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**KOVES  
RESIDENCE**

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

**DETACHED ADU**

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**PERMIT SET**

REVISION:  
**Permit Set Rev. 1**

ISSUE DATE:  
**10/07/2024**

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INITIAL SUBMISSION  
**05/20/24**

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REVISIONS  
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NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1

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# KOVES RESIDENCE

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MERCER ISLAND  
DETACHED ADU

## PHASES

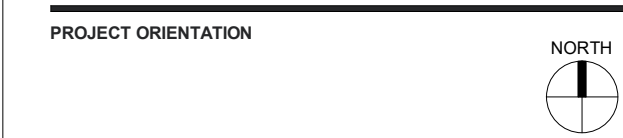
- New Construction
- Existing
- To Be Demolished

## EXISTING UTILITIES SYMBOLS

- Electrical Panel
- Water Meter
- Sewer / Septic
- Crawl Space Access
- Gas Meter
- Protected Tree



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



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

PROJECT TEAM  
RYAN CONOVER  
PROJECT DESIGNER

ESG DESIGN  
STRUCTURAL CONSULTANT

TERRANE  
TITLE 24 COMPLIANCE CONSULTANT

NO.	DATE	NOTE

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Existing Site Plan  
A01.01 SCALE: 1/8" = 1'-0"

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2 ADU PROPOSED LOCATION - SOUTH SIDE OF PROPERTY



1 MAIN HOME - FACING EAST

PROJECT ORIENTATION

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SHEET NAME

**Existing Building Photos**

**A01.02**

SCALE:



# KOVES RESIDENCE

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MERCER ISLAND  
DETACHED ADU

## PHASES

- New Construction
- Existing
- To Be Demolished

## EXISTING UTILITIES SYMBOLS

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

## WALL TYPES

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

## ARCHITECTURAL NOTES

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

## PLUMBING NOTES

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



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



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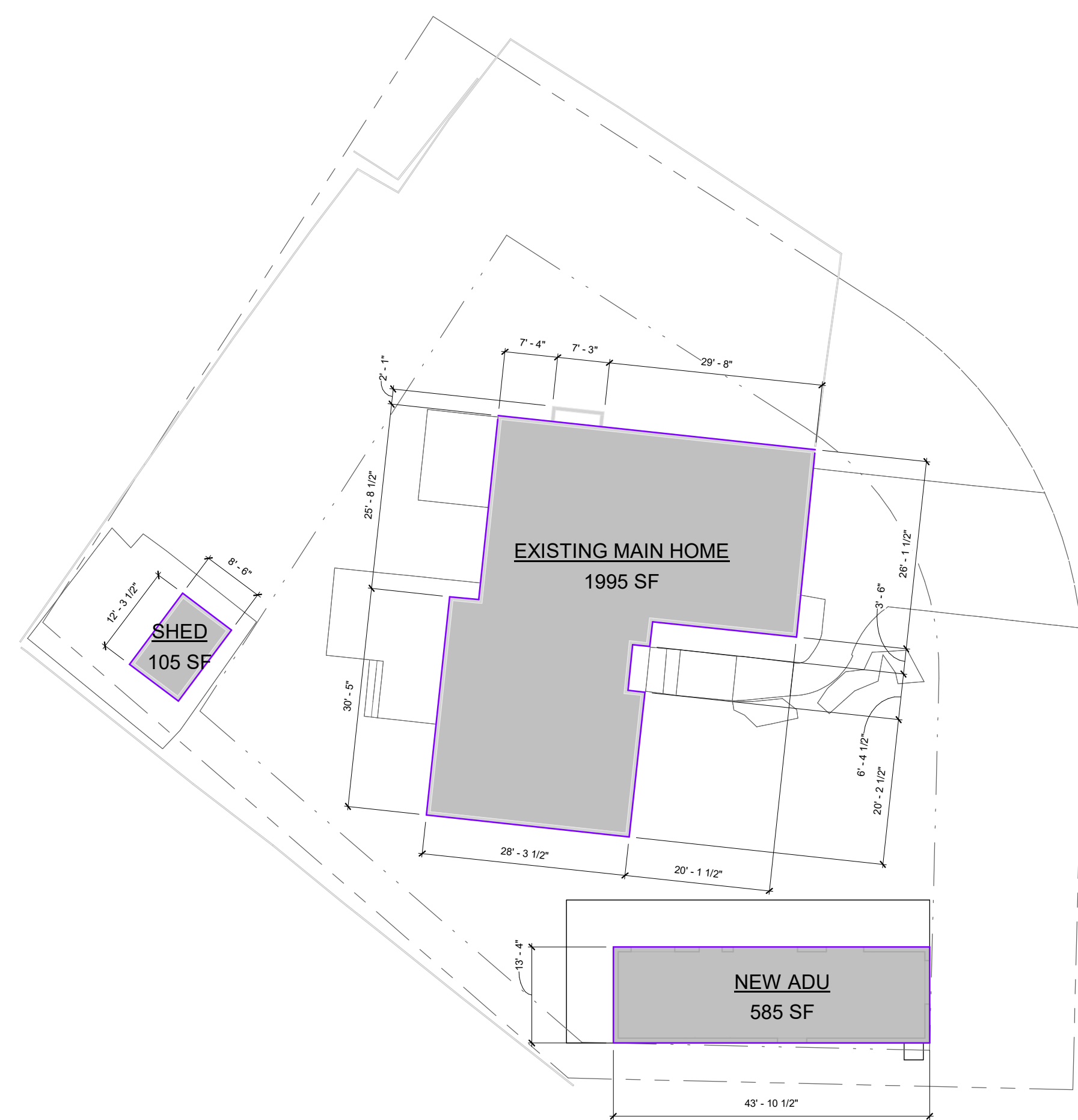
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SHEET NAME

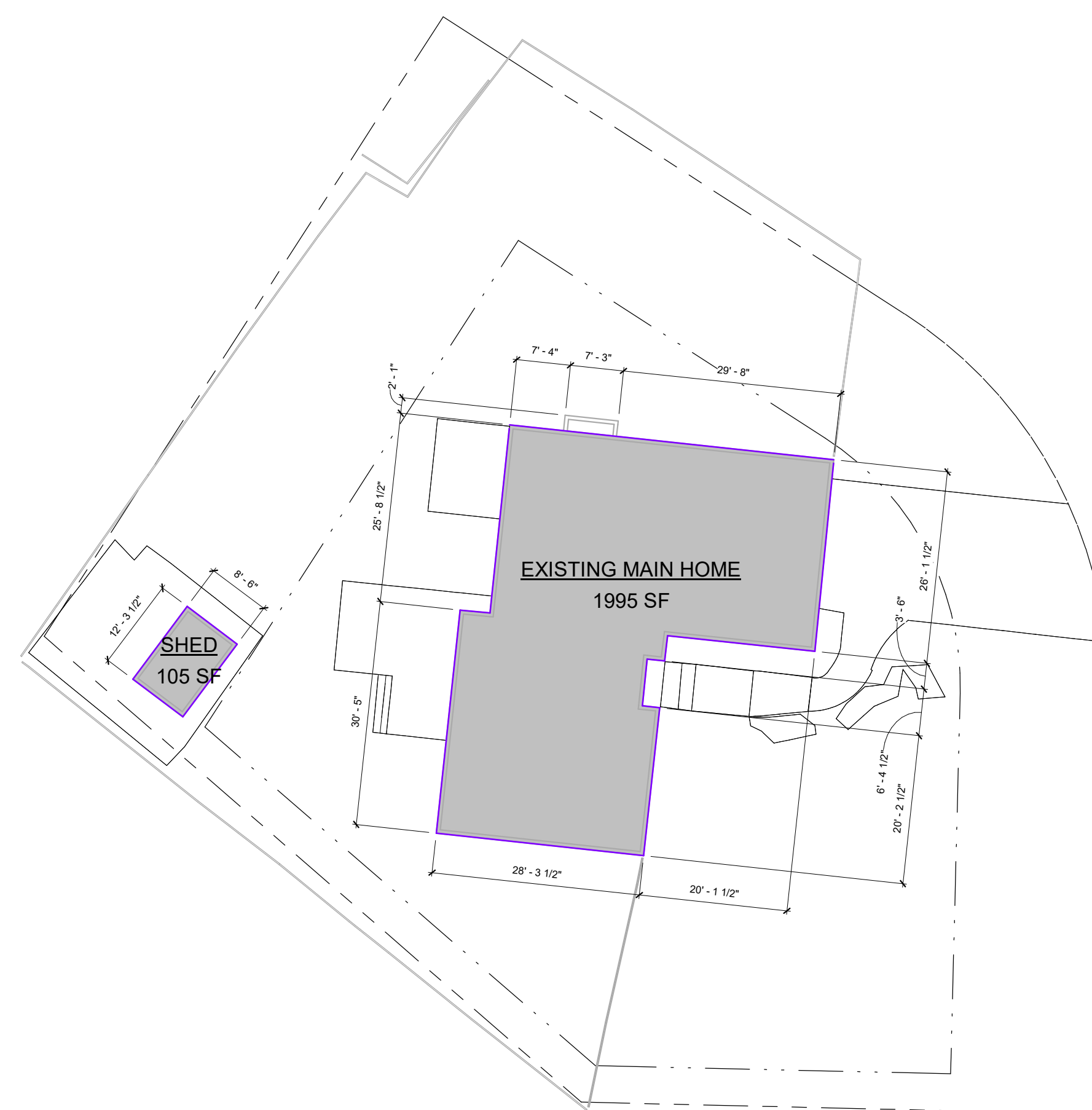
ADU Site Plan  
A02.01 SCALE: As indicated  
Cottage

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DETACHED ADU



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



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

PROJECT ORIENTATION



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SHEET NAME

**Lot Coverage Diagrams**

**A02.02**

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

Cottage

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- PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

## ELECTRICAL NOTES

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

## MECHANICAL NOTES

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

## KEY NOTES

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

## PHASES

- New Construction
- Existing
- To Be Demolished

## ELECTRICAL SYMBOLS

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

## WALL TYPES

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

## PROJECT ORIENTATION



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## REVISIONS

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SHEET NAME

ADU Floor Plan, Roof Plan & RCP

A02.03 SCALE: As indicated

Cottage

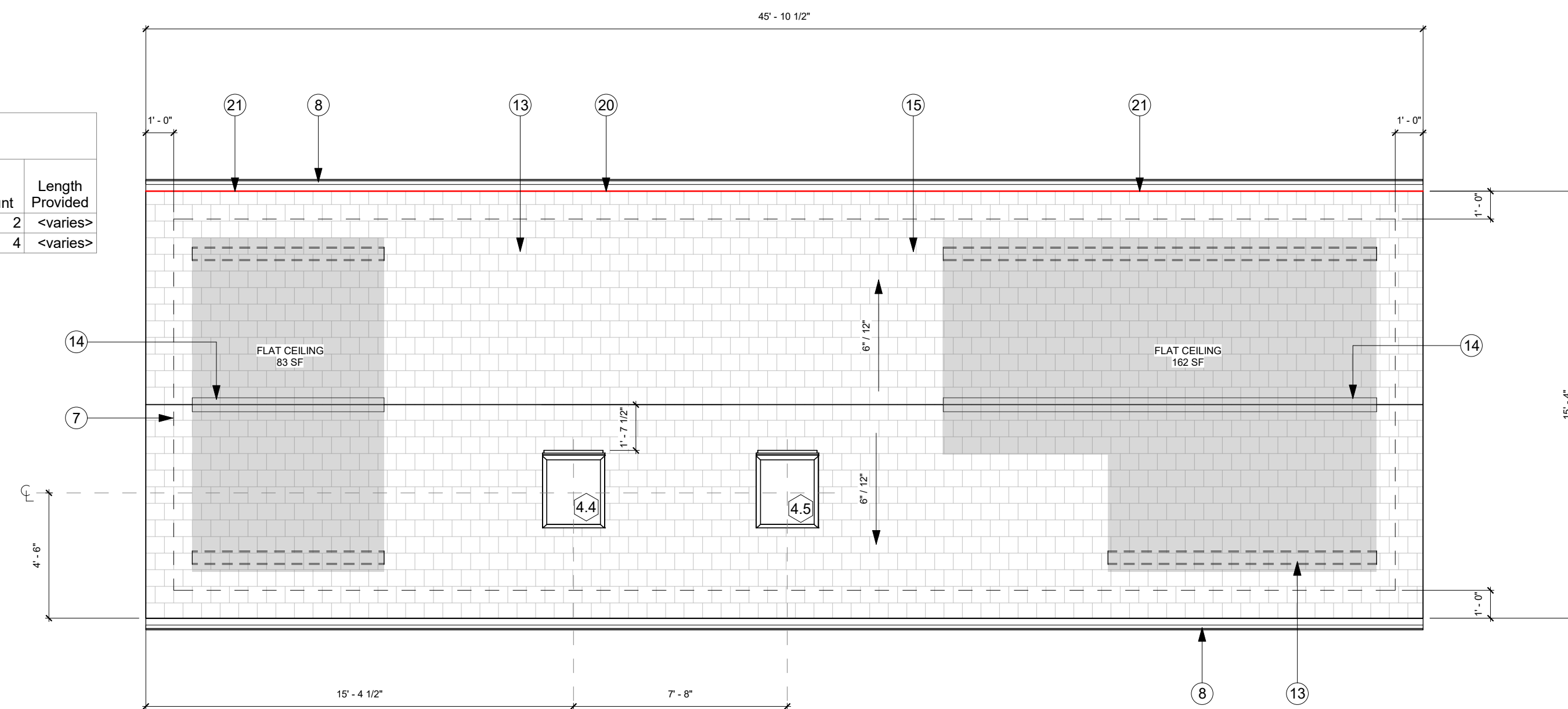
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## ROOF/ATTIC VENTING SCHEDULE

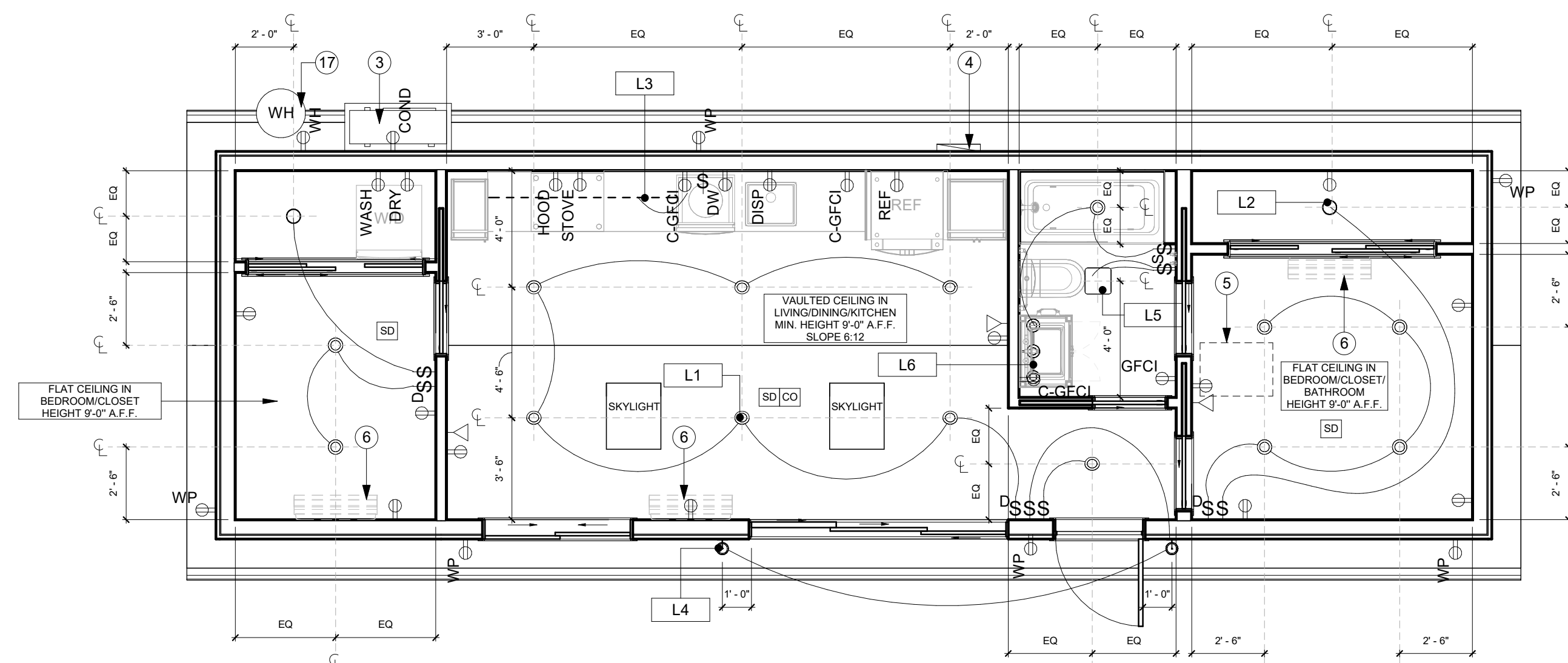
Name	Area	MIN. VENTED AREA	MIN. INTAKE AREA	MIN. EXHAUST AREA
FLAT CEILING	35242 in <sup>2</sup>	235 in <sup>2</sup>	117 in <sup>2</sup>	117 in <sup>2</sup>

## ROOF/ATTIC VENTING STRATEGY

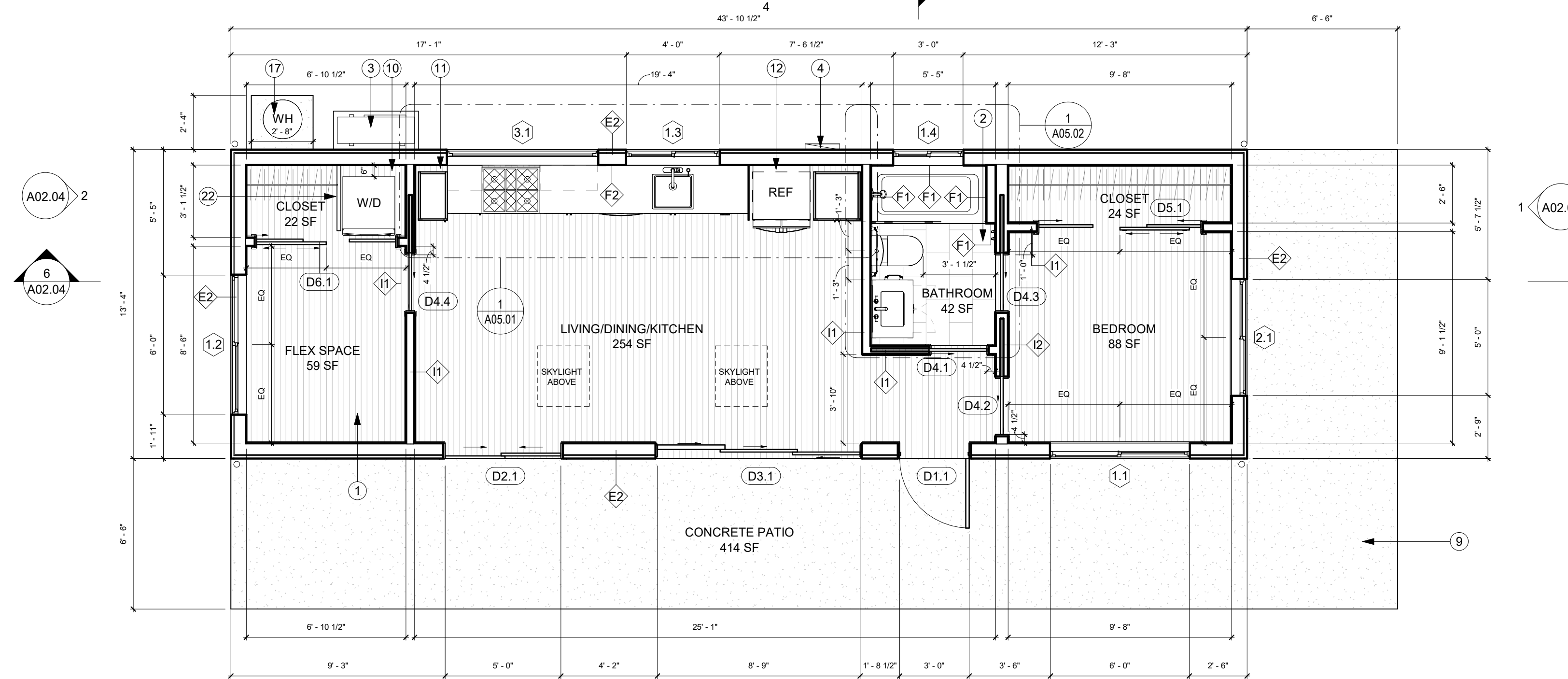
Model	Description	Type Comments	1 Hr Fire Rated Eaves Compliant	WUI Listed	Manufacturer	Net Free Vent Area	Vent Area Provided	Count	Length Provided
RIDGE VENT	EXHAUST	MEETS FIRE RATING REQUIREMENTS	Yes	No	BRANDGUARD	NFVA = 17.0 in <sup>2</sup> PER LINEAR FOOT	381.8 in <sup>2</sup>	2	<varies>
SHINGLE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



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



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



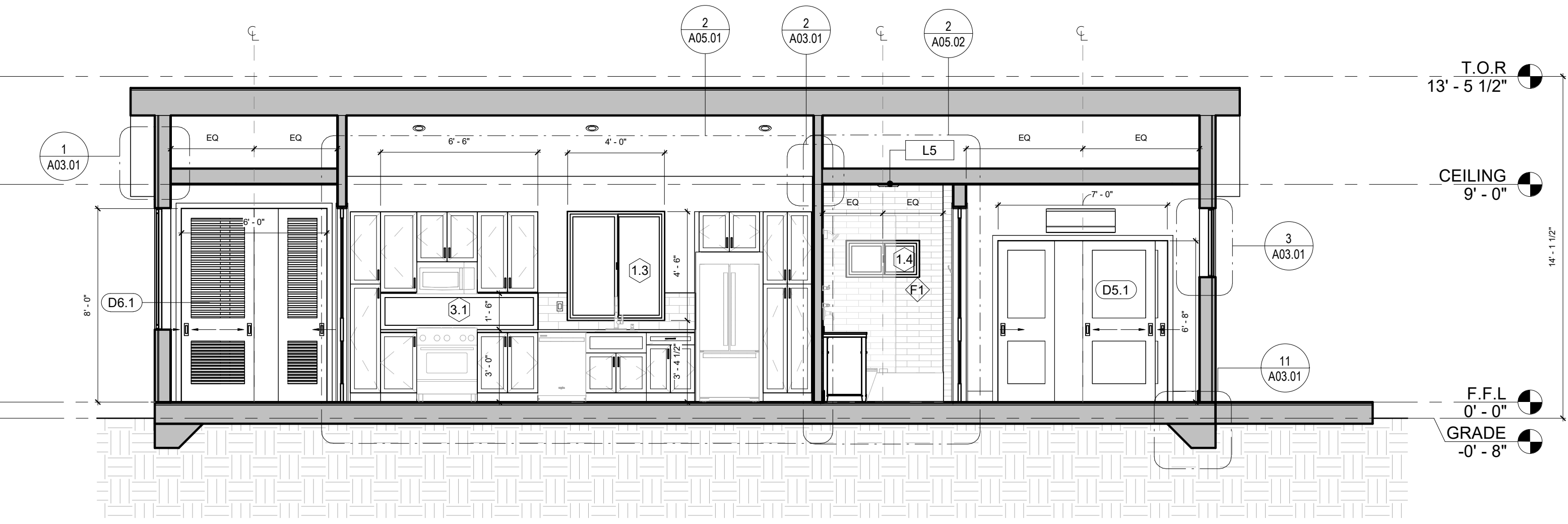
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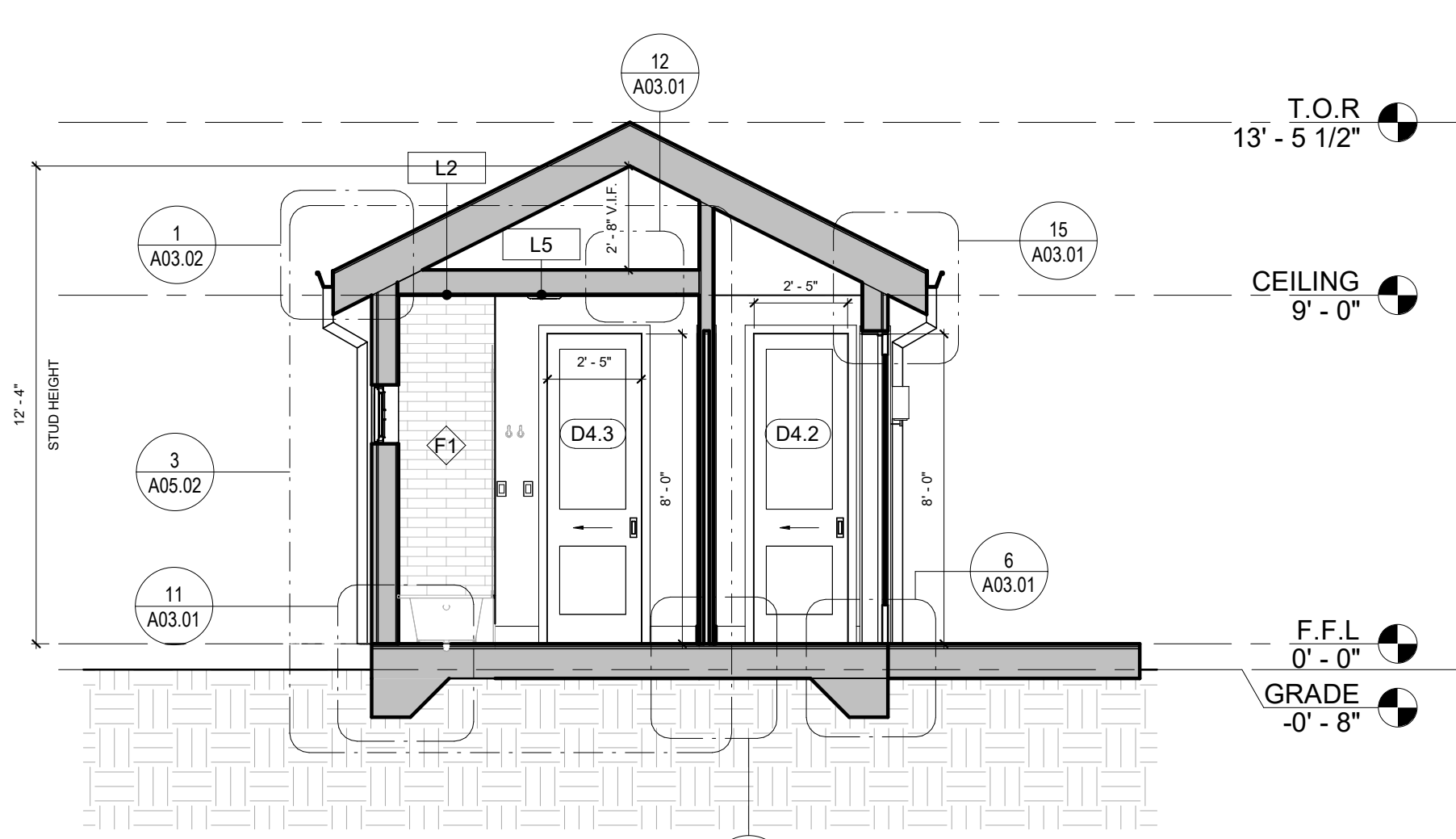
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## ARCHITECTURAL NOTES

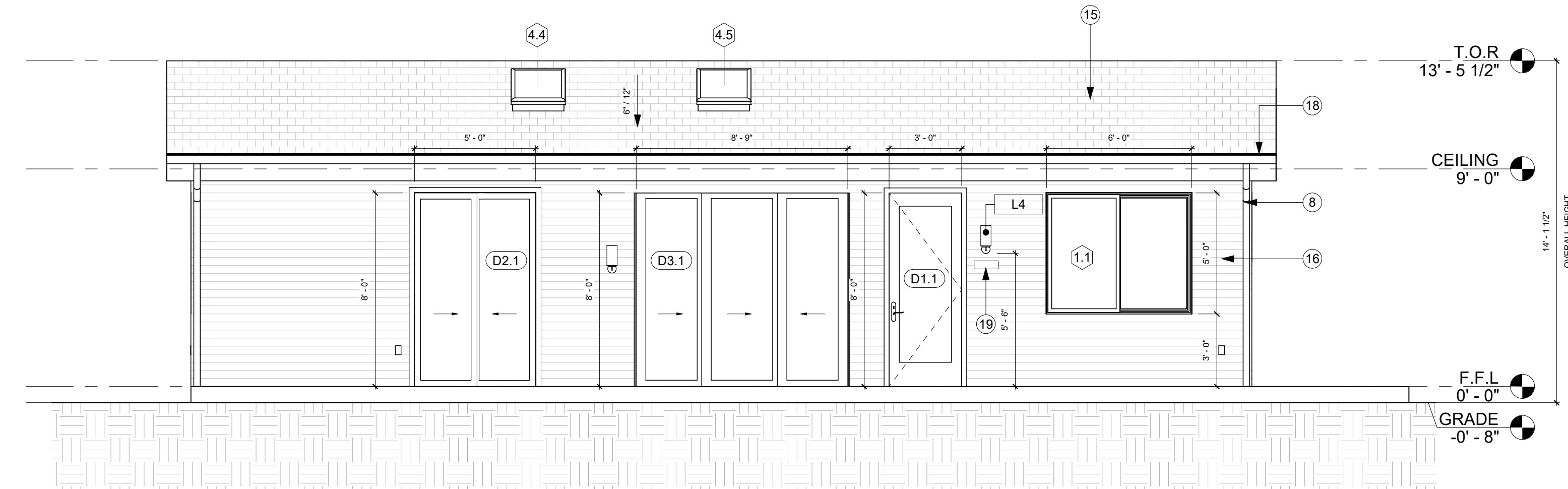
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- A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF A 1" WATER METER AND A 1" WATER SUPPLY LINE. A SEPARATE FIRE PERMIT IS REQUIRED.
- PER MCC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.



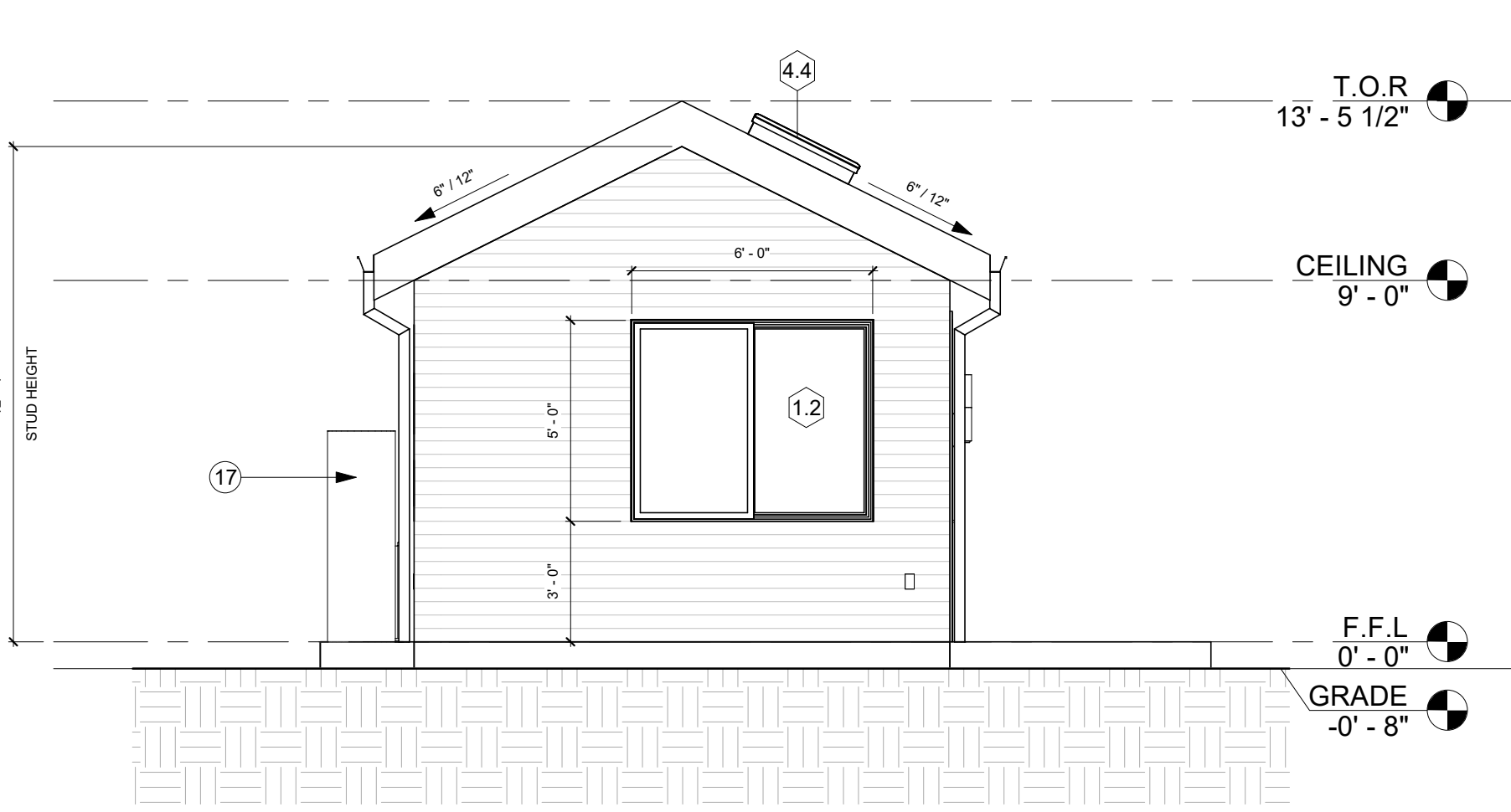
6 Section A  
1/4" = 1'-0"



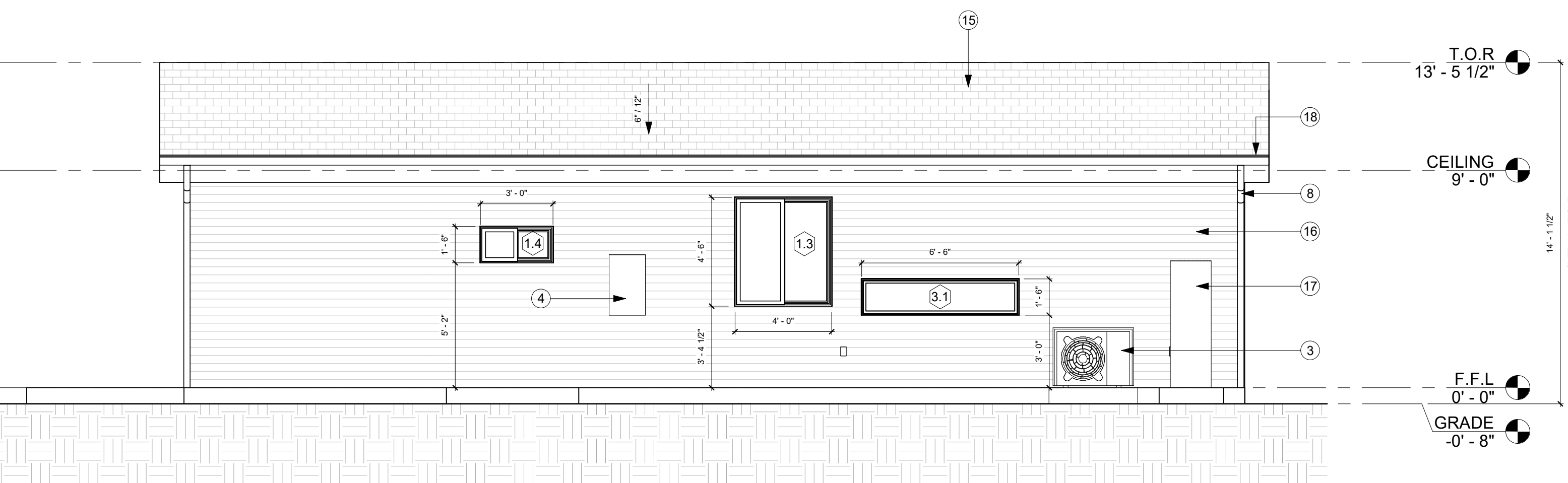
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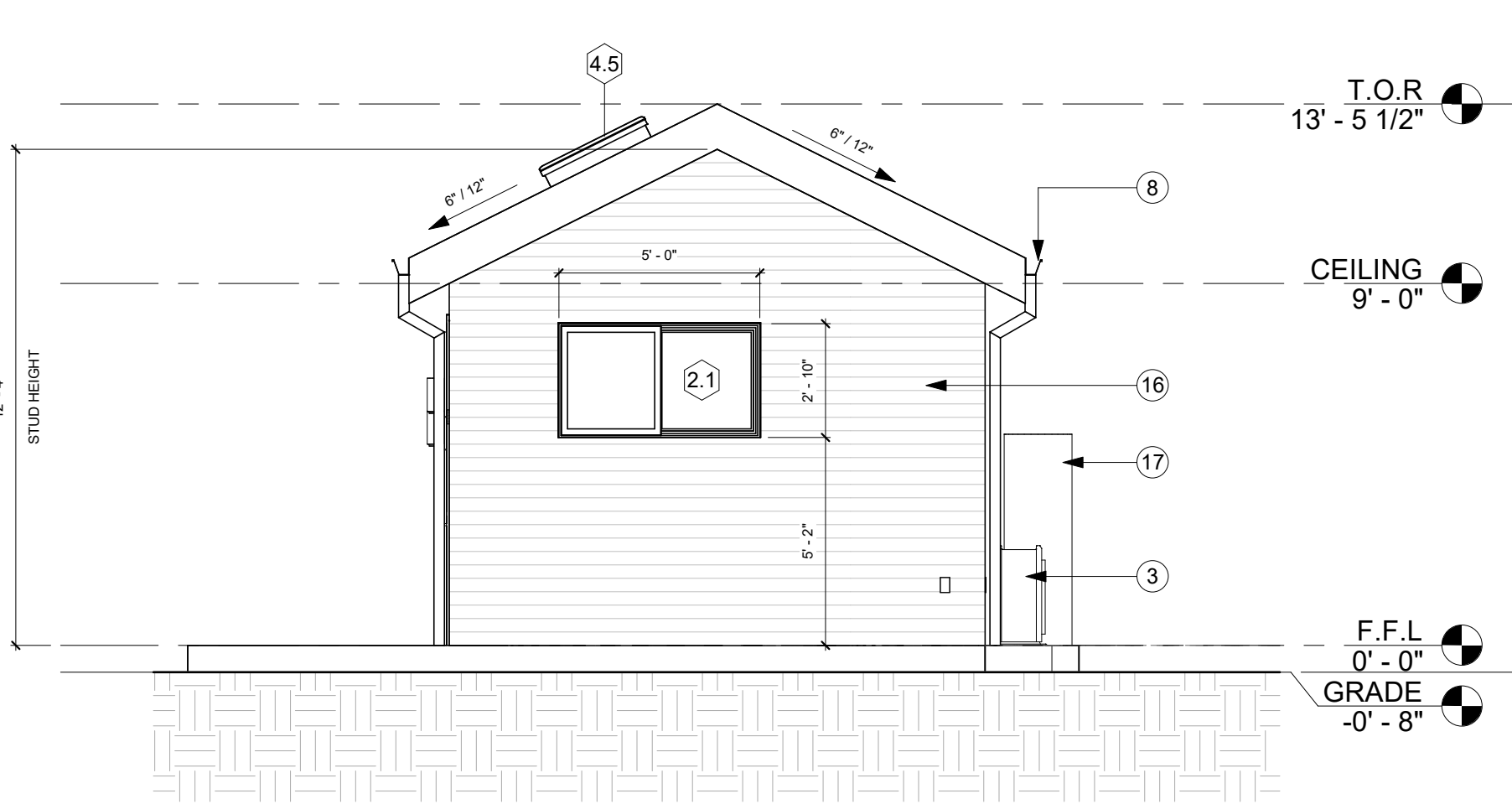
5 Elevation (North)  
1/4" = 1'-0"



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



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



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

## KEY NOTES

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

## PROJECT ORIENTATION

## PREPARED BY

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## PROJECT TEAM

RYAN CONOVER  
PROJECT DESIGNER

## ESG DESIGN

STRUCTURAL CONSULTANT

## TERRANE

TITLE 24 COMPLIANCE CONSULTANT

## REVISIONS

NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1

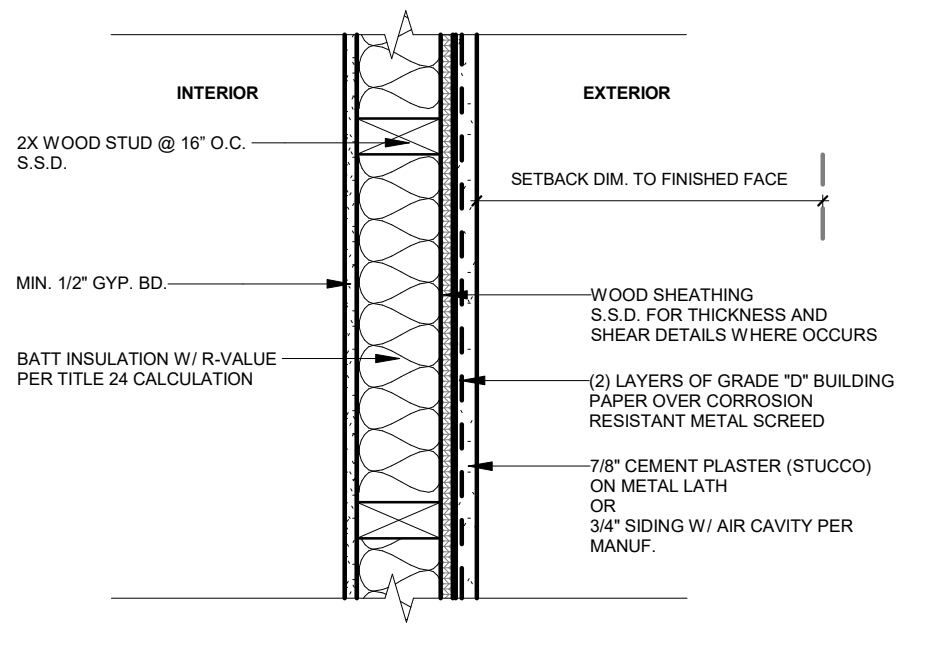
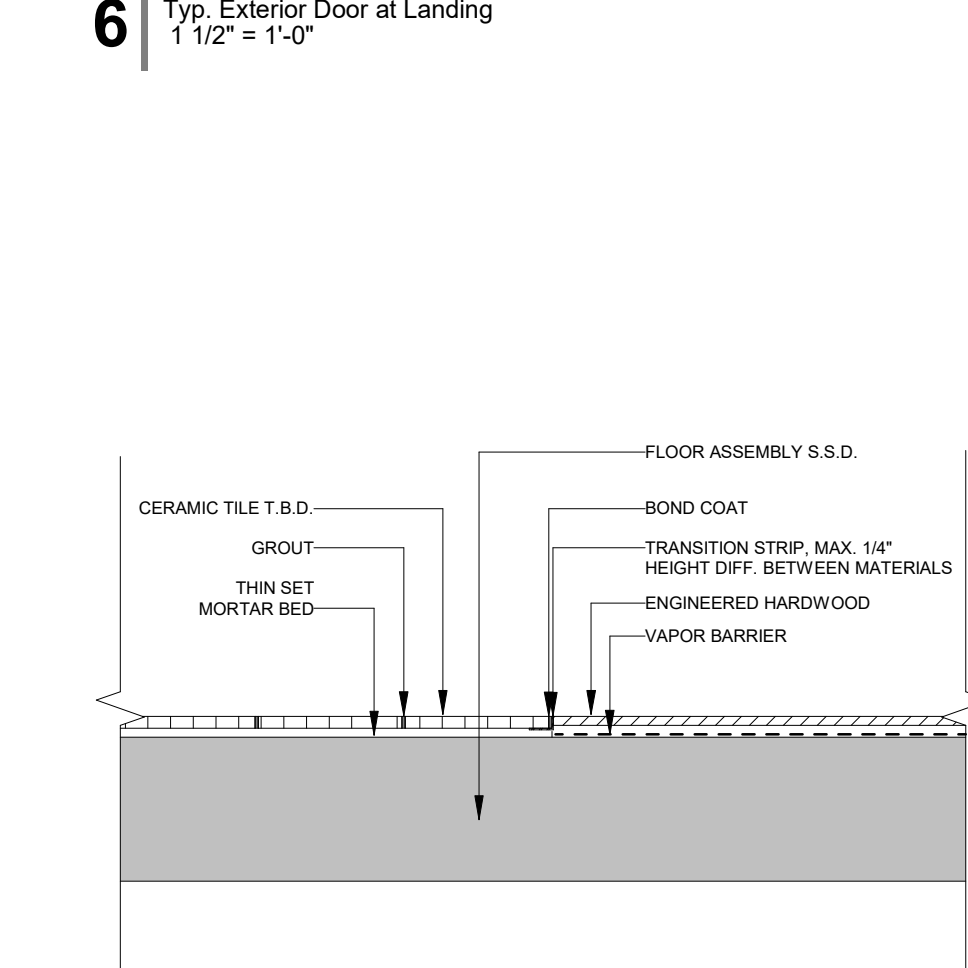
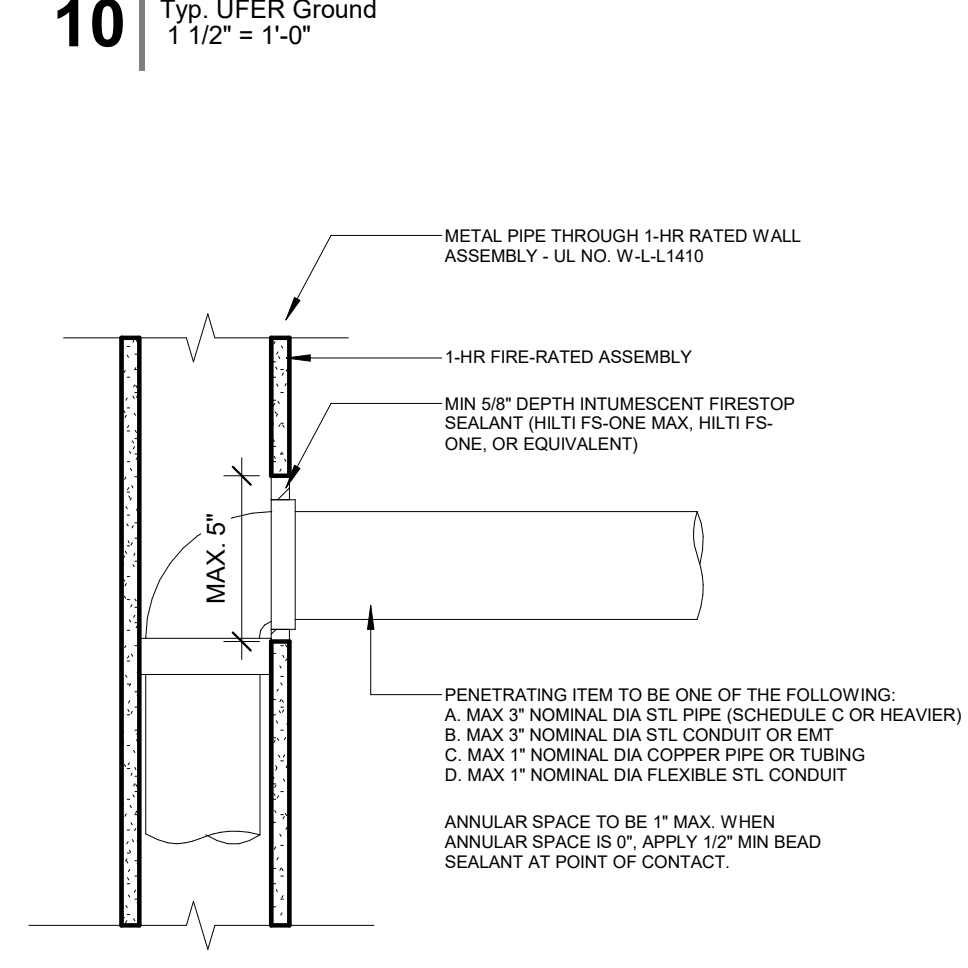
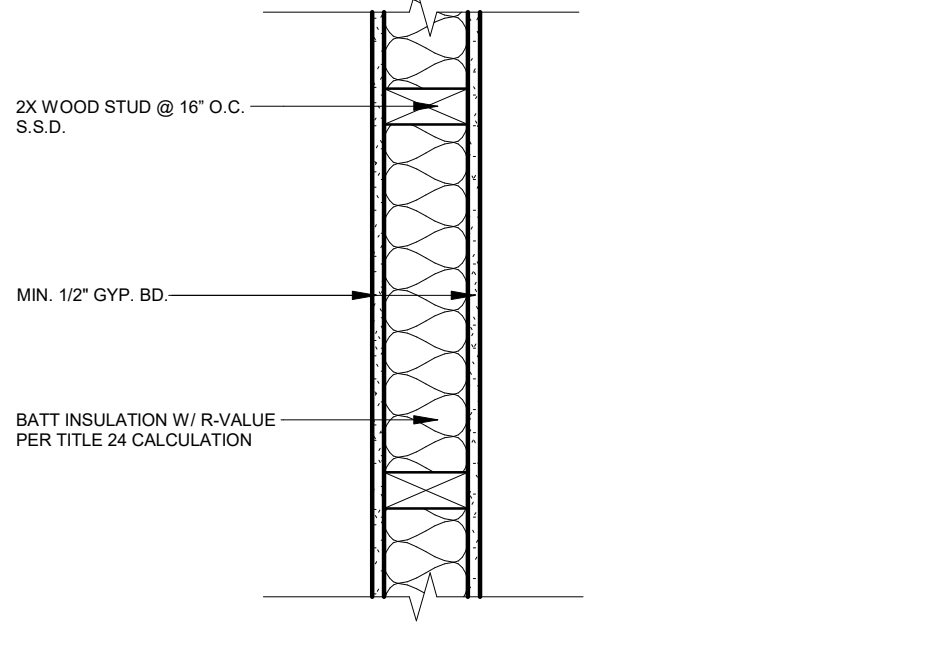
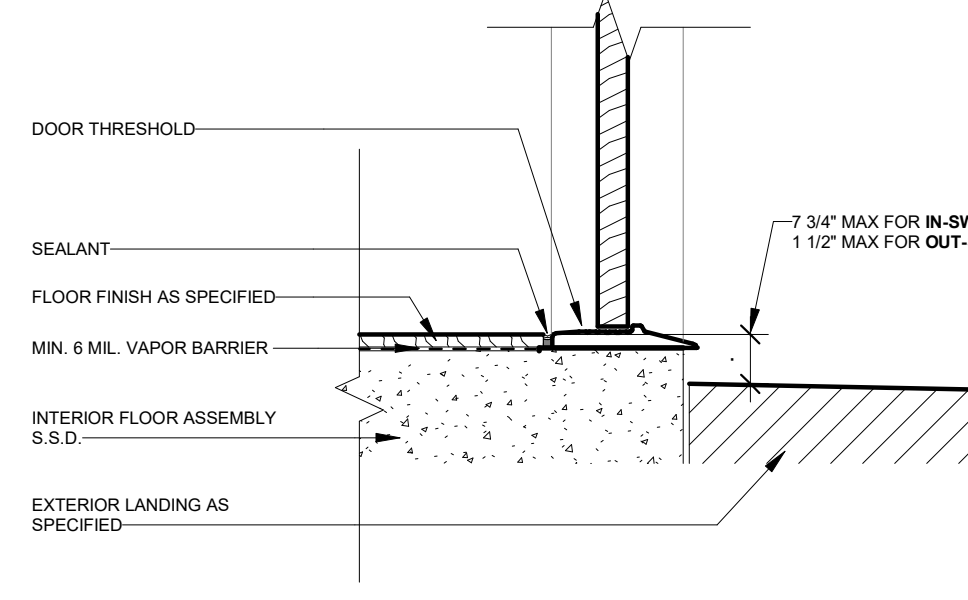
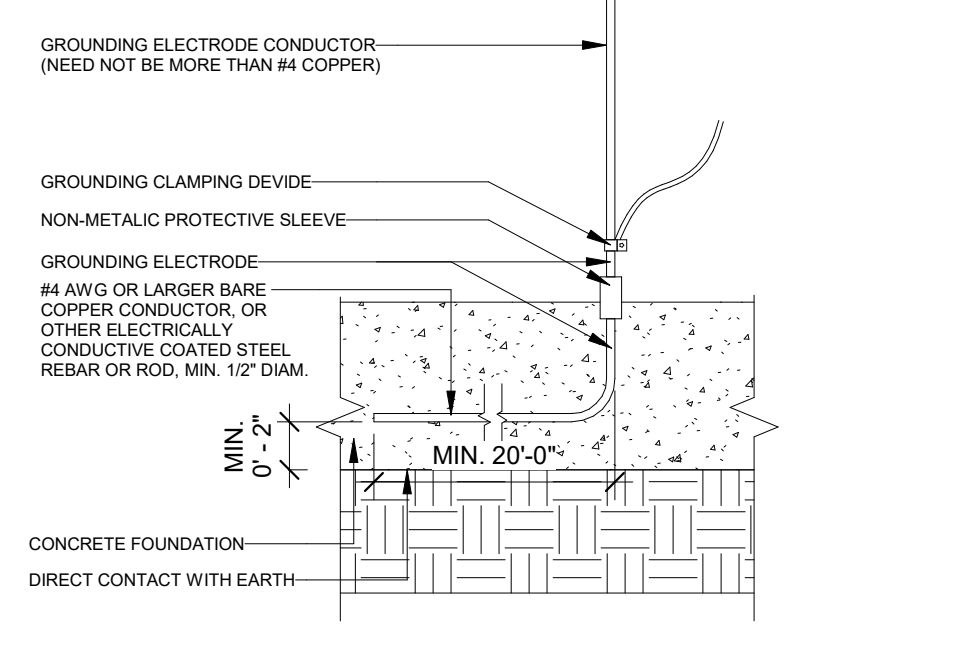
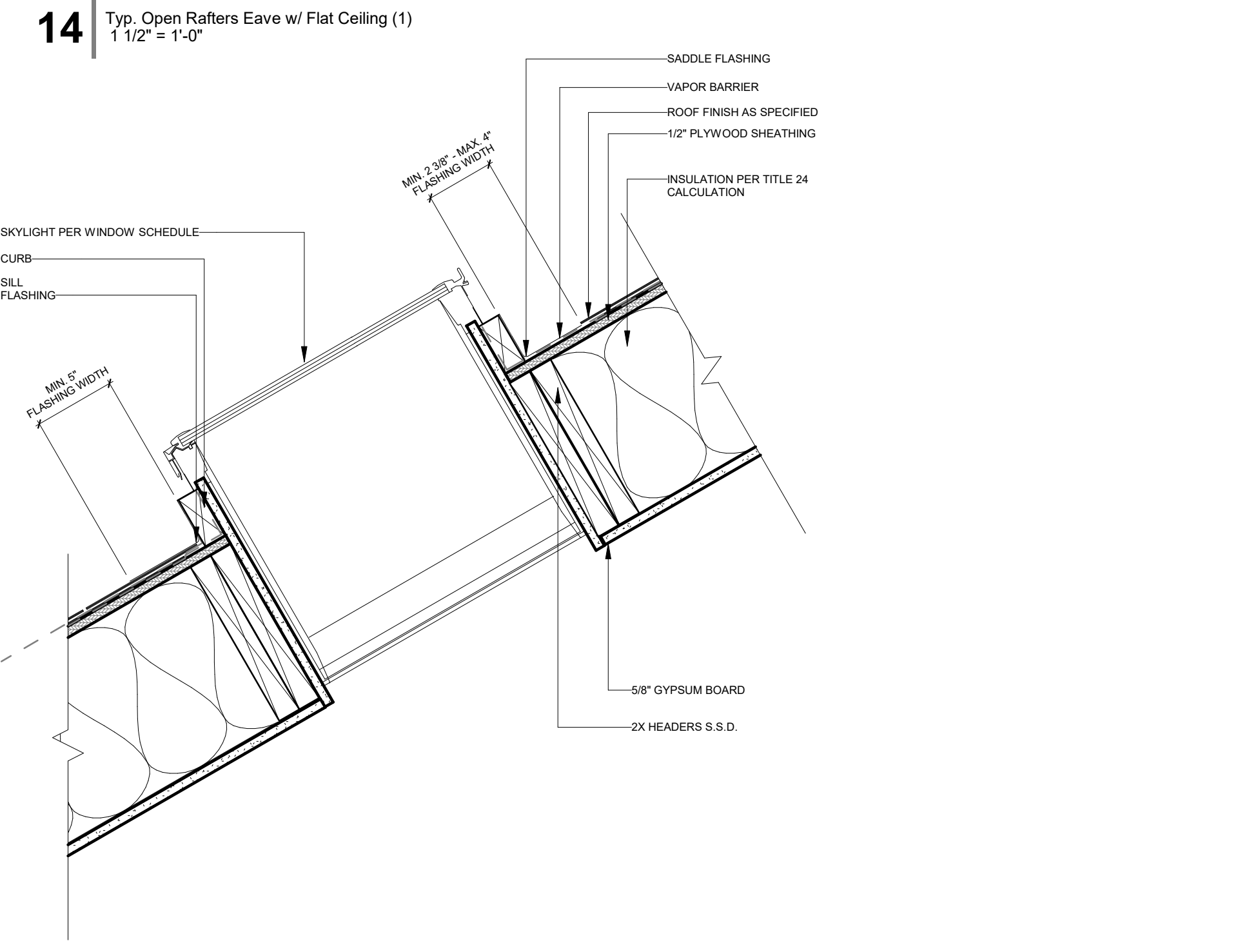
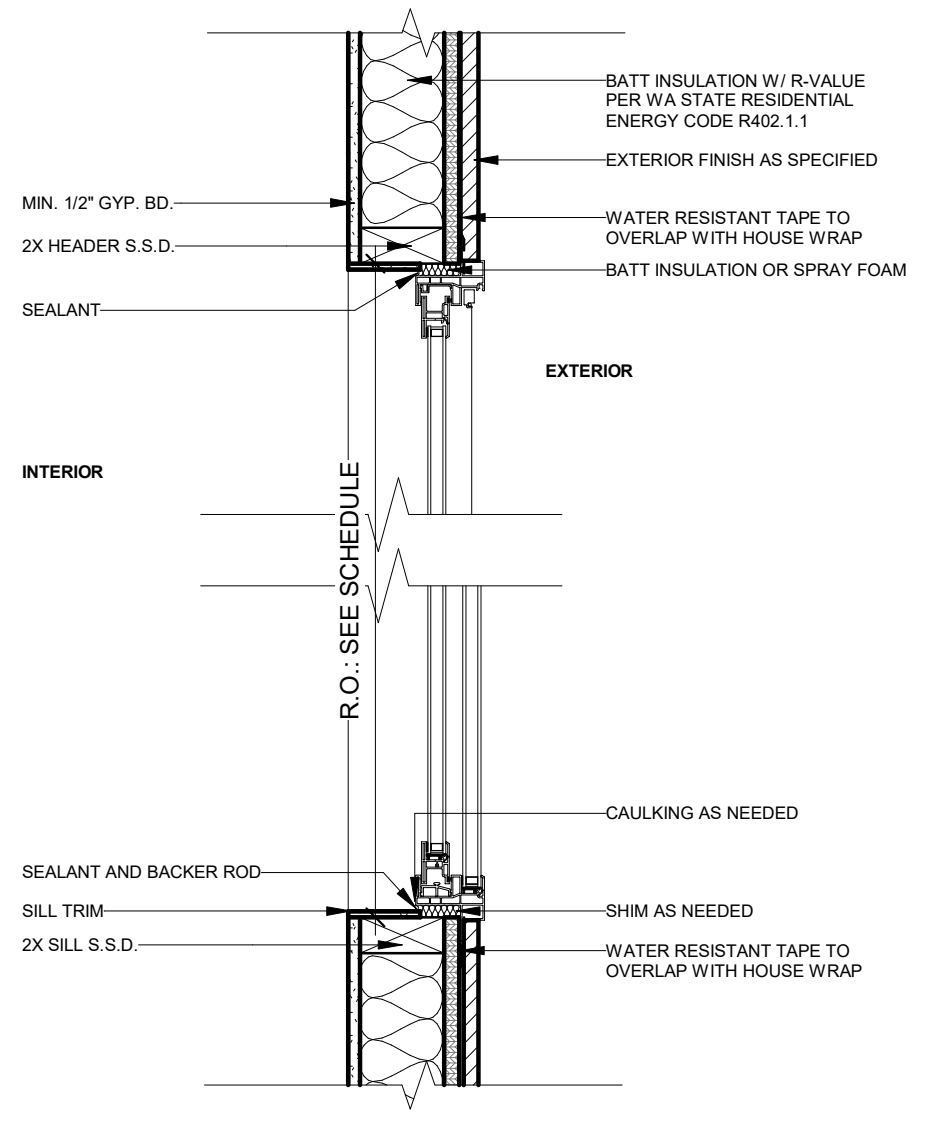
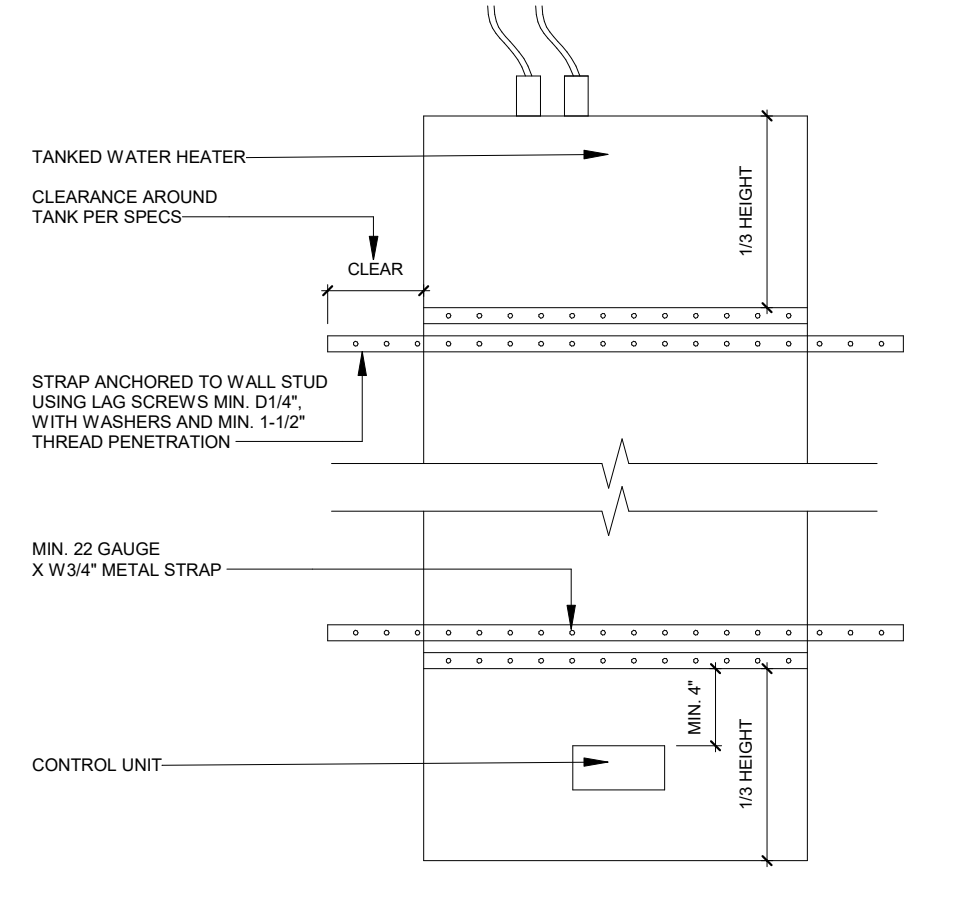
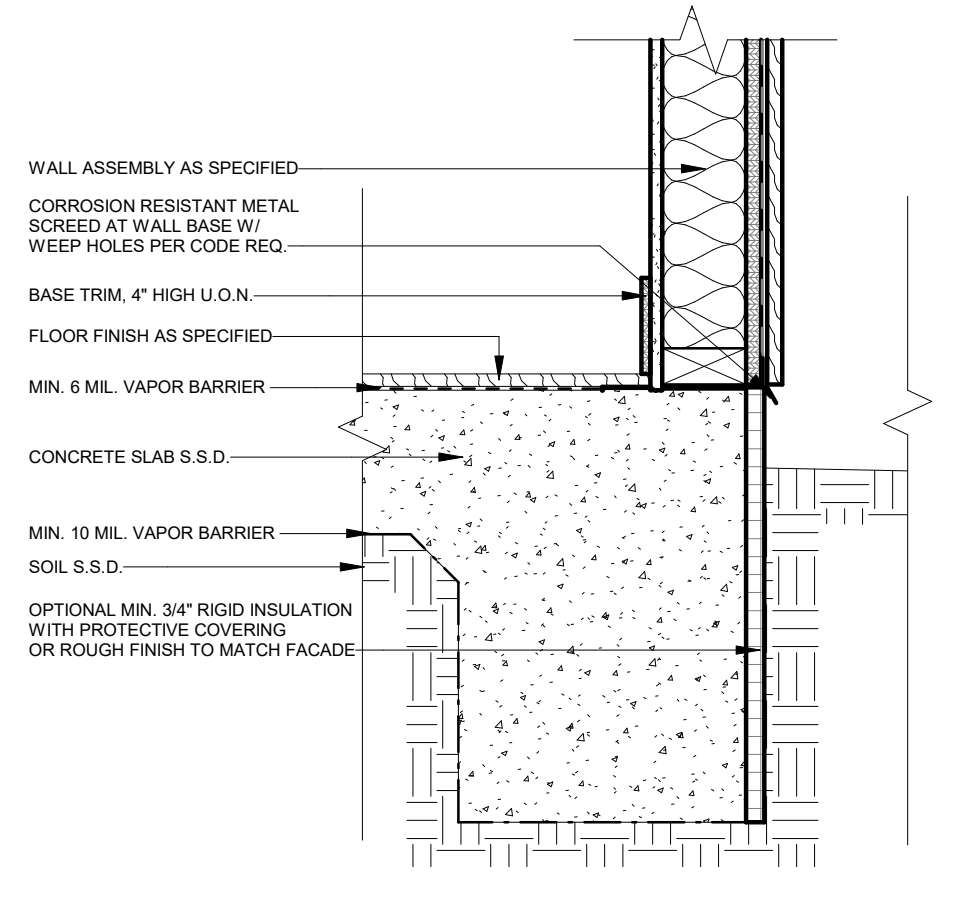
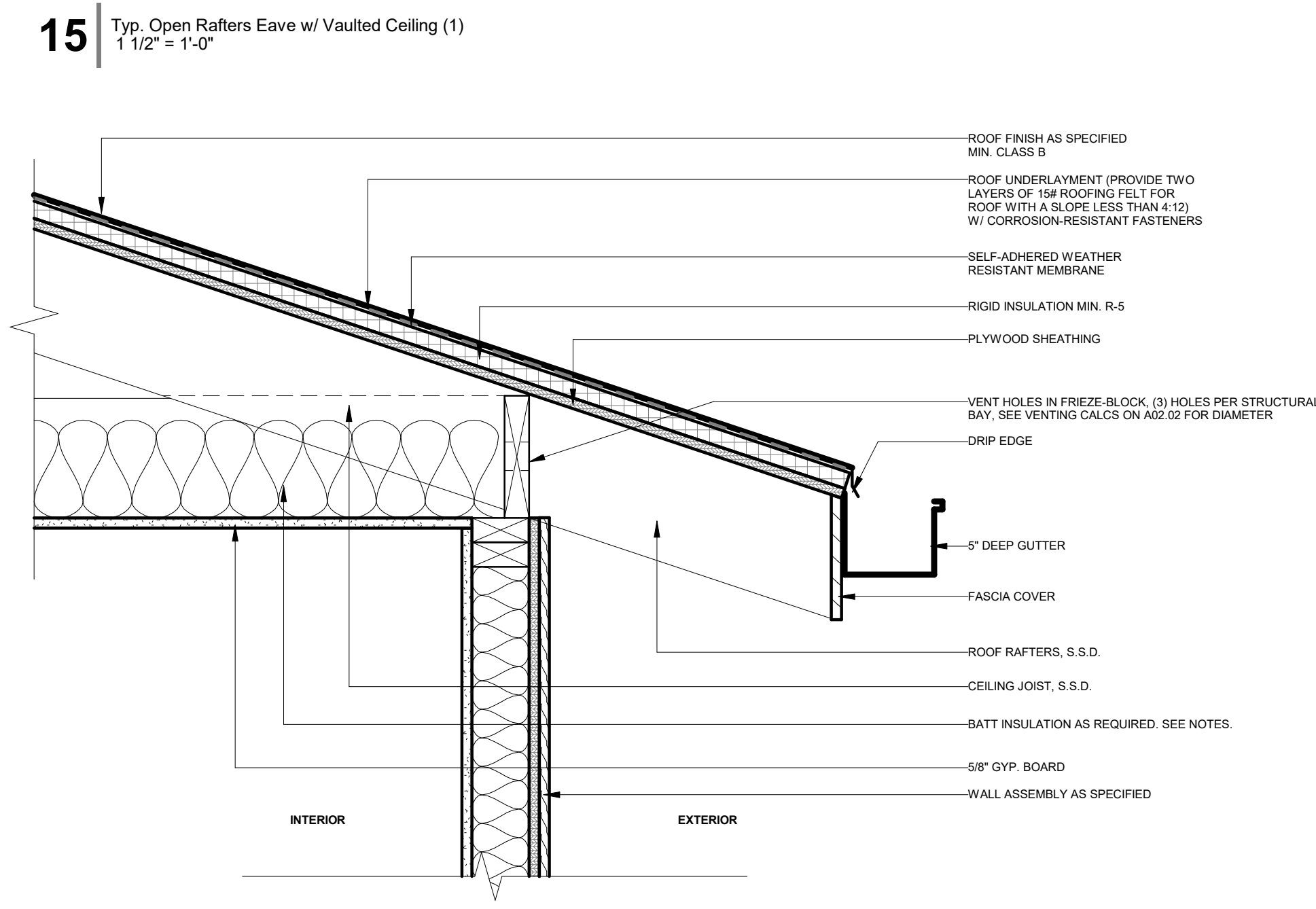
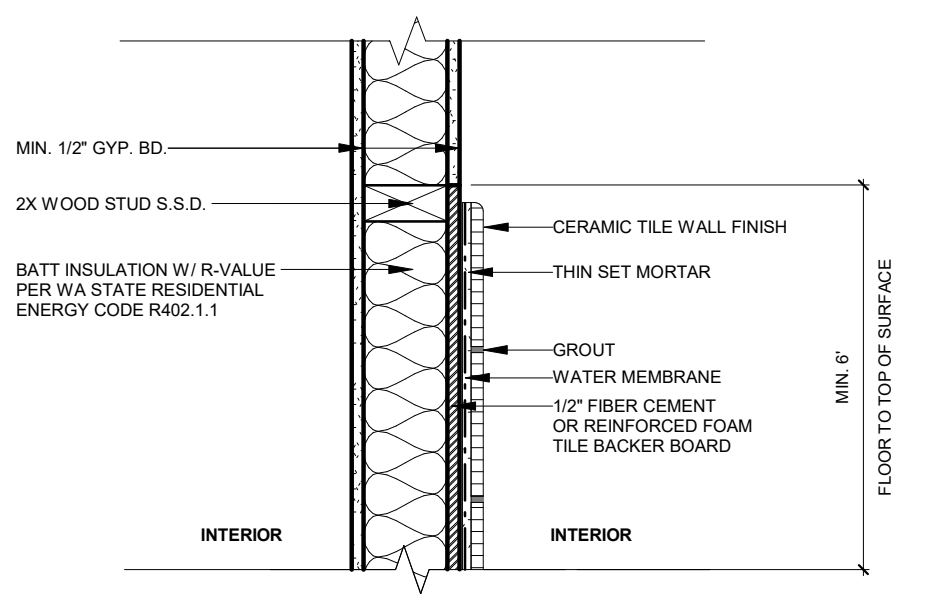
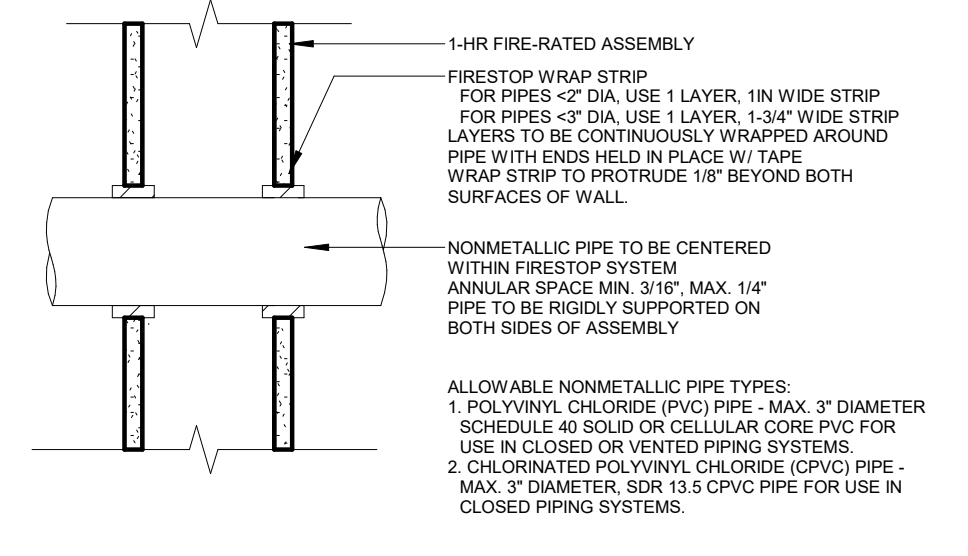
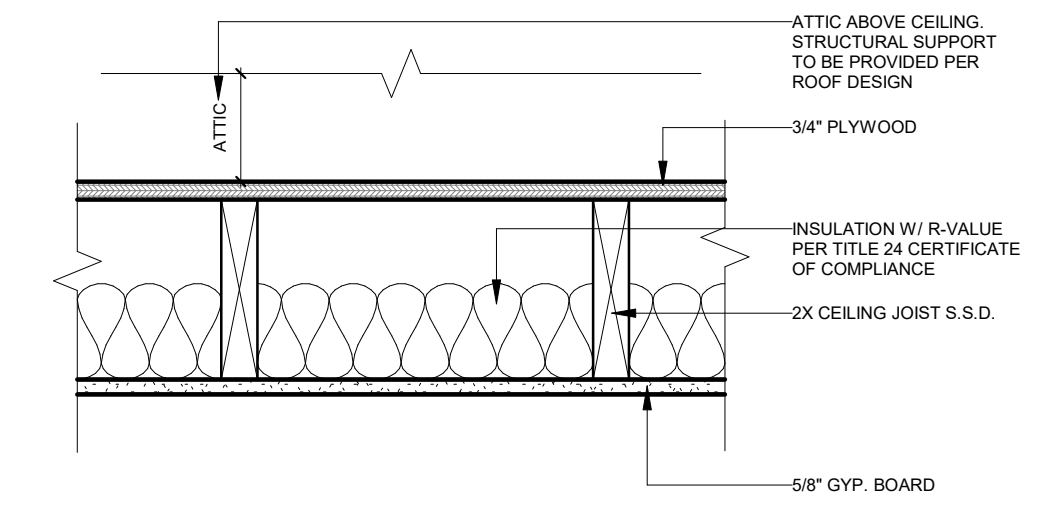
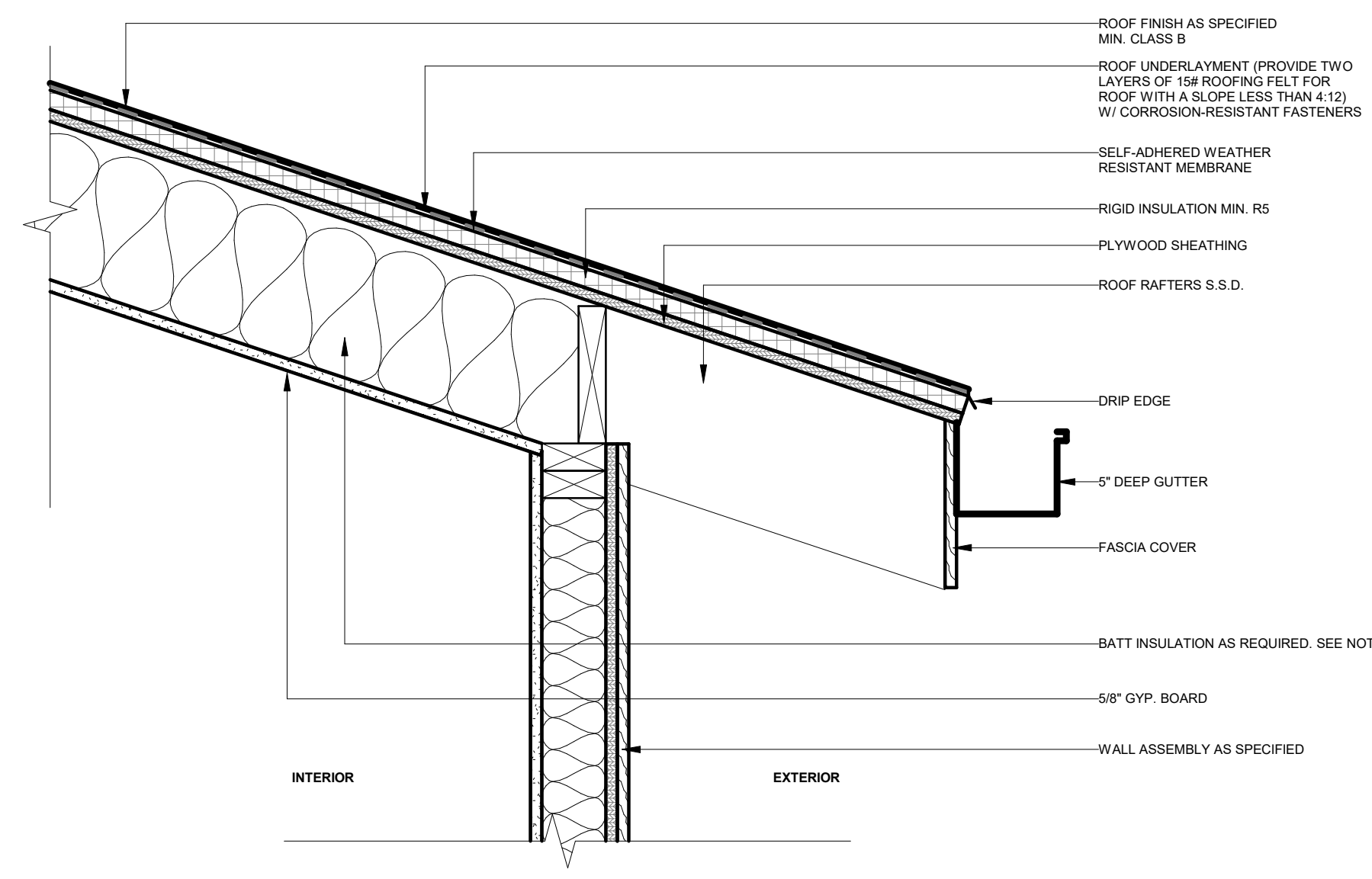
## SHEET NAME

ADU Elevations & Sections  
A02.04 SCALE: As indicated

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# KOVES RESIDENCE

7901 SE 65TH ST,  
MERCER ISLAND  
DETACHED ADU



PROJECT ORIENTATION

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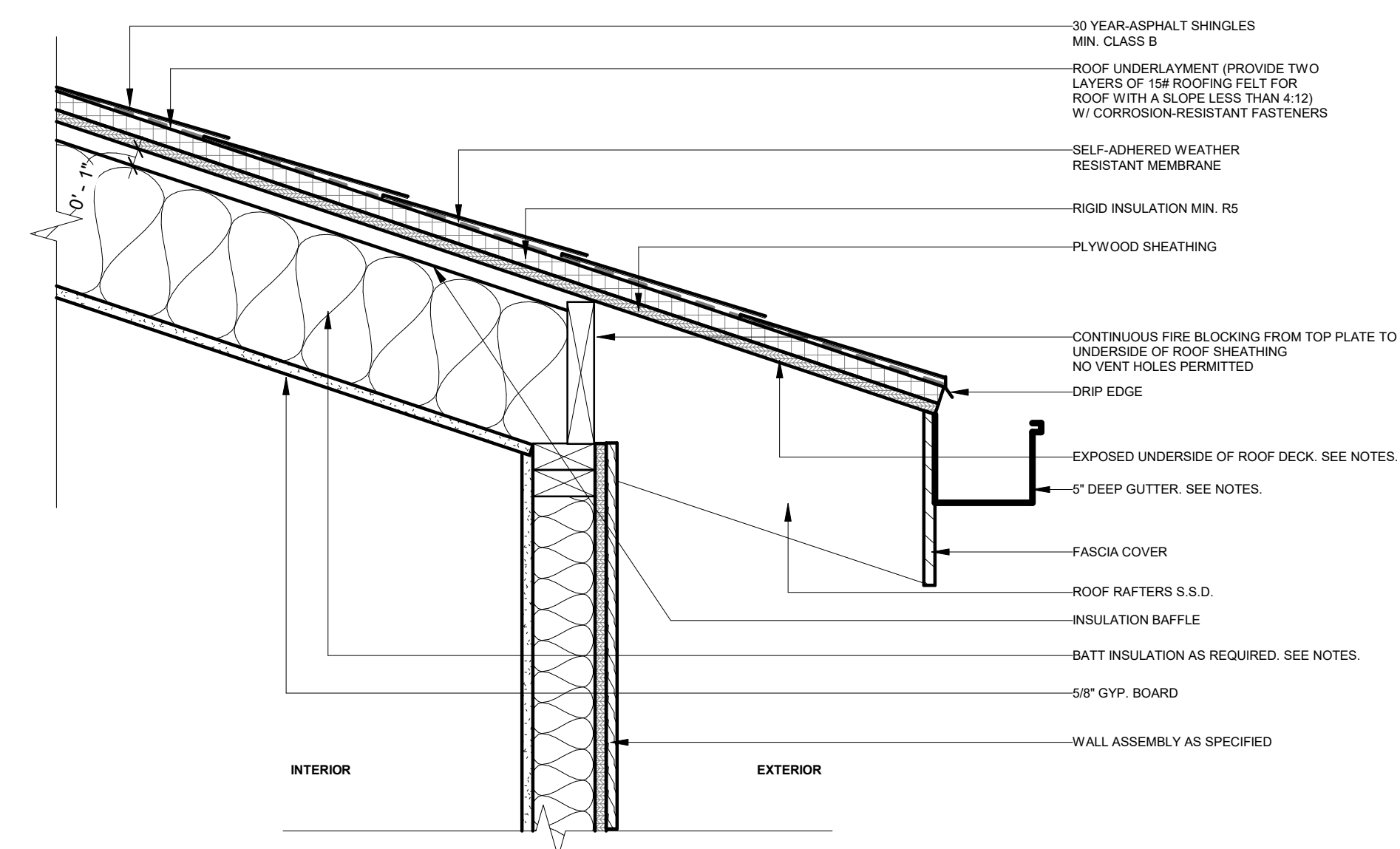
REVISIONS

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NO.	DATE	NOTE

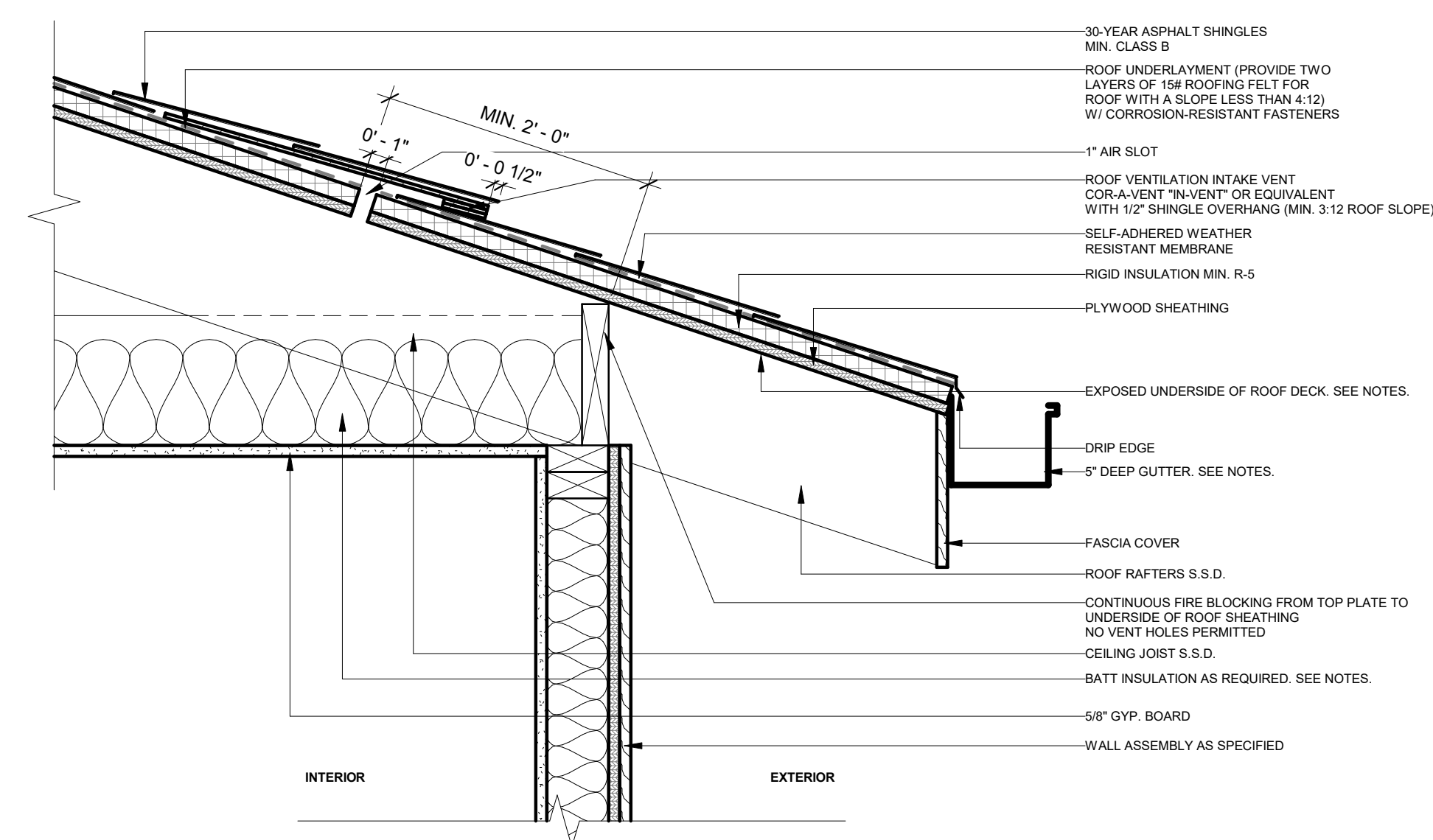
SHEET NAME

# KOVES RESIDENCE

7901 SE 65TH ST,  
MERCER ISLAND  
DETACHED ADU



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



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

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TITLE 24 COMPLIANCE CONSULTANT

## REVISIONS

NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1

SHEET NAME

## Typical Details

**A03.02**

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

**Cottage**

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# KOVES RESIDENCE

7901 SE 65TH ST,  
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DETACHED ADU

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REVISIONS

1 10/07/2024 Permit Set Rev. 1  
NO. DATE NOTE

SHEET NAME

Schedules  
A04.01

SCALE: As indicated

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## DOOR NOTES

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

## WINDOW NOTES

- PLEASE USE THIS SCHEDULE FOR WINDOW SIZING AND OPENING MECHANISM. WINDOW COLOR AND GRILLE STYLE TO BE FINALIZED IN THE FINISHES WORKSHEET AT PERMIT APPROVAL.
- ALL EXTERIOR GLAZING SHALL BE CLEAR, DUAL PANE, LOW-E INSULATED, U.O.N.
- HEAD & SILL HEIGHT ARE MEASURED FROM FINISHED FLOOR LEVEL.
- ALL WINDOW FRAMES SHALL BE THERMALLY BROKEN, U.O.N. TEMPERED GLASS IS REQUIRED WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF DOORS, PER CRC W308.4.2.
- TEMPERED GLASS IS REQUIRED FOR BATHROOM WINDOWS WHERE BOTTOM EXPOSED EDGE OF GLAZING IS <60" ABOVE WALKING SURFACE & MEASURED HORIZONTALLY WITHIN 60" OF SHOWER, PER WRC R308.4.5.
- U-VALUE AND SOLAR HEAT GAIN COEFFICIENT FOR GLAZED OPENINGS TO BE FOUND IN ON ENERGY PERFORMANCE SHEET A03.01.
- BEDROOM WINDOWS MUST MEET ALL OF THE FOLLOWING EGRESS REQUIREMENTS:
  - FINISHED SILL HEIGHT MAX. 44"
  - NET CLEAR AREA OPENING MIN. 5.7 SQ.FT.
  - NET CLEAR WIDTH OPENING MIN. 20"

## LIGHTING FIXTURE NOTES

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

## ARCHITECTURAL NOTES

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

SCHEDULE-DOOR							
Tag	Description	Location	Width	Height	Head Height	Sill Height	Type Comments
D1.1	Single Swing Full Glass Panel Door	LIVING/DINING/KITCHEN	3'-0"	8'-0"	8'-0"	0'-0"	WITH FLYSCREEN
D2.1	Glass Sliding Door	LIVING/DINING/KITCHEN	5'-0"	8'-0"	8'-0"	0'-0"	WITH FLYSCREEN
D3.1	Glass Sliding Door - LaCantina	LIVING/DINING/KITCHEN	8'-9"	8'-0"	8'-0"	0'-0"	WITH FLYSCREEN
D4.1	Pocket Slider	BATHROOM	2'-6"	8'-0"	8'-0"	0'-0"	
D4.2	Pocket Slider	BEDROOM	2'-6"	8'-0"	8'-0"	0'-0"	
D4.3	Pocket Slider	BATHROOM	2'-6"	8'-0"	8'-0"	0'-0"	
D4.4	Pocket Slider	FLEX SPACE	2'-6"	8'-0"	8'-0"	0'-0"	
D5.1	Solid 3-Panel Closet Slider	CLOSET	7'-0"	6'-8"	6'-8"	0'-0"	
D6.1	Solid 3-Panel Closet Slider-Louvered	FLEX SPACE	6'-0"	8'-0"	8'-0"	0'-0"	

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

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

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

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

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

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

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

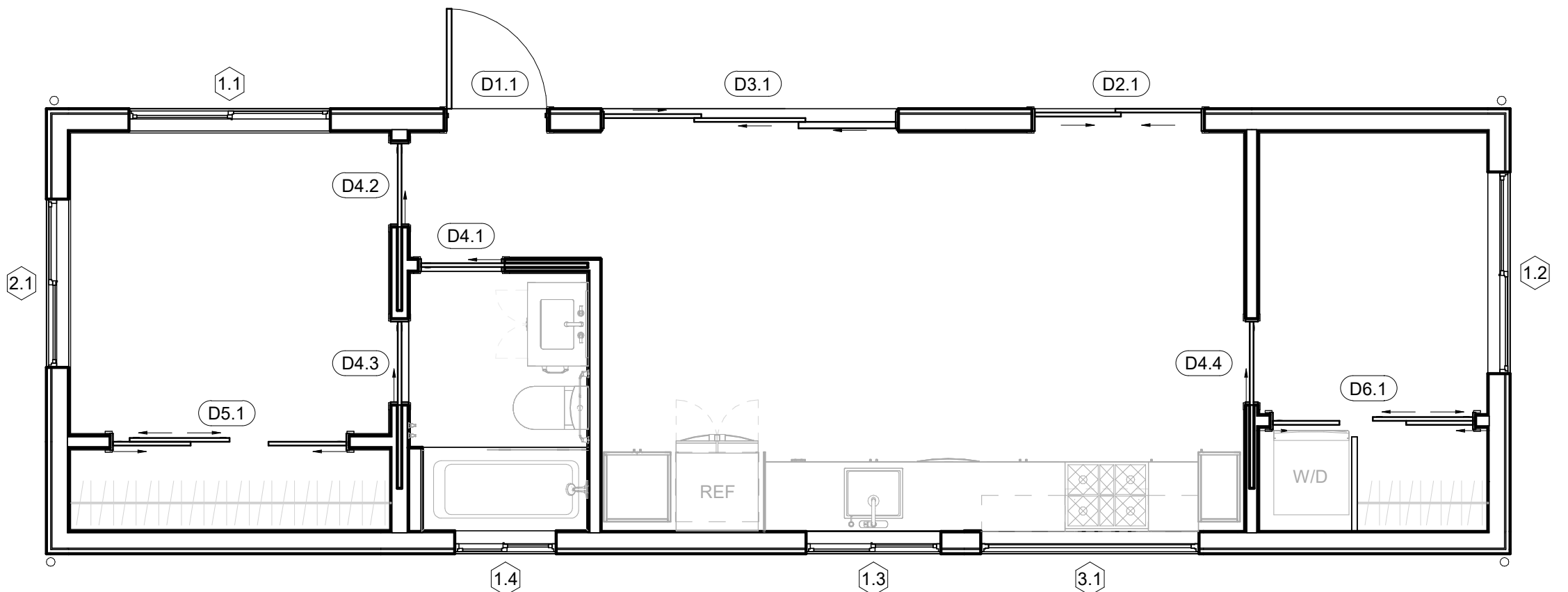
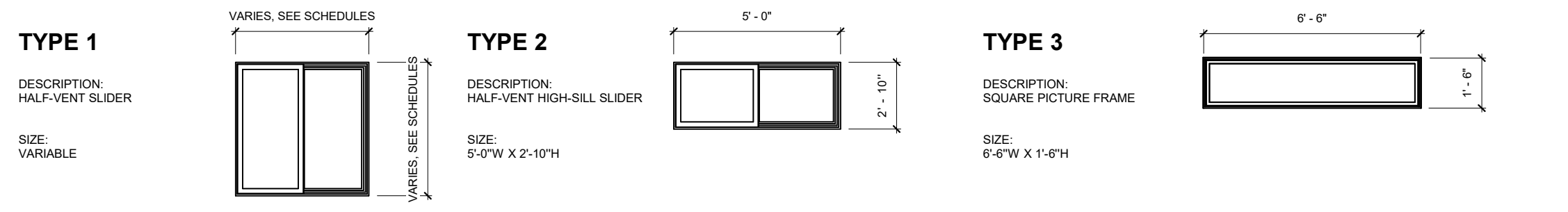
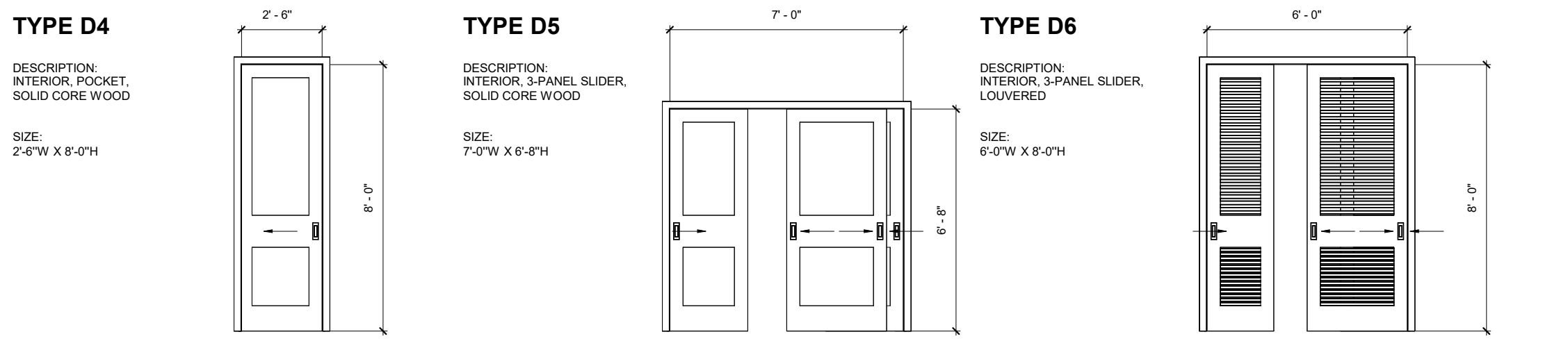
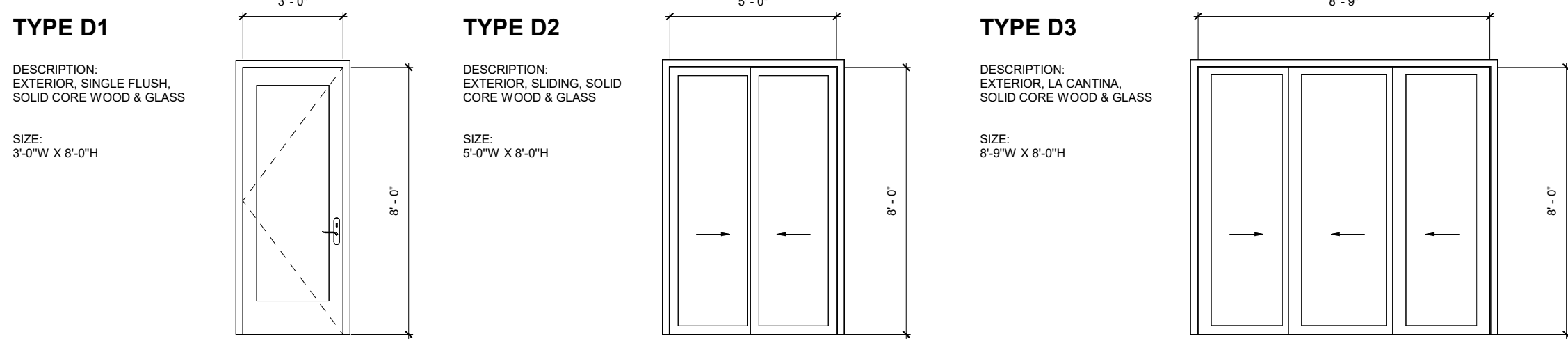
_SCHEDULES - MATERIALS BATHROOM AND KITCHEN		
Tag	Material Description	Area
CT-01	COUNTERTOP-CAESARSTONE 9141 ICE SNOW QUARTZ	43 SF
GR-01	GROUT-CUSTOM BUILDING PRODUCTS BRIGHT WHITE GROUT PRISM #381	115 SF
GR-02	GROUT-CUSTOM BUILDING PRODUCTS WHITE GROUT PRISM #640	5 SF
PT-01	BATHROOM WALL PAINT-BENJAMIN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

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

SCHEDULE-FLOORING TAKEOFF	
Flooring Type	Area
Floor: Flooring - 10" - Concrete	438 SF
Floor: Flooring - 10" - Tile (8x8)	29 SF
Floor: Flooring - 10" - Wood	539 SF

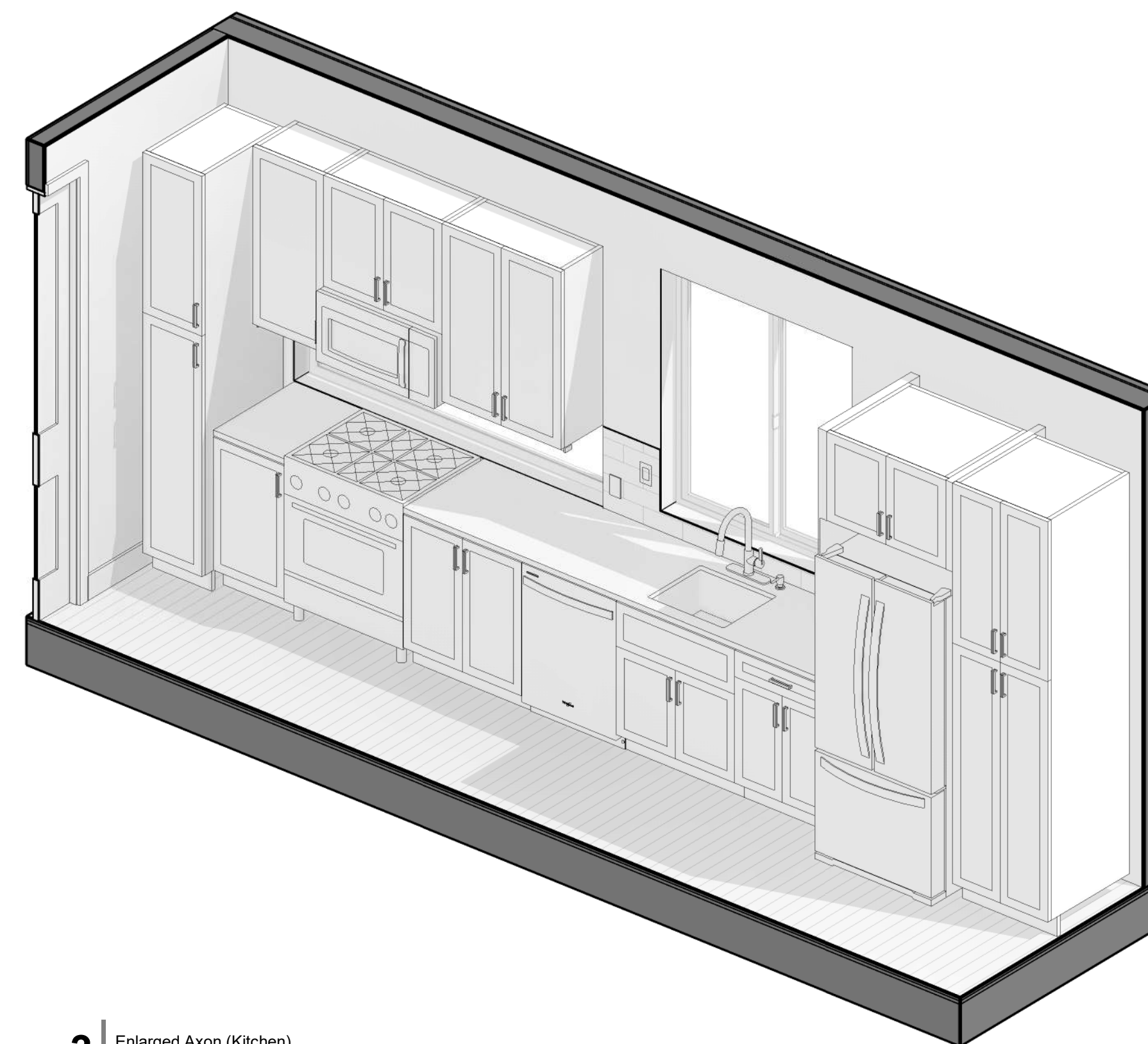
SCHEDULE-WALL TAKEOFF				
Wall Type	Tag	Length	Area	Finish Surface Calculation
Basic Wall: Exterior Wall - 8"	E2	111' - 9"	832 SF	832 SF
Basic Wall: Finish Wall - 1/4" - Tile	F1	10' - 8"	86 SF	86 SF
Basic Wall: Finish Wall - 1/4" - Tile Backsplash	F2	6' - 6"	5 SF	5 SF
Basic Wall: Interior Wall - 4 1/2"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

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

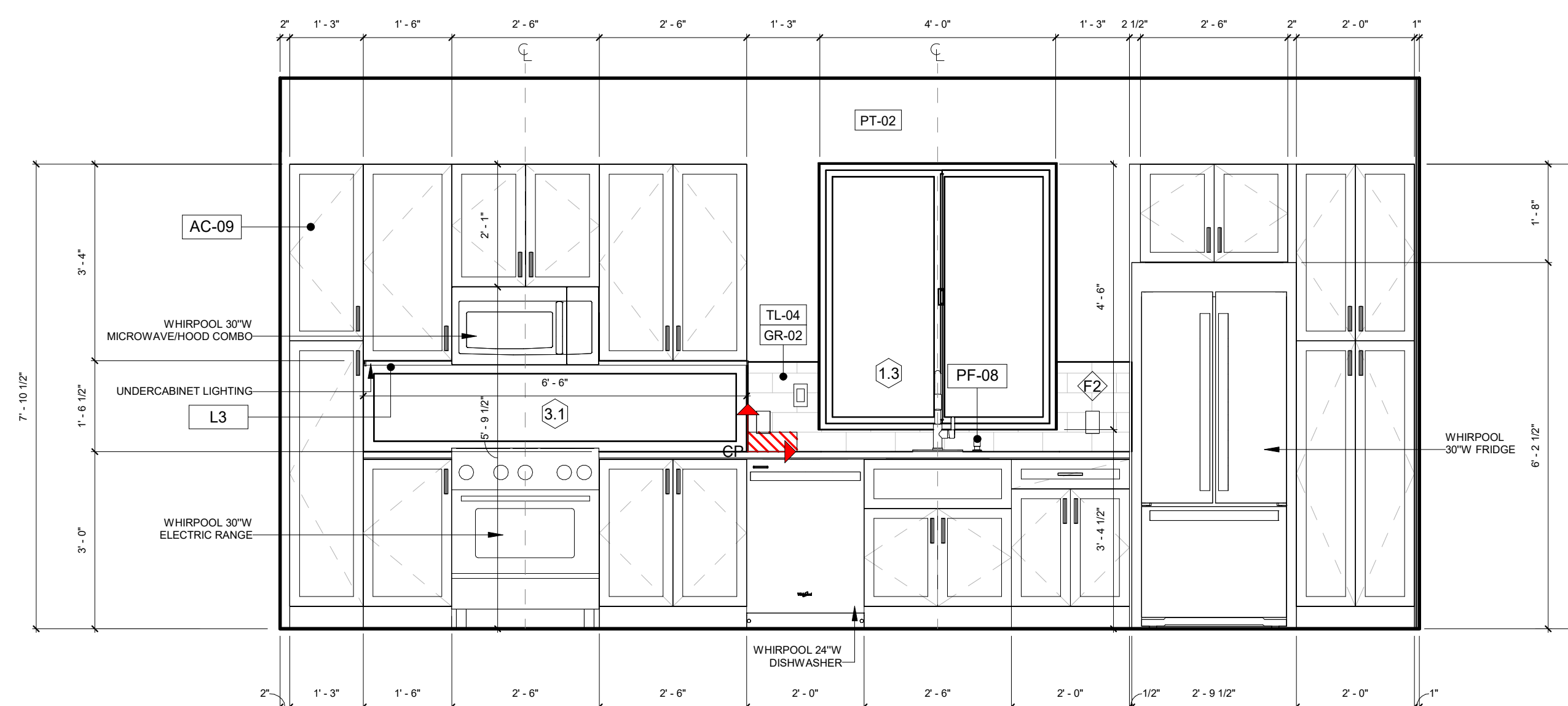


**KOVES  
RESIDENCE**

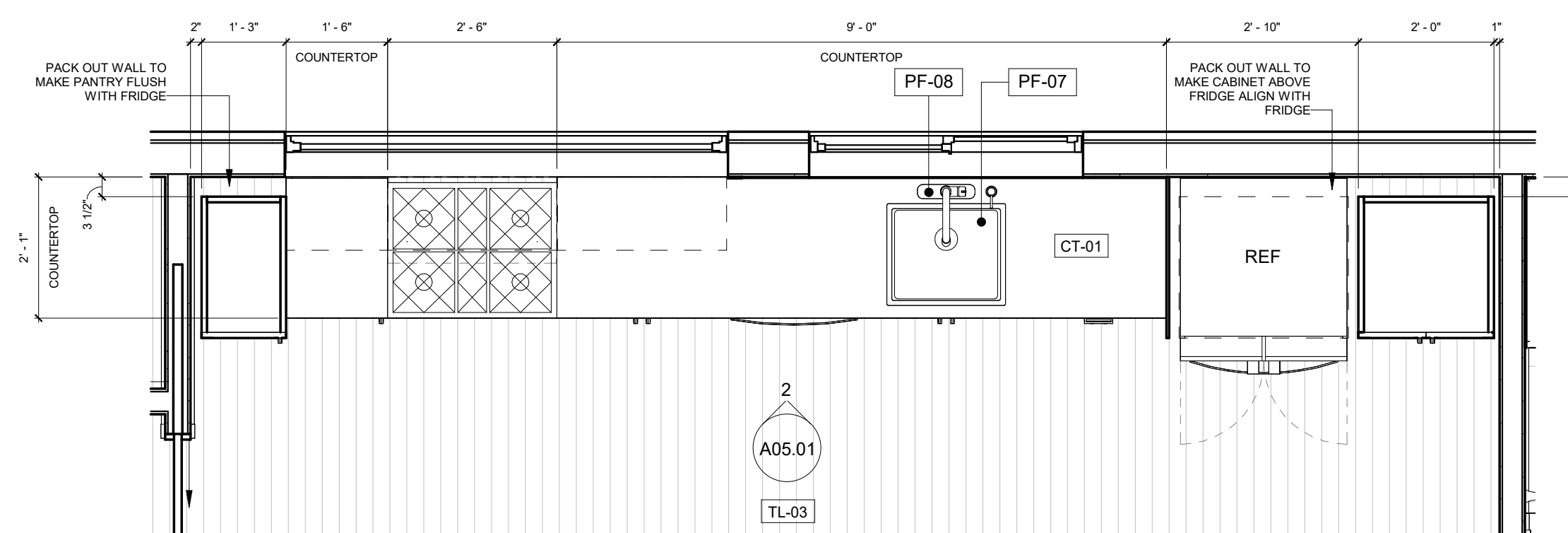
7901 SE 65TH ST,  
MERCER ISLAND  
DETACHED ADU



**3** Enlarged Axon (Kitchen)



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



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

PROJECT ORIENTATION

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

PROJECT TEAM  
RYAN CONOVER  
PROJECT DESIGNER

ESG DESIGN  
STRUCTURAL CONSULTANT

TERRANE  
TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1

SHEET NAME

**Kitchen System**

**A05.01**

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



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# KOVES RESIDENCE

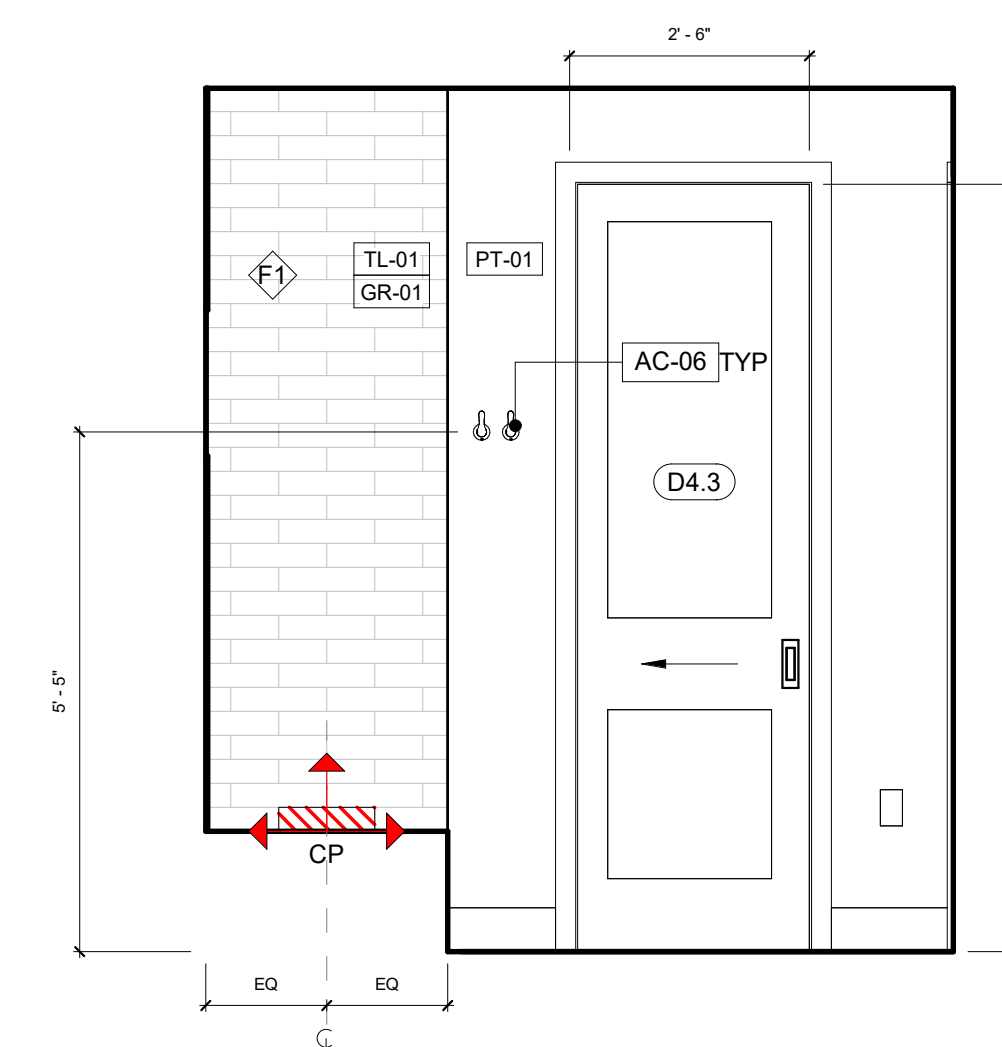
7901 SE 65TH ST,  
MERCER ISLAND  
DETACHED ADU

## BATHROOM NOTES

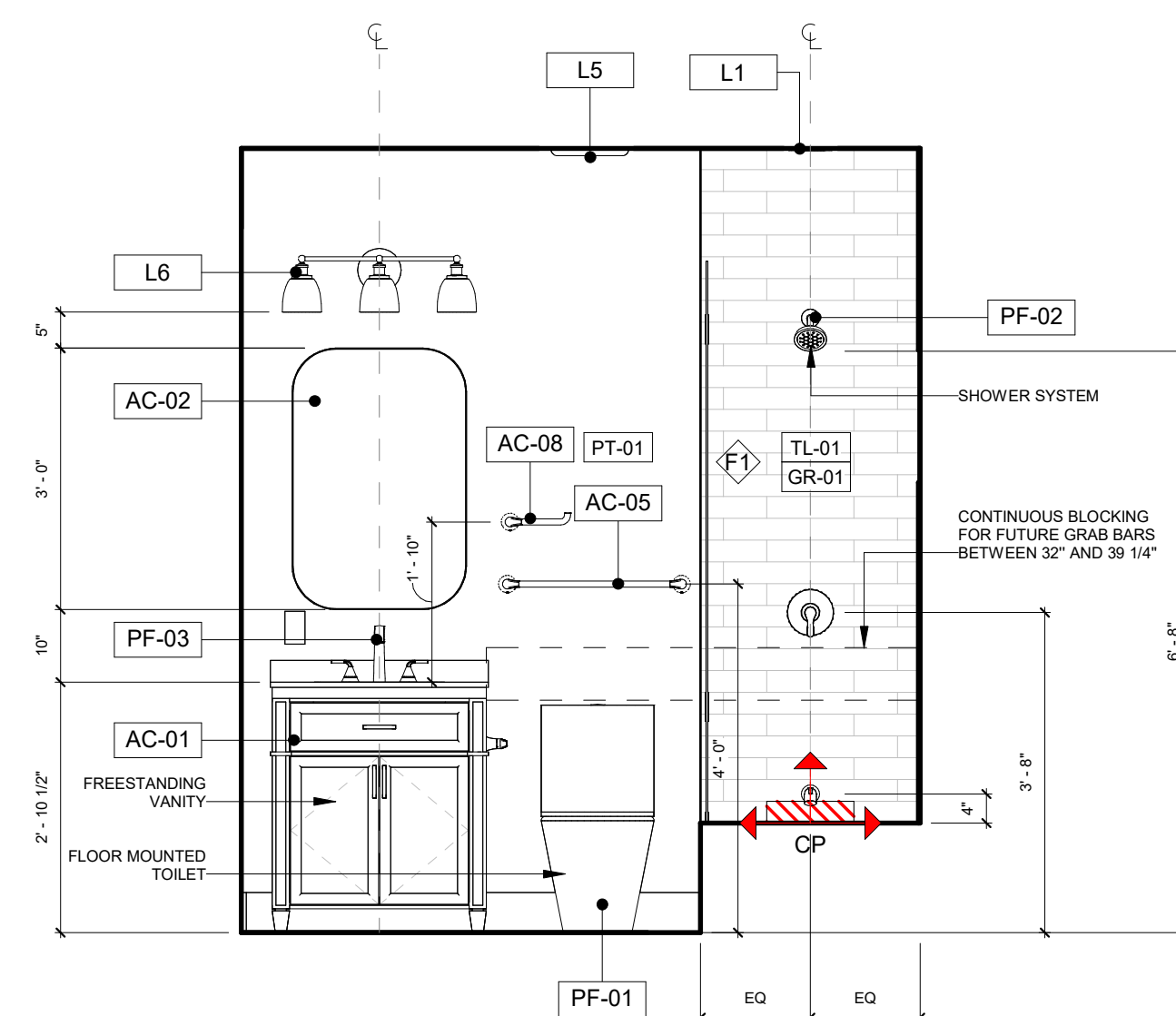
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH IN-WALL BLOCKING TO ACCOMMODATE FUTURE GRAB BARS. BLOCKING TO BE MINIMUM 2" x 8" LUMBER, INSTALLED CONTINUOUSLY IN WALL BEHIND WATER CLOSET, AND SHOWER HEAD AND SIDE WALLS OF SHOWER ENCLOSURE, BETWEEN 32" AND 39-1/4" FROM FINISHED FLOOR,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



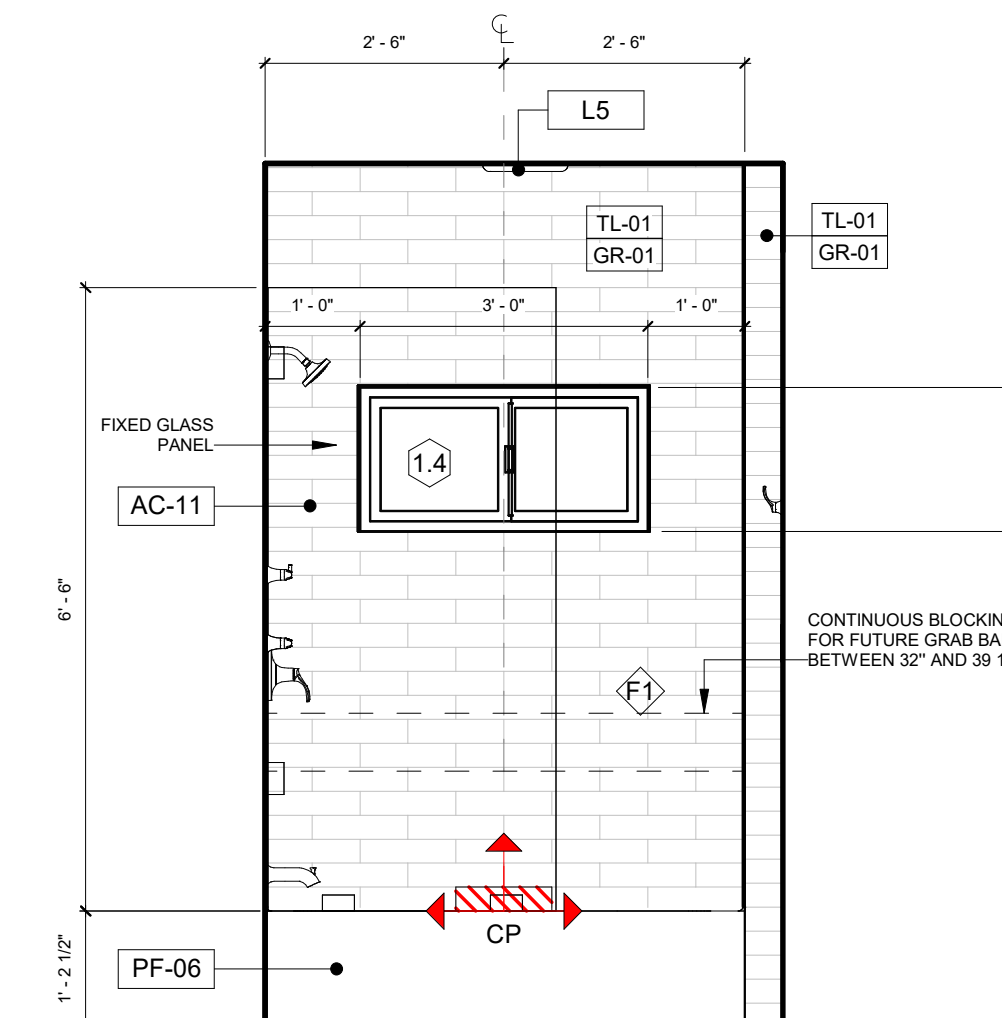
6 Enlarged Axon (Bathroom)



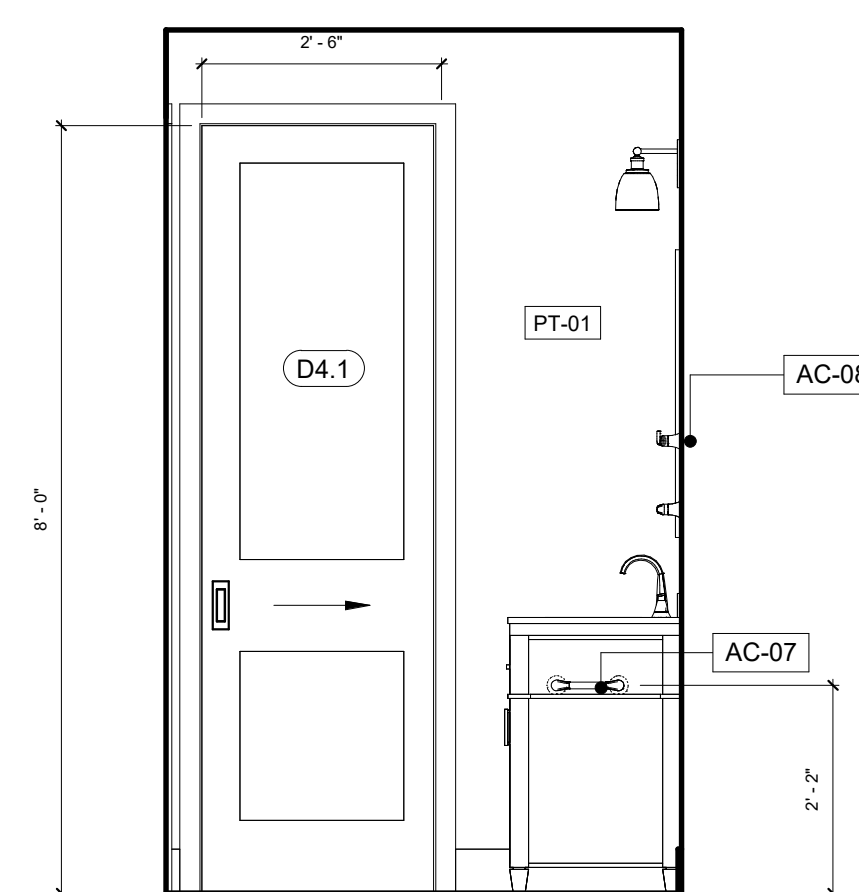
3 Enlarged Elevation (Bathroom)-West  
1/2" = 1'-0"



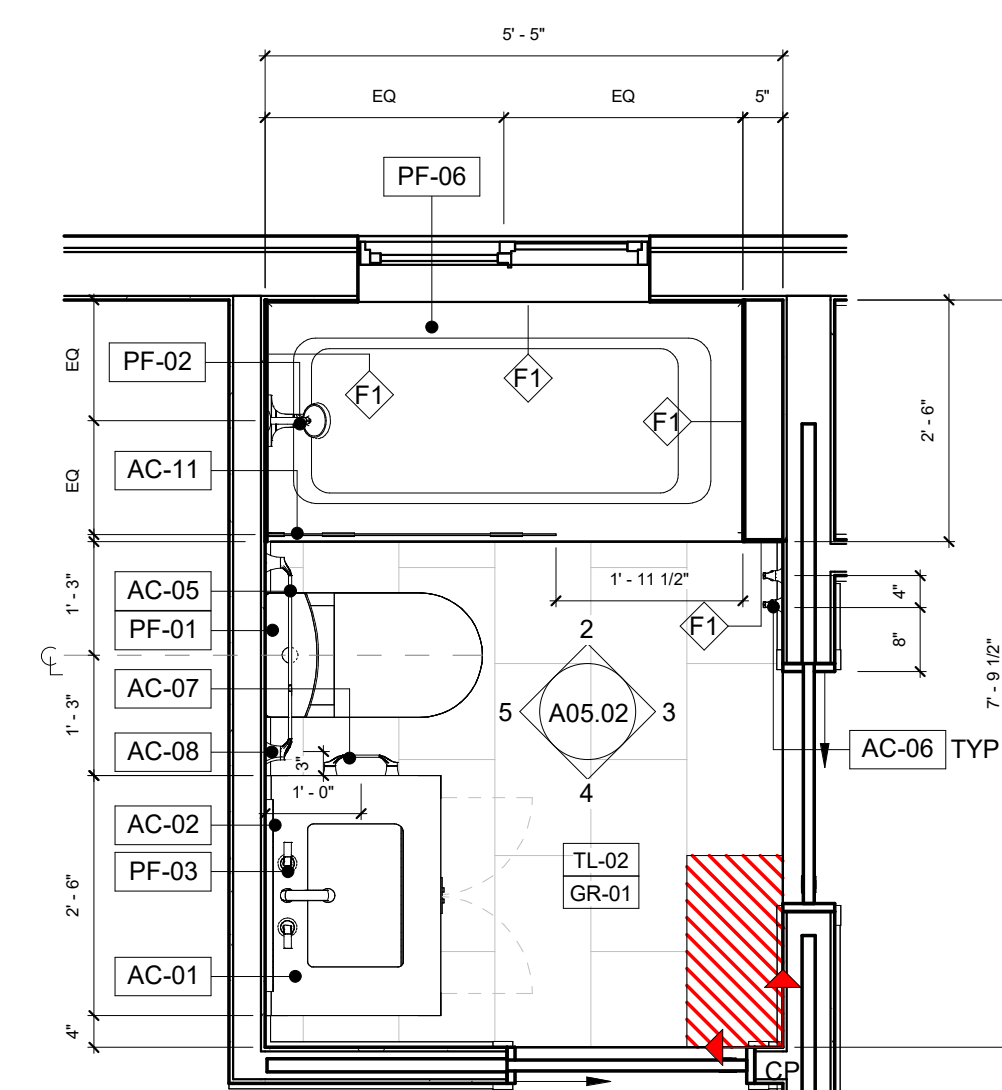
5 Enlarged Elevation (Bathroom)-East  
1/2" = 1'-0"



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



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



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

## PROJECT ORIENTATION

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

PROJECT TEAM  
RYAN CONOVER  
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ESG DESIGN  
STRUCTURAL CONSULTANT

TERRANE  
TITLE 24 COMPLIANCE CONSULTANT

## REVISIONS

NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1

**Bathroom System**  
**A05.02** SCALE: 1/2" = 1'-0"

**PROJECT KEY DATA FOR PERFORMANCE REQUIREMENTS**

HEATED FLOOR AREA:	585 SF
HEATING REQUIREMENT (BTU) (Assuming 40 BTU/sqft)	34,000 BTU
FOUNDATION TYPE:	SLAB ON GRADE
WATER HEATER TYPE:	ELECTRIC HYBRID TANK

INFORMATION ON THIS SHEET IS PROVIDED IN SATISFACTION OF THE PRESCRIPTIVE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF REC TABLE 402.1.1 AND ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS OF REC TABLE 406.3 FOR ACCESSORY DWELLING UNIT PROJECTS IN THE STATE OF WASHINGTON.

PLEASE SEE ASSOCIATED SPECIFICATION SHEETS FOR REQUIRED PERFORMANCE RATINGS OF PRODUCTS USED IN SATISFACTION OF THE SELECTED CREDITS TO ACHIEVE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

**MINIMUM PRESCRIPTIVE REQUIREMENTS FOR CLIMATE ZONE MARINE 4, PER WASHINGTON REC 2018 TABLE 402.1.1**

U-FACTOR, WINDOWS	0.30
U-FACTOR, SKYLIGHTS	0.50
INSULATION, CEILING/ROOF	38
FULL INSULATION DEPTH TO EXTEND OVER TOP PLATE OF THE EXTERIOR WALL, SEE DETAILS ON A03.01 FOR ASSEMBLY.	
INSULATION, WALLS	21
INSULATION, FLOOR (FOR RAISED PERIMETER)	30
INSULATION, SLAB (FOR SLAB ON-GRADE)	10
CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB, AS WELL AS AROUND ENTIRE PERIMETER. SEE DETAILS ON A03.01 FOR ASSEMBLY.	

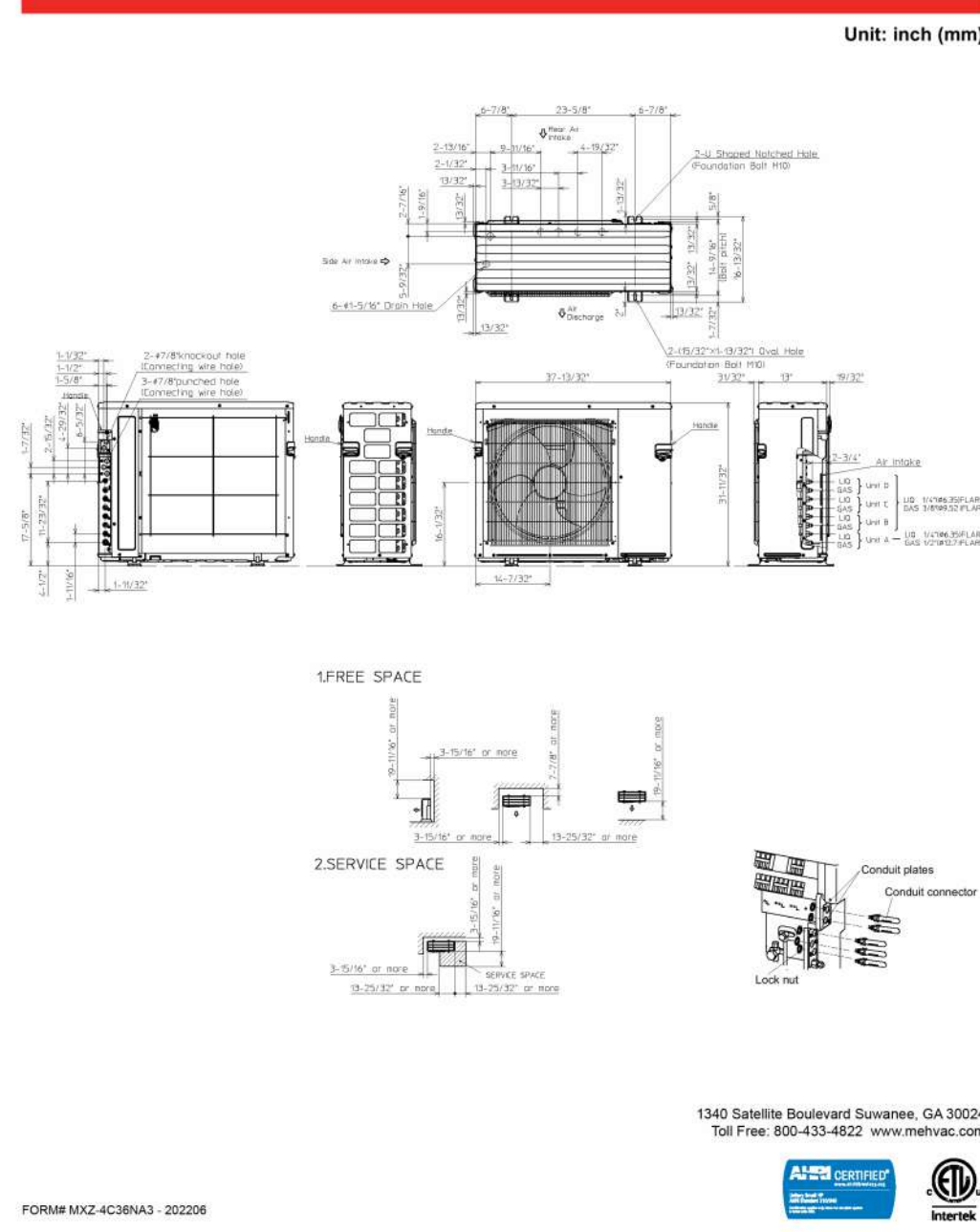
**ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE MARINE 4, PER WASHINGTON REC 2018 TABLE 406.2**

REQUIRED NUMBER OF CREDITS: 3

NOTE: IF ADDITIONAL REQUIREMENTS PROVIDED BELOW PROVIDE MORE RESTRICTIVE VALES FOR U- AND R-VALUES THAN THOSE PRESCRIBED ABOVE, THE VALUE IN THE ADDITIONAL REQUIREMENTS SHALL GOVERN

SELECTED PERFORMANCE ITEMS FROM REC 2018 TABLE 406.2				
Option	Description	Credits	Specified Product	Performance Parameters
3.6	DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE	2.0	MITSUBISHI ELECTRIC M-SERIES 1.5-TON MULTI-ZONE INVERTER HEAT-PUMP	PRODUCT NUMBER: MSZ-GS36NA & MXZ-4C36NA3 HEATING SEASONAL PERFORMANCE FACTOR (HSPF): 10 BTU/hr (NON-DUCTED); 3 HEADS AT 9000 BTU, 27000 BTU TOTAL
5.2	WATER HEATING SYSTEM SHALL INCLUDE AN ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.91	1.0	OUTDOOR TANKLESS HIGH EFFICIENCY CONDENSING WATER HEATER BY TAKAGI	PRODUCT NUMBER: T-H3J-OS-N ENERGY FACTOR: 0.95 ENERGY STAR RATED? YES

**OUTDOOR UNIT DIMENSIONS: MXZ-4C36NA3**



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**OUTDOOR UNIT ACCESSORIES: MXZ-4C36NA3**

Refrigerant Ref Valve - 1/2"	RY1PFF102
Refrigerant Ref Valve - 3/4"	RY1M7102
Refrigerant Ref Valve - 3/8"	RY0M7102
Refrigerant Ref Valve - 5/8"	RY2M7102
Mini Control Valve (M-CV) (Standard, Trunked Pair, Standard, Jacketed, Plenum rated)	DR100S-1000
Mini Control Valve (M-CV) (5/8" NPT, Standard, Trunked Pair, Standard, Jacketed, Plenum rated)	DR100S-1000
Drain Socket	PAC-S00020-E
Heat Exchanger	HEX-001
M-NET Controller	M-NET Controller
1/4 Gauge, 4 wire Shielded Cable-200 ft roll	SH14-200
1/4 Gauge, 4 wire Shielded Cable-50 ft roll	SH14-50
1/4 Gauge, 4 wire Shielded Cable-25 ft roll	SH14-25
1/4 Gauge, 4 wire Shielded Cable-10 ft roll	SH14-10
1/4 Gauge, 4 wire Shielded Cable-5 ft roll	SH14-5
1/4 Gauge, 4 wire Shielded Cable-2.5 ft roll	SH14-2.5
1/4 Gauge, 4 wire Shielded Cable-1 ft roll	SH14-1
Mounting Pad	MP-001
Condensing Unit Mounting Pad - 1/8" x 1/8" x 1/8"	CU-MP-001
Optional Outdoor Heater	OH-001
Access - 12" x 24"	PAC-A0001-E
Access - 12" x 18"	PAC-A0001-E
Access - 36" x 12"	PAC-A0001-E
Access - 36" x 18"	PAC-A0001-E
1/2" Single Pin Bracket	SPB-001
2" Single Pin Bracket	SPB-002
Condenser Fan Bracket (Horizontal/Vertical)	CFB-001
Condenser Fan Bracket (Horizontal/Vertical)	CFB-002
Outdoor Unit Stand - 12" High	OS-001

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**SPECIFICATIONS: MXZ-4C36NA3**

Maximum Number of Connected OUs	4
Minimum Number of Connected OUs	2
Maximum connected capacity	BTU/hr
Maximum connected capacity	42,000
Maximum Power Input	W
Maximum Power Input	1,900 (1,900 / 1,900)
Maximum Power Input	3,700 (3,700 / 3,700)
Maximum Power Input	7,400 (7,400 / 7,400)
Maximum Power Input	14,800 (14,800 / 14,800)
Maximum Power Input	29,600 (29,600 / 29,600)
Maximum Power Input	59,200 (59,200 / 59,200)
Maximum Power Input	118,400 (118,400 / 118,400)
Maximum Power Input	236,800 (236,800 / 236,800)
Maximum Power Input	473,600 (473,600 / 473,600)
Maximum Power Input	947,200 (947,200 / 947,200)
Maximum Power Input	1,894,400 (1,894,400 / 1,894,400)
Maximum Power Input	3,788,800 (3,788,800 / 3,788,800)
Maximum Power Input	7,577,600 (7,577,600 / 7,577,600)
Maximum Power Input	15,155,200 (15,155,200 / 15,155,200)
Maximum Power Input	30,310,400 (30,310,400 / 30,310,400)
Maximum Power Input	60,620,800 (60,620,800 / 60,620,800)
Maximum Power Input	121,241,600 (121,241,600 / 121,241,600)
Maximum Power Input	242,483,200 (242,483,200 / 242,483,200)
Maximum Power Input	484,966,400 (484,966,400 / 484,966,400)
Maximum Power Input	969,932,800 (969,932,800 / 969,932,800)
Maximum Power Input	1,939,865,600 (1,939,865,600 / 1,939,865,600)
Maximum Power Input	3,879,731,200 (3,879,731,200 / 3,879,731,200)
Maximum Power Input	7,759,462,400 (7,759,462,400 / 7,759,462,400)
Maximum Power Input	15,518,924,800 (15,518,924,800 / 15,518,924,800)
Maximum Power Input	31,037,849,600 (31,037,849,600 / 31,037,849,600)
Maximum Power Input	62,075,699,200 (62,075,699,200 / 62,075,699,200)
Maximum Power Input	124,151,398,400 (124,151,398,400 / 124,151,398,400)
Maximum Power Input	248,302,796,800 (248,302,796,800 / 248,302,796,800)
Maximum Power Input	496,605,593,600 (496,605,593,600 / 496,605,593,600)
Maximum Power Input	993,211,187,200 (993,211,187,200 / 993,211,187,200)
Maximum Power Input	1,986,422,374,400 (1,986,422,374,400 / 1,986,422,374,400)
Maximum Power Input	3,972,844,748,800 (3,972,844,748,800 / 3,972,844,748,800)
Maximum Power Input	7,945,689,497,600 (7,945,689,497,600 / 7,945,689,497,600)
Maximum Power Input	15,891,378,995,200 (15,891,378,995,200 / 15,891,378,995,200)
Maximum Power Input	31,782,757,990,400 (31,782,757,990,400 / 31,782,757,990,400)
Maximum Power Input	63,565,515,980,800 (63,565,515,980,800 / 63,565,515,980,800)
Maximum Power Input	127,131,031,961,600 (127,131,031,961,600 / 127,131,031,961,600)
Maximum Power Input	254,262,063,923,200 (254,262,063,923,200 / 254,262,063,923,200)
Maximum Power Input	508,524,127,846,400 (508,524,127,846,400 / 508,524,127,846,400)
Maximum Power Input	1,017,048,255,692,800 (1,017,048,255,692,800 / 1,017,048,255,692,800)
Maximum Power Input	2,034,096,511,385,600 (2,034,096,511,385,600 / 2,034,096,511,385,600)
Maximum Power Input	4,068,193,022,771,200 (4,068,193,022,771,200 / 4,068,193,022,771,200)
Maximum Power Input	8,136,386,045,542,400 (8,136,386,045,542,400 / 8,136,386,045,542,400)
Maximum Power Input	16,272,772,091,084,800 (16,272,772,091,084,800 / 16,272,772,091,084,800)
Maximum Power Input	32,545,544,182,169,600 (32,545,544,182,169,600 / 32,545,544,182,169,600)
Maximum Power Input	65,091,088,364,339,200 (65,091,088,364,339,200 / 65,091,088,364,339,200)
Maximum Power Input	130,182,176,728,678,400 (130,182,176,728,678,400 / 130,182,176,728,678,400)
Maximum Power Input	260,364,353,457,356,800 (260,364,353,457,356,800 / 260,364,353,457,356,800)
Maximum Power Input	520,728,706,914,713,600 (520,728,706,914,713,600 / 520,728,706,914,713,600)
Maximum Power Input	1,041,457,413,829,427,200 (1,041,457,413,829,427,200 / 1,041,457,413,829,427,200)
Maximum Power Input	2,082,914,827,658,854,400 (2,082,914,827,658,854,400 / 2,082,914,827,658,854,400)
Maximum Power Input	4,165,829,655,317,708,800 (4,165,829,655,317,708,800 / 4,165,829,655,317,708,800)
Maximum Power Input	8,331,659,310,635,417,600 (8,331,659,310,635,417,600 / 8,331,659,310,635,417,600)
Maximum Power Input	16,663,318,621,270,835,200 (16,663,318,621,270,835,200 / 16,663,318,621,270,835,200)
Maximum Power Input	33,326,637,242,541,670,400 (33,326,637,242,541,670,400 / 33,326,637,242,541,670,400)
Maximum Power Input	66,653,274,485,083,340,800 (66,653,274,485,083,340,800 / 66,653,274,485,083,340,800)
Maximum Power Input	133,306,548,970,166,681,600 (133,306,548,970,166,681,600 / 133,306,548,970,166,681,600)
Maximum Power Input	266,613,097,940,333,363,200 (266,613,097,940,333,363,200 / 266,613,097,940,333,363,200)
Maximum Power Input	533,226,195,880,666,726,400 (533,226,195,880,666,726,400 / 533,226,195,880,666,726,400)
Maximum Power Input	1,066,452,391,733,333,452,800 (1,066,452,391,733,333,452,800 / 1,066,452,391,733,333,452,800)
Maximum Power Input	2,132,904,783,466,666,905,600 (2,132,904,783,466,666,905,600 / 2,132,904,783,466,666,905,600)
Maximum Power Input	4,265,809,566,933,333,811,200 (4,265,809,566,933,333,811,200 / 4,265,809,566,933,333,811,200)
Maximum Power Input	8,531,619,133,866,667,622,400 (8,531,619,133,866,667,622,400 / 8,531,619,133,866,667,622,400)
Maximum Power Input	17,063,238,267,733,335,244,800 (17,063,238,267,733,335,244,800 / 17,063,238,267,733,335,244,800)
Maximum Power Input	34,126,476,535,466,670,489,600 (34,126,476,535,466,670,489,600 / 34,126,476,535,466,670,489,600)
Maximum Power Input	68,252,953,070,933,351,979,200 (68,252,953,070,933,351,979,200 / 68,252,953,070,933,351,979,200)
Maximum Power Input	136,505,906,141,866,703,958,400 (136,505,906,141,866,703,958,400 / 136,505,906,141,866,703,958,400)
Maximum Power Input	273,011,812,283,733,407,916,800 (273,011,812,283,733,407,916,800 / 273,011,812,283,733,407,916,800)
Maximum Power Input	546,023,624,567,466,815,833,600 (546,023,624,567,466,815,833,600 / 546,023,624,567,466,815,833,600)
Maximum Power Input	1,092,047,249,134,933,631,667,267,200 (1,092,047,249,134,933,631,667,267,200 / 1,092,047,249,134,933,631,667,267,200)
Maximum Power Input	2,184,094,498,269,867,263,334,534,534,400 (2,184,094,498,269,867,263,334,534,534,400 / 2,184,094,498,269,867,263,334,534,534,400)
Maximum Power Input	4,368,188,996,539,735,526,668,668,668,800 (4,368,188,996,539,735,526,668,668,668,800 / 4,368,188,996,539,735,526,668,668,668,800)
Maximum Power Input	8,736,377,993,079,471,053,337,337,337,600 (8,736,377,993,079,471,053,337,337,337,600 / 8,736,377,993,079,471,053,337,337,337,600)
Maximum Power Input	17,472,755,966,154,942,106,674,674,675,200 (17,472,755,966,154,942,106,674,674,675,200 / 17,472,755,966,154,942,106,674,674,675,200)
Maximum Power Input	34,945,511,932,309,884,337,349,349,349,600 (34,945,511,932,309,884,337,349,349,349,600 / 34,945,511,932,309,884,337,349,349,349,600)
Maximum Power Input	69,891,023,864,619,768,678,698,698,699,200 (69,891,023,864,619,768,678,698,698,699,200 / 69,891,023,864,619,768,678,698,698,699,200)
Maximum Power Input	139,782,047,729,239,537,397,397,397,798,400 (139,782,047,729,239,537,397,397,397,798,400 / 139,782,047,729,239,537,397,397,397,798,400)
Maximum Power Input	279,564,095,458,479,074,794,794,795,596,800 (279,564,095,458,479,074,794,794,795,596,800 / 279,564,095,458,479,074,794,794,795,596,800)
Maximum Power Input	559,128,190,916,958,151,949,589,589,591,193,600 (559,128,190,916,958,151,949,589,589,591,193,600 / 559,128,190,916,958,151,949,589,589,591,193,600)
Maximum Power Input	1,118,256,381,833,916,313,899,179,179,179,587,200 (1,118,256,381,833,916,313,899,179,179,179,587,200 / 1,118,256,381,833,916,313,899,179,179,179,587,200)
Maximum Power Input	2,236,512,763,667,832,627,738,398,398,399,175,374,400 (2,236,512,763,667,832,627,738,398,398,399,175,374,400 / 2,236,512,763,667,832,627,738,398,398,399,175,374,400)
Maximum Power Input	4,473,025,527,335,655,255,476,796,796,798,350,748,800 (4,473,025,527,335,655,255,476,796,796,798,350,748,800 / 4,473,025,527,335,655,255,476,796,796,798,350,748,800)
Maximum Power Input	8,946,051,054,671,311,511,953,593,593,596,701,497,600 (8,946,051,054,671,311,511,953,593,593,596,701,497,600 / 8,946,051,054,671,311,511,953,593,593,596,701,497,600)
Maximum Power Input	17,892,102,109,342,622,023,907,187,187,189,403,195,200 (17,892,102,109,342,622,023,907,187,187,189,403,195,200 / 17,892,102,109,342,622,023,907,187,187,189,403,195,200)
Maximum Power Input	35,784,204,218,685,244,445,814,374,374,378,806,390,400 (35,784,204,218,685,244,445,814,374,374,378,806,390,400 / 35,784,204,218,685,244,445,814,374,374,378,806,390,400)
Maximum Power Input	71,568,408,437,371,488,888,728,748,749,511,780,800 (71,568,408,437,371,488,888,728,748,749,511,780,800 / 71,568,408,437,371,488,888,728,748,749,511,780,800)
Maximum Power Input	143,136,816,874,743,777,777,497,497,499,001,561,600 (143,136,816,874,743,777,777,497,497,499,001,561,600 / 143,136,816,874,743,777,777,497,497,499,001,561,600)
Maximum Power Input	286,273,633,749,547,555,555,994,994,998,112,323,200 (286,273,633,749,547,555,555,994,994,998,112,323,200 / 286,273,633,749,547,555,555,994,994,998,112,323,200)
Maximum Power Input	572,547,267,499,095,111,111,989,989,996,224,646,400 (572,547,267,499,095,111,111,989,989,996,224,646,400 / 572,547,267,499,095,111,111,989,989,996,224,646,400)
Maximum Power Input	1,145,094,534,998,190,222,223,979,979,992,449,292,800 (1,145,094,534,998,190,222,223,979,979,992,449,292,800 / 1,145,094,534,998,190,222,223,979,979,992,449,292,800)
Maximum Power Input	2,290,189,069,996,380,444,447,959,959,984,898,585,600 (2,290,189,069,996,380,444,447,959,959,984,898,585,600 / 2,290,189,069,996,380,444,447,959,959,984,898,585,600)
Maximum Power Input	4,580,378,139,992,760,888,895,919,919,969,797,171,171,200 (4,580,378,139,992,760,888,895,919,919,969,797,171,171,2

**KOVES RESIDENCE**

7901 SE 65TH ST,  
MERCER ISLAND  
DETACHED ADU

**TOPOGRAPHIC & BOUNDARY SURVEY**

**LEGAL DESCRIPTION**

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

**BASIS OF BEARINGS**

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

**REFERENCES**

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

**VERTICAL DATUM**

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

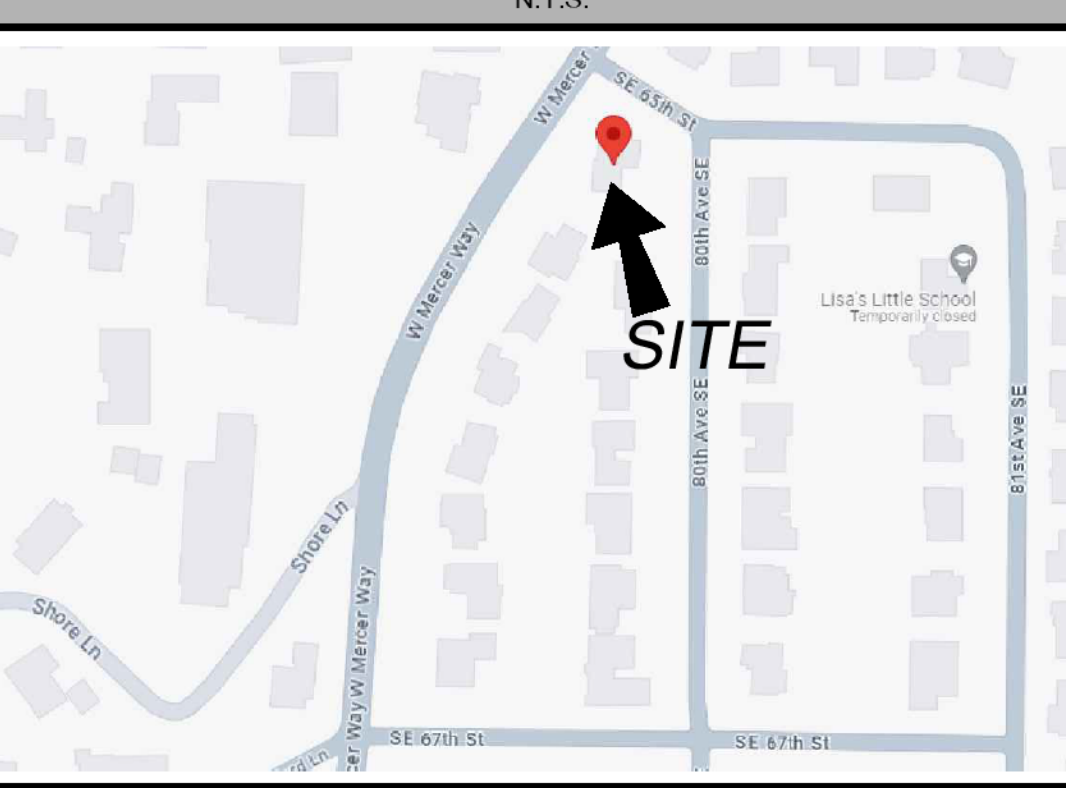
**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. 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. 5452800600
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,907 ±S.F. (0.32 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

**LEGEND**

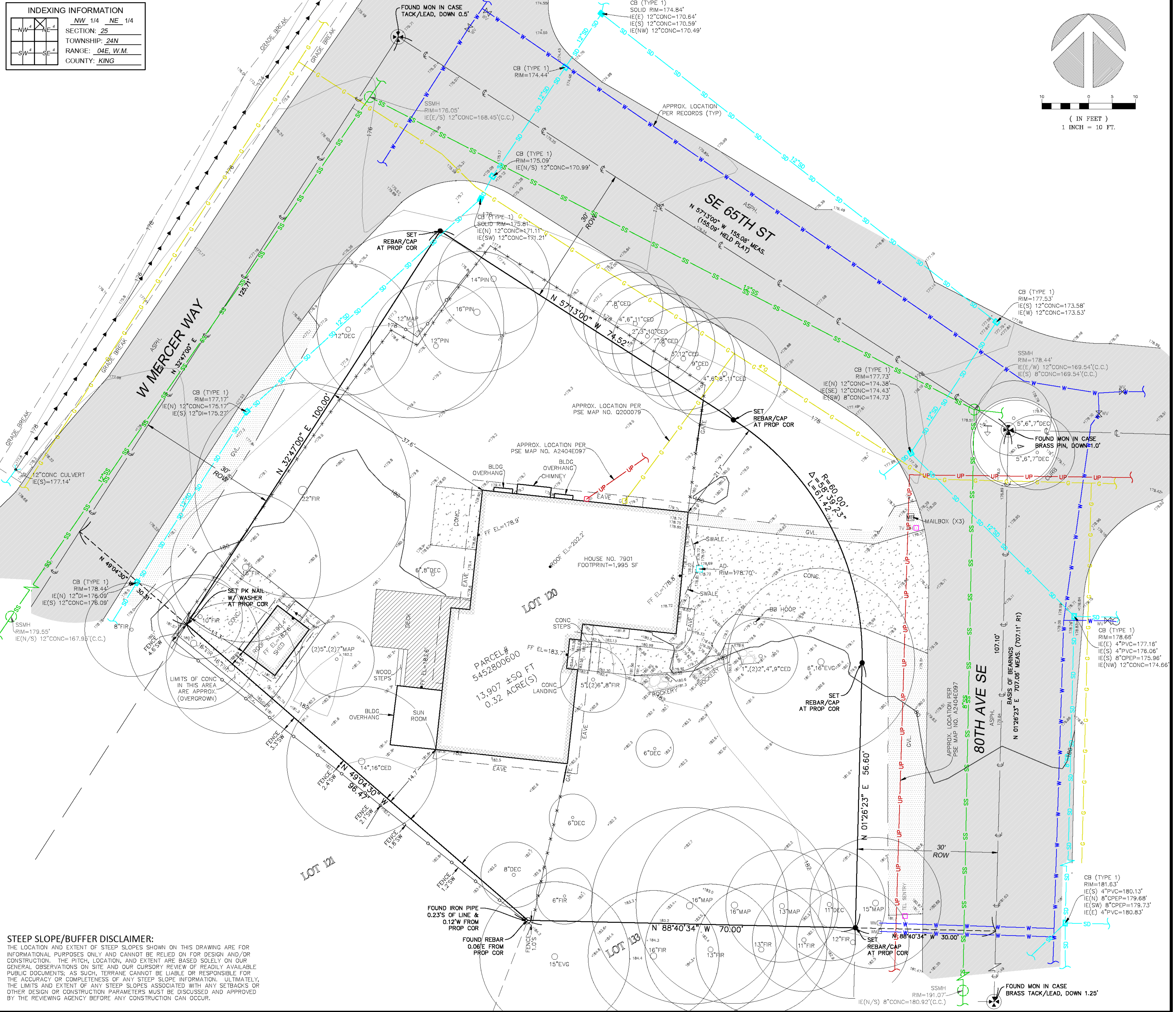
	BENCHMARK		DECK
	BRASS DISC (FOUND)		GRAVEL SURFACE
	CENTERLINE ROW		ROCKERY
	FENCE LINE (CHAIN LINK)		GAS METER
	FENCE LINE (WOOD)		GAS LINE
	IRON PIPE (FOUND)		TELEPHONE ENTRY
	LINE STAKE		INLET (TYPE 1)
	MONUMENT (IN CASE, FOUND)		SEWER MANHOLE
	PROPERTY LINES (ADJACENT)		SEWER LINE
	PROPERTY LINE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

**VICINITY MAP**  
N.T.S.



**INDEXING INFORMATION**

NW 1/4	NE 1/4
SECTION: 25	TOWNSHIP: 24N
RANGE: 04E, W.M.	COUNTY: KING



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

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY  
COTTAGE - KOVES RESIDENCE  
7901 SE 65TH STREET  
MERCER ISLAND, WA 98040



**TERRANE**  
11235 SE 66th St, Suite 130  
Bellevue, WA 98006  
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P.E. # 200000001 | alexander@terrane.net

JOB NUMBER:	24065
DATE:	06/09/24
DRAWN BY:	TCB
CHECKED BY:	CSB
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 1

PROJECT ORIENTATION

PREPARED BY  
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*Alexander Cournecke*

PROJECT TEAM  
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ESG DESIGN  
STRUCTURAL CONSULTANT

TERRANE  
TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

1	10/07/2024	Permit Set Rev. 1
NO.	DATE	NOTE
SHEET NAME		

Site Survey  
C01.01

# KOVES RESIDENCE








7901 SE 65TH ST,  
MERCER ISLAND

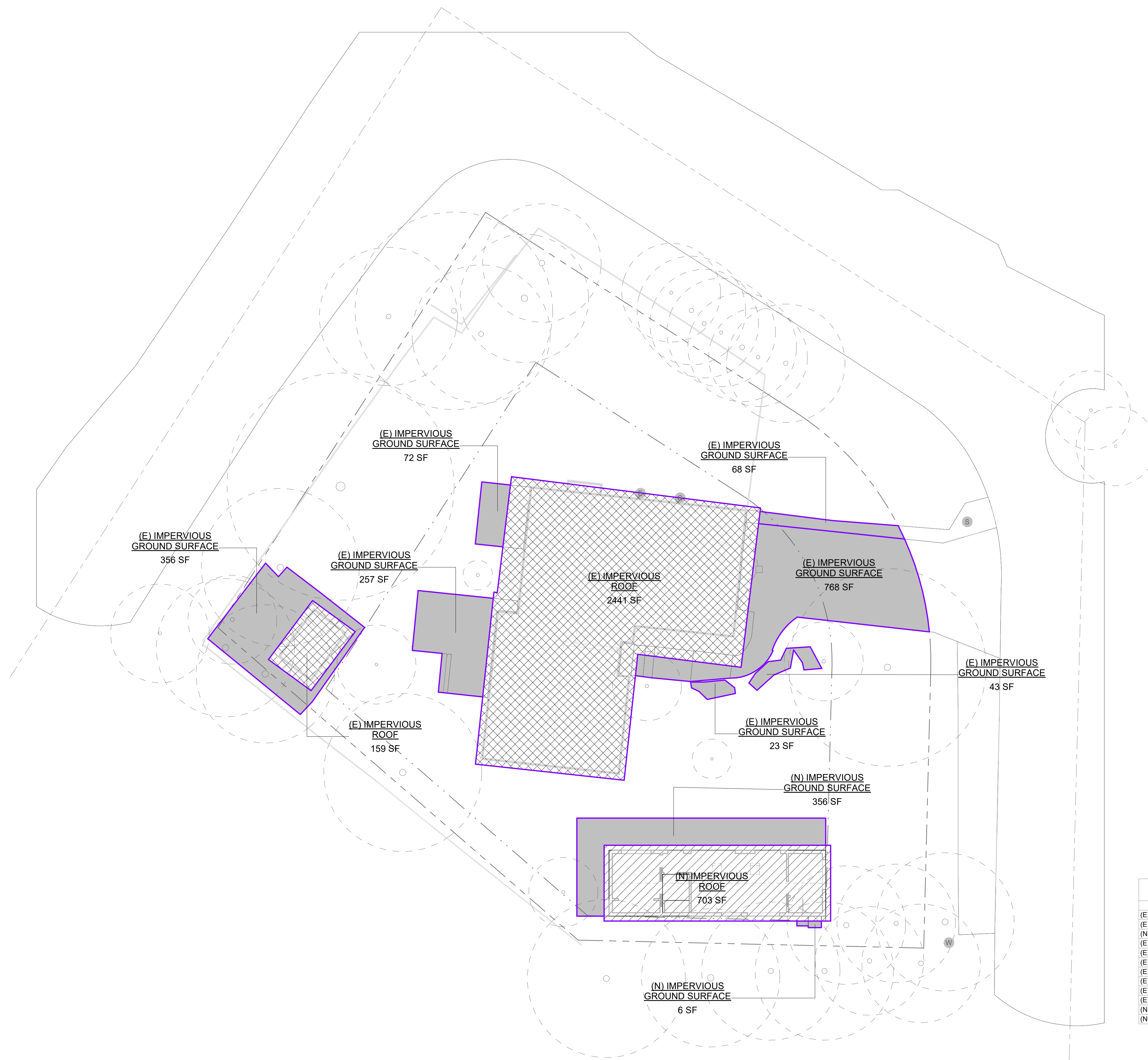
DETACHED ADU

## EROSION CONTROL NOTES

- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCT, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS AND FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT AND OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES. PLACEMENT OF EROSION MATERIALS AT DESIGNATED LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC SHALL NOT BE ENLARGED OR "RUN OVER".
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON SITE DURING THE OFF SEASON.
- DUST CONTROL IS REQUIRED YEAR ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON SITE.
- USE OF PLASTIC SHEETING BETWEEN OCT. 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR US ON STOCKPILE WHERE THE STOCKPILE IS ALSO PRETECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING, OR GRUBBING IS STARTED.

## CIVIL SYMBOLS

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



IMPERVIOUS SURFACE AREA	
Name	Area
(E) IMPERVIOUS GROUND SURFACE	257 SF
(E) IMPERVIOUS ROOF	2441 SF
(N) IMPERVIOUS ROOF	703 SF
(E) IMPERVIOUS GROUND SURFACE	72 SF
(E) IMPERVIOUS GROUND SURFACE	68 SF
(E) IMPERVIOUS GROUND SURFACE	768 SF
(E) IMPERVIOUS GROUND SURFACE	23 SF
(E) IMPERVIOUS GROUND SURFACE	43 SF
(E) IMPERVIOUS ROOF	159 SF
(E) IMPERVIOUS GROUND SURFACE	356 SF
(N) IMPERVIOUS GROUND SURFACE	356 SF
(N) IMPERVIOUS GROUND SURFACE	6 SF

PROJECT ORIENTATION



PREPARED BY

COTTAGE TECHNOLOGIES INC.  
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*Alexander Czarnecki*

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RYAN CONOVER

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ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

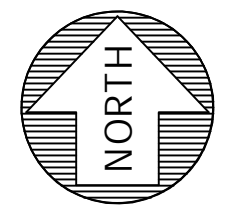
1 10/07/2024 Permit Set Rev. 1  
NO. DATE NOTE

SHEET NAME

Impervious Surface Plan  
C01.02 SCALE: As indicated

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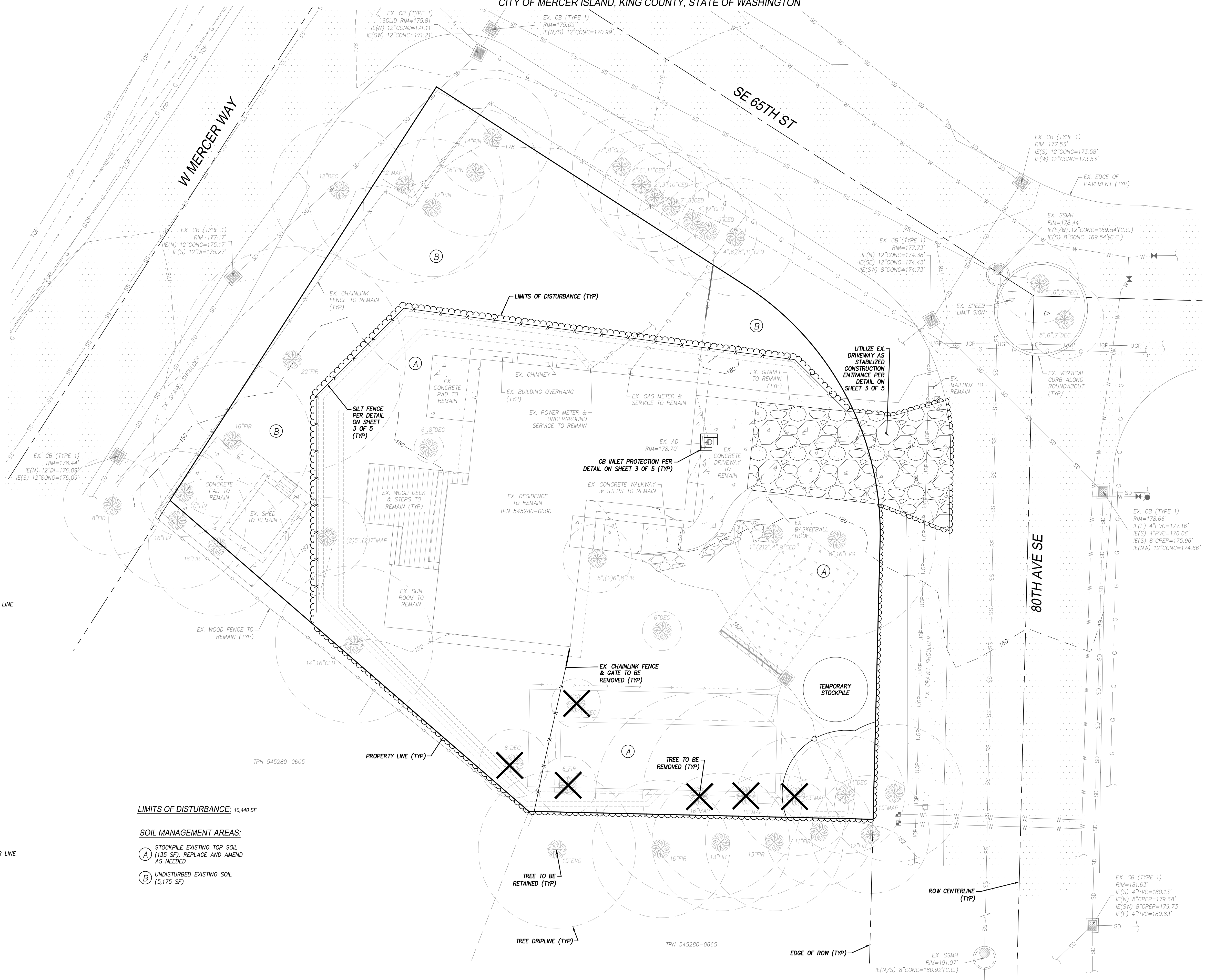




SCALE 1" = 10'

# COTTAGE - KOVES RESIDENCE

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



### SURVEY LEGEND:

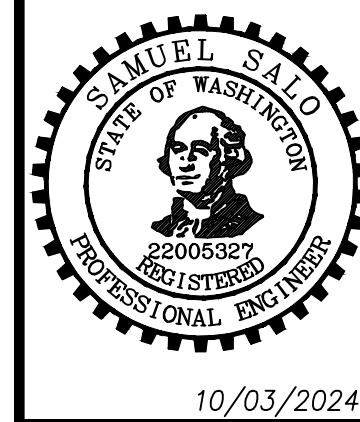
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EDGE OF ROW
- - - ROW CENTERLINE
- AREA DRAIN
- CB TYPE 1
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- MAILBOX
- TELEPHONE SENTRY
- TV HH
- TREE
- TREE DRIPLINE
- SD SD STORM LINE
- SS SS SEWER LINE
- W W WATER LINE
- G G GAS LINE
-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

LIMITS OF DISTURBANCE: 10,440 SF

### SOIL MANAGEMENT AREAS:

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

REVISIONS	DESCRIPTION	BY	DATE



COTTAGE - KOVES RESIDENCE  
COTTAGE TECHNOLOGIES INC.  
TESC PLAN

**Compass**  
ENGINEERING & SURVEYING

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

JOB NO.	24709
DATE	10/03/2024
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	2 of 5



Know what's below.  
Call before you dig.

FILENAME: J:\24709 - COTTAGE KOVES\ENGINEERING\DESIGN\DWG\SPRD-ADU1\24709 - TESC.DWG

# COTTAGE - KOVES RESIDENCE

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

## EROSION & SEDIMENT CONTROL NOTES:

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

## POST-CONSTRUCTION SOIL MANAGEMENT

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

BMP 15.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH (FROM 2014 DEPT. OF ECOLOGY SWMM/W) NATURALLY OCCURRING (UNDISTURBED) SOIL AND VEGETATION PROVIDE IMPORTANT STORMWATER FUNCTIONS INCLUDING: WATER INFILTRATION; NUTRIENT, SEDIMENT, AND POLLUTANT ADSORPTION; SEDIMENT AND POLLUTANT BIODEGRADATION; WATER INTERFLOW STORAGE AND TRANSMISSION; AND POLLUTANT DECOMPOSITION. THESE FUNCTIONS ARE LARGELY LOST WHEN DEVELOPMENT STRIPS AWAY NATIVE SOIL AND VEGETATION AND REPLACES IT WITH MINIMAL TOPSOIL AND SOD. NOT ONLY ARE THESE IMPORTANT STORMWATER FUNCTIONS LOST, BUT SUCH LANDSCAPES THEMSELVES BECOME POLLUTION GENERATING PERVIOUS SURFACES DUE TO INCREASED USE OF PESTICIDES, FERTILIZERS AND OTHER LANDSCAPING AND HOUSEHOLD/INDUSTRIAL CHEMICALS, THE CONCENTRATION OF PET WASTES, AND POLLUTANTS THAT ACCOMPANY ROADSIDE LITTER. ESTABLISHING SOIL QUALITY AND DEPTH REGAINS GREATER STORMWATER FUNCTIONS IN THE POST DEVELOPMENT LANDSCAPE, PROVIDES INCREASED TREATMENT OF POLLUTANTS AND SEDIMENTS THAT RESULT FROM DEVELOPMENT AND HABITATION, AND MINIMIZES THE NEED FOR SOME LANDSCAPING CHEMICALS, THUS REDUCING POLLUTION THROUGH PREVENTION. ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS, AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES.

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

STEP 2  
IN DISTURBED AREAS (COMPACTED BY CONSTRUCTION TRAFFIC):  
 • SCARIFY THE TOP 4 INCHES OF SUBSOIL  
 • USE A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER TO MIX THE FIRST LIFT OF TOPSOIL INTO THE SUBSOIL (KNOWN AS SCARIFYING, RIPPING, OR TILLING)  
 • USE THE EQUIPMENT LISTED IN THE PREVIOUS BULLET TO SCARIFY (TILL OR RIP) SOILS TO A DEPTH OF 12 INCHES BEFORE TILLING IN AT LEAST 8 INCHES OF COMPOST

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

## TREE PROTECTION MEASURES

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

### TREE PROTECTION FENCING FOR DEMOLITION:

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

### SIGNS:

- THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED WITH THE FOLLOWING OR SIMILAR TEXT IN FOUR INCH OR LARGER LETTERS:  
 TREE PROTECTION FENCE  
 DO NOT ENTER THIS AREA  
 DO NOT PARK OR STORE MATERIALS  
 WITHIN THE PROTECTION AREA

- ANY QUESTIONS, CONTACT MERCER ISLAND CODE COMPLIANCE: (206) 275-7712  
 CODECOMPLIANCE@MERCERGOV.ORG
- TREE PROTECTION FENCES MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO ANY DEMOLITION OR CLEAN-UP WORK BEGINNING.
- ANY EXCAVATION, INCLUDING FOUNDATION, NEAR TREES 1 AND 2 SHALL HAVE ARBORIST SUPERVISION
- MINIMIZE OVER EXCAVATION FOR FOUNDATIONS
- THE ARBORIST SHALL SUPERVISE TREE/SHRUB REMOVAL— AVOID ALL DAMAGE TO EXCEPTIONAL AND CITY TREE ROOTS

### MULCH:

- THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 6 TO 8 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.

### CANOPY PRUNING:

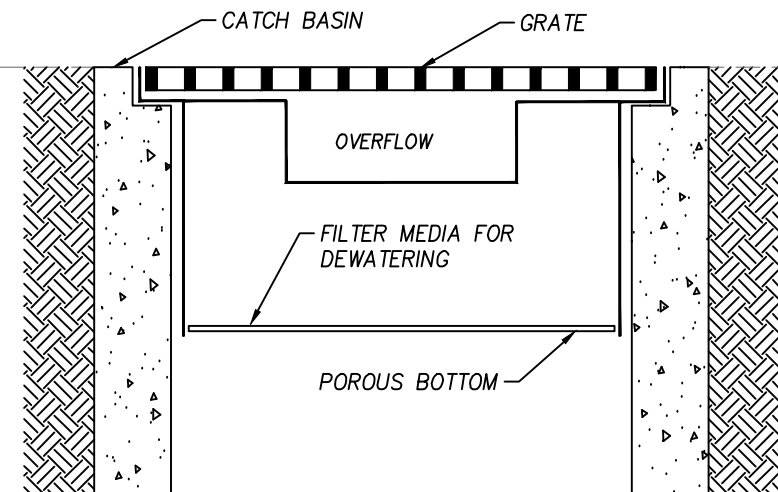
- THE CANOPIES OF SOME OF THE TREES MAY NEED TO PROPERLY PRUNED TO ALLOW FOR EQUIPMENT, BUILDING, AND CONSTRUCTION CLEARANCE. THE PRUNING MUST BE DONE BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST USING CURRENT INDUSTRY STANDARD PRUNING TECHNIQUES. (ANSI A300 PRUNING STANDARDS AND ANSI Z133.1 SAFETY STANDARDS AS WELL AS ALL OSHA, WSHA, AND LOCAL STANDARDS MUST BE FOLLOWED.)
- PLANT DEBRIS CAN BE CHIPPED AND UTILIZED ON SITE FOR THE MULCH UNDER THE TREES.

### DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS:

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

## CONSTRUCTION NOTES:

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

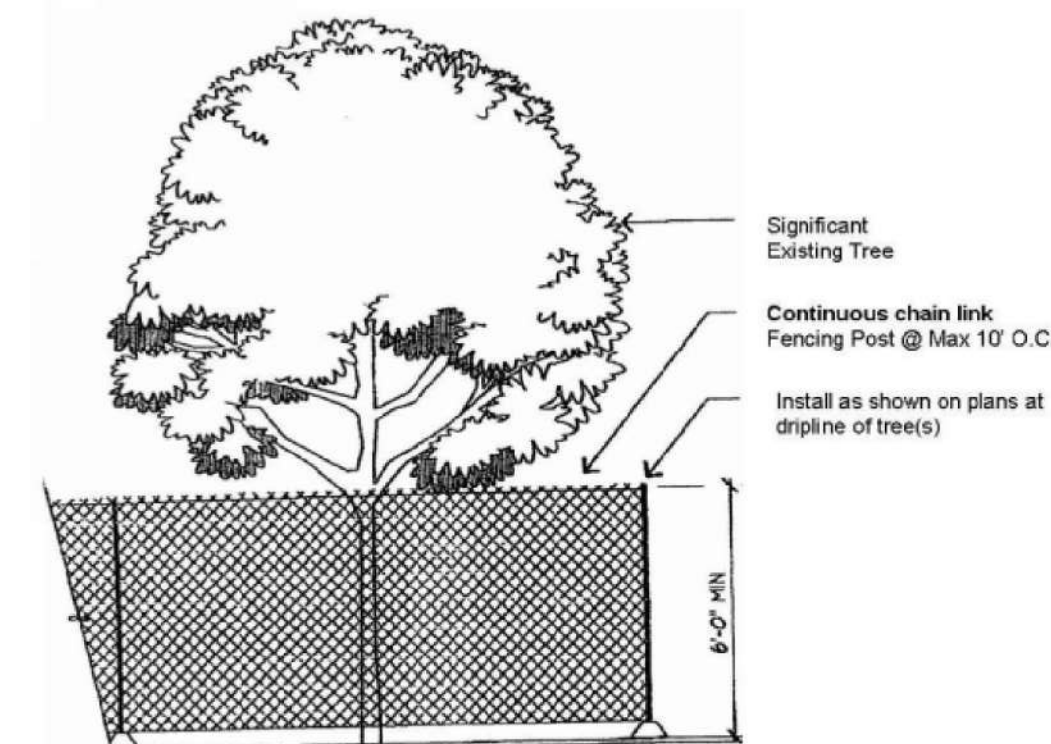


NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE. THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

## MAINTENANCE STANDARDS

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

## CATCH BASIN INSERT DETAIL NTS



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

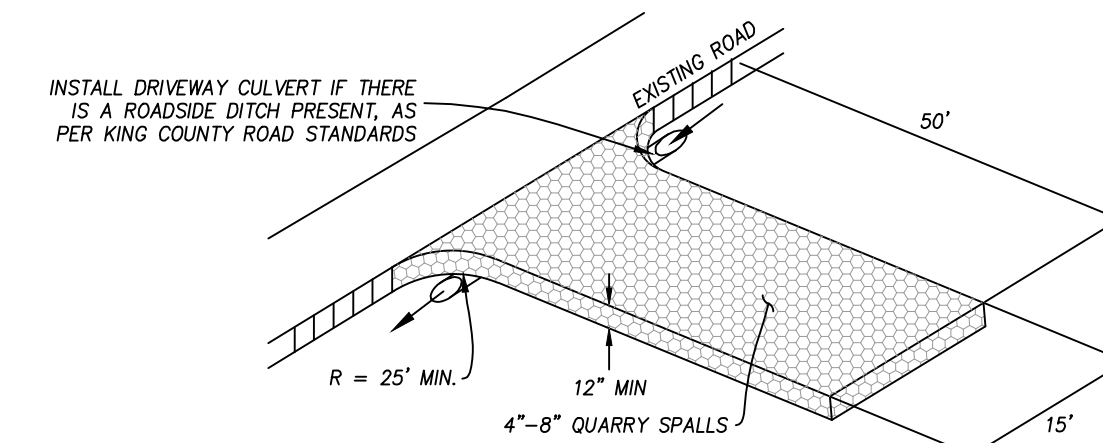
Make a clean straight cut to remove damaged portion of root for all roots over 1" in diameter damaged during construction. All exposed roots shall be temporarily covered with damp burlap and covered with soils the same day, if possible, to prevent drying. If not possible, burlap must be kept moist at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

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

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

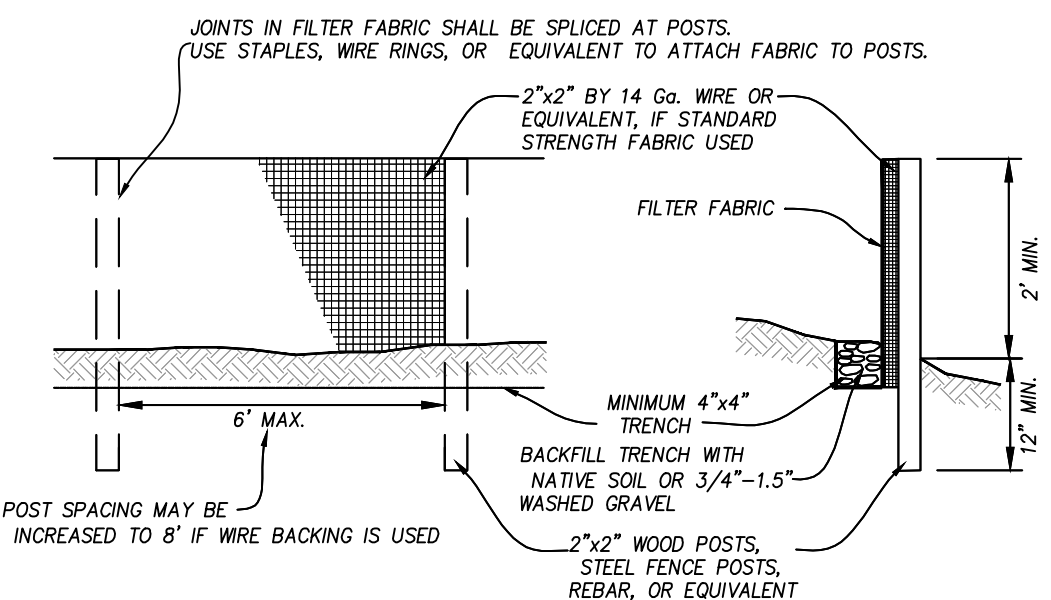
The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.

## TREE PROTECTION DETAIL NTS



- MAINTENANCE PER 2016 KCSWDM
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
  - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED, THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
  - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.
  - ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
  - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

## CONSTRUCTION ENTRANCE DETAIL NTS



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

## SILT FENCE DETAIL NTS

DESCRIPTION	BY	DATE



10/03/2024

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

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

JOB NO.	24709
DATE	10/03/2024
SCALE	NTS
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

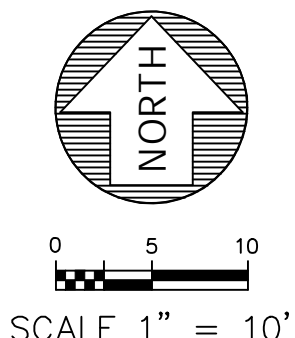
SHEET 3 of 5



Know what's below.  
Call before you dig.

# COTTAGE - KOVES RESIDENCE

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



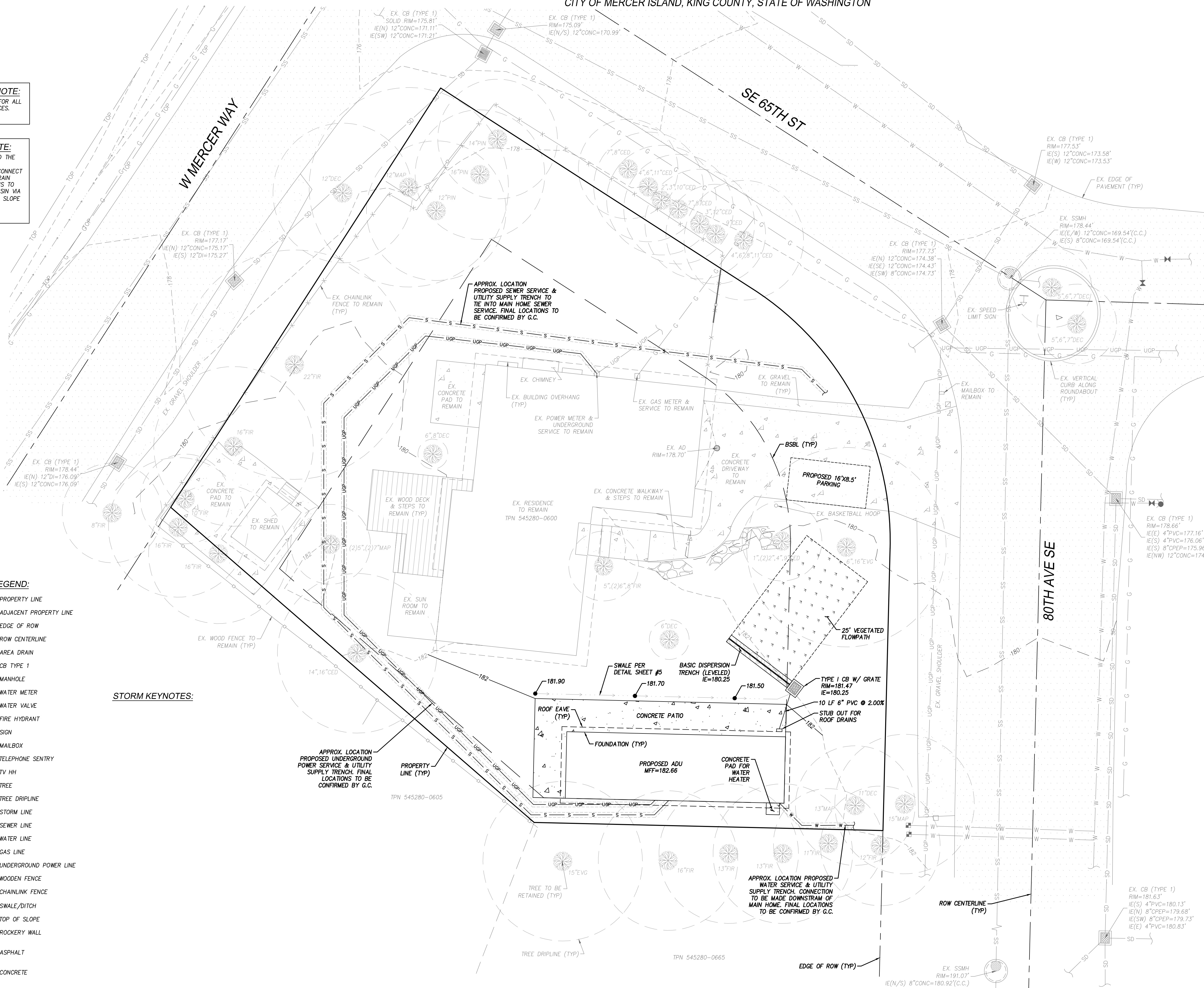
**SOIL AMENDMENT NOTE:**  
SOIL AMENDMENT REQUIRED FOR ALL DISTURBED FERROUS SURFACES. (APPROXIMATELY 34.16 CY)

**FOOTING DRAIN NOTE:**  
ALL FOOTING DRAINS AROUND THE FOUNDATION ARE TO BE 4" PERFORATED PIPE. DO NOT CONNECT FOOTING DRAINS TO ROOF DRAIN SYSTEM. PIPE FOOTING DRAINS TO PROPOSED ON-SITE CATCH BASIN VIA SOLID 4" PVC @ 2% MINIMUM SLOPE (SEE STORM KEYNOTE 12).

**SURVEY LEGEND:**

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

**STORM KEYNOTES:**



**DRAINAGE NOTES:**

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- ALL CATCH BASIN GRATES SHALL BE STAMPED "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- ALL DRIVEWAY CULVERTS LOCATED WITHIN RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4" - 8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND -2" ROCK/10%-20% PASSING.

**GRADING NOTES:**

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

**ARCHITECTURAL, STRUCTURAL & GEOTECHNICAL NOTES**

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

**BUILDING STAKING NOTE:**

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

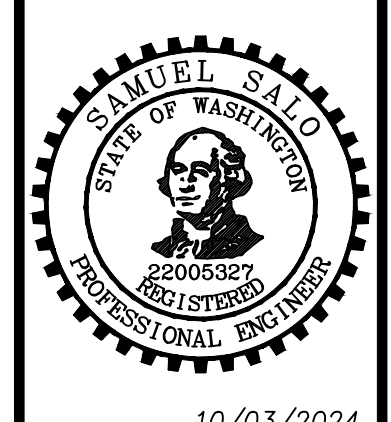
**STRUCTURAL NOTES**

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

**GRADING QUANTITIES:**

CUT= CY  
FILL= CY  
NET= CY±  
\*CONTRACTOR TO VERIFY

REVISIONS	DESCRIPTION	BY	DATE



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

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

JOB NO.	24709
DATE	10/03/2024
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	4 of 5

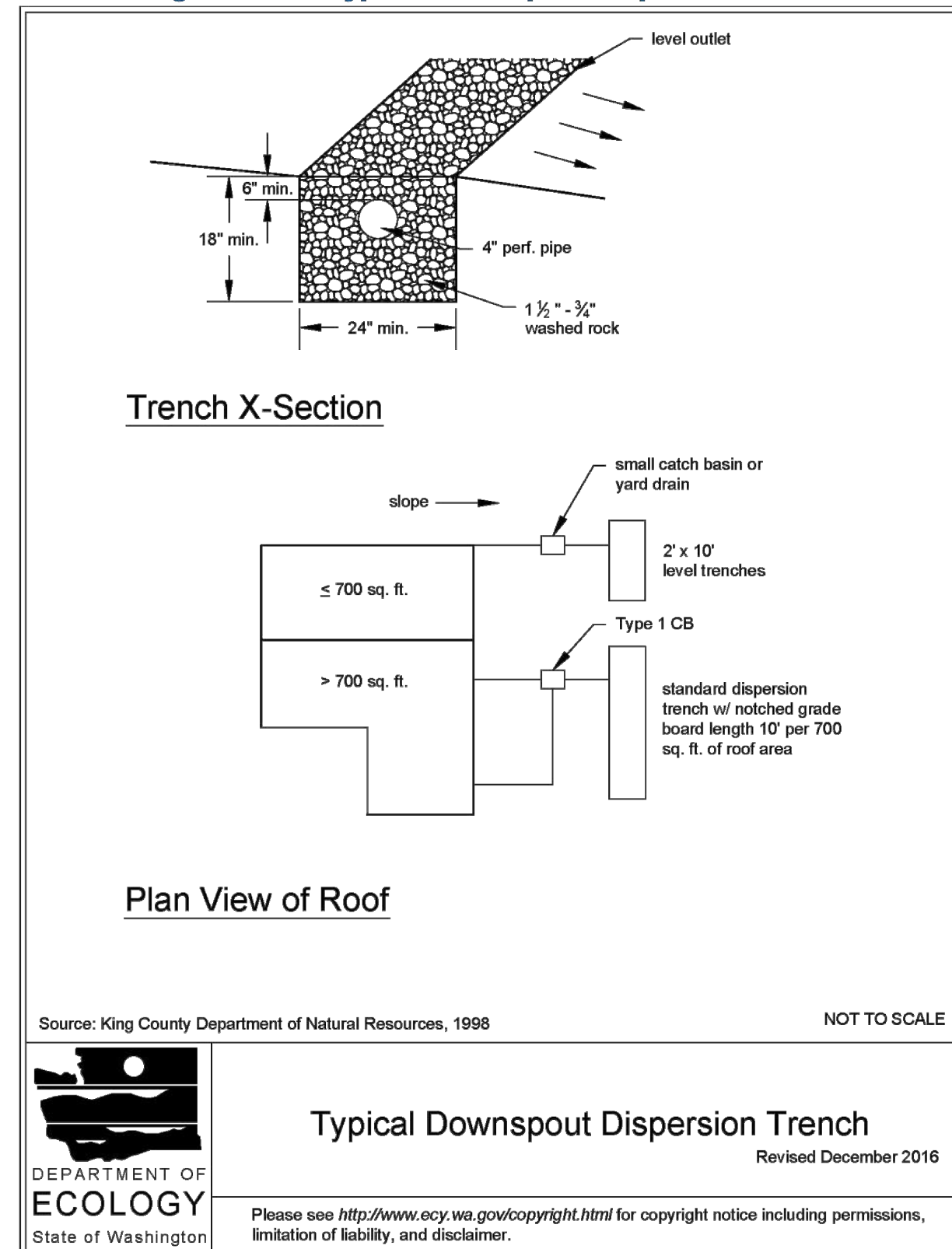


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# COTTAGE - KOVES RESIDENCE

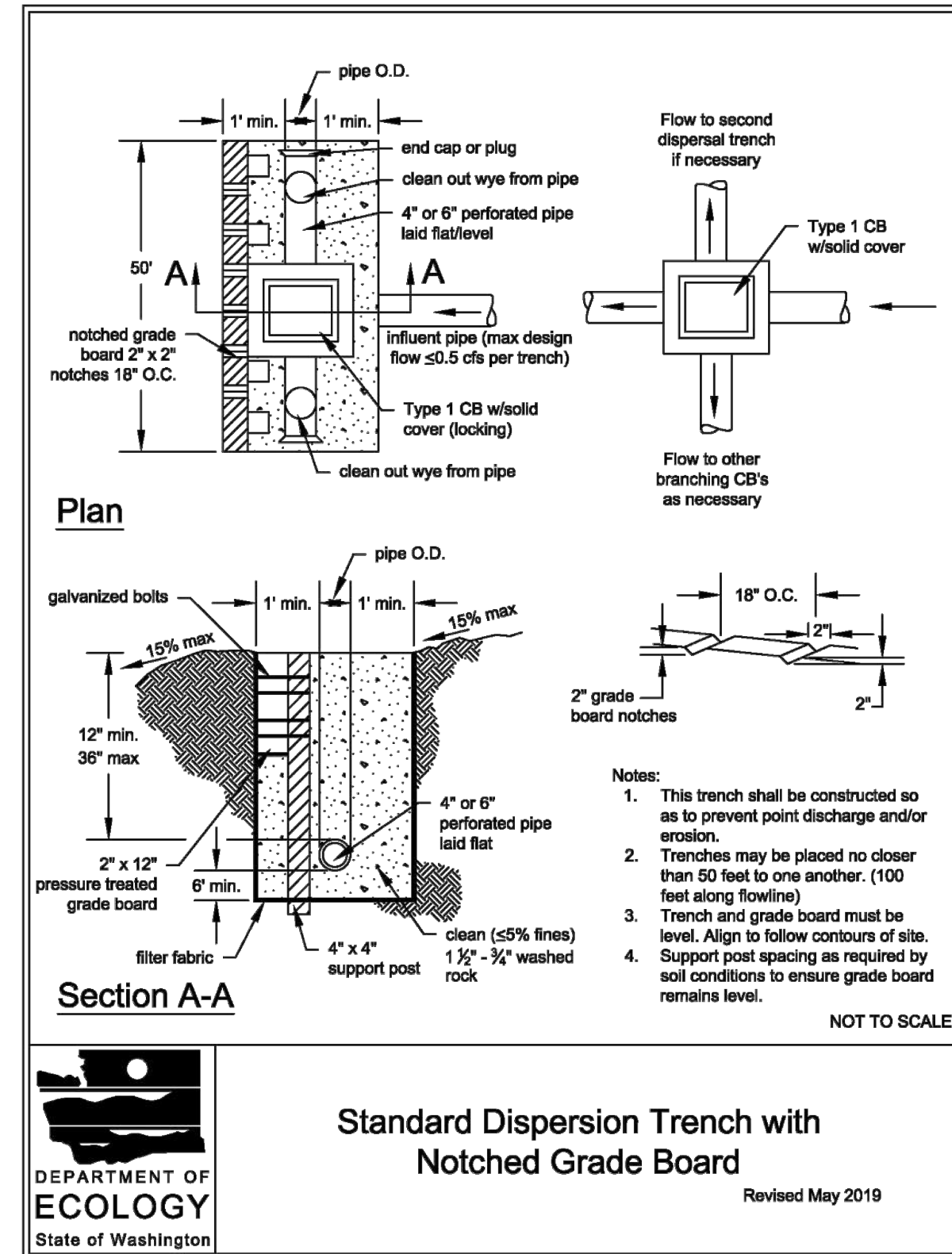
NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.  
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON

Figure V-4.4: Typical Downspout Dispersion Trench

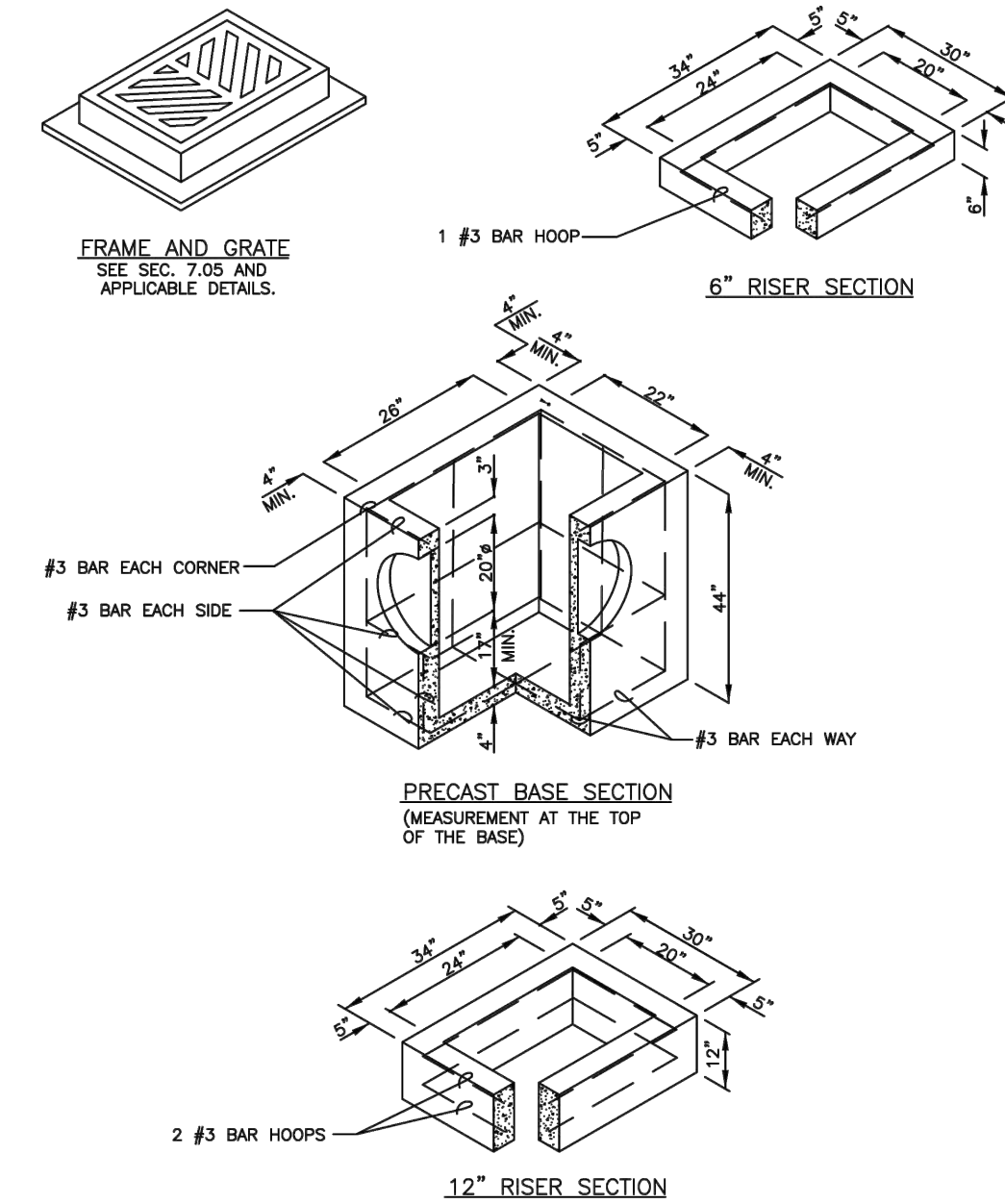
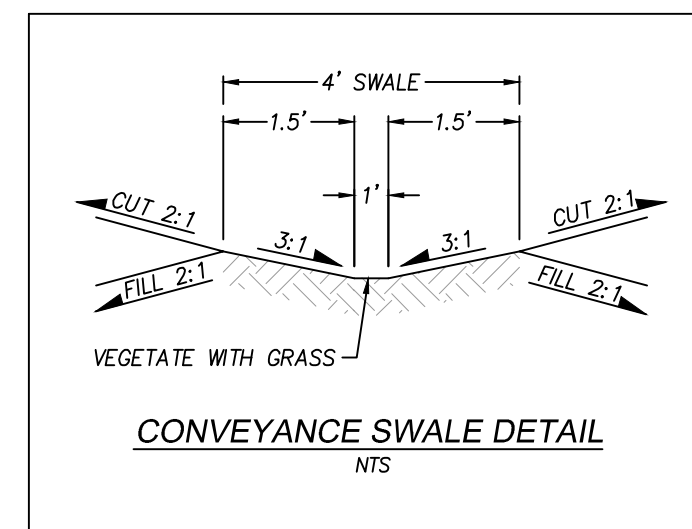


2019 Stormwater Management Manual for Western Washington  
Volume V - Chapter 4 - Page 715

Figure V-4.5: Standard Dispersion Trench with Notched Grade Board



2019 Stormwater Management Manual for Western Washington  
Volume V - Chapter 4 - Page 716



NOTES:

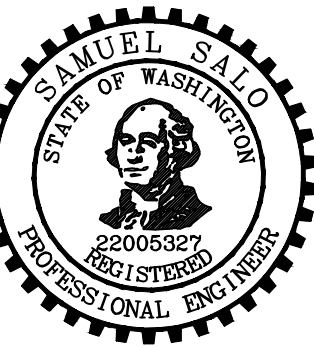
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-4-62E. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
- FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B-5.60-01.
- EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

King County Department of Transportation  
Road Services Division  
2016 Design and Construction Standards

CATCH BASIN TYPE 1

FIG. 7-003

7-8



10/03/2024

COTTAGE - KOVES RESIDENCE  
COTTAGE TECHNOLOGIES INC.  
CONSTRUCTION DETAILS

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

JOB NO. 24709  
DATE 10/03/2024  
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DESIGNED SRS  
DRAWN PMS  
CHECKED CJA  
APPROVED SRS

SHEET 5 of 5



Know what's below.  
Call before you dig.

REVISIONS	DESCRIPTION	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

FILENAME: J:\A\24709 - LDKO KOVES\ENGINEERING\DESIGN\_DMS\S\SPD-A01\24709 - GRADING

**STRUCTURAL GENERAL NOTES:**

THE FOLLOWING NOTES APPLY EXCEPT WHERE SHOWN OTHERWISE:

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

**STRUCTURAL LOADS**

ROOF LOADS: ROOF DEAD LOAD = 12 PSF  
GROUND SNOW LOAD, P<sub>g</sub> = 25 PSF  
ROOF SNOW LOAD, P<sub>f</sub> = 25 PSF (MIN)

WIND LOADS: WIND ANALYSIS PROCEDURE: WFCM PART 2  
BASIC WIND SPEED, V<sub>3s</sub> = 110-MPH  
WIND IMPORTANCE FACTOR, I<sub>w</sub> = 1.00  
WIND EXPOSURE: 'B'  
TOPOGRAPHIC FACTOR, K<sub>z</sub> = 1.0  
DESIGN WIND PRESSURE ON MWFRS  
LATERAL = 79 PLF / UPLIFT = 75 PLF

SEISMIC LOADS: SEISMIC ANALYSIS PROCEDURE:  
ASCE 7-16, CHAPTER 12.14  
ENGINEERED DESIGN PER R301.1.3  
SEISMIC USE GROUP: I  
SEISMIC IMPORTANCE FACTOR, I<sub>e</sub> = 1.0  
MAPPED ACCELERATIONS, S<sub>s</sub> = 1.46g; S<sub>1</sub> = 0.50g  
SITE CLASS = 'D'  
DESIGN ACCELERATIONS, S<sub>DS</sub> = 1.174; S<sub>01</sub> = NULL  
SEISMIC DESIGN CATEGORY: 'D'  
BASIC SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS  
RESPONSE MODIFICATION FACTOR, R = 6.5  
STORY FORCE MULTIPLIER, F = 1.0

FOUNDATIONS  
MAXIMUM SOIL PRESSURE 1500 PSF (ASSUMED). EXTERIOR FOOTINGS SHALL BEAR 1'-0" (MINIMUM) BELOW FINISH GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC, SURFACE SOILS AND SHALL BE LOWERED IF SUITABLE SOIL IS NOT FOUND AT ELEVATIONS SHOWN ON DRAWINGS. BACKFILL TO BE THOROUGHLY COMPACTED TO 95% MAX DRY DENSITY PER ASTM D-1557 SPECIFICATIONS. COMPACT GRADE IN MAXIMUM 12" LIFTS. PROVIDE (2)#4 (MINIMUM) CONTINUOUS BOTTOM OF ALL WALLS AND FOOTINGS.

FOOTINGS & SLABS ON GRADE	MAX WATER/CEMENT RATIO		MINIMUM		REMARKS
	f <sub>c</sub>	NON-AIR-ENT	AIR-ENT	SACKS/C.Y.	
1. AIR-ENTRAINING AGENT (3% TO 6%) TO BE USED IN ALL CONCRETE FLATWORK EXPOSED TO WEATHER.	3000	0.58	.46	5-1/2	NOTE 1

REINFORCING STEEL  
ASTM A615 GRADE 60. REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED DETAILER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI REPORT 315. FIELD WELDING OR TACK WELDING OF REINFORCING BARS IS PROHIBITED, EXCEPT AS APPROVED BY THE ENGINEER. ANY REINFORCING TO BE WELDED TO BE ASTM A706, WELDABLE GRADE. MECHANICAL SPICE DEVICES, IF REQUIRED, SHALL BE ICC APPROVED AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. REINFORCING BARS SHALL BE LAP SPICED FOR TENSION UNLESS NOTED OTHERWISE ON THE DRAWINGS. LAP FOUNDATION REINFORCING 32 DIAMETERS. OTHER LAP LENGTHS PER DRAWINGS. WELDED WIRE FABRIC TO BE ASTM A185. FABRIC TO BE SUPPORTED ON APPROVED CHAIRS.

NOTE: REINFORCING STEEL NOT SPECIFICALLY SHOWN SHALL BE ASSUMED TYPICAL AS SIMILAR SECTIONS AND DETAILS WHERE REINFORCING IS SHOWN.

CONCRETE COVER OF REINFORCING  
3" CONCRETE POURED AGAINST EARTH.  
2" FORMED CONCRETE WITH EARTH BACKFILL  
1'-1/2" OUTSIDE FACE OF WALLS EXPOSED TO WEATHER, SLABS ON MOISTURE BARRIER.

**CONCRETE SLABS**

STEEL SHALL BE RIGIDLY SUPPORTED USING CONCRETE BLOCKS OR CHAIRS MANUFACTURED IN ACCORDANCE WITH C.R.S.I. STANDARDS. USE #4 RAISER BAR FOR ALL SLABS. NON STRUCTURAL SLABS ON GRADE TO BE 4" THICK PLACED ON RIGID INSULATION ABOVE GRAVEL FILL PER ARCHITECT. SLAB EDGES SHALL BE FLOATING. REINFORCE WITH 6x6-W2.9 WWF OR #4 BARS AT 24" OC EACH WAY. AT THE CONTRACTOR'S OPTION, SLABS-ON-GRADE MAY BE REINFORCED WITH POLYPROPYLENE FIBERS IN LIEU OF WELDED WIRE FABRIC; DOSAGE PER FIBER MANUFACTURER. POLYPROPYLENE FIBERS MAY NOT BE USED IN LIEU OF REINFORCING BARS.

**PLYWOOD/OSB**

PLYWOOD/OSB ROOF, FLOOR AND WALL SHEATHING TO BE APA RATED C-D EXPOSURE I PER APA "PLYWOOD DESIGN SPECIFICATION" (YS10), UNLESS NOTED OTHERWISE. MAXIMUM NAIL SPACING SHALL BE AS FOLLOWS: 6" OC AT ALL SUPPORTED PANEL EDGES, AND 12" OC AT INTERMEDIATE SUPPORTS. NAILS SHALL BE AS FOLLOWS: 8D COMMON FOR 1/2" ROOF SHEATHING, 8D COMMON FOR 1/2" WALL SHEATHING. STAGGER END LAPS AT ROOF SHEATHING. ALL PANEL EDGES TO BE BLOCKED AT SHEAR WALLS. SUPPORT SHALL BE SUPPLIED TO ALL PLYWOOD EDGES WITH FLYCLIPS, BLOCKING, TONGUE AND GROOVE PLYWOOD JOINTS OR OTHER APPROVED METHODS PER APA RECOMMENDATION.

**TIMBER**

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

USE	SPECIES	GRADE	F <sub>b</sub>
POSTS	ENGINEERED	(SEE PLAN)	---
BEAMS	ENGINEERED	(SEE PLAN)	---
EXTERIOR & BEARING WALL STUDS	HEM-FIR	NO. 2	750 PSI
SHEAR WALL STUDS, PLATES, AND BLOCKING	HEM-FIR	NO. 2	750 PSI
ROOF JOISTS	HEM-FIR	NO. 2	750 PSI
INTERIOR STUDS AT NON-BEARING WALLS	HEM-FIR	STANDARD	550 PSI
ALL OTHER LUMBER	HEM-FIR	STANDARD/BETTER	---

WOOD AND WOOD BASED MATERIALS USED IN CONTACT WITH SOIL, CONCRETE OR MASONRY, INSTALLED WITHIN 1" OF CONCRETE OR MASONRY, OR EXPOSED TO MOISTURE EITHER INTERIOR OR EXTERIOR, SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2" NOMINAL THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORTS OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDE BLOCKING OR BRIDGING AT 8' - 0" OC.

ALL SILL PLATES AT SHEAR WALLS TO BE 2x. PRESERVATIVE TREATED HEM-FIR #2, U.N.O. ON THE PLANS. SILL PLATES SHALL HAVE A MOISTURE CONTENT OF NOT GREATER THAN 19% BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIAL.

**WOOD CONNECTORS**

CAST-IN-PLACE SILL BOLTS TO BE 5/8" DIAMETER, EMBEDDED 7" INTO THE CONCRETE. MINIMUM SPACING OF BOLTS SHALL BE 6" OC AT DESIGNATED SHEAR WALLS SILL BOLT SPACING SHALL BE PER THE PLANS. USE GALVANIZED 3" x 3" x 1/4" PLATE WASHERS AT ALL SHEAR WALL SILL BOLTS. LOCATE EDGE OF WASHERS 1/2" MAX FROM INTERIOR EDGE OF WALL SHEATHING. PROVIDE A MINIMUM OF TWO BOLTS EACH PIECE. PROVIDE ONE BOLT AT END OF EACH PIECE, NOT LESS THAN 6" AND NOT MORE THAN 12" FROM THE END. AT EXISTING CONCRETE STEM WALLS, USE 5/8" DIAMETER BY 6" LONG SIMPSON "TITEN-HD" SCREW ANCHORS. MINIMUM SPACING OF BOLTS SHALL BE 48" OC, OR AS SPECIFIED IN THE SHEAR WALL PLAN AND SCHEDULE. BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH MALLEABLE IRON WASHERS EXCEPT ON STEEL BEAM NAILERS USE CUT WASHERS. NAILERS TO STEEL BEAMS SHALL BE ATTACHED WITH 5/8" BOLTS AT 24" OC STAGGERED. NAILS SHALL CONFORM TO REQUIREMENTS OF ASTM F 1667 AND HAVE A MINIMUM BENDING STRENGTH OF 90 KSI FOR SHANK DIAMETERS BETWEEN 1/42" AND 1/77". ALL WOOD-TO-WOOD NAILING SHALL BE PER IBC TABLE 2304.9.1. IF PLANS AND DETAILS SPECIFY 8D, 10D OR 16D NAILS, THEY SHALL HAVE THE FOLLOWING PROPERTIES:  
8D = 0.131" DIA x 2-1/2"  
10D = 0.148" DIA x 3"  
16D = 0.162" DIA x 3-1/2"

ALL SUBSTITUTIONS SHALL HAVE THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD PRIOR TO USE.

LIGHT GAUGE METAL FRAMING CONNECTORS AND THEIR REQUIRED FASTENERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, OR APPROVED EQUAL.

ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL WITH A G185 SPECIFICATION OR TYPE 304 & 316 STAINLESS STEEL. TYPE 304 AND 316 STAINLESS STEEL SHOULD BE USED FOR ALL CONNECTORS AND FASTENERS IN CONTACT WITH AZCA TREATED WOOD AND SOME VARIATIONS OF ACQ TREATED WOODS. HOT-DIPPED GALVANIZED STEEL SHOULD NEVER COME IN CONTACT WITH STAINLESS STEEL.

**STRUCTURAL GLUED-LAMINATED LUMBER**

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

**PRESERVATIVE TREATMENT**

ALL LUMBER, TIMBER, PLYWOOD, GLUE-LAMINATED AND OTHER COMPOSITE LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH CURRENT AMERICAN WOOD-PRESERVERS' ASSOCIATION (AWPA) PRESERVATIVE (P) STANDARDS. THESE MEMBERS SHALL BE TREATED WITH AN APPROVED PRESERVATIVE IN ACCORDANCE WITH CURRENT AWPA COMMODITY (C) STANDARDS AND THE AWPA USE CATEGORY SYSTEM (UCS). WHEREVER POSSIBLE, PRECUT ALL MATERIAL BEFORE TREATMENT. HANDLE TREATED LUMBER IN ACCORDANCE WITH AWPA M4 STANDARDS.

FIELD CUTS, HOLES (SUCH AS ANCHOR BOLT HOLES IN TREATED SILL PLATES) AND PENETRATION DAMAGE SHALL BE TREATED IN ACCORDANCE WITH THE CURRENT AWPA M4 STANDARDS. THE MOST COMMONLY AVAILABLE PRESERVATIVE MEETING THE REQUIREMENTS OF STANDARD M4 IS A COPPER NAPHTHENE SOLUTION CONTAINING AT LEAST 2% COPPER. CERTAIN DAF, WM BARR, CUPRINOL, BEHR, GREEN'S, JASCO, HENRY AND FIELDS PRESERVATIVE PRODUCTS CONTAIN THIS METAL CONTENT.

ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR TYPE STAINLESS STEEL. SEE THE "WOOD CONNECTORS" SECTION.

**SCOPE OF STRUCTURAL ENGINEERING SERVICES**

THE STRUCTURAL ENGINEER HAS PERFORMED THE STRUCTURAL DESIGN AND PREPARED THE STRUCTURAL WORKING DRAWINGS FOR THIS PROJECT. THE CONSTRUCTION MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE DRAWINGS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. ERRORS AND/OR OMISSIONS FOUND ON THE STRUCTURAL DRAWINGS MUST BE BROUGHT TO THE STRUCTURAL ENGINEER'S ATTENTION IMMEDIATELY. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE INADVERTENT MISLABELING OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INADVERTENT MISLABELED DETAILS OF THE WORK BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS. ANY DISCREPANCIES, CONTRADICTIONS, OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR FABRICATION OF THE ITEM(S) IN QUESTION. FIELD MEASUREMENTS AND THE VERIFICATION OF FIELD DIMENSIONS ARE NOT PART OF THE STRUCTURAL ENGINEER'S RESPONSIBILITY. THE CONTRACTOR MUST CHECK ALL (ASSUMED) EXISTING CONDITIONS SHOWN ON THESE DRAWINGS FOR ACCURACY AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM, EXCEPT FOR ANY COMPONENTS NOTED ABOVE. RESPONSIBILITY FOR ANY SECONDARY STRUCTURAL AND NON-STRUCTURAL SYSTEMS NOT SHOWN ON THE STRUCTURAL PLANS RESTS WITH SOMEONE OTHER THAN THE STRUCTURAL ENGINEER. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STABILIZE THE BUILDING DURING CONSTRUCTION. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL HE BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**GENERAL INSPECTIONS - CONCRETE CONSTRUCTION**

ELEMENT: REINFORCING STEEL  
PERIOD: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

ELEMENT: BOLTS IN CONCRETE, INCLUDING EMBEDDED BOLTS, AND EXPANSION AND EPOXY TYPE ANCHORS.  
PERIOD: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

GENERAL INSPECTIONS - WOOD FRAMING CONSTRUCTION  
ELEMENT: PLYWOOD SHEAR WALL AND ROOF AND FLOOR DECKING NAILING  
PERIOD: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

ELEMENT: SHEAR WALL HOLD-DOWNS TO FOOTINGS  
PERIOD: BUILDING INSPECTOR SHALL INSPECT PER IBC 110 AND LOCAL AHJ REQUIREMENTS.

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

TAG	MODEL	MINIMUM END POST SIZE	ATTACHMENT TO END STUDS	ATTACHMENT TO FOUNDATION
		①		
HD1	"STHD10"	(2)2x <sub>12</sub>	(20) 0.148 x 3-1/4"	10" EMBED
HD2	"HDU2"	(2)2x <sub>12</sub>	(6) 1/4"x2-1/2" 5D5	SIMPSON "RFB" 5/8"Ø x6" EMBED. ALL-THREAD ROD w/ "SET" EPOXY ADHESIVE OR 5/8"Ø x10" EMBED. "TITEN-HD" BOLT

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

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

- SHEAR WALL INSTALLATION NOTES:
- INSTALL WALL SHEATHING PANELS EITHER HORIZONTALLY OR VERTICALLY
  - SHEAR WALLS WITH WINDOW OPENINGS INCLUDED IN THEIR LENGTH ARE DESIGNED AS "PERFORATED WALLS." PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH & HEIGHT OF WALLS AS INDICATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS
  - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWNS POSTS. REFER TO HOLDOWN MANUFACTURER'S INSTALLATION DETAILS FOR ADDITIONAL INFORMATION
  - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
  - INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC
  - 3x MEMBERS CAN BE SUBSTITUTED BY (2)2x NAILED w/ 10d STAGGERED NAILS @6" OC. EDGE DISTANCE - 1", END DISTANCE - 2 1/2"
  - BASED ON 0.131"Ø x 1 1/2" LONG NAILS USED TO ATTACH SHEAR CLIPS DIRECTLY TO FRAMING. USE 0.131"Ø x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING
  - SHEAR CLIPS: SIMPSON "RBC" OR "LTP4" OR APPROVED EQUIVALENT
  - WHERE PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL BELOW WALL
  - ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4" x 3" x 3". EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE
  - CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS
  - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS
  - WHEN PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL, NAIL SPACING IS LESS THAN 6" OC, PANEL JOINTS TO BE OFFSET TO FALL ON DIFFERENT STUDS. PANEL JOINTS CAN FALL ON ONE STUD IF 3x OR (2)2x STUD IS PROVIDED.



NUMBER	DATE	DESCRIPTION
0	5/28/2024	PERMIT SET



STRUCTURAL GENERAL NOTES

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

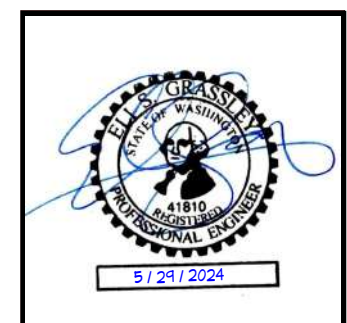
DRAWINGS PROVIDED BY:  
ENGINEERED STRUCTURES  
GLOBAL DESIGN, PLLC  
12540 242nd Place SE  
ISSAQUAH, WA 98027  
206.940.5444  
engineer@esg-design.com

DATE:  
5/28/2024

SHEET SIZE:  
24" x 36"

DRAWING:  
S1

SUBMITTAL TABLE	DESCRIPTION	PERMIT SET
DATE	5/24/2024	
NUMBER	0	

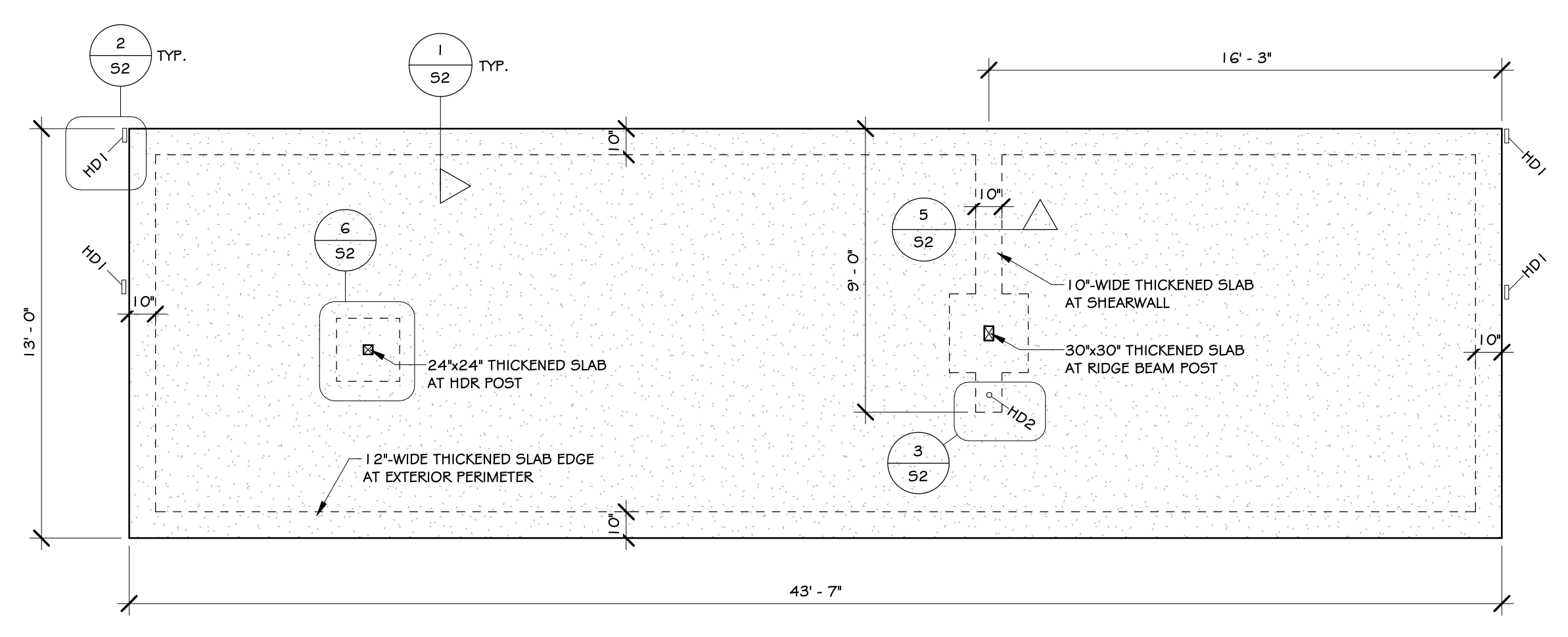


FOUNDATION AND  
 ROOF FRAMING /  
 SHEARWALL PLAN

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

DRAWINGS PROVIDED BY:  
 ENGINEERED STRUCTURES  
 GLOBAL DESIGN, PLLC  
 12540 222nd Place SE  
 ISSAQUAH, WA 98227  
 206.840.5449  
 engineer@esg-design.com

DATE:	5/28/2024
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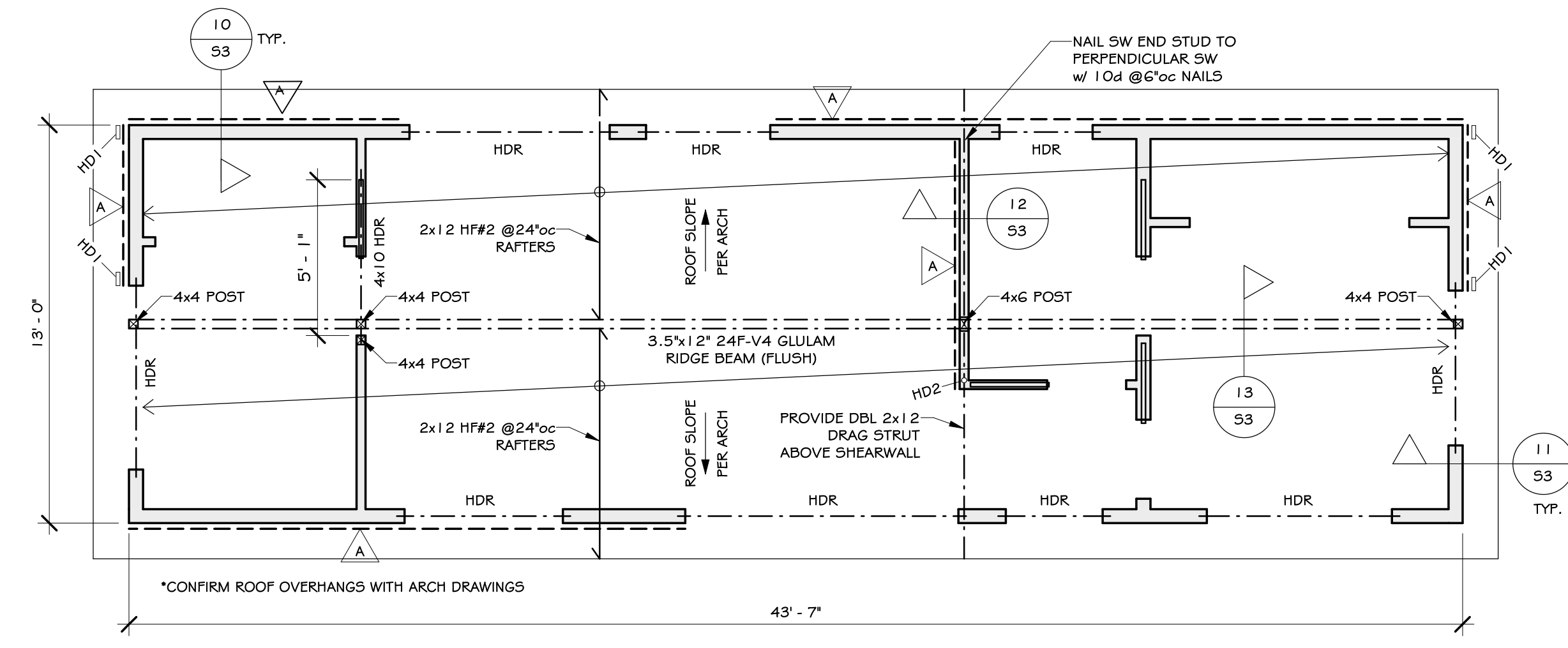


**FOUNDATION PLAN**

1/4" = 1'-0"

**FOUNDATION PLAN NOTES:**

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



**ROOF FRAMING PLAN**

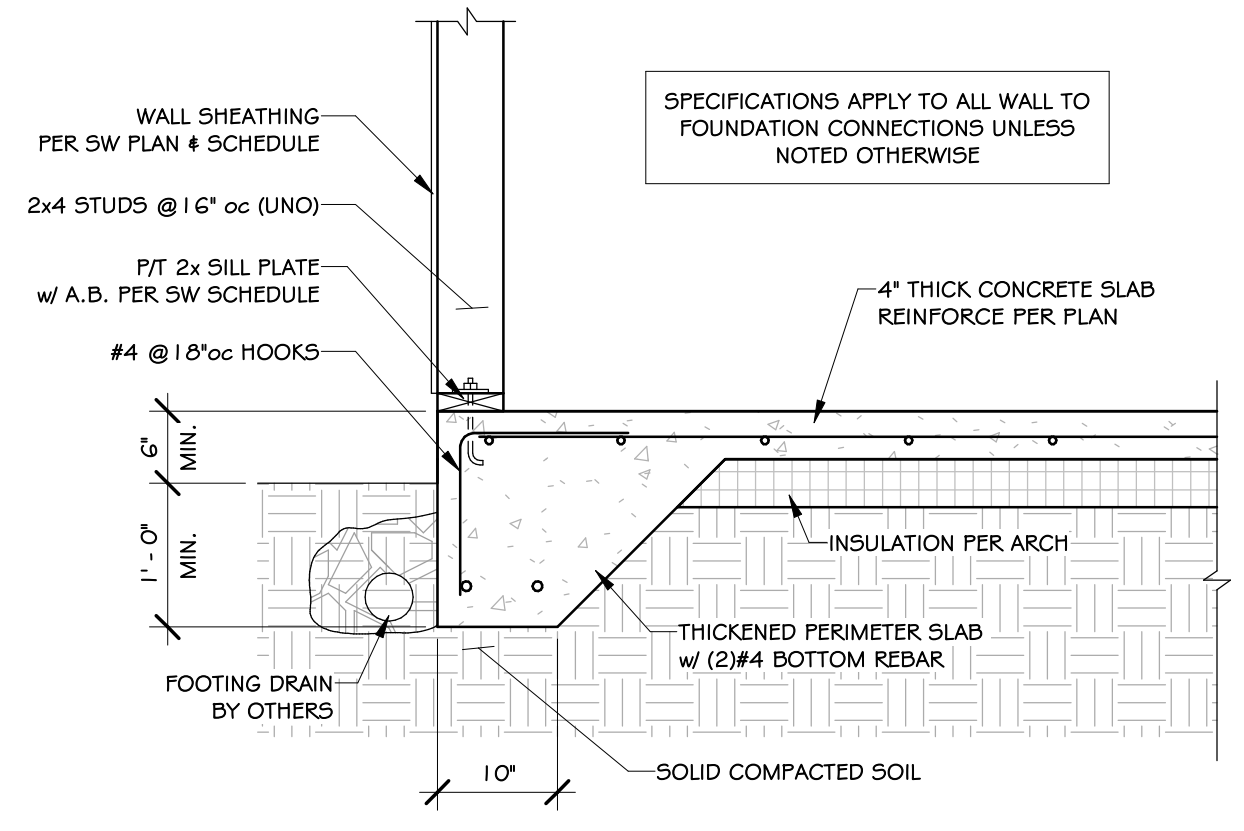
1/4" = 1'-0"

**FRAMING PLAN LEGEND:**

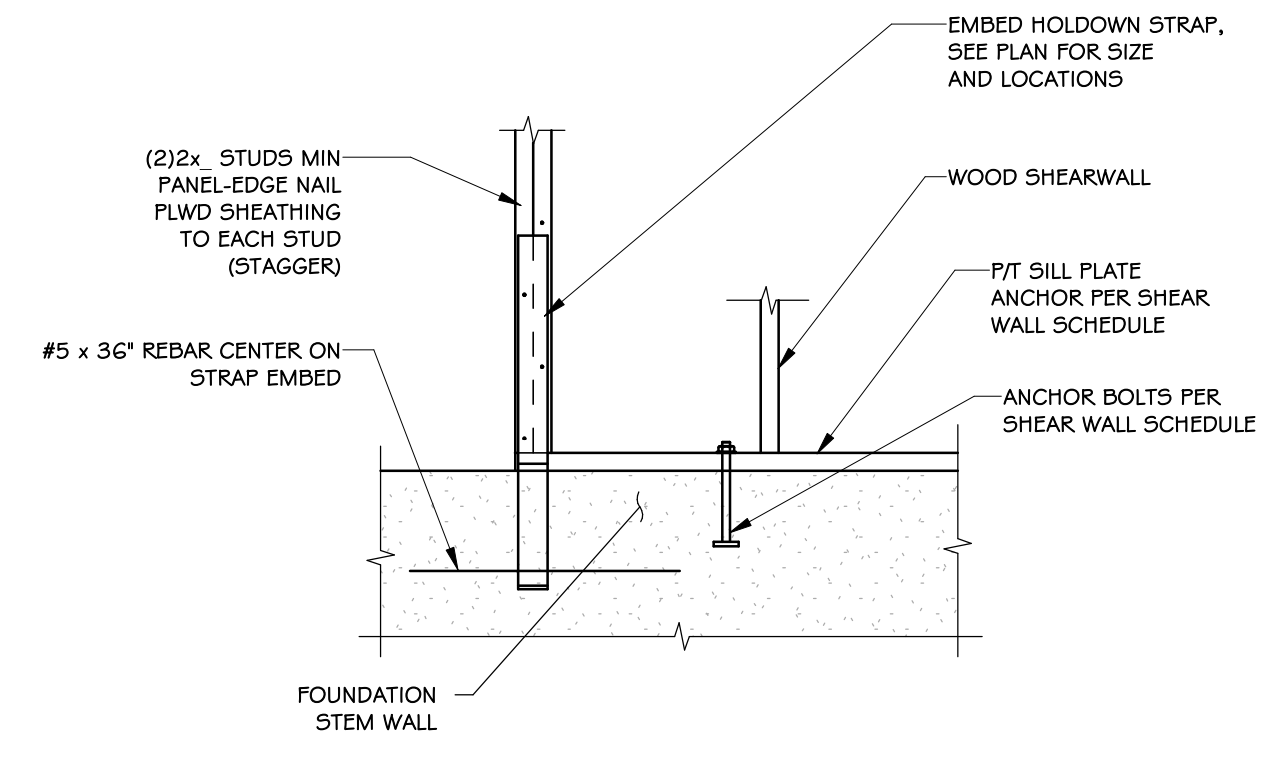
- SHEAR WALL EXTENT
- △ SHEAR WALL TAG, (REFER TO SHEAR WALL SCHEDULE)
- HDx HOLD-DOWN TAG, (REFER TO HOLD-DOWN SCHEDULE)

**FRAMING NOTES:**

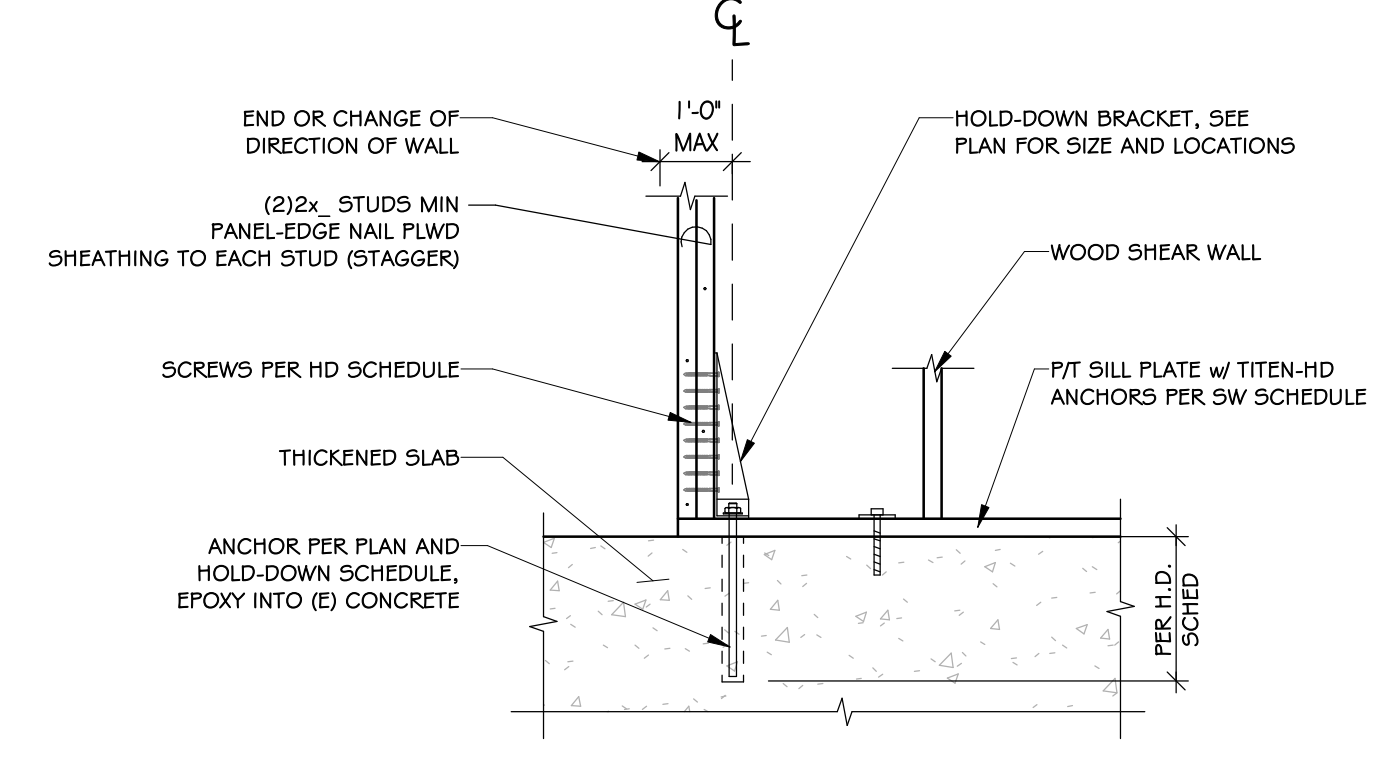
- ALL DIMENSIONS ARE TO FACE OF WALL STUDS, FACE OF CONCRETE WALLS, OUTSIDE DECK FRAMING, CENTER OF POSTS, CENTER OF BEAMS, UNO.
- TYPICAL INTERIOR AND EXTERIOR WALL HEADER TO BE MINIMUM (2)2x8 UNO ("HDR").
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
- ALL WOOD POSTS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



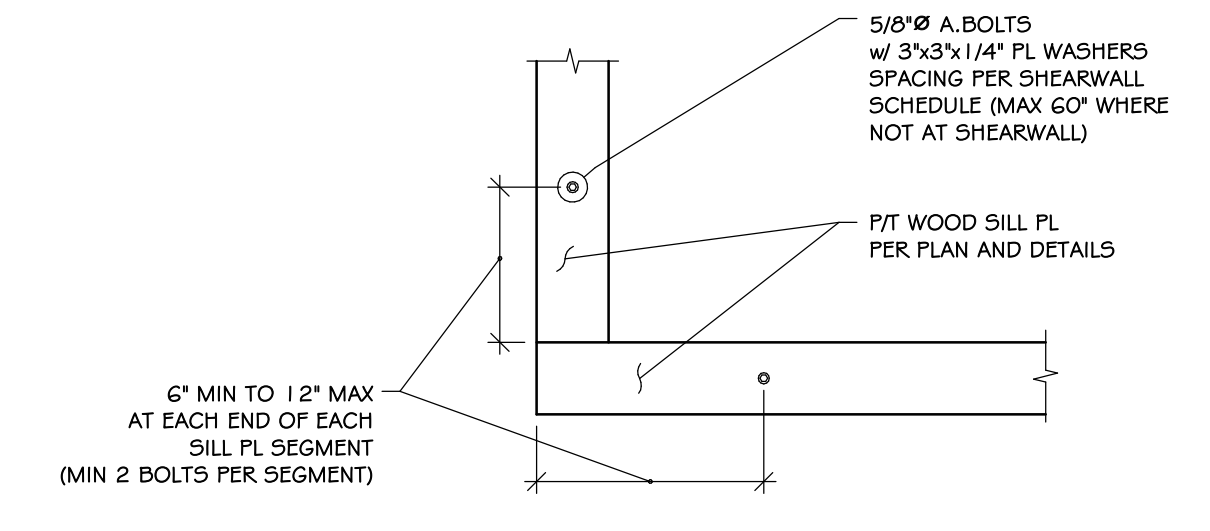
**1 EXTERIOR WALL FOUNDATION DETAIL**  
3/4" = 1'-0"



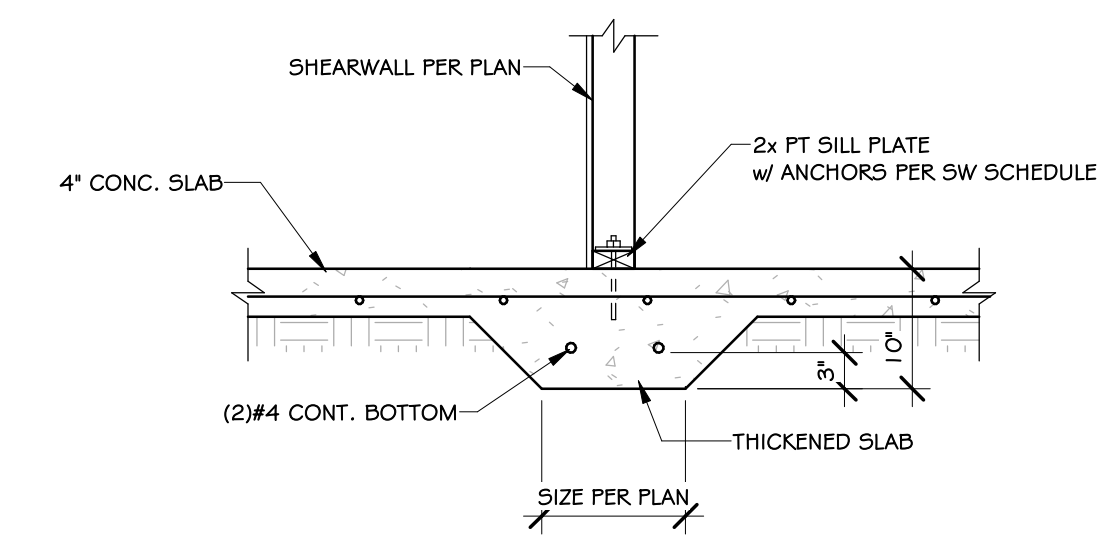
**2 TYP. EMBEDDED STRAP HOLD-DOWN**  
3/4" = 1'-0"



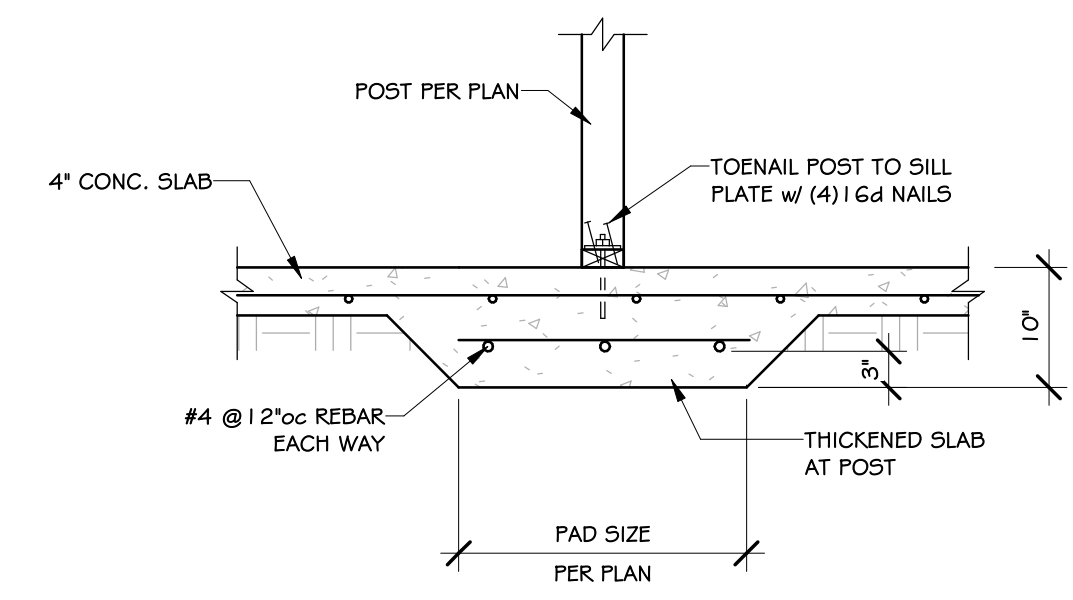
**3 TYP. BRACKET HOLD-DOWN**  
3/4" = 1'-0"



**4 TYP. ANCHOR BOLT LAYOUT**  
3/4" = 1'-0"



**5 THICKENED SLAB AT INTERIOR SHEARWALL**  
3/4" = 1'-0"



**6 THICKENED SLAB AT POSTS**  
3/4" = 1'-0"

