



**KOVES
RESIDENCE**

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

DETACHED ADU

PERMIT SET

REVISION:
Permit Set Rev. 2

ISSUE DATE:
02/05/2025

INITIAL SUBMISSION
05/20/24

REVISIONS

2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

NO.	DATE	NOTE
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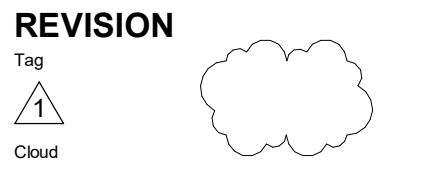
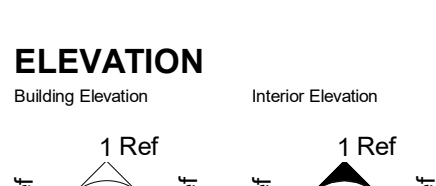
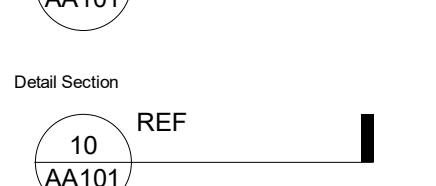
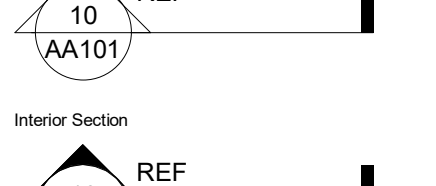
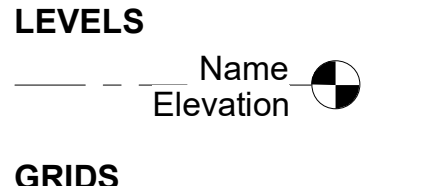
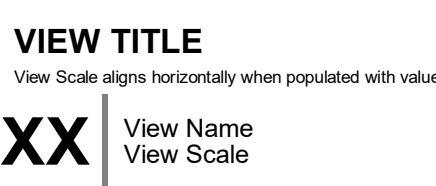
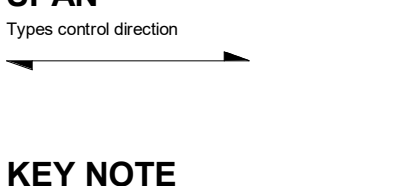
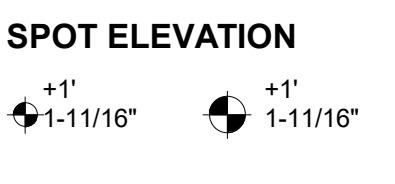
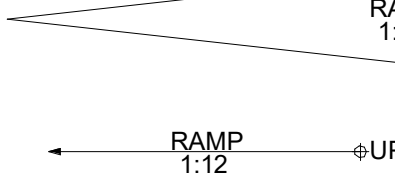
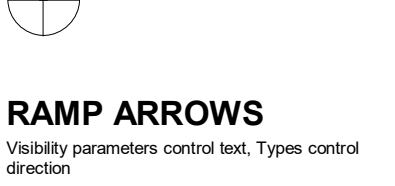
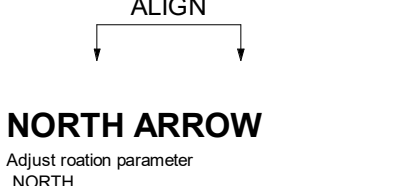
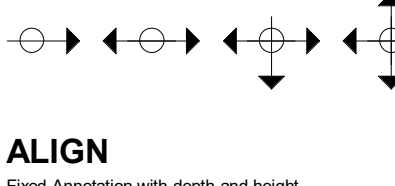
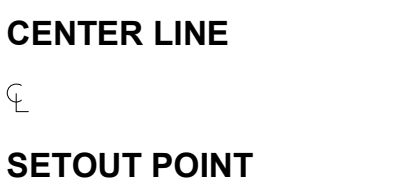
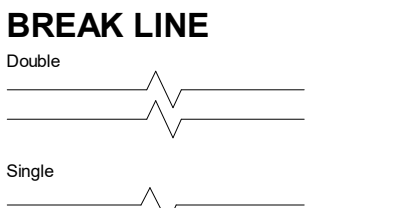
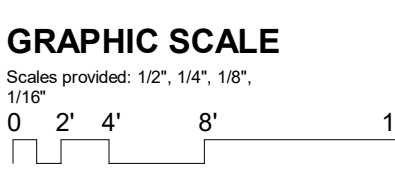
STANDARD ABBREVIATIONS

Table with 2 columns: ABBREVIATION, TERM. Lists various construction abbreviations like ABAN, ACC, ACST, ACT, ADDL, ADJ, ADMIN, AFF, AHJ, AHU, ALT, ALUM, AMP, ANOD, APPROX, ARCH, ASB, ASPH, ASSY, ASYM, AUTO, AUX, AV, BD, BDRY, BLDG, BLK, BLKG, BLKT, BLR, BLW, BO, BOT, BSMT, BTWN, BV, C TO C, CD, CER, CHK, CL, CLG, CLR, CNCL, CNDS, CNTR, CO, COL, CONC, CONSTR, CONTR, CPT, CTR, CTRL, DIA, DIAG, DIFF, DOM, DR, DW, DWG, DX, DX OUT, EA, ELEC, ELEV, EQ, EXP, EXT, F&I, FA, FD, FF, FIN, FIXT, FLMT, FLR, FLUOR, FO, FOC, FOF, FOS, FR, FSTNR, GALV, GB, GEN, GFRC, GLZ, GWB, GYP, HDW, HDWD, HM, HO, HORIZ, HPL, INCL, INSUL, INT, LAM, LAV, LRG, LT, LT SW, LT WT, LV, MATL, MAX, MECH, MEZZ, MH, MIRR, MTD, MTL, MULT, NOM.

STANDARD ABBREVIATIONS

Table with 2 columns: ABBREVIATION, TERM. Lists various construction abbreviations like NTS, OC, OFCI, OPNG, OPP, OPT, PART, PL, PLAM, PLAS, PLYWD, PRCST, PREFAB, PT, PTN, R, REF, REFR, REINF, REQD, RESIL, RMD, ROOM, RO, SALV, SBSTR, SCHE, SECT, SEG, SIM, SPKLR, SSD, SST, STD, STL, STRUCT, SUB, SUSP, SW, SYM, TEL, TEMP, TOP, TYP, UNFIN, UON, VAR, VAV, VERT, VIF, W, W/O, WD, WLD, WP.

STANDARD SYMBOLS



GENERAL NOTES

- 1. THESE DRAWINGS ARE INTENDED FOR THE PURPOSES OF CITY PERMIT APPROVAL...
2. DO NOT SCALE DRAWINGS...
3. THE CONTRACTOR IS NOT REQUIRED TO ENSURE THAT THE DRAWINGS ARE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS...
4. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL BE FAMILIAR WITH THE VARIOUS CONTRACT DOCUMENTS AND OTHER MATERIALS...
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK...
6. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION...
7. ALL WORK SHALL COMPLY WITH:
A. 2021 WASHINGTON BUILDING CODE
B. 2021 WASHINGTON RESIDENTIAL CODE
C. 2021 WASHINGTON ELECTRICAL CODE
D. 2021 WASHINGTON MECHANICAL CODE
E. 2021 WASHINGTON MECHANICAL CODE
F. 2021 WASHINGTON ENERGY CODE
G. 2021 WASHINGTON FIRE CODE
H. 2021 WASHINGTON GREEN BUILDING STANDARDS CODE
I. ALL OTHER APPLICABLE STATE AND FEDERAL LAWS IN THE AUTHORITY HAVING JURISDICTION.
8. SEE STRUCTURAL DRAWINGS FOR TESTS, SPECIAL INSPECTION REQUIREMENTS & OBSERVATION NOTES.

MECHANICAL NOTES

- 1. BATHROOM EXHAUST FAN RATING SHALL BE MIN. 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION...
2. ALL EXHAUST FANS TO BE EQUIPPED WITH BACKDRAFT DAMPERS.
3. EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING...
4. 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.

ELECTRICAL NOTES

- 1. NEW ADU SHALL HAVE A MIN. 100-AMP ELECTRICAL SERVICE SUB-PANEL.
2. EXISTING HOME ELECTRICAL PANEL SHALL BE MIN. 200 AMP.
3. ELECTRICAL PANELS SHALL NOT BE LOCATED IN VICINITY OF EASILY IGNITABLE MATERIAL...
4. ALL RECEPTACLES THAT SUPPLY 120V, SINGLE PHASE, 15- AND 20 AMP OUTLETS...
5. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS...
6. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED IN BATHROOMS AND LAUNDRY ROOMS...
7. ALL 120V, 15- AND 20- AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT...
8. ALL OUTDOOR RECEPTACLES SHALL HAVE A WEATHERPROOF ENCLOSURE...
9. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
10. ALL SMOKE ALARMS (LISTED UL 217) AND CARBON MONOXIDE ALARMS (LISTED UL 2034) MUST BE HARDWIRED...
11. SMOKE ALARMS SHALL BE 20 FEET AWAY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE...
12. WHERE AN EXISTING BUILDING SUPPLIES POWER TO THE ACCESSORY DWELLING UNIT OR VICE VERSA, PROVIDE UFER AT THE NEW STRUCTURE...

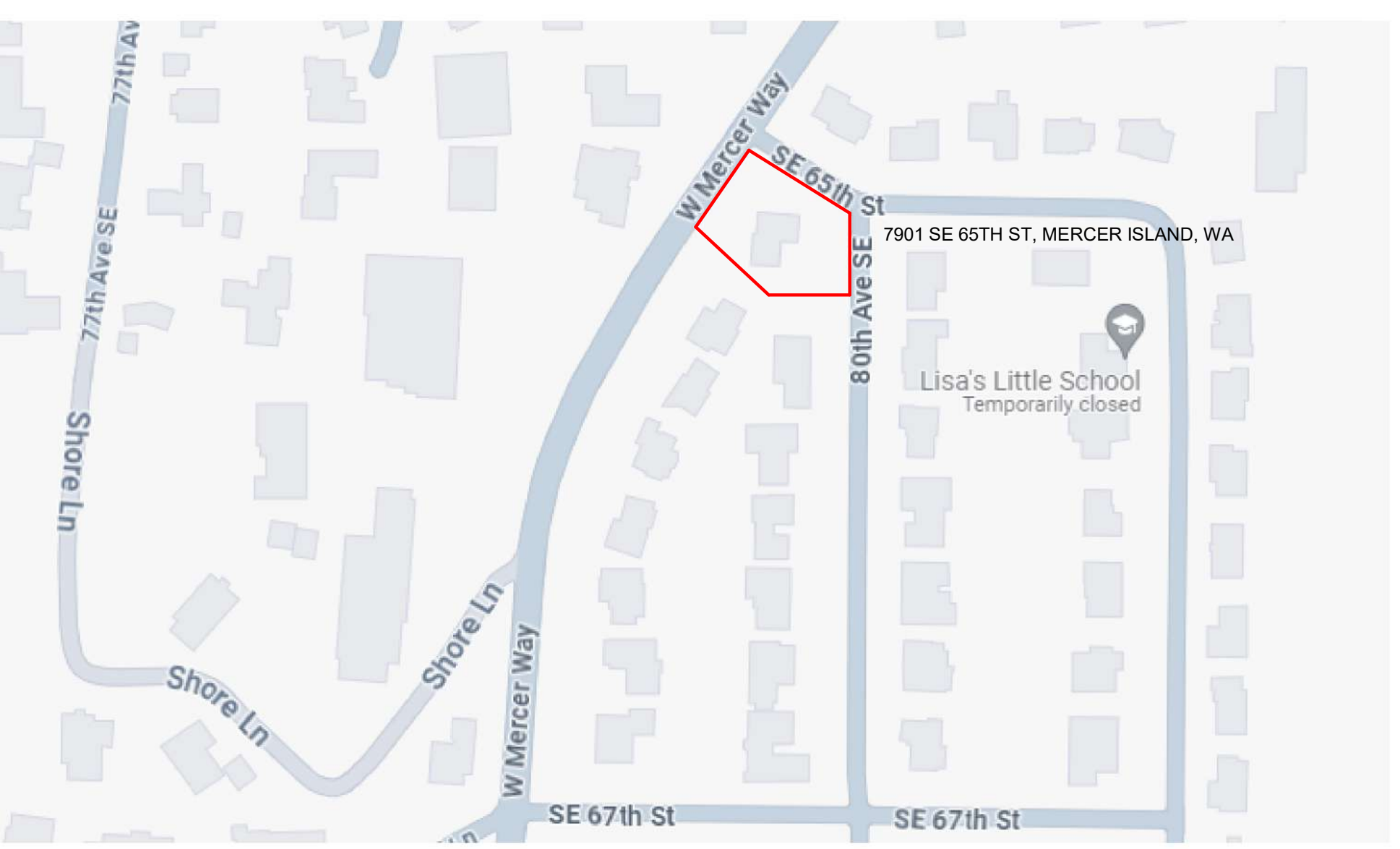
PLUMBING NOTES

- 1. 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...
2. GC TO FIELD EVALUATE EXISTING LOT SEWER LATERAL PIPES TO ENSURE IT CAN SUPPORT THE ADDITION OF NEW ADU PLUMBING FIXTURES...
3. GC TO ENSURE NEW DRAINAGE PIPES FROM ADU CAN ACHIEVE A 2% DOWN SLOPE...
4. A 4" DIAMETER PIPE CAN SERVE 4 OR MORE WATER CLOSETS...
5. ALL UTILITY PIPE SIZES AND MATERIALS SHALL BE AS FOLLOW 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
WATER: D1/2" IN PEX OR PVC
6. ALL ACCESSIBLE DOMESTIC HOT WATER SYSTEM PIPING AS SHALL BE INSULATED BASED ON THE THICKNESS REQUIREMENTS OF WPC 609.12.2.

ARCHITECTURAL NOTES

- 1. PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD...
2. "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
3. WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1)...
4. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WITH MIN. 5% SLOPE...
5. ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE...
6. WEEP SCREED MUST BE CONSTRUCTED AT THE BOTTOM OF STUCCO EXTERIOR WALLS...
7. ADU ADDRESS MUST BE CLEARLY VISIBLE AND LEGIBLE...
8. ATTIC ACCESS MIN. 22"x30" SHALL BE PROVIDED...
9. WALLS IN THE TUBSHOWER AREAS TO BE PROTECTED WITH A NON-ABSORBENT SURFACE...
10. WALL AREAS SCHEDULED ON A04.01 ARE EXCLUSIVE OF OPENINGS...
11. GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS...
12. WATER CLOSET SHALL HAVE MIN. 15" O.C. CLEARANCE TO ADJACENT OBSTRUCTIONS...
13. A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED...
14. PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

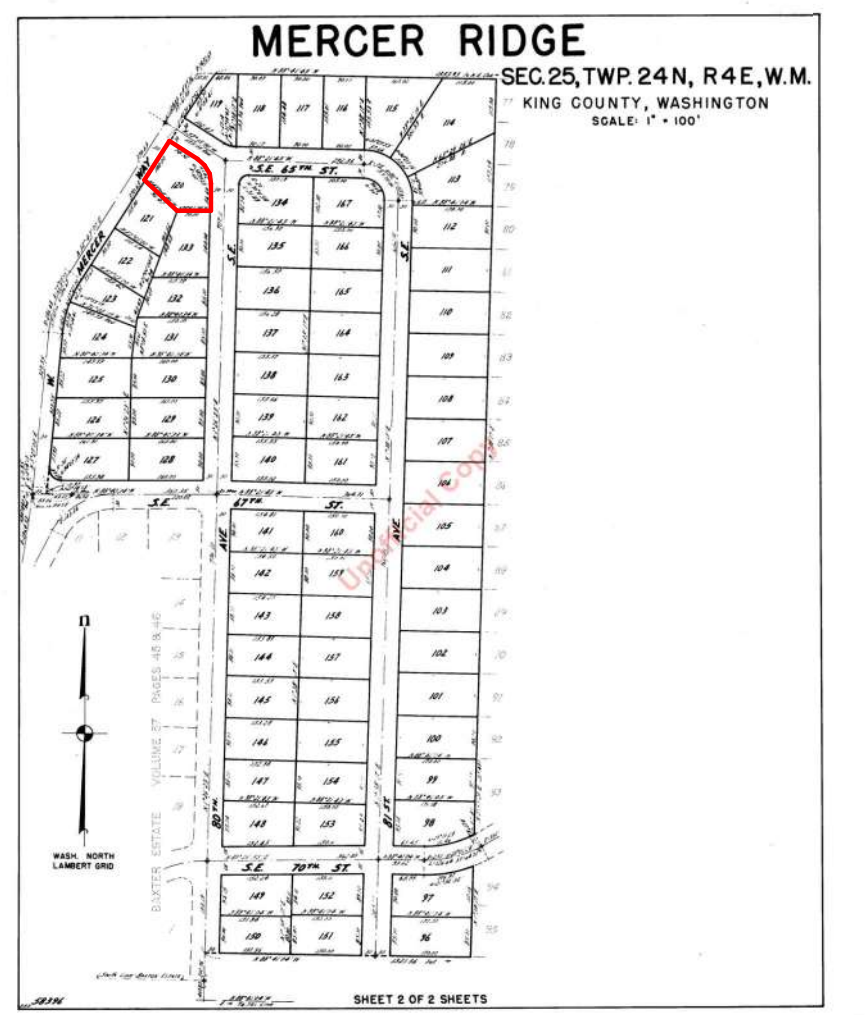
VICINITY MAP



EXTERIOR VIEW



ASSESSOR'S PARCEL MAP



PROJECT KEY DATA

EXISTING PROPERTY INFORMATION

Table with 2 columns: PROPERTY AREA, ASSESSOR'S PARCEL NUMBER, ZONING CODE, OCCUPANCY, etc. Values include 13908 SF, 545280-0600, R-9.6, R-3, 1995 SF, etc.

GENERAL SCOPE OF WORK

Table with 2 columns: ADU TYPE, DEMOLITION INCLUDED, NEW SPRINKLER (ADU), etc. Values include DETACHED ADU, No, Yes, 1, No.

THE GC WILL PREPARE A SOLAR-READY ROOF BY PROVIDING DEDICATED CONDUIT FROM ELECTRICAL SUBPANEL TO ROOF AREA, UNLESS THE PROJECT IS EXPLICITLY EXEMPT PER TITLE 24 REPORT.

ADU SUB-PANEL TO BE MIN. 100AMP. MAIN HOUSE PANEL SIZE PENDING ELECTRICAL LOAD CALCULATIONS TO BE PROVIDED BY GC DURING CONSTRUCTION, AND UPDATED AS REQUIRED.

ADU FEATURES

Table with 2 columns: TOTAL FLOOR AREA, TOTAL HEIGHT, # OF STORIES, etc. Values include 585 SF, 14' - 1 1/2", 1, 2, 1, GABLE, etc.

DEFERRED SUBMITTALS

Table with 2 columns: SOLAR PV SYSTEM, OTHERS. Values include No.

SHEET LIST

Table with 2 columns: SHEET NUMBER, SHEET NAME. Lists sheets A00.00 through A03.03, including Cover, General Notes, etc.



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7901 SE 65TH ST, MERCER ISLAND

PERMIT SET
INITIAL SUBMISSION: 05/20/24

Permit Set Rev. 2
02/05/2025

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KOVES RESIDENCE

7901 SE 65TH ST, MERCER ISLAND
DETACHED ADU

PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
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Alexander Ciszarnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

SURVEYOR

REVISIONS

Table with 4 columns: NO., DATE, NOTE. Shows revision 1 on 10/07/2024 for Permit Set Rev. 1.

General Notes, Symbols, & Project Information
A00.01 SCALE: As indicated

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7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

1,400 Sq. Ft. x (25' x 56' + 10' x 0% ... 25' x 60' + 48' x 100%)

= 1,400 Sq. Ft. x 47.53%
= 665.42 Sq. Ft. Excluded from the Gross Floor Area

CALCULATING AVERAGE BUILDING ELEVATION (ABE)

No part of a structure may exceed 30 feet in height above the "Average Building Elevation" to the top of the structure, except that on the downhill side of a sloping lot the structure shall not extend to a height greater than 30 feet measured from existing or finished grade to the top plate of the roof; provided the roof ridge does not exceed 30 feet in height above the "Average Building Elevation". ABE is defined as: The elevation established by averaging the elevation at existing or finished grade, whichever is lower, at the center of all exterior walls of the completed building.

NOTE:
INCOMPLETE AVERAGE BUILDING ELEVATION INFORMATION COULD SUBSTANTIALLY DELAY THE PROCESSING OF YOUR APPLICATION

AVERAGE BUILDING ELEVATION FORMULA:
(Mid-point Elevation of Individual Wall Segment) x (Length of Individual Wall Segment)

(Total Length of Wall Segments)

= $\frac{(Aa) + (Bb) + (Cc) + (Dd) + (Ee) + (Ff) + (Gg) + (Hh)}{a + b + c + d + e + f + g + h}$
WHERE: A, B, C, D, E, F, G, H = Lower of Finished or Existing Ground Elevation at Midpoint of Wall Segment
AND: a, b, c, d, e, f, g, h = Length of Wall Segment Measured on Outside Wall

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 105.9 feet	a = 30 feet
B = 104.7 feet	b = 9 feet
C = 103.7 feet	c = 17 feet
D = 102.7 feet	d = 25 feet
E = 101.6 feet	e = 13 feet
F = 101.7 feet	f = 6 feet
G = 102.2 feet	g = 34 feet
H = 104.5 feet	h = 40 feet

ABE CALCULATION:
 $\frac{(105.9)(30) + (104.7)(9) + (103.7)(17) + (102.7)(25) + (101.6)(13) + (101.7)(6) + (102.2)(34) + (104.5)(40)}{30 + 9 + 17 + 25 + 13 + 6 + 34 + 40}$
 $\frac{18023}{174} = 103.6'$ Average Building Elevation (ABE)

NOTE: This example is not to scale. Site plans submitted to the building department must be to scale.

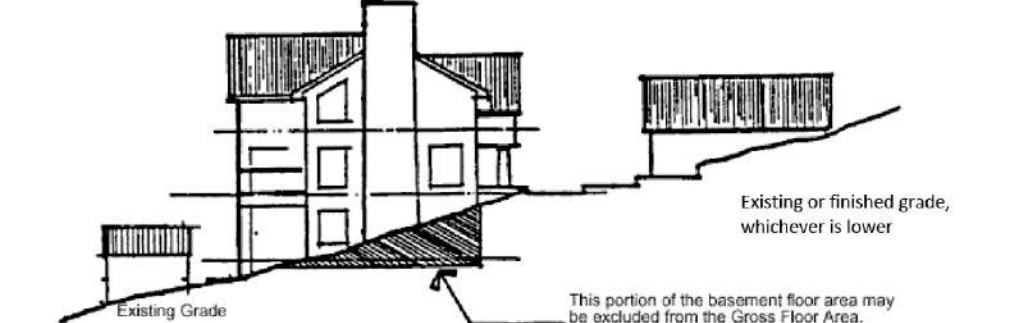
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F. Sloping lot (Downhill side) - maximum height of top of exterior wall facade above lowest existing grade (30-Ft max) NA Feet
G. ABE and Allowable Building Height Shown on elevations plan sheet # AGJ.01
H. Topo-survey Accuracy Attested on Plan Sheet # C01.01

NOTE: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height. Please see page 8 for more information on calculating Average Building Elevation (ABE)
*The benchmark elevation is a fixed elevation point on an off site that will not be disturbed during development activity and is used to verify the final building height.

BASEMENT FLOOR AREA CALCULATION
The Mercer Island Development Code allows for the portion of the basement floor area which is below grade to be excluded from the Gross Floor Area. That portion of the basement which will be excluded is calculated as shown:
Portion of Excluded Basement Floor Area = Total Basement Area x
 $\frac{\sum (\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment Lengths}}$

Where the terms are defined as follows:
Total Basement Area: The total amount of all basement floor area.
Wall Segment: The portion of an exterior wall below existing or finished grade, whichever is lower. It is expressed as a percentage. Refer to example below.
Wall Segment Length: The horizontal length of each exterior wall in feet.



EXAMPLE OF BASEMENT FLOOR AREA CALCULATION

This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area. In order to complete this example, the following information is needed:

- A topographic map of the existing (e) grades and showing proposed finished (f) grades.
- Building plans showing dimensions of all exterior wall segments and floor areas.
- Building elevations showing the location of existing and finished grades in relation to basement level.

Step One
Determine the number and lengths of the Wall Segments.

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6. Other NA Square Feet
7. Total New Hardship Area (H1+H2+H3+H4+H5+H6) 206 Square Feet
8. Total Project Hardship Area = (F7 - G) + H7 1483 Square Feet
9. Total Project Hardship Area = (F8)/100 27.84 % of Lot

Hardship calculations shown on Plan Sheet # D1 & C01.02

GROSS FLOOR AREA (GFA)
For single family residential development, GFA is the total square footage of floor area, bounded by the exterior faces of the building(s). The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks. The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, staircases, etc. The GFA does not include any portion of a building that is below ground (refer to page 6).

- Allowed GFA**
- R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.
 - R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.
 - R-12: 10,000 square feet or 40% of the lot area, whichever is less.
 - R-15: 12,000 square feet or 40% of the lot area, whichever is less.
 - All zones: Lots with a lot area of 7,500 square feet or less, the lesser of 3,000 square feet or 45% of the lot area.
- F. All zones: If an accessory dwelling unit is proposed, the 40% allowed GFA may be increased by the lesser of 5 percentile points, or the floor area of the accessory dwelling unit. Provided, this allowance shall not result in a GFA of more than 4,500 square feet or 45% of the lot area, whichever is less.

GFA Modifiers
The GFA calculation for a floor with a ceiling height of 12 to 16 feet is 150% of the area of the floor. The GFA calculation for a floor with a ceiling height of more than 16 feet, is 200% of the area of the floor. The GFA calculation for a stair case shall be counted as a single floor for the first two stories accessed by the stair case. For each additional story above two stories, the stair case shall count as a single floor area. *Floor plans shall identify rooms with a ceiling height of more than 12 feet and rooms with a ceiling height of more than 16 feet.*
All building areas must be identified and labeled on the site plan. Please distinguish all new construction from existing areas on both your drawing and in the calculations you complete below.

Will you be excluding a portion of the basement floor area? Yes No
If yes, you must provide basement floor area calculations, with your building permit application, that show how you determined what portion of the basement will be excluded. Refer to page 6.

GROSS FLOOR AREA CALCULATIONS

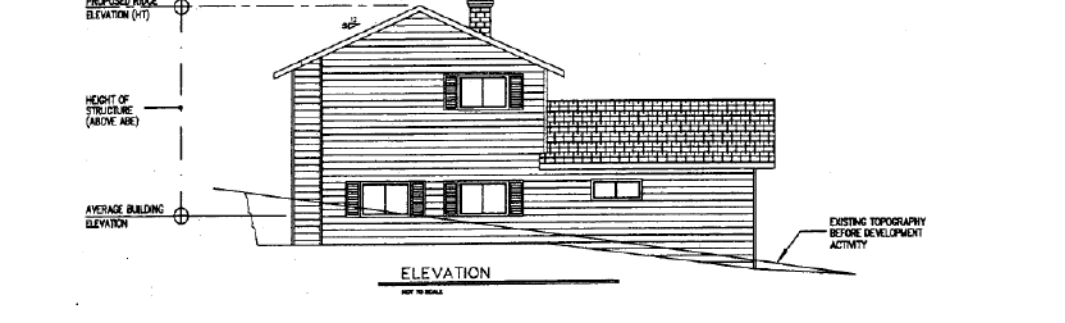
Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	1112	NA	NA	1112
Main Floor	612	NA	NA	612
Gross Basement Area	NA	NA	NA	NA
Garage/Carport	NA	NA	NA	NA
Total Floor Area	7224	NA	NA	7224
Accessory Buildings	159	NA	NA	159

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BEFORE SUBMITTING YOUR CONSTRUCTION DRAWINGS, CHECK TO SEE THAT YOU HAVE PROVIDED THE INFORMATION BELOW.

- The site plan and the elevation drawings must be drawn to scale, for example 1" = 20', and based on a survey.
- Clearly show existing topography on your site plan. Topography should be shown in 2' increments.
- Submit (with the site plan) your average building elevation calculations using the formula provided on page 8.
- Indicate on an elevation drawing where the average building elevation strikes the building and the proposed ridge elevation (see below for example).
- Elevation drawings for all sides of the building.
- Indicate on the site plan the elevation of the finished floor or garage slab.
- Indicate the elevation and location of a fixed point (benchmark) within the ADJACENT RIGHT-OF-WAY or other point approved by the Building Official. The benchmark elevation and location must be provided and cannot be a part of the proposed structure. Note: Benchmark must be established, verified by a licensed surveyor and remain during construction so height can be verified when completed.
- If a portion of the basement floor area will be excluded from the gross floor area, provide the exclusion calculations with your site plan. The formula for basement area exclusion is shown on page 6.
- Indicate ceiling heights greater than 12' and greater than 16' on floor plans.

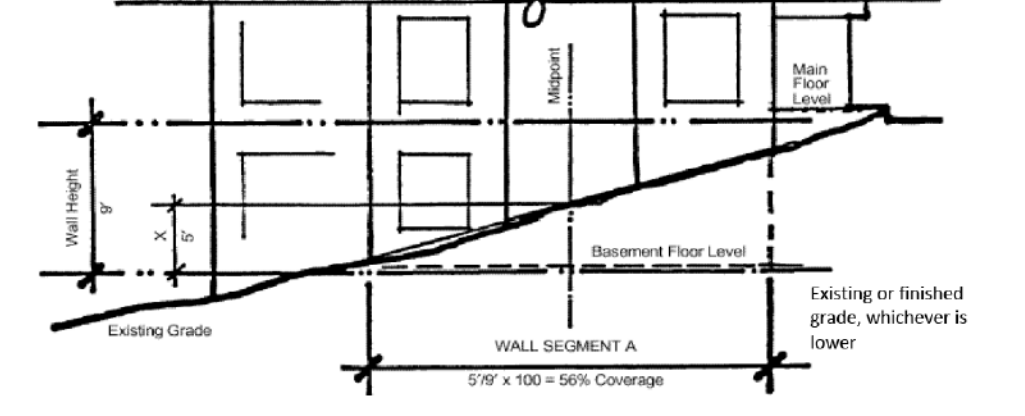
CROSS-SECTION REPRESENTATION OF ABE



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Step Two

Determine the Wall Segment Coverage (in %) for each Wall Segment. In most cases this will be readily apparent, for example a downhill elevation which is entirely above existing and finished grade. In other cases, where the existing contours are complex, an averaging system shall be used. Refer to illustration.



Step Three

Multiply each Wall Segment Length by the percentage of each Wall Segment Coverage and add these results together. Divide that number by the sum of all Wall Segment Lengths. This calculation will result in a percentage of basement wall which is below grade. (This calculation is most easily completed by compiling a table of the information as illustrated below.)

Wall Segment	Length x	Coverage	Result
A	25'	56%	14%
B	10'	0%	0%
B	8'	0%	0%
D	25'	0%	0%
E	8'	0%	0%
F	13'	0%	0%
G	25'	60%	15%
H	48'	100%	48%
Totals	162'	NA	77%

Step Four
Multiply the Total Basement Floor Area by the above percentage to determine the Excluded Basement Floor Area. Portion of Excluded Basement Floor Area Calculation below

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Accessory Dwelling Unit	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
2nd & 3rd Story Roofed Decks	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
Basement Area	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
Excluded	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
150% GFA Modifier* (main and upper floor x2)	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
200% GFA Modifier* (main and upper floor x2)	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.	NA	Sq. Ft.
TOTAL Building Area	2233	Sq. Ft.	NA	Sq. Ft.	265	Sq. Ft.	2468	Sq. Ft.	2468	Sq. Ft.	NA	Sq. Ft.
*Enter the actual room area												

A. Lot Area 15067 Square Feet
B. Zone R-8.4 R-9.6 R-15 Square Feet
C. Allowed Gross Floor Area (refer to "allowed GFA") 8000 Square Feet
D. Allowed Gross Floor Area 46 % of Lot
E. Proposed Gross Floor Area 2658 Square Feet
F. Proposed Gross Floor Area 27.45 % of Lot

Gross floor area calculations found on Plan Sheet # D1 & C01.02
Basement exclusion calculations found on Plan Sheet # NA

BUILDING HEIGHT

All building height measurements must be taken from existing grade or finished grade, whichever is lower. Existing grade refers to ground surface as it exists at the proposed building perimeter before grading or other alterations take place. Finished grade refers to the ground surface as it exists at the building perimeter after grading or other alterations take place.

Single family new construction and additions are limited to a maximum height of 30 ft. above the Average Building Elevation (ABE) - see section on next pages. The height is measured to the top of the structure. On the downhill side of a sloping lot, the wall facade height is also limited to a height of 30 feet measured from existing or finished grade (whichever is lower) to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc. A topographic survey is required at permit application when the proposed building height is within 2 ft. of the allowable building height. The survey must include a statement that attests the average contour elevation within the vicinity of the building footprint to be accurate within 6 inches vertically and horizontally from actual elevations.

BUILDING HEIGHT CALCULATIONS
A. Average Building Elevation (ABE) calculations located on sheet #: AGJ.01
B. Allowable Building Height (ABE + 30 ft.) 212.94 Feet
C. Proposed Building Height 186.04 Feet
D. Benchmark Elevation* 178.5 Feet
E. Describe Benchmark Location (must be undisturbed throughout project) SE 40TH ST & 10TH AVE SE IN ISLAND

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5. Total Existing Lot Coverage Area (E1+E2+E3-E4) 4300 Square Feet
F. (Total Lot Coverage Area Removed) NA Square Feet
G. Proposed Adjustment for Single Story (Area) NA Square Feet
H. Proposed Adjustment for Flag Lot NA Square Feet
I. Total New Lot Coverage Area:
1. Main Structure Roof Area 0 Square Feet
2. Accessory Structure Roof Area 763 Square Feet
3. Vehicular Use (driveway, paved access easement (portion used by the lot for access), parking) 0 Square Feet
4. Covered Patios and Covered Decks 28.21 Square Feet
5. Total New Lot Coverage Area ((1 + 2 + 3 + 4) 791.21 Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5 2108.21 Square Feet
K. Proposed Lot Coverage Area = (I/3) x 100 37.8 % of Lot

Lot coverage calculations shown on Plan Sheet # D1 & C01.02

HARDSCAPE

Up to 5% of the net lot area may consist of hardscape areas. For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, rockeries and retaining walls, and similar constructed elements that do not have a roof. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings. In addition, unused lot coverage may also be improved with hardscape.

HARDSCAPE CALCULATIONS

A. Gross Lot Area 15067 Square Feet
B. Net Lot Area 2262 Square Feet
C. Area Borrowed from Lot Coverage 776 Square Feet
D. Allowed Hardscape Area = 9% of lot area + C 241.77 % of Lot
E. Allowed Hardscape Area 2641.63 Square Feet
F. Total Existing Hardscape Area:
1. Uncovered Decks 267 Square Feet
2. Uncovered Patios 267 Square Feet
3. Walkways 163 Square Feet
4. Stairs 0 Square Feet
5. Rockeries and Retaining Walls 0 Square Feet
6. Other (SLOPESIDE PAVS) 402 Square Feet
7. Total Existing Hardscape Area (E1+E2+E3+E4+E5+E6) 1039 Square Feet
G. (Total Hardscape Area Removed) 776 Square Feet
H. Total New Hardscape Area:
1. Uncovered Decks NA Square Feet
2. Uncovered Patios 206 Square Feet
3. Walkways NA Square Feet
4. Stairs NA Square Feet
5. Rockeries and Retaining Walls NA Square Feet

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LOT COVERAGE

For single family residential development, "lot coverage" is the area of a lot that may be covered by a combination of the building and vehicular driving surfaces. Lot coverage is based on "net lot area". Net lot area is the size of the lot minus the area within any access easements on the property that do not provide access to the home on the subject lot. The maximum lot coverage for a specific lot is based upon the lots slope (see above). The area of the lot that cannot be used for lot coverage is "required landscaping area"; the landscaping area is typically improved with either hardscape (see below) or softscape. **Please note: Lot coverage is not the same as impervious surface calculations used for drainage review.**

Lot Slope	Maximum Lot Coverage (House, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

ADJUSTMENTS

- A one-time reduction in the required landscaping area and an increase in the allowed maximum lot coverage is allowed if:
- The total reduction in required landscaping area shall not exceed 5%, and the total increase in maximum lot coverage shall not exceed 5%; and
 - The reduction in required landscaping area is associated with:
 - A development proposal that will result in a single-story dwelling with wheelchair accessible entry, and may also include a single-story accessory building; or
 - A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that is more than the 25% of the allowed lot coverage. The allowed reduction in the required landscaping area and increase in the maximum lot coverage shall not exceed 5% or the area of the driveway in excess of 25% of the lot coverage, whichever is less. For example, a development proposal with a driveway that occupies 27% of the allowed lot coverage, may increase the total lot coverage by 2%.
 - A recorded notice on title, covenant, easement, or other documentation in a form approved by the city, shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area an increase in lot coverage.

Does this project include a proposed adjustment? Yes No

LOT COVERAGE CALCULATIONS

A. Gross Lot Area 15067 Square Feet
B. Net Lot Area 2262 Square Feet
C. Allowed Lot Coverage Area 2641.63 Square Feet
D. Allowed Lot Coverage 117.2 % of Lot
E. Existing Lot Coverage:
1. Main Structure Roof Area 267 Square Feet
2. Accessory Building Roof Area 763 Square Feet
3. Vehicular Use (driveway, paved access easement (portion used by the lot for access), parking) 0 Square Feet
4. Covered Patios and Covered Decks 28.21 Square Feet

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CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
8611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercer.gov
Inspection Requests: Online: www.mybuildingpermit.com | VM: 206.275.7730

SITE DEVELOPMENT INFORMATION

Worksheet for single family residential development

PROJECT INFORMATION
Permit Number: 2407-078 Parcel Number: 54000.0000
Site Address: 7901 SE 65TH ST, MERCER ISLAND, WASHINGTON Phone Number: (206) 418-1796
Owner Name: KEROBO KOSKI Date: 1/17/25 (resubmittal)
Signature & phone number of individual who completed this worksheet: [Signature] 856-210-1455

GENERAL INFORMATION

Will any large trees be removed as a result of this development activity? Yes No
Large tree: trees with diameter of greater than or equal to 10 inches.
Do you have an Accessory Dwelling Unit? New ADU Existing ADU No
Will you be adding air conditioning to the proposed development? Yes No
What is the total square footage of all proposed decks (covered and uncovered) the property? 28.21 Square Feet

LOT SLOPE

According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.
Lowest Elevation Point of Lot: 182.2 Feet
Highest Elevation Point of Lot: 178.2 Feet
Elevation Difference: 4 Feet
Horizontal Distance Between High and Low Points: 148.5 Feet
Lot Slope* 2.68 %

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

Lot slope calculations shown on Sheet # C01.01

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PROJECT ORIENTATION

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Alexander Czarnecki

PREPARED BY

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRACE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 02/05/2025 Permit Set Rev. 2
1 10/07/2024 Permit Set Rev. 1
NO. DATE NOTE

SHEET NAME

Municipality Requirements

A00.02 SCALE:

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KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

PHASES

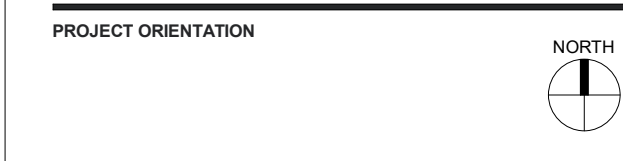
- New Construction
- Existing
- To Be Demolished

EXISTING UTILITIES SYMBOLS

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



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



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STRUCTURAL CONSULTANT

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TITLE 24 COMPLIANCE CONSULTANT

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

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

**KOVES
RESIDENCE**

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



2 ADU PROPOSED LOCATION - SOUTH SIDE OF PROPERTY



1 MAIN HOME - FACING EAST

PROJECT ORIENTATION

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REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

SHEET NAME

Existing Building Photos
A01.02

SCALE:



KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

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.

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

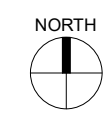
- E1 Exterior Wall - 6" (2x4 Framing)
- E2 Exterior Wall - 8" (2x6 Framing)
- E3 Exterior Wall - 6 3/4" (1HR)
- E4 Exterior Wall - 8 3/4" (1HR)
- I1 Interior Wall - 4 1/2"
- I2 Interior Wall - 4 3/4" (1HR)
- I3 Interior Wall - 6 1/2" (2-sided Plumbing)
- F1 Finish Wall - 1/4" (Tile)
- F2 Finish Wall - 1/4" (Backsplash Tile)

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.



PROJECT ORIENTATION



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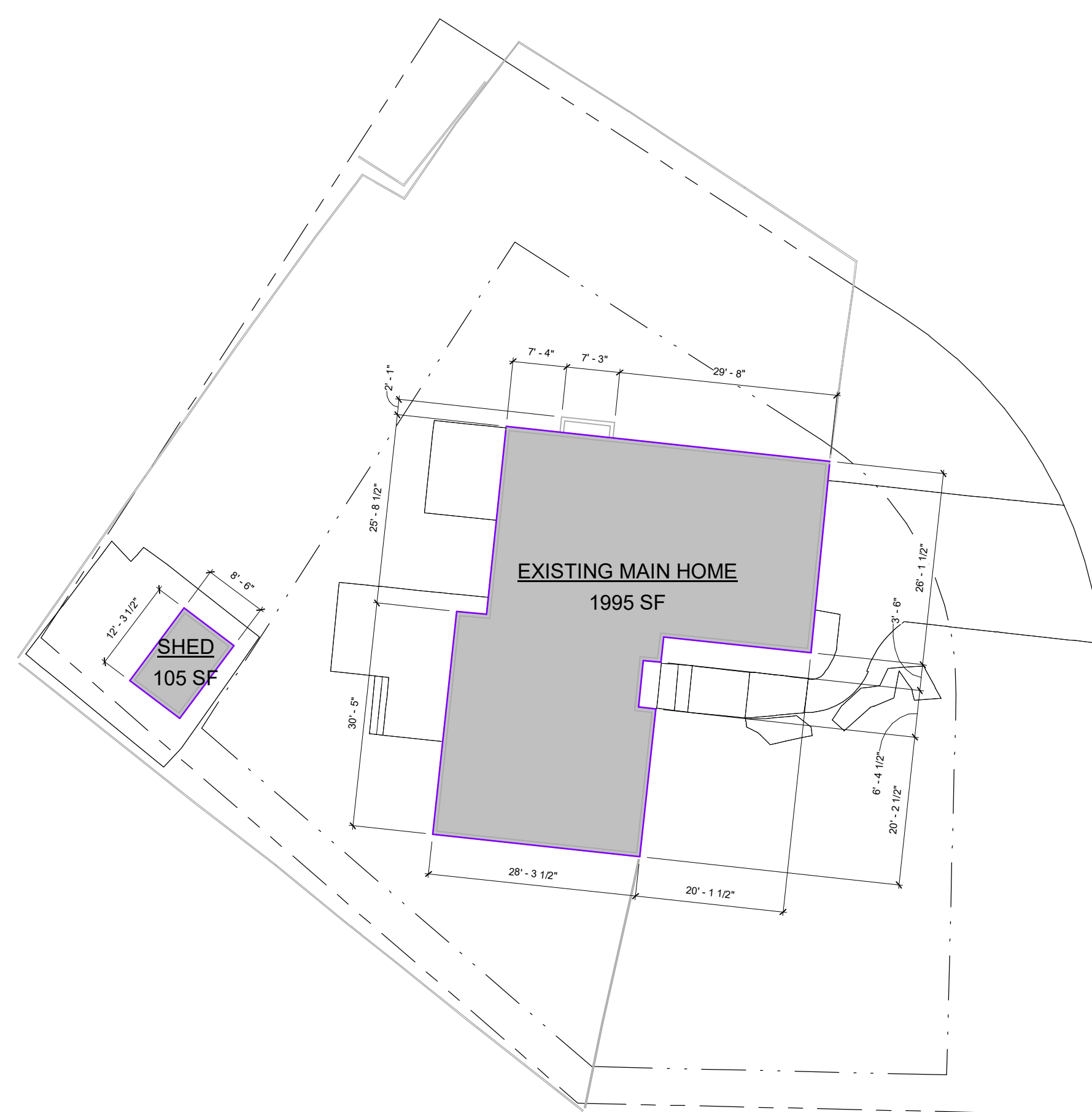
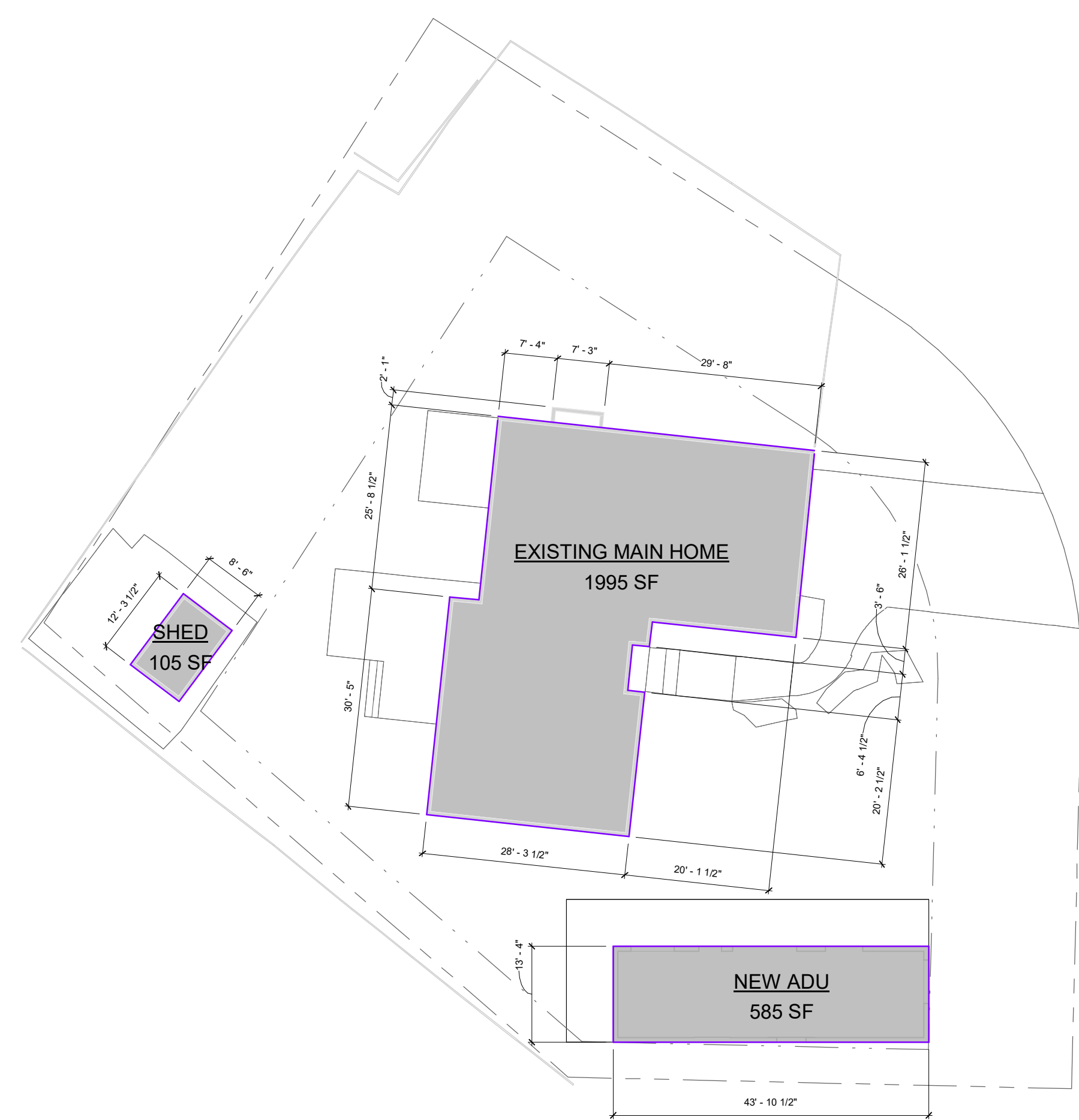
TERRANE
TITLE 24 COMPLIANCE CONSULTANT

NO.	DATE	NOTE
1	10/07/2024	Permit Set Rev. 1
2	02/05/2025	Permit Set Rev. 2

ADU Site Plan
A02.01 SCALE: As indicated

KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
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%
Total:	2684 SF		19.30%

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%
Total:	2099 SF		15.09%

PROJECT ORIENTATION



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TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

2 02/05/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

Lot Coverage Diagrams

A02.02

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



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KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

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)

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REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

SHEET NAME

ADU Floor Plan, Roof Plan &
RCP
A02.03 SCALE: As indicated

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 WRC R702.3.7.1.
- 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.

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 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 70 210.12(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 (D)(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(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.

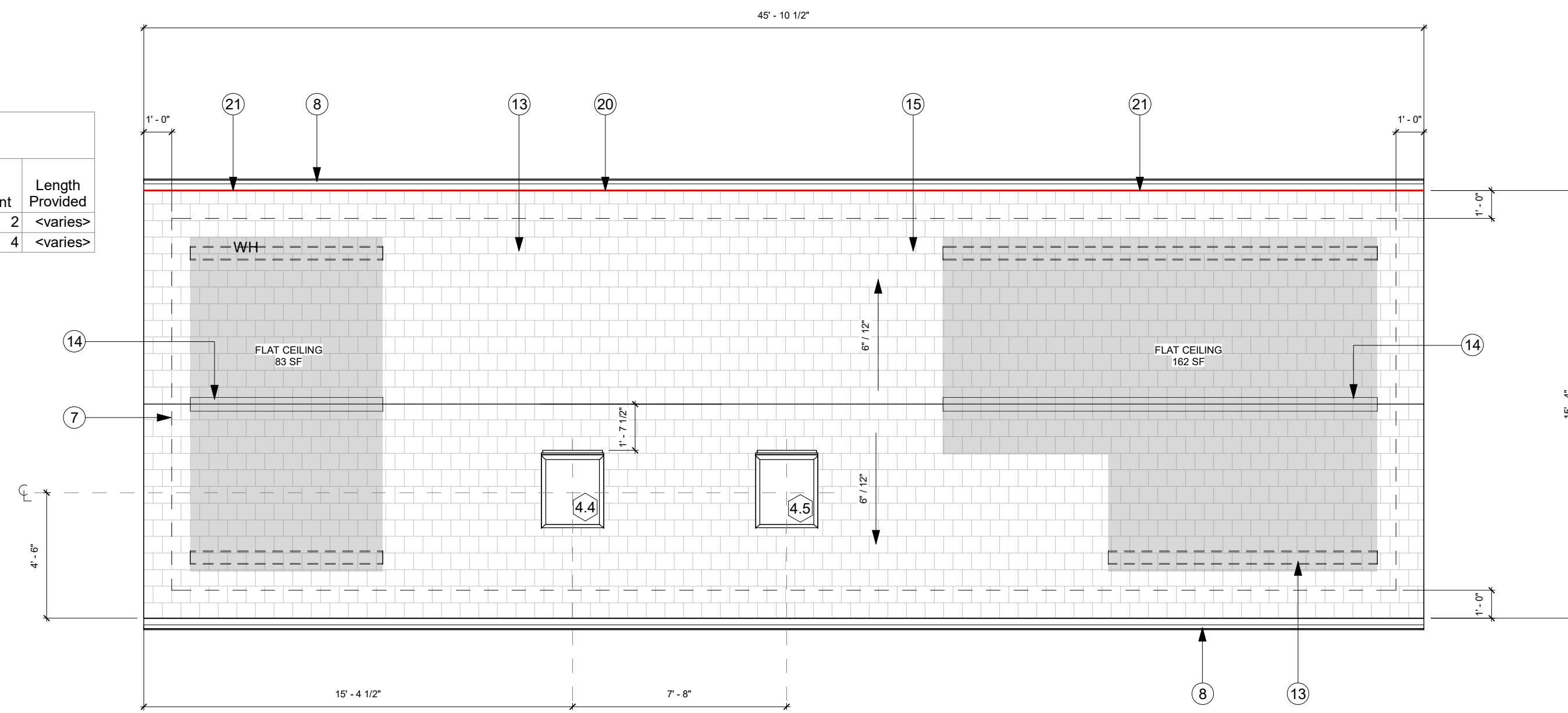
KEY NOTES

- | 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 SHARPE SHIMS |
| 17 | (N) GAS TANKLESS WATER HEATER W/ FREEZE PROTECTION, 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. |

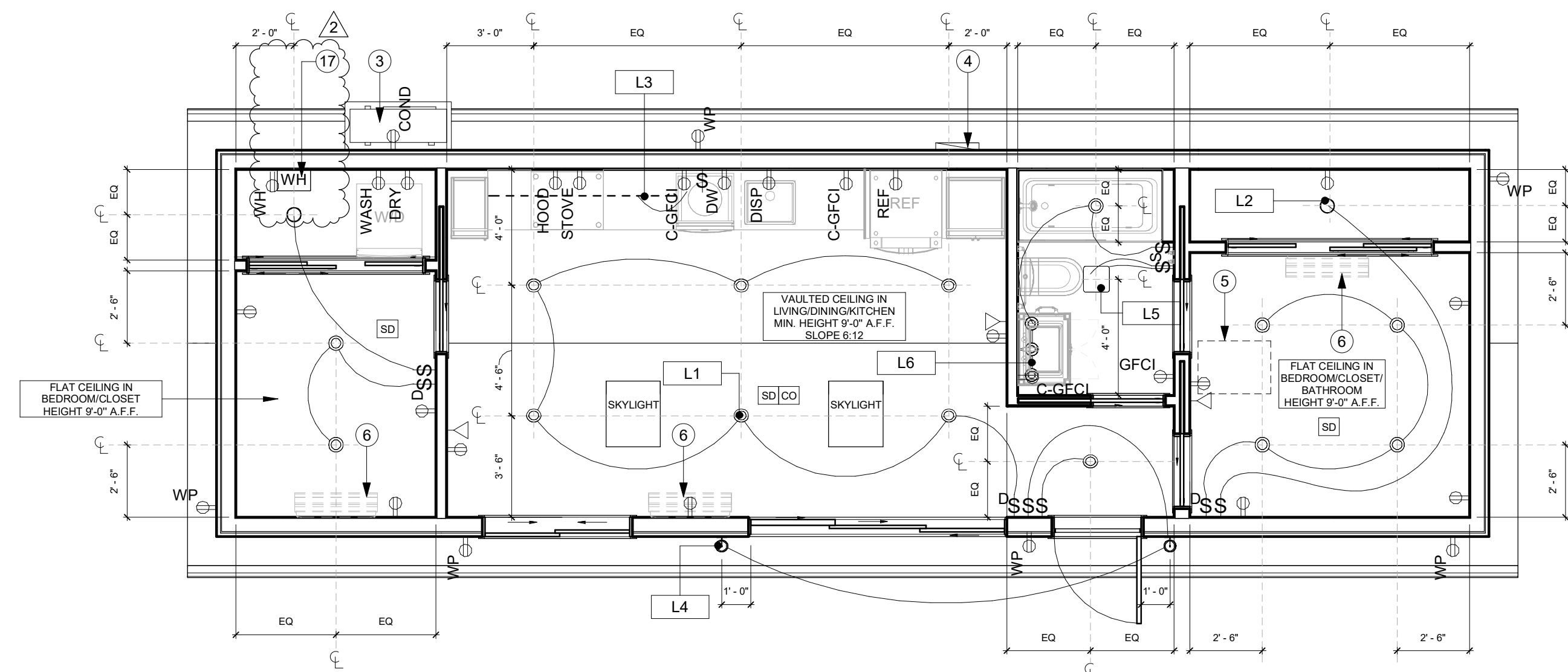
ROOF/ATTIC VENTING SCHEDULE				
Name	Area	MIN. VENTED AREA	MIN. INTAKE AREA	MIN. EXHAUST AREA
FLAT CEILING	35242 in ²	235 in ²	117 in ²	117 in ²

ROOF/ATTIC VENTING STRATEGY

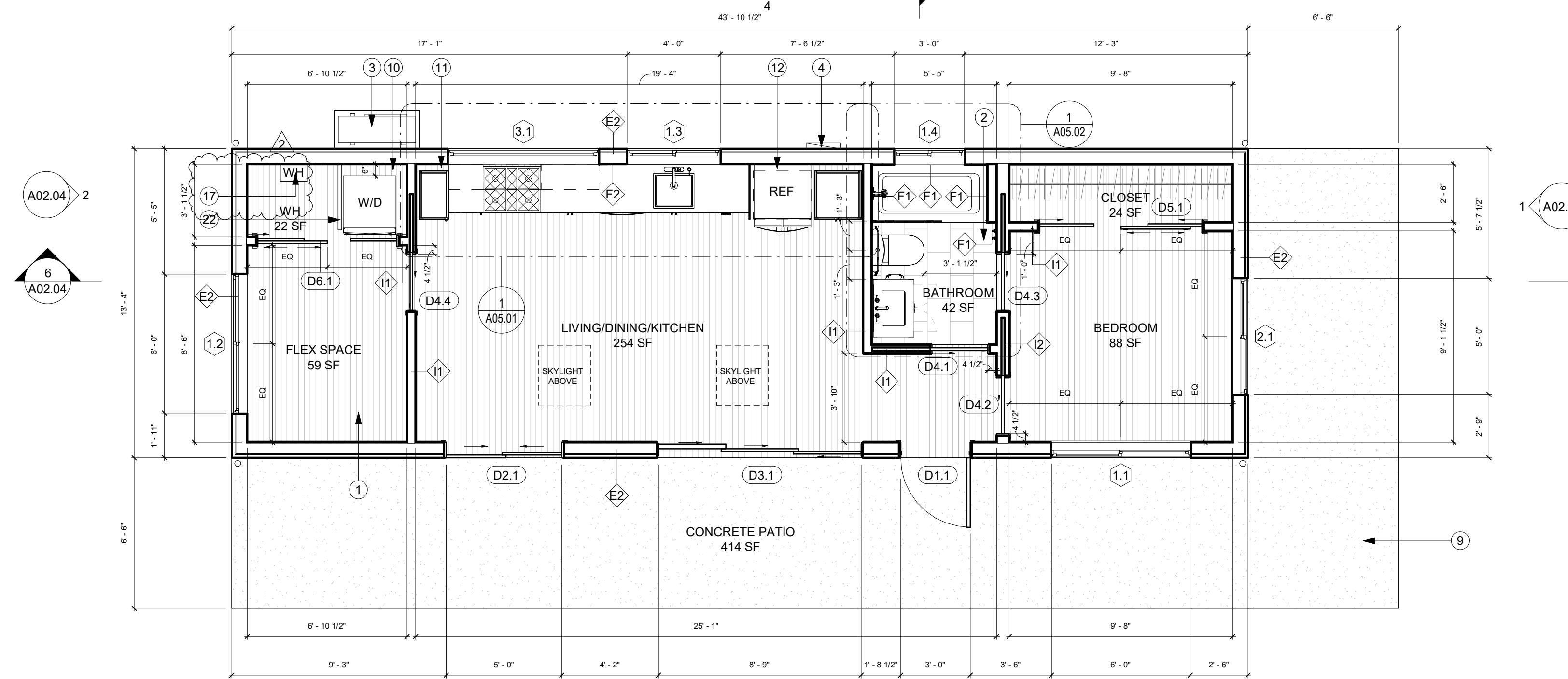
Model	Description	Type Comments	1 Hr Fire Rated Eaves Compliant	WUI Listed	Manufacturer	Net Free Vent Area	Vent Area Provided	Count	Length Provided
RIDGE VENT	EXHAUST	MEETS FIRE RATING REQUIREMENTS	Yes	No	BRANDGUARD	NFVA = 17.0 in ² PER LINEAR FOOT	381.8 in ²	2	<varies>
SHINGLE VENT	INTAKE	MEETS FIRE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



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



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



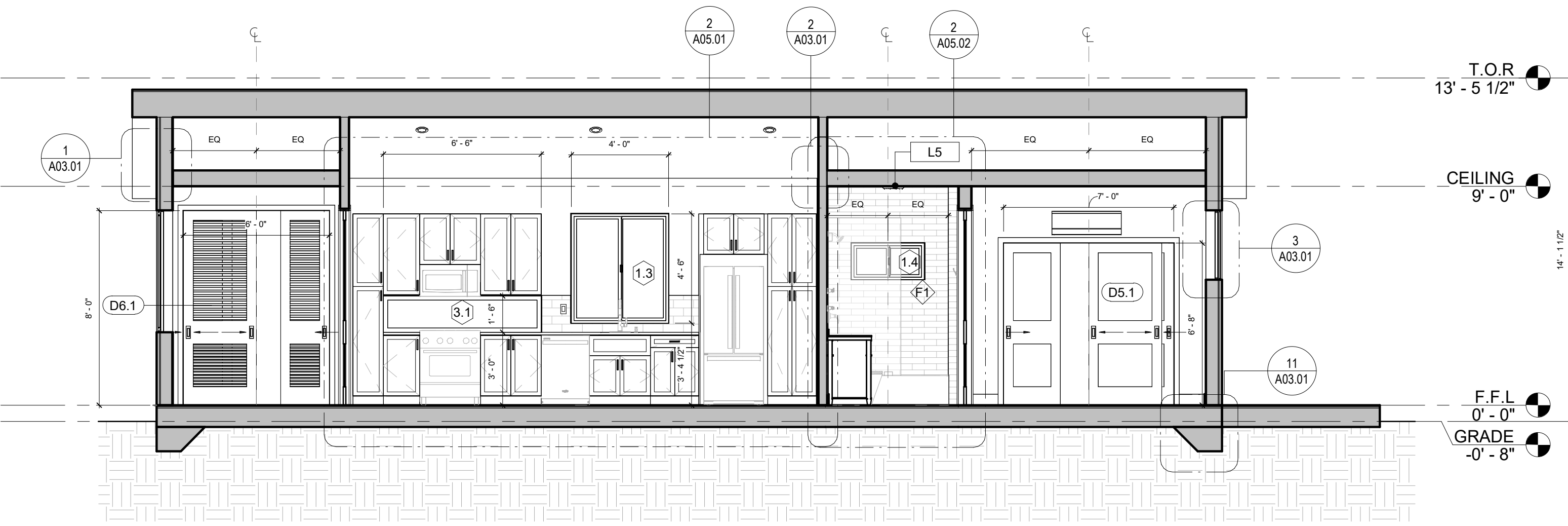
1 Floor Plan
1/4" = 1'-0"

KOVES RESIDENCE

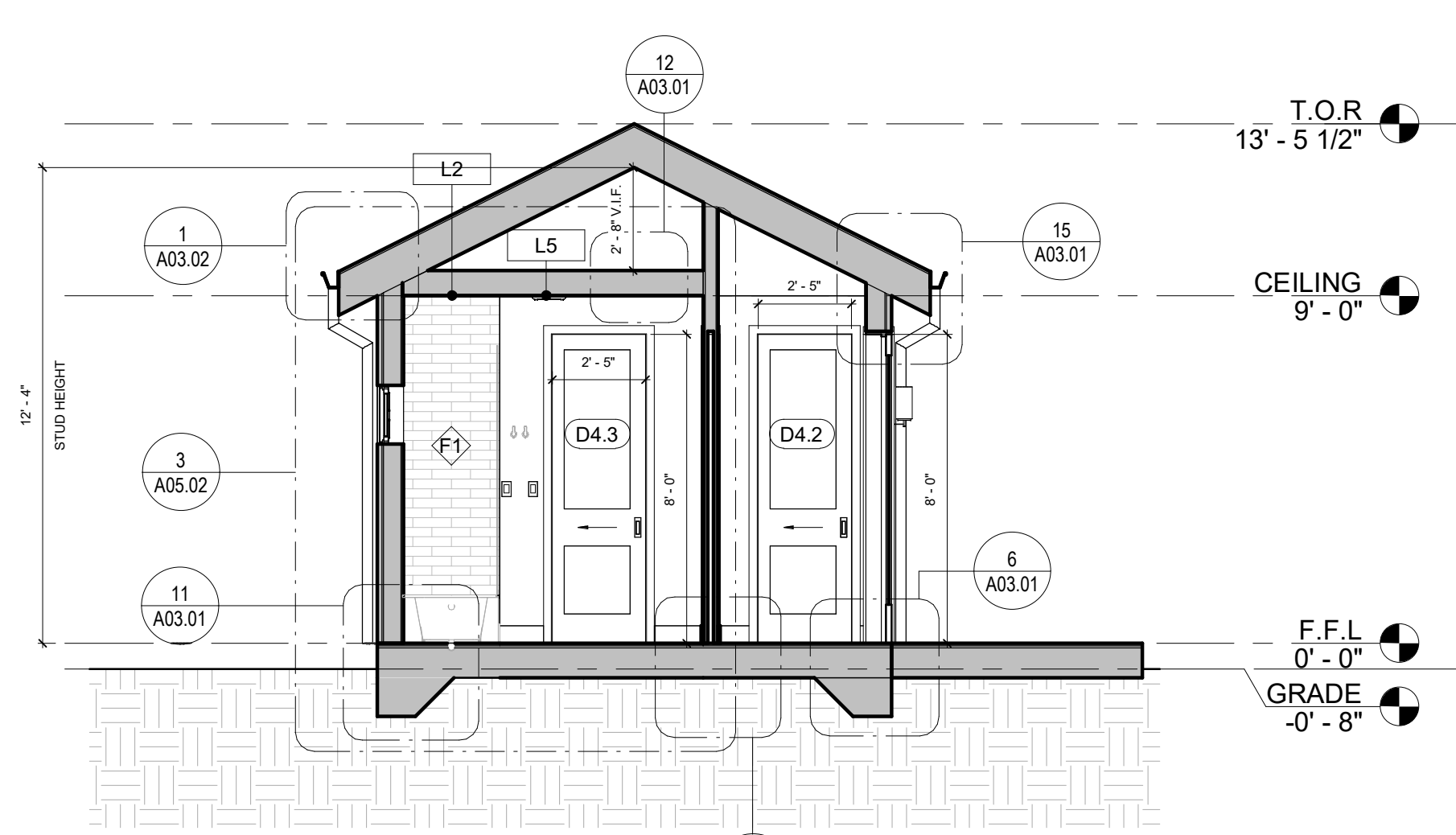
7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

ARCHITECTURAL NOTES

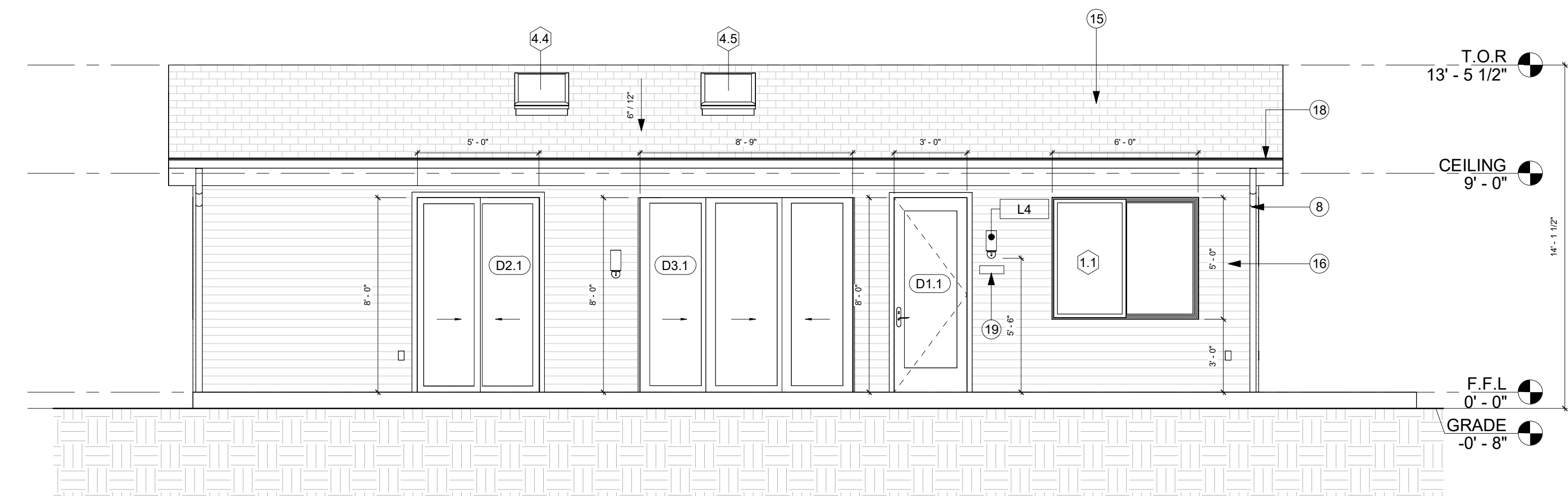
- PERIMETER DIMENSIONS AND SETBACK DISTANCES ARE MEASURED TO FINISHED WALL FACE, NOT FACE OF STUD. REFER TO A03.01 FOR DETAIL.
- "GRADE" LEVEL REFERS TO MAX FINISHED GRADE AROUND ADU PERIMETER.
- WALL AND ROOF EAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR FIRE-RATED PER WRC TABLE R302.1(1). EAVE VENTS 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 1/2", 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.
- 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.



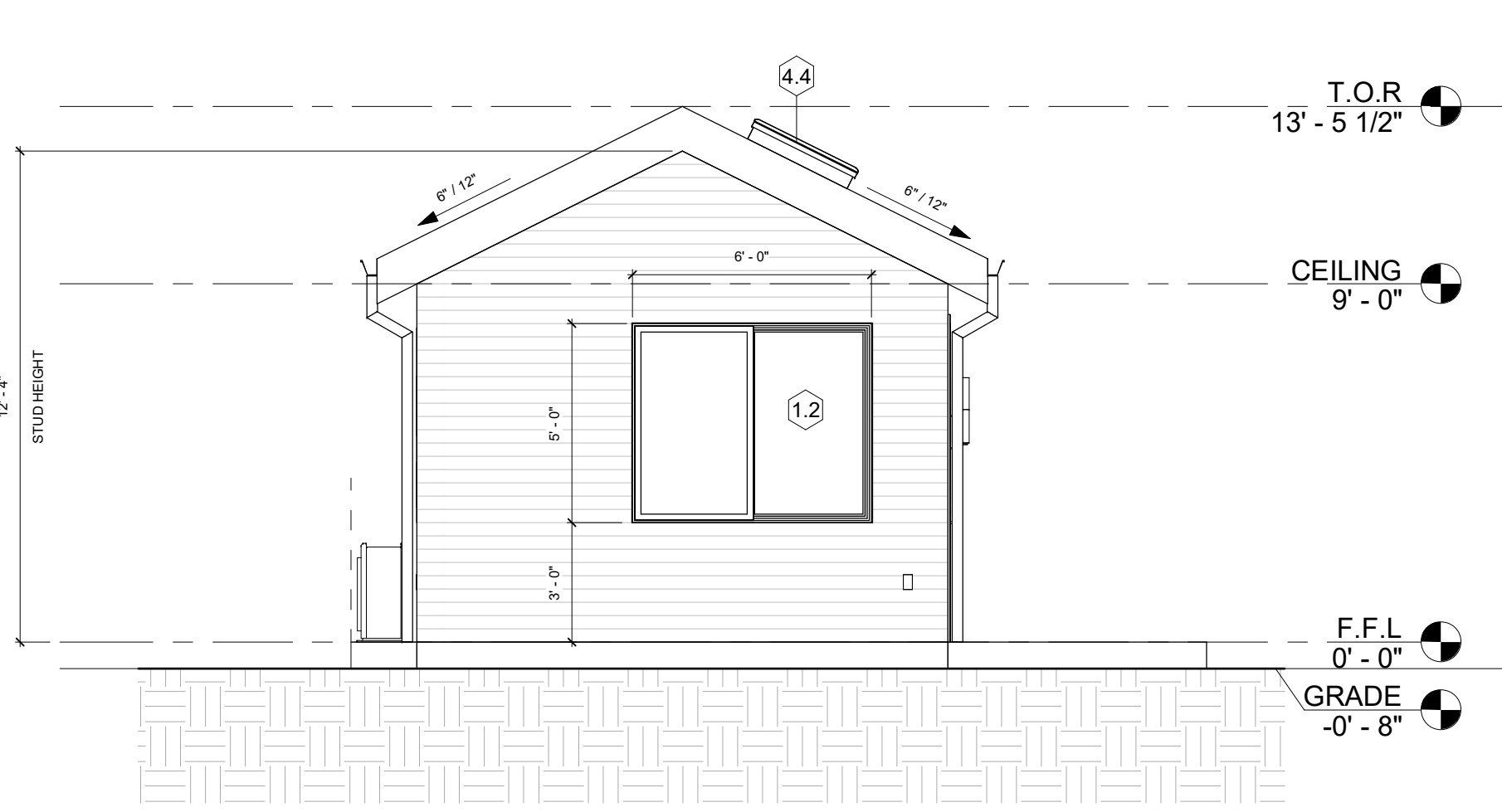
6 Section A
1/4" = 1'-0"



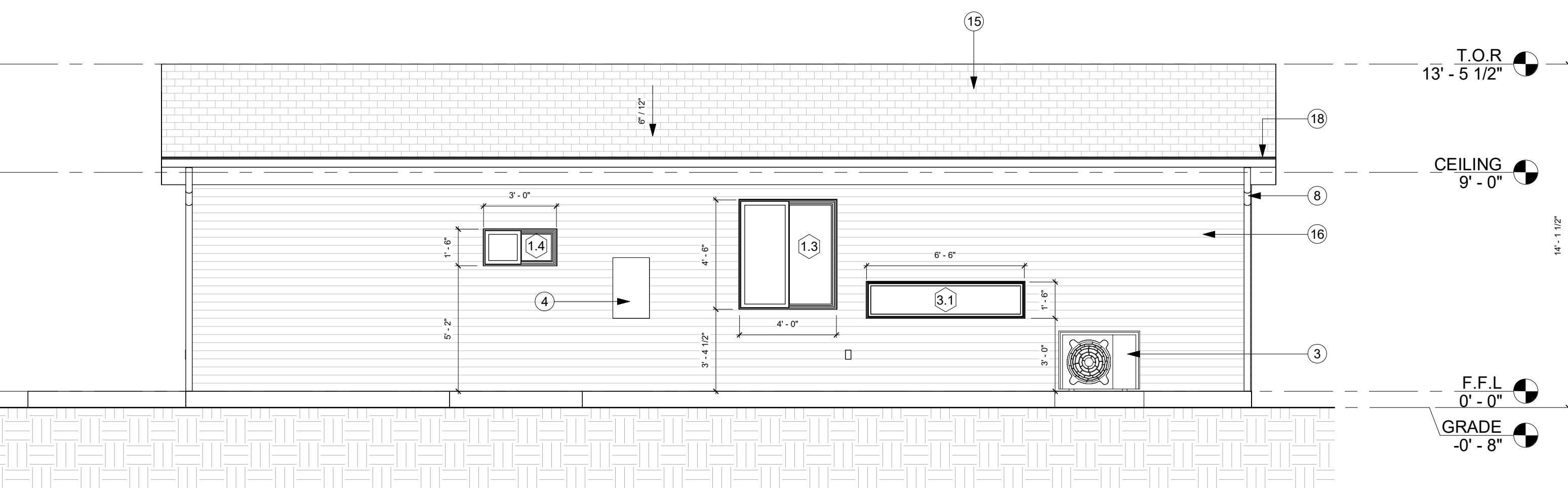
3 Section B
1/4" = 1'-0"



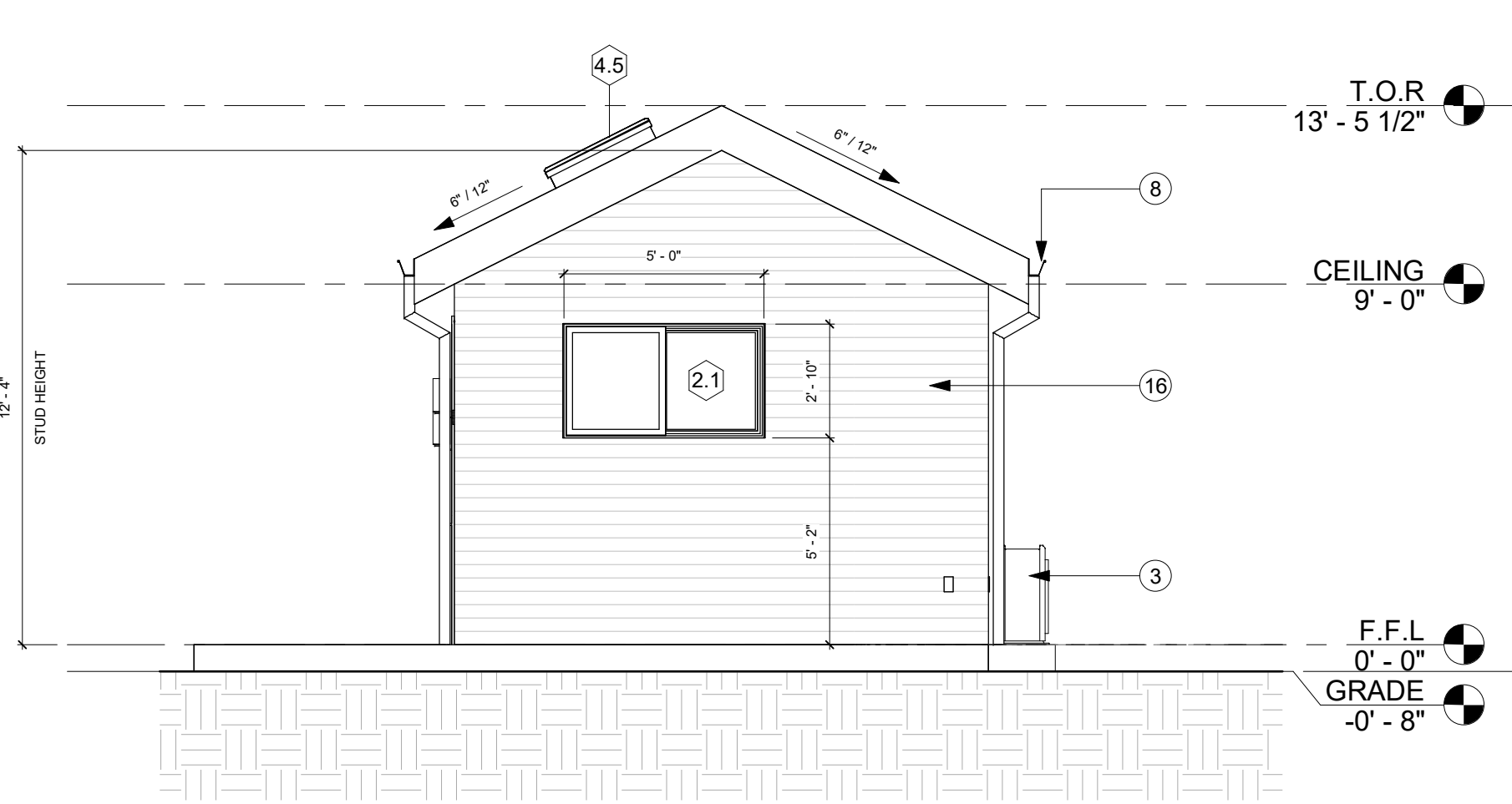
5 Elevation (North)
1/4" = 1'-0"



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



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



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

KEY NOTES

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PROJECT ORIENTATION

PREPARED BY

COTTAGE TECHNOLOGIES INC.
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+1 415-275-2420
Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

ADU Elevations & Sections
A02.04 SCALE: As indicated

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KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

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)
- COND Minisplit Condenser Outlet, 240V
- DW Dishwasher Outlet [hardwired connection or outlet in adjacent cabinet]
- DISP Garbage Disposal Outlet [with switch or pneumatic button]
- DRY Clothes Dryer Outlet, 240V
- HOOD Kitchen Hood Outlet
- STOVE Stove Outlet, 240V
- WH Water Heater Outlet, 240V
- WASH Clothes Washer Outlet, GFCI
- WP Exterior Weatherproof Outlet, GFCI
- REF 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

- EW1 Exterior Wall - 6" (2x4 Framing)
- EW2 Exterior Wall - 8" (2x6 Framing)
- EW3 Exterior Wall - 6 3/4" (1HR)
- EW4 Exterior Wall - 8 3/4" (1HR)
- IW1 Interior Wall - 4 1/2"
- IW2 Interior Wall - 4 3/4" (1HR)
- IW3 Interior Wall - 6 1/2" (2-sided Plumbing)
- FW1 Finish Wall - 1/4" (Tile)
- FW2 Finish Wall - 1/4" (Backsplash Tile)

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ADU Gas Line Diagram

SCALE: As indicated

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ARCHITECTURAL NOTES

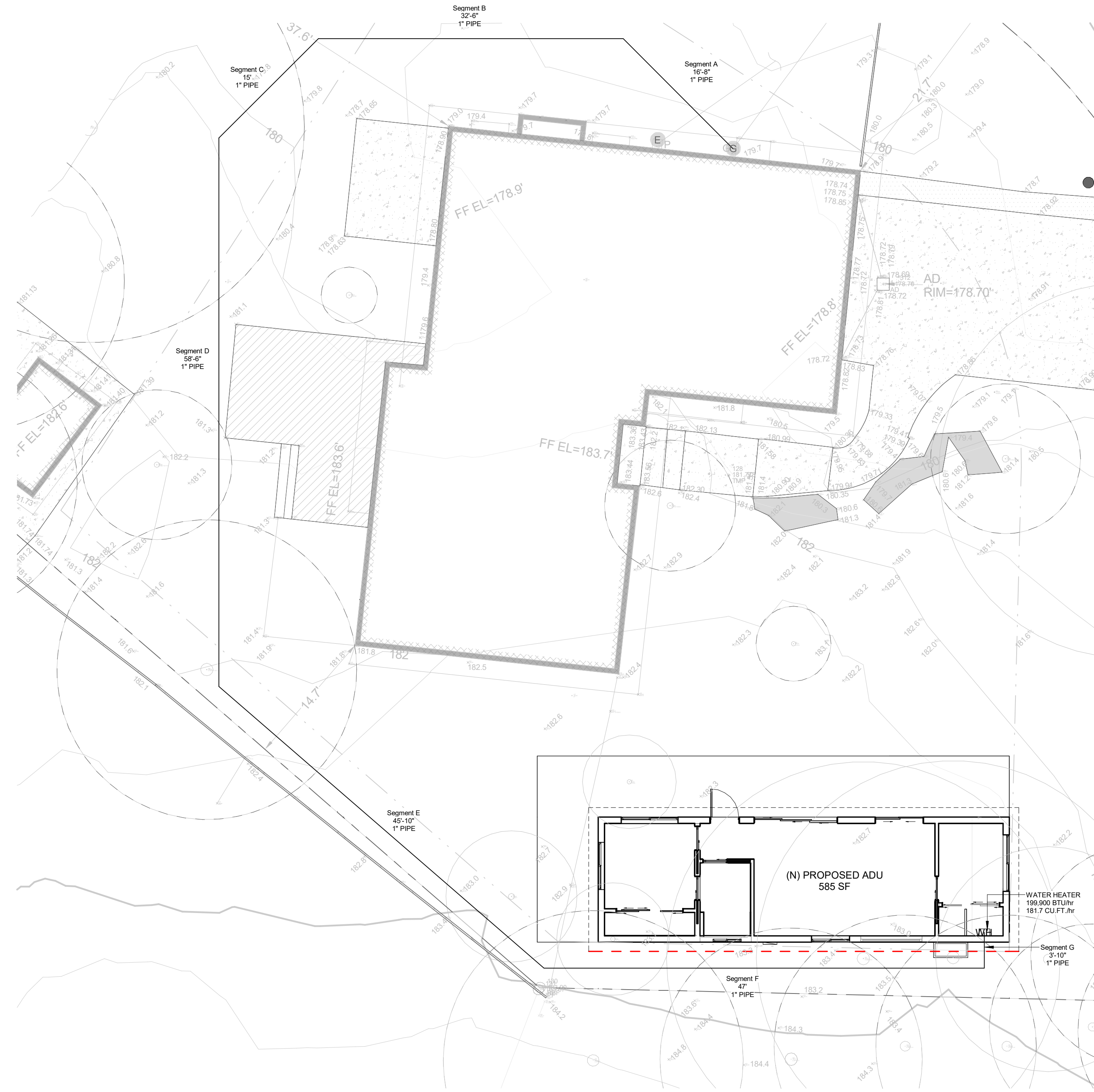
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- PER MICC A107.1, A FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY RESIDENCES.

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(3A). 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).

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- 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.



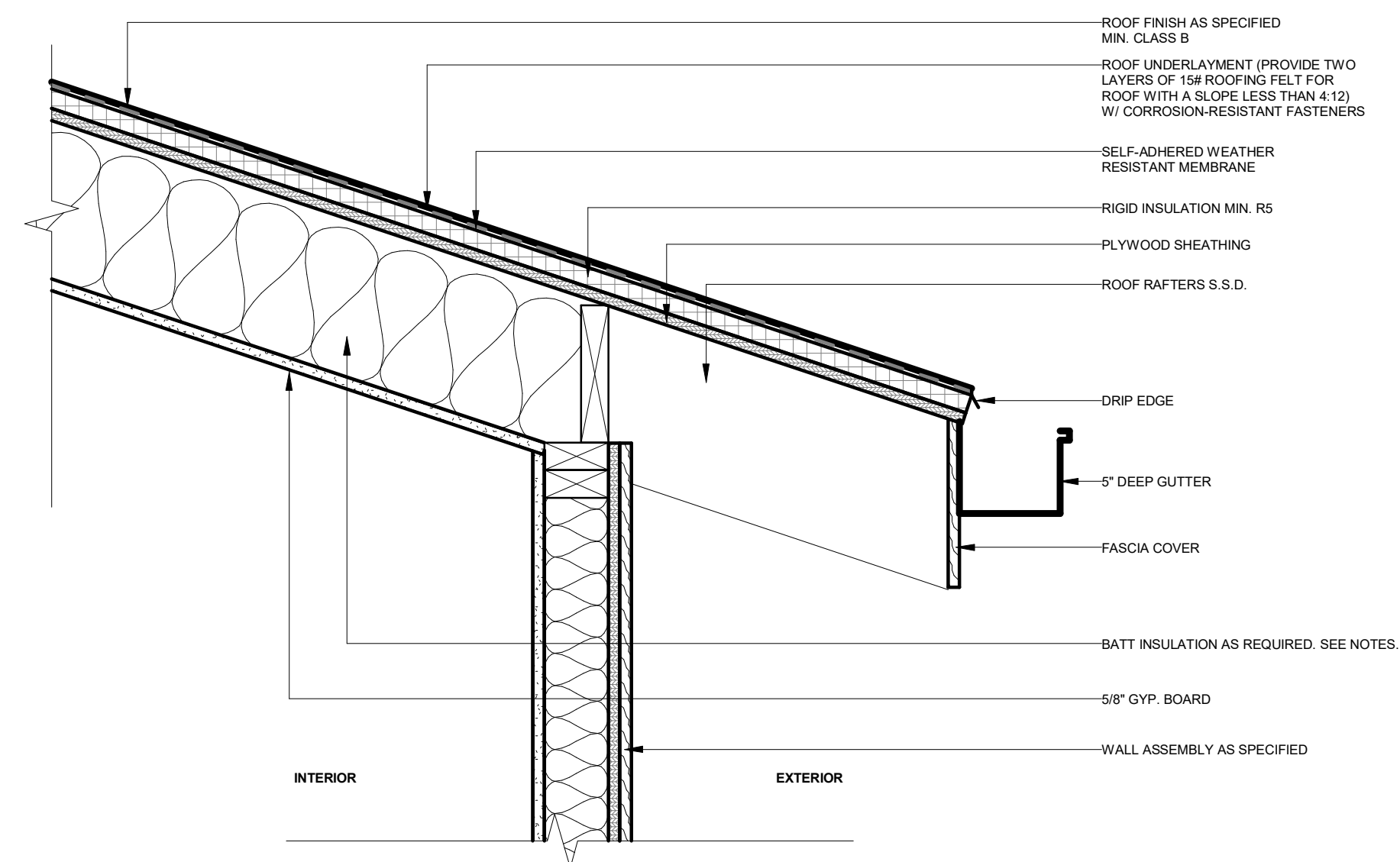
1 ADU Gas Line Diagram
1/8" = 1'-0"

GAS LINE DIAGRAM NOTES

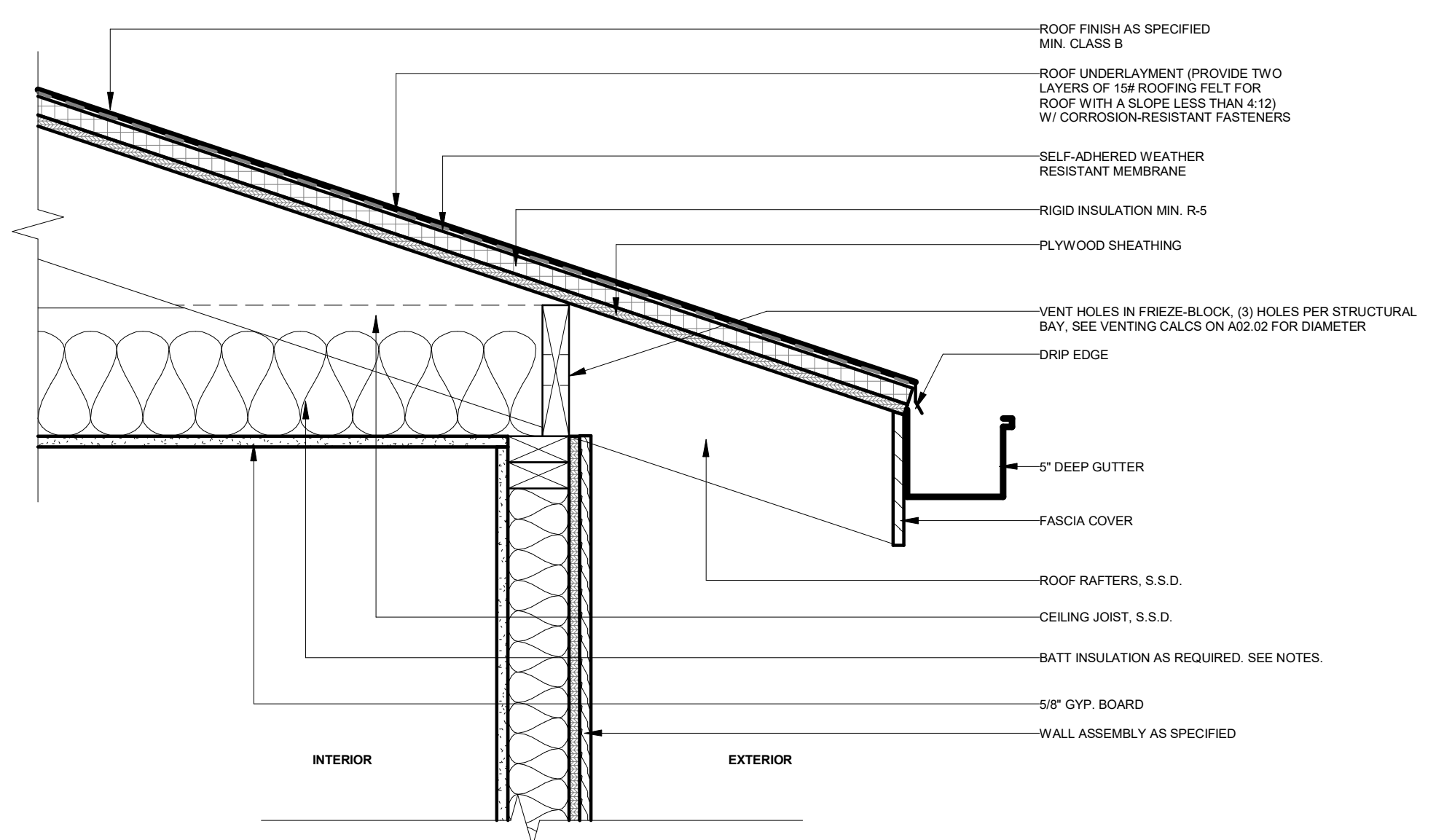
- PIPE MATERIAL: METALLIC BLACK STEEL (PREFERRED) OR OTHER APPROVED MATERIAL PER CPC 1208.6
- INLET PRESSURE: LESS THAN 2 PSI
- PRESSURE DROP: 0.5 in. w.c.
- USING THE LONGEST DISTANCE METHOD OF CALCULATION AND SIZING TABLE NFPA 94 B.2
- TOTAL BTU DEMAND: 199,900 BTU/hr
- FLOW RATE: 110.0 BTU/CFM
- TOTAL DEMAND: 181.7 CU.FT./hr

KOVES RESIDENCE

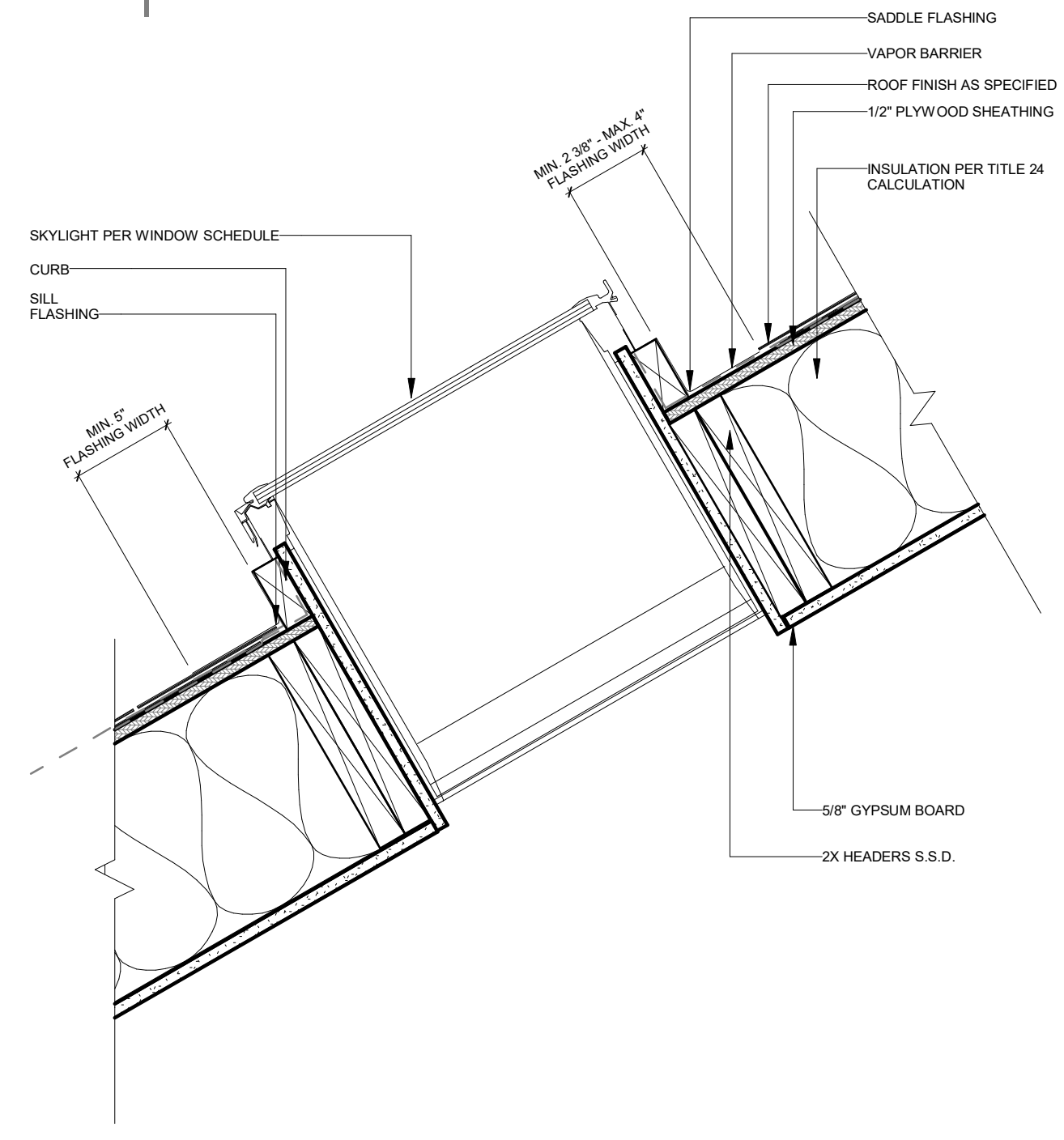
7901 SE 65TH ST,
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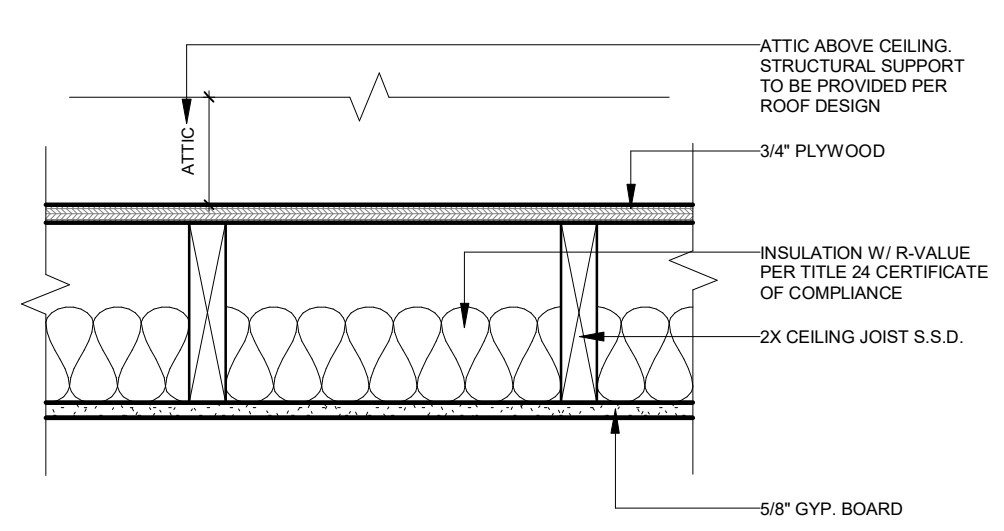
15 Typ. Open Rafters Eave w/ Vaulted Ceiling (1)
1 1/2" = 1'-0"



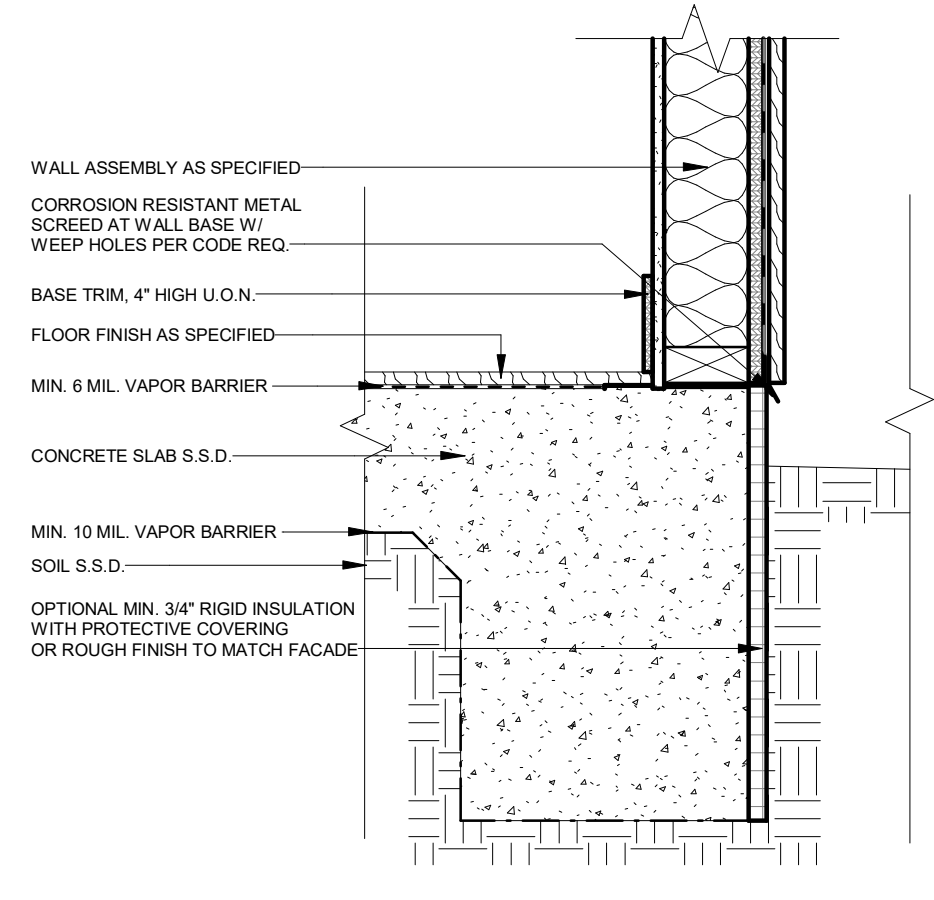
14 Typ. Open Rafters Eave w/ Flat Ceiling (1)
1 1/2" = 1'-0"



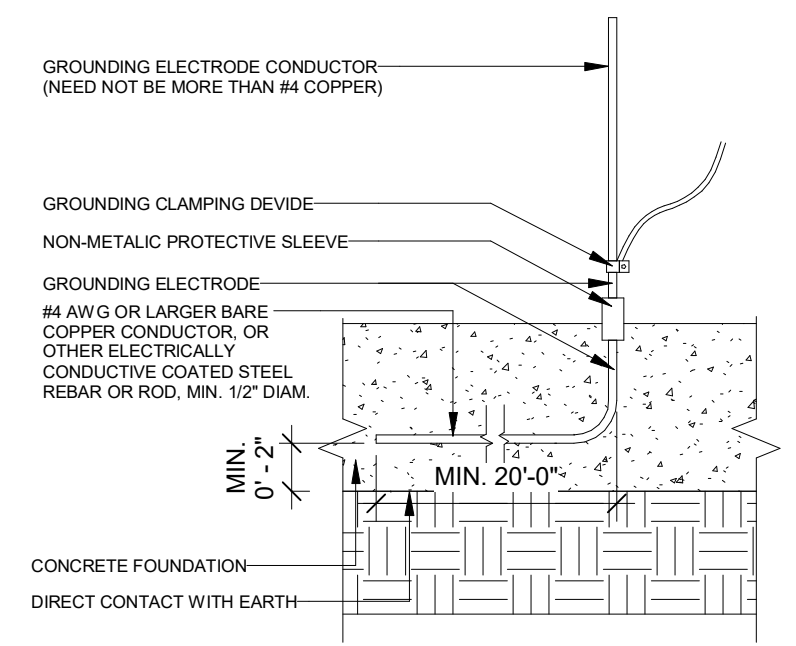
13 Typ. Curb-mounted Skylight @ Vaulted Ceiling
1 1/2" = 1'-0"



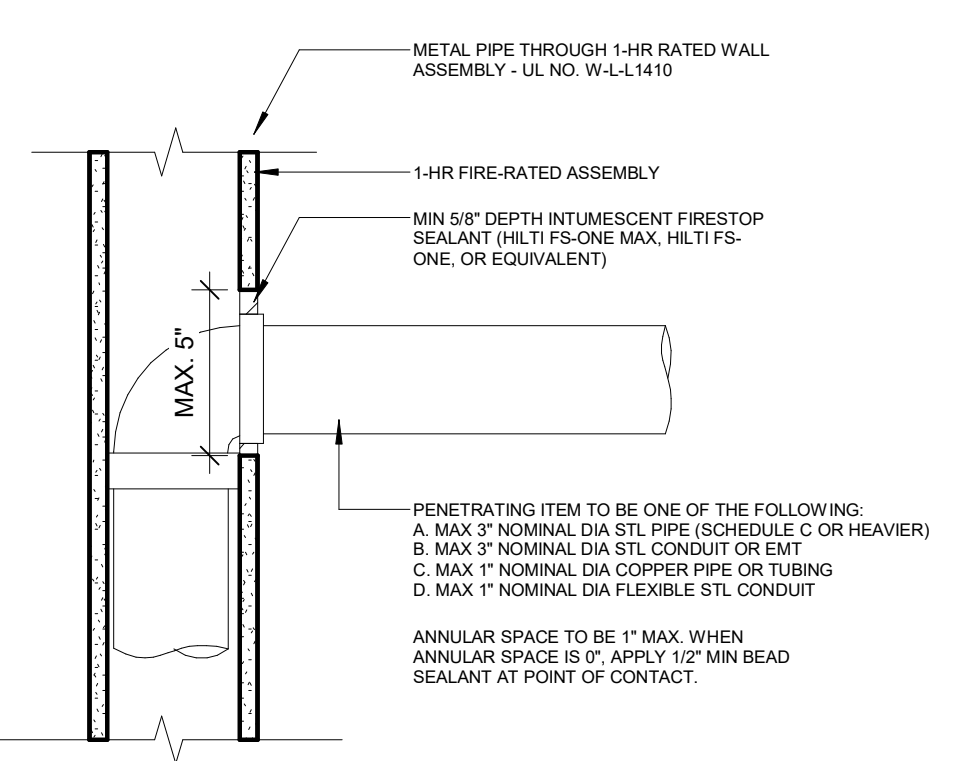
12 Typ. Flat Ceiling
1 1/2" = 1'-0"



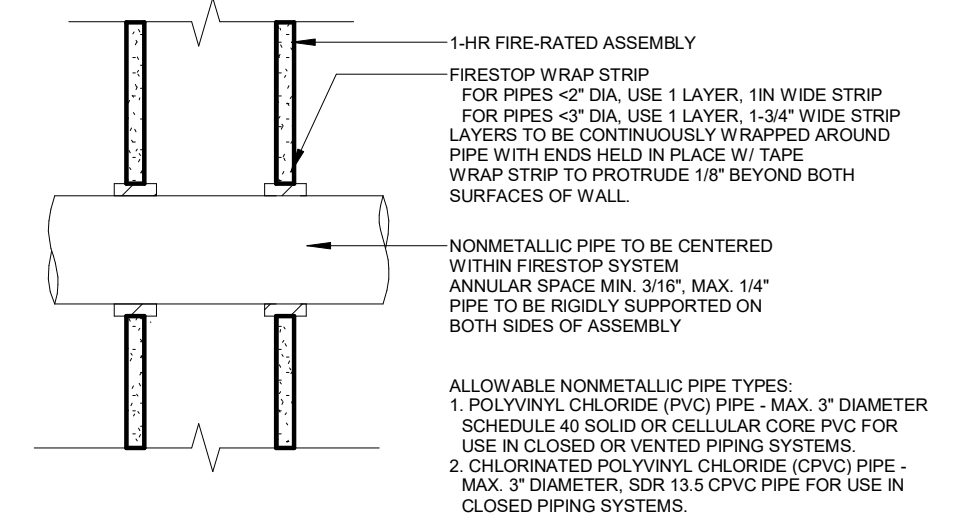
11 Typ. Concrete Slab Edge
1 1/2" = 1'-0"



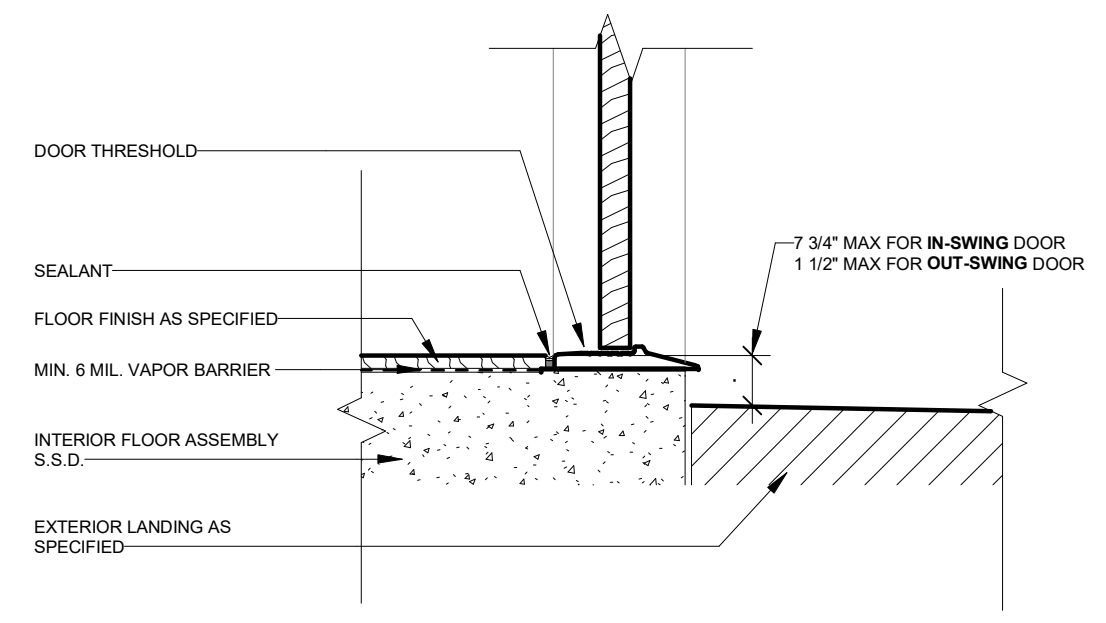
10 Typ. UFER Ground
1 1/2" = 1'-0"



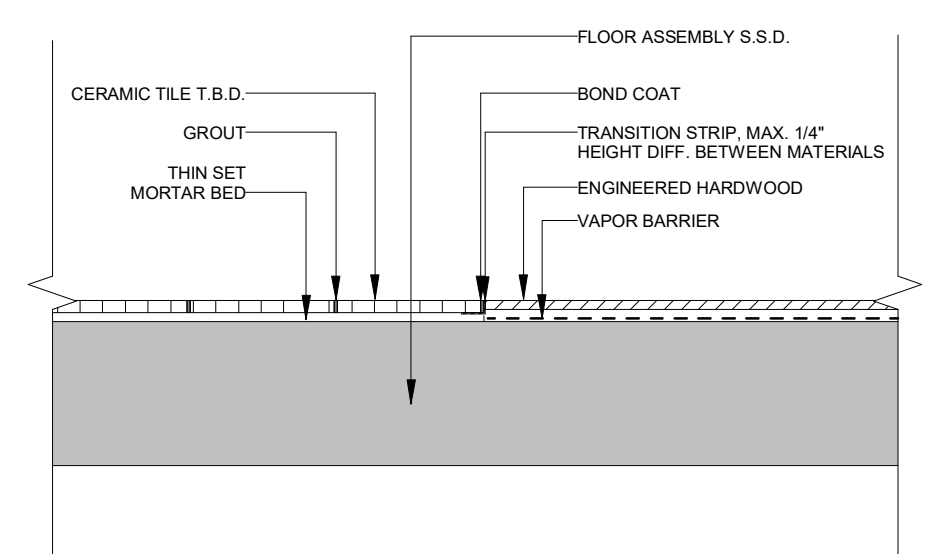
9 Typ. Metal Pipe through 1HR Fire-rated Assembly, UL WLL1410
1 1/2" = 1'-0"



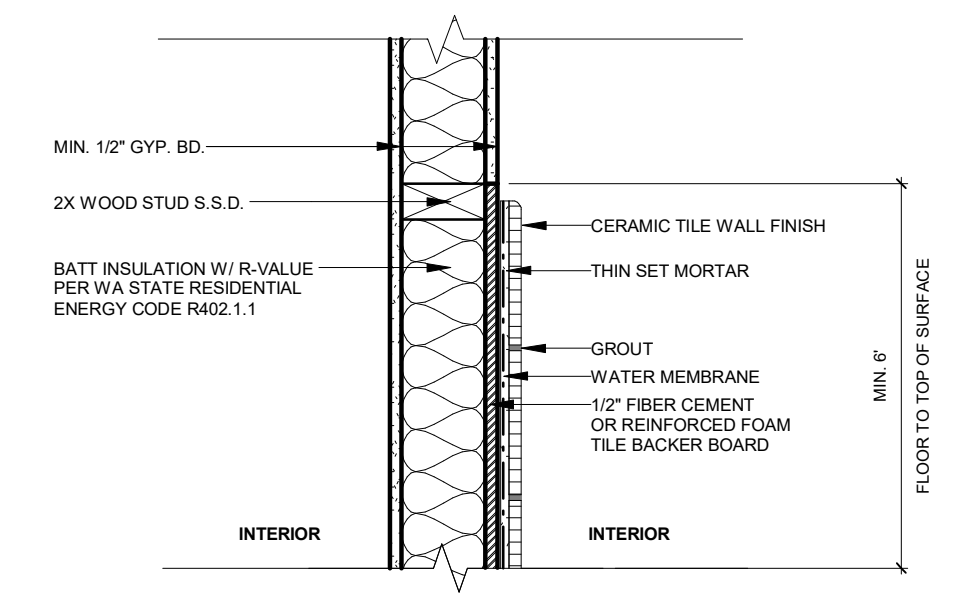
8 Typ. Non-Metallic Pipe through 1HR Fire-rated Assembly, UL WL2284
1 1/2" = 1'-0"



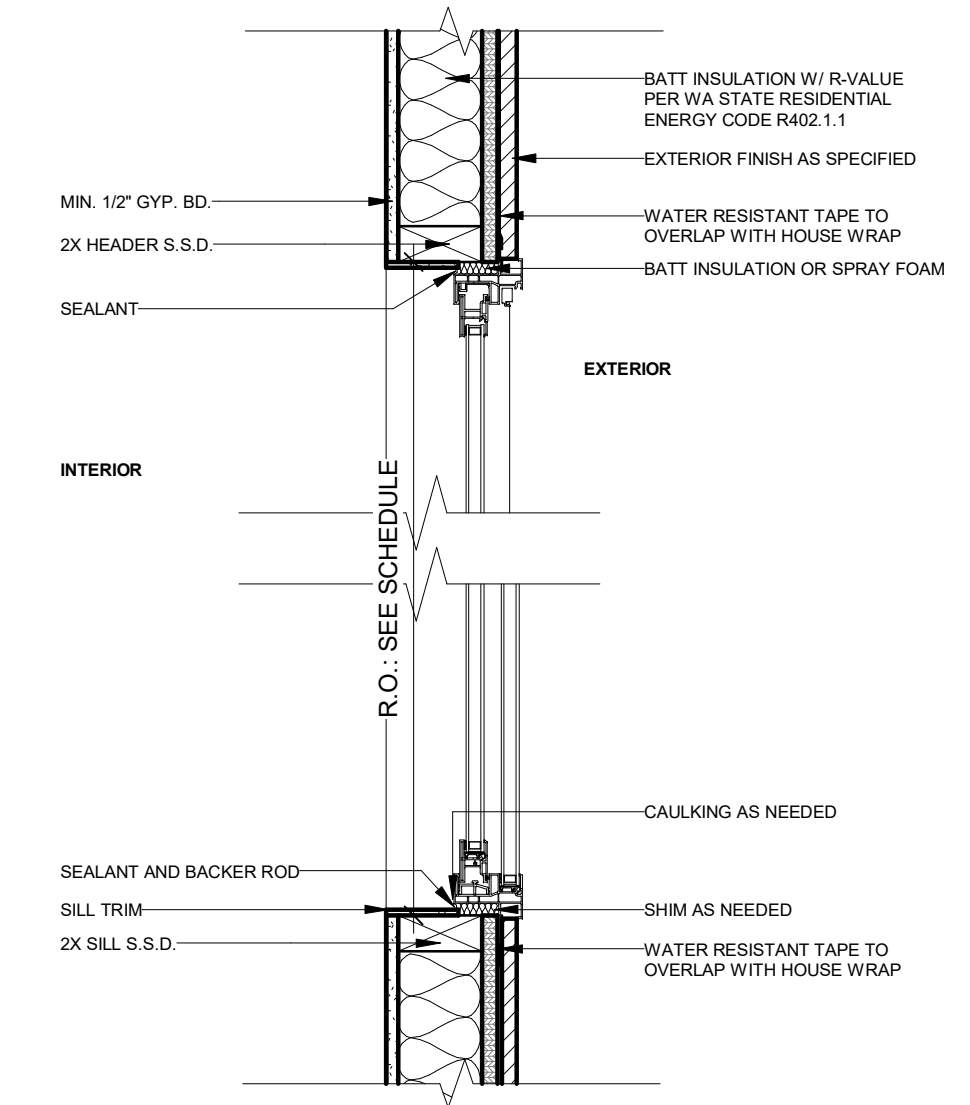
6 Typ. Exterior Door at Landing
1 1/2" = 1'-0"



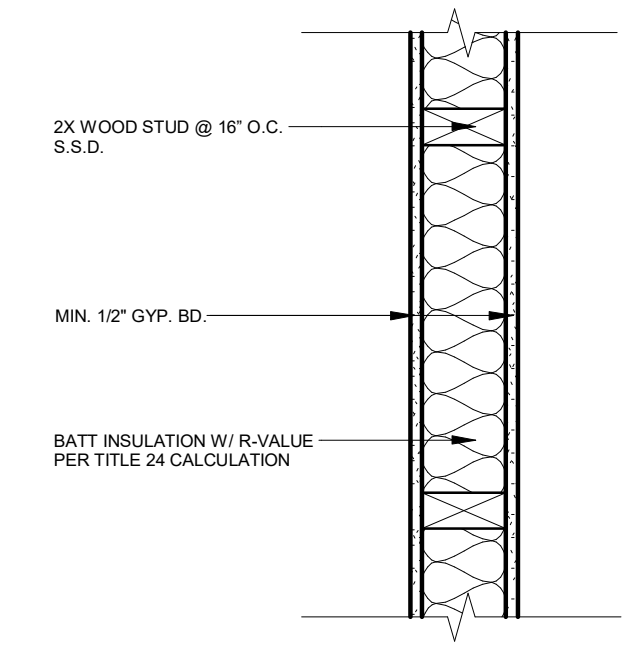
5 Typ. Tile-to-Hardwood Transition
1 1/2" = 1'-0"



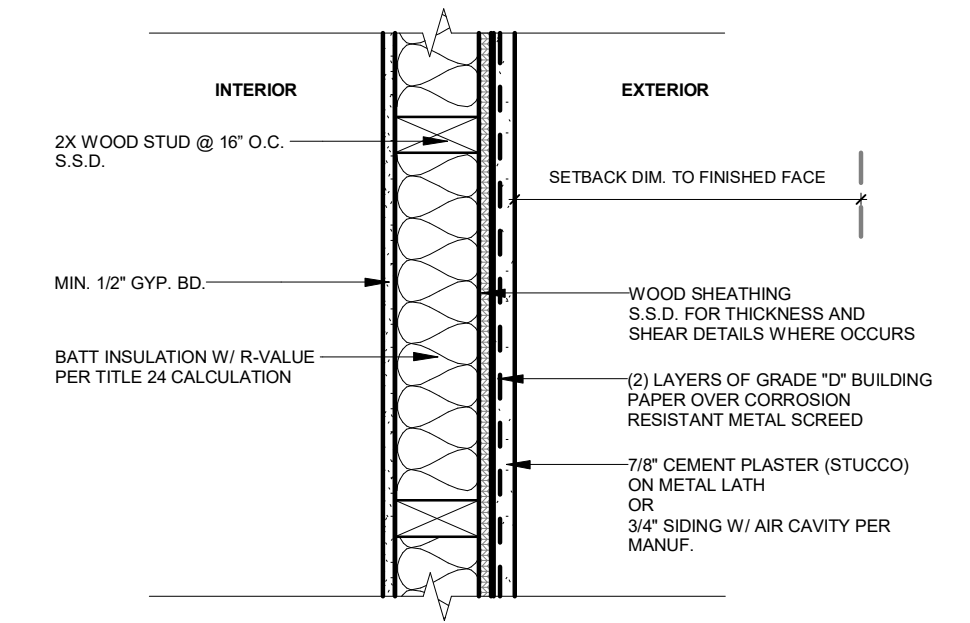
4 Typ. Tile-to-Wall Transition
1 1/2" = 1'-0"



3 Typ. Window Head & Sill
1 1/2" = 1'-0"



2 Typ. Interior Partition
1 1/2" = 1'-0"



1 Typ. Exterior Wall
1 1/2" = 1'-0"

PROJECT ORIENTATION

PREPARED BY

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RYAN CONOVER
PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANCE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

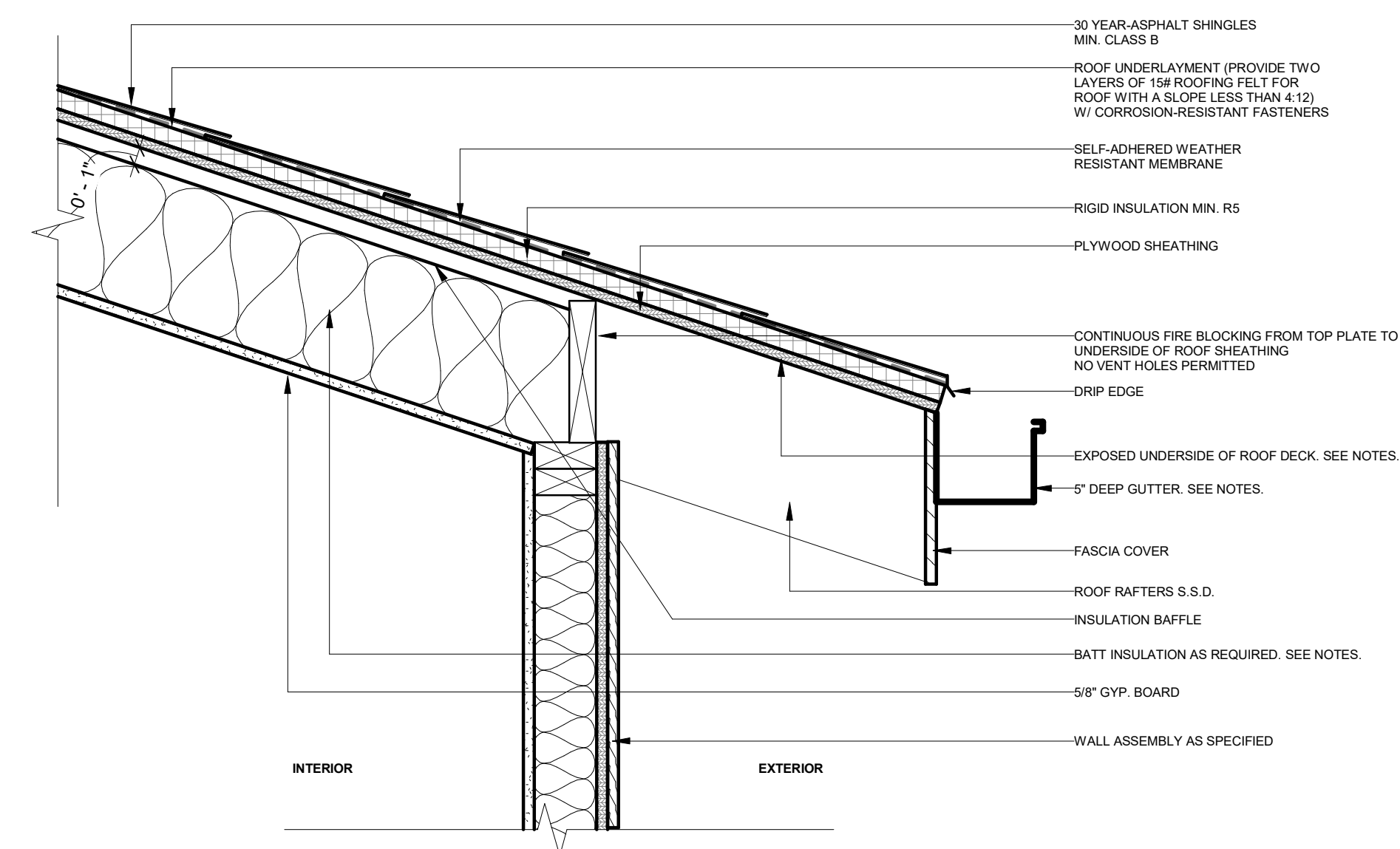
Typical Details
A03.01

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

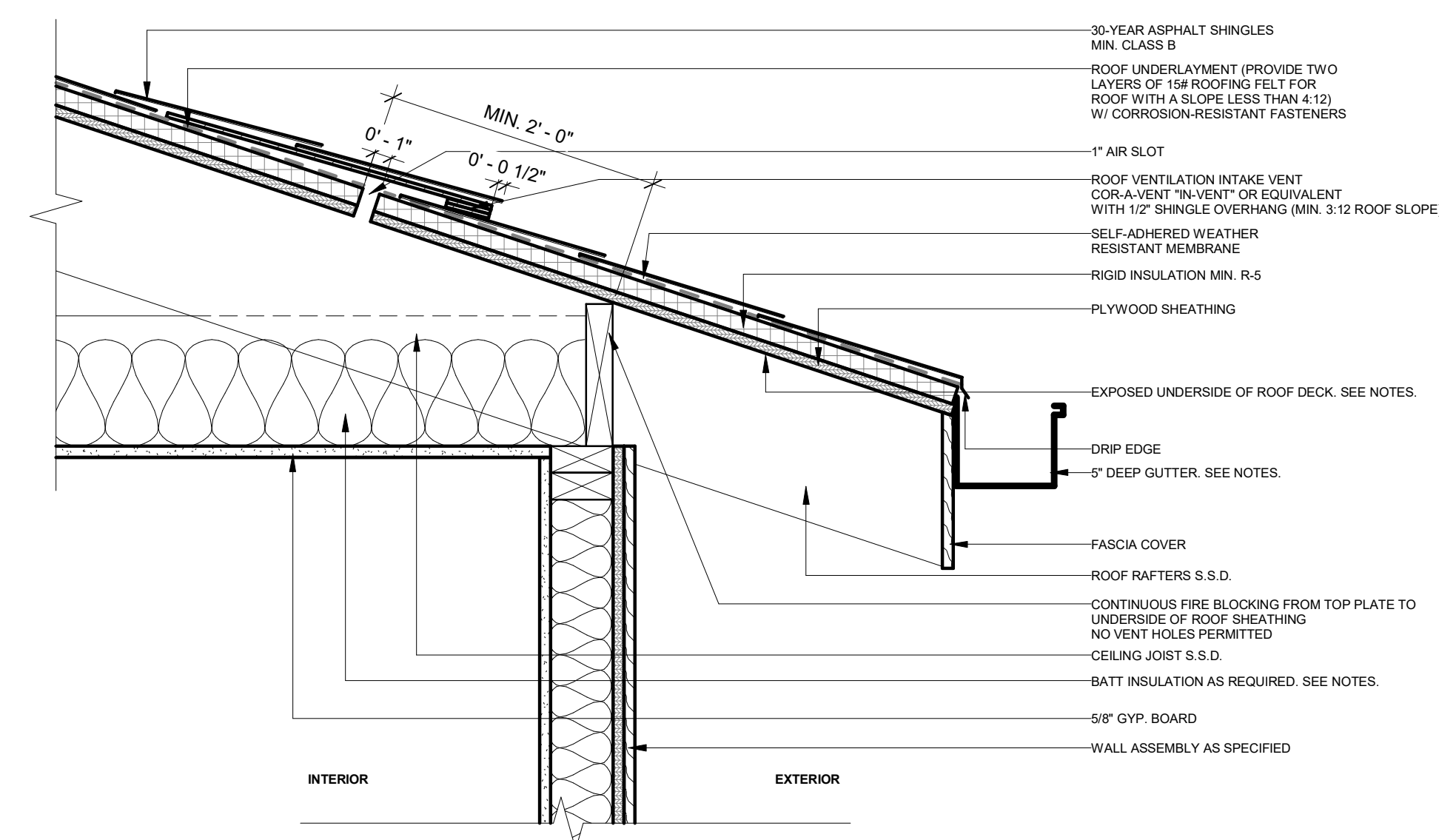


KOVES RESIDENCE

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"

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

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TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
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SHEET NAME

Typical Details

A03.02

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

Cottage

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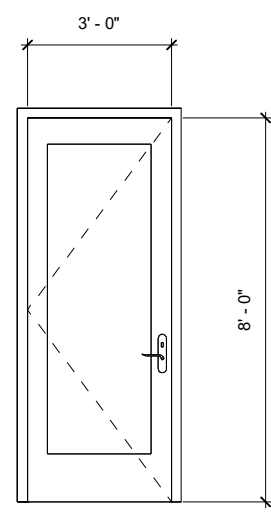
KOVES RESIDENCE

7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU

TYPE D1

DESCRIPTION:
EXTERIOR, SINGLE FLUSH,
SOLID CORE WOOD & GLASS

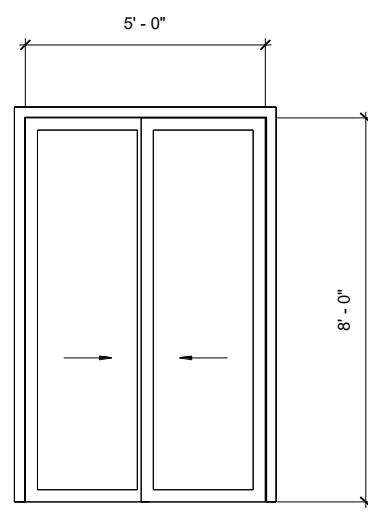
SIZE:
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TYPE D2

DESCRIPTION:
EXTERIOR, SLIDING, SOLID
CORE WOOD & GLASS

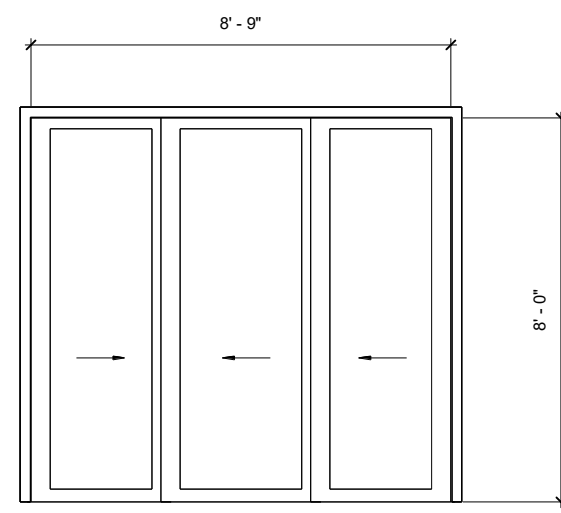
SIZE:
5'-0"W X 8'-0"H



TYPE D3

DESCRIPTION:
EXTERIOR, LA CANTINA,
SOLID CORE WOOD & GLASS

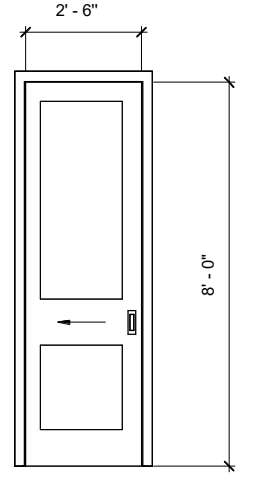
SIZE:
6'-0"W X 8'-0"H



TYPE D4

DESCRIPTION:
INTERIOR, POCKET,
SOLID CORE WOOD

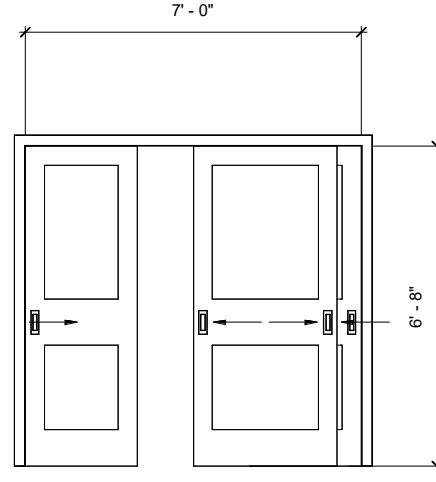
SIZE:
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TYPE D5

DESCRIPTION:
INTERIOR, 3-PANEL SLIDER,
SOLID CORE WOOD

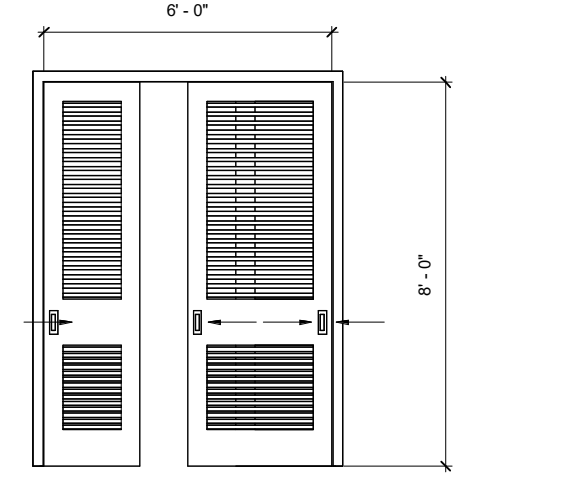
SIZE:
7'-0"W X 6'-8"H



TYPE D6

DESCRIPTION:
INTERIOR, 3-PANEL SLIDER,
LOUVERED

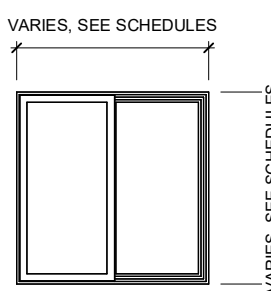
SIZE:
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TYPE 1

DESCRIPTION:
HALF-VENT SLIDER

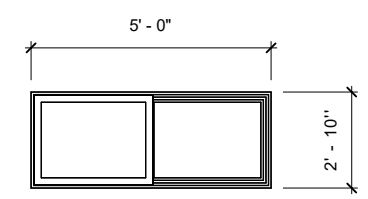
SIZE:
VARIABLE



TYPE 2

DESCRIPTION:
SQUARE HIGH-SILL SLIDER

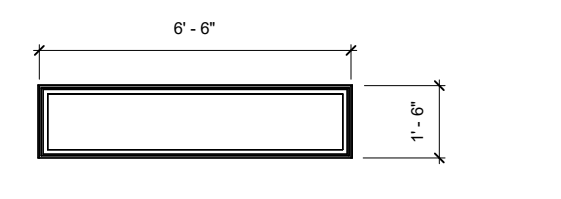
SIZE:
5'-0"W X 2'-10"H



TYPE 3

DESCRIPTION:
SQUARE PICTURE FRAME

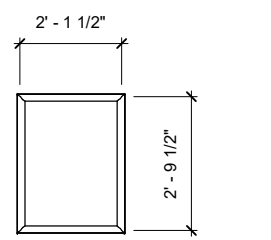
SIZE:
6'-0"W X 1'-6"H



TYPE 4

DESCRIPTION:
SKYLIGHT

SIZE:
2'-1-1/2"W X 2'-9-1/2"H



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'-0"	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	BACKSPLAH 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

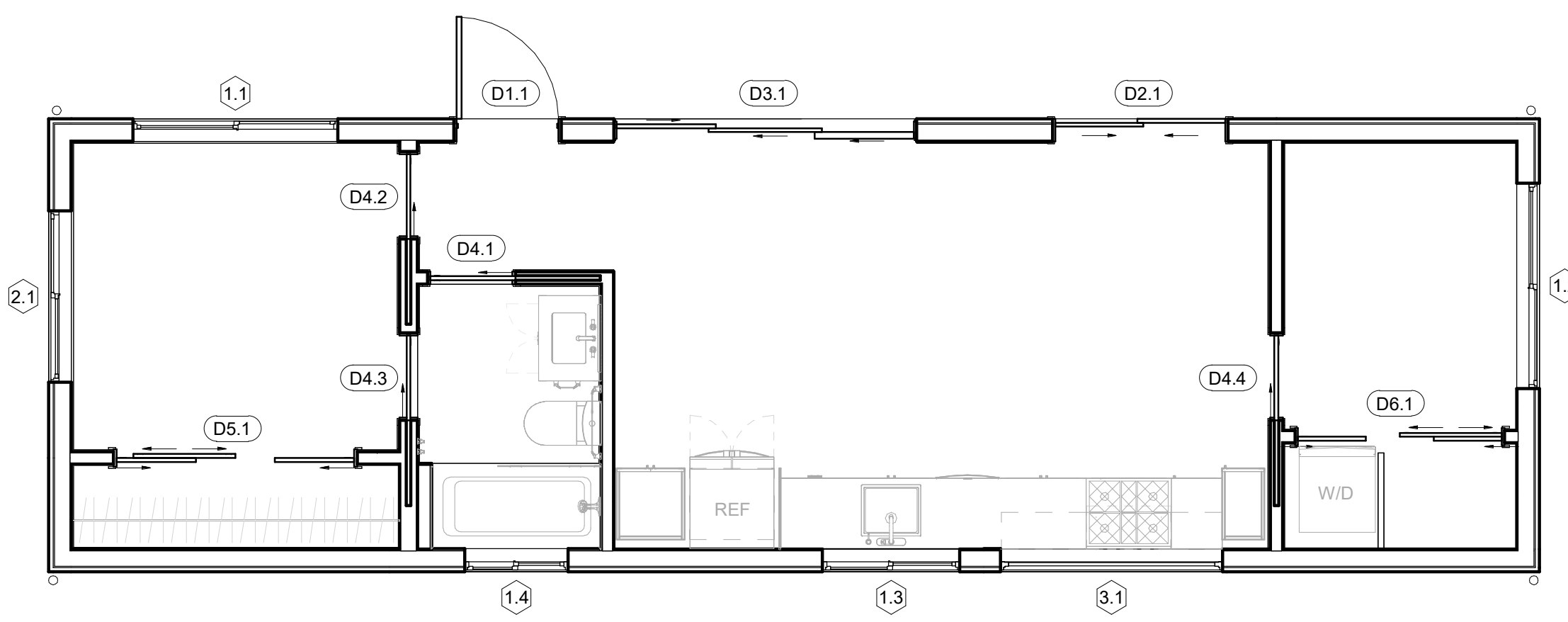
SCHEDULE-FLOORING TAKEOFF

Flooring Type	Area
Floor: Flooring - 10" - Concrete	432 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



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 311.1
- 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 <80" 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 A06.01.
- 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 TUBSHOWER 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.

PROJECT ORIENTATION

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REVISIONS

2 02/05/2025 Permit Set Rev. 2

1 10/07/2024 Permit Set Rev. 1

NO. DATE NOTE

SHEET NAME

Schedules

A04.01

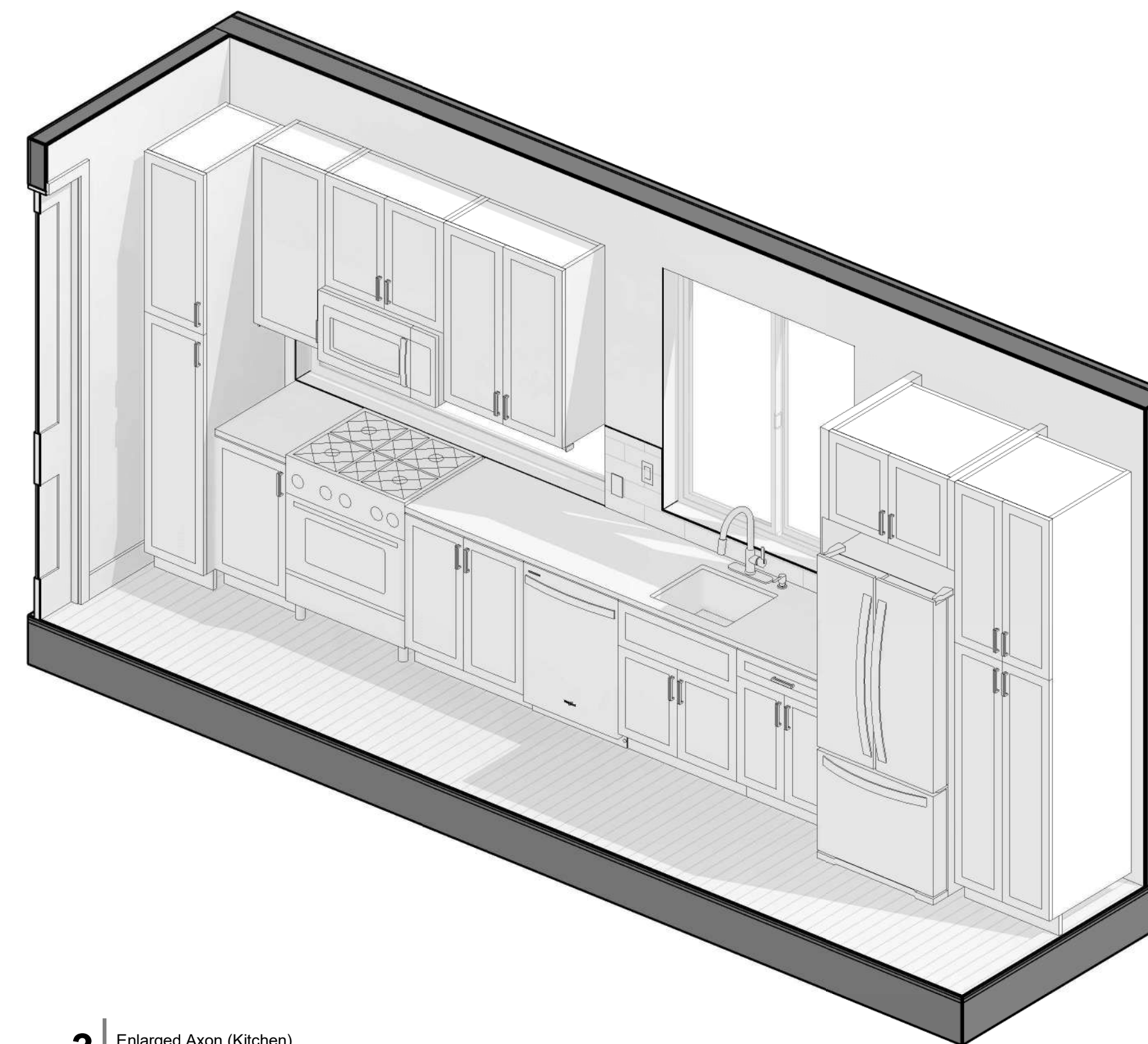
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Cottage

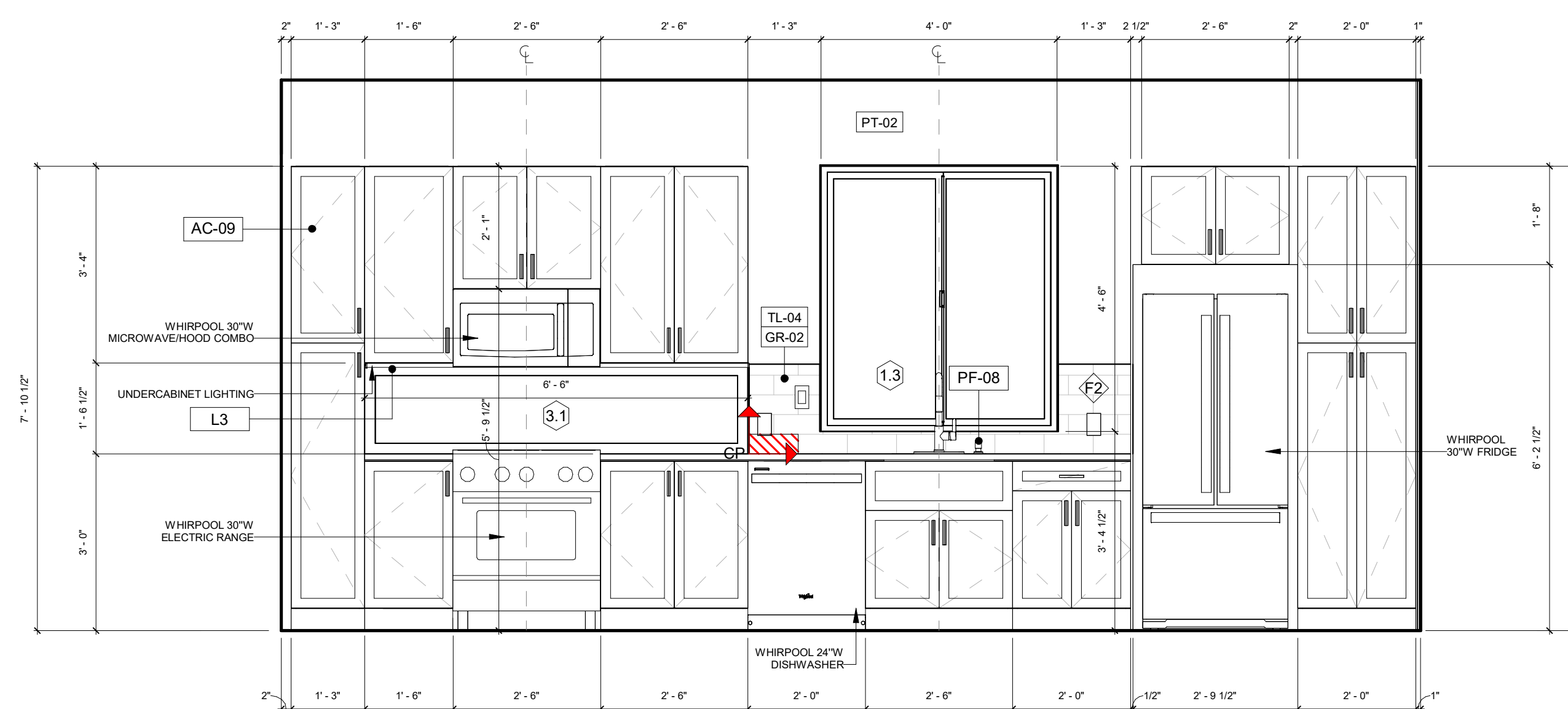
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KOVES RESIDENCE

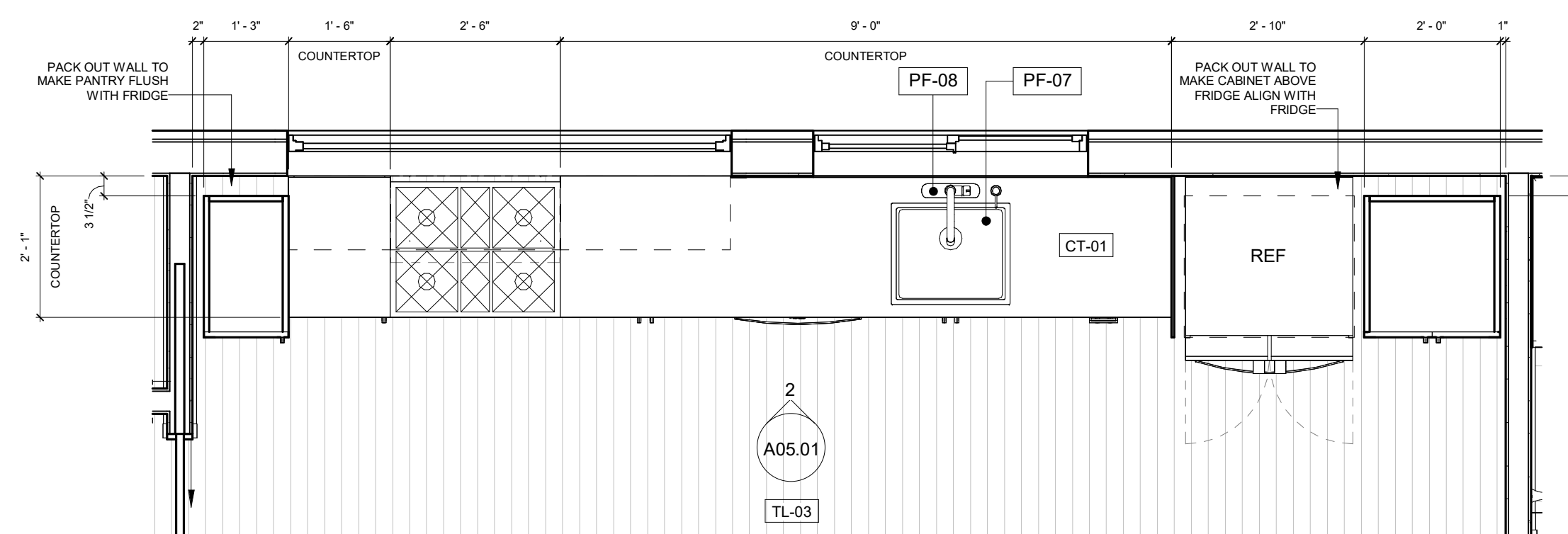
7901 SE 65TH ST,
MERCER ISLAND
DETACHED ADU



3 Enlarged Axon (Kitchen)



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



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

PROJECT ORIENTATION

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REVISIONS

2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

NO.	DATE	NOTE
-----	------	------

SHEET NAME

Kitchen System

A05.01

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

Cottage

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KOVES RESIDENCE

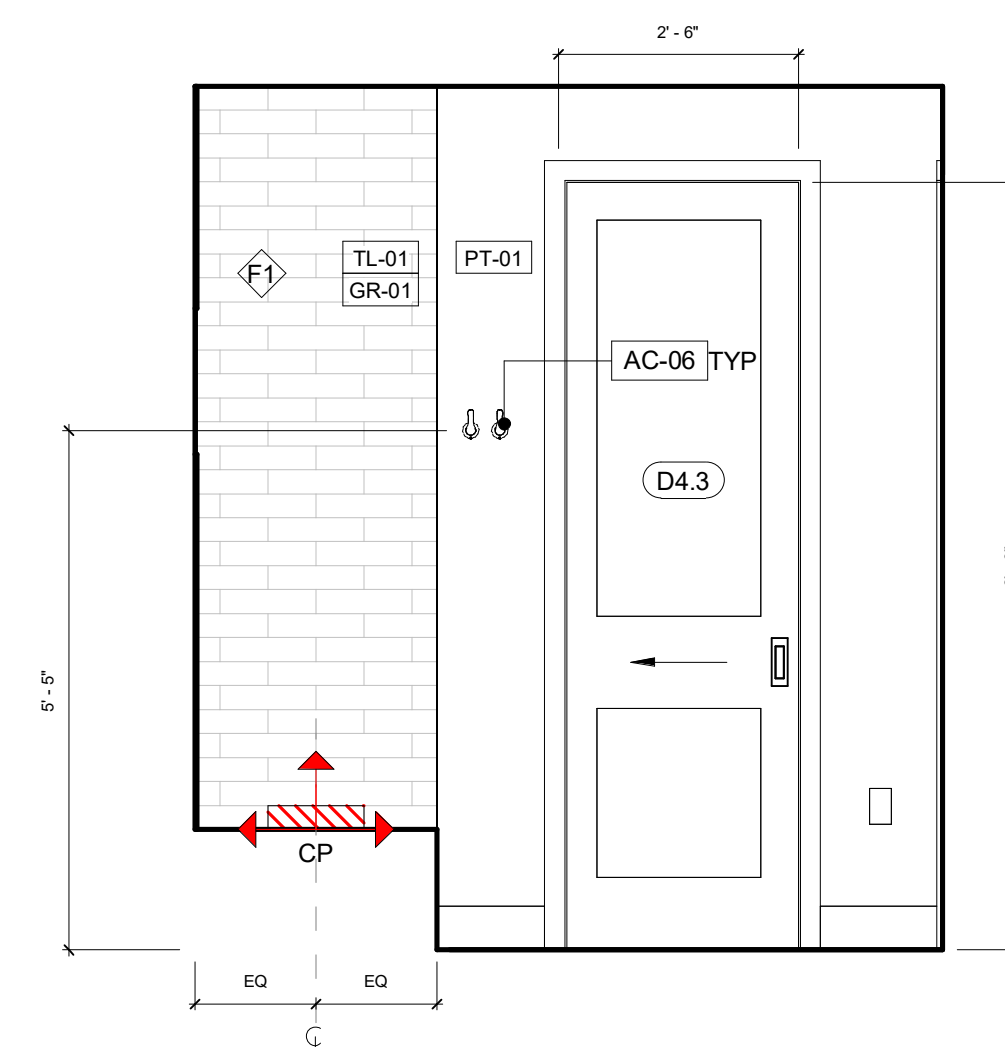
7901 SE 65TH ST,
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BATHROOM NOTES

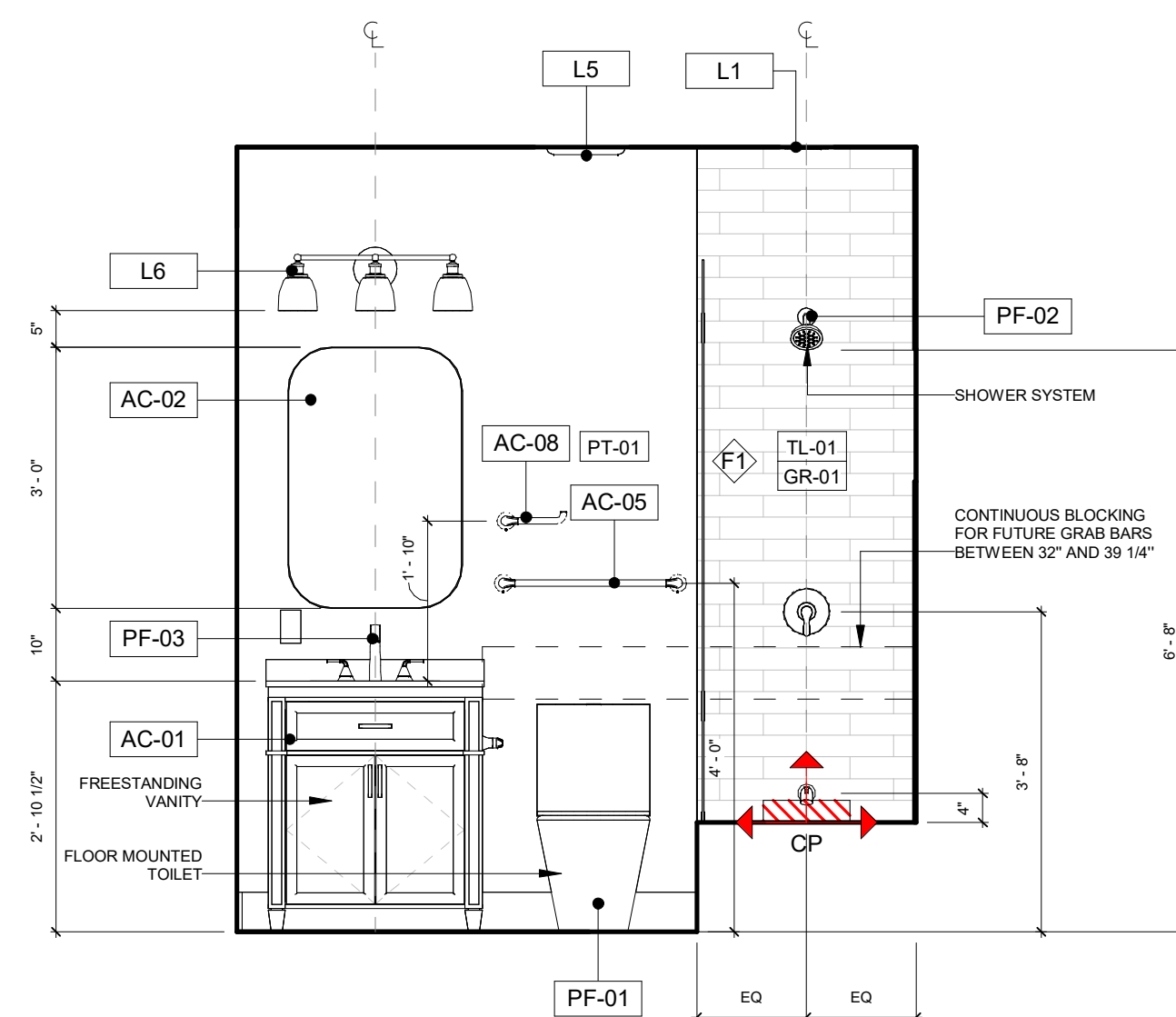
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH IN-WALL BLOCKING TO ACCOMMODATE FUTURE GRAB BARS. BLOCKING TO BE MINIMUM 2" x 8" LUMBER, INSTALLED CONTINUOUSLY IN WALL BEHIND WATER CLOSET, AND SHOWER HEAD AND SIDE WALLS OF SHOWER ENCLOSURE, BETWEEN 32" AND 39-1/4" FROM FINISHED FLOOR, 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



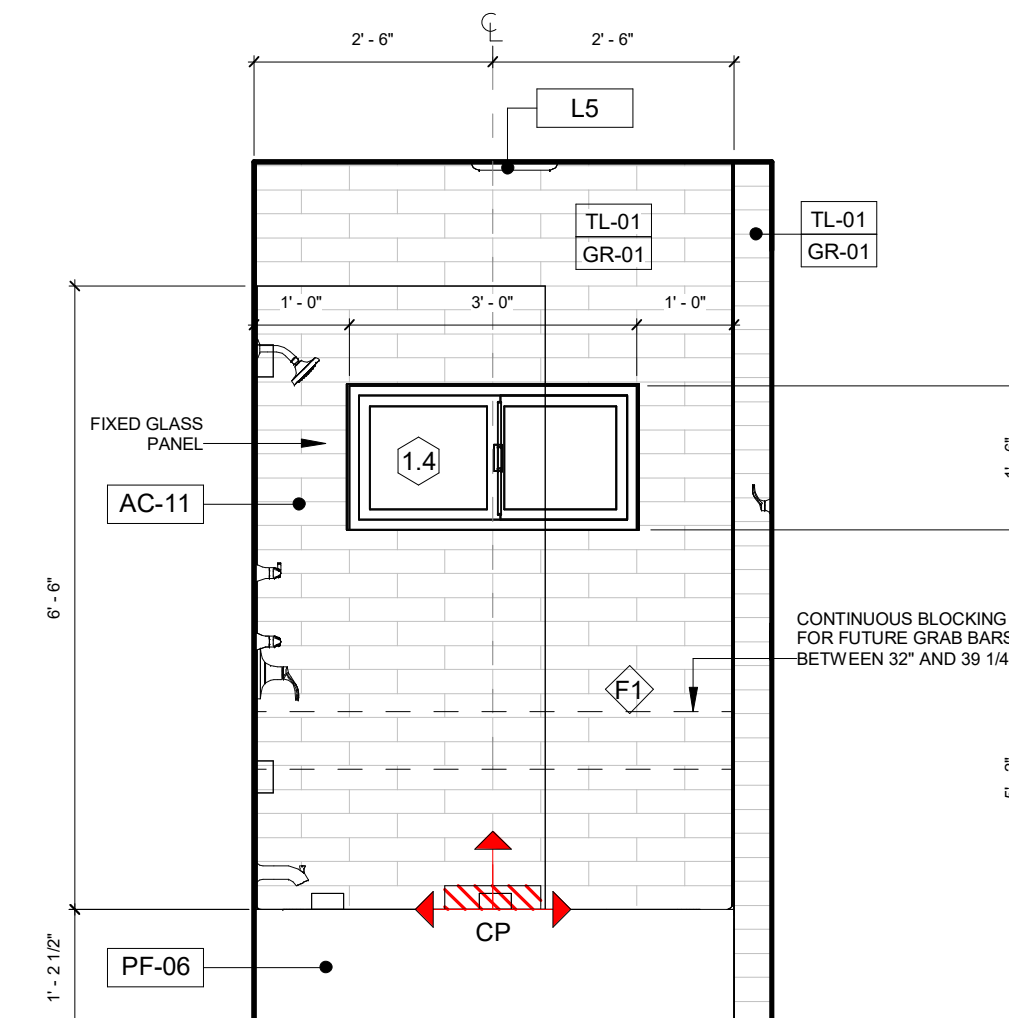
6 Enlarged Axon (Bathroom)



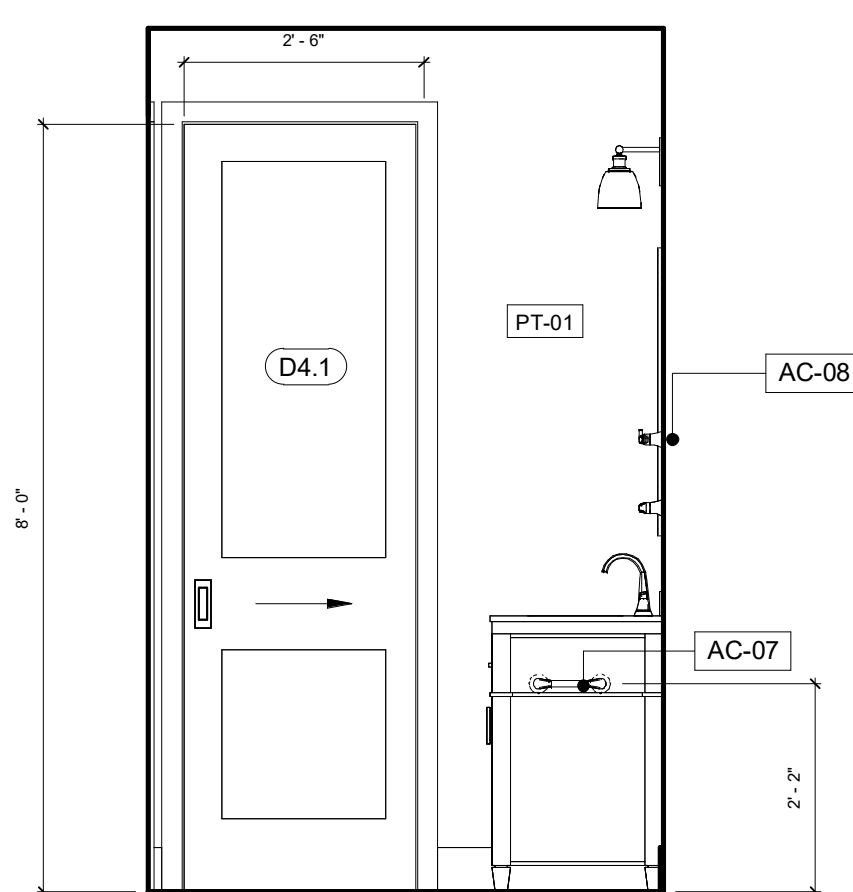
3 Enlarged Elevation (Bathroom)-West
1/2" = 1'-0"



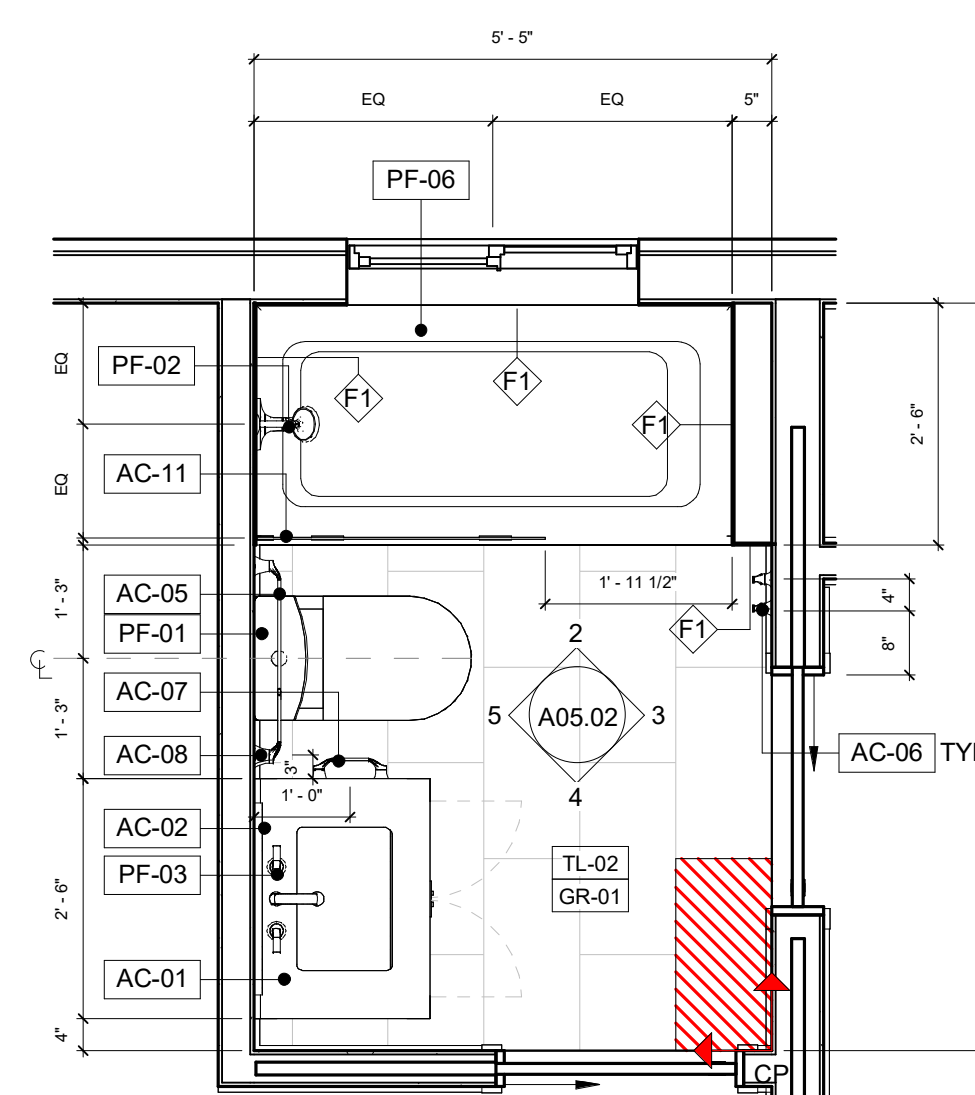
5 Enlarged Elevation (Bathroom)-East
1/2" = 1'-0"



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"

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REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

SHEET NAME

Bathroom System

A05.02

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

Cottage

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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

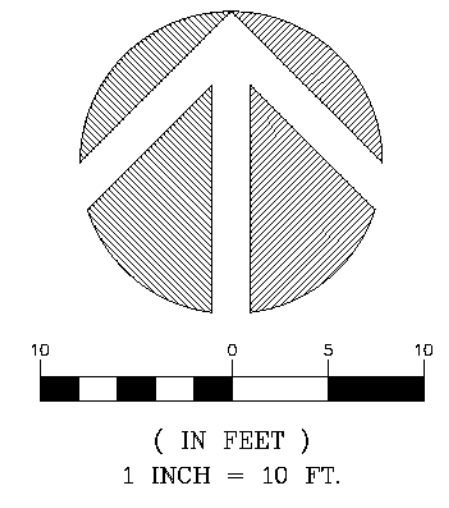
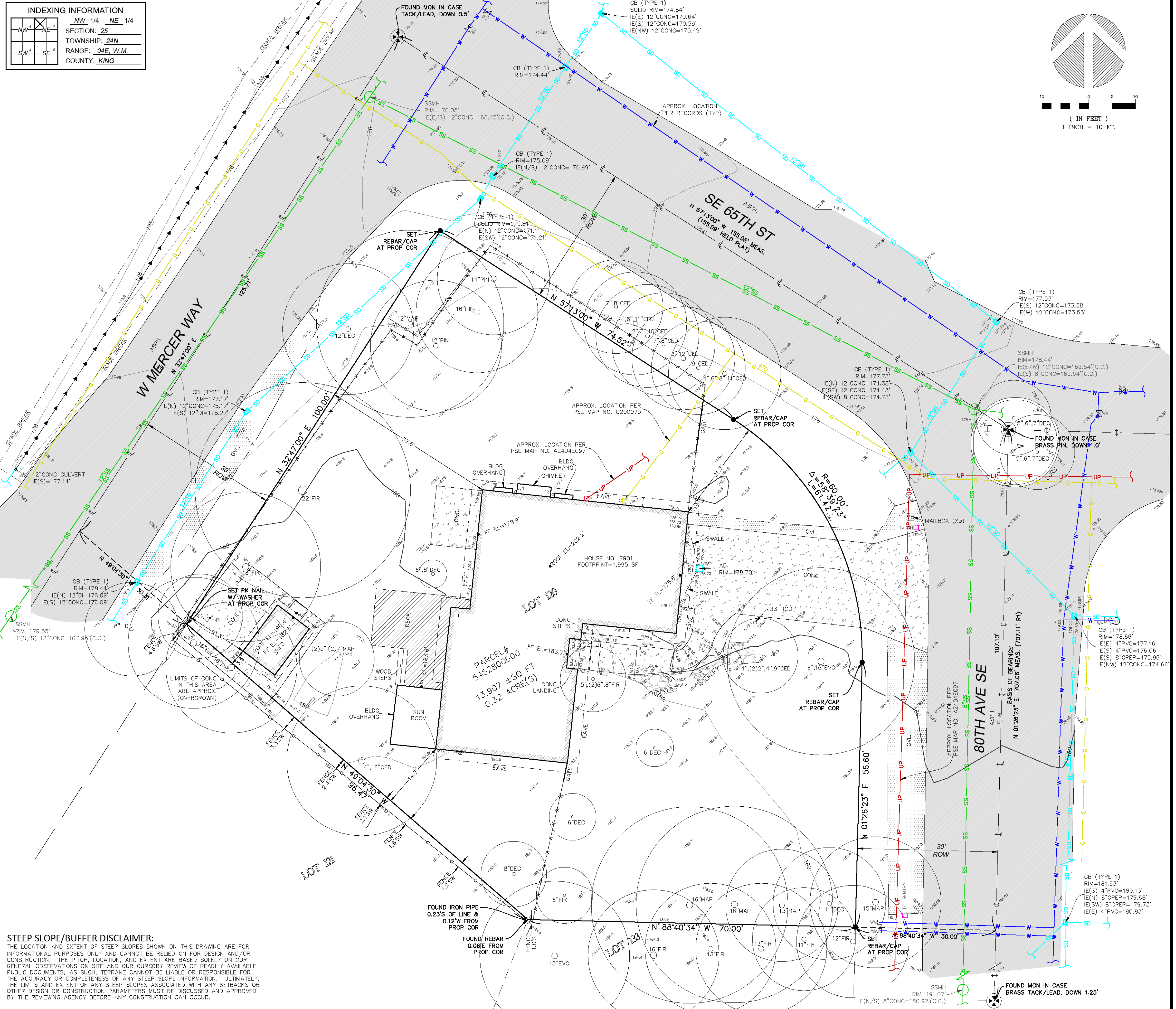
	BENCHMARK		DECK
	BRASS DISC (FOUND)		GRAVEL SURFACE
	CENTERLINE ROW		ROCKERY
	FENCE LINE (CHAIN LINK)		GAS METER
	FENCE LINE (WOOD)		GAS LINE
	IRON PIPE (FOUND)		TELEPHONE ENTRY
	LINE STAKE		INLET (TYPE 1)
	MONUMENT (IN CASE, FOUND)		SEWER MANHOLE
	PROPERTY LINES (ADJACENT)		SEWER LINE
	PROPERTY LINE (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 46th St, Suite 130
Bellevue, WA 98006
PROJECTS@TERRANE.NET | 206.465.9999

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
COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420
Alexander Cournecke

PROJECT TEAM
RYAN CONOVER
PROJECT DESIGNER

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

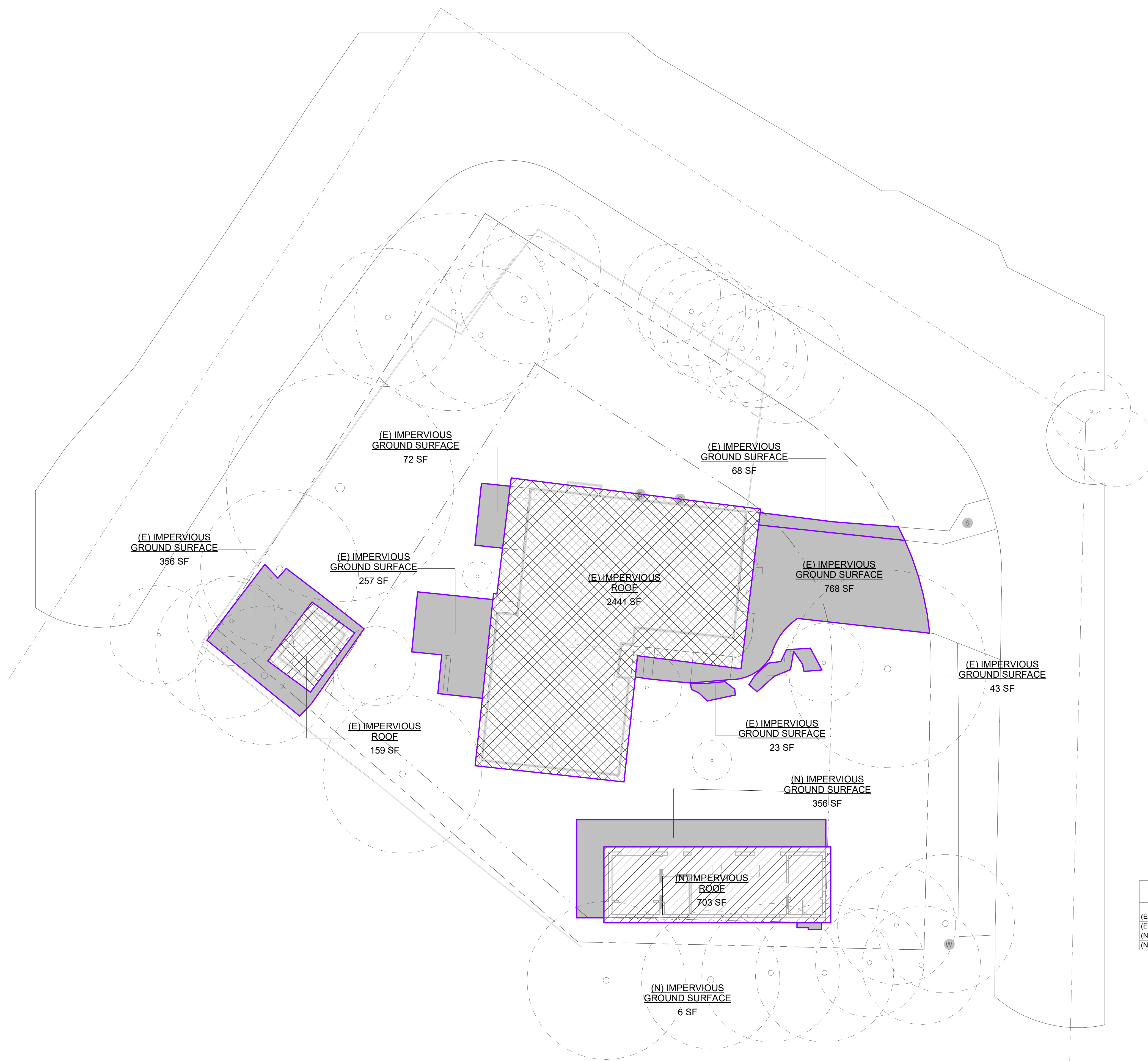
DETACHED ADU

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 DEDICATED 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	1589 SF
(E) IMPERVIOUS ROOF	2600 SF
(N) IMPERVIOUS GROUND SURFACE	362 SF
(N) IMPERVIOUS ROOF	703 SF

PROJECT ORIENTATION



PREPARED BY

COTTAGE TECHNOLOGIES INC.
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
+1 415-275-2420

Alexander Czurnecki

PROJECT TEAM

RYAN CONOVER

PROJECT DESIGNER

ESG DESIGN

STRUCTURAL CONSULTANT

TERRANE

TITLE 24 COMPLIANCE CONSULTANT

REVISIONS

NO.	DATE	NOTE
2	02/05/2025	Permit Set Rev. 2
1	10/07/2024	Permit Set Rev. 1

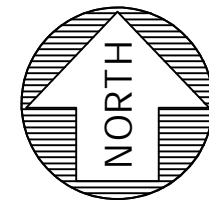
SHEET NAME

Impervious Surface Plan
C01.02

SCALE: As indicated

Cottage

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0 5 10 20
SCALE 1" = 20'

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

GENERAL NOTES:

- SPECIAL INSPECTIONS BY CITY INSPECTOR ARE REQUIRED DURING CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE.
- ALL EXISTING ON-SITE STRUCTURES AND ASSOCIATED UTILITIES TO BE DEMOLISHED, REMOVED, AND/OR ABANDONED PER APPLICABLE JURISDICTIONAL REQUIREMENTS.
- DEFICIENCIES, WHETHER CAUSED BY CONTRACTOR OPERATIONS OR NOT CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN ROADS AND STREETS ADJACENT TO THE PROJECT LIMITS WHEN AFFECTED BY THE CONTRACTOR'S OPERATION. THE CONTRACTOR SHALL REMOVE OR REPAIR ANY CONDITION RESULTING FROM THE WORK THAT MIGHT IMPEDE TRAFFIC OR CREATE A HAZARD. PUBLIC ROADWAYS SHALL BE BROOMED CLEAN AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER DEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
- ROCKERIES AND/OR RETAINING WALLS TO BE CONSTRUCTED PER GEOTECHNICAL AND/OR STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS.
- ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE PER CITY OF MERCER ISLAND STANDARDS/SPECIFICATIONS.

SITE IMPROVEMENT NOTES:

- THE PROPOSED PROJECT CONSISTS OF INSTALLING SITE UTILITIES, INSTALLING THE STRUCTURE FOUNDATIONS, BACKFILLING AND FINAL GRADING. THE WORK WILL REQUIRE THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. ANY TEMPORARY SHORING AND/OR PERMANENT RETAINING WALLS THAT MAY BE REQUIRED SHALL BE ADDRESSED BY THE PROJECT STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- EXISTING UTILITIES HAVE BEEN SHOWN FOR CONVENIENCE BASED ON SURVEY MAPPING OF THE PROJECT SITE AND ADJACENT CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL LOCATE ALL PRIMARY AND SECONDARY UTILITIES (I.E.: SIDE SEWERS, GAS, ELECTRICAL, COMMUNICATIONS, WATER, STORM DRAINAGE, ETC.) VIA POT-HOLING PRIOR TO CONSTRUCTION. CONFLICTS WITH ANY PROPOSED CONSTRUCTION ELEMENTS SHALL BE RESOLVED PRIOR TO BEGINNING CONSTRUCTION. A CONFLICT IS GENERALLY DEFINED AS A UTILITY THAT IS LOCATED WITHIN A ZONE 3 FEET OR LESS BELOW OR BESIDE, OR 5 FEET OR LESS ABOVE ANY UTILITY.
- PROTECTION OF CITY IMPROVEMENTS WITHIN ROW SHALL TAKE PLACE AT ALL TIMES DURING CONSTRUCTION.
- ANY WORK BEYOND THE LIMITS OF THE PROPERTY LINES SHALL REQUIRE A CONSTRUCTION EASEMENT TO BE REVIEWED AND APPROVED BY THE CITY PRIOR TO BEGINNING CONSTRUCTION.
- SOIL SHALL BE AMENDED PER CITY STANDARDS. SEE SOIL AMENDMENT NOTES ON SHEET 2.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.

EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

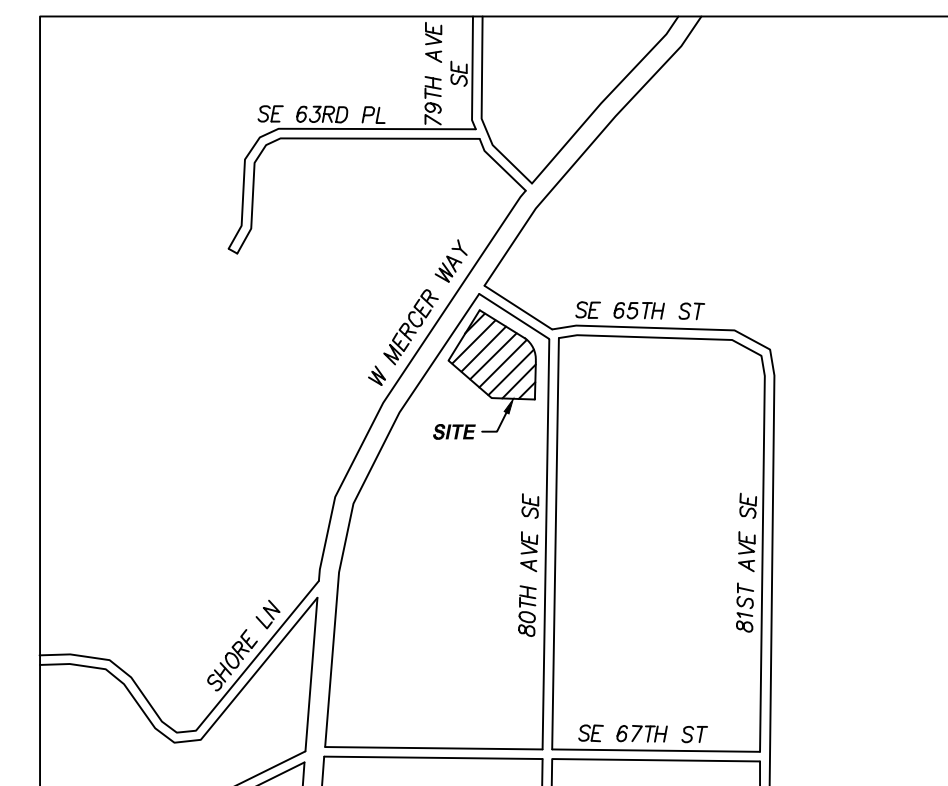
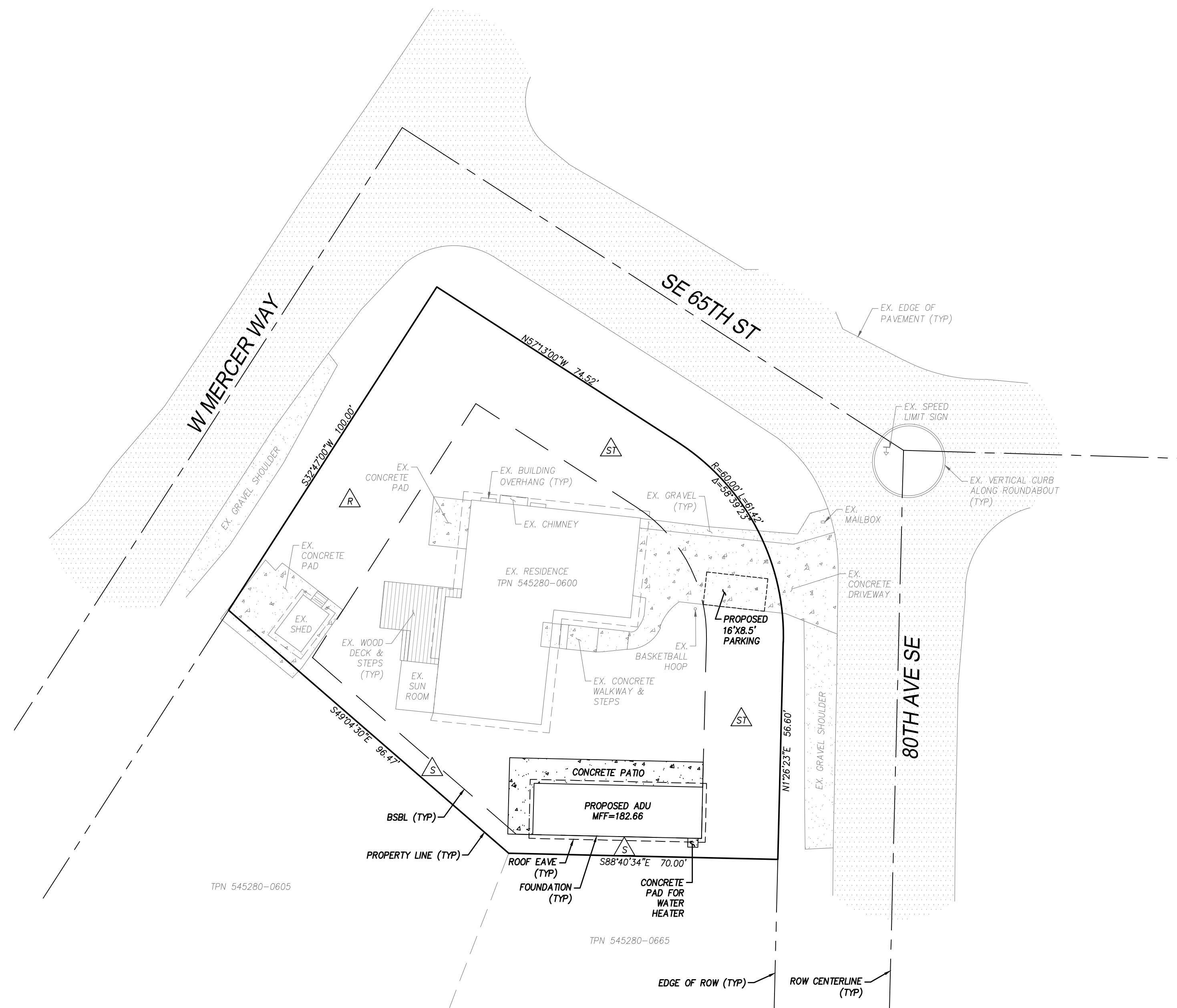
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:

- THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
- CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

SHEET INDEX

NO.	NAME
1 of 6	COVER SHEET & SITE PLAN
2 of 6	TESC PLAN
3 of 6	TESC NOTES & DETAILS
4 of 6	GRADING & DRAINAGE PLAN
5 of 6	TREE RETENTION PLAN
6 of 6	CONSTRUCTION DETAILS



VICINITY MAP
NTS

PROJECT TEAM:

OWNER: ILDIKO KOVES
7901 SE 65TH STREET
MERCER ISLAND, WA 98040
(206) 618-7790

CIVIL ENGINEER: SAMUEL SALO, PE
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

ARCHITECT: COTTAGES TECHNOLOGIES INC.
(DESIGN MANAGER DANIELLE MARSEGLIA)
842 FOLSOM STREET
SAN FRANCISCO, CA 94107
(585) 739-3709

SURVEYOR: COLIN PALMER, PLS
TERRACE
11235 SE 6TH STREET, SUITE 130
BELLEVUE, WA 98004
(425) 458-4488

SITE DATA:

SITE ADDRESS: 7901 SE 65TH STREET
MERCER ISLAND, WA 98040

SITE AREA: 13,907± SF (0.032 AC) - AS SURVEYED

TAX PARCEL: 545280-0600

UTILITY DISTRICT INFORMATION:

WATER/SEWER: CITY OF MERCER ISLAND (206) 275-7608

FIRE DISTRICT: MERCER ISLAND FIRE DEPARTMENT (206) 275-7607

CABLE TV: COMCAST (800) 934-6489

GAS/ELECTRIC: PUGET SOUND ENERGY (888) 321-7779

ZONING INFORMATION:

ZONING: R-9.6

STREET SETBACK: 20'

SIDE YARD SETBACK: 5'

REAR YARD SETBACK: 25'

ON-SITE IMPERVIOUS COVERAGE:

EXISTING:

HOUSE (ROOF):	2,437 SF
SHED (ROOF):	159 SF
UNCOVERED DECK/SUN ROOM:	367 SF
ONCOVERED CONCRETE:	1,176 SF
UNCOVERED GRAVEL:	64 SF
TOTAL EXISTING:	4,203 SF

PROPOSED:

ADU (ROOF):	703 SF
UNCOVERED CONCRETE:	359 SF
TOTAL PROPOSED:	1,062 SF

TOTAL IMPERVIOUS ON-SITE: 5,265 SF (37.86%)

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.

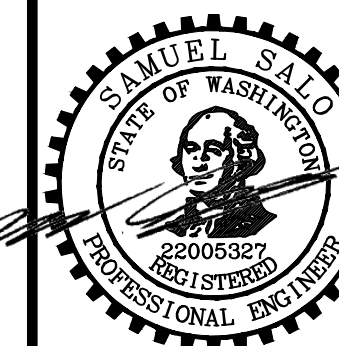
BASIS OF BEARINGS:

ACCEPTED THE BEARING OF N 01°26'23" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 80TH AVE SE, PER REFERENCE NO. 1.

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 & 80TH AVE SE IN ISLAND
ELEVATION: 178.504'

REVISIONS	DESCRIPTION	BY	DATE



02/03/2025

COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
COVER SHEET & SITE PLAN



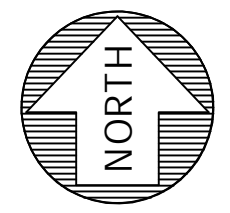
Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	24709
DATE	02/03/2025
SCALE	1"=20'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

SHEET 1 of 6



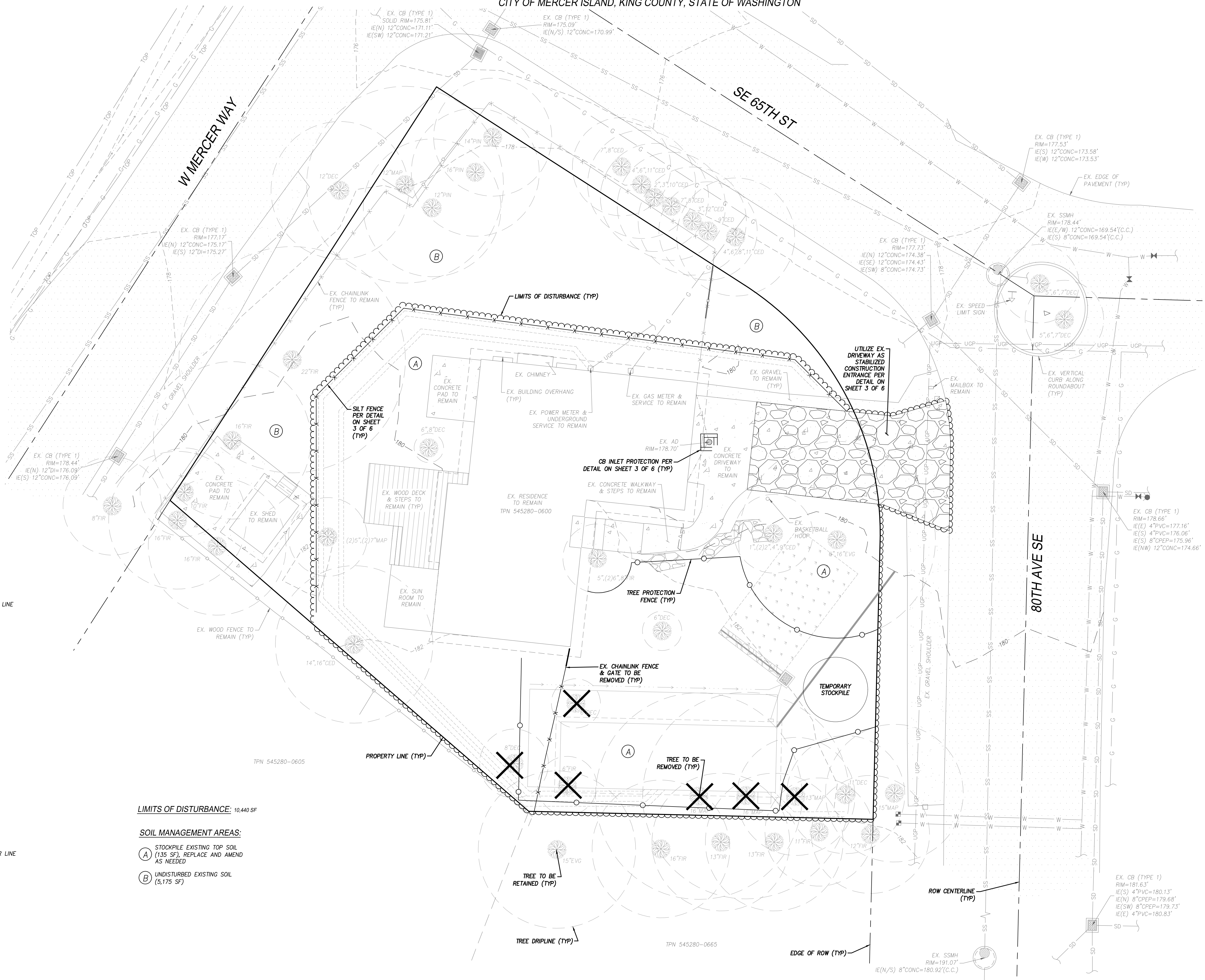
Know what's below.
Call before you dig.



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:

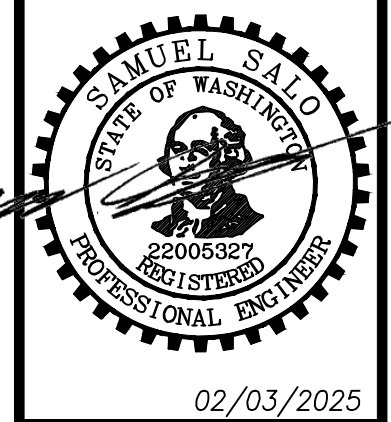
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EDGE OF ROW
- - - ROW CENTERLINE
- AREA DRAIN
- CB TYPE 1
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- MAILBOX
- TELEPHONE SENTRY
- TV HH
- TREE
- TREE DRIPLINE
- SD SD STORM LINE
- SS SS SEWER LINE
- W W WATER LINE
- G G GAS LINE
- 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



JOB NO.	24709
DATE	02/03/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	2 of 6



FILENAME: J:\24709 - COTTAGE KOVES RESIDENCE DESIGN\SPR-DRAW\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 PERMITTEE/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 PERMITTEE/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 PERMITTEE/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 DOWNSTREAM 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, AND SENSITIVE SLOPES. CLEARING CONTROL 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 MERKLAND. 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 DOWNSTREAM 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:

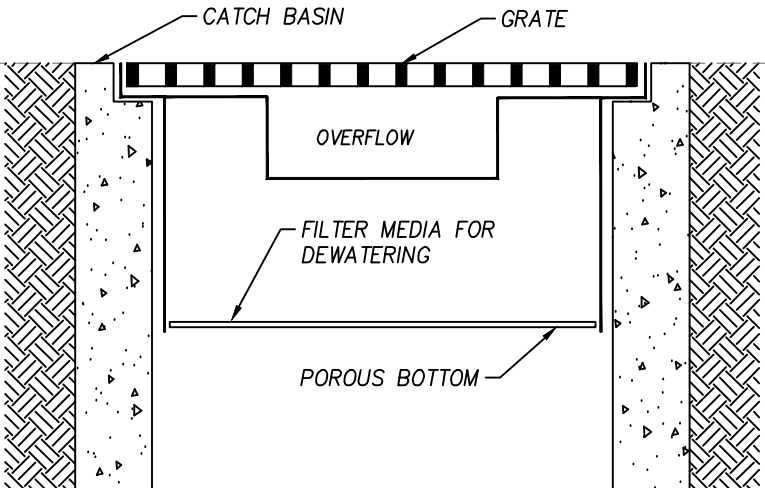
- THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 6 TO 8 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.

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 Z13.1 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).

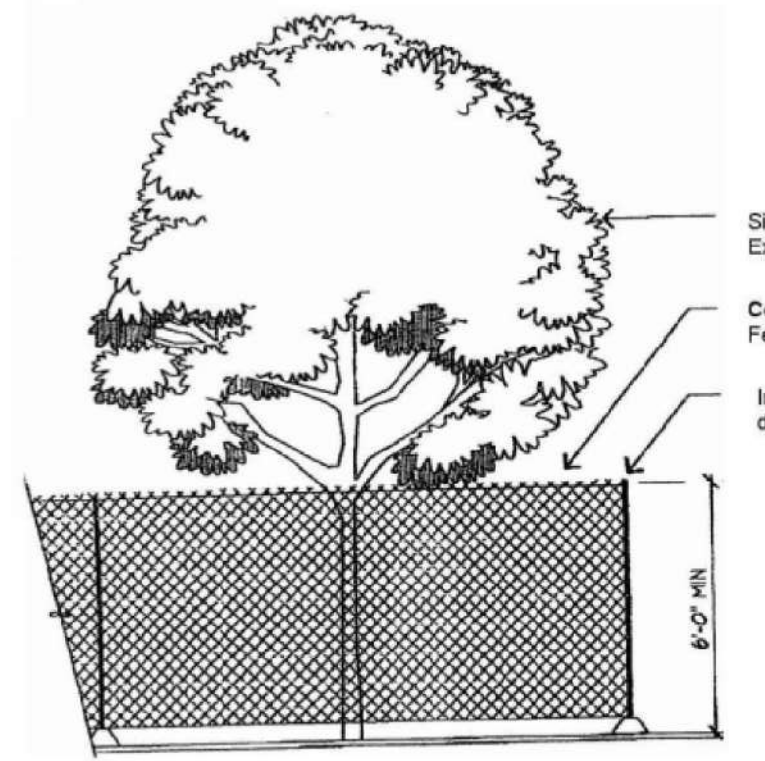


NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE. THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

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.

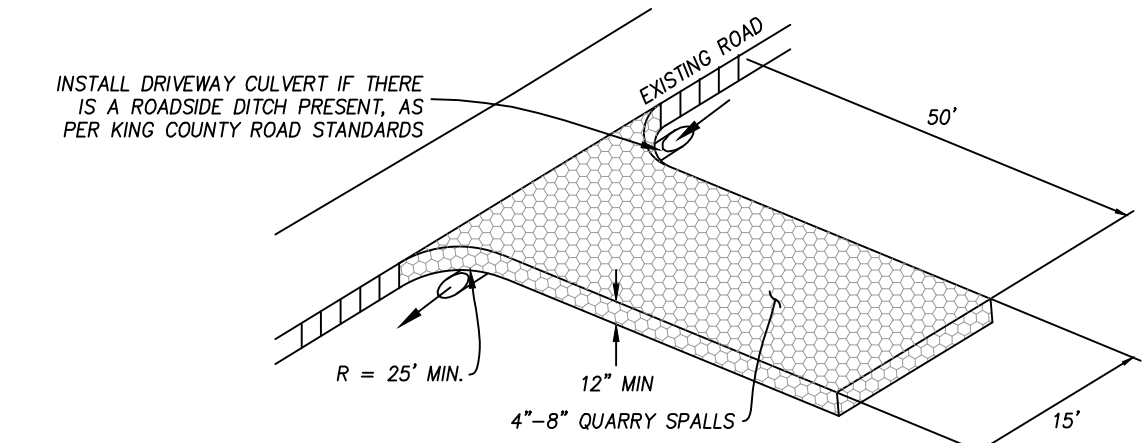
Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

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

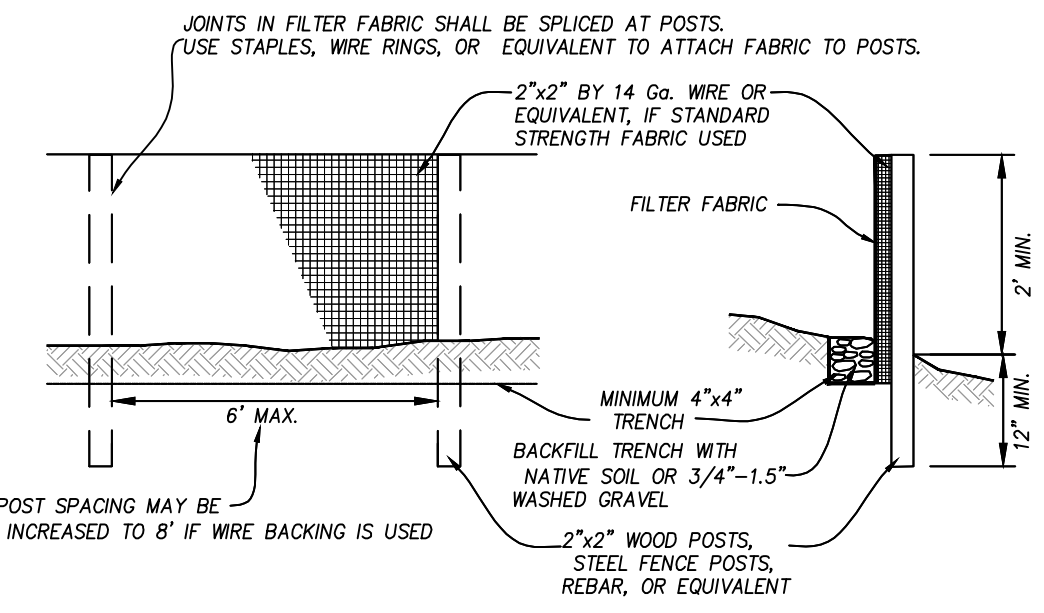
CONSTRUCTION NOTES:

- 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.



- 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 LOOSEFROD 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.

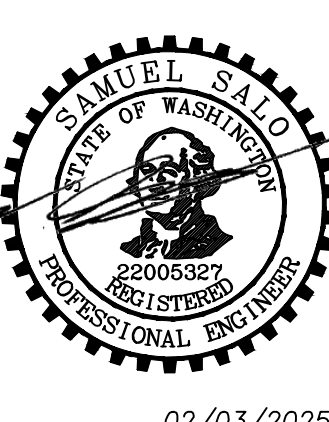
CONSTRUCTION ENTRANCE DETAIL NTS



- 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



02/03/2025

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

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 1165 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	02/03/2025
SCALE	NTS
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

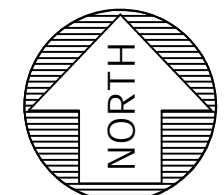
SHEET 3 of 6



FILENAME: J:\24709 - COTTAGE - KOVES\ENGINEERING\DESIGN - CIVIL\SPRD-ADU\24709 - ESC.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



0 5 10
SCALE 1" = 10'

SOIL AMENDMENT NOTE:
SOIL AMENDMENT REQUIRED FOR ALL DISTURBED PERVIOUS SURFACES. (APPROXIMATELY ___ CY)

FOOTING DRAIN NOTE:
ALL FOOTING DRAINS AROUND THE FOUNDATION ARE TO BE 4" PERFORATED PIPE @ IE = ___ 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 DRIFLINE
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:

APPROX. LOCATION PROPOSED UNDERGROUND POWER SERVICE & UTILITY SUPPLY TRENCH. FINAL LOCATIONS TO BE CONFIRMED BY G.C.

PROPERTY LINE (TYP)

TPN 545280-0605

TPN 545280-0665

APPROX. LOCATION PROPOSED SEWER SERVICE & UTILITY SUPPLY TRENCH TO TIE INTO MAIN HOME SEWER SERVICE. FINAL LOCATIONS TO BE CONFIRMED BY G.C.

BASIC DISPERSION TRENCH (LEVELLED)
IE=180.25

SWALE PER DETAIL SHEET #5
181.70

CHANNEL SWALE TO DRAIN TO CB LID
181.50

TYPE I CB W/ GRATE
RIM=181.47
IE=180.25

STUB OUT FOR ROOF DRAINS
IE=181.00±

APPROX. LOCATION PROPOSED WATER SERVICE & UTILITY SUPPLY TRENCH. CONNECTION TO BE MADE DOWNSTREAM OF MAIN HOME. FINAL LOCATIONS TO BE CONFIRMED BY G.C.

DRAINAGE NOTES:

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
2. 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.
3. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (MCRS 7.03).
4. 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.
5. ALL CATCH BASIN GRATES SHALL BE STAMPED "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
6. 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.
7. 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:

1. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.
2. THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY ENCOMPASS ENGINEERING & SURVEYING.
3. ALL TEMPORARY OR PERMANENT SLOPES SHALL NOT EXCEED 2.5H:1V UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE TO WSDOT STANDARD SPECIFICATIONS.
5. ROCKERY AND/OR RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRES A BUILDING PERMIT.
6. 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

1. 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.
2. 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.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS AND IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
6. 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.

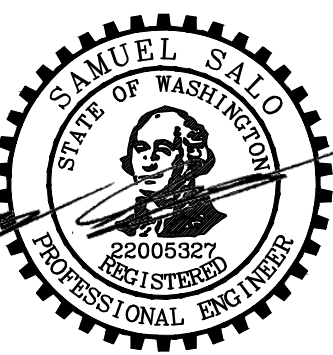
BUILDING STAKING NOTE:

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

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES MAY REQUIRE A SEPARATE REVIEW AND APPROVAL.
2. 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.

REVISIONS	DESCRIPTION	DATE



02/03/2025

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



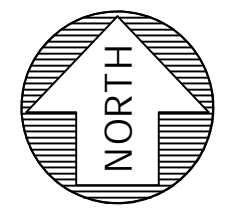
Western Washington Division
165 NE Jumper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 992-0250
Tacoma Washington Division
407 Smithwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	24709
DATE	02/03/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS

SHEET 4 of 6



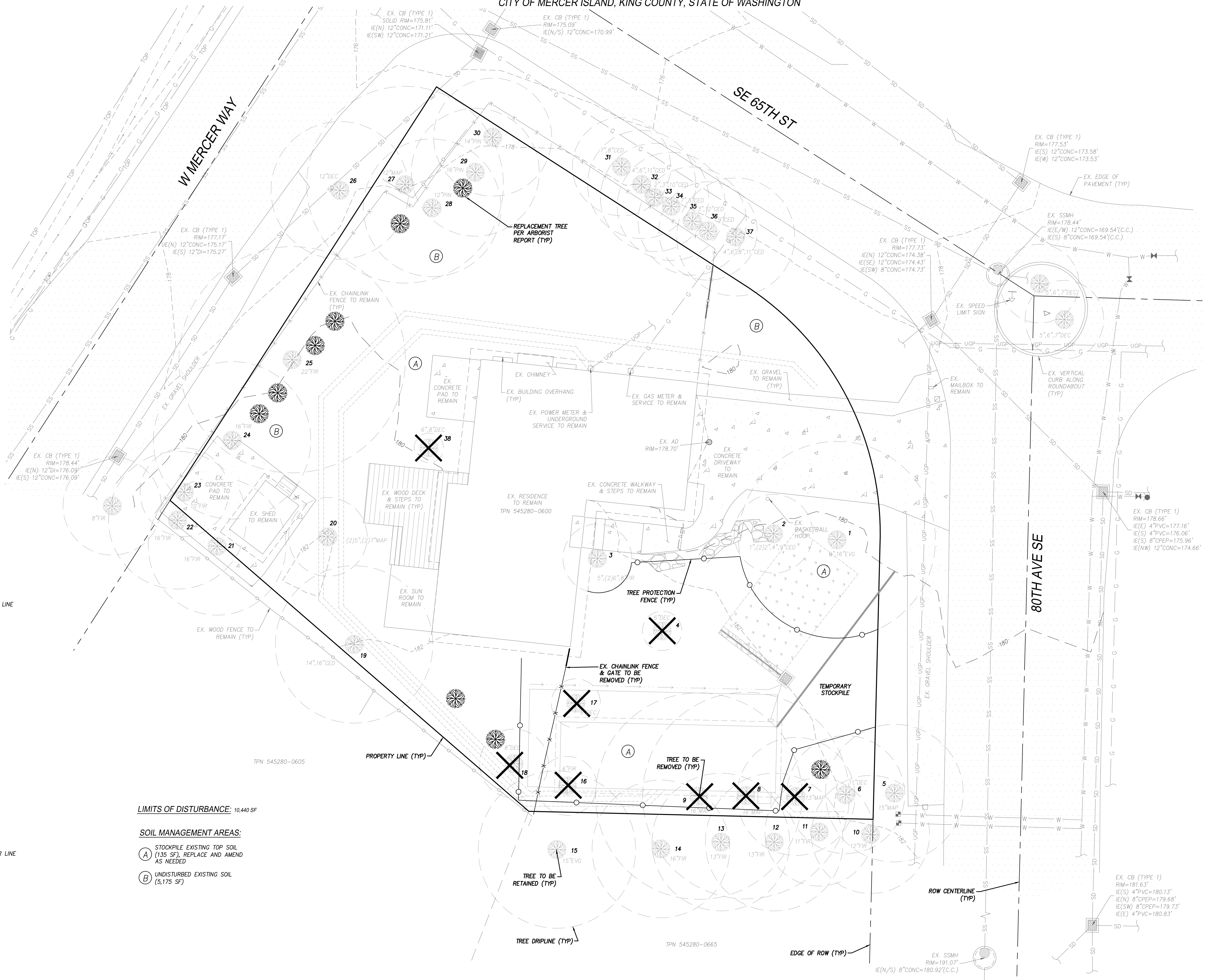
Know what's below.
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SCALE 1" = 10'

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:

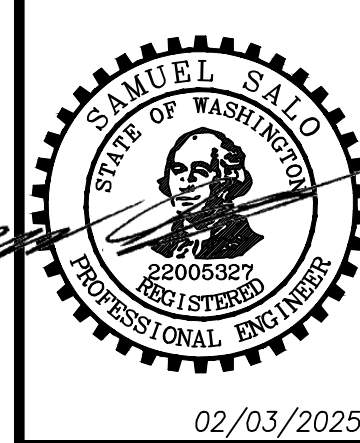
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EDGE OF ROW
- - - ROW CENTERLINE
- AREA DRAIN
- CB TYPE 1
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- MAILBOX
- TELEPHONE SENTRY
- TV HH
- TREE
- TREE DRIPLINE
- SD SD STORM LINE
- SS SS SEWER LINE
- W W WATER LINE
- G G GAS LINE
- 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 NECESSARY
- (B) UNDISTURBED EXISTING SOIL (5,175 SF)

REVISIONS	DESCRIPTION	BY	DATE



COTTAGE - KOVES RESIDENCE
COTTAGE TECHNOLOGIES INC.
TREE RETENTION PLAN



JOB NO.	24709
DATE	02/03/2025
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	SRS
SHEET	5 of 6



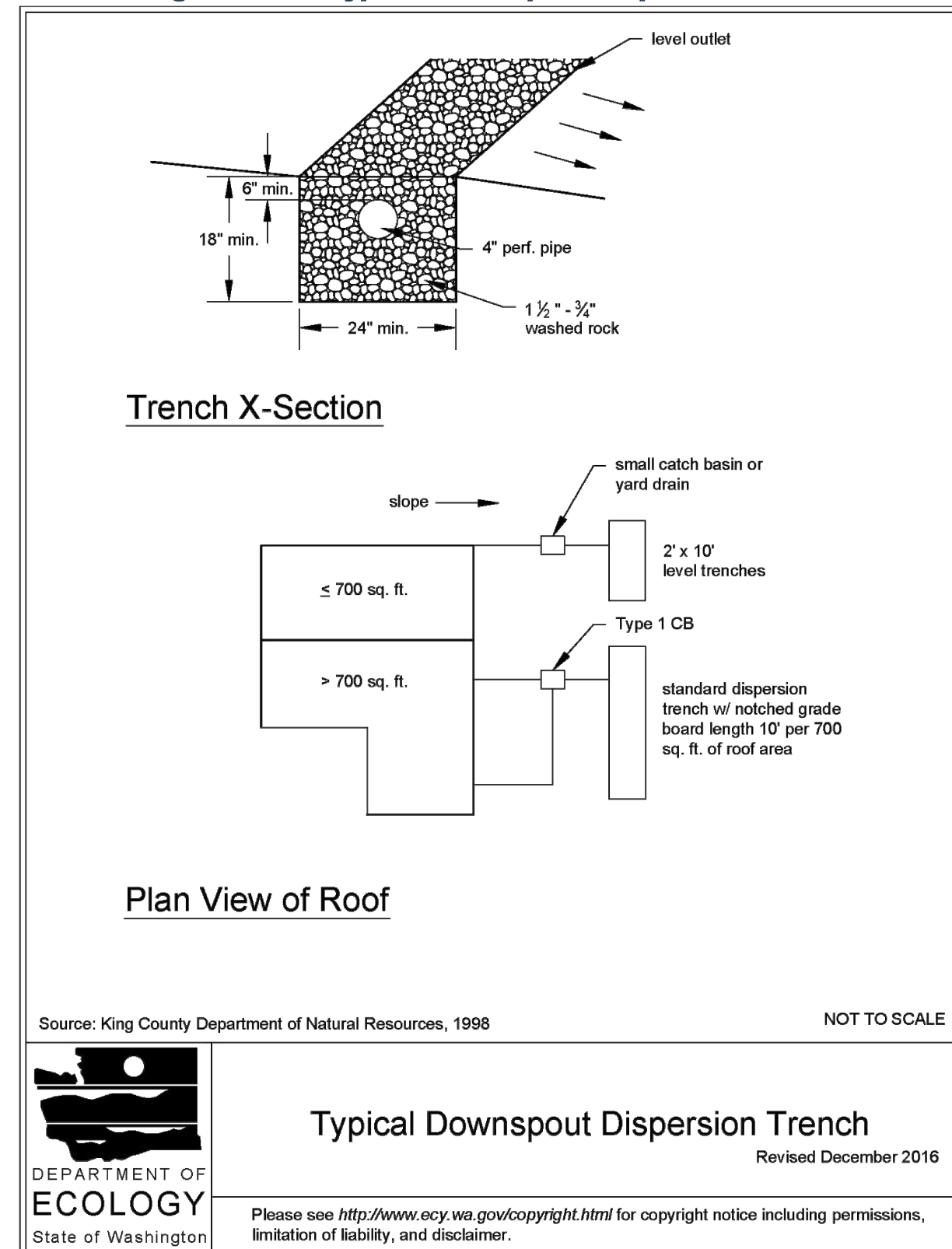
Know what's below. Call before you dig.

FILENAME: J:\24709 - COTTAGE KOVES RESIDENCE DESIGN\SPR-DRAW\24709 - TREE.DWG

COTTAGE - KOVES RESIDENCE

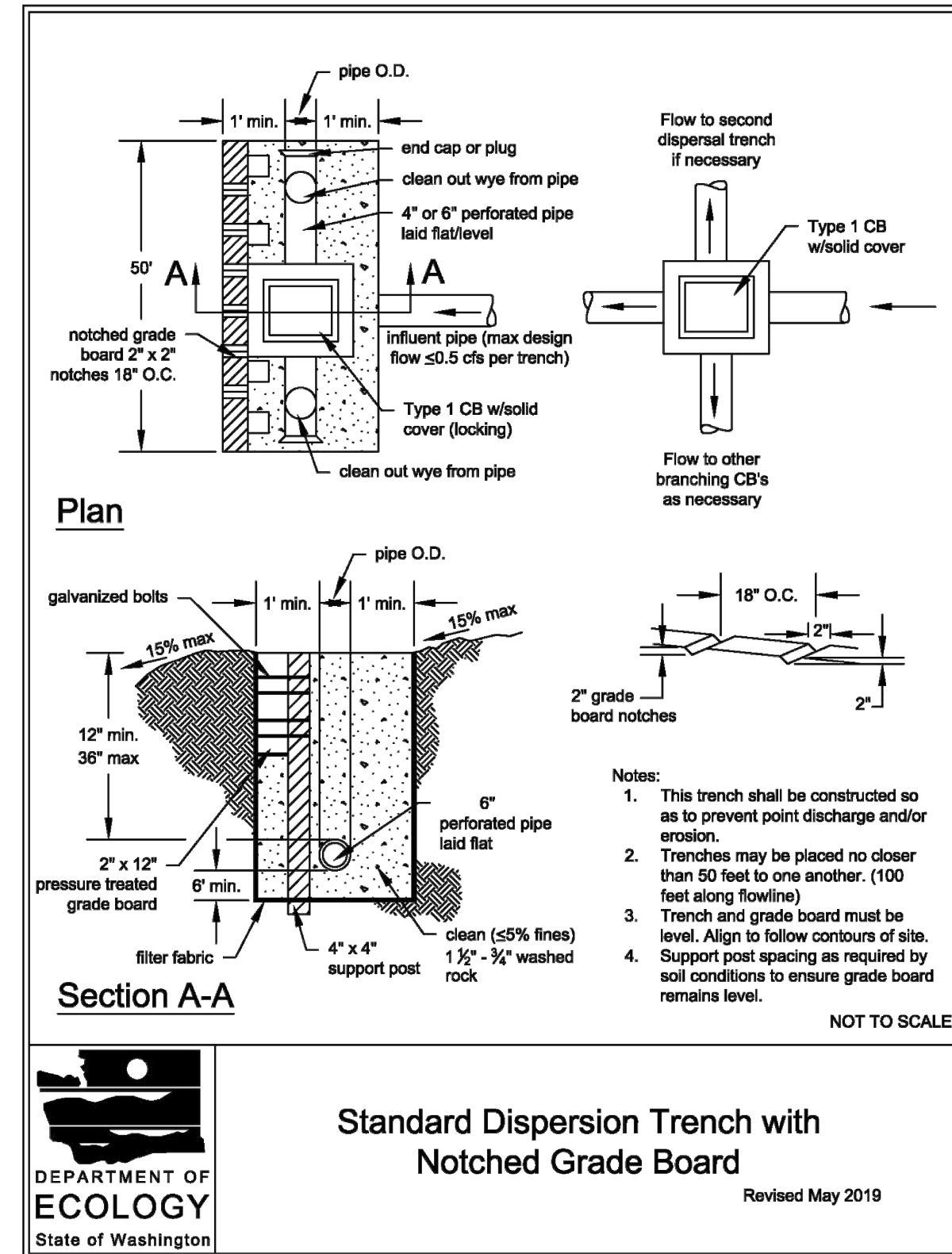
NW 1/4 OF NE 1/4 OF SECTION 25, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON

Figure V-4.4: Typical Downspout Dispersion Trench

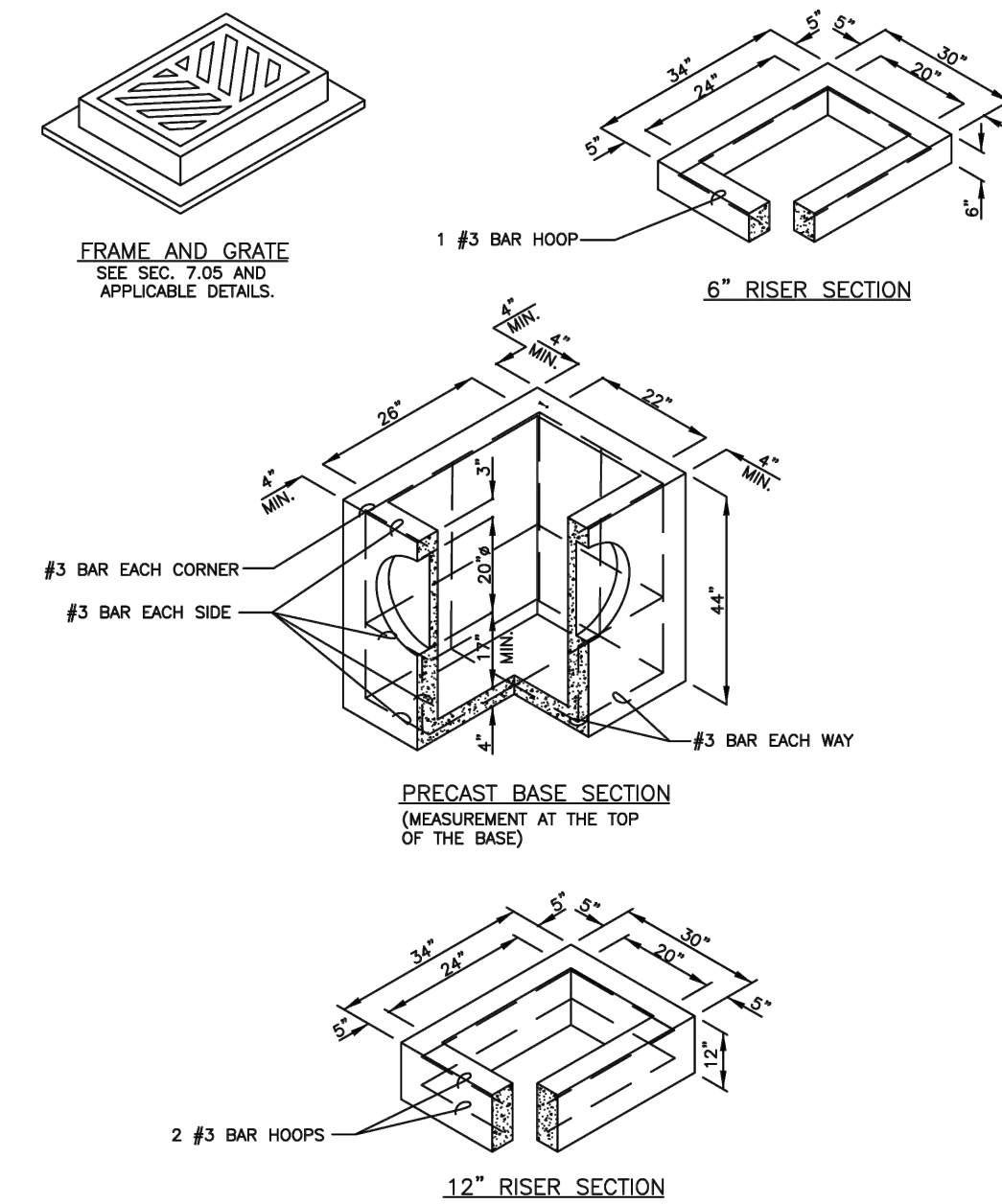
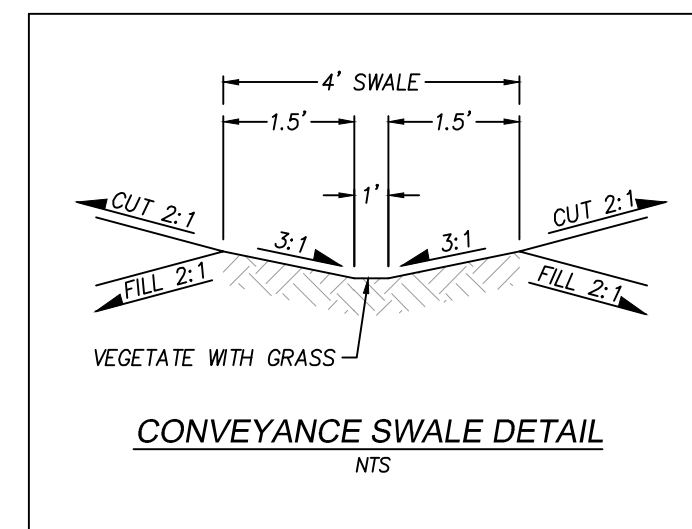


2019 Stormwater Management Manual for Western Washington
Volume V - Chapter 4 - Page 715

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:

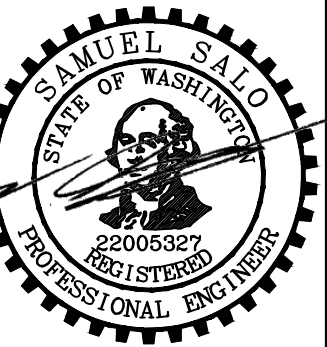
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO 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



02/03/2025

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 02/03/2025
SCALE NTS
DESIGNED SRS
DRAWN PMS
CHECKED CJA
APPROVED SRS

SHEET 6 of 6



Know what's below.
Call before you dig.

FILENAME: J:\A\24709 - LUKO KOVES\ENGINEERING\DESIGN\DWGS\SPR-DW\124709 - 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_g = 25 PSF
ROOF SNOW LOAD, P_f = 25 PSF (MIN)

WIND LOADS: WIND ANALYSIS PROCEDURE: WFCM PART 2
BASIC WIND SPEED, V_{3s} = 110-MPH
WIND IMPORTANCE FACTOR, I_w = 1.00
WIND EXPOSURE: 'B'
TOPOGRAPHIC FACTOR, K_z = 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_e = 1.0
MAPPED ACCELERATIONS, S_s = 1.46g; S₁ = 0.50g
SITE CLASS = 'D'
DESIGN ACCELERATIONS, S_{DS} = 1.174; S₀₁ = 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 _c	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 1 PER APA "PLYWOOD DESIGN SPECIFICATION" (Y510), 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 _b
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 NAPHTHENATE 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 ₄	(20) 0.148 x 3-1/4"	10" EMBED
HD2	"HDU2"	(2)2x ₄	(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

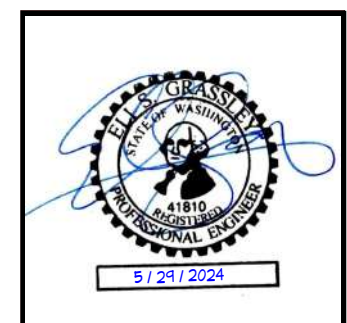
DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 242nd Place SE
ISSAQUAH, WA 98027
206.940.9449
engineer@esg-design.com

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

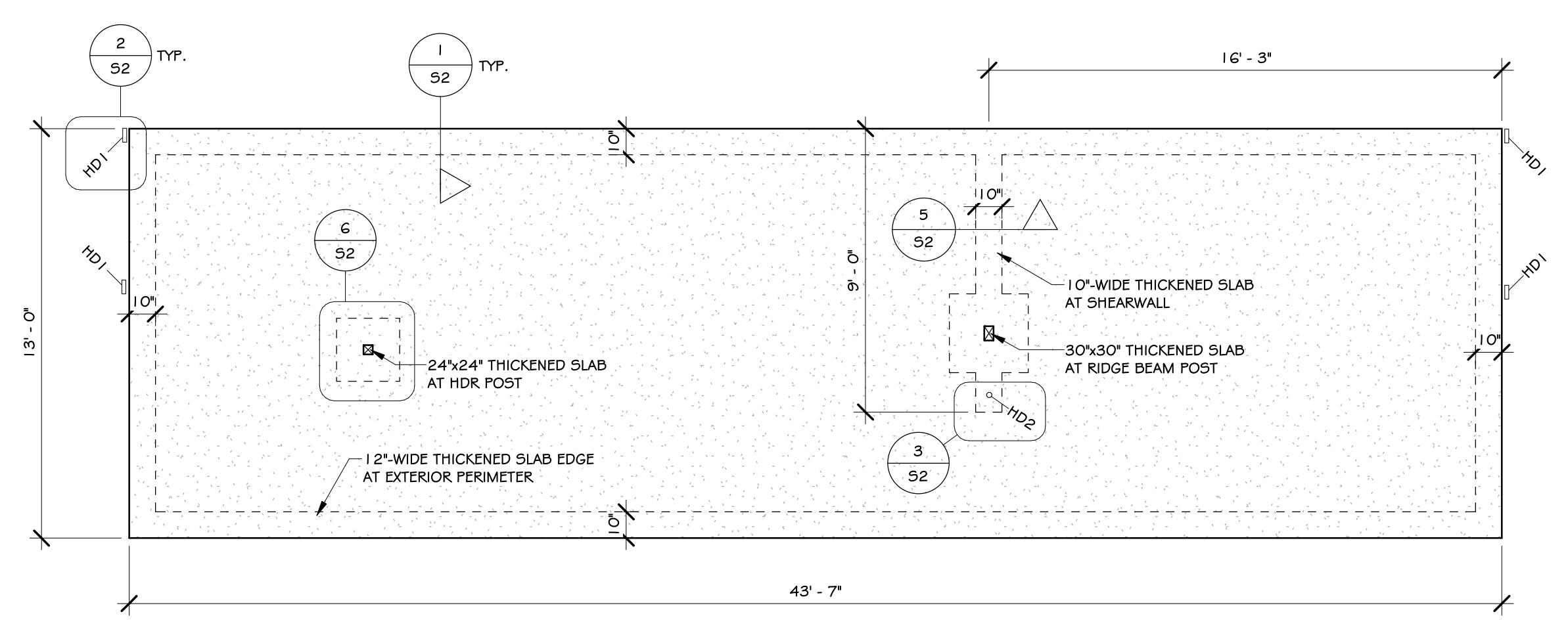
KOVES DADU
 7401 SE 65TH ST,
 MERCER ISLAND, WA

DRAWINGS PROVIDED BY:
 ENGINEERED STRUCTURES
 GLOBAL DESIGN, PLLC
 12540 222nd Place SE
 ISSAQUAH, WA 98027
 206.840.5449
 engineer@esg-design.com

DATE:
5/28/2024

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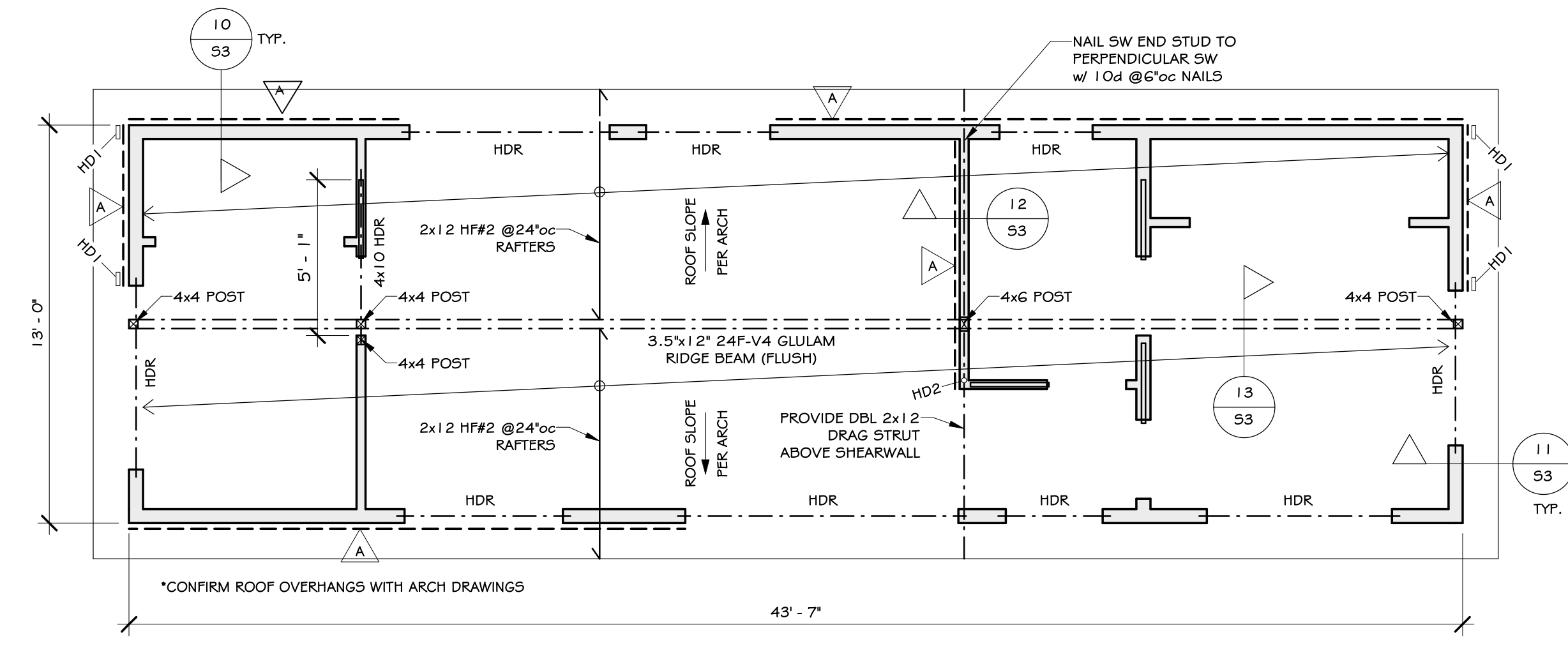


FOUNDATION PLAN

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

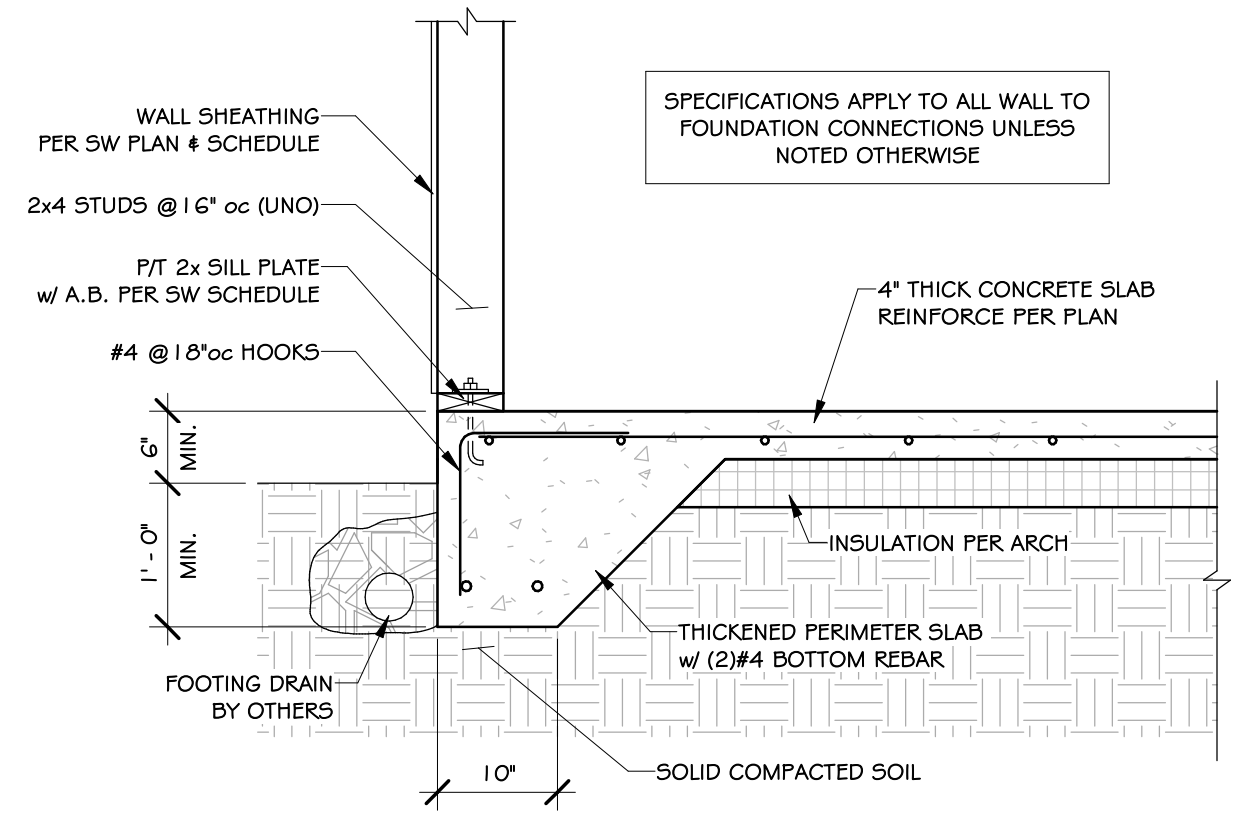
1/4" = 1'-0"

FRAMING PLAN LEGEND:

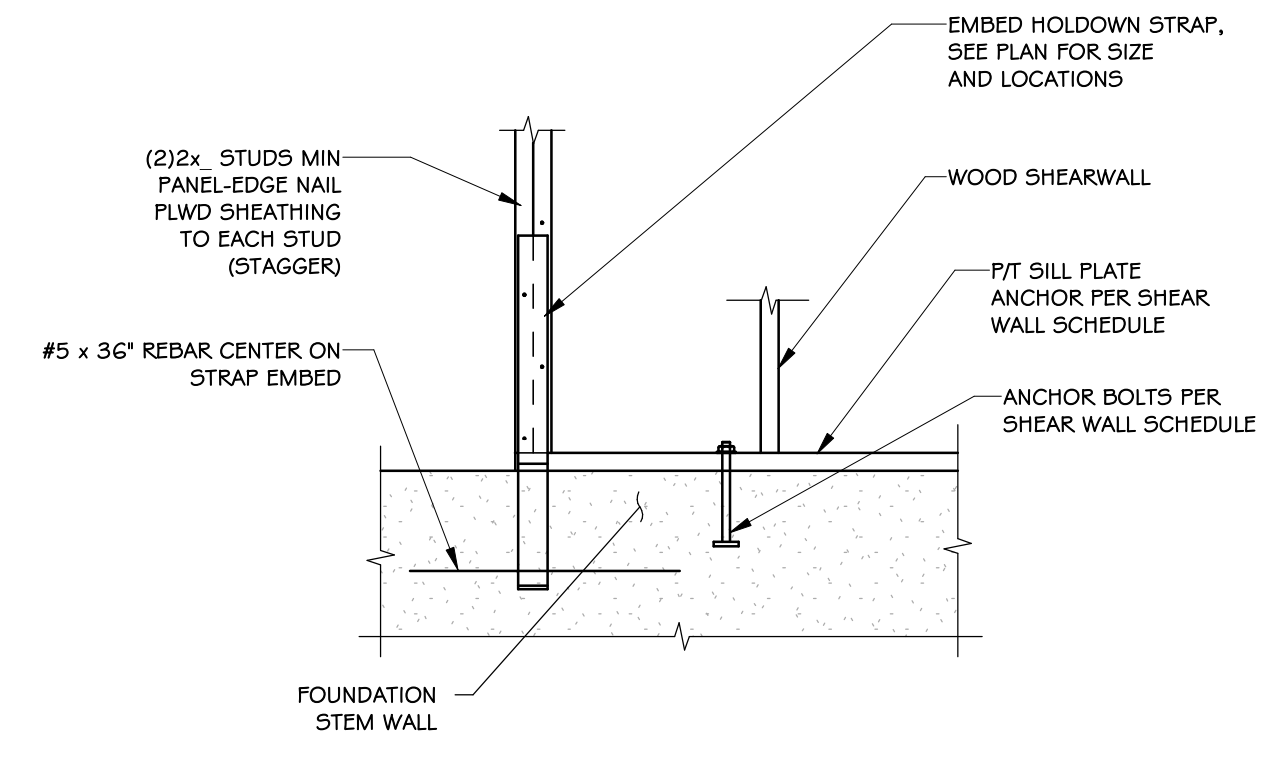
- SHEAR WALL EXTENT
- △ SHEAR WALL TAG, (REFER TO SHEAR WALL SCHEDULE)
- HDx HOLD-DOWN TAG, (REFER TO HOLD-DOWN SCHEDULE)

FRAMING NOTES:

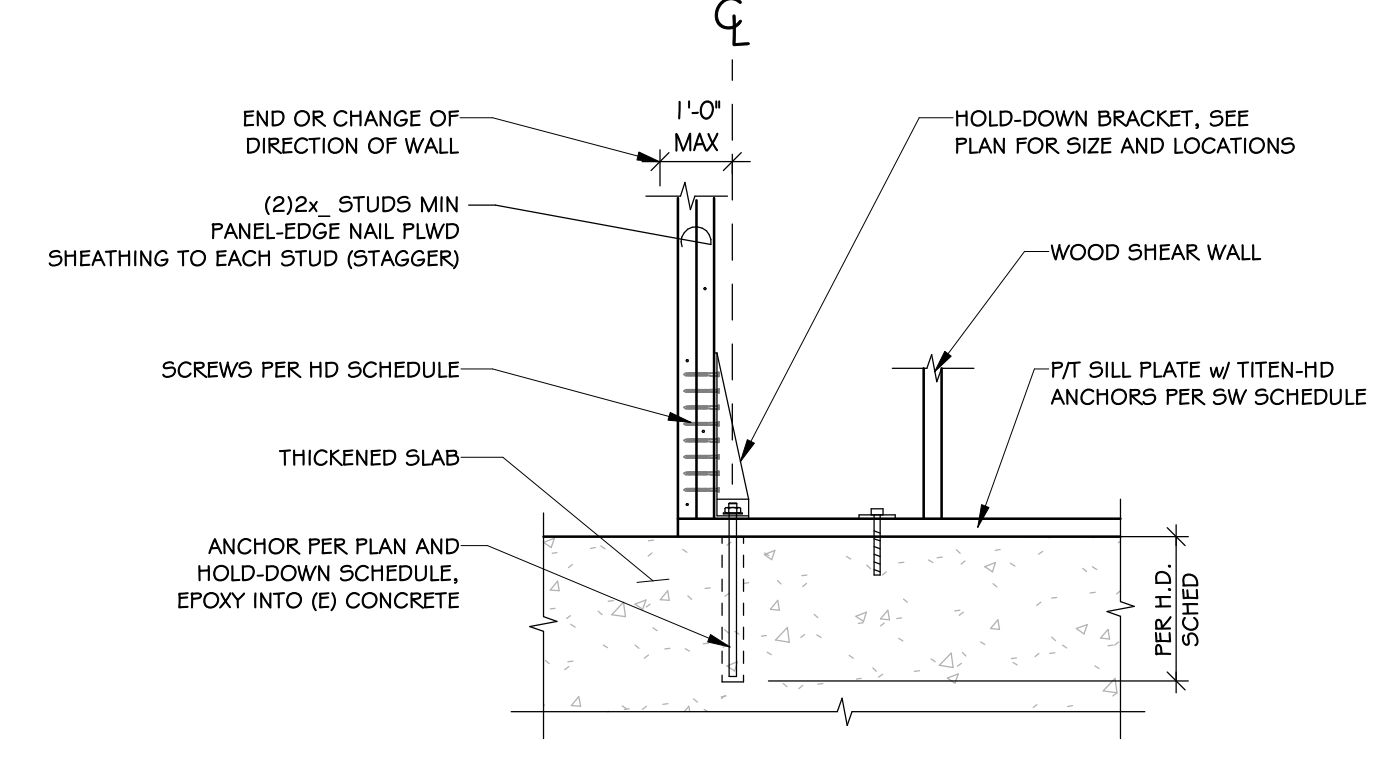
- ALL DIMENSIONS ARE TO FACE OF WALL STUDS, FACE OF CONCRETE WALLS, OUTSIDE DECK FRAMING, CENTER OF POSTS, CENTER OF BEAMS, UNO.
- TYPICAL INTERIOR AND EXTERIOR WALL HEADER TO BE MINIMUM (2)2x8 UNO ("HDR").
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
- ALL WOOD POSTS 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.



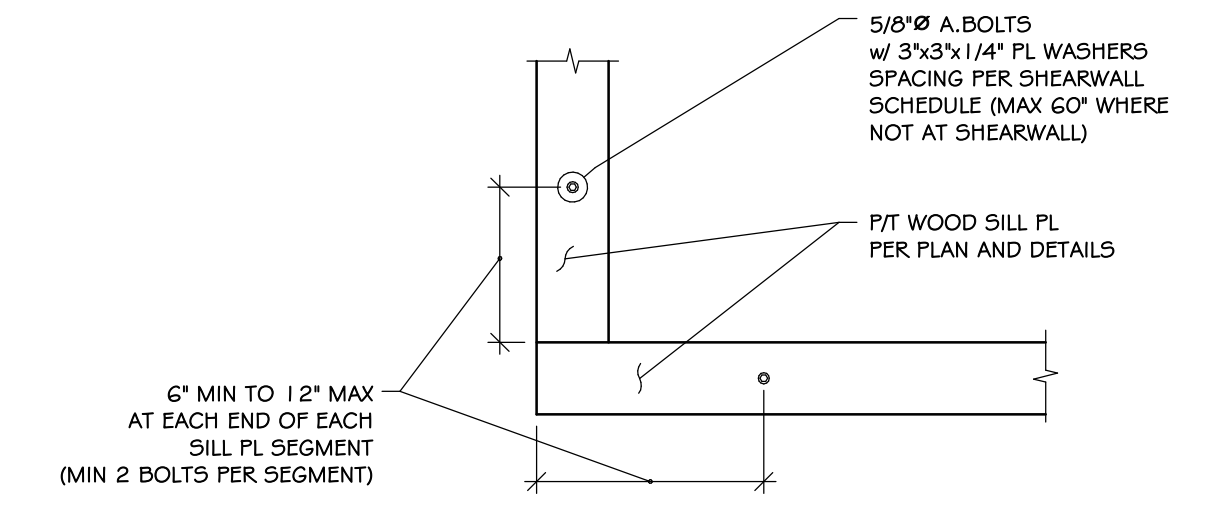
1 EXTERIOR WALL FOUNDATION DETAIL
3/4" = 1'-0"



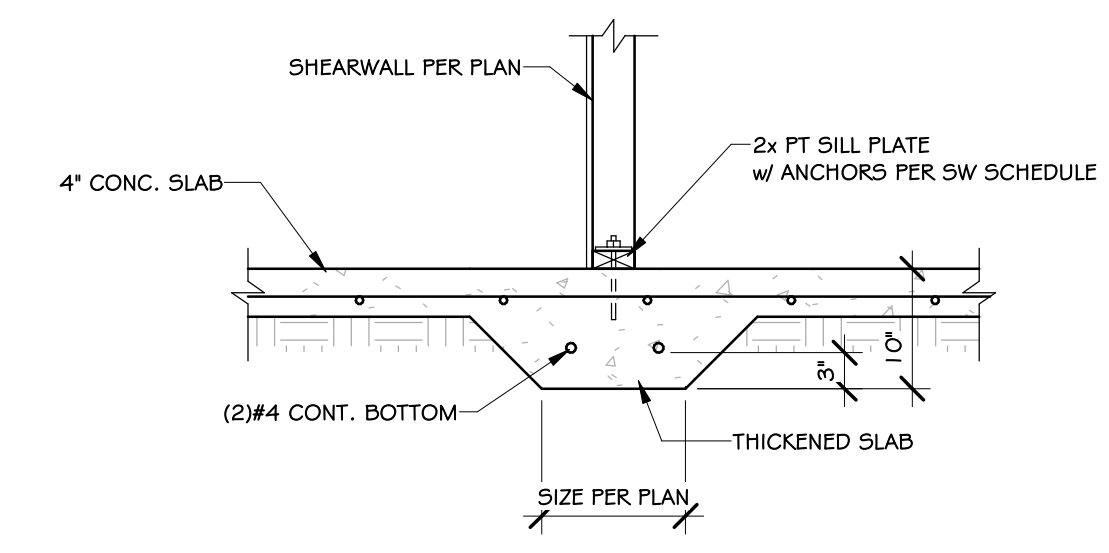
2 TYP. EMBEDDED STRAP HOLD-DOWN
3/4" = 1'-0"



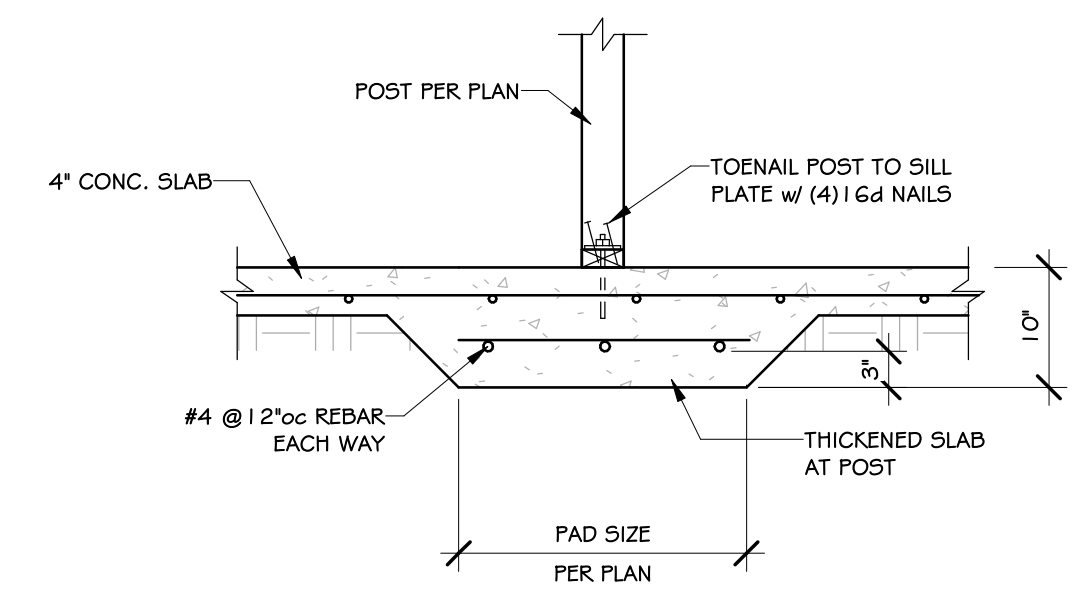
3 TYP. BRACKET HOLD-DOWN
3/4" = 1'-0"



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"

DATE	DESCRIPTION	PERMIT SET
5/24/2024		

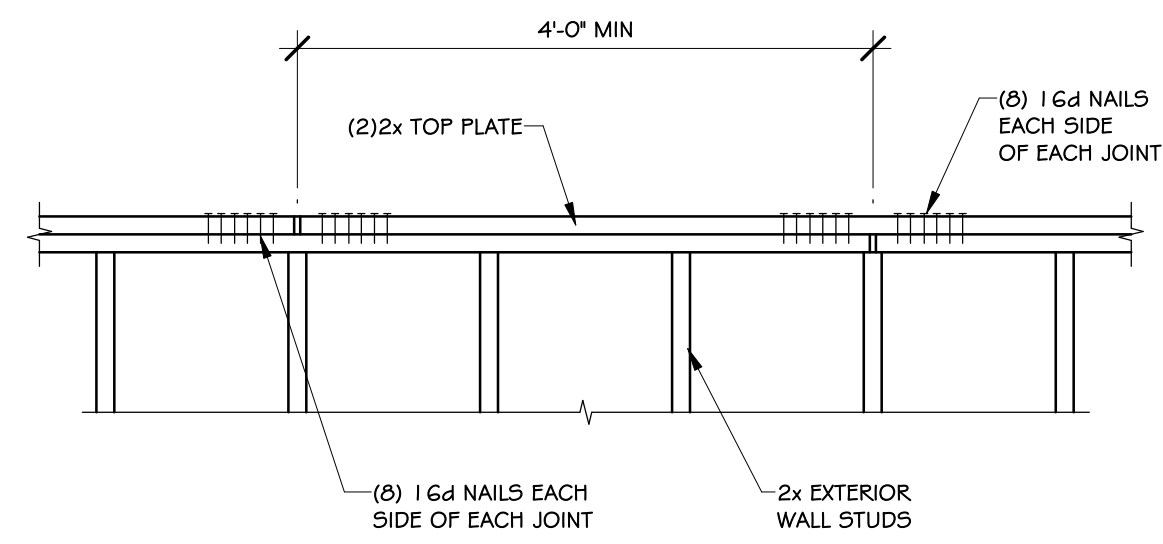


STRUCTURAL DETAILS

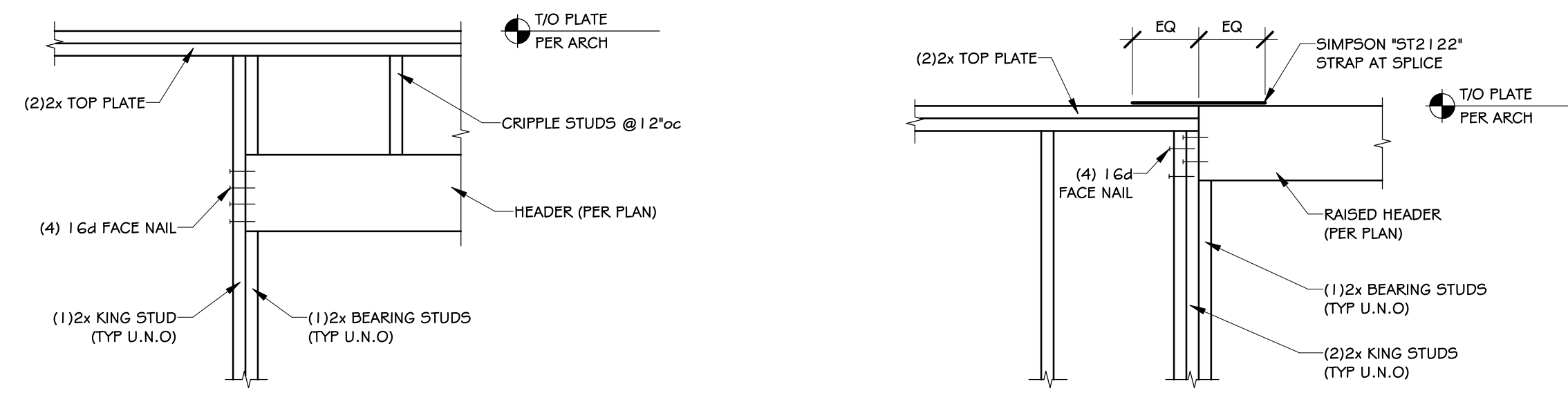
KOVES DADU
1701 SE 65TH ST,
MERCER ISLAND, WA

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
12540 222nd Place SE
ISSAQUAH, WA 98227
206-840-5449
engineer@esgd.com

DATE:	5/28/2024
SHEET SIZE:	24" x 36"
DRAWING:	S3

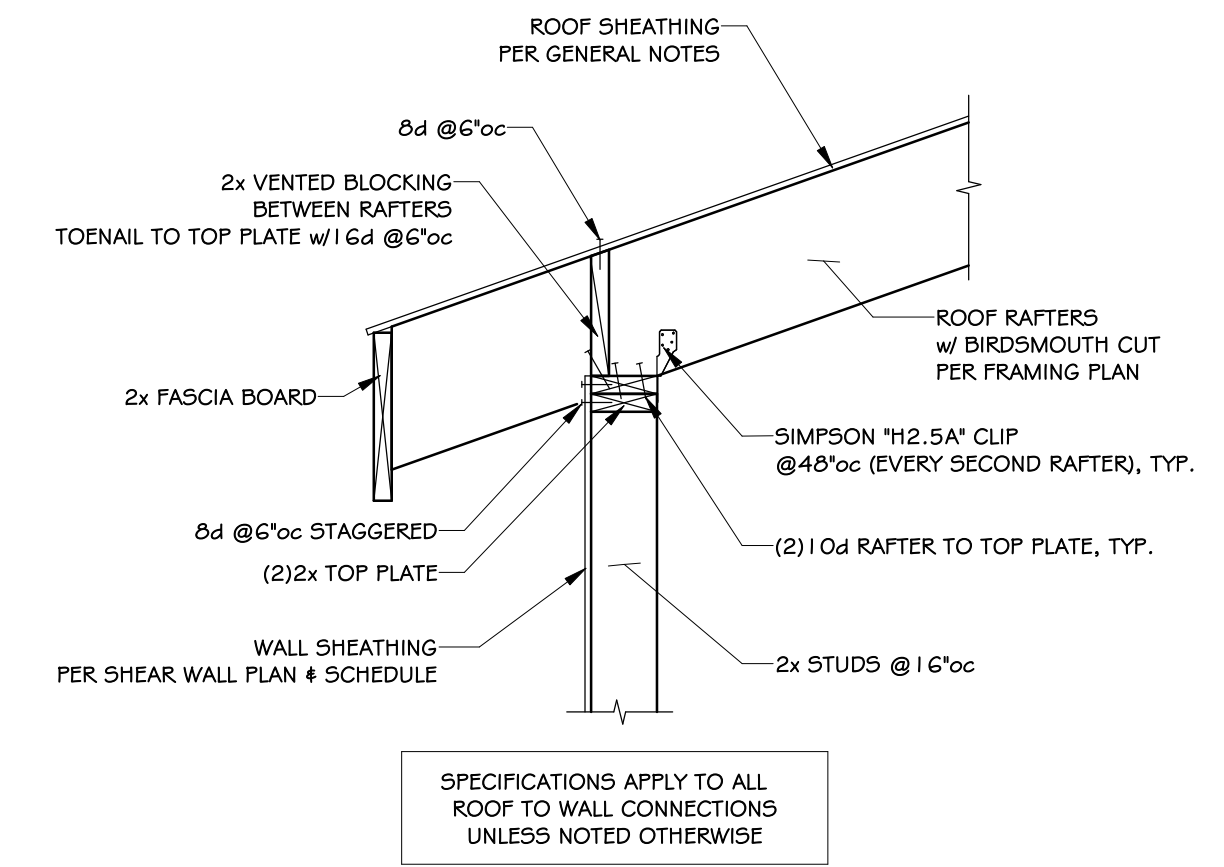


7 TYP. TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



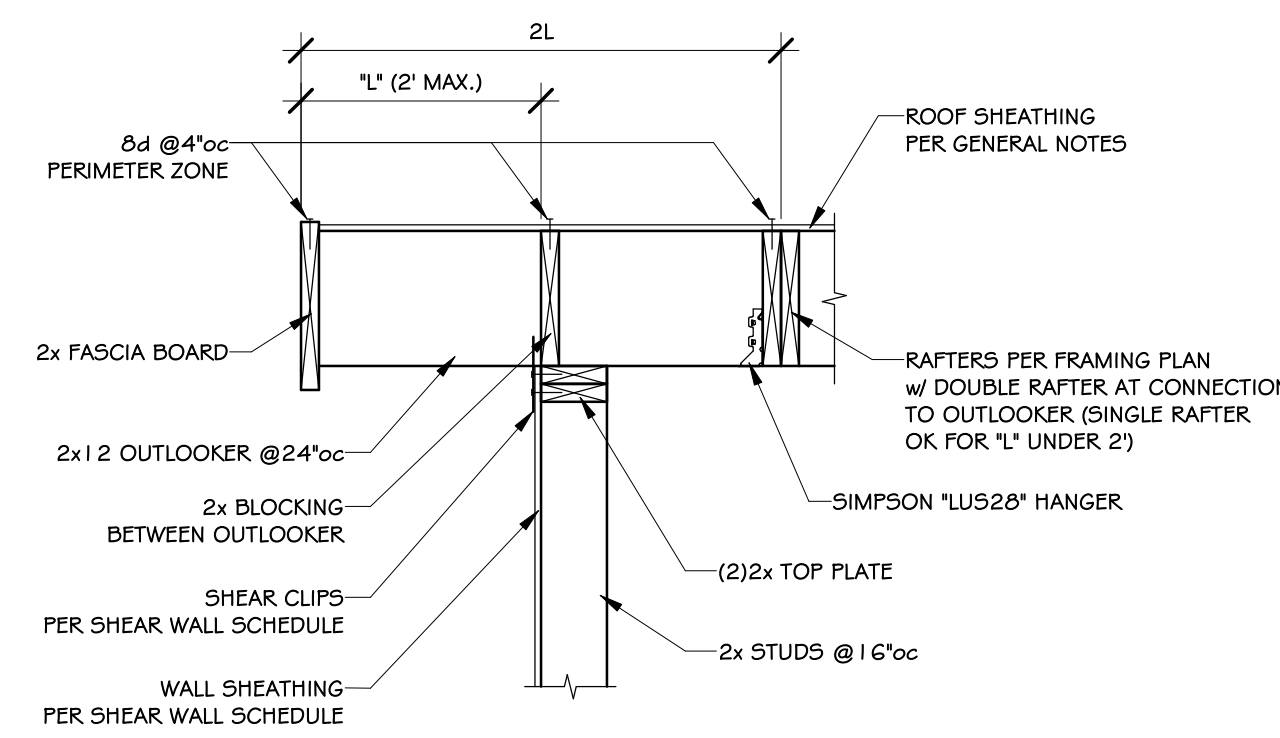
8 TYP. DROPPED HEADER DETAIL
3/4" = 1'-0"

9 TYP. FLUSH HEADER DETAIL
3/4" = 1'-0"

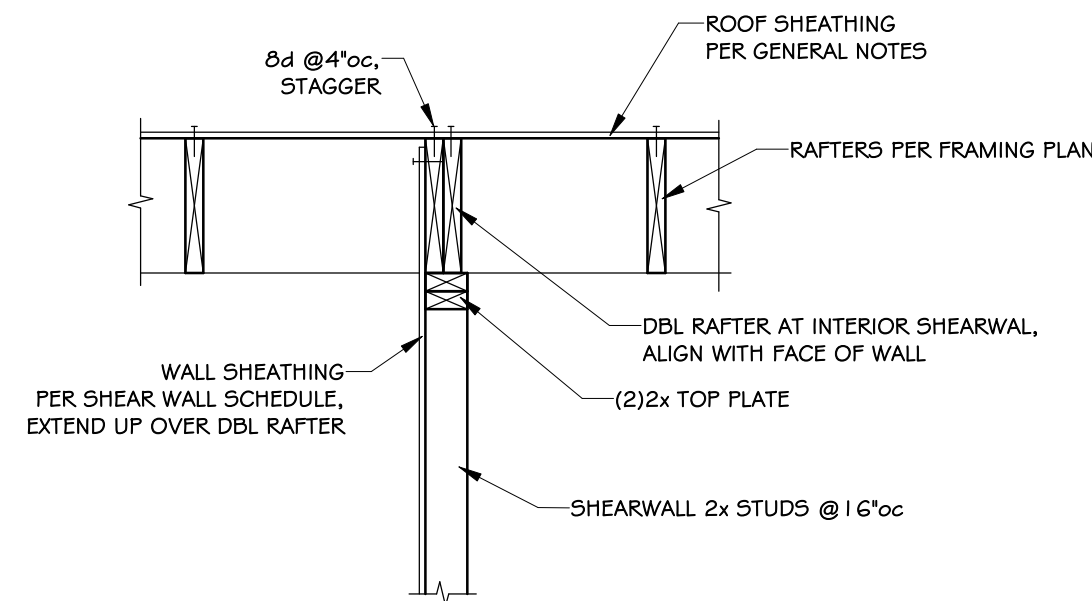


10 TYP. ROOF FRAMING DETAIL
3/4" = 1'-0"

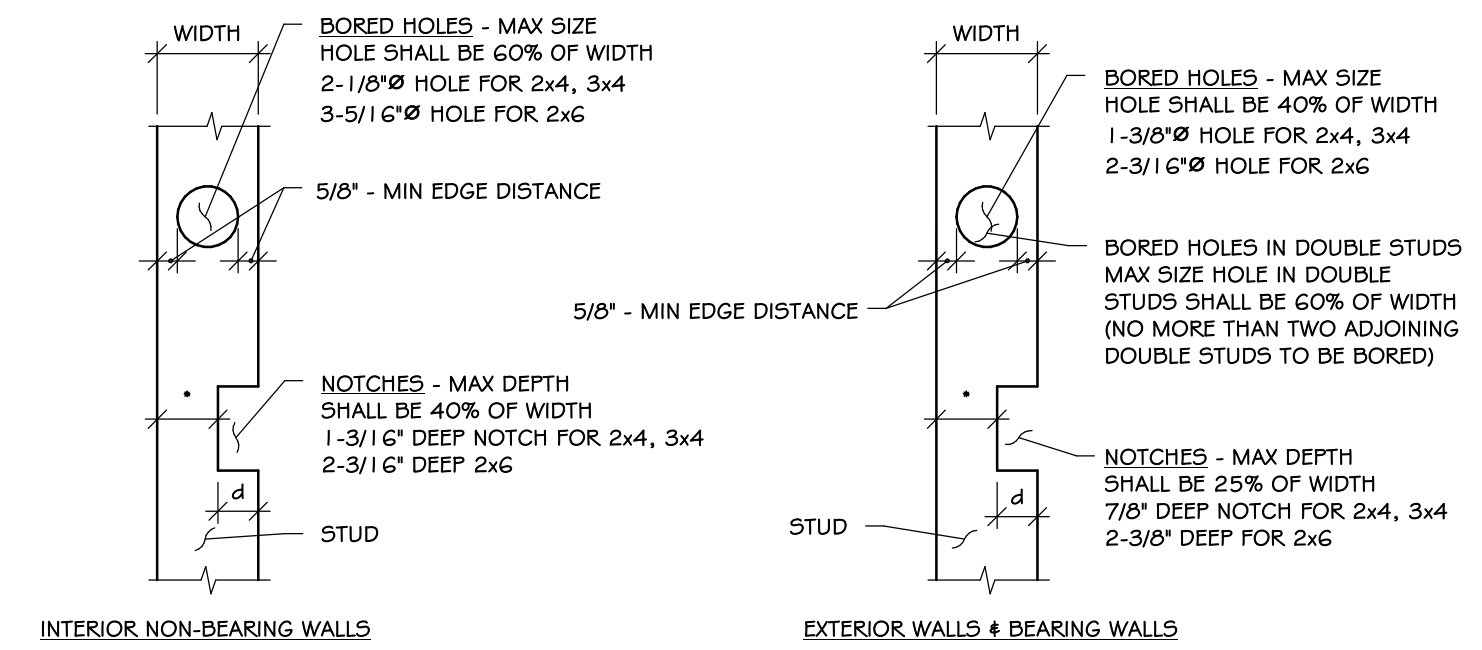
SPECIFICATIONS APPLY TO ALL ROOF TO WALL CONNECTIONS UNLESS NOTED OTHERWISE



11 OUTLOOKER EAVE DETAIL
3/4" = 1'-0"



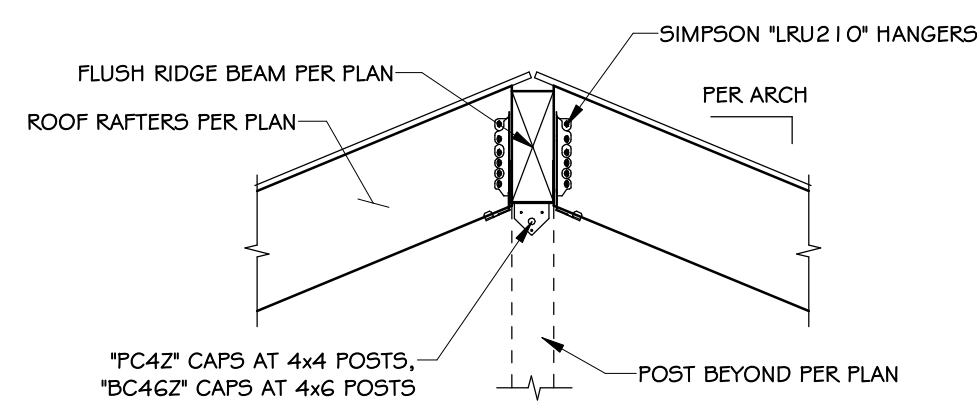
12 INTERIOR SHEARWALL FRAMING DETAIL
3/4" = 1'-0"



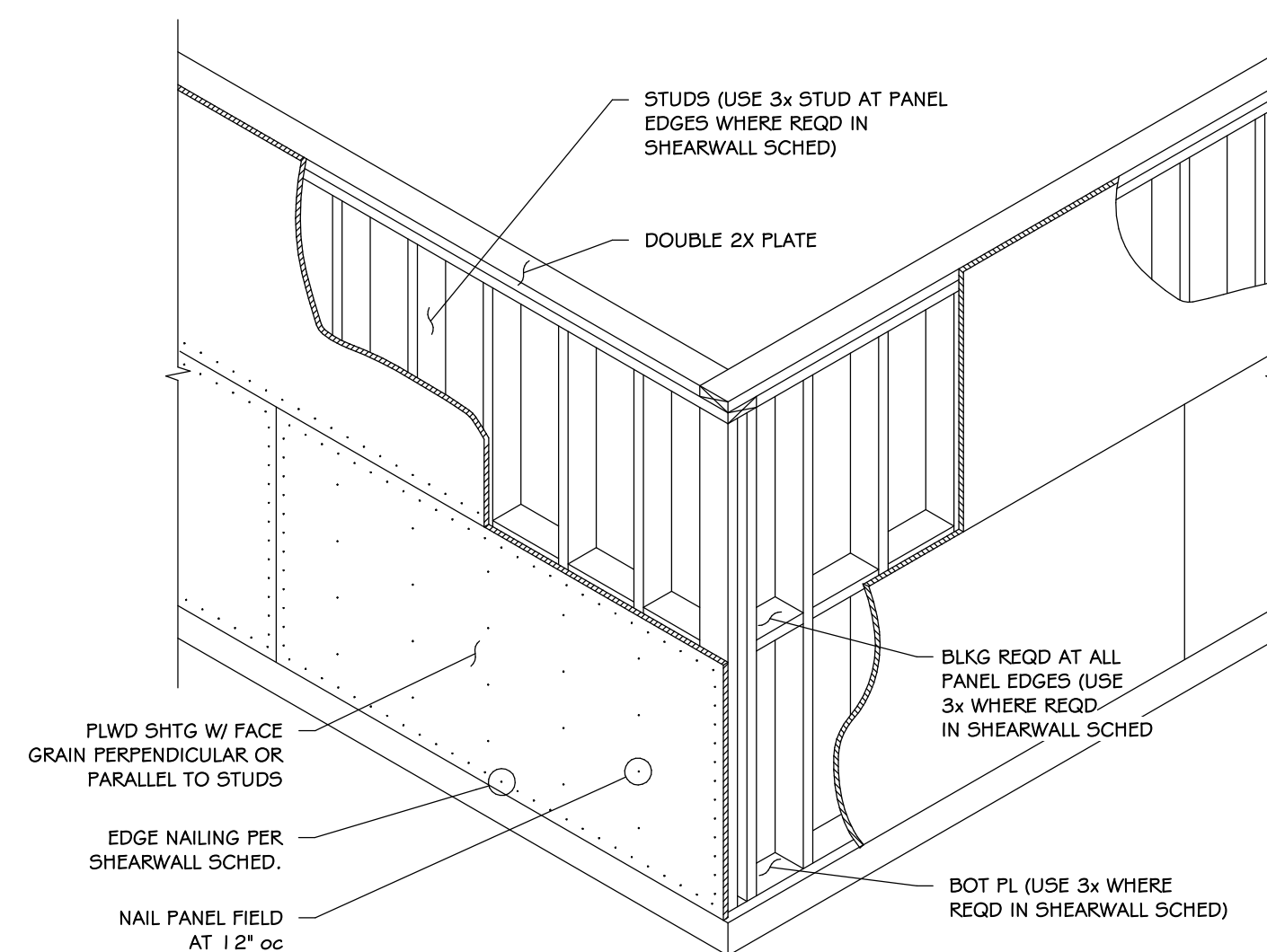
* PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

NOTE:
1. HOLE AND NOTCH GUIDELINES SHOWN ARE PER IBC 2308.9. WRITTEN APPROVAL FROM STRUCTURAL ENGINEER IS REQUIRED FOR ANY HOLES OR NOTCHES WHICH FALL OUTSIDE OF THESE GUIDELINES

15 TYP. ALLOWABLE FRAMING PENETRATIONS
3/4" = 1'-0"



13 RIDGE FRAMING DETAIL
3/4" = 1'-0"



14 TYP. ONE STORY SHEARWALL DETAIL
3/4" = 1'-0"