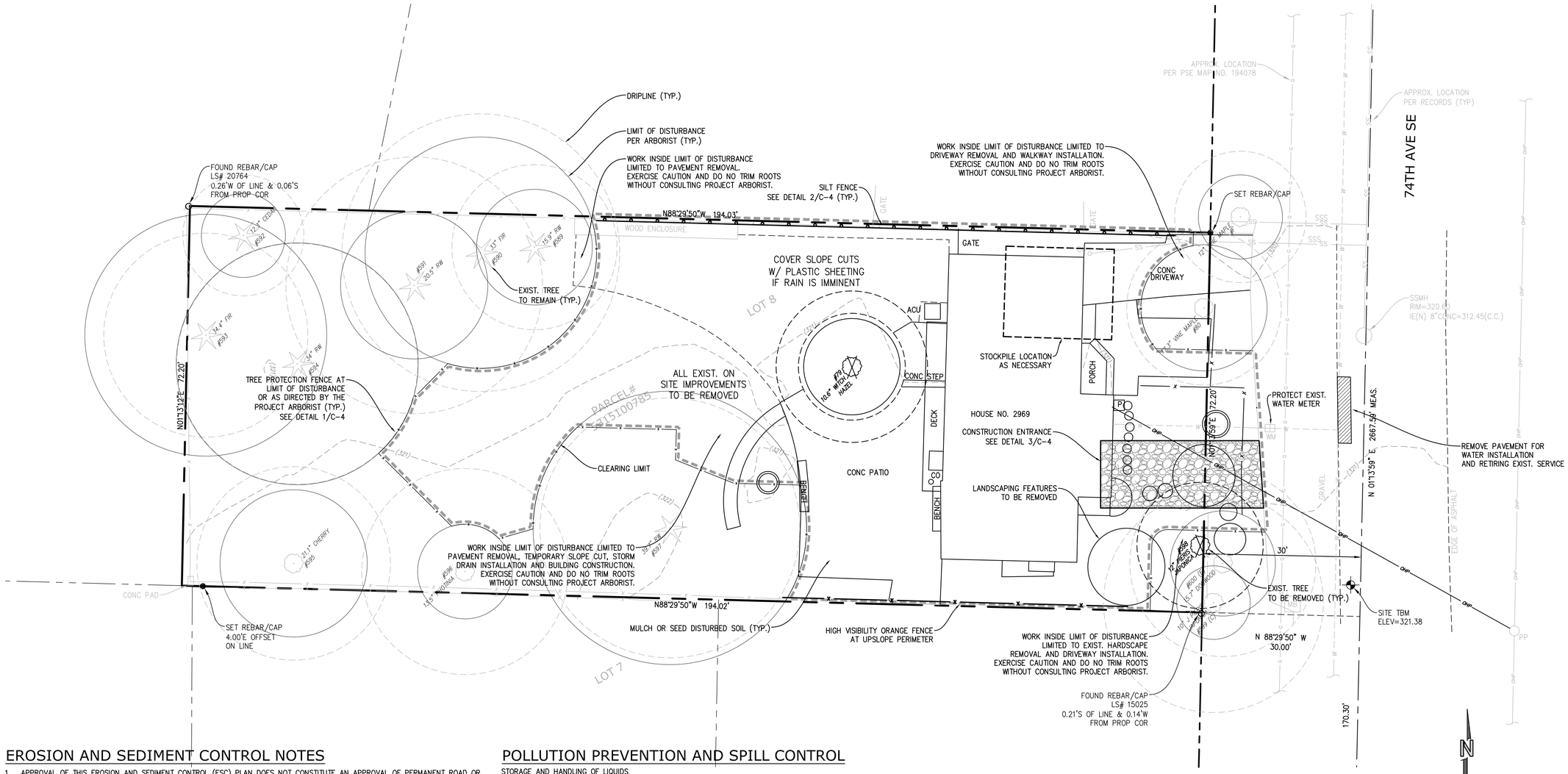
GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

A2
SITE PLAN
CONSTRUCTION SET REV 04 03.24.25

23413

BUILDING DEPT STAMPS

SE 1/4 NW 1/4 SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



EROSION AND SEDIMENT CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENT 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 A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. 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. 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, AND ADJACENT PROPERTIES IS MINIMIZED.
5. 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 SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. 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 DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO 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.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. 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.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL 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 GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
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 DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

STORAGE AND HANDLING OF LIQUIDS
1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.
3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

FUELING
1. LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
5. IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL
1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
4. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
5. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
7. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 01°13'59" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 74TH AVE SE, CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

LEGAL DESCRIPTION

(PER PERSONAL REPRESENTATIVE DEED UNDER RECORDING NUMBER 20220803000588)

THE SOUTH 72.2 FEET OF THE EAST 194 FEET OF LOT 8, BLOCK 9, MCGILVRA'S ISLAND ADDITION , ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: SET PK W/ RED WASHER
LOCATION: IN ASPHALT ROAD, EAST OF HOUSE NO. 2969
ELEVATION=321.28

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

Nick Bossoff Engineering, Inc.
191 NE Tari Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

BOSSOFF NICHOLAS A. STATE OF WASHINGTON 29631 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 7/2/25

NO.	DATE	REVISION
1	03/05/24	PERMIT SUBMITTAL
2	01/16/25	CITY AND ARCH. REVISIONS

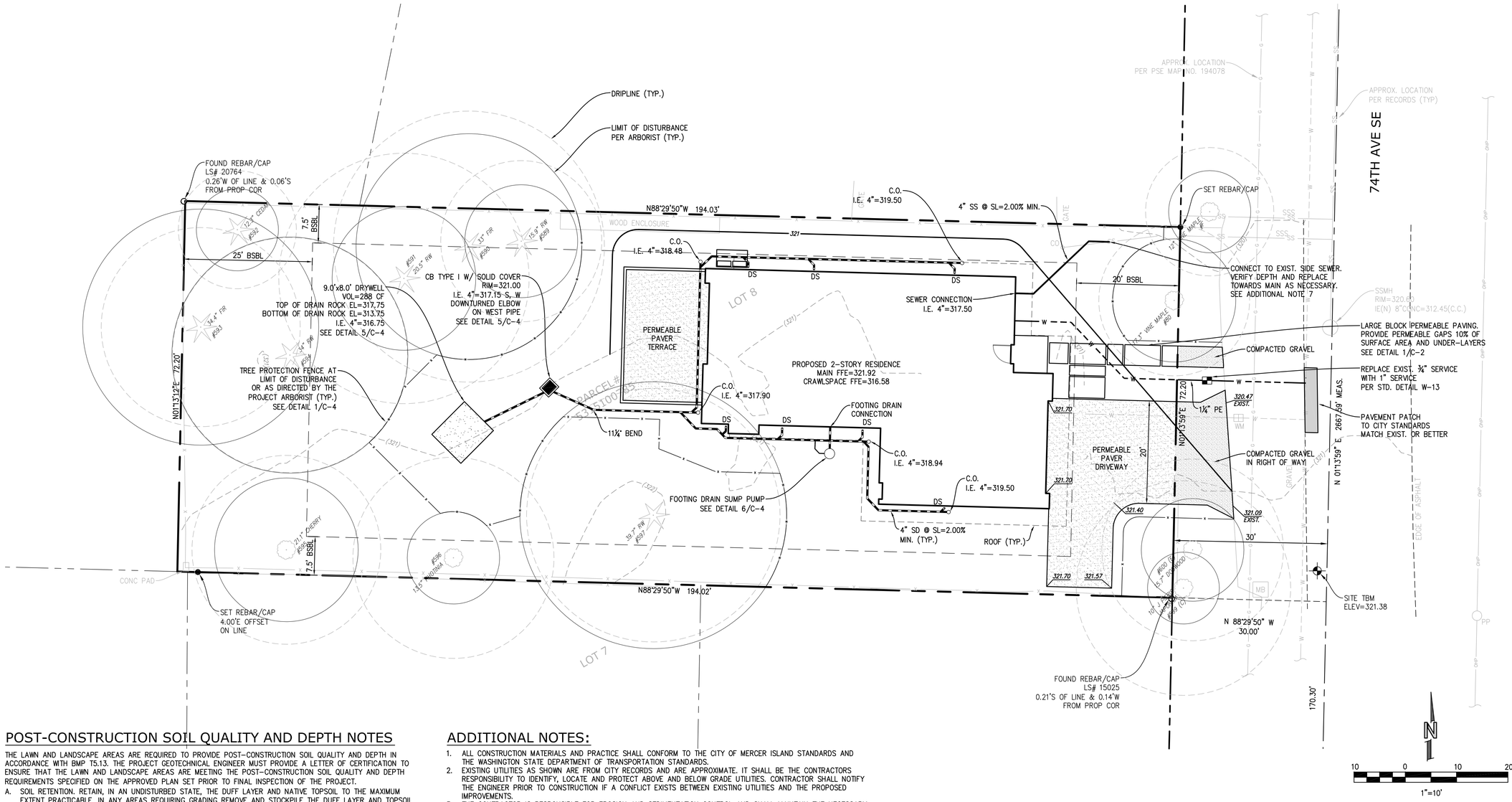
N. BOSSOFF, P.E.
PROJECT MANAGER: NB
DESIGNED: TKB
DRAWN: GIAL-2301
JOB NUMBER: GIAL-2301pln.dwg
FILE NAME:

GIOLA/ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WASHINGTON

TITLE: T.E.S.C. PLAN

SHEET: C-1

SE 1/4 NW 1/4 SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

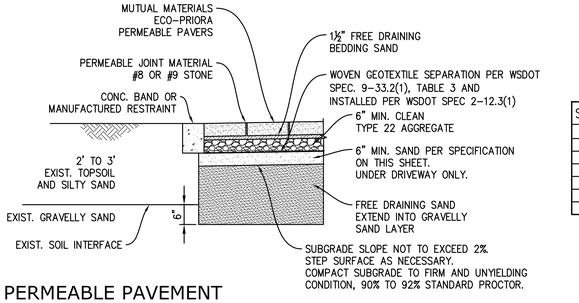
B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
   1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
   2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
   3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
      A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
      B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.

   THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
   1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
   2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
   3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
   4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. 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.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SIDE SEWER DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPLACEMENT OF ALL OR PART OF THE SIDE SEWER MAY BE NECESSARY TO FACILITATE GRAVITY FLOW FROM THE MAIN FLOOR FIXTURES. A SEWER EJECTOR PUMP WILL BE NECESSARY TO SERVICE THE BASEMENT LEVEL FIXTURES.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45°.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC



PERMEABLE PAVEMENT

SCALE: NTS

1

SAND MEDIUM SPECIFICATION

SIEVE NUMBER	PERCENT PASSING
4	95-100
8	70-100
16	40-90
30	25-75
50	2-25
100	<4
200	<2

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191 NE Tari Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

BOSSOFF STATE OF WASHINGTON NICHOLAS M. 29631 REGISTERED PROFESSIONAL ENGINEER

EXPIRES 7/2/25

NO.	DATE	REVISION
1	03/05/24	PERMIT SUBMITTAL
2	01/16/25	CITY AND ARCH. REVISIONS

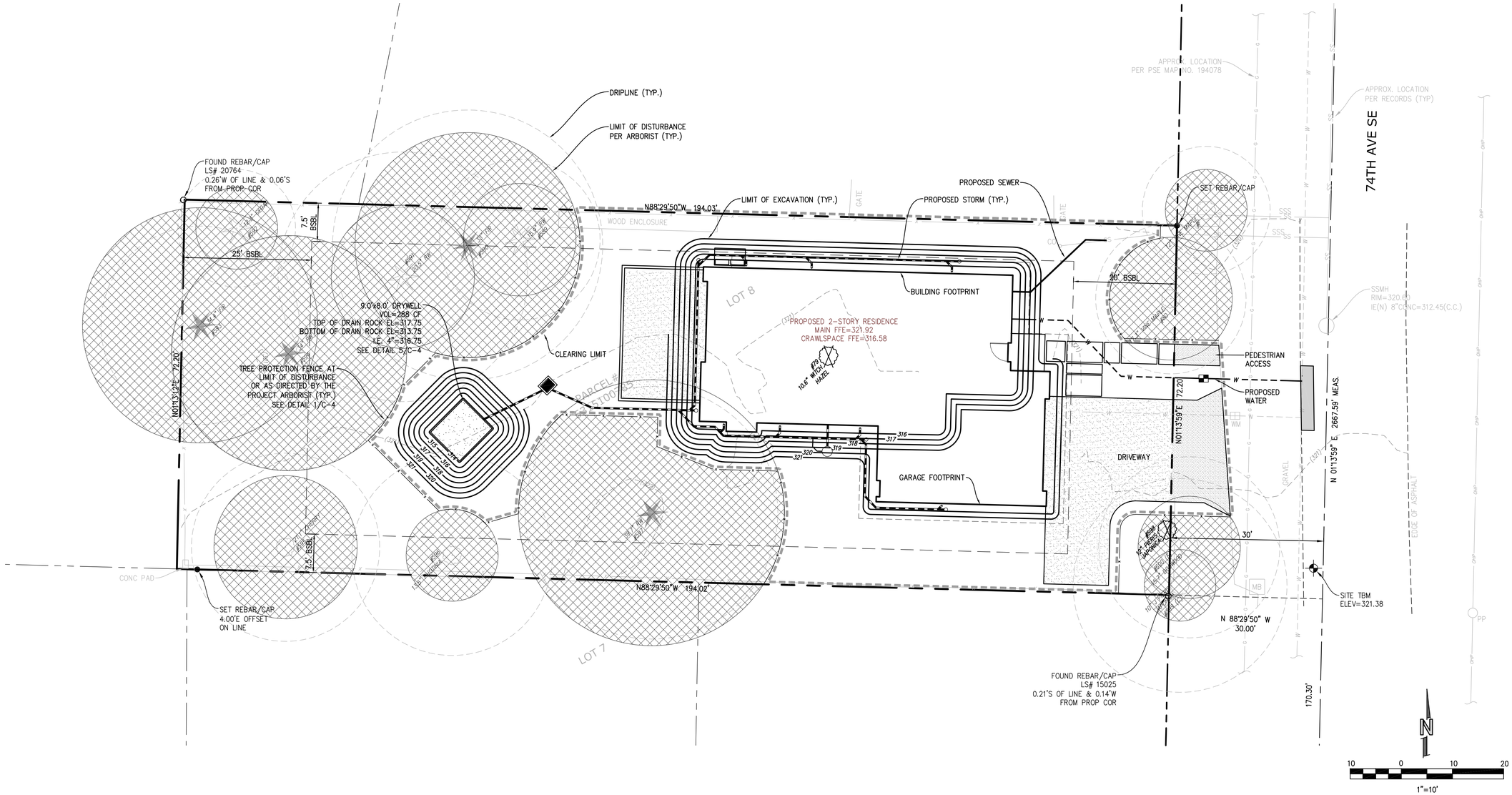
PROJECT MANAGER: N. BOSSOFF, P.E.
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: GIAL-2301
FILE NAME: GIAL-2301pln.dwg

GIOLA/ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WASHINGTON

TITLE: DRAINAGE PLAN

SHEET: C-2

SE 1/4 NW 1/4 SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



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NICHOLAS BOSSOFF — STATE OF WASHINGTON — 29631 — REGISTERED PROFESSIONAL ENGINEER

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PROJECT MANAGER:
NB
DESIGNED:
TKB
DRAWN:
GIAL-2301
JOB NUMBER:
GIAL-2301pln.dwg
FILE NAME:

GIOLA/ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WASHINGTON

TITLE:
TREE PROTECTION PLAN

SHEET:
C-3

SE1/4, SW1/4, SEC 7, TWP 24N, RNG 5E, W.M.

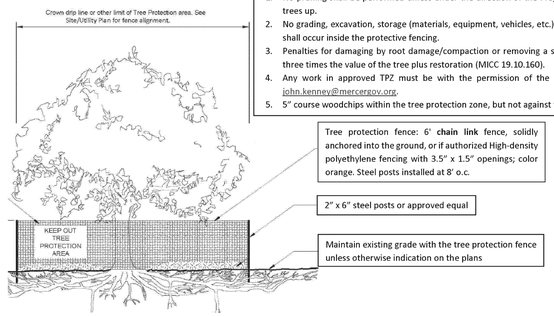
TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

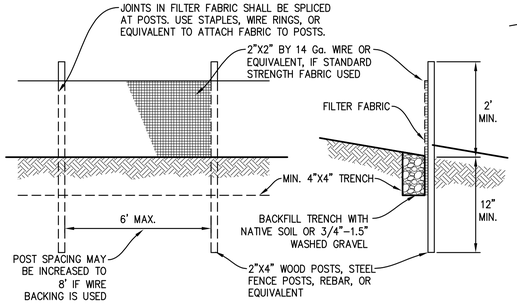


Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

TREE PROTECTION — SCALE: NTS — 1

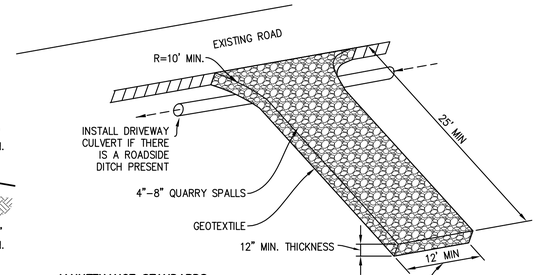


NOTE: FILTER FABRIC FENCE SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

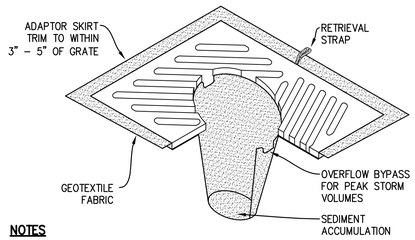
SILT FENCE — SCALE: NTS — 2



MAINTENANCE STANDARDS PROVIDE FULL WIDTH INGRESS/EGRESS AREA

1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE — SCALE: NTS — 3

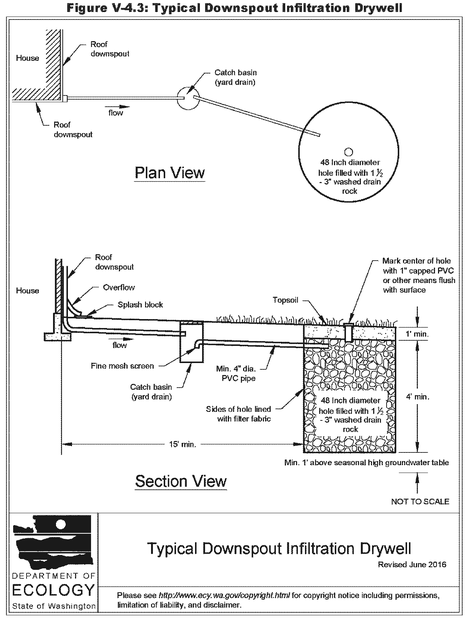


NOTES

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 IT INTO THE CATCH BASIN.

CB INSERT — SCALE: NTS — 4

Figure V-4.3: Typical Downspout Infiltration Drywell



2019 Stormwater Management Manual for Western Washington

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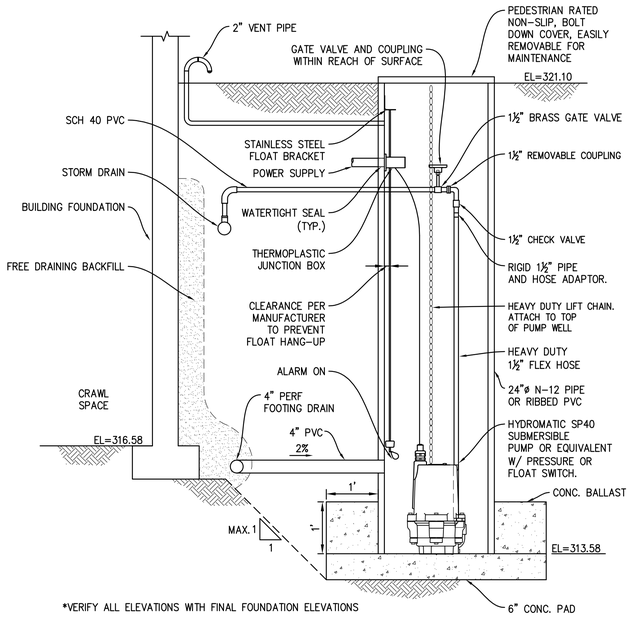
DRYWELL & CB — SCALE: NTS — 5



NOTES:

-LOCATE ALARM IN GARAGE OR EXTERIOR WALL. USE HYDROMATIC ALARM OR APPROVED EQUIVALENT.
-ALARM TO BE AUDIO (BELL) AND VISUAL (LIGHT).
-FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ALL INSTALLATION.
-PROVIDE ELECTRICAL SUPPLY TO LIFT STATION PER MANUFACTURER'S SPECIFICATIONS. POWER TO AND PUMP SHALL BE ON A DEDICATED CIRCUIT.
-ELECTRICAL CONNECTIONS AND SERVICES WITHIN THE PUMP WETWELL TO BE WATERTIGHT.
-PROVIDE CONNECTION FOR EMERGENCY GENERATOR AND ISOLATING SWITCH.

FOOTING DRAIN SUMP PUMP — SCALE: NTS — 6

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Phone: (425) 881-5904

NICHOLAS M. BOSSOFF — STATE OF WASHINGTON — 29631 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 7/2/25

NO.	DATE	REVISION
1	03/05/24	PERMIT SUBMITTAL
2	01/16/25	CITY AND ARCH. REVISIONS

N. BOSSOFF, P.E. — PROJECT MANAGER:
NB — DESIGNED:
TKB — DRAWN:
GIAL-2301 — JOB NUMBER:
GIAL-2301pln.dwg — FILE NAME:

GIOLA/ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WASHINGTON

TITLE: DETAILS

SHEET: C-4

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER PERSONAL REPRESENTATIVE DEED UNDER RECORDING NUMBER 20220803000588)

THE SOUTH 72.2 FEET OF THE EAST 194 FEET OF LOT 8, BLOCK 9, MCGILVRA'S ISLAND ADDITION , ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 01°13'59" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 74TH AVE SE, CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES

R1. MCGILVRA'S ISLAND ADDITION, VOL. 16 OF PLATS, PG. 58, RECORDS OF KING COUNTY, WASHINGTON.

R2. RECORD OF SURVEY, VOL. 95, PG. 253, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: SET PK W/ RED WASHER
LOCATION: IN ASPHALT ROAD, EAST OF HOUSE NO. 2969
ELEVATION: 321.28'

SURVEYOR'S NOTES

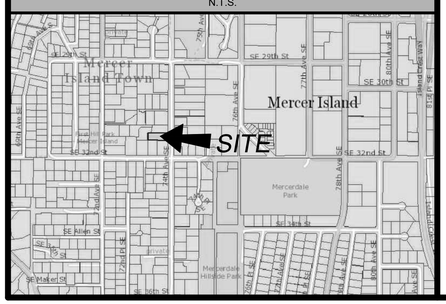
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5315100785
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,009 S.F. (0.32 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 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.

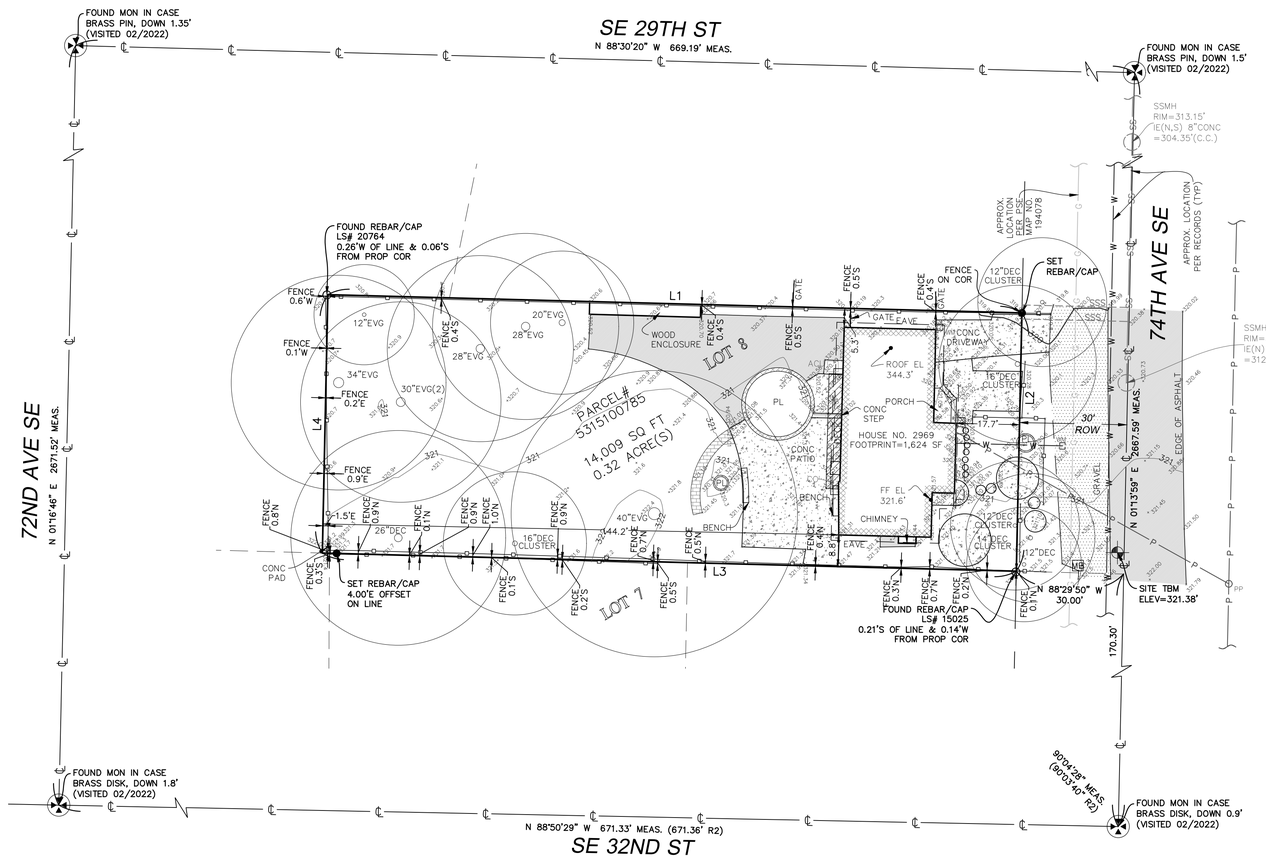
LEGEND

	ASPHALT SURFACE		RIGHT-OF-WAY LINES
	BENCHMARK	SS	SEWER LINE
	BRICK SURFACE		SEWER MANHOLE
	BUILDING	SIZE TYPE	TREE (AS NOTED)
	CENTERLINE ROW	W	WATER LINE
CO	CLEANOUT	WM	WATER METER
	CONCRETE SURFACE		
	DECK	ACU	AIR CONDITION UNIT
	FENCE LINE (WOOD)	BLDG	BUILDING
	GAS LINE	C.C.	CENTER CHANNEL
	GRAVEL SURFACE	CONC	CONCRETE
MB	MAILBOX (RESIDENTIAL)	COR	CORNER
	MONUMENT (IN CASE, FOUND)	DEC	DECIDUOUS
P	POWER METER	EL	ELEVATION
P	POWER (OVERHEAD)	EVG	EVERGREEN
PP	POWER POLE	FF	FINISH FLOOR
	PROPERTY LINE (SUBJECT)	MEAS	MEASURED
	PROPERTY LINES (ADJACENT)	MON	MONUMENT
	REBAR & CAP (SET)	PL	PLANTER
	REBAR AS NOTED (FOUND)	PROP	PROPERTY
	RETAINING WALL		

VICINITY MAP

N.T.S.





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°29'50" W	194.03'
L2	N 01°13'59" E	72.20'
L3	N 88°29'50" W	194.02'
L4	N 01°13'12" E	72.20'

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.

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

INDEXING INFORMATION

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

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5315100785

GIOLA/ALDEHAYYAT RESIDENCE

2969 74TH AVE SE
MERCER ISLAND, WA 98040

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

JOB NUMBER:	222303
DATE:	01/19/23
DRAFTED BY:	VLJ
CHECKED BY:	JPS/JPH
SCALE:	1" = 20'

REVISION HISTORY

SHEET NUMBER
1 OF 1

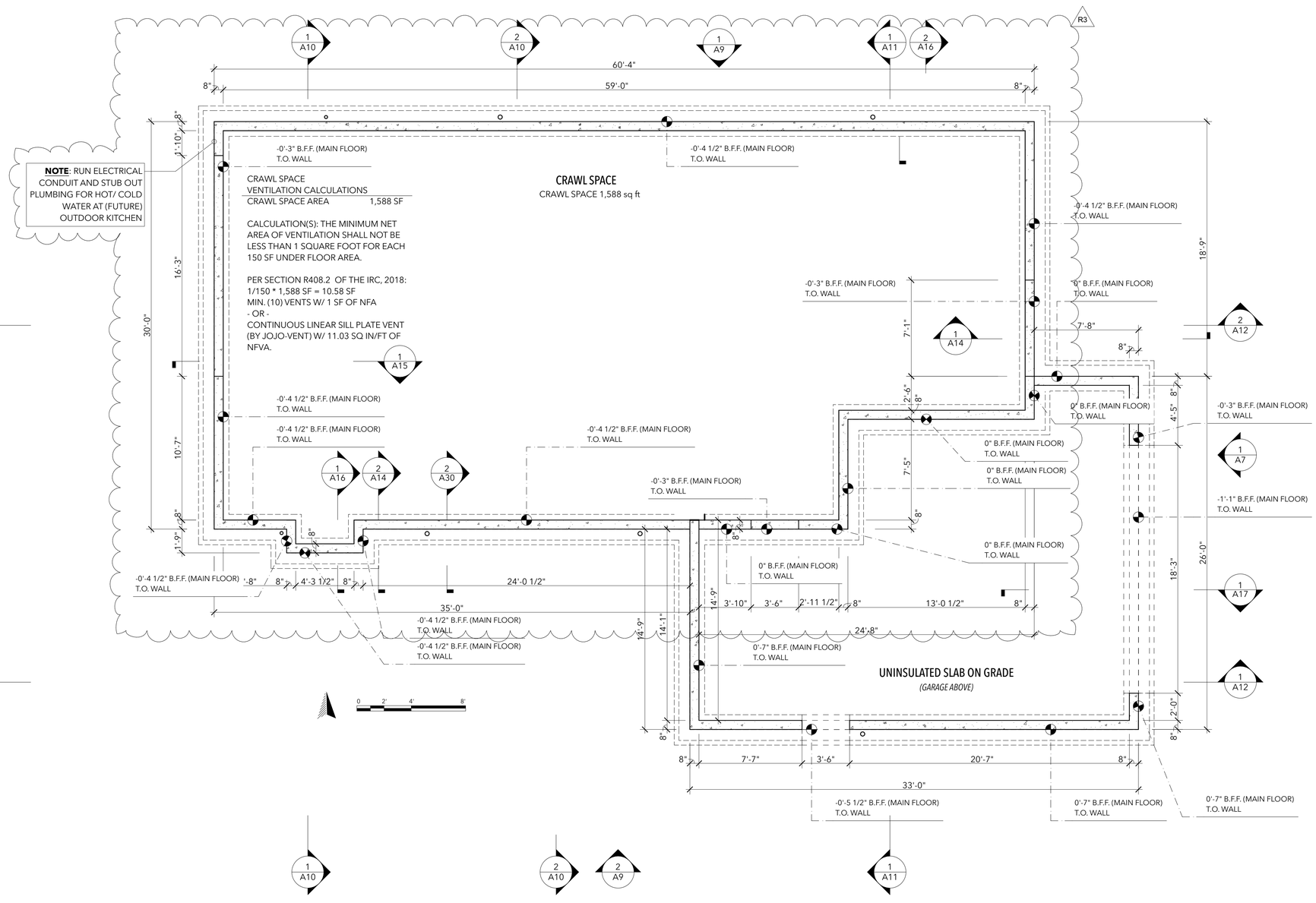
VAPOR BARRIER
GENERAL NOTE(S):

1. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR CLASS II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER (PER IRC R702.3.7).
2. A CLASS II (MIN.) VAPOR RETARDER SHALL BE PROVIDED ON THE INTERIOR (WARM IN WINTER) SIDE OF THE FRAMING, TYP.

EXCEPTION(S): BASEMENT WALLS / BELOW-GRADE PORTION OF ANY WALL / CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS
(PER IRC R702.7)

SYMBOL KEY

- DOOR ID
- WINDOW ID
- SKYLIGHT ID
- WALL ID
- FINISH ID
- EGRESS — EGRESS OPENING
- EXHAUST VENT
- EXHAUST VENT W/ LIGHT
- SD — SMOKE DETECTOR (MOUNT ON CEILING)
- SD — SMOKE DETECTOR (MOUNT ON WALL)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON WALL)
- GAS BIB
- HOSE BIB
- T — TEMPERED GLAZING (ELEVATION)
- OBSC. — OBSCURE GLAZING (ELEVATION)
- ENLARGED PLAN INDICATOR

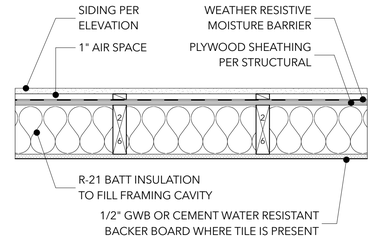


3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WALL ASSEMBLIES

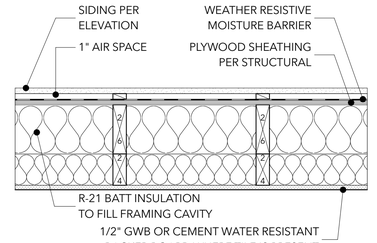
W.1

2X6 EXTERIOR WALL



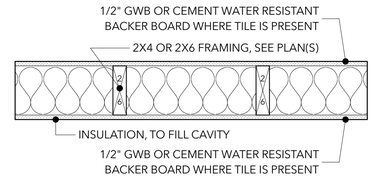
W.2

2X6 EXTERIOR WALL W/ 2X4 FURRING



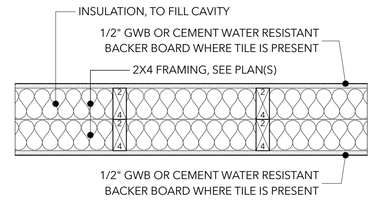
WI.1

INTERIOR WALL



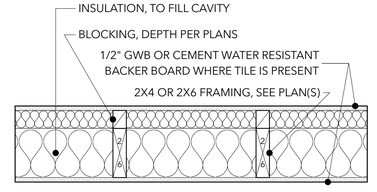
WI.2

INTERIOR WALL W/ 2X4 FURRING



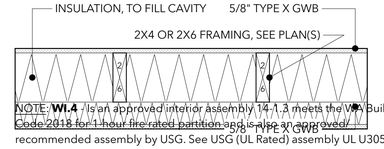
WI.3

INTERIOR WALL W/ FLAT FURRING



WI.4

1-HR RATED INTERIOR WALL



NOTE: **WI.4** is an approved interior assembly 14.1.3 meets the WA Building Code 2018 for 1 hour fire rated partition and is also an approved/ recommended assembly by USG. See USG (UL Rated) assembly UL U305. https://www.usg.com/content/usgcom/en/design-studio/wall-assemblies.html

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KELLEN WHITE
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MERCER ISLAND, WA
98040

A3
FOUNDATION PLAN
CONSTRUCTION SET REV 04 03.24.25

23413

BUILDING DEPT STAMPS

VAPOR BARRIER
GENERAL NOTE(S):

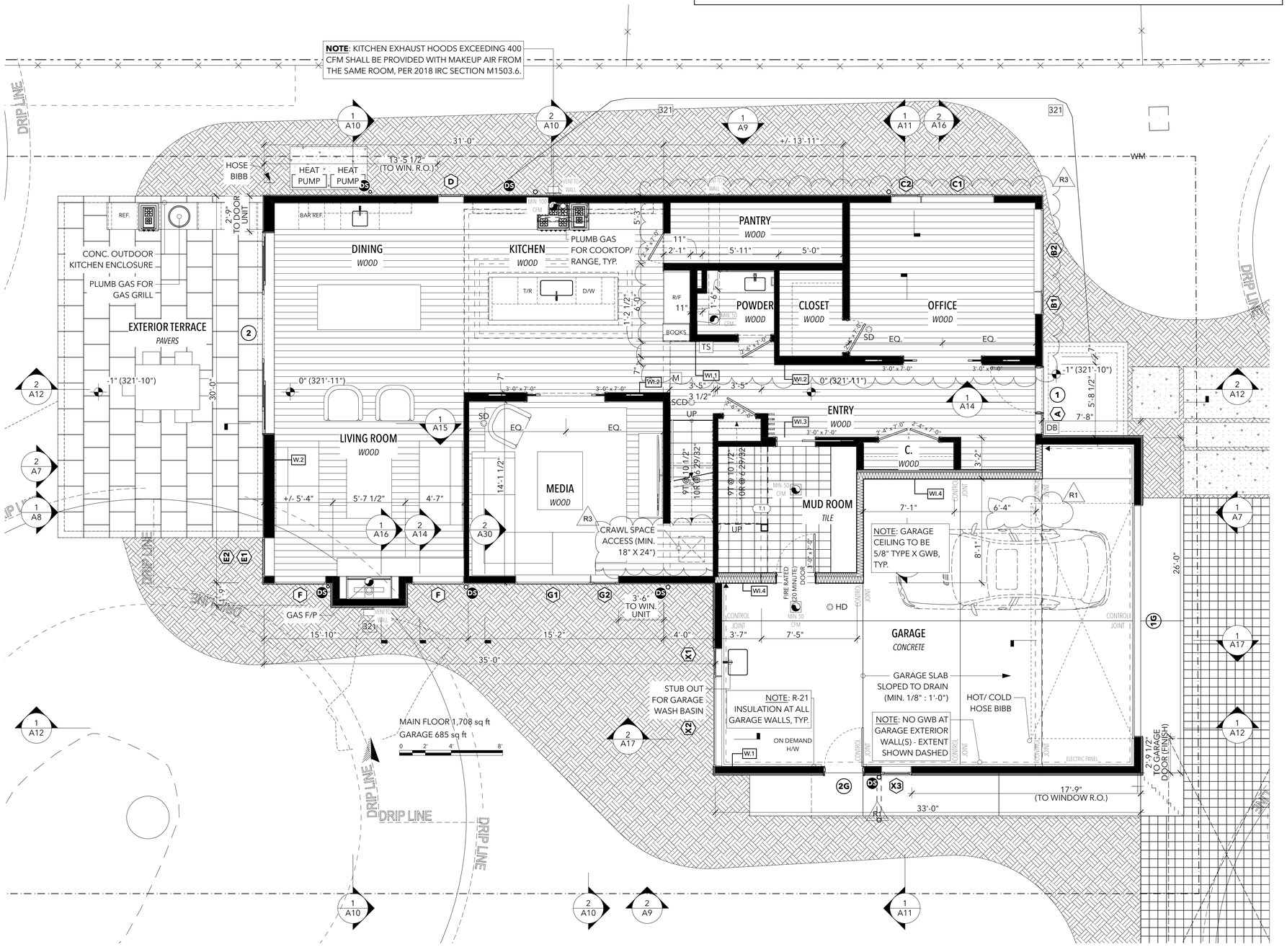
1. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR CLASS II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER (PER IRC R702.3.7).
2. A CLASS II (MIN.) VAPOR RETARDER SHALL BE PROVIDED ON THE INTERIOR (WARM IN WINTER) SIDE OF THE FRAMING, TYP.

EXCEPTION(S): BASEMENT WALLS / BELOW-GRADE PORTION OF ANY WALL / CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS
(PER IRC R702.7)

SYMBOL KEY

- DOOR ID
- WINDOW ID
- SKYLIGHT ID
- WALL ID
- FINISH ID
- EGRESS — EGRESS OPENING
- EXHAUST VENT
- EXHAUST VENT W/ LIGHT
- SD — SMOKE DETECTOR (MOUNT ON CEILING)
- SD — SMOKE DETECTOR (MOUNT ON WALL)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON WALL)
- GAS BIB
- HOSE BIB
- TEMPERED GLAZING (ELEVATION)
- OBSC. — OBSCURE GLAZING (ELEVATION)
- ENLARGED PLAN INDICATOR

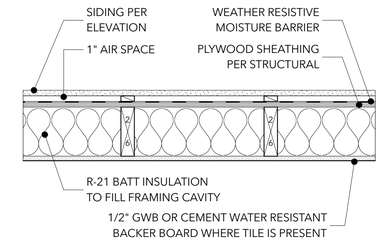
NOTE: KITCHEN EXHAUST HOODS EXCEEDING 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR FROM THE SAME ROOM, PER 2018 IRC SECTION M1503.6.



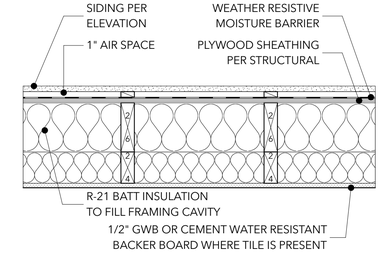
1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

WALL ASSEMBLIES

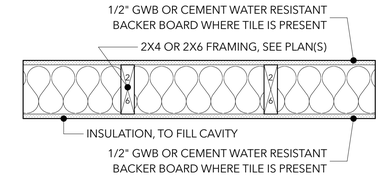
W.1
2X6 EXTERIOR WALL



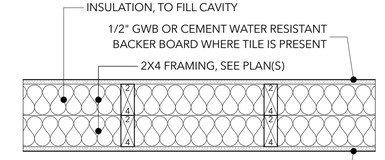
W.2
2X6 EXTERIOR WALL W/ 2X4 FURRING



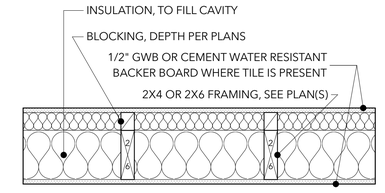
WI.1
INTERIOR WALL



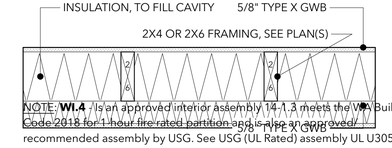
WI.2
INTERIOR WALL W/ 2X4 FURRING



WI.3
INTERIOR WALL W/ FLAT FURRING



WI.4
1-HR RATED INTERIOR WALL



NOTE: **WI.4** is an approved interior assembly 14.1.3 meets the WA Building Code 2018 for 1 hour fire rated partition and is also an approved/ recommended assembly by USG. See USG (UL Rated) assembly UL U305.
https://www.usg.com/content/usgcom/en/design-studio/wall-assemblies.html

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A4
FIRST FLOOR PLAN
CONSTRUCTION SET REV 04 03.24.25

23413

BUILDING DEPT STAMPS

VAPOR BARRIER
GENERAL NOTE(S):

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2. A CLASS II (MIN.) VAPOR RETARDER SHALL BE PROVIDED ON THE INTERIOR (WARM IN WINTER) SIDE OF THE FRAMING, TYP.

EXCEPTION(S): BASEMENT WALLS / BELOW-GRADE PORTION OF ANY WALL / CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS
(PER IRC R702.7)

GARAGE ROOF VENTILATION CALCULATIONS

GARAGE ROOF AREA	669 SF

*NON-VENTED ASSEMBLY AT GARAGE
(IF OPTIONAL INSULATION IS EMPLOYED)
- 5" OF CLOSED CELL SPRAY FOAM INSTALLATION
(ON UNDERSIDE OF ROOF DECK)
- W/ REMAINDER OF FREE AREA FILLED WITH BATT INSULATION
- 2" OF RIGID INSULATION (MIN.) ON TOP OF ROOF DECK
NO ADDITIONAL VENTILATION REQUIRED OVER CONDITIONED SPACE

PROVIDE ADDITIONAL CONTINUOUS LINEAR SOFFIT VENT AT GARAGE EAVES. SEE PLANS.

SYMBOL KEY

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- WALL ID
- FINISH ID
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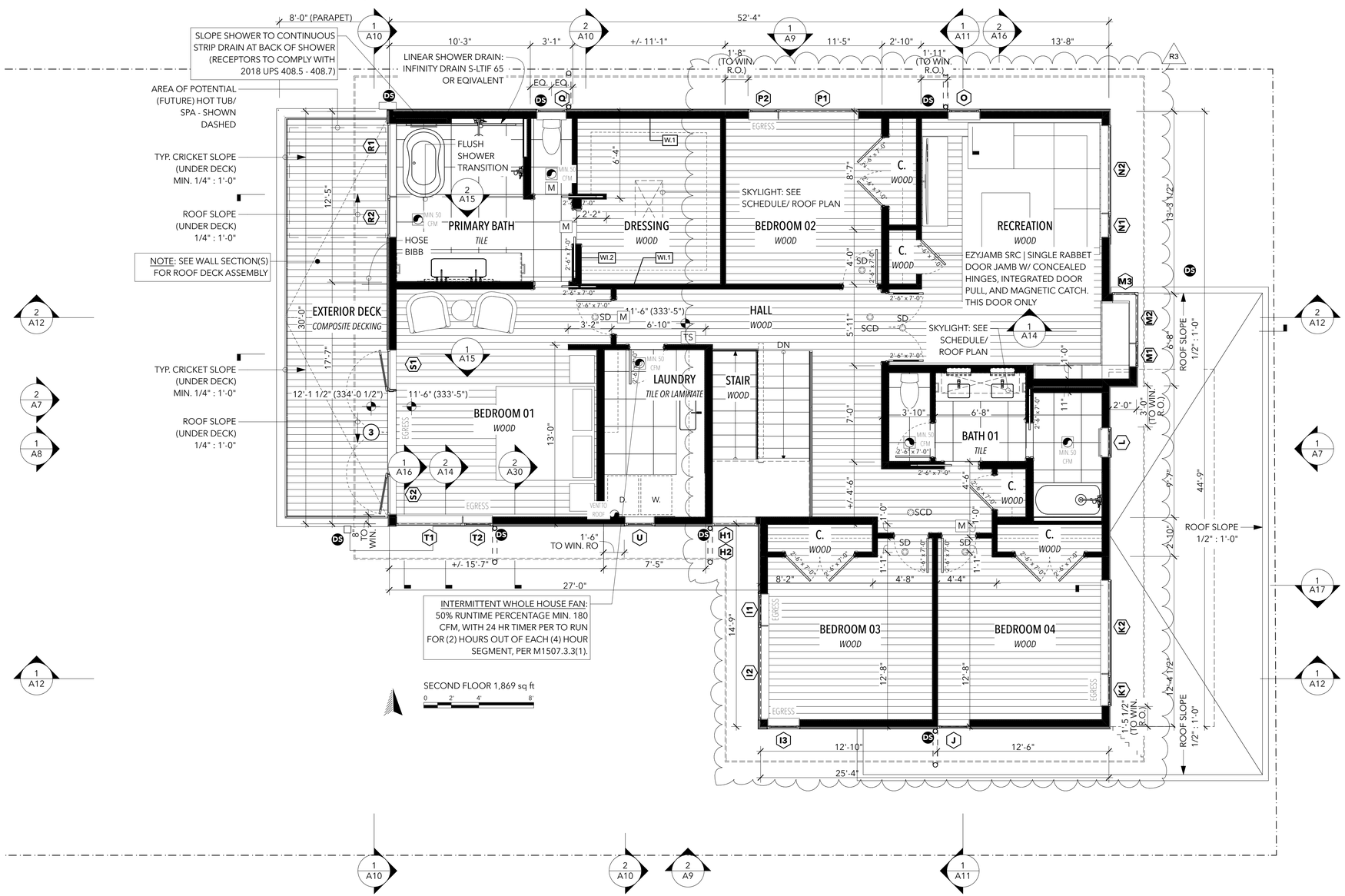
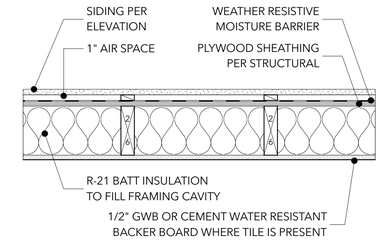
- EXHAUST VENT W/ LIGHT
- SD — SMOKE DETECTOR (MOUNT ON CEILING)
- SD — SMOKE DETECTOR (MOUNT ON WALL)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)
- SCD — COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON WALL)
- GAS BIB
- HOSE BIB
- TEMPERED GLAZING (ELEVATION)
- OBSC. — OBSCURE GLAZING (ELEVATION)
- ENLARGED PLAN INDICATOR



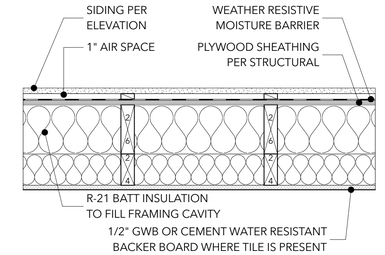
1 SECOND FLOOR
SCALE: 1/4" = 1'-0"

WALL ASSEMBLIES

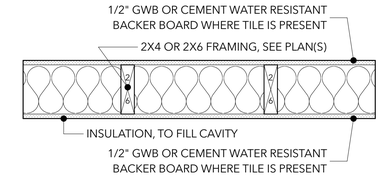
W.1
2X6 EXTERIOR WALL



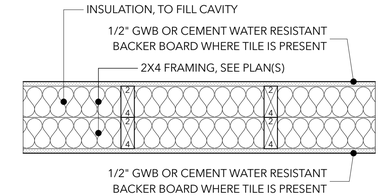
W.2
2X6 EXTERIOR WALL W/ 2X4 FURRING



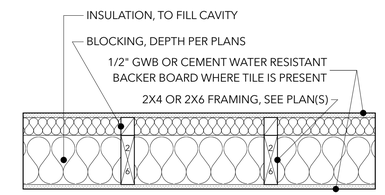
WI.1
INTERIOR WALL



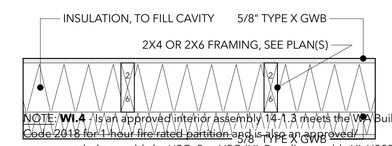
WI.2
INTERIOR WALL W/ 2X4 FURRING



WI.3
INTERIOR WALL W/ FLAT FURRING



WI.4
1-HR RATED INTERIOR WALL



NOTE: **WI.4** - Is an approved interior assembly 14.1.3 meets the WA Building Code 2018 for 1 hour fire rated partition and is also an approved/ recommended assembly by USG. See USG (UL Rated) assembly UL U305. https://www.usg.com/content/usgcom/en/design-studio/wall-assemblies.html

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A5
SECOND FLOOR PLAN
CONSTRUCTION SET REV 04 03.24.25

23413

BUILDING DEPT STAMPS

SYMBOL KEY

0 DOOR ID	EXHAUST VENT	SCD	COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON WALL)
A WINDOW ID	EXHAUST VENT W/ LIGHT		GAS BIB
S SKYLIGHT ID	SD SMOKE DETECTOR (MOUNT ON CEILING)		HOSE BIB
W WALL ID	SD SMOKE DETECTOR (MOUNT ON WALL)	T	TEMPERED GLAZING (ELEVATION)
X FINISH ID	SCD COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)	OBSC.	OBSCURE GLAZING (ELEVATION)
EGRESS EGRESS OPENING			ENLARGED PLAN INDICATOR

ROOF VENTILATION CALCULATIONS

(NEW) ROOF AREA 2,472 SF
2,472 SF SF/ 300 = PROVIDE 8.24 OF NFVA (SF)
PROVIDE 0.025 x 173.00' OF 1" LINEAR SOFFIT VENT
= 4.32 NFVA (SF)
8.24 - 3.80 = 3.92 NFVA

PROVIDE ROOF JACKS TO PROVIDE ADDITIONAL AN 3.92 NFVA OF REQUIRED VENTILATION
(12) ATTIC VENTS W/ 0.347 OF NFVA PER VENT
SPEC: ACTIVE VENTILATION PRODUCTS RBV-8-C2
(W/ CLOSEST FACTORY POWDER COAT COLOR MATCH TO ADJ. ROOFING)
- OR -
PROVIDE LINEAR RIDGE VENT (W/ ADDITIONAL UNIVERSAL VENTS, IF NECESSARY TO MEET ADDITIONAL 3.92 NFVA REQUIREMENT

VAPOR BARRIER
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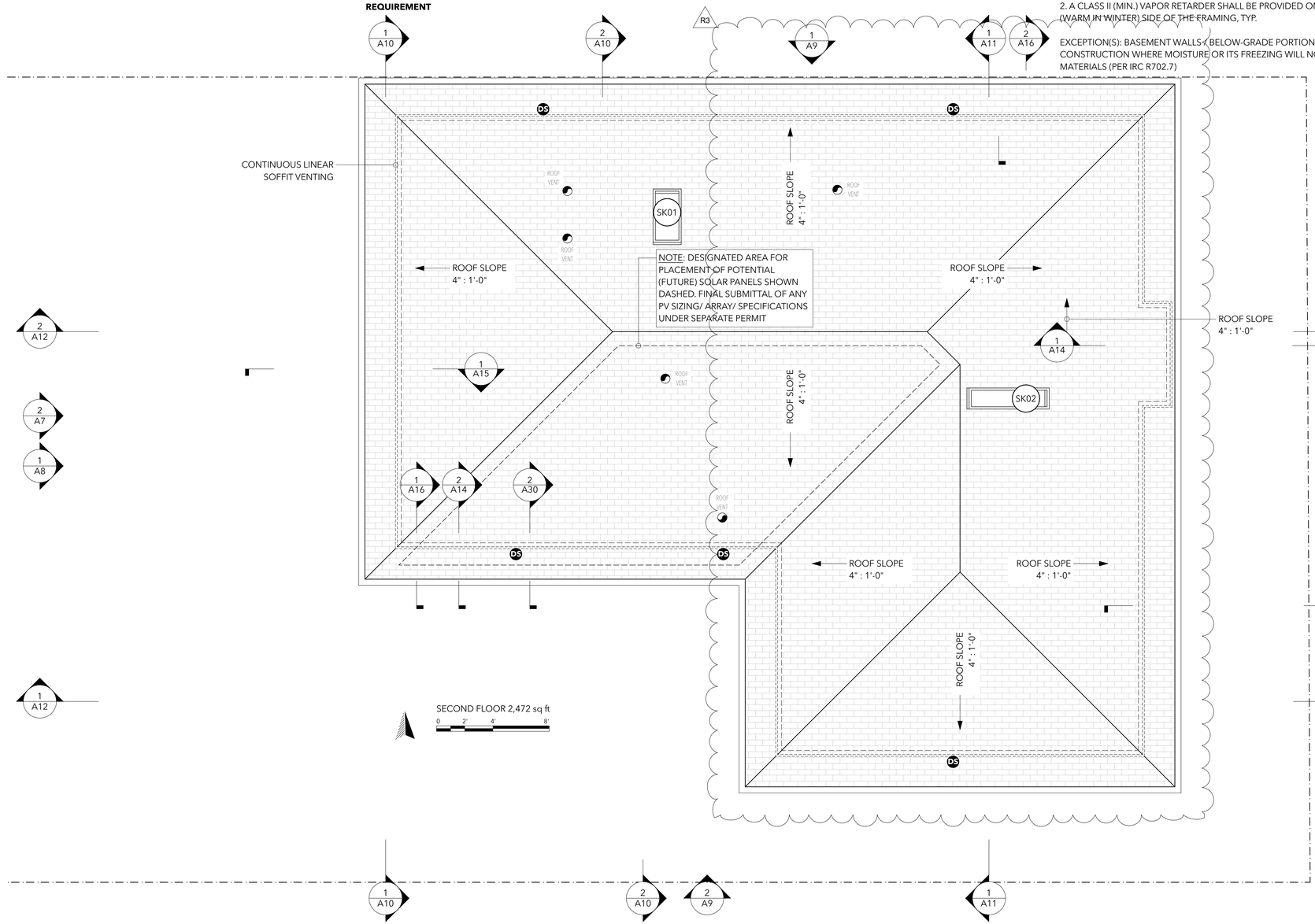
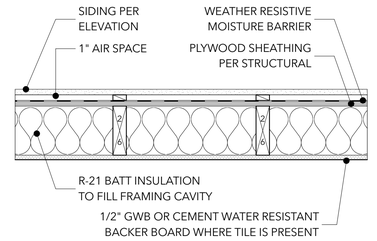
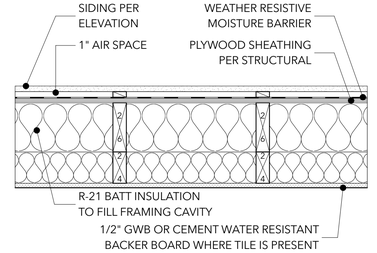


WALL ASSEMBLIES

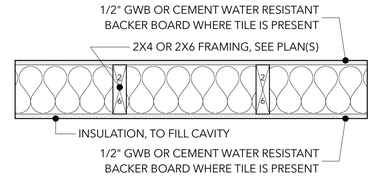
W.1
2X6 EXTERIOR WALL



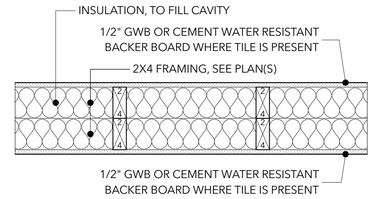
W.2
2X6 EXTERIOR WALL W/ 2X4 FURRING



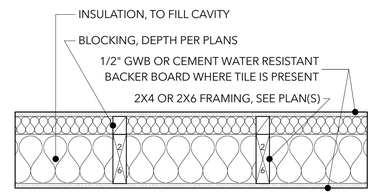
WI.1
INTERIOR WALL



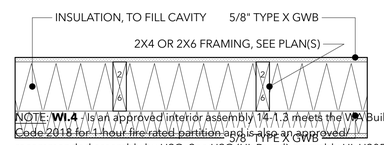
WI.2
INTERIOR WALL W/ 2X4 FURRING



WI.3
INTERIOR WALL W/ FLAT FURRING



WI.4
1-HR RATED INTERIOR WALL



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

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STATE OF WASHINGTON

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MERCER ISLAND WA
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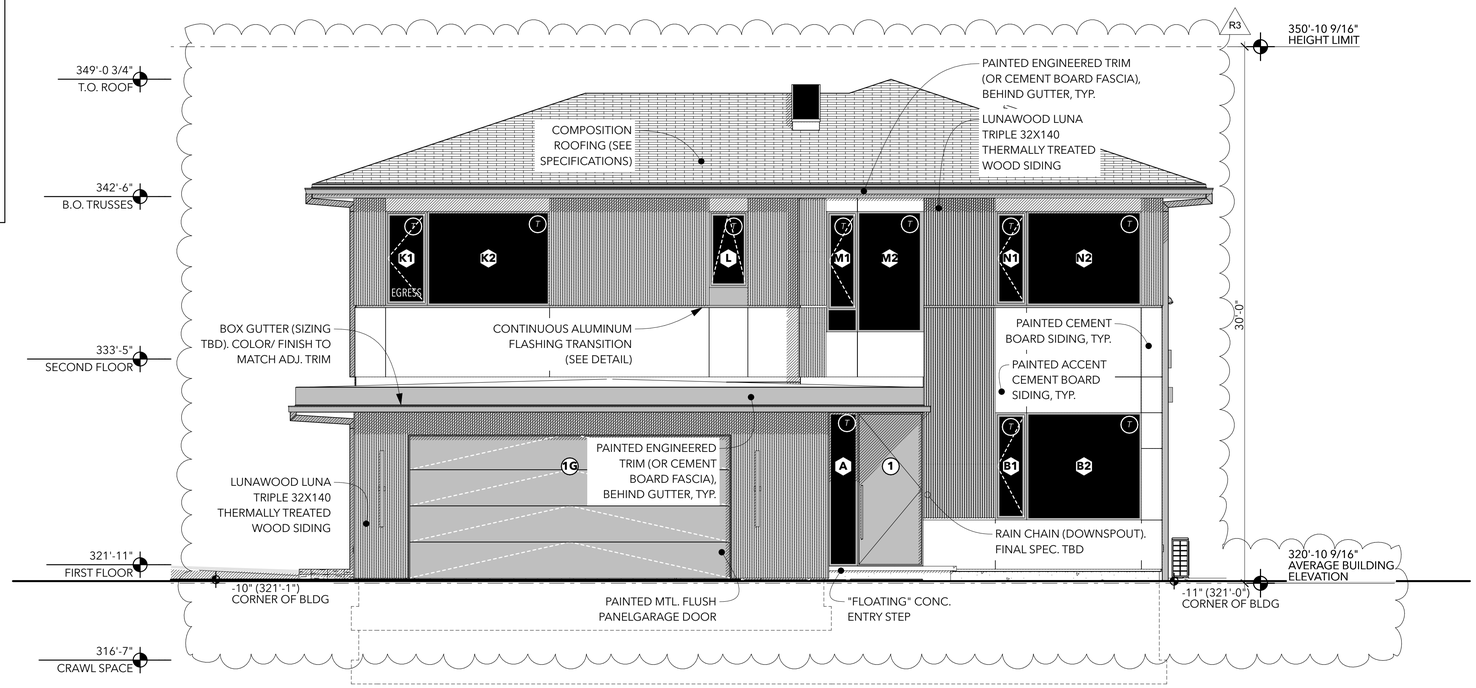
A6
ROOF PLAN
CONSTRUCTION SET REV 04 03.24.25

23413

BUILDING DEPT STAMPS

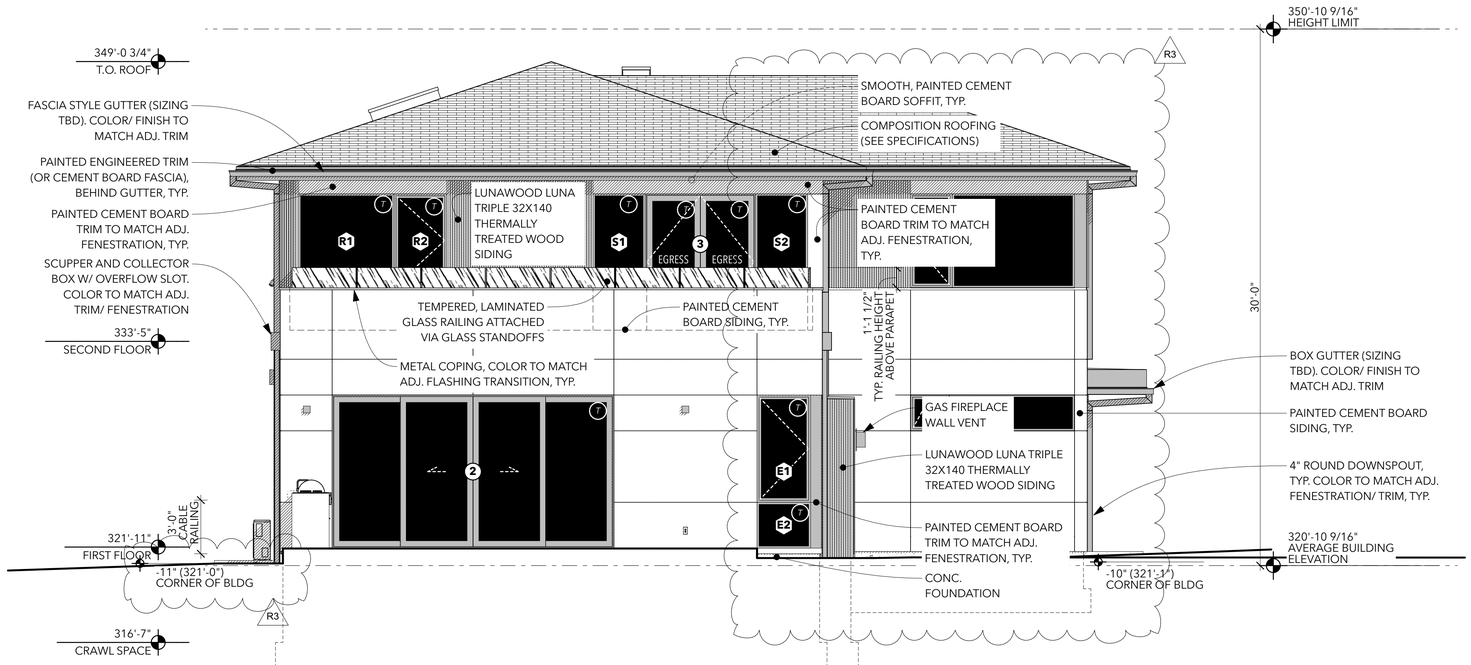
SYMBOL KEY

0 DOOR ID	EXHAUST VENT	SCD	COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON WALL)
A WINDOW ID	EXHAUST VENT W/ LIGHT		GAS BIB
S SKYLIGHT ID	SD SMOKE DETECTOR (MOUNT ON CEILING)		HOSE BIB
W WALL ID	SD SMOKE DETECTOR (MOUNT ON WALL)	T	TEMPERED GLAZING (ELEVATION)
X FINISH ID	SCD COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)	OBSC.	OBSCURE GLAZING (ELEVATION)
EGRESS EGRESS OPENING			ENLARGED PLAN INDICATOR



1 EAST ELEVATION

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



2 WEST ELEVATION 01

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

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A7

ELEVATIONS // EAST WEST
CONSTRUCTION SET REV 04 03.24.25

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MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS

SYMBOL KEY

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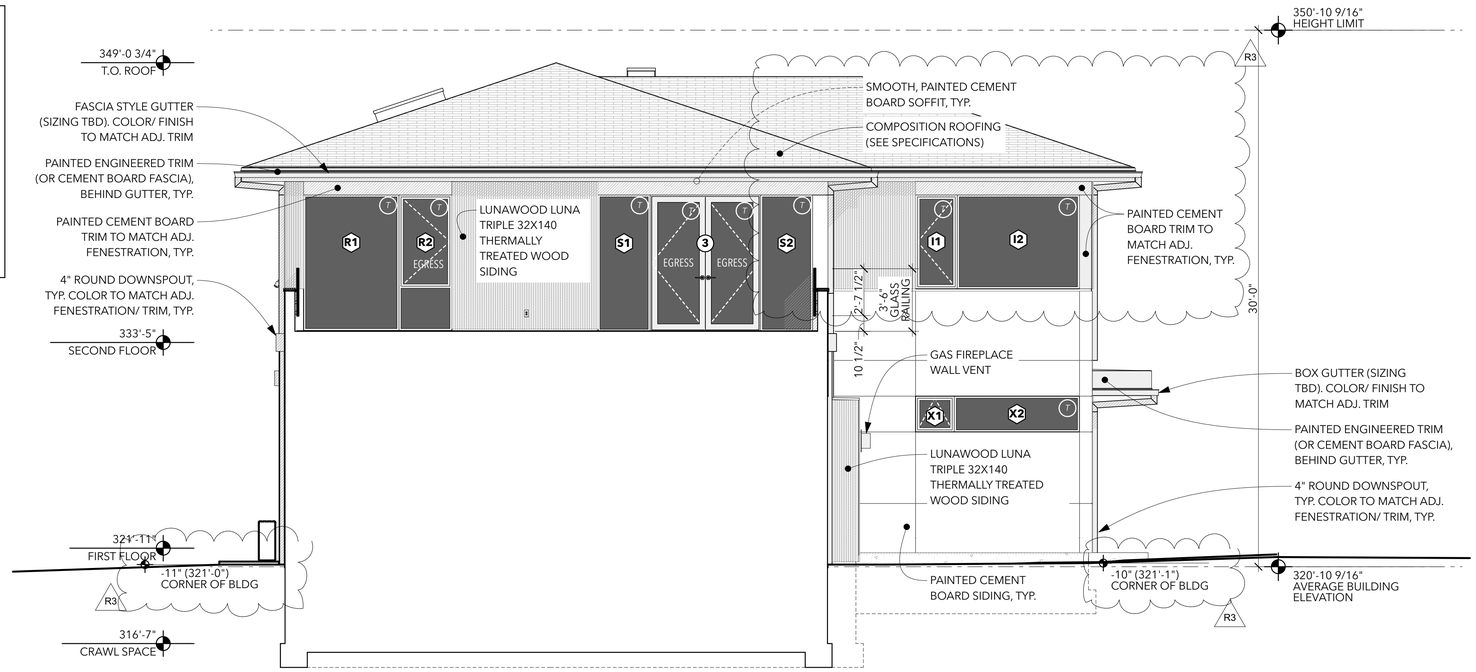
W	WALL ID	SD	SMOKE DETECTOR (MOUNT ON WALL)	T	TEMPERED GLAZING (ELEVATION)
X	FINISH ID	SCD	COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)	OBSC.	OBSCURE GLAZING (ELEVATION)
EGRESS	EGRESS OPENING				ENLARGED PLAN INDICATOR



1 WEST ELEVATION 02
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
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STATE OF WASHINGTON
11272

A8
ELEVATIONS // WEST ELEVATION 02
CONSTRUCTION SET REV 04 03.24.25

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MERCER ISLAND, WA
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23413

BUILDING DEPT STAMPS

SYMBOL KEY

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A WINDOW ID	EXHAUST VENT W/ LIGHT		GAS BIB
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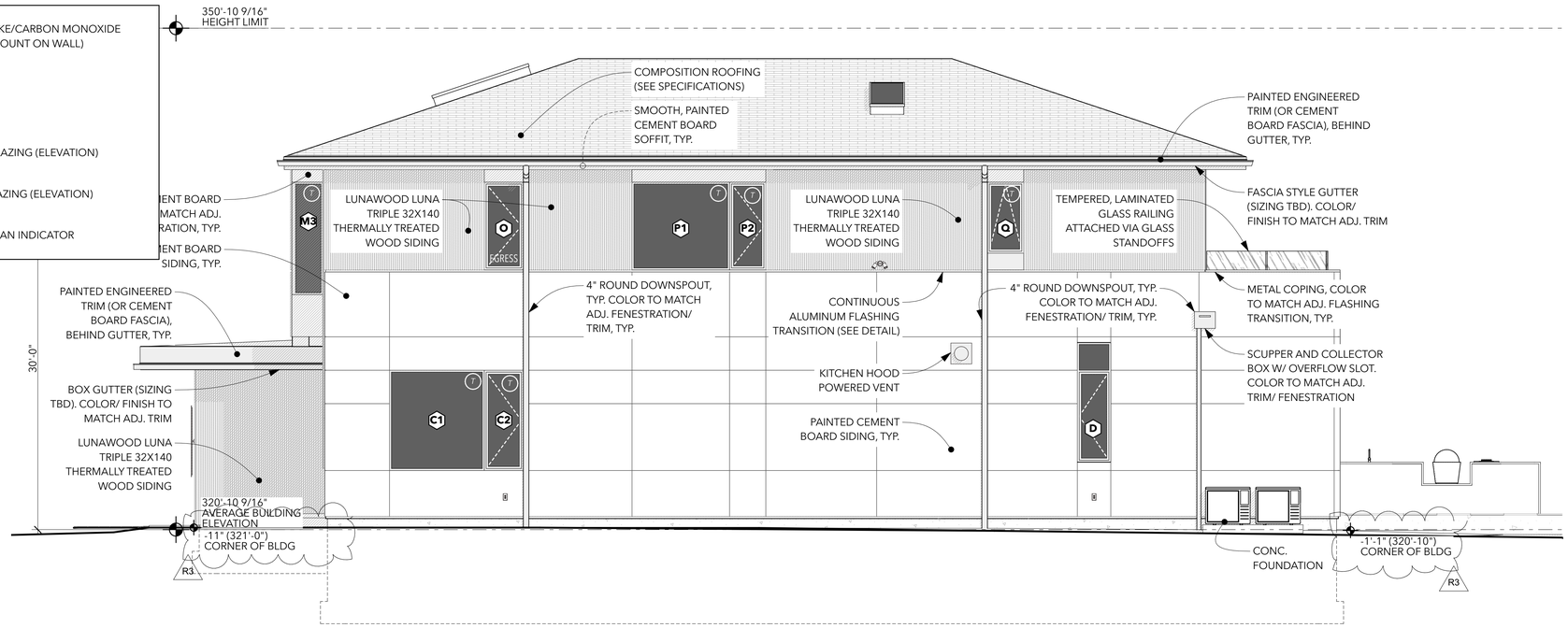
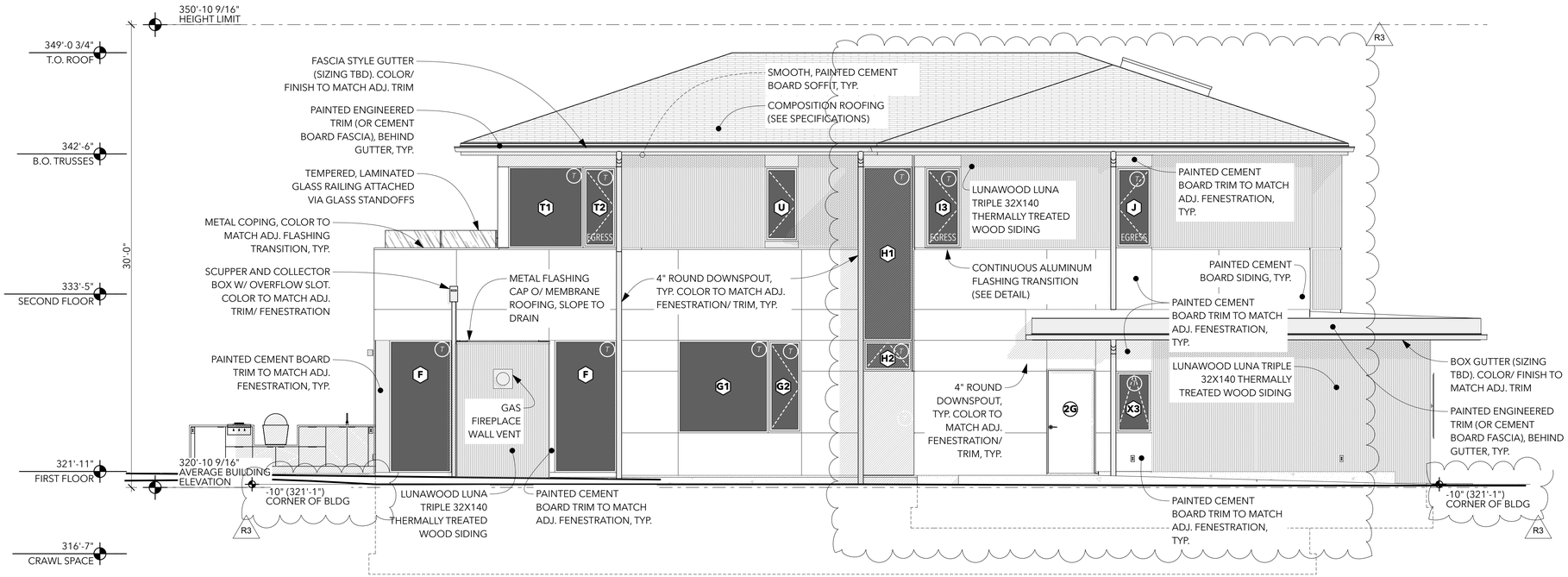
W WALL ID	SD SMOKE DETECTOR (MOUNT ON WALL)	T	TEMPERED GLAZING (ELEVATION)
X FINISH ID	SCD COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)	OBSC.	OBSCURE GLAZING (ELEVATION)
EGRESS EGRESS OPENING			ENLARGED PLAN INDICATOR



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
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KELLEN WHITE
STATE OF WASHINGTON

A9
ELEVATIONS // NORTH SOUTH
CONSTRUCTION SET REV 04 03.24.25

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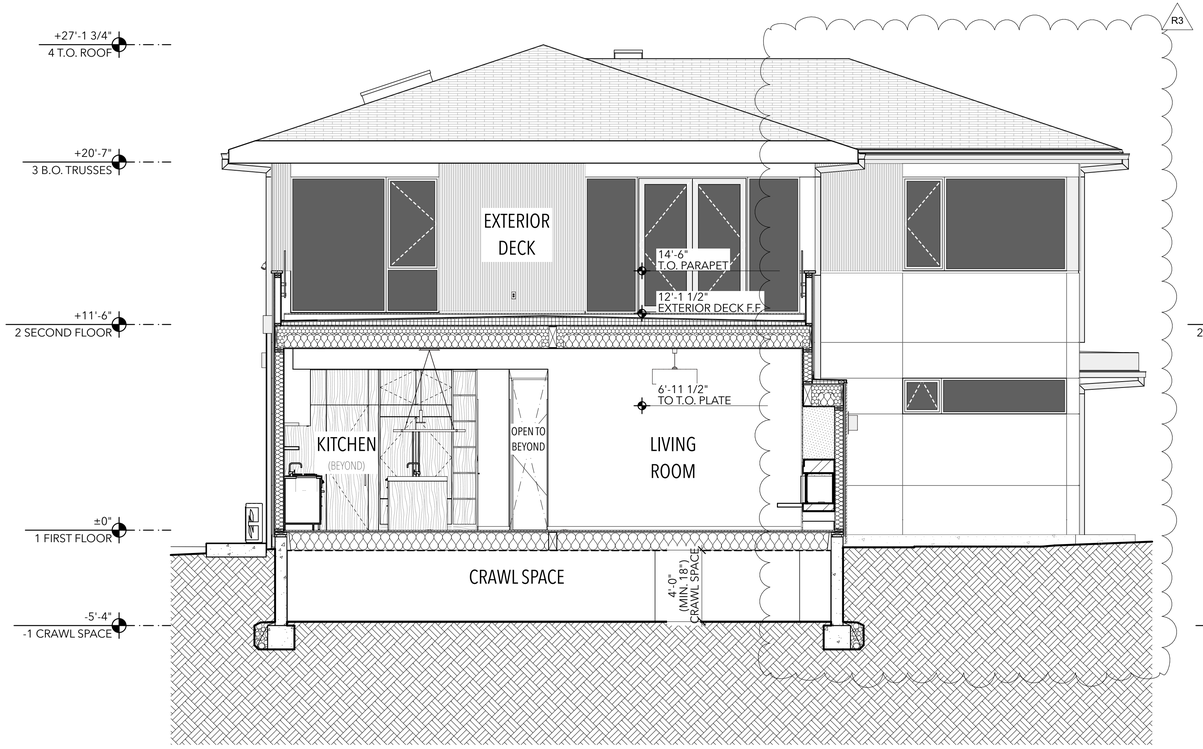
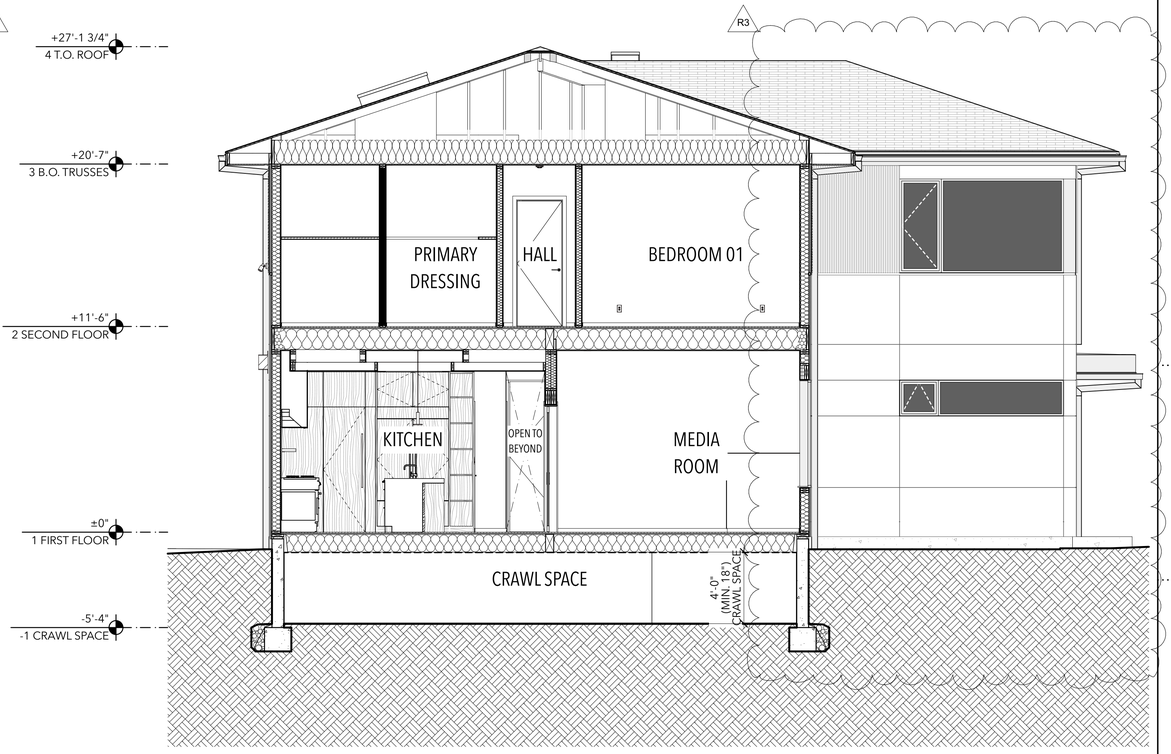
98040

23413

BUILDING DEPT STAMPS



1 N/S SECTION 01
SCALE: 1/4" = 1'-0"



2 N/S SECTION 02
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ID	QTY	UNIT SIZE		*SILL HT (+/-)*	R.O.	NOTES	U	AREA	UA Value	Area Unit
		WIDTH	HEIGHT	*VERIFY*						
A	1	1'-7"	8'-6 3/4"	--0 3/4"	1'-7 1/2"×8'-7 3/4"	TEMPERED	0.21	13.56	2.85	Square Feet
B1	1	1'-9"	6'-0"	2'-6"	1'-9 1/2"×6'-1"	TEMPERED	0.27	10.50	2.84	Square Feet
B2	1	6'-5"	6'-0"	2'-6"	6'-5 1/2"×6'-1"	TEMPERED	0.21	38.50	8.09	Square Feet
C1	1	5'-8"	6'-0"	2'-6"	5'-8 1/2"×6'-1"	TEMPERED	0.21	34.00	7.14	Square Feet
C2	1	2'-4"	6'-0"	2'-6"	2'-4 1/2"×6'-1"	TEMPERED	0.27	14.00	3.78	Square Feet
D	1	2'-0"	7'-1 7/8"	3'-0"	2'-1"×7'-2 7/8"		0.26	14.31	3.72	Square Feet
E1	1	3'-0"	6'-0"	2'-6"	3'-1"×6'-0 1/2"	TEMPERED	0.27	18.00	4.86	Square Feet
E2	1	3'-0"	2'-6 3/4"	--0 3/4"	3'-1"×2'-7 1/4"	TEMPERED	0.21	7.69	1.61	Square Feet
F	2	8'-0"	17'-1 1/2"	--0 3/4"	4'-1"×8'-7 3/4"	TEMPERED	0.21	34.25	7.19	Square Feet
G1	1	5'-10"	6'-0"	2'-6"	5'-10 1/2"×6'-1"	TEMPERED	0.21	35.00	7.35	Square Feet
G2	1	2'-2"	6'-0"	2'-6"	2'-2 1/2"×6'-1"	TEMPERED	0.27	13.00	3.51	Square Feet
H1	1	3'-2"	11'-3"	-3'-0"	3'-3"×11'-3 1/2"	TEMPERED	0.21	35.63	7.48	Square Feet
H2	1	3'-2"	2'-0"	-5'-0"	3'-3"×2'-0 1/2"	TEMPERED	0.27	6.33	1.71	Square Feet
I1	1	2'-4"	5'-3"	3'-0"	2'-4 1/2"×5'-4"	TEMPERED	0.27	12.25	3.31	Square Feet
I2	1	6'-10"	5'-3"	3'-0"	6'-10 1/2"×5'-4"	TEMPERED	0.21	35.88	7.53	Square Feet
I3	1	2'-4"	5'-3"	3'-0"	2'-5"×5'-4"	TEMPERED	0.21	12.25	2.57	Square Feet
J	1	2'-4"	5'-3"	3'-0"	2'-5"×5'-4"	TEMPERED	0.27	12.25	3.31	Square Feet
K1	1	2'-4"	5'-3"	3'-0"	2'-4 1/2"×5'-4"	TEMPERED	0.27	12.25	3.31	Square Feet
K2	1	6'-10"	5'-3"	3'-0"	6'-10 1/2"×5'-4"	TEMPERED	0.21	35.88	7.53	Square Feet
L	1	2'-2"	4'-3"	4'-0"	2'-3"×4'-4"	TEMPERED	0.27	9.21	2.49	Square Feet
M1	1	1'-8 1/2"	6'-8 3/4"	1'-6 1/4"	1'-9"×6'-9 3/4"	TEMPERED	0.26	11.50	2.99	Square Feet
M2	1	3'-8 1/2"	6'-8 3/4"	1'-6 1/4"	3'-8 1/2"×6'-9 3/4"	TEMPERED	0.21	24.95	5.24	Square Feet
M3	1	1'-10 1/4"	6'-8 3/4"	1'-6 1/4"	1'-10 3/4"×6'-9 3/4"	TEMPERED	0.21	12.48	2.62	Square Feet
N1	1	1'-9"	5'-3"	3'-0"	1'-9 1/2"×5'-4"	TEMPERED	0.27	9.19	2.48	Square Feet
N2	1	6'-5"	5'-3"	3'-0"	6'-5 1/2"×5'-4"	TEMPERED	0.27	33.69	9.10	Square Feet
O	1	2'-4"	5'-3"	3'-0"	2'-5"×5'-4"		0.27	12.25	3.31	Square Feet
P1	1	5'-10"	5'-3"	3'-0"	5'-10 1/2"×5'-4"	TEMPERED	0.21	30.63	6.43	Square Feet
P2	1	2'-2"	5'-3"	3'-0"	2'-2 1/2"×5'-4"	TEMPERED	0.27	11.38	3.07	Square Feet
Q	1	2'-2"	4'-3"	4'-0"	2'-3"×4'-4"	TEMPERED	0.27	9.21	2.49	Square Feet
R1	1	5'-4"	7'-7"	8"	5'-4 1/2"×7'-8"	TEMPERED	0.21	40.44	8.49	Square Feet
R2	1	2'-11 1/2"	7'-7"	8"	3'-0"×7'-8"	TEMPERED	0.28	22.43	6.28	Square Feet
S1	1	2'-11"	7'-7 1/2"	7 1/2"	2'-11 1/2"×7'-8 1/2"	TEMPERED	0.21	22.24	4.67	Square Feet
S2	1	2'-11"	7'-7 1/2"	7 1/2"	2'-11 1/2"×7'-8 1/2"	TEMPERED	0.21	22.24	4.67	Square Feet
T1	1	4'-10"	5'-3"	3'-0"	4'-10 1/2"×5'-4"	TEMPERED	0.21	25.38	5.33	Square Feet
T2	1	2'-2"	5'-3"	3'-0"	2'-2 1/2"×5'-4"	TEMPERED	0.27	11.38	3.07	Square Feet
U	1	2'-2"	4'-10"	3'-5"	2'-3"×4'-11"		0.27	10.47	2.83	Square Feet
X1	1	2'-2"	2'-0"	6'-6"	2'-2 1/2"×2'-1"	TEMPERED	0.27	4.33	1.17	Square Feet
X2	1	7'-0"	2'-0"	6'-6"	7'-0 1/2"×2'-1"	TEMPERED	0.27	14.00	3.78	Square Feet
X3	1	2'-4"	4'-0"	2'-6"	2'-5"×4'-1"	TEMPERED	0.27	9.33	2.52	Square Feet
									179.91	

EXTERIOR DOOR SCHEDULE

ID	QTY	R.O. SIZE (+/-)		PANELS		LEAF WIDTH	LEAF HEIGHT	NOTES	U	UA	AREA	Area Unit
		W	H	LEFT	RIGHT							
1	1	3'-8"	8'-6 3/4"	1	0	3'-6"	8'-5 3/4"	TEMPERED	0.40	12.56	31.40	Square Feet
1G	1	18'-0"	8'-0"	---	---	18'-3"	8'-1"	OVERHEAD GARAGE DOOR	---	---	144.00	Square Feet
2	1	15'-9"	8'-6 3/4"	2	2	15'-7"	8'-5 3/4"	TEMPERED - LIFT AND SLIDE (SLIDING)	0.40	53.94	134.86	Square Feet
2G	1	3'-2"	6'-9"	1	0	3'-0"	6'-8"	TEMPERED	0.40	8.55	21.38	Square Feet
3	1	6'-2"	7'-7 1/2"	1	1	6'-0"	7'-6 1/2"	TEMPERED	0.40	18.81	47.02	Square Feet
											378.66 ft²	

SKYLIGHT SCHEDULE

SKYLIGHT SCHEDULE							
ID	QTY	WIDTH	HEIGHT	NOTES	U	UA	AREA
SK01	1	2'-0"	4'-0"				---
SK02	1	1'-6"	6'-0"				---

WINDOW & DOOR NOTES

1. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING. ALL DOOR DIMENSIONS ARE DOOR PANEL DIMENSIONS EXCEPT BI-FOLD DOORS

2. ALL NEW GLAZING AND DOOR U-VALUES PER WASHINGTON STATE ENERGY CODE TABLE R402.1.1 "INSULATION & FENESTRATION REQUIREMENTS FOR GROUP R OCCUPANCY CLIMATE ZONE 4C," 2018 EDITION.

-ALL WINDOW, DOOR, AND OVERHEAD GLAZING TO BE NFRC CERTIFIED PER MANUFACTURER.

3. VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING.

4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY IRC R308. (AT LOCATIONS INCLUDING, BUT NOT LIMITED TO THOSE MARKED TEMPERED IN THE SCHEDULE & ELEVATIONS)

5. ALL WINDOW & DOOR HEADERS TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

LWA
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REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A10
SECTIONS // SCHEDULES
CONSTRUCTION SET REV 04 03.24.25

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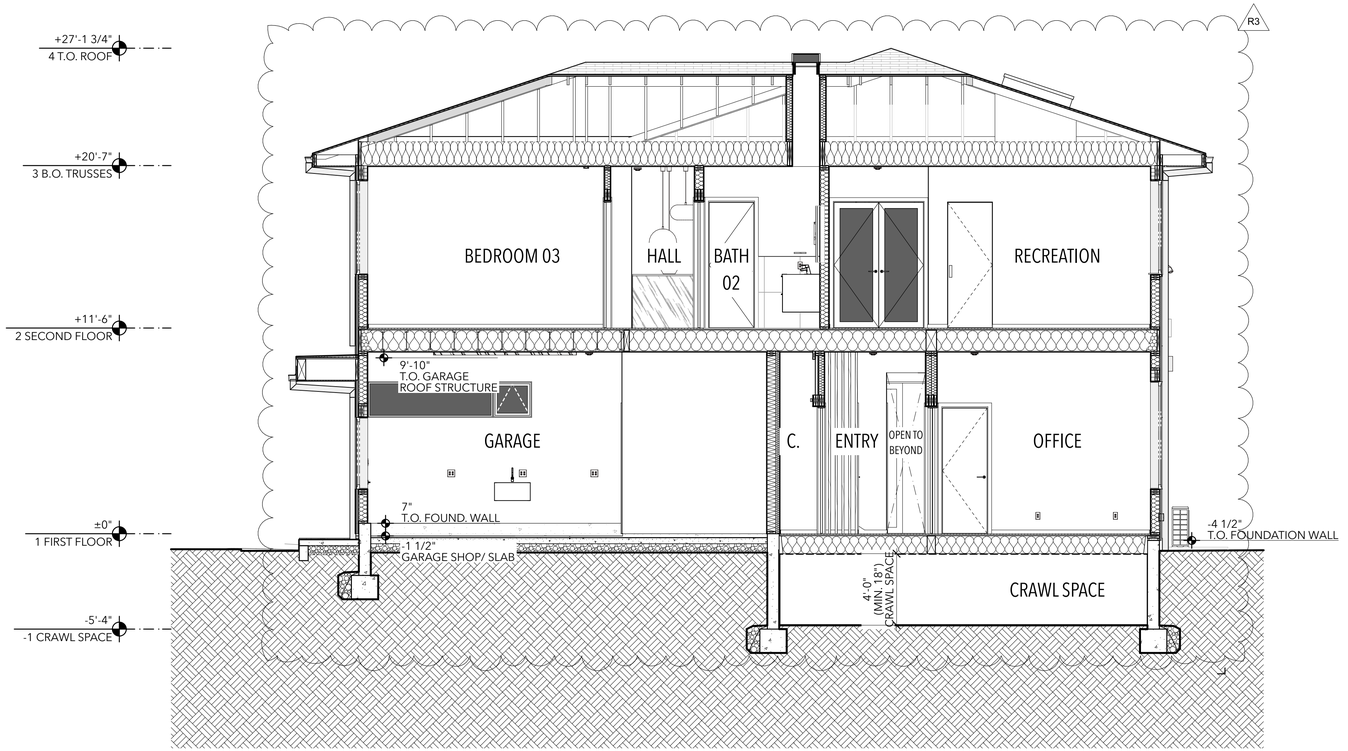
GA

23413

BUILDING DEPT STAMPS



1 N/S SECTION 03

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

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A11

SECTIONS

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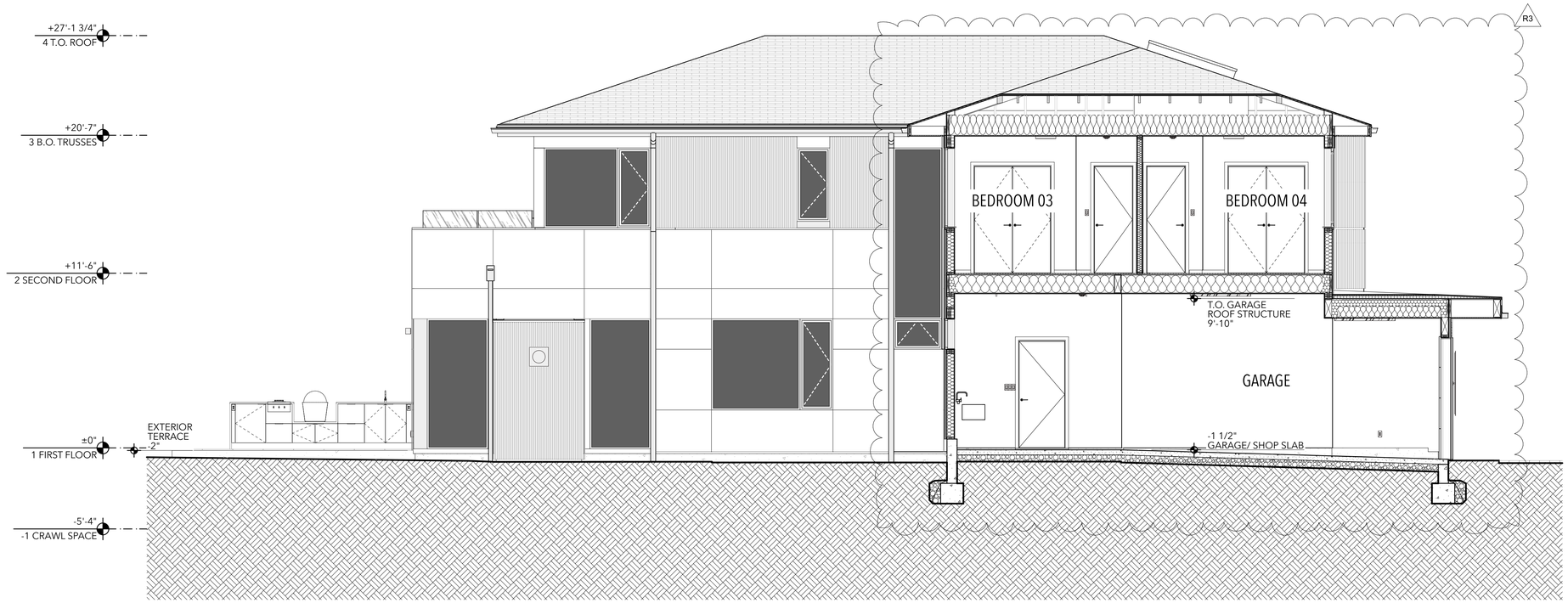
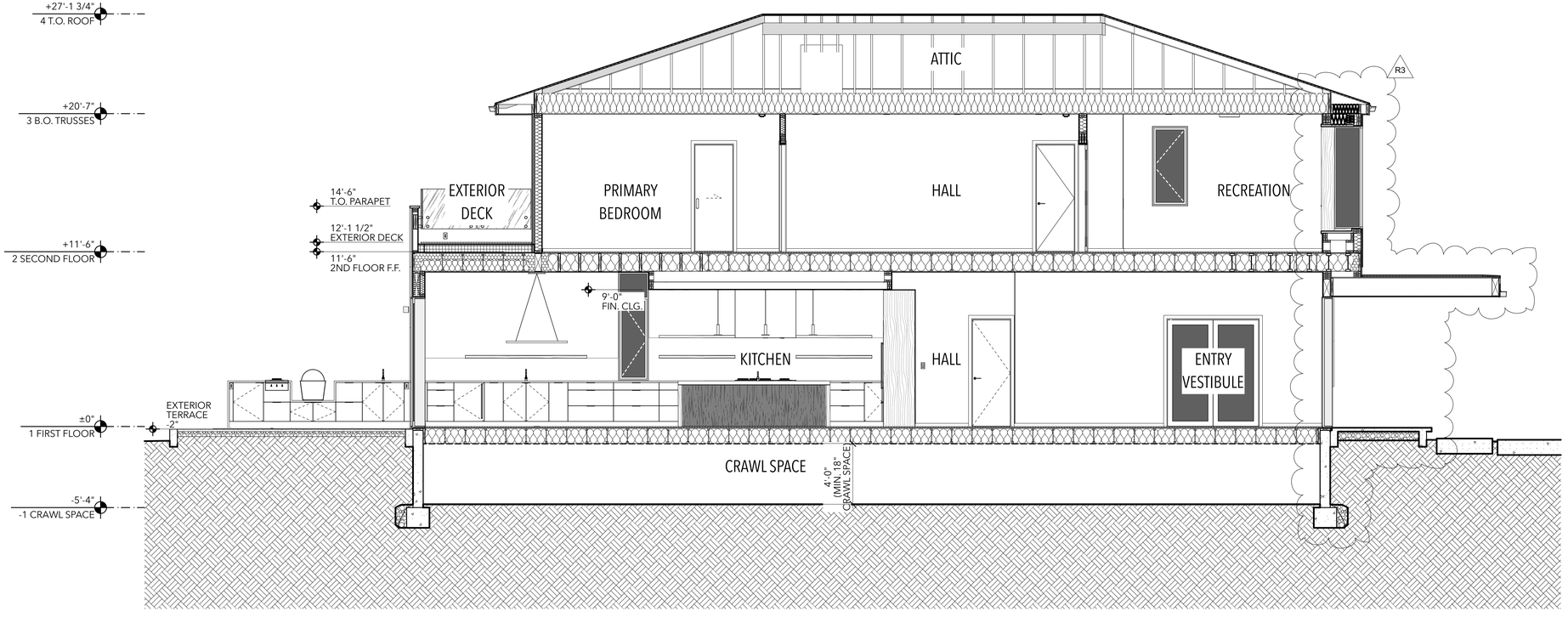
BUILDING DEPT STAMPS



1 E/W SECTION 01

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



2 E/W SECTION 02

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

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A12
SECTIONS
CONSTRUCTION SET REV 04 03.24.25

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BUILDING DEPT STAMPS

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information	*Contact Information*
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MERCER ISLAND, WA 98040	

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature

Instructions: Mercer Island — Design Temperature Difference (ΔT) 45

ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building

Conditioned Floor Area

Instructions: Conditioned Floor Area (sq ft) 3,863

Average Ceiling Height

Instructions: Average Ceiling Height (ft) 9.5 — Conditioned Volume 36,699

Glazing and Doors

Instructions: U-0.30

U-Factor	X	Area	=	UA
0.300		1,030		309.00

Skylights

Instructions:

U-Factor	X	Area	=	UA
0.50				---

Insulation

Attic

Instructions: R-49

U-Factor	X	Area	=	UA
0.026		1,869		48.59

Single Rafter or Joist Vaulted Ceilings

Instructions: R-49 Advanced

U-Factor	X	Area	UA
0.020			

Above Grade Walls *(see Figure 1)*

Instructions: R-21 Intermediate

U-Factor	X	Area	UA
0.056		3,345	187.32

Floors

Instructions: R-30

U-Factor	X	Area	UA
0.029		1,708	49.53

Below Grade Walls *(see Figure 1)*

Instructions: R-21 int plus R-5 ci

U-Factor	X	Area	UA
0.028		0	---

Slab Below Grade *(see Figure 1)*

Instructions: Select conditioning — No selection

F-Factor	X	Length	UA

Slab on Grade *(see Figure 1)*

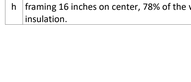
Instructions: R-10 Fully Insulated

F-Factor	X	Length	UA
0.360		685	246.60

Location of Ducts

Instructions: Unconditioned Space — Duct Leakage Coefficient 1.10

Figure 1:



Sum of UA	841.05	
Envelope Heat Load	37,847	Btu / Hour
Sum of UA x ΔT		
Air Leakage Heat Load	17,835	Btu / Hour
Volume x 0.6 x ΔT x 0.018		
Building Design Heat Load	55,683	Btu / Hour
Air leakage + envelope heat loss		
Building and Duct Heat Load	61,251	Btu / Hour
Ducts in unconditioned space: sum of building heat loss x 1.10		
Ducts in conditioned space: sum of building heat loss x 1		
Maximum Heat Equipment Output	76,563	Btu / Hour
Building and duct heat loss x 1.40 for forced air furnace		
Building and duct heat loss x 1.25 for heat pump		

(07/01/13)

GA 2018 Heating System Sizing Worksheet

Window, Skylight and Door Schedule

Project Information	*Contact Information*
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MERCER ISLAND, WA 98040	

	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)		0.40	1	3	0"	8	0 6/8	31.4	12.56
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
A		0.27	1	1	0"	8	0 6/8	13.6	3.66
B1		0.27	1	6	0"	6	0"	38.5	10.40
B2		0.27	1	1	0"	6	0"	10.5	2.84
C1		0.27	1	5	0"	6	0"	34.0	9.18
C2		0.27	1	2	0"	6	0"	14.0	3.78
D		0.27	1	2	0"	7	0"	14.3	3.87
E1		0.27	1	3	0"	6	0"	18.0	4.86
E2		0.27	1	3	0"	2	0 6/8	7.7	2.08
F		0.27	1	8	0"	17	1.5	137.0	36.99
H1		0.27	1	3	0"	11	0"	35.8	9.62
H2		0.27	1	3	0"	2	0"	6.3	1.71
I1		0.27	1	2	0"	5	0"	12.3	3.31
I2		0.27	1	6	10"	5	0"	35.9	9.69
I3		0.27	1	2	0"	5	0"	12.3	3.31
J		0.27	1	2	0"	5	0"	12.3	3.31
K1		0.27	1	2	0"	5	0"	12.3	3.31
K2		0.27	1	6	10"	5	0"	35.9	9.69
L		0.27	1	2	0"	4	0"	9.2	2.49
M1		0.27	1	1	0 6/8	6	0 6/8	11.5	3.10
M2		0.27	1	3	0 6/8	6	0 6/8	25.0	6.74
M3		0.27	1	1	10"	6	0 6/8	12.5	3.37
N1		0.27	1	1	0"	5	0"	9.2	2.48
N2		0.27	1	6	0"	5	0"	33.7	9.10
O		0.27	1	2	0"	5	0"	12.3	3.31
P1		0.27	1	5	10"	5	0"	30.6	8.27
P2		0.27	1	2	0"	5	0"	11.4	3.07
Q		0.27	1	2	0"	5	0"	11.4	3.07
R1		0.27	1	5	4"	7	0"	40.4	10.92
R2		0.27	1	2	11"	7	0"	22.4	6.06
S1		0.27	1	2	11"	7	0 6/8	22.2	6.00
S2		0.27	1	2	11"	7	0 6/8	22.2	6.00
T1		0.27	1	4	10"	5	0"	25.4	6.85
T2		0.27	1	2	0"	5	0"	11.4	3.07
U		0.27	1	2	0"	5	0"	11.4	3.07
X1		0.27	1	2	0"	2	0"	4.3	1.17
X2		0.27	1	7	0"	2	0"	14.0	3.78
X3		0.27	1	2	4"	4	0"	9.3	2.52
								0.0	0.00
2		0.40	1	15	0"	8	0 6/8	134.9	53.94
3		0.40	1	6	0"	7	0 6/8	47.0	18.81
								0.0	0.00
								0.0	0.00
Sum of Vertical Fenestration Area and UA								982.0	288.77
Vertical Fenestration Area Weighted U = UA/Area									0.29

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
SK01		0.50	1	2	0"	4	0"	8.0	4.00
SK02		0.50	1	1.5	0"	6	0"	9.0	4.50
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
Sum of Overhead Glazing Area and UA								17.0	8.50
Overhead Glazing Area Weighted U = UA/Area									0.50
Total Sum of Fenestration Area and UA *(for heating system sizing calculations)*								1030.3	309.83

GA 2018 Glazing Schedule

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021) Version 1.0

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
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Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative		*Date*	

All Climate Zones (Table R402.1.1)		
	R-Value [a]	**U-Factor [a]**
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b	The fenestration *U*-factor column excludes skylights.
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

GA Single-Family Prescriptive Worksheet 2018

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REGISTERED ARCHITECT
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KELLEN WHITE
STATE OF WASHINGTON

A13

ENERGY CODE
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
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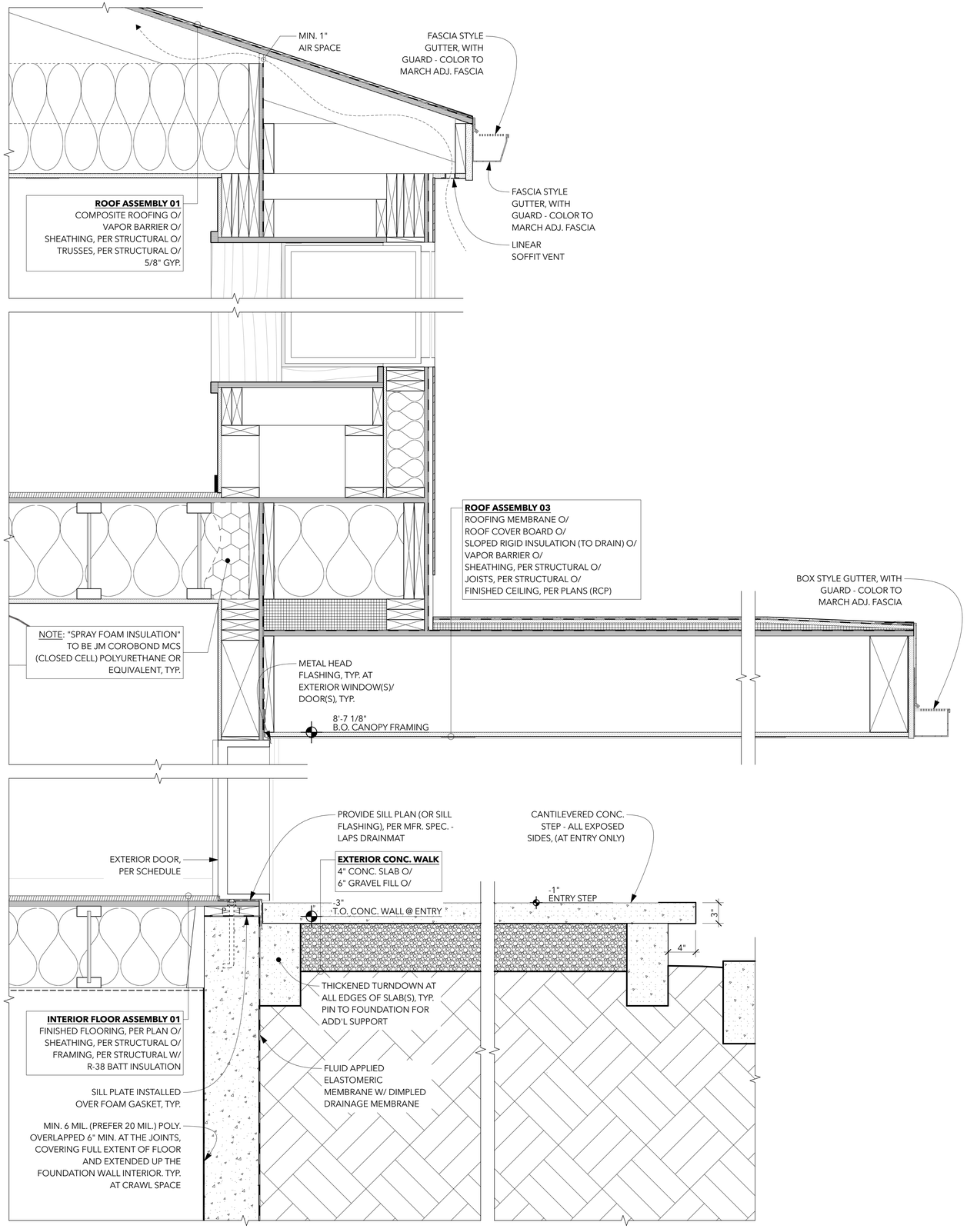
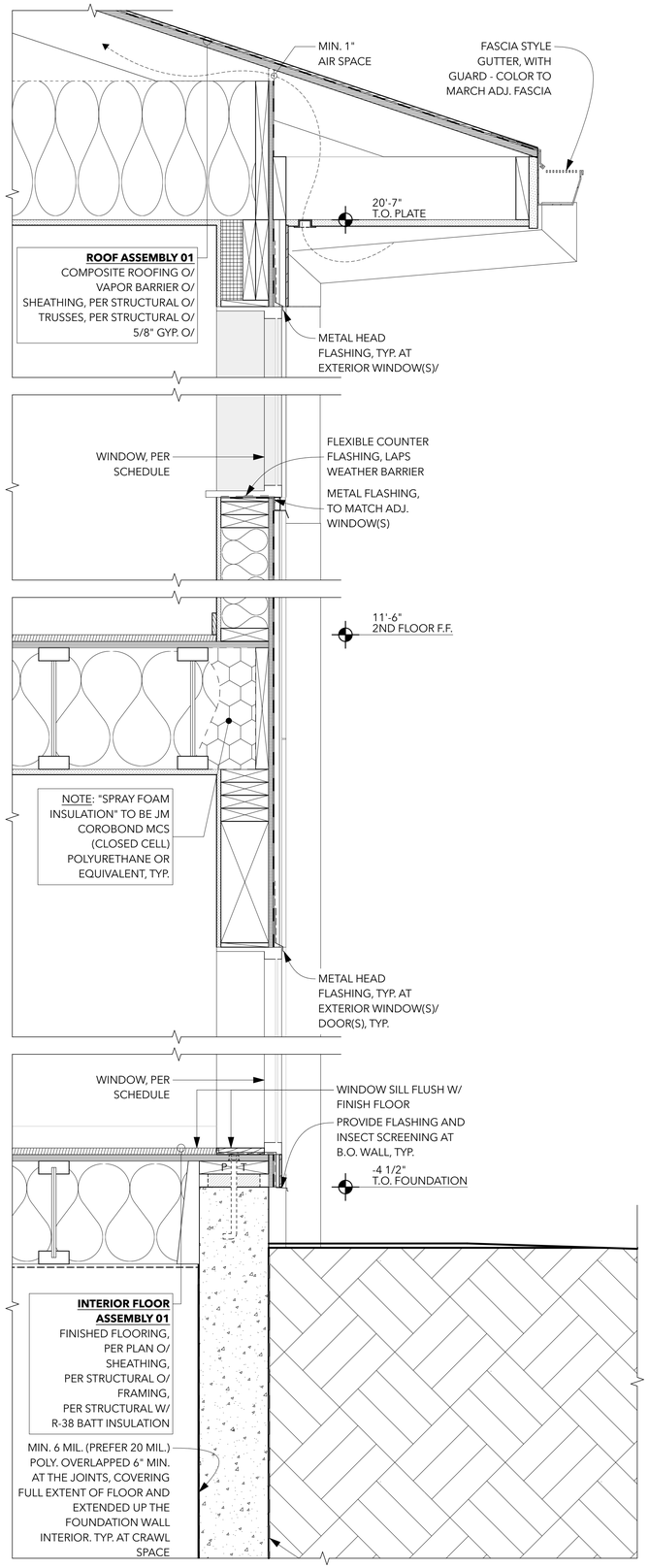
98040

23413

BUILDING DEPT STAMPS



1 WALL SECTION @ ENTRY DOOR
SCALE: 1 1/2"= 1'-0"



2 WALL SECTION @ LIVING ROOM WINDOW
SCALE: 1 1/2"= 1'-0"

LWA
LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

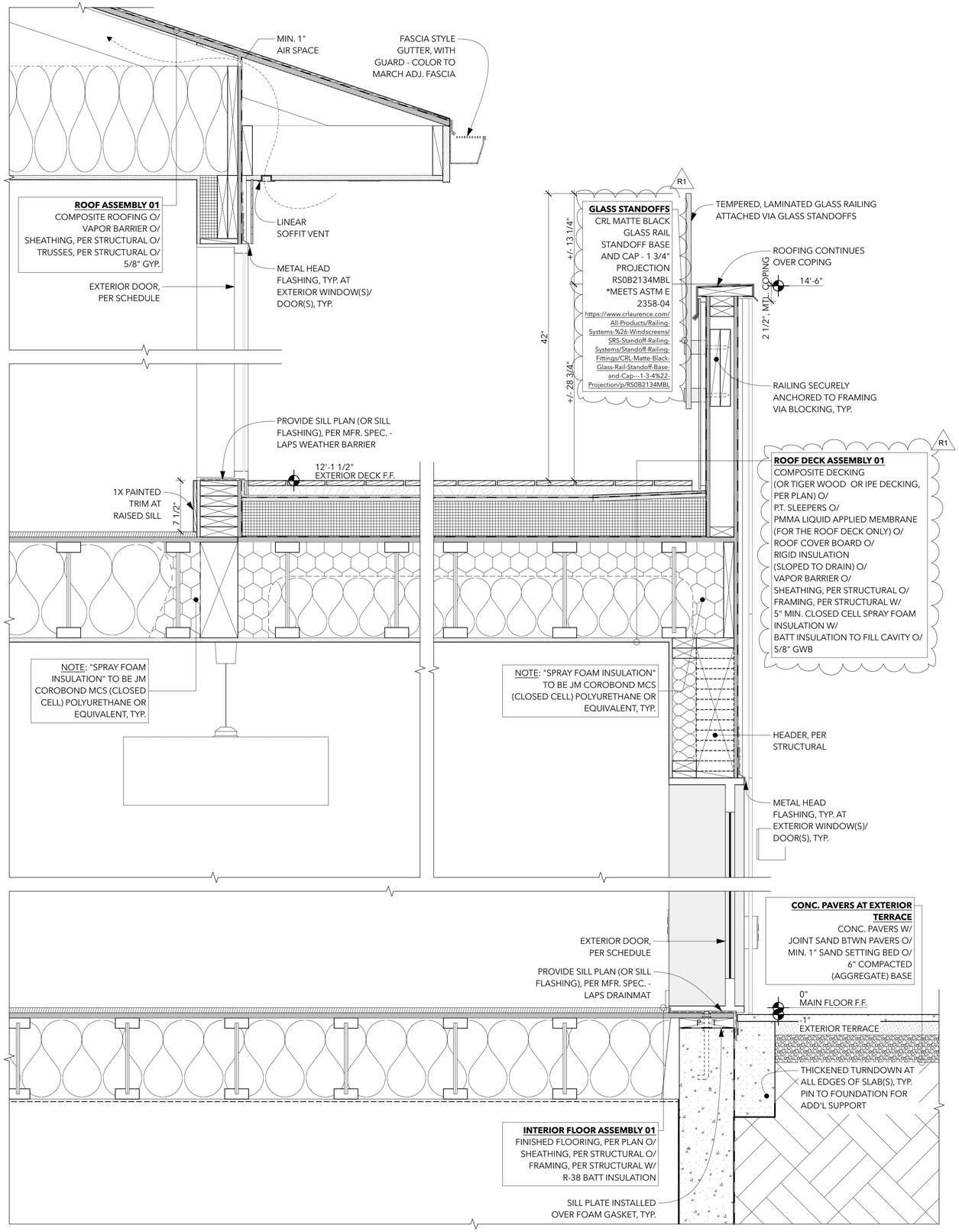
A14
WALL SECTIONS
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND, WA
98040

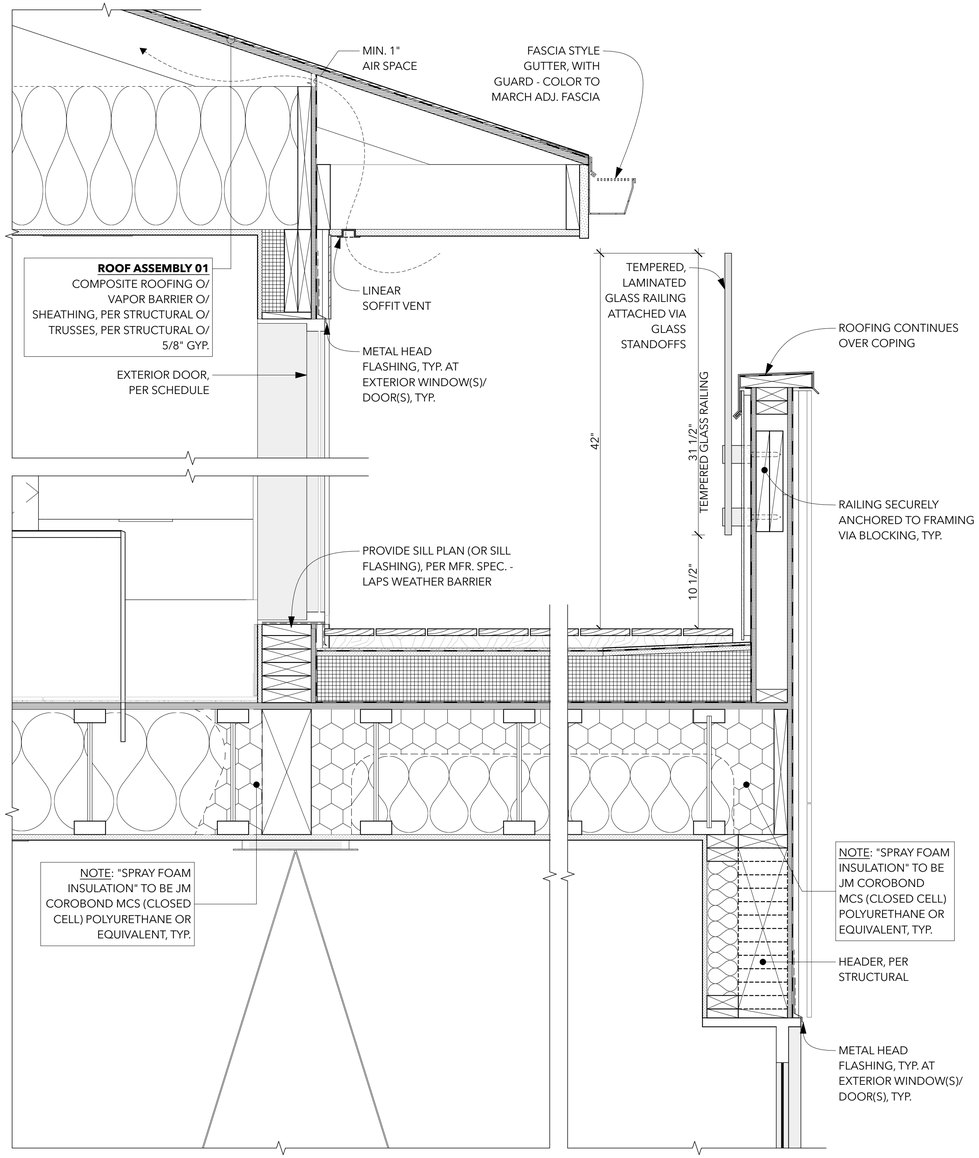
GA

23413

BUILDING DEPT STAMPS



1 WALL SECTION @ REAR TERRACE
SCALE: 1 1/2"= 1'-0"



2 WALL SECTION @ PRIMARY BATH
SCALE: 1 1/2"= 1'-0"

LWA
LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

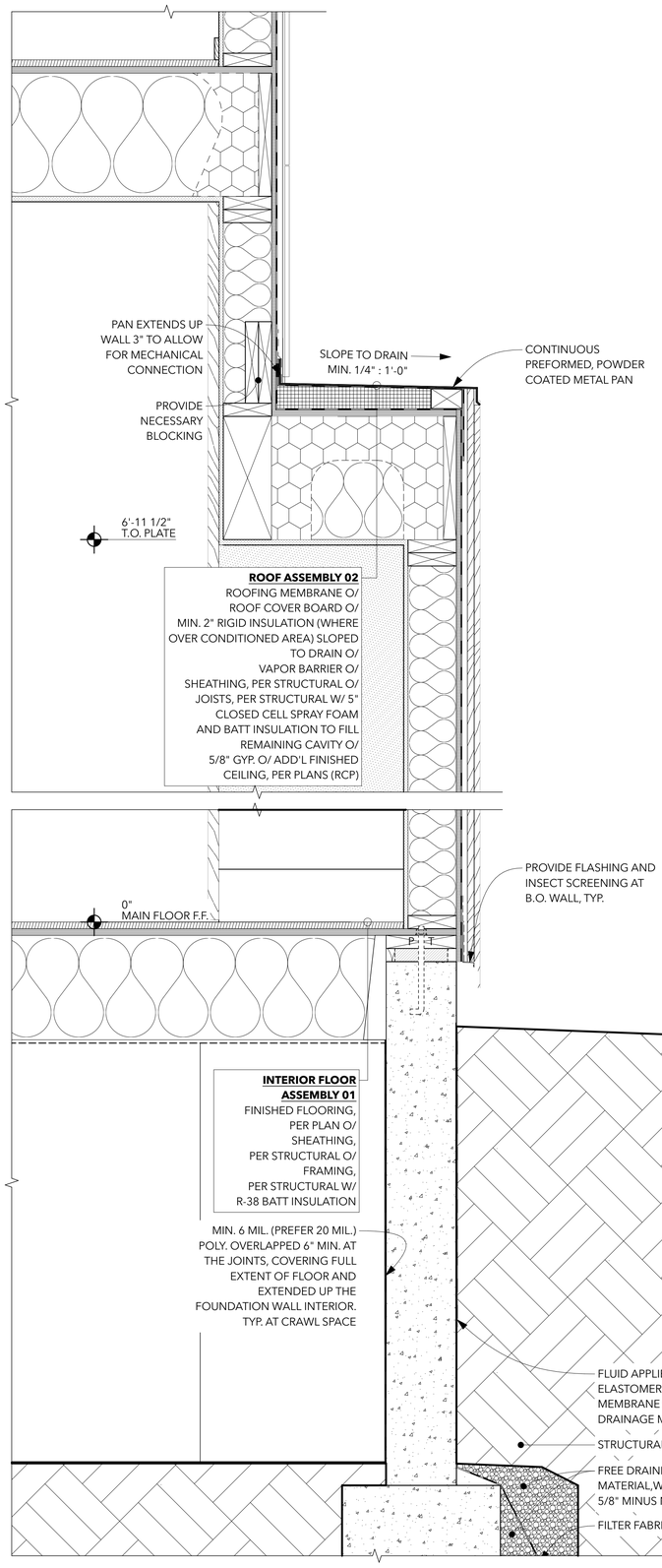
A15
WALL SECTIONS
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND, WA
98040

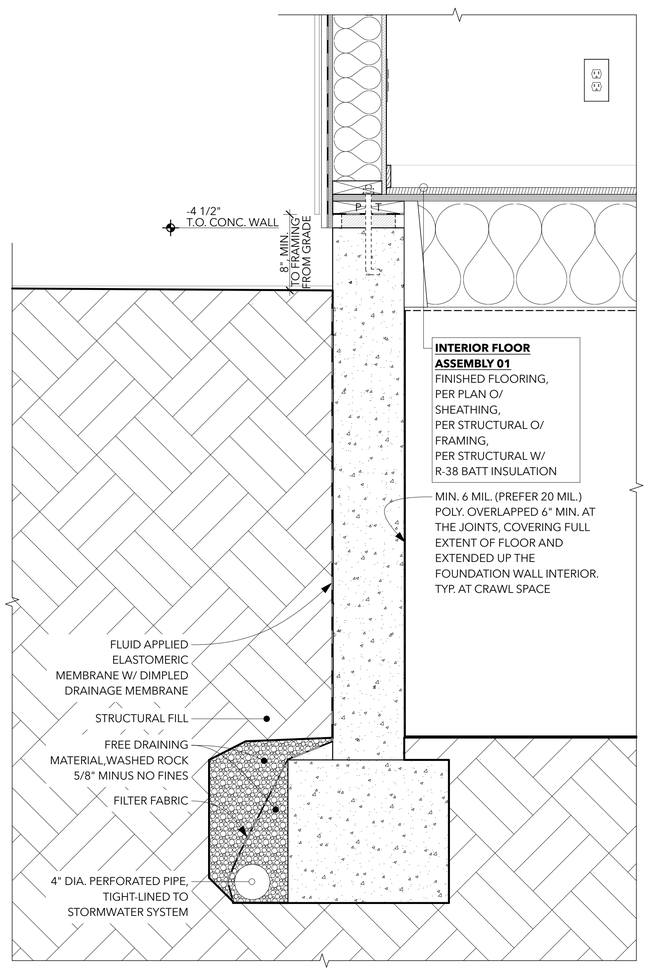
GA

23413

BUILDING DEPT STAMPS



1 WALL SECTION @ LIVING ROOM F/P
SCALE: 1 1/2"= 1'-0"



2 WALL SECTION @ OFFICE
SCALE: 1 1/2"= 1'-0"

LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

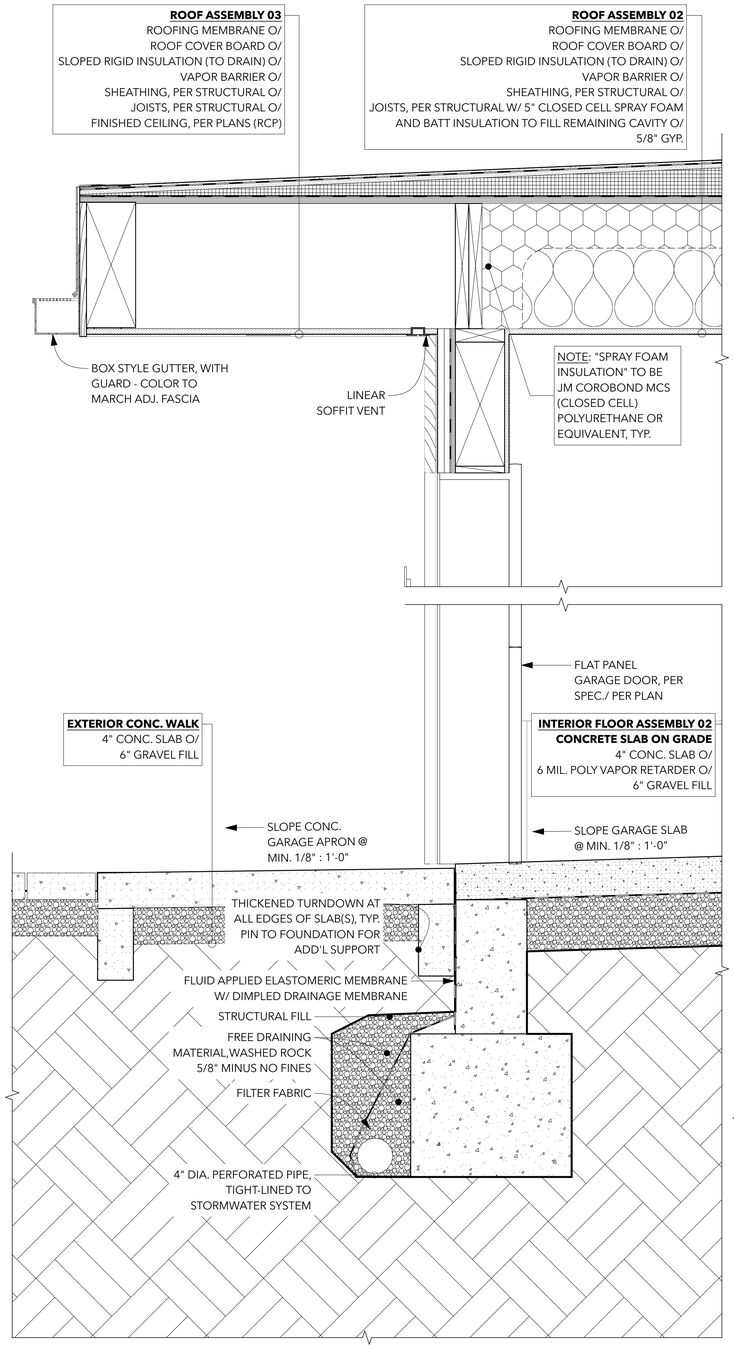
REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A16
WALL SECTIONS
CONSTRUCTION SET REV 04 03.24.25

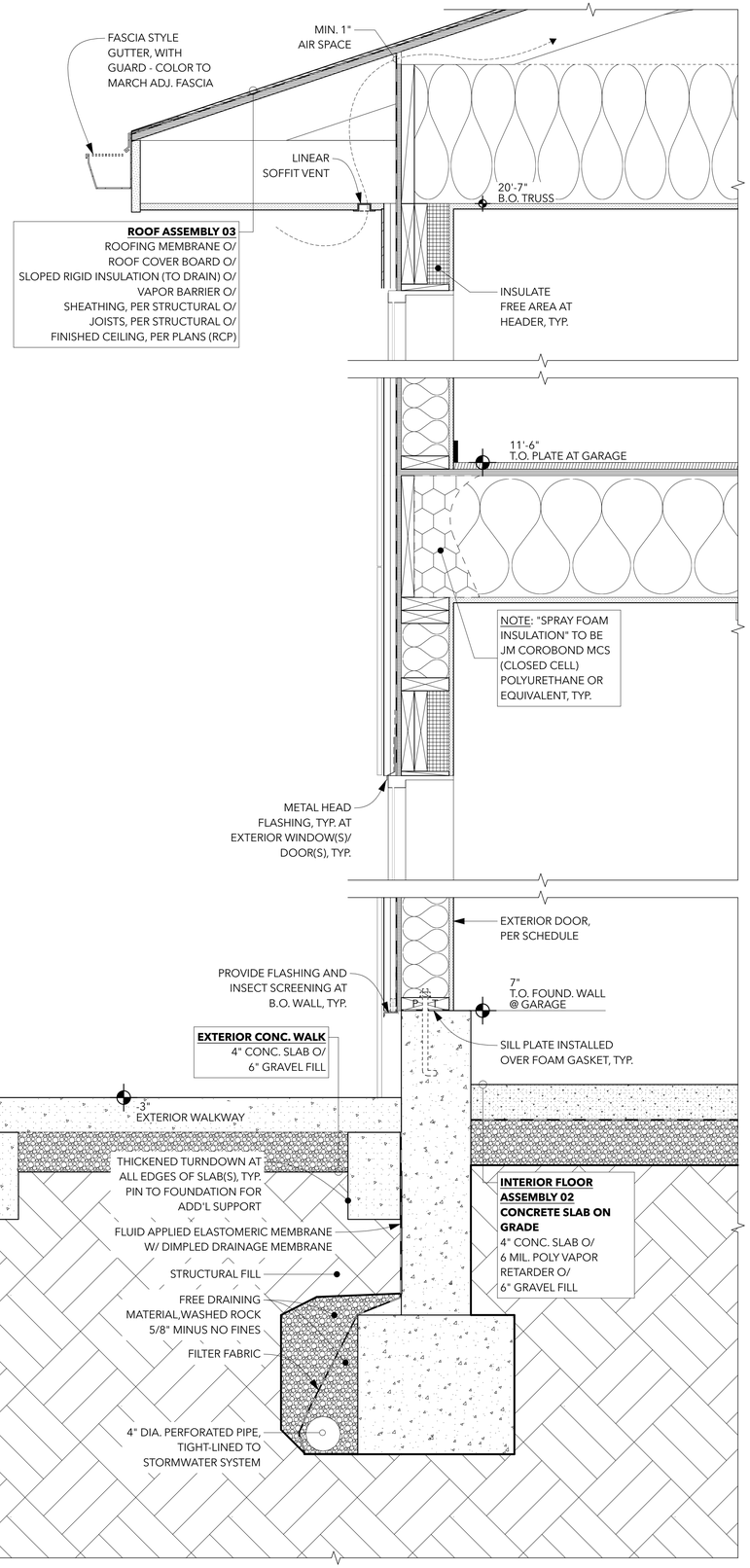
GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS



1 WALL SECTION @ GARAGE DOOR
SCALE: 1 1/2"= 1'-0"



2 WALL SECTION @ GARAGE 01
SCALE: 1 1/2"= 1'-0"

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3046 17TH AVE. W SUITE 01
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REGISTERED ARCHITECT
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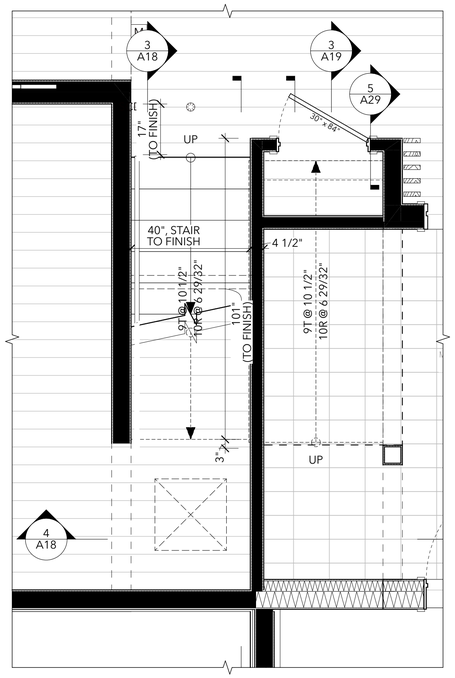
KELLEN WHITE
STATE OF WASHINGTON

A17
WALL SECTIONS
CONSTRUCTION SET REV 04 03.24.25

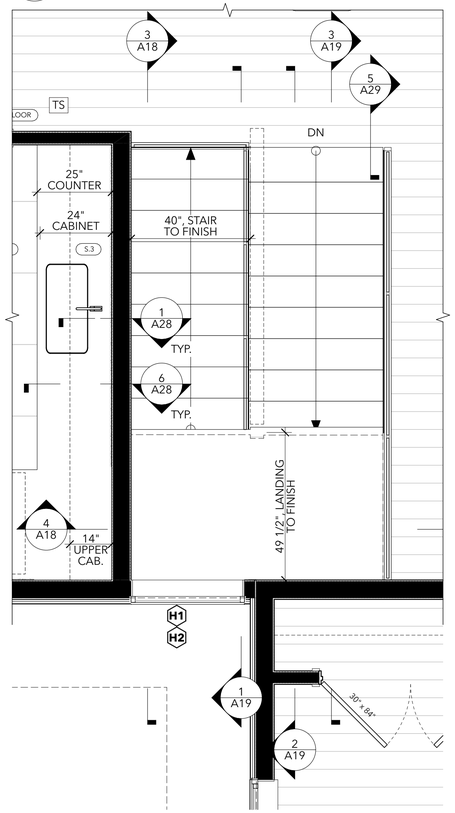
GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

23413

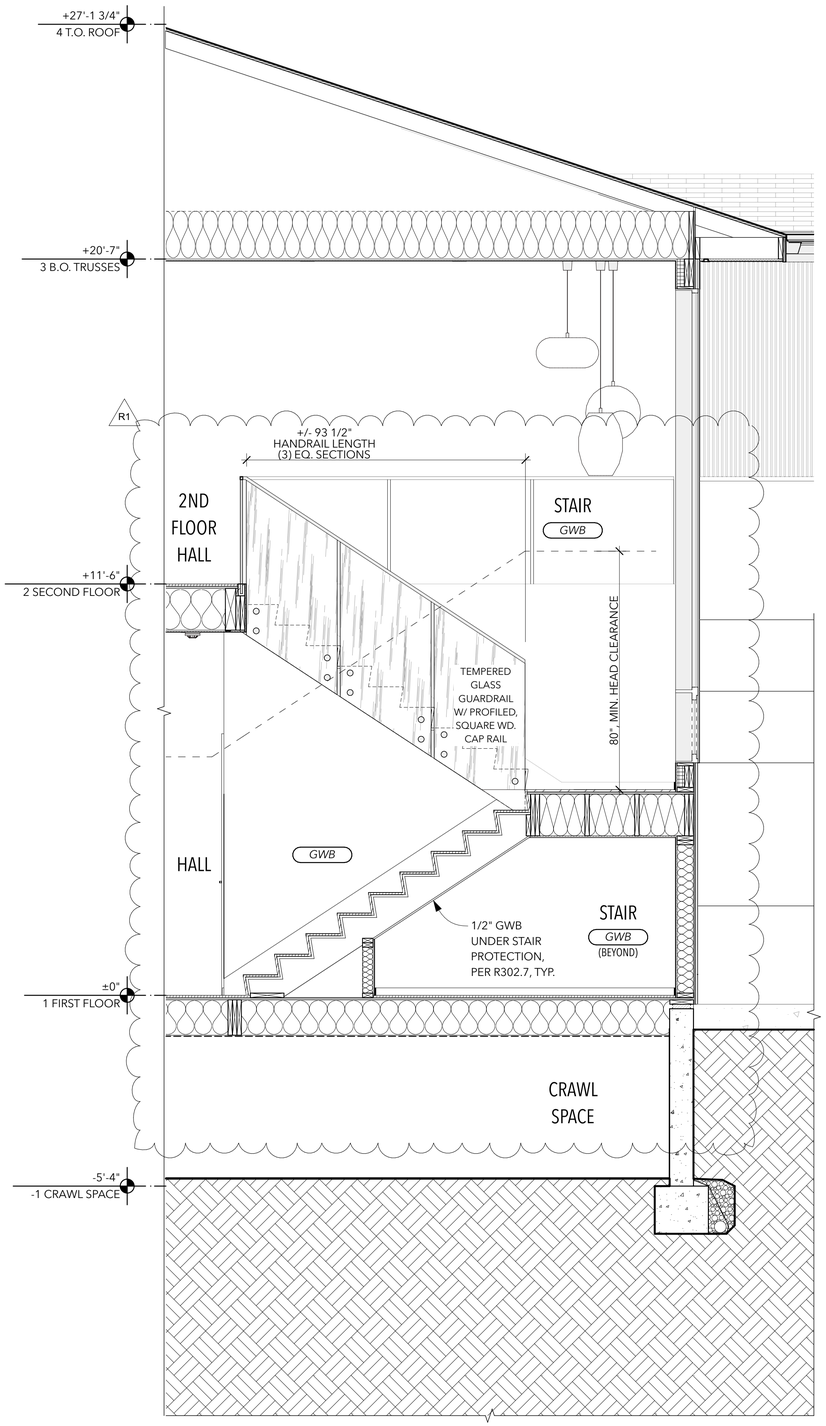
BUILDING DEPT STAMPS



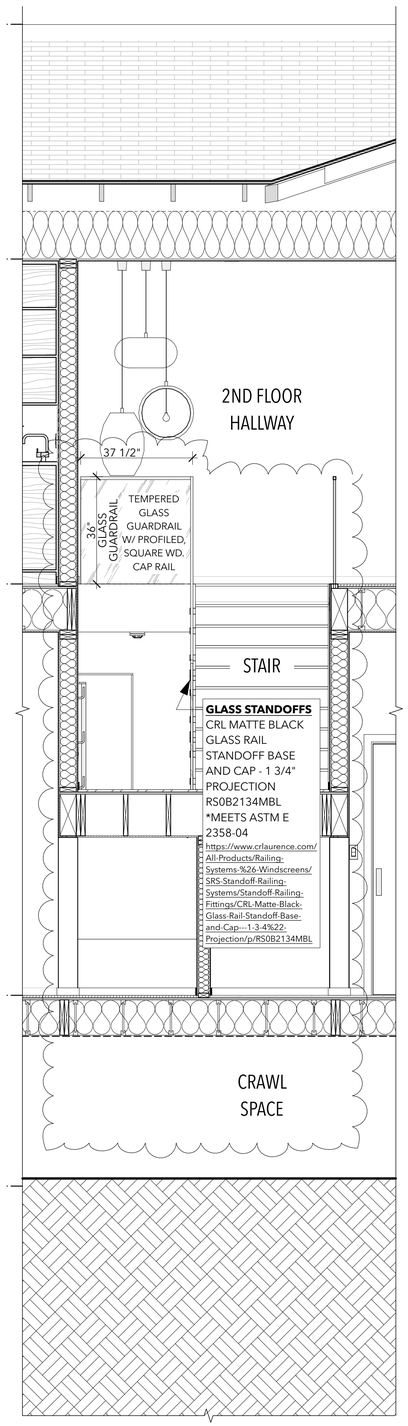
1 STAIR MAIN FLOOR
SCALE: 1/2" = 1'-0"



2 STAIR 2ND FLOOR
SCALE: 1/2" = 1'-0"



3 STAIR SECTION 01
SCALE: 1/2" = 1'-0"



4 STAIR SECTION 02
SCALE: 1/2" = 1'-0"

LWA
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REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

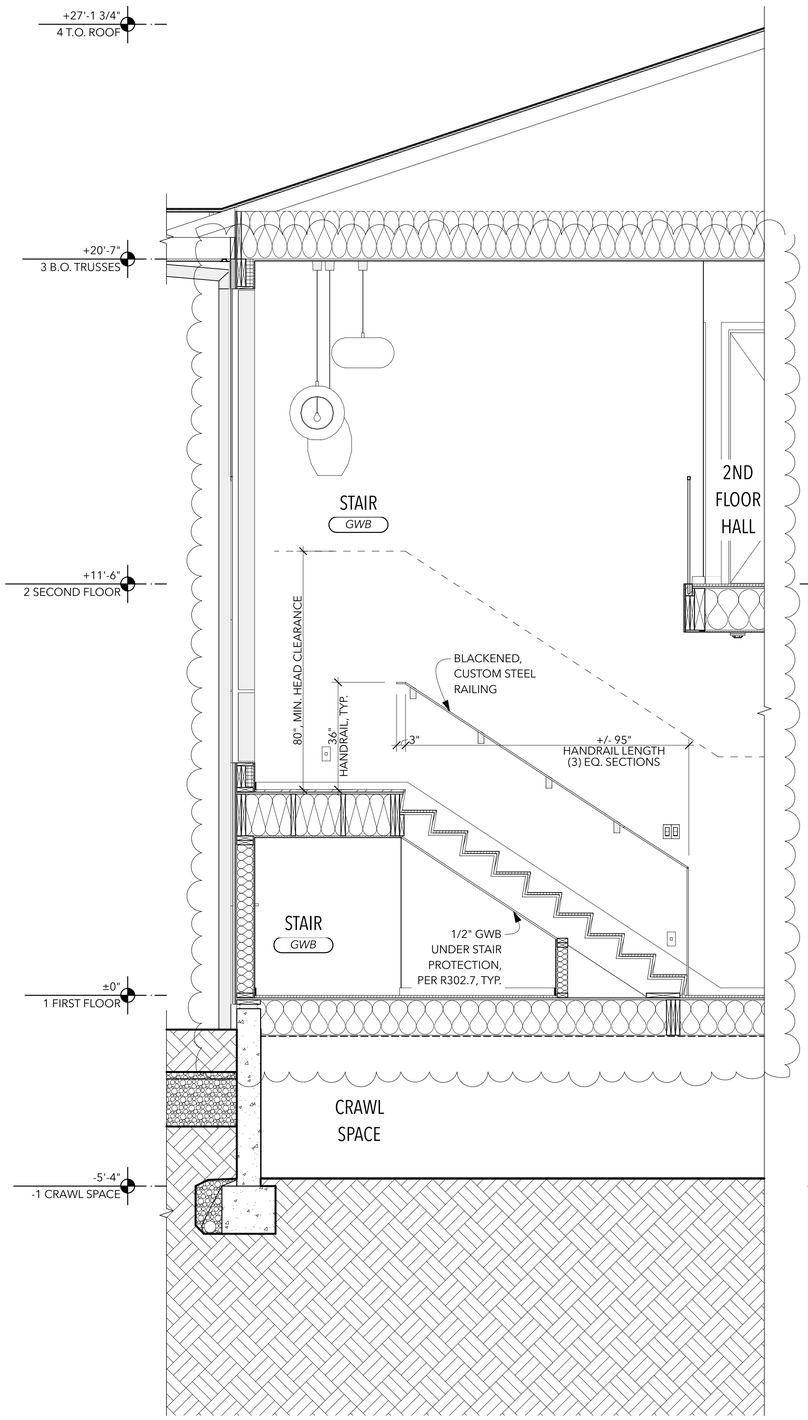
A18
ENLARGED INTERIOR STAIR
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

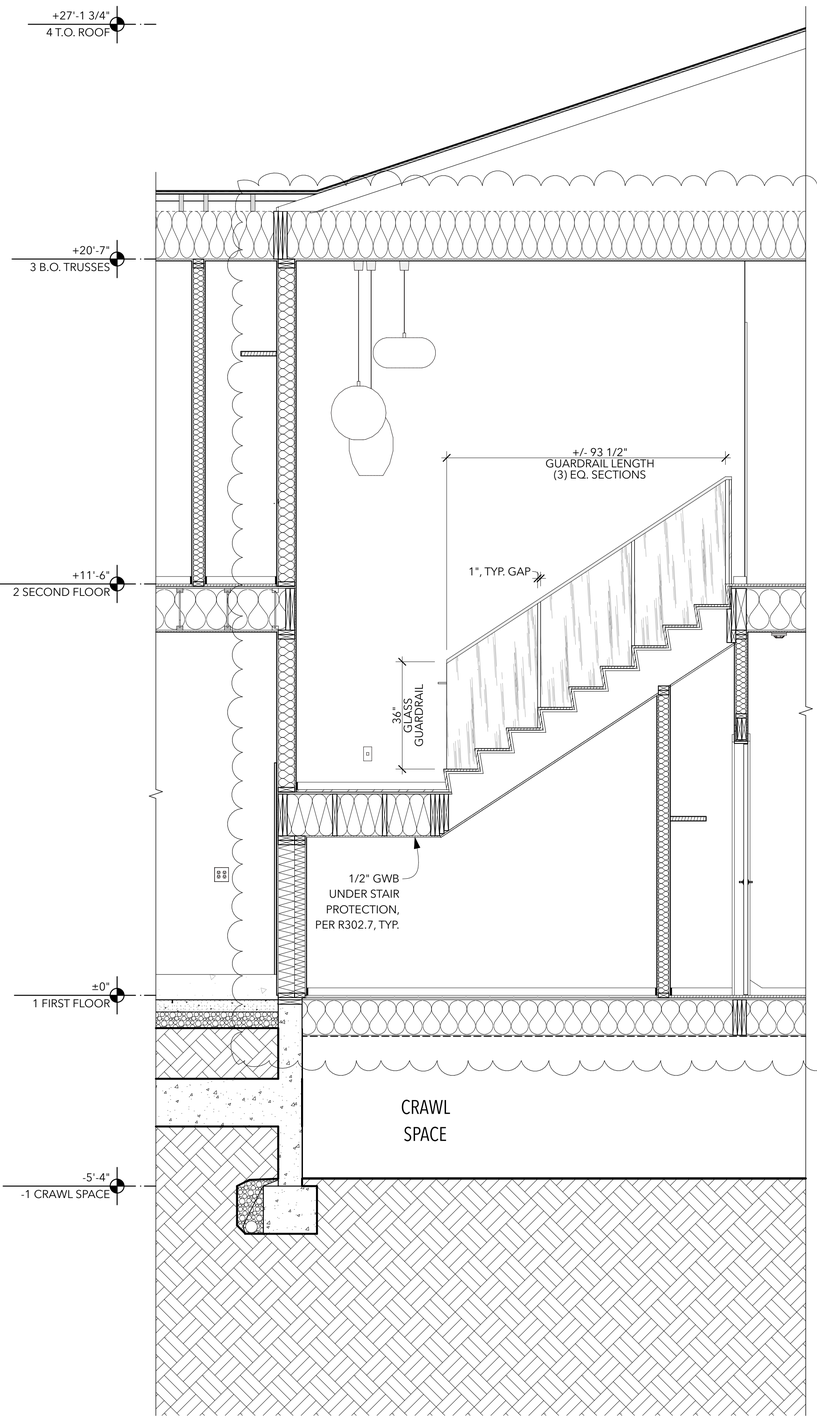
GA

23413

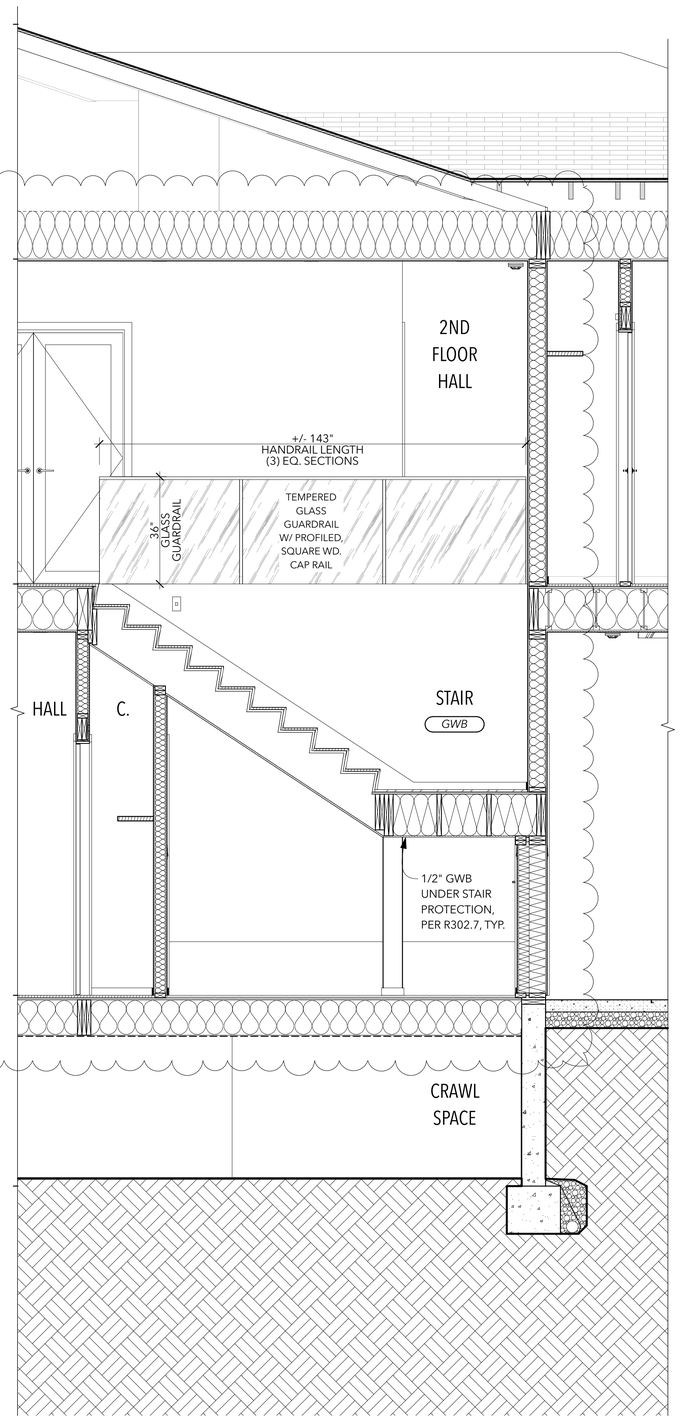
BUILDING DEPT STAMPS



1 STAIR SECTION 03
SCALE: 1/2" = 1'-0"



2 STAIR SECTION 04
SCALE: 1/2" = 1'-0"



3 STAIR SECTION 05
SCALE: 1/2" = 1'-0"

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REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A19

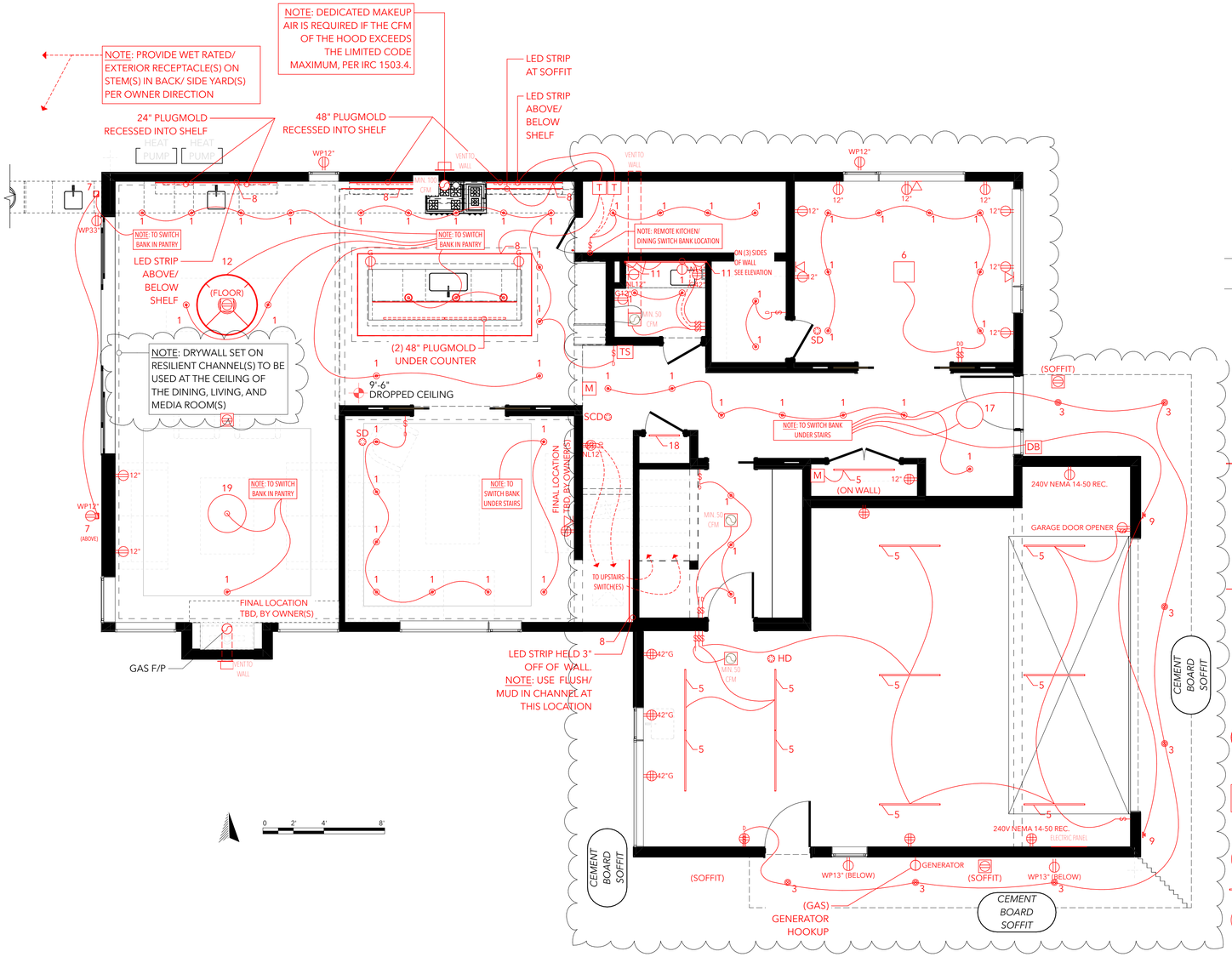
ENLARGED INTERIOR STAIR

CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND, WA
98040

23413

BUILDING DEPT STAMPS



1 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

PROVIDE RECEPTACLES PER CODE IN ADDITION TO THOSE SHOWN IN PLAN:
STANDARD WALL RECEPTACLES NOT SHOWN, PROVIDE PER UEC AND VERIFY LOCATIONS W/ ARCHITECT.

SWITCHES, DIMMERS, RECEPTACLES, AND COMMUNICATION OUTLETS:
LUTRON MAESTRO SWITCHES + DIMMERS. PROVIDE MATCHING DEVICE, FRAME COVER, AND SCREWLESS COVER PLATE FOR ALL SWITCHES, TIMERS, DIMMERS, RECEPTACLES, AND OTHER DEVICES. ALL RECEPTACLE AND DEVICE COVERS TO BE "DECORA STYLE." COLOR TO BE WHITE (SWITCH AND RECEPTACLE) UNLESS OWNER(S) OPT. FOR A CHANGE WHEN INTERIOR PAINT COLORS ARE SELECTED - IN EITHER CASE, CONFIRM COLOR SELECTIONS WITH ARCHITECT. POWER SUPPLY FOR APPLIANCES AND MECHANICAL EQUIPMENT NOT SHOWN, PROVIDE PER UEC AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

*OPTION FOR LUTRON CASETA (OR OTHER SMART LIGHTING CONTROLS) AT:
ROOMS / LOCATIONS SPECIFIED IN PLAN(S) - OR- PER OWNER(S) DIRECTED LOCATIONS.

HIGH EFFICACY LUMINARIES:
MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY PER WSEC R404.1

NOTE: ELECTRICIAN TO CONDUCT "BOX OUT" W/ OWNER AND/OR ARCHITECT PRESENT TO CONFIRM THE PLACEMENT OF ALL RECEPTACLES, SWITCHES, AND LIGHT FIXTURES BEFORE COMMENCING WITH FINAL WIRING.

REFLECTED CEILING PLAN (RCP) KEY

- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR (OWNER(S) TO PROVIDE SPECIFICATION)
- HEAT DETECTOR
- EXHAUST FAN (SIZE PER PROJECT MANUAL)
- RECEPTACLE
- GFCI RECEPTACLE (SEE INTERIOR ELEV(S). FOR DETAILS)
- **LEGRAND.** *USB* PLUGMOLD. BK20GB606TRUSB (VERIFY LENGTH PER PLANS)
- WATERPROOF RECEPTACLE
- FLOOR / CEILING RECEPTACLE
- NIGHT LIGHT, TBD - RECOMMENDATION: LEGRAND RADIANT FULL NIGHT LIGHT, WHITE (NO LOUVERS)
- SINGLE SWITCH
- SENSOR SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- REMOTE TRANSFORMER
- THERMOSTAT
- MOTION SWITCH
- **RING.** RING SMART DOORBELL (OR OTHER EQUIV. SMART DOORBELL OPTION). COLOR/ SPEC. PER OWNER. *VERIFY MOUNTING HEIGHT PER OWNER.*
- TECHPORT (VERIFY LOCATION W/ OWNER)

ID	LIGHT ID NUMBER	LIGHT NAME	COMPANY	PRODUCT NUMBER	LAMP NAME	LUMENS	COLOR TEMP
	1	LOTOS 4" (SWITCHABLE WHITE)	WAC LIGHTING	R4ERAR -45 DEGREE -9CS (SWITCHABLE) -90 W/ RER-FRAME (AS REUIRED)	(1) 9W LED	800 LM	2700K
	2	LOTOS 4" (SWITCHABLE WHITE)	WAC LIGHTING	R4ERDR- W -9CS - (SWITCHABLE) - 90 - WT W/ RER-FRAME (AS REUIRED)	(1) 9W LED	725 LM	2700K
	3	DGF4V3	NICOR	DGF4- 3- 120(V)- S- RD- OB	(1) 8.9W LED	721 - 840 LM	SELECTABLE
	4	KITCHEN ISLAND PENDANT	TBD				
	5	CONTRACTOR SELECT MNSL LED	LITHONIA LIGHTING	MNSL L46 1LL MVOLT 40K 80CRI M6 R3	INTEGRATED LED	4500 LM	4000K
	6	SURFACE MOUNT FIXTURE, BY OWNERS	TBD				
	7	VEX 5	TECH LIGHTING	700OWVEX- 90 CRI- 2700K- 4"- BLACK- UPLIGHT/ DOWNLIGHT- 120V	(1) 18.7W LED	554 LM	2700K
	8	SQUARE ALUMINUM EXTRUSION (TRANSFORMER LOCATION ON PLAN)	KELVIX	CH-006-(LENGTH PER PLANS)-WHS-(CLIPS ARE REQ'D)-(END CAP(S) AT EITHER END) W/ PH27K-24V	(1) 3.2W/FT LED STRIP	322 LM/ FT	2700K
	9	ALUMILUX 51" TALL LED OUTDOOR WALL SCONCE	ET2	E41344-BK	(2) 15W LED	2800 LM	3000K
	10	HUNZA TWIN WALL SPOT	HUNZA LIGHTING	TWS /R /EBK /60 /3	(2) 6W GU10 LED		
	11	LED EXTRUSION W/ TAPE EDGE (TRANSFORMER LOCATION ON PLAN)	KELVIX	CH071-VERIFY-WH-FL-EC W/ PH27K-24V (VERIFY LENGTH PER PLAN)	(1) 3.2W/FT LED STRIP	322/ FT	2700K
	12	DINING PENDANT, BY OWNER(S)	TBD				
	13	PENDANT FIXTURE, BY OWNERS	TBD				
	14	PANASONIC WHISPER VALUE DC	PANASONIC	FV-0510VS1 W/ HUMIDITY SENSOR	N/A	N/A	
	16	BATH SCONCE, BY OWNER(S)	TBD				
	17	SURFACE MOUNT FIXTURE, BY OWNERS	TBD				
	18	CONTRACTOR SELECT MNSL LED	LITHONIA LIGHTING	MNSL L23 1LL MVOLT 40K 80CRI M6 R3	INTEGRATED LED	4500 LM	4000K
	19	PENDANT/ SEMI-FLUSH FIXTURE, BY OWNERS	TBD				
	20	LEDME ROUND RECESSED BUTTON LIGHT	WAC LIGHTING	WAC233136 - TRANSFORMER AND ELV DIMMER REQ.	(1) 5W LED	180 LM	3000K

LWA
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3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

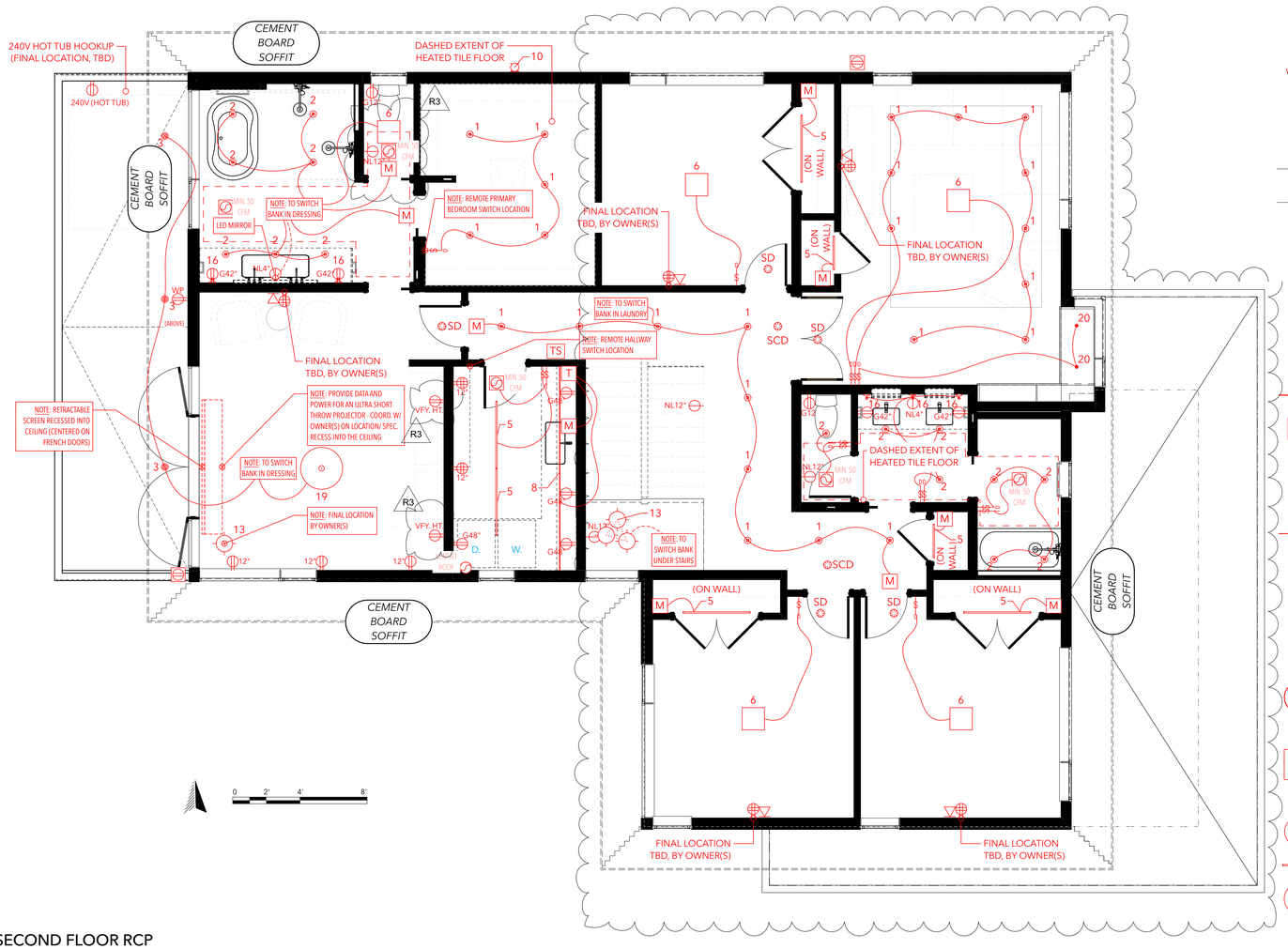
A20
MAIN FLOOR REFLECTED CEILING PLAN
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

GA

23413

BUILDING DEPT STAMPS



1 SECOND FLOOR RCP

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

PROVIDE RECEPTACLES PER CODE IN ADDITION TO THOSE SHOWN IN PLAN:
STANDARD WALL RECEPTACLES NOT SHOWN, PROVIDE PER UEC AND VERIFY LOCATIONS W/ ARCHITECT.

SWITCHES, DIMMERS, RECEPTACLES, AND COMMUNICATION OUTLETS:
LUTRON MAESTRO SWITCHES + DIMMERS. PROVIDE MATCHING DEVICE, FRAME COVER, AND SCREWLESS COVER PLATE FOR ALL SWITCHES, TIMERS, DIMMERS, RECEPTACLES, AND OTHER DEVICES. ALL RECEPTACLE AND DEVICE COVERS TO BE "DECORA STYLE." COLOR TO BE WHITE (SWITCH AND RECEPTACLE) UNLESS OWNER(S) OPT. FOR A CHANGE WHEN INTERIOR PAINT COLORS ARE SELECTED - IN EITHER CASE, CONFIRM COLOR SELECTIONS WITH ARCHITECT. POWER SUPPLY FOR APPLIANCES AND MECHANICAL EQUIPMENT NOT SHOWN, PROVIDE PER UEC AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

*OPTION FOR LUTRON CASETA (OR OTHER SMART LIGHTING CONTROLS) AT:
ROOMS / LOCATIONS SPECIFIED IN PLAN(S) - OR- PER OWNER(S) DIRECTED LOCATIONS.

HIGH EFFICACY LUMINARIES:
MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY PER WSEC R404.1

NOTE: ELECTRICIAN TO CONDUCT "BOX OUT" W/ OWNER AND/OR ARCHITECT PRESENT TO CONFIRM THE PLACEMENT OF ALL RECEPTACLES, SWITCHES, AND LIGHT FIXTURES BEFORE COMMENCING WITH FINAL WIRING.

REFLECTED CEILING PLAN (RCP) KEY

- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR (OWNER(S) TO PROVIDE SPECIFICATION)
- HEAT DETECTOR
- EXHAUST FAN (SIZE PER PROJECT MANUAL)
- RECEPTACLE
- GFCI RECEPTACLE (SEE INTERIOR ELEV(S). FOR DETAILS)
- **LEGRAND.** *USB* PLUGMOLD. BK20GB606TRUSB (VERIFY LENGTH PER PLANS)
- WATERPROOF RECEPTACLE
- FLOOR / CEILING RECEPTACLE
- NIGHT LIGHT, TBD - RECOMMENDATION: LEGRAND RADIANT FULL NIGHT LIGHT, WHITE (NO LOUVERS)
- SINGLE SWITCH
- SENSOR SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- REMOTE TRANSFORMER
- THERMOSTAT
- MOTION SWITCH
- **RING.** RING SMART DOORBELL (OR OTHER EQUIV. SMART DOORBELL OPTION). COLOR/ SPEC. PER OWNER. *VERIFY MOUNTING HEIGHT PER OWNER.*
- TECHPORT (VERIFY LOCATION W/ OWNER)

ID	LIGHT ID NUMBER	LIGHT NAME	COMPANY	PRODUCT NUMBER	LAMP NAME	LUMENS	COLOR TEMP
	1	LOTOS 4" (SWITCHABLE WHITE)	WAC LIGHTING	R4ERAR -45 DEGREE -9CS (SWITCHABLE) -90 W/ RER-FRAME (AS REUIRED)	(1) 9W LED	800 LM	2700K
	2	LOTOS 4" (SWITCHABLE WHITE)	WAC LIGHTING	R4ERDR- W -9CS - (SWITCHABLE) - 90 - WT W/ RER-FRAME (AS REUIRED)	(1) 9W LED	725 LM	2700K
	3	DGF4V3	NICOR	DGF4- 3- 120(V)- S- RD- OB	(1) 8.9W LED	721 - 840 LM	SELECTABLE
	4	KITCHEN ISLAND PENDANT	TBD				
	5	CONTRACTOR SELECT MNSL LED	LITHONIA LIGHTING	MNSL L46 1LL MVOLT 40K 80CRI M6	INTEGRATED LED	4500 LM	4000K
	6	SURFACE MOUNT FIXTURE, BY OWNERS	TBD				
	7	VEX 5	TECH LIGHTING	700OWVEX- 90 CRI- 2700K- 4"- BLACK- UPLIGHT/ DOWNLIGHT- 120V	(1) 18.7W LED	554 LM	2700K
	8	SQUARE ALUMINUM EXTRUSION (TRANSFORMER LOCATION ON PLAN)	KELVIX	CH-006-(LENGTH PER PLANS)-WHS-(CLIPS ARE REQ'D)-(END CAP(S) AT EITHER END) W/ PH27K-24V	(1) 3.2W/FT LED STRIP	322 LM/ FT	2700K
	9	ALUMILUX 51" TALL LED OUTDOOR WALL SCONCE	ET2	E41344-BK	(2) 15W LED	2800 LM	3000K
	10	HUNZA TWIN WALL SPOT	HUNZA LIGHTING	TWS /R /EBK /60 /3	(2) 6W GU10 LED		
	11	LED EXTRUSION W/ TAPE EDGE (TRANSFORMER LOCATION ON PLAN)	KELVIX	CH071-VERIFY-WH-FL-EC W/ PH27K-24V (VERIFY LENGTH PER PLAN)	(1) 3.2W/FT LED STRIP	322/ FT	2700K
	12	DINING PENDANT, BY OWNER(S)	TBD				
	13	PENDANT FIXTURE, BY OWNERS	TBD				
	14	PANASONIC WHISPER VALUE DC	PANASONIC	FV-0510VS1 W/ HUMIDITY SENSOR	N/A	N/A	
	16	BATH SCONCE, BY OWNER(S)	TBD				
	17	SURFACE MOUNT FIXTURE, BY OWNERS	TBD				
	18	CONTRACTOR SELECT MNSL LED	LITHONIA LIGHTING	MNSL L23 1LL MVOLT 40K 80CRI M6	INTEGRATED LED	4500 LM	4000K
	19	PENDANT/ SEMI FLUSH FIXTURE, BY OWNERS	TBD				
	20	LEDME ROUND RECESSED BUTTON LIGHT	WAC LIGHTING	WAC233136 - TRANSFORMER AND ELV DIMMER REQ.	(1) 5W LED	180 LM	3000K

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SEATTLE, WA 98119
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REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

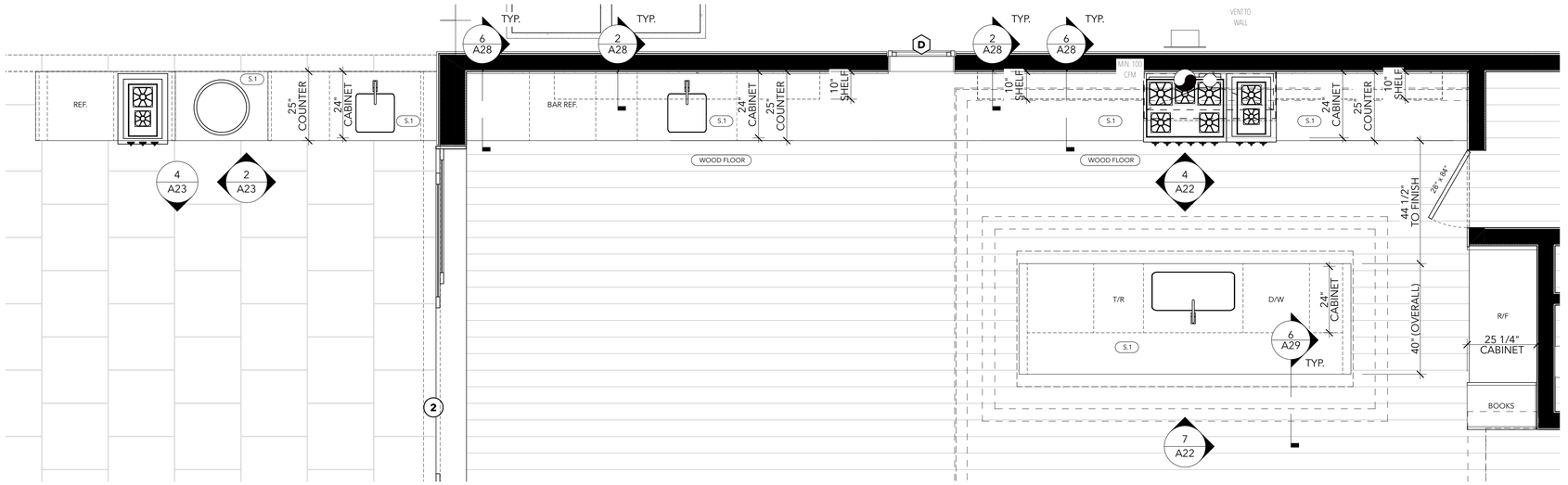
A21

SECOND FLOOR REFLECTED CEILING PLAN
CONSTRUCTION SET REV 04 03.24.25

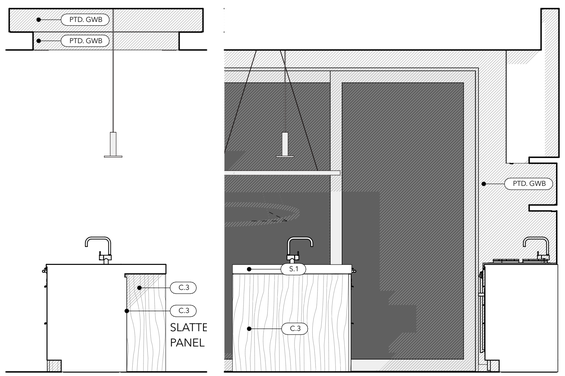
GIOLA // ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS

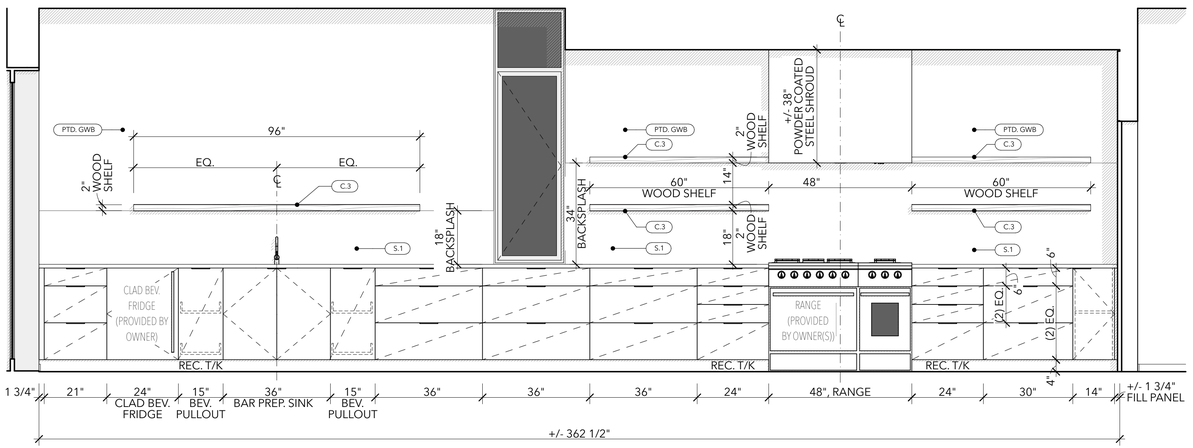


1 KITCHEN(S) ENLARGED
SCALE: 1/2" = 1'-0"

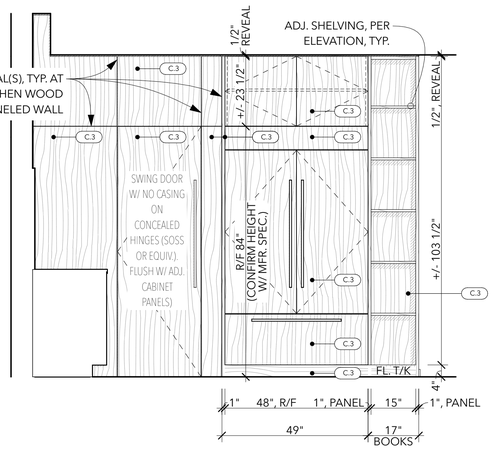


2 KIT. ISLAND East
SCALE: 1/2" = 1'-0"

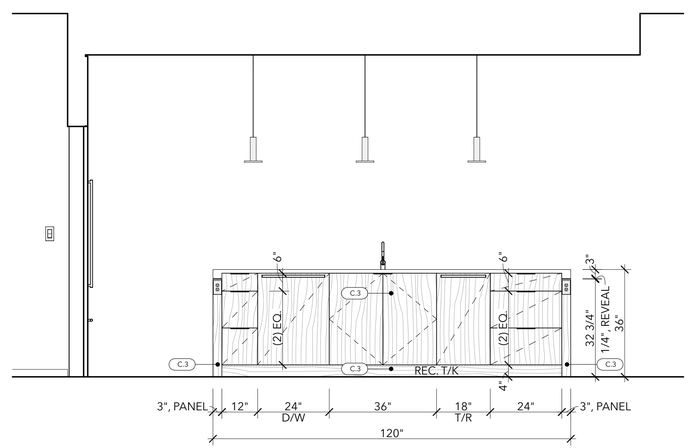
3 MAIN KIT. West
SCALE: 1/2" = 1'-0"



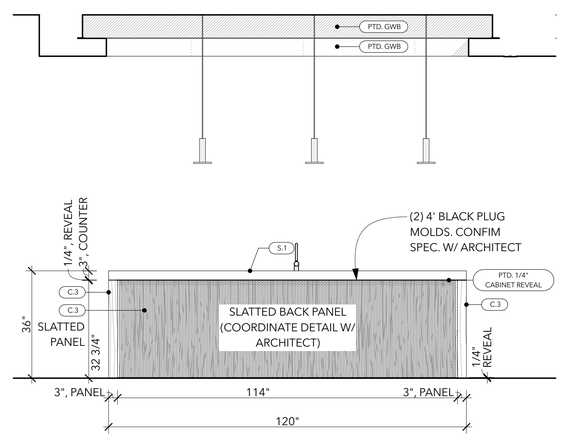
4 MAIN KIT. North
SCALE: 1/2" = 1'-0"



5 MAIN KIT. East
SCALE: 1/2" = 1'-0"



6 MAIN KIT. South
SCALE: 1/2" = 1'-0"



7 KIT. ISLAND North
SCALE: 1/2" = 1'-0"

NOTE: CABINET SHOP DRAWINGS MUST BE BASED UPON **FIELD MEASUREMENTS CONDUCTED BY THE CABINET SHOP AND VERIFIED BY THE GENERAL CONTRACTOR.**

CABINETS (General Notes): Custom fabricated.

All cabinets are to be constructed per architectural woodwork institute "architectural woodwork quality standards" 8th edition version for premium grade flush overlay cabinets (http://www.modinteriors.com/pdfs/0400.pdf).

Provide shop drawings for approval by Architect. DO NOT begin construction of cabinetry before sign-off on shop drawings by the Architect.

Closet Systems: All closet systems to be provided and installed by owners after substantial completion.

CABINET MATERIALS/ PULLS/ CONSTRUCTION (General Notes):

Door/drawer face material & backing	Cabinet finish per schedule. See interior elevations. Cabinetmaker to determine backing plus thickness required to prevent warping.
Cabinet boxes	Open shelves to have interior to match exterior finish. All other cabinet boxes to be prefinished maple-veneer plywood. Minimum thickness for all boxes is ¾".
Drawer boxes	Maple veneer plywood (apple-ply) sides, no edge-banding, with gray melamine bottom.
Hinges	Recommend: *European Hinges (Blum or equivalent recommended), concealed, 107 degree, with "soft-close."*
Guides	*Recommend: BlumMotion under mount, full extension, with "soft close," or equivalent.*
Cabinet pulls	TBD.
Waste & recycle bins	*Recommend: Rev-A-Shelf 5349-1550DM-1 single 50 quart waste pull-out. Rev-A-Shelf 5349-1527DM-217 double 27 quart recycling pull-out, or equivalent.*

CABINETS (General Notes): Modular cabinets.

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Provide breakdown of cabinet bid, showing all materials, fabrication, installation, and finishing costs on a room by room basis.

C.3	<Undefined>		
METAL			
C.1	POWDER COATED STAINLESS STEEL		
PAINT			
C.2	PAINTED CABINET FINISH (TO MATCH ADJ. EXTERIOR CABS.)		
STONE / QUARTZ / SOLID SURFACE			
S.1	INFINITY PORCELAIN SLAB CRYSTAL ICE	2 CM	ARCHITECTURAL SURFACES
S.2	(DARK) QUARTZ OR STONE REMNANT SLAB, TBD.		
S.3	QUARTZ COUNTERTOP, TBD.	3 CM	TBD
S.4	INFINITY PORCELAIN SLAB, OCEAN BLUE		ARCHITECTURAL SURFACES
TILE			
T.1	ITALIAN PORCELAIN 20 VINTAGE NERO GRIP	8 X 12	ARTO
T.2	ASPEN WHITE HONED	24 X 24	AMBIENTE EUROPEAN TILE DESIGN
T.3	CHAMPAGNE HONED LIMESTONE COLLECTION	2 IN. HEX	AMBIENTE EUROPEAN TILE DESIGN
T.4	ALABASTER MMC+MYC - VENICE	24 X 24	CONCRETE COLLABORATIVE
T.5	2 X 8 PORCEILAIN SUBWAY TILE	2 X 8	TBD
T.6	URBAN JUNGLE LIGHT GRAY TC10	24 X 24	AMBIENTE EUROPEAN TILE DESIGN
T.7	WOW BEJMAT OLIVE GLASS	2 X 6	STATEMENTS TILE AND STONE
WOOD			
W.1	LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR		TBD
WOOD (VENEER)			
C.3	RIFT CUT WHITE OAK		
C.4	WALNUT, ORIENTATION PER PLAN		

X.1 = MATERIAL INDICATOR

GENERAL TILE NOTES:
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STATE OF WASHINGTON

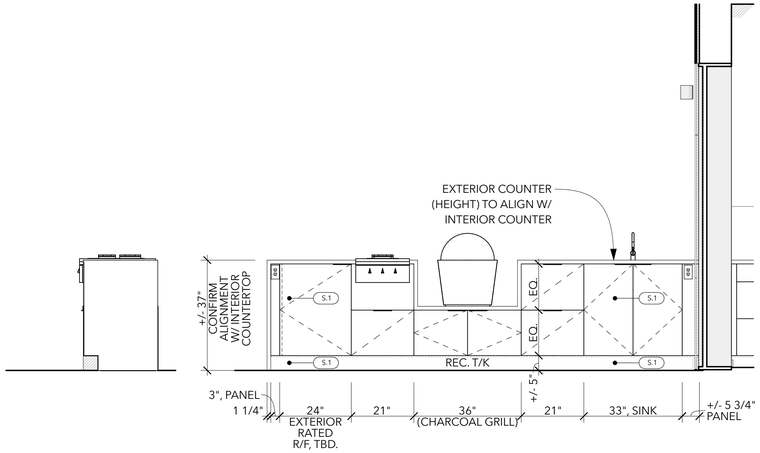
A22
KITCHEN ENLARGED
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

GA

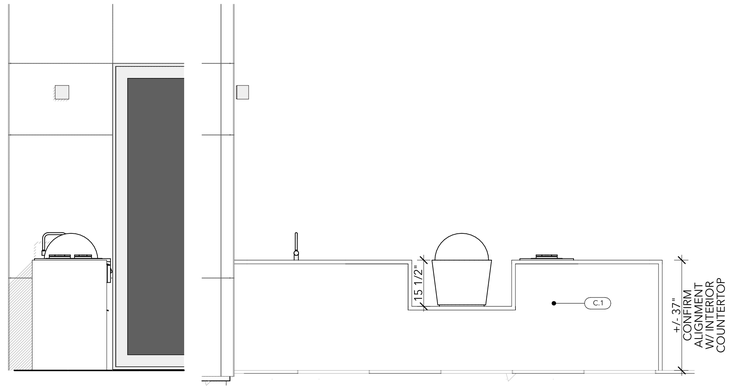
23413

BUILDING DEPT STAMPS



1 EXT. KIT. West
SCALE: 1/2" = 1'-0"

2 EXT. KIT. North
SCALE: 1/2" = 1'-0"



3 EXT. KIT. East
SCALE: 1/2" = 1'-0"

4 EXT. KIT. South
SCALE: 1/2" = 1'-0"

CABINETS (General Notes): Custom fabricated.

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CABINET MATERIALS/ PULLS/ CONSTRUCTION (General Notes):

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Waste & recycle bins	*Recommend: Rev-A-Shelf 5349-1550DM-1 single 50 quart waste pull-out. Rev-A-Shelf 5349-1527DM-217 double 27 quart recycling pull-out, or equivalent.*

CABINETS (General Notes): Modular cabinets.

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METAL			
C.1	POWDER COATED STAINLESS STEEL		
PAINT			
C.2	PAINTED CABINET FINISH (TO MATCH ADJ. EXTERIOR CABS.)		
STONE / QUARTZ / SOLID SURFACE			
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S.2	(DARK) QUARTZ OR STONE REMNANT SLAB, TBD.		
S.3	QUARTZ COUNTERTOP, TBD.	3 CM	TBD
S.4	INFINITY PORCELAIN SLAB, OCEAN BLUE		ARCHITECTURAL SURFACES
TILE			
T.1	ITALIAN PORCELAIN 20 VINTAGE NERO GRIP	8 X 12	ARTO
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T.3	CHAMPAGNE HONED LIMESTONE COLLECTION	2 IN. HEX	AMBIENTE EUROPEAN TILE DESIGN
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T.5	2 X 8 PORCEILAIN SUBWAY TILE	2 X 8	TBD
T.6	URBAN JUNGLE LIGHT GRAY TC10	24 X 24	AMBIENTE EUROPEAN TILE DESIGN
T.7	WOW BEJMAT OLIVE GLASS	2 X 6	STATEMENTS TILE AND STONE
WOOD			
W.1	LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR		TBD
WOOD (VENEER)			
C.3	RIFT CUT WHITE OAK		
C.4	WALNUT, ORIENTATION PER PLAN		

X.1 = MATERIAL INDICATOR

GENERAL TILE NOTES:
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NOTE: CABINET SHOP DRAWINGS MUST BE BASED UPON **FIELD MEASUREMENTS CONDUCTED BY THE CABINET SHOP AND VERIFIED BY THE GENERAL CONTRACTOR.**

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11272 REGISTERED ARCHITECT KELLEN WHITE STATE OF WASHINGTON

A23
KITCHEN(S) ENLARGED
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
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GA

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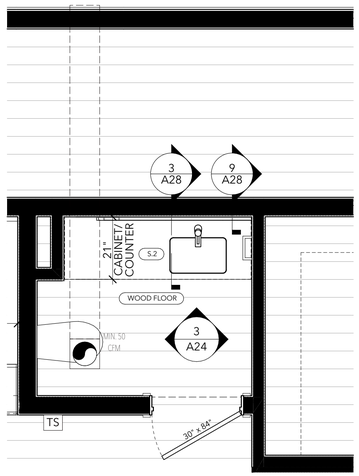
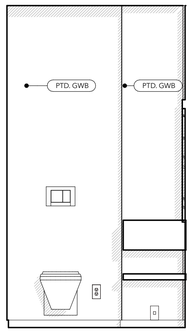
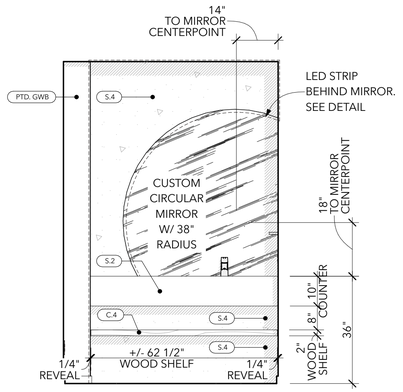
BUILDING DEPT STAMPS



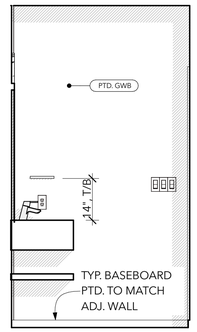
1 POWDER // MUD ENLARGED
SCALE: 1/2" = 1'-0"



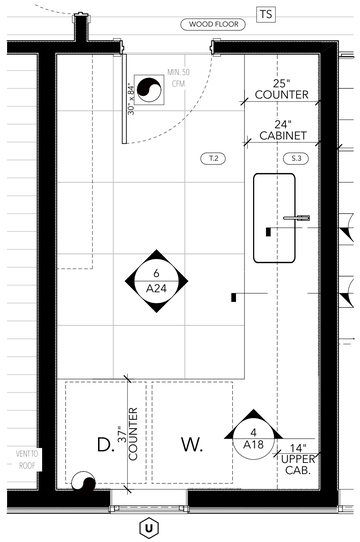
2 POWDER West
SCALE: 1/2" = 1'-0"



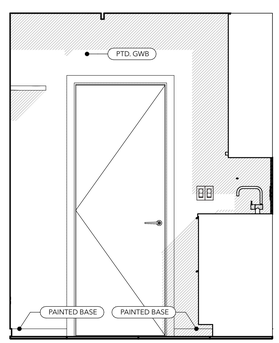
3 POWDER North
SCALE: 1/2" = 1'-0"



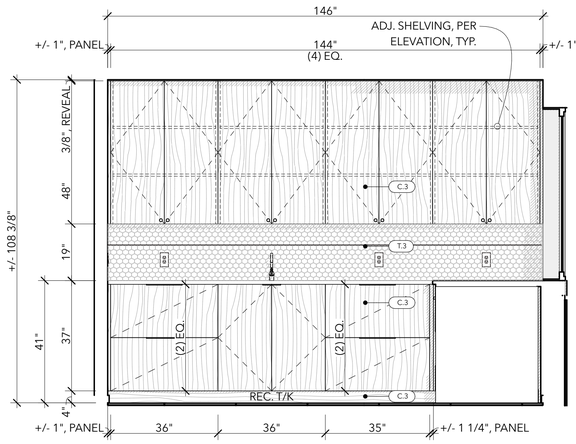
4 POWDER East
SCALE: 1/2" = 1'-0"



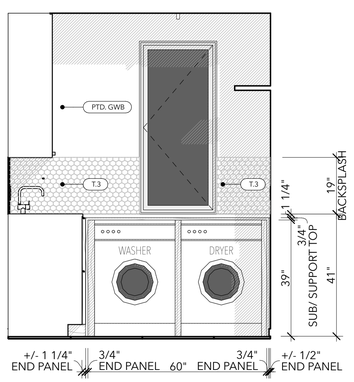
5 LAUNDRY ENLARGED
SCALE: 1/2" = 1'-0"



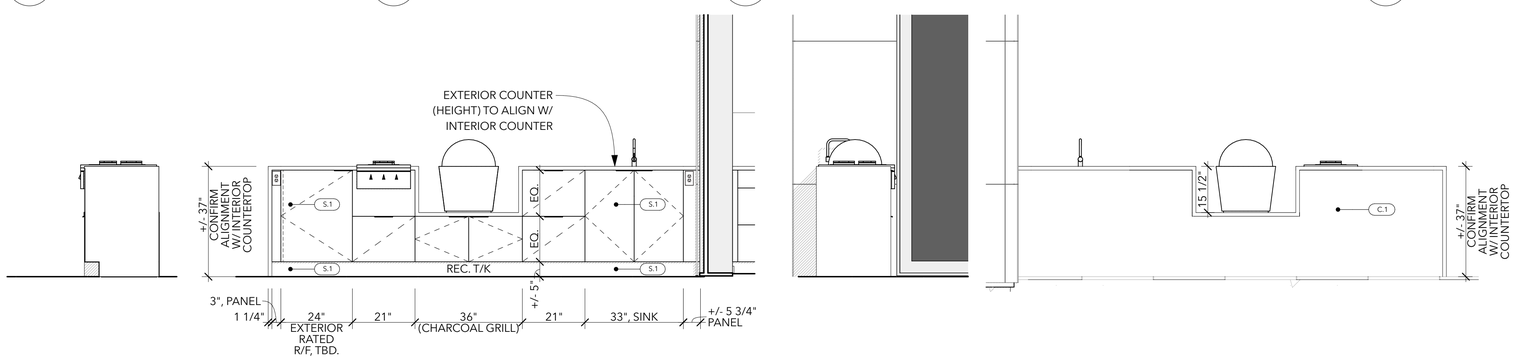
6 LAUNDRY North
SCALE: 1/2" = 1'-0"



7 LAUNDRY East
SCALE: 1/2" = 1'-0"



8 LAUNDRY South
SCALE: 1/2" = 1'-0"



10 EXT. KIT. West
SCALE: 1/2" = 1'-0"

11 EXT. KIT. North
SCALE: 1/2" = 1'-0"

12 EXT. KIT. East
SCALE: 1/2" = 1'-0"

13 EXT. KIT. South
SCALE: 1/2" = 1'-0"

NOTE: CABINET SHOP DRAWINGS MUST BE BASED UPON **FIELD MEASUREMENTS CONDUCTED BY THE CABINET SHOP AND VERIFIED BY THE GENERAL CONTRACTOR.**

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C.3 <Undefined>

METAL

C.1	POWDER COATED STAINLESS STEEL

PAINT

C.2	PAINTED CABINET FINISH (TO MATCH ADJ. EXTERIOR CABS.)

STONE / QUARTZ / SOLID SURFACE

S.1	INFINITY PORCELAIN SLAB CRYSTAL ICE	2 CM	ARCHITECTURAL SURFACES
S.2	(DARK) QUARTZ OR STONE REMNANT SLAB, TBD.		
S.3	QUARTZ COUNTERTOP, TBD.	3 CM	TBD
S.4	INFINITY PORCELAIN SLAB, OCEAN BLUE		ARCHITECTURAL SURFACES

TILE

T.1	ITALIAN PORCELAIN 20 VINTAGE NERO GRIP	8 X 12	ARTO
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T.7	WOW BEJMAT OLIVE GLASS	2 X 6	STATEMENTS TILE AND STONE

WOOD

W.1	LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR	TBD

WOOD (VENEER)

C.3	RIFT CUT WHITE OAK
C.4	WALNUT, ORIENTATION PER PLAN

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KELLEN WHITE
STATE OF WASHINGTON

A24
POWDER // MUD // LAUNDRY ROOM ENLARGED
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
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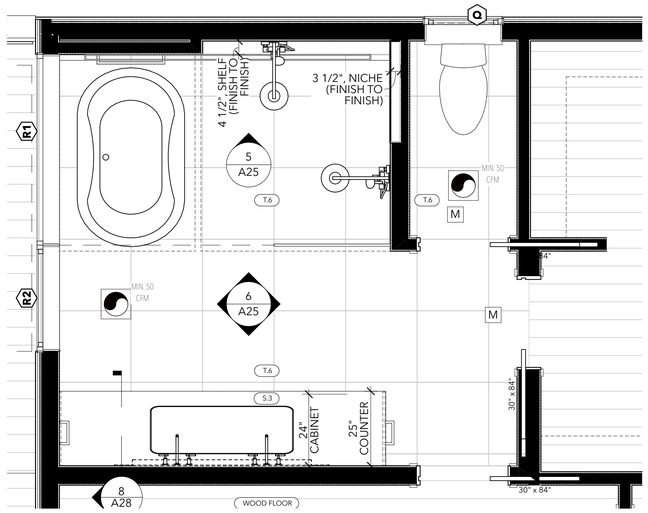
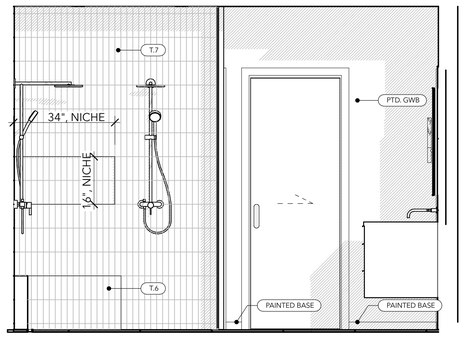
98040

23413

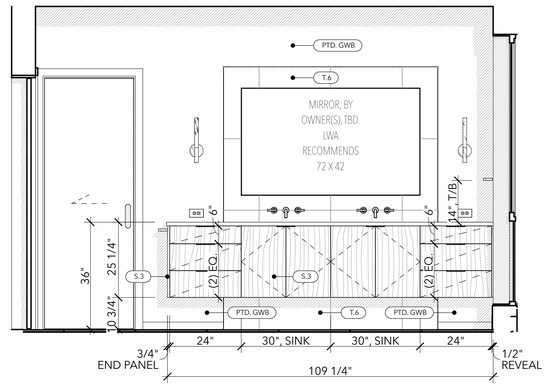
BUILDING DEPT STAMPS



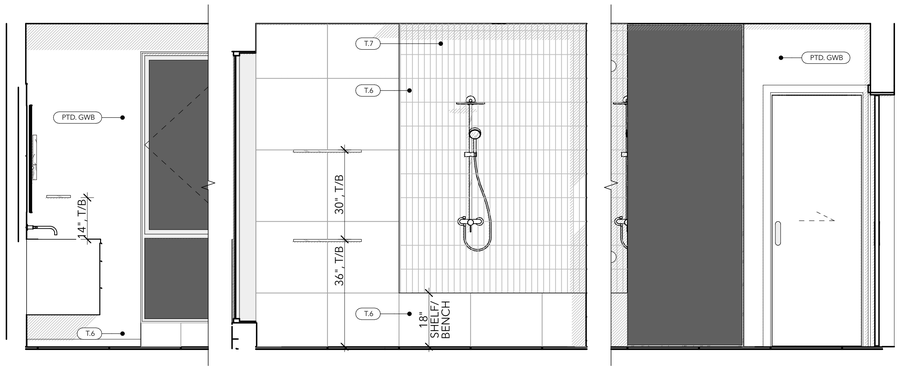
1 PRIMARY BATH ENLARGED
SCALE: 1/2" = 1'-0"



2 PRIM. BATH East
SCALE: 1/2" = 1'-0"



3 PRIM. BATH South
SCALE: 1/2" = 1'-0"



4 PRIM. BATH West
SCALE: 1/2" = 1'-0"

5 PRIM. SHWR North
SCALE: 1/2" = 1'-0"

6 PRIM. BATH North
SCALE: 1/2" = 1'-0"

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T.7	WOW BEJMAT OLIVE GLASS	2 X 6	STATEMENTS TILE AND STONE
WOOD			
W.1	LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR		TBD
WOOD (VENEER)			
C.3	RIFT CUT WHITE OAK		
C.4	WALNUT, ORIENTATION PER PLAN		

(X1) = MATERIAL INDICATOR

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A25
PRIMARY BATH ENLARGED
CONSTRUCTION SET REV 04 03.24.25

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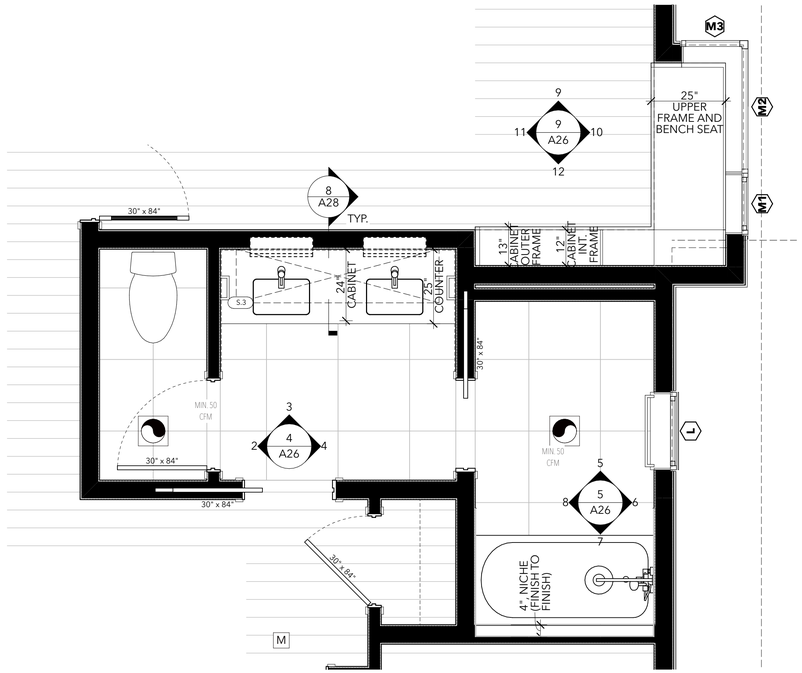
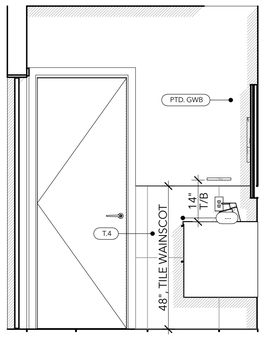
GA

23413

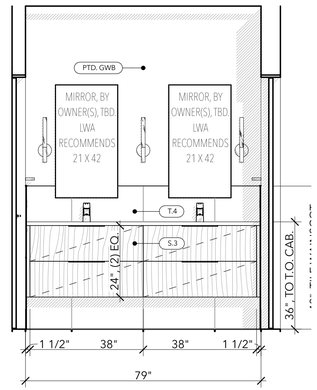
BUILDING DEPT STAMPS



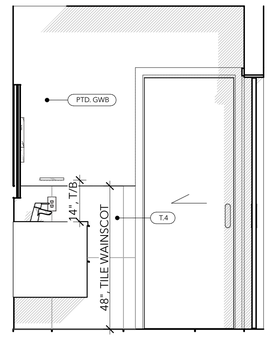
1 BATH 01 ENLARGED
SCALE: 1/2" = 1'-0"



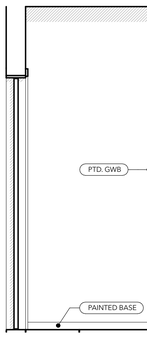
2 BATH 01 VAN. West
SCALE: 1/2" = 1'-0"



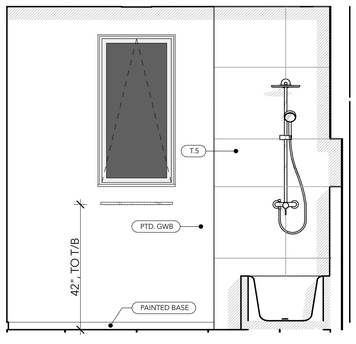
3 BATH 01 VAN. North
SCALE: 1/2" = 1'-0"



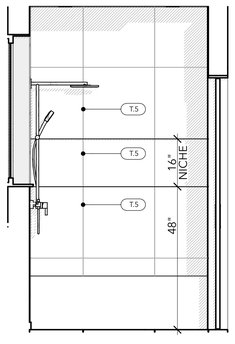
4 BATH 01 VAN. East
SCALE: 1/2" = 1'-0"



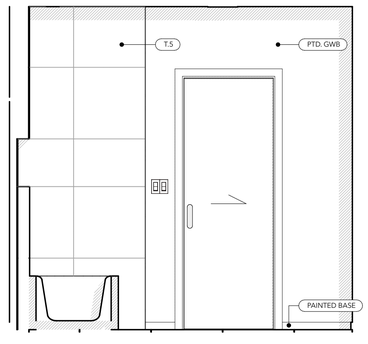
5 BATH 01 SHWR North
SCALE: 1/2" = 1'-0"



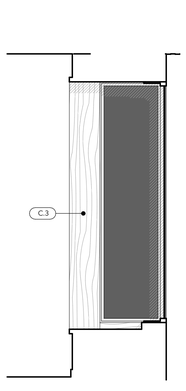
6 BATH 01 SHWR East
SCALE: 1/2" = 1'-0"



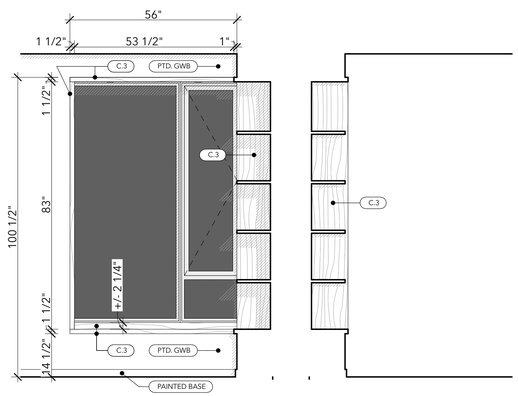
7 BATH 01 SHWR South
SCALE: 1/2" = 1'-0"



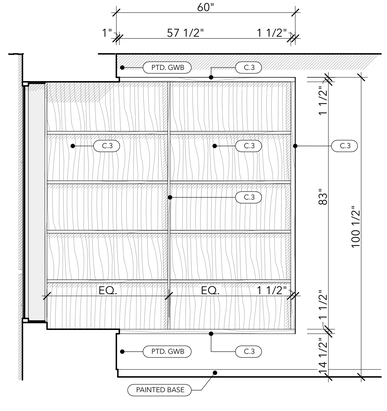
8 BATH 01 SHWR West
SCALE: 1/2" = 1'-0"



9 BOOK NOOK North
SCALE: 1/2" = 1'-0"



10 BOOK NOOK East
SCALE: 1/2" = 1'-0"



11 BOOK NOOK West
SCALE: 1/2" = 1'-0"

12 BOOK NOOK South
SCALE: 1/2" = 1'-0"

NOTE: CABINET SHOP DRAWINGS MUST BE BASED UPON **FIELD MEASUREMENTS CONDUCTED BY THE CABINET SHOP AND VERIFIED BY THE GENERAL CONTRACTOR.**

CABINETS (General Notes): Custom fabricated.

All cabinets are to be constructed per architectural woodwork institute "architectural woodwork quality standards" 8th edition version for premium grade flush overlay cabinets (http://www.modinteriors.com/pdfs/0400.pdf).

Provide shop drawings for approval by Architect. DO NOT begin construction of cabinetry before sign-off on shop drawings by the Architect.

Closet Systems: All closet systems to be provided and installed by owners after substantial completion.

CABINET MATERIALS/ PULLS/ CONSTRUCTION (General Notes):

Door/drawer face material & backing	Cabinet finish per schedule. See interior elevations. Cabinetmaker to determine backing plus thickness required to prevent warping.
Cabinet boxes	Open shelves to have interior to match exterior finish. All other cabinet boxes to be prefinished maple-veneer plywood. Minimum thickness for all boxes is ¾".
Drawer boxes	Maple veneer plywood (apple-ply) sides, no edge-banding, with gray melamine bottom.
Hinges	Recommend: *European Hinges (Blum or equivalent recommended), concealed, 107 degree, with "soft-close."*
Guides	*Recommend: BlumMotion under mount, full extension, with "soft close," or equivalent.*
Cabinet pulls	TBD.
Waste & recycle bins	*Recommend: Rev-A-Shelf 5349-1550DM-1 single 50 quart waste pull-out. Rev-A-Shelf 5349-1527DM-217 double 27 quart recycling pull-out, or equivalent.*

CABINETS (General Notes): Modular cabinets.

Door/Drawer face material & backing	*IF cabinets are not custom, but modular, the specification LWA usually included for fully custom cabinets is not included in these drawings. In lieu of this, the Architect requests that the cabinet maker provide information about the available cabinet product lines to allow the Architect and Owner(s) to select the option(s)/ product lines best suited to the expressed design intent.*

Provide breakdown of cabinet bid, showing all materials, fabrication, installation, and finishing costs on a room by room basis.

C.3	<Undefined>		
METAL			
C.1	POWDER COATED STAINLESS STEEL		
PAINT			
C.2	PAINTED CABINET FINISH (TO MATCH ADJ. EXTERIOR CABS.)		
STONE / QUARTZ / SOLID SURFACE			
S.1	INFINITY PORCELAIN SLAB CRYSTAL ICE	2 CM	ARCHITECTURAL SURFACES
S.2	(DARK) QUARTZ OR STONE REMNANT SLAB, TBD.		
S.3	QUARTZ COUNTERTOP, TBD.	3 CM	TBD
S.4	INFINITY PORCELAIN SLAB, OCEAN BLUE		ARCHITECTURAL SURFACES
TILE			
T.1	ITALIAN PORCELAIN 20 VINTAGE NERO GRIP	8 X 12	ARTO
T.2	ASPEN WHITE HONED	24 X 24	AMBIENTE EUROPEAN TILE DESIGN
T.3	CHAMPAGNE HONED LIMESTONE COLLECTION	2 IN. HEX	AMBIENTE EUROPEAN TILE DESIGN
T.4	ALABASTER MMC+MYC - VENICE	24 X 24	CONCRETE COLLABORATIVE
T.5	2 X 8 PORCEILAIN SUBWAY TILE	2 X 8	TBD
T.6	URBAN JUNGLE LIGHT GRAY TC10	24 X 24	AMBIENTE EUROPEAN TILE DESIGN
T.7	WOW BEJMAT OLIVE GLASS	2 X 6	STATEMENTS TILE AND STONE
WOOD			
W.1	LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR		TBD
WOOD (VENEER)			
C.3	RIFT CUT WHITE OAK		
C.4	WALNUT, ORIENTATION PER PLAN		

X.1 = MATERIAL INDICATOR

GENERAL TILE NOTES:
GROUT JOINT TO BE 1/8" (MAX.) GROUT COLOR TO BE CLOSEST MATCH TO TILE AVAILABLE. **FINAL GROUT COLOR TO BE CHOSEN APPROVED BY OWNER(S) BEFORE INSTALL, TYP.

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REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A26

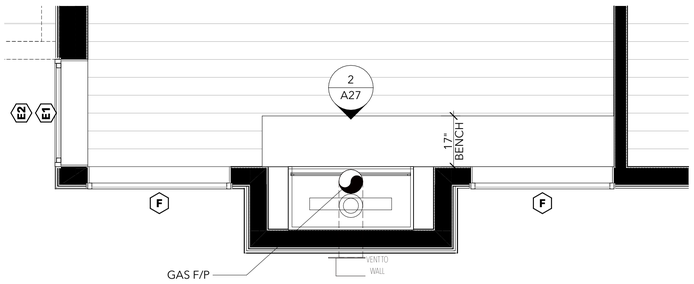
BATH 01 // BOOK NOOK ENLARGED
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

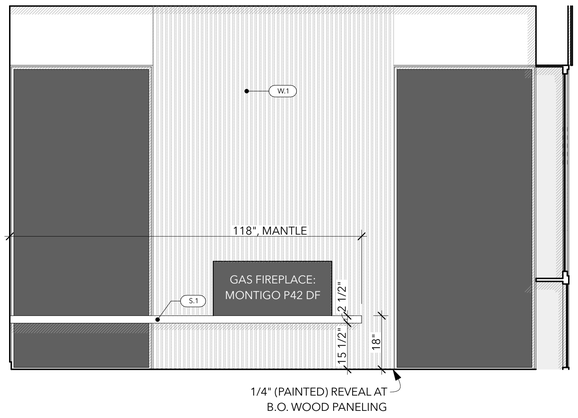
GA

23413

BUILDING DEPT STAMPS



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



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

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Provide breakdown of cabinet bid, showing all materials, fabrication, installation, and finishing costs on a room by room basis.

C.3 <Undefined>

METAL

C.1 POWDER COATED STAINLESS STEEL

PAINT

C.2 PAINTED CABINET FINISH (TO MATCH ADJ. EXTERIOR CABS.)

STONE / QUARTZ / SOLID SURFACE

S.1	INFINITY PORCELAIN SLAB CRYSTAL ICE	2 CM	ARCHITECTURAL SURFACES
S.2	(DARK) QUARTZ OR STONE REMNANT SLAB, TBD.		
S.3	QUARTZ COUNTERTOP, TBD.	3 CM	TBD
S.4	INFINITY PORCELAIN SLAB, OCEAN BLUE		ARCHITECTURAL SURFACES

TILE

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T.3	CHAMPAGNE HONED LIMESTONE COLLECTION	2 IN. HEX	AMBIENTE EUROPEAN TILE DESIGN
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WOOD

W.1 LUNA WOOD (OR ALTERNATIVE SLATTED PANEL) TO MATCH EXTERIOR TBD

WOOD (VENEER)

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C.4 WALNUT, ORIENTATION PER PLAN

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98040

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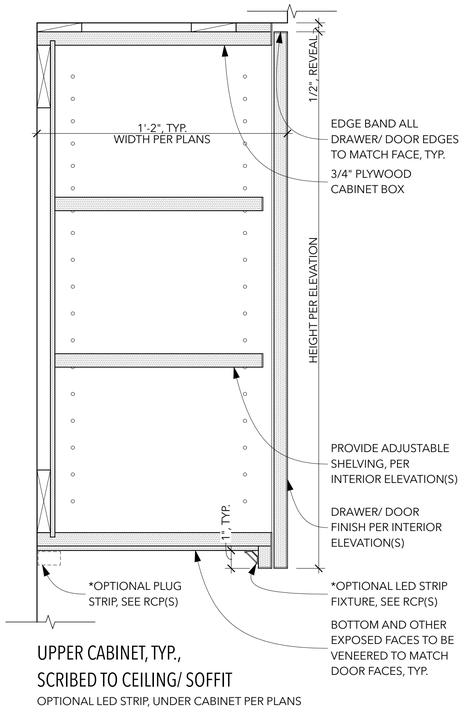
BUILDING DEPT STAMPS

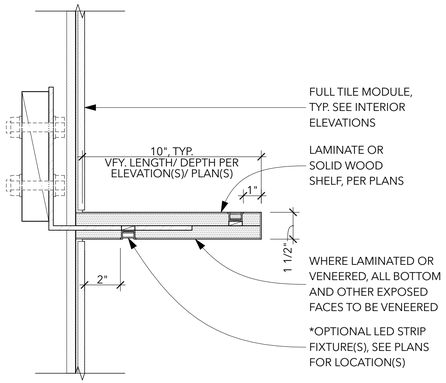
A27

LIVING ROOM ENLARGED
CONSTRUCTION SET REV 04 03.24.25



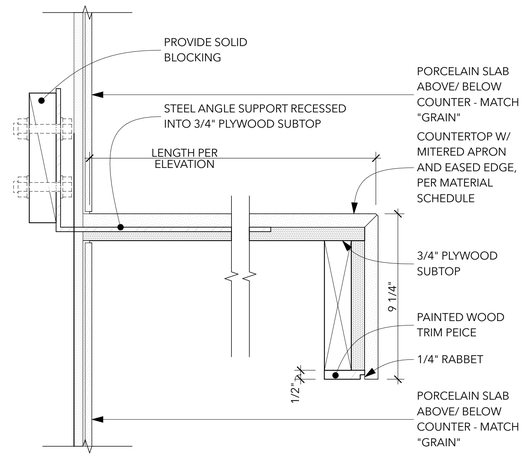
UPPER CABINET, TYP.,
SCRIBED TO CEILING/ SOFFIT

OPTIONAL LED STRIP, UNDER CABINET PER PLANS
ADJ. SHELVING PER INTERIOR ELEV(S)



FLOATING SHELF, TYP.

LAMINATE/ VENEERED COUNTERTOP
OPTIONAL LED STRIP, UNDER CABINET PER PLANS



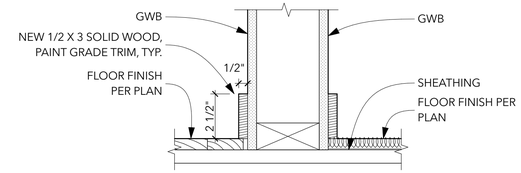
BASE CABINET, TYP.

2CM COUNTERTOP
RECESSED TOE KICK (T/K)

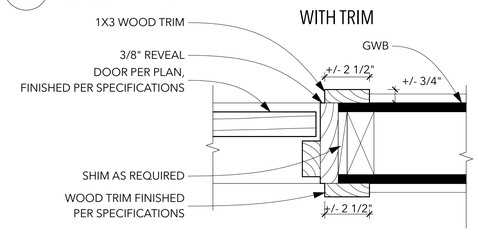
1 CABINET, TYP. - UPPER
SCALE: 3" = 1'-0"

2 CABINET, TYP. - FLOATING SHELF
SCALE: 3" = 1'-0"

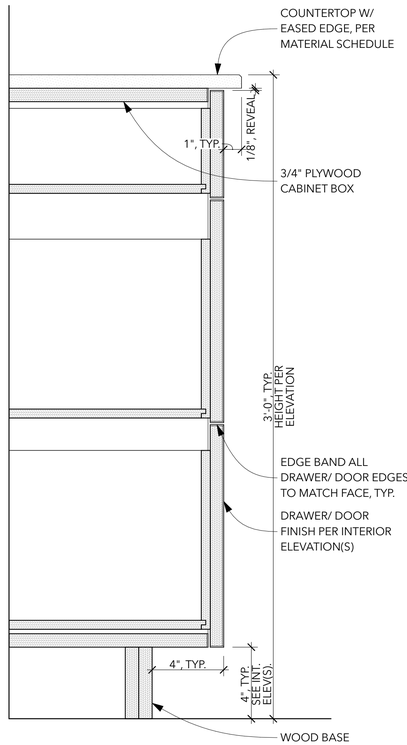
3 CABINET - POWDER APRON
SCALE: 3" = 1'-0"



4 BASEBOARD, TYP.
SCALE: 3" = 1'-0"



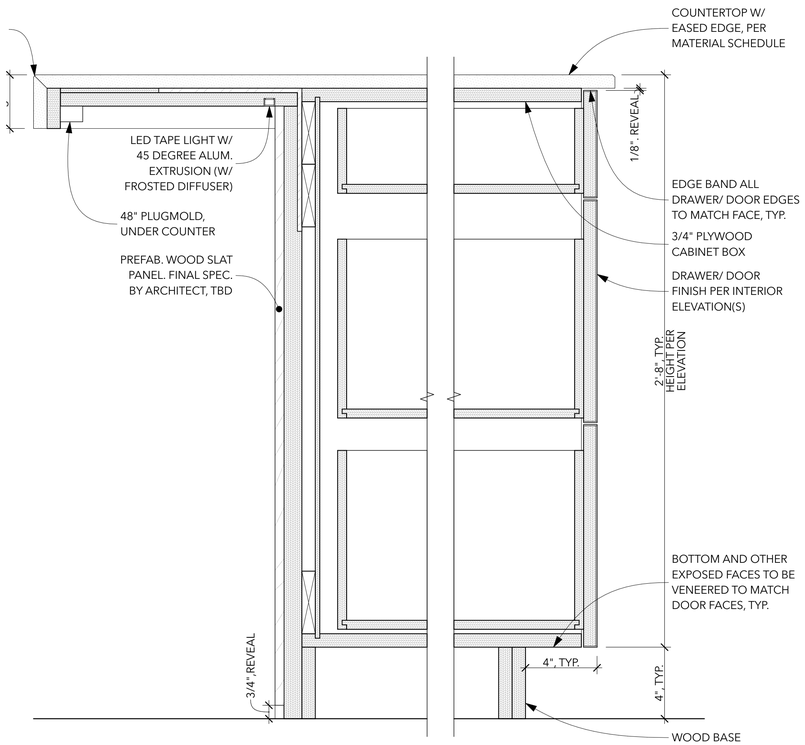
5 DOOR JAMB, INTERIOR TYP.
SCALE: 3" = 1'-0"



BASE CABINET, TYP.

2CM COUNTERTOP
RECESSED TOE KICK (T/K)

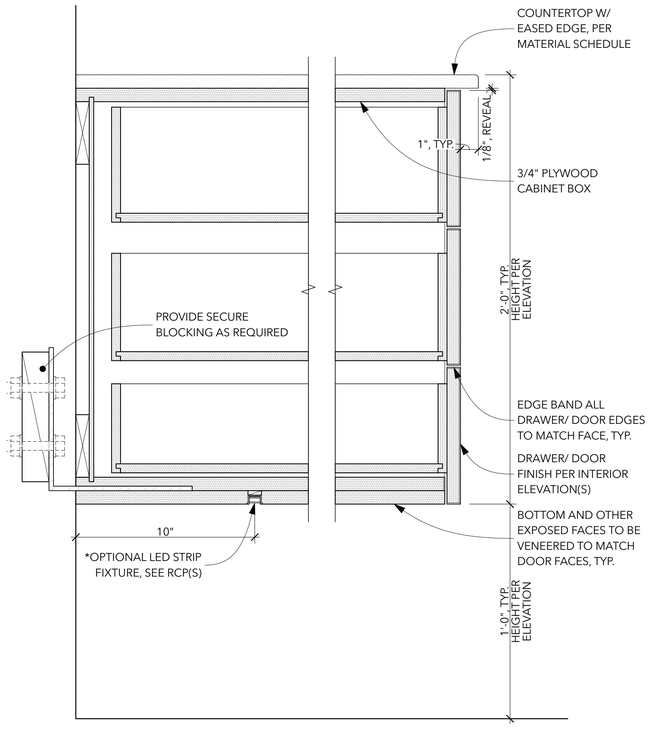
6 CABINET, TYP. - BASE
SCALE: 3" = 1'-0"



BASE CABINET, TYP.

2CM COUNTERTOP
RECESSED TOE KICK (T/K) AT WORKING SIDE

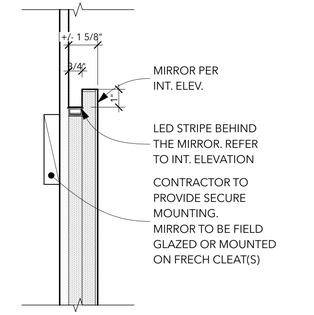
7 CABINET, TYP. - BASE ISLAND
SCALE: 3" = 1'-0"



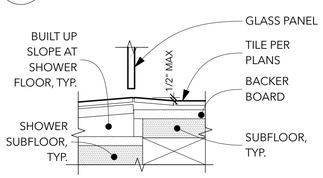
FLOATING CABINET, TYP.

2CM COUNTERTOP
OPTIONAL LED STRIP, UNDER CABINET PER PLANS

8 CABINET, TYP. - FLOATING
SCALE: 3" = 1'-0"



9 MIRROR, CUSTOM @ PWDR RM
SCALE: 3" = 1'-0"



NOTE: WATERPROOFING AT
SHOWER NOT SHOWN

10 SHOWER, CURBLESS, TYP.
SCALE: 3" = 1'-0"

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REGISTERED ARCHITECT
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KELLEN WHITE
STATE OF WASHINGTON

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TYPICAL DETAILS
CONSTRUCTION SET REV 04 03.24.25

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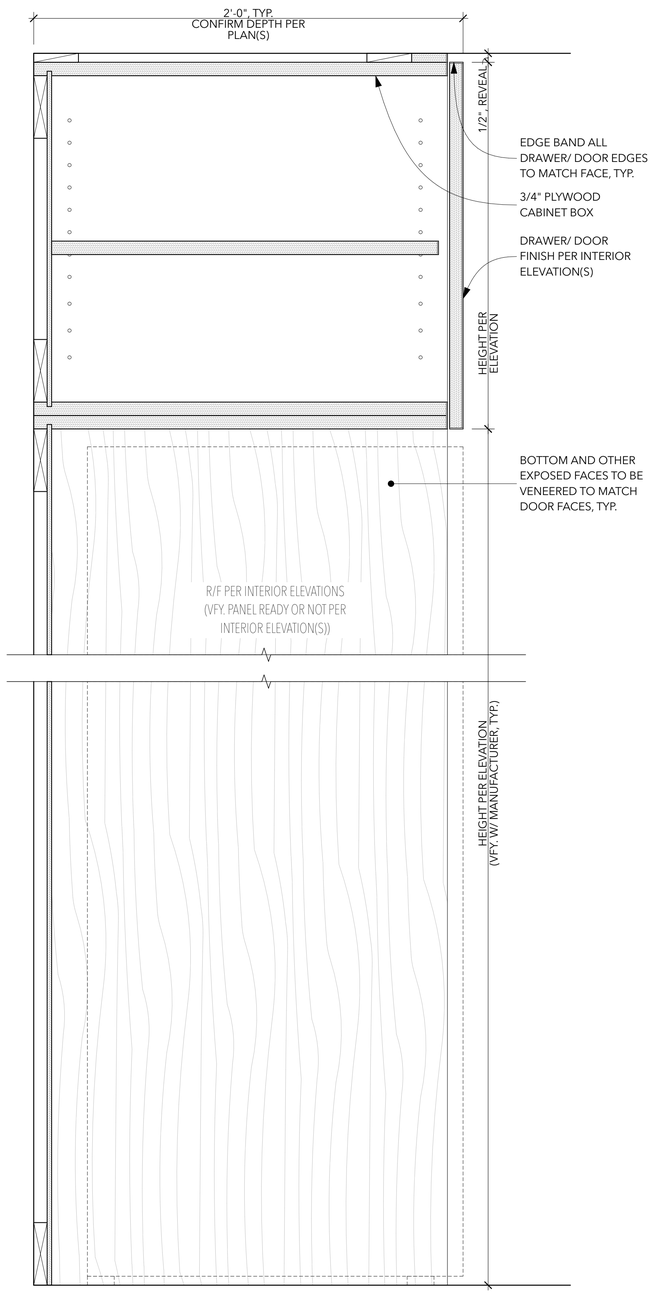
BUILDING DEPT STAMPS

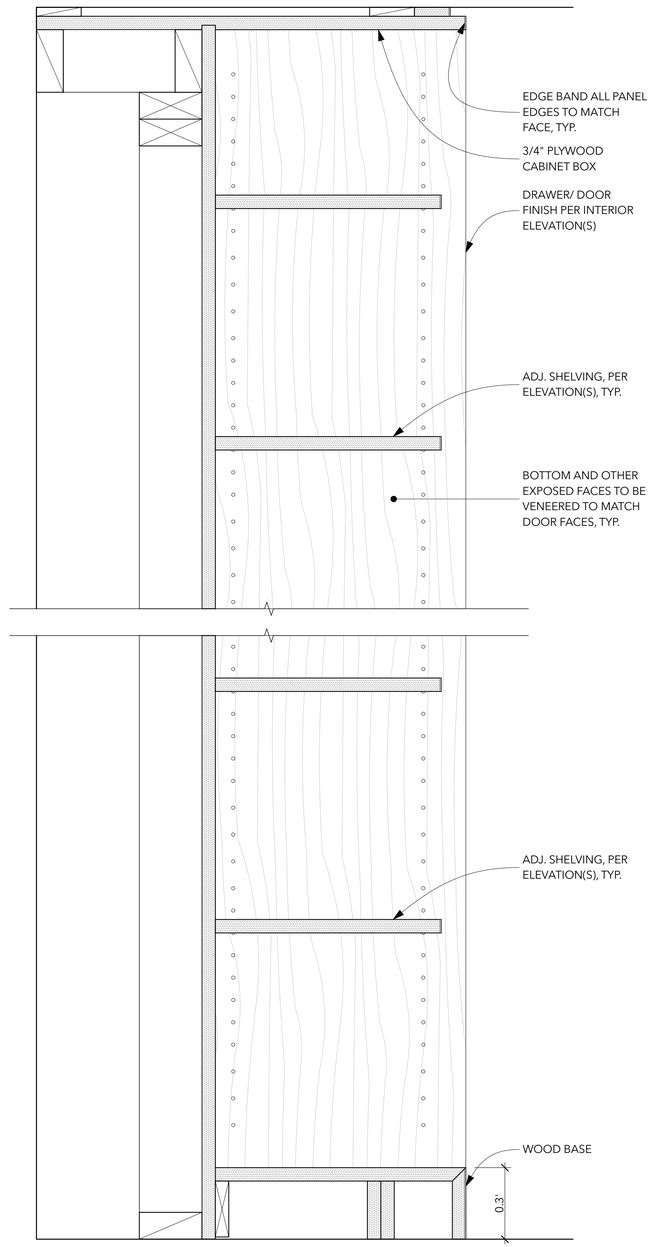


TALL CABINET - AT REFRIGERATOR

ADJ. SHELVING, PER INTERIOR ELEV(S)

1 CABINET, TYP. - TALL KITCHEN

SCALE: 3" = 1'-0"

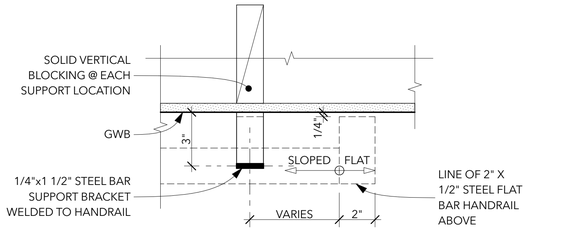


TALL BOOKSHELF

ADJ. SHELVING, PER INTERIOR ELEV(S)

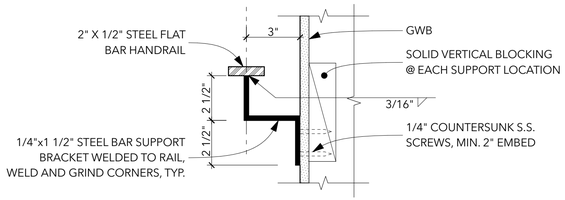
2 CABINET, TYP. - TALL BOOKSHELF

SCALE: 3" = 1'-0"



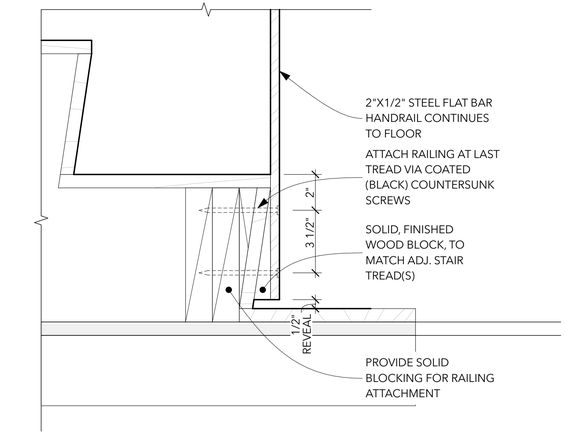
3 HANDRAIL, STEEL (PLAN), TYP.

SCALE: 3" = 1'-0"



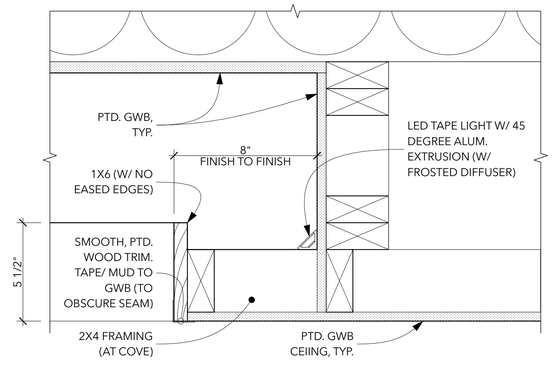
4 HANDRAIL, STEEL (SECTION), TYP.

SCALE: 3" = 1'-0"



5 HANDRAIL, STEEL BASE, TYP. (01)

SCALE: 3" = 1'-0"



6 DETAIL - KITCHEN COVE, TYP.

SCALE: 3" = 1'-0"

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TYPICAL DETAILS

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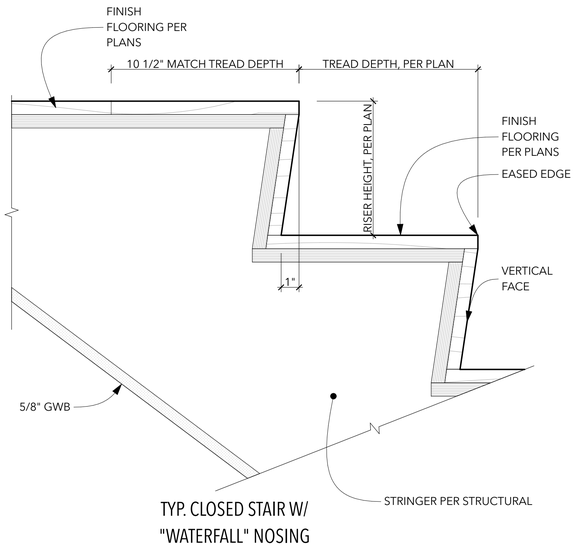
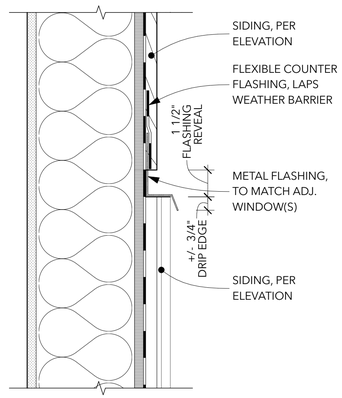
BUILDING DEPT STAMPS



TYP. CLOSED STAIR W/
"WATERFALL" NOSING

1 STAIR, CLOSED TREAD, TYP.
SCALE: 3" = 1'-0"



2 DETAIL - SIDING TRANSITION, TYP.
SCALE: 3" = 1'-0"

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3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

A30

TYPICAL DETAILS
CONSTRUCTION SET REV 04 03.24.25

GIOLA // ALDEHAYYAT
2969 74TH AVE SE
MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS

PROPERTY OWNER
STEPHANIE GIOLA AND YAZAN ALDEHAYYAT
2969 74TH AVE. SE MERCER ISLAND WA 98040

TAX LOT NUMBER
5315100785

LEGAL DESCRIPTION
MC GILVRAS ISLAND ADD S 72 FT 2 IN. OF E 194 FT
PLat Block: 9
Plat Lot: 8

SCOPE OF WORK
CONSTRUCTION OF A NEW TWO STORY 4,568 SF SINGLE FAMILY RESIDENCE WITH ASSOCIATED LANDSCAPE AND HARDSCAPE IN MERCER ISLAND, WA.

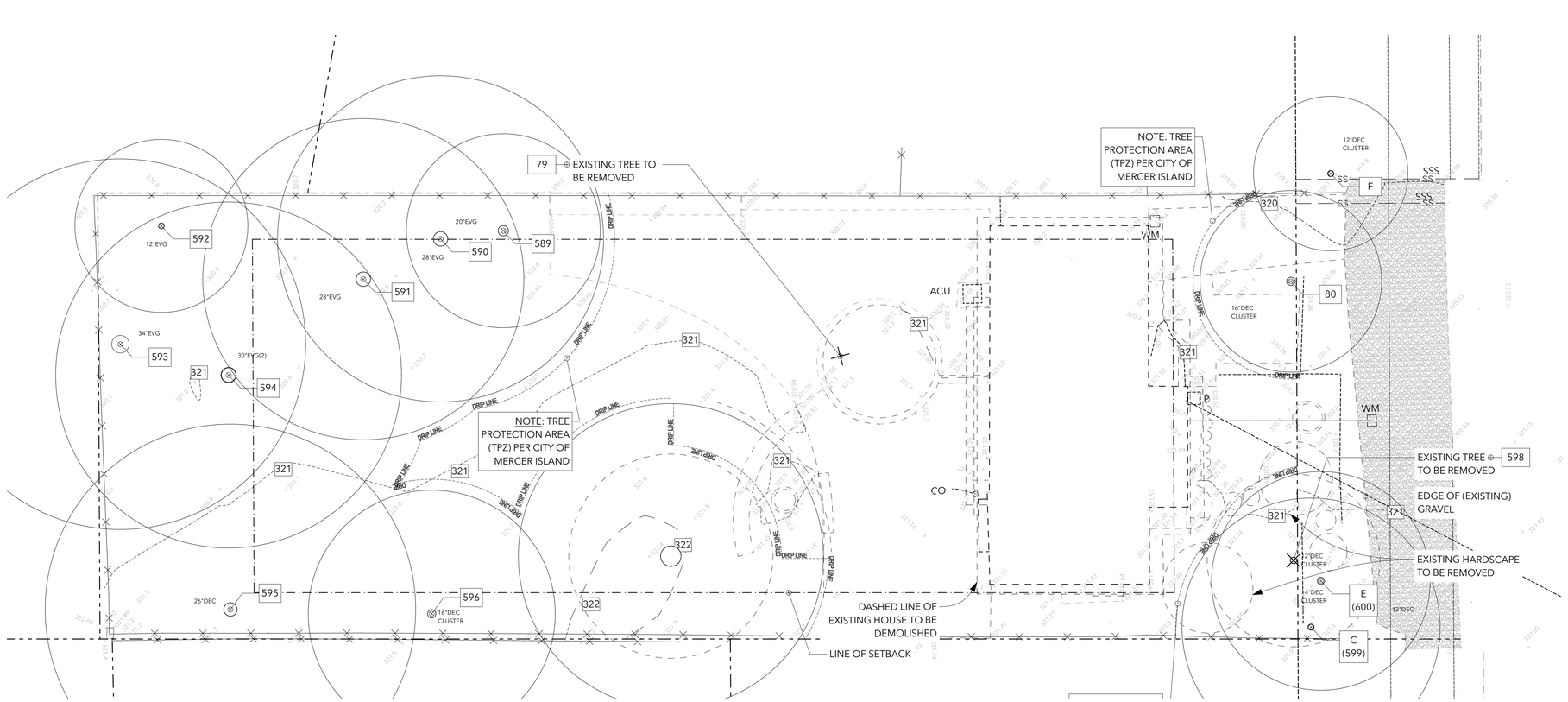
BUILDING CODES
2018 INTERNATIONAL RESIDENTIAL CODE, 2018 WA STATE ENERGY CODE, UNIFORM PLUMBING CODE, INTERNATIONAL MECHANICAL CODE

ZONING RESTRICTIONS

ZONE	R-9.6
LOT AREA	14,009 SF
MAX LOT COVERAGE	40%
HEIGHT LIMIT	30FT
SETBACKS (F,B,S,S)	20',25',5' MIN. (SUM 15')
LOT SLOPE	2.66%

PRESCRIPTIVE INSULATION REQUIREMENTS
CLIMATE ZONE 4C (MARINE)
FENESTRATION: U = 0.30
OVERHEAD GLAZING: U = 0.50
CEILINGS: R-49
VAULTED CEILINGS: R-38
WALLS: R-21 (W/ HEADERS INSULATED R-10 MIN.)
WALLS: R-21 (BELOW GRADE INTERIOR FRAMING)
WALLS: R-15 (BELOW GRADE CONT. INTERIOR)
WALLS: R-10 (BELOW GRADE EXTERIOR)
FLOORS: R-30
SLAB ON GRADE: R-10 (2' PERIMETER)

ALL NEW GLAZING AND DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2018 WASHINGTON STATE ENERGY CODE
(SEE WINDOW & DOOR SCHEDULE FOR INDIVIDUAL U VALUES)



DEMOLITION PLAN
SCALE: 1" = 10'

SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- STREET CENTERLINE
- EXISTING (E) BUILDING (TO BE DEMOLISHED)
- EXCAVATION BUFFER AREA (1:1 CUT)
- EXISTING (E) HARDSCAPE AREA
- SS — SANITARY SEWER LINE
- POWER POLE/ VAULT
- WATER METER
- E — POWER METER
- G — GAS METER
- 600 — ORIGINAL GRADE CONTOUR LINE
- 600 — NEW CONTOUR LINE
- FF — FILTER FABRIC FENCE
- SD — DRAINAGE LINE (SEE CIVIL)
- CW — WATER LINE
- G — GAS LINE
- EXIST GRADE — ELEVATION
- PL — POWER LINE
- CE — CONSTRUCTION ENTRANCE
- CPC — COVERED STOCK PILE
- DRIP LINE — TREE DRIP LINE
- P — PROTECTION FENCING
- DS — EXISTING DOWNSPOUT TO REMAIN
- DS — NEW DOWNSPOUT (SEE ELEVATIONS)
- NEW TEMPORARY SILT/DEBRIS FENCE
- EXISTING FENCE
- EXISTING FENCE/GATE TO DEMOLISHED
- M — PERMANENT STEEP SLOPE BUFFER MONUMENTS
- TREE FENCING
- LIMIT OF DISTURBANCE FENCE

LANE WILLIAMS ARCHITECTS
3046 17TH AVE. W SUITE 01
SEATTLE, WA 98119
206.284.8355

REGISTERED ARCHITECT
11272
KELLEN WHITE
STATE OF WASHINGTON

REV 04 03.24.25

R3
A31
DEMOLITION PLAN
CONSTRUCTION SET

GIOLA // ALDEHAYYAT
2969 74TH AVE. SE
MERCER ISLAND WA
98040

23413

BUILDING DEPT STAMPS

THE FOLLOWING NOTES APPLY EXCEPT WHERE SHOWN OTHERWISE

CODE — International Residential Code IRC (2021)
Wood Frame Construction Manual WFCM (2018)

STRUCTURAL LOADS

FLOOR LIVE LOADS: Typical floor live load = 40psf
Deck/balcony live load = 60psf

ROOF SNOW LOADS: Ground snow load, P_g = 25psf
Roof snow load, P_f = 25psf (min)

WIND LOADS: Wind analysis procedure: WFCM Part 2
Building Risk Category: II
Basic wind speed, V_{3s} = 110mph
Wind importance factor, I_W= 1.00
Wind exposure: 'B'
Topographic factor, K_{zt}= 1.0
Design wind pressure on MWFRS
Lateral = 18psf / Uplift = 28psf

SEISMIC LOADS: Seismic analysis procedure:
ASCE 7-16, Chapter 12.14
Engineered design per R301.1.3
Building Risk Category: II
Seimic Importance factor, I_E = 1.0
Mapped accelerations, S_S = 1.405 S_1 = 0.489
Site class = 'D'
Design accelerations, S_{ds} = 1.124 S_{D1} = NULL
Seismic design category: 'D'
Basic seismic force resisting system: Plywood shear walls
Response modification factor, R = 6.5
Story force multiplier, F = 1.1
Seismic response coefficient, C_s = 0.190
Base Shear= 7.5 kips

FOUNDATIONS
Maximum soil pressure 2000 psf per soils report dated June 6, 2023 by GEOTECH CONSULTANTS, INC. Exterior footings shall bear 1'-6" (minimum) below finish grade. All footings to bear on firm undisturbed earth below organic, surface soils and shall be lowered if suitable soil is not found at elevations shown on drawings. Backfill to be thoroughly compacted to 95% max dry density per ASTM D-1557 Specifications. Compact grade in maximum 12" lifts. Provide 2 #4 (minimum) continuous bottom of all walls and footings.

CONCRETE

MAX WATER/CEMENT RATIO

	f'c	NON-AIR-ENT	AIR-ENT	MINIMUM SACKS/C.Y.	Remarks
Footings and foundations walls	2500	0.65	.54	5-1/2	
Slabs on grade	3000	0.58	0.46	5-1/2	Note 1
Setting bearing plates	5000			---	Masterflow 928/ or equal

1. Air-entraining agent (3% to 6%) to be used in all concrete flatwork exposed to weather.

REINFORCING STEEL
ASTM A615 grade 60. Reinforcing steel details shall be prepared by an experienced detailer and conform to standard practice outlined in ACI Report 315. Field welding or tack welding of reinforcing bars is prohibited, except as approved by the Engineer. Any reinforcing to be welded to be ASTM A706, weldable grade. Mechanical splice devices, if required, shall be ICC approved and shall be submitted to the engineer for approval. Reinforcing bars shall be lap spliced for tension unless noted otherwise on the drawings. Lap foundation reinforcing 32 diameters. Other lap lengths per drawings.

Welded Wire Fabric to be ASTM A185. Fabric to be supported on approved chairs.

NOTE: Reinforcing steel not specifically shown shall be assumed typical as similar sections and details where reinforcing is shown.

CONCRETE COVER OF REINFORCING
3" Concrete poured against earth.
2" Formed concrete with earth backfill.
1 - 1/2" Outside face of walls exposed to weather, slabs on moisture barrier.

CONCRETE SLABS
Steel shall be rigidly supported using concrete blocks or chairs manufactured in accordance with C.R.S.I. standards. Use #4 raiser bar for all slabs. Non structural slabs on grade to be 4" thick placed on gravel fill below rigid insulation per Architect. Slab edges shall be floating. Reinforce with 6x6-W2.9 WWF or #4 bars at 24"oc each way.

At the contractor's option, slabs-on-grade may be reinforced with polypropylene fibers in lieu of welded wire fabric; dosage per fiber manufacturer. Polypropylene fibers may not be used in lieu of reinforcing bars.

ANCHORAGE TO HARDENED CONCRETE
Where expansion anchors are specified, use "Simpson Strong Bolt II" (reference ICC Report ER-3037.)

Where epoxy anchors are specified, use "Simpson AT-XP" adhesive (reference ICC Report ER-263). Use ASTM A36 threaded rod, unless otherwise noted. Holes must be cleaned of dust and debris and be free of standing water when epoxy is installed. Special inspection of epoxy anchors is required. Do not cut any reinforcing bars to install anchors. Defective holes shall be filled solid with epoxy.

For any substitutions to the above, the contractor shall submit to the Structural Engineer manufacturer's literature describing the anchors and listing ICC approved allowable shear and tension values.

CONCRETE WALLS

WALLS	THICKNESS	HORIZONTAL	VERTICAL
Reinforcing	6" wall and under	#4 at 16" o.c.	#4 at 18" min.
(Grade 60)	8" wall	#5 at 18" o.c.	#5 at 18" min.
	10" wall	#4 at 16" e.f.	#4 at 18" e.f.
	12" wall	#4 at 16" e.f.	#4 at 18" e.f.
	all other walls	.20 of 1%	.12 of 1%

Provide #3 hairpin bars with 12" legs at 6" o.c. (minimum) at head of all openings. Provide 2- #5 extra bars extending 25" (minimum) beyond corners at top, bottom, and each side of opening. Use 2 - #5 x 4' - 0" diagonals at each corner except for 6" walls use 1 - #5 diagonal at each corner. Extend horizontal wall steel to 2" from outside face and lap with elbow bars (30 diameters) of same size and spacing. Lap outside face only at corners. Wall stubs shall be same size and spacing as vertical steel. Provide 1' - 6" stubs at 18" o.c. where walls without vertical reinforcing are poured separate from footing.

WOOD ROOF TRUSSES
Shall be factory fabricated trusses. Design and fabrication shall conform to the requirements of the IBC and the Design Specifications for Light Metal Plate Connected Wood Trusses published by the Truss Plate Institute. Engineering design and shop drawings bearing the stamp of a professional engineer registered in the State of Washington and showing all details of construction required for a complete installation shall be submitted to the Architect for review.

PLYWOOD OR OSB WEB JOISTS
Joists shown on plans as "TJI" to be "Truss-Joists" or equal. Joist assembly to be tested under IBC testing procedures. Complete joist designs bearing the stamp of a registered professional engineer to be submitted for review. Joist manufacturer shall provide all specialty items for a normal and complete installation of the joists. Alternate joist or truss system shall be tested. Results of load test on component parts, full scale tests on joists and an analysis of test results shall be submitted to the Architect for review.

WOOD CONNECTORS
Cast-in-place sill bolts to be 5/8" diameter, embedded 7" into the concrete. Minimum spacing of bolts shall be 60" o.c. At designated shear walls sill bolt spacing shall be per the plans. Use galvanized 3" x 3" x 1/4" plate washers at all shear wall sill bolts. Locate edge of washers 1/2"max from interior edge of wall sheathing Provide a minimum of two bolts each piece. Provide one bolt at end of each piece, not less than 6" and not more than 12" from the end.

At existing concrete stem walls, use 5/8" diameter by 6" long Simpson "Titen-HD" screw anchors. Minimum spacing of bolts shall be 48"o.c., or as specified in the shear wall plan and schedule.

Bolt heads and nuts bearing against wood to be provided with malleable iron washers except on steel beam nailers use cut washers. Nailers to steel beams shall be attached with 5/8" bolts at 24" o.c. staggered.

Nails shall conform to requirements of ASTM F 1667 and have a minimum bending strength of 90 ksi for shank diameters between .142" and .177". All wood-to-wood nailing shall be per IBC Table 2304.9.1. If plans and details specify 8d, 10d or 16d nails, they shall have the following properties:

8d = 0.131" dia x 2-1/2"
10d = 0.148" dia x 3"
16d = 0.162" dia x 3-1/2"

All substitutions shall have the written approval of the engineer of record prior to use.

Light gauge metal framing connectors and their required fasteners shall be "Strong-Tie" by Simpson Company, or approved equal.

All fasteners and connectors in contact with preservative treated wood shall be hot-dipped galvanized steel with a G185 specification or type 304 & 316 stainless steel. Type 304 and 316 stainless steel should be used for all connectors and fasteners in contact with AZCA treated wood and some variations of ACQ treated woods. Hot-dipped galvanized steel should never come in contact with stainless steel.

LAMINATED STRAND LUMBER (LSL)
LSL shown on plans to be Trus Joist MacMillans' Timberstrand™ or approved equal. Modulus of Elasticity (E) shall be 1.55x10^6 psi minimum, with corresponding base Fb = 2,250 psi (not including size & repetitive member factors per report ER-4979) and Fv = 400 psi. LSL manufacturer shall provide all specialty items for a normal and complete installation of the members. All LSL's other than Timberstrand shall have ICC approvals submitted to the Engineer for review.

STRUCTURAL GLUED-LAMINATED LUMBER (GLB)
Glulams shall be fabricated to the requirements of Product Standard PS 56. Lumber shall be visually graded western species, combination 24F-V4 for simple beams per 2018 NDS Supplement, Table 3.1 (beams). Laminated members to be AITC certified. Use waterproof glue.

LAMINATED VENEER LUMBER (LVL)
LVL shown on plans to be Trus Joist MacMillans' Microllam™ or approved equal. LVL material shall be of Western species. Modulus of Elasticity (E) shall be 1.9x10^6 psi minimum, with corresponding base F_b = 2,600 psi for thicknesses up to 1-3/4" and 2345 psi for thicknesses greater than or equal to 1-7/8" (not including size & repetitive member factors per report ER-4979; load applied parallel to wide face of strand) and F_V = 285 psi. LVL assembly to be tested under IBC testing procedures. LVL manufacturer shall provide all specialty items for a normal and complete installation of the members. All LVL's other than Microllam shall have ICC approvals submitted to the Architect for review.

PARALLEL STRAND LUMBER (PSL)
PSL shown on plans to be Trus Joist MacMillans' Parallam™ or approved equal. Modulus of Elasticity (E) shall be 2.0x10^6 psi minimum, with corresponding base F_b = 2,900 psi (not including size & repetitive member factors per report ER-4979; load applied parallel to wide face of strand) and F_V = 290 psi. PSL assembly to be tested under IBC testing procedures. PSL manufacturer shall provide all specialty items for a normal and complete installation of the members. All PSL's other than Parallam shall have ICC approvals submitted to the Architect for review.

STRUCTURAL STEEL
Wide flange shapes to be ASTM A992, Fy=50ksi.
Plates to be ASTM A36, Fy=36 ksi.

All steel except steel embedded in concrete shall be given one shop coat of approved paint.
Welds to be 3/16" minimum continuous fillet, by certified welders using E70xx electrodes. All welds shall conform to the latest edition of AWS D1.1

Anchor bolts embedded in concrete or masonry are ASTM F1554 Grade 36, unless otherwise noted. Use headed anchor bolts, not "J" bolts. Do not enlarge holes in base plate by burning. Bending of anchor bolts is permitted only with the prior approval from the engineer.

Shear studs shall be "Tru-weld" (ICC # 3741) or "Nelson" (ICC # 2614.) Shear stud material and welding to be per AWS D1.1.

Where not specifically shown by detail, connections shall be bolted frame beam connections per AISC standards. During erection, structural steel shall be secured from collapsing with temporary bracing.

Submit shop drawings prepared by an experienced detailer for review prior to fabrication. Shop drawings to be complete, showing all welds and material grades. Provide a plan location or detail reference for each shop drawing. For minor steel-to-steel connections of 12" and smaller steel members: If an explicit connection is not shown on the structural drawings, detailer is to propose a connection similar to the connections on the drawings or per AISC standard connections. On the shop drawing, cloud the connection and state "verify." Shop drawings not meeting these conditions will be rejected. Review of shop drawings by the Engineer is for design intent only, and does not include verification of dimensions and quantities. Verification of dimensions and quantities are the responsibility of the contractor.

PRESERVATIVE TREATMENT
All lumber, timber, plywood, glue-laminated and other composite lumber that is in contact with concrete or masonry or exposed to weather shall be preservative treated in accordance with current American Wood-Preservers' Association (AWPA) Preservative (P) standards. These members shall be treated with an approved preservative in accordance with current AWPA Commodity (C) Standards and the AWPA Use Category System (UCS). Wherever possible, precut all material before treatment. Handle treated lumber in accordance with AWPA M4 standards.

Field cuts, holes (such as anchor bolt holes in treated sill plates) and penetration damage shall be treated in accordance with the current AWPA M4 standards. The most commonly available preservative meeting the requirements of Standard M4 is a Copper Naphthenate solution containing at least 2% copper. Certain DAP, WM Barr, Cuprinol, Behr, Green's, Jasco, Henry and Fields preservative products contain this metal content.

All fasteners and connectors in contact with preservative treated wood shall be hot-dipped galvanized or type stainless steel. See the "Wood Connectors" section.

PLYWOOD/
Plywood/ roof, floor and wall sheathing to be APA rated C-D Exposure 1 per APA "Plywood Design Specification" (Y510), unless noted otherwise. Maximum nail spacing shall be as follows: 6" o.c. at all supported panel edges, and 12" o.c. at intermediate supports. Nails shall be as follows: 8d common for 1/2" roof sheathing, 10d common for 3/4" T&G floor sheathing, and 8d for 7/16" wall sheathing. Stagger end laps at roof and floor sheathing. All panel edges to be blocked at shear walls. Support shall be supplied to all plywood edges with plyclips, blocking, tongue and groove plywood joints or other approved methods per APA recommendation. Plyclips are not allowed for floor sheathing.

TIMBER
Structural timber and lumber to be stress grade Hem-Fir or Douglas fir as follows:

USE	SPECIES	GRADE	Fb
4 x beams	Douglas Fir	No. 2	900 psi
6 x beams	Douglas Fir	No. 1	1350 psi
Exterior & bearing wall studs	Douglas-Fir	No. 2	900 psi
Shear wall studs, plates, and blocking	Douglas Fir	No. 2	900 psi
Roof joists, floor joists	Engineered	(See Plan)	-
Interior studs at non-bearing walls	Hem-Fir	Standard	550 psi
All other lumber	Hem-Fir	Standard/Better	---

Wood and wood based materials used in contact with soil, concrete or masonry, installed within 1" of concrete or masonry, or exposed to moisture either interior or exterior, shall be treated with an approved preservative per the "Preservative Treatment" section below. Solid blocking of not less than 2" nominal thickness shall be provided at ends and at all supports of joists and rafters. Between supports provide blocking or bridging at 8' - 0" o.c.

All sill plates at shear walls to be 2x_ preservative treated Hem Fir #2, u.n.o. on the plans. Sill plates shall have a moisture content of not greater than 19% before being covered with insulation, interior wall finish, floor covering or other material.

GENERAL INSPECTIONS - CONCRETE CONSTRUCTION

ELEMENT: Reinforcing Steel
PERIOD: Building Inspector shall inspect per IBC 110 and local AHJ requirements.

ELEMENT: Bolts in Concrete, including embedded bolts, and expansion and epoxy type anchors.
PERIOD: Building Inspector shall inspect per IBC 110 and local AHJ requirements.

GENERAL INSPECTIONS - WOOD FRAMING CONSTRUCTION

ELEMENT: Plywood shear wall and roof and floor decking nailing
PERIOD: Building Inspector shall inspect per IBC 110 and local AHJ requirements.

ELEMENT: Shear wall hold-downs to footings
PERIOD: Special Inspector shall be present to observe installation of all post-installed Epoxy and Drill-in anchors. Inpsector shall verify hole blowout. Anchor rod diameter, depth of embedment, and products used. Submit reports to architect.

ELEMENT: Bolts and lag screws
PERIOD: Building Inspector shall inspect per IBC 110 and local AHJ requirements.

ELEMENT: Shop Welding
PERIOD: Special Inspections are not required where the fabricator is registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

SCOPE OF STRUCTURAL ENGINEERING SERVICES
The Structural Engineer has performed the structural design and prepared the structural working drawings for this project. The construction must be performed in strict accordance with the structural drawings. Any deviation from the drawings must be approved in writing by the Structural Engineer. Errors and/or omissions found on the structural drawings must be brought to the Structural Engineer's attention immediately. Omissions from the drawings or specifications or the inadvertent mislabeling of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed, shall not relieve the Contractor from performing such omitted or inadvertent mislabeled details of the work but they shall be performed as if fully and correctly set forth and described in the drawings and specifications.

Architectural drawings are the prime contract drawings. Structural drawings shall be used in conjunction with Architectural drawings. Primary structural elements are dimensioned on the Structural plans and details. The General Contractor shall verify and coordinate dimensions among all drawings. Any discrepancies, contradictions, or omissions shall be reported to the Architect for resolution prior to proceeding with work or fabrication of the item(s) in question. Field measurements and the verification of field dimensions are not part of the Structural Engineer's responsibility. The Contractor must check all (assumed) existing conditions shown on these drawings for accuracy and notify the Structural Engineer of any discrepancies.

The Structural Engineer is responsible for the design of the primary structural system, except for any components noted above. Responsibility for any secondary structural and non-structural systems not shown on the structural plans rests with someone other than the Structural Engineer. The structure shown on these drawings is structurally sound only in its completed form. The Contractor shall provide all necessary bracing to stabilize the building during construction. The Structural Engineer is not responsible for, and will not have control of, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work, nor will he be responsible for the Contractor's failure to carry out the construction work in accordance with the contract documents.

ANCHORED BRACKET HOLD-DOWN SCHEDULE

TAG	MODEL	MINIMUM END POST SIZE ①	ATTACHMENT TO END STUDS	ATTACHMENT TO FOUNDATION: "STB" ANCHOR BOLT (ϕ x EMBED) ③ MIDWALL / CORNER	"STB" ANCHOR BOLT (ϕ x EMBED) ③ ENDWALL	"SB" ANCHOR BOLT (ϕ x EMBED) ③ MIDWALL / CORNER	"SB" ANCHOR BOLT (ϕ x EMBED) ③ ENDWALL
1	"HDU2"	(2)2x_	(6) ¼"x2-½" SDS	"STB16" ⅝"ϕ x 12⅜"	⅝" x 12⅜"	"SB5/8x24" ⅝"ϕ x 18"	⅝" x 18"
2	"HDU4"	(2)2x_	(10) ¼"x2-½" SDS	"STB20" ⅝"ϕ x 16⅜"	⅝" x 20⅜"	"SB5/8x24" ⅝"ϕ x 18"	⅝" x 18"
3	"HDU5"	(2)2x_	(14) ¼"x2-½" SDS	"STB24" ⅝"ϕ x 20⅜"	N/A	"SB5/8x24" ⅝"ϕ x 18"	⅝" x 18"
4	"HDU8"	(2)2x_	(20) ¼"x2-½" SDS	"STB28" ⅝"ϕ x 24⅜"	⅞" x 24⅜"	"SB7/8x24" ⅞"ϕ x 18"	⅞" x 18"

STRAP-TIE SCHEDULE

TAG	MODEL	MINIMUM END POST SIZE ①	ATTACHMENT TO END STUDS
2	"LSTA36"	(2)2x_	(12) 0.148 x 2½"
4	"MSTC40"	(2)2x_	(28) 0.148 x 3¼"
5	"MSTC52"	(2)2x_	(44) 0.148 x 3¼"

1. MINIMUM SIZE OF POST AT THE END OF SHEARWALL, UNLESS NOTED OTHERWISE ON FRAMING PLANS.
2. FOR ALL "STB" AND "SB" ANCHOR BOLTS, MINIMUM SIDE EDGE DISTANCE = 1⅜", MINIMUM CORNER OR END WALL DISTANCES = 4½".
3. USE OF EITHER "STB" OR "SB" ANCHORS IS STRUCTURALLY ACCEPTABLE.
4. USE "__R" HOLD-DOWN STRAP MODEL AT INSTALLATIONS WHERE A MAIN FLOOR RIM JOIST IS PRESENT.
5. ALL ITEMS LISTED AS "N/A" ARE "NOT ALLOWABLE".
6. ALL FASTENERS SPECS ARE FOR USE w/ HEM-FIR LUMBER.
7. ALL BRACKETS/STRAPS TO BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL. REFER TO MFR'S INSTALLATION INSTRUCTIONS.

SHEARWALL SCHEDULE (ALL FASTENER SPACING ARE FOR USE WITH DOUGLAS FIR MATERIAL)

LABEL	APA RATED SHEATHING (1)	NAIL SIZE AND SPACING AT EDGES (2) (3)	STUD AND BLKG SIZE AT ADJOINING EDGES (4)	RIM JOIST OR BLOCK CONN TO TOP PLATE (5) (6)	BOTTOM PLATE ATTACHMENT NAILING TO WOOD BELOW (6)	SILL PLATE ATTACHMENT: ANCHOR BOLT TO CONCRETE (7) (8)	SILL PLATE ATTACHMENT: SILL PLATE SIZE AT FOUNDATION (9)	NOTES:
A	7/16" ONE SIDE	8d AT 6" O.C.	2x	CLIP AT 32" O.C.	16d AT 8" O.C.	5/8"ϕ A.B. AT 48"oc	2x	
B	7/16" ONE SIDE	8d AT 4" O.C.	2x	CLIP AT 16" O.C.	16d AT 6" O.C.	5/8"ϕ A.B. AT 32"oc	2x	
C	7/16" ONE SIDE	8d AT 3" O.C.	2x	CLIP AT 16" O.C.	16d AT 8" O.C.	5/8"ϕ A.B. AT 24"oc	2x	
NAIL SPEC: 8d = 0.131"ϕ x 2-½"		10d = 0.148"ϕ x 3"		16d = 0.162"ϕ x 3-½"				

SHEAR WALL INSTALLATION NOTES:
1. INSTALL WALL SHEATHING PANELS EITHER HORIZONTALLY OR VERTICALLY
2. SHEAR WALLS WITH WINDOW OPENINGS INCLUDED IN THEIR LENGTH ARE DESIGNED AS "PERFORATED WALLS." PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH & HEIGHT OF WALLS AS INDICATED ON THE PLANS. BLOCKING IS REQUIRED AT ALL PANEL EDGES
3. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12"OC
4. BASED ON 0.131"ϕ x 2½" LONG NAILS USED TO ATTACH SHEAR CLIPS DIRECTLY TO FRAMING. USE 0.131"ϕ x 2½" NAILS WHERE INSTALLED OVER SHEATHING
5. SHEAR CLIPS: SIMPSON "RBC" OR "LTP4" OR APPROVED EQUIVALENT
6. WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL BELOW WALL
7. ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS ¼" x 3" x 3".
8. ADHESIVE OR EXPANSION BOLT ANCHORS REQUIRE SPECIAL INSPECTION PER GENERAL NOTES
9. PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS

ESG DESIGN

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE 206.940.5444
Issaquah, WA 98027 engineeresg-design.com

SUBMITTAL TABLE

NUMBER	DATE	DESCRIPTION
0	02/21/2024	Permit Set
REV - 1	02/10/2025	Revision #3

PROFESSIONAL ENGINEER — STATE OF WASHINGTON — 21101 — REGISTERED — 2/10/2025

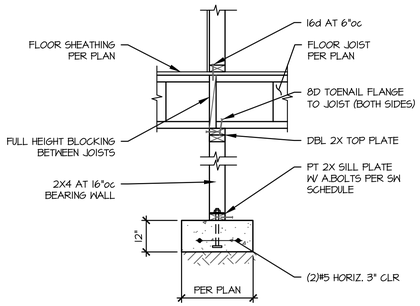
GENERAL NOTES AND SCHEDS

GIOLA/ALDEHAYYAT
2969 74th Avenue SE
Mercer Island, Wa

DATE: 02/10/2025

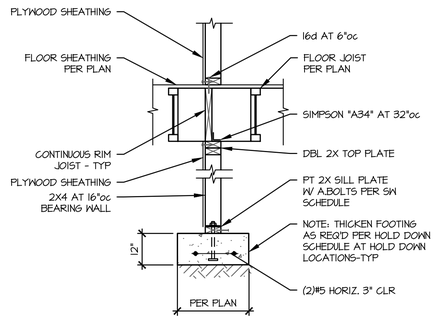
SHEET SIZE: 24" x 36"

DRAWING: S1.0



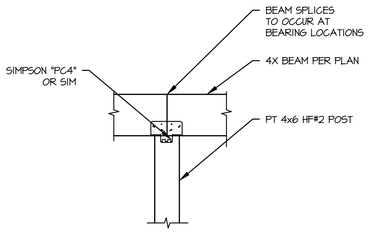
1 FLOOR FRAMING SECTION

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



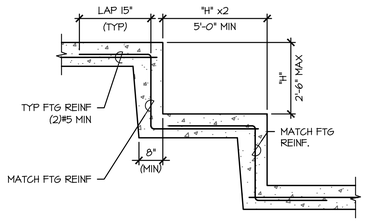
2 SHEARWALL FRAMING SECTION

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



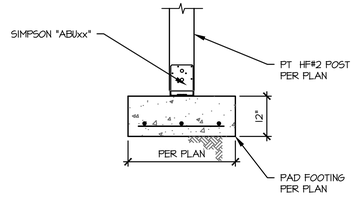
A FRAMING DETAIL

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



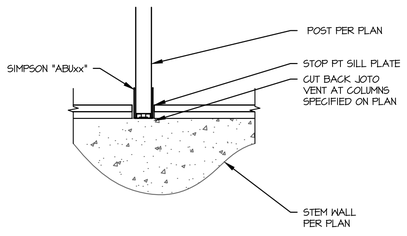
B TYP STEPPED FOOTING

SCALE: N.T.S.



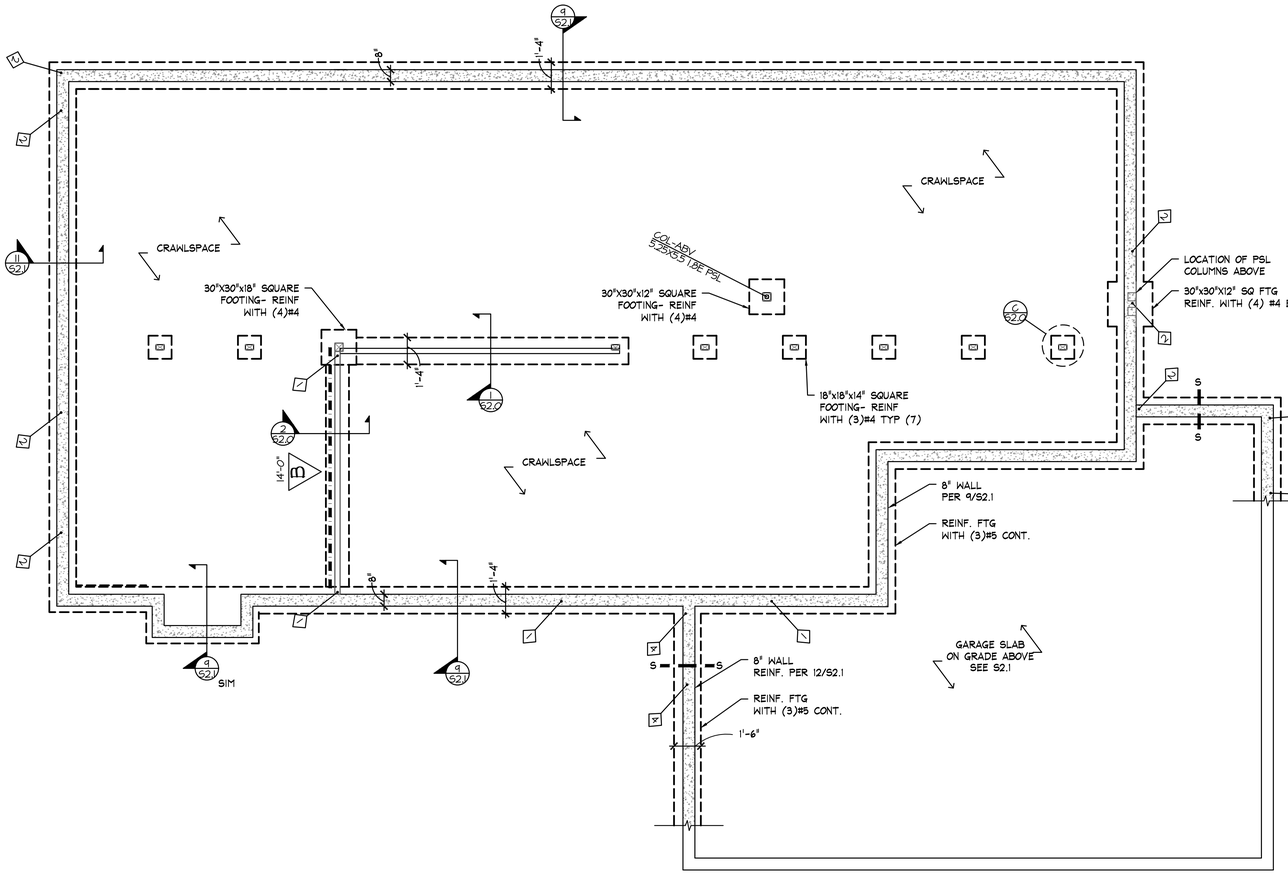
C FOUNDATION SECTION

SCALE: N.T.S.



D FRAMING DETAIL

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



FOUNDATION PLAN

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

NOTE: ALL TOP OF CONCRETE FDN WALLS TO BE COORDINATED WITH ARCH A2

FOUNDATION NOTES:

1. SEE GENERAL NOTES S1.0 FOR CONCRETE SPECS.
2. SEE GENERAL NOTES S1.0 FOR TYPICAL FOUNDATION/SOIL SPECS.
4. REFER TO ARCHT DRAWINGS FOR ALL PLAN DIMENSIONS.
5. CONTRACTOR TO COORDINATE SHEAR WALL ANCHOR BOLT AND HOLDOWN REQUIREMENTS WITH SHEAR WALL LAYOUT.
6. HOLDOWNS SHOWN ON THIS PLAN LEVEL ARE TO BE INSTALLED AT TOP OF FOUNDATION WALL SILL PLATE.

FRAMING LEGEND:

- ☒ DENOTES SOLID COLUMN ABV SIZE PER PLAN
- ◆——◆ DENOTES HOLD DOWN LOCATION (REFER TO S1.0 FOR HOLD DOWN SCHEDULE)
- S ▬▬ S DENOTES FOUNDATION WALL STEP (CONTRACTOR TO DETERMINE EXACT LOCATION ON SITE) SEE DETAIL C/S2.0

ESG DESIGN

SUBMITTAL TABLE

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02/10/2025

GIOLA/ALDEHAYAT
2969 74th Avenue SE
Mercer Island, Wa

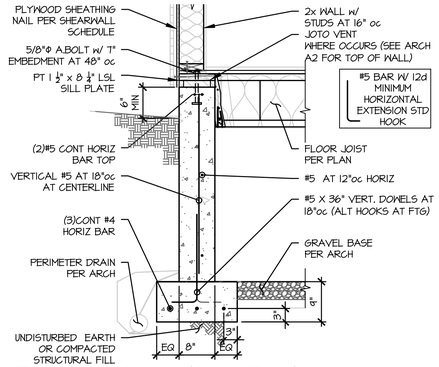
FOUNDATION PLAN

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE
Issaquah, WA 98027
206.890.3544
engineer@esg-design.com

DATE: 02/10/2025

SHEET SIZE: 24" x 36"

DRAWING: S2.0

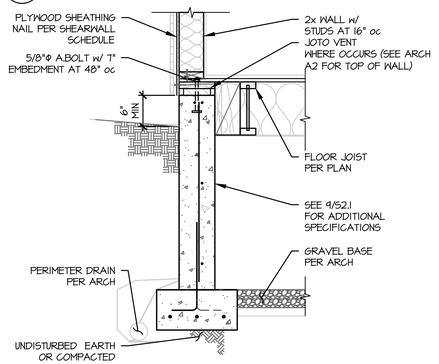


9 FLOOR FRAMING SECTION

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

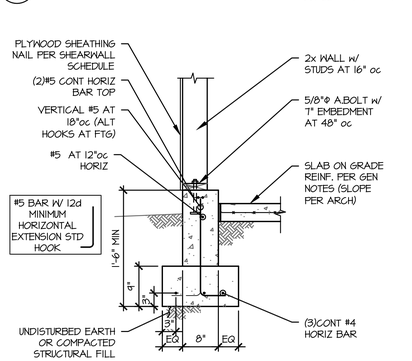
10 NOT USED

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



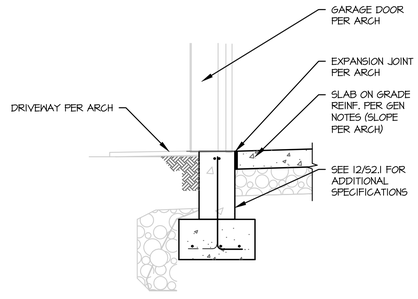
11 FLOOR FRAMING SECTION

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



12 TYP SLAB WALL FOUNDATION

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

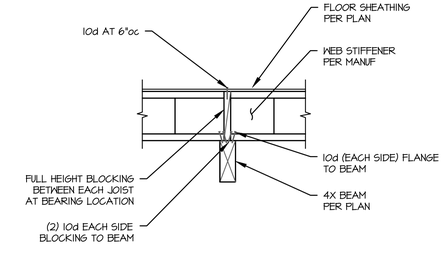


13 FOUNDATION SECTION

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

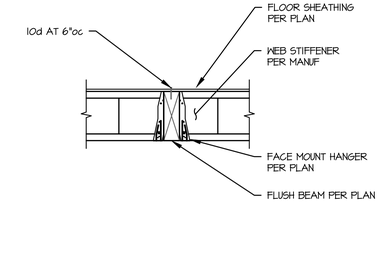
14 NOT USED

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



15 FRAMING SECTION

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

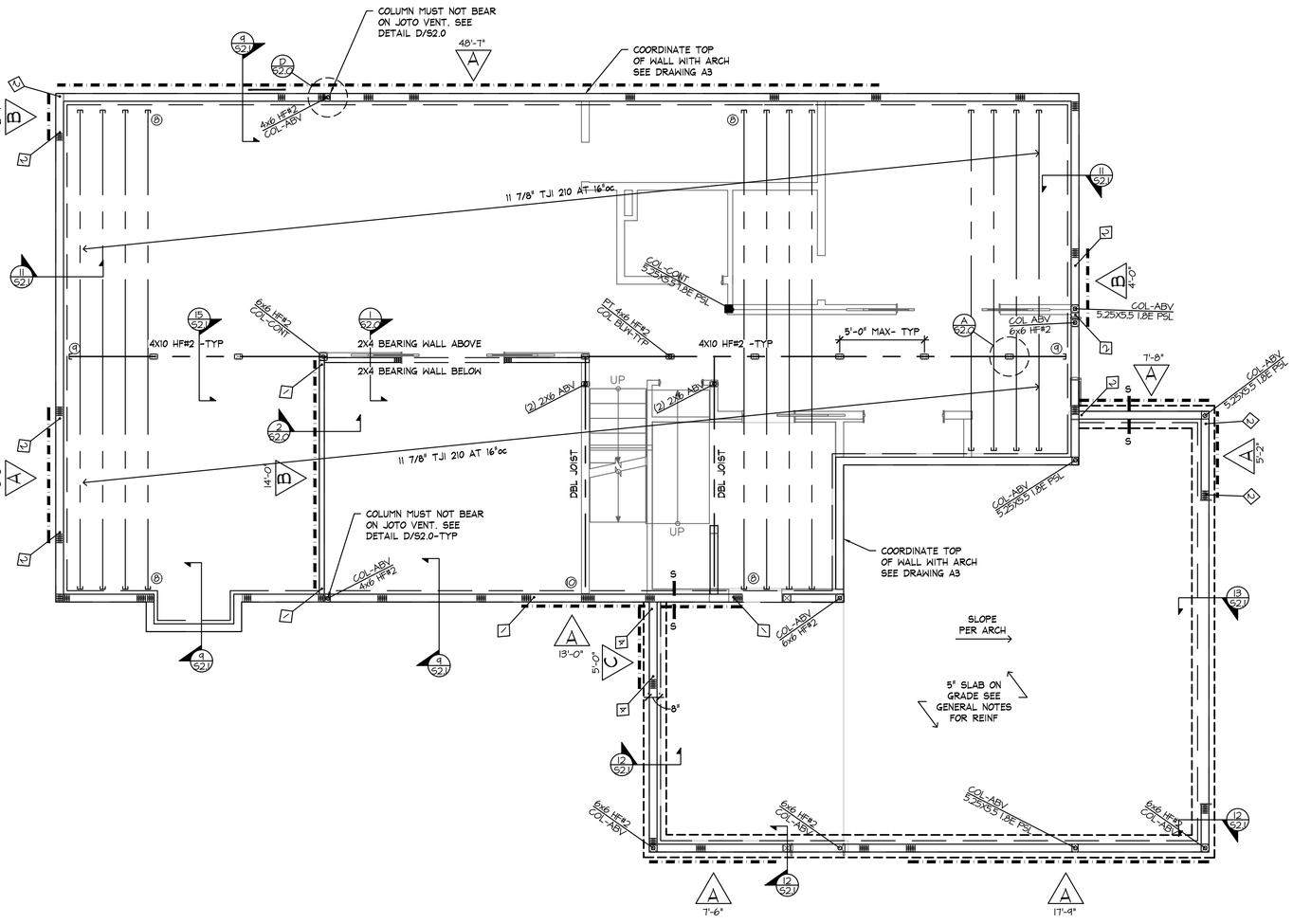


16 FRAMING SECTION

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

HANGER SCHEDULE (MAIN FLOOR)

LABEL	JOIST	BEAM	HANGER	NOTES
(8)	11 7/8" TJI	PT PLATE	ITS2.06/xx	-
(9)	4X BEAM	PT PLATE	HB410	-
(10)	DBL 11 7/8" TJI	PT PLATE	MIT4.28/xx	-



FIRST FLOOR FRAMING PLAN

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

NOTE: ALL TOP OF CONCRETE FDN WALLS TO BE COORDINATED WITH ARCH DRAWING A3

FRAMING NOTES

1. SEE GENERAL NOTES S1.0 FOR FLOOR SHEATHING & NAILING.
2. SEE GENERAL NOTES S1.0 FOR WALL SHEATHING & NAILING.
3. SEE S3.0 FOR TYPICAL FRAMING DETAILS.
4. REFER TO ARCHT DRAWINGS FOR ALL PLAN DIMENSIONS.
5. TYPICAL EXTERIOR WALL HEADER TO BE MINIMUM 4X8 UNO.
6. TYPICAL INTERIOR WALL HEADER TO BE MINIMUM (2)2x8 UNO.
7. TYPICAL FLOOR SHEATHING TO BE ¾" PLY/CDX. ORIENT SHEETS PERPENDICULAR TO FRAMING AND STAGGER END JOINTS
8. ALL WOOD POSTS CALLED OUT ON THIS PLAN LEVEL SHALL CARRY DOWN TO FOUNDATION, UNLESS CARRIED BY BEAM.
9. ALL BEAM/POST CONNECTIONS TO HAVE METAL BRACKET TIES.
10. PROVIDE SOLID JOIST BLOCKING BELOW ALL CROSS WALLS.
11. SHEAR WALLS, WHERE INDICATED ON LAYOUT PLAN, SHALL BE FRAMED PER SHEAR WALL SCHEDULE, S1.0.
12. CONTRACTOR TO COORDINATE SHEAR WALL ANCHOR BOLT AND HOLDOWN REQUIREMENTS WITH SHEAR WALL LAYOUT.
13. HOLDOWNS SHOWN ON THIS PLAN LEVEL ARE TO BE INSTALLED AT FIRST FLOOR SILL PLATE.

FRAMING LEGEND:

- DENOTES (2) 2X6 KING STUDS AND (2) 2X6 TRIMMER STUDS ABOVE, UNO
- DENOTES SOLID COLUMN SIZE PER PLAN
- INDICATES SHEARWALL LOCATION
- DENOTES SHEARWALL TYPE (REFER TO S1.0 FOR SHEARWALL SCHEDULE)
- DENOTES HOLD DOWN LOCATION (REFER TO S1.0 FOR HOLD DOWN SCHEDULE)
- S ------ S DENOTES FOUNDATION WALL STEP (CONTRACTOR TO DETERMINE EXACT LOCATION ON SITE) SEE DETAIL C/S2.0

ESG DESIGN

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21107.2025

GIOLA/ALDEHAYYAT
2969 74th Avenue SE
Mercer Island, Wa

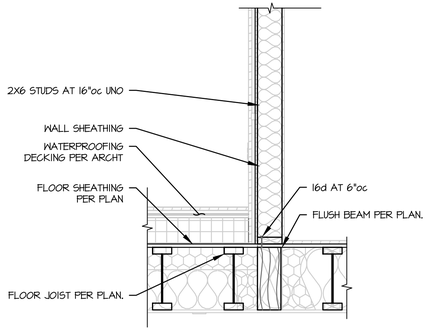
FIRST FLOOR FRAMING PLAN

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 207nd Place SE
REDMOND, WA 98021
206.840.5444
engineering-design.com

DATE: 02/10/2025

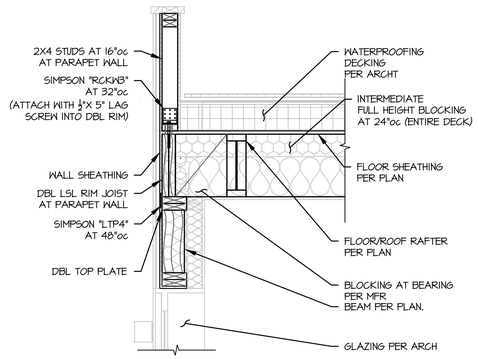
SHEET SIZE: 24" x 36"

DRAWING: S2.1



17 SECOND FLOOR FRAMING SECTION

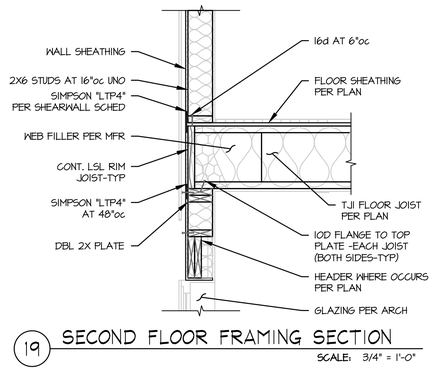
SCALE: 3/4" = 1'-0"



18 SECOND FLOOR FRAMING SECTION

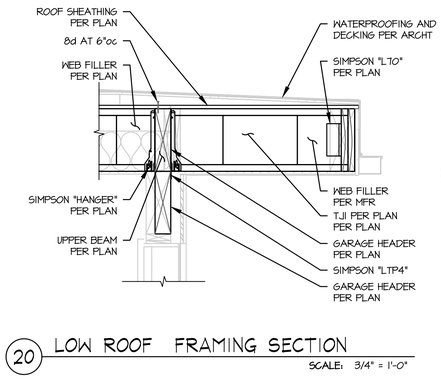
SCALE: 3/4" = 1'-0"

HANGER SCHEDULE (UPPER FLOOR)				
LABEL	JOIST	BEAM	HANGER	NOTES
①	14" LVL	PSL BEAM	IUS1.81/xx	-
②	PSL BEAM	PSL BEAM	HGUS.5/14	-
③	14" TJI 210	PSL BEAM	IUS2.06/xx	-
④	14" TJI 210	2X NAILER	ITS2.06/xx	-
⑤	(2) 14" LSL	DBL LSL/PSL BEAM	HU210-2	INSTALL UPSIDE DOWN
⑥	14" TJI 210 / 14" LVL	FASCIA BOARD	L70	
⑦	(2) 14" LSL	COLUMN	HUC20-2	



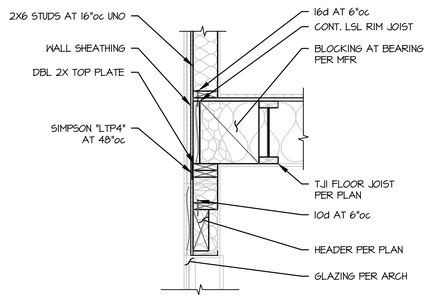
19 SECOND FLOOR FRAMING SECTION

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



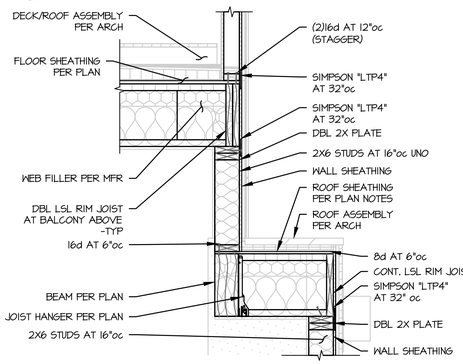
20 LOW ROOF FRAMING SECTION

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



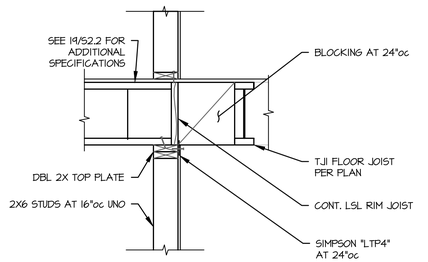
21 SECOND FLOOR FRAMING SECTION

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



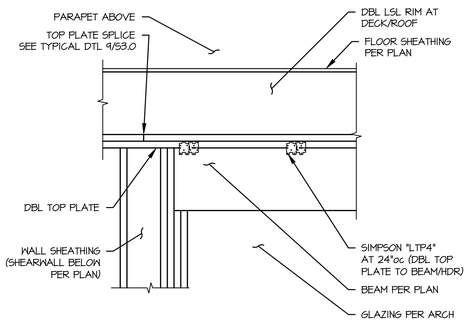
22 SECOND FLOOR FRAMING SECTION

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



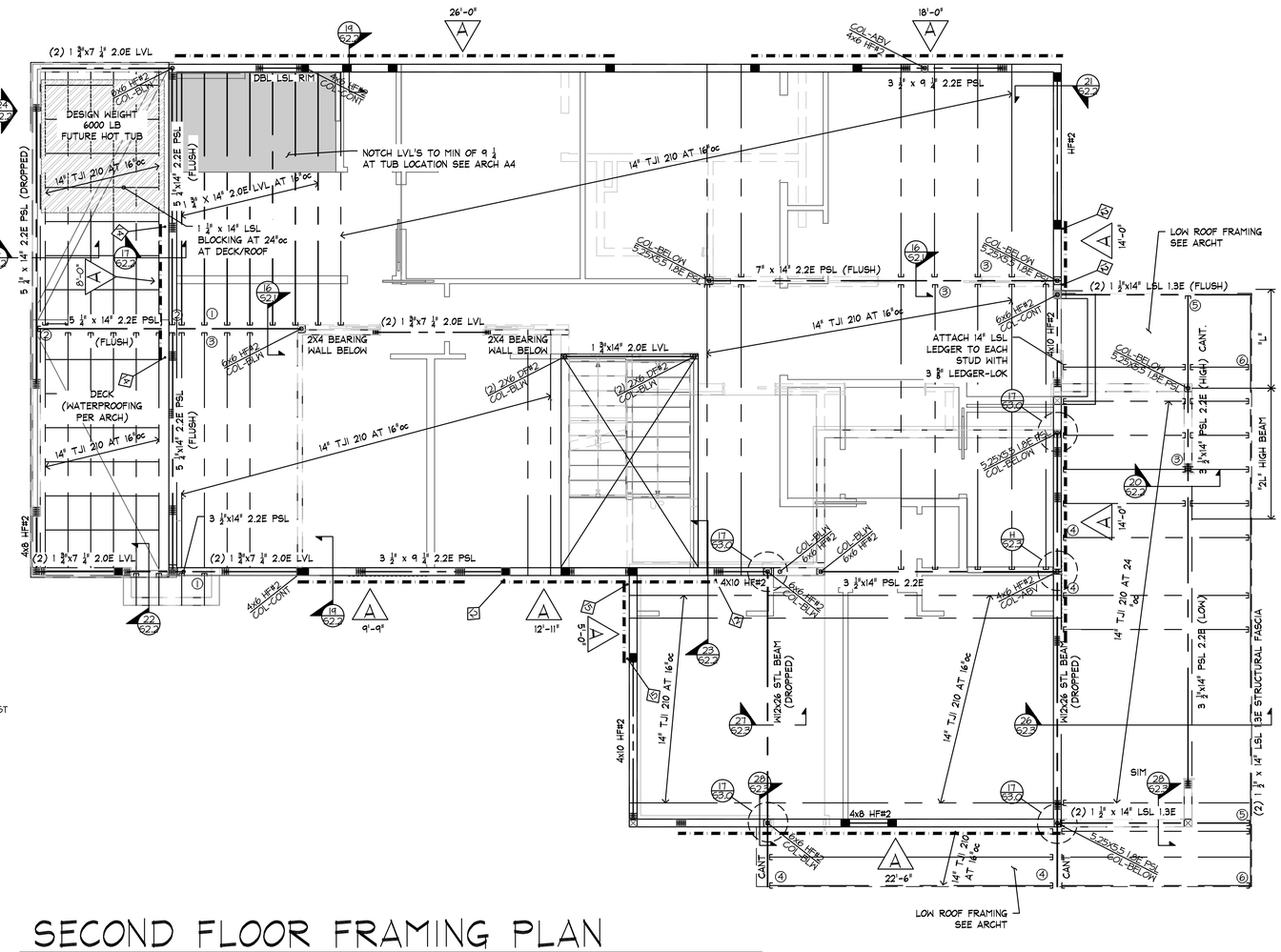
23 SECOND FLOOR FRAMING SECTION

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



24 SECOND FLOOR FRAMING SECTION

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



SECOND FLOOR FRAMING PLAN

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

FRAMING NOTES

1. SEE GENERAL NOTES S1.0 FOR FLOOR SHEATHING & NAILING.
2. SEE GENERAL NOTES S1.0 FOR WALL SHEATHING & NAILING.
3. SEE S3.0 FOR TYPICAL FRAMING DETAILS.
4. REFER TO ARCHT DRAWINGS FOR ALL PLAN DIMENSIONS.
5. TYPICAL EXTERIOR WALL DROPPED HEADER TO BE MINIMUM (2) 1 ¾" X 7 ¼" 2.0E LVL UNO.
6. TYPICAL INTERIOR WALL HEADER TO BE MINIMUM (2)2x8 UNO.
7. TYPICAL FLOOR SHEATHING TO BE ¾" PLYWD CDX. ORIENT SHEETS PERPENDICULAR TO FRAMING AND STAGGER END JOINTS
8. ALL WOOD POSTS CALLED OUT ON THIS PLAN LEVEL SHALL CARRY DOWN TO FOUNDATION, UNLESS CARRIED BY BEAM.
9. ALL BEAM/POST CONNECTIONS TO HAVE METAL BRACKET TIES.
10. PROVIDE SOLID JOIST BLOCKING BELOW ALL CROSS WALLS.
11. SHEAR WALLS, WHERE INDICATED ON LAYOUT PLAN, SHALL BE FRAMED PER SHEAR WALL SCHEDULE, S1.0.
12. CONTRACTOR TO COORDINATE SHEAR WALL ANCHOR BOLT AND HOLDOWN REQUIREMENTS WITH SHEAR WALL LAYOUT.
13. HOLDOWNS SHOWN ON THIS PLAN LEVEL ARE TO BE INSTALLED AT SECOND FLOOR SILL PLATE.

FRAMING LEGEND:

- DENOTES (2) 2x6 KING STUDS AND (2)2X6 TRIMMER STUDS BELOW UNO FOR FLUSH HEADER- SEE TYPICAL DETAILS FOR DROPPED HEADER
- DENOTES (2) 2X6 KING STUDS AND (2) 2X6 TRIMMER STUDS ABOVE, UNO
- DENOTES SOLID COLUMN SIZE PER PLAN
- DENOTES CONT. COLUMN
- INDICATES SHEARWALL LOCATION
- DENOTES SHEARWALL TYPE (REFER TO S1.0 FOR SHEARWALL SCHEDULE)
- DENOTES HOLD DOWN LOCATION (REFER TO S1.0 FOR HOLD DOWN SCHEDULE)

ESG DESIGN

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SECOND FLOOR FRAMING PLAN

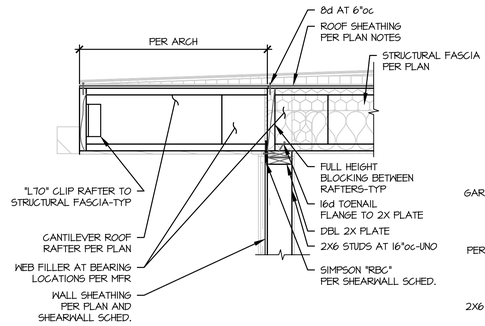
GIOLA/ALDEHAYYAT
2969 74th Avenue SE
Mercer Island, Wa

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE 206.840.5544
Issaquah, WA 98027 engineeredesg-design.com

DATE: 02/10/2025

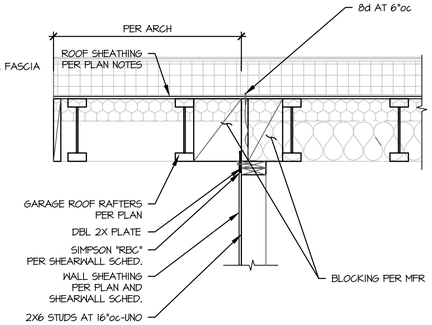
SHEET SIZE: 24" x 36"

DRAWING: S2.2



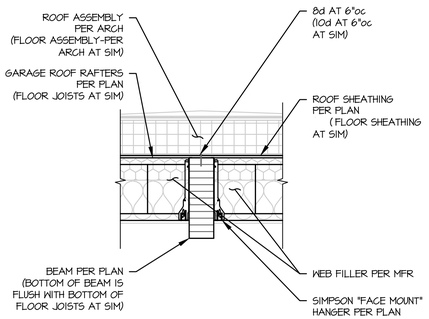
25 GARAGE ROOF FRAMING SECTION

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



26 ROOF FRAMING SECTION

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

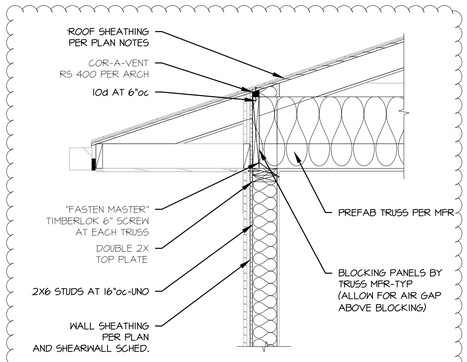


27 ROOF FRAMING SECTION

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

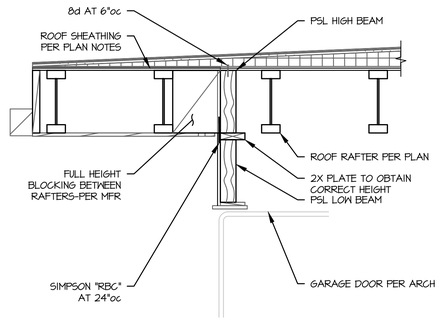
28 NOT USED

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



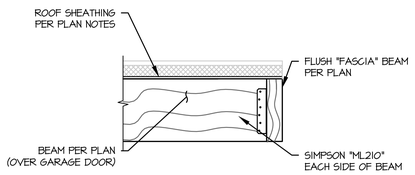
29 ROOF FRAMING SECTION

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



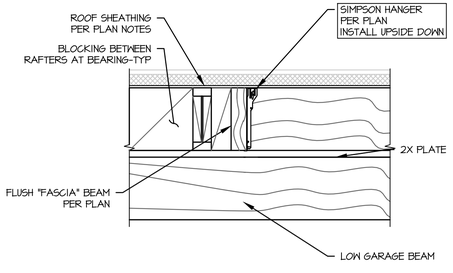
30 GARAGE ROOF FRAMING SECTION

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



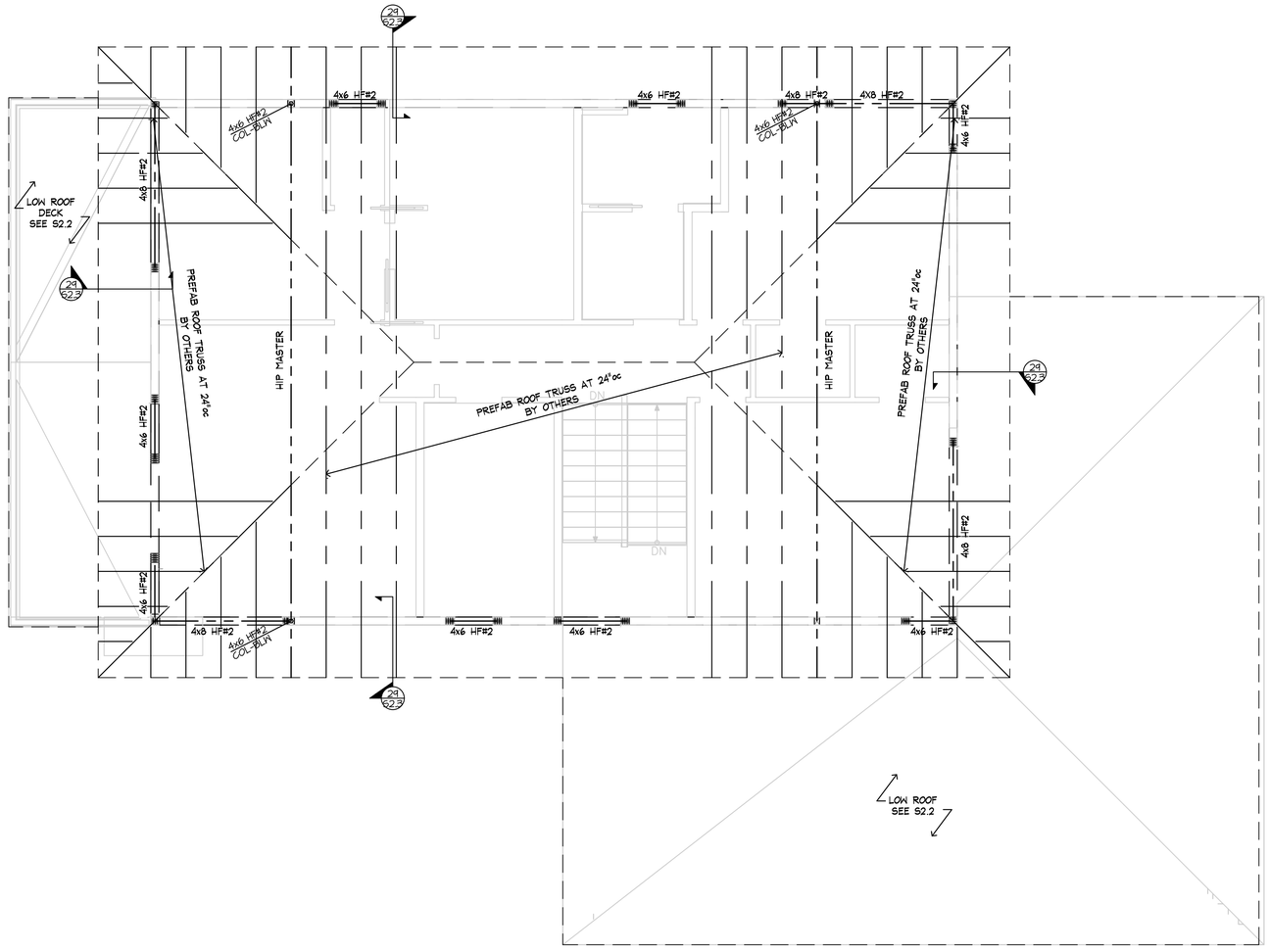
G GARAGE ROOF FRAMING DETAIL

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



H GARAGE ROOF FRAMING DETAIL

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



ROOF FRAMING PLAN

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

ROOF FRAMING NOTES

1. SEE GENERAL NOTES S1.0 FOR TYPICAL SPECIFICATIONS.
2. SEE S3.0 FOR TYPICAL FRAMING DETAILS.
3. REFER TO ARCHT DRAWINGS FOR ALL PLAN DIMENSIONS.
4. TYPICAL ROOF SHEATHING TO BE ½" CDX PLYWD. ORIENT SHEETS PERPENDICULAR TO FRAMING & STAGGER END JOINTS.
5. TYPICAL EXTERIOR WALL HEADER TO BE MINIMUM 4x6 UNO.
6. TYPICAL INTERIOR WALL HEADER TO BE MINIMUM 4x6 UNO.
7. ALL BEAM/POST CONNECTIONS TO HAVE METAL BRACKET TIES.

FRAMING LEGEND:

DENOTES (2) 2x6 KING STUDS AND (2)2X6 TRIMMER STUDS BELOW UNO- FOR FLUSH HDR SEE TYPICAL DETAILS FOR DROPPED HEADER

DENOTES COLUMN BELOW- SEE PLAN FOR SIZE

ESG DESIGN

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02/21/2024

ROOF FRAMING PLAN

GIOLA/ALDEHAYYAT
2969 74th Avenue SE
Mercer Island, Wa

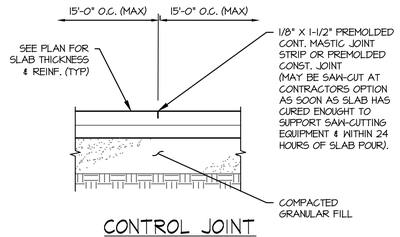
DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE
ISSAQUAH, WA 98027
206.840.5441
engineer@esg-design.com

DATE: 02/21/2024

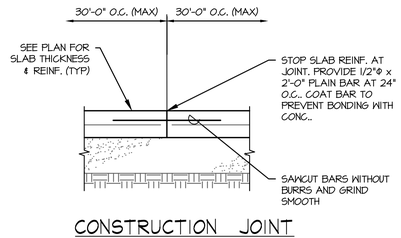
SHEET SIZE: 24" x 36"

DRAWING: S2.3

NOTES:
1. REFER TO ARCH FOR JOINT LAYOUT.
2. WHERE POSSIBLE, USE CONTROL JOINTS FOR MONO-SLAB POURS LESS THAN 1000 SF.



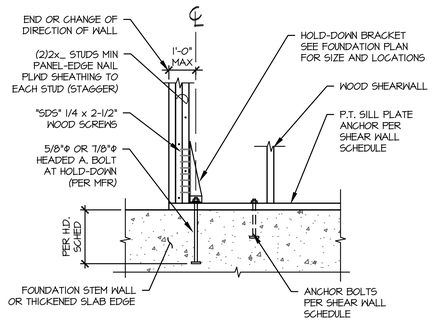
CONTROL JOINT



CONSTRUCTION JOINT

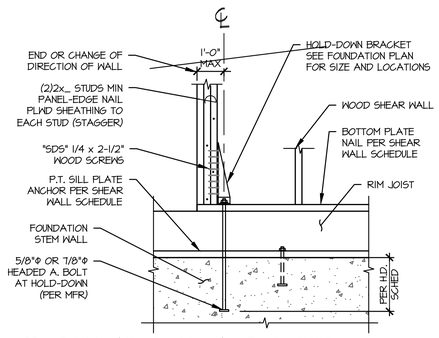
1 TYP SLAB ON GRADE JOINTS

SCALE: N.T.S.



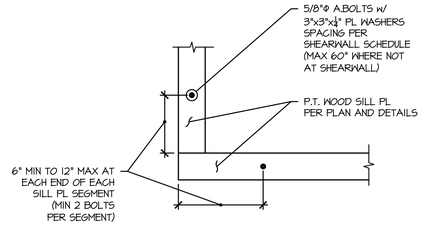
3 TYP HOLD-DOWN AT STEM WALL

SCALE: N.T.S.



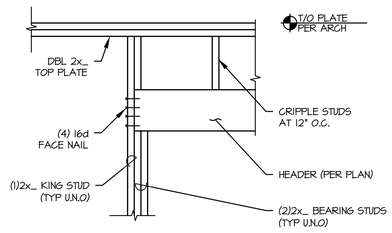
4 TYP HOLD-DOWN AT FLOOR

SCALE: N.T.S.



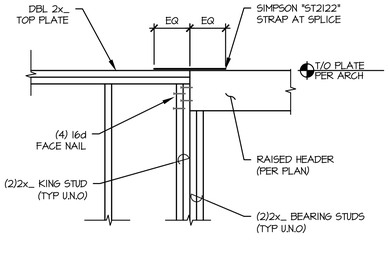
6 TYP ANCHOR BOLT LAYOUT

SCALE: N.T.S.



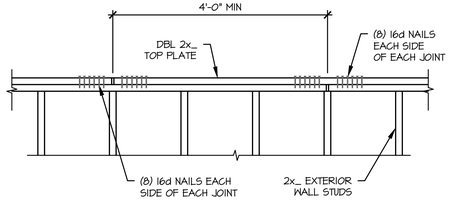
7 TYP DROPPED HEADER

SCALE: N.T.S.



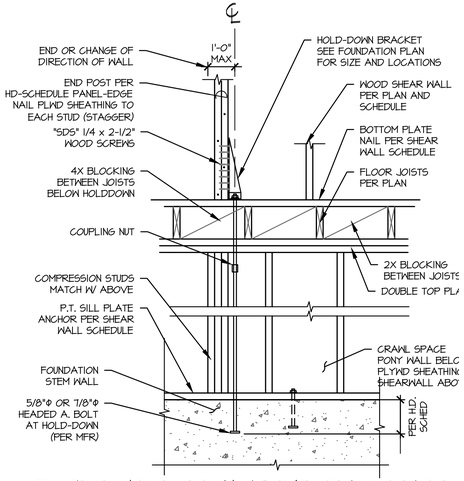
8 TYP FLUSH HEADER

SCALE: N.T.S.



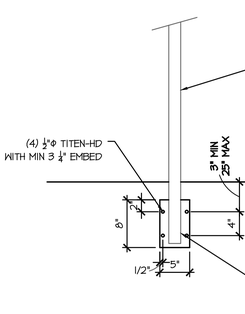
9 TYP TOP PLATE SPLICE

SCALE: N.T.S.



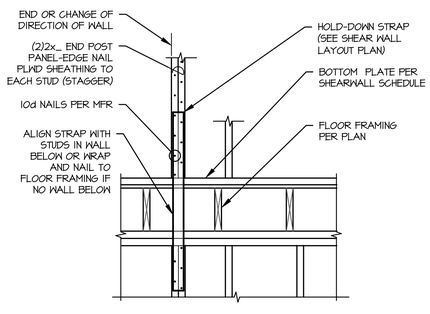
10 TYP HOLD-DOWN ABOVE CRAWLSPACE

SCALE: N.T.S.



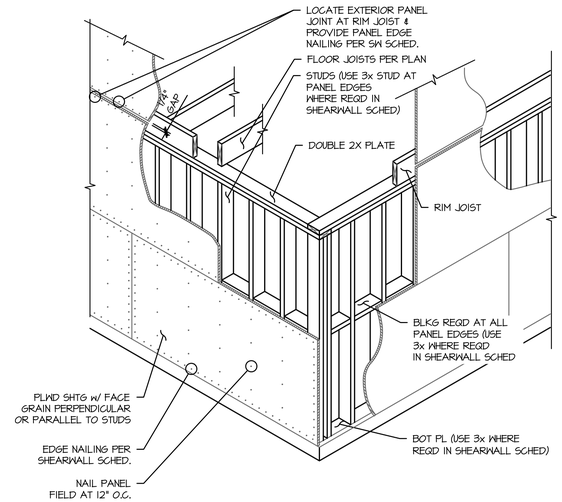
11 GUARDPOST ANCHOR DETAIL

SCALE: 1" = 1'-0"



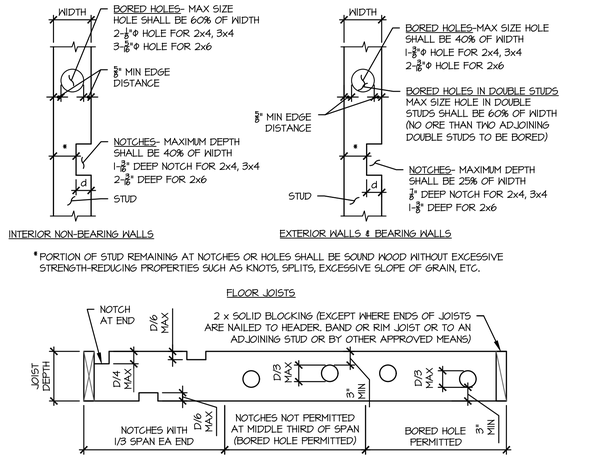
12 TYP STRAP-TIE DETAIL

SCALE: N.T.S.



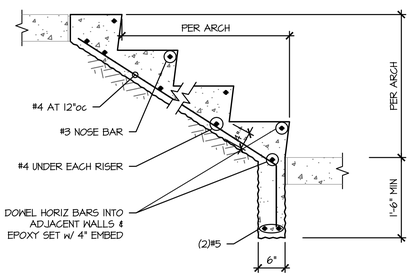
13 TYP SHEAR WALL FRAMING

SCALE: N.T.S.



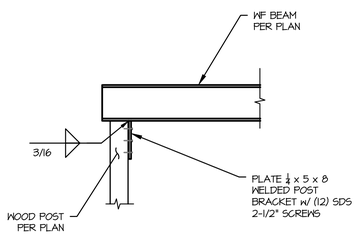
14 ALLOWABLE FRAMING PENETRATIONS

SCALE: N.T.S.



16 TYP STAIR ON GRADE

SCALE: N.T.S.



17 STEEL BEAM DETAIL

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

ESG DESIGN

SUBMITTAL TABLE

NUMBER	DATE	DESCRIPTION
0	02/21/2024	Permit Set
REV - 1	02/10/2025	Revision #3

21 10 | 2025

TYPICAL DETAILS

GIOLA/ALDEHAYYAT
2969 74th Avenue SE
Mercer Island, Wa

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE
Issaquah, WA 98027
206.940.5441
engineered-design.com

DATE: 02/10/2025

SHEET SIZE: 24" x 36"

DRAWING: S3.0