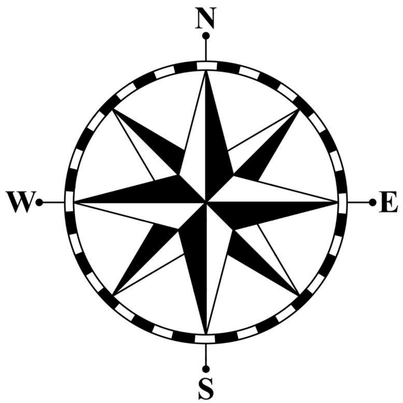










SZ

SUZANNE ZAHR INC.

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MERCER ISLAND, WASHINGTON 98040
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8110 RESIDENCE

RESIDENTIAL DEMO TO REBUILD W/ DADU

8110 SE 70TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER

17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

COVER

SHEET NUMBER

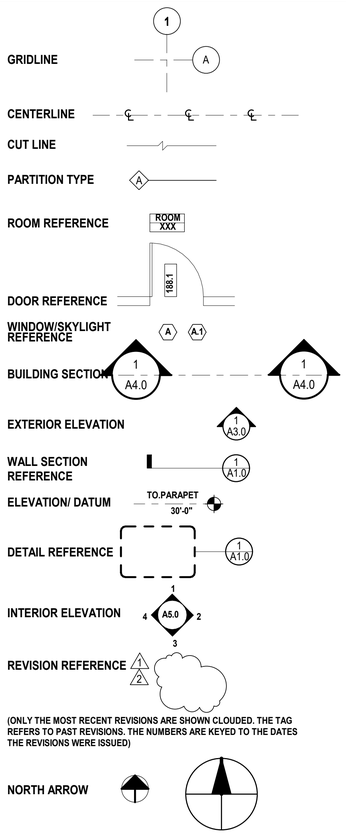
A0.0

PERMIT SET

ABBREVIATIONS

A.B	ANCHOR BOLT	F.H.M.S	FLAT HEAD MACHINE SCREW	P.B.	PARTICLE BOARD
ABV	ABOVE	F.H.W.S	FLAT HEAD WOOD SCREW	P.C.	PRE-CAST CONCRETE
ACC	ACCESS	FIN.	FINISH	PCF.	POUNDS PER CUBIC FOOT
ACOUS.	ACOUSTICAL	F/F.	FINISH TO FINISH	PERF.	PERFORATED
A.C.P	ASPHALT CONCRETE PAVEMENT	FF.	FACE TO FINISH	PERP.	PERPENDICULAR
ACT	ACOUSTICAL TILE	FL; FLR	FLOOR; FLOORING	P.GWB.	PAINTED GYPSUM WALL BOARD
A.D.	AREA DRAIN	FLASH.	FLASHING	PL.	PROPERTY LINE, PLATE
ADD	ADDITIVE	FLUOR.	FLUORESCENT	P.LAM.	PLASTIC LAMINATE
ADJ.	ADJUSTABLE	F.O.	FACE OF	PLAS.	PLASTER
A.F.F.	ABOVE FINISHED FLOOR	F.O.C.	FACE OF CONCRETE	PLYWD.	PLYWOOD
AGGR.	AGGREGATE	F.O.F.	FACE OF FINISH	PNL.	PANEL
A.H.J.	AUTHORITY HAVING JURISDICTION	F.O.I.C.	FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR	PR.	PAIR
A.I.B	AIR & MOISTURE BARRIERS	F.O.I.O.	FURNISHED BY OWNER AND INSTALLED BY OWNER	PSF.	POUNDS PER SQUARE FOOT
ALT	ALTERNATE			PSI.	POUNDS PER SQUARE INCH
ALUM.	ALUMINUM			PT.	POINT
AP.	ACCESS PANEL	F.O.M.	FACE OF MASONRY	P.T.	PRESSURE TREATED
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUDS	PTD.	PAINT
ARCH.	ARCHITECTURAL	F.O.W.	FACE OF WALL	P.T.D.	PAPER TOWEL DISPENSER
ASB.	ASBESTOS	FPRF.	FIREPROOF	PTN.	PARTITION
A.S.L.	ABOVE SEA LEVEL	FRPL.	FIREPLACE	PVC.	POLYVINYL CHOORIDE
ASPH.	ASPHALT	F.R	FRAME	P.WD.	PAINTED WOOD
AUTO.	AUTOMATIC	F.R.T.	FIRE RETARDANT TREATED		
		F.S.	FLOOR SINK	Q.T.	QUARRY TILE
BD.	BOARD	FT.	FOOT OR FEET	QUAN.	QUANTITY
BITUM.	BITUMINOUS	FTG.	FOOTING		
BLDG.	BUILDING	FURR.	FURRING	R	RISERS
BLK.	BLOCK	FUT.	FURTINTURE	RA.	RETURN AIR
BLKG.	BLOCKING	FW.	FULL WIDTH	RAD.	RADIUS
BM.	BEAM	F.V.	FIELD VARIFY	RB.	RUBBER BASE
B.O.	BOTTOM OF			R.D.	ROOF DRAIN
BOT.	BOTTOM	GA.	GAUGE	REF.	REFERENCE
BSMT.	BASEMENT	GAL.	GALLON	REFR.	REFRIGERATOR
BRG.	BEARING	GALV.	GALVANIZED	REINF.	REINFORCED, REINFORCING
BUR.	BUILT UP ROOFING	G.C.	GENERAL CONTRACTOR	REQ.	REQUIRED
		GL.	GLASS	RESIL.	RESILIENT
CAB.	CABINET	G.L.B.	GLUE LAM BEAM	REV.	REVISION; REVISED
C.B.	CATCH BASIN	GR.	GRADE	RGTR.	REGISTER
CB.	CHALK BOARD	G.R.	GUARD RAIL	RH.	ROUND-HEAD; RIGHT HAND
CC.	CENTER TO CENTER	G.S.B.	GYPSUM SHEATHING BOARD	RM.	ROOM
CEM.	CEMENT	G.W.B.	GYPSUM WALL BOARD	R.O.	ROUGH OPENING
CER.	CERAMIC	GYP.	GYPSUM	RWL.	RAIN WATER LEADER
CG.	CORNER GUARD				
C.I.	CAST IRON	H.B.	HOSE BIBB	S.	SOUTH
C.I.P.	CAST IN PLACE	H.C.	HOLLOW CORE	S.B.C.	SEATTLE BUILDING CODE
CJ.	CONTROL JOINT	H.D.G.ALV	HOT DIPPED GALVANIZED	S.CONC.	SCOURED CONCRETE
CLG.	CEILING	HDR.	HEADER	SAF.	SELF ADHERED FLASHING
CLKG.	CAULKING	HDO.	HIGH DINSITY OVERLAY	SC.	SOLID CORE
CLO.	CLOSET	HDWD.	HARDWOOD	SC.ALUM.	SOILD CORNER ALUMINUM
CLR.	CLEAR	HDWE.	HARDWARE	SCHED.	SCHEDULE
C.M.U.	CONCRETE MASONRY UNIT	HEM.	HEMLOCK	S.D.	SMOKE DETECTOR
CNTR.	COUNTER	H.M.	HOLLOW METAL	SEC.	SEALED CONCRETE
COL.	COLUMN	HORIZ.	HORIZONTAL	SECT.	SECTION
CONC.	CONCRETE	HP.	HIGH POINT	S.G.	SAFETY GLASS
CONN.	CONNECTION	HR.	HOUR	SH;SHLF	SHELF
CONST.	CONSTRUCTION	HT.	HEIGHT	SHR.	SHOWER
CONT.	CONTINUOUS	HVAC.	HEATING/VENTILATION/AIR CONDITIONING	SHT.	SHEET
CONTR.	CONTRACTOR	HW.	HOT WATER	SHEATH.	SHEATHING
CORR.	CORRIDOR	H.W.H.	HOT WATER HEATER	SIM.	SIMILAR
C.P.	CONCRETE PAVER			SM.	SHEET METAL
CPT.	CARPET; CARPETED	I.B.C.	INTERNATIONAL BUILDING CODE	SMS.	SHEET METAL SCREW
CPT SQRS.	CARPET SQUARES	I.D.	INSIDE DIAMETER	S.O.G.	SLAB ON GRADE
CRS.	COURSE; COURSES	IN.	INCH	SPEC.	SPECIFICATION
C.S.	CRAWL SPACE	INCL.	INCLUDED; INCLUDING	S.P.M.	SINGLE-PLY MEMBRANE
CTSK.	COUNTERSUNK	INSUL.	INSULATION	SQ.	SQUARE
C.T.	CERAMIC TILE	INT.	INTERIOR	SQ.FT.	SQUARE FEET
CTR.	CENTER	INV.	INVERT	SQ.IN.	SQUARE INCH (ES)
CU.FT.	CUBIC FEET			SS.	STAINLESS STEEL
C.V.G.	CLEAR VERTICAL GRAIN	JAN.	JANITOR	ST.	STONE
C.W.C.	CHILLED WATER CABINET	J.B.	JUNCTION BOX	STA.	STATION
		JT.	JOINT	STD.	STANDARD
				STL.	STEEL
DBL.	DOUBLE	KIT.	KITCHEN	STOR.	STORAGE
DEMO.	DEMOLITION	K.O.	KNOCK-OUT	STRUCT.	STRUCTURAL
DTL.,	DET. DETAIL			SUSP.	SUSPENDED
D.F.	DRINKING FOUNTAIN	LAM.	LAMINATE	SYM.	SYMMETRICAL
DIA.	DIAMETER	LAV.	LAVATORY		
DIM.	DIMENSION	L.F.	LINEAL FEET	T.; TRD.	TREADS
DISP.	DISPENSER	LL.	LIVE LOAD	TB.	TACK BOARD
DL.	DEAD LOAD	LP.	LOW POINT	T.B.	TOWEL BAR
DN.	DOWN	LOC.	LOCATION	T.C.	TOP OF CURB
D.O.	DOOR OPENING	LT.	LIGHT	TEMP.	TEMPERED
D.P.	DAMPPROOFING			T.G.	TEMPERED GLASS
DR.	DOOR	MAS.	MASONRY	T.&G.	TONGUE AND GROOVE
DS.	DOWNSPOUT	MAX.	MAXIMUM	T/;T.O	TOP OF
D.S.P	DRY STAND PIPE	M.B.	MACHINE BOLT	T.O.S	TOP OF SLAB; TOP OF STEEL
DT.	DRAIN TILE	M.C.	MEDICINE CABINET	T.O.W.	TOP OF WALL
DW.	DISHWASHER	MDO.	MEDIUM DENSITY OVERLAY	TEL.	TELEPHONE
DWG.	DRAWING	MECH.	MECHANICAL	T.P.H.	TOILET PAPER HOLDER
		MEMB.	MEMBRANE	T.S.	TUBULAR STEEL
E.	EAST	MET.	METAL	TYP.	TYPICAL
EA.	EACH	MEZZ.	MEZZANINE		
EB.	EXPANSION BOLT	METAL	MTL.	U.N.O.	UNLESS NOTED OTHERWISE
E.J.	EXPANSION JOINT	MFR.	MANUFACTURER	U.SK.	UTILITY SINK
EL.	ELEVATION	MH.	MANHOLE		
ELEV.	ELEVATOR	MIN.	MINIMUM	V.B.	VAPOR BARRIER
ELECT.	ELECTRICAL	MIR.	MIRROR		
EMER.	EMERGENCY	MISC.	MISCELLANEOUS	W.C.	WATER CLOSET
ENCL	ENCLOSURE	MNT.	MOUNTED	WD.	WOOD
E.O.	EDGE OF	M.O.	MASONRY OPENING	W/	WITH
E.P.	ELECTRICAL PANELBOARD	MTL.	MATERIAL	W/O	WITHOUT
EQ.	EQUAL	MUL.	MULLION	WP.	WATERPROOF OR WATERPROOFING
EQUIP.	EQUIPMENT			WR	WATER RESISTANT
EST.	ESTIMATE	N.	NORTH	WSCT.	WAINSCOT
E.W.	EACH WAY	N/A	NOT APPLICABLE		
(E), E.	EXISTING	N.I.C.	NOT IN CONTRACT		
EXIST.	EXISTING	NO., #	NUMBER		
EXP.	EXPANDED; EXPANSION	NOM.	NOMINAL		
EXPO.	EXPOSED	NR.	NOISE REDUCTION		
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE		
E.I.F.S.	EXT. INSUL. FINISH SYSTEM				
		O/	OVER		
F.A.	FIRE ALARM	O.A.	OVERALL		
F.B.	FLAT BAR	OBS.	OBSCURE		
F.D.	FLOOR DRAIN	O.C.	ON CENTER		
FDN.	FOUNDATION	O.D.	OUTSIDE DIAMETER		
F.E.	FIRE EXTINGUISHER	OFF.	OFFICE		
F.E.C.	FIRE EXTINGUISHER CABINET	O.H.	OVERHEAD		
F.F.E.	FINISH FLOOR ELEVATION	OPH.	OPPOSITE HAND		
F.H.	FIRE HOSE	OPNG.	OPENING		
F.H.C.	FIRE HOSE CABINET	OPP.	OPPOSITE		
F.H.S.	FIRE HOSE STATION				

SYMBOLS LEGEND



(ONLY THE MOST RECENT REVISIONS ARE SHOWN CLOUDED. THE TAG REFERS TO PAST REVISIONS. THE NUMBERS ARE KEYED TO THE DATES THE REVISIONS WERE ISSUED)

GENERAL CONDITIONS

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXIST.

2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING AND JACKS REQUIRED FOR INSTALLATION.

5. VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND SLEEVING: CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK.

6. ALL WOOD IN CONTACT WITH CONCRETE IS PRESSURE TREATED.

7. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.

8. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.

APPLICABLE CODES

ALL WORK SHALL CONFORM TO:
- 2015 INTERNATIONAL BUILDING (IBC) CODE W/ WASHINGTON STATE AMENDMENTS
- 2015 UNIFORM PLUMBING CODE (UPC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2009 ANSI A117.1 ADA STANDARDS
- WA STATE ENERGY CODE (WSEC))
- WA STATE RESIDENTIAL CODE
- ALL CODES, AS MODIFIED BY LOCAL JURISDICTIONS AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS

PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING SINGLE FAMILY HOUSE, AND REBUILD OF A NEW SINGLE FAMILY HOUSE W/ DETATCHED ACCESSORY DWELLING UNIT.

NOTES

NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

VICINITY MAP

NTS



AERIAL VIEW

NTS



PROJECT DATA

OWNER'S NAME:
SUZANNE ZAHR

SITE & OWNERS ADDRESS:
8110 SE 70TH ST
MERCER ISLAND, WA 98040

LEGAL DESCIPTION
MERCER RIDGE ADD
Plat Lot: 93

PARCEL NUMBER:
545280-0465

ZONE:
R-9.6 (Residential. Minimum 9,600 SF lot)
Unified Land Development Code 19.02

LOT COVERAGE SUMMARY:

LOT SIZE: 16,738 SF

LOT COVERAGE MAX: 35% (5858.3 SF)
LOT SLOPE: 286 - 260 / 170' = 15.3%

PROPOSED LOT COVERAGE:
ROOF AREA: 3,146 SF
DADU ROOF: 1,336 SF
DECK: 185 SF
DRIVEWAY: 952 SF

TOTAL: 5,619 SF (33.6%)

HARDSCAPE MAX: 9% (1,506.42 SF)

PROPOSED HARDSCAPE: 1,448.22 SF (8.7%)

GROSS FLOOR AREA SUMMARY

ALLOWED GFA = 40% (6,695.2)

BASEMENT AREA: 1,071.79 SF*
MAIN FLOOR AREA: 1,712.28 SF
MAIN HOUSE TOTAL: 2,784.07 SF

GARAGE: 739.23 SF
DADU: 851.71 SF

PROPOSED TOTAL = 4,375.01 SF (26.1%)

*SEE A2.0 FOR BASEMENT GFA EXCLUSION CALCULATION.

AVERAGE BUILDING ELEVATION - MAIN HOUSE:

A = 281.9	x	6.25'	=	1,761.88
B = 281.9	x	24'	=	6,765.6
C = 281	x	8.84'	=	2,484.04
D = 273	x	8.25'	=	2,252.25
E = 273	x	21.5'	=	5,916.84
F = 273	x	31.5'	=	8,599.5
G = 273	x	2'	=	546
H = 273	x	15.5'	=	4,231.5
I = 273	x	17'	=	4,641
J = 273	x	10'	=	2,730
K = 275	x	11.75'	=	3,231.25
L = 282	x	42.25'	=	11,914.5
M = 282	x	25.25'	=	7,120.5
N = 282	x	28.25'	=	7,966.5

AVERAGE BUILDING ELEVATION = 278.05
(70,161.36/252.33)
MAX. BUILDING HEIGHT = 308.05 > 301

AVERAGE BUILDING ELELVATION - DADU

O = 273	x	51'	=	13,923
P = 263.5	x	16.5'	=	4,347.75
Q = 263.5	x	51'	=	13,438.5
R = 263.5	x	16.5'	=	4,347.75

AVERAGE BUILDING ELEVATION = 267.09
(36,057/135)
MAX. BUILDING HEIGHT = 297.09 > 279

PROJECT DIRECTORY

OWNER
SUZANNE ZAHR
PHONE: (206) 354-1567

PROJECT ADDRESS
8110 SE 70TH ST
MERCER ISLAND, WA 98040

LOCAL JURISDICTION
MERCER ISLAND, SDCI
700 5TH AVE, SUITE 2000
SEATTLE, WA, 98124

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PASSIVE HOUSE CONSULTANT
ENERGY SYSTEMS CONSULTING
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ARBORIST
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CIVIL ENGINEER
D.R. STRONG CONSULTING ENGINEERS INC.
620 7TH AVE
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GEOTECHNICAL ENGINEER
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CONTACT: MICHAEL XUE, P.E.
EMAIL: MXEU@PANGEOINC.COM

SURVEYOR
TERRANE
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BELLEVUE, WA 98004
P: 425.455.4488
CONTACT: DANA HALL
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A0.4	WINDOW & DOOR SCHEDULES - DADU
A0.5	EXTERIOR WALL TYPES SCHEDULE
A0.6	INTERIOR WALL TYPES SCHEDULE
SURVEY	SURVEY
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C2	TESC NOTES & DETAILS
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C4	NOTES & DETAILS
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S7	STANDARD DETAILS
S8	NOTES

SZ

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8110 RESIDENCE

RESIDENTIAL DEMO TO REBUILD W/ DADU

8110 SE 70TH ST
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PROJECT NUMBER
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9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

COVERSHEET

SHEET NUMBER
A0.1

PERMIT SET

GENERAL NOTES

1. SEE CONSTRUCTION PLAN, POWER AND DATA PLAN, REFLECTED CEILING PLAN AND FINISH PLAN NOTES FOR ADDITIONAL NOTES RELATED TO EACH SPECIFIC PLAN.

2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MIGHT NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.

3. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

4. IT IS INTENDED THAT THE CONTRACTOR PROVIDE COMPLETE CONSTRUCTION AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR THE ITEMS SPECIFICALLY NOTED.

5. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE NOT TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

6. THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE DESIGNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

8. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED BY THE CONTRACTOR, TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK; INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING DRAWINGS, PROVIDED BY THE ARCHITECT. THIS SET SHALL BE CONSPICUOUSLY MARKED "AS BUILT SET" AND DELIVERED TO THE ARCHITECT.

9. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

10. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO: IBC, SEISMIC CODES, NEC, NPC, UPC, CBC,MFPA, ASME, UMC AUSI, FIRE AND SAFETY CODES, ADA, STATE TITLE AND ADMINISTRATIVE CODES, AND OTHER APPROPRIATE REGULATORY AUTHORITIES LATEST ENFORCED EDITIONS.

11. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE-SCALE DETAILS SHALL GOVERN OVER SMALL-SCALE DETAILS.

12. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.

13. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE.

14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.

15. VERIFY LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.

17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

18. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT AND ADJOINING SURFACES, UNLESS NOTED OTHERWISE.

20. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL AND JOB CLEANING TO PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL ACCESS INTO ADJACENT PROPERTY WITH THE PROPERTY OWNERS AS REQUIRED FOR PRICING AND CONSTRUCTION.

22. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES REMAINING. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED THEREIN BY THE CONTRACTOR OR SUBCONTRACTORS.

23. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

24. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERY DIMENSIONS AND ORIENTATION ON PLAN.

25. "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.

26. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

27. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS/HER BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.

28. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL COPYRIGHT LAWS AND REVELATIONS PERTAINING TO INTELLECTUAL PROPERTY APPLY, BEFORE, DURING, AND AFTER CONSTRUCTION.

29. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION. ALL SUCH EQUIPMENT SHALL COMPLY WITH LOCAL SOUND ORDINANCES.

30. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE AND COMMUNICATION, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTOWRK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

31. THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION FOR ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, FINISH MATERIAL AND ANY ADDITIONAL SELECTIONS FOR APPROVAL PRIOR TO ORDERING. SUBMITTAL INFORMATION INCLUDES TECHNICAL INFORMATION, IMAGES OF THE PRODUCT, AND FINISH SAMPLES FOR APPROVAL.

CONSTRUCTION PLAN NOTES

1. SEE GENERAL NOTES.

2. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE, ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

3. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN. IN THE CASE OF A CONFLICT NOTIFY THE ARCHITECT. THE CONSTRUCTION PLAN BY THE ARCHITECT SUPERSEDES ALL OTHER PLANS, INCLUDING ALL CONSTRUCTION PLANS.

4. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. VERIFICATION OF LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

5. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

6. ALL PARTITIONS ARE DIMENSIONED FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES INCLUDING CARPET (AND CUSHION), CERAMIC TILE, VCT AND PLYWOOD UNDERLAYMENT FILE CABINETS.

7. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING WITH NO JOINTS VARYING MORE THAN 1/8 INCH OVER 6'-0" AND NO JOINTS GREATER THAN 3/16 INCH.

8. PROVIDE METAL CORNER OR EDGE BEADS AT ALL GWB TERMINATION.

9. REFER TO REFLECTED CEILING PLANS FOR GYPSUM BOARD SOFFITS, CEILINGS AND PLENUM BARRIER LOCATIONS.

10. FOR DOORS THAT ARE NOT LOCATED BY SPECIFIC PLAN DIMENSIONS, REFER TO TYPICAL DOOR JAMB DIMENSIONS. DOOR OR CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE (6) INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS.

11. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR BY 3/8 INCH MAXIMUM, U.N.O.

12. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.

13. ALL GLASS SHALL BE CLEAR GLASS, U.N.O. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

14. ALL MILLWORK ABOVE 4'-0" SHALL BE BOLTED TO PARTITION. THE CONTRACTOR SHALL PROVIDE FIRE TREATED BLOCKING AS REQUIRED.

15. INSTALL ALL NEW OR RELOCATED APPLIANCES SPECIFIED AND ALL EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. VERIFY ALL CLEAR OPENING DIMENSIONS IN CABINETRY ADEQUATELY ACCOMMODATE THE SPECIFIED OR RELOCATED EQUIPMENT.

16. PROVIDE BLOCKING FOR ALL "IN CONTRACT" WALL MOUNTED SHELVES, FIXTURES, AND MILLWORK AND FOR ITEMS SPECIFICALLY NOTED THAT ARE N.I.C.

17. DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT.

18. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, U.N.O.

19. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

20. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.

POWER & DATA PLAN NOTES

1. SEE GENERAL NOTES.

2. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

3. ARCHITECTURAL DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS, UNLESS NOTED OTHERWISE. VERIFY FIELD CONDITIONS.

4. ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD,WHERE APPLICABLE.

5. FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.

6. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

7. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.

8. ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE, U.N.O. COORDINATE COVER PLATE COLOR WITH THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION.

9. STANDARD MOUNTING HEIGHTS:
ELECTRICAL AND COMMUNICATION OUTLETS +18" A.F.F. TO CENTER OF BOX
WORK COUNTER OUTLETS AT +44" A.F.F. TO CENTER OF BOX
WALL MOUNTED TELEPHONES AT +50" A.F.F. TO CENTER OF BOX
SWITCHES AT +44" A.F.F.

10. ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 6" FROM THE LATCH SIDE OF THE DOORFRAME, U.N.O.

11. SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.

12. AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL. CABLING PROVIDED BY OTHERS.

13. ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR, U.N.O., VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.

14. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0". SEPARATE BACK-TO-BACK OUTLETS 2'-0" MIN. AT ACOUSTICAL PARTITIONS, U.N.O.

15. COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.

16. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. COORDINATE FLOOR CORES WITH STRUCTURAL BEAMS AND MECHANICAL SYSTEMS BELOW.

17. UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.

18. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

19. MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE, AND THE LIKE, FOR WALL MOUNTED OUTLETS, OR MONUMENT FOR FLOOR MOUNTED OUTLETS, AND THE LIKE, ADJACENT TO A WALL, COLUMN OR SIMILAR ELEMENTS, U.N.O.

20. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OF MONUMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.N.O. GANGED COVER PLATES SHALL BE ONE-PIECE TYPE, U.N.O.

21. WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 8" FROM THE CORNER; WALL OUTLETS SHOWN NEAR THE CENTER OF A PARTITION SHALL BE INSTALLED ON THE CLOSEST STUD NEAREST THE CENTER, U.N.O.

REFLECTED CEILING PLAN & LIGHTING NOTES

1. SEE GENERAL NOTES.

2. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE ARCHITECT'S DRAWINGS.

3. REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY. MECHANICAL AND ELECTRICAL TO BE HANDLED AS "DESIGN/BUILD", WHERE APPLICABLE.

4. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.

5. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH, U.N.O.

6. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED, U.N.O.

7. ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.

8. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE DESIGNER PRIOR TO INSTALLATION.

9. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.

10. ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.

11. ALL ELECTRICAL AND MECHANICAL THERMOSTATS, AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR,U.N.O. VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.

12. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.N.O.. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH TONE COVER PLATE, U.N.O..

13. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.

14. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS, AND SPECIFICATIONS.

15. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN THE ARCHITECT'S RCP AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT'S PRIOR TO INSTALLATION.

16. SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

17. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL APPLICABLE NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED AND PERTINENT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.

18. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

19. INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. LAMPS SHALL BE NEW AT PROJECT COMPLETION.

FINISH PLAN NOTES

1. SEE GENERAL NOTES.

2. PAINTING - NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS, WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP, WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT, WILL BE REJECTED.
   A. ALL COLORS ARE TO BE SELECTED OR APPROVED BY THE ARCHITECT.
   B. B. ALL NEW AND EXISTING SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH.
   C. PAINT GRADE WOODWORK SHALL BE HAND SANDED AND DUSTED CLEAN. ALL KNOT HOLES; PITCH POCKETS OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED. FILL NAIL HOLES, CRACKS OR DEFECTS CAREFULLY WITH MATCHING PUTTY. INTERIOR PAINT GRADE WOODWORK FINISHES SHALL BE SANDED BETWEEN COATS.
   D. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP, WHICH MAY HAVE FORMED, IN THE SANDING PROCESS.
   E. ALL EXISTING FERROUS METAL SHALL BE LIGHTING SANDED TO PREPARE A SMOOTH SURFACE.
   F. ALL EXISTING GWB SHALL BE PREPPED AND PATCHED TO MATCH ADJACENT SURFACE.
   G. THE CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED ADJACENT SURFACES.
   H. PROTECT ALL SURFACES NOT TO RECEIVE PAINT FROM ALL DRIPS, SPLATTERS AND SPILLS. IMMEDIATELY CLEAN ANY SPILL TO AVOID DAMAGING THE EXISTING SURFACE.
   I. ALL VENEER STAINS SHALL HAVE UNIFORM COLOR
   J. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A MINIMUM OF (2) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. A WALL TEST WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR ONCE THE WALL TEST HAS BEEN MADE.

3. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET. REMOVE ALL EXISTING SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, GRILLS, SIGNAGE, ETC PRIOR TO PAINTING. REINSTALL WHEN PAINTING IS COMPLETE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LENGTH MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NEEDED.

5. THE CONTRACTOR SHALL MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS THUS PREVENTING NOTICEABLE LUMPS, OR DEPRESSIONS, WHICH MAY CAUSE UNUSUAL WEAR TO NEW MATERIALS.

6. SEE FINISH PLAN, INTERIOR ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH.

7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A CARPET SEAMING DIAGRAM AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

8. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR COLOR FINISH OF ALL WALL-MOUNTED DEVICES ON ACCENT COLORED WALLS SUCH THAT DEVICES SHALL MATCH THE COLOR OF THE WALL (SWITCHES, OUTLETS, STROBES, ETC.), UNLESS FINISH IS GOVERNED BY CODE.

PAINT SCHEDULE FOR INTERIOR SURFACES

BENJAMIN MOORE OR EQUAL.
REFER TO FINISH PLAN FOR COLOR SELECTIONS.

1. GYPSUM WALLBOARD: WALLS AND CEILINGS.
   A. LATEX, EGGSHELL. CLEAN AND ROLL ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

2. FERROUS METAL: HOLLOW METAL DOORS AND FRAMES, HANDRAILS, EXPOSED MISCELLANEOUS METALS.
   A. ACRYLIC SEMIGLOSS. SAND EXISTING METAL AND BRUSH ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

3. WOOD: WOOD TRIM, WOOD DOORS AND FRAMES.
   A. ACRYLIC SEMIGLOSS. SAND EXISTING WOOD AND BRUSH ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

TYPICAL STAIR, HANDRAIL, & GUARDRAIL NOTES

1607.8 Loads on handrails, guards, grab bars, seats and vehicle barriers. Handrails, *guards*, grab bars, accessible seats, accessible benches and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

1607.8.1 Handrails and guards. Handrails and *guards* shall be designed to resist a linear load of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1 of ASCE 7. Glass handrail assemblies and *guards* shall also comply with Section 2407.

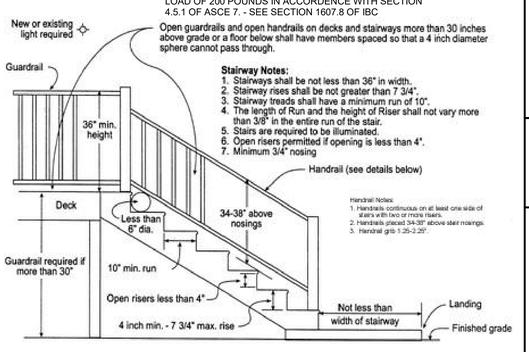
Exceptions:

1. For one- and two-family dwellings, only the single concentrated load required by Section 1607.8.1.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an *occupant load* less than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m).

1607.8.1.1 Concentrated load. Handrails and guards shall also be designed to resist a concentrated load of 200 pounds (0.89 kN) in accordance with Section 4.5.1 of ASCE 7.

1607.8.1.2 Intermediate rails. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to resist a concentrated load of 50 pounds (0.22 kN) in accordance with Section 4.5.1 of ASCE 7.

NOTE: PROVIDE BLOCKING FOR ALL HANDRAILS AND GUARDRAILS AS NECESSARY TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAL FOOT AND A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDENCE WITH SECTION 4.5.1 OF ASCE 7. - SEE SECTION 1607.8 OF IBC



1 GUARDRAIL DETAIL
NOT TO SCALE

GUARDRAIL NOTE:

ALL GUARDRAILS, INTERIOR AND EXTERIOR, TO BE PER STAIR SUPPLIES - VIEWRAIL (MANUFACTURER) DETAILS OUTLINED IN THE VIEWRAIL METAL POST INSTALLATION GUIDE FOR CABLE RAILING.

SZ

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8110 RESIDENCE
RESIDENTIAL DEMO TO REBUILD W/ DADU

8110 SE 70TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER
17

WINDOW SCHEDULE

IMAGE	TAG	PRODUCT	WIDTH	HEIGHT	AREA	SILL HEIGHT	QTY.	UVALUE	UA	EXTERIOR FINISH	INTERIOR FINISH	GLAZING FINISH
	W-1	4300 Series Picture 90 degree butt glaze..	3' - 10"	6' - 0"	23 SF	2' - 0"	1	0.14	3.22	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-2	Revolution XL Window Tilt Turn Right	3' - 0"	6' - 0"	18 SF	3' - 0"	1	0.15	2.7	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-3	4300 Series Picture 3066 T	5' - 6"	2' - 6"	14 SF	5' - 6"	1	0.14	1.96	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-4	4300 Series Picture 90 degree butt glaze.	3' - 0"	4' - 8"	14 SF	3' - 4"	1	0.15	2.1	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-5	4300 Series Casement	2' - 0"	4' - 8"	9 SF	3' - 4"	2	0.15	2.7	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-6	Revolution XL Window Tilt Turn	3' - 0"	9' - 0"	27 SF	0"	3	0.15	12.15	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-7	4300 Series Picture 2166	5' - 6"	1' - 9"	10 SF	7' - 3"	1	0.14	1.4	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-8	4300 Series Picture 2436	3' - 0"	2' - 0"	6 SF	7' - 6"	1	0.14	0.84	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-9	4300 Series Casement Awning 2466	5' - 6"	2' - 0"	11 SF	7' - 6"	2	0.15	3.3	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-10	4300 Series Picture 2466	5' - 6"	2' - 0"	11 SF	7' - 6"	2	0.14	3.08	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-11	4300 Series Casement Right 7236	3' - 0"	6' - 0"	18 SF	2' - 0"	1	0.15	2.7	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-12	4300 Series Picture	3' - 10 1/2"	5' - 5"	21 SF	2' - 7"	3	0.14	8.82	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-13	4300 Series Picture 90 degree butt glaze	3' - 10"	6' - 0"	23 SF	2' - 0"	1	0.14	3.22	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-14	4300 Series Picture 2448	4' - 0"	2' - 0"	8 SF	6' - 0"	2	0.14	2.24	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-15	4300 Series Casement Awning 2448	4' - 0"	2' - 0"	8 SF	6' - 0"	2	0.15	2.4	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-16	4300 Series Picture 8442	3' - 6"	7' - 0"	25 SF	0"	1	0.15	3.75	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-17	4300 Series Casement Awning 2442	3' - 6"	2' - 0"	7 SF	6' - 0"	3	0.15	3.15	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-18	4300 Series Picture 7250	4' - 2"	6' - 0"	25 SF	0"	1	0.16	4	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-19	4300 Series Casement Awning 2450	4' - 2"	2' - 0"	8 SF	6' - 0"	1	0.16	1.28	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-20	4300 Series Casement Right 7230	2' - 6"	6' - 0"	15 SF	2' - 0"	1	0.16	2.4	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-21	4300 Series Casement Left	2' - 9"	6' - 0"	17 SF		4	0.14	9.52	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-22	VLDS72116	4' - 8"	6' - 0"	28 SF	3' - 0"	1	0.14	3.92	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-24	4300 Series Picture.	7' - 4 1/2"	3' - 0 1/2"	22 SF	0"	2	0.14	6.16	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-25	4300 Series Picture	7' - 9"	5' - 3"	41 SF	0"	2	0.14	11.48	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-27	4300 Series Picture 3066	5' - 6"	2' - 6"	14 SF	3' - 6"	3	0.14	5.88	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent

WINDOW SCHEDULE

IMAGE	TAG	PRODUCT	WIDTH	HEIGHT	AREA	SILL HEIGHT	QTY.	UVALUE	UA	EXTERIOR FINISH	INTERIOR FINISH	GLAZING FINISH
	W-28	4300 Series Casement Awning 3066	5' - 6"	2' - 6"	14 SF	3' - 6"	2	0.15	4.2	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent
	W-29	4300 Series Picture 3090	7' - 6"	2' - 6"	19 SF	3' - 6"	3	0.14	7.98	Anthracite - DC2456	Anthracite - DC2456	Glass - Translucent

EXTERIOR DOOR SCHEDULE

IMAGE	NUMBER	LOCATION	PRODUCT	DOOR WIDTH	DOOR HEIGHT	AREA	U-VALUE	UA	SAFETY GLASS
	102.2	MASTER BED	EuroteckLiftSlideDoor 216" x 96"	18' - 0"	8' - 0"	144 SF	0.25	36	YES
	104.3	MASTER BATH	Euroteck Right Outswing 34" x 96"	2' - 6"	8' - 0"	20 SF	0.25	5	YES
	105.2	BEDROOM 1	Euroteck Right Outswing 9636	3' - 0"	8' - 0"	24 SF	0.25	6	YES
	108.1	MECH.	36" x 84"	3' - 0"	7' - 0"	21 SF	0.25	5.25	N/A
	201.1	ENTRY	VLI8442	3' - 6"	7' - 0"	25 SF	0.25	6.25	YES
	202.1	LIVING	Euroteck Right Outswing 9636	3' - 0"	8' - 0"	24 SF	0.25	6	YES
	203.1	LIVING	Euroteck Right Outswing 9636	3' - 0"	8' - 0"	24 SF	0.25	6	YES
	204.1	KITCHEN	Euroteck Right Outswing 9636	3' - 0"	8' - 0"	24 SF	0.25	6	YES
	205.1	MUDROOM	VLI8436	3' - 0"	7' - 0"	21 SF	0.25	5.25	YES
	209.1	GARAGE	9' x 7' Garage Door	16' - 0"	7' - 0"	112 SF			N/A
	209.2	GARAGE	9' x 7' Garage Door	16' - 0"	7' - 0"	112 SF			N/A
	209.3	GARAGE	36" x 84"	3' - 0"	7' - 0"	21 SF			N/A

SUM OF VERTICAL FENESTRATION AREA: 1,112 SF
SUM OF VERTICAL FENESTRATION UA: 187.12
VERTICAL FENESTRATION AREA WEIGHTED U = UA/AREA: **0.17**

2015 WSEC Residential Energy Compliance Certificate

Property Address: _____

Conditioned Floor Area _____ **Date:** / /

Builder or registered design professional :

_____

Signature: _____

R-Values

Ceiling:	Vaulted	R-____	**Floors:** Over unconditioned space	R-____	
	Attic	R-____	Slab on grade floor	R-____	
Walls:	Above grade	R-____	**Doors:** _____	R-____	
	Below, int.	R-____	_____	R-____	
	Below, ext.	R-____	_____	R-____	

U-Factors and SHGC

NRFC rating (or)	Windows	U-____	SHGC- N/A
Default rating (Appendix A WSEC 2015)	Skylights	U-____	SHGC- N/A

Table 406.2 Option(s) _____ ***Total 406.2 Credits*** _____

Heating, Cooling & Domestic Hot Water

System	Type	Efficiency
Heating		
Cooling		
DHW		

Duct & Building Air Leakage

All ducts & HVAC in conditioned space (yes / no) Insulation R-____

Air handler present (yes / no)

Test Target_____CFM@25Pa Test Result _____CFM@25Pa

Building air leakage target: ACH_{50} < 5.0 - Tested leakage: ACH_{50} = _____

Onsite Renewable Energy Electric Power System

System type: _____ Rated annual generation _____**Kwh**

NOTES:
- ALL NEW FENESTRATION ARE NFRC CERTIFIED
- AN AUTHORIZED PROFESSIONAL SHALL COMPLETE AND POST AN "INSULTATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

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WWW.SUZANNEZAHR.COM

8110 RESIDENCE
RESIDENTIAL DEMO TO REBUILD W/ DADU

8110 SE 70TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

WINDOW & DOOR SCHEDULES

SHEET NUMBER
A0.3

PERMIT SET

2015 WSEC Residential Energy Compliance Certificate

Property Address: _____

Conditioned Floor Area _____ **Date:** ___/___/___

Builder or registered design professional :

_____

Signature: _____

R-Values

Ceiling:	Vaulted	R-___	**Floors:**	Over unconditioned space	R-___
	Attic	R-___		Slab on grade floor	R-___
Walls:	Above grade	R-___	**Doors:**	_____	R-___
	Below, int.	R-___		_____	R-___
	Below, ext.	R-___		_____	R-___

U-Factors and SHGC

NRFC rating (or)	Windows	U-___	SHGC- N/A
Default rating (Appendix A WSEC 2015)	Skylights	U-___	SHGC- N/A

Table 406.2 Option(s) _____ ***Total 406.2 Credits*** _____

Heating, Cooling & Domestic Hot Water

System	Type	Efficiency
Heating		
Cooling		
DHW		

Duct & Building Air Leakage

All ducts & HVAC in conditioned space (yes / no) Insulation R-___

Air handler present (yes / no)

Test Target_____ CFM@25Pa Test Result _____ CFM@25Pa

Building air leakage target: ACH_{50} < 5.0 - Tested leakage: ACH_{50} = _____

Onsite Renewable Energy Electric Power System

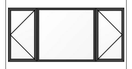
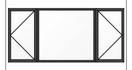
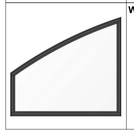
System type: _____ Rated annual generation _____ **Kwh**

NOTES:
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DADU EXTERIOR DOOR SCHEDULE

IMAGE	NUMBER	LOCATION	PRODUCT	DOOR WIDTH	DOOR HEIGHT	AREA	U-VALUE	UA	SAFETY GLASS
	001.1	DADU LIVING	Swing Door 9636	3' - 0"	8' - 0"	24 SF	0.25	6.78	YES
	001.2	DADU LIVING	425 Patio Slide 189x96	15' - 9"	8' - 0"	126 SF	0.28	35.28	YES
	003.2	DADU BEDROOM	Euroteck Right Outswing 9636	3' - 0"	8' - 0"	24 SF	0.25	6.78	YES

DADU WINDOW SCHEDULE

IMAGE	TAG	PRODUCT	WIDTH	HEIGHT	AREA	SILL HEIGHT	QTY.	UVALUE	UA	EXTERIOR FINISH	INTERIOR FINISH	GLAZING FINISH
	W-31	4300 Series Casement 6032	2' - 8"	5' - 0"	13 SF	3' - 0"	2	0.25	6.5	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-32	4300 Series Picture 6065	5' - 5"	5' - 0"	27 SF	3' - 0"	1	0.25	6.75	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-33	4300 Series Picture 4245	3' - 9"	3' - 6"	13 SF	0"	2	0.25	6.5	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-34	4300 Series Picture 4293	7' - 9"	3' - 6"	27 SF	0"	5	0.25	33.75	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent
	W-35	4300 Series Picture Curved	4' - 8"	4' - 2" 3' - 10"	14.38 SF	0"	2	0.25	7.19	Anthracite - DC2456	Anthracite - DC2456	Glass - Transparent

SUM OF VERTICAL FENESTRATION AREA: 416.23 SF
SUM OF VERTICAL FENESTRATION UA: 109.53
VERTICAL FENESTRATION AREA WEIGHTED U = UA/AREA: **0.26**

SZ

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MERCER ISLAND, WA 98040

PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

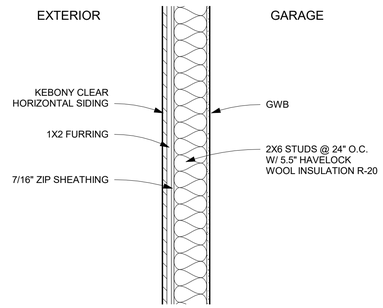
ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

WINDOW & DOOR SCHEDULES - DADU

SHEET NUMBER
A0.4

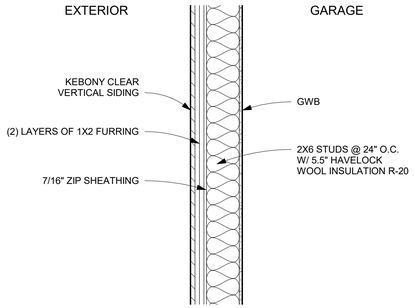
PERMIT SET



WALL TYPE O
1" = 1'-0"

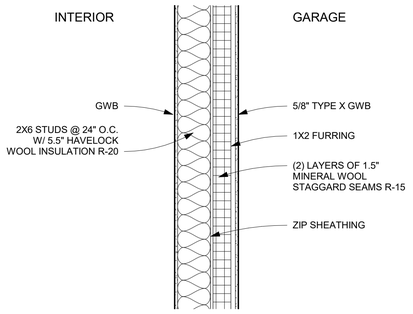
WALL TYPE N
1" = 1'-0"

WALL TYPE M
1" = 1'-0"

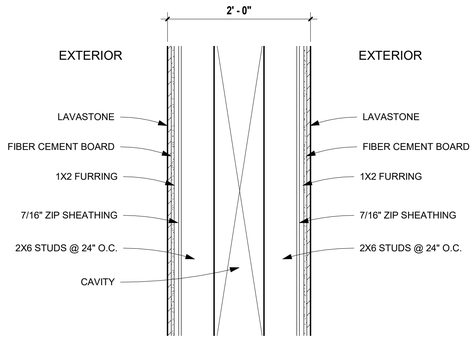


WALL TYPE L
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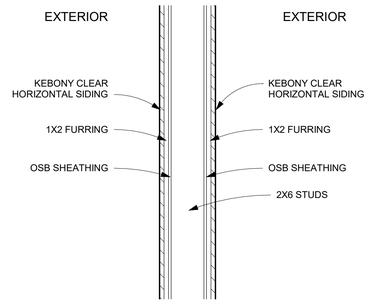
WALL TYPE K
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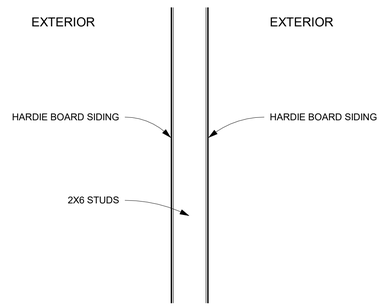
WALL TYPE J
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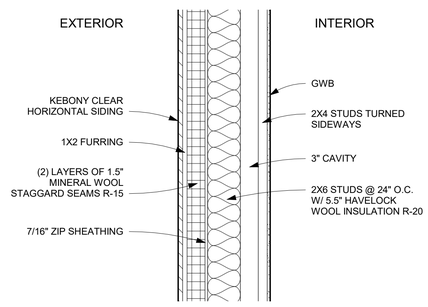
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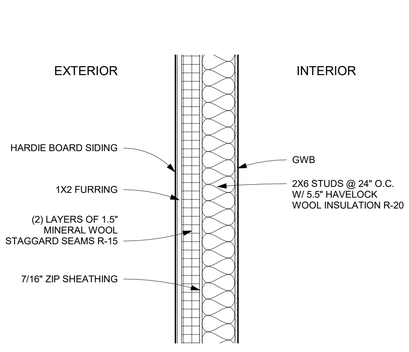
WALL TYPE H
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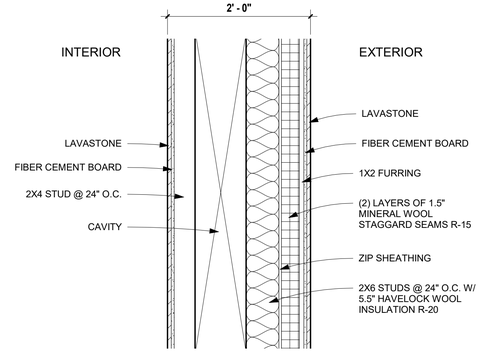
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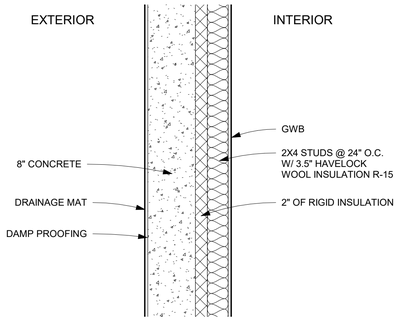
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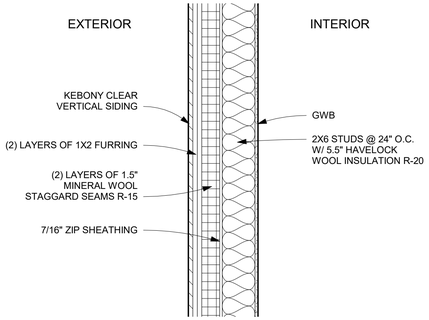
WALL TYPE E
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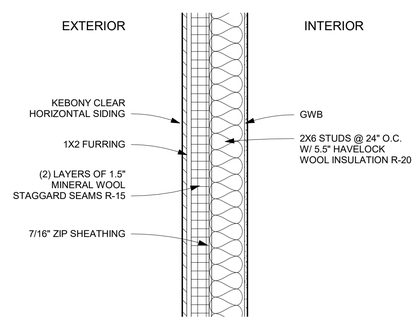
WALL TYPE D
1" = 1'-0"



WALL TYPE C
1" = 1'-0"



WALL TYPE B
1" = 1'-0"



WALL TYPE A
1" = 1'-0"

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PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

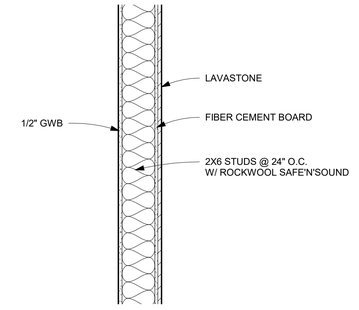
ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

EXTERIOR WALL TYPES SCHEDULE

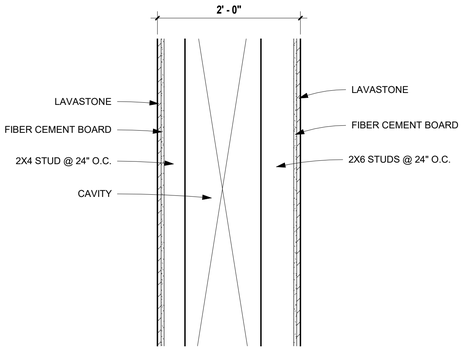
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A0.5

PERMIT SET



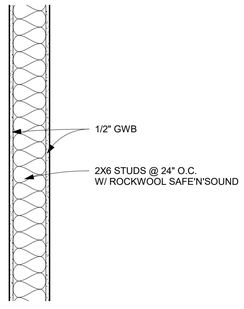
WALL TYPE U

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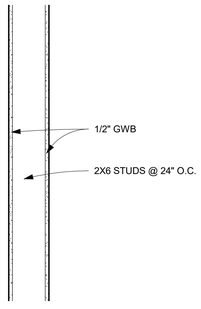
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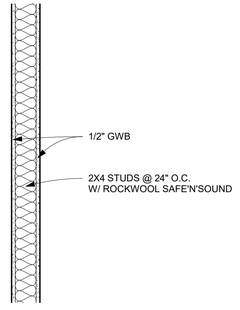
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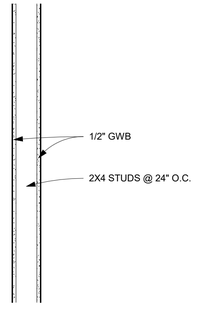
WALL TYPE R

1" = 1'-0"



WALL TYPE Q

1" = 1'-0"



WALL TYPE P

1" = 1'-0"

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PROJECT NUMBER

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9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

INTERIOR WALL TYPES SCHEDULE

SHEET NUMBER

A0.6

PERMIT SET

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 93, MERCER RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 44 AND 45, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BEARING MERIDIAN

A BEARING OF N01°38'17"E ON THE CENTERLINE OF 82ND AVENUE S.E., PER THE PLAT OF PARKWEST REPLAT OF POR. OF MERCER RIDGE, AS RECORDED IN VOLUME 80 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 4250
(NAVD 88) (VISITED 09/22/2011)

FOUND 2" X 2" CONC WITH TACK IN LEAD (DOWN 0.8'), LOCATED AT THE INTERSECTION BACK OF 81ST AVE SE AND SE 70TH ST.

ELEVATION = 244.04'

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2011. 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 CONVIENENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.

2) SUBJECT PROPERTY TAX PARCEL NO. 5452800465.

3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,739 SQ.FT.+/-.

4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.

5) THE TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- CATCH BASIN/YARD DRAIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- SPOT ELEVATION
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- HEAT PUMP
- GAS VALVE

- BUILDING LINE
- CENTERLINE OF ROAD
- ROCKERY
- SLOPE AS NOTED
- EAVES
- SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE

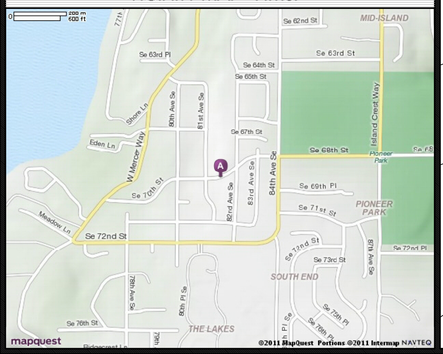
- ASPHALT SURFACE
- CONC SURFACE
- DECK
- GRAVEL SURFACE

D.W.APRON DRIVEWAY ACCESS
CONC CONCRETE
R-O-W RIGHT-OF-WAY
( ) RECORD AS NOTED

- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- PINE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

GRAPHIC SCALE 1"=10'
0 10 20 30

VICINITY MAP N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE NE 1/4 OF SEC. 25, TWP. 24N., RGE. 4E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WA.

FLEMING RESIDENCE
8110 S.E. 70TH STREET
MERCER ISLAND, WA. 98040

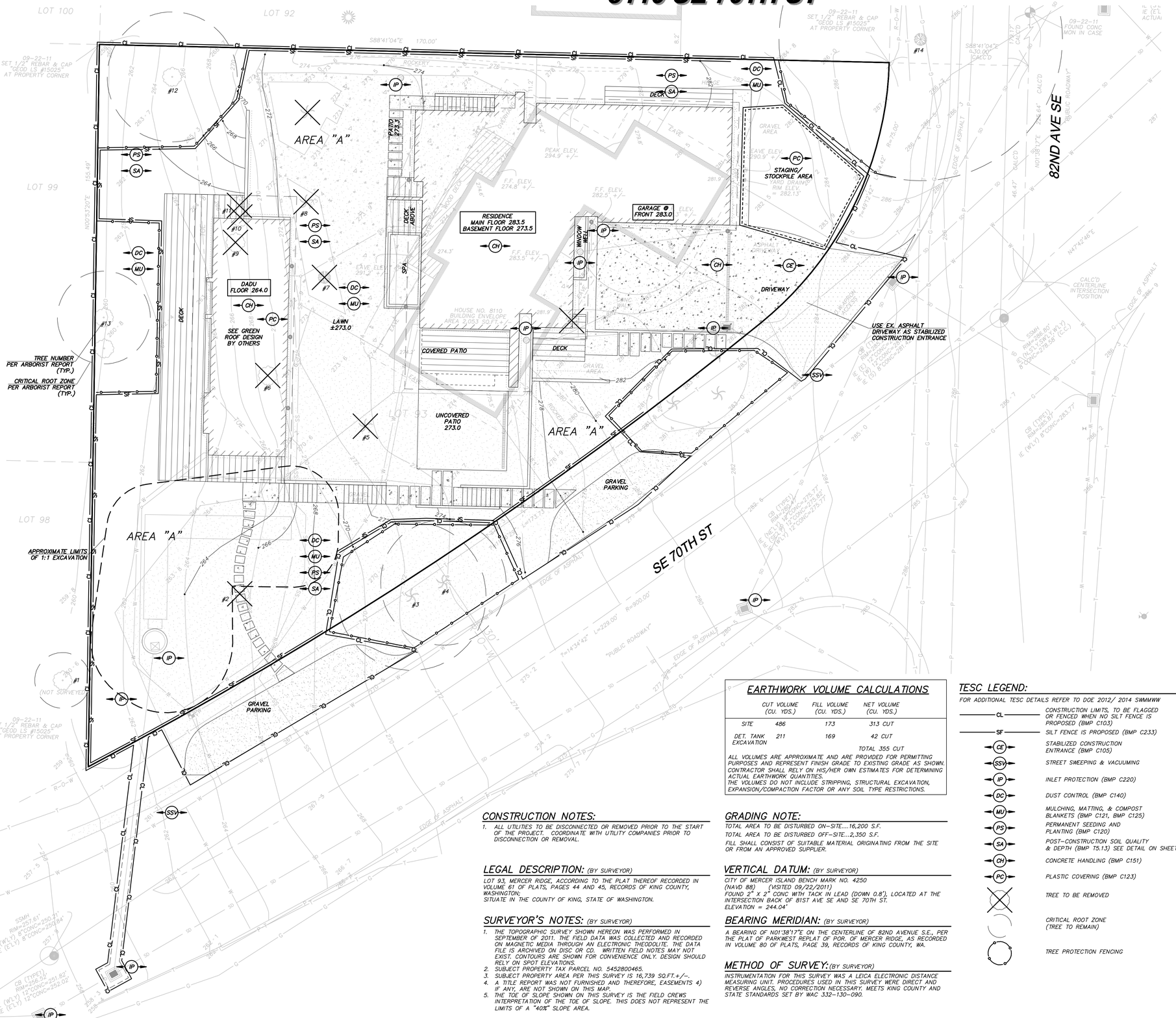
J. GREEN JR. 18094 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NUMBER:	11467
DATE:	09/27/2011
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G.
SCALE:	1" = 10'
REVISION HISTORY	
DATE:	03/05/2019
DATE:	09/05/2019
DATE:	09/27/2019
DATE:	08/11/2020
DATE:	08/14/2020
SHEET NUMBER	
1 OF 1	

NE 1/4 SECTION 25, TOWNSHIP 24 N, RANGE 4 E, W.M.

8110 SE 70TH ST



VICINITY MAP

SCALE 1"= ±500'



PROJECT CONTACTS:

OWNER	SUZANNE ZAHR 8110 SE 70TH ST MERCER ISLAND, WA 98040
ARCHITECT	SUZANNE ZAHR, INC. 2441 76TH AVE SE, SUITE 160 MERCER ISLAND WA 98040 (206) 354.1567 CONTACT: LARA TEDROW LARA@SUZANNEZAHR.COM
CIVIL ENGINEER	D.R. STRONG CONSULTING ENGINEERS, INC. 620 7TH AVENUE KIRKLAND, WASHINGTON 98033 (425) 827.3063 CONTACT: WALTER J. SHOSTAK, P.E. WALT.SHOSTAK@DRSTRONG.COM
SURVEYOR	TERRANE 10801 MAIN ST, SUITE 102 BELLEVUE, WASHINGTON 98004 (425) 458.4488 CONTACT: EDWIN J. GREEN JR, P.L.S..

GENERAL EROSION CONTROL NOTES:

ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S, THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.

AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS WILL BE STABILIZED WITH COMPOST AMENDED SOILS AND HYDROSEEDING OR SOD.

EXPOSED SOILS SHALL BE WORKED DURING THE WEEK UNTIL THEY HAVE BEEN STABILIZED. SOIL STOCKPILES WILL BE LOCATED WITHIN THE DISTURBED AREA SHOWN ON THE SWPPP SITE MAP. SOIL EXCAVATED FOR THE FOUNDATION WILL BE BACKFILLED AGAINST THE FOUNDATION AND GRADED TO DRAIN AWAY FROM THE BUILDING. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS WILL BE AMENDED USING BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH, ALL STOCKPILES WILL BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.

CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY INSPECTOR.
2. FLAG OR FENCE CLEARING LIMITS.
3. CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
4. GRADE INSTALL ROCK CONSTRUCTION ENTRANCE IF NECESSARY.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT RESIDENCE AND OTHER SITE IMPROVEMENTS.
7. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OR COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING THE DURATION OF THE PROJECT.
9. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.

SOIL AMENDMENT NOTE:

AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 78 C.Y. OF AMENDMENT FOR AN AREA OF 9,723 S.F. (19 C.Y. FOR 3,425 S.F. OF TURF AND 59 C.Y. FOR 6,298 S.F. PLANTING BEDS)

P.E. CERTIFICATION FOR SECTION B:

I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR 8110 SE 70TH ST HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS. I UNDERSTAND THAT THE CITY OF MERCER ISLAND DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE SUFFICIENCY, SUITABILITY, OR PERFORMANCE OF CONSTRUCTION SWPPP BMPS PREPARED BY ME.

EARTHWORK VOLUME CALCULATIONS

	CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
SITE	486	173	313 CUT
DET. TANK EXCAVATION	211	169	42 CUT
			TOTAL 355 CUT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES.
THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

TESC LEGEND:

FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012/ 2014 SWMMWW

- CL — CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (BMP C103)
- SF — SILT FENCE IS PROPOSED (BMP C233)
- CE — STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
- SSV — STREET SWEEPING & VACUUMING
- IP — INLET PROTECTION (BMP C220)
- DC — DUST CONTROL (BMP C140)
- MU — MULCHING, MATTING, & COMPOST BLANKETS (BMP C121, BMP C125)
- PS — PERMANENT SEEDING AND PLANTING (BMP C120)
- SA — POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP T5.13) SEE DETAIL ON SHEET C2
- CH — CONCRETE HANDLING (BMP C151)
- PC — PLASTIC COVERING (BMP C123)
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (TREE TO REMAIN)
- TREE PROTECTION FENCING

CONSTRUCTION NOTES:

1. ALL UTILITIES TO BE DISCONNECTED OR REMOVED PRIOR TO THE START OF THE PROJECT. COORDINATE WITH UTILITY COMPANIES PRIOR TO DISCONNECTION OR REMOVAL.

GRADING NOTE:

TOTAL AREA TO BE DISTURBED ON-SITE....16,200 S.F.
TOTAL AREA TO BE DISTURBED OFF-SITE...2,350 S.F.
FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

LEGAL DESCRIPTION: (BY SURVEYOR)

LOT 93, MERCER RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 44 AND 45, RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM: (BY SURVEYOR)

CITY OF MERCER ISLAND BENCH MARK NO. 4250
(NAVD 88) (VISITED 09/22/2011)
FOUND 2" X 2" CONC WITH TACK IN LEAD (DOWN 0.8'), LOCATED AT THE INTERSECTION BACK OF 81ST AVE SE AND SE 70TH ST.
ELEVATION = 244.04'

SURVEYOR'S NOTES: (BY SURVEYOR)

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2011. 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. SUBJECT PROPERTY TAX PARCEL NO. 5452800465.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,739 SQ.FT.+/-.
4. A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS 4) IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

BEARING MERIDIAN: (BY SURVEYOR)

A BEARING OF N01°38'17"E ON THE CENTERLINE OF 82ND AVENUE S.E., PER THE PLAT OF PARKWEST REPLAT OF POR. OF MERCER RIDGE, AS RECORDED IN VOLUME 80 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WA.

METHOD OF SURVEY: (BY SURVEYOR)

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

SHEET INDEX:

C1	OF 4	COVER SHEET & T.E.S.C. PLAN
C2	OF 4	T.E.S.C. NOTES & DETAILS
C3	OF 4	STORM DRAINAGE PLAN
C4	OF 4	NOTES & DETAILS

NORTH
GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

DRS
D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

8110 SE 70TH ST
COVER SHEET & T.E.S.C. PLAN
MERCER ISLAND
WA 98040
PARCEL NO. 5452800465

SUZANNE ZAHR, INC
2441 76TH AVE SE, SUITE 160
MERCER ISLAND WA 98040
206-354-1567

WALTER J. SHOSTAK STATE OF WASHINGTON 32231 REGISTERED PROFESSIONAL ENGINEER
10-13-20

DATE	REVISION	APR

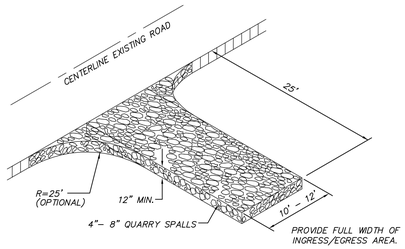
DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: WJS
DATE: 10.13.20
PROJECT NO.: 19061

DRAWING: C1
SHEET: 1 OF 4

R:\2019\0\19061\3\Drawings\Plots\Engineering\01-3ER19061.dwg10/13/2020 12:15:46 PM COPYRIGHT © 2020, D.R. STRONG CONSULTING ENGINEERS INC.

NE 1/4 SECTION 25, TOWNSHIP 24 N, RANGE 4 E, W.M.

8110 SE 70TH ST

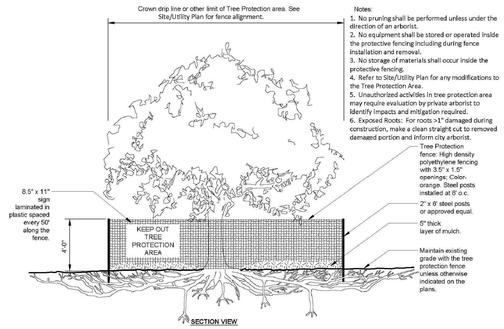


DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R–O–W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

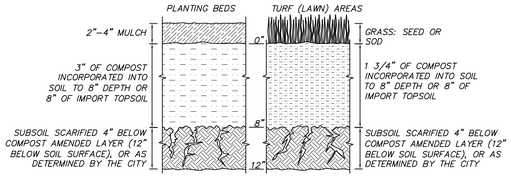
GRAVEL CONSTRUCTION ENTRANCE

NTS



TREE PROTECTION FENCING

NTS



SOIL AMENDMENT

PER BMP T5.13

NTS

SOIL AMENDMENT NOTES

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

•SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2–4 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
   A. THE ORGANIC CONTENT FOR "PRE–APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220–B, TESTING PARAMETERS, IN WAC 173–350–220.

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

•IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

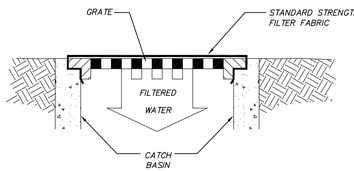
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE–APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE–APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE:
•ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
•PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
•LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
•REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.
10. ALL SOIL STOCKPILES TO BE COVERED WITH PLASTIC SHEETING UNTIL SUCH TIME THAT THE SOIL IS EITHER USED OR REMOVED. PILES SHOULD BE SITUATED AND LOCATED SUCH THAT SEDIMENT DOES NOT RUN INTO THE STREET OR ONTO ADJOINING PROPERTIES.
11. ALL EXPOSED SOIL AREAS SHALL BE COVERED OR PROTECTED USING AN APPROPRIATE BMP. STABILIZE DENUDED AREAS OF THE SITE BY MULCHING, SEEDING, PLANTING, OR SODDING.
12. ALL ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATION BUFFER STRIPS, SEDIMENT BARRIERS, OR FILTERS, DIKES, MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMP'S.
13. PROVIDE FOR PERIODIC STREET CLEANING TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OFF–SITE. SEDIMENT SHOULD BE REMOVED BY SHOVELING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA WHERE IT WILL NOT BE RE–ERODED.
14. ALL INSTALLED EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED REGULARLY BY THE GENERAL CONTRACTOR ESPECIALLY AFTER ANY LARGE STORM. MAINTENANCE, INCLUDING REMOVAL AND PROPER DISPOSAL OF SEDIMENT SHOULD BE A NECESSARY TO INSURE THAT SEDIMENT AND EROSION IS CONTROLLED ON SITE.



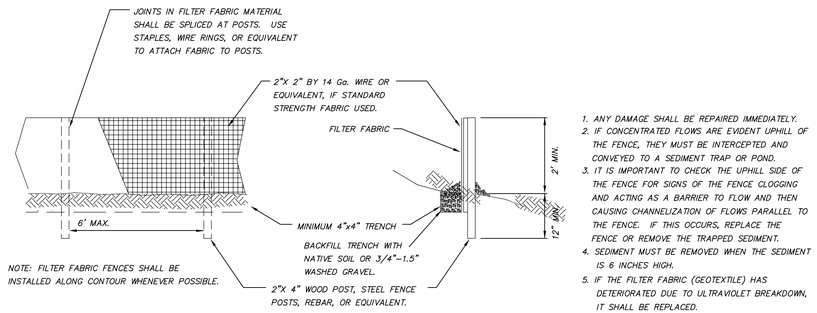
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOR RESULT IN EROSION OF SLOPES.

CATCH BASIN INLET FILTER

NTS

CATCH BASIN INSERT MAINTENANCE STANDARDS

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



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

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

SILT FENCE DETAIL

NTS

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O 425.827.3063 F 425.827.2423

8110 SE 70TH ST

T.E.S.C. NOTES & DETAILS

MERCER ISLAND
WA 98040
PARCEL NO. 5452800465

SUZANNE ZAHR, INC
2441 76TH AVE SE, SUITE 160
MERCER ISLAND WA 98040
206-354-1567

WALTER J. SLOSAK
STATE OF WASHINGTON
22231
REGISTERED PROFESSIONAL ENGINEER
10–13–20

DATE	REVISION
APR	

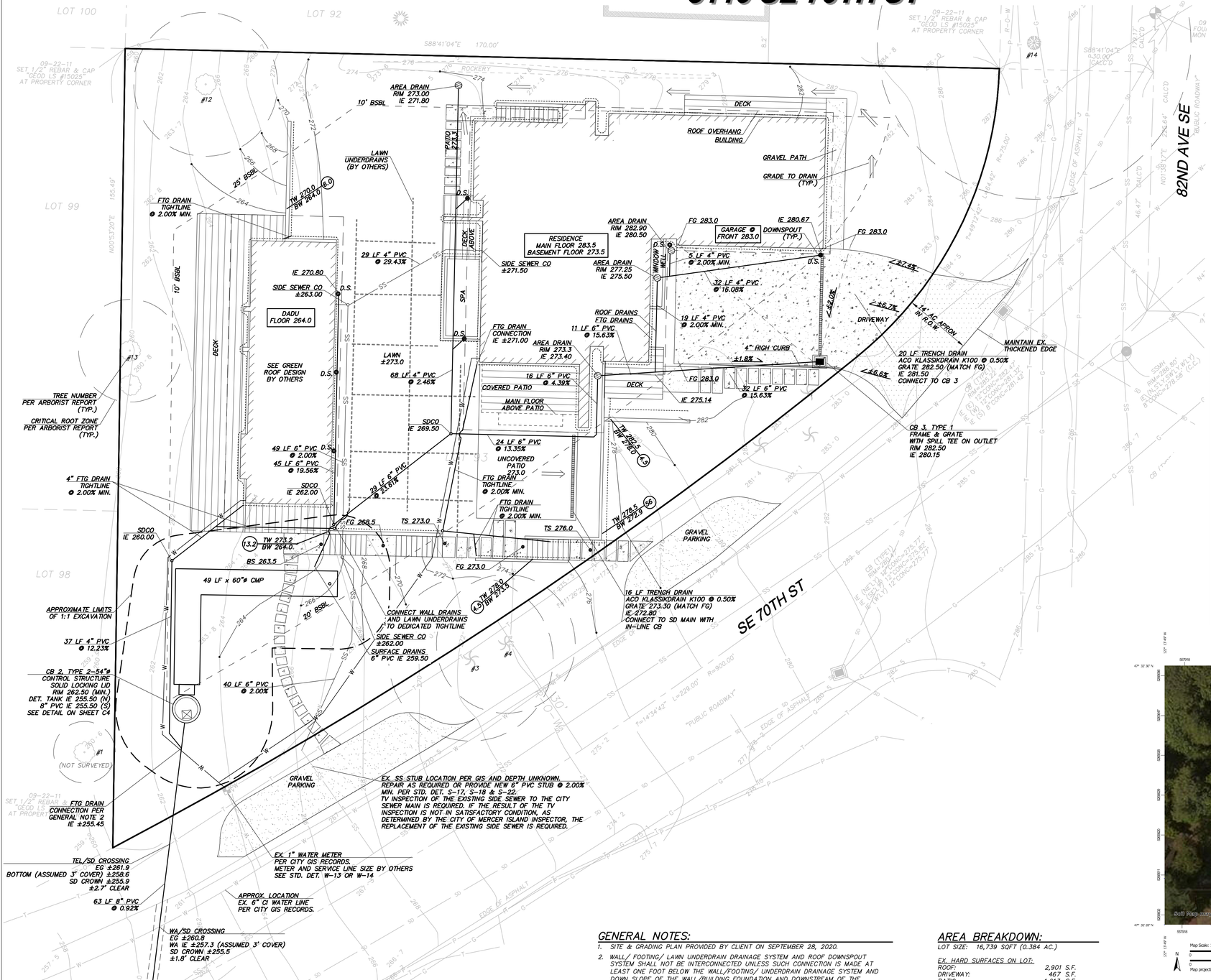
DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: WJS
DATE: 10.13.20
PROJECT NO.: 19061

DRAWING: C2
SHEET: 2 OF 4

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NE 1/4 SECTION 25, TOWNSHIP 24 N, RANGE 4 E, W.M.

8110 SE 70TH ST



GENERAL NOTES:

1. SITE & GRADING PLAN PROVIDED BY CLIENT ON SEPTEMBER 28, 2020.
2. WALL/ FOOTING/ LAWN UNDERDRAIN DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE WALL/FOOTING/ UNDERDRAIN DRAINAGE SYSTEM AND DOWN SLOPE OF THE WALL/BUILDING FOUNDATION AND DOWNSTREAM OF THE DETENTION TANK.
3. SLEEVE ALL PIPES UNDER/ THROUGH WALLS.
4. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN, OR NOT SHOWN IN THEIR PROPER LOCATION.
5. CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
6. CONTRACTOR TO VERIFY CONDITION AND GOOD WORKING ORDER OF ALL EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
7. SOILS ON THE SITE CONSISTS OF ALDERWOOD GRAVELLY SANDY LOAM (AgC) PER THE NRCS WEB SOIL SURVEY.
8. ROOF DRAINS SHALL 4" OR 6" PVC A SHOWN' AND HAVE A MINIMUM SLOPE OF 2.00%.
9. ALWAYS CALL 811 TWO WORKING DAYS BEFORE YOU DIG.

AREA BREAKDOWN:

LOT SIZE: 16,739 SQFT (0.384 AC.)

EX. HARD SURFACES ON LOT:

ROOF:	2,901 S.F.
DRIVEWAY:	467 S.F.
PATIO:	1,613 S.F.
WALKS:	122 S.F.
	5,103 S.F. (30.5%)

NEW/REPLACED HARD SURFACES ON LOT:

MAIN HOUSE ROOF:	3,146 S.F.
DADU ROOF:	1,336 S.F.
DECK:	185 S.F.
DRIVEWAY:	952 S.F.
WALKS & PATIOS	1,448 S.F.
TOTAL NEW/REPLACED:	7,067 S.F. (42.2%)
NEW HARD SURFACES:	2,826 S.F.
REPLACED HARD SURFACES:	4,190 S.F.
LOT PERVIOUS:	9,723 S.F.
OFFSITE DRIVEWAY:	402 S.F.
OFFSITE PARKING:	696 S.F.
TOTAL PROJECT HARD SURFACES:	8,165 S.F.
TOTAL P.G.H.S.:	2,050 S.F.

Table 1

ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in)[3]		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
5,001 to 6,000 sf	36"	162	109	0.5	0.5	2.7	2.2	1.8	1.6
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
	60"	54	37	0.5	0.5	4.6	3.6	1.6	1.4
6,001 to 7,000 sf	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
7,001 to 8,000 sf	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	49	0.5	0.5	4.5	3.6	2.0	1.6
8,001 to 8,500 sf[1]	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6



NORTH

GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT.

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DRAINAGE PLAN
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206-354-1567

WALTER J. SHOSTAK
STATE OF WASHINGTON
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REGISTERED PROFESSIONAL ENGINEER
10-13-20

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APR	

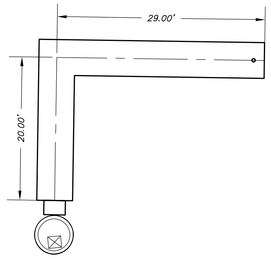
DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: WJS
DATE: 10.13.20
PROJECT NO.: 19061

DRAWING: C3
SHEET: 3 OF 4

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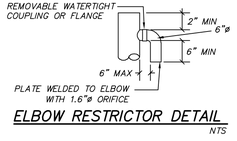


RESTRICTOR CATCH BASIN NOTES:

1. USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LCPE. A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). IT MAY BE SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FEET.

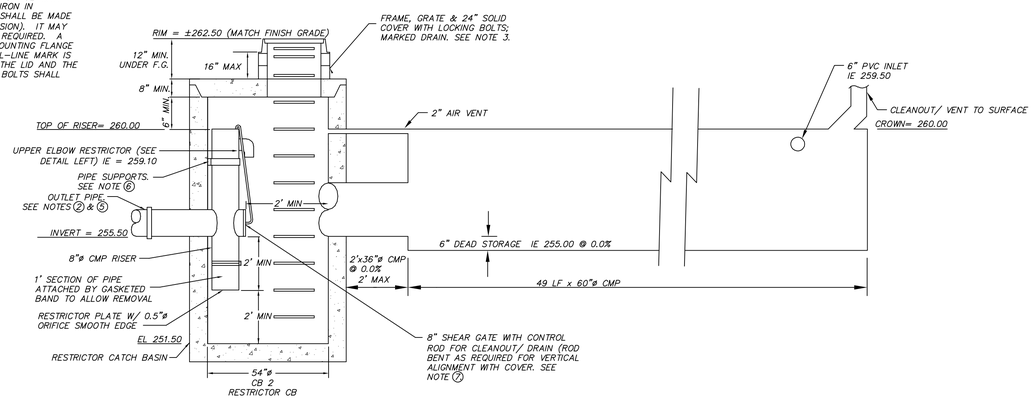
STANDARD DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36). CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



ELBOW RESTRICTOR DETAIL

NTS



DETENTION TANK & RESTRICTOR CB

NTS

NORTH

GRAPHIC SCALE

0 5 10 20

1 INCH = 10 FT.

Call 2 Working Days Before You Dig

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PARCEL NO. 5452800465

SUZANNE ZAHR, INC
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206-354-1567

WALTER J. SADOSKI
STATE OF WASHINGTON
22231
REGISTERED
PROFESSIONAL ENGINEER
10-13-20

DATE	REVISION	APR

DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: WJS
DATE: 10.13.20
PROJECT NO.: 19061

DRAWING: C4
SHEET: 4 OF 4

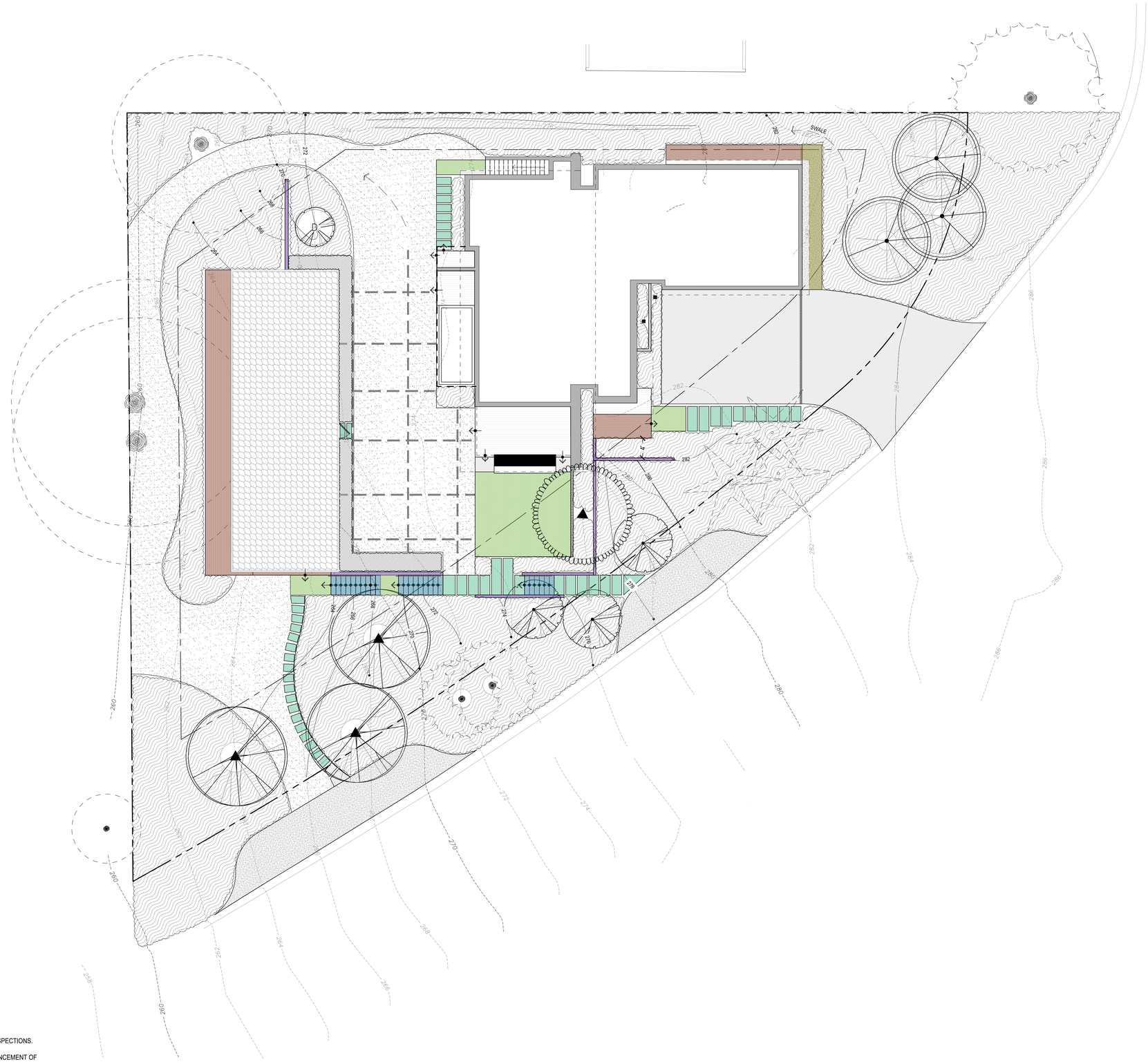
LEGEND

PA	PLANTING
	ALIGN
(51.20)	EXISITNG SPOT GRADE
51.20	PROPOSED SPOT GRADE
	PROPERTY LINE
	SETBACK
240	EXISTING CONTOUR MAJOR
242	EXISTING CONTOUR MINOR
240	PROPOSED CONTOUR MAJOR
242	PROPOSED CONTOUR MINOR
56 SF	RETAINING WALL
	EVERGREEN HEDGE
	LANDSCAPED AREA
	EXTENSIVE GREEN ROOF
	LAWN
100 SF	CONCRETE STEPS
291 SF	CONCRETE PAVERS
440 SF	CONCRETE SLAB
80 SF	GRAVEL PAVING
476 SF	WOOD DECK

TOTAL HARDSCAPE AREA: 1472 SF

EXISTING TREES INDICATED WITH DASHED LINE

LOT SIZE: 16,783 SF
LOT SLOPE: 286-260 / 170' = 15.3%
REQUIRED LANDSCAPING: 65%



NOTES:

1. OWNER / CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SCHEDULE ALL NECESSARY INSPECTIONS.
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING CONDITIONS AND LAYOUT ARE TO BE VERIFIED IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO MUNICIPAL REQUIREMENTS AND STANDARD SPECIFICIATIONS.
5. CONTRACTOR IS TO NOTIFY AND RECEIVE APPROVAL FROM OWNER / LANDSCAPE ARCHITECT CONCERNING ANY CHANGES OR DEVIATIONS MADE TO LAYOUT, DETAILS, OR INDUSTRY STANDARDS PRIOR TO CONSTRUCTION.
6. CONTRACTOR / OWNER IS SOLELY LIABLE FOR ALL WORK NOT COVERED IN CONTRACT, WRITTEN OR VERBAL, FOR WHICH THE LANDSCAPE ARCHITECT WAS RETAINED. FAILURE OF ANY WORK OR PRODUCT NOT COVERED IN CONTRACT, OR APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR / OWNER. FAILURE OF CONTRACTOR / OWNER TO NOTIFY LANDSCAPE ARCHITECT OF CHANGES MADE TO PLANS OR DETAILS, OR ANY CHANGE RESULTING IN DEVIATION FROM INDUSTRY STANDARDS, RELEASES THE LANDSCAPE ARCHITECT FROM ASSOCIATED LIABILITY FOR SAID WORK.

0 5' 10' 20'
SCALE: 1" = 1"=10'-0"

NORTH

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L A LANDSCAPE ARCHITECTS PS
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Issue Title
DESIGN DEVELOPMENT

Issue Date
10.20.2020

DESIGNED BY: KS
DRAWN BY: KS

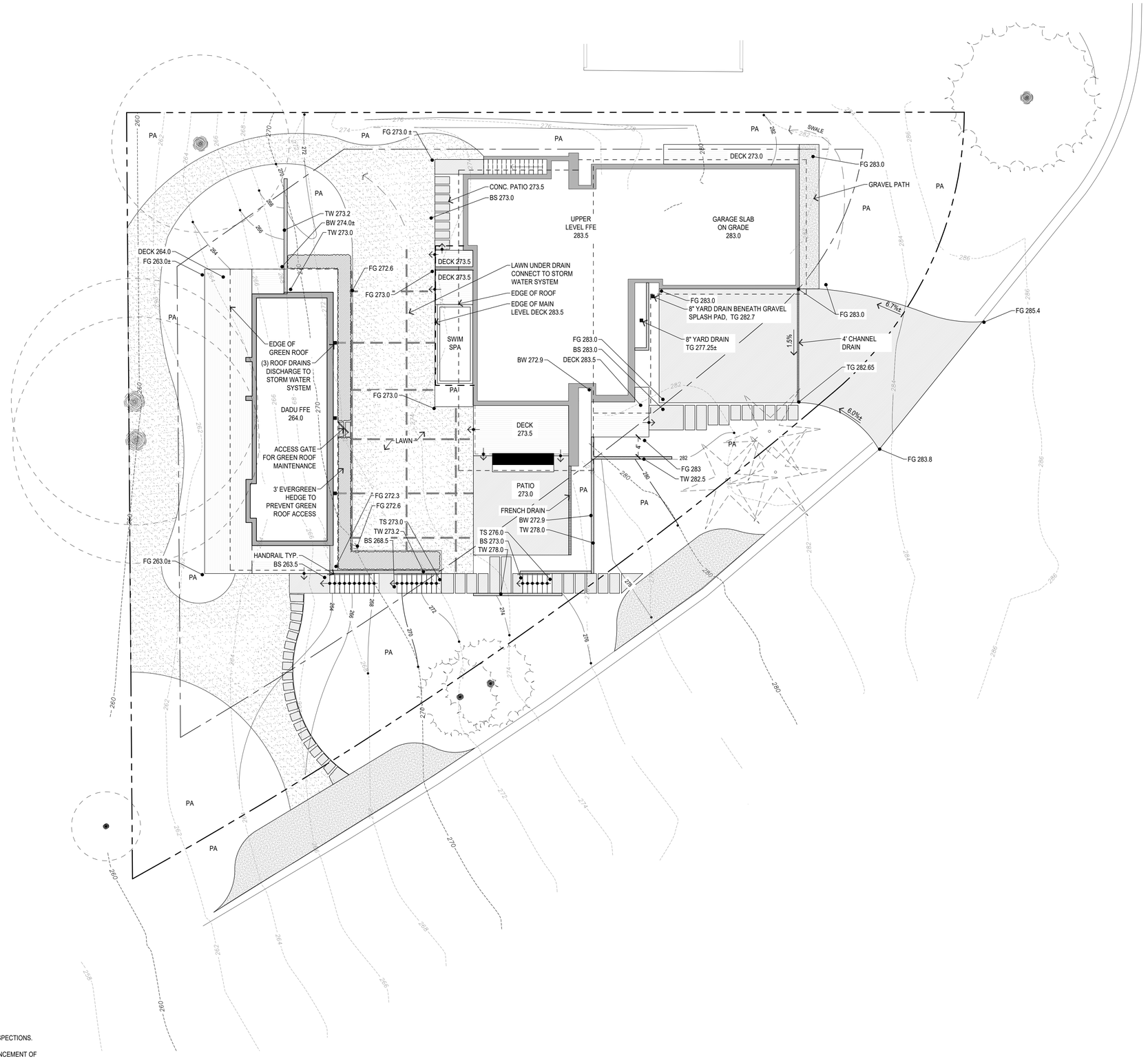
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Sheet Title
AREA CALS

Sheet Number
LI.1

LEGEND

- PA — PLANTING
- ALIGN
- (51.20) — EXISITNG SPOT GRADE
- 51.20 — PROPOSED SPOT GRADE
- PROPERTY LINE
- SETBACK
- 240 — EXISTING CONTOUR MAJOR
- 242 — EXISTING CONTOUR MINOR
- 240 — PROPOSED CONTOUR MAJOR
- 242 — PROPOSED CONTOUR MINOR
- RETAINING WALL
- EVERGREEN HEDGE
- LANDSCAPED AREA
- EXTENSIVE GREEN ROOF
- LAWN
- CONCRETE STEPS
- CONCRETE PAVERS
- CONCRETE SLAB
- GRAVEL PAVING
- WOOD DECK
- EXISTING TREES INDICATED WITH DASHED LINE



NOTES:

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0 5' 10' 20'
SCALE: 1" = 1"=10'-0"

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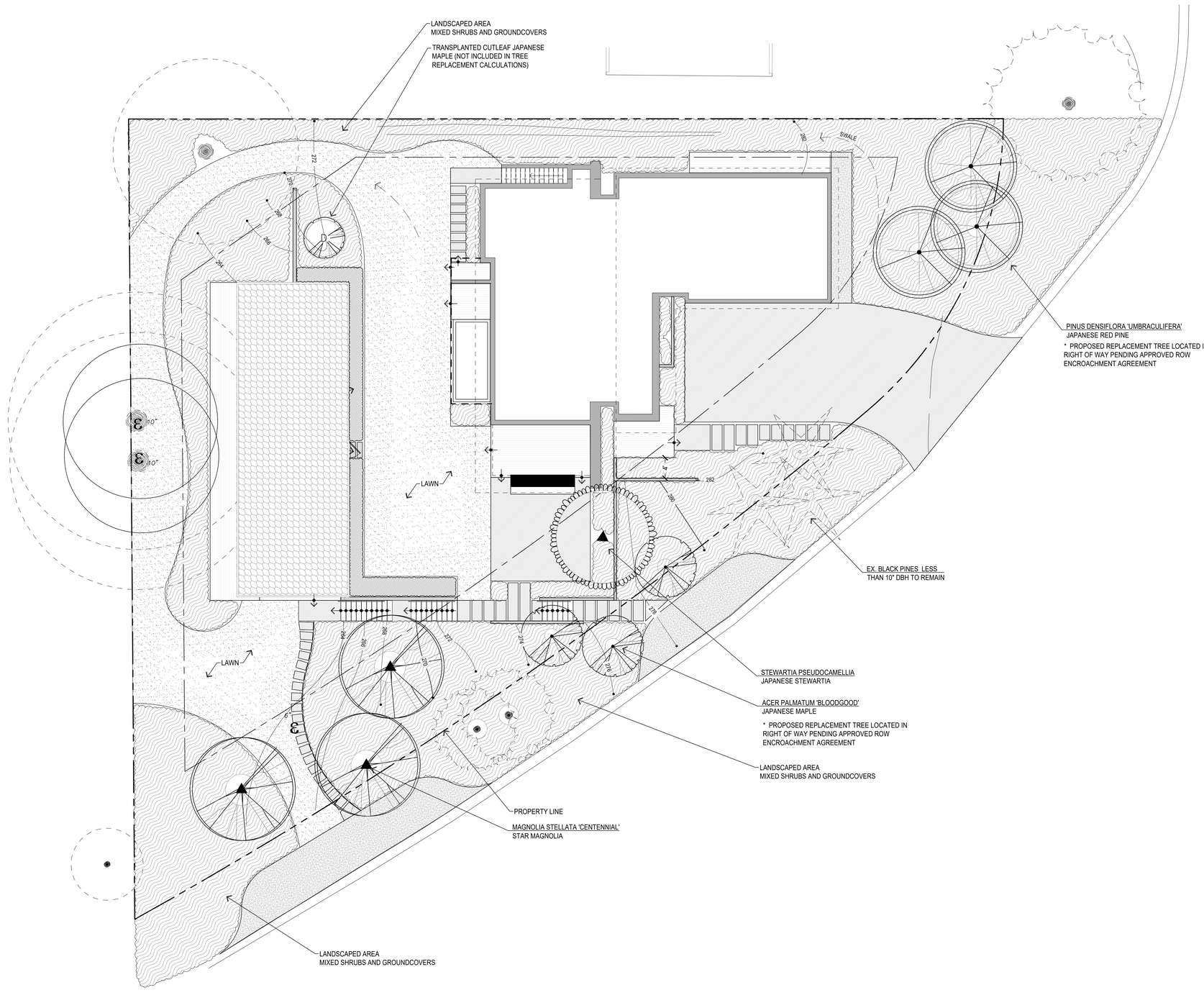
Rev	Date	Description

Sheet Title
GRADING PLAN

Sheet Number
L2.0

LEGEND

PA	PLANTING
	ALIGN
(51.20)	EXISITNG SPOT GRADE
51.20	PROPOSED SPOT GRADE
	PROPERTY LINE
	SETBACK
240	EXISTING CONTOUR MAJOR
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240	PROPOSED CONTOUR MAJOR
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	LAWN
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	CONCRETE SLAB
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Issue Title
DESIGN DEVELOPMENT

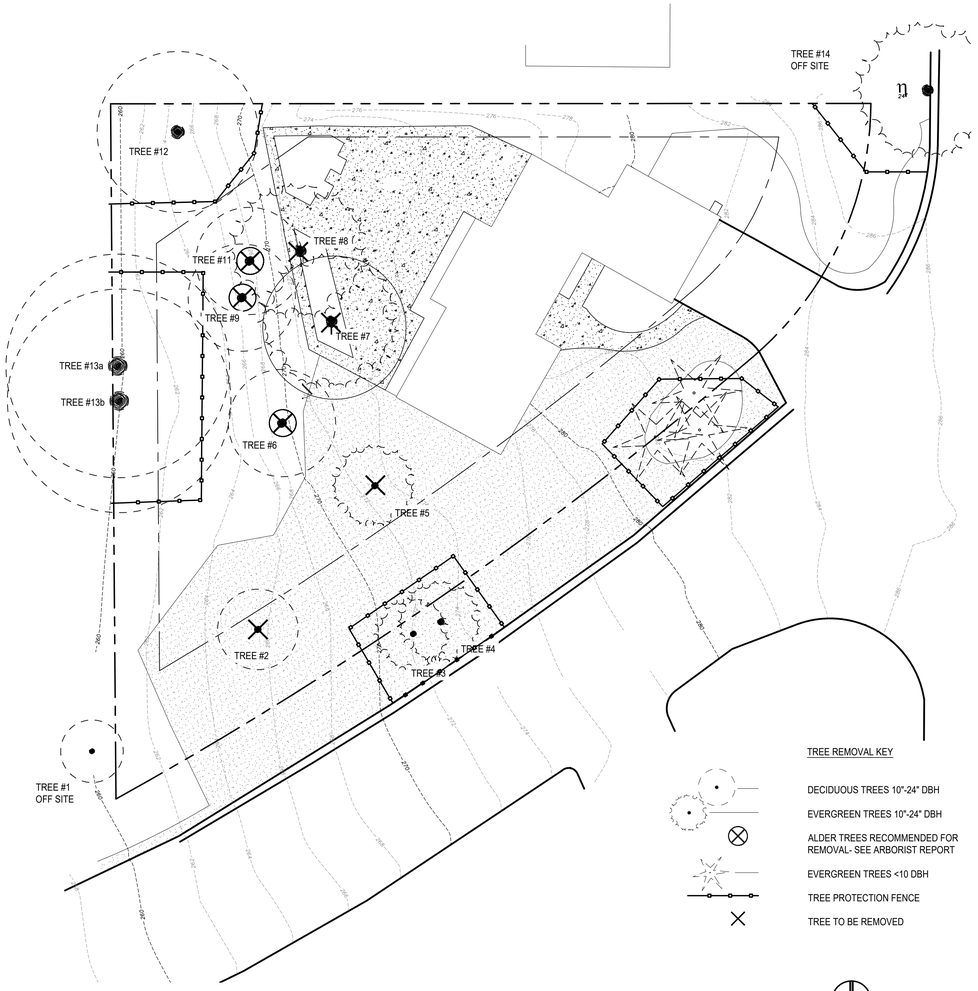
Issue Date
10.20.2020

DESIGNED BY: KS
DRAWN BY: KS

Rev	Date	Description

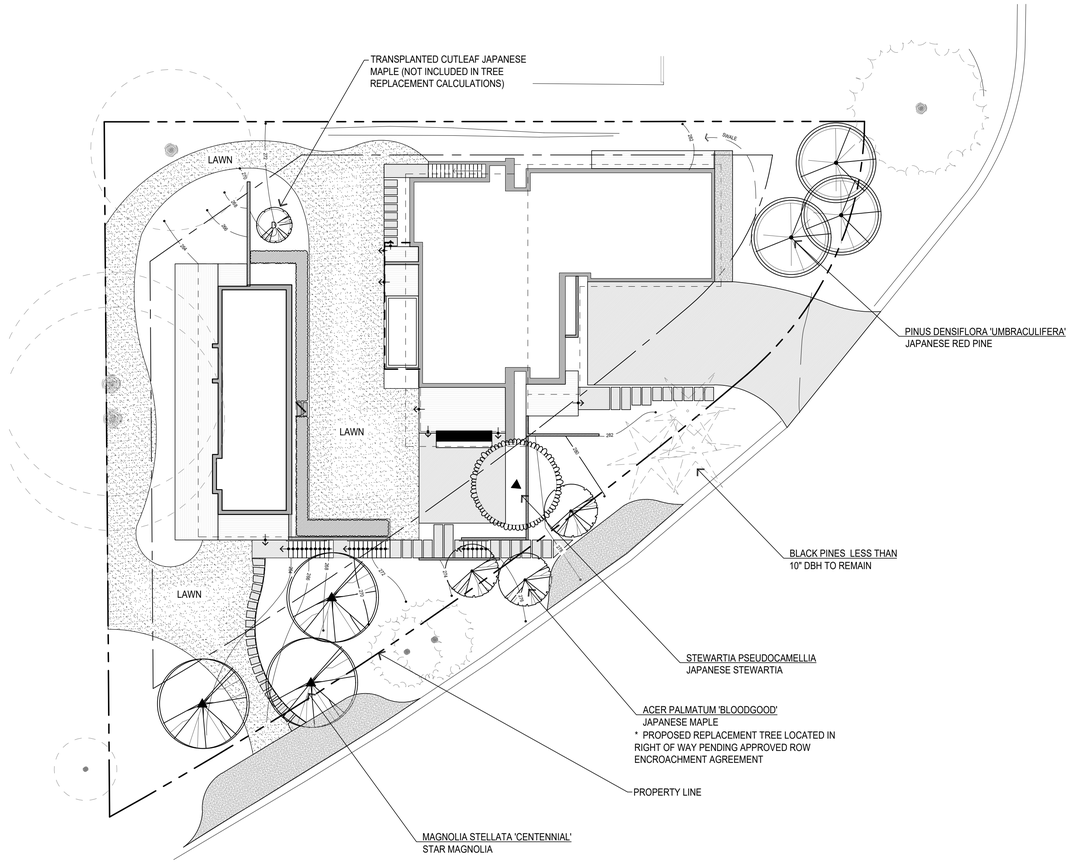
Sheet Title
PLANTING PLAN

Sheet Number
L3.0



1 TREE REMOVAL PLAN
1"=16'-0"

TREE REMOVAL TOTALS MICC 19.10	
TOTAL # REGULATED TREES ONSITE	10
DISEASED OR DYING TREES TO BE REMOVED	4
HEALTHY REGULATED TREES ONSITE	6
HEALTHY REGULATED TREES TO BE REMOVED	3
TREES TO REMAIN	3
REPLACEMENT TREES REQUIRED PER MI TREE REPLACEMENT FORM	6
PROPOSED REPLACEMENT TREES	10



2 TREE REPLACEMENT PLAN
1"=16'-0"

TREE REPLACMENT SCHEDULE

PROPOSED REPLACEMENT TREES FOR BUILDING PERMIT APPLICATION (PER M.I. TREE INVENTORY AND REPLACEMENT SPREADSHEET)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	2" CAL	14' AVG
3	MAGNOLIA STELLATA 'CENTENNIAL'	STAR MAGNOLIA	2" CAL	22 AVG
3	PINUS DENSIFLORA 'UMBRACULIFERA'	JAPANESE RED PINE	8'-10'	14' AVG
1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2" MULTI STEM	


MAGNOLIA STELLATA 'CENTENNIAL'
15'-20' TALL AND WIDE


ACER PALMATUM 'BLOODGOOD'
15'-20' TALL AND WIDE


STEWARTIA PSEUDOCAMELLIA
15'-30' TALL AND 20'-25' WIDE
*PRUNED TO 20 MAX HEIGHT


PINUS DENSIFLORA 'UMBRACULIFERA'
10'-20' TALL AND 15'-20'WIDE

KPKENNETH PHILP
L A LANDSCAPE ARCHITECTS PS
2288 W COMMODORE WAY STE 105 tel 206-783-5840
SEATTLE, WA 98199
www.kennethphilp.com

8110 RESIDENCE

8110 SE 70TH ST
MERCER ISLAND, WA 98040

CALL 2 DAYS BEFORE YOU DIG 1-800-424-5555

NOT FOR CONSTRUCTION

Issue Title
DESIGN DEVELOPMENT

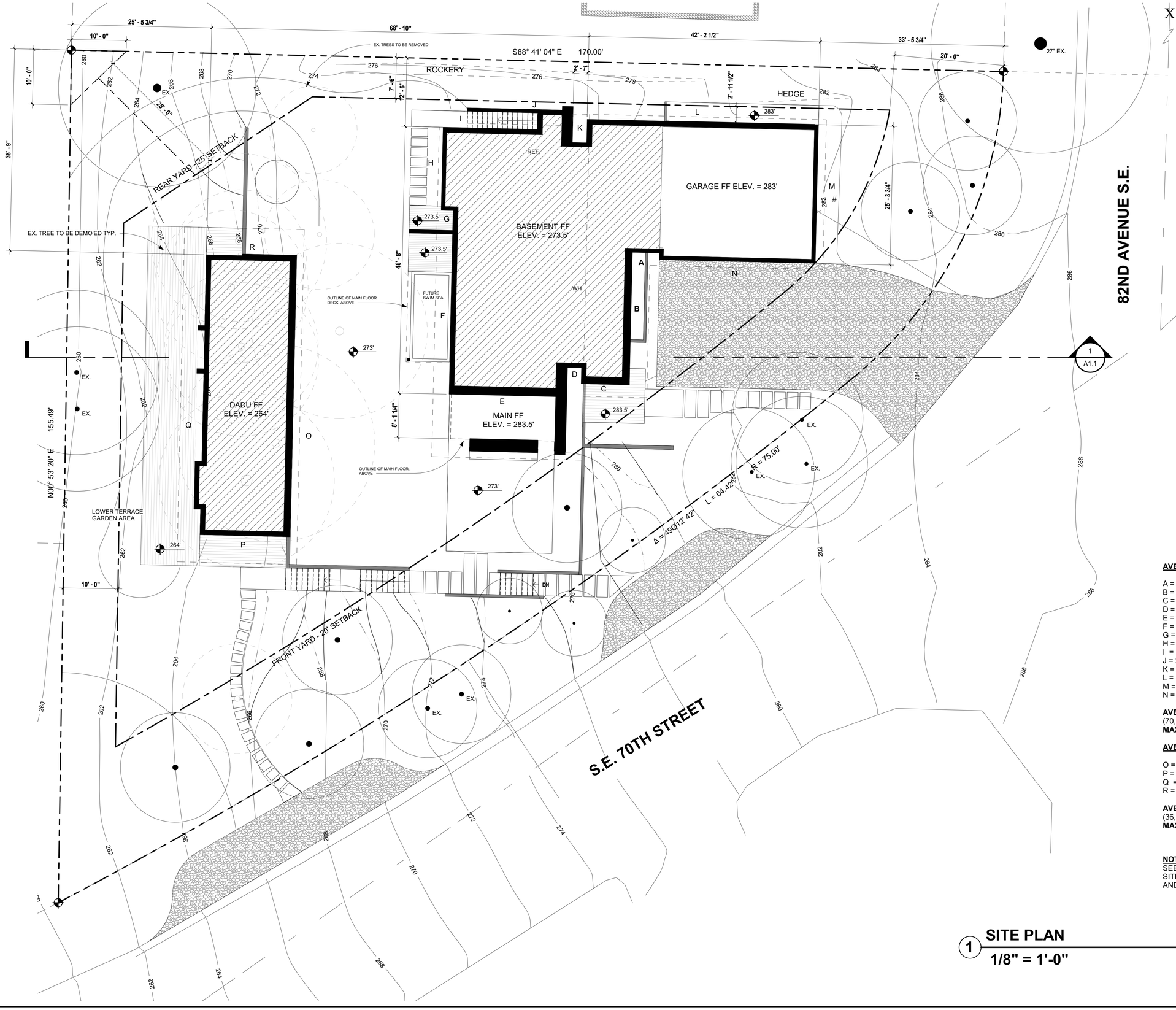
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DRAWN BY: KS

Rev	Date	Description

Sheet Title
PLANTING PLAN

Sheet Number
L3.1



1 SITE PLAN
1/8" = 1'-0"

OWNER'S NAME:
SUZANNE ZAHR

SITE & OWNERS ADDRESS:
8110 SE 70TH ST
MERCER ISLAND, WA 98040

LEGAL DESCIPTION
MERCER RIDGE ADD
Plat Lot: 93

PARCEL NUMBER:
545280-0465

ZONE:
R-9.6 (Residential. Minimum 9,600 SF lot)
Unified Land Development Code 19.02

PROJECT DESCRIPTION
DEMO TO REBUILD OF A RESIDENTIAL HOME.

LOT COVERAGE SUMMARY:

LOT SIZE: 16,738 SF

LOT COVERAGE MAX: 35% (5858.3 SF)
LOT SLOPE: 286 - 260 / 170' = 15.3%

PROPOSED LOT COVERAGE:
ROOF AREA: 3,146 SF
DADU ROOF: 1,336 SF
DECK: 185 SF
DRIVEWAY: 952 SF

TOTAL: 5,619 SF (33.6%)

HARDSCAPE MAX: 9% (1,506.42 SF)

PROPOSED HARDSCAPE: 1,472 SF (8.8%)

GROSS FLOOR AREA SUMMARY

ALLOWED GFA = 40% (6,695.2)

BASEMENT AREA: 1,071.79 SF*
MAIN FLOOR AREA: 1,712.28 SF
MAIN HOUSE TOTAL: 2,784.07 SF

GARAGE: 739.23 SF
DADU: 851.71 SF

PROPOSED TOTAL = 4,375.01 SF (26.1%)

*SEE A2.0 FOR BASEMENT GFA EXCLUSION CALCULATION.

AVERAGE BUILDING ELEVATION - MAIN HOUSE:

A = 281.9	x	6.25'	=	1,761.88
B = 281.9	x	24'	=	6,765.6
C = 281	x	8.84'	=	2,484.04
D = 273	x	8.25'	=	2,252.25
E = 273	x	21.5'	=	5,916.84
F = 273	x	31.5'	=	8,599.5
G = 273	x	2'	=	546
H = 273	x	15.5'	=	4,231.5
I = 273	x	17'	=	4,641
J = 273	x	10'	=	2,730
K = 275	x	11.75'	=	3,231.25
L = 282	x	42.25'	=	11,914.5
M = 282	x	25.25'	=	7,120.5
N = 282	x	28.25'	=	7,966.5

AVERAGE BUILDING ELEVATION = 278.05
(70,161.36/252.33)
MAX. BUILDING HEIGHT = 308.05 > 301

AVERAGE BUILDING ELELVATION - DADU

O = 273	x	51'	=	13,923
P = 263.5	x	16.5'	=	4,347.75
Q = 263.5	x	51'	=	13,438.5
R = 263.5	x	16.5'	=	4,347.75

AVERAGE BUILDING ELEVATION = 267.09
(36,057/135)
MAX. BUILDING HEIGHT = 297.09 > 279

NOTE:
SEE LANDSCAPE & CIVIL FOR ADDITIONAL SITE INFO RELATED TO PROPOSED TREES AND GRADING

SZ

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MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM

8110 RESIDENCE
RESIDENTIAL DEMO TO REBUILD W/ DADU
8110 SE 70TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

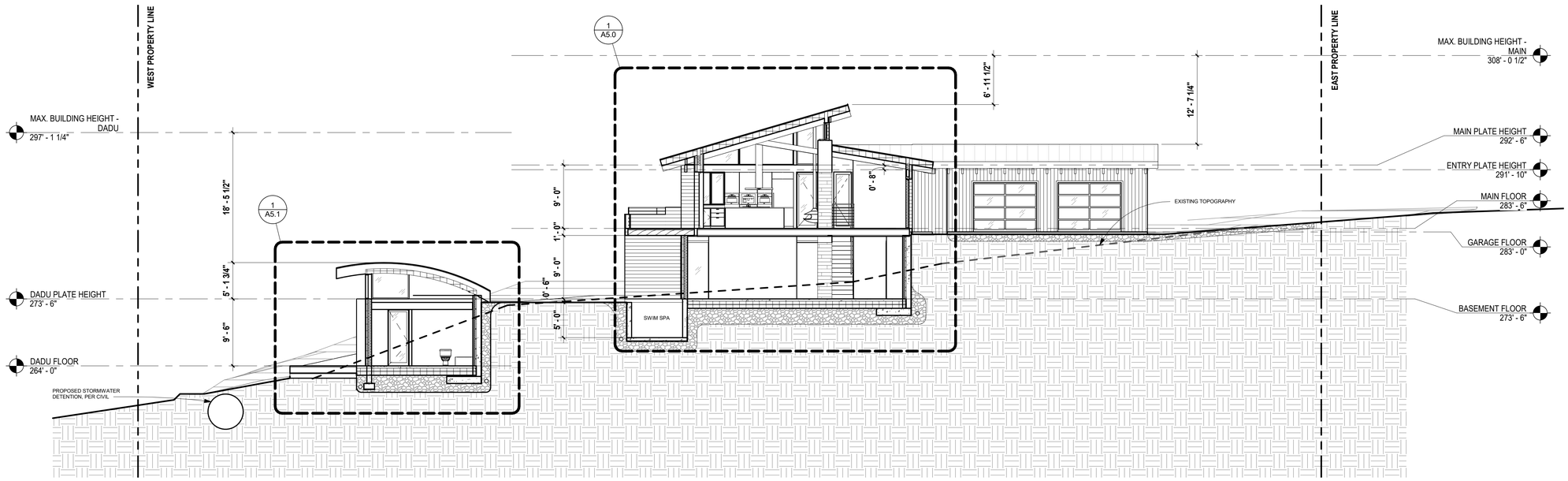
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SITE PLAN

SHEET NUMBER
A1.0

PERMIT SET



1 SITE SECTION

1/8" = 1'-0"

NOTE:
DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE

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SITE SECTION

SHEET NUMBER
A1.1

PERMIT SET

LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS A WALL TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF FRAMING UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 20 CFM CONTINUOUS).
S.D./C.D.	REPRESENTS OVERHEAD SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO.
	REPRESENTS A HOSE BIB.

NOTES

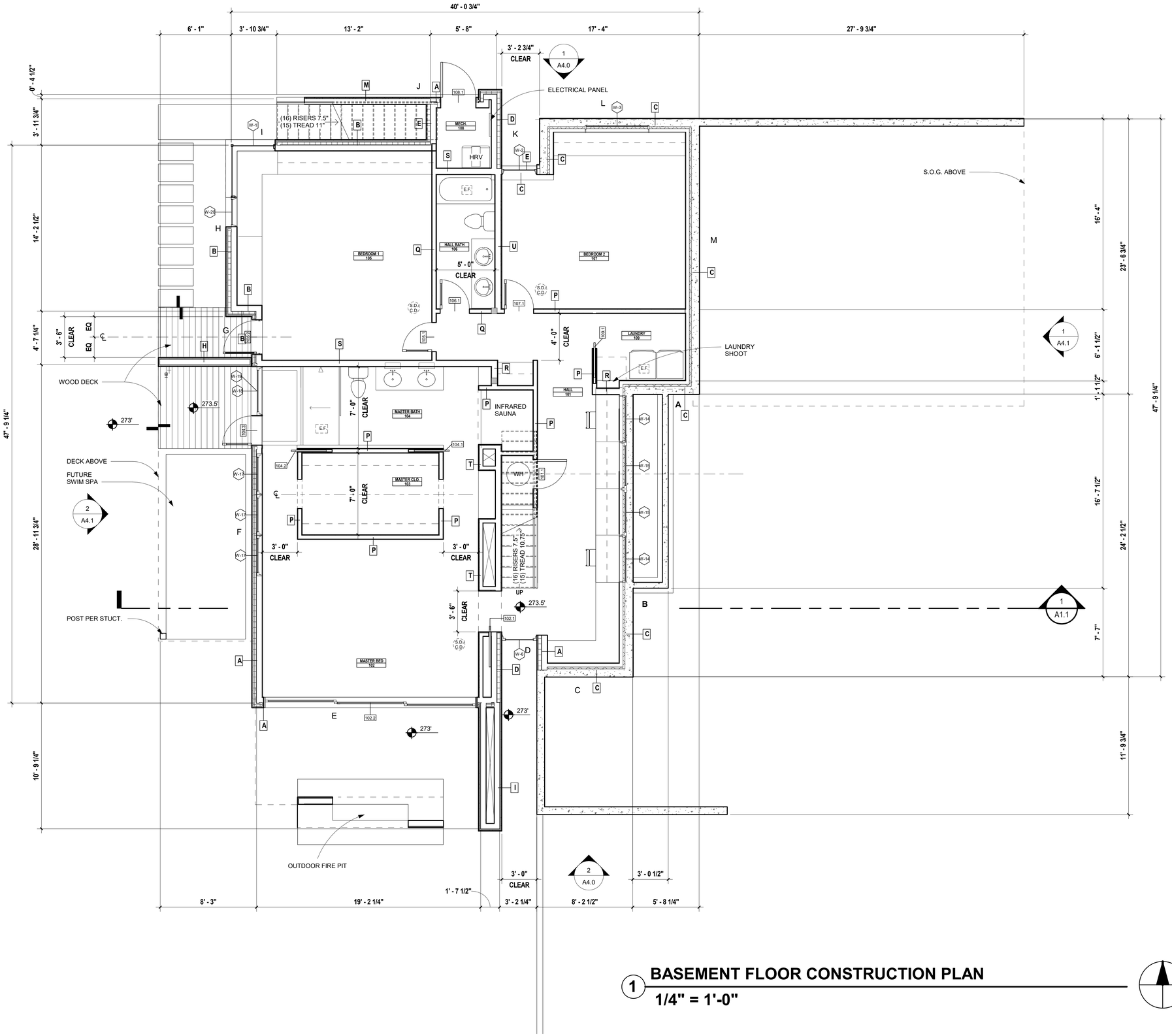
FLOOR PLAN NOTES
- ALL INTERIOR WALLS TO BE 2x4@ 24" O.C. (U.N.O.)
- ALL EXTERIOR WALLS 2x6 PER STRUCTURAL
- HEADERS PER STRUCTURAL
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.

STAIRS
1. OPEN GUARDRAILS AND OPEN HANDRAILS ON DECKS AND STAIRWAYS MORE THAT 30 " ABOVE GRADE OR A FLOOR BELOW SHALL HAVE MEMBERS SPACED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH.
2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH
3. STAIRWAY RISES SHALL NOT BE GREATER THAN 7 3/4"
4. STRAIRWAY TREAD SHALL HAVE A MINIMUM RUN OF 10"
5. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR
6. MINIMUM 3/4" NOSING

BASEMENT GFA CALCULATION:

A = 75%	x	5.67'	= 4.25'
B = 80%	x	24'	= 19.2'
C = 100%	x	8.67'	= 8.67'
D = 0%	x	8.92'	= 0'
E = 0%	x	21.5'	= 0'
F = 0%	x	31.5'	= 0'
G = 0%	x	2'	= 0'
H = 0%	x	15.5'	= 0'
I = 0%	x	16'	= 0'
J = 0%	x	9.84'	= 0'
K = 50%	x	13'	= 6.5'
L = 75%	x	14.34'	= 10.76'
M = 100%	x	23.75'	= 23.75'
TOTAL:		194.69'	= 73.13'

TO BE EXCLUDED:
1,716.58 SF X 73.13' / 194.69' = **644.79 SF**



1 BASEMENT FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

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PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT SUZANNE ZAHR STATE OF WASHINGTON

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BASEMENT CONSTRUCTION PLAN

SHEET NUMBER
A2.00

PERMIT SET

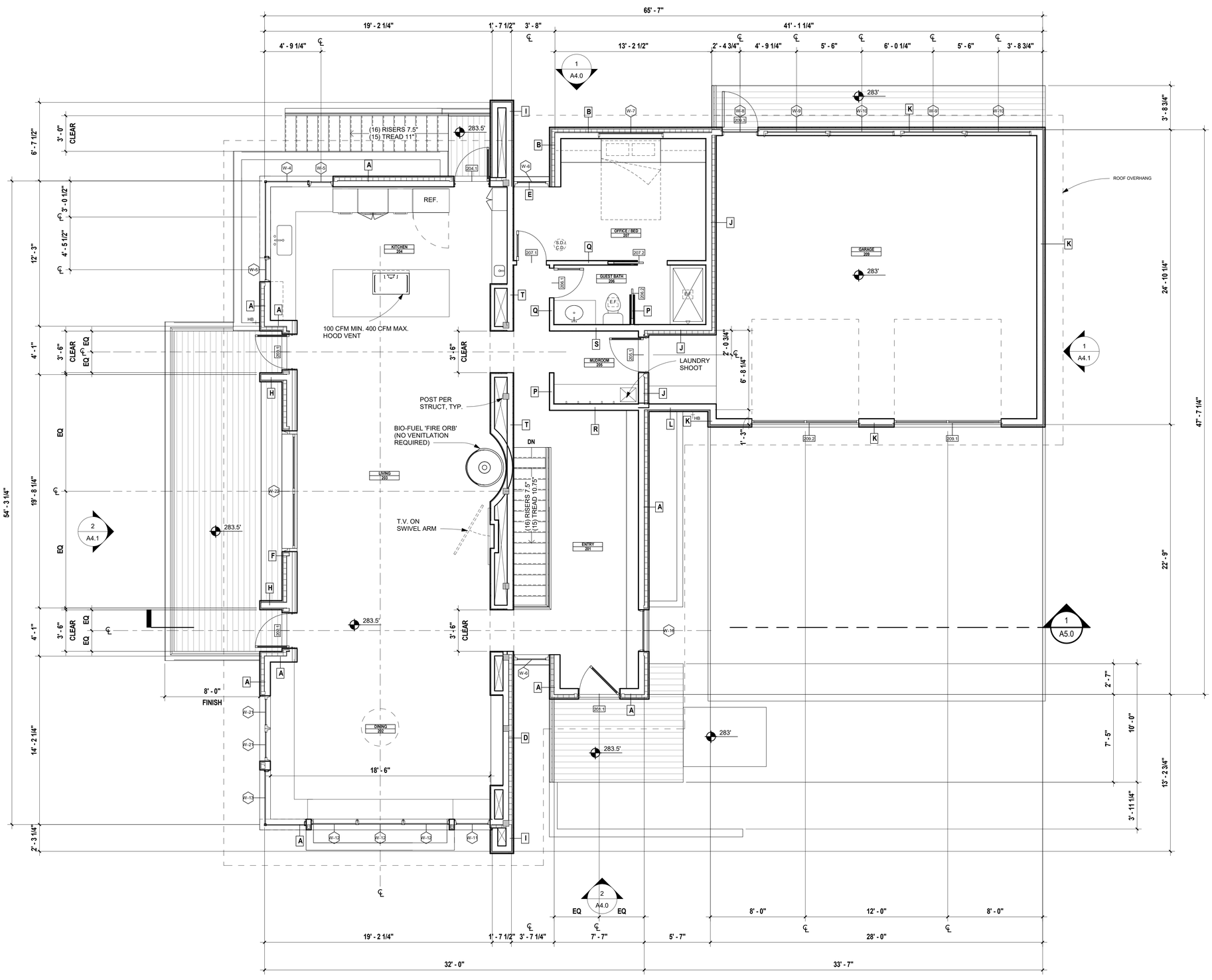
LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS A WALL TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF FRAMING UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 20 CFM CONTINUOUS).
S.D. / C.D.	REPRESENTS OVERHEAD SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO.
	REPRESENTS A HOSE BIB.

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6. MINIMUM 3/4" NOSING



1 MAIN FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

SZ

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PROJECT NUMBER
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9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

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MAIN FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.01

PERMIT SET

LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS A WALL TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF FRAMING UNLESS NOTED OTHERWISE
- - - - - - - -	REPRESENTS OVERHEAD OR BELOW.

NOTES

DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE

ROOF 1 VENTILATION

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 1,716 sf
VENTILATION REQUIRED: (1,716 sf /150) x 144 si/sf = 1,647 si
3" SCREENED VENT: 18 sim ea.
TOTAL VENTILATION REQUIRED: 1,647 si / 18 si/lf = 91.52 LF

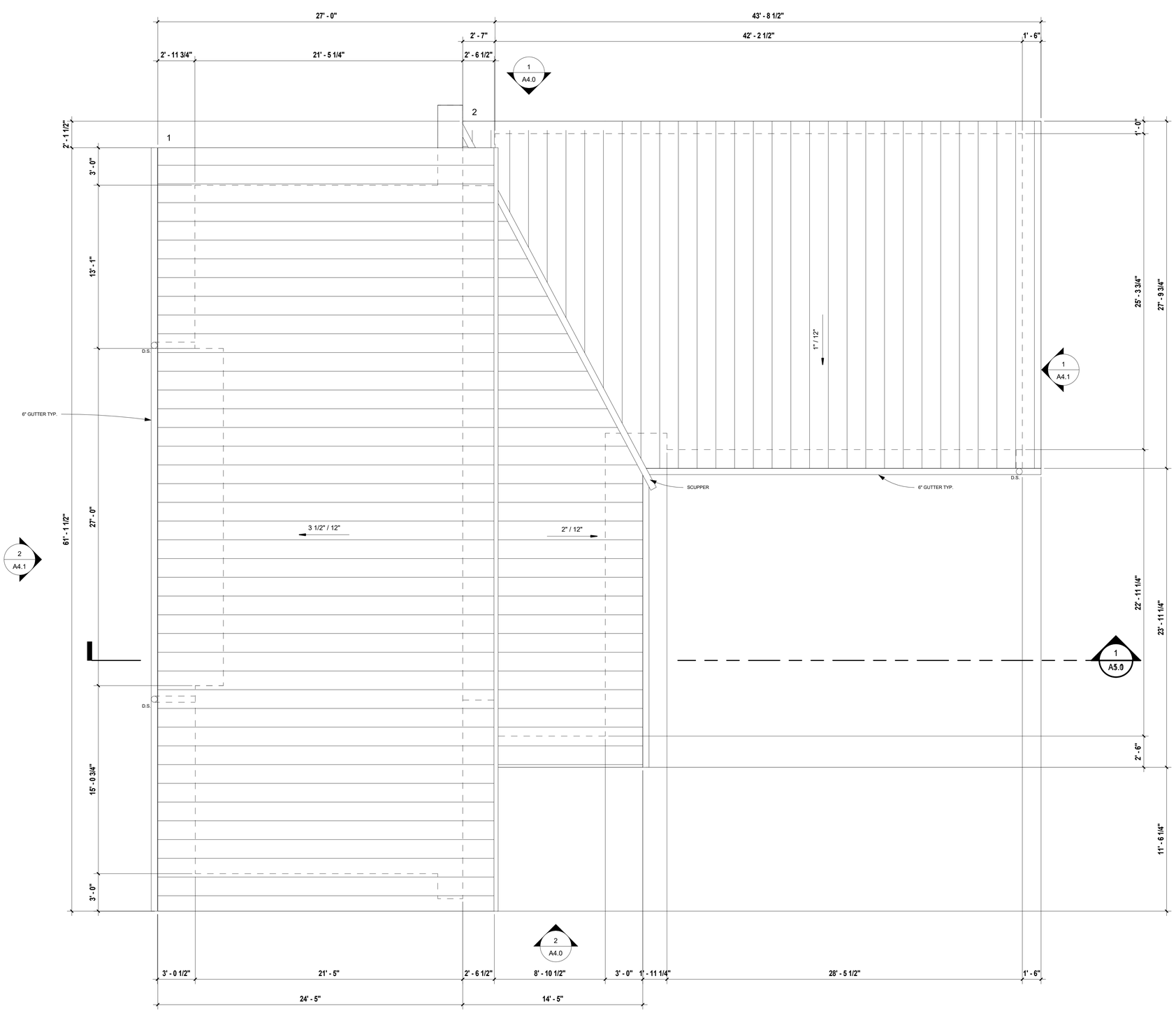
PROVIDED: 120 LINEAL FEET OF 3" SCREENED VENT

ROOF 2 VENTILATION

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 1,644 sf
VENTILATION REQUIRED: (1,644 sf /150) x 144 si/sf = 1,578 si
3" SCREENED VENT: 18 sim ea.
TOTAL VENTILATION REQUIRED: 1,578 si / 18 si/lf = 88 LF

PROVIDED: 100 LINEAL FEET OF 3" SCREENED VENT



1 ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

SZ

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PROJECT NUMBER
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STATE OF WASHINGTON

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ROOF CONSTRUCTION PLAN

SHEET NUMBER
A2.02

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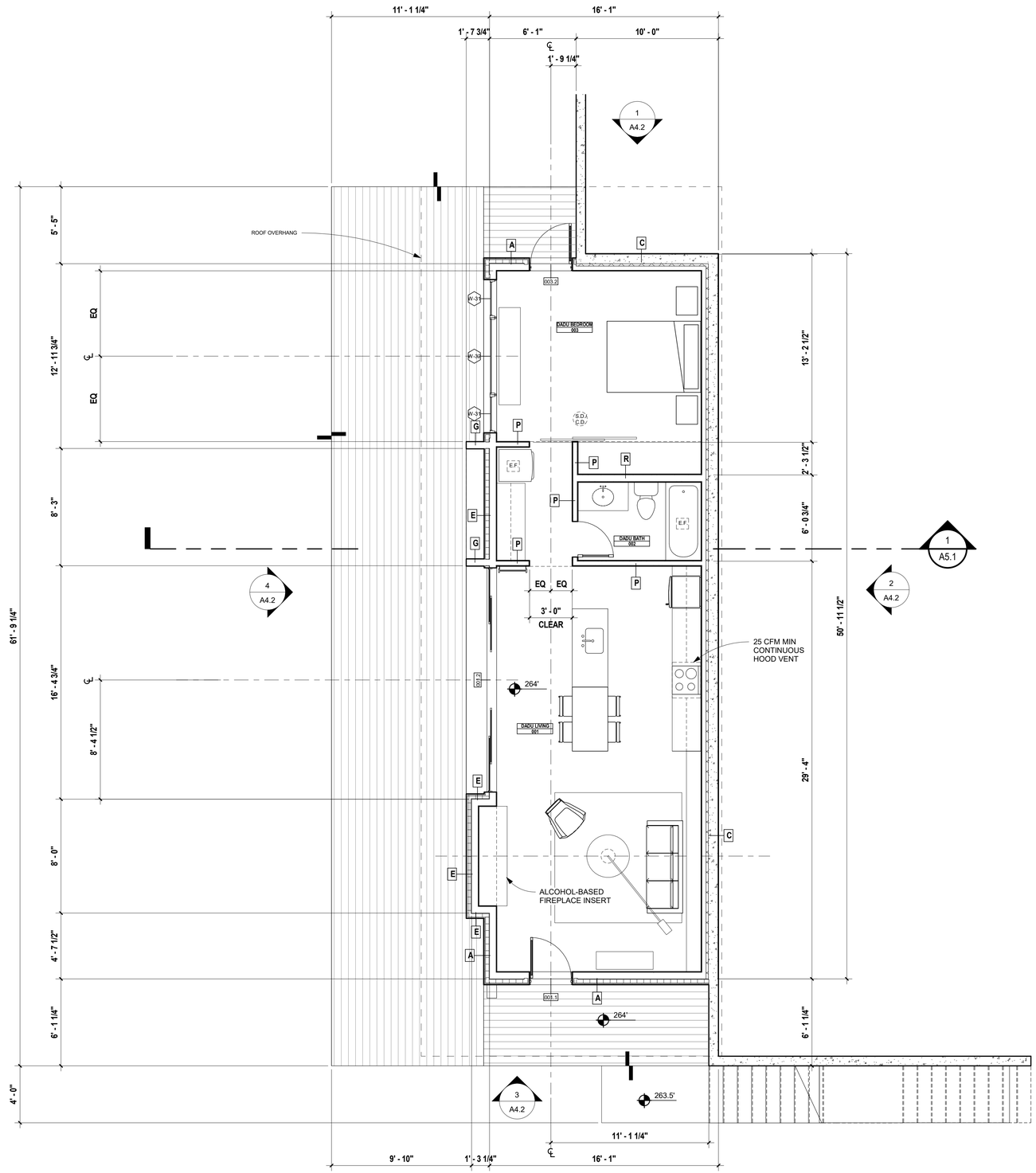
LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS A WALL TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF FRAMING UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 20 CFM CONTINUOUS).
S.D./C.D.	REPRESENTS OVERHEAD SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO.
	REPRESENTS A HOSE BIB.

NOTES

FLOOR PLAN NOTES
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- HEADERS PER STRUCTURAL
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.

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2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH
3. STAIRWAY RISES SHALL NOT BE GREATER THAN 7 3/4"
4. STRAIRWAY TREAD SHALL HAVE A MINIMUM RUN OF 10"
5. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR
6. MINIMUM 3/4" NOSING



1 DADU FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

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DADU FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.03

PERMIT SET

LEGEND

W-X	
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS A WALL TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF FRAMING UNLESS NOTED OTHERWISE
- - - - - - - -	REPRESENTS OVERHEAD OR BELOW.

NOTES

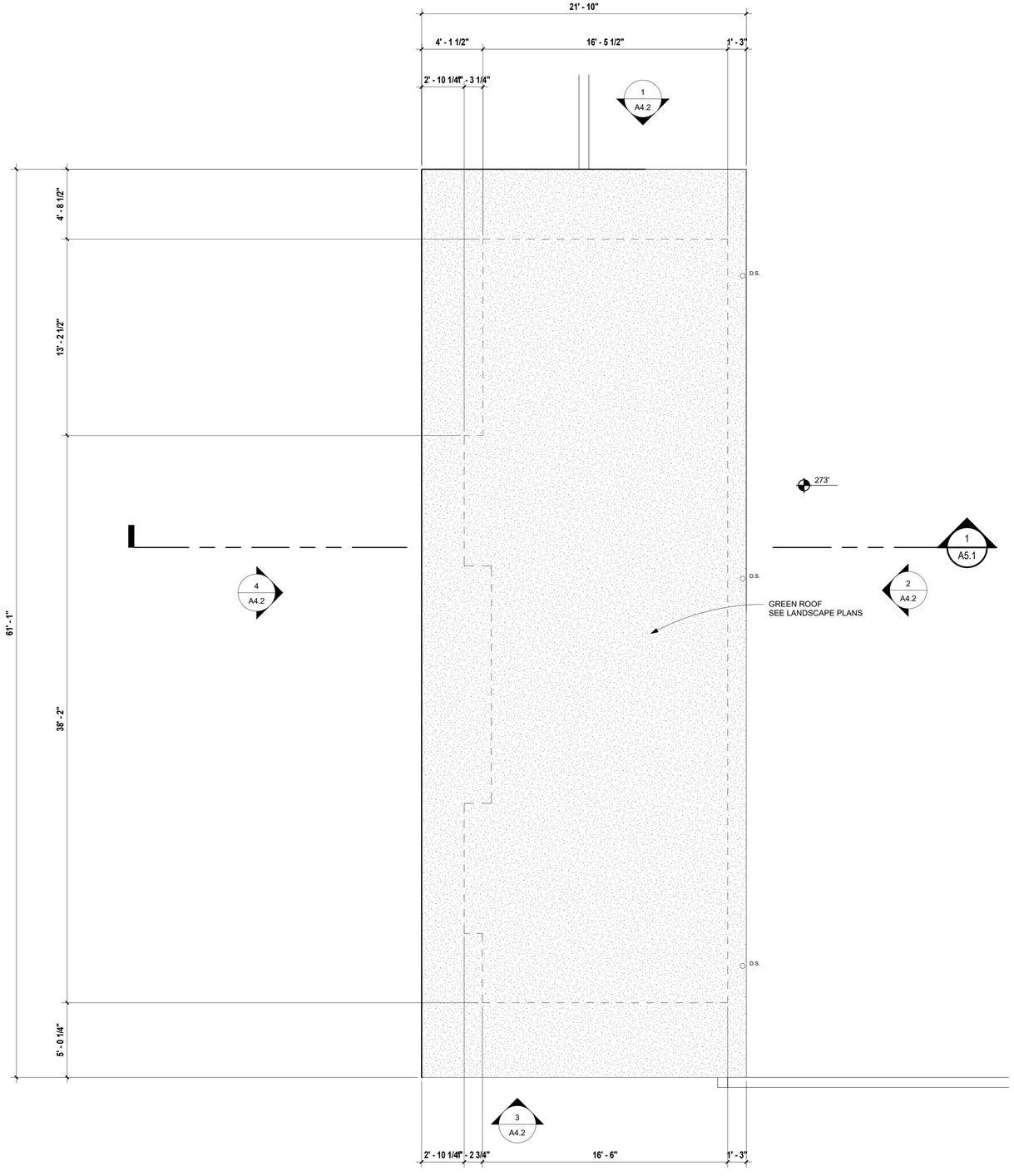
DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE

ROOF VENTILATION

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 1,332 sf
VENTILATION REQUIRED: (1,332 sf /150) x 144 si/sf = 1,278.7 si
3" SCREENED VENT: 18 sim ea.
TOTAL VENTILATION REQUIRED: 1,278.7 si / 18 si/lf = 71.04 LF

PROVIDED: 120 LINEAL FEET OF 3" SCREENED VENT



1 DADU ROOF CONSTRUCTION PLAN

1/4" = 1'-0"

SZ

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8110 RESIDENCE

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PROJECT NUMBER

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STATE OF WASHINGTON

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DADU ROOF CONSTRUCTION PLAN

SHEET NUMBER

A2.04

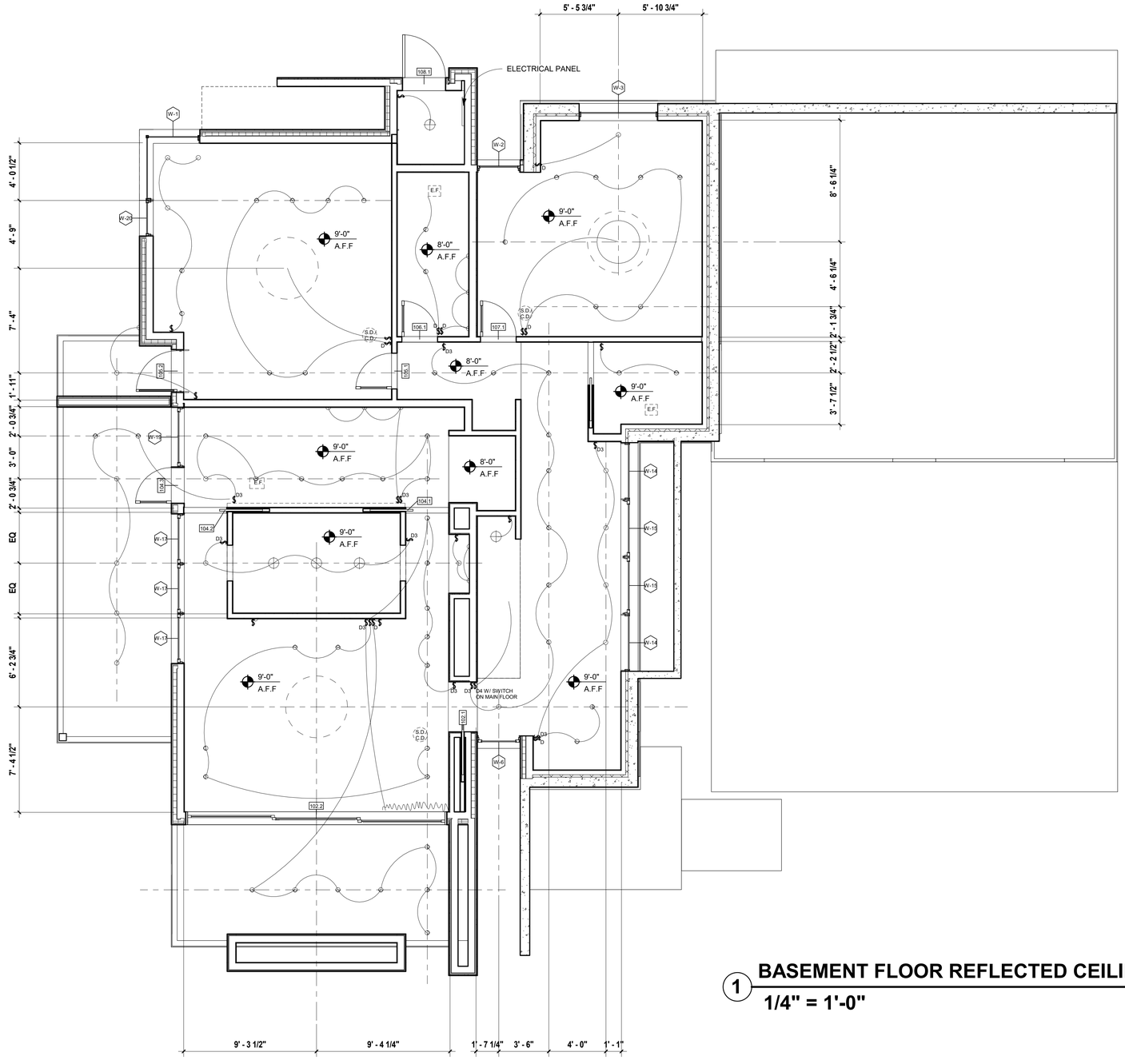
PERMIT SET

LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS SURFACE MOUNTED 4" DIRECTIONAL LIGHT. F-1
	REPRESENTS SURFACE MOUNTED 4" DOWN LIGHT. F-2
	REPRESENTS WALL MOUNTED SCONCE. F-3
	REPRESENTS PENDANT LIGHT. F-4
	REPRESENTS FAN WITH LIGHT. F-5
	REPRESENTS LINEAR LIGHT. F-6
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
S.D.I C.O.	REPRESENTS OVERHEAD DUAL SMOKE DETECTOR / CARBON MONOXIDE DETECTOR.
$	REPRESENTS A SINGLE SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$3	REPRESENTS A 3 WAY SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$4	REPRESENTS A 4 WAY SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$D	REPRESENTS A DIMMER SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O

NOTES

- PLAN SHOWS PROPOSED LIGHTING LAYOUT.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.



1 BASEMENT FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

SZ

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STATE OF WASHINGTON

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BASEMENT PROPOSED REFLECTED CEILING PLAN

SHEET NUMBER

A3.0

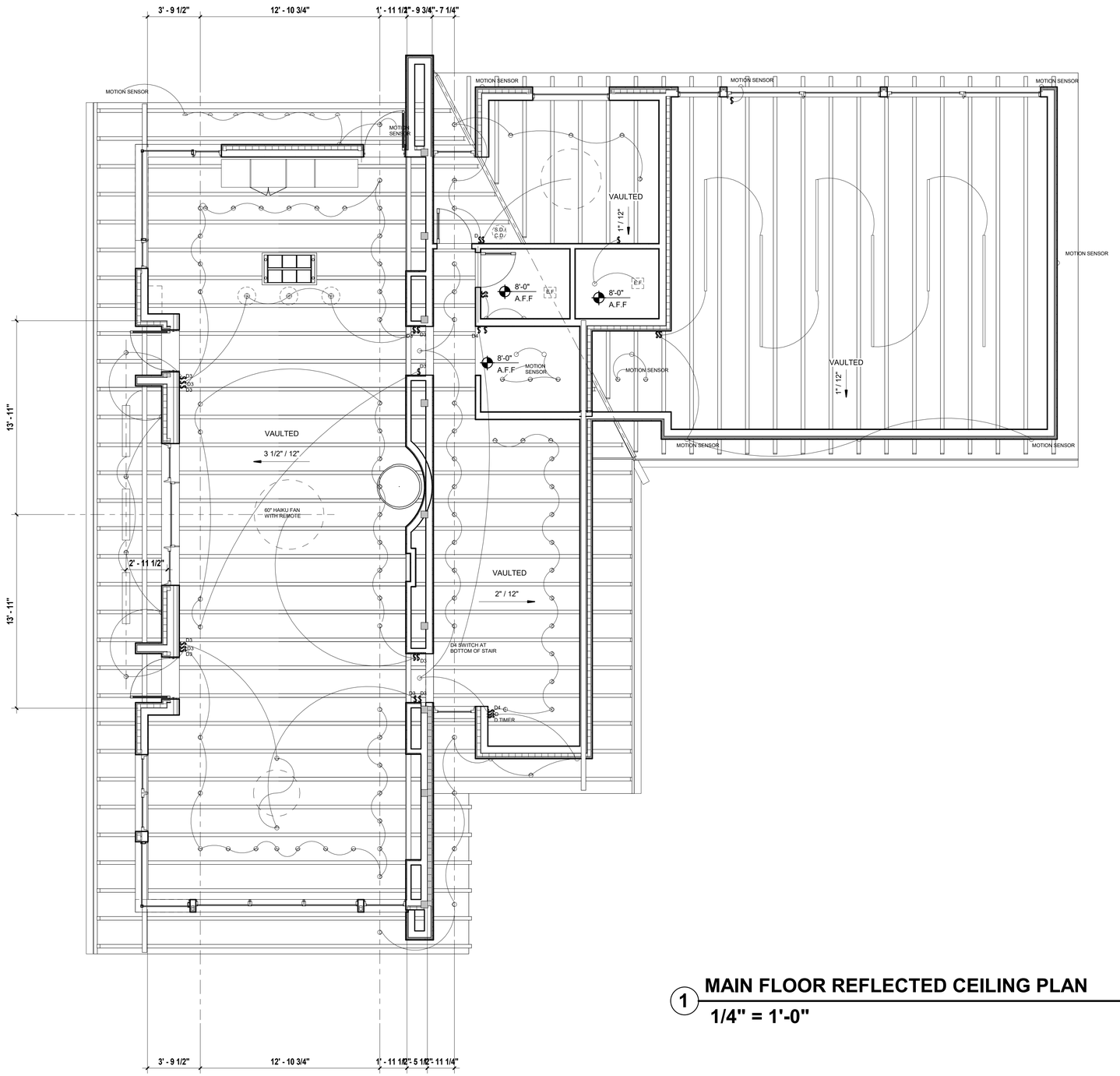
PERMIT SET

LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS SURFACE MOUNTED 4" DIRECTIONAL LIGHT. F-1
	REPRESENTS SURFACE MOUNTED 4" DOWN LIGHT. F-2
	REPRESENTS WALL MOUNTED SCONCE. F-3
	REPRESENTS PENDANT LIGHT. F-4
	REPRESENTS FAN WITH LIGHT. F-5
	REPRESENTS LINEAR LIGHT. F-6
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
S.D. / C.O.	REPRESENTS OVERHEAD DUAL SMOKE DETECTOR / CARBON MONOXIDE DETECTOR.
$	REPRESENTS A SINGLE SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$3	REPRESENTS A 3 WAY SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$4	REPRESENTS A 4 WAY SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O.
$D	REPRESENTS A DIMMER SWITCH TO BE MOUNTED @ 50" A.F.F. U.N.O

NOTES

- PLAN SHOWS PROPOSED LIGHTING LAYOUT.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.



1 MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

SZ

SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM

8110 RESIDENCE
RESIDENTIAL DEMO TO REBUILD W/ DADU

8110 SE 70TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER
17005

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	10.30.20
DRAWN BY:	LT
CHECKED BY:	SZ

MAIN FLOOR PROPOSED REFLECTED CEILING PLAN

SHEET NUMBER
A3.1

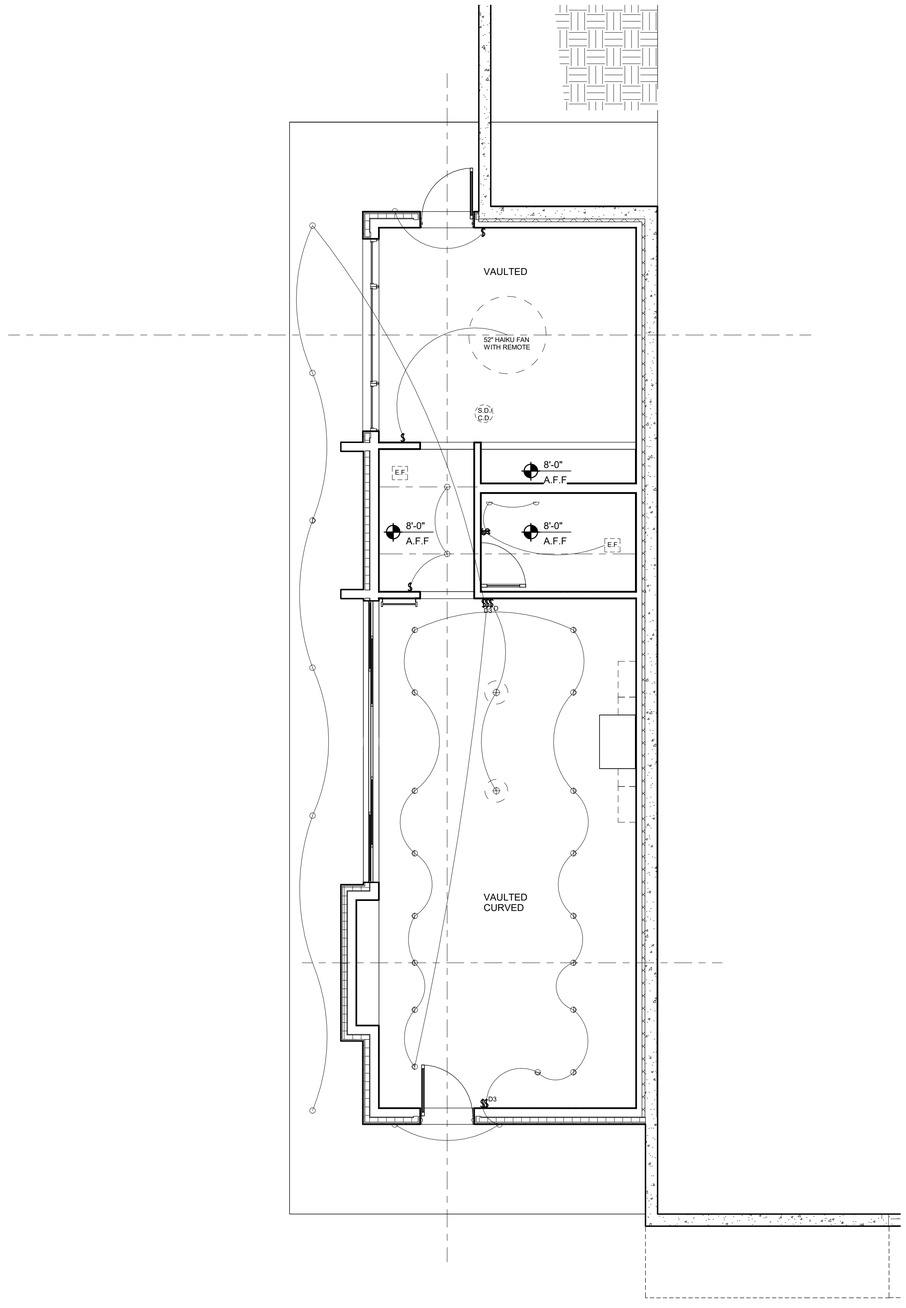
PERMIT SET

LEGEND

W-X	REPRESENTS A WINDOW TAG.
XXX.X	REPRESENTS A DOOR TAG.
X	REPRESENTS WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS SURFACE MOUNTED 4" DIRECTIONAL LIGHT. F-1
	REPRESENTS SURFACE MOUNTED 4" DOWN LIGHT. F-2
	REPRESENTS WALL MOUNTED SCONCE. F-3
	REPRESENTS PENDANT LIGHT. F-4
	REPRESENTS FAN WITH LIGHT. F-5
	REPRESENTS LINEAR LIGHT. F-6
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
S.D. / C.O.	REPRESENTS OVERHEAD DUAL SMOKE DETECTOR / CARBON MONOXIDE DETECTOR.
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NOTES

- PLAN SHOWS PROPOSED LIGHTING LAYOUT.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.



1 **DADU FLOOR REFLECTED CEILING PLAN**
1/4" = 1'-0"

SZ

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STATE OF WASHINGTON

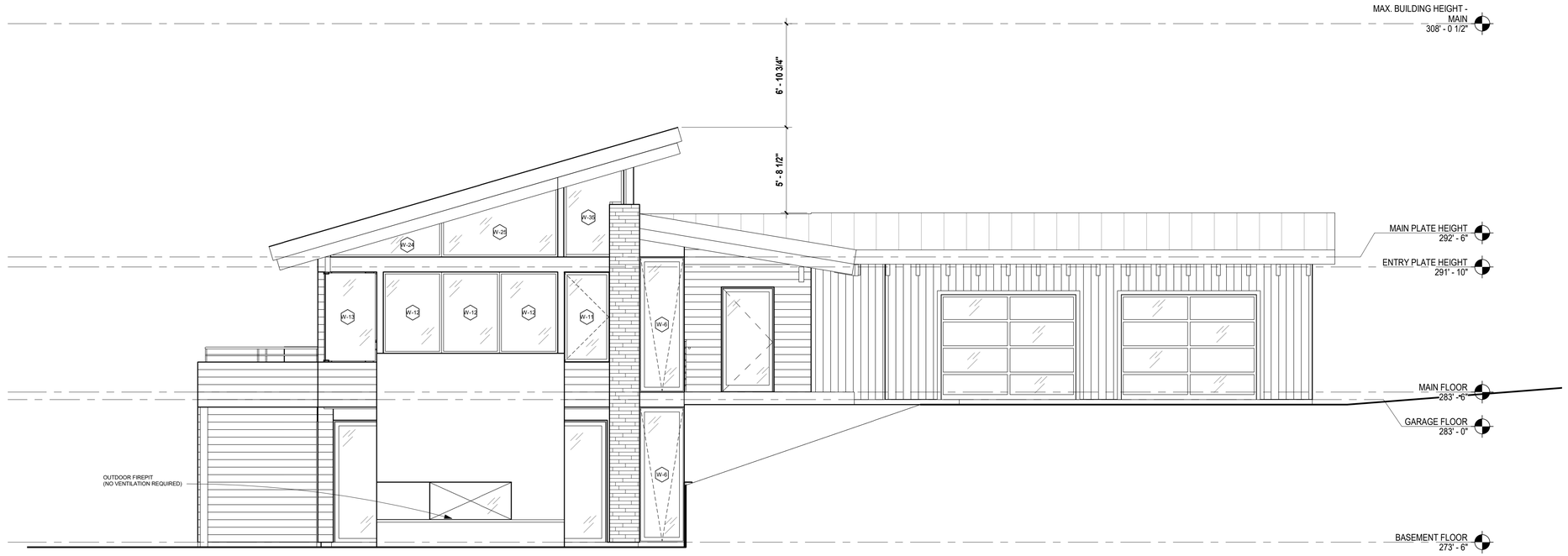
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ISSUE DATE:	10.30.20
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DADU PROPOSED REFLECTED CEILING PLAN

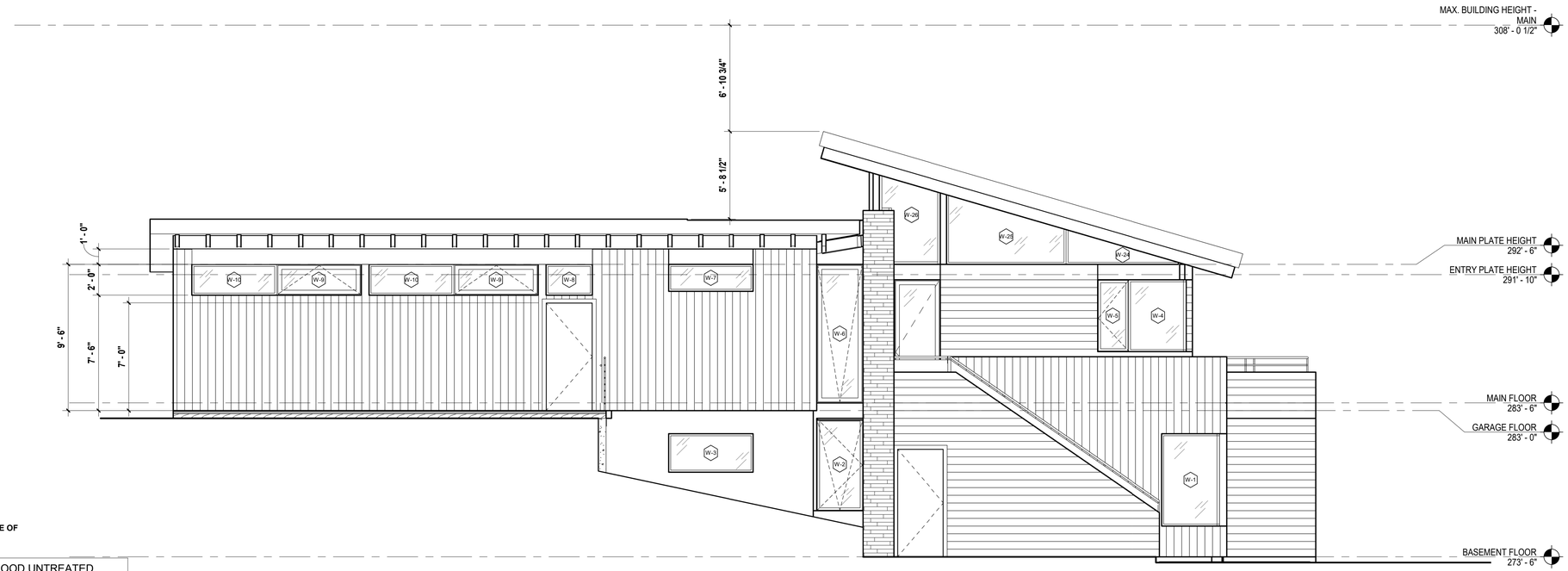
SHEET NUMBER
A3.2

PERMIT SET



2 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



NOTE:
DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE

	W-1 : KEBONY WOOD UNTREATED
	S-1 : LAVASTONE VANEER
	PE-1 : PAINTED EQUITONE
	R-1 : STANDING SEAM METAL ROOFING

1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

SZ

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8110 RESIDENCE

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STATE OF WASHINGTON

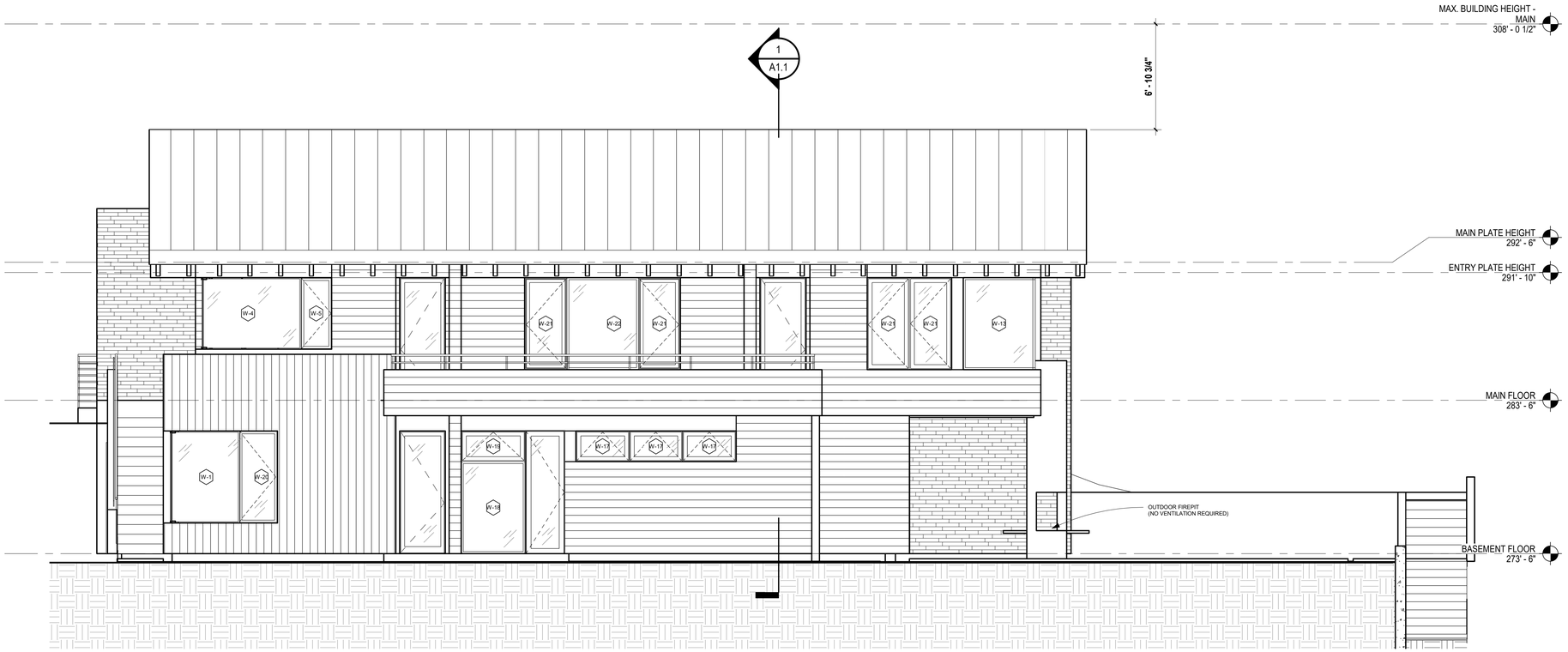
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BUILDING ELEVATIONS

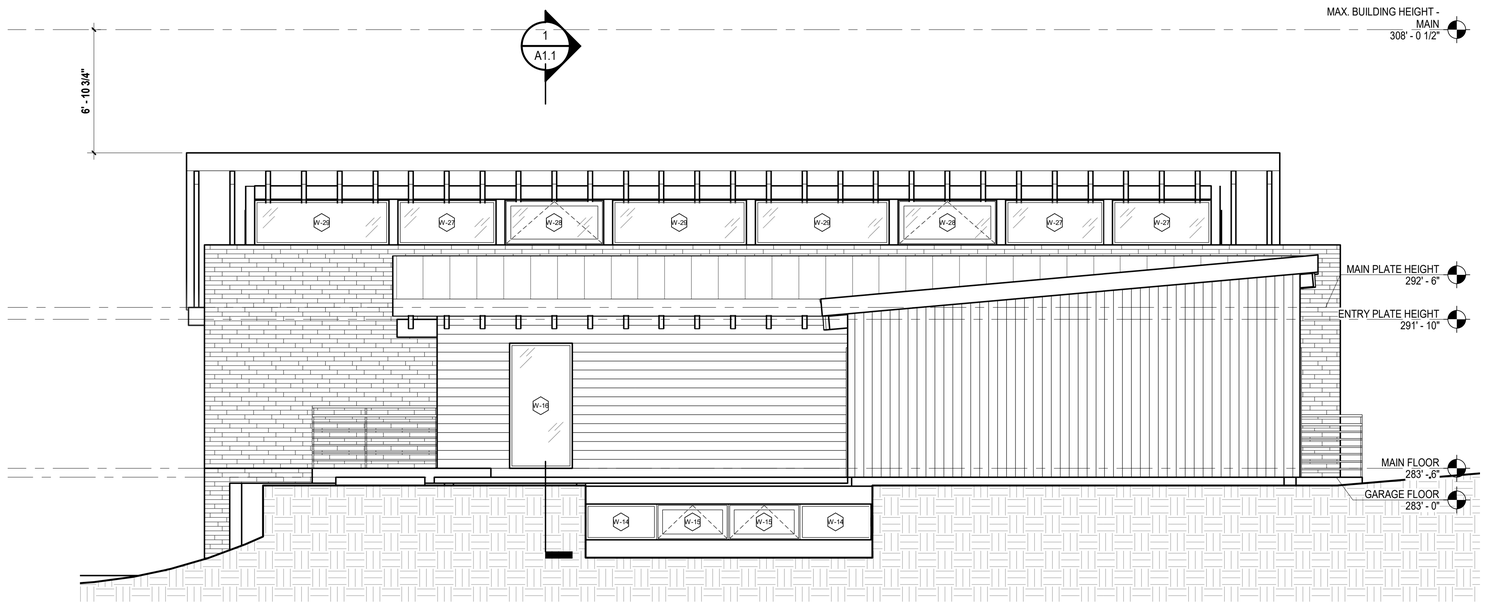
SHEET NUMBER
A4.0

PERMIT SET



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

NOTE:
DIMENSIONS ON THIS SHEET ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE

	W-1 : KEBONY WOOD UNTREATED
	S-1 : LAVASTONE VANEER
	PE-1 : PAINTED EQUITONE
	R-1 : STANDING SEAM METAL ROOFING

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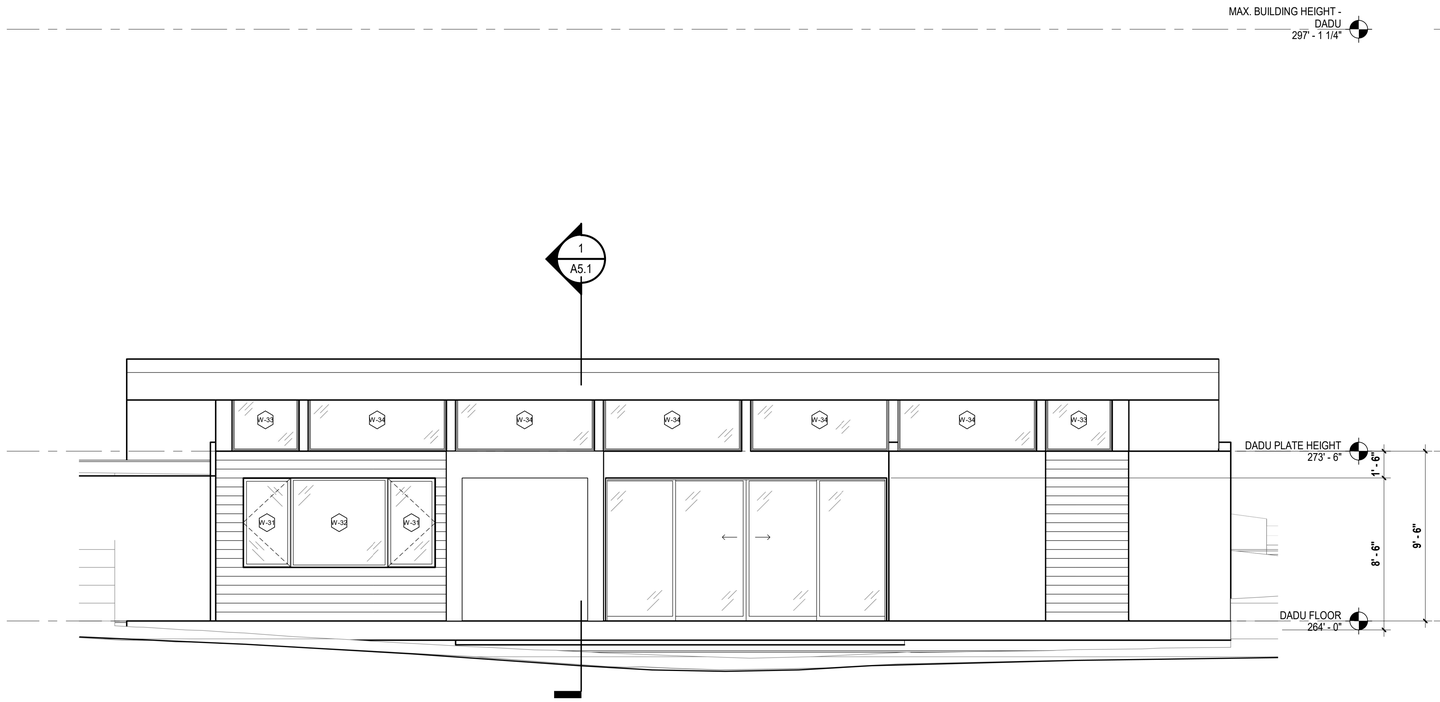
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BUILDING ELEVATIONS

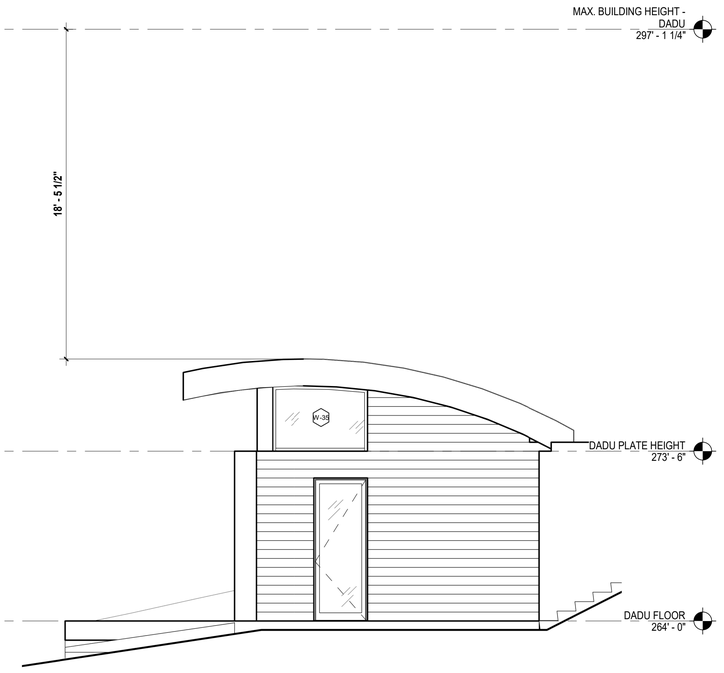
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PERMIT SET



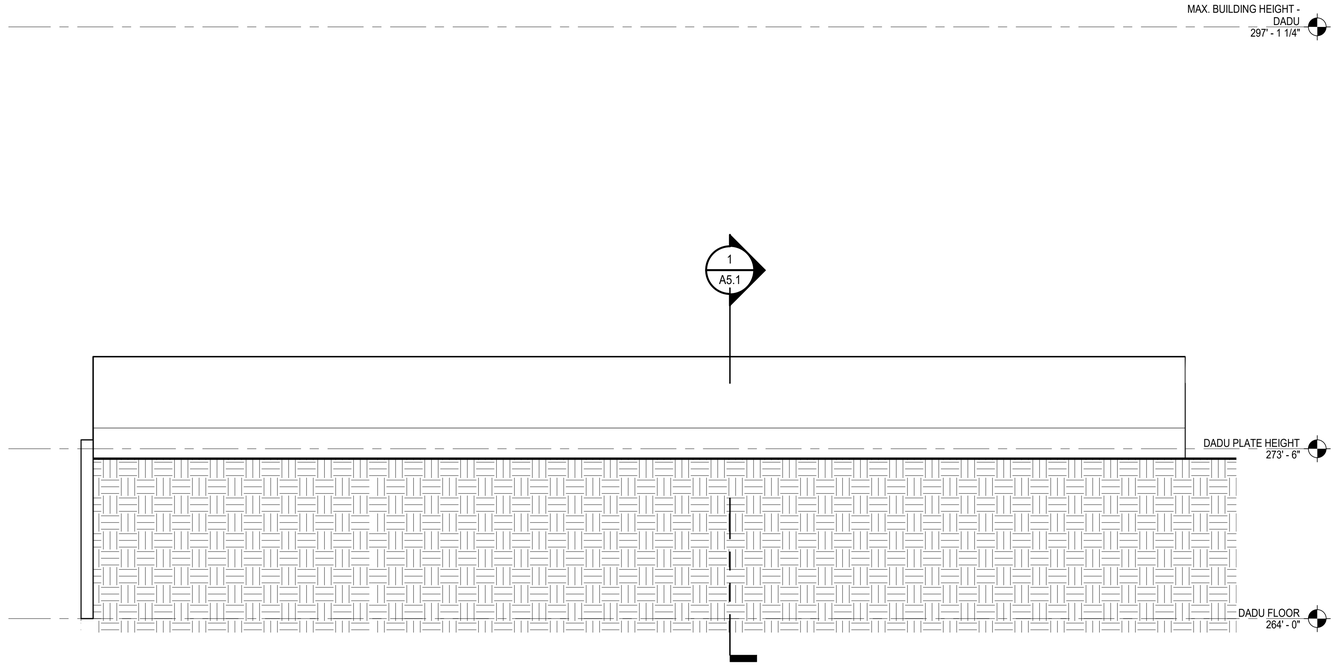
4 DADU EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



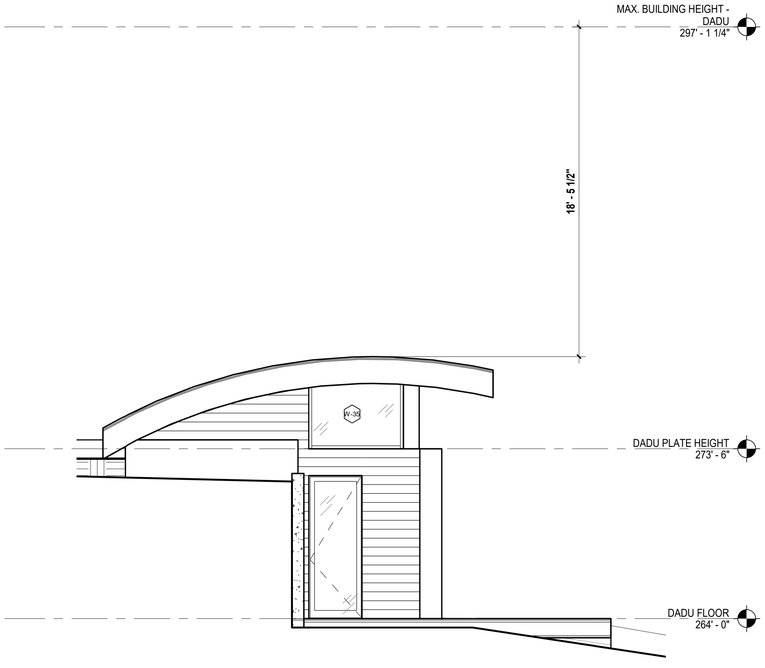
3 DADU EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



2 DADU EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



1 DADU EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

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STATE OF WASHINGTON

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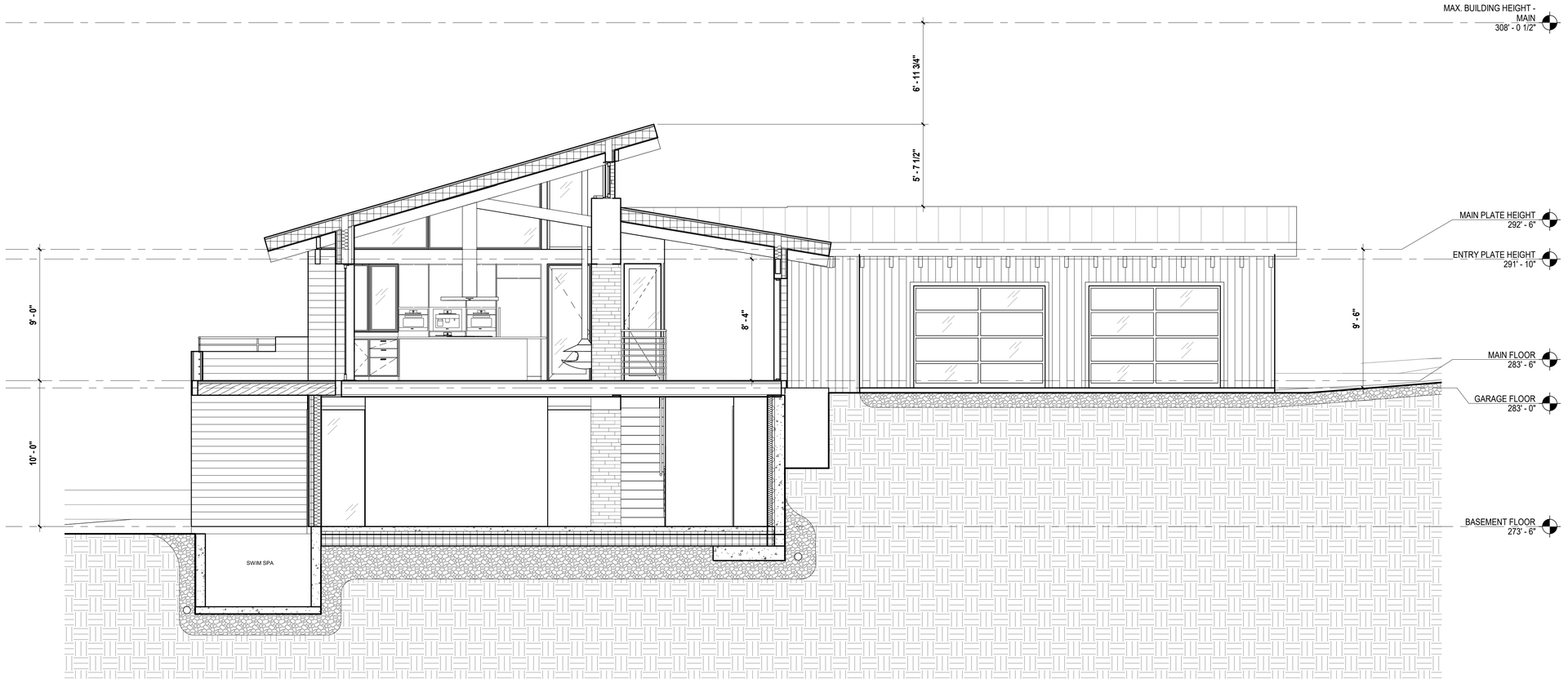
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BUILDING ELEVATIONS - DADU

SHEET NUMBER

A4.2

PERMIT SET



1 BUILDING SECTION - MAIN HOUSE

1/4" = 1'-0"

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STATE OF WASHINGTON

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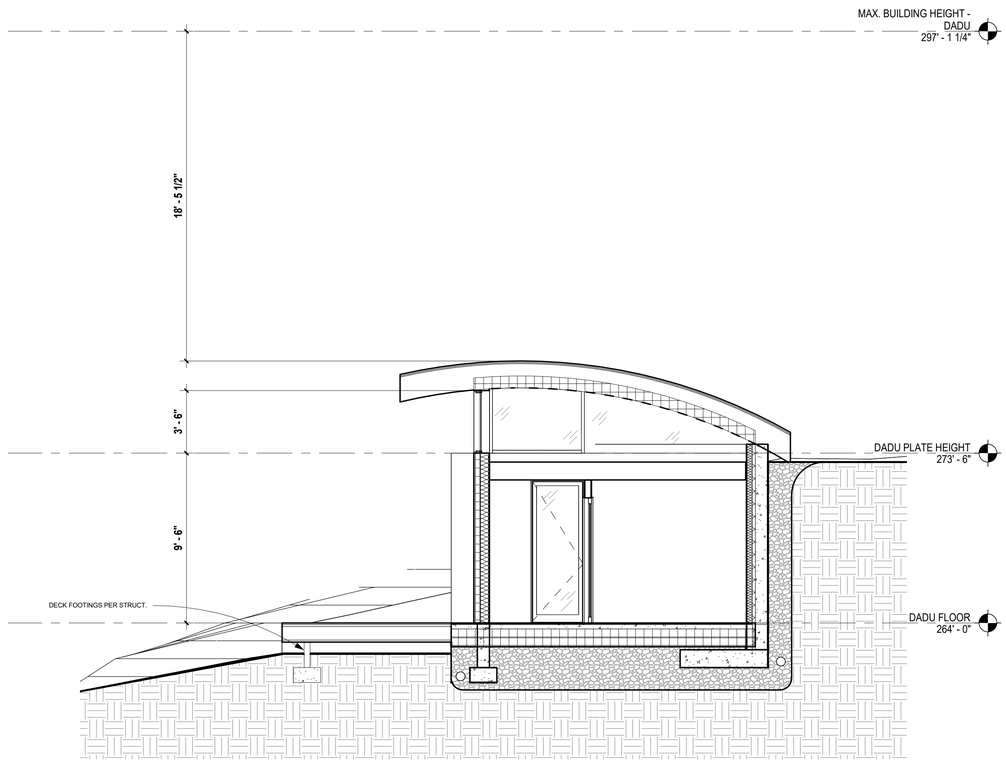
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BUILDING SECTION

SHEET NUMBER

A5.0

PERMIT SET



1 BUILDING SECTION - DADU

1/4" = 1'-0"

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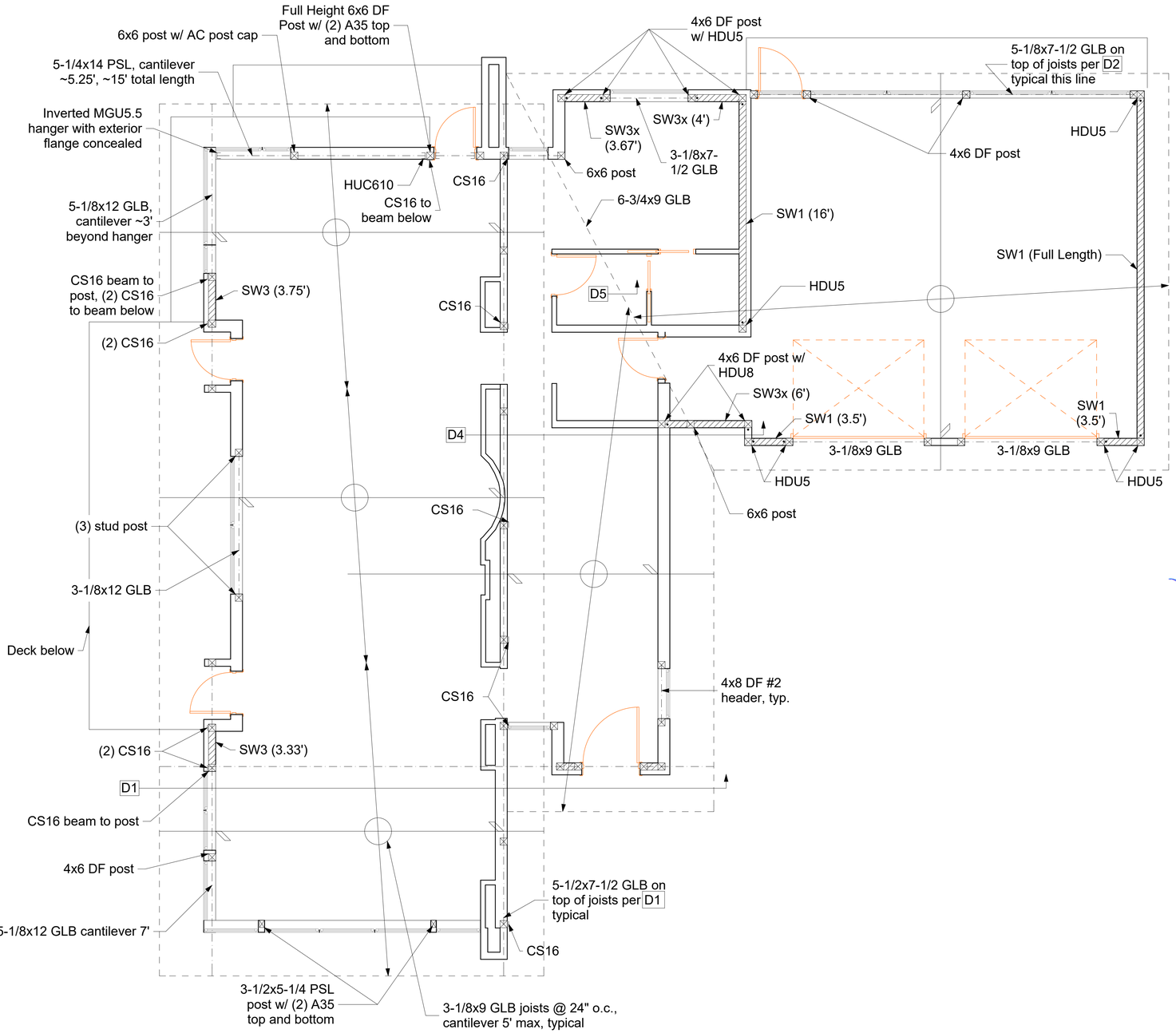
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BUILDING SECTION - DADU

SHEET NUMBER

A5.1

PERMIT SET



Main Residence Roof Plan

1/4" = 1'-0"

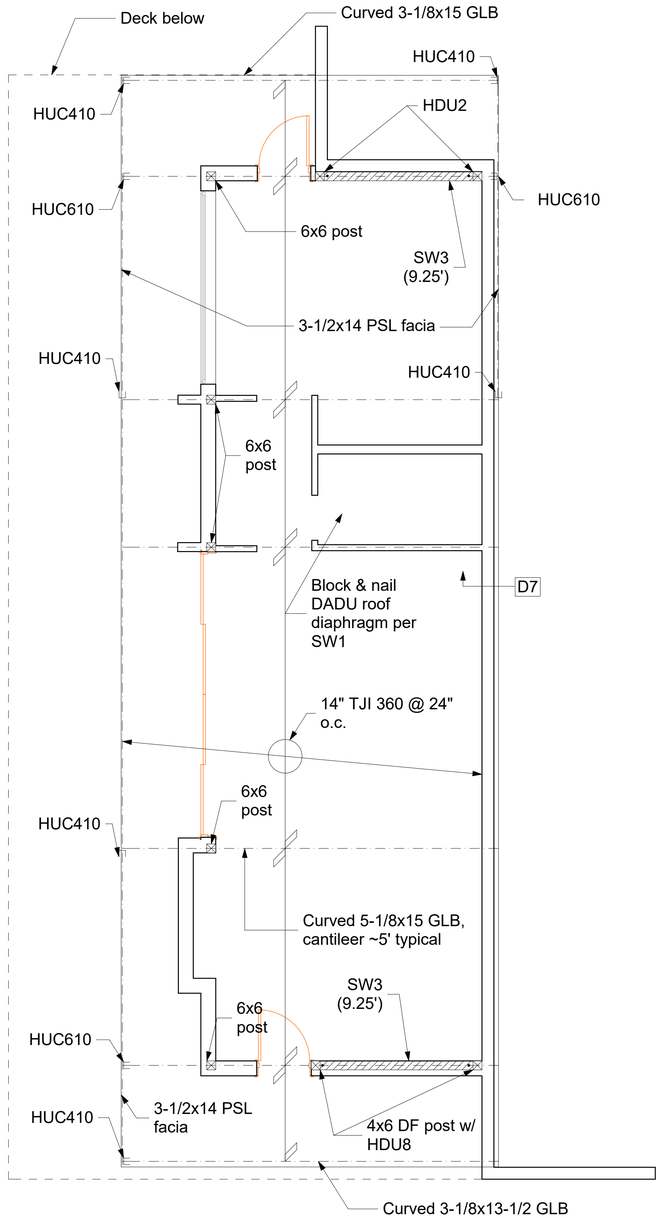
Consulting Structural Engineering Services
6311 17th Ave NE, Seattle, WA 98115
Phone: 206-527-1288
email: john@cses-engineering.com

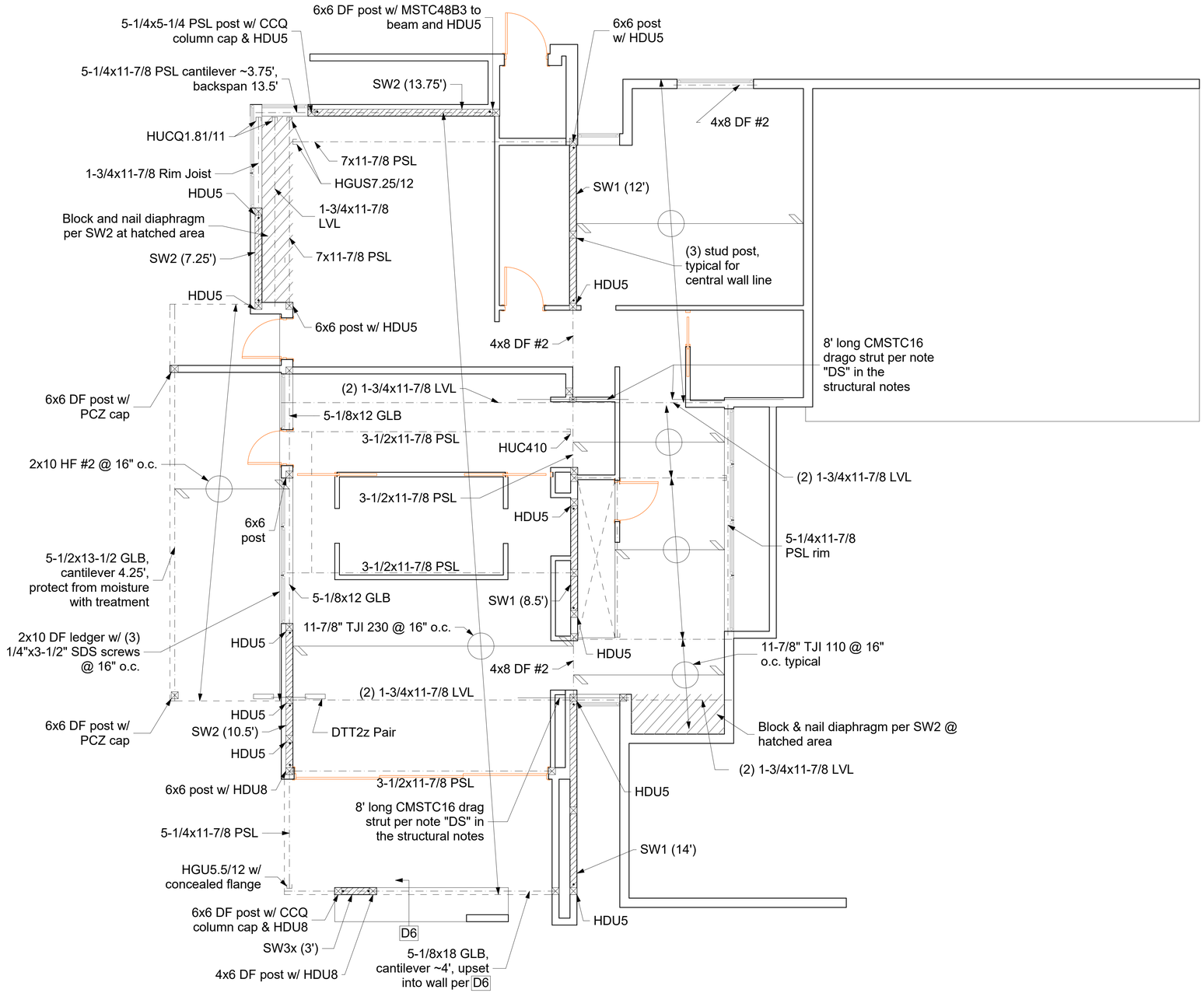
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Date: 10/23/20

Sheet: S1





Main Residence Upper Floor Framing and DADU Roof Plan

1/4" = 1'-0"

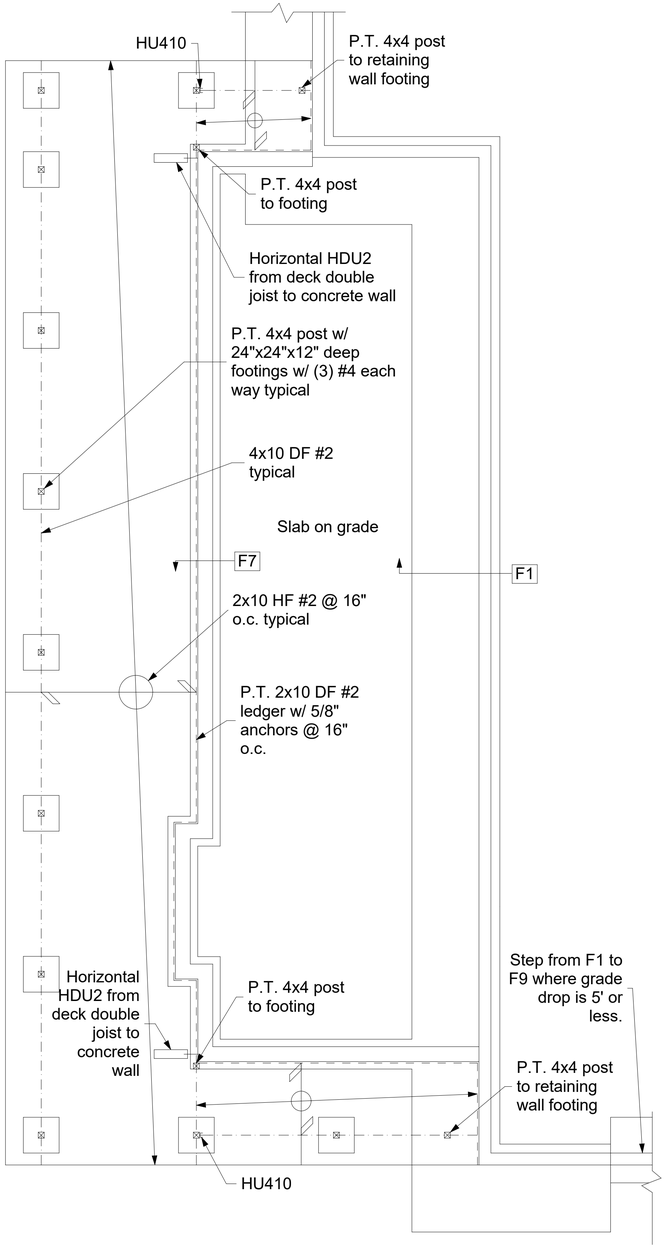
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email: john@ses-engineering.com

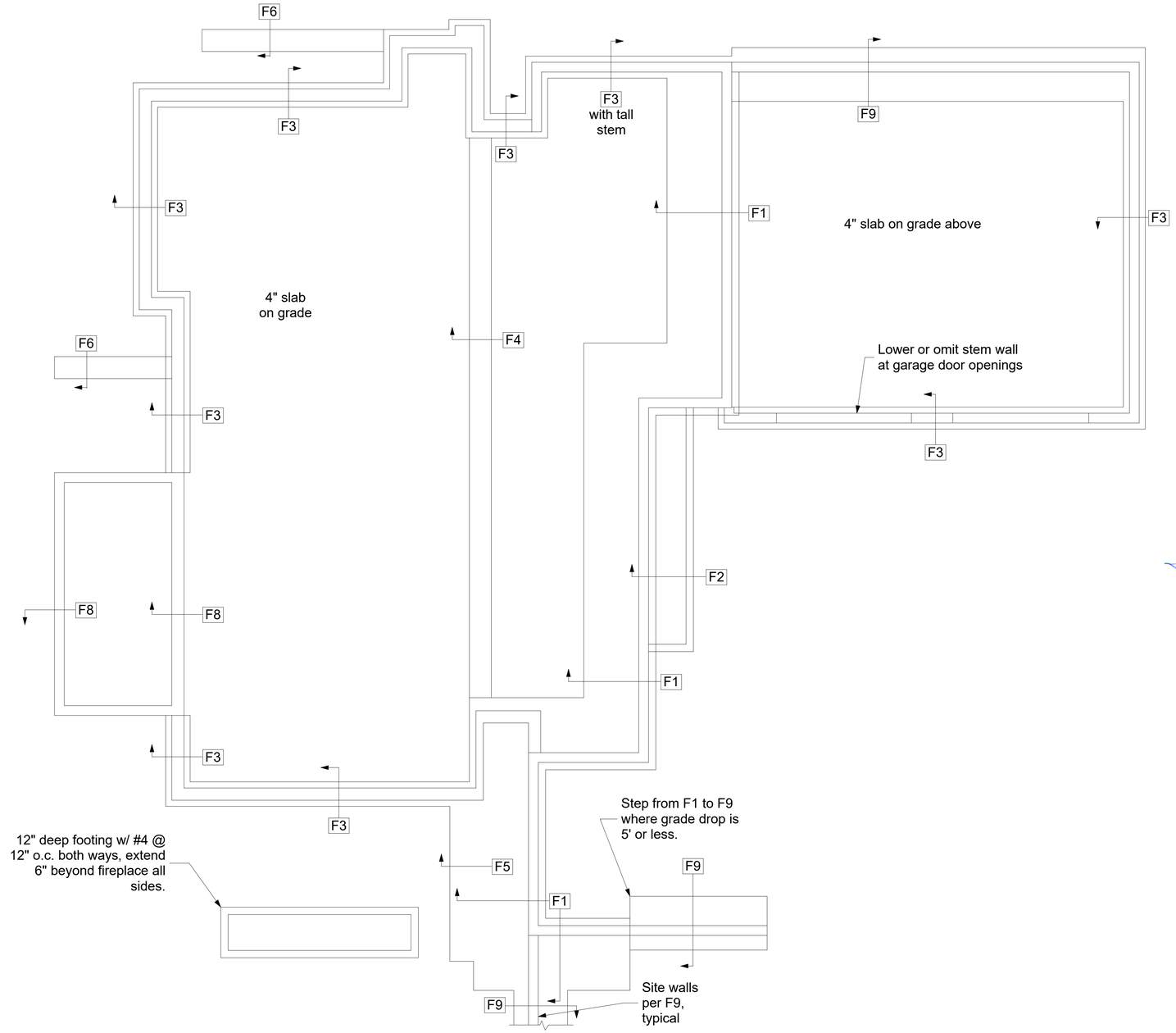
8810 Residence
8110 SE 70th St
Mercer Island, WA 98040

Revisions:

Date: **10/23/20**

Sheet: **S2**





JOHN S. APOLIS
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23434
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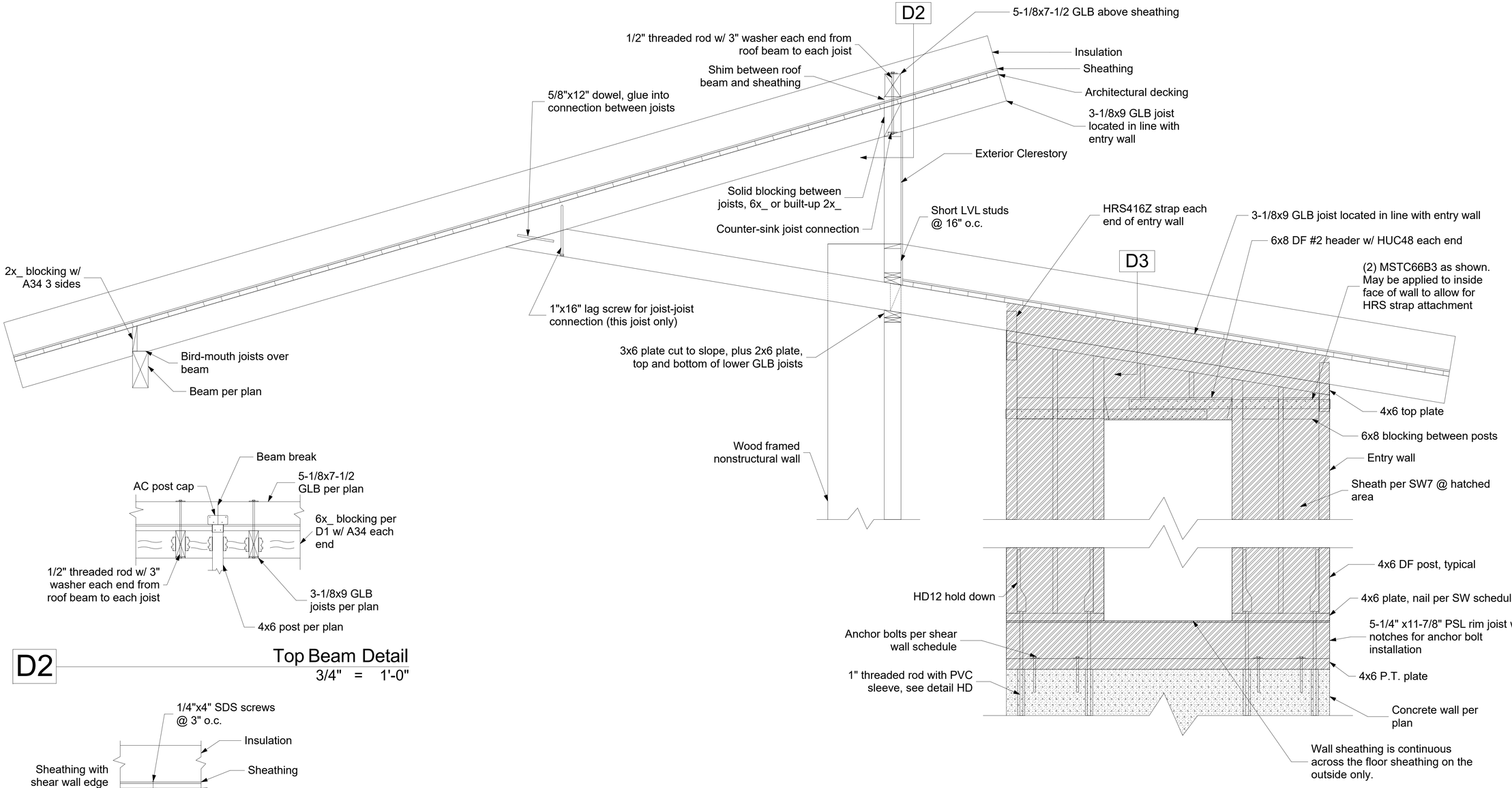
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Date: **10/23/20**

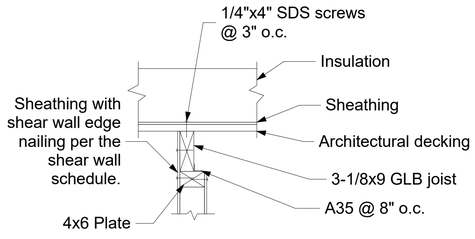
Sheet: **S3**

Foundation Plan

1/4" = 1'-0"

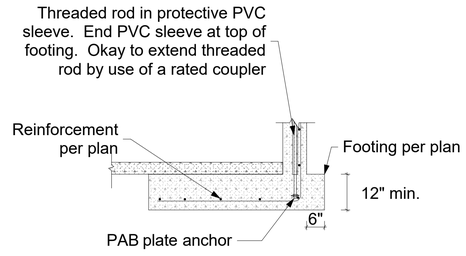


D2 Top Beam Detail
3/4" = 1'-0"



D3 Entry Roof Detail
3/4" = 1'-0"

D1 Roof and Entry Detail
3/4" = 1'-0"



HD PAB Anchor Detail
1/2" = 1'-0"

JOHN S. ARNOLD
STATE OF WASHINGTON
23434
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

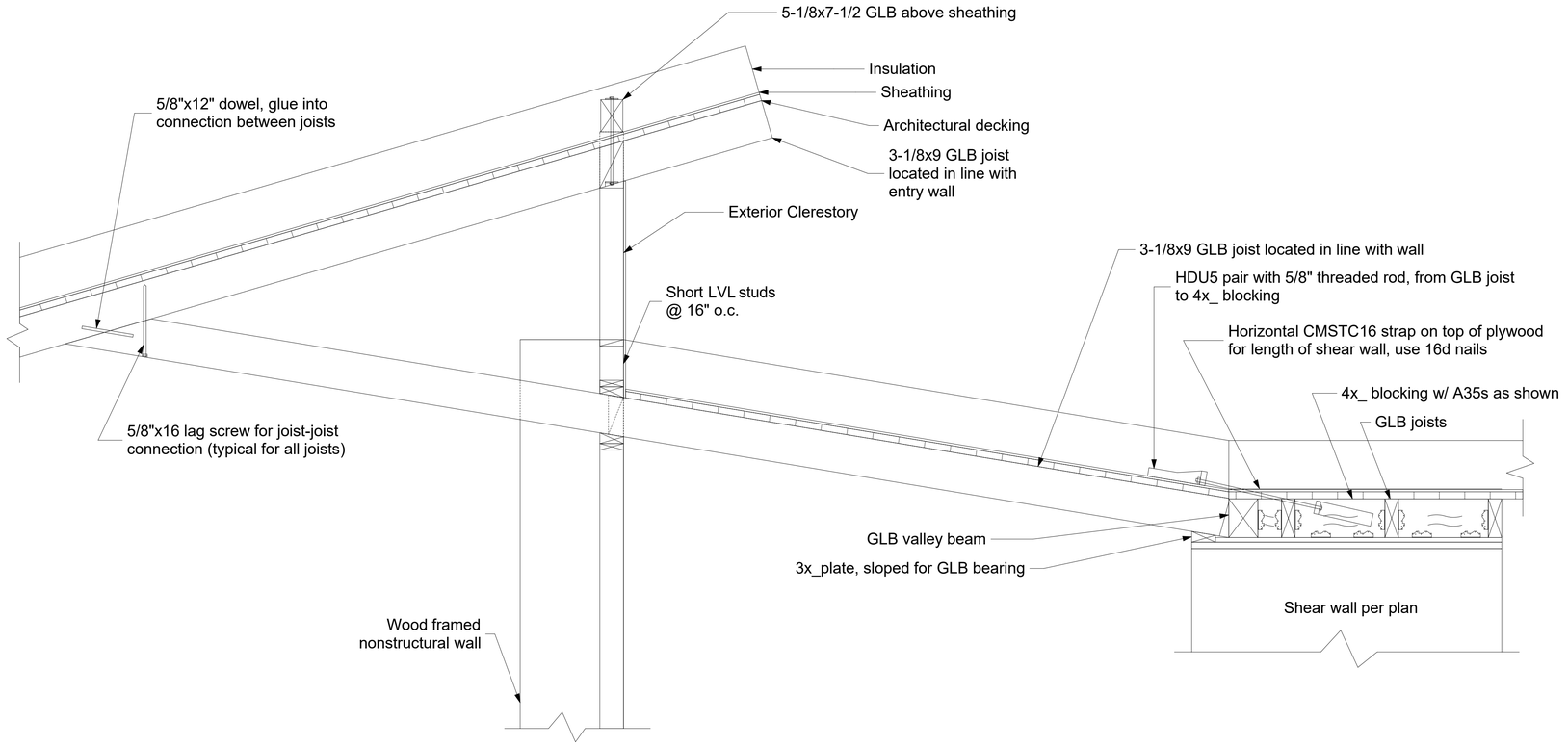
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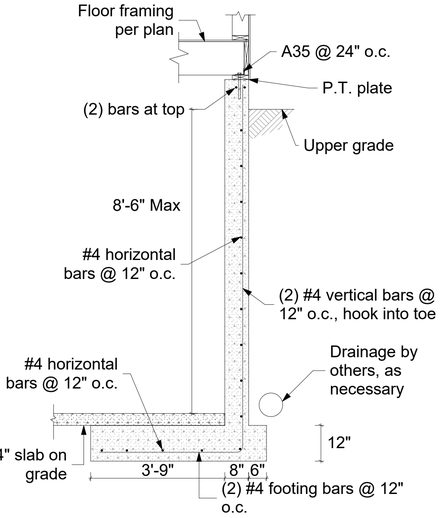
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Date: **10/23/20**

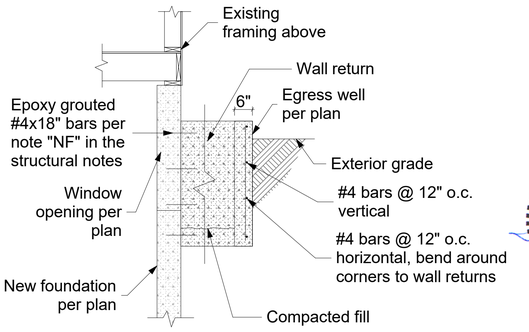
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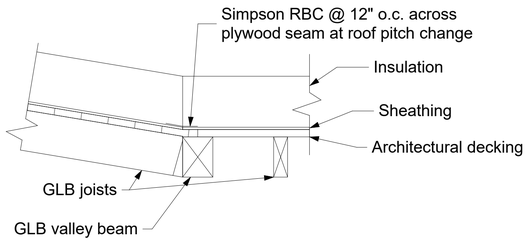
D4 Garage Hallway South Wall Roof Detail
3/4" = 1'-0"



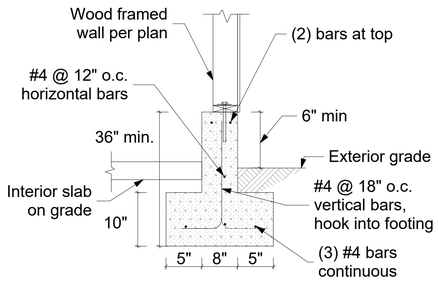
F1 Retaining Wall Detail
1/2" = 1'-0"



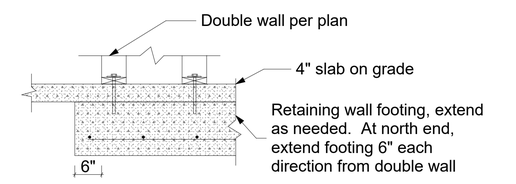
F2 Window Well Detail
1/2" = 1'-0"



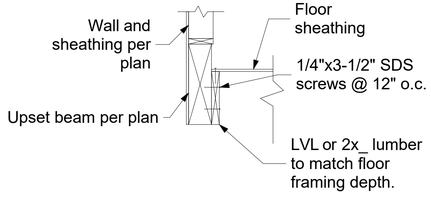
D5 Roof Pitch Change Detail
3/4" = 1'-0"



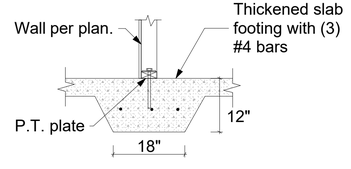
F3 Exterior Footing Detail
3/4" = 1'-0"



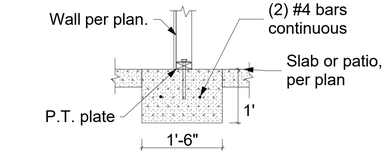
F5 Exterior Double Wall Footing
3/4" = 1'-0"



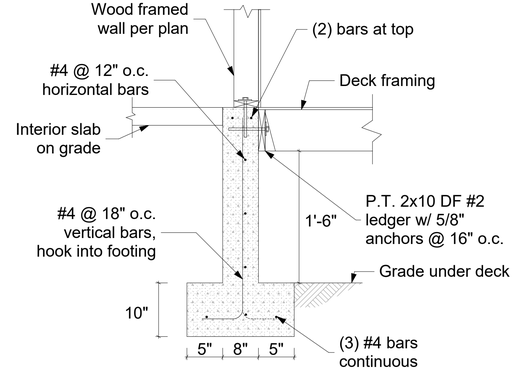
D6 Upset Beam Detail
3/4" = 1'-0"



F4 Interior Footing Detail
3/4" = 1'-0"



F6 Exterior Footing Detail 2
3/4" = 1'-0"



F7 Deck Footing Detail
3/4" = 1'-0"

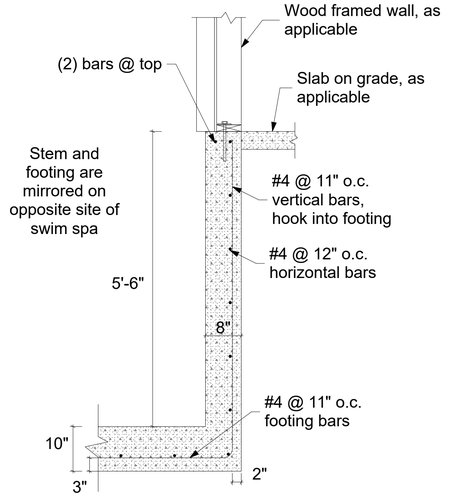
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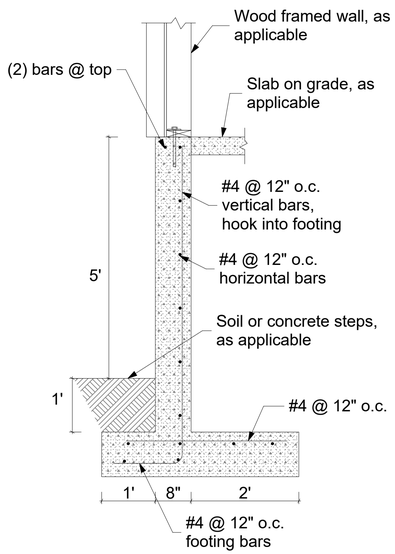
Date: **10/23/20**

Sheet: **S5**



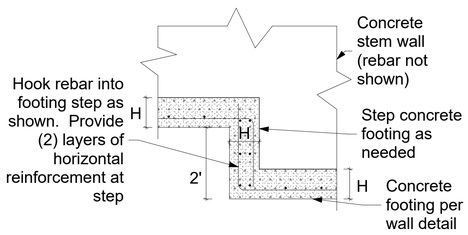
F8 Swim Spa Footing Detail

3/4" = 1'-0"



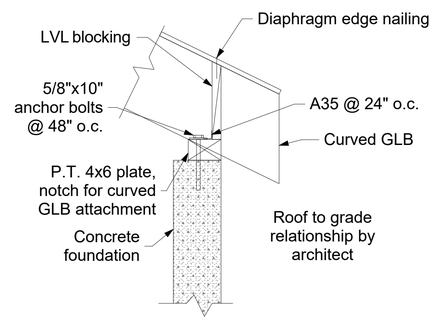
F9 Short wall and Site Wall Detail

3/4" = 1'-0"



Stepped Footing Typical Detail

1/2" = 1'-0"



D7 Curved Roof to Wall Connection

1" = 1'-0"

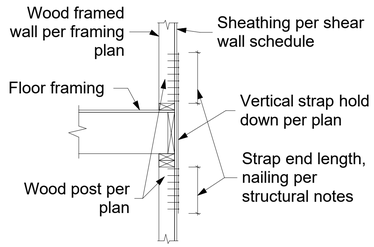
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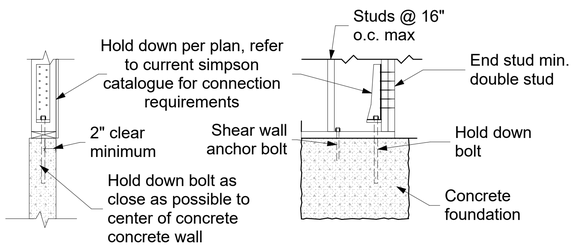
Revisions:

Date:
10/23/20

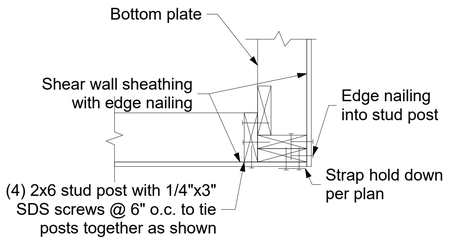
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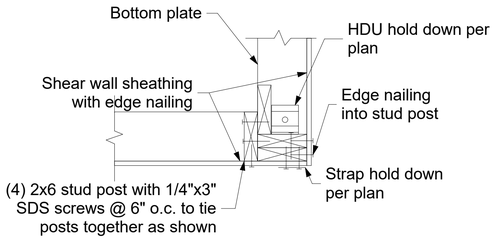
3/4" = 1'-0"



3/4" = 1'-0"

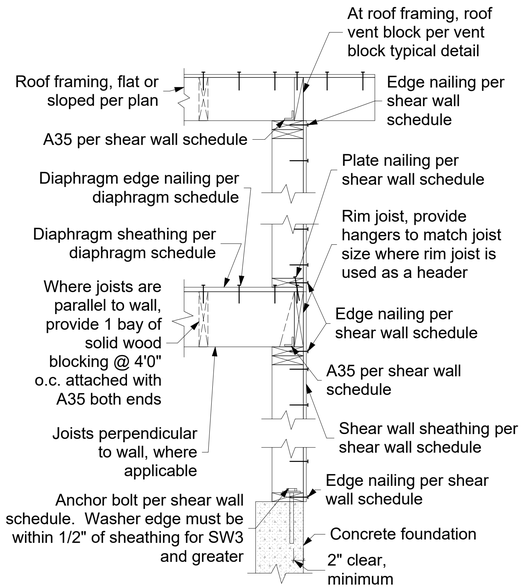


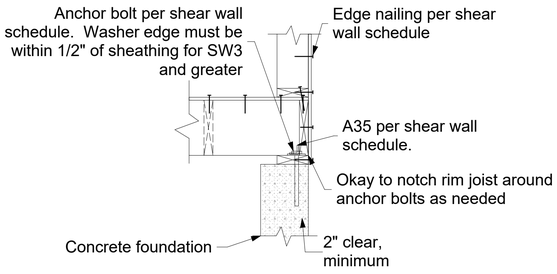
Strap Hold Down Configuration



HDU Configuration

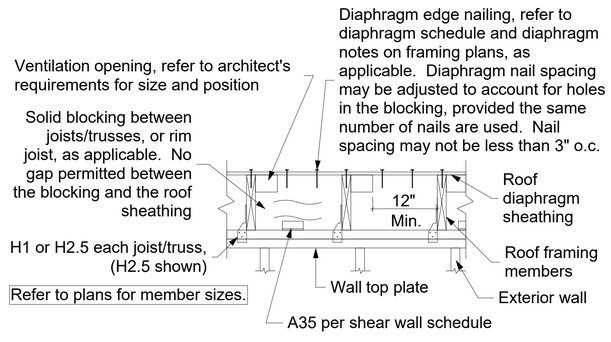
1 1/2"= 1'-0"



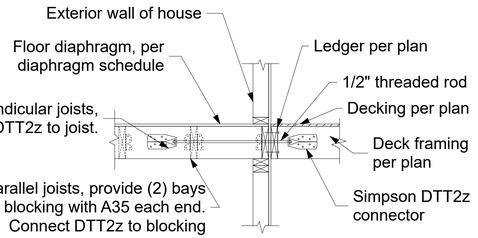


Alternate Condition

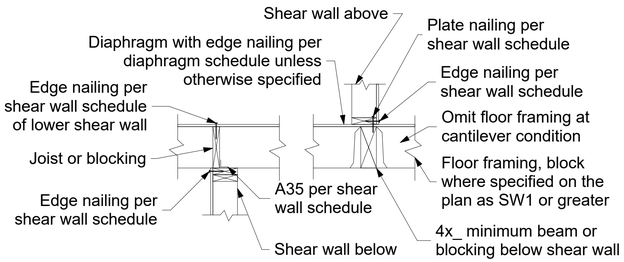
1" = 1'-0"



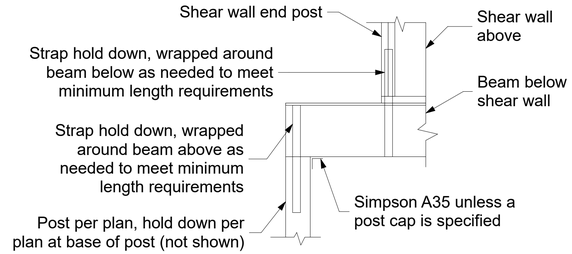
1" = 1'-0"



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Structural Notes:

Applicable Codes and Standards:

2015 International Building Code (IBC) and other applicable local building codes.
ASCE/SEI 7-10 - "Minimum Design Loads for Buildings and Other Structures"
2015 NDS for wood structures.
American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.
American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.

Structural design shall be in accordance with the latest edition of above codes and standards. Contractor shall comply with the latest edition of all applicable codes and standards.

Design Loads:

Live load:	**roof**	**25 psf (snow)**
	floors	**40 psf**
	decks	**60 psf**
Dead load:	**solar panels**	**4 psf**

Wind load: Basic wind speed 110 mph, exposure B, KzT=1.60
Building Category: Enclosed, Wind Important Factor Iw = 1.0
Refer to calculation page L1 for design wind forces.
Internal pressure 5 psf, Components and cladding design per 1609.6.4.4.1

Seismic loading per IBC Section 1613, Site Class D.
The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.
Seismic importance factor 1.0, Seismic Use Group I
Design and Analysis by Simplified Design Procedure
Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.
PGA 1 sec = .507 PGA .2 sec = 1.466
Seismic base shear = 0.150 * Dead Load

Foundations:

Soils Per Geotech report by PanGeo, dated August 6, 2020.
2,000 psf allowed bearing (subject to field verification)
All soil conditions are to be field verified during construction. Footings shall bear on firm natural soils or on structural fill placed over firm natural soils, and inspected in place. Footings shall extend 18 inches minimum below adjacent exterior finished grade and shall extend 12 inches minimum below existing interior grade unless otherwise noted on plans. Structural fill shall be placed in 12-inch maximum horizontal lifts (loose thickness) and compacted to 90 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.

Drainage behind the concrete walls shall be provided conforming to the construction details.

Retaining Walls:

35 pcf active pressure
7H Seismic load
250 pcf passive pressure
Friction Coefficient 0.35

Cast in Place Concrete:

Concrete shall attain a minimum compressive strength of 2,500 psi at 28 days (5-½ sack mix). An alternate mix provided by the concrete supplier and pre-approved by the building department is acceptable. Reinforcing steel shall conform to ASTM A-615, Grade 60 (Fy=60,000 psi) for all bars. Provide all wall and footing horizontal bars with 2'-0" x 2'-0" corner bars of the same size at all corners and wall intersections. Minimum lap splice 48 bar diameters.

Concrete protection for reinforcement shall be:

Concrete exposed to earth or weather	**1.5" (#5 & smaller) 2" (#6 & larger)**
Concrete cast against earth	**3"**
Slabs	**0.75"**

Bolts:

Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307.
Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6' o.c. Shear wall anchor bolts per the shear wall schedule.
For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.
For retrofitted anchors, provide 5" minimum embedment into the existing concrete foundation.
Epoxy grout with Simpson SET epoxy.
Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.

Wood Framing Specifications:

All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWPAU1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.

Where toenails are used for stud wall construction, a minimum of (2) toenails at top and bottom of each stud shall be provided. Toenails shall be 16d nails driven at approximately a 45 degree angle, with a minimum of 1-1/2" of the nail shank shall be embedded in both the stud and the plate. End nails driven through the plate and into the stud end grain are not permitted. Simpson A34 clips at top and bottom of each stud are permitted where correct toenailing is not provided.

Wherever joists bear on a wall or beam, either a continuous rim joist or solid wood blocking must be provided. Blocking shall be connected to the joists with A35 angles at each end. Individual blocks may be omitted to allow for ducting or other openings. Consult with the engineer of record if more than 25% of the blocking is omitted.

Where LVLs are specified with a thickness greater than 1-3/4", the beam may be built up out of multiple 1-3/4" LVL beams connected per truss-joist TJ-9000 specifier's guide.

Unless noted otherwise, the following grades and species shall be used for structural lumber:

2x joists	**Hem-Fir #2**
2x, 3x, and 4x studs	**DF/L standard for plywood or WSP shear walls**
	Hem-Fir standard for other walls
4x and 6x beams	**DF-L #2**
Microllam LVL lumber	**LVL 1.9E, Fb = 2600 psi, Fv = 285 psi (minimums)**
Parallam lumber	**2.0 WS, Fb = 2900 psi, Fv = 290 psi (minimums)**
Glu-lam lumber	**24F-V4 for simple span beams, 24F-V8 for cantilever beams**

All framing connections shall be per Table 2304.9.1 of the IBC, unless otherwise noted.

Preservative-Treated Wood and Fasteners:

All wood in contact with concrete or masonry shall be preservative-treated, in accordance with AWPA U1 and M4 standards.

All fasteners installed in preservative-treated wood shall be hotdipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153.

Fasteners other than nails and timber rivets are permitted to be mechanically deposited zinc-coated with coating weights complying with ASTM B 695, Class 55 minimum. Plain carbon steel fasteners in wood preservated-treated with SBX/DOT or zinc borate are not required to be galvanized.

Plywood Thickness, Grade, and Nailing:

Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.9.1 of the IBC.

Manufactured Joists:

"TJI" Joists specified on the plans are prefabricated products manufactured by the Weyerhaeuser Corporation. The contractor shall submit shop drawings and stamped structural design calculations for review. Joist design and shop drawings shall include location and weight of all equipment being supported by these joists. The manufacturer's installation instructions shall be available on the job site at the time of inspection. Other suppliers may be used, upon approval by the engineer of record.

Metal Framing Connectors:

Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2015 SRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

Connection of New Foundation to Existing, Note NF:

At each location where the new concrete foundation abuts the existing foundation, connect the new to the existing using minimum (3) #4 by 18" long rebar dowels, epoxy grouted into 5/8" diameter by 5" deep holes drilled into the existing foundation. Each dowel shall be no closer than 3" to any edge or corner of concrete. Minimum spacing between dowels shall be 6". For concrete wall intersections longer than 3'-0" in any direction, additional dowels shall be located at 12" o.c. for the full height or length of the new foundation concrete.

Contact the engineer (prior to construction) for evaluation and approval of the existing foundation system, if there are any significant cracks in the existing foundation within 6 feet of the new foundation, or if there is any indication that the existing foundation is in poor condition, including visible rock pockets, non-uniform concrete, spalling, noticeable settlement of the existing footing, or other distress.

Drag Strut Note "DS"

Provide a continuous horizontal connection between the indicated beams, walls, and blocking, using the following method.

A horizontal Simpson CMSTC16 strap shall be provided to create this connection. The strap shall extend minimum 3' onto any beam or wall being connected, and shall be continuous over any blocking between joists for the extent of the drag strut. The strap must be nailed using 16d sinkers, with a nailing pattern per Simpson specifications.

The strap may be installed either on top of the plywood floor diaphragm, or connecting a beam or joist, as applicable and feasible.

Beams or joists may be connected to a wall top plate by (8) A35s.

Where no joists occur below the strap, provide 3-1/2" wide by 3-1/2" deep (minimum) solid wood blocking in the floor framing, below the strap, for nailing. The blocking should be attached to the perpendicular joists with Simpson A34 framing anchors at both ends of each block.

Refer to the latest edition of the Simpson Catalog for required nailing and other requirements.

Refer to the Drag Strut Typical Detail provided with these plans.

Hold Down Notes

Convention for showing shear walls and hold downs: Shear walls are shown on the framing plan for the floor above. (For example, first floor shear walls will be shown on the second floor framing plan, and the shear walls for the topmost floor will be shown on the roof framing plan.) Hold downs are located at the bottom of that shear wall, and connect the end of the shear wall to wall framing or a structural beam located in the floor below the shear wall. Contact the engineer of record for clarification if needed.

Hold downs for each floor must be continuously connected to hold downs on the floor below (or to other intermediate wood framing where so indicated), until they are finally connected to the concrete foundation.

Hold downs shall be installed so as to be as far apart as is reasonable. Hold downs may be located on either the near side or the far side of the post or double stud to which they are attached. In no case shall a hold down bolt be located farther than 6" from the end of the shear wall, except with prior written approval of the engineer. Refer to the latest edition of the Simpson Catalog for details.

Where multiple studs are called out at a hold down, nail studs together with (2) 16d nails at 8" o.c. or 1/4" x 3" Simpson SDS Screws at 12" o.c.

Strap Hold Downs:
Provide a vertically oriented strap hold down consisting of one or two of the Simpson vertical strap ties listed below, connecting the end stud or post of the shear wall indicated to new or existing studs in the wall framing below, or to a wood beam supporting the shear wall, where applicable.
Straps shall be installed so that the minimum end length is provided to both connected posts or studs.
Where a strap is connected to a below below, the strap shall be wrapped around the beam until the minimum end length is reached.

CS16 denotes a Simpson CS16 strap, with a minim end length of 14", and (13) 8d nails each end.

CMSTC16 denotes a Simpson CMSTC16 strap, with a minim end length of 25", and (29) 16d sinker nails each end.

Rod Hold Downs:

HDUx denotes a Simpson HDU(2,4,5,8,or 11)-SDS2.5 hold down. For hold downs at new concrete foundations, provide the following bolts.

For HDU2,4,5: Simpson SB5/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.

For HDU8: Simpson SB7/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.
Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 7/8" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HDU11: Simpson SB1x30 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.
Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 1" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HD12: Simpson PAB8 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.

Where PAB anchors are used, the anchor shall be continuous through the foundation stem wall, into the footing. If the stem wall is more than 36" tall, the anchor should be protected from the concrete with a PVC pipe sleeve. Footings containing an anchor bolt shall be a minimum of 16" wide by 12" deep.

(Lumber for shear walls is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
Unblocked Wall	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf
SW3X	15/32" WSP one side	10d @ 2"	10d @ 12"	5/8"Ø @ 24"	5/8"Ø x 8" Lag @ 24"	3x_	9"	710 plf
SW7	15/32" WSP two sides	10d @ 2"	10d @ 12"	3/4"Ø @ 16"	3/4"Ø x 8" Lag @ 12"	3x_	4"	1420 plf

For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a minimum length of "y" feet.

- For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used for studs if the members are connected by plate nailing. Note 10d nails at WSP panel edges.
- For shear walls with 2 layers of sheathing: Both layers of the sheathing may be installed on the same side of the shear wall, provided the joints between sheathing panels for the two layers are offset. End studs, studs at panel joints, and top and bottom plates must be 3x_ or thicker lumber. Nails should be staggered evenly in rows so that no two nails are closer than 1-1/2" apart. Top and bottom plates may be 2x_ lumber if the sheathing extends up or down past the plates to a continuous rim joist, and is nailed there.
- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Provide double stud minimum at both ends of all shear walls.
- At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
- Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
- Provide 3x_ plates, and 4x_ rim joists, minimum, where lag screws are specified for plate nailing.
- Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
- Where panels are applied on the same face of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset horizontally and vertically to fall on different framing members, or all framing supporting panel edges shall consist of 3 inch nominal or thicker members and the position of nails on each side shall be staggered vertically.
- Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
- Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall."&" Plate nailing per this schedule shall be nailed into this blocking at the bottom of the shear wall.
- Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
- Maximum spacing between nails shall not exceed 12".
- Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.
- Lag screw plate connectors shall penetrate 3.5" minimum, and plates or beams receiving lag screws shall have a minimum width of 3.5".
- Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
- Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
- Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
- Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
- For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
- Plate nails shall be nailed into a solid wood rim joist.
- 2x_ plates may be substited for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
- Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
- Where Roof ventilation is required over a shear wall, see roof ventilation detail.

Diaphragm Schedule

(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24"
- Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
- This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.

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