GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT/DESIGNER AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT/DESIGNER. COPYRIGHT 2018 BY DME CONSTRUCTION. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
* 2018 INTERNATIONAL RESIDENTIAL CODE
* 2018 WASHINGTON STATE ENERGY CODE
* 2018 INTERNATIONAL MECHANICAL CODE
* 2018 INTERNATIONAL PLUMBING CODE
* 2018 INTERNATIONAL FIRE CODE

CONTRACTORS RESPONSIBILITY

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION.

CONTRACTOR TO INFORM ARCHITECT/DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWINGS ONLY WILL NOT SATISFY THE REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED, ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNICAL, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THIS WORK.

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

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT/DESIGNER IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

DRAWINGS

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

NOTIFY ARCHITECT CONCERNING QUESTIONS, CHANGES, CONFLICTS OR OMISSIONS. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS OR BETWEEN THE PLANS AND SPECIFICATIONS, NOTIFY ARCHITECT IMMEDIATELY. OBTAIN CLARIFICATION BEFORE PROCEEDING.

FACE OF FRAMING IS TO BE FLUSH WITH FACE OF CONCRETE, UNLESS OTHERWISE INDICATED.

THE TYPICAL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE AND/OR FACE OF FRAMING. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE INDICATED.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. REFER TO ARCHITECTURAL DRAWINGS FOR OPENINGS, ARCHITECTURAL REQUIREMENTS AND DIMENSIONS.

INFORMATION CONTAINED WITHIN THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR. ALL ATTEMPTS HAVE BEEN MADE TO ACCURATELY REPRESENT THE EXISTING BUILDING AND SURROUNDINGS VIA OWNER SUPPLIED AS-BUILTS AND FIELD VERIFICATION. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK TO AVOID UNREASONABLE DELAYS TO THE SCHEDULE.

ALL DRAWINGS OF EXISTING CONDITIONS ARE FOR REFERENCE ONLY, ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

3

FIRE PROTECTION

NFPA 13R - PLUS SPRINKLER SYSTEM REQUIRED.
INSTALLATION OF "HOUSEHOLD FIRE ALARM SYSTEM" PER NFPA 72 CHAPTER 29.
PROVIDE FIRE RETARDANT COATING TREATMENT IN ATTIC AND ENCLOSED SPACES.
INSTALL 1-HR RATED 5/8" TYPE X GYPSUM IN ALL AREAS.

SOILS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION.

CONTRACTOR TO INFORM ARCHITECT/DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/DESIGNER AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWINGS ONLY WILL NOT SATISFY THE REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED, ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNICAL, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THIS WORK.

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

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT/DESIGNER IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

PERVIOUS PAVERS

N/A

MATERIALS / ASSEMBLIES

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE COUNTY, LOCAL BUILDING AND FIRE CODES
AS REQUIRED.

ALL WOOD AND SONITUBE FORMS USED FOR CONCRETE IN THE GROUND OR BETWEEN FOUNDATION SILLS & THE GROUND SHALL BE REMOVED.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OR ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD, ALL MARKED BY AN APPROVED TESTING AGENCY.

PROVIDE 90# FELT BETWEEN POSTS & CONCRETE.

PROVIDE DRAFT STOPS, FIRE BLOCKING, AND FIRESTOPS AS REQUIRED BY CODE.

FLASHING AND COUNTER FLASHING TO BE MIN. 24 GAUGE OF CORROSION- RESISTANT METAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL BUILDING CODES AND MANUFACTURES RECOMMENDATIONS.

GENERAL CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED HARDWARE, TOILET ACCESSORIES, TOWEL BARS, LIGHT FIXTURES, BUILT-INS, ETC..., AS REQUIRED FOR SECURE AND PROPER INSTALLATION.

ALL INTERIOR WALLS & CEILINGS SHALL HAVE 5/8" TYPE 'C' GYP. BD. (FIRECODE C CORE).

PROVIDE AN APPLICATION OF JOHN MANVILLE IGNITION BARRIER COATING AS AN IGNITION BARRIER OVER OPEN AND CLOSED-CELL SPRAY FOAM INSULATION IN MAIN FLOOR CEILING AND FLOOR OVER OCCUPIED SPACE.

PROVIDE A UL RATED "CLASS A" FIRE RESISTANT ROOFING MEMBRANE WHERE APPLICABLE.

ALL EXTERIOR DECKS TO BE CONSTRUCTED WITH PRESSURE TREATED WOOD.

VAPOR BARRIER BELOW SLABS ON GRADE TO BE 6 MIL POLYETHYLENE, PER SPECIFICATIONS.

ALL COUNTERS TO BE 36" A.F.F. UNLESS OTHERWISE NOTED.

PROVIDE 1 HR. FIRE RATED ASSEMBLY BETWEEN GARAGE AND LIVING SPACE.

MINIMUM STAIRWAY REQUIREMENTS ARE AS FOLLOWS: 36" MIN. WIDTH, 6'-8" MIN. HEADROOM, 8" MAX. RISE AND 9" MIN. RUN FOR (4) OR MORE RISERS. PROVIDE A HANDRAIL 34"-38" A.F.F. HAND GRIP PORTION TO BE CONTINUOUS AND 1 1/4"-2" IN CROSS SECTION WITH BOTH ENDS RETURNED. THERE SHALL BE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. GUARD RAILS SHALL BE IN ACCORDANCE WITH 2018 IRC, SECTION R312.

BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER ENCLOSURES SHALL BE FINISHED WITH A NONABSORBENT SURFACE A MINIMUM OF 6' ABOVE THE FLOOR PER 2018 IRC, R307.2.

WALLS

INSULATED WITH R-21 BATT (FOR 2x6 WALLS) AND R-21 SPRAY (FOR 2x4 WALLS), UNLESS NOTED OTHERWISE.

FLOORS

PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE, UNLESS NOTED OTHERWISE.

ROOFS AND CEILINGS

INSULATED WITH R-49 BATT, UNLESS NOTED OTHERWISE. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN RAFTERS IF VAULTED CEILING USE R-38 BATT, IF CONDITION EXISTS, MAINTAIN A MIN. OF 1" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERUPTED BY A HEADER (I.E. SKYLIGHT OR AT HIP END), PROVIDE (2) H/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH VENTING INTO THE ADJACENT JOIST SPACE.

SLAB ON GRADE

PROVE EXTRUDED RIGID CLOSE CELL INSULATION R-10. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM TOP OF SLAB TO THE BOTTOM OF FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER.

VAPOR BARRIER

AN APPROVED 10 MIL. VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOIST, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALATIONS OF THE INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STAT OF WASHINGTION THERMAL UNSULATION STANDARDS (HB %)

ENERGY

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE IRC 2018 AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK..

ALL WOOD AND SONITUBE FORMS USED FOR CONCRETE IN THE GROUND OR BETWEEN FOUNDATION SILLS & THE GROUND SHALL BE REMOVED.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OR ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD, ALL MARKED BY AN APPROVED TESTING AGENCY.

PROVIDE 90# FELT BETWEEN POSTS & CONCRETE.

PROVIDE DRAFT STOPS, FIRE BLOCKING, AND FIRESTOPS AS REQUIRED BY CODE.

FLASHING AND COUNTER FLASHING TO BE MIN. 24 GAUGE OF CORROSION- RESISTANT METAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL BUILDING CODES AND MANUFACTURES RECOMMENDATIONS.

GENERAL CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED HARDWARE, TOILET ACCESSORIES, TOWEL BARS, LIGHT FIXTURES, BUILT-INS, ETC..., AS REQUIRED FOR SECURE AND PROPER INSTALLATION.

ALL INTERIOR WALLS & CEILINGS SHALL HAVE 1/2" GYP. BD.

APPLICATION INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (HB 98).

PROVIDE A UL RATED "CLASS A" FIRE RESISTANT ROOFING MEMBRANE WHERE APPLICABLE.

FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" O.C. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION PER 2018 IRC, R402.2.7.

PROVIDE AN EAVE BAFFLE FOR AIR PERMEABLE INSULATION IN THE VENTED ATTIC MAINTAINING AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT EXTENDING OVER THE TOP OF THE INSULATION PER 2018 IRC, R402.2.3.

PROVIDE AND SPECIFY HIGH-EFFICIENCY FIXTURES FOR ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING OR PROVIDE PHOTO DAYLIGHT CONTROL AND A MOTION SENSOR PER 2018 IRC.

PROVIDE AND SPECIFY THAT 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER 2018 IRC, R404.1.

SECTION R406
ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS
R406.1 SCOPE. THIS SECTION ESTABLISHES OPTIONS FOR ADDITIONAL CRITERIA TO BE MET FOR ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE INTERNATIONAL RESIDENTIAL CODE TO DEMONSTRATE COMPLIANCE WITH THIS CODE.
R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). EACH DWELLING UNIT IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM NUMBER OF CREDITS: 2018 WASHINGTON STATE ENERGY CODE RE-33

1. SMALL DWELLING UNIT: .... 3 POINTS DWELLING UNITS LESS THAN 1500 SQUARE FEET IN CONDITIONED FLOOR AREA WITH LESS THAN 300 SQUARE FEET OF FENESTRATION AREA. ADDITIONS TO EXISTING BUILDING THAT ARE LESS THAN 750 SQUARE FEET OF HEATED FLOOR AREA.
2. MEDIUM DWELLING UNIT: .... 6 POINTS ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1 OR #3.
3. LARGE DWELLING UNIT: .... 7 POINTS DWELLING UNITS EXCEEDING 5000 SQUARE FEET OF CONDITIONED FLOOR AREA.

THE DRAWINGS INCLUDED WITH THE BUILDING PERMIT APPLICATION SHALL IDENTIFY WHICH OPTIONS HAVE BEEN SELECTED AND THE POINT VALUE OF EACH OPTION, REGARDLESS OF WHETHER SEPARATE MECHANICAL, PLUMBING, ELECTRICAL, OR OTHER PERMITS ARE UTILIZED FOR THE PROJECT.

TABLE 406.2 - ENERGY CREDITS (DEBITS) OPTION DESCRIPTION CREDIT(S)

1a - EFFICIENT BUILDING ENVELOPE 1a:
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U .= 0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 5%. 0.5

1b - EFFICIENT BUILDING ENVELOPE 1b:
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U .= 0.25
WALL R-21 PLUS R-4
FLOOR R-38
BASEMENT WALL R-21 INT PLUS R-5 CI SPRAY FOAM
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 15%. 1.0

1c EFFICIENT BUILDING ENVELOPE 1c:
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: FENESTRATION U .= 0.22
CEILING AND SINGLE-RAFTER OR JOIST-VAULTED R-49 ADVANCED
WOOD FRAME WALL R-21 INT PLUS R-12 CI
FLOOR R-38
BASEMENT WALL R-21 INT PLUS R-12 CI
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 30%. 2.0

2a - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a:
COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 4.0 AIR CHANGES PER HOUR MAXIMUM
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHALL SHOW THE HEAT RECOVERY VENTILATION SYSTEM.

3a - HIGH EFFICIENCY HVAC EQUIPMENT 3a:
GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFFUE OF 95% OR GAS, PROPANE OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92%. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

5b - EFFICIENT WATER HEATING 5b:
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH MINIMUM EF OF 0.82
OR
ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS
OR
WATER HEATER HEATED BY GROUND SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3c.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MINIMUM ENERGY SAVINGS.

WINDOWS / DOORS

IN EACH SLEEPING ROOM AN EGRESS WINDOW OR DOOR SHALL BE PROVIDED THAT HAS 5.7 S.F. OF CLEAR NET OPERABLE AREA. THE SMALLEST CLEAR MIN. DIMENSION SHALL NOT BE LESS THAN 20" IN WIDTH OR 24" IN HEIGHT. WINDOW SILLS IN SLEEPING ROOMS NOT TO EXCEED 44" ABOVE FLOOR PER 2018 IRC, R310 & 310.1.

ALL WINDOWS TO BE DOUBLE-GLAZED WITH A MINIMUM U-VALUE OF 0. 30 OR BETTER.

ALL GLAZING IN A DOOR OR WITHIN 12" OF DOOR, OR WITHIN 18" OF FLOOR OR WITHIN 60" OF TUB FLOOR, OR ANY OTHER HAZARDOUS AREA PER CODE, TO BE TEMPERED SAFETY GLASS.

20 MIN., SELF-CLOSING DOOR W/ WEATHER STRIPPING REQUIRED AT GARAGE ENTRANCE TO LIVING SPACE.

PROVIDE AT LEAST ONE EGRESS DOOR THAT IS SIDE HINGED WITH A MINIMUM CLEAR OPEN WIDTH OF 32" (36" WIDE DOOR) AND MINIMUM CLEAR HEIGHT OF NOT LESS THAN 78" PER 2018 IRC, R311.2.

WINDOW SILLS - WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE SILL SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IT IS IN. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4' DIAMETER SPHERE WHERE OPENINGS ARE WITHIN 24" OF THE FLOOR PER 2018 IRC, R312.2.1.

SKYLIGHT GLAZING MATERIAL TO MEET ALL REQUIREMENTS PER 2018 IRC, R308.6.2.

PROVIDE MINIMUM 4" CURB HEIGHT FOR SKYLIGHTS PER 2018 IRC, R308.6.8.

GLAZING

TO BE IN COMPLIANCE WITH IRC 2018, SECTION R308 AND WASHINGTON STATE SAFETY OR TEMPERED GLASS. EXCEPTIONS ARE AS OUTLINED IN IRC 2018, SECTION R308.4. HAZARDOUS LOCATIONS ARE:

1. GLAZING IN ALL FIXED AND PREAMBLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
2. GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - 3.1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.
    - 3.2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
    - 3.3 THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR..
    - 3.4 ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
4. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALLUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM-ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

ATTIC

APPLY ROOFING IN ACCORDANCE WITH IRC 2018, SECTION R905. PROVIDE ATTIC VENTILATION AS INDICATED ON ROOF FRAMING PLANS/ROOF DETAILS.

ATTIC VENTILATION: THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS. AS AN ALTERNATE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WATER SIDE OF THE CEILING (IRC 2018, SECTION R806.2)

ATTIC ACCESS OPENING MUST BE PROVIDED FOR ALL ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT OF 30' OR GREATER. ROUGH FRAMED OPENING MIN. 22"x30". ACCESS TO BE UNOBSTRUCTED AND READILY ACCESSIBLE. WHEN LOCATED IN A CEILING, MIN. 30' UNOBSTRUCTED HEADROOM AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS (IRC 2018, SECTION R807.1)

PROVIDE 2" MIN. CONTINUOUS SCREEN VENT AT EACH END OF EACH RAFTER/ROOF TRUSS BAY.

GAS & FIREPLACE

5

ALL VENTED GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATING OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA P.4.1. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA P.4.1.

VENTILATION

- PROVIDE PROPER ROOF & CRAWL SPACE VENTILATION PER 2018 IRC.
- VENT DRYER TO OUTSIDE PER MECHANICAL CODE.
- VENT ALL FANS TO OUTSIDE W/ 3' MIN. SEPARATION TO BUILDING OPENINGS.
- VENT HOT WATER TANK TO EXPANSION TANK.
- VENT DISHWASHER AT SINK.

EXHAUST MINIMUMS:
PROVIDE SOURCE SPECIFIC INTERMITTENT OPERATION EXHAUST FANS WITH THE FOLLOWING MINIMUM STANDARDS:

BATHROOMS: 80 CFM
LAUNDRY ROOM: 190 CFM
KITCHEN HOODS & DOWNDRAFTS: 400 CFM

PROVIDE WHOLE HOUSE VENTILATION SYSTEM SO AS TO CONFORM WITH STATE VENTILATION AND INDOOR AIR CODE.
- CURRENT EDITION AND SHALL BE CAPABLE WITH THE FOLLOWING MINIMUM STANDARDS:
- BE SIZED ACCORDING TO TABLE 3-2 WSEC AT 0.25" W.G. & SOUND RATED AT 1.5 SONES MAX...
- BE CONTROLLED BY READILY ACCESSIBLE 24 HR TIMER CAPABLE OF CONTINUOUS OPERATION WITH MANUAL & AUTOMATIC CONTROL
- INSULATED DUCTS SIZED TO MIN. R-4 & TERMINATED OUTSIDE BUILDING.

ALL UNITS WILL BE SEALED COMBUSTION DIRECT VENTS. THEY WILL HAVE TWO PVC VENTS OFF EACH UNIT, ONE EXHAUST AND ONE COMBUSTION.

DRYERS ON BOTH FLOORS WILL GO DOWN THROUGH THE FLOOR IN JOIST BAY AND OUT TO RIM. THEY WILL HAVE ONE ELBOW AND BE 12' LONG.

CRAWL VENTILATION:
TOTAL CUBIC FEET DIVIDED BY 15.124 CFM CONTINUOUSLY RUNNING.
TWO FANTECH FG-8 IN-LINE FANS, ONE INTAKE AND ONE EXHAUST.

MECHANICAL & ELECTRICAL

ALL WASTE LINES TO BE INSULATED WITH ACOUSTIC INSULATION. CAST IRON PIPING AT KEY LOCATIONS PER PLAN.

ELECTRICAL WIRING SHALL CONFORM TO THE 2018 WASHINGTON STATE ELECTRICAL CODE.

INSTALL OUTLETS AND SWITCHES AT HEIGHTS AND LOCATIONS REQUIRED BY 2018 IRC AND THE 2018 WASHINGTON STATE ELECTRICAL CODE.

LIGHTING WATTAGE SHALL MEET THE 2018 WASHINGTON STATE ELECTRICAL CODE.

PROVIDE SMOKE DETECTORS TO MEET THE 2018 IRC AND 2018 INTERNATIONAL FIRE CODE. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH BATTERY BACK UP. SMOKE DETECTORS SHALL SOUND AN ALARM THAT IS AUDIBLE THROUGH OUT THE BUILDING. SMOKE DETECTORS SHALL BE PLACES AT LEAST ON PER LEVEL, ONE IN EACH SLEEPING ROOM, ONE IN HALLWAY GIVING ACCESS TO THE SLEEPING ROOMS.

PROVIDE CARBON MONOXIDE DETECTORS AT ALL LEVEL PER 2018 IRC.

INSTALL A MONITORED NFPA 72 LOW VOLTAGE FIRE ALARM SYSTEM WITH HEAT SENSOR IN THE GARAGE. MONITORING COMPANY TO BE LICENSED AND BONDED.

INSTALL AN EXTERIOR SIREN CONNECTED INTO THE ALARM SYSTEM.

VERTICAL DISTANCE BETWEEN COOK TOP OF RANGE AND HOOD SHALL BE NO LESS THAN 30".

HOT WATER HEATER SHALL BE ANCHORED OR STRAPPED FOR EARTHQUAKE AND PLACED ON R-10 PAD IF LOCATED IN UNHEATED SPACE OR CONCRETE FLOOR.

PROVIDE COMBUSTION AIR FOR FURNACE PER CODE.

FURNACE AND WATER HEATER WITH IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" PER IRC, M1307.

MECHANICAL EQUIPMENT (PER DEFERRED SUBMITTAL):
NAVIEN TANKLESS WATER HEATER - MODEL# NPE-240A
AMERICAN STANDARD TWO STAGE FURNACE - MODEL # R96VA060
AMERICAN STANDARD 13 SEER AC UNIT - MODEL # RA1336

ELEVATOR (PER DEFERRED SUBMITTAL):

ELEVATOR TO BE INSTALLED PER CURRENT 2018 WASHINGTON ADMINISTRATIVE CODE (WAC) REQUIREMENTS, SEE SHOP DRAWINGS.

ELEVATOR SHALL COMPLY WITH ASME A17.1 AND R321.

A SEPARATE PERMIT IS REQUIRED FOR ELEVATOR.

DEFERRED SUBMITTALS:

FOUNDATION & SHORING WATERPROOFING PRODUCTS & METHODS, GAS FIREPLACES, MECHANICAL EQUIPMENT, FIRE SPRINKLERS, APPLIANCES & VENTING, EXTERIOR RAILING, WATERPROOF DECK / BISON PAVER SYSTEM & WATERPROOF MEMBRANE & FLASHING.

ENERGY DATA

ALL NEW GLAZING, DOOR U-VALUES AND INSULATION R-VALUES TO SATISFY PRESCRIPTIVE PATH OF THE 2018 WASHINGTON STATE ENERGY CODE.

CONDITIONED FLOOR AREA: 8,168 SQ. FT.

COMPONENT PERFORMANCE PER 2018 WSEC:

	TARGET VALUE	DESIGN VALUE
NEW VERTICAL GLAZING:	U= 0.28	U= 0.28
NEW DOOR GLAZING:	U= 0.28	U= 0.28
FLAT CEILINGS:	U= 0.026(R-38)	U= 0.0135(R-75)
NEW WALLS ABOVE GRADE		
NEW 2x6 WALLS	R-21	R-21
SLAB ON GRADE:	R-10	R-10

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION IF REQUESTED.

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC 105.4 IS REQUIRED TO BE COMPLETED AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION, IF REQUIRED.

ALL NEW EXTERIOR WALL GLAZING SHALL BE DOUBLE GLAZED AND COMPLY WITH STATE OF WASHINGTON ENERGY CODE.

90% OF ALL LIGHT FIXTURES SHALL BE LED RECESSED (HIGH EFFICIENCY). ALL CAN LIGHTS MUST MEET R402.4.4.

PROJECT TEAM

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GEOTECHNICAL NOTES

FLOOR SLABS:

MINIMUM 10-MIL THICKNESS VAPOR RETARDER. WHERE VAPOR RETARDERS ARE USED UNDER SLABS, THEIR EDGES SHOULD OVERLAP BY AT LEAST 6 INCHES AND BE SEALED WITH ADHESIVE TAPE. THE SHEETING SHOULD EXTEND TO THE FOUNDATION WALLS FOR MAXIMUM VAPOR PROTECTION.

WHERE VAPOR RETARDERS ARE USED UNDER SLABS, THEIR EDGES SHOULD OVERLAP BY AT LEAST 6 INCHES AND BE SEALED WITH ADHESIVE TAPE. THE SHEETING SHOULD EXTEND TO THE FOUNDATION WALLS FOR MAXIMUM VAPOR PROTECTION.

IF NO POTENTIAL FOR VAPOR PASSAGE THROUGH THE SLAB IS DESIRED, A VAPOR BARRIER SHOULD BE USED. A VAPOR BARRIER, AS DEFINED BY ACI, IS A PRODUCT WITH A WATER TRANSMISSION RATE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E 96. REINFORCED MEMBRANES HAVING SEALED OVERLAPS CAN MEET THIS REQUIREMENT.

WE RECOMMEND THAT THE CONTRACTOR, THE PROJECT MATERIALS ENGINEER, AND THE OWNER DISCUSS THESE ISSUES AND REVIEW RECENT ACI LITERATURE AND ASTM E-1643 FOR INSTALLATION GUIDELINES AND GUIDANCE ON THE USE OF THE PROTECTION/BLOTTER MATERIAL.

THE GENERAL, FOUNDATION AND RETAINING WALLS, AND DRAINAGE CONSIDERATIONS SECTIONS SHOULD BE REVIEWED FOR ADDITIONAL RECOMMENDATIONS RELATED TO THE CONTROL OF GROUNDWATER AND EXCESS WATER VAPOR FOR THE ANTICIPATED CONSTRUCTION.

EXCAVATION AND SHORING MONITORING:

THE HOUSE UPSLOPE TO THE EAST OF THE SITE IS SUPPORTED ON PILES, AND THERE ARE NO OTHER SETTLEMENT SENSITIVE STRUCTURES CLOSE TO THE PROPERTY LINES. AS A RESULT, THE POTENTIAL FOR EXCAVATION AND/OR SHORING HAVING ADVERSE IMPACTS ON THE SURROUNDING PROPERTIES IS LOW. EVEN SO, AS WITH ANY SHORING SYSTEM, THERE IS A POTENTIAL RISK OF GREATER THAN ANTICIPATED MOVEMENT OF THE SHORING AND THE GROUND OUTSIDE OF THE EXCAVATION. THIS CAN TRANSLATE INTO NOTICEABLE DAMAGE OF SURROUNDING ON-GRADE ELEMENTS, SUCH AS FOUNDATIONS AND SLABS. THEREFORE, WE RECOMMEND MAKING AN EXTENSIVE PHOTOGRAPHIC AND VISUAL SURVEY OF THE PROJECT VICINITY, PRIOR TO DEMOLITION ACTIVITIES, INSTALLING SHORING OR COMMENCING EXCAVATION. THIS DOCUMENTS THE CONDITION OF BUILDINGS, PAVEMENTS, AND UTILITIES IN THE IMMEDIATE VICINITY OF THE SITE IN ORDER TO AVOID, AND PROTECT THE OWNER FROM, UNSUBSTANTIATED DAMAGE CLAIMS BY SURROUNDING PROPERTY OWNERS.

ADDITIONALLY, THE SHORING WALLS AND ANY ADJACENT FOUNDATIONS SHOULD BE MONITORED DURING CONSTRUCTION TO DETECT VERTICAL MOVEMENT. TO MONITOR THEIR PERFORMANCE, WE RECOMMEND ESTABLISHING A SERIES OF SURVEY REFERENCE POINTS TO MEASURE ANY HORIZONTAL DEFLECTIONS OF THE SHORING SYSTEM. CONTROL POINTS SHOULD BE ESTABLISHED AT A DISTANCE WELL AWAY FROM THE WALLS AND SLOPES, AND DEFLECTIONS FROM THE REFERENCE POINTS SHOULD BE MEASURED THROUGHOUT CONSTRUCTION BY SURVEY METHODS. AT LEAST EVERY OTHER SOLDIER PILE SHOULD BE MONITORED BY TAKING READINGS AT THE TOP OF THE PILE. ADDITIONALLY, BENCHMARKS INSTALLED ON THE SURROUNDING BUILDINGS SHOULD BE MONITORED FOR AT LEAST VERTICAL MOVEMENT. WE SUGGEST TAKING THE READINGS AT LEAST ONCE A WEEK, UNTIL IT IS ESTABLISHED THAT NO DEFLECTIONS ARE OCCURRING. THE INITIAL READINGS FOR THIS MONITORING SHOULD BE TAKEN BEFORE STARTING ANY DEMOLITION OR EXCAVATION ON THE SITE.

DRAINAGE CONSIDERATION:

WE ANTICIPATE THAT PERMANENT FOUNDATION WALLS MAY BE CONSTRUCTED AGAINST THE SHORING WALLS. WHERE THIS OCCURS, A PLASTIC-BACKED DRAINAGE COMPOSITE, SUCH AS MIRADRAIN, BATTLEDRAIN, OR SIMILAR, SHOULD BE PLACED AGAINST THE ENTIRE SURFACE OF THE SHORING PRIOR TO POURING THE FOUNDATION WALL. WEEP PIPES LOCATED NO MORE THAN 6 FEET ON-CENTER SHOULD BE CONNECTED TO THE DRAINAGE COMPOSITE AND POURED INTO THE FOUNDATION WALLS OR THE PERIMETER FOOTING. A FOOTING DRAIN INSTALLED ALONG THE INSIDE OF THE PERIMETER FOOTING WILL BE USED TO COLLECT AND CARRY THE WATER DISCHARGED BY THE WEEP PIPES TO THE STORM SYSTEM. ISOLATED ZONES OF MOISTURE OR SEEPAGE CAN STILL REACH THE PERMANENT WALL WHERE GROUNDWATER FINDS LEAKS OR JOINTS IN THE DRAINAGE COMPOSITE. THIS IS OFTEN AN ACCEPTABLE RISK IN UNOCCUPIED BELOW-GRADE SPACES, SUCH AS PARKING GARAGES. HOWEVER, FORMAL WATERPROOFING IS TYPICALLY NECESSARY IN AREAS WHERE WET CONDITIONS AT THE FACE OF THE PERMANENT WALL WILL NOT BE TOLERABLE. IF THIS IS A CONCERN, THE PERMANENT DRAINAGE AND WATERPROOFING SYSTEM SHOULD BE DESIGNED BY A SPECIALTY CONSULTANT FAMILIAR WITH THE EXPECTED SUBSURFACE CONDITIONS AND PROPOSED CONSTRUCTION. PLATE 9 PRESENTS TYPICAL CONSIDERATIONS FOR FOUNDATION DRAINS AT SHORING WALLS.

FOOTING DRAINS PLACED INSIDE THE BUILDING, OUTSIDE OF THE BUILDING, OR BEHIND BACKFILLED WALLS SHOULD CONSIST OF 4-INCH, PERFORATED PVC PIPE SURROUNDED BY AT LEAST 6 INCHES OF 1-INCH-MINUS, WASHED ROCK WRAPPED IN A NON-WOVEN, GEOTEXTILE FILTER FABRIC (MIRAFI 140N, SUPAC 4NP, OR SIMILAR MATERIAL). AT IT'S HIGHEST POINT, A PERFORATED PIPE INVERT SHOULD BE AT LEAST 6 INCHES BELOW THE LEVEL OF A CRAWL SPACE OR THE BOTTOM OF A FLOOR SLAB, AND IT SHOULD BE SLOPED SLIGHTLY FOR DRAINAGE. ALL ROOF AND SURFACE WATER DRAINS MUST BE KEPT SEPARATE FROM THE FOUNDATION DRAIN SYSTEM.

FOOTING DRAINS OUTSIDE OF THE BUILDING SHOULD BE USED WHERE: (1) CRAWL SPACES OR BASEMENTS WILL BE BELOW A STRUCTURE; (2) A SLAB IS BELOW THE OUTSIDE GRADE; OR, (3) THE OUTSIDE GRADE DOES NOT SLOPE DOWNWARD FROM A BUILDING. A TYPICAL FOOTING DRAIN DETAIL IS ATTACHED TO THIS REPORT AS PLATE 10. CLEANOUTS SHOULD BE PROVIDED FOR POTENTIAL FUTURE FLUSHING OR CLEANING OF FOOTING DRAINS.

IF THE STRUCTURE INCLUDES AN ELEVATOR, IT MAY BE NECESSARY TO PROVIDE SPECIAL DRAINAGE OR WATERPROOFING MEASURES FOR THE ELEVATOR PIT. IF NO SEEPAGE INTO THE ELEVATOR PIT IS ACCEPTABLE, IT WILL BE NECESSARY TO PROVIDE A FOOTING DRAIN AND FREE-DRAINING WALL BACKFILL, AND THE WALLS SHOULD BE WATERPROOFED. IF THE FOOTING DRAIN WILL BE TOO LOW TO CONNECT TO THE STORM DRAINAGE SYSTEM, THEN IT WILL LIKELY BE NECESSARY TO INSTALL A PUMPED SUMP TO DISCHARGE THE COLLECTED WATER. ALTERNATIVELY, THE ELEVATOR PIT COULD BE DESIGNED TO BE ENTIRELY WATERPROOF; THIS WOULD INCLUDE DESIGNING THE PIT STRUCTURE TO RESIST HYDROSTATIC UPLIFT PRESSURES.

AS A MINIMUM, A VAPOR RETARDER, AS DEFINED IN THE FLOOR SLABS SECTION, SHOULD BE PROVIDED IN ANY CRAWL SPACE AREA TO LIMIT THE TRANSMISSION OF WATER VAPOR FROM THE UNDERLYING SOILS. CRAWL SPACE GRADES ARE SOMETIMES LEFT NEAR THE ELEVATION OF THE BOTTOM OF THE FOOTINGS. AS A RESULT, AN OUTLET DRAIN IS RECOMMENDED FOR ALL CRAWL SPACES TO PREVENT AN ACCUMULATION OF ANY WATER THAT MAY BYPASS THE FOOTING DRAINS. PROVIDING A FEW INCHES OF FREE DRAINING GRAVEL UNDERNEATH THE VAPOR RETARDER IS ALSO PRUDENT TO LIMIT THE POTENTIAL FOR SEEPAGE TO BUILD UP ON TOP OF THE VAPOR RETARDER.

IF SEEPAGE IS ENCOUNTERED IN AN EXCAVATION, IT SHOULD BE DRAINED FROM THE SITE BY DIRECTING IT THROUGH DRAINAGE DITCHES, PERFORATED PIPE, OR FRENCH DRAINS, OR BY PUMPING IT FROM SUMPS INTERCONNECTED BY SHALLOW CONNECTOR TRENCHES AT THE BOTTOM OF THE EXCAVATION.

THE EXCAVATIONS AND SITE SHOULD BE GRADED SO THAT SURFACE WATER IS DIRECTED OFF THE SITE AND AWAY FROM THE TOPS OF SLOPES. WATER SHOULD NOT BE ALLOWED TO STAND IN ANY AREA WHERE FOUNDATIONS, SLABS, OR PAVEMENTS ARE TO BE CONSTRUCTED. FINAL SITE GRADING IN AREAS ADJACENT TO A BUILDING SHOULD SLOPE AWAY AT LEAST ONE TO 2 PERCENT, EXCEPT WHERE THE AREA IS PAVED. SURFACE DRAINS SHOULD BE PROVIDED WHERE NECESSARY TO PREVENT PONDING OF WATER BEHIND FOUNDATION OR RETAINING WALLS. A DISCUSSION OF GRADING AND DRAINAGE RELATED TO PERVIOUS SURFACES NEAR WALLS AND STRUCTURES IS CONTAINED IN THE FOUNDATION AND RETAINING WALLS SECTION.

GENERAL EARTHWORK & STRUCTURAL FILL:

ALL BUILDING AND PAVEMENT AREAS SHOULD BE STRIPPED OF SURFACE VEGETATION, TOPSOIL, ORGANIC SOIL, AND OTHER DELETERIOUS MATERIAL. THE STRIPPED OR REMOVED MATERIALS SHOULD NOT BE MIXED WITH ANY MATERIALS TO BE USED AS STRUCTURAL FILL, BUT THEY COULD BE USED IN NON-STRUCTURAL AREAS, SUCH AS LANDSCAPE BEDS.

STRUCTURAL FILL IS DEFINED AS ANY FILL, INCLUDING UTILITY BACKFILL, PLACED UNDER, OR CLOSE TO, A BUILDING, OR IN OTHER AREAS WHERE THE UNDERLYING SOIL NEEDS TO SUPPORT LOADS. ALL STRUCTURAL FILL SHOULD BE PLACED IN HORIZONTAL LIFTS WITH A MOISTURE CONTENT AT, OR NEAR, THE OPTIMUM MOISTURE CONTENT. THE OPTIMUM MOISTURE CONTENT IS THAT MOISTURE CONTENT THAT RESULTS IN THE GREATEST COMPACTED DRY DENSITY. THE MOISTURE CONTENT OF FILL IS VERY IMPORTANT AND MUST BE CLOSELY CONTROLLED DURING THE FILLING AND COMPACTION PROCESS. AS DISCUSSED IN THE GENERAL SECTION, THE NATIVE ON-SITE SOILS ARE NOT SUITABLE FOR REUSE AS STRUCTURAL FILL, DUE TO THEIR HIGH FINES CONTENT AND MOISTURE SENSITIVITY. THE ONSITE GRAVELLY, SLIGHTLY SILTY SAND FILL SOILS COULD POTENTIALLY BE RE-USED AS STRUCTURAL FILL PROVIDED THEY CAN BE PLACED AND COMPACTED NEAR THEIR OPTIMUM MOISTURE CONTENT.

THE FOLLOWING TABLE PRESENTS RECOMMENDED LEVELS OF RELATIVE COMPACTION FOR COMPACTED FILL:

LOCATION OF FILL PLACEMENT	MIN. RELATIVE COMPACTION
BENEATH SLABS OR WALKWAYS	95%
FILLED SLOPES AND BEHIND RETAINING WALLS	90%
BENEATH PAVEMENTS	95% UPPER 12" OF SUB GRDE 90% BELOW THAT LEVEL

WHERE: MINIMUM RELATIVE COMPACTION IS THE RATIO, EXPRESSED IN PERCENTAGES, OF THE COMPACTED DRY DENSITY TO THE MAXIMUM DRY DENSITY, AS DETERMINED IN ACCORDANCE WITH ASTM TEST DESIGNATION D 1557-91 (MODIFIED PROCTOR).

THE ONSITE SOILS WILL HAVE HIGH SILT AND MOISTURE CONTENTS, MAKING THEM IMPOSSIBLE TO ACCURATELY RECOMPACT FOR WALL BACKFILL OR OTHER STRUCTURAL USES. THEY ALSO WILL HAVE POOR DRAINAGE CHARACTERISTICS. STRUCTURAL FILL THAT WILL BE PLACED IN WET WEATHER SHOULD CONSIST OF A COARSE, GRANULAR SOIL WITH A SILT OR CLAY CONTENT OF NO MORE THAN 5 PERCENT. THE PERCENTAGE OF PARTICLES PASSING THE NO. 200 SIEVE SHOULD BE MEASURED FROM THAT PORTION OF SOIL PASSING THE THREE-QUARTER-INCH SIEVE.

SHOP DRAWINGS REQUIRED

1. SHORING
2. FOUNDATION
3. REBAR
4. ELEVATOR
5. STRUCTURAL STEEL BEAMS & COLUMNS
6. STRUCTURAL HARDWARE
7. WATERPROOF @ SHORING / WATERPROOF MEMBRANES / DRAINS
8. FIRE SPRINKLERS
9. BRICK VENEER
10. GLASS RAILING
11. CABINET
12. MILLWORK / STAIR HANDRAILS & GUARDRAILS

PARKING REQUIREMENTS

5

IN RESPONSE TO PUBLIC COMMENTS DURING PLAN REVIEW, ALL PARKING WILL BE ON SITE & WORKERS SHUTTLED IN PER CONSTRUCTION MANAGEMENT PLAN.

PROJECT DESCRIPTION

NEW TWO STORY SINGLE FAMILY RESIDENCE OVER BASEMENT, W/ ADU ABOVE GARAGE + LOGGIA & SHORE

LEGAL DESCRIPTION

LOT 2 OF MERCER ISLAND SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 9005099001, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NUMBER

PARCEL #: 257730-0021

ZONING

R-15

LOT COVERAGE

ALLOWED LOT COVERAGE	35 % MAX.
GROSS LOT AREA	17,634 SQ. FT.

SEE SITE DEVELOPMENT WORKSHEET ON SHEET A-1.5

BUILDING HEIGHT

MAX BUILDING HEIGHT	30 FT.
ABE:	60.41
MAX RIDGE HT:	90.41'

SEE SITE DEVELOPMENT WORKSHEET ON SHEET A-1.5

BUILDING FOOTAGE

8

LOGGIA FLOOR HEATED	328 SQ. FT.
BASEMENT FLOOR HEATED	2,177 SQ. FT.
MAIN FLOOR HEATED	2,177 SQ. FT.
UPPER FLOOR HEATED (INCLUDES 601 SQ. FT. ADU)	2,857 SQ. FT.
	TOTAL HEATED: 7,539 SQ. FT.
GARAGE	924 SQ. FT.
PORCHES	436 SQ. FT.
PROPOSED GFA	7,017.84 SF (39.8% OF SITE)

SHEET INDEX

MERCER ISLAND STANDARD COVER

ADDED / TRANSITIONED FOR REQD EDITING (TYP)

A-0.1	COVER SHEET	
A-0.2	RESIDENCE ENERGY, VENTILATION, AND MECHANICAL	
A-0.3	LOGGIA ENERGY, VENTILATION, AND MECHANICAL	
A-0.4	ADU ENERGY, VENTILATION, AND MECHANICAL	
C1.0	DEMOLITION PLAN	
C2.0	TESC & GRADING	
C2.1	TESC NOTES & DETAILS	
C3.0	DRAINAGE & UTILITIES	
C3.1	NOTES & DETAILS	
C3.2	NOTES & DETAILS	
A-1.0	SITE PLAN DIMENSIONED	
A-1.1	SITE PLAN	
A-1.1A	GFA AREA MAP	
A-1.1B	BLENDED SITE PLAN	
A-1.2	TREE PLAN	
A-1.3	SURVEY	
A-1.4	SURVEY	
A-1.5	SITE DEVELOPMENT WORKSHEET CALCS	
A-2.1	LOGGIA PLAN	
A-2.2	LOGGIA ELEVATIONS & SECTIONS	
A-2.3	SIDEWALK PROFILE	
A-2.4	-RESERVED-NOT ISSUED YET	
A-3.1	BASEMENT PLAN	
A-4.1	MAIN FLOOR & GARAGE PLAN	
A-5.1	UPPER FLOOR & ADU PLAN	
A-6.1	ATTIC PLAN	
A-6.2	ROOF PLAN	
A-7.1	FRONT ELEVATIONS & EXTERIOR MAT'L	
A-7.2	SOUTH ELEVATIONS	
A-7.3	EAST & WEST ELEVATIONS	
A-8.1	BUILDING SECTIONS	
A-8.2	BUILDING SECTIONS	
A-8.3	BUILDING SECTIONS	
A-8.4	BUILDING SECTIONS	
A-8.5	EAVE SECTIONS	
A-8.6	NOT ISSUED YET	
A-8.7	NOT ISSUED YET	
A-9.1	WALL SECTIONS	
A-9.2	WALL SECTIONS	
A-9.3	WALL SECTIONS	
A-9.4	WALL SECTIONS	
A-9.5	WALL SECTIONS	
A-9.6	WALL SECTIONS	
A-10.1	STAIR DETAILS	
A-11.1	SHORING & FDN WALL WATERPROOFING DETAILS	
A-11.2	WATERPROOFING DETAILS	
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A-12.1b	FOLDING DOOR PARTIAL TECHNICAL SPECS	
A-12.1c	FOLDING WINDOW PARTIAL TECHNICAL SPECS	
A-12.2a	FIREPLACE DETAILS / MANTELS PER INTERIORS	
A-12.2b	NOT ISSUED YET	
A-12.3	DOOR AND WINDOW DETAILS	
A-13.1	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.2	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.3	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.4	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.5	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.6	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.7	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-13.8	INTERIOR ELEVATIONS (NOT ISSUED YET)	
A-14.1	MISC ARCHT'L DETAILS & SPECS (NOT ISSUED YET)	
A-14.2	MISC ARCHT'L DETAILS & SPECS (NOT ISSUED YET)	
A-14.3	MISC ARCHT'L DETAILS & SPECS (NOT ISSUED YET)	
S1.0W	LOGGIA SHORING AND FOUNDATION	
S1.1W	LOGGIA ROOF PLAN	
S1.01E	HOUSE AND GARAGE SHORING PLAN	
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S1.1E	HOUSE FOUNDATION PLAN	
S1.2	HOUSE MAIN FLOOR FRAMING AND GARAGE FOUNDATION PLAN	
S1.3	UPPER FLOOR FRAMING PLAN	
S1.4	ATTIC FRAMING PLAN	
S1.5	ROOF FRAMING PLAN	
S2.1	INSPECTION SCHEDULES, GENERAL NOTES AND SCHEDULES	
S2.2	STANDARD DETAILS	
S2.3	SHEARWALL SCHEDULE AND DETAILS	
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S3.3	FOUNDATION DETAILS	
S4.1	FLOOR DETAILS	
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M-1.1	LOGGIA MECHANICAL PLAN (NOT ISSUED YET)	
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E-1.1	SITE ELECTRICAL PLAN (DOCK POWER PER SEPARATE PERMIT)	
E-2.1	LOGGIA ELECTRICAL & LIGHTING PLAN (NOT ISSUED YET)	
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E-5.1	UPPER FLOOR & ADU ELECTRICAL & LIGHTING PLANS	
FP-1	LOGGIA FIRE SPRINKLER PLAN	-DEFERRED SUBMITTAL
FP-2	BASEMENT FLOOR FIRE SPRINKLER PLAN	-DEFERRED SUBMITTAL
**	(SEE FIRE PROTECTION MITIGATION REQ PER PREAPP)	
FP-3	MAIN FLOOR FIRE SPRINKLER PLANS	-DEFERRED SUBMITTAL
FP-4	UPPER FLOOR FIRE SPRINKLER PLANS	-DEFERRED SUBMITTAL
FP-5	ATTIC FIRE SPRINKLER PLAN	-DEFERRED SUBMITTAL
LA-1.0	SHORELINE PLANTING & TREE REPLACEMENT PLAN	
LA-2.0	SHORELINE HARDSCAPE AND LOT COVERAGE	
ELEV-1	BASEMENT	-DEFERRED SUBMITTAL
ELEV-2	MAIN FLOOR	-DEFERRED SUBMITTAL
ELEV-3	UPPER FLOOR	-DEFERRED SUBMITTAL
ELEV-4	SPECIFICATIONS & DETAILS	-DEFERRED SUBMITTAL
ELEV-5	SPECIFICATIONS & DETAILS	-DEFERRED SUBMITTAL
ELEV-6	SPECIFICATIONS & DETAILS	-DEFERRED SUBMITTAL
ELEV-7	SPECIFICATIONS & DETAILS	-DEFERRED SUBMITTAL
ELEV-8	SPECIFICATIONS & DETAILS	-DEFERRED SUBMITTAL

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6080
REGISTERED ARCHITECT
RICHARD W. FLAKE
STATE OF WASHINGTON

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NEW SINGLE FAMILY RESIDENCE
4803 FOREST AVE SE
MERCER ISLAND, WA 98040

DESIGN:
RWF

DRAWN:
HAVILAND CONSULTING

CHECKED:
RWF

REVISIONS:

1	CITY REVIEW	10-22-2021
2	CITY REVIEW	8-8-2023
3	FIRE REVIEW	10-4-2023
4	BLDG. REVIEW	10-14-2023
5	BLDG. REVIEW	
6	PLAN. REVIEW	1-24-2024
7	PLAN. REVIEW	2-21-2024
8	PLAN. REVIEW	4-30-2024

May 15, 2024

A-0.1

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

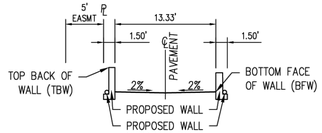
Know what's below. Call before you dig.

NOTES

1. PERMANENT CUT AND FILL SLOPES TO BE 2.5H:1V OR FLATTER.
2. PER MICC 19.02.20(H)(2) NO STRUCTURES ARE PROPOSED IN EASEMENTS.

T.E.S.C. LEGEND

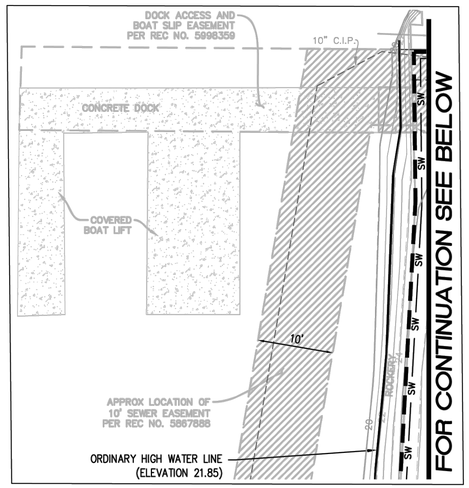
- FILTER FABRIC FENCE AT CLEARING LIMITS AND LIMITS OF EXCAVATION EXCEPT AS NOTED AND SHOWN ON SHEET C1.0 — CL & FF
- INLET PROTECTION — IP
- CONSTRUCTION ENTRANCE — CE
- HYDROSEED AND MULCH — ML
- STRAW WATTLES — SW
- TREE PROTECTION SEE NOTES AND DETAIL ON SHEET 3.2 — TP

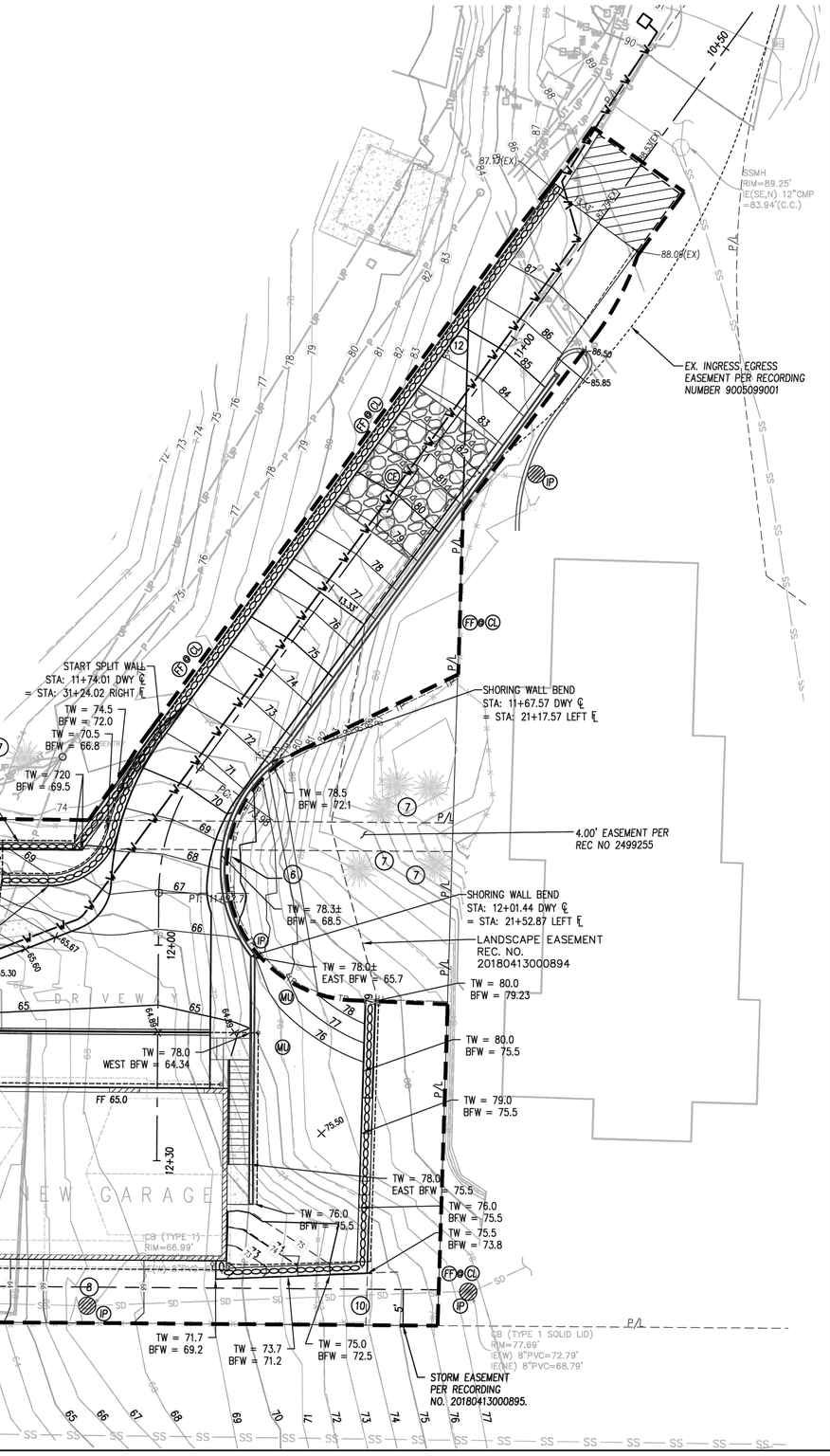


TYPICAL DRIVEWAY SECTION
(LOOKING NORTH)
N.T.S.

PLAN NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ARE TO BE USED AS APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT UTILITIES UNDERGROUND LOCATION CENTER (811).
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE PUBLIC AND/OR PRIVATE UTILITIES AND SERVICES WHICH ARE NOT THE RESPONSIBILITY OF THE UNDERGROUND LOCATION CENTER.
3. CAUTION – EXTREME HAZARD – OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES, IF SHOWN, ARE LOCATED POINT–TO–POINT, POWER POLE–TO–POWER POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND REMEDIAL MEASURES AND SHALL TAKE WHATEVER PRECAUTIONS MAY BE REQUIRED.
4. REMOVE ALL E.S.C. ITEMS AND LEGALLY DISPOSE OF THEM OFFSITE AFTER THE SITE IS PERMANENTLY STABILIZED.
5. THE CONTRACTOR AND OWNER SHALL COORDINATE ALL INSPECTIONS. ALL COSTS INCURRED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. TREE PROTECTION. SEE DETAIL ON SHEET C3.1.
7. EXISTING TREE TO REMAIN.
8. EXISTING CB TO REMAIN. DO NOT DISTURB.
9. EXISTING CB, REMOVE AND REPLACE (SEE SHEET C3.0).
10. EXISTING STORM CONVEYANCE TO REMAIN. DO NOT DISTURB.
11. SEE ARBORIST REPORT FOR TREE ANALYSIS.
12. REMOVE EXISTING FENCE.





RF ARCHITECTURE
7421 214TH AVENUE EAST
BONNEY LAKE, WA 98391
253-359-4039

MURRAY RESIDENCE
4803 FOREST AVENUE SE
MERCER ISLAND, WA 98040

Apex Engineering
2601 South 35th St., Suite 200
Tacoma, Washington 98409–7479
(253) 472–4464 FAX (253) 472–2838

ELLIS R. JACOBS — STATE OF WASHINGTON — 42244 — REGISTERED PROFESSIONAL ENGINEER

12-06-2023

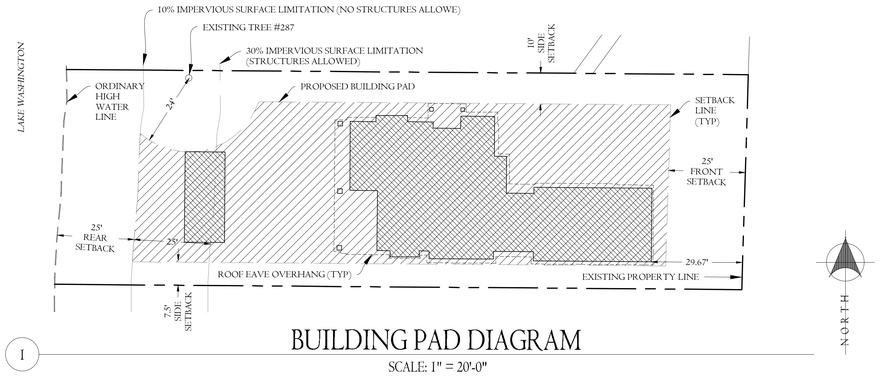
DEC. 6, 2023

SEC 13/24 T24N R04E

TESC AND GRADING

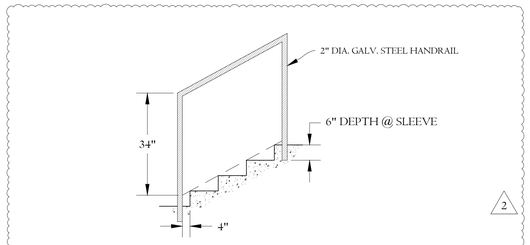
C2.0

APEX JOB NO. 34578



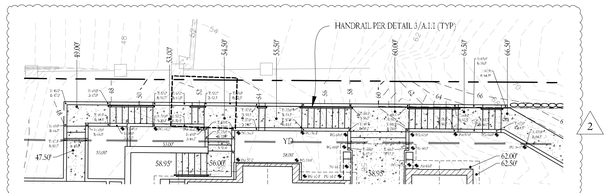
BUILDING PAD DIAGRAM

1 SCALE: 1" = 20'-0"



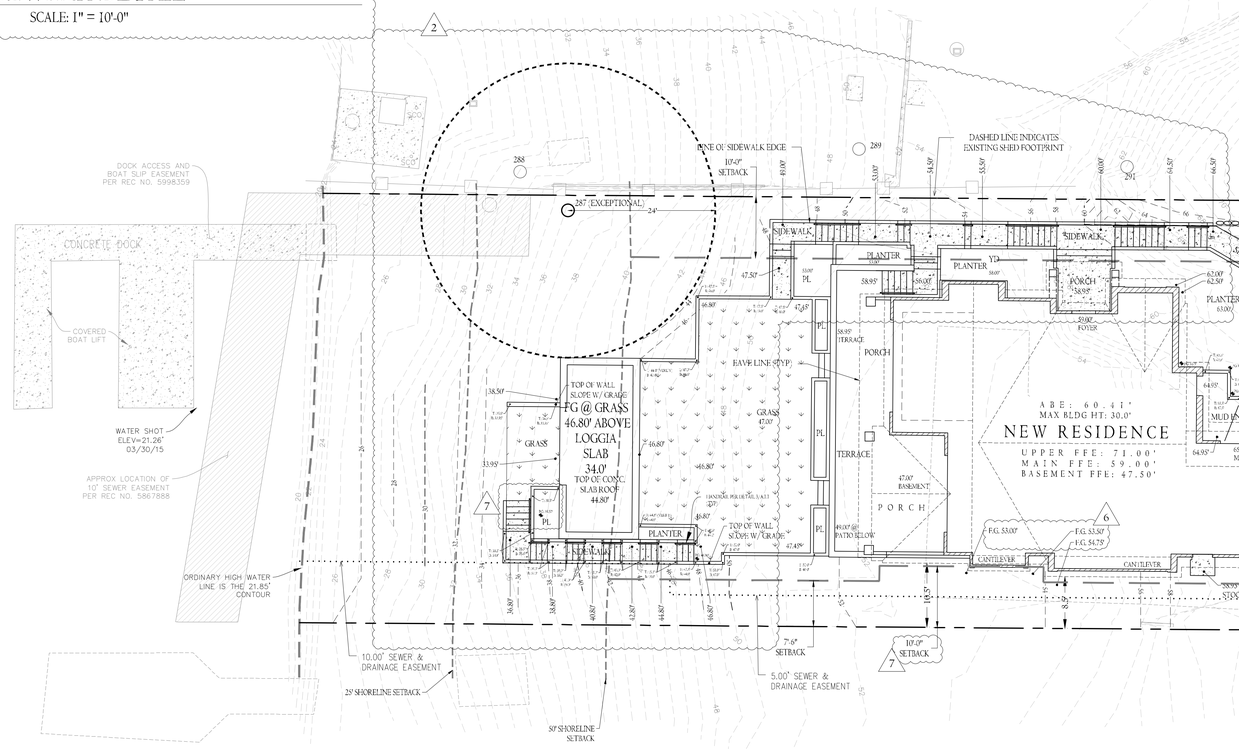
SIDEWALK RAILING DETAIL

3 NTS



SIDEWALK DETAIL

2 SCALE: 1" = 10'-0"



SITE PLAN

1" = 10.0'

0 5' 10' 20'

SCALE: 1" = 10'

SIDE YARD SETBACKS

6

15' TOTAL PER 19.02.020(C)(1)(c)(i)(a) & 19.20.020(C)(1)(c)(iii)(a); & 19.20.030(C)(1)(c)(iv)(b)

FOR LOT WIDTHS OF 90' OR LESS, THE SUM OF THE SIDE YARDS SHALL BE AT LEAST 15'.

10' PROVIDED ON NORTH PROPERTY LINE
7.5' PROVIDED ON SOUTH PROPERTY LINE

BUILDING HEIGHT

HIGHEST ELEVATION POINT ON LOT:	85.2'
LOWEST ELEVATION POINT ON LOT:	21.85'
ELEVATION DIFFERENCE:	63.35'
HORIZONTAL DISTANCE BETWEEN POINTS:	268'
LOT SLOPE:	23.6%

GROSS FLOOR AREA

UPPER FLOOR:	2,347 SF
MAIN FLOOR:	2,195 SF
GROSS BASEMENT EXCLUDED:	2,871 SF
GARAGE:	144 SF
TOTAL FLOOR AREA:	4,686 SF
ACCESSORY DWELLING UNIT:	804 SF
COVERED PORCHES:	432 SF
150% GFA MODIFIER:	588 SF
TOTAL BUILDING AREA:	6,510 SF
LOT AREA:	17,634
ZONING:	R-15
ALLOWED GROSS FLOOR AREA:	7,053.6 SF (40% OF LOT)
PROPOSED FLOOR AREA:	6,510 SF (36.9% OF LOT)

LOT COVERAGE

GROSS LOT AREA:	17,634 SF
NET LOT AREA:	17,634 SF
ALLOWED LOT COVERAGE AREA:	6,172 SF
ALLOWED LOT COVERAGE:	35% OF LOT
EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA:	1,494 SF
2. ACCESSORY BLDG ROOF AREA:	80 SF
3. VEHICULAR USE:	1,945 SF
4. COV'D PATIOS/DECKS:	234 SF
5. TOTAL EXISTING LOT COVERAGE:	3,753 SF
TOTAL EXISTING LOT AREA REMOVED:	3,753 SF
PROPOSED ADJUSTMENTS FOR FLAG LOT:	309 SF
TOTAL NEW LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA:	3,114 SF
2. ACCESSORY STRUCTURE ROOF AREA:	390 SF
3. VEHICULAR USE:	1,833 SF
4. COV'D PATIOS/DECKS:	815 SF
5. TOTAL NEW LOT COVERAGE:	6,152 SF
TOTAL PROJECT LOT COVERAGE AREA:	6,152 SF
PROPOSED LOT COVERAGE AREA:	34.88%

HARDSCAPE

GROSS LOT AREA:	17,634 SF
NET LOT AREA:	17,634 SF
AREA BORROWED FROM LOT COVERAGE:	0 SF
ALLOWED HARDSCAPE AREA:	9% OF LOT
ALLOWED HARDSCAPE AREA:	1,587 SF
TOTAL EXISTING HARDSCAPE AREA:	
1. UNCOVERED DECKS:	734 SF
2. UNCOVERED PATIOS:	405 SF
3. WALKWAYS:	116 SF
4. STAIRS:	129 SF
5. ROCKERIES/RETAINING WALLS:	66 SF
6. TOTAL EXISTING HARDSCAPE AREA:	1,450 SF
TOTAL HARDSCAPE AREA REMOVED:	1,450 SF
TOTAL NEW HARDSCAPE AREA:	
1. UNCOVERED DECKS:	452 SF
2. UNCOVERED PATIOS:	61 SF
3. WALKWAYS:	528 SF
4. STAIRS:	245 SF
5. ROCKERIES/RETAINING WALLS:	80 SF
6. TOTAL NEW HARDSCAPE AREA:	1,366 SF
TOTAL PROJECT HARDSCAPE AREA:	1,366 SF
TOTAL PROJECT HARDSCAPE AREA:	7.7%

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7422 214TH AVE E BONNEYLAKE, WA 98391

6080 REGISTERED ARCHITECT RICHARD W. FLAKE STATE OF WASHINGTON

MURRAY RESIDENCE

NEW SINGLE FAMILY RESIDENCE
4806 MERCER ISLAND, WA 98040

DESIGN: RWF
DRAWN: HAVILAND CONSULTING
CHECKED: RWF

REVISIONS:
1 CITY REVIEW 10-22-2021
2 CITY REVIEW 8-8-2023
3 FIRE REVIEW 10-4-2023
4 BLDG. REVIEW 10-14-2023
5 BLDG. REVIEW 1-24-2024
6 PLAN. REVIEW 2-21-2024
7 PLAN. REVIEW 4-30-2024

May 15, 2024

1 A-1.1

Murray Residence
4803 Forest Ave SE, Mercer Island, WA

Tree Inventory, updated January 30, 2024

Thomas L Quigley, TRAQ
Kim Ettari, ISA PN1361A

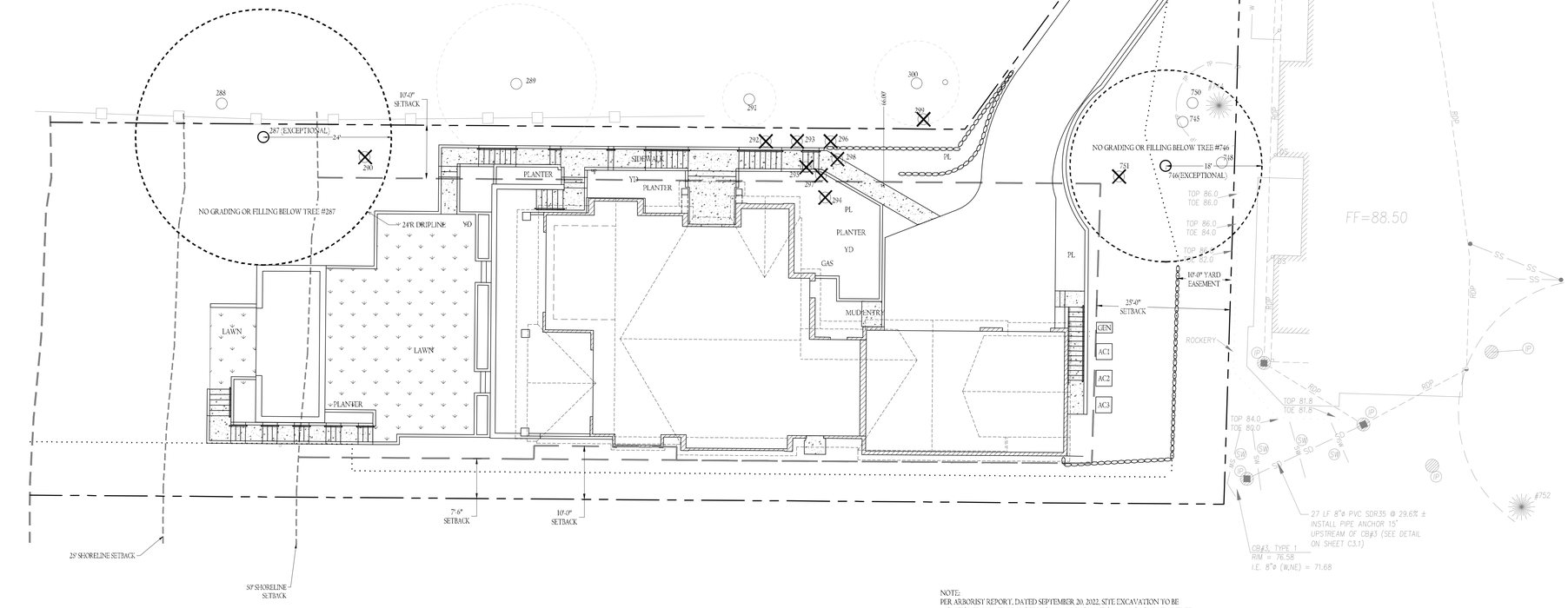
Tree #	Species	DBH"	Drpln rad'	Cndtn	Remarks	Designation	Rmv	Rtn	Mitigation
	On-site Trees								
287	Acer macrophyllum, Big leaf maple	34"	24' south	Good	Tree root collar is located 4-5' below existing/proposed grade	Exceptional		X	
290	Calocedrus decurrens. Incense cedar	16"	10' radius	Excellent	To be removed	Large	X		2
292	Acer macrophyllum, Big leaf maple	11"	12' south	Fair	Located 5' from BLM stump with Kretzmaria fungii. Leans 5% south.	Large	X		2
293	Acer macrophyllum, Big leaf maple	7"	5' south, 0' north	Good	4", 2", 5" equlas 6.7" DBH. Shared canopy. Leans 5% south	Non-reg			Non-reg
294	Acer macrophyllum, Big leaf maple	13"	18' south	Fair	Tree leans south so canopy is unusually heavy to the south.	Large	X		2
295	Acer macrophyllum, Big leaf maple	17"	0' south	Good	Shared canopy with other more dominant trees.	Large	X		2
296	Acer macrophyllum, Big leaf maple	15"	8' south	Fair	Dead stem and limbs, low vigor	Large	X		2
297	Acer macrophyllum, Big leaf maple	9"	18' south	Good	To be removed	Non-reg			Non-reg
298	Acer macrophyllum, Big leaf maple	12.5"	18' south	Good	no canopy coverage to the north, to be removed	Large	X		2
744	Acer macrophyllum, Big leaf maple	19"	15'	Excellent	Out of proposed construction area, tree protection from nearby, off-site construction	Large		X	
745	Thuja plicata, Western red cedar	19", 11"	15' south	Fair	Out of proposed construction area.	Large		X	
746	Acer macrophyllum, Big leaf maple	36"+	18' SW	Fair	Decay column. Out of proposed construction area.	Exceptional		X	
748	Acer macrophyllum, Big leaf maple	22"	0' north 20' south	Fair	Out of proposed construction area.	Large		X	
750	Prunus, plum?	7"	6'	Fair	under canopy of nearby Tree 744	Non-reg			Non-reg
751	Acer macrophyllum, Big leaf maple	25.3	'south 15' w	Poor	Canopy slightly overhangs construction area below. Decay in root collar, deadwood. High Risk. Photos.	Large	X		2
					Total tree onsite = 15, 3 Non-regulated. 30% of 12 is 3.6 or 4 trees. 5 trees retained.	**Total Replant**			**14**

Murray Residence
4803 Forest Ave SE, Mercer Island, WA

Tree Inventory, updated January 30, 2024

Thomas L Quigley, TRAQ
Kim Ettari, ISA PN1361A

288	**Off-site Trees**	est 48"+	6' south	Good	Off-site tree with canopy dominated by Tree #287	Exceptional		X
289	Acer macrophyllum, Big leaf maple	est 30"	15' radius	Good	Off-site tree with hornet nest in ground at root collar.	Exceptional		X
291	Acer macrophyllum, Big leaf maple	2 x 18"	5' south	Fair	Was 3-stem, center stem cut at 10', deadwood, narrow.	Exceptional		X
299	Acer macrophyllum, Big leaf maple	21"	3' south	Fair	Off-site tree, large decay column, good response growth.	Large	X	
300	Acer macrophyllum, Big leaf maple	15", 20.5"	8' south	Fair	Off-site, located just 8' from power pole with transformer.	Large	X	
	leaf maple							



NORTH

TREE PLAN

1" = 10.0'

0 5' 10' 20'

SCALE: 1" = 10'

NOTE:
PER ARBORIST REPORT, DATED SEPTEMBER 20, 2022, SITE EXCAVATION TO BE MONITORED BY A TREE PROFESSIONAL AS EXCAVATION APPROACHES THE TREE PROTECTION ZONES. TREE ROOTS ORIGINATING FROM TREES SLATED FOR RETENTION MAY BE EXPOSED. ROOTS THAT WILL LIKELY BE EXPOSED MAY NEED TO BE SEVERED OR REMOVED, WHICH COULD RESULT IN AN INCREASED LIKELIHOOD OF AN ASSOCIATED FAILURE SOMETIME IN THE FUTURE. FAILURE TO MONITOR THESE ROOT SYSTEM ENCOUNTERS MIGHT RESULT IN OVERLOOKING A POTENTIALLY SIGNIFICANT FUTURE RISK.

NOTE: COORDINATE WITH SHEET LA-1.0

RF ARCHITECTURE
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7 PLAN. REVIEW 2-21-2024
8 PLAN. REVIEW 6-30-2024

May 15, 2024

A-I.2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 2 OF MERCER ISLAND SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 9005099001, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

PER PLAT OF LAKE ISLE CENTERLINE OF FOREST AVE SE BEARS N 00°05'56" W BETWEEN FOUND MONUMENTS.

REFERENCES

R1. LAKE ISLE, RECORDED IN VOL. 19 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON.

R2. FLOODS ACRE GARDENS, RECORDED IN VOL. 7 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM

PER US ARMY CORPS OF ENGINEERS MONITORING OF LAKE WASHINGTON – BALLARD DATUM

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2019 AND JANUARY OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 2577300021
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 17,448 S.F. (0.40 ACRES) (MEASURED TO ORDINARY HIGH WATER LINE)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

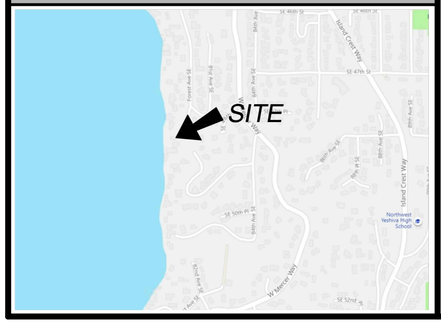
LEGEND

LEGEND

- AREA DRAIN
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FLAGSTONE SURFACE
- GAS LINE
- GUY ANCHOR
- INLET (TYPE 1)
- INLET (TYPE 2)
- IRON PIPE (FOUND)
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM MANHOLE
- STORM DRAIN LINE
- TELEPHONE SENTRY
- TREE (AS NOTED)
- UTILITY LINE
- WATER LINE
- WATER METER
- POWER (OVERHEAD)
- POWER (UNDERGROUND)
- 10' SEWER EASEMENT, REC. NO. 5867888

VICINITY MAP

N.T.S.

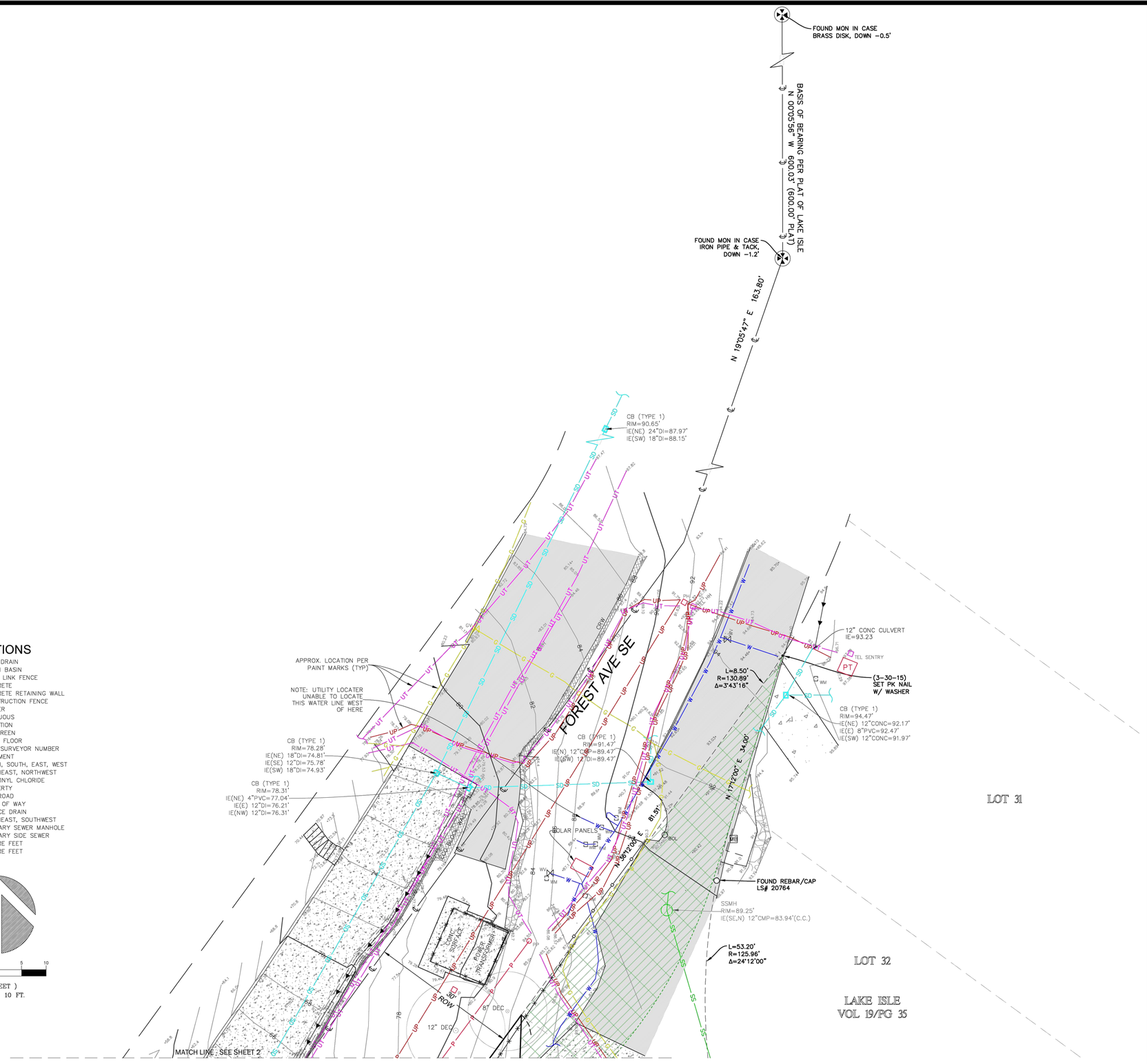


ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CRW	CONCRETE RETAINING WALL
CF	CONSTRUCTION FENCE
COR	CORNER
DEC	DECIDUOUS
ELEV	ELEVATION
EVG	EVERGREEN
FF	FINISH FLOOR
LS#	LAND SURVEYOR NUMBER
MON	MONUMENT
N, S, E, W	NORTH, SOUTH, EAST, WEST
NE, NW	NORTHEAST, NORTHWEST
PVC	POLYVINYL CHLORIDE
PROP	PROPERTY
R/R	RAIL ROAD
ROW	RIGHT OF WAY
SD	SERVICE DRAIN
SE, SW	SOUTHEAST, SOUTHWEST
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
SF	SQUARE FEET
SQ FT	SQUARE FEET

10 0 5 10

(IN FEET)
1 INCH = 10 FT.



We are the measure | terrane.net

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

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2577300021

MURRAY RESIDENCE
4803 FOREST AVE SE
MERCER ISLAND, WA 98040

GOODMAN MILLER JACOB — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — 07/19/22

JOB NUMBER:	150317
DATE:	09/04/19
DRAFTED BY:	JPH
CHECKED BY:	TBH/JGM
SCALE:	1"= 10'

REVISION HISTORY

01/21/22	ADD TOPO
07/13/22	PER COMMENTS

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

- AREA DRAIN
- BOL O BOLLARD
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FLAGSTONE SURFACE
- G GAS LINE
- GUY ANCHOR
- INLET (TYPE 1)
- INLET (TYPE 2)
- IP IRON PIPE (FOUND)
- MONUMENT IN CASE (FOUND)
- P POWER METER
- PP POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SS SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM MANHOLE
- SD STORM DRAIN LINE
- TEL SENTRY TELEPHONE SENTRY
- SIZE TYPE TREE (AS NOTED)
- UT UTILITY LINE
- W WATER LINE
- WM WATER METER
- P POWER (OVERHEAD)
- UP POWER (UNDERGROUND)
- 10' SEWER EASEMENT, REC. NO. 5867888

ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CRW	CONCRETE RETAINING WALL
CF	CONSTRUCTION FENCE
COR	CORNER
DEC	DECIDUOUS
ELEV	ELEVATION
EVG	EVERGREEN
FF	FINISH FLOOR
LS#	LAND SURVEYOR NUMBER
MON	MONUMENT
N, S, E, W	NORTH, SOUTH, EAST, WEST
NE, NW	NORTHEAST, NORTHWEST
PVC	POLYVINYL CHLORIDE
PROP	PROPERTY
R/R	RAIL ROAD
ROW	RIGHT OF WAY
SD	SERVICE DRAIN
SE, SW	SOUTHEAST, SOUTHWEST
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
SF	SQUARE FEET
SQ FT	SQUARE FEET

10 0 5 10

(IN FEET)
1 INCH = 10 FT.

MATCH LINE - SEE SHEET 1

FOREST AVE SE

N 36°12'00" E 208.00'

N 36°12'00" E 89.71'

N 01°45'58" E 142.83'

N 89°33'45" W 150.77'

N 89°33'45" W 213.13'

PARCEL# 2577300021
17,448 SQ FT
0.40 ACRE(S)
LOT 2

LOT 32

LOT 33

LOT 1

LAKE ISLE
VOL 19/PG 35

FLOODS ACRE GARDENS
VOL 7/26

THIS PROPERTY WAS UNDER CONSTRUCTION AT THE TIME OF SURVEY

OUTLINE OF BUILDING UNDER CONSTRUCTION

HOUSE NO. 4803
FOOTPRINT=1,470 SF

FF EL=62.0

ROOF EL=81.3

CB (TYPE 1)
RIM=59.23
IE(NE) 18"DI=53.71
IE(SW) 18"DI=52.33
IE(E) 8"PVC=55.26

CB (TYPE 2)
RIM=54.47
IE(NE) 18"DI=43.52
IE(SW) 18"DI=43.22

CB (TYPE 1)
RIM=26.84
IE(E) 18"CONC=24.14'
IE(W) 12"CPP=23.84'

12" CONC CULVERT
IE=21.15'

8" C.I.

12" C.I.
EMERGENCY BY-PASS

SSMH
RIM=24.65'
(UNABLE TO OPEN)

VAULT

PUMP STATION #15

SIGN

DECK

FENCE 0.4' N

FENCE 0.8' N

FENCE 0.1' N

30' ROW

WOOD STAIRS

CONC SLAB

WOOD STAIRS
(3)9" MAP

SHED
0.6'N OF PROP LINE

SHED
0.3'N OF PROP LINE

CRW

12" MAP

(2)24" DEC

17" MAP

TEL SENTRY

PP

DOCK ACCESS AND BOAT SLIP EASEMENT PER REC NO. 5998359

10" C.I.P.

CONCRETE DOCK

COVERED BOAT LIFT

WATER SHOT
ELEV=21.26'
03/30/15

APPROX LOCATION OF 10' SEWER EASEMENT PER REC NO. 5867888

ORDINARY HIGH WATER LINE IS THE 21.85' CONTOUR

WOOD DOCK

ROCKERY 0.1'S OF PROP LINE

(3-30-15)
SET REBAR/CAP

24" DEC

12" EVG CED

SSMH (HYDRAULIC GRADIENT CONTROL)
RIM=30.85
IE(SW) 8"CONC=24.37'

GRADE BREAK

ROCKERY

CONC STEPS

CONC SURFACE

STONE SURFACE

WALL

14" DEC

12" DEC

8" CRW

10" EVG FIR

DECK & WOOD STAIRS

DECK

TANK

UPPER DECK

EAVE

ROOF

6" CRW

CONC DRIVEWAY

CONC STEPS

62.4'

CMP 12" IE= 24.85

CB (TYPE 1)
RIM=52.04'
IE(E) 8"PVC=49.59'
IE(SW) 12"PVC=49.29'

R/R TIE
161.1'

CB (TYPE 1 SOLID LID)
RIM=50.52'
IE(E) 12"PVC=47.62'
IE(SW) 12"PVC=48.12'
IE(W) 12"PVC=47.52'

CB (TYPE 1 SOLID LID)
RIM=52.17'
IE(NE) 12"PVC=49.22'
IE(W) 12"PVC=49.17'
IE(E) 6"PVC=50.67'

CB (TYPE 1 SOLID LID)
RIM=34.02'
IE(E) 12"PVC=31.52'
IE(W) 12"CONC=31.52'

(3-30-15)
SET REBAR/CAP

TOP OF SLOPE

SHED
0.3'N OF PROP LINE

CRW
0.4'N OF PROP LINE

CONC EDGE
0.8'S OF PROP LINE

CONC EDGE
0.9'S OF PROP LINE

DECK/RAMP

CB (TYPE1)
RIM=66.99'
IE(E) 8"PVC=63.94'
IE(W) 8"PVC=63.79'

FOUND IRON PIPE
LS# 2534
0.2'S OF
PROP LINE

CF END
0.1'N OF
PROP LINE

SILT FENCE
0.4'N OF
PROP LINE

FOUND REBAR/CAP
LS# 27064
0.1'S & 0.9'E
OF PROP COR

SILT FENCE COR
0.3'N OF
PROP LINE

CB (TYPE 1 SOLID LID)
RIM=77.69'
IE(W) 8"PVC=72.79'
IE(NE) 8"PVC=68.79'

R/R TIE
0.4'NW OF
PROP LINE

R/R TIE
0.4'SE OF
PROP LINE

CONC DRIVEWAY

ROCKERY
0.6'E OF
PROP LINE

CLF
0.3'E OF
PROP LINE

CLF (TREE PROTECTION)
0.5'W OF
PROP LINE

24" EVG CED

20" DEC

(2)24" DEC

20" DEC

LANDSCAPE EASEMENT REC. NO. 20180418000694

CRW
0.7'E

CRW
0.4'E

CRW

CRW

CRW

71' EVG

CLF
0.1'S OF
PROP LINE

CLF
0.1'S OF
PROP LINE

0.8'S

0.5'S

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

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2577300021

MURRAY RESIDENCE

4803 FOREST AVE SE
MERCER ISLAND, WA 98040

GOODMAN MILLER JACOB — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON

JOB NUMBER:	150317
DATE:	09/04/19
DRAFTED BY:	JPH
CHECKED BY:	TBH/JGM
SCALE:	1"= 10'

REVISION HISTORY

01/21/22	ADD TOPO
07/13/22	PER COMMENTS

SHEET NUMBER
2 OF 2

North
FRONT ELEVATION
scale: 1/4" = 1'-0"

TYPICAL MAT'LS & ASSEMBLIES

ROOF
50 YEAR COMP. SHINGLE ROOFING
2X8 CEDAR FASCIA / 2X10 CEDAR RAKE W/ 2-1/4" BRICK MOULD W. PRE-FINISHED ALUMINUM DRIP METAL
1/2X4 CEDAR SOFFIT W. 2" CONT. SCREENED SOFFIT VENT

WALL (PER EACH EXTERIOR ELEVATION)
#1 PRE-STAINED SAWN CEDAR SHINGLES W/ MAXIMUM 6" EXPOSURE O. MESH RAIN SCREEN O. VAPROSHIELD BREATHABLE MEMBRANE O. 1/2" CDX PLYWOOD

COORDINATE ALL SILLS, WALL SKIRT WEEP FLASHING & COLUMN SKIRT FLASHING TERMINATIONS W/ APPROVED PRE-FINISHED PAN & BASE FLASHING DETAILS PER SHOP DRAWINGS

PER EXTERIOR ELEVATIONS & WALL SECTIONS. SEE CONSTRUCTION DETAILS OF SWOOPED SHINGLE WALLS. SWOOPS TO BE CONSTRUCTED OF 2X FT SUPPED STUDS AT 16" O.C. MAX & THE CELLS FILLED SOLID W/ SPRAY FOAM W. 3/8" PT. CDX PLYWOOD. SOLID BLOCK AT BOTTOM W/ PRE-FINISHED ALUMINUM SKIRT FLASHING

BRICK VENEER INSTALLED PER IRC & MANUF. RECOMMENDATIONS O. AIR SPACE/MESH RAIN SCREEN W. WEEPS & DRIP METAL AT BOTTOM. TO BE INSTALLED O/ BREATHABLE VAPROSHIELD WATERPROOF MEMBRANE O/ PRESSURE TREATED 1. 2" CDX PLYWOOD. REFER TO COORDINATION W/ WATERPROOFING DETAILS PER SHEET A-11.1

KOLBE ..... ULTRA SERIES CLAD DOORS & WINDOWS W/ FACTORY SUPPLIED PRE-FINISHED ALUMINUM BACKBAND TRIM. COORDINATE W/ SIDING FOR WATERPROOFING DETAILS & Z-FLASHING AT HEAD REQUIREMENTS. SEQUENCING CRITICAL AT HEADS & W/ COORDINATION AT DOOR PAN INSTALLATIONS.

WOOD SILL CAPS AT COVERED PORCHES TO BE 2X PRE-FINISHED CEDAR O/ WATERPROOF MEMBRANE W/ 1X CEDAR PRE-FINISHED APRON TRIM. TYPICAL AT

FRONT PORCH COLUMNS
PRE-FINISHED METAL PAN - 4 EDGES AT TOP O/ 3X PRE- FINISHED CEDAR WOOD CAP O/ PRE-FINISHED COVE MOULD (DIMENSIONS PER SUBMITTALS) O/ PRE-FINISHED WOOD COLUMN WRAPS W/ MITERED OR BISCUITED EDGE CORNERS O/ MESH RAIN SCREEN O/ VAPROSHIELD WATERPROOF BREATHABLE MEMBRANE O. 1/2" CDX PLYWOOD O/ WOOD FRAMING PER STRUCTURAL.

MAIN FLOOR TERRACE CONSTRUCTION
TEMPERED 3/8" THICK GLASS PANEL @ PRE-FINISHED ALUMINUM HANDRAILS - CAPLESS GUARDRAIL PER APPROVED SHOP DRAWINGS O. PRE-CAST CONCRETE SILL, WALL CAP PER ELEVATIONS & SHOP DRAWINGS. COORDINATE W/ DETAILS AT SLOPED WATERPROOF DECK & PRE-CAST - STONE VENEER PAVER SYSTEM O/ BISON ADJUSTABLE STANDS PER APPROVED SHOP DRAWINGS. COORDINATE W/ WATERPROOF DECK SHOP DRAWINGS & APPROVED DECK DRAIN LOCATIONS. ALSO COORDINATE LOCATIONS PER CIVIL DRAWINGS.

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TYPICAL EXTERIOR WALL
SIDING MATERIALS PER ELEVATIONS & EXTERIOR MATERIALS LIST.
RADSCREEN MESH O/ VAPROSHIELD WEATHERPROOF BREATHABLE MEMBRANE O/
1" 2" CDX PLYWOOD - SEE STRUCT.
2X6 STUDS @ 16" O.C. TYP U.N.O.
R-25 INSULATION ASSY PER SHEET A-0.2
5/8" SHEETROCK

ROOF ASSEMBLY 1
COMPOSITION SHINGLE - 50 YR.
WEATHER PROOFING MEMBRANE
5/8" CDX PLYWOOD - SEE STRUCT.
RAFTERS PER STRUCT
R-38 INSULATION ASSY NON-VENTED
SEE SHEETS A-0.2 FOR ENERGY

ROOF ASSEMBLY 2
COMPOSITION SHINGLE - 50 YR.
WEATHER PROOFING MEMBRANE
5/8" CDX PLYWOOD - SEE STRUCT.
RAFTERS PER STRUCT
R-38 INSULATION ASSY NON-VENTED
SEE SHEETS A-0.2 FOR ENERGY
5/8" SHEET ROCK

FLOOR ASSEMBLY 3 - OVER GARAGE
1-1/2" GYPCRETE W. RADIANT TUBE
1-1/8" T&G PLYWOOD PER STRUCT.
TJI'S PER STRUCT.
FLOOR INSULATOR, R-38
5/8" GWB

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6080
REGISTERED ARCHITECT
RICHARD W. FLAKE
STATE OF WASHINGTON

RESIDENCE

FAMILY RESIDENCE
LAND. WA 98040

MURRAY

NEW SINGLE
4 MERCER ISL

DESIGN:
RWF

DRAWN:
HAVILAND CONSULTING

CHECKED:
RWF

REVISIONS:

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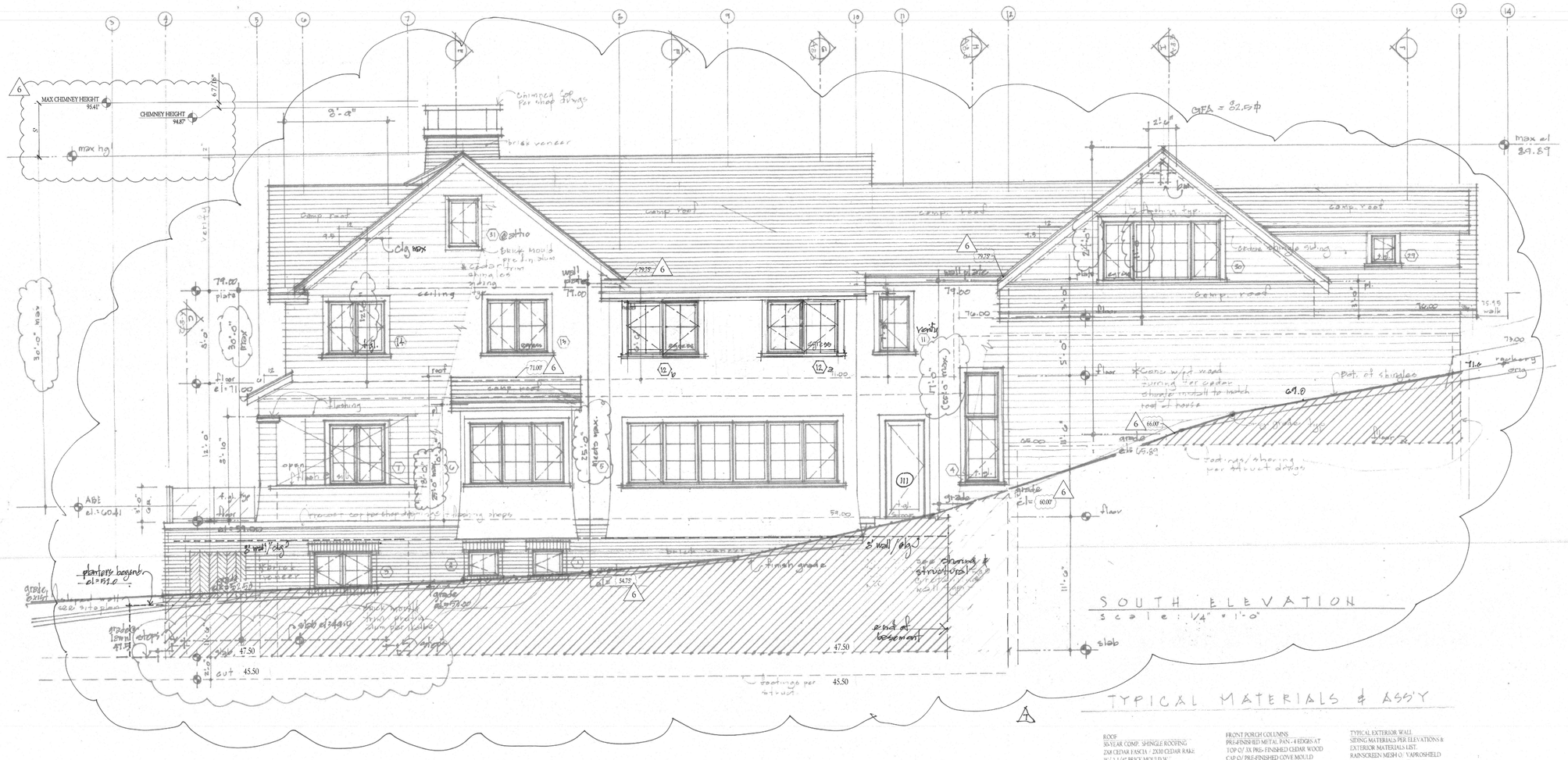
May 15, 2024

A-7.1



TYPICAL MATERIALS & ASS'Y

ROOF
35-YEAR COMP. SHINGLE ROOFING
2X6 CEDAR FASCIA :: 2X10 CEDAR RAKE W/ 2-1/4" BEDG MOULD W/ PRE-FINISHED ALUMINUM DRIP METAL
1/2X4 CEDAR SOFFIT W/ 2" CONT. SCREENED SOFFIT VENT

WALL (PER EACH EXTERIOR ELEVATION)
#1 PRE-STAINED SAWN CEDAR SHINGLES W/ MAXIMUM 6" EXPOSURE O/ MESH RAIN SCREEN O/ VAPROSHIELD BREATHABLE MEMBRANE O/ 1/2" CDX PLYWOOD

COORDINATE ALL SILLS, WALL SKIRT W/EIFF FLASHING & COLUMN SKIRT FLASHING TERMINATIONS W/ APPROVED PRE-FINISHED PAN & BASE FLASHING DETAILS PER SHOP DRAWINGS

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KOLBE ULTRA SERIES CLAD DOORS & WINDOWS W/ FACTORY SUPPLIED PRE-FINISHED ALUMINUM BACKBAND TRIM. COORDINATE W/ SIDING FOR WATERPROOFING DETAILS & Z-FLASHING AT HEAD REQUIREMENTS. SEQUENCING CRITICAL AT HEADS & W/ COORDINATION AT DOOR PAN INSTALLATIONS.

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FRONT PORCH COLUMNS
PRE-FINISHED METAL PAN - 4 EDGES AT TOP O/ 3X PRE-FINISHED CEDAR WOOD CAP O/ PRE-FINISHED COVE MOULD. (DIMENSIONS PER SUBMITTALS) O/ PRE-FINISHED WOOD COLUMN WRAPS W/ MITERED OR BISCUITED EDGE CORNERS O/ MESH RAIN SCREEN O/ VAPROSHIELD WATERPROOF BREATHABLE MEMBRANE O/ 1/2" CDX PLYWOOD O/ WOOD FRAMING PER STRUCTURAL.

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RAINSCREEN MESH O/ VAPROSHIELD WEATHERPROOF BREATHABLE MEMBRANE O/
1 "2" CDX PLYWOOD - SEE STRUCT.
2X6 STUDS @ 16" O.C. TYP U.N.O.
R-23 INSULATION ASSY PER SHEET A-0.2
5 8" SHEETROCK

ROOF ASSEMBLY 1
COMPOSITION SHINGLE - 50 YR
WEATHER PROOFING MEMBRANE
5 8" CDX PLYWOOD - SEE STRUCT.
RAFTERS PER STRUCT.
R-38 INSULATION ASSY NON-VENTED SEE SHEETS A-0.2 FOR ENERGY
5 8" SHEET ROCK

ROOF ASSEMBLY 2
COMPOSITION SHINGLE - 50 YR
WEATHER PROOFING MEMBRANE
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RAFTERS PER STRUCT.
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FLOOR ASSEMBLY 3 (OVER GARAGE)
1-1/2" GYPCRETE W/ RADIANT TUBE
1-1/8" T&G PLYWOOD PER STRUCT. TYP. PER STRUCT.
FLOOR INSULATOR: R-38
5 8" GWB

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6080
REGISTERED ARCHITECT RICHARD W. FLAKE STATE OF WASHINGTON

MURRAY RESIDENCE

NEW SINGLE FAMILY RESIDENCE FOR
MERCER ISLAND, WA

IDENCE

RESIDENCE
WA 98040

DESIGN: RWF
DRAWN: HAVILAND CONSULTING
CHECKED: RWF
REVISIONS:

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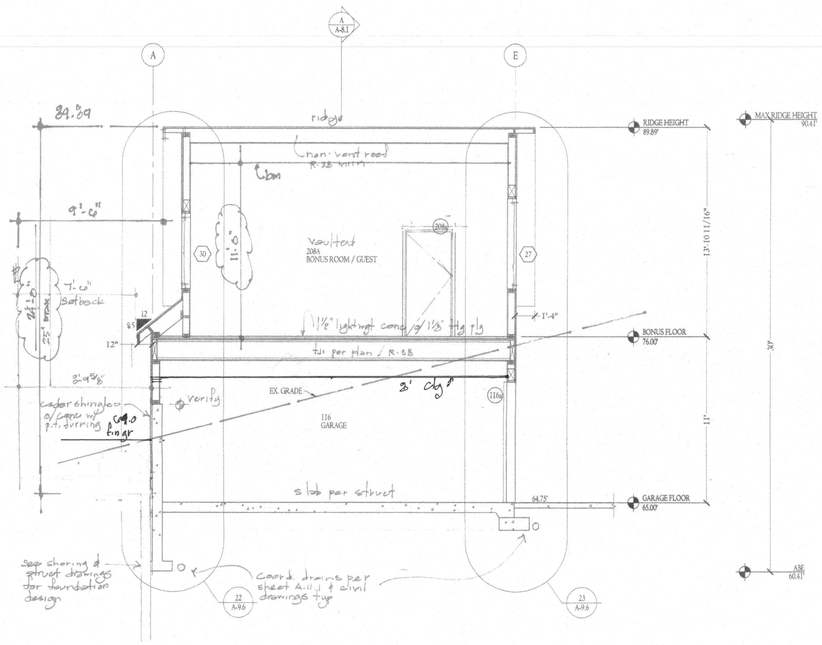
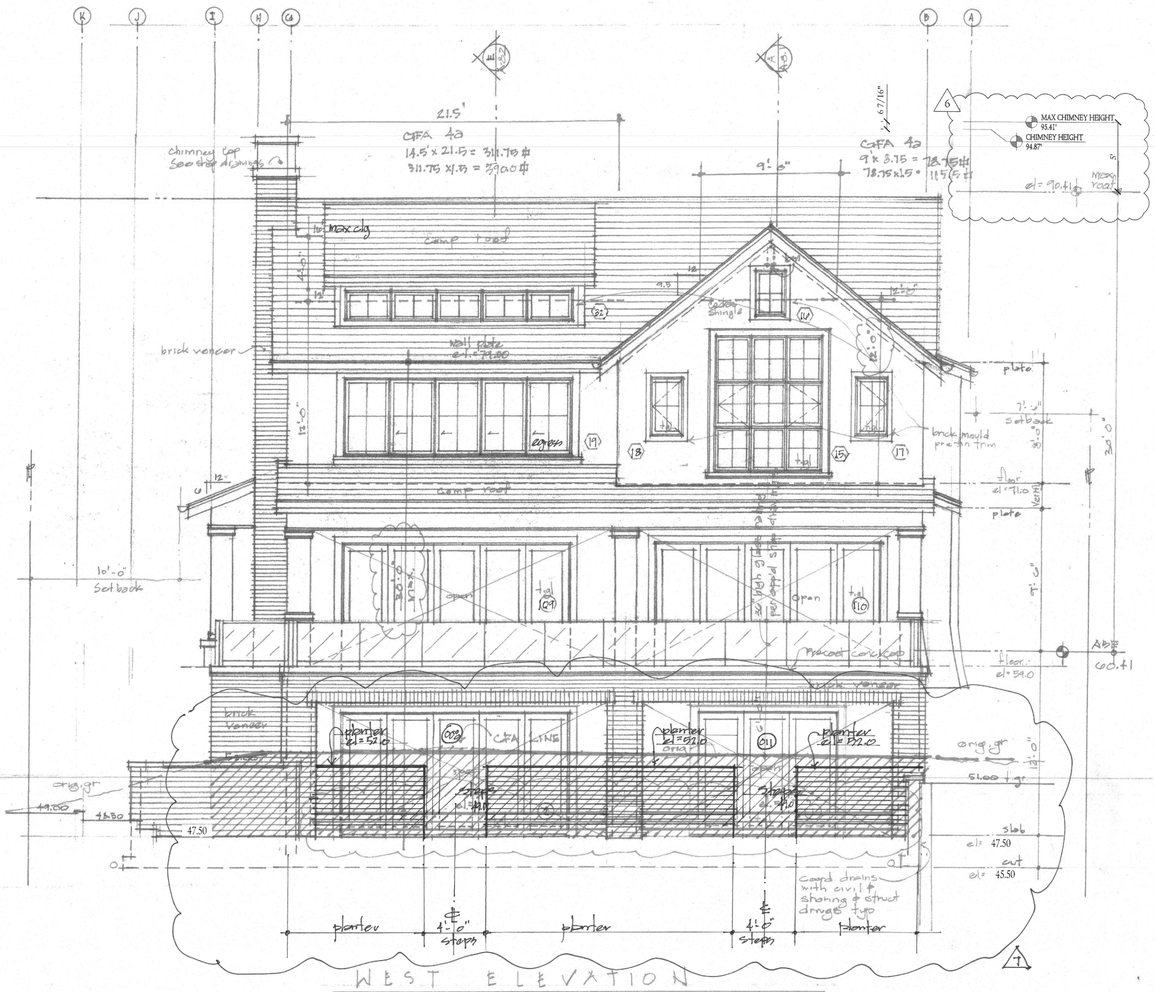
May 15, 2024

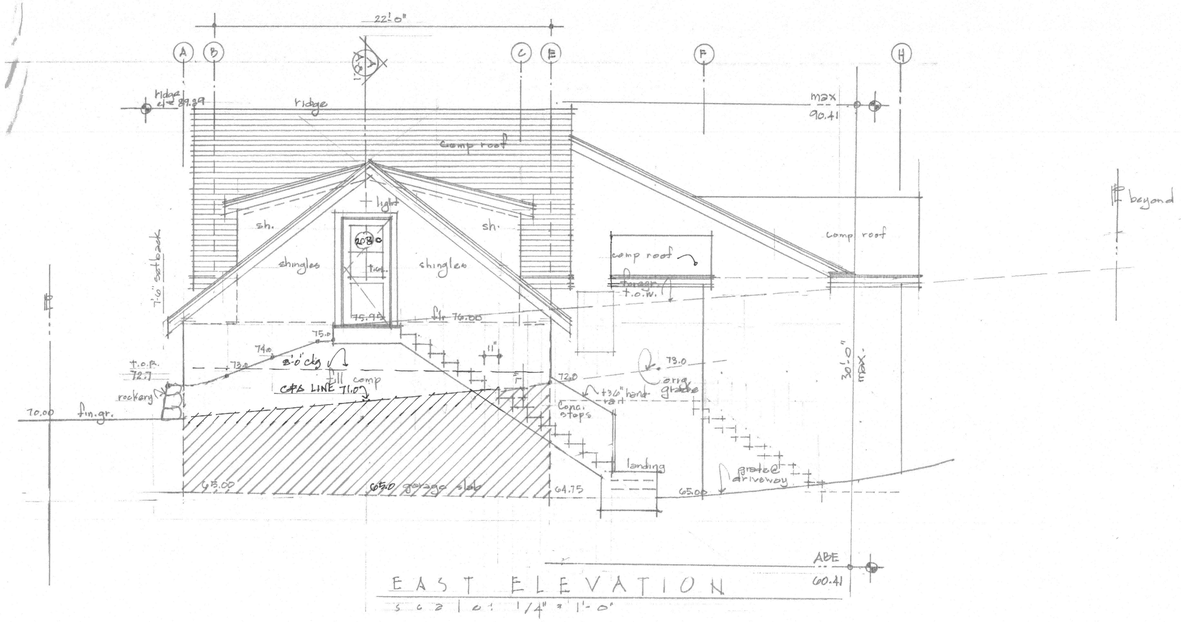
A-7.2



I BUILDING SECTION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
scale: 1/4" = 1'-0"



EAST ELEVATION
scale: 1/4" = 1'-0"

TYPICAL MAT'LS & ASSEMBLIES

ROOF
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2X8 CEDAR FASCIA / 2X10 CEDAR RAKE W/ 2-1/4" BRICK MOULD W/ PRE-FINISHED ALUMINUM DRIP METAL
1/2X4 CEDAR SOFFIT W/ 2" CONT. SCREENED SOFFIT VENT

WALL (PER EACH EXTERIOR ELEVATION)
#1 PRE-STAINED SAWN CEDAR SHINGLES W/ MAXIMUM 6" EXPOSURE O/ MESH RAIN SCREEN O/ VAPROSHIELD BREATHABLE MEMBRANE O/ 1/2" CDX PLYWOOD

COORDINATE ALL SILLS, WALL SKIRT WEEP FLASHING & COLUMN SKIRT FLASHING TERMINATIONS W/ APPROVED PRE-FINISHED PAN & BASE FLASHING DETAILS PER SHOP DRAWINGS

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2X6 STUDS @ 16" O.C. TYP U.N.O.
R-25 INSULATION ASS'Y PER SHEET A-0.2
5/8" SHEETROCK

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COMPOSITION SHINGLE - 50 YR. WEATHER PROOFING MEMBRANE.
5/8" CDX PLYWOOD - SEE STRUCT.
RAFTERS PER STRUCT.
R-38 INSULATION ASS'Y NON-VENTED SEE SHEETS A-0.2 FOR ENERGY

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RICHARD W. FLAKE
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RESIDENCE

MURRAY RESIDENCE
NEW SINGLE FAMILY RESIDENCE
NEW POWER ISLAND, WA 98040

DESIGN: RWF
DRAWN: HAVILAND CONSULTING
CHECKED: RWF

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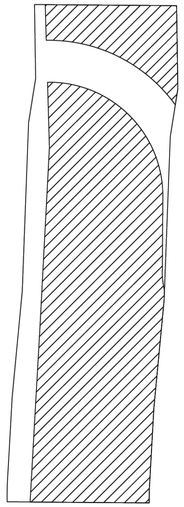
May 15, 2024

A-7.3

SHORELINE NATIVE PLANTING DIAGRAM

TOTAL SHORELINE AREA*	1403 SF
75% REQUIRED NATIVE PLANTING AREA	1052 SF
PROPOSED NATIVE PLANTING AREA	1069 SF

*SHORELINE AREA DEFINED AS AREA BETWEEN ORDINARY HIGH WATER MARK (OHWM) AND 20' SETBACK FROM OHWM.



EXISTING TREES LEGEND

- TREES TO BE REMOVED - SEE ARBORIST REPORT & TOPOGRAPHIC BOUNDARY SURVEY
- TREES TO REMAIN AND PROTECT

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL CONSIST OF 6' TALL CHAIN-LINK FENCING, SECURELY STAKED INTO PLACE.
2. TREE PROTECTION ZONE SIGNAGE, PER MERCER ISLAND CODE SHALL BE POSTED EVERY TEN FEET (10') ALONG THE FENCE PERIMETER AND SHALL BE MADE TO BE WEATHER RESISTANT.
3. TREE PROTECTION FENCING SHALL BE PLACED AS SHOW ON THE PLAN.
4. INVASIVE OR NON-NATIVE SPECIES SHALL BE REMOVED, BY THE USE OF HAND TOOLS, WITHIN THE TREE PROTECTION ZONE.
5. BARE SOILS INSIDE THE TREE PROTECTION ZONE SHOULD BE COVERED WITH ARBORIST CHIPS OR A COMMERCIAL MULCH MATERIAL, TO A DEPTH OF 3".
6. NO PRUNING OF LIMBS SHOULD BE NECESSARY FOR BUILDING CLEARANCE OR CONSTRUCTION AREA ACCESS. IF LIMBS DO NEED TO BE TRIMMED, THIS WORK SHALL BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL TREE PERSON.
7. ANY EXCAVATION NEAR THE TREE PROTECTION ZONE (WITHIN 2') SHALL HAVE AN ARBORIST ONSITE TO MONITOR ROOTS THAT MIGHT BE EXPOSED. ANY ROOTS THAT NEED TO BE SEVERED SHALL BE FIRST ASSESSED BY THE ONSITE ARBORIST AND THEN SHALL BE PRUNED USING THOSE METHODS AND PRACTICES AS DETAILED IN ANSI STANDARD A300 (PART 8)-2013 ROOT MANAGEMENT.
8. MITIGATION WILL LIKELY INCLUDE REPLANTING OF UNDERSTORY NATIVE SHRUBS AND GROUNDCOVERS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL
	AC	6	ACER CIRCINATUM VINE MAPLE	1.5" CAL.
	AM	1	ACER MACROPHYLLUM BIG LEAF MAPLE	1.5" CAL.
	AS	1	ARBUTUS UNEDO STRAWBERRY TREE	1.5" CAL.
	CD	4	CALOCEDRUS DECURRENS INCENSE CEDAR	6` HT MIN
	PE	5	PRUNUS EMARGINATA BITTER CHERRY	1.5" CAL.
	RP	3	RHAMNUS PURSHIANA CASCARA	1.5" CAL.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CR	13	CORNUS SERICEA RED TWIG DOGWOOD	2 GAL
	DT	48	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL
	HD	4	HOLODISCUS DISCOLOR OCEAN-SPRAY	5 GAL
	PM	13	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL
	SA	6	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	2 GAL

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AU	87	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	4"POT

Name: Murray
project 4803 Forest Ave SE

Assessment date: June 2019
Revised: December 15, 2020

Thomas QuigleyName: Murray project ISA certified arborist PN0655A4803 Forest Ave SE

	Species	DBH"	Drpln rad'	Cndtn	Remarks	Designation	Rm	RTN	Mitigation
	On-site Trees								
287	Acer macrophyllum, Big leaf maple	34"	24' south	Good	Tree root collar is located 4-5' below existing/proposed grade	Exceptional		X	
290	Calocedrus decurrens. Incense cedar	16"	10' radius	Excellent	To be removed	Large	X		2
292	Acer macrophyllum, Big leaf maple	11"	12' south	Fair	Located 5' from BLM stump with Kretzmaria fungii. Leans 5% south.	Large	X		2
293	Acer macrophyllum, Big leaf maple	7"	5' south, 0' north	Good	4", 2", 5" equlas 6.7" DBH. Shared canopy. Leans 5% south	Non-reg			Non-reg
294	Acer macrophyllum, Big leaf maple	13"	18' south	Fair	Tree leans south so canopy is unusually heavy to the south.	Large	X		2
295	Acer macrophyllum, Big leaf maple	17"	0' south	Good	Shared canopy with other more dominant trees.	Large	X		2
296	Acer macrophyllum, Big leaf maple	15"	8' south	Fair	Dead stem and limbs, low vigor	Large	X		2
297	Acer macrophyllum, Big leaf maple	9"	18' south	Good	To be removed	Non-reg			Non-reg
298	Acer macrophyllum, Big leaf maple	12.5"	18' south	Good	no canopy coverage to the north, to be removed	Large	X		2
744	Acer macrophyllum, Big leaf maple	19"	15'	Excellent	Out of proposed construction area, tree protection from nearby, off-site construction	Large		X	
745	Thuja plicata, Western red cedar	19", 11"	15' south	Fair	Out of proposed construction area.	Large		X	
746	Acer macrophyllum, Big leaf maple	36"+	18' SW	Fair	Decay column. Out of proposed construction area.	Exceptional		X	
748	Acer macrophyllum, Big leaf maple	22"	0' north 20' south	Fair	Out of proposed construction area.	Large		X	
750	Prunus, plum?	7"	6'	Fair	under canopy of nearby Tree 744	Non-reg			Non-reg
751	Acer macrophyllum, Big leaf maple	36"+	' south 15' w	Fair	Canopy slightly overhangs construction area below. Decay, deadwood.	Exceptional	X		6
					Total trees onsite = 15, 3 Non-regulated. 30% of 12 is 3.6 or 4 trees. 5 trees retained.	**Total Replant**			**18**
	Off-site Trees								
288	Acer macrophyllum, Big leaf maple	est 48" +	6' south	Good	Off-site tree with canopy dominated by Tree #287	Exceptional		**RTN X**	**Mitigation**
289	Acer macrophyllum, Big leaf maple	est 30"	15' radius	Good	Off-site tree with hornet nest in ground at root collar.	Exceptional		X	
291	Acer macrophyllum, Big leaf maple	2 x 18"	5' south	Fair	Was 3-stem, center stem cut at 10', deadwood, narrow.	Exceptional		X	
299	Acer macrophyllum, Big leaf maple	21"	3' south	Fair	Off-site tree, large decay column, good response growth.	Large	X		2
300	Acer macrophyllum, Big leaf maple	15", 20.5"	8' south	Fair	Off-site, located just 8' from power pole with transformer.	Large		X	
					Total trees offsite = 5, 4 trees retained.	**Total Replant**			**2**

MITIGATION TREES

PROPOSED ONSITE TREES: (6) ACER CIRCINATUM, (1) ACER AMCROPHYLLUM, (4) CALOCEDRUS DECURRENS, (5) PRUNUS EMARGINATA, (2) RHAMNUS PURSHIANA

PROPOSED OFFSITE TREES: (1) RHAMNUS PURSHIANA, (1) ARBUTUS UNEDO

LANDSCAPE NOTES

1. THE REMAINDER OF THE SITE OUTSIDE OF THE 20' SHORELINE ZONE WILL BE LANDSCAPED PER MICC 19.02.020.F.3.
2. ALL PROPOSED LANDSCAPE SHALL BE IRRIGATED.
3. TREE DRIP LINES MUST BE PROTECTED DURING CONSTRUCTION.
4. MERCER ISLAND WEED REMOVAL: DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREASESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.
5. TREE REPLACEMENT: REGULATED TREES TO BE REMOVED WILL BE REPLACED PER CITY REQUIREMENTS. SEE CITY OF MERCER ISLAND TREE INVENTORY AND REPLACEMENT SUBMITTAL FORM FOR COMPLETE TREE REPLACEMENT CALCULATIONS.

EXCERPT FROM MICC 19.10.070(B)(1):

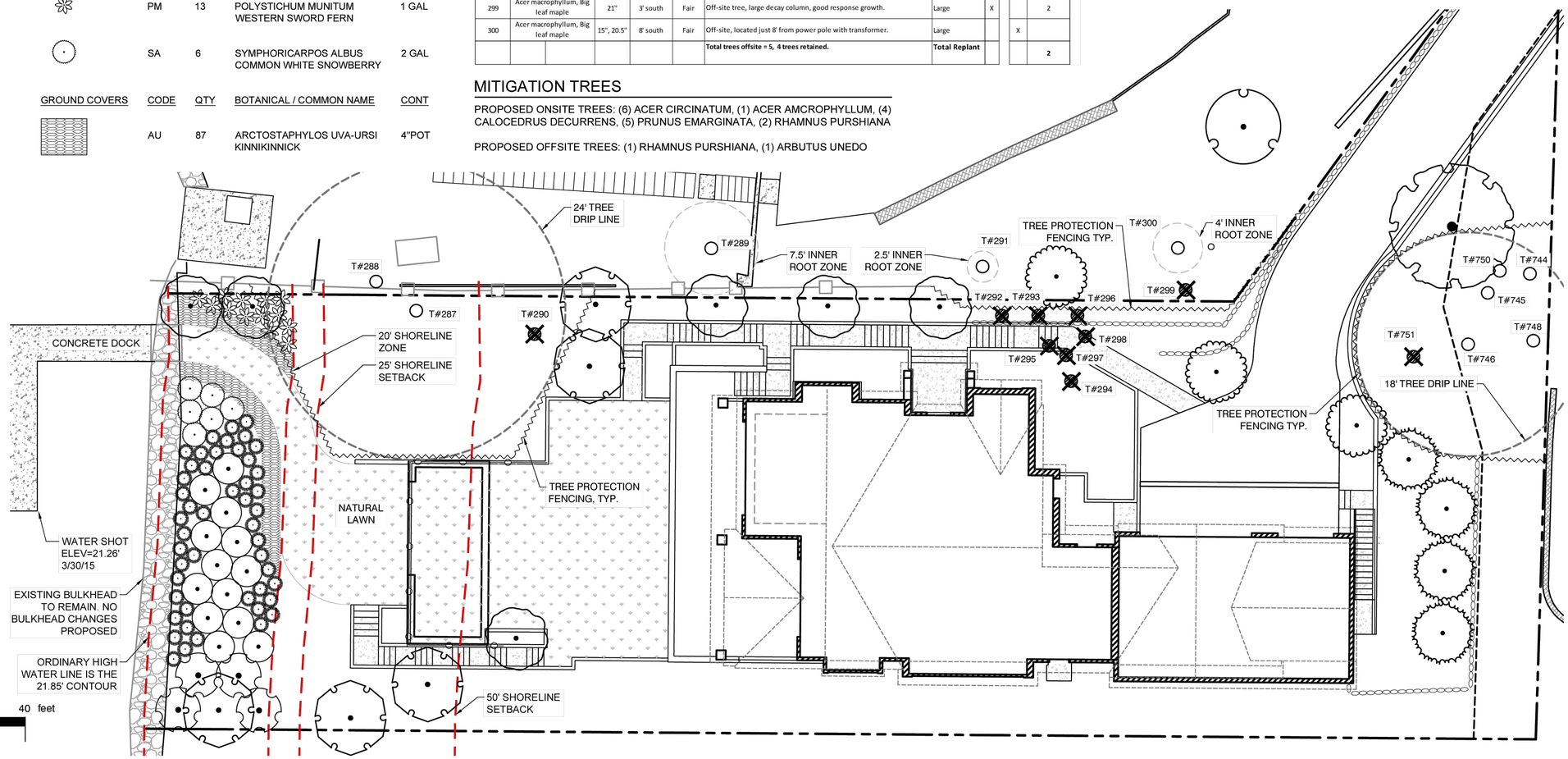
REPLACEMENT TREES SHALL BE LOCATED IN THE FOLLOWING ORDER OF PRIORITY FROM MOST IMPORTANT TO LEAST IMPORTANT:

a. *ON-SITE REPLACEMENT ADJACENT TO OR WITHIN CRITICAL TREE AREAS AS DEFINED IN CHAPTER 19.16 MICC;*

b. *ON-SITE REPLACEMENT OUTSIDE OF CRITICAL TREE AREAS ADJACENT TO OTHER RETAINED TREES MAKING UP A GROVE OR STAND OF TREES;*

c. *ON-SITE REPLACEMENT OUTSIDE OF CRITICAL TREE AREAS; AND*

d. *OFF-SITE IN ADJACENT PUBLIC RIGHT-OF-WAY WHERE EXPLICITLY AUTHORIZED BY THE CITY.*



REVISIONS		DATE	BY
1	PERMIT SUBMITTAL	5-10-2021	RR
2	PERMIT RESUBMITTAL	4-17-2023	JB
3	PERMIT RESUBMITTAL	9-08-2023	JB

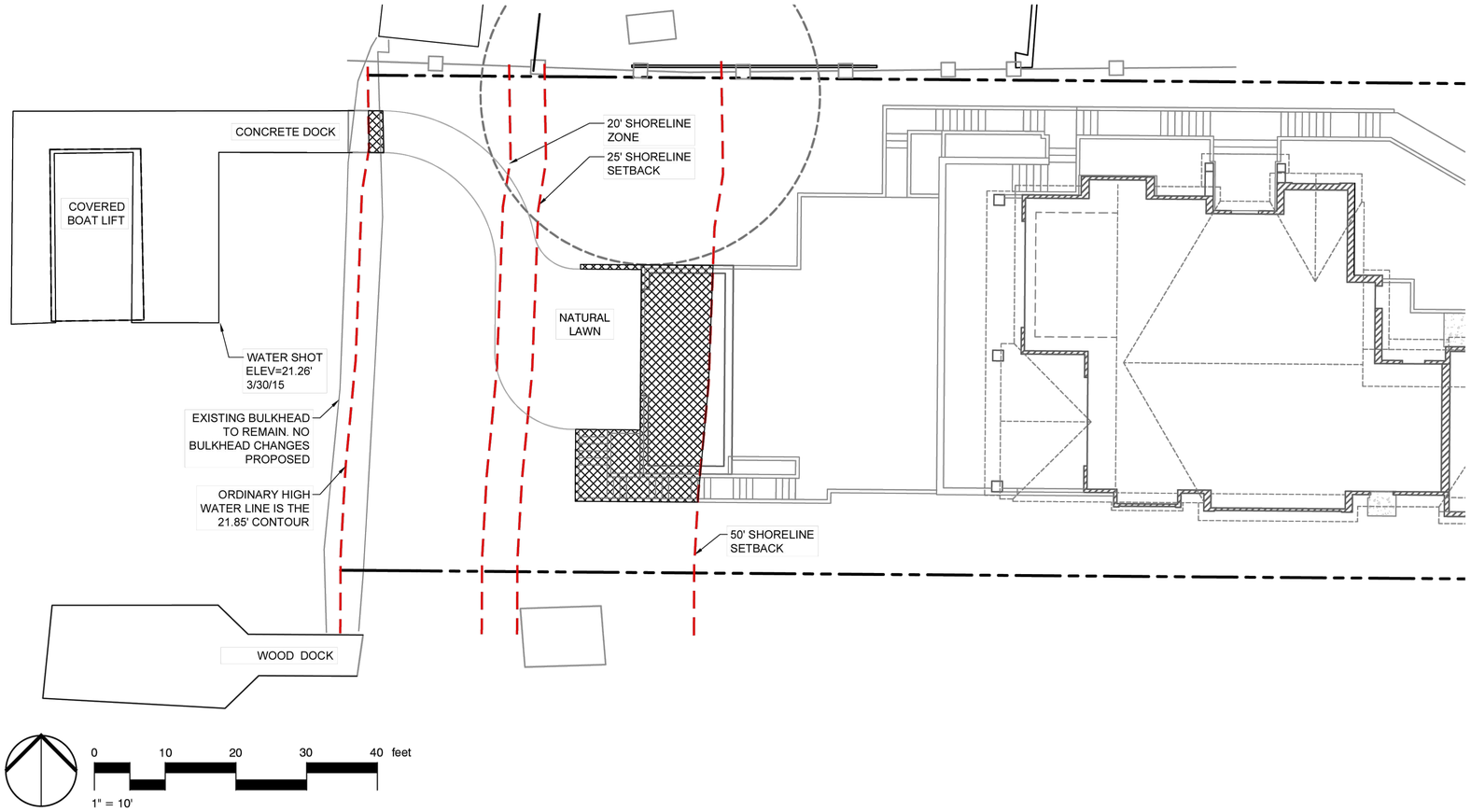
SCJ STUDIO
LANDSCAPE ARCHITECTURE
3625 WOODLAND PARK AVE N, SUITE 100
P: 206-708-1862
SCJSTUDIOLA.COM

SHEET TITLE: SHORELINE PLANTING & TREE REPLACEMENT PLAN

PROJECT NAME: Murray Residence
4803 Forest Ave SE
Mercer Island, WA

SEAL:

DESIGNER:	JM
DRAWN BY:	JB
APPROVED BY:	JM
DATE:	May, 10 2021
JOB No:	3476.01
DRAWING FILE No:	
DRAWING No:	LA-1.0
SHEET No:	01 OF 02



LEGEND

HARDSCAPE AND LOT COVERAGE

HARDSCAPE WITHIN 25' SHORELINE SETBACK

MAXIMUM 10% HARDSCAPE ALLOWED WITHIN 25' SHORELINE SETBACK.

TOTAL AREA OF 25' SHORELINE SETBACK:	1,753 SF
HARDSCAPE AREA ALLOWED:	175 SF
HARDSCAPE PROPOSED:	12 SF

HARDSCAPE AND LOT COVERAGE IN 50' SHORELINE SETBACK

MAXIMUM 30% HARDSCAPE AND LOT COVERAGE ALLOWED BETWEEN 25' AND 50' SHORELINE SETBACK.

TOTAL AREA BETWEEN 25' - 50' SHORELINE SETBACK:	1,755 SF
HARDSCAPE AND LOT COVERAGE AREA ALLOWED:	526 SF
HARDSCAPE AND LOT COVERAGE PROPOSED:	414 SF

REVISIONS		DATE	BY
1	PERMIT SUBMITTAL	5-10-2021	RR
2	PERMIT RESUBMITTAL	4-17-2023	JB
3	PERMIT RESUBMITTAL	9-08-2023	JB

SCJ STUDIO
LANDSCAPE ARCHITECTURE
3625 WOODLAND PARK AVE N, SUITE 100
P: 206-708-1862
SCJSTUDIOLA.COM

SHEET TITLE: SHORELINE HARDSCAPE AND LOT COVERAGE

PROJECT NAME: Murray Residence
4803 Forest Ave SE
Mercer Island, WA

SEAL:

DESIGNER:	JM
DRAWN BY:	JB
APPROVED BY:	JM
DATE:	May, 10 2021
JOB No:	3476.01
DRAWING FILE No:	
DRAWING No:	LA-2.0
SHEET No:	02 OF 02

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