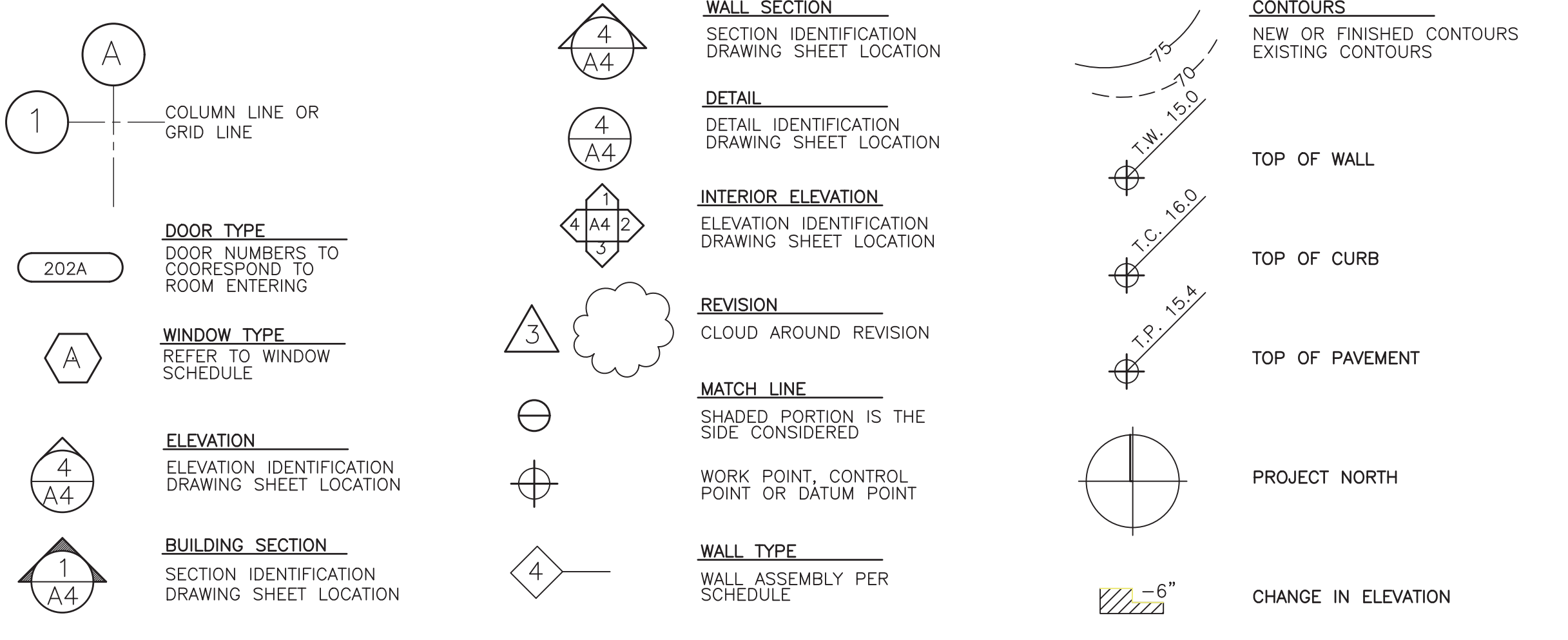


ABBREVIATIONS

ANGLE	FINISH SYSTEM	EIFS	KITCHEN	KIT	SOUTH	S
CENTERLINE	ELEVATION	EL	KNEE SPACE	KS	SOLID CORE	SC
CHANNEL	ELECTRIC	ELEC	LABORATORY	LAB	SEAT COVER DISPENSER	SCD
DIAMETER OR ROUND	ELECTRIC WATER COOLER	EWC	LAMINATE	LAM	SCHEDULE	SCHD
NUMBER OR POUND	ELEVATOR	ELEV	LANDSCAPE	LS	SOAP DISPENSER	SD
PENNY	ENTRY MAT	EM	LAVATORY	LAV	SECTION	SECT
PERPENDICULAR	EMERGENCY	EMER	LAG BOLT	LB	SQUARE FEET	SQ
PLATE	ENCLOSURE OR ENCLOSED	ENCL	LENGTH	LG	SHOWER	SHR
ANCHOR BOLT	ELECTRIC PANEL BOARD	EP	LEFT HAND	LH	SHEET	SHT
ACOUSTICAL	EPOXY	EPX	LOCKER	LKR	SHEATHING	SHTH
AIR CONDITIONING	EQUAL	EQ	LIQUID MARKING SURFACE	LMS	SOLAR INSULATED GLAZING	SIG
ACOUSTICAL TILE	EQUIPMENT	EQPT	LIGHT	LT	SIMILAR	SIM
AREA DRAIN	EMERGENCY SHOWER/	ESEW	LIGHT WEIGHT CONCRETE	LWC	SINK	SK
ADDITIVE	EYE WASH	EW			SEALER	SLR
ADHESIVE	ESTIMATE	EST			SANITARY NAPKIN	SN
ADJACENT	EXHAUST	EXH	MACHINE	MACH	DISPENSER	SNR
ADJUSTABLE	EXPANSION	EX	MASONRY	MAS	RECEPTACLE	SNT
ACCESS FLOOR	EXISTING	EX	MATERIAL	MATL	SEALANT	SP
ABOVE FINISH FLOOR	EMERGENCY EYE WASH	EWE	(E)	MAX	STAND PIPE	SPC
AGGREGATE	EXTERIOR	EXT	MECHANICAL	MCH	SPECIFICATION	SQ
ALUMINUM			MEMBRANE	MEMB	SQUARE	SST
ALUMINUM CLAD WOOD			METAL	MTL	STEEL	SSK
ALTERNATE	FIRE ALARM	FA	MEZZANINE	MEZZ	SOUND TRANSMISSION	STC
ACCESS PANEL	FLAT BAR	FB	MANUFACTURER	MFR	CLASS	STD
APPROXIMATE	FIBER BOARD	FBD	MANHOLE	MH	STANDARD	STK
ARCHITECTURAL	FURNISHED BY OTHERS	FBO	MINIMUM	MIN	SELECT TIGHT KNOT	STL
ASPHALT	FURNISHED BY CONTRACTOR	FCIC	MIRROR	MIR	STORAGE	STOR
ACOUSTICAL WALL FABRIC	INSTALL BY CONTRACTOR	FCY	MISCELLANEOUS	MISC	STRUCTURAL	STR
ACOUSTICAL WALL PANEL	FACTORY	FD	MOISTURE BARRIER	MB	SUSPENDED	SUSP
	FLOOR DRAIN	FNDN	MOLDING	MD	SHEET VINYL OR SEAMLESS	SV
	FOUNDATION	FE	MASONRY OPENING	FEC	MTD	
	FIRE EXTINGUISHER	FEG	MOUNTED	FGL	VINYL	
	FIRE EXTINGUISHER CABINET	FHC	MOUNTED	MTO	SERVICE	SVCE
	FIBERGLASS	FIN	MULLION	MULL	SYMMETRICAL	SYM
	FIRE HOSE CABINET	FL	NORTH	N	SWITCHBOARD	SWB
	FLOOR	FLG	NEW	(N)	SPECIAL WALL COVERING	SWC
	FLASHING	FLUOR	NON-FROST SUSCEPTIBLE	NFS		
	FLUORESCENT	FOC	NOT IN CONTRACT	FOC	TREAD	T
	FACE OF CONCRETE	FOF	NUMBER	NO	TOWEL BAR	TB
	FACE OF FINISH	FOIC	NOISE	NOM	TERRAZZO	TER
	FURNISH BY OWNER	FOIS	NOISE REDUCTION	NORC	TELEPHONE	TEL
	INSTALL BY CONTRACTOR	FOIO	COEFFICIENT	NTS	TOP AND BOTTOM	T & B
	FURNISH BY OWNER	FOS	NOT TO SCALE	NTS	TONGUE AND GROOVE	TOG
	INSTALL BY OWNER	FOA	OVERALL	OA	TEMPERED GLAZING	TLG
	FACE OF STUD	FS	OBSCURE	OBS	THRESHOLD	THR
	FIREPLACE	FP	ON CENTER	OC	TEMPERED INSULATED	TIG
	FULL SIZE	FT	OUTSIDE DIAMETER	OD	GLAZING	TKBD
	FEET	FPRF	(DIMENSION)	OFF	TO	TO
	FIRE PROOFING	FTG	OFFICE	OFF	TOP OF CURB	TOC
	FOOTING	FURR	OVERHEAD	OH	TOP OF PAVEMENT	TOP
	FURRING	FUT	OPPOSITE HAND	OPH	TOP OF STEEL	TOS
	FUTURE	FUT-RIO	OPENING	OPNG	TOP OF SLAB	TOSL
	FUTURE ROUGH-IN ONLY	FX	OPPOSITE	OPP	TOP OF WALL	TOW
	FIXED	GA	PARTICLE BOARD	GALV	TOILET PAPER DISPENSER	TPD
	GAUGE OR GAGE	GB	PREFABRICATED	PFB	TOILET PARTITION	TPTN
	GALVANIZED	GC	PREFINISHED	PFHB	TELEVISION	TV
	GRAB BAR	GL	PLATE OR PROPERTY LINE	PL	TYPICAL	TYT
	GENERAL	GLM	PLASTIC LAMINATE	P LAM	UNDERWRITERS	UL
	CONTRACTOR	GMMU	PLYWOOD	PLYWD	LABORATORY	UNF
	GLASS OR GLAZING	GND	PANEL	PNL	UNFINISHED	UNF
	GLU-LAM BEAM	GR	PAIN	PNT	UNLESS OTHERWISE NOTED	UR
	GLASS MESH MORTAR UNIT	GWB	POLISH	POL	URINAL	
	GROUND	GYP	PAIR	PR		
	GRADE	PT	PRE-CAST	PRCST	VARIABLES	VAR
	GYPSPUM WALL BOARD	PTD	PRESSURE TREATED	PTD	VINYL BASE	VB
	GYPSPUM	PTD/R	PAPER TOWEL DISPENSER	PTD/R	VINYL COMPOSITION TILE	VCT
		HC	PAPER TOWEL DISPENSER	HC	VAPOR RETARDER	VR
		HD	AND RECEPTACLE	HD	VENTILATOR	VENT
		HDR	POLYVINYL CHLORIDE	PVC	VERTICAL	VERT
		HDW	PARTITION	PTN	VESTIBULE	VEST
		HDWE	PAVEMENT	PVMT	VINYL	VIN
		HM	QUARRY TILE	QT	VENEER	VNR
		HORIZ	RISER	R	VINYL TILE	VT
		HR	RETURN AIR	RA	VINYL WALL COVERING	VWC
		HT	RADIUS	RAD	WEST	W
		HTG	RUBBER BASE	RB	WITH	W/
		HVAC	ROD & SHELF	R&S	WITHOUT	W/O
			ROOF DRAIN	RD	WATER CLOSET	WC
			ROOF DRAIN, OVERFLOW	RD/O	WATER FOUNTAIN	WF
			REINFORCING BAR	REBAR	WOOD OR WIDTH	WD
			REFERENCE	REF	WINDOW	WDW
			REFRIGERATOR	REFR	WIRE GLASS	WG
			REINFORCED	REINF	WIRE MESH	WM
			REQUIRED	REQ	WATER PROOF	WP
			RESILIENT	RESIL	WORKING POINT	WPT
			RESISTOR	RSTR	WATER RESISTANT	WR
			RIGHT HAND OR ROBE HOOK	RH	WATER RESISTANT BARRIER	WRB
			ROOM	RM	WAINSCOT	WCSCT
			ROUGH OPENING OR REVERSE	RO	WEIGHT	WT
			OSMOSIS WATER	RS	WELED WIRE FABRIC	WWF
			ROUGH SAWN	RVS	TRANSFORMER	XFMR
			REVERSE	RUB		
			RUBBER			

TYPICAL SYMBOLS



GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE DIAGRAMS ONLY FOR THE CONTRACTOR'S USE. DIMENSIONS ARE NOTED AS REQUIRED. CONTACT ARCHITECT IF DIMENSIONS DO NOT MEET FIELD CONDITIONS. DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS AND RELATIONSHIPS TO EXISTING CONDITIONS AS FIELD CONDITIONS MAY VARY FROM AVAILABLE SITE INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED.
- ALL MATERIALS LISTED ARE PROVIDED UNDER THIS CONTRACT UNLESS INDICATED AS 'EXISTING' OR PROVIDED BY OWNER.
- SUBSTRATES AND FINISHES ARE PROVIDED TO DESCRIBE SCOPE OF WORK. EVERY RETURN EDGE OR WALL TRANSITION IS NOT LABELED IF SIMILAR TO ADJACENT CONDITION OR SIMILAR TO CONDITION NOTED AS 'TYPICAL.'
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- GENERAL CONTRACTOR TO COORDINATE REQUIRED HOLES AND BLOCKING FOR MECHANICAL AND ELECTRICAL WORK.
- THESE DRAWINGS ARE NOT INTENDED TO IDENTIFY EVERY ITEM OR MISCELLANEOUS ACCESSORY TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING THE SCOPE OF DEMOLITION AND EXCAVATION.

ENERGY NOTES

CLIMATIC ZONE:	4C MARINE
THERMAL STANDARDS FOR OPENINGS CODES:	UNLIMITED OPTION
CODES:	2021 W.S.E.C., 2021 I.R.C., W.A.C. 51-11R
HEAT TYPE:	AIR SOURCED HEAT PUMP, FORCED AIR SYSTEM

PER WSEC R406.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOWING: PREDOMINANT R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.

AIR LEAKAGE	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 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)
ATTIC/CEILING:	VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE), INSTALL CONTINUOUSLY.
CRAWL SPACE:	6 MIL POLYETHYLENE
VENTILATION	ATTICS WITH LOOSE FILL: 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. TAPE OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.
HEATING & COOLING	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.
DUCT INSULATION	THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3 OF THE WASHINGTON STATE ENERGY CODE.
ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8 OR AS PER WSEC 403.3.1. ALL SEAM JOINTS SHALL BE TAPE, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.	
DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.	
LIGHTING	ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES, PER WSEC 404.1.
PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. NOT REQUIRED FOR BATHROOMS, HALLWAYS, OR LIGHTING DESIGNED FOR SAFETY OR SECURITY, PER WSEC 404.2	
PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND AUTOMATICALLY SHUTS OFF WHEN DAYLIGHT IS PRESENT TO SATISFY THE LIGHTING NEEDS. OVERRIDE CONTROLS SHALL NOT BE ALLOWED UNLESS OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC CONTROL TO NORMAL OPERATION WITHIN 24 HOURS.	
PIPE INSULATION	ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
WHOLE-HOUSE VENTILATION	WHOLE-HOUSE VENTILATION SYSTEM: a. WHOLE-HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 315 CFM RUNNING INTERMITTENTLY (23%) PER 2021 IRC TABLE M505.4.3 (1&2), 90 CFM EXHAUST FANS SHALL BE LESS THAN .35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER 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 INSULATED W/ R-4 MIN IN HEATED AREAS. 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 FLAMES, 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 EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
PLUMBING FIXTURES	PLUMBING FIXTURES PER WAC 51-56-0400 ALL TOILETS 1.28 GPF MAX URINALS 1.0 GPF MAX SHOWERHEADS <1.8 GPM KITCHEN FAUCETS <1.8 GPM LAVATORIES <1.2 GPM

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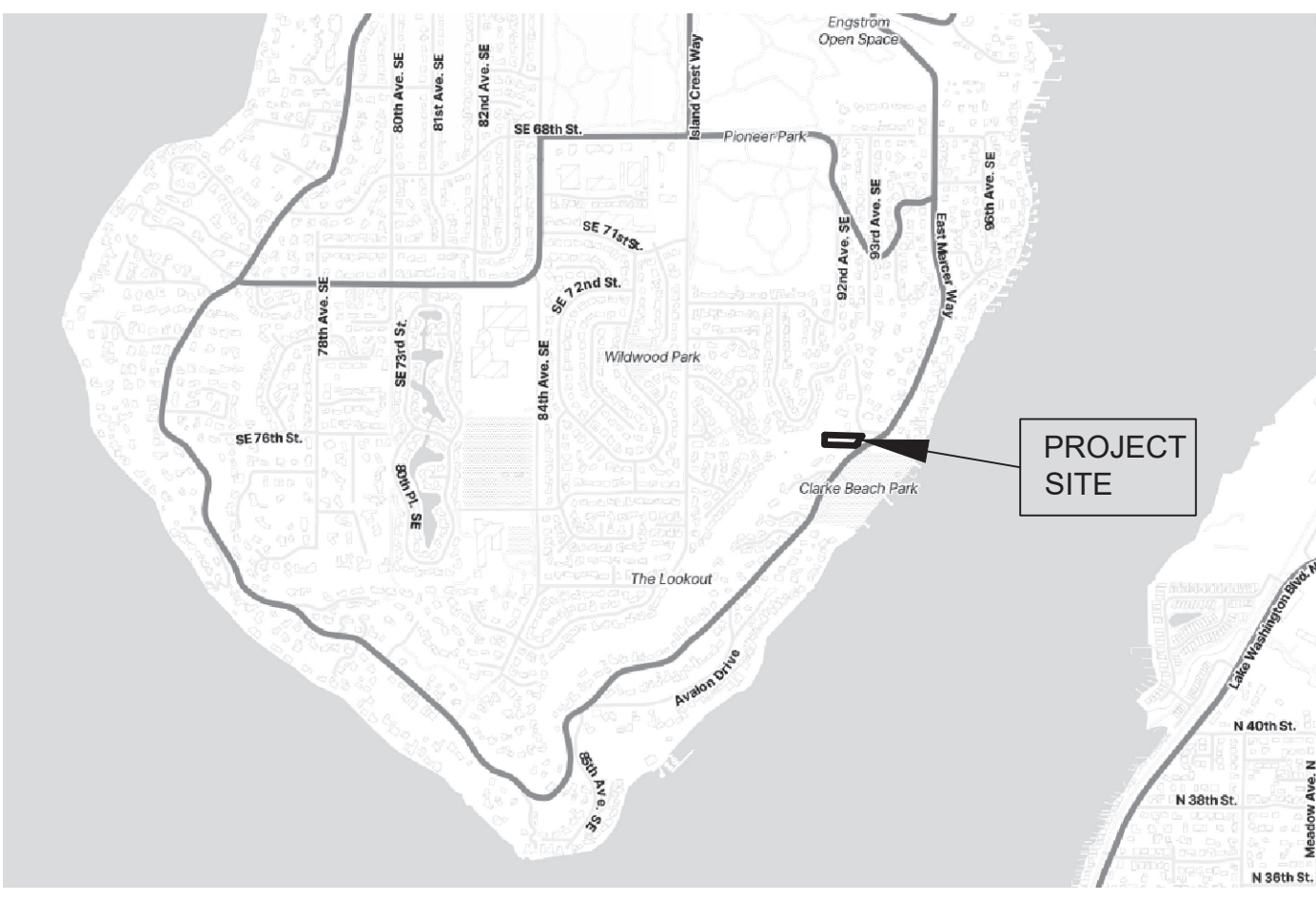
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PROJECT DESCRIPTION

DEMOLITION OF EXISTING AND CONSTRUCTION OF NEW SINGLE-FAMILY RESIDENCE WITH ASSOCIATED SITE WORK, SUBSTANTIALLY IN THE SAME PLACE. SITE WORK INCLUDES LANDSCAPING AND HARDSCAPING, INCLUDING REGRADING EXISTING DRIVEWAY TO MEET WITH NEW HOME ENTRY DRIVEWAY TO BE REPLACED IN SAME LOCATION AS EXISTING. BUILDING PAD AND CRITICAL AREA SETBACKS PREVIOUSLY APPROVED UNDER FINAL SHORT PLAT (SUB20-002). MITIGATION FOR ALL WORK WITHIN CRITICAL AREA BUFFERS WAS COMPLETED UNDER CA016-003, INCLUDING LANDSCAPING AND HARDSCAPING CURRENTLY PROPOSED.

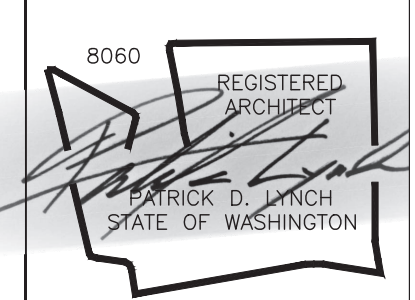
LEGAL DESCRIPTION

LOT 2, CITY OF MERCER ISLAND SHORT PLAT NO. SUB20-002, RECORDED ON JUNE 27, 2022 UNDER RECORDING NO. 20220627900011, RECORDS OF KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DRAWING INDEX

A0.0	GENERAL NOTES, DRAWING INDEX, VICINITY MAP
A1.0	SITE PLAN & SITE AREA CALCULATIONS
A1.1	SITE PLAN 1.96 (LOCAL TO HOUSE)
A1.2	A.B.E. CALCULATIONS
SURVEY	
C1.0	TESC AND DEMOLITION PLAN
C1.1	TESC AND DEMOLITION DETAILS AND NOTES
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C2.2	GRADING AND DRAINAGE DETAILS
C3.0	UTILITIES AND PAVING PLAN
C3.1	UTILITIES AND PAVING DETAILS
L-1.0	LAYOUT AND MATERIALS PLAN
L-1.1	LAYOUT AND MATERIALS PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	PERGOLA PLAN
A2.3	ROOF PLAN & ELEVATIONS
A3.0	WINDOW SCHEDULE & EAST + SOUTH ELEVATIONS
A3.1	EXTERIOR DOOR SCHEDULE & WEST + NORTH ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS & DOOR SCHEDULE

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CHESHIRE HOUSE
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REVISIONS		
6-9-25	SITE & PERGOLA	
6-9-25	SECTION 2 / A4.0	
8-8-25	CATCHMENT/PLUMBING	

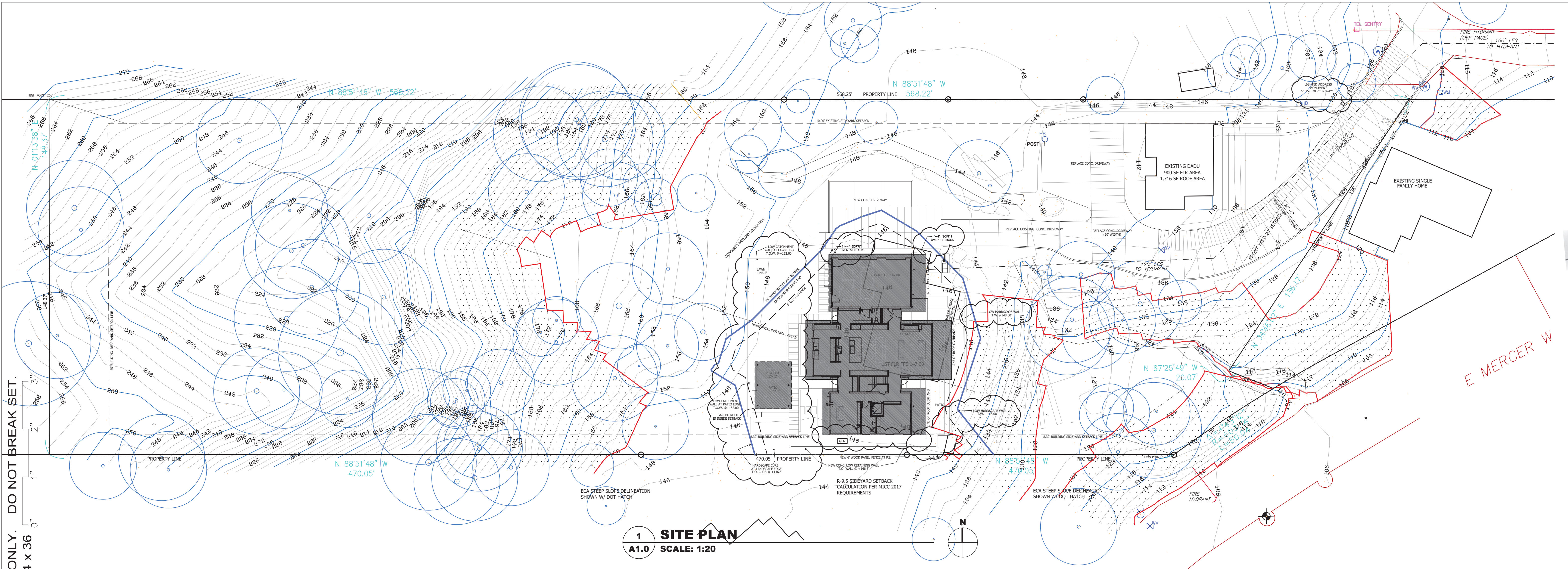
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Job Number:
Drafting: -
Approval: PDL

Project info & Drawing Index

Sheet Number:
A0.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



1 SITE PLAN
A1.0 SCALE: 1:20

LOT SLOPE CALCULATION	
HIGHEST ELEVATION	268'
LOWEST ELEVATION	120'
ELEVATION DIFFERENCE	148'
HORIZONTAL DISTANCE	492'
148/492 =	0.3008
LOT SLOPE	30.08%
LOT COVERAGE ALLOWED	30%

LOT COVERAGE CALCULATIONS	
A. GROSS & NET LOT AREA	77,384 SF
C. ALLOWED LOT COVERAGE AREA	23,215 SF
D. ALLOWED LOT COVERAGE	30% OF LOT
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	1,850 SF
2. ACCESSORY BLDG ROOF AREA	1,716 SF
3. VEHICULAR USE	7,040 SF
4. COVERED PATIOS & DECKS	0 SF
5. TOTAL E1 THRU E4:	10,606 SF
F. TOTAL LOT COVERAGE AREA REMOVED	(4,026 SF)
G. SINGLE STORY ADJUSTMENT	0
H. FLAG LOT ADJUSTMENT	0
I. NEW LOT COVERAGE AREA:	
1. MAIN STRUCTURE ROOF AREA	3,575 SF
2. ACCESSORY STRUCTURE ROOF AREA	0
3. VEHICULAR USE	1,466 SF
4. COVERED PATIOS & DECKS	300 SF
5. TOTAL I1 THRU I4:	5,341 SF
J. TOTAL PROJECT LOT COVERAGE (E5-F)+I5	11,921 SF
K. PROPOSED LOT COVERAGE AREA (J/A)x100	15.40% OF LOT

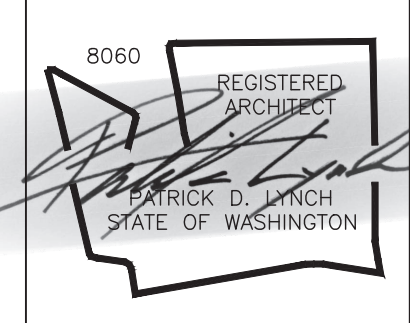
HARDSCAPE CALCULATIONS	
A. GROSS & NET LOT AREA	77,384 SF
C. AREA BORROWED FROM LOT COVERAGE	0
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C	9% OF LOT
E. ALLOWED HARDSCAPE AREA	6,964 SF
F. TOTAL EXISTING HARDSCAPE AREAS:	
1. UNCOVERED DECKS	100 SF
2. UNCOVERED PATIOS	0
3. WALKWAYS	200 SF
4. STAIRS	75 SF
5. ROCKERIES AND RETAINING WALLS	0
6. OTHER	0
7. TOTAL F1 THRU F6:	375 SF
G. TOTAL HARDSCAPE AREA REMOVED	(375 SF)
H. TOTAL NEW HARDSCAPE AREAS:	
1. UNCOVERED DECKS	0
2. UNCOVERED PATIOS	577 SF
3. WALKWAYS	1,227 SF
4. STAIRS	0
5. ROCKERIES AND RETAINING WALLS	395 SF
6. OTHER	0
7. TOTAL NEW HARDSCAPE AREA H1 THRU H6:	2,199 SF
I. TOTAL PROJECT HARDSCAPE AREA (F7-G)+H7	2,199 SF
J. TOTAL PROJECT HARDSCAPE AREA (I/B)x100	2.84%

GROSS FLOOR AREA CALCULATIONS				
BUILDING AREA	EXISTING	REMOVED	NEW	TOTAL
UPPER FLOOR	0	0	2,772 SF	2,772 SF
MAIN FLOOR	1,490 SF	1,490 SF	2,068 SF	2,068 SF
GROSS BASEMENT	1,115 SF	1,115 SF	0	0
GARAGE	450 SF	450 SF	704 SF	704 SF
TOTAL FLOOR AREA:	3,055 SF	3,055 SF	5,544 SF	5,544 SF
ACCESSORY BUILDING	0	0		
ACCESSORY DWELLING	900 SF	0	0	900 SF
2ND & 3RD STORY DECKS	0	0	0	0
BASEMENT AREA EXCLUDED	0	0	0	0
150% GFA MODIFIER	0	0	0	0
200% GFA MODIFIER	0	0	0	0
STAIRCASE GFA MODIFIER	0	0	0	0
TOTAL BUILDING AREA:	3,955 SF	3,055 SF	5,544 SF	6,444 SF

A. LOT AREA	77,384 SF
B. ZONE	R-9.6
C. ALLOWED GROSS FLOOR AREA	8,000 SF
D. ALLOWED GROSS FLOOR AREA	40% OF LOT
E. PROPOSED GROSS FLOOR AREA	6,444 SF
F. PROPOSED GROSS FLOOR AREA	8.33% OF LOT

BUILDING HEIGHT CALCULATIONS	
B. AVERAGE BUILDING HEIGHT (A.B.E. + 30 FT)	177.3'
C. PROPOSED BUILDING HEIGHT	171.3'
D. BENCHMARK ELEVATION	
E. BENCHMARK LOCATION	
F. SLOPING LOT - MAX. HT. OF WALL ABOVE LOWEST EXISTING GRADE	175'
G. A.B.E. AND BUILDING HEIGHT SHOWN ON PLAN SHEETS #:	A3.0 & A3.1
H. TOPO-SURVEY ACCURACY ATTESTATION ON SHEET #:	

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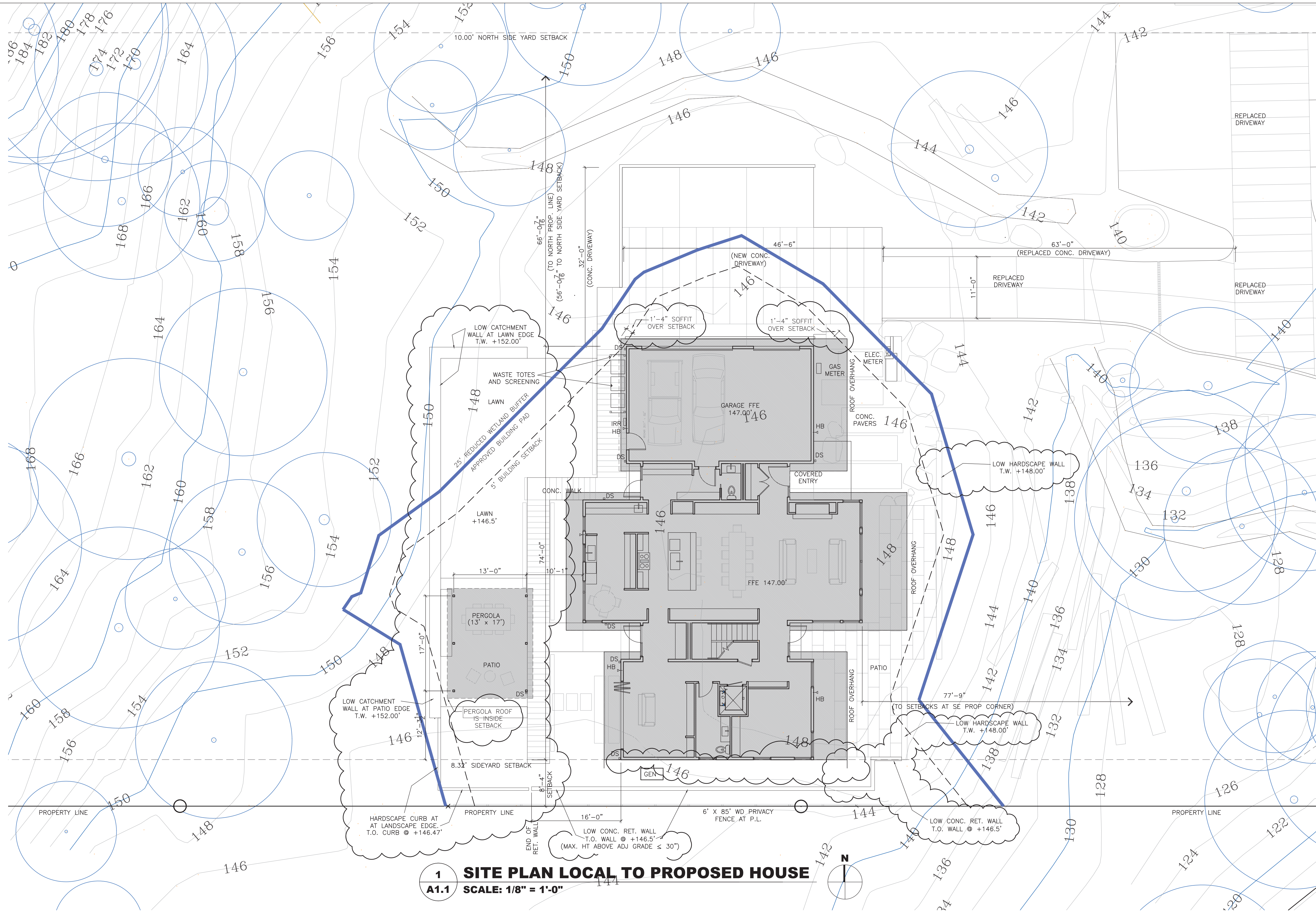
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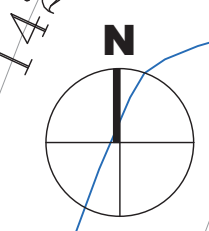
Site Plan & Site Area Calculations

Sheet Number:
A1.0

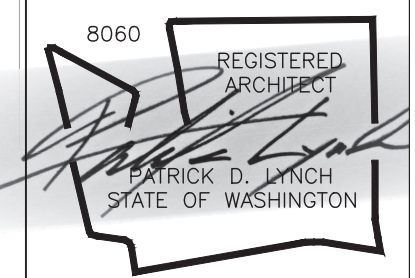
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1 SITE PLAN LOCAL TO PROPOSED HOUSE
A1.1 SCALE: 1/8" = 1'-0"



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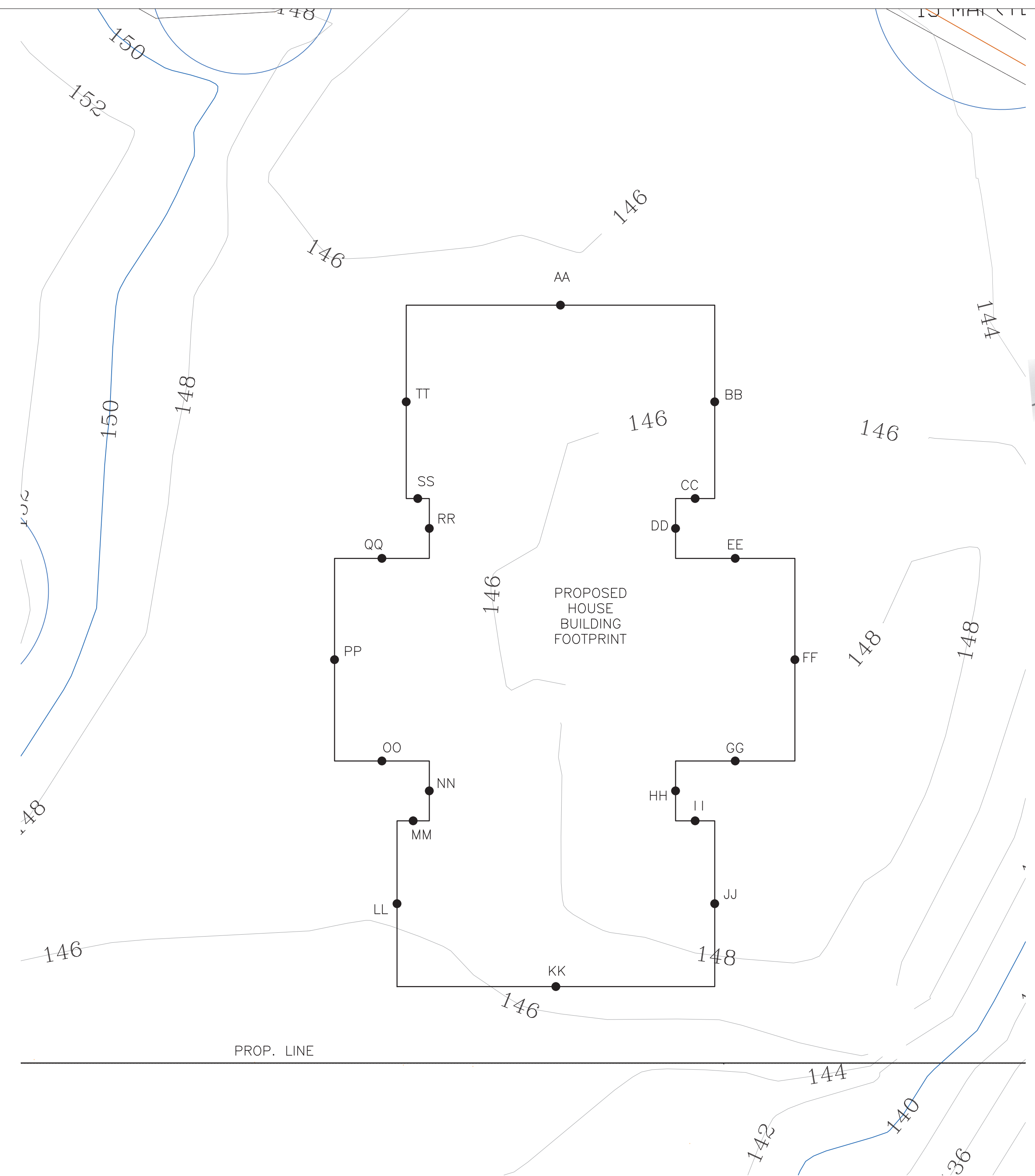
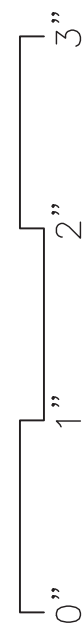
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6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PLINGS

Permit Set
Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

Local Site Plan 1:96

Sheet Number:
A1.1

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



MIDPOINT ELEV.	WALL SEGMENT
AA = 145.9	aa = 33.5
BB = 145.9	bb = 21.0
CC = 146.9	cc = 4.3
DD = 147.0	dd = 6.5
EE = 147.3	ee = 13.0
FF = 148.8	ff = 22.0
GG = 149.8	gg = 13.0
HH = 150.1	hh = 6.5
II = 150.3	ii = 4.3
JJ = 150.1	jj = 18.0
KK = 146.5	kk = 34.5
LL = 145.8	ll = 18.0
MM = 147.0	mm = 3.5
NN = 147.2	nn = 6.5
OO = 147.0	oo = 10.3
PP = 147.0	pp = 22.0
QQ = 147.0	qq = 10.3
RR = 147.0	rr = 6.5
SS = 147.0	ss = 2.5
TT = 147.3	tt = 21.0

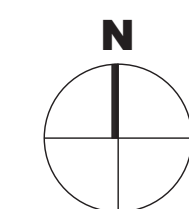
A.B.E. CALCULATION FOR PROPOSED NEW RESIDENCE

$$\frac{(145.9 \times 33.5) + (145.9 \times 21.0) + (146.9 \times 4.3) + (147.0 \times 6.5) + (147.3 \times 13.0) + (148.8 \times 22.0) + (149.8 \times 13.0) + (150.1 \times 6.5) + (150.3 \times 4.3) + (150.1 \times 18.0) + (146.5 \times 34.5) + (145.8 \times 18.0) + (147.0 \times 3.5) + (147.2 \times 6.5) + (147.0 \times 10.3) + (147.0 \times 22.0) + (147.0 \times 10.3) + (147.0 \times 6.5) + (147.0 \times 2.5) + (147.3 \times 21.0)}{(33.5 + 21.0 + 4.3 + 6.5 + 13.0 + 22.0 + 13.0 + 6.5 + 4.3 + 18.0 + 34.5 + 18.0 + 3.5 + 6.5 + 10.3 + 22.0 + 10.3 + 6.5 + 2.5 + 21.0)}$$

$$\frac{40826.81}{277.2} = 147.3 \text{ ' AVERAGE BUILDING ELEVATION (A.B.E.)}$$

REFER TO ELEVATION SHEET A3.0 & A3.1 FOR A.B.E. HEIGHTS ON PROPOSED STRUCTURE

1 BLDG FOOTPRINT & A.B.E. CALCS
A1.2 SCALE: 1/8"=1'-0"



PATRICK D LYNCH LLC
711 West Washington Street
South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS	DATE	DESCRIPTION
6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PLINGS

Permit Set

Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

ABE Calculations

Sheet Number:

A1.2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 2, CITY OF MERCER ISLAND SHORT PLAT NO. SUB20-002, RECORDED ON JUNE 27, 2022 UNDER RECORDING NO. 20220627900011, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 50°21'13" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF E MERCER WAY, PER REFERENCE NO. 1.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

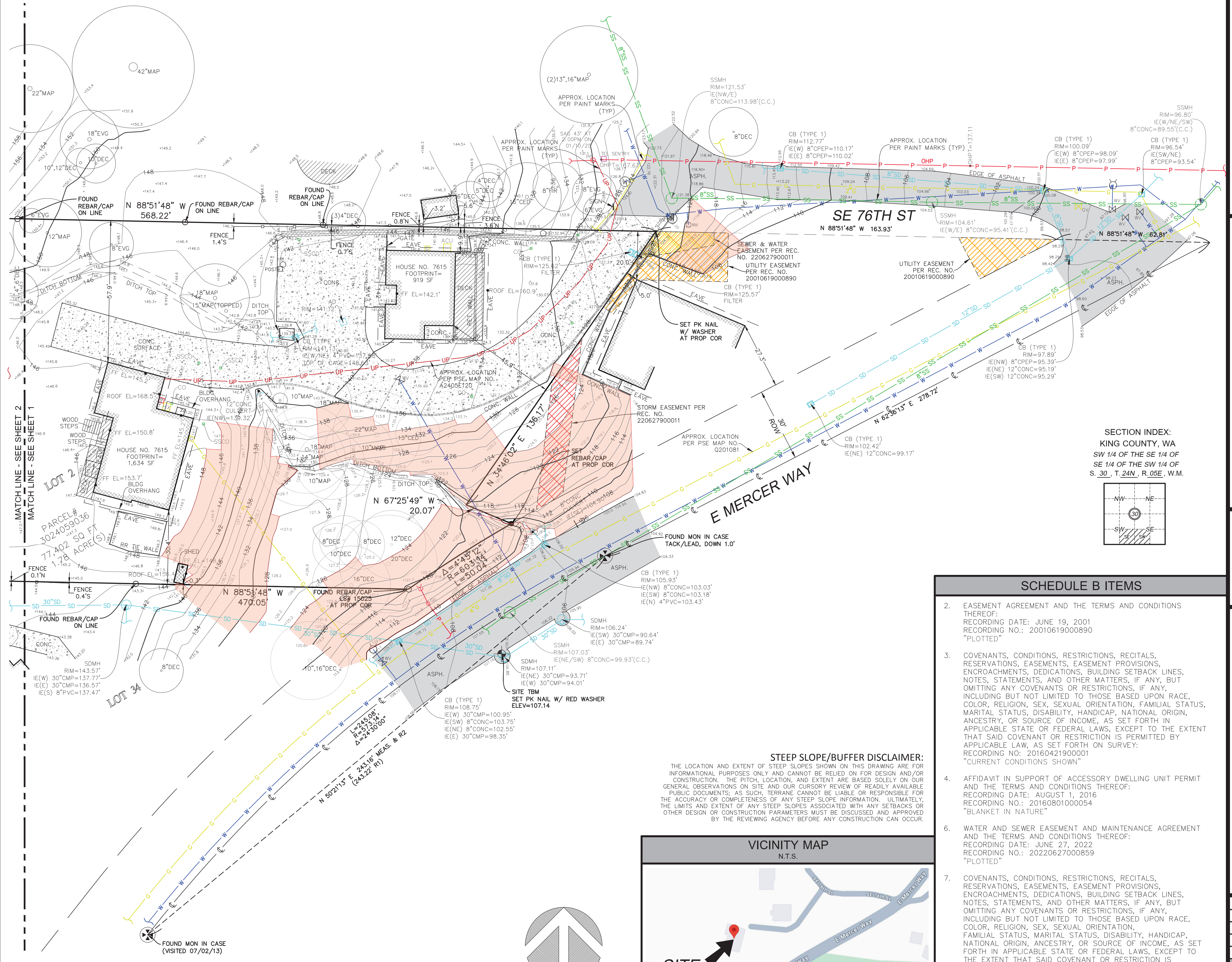
SITE TEMP. BENCHMARK DESCRIPTION: PK NAIL W/ RED WASHER LOCATION: 26.5'S & 38.2'E OF THE SE PROP COR ELEVATION: 107.14'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2013 AND JANUARY OF 2025. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 3024059036
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 77,402 S.F. (1.78 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE OF WASHINGTON COMPANY'S "SUBDIVISION GUARANTEE", GUARANTEE NO. 0284748-ETU, DATED JANUARY 02, 2025. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE OF WASHINGTON COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

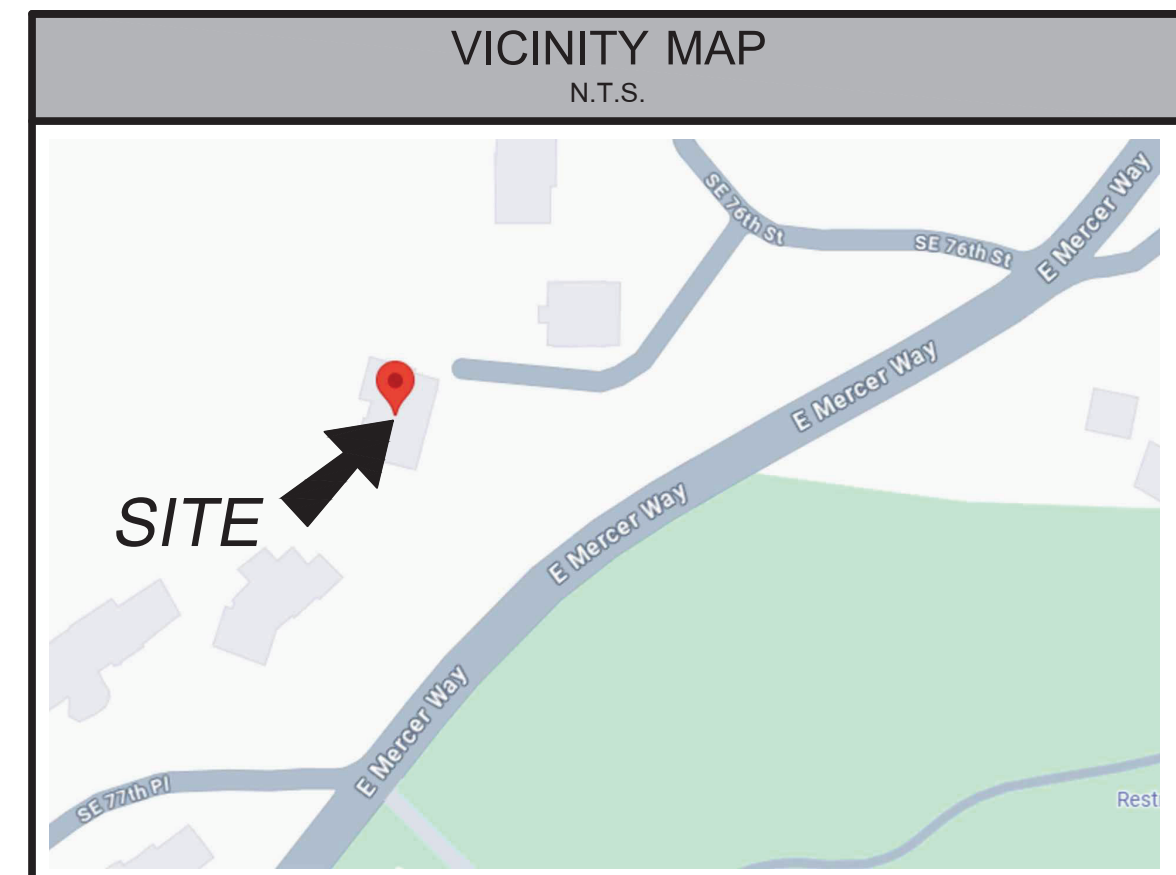
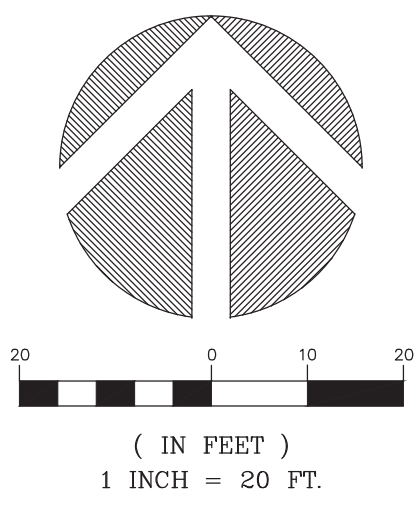
LEGEND

	BENCHMARK		SEWER LINE
	CENTERLINE ROW		FIRE HYDRANT
	FENCE LINE (CHAIN LINK)		WATER METER
	FENCE LINE (WOOD)		WATER VALVE
	IRON PIPE (FOUND)		WATER LINE
	MONUMENT (IN CASE, FOUND)		AIR CONDITION UNIT
	PROPERTY LINE (SUBJECT)		AREA DRAIN
	NAIL AS NOTED		AUDITOR'S FILE
	REBAR & CAP (SET)		AWNING
	REBAR AS NOTED (FOUND)		BUILDING
	RETAINING WALL		CENTER CHANNEL
	RIGHT-OF-WAY LINES		CALCULATED
	BUILDING		CATCH BASIN
	BOLLARD		CLEANOUT
	POST		COLUMN
	SIGN (AS NOTED)		CONCRETE
	TREE (AS NOTED)		CORNER
	DITCH (FLOWLINE)		DECIDUOUS
	ASPHALT SURFACE		ELEVATION
	CONCRETE SURFACE		EVERGREEN
	DECK		FINISH FLOOR
	GRAVEL SURFACE		GAS
	ROCKERY		LAND SURVEYOR NUMBER
	STEEP SLOPE AREA		MEASURED
	GAS METER		MONUMENT
	GAS VALVE		OVERHEAD POWER
	GAS LINE		PROPERTY
	GUY ANCHOR		RECORD DATA
	POWER HAND HOLE		RECORD OF SURVEY
	POWER METER		RIGHT OF WAY
	POWER POLE		SERVICE DRAIN
	POWER POLE W/ LIGHT		SERVICE DRAIN MANHOLE
	POWER (OVERHEAD)		SQUARE FEET
	POWER (UNDERGROUND)		SANITARY SEWER MANHOLE
	AREA DRAIN		SQUARE FEET
	CULVERT PIPE		GAS EASEMENT PER REC. NO. 619000890
	INLET (TYPE 1)		STORM EASEMENT PER REC. NO. 220627900011
	STORM MANHOLE		SEWER & WATER EASEMENT PER REC. NO. 20220627900011
	STORM DRAIN LINE		
	CLEANOUT		
	SEWER MANHOLE		



REFERENCES

1. TARYWOOD PARK, VOL. 127 OF PLATS, PG. 46-49, RECORDS OF KING COUNTY, WASHINGTON.
2. CITY OF MERCER ISLAND SHORT PLAT NO. SUB 20-002, VOL. 468, PGS. 128-130, RECORDS OF KING COUNTY, WASHINGTON.



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

SECTION INDEX:
KING COUNTY, WA
SW 1/4 OF THE SE 1/4 OF
SE 1/4 OF THE SW 1/4 OF
S. 30, T. 24N, R. 05E, W.M.

SCHEDULE B ITEMS

2. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 19, 2001
RECORDING NO.: 20010619000890
"PLOTTED"
3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
RECORDING NO.: 20160421900001
"CURRENT CONDITIONS SHOWN"
4. AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 1, 2016
RECORDING NO.: 20160801000054
"BLANKET IN NATURE"
6. WATER AND SEWER EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 27, 2022
RECORDING NO.: 20220627000859
"PLOTTED"
7. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MERCER ISLAND SHORT PLAT NO. SUB20-002:
RECORDING NO.: 20220627900011
"PLOTTED"
8. TEMPORARY TIEBACK EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JANUARY 8, 2024
RECORDING NO.: 20240108000595
"EXPIRED"

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3024059036
7615 E MERCER WAY
7615 EAST MERCERY WAY
MERCER ISLAND, WA 98040



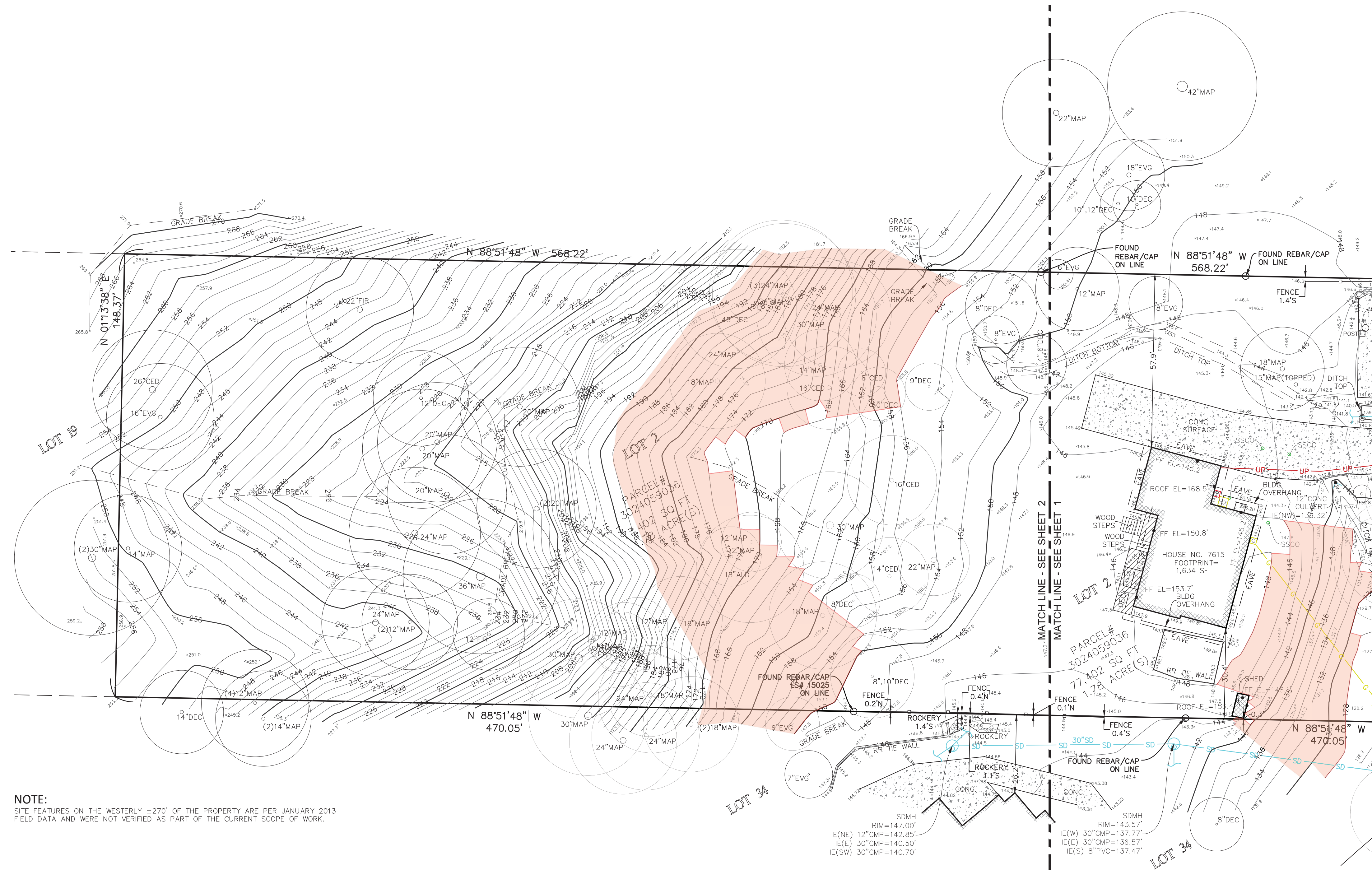
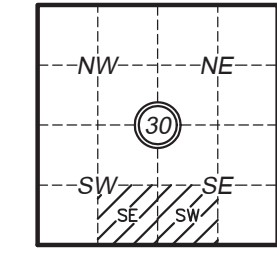
TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	13507
DATE:	01/27/25
DRAFTED BY:	MEB
CHECKED BY:	CAS
SCALE:	1" = 20'
REVISION HISTORY	
SHEET NUMBER	1 OF 2

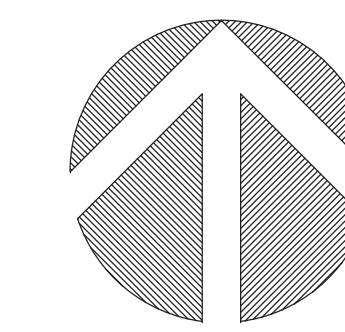
TOPOGRAPHIC & BOUNDARY SURVEY

SECTION INDEX:
KING COUNTY, WA
SW 1/4 OF THE SE 1/4 OF
SE 1/4 OF THE SW 1/4 OF
S. 30., T. 24N., R. 05E., W.M.



NOTE:
SITE FEATURES ON THE WESTERLY ±270' OF THE PROPERTY ARE PER JANUARY 2013 FIELD DATA AND WERE NOT VERIFIED AS PART OF THE CURRENT SCOPE OF WORK.

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



(IN FEET)
1 INCH = 20 FT.

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3024059036

7615 E MERCER WAY
7615 EAST MERCERY WAY
MERCER ISLAND, WA 98040



TERRANE

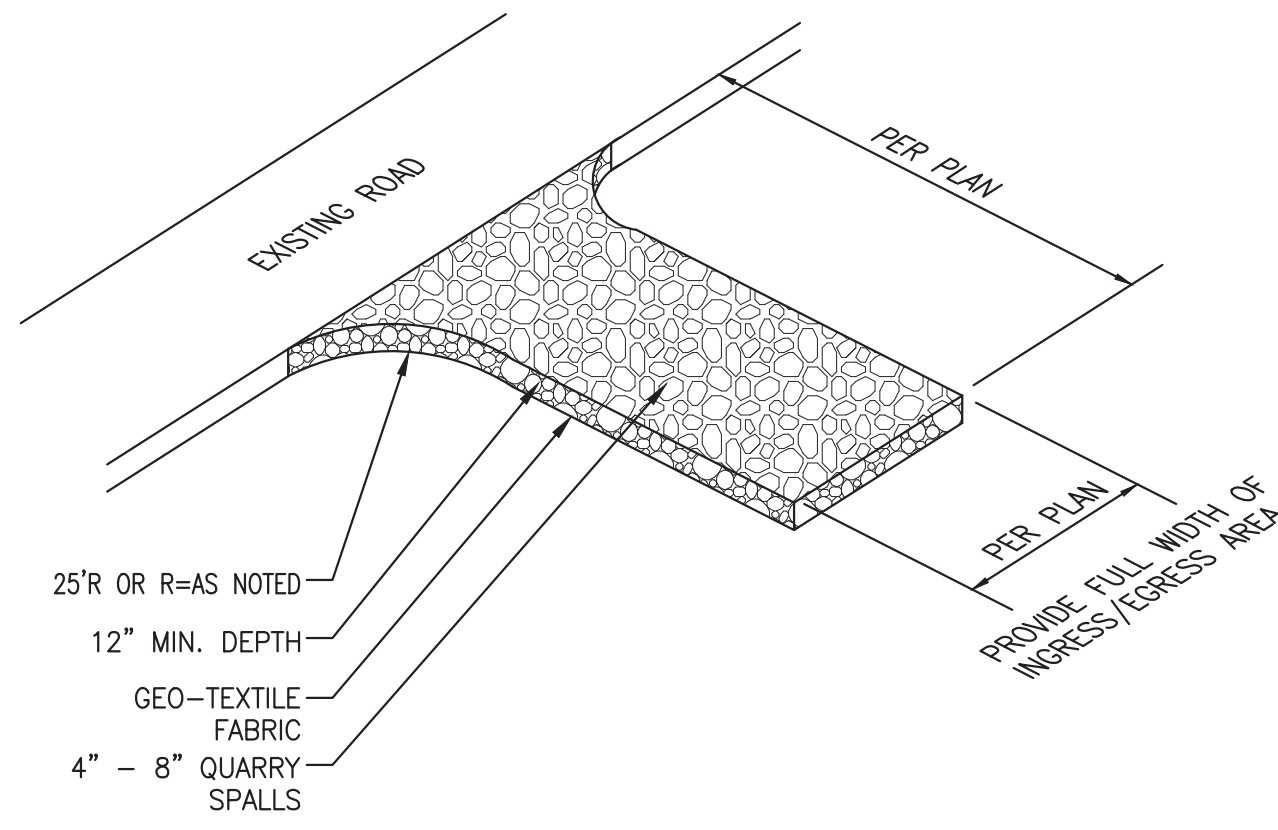
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 13507
DATE: 01/27/25
DRAFTED BY: MEB
CHECKED BY: CAS
SCALE: 1"= 20'

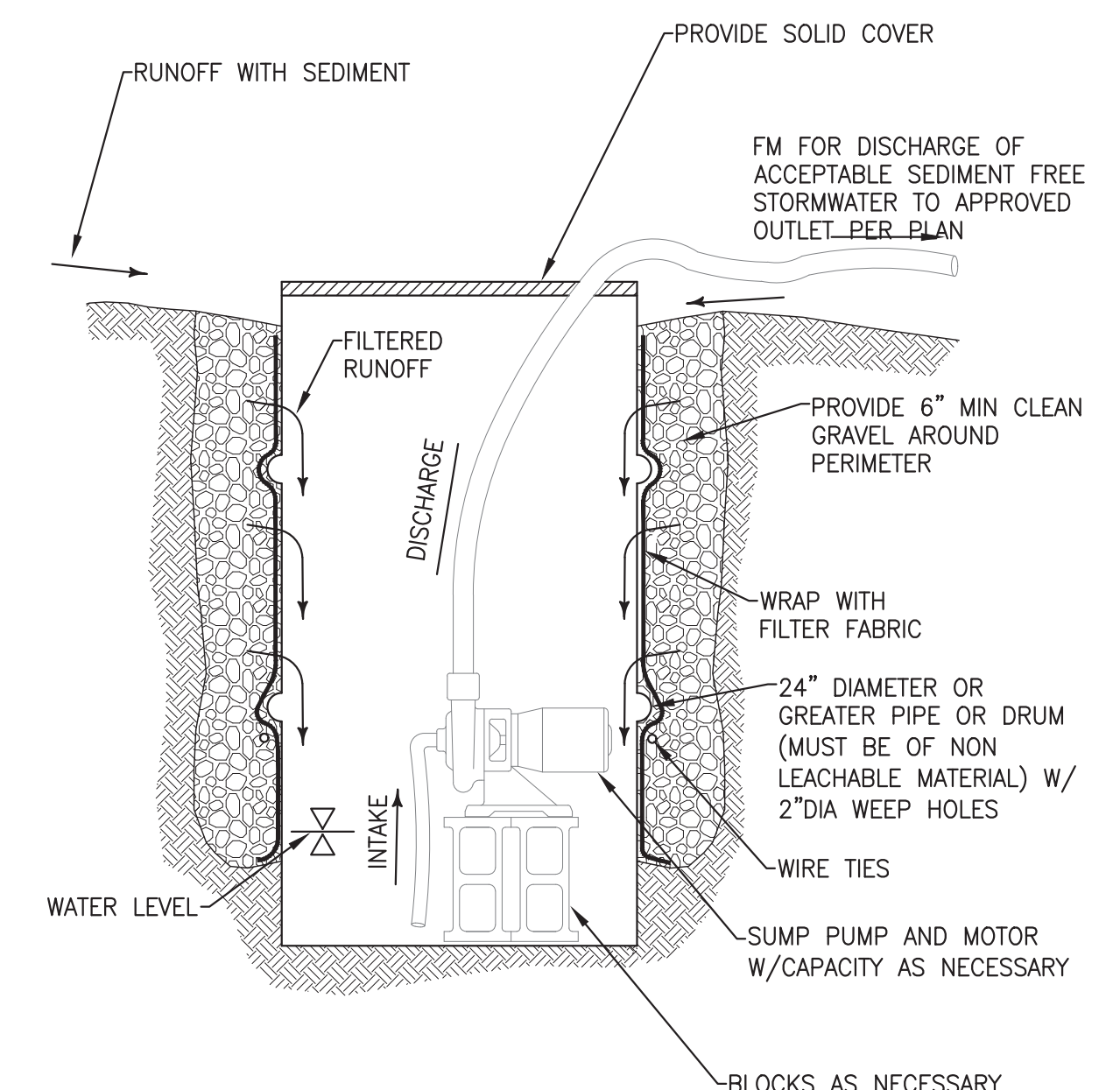
REVISION HISTORY	

SHEET NUMBER
2 OF 2

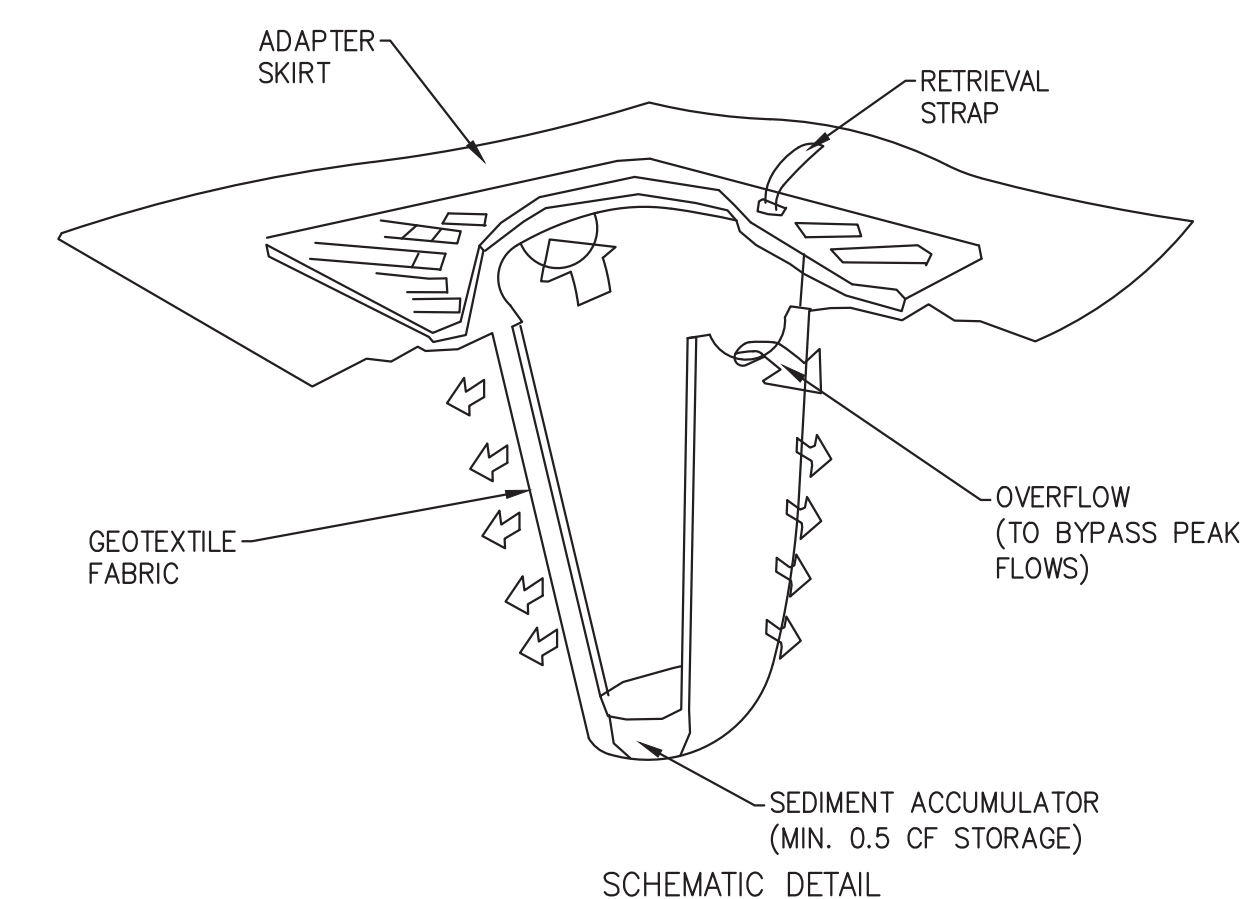
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NTS
CONSTRUCTION ENTRANCE 1

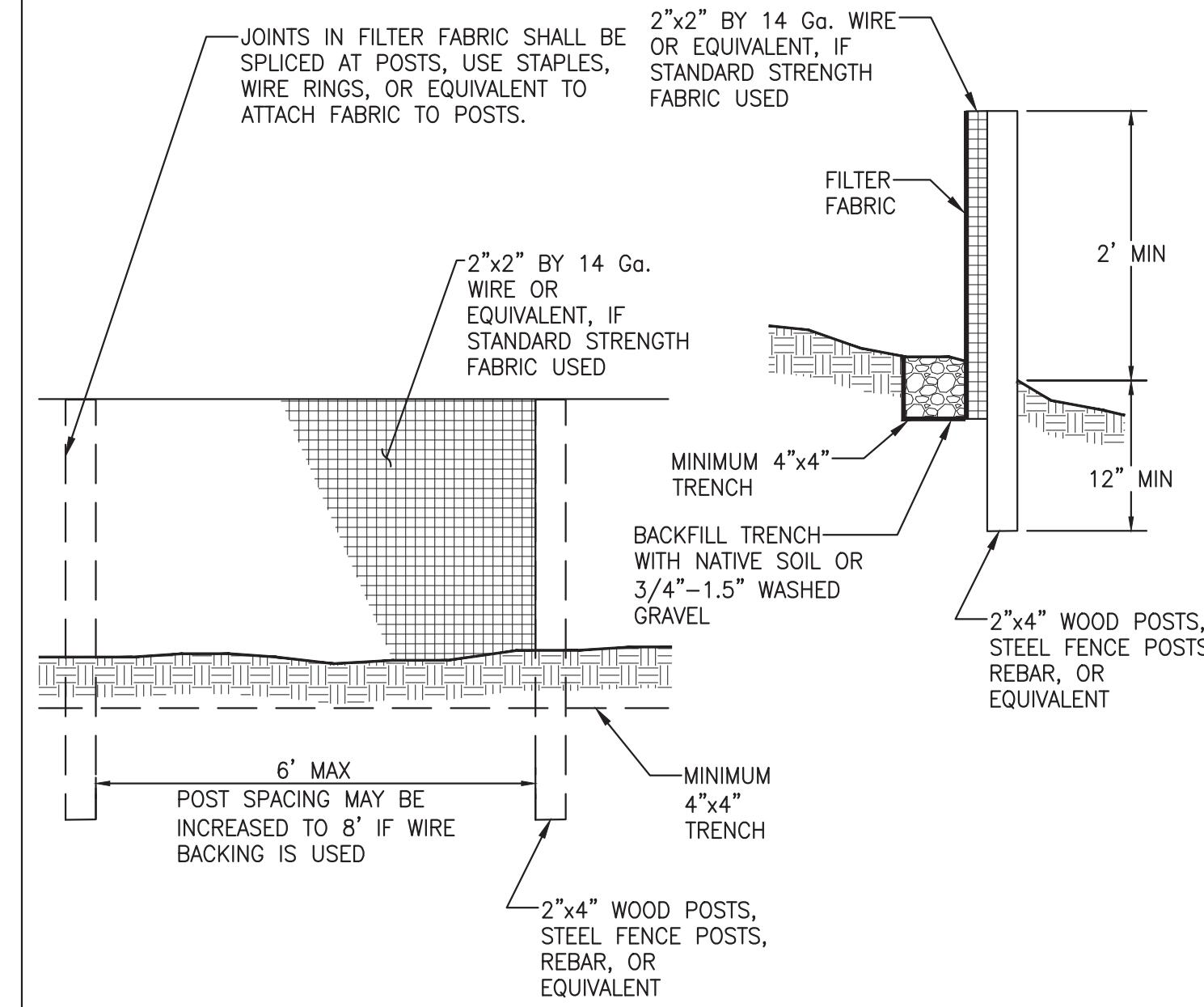


NTS
MOVEABLE SUMP & PUMP 2

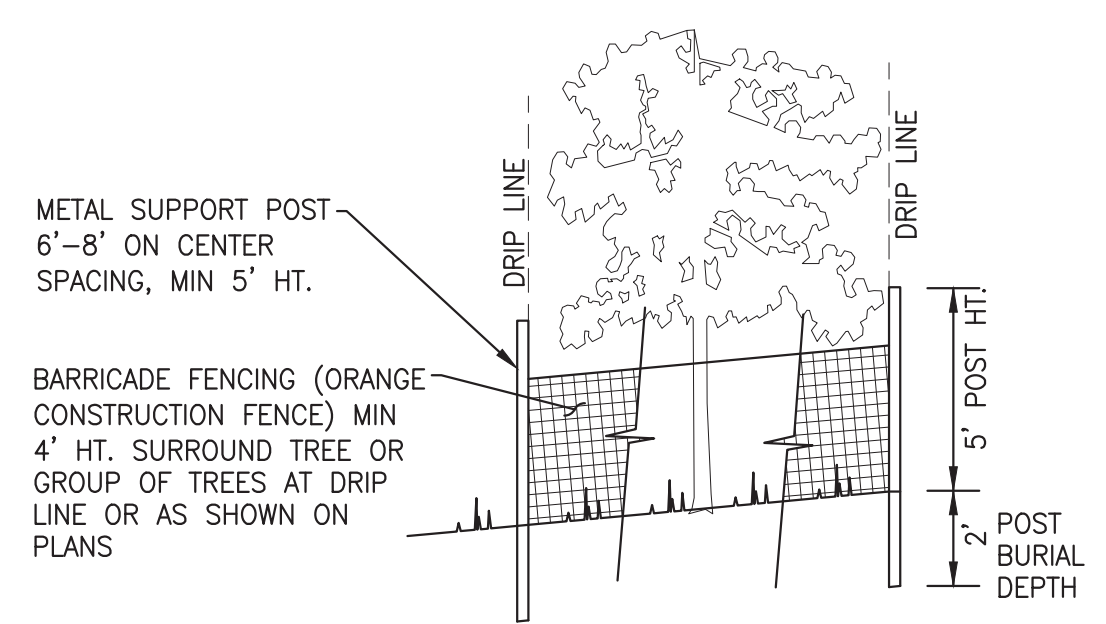


PROVIDE "STREAMGUARD SEDIMENT CATCH BASIN INSERT" OR APPROVED EQUAL
MANUFACTURER INFORMATION:
BOWHEAD ENVIRONMENTAL & SAFETY
P.O. BOX 375
PRESTON, WA 98050
(800) 909-3677
WWW.SHOPBOWHEAD.COM

NTS
INLET PROTECTION 3



NTS
FILTER FENCE 4



NOTES:
1. A 4 FOOT HIGH TEMPORARY FENCE MUST BE PLACED AT THE DRIP LINE OF TREES PRIOR TO THE COMMENCEMENT OF CLEARING OR EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN.
2. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE DRIPLINE. THE TEMPORARY FENCING, UNLESS APPROVED BY THE ARBORIST, FILLING, EXCAVATION, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY UNLESS APPROVED BY ARBORIST.
3. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

NTS
TREE PROTECTION 5

NTS
NOT USED 6

GENERAL NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED.
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIO ENGINEERED SWALES.
- CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLE THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.
- TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.

NTS
GENERAL NOTES 11

EROSION CONTROL NOTES

- THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES), AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION, BLANKETS, ETC.).
- ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE 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 DOWNSTREAM SYSTEM.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED & OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
- WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCH, OR OTHER APPROVED STABILIZATION METHOD AND PROVIDED WITH ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCE AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
- ANY CATCH BASIN COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
- IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

NTS
EROSION CONTROL NOTES 12

NTS
NOT USED 9

NTS
NOT USED 10

1932 First Ave,
Suite 300,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344

Stamp

No. Revisions Date

REV3 BUILDING PERMIT 2025-09-16
CITY CORRECTIONS

REV2 BUILDING PERMIT 2025-08-07
CITY CORRECTIONS

Scale

Two Inches At Full Scale
If Not Scale Accordingly

Project Name

City of Mercer Island, Washington

CHESHIRE RESIDENCE
7615 E. MERCER WAY

Project No. -

Issue Date MARCH 07, 2025

Scale As Noted

Designed ACW Checked LJP

Drawn SBR Approved LJP

Description

TESC AND
DEMOLITION
DETAILS AND
NOTES

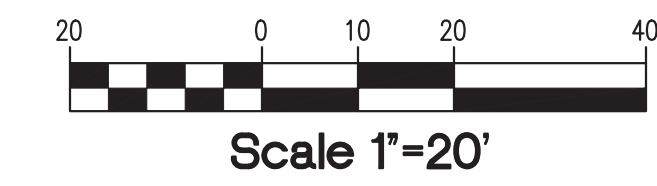
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PERMIT SET

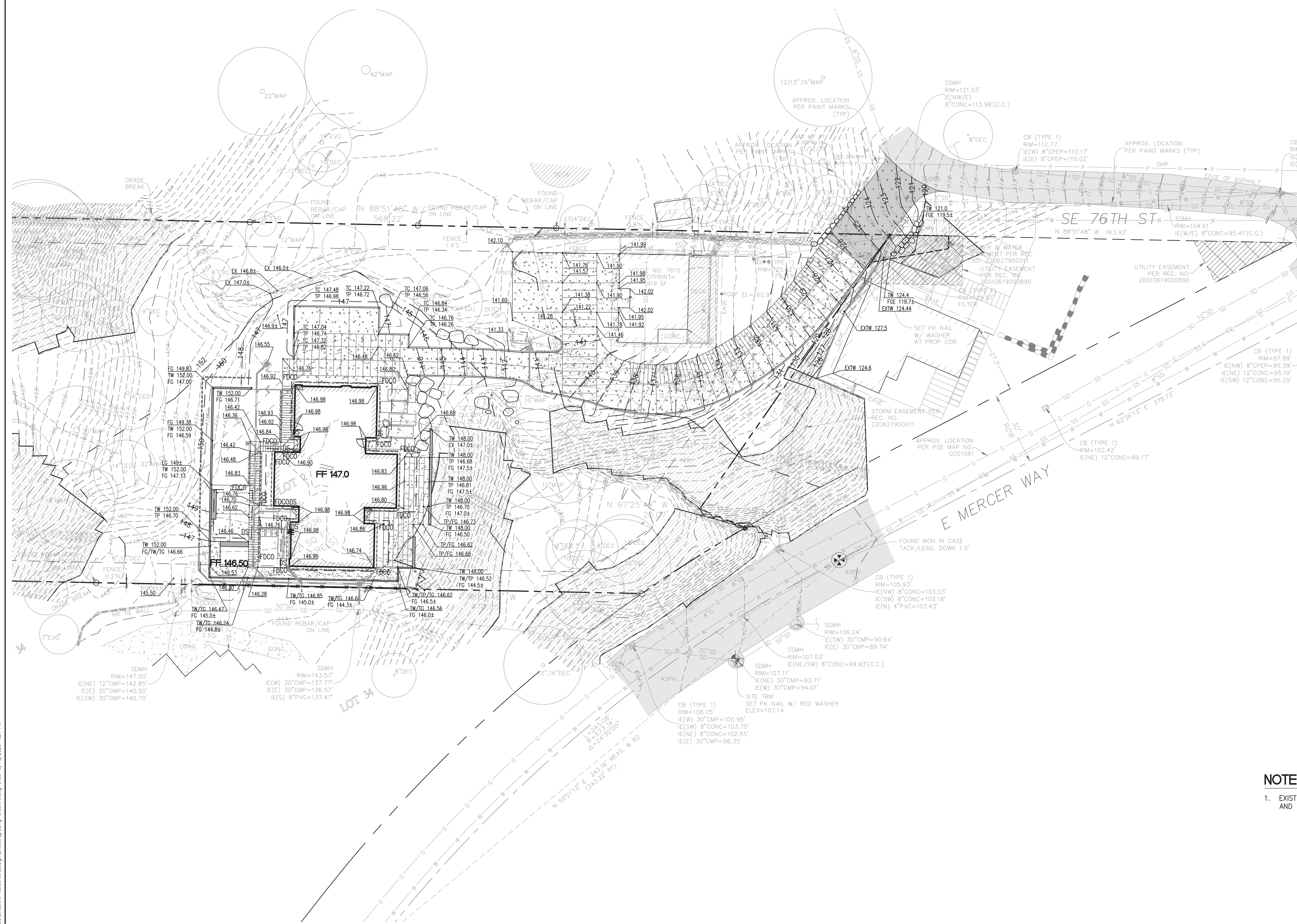
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Section 30, Township 24N, range 5E W.M.



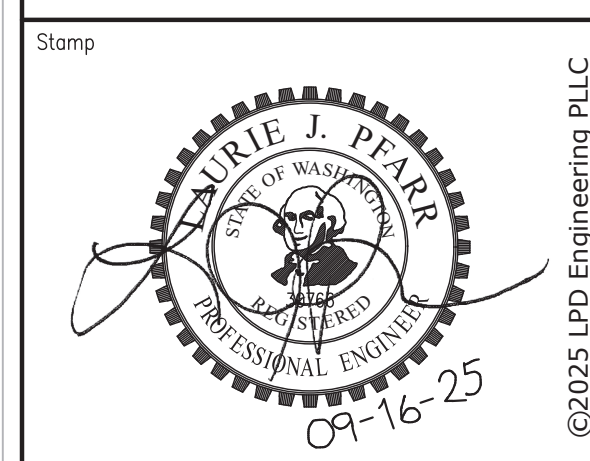
LEGEND

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- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SCORED CONCRETE
- ASPHALT (AC) PAVEMENT
- GRAVEL SURFACING
- SITE WALL
- VERTICAL CURB
- ROCKERY
- AREA DRAIN
- TRENCH DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- SDCO - STORM DRAIN CLEANOUT
- FDCO - FOOTING DRAIN CLEANOUT
- DS - DOWNSPOUTS
- SS - SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

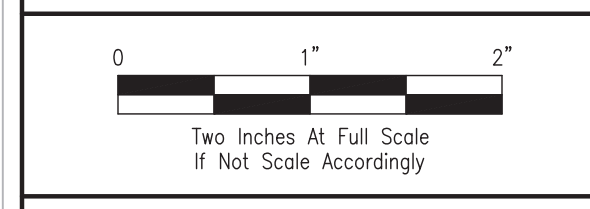


NOTES

1. EXISTING CUT MATERIAL SHALL NOT BE REUSED AS FILL ONSITE AND SHALL BE DISPOSED OFFSITE.



No.	Revisions	Date
REV3	BUILDING PERMIT CITY CORRECTIONS	2025-09-16
REV2	BUILDING PERMIT CITY CORRECTIONS	2025-08-07



Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY
 City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW Checked LJP
Drawn	SBR Approved LJP

GRADING PLAN

PERMIT SET

Sheet

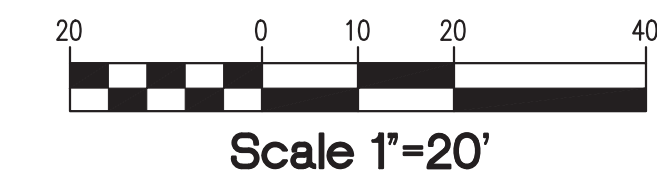
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Call 3 Working Days Before You Dig!

1-800-424-5555

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Section 30, Township 24N, range 5E W.M.

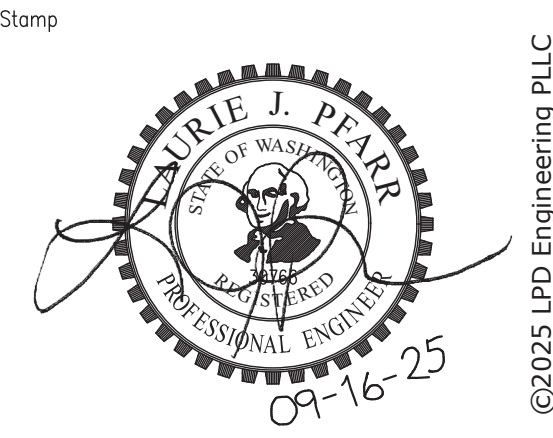
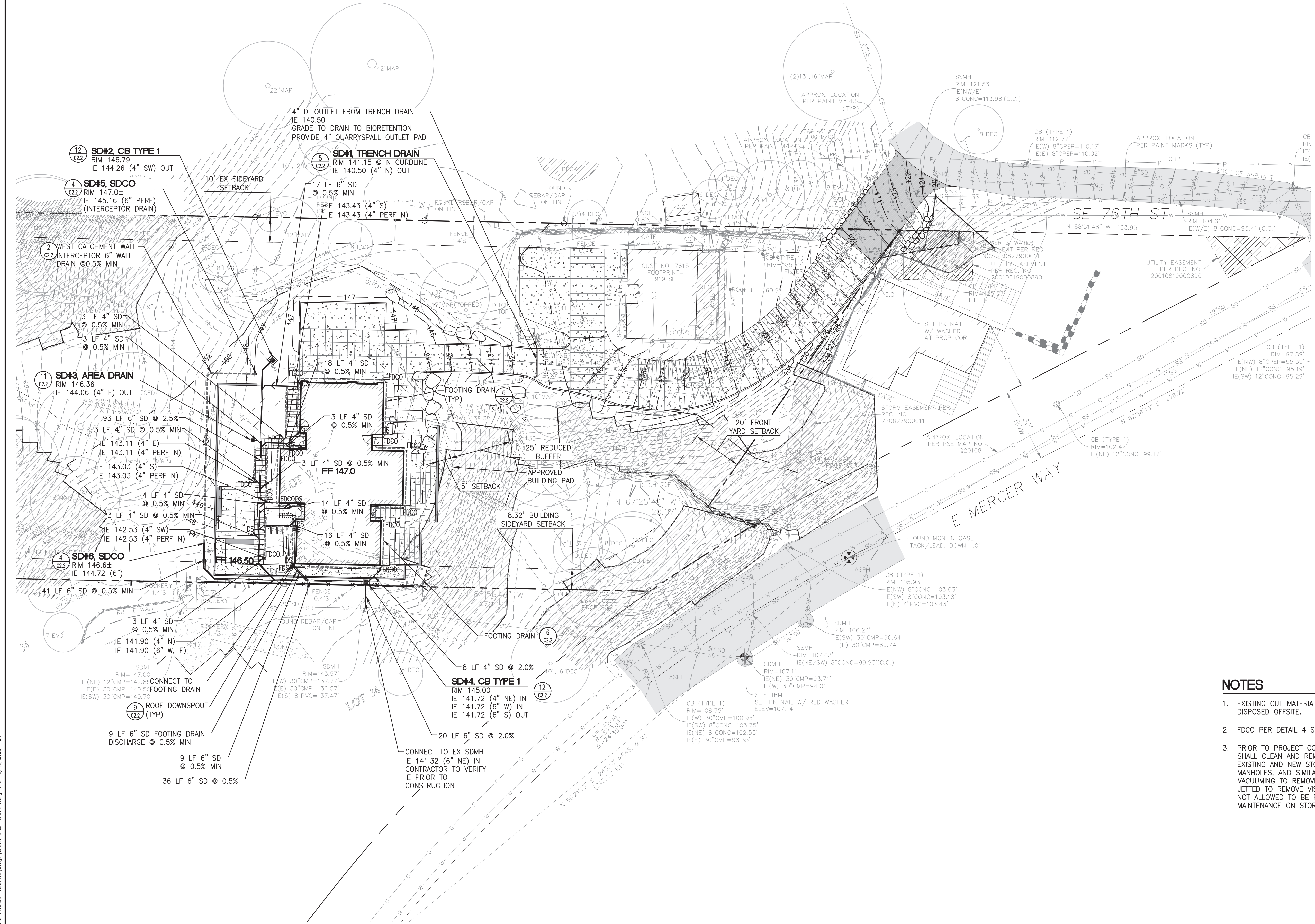


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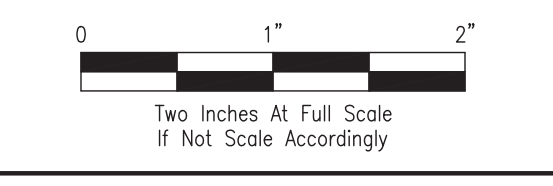
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- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SCORED CONCRETE
- ASPHALT (AC) PAVEMENT
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- VERTICAL CURB
- ROCKERY
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- FDCO • FOOTING DRAIN CLEANOUT
- DS • DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

NOTES

1. EXISTING CUT MATERIAL SHALL NOT BE REUSED AS FILL ONSITE AND SHALL BE DISPOSED OFFSITE.
2. FDCO PER DETAIL 4 SHEET C2.2
3. PRIOR TO PROJECT COMPLETION AND AFTER SITE IS STABILIZED, THE CONTRACTOR SHALL CLEAN AND REMOVE ALL SEDIMENT AND DEBRIS FROM ENTIRE ONSITE EXISTING AND NEW STORMWATER SYSTEMS. ALL AREA DRAINS, CATCH BASINS, MANHOLES, AND SIMILAR STRUCTURES SHALL BE CLEANED BY RINSING AND VACUUMING TO REMOVE VISIBLE SEDIMENTS. ALL STORMWATER PIPES SHALL BE JETTED TO REMOVE VISIBLE SEDIMENTS. WASH WATER SHALL BE VACTORED AND NOT ALLOWED TO BE FLUSHED DOWNSTREAM. CONTRACTOR SHALL PROVIDE MAINTENANCE ON STORMFILTER PER MANUFACTURER RECOMMENDATIONS.



No.	Revisions	Date
REV3	BUILDING PERMIT CITY CORRECTIONS	2025-09-16
REV2	BUILDING PERMIT CITY CORRECTIONS	2025-08-07



Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY
 City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW Checked LJP
Drawn	SBR Approved LJP

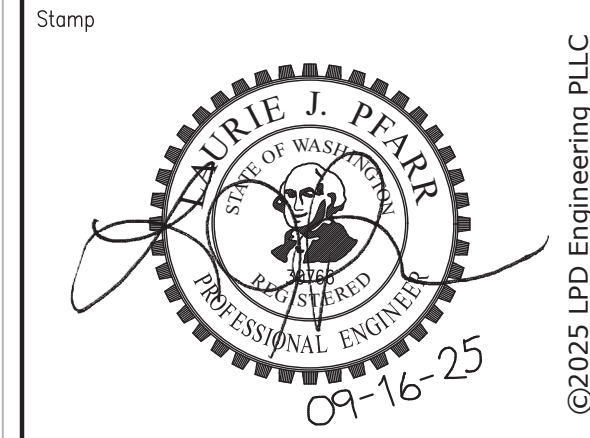
DRAINAGE PLAN

PERMIT SET
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C2.1

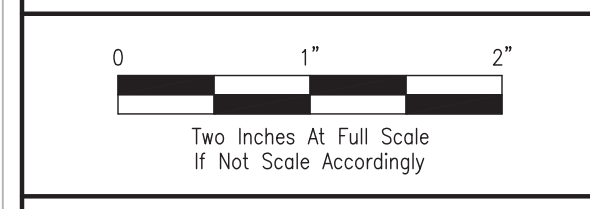
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No.	Revisions	Date
REV3	BUILDING PERMIT CITY CORRECTIONS	2025-09-18
REV2	BUILDING PERMIT CITY CORRECTIONS	2025-08-07



Project Name

CHESHIRE RESIDENCE 7615 E. MERCER WAY

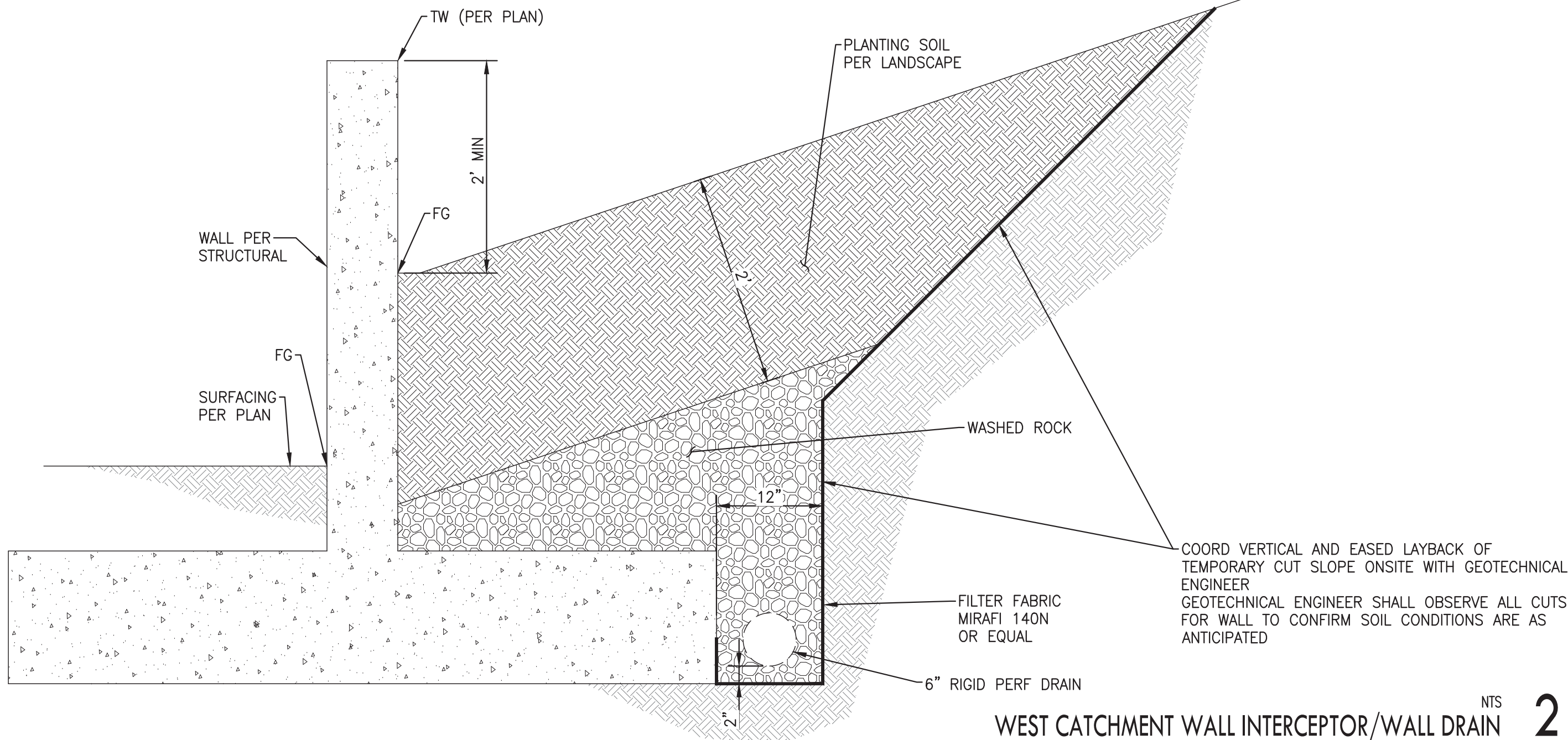
City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW
Drawn	SBR
Checked	LJP
Approved	LJP

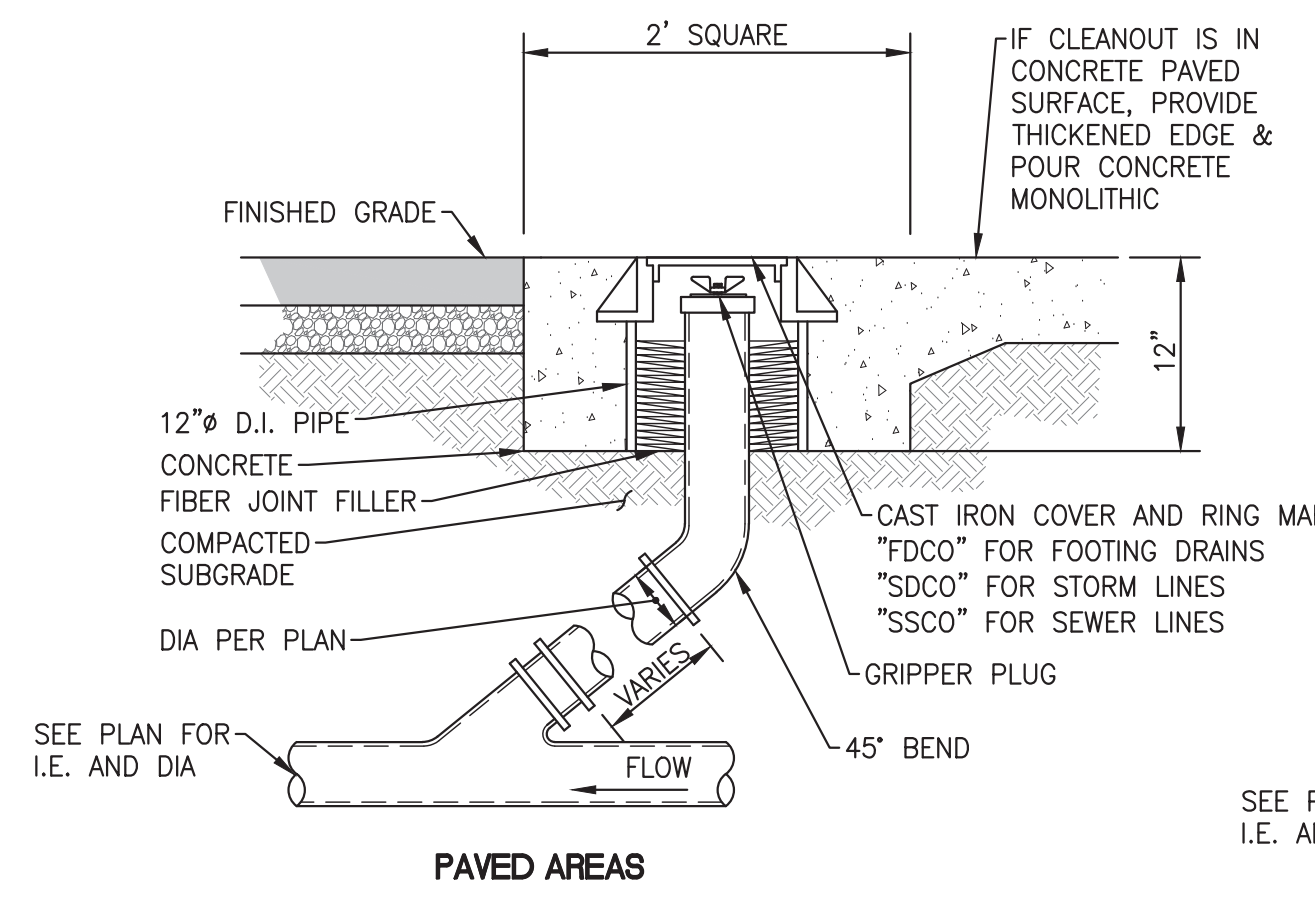
GRADING AND DRAINAGE DETAILS

Sheet **C2.2**

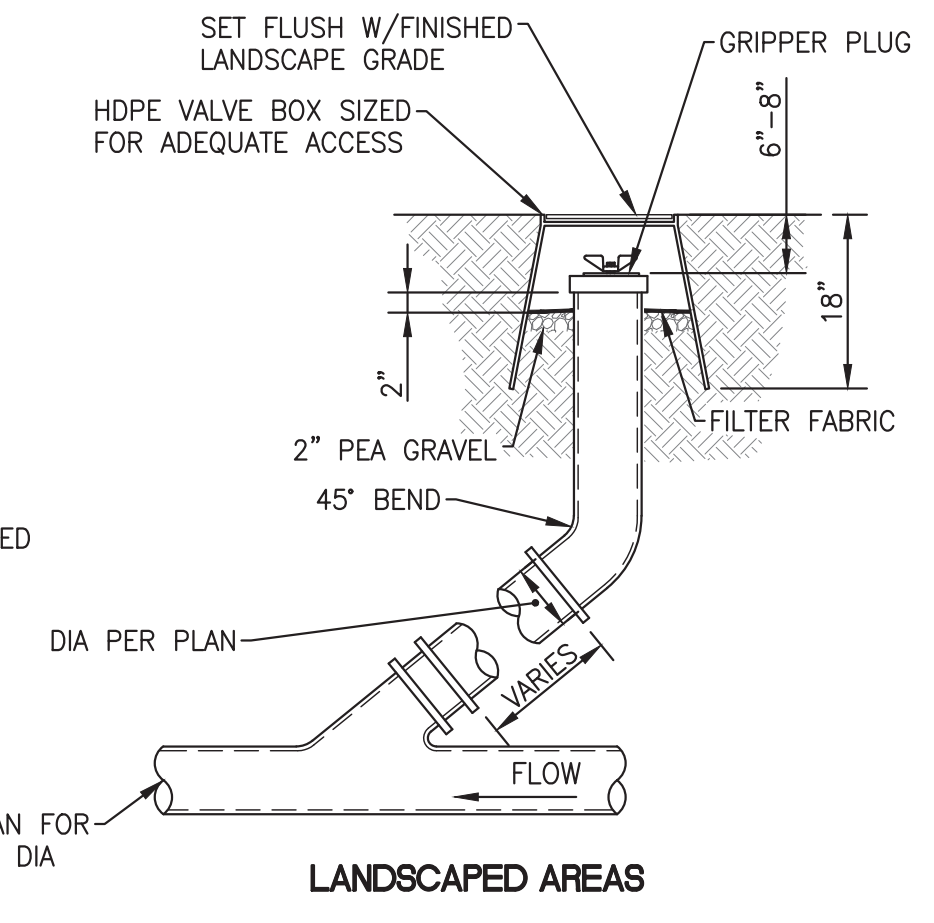
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WEST CATCHMENT WALL INTERCEPTOR/WALL DRAIN **2**



PAVED AREAS

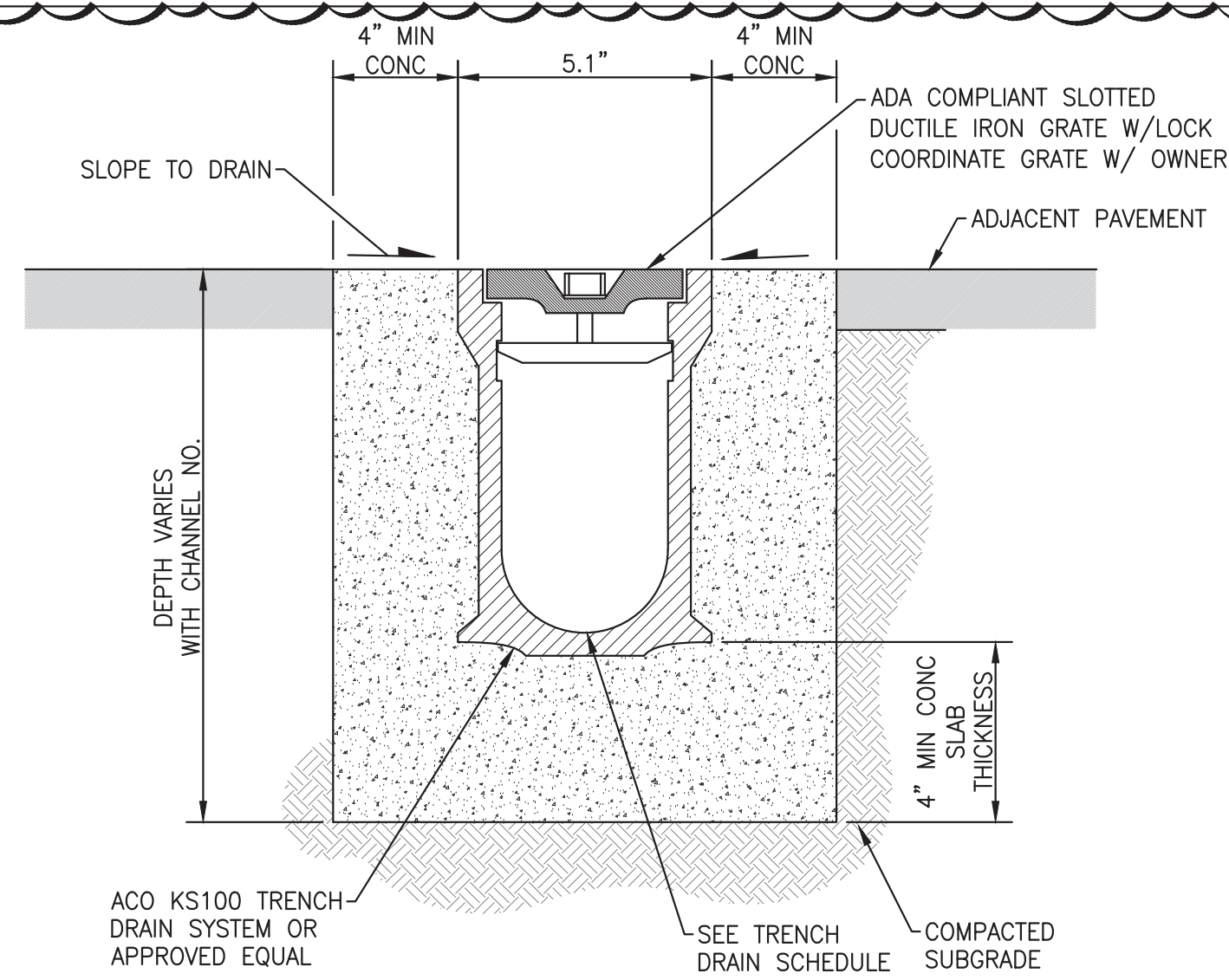


LANDSCAPED AREAS

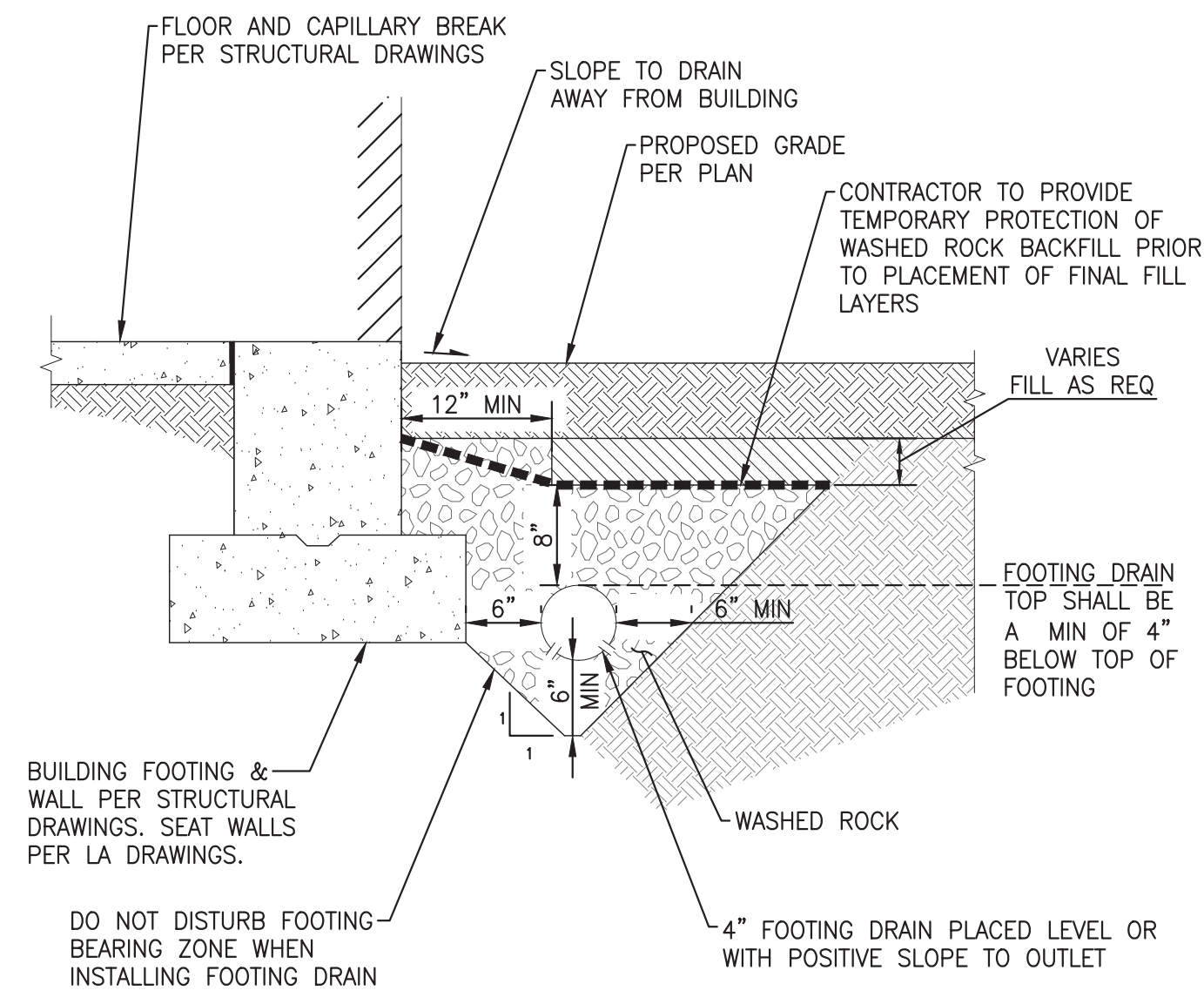
CLEANOUT **4**

NOTES:

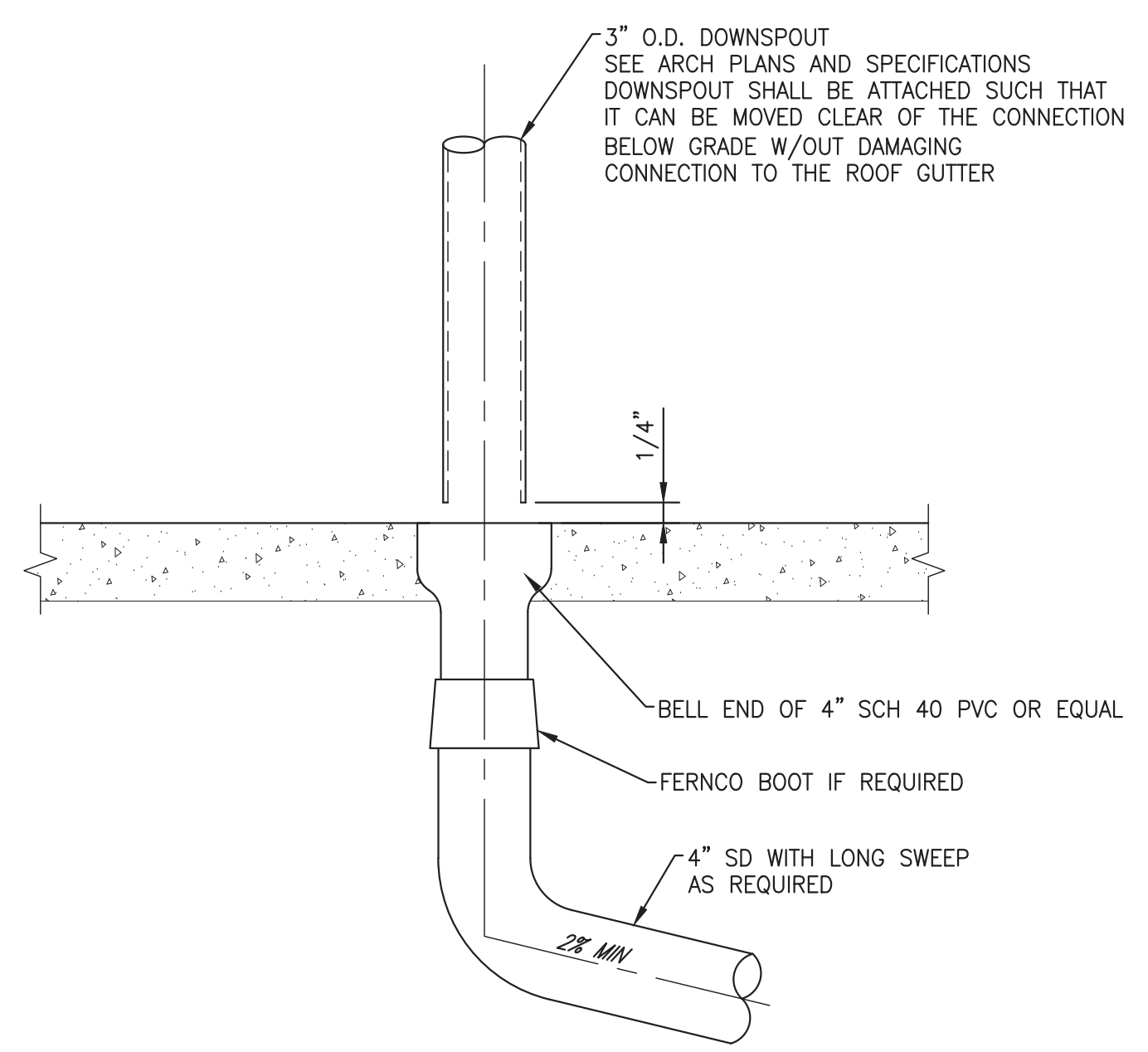
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIA. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA. PLUS CATCH BASIN WALL THICKNESS.
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-62ID. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
- FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT STD PLAN B-5.60-01.
- EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.
- CATCH BASIN INSTALLATION SHALL BE PER CONTRACT DOCUMENTS AND DETAILS.



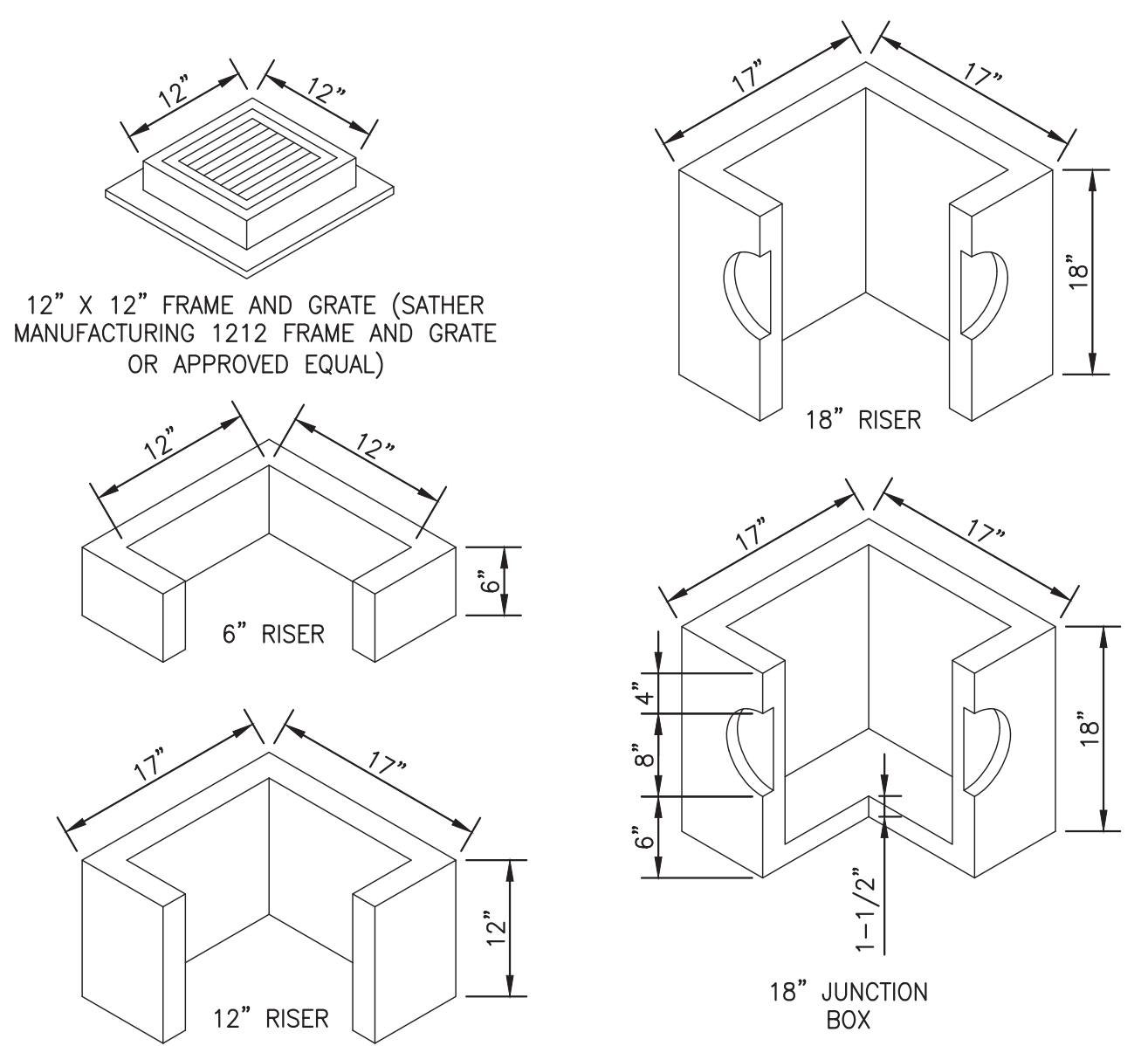
TRENCH DRAIN **5**



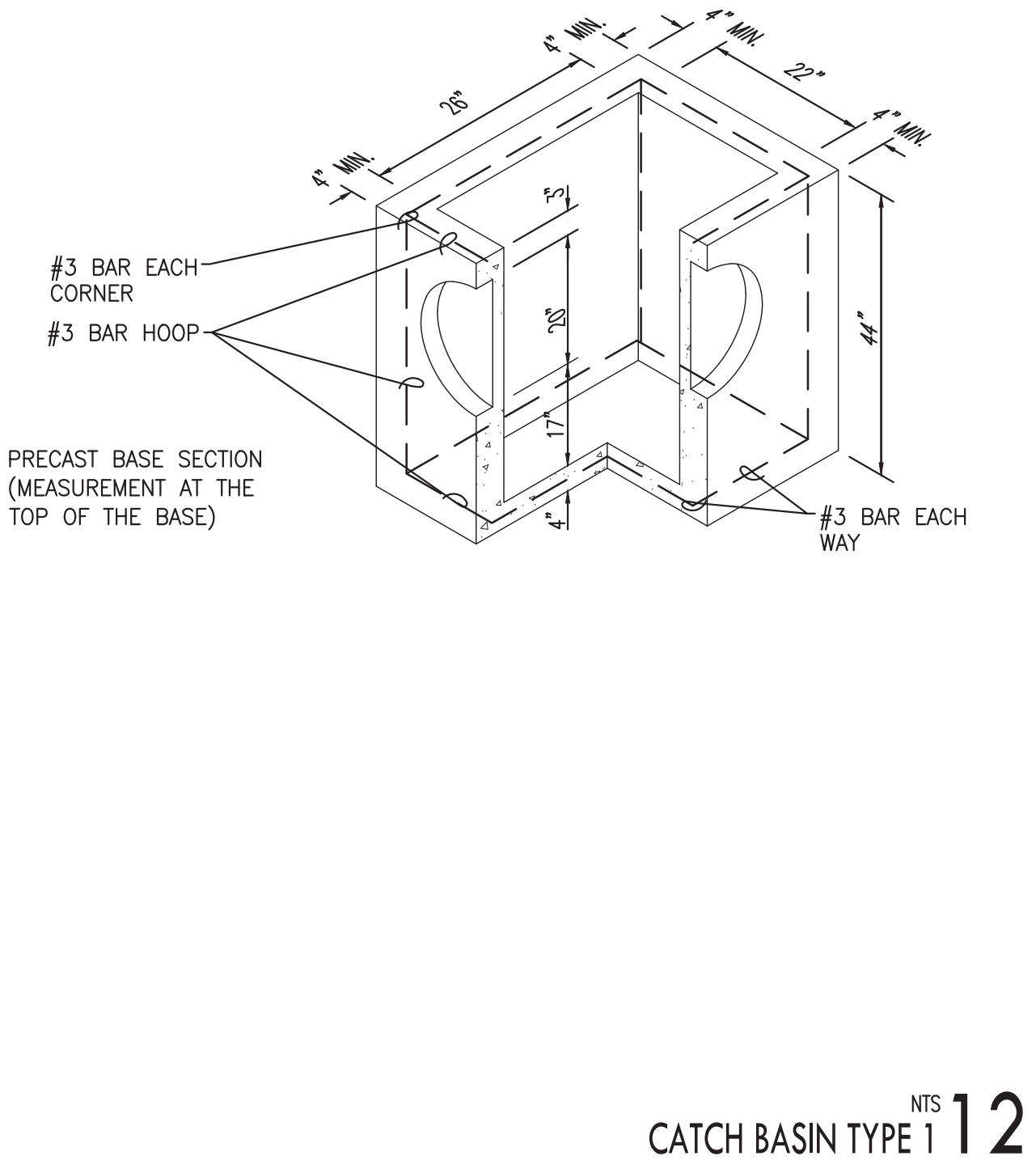
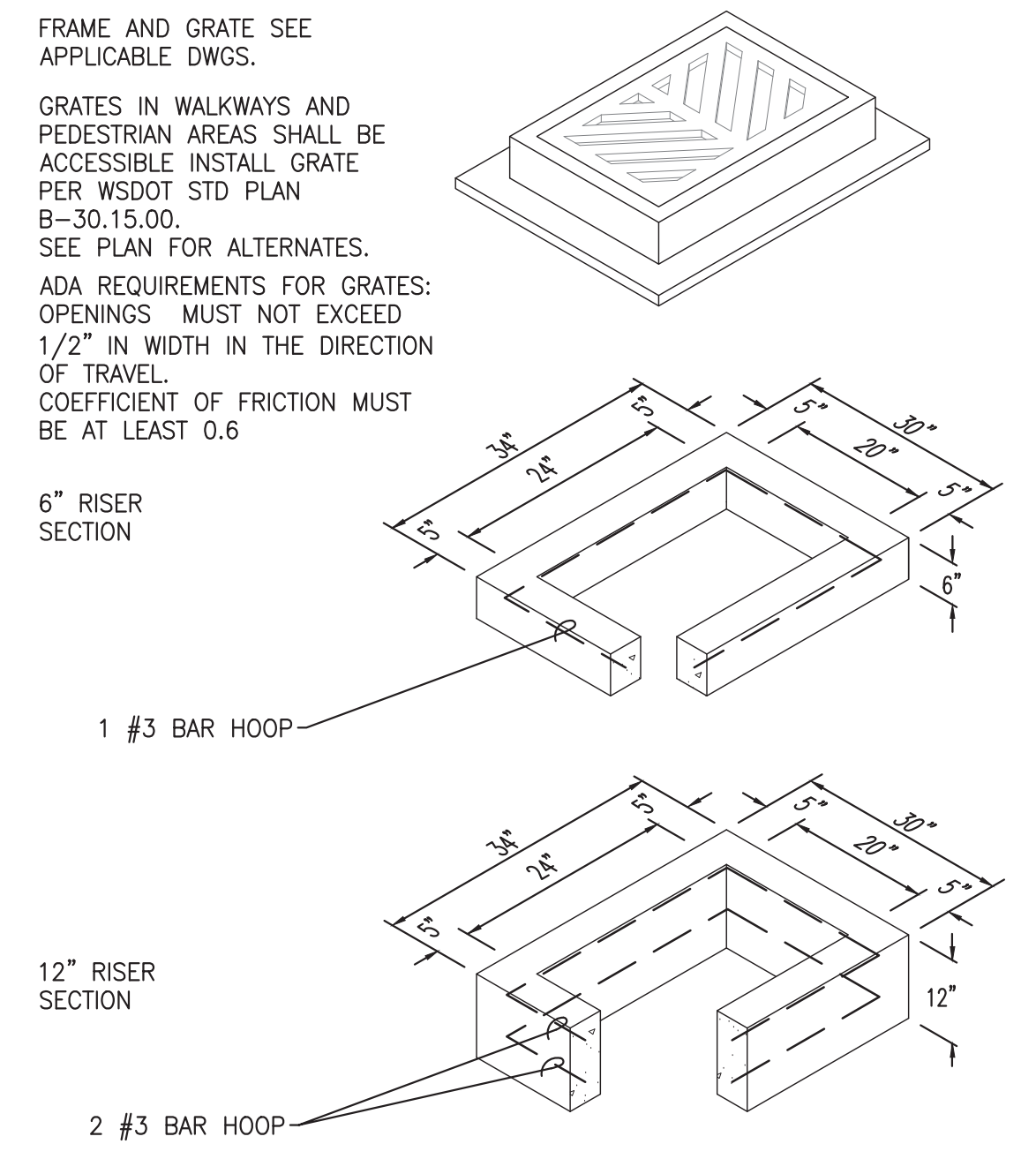
FOOTING DRAIN **6**



RESIDENTIAL ROOF DOWNSPOUT **9**



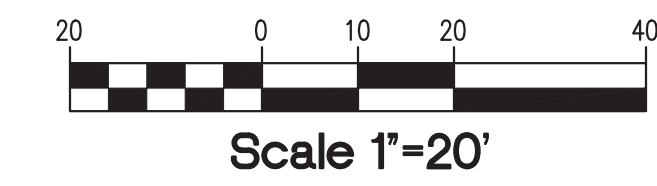
AREA DRAIN **11**



CATCH BASIN TYPE 1 **12**

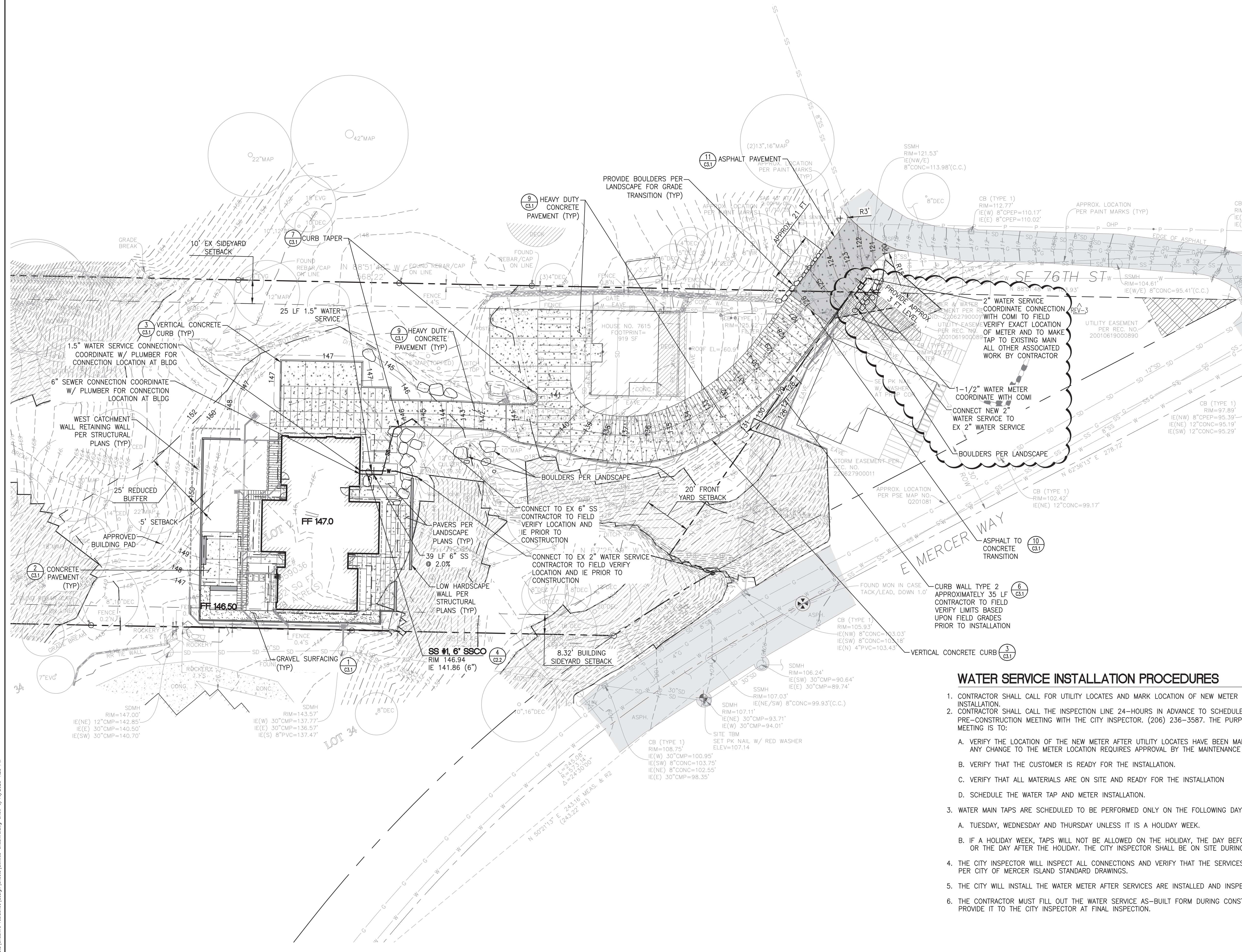
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Section 30, Township 24N, range 5E W.M.



LEGEND

- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- - - 230 PROPOSED CONTOUR (INDEX)
- - - 231 PROPOSED CONTOUR
- FF 78.0** FINISHED FLOOR ELEVATION
- ▭ EX BUILDING
- ▭ PROPOSED BUILDING
- ▭ CONCRETE PAVEMENT
- ▭ HEAVY DUTY CONCRETE PAVEMENT
- ▭ SCORED CONCRETE
- ▭ ASPHALT (AC) PAVEMENT
- ▭ GRAVEL SURFACING
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- ▭ VERTICAL CURB
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- ▭ FOOTING/SUBSURFACE DRAIN
- ▭ STORM DRAIN CLEANOUT
- ▭ FOOTING DRAIN CLEANOUT
- ▭ DOWNSPOUTS
- ▭ SIDE SEWER PIPE
- ▭ SEWER CLEANOUT
- ▭ SIDE SEWER CONNECTION
- ▭ WATER FITTINGS
- ▭ WATER SERVICE LINES
- ▭ WATER METER
- ▭ WATER SERVICE LINES

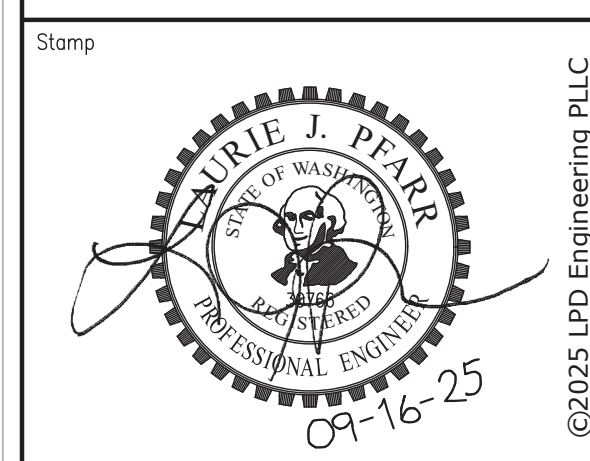


WATER SERVICE INSTALLATION PROCEDURES

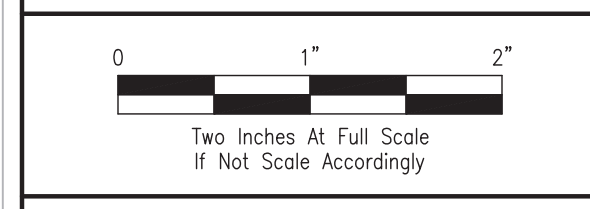
1. CONTRACTOR SHALL CALL FOR UTILITY LOCATES AND MARK LOCATION OF NEW METER INSTALLATION.
2. CONTRACTOR SHALL CALL THE INSPECTION LINE 24-HOURS IN ADVANCE TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR. (206) 236-3587. THE PURPOSE OF THE MEETING IS TO:
 - A. VERIFY THE LOCATION OF THE NEW METER AFTER UTILITY LOCATES HAVE BEEN MARKED. ANY CHANGE TO THE METER LOCATION REQUIRES APPROVAL BY THE MAINTENANCE DEPARTMENT.
 - B. VERIFY THAT THE CUSTOMER IS READY FOR THE INSTALLATION.
 - C. VERIFY THAT ALL MATERIALS ARE ON SITE AND READY FOR THE INSTALLATION
 - D. SCHEDULE THE WATER TAP AND METER INSTALLATION.
3. WATER MAIN TAPS ARE SCHEDULED TO BE PERFORMED ONLY ON THE FOLLOWING DAYS:
 - A. TUESDAY, WEDNESDAY AND THURSDAY UNLESS IT IS A HOLIDAY WEEK.
 - B. IF A HOLIDAY WEEK, TAPS WILL NOT BE ALLOWED ON THE HOLIDAY, THE DAY BEFORE OR THE DAY AFTER THE HOLIDAY. THE CITY INSPECTOR SHALL BE ON SITE DURING ALL WATER TAPS.
4. THE CITY INSPECTOR WILL INSPECT ALL CONNECTIONS AND VERIFY THAT THE SERVICES ARE INSTALLED PER CITY OF MERCER ISLAND STANDARD DRAWINGS.
5. THE CITY WILL INSTALL THE WATER METER AFTER SERVICES ARE INSTALLED AND INSPECTED.
6. THE CONTRACTOR MUST FILL OUT THE WATER SERVICE AS-BUILT FORM DURING CONSTRUCTION AND PROVIDE IT TO THE CITY INSPECTOR AT FINAL INSPECTION.

Call 3 Working Days Before You DIG!

1-800-424-5555



No.	Revisions	Date
REV3	BUILDING PERMIT CITY CORRECTIONS	2025-09-16
REV2	BUILDING PERMIT CITY CORRECTIONS	2025-08-07



Project Name

**CHESHIRE RESIDENCE
7615 E. MERCER WAY**

City of Mercer Island, Washington

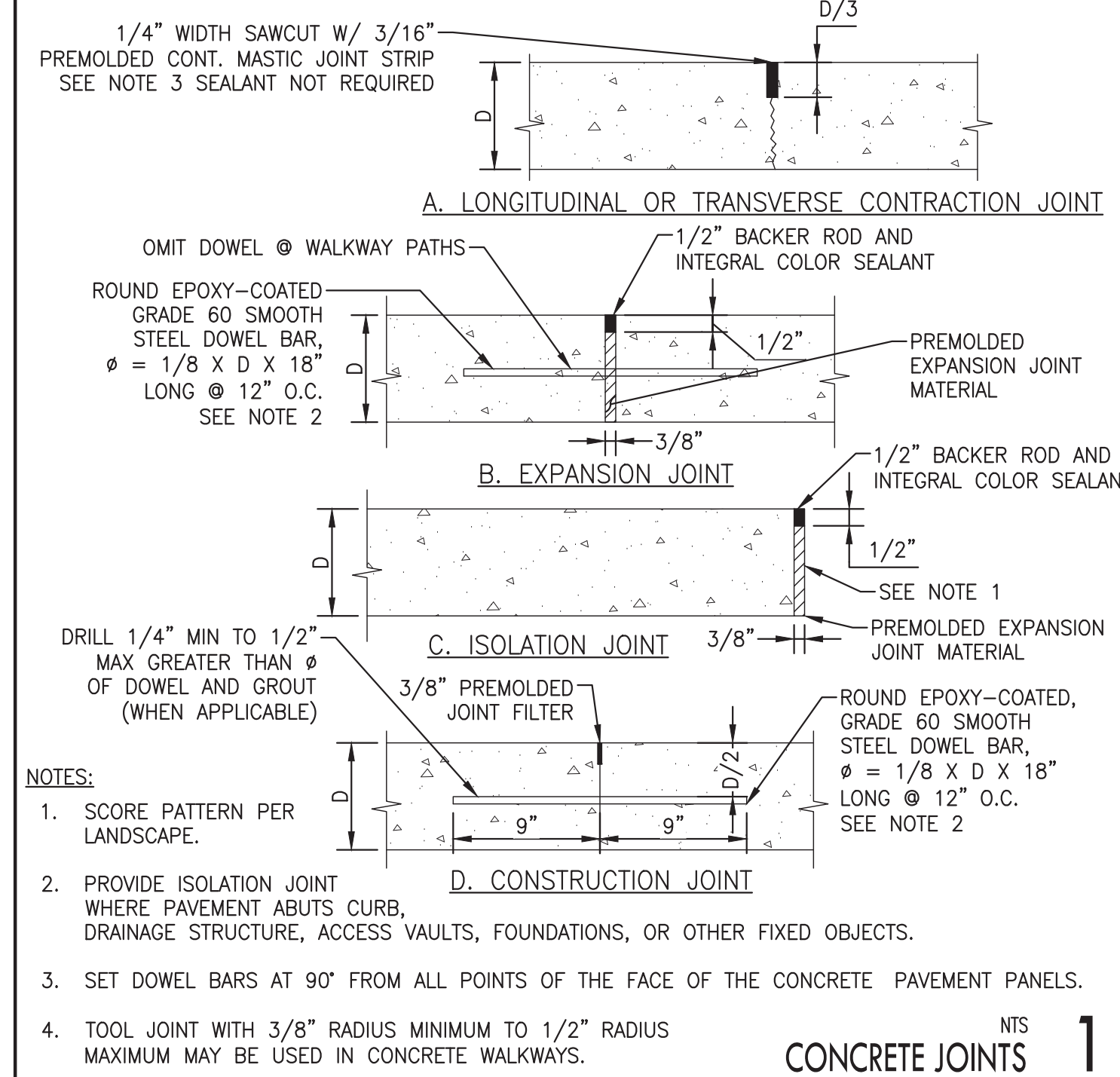
Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW Checked LJP
Drawn	SBR Approved LJP

Description
UTILITIES AND PAVING PLAN

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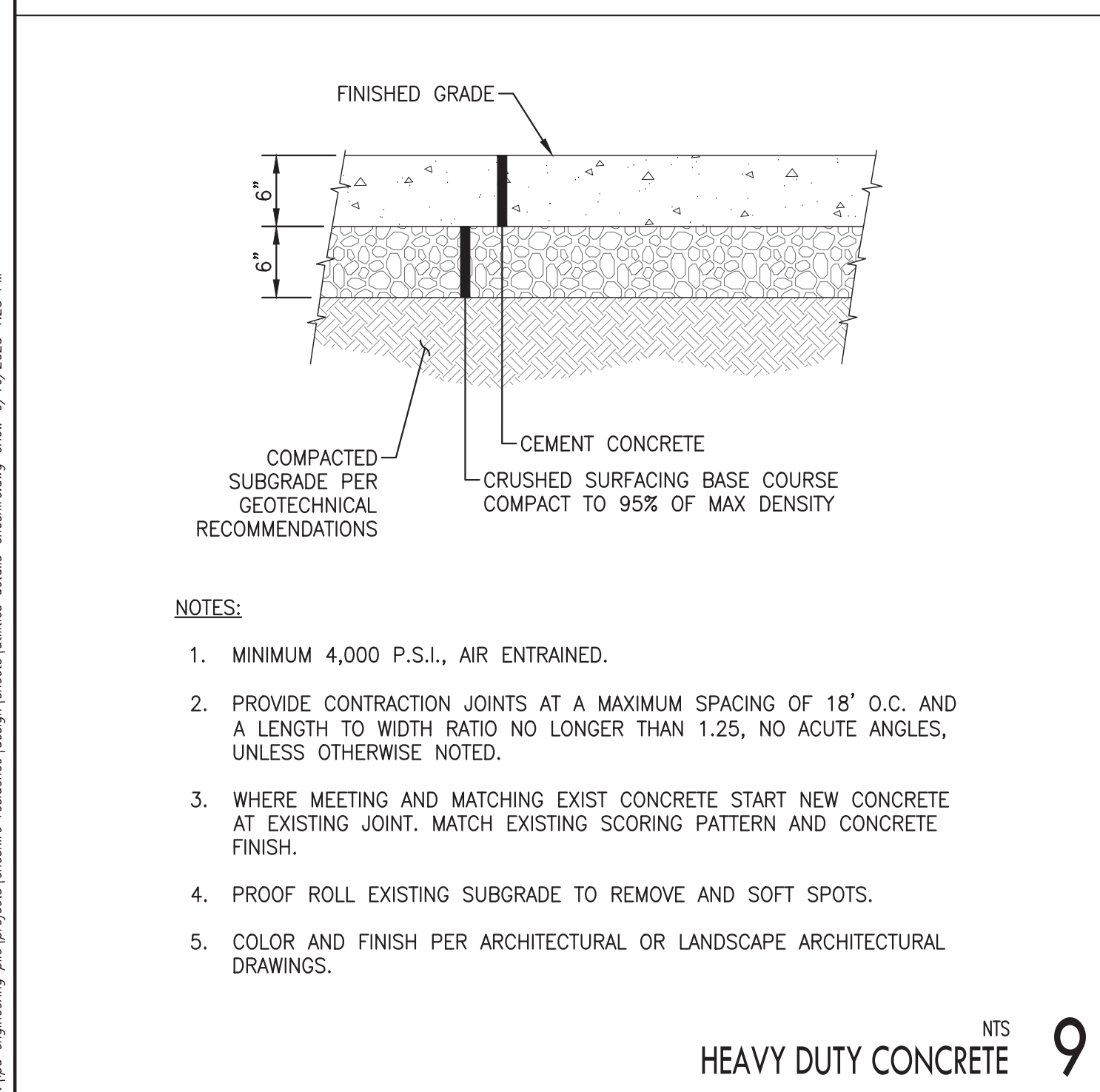
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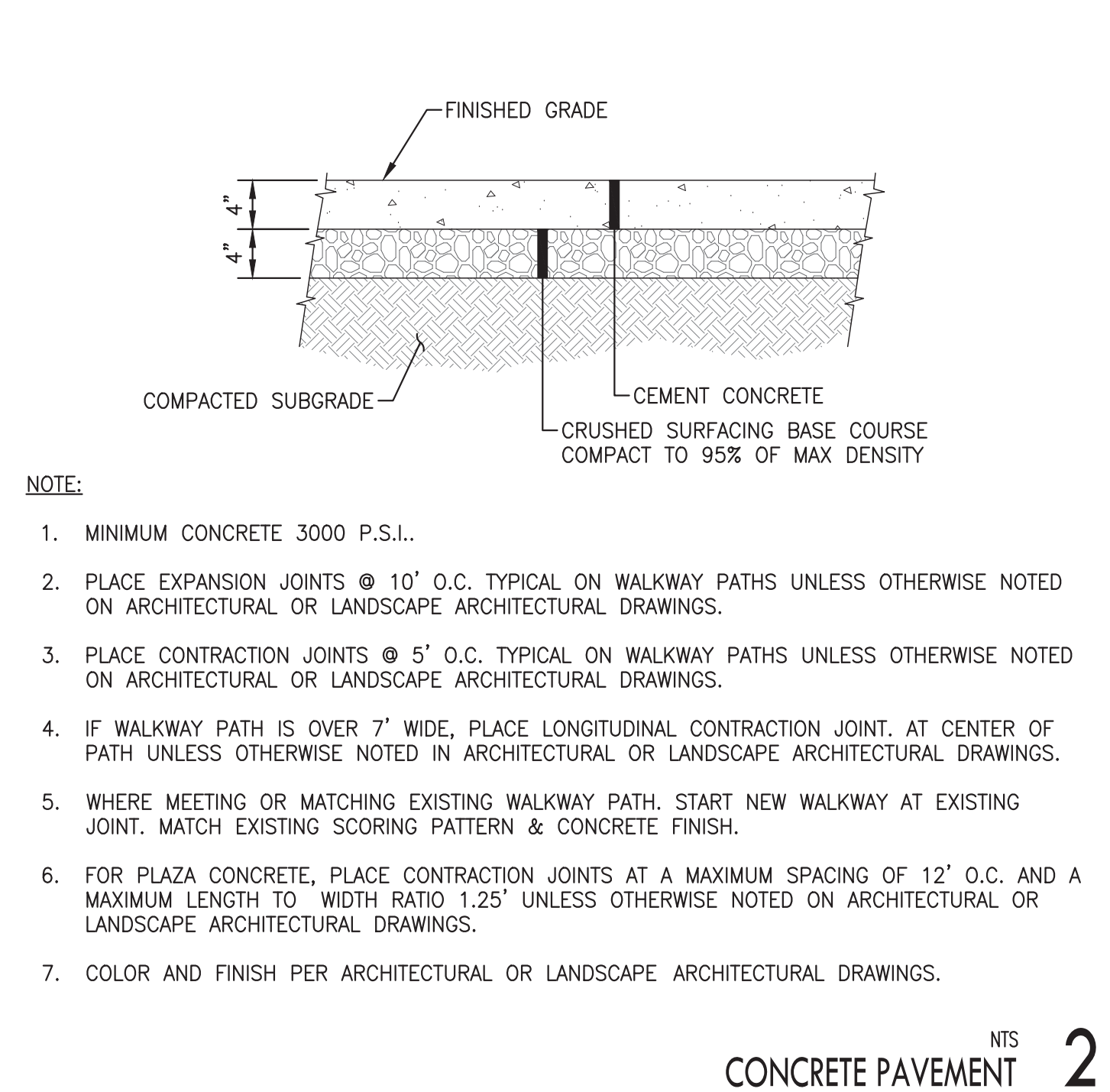
CONCRETE JOINTS 1



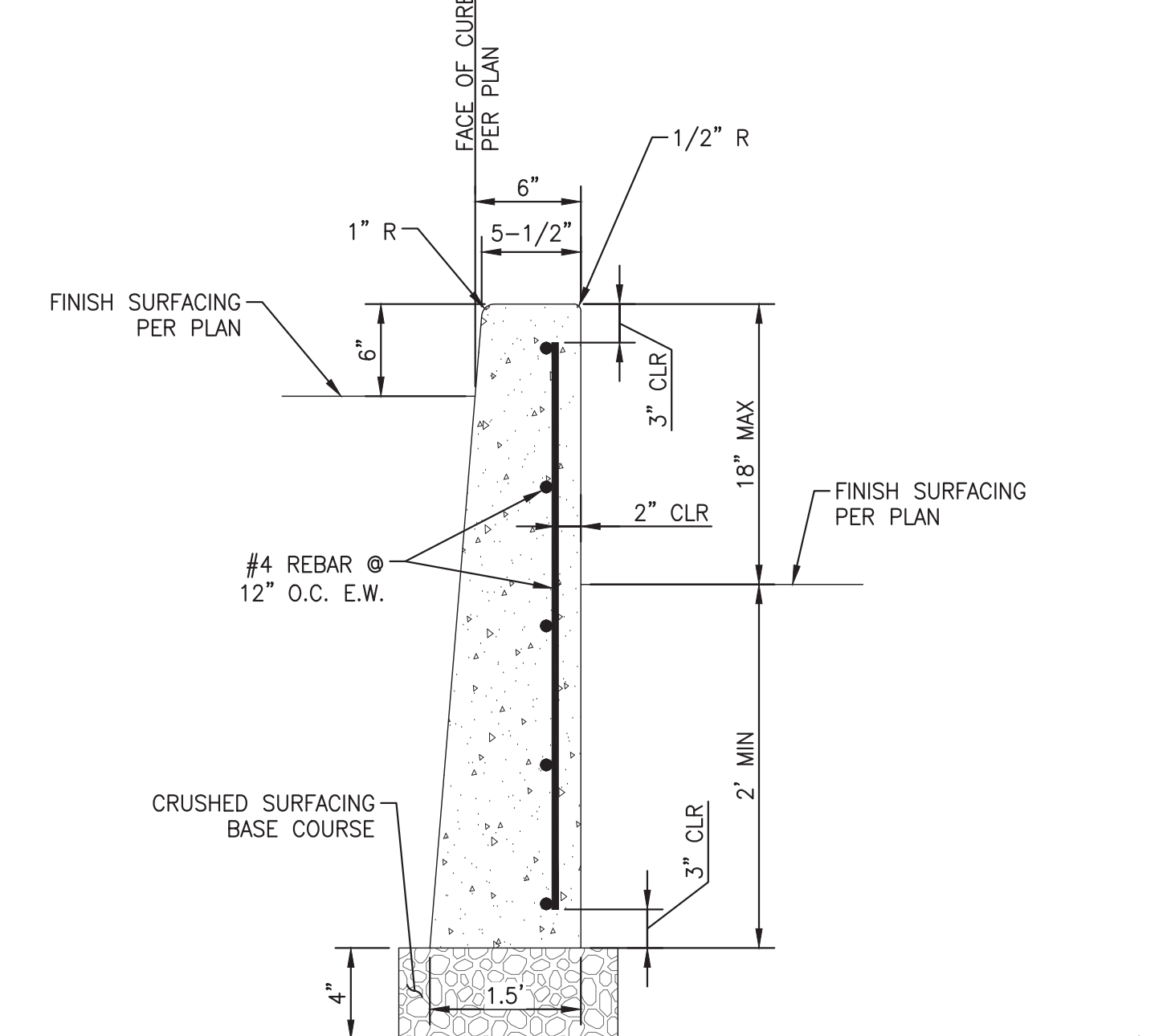
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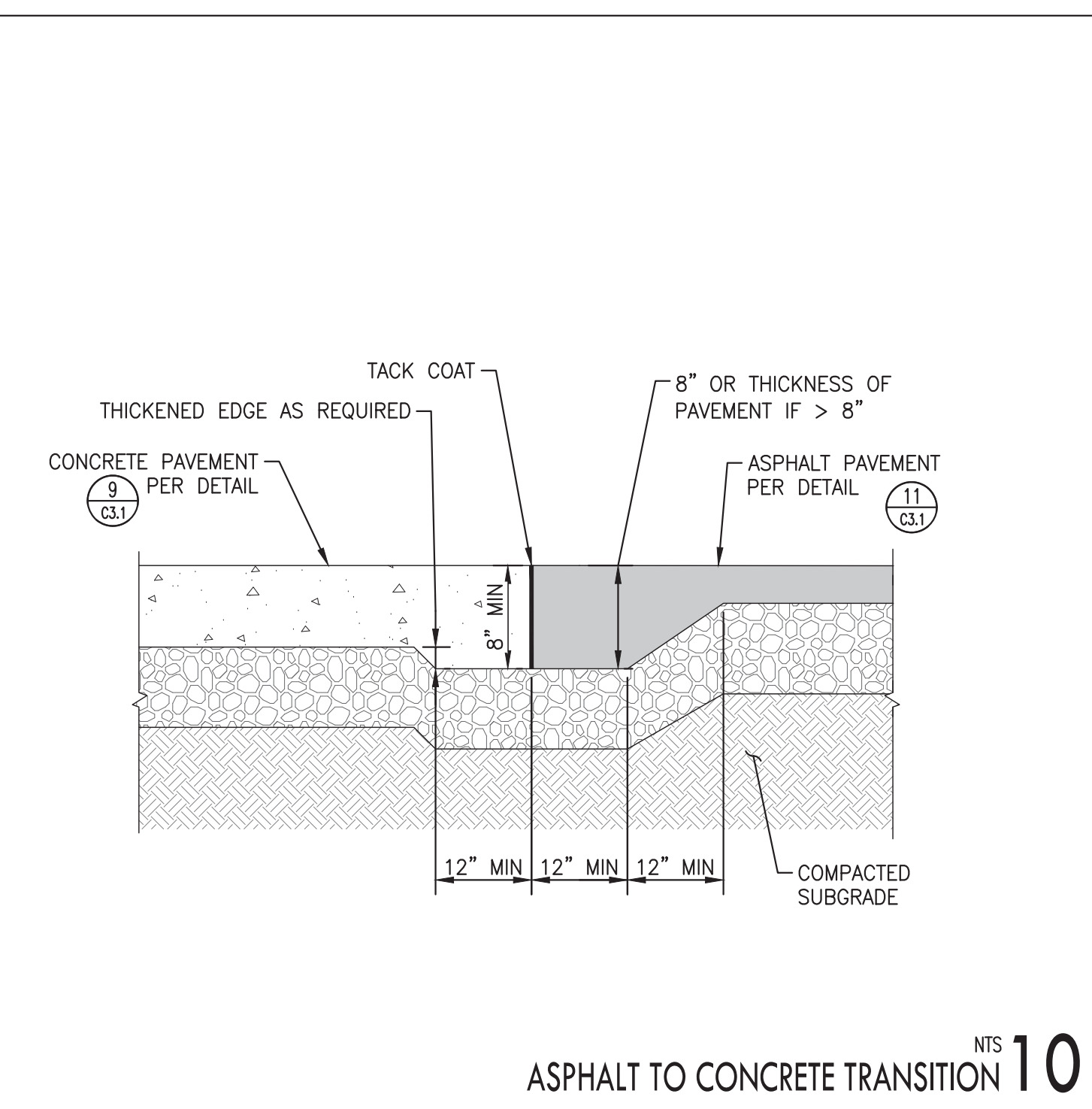
VERTICAL CONCRETE CURB 3



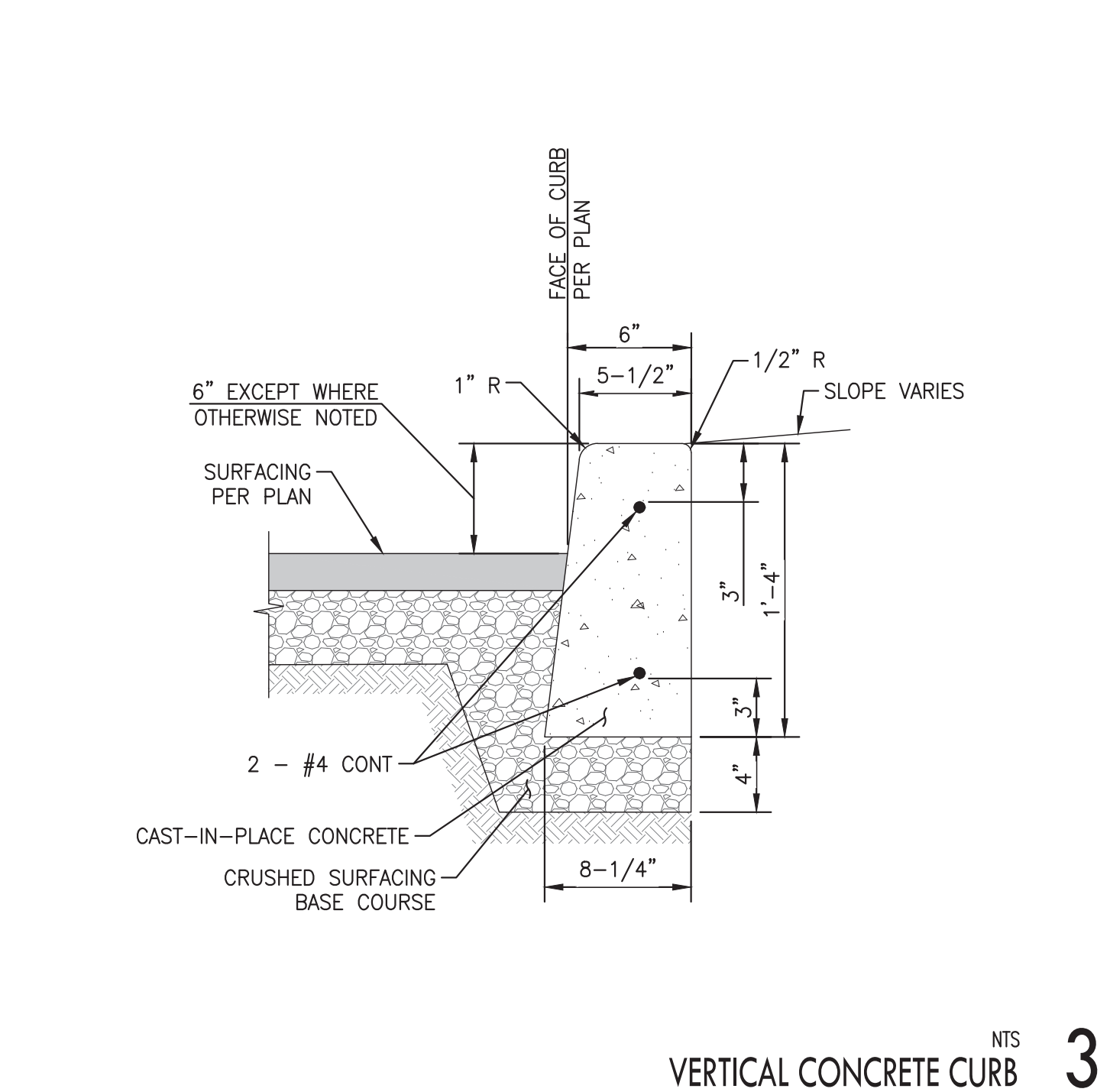
CONCRETE CURB WALL TYPE 2 6



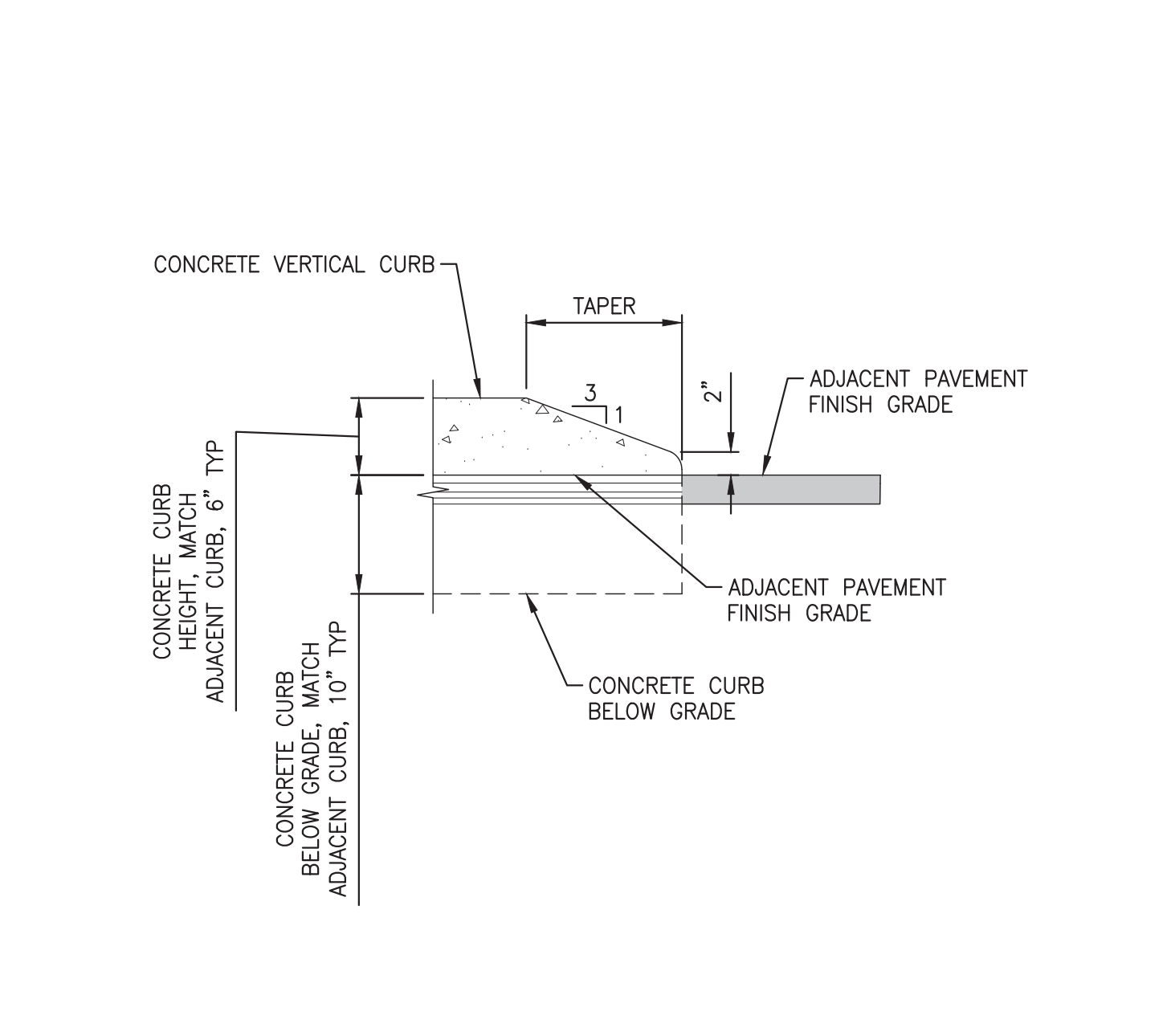
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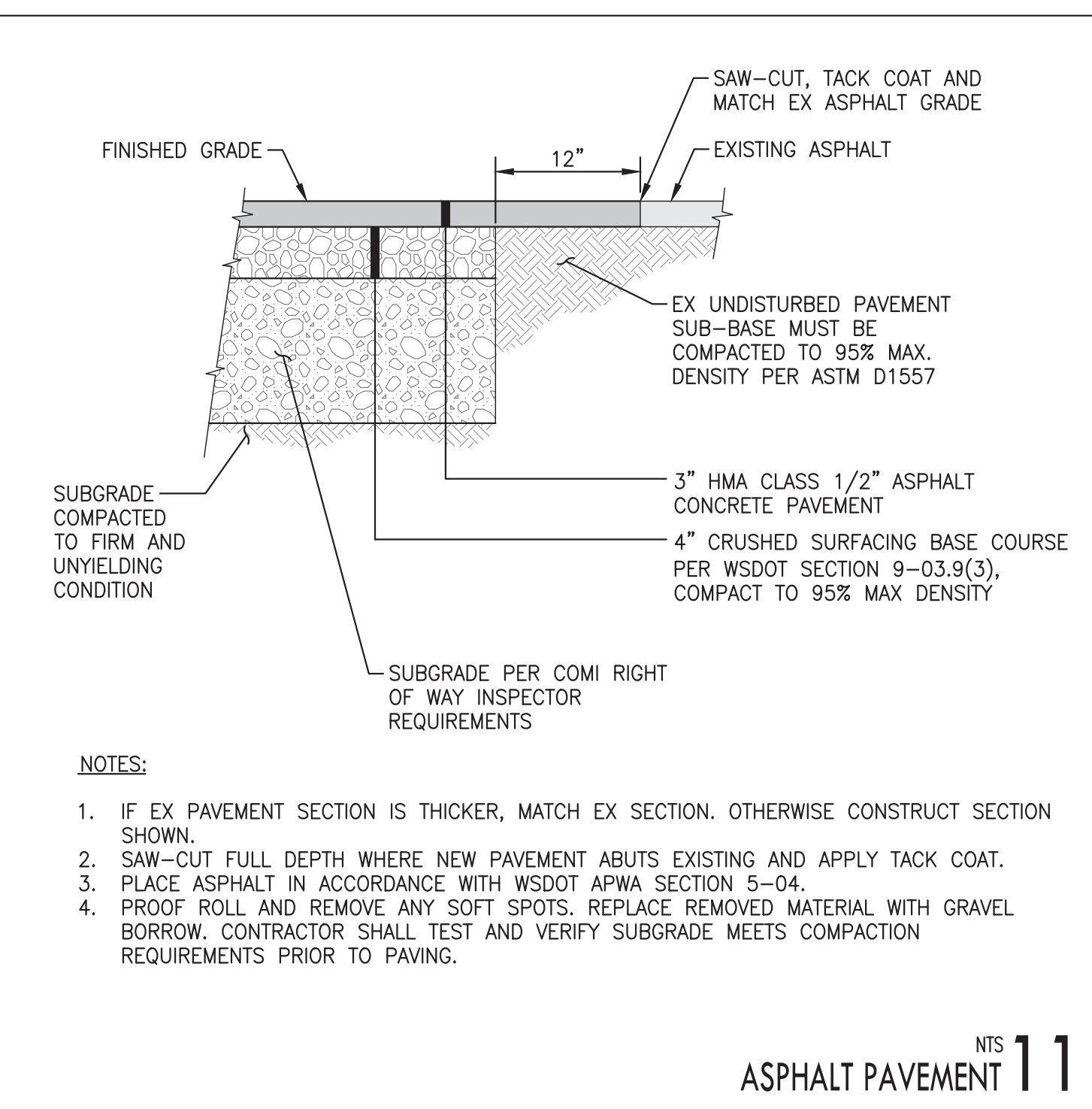
HEAVY DUTY CONCRETE 9



ASPHALT TO CONCRETE TRANSITION 10



ASPHALT PAVEMENT 11



NOT USED 12

CITY OF MERCER ISLAND UTILITY NOTES

- ALL STAGING AND STORAGE SHALL OCCUR ON SITE.
- A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) INSTALLATION SHALL BE REQUIRED AND INSTALLED 12 INCHES ABOVE GRADE BEHIND THE WATER METER FOR ALL NEW AND DEMO REBUILD SINGLE FAMILY, LAKEFRONT PROJECTS. THE RPBA SHALL BE INSPECTED AT TIME OF INSTALLATION AND AT BUILDING FINAL. (A HOT BOX TO PROTECT THE RPBA ASSEMBLY IS OPTIONAL.) A DOUBLE CHECK VALVE ASSEMBLY (DCVA) IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS.
- POT HOLE THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT OF WAY. ALL MATERIAL MUST BE IMPORTED.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE EXISTING WATER SERVICE MUST BE ABANDONED AT THE CITY WATER MAIN WHEN A NEW SERVICE IS INSTALLED. THE HOMEOWNER IS RESPONSIBLE FOR ALL COST ASSOCIATED WITH THE ABANDONMENT OF THE EXISTING WATER SERVICE.
- NO ADS FLEXIBLE PIPE SHALL BE ALLOWED.
- SAND COLLARS ARE REQUIRED FOR GROUTING PVC PIPE TO CONCRETE STRUCTURES. THIS ALSO APPLIES TO ADS N-12 PIPES AND HDPE PIPES.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THE PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- THE CONTRACTOR MUST POT HOLE ALL UTILITIES PRIOR TO MAKING CONNECTIONS TO VERIFY MATERIAL, DIAMETER, ALIGNMENTS, ETC. PRIOR TO MAKING CONNECTIONS, CONTRACTOR SHALL HAVE ALL NECESSARY PARTS, MATERIALS AND EQUIPMENT ON SITE. CONTACT SITE & UTILITIES INSPECTOR TO VERIFY.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
- INFORM THE MERCER ISLAND CITY SITE/UTILITY INSPECTOR AT 206.275-7714 OF THE ANTICIPATED START DATE OF IN-WATER WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FIELD LOCATE THE SEWER MAIN (LAKELINE) UNDERLYING THE LAKEBED AND MARK CLEARLY PRIOR TO THE START OF CONSTRUCTION. CONTACT THE MERCER ISLAND SITE/UTILITY INSPECTOR AT (206)275-7714 FOR AVAILABLE INFORMATION ABOUT THE LAKELINE AND ASSISTANCE WHERE POSSIBLE WITH IDENTIFYING THE GENERAL LOCATION OF THE LAKELINE PRIOR TO CONSTRUCTION. GIS MAPPING MAY BE AVAILABLE BY CALLING (206)236-3471. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID SEWER MAIN RESULTING FROM CONSTRUCTION.
- ALL WATER LINES SHALL HAVE A MINIMUM 42" OF COVER FROM FINISHED GRADE.

CITY OF MERCER ISLAND UTILITY NOTES 8

c:\pdr\engineering\plc\projects\cheshire_residence\design\layouts\utilities\cheshire_residence.dwg 9/16/2025 1:28 PM

1932 First Ave,
Suite 500,
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344

Stamp

09-16-25

No.	Revisions	Date
REV3	BUILDING PERMIT CITY CORRECTIONS	2025-09-16
REV2	BUILDING PERMIT CITY CORRECTIONS	2025-08-07

Two Inches At Full Scale
If Not Scale Accordingly

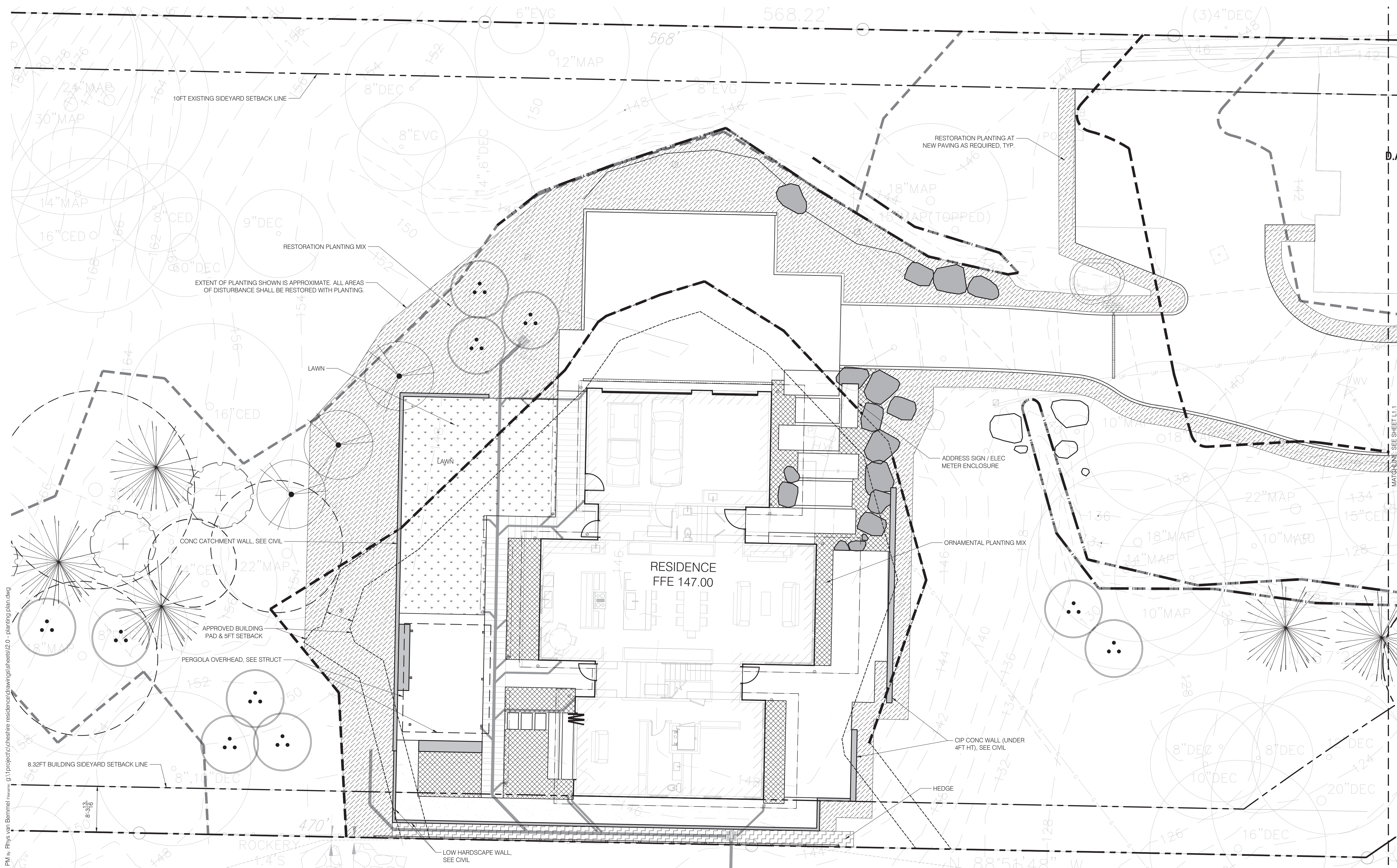
Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY

City of Mercer Island, Washington

PERMIT SET

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW Checked LJP
Drawn	SBR Approved LJP
Description	UTILITIES AND PAVING DETAILS
Sheet	C3.1

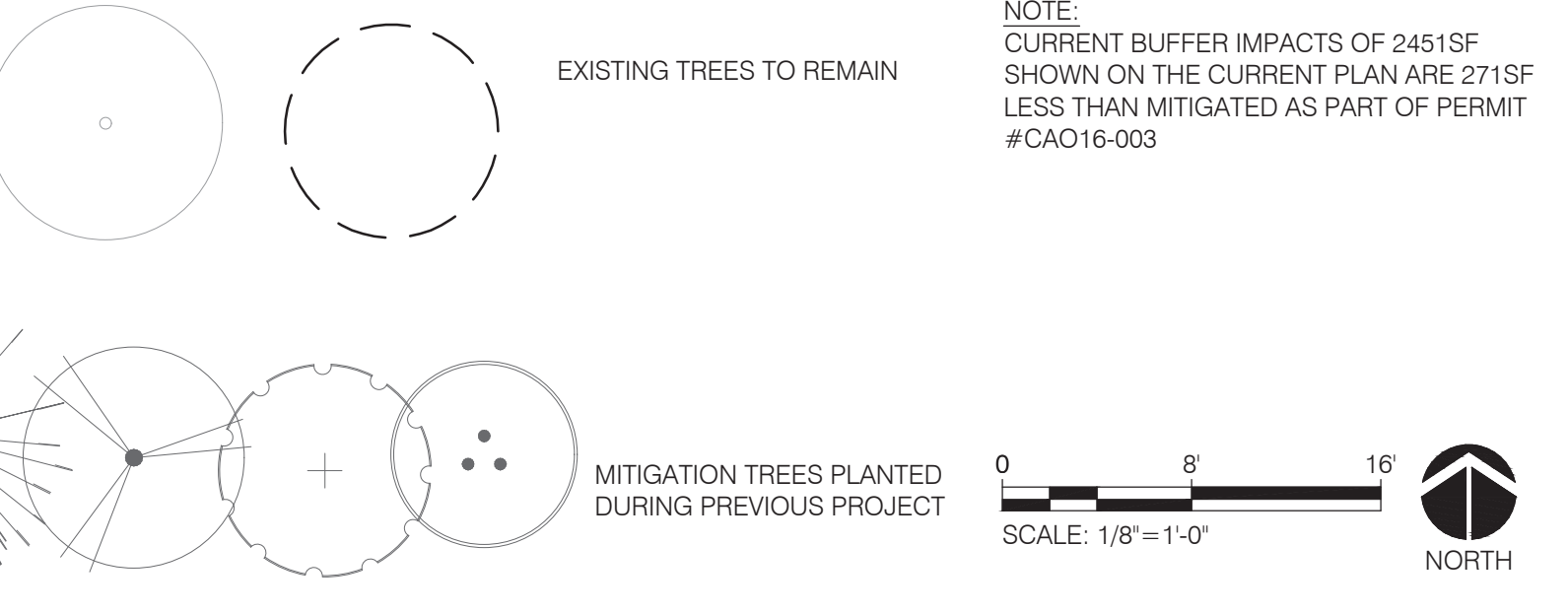


PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RESTORATION PLANTING MIX			
ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	1 GAL.	24" O.C.
CORNUS SERICEA	RED OSIER DOGWOOD	3 GAL.	36" O.C.
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POTS	24" O.C.
GAULTHERIA SHALLON	SALAL	1 GAL.	24" O.C.
MAHONIA REPENS	CREeping OREGON GRAPE	1 GAL.	24" O.C.
MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL.	30" O.C.
OEMLERIA CERASIFORMIS	OSOBERRY	3 GAL.	60" O.C.
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	24" O.C.
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL.	60" O.C.
RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL.	60" O.C.
RUBUS SPECTABILIS	SALMONBERRY	1 GAL.	48" O.C.
SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	36" O.C.
SPIRAEA DOUGLASII	DOUGLAS SPIREA	3 GAL.	60" O.C.

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ORNAMENTAL PLANTING			
ACHILLEA MILLEFOIUM	COMMON YARROW	1 GAL.	12" O.C.
ADIANTUM CAPILLUS-VENERIS	MAIDENHAIR FERN	3 GAL.	24" O.C.
ASARUM CANADENSE	WILD GINGER	4" POTS	24" O.C.
BLECHNUM SPICANT	DEER FERN	3 GAL.	24" O.C.
CARPENTERIA CALIFORNICA	BUSH ANENOME	5 GAL.	48" O.C.
CELANOTHUS THYRSIFLORUS	BLUERLOSSOM	5 GAL.	48" O.C.
CHOISYA TERNATA 'SUNDANCE'	SUNDANCE MEXICAN MOCK ORANGE	5 GAL.	36" O.C.
DAPHNE X TRANSATLANTICA	FRAGRANT DAPHNE	1 GAL.	36" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	24" O.C.
IRIS MISSOURIENSIS	WESTERN BLUE IRIS	1 GAL.	12" O.C.
LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.
LUZULA PARVIFLORA	SMALL FLOWERED WOODRUSH	1 GAL.	12" O.C.
SYMPHYOTRICUM SUBSPICATUM	DOUGLAS ASTER	6" POTS	12" O.C.

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HEDGE ROW			
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	60" O.C.
LAWN			
TURF SOD BLUEGRASS	KENTUCKY BLUE GRASS		

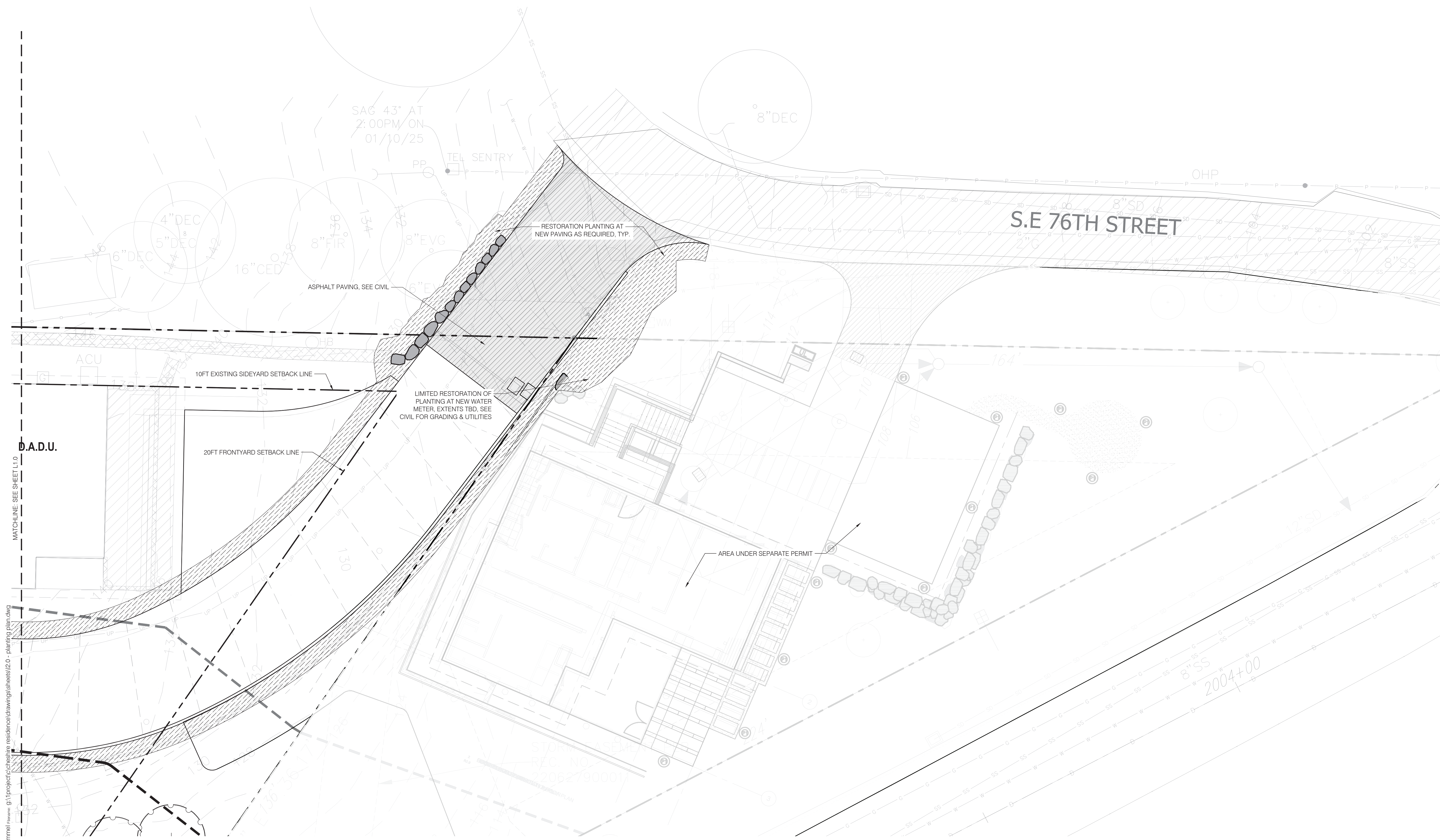


NOTE: CURRENT BUFFER IMPACTS OF 2451SF SHOWN ON THE CURRENT PLAN ARE 2715F LESS THAN MITIGATED AS PART OF PERMIT #CA016-003

09/19/2025 1:45 PM by: Rhys van Bommel Drawing: g:\1\project\cheshire residence\drawings\sheets\20 - planting plan.dwg
 Berger Partnership Project Number: XXXXXXXXX.XX (Revised)



SET TYPE: **BUILDING PERMIT SET**
 SET ISSUE DATE: **09.19.2025**
 REVISIONS: Value engineering 09.27.2017

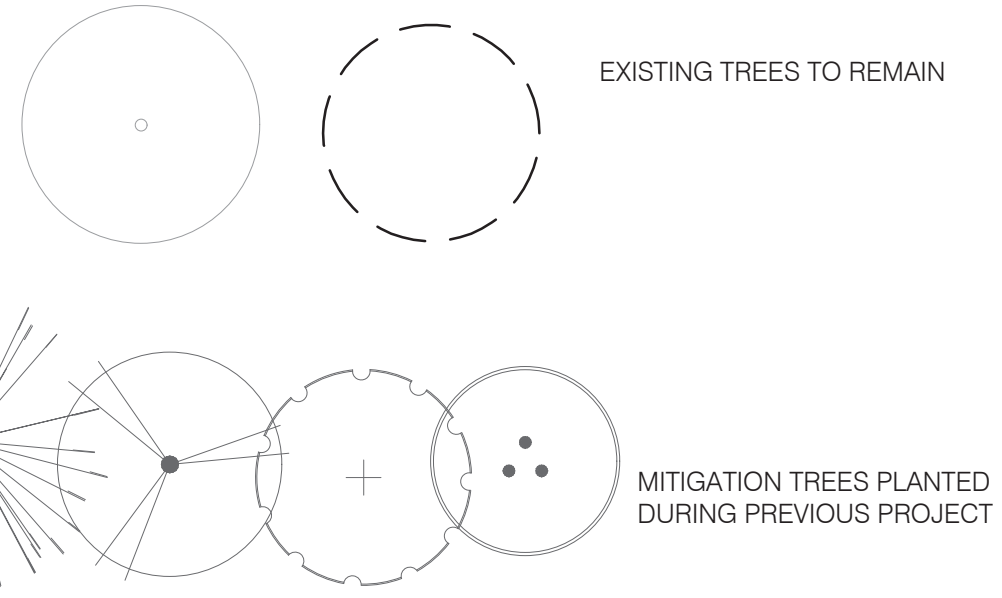


PLANTING SCHEDULE

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BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HEDGE ROW			
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	60" O.C.
LAWN			
TURF SOD BLUEGRASS	KENTUCKY BLUE GRASS		



NOTE:
CURRENT BUFFER IMPACTS OF 2451SF SHOWN ON THE CURRENT PLAN ARE 271SF LESS THAN MITIGATED AS PART OF PERMIT #CA016-003

0 8 16'
SCALE: 1/8"=1'-0"

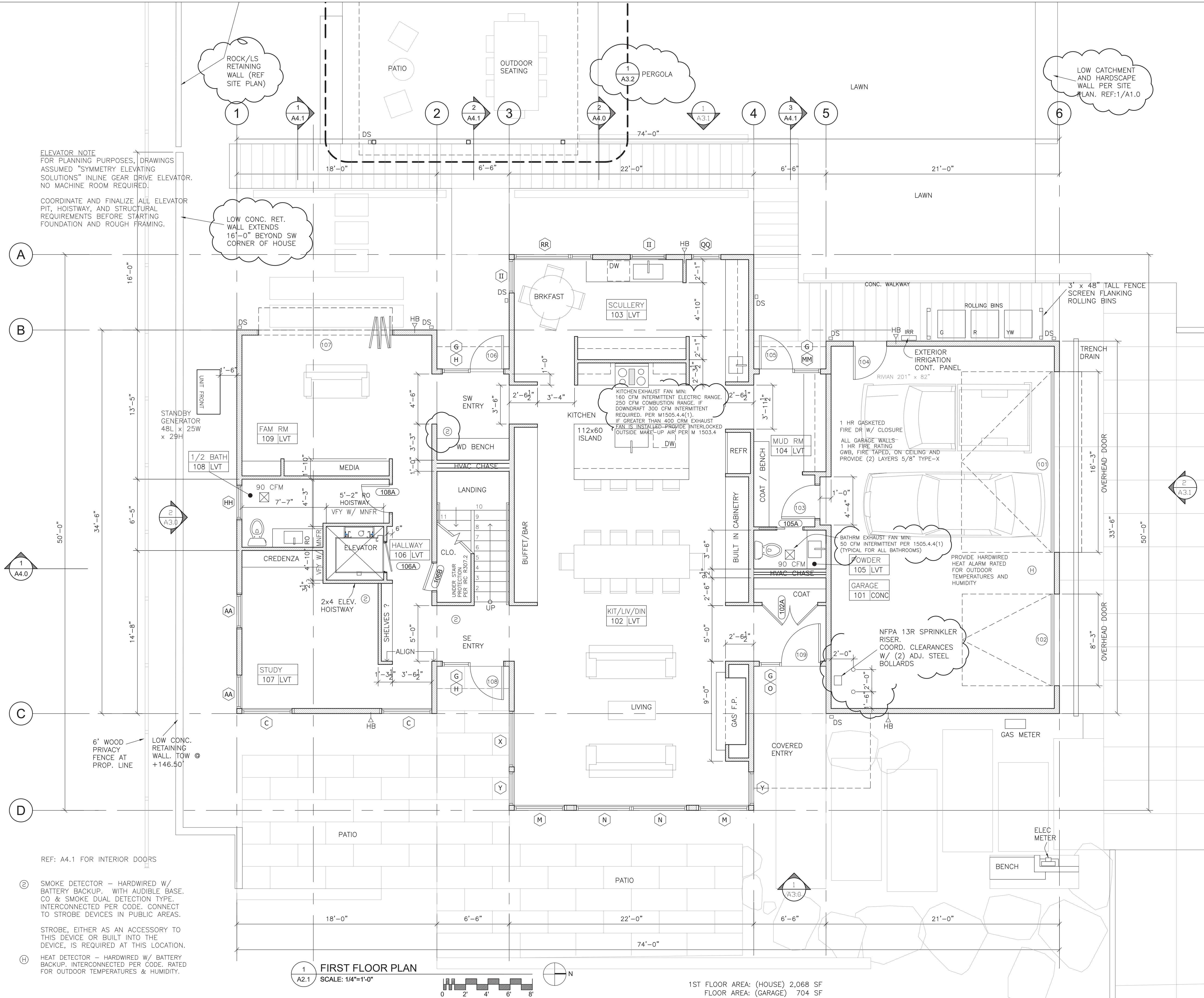
NORTH

09/19/2025 1:45 PM by Rhys van Bommel (rhys.vanbommel@bergerpartnership.com) G:\1\project\cheshire residence\drawings\sheet\20 - planting plan.dwg
 MATCHLINE - SEE SHEET L1.0
 D.A.D.U.
 BERGER PARTNERSHIP PROJECT NUMBER: XXXXXXXXX



SET TYPE
BUILDING PERMIT SET
 SET ISSUE DATE
09.19.2025
 REVISIONS:
 Value engineering 09.27.2017

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



ELEVATOR NOTE
FOR PLANNING PURPOSES, DRAWINGS ASSUMED "SYMMETRY ELEVATING SOLUTIONS" INLINE GEAR DRIVE ELEVATOR. NO MACHINE ROOM REQUIRED.
COORDINATE AND FINALIZE ALL ELEVATOR PIT, HOISTWAY, AND STRUCTURAL REQUIREMENTS BEFORE STARTING FOUNDATION AND ROUGH FRAMING.

LOW CONC. RET. WALL EXTENDS 16'-0" BEYOND SW CORNER OF HOUSE

ROCK/LS RETAINING WALL (REF SITE PLAN)

LOW CATCHMENT AND HARDSCAPE WALL PER SITE PLAN. REF: 1/A1.0

KITCHEN EXHAUST FAN MIN: 160 CFM INTERMITTENT ELECTRIC RANGE, 250 CFM COMBUSTION RANGE, F DOWNDRAFT 500 CFM INTERMITTENT REQUIRED. PER M1505.4.4(1). IF GREATER THAN 400 CFM EXHAUST FAN IS INSTALLED-PROVIDE INTERLOCKED OUTSIDE MAKE-UP AIR PER M 1503.4

1 HR GASKETED FIRE DR W/ CLOSURE
ALL GARAGE WALLS- 1 HR FIRE RATING
GWB, FIRE TAPED, ON CEILING AND PROVIDE (2) LAYERS 5/8" TYPE-X

BATHRM EXHAUST FAN MIN: 90 CFM INTERMITTENT PER 1505.4.4(1) (TYPICAL FOR ALL BATHROOMS)

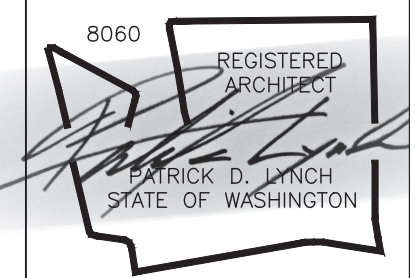
NFPA 13R SPRINKLER RISER. COORD. CLEARANCES W/ (2) ADJ. STEEL BOLLARDS

A
B
C
D

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

1ST FLOOR AREA: (HOUSE) 2,068 SF
FLOOR AREA: (GARAGE) 704 SF

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plyncharchitect@gmail.com



CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

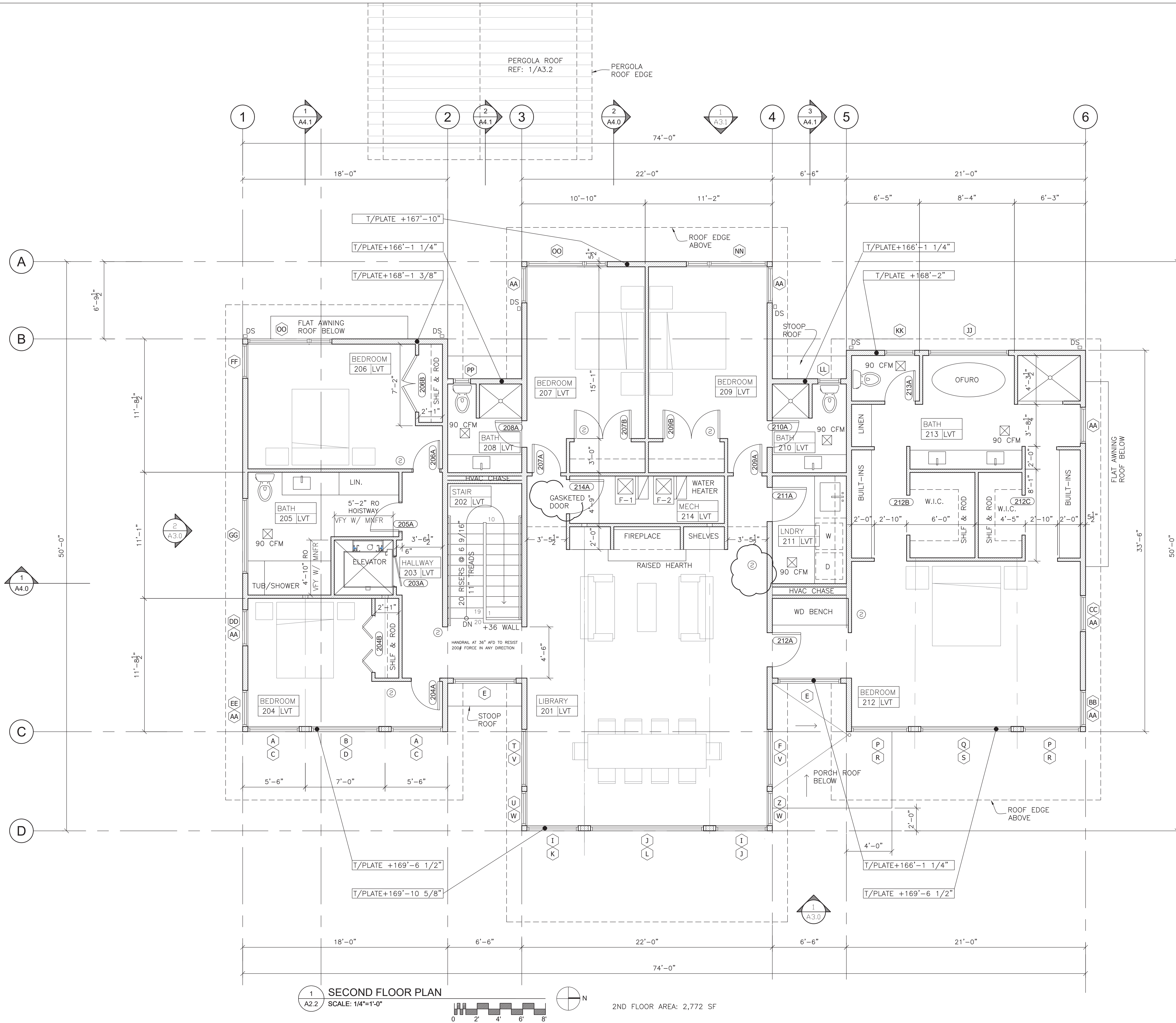
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6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PILING

Permit Set
Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

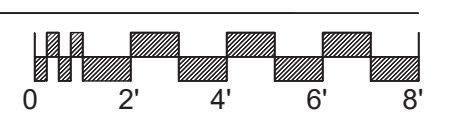
First Floor Plan

Sheet Number:
A2.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36

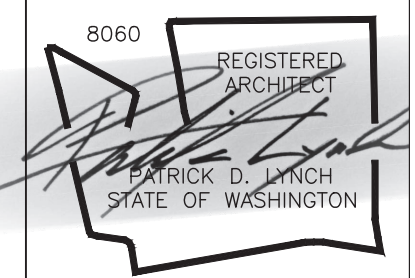


1 SECOND FLOOR PLAN
A2.2 SCALE: 1/4"=1'-0"



2ND FLOOR AREA: 2,772 SF

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7615 E. MERCER WAY
MERCER ISLAND, WA 98040

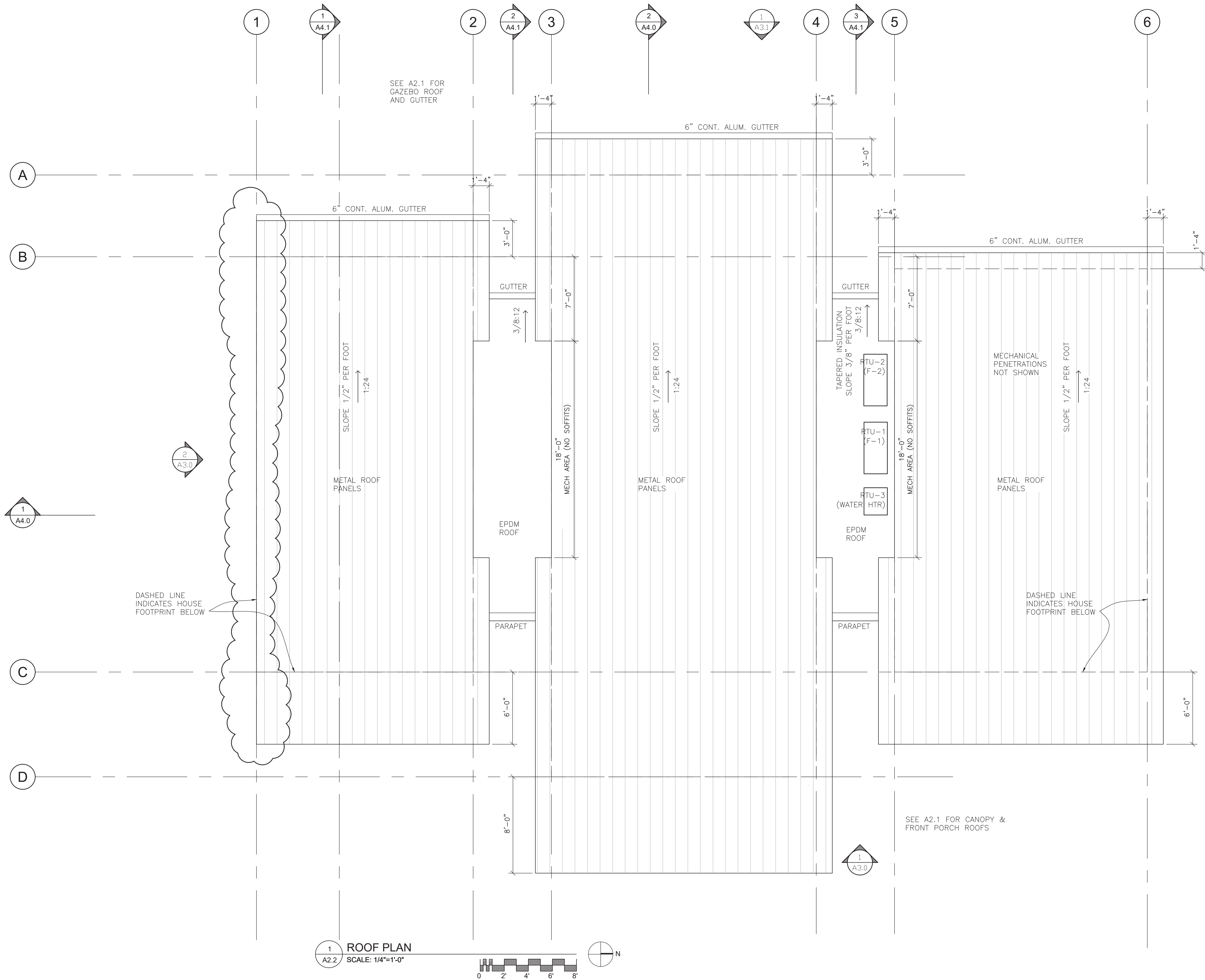
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6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PILING

Permit Set
Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

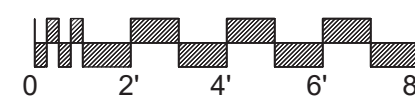
Second Floor Plan

Sheet Number:
A2.1

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36

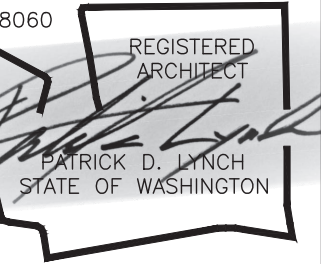


1 ROOF PLAN
A2.2 SCALE: 1/4"=1'-0"



0" 1" 2" 3"

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CHESHIRE HOUSE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS	
6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PILING

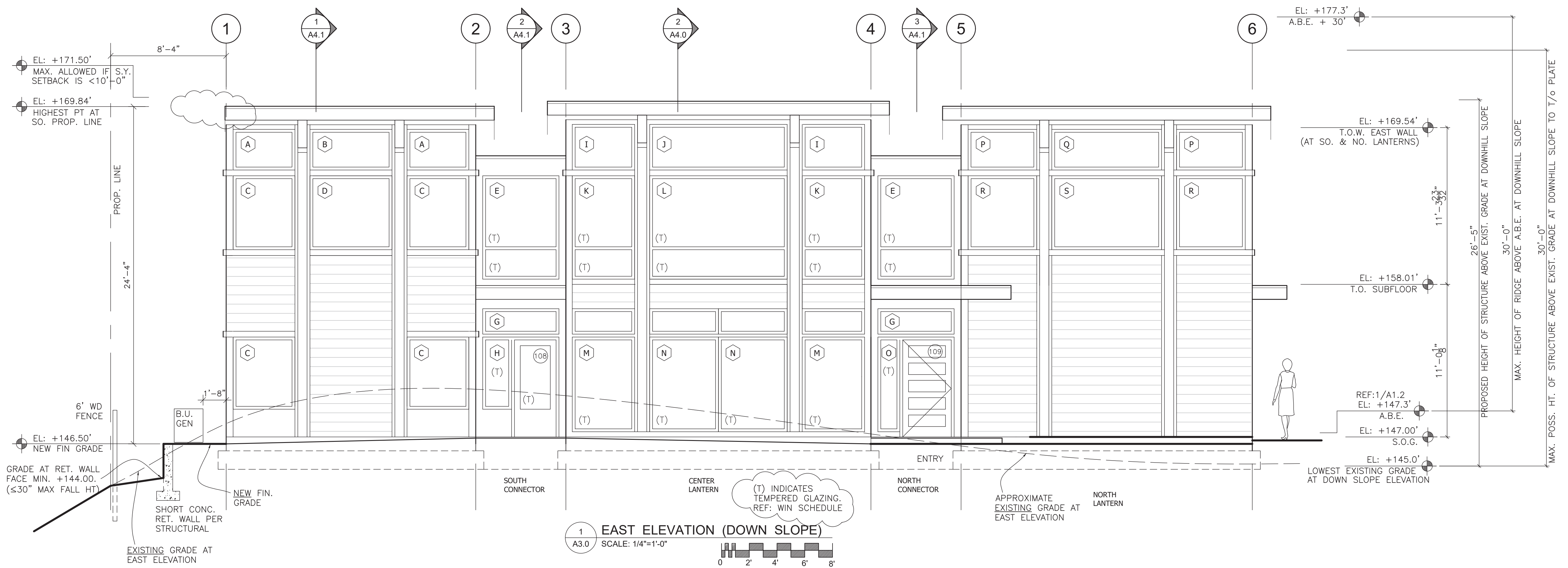
Permit Set

Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

Roof Plan

Sheet Number:
A2.2

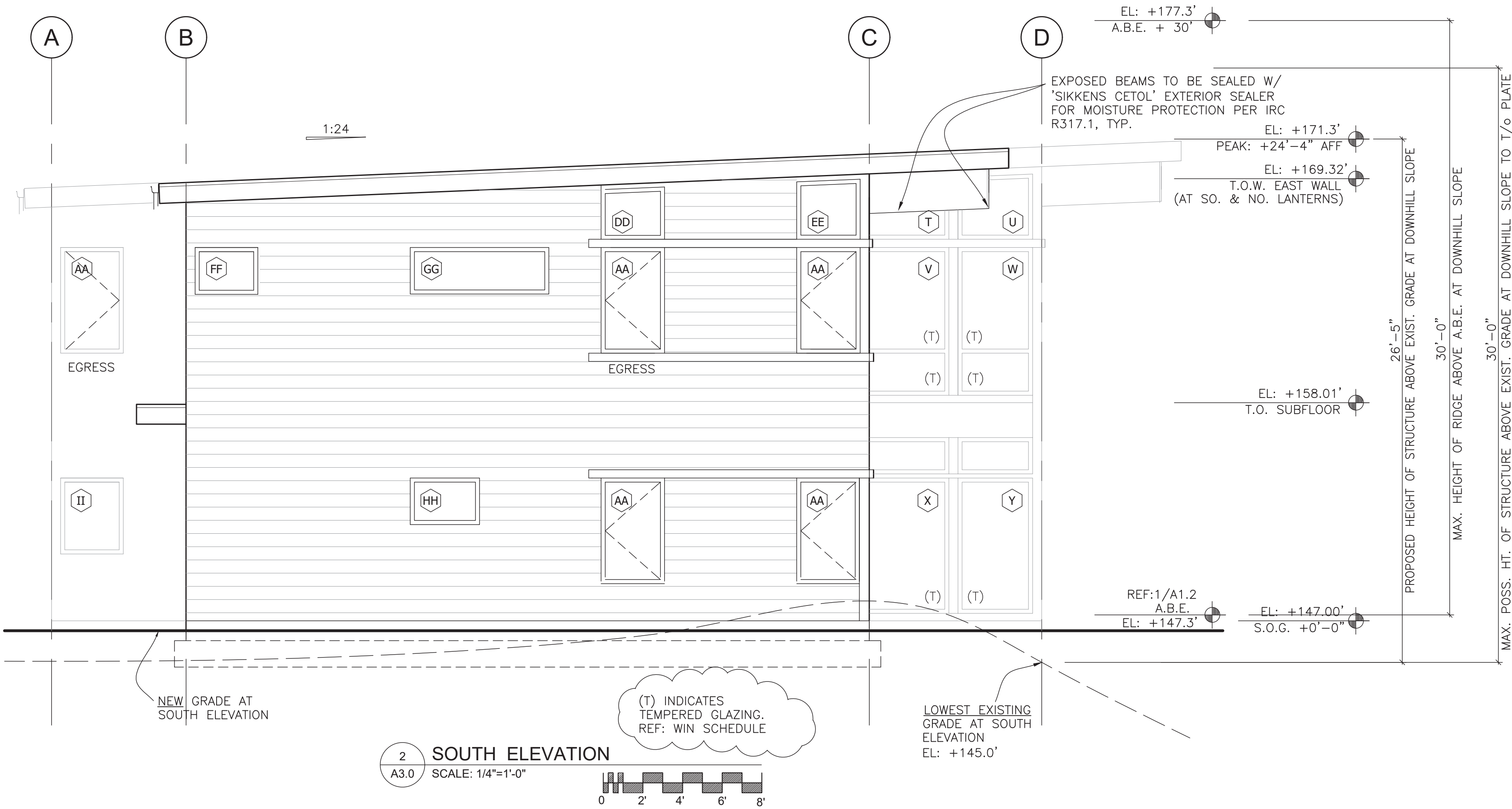
DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



1 EAST ELEVATION (DOWN SLOPE)
SCALE: 1/4"=1'-0"

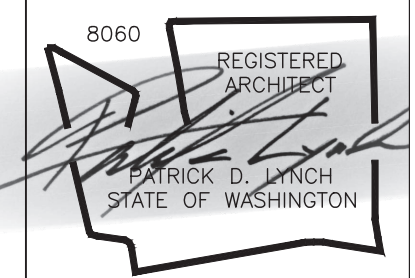
NOTE: REFER TO A3.0 & A3.1 FOR WINDOW ELEVATIONS. TEMPER PER IRC REQUIREMENTS.

TAG	DESCRIPTION	MNFR.	TYPE	QTY.	WIDTH (RO)	HEIGHT (RO)	SILL HEIGHT	U-VALUE	NOTES
A	CLAD	TBD	PICTURE	2	4'-5.5"	2'-11"		.25	
B			PICTURE	1	5'-11"	2'-11"		.25	
C			PICTURE	4	4'-5.5"	5'-4"	2'-6"	.25	
D			PICTURE	1	5'-11"	5'-4"	2'-6"	.25	
E			PICTURE	2	5'-6"	7'-5.5"	4.5"	.25	TEMPERED GLAZING
F			PICTURE	1	5'-0"	3'-0"+/-		.25	TRAPEZOID
G			PICTURE	4	5'-6"	1'-10"		.25	TRANSOM
H			PICTURE	2	2'-1"	5'-4"	4.5"	.25	TEMPERED GLAZING
I			PICTURE	2	4'-6"	3'-3"		.25	
J			PICTURE	1	9'-11"	3'-3"		.25	
K			PICTURE	2	4'-6"	7'-5.5"	4.5"	.25	TEMPERED GLAZING
L			PICTURE	1	2'-0"	7'-5.5"	4.5"	.25	TEMPERED GLAZING
M			PICTURE	2	4'-5"	8'-10.5"	4.5"	.25	TEMPERED GLAZING
N			PICTURE	2	4'-11.5"	8'-10.5"	4.5"	.25	TEMPERED GLAZING
O			PICTURE	1	1'-7"	6'-10"		.25	TEMPERED GLAZING
P			PICTURE	2	4'-11.5"	2'-11"		.25	
Q			PICTURE	1	7'-11"	2'-11"		.25	
R			PICTURE	2	4'-11.5"	5'-4"	2'-6"	.25	
S			PICTURE	1	7'-11"	5'-4"	2'-6"	.25	
T			PICTURE	1	5'-0"	3'-0"+/-		.25	TRAPEZOID
U			PICTURE	1	3'-0"	3'-4"+/-		.25	TRAPEZOID
V			PICTURE	2	5'-0"	7'-5.5"	4.5"	.25	TEMPERED GLAZING
W			PICTURE	2	3'-0"	7'-5.5"	4.5"	.25	TEMPERED GLAZING
X			PICTURE	1	5'-0"	8'-10.5"	4.5"	.25	TEMPERED GLAZING
Y			PICTURE	2	3'-0"	8'-10.5"	4.5"	.25	TEMPERED GLAZING
Z			PICTURE	1	3'-0"	3'-4"+/-		.25	TRAPEZOID
AA	CASEMENT		CASEMENT	8	3'-2"	5'-4"	2'-6"	.25	
AA-T	CASEMENT		CASEMENT	1	3'-2"	5'-4"	2'-6"	.25	TEMPERED GLAZING IN BATHROOM
BB	PICTURE		PICTURE	1	3'-2"	3'-0"+/-		.25	TRAPEZOID
CC	PICTURE		PICTURE	1	3'-2"	2'-8"+/-		.25	TRAPEZOID
DD	PICTURE		PICTURE	1	3'-2"	2'-8"+/-		.25	TRAPEZOID
EE	PICTURE		PICTURE	1	3'-2"	3'-0"+/-		.25	TRAPEZOID
FF	PICTURE		PICTURE	1	3'-2"	2'-4"	5'-6"	.25	
GG	PICTURE		PICTURE	1	7'-0"	2'-4"	5'-6"	.25	
HH	PICTURE		PICTURE	1	3'-6"	2'-4"	4'-10"	.25	
II	PICTURE		PICTURE	2	3'-2"	3'-10"	3'-4.5"	.25	
JJ	PICTURE		PICTURE	1	7'-0"	2'-4"	5'-6"	.25	
KK	CASEMENT		CASEMENT	1	2'-8"	5'-4"	2'-6"	.25	TEMPERED IN TOILET CLOSET
LL	CASEMENT		CASEMENT	1	2'-6"	3'-4"	4'-6"	.25	TEMPERED GLAZING
MM	PICTURE		PICTURE	1	2'-1"	3'-10"	3'-4.5"	.25	TEMPERED GLAZING
NN	CASEMENT + PICTURE		CASEMENT + PICTURE	1	7'-0"	5'-4"	2'-6"	.25	KK + PICTURE = MULLED UNIT
OO	CASEMENT + PICTURE		CASEMENT + PICTURE	2	7'-0"	5'-4"	2'-6"	.25	KK + PICTURE = MULLED UNIT
PP	CASEMENT		CASEMENT	1	2'-6"	3'-4"	4'-6"	.25	TEMPERED GLAZING
QQ	CASEMENT		CASEMENT	1	2'-0"	3'-10"	3'-4.5"	.25	
RR	CASEMENT + PICTURE		CASEMENT + PICTURE	1	7'-0"	3'-10"	3'-4.5"	.25	QQ + PICTURE = MULLED UNIT



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

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REVISIONS

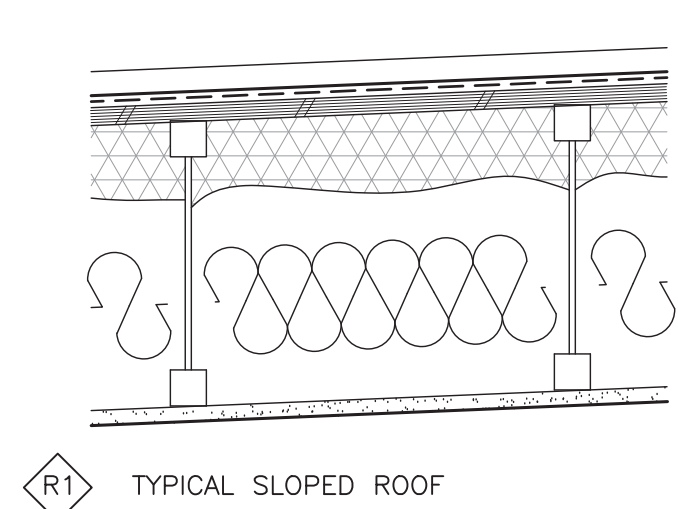
NO.	DATE	DESCRIPTION
6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PILING

Permit Set
Date: MAR 14, 2025
Job Number:
Drafting:
Approval: PDL

Window Sched & East + South Elevations

Sheet Number:
A3.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36

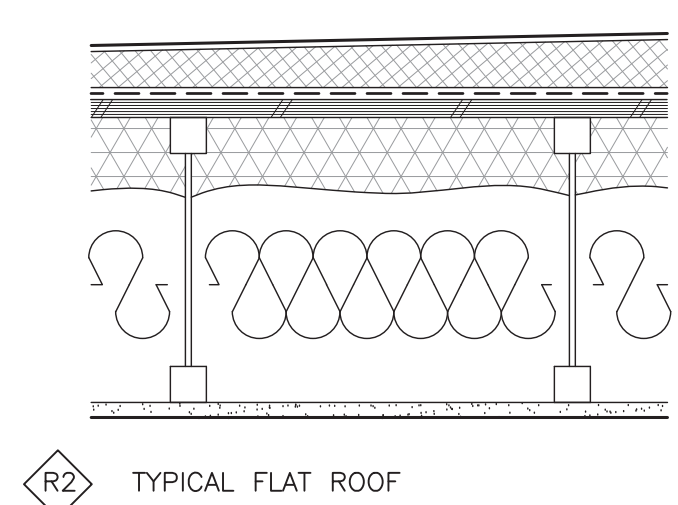


STANDING SEAM METAL ROOFING OVER ROOFING MEMBRANE (AIR BARRIER) OVER SHEATHING & ROOF JOISTS PER STRUCTURAL PITCH 1:24.

3" (R15) CLOSED CELL SPRAY FOAM AND R25 NET AND BLOW CELLULOSE INSULATION (MINIMUM R49 COMBINED)

5/8" TYPE-X GWB TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH CEILING WHERE OCCURS. REFER TO REFL. CLG. PLAN.

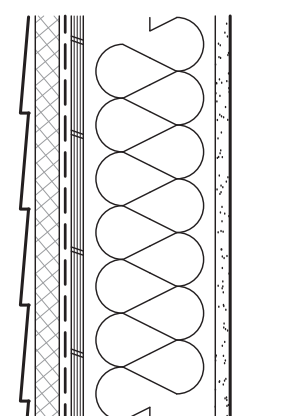


FULLY ADHERED ROOFING MEMBRANE OVER 3/8:12 TAPERED POLYISO INSUL. SYSTEM OVER AIR BARRIER OVER FLAT SHEATHING & ROOF JOISTS PER STRUCTURAL.

3" (R15) CLOSED CELL SPRAY FOAM AND R25 NET AND BLOW CELLULOSE INSULATION (MINIMUM R40 COMBINED SPRAY FOAM + CELLULOSE)

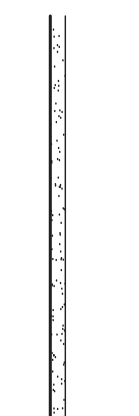
5/8" TYPE-X GWB TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH CEILING WHERE OCCURS. REFER TO REFL. CLG. PLAN.



WALL FINISH PER ELEVATIONS OVER 1" (R5) CONTINUOUS INSULATION OVER TYVEK WRB INSTALLED PER DUPONT SPECIFICATIONS WITH CAP NAILS. SHEATHING PER STRUCTURAL OVER 2x6 STUDS @ 16" O.C.; R-21 BLOWN IN PLACE CELLULOSE INSULATION; 5/8" GWB; DRAFTSTOPPING PER CODE. BLOCKING WHERE REQUIRED. TYVEK FLASHING TO WINDOW FLANGES PER DUPONT SPECIFICATIONS

W1 TYPICAL EXTERIOR WALL (20+5)



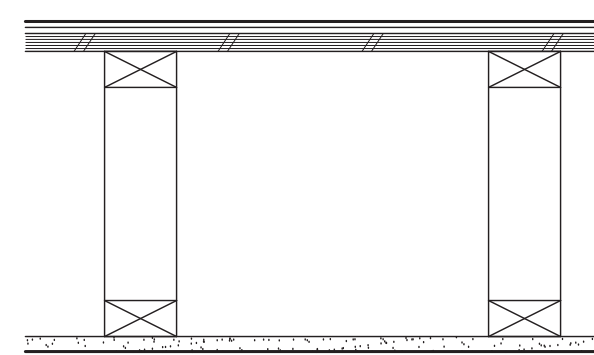
2x4 OR 2x6 PER PLAN @ 16" OC WALL FRAMING W/ 1 LAYER 5/8" GWB EACH SIDE.

COORDINATE 2x BLOCKING AS REQUIRED FOR ANY EQUIPMENT, CABINERY, FIXTURES, HARDWARE ETC.

SOUND ATTENUATION BATTING AT ALL BATHROOM, BEDROOM, & ELEVATOR WALLS

W2 TYPICAL INTERIOR WALL

W3 WALL BTW GARAGE AND HOUSE



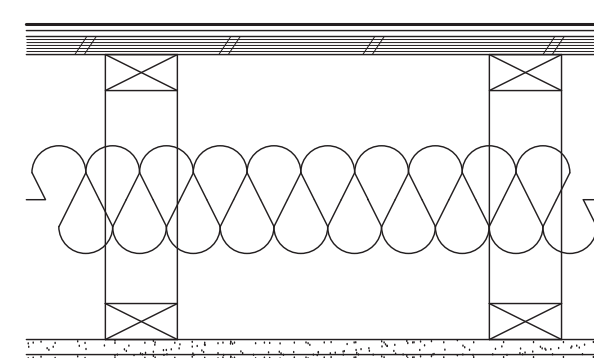
FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED.

3/4" PLYWOOD SUB-FLOOR OVER WEB TRUSS FLOOR JOISTS PER STRUCTURAL.

5/8" TYPE-X GWB TAPE AND FINISH SMOOTH

ADDITIONAL FRAMED SOFFIT AND FINISH CEILING WHERE OCCURS. REFER TO REFL. CLG. PLAN.

F2 FLOOR OVER HEATED SPACE



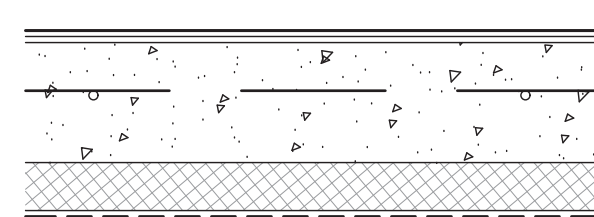
FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED.

3/4" PLYWOOD SUB-FLOOR OVER WEB TRUSS FLOOR JOISTS PER STRUCTURAL.

NET AND BLOW CELLULOSE INSULATION TO FULL CAVITY DEPTH. (MIN. R38) (2) LAYERS 5/8" GWB TAPE AND FINISH SMOOTH, PTD.

SEAL AND DRAFT STOP ALL PENETRATIONS

F3 FLOOR OVER GARAGE (HORZ. FIRE BARRIER PER IRC)

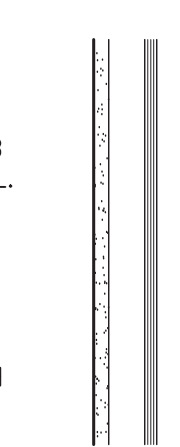


FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED. SELF LEVELING AS REQUIRED.

CONCRETE SLAB PER STRUCTURAL OVER 2" (R10) RIGID INSULATION UNDER ENTIRE SLAB.

MIN. 10 MIL CONT. VAPOR BARRIER OVER MIN. 6" FREE DRAINAGE MATERIAL

F1 TYPICAL SLAB ON GRADE FLOOR



CONFIRM SHAFT DIMENSIONS WITH ELEVATOR MANUFACTURER. 2x4 @ 16" OC WALL FRAMING W/ CONT. SOLID BLK'G PER ELEV. MNFR. SPECIFICATION. ADDITIONAL LAYER 1/2" PLYWD ON CAB SIDE.

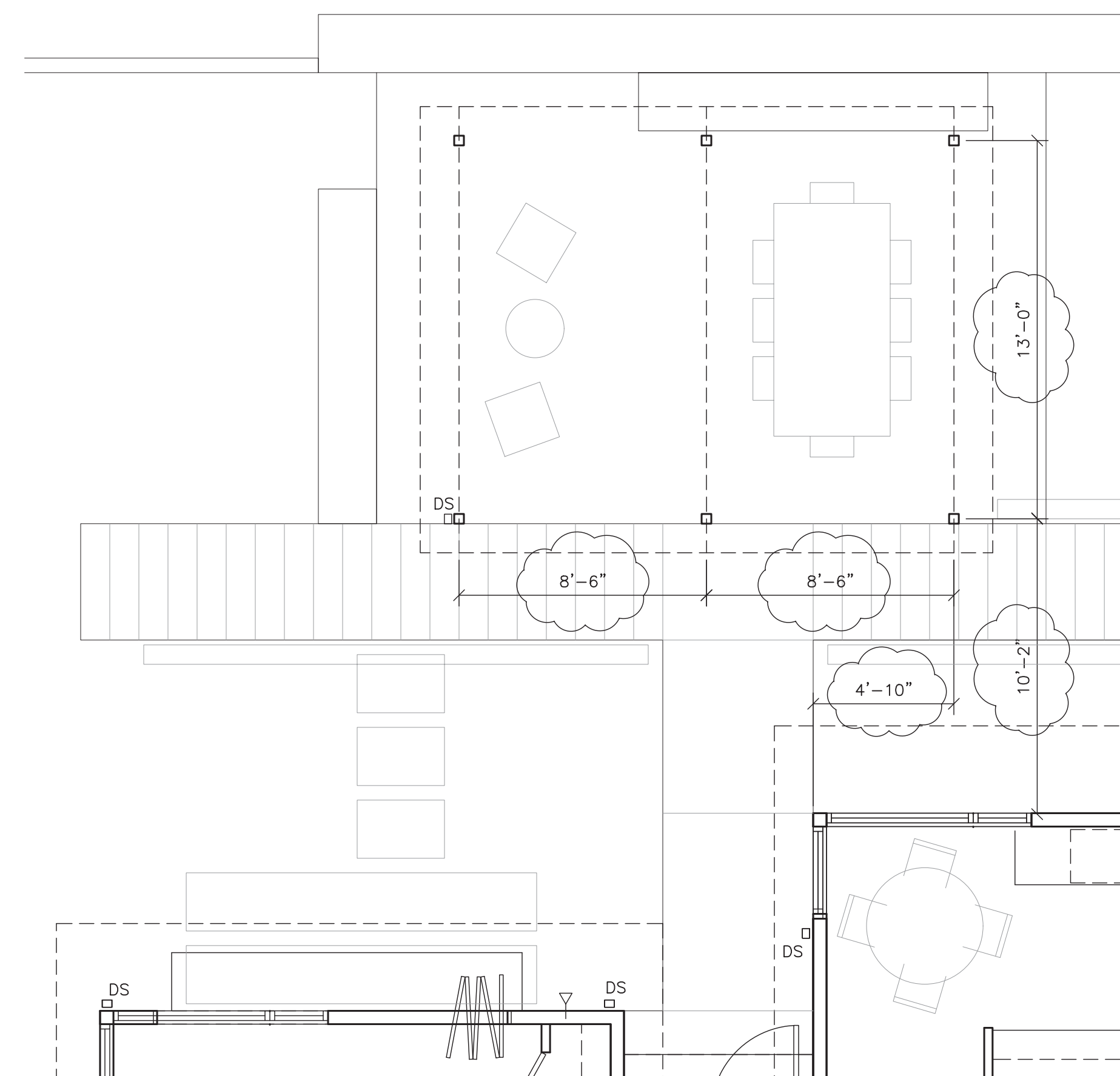
1 LAYER 5/8" GWB EACH SIDE, FINISHED SMOOTH AND PAINTED.

ELEVATOR TRACK ASS'Y.

SOUND ATTENUATION BATTING AT ALL OPEN STUD CAVITIES.

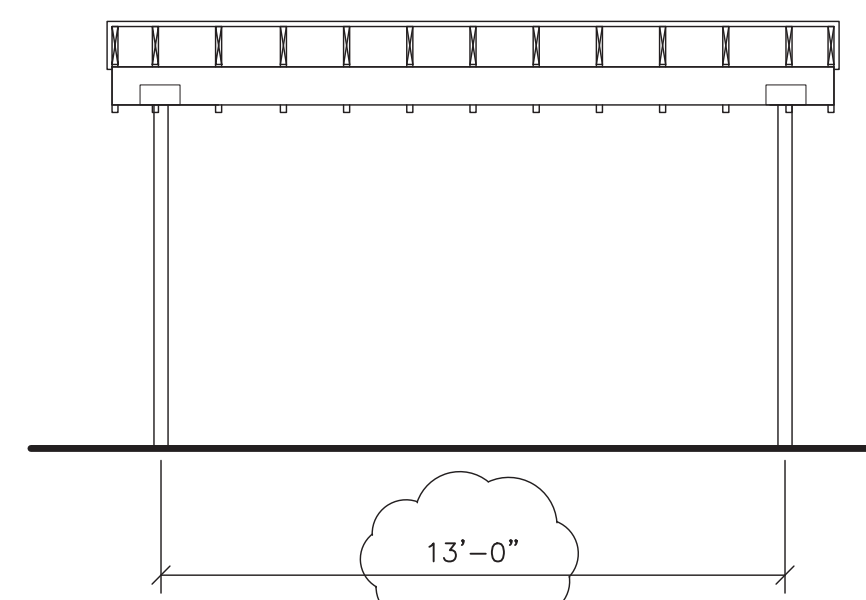
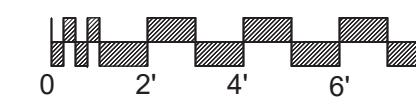
W4 STRUCT. ELEVATOR WALL

ALL GWB REVISED TO 5/8"



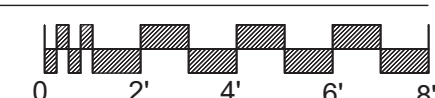
1 PERGOLA PLAN

A3.2 SCALE: 1/4"=1'-0"

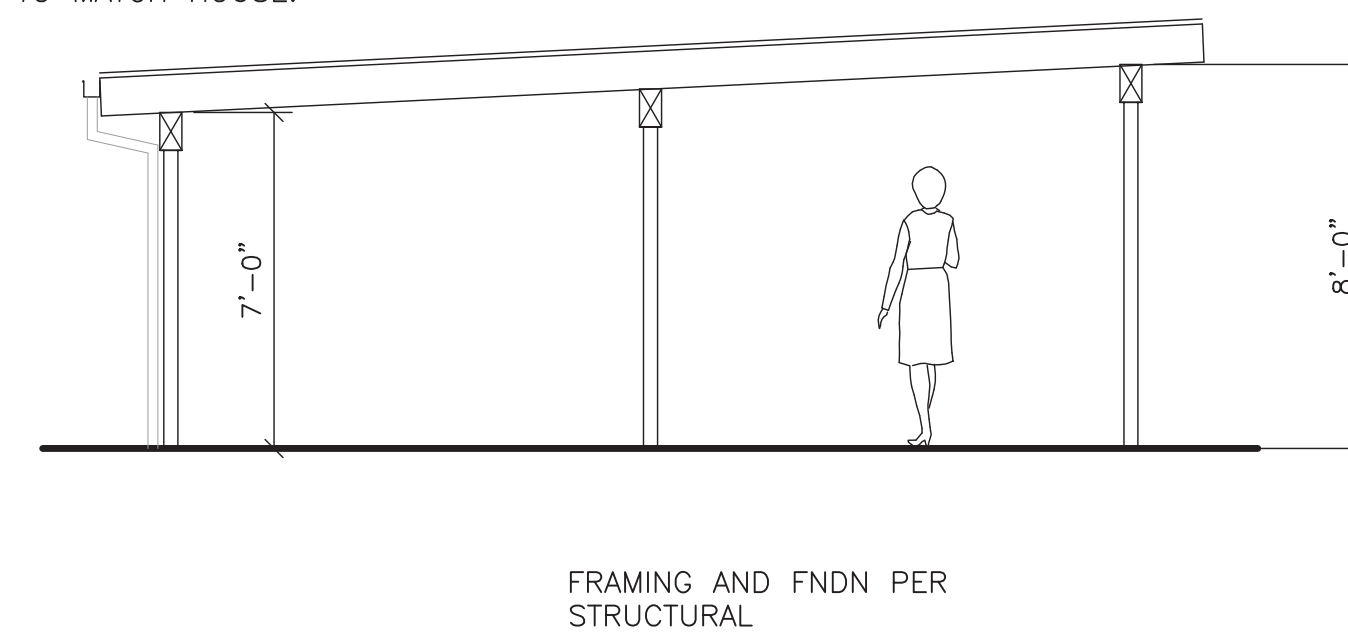


3 NORTH PERGOLA ELEVATION

A3.2 SCALE: 1/4"=1'-0"

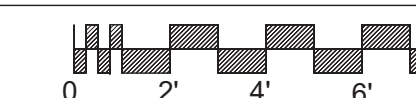


STANDING SEAM METAL ROOF TO MATCH HOUSE. 1:24



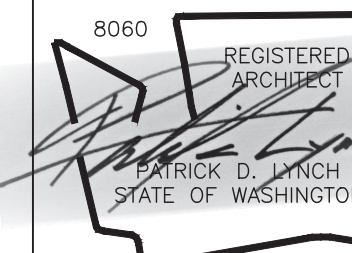
2 EAST PERGOLA ELEVATION

A3.2 SCALE: 1/4"=1'-0"



EL: +146.50'
1/8" S.O.G.

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CHESHIRE HOUSE
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MERCER ISLAND, WA 98040

REVISIONS	
6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PLUMB

Permit Set

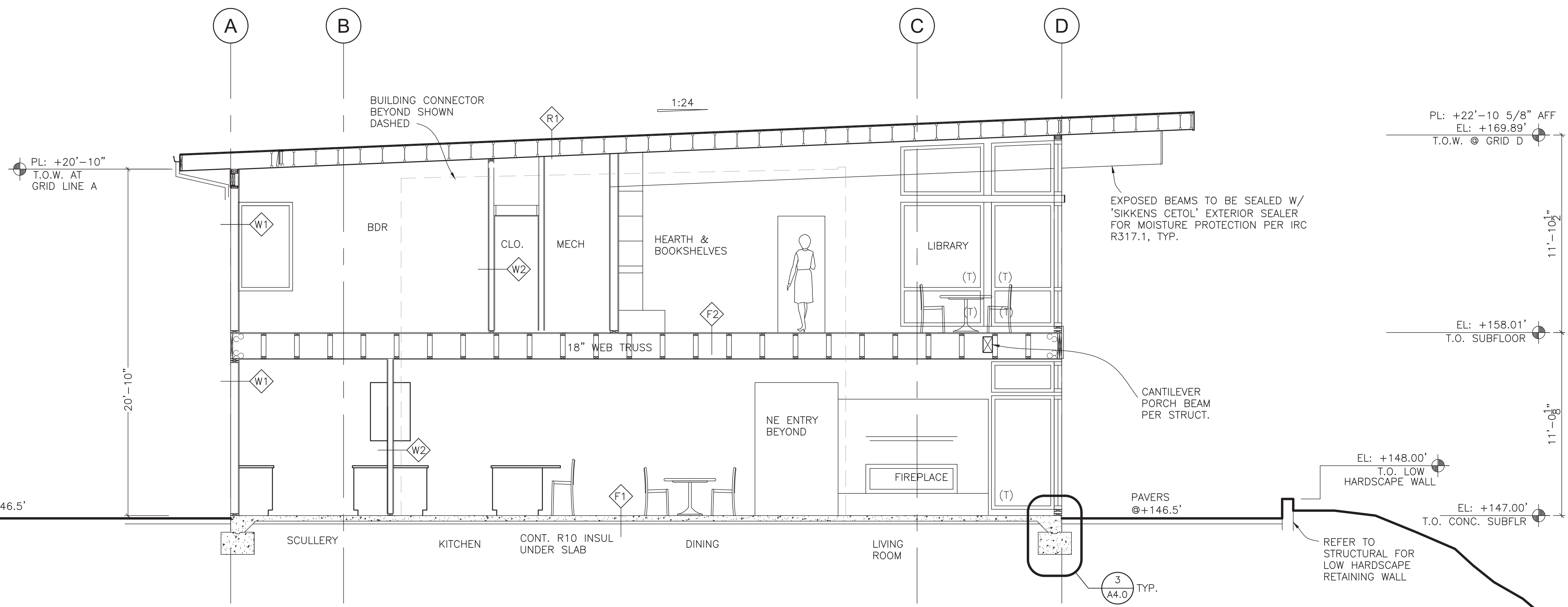
Date: MAR. 14, 2025
Job Number:
Drafting: -
Approval: PDL

Pergola & Wall Types

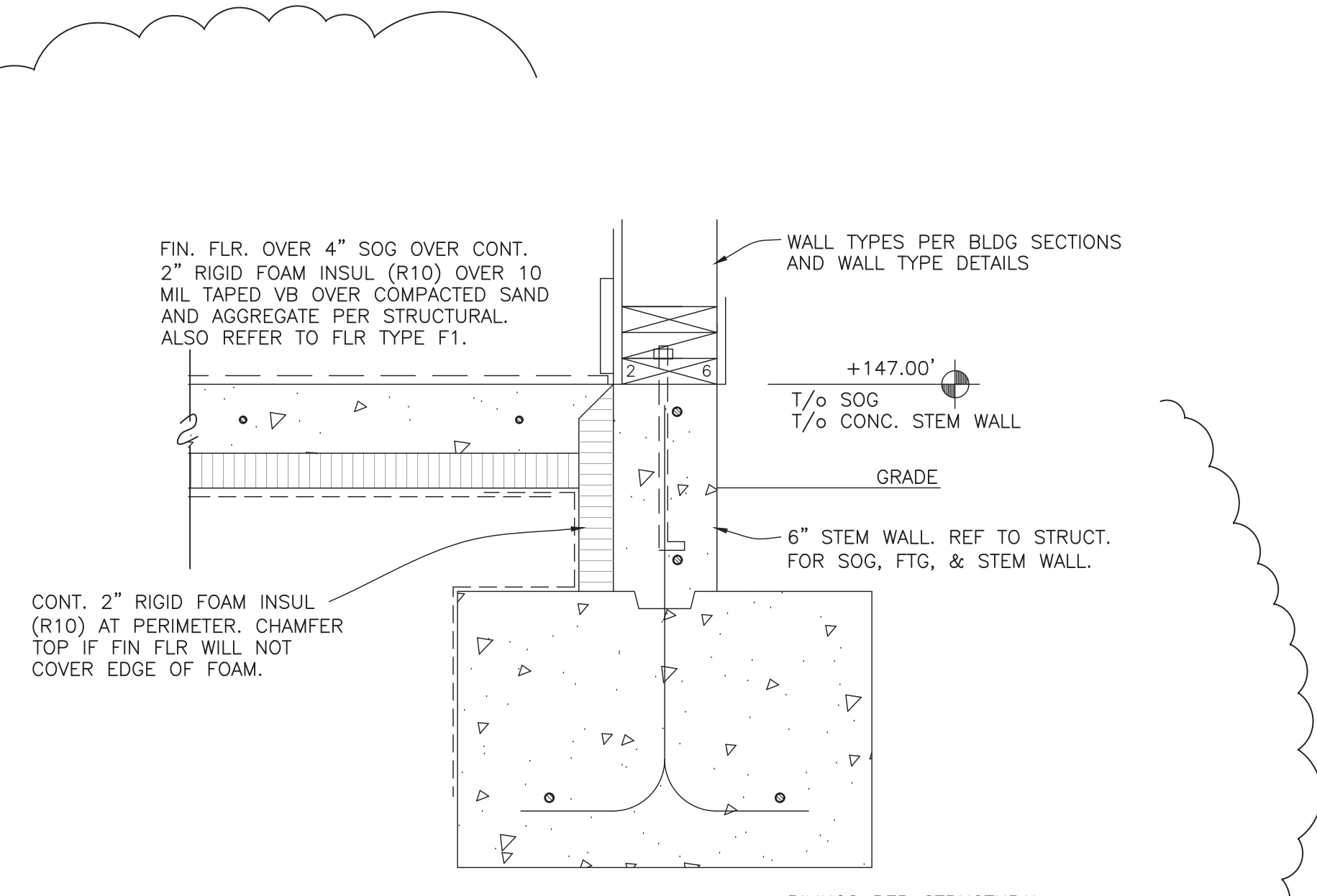
Sheet Number:

A3.2

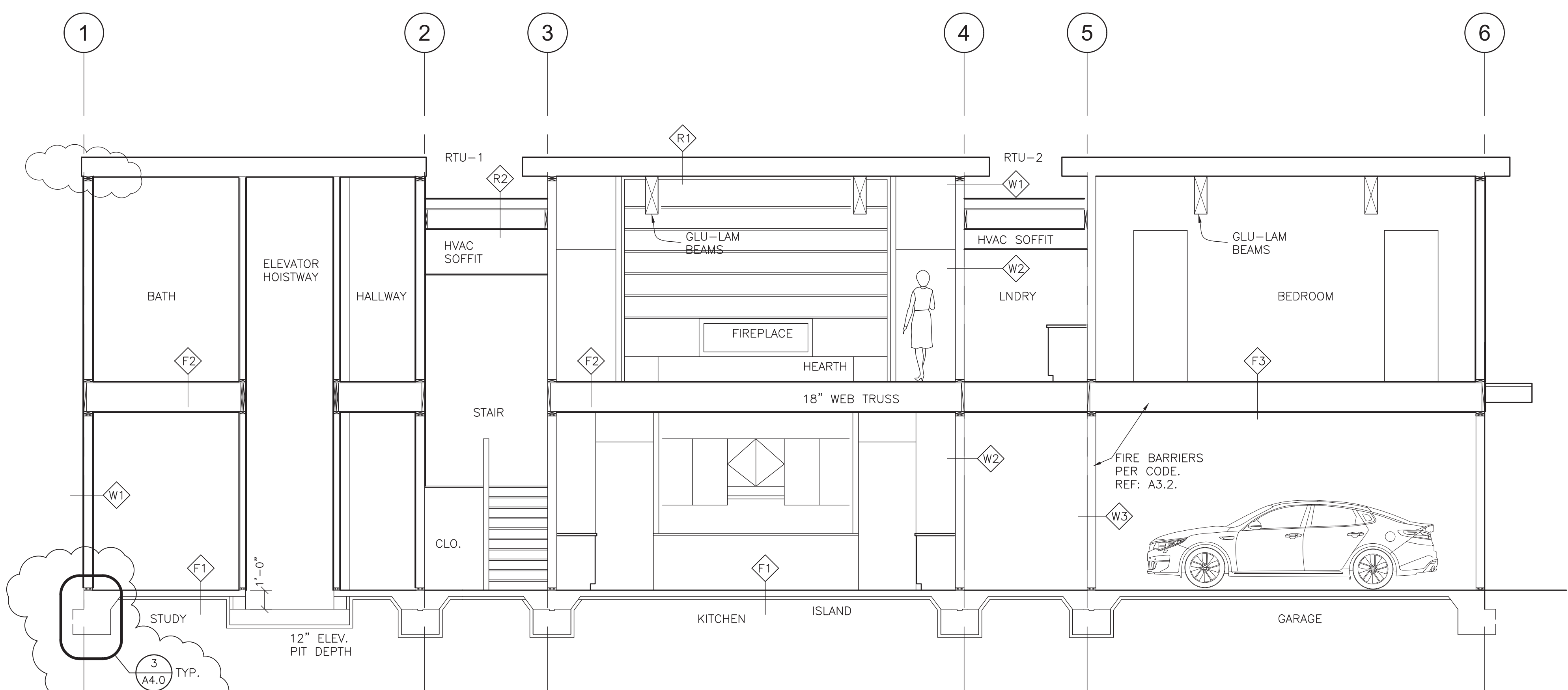
DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



2 BLDG SECTION AT CENTER LANTERN
SCALE: 1/4"=1'-0"
0 2 4 6 8

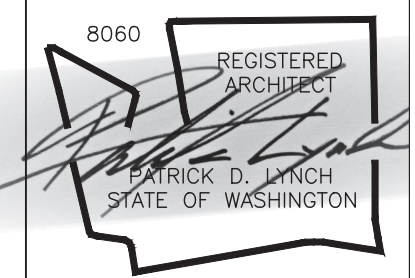


3 TYPICAL EXT. STEM WALL & FOOTING
SCALE: 1 1/2"=1'-0"



1 N-S BUILDING SECTION
SCALE: 1/4"=1'-0"
0 2 4 6 8

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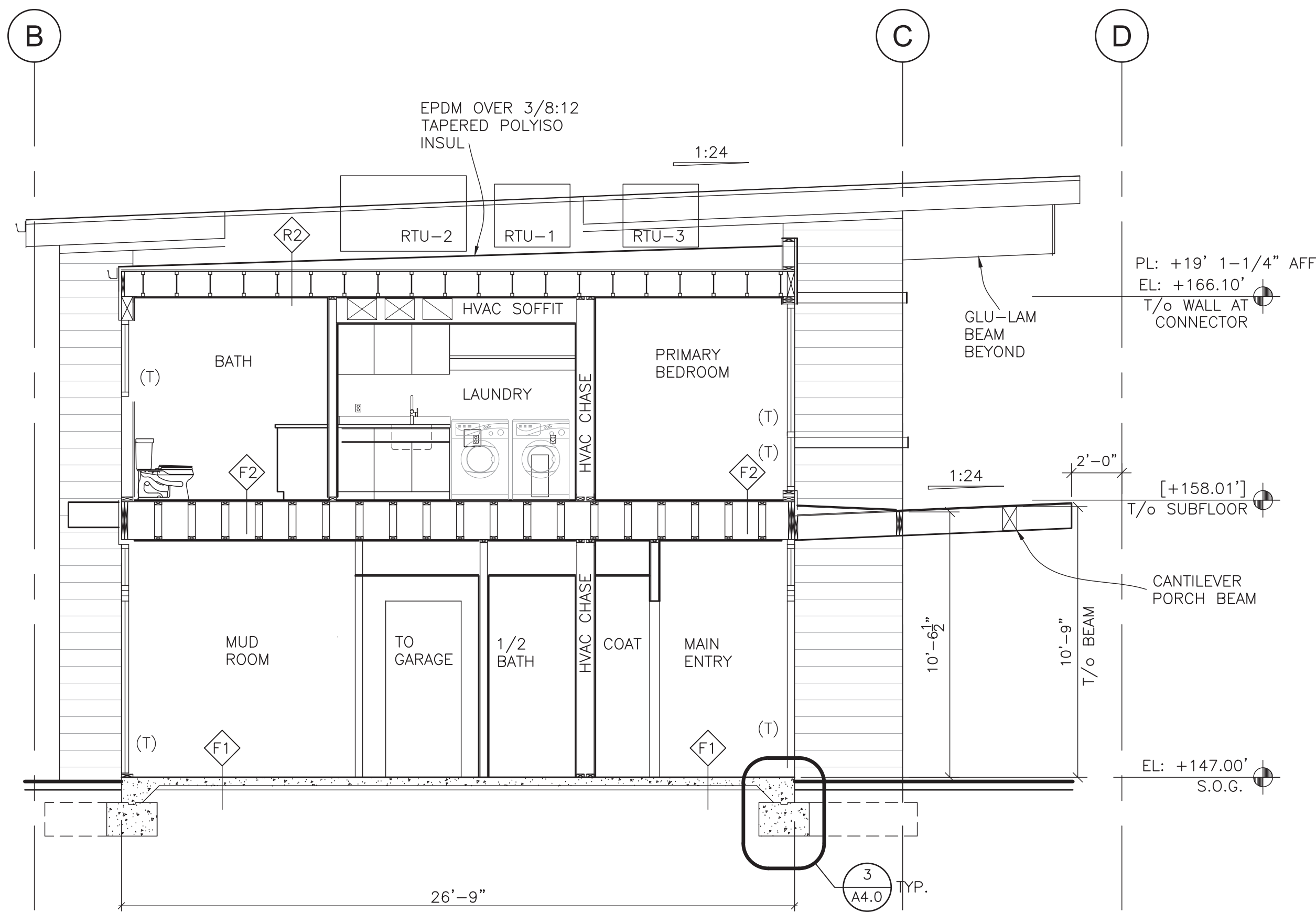
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Building Sections

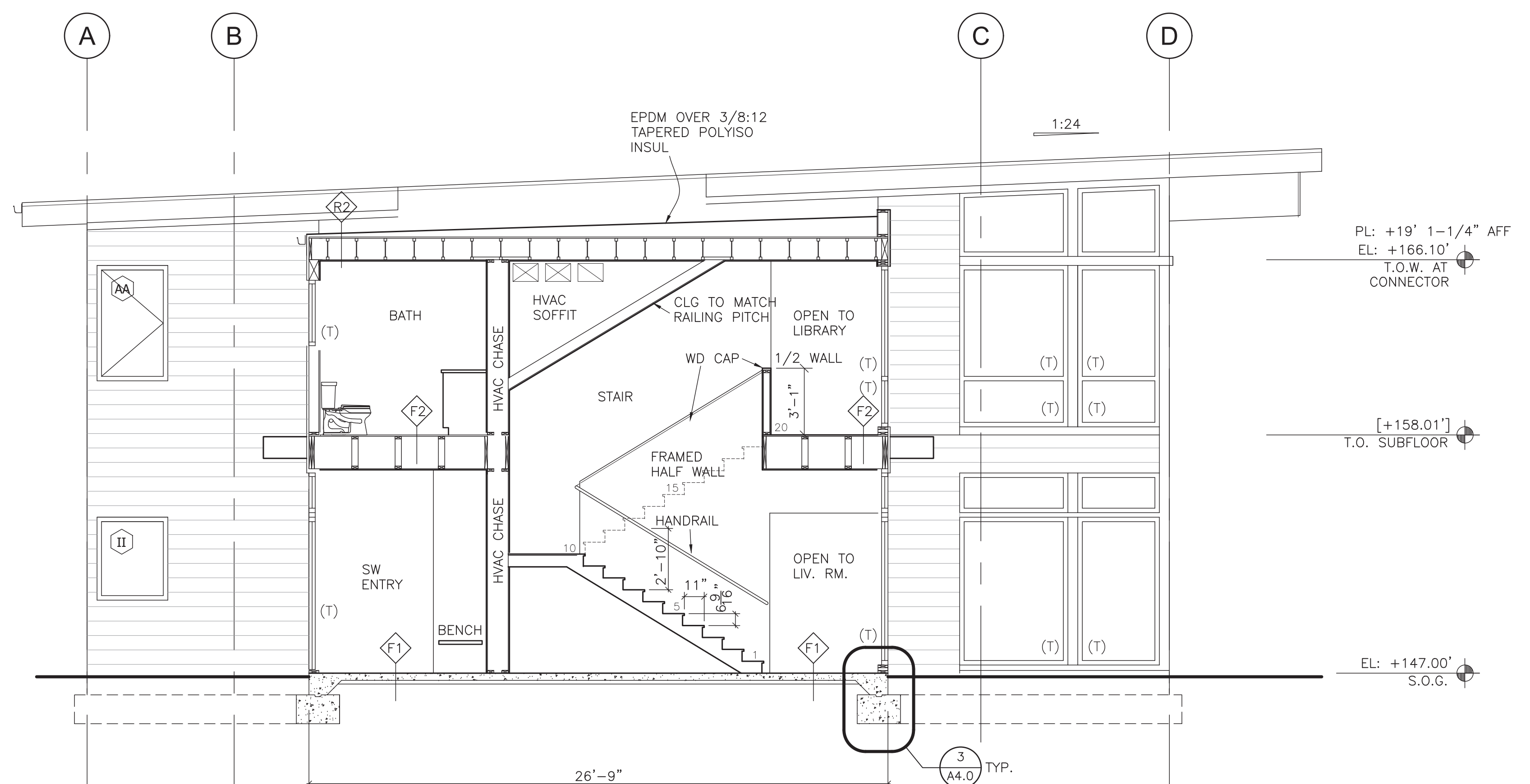
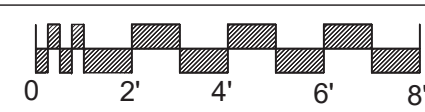
Sheet Number:
A4.0

DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



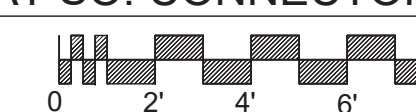
3 BLDG SECTION AT NORTH CONNECTOR

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



2 BLDG SECTION AT SO. CONNECTOR & STAIR

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



FIRST FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE

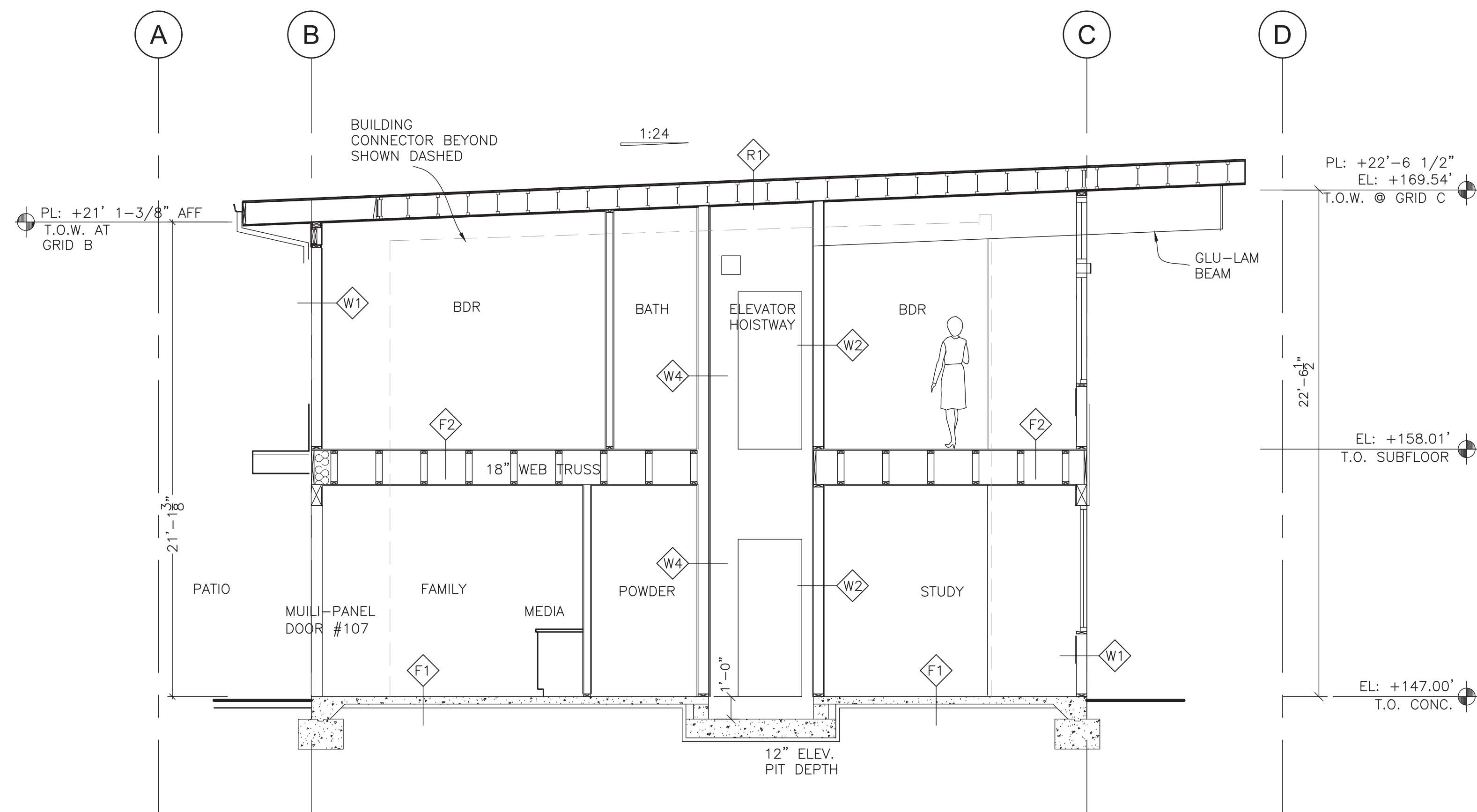
DOOR TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR	NOTES
102A		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				CLOSET DOORS
105A		2-6 X 7-0	WD SC		PRIVACY	-	POCKET				BATHROOM POCKET DOOR
106A		TBD			PER ELEV.		TBD				HOISTWAY. VERIFY & COORD. W/ ELEV. CLEARANCES
106B		2-6 X 7-0	WD SC		CLOSET	-	WD				CLOSET DOOR
108A		2-10 X 7-0	WD SC		PRIVACY	-	WD				BATHROOM DOOR

ALL INTERIOR DOORS ARE WOOD (WD) SOLID CORE (SC)
COORDINATE DOOR 1/2" UNDERCUT FOR RETURN AIR W/ HVAC CONTRACTOR

SECOND FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE

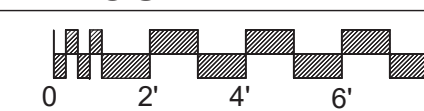
DOOR TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR	NOTES
203A		TBD			PER ELEV.		TBD				HOISTWAY. VERIFY & COORD. W/ ELEV. CLEARANCES
204A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
204B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				FRENCH CLOSET DOORS W/ BALL CATCHES
205A		2-10 X 7-0	WD SC		PRIVACY	-	WD				BATHROOM DOOR
206A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
206B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				FRENCH CLOSET DOORS W/ BALL CATCHES
207A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
207B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				FRENCH CLOSET DOORS W/ BALL CATCHES
208A		2-8 X 7-0	WD SC		PRIVACY	-	WD				BATHROOM DOOR
209A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
209B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				FRENCH CLOSET DOORS W/ BALL CATCHES
210A		2-8 X 7-0	WD SC		PRIVACY	-	WD				BATHROOM DOOR
211A		2-10 X 7-0	WD SC		PASSAGE	-	WD				
212A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
212B		-			-		WD				4-0 X 7-0 CASSED OPENING
212C		-			-		WD				4-0 X 7-0 CASSED OPENING
213A		2-8 X 7-0	WD SC		PRIVACY	-	WD				TOILET COMPARTMENT DOOR
214A		3-0 X 7-0	WD SC		CLOSET	-	WD			GASKET	MECH. ROOM. FULLY GASKETED FRAME & THRESHOLD

ALL INTERIOR DOORS ARE WOOD (WD) SOLID CORE (SC)
COORDINATE DOOR 1/2" UNDERCUT FOR RETURN AIR W/ HVAC CONTRACTOR
COORDINATE ELEVATOR HOISTWAY DOOR & FRAME WITH ELEVATOR MFR. COORDINATE WITH INTERIOR FINISHES.

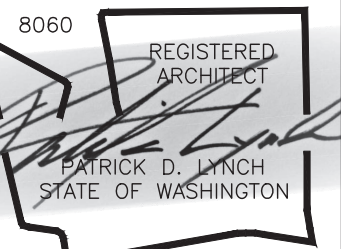


1 BLDG. SECTION AT SOUTH LANTERN

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



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REVISIONS	DATE	DESCRIPTION
6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PILING

Permit Set

Date: MAR. 14, 2025
Job Number:
Drafting:
Approval: PDL

Interior Door Schedule & Bldg Sections

Sheet Number:

A4.1

ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APPROX	APPROXIMATE
APB	ANTHONY POWER BEAM
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
@	AT
BLDG	BUILDING
BUC	BUILT UP COLUMN
CANT	CANTILEVER
CLR	CLEAR, CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNCR	CONCRETE
COL	COLUMN
CL	CENTER LINE
CJ	CONSTRUCTION JOINT
db	NOMINAL DIAMETER OF BAR
DBL	DOUBLED
DBA	DEFORMED BAR ANCHOR
DIA, Ø	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
EF	EACH FACE
ENGR	ENGINEER
ELEV	ELEVATION
EW	EACH WAY
EXP AB	EXPANSION ANCHOR BOLT
FB	FLITCH BEAM
FDN	FOUNDATION
FF	FINISHED FLOOR
FL	FLOOR
FLN	FLANGE
FT	FOOT OR FEET
GALV	GALVANIZED (HOT DIP)
HORIZ	HORIZONTAL
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
JT	JOINT
KIP(S)	THOUSAND POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE OR L-SHAPE
LWR	LOWER
LB(S)	POUND(S), FORCE
LD	DEVELOPMENT LENGTH
LG	LONG
LL	LIVE LOAD
LONG	LONGITUDINAL
MATL	MATERIAL
MAX	MAXIMUM
MISC	MISCELLANEOUS
MFR	MANUFACTURER
NTS	NOT TO SCALE
O TO O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLF	POUNDS FORCE PER LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
STD	STANDARD
SW	SHEAR WALL
TOC	TOP OF CONCRETE
T/	TOP OF
TYP	TYPICAL
T&B	TOP AND BOTTOM
UNO	UNLESS NOTED OTHERWISE
UWA	UNDER WALL ABOVE
W/	WITH

DESIGN CRITERIA

DESIGN CODE	2018	INTERNATIONAL BUILDING CODE
BUILDING RISK CATEGORY	INTERMEDIATE	CATEGORY II
DEAD LOAD		
FLOOR	30 PSF	
ROOF	15 PSF	
LIVE LOAD		
RESIDENTIAL	40 PSF	
ROOF LIVE LOAD		
ROOF	20 PSF	
ROOF SNOW LOAD DATA		
FLAT-ROOF SNOW LOAD, Pf	25 PSF	
RAIN ON SNOW SURCHARGE	5 PSF	
SNOW LOAD EXPOSURE FACTOR, Ce	B	
SNOW LOAD IMPORTANCE FACTOR, Is	1.0	
THERMAL FACTOR, Ct	1.0	
SNOW DRIFTS	NO	
WIND DESIGN DATA		
DESIGN WIND SPEED, Vdes (3-sec gust)	110 MPH	
WIND EXPOSURE CATEGORY	C	
WIND IMPORTANCE FACTOR, Iw	1.0	
TOPOGRAPHIC FACTOR, Ktz	B	
INTERNAL PRESSURE COEF (GCPI)	0.18/-0.18	
MWFRS	SIMPLIFIED METHOD - CH 26	
EARTHQUAKE DESIGN DATA		
SEISMIC DESIGN CATEGORY	D	
SITE CLASS	D (STIFF SOIL)	
MAPPED SPECTRAL RESPONSE ACCELERATION	Ss=0.147 S1=0.566	
DESIGN SPECTRAL RESPONSE ACCELERATION	Sds=0.981 Sd1=0.667	
RESPONSE MODIFICATION FACTOR, R	6.5	
OVERSTRENGTH FACTOR, OMEGA	2.5	
REDUNDANCY FACTOR, RHO	1.0	
SEISMIC RESPONSE COEFFICIENT, Cs	0.167	
GEOTECHNICAL INFORMATION (EARTH SOLUTIONS NW, LLC: ES-9607.1 DATED 10/23/24)		
ALLOWABLE BEARING PRESSURE	2000 PSF	
ALLOWABLE PASSIVE PRESSURE	250 PSF	
ALLOWABLE COEFFICIENT OF SLIDING (FRICTION)	0.30	
SLOPING GRADE SURCHARGE AT RETAINING WALLS	49 PCF	

DESIGN CRITERIA (CONT.)

CONTAINMENT WALL:		
LANDSLIDE APPLIED LOAD	1200 PLF @ TOP OF WALL (ALONG SLOPE)	
ALLOWABLE BEARING	2667 PSF	
OVERTURNING FOS	1.5	
SLIDING FOS	1.2	
ESTIMATED LIQUEFACTION SETTLEMENT	3 TO 6 INCHES	
ESTIMATED LATERAL DEFORMATION	NEGIGIBLE	
*NOTE: THE BUILDING DESIGN IS CAPABLE OF TOLERATING THE ABOVE ESTIMATED DEFORMATION WITHOUT COLLAPSE.		

GENERAL NOTES - STRUCTURAL DESIGN

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- VERIFY REQUIREMENTS OF OTHER TRADES, (CIVIL, MECHANICAL, ELECTRICAL, ETC.), PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES AND SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO, ADHERENCES TO ALL OSHA GUIDELINES. THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATIONS OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND POSSIBLE REDESIGN.

FOUNDATION

- FOUNDATION DESIGN IS BASED UPON RECOMMENDATIONS AND ASSUMPTIONS FROM EARTH SOLUTIONS NW, LLC DATED 4/22/24.
- ALL SUBGRADE AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
- ALL FOUNDATIONS AND SLAB ON GRADE SHALL BE PLACED ON BEARING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL REPORT FOR STRUCTURAL FILL AND SUBGRADE PREPARATION.
- ALL EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW FROST DEPTH OF 12 INCHES. ALL INTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW TOP OF GRADE OR TOP OF SLAB.

REINFORCED CONCRETE

- CONCRETE CONSTRUCTION STANDARDS
A. IBC CHAPTER 19: CONCRETE
B. ACI 318 - LATEST EDITION
C. ACI 117 - LATEST EDITION
D. ACI 301 - LATEST EDITION
- MAINTAIN THE FOLLOWING MIX REQUIREMENTS UNLESS NOTED OTHERWISE OR APPROVED BY THE ENGINEER:

STRUCTURAL CONCRETE

DESCRIPTION F'c MAX W/C RATIO AIR CONTENT

FOOTINGS AND STEM WALLS 3,000 0.50 --
INTERIOR SLABS ON GRADE 3,500 0.50 --
EXTERIOR SLABS ON GRADE 4,500 0.45 5-7%
- CEMENT SHALL BE PORTLAND CEMENT PER ASTM C150, TYPE I/II.
- AGGREGATE SHALL BE PER ASTM C33. PROVIDE MAX AGGREGATE SIZE OF 1 INCH FOR ALL CLASSES UNLESS NOTED OTHERWISE.
- MAXIMUM ALLOWABLE FLY ASH CONTENT SHALL BE 20%. FLY ASH SHALL BE PER ASTM C618, TYPE C OR F.
- MAINTAIN SLUMP RANGE OF 5-7 WITHIN TOLERANCES PER ACI 301.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS: IBC CHAPTER 19, ACI 318-14, ACI 301-05, ACI 117-10.
- REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 UNO.
- REINFORCING PROTECTION FOR CAST-IN-PLACE CONCRETE AS PER ACI 318 UNLESS NOTED.
A. CAST AGAINST AND PERMANENTLY EXPOSED 3" TO EARTH, ALL REINFORCING.
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER.
NO. 6 THRU NO. 18 BARS 2"
NO. 5 BAR, W32 OR D31 WIRE AND SMALLER 1 1/2"
C. SURFACES NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.
1. BEAMS, COLUMNS, PRIMARY REINFORCEMENT, TIES
STIRRUPS OR SPIRALS 1 1/2"
2. SLABS, WALLS & JOISTS
-NO. 14 AND NO. 18 BARS 1 1/2"
-NO. 11 BAR AND SMALLER 1 1/2"
- BAR SPLICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE.
- HORIZONTAL REINFORCING BARS SHALL BE LAPPED AROUND CORNERS OF INTERSECTING WALLS AND BEAMS. STANDARD ACI HOOKS AND BENDS SHALL BE USED.
- FINISH CONCRETE SURFACES IN ACCORDANCE WITH THE FOLLOWING:
A. INTERIOR SLABS ON GRADE: FINISH TO FLATNESS AND LEVELNESS OF F(1) = 30 AND F(1) = 20 IN ACCORDANCE WITH ACI 117.
B. INTERIOR FLOOR AREAS TO RECEIVE CARPET, RESILIENT FLOOR COVERING, OR REMAIN EXPOSED: SMOOTH TROWEL FINISH.
C. INTERIOR FLOOR AREAS TO RECEIVE QUARRY TILE OR CERAMIC TILE: FLOAT FINISH.
D. EXTERIOR SLABS: BROOM FINISH.

TIMBER

- TIMBER CONSTRUCTION STANDARDS
A. IBC CHAPTER 23: WOOD
B. NDS 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
C. APA PDS-99 PLYWOOD DESIGN SPECIFICATION
D. ANSI/TPP 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES
E. TRF D58 RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED TRUSSES
F. BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED TRUSSES
G. APA REPORT TT-0458 MINIMUM NAIL PENETRATION FOR WOOD STRUCTURAL PANEL CONNECTIONS SUBJECT TO LATERAL LOADS
- MATERIALS:
ALL SAWN LUMBER SHALL CONFORM TO GRADING RULES OF WWPA, NLGA OR WCLIB. GLULAMS SHALL CONFORM TO AITC 117-2004 AND ANSI/AITC A190.1. ALL GLULAM BEAMS, EXCEPT CONTINUOUS MULTISPAN BEAMS, SHALL BE CAMBERED TO 3000 FT RADIUS UNLESS NOTED OTHERWISE. ALL WOOD MATERIALS SHALL HAVE MINIMUM MOISTURE CONTENT OF 19% EXCEPT FOR PRESSURE TREATED SILL PLATES. ALL PRESSURE TREATED MEMBERS SHALL BE TREATED PER IBC SECTION 2304.12.

LUMBER GRADE TABLE		
MEMBER	SIZE	SPECIES & GRADE
WALL STUDS	2x, 3x	Doug Fir Larch, No. 2
SILL PLATES	2x, 3x	PT Doug Fir Larch, No 2
POSTS	4x, 6x, 8x	Doug Fir Larch, No 2
FLOOR AND ROOF JOISTS	2x, 3x	Doug Fir Larch, No. 2
BEAMS	4x and up	Doug Fir Larch, No 1
GLULAMS- SINGLE SPAN	ALL	24F-V4
GLULAMEN-MULTI SPAN	ALL	24F-V8
GLULAM COLS	ALL	L2
TIMPERSTRAND LSL	ALL	1.5E, Fb=1700,Fv=400, Fc_parallel=1400
MICROLAM LVL	ALL	1.9E, Fb=2600,Fv=285, Fc_parallel=2510

- STUD FRAMED WALLS
A. ALL EXTERIOR WALLS WITH 10 FT HEIGHT OR LESS SHALL BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO PLANS FOR WALLS GREATER THAN 10 FT HEIGHT.
B. ALL INTERIOR BEARING WALLS SHALL BE MINIMUM 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS.
C. AT ALL EXTERIOR AND LOAD BEARING WALL OPENINGS PROVIDE BUNDLED STUDS OF TWO TRIMMER AND ONE KING STUD AT EACH SIDE OF OPENING UNLESS NOTED OTHERWISE ON DRAWINGS.
- BEAMS AND HEADERS
A. THE CENTERLINE OF EACH BEAM SHALL ALIGN WITH THE CENTERLINE OF WALL AND STUDS BELOW.
B. BEAMS MADE UP OF MULTIPLES OF 2xLUMBER SHALL BE BUILT AS FOLLOWS:
2-2x 16d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE
3-2x 20d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE
4-2x (OR MORE) 3/4"Ø BOLTS @ 12" O.C. TOP & BOTTOM, STAGGER -USE STD. WASHERS (EA. FACE).
a. PROVIDE STANDARD NUTS & WASHERS AT 3/4"Ø BOLTS (GALV. IF EXPOSED TO WEATHER)
b. PROVIDE 2" EDGE DISTANCE FROM CENTERLINE OF BOLTS TO EDGE OF WOOD (TYPICAL)
C. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH EITHER BUNDLED STUDS PER SECTION 4 ABOVE OR WITH POST AND POST CAP CONNECTION PER THE PLANS. REFER TO SECTION 7 BELOW FOR MINIMUM POST CAP SIZES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- JOISTS
A. BRIDGING: PROVIDE BRIDGING AT ALL FLOOR JOISTS NOT TO EXCEED 8'-0" MAXIMUM OR IN COMPLIANCE WITH JOINT MANUFACTURER RECOMMENDATIONS FOR ENGINEERED JOISTS.
B. DO NOT NOTCH OR CUT HOLES IN JOISTS WITHOUT ENGINEER APPROVAL.
C. BLOCKING: AT BEARING WALLS PROVIDE 2-2x SOLID BLOCKING UNDER BEARING WALLS PERPENDICULAR AND PARALLEL TO THE JOIST DIRECTION.
D. BLOCKING (TO MATCH JOIST DEPTH) SHALL BE PROVIDED AT EA END & AT EACH SUPPORT OF JOIST, EXCEPT WHERE THE ENDS OF JOISTS ARE FASTENED TO A HEADER, RIM JOIST, OR AN ADJOINING STUD. SOLID BLOCKING SHALL BE A MIN. OF 2-2x MEMBERS.
- ATTACHMENTS
A. THRU BOLTS SHALL BE ASTM A-307 OR ASTM A-325. PROVIDE STANDARD WASHERS AT EACH FACE.
B. FASTENERS, INCLUDING BOLTS, NUT, WASHERS, AND OTHER CONNECTORS SHALL BE HOT-DIPPED GALVANIZED WHERE EXPOSED TO WEATHER.
C. CONNECTORS TO BE PROVIDED BY "SIMPSON" STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA, OR EQUAL. APPLY NAIL AT EACH NAIL HOLE WITH SIZE AND TYPE PER CONNECTOR MANUFACTURER.
D. AT COLUMNS 4" SQUARE AND LARGER, PROVIDE CAP & BASE CONNECTORS AS BELOW:
E. COLUMN CAP CONNECTOR: PC SERIES (OR EPC AT BM ENDS). COLUMN BASE CONNECTOR: CB SERIES.
F. USE RECOMMENDED COLUMN/BEAM MODEL NUMBERS.

- HURRICANE CLIPS
A. PROVIDE MINIMUM H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN LESS THAN 20 FEET.
B. PROVIDE MINIMUM H6 OR (2) H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN GREATER THAN 20 FEET.
- FLOOR AND ROOF DECK
A. FLOOR AND ROOF DECK SHALL BE APA RATED PLYWOOD OR OSB WITH THICKNESS AND NAIL SIZE AND SPACING PER THE PLANS.
B. PLACE PANELS IN A STAGGERED PATTERN. GLUE & NAIL TO FRAMING MEMBERS. GLUE SHALL CONFORM TO APA SPEC. AF6-01, AND APPLIED PER MANUF. SPECIFICATIONS.
C. ORIENT SHEATHING PANELS WITH THE LONG DIMENSION PERPENDICULAR TO RAFTERS.
D. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN PANEL EDGES. PROVIDE 1 CLIP PER JOIST SPACING SPAN. USE "SIMPSON" PSCl, OR APPROVED EQUAL. MATCH CORRESPONDING PLYWOOD THICKNESS.
- MISCELLANEOUS
A. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER.
- PREFABRICATED WOOD FRAMING MEMBERS
A. PREFABRICATED WOOD FRAMING MEMBERS INCLUDE WOOD TRUSSES, TJI'S, ASI'S OR OTHER SIMILAR PREFABRICATED MEMBERS USED IN LIEU OF SAWN WOOD JOISTS, OR RAFTERS.
B. PRODUCT DESIGN SHALL BE BASED UPON ACTUAL BUILDING DEAD LOADS, CODE SPECIFIED LIVE LOADS, AND STANDARDS OUTLINED IN THE BUILDING CODE FOR WINDSTORM RESISTANT CONSTRUCTION. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER, UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. UPON REQUEST, THE MANUFACTURER SHALL SUBMIT CALCULATIONS AND/OR SHOP DRAWINGS TO THE ARCHITECT/ENGINEER OF RECORD FOR REVIEW.
C. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT LATERAL BRACING OF ALL FABRICATED TRUSS MEMBERS PER THE DETAILING AND DESIGN OF THE TRUSS MANUFACTURER. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER.
D. PROVIDE TEMPORARY SHORING WHERE SHEET ROCK AND OTHER CONSTRUCTION MATERIALS ARE BEING TEMPORARILY STORED. IF TJI'S ARE BEING UTILIZED, KEEP THE MEMBERS ABSOLUTELY DRY.

TIMBER (CONT.)

- WOOD CONNECTORS, FASTENERS, NAILS, AND BOTS
A. ALL WOOD CONNECTORS, HANGERS, CLIPS, HOLD-DOWN, POST CAPS AND OTHER WOOD CONNECTIONS SHALL BE SIMPSON STRONG TIE AS SPECIFIED IN THEIR LATEST WOOD CONNECTORS CATALOG. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF SUBMITTED FOR APPROVAL TO EOR. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH ALL INDICATED FASTENERS. WHERE MULTIPLE OPTIONS OR SIZES EXIST FOR FASTENERS USE THE LARGEST NUMBER OF FASTENERS AND THE LARGEST SIZE OF FASTENERS UNLESS NOTED OTHERWISE ON THE PLANS. ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED OR FINISHED WITH SIMPSON ZMAX FINISH.
B. NAILS, SCREWS, AND BOLTS SHALL CONFORM TO IBC SECTION 2304.10 CONNECTORS AND FASTENERS. ALL FASTENERS ATTACHED TO PRESSURE TREATED LUMBER SHALL HAVE SIMILAR CORROSION PROTECTION MATCHING THE WOOD TREATMENT. PROVIDE WASHERS AT ALL BOLT HEADS AND NUTS. ALL NAILS SHALL BE FULL LENGTH COMMON UNLESS NOTED OTHERWISE EXCEPT 16D SHALL BE SINKERS.
C. ALL LAG BOLTS SHALL BE ASTM A307.

SHEET LIST

\$1.0	GENERAL NOTES	\$3.0	FOUNDATION DETAILS
\$2.0	FOUNDATION PLAN	\$4.0	FRAMING DETAILS
\$2.1	SECOND FLOOR FRAMING PLAN	\$4.1	FRAMING DETAILS - CONT.
\$2.2	ROOF FRAMING PLAN		
\$2.3	SHEAR WALL KEY PLAN		

STRUCTURAL STEEL PILES

- SUBMITTALS:
A. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH AISC 360 SECTION M.1 AND AISC 303 SECTION 4.
B. SUBMIT WELDERS CERTIFICATES SHOWING QUALIFICATION WITHIN PAST 12 MONTHS.
C. SUBMIT WELDING PROCEDURE SPECIFICATIONS.
D. PROVIDE MILL TEST REPORTS (MTR) OR AFFIDAVIT INDICATING THE STEEL MEETS THE REQUIREMENTS OF THE GRADES SPECIFIED.
E. SUBMIT ICC REPORTS FOR ALL POST INSTALLED STEEL ANCHORS.
F. SUBMIT FABRICATION SHOP QA/QC PLAN FOR APPROVAL.
- STEEL CONSTRUCTION STANDARDS:
A. IBC CHAPTER 22 "STEEL"
B. AISC MANUAL OF STEEL CONSTRUCTION FIFTEENTH EDITION
C. AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BRIDGES
D. AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
E. AISC 348-14 SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS
F. AWS D1.1-2020 STRUCTURAL WELDING CODE
- MATERIALS:
A. STRUCTURAL BARS AND PLATES "PL" ASTM A572, Fy=50ksi
B. STRUCTURAL PIPE PILES "PP" ASTM A53, Fy=35ksi
- ALL CONSTRUCTION, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATION SECTION M2, FABRICATION AND M4, ERECTION, AND AISC CODE SECTIONS 6 AND 8 FOR FABRICATION & DELIVERY AND QUALITY CONTROL, RESPECTIVELY.
- WEATHER PROOFING: ALL STEEL PILES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123. WELD JOINTS SHALL BE COLD GALVANIZED IN ACCORDANCE WITH ASTM A780 MATERIALS AND PROCEDURES.
- ALL BOLTS SHALL BE INSTALLED TO SNUG TIGHT CONDITION PER RCSC, UNLESS NOTED OTHERWISE ON THE PLANS.
- WELDING SHALL CONFORM TO AWS D1.1 AND WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH AWS REQUIREMENTS. USE E70XX ELECTRODES UNLESS NOTED OTHERWISE.
- BRACING AND SAFETY: ALL FRAMING AND CONSTRUCTION SHALL BE TEMPORARILY BRACED AND SAFETY PROTECTION PROVIDED AS REQUIRED BY AISC SPECIFICATION SECTION M4.2 AND IN ACCORDANCE WITH THE CODE OF STANDARD PRACTICE.



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2			
3		REVISION 3	06/17/25
4		REVISION 4	08/04/25
5			
6			

SEAL:



08/04/2025

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JOB#
23-067

SHEET TITLE:
GENERAL NOTES

SHEET#:	S1.0	SCALE:	AS SHOWN
DRAWN:	DATE:	CHECKED:	DATE:
SG	08/04/2025	KJH	08/04/2025

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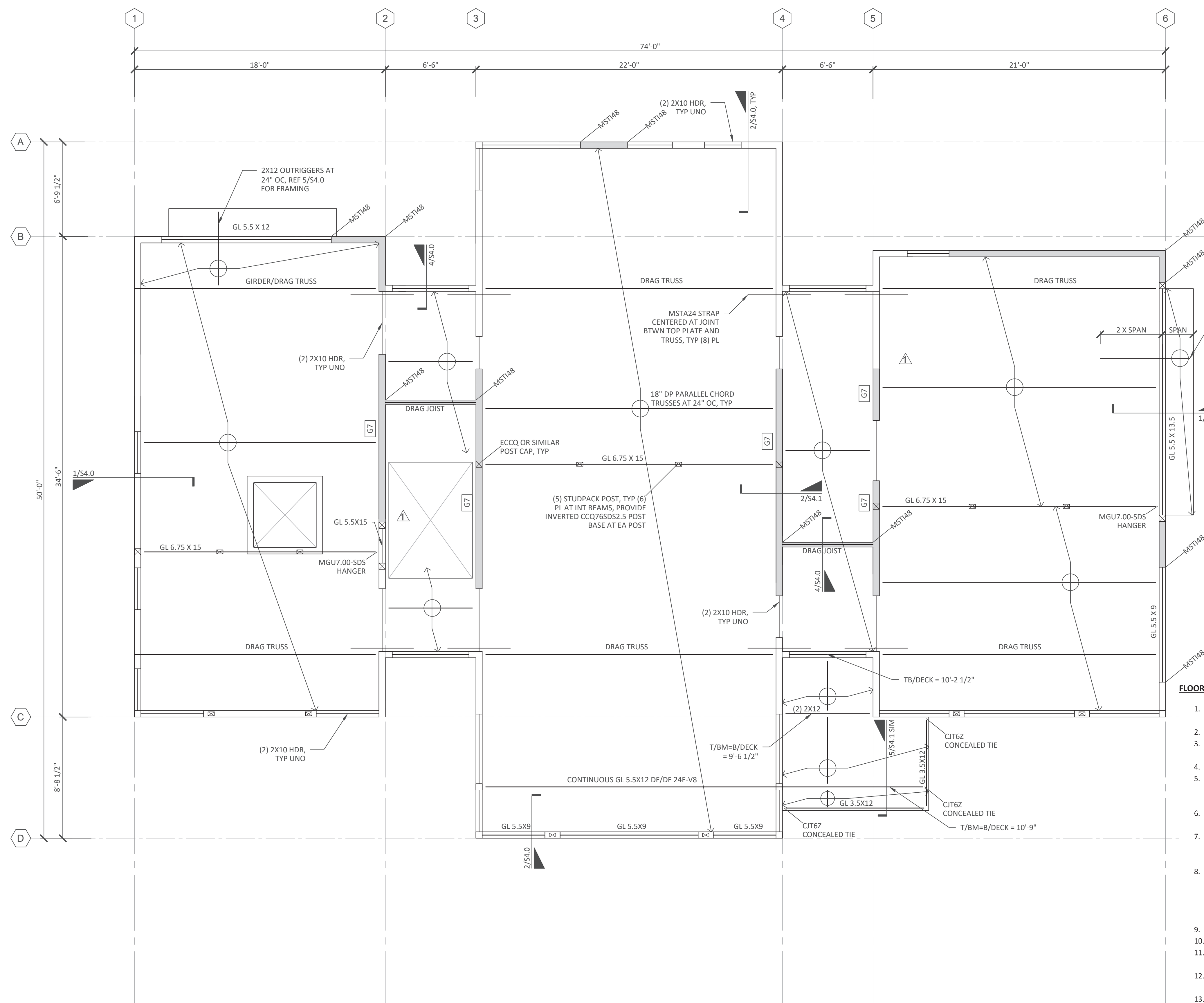
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SHEET TITLE:
SECOND FLR FRAMING PLAN

SHEET#: **S2.1** SCALE: AS SHOWN

DRAWN: SG	DATE: 08/04/2025	CHECKED: KJH	DATE: 08/04/2025
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FLOOR FRAMING PLAN NOTES:

- VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
- COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
- ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
- ALL HORIZONTAL STRAP TIES INDICATED ON PLAN SHALL BE ALIGNED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERENCE THE STRAP MANUFACTURER FOR FASTENER SIZE AND SPACING.
- ALL VERTICAL HOLD-DOWN STRAPS SHALL BE CENTERED AT JOINT BETWEEN SILL PLATE AND TOP PLATES OR ON RIMBOARD WITH HALF OF ALL FASTENERS EACH SIDE OF THE JOINT.
- ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE OR FACE MOUNT LUS TYPE. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
- ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 3 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
- REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
- REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
- PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
- PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
- WHERE JOIST OR TRUSSES ARE INDICATED AS "DRAG JOIST/TRUSS" THE JOIST/TRUSS SHALL BE DESIGNED FOR TRANSFER OF 3800 LBS ASD LOAD FROM TOP CHORD TO BOTTOM CHORD.
- FLOOR SHEATHING SHALL BE 23/32" APA RATED STURD-I-FLOOR WITH A SPAN RATING OF 24 OR BETTER WITH .131" X 2.5" @ 6" OC AT EDGES AND 12" OC IN THE FIELD. PROVIDE 1/8" GAP AT ALL PANEL EDGES. LAY ALL SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER ALL SHEATHING PANEL END JOINTS. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES.
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2X6 @ 16" OC UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
- PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED AS TYPE W6 SHEAR WALLS EXCEPT WHERE NOTED OTHERWISE ON THE PLANS AS INTERIOR GYP SHEAR WALL OR WOOD SHEAR WALL WITH TIGHTER SPACING.
- PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
- FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
- SEE PLAN FOR HOLD-DOWN LOCATIONS AND SIZES AND REFER TO HOLD-DOWN SCHEDULE FOR ANCHORS AND ATTACHMENT REQUIREMENTS.

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



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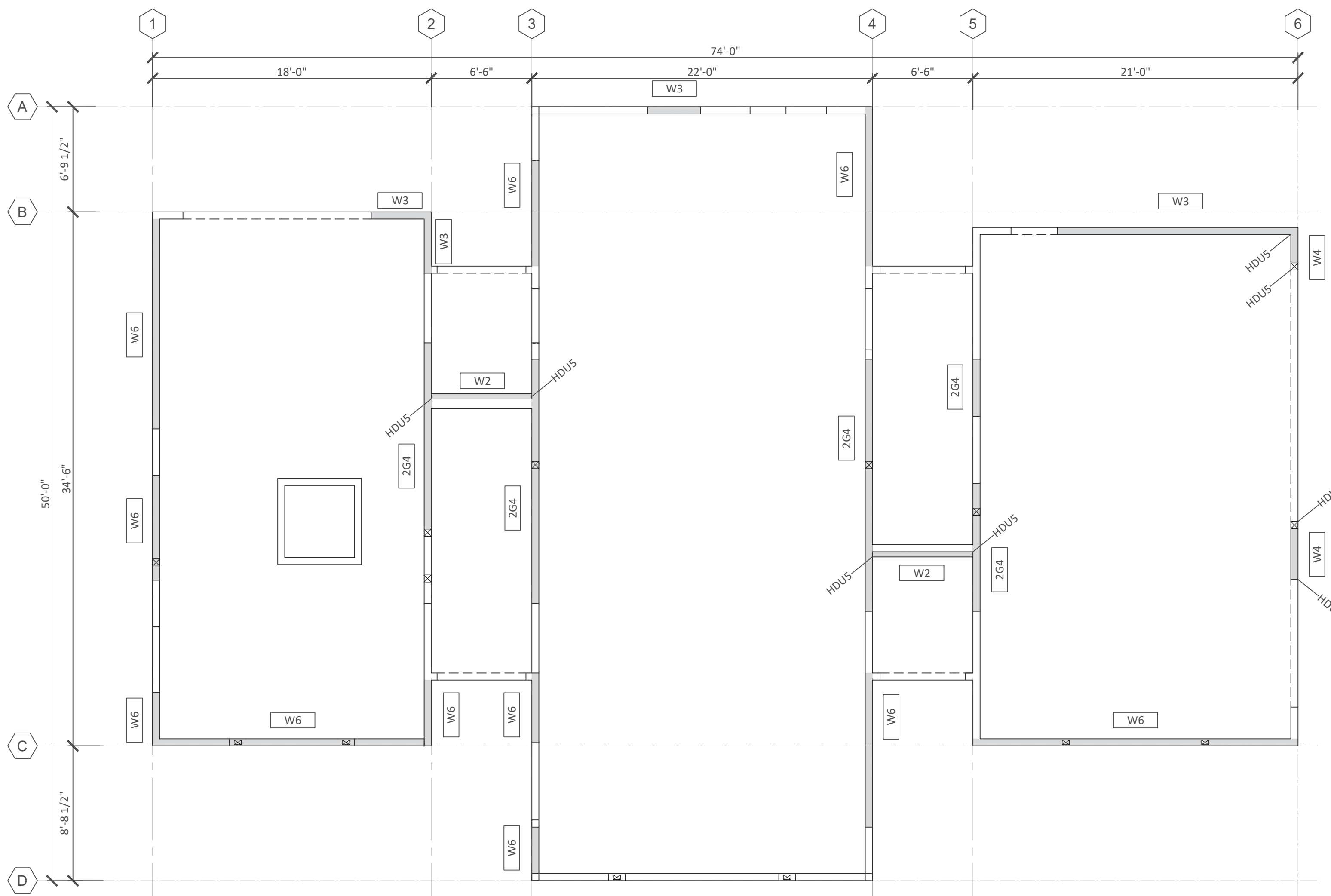
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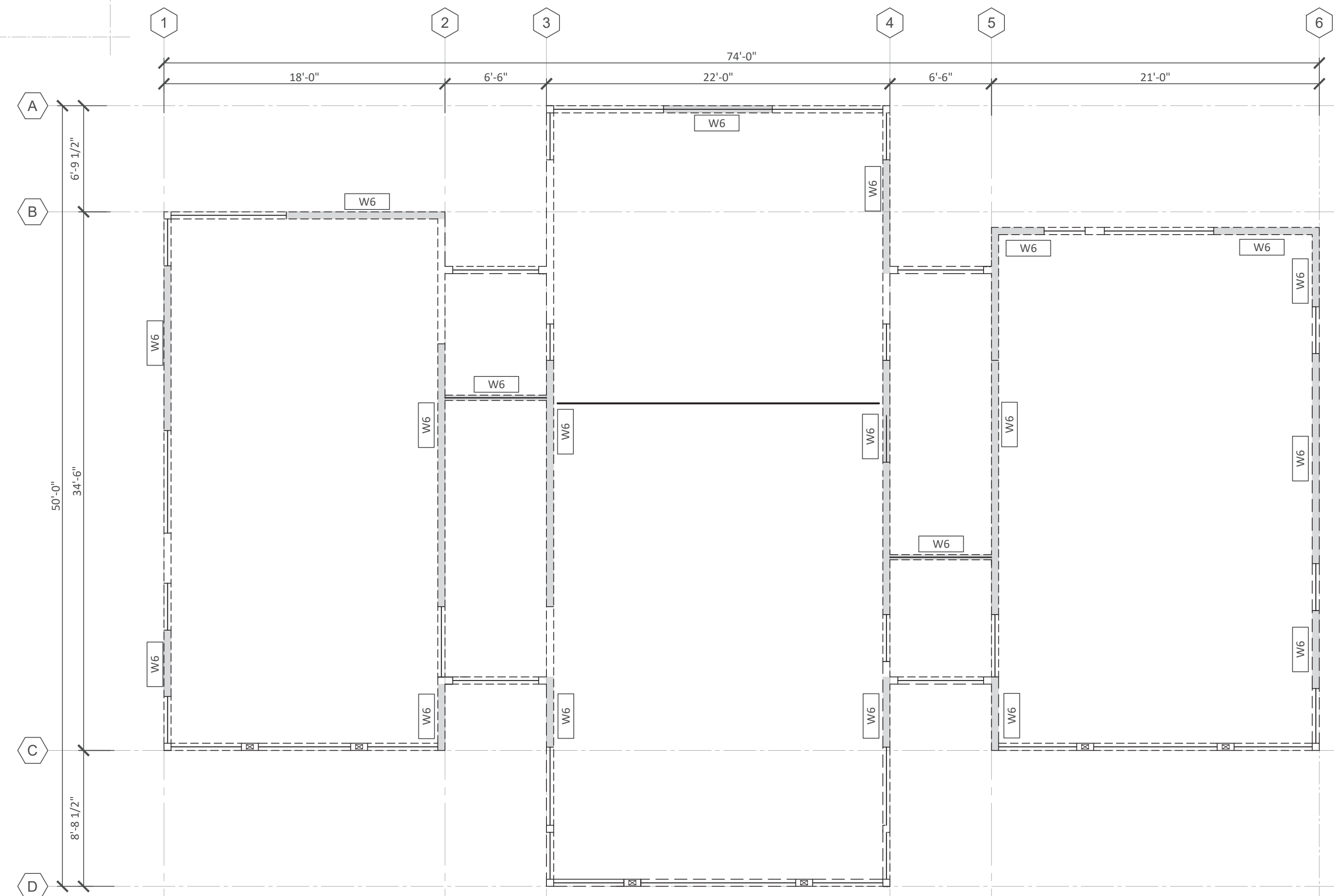
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SHEAR WALL KEY PLAN

SHEET#: **S2.3** SCALE: AS SHOWN

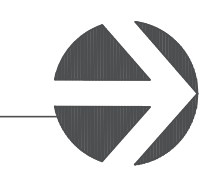
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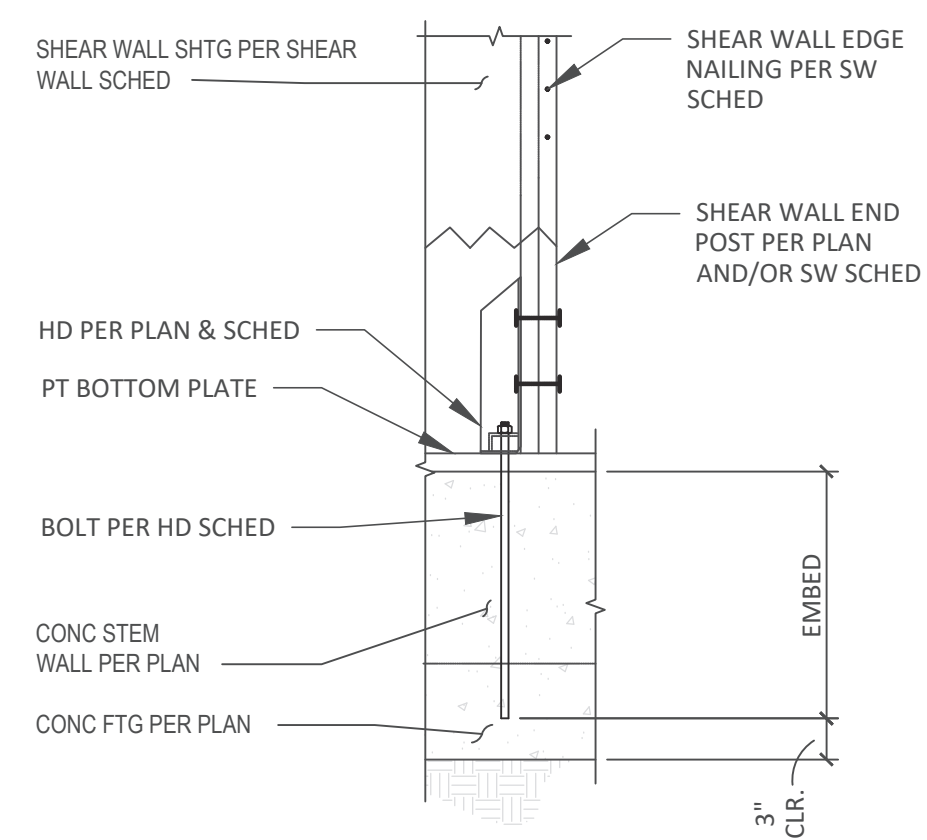


1 FIRST FLOOR SHEAR WALL KEY PLAN
SCALE: 3/16" = 1'-0"

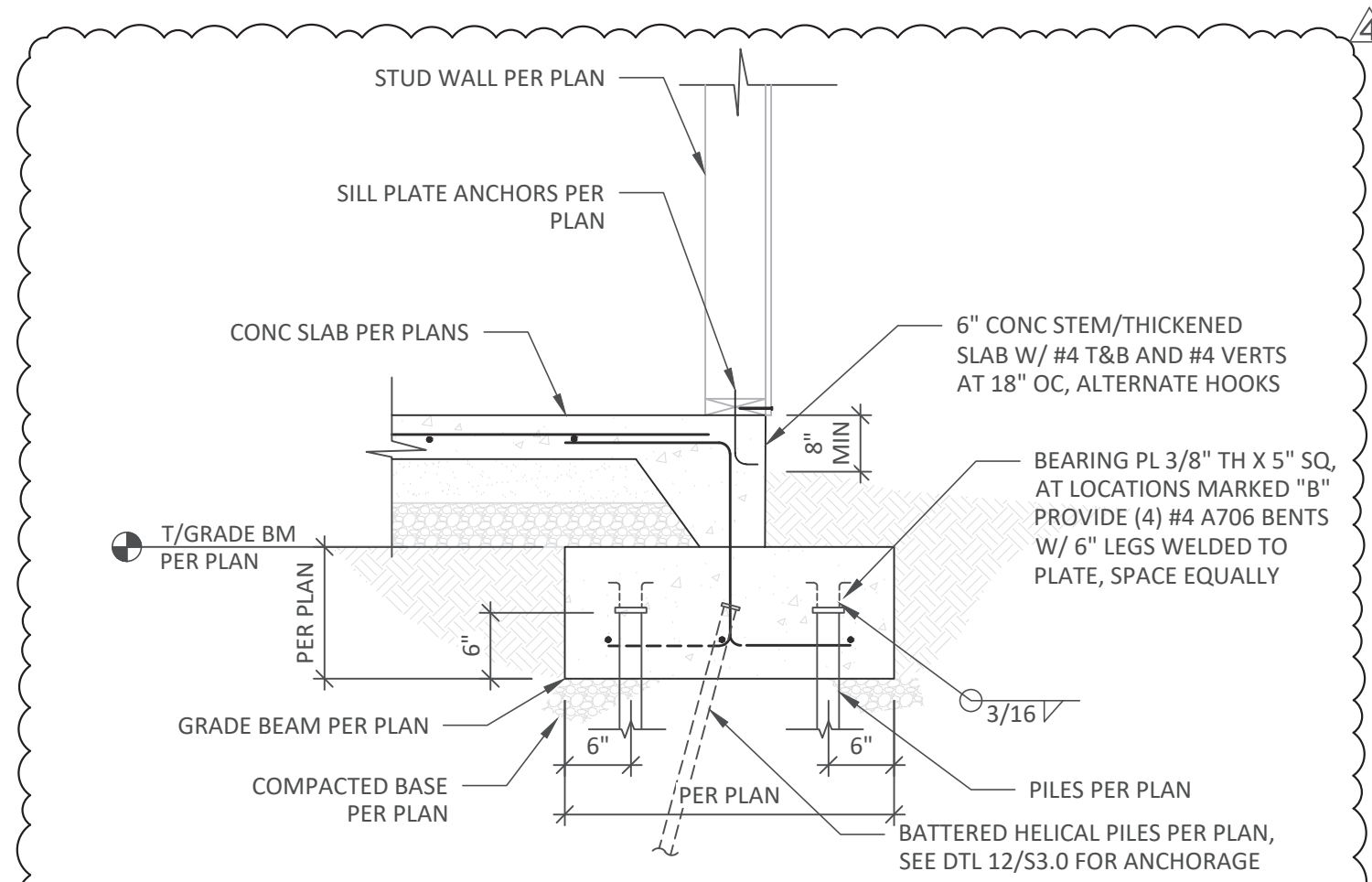


2 SECOND FLOOR SHEAR WALL KEY PLAN
SCALE: 3/16" = 1'-0"

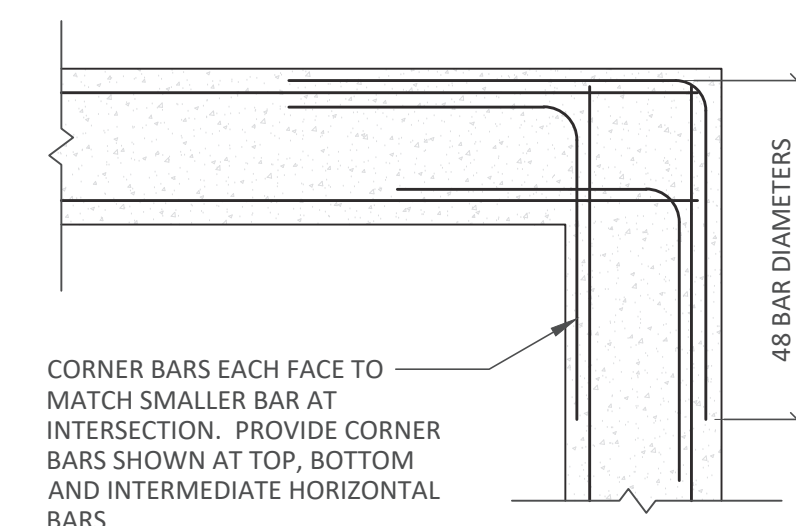




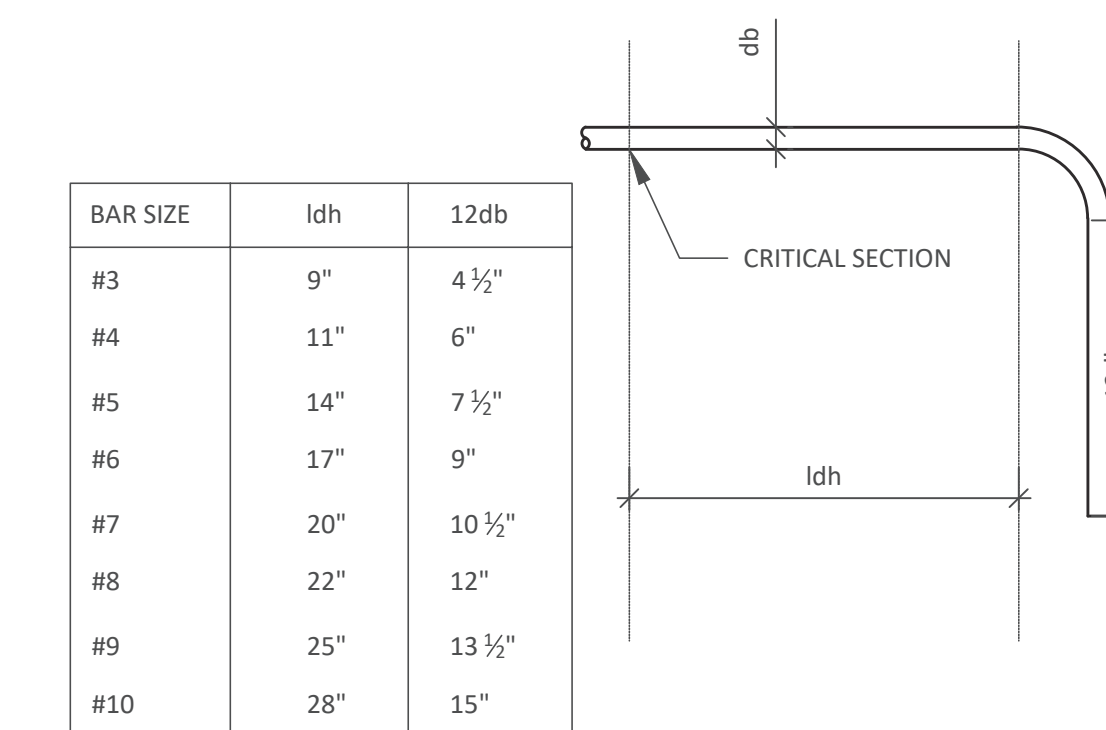
10 TYPICAL HOLD DOWN AT FOUNDATION/CONCRETE STEM WALL
SCALE: 3/4" = 1'-0"



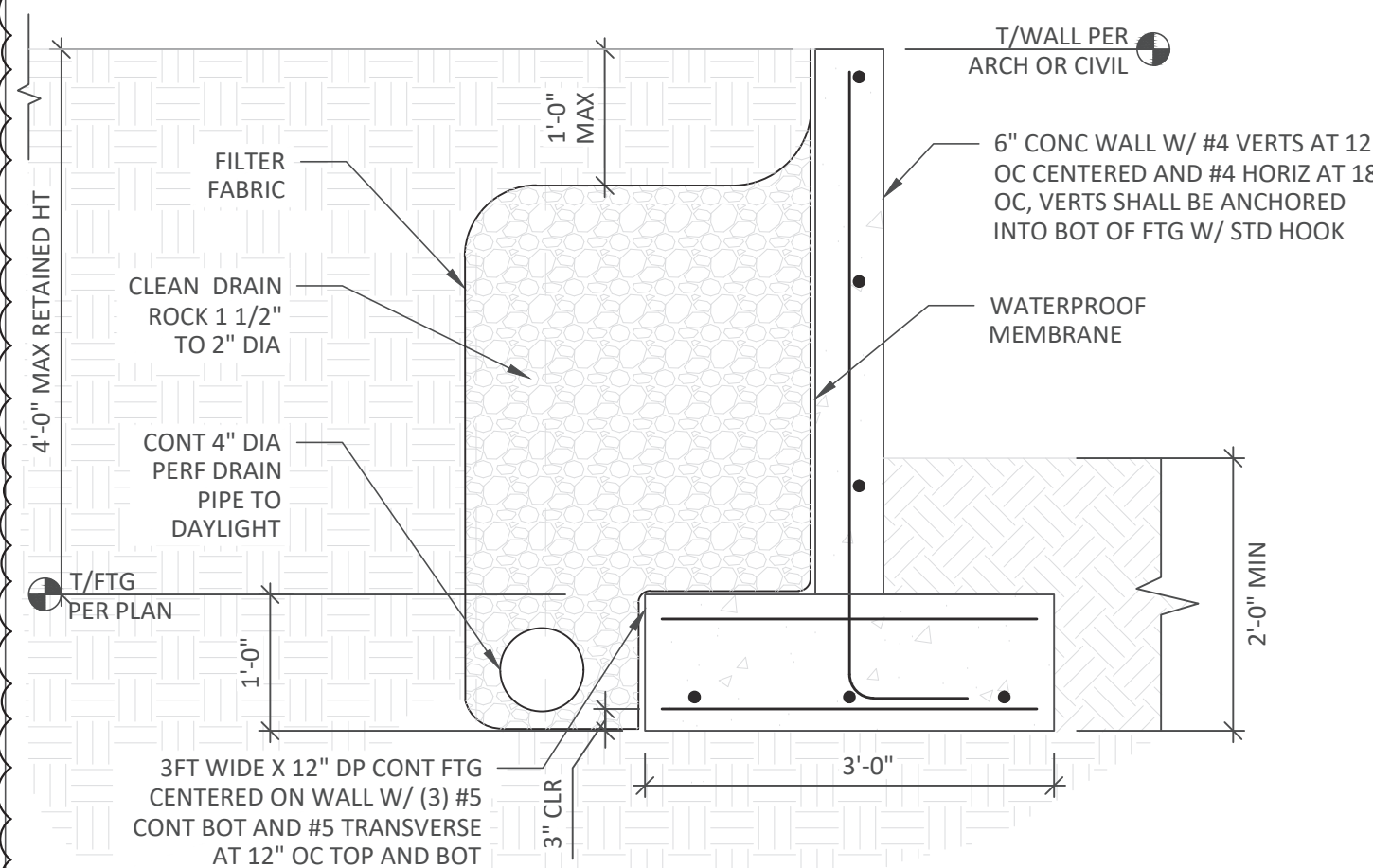
7 TYPICAL EXTERIOR GRADE BEAM
SCALE: 3/4" = 1'-0"



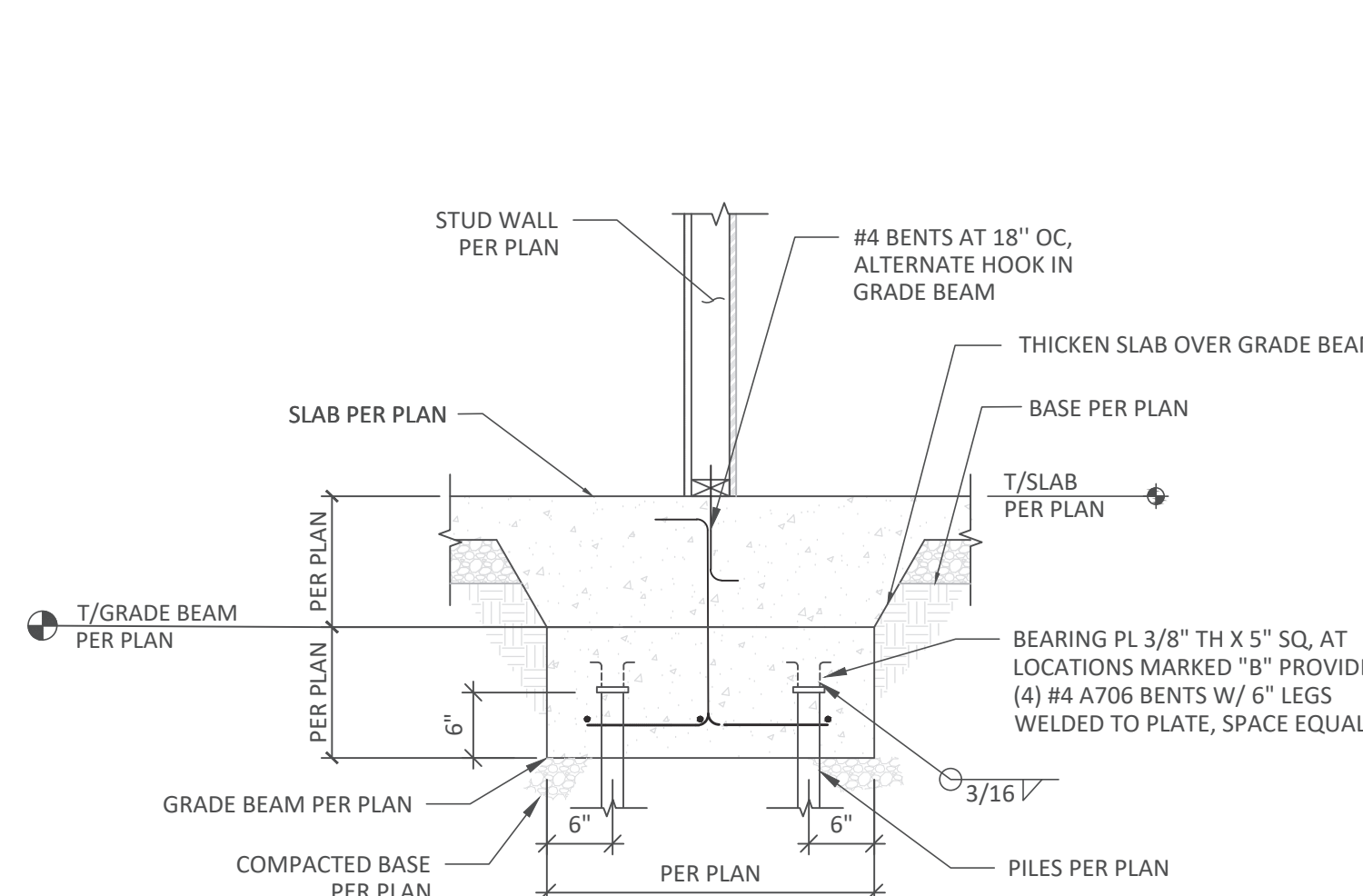
4 TYPICAL CORNER BARS AT INTERSECTION DETAIL
NOT TO SCALE



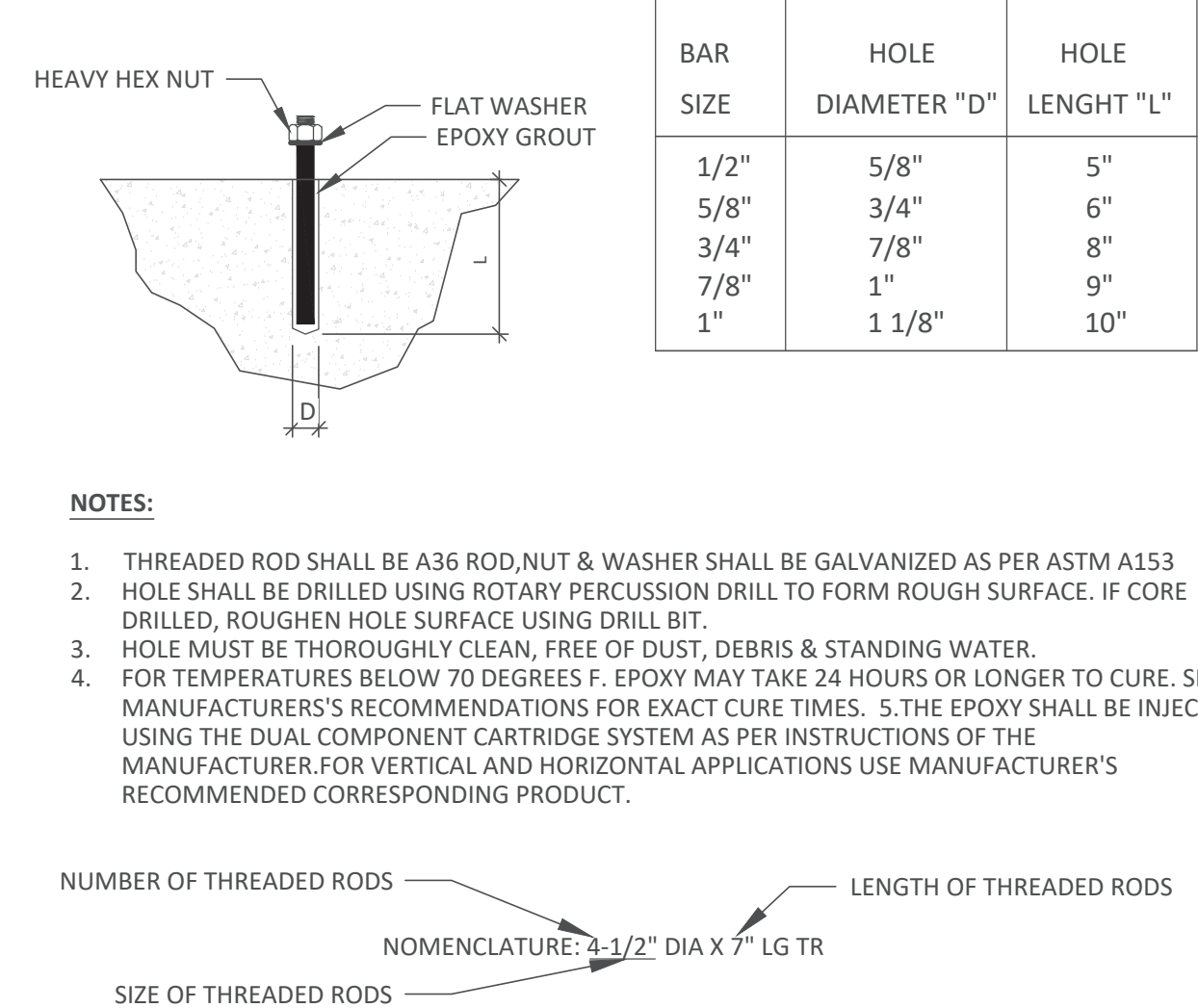
1 90° HOOK DIMENSIONS GRADE 60 BARS AND 3000 PSI CONCRETE
NOT TO SCALE



11 FREE STANDING CONCRETE RETAINING WALL
SCALE: 3/4" = 1'-0"



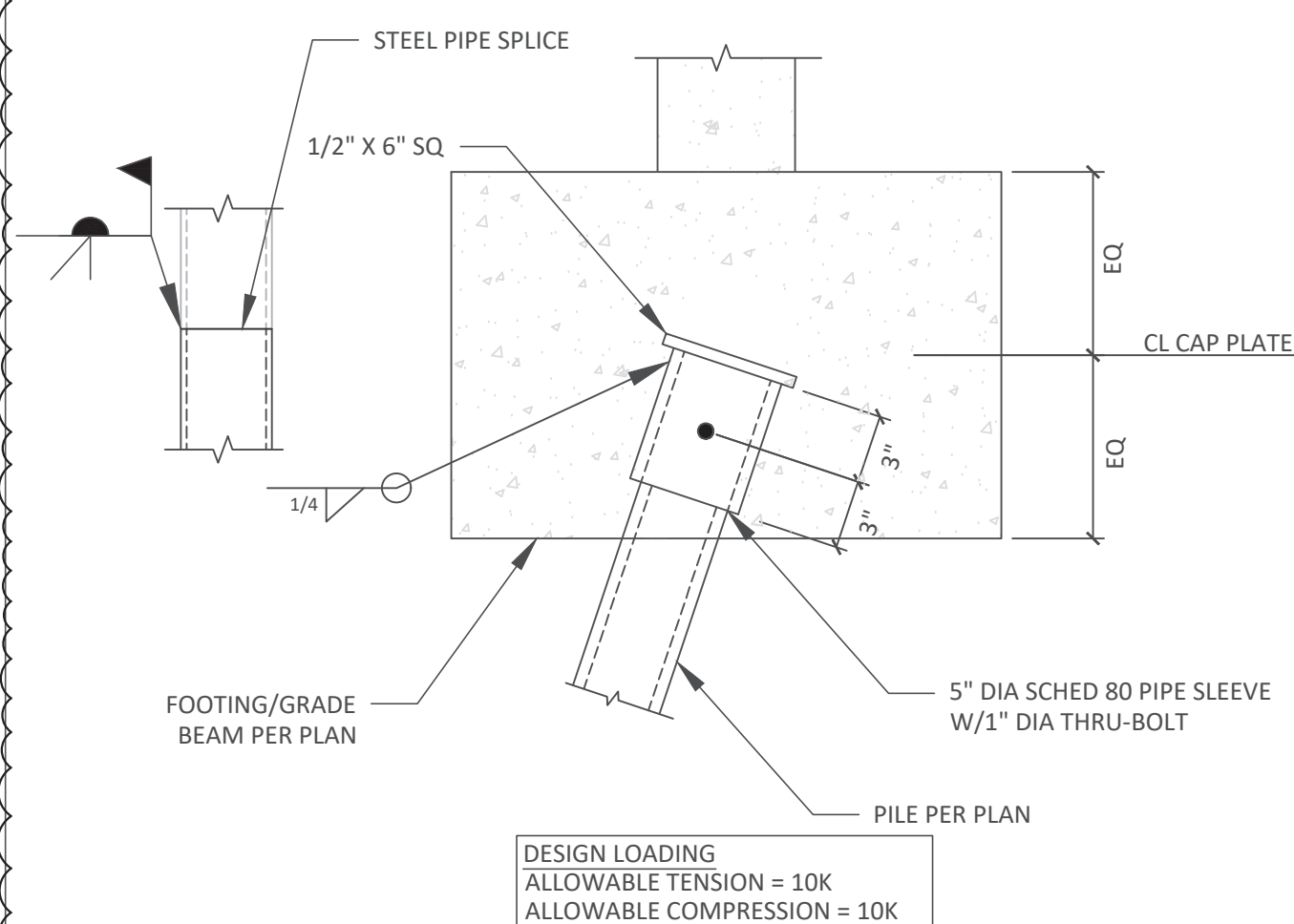
8 INTERIOR THICKENED OVER GRADE BEAM
SCALE: 3/4" = 1'-0"



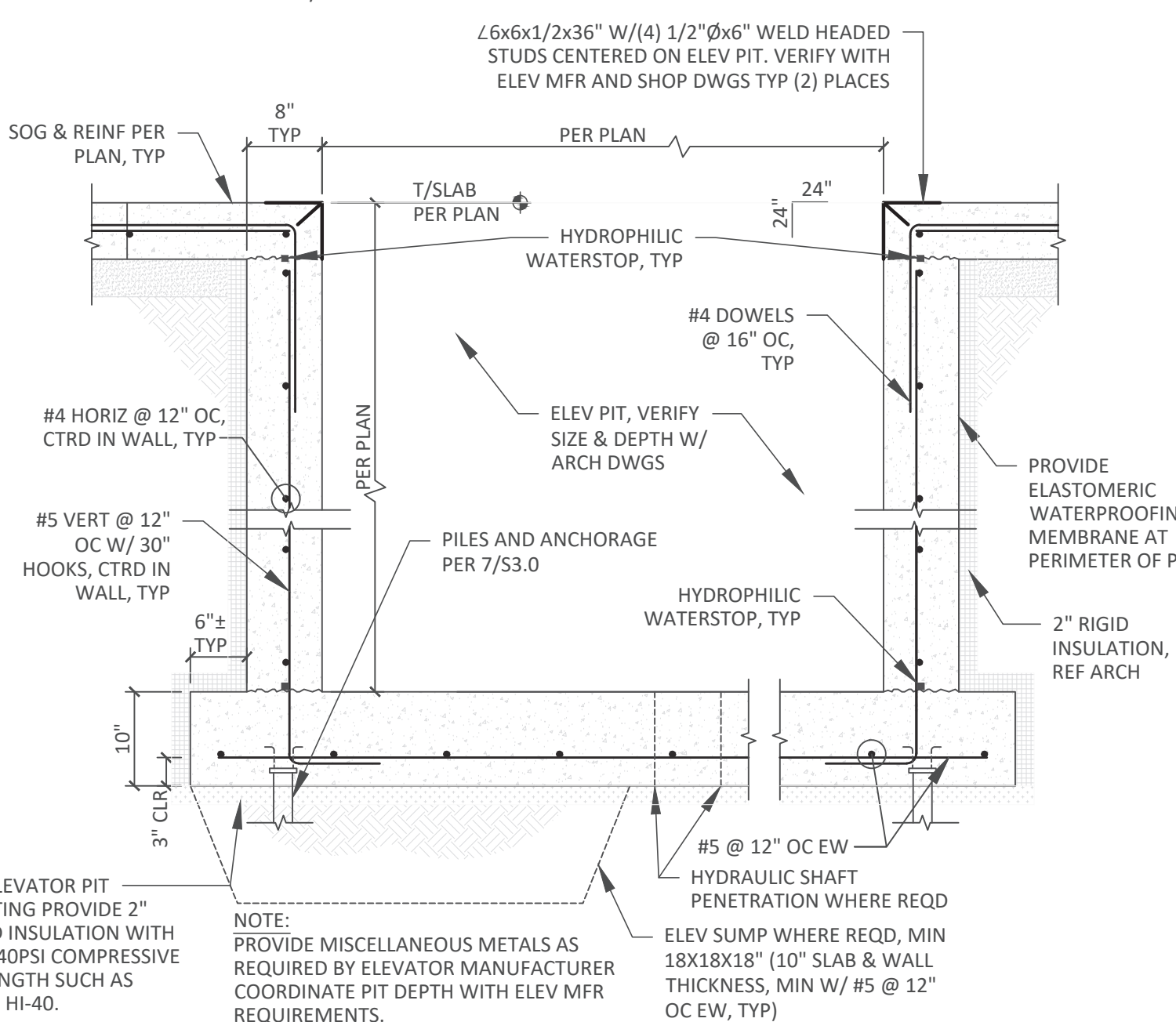
5 CONCRETE STD THREADED ROD ANCHOR
NOT TO SCALE

BAR SIZE	TOP BARS		OTHERS THAN TOP BARS	
	ld	1.3ld	ld	1.3ld
#3	13"	17"	10"	13"
#4	18"	24"	14"	19"
#5	22"	29"	17"	23"
#6	26"	34"	20"	26"
#7	38"	50"	29"	38"
#8	43"	56"	33"	43"
#9	49"	64"	37"	49"
#10	54"	71"	42"	55"

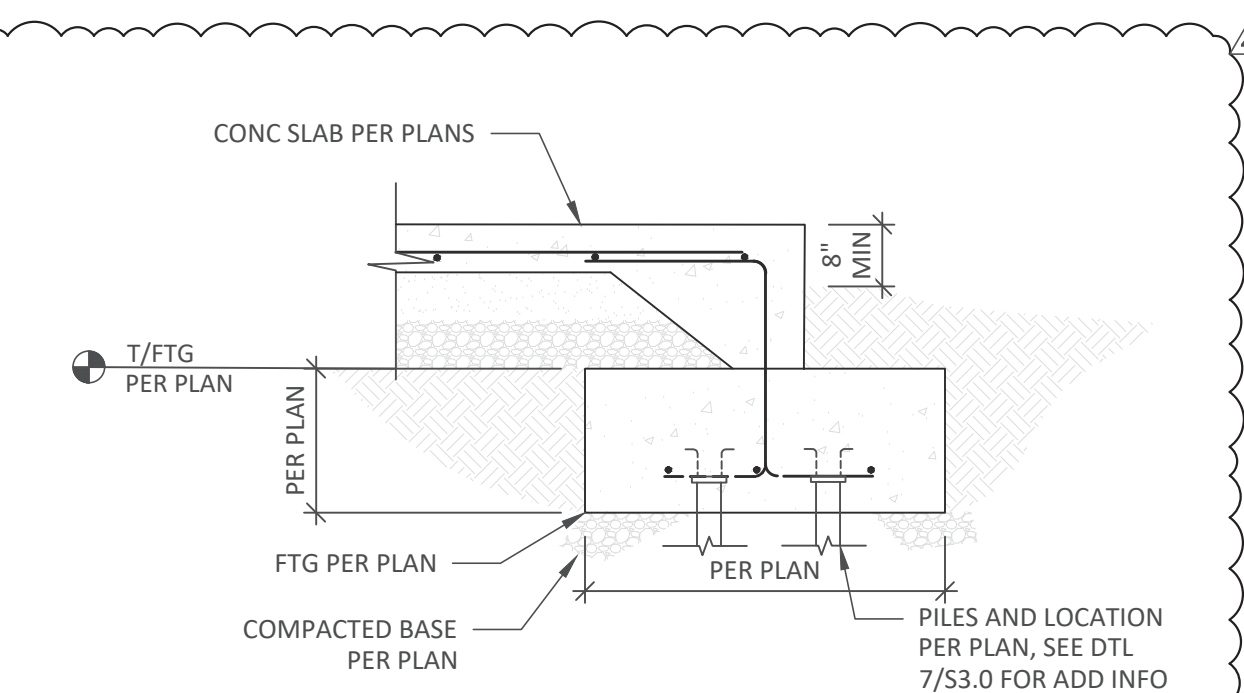
2 DEVELOPMENT LENGTH AND TENSION LAP SLICE LENGTH GRADE 60 BARS AND 3000 PSI CONCRETE
NOT TO SCALE



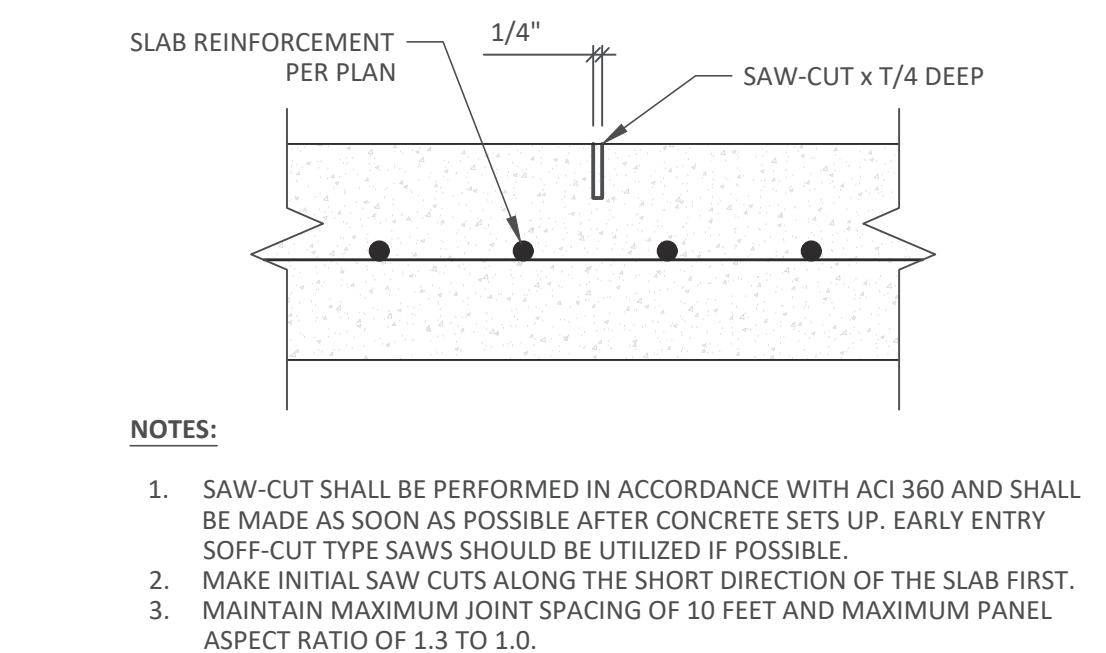
12 HELICAL PILE ANCHORAGE DETAIL
SCALE: 1 1/2" = 1'-0"



9 ELEVATOR PIT SECTION
SCALE: 3/4" = 1'-0"



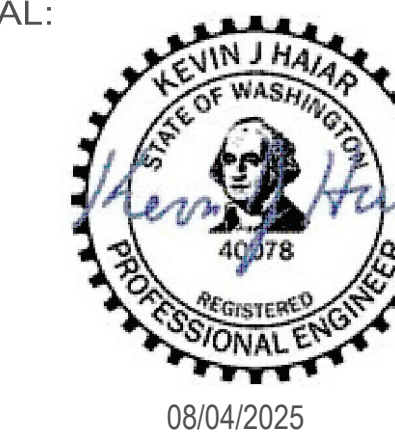
6 SECTION AT SLAB THICKENED EDGE (TYP)
SCALE: 3/4" = 1'-0"

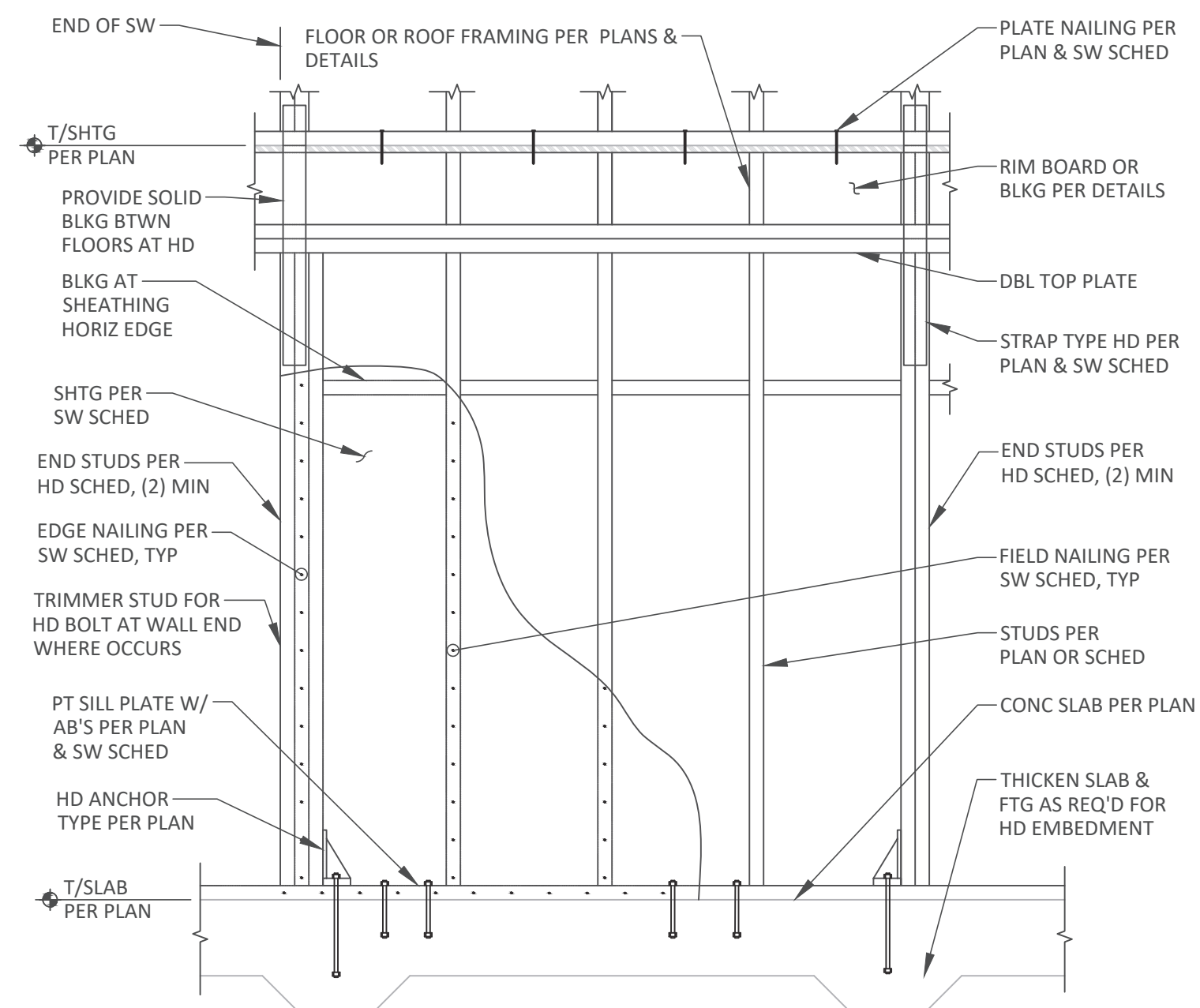


3 CONTROL JOINT
NOT TO SCALE

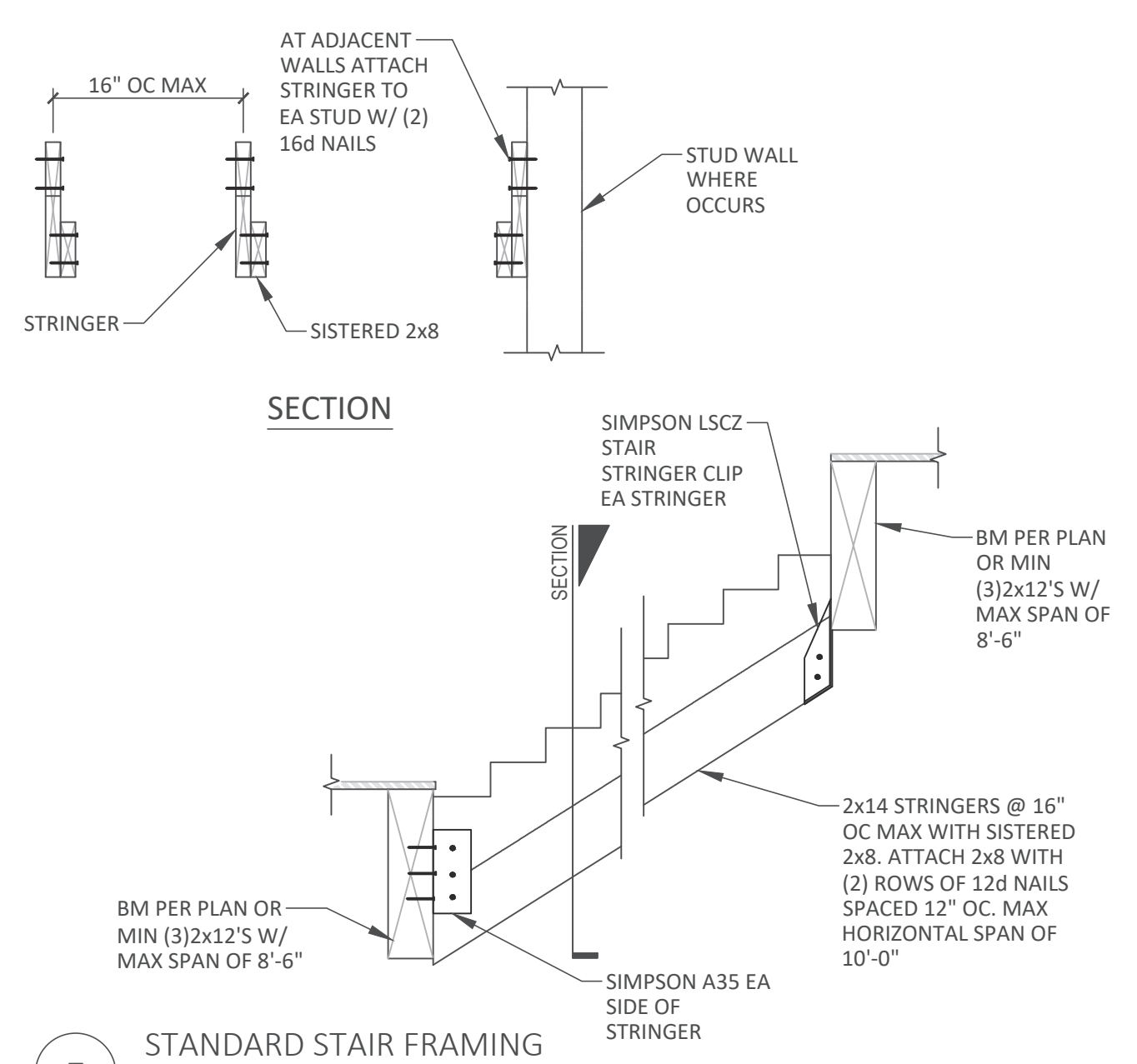
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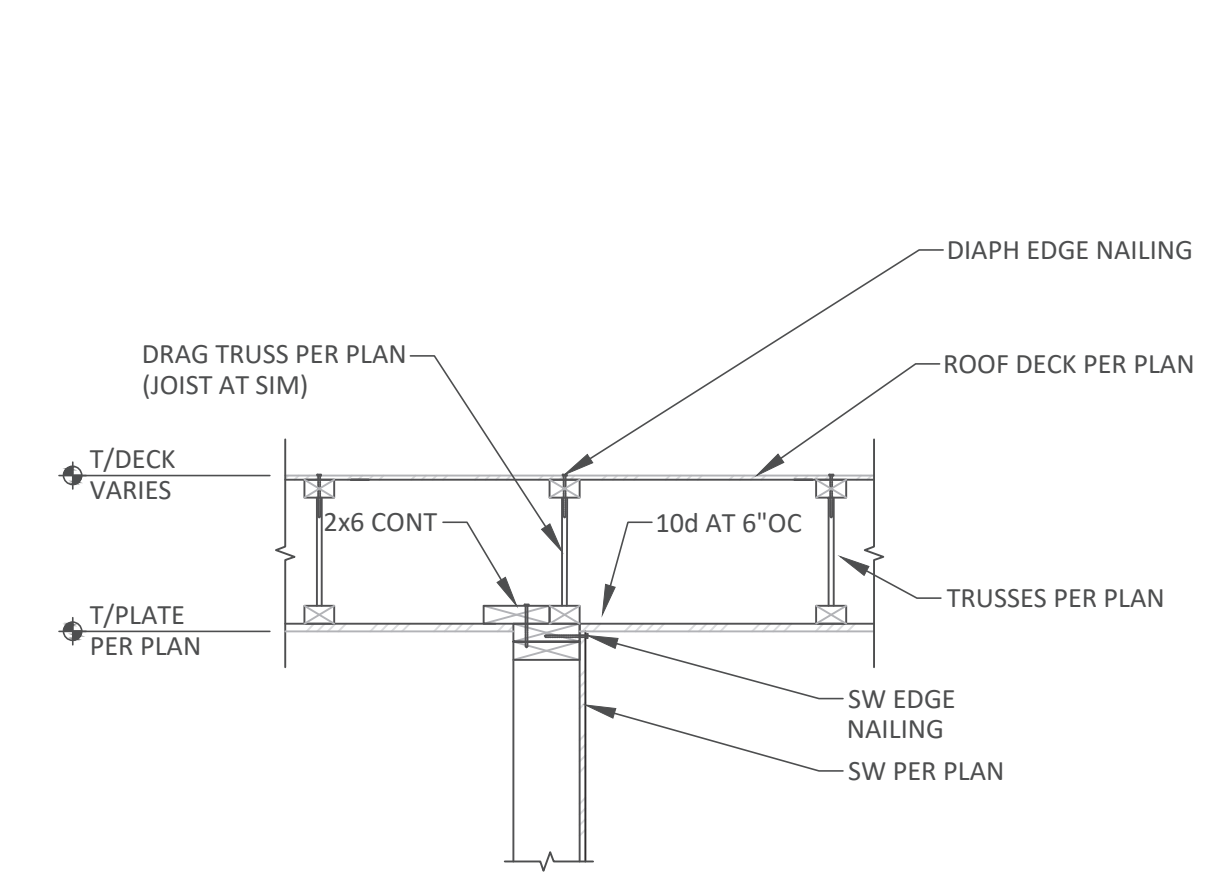




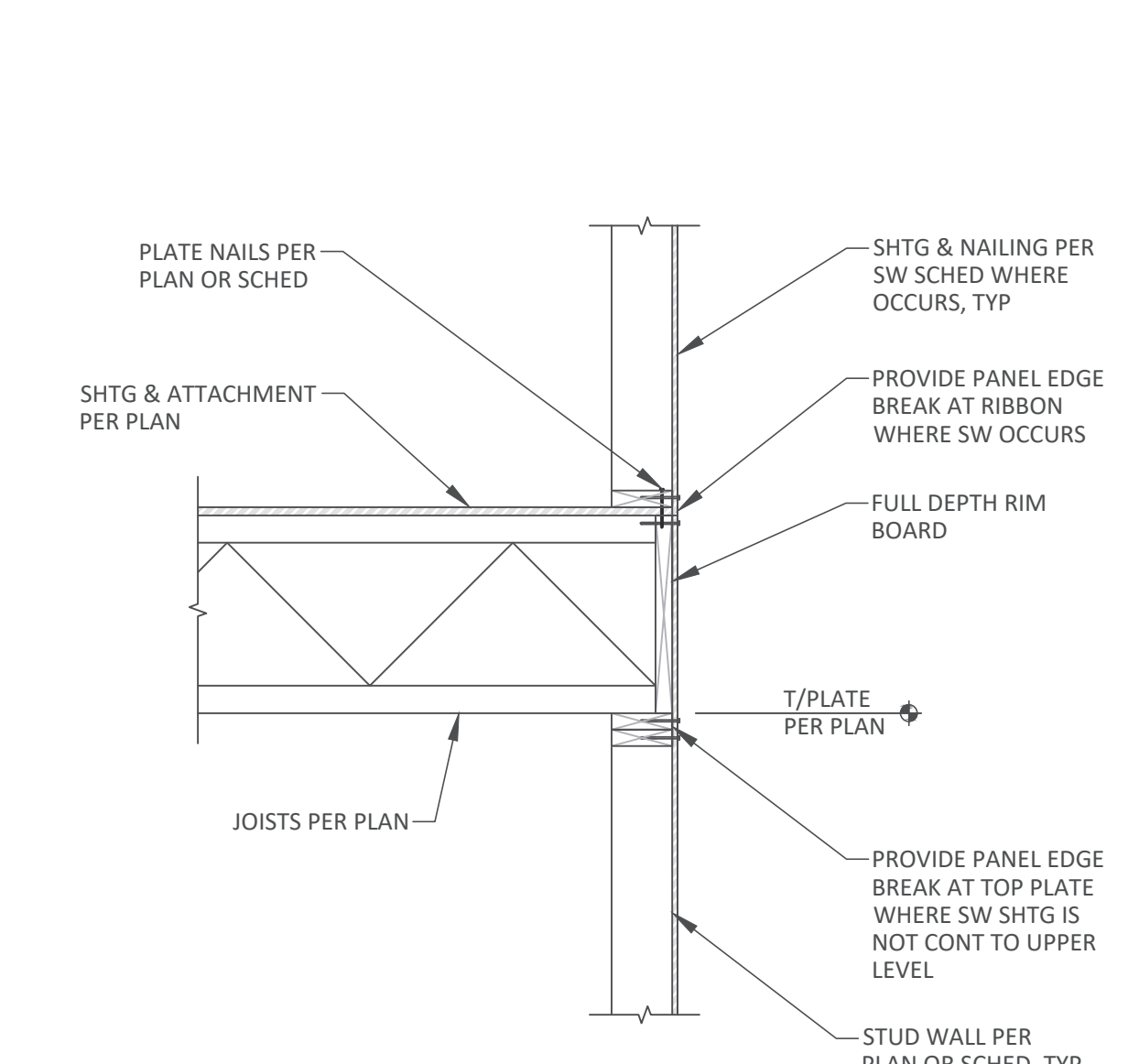
9 STANDARD SHEAR WALL CONSTRUCTION
NOT TO SCALE



7 STANDARD STAIR FRAMING
NOT TO SCALE



4 DRAG TRUSS/SHEAR WALL CONNECTION
SCALE: 3/4" = 1'-0"

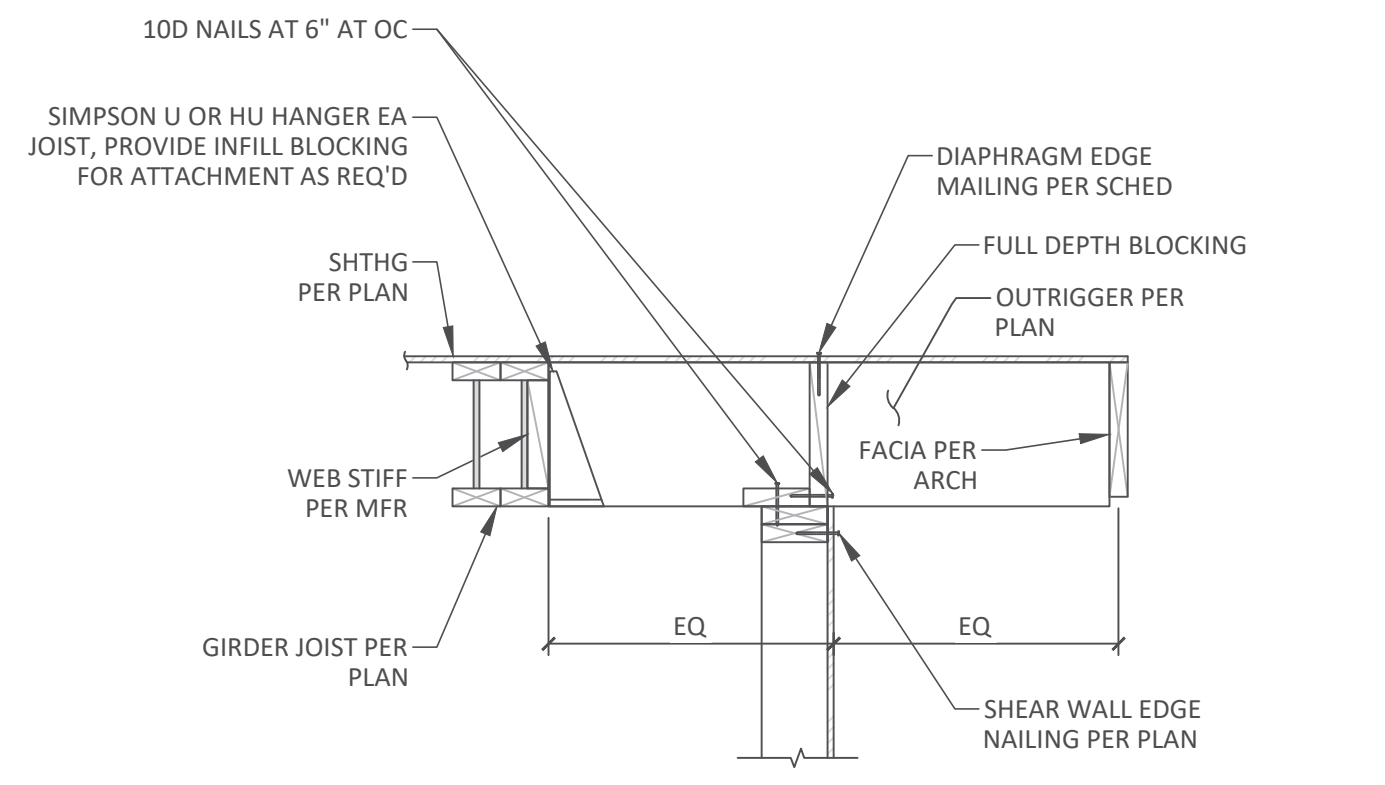


1 STANDARD FRAMING AT EXTERIOR WALL PERPENDICULAR TO JOIST
SCALE: 3/4" = 1'-0"

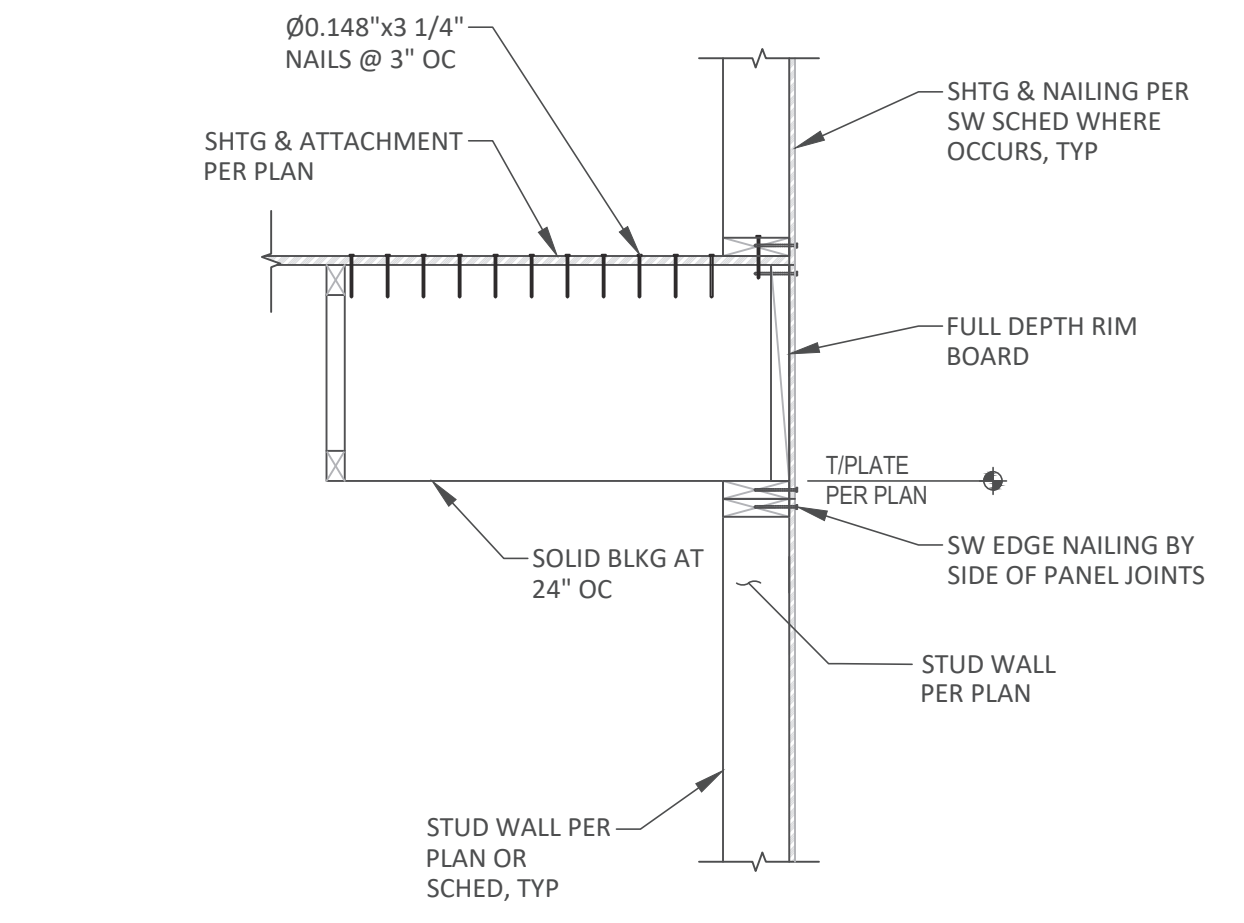
HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS									
TYPE	NUMBER OF STUDS/POST	NAILS, SCREWS, OR BOLTS	ANCHOR				CAPACITY, LBS	NOTES	
			CONCRETE EMBEDMENT		DIAMETER				
			STEM WALL	SPREAD FOOTING					
CIP	ADHESIVE	CIP OR ADHESIVE							
WOOD TO CONCRETE	HDU2	(2) 2X	(6) SDS 1/4x2 1/2	5/8"	10"	10"	7"	3075	
	HDU4	(2) 2X	(10) SDS 1/4x2 1/2	5/8"	10"	10"	7"	4565	
	HDU5	(2) 2X	(14) SDS 1/4x2 1/2	5/8"	12"	15"	9"	5645	
	HDU8	6X	(20) SDS 1/4x2 1/2	7/8"	18"	-	11"	7870	
	HDU11	5.5"	(30) SDS 1/4x2 1/2	1	18"	-	11"	9535	
WOOD TO WOOD	LSTA30	(2) 2X	(22) 10d	-	-	-	-	1640	
	MSTA30	(2) 2X	(22) 10d	-	-	-	-	2050	
	MST27	(2) 2X	(30) 16d	-	-	-	-	3700	
	MSTI48	(2) 2X	(48) 16d	-	-	-	-	5070	
	MSTC66	(2) 2X	(76) 16d	-	-	-	-	5860	

- NOTES:**
1. PROVIDE SHEAR WALL EDGE NAILING AT AT HOLD-DOWN STUDS/POST.
 2. CAPACITY BASED ON 2,500 PSI CONCRETE STRENGTH.
 3. STEM WALL SHALL BE MINIMUM 6 INCHES WIDE FOR 5/8" ANCHOR BOLTS AND 8" MINIMUM FOR 7/8" AND LARGER BOLTS.
 4. ALL HOLD-DOWNS AND STRAPS ARE BY SIMPSON STRONG TIE. CONTACT ENGINEER FOR ALTERNATE SUPPLIERS.
 5. CAST IN PLACE ANCHORS SHALL BE HEX HEAD OR A STANDARD "J" BOLT.
 6. ADHESIVE ANCHORS SHALL BE SIMPSON SET OR HILTI HY-150 ADHESIVE.
 7. PLACE 1/2 OF NAILS ABOVE FLOOR JOIST AND 1/2 BELOW FLOOR JOIST. NO NAILS IN CLEAR SPAN.

8 HOLD DOWN STRAP SCHEDULE
NOT TO SCALE



5 ROOF JOIST PARALLEL TO EXTERIOR WALL
SCALE: 3/4" = 1'-0"

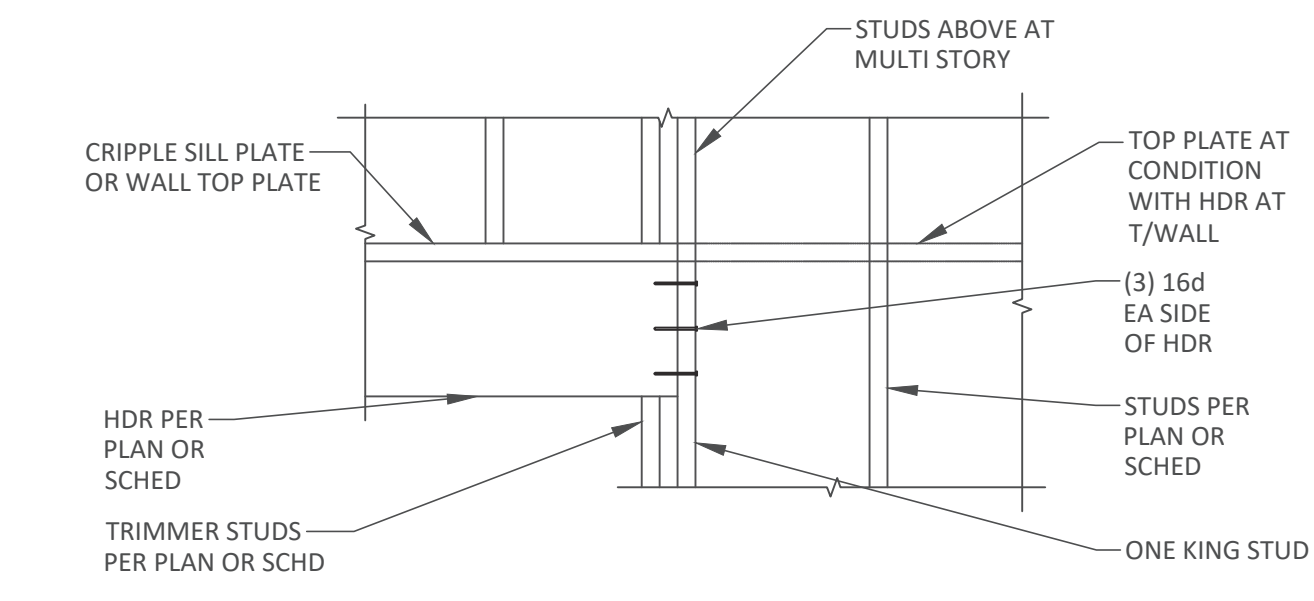


2 TYPICAL FRAMING AT EXTERIOR WALL PARALLEL TO JOIST
SCALE: 3/4" = 1'-0"

- NOTES:**
1. STUDS SHALL BE SPACED A MAXIMUM OF 16" ON CENTER EXCEPT GYP WALLS MAY BE SPACED AT 24" ON CENTER.
 2. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 3. ALL SHEAR PANELS SHALL BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS SW'S (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION).
 4. REFERENCE GENERAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.
 5. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST LOCATIONS. PROVIDE MIN (2) STUDS AT ENDS OF ALL. SEE HOLD-DOWN SCHEDULE FOR LARGER END STUDS AT HOLD-DOWNS.
 6. ALL NAILING WITH TWO ROWS SHALL HAVE 1 1/2" SPACING BETWEEN ROWS.
 7. NO. 6 X 1 1/4" DRYWALL SCREWS MAY BE USED IN LIEU OF 5D COOLER NAILS FOR GYPSUM SHEAR WALLS.
 8. 3X BLOCKING AT PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X BLOCKING NAILED TOGETHER WITH NAIL SIZE AND SPACING TO MATCH SILL NAILING.
 9. A35 AND LTP5 CLIPS ARE SIMPSON PRODUCTS, BUT MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS.
 10. SOME SHEAR WALL TYPES MAY NOT BE USED ON THIS PROJECT.

SHEAR WALL SCHEDULE - DOUG-FIR LARCH 8D COMMON (0.131 X 2 1/2") NAILS									
TYPE	WALL SHEATHING (APA RATED)	EDGE NAILING	FIELD NAILING	BLOCKING AT PANEL EDGES	FASTENERS (WHERE APPLICABLE)			SILL PLATE SIZE	CAPACITY, lbs/ft
					RIM JOIST TO PLATE BELOW	SILL PLATE TO RIM OR TOP PLATE BELOW	SILL ANCHORS		
W6	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 16" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	260
W4	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 12" OC	16d SINKER AT 6" OC	5/8" DIA AT 48" OC	2x	380
W3	15/32"	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC	16d SINKER AT 4" OC	5/8" DIA AT 16" OC	2x	490
W2	15/32"	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 32" OC	3x OR (2) 2x	640
2W4	15/32" BOTH SIDES	8d AT 4" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC EACH SIDE	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	760
2W3	15/32" BOTH SIDES	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC EACH SIDE	(2) ROWS 16d SINKER AT 4" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	980
2W2	15/32" BOTH SIDES	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC EACH SIDE	A35 OR LTP5 AT 8" OC EACH SIDE	5/8" DIA AT 16" OC	3x OR (2) 2x	1280
G7	1/2" GYP BOARD	5d COOLER @ 7" OC	5d COOLER @ 7" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	75
G4	1/2" GYP BOARD	5d COOLER @ 4" OC	5d COOLER @ 4" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	110

6 SHEAR WALL SCHEDULE
NOT TO SCALE



3 STANDARD HEADER PERPENDICULAR TO FLOOR FRAMING
SCALE: 3/4" = 1'-0"



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PROJECT:
CHESHIRE UPPER LOT

JOB SITE ADDRESS:
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ARCHITECT:
PATRICK LYNCH

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DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			

SEAL:



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JOB#
23-067

SHEET TITLE:
FRAMING DETAILS

SHEET#: **S4.0** SCALE: AS SHOWN

DRAWN:	DATE:	CHECKED:	DATE:
SG	08/04/2025	KJH	08/04/2025

DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4		REVISION 4	08/04/25
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6			

SEAL:



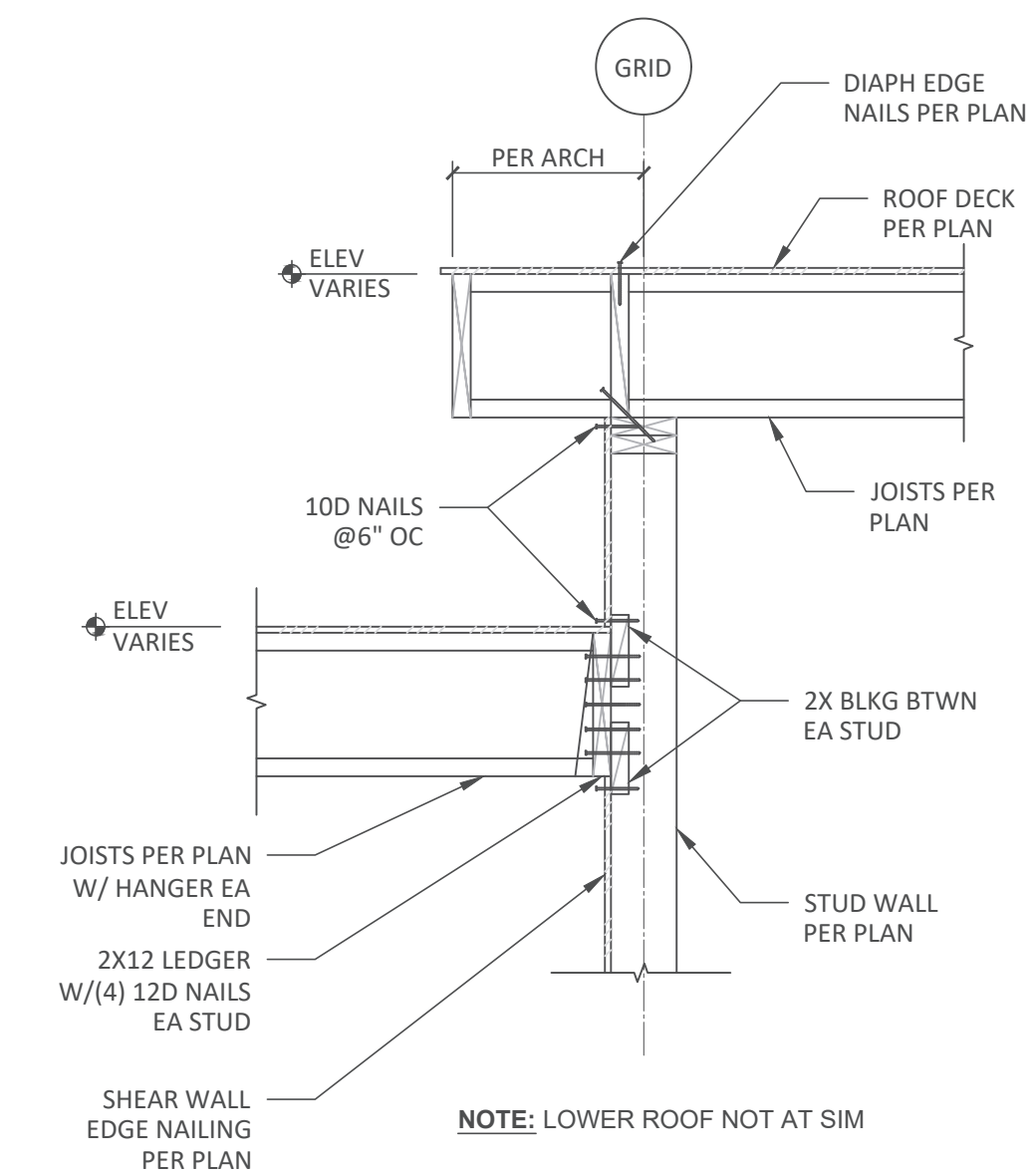
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23-067

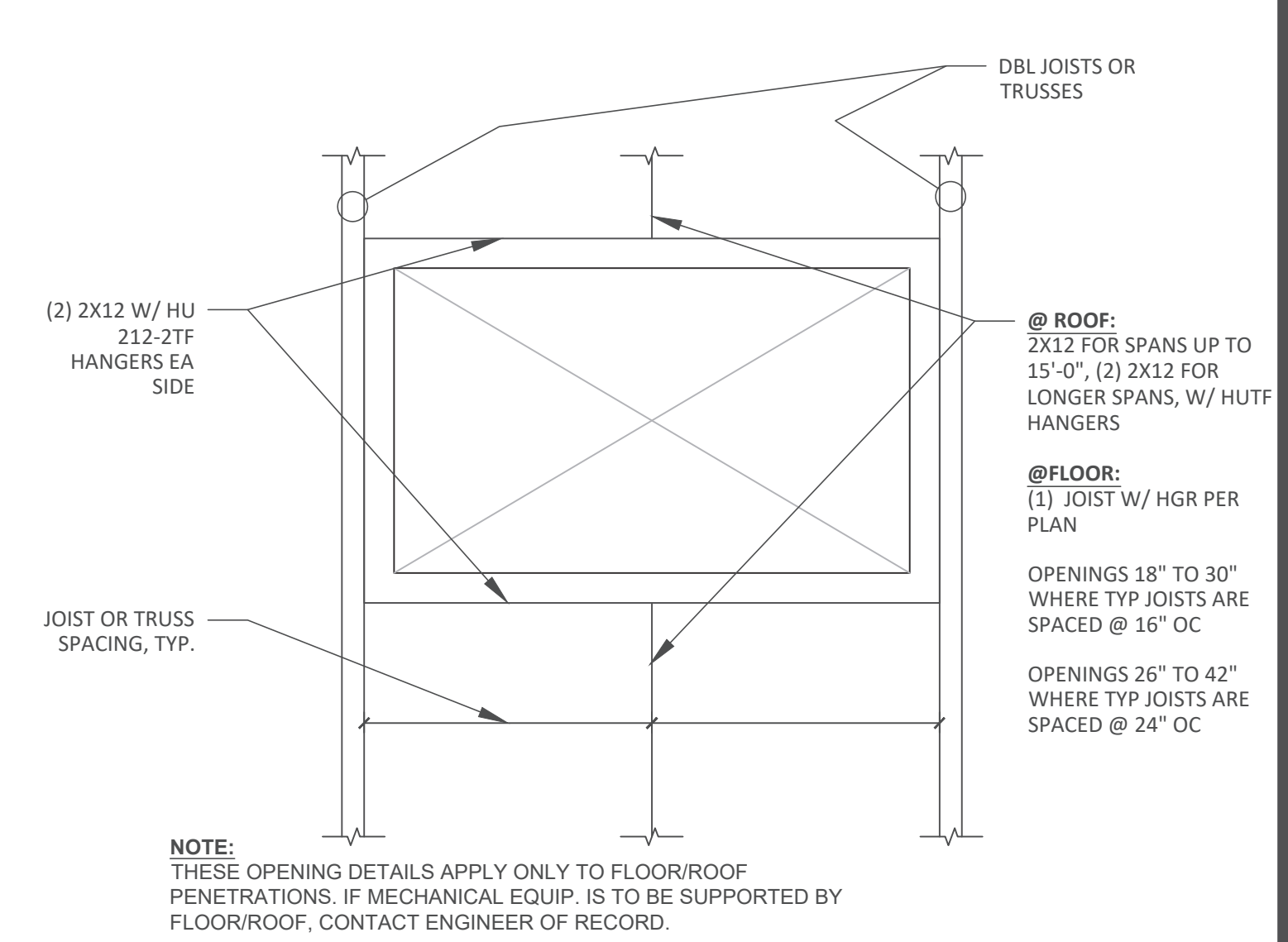
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SHEET#: **S4.1** SCALE: AS SHOWN

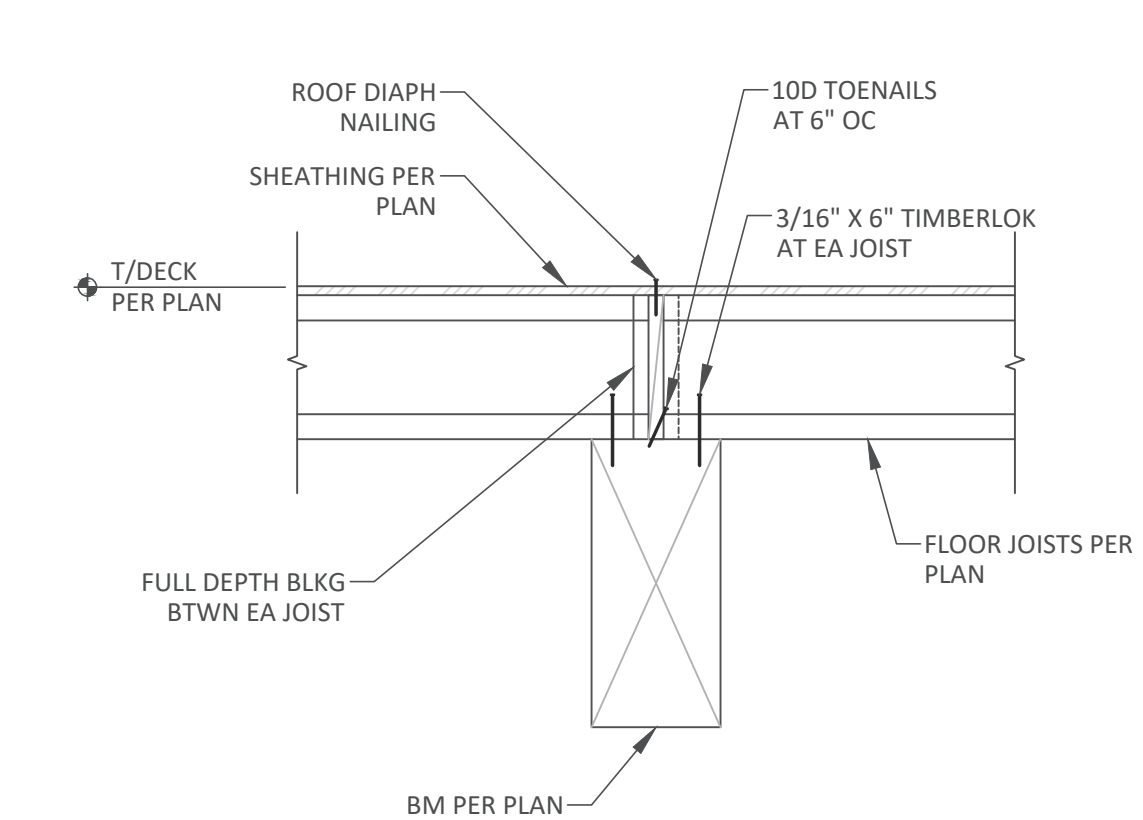
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SG	08/04/2025	KJH	08/04/2025



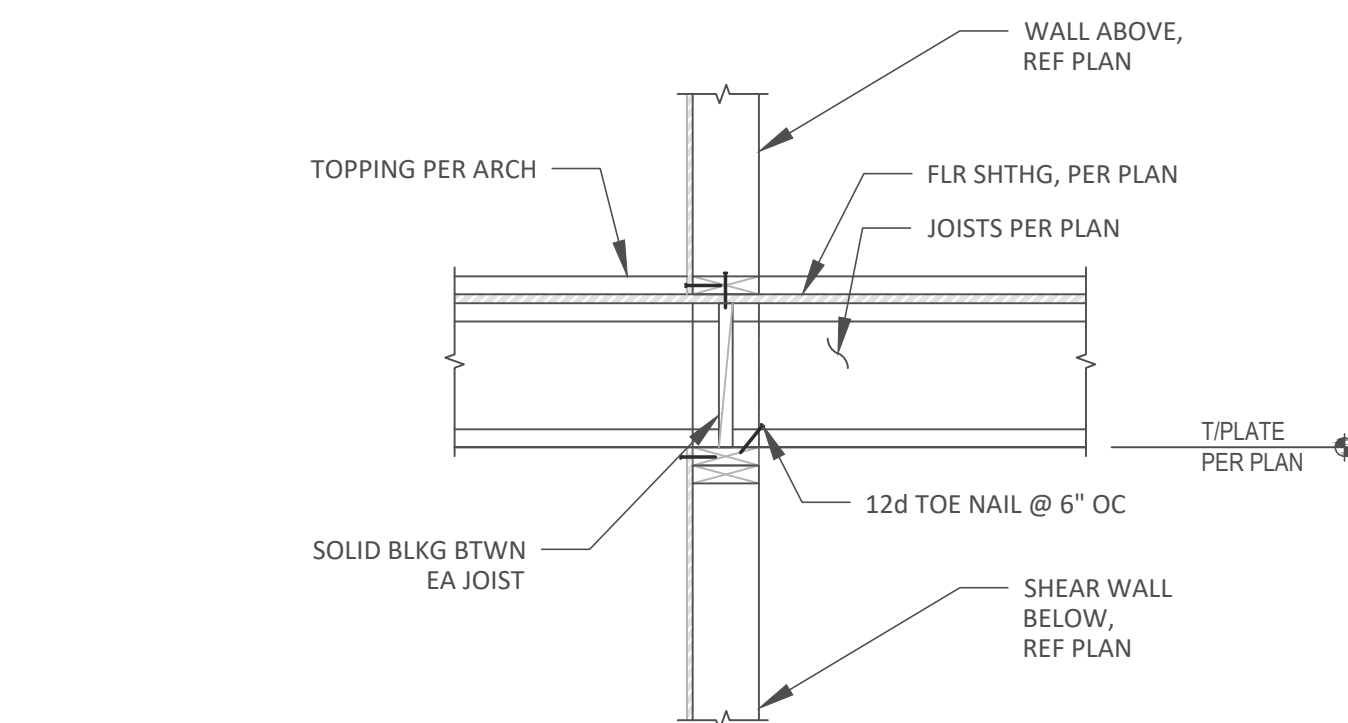
4 ROOF TRANSITION FRAMING
SCALE: 3/4" = 1'-0"



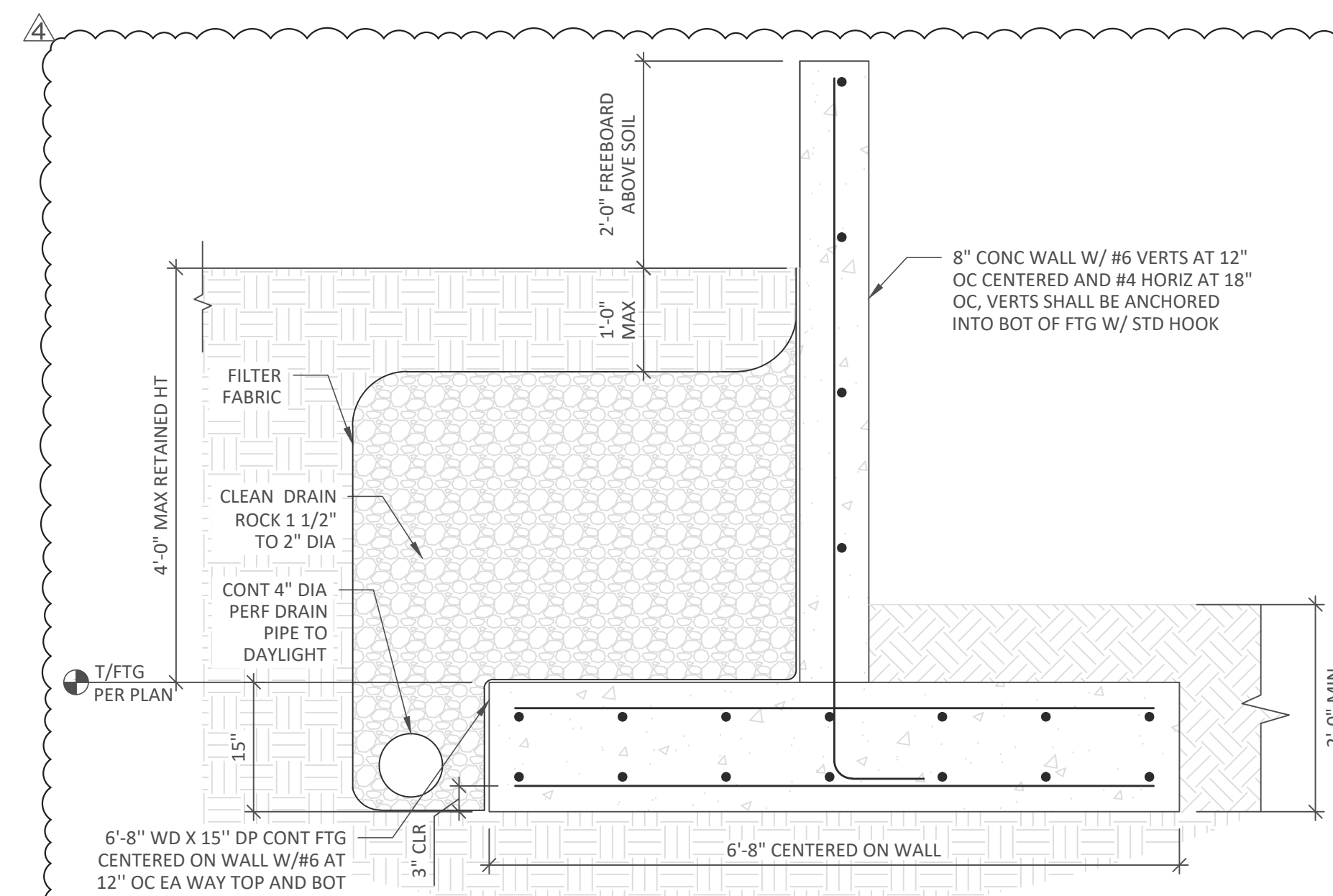
1 TYPICAL FLOOR AND ROOF PENETRATIONS
NOT TO SCALE



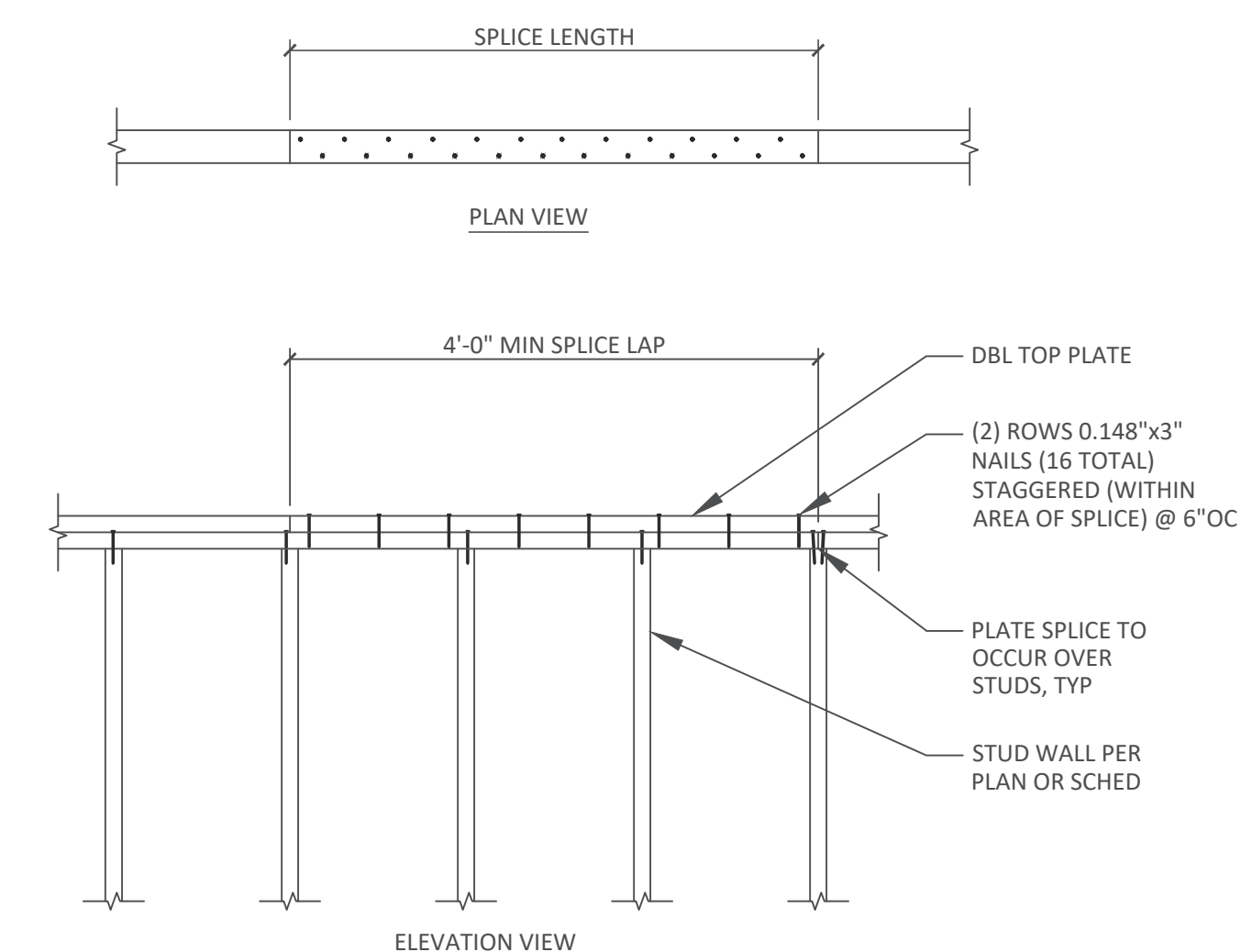
5 FLOOR/ROOF JOIST BEARING AT BEAM
SCALE 3/4"=1'-0"



2 JOIST BEARING AT INTERIOR WALL
SCALE 3/4"=1'-0"



6 WEST CATCHMENT WALL RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL PLATE SPLICE DETAIL
SCALE: 3/4" = 1'-0"

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2021 EDITION).
- DESIGN LOADING CRITERIA:
 ROOF
 ROOF LIVE LOAD 25 PSF
 DEFLECTION CRITERIA
 LIVE LOAD DEFLECTION L/360
 TOTAL LOAD DEFLECTION L/240
 ENVIRONMENTAL LOADS
 RISK CATEGORY II
 RAIN 1.5 IN/HR
 SNOW . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=25 PSF, Ps=25 PSF
 WIND Gcpi=0.18, 98 MPH, EXPOSURE "C"
 EARTHQUAKE:
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 LATERAL SYSTEM: CANTILEVERED COLUMN SYSTEMS
 SITE CLASS=E, Ss=1.456, Sds=1.165, S1=0.503,
 Sd1=0.671, Cs=0.932, SDC D, Ie=1.0, R=6.5
- 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, THE SPECIFICATION, 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.
- 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.
- 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.
- 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".
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 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. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
- ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERCTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

QUALITY ASSURANCE

- 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.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY 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.

GEOTECHNICAL

- 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). 1500 PSF
 LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED). 65 PCF/45 PCF
 ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). 250 PCF
 COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). 0.3

 SOILS REPORT REFERENCE: ES-9607.01 FOR DEREK AND EILEEN CHESHIRE BY EARTH SOLUTIONS NW, LLC ON APRIL 22, 2024.

CONCRETE

- 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 IS $f_c = 2,500$ PSI.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $F_y = 60,000$ PSI.
- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318R-18 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

 NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

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

ANCHORAGE

- 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 FOR CONCRETE AND IAPMO ER-240 FO MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
- CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:
 A. AISC 360-16 AND SECTION 2205 OF THE INTERNATIONAL BUILDING CODE.
 B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16) AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
 C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.
- WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, $F_y = 50$ KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, $F_y = 35$ KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, $F_y = 46$ KSI (ROUND), $F_y = 50$ KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.
- ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINISH AND PROTECTION.
- ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
- ALL ANCHORS EMBEDDED IN CONCRETE SHALL BE A307 HEADED BOLTS OR F1554 GRADE 36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.
- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS)	HEM-FIR NO. 2	MINIMUM BASE VALUE, $F_b = 850$ PSI
AND BEAMS		
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_b = 1000$ PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_b = 1350$ PSI

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 265$ PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 265$ PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

- 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 1/2" (NOMINAL) WITH SPAN RATING 32/16.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS 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 T1J JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "T1S" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

- 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	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

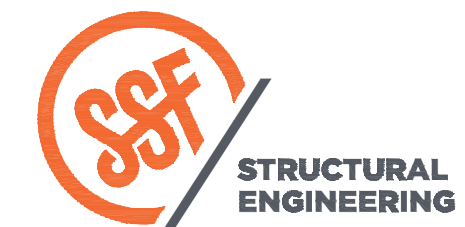
NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

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.

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

A. ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. 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. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

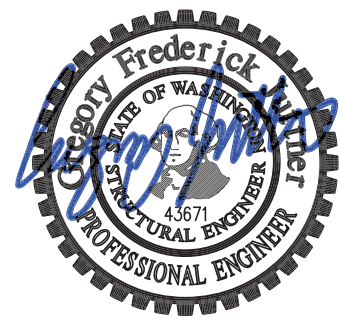


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DRAWN:	SRK
DESIGN:	AD
CHECKED:	GFJ
APPROVED:	GFJ

REVISIONS:	

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

CHESHIRE HOUSE
7613 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT:
Berger Partnership
1721 8th Ave N
Seattle, WA 98109
206.625.6877
bergerpartnership.com

ISSUE:

Permit

SHEET TITLE:

**General
Structural
Notes**

SCALE:

DATE: February 7, 2025

PROJECT NO: 00586-2025-01

SHEET NO:

S1.1



DRAWN: SRK
 DESIGN: AD
 CHECKED: GFJ
 APPROVED: GFJ

REVISIONS:

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SHEET TITLE:
Pergola Framing & Foundation Plans

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: February 7, 2025
 PROJECT NO: 00586-2025-01
 SHEET NO:

S2.1

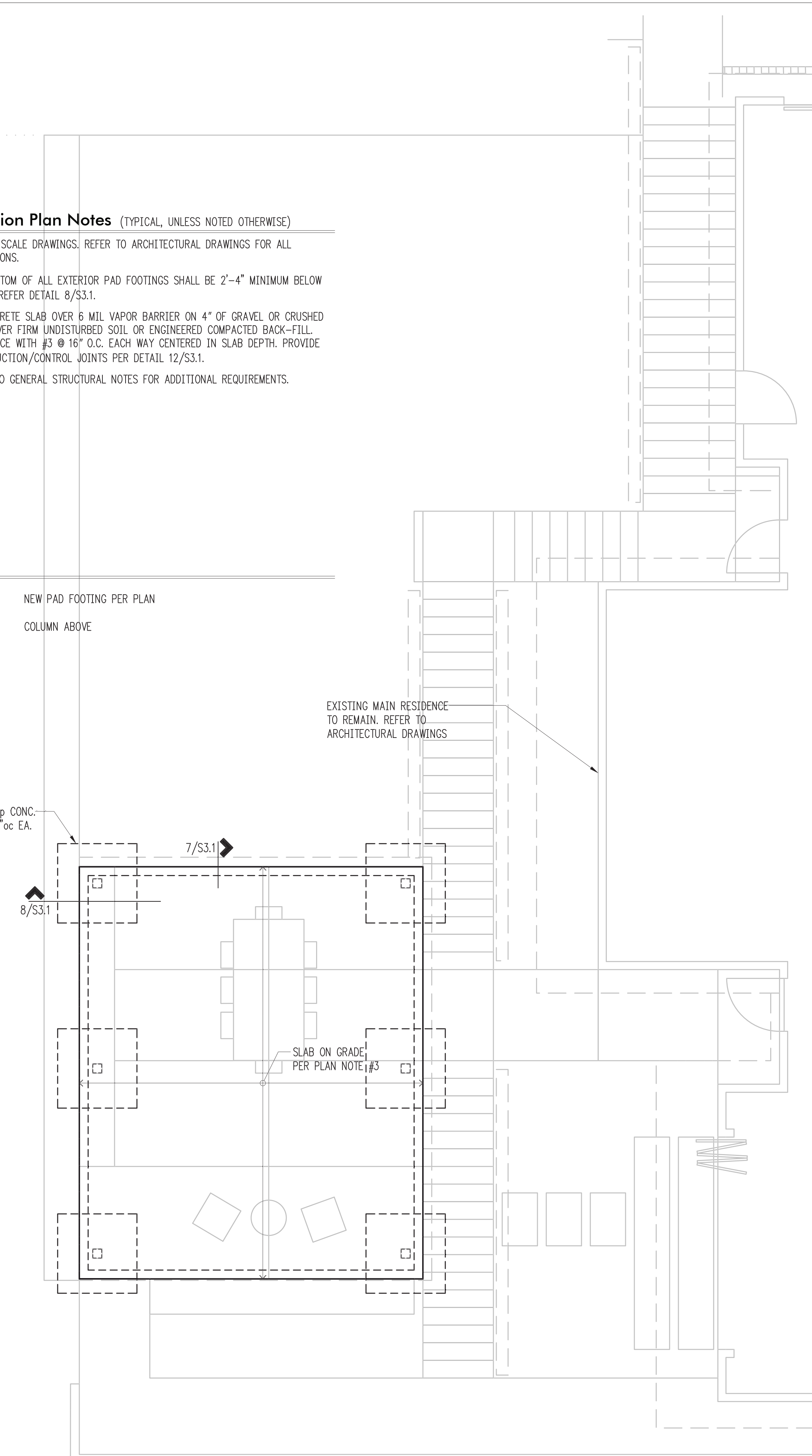
Foundation Plan Notes (TYPICAL, UNLESS NOTED OTHERWISE)

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR PAD FOOTINGS SHALL BE 2'-4" MINIMUM BELOW GRADE. REFER DETAIL 8/S3.1.
- 4" CONCRETE SLAB OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #3 @ 16" O.C. EACH WAY CENTERED IN SLAB DEPTH. PROVIDE CONSTRUCTION/CONTROL JOINTS PER DETAIL 12/S3.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- NEW PAD FOOTING PER PLAN
- COLUMN ABOVE

4'-6"sq x 2'-0"dp CONC.
 FTC. W/ #4 @ 12"oc EA.
 WAY, TOP & BOT.



Pergola Foundation Plan
 Scale: 1/4"=1'-0"

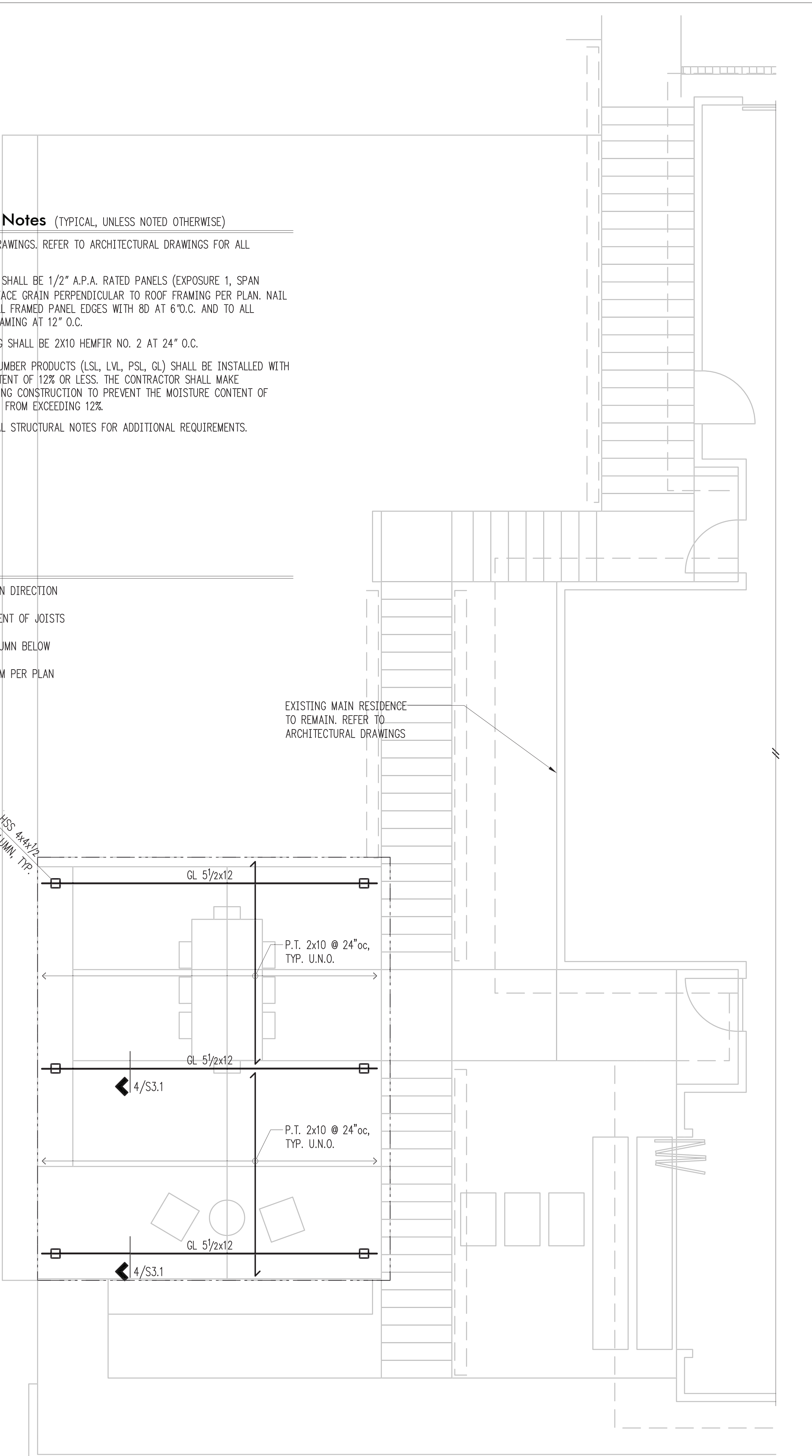
Framing Plan Notes (TYPICAL, UNLESS NOTED OTHERWISE)

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6"O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- PERGOLA FRAMING SHALL BE 2X10 HEMFIR NO. 2 AT 24" O.C.
- 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%.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

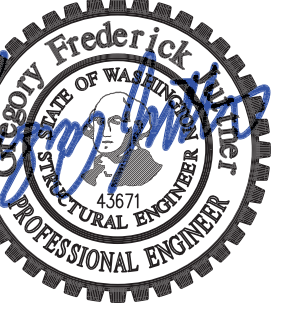
Legend

- SPAN DIRECTION
- EXTENT OF JOISTS
- COLUMN BELOW
- BEAM PER PLAN

HSS 4x4x1/4"
 COLUMN, TYP.



Pergola Framing Plan
 Scale: 1/4"=1'-0"



DRAWN: SRK
DESIGN: AD
CHECKED: GFJ
APPROVED: GFJ

REVISIONS:

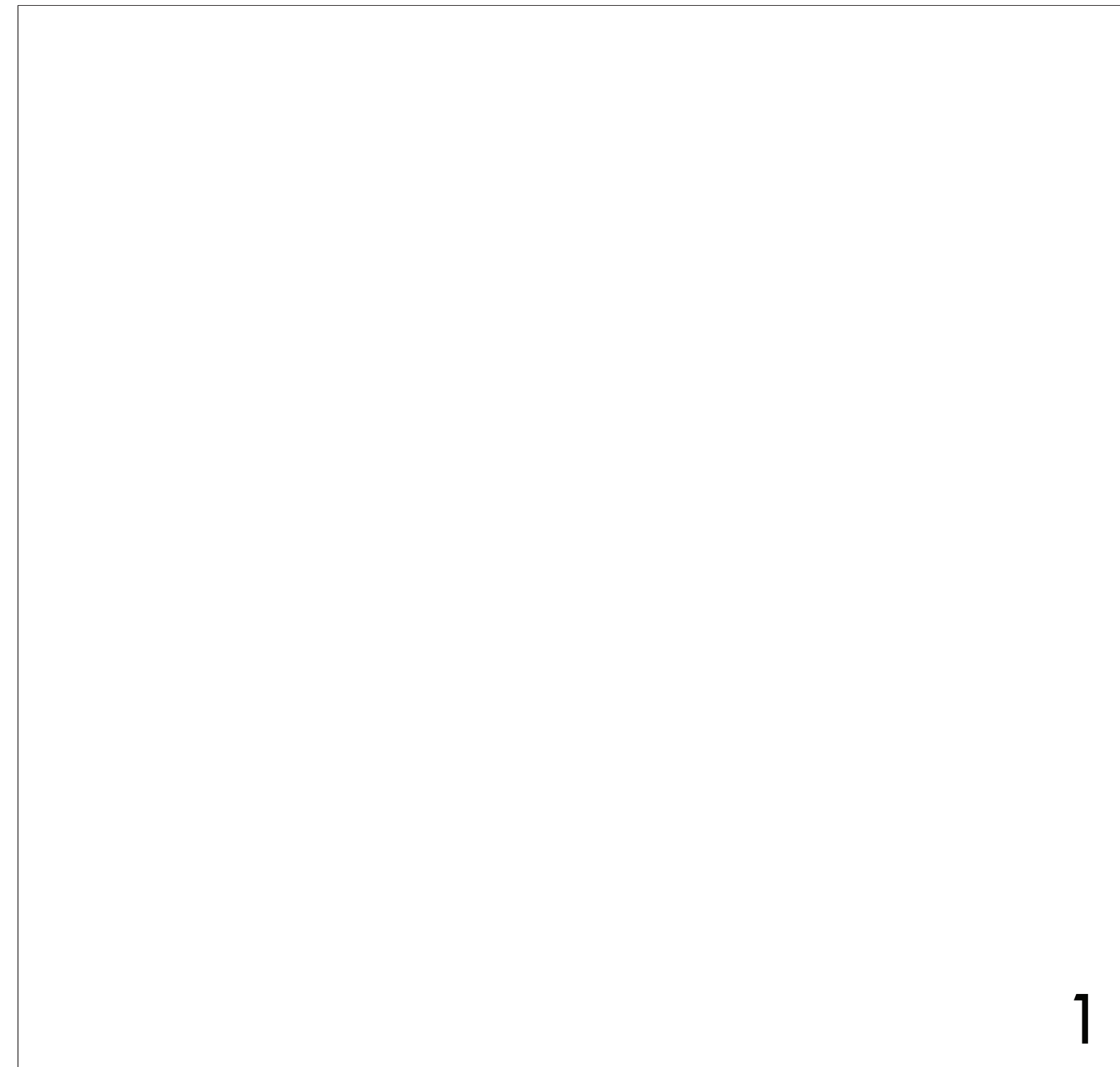
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MERCER ISLAND, WA 98040

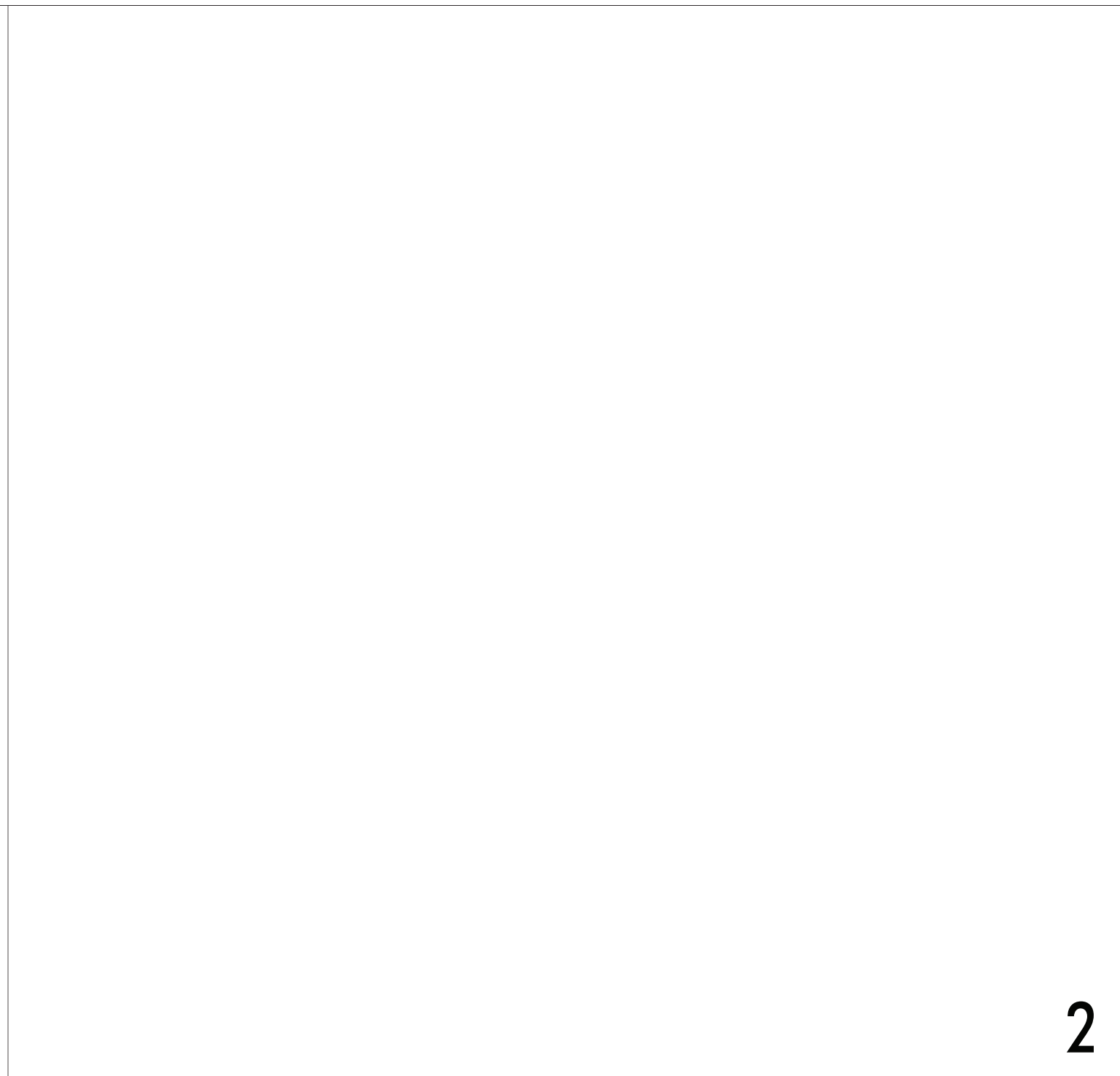
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SHEET TITLE:

Details
SCALE: 3/4" = 1'-0" U.N.O.
DATE: February 7, 2025
PROJECT NO: 00586-2025-01
SHEET NO:



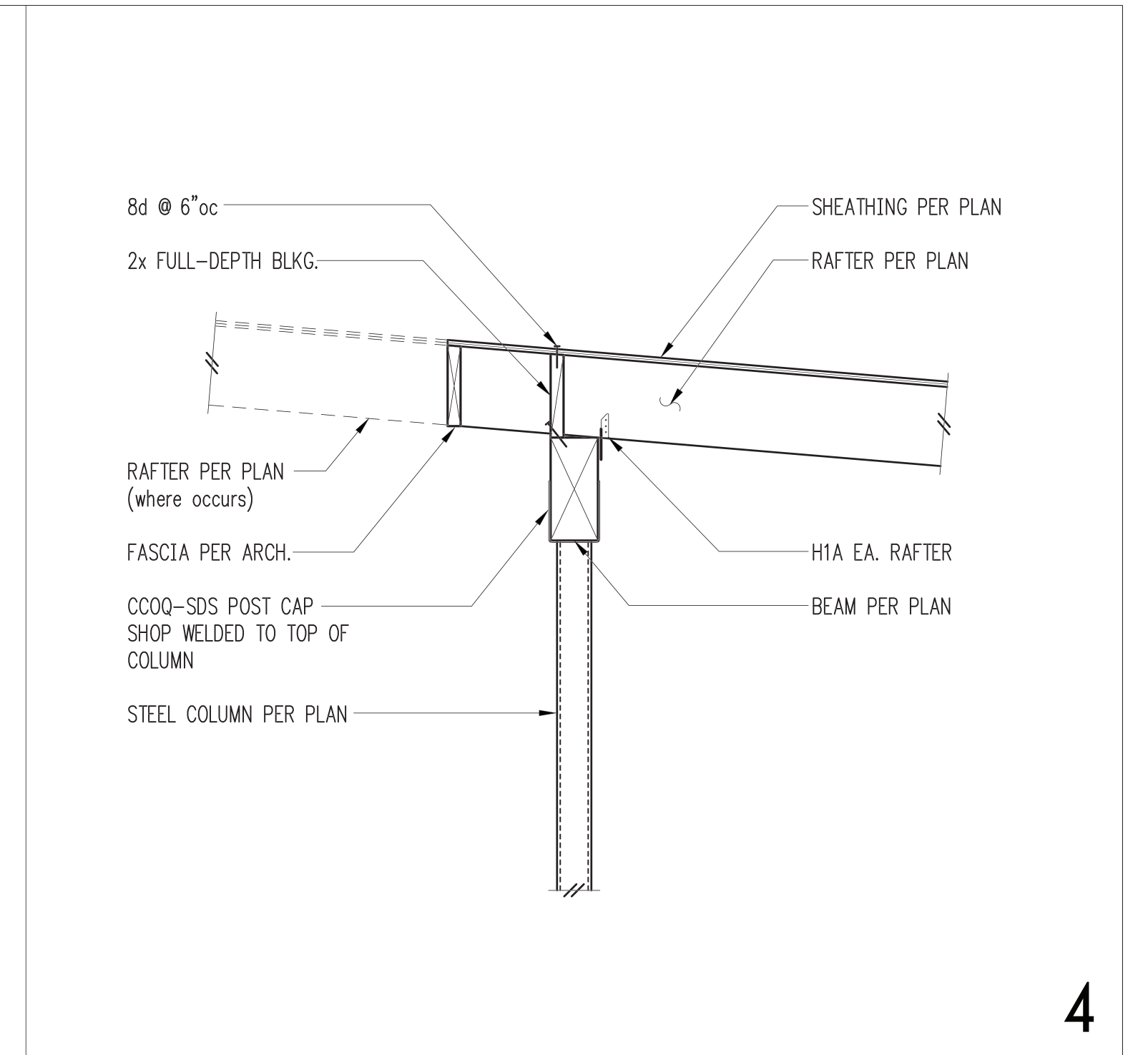
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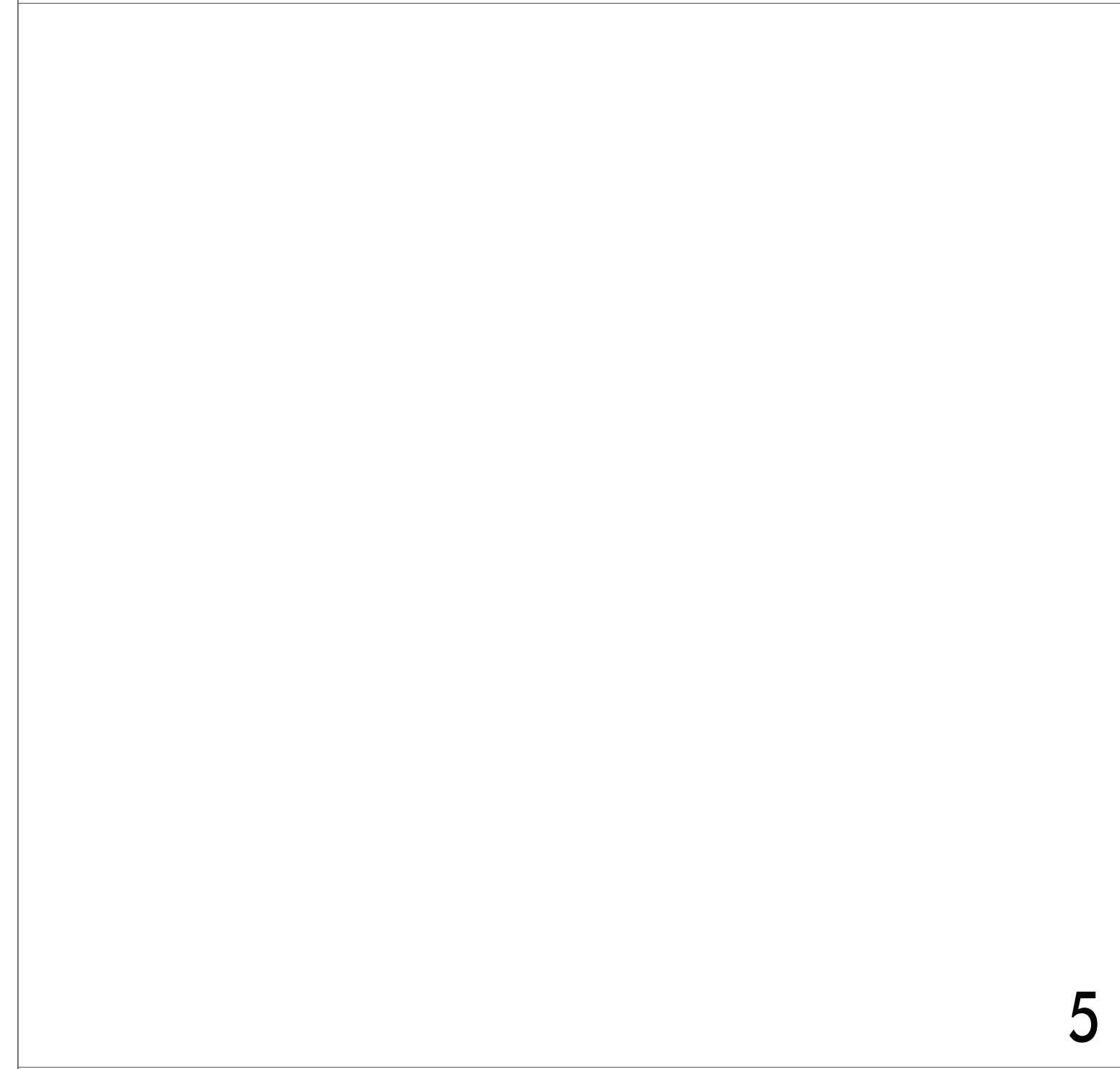
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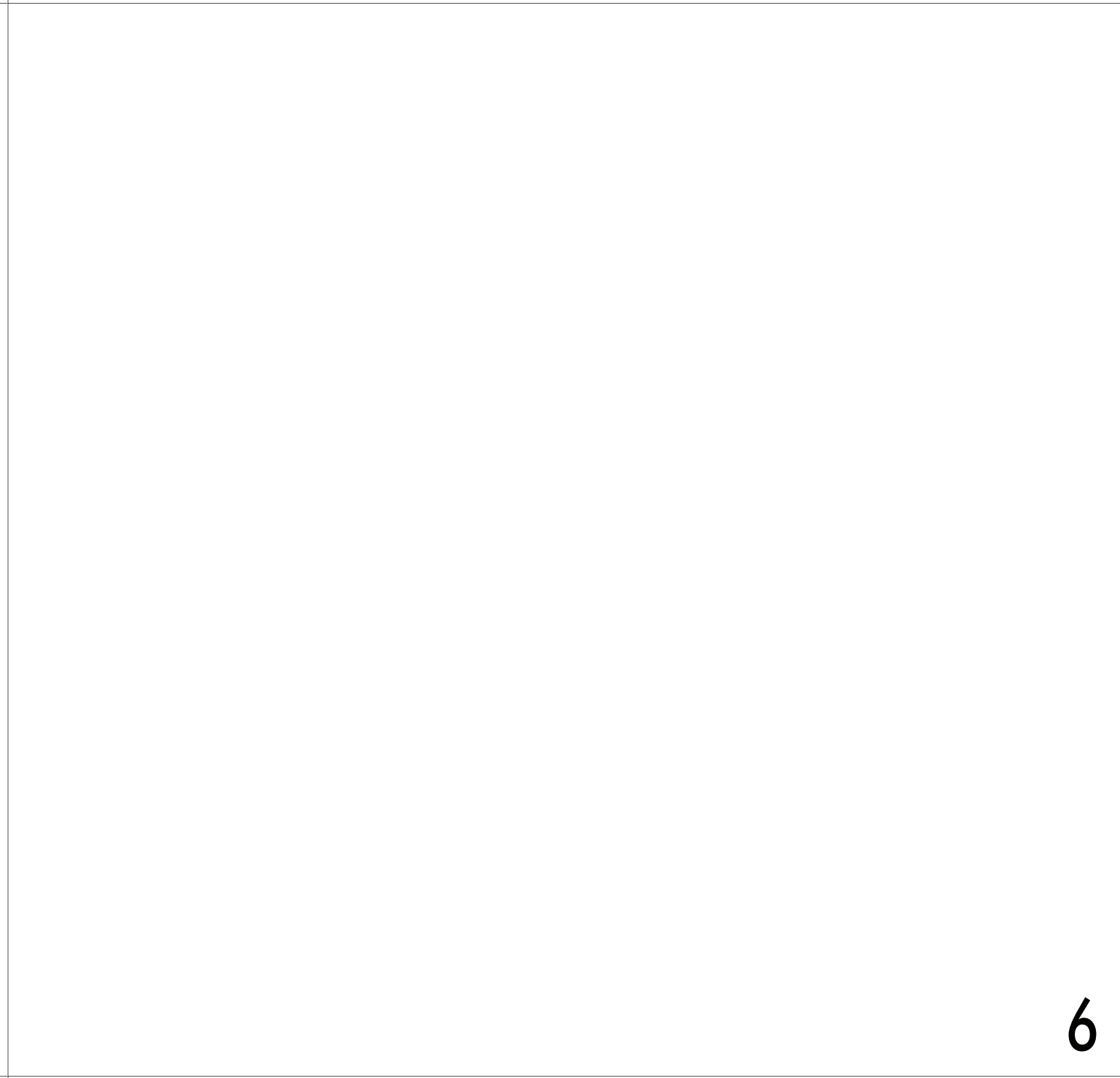
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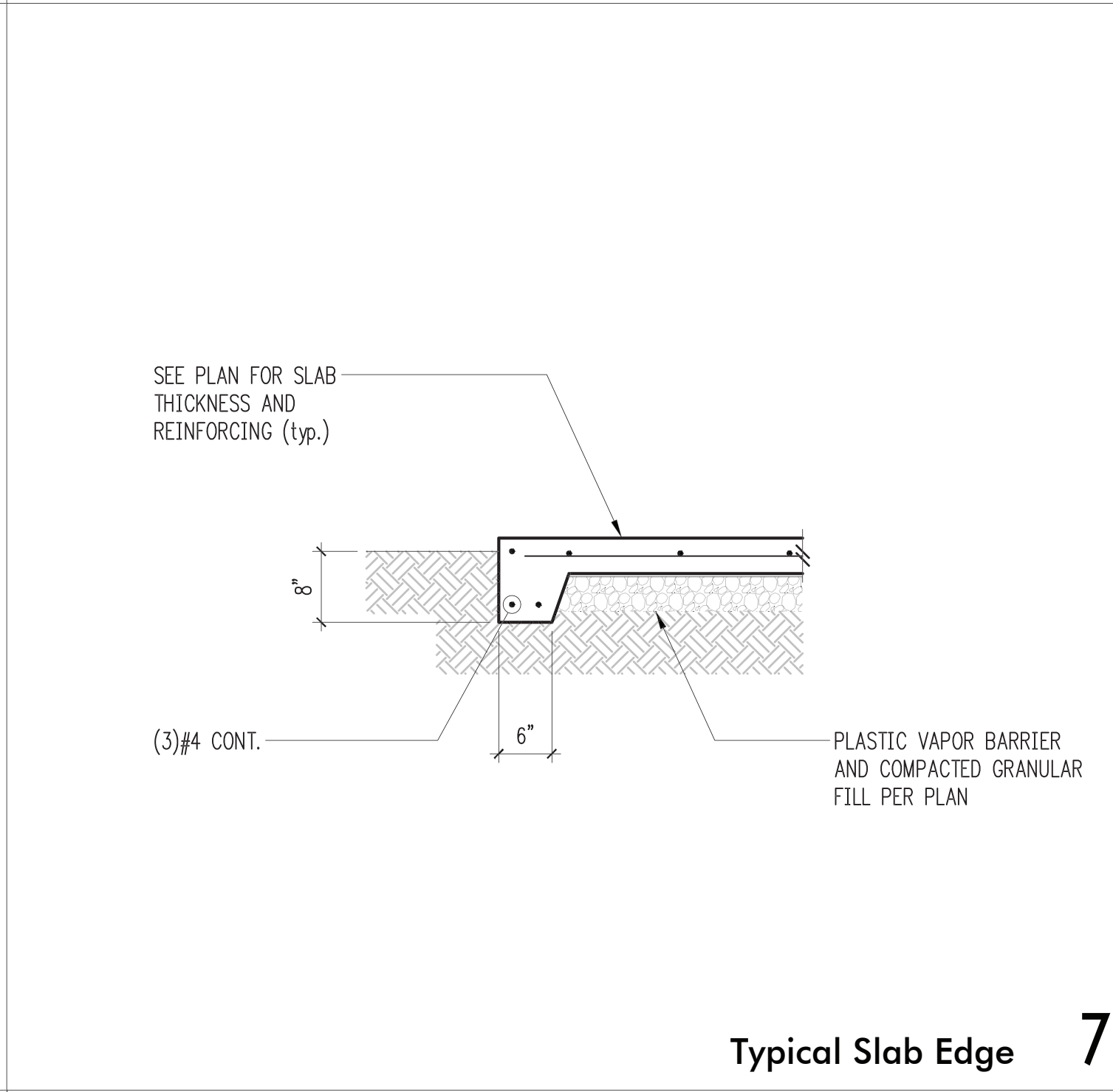
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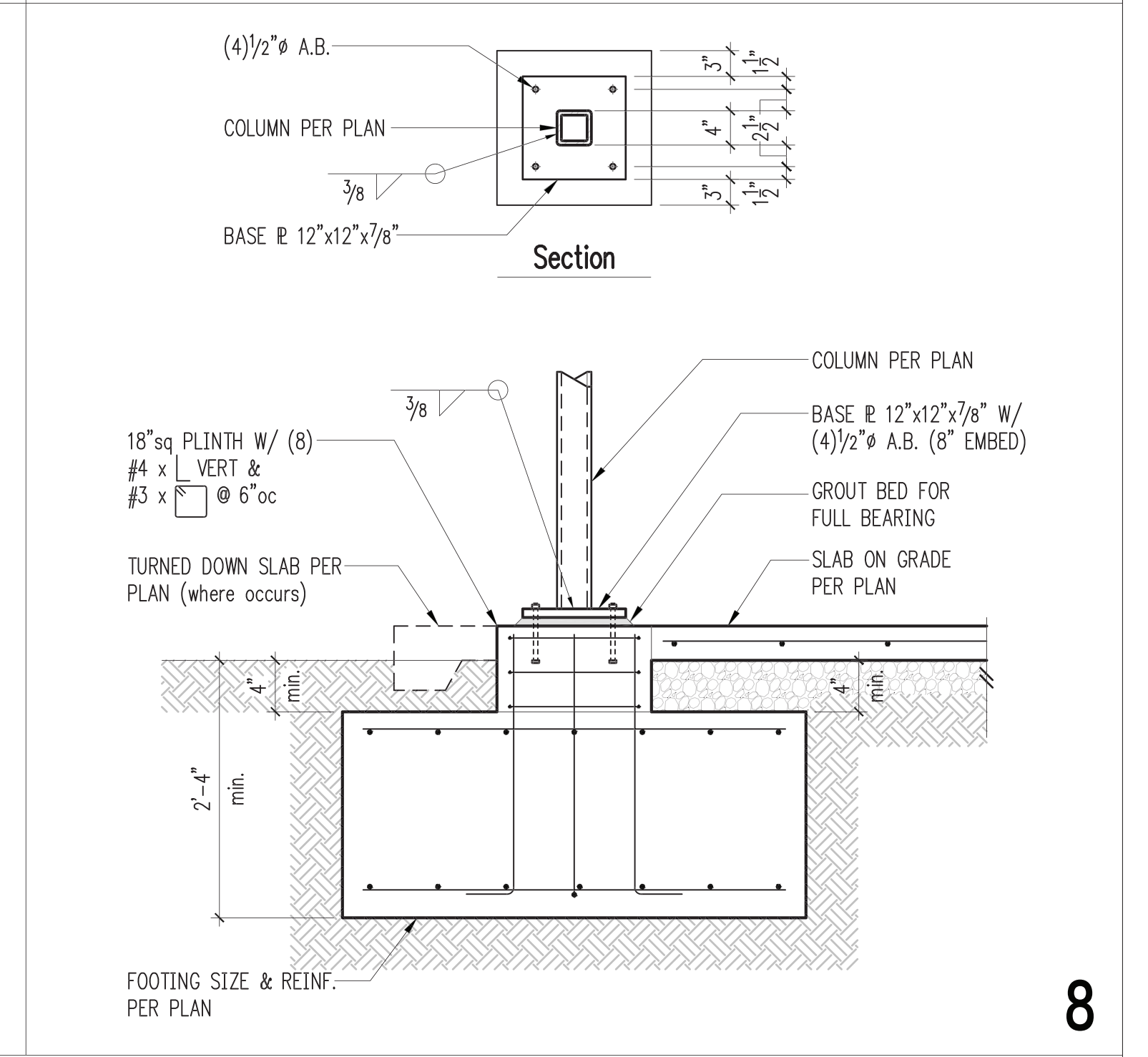
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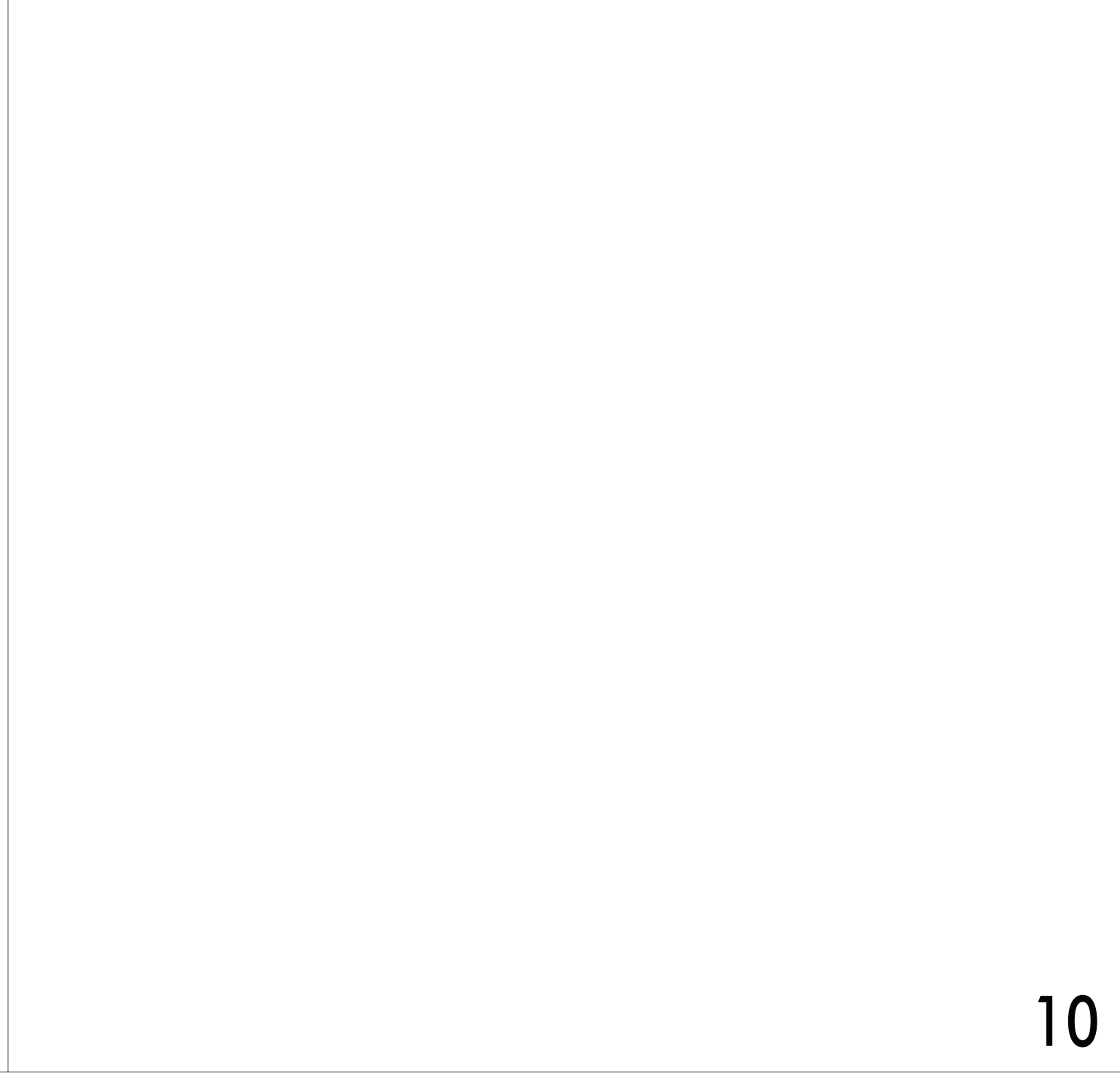
Typical Slab Edge 7



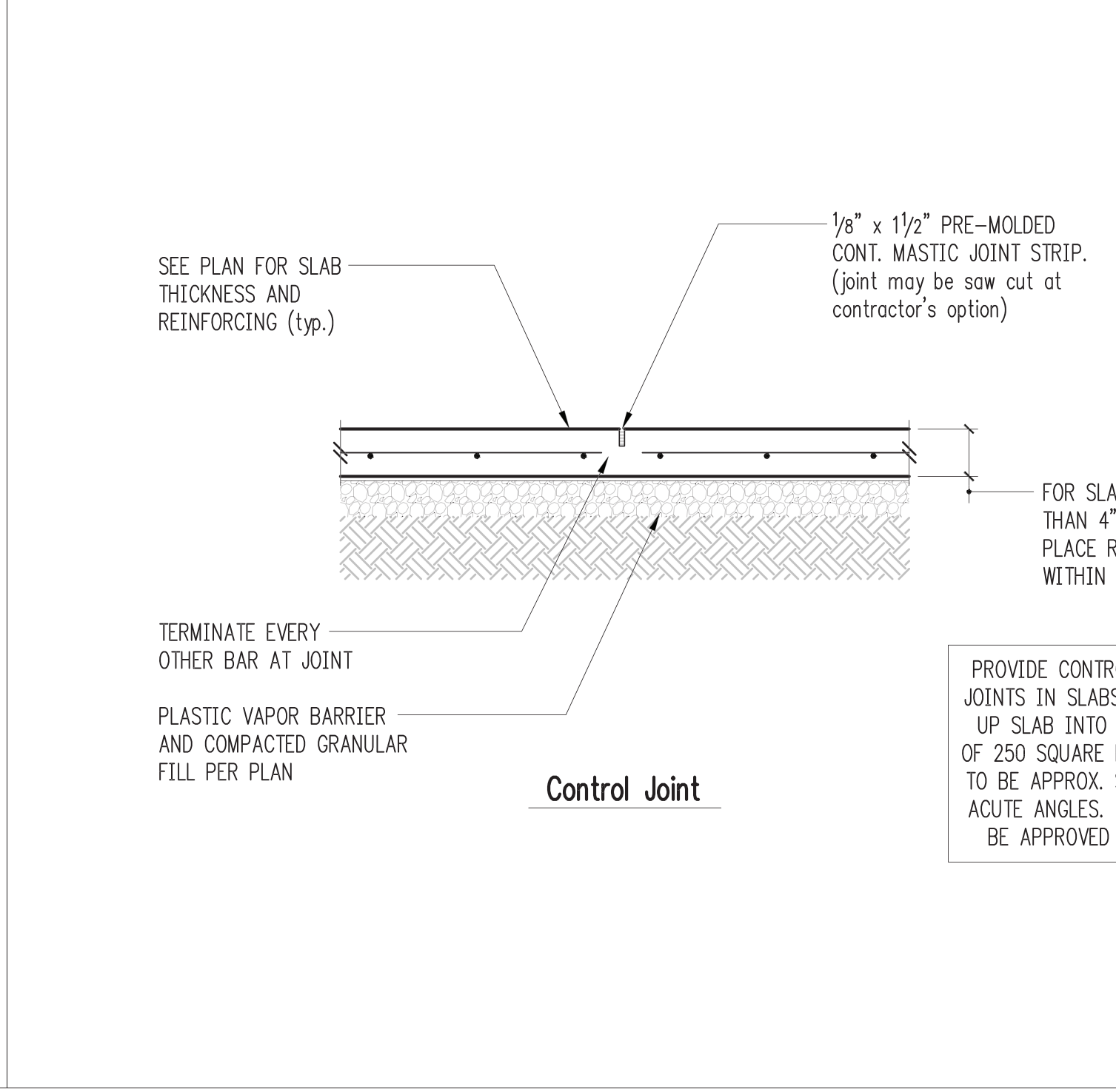
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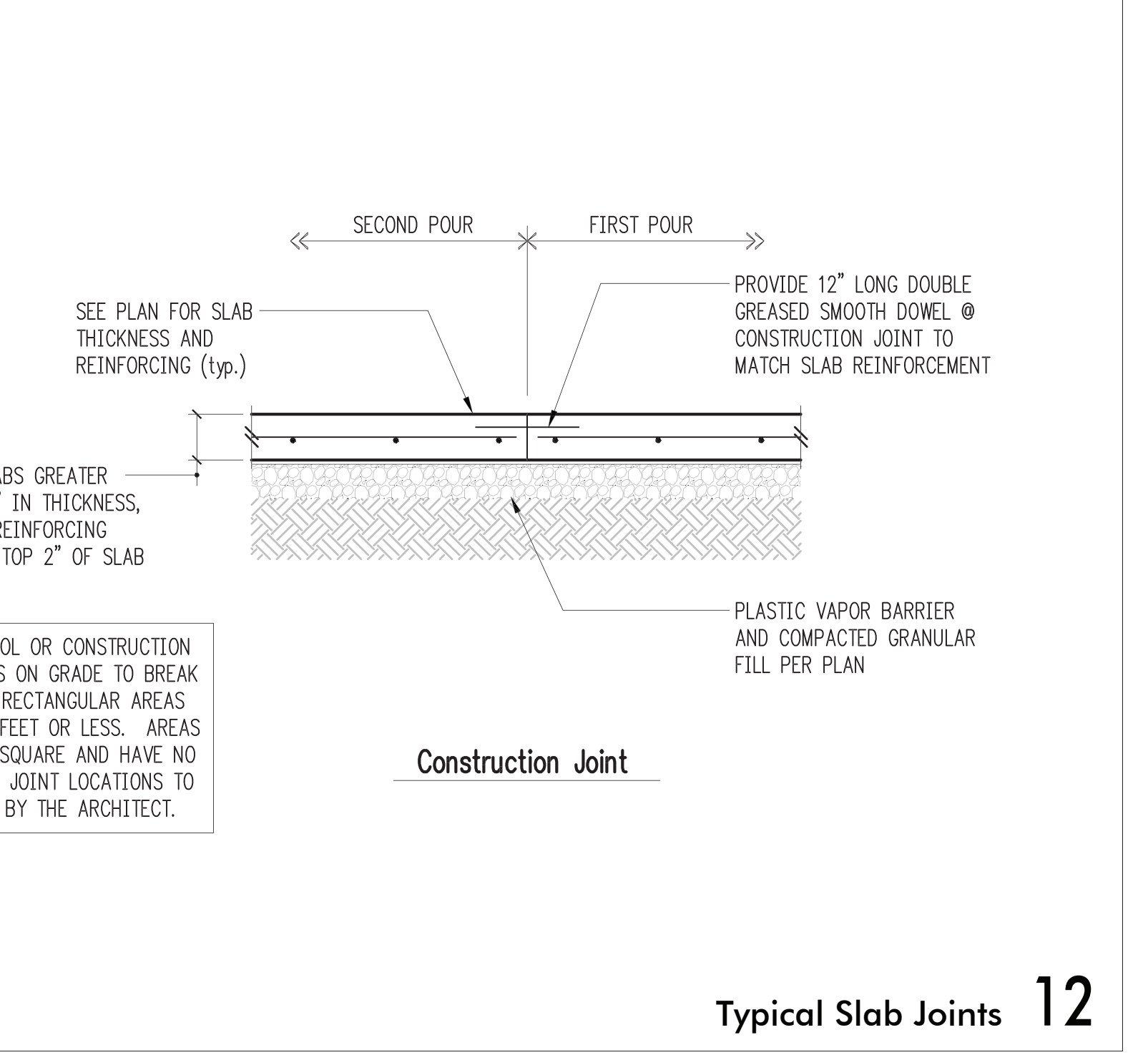
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10



Control Joint



Construction Joint

FOR SLABS GREATER THAN 4" IN THICKNESS, PLACE REINFORCING WITHIN TOP 2" OF SLAB
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 250 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

Typical Slab Joints 12

12