



KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND

DETACHED ADU

PERMIT SET

REVISION:
Permit Set Rev. 2

ISSUE DATE:
04/28/2025

INITIAL SUBMISSION

05/20/24

REVISIONS

2	04/28/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

NO.	DATE	NOTE
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MANNER WITHOUT THE EXPRESS PRIOR WRITTEN
PERMISSION OF COTTAGE.

STANDARD ABBREVIATIONS

ABBREVIATION	TERM
ABAN	ABANDON
ACC	ACCESSIBLE
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMP	AMPERE
ANOD	ANODIZE
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASB	ASBESTOS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTM	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
BD	BOARD
BDRY	BOUNDARY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLR	BOILER
BLW	BELOW
BO	BOTTOM OF
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
BV	BALL VALVE
C TO C	CENTER TO CENTER
CD	CONTRACT DOCUMENTS
CER	CERAMIC
CHK	CHECK
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CNCL	CONCEALED
CNDS	CONDENSATE
CNTR	COUNTER
CO	CARBON MONOXIDE
CO	CERTIFICATE OF OCCUPANCY
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONTR	CONTRACTOR
CPT	CARPET
CTR	CENTER
CTRL	CONTROL
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFERENCE
DOM	DOMESTIC
DR	DOOR
DW	DOMESTIC WATER
DWG	DRAWING
DX	DUPLEX
DX OUT	DUPLEX OUTLET
E	EXISTING
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATOR
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
F&I	FURNISH AND INSTALL
FA	FIRE ALARM
FD	FLOOR DRAIN
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLMT	FLUSH MOUNT
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATING
FR	FASTENER
FSTNR	FALVANIZED
GALV	GRAB BAR
GB	GENERAL
GEN	GLAZING
GFRC	GLASS-FIBER-REINFORCED CONCRETE
GLZ	GYPSUM WALLBOARD
GWB	GYPSUM
GYP	GYPSUM
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HPL	HIGH PRESSURE PLASTIC LAMINATE
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
LAM	LAMINATE
LAV	LAVATORY
LRG	LARGE
LT	LIGHT
LT SW	LIGHT SWITCH
LT WT	LIGHTWEIGHT
LV	LOW VOLTAGE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MH	MANHOLE
MIRR	MIRROR
MTD	MOUNTED
MTL	METAL
MULT	MULTIPLE
NOM	NOMINAL

STANDARD ABBREVIATIONS

ABBREVIATION	TERM
NTS	NOT TO SCALE
OC	ON CENTER
OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
PART	PARTIAL
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PRCST	PRECAST
PREFAB	PREFABRICATE
PT	PAINT
PTN	PARTITION
R	RADIUS
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
SALV	SALVAGE
SBSTR	SUBSTRATE
SCHED	SCHEDULE
SCHEM	SCHEMATIC
SECT	SECTION
SEG	SEGMENT
SIM	SIMILAR
SPKLR	SPRINKLER
SPKR	SPEAKER
SSD	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUB	SUBSTITUTE
SUSP	SUSPEND
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPORARY
TOP OF	TOP OF
TYP	TYPICAL
UNFIN	UNFINISH
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VAV	VARIABLE AIR VOLUME
VERT	VERTICAL
VIF	VERIFY IN FIELD
WI	WITH
W/O	WITHOUT
WD	WOOD
WLD	WELDED
WP	WATERPROOFING

STANDARD SYMBOLS

GRAPHIC SCALE
Scale: provided: 1/2", 1/4", 1/8", 1/16"

0' 2' 4' 8' 16'

BREAK LINE
Double

Single

CENTER LINE

SETOUT POINT
Types refer to # of directions

ALIGN
Fixed Annotation with depth and height adjustment

ALIGN

NORTH ARROW
Adjust rotation parameter

RAMP ARROWS
Visibility parameters control text, Types control direction

RAMP 1:12

UP

SPOT ELEVATION

+1' 1-11/16"

+1' 1-11/16"

SPAN
Types control direction

KEY NOTE

VIEW TITLE
View Scale aligns horizontally when populated with value

XX

View Name

View Scale

LEVELS

Name

Elevation

GRIDS

AA

SECTION
Building Section

10 REF

AA101

Interior Section

10 REF

AA101

Detail Section

10 REF

AA101

ELEVATION
Building Elevation

1 Ref

1 Ref

1 Ref

1 Ref

1 Ref

1 Ref

1 Ref

1 Ref

CALLOUT

1 A101

REVISION
Tag

Cloud

GENERAL NOTES

- THESE DRAWINGS ARE INTENDED FOR THE PURPOSES OF CITY PERMIT APPROVAL, DOCUMENTATION OF GENERAL DESIGN INTENT, AND GENERAL CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR SHOULD COORDINATE DETAILS, MEASUREMENTS, MATERIALS OR EQUIPMENT THAT MAY NOT STIPULATED IN THE DRAWINGS IN ORDER TO MEET THE DESIGN INTENT.
- DO NOT SCALE DRAWINGS. IF ERRORS, INCONSISTENCIES OR OMISSIONS ARE DISCOVERED, PROMPTLY NOTIFY THE ARCHITECTURAL DESIGNER AT BIT.LY/COTTAGE-RFI FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS NOT REQUIRED TO ENSURE THAT THE DRAWINGS ARE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS, BUT SHALL PROMPTLY REPORT TO THE ARCHITECTURAL DESIGNER AT BIT.LY/COTTAGE-RFI IF ANY NON-CONFORMITY IS DISCOVERED.
- PRIOR TO COMMENCING WORK, CONTRACTOR SHALL BE FAMILIAR WITH THE VARIOUS CONTRACT DOCUMENTS AND OTHER MATERIALS RELATIVE TO THAT PORTION OF THE WORK, INCLUDING INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK OR ORDERING OF MATERIALS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THIS INCLUDES ALL GRADES, EXISTING SURVEYMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES.
- THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE DRAWINGS.
- ALL WORK SHALL COMPLY WITH:
 - A. 2021 WASHINGTON BUILDING CODE
 - B. 2021 WASHINGTON RESIDENTIAL CODE
 - C. 2021 WASHINGTON ELECTRICAL CODE
 - D. 2021 WASHINGTON PLUMBING CODE
 - E. 2021 WASHINGTON MECHANICAL CODE
 - F. 2021 WASHINGTON ENERGY CODE
 - G. 2021 WASHINGTON FIRE CODE
 - H. 2021 WASHINGTON GREEN BUILDING STANDARDS CODE
 - I. ALL OTHER APPLICABLE STATE AND FEDERAL LAWS IN THE AUTHORITY HAVING JURISDICTION
- SEE STRUCTURAL DRAWINGS FOR TESTS, SPECIAL INSPECTION REQUIREMENTS & OBSERVATION NOTES.

MECHANICAL NOTES

- BATHROOM EXHAUST FAN RATING SHALL BE MIN. 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION PER WRC TABLE M1507.4. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR AND PROVIDED WITH HUMIDITY CONTROL. KITCHEN EXHAUST FAN RATING SHALL BE MIN. 100 CFM FOR INTERMITTENT VENTILATION OR 25 CFM FOR CONTINUOUS VENTILATION.
- ALL EXHAUST FANS TO BE EQUIPPED WITH BACKDRAFT DAMPERS.
- EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. THE EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.
- FOR TANKED WATER HEATERS, STRAPPING SHALL BE PROVIDED AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS PER WPC 507.2.

ELECTRICAL NOTES

- NEW ADU SHALL HAVE A MIN. 100-AMP ELECTRICAL SERVICE SUB-PANEL.
- EXISTING HOME ELECTRICAL PANEL SHALL BE MIN. 200 AMP.
- ELECTRICAL PANELS SHALL NOT BE LOCATED IN VICINITY OF EASILY IGNITABLE MATERIAL, IN BATHROOMS, & OVER STAIR STEPS PER WEC/NFPA 70 240.24.
- ALL RECEPTACLES THAT SUPPLY 120V, SINGLE PHASE, 15- AND 20 AMP OUTLETS INSTALLED IN DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR AREAS SHALL HAVE AN ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION PER WEC/NFPA 70 210.12(A).
- ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), LAUNDRY, UTILITY OR SIMILAR AREAS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION PER WEC/NFPA 70 210.8. RECEPTACLES TO SERVE KITCHEN COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS PER WEC/NFPA 70 210.52(B)(3).
- AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED IN BATHROOMS AND LAUNDRY ROOMS PER WEC/NFPA 70 210.11(C)(3).
- ALL 125V, 15- AND 20- AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER WEC/NFPA 70 406.12.
- ALL OUTDOOR RECEPTACLES SHALL HAVE A WEATHERPROOF ENCLOSURE PER WEC/NFPA 70 406.8 (B)(1).
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- ALL SMOKE ALARMS (LISTED UL 217) AND CARBON MONOXIDE ALARMS (LISTED UL 2034) MUST BE HARDWIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACK-UP PER WRC R314.4, R314.6, R315.5, AND R315.7.
- SMOKE ALARMS SHALL BE 20 FEET AWAY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, PER WRC R314.3.3(4). IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 6 FEET OR GREATER FROM COOKING APPLIANCE.
- WHERE AN EXISTING BUILDING SUPPLIES POWER TO THE ACCESSORY DWELLING UNIT OR VICE VERSA, PROVIDE UPFR AT THE NEW STRUCTURE, PER WEC/NFPA 70 250.32(A).

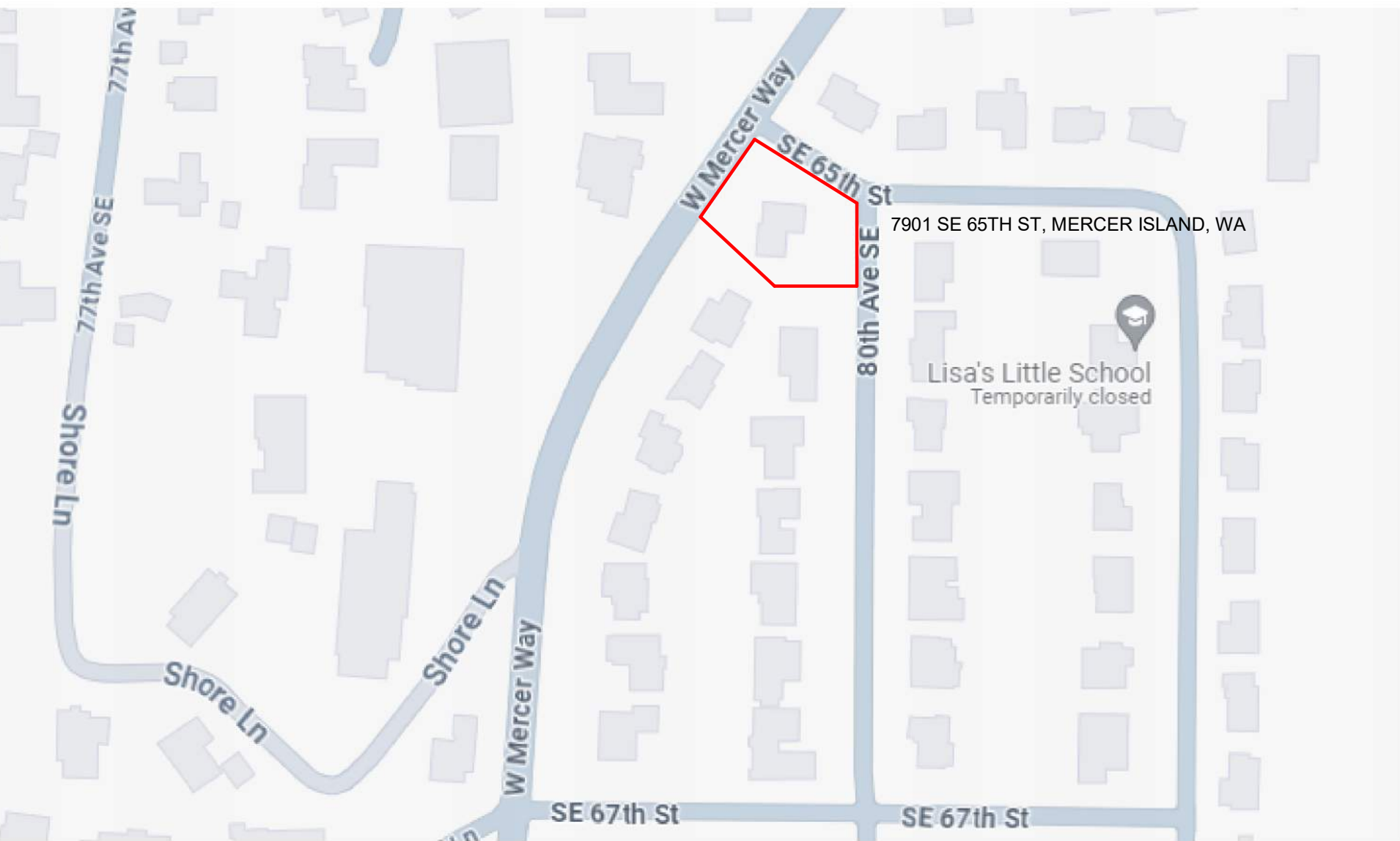
PLUMBING NOTES

- GC TO FIELD EVALUATE THE EXISTING WATER SYSTEM (PRESSURE, SUPPLY AND METER SIZE) TO ENSURE WATER FLOW IS SUFFICIENT TO SUPPORT MAIN HOME AND NEW ADU PER WPC 102.4 & 610.1. UPGRADE AS REQUIRED FOR WATER FIXTURE SCHEDULE A04.01.
- GC TO FIELD EVALUATE EXISTING LOT SEWER LATERAL PIPES TO ENSURE IT CAN SUPPORT THE ADDITION OF NEW ADU PLUMBING FIXTURES.
- GC TO ENSURE NEW DRAINAGE PIPES FROM ADU CAN ACHIEVE A 2% DOWN SLOPE TO THE POINT OF DISPOSAL. IF THE REQUIREMENT CANNOT BE MET, A SEWER EJECTOR PUMP MAY NEED TO BE INSTALLED.
- A 4" DIAMETER PIPE CAN SERVE 4 OR MORE WATER CLOSETS.
- ALL UTILITY PIPE SIZES AND MATERIALS SHALL BE AS FOLLOW PER CPC CHAPTER 4, U.O.N.:
 - A. SEWER: D4" IN ABS OR PVC
 - B. SINK & SHOWER WASTE: D2" IN ABS OR PVC
 - C. SINK VENT: D2" IN ABS OR PVC
 - D. WATER: D1/2" IN PEX OR PVC
- ALL ACCESSIBLE DOMESTIC HOT WATER SYSTEM PIPING AS SHALL BE INSULATED BASED ON THE THICKNESS REQUIREMENTS OF WPC 609.12.2.

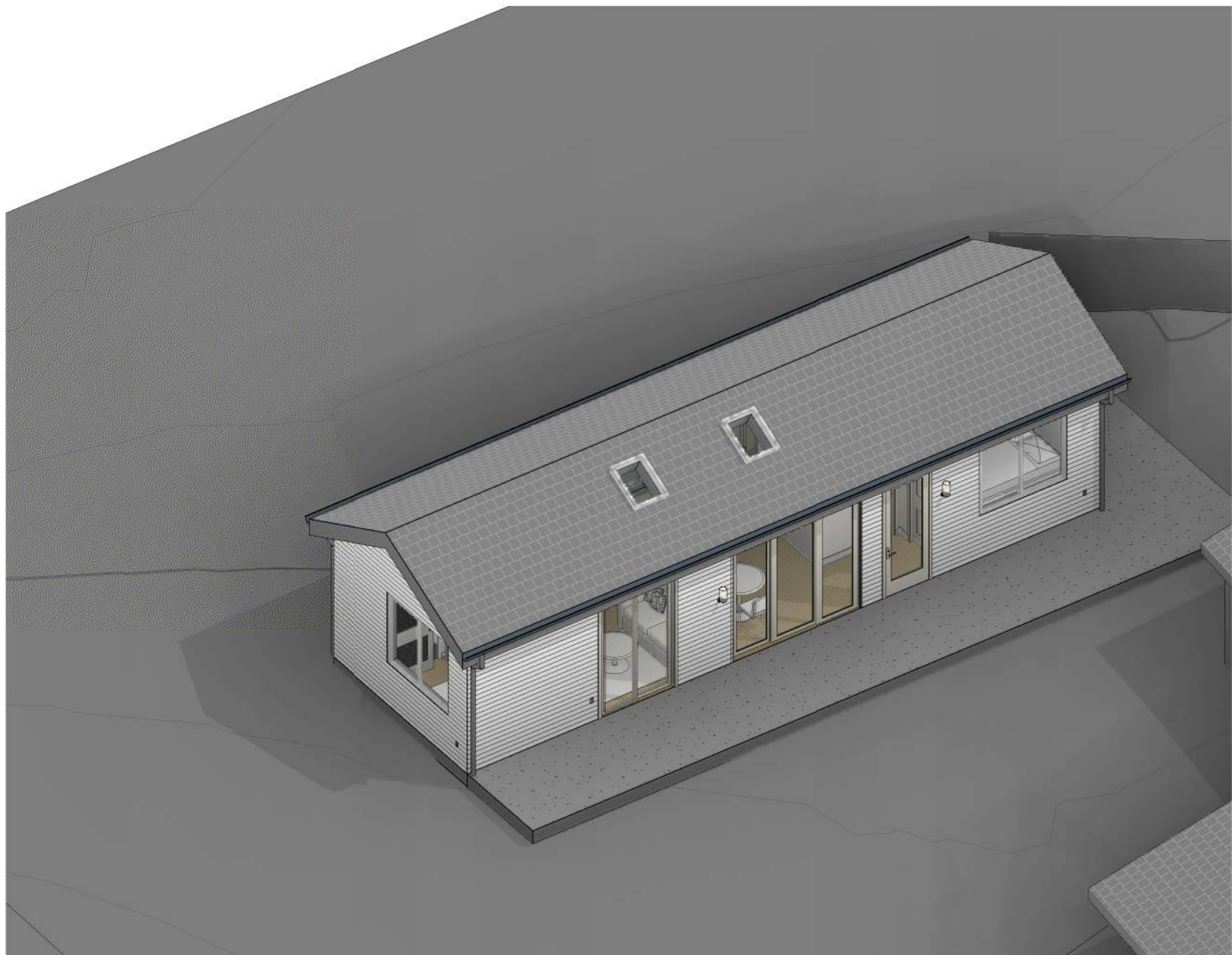
ARCHITECTURAL NOTES

- PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD. REFER TO A03.01 FOR DETAIL.
- "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
- WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1). EAVE VENTS ARE NOT PERMITTED AT FIRE-RATED EAVES.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WITH MIN. 5% SLOPE (2% FOR IMPERVIOUS SURFACES) WITHIN 10 FEET OF DWELLING FOUNDATIONS PER WRC 401.3.
- ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE, INTO LANDSCAPED AREAS WHEN FEASIBLE AND AWAY FROM ADJACENT PROPERTIES.
- WEEP SCREED MUST BE CONSTRUCTED AT THE BOTTOM OF STUCCO EXTERIOR WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER WRC R703.7.2.1.
- ADU ADDRESS MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND, PER WRC R319.1.
- ATTIC ACCESS MIN. 22"x30" SHALL BE PROVIDED WHERE CLEAR HEIGHT ABOVE ACCESS HOLE IS 30" OR MORE, PER WRC R807.1.
- WALLS IN THE TUB/SHOWER AREAS TO BE PROTECTED WITH A NON-ABSORBENT SURFACE TO A MINIMUM OF 72" PER WRC R307.2.
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO HIGH HUMIDITY PER WRC R702.3.7.1.
- WALL AREAS SCHEDULED ON A04.01 ARE EXCLUSIVE OF OPENINGS (DOORS, WINDOWS, OR OTHER) ON THOSE WALLS.
- GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS WITH A MINIMUM 22" DOOR THAT SWINGS OUTWARDS OF SHOWER, PER WPC 408.5.
- WATER CLOSET SHALL HAVE MIN. 15" O.C. CLEARANCE TO ADJACENT OBSTRUCTIONS AND MIN. 24" FRONT CLEARANCE.
- A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF A 1" WATER METER AND A 1" WATER SUPPLY LINE. A SEPARATE FIRE PERMIT IS REQUIRED.
- PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

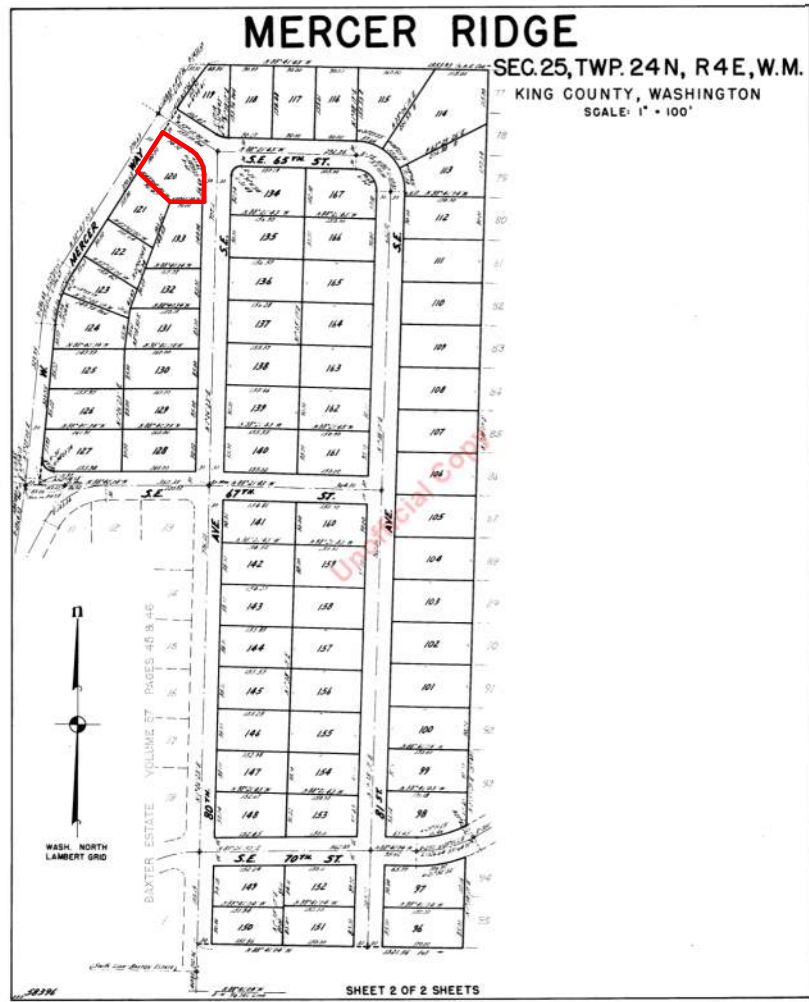
VICINITY MAP



EXTERIOR VIEW



ASSESSOR'S PARCEL MAP



PROJECT KEY DATA

EXISTING PROPERTY INFORMATION

PROPERTY AREA	13908 SF
ASSESSOR'S PARCEL NUMBER	545280-0600
ZONING CODE	R-9.6
OCCUPANCY	R-3
(E) MAIN HOUSE AREA	1995 SF
(E) MAIN HOUSE HEIGHT	23' - 0"
(E) CONSTRUCTION TYPE	VB
(E) SPRINKLER (MAIN HOME)	No
# OF (E) PARKING	2
WITHIN 0.5 MILE TO PUBLIC TRANSIT?	No
WUI HAZARD ZONE	No

GENERAL SCOPE OF WORK

ADU TYPE	DETACHED ADU
DEMOLITION INCLUDED	No
NEW SPRINKLER (ADU)	Yes 1
# OF ADD'L PARKING	1
SOILS REPORT AVAILABILITY	No

THE GC WILL PREPARE A SOLAR-READY ROOF BY PROVIDING DEDICATED CONDUIT FROM ELECTRICAL SUBPANEL TO ROOF AREA, UNLESS THE PROJECT IS EXPLICITLY EXEMPT PER TITLE 24 REPORT.

ADU SUB-PANEL TO BE MIN. 100AMP. MAIN HOUSE PANEL SIZE PENDING ELECTRICAL LOAD CALCULATIONS TO BE PROVIDED BY GC DURING CONSTRUCTION, AND UPDATED AS REQUIRED.

ADU FEATURES

TOTAL FLOOR AREA	585 SF
TOTAL HEIGHT	14' - 1 1/2"
# OF STORIES	1
# OF BEDROOMS	2
# OF BATHROOMS	1
ROOF SHAPE	GABLE
ROOF MATERIAL	COMPOSITION SHINGLE
EXTERIOR FINISH MATERIAL	WOOD/HARDIE SIDING
CEILING SHAPE	MIXED
LOWEST CEILING HEIGHT	9' - 0"
FOUNDATION TYPE	SLAB ON GRADE
SHOWER TYPE	BATH TUB
WATER HEATER TYPE	GAS TANKLESS
USE OF GAS IN ADU	Yes 2
# OF FIRE-RATED WALLS	0
# OF FIRE-RATED ROOF EAVES	1

DEFERRED SUBMITTALS

SOLAR P/V SYSTEM	No
OTHERS	

SHEET LIST

SHEET NUMBER	SHEET NAME
A00.00	Cover
A00.01	General Notes, Symbols, & Project Information
A00.02	Municipality Requirements
A01.01	Existing Site Plan
A01.02	Existing Building Photos
A02.01	ADU Site Plan
A02.02	Lot Coverage Diagrams
A02.03	ADU Floor Plan, Roof Plan & RCP
A02.04	ADU Elevations & Sections
A02.05	ADU Gas Line Diagram
A03.01	Typical Details
A03.02	Typical Details
A04.01	Schedules
A05.01	Kitchen System
A05.02	Bathroom System
A06.01	Energy Requirements
C01.01	Site Survey
C01.02	Impervious Surface Plan 1
D1	Cover Sheet & Site Plan
D2	TESC Plan
D3	TESC Notes & Details
D4	Grading & Drainage Plan
D5	Tree Retention Plan
D6	Construction Details 2
S1	Structural General Notes
S2	Foundation and Roof Framing/ Shearwall Plan
S3	Structural Details

KOVES RESIDENCE

7901 SE 65TH ST, MERCER ISLAND
DETACHED ADU

PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

SURVEYOR

REVISIONS

2	04/28/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1
NO.	DATE	NOTE

SHEET NAME

General Notes, Symbols, & Project Information
A00.01

SCALE: As indicated

KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

1,400 Sq. Ft. x (25' x 56% + 10' x 0% ... 25' x 60% + 48' x 100%)

= 1,400 Sq. Ft. x 47.53%

= 665.42 Sq. Ft. Excluded from the Gross Floor Area

CALCULATING AVERAGE BUILDING ELEVATION (ABE)

No part of a structure may exceed 30 feet in height above the "Average Building Elevation" to the top of the structure, except that on the downhill side of a sloping lot the structure shall not extend to a height greater than 30 feet measured from existing or finished grade to the top plate of the roof; provided the roof ridge does not exceed 30 feet in height above the "Average Building Elevation." ABE is defined as: The elevation established by averaging the elevation at existing or finished grade, whichever is lower, at the center of all exterior walls of the completed building.

NOTE: INCOMPLETE AVERAGE BUILDING ELEVATION INFORMATION COULD SUBSTANTIALLY DELAY THE PROCESSING OF YOUR APPLICATION

AVERAGE BUILDING ELEVATION FORMULA:
(Mid-point Elevation of Individual Wall Segment) x (Length of Individual Wall Segment)
(Total Length of Wall Segments)
OR
(Aa)+(Bbb)+(Ccc)+(Ddd)+(Eee)+(Fff)+(Ggg)+(Hhh)
a + b + c + d + e + f + g + h
WHERE: A,B,C,D... = Lower of Finished or Existing Ground Elevation at Midpoint of Wall Segment
AND: a,b,c,d... = Length of Wall Segment Measured on Outside Wall

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 105.9 feet	a = 30 feet
B = 104.7 feet	b = 9 feet
C = 103.7 feet	c = 17 feet
D = 102.7 feet	d = 25 feet
E = 101.6 feet	e = 13 feet
F = 101.7 feet	f = 6 feet
G = 102.2 feet	g = 34 feet
H = 104.5 feet	h = 40 feet

ABE CALCULATION:
(105.9(30)+(104.7(9)+(103.7(17)+(102.2(25)+(101.6(13)+(101.7(6)+(102.2(34)+(104.5(40)
1747
18023' = 103.6' Average Building Elevation (ABE)

NOTE: This example is not to scale. Site plans submitted to the building department must be to scale.

S:\CPD\FORMS\Current Forms\Land Use\SiteDevelopmentWorksheet.docx 12/2020

F. Sloping lot (Downhill side)- maximum height of top of exterior wall façade above lowest existing grade (30-ft max) NA Feet
G. ABE and Allowable Building Height Shown on elevations plan sheet # A02.01
H. Topo-survey Accuracy Attested on Plan Sheet # C01.01

NOTE: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height. Please see page 8 for more information on calculating Average Building Elevation (ABE)
*The benchmark elevation is a fixed elevation point on or off site that will not be disturbed during development activity and is used to verify the final building height.

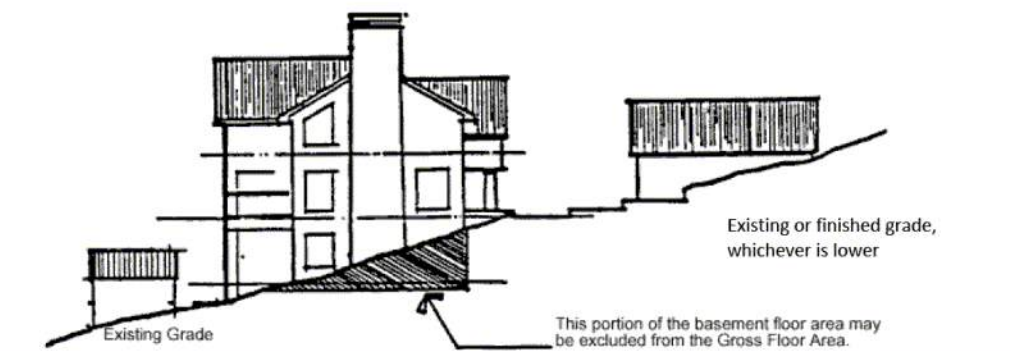
BASEMENT FLOOR AREA CALCULATION

The Mercer Island Development Code allows for the portion of the basement floor area which is below grade to be excluded from the Gross Floor Area. That portion of the basement which will be excluded is calculated as shown:
Portion of Excluded Basement Floor Area = Total Basement Area x

I (Wall Segment Coverage x Wall Segment Length)
Total of all Wall Segment lengths

Where the terms are defined as follows:

Total Basement Area: The total amount of all basement floor area.
Wall Segment: The portion of an exterior wall below existing or finished grade, whichever is lower. It is expressed as a percentage. Refer to example below.
Coverage: The horizontal length of each exterior wall in feet.



EXAMPLE OF BASEMENT FLOOR AREA CALCULATION

This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area. In order to complete this example, the following information is needed:

- A topographic map of the existing (e) grades and showing proposed finished (f) grades.
- Building plans showing dimensions of all exterior wall segments and floor areas.
- Building elevations showing the location of existing and finished grades in relation to basement level.

Step One
Determine the number and lengths of the Wall Segments.

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6. Other NA Square Feet
7. Total New Hardcape Area (H1+H2+H3+H4+H5+H6) 306 Square Feet
I. Total Project Hardcape Area = (F7 - G) + H7 1428 Square Feet
J. Total Project Hardcape Area = (I/8)x100 27.94 % of Lot

Hardcape calculations shown on Plan Sheet # D1 & C01.02

GROSS FLOOR AREA (GFA)

For single family residential development, GFA is the total square footage of floor area, bounded by the exterior faces of the building(s). The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks. The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks. GFA does not include any portion of a building that is below ground (refer to page 6).

Allowed GFA

- R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.
- R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.
- R-12: 10,000 square feet or 40% of the lot area, whichever is less.
- R-15: 12,000 square feet or 40% of the lot area, whichever is less.
- All zones: Lots with a lot area of 7,500 square feet or less, the lesser of 3,000 square feet or 45% of the lot area.
- F: All zones: If an accessory dwelling unit is proposed, the 40% allowed GFA may be increased by the lesser of 5 percentile points, or the floor area of the accessory dwelling unit. Provided, this allowance shall not result in a GFA of more than 4,500 square feet or 45% of the lot area, whichever is less.

GFA Modifiers

The GFA calculation for a floor with a ceiling height of 12 to 16 feet, is 150% of the area of the floor. The GFA calculation for a floor with a ceiling height of more than 16 feet, is 200% of the area of the floor. The GFA calculation for a stair case shall be counted as a single floor for the first two stories accessed by the stair case. For each additional story above two stories, the stair case shall count as a single floor area. *Floor plans shall identify rooms with a ceiling height of more than 12 feet and rooms with a ceiling height of more than 16 feet. All building areas must be identified and labeled on the site plan. Please distinguish all new construction from existing areas on both your drawing and in the calculations you complete below.

Will you be excluding a portion of the basement floor area? Yes ☐ No ☒
If yes, you must provide basement floor area calculations, with your building permit application, that show how you determined what portion of the basement will be excluded. Refer to page 6.

GROSS FLOOR AREA CALCULATIONS

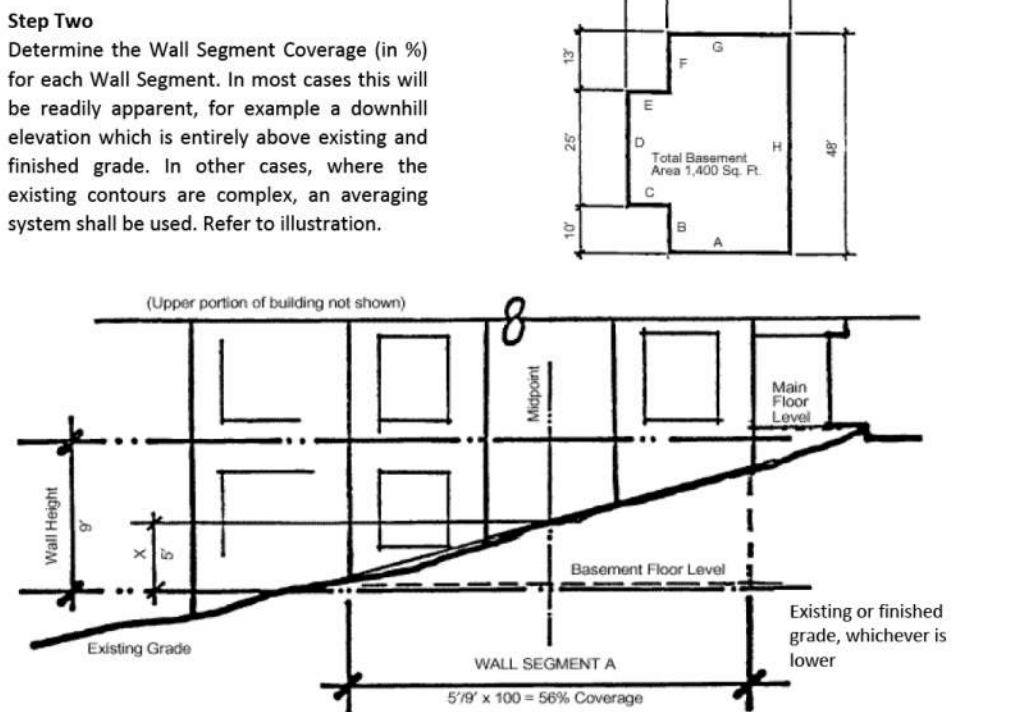
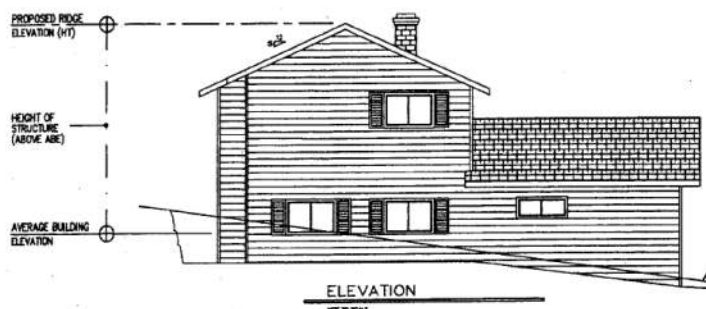
Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	1812 Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	1812 Sq. Ft.
Main Floor	612 Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	612 Sq. Ft.
Gross Basement Area	NA Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	NA Sq. Ft.
Garage/ Carport	560 Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	560 Sq. Ft.
Total Floor Area	2984 Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	2984 Sq. Ft.
Accessory Buildings	159 Sq. Ft. NA	Sq. Ft. NA	Sq. Ft. NA	159 Sq. Ft.

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BEFORE SUBMITTING YOUR CONSTRUCTION DRAWINGS, CHECK TO SEE THAT YOU HAVE PROVIDED THE INFORMATION BELOW.

- The site plan and the elevation drawings must be drawn to scale, for example 1" = 20', and based on a survey.
- Clearly show existing topography on your site plan. Topography should be shown in 2' increments.
- Submit (with the site plan) your average building elevation calculations using the formula provided on page 8.
- Indicate on an elevation drawing where the average building elevation strikes the building and the proposed ridge elevation (see below for example).
- Elevation drawings for all sides of the building.
- Indicate on the site plan the elevation of the finished floor or garage slab.
- Indicate the elevation and location of a fixed point (benchmark) within the ADJACENT RIGHT-OF-WAY or other point approved by the Building Official. The benchmark elevation and location must be provided and cannot be a part of the proposed structure. Note: Benchmark must be established, verified by a licensed surveyor and remain during construction so height can be verified when completed.
- If a portion of the basement floor area will be excluded from the gross floor area, provide the exclusion calculations with your site plan. The formula for basement area exclusions is shown on page 6.
- Indicate ceiling heights greater than 12' and greater than 16' on floor plans.

CROSS-SECTION REPRESENTATION OF ABE



Step Three
Multiply each Wall Segment Length by the percentage of each Wall Segment Coverage and add these results together. Divide that number by the sum of all Wall Segment lengths. This calculation will result in a percentage of basement wall which is below grade. [This calculation is most easily completed by compiling a table of the information as illustrated below.]

Wall Segment	Length x	Coverage	Result
A	25'	56%	14%
B	10'	0%	0%
C	8'	0%	0%
D	25'	0%	0%
E	8'	0%	0%
F	13'	0%	0%
G	25'	60%	15%
H	48'	100%	48%
Totals	162'	NA	77%

Step Four
Multiply the Total Basement Floor Area by the above percentage to determine the Excluded Basement Floor Area. Portion of Excluded Basement Floor Area Calculation below

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Accessory Dwelling Unit NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
2nd & 3rd Story Roofed Decks NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
Basement Area NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
Excluded NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
150% GFA Modifier* (main and upper floor x2) NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
200% GFA Modifier* (main and upper floor x2) NA Sq. Ft. NA Sq. Ft. NA Sq. Ft. NA Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase) 90 NA NA Sq. Ft. 90 NA Sq. Ft.
TOTAL Building Area 2933 Sq. Ft. NA Sq. Ft. 2933 Sq. Ft. NA Sq. Ft.
*Enter the actual room area

A. Lot Area 13907 Square Feet
B. Zone R-8.4 ☐ R-9.6 ☒ R-12 ☐ R-15 ☐
C. Allowed Gross Floor Area (refer to "allowed GFA") 8000 Square Feet
D. Allowed Gross Floor Area 40 % of Lot
E. Proposed Gross Floor Area 2933 % of Lot
F. Proposed Gross Floor Area 27.45 % of Lot

Gross floor area calculations found on Plan Sheet # D1 & C01.02
Basement exclusion calculations found on Plan Sheet # NA

BUILDING HEIGHT

All building height measurements must be taken from existing grade or finished grade, whichever is lower. Existing grade refers to ground surface as it exists at the proposed building perimeter before grading or other alterations take place. Finished grade refers to the ground surface as it exists at the building perimeter after grading or other alterations take place.

Single family new construction and additions are limited to a maximum height of 30 ft. above the Average Building Elevation (ABE) – see section on next pages. The height is measured to the top of the structure. On the downhill side of a sloping lot, the wall façade height is also limited to a height of 30 feet measured from existing or finished grade (whichever is lower) to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc. A topographic survey is required at permit application when the proposed building height is within 2 ft. of the allowable building height. The survey must include a statement that attests the average contour elevation within the vicinity of the building footprint to be accurate within 6 inches vertically and horizontally from actual elevations.

BUILDING HEIGHT CALCULATIONS

A. Average Building Elevation (ABE) calculations located on sheet #: A02.01
B. Allowable Building Height (ABE + 30 Ft.) 212.94 Feet
C. Proposed Building Height 198.94 Feet
D. Benchmark Elevation* 178.5 Feet
E. Describe Benchmark Location (must be undisturbed throughout project) SE 65TH ST & BIRTH AVE SE IN ISLAND

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5. Total Existing Lot Coverage Area (E1+E2+E3+E4) 4330 Square Feet
F. (Total Lot Coverage Area Removed) NA Square Feet
G. Proposed Adjustment for Single Story (Area) NA Square Feet
H. Proposed Adjustment for Flag Lot NA Square Feet
I. Total New Lot Coverage Area: 1. Main Structure Roof Area 0 Square Feet
2. Accessory Structure Roof Area 703 Square Feet
3. Vehicular Use (driveway, paved easement [portion used by the lot for access], parking) 0 Square Feet
4. Covered Patios and Covered Decks 58.21 Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4) 761.21 Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5 4568.21 Square Feet
K. Proposed Lot Coverage Area = (I/8) x 100 97.8 % of Lot

Lot coverage calculations shown on Plan Sheet # D1 & C01.02

HARDSCAPE

Up to 9% of the net lot area may consist of hardscape areas. For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, rockeries and retaining walls, and similar constructed elements that do not have a roof. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings. In addition, unused lot coverage may also be improved with hardscape.

BUILDING CALCULATIONS

A. Gross Lot Area 13907 Square Feet
B. Net Lot Area 2933 Square Feet
C. Area Borrowed from Lot Coverage 790 Square Feet
D. Allowed Hardscape Area = 9% of lot area + C 14.7 % of Lot
E. Allowed Hardscape Area 2841.63 Square Feet
F. Total Existing Hardscape Area: 1. Uncovered Decks 567 Square Feet
2. Uncovered Patios 366 Square Feet
3. Walkways 183 Square Feet
4. Stairs 26 Square Feet
5. Rockeries and Retaining Walls 26 Square Feet
6. Other CONCRETE PAD 452 Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6) 1068 Square Feet
G. (Total Hardscape Area Removed) NA Square Feet
H. Total New Hardscape Area: 1. Uncovered Decks NA Square Feet
2. Uncovered Patios 366 Square Feet
3. Walkways NA Square Feet
4. Stairs NA Square Feet
5. Rockeries and Retaining Walls NA Square Feet

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LOT COVERAGE

For single family residential development, "lot coverage" is the area of a lot that may be covered by a combination of the buildings and vehicular driving surfaces. Lot coverage is based on "net lot area". Net lot area is the size of the lot minus the area within any access easements on the property that do not provide access to the home on the subject lot. The maximum lot coverage for a specific lot is based upon the lots slope (see above). The area of the lot that cannot be used for lot coverage is "required landscaping area"; the landscaping area is typically improved with either hardscape (see below) or softscape. Please note: Lot coverage is not the same as impervious surface calculations used for drainage review.

Lot Slope	Maximum Lot Coverage (House, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

ADJUSTMENTS

- A one-time reduction in the required landscaping area and an increase in the allowed maximum lot coverage is allowed if:
- The total reduction in required landscaping area shall not exceed 5%, and the total increase in maximum lot coverage shall not exceed 5%; and
 - The reduction in required landscaping area is associated with:
 - A development proposal that will result in a single-story dwelling with wheelchair accessible entry, and may also include a single-story accessory building; or
 - A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that is more than the 25% of the allowed lot coverage. The allowed reduction in the required landscaping area and increase in the maximum lot coverage shall not exceed 5% or the area of the driveway in excess of 25% of the lot coverage, whichever is less. For example, a development proposal with a driveway that occupies 27% of the allowed lot coverage, may increase the total lot coverage by 2%.
 - A recorded notice on title, covenant, easement, or other documentation in a form approved by the city, shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area an increase in lot coverage.

Does this project include a proposed adjustment? Yes ☐ No ☒

LOT COVERAGE CALCULATIONS

A. Gross Lot Area 13907 Square Feet
B. Net Lot Area 2933 Square Feet
C. Allowed Lot Coverage Area 2862.8 Square Feet
D. Allowed Lot Coverage 40 % of Lot
E. Existing Lot Coverage: 1. Main Structure Roof Area 2437 Square Feet
2. Accessory Building Roof Area 159 Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking) 0 Square Feet
4. Covered Patios and Covered Decks 1176 Square Feet

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CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercer.gov.org
Inspection Requests: Online: www.mylivingpermit.com VM: 206.275.7730



SITE DEVELOPMENT INFORMATION

Worksheet for single family residential development

PROJECT INFORMATION
Permit Number: 2407-078 Parcel Number: 042800-0000
Site Address: 7901 SE 65TH ST, MERCER ISLAND, WASHINGTON Phone Number: (206) 618-7790
Owner Name: ILDMKO KOVES Date: 1/17/25 (resubmittal)
Signature & phone number of individual who completed this worksheet: 858-210-1455
Signature _____ Phone Number _____

GENERAL INFORMATION

Will any large trees be removed as a result of this development activity? Yes ☐ No ☐
Large tree: trees with diameter of greater than or equal to 10 inches.
Do you have an Accessory Dwelling Unit? New ADU ☒ Existing ADU ☐ No ☐
Will you be adding air conditioning to the proposed development? Yes ☐ No ☐
What is the total square footage of all proposed decks (covered and uncovered) on the property? 58.21 Square Feet
This is a worksheet and is not a substitute for the Mercer Island Development Regulations. Please consult the Mercer Island City Code. The City may require additional information to be supplied to document compliance with regulations.

LOT SLOPE

According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot: 184.2 Feet
Lowest Elevation Point of Lot: 178.2 Feet
Elevation Difference: 6 Feet
Horizontal Distance Between High and Low Points: 148.5 Feet
Lot Slope* 4.0 %

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

Lot slope calculations shown on Sheet # C01.01

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PROJECT ORIENTATION

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Cournecki

PREPARED BY

RYAN CONOVER

PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRACE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 04/28/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

Municipality Requirements

A00.02

SCALE:

Cottage

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KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

PHASES

- New Construction
— Existing
- - - - - To Be Demolished

EXISTING UTILITIES SYMBOLS

- (E) Electrical Panel
(W) Water Meter
(S) Sewer / Septic
(C) Crawl Space Access
(G) Gas Meter
(T) Protected Tree



1 Existing Site Plan
1/8" = 1'-0"

PROJECT ORIENTATION



PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

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NO. DATE NOTE

SHEET NAME

Existing Site Plan

A01.01

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

Cottage

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2 ADU PROPOSED LOCATION - SOUTH SIDE OF PROPERTY



1 MAIN HOME - FACING EAST

PROJECT ORIENTATION

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SAN FRANCISCO, CA 94107
+1 415-275-2420
Alexander Czurnecki

PROJECT TEAM
RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN
STRUCTURAL CONSULTANT

TERRANE
TITLE 24 COMPLIANCE CONSULTANT

REVISIONS		
2	04/28/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1
NO.	DATE	NOTE

SHEET NAME

KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

PHASES

- New Construction
— Existing
- - - To Be Demolished

EXISTING UTILITIES SYMBOLS

- E Electrical Panel
W Water Meter
S Sewer / Septic
C Crawl Space Access
G Gas Meter
T Protected Tree

WALL TYPES

- E1 Exterior Wall - 6" (2x4 Framing)
E2 Exterior Wall - 8" (2x6 Framing)
E1P Exterior Wall - 6 3/4" (1HR)
E2P Exterior Wall - 8 3/4" (1HR)
I1 Interior Wall - 4 1/2"
I1P Interior Wall - 4 3/4" (1HR)
I2 Interior Wall - 6 1/2" (2-sided Plumbing)
F1 Finish Wall - 1/4" (Tile)
F2 Finish Wall - 1/4" (Backsplash Tile)

ARCHITECTURAL NOTES

- PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD. REFER TO A03.01 FOR DETAIL.
- "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
- WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1). EAVE VENTS ARE NOT PERMITTED AT FIRE-RATED EAVES.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WITH MIN. 5% SLOPE (2% FOR IMPERVIOUS SURFACES) WITHIN 10 FEET OF DWELLING FOUNDATIONS PER WRC 401.3.
- ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE, INTO LANDSCAPED AREAS WHEN FEASIBLE AND AWAY FROM ADJACENT PROPERTIES.
- WEEP SCREED MUST BE CONSTRUCTED AT THE BOTTOM OF STUCCO EXTERIOR WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER WRC R703.7.2.1.
- ADU ADDRESS MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/8", AND SHALL CONTRAST WITH THEIR BACKGROUND, PER WRC R319.1.
- ATTIC ACCESS MIN. 22"x30" SHALL BE PROVIDED WHERE CLEAR HEIGHT ABOVE ACCESS HOLE IS 30" OR MORE. PER WRC R807.1. WALLS IN THE TUB/SHOWER AREAS TO BE PROTECTED WITH A NON-ABSORBENT SURFACE TO A MINIMUM OF 72" PER WRC R307.2. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO HIGH HUMIDITY PER WRC R702.3.7.1.
- WALL AREAS SCHEDULED ON A04.01 ARE EXCLUSIVE OF OPENINGS (DOORS, WINDOWS, OR OTHER) ON THOSE WALLS.
- GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS WITH A MINIMUM 22" DOOR THAT SWINGS OUTWARDS OF SHOWER. PER WPC 408.5.
- WATER CLOSET SHALL HAVE MIN. 15" O.C. CLEARANCE TO ADJACENT OBSTRUCTIONS AND MIN. 24" FRONT CLEARANCE.
- A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF A 1" WATER METER AND A 1" WATER SUPPLY LINE. A SEPARATE FIRE PERMIT IS REQUIRED.
- PER MICC A107.1. A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

PLUMBING NOTES

- GC TO FIELD EVALUATE THE EXISTING WATER SYSTEM (PRESSURE, SUPPLY AND METER SIZE) TO ENSURE WATER FLOW IS SUFFICIENT TO SUPPORT MAIN HOME AND NEW ADU PER WPC 102.4 & 610.1. UPGRADE AS REQUIRED FOR WATER FIXTURE SCHEDULE A04.01.
- GC TO FIELD EVALUATE EXISTING LOT SEWER LATERAL PIPES TO ENSURE IT CAN SUPPORT THE ADDITION OF NEW ADU PLUMBING FIXTURES.
- GC TO ENSURE NEW DRAINAGE PIPES FROM ADU CAN ACHIEVE A 2% DOWN SLOPE TO THE POINT OF DISPOSAL. IF THE REQUIREMENT CANNOT BE MET, A SEWER EJECTOR PUMP MAY NEED TO BE INSTALLED.
- A 4"-DIAMETER PIPE CAN SERVE 4 OR MORE WATER CLOSETS.
- ALL UTILITY PIPE SIZES AND MATERIALS SHALL BE AS FOLLOW PER CPC CHAPTER 4, U.O.N.:
A. SEWER: D4" IN ABS OR PVC
B. SINK & SHOWER WASTE: D2" IN ABS OR PVC
C. SINK VENT: D2" IN ABS OR PVC
D. WATER: D1/2" IN PEX OR PVC
- ALL ACCESSIBLE DOMESTIC HOT WATER SYSTEM PIPING AS SHALL BE INSULATED BASED ON THE THICKNESS REQUIREMENTS OF WPC 609.12.2.

PROJECT ORIENTATION



PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czornecki

PROJECT TEAM

RYAN CONOVER

PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

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1 10/07/2024 Permit Set Rev. 1

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SHEET NAME

ADU Site Plan

A02.01

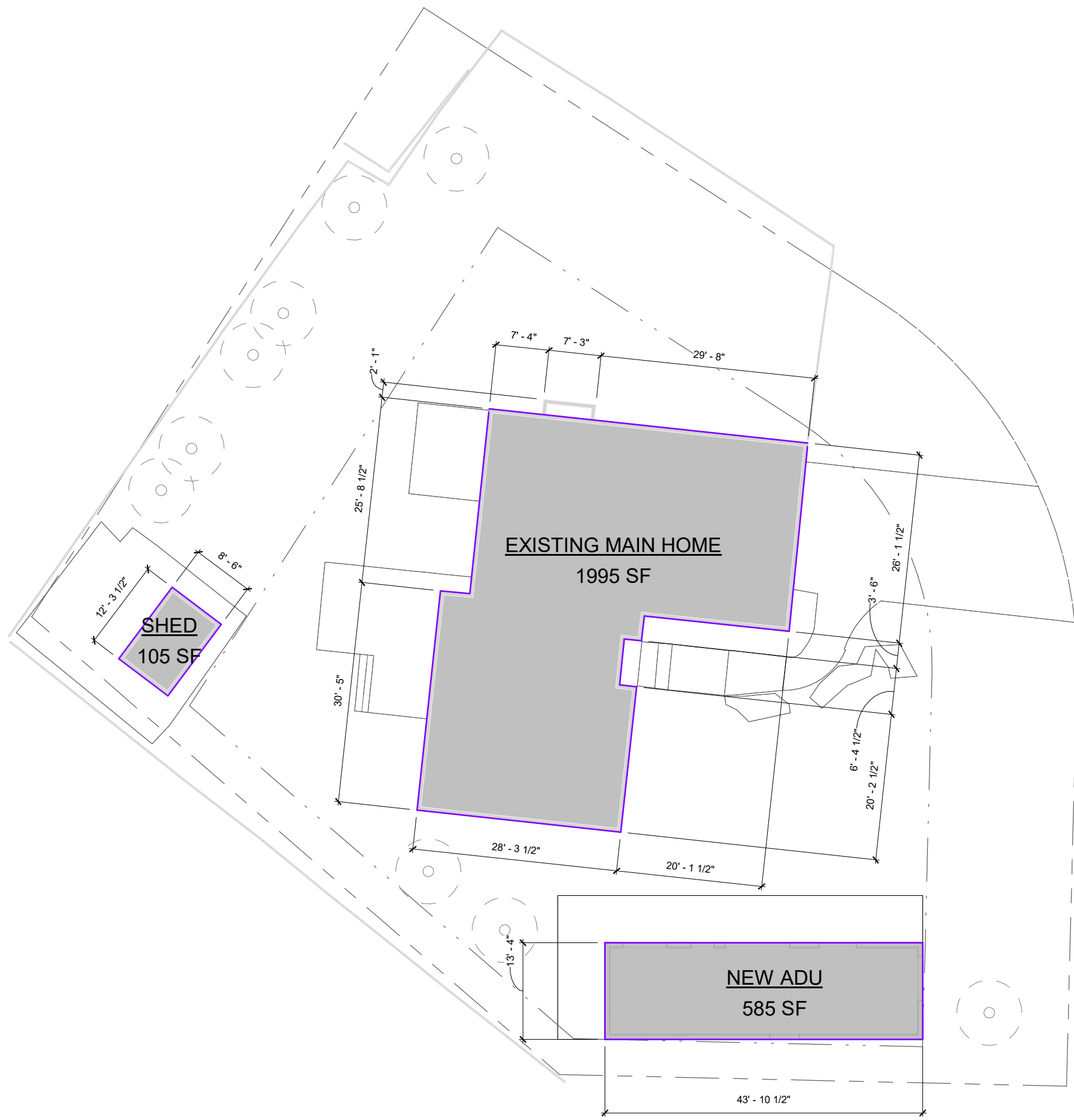
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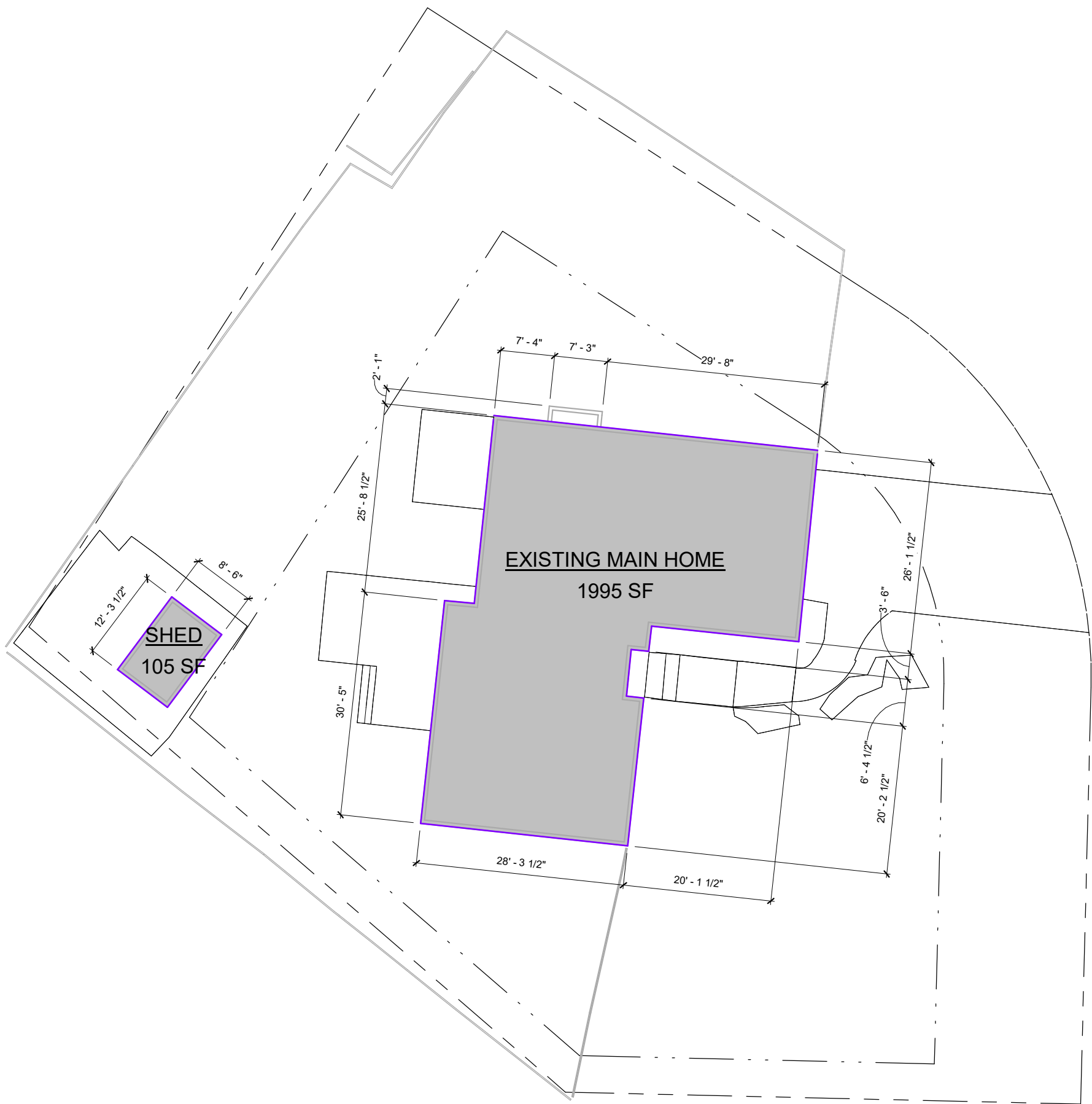
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RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU



LOT COVERAGE AREA-NEW			
Name	Area	PropertyArea	Lot Coverage Ratio
EXISTING MAIN HOME	1995 SF	13908 SF	14.34%
NEW ADU	585 SF	13908 SF	4.21%
SHED	105 SF	13908 SF	0.75%
Total:	2684 SF		19.30%



LOT COVERAGE AREA-EXISTING			
Name	Area	PropertyArea	Lot Coverage Ratio
EXISTING MAIN HOME	1995 SF	13908 SF	14.34%
SHED	105 SF	13908 SF	0.75%
Total:	2099 SF		15.09%

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PREPARED BY

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SAN FRANCISCO, CA 94107
+1 415-275-2420

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NO. DATE NOTE

SHEET NAME

Lot Coverage Diagrams

A02.02

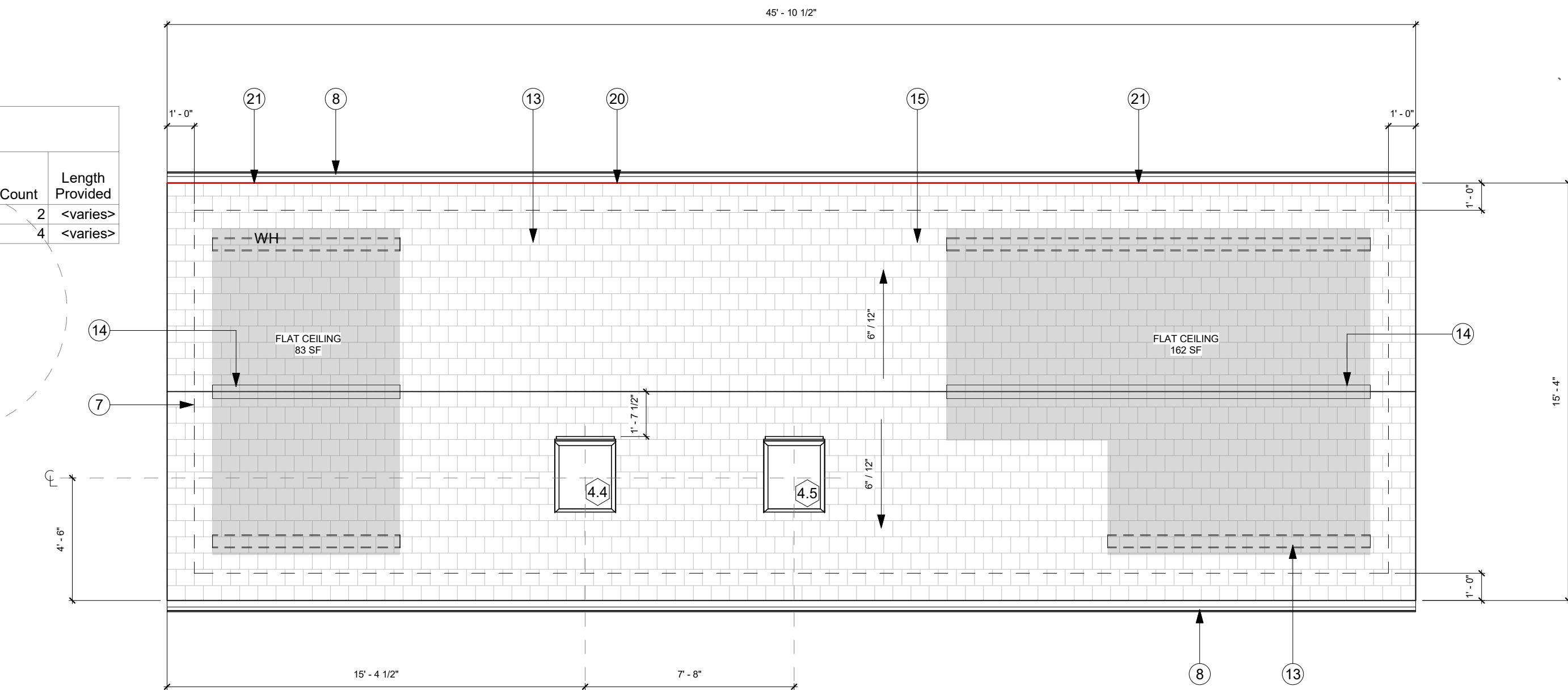
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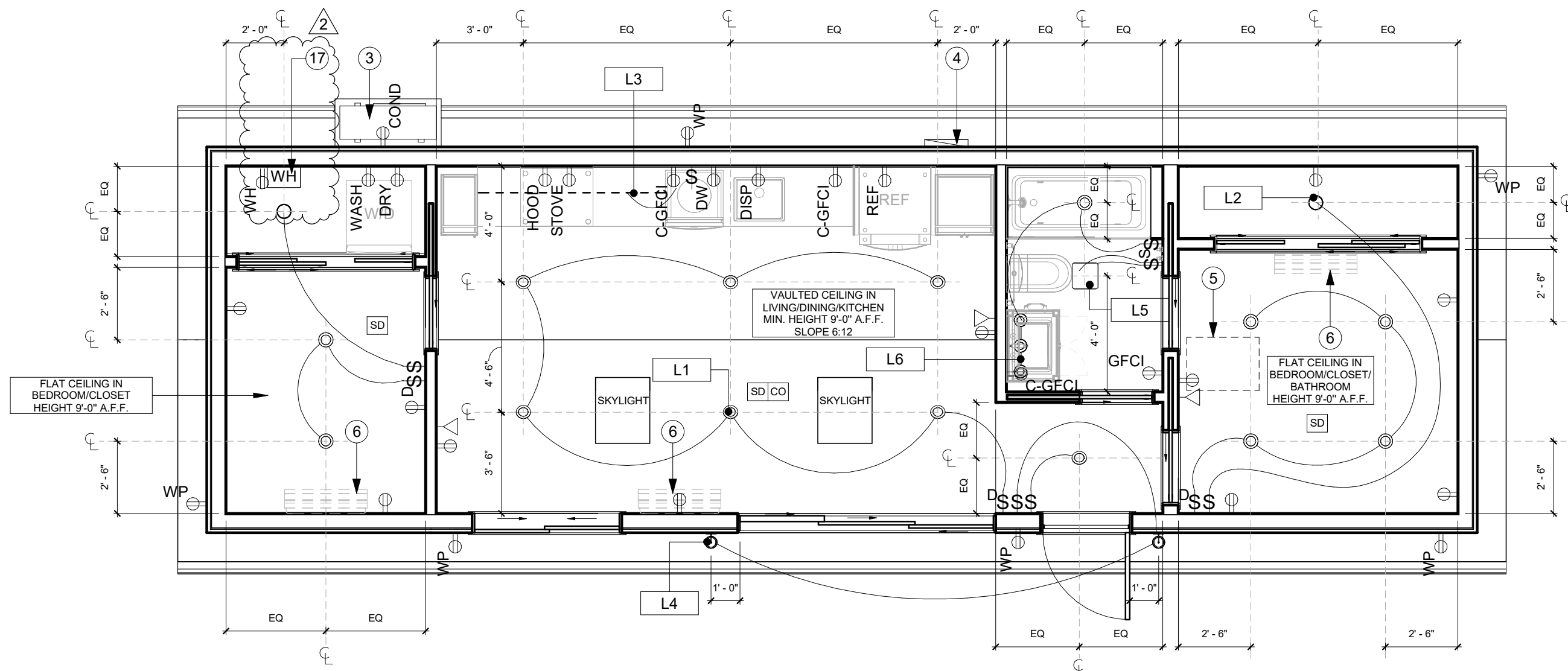
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ROOF/ATTIC VENTING SCHEDULE				
Name	Area	MIN. VENTED AREA	MIN. INTAKE AREA	MIN. EXHAUST AREA
FLAT CEILING	35242 in²	235 in²	117 in²	117 in²

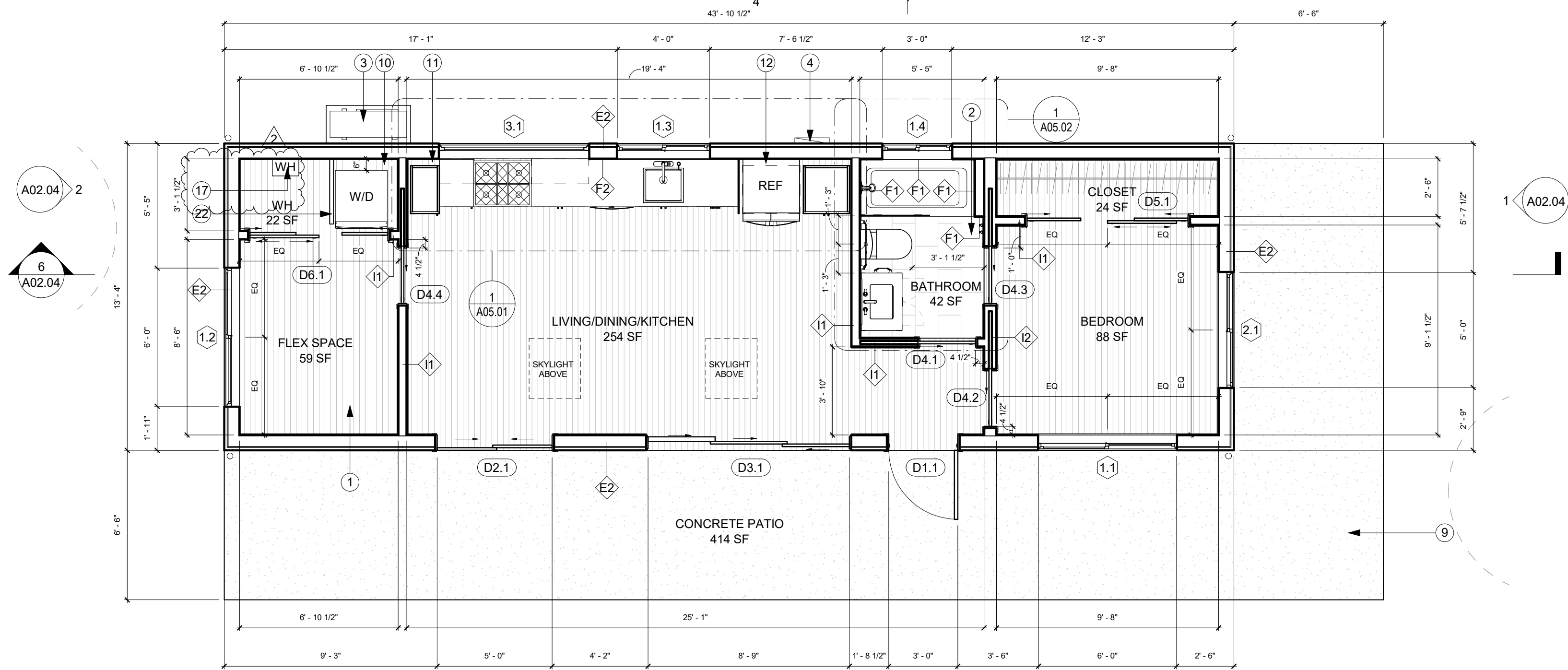
ROOF/ATTIC VENTING STRATEGY									
Model	Description	Type Comments	1 Hr Fire Rated Eaves Compliant	WUI Listed	Manufacturer	Net Free Vent Area	Vent Area Provided	Count	Length Provided
RIDGE VENT	EXHAUST	MEETS FIRE RATING REQUIREMENTS	Yes	No	BRANDGUARD	NFVA = 17.0 in² PER LINEAR FOOT	381.8 in²	2	<varies>
SHINGLE VENT	INTAKE	MEETS FIRE RATING REQUIREMENTS	Yes	No	COR-A-VENT	NFVA = 6.75 in² PER LINEAR FOOT	263.2 in²	4	<varies>



3 Roof Plan
1/4" = 1'-0"



2 RCP & Electrical Plan
1/4" = 1'-0"



1 Floor Plan
1/4" = 1'-0"

ARCHITECTURAL NOTES

- PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD. REFER TO A03.01 FOR DETAIL.
- "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
- WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1). EAVE VENTS ARE NOT PERMITTED AT FIRE-RATED EAVES.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WITH MIN. 5% SLOPE (2% FOR IMPERVIOUS SURFACES) WITHIN 10 FEET OF DWELLING FOUNDATIONS PER WRC 401.3. ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE, INTO LANDSCAPED AREAS WHEN FEASIBLE AND AWAY FROM ADJACENT PROPERTIES.
- WEEP SCREED MUST BE CONSTRUCTED AT THE BOTTOM OF STUCCO EXTERIOR WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER WRC R703.7.2.1.
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- WALLS IN THE TUB/SHOWER AREAS TO BE PROTECTED WITH A NON-ABSORBENT SURFACE TO A MINIMUM OF 72" PER WRC R307.2. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO HIGH HUMIDITY PER WRC R702.3.7.1.
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- A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF A 1" WATER METER AND A 1" WATER SUPPLY LINE. A SEPARATE FIRE PERMIT IS REQUIRED.
- PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

ELECTRICAL NOTES

- NEW ADU SHALL HAVE A MIN. 100-AMP ELECTRICAL SERVICE SUB-PANEL.
- EXISTING HOME ELECTRICAL PANEL SHALL BE MIN. 200 AMP.
- ELECTRICAL PANELS SHALL NOT BE LOCATED IN VICINITY OF EASILY IGNITABLE MATERIAL, IN BATHROOMS, & OVER STAIR STEPS PER WEC/NFPA 70 240.24.
- ALL RECEPTACLES THAT SUPPLY 120V, SINGLE PHASE, 15- AND 20 AMP OUTLETS INSTALLED IN DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR AREAS SHALL HAVE AN ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION PER WEC/NFPA 70 210.12(A).
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- AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED IN BATHROOMS AND LAUNDRY ROOMS PER WEC/NFPA 70 210.11(C)(3).
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- ALL EXHAUST FANS TO BE EQUIPPED WITH BACKDRAFT DAMPERS.
- EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. THE EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING.
- FOR TANKED WATER HEATERS, STRAPPING SHALL BE PROVIDED AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS PER WPC 507.2.

KEY NOTES

No.	Description
1	ADU FLOORING TO BE WOOD THROUGHOUT, EXCEPT IN BATHROOM
2	BATHROOM FLOORING TO BE TILE
3	MINISPLIT CONDENSOR, FINAL LOCATION TBD BY G.C.
4	MIN. 100AMP ELECTRICAL SUBPANEL, FINAL LOCATION TBD BY G.C.
5	ATTIC ACCESS HATCH, MIN. 22" X 30"
6	MINISPLIT HEAD, FINAL LOCATION TBD BY G.C.
7	OUTLINE OF ADU EXTERIOR WALLS BELOW
8	GUTTER AND DOWNSPOUT FINAL LOCATIONS TBD BY G.C.
9	GC TO CONFIRM WITH GC FINAL EXTENT AND DIMENSIONS OF CONCRETE PATIO
10	ENSURE PROPER CLEARANCE FOR WASHER/DRYER COMBO
11	PACK OUT WALL TO MAKE PANTRY FLUSH WITH FRIDGE
12	PACK OUT WALL TO MAKE CABINET ABOVE FRIDGE ALIGN WITH FRIDGE
13	DECK MOUNTED INTAKE VENT
14	EXHAUST RIDGE VENT
15	COMPOSITE SHINGLE, MIN. CLASS B FIRE RATING
16	WOOD SHINGLE SIDING
17	(N) GAS TANKLESS WATER HEATER W/ FREEZE PROTECTION, FINAL LOCATION TBD BY G.C.
18	ENSURE SPECIFIED GUTTERS PROTECT AGAINST LEAF COLLECTION. ADU IS SURROUNDED BY LARGE TREES
19	(N) ADU ADDRESS SIGNAGE
20	(N) FIRE RATED EAVE, PER 2/A03.02
21	(N) FIRE RATED EAVE, PER 1/A03.02
22	CURB PARTITION FOR WASHER/DRYER, TO BE COORDINATED BY G.C.

KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

PHASES

	New Construction
	Existing
	To Be Demolished

ELECTRICAL SYMBOLS

	Duplex (Standard Height, 18" A.F.F.)
	GFCI Duplex (Standard Height)
	Duplex (Counter Height, 42" A.F.F.)
	GFCI Duplex (Counter Height)
	Quad (Standard Height)
	GFCI Quad (Standard Height)
	Quad (Counter Height)
	GFCI Quad (Counter Height)

	Minisplit Condenser Outlet, 240V
	Dishwasher Outlet [hardwired connection or outlet in adjacent cabinet]
	Garbage Disposal Outlet [with switch or pneumatic button]
	Clothes Dryer Outlet, 240V
	Kitchen Hood Outlet
	Stove Outlet, 240V
	Water Heater Outlet, 240V
	Clothes Washer Outlet, GFCI
	Exterior Weatherproof Outlet, GFCI
	Refrigerator Outlet

	Data Outlet (TV/Router)
	Switch
	Switch (3-Way)
	Switch (Dimmer)
	Switch (Sensor)
	Switch (Double)
	Thermostat
	Smoke Alarm
	Carbon Monoxide Alarm
	Junction Box

WALL TYPES

	Exterior Wall - 6" (2x4 Framing)
	Exterior Wall - 8" (2x6 Framing)
	Exterior Wall - 6 3/4" (1HR)
	Exterior Wall - 8 3/4" (1HR)
	Interior Wall - 4 1/2"
	Interior Wall - 4 3/4" (1HR)
	Interior Wall - 6 1/2" (2-sided Plumbing)
	Finish Wall - 1/4" (Tile)
	Finish Wall - 1/4" (Backsplash Tile)

PROJECT ORIENTATION



PREPARED BY

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SAN FRANCISCO, CA 94107
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RYAN CONOVER

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STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2	04/28/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1
NO.	DATE	NOTE

SHEET NAME

ADU Floor Plan, Roof Plan & RCP

A02.03

SCALE: As indicated



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KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

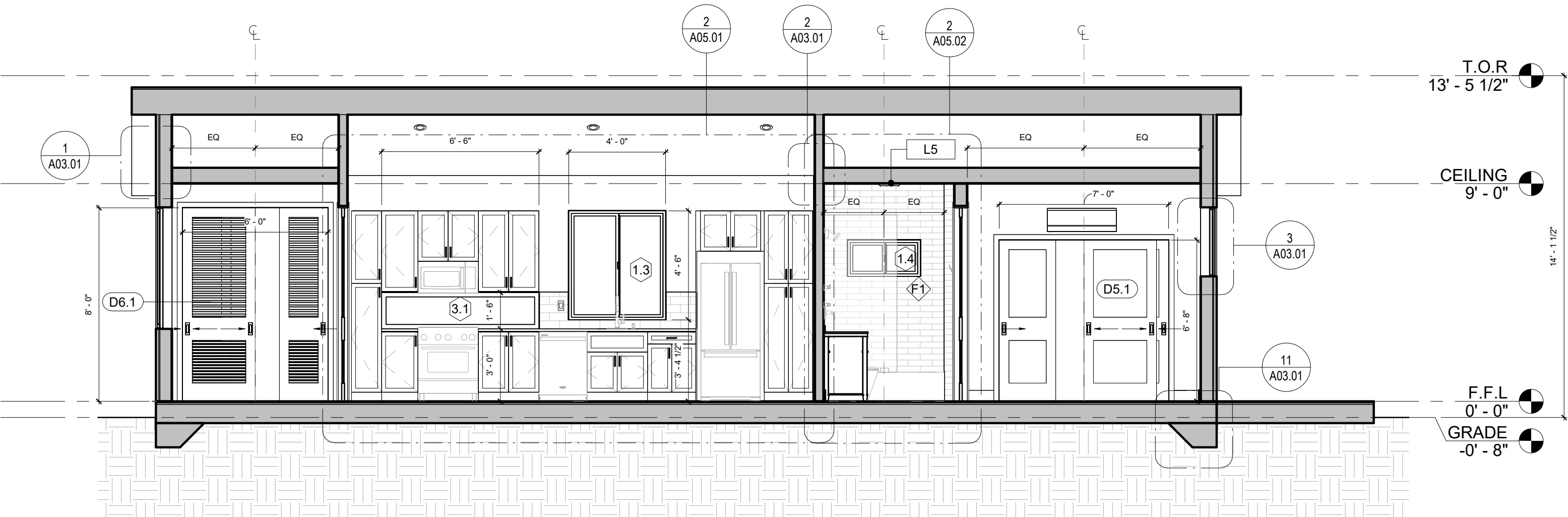
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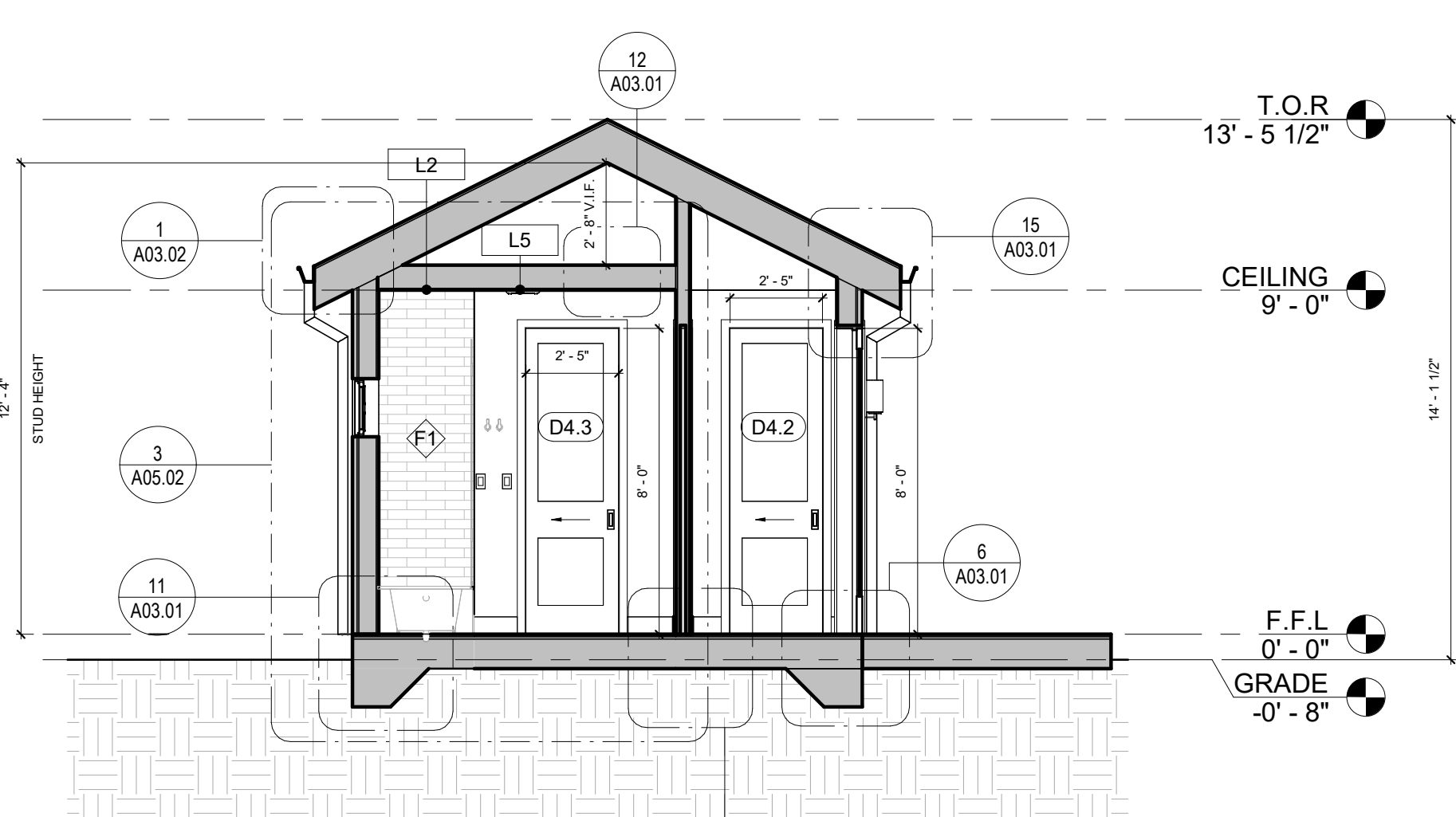
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Section A
1/4" = 1'-0"



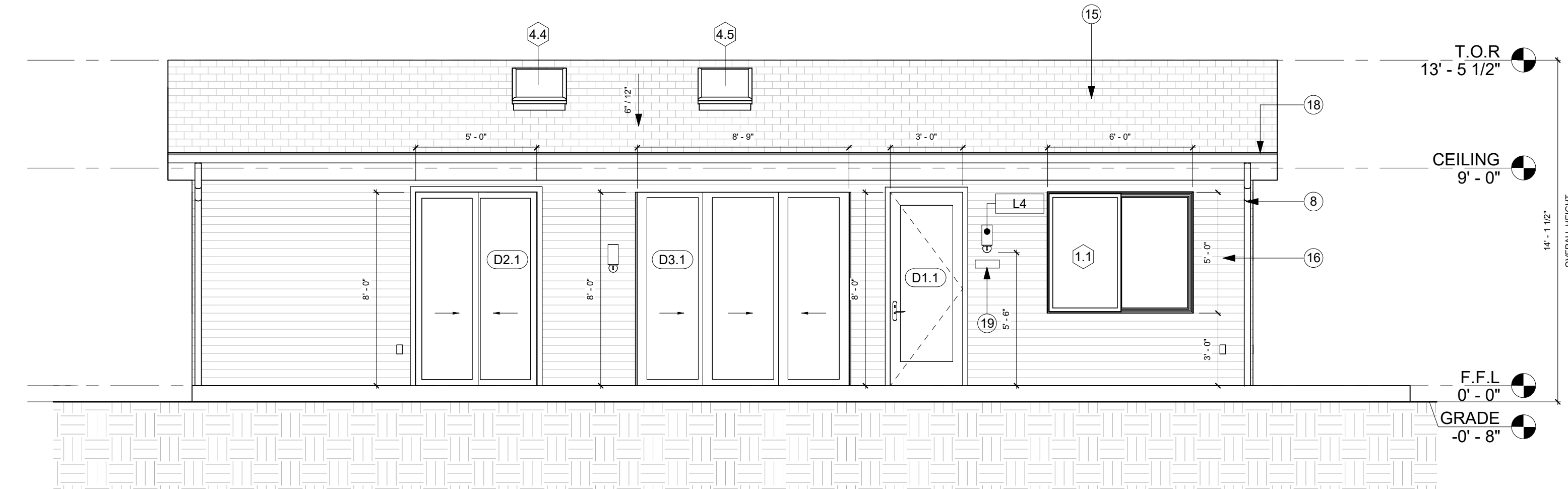
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Section B
1/4" = 1'-0"



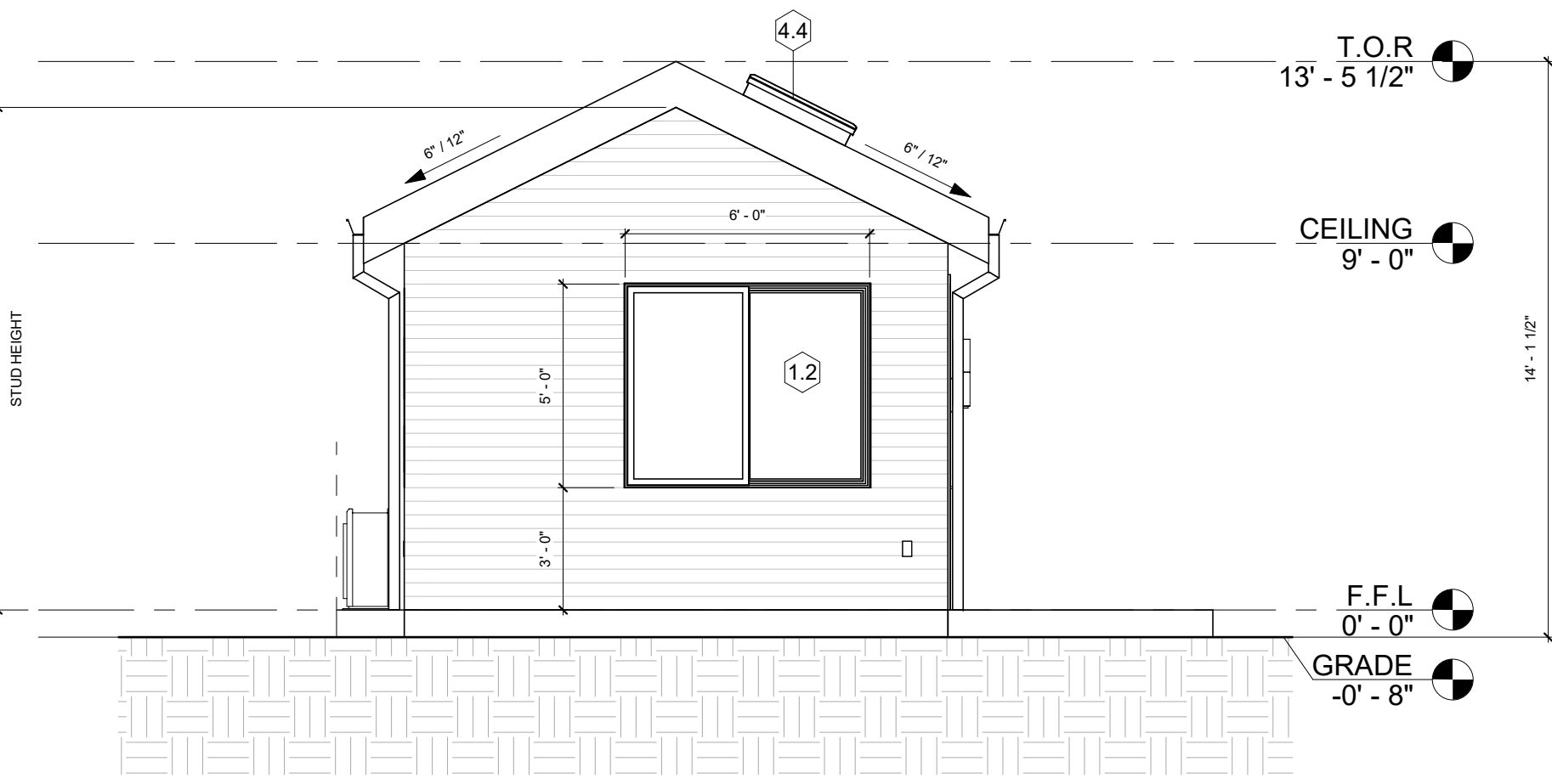
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Elevation (North)
1/4" = 1'-0"



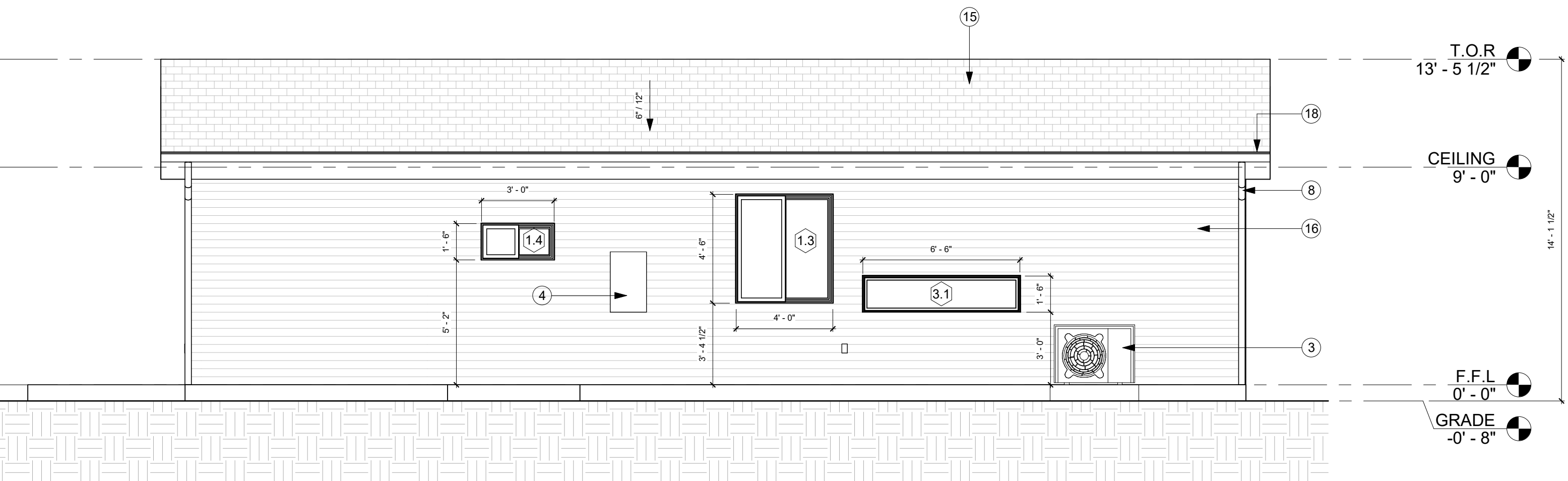
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Elevation (East)
1/4" = 1'-0"



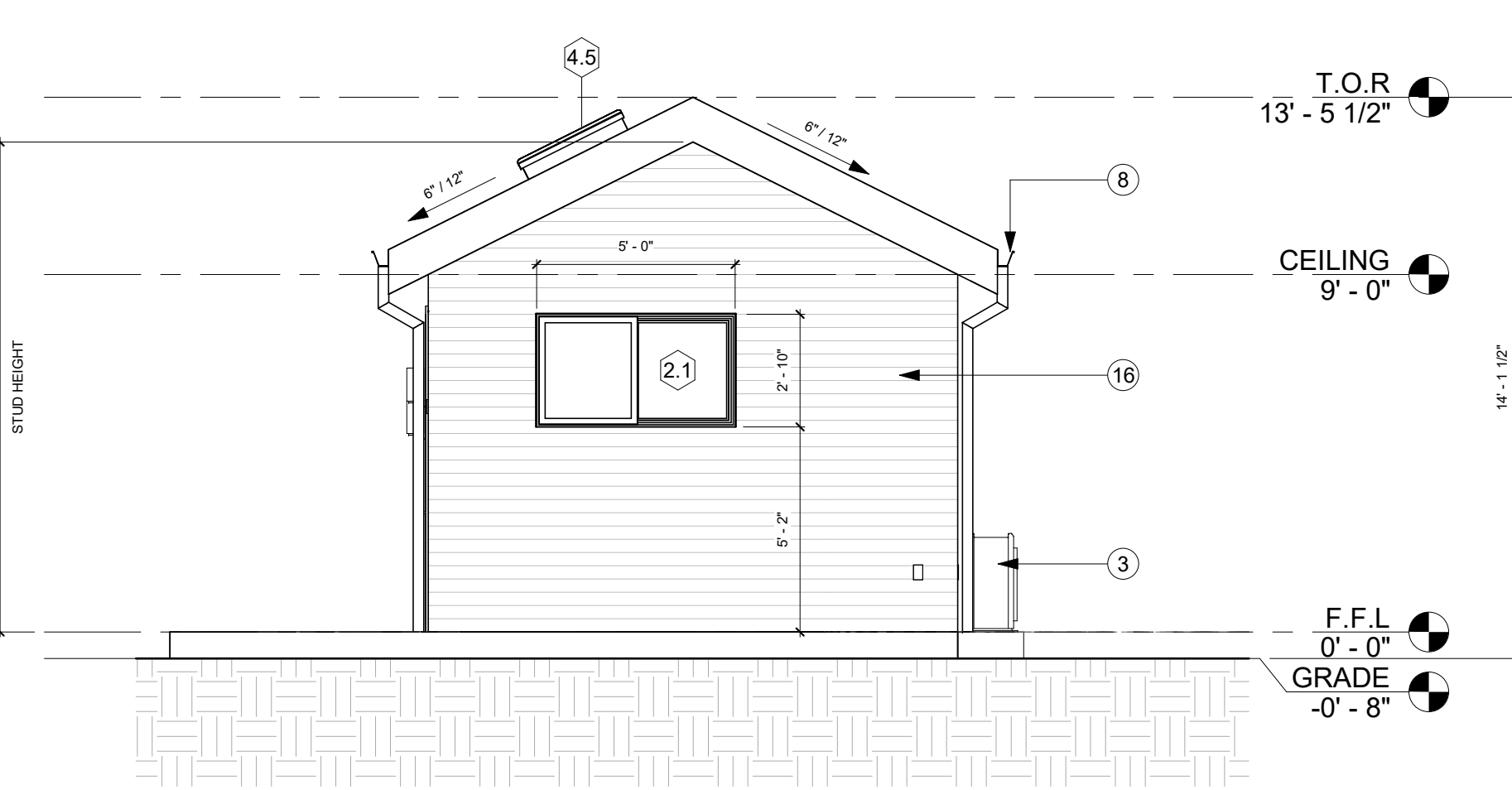
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Elevation (South)
1/4" = 1'-0"



1

Elevation (West)
1/4" = 1'-0"



KEY NOTES

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PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
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Alexander Czornecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 04/28/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

ADU Elevations & Sections

A02.04

SCALE: As indicated

Cottage

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1 | ADU Gas Line Diagram
1/8" = 1'-0"

GAS LINE DIAGRAM NOTES

PIPE MATERIAL: METALLIC BLACK STEEL (PREFERRED) OR OTHER APPROVED MATERIAL PER CPC 1208.6
INLET PRESSURE: LESS THAN 2 PSI
PRESSURE DROP: 0.5 in. w.c.
USING THE LONGEST DISTANCE METHOD OF CALCULATION AND SIZING TABLE NFPA 94B.2
TOTAL BTU DEMAND: 199,900 BTU/hr
FLOW RATE: 190 BTU/CU.F.T.
TOTAL DEMAND: 181.7 CU.F.T./hr

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**KOVES
RESIDENCE**

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MERCER ISLAND
DETACHED ADU**

PHASES

- New Construction
- Existing
- To Be Demolished

ELECTRICAL SYMBOLS

- Duplex (Standard Height, 18" A.F.F.)
- GFCI Duplex (Standard Height)
- Duplex (Counter Height, 42" A.F.F.)
- GFCI Duplex (Counter Height)
- Quad (Standard Height)
- GFCI Quad (Standard Height)
- Quad (Counter Height)
- GFCI Quad (Counter Height)
- Minisplit Condenser Outlet, 240V
- Dishwasher Outlet [hardwired connection or outlet in adjacent cabinet]
- Garbage Disposal Outlet [with switch or pneumatic button]
- Clothes Dryer Outlet, 240V
- Kitchen Hood Outlet
- Stove Outlet, 240V
- Water Heater Outlet, 240V
- Clothes Washer Outlet, GFCI
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- Switch (3-Way)
- Switch (Dimmer)
- Switch (Sensor)
- Switch (Double)
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- Smoke Alarm
- Carbon Monoxide Alarm
- Junction Box

WALL TYPES

- Exterior Wall - 6" (2x4 Framing)
- Exterior Wall - 8" (2x6 Framing)
- Exterior Wall - 6 3/4" (1HR)
- Exterior Wall - 8 3/4" (1HR)
- Interior Wall - 4 1/2"
- Interior Wall - 4 3/4" (1HR)
- Interior Wall - 6 1/2" (2-sided Plumbing)
- Finish Wall - 1/4" (Tile)
- Finish Wall - 1/4" (Backsplash Tile)

PROJECT ORIENTATION



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REVISIONS

2 | 04/28/2025 | Permit Set Rev. 2

1 | 10/07/2024 | Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

ADU Gas Line Diagram

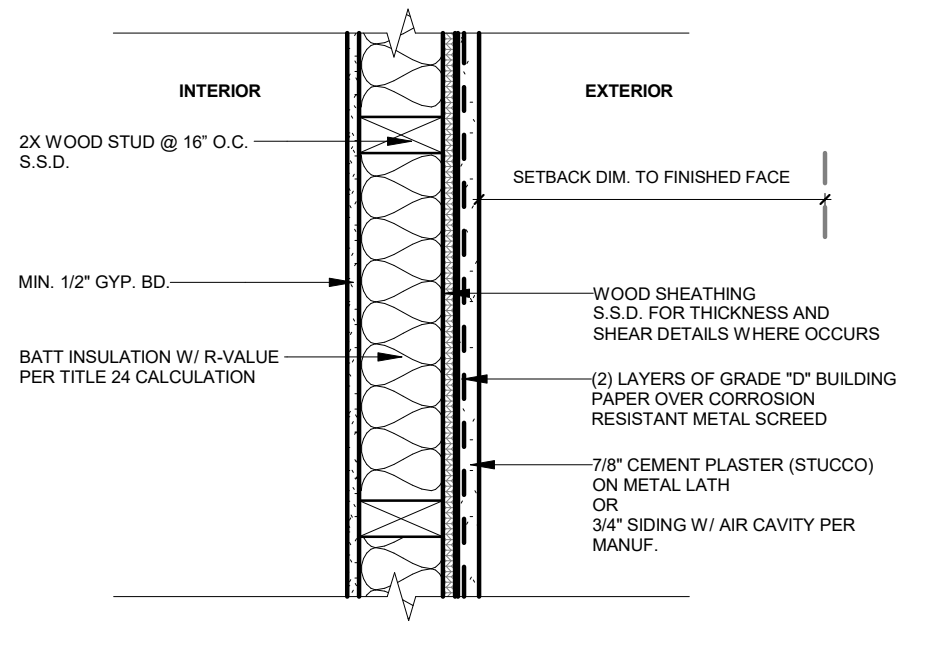
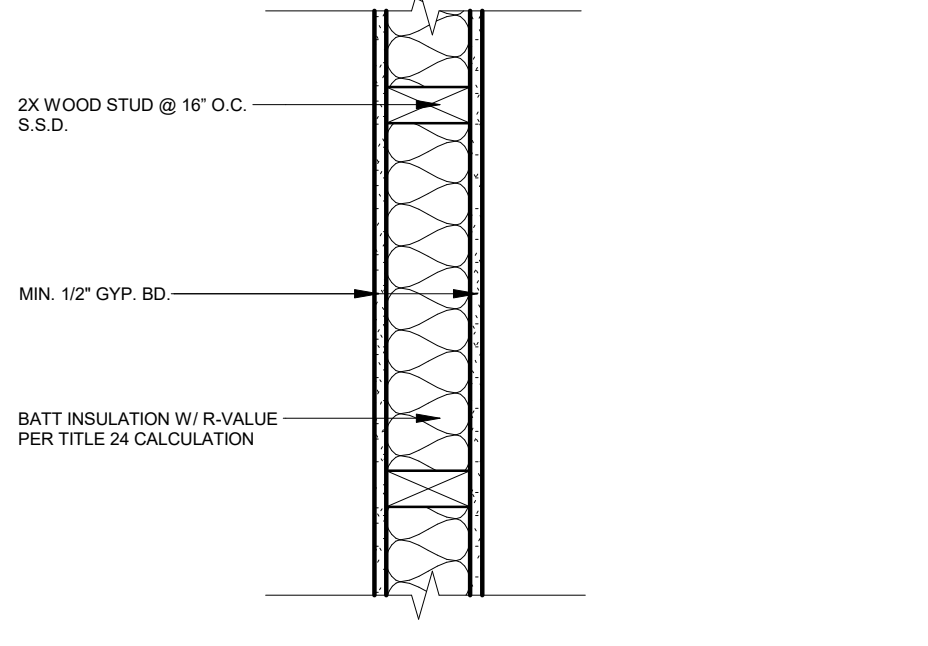
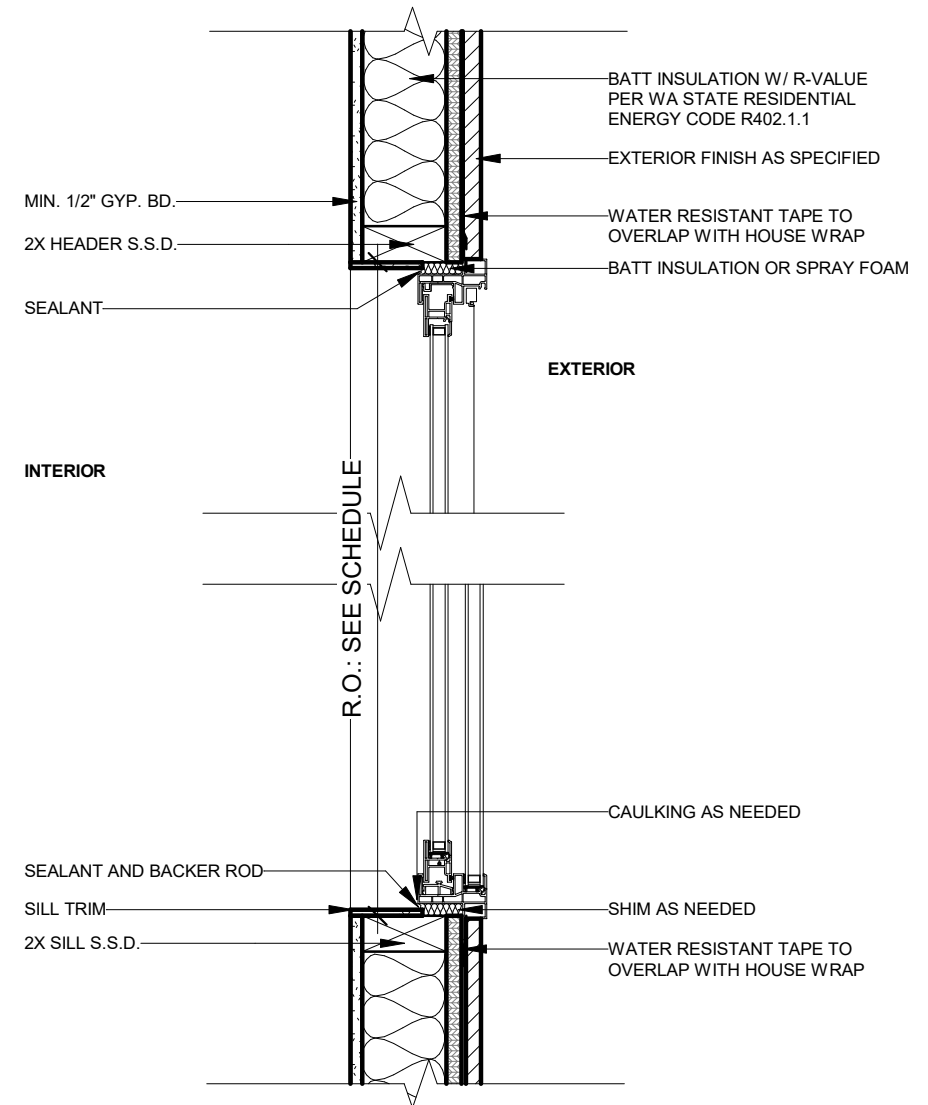
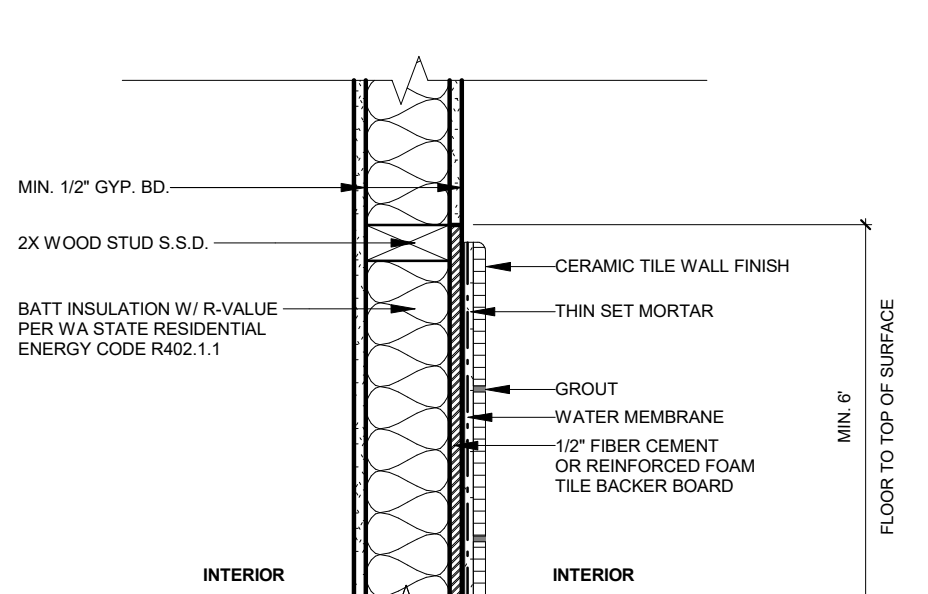
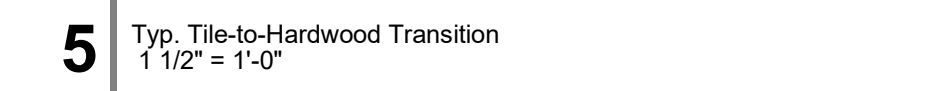
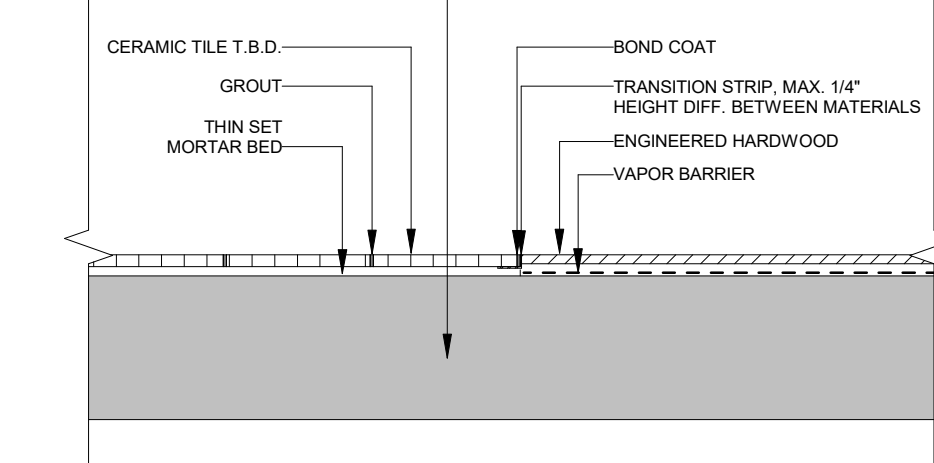
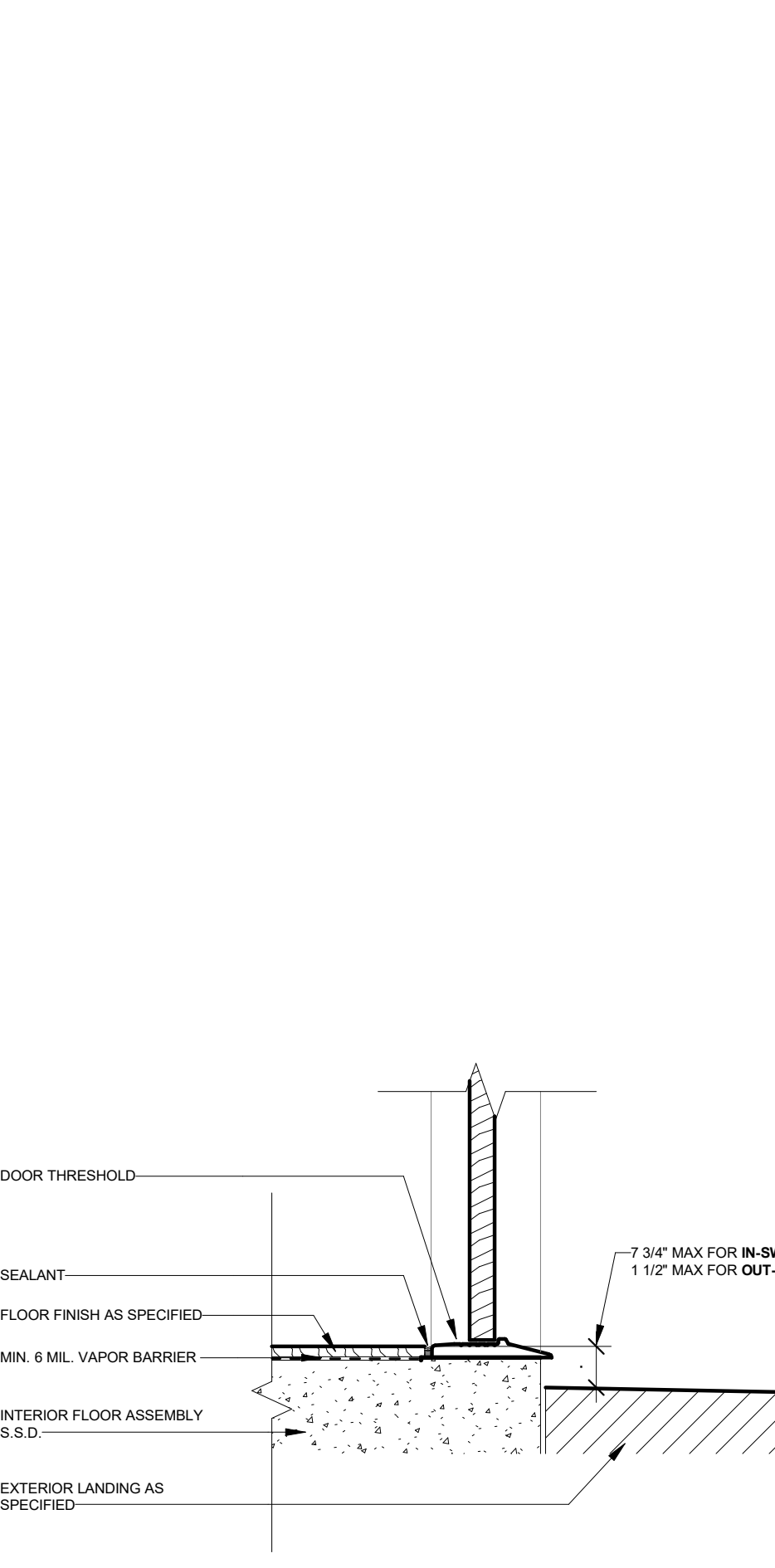
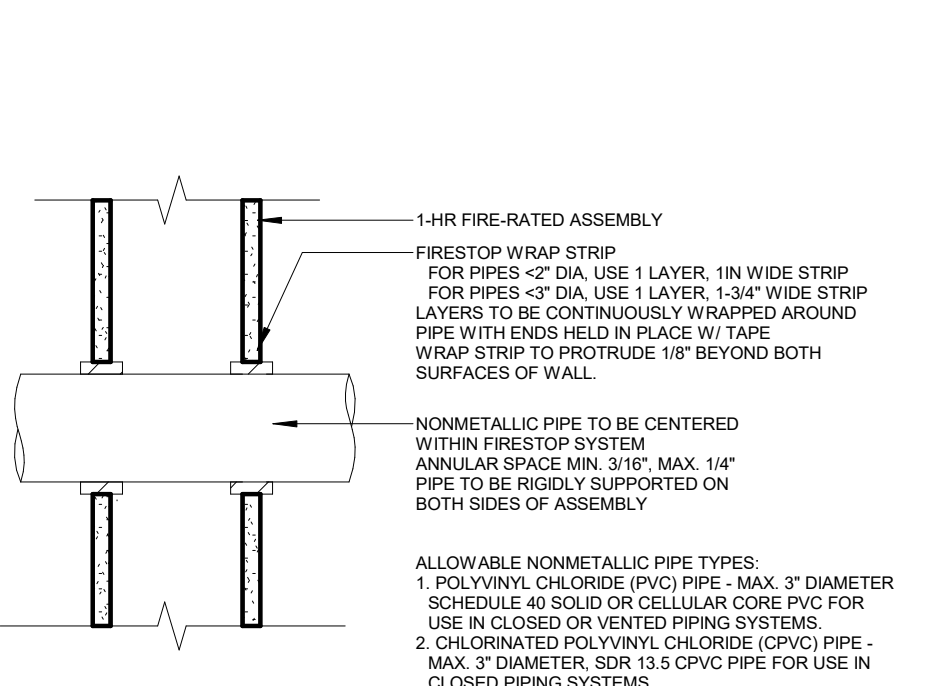
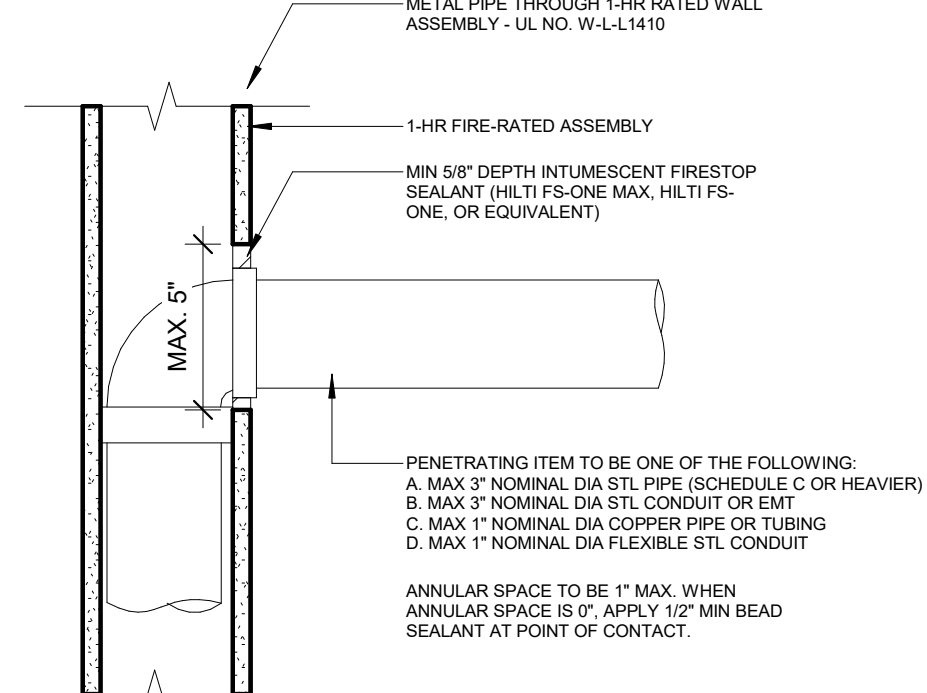
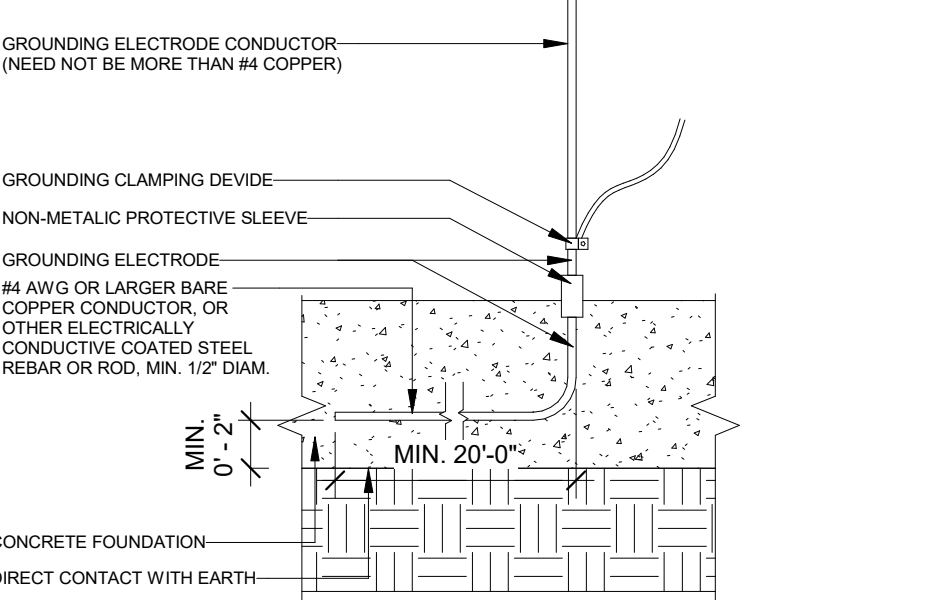
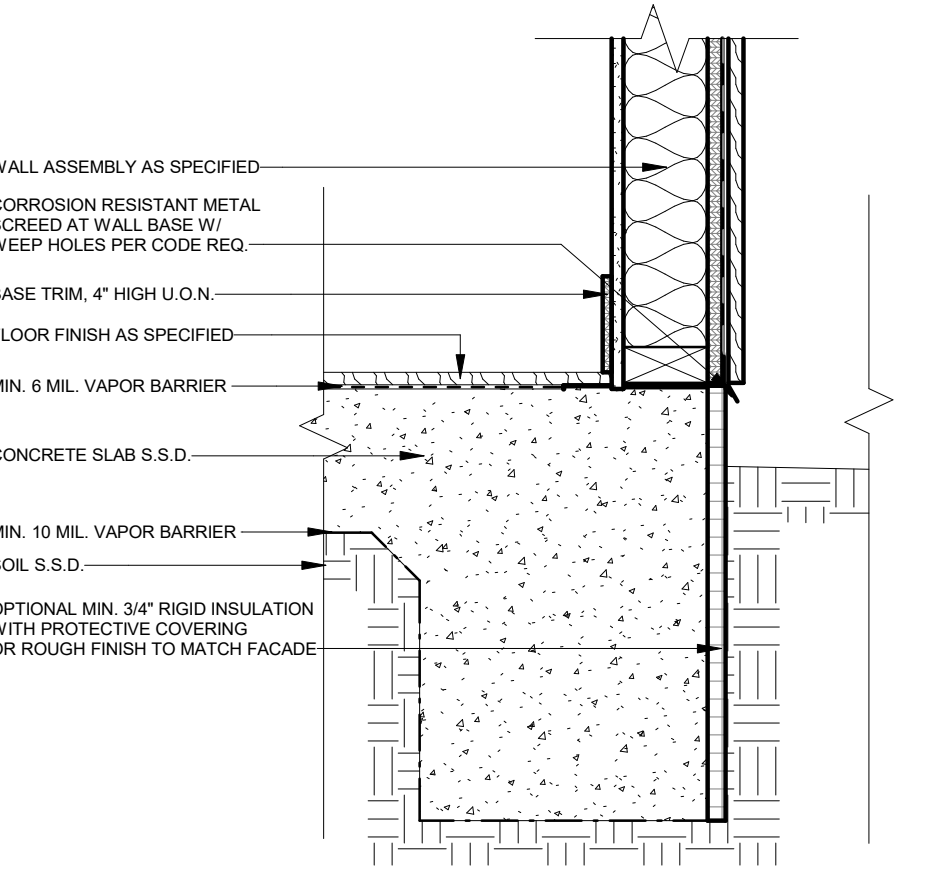
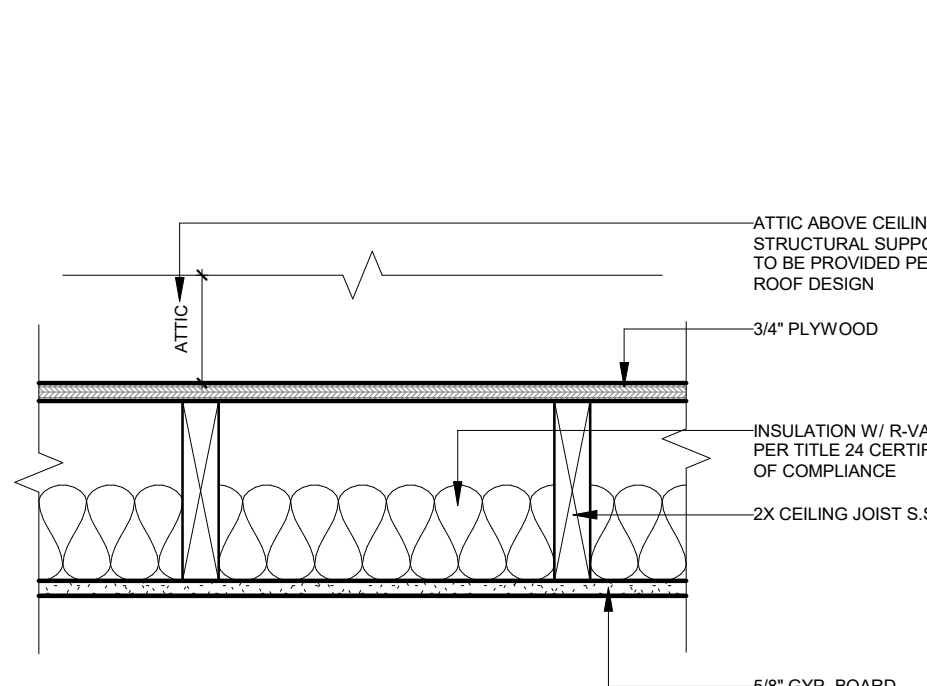
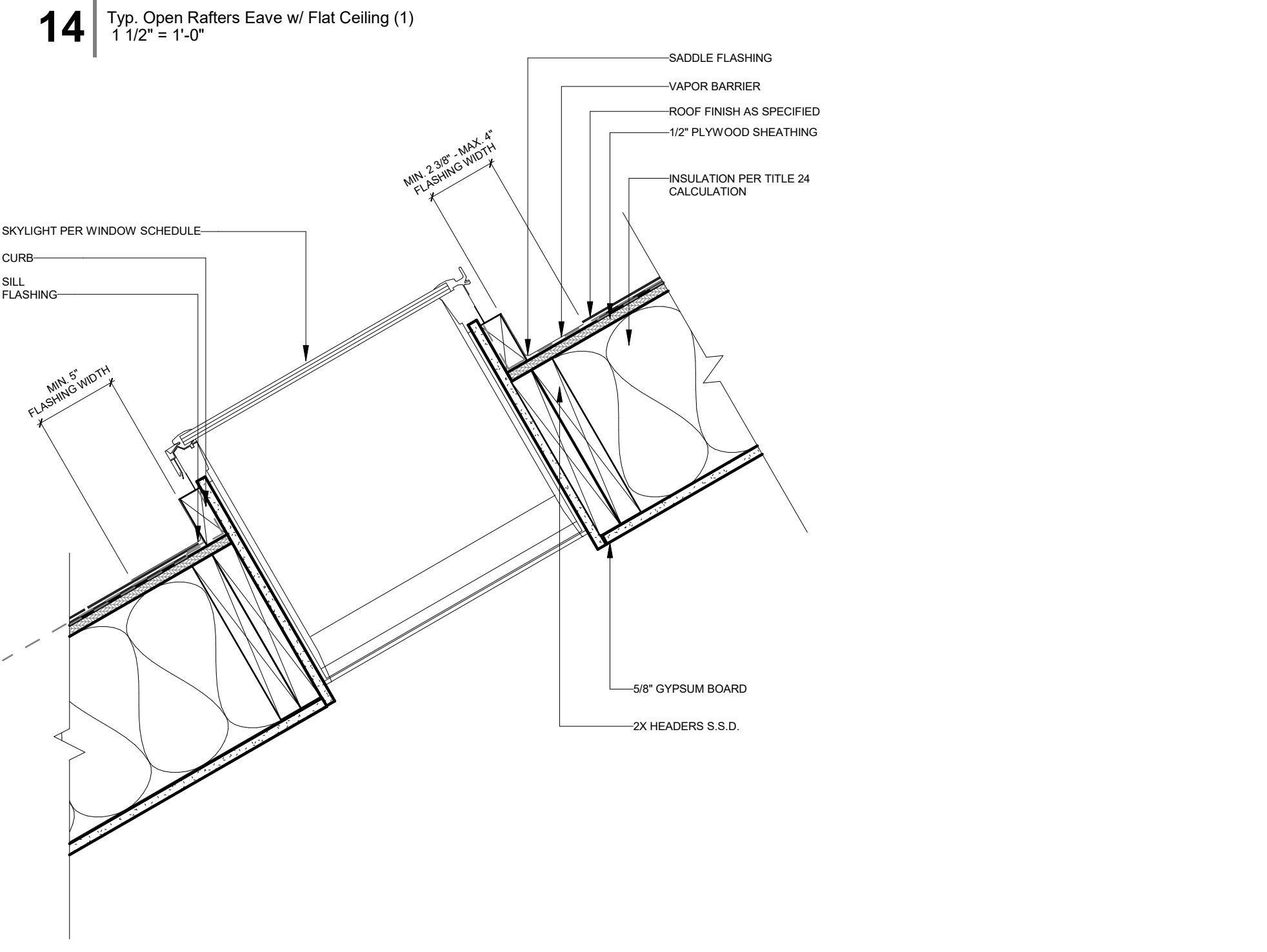
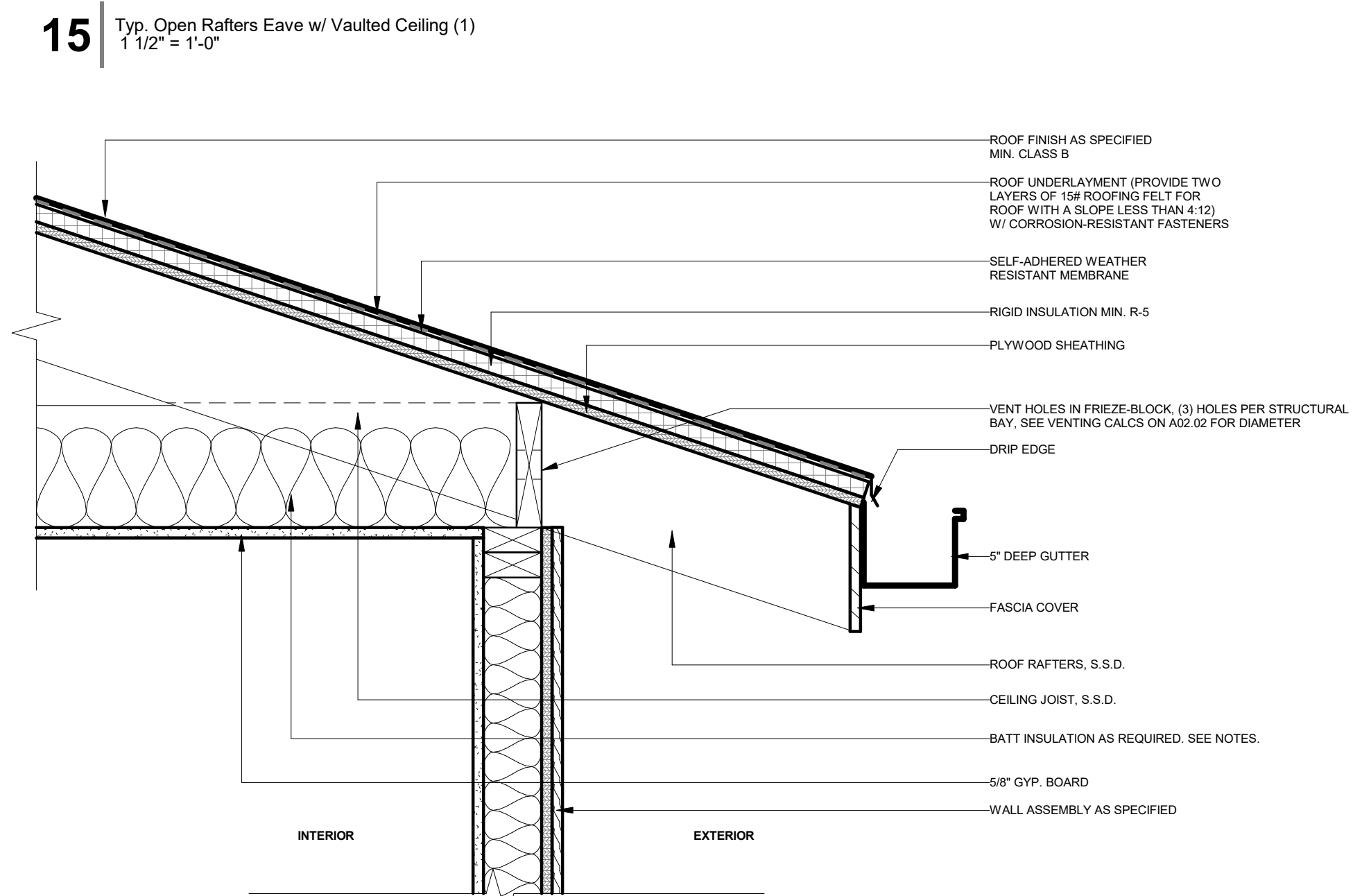
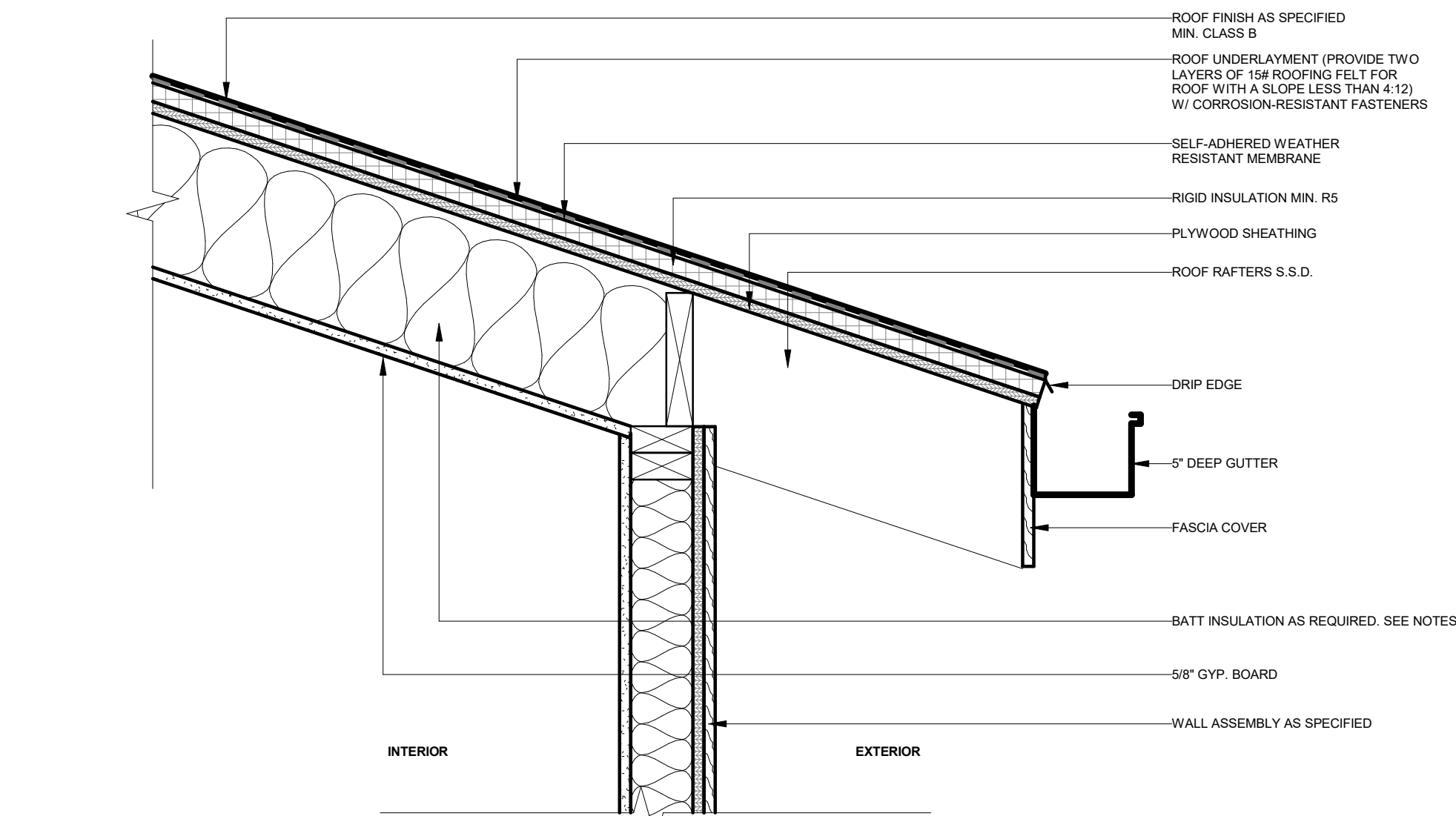
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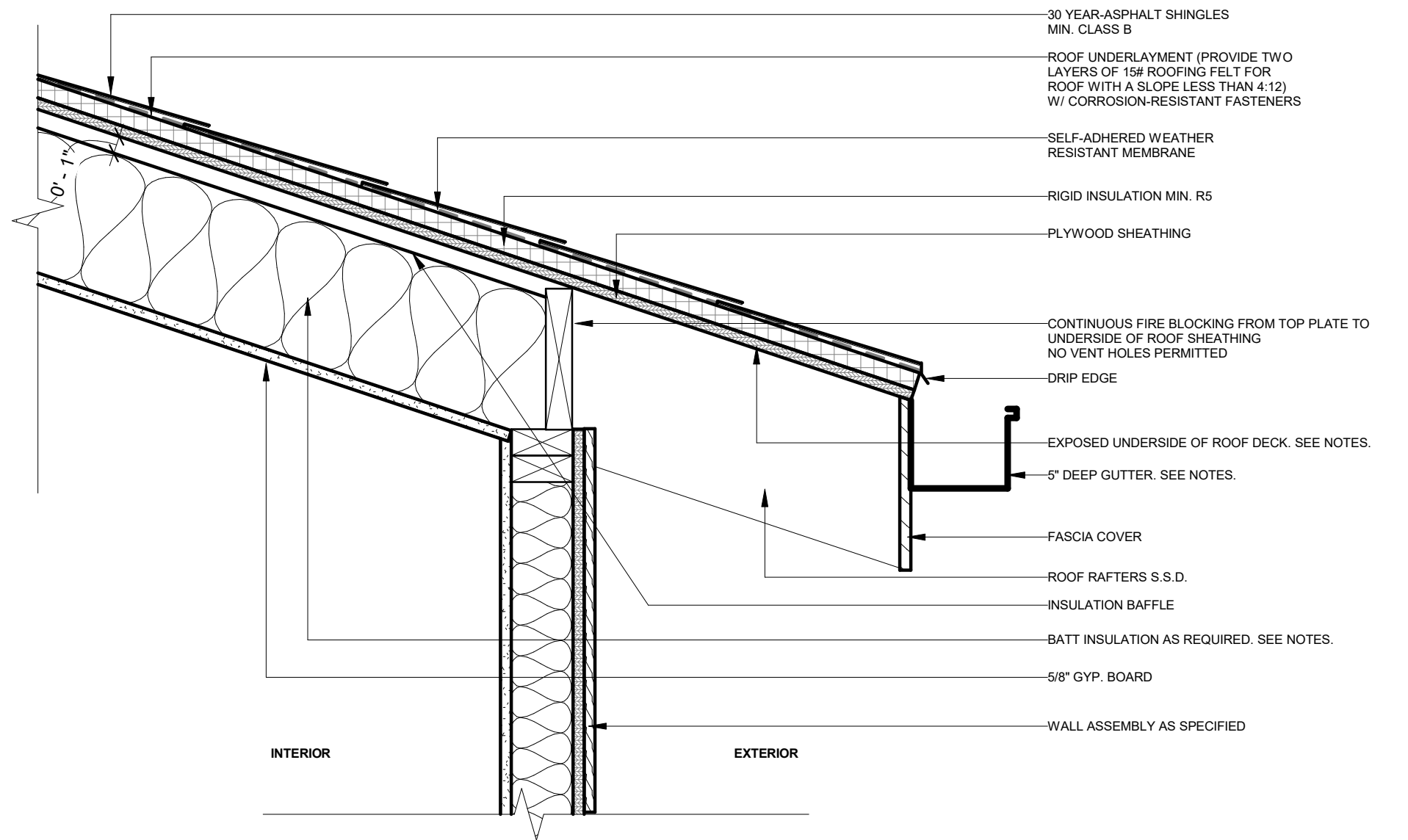


KOVES
RESIDENCE

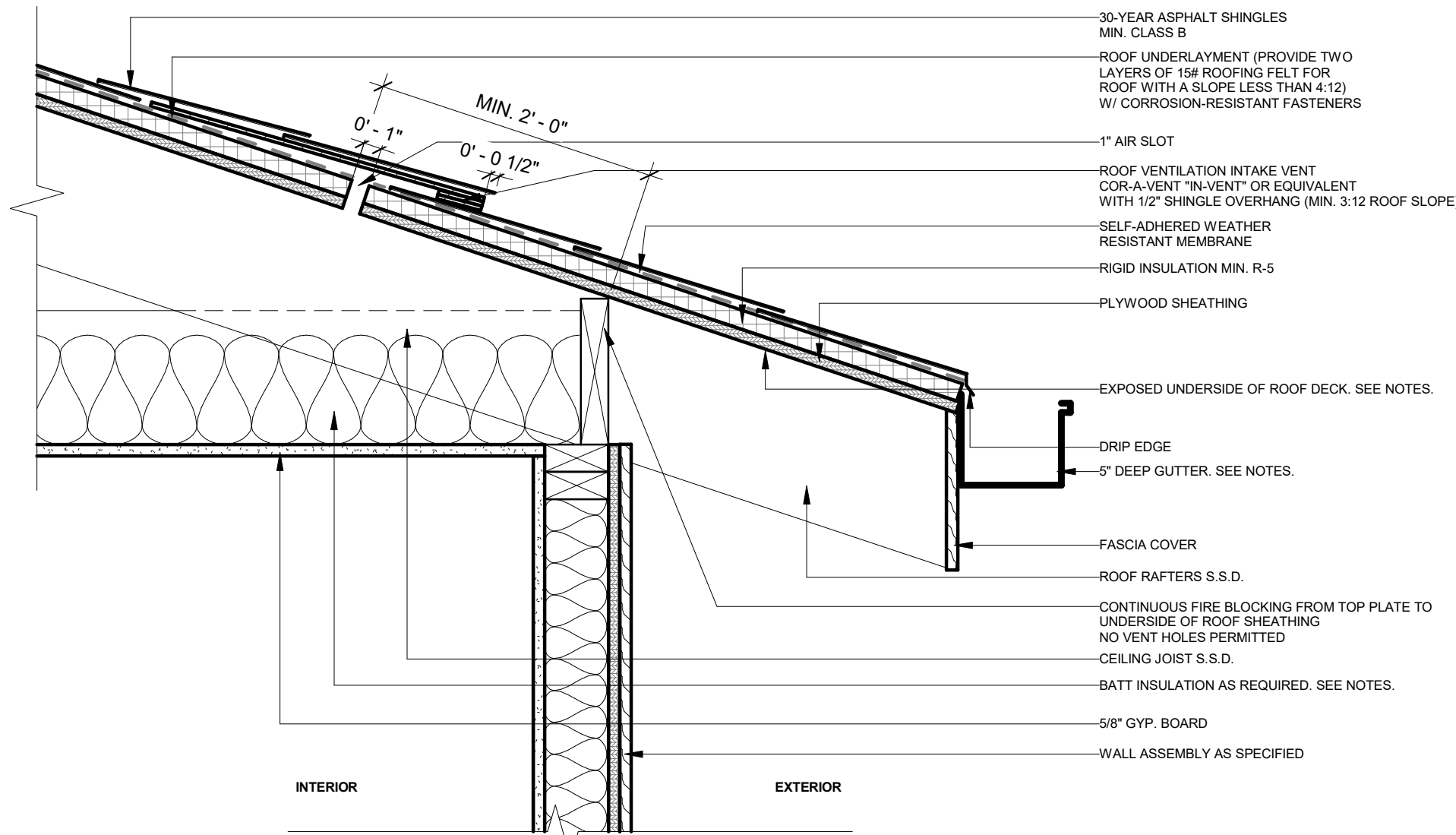
7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU



PROJECT ORIENTATION			
PREPARED BY			
COTTAGE TECHNOLOGIES INC. 842 FOLSOM STREET SAN FRANCISCO, CA 94107 +1 415-275-2420 <i>Alexander Czornecki</i>			
PROJECT TEAM			
RYAN CONOVER PROJECT DESIGNER			
ESG DESIGN STRUCTURAL CONSULTANT			
TERRANCE TITLE 24 COMPLIANCE CONSULTANT			
REVISIONS			
2	04/28/2025	Permit Set Rev. 2	
1	10/07/2024	Permit Set Rev. 1	
NO.	DATE	NOTE	
SHEET NAME			



2 | 1-HR Fire-rated Roof Eave w/ Vaulted Ceiling (1)
1 1/2" = 1'-0"



1 | 1-HR Fire-rated Roof Eave w/ Flat Ceiling (1)
1 1/2" = 1'-0"

PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czarnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2	04/28/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

NO.	DATE	NOTE
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SHEET NAME

Typical Details

A03.02

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

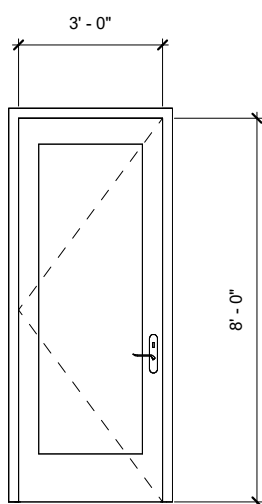
Cottage

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TYPE D1

DESCRIPTION:
EXTERIOR, SINGLE FLUSH,
SOLID CORE WOOD & GLASS

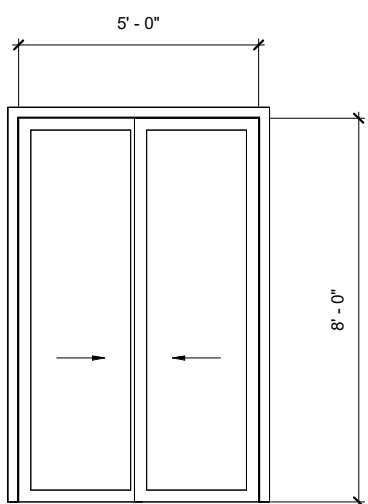
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TYPE D2

DESCRIPTION:
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CORE WOOD & GLASS

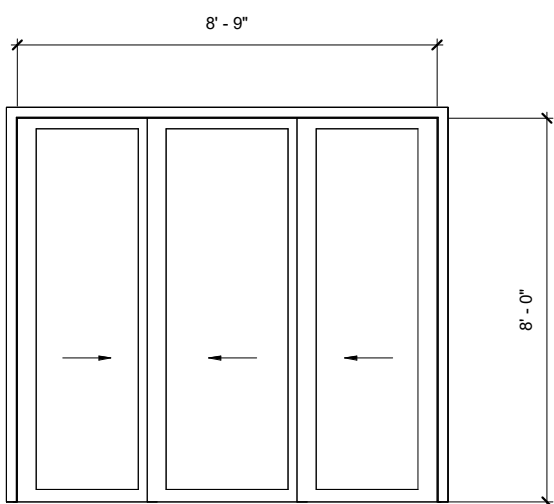
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TYPE D3

DESCRIPTION:
EXTERIOR, LA CANTINA,
SOLID CORE WOOD & GLASS

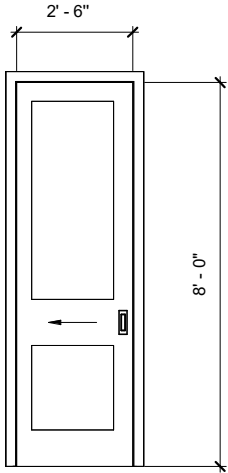
SIZE:
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TYPE D4

DESCRIPTION:
INTERIOR, POCKET,
SOLID CORE WOOD

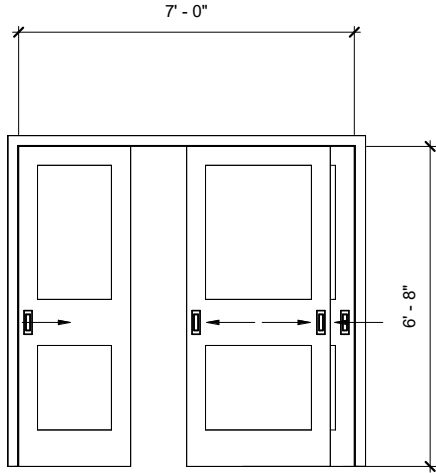
SIZE:
2'-0"W X 8'-0"H



TYPE D5

DESCRIPTION:
INTERIOR, 3-PANEL SLIDER,
SOLID CORE WOOD

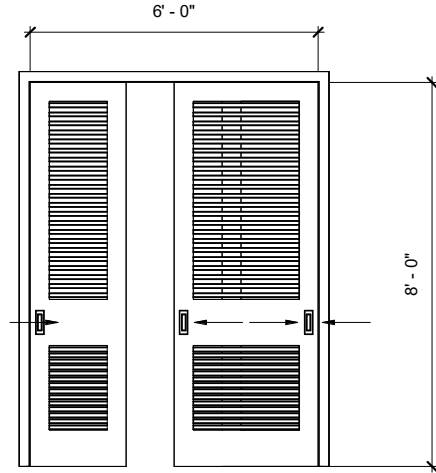
SIZE:
7'-0"W X 6'-8"H



TYPE D6

DESCRIPTION:
INTERIOR, 3-PANEL SLIDER,
LOUVERED

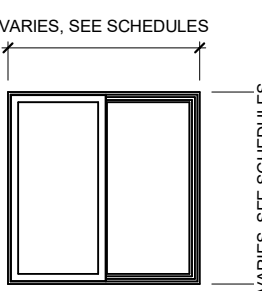
SIZE:
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TYPE 1

DESCRIPTION:
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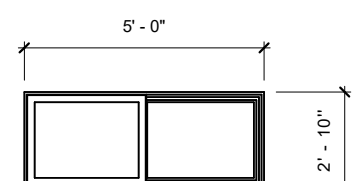
SIZE:
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TYPE 2

DESCRIPTION:
HALF-VENT HIGH-SILL SLIDER

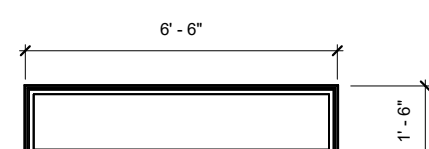
SIZE:
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TYPE 3

DESCRIPTION:
SQUARE PICTURE FRAME

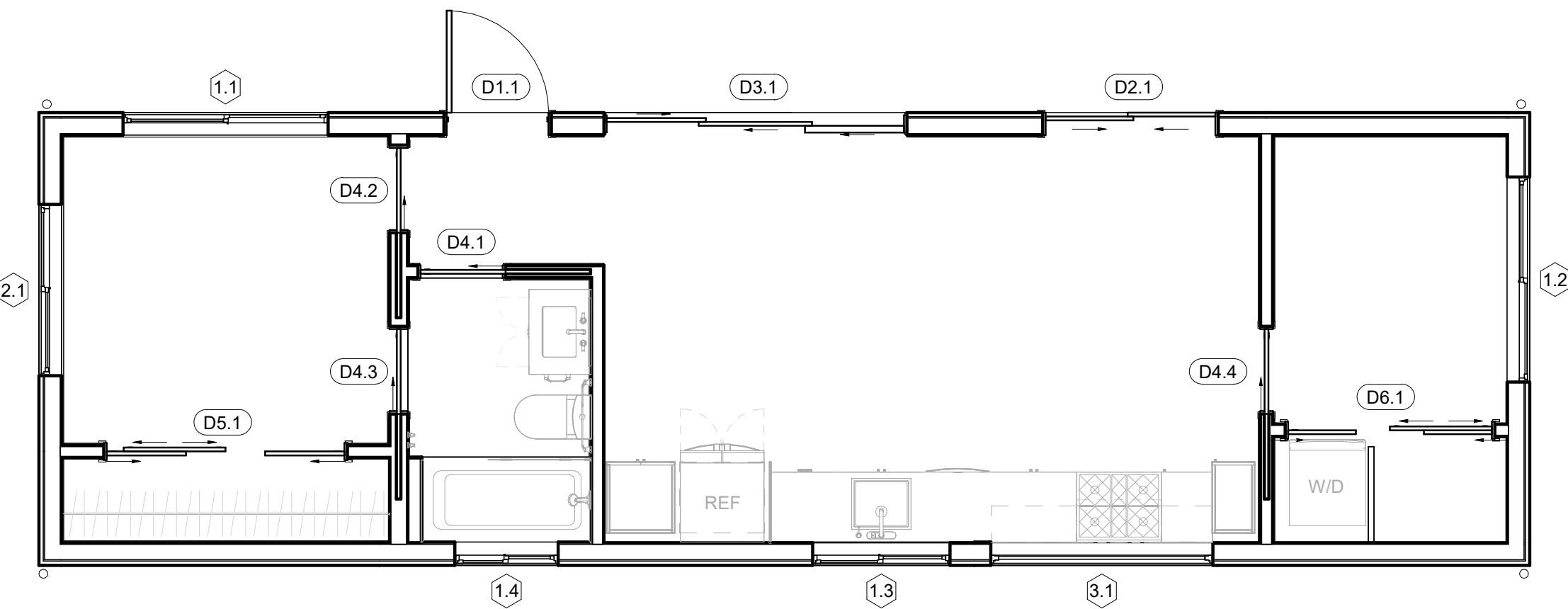
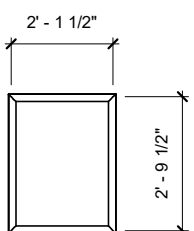
SIZE:
6'-6"W X 1'-6"H



TYPE 4

DESCRIPTION:
SKYLIGHT

SIZE:
2' 1-1/2"W X 2' 9-1/2"H



SCHEDULE-DOOR							
Tag	Description	Location	Width	Height	Head Height	Sill Height	Type Comments
D1.1	Single Swing Full Glass Panel Door	LIVING/DINING/KITCHEN	3' - 0"	8' - 0"	8' - 0"	0' - 0"	WITH FLYSCREEN
D2.1	Glass Sliding Door	LIVING/DINING/KITCHEN	5' - 0"	8' - 0"	8' - 0"	0' - 0"	WITH FLYSCREEN
D3.1	Glass Sliding Door - LaCantina	LIVING/DINING/KITCHEN	8' - 0"	8' - 0"	8' - 0"	0' - 0"	WITH FLYSCREEN
D4.1	Pocket Slider	BATHROOM	2' - 6"	8' - 0"	8' - 0"	0' - 0"	
D4.2	Pocket Slider	BEDROOM	2' - 6"	8' - 0"	8' - 0"	0' - 0"	
D4.3	Pocket Slider	BATHROOM	2' - 6"	8' - 0"	8' - 0"	0' - 0"	
D4.4	Pocket Slider	FLEX SPACE	2' - 6"	8' - 0"	8' - 0"	0' - 0"	
D5.1	Solid 3-Panel Closet Slider	CLOSET	7' - 0"	6' - 8"	6' - 8"	0' - 0"	
D6.1	Solid 3-Panel Closet Slider-Louvered	FLEX SPACE	6' - 0"	8' - 0"	8' - 0"	0' - 0"	

SCHEDULE-WINDOW									
Tag	Description	Location	Width	Height	Opening Area	Head Height	Sill Height	IsEgressWindow	IsTemperedGlass
1.1	Half-Vent Slider Window	BEDROOM	6' - 0"	5' - 0"	30.0 SF	8' - 0"	3' - 0"	Yes	No
1.2	Half-Vent Slider Window	FLEX SPACE	6' - 0"	5' - 0"	30.0 SF	8' - 0"	3' - 0"	Yes	No
1.3	Half-Vent Slider Window	LIVING/DINING/KITCHEN	4' - 0"	4' - 6"	18.0 SF	7' - 10 1/2"	3' - 4 1/2"	No	No
1.4	Half-Vent Slider Window	BATHROOM	3' - 0"	1' - 6"	4.5 SF	6' - 8"	5' - 2"	No	No
2.1	Half-Vent High-Sill Slider Window	BEDROOM	5' - 0"	2' - 10"	14.2 SF	8' - 0"	5' - 2"	No	No
3.1	Square Picture Frame Window	LIVING/DINING/KITCHEN	6' - 6"	1' - 6"	9.8 SF	4' - 6"	3' - 0"	No	No
4.4	Fixed curb mounted skylight - 2230	ROOF	2' - 1 1/2"	2' - 9 1/2"	5.9 SF				
4.5	Fixed curb mounted skylight - 2230	ROOF	2' - 1 1/2"	2' - 9 1/2"	5.9 SF				

SCHEDULE-LIGHTING FIXTURE				
Tag	Lighting Type	Lamp	Mounting Height	Count
L1	Lightings-RecessedLamp-Round-LED: 4" Trimless Downlight	LED	<varies>	14
L2	Lightings-SurfaceMount: D6"	LED	9' - 0"	2
L3	Lightings-LinearLight-Undercabinet: Generic	LED	0' - 0 1/2"	1
L4	Lightings-WallSconce: D5 1/8" x H10"	LED	<varies>	2
L5	Lighting-ExhaustFan-Humidity Sensor-Light-Combo: Decorative Combo	LED	9' - 0"	1
L6	Lighting-Sconce-Evelyn3: Brushed Nickel	LED	7' - 7 1/2"	1

_SCHEDULES - BATHROOM ACCESSORIES AND CASEWORK		
Tag	ProductDescription	Count
AC-01	HOME DECORATORS CAVILLE 30" SINGLE VANITY	1
AC-02	BETTER BEVEL 24" X 36" ROUND MIRROR	1
AC-05	KOHLER SIMPLICE 24" TOWEL BAR IN VIBRANT BRUSHED NICKEL	1
AC-06	KOHLER SIMPLICE ROBE HOOK IN VIBRANT BRUSHED NICKEL	2
AC-07	KOHLER SIMPLICE TISSUE HOLDER IN VIBRANT BRUSHED NICKEL	1
AC-08	KOHLER SIMPLICE TOWEL ARM IN VIBRANT BRUSHED NICKEL	1
AC-11	GLASS WAREHOUSE VELA 36" FIXED PANEL	1

_SCHEDULES - BATHROOM PLUMBING FIXTURES		
Tag	ProductDescription	Count
PF-01	KOHLER HIGHLINE TOILET	1
PF-02	KOHLER SIMPLICE SHOWER SET IN VIBRANT BRUSHED NICKEL	1
PF-03	KOHLER CURSIVA WIDESPREAD FAUCET IN VIBRANT BRUSHED NICKEL	1
PF-06	KOHLER BELLWETHER 60" X 30" BATHTUB WITH KOHLER CLEARFLO TUB DRAIN	1

_SCHEDULES - KITCHEN PLUMBING FIXTURES		
Tag	ProductDescription	Count
PF-07	KOHLER CURSIVA STAINLESS 27" UNDERMOUNT SINK	1
PF-08	GLACIER BAY PAULINA FAUCET IN STAINLESS STEEL WITH SOAP DISPENSER	1

_SCHEDULES - KITCHEN CASEWORK		
Tag	ProductDescription	Count
AC-09	WHITE SHAKER CABINET DOOR WITH WHITE TOE KICK, HARDWARE TO BE PROBRICO SATIN NICKEL HANDLES	10

SCHEDULE-APPLIANCE					
Description	Width	Depth	Height	Count	Elevation from Level
WHIRPOOL 24"W DISHWASHER	23 7/8"	25 1/4"	33 1/2"	1	0' - 0"
WHIRPOOL 30" MICROWAVE WITH 300 CFM HOOD	29 7/8"	15 1/4"	15 3/4"	1	4' - 6"
WHIRPOOL 30" FRENCH DOOR REFRIGERATOR	29 1/2"	34 5/8"	68 1/2"	1	0' - 0"
LG WASHTOWER STACKED WASHER & DRYER	27"	30 3/8"	74 3/8"	1	0' - 0"
WHIRPOOL 30" ELECTRIC RANGE	30"	28 5/8"	36"	1	0' - 0"

_SCHEDULES - MATERIALS BATHROOM AND KITCHEN		
Tag	Material Description	Area
CT-01	COUNTERTOP:CAESARSTONE 9141 ICE SNOW QUARTZ	43 SF
GR-01	GROUT-CUSTOM BUILDING PRODUCTS BRIGHT WHITE GROUT PRISM #381	115 SF
GR-02	GROUT-CUSTOM BUILDING PRODUCTS WHITE GROUT PRISM #640	5 SF
PT-01	BATHROOM WALL PAINT-BENJAMIN MOORE SIMPLY WHITE MATTE+SATIN	134 SF
PT-02	BATHROOM WALL PAINT-BENJAMIN MOORE SIMPLY WHITE MATTE	1342 SF
TL-01	SHOWER WALL TILE-ARTISAN OYSTER CERAMIC TILE 3" X 12"	86 SF
TL-02	SHOWER FLOOR TILE-TILEBAR DREAMSTONE DOLOMITE SNOW 12" X 24" MATTE PORCELAIN TILE	29 SF
TL-03	ADU FLOOR-ENGINEERED HARDWOOD FLOORING SEMILLON SURF BARREL WHITE OAK	539 SF
TL-04	BACKSPLAH TILE-BEDROSIANS TRADITIONS 4" X 10" GLOSSY CERAMIC TILE	11 SF

SCHEDULE-ROOFING TAKEOFF	
Roof Type	Area
Basic Roof: Roof - 12" Wood Rafter - Composite Shingle	777 SF

SCHEDULE-FLOORING TAKEOFF	
Flooring Type	Area
Floor: Flooring - 10" - Concrete	432 SF
Floor: Flooring - 10" - Tile (8x8)	29 SF
Floor: Flooring - 10" - Wood	539 SF

SCHEDULE-WALL TAKEOFF				
Wall Type	Tag	Length	Area	Finish Surface Calculation
Basic Wall: Exterior Wall - 8"	E2	111' - 9"	832 SF	832 SF
Basic Wall: Finish Wall - 1/4" - Tile	F1	10' - 8"	86 SF	86 SF
Basic Wall: Finish Wall - 1/4" - Tile Backsplash	F2	6' - 6"	5 SF	5 SF
Basic Wall: Interior Wall - 4 1/2"	I1	44' - 6"	292 SF	584 SF
Basic Wall: Interior Wall - 6 1/2" (2-sided Plumbing)	I2	12' - 8"	66 SF	132 SF

**FOR CONVERSIONS, PLEASE REFER TO SITE PLAN ON A02.01 FOR EXISTING WALLS THAT REQUIRE AN UPGRADE TO MEET 1-HR FIRE RATING

DOOR NOTES

- ALL DOOR GLAZING SHALL BE CLEAR, DUAL PANE, LOW-E INSULATED, AND TEMPERED PER WRC R308.4.2, U.O.N.
- HEAD HEIGHT IS MEASURED FROM FINISHED FLOOR LEVEL AT EACH EXTERIOR DOOR, A LANDING SHALL BE PROVIDED, THE WIDTH MEASURED IN THE DIRECTION OF TRAVEL SHALL BE MIN. 36" AND NOT LESS THAN THE WIDTH OF THE DOOR SERVED. LANDINGS SHALL HAVE A 2% SLOPE AWAY FROM THE BUILDING.
- PROVIDED AN EXTERIOR DOOR SWINGS OVER THE LANDING, LANDING LEVEL SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF DOOR THRESHOLD. PROVIDED AN EXTERIOR DOOR DOES NOT SWING OVER THE LANDING, LANDING LEVEL SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD, PER WRC 311.3.
- A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.

WINDOW NOTES

- PLEASE USE THIS SCHEDULE FOR WINDOW SIZING AND OPENING MECHANISM. WINDOW COLOR AND GRILLE STYLE TO BE FINALIZED IN THE FINISHES WORKSHEET AT PERMIT APPROVAL.
- ALL EXTERIOR GLAZING SHALL BE CLEAR, DUAL PANE, LOW-E INSULATED, U.O.N.
- HEAD & SILL HEIGHT ARE MEASURED FROM FINISHED FLOOR LEVEL.
- ALL WINDOW FRAMES SHALL BE THERMALLY BROKEN, U.O.N.
- TEMPERED GLASS IS REQUIRED WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF DOORS, PER CRC W308.4.2.
- TEMPERED GLASS IS REQUIRED FOR BATHROOM WINDOWS WHERE BOTTOM EXPOSED EDGE OF GLAZING IS <60" ABOVE WALKING SURFACE & MEASURED HORIZONTALLY WITHIN 60" OF SHOWER, PER WRC R308.4.5
- U-VALUE AND SOLAR HEAT GAIN COEFFICIENT FOR GLAZED OPENINGS TO BE FOUND IN ON ENERGY PERFORMANCE SHEET A06.01.
- BEDROOM WINDOWS MUST MEET ALL OF THE FOLLOWING EGRESS REQUIREMENTS:
 - FINISHED SILL HEIGHT MAX. 44"
 - NET CLEAR AREA OPENING MIN. 5.7 SQ.FT.
 - NET CLEAR WIDTH OPENING MIN. 20"

LIGHTING FIXTURE NOTES

- UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- EXTERIOR LIGHTING SHALL AIM LIGHT DOWNWARD TO AVOID NUISANCE ON ADJACENT PROPERTIES
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL SWITCH AND PROVIDED WITH A MOTION SENSOR.
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTO CONTROL OR ANY CONTROL CAPABLE OF AUTOMATICALLY SHUTTING IT OFF WHEN DAYLIGHT IS AVAILABLE.

ARCHITECTURAL NOTES

- PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD. REFER TO A03.01 FOR DETAIL.
- "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
- WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1). EAVE VENTS ARE NOT PERMITTED AT FIRE-RATED EAVES.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WITH MIN. 5% SLOPE (2% FOR IMPERVIOUS SURFACES) WITHIN 10 FEET OF DWELLING FOUNDATIONS PER WRC 401.3.
- ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE, INTO LANDSCAPED AREAS WHEN FEASIBLE AND AWAY FROM ADJACENT PROPERTIES.
- WEEP SCREED MUST BE CONSTRUCTED AT THE BOTTOM OF STUCCO EXTERIOR WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER WRC R703.7.2.1.
- ADU ADDRESS MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND, PER WRC R319.1.
- ATTIC ACCESS MIN. 22"x30" SHALL BE PROVIDED WHERE CLEAR HEIGHT ABOVE ACCESS HOLE IS 30" OR MORE, PER WRC R807.1.
- WALLS IN THE TUBSHOWER AREAS TO BE PROTECTED WITH A NON-ABSORBENT SURFACE TO A MINIMUM OF 72" PER WRC R307.2. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO HIGH HUMIDITY PER WRC R702.3.7.1.
- WALL AREAS SCHEDULED ON A04.01 ARE EXCLUSIVE OF OPENINGS (DOORS, WINDOWS, OR OTHER) ON THOSE WALLS.
- GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS WITH A MINIMUM 22" DOOR THAT SWINGS OUTWARDS OF SHOWER, PER WPC 408.5.
- WATER CLOSET SHALL HAVE MIN. 15" O.C. CLEARANCE TO ADJACENT OBSTRUCTIONS AND MIN. 24" FRONT CLEARANCE.
- A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF A 1" WATER METER AND A 1" WATER SUPPLY LINE. A SEPARATE FIRE PERMIT IS REQUIRED.
- PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.



PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER

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STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 04/28/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

Schedules

A04.01

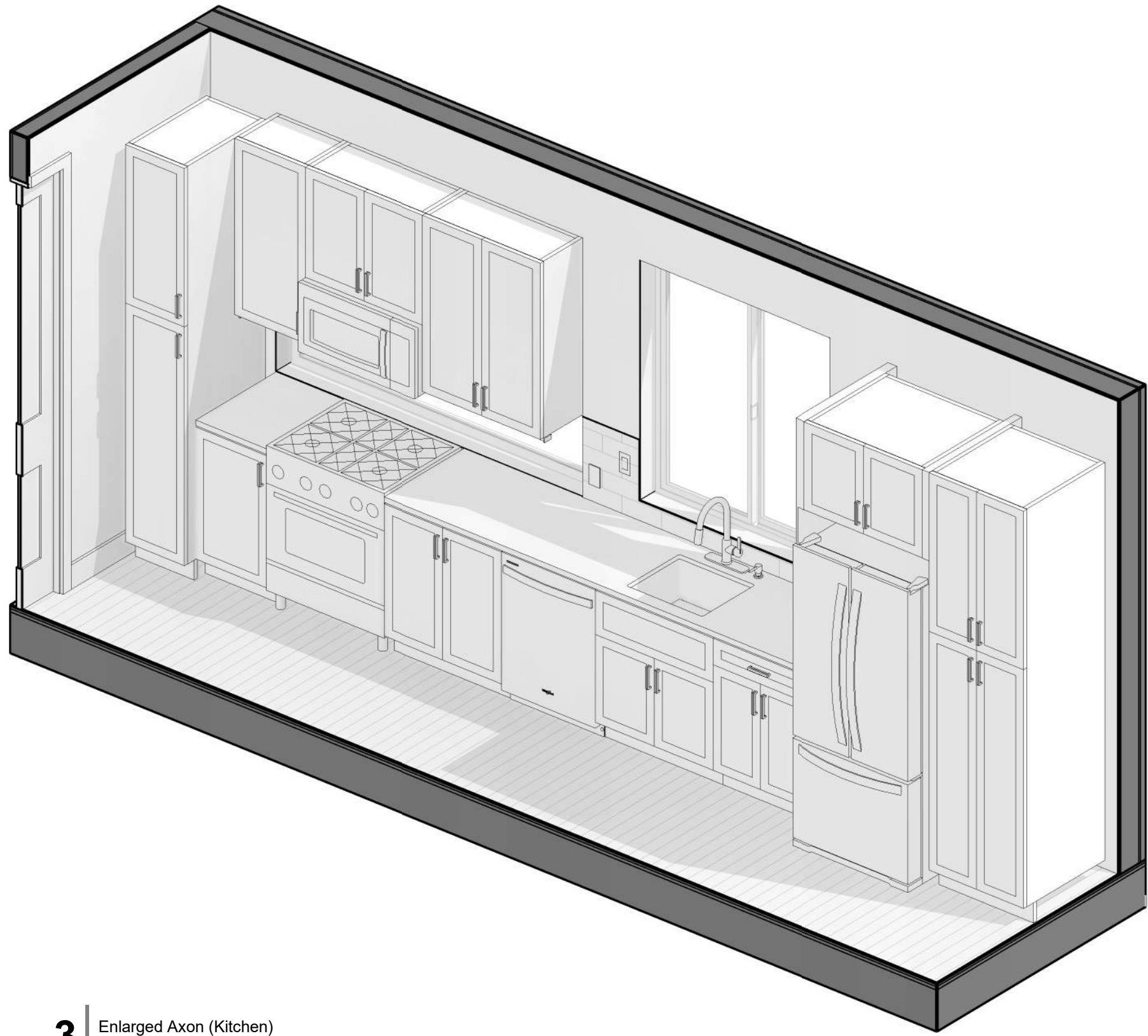
SCALE: As indicated

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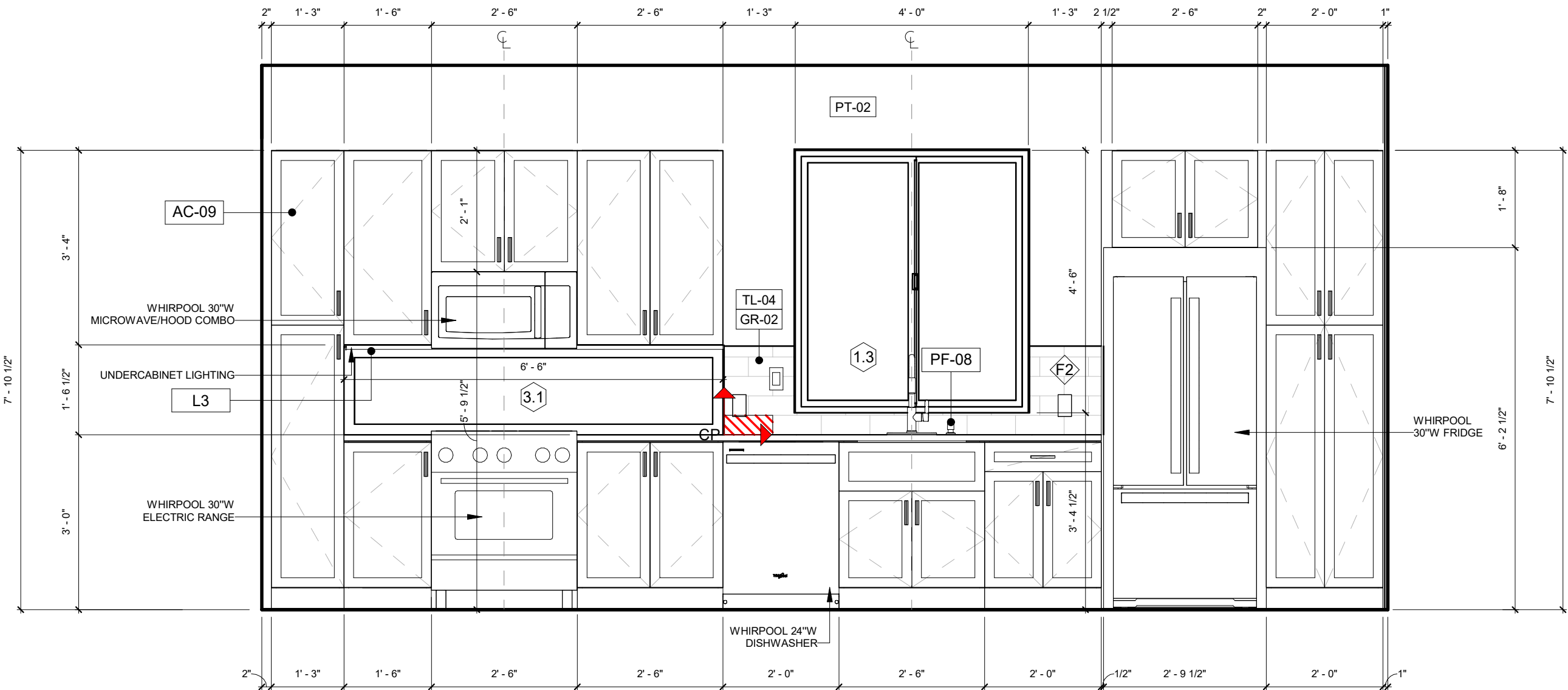
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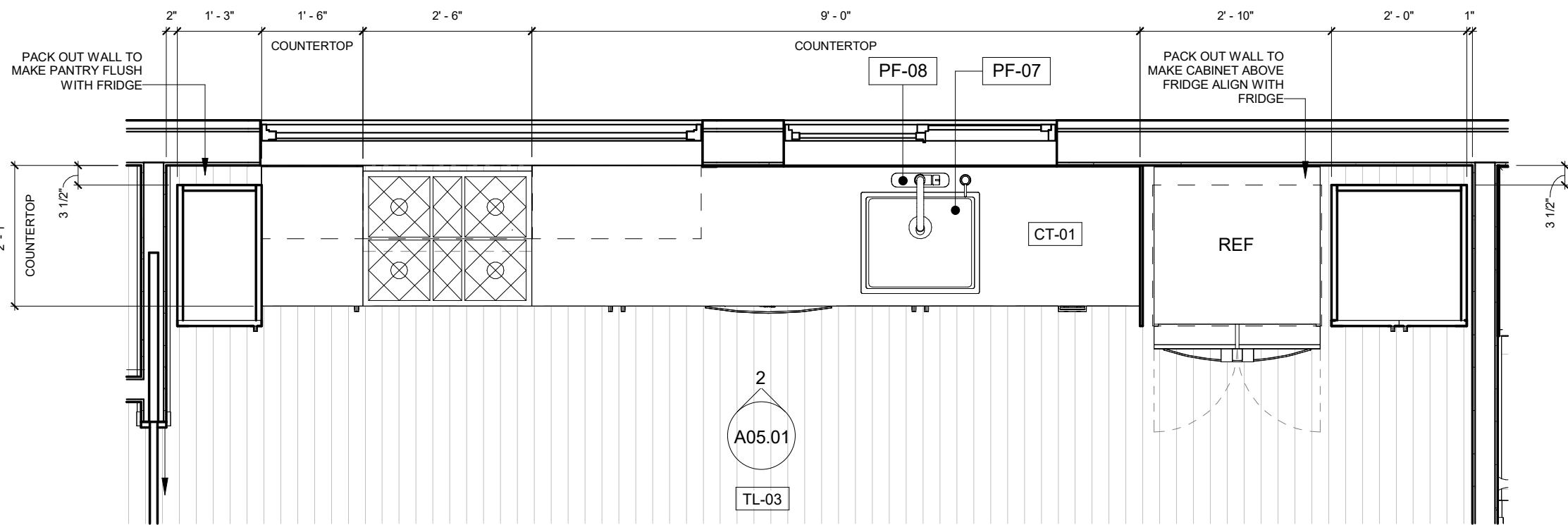
7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU



3 Enlarged Axon (Kitchen)



2 Enlarged Elevation (Kitchen)
1/2" = 1'-0"



1 Enlarged Plan (Kitchen)
1/2" = 1'-0"

PROJECT ORIENTATION

PREPARED BY
COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420
Alexander Czurnecki

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1	10/07/2024	Permit Set Rev. 1

NO.	DATE	NOTE
-----	------	------

SHEET NAME

Kitchen System

A05.01

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

Cottage

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KOVES
RESIDENCE

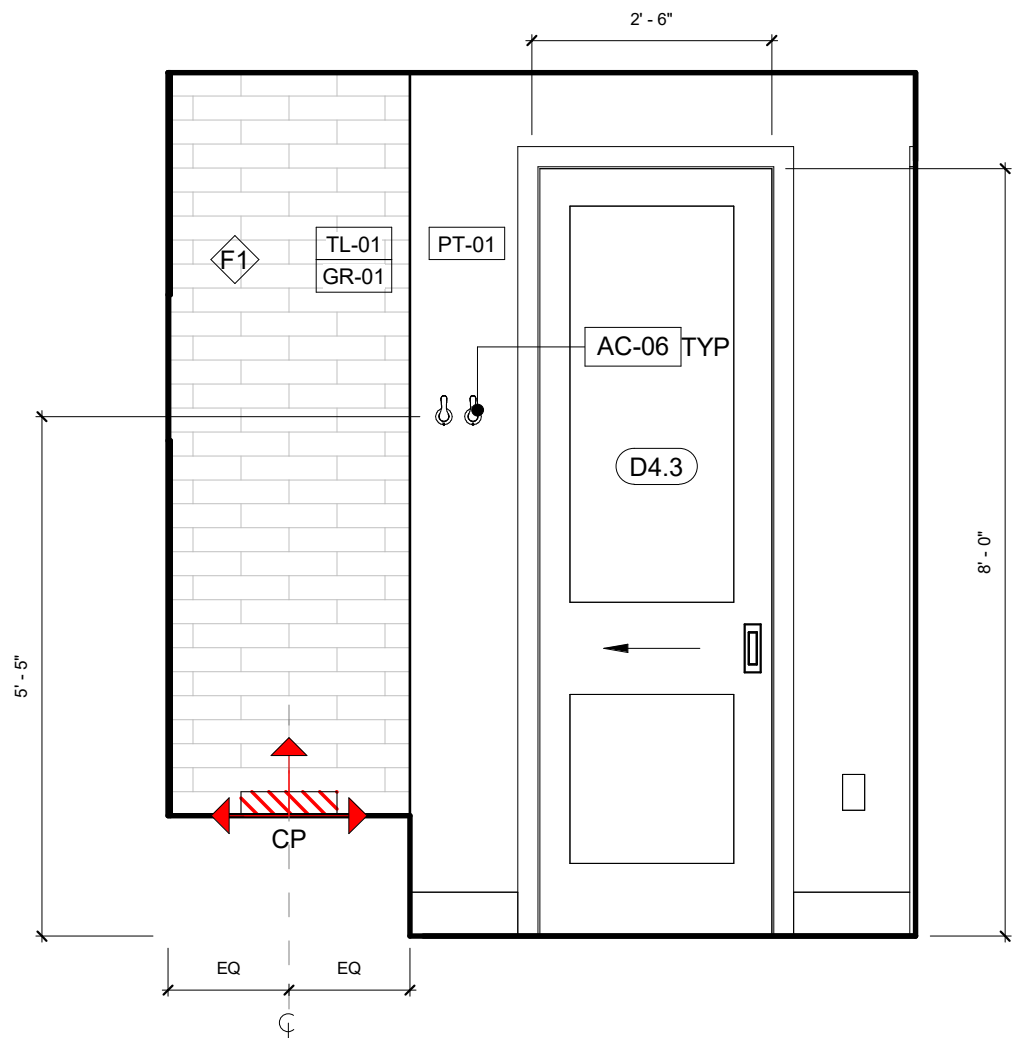
7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

BATHROOM NOTES

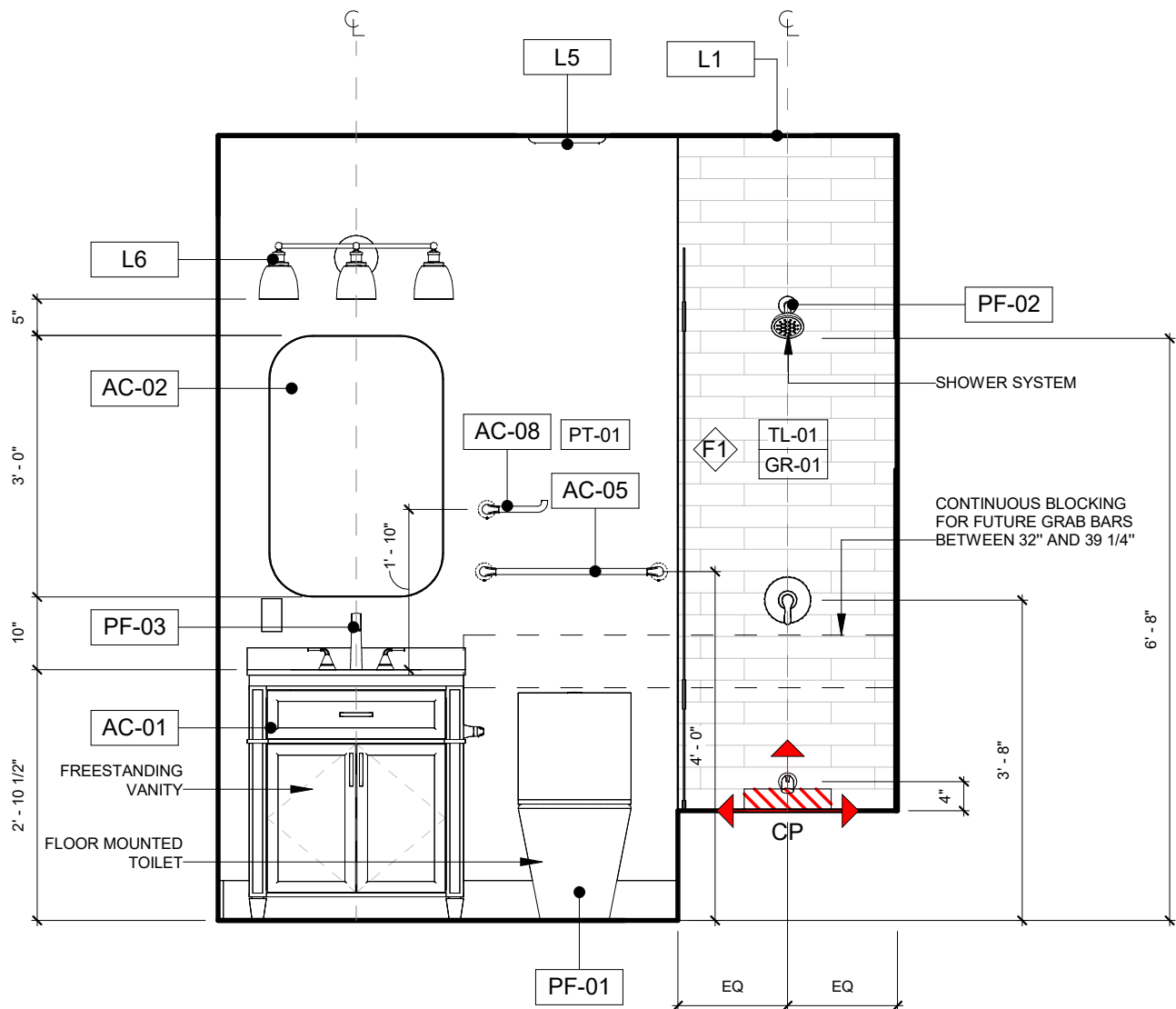
1. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH IN-WALL BLOCKING TO ACCOMMODATE FUTURE GRAB BARS. BLOCKING TO BE MINIMUM 2" x 8" LUMBER, INSTALLED CONTINUOUSLY IN WALL BEHIND WATER CLOSET, AND SHOWER HEAD AND SIDE WALLS OF SHOWER ENCLOSURE, BETWEEN 32" AND 39-1/4" FROM FINISHED FLOOR, PER CRC R327.1.1
2. WATER CLOSET REAR-WALL BLOCKING SHALL ALLOW FOR INSTALLATION OF A FOLDAWAY GRAB BAR FOR SIDE ACCESS, PURSUANT TO CRC R327.1.1 EXCEPTION 1



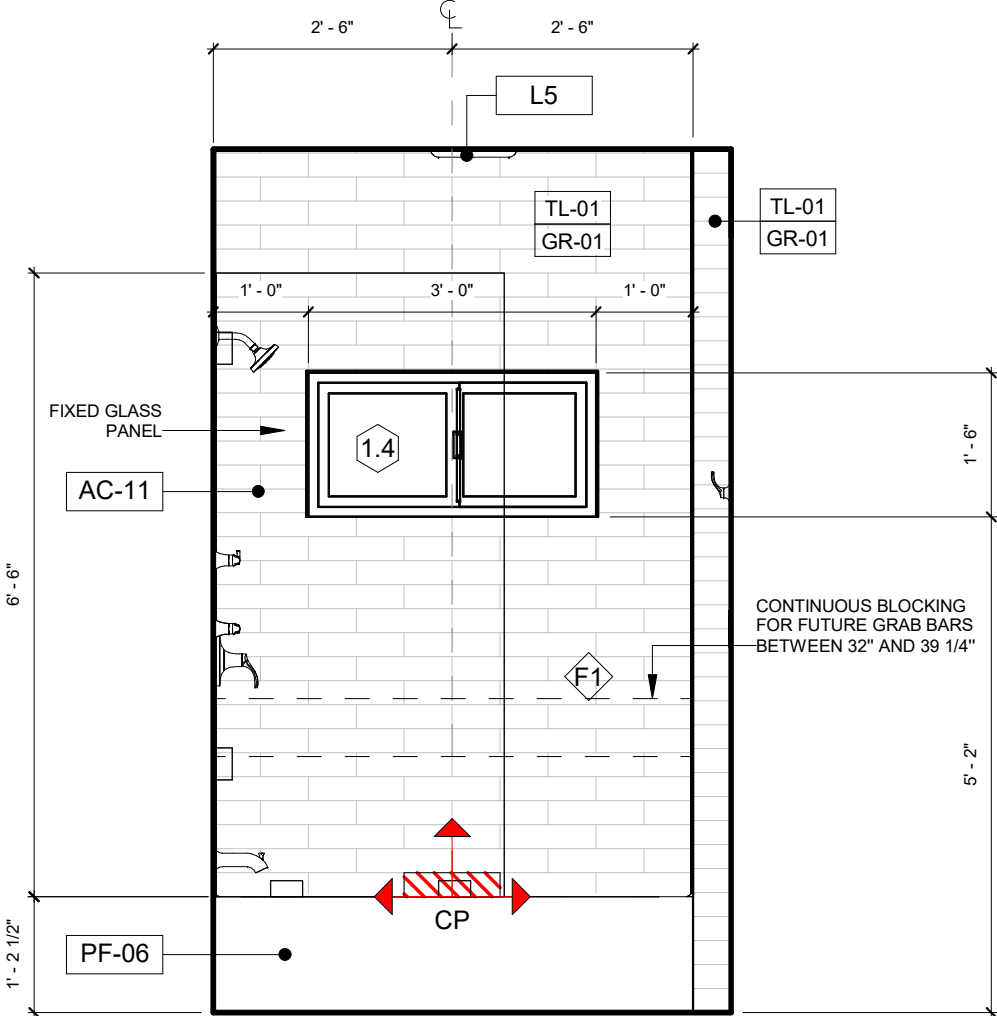
6 Enlarged Axon (Bathroom)



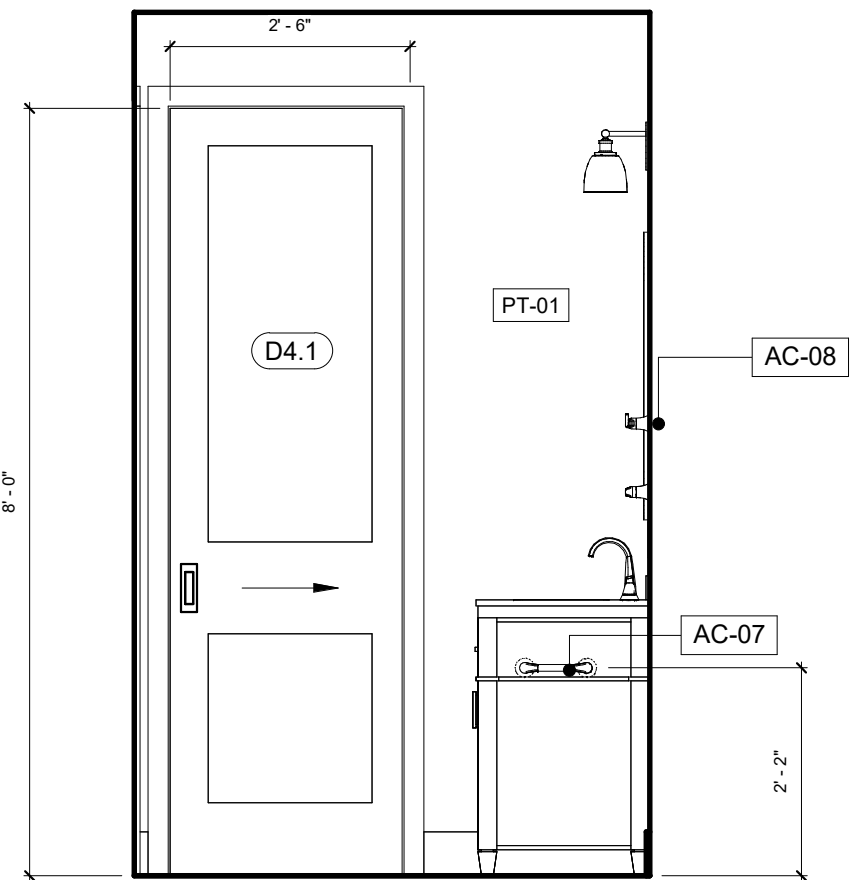
3 Enlarged Elevation (Bathroom)-West
1/2" = 1'-0"



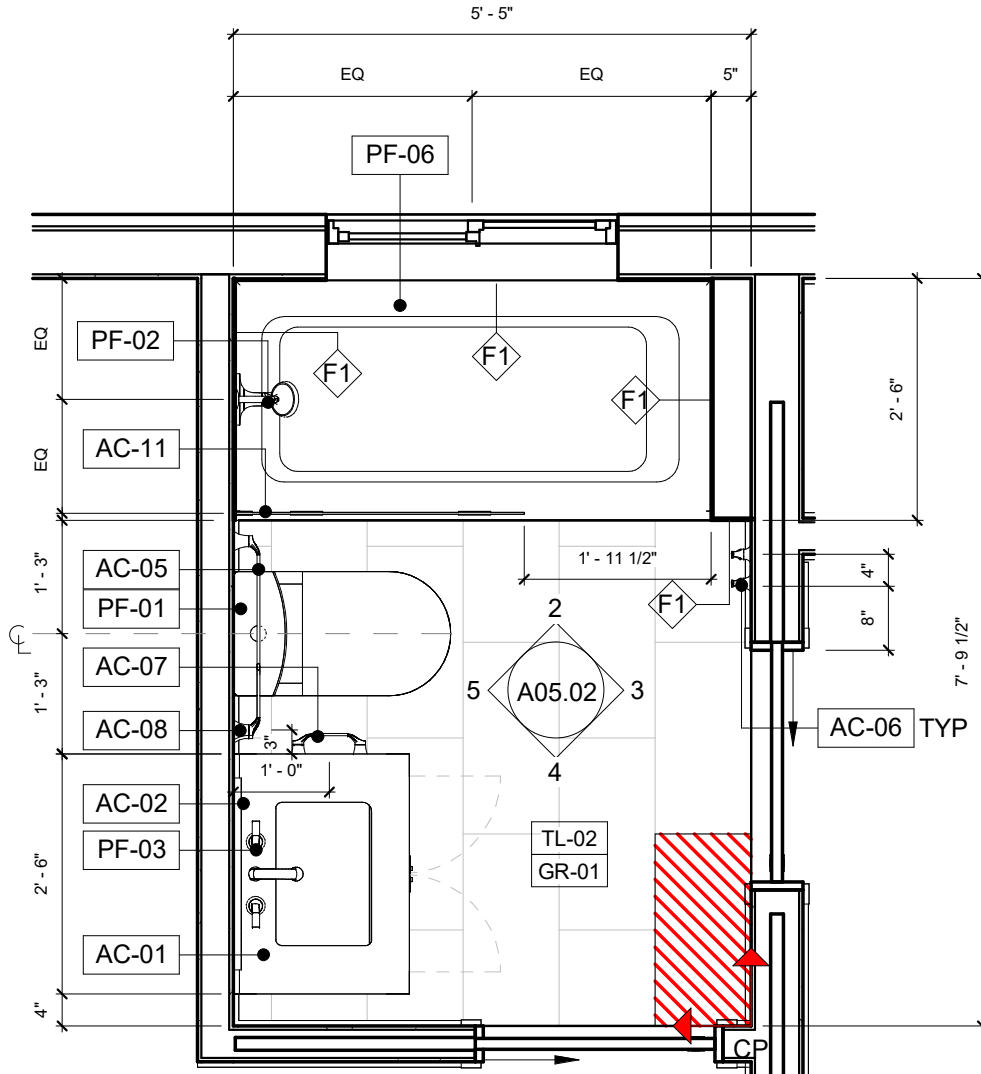
5 Enlarged Elevation (Bathroom)-East
1/2" = 1'-0"



2 Enlarged Elevation (Bathroom)-South
1/2" = 1'-0"



4 Enlarged Elevation (Bathroom)-North
1/2" = 1'-0"



1 Enlarged Plan (Bathroom)
1/2" = 1'-0"

PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 04/28/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

Bathroom System

A05.02

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



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LEGAL DESCRIPTION
(PER STATUTORY WARRANTY DEED RECORDING NO. 20110215001693)
LOT 120, MERCER RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME OF PLATS, PAGE(S) 44 AND 45, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS	
ACCEPTED THE BEARING OF N 01°26'23" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 80TH AVE SE, PER REFERENCE NO. 1.	

REFERENCES	
R1.	MERCER RIDGE ADDITION, VOL. 61 OF PLATS, PG. 44, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM
NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 1968 DESCRIPTION: 1 1/2" BRASS DISC IN CONC MON IN CASE LOCATION: SE 65TH ST & 80TH AVE SE IN ISLAND ELEVATION: 178.504'

SURVEYOR'S NOTES

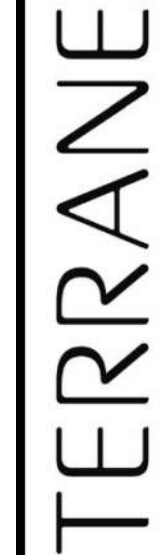
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTROLS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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 OWNERS 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. 5452800600
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,907 ±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 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

	BENCH MARK		DECK
	BRASS DISC (FOUND)		GRAVEL SURFACE
	CENTERLINE ROW		ROCKERY
	FENCE LINE (CHAIN LINK)		GAS METER
	FENCE LINE (WOOD)		GAS LINE
	IRON PIPE (FOUND)		TELEPHONE SENTRY
	LINE STAKE		INLET (TYPE 1)
	MONUMENT (IN CASE, FOUND)		SEWER MANHOLE
	PROPERTY LINES (ADJACENT)		SEWER LINE
	PROPERTY LINE (SUBJECT)		STORM DRAIN LINE
	REBAR & CAP (SET)		FIRE HYDRANT
	RIGHT-OF-WAY LINES		WATER METER
	SUBDIVISION LINES		WATER VALVE
	MAILBOX (RESIDENTIAL)		WATER LINE
	BUILDING		AREA DRAIN
	SIGN (AS NOTED)		BUILDING
	TREE (AS NOTED)		C.C. CENTER CHANNEL
	DITCH (FLOWLINE)		CALC'D CALCULATED
	ASPHALT SURFACE		CB CATCH BASIN
	CONCRETE SURFACE		CONC CONCRETE

VICINITY MAP
N.T.S.

**7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU**

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5452800000
COTTAGE - KOVES RESIDENCE



PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czarnecki

PROJECT TEAM

RYAN CONOVER

PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

Site Survey

C01.01

SCALE: 1" = 10'-0"

KOVES
RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

CIVIL SYMBOLS

- Downspout
- Gutter
- Earth Swale
- Drainage Pipe
- Direction of Drainage
- Fiber Rolls
- Stockpile

EROSION CONTROL NOTES

1.

PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION.
2.

MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
3.

STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
4.

CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCT, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
5.

USE SEDIMENT CONTROLS AND FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
6.

AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7.

LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8.

LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9.

AVOID TRACKING DIRT AND OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10.

TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11.

PLACEMENT OF EROSION MATERIALS AT DEDICATED LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.
12.

THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC SHALL NOT BE ENLARGED OR "RUN OVER".
13.

CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON SITE DURING THE OFF SEASON.
14.

DUST CONTROL IS REQUIRED YEAR ROUND.
15.

EROSION CONTROL MATERIALS SHALL BE STORED ON SITE.
16.

USE OF PLASTIC SHEETING BETWEEN OCT. 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR US ON STOCKPILE WHERE THE STOCKPILE IS ALSO PRETECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
17.

TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING, OR GRUBBING IS STARTED.

PROJECT ORIENTATION



PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER

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STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 04/28/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

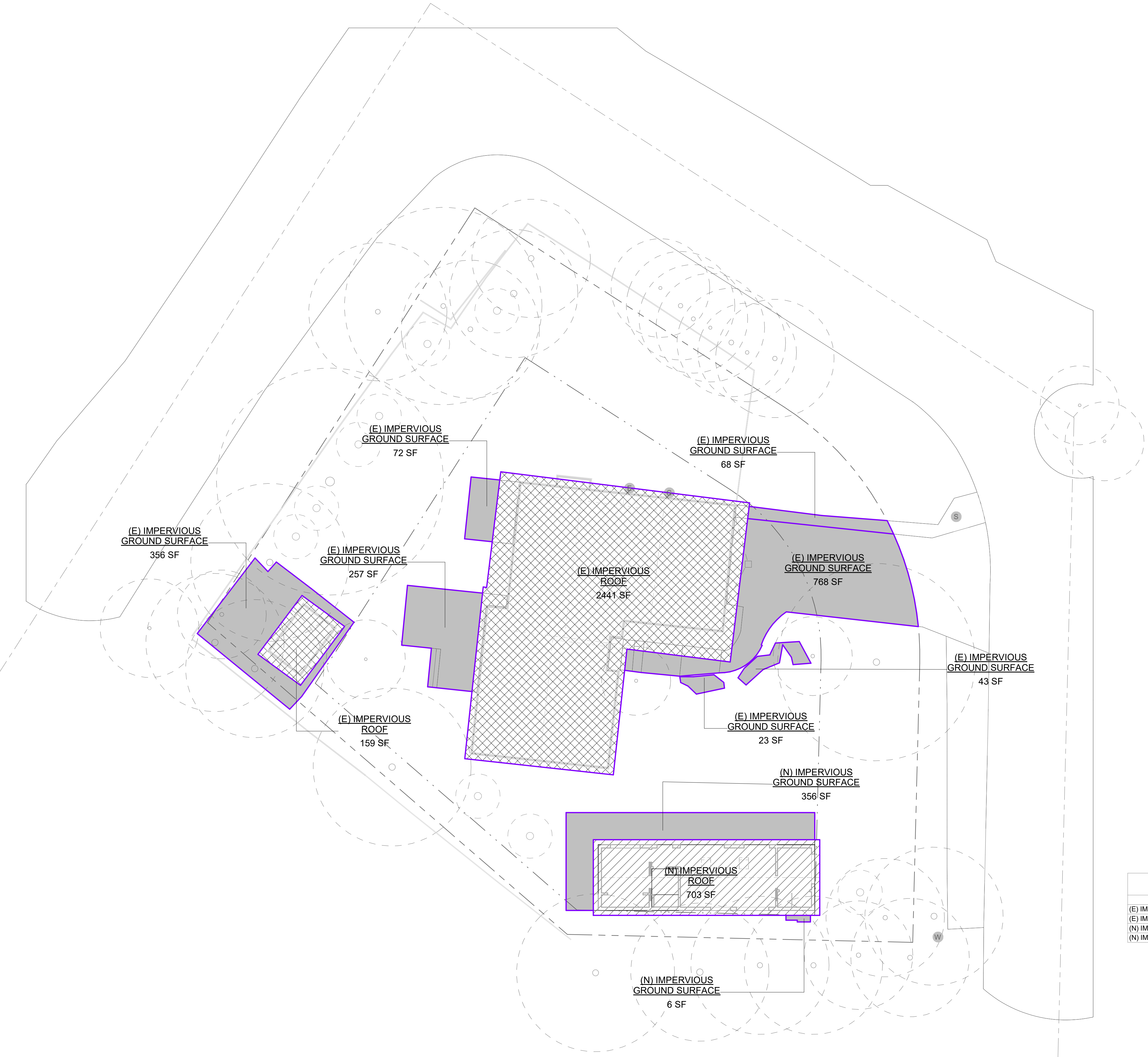
Impervious Surface Plan

C01.02

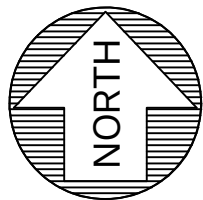
SCALE: As indicated



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IMPERVIOUS SURFACE AREA	
Name	Area
(E) IMPERVIOUS GROUND SURFACE	1589 SF
(E) IMPERVIOUS ROOF	2600 SF
(N) IMPERVIOUS GROUND SURFACE	362 SF
(N) IMPERVIOUS ROOF	703 SF



0 5 10 20

SCALE 1" = 20'

GENERAL NOTES:

1. SPECIAL INSPECTIONS BY CITY INSPECTOR ARE REQUIRED DURING CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE.
2. ALL EXISTING ON-SITE STRUCTURES AND ASSOCIATED UTILITIES TO BE DEMOLISHED, REMOVED, AND/OR ABANDONED PER APPLICABLE JURISDICTIONAL REQUIREMENTS.
3. DEFICIENCIES, WHETHER CAUSED BY CONTRACTOR OPERATIONS OR NOT CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN ROADS AND STREETS ADJACENT TO THE PROJECT LIMITS WHEN AFFECTED BY THE CONTRACTOR'S OPERATION. THE CONTRACTOR SHALL REMOVE OR REPAIR ANY CONDITION RESULTING FROM THE WORK THAT MIGHT IMPEDE TRAFFIC OR CREATE A HAZARD. PUBLIC ROADWAYS SHALL BE BROOMED CLEAN AT THE END OF EACH WORK DAY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER DEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
6. ROCKERIES AND/OR RETAINING WALLS TO BE CONSTRUCTED PER GEOTECHNICAL AND/OR STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS.
7. ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE PER CITY OF MERCER ISLAND STANDARDS/SPECIFICATIONS.

SITE IMPROVEMENT NOTES:

1. THE PROPOSED PROJECT CONSISTS OF INSTALLING SITE UTILITIES, INSTALLING THE STRUCTURE, FOUNDATIONS, BACKFILLING AND FINAL GRADING. THE WORK WILL REQUIRE THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. ANY TEMPORARY SHORING AND/OR PERMANENT RETAINING WALLS THAT MAY BE REQUIRED SHALL BE ADDRESSED BY THE PROJECT STRUCTURAL AND GEOTECHNICAL ENGINEERS.
2. EXISTING UTILITIES HAVE BEEN SHOWN FOR CONVENIENCE BASED ON SURVEY MAPPING OF THE PROJECT SITE AND ADJACENT CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL LOCATE ALL PRIMARY AND SECONDARY UTILITIES (I.E.: SIDE SEWERS, GAS, ELECTRICAL, COMMUNICATIONS, WATER, STORM DRAINAGE, ETC.) VIA POT-HOLING PRIOR TO CONSTRUCTION. CONFLICTS WITH ANY PROPOSED CONSTRUCTION ELEMENTS SHALL BE RESOLVED PRIOR TO BEGINNING CONSTRUCTION. A CONFLICT IS GENERALLY DEFINED AS A UTILITY THAT IS LOCATED WITHIN A ZONE 3 FEET OR LESS BELOW OR BESIDE, OR 5 FEET OR LESS ABOVE ANY UTILITY.
3. PROTECTION OF CITY IMPROVEMENTS WITHIN ROW SHALL TAKE PLACE AT ALL TIMES DURING CONSTRUCTION.
4. ANY WORK BEYOND THE LIMITS OF THE PROPERTY LINES SHALL REQUIRE A CONSTRUCTION EASEMENT TO BE REVIEWED AND APPROVED BY THE CITY PRIOR TO BEGINNING CONSTRUCTION.
5. SOIL SHALL BE AMENDED PER CITY STANDARDS. SEE SOIL AMENDMENT NOTES ON SHEET 2.
6. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.

EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:

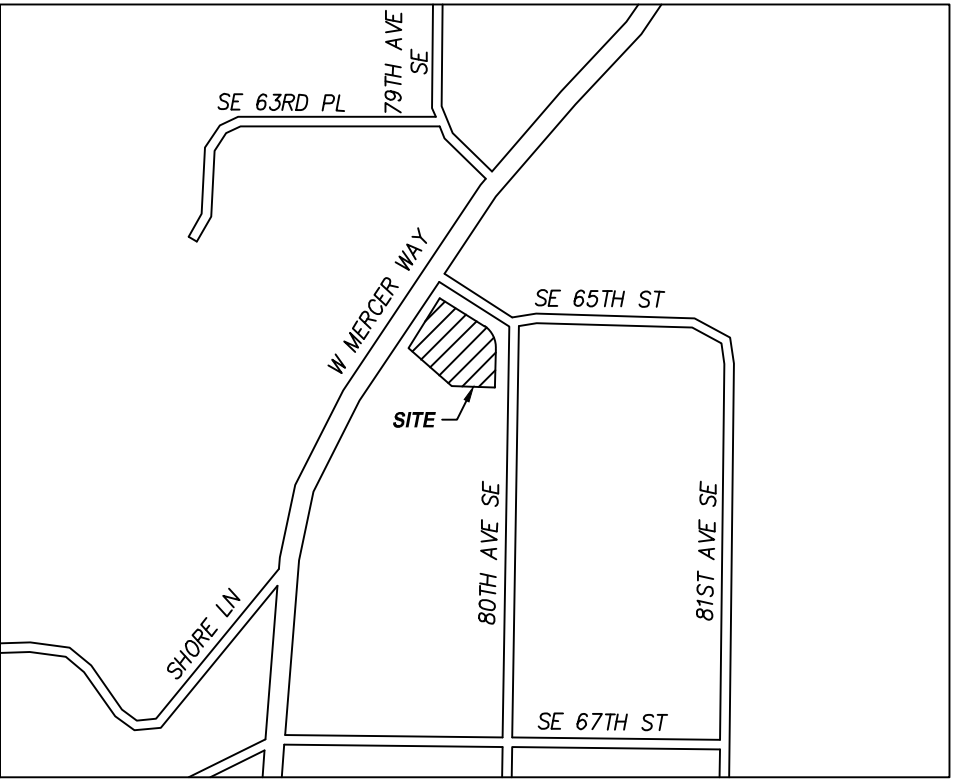
1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

SHEET INDEX

NO.	NAME
1 of 6	COVER SHEET & SITE PLAN
2 of 6	TESC PLAN
3 of 6	TESC NOTES & DETAILS
4 of 6	GRADING & DRAINAGE PLAN
5 of 6	TREE RETENTION PLAN
6 of 6	CONSTRUCTION DETAILS

COTTAGE - KOVES RESIDENCE

NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS

PROJECT TEAM:

- OWNER: ILDIKO KOVES
7901 SE 65TH STREET
MERCER ISLAND, WA 98040
(206) 618-7790
- CIVIL ENGINEER: SAMUEL SALO, PE
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250
- ARCHITECT: COTTAGES TECHNOLOGIES INC.
(DESIGN MANAGER DANIELLE MARSEGLIA)
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
(585) 739-3709
- SURVEYOR: COLIN PALMER, PLS
TERRANE
11235 SE 6TH STREET, SUITE 130
BELLEVUE, WA 98004
(425) 458-4488

SITE DATA:

- SITE ADDRESS: 7901 SE 65TH STREET
MERCER ISLAND, WA 98040
- SITE AREA: 13,907± SF (0.032 AC) - AS SURVEYED
- TAX PARCEL: 545280-0600

UTILITY DISTRICT INFORMATION:

- WATER/SEWER: CITY OF MERCER ISLAND (206) 275-7608
- FIRE DISTRICT: MERCER ISLAND FIRE DEPARTMENT (206) 275-7607
- CABLE TV: COMCAST (800) 934-6489
- GAS/ELECTRIC: PUGET SOUND ENERGY (888) 321-7779

ZONING INFORMATION:

- ZONING: R-9.6
- STREET SETBACK: 20'
- SIDE YARD SETBACK: 5'
- REAR YARD SETBACK: 25'

ON-SITE IMPERVIOUS COVERAGE:

EXISTING:	
HOUSE (ROOF):	2,437 SF
SHED (ROOF):	159 SF
UNCOVERED DECK/SUN ROOM:	367 SF
ONCOVERED CONCRETE:	1,176 SF
UNCOVERED GRAVEL:	64 SF
TOTAL EXISTING:	4,203 SF

PROPOSED:	
ADU (ROOF):	703 SF
UNCOVERED CONCRETE:	359 SF
TOTAL PROPOSED:	1,062 SF

TOTAL IMPERVIOUS ON-SITE: 5,265 SF (37.86%)

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED RECORDING NO. 20110215001693)

LOT 120, MERCER RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME OF PLATS, PAGE(S) 44 AND 45, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS:

ACCEPTED THE BEARING OF N 01°26'23" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 80TH AVE SE, PER REFERENCE NO. 1.

VERTICAL DATUM:

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 1968
DESCRIPTION: 11/2" BRASS DISC IN CONC MON IN CASE
LOCATION: SE 65TH ST & 80TH AVE SE IN ISLAND
ELEVATION: 178.504'



Know what's below.
Call before you dig.



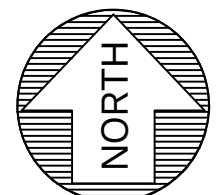
04/25/2025

COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
COVER SHEET & SITE PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	24709
DATE	04/25/2025
SCALE	1"=20'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

SHEET 1 of 6

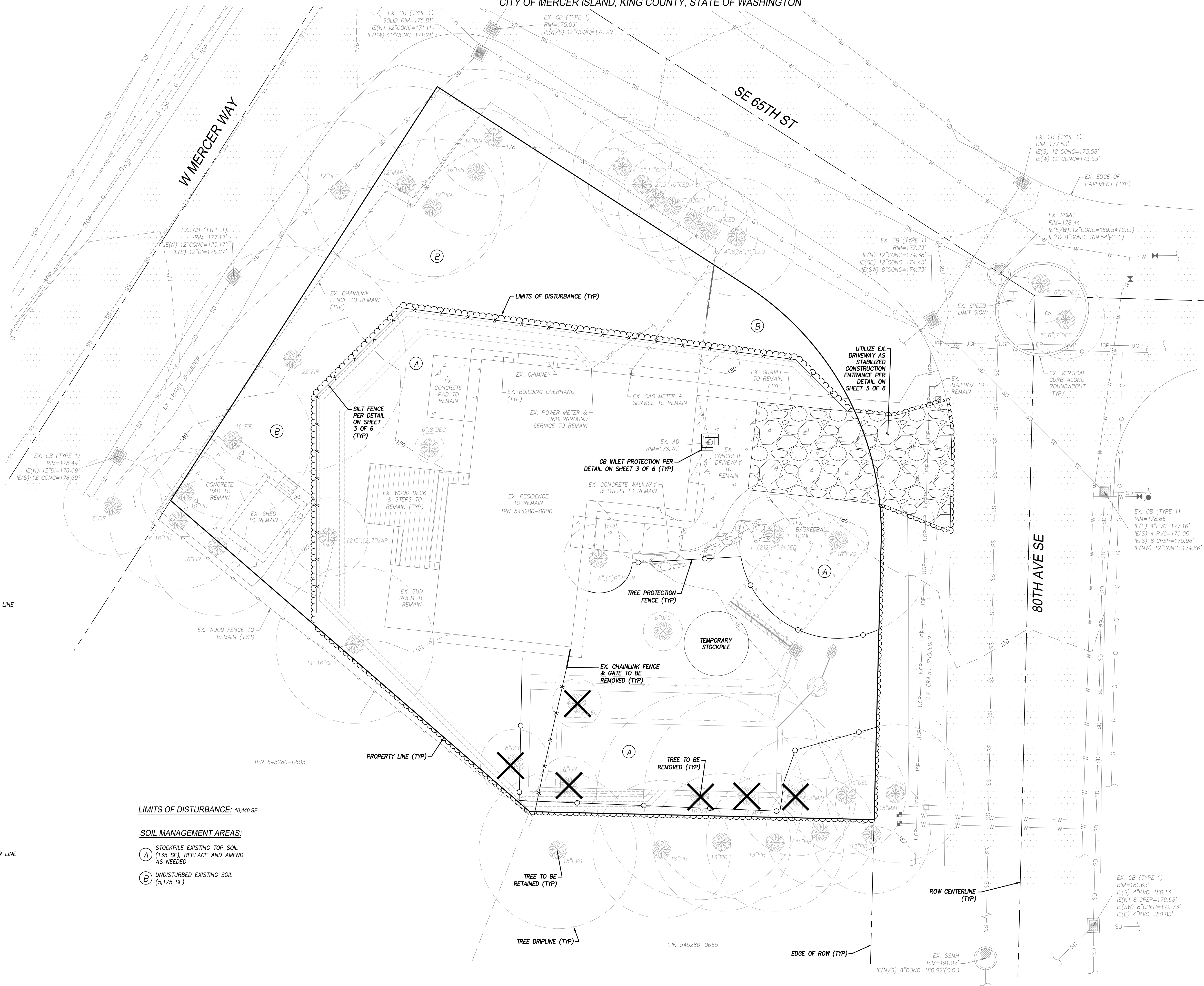


0 5 10

SCALE 1" = 10'

COTTAGE - KOVES RESIDENCE

NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



SURVEY LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF ROW
- ROW CENTERLINE
- AREA DRAIN
- CB TYPE 1
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- MAILBOX
- TELEPHONE SENTRY
- TV HH
- TREE
- TREE DRIPLINE
- SD SD STORM LINE
- SS SS SEWER LINE
- W W WATER LINE
- G G GAS LINE
- UGP UGP UNDERGROUND POWER LINE
- WOODEN FENCE
- CHAINLINK FENCE
- SWALE/DITCH
- TOP TOP OF SLOPE
- ROCKERY WALL
- ASPHALT
- CONCRETE
- GRAVEL

LIMITS OF DISTURBANCE: 10,440 SF

SOIL MANAGEMENT AREAS:

- (A) STOCKPILE EXISTING TOP SOIL (135 SF), REPLACE AND AMEND AS NEEDED
- (B) UNDISTURBED EXISTING SOIL (5,175 SF)

REVISIONS		DATE
DESCRIPTION	BY	



04/25/2025

COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
TESC PLAN



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • De Wint, WA 99222 • Phone: (509) 674-7433

JOB NO.	24709
DATE	04/25/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	2 of 6



Know what's below.
Call before you dig.

COTTAGE - KOVES RESIDENCE

NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON

EROSION & SEDIMENT CONTROL NOTES:

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
 - * APRIL 1 TO OCTOBER 31 – SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - * NOVEMBER 1 TO MARCH 31 – SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
- AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF MERCER ISLAND INSPECTOR.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 4' HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTION OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
- CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6'-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
- ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "FILTER FABRIC SOCK" OR EQUIVALENT.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL. IF EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND, ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40 %-70 % PASSING; 2"-4" ROCK/30 %-40 % PASSING; AND 1"-2" ROCK/10 %-20 % PASSING.
- IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- PRIOR TO OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
- IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
- ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5'-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

POST-CONSTRUCTION SOIL MANAGEMENT

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL 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.

BMP T5.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH (FROM 2014 DEPT. OF ECOLOGY SWMMWW) NATURALLY OCCURRING (UNDISTURBED) SOIL AND VEGETATION PROVIDE IMPORTANT STORMWATER FUNCTIONS INCLUDING: WATER INFILTRATION; NUTRIENT, SEDIMENT, AND POLLUTANT ADSORPTION; SEDIMENT AND POLLUTANT BIOFILTRATION; WATER INTERFLOW STORAGE AND TRANSMISSION; AND POLLUTANT DECOMPOSITION. THESE FUNCTIONS ARE LARGELY LOST WHEN DEVELOPMENT STRIPS AWAY NATIVE SOIL AND VEGETATION AND REPLACES IT WITH MINIMAL TOPSOIL AND SOD. NOT ONLY ARE THESE IMPORTANT STORMWATER FUNCTIONS LOST, BUT SUCH LANDSCAPES THEMSELVES BECOME POLLUTION GENERATING PERVIOUS SURFACES DUE TO INCREASED USE OF PESTICIDES, FERTILIZERS AND OTHER LANDSCAPING AND HOUSEHOLD/INDUSTRIAL CHEMICALS, THE CONCENTRATION OF PET WASTES, AND POLLUTANTS THAT ACCOMPANY ROADSIDE LITTER. ESTABLISHING SOIL QUALITY AND DEPTH REGAINS GREATER STORMWATER FUNCTIONS IN THE POST DEVELOPMENT LANDSCAPE, PROVIDES INCREASED TREATMENT OF POLLUTANTS AND SEDIMENTS THAT RESULT FROM DEVELOPMENT AND HABITATION, AND MINIMIZES THE NEED FOR SOME LANDSCAPING CHEMICALS, THUS REDUCING POLLUTION THROUGH PREVENTION. ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS, AND FOREST PRODUCT RESIDUES. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES.

STEP 1
IDENTIFY AREAS OF THE SITE THAT WILL NOT BE DISTURBED DURING CONSTRUCTION (CLEARED, GRADED, OR DRIVEN ON). FENCE THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NEITHER SOILS NOR VEGETATION ARE DISTURBED, THESE AREAS DO NOT REQUIRE AMENDMENT.

STEP 2
IN DISTURBED AREAS (COMPACTED BY CONSTRUCTION TRAFFIC):

- SCARIFY THE TOP 4 INCHES OF SUBSOIL
- USE A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER TO MIX THE FIRST LIFT OF TOPSOIL INTO THE SUBSOIL (KNOWN AS SCARIFYING, RIPPING, OR TILLING)
- USE THE EQUIPMENT LISTED IN THE PREVIOUS BULLET TO SCARIFY (TILL OR RIP) SOILS TO A DEPTH OF 12 INCHES BEFORE TILLING IN AT LEAST 8 INCHES OF COMPOST

STEP 3
THREE OPTIONS TO RESTORE DISTURBED SOILS INCLUDE:
OPTION 1: TILL COMPOST (1.75 INCHES FOR TURF AREAS; 3 INCHES FOR PLANTING BEDS) INTO EXISTING SOIL, OR
OPTION 2: STOCKPILE AND REUSE EXISTING TOPSOIL (AMEND IF NEEDED TO MEET 5% ORGANIC MATTER CONTENT FOR TURF AREAS; 10% ORGANIC MATTER CONTENT FOR PLANTING BEDS); OR
OPTION 3: IMPORT 6 INCHES OF COMPOST-AMENDED TOPSOIL (25% COMPOST FOR TURF AREAS; 40% COMPOST FOR PLANTING BEDS) AND SCARIFY (TILL OR RIP) INTO EXISTING SOIL IN TWO 3-INCH LIFTS

TREE PROTECTION MEASURES

BELOW IS A LIST OF GENERAL TREE PROTECTION MEASURES REQUIRED BY THE CITY OF MERCER ISLAND. PLEASE REFER TO THE ARBORIST REPORT BY ARBORISTS NORTHWEST FOR ADDITIONAL SITE-SPECIFIC TREE PROTECTION MEASURES.

TREE PROTECTION FENCING FOR DEMOLITION:

- TREE PROTECTION FENCES WILL NEED TO BE PLACED AROUND EACH TREE OR GROUP OF TREES TO BE RETAINED.
- TREE PROTECTION FENCES ARE TO BE PLACED ACCORDING TO THE ATTACHED DRAWINGS.
- TREE PROTECTION FENCES MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO THE BEGINNING OF ANY DEMOLITION OR CONSTRUCTION WORK ACTIVITIES.
- NOTHING MUST BE PARKED OR STORED WITHIN THE TREE PROTECTION FENCES-NO EQUIPMENT, VEHICLES, SOIL, DEBRIS, OR CONSTRUCTION SUPPLIES OF ANY SORTS.
- THE AREA OUTSIDE THE TREE PROTECTION FENCES IS THE WORK/DEVELOPMENT ZONE.
- THE AREA INSIDE THE TREE PROTECTION FENCING IS THE TREE PROTECTION ZONE.
- FENCES SHALL BE ANCHORED SO THEY CAN NOT BE MOVED

SIGNS:

- THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED WITH THE FOLLOWING OR SIMILAR TEXT IN FOUR INCH OR LARGER LETTERS:
 - "TREE PROTECTION FENCE
 - DO NOT ENTER THIS AREA
 - DO NOT PARK OR STORE MATERIALS
 - WITHIN THE PROTECTION AREA"
- ANY QUESTIONS, CONTACT MERCER ISLAND CODE COMPLIANCE: (206) 275-7712 CODECOMPLIANCE@MERCERGOV.ORG
- TREE PROTECTION FENCES MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO ANY DEMOLITION OR CLEAR-UP WORK BEGINNING.
- ANY EXCAVATION, INCLUDING FOUNDATION, NEAR TREES 1 AND 2 SHALL HAVE ARBORIST SUPERVISION
- MINIMIZE OVER EXCAVATION FOR FOUNDATIONS
- THE ARBORIST SHALL SUPERVISE TREE/SHRUB REMOVAL- AVOID ALL DAMAGE TO EXCEPTIONAL AND CITY TREE ROOTS

MULCH:

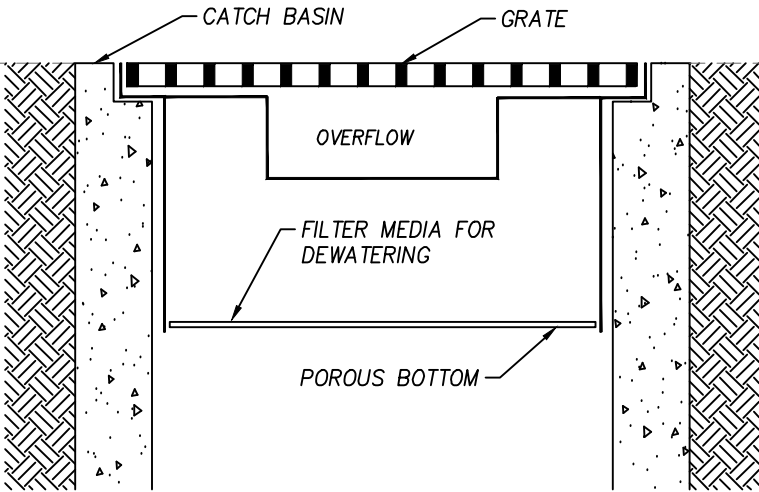
- THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 6 TO 8 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.
- CANOPY PRUNING:
 - THE CANOPIES OF SOME OF THE TREES MAY NEED TO PROPERLY PRUNED TO ALLOW FOR EQUIPMENT, BUILDING, AND CONSTRUCTION CLEARANCE. THE PRUNING MUST BE DONE BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE, (ISA) CERTIFIED ARBORIST USING CURRENT INDUSTRY STANDARD PRUNING TECHNIQUES. (ANSI A300 PRUNING STANDARDS AND ANSI Z13.1.1 SAFETY STANDARDS AS WELL AS ALL OSHA, WISHA, AND LOCAL STANDARDS MUST BE FOLLOWED.)
 - PLANT DEBRIS CAN BE CHIPPED AND UTILIZED ON SITE FOR THE MULCH UNDER THE TREES.

DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS:

- WHEN DEMOLITION OCCURS, CONSTRUCTION EQUIPMENT MUST BE KEPT OUTSIDE THE TREE PROTECTION ZONE.
- DEMOLITION MUST BE FOLLOW THIS PROCESS TO PROTECT THE LONG TERM SURVIVABILITY OF THE TREES:
 - AN INTERNATIONAL SOCIETY OF ARBORICULTURE, (ISA) CERTIFIED ARBORIST MUST BE WORKING WITH AND IN CONTROL OF ALL EQUIPMENT OPERATORS.
 - THE CERTIFIED ARBORIST SHOULD BE OUTFITTED WITH A SHOVEL, HAND PRUNERS, A PAIR OF LOPPERS, A HANDSAW, AND A POWER SAW (A RECIPROCATING SAW, SUCH AS A "SAWSALL" IS RECOMMENDED).

CONSTRUCTION NOTES:

- ACCESS EASEMENT MUST BE MAINTAINED AT ALL TIMES. NO CONSTRUCTION VEHICLES OR CONSTRUCTION INTERRUPTIONS WITHOUT PERMISSION. CONSTRUCTION ENTRANCE TO BE LOCATED OFF OF 72ND AVE SE.
- EXISTING HEDGES, WALLS, AND FENCE IN ROW TO BE REMOVED. THESE EXISTING ELEMENTS SHALL NOT BE REINSTALLED OR REPLACED IN ROW.
- IF OFF-SITE FENCING IS TO BE REMOVED, PROVIDE DOCUMENTATION TO THE CITY THAT NEIGHBOR TO SOUTH AGREES TO SUCH REMOVAL AND WILL ALLOW ACCESS TO PROPERTY.



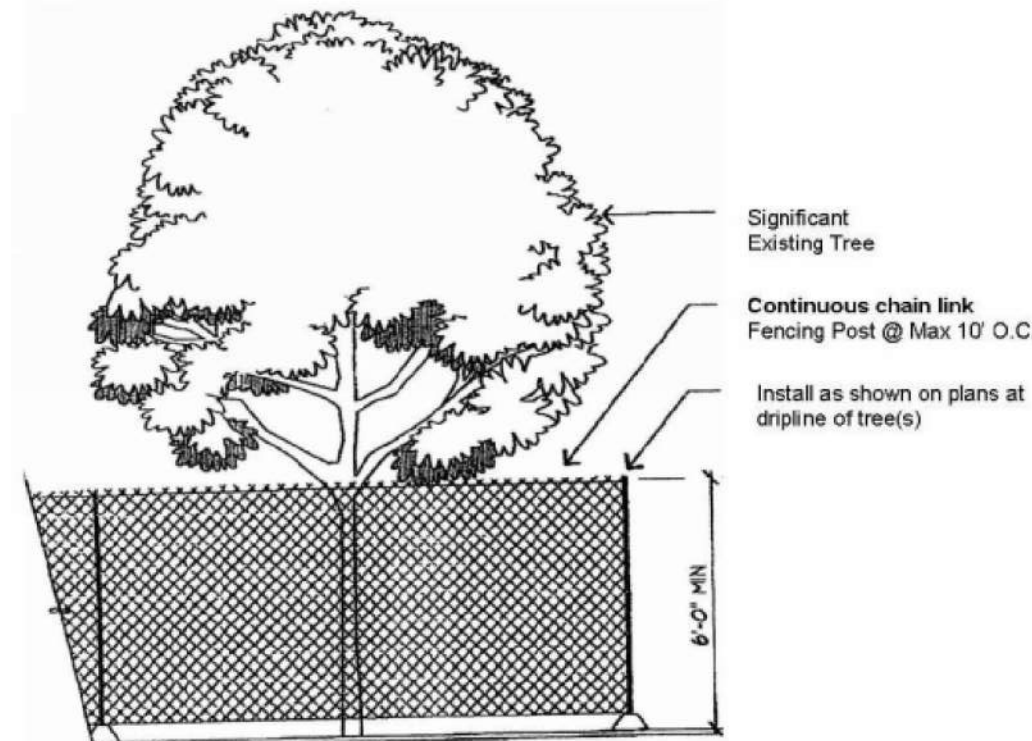
NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE. THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

MAINTENANCE STANDARDS

- ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
- ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
- REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

CATCH BASIN INSERT DETAIL

NTS



Six-foot high temporary chain link fence shall be placed as shown on plans. Fence shall completely encircle tree(s). Install fence posts using pier blocks only. Avoid driving posts or stakes into major roots.

Make a clean straight cut to remove damaged portion of root for all roots over 1" in diameter damaged during construction. All exposed roots shall be temporarily covered with damp burlap and covered with soils the same day. If possible, to prevent drying. If not possible, burlap must be kept moist at all times.

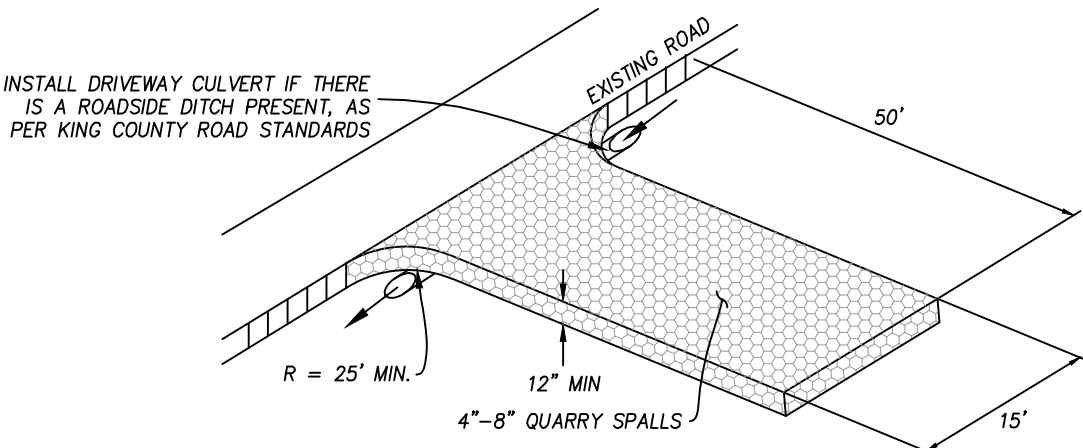
Work with the protection fencing shall be done manually. No stockpiling of materials, soil, debris, vehicle traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.

TREE PROTECTION DETAIL

NTS

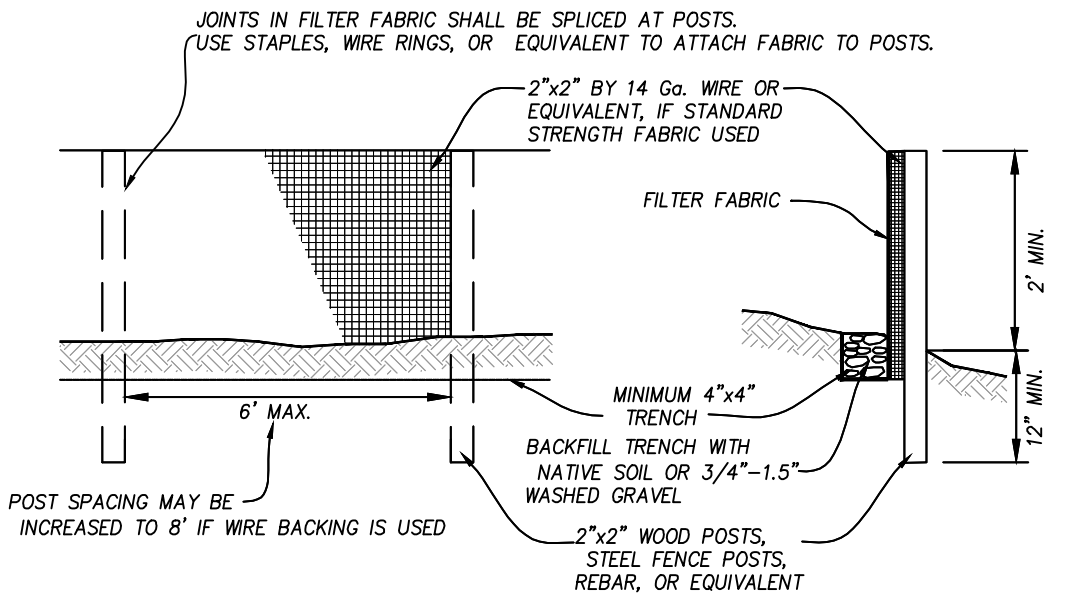


INSTALL DRIVEWAY CULVERT IF THERE IS A ROADSIDE DITCH PRESENT, AS PER KING COUNTY ROAD STANDARDS

- MAINTENANCE PER 2016 KCSWDM
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 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.
 - 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 STREETS, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.
 - ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

CONSTRUCTION ENTRANCE DETAIL

NTS



- SILT FENCE MAINTENANCE PER 2016 KCSWDM
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 - IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
 - IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
 - SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
 - IF THE FILTER FABRIC (GEOTEXTILE) HAS DETEIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED

SILT FENCE DETAIL

NTS



04/25/2025

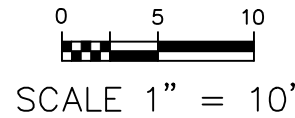
COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
TESC NOTES & DETAILS

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

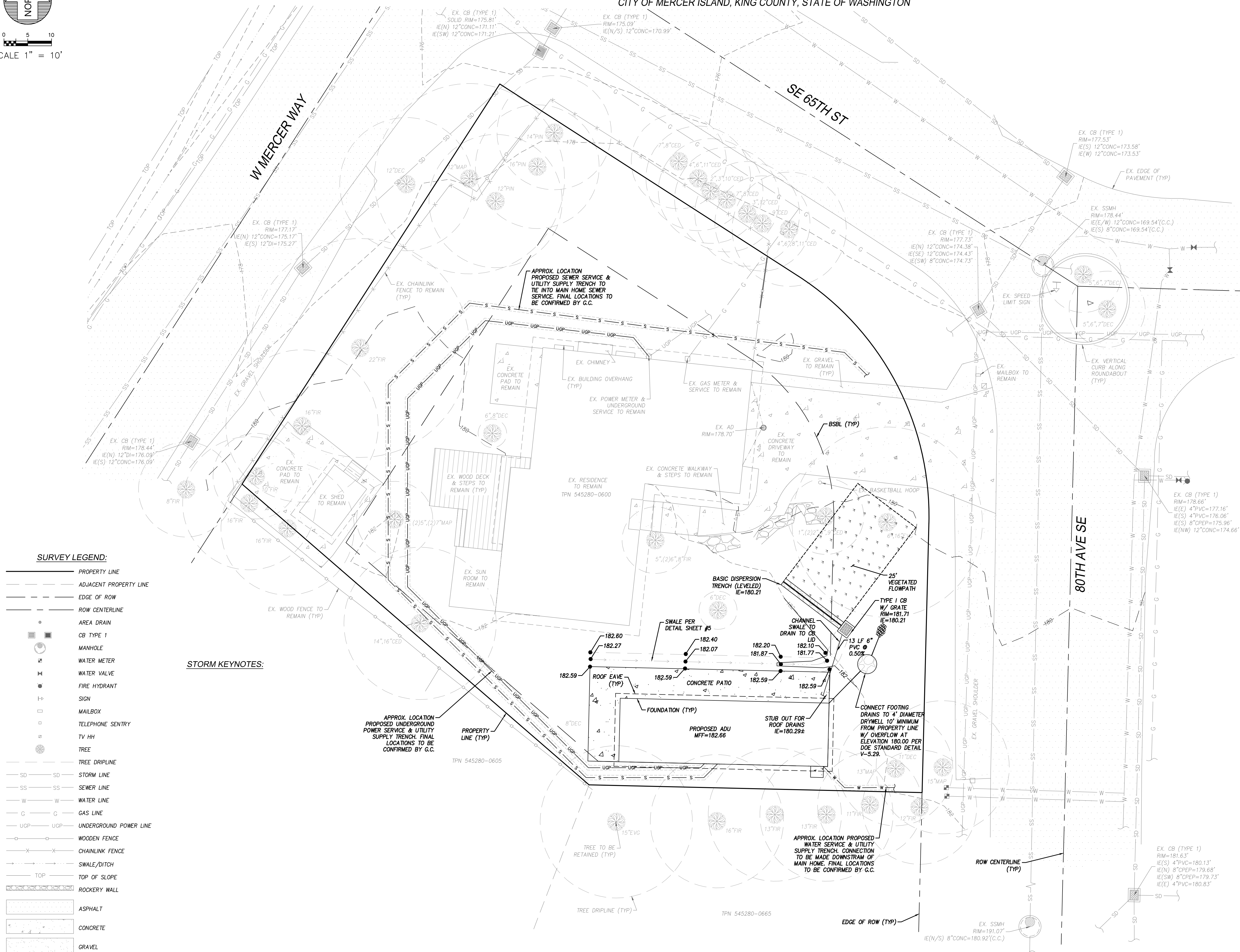
JOB NO.	24709
DATE	04/25/2025
SCALE	NTS
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	3 of 6



Know what's below.
Call before you dig.



NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
3. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KORS 7.03).
4. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
5. ALL CATCH BASIN GRATES SHALL BE STAMPED "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
6. ALL DRIVEWAY CULVERTS LOCATED WITHIN RIGHT-OF-WAY SHALL BE SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.
7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHEN REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4" - 6" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND -2" ROCK/10%-20% PASSING.

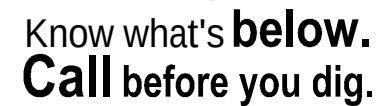
1. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.
2. THE ON-SITE TOPOGRAPHICAL SURVEYING WAS PROVIDED BY ENCOMPASS ENGINEERING @ SURVEYING.
3. ALL TEMPORARY OR PERMANENT SLOPES SHALL NOT EXCEED 2.5H:1V UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE TO WSDOT STANDARD SPECIFICATIONS.
5. ROCKERY AND/OR RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRES A BUILDING PERMIT.
6. IT WILL BE THE PERMITEE'S RESPONSIBILITY TO SUCCESSFULLY CAP AND ABANDON ALL EXISTING UTILITIES WITHIN THE DEVELOPMENT IN ACCORDANCE TO THE GOVERNING UTILITY AGENCY.

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS FOR GEOTECHNICAL AND/OR STRUCTURAL ASPECTS OF THE PROJECT MAY BE REQUIRED. RETAINING WALLS: THE PROJECT CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCAL/ATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE AND IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
6. PRIOR TO CONSTRUCTION THE EARTHWORK/GENERAL CONTRACTOR TO BE COMPLETELY FAMILIAR WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS. PLEASE REVIEW GEOTECH CONSULTANTS, INC'S REPORT DATED JANUARY 12, 2022 AND CONTACT MARC MCGINNIS, PE ON ANY QUESTIONS OR CONCERNS REGARDING HIS RECOMMENDATIONS.

CONTRACTOR TO USE ARCHITECTURAL PLANS FOR ACCURATE
LOCATION & CONSTRUCTION STAKING OF ALL SITE
IMPROVEMENTS SUCH AS BUILDINGS, DRIVEWAYS, WALLS, WALKS,
PATIOS & OTHER APPURTENANCES ON THE PROPERTY.

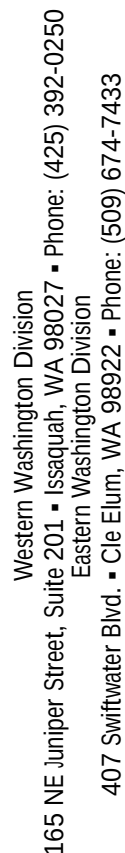
1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES MAY REQUIRE A SEPARATE REVIEW AND APPROVAL.
2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. GEOTECHNICAL ENGINEERING MAY BE NECESSARY.

CUT= 10 CY
FILL= 20 CY
NET= 10 CY± FILL
*CONTRACTOR TO VERIFY



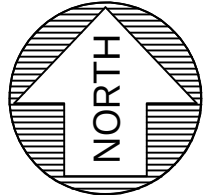
04/25/2025

COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
GRADING & DRAINAGE PLAN



JOB NO.	24709
DATE	04/25/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

SHEET 4 of 6

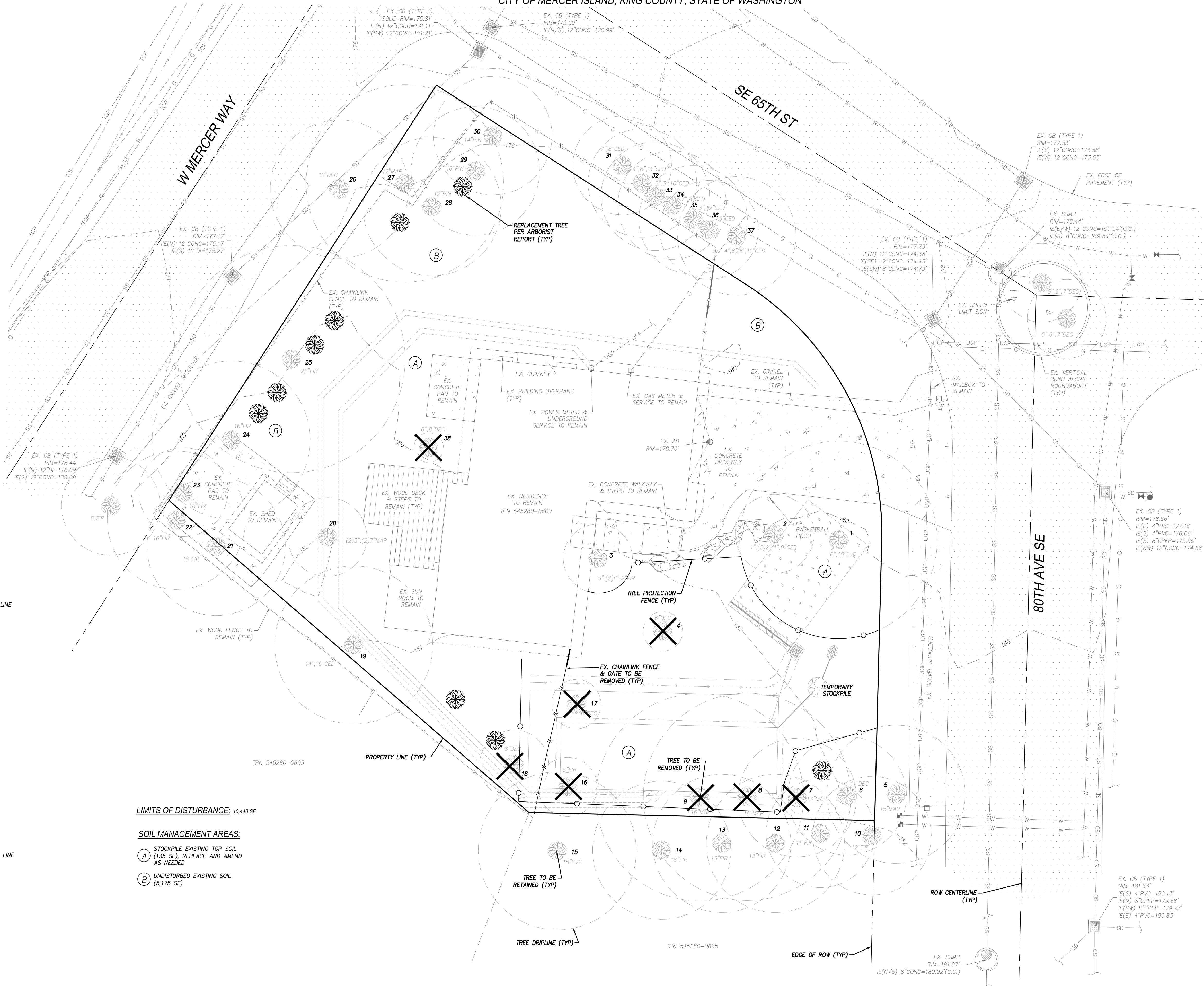


0 5 10
SCALE 1" = 10'

COTTAGE - KOVES RESIDENCE

NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON

SURVEY LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EDGE OF ROW
	ROW CENTERLINE
	AREA DRAIN
	CB TYPE 1
	MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SIGN
	MAILBOX
	TELEPHONE SENTRY
	TV HH
	TREE
	TREE DRIPLINE
	STORM LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	WOODEN FENCE
	CHAINLINK FENCE
	SWALE/DITCH
	TOP OF SLOPE
	ROCKERY WALL
	ASPHALT
	CONCRETE
	GRAVEL



REVISIONS	
DESCRIPTION	DATE



COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
TREE RETENTION PLAN



JOB NO.	24709
DATE	04/25/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	5 of 6



STRUCTURAL GENERAL NOTES:

THE FOLLOWING NOTES APPLY EXCEPT WHERE SHOWN OTHERWISE:

CODE	INTERNATIONAL RESIDENTIAL CODE IRC (2021) WOOD FRAME CONSTRUCTION MANUAL WFCM (2018)
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STRUCTURAL LOADS

ROOF LOADS:	ROOF DEAD LOAD = 12 PSF GROUND SNOW LOAD, P _g = 25 PSF ROOF SNOW LOAD, P _f = 25 PSF (MIN)
WIND LOADS:	WIND ANALYSIS PROCEDURE: WFCM PART 2 BASIC WIND SPEED, V _{3s} = 110-MPH WIND IMPORTANCE FACTOR, I _w = 1.00 WIND EXPOSURE: 'B' TOPOGRAPHIC FACTOR, K _{zt} = 1.0 DESIGN WIND PRESSURE ON MWFRS LATERAL = 79 PLF / UPLIFT = 75 PLF
SEISMIC LOADS:	SEISMIC ANALYSIS PROCEDURE: ASCE 7-16, CHAPTER 12.14 ENGINEERED DESIGN PER R301.1.3 SEISMIC USE GROUP: I SEIMIC IMPORTANCE FACTOR, I _e = 1.0 MAPPED ACCELERATIONS, S _s = 1.46g; S ₁ = 0.50g SITE CLASS = 'D' DESIGN ACCELERATIONS, S _{DS} = 1.174; S _{DI} = NULL SEISMIC DESIGN CATEGORY: 'D' BASIC SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS RESPONSE MODIFICATION FACTOR, R = 6.5 STORY FORCE MULTIPLIER, F = 1.0

FOUNDATIONS
MAXIMUM SOIL PRESSURE 1500 PSF (ASSUMED). EXTERIOR FOOTINGS SHALL BEAR 1'-0" (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		MINIMUM		SACKS/C.Y.	REMARKS
	f _c	NON-AIR-ENT	AIR-ENT	4c		
FOOTINGS & SLABS ON GRADE	3000	0.58	4c	5-1/2		NOTE 1
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 RIGID INSULATION ABOVE GRAVEL FILL 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.

PLYWOOD/ OSB

PLYWOOD/OSB 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"OC AT ALL SUPPORTED PANEL EDGES, AND 12"OC AT INTERMEDIATE SUPPORTS. NAILS SHALL BE AS FOLLOWS: 8D COMMON FOR 1/2" ROOF SHEATHING, 8D COMMON FOR 1/2" WALL SHEATHING. STAGGER END LAPs AT ROOF 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.

TIMBER

STRUCTURAL TIMBER AND LUMBER TO BE STRESS GRADE HEM-FIR OR DOUGLAS FIR AS FOLLOWS:

USE	SPECIES	GRADE	F _b
POSTS	ENGINEERED	(SEE PLAN)	---
BEAMS	ENGINEERED	(SEE PLAN)	---
EXTERIOR & BEARING WALL STUDS	HEM-FIR	NO. 2	750 PSI
SHEAR WALL STUDS, PLATES, AND BLOCKING	HEM-FIR	NO. 2	750 PSI
ROOF JOISTS	HEM-FIR	NO. 2	750 PSI
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. 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" OC.

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.

WOOD CONNECTORS

CAST-IN-PLACE SILL BOLTS TO BE 5/8" DIAMETER, EMBEDDED 7" INTO THE CONCRETE. MINIMUM SPACING OF BOLTS SHALL BE 60"OC 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"OC, 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"OC 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.

STRUCTURAL GLUED-LAMINATED LUMBER

SHALL BE FABRICATED TO THE REQUIREMENTS OF PRODUCT STANDARD P5 56. LUMBER SHALL BE VISUALLY GRADED WESTERN SPECIES, COMBINATION 24F-V4 FOR SIMPLE BEAMS, 24F-V8 FOR CANTILEVER BEAMS, COMBINATION 2 FOR COLUMNS, AND COMBINATION 5 FOR TRUSS MEMBERS PER 2001 NDS SUPPLEMENT, TABLE 3.1 (BEAMS) AND 3.2 (COLUMNS). LAMINATED MEMBERS TO BE AITC CERTIFIED. USE WATERPROOF GLUE.

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 DAF, 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.

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.

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: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

ELEMENT: BOLTS AND LAG SCREWS
PERIOD: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

ANCHORED BRACKET HOLD-DOWN SCHEDULE				
TAG	MODEL	MINIMUM END POST SIZE	ATTACHMENT TO END STUDS	ATTACHMENT TO FOUNDATION
		①		
HD1	"STHD10"	(2)2x ₋	(20) 0.148 x 3-1/4"	10" EMBED
HD2	"HDU2"	(2)2x ₋	(6) 1/4x2-1/2" SDS	SIMPSON "RFB" 5/8"Ø x6" EMBED. ALL-THREAD ROD w/ "SET" EPOXY ADHESIVE OR 5/8"Ø x10" EMBED. "TITEN-HD" BOLT

- MINIMUM SIZE OF POST AT THE END OF SHEARWALL, UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- ALL FASTENERS SPECS ARE FOR USE w/ HEM-FIR LUMBER.
- ALL BRACKETS/STRAPS TO BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL. REFER TO MFR'S INSTALLATION INSTRUCTIONS.
- EPOXY GROUTED RETROFIT ANCHORS SHALL BE INSTALLED PER THE FOLLOWING SPECIFICATIONS:
 - SIMPSON "RFB" ALL-THREAD ROD OR SIMILAR (A36 STEEL) TO BE USED WITH SIMPSON "SET" EPOXY ADHESIVE.
 - CONTRACTOR TO INSTALL SIMPSON "SET" EPOXY ADHESIVE PER MANUFACTURER'S SPECIFICATIONS CONTAINED IN REPORT E5R-1772.
 - EPOXY HOLD-DOWN INSTALLATION REQUIRES A MINIMUM 8" THICK STEM WALL (CONTACT ENGINEER IF 6" STEM WALL IS PRESENT).
- FOR ALL RETROFIT ANCHORS, MINIMUM SIDE EDGE DISTANCE = 13/4", MINIMUM CORNER OR END WALL DISTANCE = 41/4".

SHEAR WALL SCHEDULE (ALL FASTENER SPACING ARE FOR USE WITH DOUGLAS FIR MATERIAL)								
LABEL	APA RATED SHEATHING	NAIL SIZE AND SPACING AT EDGES	STUD AND BLKG SIZE AT ADJOINING EDGES	TOP PLATE ATTACHMENT TO ROOF ABOVE	TOP PLATE ATTACHMENT TO FLOOR ABOVE	BOTTOM PLATE ATTACHMENT	SILL PLATE ATTACHMENT	
	(1) (2)	(3)	(4) (5) (6)	(7) (8)	(7) (8)	NAILING TO WOOD BELOW (9)	ANCHOR BOLT TO CONCRETE (10) (11)	SILL PLATE SIZE AT FOUNDATION (12)
	7/16" ONE SIDE	8d AT 6" oc	2x	"RBC" CLIP @ 12"oc	"LTP4" CLIP @ 18"oc	16d AT 6" oc	5/8"Ø AB AT 48" oc	2x
NAIL SPEC: 8d = 0.131"Ø 10d = 0.148"Ø 16d = 0.162"Ø								

SHEAR WALL INSTALLATION NOTES:

- INSTALL WALL SHEATHING PANELS EITHER HORIZONTALLY OR VERTICALLY
- 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. SEE PLANS FOR HOLDOWN REQUIREMENTS
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWNS POSTS. REFER TO HOLDOWN MANUFACTURER'S INSTALLATION DETAILS FOR ADDITIONAL INFORMATION
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12"oc
- 3x MEMBERS CAN BE SUBSTITUTED BY (2)2x NAILED w/ 10d STAGGERED NAILS @6"oc. EDGE DISTANCE - 1", END DISTANCE - 2 1/2"
- BASED ON 0.131"Ø x 1 1/2" LONG NAILS USED TO ATTACH SHEAR CLIPS DIRECTLY TO FRAMING. USE 0.131"Ø x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING
- SHEAR CLIPS: SIMPSON "RBC" OR "LTP4" OR APPROVED EQUIVALENT
- WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL BELOW WALL
- ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4" x 3" x 3". EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE
- CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS
- 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
- WHEN PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL, NAIL SPACING IS LESS THAN 6"OC, PANEL JOINTS TO BE OFFSET TO FALL ON DIFFERENT STUDS. PANEL JOINTS CAN FALL ON ONE STUD IF 3x or (2)2x STUD IS PROVIDED.



SUBMITTAL TABLE	DESCRIPTION		DATE	PERMIT SET		
	NUMBER					
	0		5/28/2024			



STRUCTURAL
GENERAL NOTES

KOVES DADU
1901 SE 65TH ST,
MERCER ISLAND, WA

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 202nd Place SE
Issaquah, WA 98027
206.940.9449
engineer@esg-design.com

DATE:

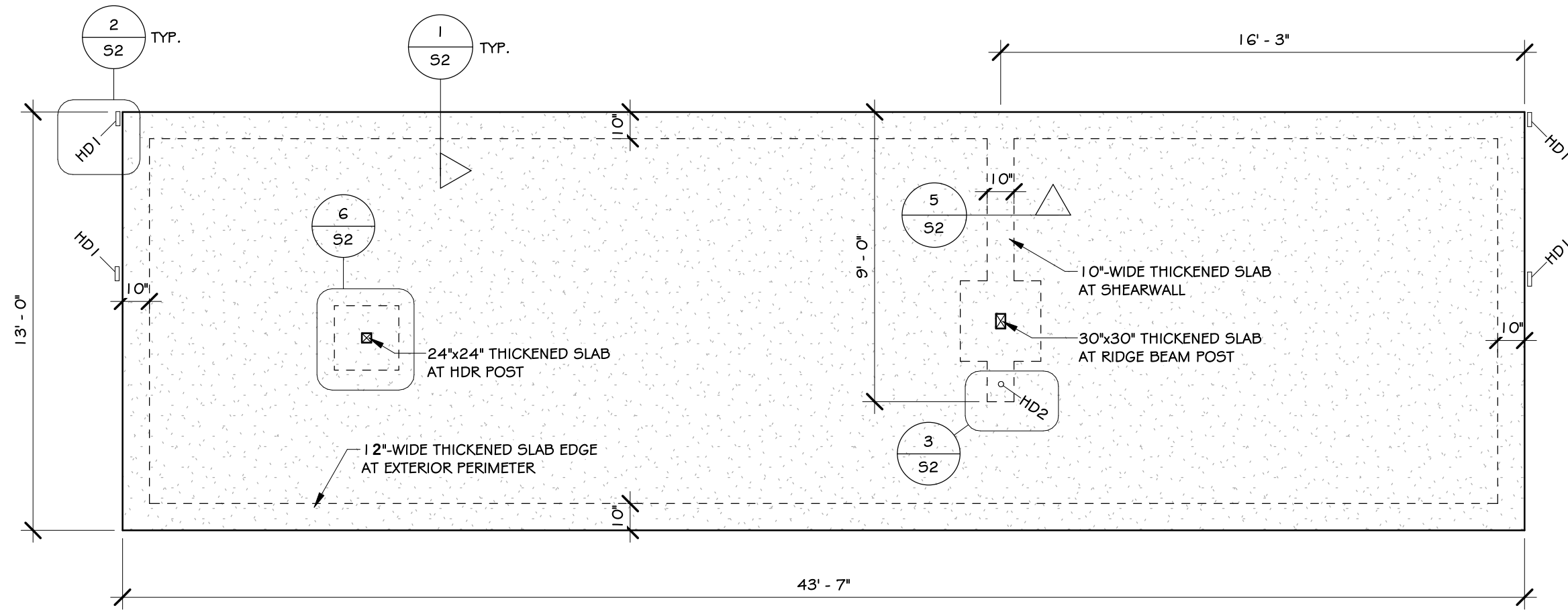
5/28/2024

SHEET SIZE:

24" x 36"

DRAWING:

S1



FOUNDATION PLAN

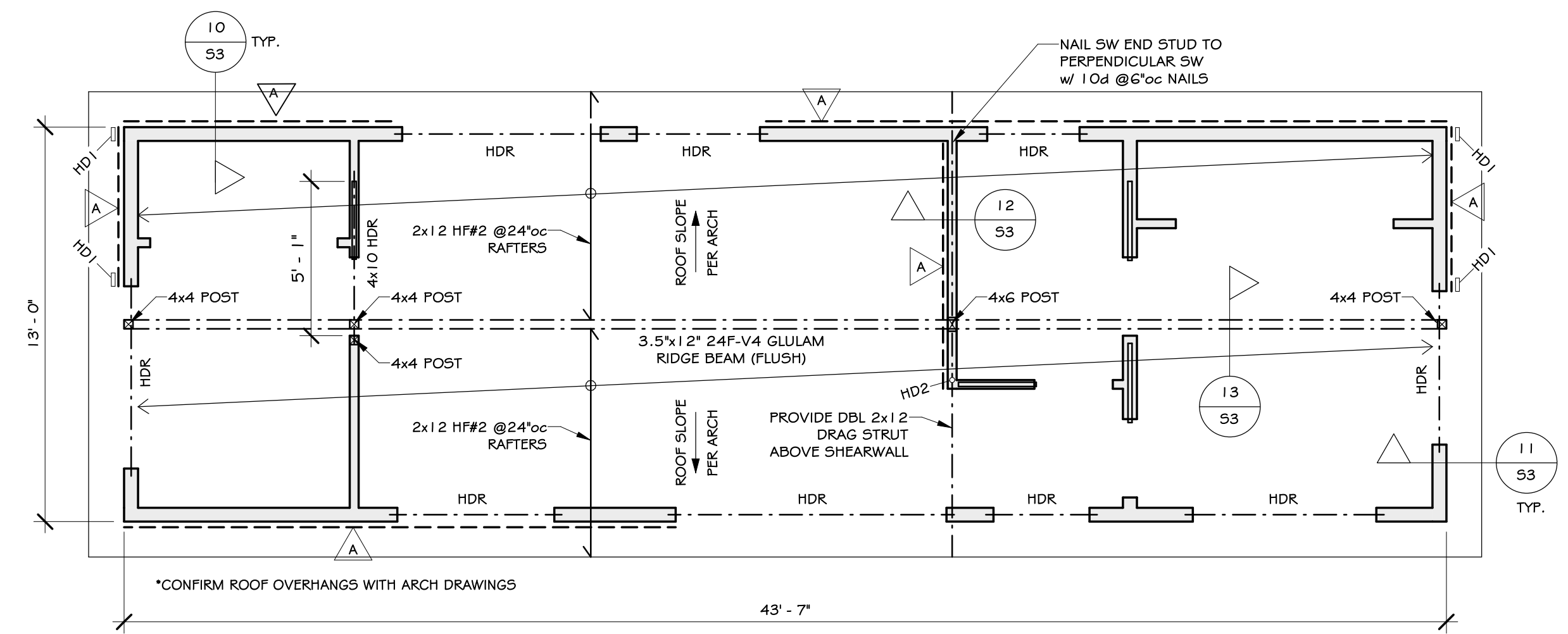
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE S1 GENERAL NOTES FOR CONCRETE SPECS.
2. CONTRACTOR TO COORDINATE SHEAR WALL ANCHOR BOLT AND HOLD-DOWN REQUIREMENTS WITH STRUCTURAL SHEAR WALL LAYOUT.
3. HOLD-DOWNS SHOWN ON THIS PLAN LEVEL TO BE INSTALLED AT TOP OF THICKENED SLAB SILL PLATE.
4. CONCRETE SLAB FINISH & CONTROL JOINTS PER ARCHITECT.

FRAMING PLAN LEGEND:

- SHEAR WALL EXTENT
- SHEAR WALL TAG, (REFER TO SHEAR WALL SCHEDULE)
- HDx HOLD-DOWN TAG, (REFER TO HOLD-DOWN SCHEDULE)

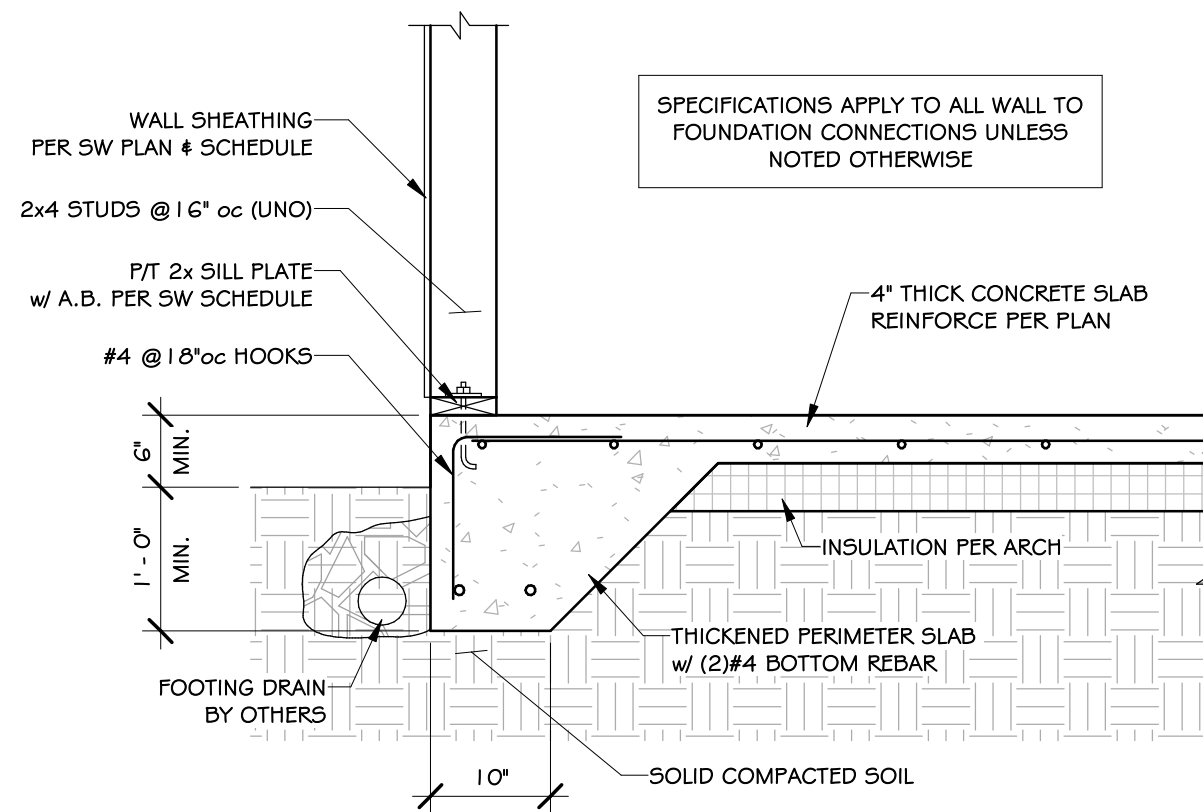


ROOF FRAMING PLAN

1/4" = 1'-0"

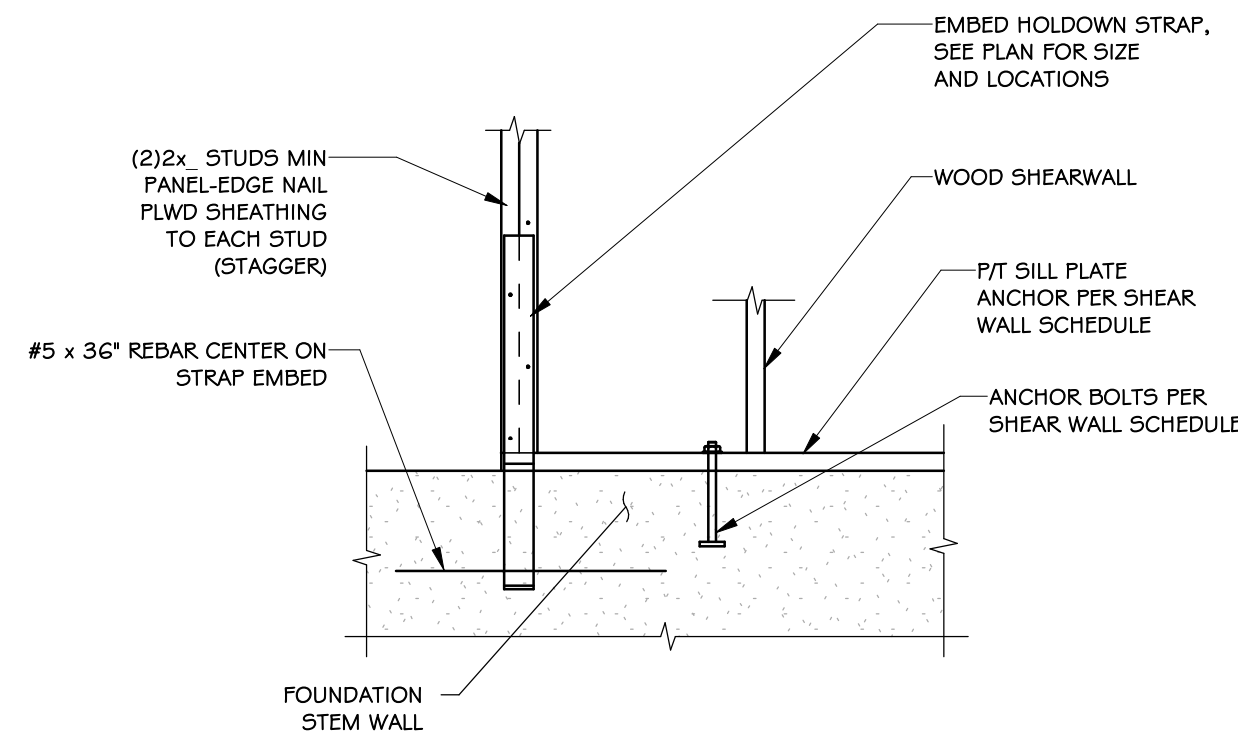
FRAMING NOTES:

1. ALL DIMENSIONS ARE TO FACE OF WALL STUDS, FACE OF CONCRETE WALLS, OUTSIDE DECK FRAMING, CENTER OF POSTS, CENTER OF BEAMS, UNO.
2. TYPICAL INTERIOR AND EXTERIOR WALL HEADER TO BE MINIMUM (2)2x8 UNO ("HDR").
3. WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
4. ALL WOOD POSTS CALLED OUT ON PLANS SHALL CARRY DOWN TO FOUNDATION, UNLESS CARRIED BY BEAM.
5. ALL BEAM-POST CONNECTIONS TO HAVE METAL BRACKET TIES.
6. -
7. SHEAR WALLS, WHERE INDICATED ON PLAN, SHALL BE FRAMED PER SHEAR WALL SCHEDULE S1
8. CONTRACTOR TO COORDINATE SHEAR WALL ANCHOR BOLT AND HOLD-DOWN REQUIREMENTS WITH SHEAR WALL LAYOUT.
9. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.



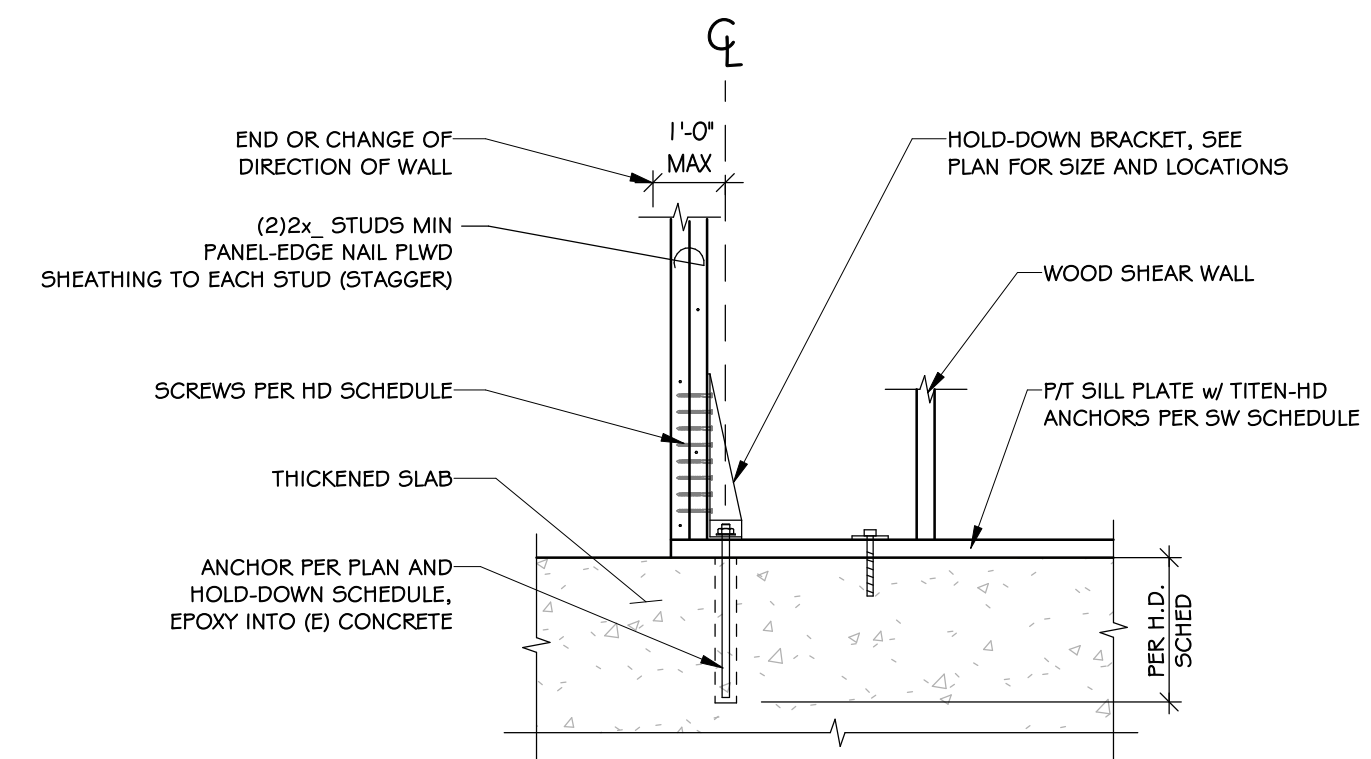
1 EXTERIOR WALL FOUNDATION DETAIL

3/4" = 1'-0"



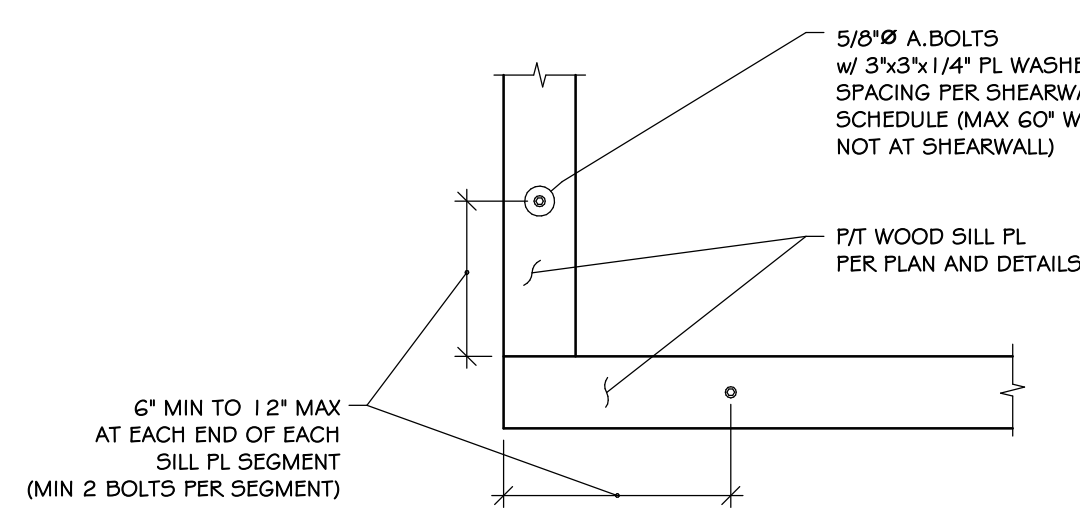
2 TYP. EMBEDDED STRAP HOLD-DOWN

3/4" = 1'-0"



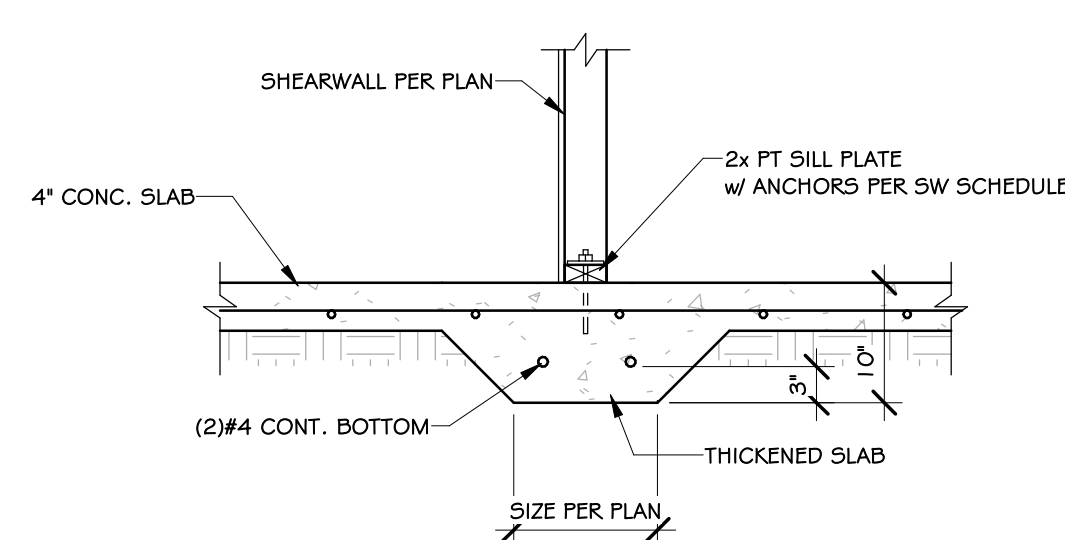
3 TYP. BRACKET HOLD-DOWN

3/4" = 1'-0"



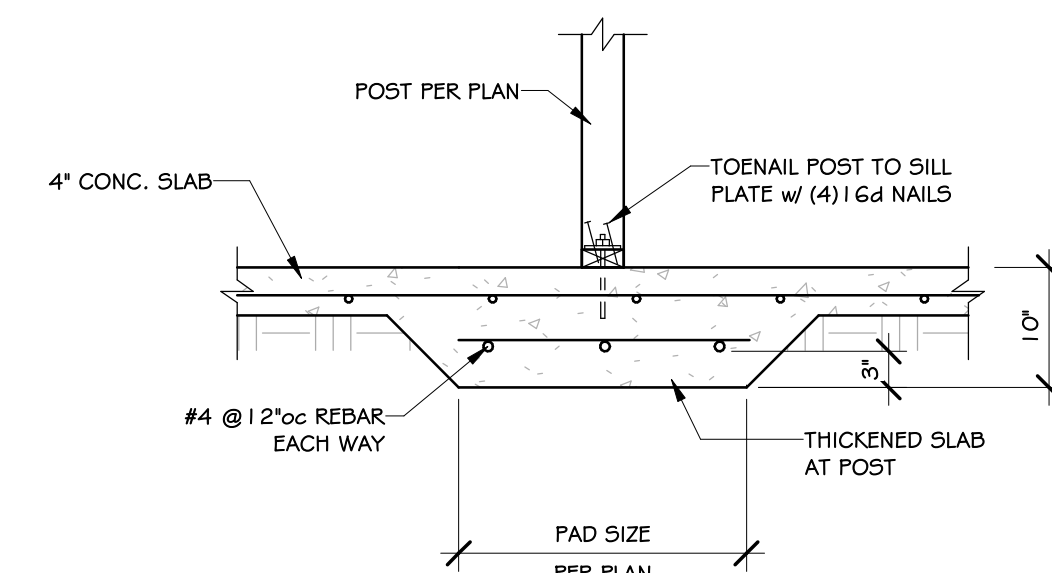
4 TYP. ANCHOR BOLT LAYOUT

3/4" = 1'-0"



5 THICKENED SLAB AT INTERIOR SHEARWALL

3/4" = 1'-0"



6 THICKENED SLAB AT POSTS

3/4" = 1'-0"



SUBMITTAL TABLE		DESCRIPTION	PERMIT SET
NUMBER	DATE		
0	5/20/2024		



FOUNDATION AND
ROOF FRAMING /
SHEARWALL PLAN

KOVES DADU
7401 SE 65TH ST,
MERCER ISLAND, WA

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 222nd Place SE
Issaquah, WA 98027
206.940.5449
engineer@esg-design.com

DATE:

5/28/2024

SHEET SIZE:

24" x 36"

DRAWING:

S2

SUBMITTAL TABLE		DESCRIPTION	PERMIT SET
NUMBER	DATE		
0	5/20/2024		



STRUCTURAL DETAILS

KOVES DADU
17401 SE 65TH ST,
MERCER ISLAND, WA

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 222nd Place SE
15540 QUAIL, WA 98027
206.940.5449
engineer@esg-design.com

DATE:

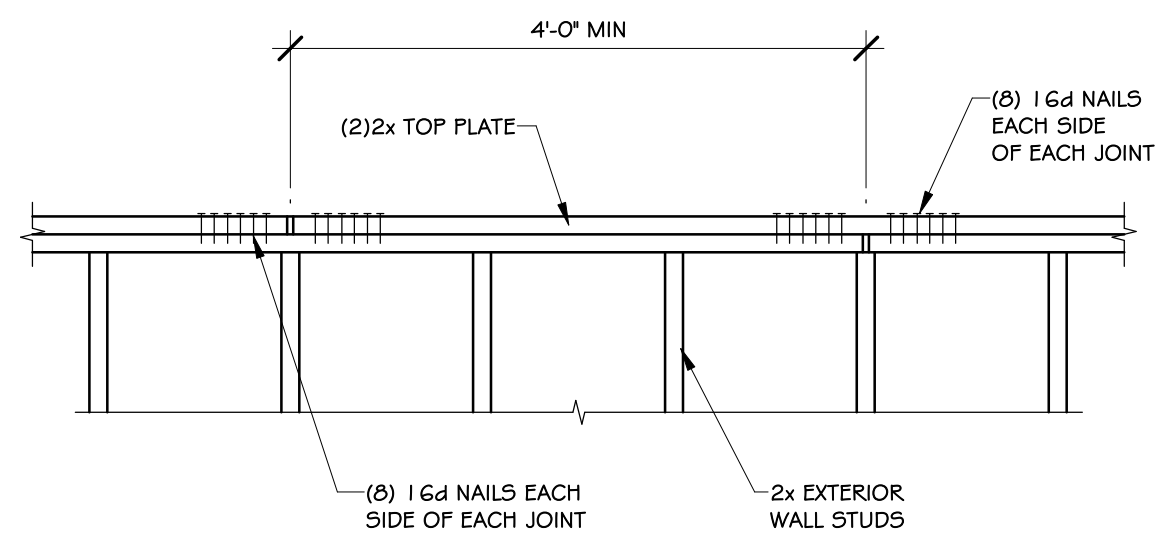
5/28/2024

SHEET SIZE:

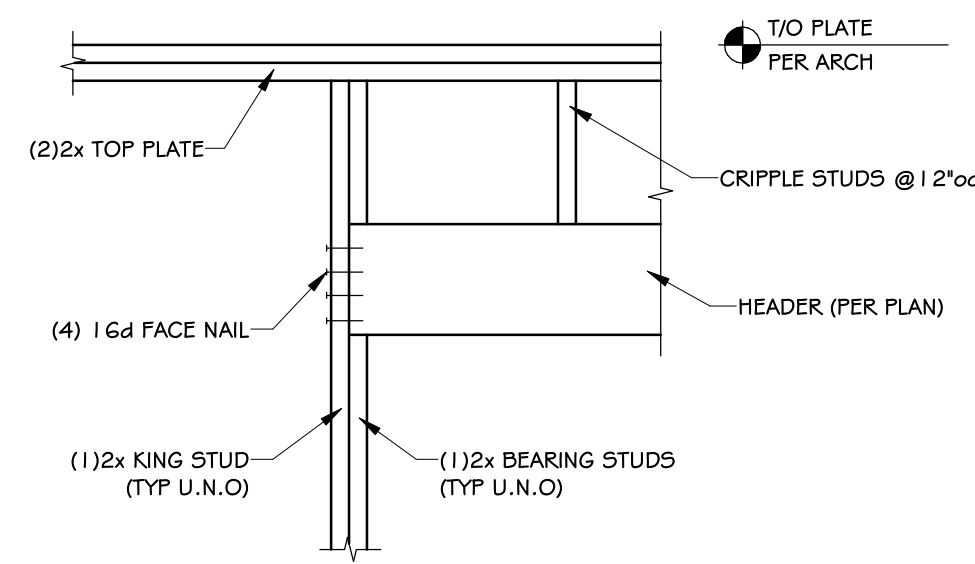
24" x 36"

DRAWING:

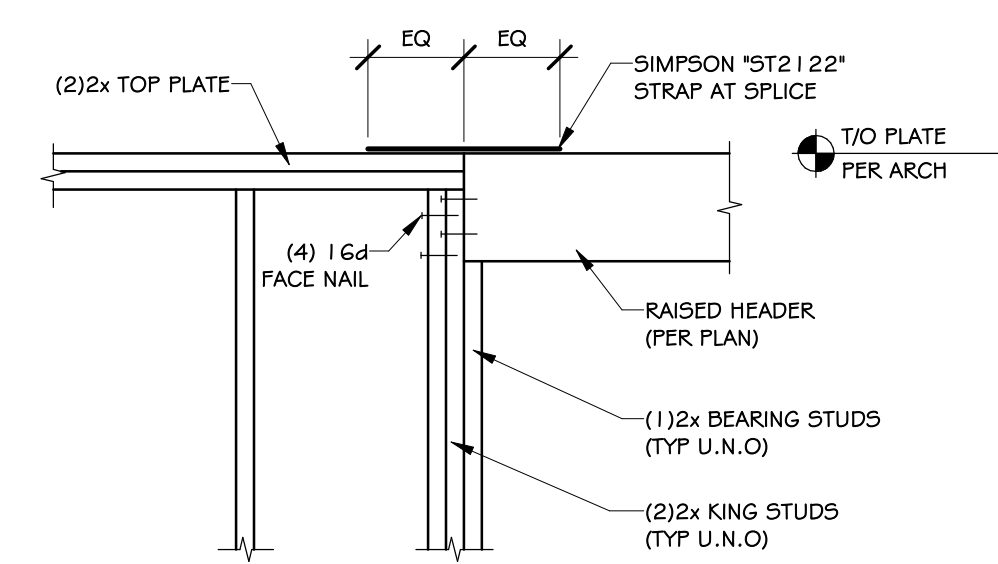
S3



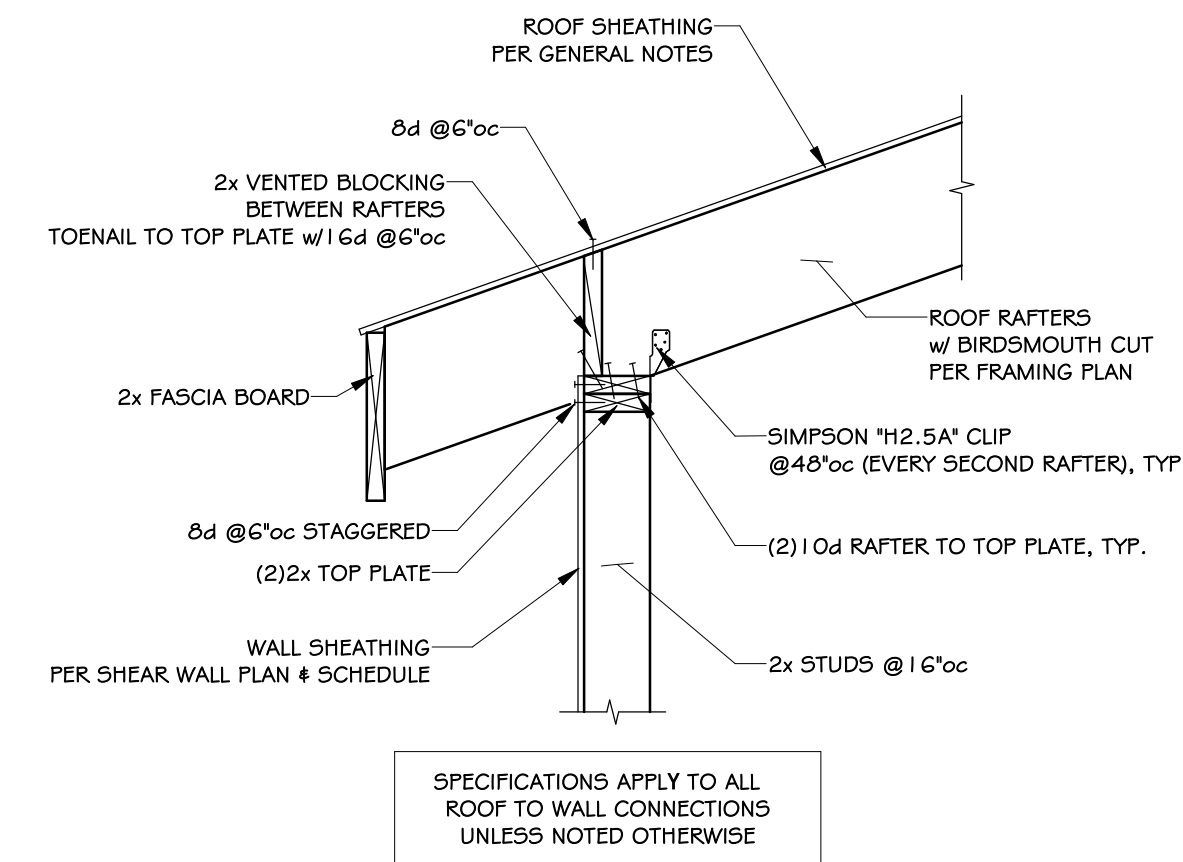
7 TYP. TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



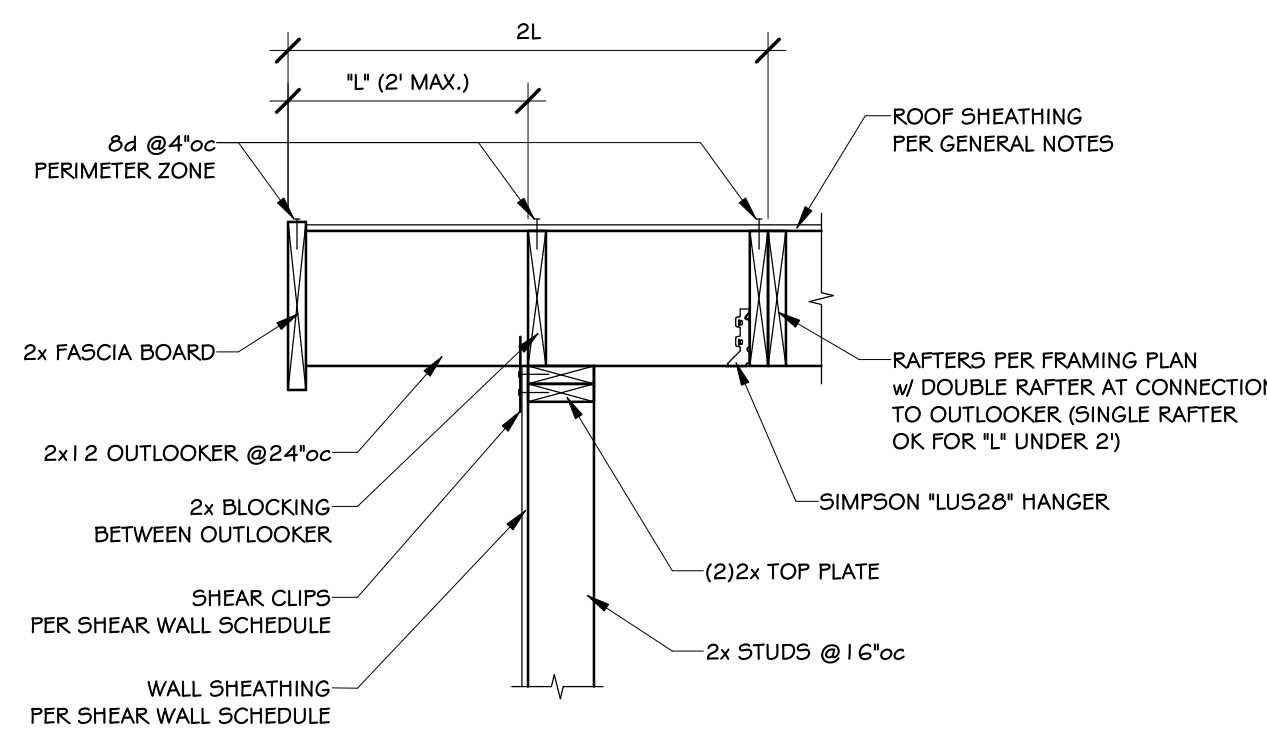
8 TYP. DROPPED HEADER DETAIL
3/4" = 1'-0"



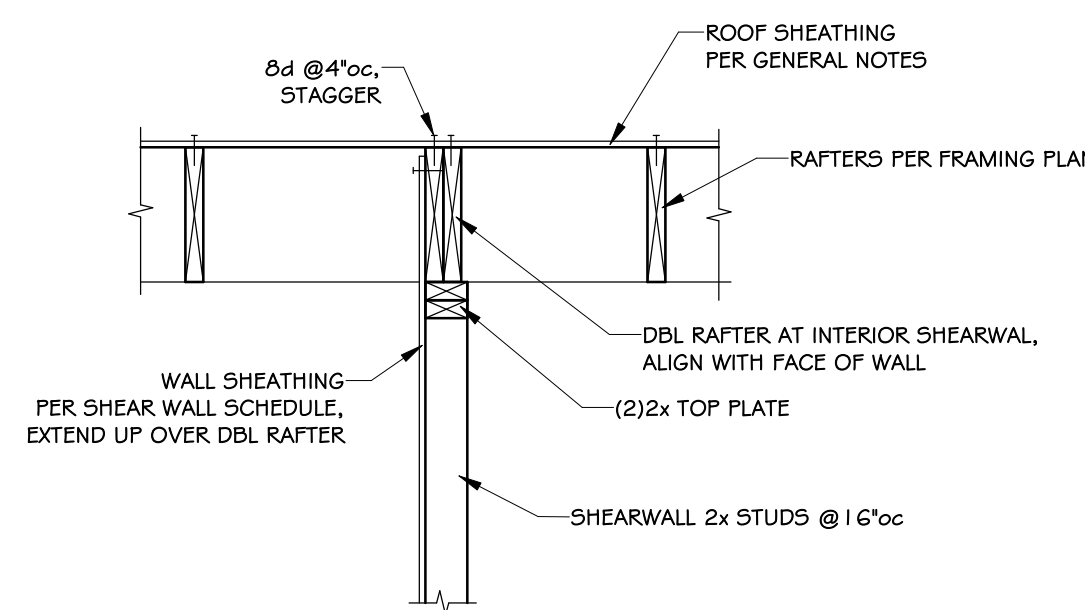
9 TYP. FLUSH HEADER DETAIL
3/4" = 1'-0"



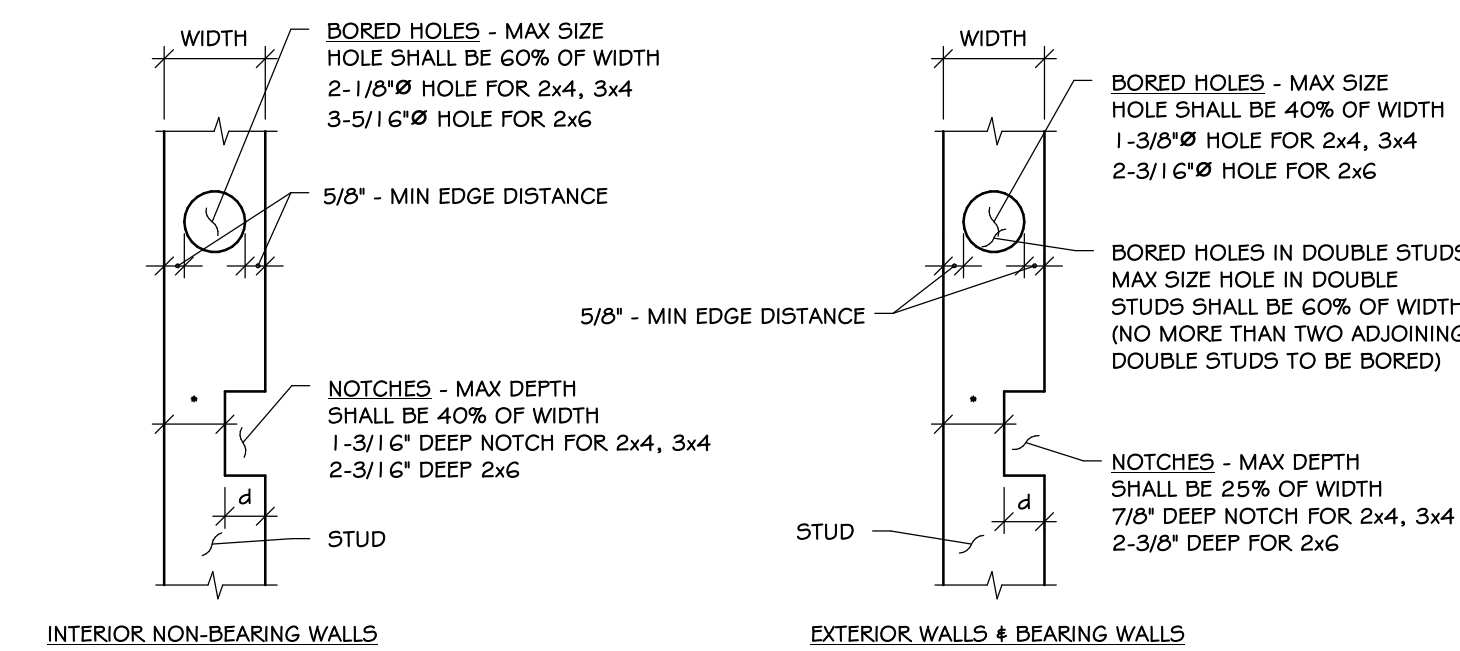
10 TYP. ROOF FRAMING DETAIL
3/4" = 1'-0"



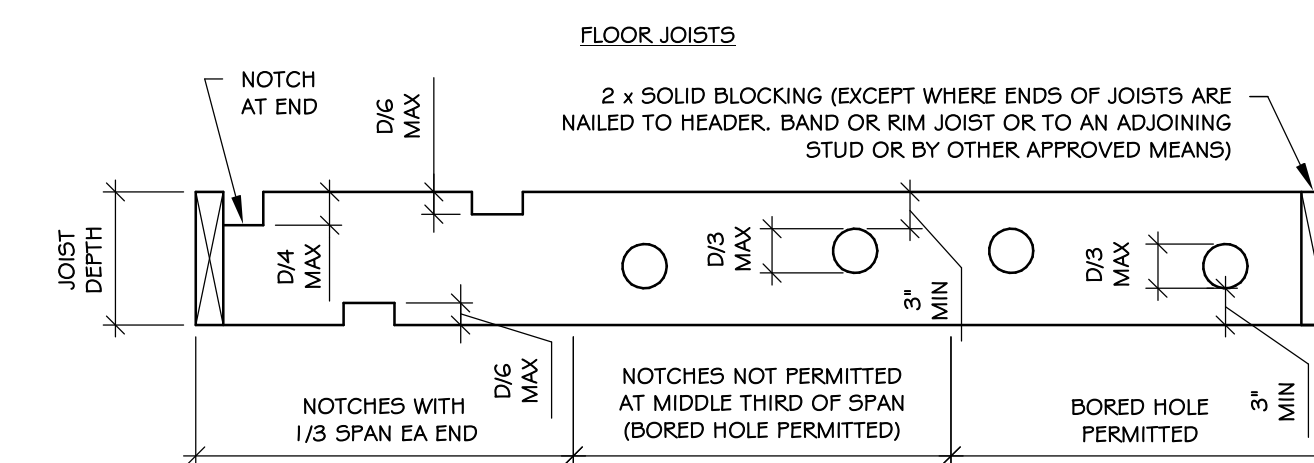
11 OUTLOOKER EAVE DETAIL
3/4" = 1'-0"



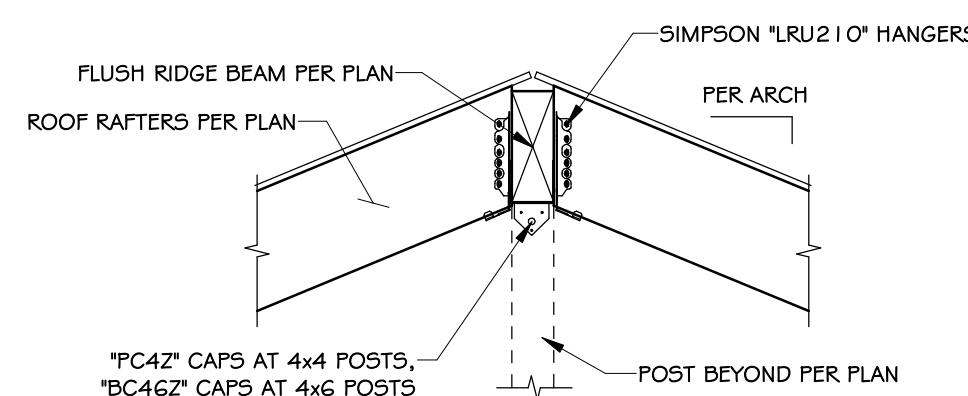
12 INTERIOR SHEARWALL FRAMING DETAIL
3/4" = 1'-0"



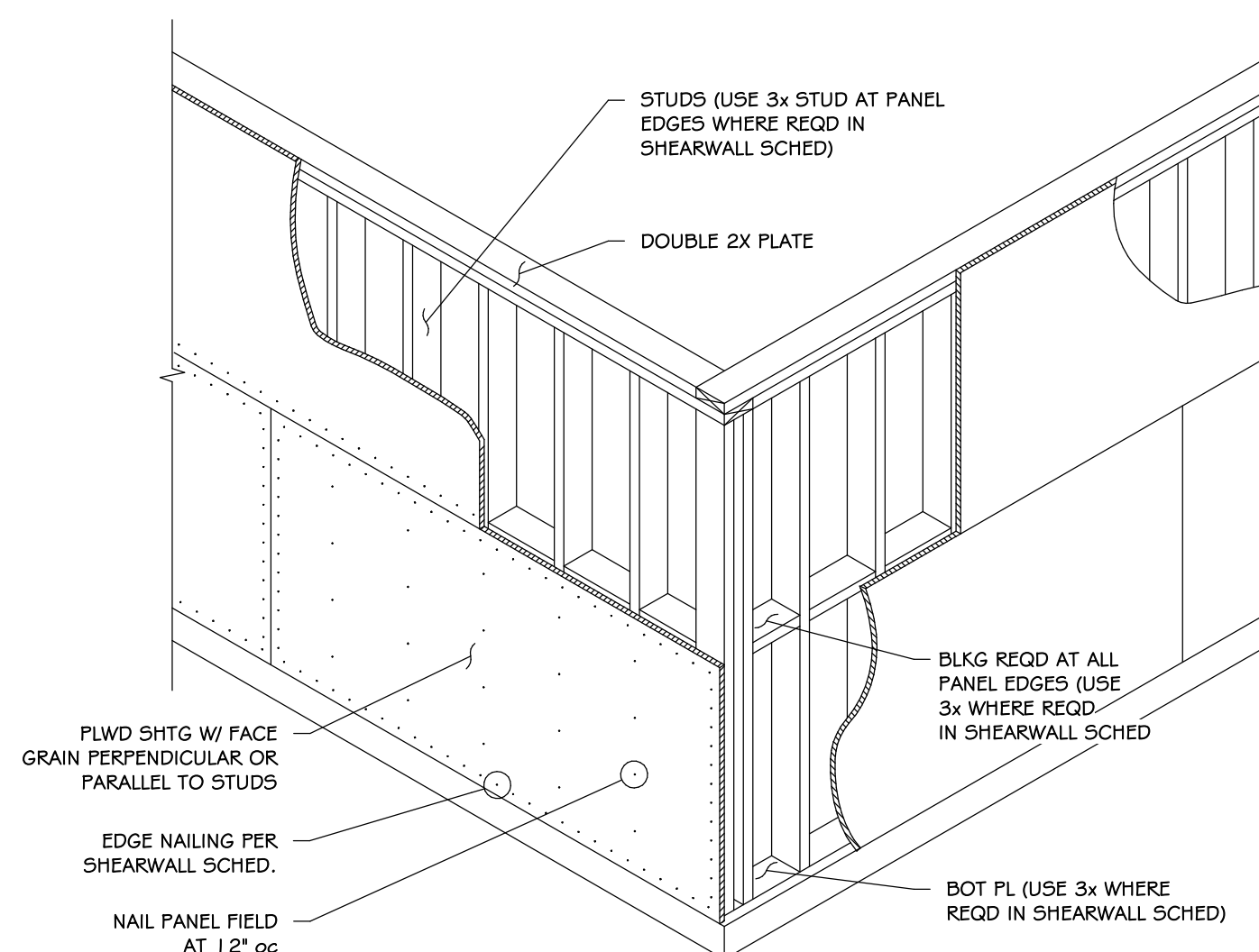
* PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.



15 TYP. ALLOWABLE FRAMING PENETRATIONS
3/4" = 1'-0"



13 RIDGE FRAMING DETAIL
3/4" = 1'-0"



14 TYP. ONE STORY SHEARWALL DETAIL
3/4" = 1'-0"