GENERAL NOTES

1. CODE COMPLIANCE:
ALL WORK SHALL COMPLY WITH THE 2021 WSEC, 2021 IRC, 2021 IMC, 2021 IFGC, 2021 UPC, 2021 IFC, 2021 IPMC, 2020 NEC, 2021 IECC WITH WA STATE AMENDMENTS, 2009 ICC A117.1, AND ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS:
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

3. DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK

4. ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS. EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

6. GRADES:
VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES:
"FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES:
OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER:
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.

11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C., AND ARE TO REMAIN. NEW INTERMEDIATE FRAMING AT EXTERIOR WOOD WALLS REQUIRES HEADERS INSULATED WITH A MIN. R-10 INSULATION.

12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 1.5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2. NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING.

13. FLUES:
FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

14. DOWNSPOUTS:
LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, PLUMBING, FIRE ALARM AND FIRE SPRINKLER PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT

18. ROOFING:
PROVIDE NEW ROOFING TO MATCH EXISTING.

19. EXHAUST DUCTS:
PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.

20. APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

21. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 1.8 GALLONS PER MINUTE.

22. SMOKE DETECTORS & FIRE ALARM:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS. NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM PER ComI STANDARDS. SEPARATE PERMIT REQUIRED.

23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2021 IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN. 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

24. FIRE SPRINKLERS:
NFPA 13R FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND ComI STANDARD SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

25. ADDITIONAL FIRE CODE ALTERNATES:
INSTALLATION OF 1-HR RATED GYPSUM IN ALL AREAS.
PROVIDE SOLID CORE OR FIRE RATED DOORS.

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

GEOTECH ENGINEER

GEOTECHNICAL ENGINEER REQUIRED TO BE PRESENT ON SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY OPEN CUT EXCAVATIONS PROPOSED FOR SITE RETAINING WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.

PROJECT DATA

PROJECT ADDRESS:	4006 E MERCER WAY MERCER ISLAND, WA 98040
PROPERTY TAX ID NUMBER:	413190-0005
SCOPE OF WORK:	DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT AND ATTACHED GARAGE ON EXISTING SINGLE-FAMILY RESIDENTIAL LOT.
ZONING:	R-9,6
CONSTRUCTION TYPE:	TYPE V B
SEISMIC ZONE:	3
NUMBER OF STORIES:	2 STORY
FIRE PROTECTION:	13R FIRE SPRINKLER SYSTEM
BUILDING HEIGHT	30 FT ABOVE AVERAGE BUILDING ELEV. (FLAT ROOF) 35 FT ABOVE AVERAGE BUILDING ELEV. (SLOPED ROOF)
LOT AREA:	36,116 SF
SETBACKS:	FRONT LOT LINE = 20 FT WATERFRONT LOT LINE = 50 FT SIDE LOT LINES = 15 FT, = 5 FT MIN.
GROSS FLOOR AREA:	LESSER OF 40.0% LOT AREA OR 8,000 SF = 8,000 SF

PROJECT TEAM

OWNER:	JASON BROTHERS LLC 50 PONCHO IRVINE, CA 92602 CONTACT: BRAD STURMAN
ARCHITECT:	STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN
STRUCTURAL:	SWENSON SAY FAGET 2124 3RD AVE SEATTLE, WA 98121 PHONE: 206.443.6212 CONTACT: BLAZE BRESKO
CIVIL:	NICK BOSSOFF ENGINEERING, INC. 191 NE TARI LANE STEVENSON, WA 98648 PHONE: 425.881.5904 CONTACT: NICK BOSSOFF
GEOTECH:	PANGEO INC. 3213 EASTLAKE AVE E. SEATTLE, WA 98102 PHONE: 206.262.0370 CONTACT: MICHAEL XUE
BIOLOGIST:	FACET 750 6TH STREET SOUTH KIRKLAND, WA 98033 PHONE: 425.822.5242 CONTACT: RYAN KAHLO

ENERGY NOTES

CLIMATIC ZONE:	ZONE #4C -MARINE
THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION
CODE:	2021 W.S.E.C. & 2021 IRC, WAC 51-11R
SPACE HEAT TYPE:	ELECTRIC AIR SOURCE HEAT PUMP

INSULATION VALUES: PRESCRIPTIVE METHOD

WALLS:	R-21+R-5 ci
FLAT ATTICS/CEILINGS:	R-60
VAULTED CEILINGS:	R-38
FLOORS (OVER UNHEATED SPACES):	R-38
SLAB-ON-GRADE:	R-10

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED IN AN APPROVED LOCATION. IT MUST INCLUDE THE FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT AND THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED.

AIR INFILTRATION:
MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.2 OF THE WASHINGTON STATE ENERGY CODE

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL:
WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY.

CRAWL SPACE: 10 MIL POLYETHELENE.

VENTILATION:
ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE.
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING:
ELECTRIC AIR SOURCE HEAT PUMP.

TEMP. CONTROL:
FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE AND 7-DAY PROGRAMMABLE.

DUCT INSULATION:
THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3 OF THE 2021 WSEC.

a. ALL HEATING DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE..

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED, ALL PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, MUST BE HIGH-EFFICACY LAMPS, PER 2021 WSEC R404.1, AND MUST BE CONTROLLED PER 2021 WSEC R404.2.

PIPE INSULATION:
ALL HOT WATER PIPES AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-6 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES:
ALL PLUMBING FIXTURES SHALL CONFORM TO WAC 51-56-0400
ALL TOILETS 1.28 GPM MAX — URINALS 1.0 GPF MAX
SHOWERHEADS <1.8 GPM — KITCHEN FAUCETS <1.8 GPM
LAVATORIES < 1.2 GPM

WHOLE HOUSE VENTILATION

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 150 CFM RUNNING CONTINUOUSLY PER 2021 IRC TABLES M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.

b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND SOUND INSULATED. ALL SUPPLY AND RETURN DUCTS IN INTERIOR SPACES SHALL ALSO BE INSULATED FOR SOUND.

c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES. MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

e. AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC R403.6.2.

g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	8
HEATED SQUARE FOOTAGE	8064 SF
CFM = 0.01(8064 SF) + 7.5(8+1 BEDROOMS)	
AIRFLOW (CFM)	150 CFM MIN.

AVERAGE BUILDING ELEV.

AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	25.42	44.0	1118.48
B	3	42.0	126
C	4.71	42.0	197.82
D	17.27	42.0	725.34
E	20.67	40.0	826.8
F	2	39.5	79
G	21.625	39.0	843.375
H	47.23	38.0	1794.74
I	29.92	37.5	1122
J	5	38.5	192.5
K	42.5	41.0	1742.5
L	39.96	47.0	1878.12
	259.305	**490.5**	**10646.675**
10646.675	**41.06**	**Average Building Elevation**	
259.305			

2021 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 5000 SQ FT OF CONDITIONED AREA, AND SO IS A LARGE DWELLING UNIT REQUIRING 9.0 CREDITS

OPTION	CREDITS	DESCRIPTION
4	3.0	-HEAT PUMP EFFICIENCY (AIR COOLED) 14.3 SEER2, HSPF2 8.5
1.2	1.0	-VERTICAL FENESTRATION U = .25, FLOOR=R-38, BASEMENT WALL R-21+R-5 ci, SINGLE RAFTER CEILING R-60, R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB
2.2	1.5	-REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX. AT 50 PASCALS -WHOLE HOUSE VENTILATION REQS MET W/ HEAT RECOVERY SYSTEM W/ MIN. EFFICIENCY OF 0.75, MIN. 150 CFM
3.3	0.5	-AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 9.5, HSPF2 8.1.
3.11	0.5	-CONNECTED THERMOSTAT MEETING ENERGY STAR CERTIFIED SMART THERMOSTATS/EPA ENERGY STAR SPECIFICATIONS.
4.1	0.5	-HVAC EQUIP. & AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.2. ALL EQUIP. & DUCTS SHALL BE IN CONDITIONED SPACE. W/I CONTINUOUS AIR BARRIER & BUILDING THERMAL ENVELOPE.
5.5	1.5	-GAS-FIRED HEAT PUMP WATER HEATER MEETING TIER2 OF NEEA
7.1	0.5	-ENERGY STAR RATED REFRIGERATOR, DISHWASHER, WASHING MACHINE, DRYER.
TOTAL CREDITS	9	

*PLEASE NOTE: ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION.

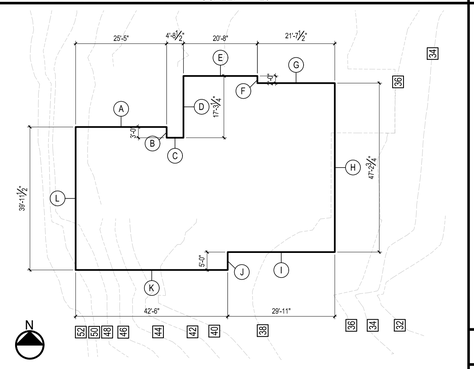
DUTY OF COOP.

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO WILL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATION FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

ABE KEY PLAN

SCALE: 1" = 20'



VICINITY MAP

NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

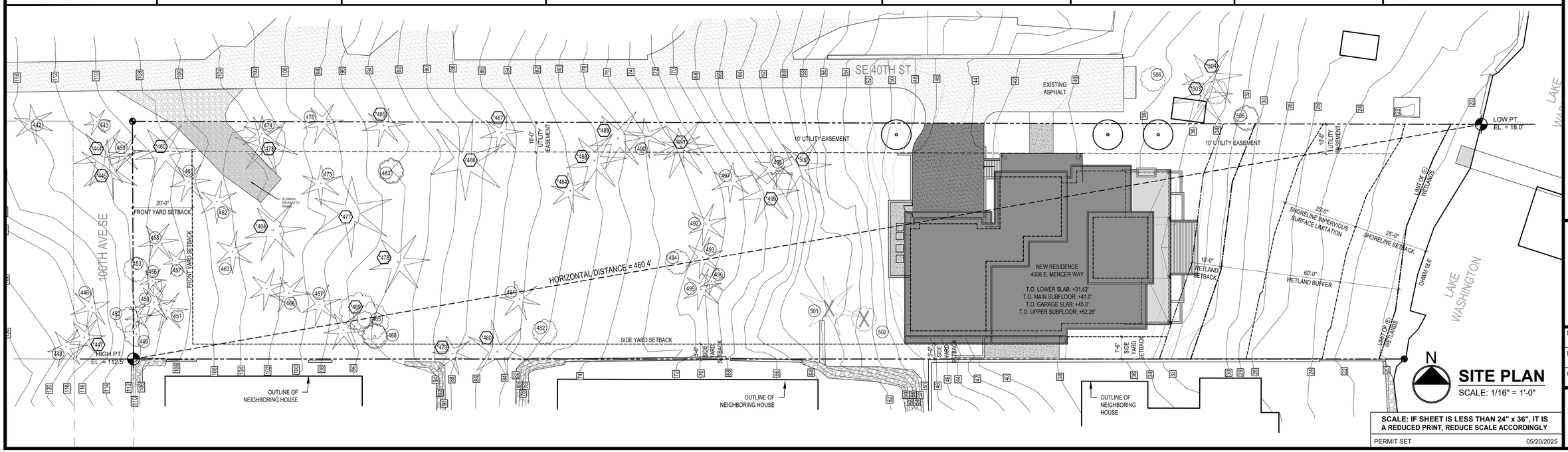
LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHEET INDEX

A1.0	COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
A1.1	FULL SITE PLAN, SITE CALCS
A1.2	EXCAVATION PLAN
A1.3	EXISTING TREE PLAN PT. 2
A1.4	DOOR AND WINDOW SCHEDULE, POTENTIAL SUBDIVISION PLAN
	SURVEY
	SURVEY
C-1	TESC PLAN
C-2	DRAINAGE PLAN
C-3	DETAILS
W1	MITIGATION PLAN
W2	PLANTING PLAN & SCHEDULE
W3	MITIGATION DETAILS & NOTES
A2.0	LOWER FLOOR PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR
A2.3	ROOF PLAN
A3,0	EXTERIOR ELEVATIONS
A3,1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5,0	WALL SECTIONS
A6.0	ARCHITECTURAL DETAILS
S1.1	STRUCTURAL GENERAL NOTES
S2.0	TYPICAL PLAN NOTES & LEGEND
S2.1	FOUNDATION PLAN
S2.2	MAIN FLOOR FRAMING PLAN
S2.3	UPPER FLOOR FRAMING PLAN
S2.4	ROOF FRAMING PLAN
S3.1	TYPICAL CONCRETE DETAILS
S3.2	TYPICAL CONCRETE DETAILS
S3,3	TYPICAL CONCRETE DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	TYPICAL WOOD FRAMING DETAILS
S4.3	TYPICAL WOOD FRAMING DETAILS
S4.4	TYPICAL WOOD FRAMING DETAILS
S4.5	TYPICAL WOOD FRAMING DETAILS
S4.6	TYPICAL WOOD FRAMING DETAILS



SITE PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 05/20/2025

STURMAN ARCHITECTS
9 - 103rd Ave NE Ste 203
Bellevue, WA 98004
TEL: 425-451-7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
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JASON BROTHERS, INC. RESIDENCE
PERMIT SET
4006 E MERCER WAY
MERCER ISLAND, WA 98040

SITE PLAN
PROJECT DATA

REVISIONS:
1 2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: KE, JM
CHECKED BY: BJS

SHEET
A1.0

LOT COVERAGE AND HARDSCAPE

LOT COVERAGE	GROSS LOT S.F.	ROOF STRUCT.	DRIVEWAY	GRAVEL DRIVEWAY	TOTAL LOT COVERAGE	% LOT COVERAGE
	36,116 SF					
PROPOSED LOT COVERAGE		4,388 SF	694 SF	422 SF	5,504 SF	15.2 %
% ALLOWED LOT COVERAGE					12,641 SF ALLOWABLE	35 %
SUBDIVIDED LOT SIZE	18,706 SF					
PROPOSED LOT COVERAGE		4,388 SF	694 SF	422 SF	5,504 SF	29.4 %
% ALLOWED LOT COVERAGE					6,547 SF ALLOWABLE	35 %

HIGHEST EL: 112.5'
LOWEST EL: 18.0'
ELEVATION DIFFERENCE= 94.5'

94.5' DIVIDED BY 460.4' (HORIZ. DIST, BTWN, HIGHEST & LOWEST ELEV.) = .205

LOT SLOPE IS 20.5%,
WHICH IS LESS THAN 30% BUT MORE THAN 15%
SO LOT COVERAGE ALLOWED IS 35%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE	GROSS LOT S.F.	TRASH PAD	ENTRY STEPS	FRONT WALKWAY	REAR DECK	REAR CONC. STEPS	SIDE CONC. PATIO	RETAINING WALLS	EXISTING DOCK	TOTAL HARDSCAPE	% HARDSCAPE
	36,116 SF										
PROPOSED HARDSCAPE		125 SF	50 SF	80 SF	442 SF	166 SF	113 SF	78 SF	32 SF	1,086 SF	3.0 %
% ALLOWED HARDSCAPE										3,250.4 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE										7137 SF AVAILABLE	
SUBDIVIDED LOT SIZE	18,706 SF										
PROPOSED HARDSCAPE		125 SF	50 SF	80 SF	442 SF	166 SF	113 SF	78 SF	32 SF	1,086 SF	5.8 %
% ALLOWED HARDSCAPE										1,683.5 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE										1043 SF AVAILABLE	

GROSS FLOOR AREA

	BASEMENT EXCLUSION	NEW FLOOR AREA
LOWER FLOOR	1,760 SF	497 SF
MAIN FLOOR		2275 SF
UPPER FLOOR		3458 SF
GARAGE		1,035 SF
GROSS FLOOR AREA		7265 SF

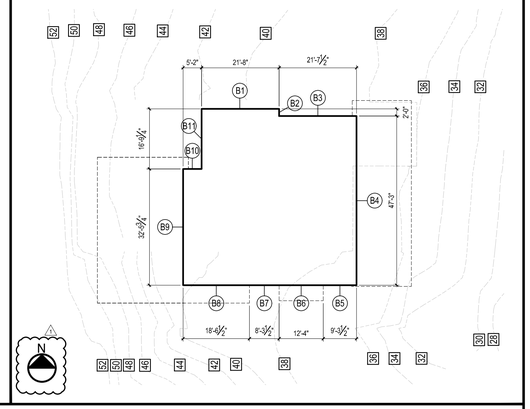
NET LOT AREA 36,116 SF
ALLOWED MAX. % GFA COVERAGE 40.0 %
ALLOWED GROSS FLOOR AREA 8,000 SF

TOTAL GFA COVERAGE 7265 SF
PROPOSED % GFA COVERAGE 20.1 %

SUBDIVIDED NET LOT AREA 18,706 SF
ALLOWED MAX. % GFA COVERAGE 40.0 %
ALLOWED GROSS FLOOR AREA 7,482.4 SF

TOTAL GFA COVERAGE 7265 SF
PROPOSED % GFA COVERAGE 38.8 %

BASEMENT EXCLU. KEY PLAN SCALE: 1" = 20'



BUILDING AREA

	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	GRAND TOTAL	MAIN DECK	UPPER DECK
PROPOSED HOUSE SF:	2,257 SF	2,275 SF	3,458 SF	7,990 SF	1,035 SF	9,025 SF	801 SF	535 SF

BASEMENT EXCLUSION

BASEMENT EXCLUSION CALCULATION

LOWER ELEV: 31.42' MAIN ELEV: 41.0'

BASEMENT AREA = 2257 SF

	LENGTH	COVERAGE	RESULT
B1	21.67	0.99	21.4533
B2	2	1	2
B3	21.625	0.87	18.81375
B4	47.25	0.56	26.46
B5	9.25	0.667	6.16975
B6	12.333	0.35	4.31655
B7	8.25	0.83	6.8475
B8	18.5	0.61	11.285
B9	32.5	1	32.5
B10	5.167	1	5.167
B11	16.75	1	16.75
	195.295		**151.76285**
Portion of excluded Basement Floor Area = X SF			
2,257.00	X	151.76285	
		195.295	
2,257.00	X	0.78	
1760 SF EXCLUDED			
BASEMENT AREA = 497 SF			

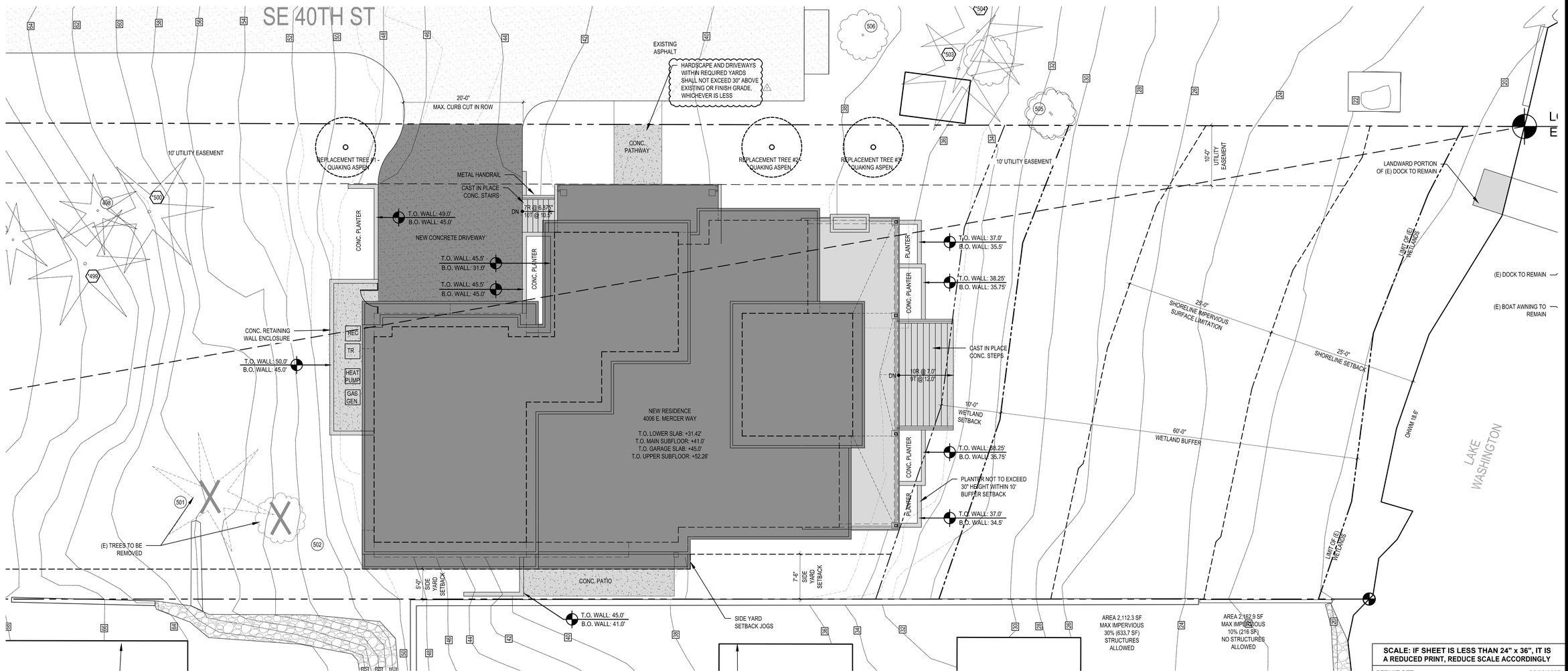
THE MERCER ISLAND DEVELOPMENT CODE EXCLUDES THAT PORTION OF THE BASEMENT FLOOR AREA FROM THE GROSS FLOOR AREA WHICH IS BELOW THE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER. THAT PORTION OF THE BASEMENT WHICH WILL BE EXCLUDED IS CALCULATED AS SHOWN.

LEGEND:

- FINISH CONTOUR LINES
- DEMO CONTOUR LINES
- SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- GAS — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE

SITE PLAN

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



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 05/20/2025

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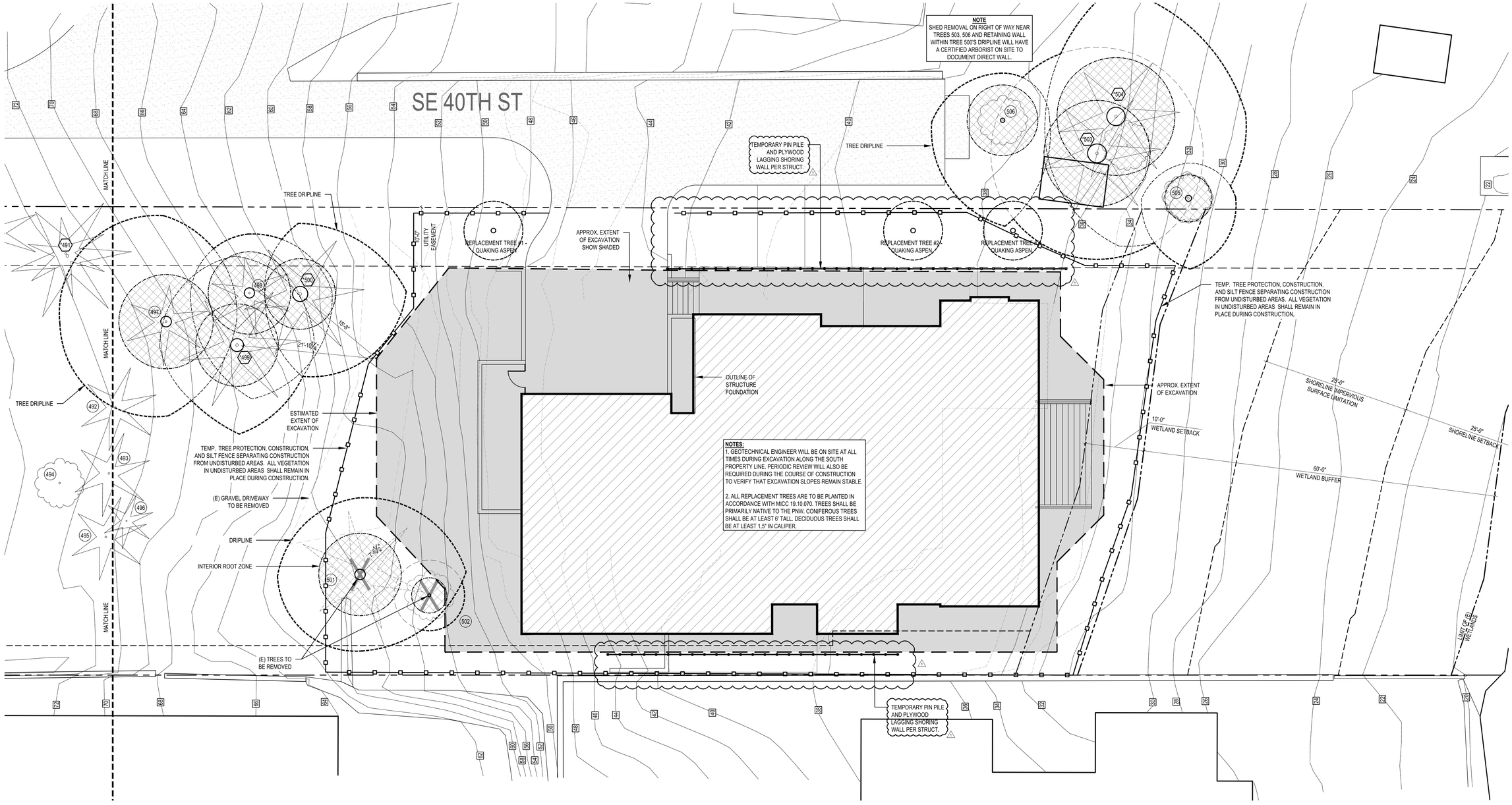
SITE PLAN
SITE CALCS

REVISIONS:
2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: KE
CHECKED BY: BJS

SHEET
A1.1



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

RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONES OF TREES CLOSEST TO AREA OF WORK TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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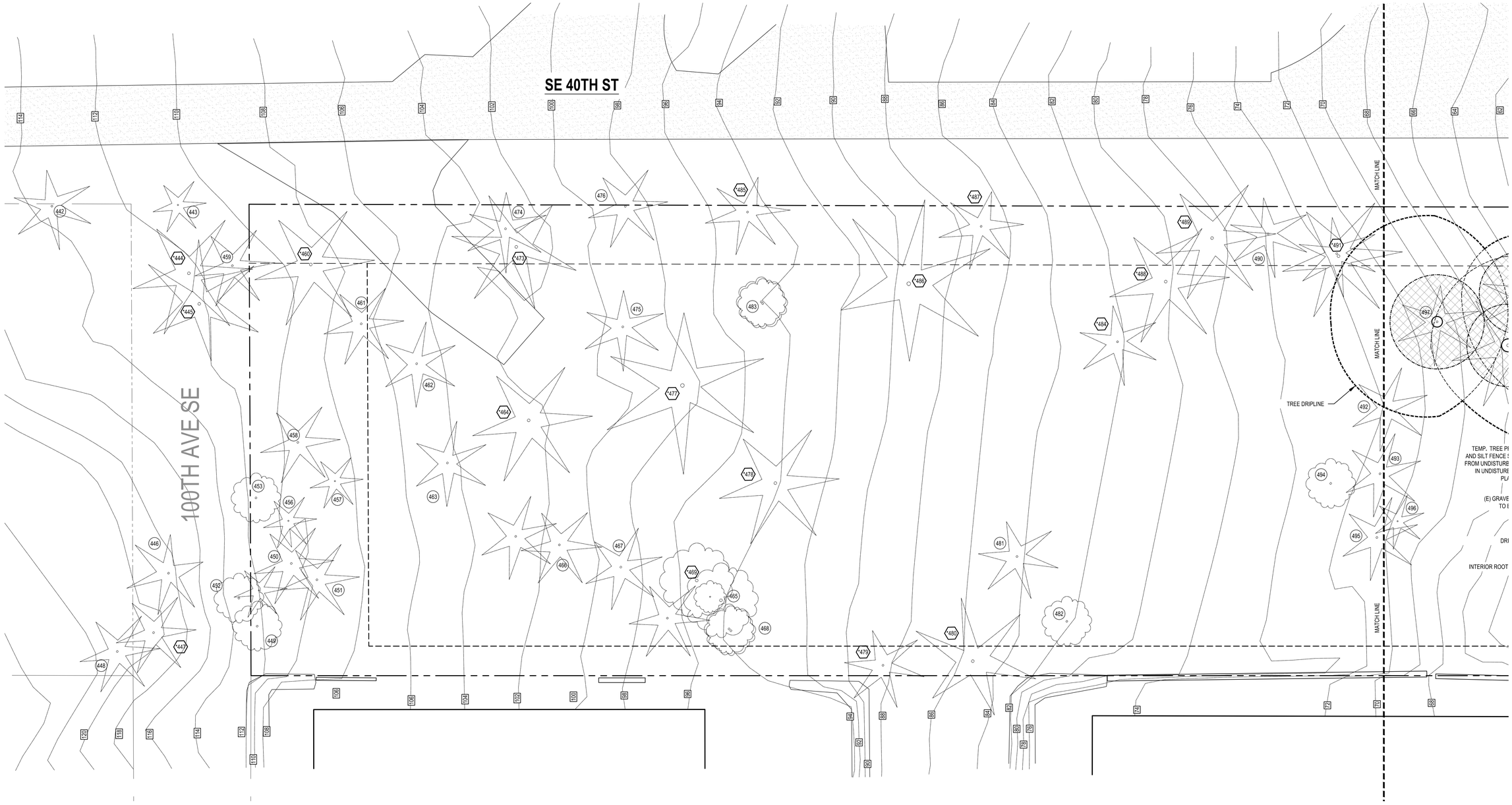
EXCAVATION PLAN
TREE PLAN

REVISIONS:
2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A1.2



N

EXISTING TREE LOCATIONS

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

RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONES OF TREES CLOSEST TO AREA OF WORK TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

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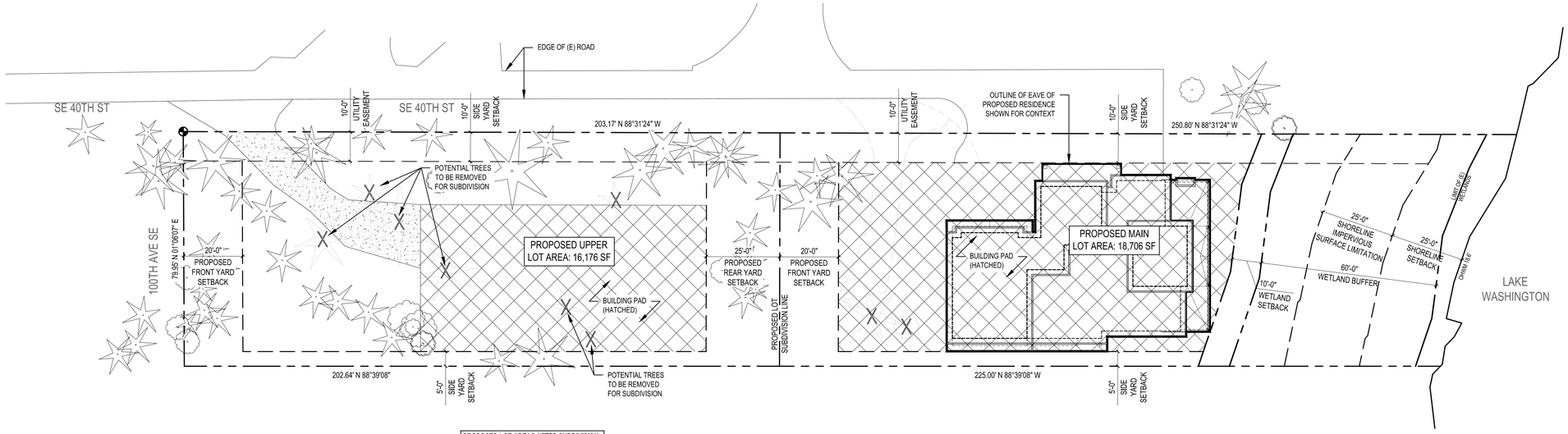
EXISTING TREE LOCATIONS

REVISIONS:
2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A1.3

POTENTIAL SUBDIVISION PLAN



PROPOSED LOT AREAS AFTER SUBDIVISION:

MAIN LOT = 18,706 SF
UPPER LOT = 16,176 SF

NOTE: DIAGRAM IS TO SHOW POTENTIAL SUBDIVISION TO INDICATE COMPLIANCE WITH MICC 19.02.020(I)(1)

N

SUBDIVISION/BUILDING PAD DIAGRAM

SCALE: 1" = 20'-0"

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE - JASON

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
LOWER FLOOR								
001	MEDIA	PR 3'-0"	8'-0"	B		1-3/4"		
002	A/V CLOSET	2'-4"	8'-0"	A		1-3/4"		
003	MEDIA CLOSET	2'-6"	8'-0"	A		1-3/4"		
004	STAIR STORAGE	3'-0"	8'-0"	A		1-3/4"		
005	POWDER-1	2'-8"	8'-0"	A		1-3/4"		
006	MECHANICAL	2'-8"	8'-0"	A		1-3/4"		
007	WINE CELLAR	3'-0"	8'-0"	H	Y	1-3/4"		TEMPERED GLASS
008	LAUNDRY-1	3'-0"	8'-0"	A		1-3/4"		
⚠ 009	not used							
010	BEDROOM-1	2'-8"	8'-0"	A		1-3/4"		
011	BEDROOM-1 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"		
012	BEDROOM-2	2'-8"	8'-0"	H		1-3/4"		
013	BEDROOM-2 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"		
014	BATH-1	2'-8"	8'-0"	A		1-3/4"		
015	ELEVATOR	3'-0"	8'-0"	A		1-3/4"		
MAIN FLOOR								
101	ENTRY	5'-0"	9'-0"	C		1-3/4"		
102	POWDER	2'-8"	8'-0"	A		1-3/4"		
103	ELEVATOR	3'-0"	8'-0"	A		1-3/4"		
104	MUDROOM	2'-8"	8'-0"	A		1-3/4"		
105	MUDROOM	3'-0"	8'-0"	A		1-3/4"		20 MIN FIRERATED, SELF CLOSING
106	GARAGE	20'-0"	8'-0"	F		1-3/4"		
107	GARAGE	3'-0"	8'-0"	A		1-3/4"		
108	BEDROOM-2	2'-8"	8'-0"	A		1-3/4"		
109	BATH-2	2'-6"	8'-0"	A		1-3/4"		
110	BEDROOM-2 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"		
111	BEDROOM-2	9'-0"	8'-0"	E	Y	1-3/4"	0.25	TEMPERED GLASS
112	PANTRY	2'-8"	8'-0"	A		1-3/4"		
113	DINING	PR 18'-0"	9'-0"	I	Y	1-3/4"	0.25	TEMPERED GLASS

UPPER FLOOR								
201	PRIMARY BEDROOM	PR 2'-4"	8'-0"	B		1-3/4"		
202	PRIMARY CLOSET	2'-6"	8'-0"	A		1-3/4"		
203	PRIMARY CLOSET	2'-6"	8'-0"	A		1-3/4"		
204	PRIMARY BATH	2'-8"	8'-0"	A		1-3/4"		
205	PRIMARY BATH	2'-6"	8'-0"	A		1-3/4"		
206	PRIMARY BATH	6'-6"	8'-0"	E	Y	1-3/4"	0.25	TEMPERED GLASS
207	PRIMARY BEDROOM	PR 7'-6"	8'-0"	E	Y	1-3/4"	0.25	TEMPERED GLASS
208	ELEVATOR	3'-0"	8'-0"	A		1-3/4"		
209	LAUNDRY	3'-0"	8'-0"	A		1-3/4"		
210	REC ROOM	2'-8"	8'-0"	A		1-3/4"		
211	REC ROOM	2'-6"	8'-0"	A		1-3/4"		
212	BEDROOM-6	2'-8"	8'-0"	A		1-3/4"		
213	BEDROOM-6 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"		
214	BATH-6	2'-6"	8'-0"	A		1-3/4"		
215	BEDROOM-3	2'-8"	8'-0"	A		1-3/4"		
216	BEDROOM-6 CLOSET	2'-6"	8'-0"	D		1-3/4"		
217	BATH-3	2'-6"	8'-0"	A		1-3/4"		
218	BEDROOM-4	2'-8"	8'-0"	A		1-3/4"		
219	BEDROOM-4 CLOSET	2'-6"	8'-0"	A		1-3/4"		
220	BATH-4	2'-6"	8'-0"	A		1-3/4"		
221	BEDROOM-5	2'-8"	8'-0"	A		1-3/4"		
222	BATH-5	2'-6"	8'-0"	A		1-3/4"		
223	BEDROOM-5 CLOSET	2'-6"	8'-0"	A		1-3/4"		
224	BEDROOM-5	10'-0"	8'-0"	G	Y	1-3/4"	0.25	TEMPERED GLASS
225	HALLWAY CLOSET	2'-6"	8'-0"	A		1-3/4"		
226	HALLWAY CLOSET	2'-6"	8'-0"	A		1-3/4"		

WINDOW SCHEDULE - JASON

TAG.	DESCRIPTION	R.O. SIZE WIDTH	R.O. SIZE HEIGHT	TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
A	FIXED	3'-9"	3'-0"		4	45.00	0.25	LOW E / CLEAR	
A1	FIXED	4'-0"	3'-0"		1	12.00	0.25	LOW E / CLEAR	
B	CASEMENT	2'-0"	4'-0"	Y	4	32.00	0.25	LOW E / CLEAR	TEMP
C	CASEMENT	3'-0"	5'-0"		6	90.00	0.25	LOW E / CLEAR	EGRESS
D	CASEMENT	3'-0"	5'-6"		2	33.00	0.25	LOW E / CLEAR	
E	CASEMENT	3'-6"	5'-0"		2	35.00	0.25	LOW E / CLEAR	EGRESS
F	FIXED	2'-6"	4'-0"	Y	1	10.00	0.25	LOW E / CLEAR	TEMP
G	CASEMENT	2'-6"	4'-0"		1	10.00	0.25	LOW E / CLEAR	
H	FIXED	3'-6"	5'-6"		3	57.75	0.25	LOW E / CLEAR	
I	FIXED	2'-0"	9'-0"	Y	2	36.00	0.25	LOW E / CLEAR	TEMP, SIDELIGHT
J	FIXED	5'-4"	6'-6"		5	173.30	0.25	LOW E / CLEAR	
K	CASEMENT	2'-6"	3'-6"		2	8.75	0.25	LOW E / CLEAR	
L	FIXED	4'-6"	6'-0"		3	81.00	0.25	LOW E / CLEAR	
M	FIXED	4'-0"	8'-0"	Y	1	32.00	0.25	LOW E / CLEAR	TEMP
⚠ N	CASEMENT	2'-6"	5'-0"		1		0.25	LOW E / CLEAR	EGRESS

WINDOW & DOOR SCHEDULE NOTES:

1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.

2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.

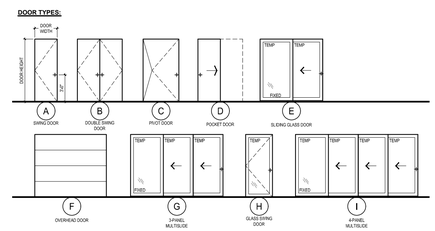
3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.

4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.

5.) 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.

6.) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

DOOR TYPES:



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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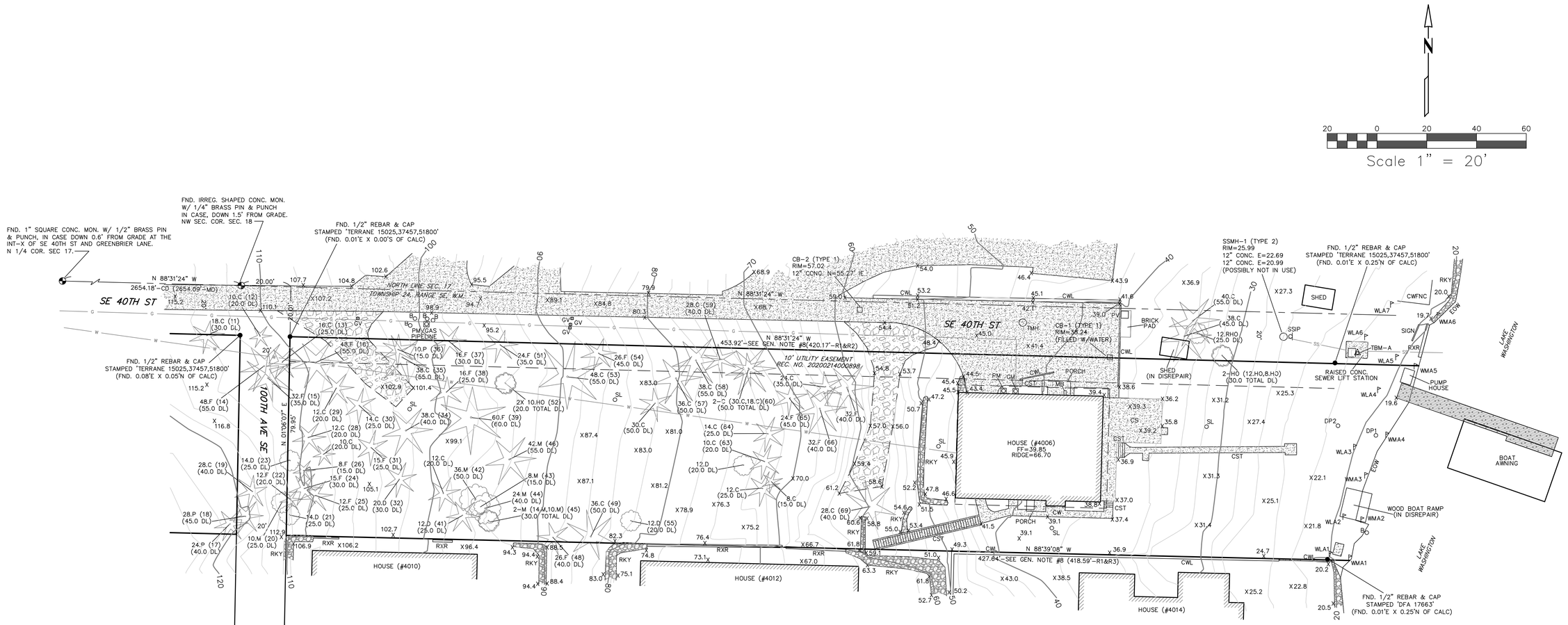
MERCER ISLAND, WA 98040

DOOR & WINDOW SCHEDULES SUBDIVISION PLAN

REVISIONS:
2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A1.4



MERIDIAN

ASSUMED– BASIS OF BEARING N. LINE OF SEC. 17, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND EXISTING PROP. COR. AS SHOWN
- TEMPORARY BENCHMARK AS SHOWN ON MAP

B	BOLLARD
C	CEDAR TREE
CB	CATCH BASIN
CD	CALCULATED DIMENSION
CS	CONCRETE SLAB
CST	CONCRETE STAIRS
CW	CONCRETE WALK
CWL	CONCRETE WALL
CWFNC	CHICKEN WIRE FENCE
D	DECIDUOUS TREE
DL	DRIP LINE
DP	DATA POINT
EOW	EDGE OF WATER
F	FIR TREE
FF	FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
HO	HOLLY TREE
IE	INVERT ELEVATION
M	MAPLE TREE
MB	MAILBOX
MD	MEASURED DIMENSION
P	PINE TREE
PM	POWER METER
PV	POWER VAULT
RXR	RAILROAD TIE WALL
RHO	RHODODENDRON TREE
RKY	ROCKERY
SL	SOIL LOG
TMH	TELEPHONE MANHOLE
WM	WATER METER
WMA	WATER LOCATION FLAG
WLA	WETLAND FLAG

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES.
ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURES SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY BY TERRANE; PROVIDED BY CLIENT (R1)
2. RECORD OF SURVEY; VOL. 54 OF SURVEYS, PAGE 202; REC. NO. 198704019003 (R2)
3. RECORD OF SURVEY; VOL. 164 OF SURVEYS, PAGE 03; REC. NO. 20031029900002 (R3)

GENERAL NOTES

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

2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST. TREES MEASURED IN INCHES AT BREAST HEIGHT, DRIPLINES SHOWN ARE DIAMETER, IN FEET. (XX) IS NUMBER OF TREE TAG, IF AVAILABLE.

4. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

5. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.

6. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS, KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 198704019003 AND THE PLAT OF LAKEHOLM ADD.

7. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.

8. THE NORTH AND SOUTH PROPERTY LINES WERE CREATED FROM AND MATCH R1, R2, & R3 IN BEARING RELATIONSHIP BUT HAVE BEEN EXTENDED TO THE EDGE OF WATER LOCATIONS DONE BY TYEE SURVEYORS ON 5-20-2020.

BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE
ELEV. = 305.67

TBM – A: CITY OF MERCER ISLAND BM-PS 12: FND. 2" BRASS DISC SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL' SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP.
ELEV. = 24.18

HATCH LEGEND

- DECK HATCH
- BUILDING HATCH
- CONCRETE HATCH
- GRAVEL HATCH
- ROCKERY HATCH
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- SS — SANITARY SEWER LINE
- XXX.X SPOT ELEVATION
- CONIFER TREE
- DECIDUOUS TREE

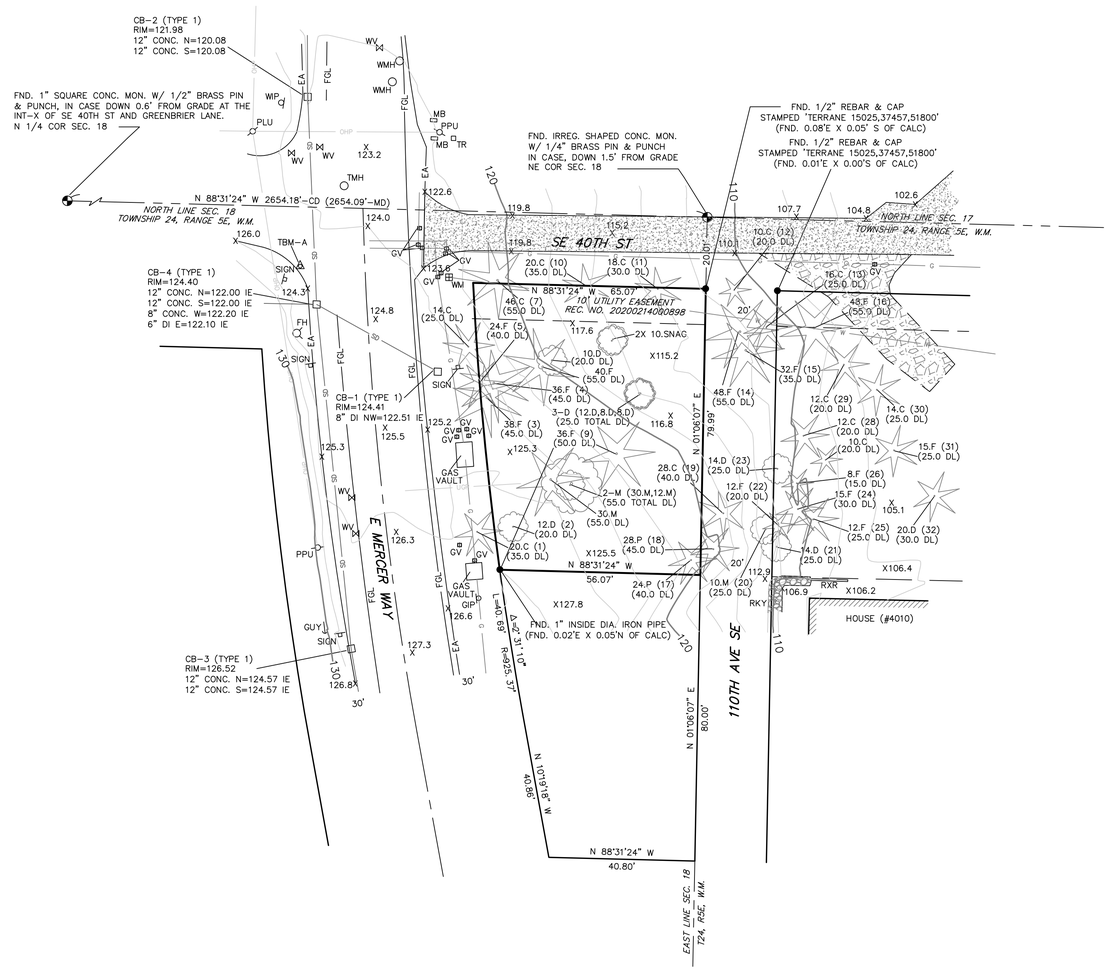
5-24-2021

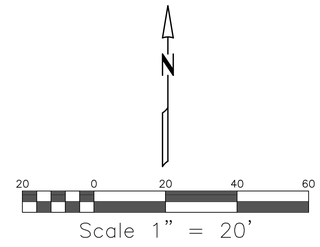
SITE ADDRESS: 4006 E MERCER WAY
PARCEL NUMBER: 413190-0005
NW1/4, NW1/4, SEC. 17, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY
for
MITCH MOUNGER
4006 E MERCER WAY MERCER ISLAND, WASHINGTON 98040

TYEE SURVEYORS
Tyee Surveyors
PROFESSIONAL LAND SURVEYORS
10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660

DRAWN BY:	DATE:	JOB NO.:
AA	5-24-2021	20057
CHKD BY:	SCALE:	SHEET:
TG	1" = 20'	1 OF 2





MERIDIAN

ASSUMED– BASIS OF BEARING N. LINE OF SEC. 18, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND EXISTING PROP. COR. AS SHOWN
- TEMPORARY BENCHMARK AS SHOWN ON MAP

C	CEDAR TREE	MD	MEASURED DIMENSION
CB	CATCH BASIN	P	PINE TREE
CD	CALCULATED DIMENSION	PM	POWER METER
D	DECIDUOUS TREE	PPU	POWER POLE W/UNDERGND.
DL	DRIP LINE	PPL	POWER POLE W/LIGHT
EA	EDGE ASPHALT	PLU	POWER POLE W/LIGHT + UNDERGND.
F	FIR TREE	PV	POWER VAULT
FGL	FOG LINE	RXR	RAILROAD TIE WALL
GIP	GAS INDICATOR POST	RHO	RHODODENDRON TREE
GUY	GUY WIRE	RKY	ROCKERY
GV	GAS VALVE	TMH	TELEPHONE MANHOLE
IE	INVERT ELEVATION	TR	TELEPHONE RISER
M	MAPLE TREE	WIP	WATER INDICATOR POST
MB	MAILBOX	WM	WATER METER

ROCKERY HATCH · BUILDING HATCH · CONCRETE HATCH · GRAVEL HATCH

UGP UNDERGROUND POWER LINE
OHP OVERHEAD POWER LINE
G UNDERGROUND GAS LINE
W UNDERGROUND WATER LINE

XXX.X SPOT ELEVATION

CONIFER TREE · DECIDUOUS TREE

CONTOUR INTERVAL = 2'

BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM–MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT–X OF SE 40TH ST AND GREENBRIER LANE
ELEV. = 305.67

TBM – A: MAG NAIL SET AT IN THE SW QUAD OF THE INT–X OF E MERCER WAY & SE 40TH ST.
ELEV. = 124.31

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMPANY EXHIBIT 'A', ORDER NO. 611232976)

THE NORTH 80 FEET OF THE SOUTH 160 FEET OF THE NORTH 180 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF EAST MERCER WAY.

GENERAL NOTES

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

2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.

4. TREE SIZES MEASURED IN INCHES AT BREAST HEIGHT. DL = DRIP LINE DIAMETER IN FEET WITH A DESIGNATION OF (XX) FOR THE TREE TAG NUMBER IF MARKED ON TREE

5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

6. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.

7. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS AND KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 19870419003.

8. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.
SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332–130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES.
ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURES SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

5–24–2021

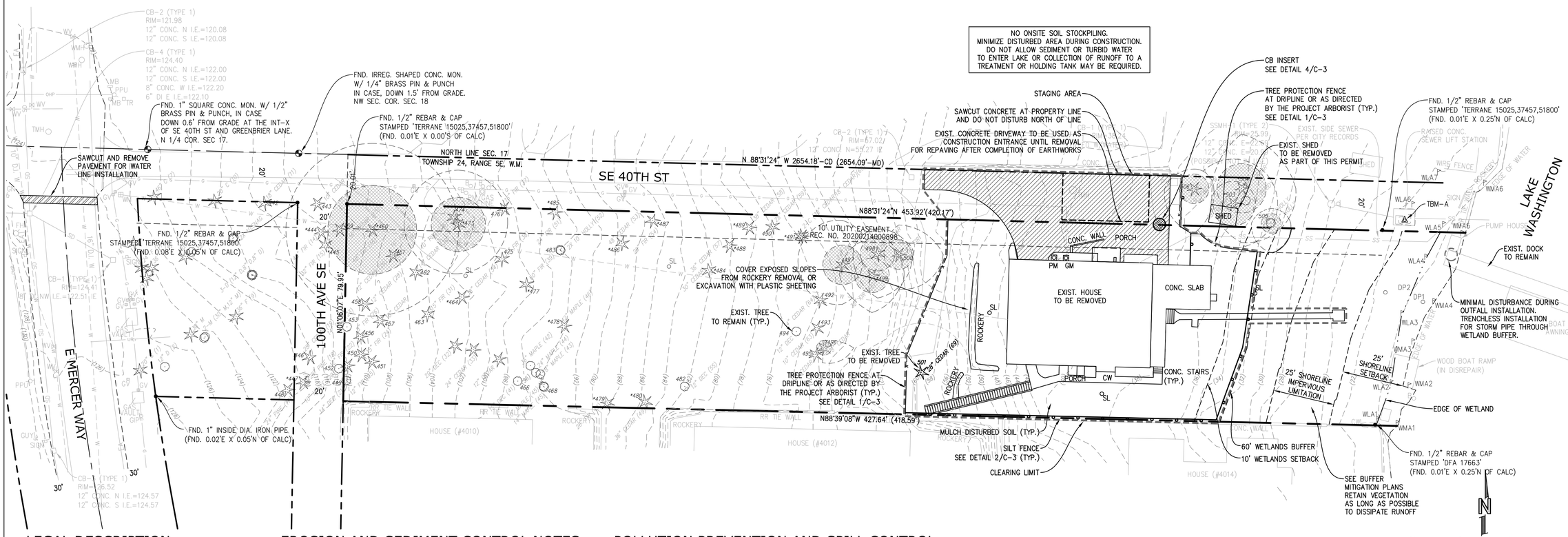
PARCEL NUMBER: 182405–9028
NE1/4, NE1/4, SEC. 18, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY
for
MITCH MOUNGER
4006 E MERCER WAY MERCER ISLAND, WASHINGTON 98040

Tyee Surveyors
PROFESSIONAL LAND SURVEYORS
10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206–525–3660

DRAWN BY:	DATE:	JOB NO.:
AA	5–24–2021	20057
CHKD BY:	SCALE:	SHEET:
TG	1" = 20'	2 OF 2

NW1/4, NW1/4, SEC. 17, T. 24 N., R. 5 E., W.M.



LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK & DATUM

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE
ELEV.=305.67

TBM A: CITY OF MERCER ISLAND BM-PS 12: FND. 2" BRASS DISC SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL' SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP.
ELEV.=24.18

EROSION AND SEDIMENT CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

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

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

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

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

N3L
Nick Bossoff Engineering, Inc.
191 NE Tarl Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

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

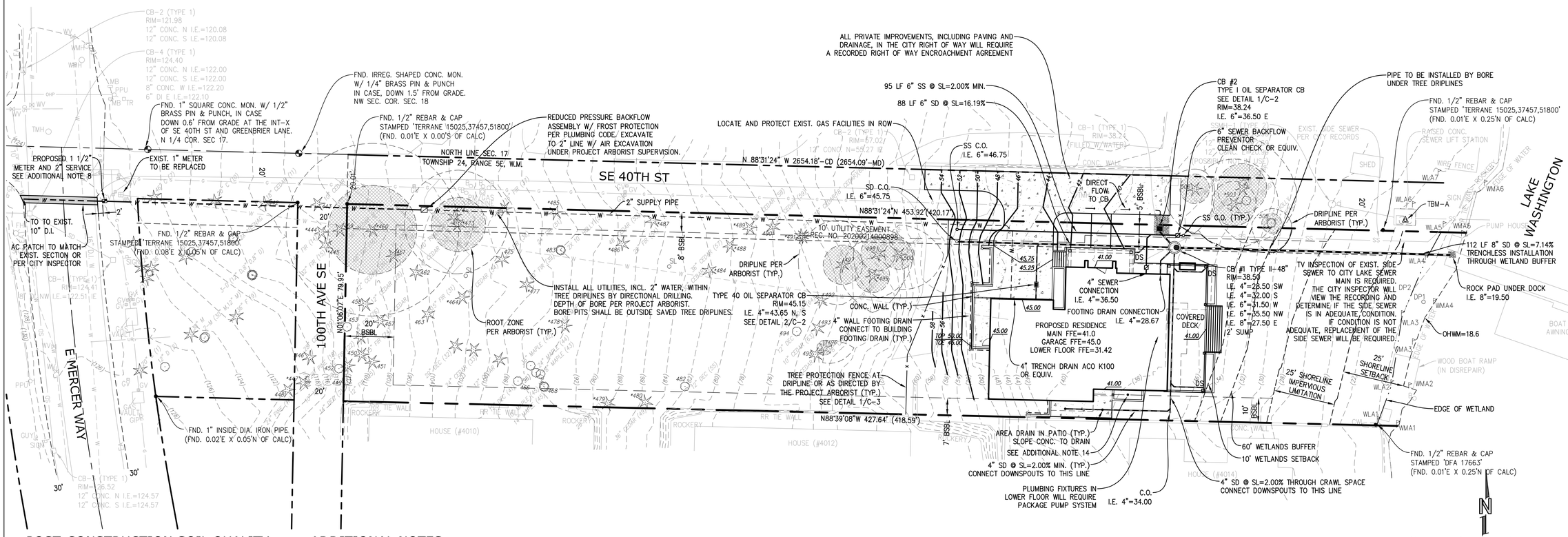
NO.	DATE	REVISION
1	07/14/21	BLDG SCOPE CHANGE & CITY COMMENTS
2	10/18/21	WALL REVISION
3	02/07/22	CITY COMMENTS
4	04/29/22	REVISED BUILDING
5	08/05/22	CITY COMMENTS
6	08/24/22	CITY COMMENTS
7	10/20/22	CITY COMMENTS
8	09/11/24	REVISED BUILDING

PROJECT MANAGER: N. BOSSOFF, P.E.
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: SARC-2002
FILE NAME: SARC-2002pln.dwg

JASON RESIDENCE
4006 E MERCER WAY
MERCER ISLAND WASHINGTON

TITLE: T.E.S.C. PLAN

SHEET: C-1



POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

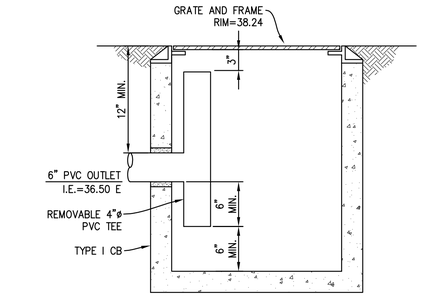
A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE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

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

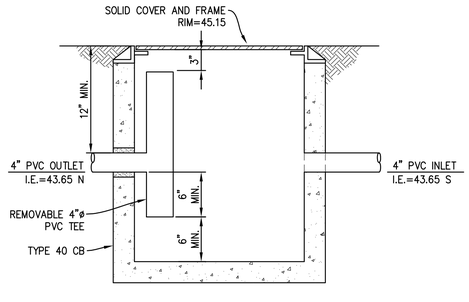
C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
   1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
   2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED"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

ADDITIONAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN, PLACED BEHIND AND AT THE BASE OF WALL FOOTINGS, AND EMBEDDED IN 12 TO 18 INCHES OF CLEAN CRUCHED ROCK OR PEA GRAVEL WRAPPED IN A LAYER OF FILTER FABRIC (MIRAFI 140N OR EQUIVALENT). A MINIMUM 18-INCH-WIDE ZONE OF FREE DRAINING GRANULAR BACKFILL (I.E. PEA GRAVEL OR WASHED ROCK) SHALL BE PLACED ADJACENT THE WALL AND FOR THE FULL HEIGHT OF THE WALL. ALTERNATIVELY, A COMPOSITE DRAINAGE MATERIAL, SUCH AS MIRADRAIN 6000, MAY BE USED IN LIEU OF THE CLEAN CRUSHED ROCK OR PEA GRAVEL. THE DRAINPIPE AT THE BASE OF THE WALL SHOULD BE GRADED TO DIRECT WATER TO THE OUTLET. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE. SEE ALSO THE GEOTECHNICAL REPORT BY PANGEO, JULY 7, 2020.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45°.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
15. TOP- AND TOE-OF-WALL GRADES CORRESPOND TO ADJACENT SOIL AND PAVEMENT GRADES AND NOT TO ANY PORTION OF THE WALL. IN SOME INSTANCES THESE GRADES ARE ESTIMATED FROM SURVEY INFORMATION AND MAY VARY FROM ACTUAL GRADES.
16. A BACKFLOW PREVENTOR IS REQUIRED TO BE INSTALLED ON THE WASTE LINE FROM THE BUILDING.



OIL SEPARATOR CB — SCALE: NTS — 1



OIL SEPARATOR CB — SCALE: NTS — 2

N.I.BOSSOFF ENGINEERING
Nick Bossoff Engineering, Inc.
191 NE Tarl Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

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

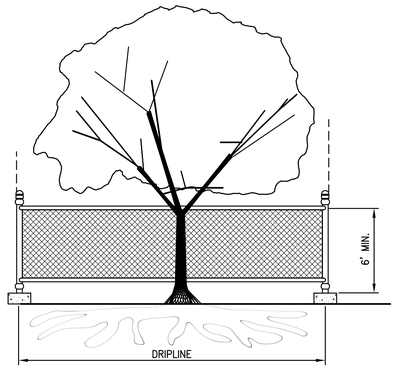
NO.	DATE	REVISION
1	07/14/21	BLDG SCOPE CHANGE & CITY COMMENTS
2	10/18/21	WALL REVISION
3	02/07/22	CITY COMMENTS
4	04/29/22	REVISED BUILDING
5	08/05/22	CITY COMMENTS
6	08/24/22	CITY COMMENTS
7	10/20/22	CITY COMMENTS
8	09/11/24	REVISED BUILDING

PROJECT MANAGER: N. BOSSOFF, P.E.
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: SARC-2002
FILE NAME: SARC-2002pln.dwg

JASON RESIDENCE
4006 E MERCER WAY
MERCER ISLAND WASHINGTON

TITLE: DRAINAGE PLAN

SHEET: C-2

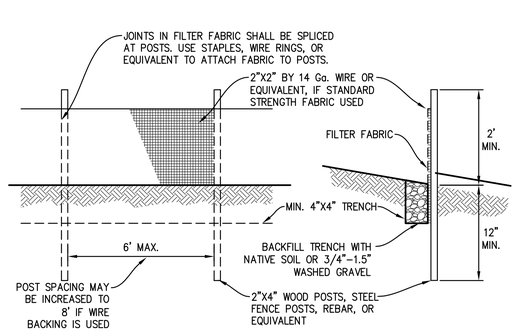


TREE PROTECTION DURING CONSTRUCTION

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION 1

SCALE: NTS



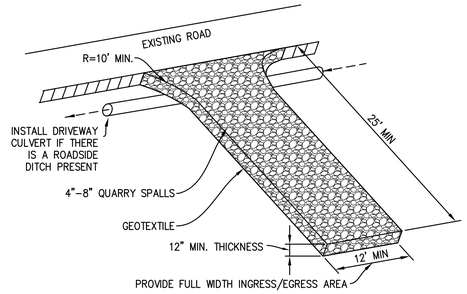
NOTE: FILTER FABRIC FENCE SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

MAINTENANCE STANDARDS

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

SILT FENCE 2

SCALE: NTS

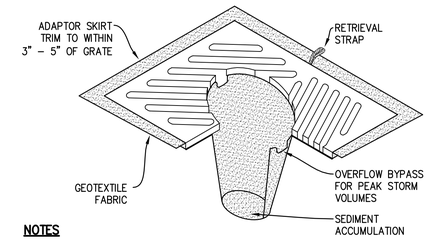


MAINTENANCE STANDARDS

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

ROCK CONSTRUCTION ENTRANCE 3

SCALE: NTS



NOTES

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

CB INSERT 4

SCALE: NTS

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

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

EXPIRES 7/2/25

NO.	DATE	REVISION
1	07/14/21	BLDG SCOPE CHANGE & CITY COMMENTS
2	10/18/21	WALL REVISION
3	02/07/22	CITY COMMENTS
4	04/29/22	REVISED BUILDING
5	08/06/22	CITY COMMENTS
6	08/24/22	CITY COMMENTS
7	10/20/22	CITY COMMENTS
8	09/11/24	REVISED BUILDING

PROJECT MANAGER: N. BOSSOFF, P.E.
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: SARC-2002
FILE NAME: SARC-2002pln.dwg

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MERCER ISLAND WASHINGTON

TITLE: DETAILS

SHEET: C-3

WALL PARTITION TYPES:

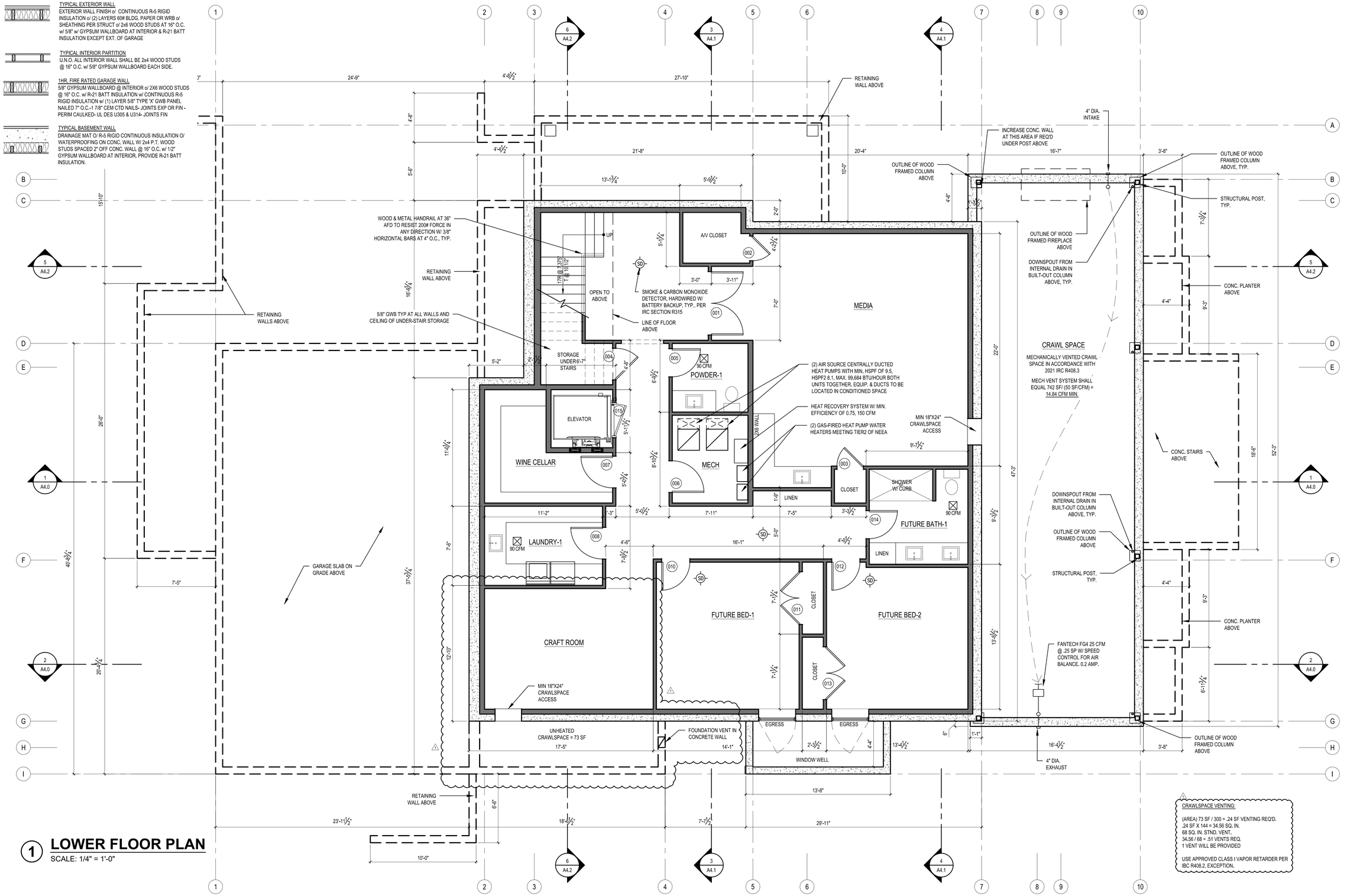
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ CONTINUOUS R-5 RIGID INSULATION o/ (2) LAYERS 60# BLDG. PAPER OR WRB o/ SHEATHING PER STRUCT o/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR o/ 2X6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE 'X' GWB PANEL NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

TYPICAL BASEMENT WALL
DRAINAGE MAT O/ R-5 RIGID CONTINUOUS INSULATION O/ WATERPROOFING ON CONC. WALL W/ 2x4 P.T. WOOD STUDS SPACED 2" OFF CONC. WALL @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.



1 LOWER FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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LOWER FLOOR PLAN

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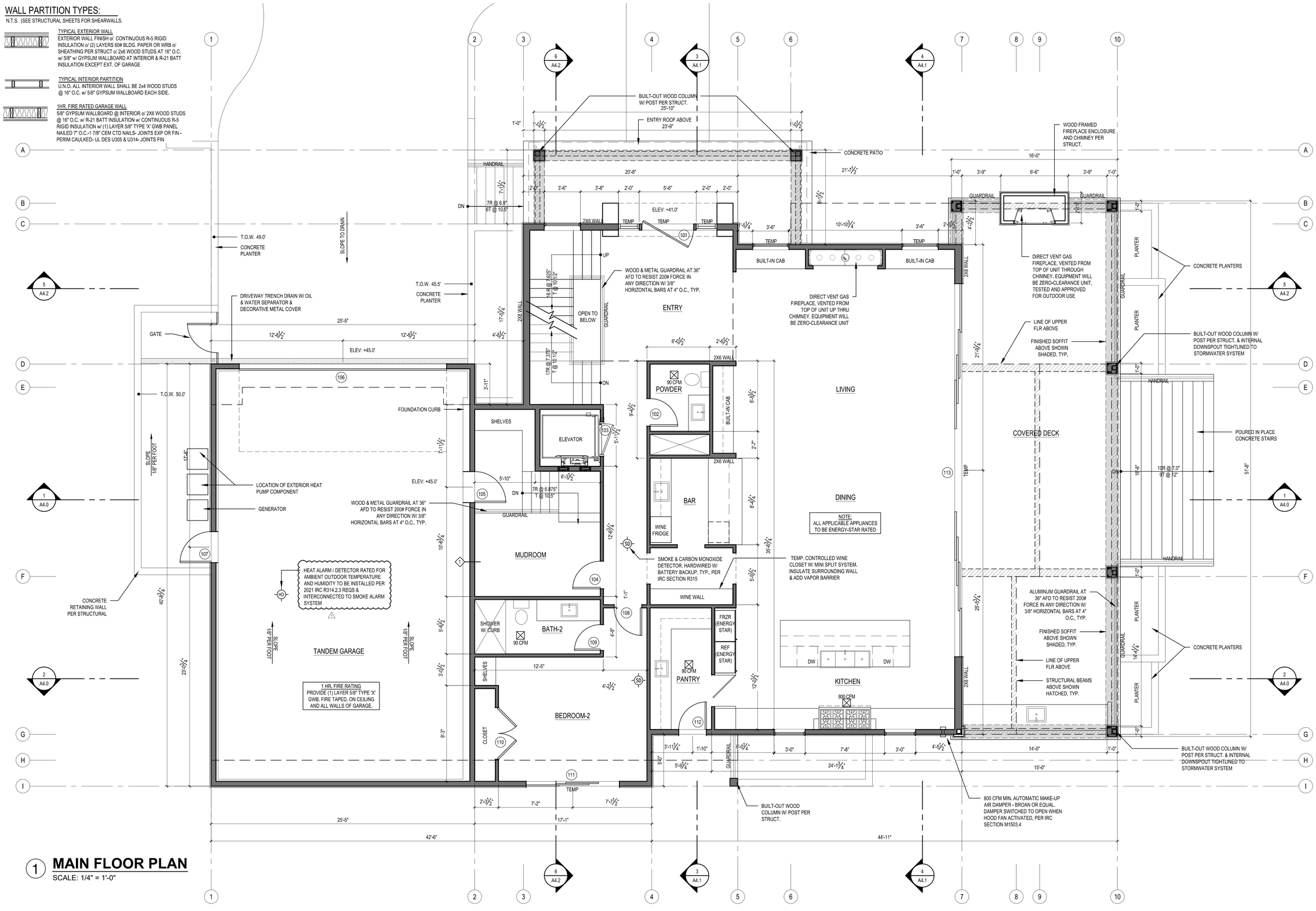
WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ CONTINUOUS R-5 RIGID INSULATION o/ (2) LAYERS 60# BLDG. PAPER OR WRB o/ SHEATHING PER STRUCT o/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1 1HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR o/ 2X6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE 'X' GWB PANEL NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



1 MAIN FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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MAIN FLOOR PLAN

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH c/ CONTINUOUS R-5 RIGID INSULATION c/ (2) LAYERS 60# BLDG. PAPER OR WRB c/ SHEATHING PER STRUCT c/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR c/ 2X6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE 'X' GWB PANEL NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

1 UPPER FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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UPPER FLOOR PLAN

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PLAN NOTES:

1. CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.

2. DOWNSPOUT WITHIN ENGAGED OR BUILT-OUT COLUMN, TIGHTLINED TO STORMWATER SYSTEM, TYP.

3. DS-(LETTER) REFERS TO THE DRAIN & DOWNSPOUT IN THE ROOF IT CORRESPONDS TO. EXAMPLE: DS-A REFERS TO DRAIN & DOWNSPOUT FROM ROOF A. FINAL LOCATIONS OF DRAINS SUBJECT TO CHANGE.

4. OD-(LETTER) REFERS TO OVERFLOW DRAIN + ROOF IT CORRESPONDS TO. EX: OD-A REFERS TO OVERFLOW DRAIN ON ROOF A. FINAL LOCATION OF DRAINS TBD. T.O. OVERFLOW DRAINS TO BE 2" HIGHER THAN TIGHTLINED DRAIN, TYP.

5. OVERFLOW DRAIN LOCATIONS SHOWN SCHEMATICALLY. CONTRACTOR SHALL ENSURE NUMBER OF AND LOCATION OF OVERFLOW DRAINS CONFORM WITH 2018 IRC R903.4.1.

6. SLOPING FOR ROOF DRAINAGE TO BE ACHIEVED WITH EPDM WATERPROOF MEMBER O/ 1/2" ACX PLYWOOD SHEATHING O/ 2X WOOD SLEEPERS RIPPED 1/4" PER FOOT O/ FULL HEIGHT ROOF JOISTS AND SHEATHING PER STRUCT. FINAL DRAINAGE SLOPING DESIGN NOT SHOWN ON PLAN AND IS TBD IN FIELD.

ROOF D
ROOF E
SPRAY-FOAM INSULATED
ROOF A
SPRAY-FOAM INSULATED
ROOF B
SPRAY-FOAM INSULATED
ROOF C
SPRAY-FOAM INSULATED
ROOF F
SPRAY-FOAM INSULATED
ROOF G
SPRAY-FOAM INSULATED

GUTTER
PARAPET
SLOPE 3:12
SEE PLAN NOTE 3, TYP.
LINE OF UPPER FLR WALL BELOW
METAL CHIMNEY SHROUD TBD
GUARDRAIL
SLOPE 1/4" PER FT.
STRUCTURAL POST BELOW
OUTLINE OF COLUMN BELOW, TYP.
METAL GUARDRAIL W/ HORIZONTALS @ 4" OC MAX. @ 36" ABOVE FINISH FLOOR INSTALLED PER MANUFACTURER'S REQS. TO RESIST 200# FORCE IN ANY DIRECTION, TYP.
OVERFLOW DRAIN LOCATED 2" ABOVE ROOF DRAIN. 3"Ø ABS OR PVC PIPE TO DAYLIGHT BELOW SOFFIT. SEE PLAN NOTE 4, TYP.
FINAL DRAIN LOCATIONS INSIDE BUILDING PERIMETER TBD IN FIELD BY DRAINAGE SLOPING REQUIREMENTS AND DESIGN, TYP.
OUTLINE OF FINISH DECK
OUTLINE OF DECK BEAMS (SHOWN DASHED)
INTERNAL DRAIN W/ 2-3"Ø ABS OR PVC DRAIN PIPE IN BUILT-OUT COLUMN. TIGHTLINE DOWNSPOUT STORMWATER SYSTEM, TYP. SEE PLAN NOTE 2, 3, 4. COORDINATE DRAIN LOCATION W/ BEAMS.
TYPICAL ROOF OVERHANG
LINE OF MAIN FLR WALL BELOW

POCHE LEGEND:

- MAIN FLOOR ROOF
- LOWER PLATE HEIGHT UPPER FLOOR ROOF
- TALLER PLATE HEIGHT UPPER FLOOR ROOF

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

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ROOF PLAN

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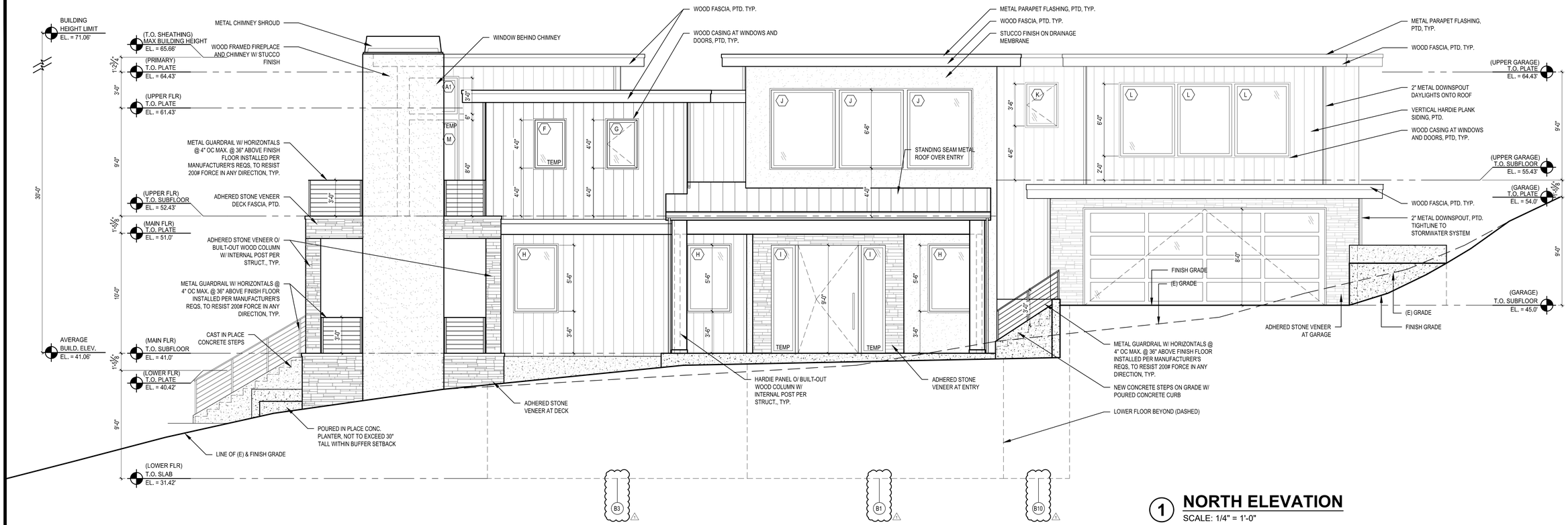
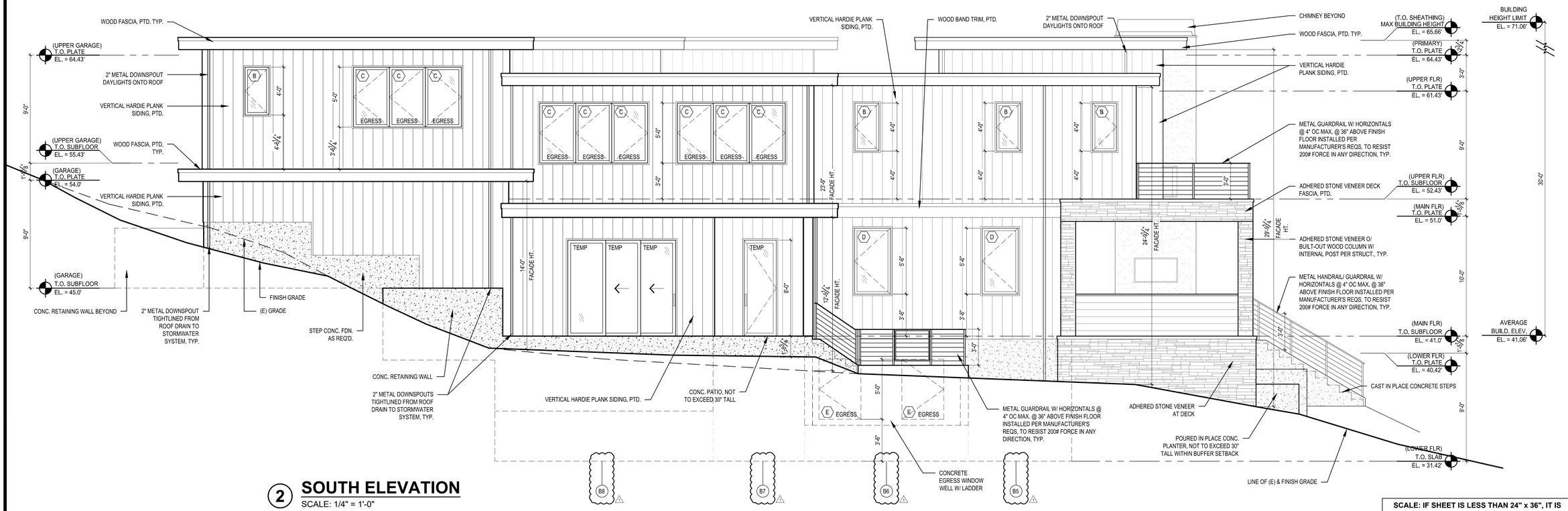


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

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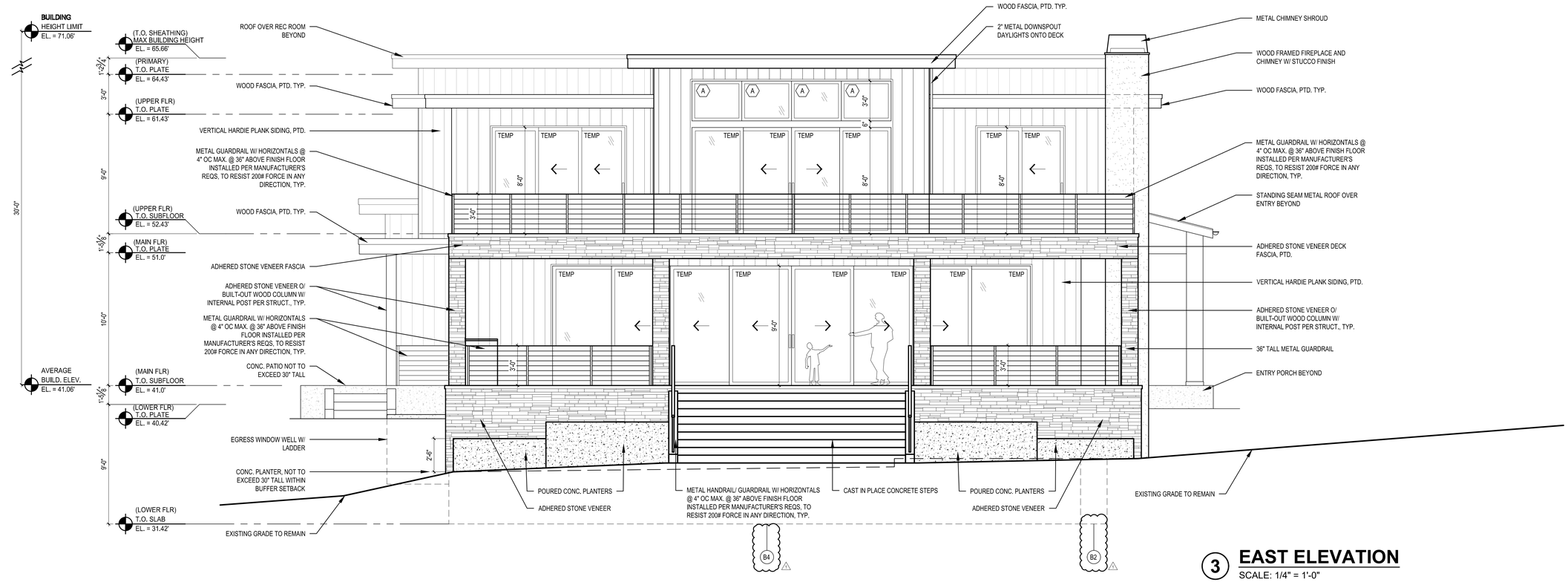
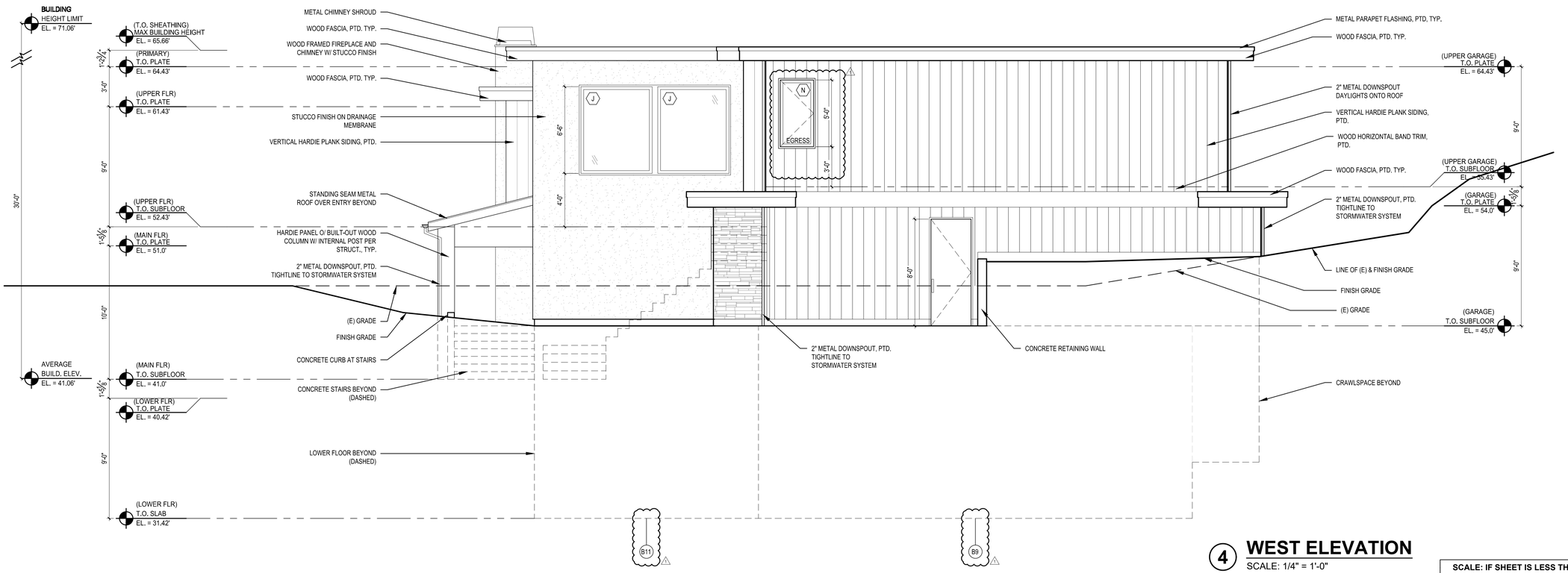


3 EAST ELEVATION

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



4 WEST ELEVATION

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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EXTERIOR ELEVATIONS

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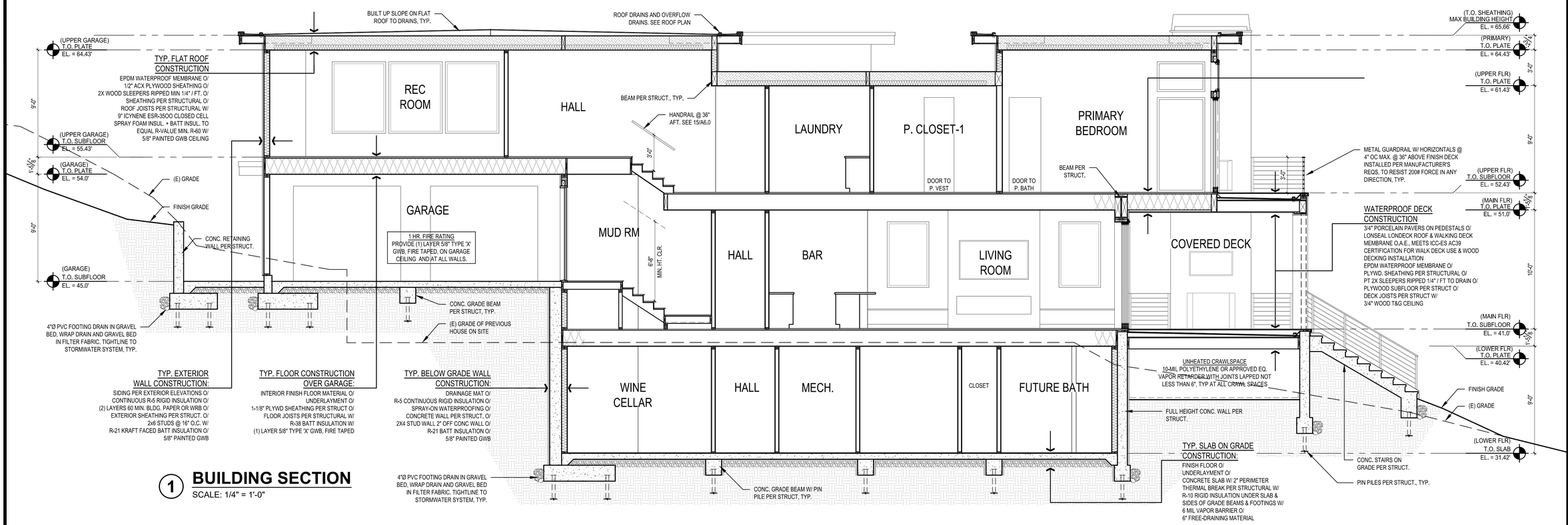
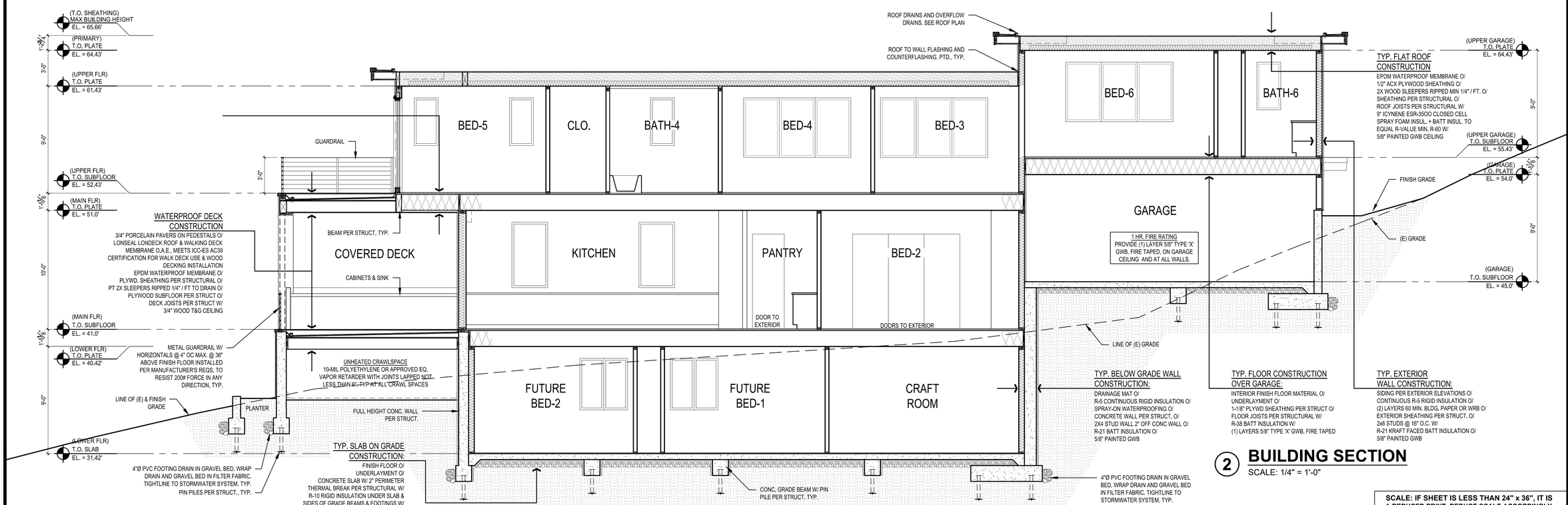


1 BUILDING SECTION

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



2 BUILDING SECTION

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

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BUILDING SECTIONS

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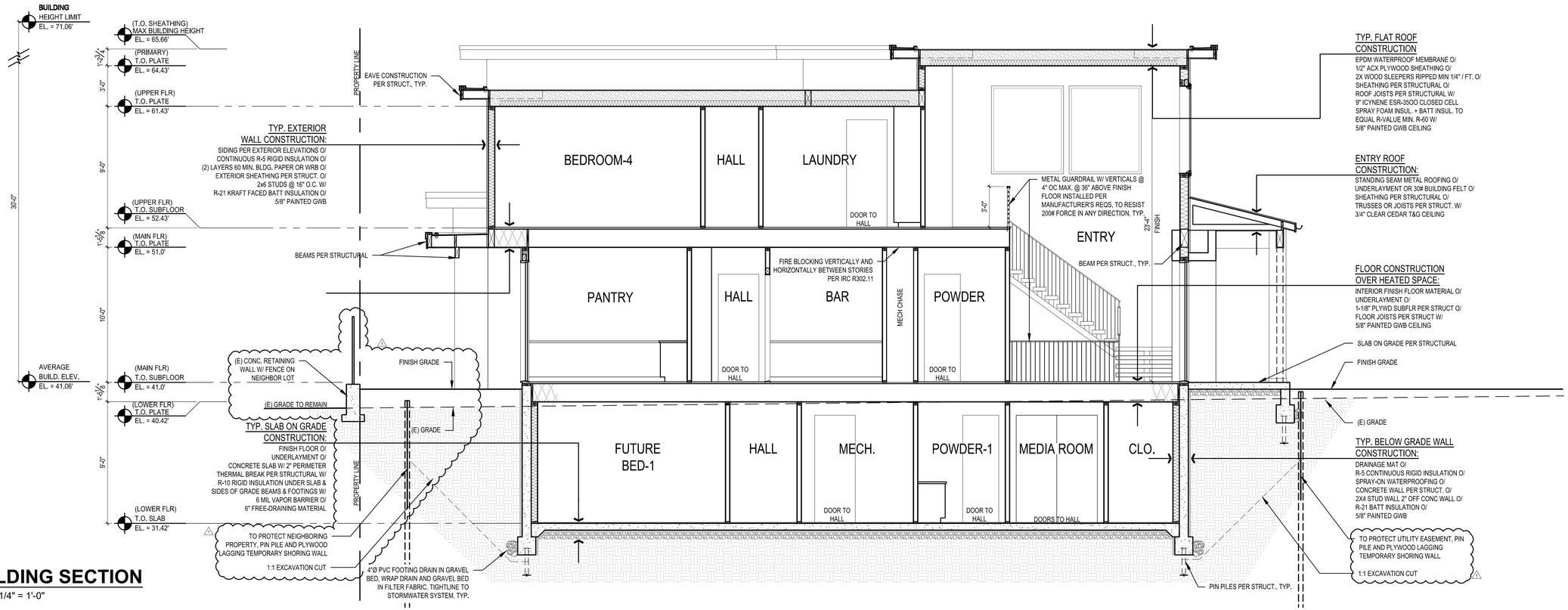
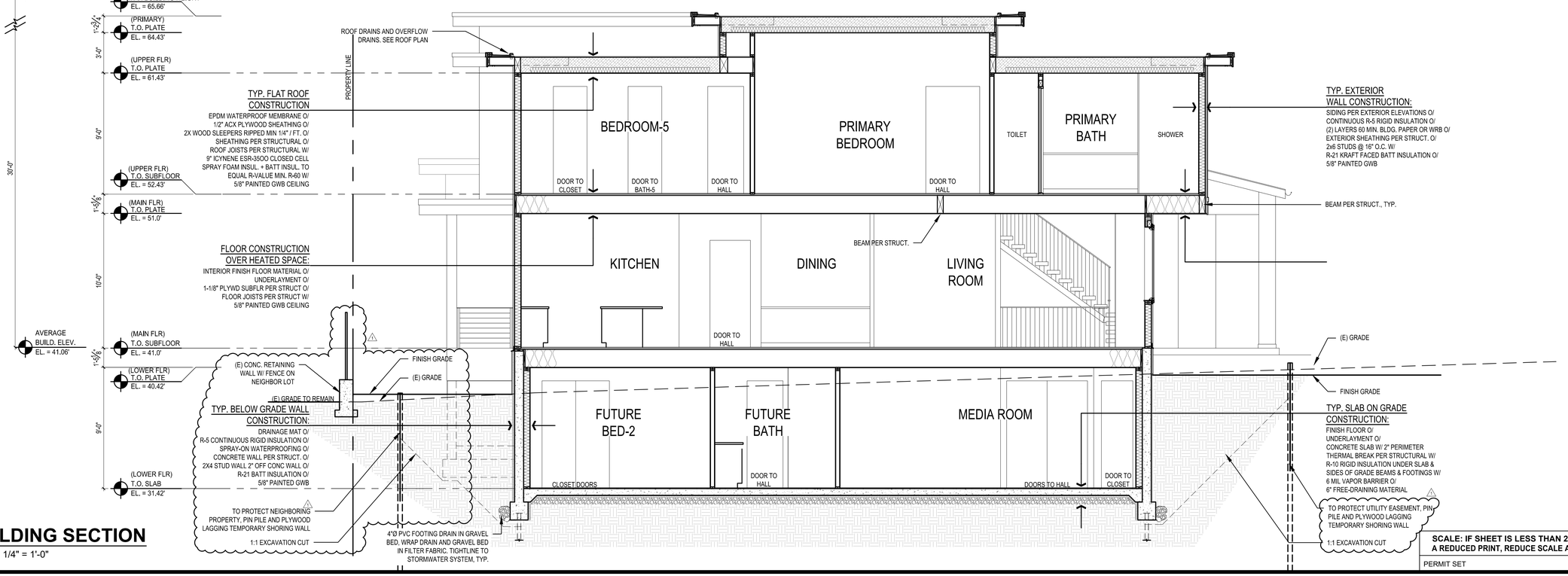


3 BUILDING SECTION

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



4 BUILDING SECTION

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

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BUILDING SECTIONS

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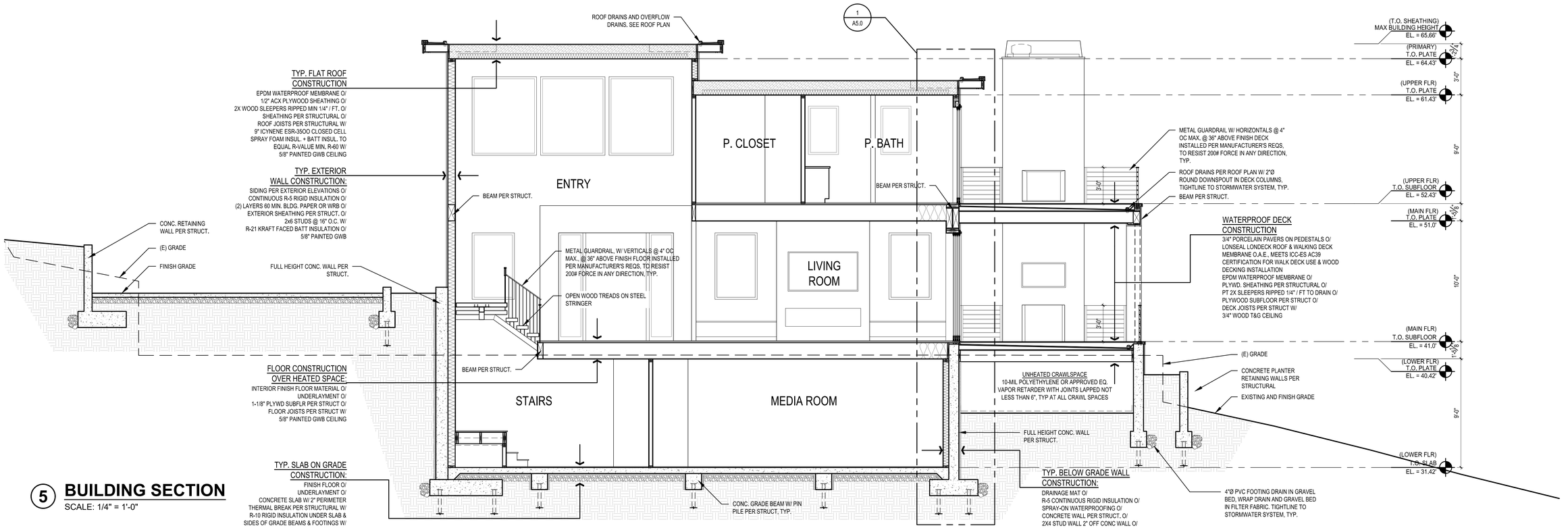
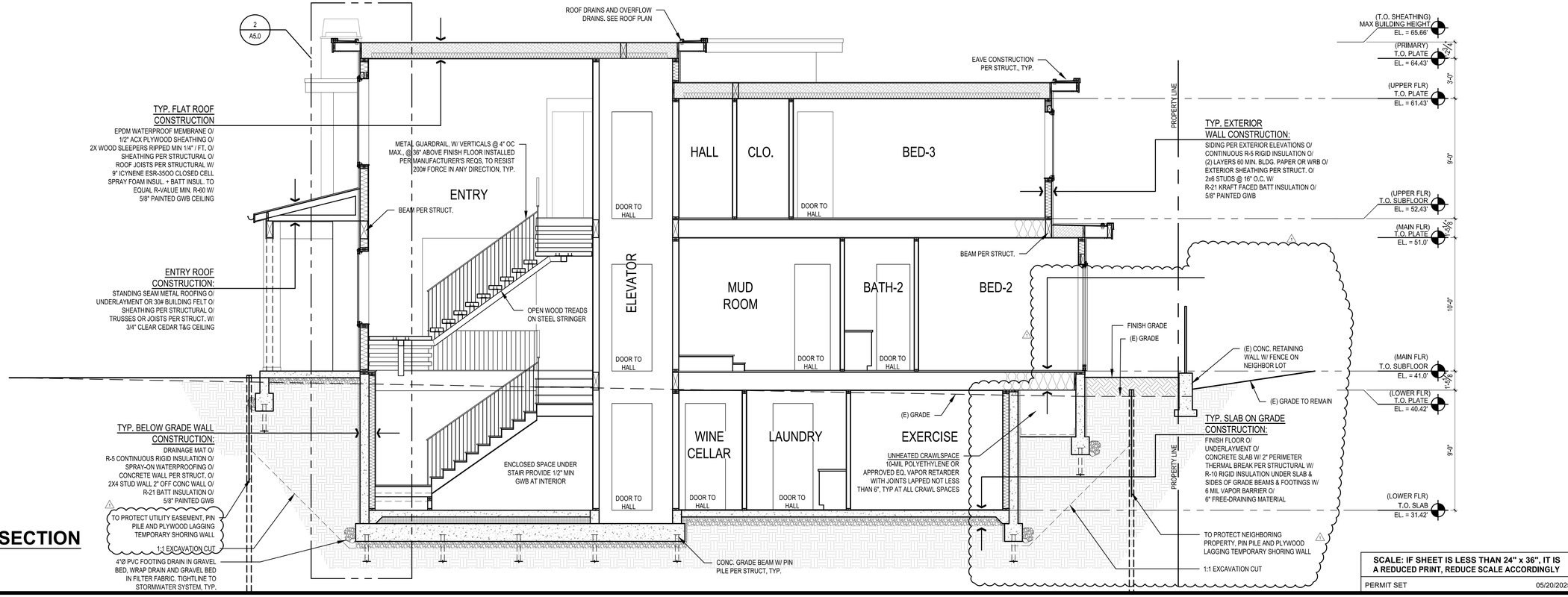


5 BUILDING SECTION

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



6 BUILDING SECTION

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

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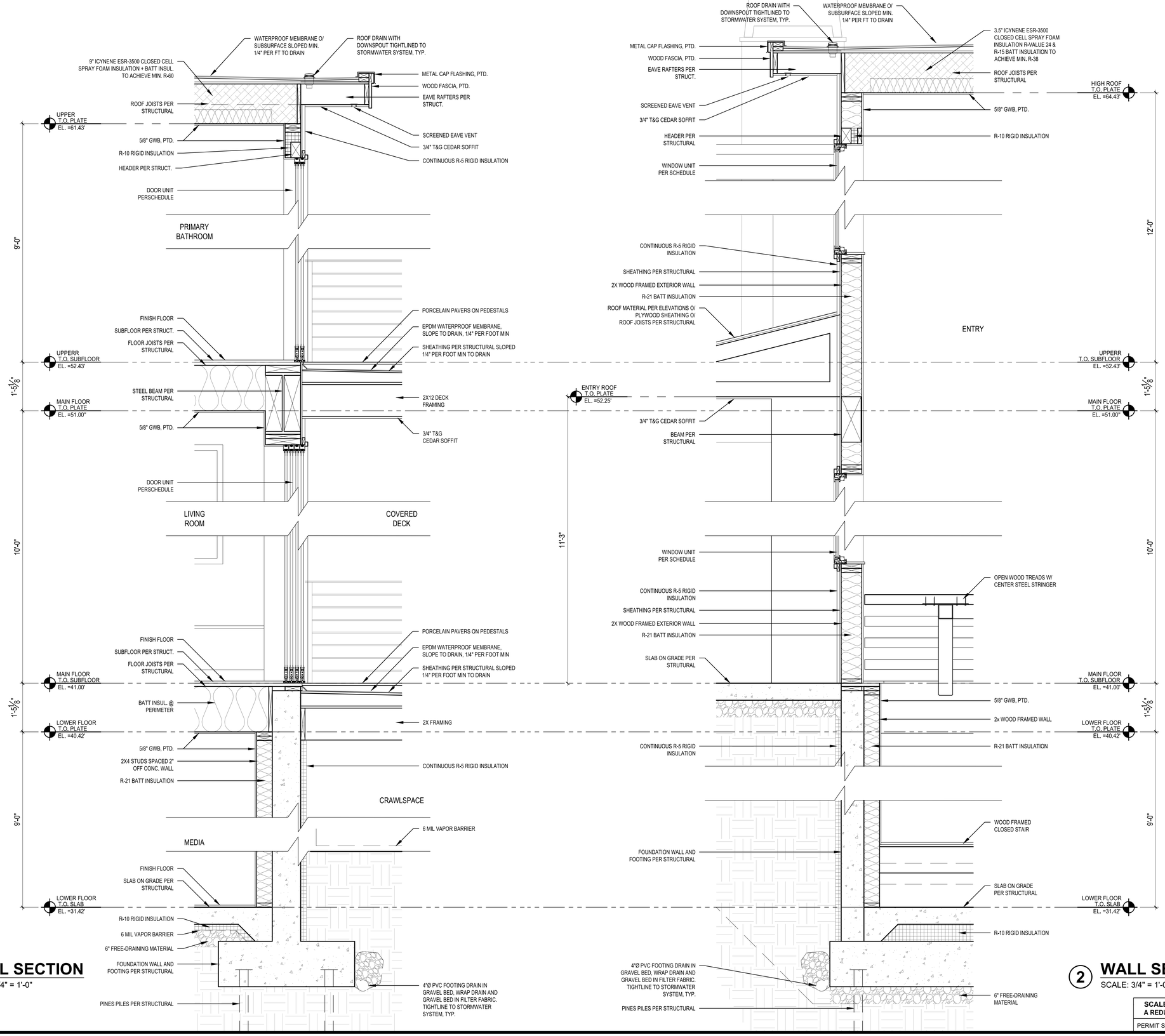
JASON BROTHERS, INC. RESIDENCE
PERMIT SET
4006 E MERCER WAY
MERCER ISLAND, WA 98040

BUILDING SECTIONS

REVISIONS:
2025-5-20 Corrections #1

PLOT DATE: 5/20/2025
DRAWN BY: KE
CHECKED BY: BJS

SHEET
A4.2



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

2 WALL SECTION
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 9/18/2022

STURMAN ARCHITECTS
9-103rd Ave NE Suite 203 Bellevue, WA 98004
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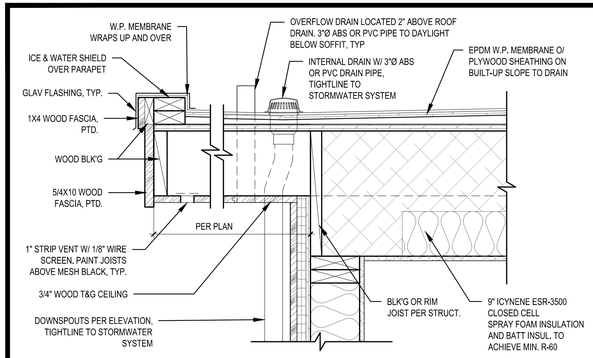
WALL SECTIONS

REVISIONS:
- 1 CORRECTION 1 2022-7-18
- 2 CORRECTION 2 2022-8-17
- 3 CORRECTION 3 2022-10-19
- 4 REVISIONS 2024-9-16

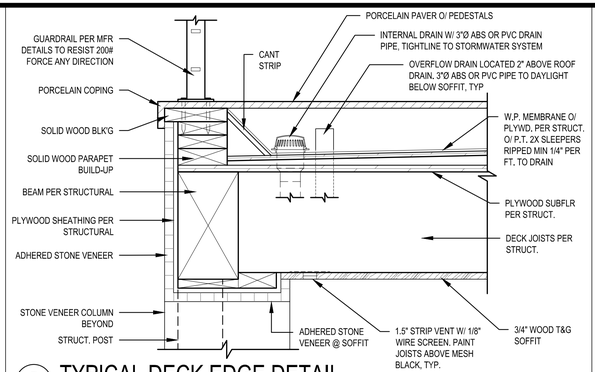
PLOT DATE: 5/20/2025
DRAWN BY: KE
CHECKED BY: BJS

SHEET **A5.0**



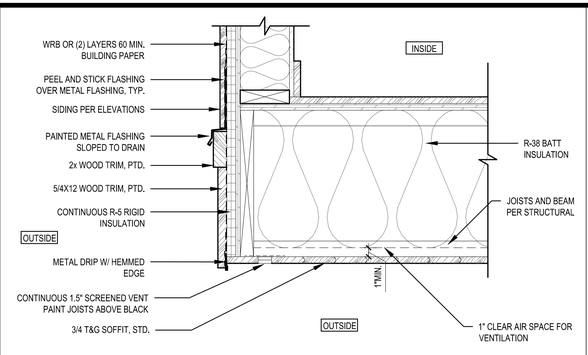
1 TYPICAL ROOF EAVE DETAIL

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



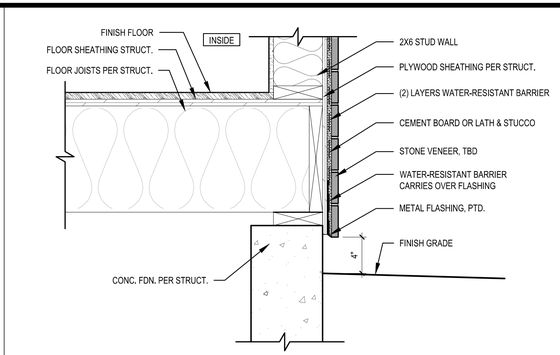
2 TYPICAL DECK EDGE DETAIL

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



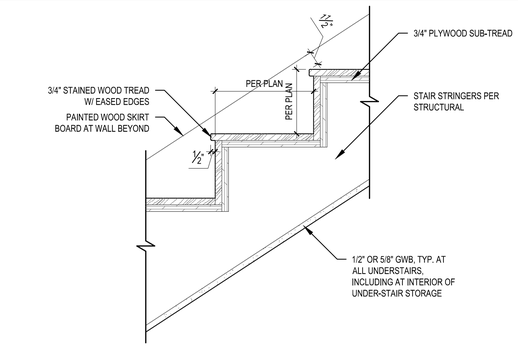
3 BAND TRIM DETAIL AT SOFFIT

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



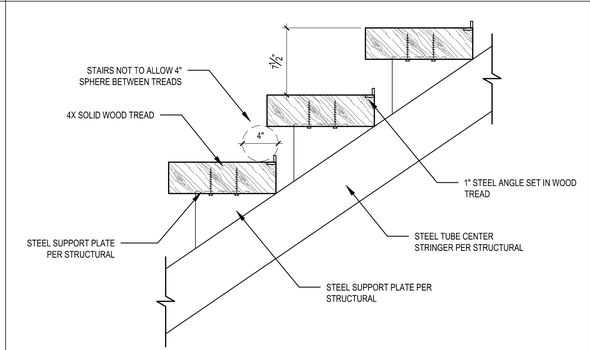
4 TYP. STONE VENEER AT STUD WALL

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



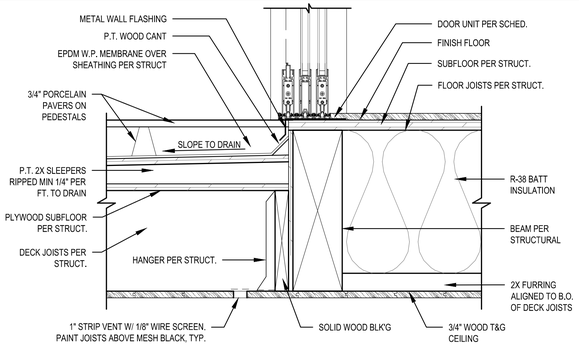
5 INTERIOR STAIR CLOSED RISER DETAIL (TYP.)

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



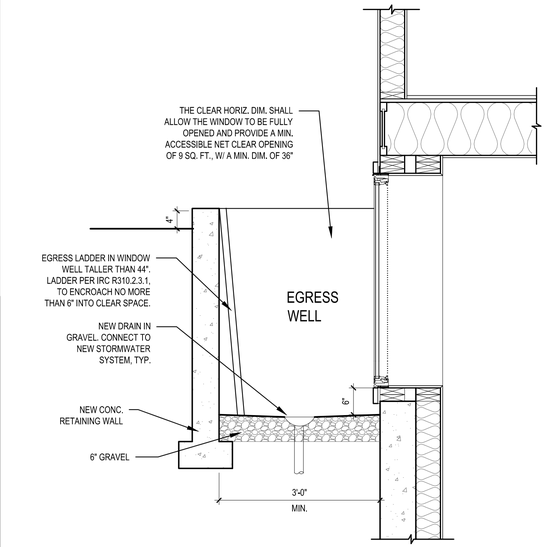
6 TYP. INTERIOR OPEN RISER DETAIL

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



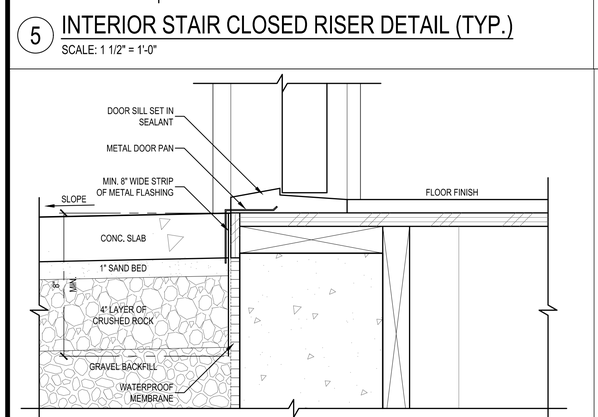
7 THRESHOLD @ DECK SECTION DETAIL

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



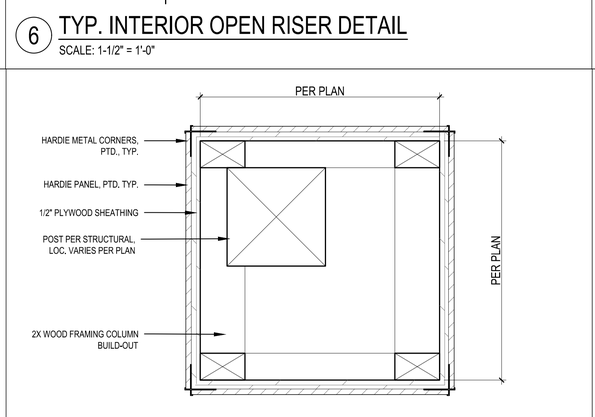
11 EGRESS WELL SECTION DETAIL

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



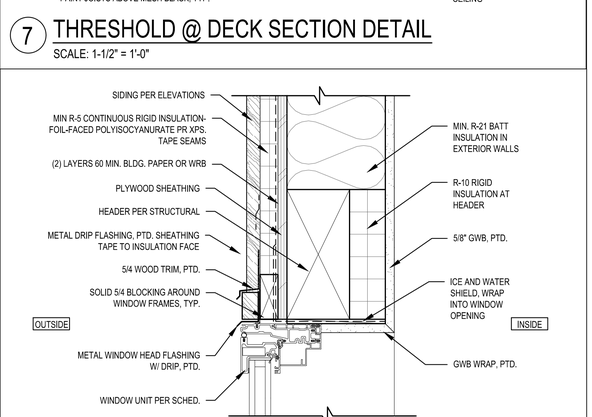
8 FLASHING DETAIL @ FLUSH THRESHOLD

SCALE: 3" = 1'-0"



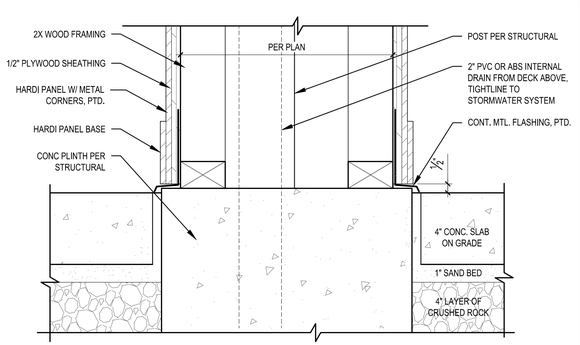
9 ENTRY COLUMN PLAN DETAIL

SCALE: 3" = 1'-0"



10 TYPICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



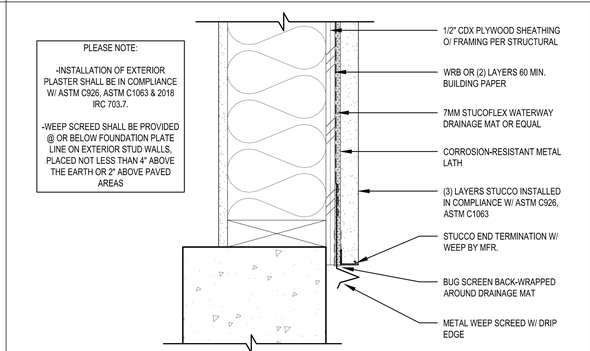
12 COLUMN BASE DTL. WITH CONC. PLINTH

SCALE: 3" = 1'-0"

PLEASE NOTE:

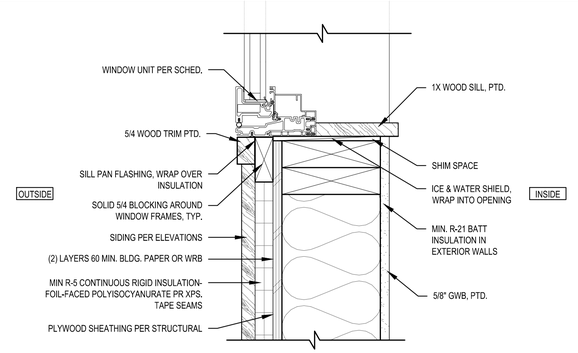
-INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE W/ ASTM C926, ASTM C1063 & 2018 IRC 703.7.

-WEEP SCREED SHALL BE PROVIDED @ OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS, PLACED NOT LESS THAN 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS



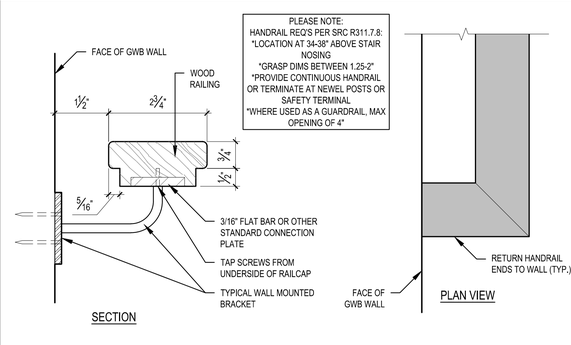
13 TYP. STUCCO SECTION DETAIL

SCALE: 3" = 1'-0"



14 TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



15 HANDRAIL DETAIL

SCALE: 6" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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ARCHITECTURAL DETAILS

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REVISIONS 2024-6-18

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DRAWN BY: JM, KE
CHECKED BY: BJS

SHEET
A6.0

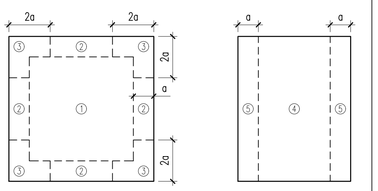
General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA:
   RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
   FLOOR LIVE LOAD 40 PSF
   DECK LIVE LOAD 60 PSF
   ROOF
   ROOF DEAD LOAD 15 PSF
   DEFLECTION CRITERIA
   LIVE LOAD DEFLECTION L/360
   TOTAL LOAD DEFLECTION L/240
   ENVIRONMENTAL LOADS
   SNOW 25 PSF
   WIND Kzt= 1.0, GCpi=0.18, 98 MPH, RISK CATEGORY II, EXPOSURE "B"
   EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
   SITE CLASS=D, Ss=1.4 Sds=1.0, S1=.49, SD1=.88, Cs=0.154
   SDC D, Ie=1.0, R=6.5
   SEE PLANS FOR ADDITIONAL LOADING CRITERIA



ROOF PLAN WALL ELEVATION

ZONE	COMPONENT AREA	DESIGN PRESSURE
①	10 SQ/FT (OR LESS)	-40PSF
	500 SQ/FT (OR MORE)	-20PSF
②	10 SQ/FT (OR LESS)	-44PSF
	500 SQ/FT (OR MORE)	-24PSF
③	10 SQ/FT (OR LESS)	-56PSF
	500 SQ/FT (OR MORE)	-28PSF
④	20 SQ/FT (OR LESS)	-25PSF/+23PSF
	500 SQ/FT (OR MORE)	-25PSF/+18PSF
⑤	20 SQ/FT (OR LESS)	-30PSF/+23PSF
	500 SQ/FT (OR MORE)	-20PSF/+18PSF

NOTES:
- PRESSURES MAY BE INTERPOLATED FOR COMPONENT AREAS BETWEEN AREA LIMITS LISTED ABOVE
- a=10% OF LEAST HORIZONTAL BUILDING DIMENSION (BUT NOT LESS THAN 3'-0")
- POSITIVE VALUES INDICATE PRESSURE TOWARDS SURFACE. NEGATIVE VALUES INDICATE PRESSURE AWAY FROM SURFACE (SUCTION)

Component and Cladding Wind Pressure Diagram – Ultimate Loads

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    - STRUCTURAL STEEL
    - REINFORCING STEEL
    - CONNECTOR PLATE WOOD ROOF TRUSSES
    - GLUED LAMINATED MEMBERS
    - MANUFACTURERED LUMBER (PSL'S, LSL'S, LVL'S)
    - PLYWOOD WEB JOISTS
    - DESIGN BUILD ELEMENTS
    - CONCRETE MIXES

CONTRACTOR SHALL SUBMIT ELEVATION DRAWINGS OF AT LEAST 1/8"=1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT WHERE REQUIRED.

QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

POST INSTALLED BOLTS AND RODS IN EXISTING CONCRETE	PERIODIC
PLYWOOD SHEAR WALL CONSTRUCTION	PERIODIC
STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC360

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

13. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH IBC SECTION 1705.12.

    A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

14. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL). . . 2000/2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED). . . . . 45 PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). . . . . 250 PCF
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.35
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 75 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 8H PSF
PILE CAPACITY REFER SECTION ON PILES

SOILS REPORT REFERENCE:
GEOTECHNICAL ENGINEERING REPORT
4006 E MERCER WAY
MERCER ISLAND, WA

BY:
PANGEO
PROJECT NO. 20-174
OCTOBER 2024
1

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH f'c = 2,500 PSI.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60, FY=60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

17. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP CORNER BARS AND ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER):	1-1/2"
SLABS AND WALLS (INT. FACE):	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

19. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS NOTED OTHERWISE:

6" WALLS	#4 @ 12 HORIZ.	#4 @ 12 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#5 @ 12 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 12 HORIZ.	#4 @ 12 VERTICAL	2 CURTAINS
12" WALLS	#5 @ 12 HORIZ.	#5 @ 12 VERTICAL	2 CURTAINS

20. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

24. CONCRETE SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

STEEL

25. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A325N.

WOOD

26. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD, GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2011. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JSTs-BMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb =850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS & PLATES:		DOUGLAS-FIR-LARCH NO. 2
MISC. FRAMING:		HEM-FIR NO. 2

27. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI.

28. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI,	E = 2000 KSI, Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI,	E = 2000 KSI, Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI, Fv = 310 PSI

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

29. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

30. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 5/8" (NOMINAL) WITH SPAN RATING 32/16.
FLOOR AND DECK SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
ACCESSIBLE ROOF SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

31. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE.

32. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

33. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
ACZA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

34. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU/HUC9" SERIES JOIST HANGERS, UNO. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

35. WOOD FASTENERS

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d box	3-1/4"	0.131"
10d	3"	0.148"

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DIGRESS WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

    B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

36. NOTCHES AND HOLES IN WOOD FRAMING:

    A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

    B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT SAME SECTION OF STUD AS A CUT OR NOTCH.

37. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF

(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

38. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL DRAWINGS.

    B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12

Foundation Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE.
3. 6" STRUCTURAL CONCRETE SLAB ON GRADE OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE W/ #5 @ 12"oc CENTERED IN SLAB IN PRIMARY DIRECTION (EAST-WEST) AND #4 @ 12"oc CENTERED IN SLAB IN SECONDARY DIRECTION (NORTH-SOUTH). REFER TO THE PLANS AND DETAILS FOR ADD'L. SLAB REINF. WHERE REQ'D.
4. PROVIDE CORNER BARS PER DETAIL 2/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
5. U.N.O. REINFORCE ALL WALLS WITH BASIC REINFORCEMENT PER THE GSN. REFER TO THE PLANS AND DETAILS FOR ADDED WALL REINFORCEMENT WHERE REQUIRED.
6. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO S3.1 FOR TYPICAL CONCRETE DETAILS.
7. SOIL SUPPORTED CONCRETE DRIVEWAY SLAB ON GRADE SHALL BE 4" THICK AND REINFORCED WITH #4 @ 12"oc E.W. AT CENTER. PROVIDE CAPILLARY BREAK AND FREE DRAINING GRANULAR FILL BELOW THE SLAB WHICH SHALL BEAR ON NATIVE SOIL OR STRUCTURAL FILL PER GEOTECHNICAL REPORT (12" min. STRUCTURAL FILL, U.N.O. PER THE GEOTECHNICAL REPORT)

   PROVIDE CONSTRUCTION/CONTROL JOINTS PER 11/S3.1 IN SLAB ON GRADE. DIVIDE SLAB INTO RECTANGULAR AREAS 225 SQUARE FEET OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NOT ACUTE ANGLES. JOINT LOCATION MUCH BE APPROVED BY ARCHITECT.

   SLOPE SLAB PER ARCHITECT TO DRAINS PER ARCHITECT.
8. AT EPOXY ATTACHMENTS, THE RECEIVING CONCRETE MUST BE AT LEAST 21 DAYS OLD, PRIOR TO DRILLING AND INSTALLING THE EPOXY EMBEDDED REINFORCEMENT BARS. THE GENERAL CONTRACTOR MAY USE FORMSAVERS (F.S.) IN LIEU OF THE EPOXY ATTACHMENT. ALL F.S.'s SHALL MATCH THE REINFORCEMENT MALE BAR, AND SHALL BE PROVIDED WITH A STD. HK., EXTENDING TO THE FAR END OF THE WALL OR FOOTING FORMWORK IN WHICH THE F.S. IS PLACED. (PROVIDE A 1-1/2" CONCRETE COVER ON THE STD. HK.)

   ALL COMPONENTS OF THE F.S. ASSEMBLY SHALL BE AN ICC-ES APPROVED SYSTEM (SUCH AS LENTON, FOX-HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS.

   THE GENERAL CONTRACTOR MAY USE PRE-SET REINFORCEMENT DWLS., IN LIEU OF THE EPOXY ATTACHMENT. ALL DOWELS SHALL MATCH THE REQUIRED REINFORCEMENT, AND SHALL BE PROVIDED WITH A STD. HK., EXTENDING TO THE FAR END OF THE WALL OR FOOTING FORMWORK IN WHICH THE DOWEL IS PLACED. (PROVIDE A 1-1/2" CONCRETE COVER ON THE STD. HK.). LAP LENGTH AT THE DOWEL AND REINFORCEMENT BAR SHALL BE Ls PER 12/S3.1.

   WET-SETTING OF DOWELS OR BOLTS INTO THE CONCRETE IS NOT ALLOWED.

Floor Framing Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING PER PLAN. NAIL SHEATHING AT ALL PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
3. TYPICAL DECK FRAMING CONSISTS OF FINISH PER ARCH. (9 psf PORCELAIN PAVERS MAX.), OVER 3/4" PRESSURE TREATED PLYWOOD SHEATHING (SPAN RATING 48/24) OVER PRESSURE TREATED JOISTS PER PLAN. NAIL SHEATHING AT ALL PANEL EDGES WITH 10d AT 4"oc AND TO ALL INTERMEDIATE FRAMING WITH 10d AT 6"oc. PROVIDE 2x FLAT BLOCKING UNDER ALL UNSUPPORTED PANEL EDGES.
4. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 2/S4.3 FOR TYPICAL INSTALLATION.
5. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
6. "W#" INDICATES SHEARWALL. SEE DETAILS 8/S4.1, 10/S4.1, AND 12/S4.1 CONSTRUCTION REQUIREMENTS.
7. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
8. (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 6/S4.1 FOR INSTALLATION REQUIREMENTS.
9. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
10. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
11. SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES AND PER 3/S4.3.
12. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO SHEETS S4.1, S4.2, AND S4.3 FOR TYPICAL WOOD FRAMING DETAILS.

Roof Framing Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF SHEATHING SHALL BE 5/8" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 2/S4.3 FOR TYPICAL INSTALLATION.
4. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
5. "W#" INDICATES SHEARWALL. SEE DETAILS 8/S4.1, 10/S4.1, AND 12/S4.1 FOR CONSTRUCTION REQUIREMENTS.
6. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
7. PROVIDE H1 HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
8. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
9. SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES AND PER 3/S4.3.
10. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW TO ARCHITECT AND ENGINEER OF RECORD OF ALL MSC-TYPE HANGERS AND OF THE HINGE CONNECTOR, PRIOR TO FABRICATION.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO SHEET S4.1, S4.2, AND S4.3 FOR TYPICAL WOOD FRAMING DETAILS.

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	JST.	JOIST
ADDL.	ADDITIONAL		
ARCH.	ARCHITECTURAL	LONGIT.	LONGITUDINAL
		L.W.	LONG WAY
BLDG.	BUILDING		
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BMU	BRICK MASONRY UNIT	MIN.	MINIMUM
BOT.	BOTTOM	MFR.	MANUFACTURER
BTWN.	BETWEEN		
		NO.	NUMBER
CMU	CONCRETE MASONRY UNIT		
COL.	COLUMN	OC	ON CENTER
CONC.	CONCRETE	O.F.	OUTSIDE FACE
CONN.	CONNECTION	OPP.	OPPOSITE
CONTR.	CONTRACTOR		
CTRD.	CENTERED	PERP.	PERPENDICULAR
		PLYWD.	PLYWOOD
DBL	DOUBLE	P.T.	POST-TENSIONED
D/B	DESIGN BUILD COMPONENT		
DEMO.	DEMOLISH	REQD.	REQUIRED
		REINF.	REINFORCING
EA.	EACH		
E.F.	EACH FACE	SCHED.	SCHEDULE
EL.	ELEVATION (height)	SHTG.	SHEATHING
ELEV.	ELEVATION (drawing of vertical plane of a building)	SIM.	SIMILAR
		S.O.G.	SLAB ON GRADE
E.O.R.	ENGINEER OF RECORD	S.S.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	STIFF. PL	STIFFENER PLATE
E.W.	EACH WAY	STL.	STEEL
		SW	SHEARWALL
FB	FLUSH BEAM	SYMM.	SYMMETRICAL
FND.	FOUNDATION	S.W.	SHORT WAY
F.O.	FACE OF		
F.S.	FORMSAVER	T&B	TOP & BOTTOM
FTG.	FOOTING	T&G	TONGUE & GROOVE
		T.O.	TOP OF
GSN	GENERAL STRUCTURAL NOTES	TRANSV.	TRANSVERSE
		TYP.	TYPICAL
HD	HOLDOWN		
HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
HGR.	HANGER		
HK.	HOOK	VERT.	VERTICAL
HORIZ.	HORIZONTAL		
		W.T.R.	WELDED THREADED ROD
I.F.	INSIDE FACE		
INT.	INTERIOR	W.H.S.	WELDED HEADED STUDS
INV.	INVERTED		

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- STRUCTURAL WALL OR POST ABOVE
- CONCRETE WALL & FOOTING
- Wx — SHEARWALL PER PLAN & PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- INVERTED HANGER
- Bx — BEAM PER SCHEDULES ON FRAMING SHEETS
- CHANGE IN ELEVATION
- CSxx — HOLDOWN STRAP PER 6/S4.1
- HDUx — HOLDOWN PER 2/S4.1
- X — NO. OF STUDS IN MULTI-STUD COLUMN
- CMSTC16 x 4'-6" STRAP ON TOP OF FLOOR SHEATHING. NAIL ALL STRAP HOLES
- 4"ø PIPE PILE PER THE GSN'S & PER 4/S3.1 REQUIRED PILE AXIAL CAPACITY = 10T (20kips)

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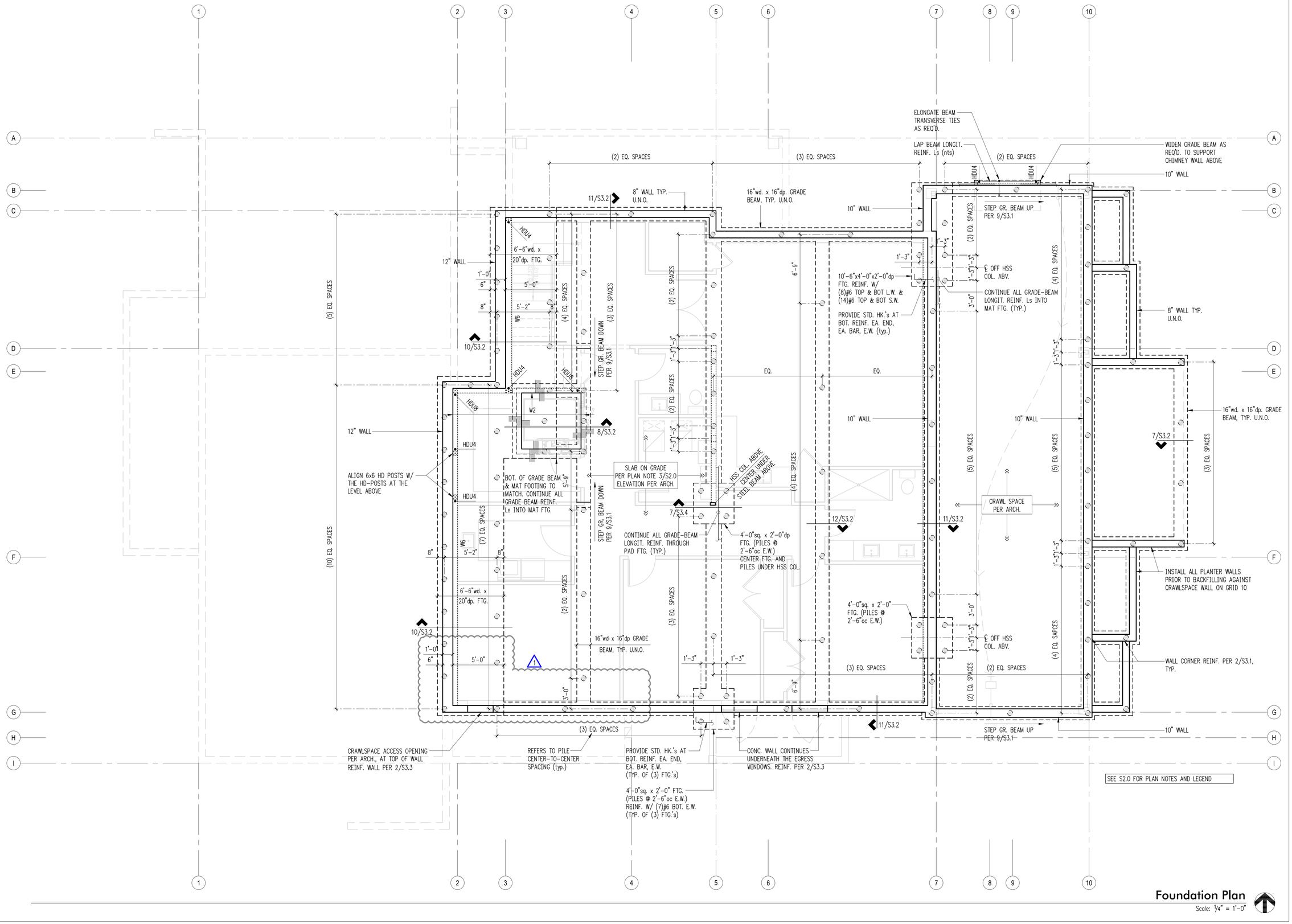
Typical Plan Notes & Legend

SCALE:

DATE: 10-04-2024

PROJECT NO: 10315-2024-06

SHEET NO:
S2.0



Foundation Plan

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

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DESIGN: BNB
DRAWN: RJ/CFG
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APPROVED: ABB

REVISIONS:

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PROJECT TITLE:
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Permit

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Foundation Plan

SCALE: 1/4" = 1'-0"
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S2.1

PROPERTY LINE PER ARCH.

6/S3.1 (See Arch. for slab edge configuration & location)

6/S3.1

ELONGATE BEAM TRANSVERSE TIES AS REQ'D. REDUCE THE TIE SPACING IN HALF

CONTINUE GRADE BEAM REINF. FROM BOTH SIDES, TYP.

16"wd. x 16"dp. GRADE BEAM, TYP. U.N.O.

(3) EQ. SPACES

TEMPORARY SHORING AS FOLLOWS: 4" x 20'-0" SCHED. 80 PIN PILES @ 2'-0"oc 1-1/8" PLYWOOD LAGGING.

ABU-TYPE POST BASE UNDER POST ABOVE. GROUT UNDER STAND-OFF PLATE IS NOT REQUIRED. PROVIDE SOLID CONCRETE BETWEEN BOTTOM OF SLAB ON GRADE AND TOP OF FOOTING BELOW. (TYP.)

CORNER BARS TO MATCH EXTERIOR HORIZ. REINF.

ADDITIONAL VERT. BARS TO MATCH TYP. VERT. BARS

ADD'L #4 HORIZ. BARS, TO MATCH WALL REINF. W/ STD. HK.'s EA. END

TYP'L WALL VERT. BARS NOT SHOWN FOR CLARITY

16"wd. x 16"dp. GRADE BEAM, TYP. U.N.O.

8" WALL TYP. U.N.O.

4'-0"wd. x 16"dp. FTG.

12/S3.4

8" WALL TYP. U.N.O.

RAILING PER ARCH. (WHERE OCCURS) & ATTACHMENTS ARE D/B BY GENERAL CONTRACTOR

CONC. STAIR ON GRADE PER 5/S3.1

PROVIDE DOWELS TO MATCH STAIR REINF. EPOXY EMBED = 5". LAP Ls W/ STAIR REINF. (TYP. EA. SIDE)

8" STEMWALL BELOW TYP. U.N.O.

1'-0" TYP.

SLAB ON GRADE PER PLAN NOTE 3/S2.0 ELEVATION PER ARCH. PRIMARY SLAB DIRECTION = N-S

3/S3.2

DOWELS TO MATCH ALL BEAM REINF. EPOXY EMBEDMENT = 5" INTO WALL. LAP Ls WITH BEAM REINF. (TYP. ALL BEAM TO WALL INTERSECTIONS)

DOWELS TO MATCH ALL LANDSCAPE (LS) WALL REINF. EPOXY EMBEDMENT = 5" INTO WALL. LAP Ls W/ LS-WALL REINF. (TYP. ALL LS-WALL TO WALL INTERSECTIONS)

(2)CS16 PER 6/S4.1

DBL JOIST

HDU8

2W3

6/S3.2

PLANTER

4" CONCRE. SLAB ON GRADE (SOIL SUPPORTED) PER PLAN NOTE 7/S2.0 PROVIDE 12" STRUCTURAL FILL BELOW THE CAPILLARY BREAK, PER THE GEOTECHNICAL REPORT

5/S3.3

10/S3.3

6x8 HD-POST THIS LOCATION

3/S3.3 OPP.

HDU4

W4

HHPS5.37-HS+ TOP FL. HGR.

2x8 @ 16" STUD WALL UNDER WALL ABOVE

11/S4.4

4/S4.4

BEAM HGR. PER SCHED. (TYP. ALL BEAM INTER-SECTIONS.) (not shown everywhere for clarity)

B3

B4 (align north edge of beam w/ end of 2x6 wall below)

5/S4.5

CONTINUE B4 BEAM TO EDGE OF WALL BELOW

6x8 POST IN WALL FRAMING

PROVIDE BEARING STUDS IN WALL FRAMING, UNDER THE BEAM, PER THE BEAM SCHED., U.N.O. TYP. ALL BEAMS

2x6 @ 16"oc LOAD BEARING STUD WALL

HUCQ HGR.

6x6 POST IN 2x6 STUD WALL W/ D.F. TOP & BOT. PLATES

CONT. B3

CONTINUE B4 BEAM TO EDGE OF WALL BELOW

2x6 @ 16"oc STUD WALL W/ D.F. TOP & BOT. PLATES

16" TJI/210 @ 16"oc TYP. FLOOR JOIST U.N.O.

P.T. 2x12 @ 12"oc DECK JOISTS

DO NOT TRIM JOISTS, DROP DECK FRAMING AS REQ'D. TO ALLOW FOR BUILT-UP SLOPE & FINISHES PER ARCH.

7/S3.3

4/S3.2

PROVIDE DOWELS TO MATCH STAIR REINF. EPOXY EMBED = 5". LAP Ls W/ STAIR REINF. (TYP. EA. SIDE)

CONC. STAIR ON GRADE PER 5/S3.1

RAILING PER ARCH. (WHERE OCCURS) & ATTACHMENTS ARE D/B BY GENERAL CONTRACTOR

5/S3.2

CONT. P.T. LEDGER PER 4/S3.2 & 7/S3.3 AROUND ENTIRE PERIMETER OF THE DECK (EXP. ANCHORS @ 24"oc ALONG GRIDS B & G)

BLOCK FLOOR DIAPHRAGM THIS LEVEL AS FOLLOWS:

PROVIDE 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO ALL EDGES, DIAPHRAGM BOUNDARIES, STRUTS, BLOCKING AND SHEARWALLS BELOW W/ 10d NAILS @ 2-1/2"oc. NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d NAILS @ 4"oc.

SEE S2.0 FOR PLAN NOTES AND LEGEND

Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1¾x16	HU14MAX	2
B2	LSL 3½x16	HU416MAX	3
B3	PSL 5¼x16	HGUS5.50/14	4
B4	PSL 7x16	HGUS7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

(3) EQ. SPACES

4'-0"wd. x 16"dp. FTG.

12/S3.4

8/S3.4

8/S3.4

4" CONCRETE SLAB ON GRADE (SOIL SUPPORTED) PER PLAN NOTE 7/S2.0 PROVIDE 12" STRUCTURAL FILL BELOW THE CAPILLARY BREAK, PER THE GEOTECHNICAL REPORT

(2) EQ. SPACES

(3) EQ. SPACES

11/S3.2

PLANTER

2/S3.2

B4

W6

HDU5

W2

4/S4.5

8" TYP.

EQ.

6'-9"

2'-10"

12/S3.2

16"wd x 16"dp GRADE BEAM, TYP. U.N.O.

HDU4

(5) EQ. SPACES

(3) EQ. SPACES

SLAB ON GRADE PER PLAN NOTE 3/S2.0 ELEVATION PER ARCH.

5'-0"wd. x 16"dp. FTG.

6" 8" 3'-10"

(4) EQ. SPACES

10/S3.2 STM.

8/S3.3

2x6 @ 16" STUD WALL UNDER WALL ABOVE

WALL-STEP PER ARCH.

B3 BEAM UNDER WALL ABOVE. PROVIDE WF-TYPE TOP FL HGR. AT EXTERIOR WALL. OFF-SET TOP FLANGE OF HGR. AS REQ'D

9/S3.2

8" WALL TYP. U.N.O.

CONTINUE ALL GRADE-BEAM LONGIT. REINF. Ls INTO MAT FTG. (TYP.)

STEP GR. BEAM DOWN PER 9/S3.1

16"wd. x 16"dp. GRADE BEAM, TYP. U.N.O.

11/S3.2 WALL-STEP PER ARCH. (3) EQ. SPACES

WALL-STEP PER ARCH.

REFERS TO PILE CENTER-TO-CENTER SPACING (typ.)

PROPERTY LINE PER ARCH.

10/S3.4

8/S3.4

6" 3'-0"

APPR. LOCATION OF (E) WALL ON ADJ. PROPERTY

INSTALL PIN PILES EACH SIDE OF GRADE BEAM TO ACCOMMODATE GRADE BEAM. DROP LAGGING DOWN TO ACCOMMODATE GRADE BEAM FORMING.

BOTTOM OF ALL INTERSECTING GRADE-BEAMS TO MATCH DEEPEST LEVEL (= BOTTOM OF GRADE BEAM UNDER CRAWLSPACE WALL). GRADE BEAM UNDER THE RETAINING WALL CAN BE HIGHER.

OVERBUILD STAIRS & LANDINGS

6x6 POST IN WALL UNDER POST ABOVE

CS14

TIE 4x6 POST ABOVE DOWN TO B3 BEAM W/ (2) LTTI31 ((1) EA. SIDE OF POST) W/ 5/8"ø x 7" LAG SCREW EA. LTTI31 INTO TOP OF B3 BEAM

16" TJI/560 @ 12"oc

16" TJI/560 @ 16"oc

HSS 6x3-5/16 COL. CENTER UNDER STEEL BEAM ABOVE

POST ABOVE

B2

BEAM HGR. PER SCHED. (TYP. ALL BEAM INTER-SECTIONS.) (not shown everywhere for clarity)

W14x82 W/ 2x NAILER PLATE

CONCRETE HDR'S. OVER EGRESS WINDOWS, REINF. PER 2/S3.3

12/S4.4

7/S3.1 (AT WELL SLAB)

6/S3.3

HDU4

SLAB ON GRADE PER PLAN NOTE 3/S2.0 ELEVATION PER ARCH. PRIMARY SLAB DIRECTION = N-S

11/S3.2

DOWELS TO MATCH ALL BEAM REINF. EPOXY EMBEDMENT = 5" INTO WALL. LAP Ls W/ BEAM REINF. (TYP. ALL BEAM TO WALL INTERSECTIONS)

16"wd. x 16"dp. GRADE BEAM, TYP. U.N.O.

8" WALL TYP. U.N.O.

DOWELS TO MATCH ALL WELL WALL REINF. EPOXY EMBEDMENT = 5" INTO WALL. LAP Ls W/ WELL WALL REINF. (TYP ALL WELL WELL TO WALL INTERSECTIONS)

HANDRAIL AND ALL ATTACHMENTS ARE THE D/B RESPONSIBILITY OF THE GENERAL CONTRACTOR.

TEMPORARY SHORING AS FOLLOWS: 4" x 20'-0" SCHED. 80 PIN PILES @ 2'-0"oc 1-1/8" PLYWOOD LAGGING.

Main Floor Framing Plan

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

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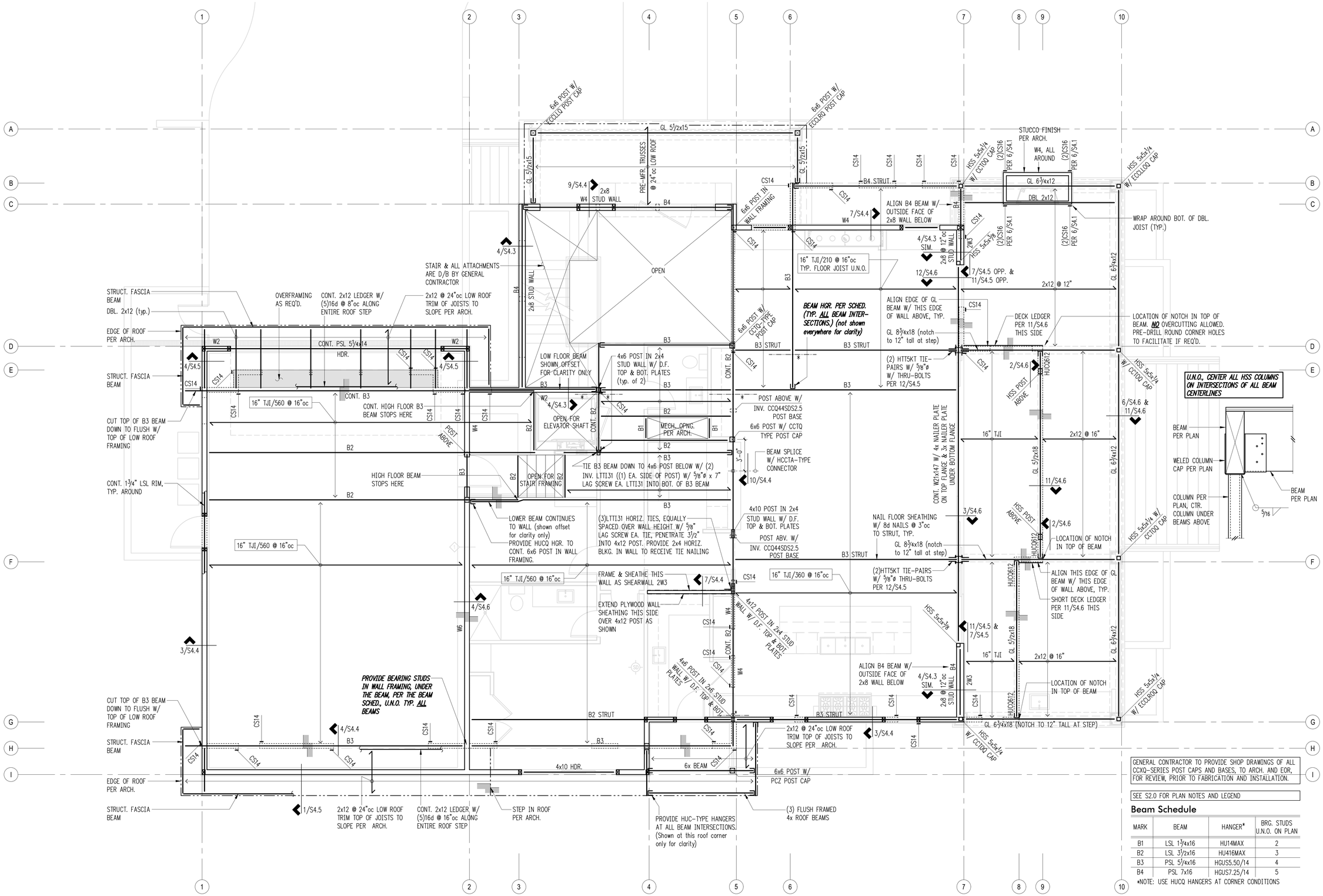
Permit

SHEET TITLE:
Main Floor Framing Plan

SCALE: 1/4" = 1'-0"
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:
S2.2



Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1¾x16	HU14MAX	2
B2	LSL 3½x16	HU416MAX	3
B3	PSL 5¼x16	HGUS5.50/14	4
B4	PSL 7x16	HGUS7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

Upper Floor Framing Plan

Scale: ¼" = 1'-0"

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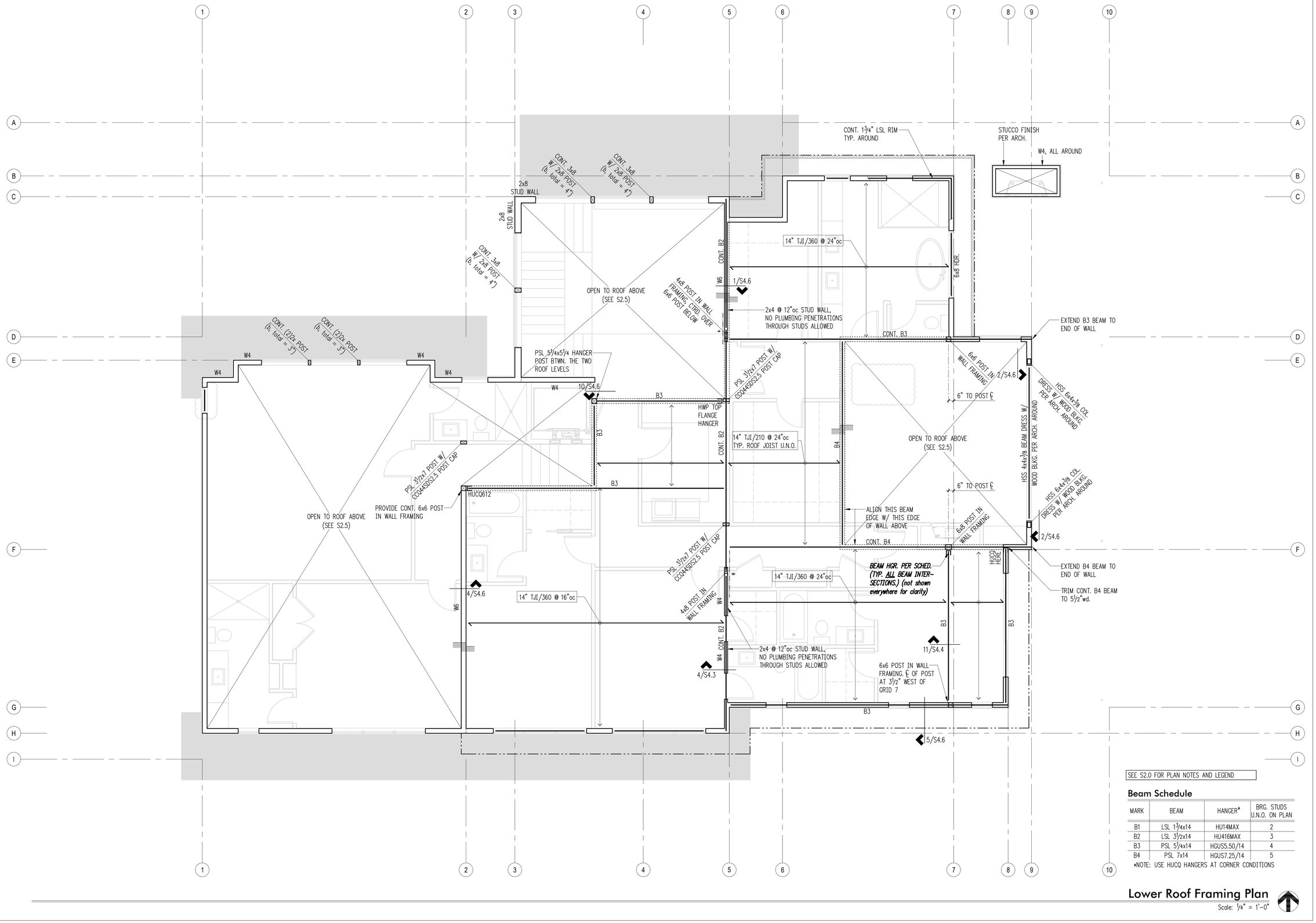
SHEET TITLE: Upper Floor Framing Plan

SCALE: 1/4" = 1'-0"
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO: S2.3



SEE S2.0 FOR PLAN NOTES AND LEGEND

Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1¾x14	HU14MAX	2
B2	LSL 3½x14	HU416MAX	3
B3	PSL 5¼x14	HGUS5.50/14	4
B4	PSL 7x14	HGUS7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

Lower Roof Framing Plan

Scale: ¼" = 1'-0"

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1	Permit Corrections	March 3, 2025

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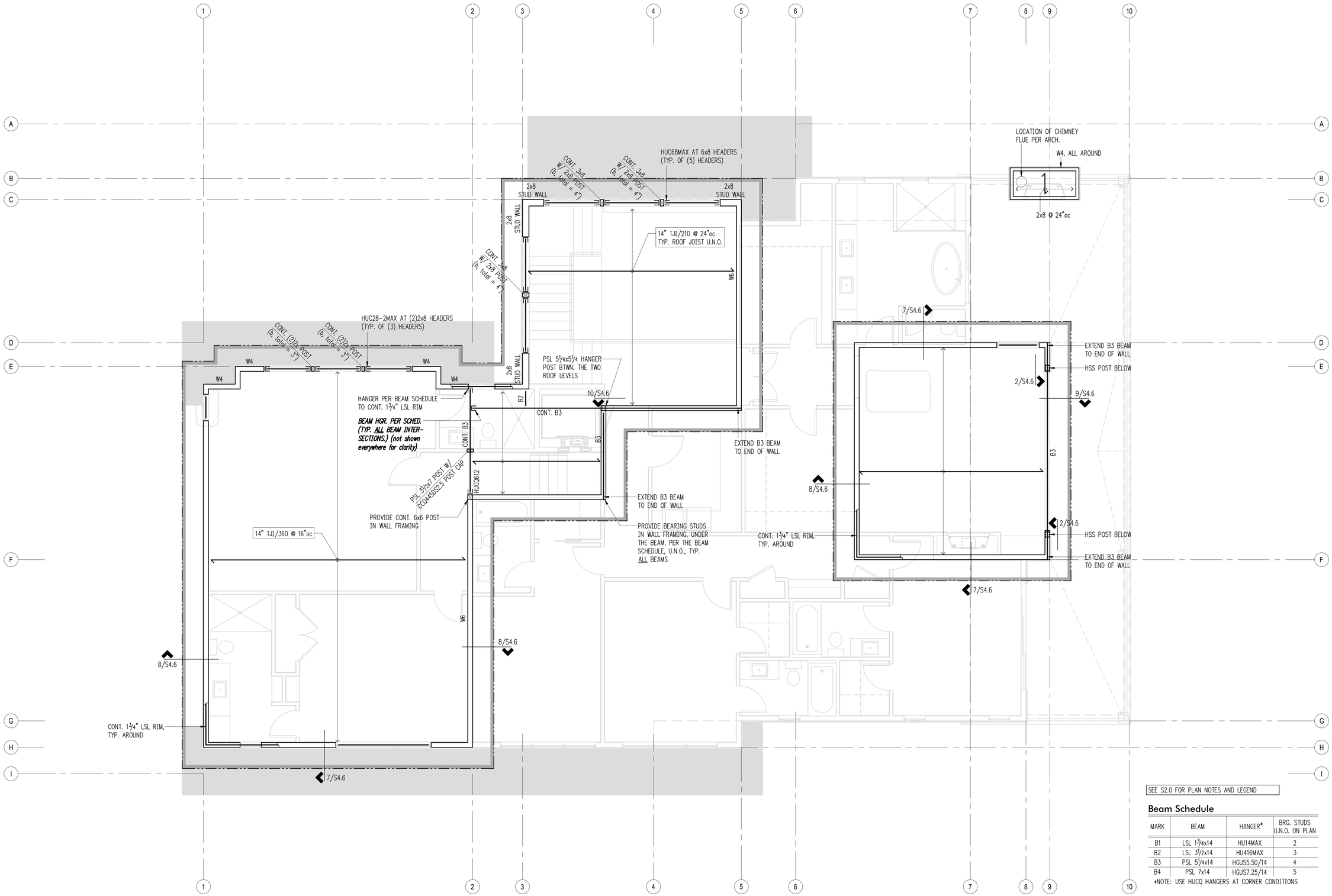
SHEET TITLE:
Lower Roof Framing Plan

SCALE: 1/4" = 1'-0"
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:

S2.4



SEE S2.0 FOR PLAN NOTES AND LEGEND

Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1¾x14	HU14MAX	2
B2	LSL 3½2x14	HU416MAX	3
B3	PSL 5¼x14	HGUS5.50/14	4
B4	PSL 7x14	HGUS7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

High Roof Framing Plan

Scale: ¼" = 1'-0"

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ISSUE:
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SHEET TITLE:
High Roof Framing Plan

SCALE: 1/4" = 1'-0"
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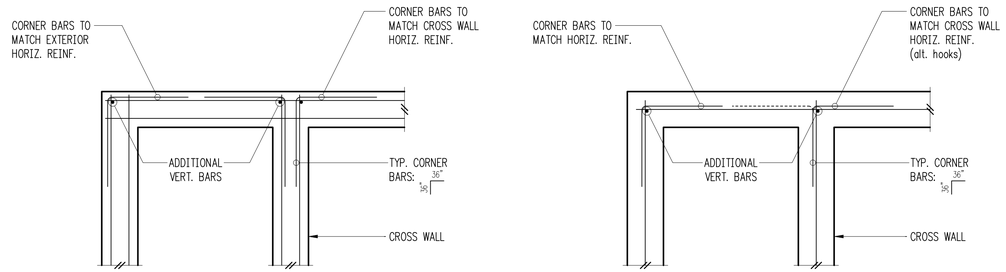
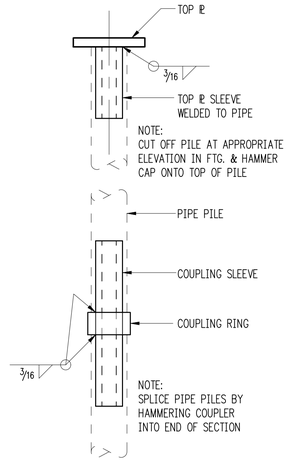
SHEET NO:
S2.5



Double Curtain

Single Curtain

Typical Corner Bars at Concrete Walls, Grade-Beams, and Footings 2

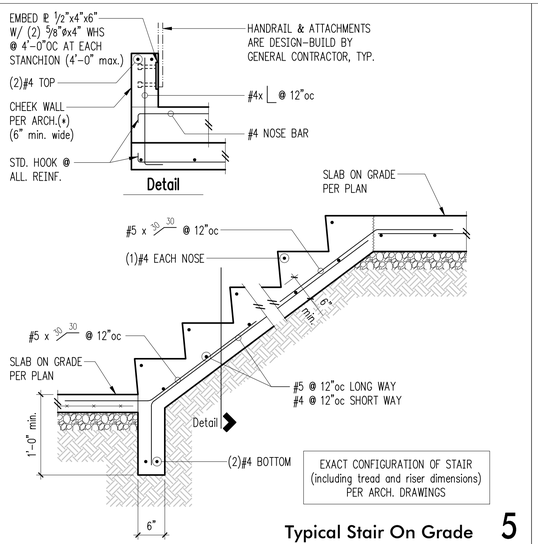


Typical Pipe Pile Assembly

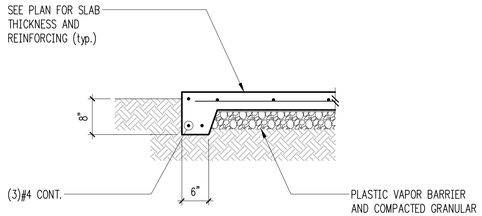
PART	PIPE			
	2" Sch 80 Pipe	3" Sch 40 Pipe	4" Sch 40 Pipe	6" Sch 40 Pipe
	2.375" O.D.	3.5" O.D.	4.5" O.D.	6.625" O.D.
TOP PLATE	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.50"x6"x6" (COMPRESSION FIT TOP PLATE)	0.625"x8"x8" (COMPRESSION FIT TOP PLATE)
TOP ℄ SLEEVE	1.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP ℄ SLEEVE)	2.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP ℄ SLEEVE)	3.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP ℄ SLEEVE)	ROUND HSS6x0.312" ASTM A500 GRADE B TUBING (TOP ℄ SLEEVE)
PIPE	2" SCH 80 (.218") ASTM A53 GRADE A PIPE (TYP. 10.5' LENGTHS)	3" SCH 40 (.216") ASTM A53 GRADE A PIPE (TYP. 10.5'–21' LENGTHS)	4" SCH 40 (.237") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)	6" SCH 40 (.280") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)
COUPLING SLEEVE	1.5" SCH 80 (.200") x 10" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	2.5" SCH 40 (.203") x 12" ASTM A53 GRADE B PIPE (COUPLING SLEEVE)	3.5" SCH 40 (.226") x 14" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	ROUND HSS6x0.312" ASTM A500 GRADE B TUBING (COUPLING SLEEVE)
COUPLING RING	2" SCH 80 (.218") x1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	3" SCH 80 (.218") x1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	4.50" x .188" x 1.75" (A500) TUBING (COUPLING RING)	ROUND HSS6x0.312"x2.25" ASTM A500 GRADE B TUBING (COUPLING SLEEVE)

3" = 1'–0"

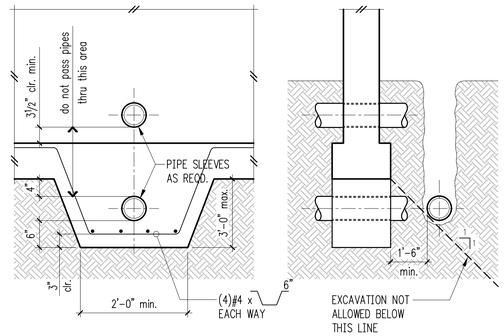
Typical Pipe Pile Assembly Schedule 4



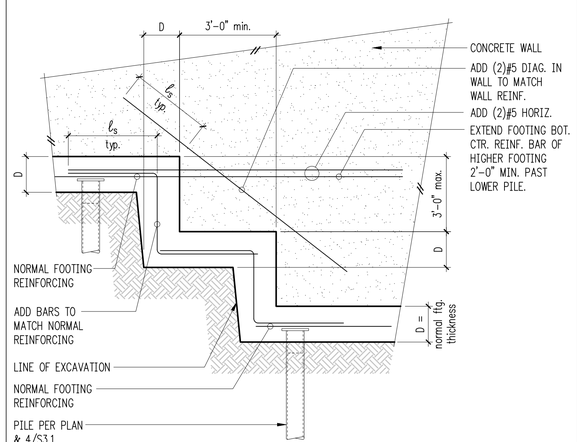
Typical Stair On Grade 5



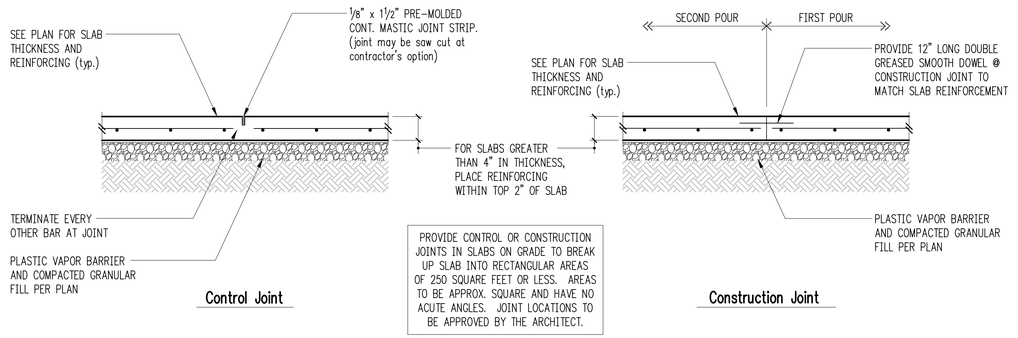
Typical Slab Edge 6



Pipe and Trench Locations 7



Typical Stepped Footing 9



Typical Slab Joints at Soil-Supported Drive-way Slab 11

Reinforcing Splice and Development Length Schedule

For f'c = 2500 psi, Grade 60 Reinforcing

I Minimum Straight Development Length (ℓd)

Bar Size	Top Bars	Other Bars
#3	24"	18"
#4	32"	24"
#5	39"	30"
#6	47"	36"
#7	69"	53"
#8	78"	60"
#9	89"	68"
#10	100"	77"
#11	111"	85"

II Minimum Lap Splice Lengths (ℓs)

Bar Size	Top Bars	Other Bars
#3	31"	24"
#4	41"	32"
#5	51"	39"
#6	61"	47"
#7	90"	69"
#8	102"	78"
#9	115"	89"
#10	130"	100"
#11	144"	111"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

III Minimum Embedment Lengths (ℓdh) For Standard End Hooks

Bar Size	Length
#3	7"
#4	9"
#5	11"
#6	13"
#7	15"
#8	17"
#9	19"
#10	21"
#11	24"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½"
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

Reinforcing Splice Length & Development Length (2500psi) 12

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ISSUE:
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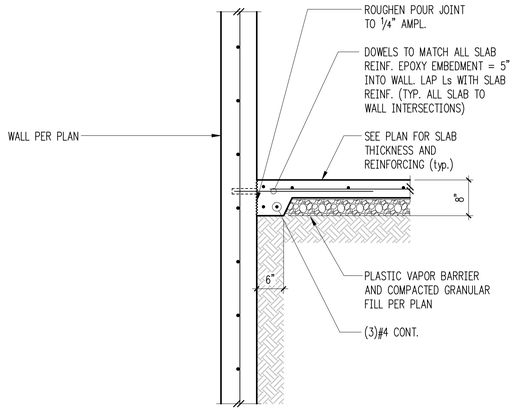
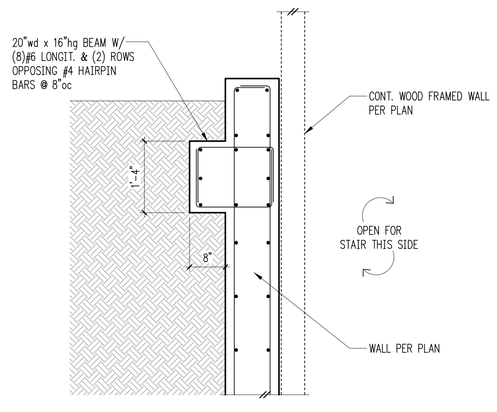
SHEET TITLE:
Typical Concrete Details

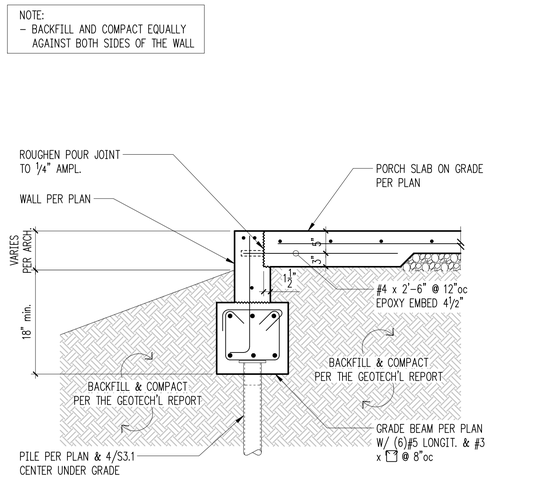
SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:
S3.1



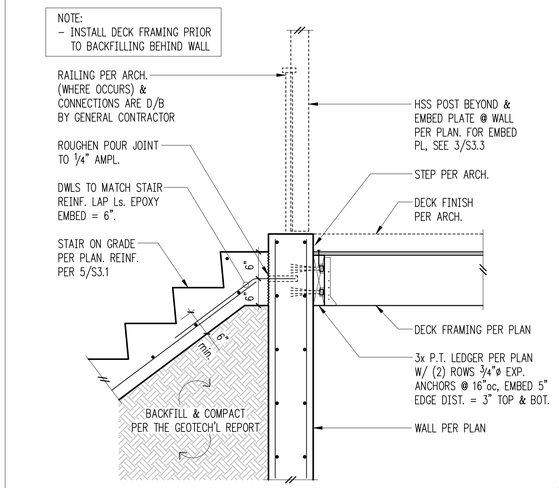
Slab to Wall Connections 1



Concrete Waler Beam at Top of West Wall 2



Porch Slab on Grade Detail 3



Top of Stair on Grade at East 4

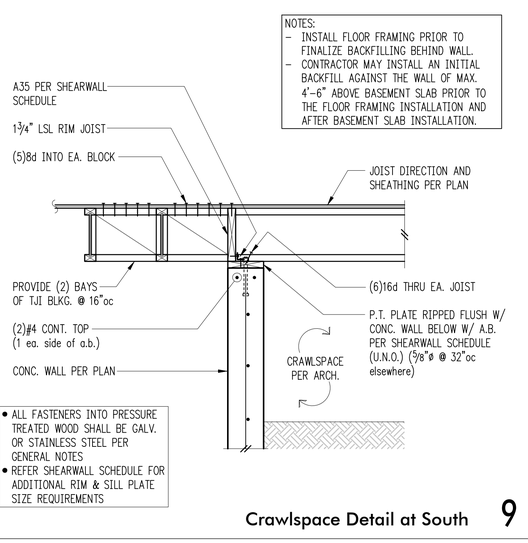
Shearwall A.B. Plan at Grid 7 (South) 5

Shearwall A.B. Plan at Grid 7 (North) 6

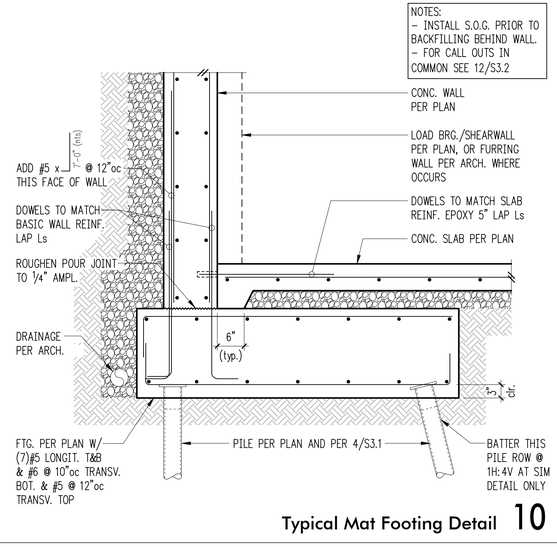
Bottom of Stair at East 7

GENERAL CONTRACTOR SHALL SUBMIT ELEVATOR SHOP DRWINGS, FOR REVIEW TO ARCHITECT AND EOR, INDICATING ALL LOADS IMPOSED ON THE MAIN STRUCTURE. THE EOR WILL REVIEW THE SHOP DRAWINGS FOR LOADS IMPOSED ON THE MAIN STRUCTURE ONLY, AND MAY CONSEQUENTLY REVISE THE MAIN STRUCTURE, IF REQUIRED, TO RESIST THE IMPOSED LOADS. VERIFY THE REQUIREMENT FOR A SUMP PIT WITH ARCH.

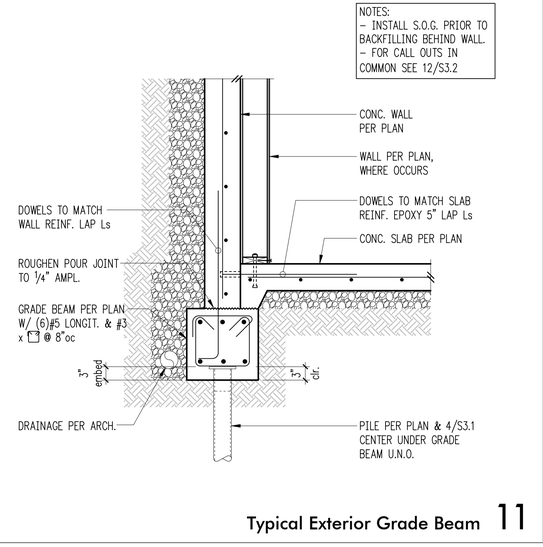
Elevator Pit Slab 8



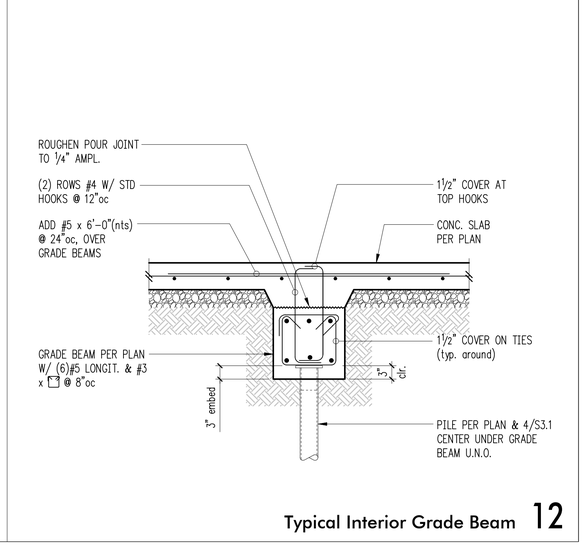
Crawlspace Detail at South 9



Typical Mat Footing Detail 10



Typical Exterior Grade Beam 11



Typical Interior Grade Beam 12

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DESIGN: BNB
DRAWN: RJ/CFG
CHECKED: ABB
APPROVED: ABB

REVISIONS:
1 Permit Corrections March 3, 2025

DPD:

PROJECT TITLE:
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Mercer Island, WA 98040

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ISSUE:
Permit

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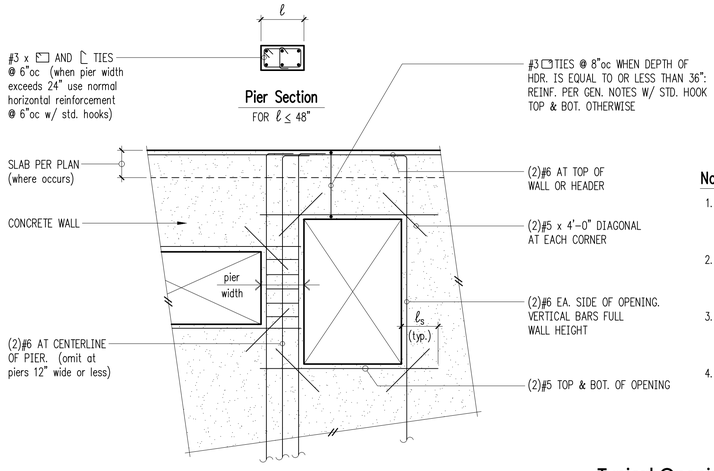
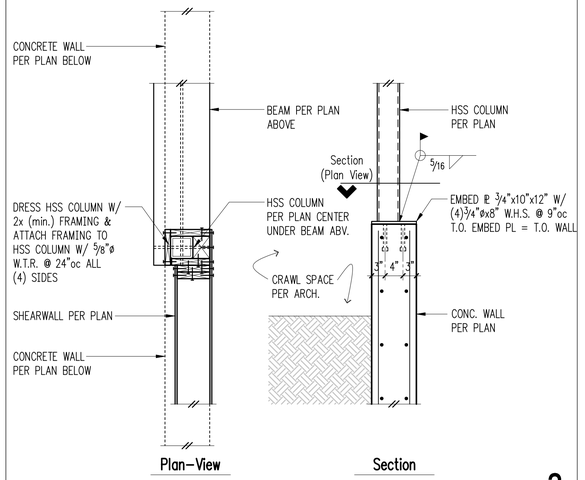
S3.2



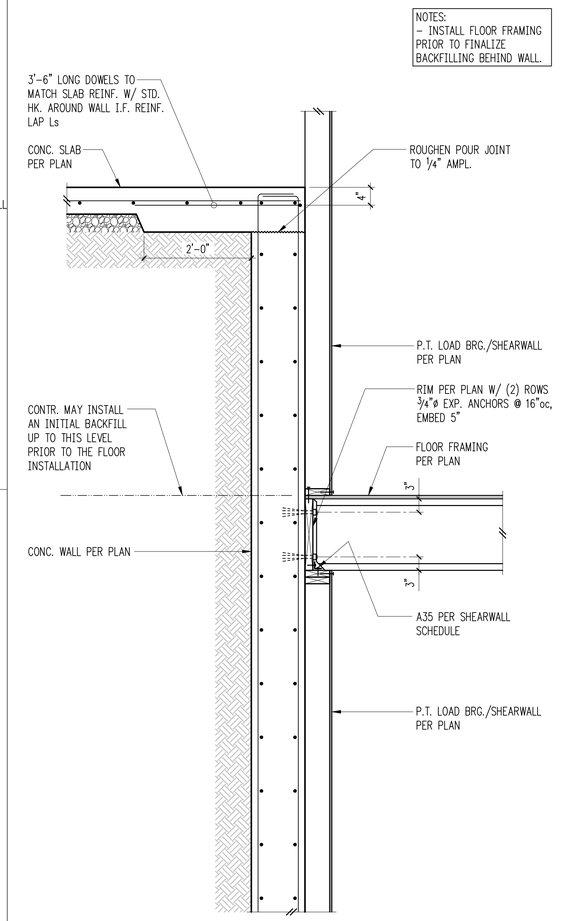
Notes:

1. REINFORCING SHOWN IS MINIMUM. SEE PLANS AND WALL ELEVATIONS FOR ANY ADDITIONAL REQUIRED REINFORCING.
2. PROVIDE FOR ANY OPENING SIX SQUARE FEET OR LARGER UNLESS OTHERWISE NOTED ON PLANS, ELEVATIONS, OR DETAILS.
3. AT PIERS ≤ 12" WIDE, PROVIDE #3 TIES @ 3"oc AND EXTEND 1'-0" ABOVE AND BELOW LARGEST OPENING
4. WHERE (2) REINF. BARS ARE REQUIRED IN THE WALL ELEVATION DIAGRAM, PROVIDE (1) BAR NEAR EACH FACE OF THE WALL.

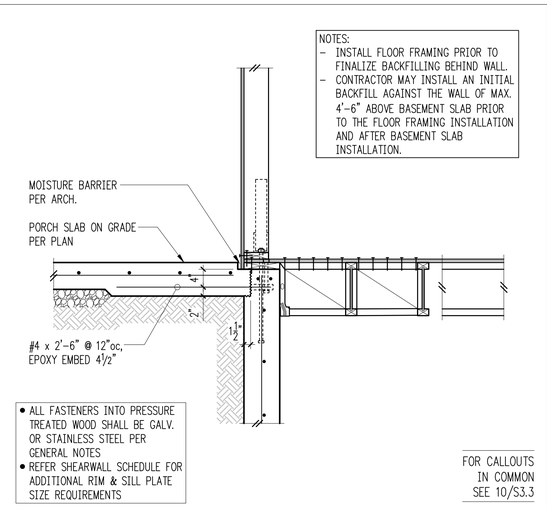
Typical Opening Reinforcing at Concrete Walls 2



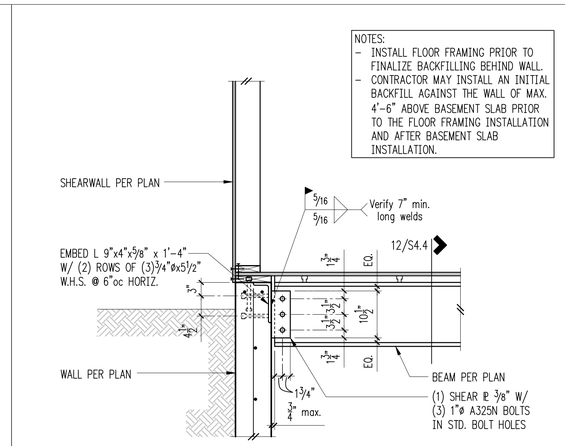
HSS Column at Concrete Wall 3



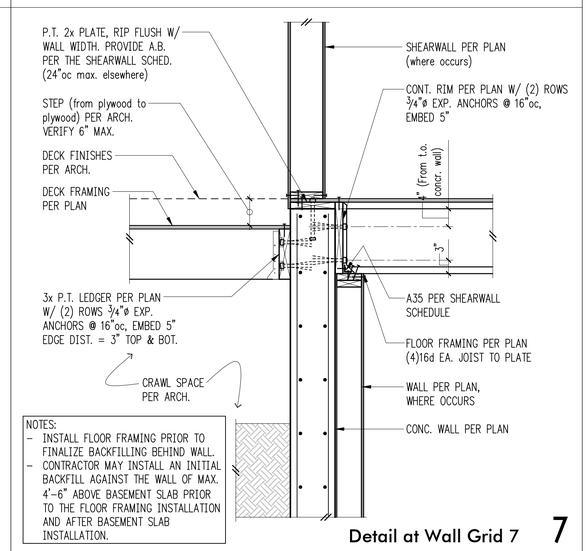
Detail at Wall Grid 2 8



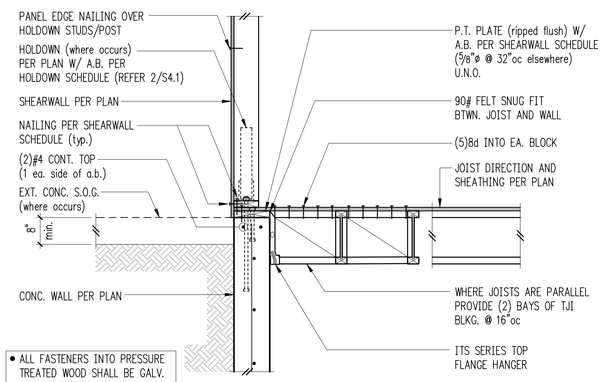
Porch slab on Grade Detail 5



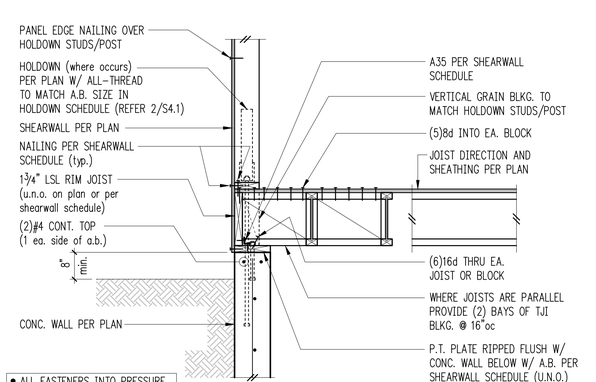
Steel Beam at Concrete Wall at Grid G.5 6



Detail at Wall Grid 7 7



Typical Exterior Top of Wall Detail (Top of Floor~ at Exterior Grade) 10



Typical Exterior Top of Wall Detail (Top of Floor Above Exterior Grade) 12

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SCALE: 3/4" = 1'-0" U.N.O.
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S3.3

1

2

3

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5

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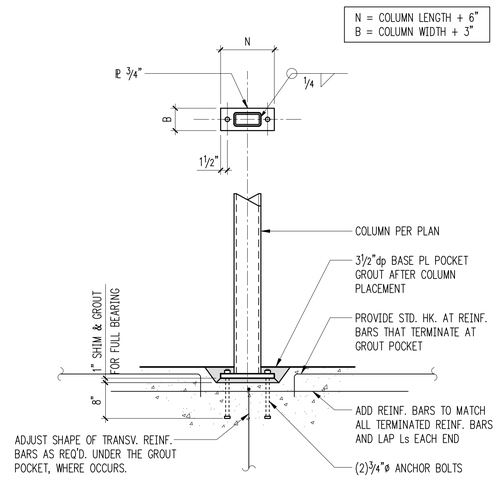
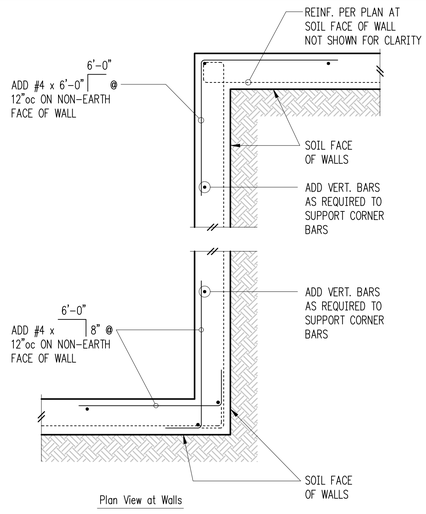
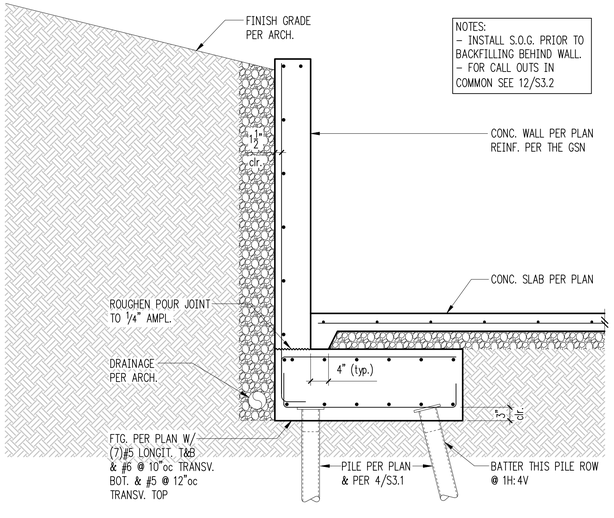


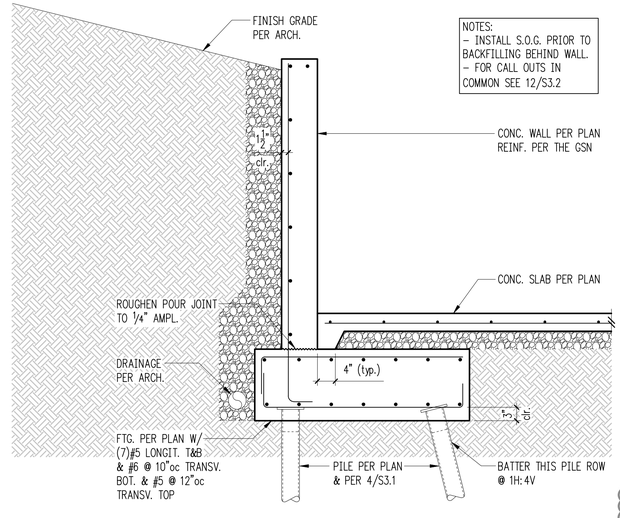
Baseplate - HSS Column 7



Additional Reinforcement at Retaining Walls 8



Site Retaining Wall South 10



Site Retaining Wall West 12

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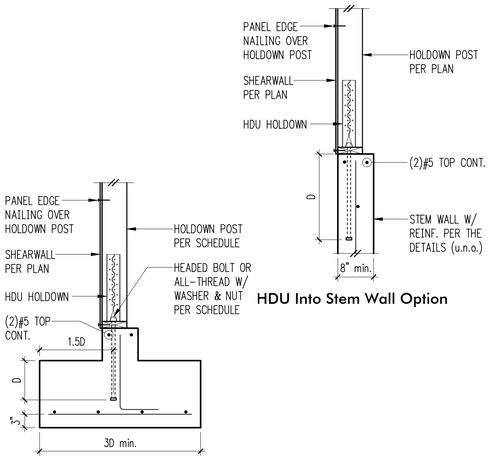
SHEET NO:
S3.4

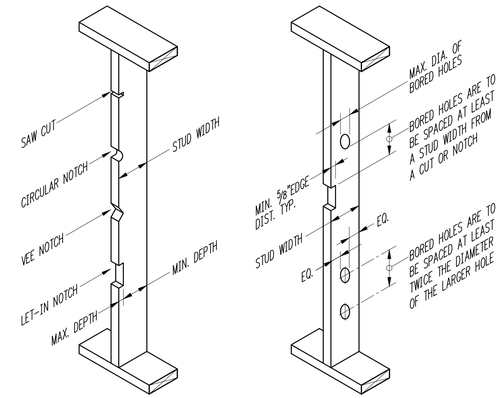


Holdown Schedule

Plan Mark	Screws	Anchor Bolt ②	Min. A.B. Embed (D) Stem Wall	Min. A.B. Embed (D) Footing	Holdown Post ① if 2x4	Holdown Post ① if 2x6
HDU2-SDS2.5	(6)SDS ¼"x2½"	⅝"ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS ¼"x2½"	⅝"ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS ¼"x2½"	⅝"ø	SB⅝x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS ¼"x2½"	⅞"ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS ¼"x2½"	1"ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS ¼"x2½"	1"ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.
② THE HOLDOWN ANCHOR BOLT MUST BE PRE-SET IN THE CONCRETE FORM, AND CAST IN PLACE. WET-SETTING IS NOT ALLOWED.

Typical HDU Holdown **2**



BEARING WALL STUDS

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2⅝"
2x6	1⅜"	4⅛"
2x8	1¾"	5½"

NON-BEARING WALL STUDS

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1⅜"	2⅛"
2x6	2 5/16"	3⅞"
2x8	2⅞"	4⅜"

CUTTING AND NOTCHING WOOD STUDS

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

BEARING WALL STUDS

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1⅜"	⅝" EA SIDE OF HOLE
2x6	2⅜16"	⅝" EA SIDE OF HOLE
2x8	2⅞"	⅝" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD, IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

NON-BEARING WALL STUDS

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2 1/16"	⅝" EA SIDE OF HOLE
2x6	3¼"	⅝" EA SIDE OF HOLE
2x8	4¼"	⅝" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

BORED HOLES IN WOOD STUDS

NOTE:
BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

Typical Holes and Notches in Wood Studs **4**

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SHEET TITLE:
Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
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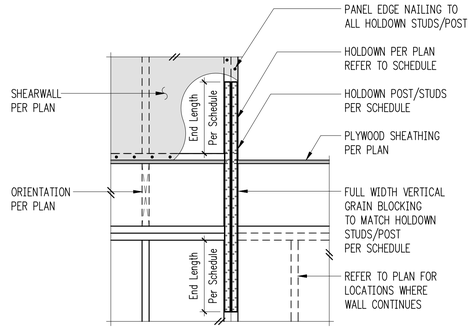
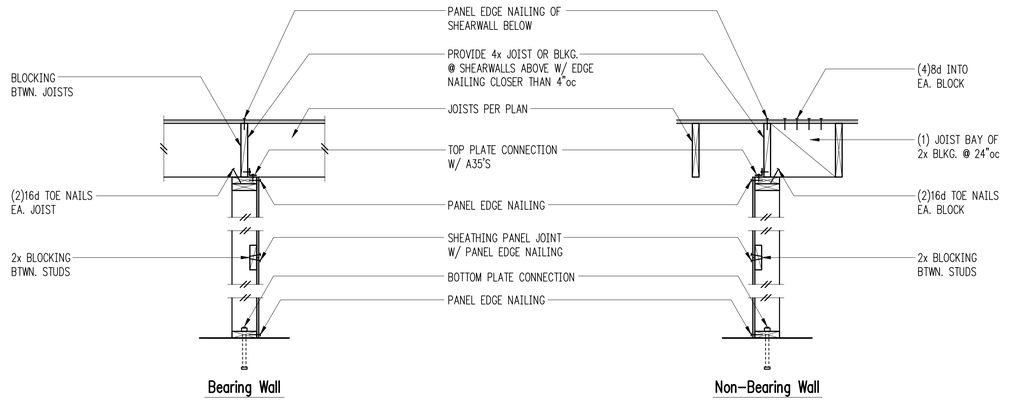
SHEET NO: S4.1

Holdown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post if 2x4	Holdown Studs/Post if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CMST14	2'-6"	(33) 10d	4x6	4x6
CMST12	3'-3"	(43) 10d	4x8	6x6

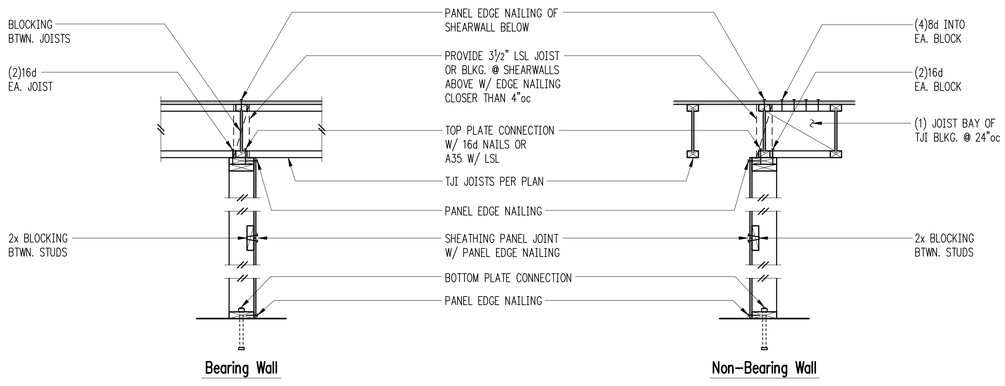


Typical Holdown Schedule **6**



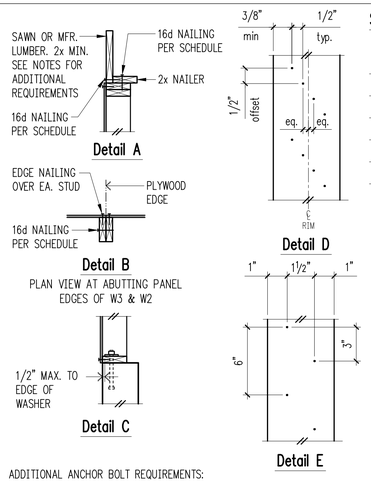
NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction w/ Solid Joists **8**



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction w/ TJI Joists **10**



ADDITIONAL ANCHOR BOLT REQUIREMENTS:
DISTANCE FROM FIRST OR LAST A.B. TO END OF WALL PLATE IS AS FOLLOWS:
- MINIMUM: 7x A.B. DIAMETER.
- MAXIMUM: ½x A.B. SPACING OR 12", WHICHEVER IS LESS.
- THERE SHALL BE AT LEAST (3) A.B.'S PER EA. SHEARWALL PANEL

Shearwall Schedule ①②③⑥⑦⑧

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection if TJI	Top Plate Connection if Wood ⑨	Base Plate Connection at Wood ⑪⑫	Base Plate Connection at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc ⑩	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc ⑩	(2)rows 16d @ 4"oc ⑬	⅝"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc ⑩	(2)rows 16d @ 4"oc ⑬	⅝"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc ⑩	(3)rows 16d @ 4"oc ⑭	⅝"ø A.B. @ 16"oc
2W3 ⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(4)rows 16d @ 4"oc ⑭	¾"ø A.B. @ 12"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box) – 10d NAILS SHALL BE 0.148"ø x 3" (common).
③ EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXIED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
⑤ 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
⑦ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
⑨ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
⑩ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
⑪ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
⑫ LVL RIMS PERMITTED AT "W6", "W4", & "W3" ONLY.
⑬ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
⑭ MINIMUM RIM OR JOIST 3½" WIDE. SEE DETAIL E FOR SPACING REQUIREMENTS.

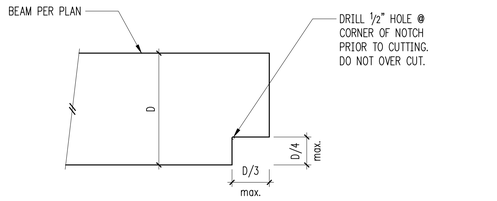
Shearwall Schedule - (Sheathed One & Two Sides) **12**

1

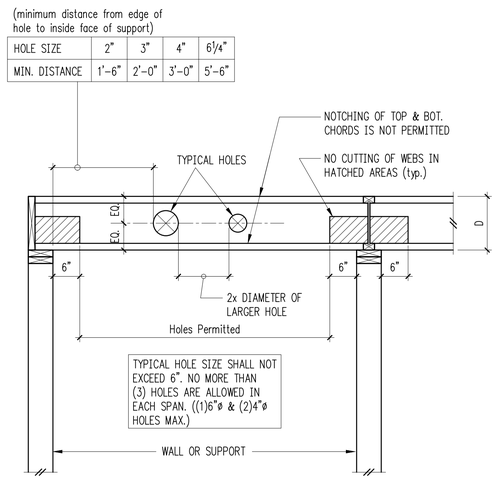
2

3

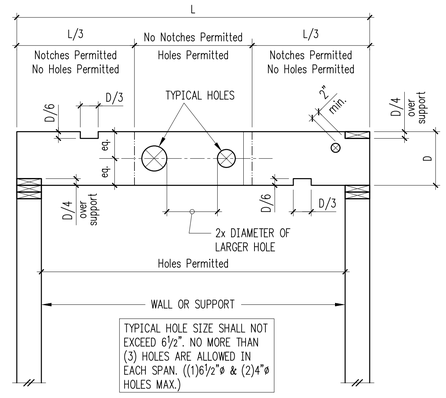
4



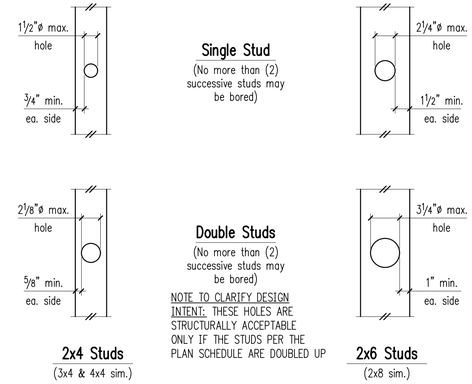
Typical Notch at End of Wood Beam 5



Allowable Cutting in Web Joist Members 6

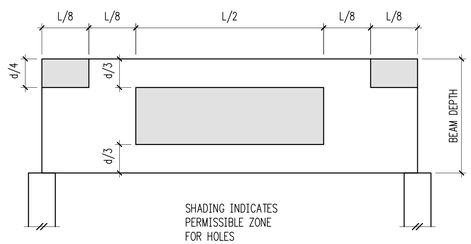


Allowable Cutting in LSL, LVL, or PSL Members 7



NOTE TO CLARIFY DESIGN INTENT:
THESE DETAILS ONLY APPLY TO VERY SHORT HORIZONTAL MEP RUNS, MAXIMUM (2) CONSECUTIVE STUDS LONG

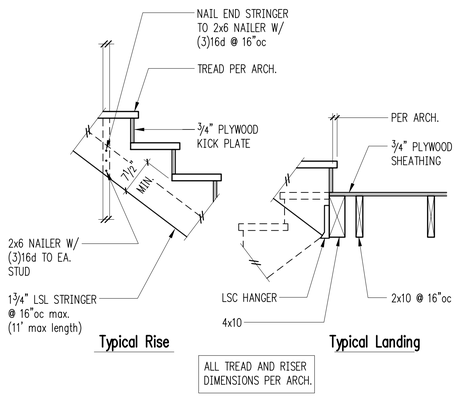
1½" = 1'-0"
Allowable Holes Through Studs 8



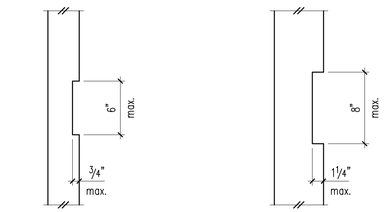
NOTES:
1. 8 DIAMETERS MINIMUM CLEAR SPACING BETWEEN ADJACENT HOLES.
2. TOTAL NUMBER OF HOLES NOT TO EXCEED (1) HOLE PER 5 FEET OF BEAM LENGTH.
3. MAX. HOLE DIAM. = 4"

GENERAL CONTRACTOR SHALL PROVIDE A SHOP DRAWING(S) WITH A COMPLETE PENETRATION LAYOUT THROUGH ALL BEAMS, TO ARCHITECT AND EOR, FOR REVIEW AND COMMENT, PRIOR TO PROCEEDING WITH MAKING ANY PENETRATIONS THROUGH ANY OF THE BEAMS.

Holes in Glulam Beams 9



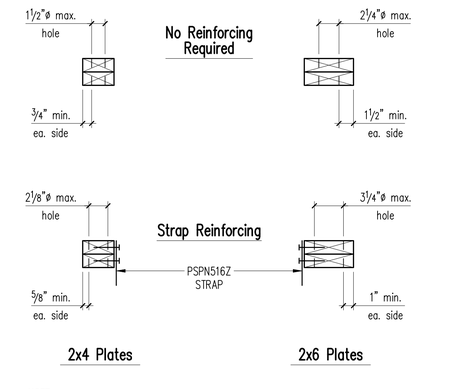
Typical Stair and Landing Detail 10



NOTE:
NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

NOTE TO CLARIFY DESIGN INTENT:
THESE DETAILS ONLY APPLY TO VERY SHORT HORIZONTAL MEP RUNS, MAXIMUM (2) CONSECUTIVE STUDS LONG

1½" = 1'-0"
Allowable Notches in Studs 11



NOTE:
AT BOTTOM PLATES, FOLLOW GUIDELINES SHOWN, EXCEPT USE CS16 x2'-0" STRAP

1½" = 1'-0"
Allowable Holes Through Top Plates 12

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DESIGN: BNB
DRAWN: RJ/CFG
CHECKED: ABB
APPROVED: ABB

REVISIONS:

1	Permit Corrections	March 3, 2025

DPD:

PROJECT TITLE:
JASON
4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
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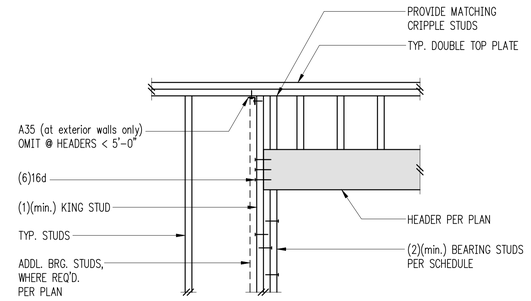
Bellevue, WA 98004

ISSUE:
Permit

SHEET TITLE:
Typical Wood Framing Details

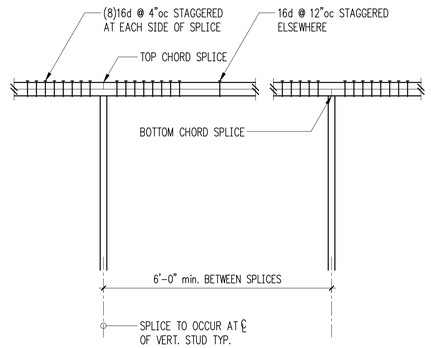
SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:
S4.2

1

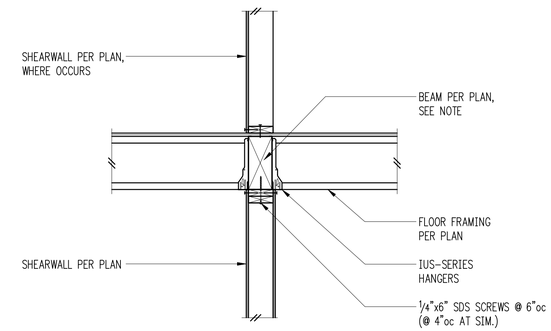


NOTE: PROVIDE (2)(min.) CONT. KING-STUDS AT OPENINGS 6'-0" OR WIDER.

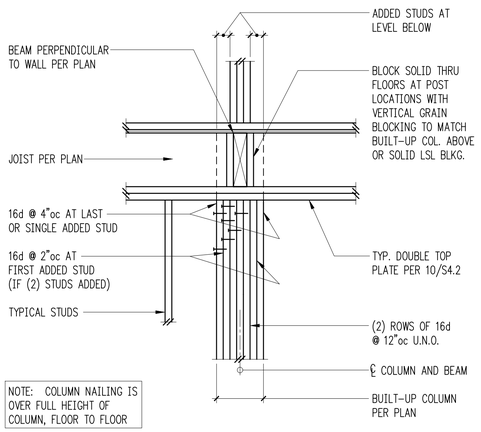
Typical Header Support w/ Bearing Studs 2



Typical Top Plate Splice 3

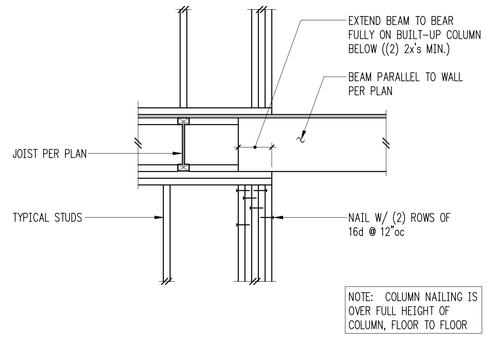


Solid Rim Over Shearwall 4



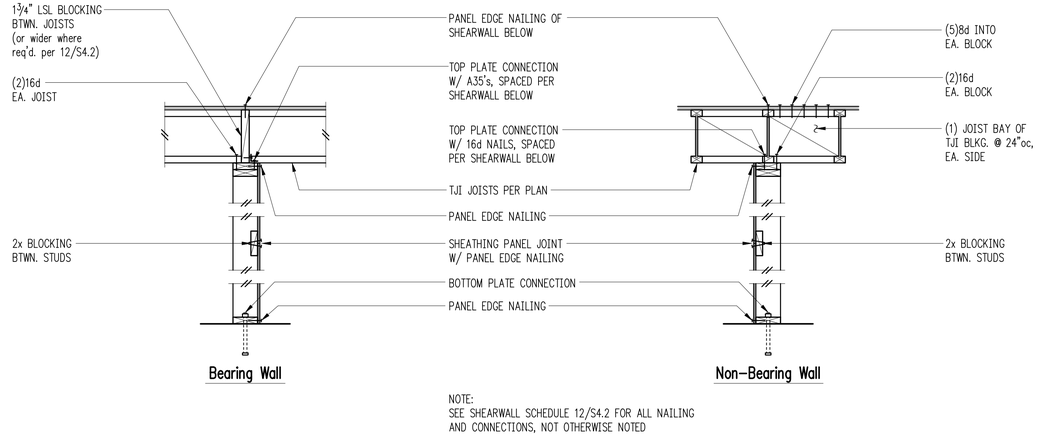
NOTE: COLUMN NAILING IS OVER FULL HEIGHT OF COLUMN, FLOOR TO FLOOR

Detail at Multi-Stud Column at Perpendicular F.B.'s 5



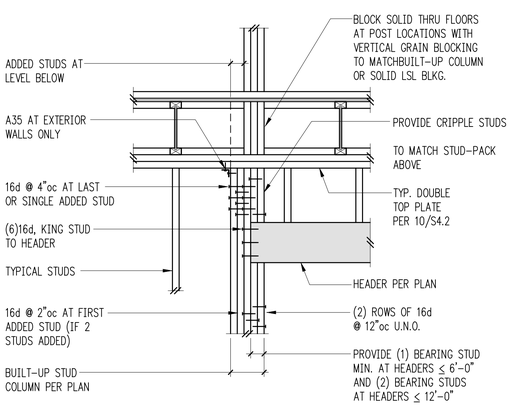
NOTE: COLUMN NAILING IS OVER FULL HEIGHT OF COLUMN, FLOOR TO FLOOR

Detail at Multi-Stud Column at Parallel F.B.'s 6



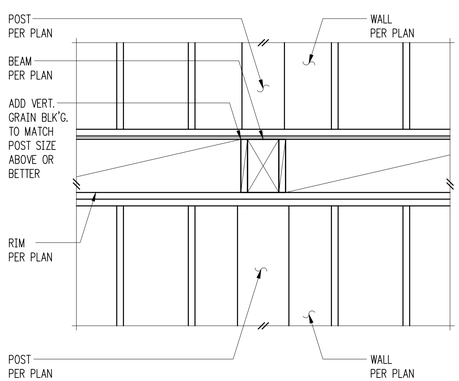
NOTE:
SEE SHEARWALL SCHEDULE 12/S4.2 FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction (w/ TJI's) 8



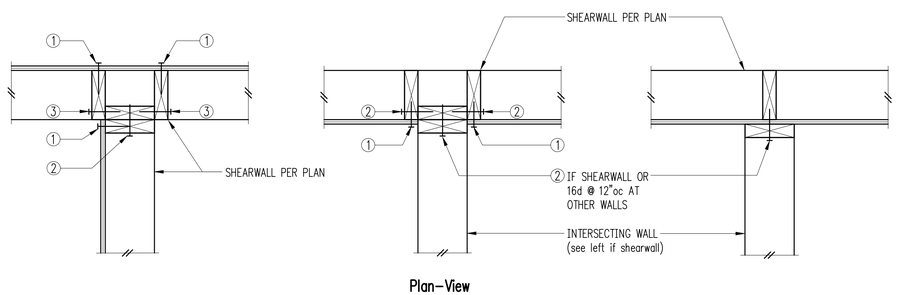
NOTE: COLUMN NAILING SHOWN IS OVER FULL HEIGHT OF COLUMN, FLOOR TO FLOOR

Typical Header Support w/ Multi-Stud Column 9



(Elevation-View)

Through-Floor Blocking at Solid Posts in Wall Framing 10



Plan-View

① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16d @ 4"oc

Typical Shearwall Intersections 12

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DESIGN: BNB
DRAWN: RJ/CFG
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REVISIONS:

1	Permit Corrections	March 3, 2025

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Mercer Island, WA 98040

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Bellevue, WA 98004

ISSUE:
Permit

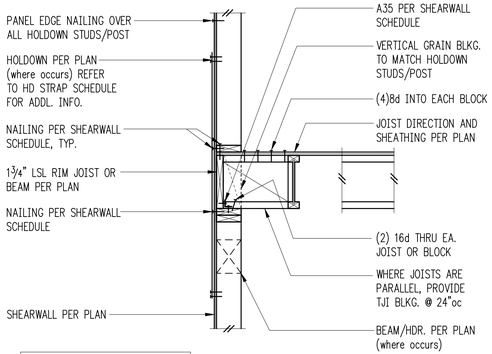
SHEET TITLE:
Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:

S4.3

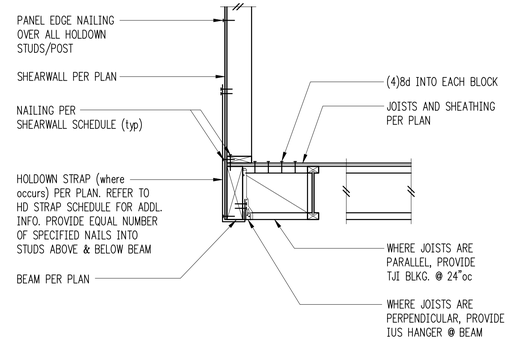
1

2

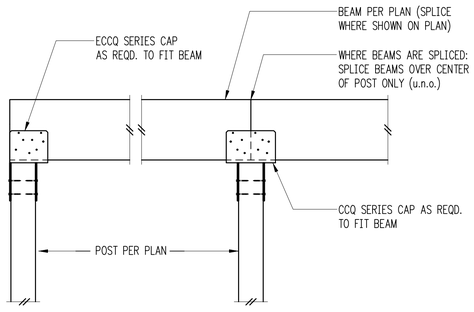


- REFER TO SHEARWALL SCHEDULE FOR ADDITIONAL RIM & SILL PLATE SIZE REQUIREMENTS

Exterior Floor Framing 3

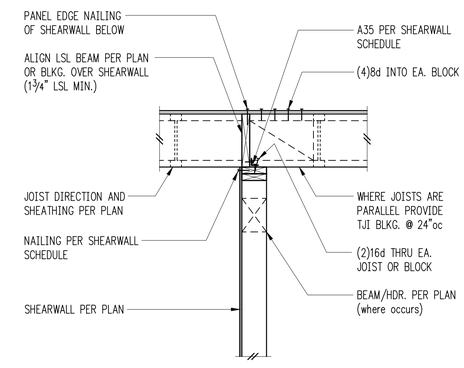


Exterior Floor Beam (w/TJIs) 4

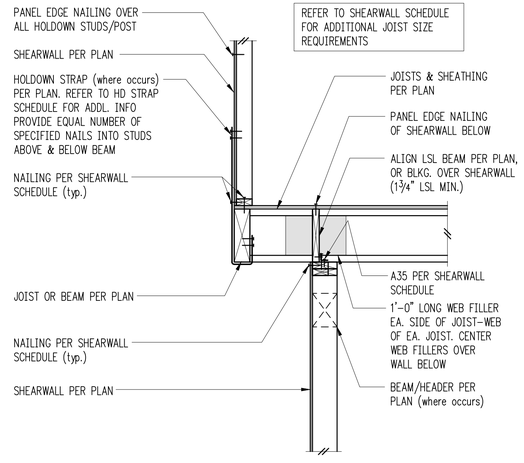


CC/CCQ Series Connection 5

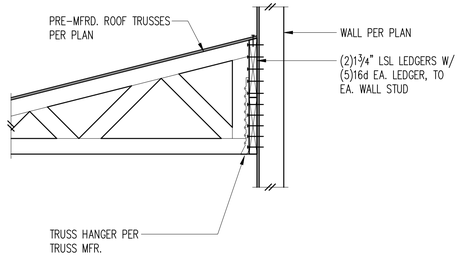
6



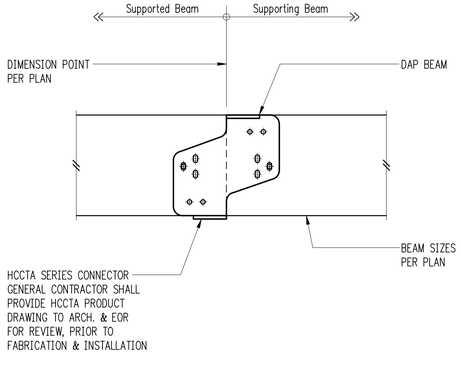
Interior Shearwall Below (w/TJI's) 7



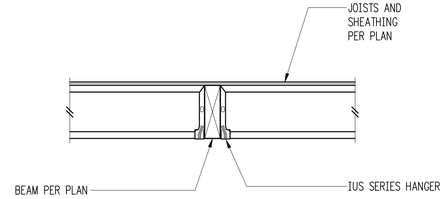
Offset Interior Shearwall (w/TJI's) 8



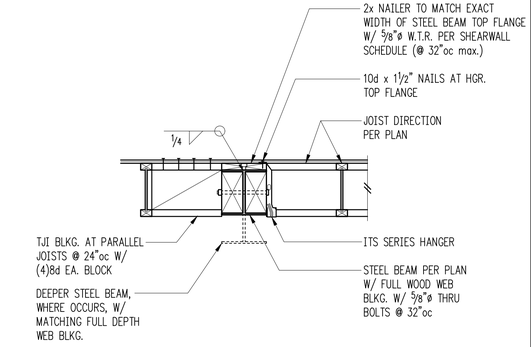
Pre-manufactured Truss Detail 9



Hinge Connector 10



Typical Flush Beam 11



Steel Beam (w/TJI) Parallel to Framing 12

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DESIGN: BNB
DRAWN: RJ/CFG
CHECKED: ABB
APPROVED: ABB

REVISIONS:

1	Permit Corrections	March 3, 2025

DPD:

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Mercer Island, WA 98040

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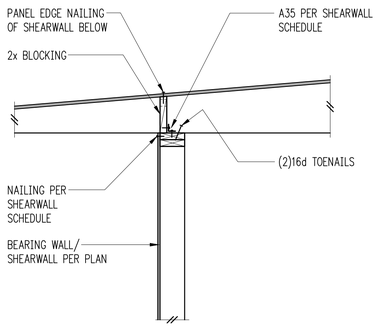
Bellevue, WA 98004

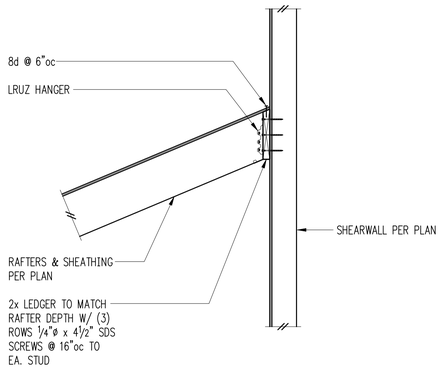
ISSUE:
Permit

SHEET TITLE:
Wood Framing Details

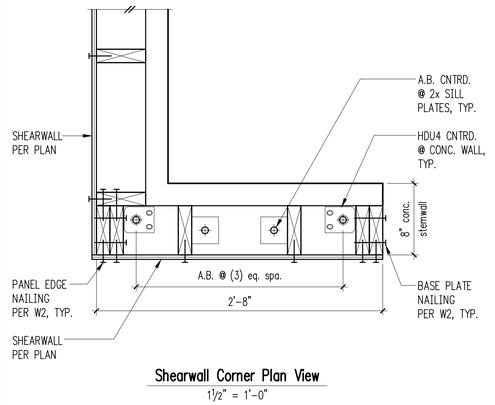
SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:
S4.4



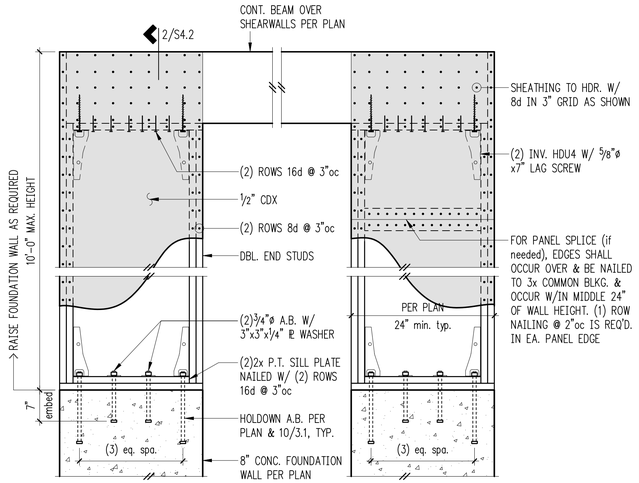
Roof Framing Over Wall Connection 1



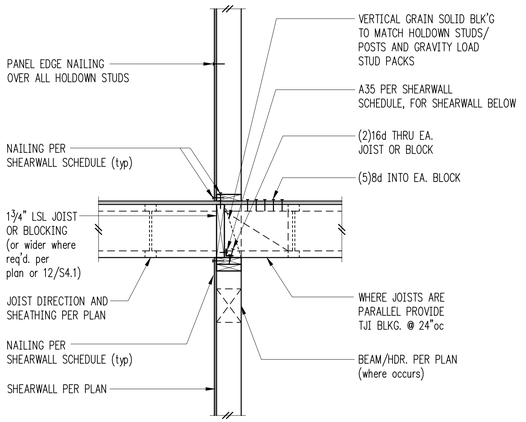
Roof Framing to ContinuousWall Connection 2



Shearwall Corner Plan View
1 1/2" = 1'-0"

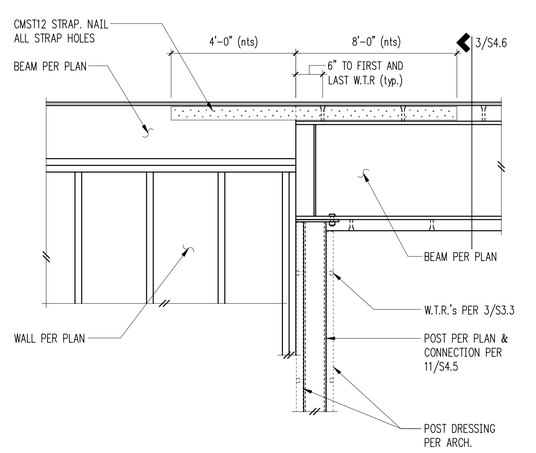


Portal Frame 4



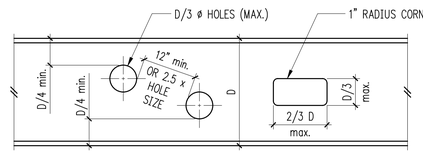
Interior Shearwall (w/ TJI's) 5

6



Continuity Strap Detail 7

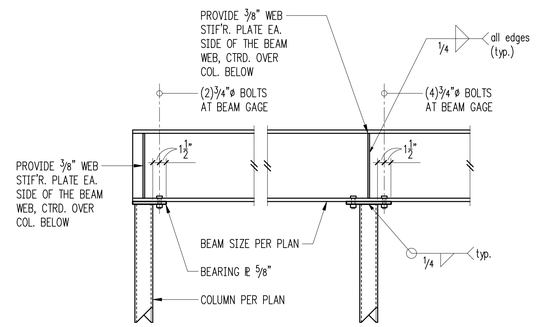
8



1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS WITH MECHANICAL DRAWINGS. ALL PENETRATIONS LARGER THAN 2"ø SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE LESSER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIIMUM SIZES OF OPENINGS SHALL BE D/3 ø OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

Steel Beam Penetrations 9

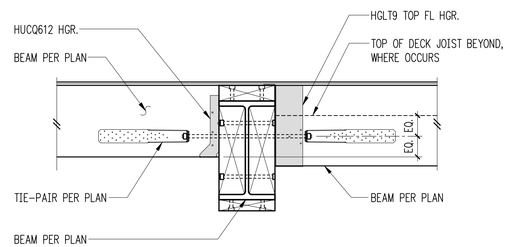
10



Where Beam Stops Where Beam Continues

NOTE:
BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 18"

Typical Beam Bearing on HSS or Pipe Column 11



FOR CALLOUTS IN COMMON SEE 3/S4.6

Continuity Tie Detail 12

STRUCTURAL ENGINEERING
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REVISIONS:

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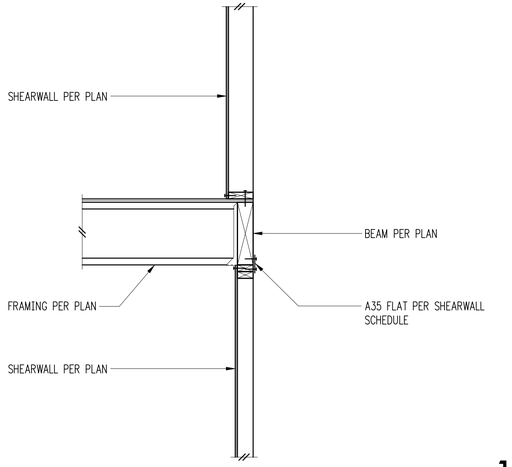
Bellevue, WA 98004

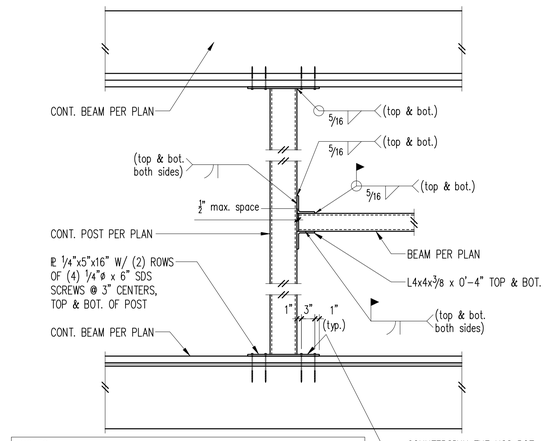
ISSUE:
Permit

SHEET TITLE:
Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06
SHEET NO:
S4.5

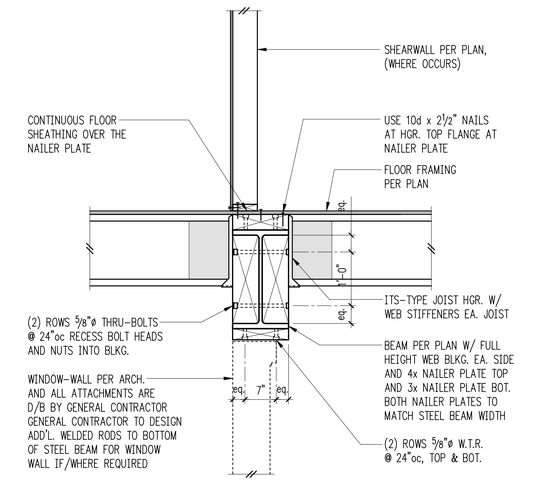


Step at Roof Framing 1

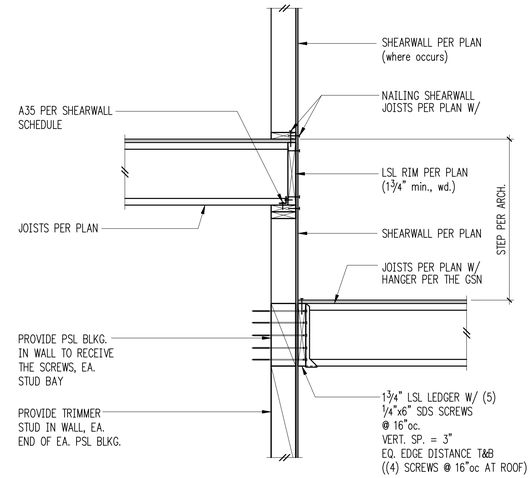


NOTES:
- DRESS BOTH POSTS AND THE BEAM W/ WOOD BLOCKING PER ARCH.
- PROVIDE 1/2" DIA. W.T.R @ 24"oc max. ALL FACES OF BOTH POSTS AND BEAM THAT WILL RECEIVE WOOD BLOCKING (THE POST AND BEAM WALLS MAY BE TOO THICK FOR DRIVE PINS)

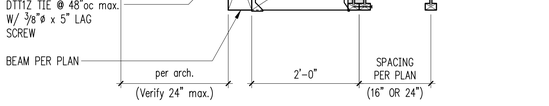
Transom Window Framing Details 2



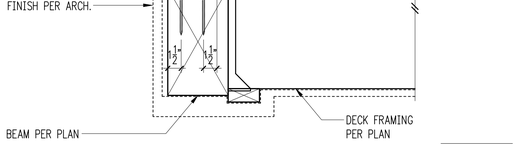
Detail over Window Wall Below 3



Step at Framing 4



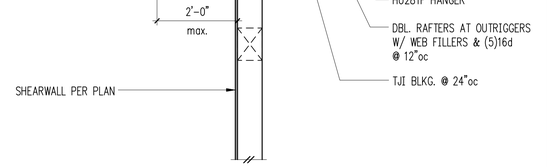
Joist-Tail at Flush Beam 5



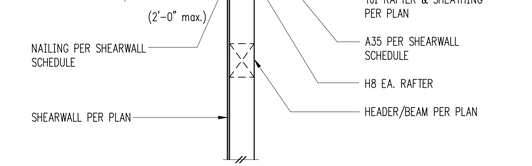
FOR CALLOUTS IN COMMON SEE 11/S4.6

1 1/2"=1'-0"

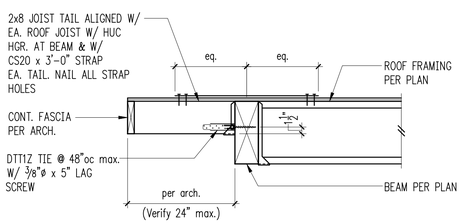
Curb Detail at Deck 6



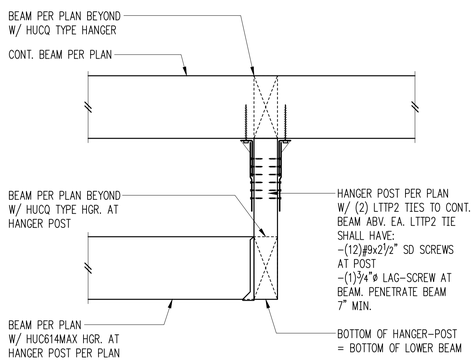
Exterior Bearing Wall w/ Cantilevered 2x Outriggers 7



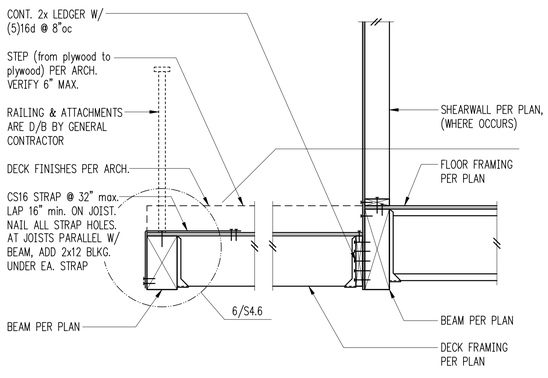
Exterior Bearing Wall w/ Cantilevered 2x Outriggers 8



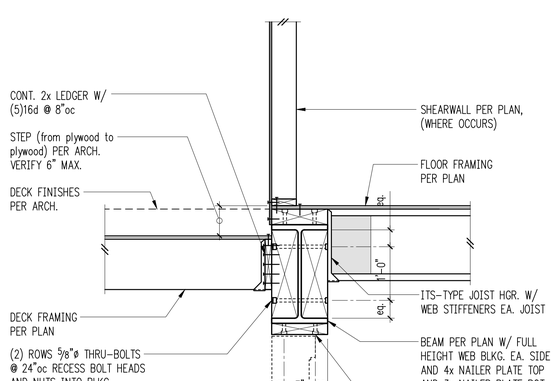
Joist-Tail at Flush Beam 9



Hanger-Post Detail 10



Deck Detail 11



Deck Detail 12

SSF STRUCTURAL ENGINEERING
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2124 Third Avenue, Suite 100
Seattle, WA 98121
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DESIGN: BNB
DRAWN: RJ/CFG
CHECKED: ABB
APPROVED: ABB

REVISIONS:
1 Permit Corrections March 3, 2025

DPD:

PROJECT TITLE:
JASON
4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

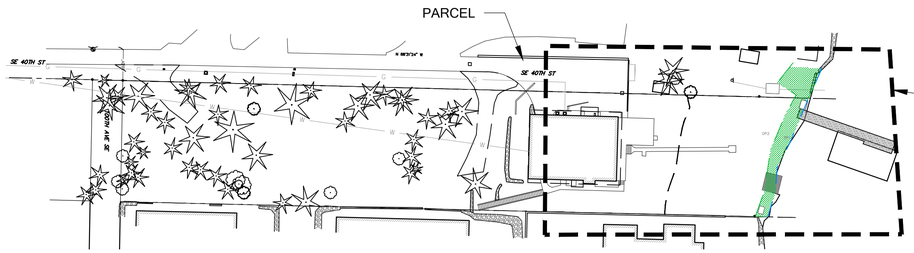
ISSUE:
Permit

SHEET TITLE:
Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: 10-04-2024
PROJECT NO: 10315-2024-06

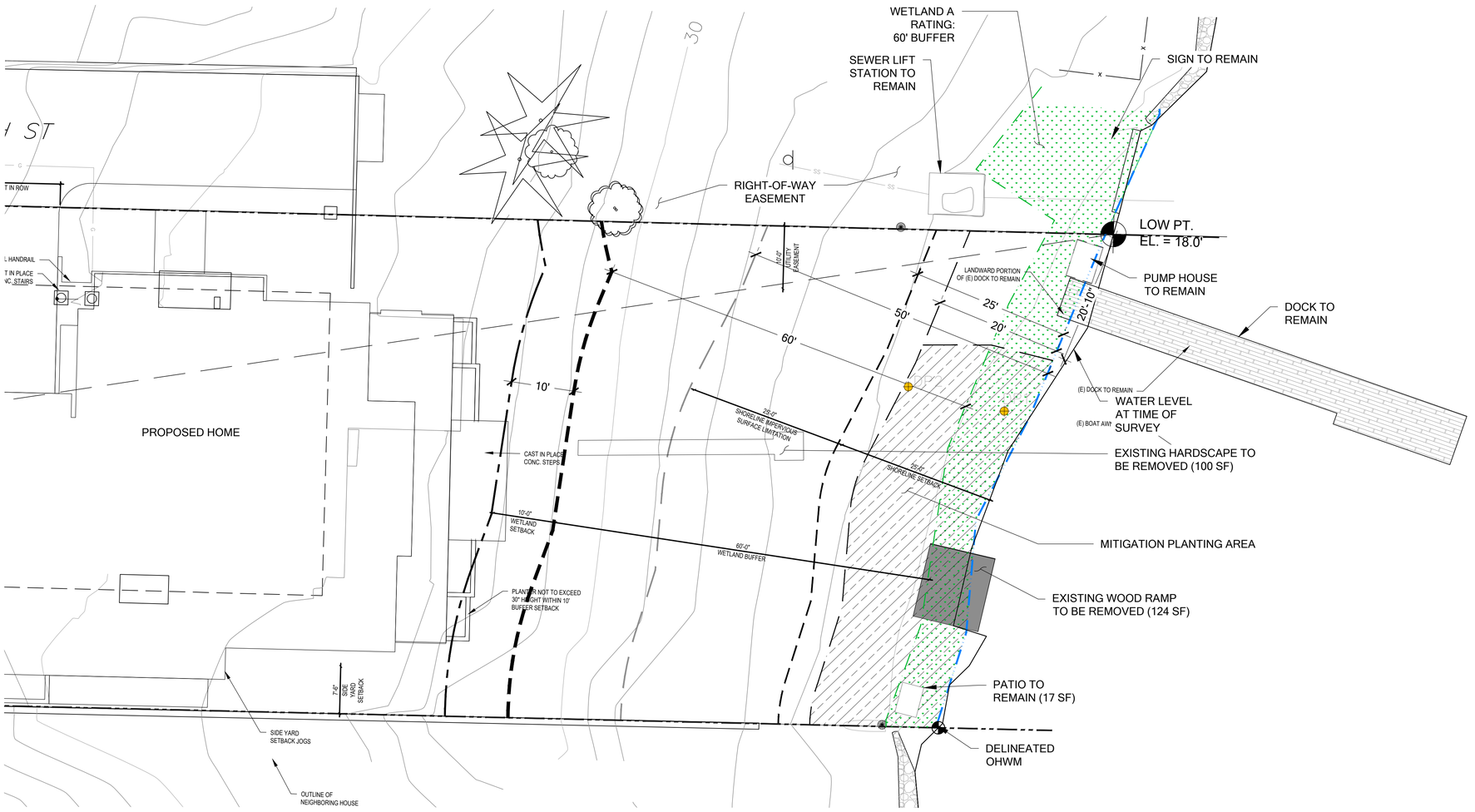
SHEET NO:
S4.6

JASON BROTHERS, INC. RESIDENCE



PARCEL OVERVIEW

SCALE 1"= 50'



MITIGATION PLAN

SCALE 1:10

0' 5' 10' 20' 40'

LEGEND

- PARCEL BOUNDARY
- DELINEATED OHWM
- DP# DATA POINT
- WLA# WETLAND FLAGS
- DELINEATED WETLAND BOUNDARY
- SHORELINE SETBACK (50 FT)
- SHORELINE BUFFER (25 FT)
- WETLAND BUFFER (60 FT)
- WETLAND BUFFER BSBL

MITIGATION LEGEND

- PRE-EXISTING IMPACT IN WETLAND
- 20' SHORELINE ENHANCEMENT (770 SF)
- SHORELINE ENHANCEMENT OVER WETLAND (481 SF)

MITIGATION AREA NOTES

1. TOTAL AREA WITHIN 20 FT OF THE OHWM = 1,668 SF
2. TOTAL PLANTED SHORELINE AREA = 75% = 1,251 SF
3. TOTAL ACCESS AREA = 25% = 417 SF

SHEET INDEX

W1 MITIGATION PLAN AND PARCEL OVERVIEW
W2 PLANTING PLAN AND SCHEDULE
W3 MITIGATION DETAILS AND NOTES

NOTES

1. WETLAND AND OHWM DELINEATED BY THE WATERSHED COMPANY ON MAY 19, 2020
2. SITE PLAN PROVIDED BY STURMAN ARCHITECTS; 103RD AVENUE NE, SUITE 203, BELLEVUE, WA 98004 (425) 451-7003

PERMIT SET

-

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THE WATERSHED COMPANY

750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science &

JASON BROTHERS, INC RESIDENCE

SHORELINE MITIGATION PLAN

PREPARED FOR: BRAD STURMAN

4006 EAST MERCER WAY
MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-20-2020	MITIGATION PLANTING PLAN	AS/MF
2	06-07-2021	MITIGATION PLANTING PLAN REVISED	AF
	04-28-2022	MITIGATION PLAN REVISED	AF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK

JOB NUMBER:
200509

SHEET NUMBER:
W1 OF 3

FILENAME
PRINTED BY
DATE

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	SIZE	QTY
	PAPER BIRCH / BETULA PAPYRIFERA	1.5" CAL	1
	OREGON ASH / FRAXINUS LATIFOLIA	5 GAL.	1
	SHORE PINE / PINUS CONTORTA	6 FT B&B	1

SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY
	VINE MAPLE / ACER CIRCINATUM	10 GAL.	1
	CORNUS SERICEA 'KELSEYI' / RED-TWIG DOGWOOD	1 GAL.	15
	PACIFIC BAYBERRY / MORELLA CALIFORNICA	5 GAL.	2
	MOCK ORANGE / PHILADELPHUS LEWISII	1 GAL.	6
	CLUSTERED WILD ROSE / ROSA PISOCARPA	1 GAL.	7
	ROSE SPIREA / SPIRAEA DENSIFLORA	1 GAL.	6
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL.	3

GROUNDCOVER	COMMON / BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
	GOATSBEARD / ARUNCUS SYLVESTER	1 GAL.	24" O.C.	25	PLANT IN SAME-SPECIES GROUPINGS OF 3-9 PLANTS
	CAMAS / CAMASSIA QUAMASH	1 GAL.	24" O.C.	25	
	TUFTED HAIRGRASS / DESCHAMPSIA CESPITOSA	1 GAL.	24" O.C.	25	
	SMALL-FRUITED BULRUSH / SCIRPUS MICROCARPUS	4" POT/PLUG	24" O.C.	25	
	WESTERN COLUMBINE / AQUILEGIA FORMOSA	1 GAL.	24" O.C.	12	PLANT IN SAME SPECIES GROUPINGS 5-9 PLANTS IN CLUSTERS THROUGHOUT PLANTING BED
	SWORD FERN / POLYSTICHUM MUNITUM	1 GAL.	24" O.C.	24	
	OREGON STONECROP / SEDUM OREGONUM	4" POT	15" O.C.	32	
	TOUGH-LEAF IRIS / IRIS TENAX	1 GAL.	24" O.C.	12	

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC..; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

PLANTING PLAN AND SCHEDULE

SCALE 1:10

0' 5' 10' 20' 40'

NOTES
1. SEE SHEET W3 FOR SITE PREPARATION AND PLANTING DETAILS.

PERMIT SET

-

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Science & Design

JASON BROTHERS, INC. RESIDENCE
SHORELINE MITIGATION PLAN
PREPARED FOR: BRAD STURMAN

4006 EAST MERCER WAY
MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-20-2020	MITIGATION PLANTING PLAN	AS/MF
2	06-07-2021	MITIGATION PLANTING PLAN REVISED	AF
	04-28-2022	MITIGATION PLAN REVISED	AF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK
JOB NUMBER: 200509
SHEET NUMBER: W2 OF 3

FILENAME
PRINTED BY
DATE

MITIGATION SPECIFICATIONS

OVERVIEW

A COMPREHENSIVE FIVE-YEAR MAINTENANCE AND MONITORING PLAN IS INCLUDED AS PART OF THE SHORELINE AND WETLAND/WETLAND BUFFER ENHANCEMENT. THE PLAN SPECIFIES APPROPRIATE SPECIES FOR PLANTING AND PLANTING TECHNIQUES, DESCRIBES PROPER MAINTENANCE ACTIVITIES, AND SETS FORTH PERFORMANCE STANDARDS TO BE MET YEARLY DURING MONITORING. THIS WILL ENSURE THAT ENHANCEMENT/RESTORATION PLANTINGS WILL BE MAINTAINED, MONITORED, AND SUCCESSFULLY ESTABLISHED WITHIN THE FIRST FIVE YEARS FOLLOWING IMPLEMENTATION.

PROPOSED RESTORATION BEGINS WITH INCORPORATING COMPOST INTO THE BUFFER ENHANCEMENT AREA. NO COMPOST SHALL BE APPLIED IN THE WETLAND. THIS WILL BE FOLLOWED BY INSTALLATION OF THREE NATIVE TREE SPECIES, SEVEN NATIVE SHRUB SPECIES, AND EIGHT NATIVE GROUNDCOVER SPECIES SUITABLE TO THE SITE. THE PLAN CALLS FOR NEW PLANTINGS WITHIN THE INNER 20-FOOT SHORELINE SETBACK AREA, INCLUDING WITHIN WETLAND A AND THE OVERLAPPING SHORELINE SETBACK/WETLAND A BUFFER. NATIVE PLANTINGS ARE INTENDED TO INCREASE NATIVE PLANT COVER, IMPROVE NATIVE SPECIES DIVERSITY, IMPROVE VEGETATIVE SCREENING, INCREASE VEGETATIVE STRUCTURE, AND PROVIDE FOOD AND OTHER HABITAT RESOURCES FOR WILDLIFE.

GOALS

ENHANCE SHORELINE BUFFERS.

a. REDUCE THE AMOUNT OF IMPERVIOUS SURFACE AREA WITHIN THE WETLAND BUFFER AND SHORELINE SETBACK.

b. ESTABLISH DENSE AND DIVERSE NATIVE TREE, SHRUB, AND GROUNDCOVER VEGETATION THROUGHOUT THE MITIGATION AREA.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER TIME. IF THE STANDARDS ARE MET AT THE END OF THE FIVE-YEAR MONITORING PERIOD, THE CITY SHALL ISSUE RELEASE OF THE PERFORMANCE BOND.

1. SURVIVAL:

   a. 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR-1. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.

   b. 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR 2. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.

2. NATIVE VEGETATION COVER IN PLANTED AREAS:

   a. ACHIEVE AT LEAST 60% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 3. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.

   b. ACHIEVE AT LEAST 80% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.

3. DIVERSITY: A MINIMUM OF TWO TREE SPECIES, FIVE SHRUB SPECIES, AND FIVE EMERGENT SPECIES WILL BE PRESENT IN THE MITIGATION AREA IN YEARS 3 - 5.

4. INVASIVE SPECIES STANDARD: NO MORE THAN 10% COVER OF INVASIVE SPECIES IN THE PLANTING AREA IN ANY MONITORING YEAR. INVASIVE SPECIES ARE DEFINED AS ANY CLASS A, B, OR C NOXIOUS WEEDS AS LISTED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME BY MEASURING THE DEGREE TO WHICH THE PERFORMANCE STANDARDS LISTED ABOVE ARE BEING MET. AN AS-BUILT PLAN WILL BE PREPARED WITHIN 30 DAYS OF SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE MITIGATION AREAS. THE AS-BUILT PLAN WILL DOCUMENT CONFORMANCE WITH THESE PLANS AND WILL DISCLOSE ANY SUBSTITUTIONS OR OTHER NON-CRITICAL DEPARTURES. THE AS-BUILT PLAN WILL ESTABLISH BASELINE PLANT INSTALLATION QUANTITIES AND PHOTOPOINTS THAT WILL BE USED THROUGHOUT THE MONITORING PERIOD TO VISUALLY DOCUMENT SITE CHANGES OVER TIME.

MONITORING WILL OCCUR ANNUALLY FOR FIVE YEARS. THE INSPECTION WILL OCCUR IN LATE SUMMER OR FALL AND WILL RECORD THE FOLLOWING AND BE SUBMITTED IN AN ANNUAL REPORT TO THE CITY:

1. COUNTS OF SURVIVING AND DEAD/DYING PLANTS BY SPECIES IN THE PLANTING AREAS.
2. ESTIMATES OF NATIVE SPECIES COVER USING COVER CLASS METHOD.
3. ESTIMATES OF INVASIVE SPECIES COVER USING COVER CLASS METHOD.
4. PHOTOGRAPHIC DOCUMENTATION AT PERMANENT PHOTOPOINTS.
5. RECOMMENDATIONS FOR MAINTENANCE IN THE MITIGATION AREAS.
6. RECOMMENDATIONS FOR REPLACEMENT OF ALL DEAD OR DYING PLANT MATERIAL WITH SAME OR LIKE SPECIES AND NUMBER AS ON THE APPROVED PLAN.

CONSTRUCTION NOTES AND SPECIFICATIONS

GENERAL NOTES

THE RESTORATION SPECIALIST WILL OVERSEE THE FOLLOWING:

1. CLEARING, SOIL DECOMPACTION, AND COMPOST INCORPORATION;
2. INVASIVE WEED CLEARING; AND
3. PLANT MATERIAL INSPECTION.
   a) PLANT DELIVERY INSPECTION.
   b) 100% PLANT INSTALLATION INSPECTION.

WORK SEQUENCE

1. CLEAR THE PLANTING AREA OF ALL INVASIVE SPECIES USING HAND TOOLS.
2. ROTO-TILL THREE INCHES OF COMPOST INTO THE UPPER 9 INCHES OF THE SOIL IN BUFFER AREAS ONLY. DO NOT APPLY COMPOST WITHIN THE WETLAND AREA.
3. ALL PLANT INSTALLATION WILL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
4. LAYOUT VEGETATION TO BE INSTALLED PER THE PLANTING PLAN AND PLANT SCHEDULE.
5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
6. MULCH EACH TREE AND SHRUB WITH A CIRCULAR WOOD CHIP MULCH RING, FOUR INCHES THICK AND EXTENDING SIX INCHES FROM THE BASE OF THE PLANT (12-INCH DIAMETER) IN THE BUFFER AREAS ONLY. DO NOT APPLY MULCH IN WETLAND AREA. ALTERNATIVELY, A BLANKET MULCH APPLICATION MAY BE APPLIED TO THE ENTIRE RESTORATION AREA.

MAINTENANCE

THIS SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE PLANT INSTALLATION.

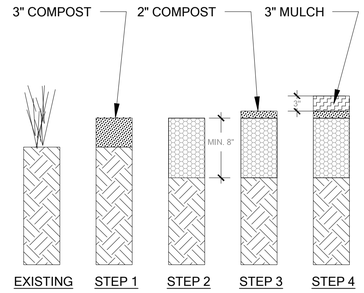
1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISIT DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
2. INVASIVE SPECIES MAINTENANCE PLAN: HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH LAUREL, AND OTHER INVASIVE WOODY VEGETATION WILL BE GRUBBED OUT BY HAND ON AN ONGOING BASIS, WITH CARE TAKEN TO GRUB OUT ROOTS EXCEPT WHERE SUCH WORK WILL JEOPARDIZE THE ROOTS OF INSTALLED OR VOLUNTEER NATIVE PLANTS.
3. AT LEAST TWICE YEARLY, REMOVE BY HAND ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 12 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AS NEEDED DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
4. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
5. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIP MULCH AS NECESSARY TO MAINTAIN A MINIMUM 4-INCH-THICK, 12-INCH-DIAMETER MULCH RING.
6. THE TEMPORARY IRRIGATION SYSTEM WILL BE OPERATED TO ENSURE THAT PLANTS RECEIVE A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. IRRIGATION BEYOND THE SECOND YEAR MAY BE NEEDED BASED ON SITE PERFORMANCE OR SIGNIFICANT REPLANTING.

CONTINGENCY PLAN

IF ALL OR PART OF THE MITIGATION AREA FAILS TO ESTABLISH ACCORDING TO THE GOALS AND PERFORMANCE STANDARDS, A CONTINGENCY PLAN SHALL BE DEVELOPED. CONTINGENCY MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANT SPECIES SUBSTITUTIONS, SOIL AMENDMENTS, HERBIVORE EXCLUSION FENCING, MODIFIED IRRIGATION SCHEDULE, AND ADAPTIVE WEED MANAGEMENT.

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
2. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242)] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
3. WOOD CHIP MULCH: ARBORIST CHIPS (CHIPPED WOODY MATERIAL) APPROXIMATELY 1 TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS [(800) 884-7645]. MULCH MUST NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS. QUANTITY REQUIRED: 17 CUBIC YARDS.
4. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220. QUANTITY REQUIRED: 28 CUBIC YARDS.



PLANTING AREA PREPARATION

STEP 1
IF LAWN REMOVE LAWN AND UNDESIRABLE SPECIES.
IF PATIO REMOVE PATIO AND ANY GRAVEL DRAINAGE LAYER. WORK WITHIN EXISTING ROOT ZONES SHALL BE DONE BY HAND.

IF LAWN PLACE THREE (3) INCHES COMPOST.
IF IN PATIO REMOVAL AREA, FIRST BRING GRADE UP TO MATCH ADJACENT GRADE USING IMPORT TOPSOIL PRIOR TO PLACING COMPOST.

STEP 2
INCORPORATE COMPOST TO AN EIGHT (8) INCH DEPTH.

STEP 3
PLACE TWO (2) INCH LAYER OF COMPOST.

STEP 4
INSTALL MULCH LAYER THREE (3) INCHES DEEP AND INSTALL PLANTS. (SEE PLANTING **DETAIL.)**

A BUFFER MITIGATION AREA SITE PREPARATION

SEE SHEET W1

Scale: NTS

PLANTING AREA PREPARATION

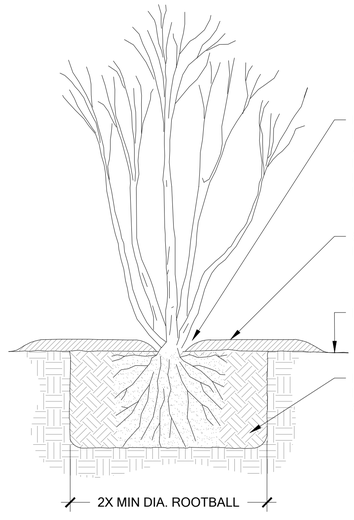
STEP 1
CUT OR MOW ABOVE GROUND INVASIVE PLANT MATERIAL. REMOVE CLIPPINGS OFFSITE.

STEP 2
INSTALL PLANTS. (SEE PLANTING DETAIL.)

B WETLAND MITIGATION AREA SITE PREPARATION

SEE SHEET W1

Scale: NTS



NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING

REMOVE FROM POT OR BURLAP & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE

SPECIFIED MULCH LAYER, HOLD BACK MULCH FROM TRUNK/STEMS

FINISH GRADE

REMOVE DEBRIS AND LARGE ROCKS FROM PLANTING PIT AND SCARIFY SIDES AND BASE. BACKFILL WITH SPECIFIED SOIL. FIRM UP SOIL AROUND PLANT.

C CONTAINER PLANTING DETAIL

Scale: NTS

PERMIT SET

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NOT FOR CONSTRUCTION

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MITIGATION DETAILS AND NOTES

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PREPARED FOR: BRAD STURMAN
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MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-20-2020	MITIGATION PLANTING PLAN	AS/MF
2	06-07-2021	MITIGATION PLANTING PLAN REVISED	AF
	04-28-2022	MITIGATION PLAN REVISED	AF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK
JOB NUMBER:
200509
SHEET NUMBER:
W3 OF 3

FILENAME
PRINTED BY
DATE