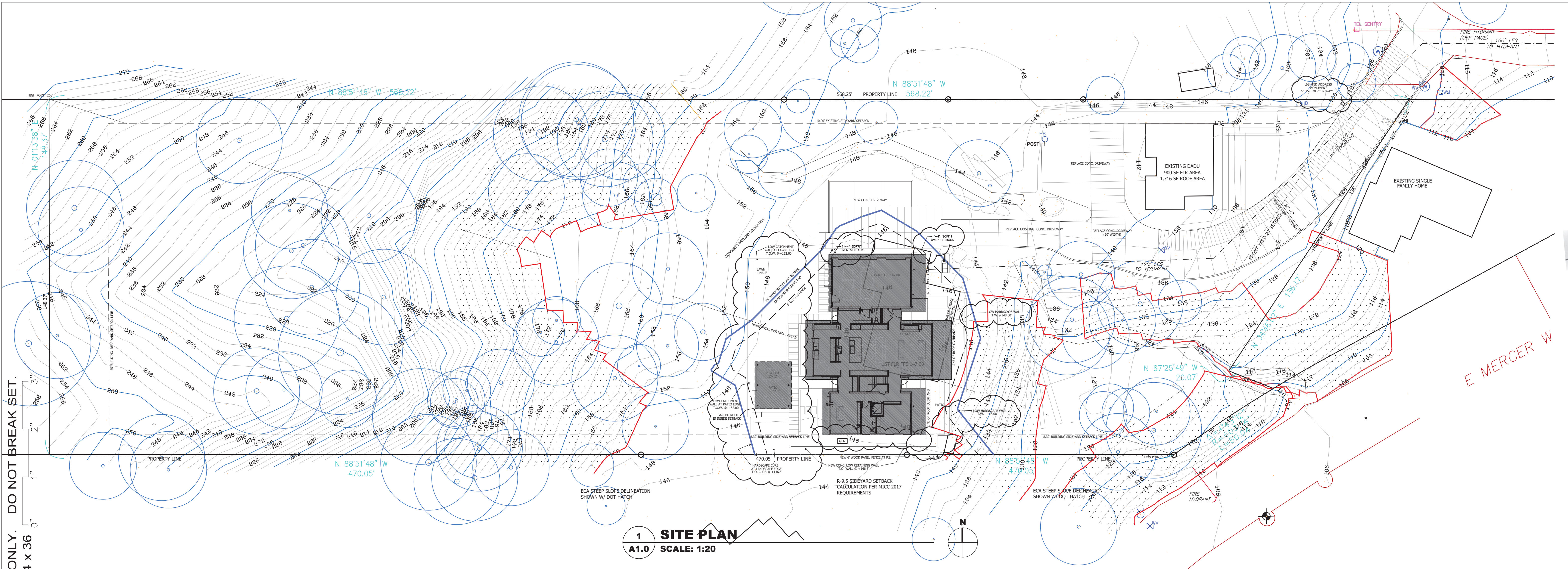


DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



1 SITE PLAN
A1.0 SCALE: 1:20

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

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

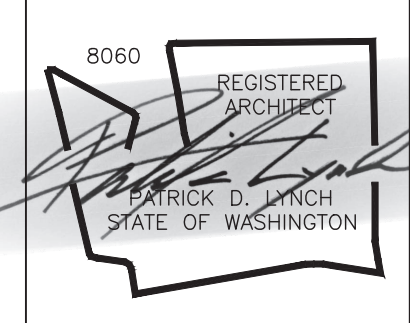
HARDSCAPE CALCULATIONS	
A. GROSS & NET LOT AREA	77,384 SF
C. AREA BORROWED FROM LOT COVERAGE	0
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C	9% OF LOT
E. ALLOWED HARDSCAPE AREA	6,964 SF
F. TOTAL EXISTING HARDSCAPE AREAS:	
1. UNCOVERED DECKS	100 SF
2. UNCOVERED PATIOS	0
3. WALKWAYS	200 SF
4. STAIRS	75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

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

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

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

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



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

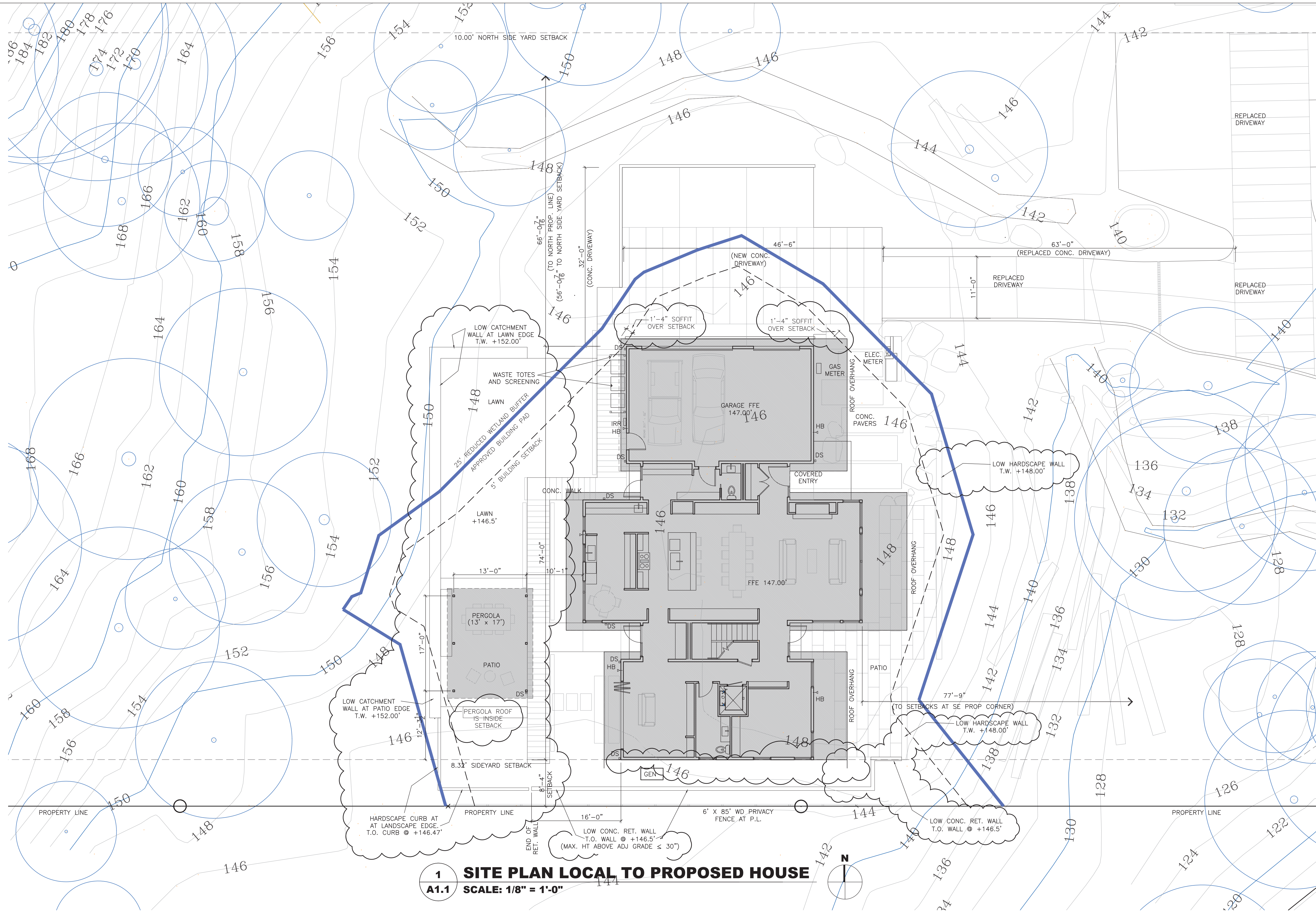
REVISIONS		
6-9-25	SITE & PERGOLA	
6-9-25	SECTION 2 / A4.0	
8-8-25	CATCHMENT/PILING	

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

Site Plan & Site Area Calculations

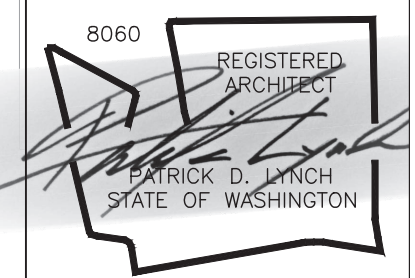
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A1.0

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



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

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South Bend, IN 46601
574.286.0816
plyncharchitect@gmail.com



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

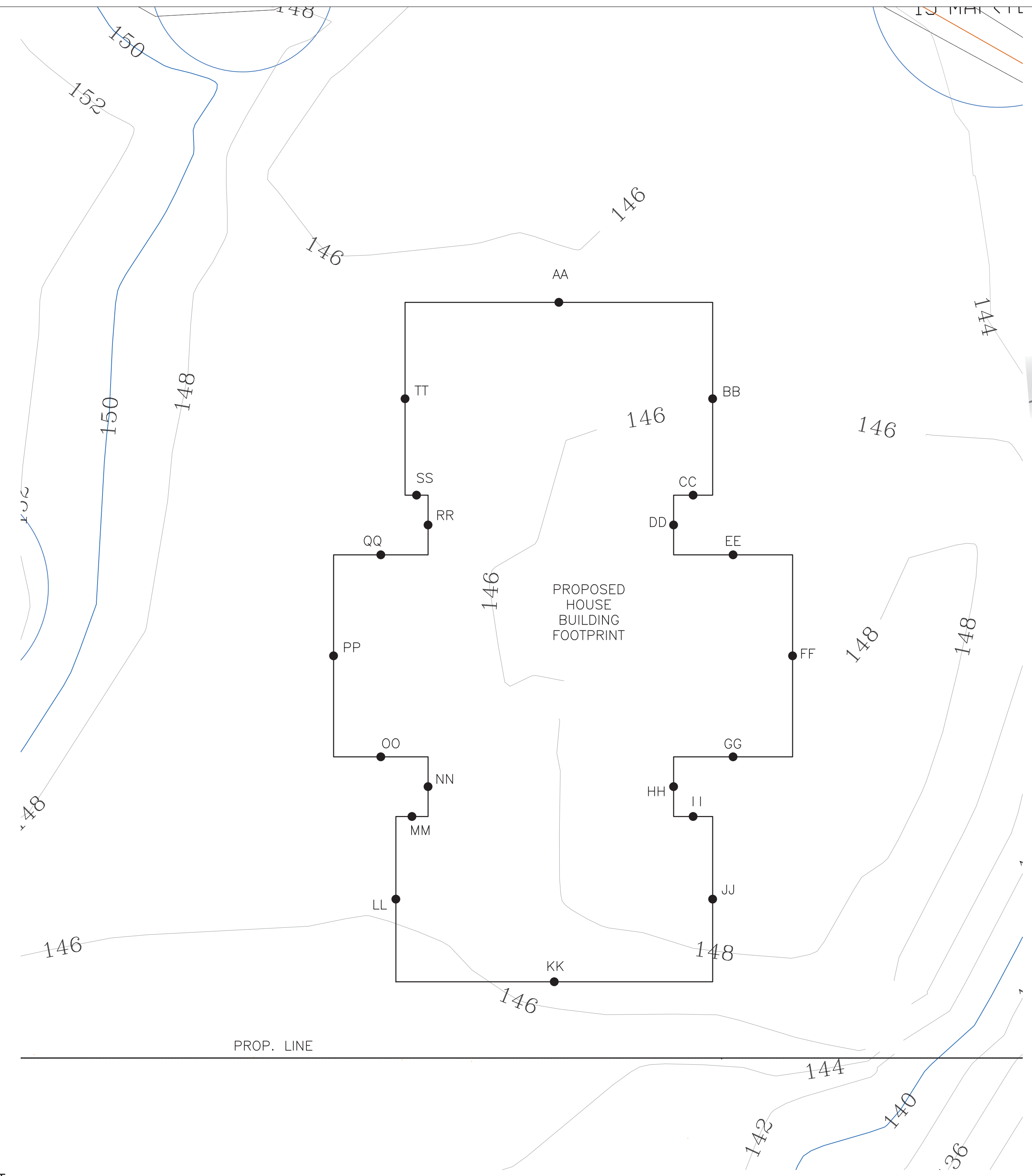
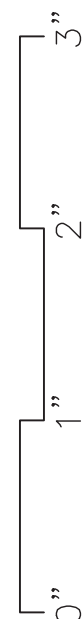
REVISIONS	
6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PLINGS

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

Local Site Plan 1:96

Sheet Number:
A1.1

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



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

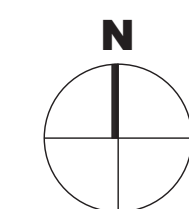
A.B.E. CALCULATION FOR PROPOSED NEW RESIDENCE

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

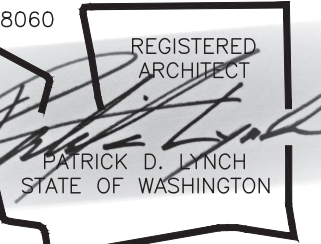
$$\frac{40826.81}{277.2} = 147.3 \text{ ' AVERAGE BUILDING ELEVATION (A.B.E.)}$$

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

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



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plyncharchitect@gmail.com



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

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

Permit Set

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

ABE Calculations

Sheet Number:

A1.2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

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

BASIS OF BEARINGS

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

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

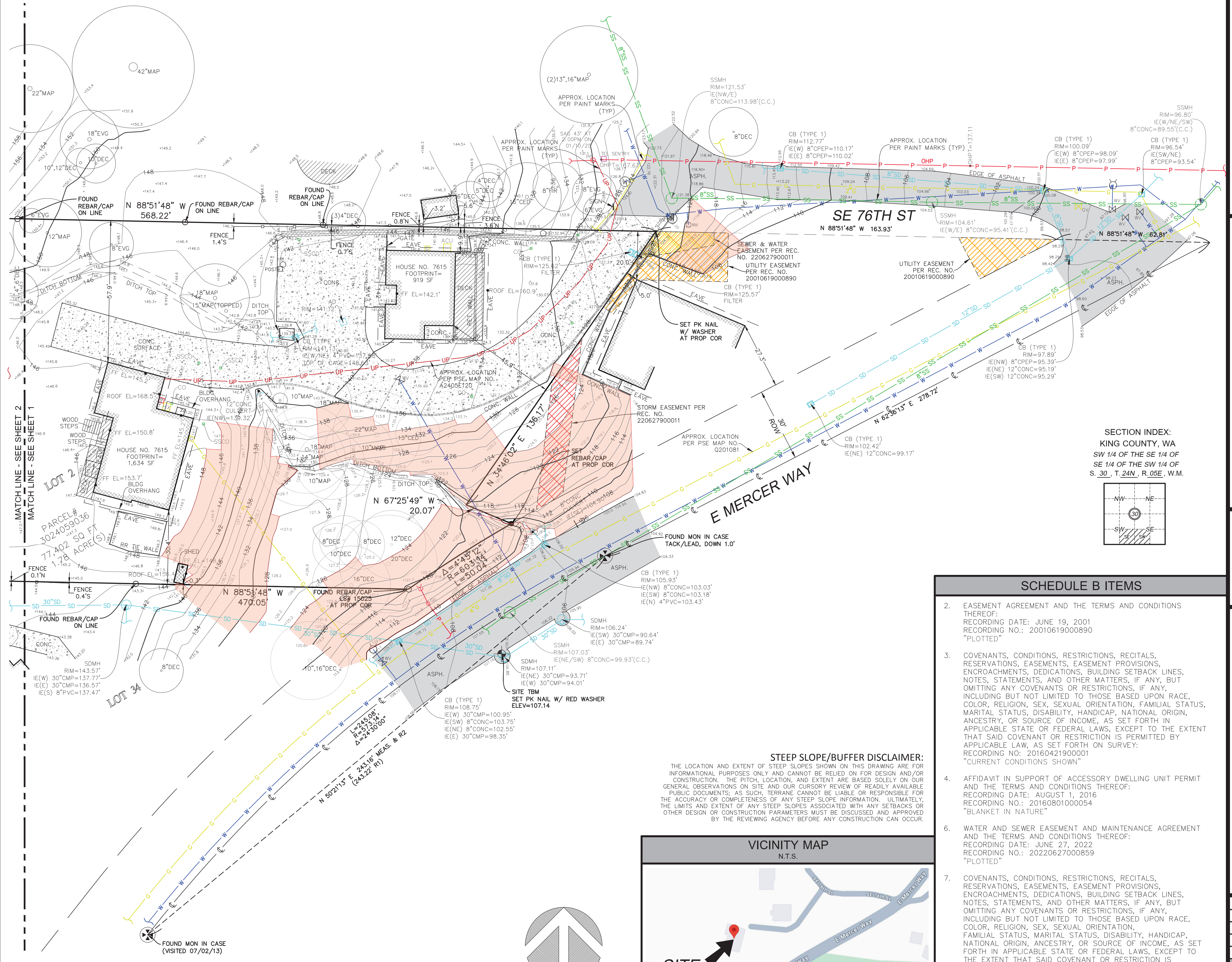
SITE TEMP. BENCHMARK DESCRIPTION: PK NAIL W/ RED WASHER LOCATION: 26.5'S & 38.2'E OF THE SE PROP COR ELEVATION: 107.14'

SURVEYOR'S NOTES

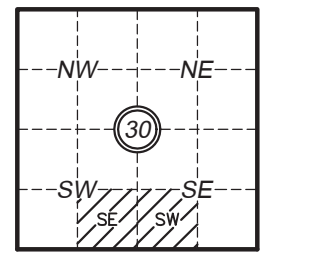
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2013 AND JANUARY OF 2025. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY.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

LEGEND

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

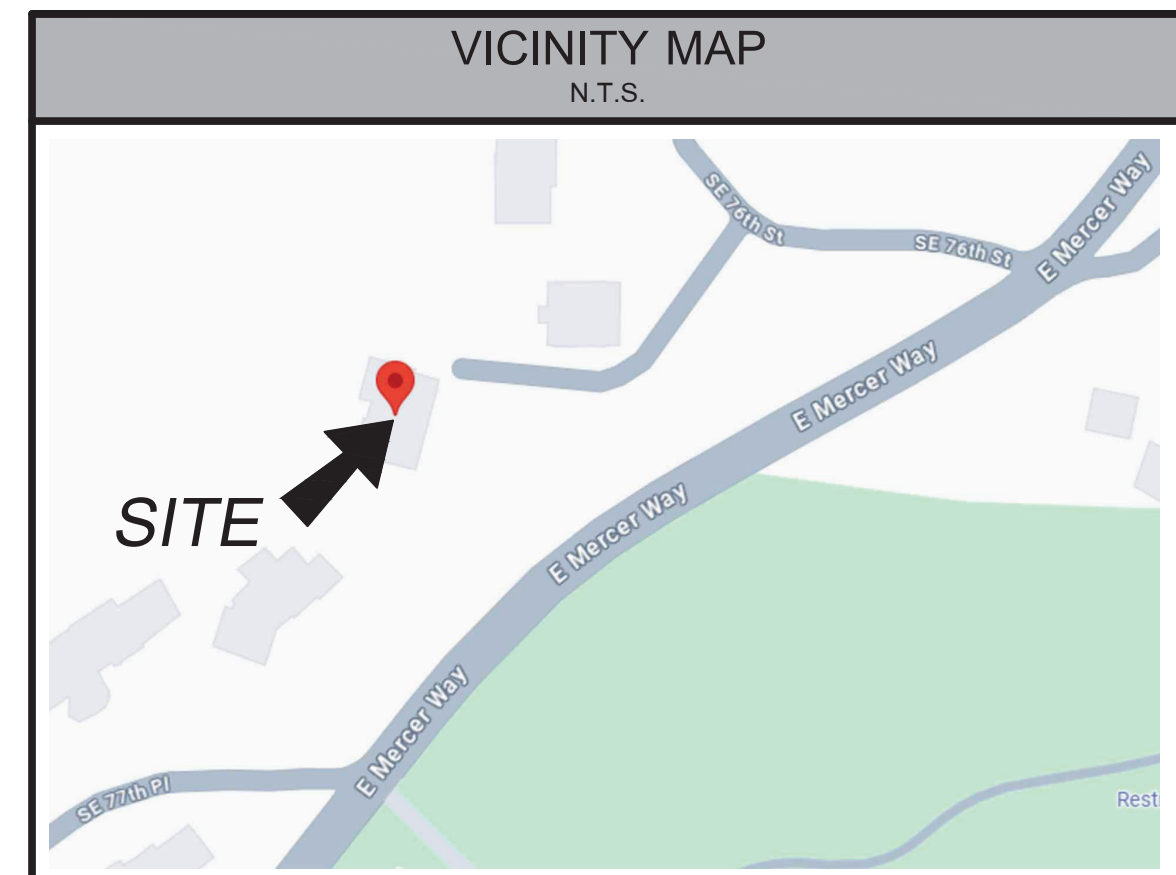
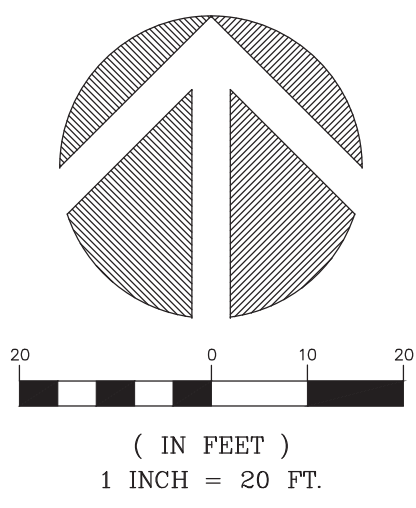


SECTION INDEX:
KING COUNTY, WA
SW 1/4 OF THE SE 1/4 OF
SE 1/4 OF THE SW 1/4 OF
S. 30, T. 24N, R. 05E, W.M.



REFERENCES

- R1. TARYWOOD PARK, VOL. 127 OF PLATS, PG. 46-49, RECORDS OF KING COUNTY, WASHINGTON.
- R2. CITY OF MERCER ISLAND SHORT PLAT NO. SUB 20-002, VOL. 468, PGS. 128-130, RECORDS OF KING COUNTY, WASHINGTON.



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

SCHEDULE B ITEMS

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

We are the measure | terrane.net

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



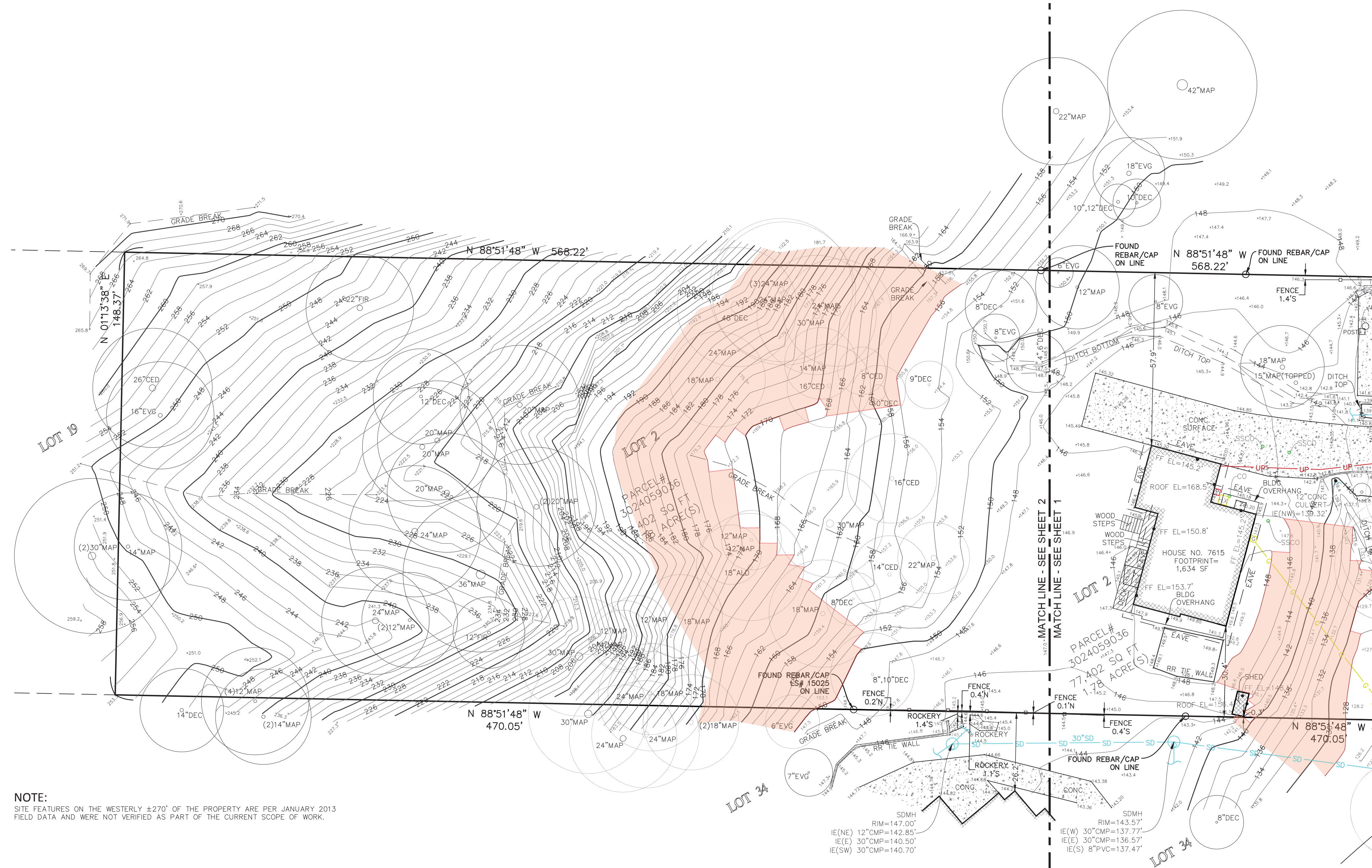
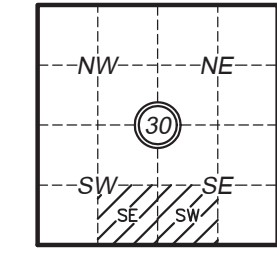
TERRANE

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

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

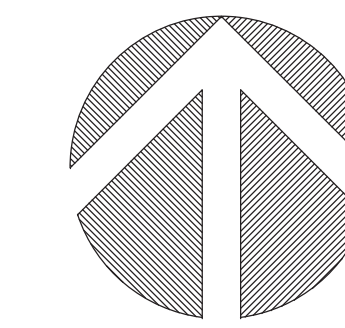
TOPOGRAPHIC & BOUNDARY SURVEY

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



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

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR
INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR
CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR
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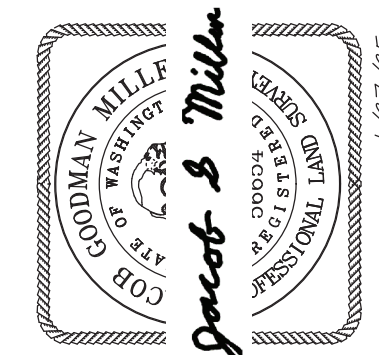
(IN FEET)
1 INCH = 20 FT.

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 3024059036

7615 E MERCER WAY

7615 EAST MERCERY WAY
MERCER ISLAND, WA 98040



TERRANE

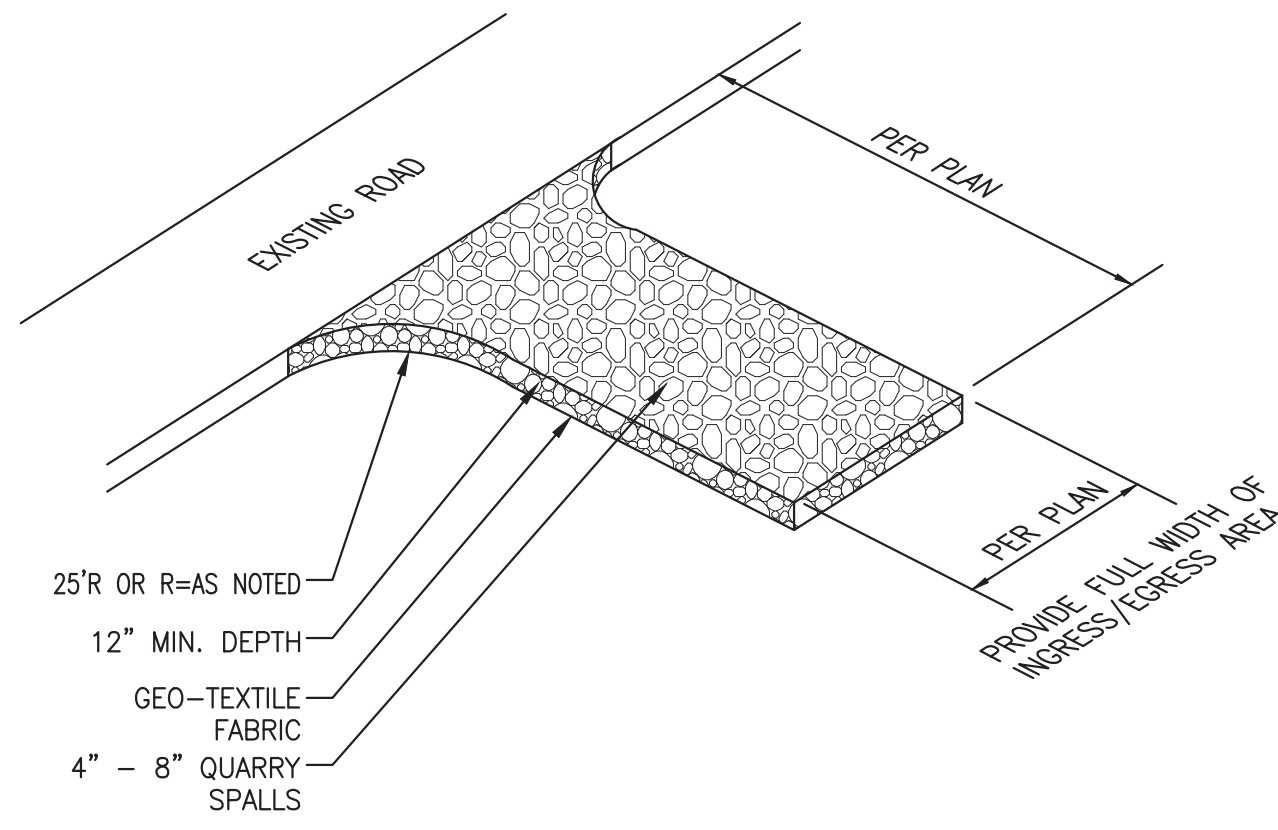
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

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

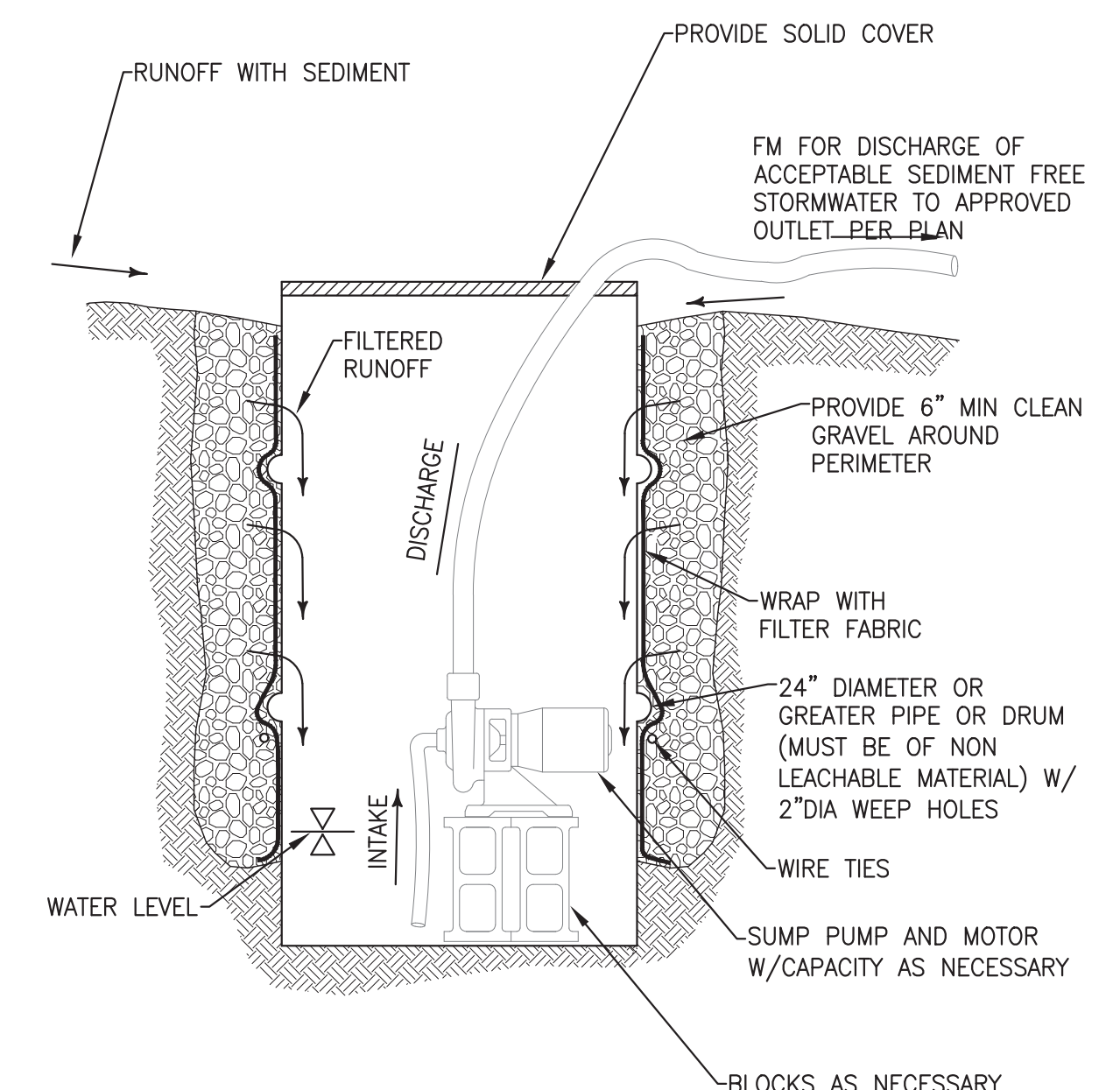
REVISION HISTORY	

SHEET NUMBER
2 OF 2

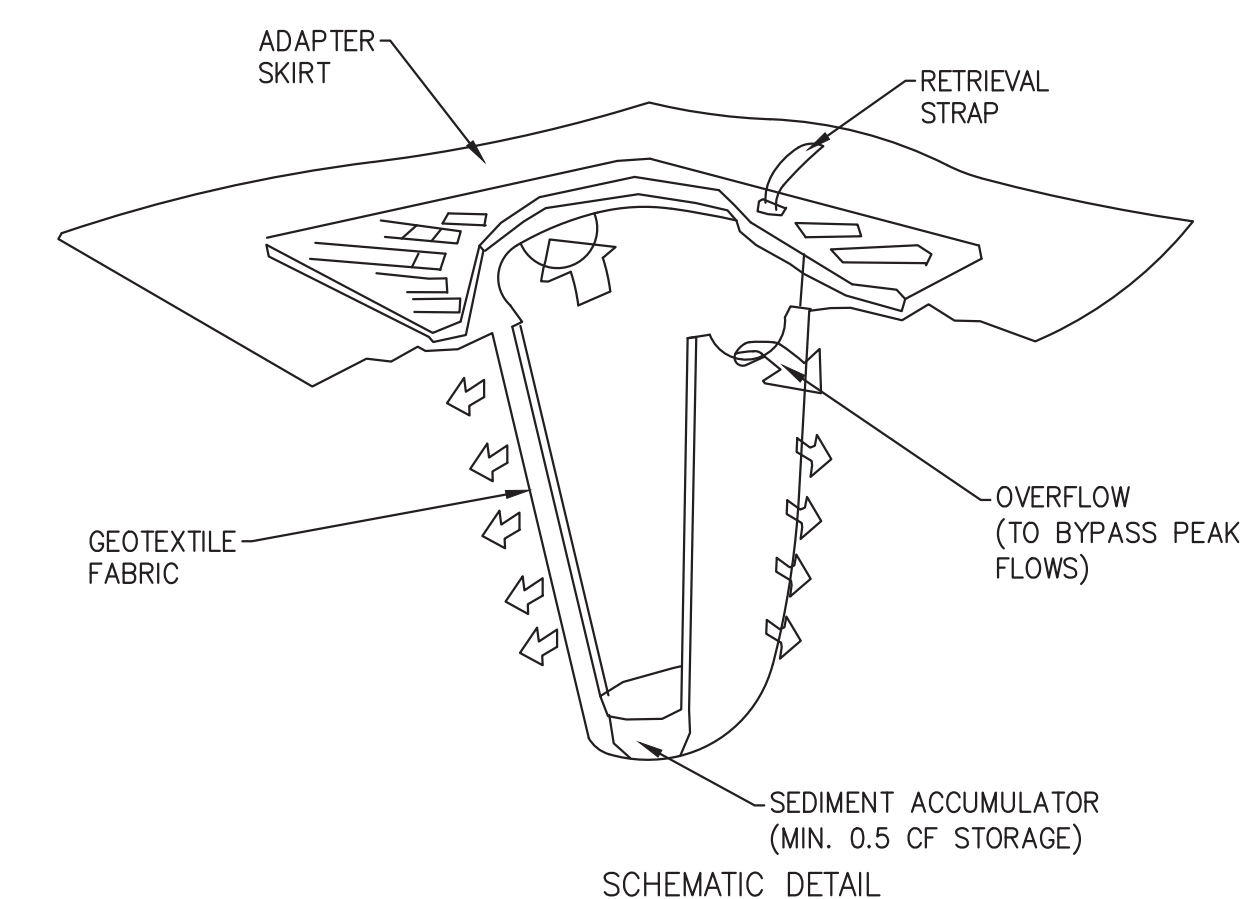
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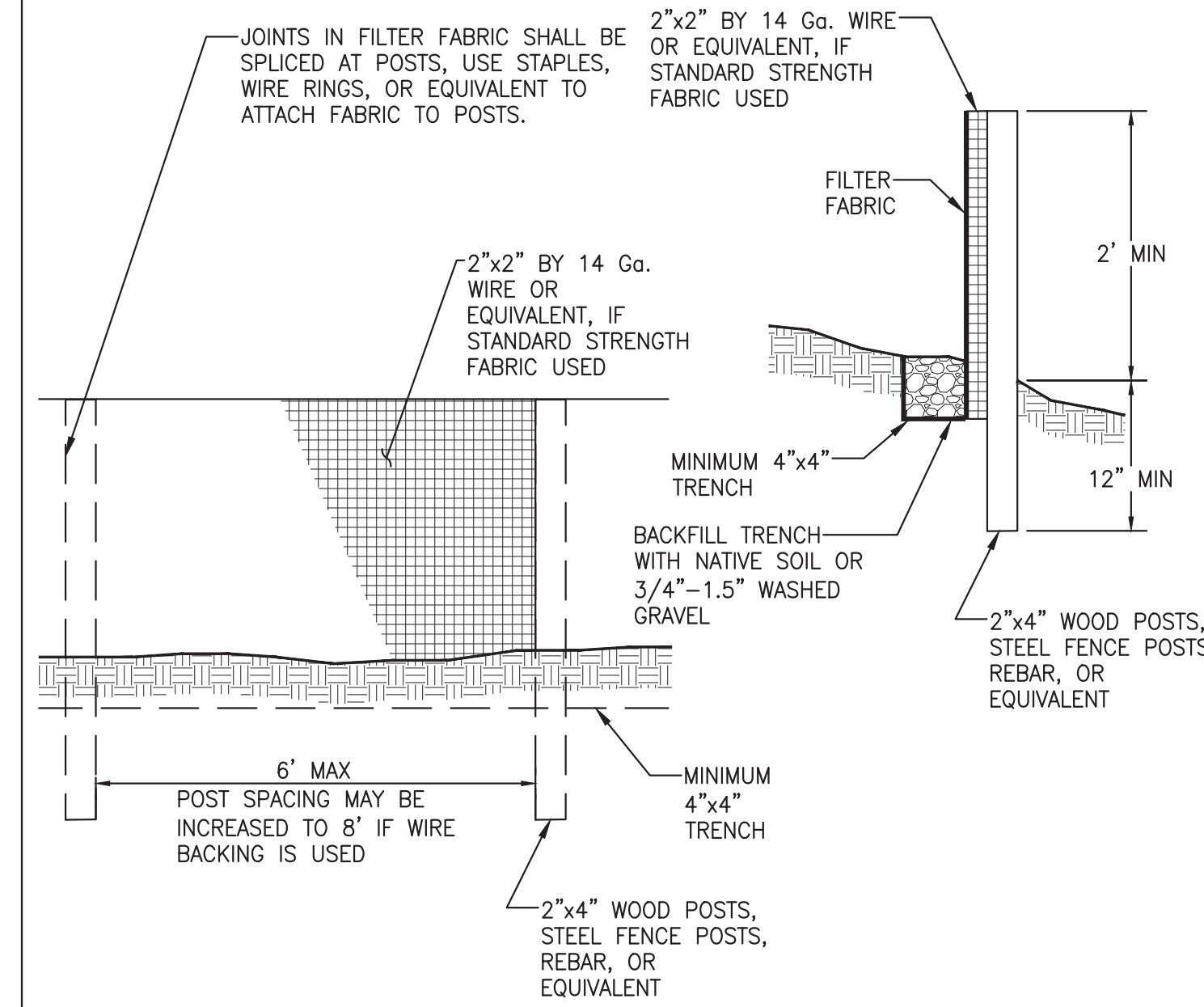
NTS
CONSTRUCTION ENTRANCE 1



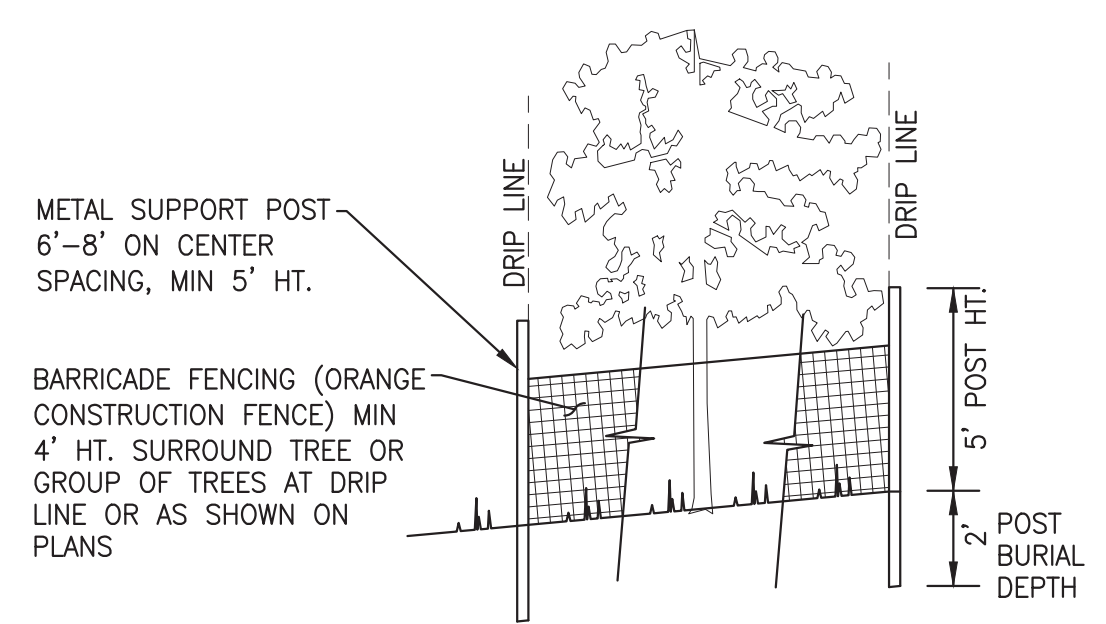
NTS
MOVEABLE SUMP & PUMP 2



NTS
INLET PROTECTION 3



NTS
FILTER FENCE 4



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

NTS
TREE PROTECTION 5

NTS
NOT USED 6

GENERAL NOTES

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

NTS
GENERAL NOTES 11

EROSION CONTROL NOTES

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

NTS
EROSION CONTROL NOTES 12

NTS
NOT USED 9

NTS
NOT USED 10

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

Stamp

No. Revisions Date

REV3 BUILDING PERMIT 2025-09-16
CITY CORRECTIONS

REV2 BUILDING PERMIT 2025-08-07
CITY CORRECTIONS

Scale: 0 1' 2'
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

CHESHIRE RESIDENCE
7615 E. MERCER WAY

City of Mercer Island, Washington

TESC AND DEMOLITION DETAILS AND NOTES

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

Description

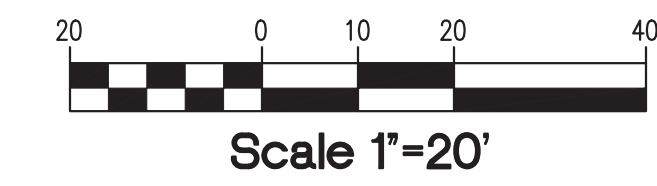
TESC AND DEMOLITION DETAILS AND NOTES

Sheet

C1.1

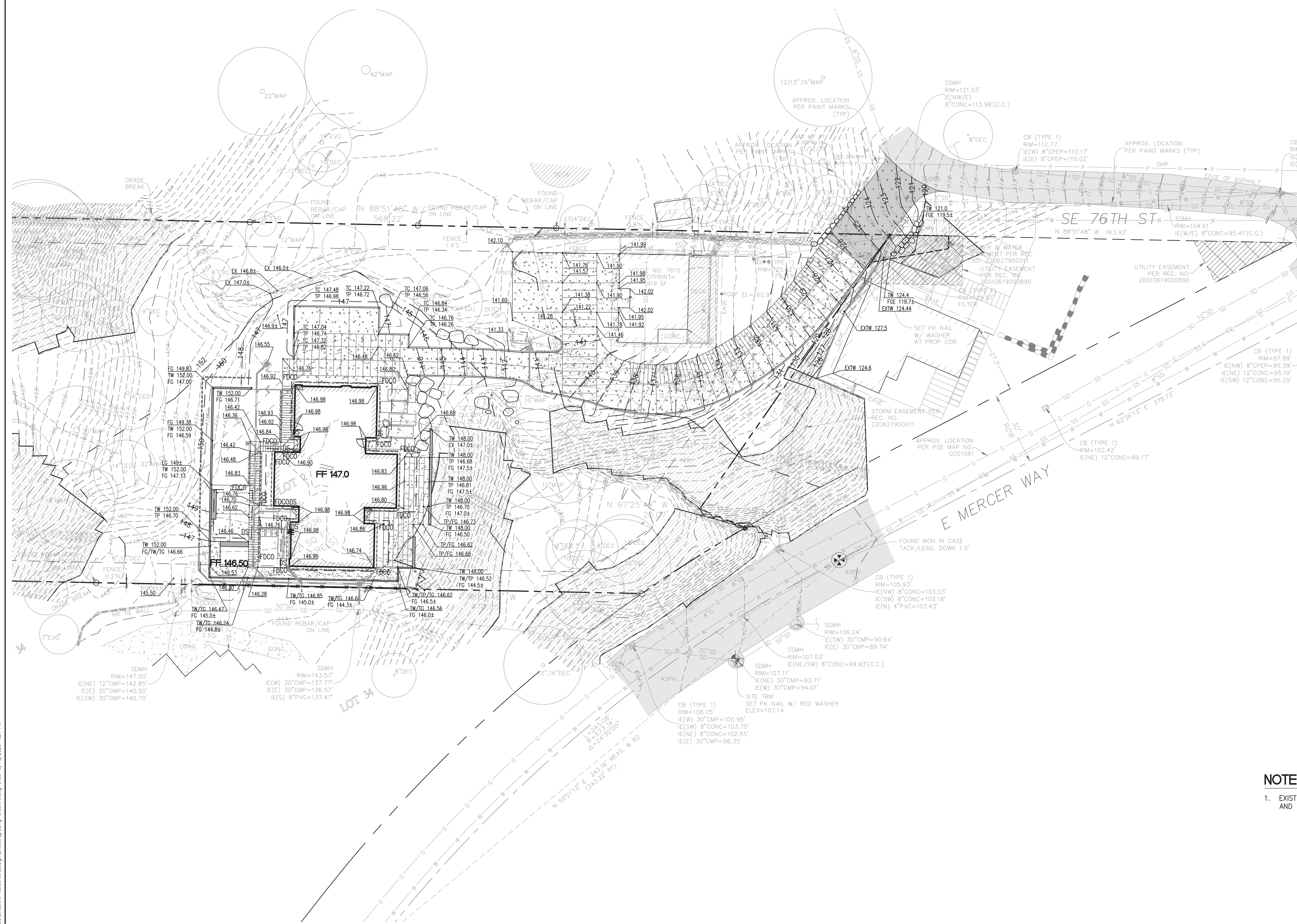
PERMIT SET

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



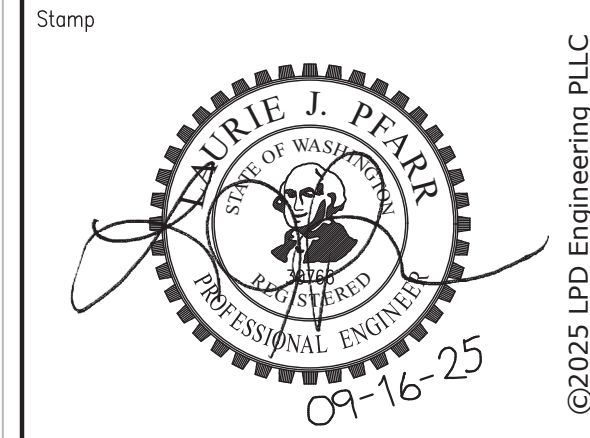
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- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
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- SPOT ELEVATION
- FF 78.0** FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SCORED CONCRETE
- ASPHALT (AC) PAVEMENT
- GRAVEL SURFACING
- SITE WALL
- VERTICAL CURB
- ROCKERY
- AREA DRAIN
- TRENCH DRAIN
- CATCH BASIN TYPE 1
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- SDCO - STORM DRAIN CLEANOUT
- FDCO - FOOTING DRAIN CLEANOUT
- DS - DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

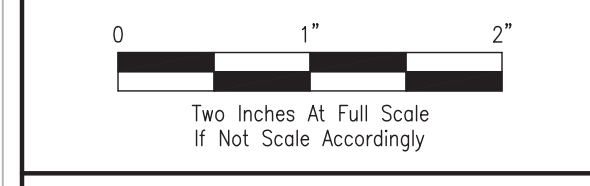


NOTES

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



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



Project Name

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

Project No.	
Issue Date	MARCH 07, 2025
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Drawn	SBR Approved LJP

GRADING PLAN

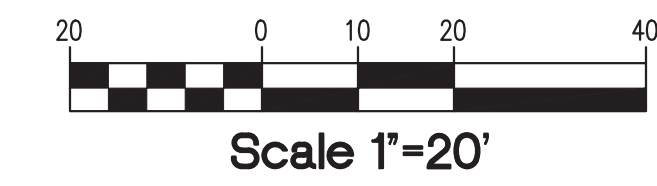
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 Sheet
C2.0

Call 3 Working Days Before You Dig!

1-800-424-5555

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

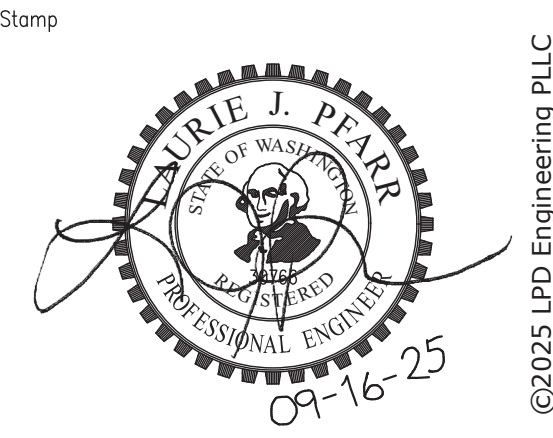
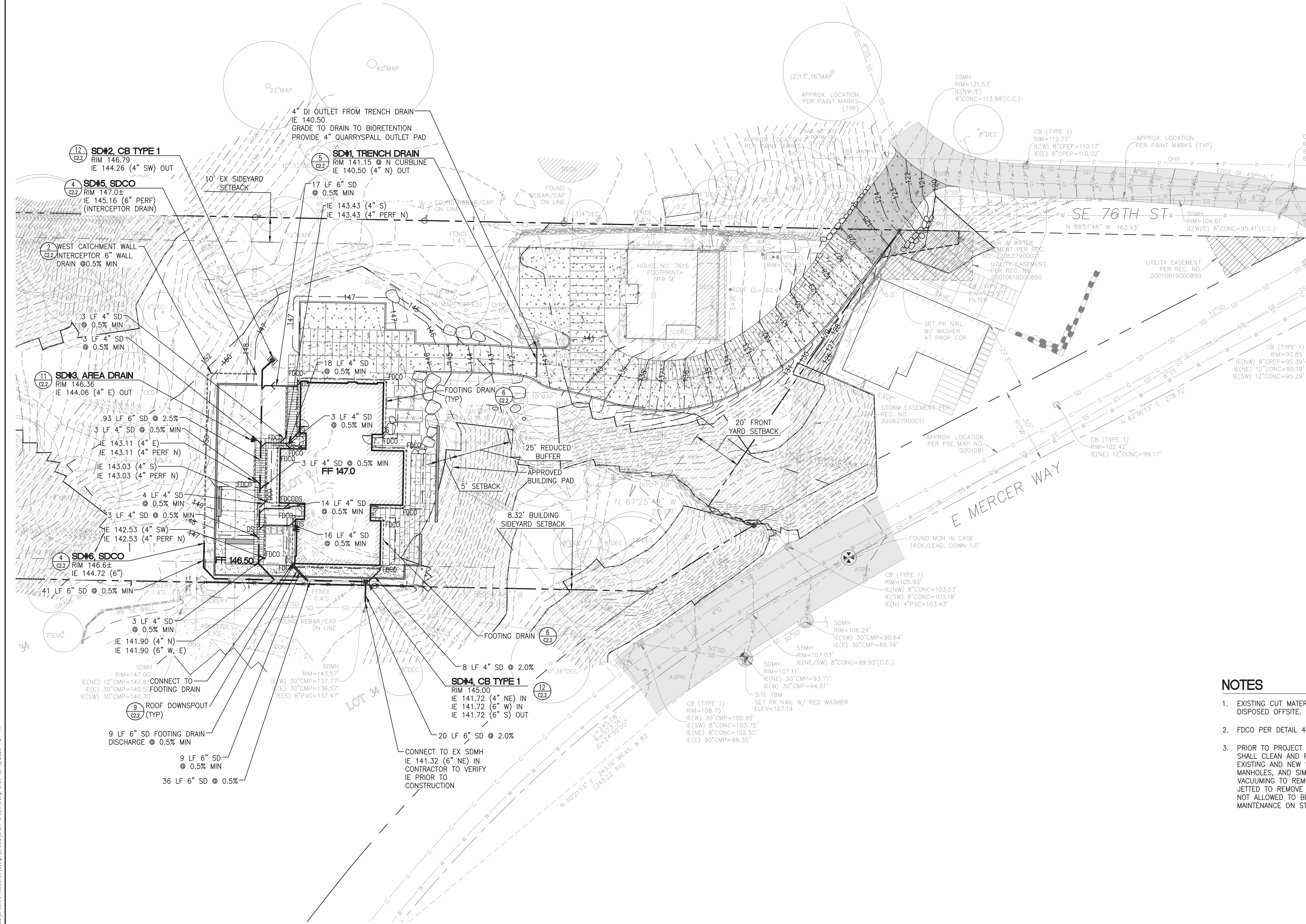


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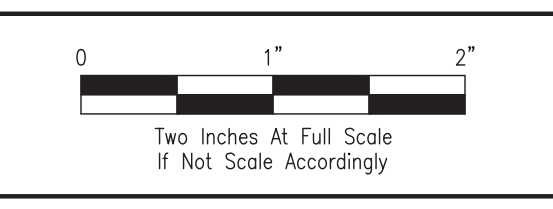
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- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- WATER FITTINGS
- WATER SERVICE LINES
- WATER METER
- WATER SERVICE LINES

NOTES

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



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



Project Name

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

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

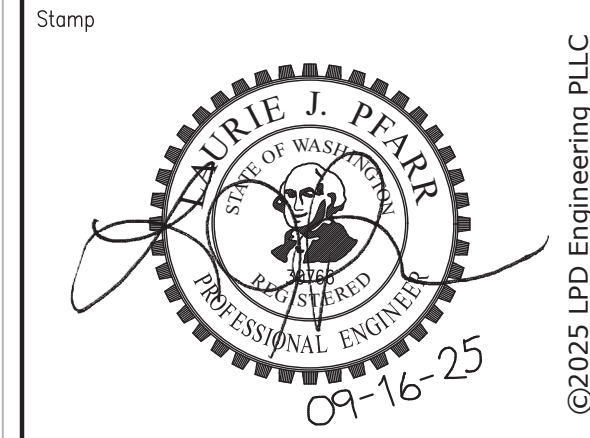
DRAINAGE PLAN

PERMIT SET
 Sheet **C2.1**

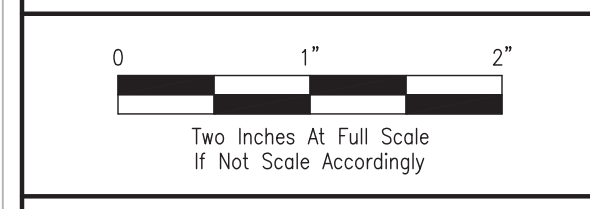
Call 3 Working Days Before You Dig!

 1-800-424-5555

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



Project Name

CHESHIRE RESIDENCE 7615 E. MERCER WAY

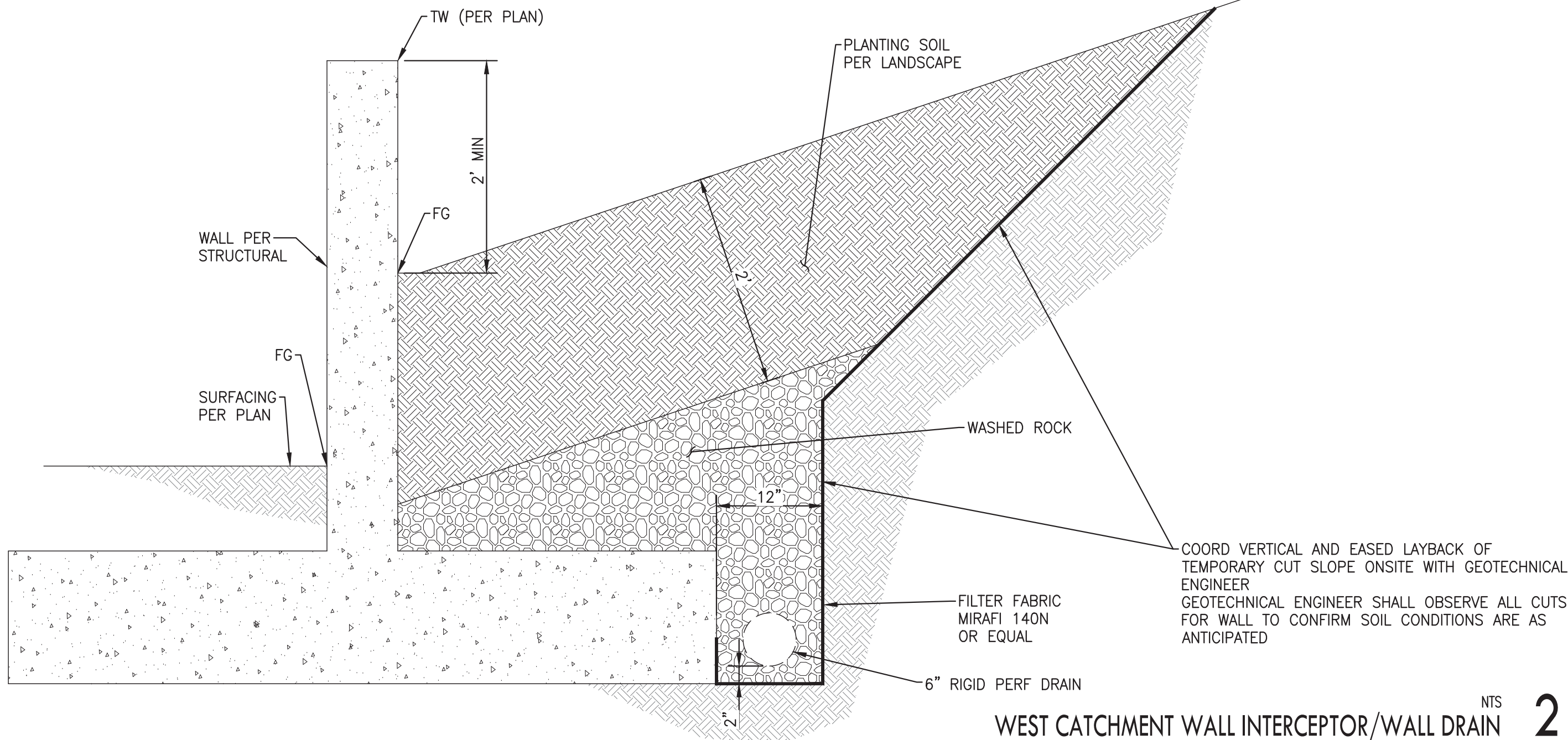
City of Mercer Island, Washington

Project No.	
Issue Date	MARCH 07, 2025
Scale	As Noted
Designed	ACW
Drawn	SBR
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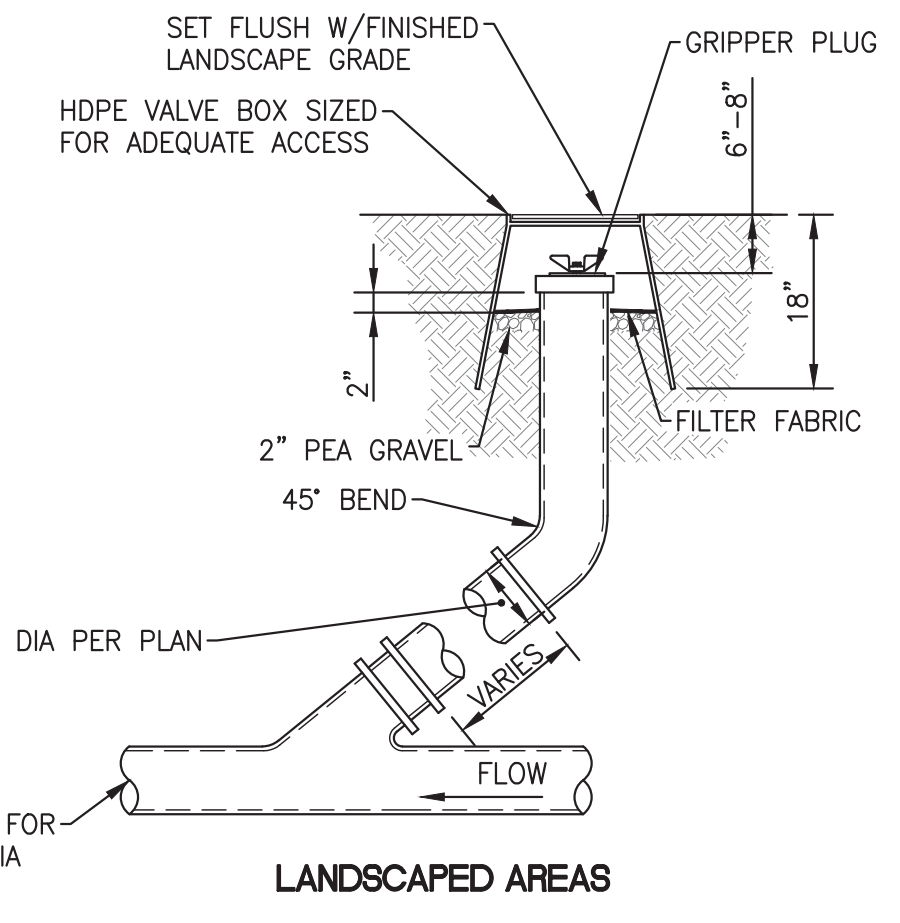
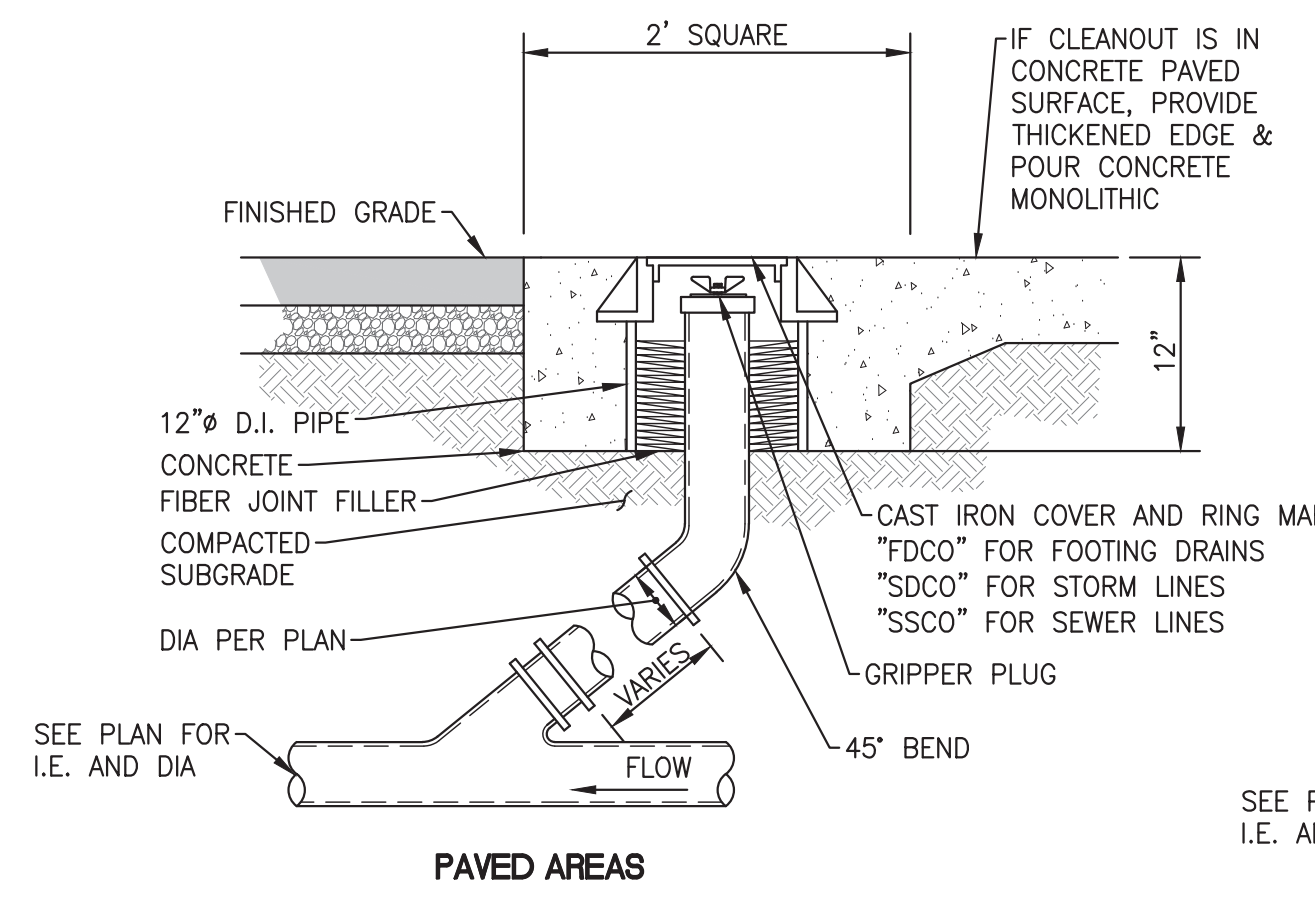
GRADING AND DRAINAGE DETAILS

Sheet **C2.2**

PERMIT SET



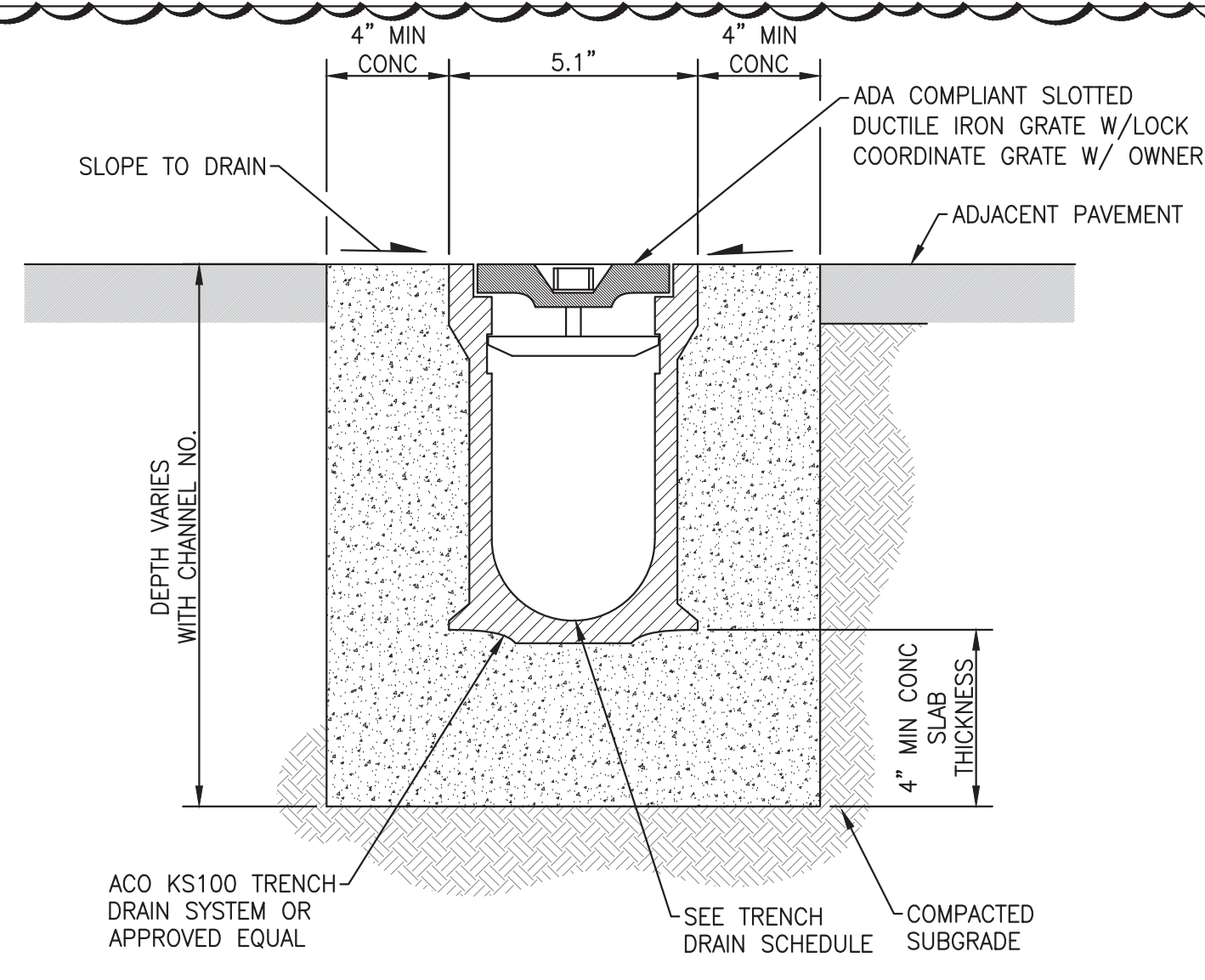
WEST CATCHMENT WALL INTERCEPTOR/WALL DRAIN **2**



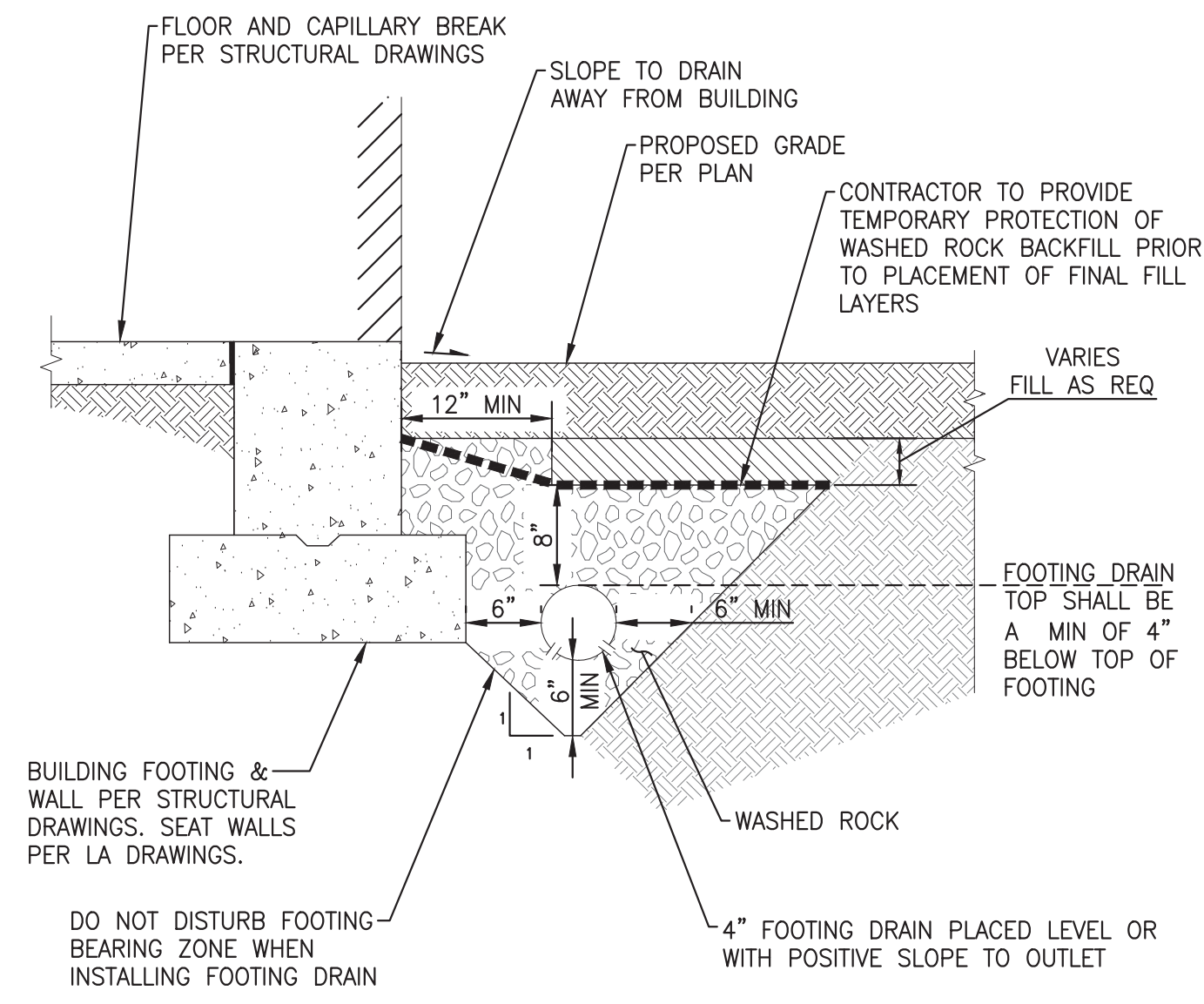
CLEANOUT **4**

NOTES:

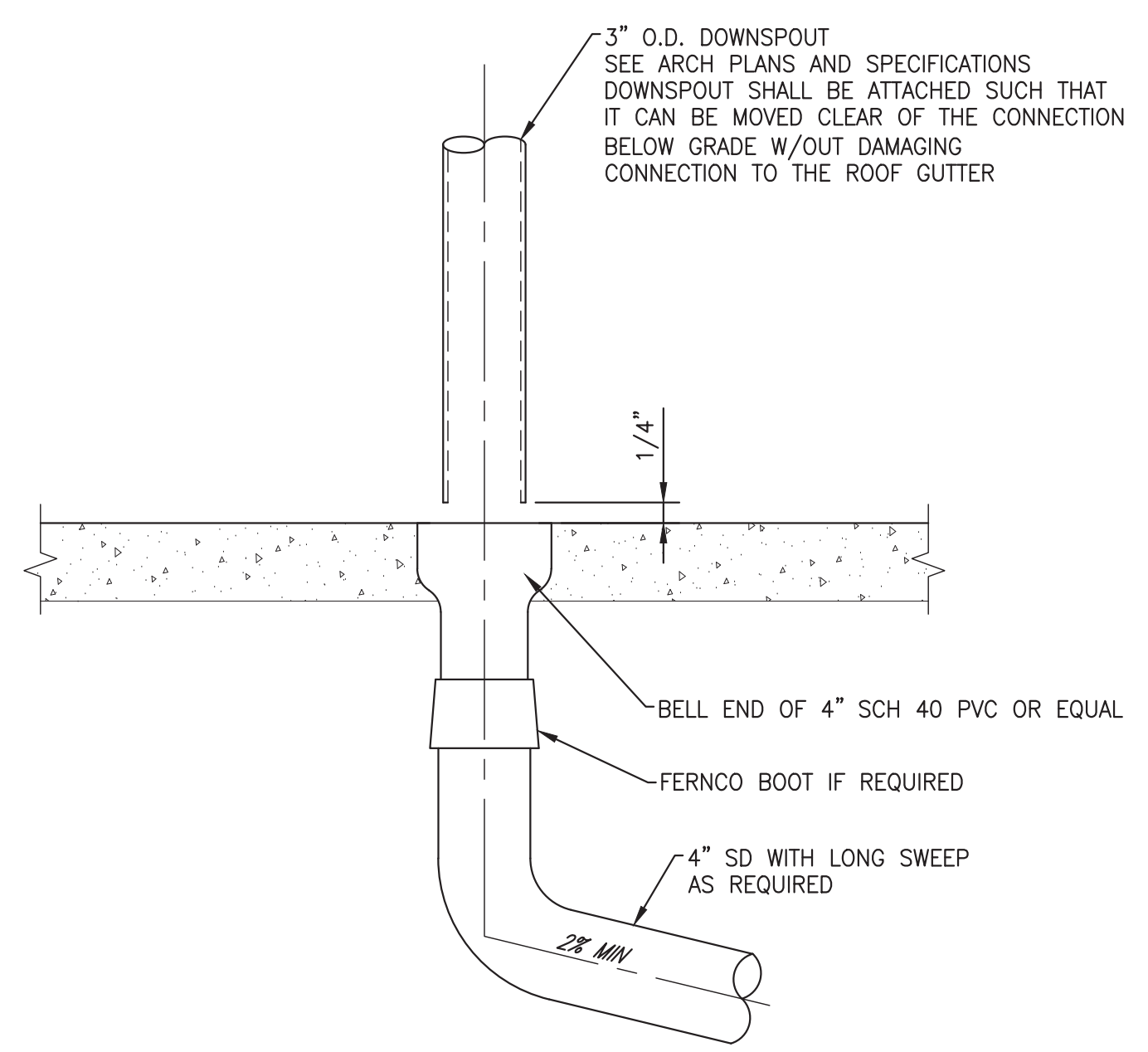
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED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



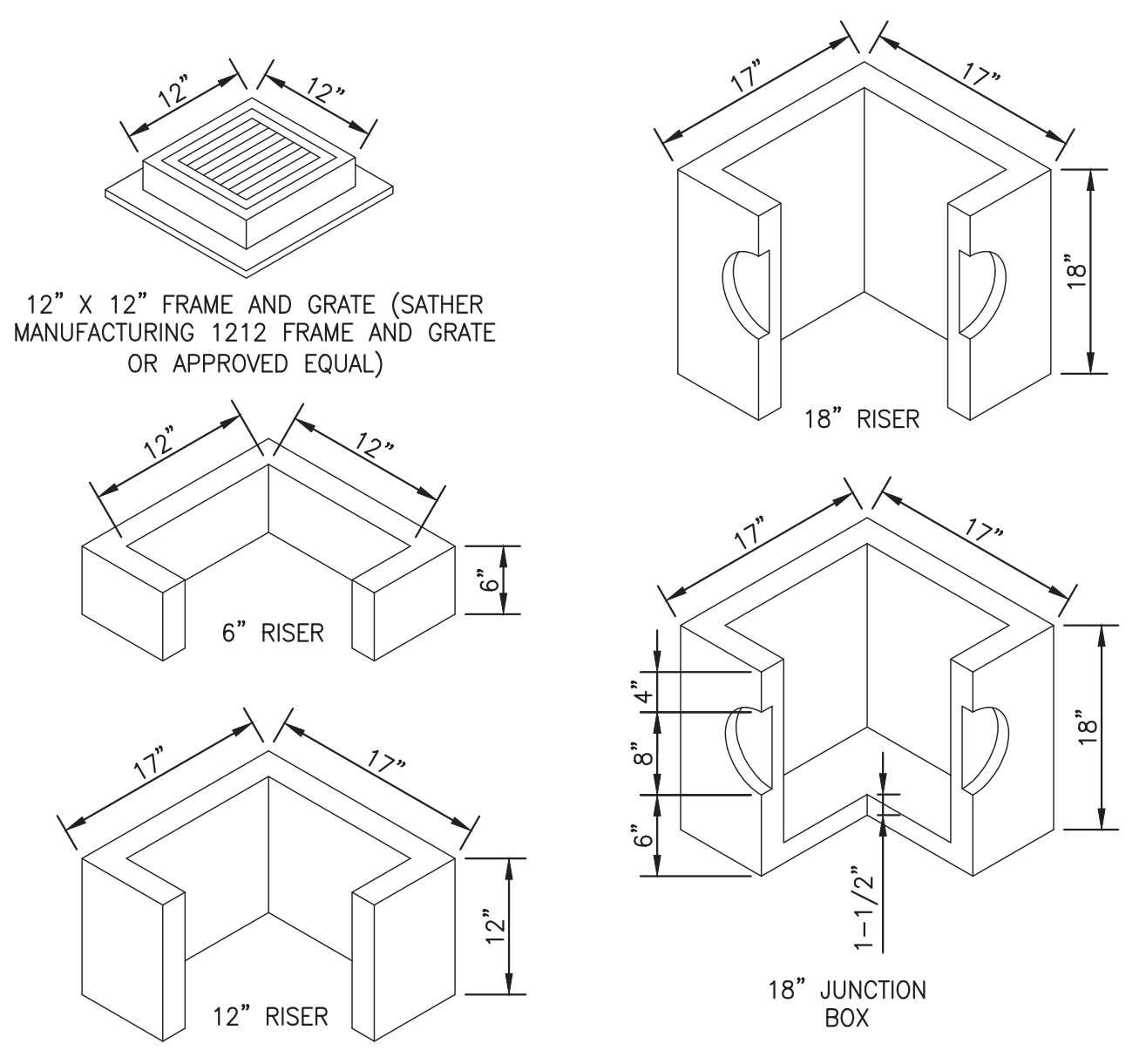
TRENCH DRAIN **5**



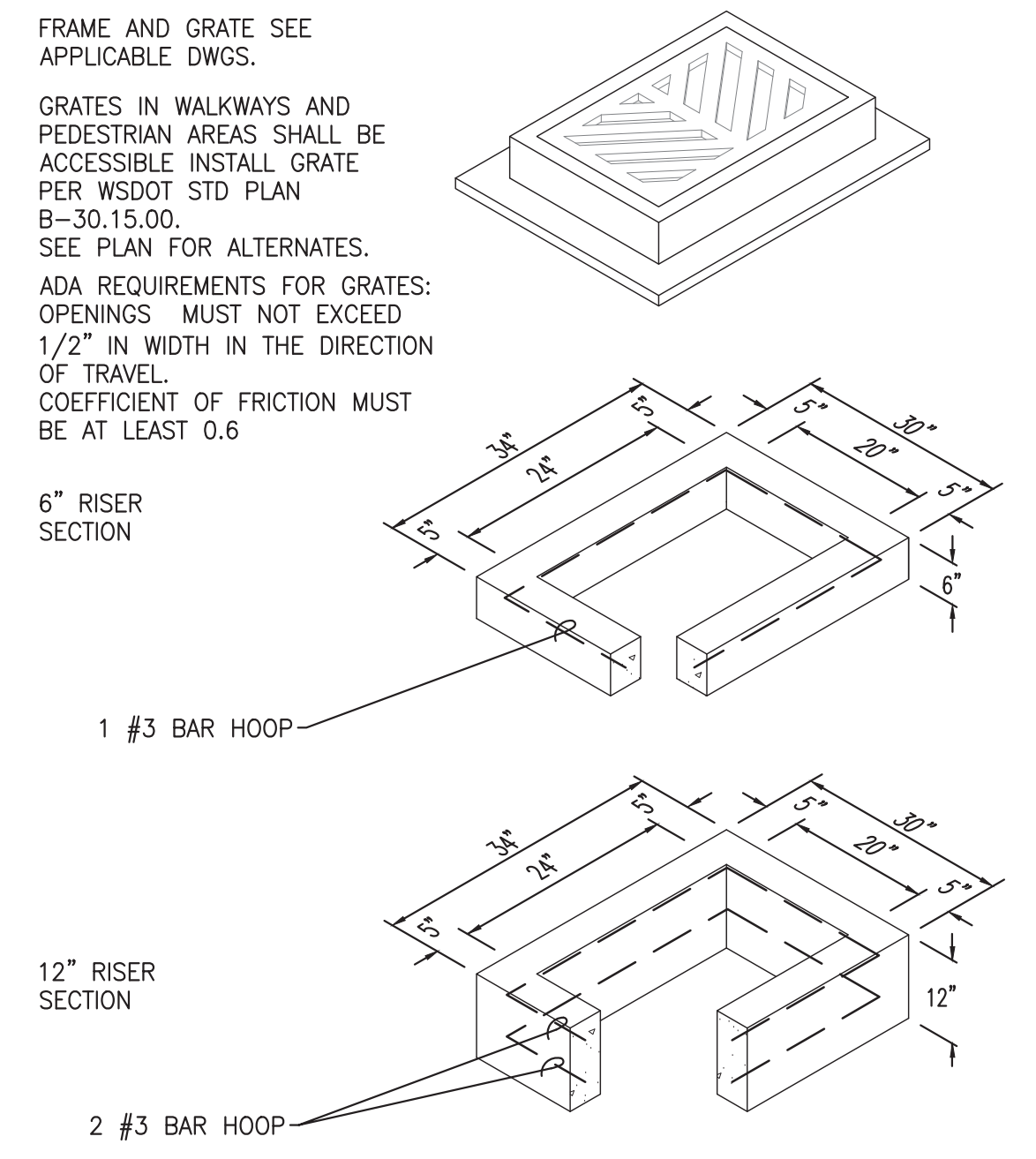
FOOTING DRAIN **6**



RESIDENTIAL ROOF DOWNSPOUT **9**



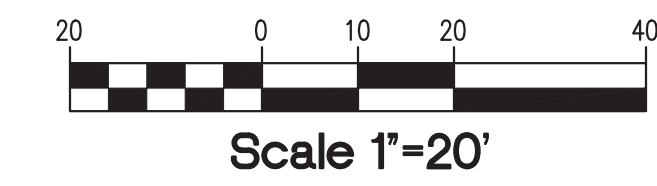
AREA DRAIN **11**



CATCH BASIN TYPE 1 **12**

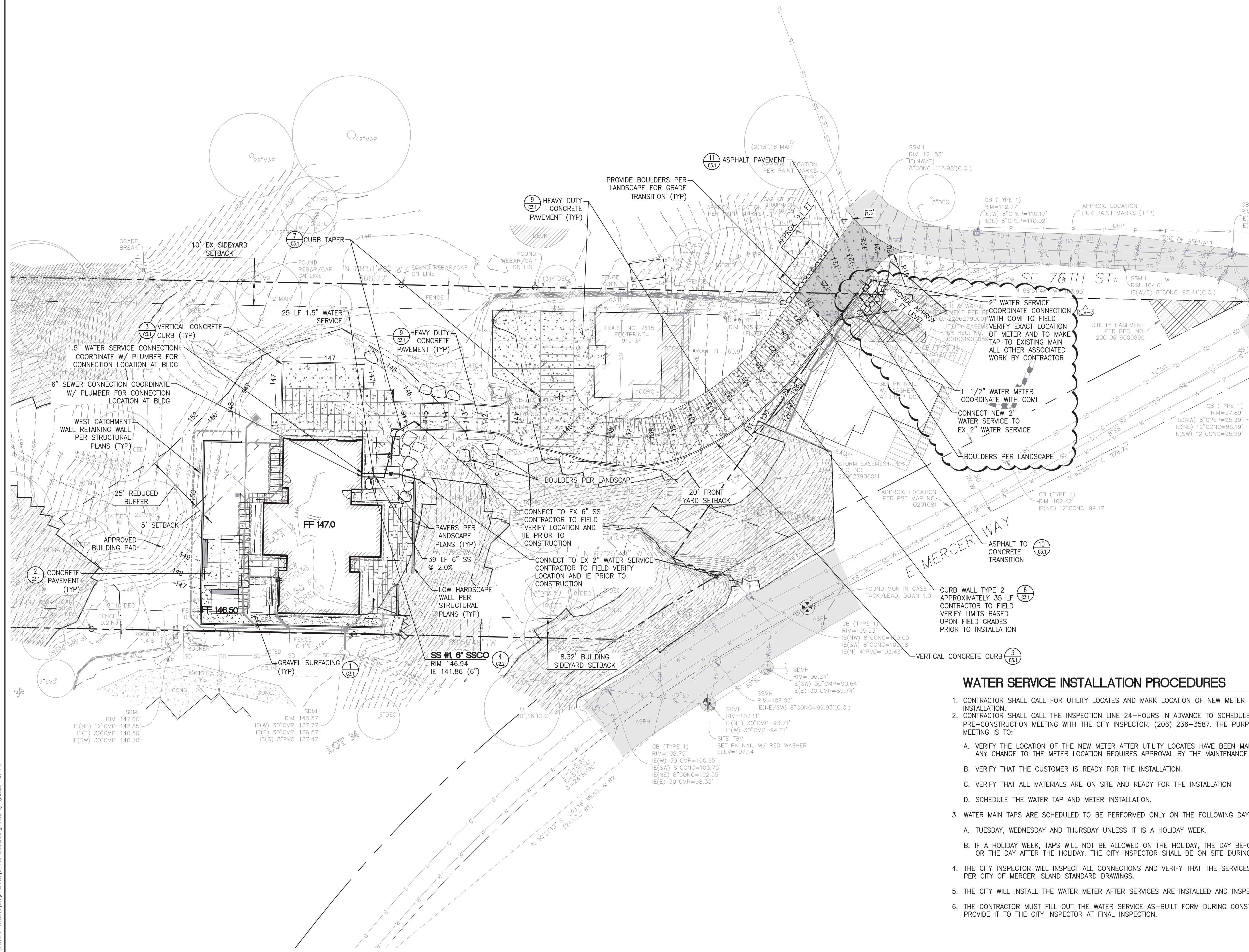
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Section 30, Township 24N, range 5E W.M.



LEGEND

- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- - - 230 PROPOSED CONTOUR (INDEX)
- - - 231 PROPOSED CONTOUR
- FF 78.0 FINISHED FLOOR ELEVATION
- ▭ EX BUILDING
- ▭ PROPOSED BUILDING
- ▭ CONCRETE PAVEMENT
- ▭ HEAVY DUTY CONCRETE PAVEMENT
- ▭ SCORED CONCRETE
- ▭ ASPHALT (AC) PAVEMENT
- ▭ GRAVEL SURFACING
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- ▭ VERTICAL CURB
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- ▭ WATER FITTINGS
- ▭ WATER SERVICE LINES
- ▭ WATER METER
- ▭ WATER SERVICE LINES

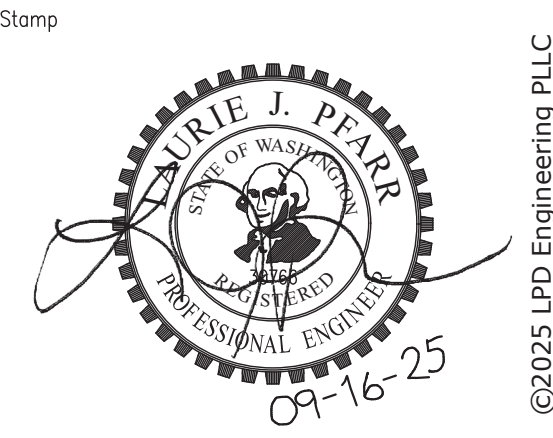


WATER SERVICE INSTALLATION PROCEDURES

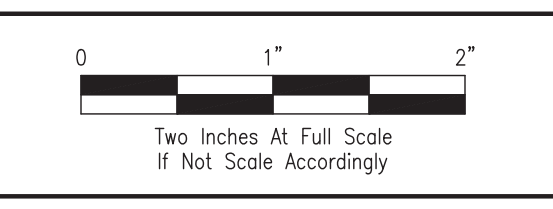
1. CONTRACTOR SHALL CALL FOR UTILITY LOCATES AND MARK LOCATION OF NEW METER INSTALLATION.
2. CONTRACTOR SHALL CALL THE INSPECTION LINE 24-HOURS IN ADVANCE TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR. (206) 236-3587. THE PURPOSE OF THE MEETING IS TO:
 - A. VERIFY THE LOCATION OF THE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

Call 3 Working Days Before You DIG!

 1-800-424-5555



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



Project Name

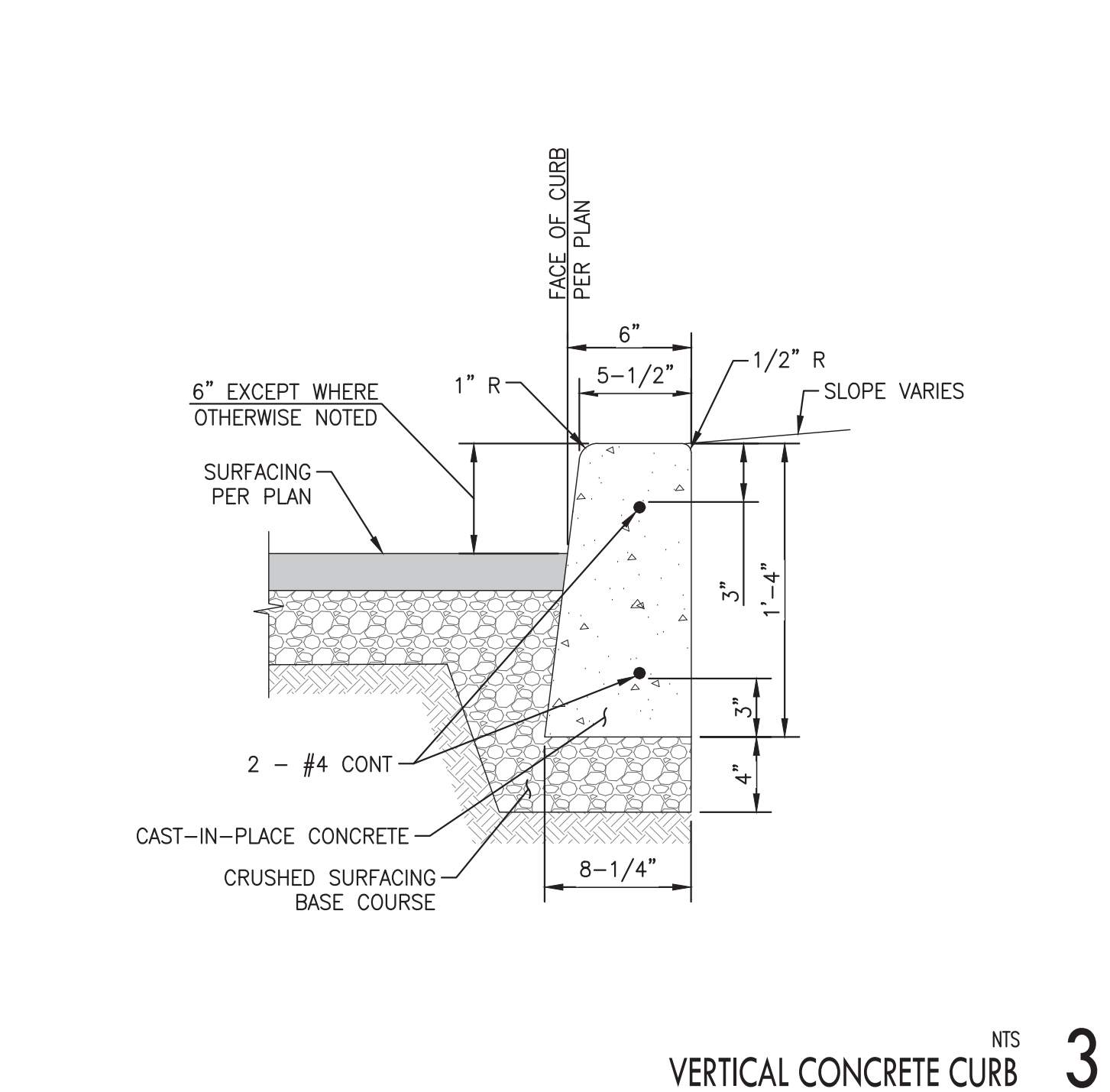
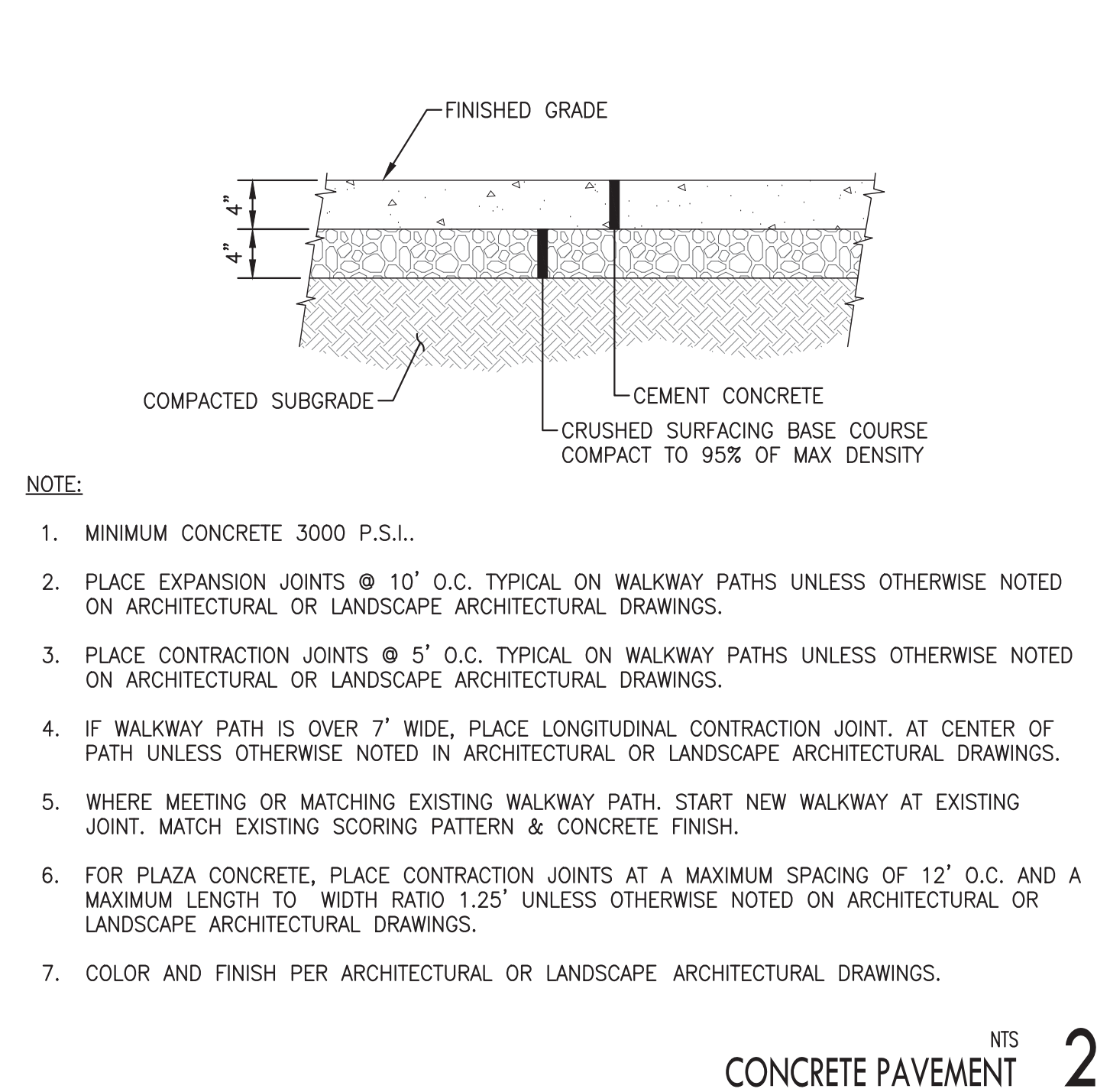
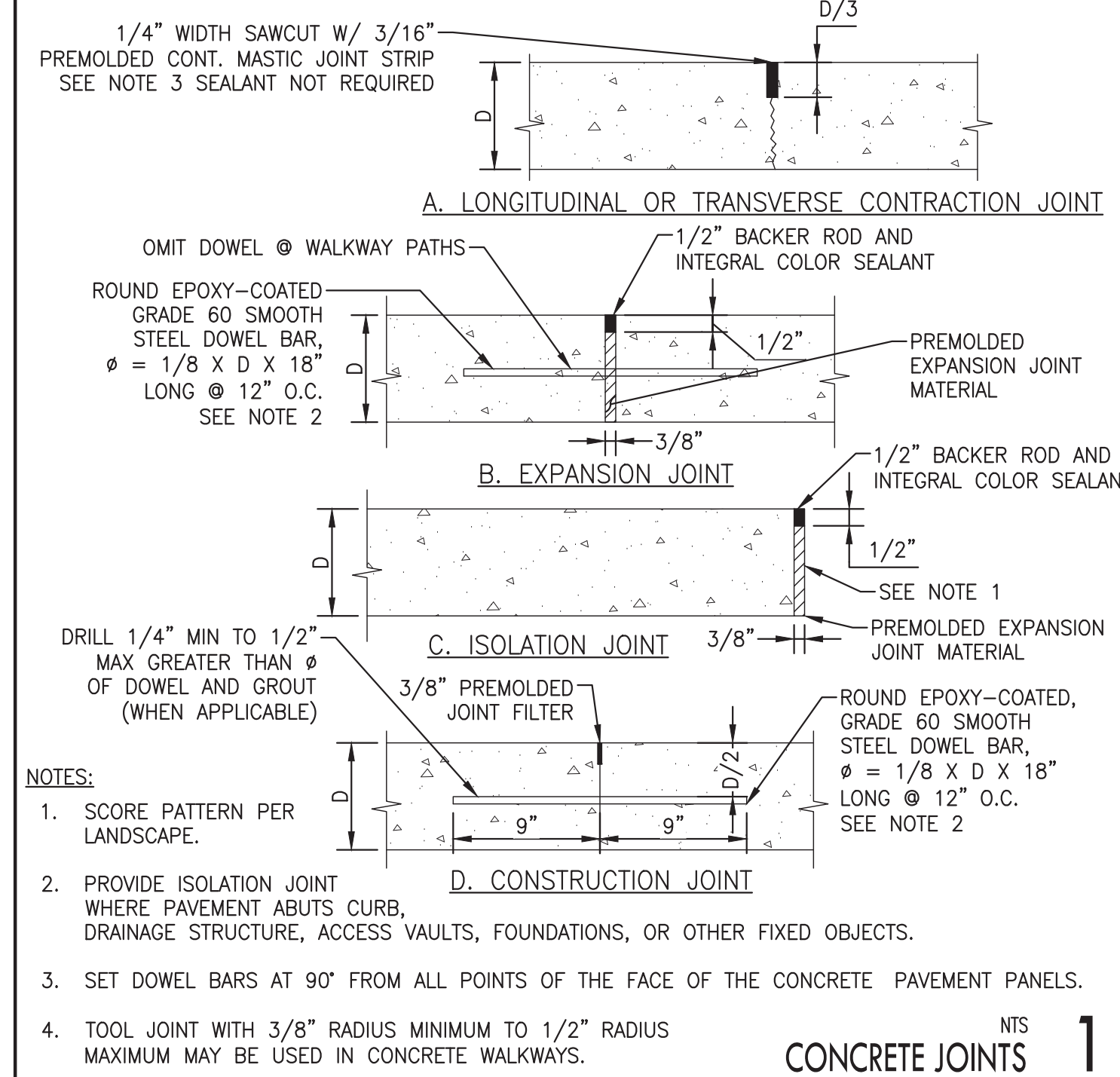
CHESHIRE RESIDENCE
 7615 E. MERCER WAY
 City of Mercer Island, Washington

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

Description
UTILITIES AND PAVING PLAN
 Sheet
C3.0

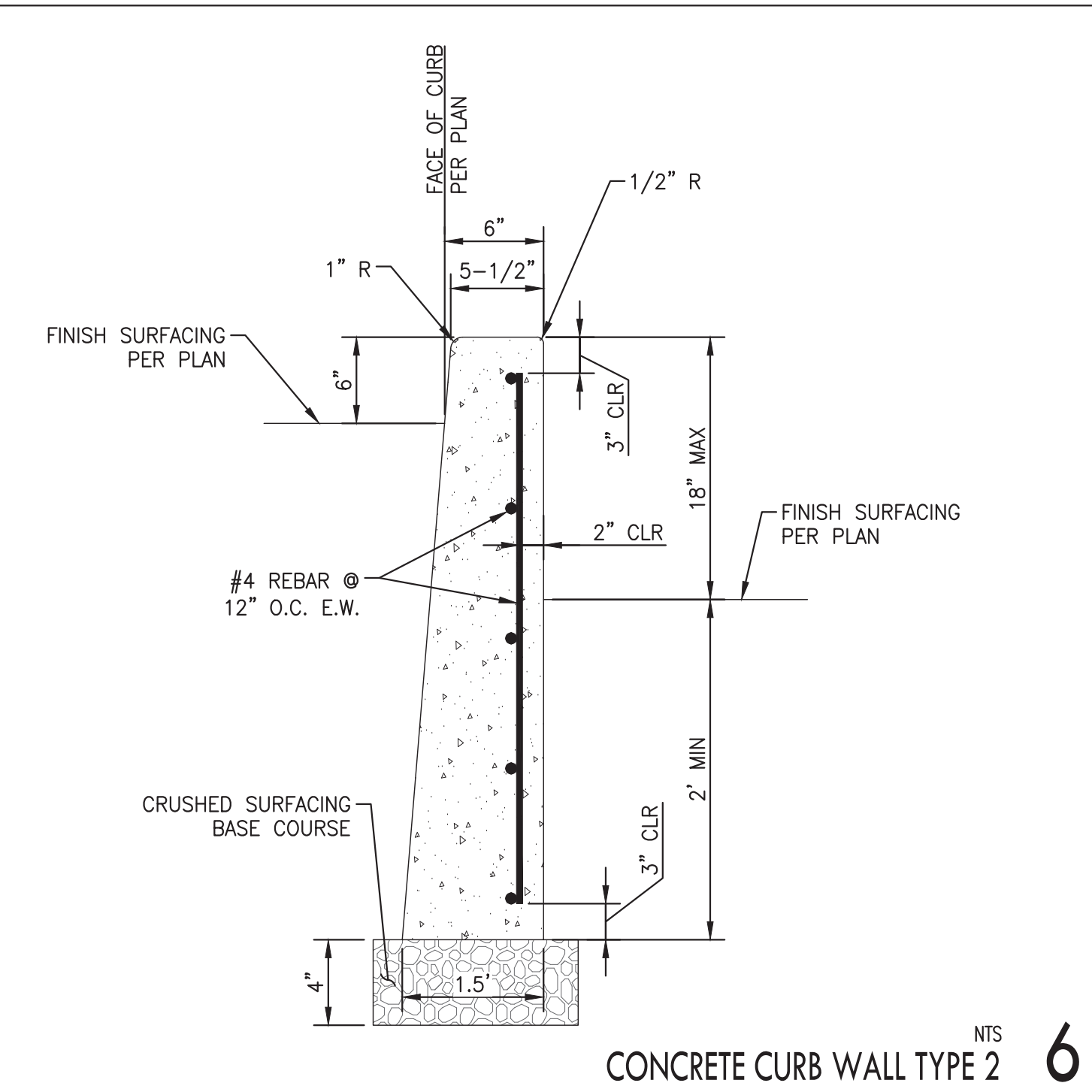
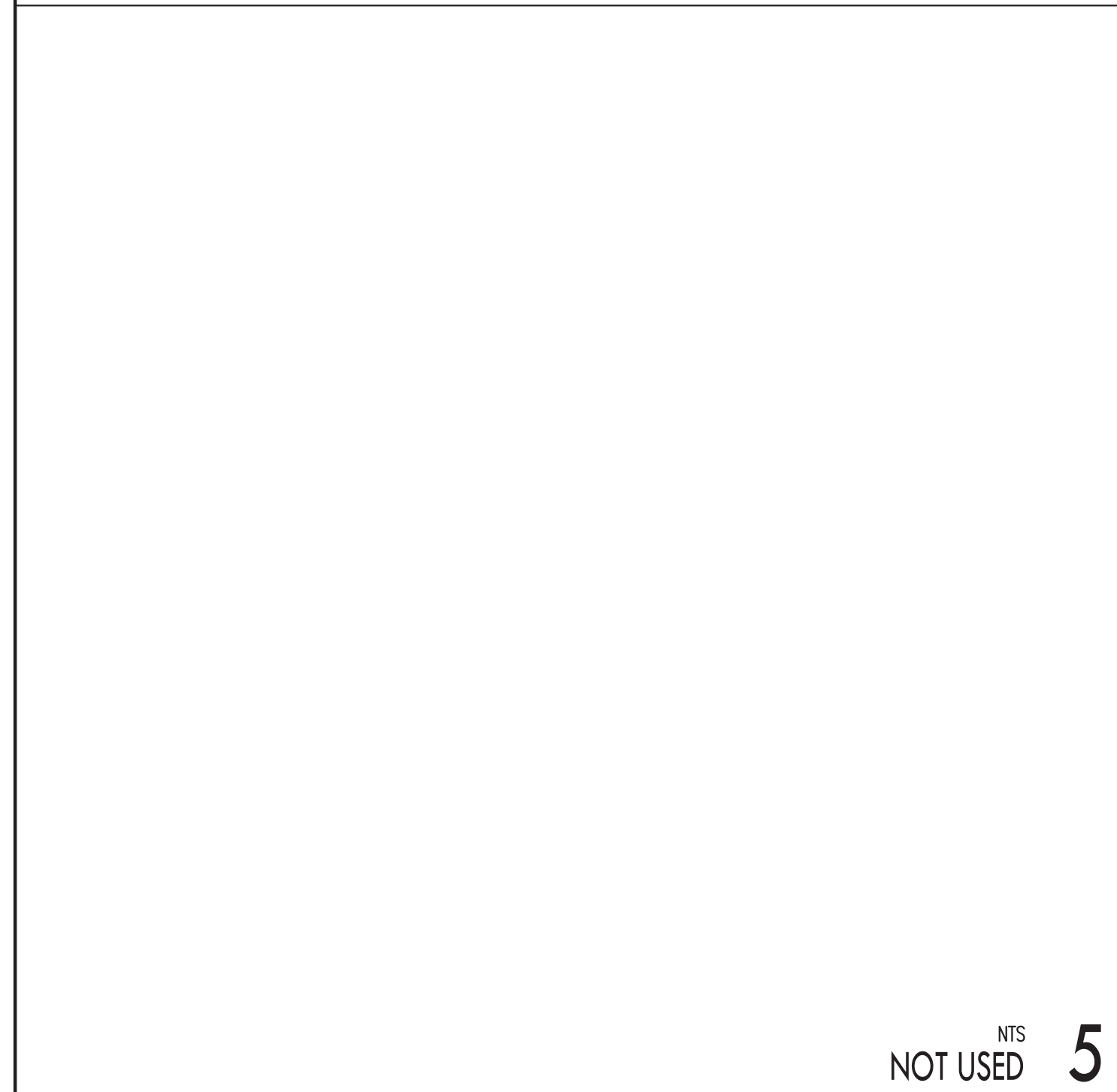
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PERMIT SET

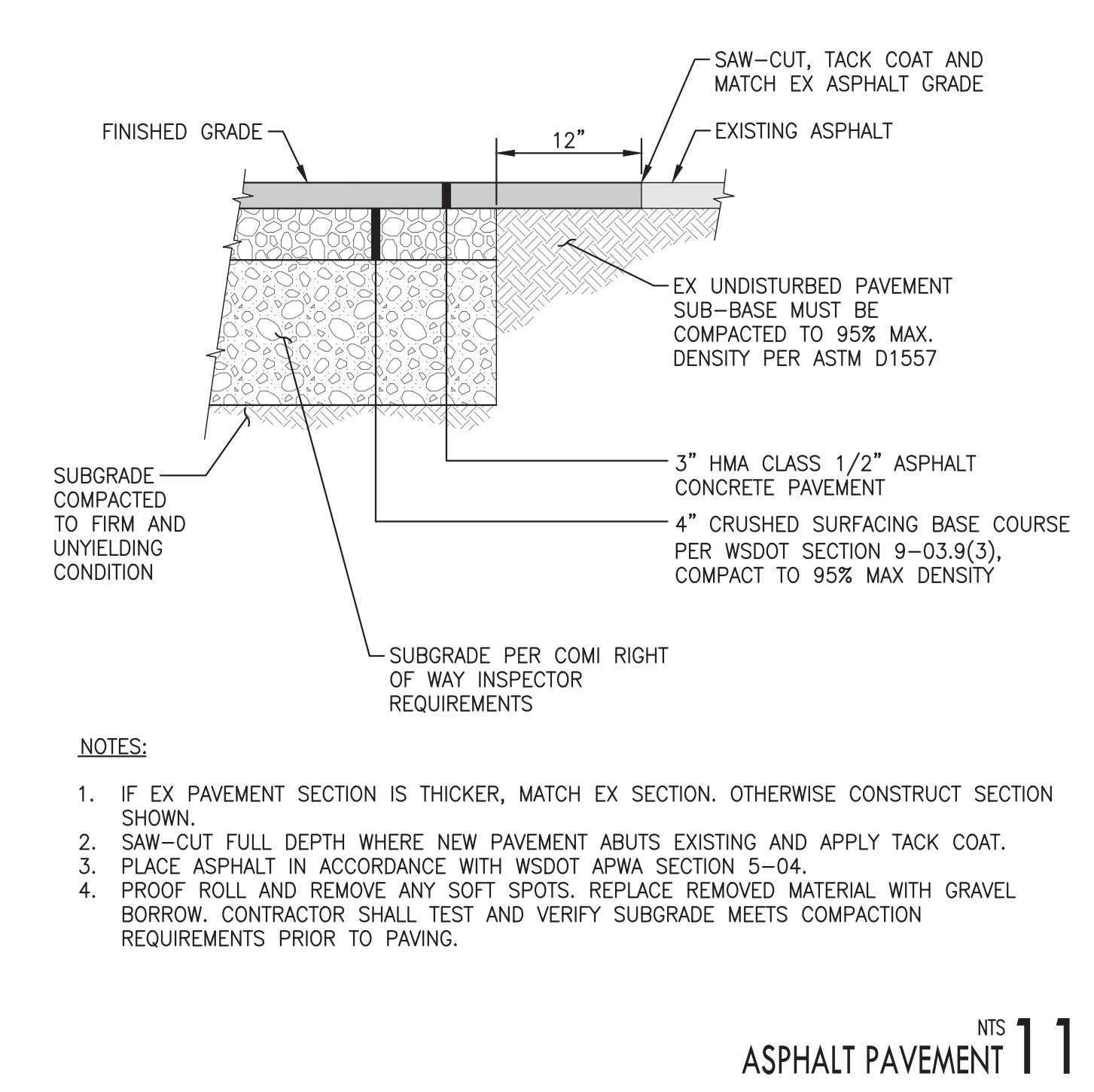
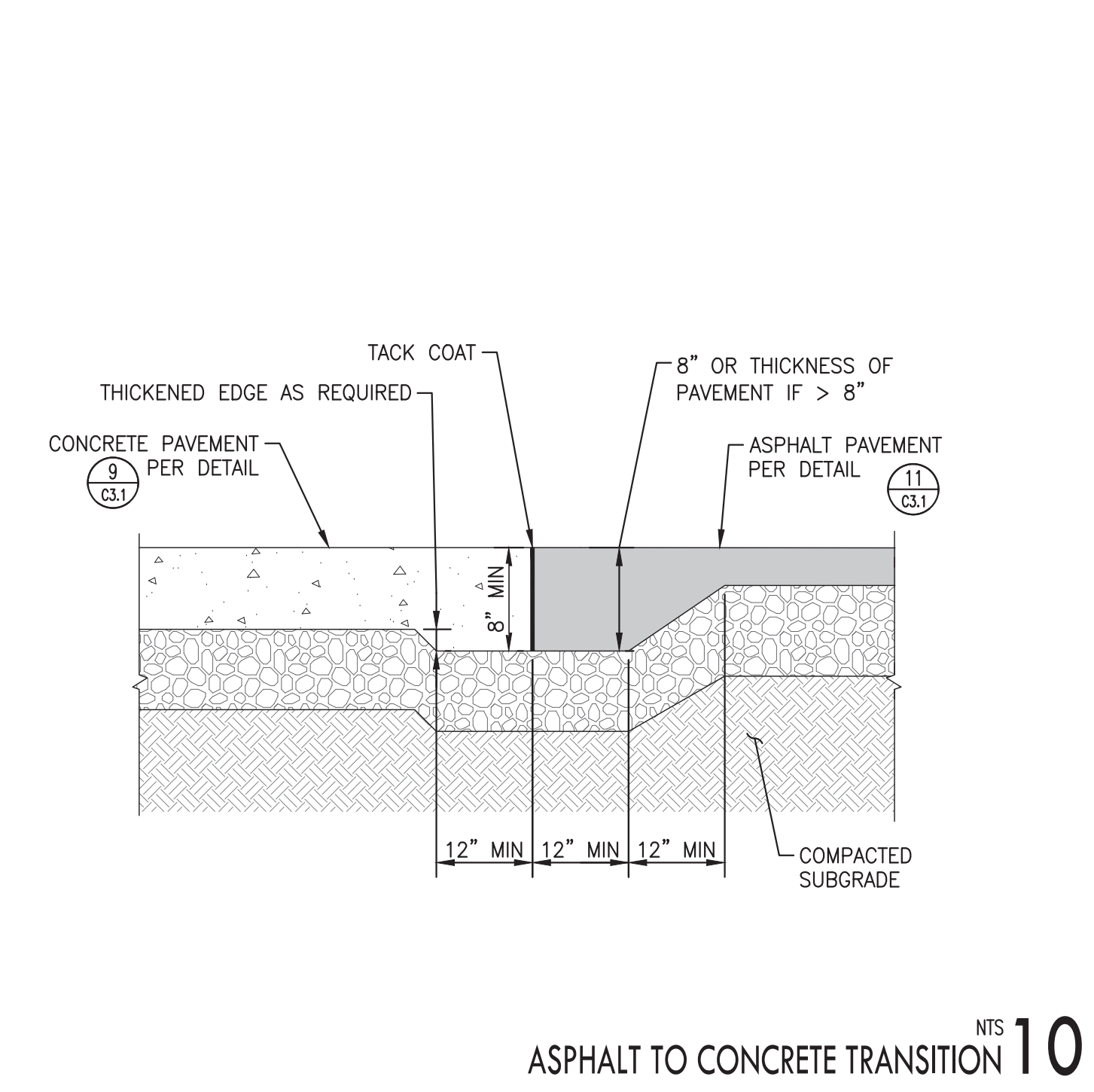
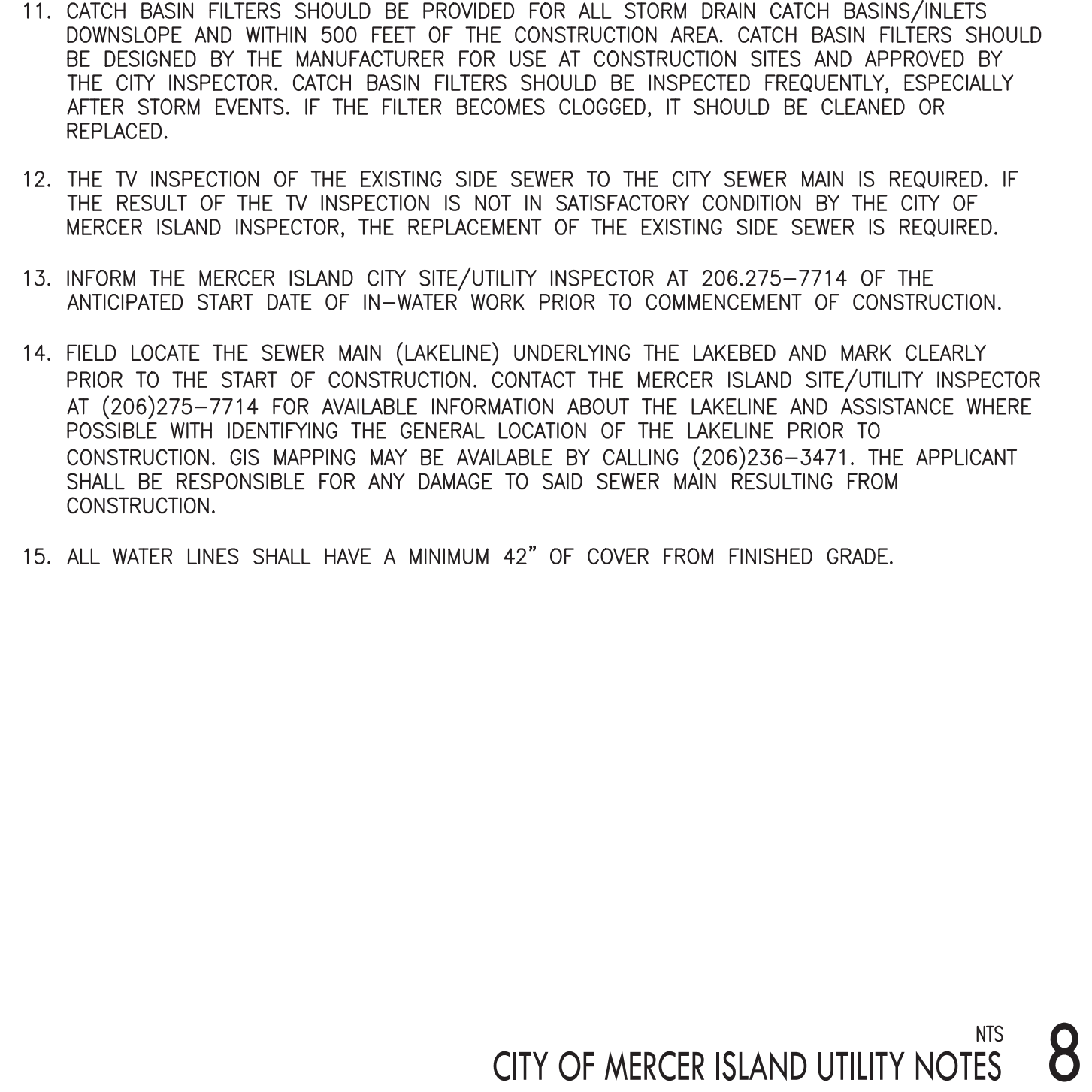


CITY OF MERCER ISLAND UTILITY NOTES

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



CITY OF MERCER ISLAND UTILITY NOTES 8



NOTES:
 1. IF EX PAVEMENT SECTION IS THICKER, MATCH EX SECTION. OTHERWISE CONSTRUCT SECTION SHOWN.
 2. SAW-CUT FULL DEPTH WHERE NEW PAVEMENT ABUTS EXISTING AND APPLY TACK COAT.
 3. PLACE ASPHALT IN ACCORDANCE WITH WSDOT APWA SECTION 5-04.
 4. PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH GRAVEL BORROW. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS PRIOR TO PAVING.

NTS
NOT USED 12

LPD 1932 First Ave, Suite 500, Seattle, WA 98101
 engineering pllc www.lpdengineering.com
 f. 206.725.1211
 f. 206.973.5344

Stamp
 MAURIE J. PEAR
 PROFESSIONAL ENGINEER
 09-16-25

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

0 1' 2'
 Two Inches At Full Scale
 If Not Scale Accordingly

Project Name

**CHESHIRE RESIDENCE
 7615 E. MERCER WAY**

City of Mercer Island, Washington

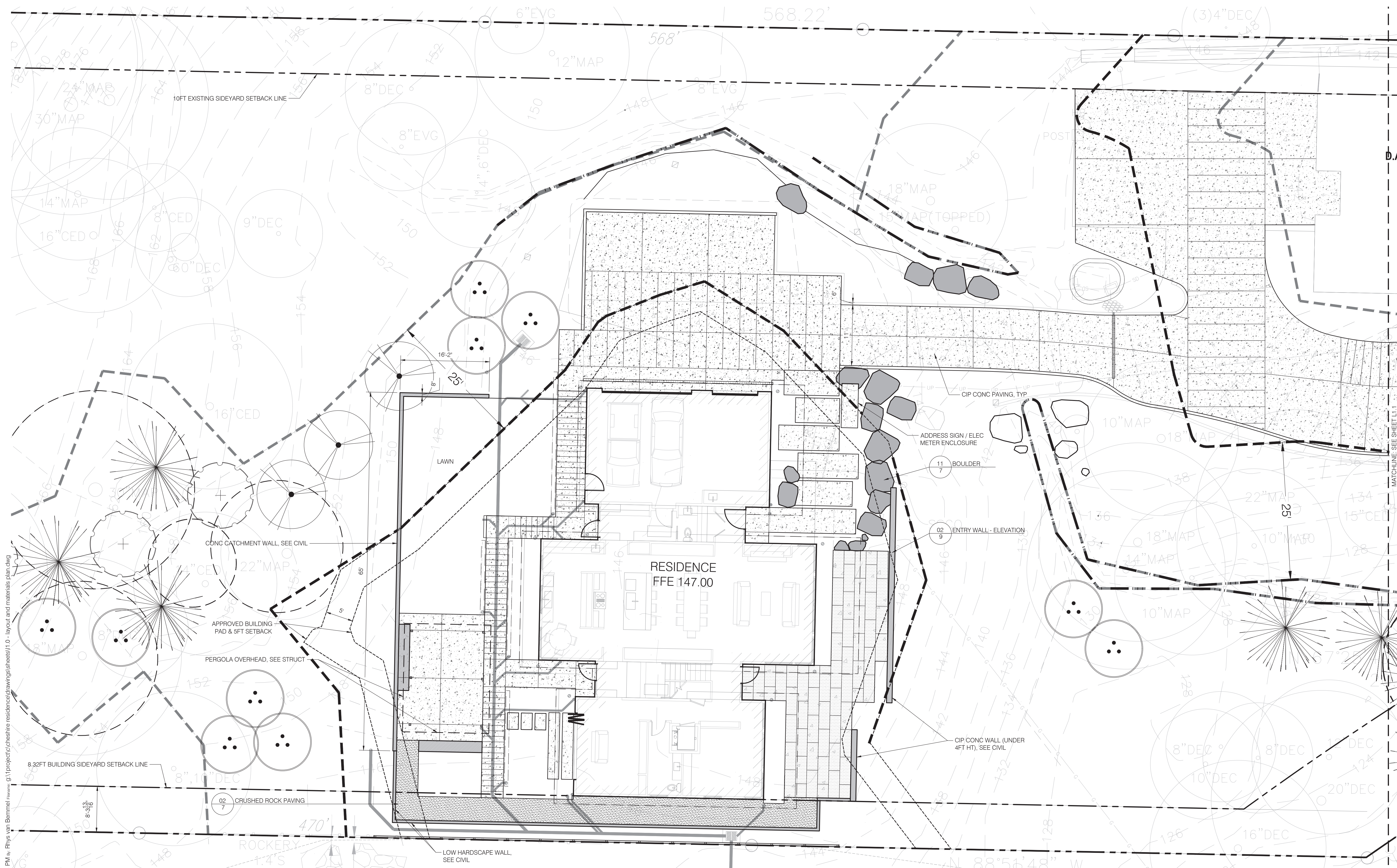
Project No. -
 Issue Date **MARCH 07, 2025**
 Scale **As Noted**
 Designed **ACW** Checked **LJP**
 Drawn **SBR** Approved **LJP**

Description
UTILITIES AND PAVING DETAILS

Sheet
C3.1

PERMIT SET

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 Project: cheshire residence drawings sheets 1.0 - layout and materials plan.dwg

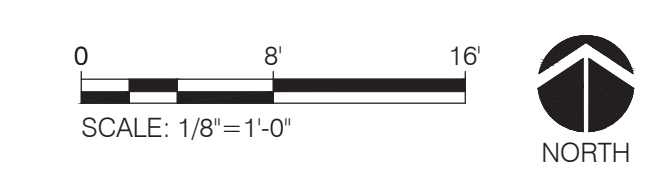
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	PROPERTY LINE		EXPANSION JOINT
	WATERCOURSE		COLD JOINT
	WETLAND BOUNDARY		SAWCUT JOINT
	REDUCED BUFFER		TRENCH DRAIN
	APPROVED BUILDING PAD & 5FT OFFSET		WALLS
	8.32FT BUILDING SIDEYARD SETBACK LINE		STRUCTURE OVERHANG, SEE ARCH
	50' STANDARD BUFFER (PER SURVEY)		EXISTING TREES TO REMAIN
			MITIGATION TREES PLANTED DURING PREVIOUS PROJECT

PAVING SCHEDULE

	CIP CONCRETE
	CRUSHED ROCK PAVING
	PRECAST CONCRETE PAVING OR STONE PAVERS

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

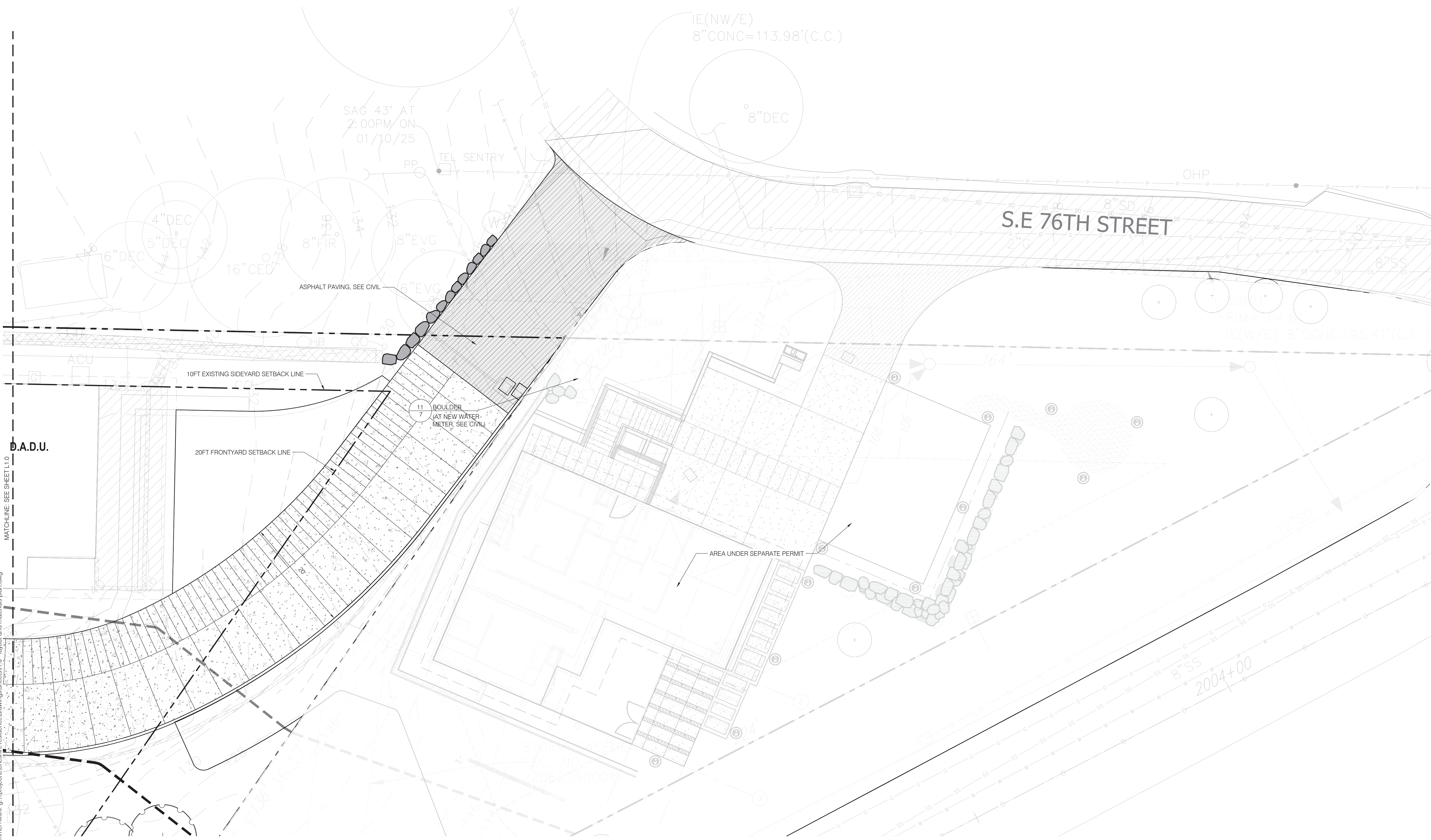


SET TYPE
BUILDING PERMIT SET

SET ISSUE DATE
09.19.2025

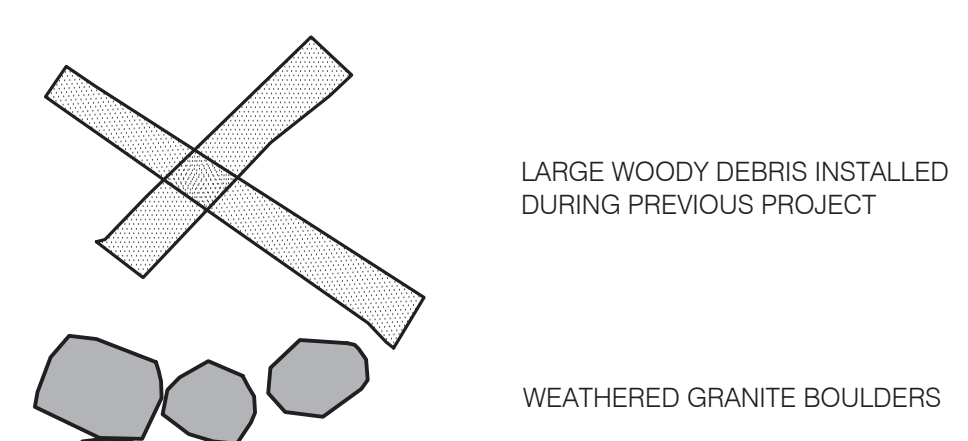
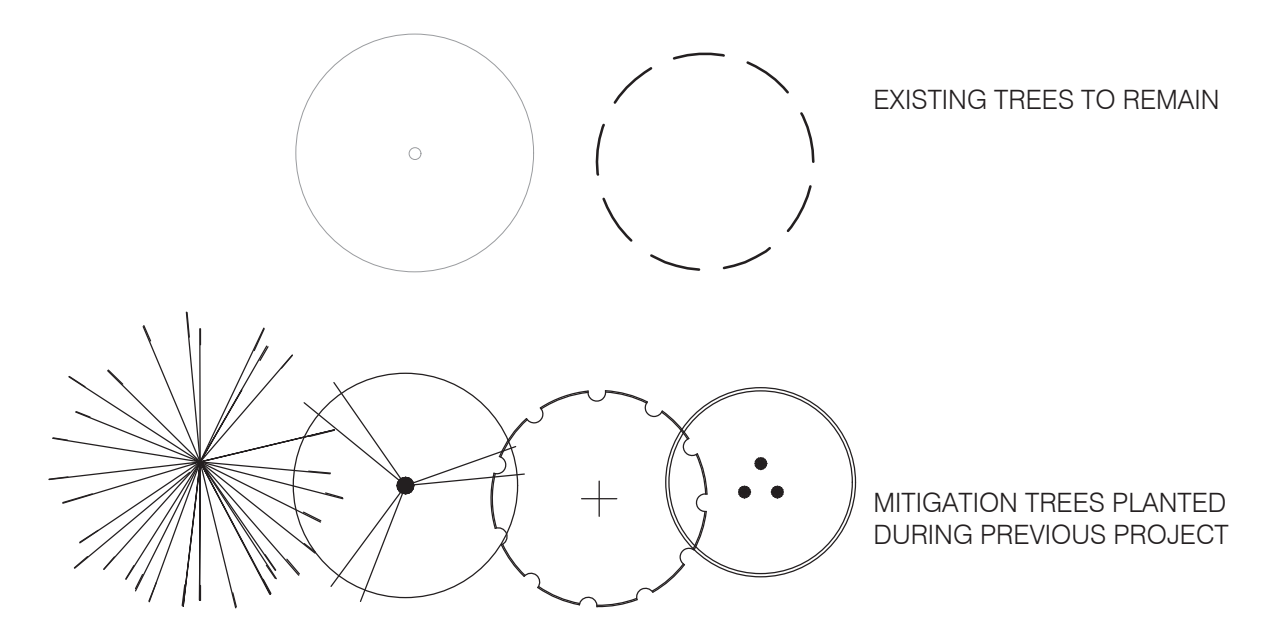
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Value engineering 09.27.2017

Berger Partnership Project Number: XXXXXXXXX.dwg 09/19/2025 1:45 PM by: Rhys van Bommel / Review: G:\1\project\cheshire residence\drawings\sheet\1.0 - layout and materials plan.dwg



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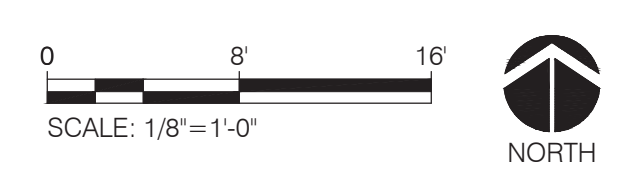
	PROPERTY LINE		EXPANSION JOINT
	WATERCOURSE		COLD JOINT
	WETLAND BOUNDARY		SAWCUT JOINT
	REDUCED BUFFER		TRENCH DRAIN
	APPROVED BUILDING PAD & 5FT OFFSET		WALLS
	8.32FT BUILDING SIDEYARD SETBACK LINE		STRUCTURE OVERHANG, SEE ARCH
	50' STANDARD BUFFER (PER SURVEY)		



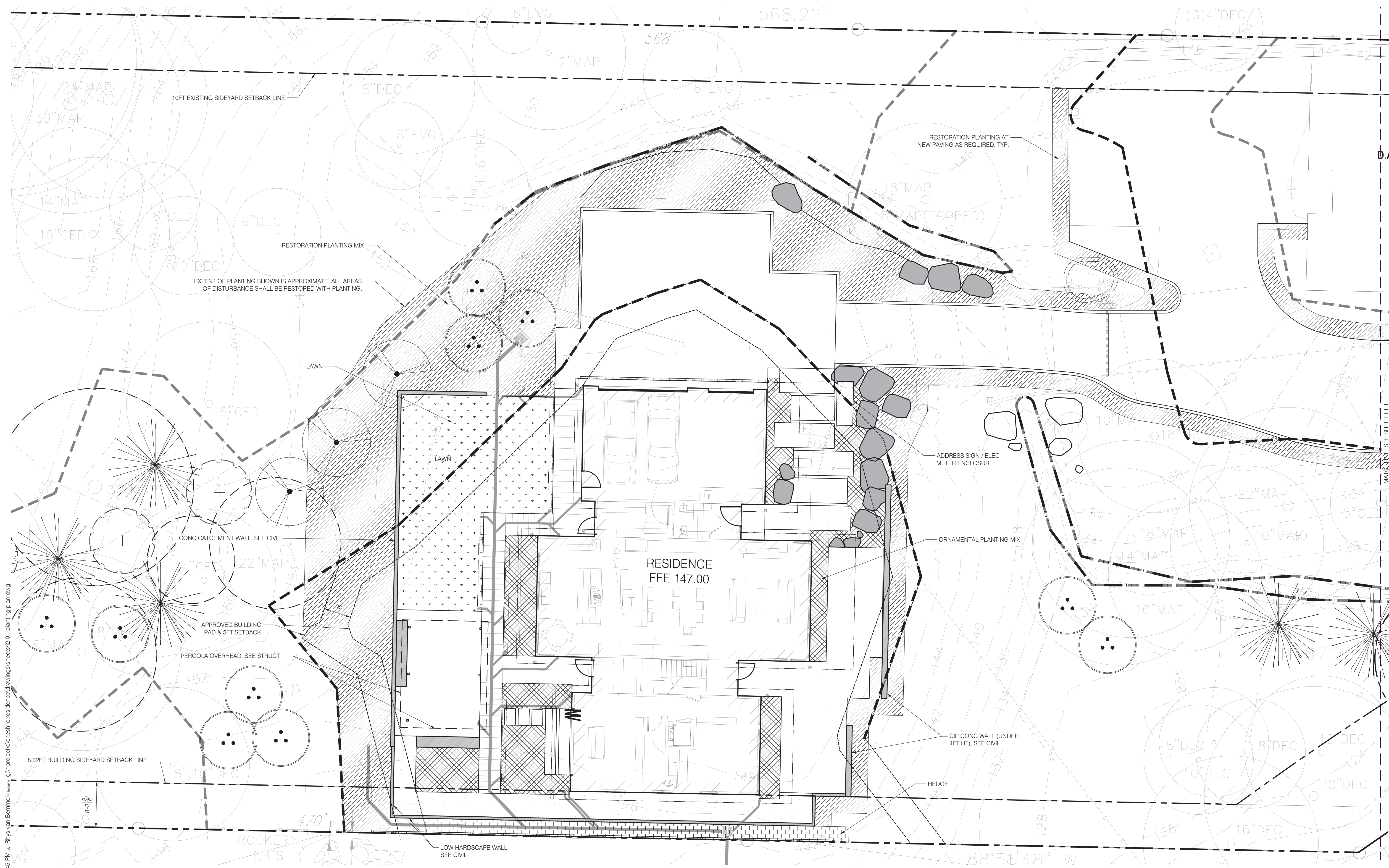
PAVING SCHEDULE

	CIP CONCRETE
	CRUSHED ROCK PAVING
	PRECAST CONCRETE PAVING OR STONE PAVERS

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



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



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RESTORATION PLANTING MIX				ORNAMENTAL PLANTING				HEDGE ROW			
ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	1 GAL.	24" O.C.	ACHILLEA MILLEFOIUM	COMMON YARROW	1 GAL.	12" O.C.	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	60" O.C.
CORNUS SERICEA	RED OSIER DOGWOOD	3 GAL.	36" O.C.	ADIANTUM CAPILLUS-VENERIS	MAIDENHAIR FERN	3 GAL.	24" O.C.				
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POTS	24" O.C.	ASARUM CANADENSE	WILD GINGER	4" POTS	24" O.C.				
GAULTHERIA SHALLON	SALAL	1 GAL.	24" O.C.	BLECHNUM SPICANT	DEER FERN	3 GAL.	24" O.C.				
MAHONIA REPENS	CREeping OREGON GRAPE	1 GAL.	24" O.C.	CARPENTERIA CALIFORNICA	BUSH ANENOME	5 GAL.	48" O.C.				
MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL.	30" O.C.	CELANOTHUS THYRSIFLORUS	BLUEBLOSSOM	5 GAL.	48" O.C.				
OEMLERIA CERASIFORMIS	OSOBERRY	3 GAL.	60" O.C.	CHOISYA TERNATA 'SUNDANCE'	SUNDANCE MEXICAN MOCK ORANGE	5 GAL.	36" O.C.				
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	24" O.C.	DAPHNE X TRANSATLANTICA	FRAGRANT DAPHNE	1 GAL.	36" O.C.				
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL.	60" O.C.	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	24" O.C.				
RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL.	60" O.C.	IRIS MISSOURIENSIS	WESTERN BLUE IRIS	1 GAL.	12" O.C.				
RUBUS SPECTABILIS	SALMONBERRY	1 GAL.	48" O.C.	LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.				
SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	36" O.C.	LUZULA PARVIFLORA	SMALL FLOWERED WOODRUSH	1 GAL.	12" O.C.				
SPIRAEA DOUGLASII	DOUGLAS SPIREA	3 GAL.	60" O.C.	SYMPHYOTRICUM SUBSPICATUM	DOUGLAS ASTER	6" POTS	12" O.C.				

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 SET ISSUE DATE: 09.19.2025
 REVISIONS: Value engineering 09.27.2017



SET TYPE: BUILDING PERMIT SET

SET ISSUE DATE: 09.19.2025

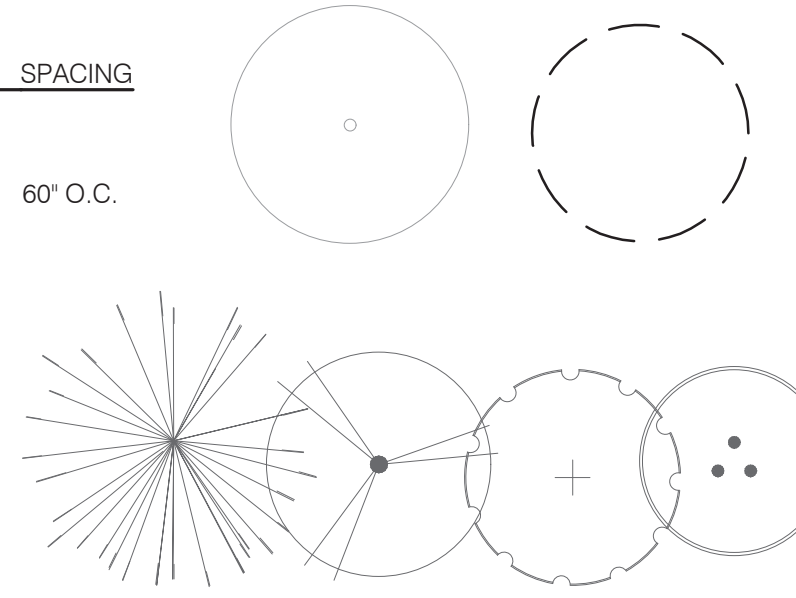
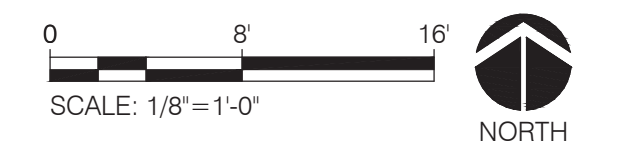
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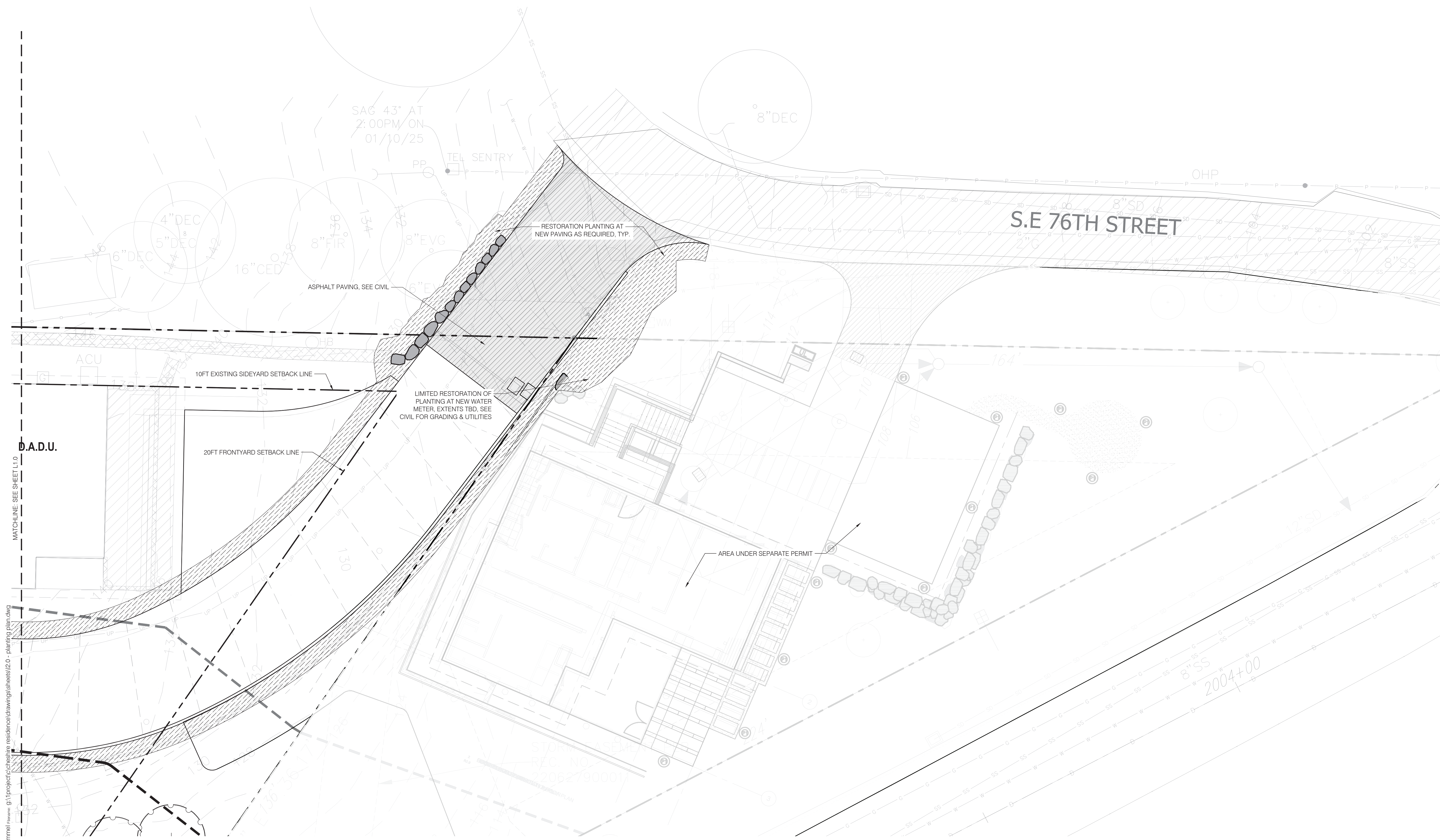
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SHEET NUMBER: L2.1

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



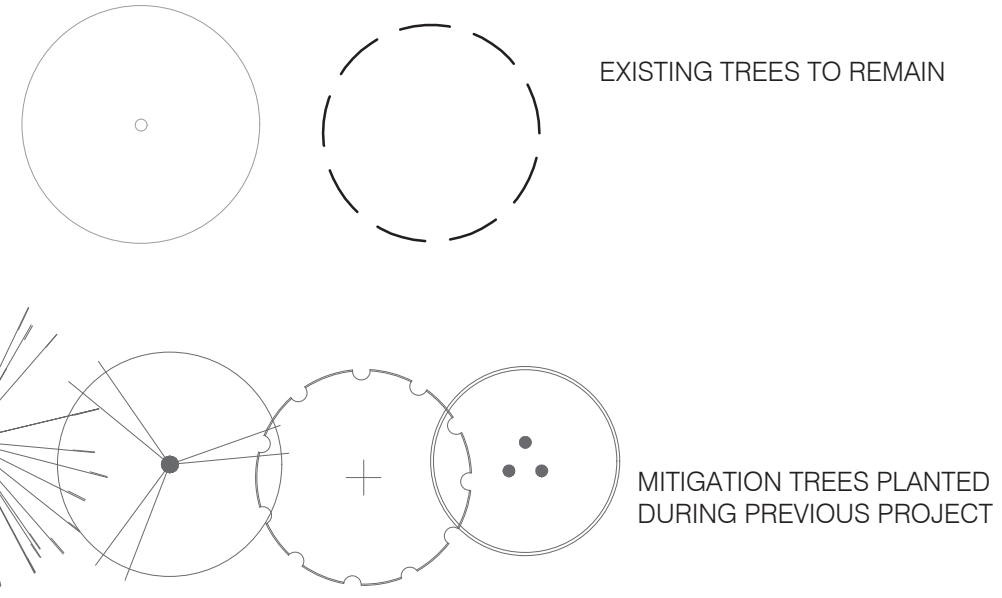


MATCHLINE - SEE SHEET L1.0
D.A.D.U.

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RESTORATION PLANTING MIX				ORNAMENTAL PLANTING			
ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	1 GAL.	24" O.C.	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	12" O.C.
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FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POTS	24" O.C.	ASARUM CANADENSE	WILD GINGER	4" POTS	24" O.C.
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MAHONIA REPENS	CREeping OREGON GRAPE	1 GAL.	24" O.C.	CARPENTERIA CALIFORNICA	BUSH ANENOME	5 GAL.	48" O.C.
MAHONIA NERVOSEA	DULL OREGON GRAPE	1 GAL.	30" O.C.	BLUEBLOSSOM	BLUEBLOSSOM	5 GAL.	48" O.C.
OEMLERIA CERASIFORMIS	OSOBERRY	3 GAL.	60" O.C.	CHOIYSA TERNATA 'SUNDANCE'	'SUNDANCE MEXICAN MOCK ORANGE	5 GAL.	36" O.C.
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RUBUS SPECTABILIS	SALMONBERRY	1 GAL.	48" O.C.	LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.
SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	36" O.C.	LUZULA PARVIFLORA	SMALL FLOWERED WOODRUSH	1 GAL.	12" O.C.
SPIRAEA DOUGLASII	DOUGLAS SPIREA	3 GAL.	60" O.C.	SYMPHYOTRICUM SUBSPICATUM	DOUGLAS ASTER	6" POTS	12" O.C.

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



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

Cheshire Residence
 7615 E Mercer Way, Mercer Island, WA



SET TYPE
BUILDING PERMIT SET

SET ISSUE DATE
09.19.2025

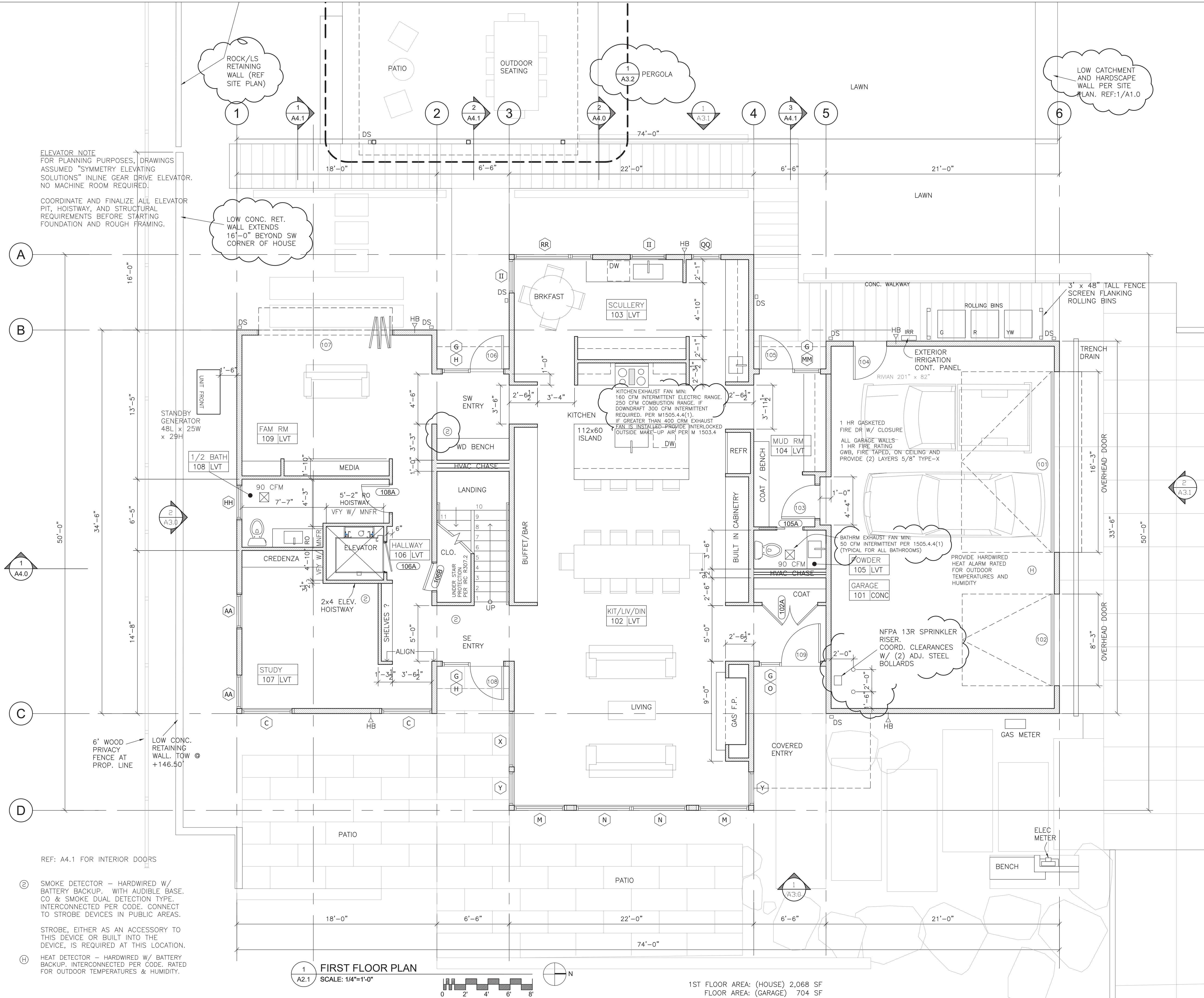
REVISIONS:
 Value engineering 09.27.2017

DRAWN/CHECKED:
 BM / RvB

SHEET NAME
PLANTING PLAN

SHEET NUMBER
L2.2

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



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

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

ROCK/LS RETAINING WALL (REF SITE PLAN)

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

KITCHEN EXHAUST FAN MIN: 160 CFM INTERMITTENT ELECTRIC RANGE, 250 CFM COMBUSTION RANGE, F DOWNDRAFT 300 CFM INTERMITTENT REQUIRED. PER M1505.4.4(1). IF GREATER THAN 400 CFM EXHAUST FAN IS INSTALLED-PROVIDE INTERLOCKED OUTSIDE MAKE-UP AIR PER M 1503.4

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

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

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

A
B
C
D

1 A4.0

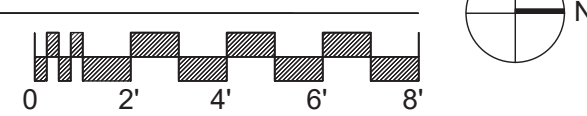
2 A3.0

2 A3.1

REF: A4.1 FOR INTERIOR DOORS

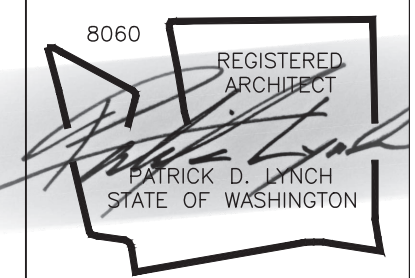
- Ⓢ SMOKE DETECTOR - HARDWIRED W/ BATTERY BACKUP. WITH AUDIBLE BASE. CO & SMOKE DUAL DETECTION TYPE. INTERCONNECTED PER CODE. CONNECT TO STROBE DEVICES IN PUBLIC AREAS.
- STROBE, EITHER AS AN ACCESSORY TO THIS DEVICE OR BUILT INTO THE DEVICE, IS REQUIRED AT THIS LOCATION.
- Ⓜ HEAT DETECTOR - HARDWIRED W/ BATTERY BACKUP. INTERCONNECTED PER CODE. RATED FOR OUTDOOR TEMPERATURES & HUMIDITY.

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



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

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



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

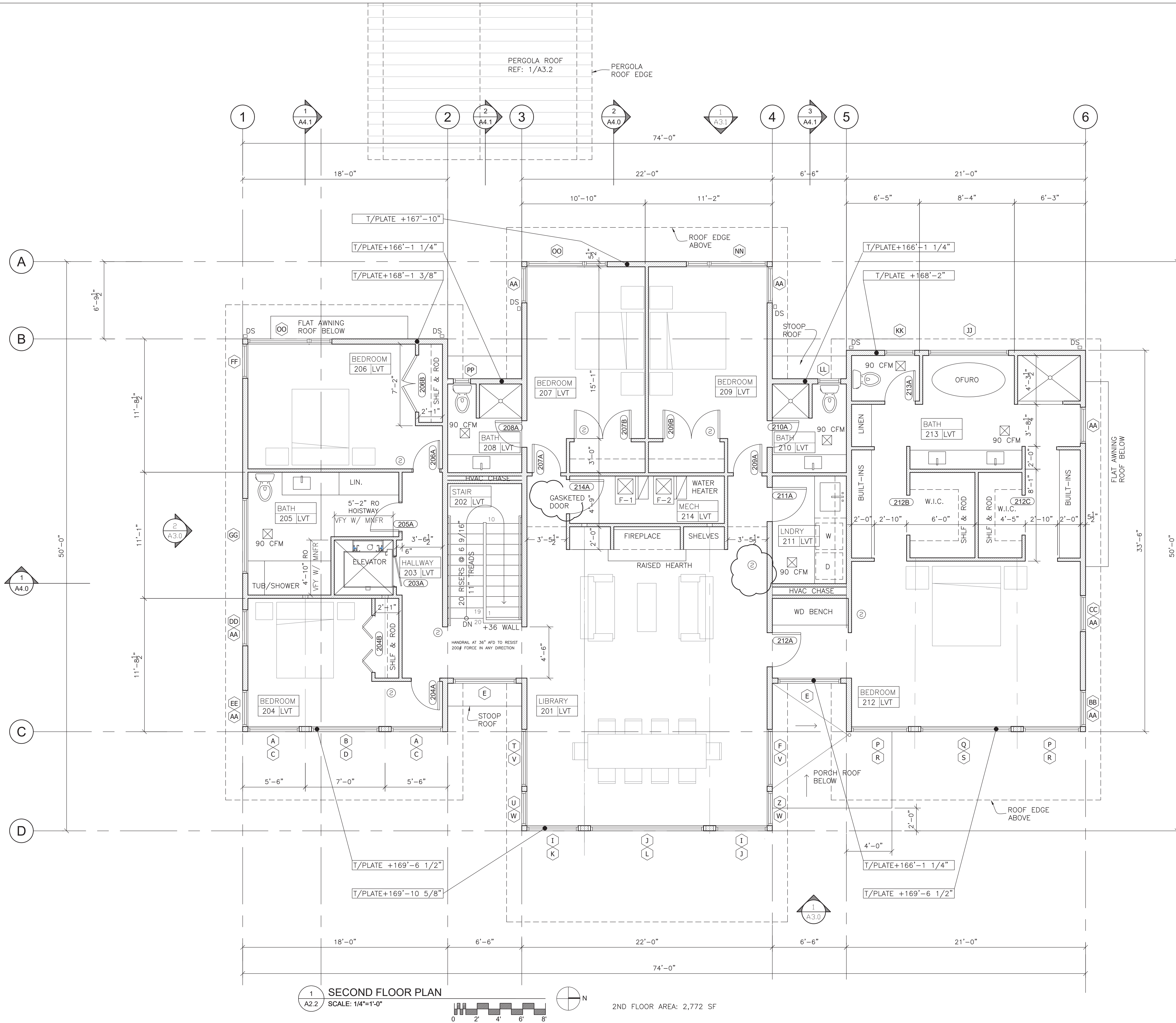
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6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PILING

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

First Floor Plan

Sheet Number:
A2.0

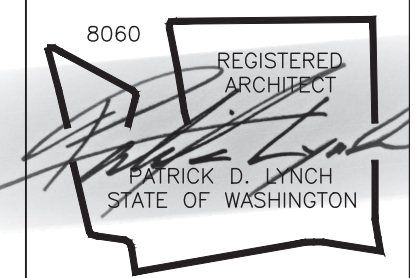
DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



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

2ND FLOOR AREA: 2,772 SF

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

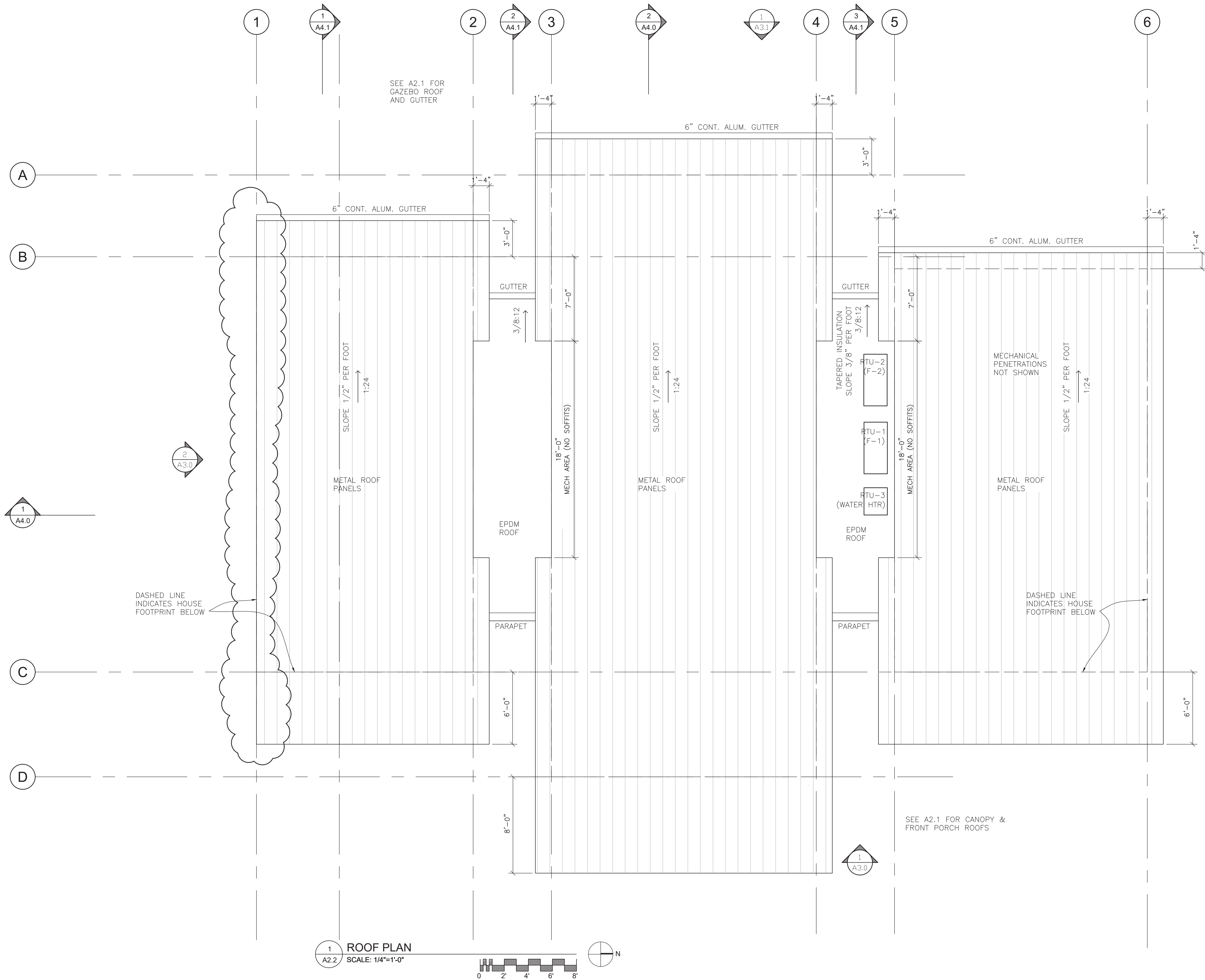
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6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PLUMB

Permit Set
Date: MAR. 14, 2025
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Approval: PDL

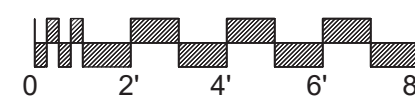
Second Floor Plan

Sheet Number:
A2.1

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



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



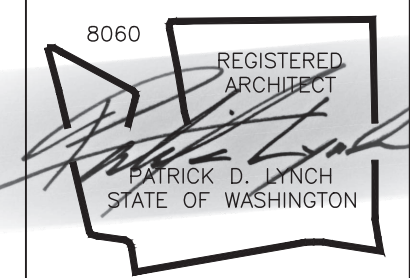
1 A4.0

2 A3.0

1 A3.0

2 A3.1

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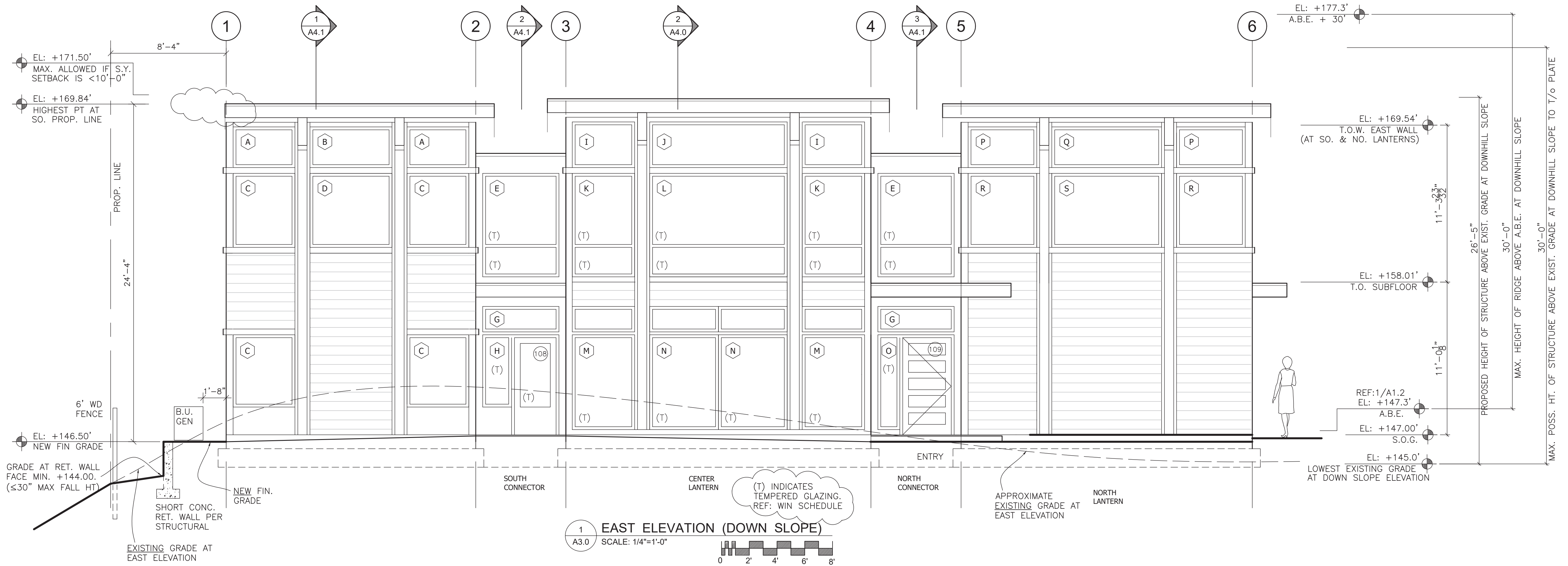
REVISIONS	
6-9-25	SITE & PERGOLA
6-9-25	SECTION 2 / A4.0
8-8-25	CATCHMENT/PILING

Permit Set
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Approval: PDL

Roof Plan

Sheet Number:
A2.2

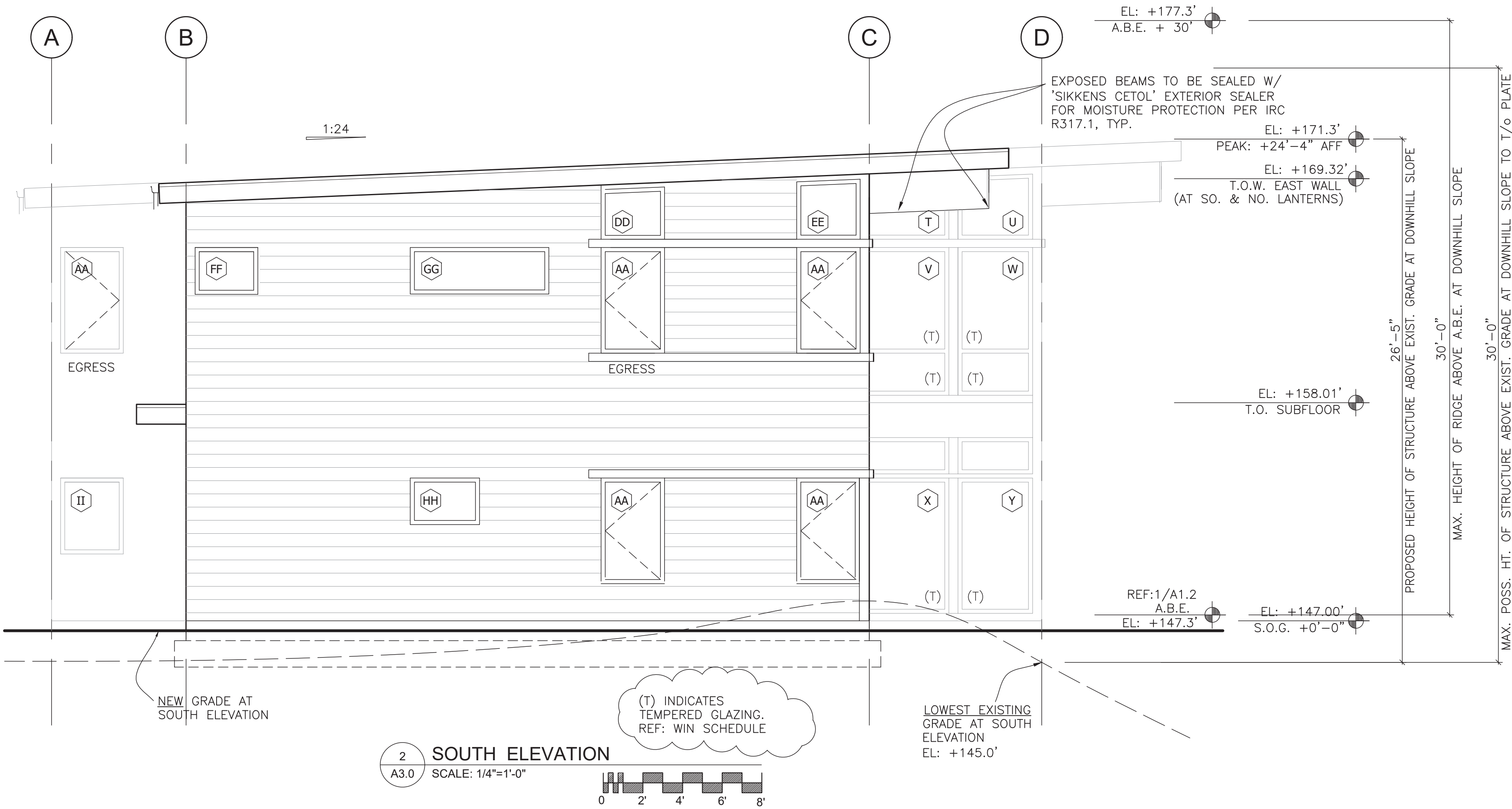
DISTRIBUTE WHOLE SETS ONLY. DO NOT BREAK SET.
ORIGINAL SHEET SIZE IS 24 x 36



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

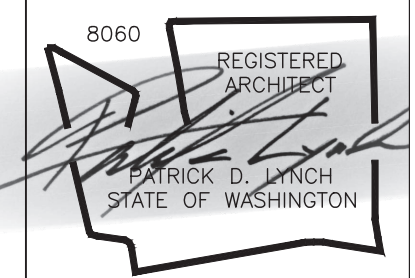
NOTE: REFER TO A3.0 & A3.1 FOR WINDOW ELEVATIONS. TEMPER PER IRC REQUIREMENTS.

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



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

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REVISIONS

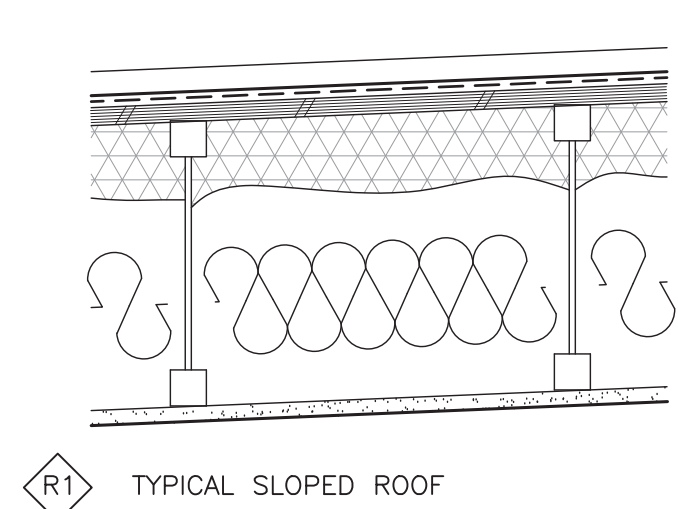
NO.	DATE	DESCRIPTION
6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PILING

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Window Sched & East + South Elevations

Sheet Number:
A3.0

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ORIGINAL SHEET SIZE IS 24 x 36

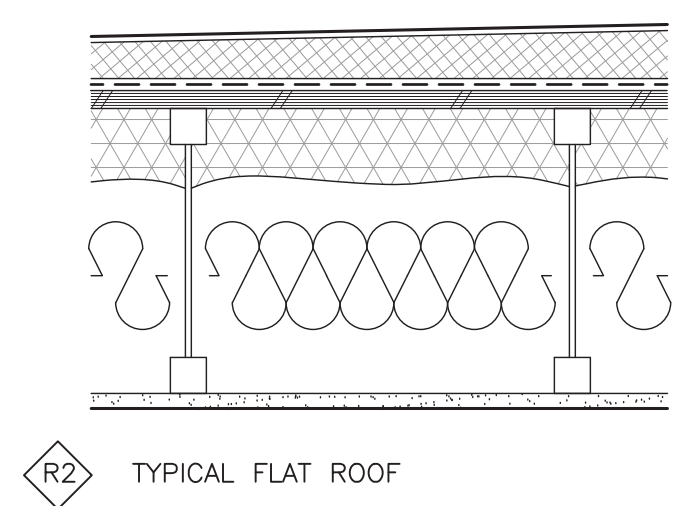


STANDING SEAM METAL ROOFING OVER ROOFING MEMBRANE (AIR BARRIER) OVER SHEATHING & ROOF JOISTS PER STRUCTURAL PITCH 1:24.

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

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

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

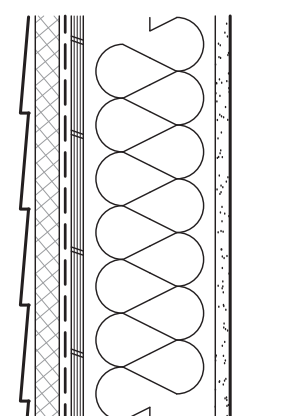


FULLY ADHERED ROOFING MEMBRANE OVER 3/8:12 TAPERED POLYISO INSUL. SYSTEM OVER AIR BARRIER OVER FLAT SHEATHING & ROOF JOISTS PER STRUCTURAL.

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

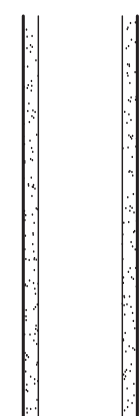
5/8" TYPE-X GWB TAPE AND FINISH SMOOTH

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



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

W1 TYPICAL EXTERIOR WALL (20+5)



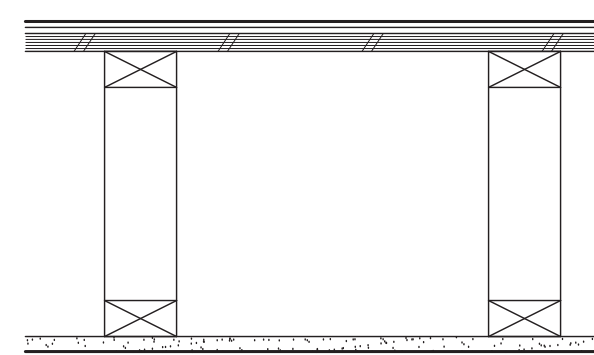
2x4 OR 2x6 PER PLAN @ 16" OC WALL FRAMING W/ 1 LAYER 5/8" GWB EACH SIDE.

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

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

W2 TYPICAL INTERIOR WALL

W3 WALL BTW GARAGE AND HOUSE



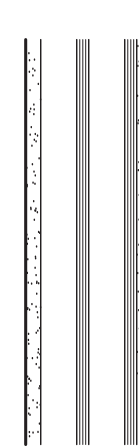
FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED.

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

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

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

F2 FLOOR OVER HEATED SPACE



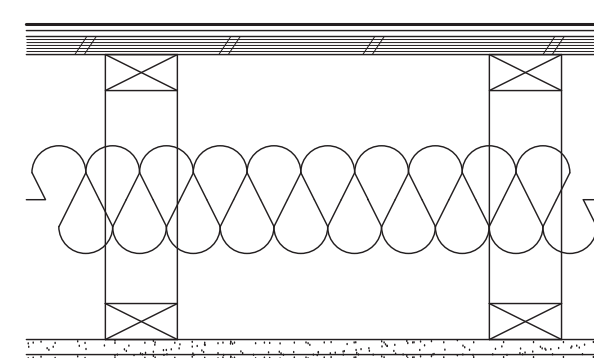
CONFIRM SHAFT DIMENSIONS WITH ELEVATOR MANUFACTURER. 2x4 @ 16" OC WALL FRAMING W/ CONT. SOLID BLK'G PER ELEV. MNFR. SPECIFICATION. ADDITIONAL LAYER 1/2" PLYWD ON CAB SIDE.

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

ELEVATOR TRACK ASS'Y.

SOUND ATTENUATION BATTING AT ALL OPEN STUD CAVITIES.

W4 STRUCT. ELEVATOR WALL



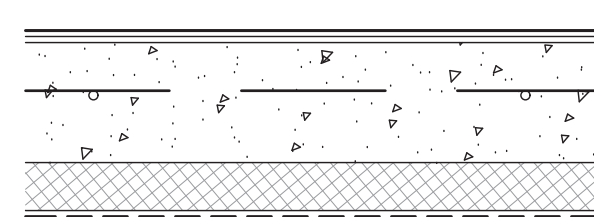
FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED.

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

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

SEAL AND DRAFT STOP ALL PENETRATIONS

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



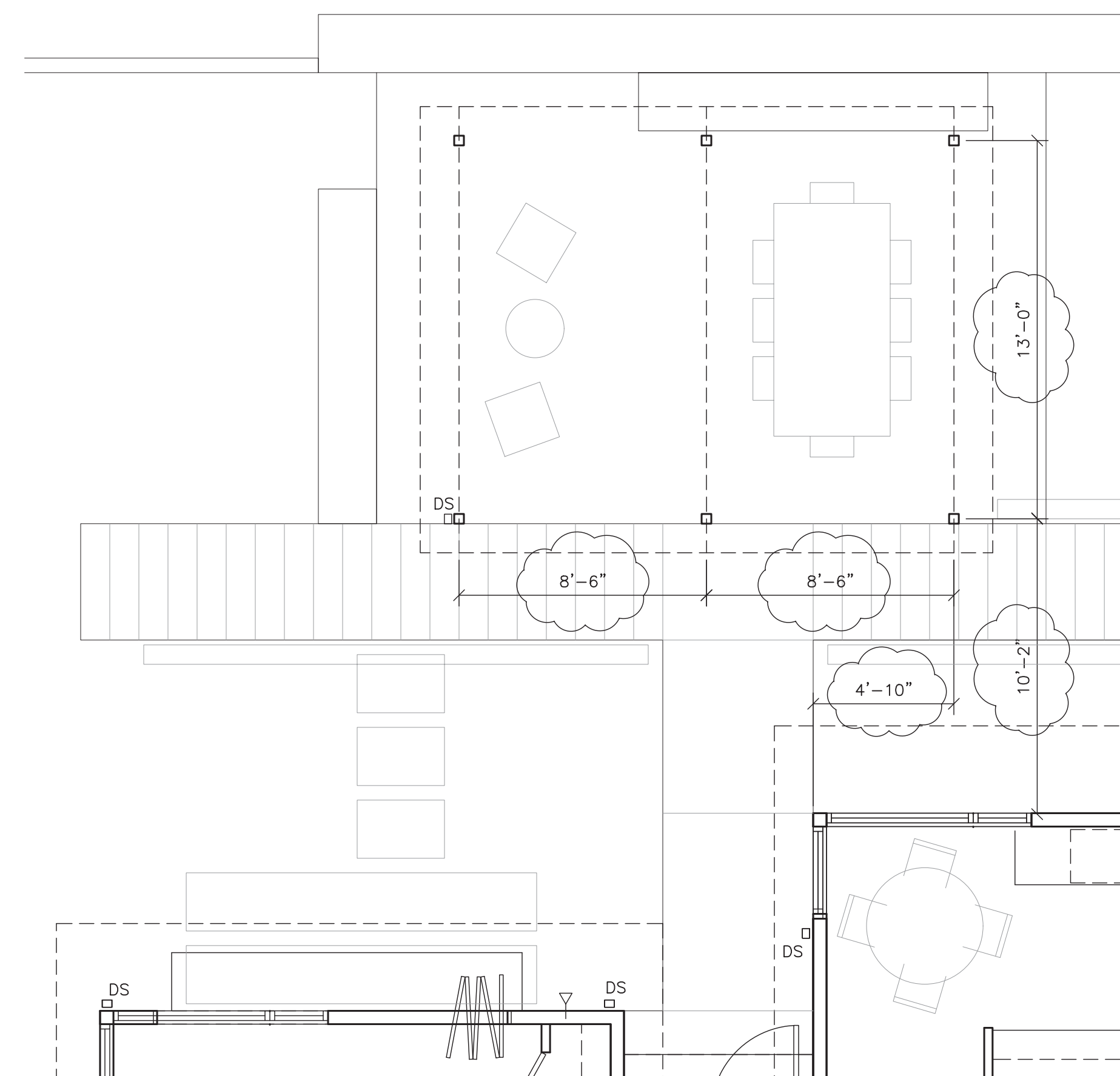
FINISH FLOOR PER PLANS OVER UNDERLAYMENT IF REQUIRED. SELF LEVELING AS REQUIRED.

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

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

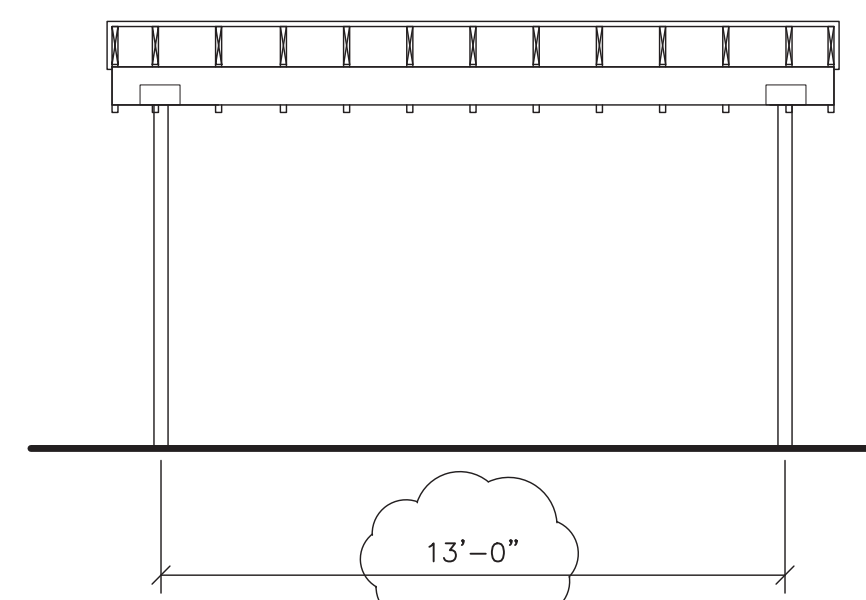
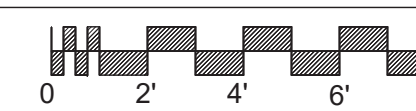
F1 TYPICAL SLAB ON GRADE FLOOR

ALL GWB REVISED TO 5/8"



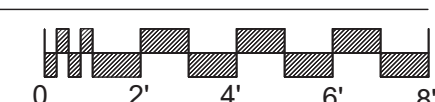
1 PERGOLA PLAN

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

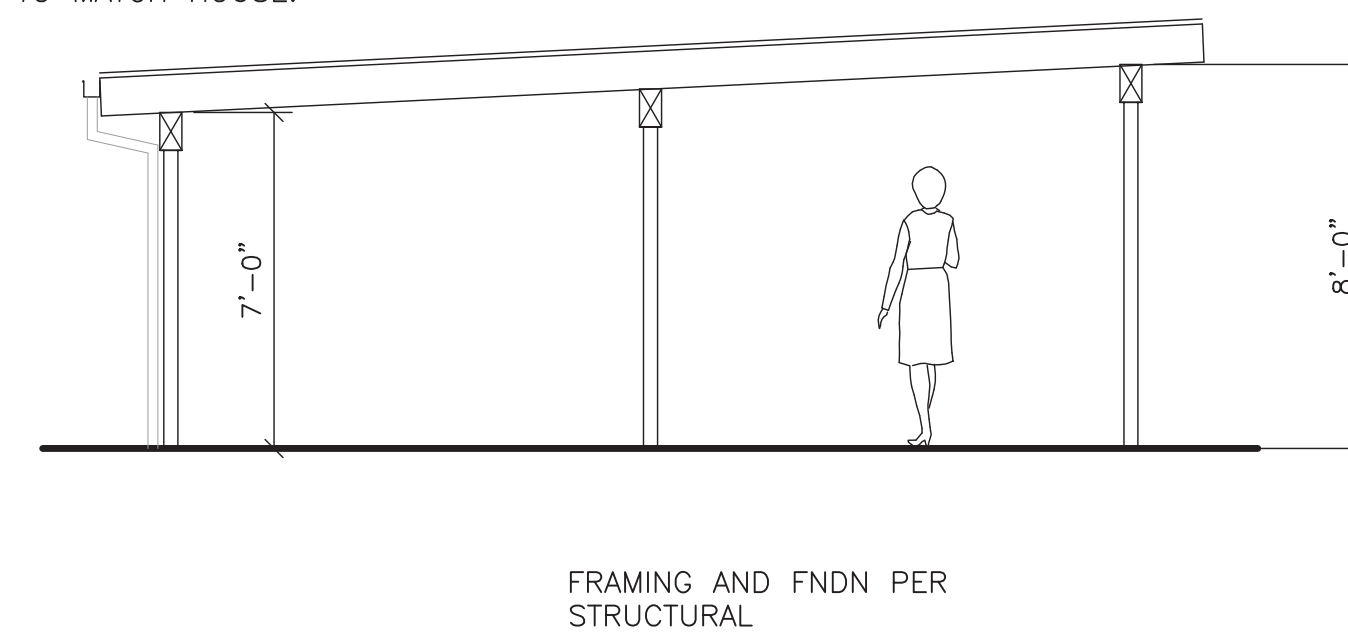


3 NORTH PERGOLA ELEVATION

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

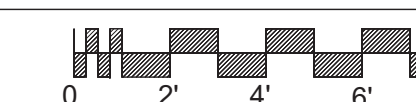


STANDING SEAM METAL ROOF TO MATCH HOUSE. 1:24



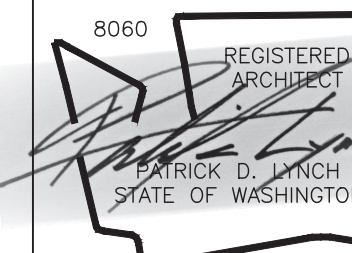
2 EAST PERGOLA ELEVATION

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



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

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

Permit Set

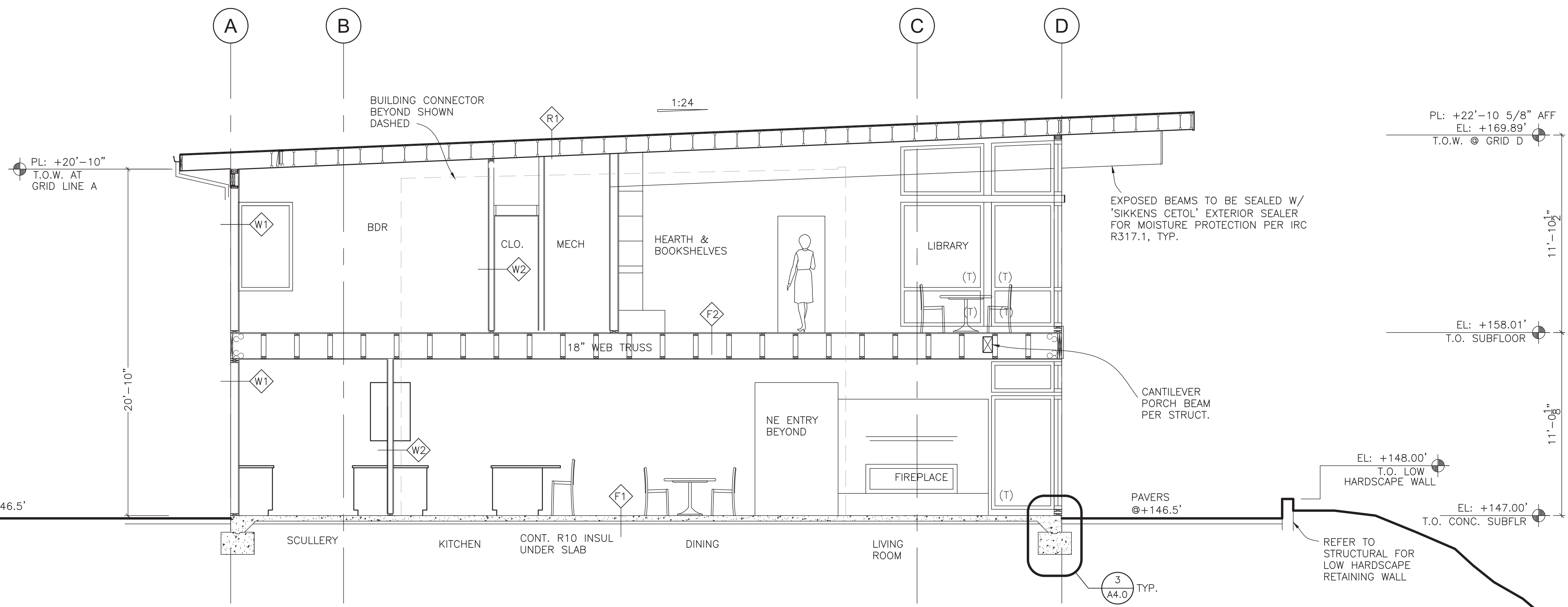
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Pergola & Wall Types

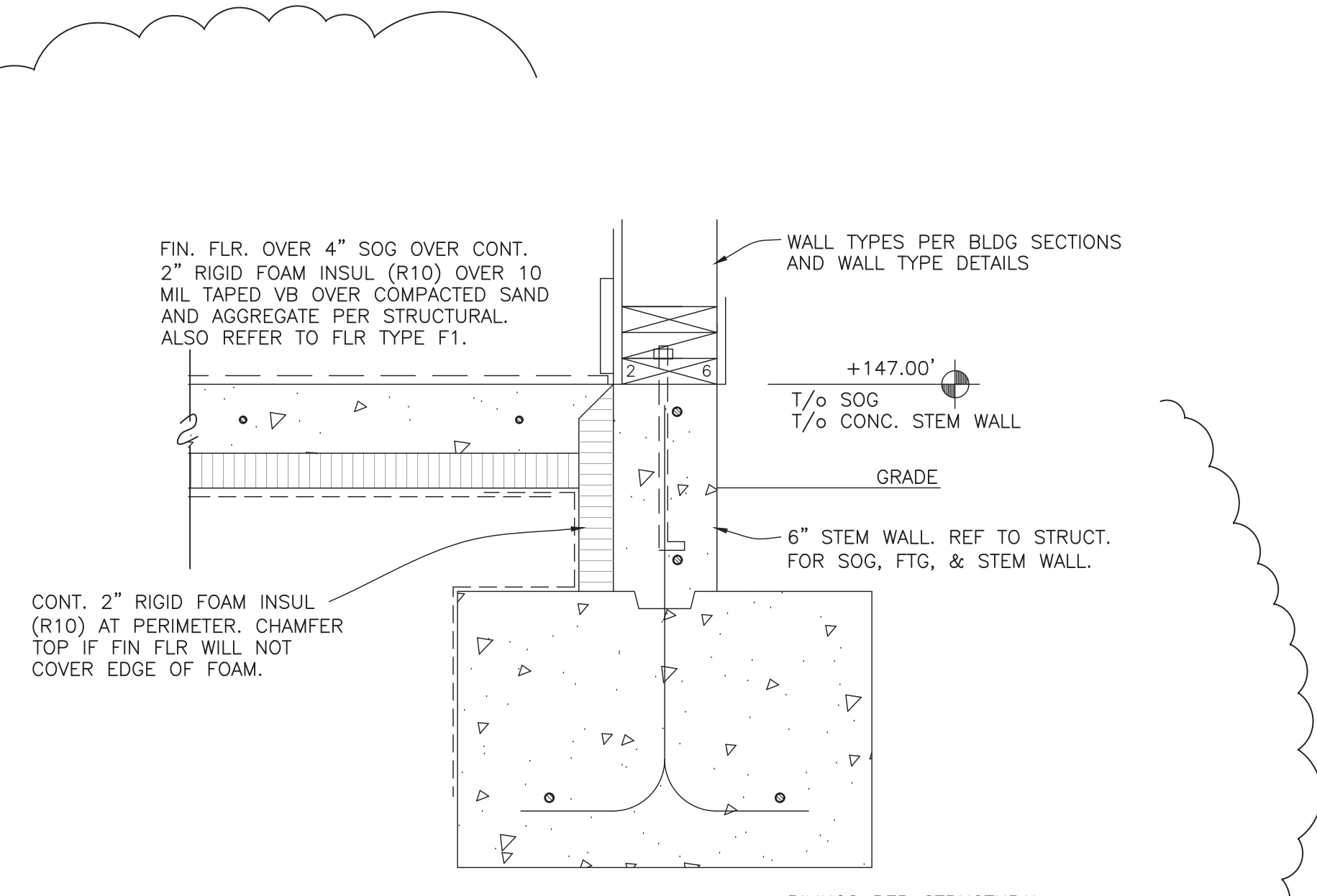
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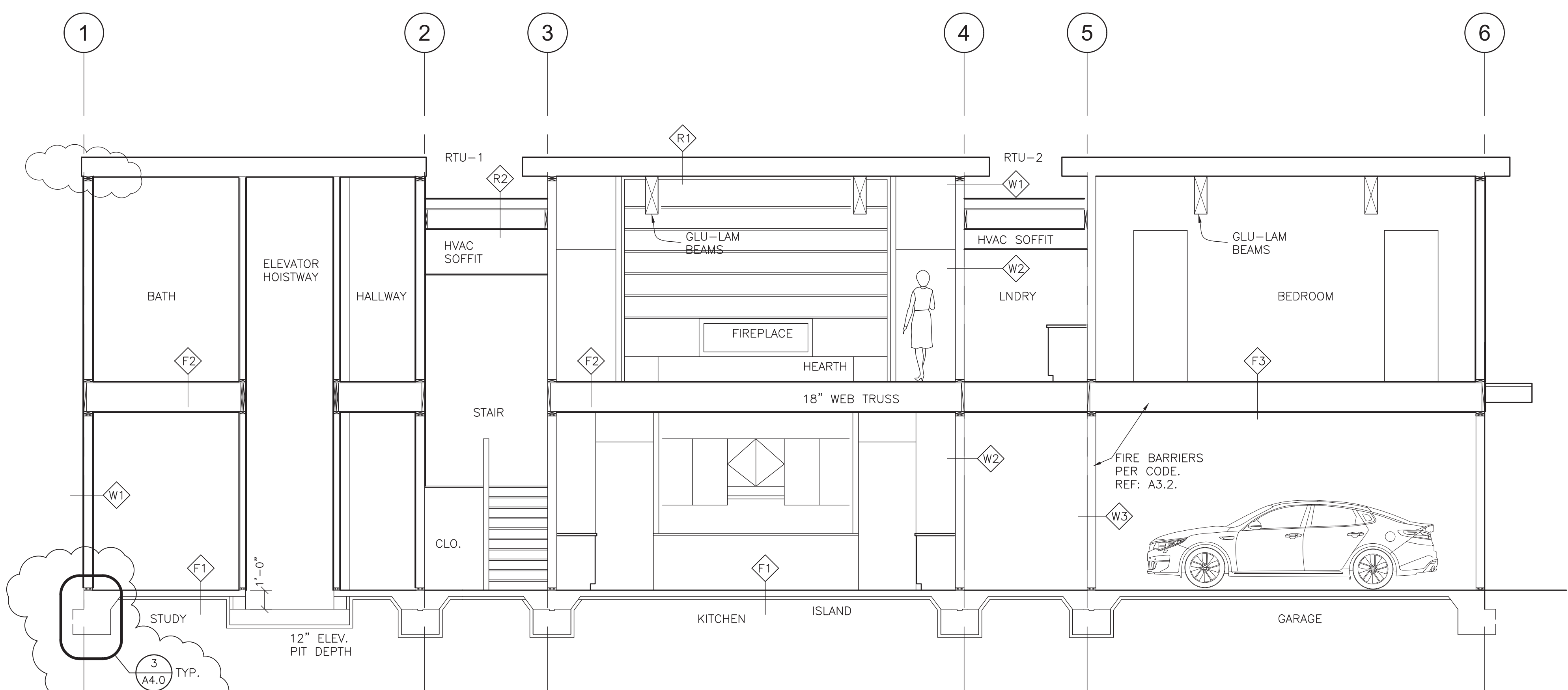
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ORIGINAL SHEET SIZE IS 24 x 36



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

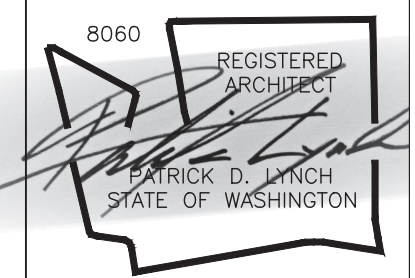


3 TYPICAL EXT. STEM WALL & FOOTING
SCALE: 1 1/2"=1'-0"



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

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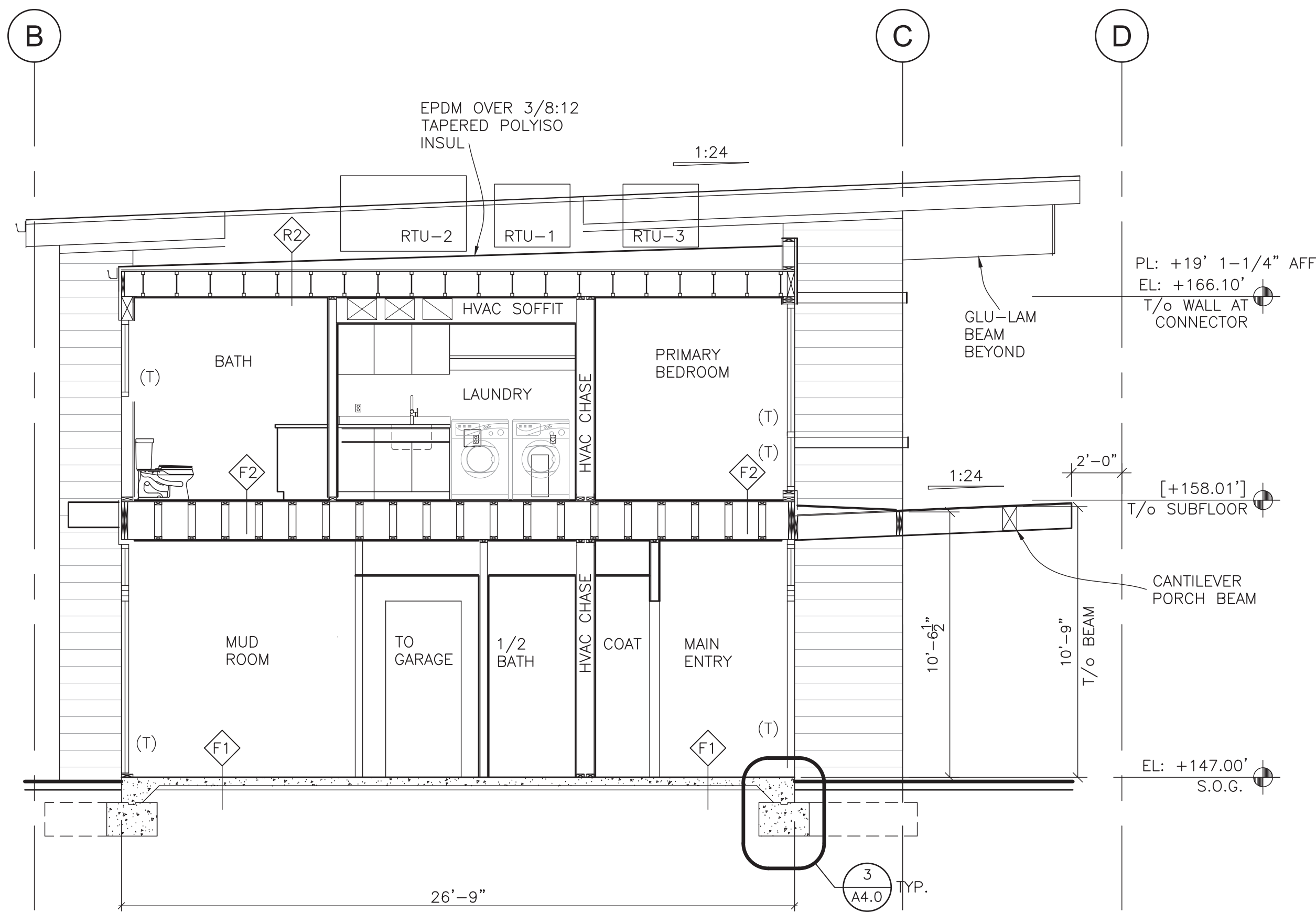
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Building Sections

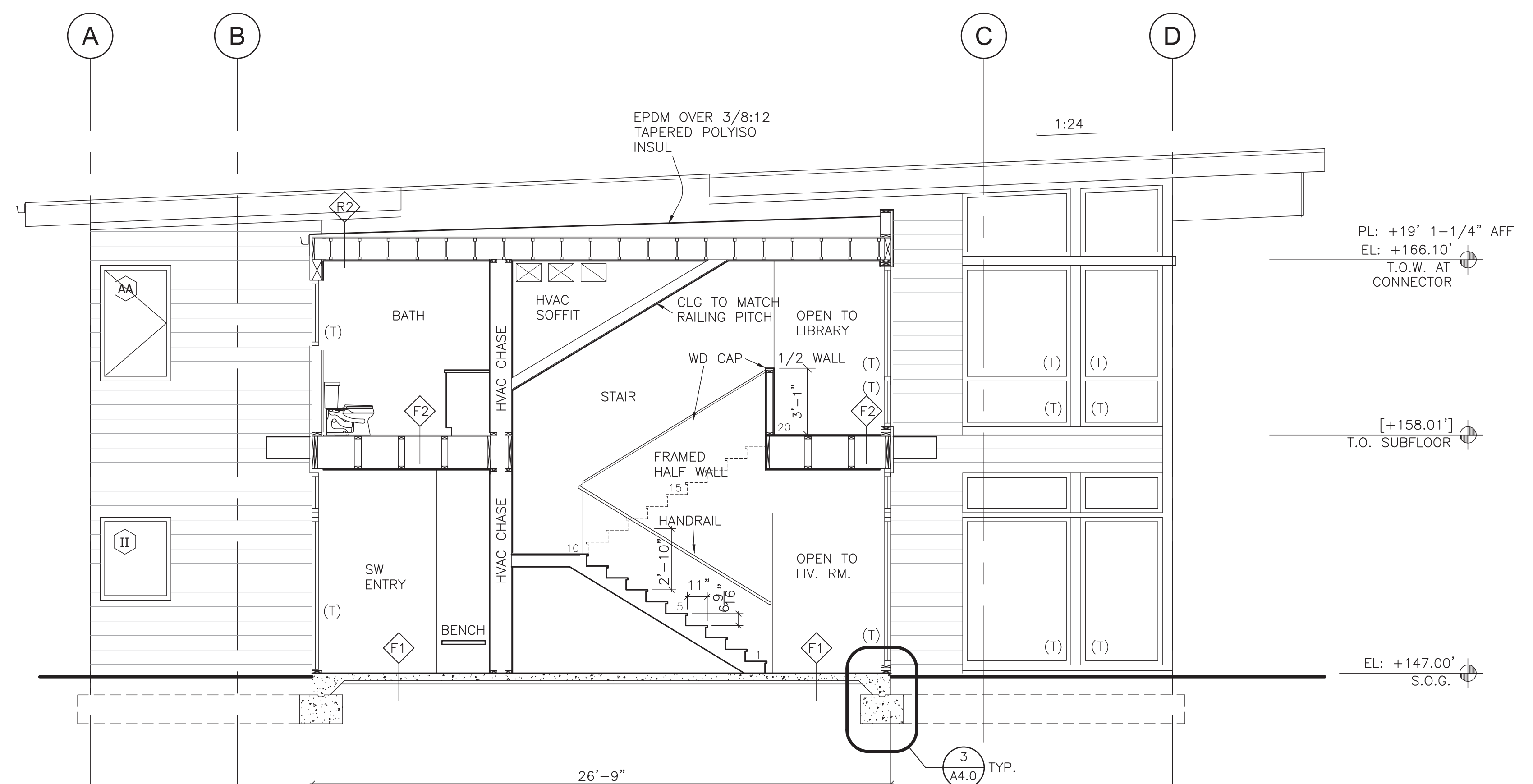
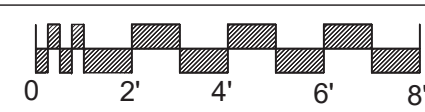
Sheet Number:
A4.0

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



3 BLDG SECTION AT NORTH CONNECTOR

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



2 BLDG SECTION AT SO. CONNECTOR & STAIR

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



FIRST FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE

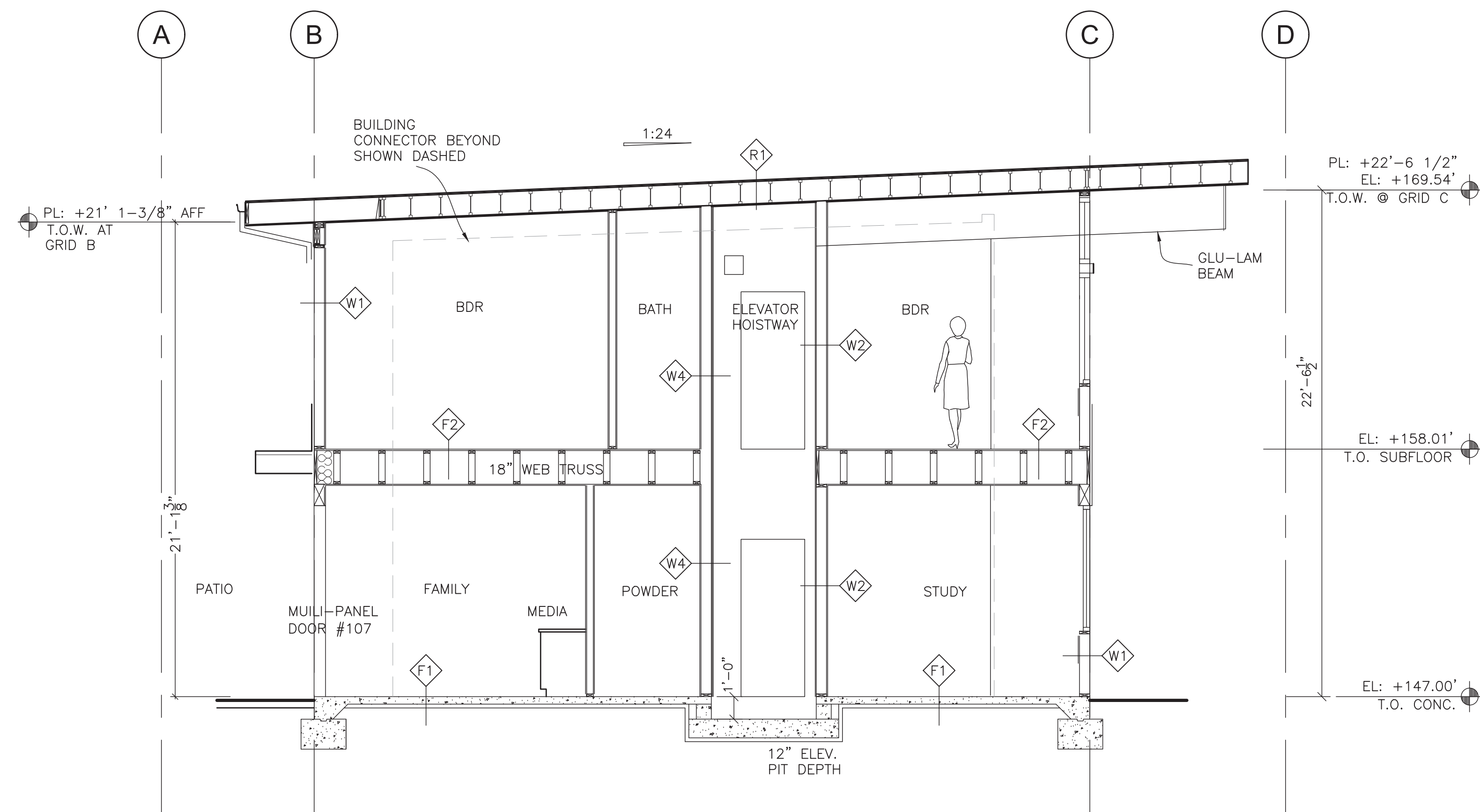
DOOR TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR	NOTES
102A		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				CLOSET DOORS
105A		2-6 X 7-0	WD SC		PRIVACY	-	POCKET				BATHROOM POCKET DOOR
106A		TBD			PER ELEV.	-	TBD				HOISTWAY. VERIFY & COORD. W/ ELEV. CLEARANCES
106B		2-6 X 7-0	WD SC		CLOSET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

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

SECOND FLOOR INTERIOR DOORS, FRAMES, AND HARDWARE SCHEDULE

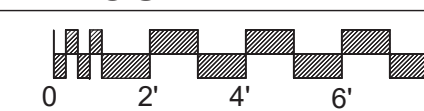
DOOR TAG	TYPE	SIZE	MAT'L	FINISH	HDWR	FIRE LABEL	FRAME TYPE	MAT'L	FINISH	THR	NOTES
203A		TBD			PER ELEV.	-	TBD				HOISTWAY. VERIFY & COORD. W/ ELEV. CLEARANCES
204A		2-8 X 7-0	WD SC		PASSAGE	-	WD				BEDROOM DOOR
204B		PR 2-6 X 7-0	WD SC		CLOSET	-	WD				FRENCH CLOSET DOORS W/ BALL CATCHES
205A		2-10 X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

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

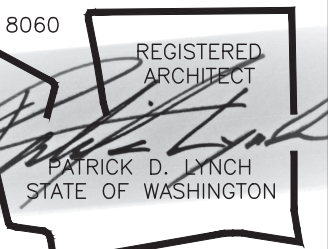


1 BLDG. SECTION AT SOUTH LANTERN

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



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CHESHIRE HOUSE
7615 E. MERCER WAY
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REVISIONS	DATE	DESCRIPTION
6-9-25		SITE & PERGOLA
6-9-25		SECTION 2 / A4.0
8-8-25		CATCHMENT/PILING

Permit Set

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

Interior Door Schedule & Bldg Sections


Sheet Number:

A4.1

ABBREVIATIONS

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

DESIGN CRITERIA

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

DESIGN CRITERIA (CONT.)

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

GENERAL NOTES - STRUCTURAL DESIGN

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

FOUNDATION

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

REINFORCED CONCRETE

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

STRUCTURAL CONCRETE

DESCRIPTION F'c MAX W/C RATIO AIR CONTENT

FOOTINGS AND STEM WALLS 3,000 0.50 --
INTERIOR SLABS ON GRADE 3,500 0.50 --
EXTERIOR SLABS ON GRADE 4,500 0.45 5-7%

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

TIMBER

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

LUMBER GRADE TABLE

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

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

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

TIMBER (CONT.)

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

SHEET LIST

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

STRUCTURAL STEEL PILES

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



MERRELL DESIGN SERVICES PLLC
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509-998-7410
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PROJECT:
CHESHIRE UPPER LOT

JOBBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1		REVISION 1	04/02/25
2			
3		REVISION 3	06/17/25
4		REVISION 4	08/04/25
5			
6			

SEAL:



08/04/2025

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JOB#
23-067

SHEET TITLE:
GENERAL NOTES

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

PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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SEAL:



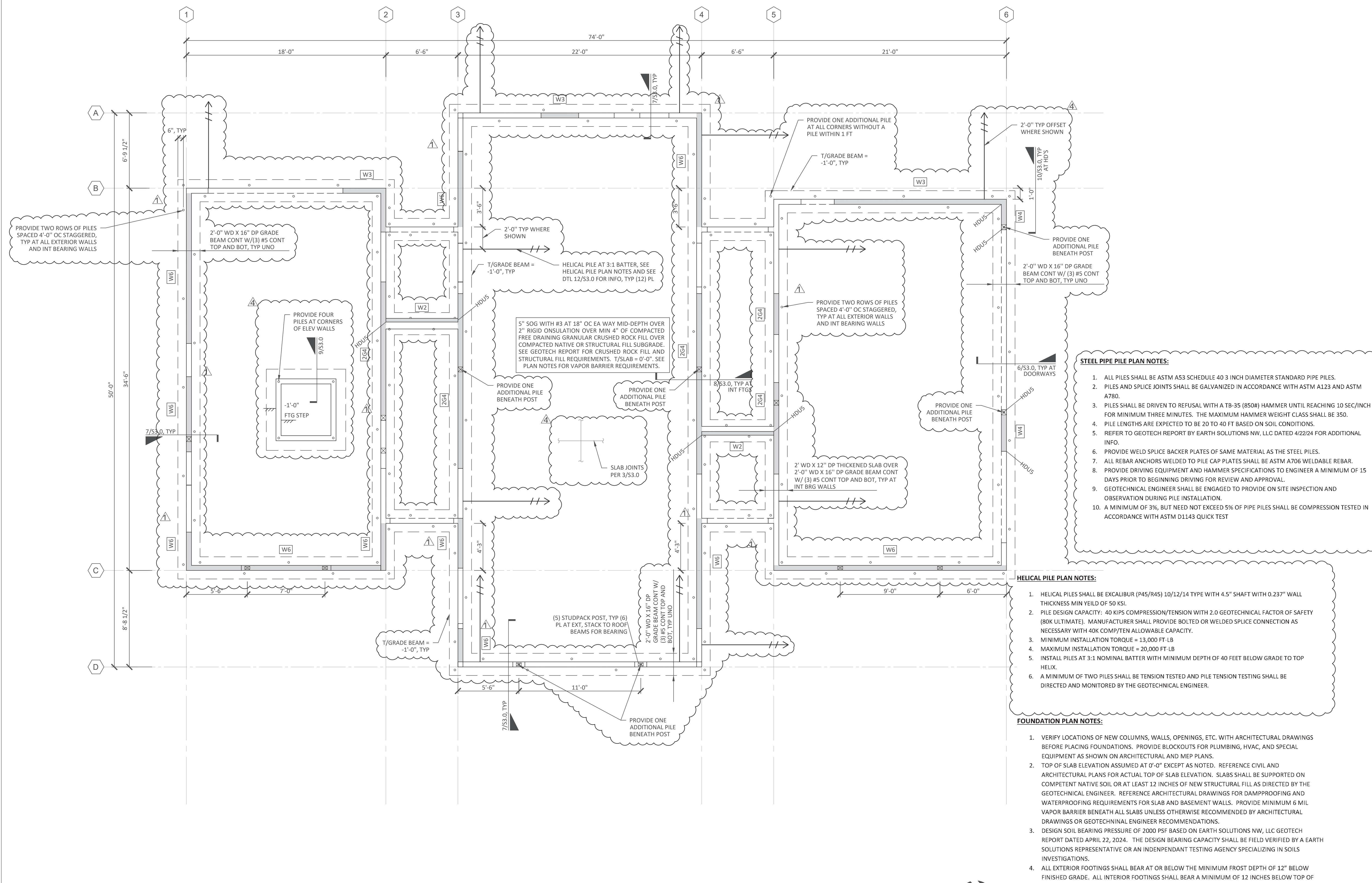
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JOB#
23-067

SHEET TITLE:
FOUNDATION PLAN

SHEET#:
S2.0 SCALE:
AS SHOWN

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



- STEEL PIPE PILE PLAN NOTES:**
1. ALL PILES SHALL BE ASTM A53 SCHEDULE 40 3 INCH DIAMETER STANDARD PIPE PILES.
 2. PILES AND SPICE JOINTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A780.
 3. PILES SHALL BE DRIVEN TO REFUSAL WITH A TB-35 (850#) HAMMER UNTIL REACHING 10 SEC/INCH FOR MINIMUM THREE MINUTES. THE MAXIMUM HAMMER WEIGHT CLASS SHALL BE 350.
 4. PILE LENGTHS ARE EXPECTED TO BE 20 TO 40 FT BASED ON SOIL CONDITIONS.
 5. REFER TO GEOTECH REPORT BY EARTH SOLUTIONS NW, LLC DATED 4/22/24 FOR ADDITIONAL INFO.
 6. PROVIDE WELD SPICE BACKER PLATES OF SAME MATERIAL AS THE STEEL PILES.
 7. ALL REBAR ANCHORS WELDED TO PILE CAP PLATES SHALL BE ASTM A706 WELDABLE REBAR.
 8. PROVIDE DRIVING EQUIPMENT AND HAMMER SPECIFICATIONS TO ENGINEER A MINIMUM OF 15 DAYS PRIOR TO BEGINNING DRIVING FOR REVIEW AND APPROVAL.
 9. GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO PROVIDE ON SITE INSPECTION AND OBSERVATION DURING PILE INSTALLATION.
 10. A MINIMUM OF 3%, BUT NEED NOT EXCEED 5% OF PIPE PILES SHALL BE COMPRESSION TESTED IN ACCORDANCE WITH ASTM D1143 QUICK TEST

- HELICAL PILE PLAN NOTES:**
1. HELICAL PILES SHALL BE EXCALIBUR (P45/R45) 10/12/14 TYPE WITH 4.5" SHAFT WITH 0.237" WALL THICKNESS MIN YIELD OF 50 KSI.
 2. PILE DESIGN CAPACITY: 40 KIPS COMPRESSION/TENSION WITH 2.0 GEOTECHNICAL FACTOR OF SAFETY (80K ULTIMATE). MANUFACTURER SHALL PROVIDE BOLTED OR WELDED SPICE CONNECTION AS NECESSARY WITH 40K COMP/TEN ALLOWABLE CAPACITY.
 3. MINIMUM INSTALLATION TORQUE = 13,000 FT-LB
 4. MAXIMUM INSTALLATION TORQUE = 20,000 FT-LB
 5. INSTALL PILES AT 3:1 NOMINAL BATTER WITH MINIMUM DEPTH OF 40 FEET BELOW GRADE TO TOP HELIX.
 6. A MINIMUM OF TWO PILES SHALL BE TENSION TESTED AND PILE TENSION TESTING SHALL BE DIRECTED AND MONITORED BY THE GEOTECHNICAL ENGINEER.

- FOUNDATION PLAN NOTES:**
1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS. PROVIDE BLOCKOUTS FOR PLUMBING, HVAC, AND SPECIAL EQUIPMENT AS SHOWN ON ARCHITECTURAL AND MEP PLANS.
 2. TOP OF SLAB ELEVATION ASSUMED AT 0'-0" EXCEPT AS NOTED. REFERENCE CIVIL AND ARCHITECTURAL PLANS FOR ACTUAL TOP OF SLAB ELEVATION. SLABS SHALL BE SUPPORTED ON COMPETENT NATIVE SOIL OR AT LEAST 12 INCHES OF NEW STRUCTURAL FILL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. REFERENCE ARCHITECTURAL DRAWINGS FOR DAMPPROOFING AND WATERPROOFING REQUIREMENTS FOR SLAB AND BASEMENT WALLS. PROVIDE MINIMUM 6 MIL VAPOR BARRIER BENEATH ALL SLABS UNLESS OTHERWISE RECOMMENDED BY ARCHITECTURAL DRAWINGS OR GEOTECHNICAL ENGINEER RECOMMENDATIONS.
 3. DESIGN SOIL BEARING PRESSURE OF 2000 PSF BASED ON EARTH SOLUTIONS NW, LLC GEOTECH REPORT DATED APRIL 22, 2024. THE DESIGN BEARING CAPACITY SHALL BE FIELD VERIFIED BY A EARTH SOLUTIONS REPRESENTATIVE OR AN INDEPENDANT TESTING AGENCY SPECIALIZING IN SOILS INVESTIGATIONS.
 4. ALL EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW THE MINIMUM FROST DEPTH OF 12" BELOW FINISHED GRADE. ALL INTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW TOP OF SLAB.
 5. ALL FOOTINGS AND SLABS SHALL BEAR ON A MINIMUM TWO FEET OF COMPACTED CRUSHED ROCK FILL OVERLYING A WOVEN GEOTEXTILE SUCH AS MIRAFI 500X. REFERENCE THE GEOTECH REPORT FOR ADDITIONAL INFO INCLUDING STRUCTURAL FILL AND SUBGRADE PREPARATION REQUIREMENTS.
 6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE IN CONTACT WITH CONCRETE, WITHIN 8" OF EXPOSED GRADE, OR NOT OTHERWISE WEATHERPROOFED.
 7. REFERENCE HOLD-DOWN SCHEDULE AND SHEAR WALL SCHEDULE FOR HOLD-DOWN ANCHOR AND SILL PLATE ANCHORAGE REQUIREMENTS.
 8. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.

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



PROJECT:
CHESHIRE UPPER LOT

JOB SITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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NO.	STATUS	DATE
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1		REVISION 1	04/02/25

SEAL:



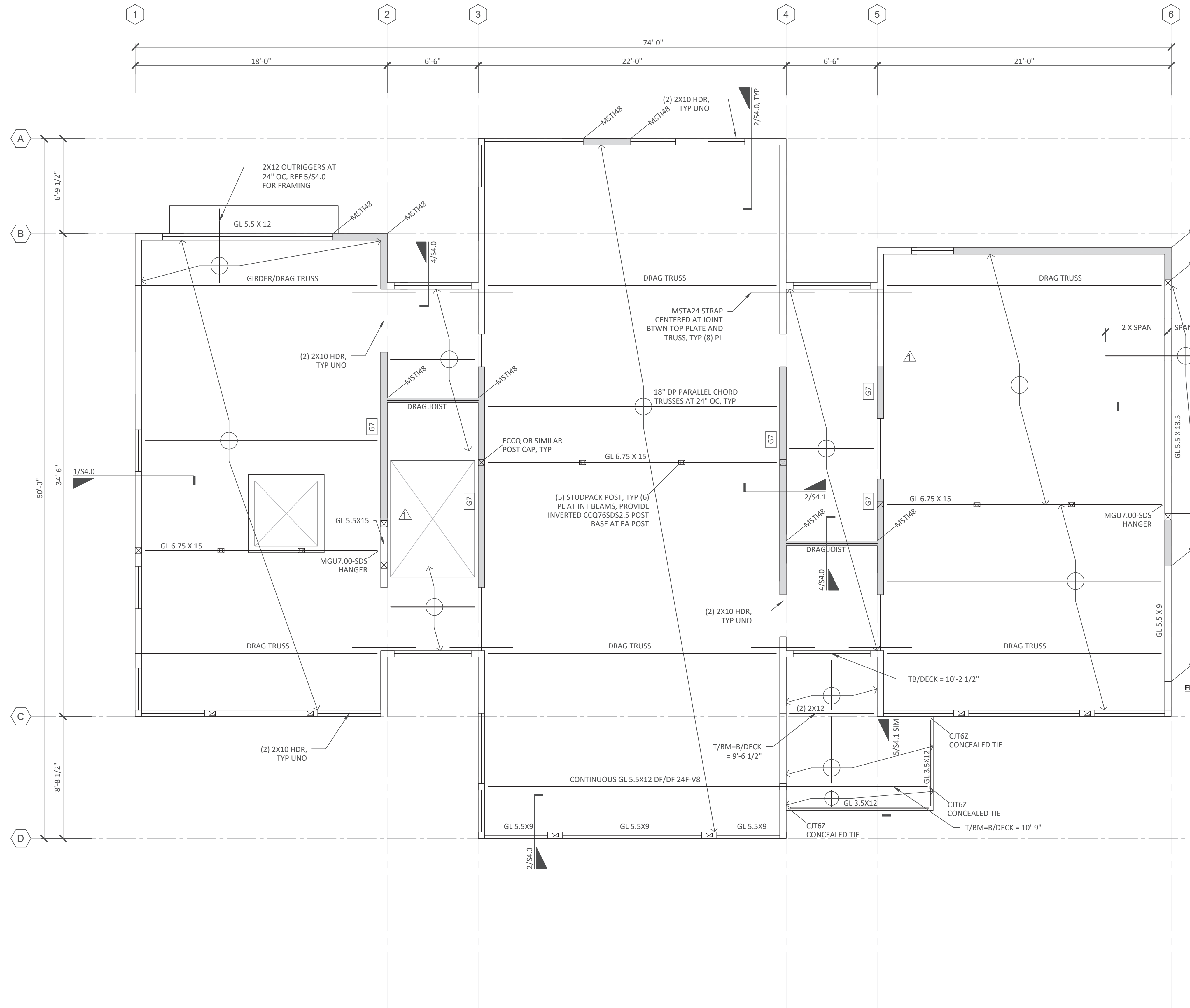
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JOB#
23-067

SHEET TITLE:
SECOND FLR FRAMING PLAN

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

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

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

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



PROJECT:
CHESHIRE UPPER LOT

JOBSITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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08/04/2025

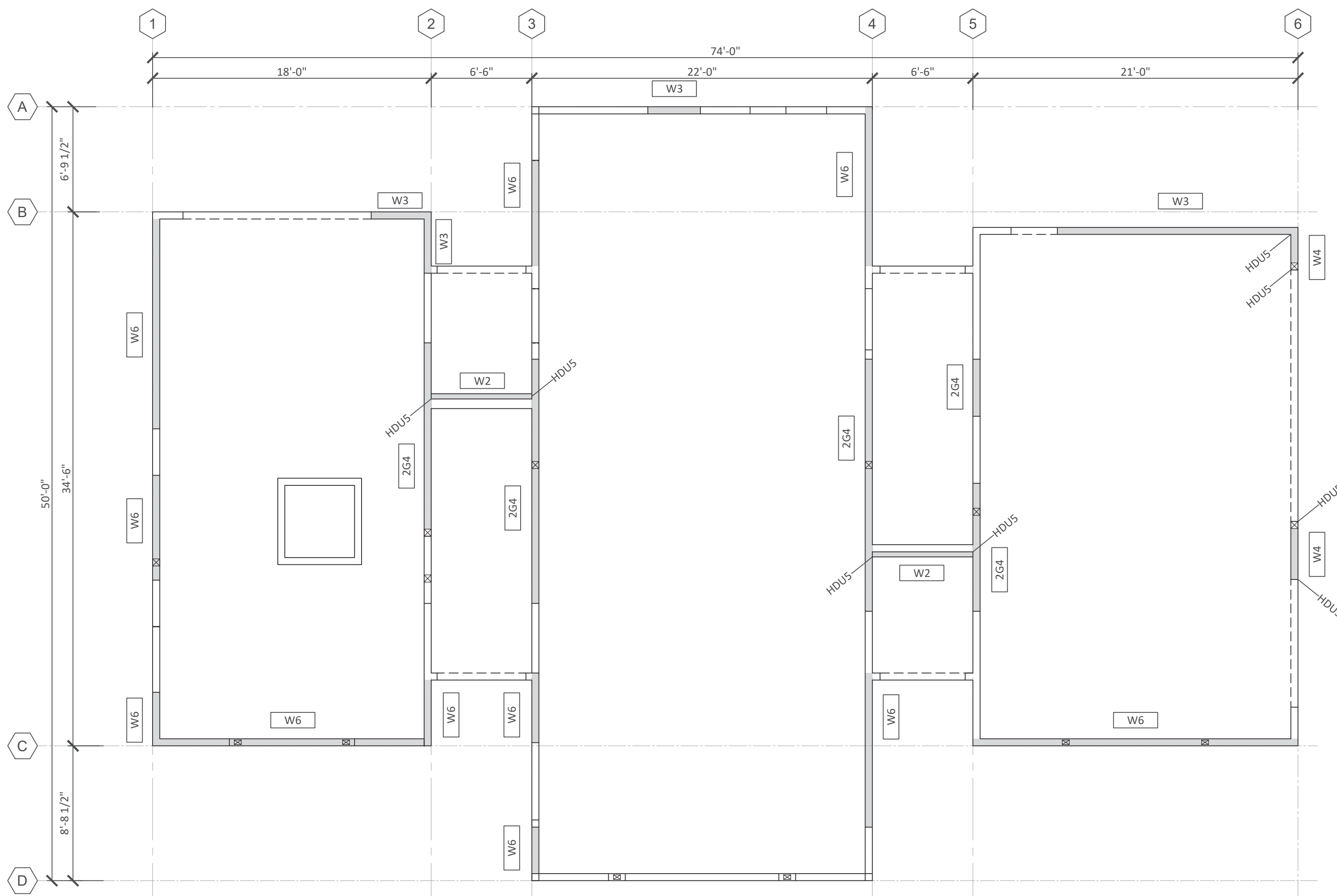
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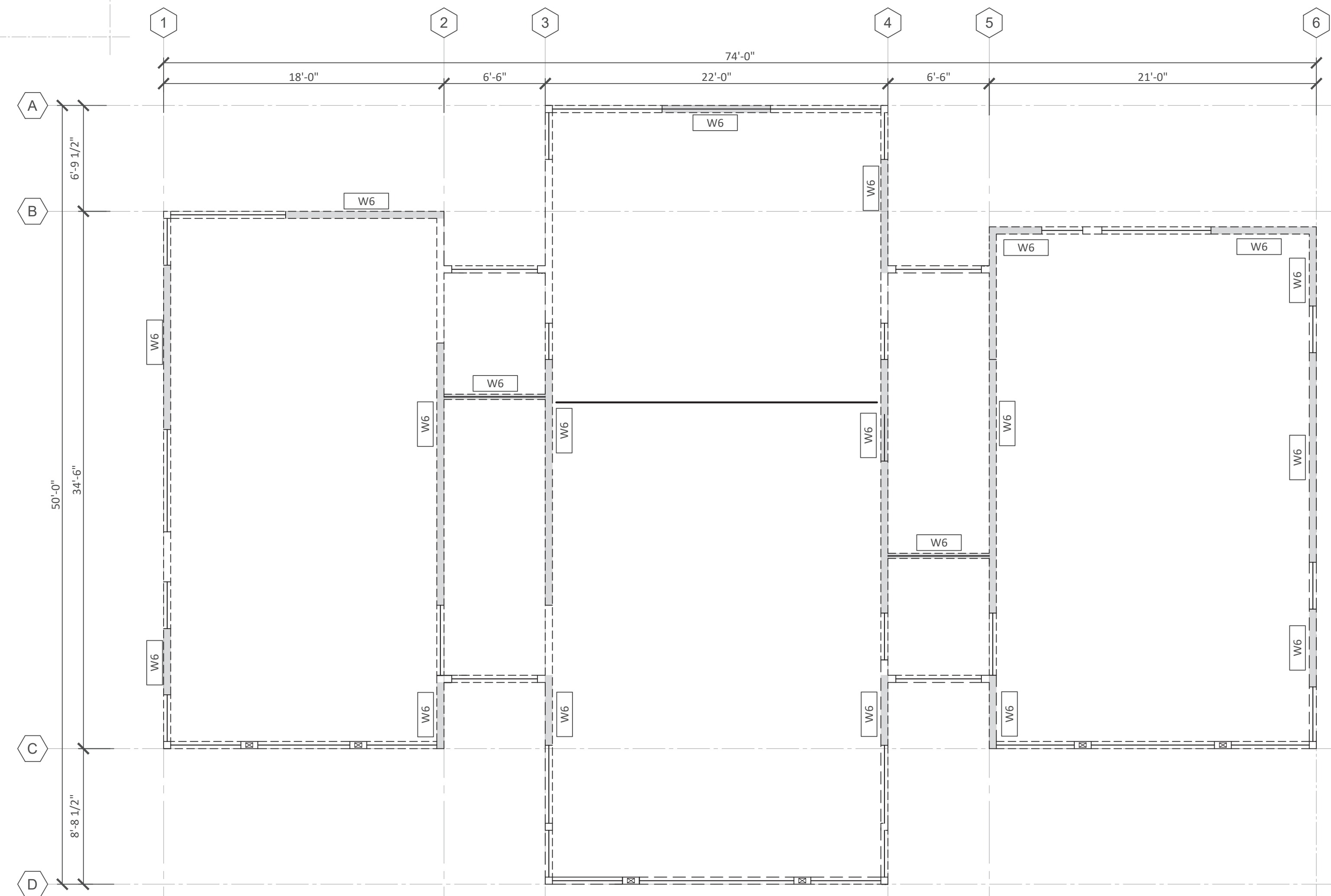
SHEET TITLE:
SHEAR WALL KEY PLAN

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

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



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



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



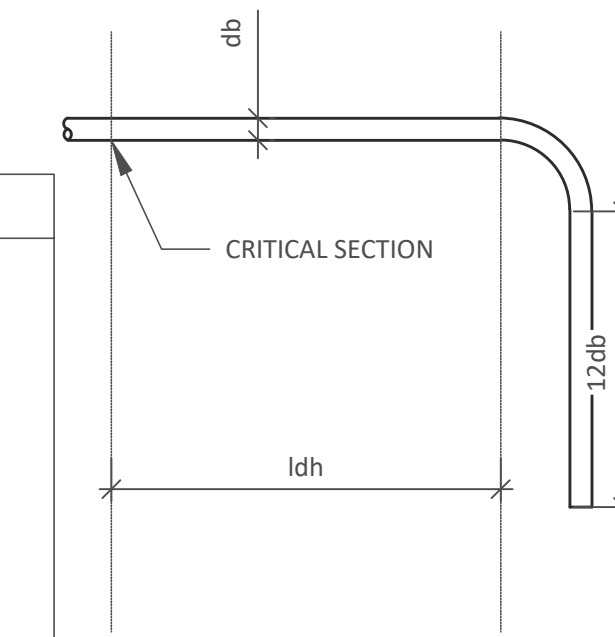
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	FOR PERMIT	01/03/25

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2		REVISION 2	06/13/25
3			
4		REVISION 4	08/04/25
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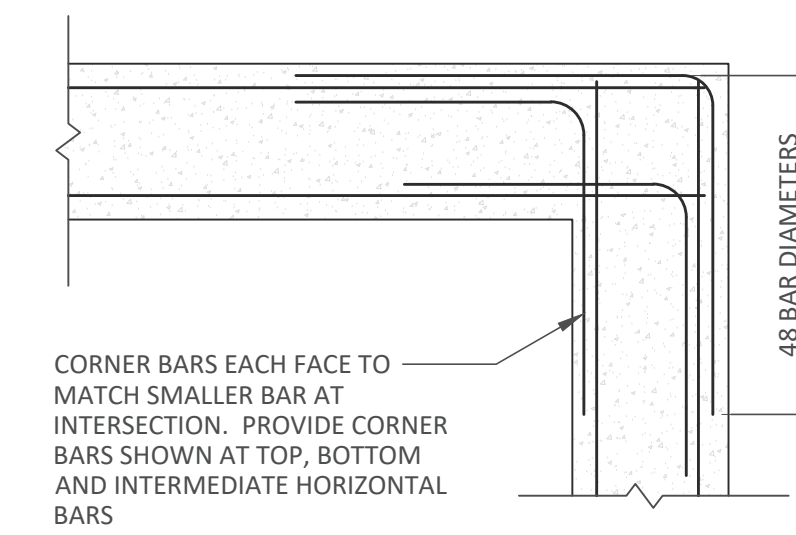


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BAR SIZE	ldh	12db
#3	9"	4 1/2"
#4	11"	6"
#5	14"	7 1/2"
#6	17"	9"
#7	20"	10 1/2"
#8	22"	12"
#9	25"	13 1/2"
#10	28"	15"



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

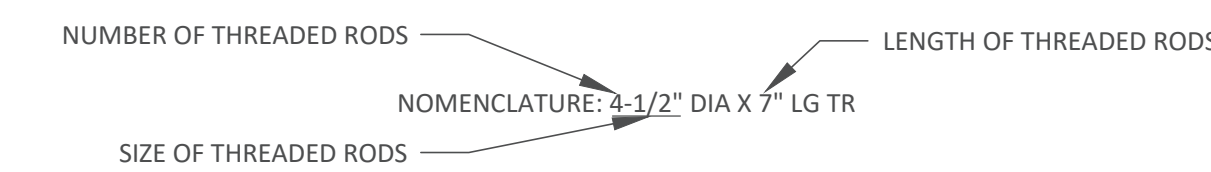


- NOTES:
- WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR TOP BARS, CORNER BARS MAY BE OMITTED.
 - MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.
 - STOP DETAILED REINFORCEMENT 2" SHORT OF FORM.

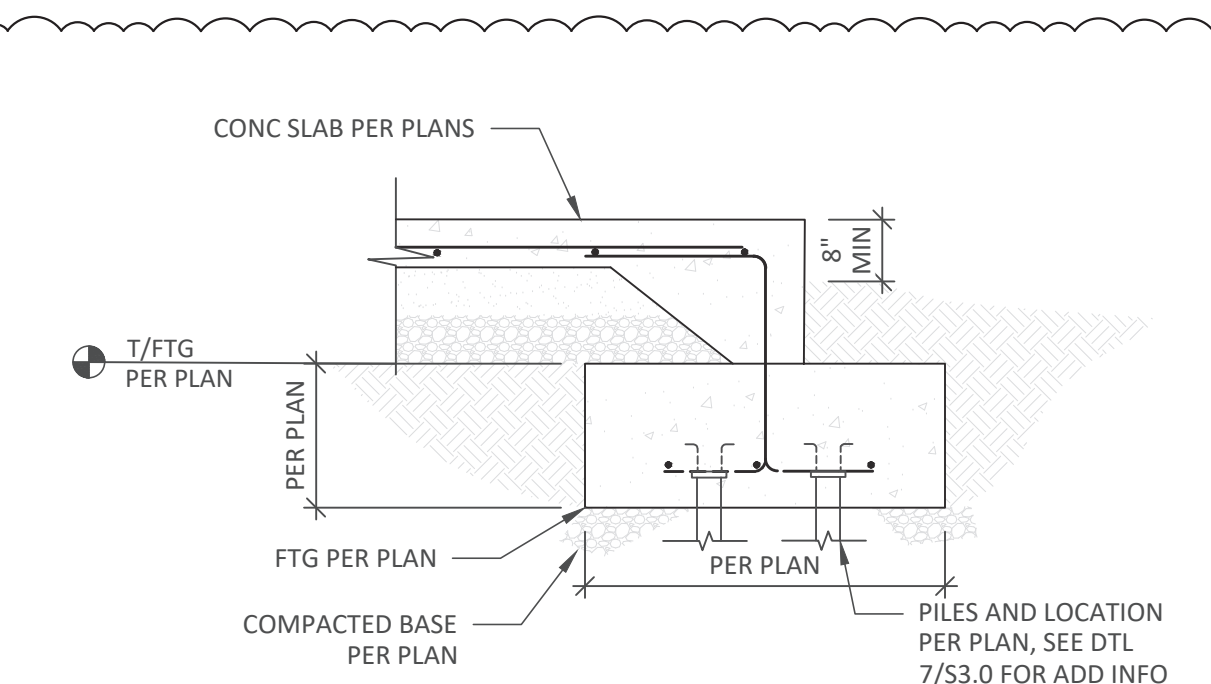
TYPICAL CORNER BARS AT INTERSECTION DETAIL
4 NOT TO SCALE

BAR SIZE	HOLE DIAMETER "D"	HOLE LENGTH "L"
1/2"	5/8"	5"
5/8"	3/4"	6"
3/4"	7/8"	8"
7/8"	1"	9"
1"	1 1/8"	10"

- NOTES:
- THREADED ROD SHALL BE A36 ROD, NUT & WASHER SHALL BE GALVANIZED AS PER ASTM A153
 - HOLE SHALL BE DRILLED USING ROTARY PERCUSSION DRILL TO FORM ROUGH SURFACE. IF CORE DRILLED, ROUGHEN HOLE SURFACE USING DRILL BIT.
 - HOLE MUST BE THOROUGHLY CLEAN, FREE OF DUST, DEBRIS & STANDING WATER.
 - FOR TEMPERATURES BELOW 70 DEGREES F, EPOXY MAY TAKE 24 HOURS OR LONGER TO CURE. SEE MANUFACTURER'S RECOMMENDATIONS FOR EXACT CURE TIMES. 5. THE EPOXY SHALL BE INJECTED USING THE DUAL COMPONENT CARTRIDGE SYSTEM AS PER INSTRUCTIONS OF THE MANUFACTURER. FOR VERTICAL AND HORIZONTAL APPLICATIONS USE MANUFACTURER'S RECOMMENDED CORRESPONDING PRODUCT.

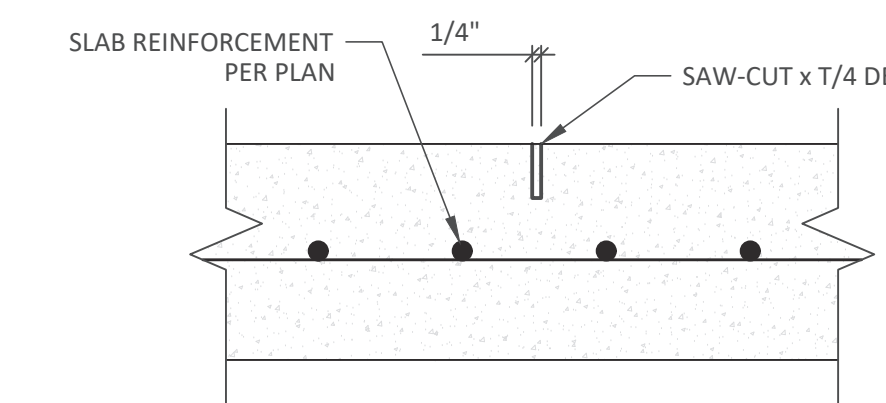


CONCRETE STD THREADED ROD ANCHOR
5 NOT TO SCALE



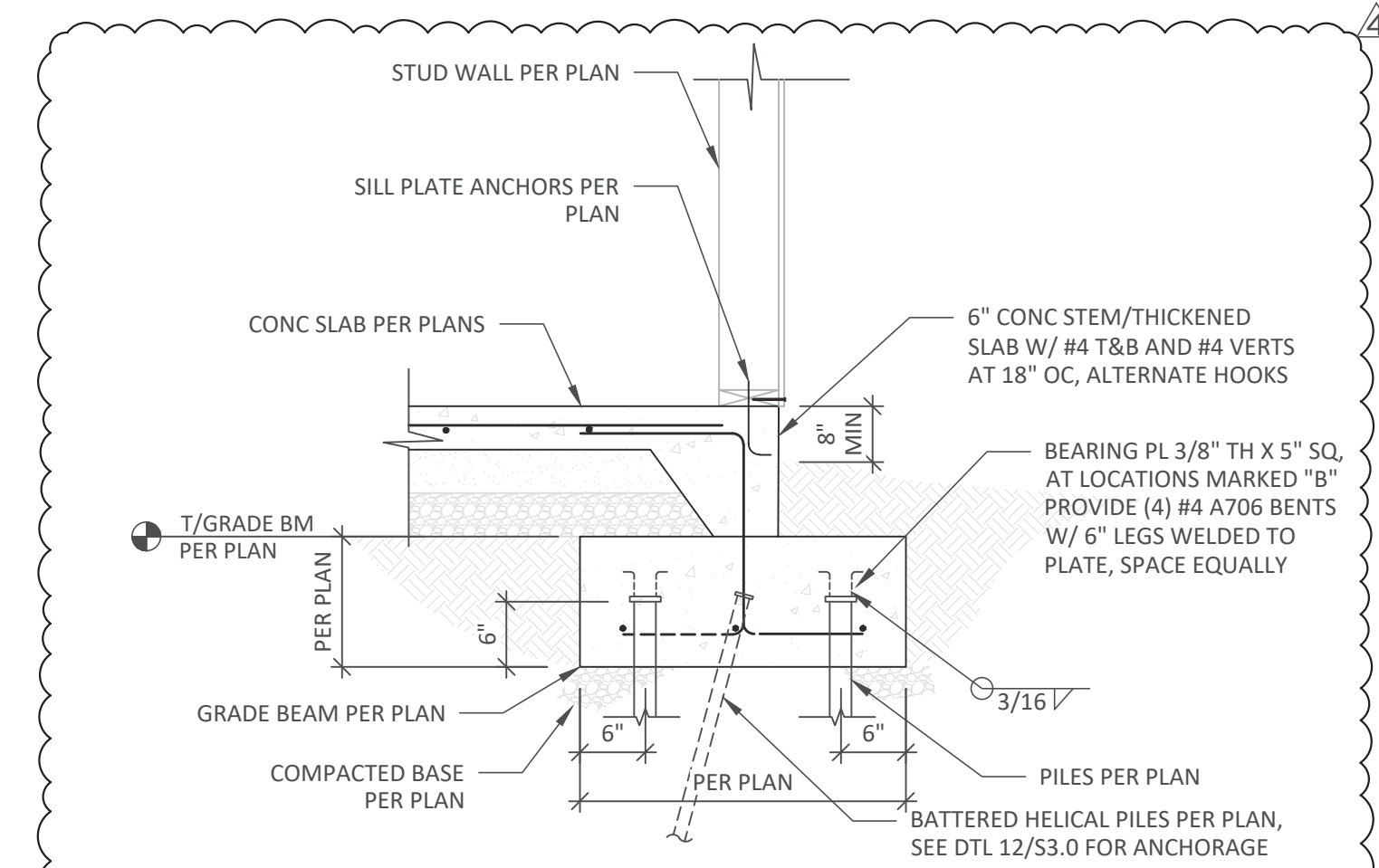
SECTION AT SLAB THICKENED EDGE (TYP)
6 SCALE: 3/4" = 1'-0"

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

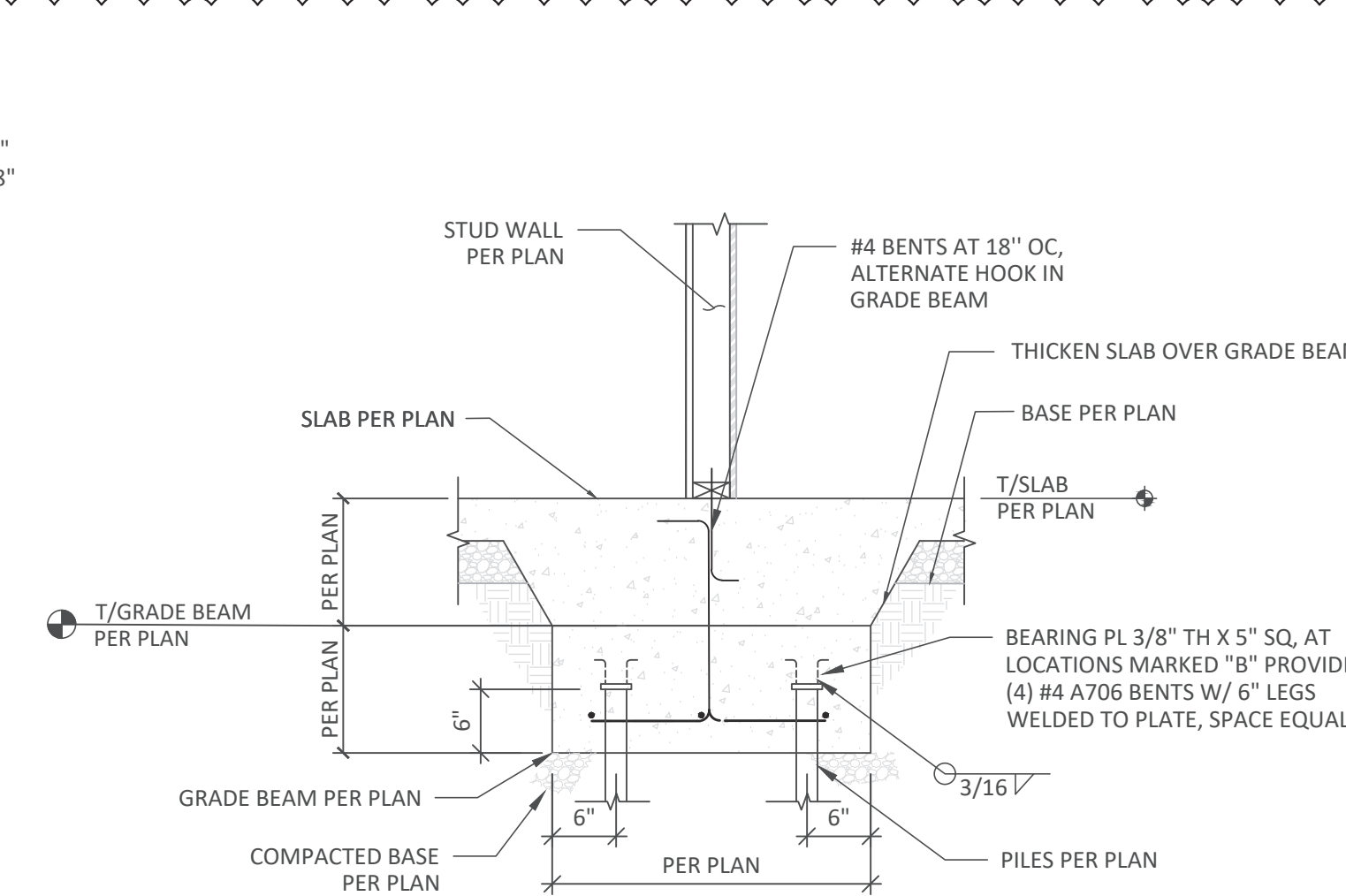


- NOTES:
- SAW-CUT SHALL BE PERFORMED IN ACCORDANCE WITH ACI 360 AND SHALL BE MADE AS SOON AS POSSIBLE AFTER CONCRETE SETS UP. EARLY ENTRY SOFF-CUT TYPE SAWS SHOULD BE UTILIZED IF POSSIBLE.
 - MAKE INITIAL SAW CUTS ALONG THE SHORT DIRECTION OF THE SLAB FIRST.
 - MAINTAIN MAXIMUM JOINT SPACING OF 10 FEET AND MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.

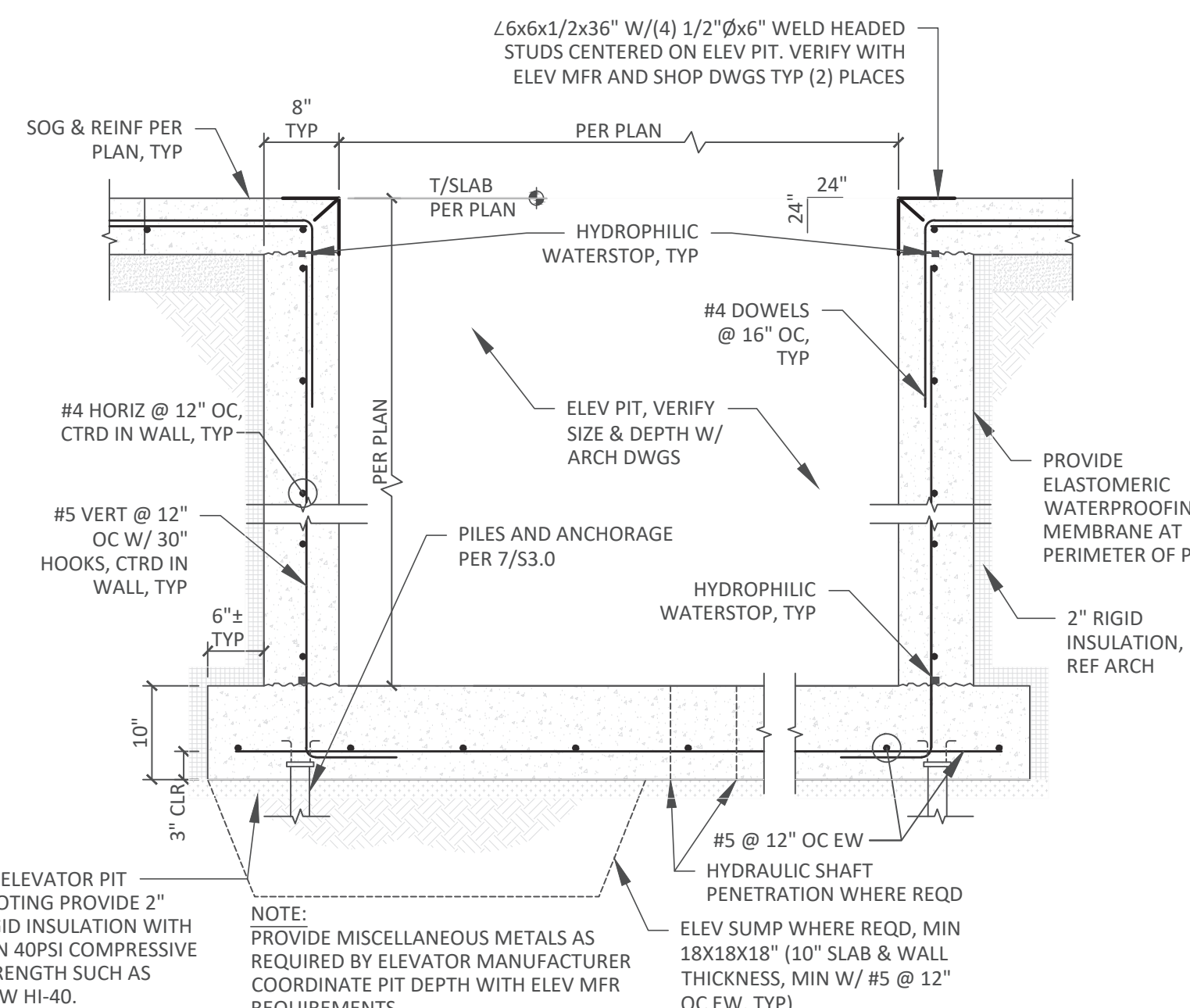
CONTROL JOINT
3 NOT TO SCALE



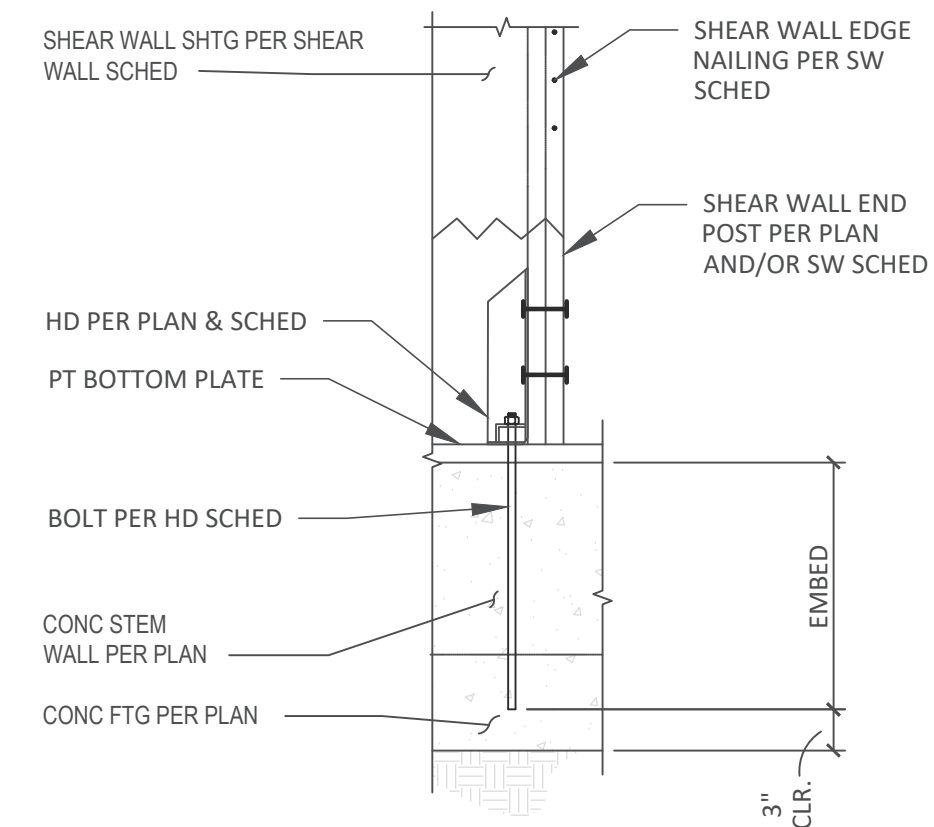
TYPICAL EXTERIOR GRADE BEAM
7 SCALE: 3/4" = 1'-0"



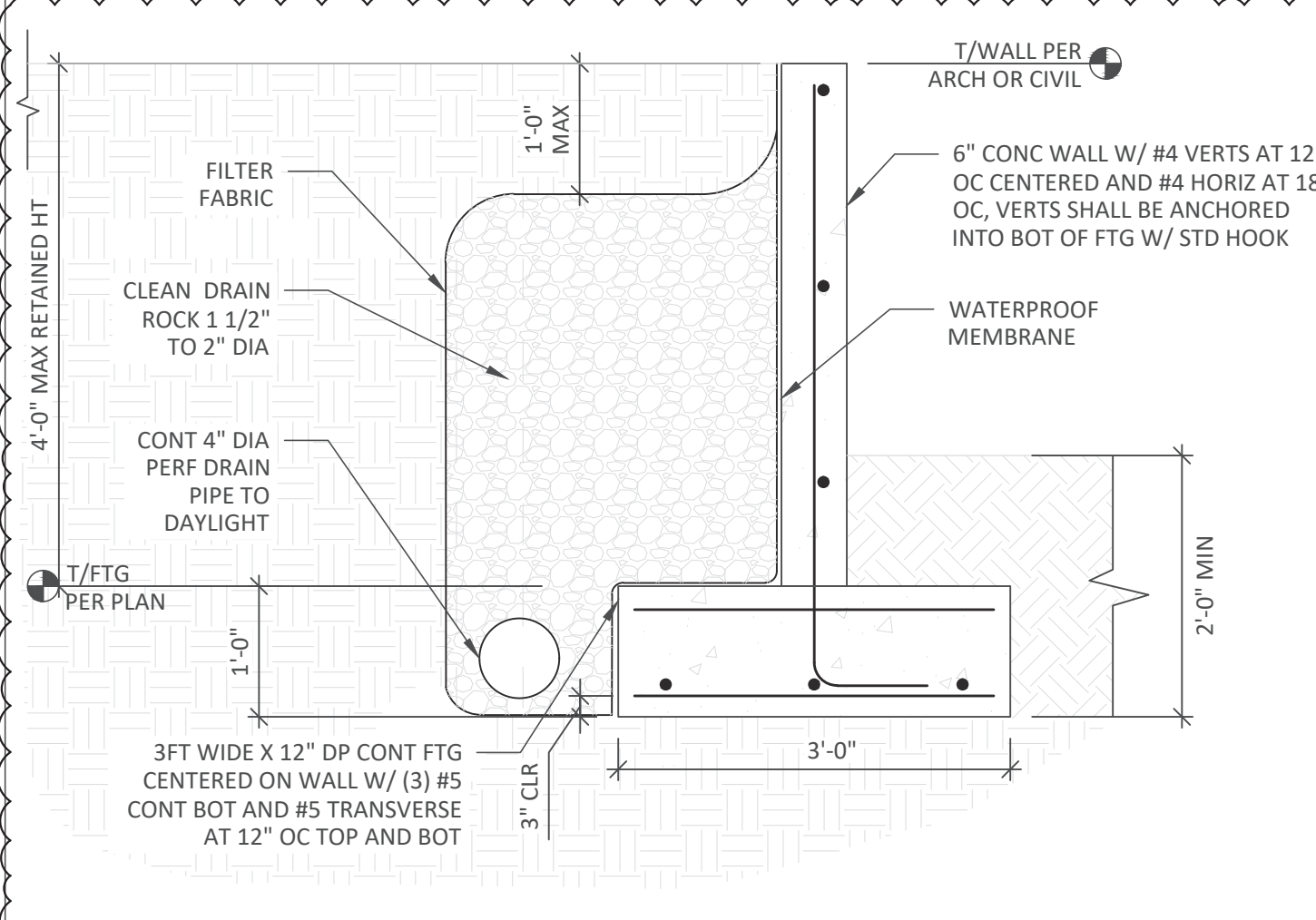
INTERIOR THICKENED OVER GRADE BEAM
8 SCALE: 3/4" = 1'-0"



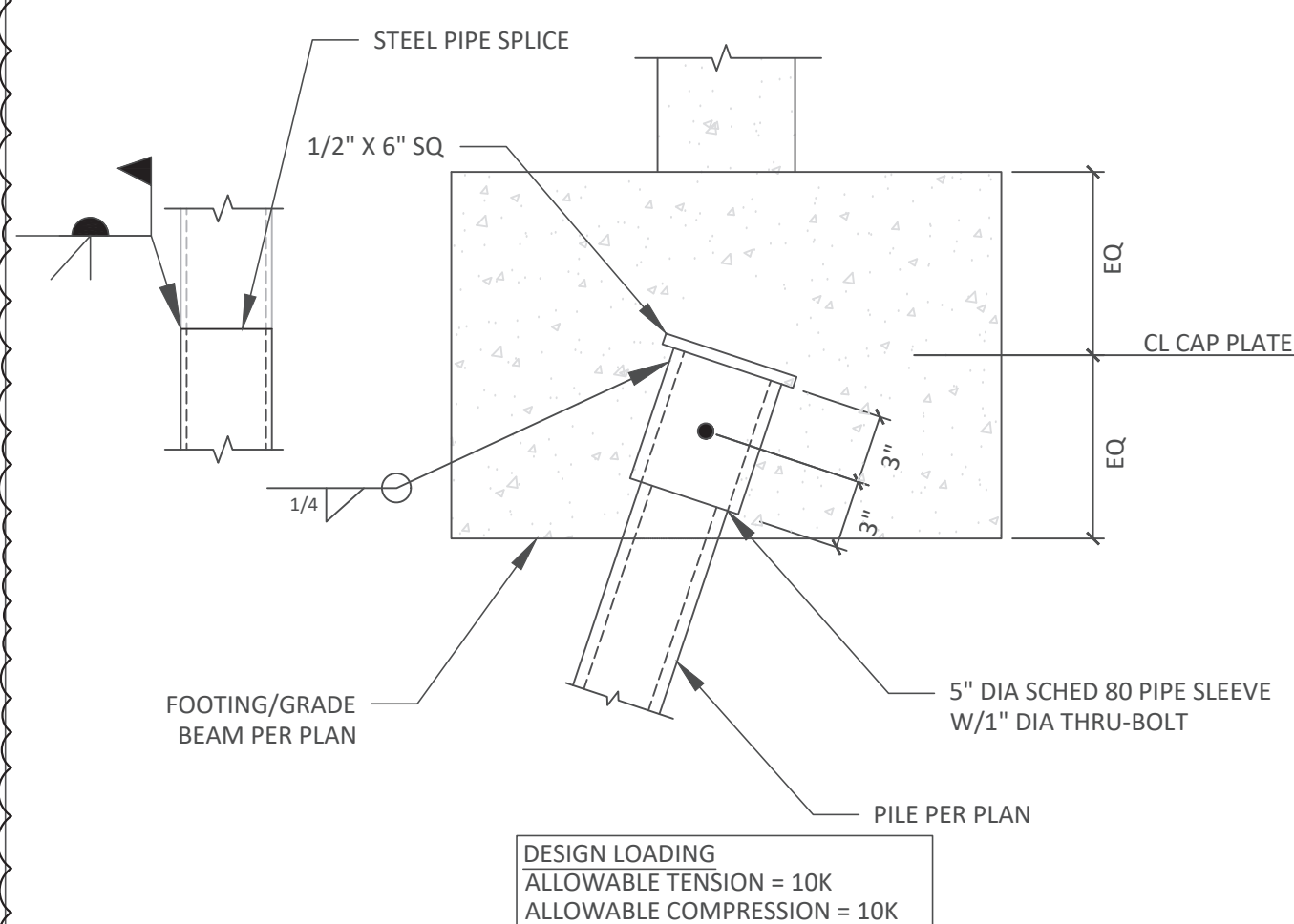
ELEVATOR PIT SECTION
9 SCALE: 3/4" = 1'-0"



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

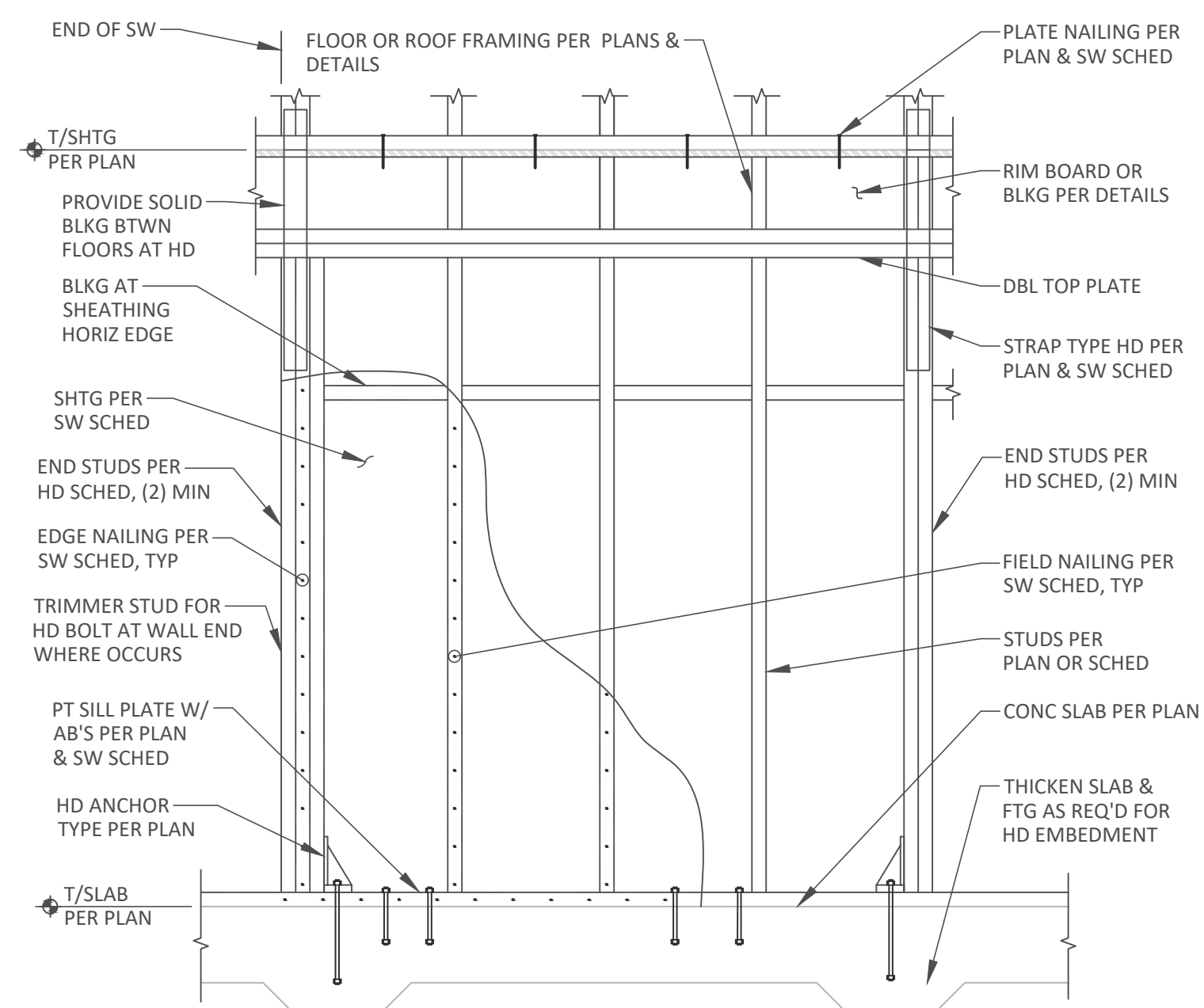


FREE STANDING CONCRETE RETAINING WALL
11 SCALE: 3/4" = 1'-0"

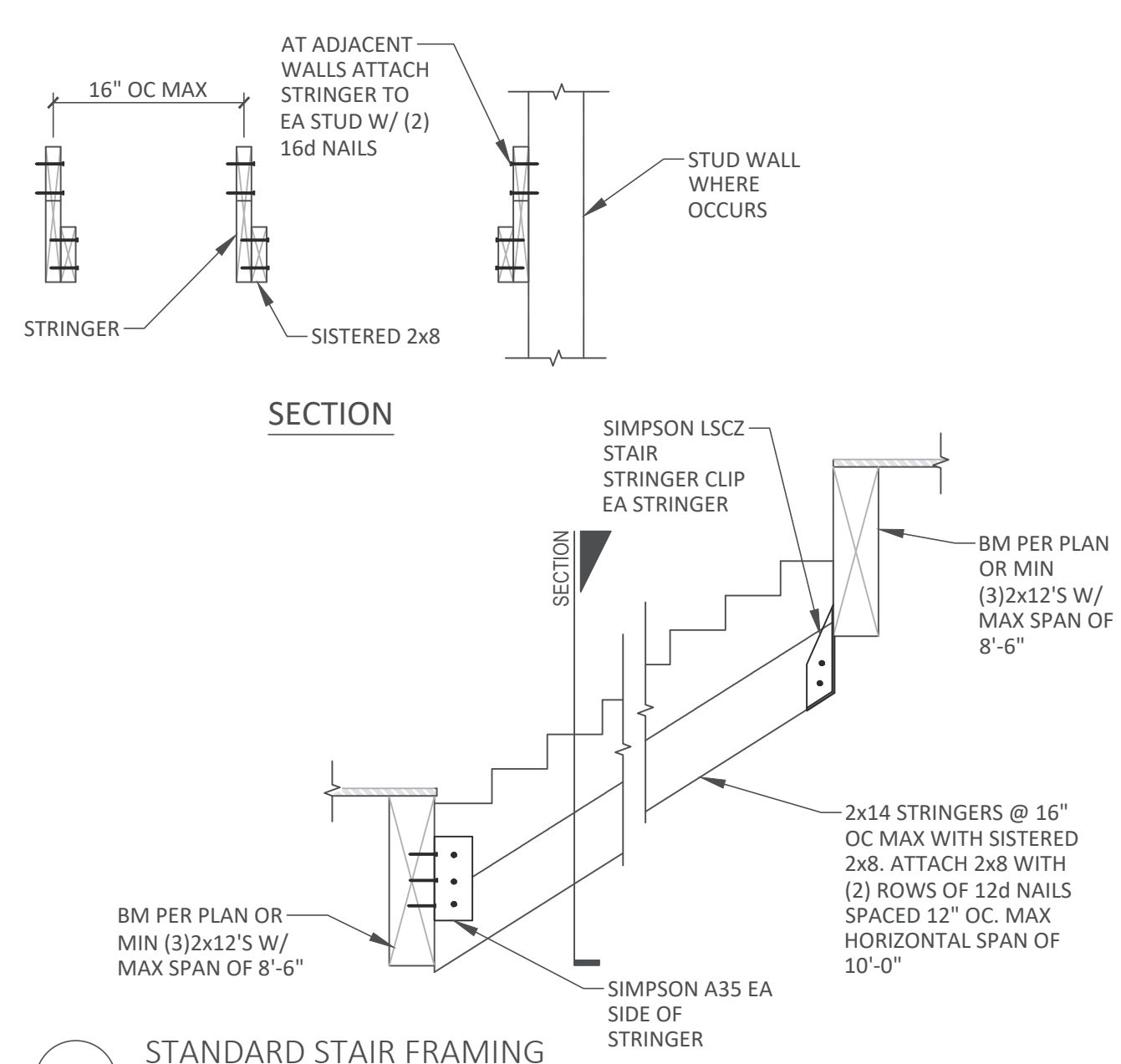


HELICAL PILE ANCHORAGE DETAIL
12 SCALE: 1 1/2" = 1'-0"

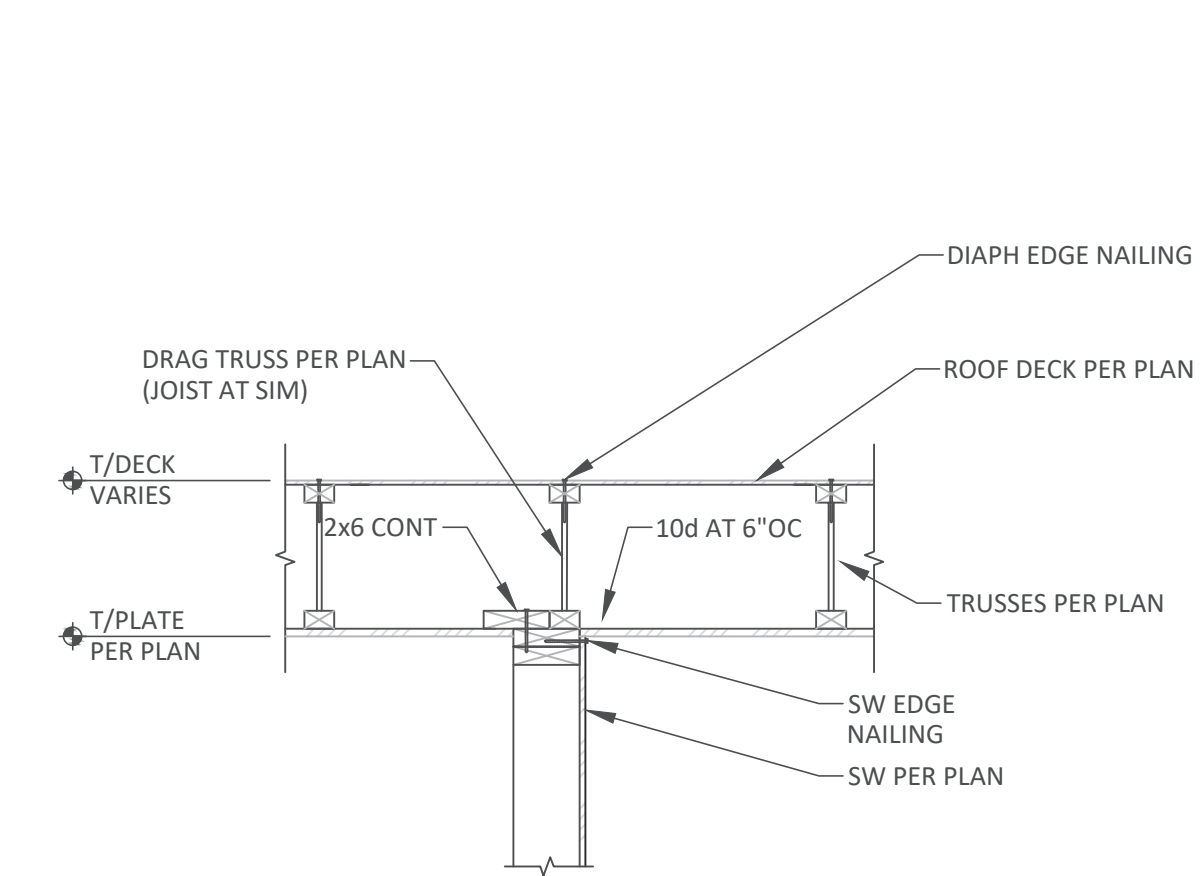
DESIGN LOADING
ALLOWABLE TENSION = 10K
ALLOWABLE COMPRESSION = 10K



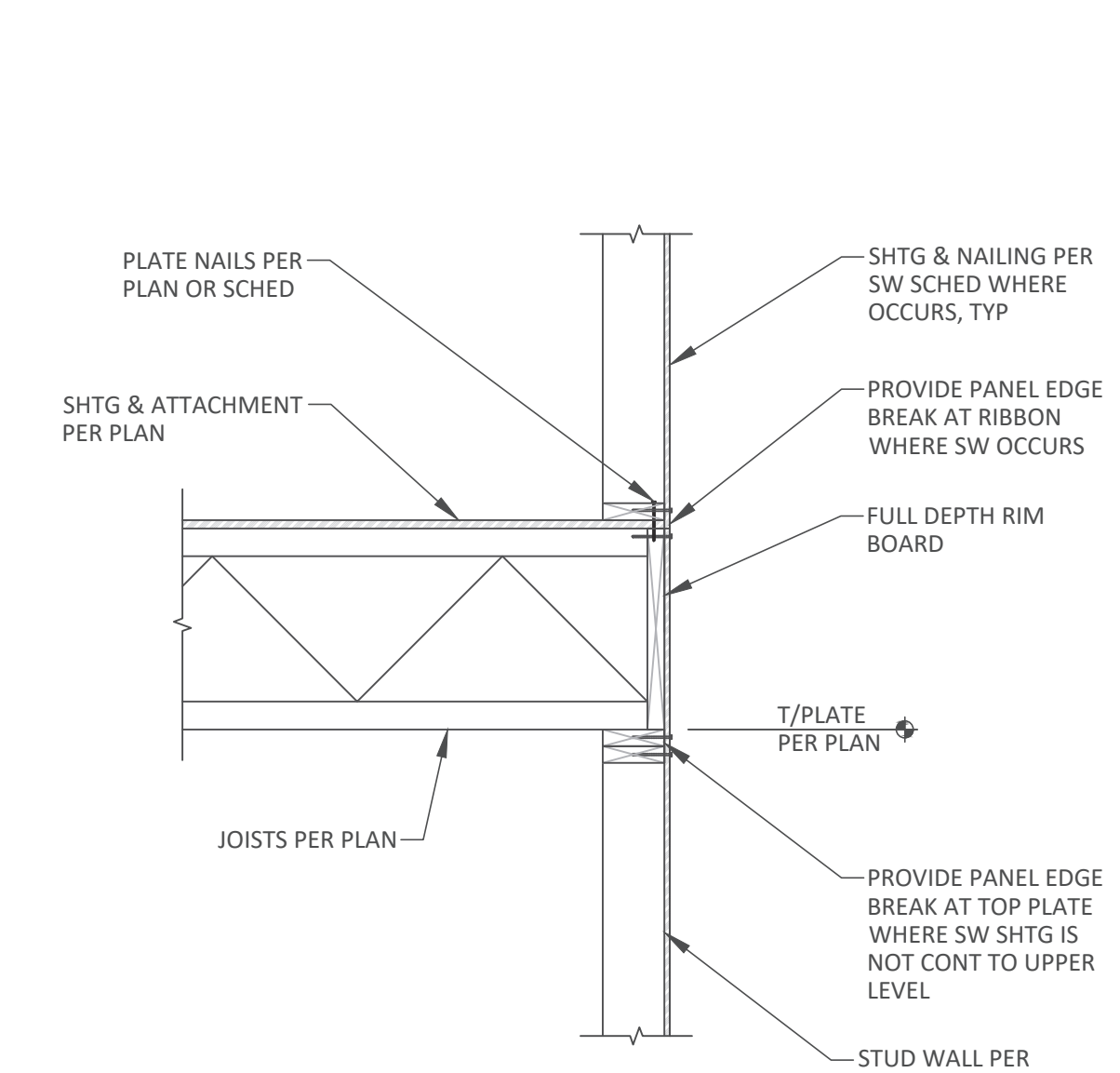
9 STANDARD SHEAR WALL CONSTRUCTION
NOT TO SCALE



7 STANDARD STAIR FRAMING
NOT TO SCALE



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

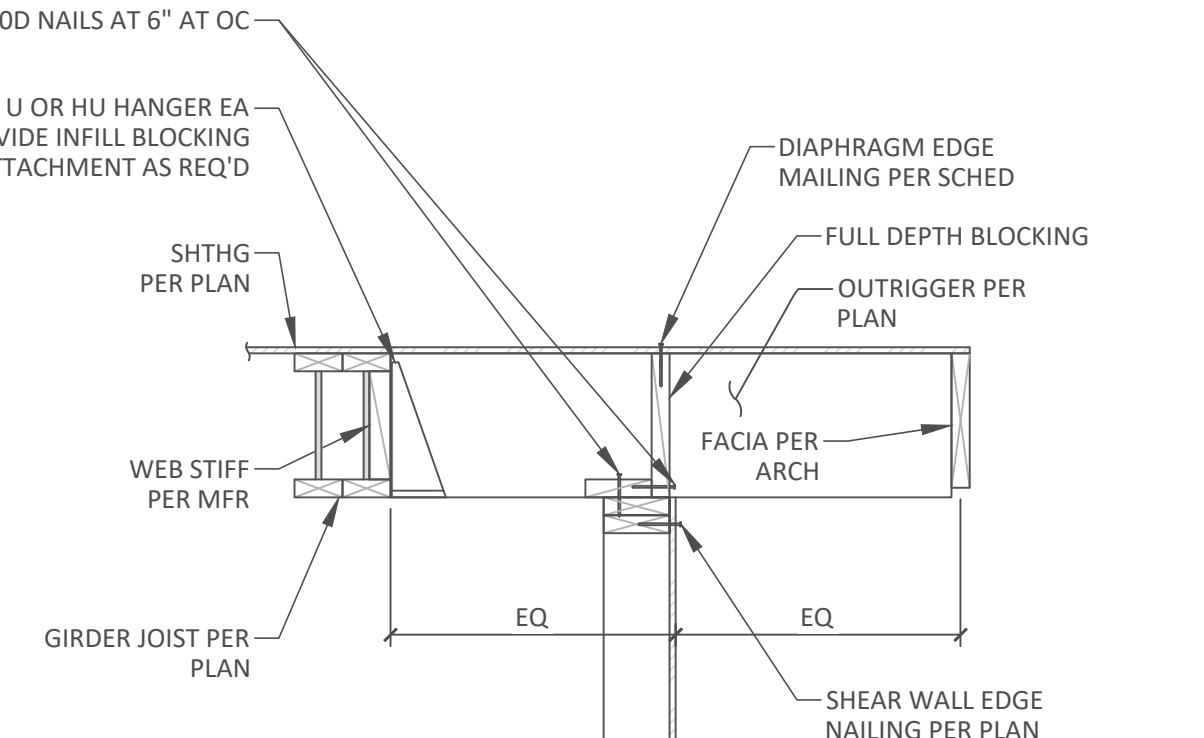


1 STANDARD FRAMING AT EXTERIOR WALL PERPENDICULAR TO JOIST
SCALE: 3/4" = 1'-0"

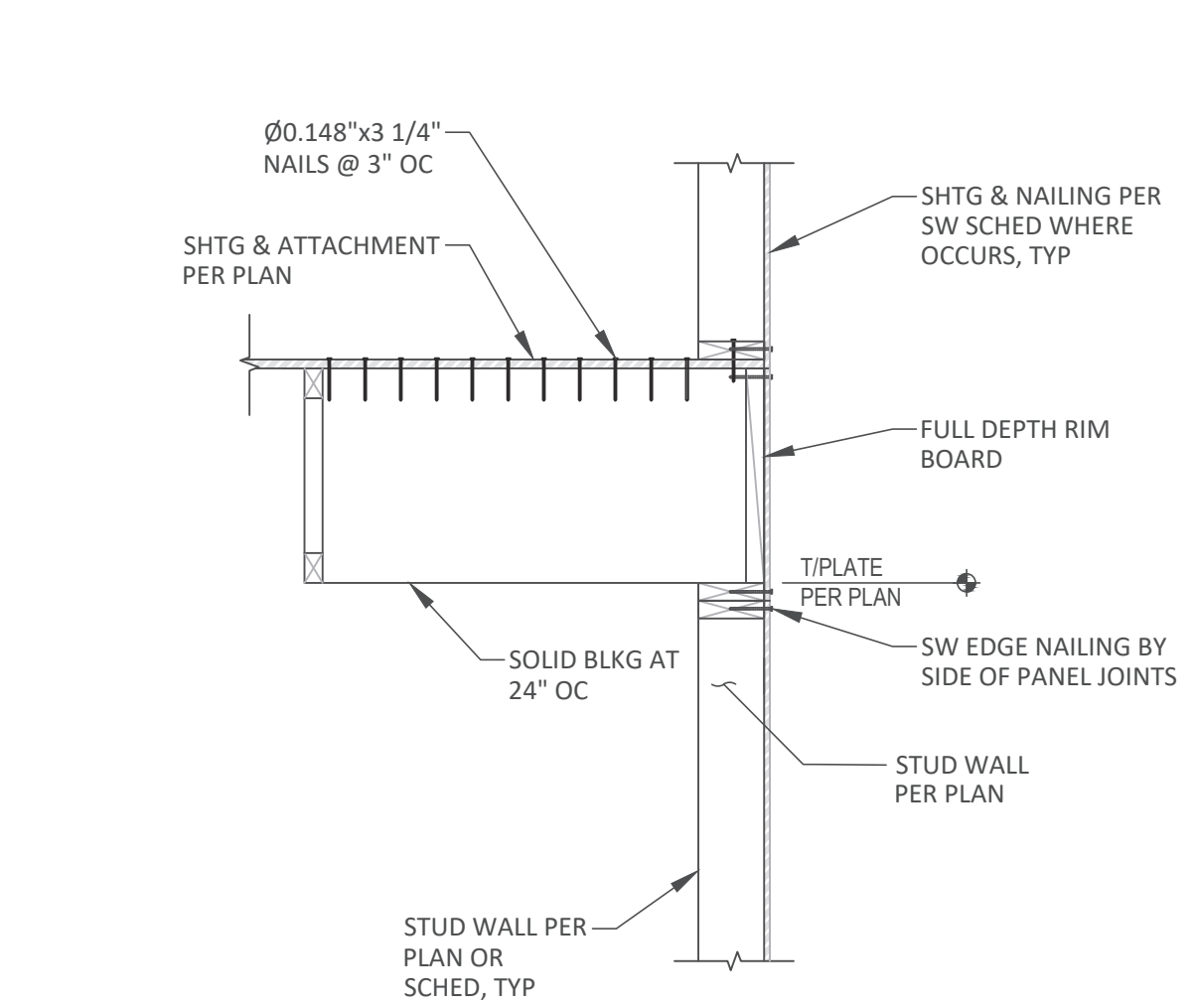
HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS									
TYPE	NUMBER OF STUDS/POST	NAILS, SCREWS, OR BOLTS	ANCHOR				CAPACITY, LBS	NOTES	
			CONCRETE EMBEDMENT		STEM WALL	SPREAD FOOTING			
			CIP	ADHESIVE					CIP OR ADHESIVE
WOOD TO CONCRETE	HDU2	(2) 2X	(6) SDS 1/4x2 1/2	5/8"	10"	10"	7"	3075	
	HDU4	(2) 2X	(10) SDS 1/4x2 1/2	5/8"	10"	10"	7"	4565	
	HDU5	(2) 2X	(14) SDS 1/4x2 1/2	5/8"	12"	15"	9"	5645	
	HDU8	6X	(20) SDS 1/4x2 1/2	7/8"	18"	-	11"	7870	
	HDU11	5.5"	(30) SDS 1/4x2 1/2	1	18"	-	11"	9535	
WOOD TO WOOD	LSTA30	(2) 2X	(22) 10d	-	-	-	-	1640	
	MSTA30	(2) 2X	(22) 10d	-	-	-	-	2050	
	MST27	(2) 2X	(30) 16d	-	-	-	-	3700	
	MST48	(2) 2X	(48) 16d	-	-	-	-	5070	
	MSTC66	(2) 2X	(76) 16d	-	-	-	-	5860	

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

8 HOLD DOWN STRAP SCHEDULE
NOT TO SCALE



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

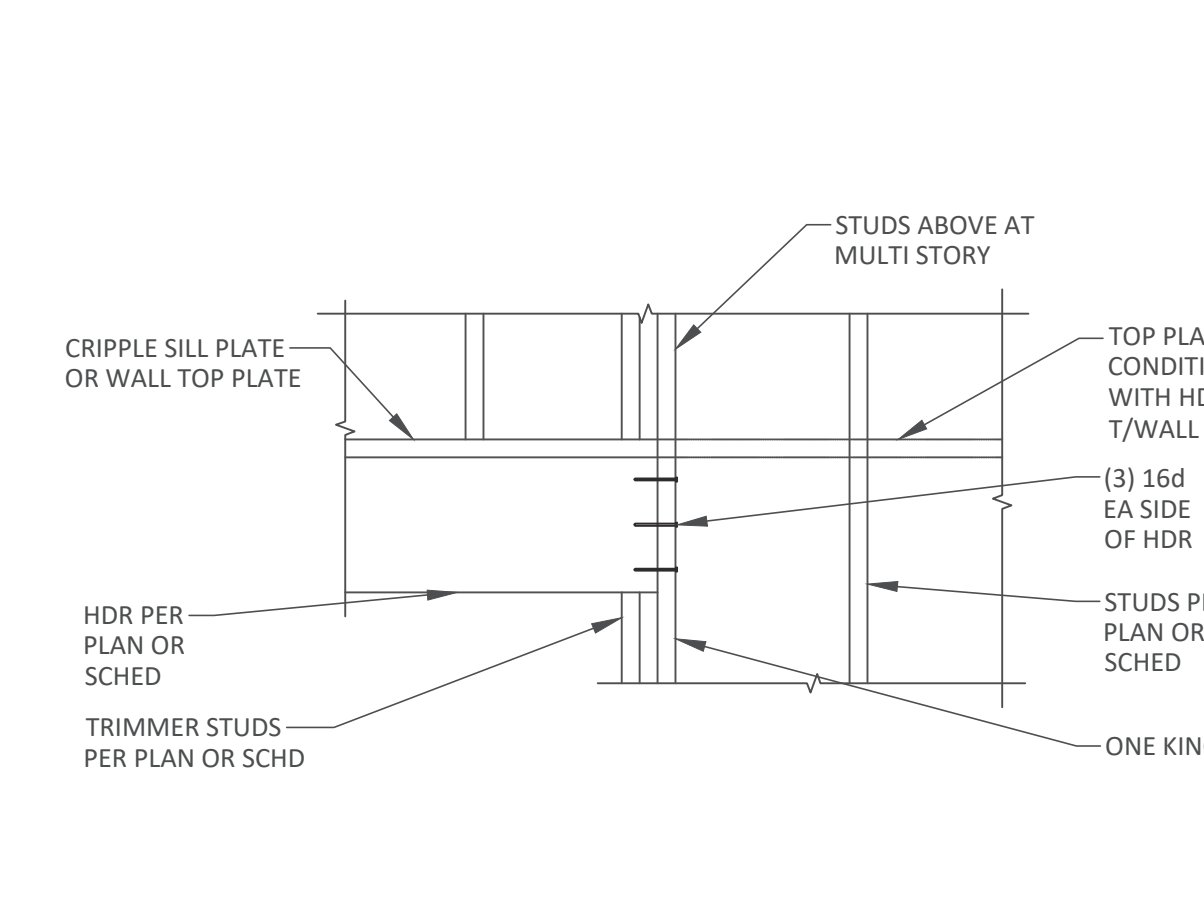


2 TYPICAL FRAMING AT EXTERIOR WALL PARALLEL TO JOIST
SCALE: 3/4" = 1'-0"

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

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

6 SHEAR WALL SCHEDULE
NOT TO SCALE



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



MERRELL DESIGN SERVICES PLLC
1703 N Normandie, Spokane, WA 99205
509-998-7410
TJ@MDSstructural.com

PROJECT:
CHESHIRE UPPER LOT

JOB SITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	01/03/25

REVISION RECORD:

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JOB#
23-067

SHEET TITLE:
FRAMING DETAILS

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

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

PROJECT:
CHESHIRE UPPER LOT

JOB SITE ADDRESS:
7615 East Mercer Way
Mercer Island, WA 98040

ARCHITECT:
PATRICK LYNCH

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DRAWING ISSUE RECORD:

NO.	STATUS	DATE
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REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4		REVISION 4	08/04/25
5			
6			

SEAL:



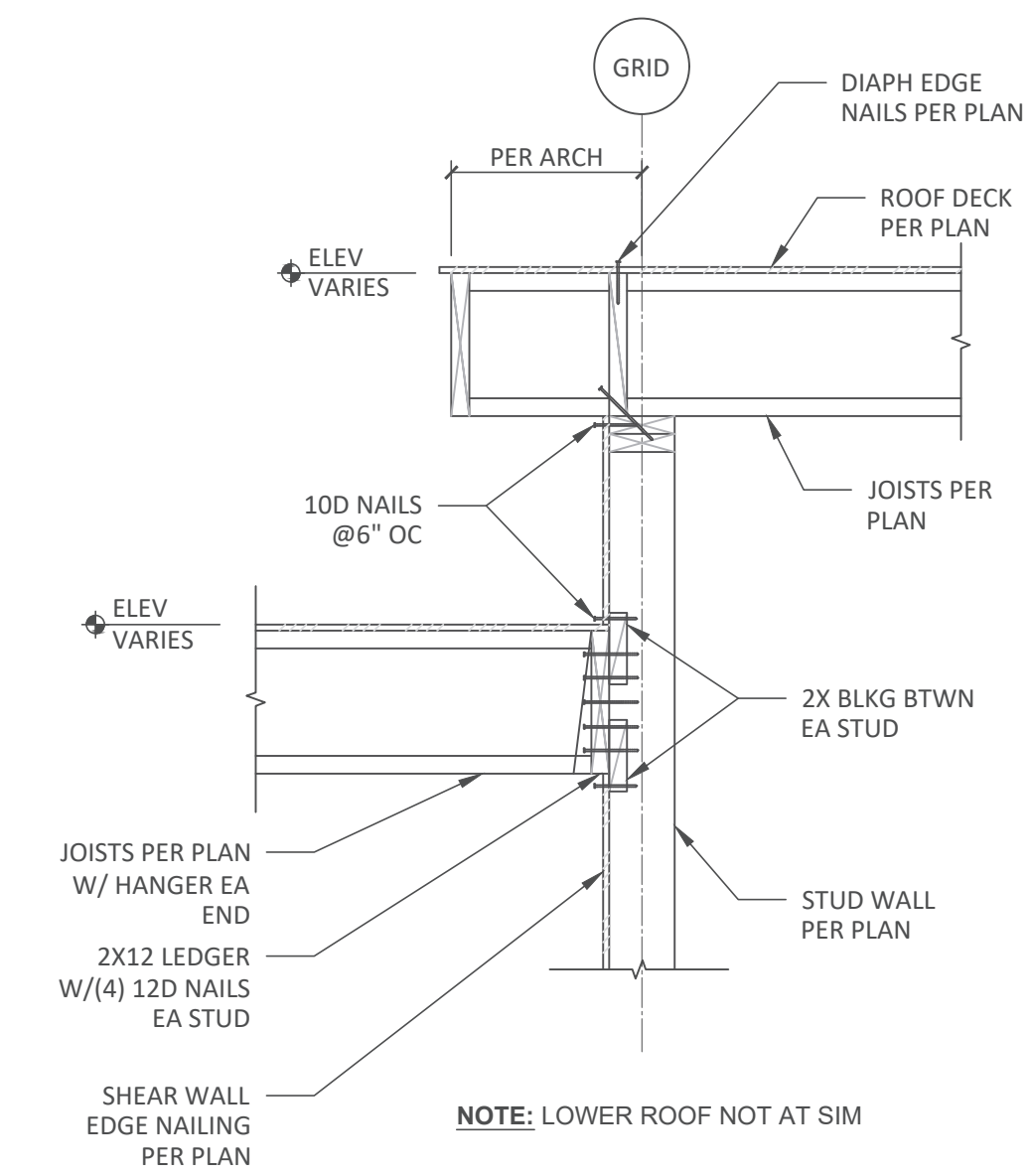
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23-067

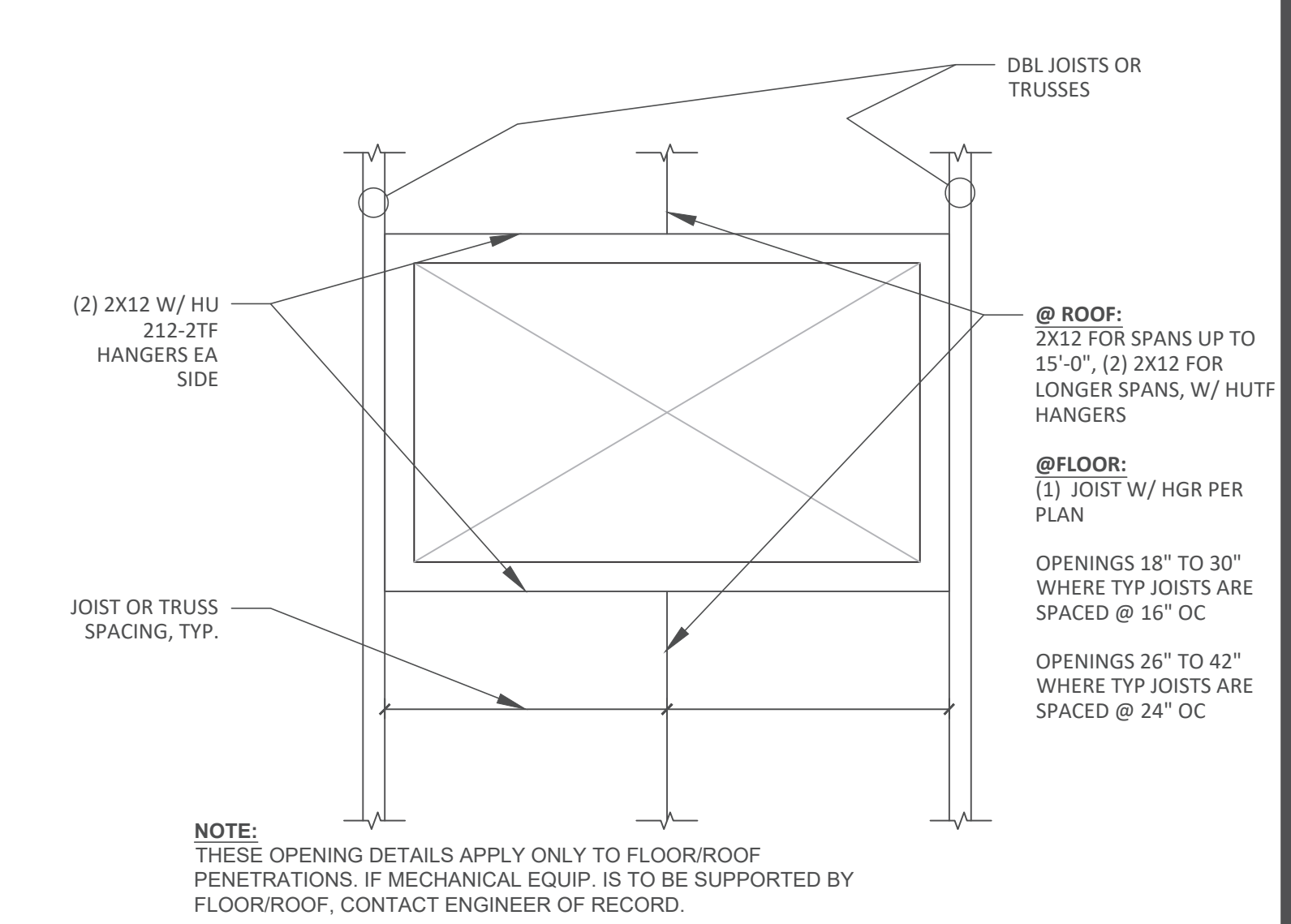
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FRAMING DETAILS

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

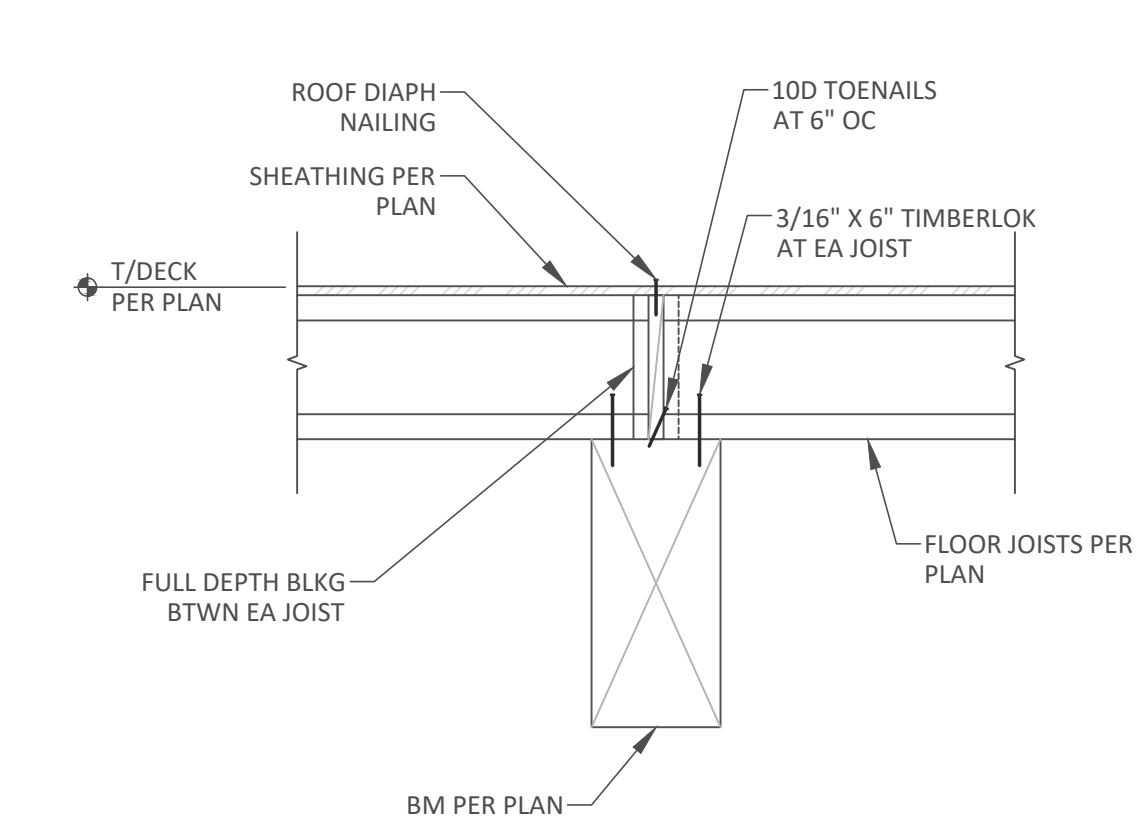
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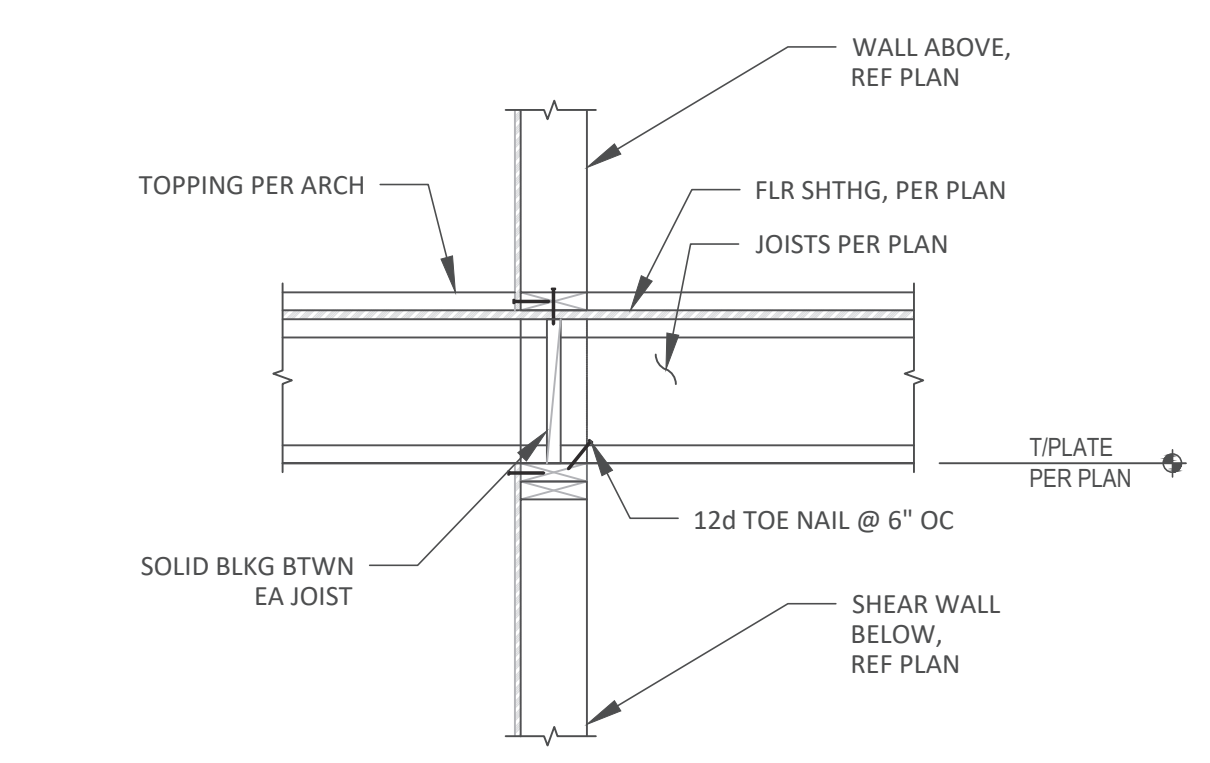
4 ROOF TRANSITION FRAMING
SCALE: 3/4" = 1'-0"



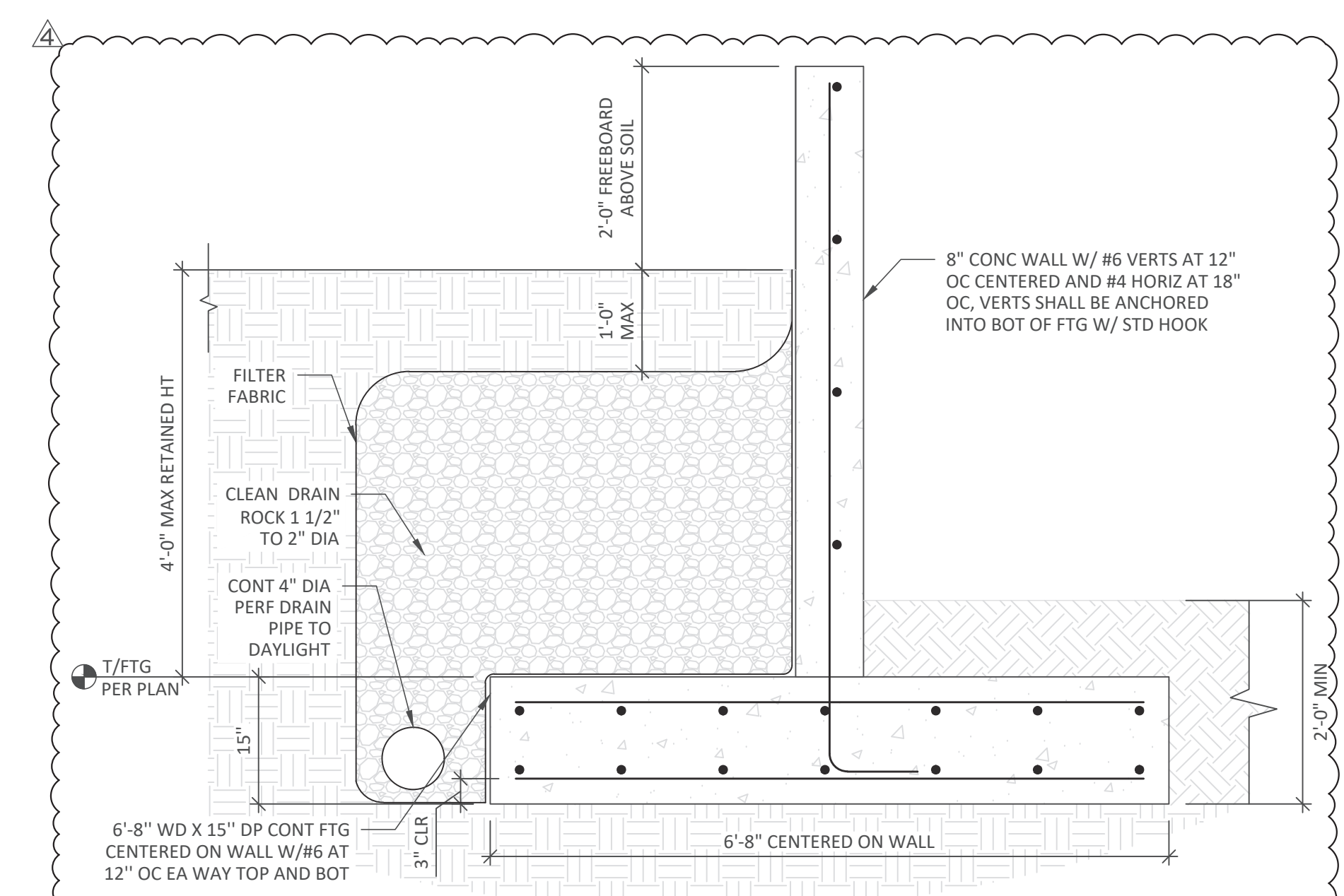
1 TYPICAL FLOOR AND ROOF PENETRATIONS
NOT TO SCALE



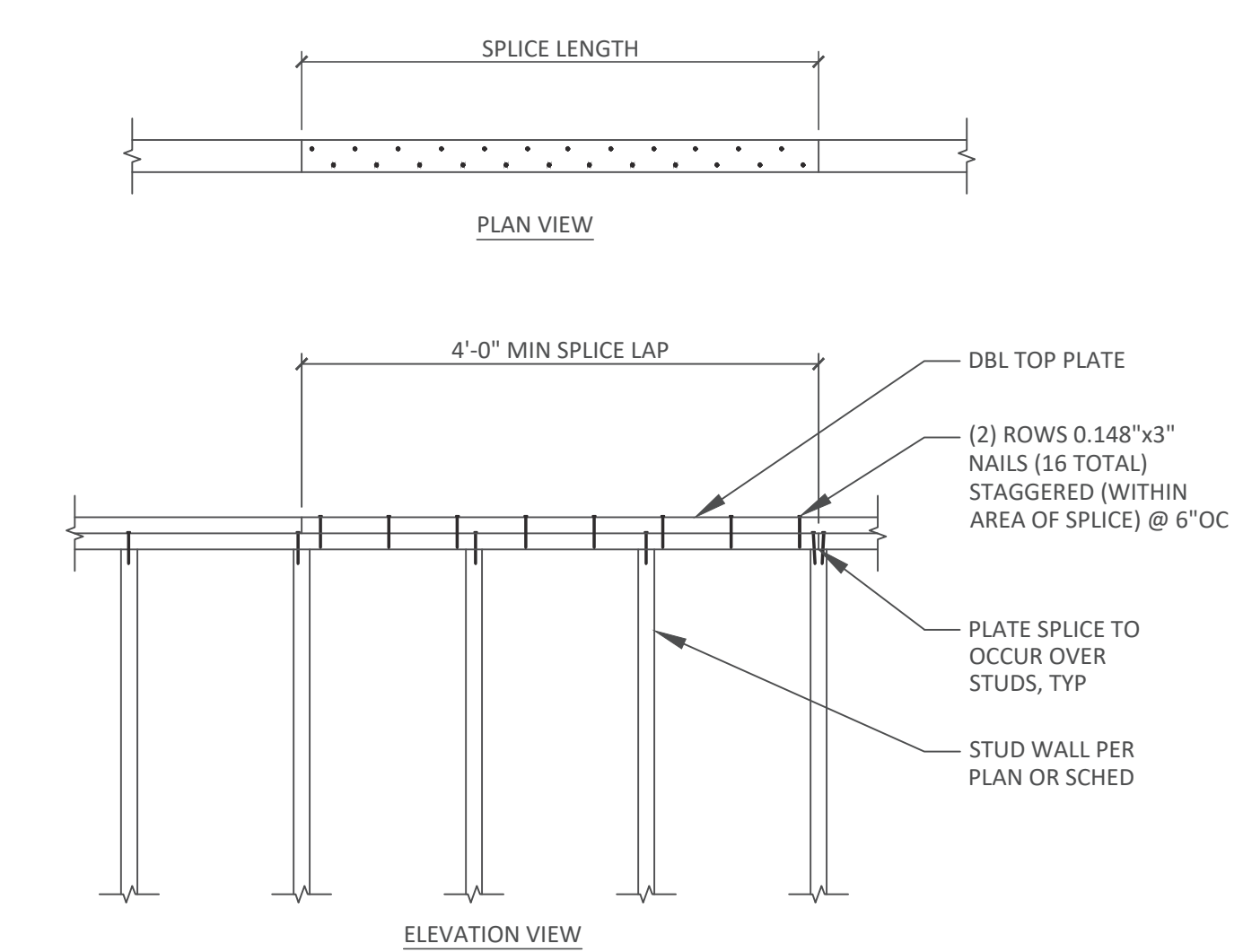
5 FLOOR/ROOF JOIST BEARING AT BEAM
SCALE 3/4"=1'-0"



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



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



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



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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
CHESHIRE HOUSE
 7613 E. MERCER WAY
 MERCER ISLAND, WA 98040

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

ISSUE:
Permit

SHEET TITLE:
Pergola Framing & Foundation Plans

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

Foundation Plan Notes (TYPICAL, UNLESS NOTED OTHERWISE)

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

Legend

- NEW PAD FOOTING PER PLAN
- COLUMN ABOVE

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

7/S3.1
 8/S3.1

EXISTING MAIN RESIDENCE
 TO REMAIN. REFER TO
 ARCHITECTURAL DRAWINGS

SLAB ON GRADE
 PER PLAN NOTE #3

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

Framing Plan Notes (TYPICAL, UNLESS NOTED OTHERWISE)

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6"O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- PERGOLA FRAMING SHALL BE 2X10 HEMFIR NO. 2 AT 24" O.C.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

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

HSS 4x4x1/4"
 COLUMN, TYP.

EXISTING MAIN RESIDENCE
 TO REMAIN. REFER TO
 ARCHITECTURAL DRAWINGS

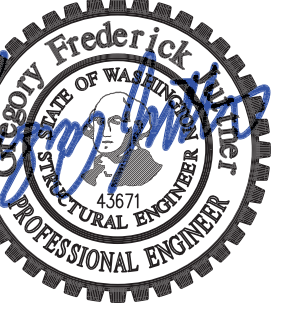
GL 5/2x12
 P.T. 2x10 @ 24"oc,
 TYP. U.N.O.

4/S3.1

GL 5/2x12
 P.T. 2x10 @ 24"oc,
 TYP. U.N.O.

4/S3.1

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



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

REVISIONS:

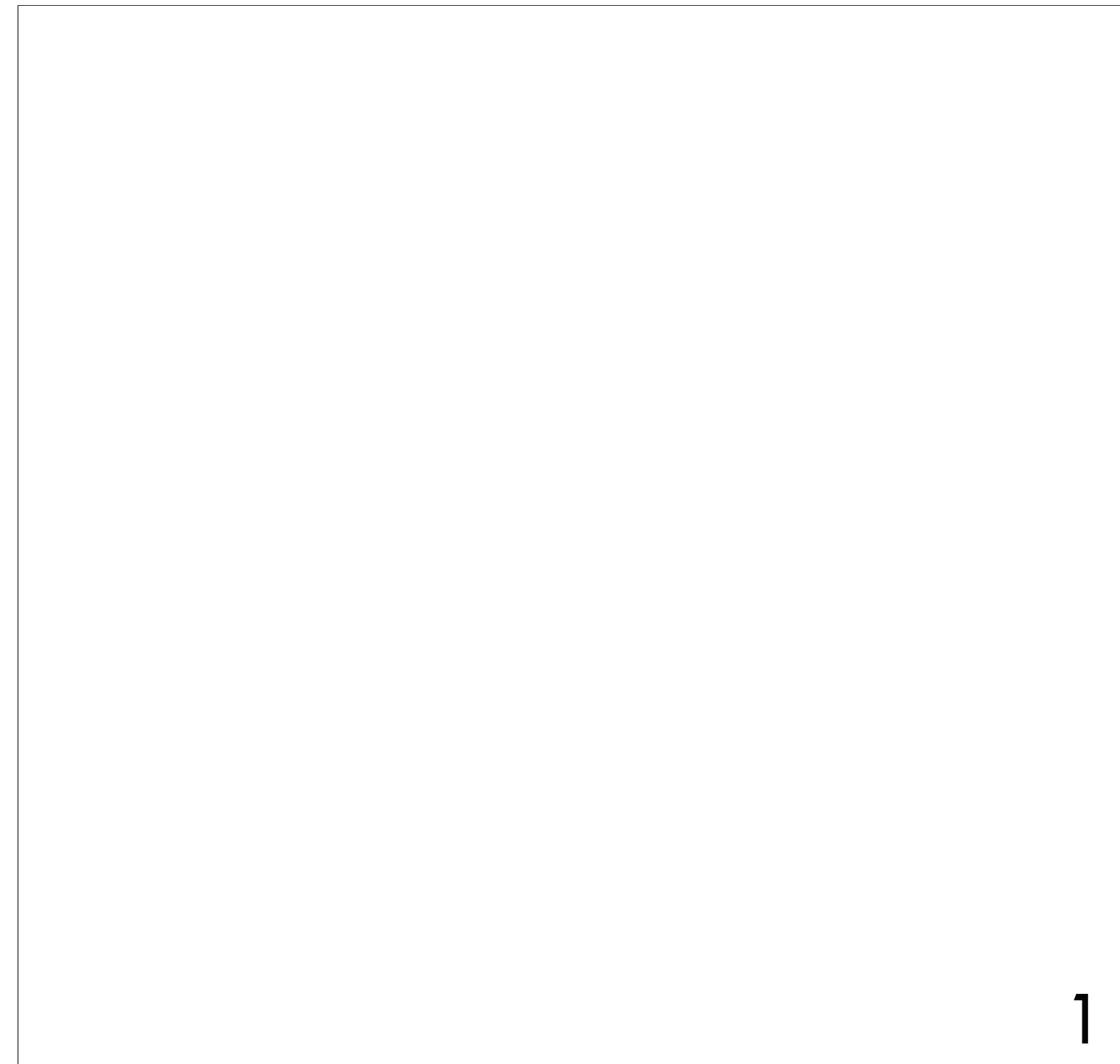
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CHESHIRE HOUSE
 7613 E. MERCER WAY
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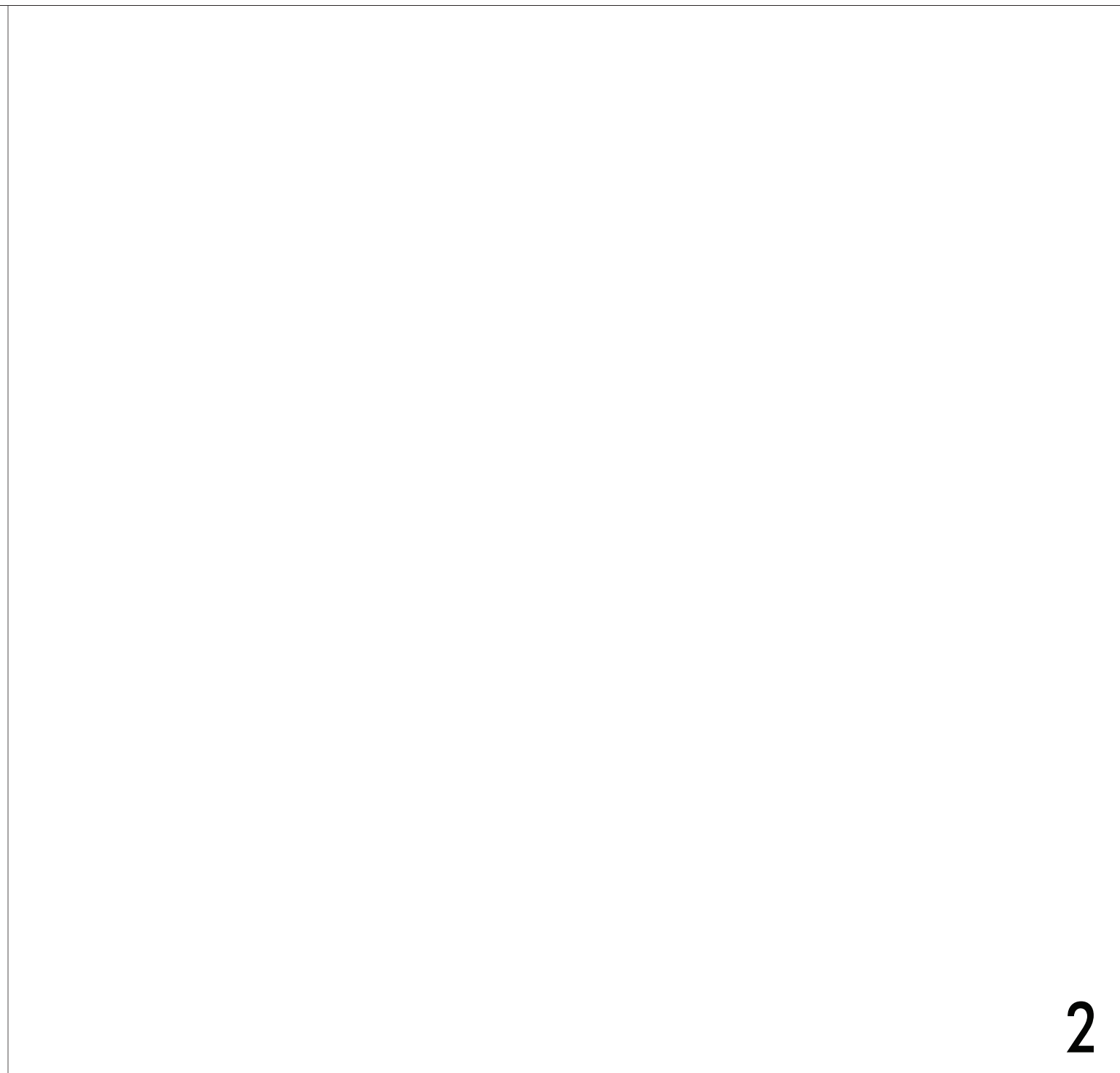
ARCHITECT:
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 1721 8th Ave N
 Seattle, WA 98109
 206.625.6877
 bergerpartnership.com

ISSUE:
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 SHEET TITLE:

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



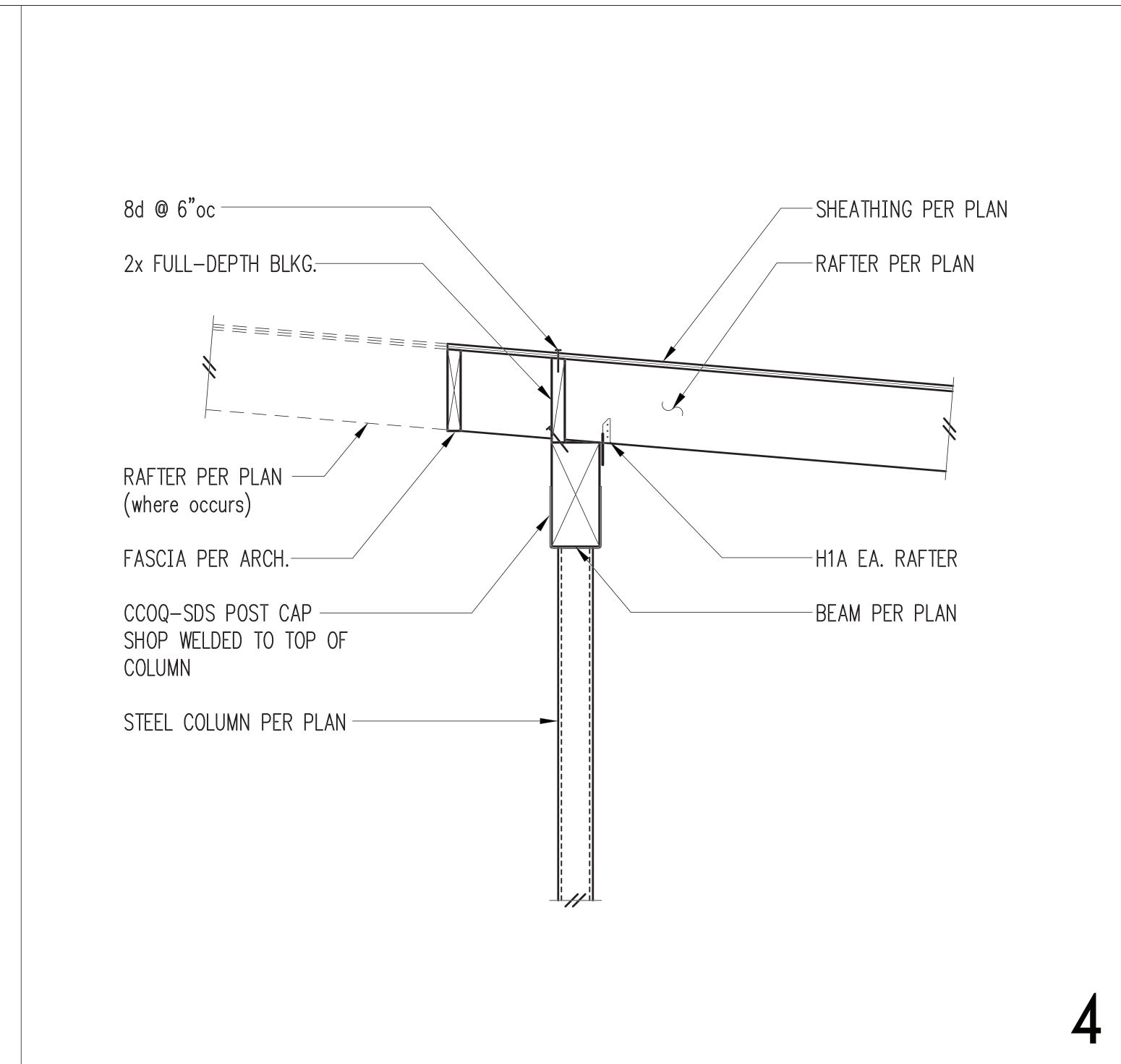
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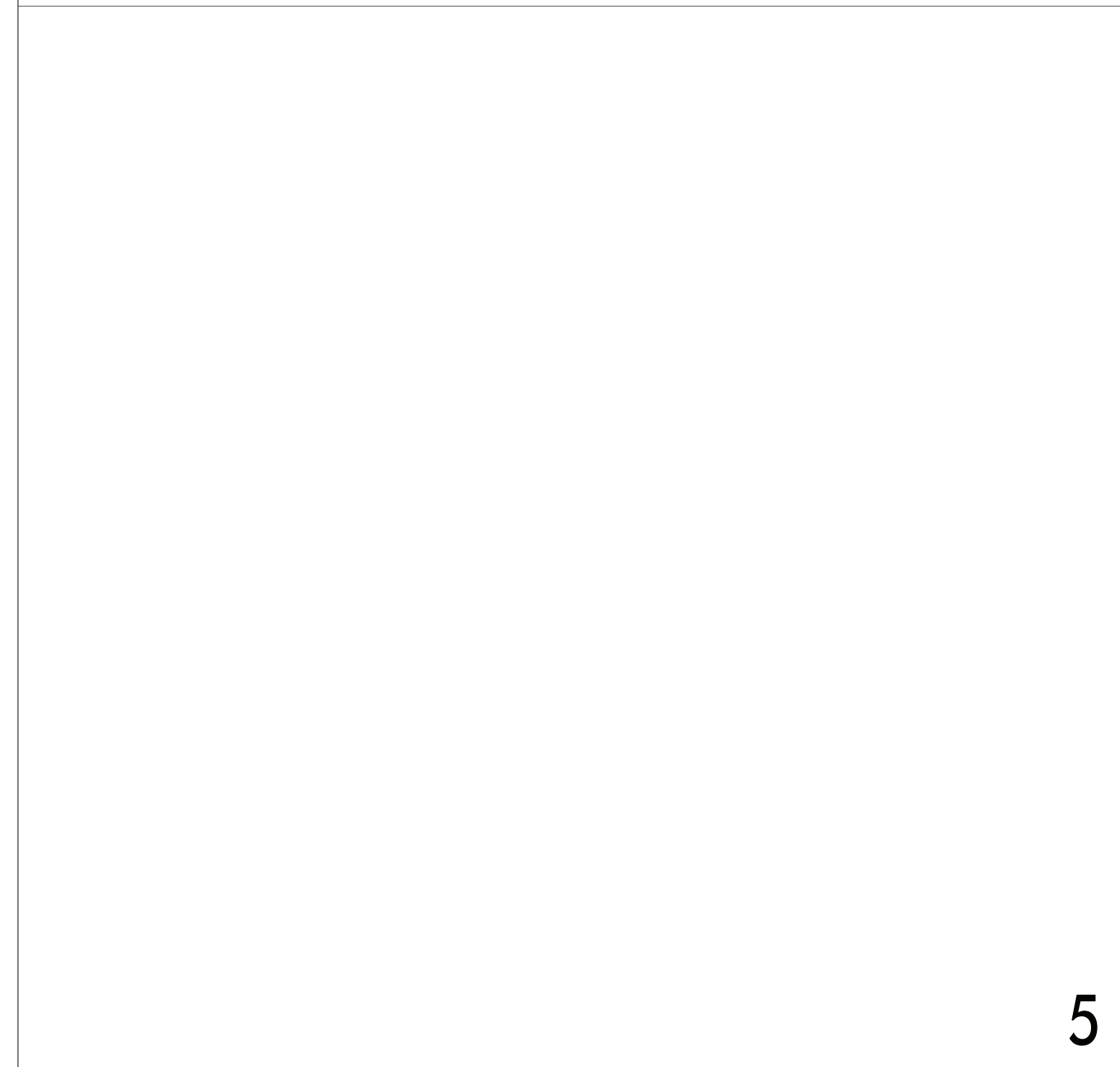
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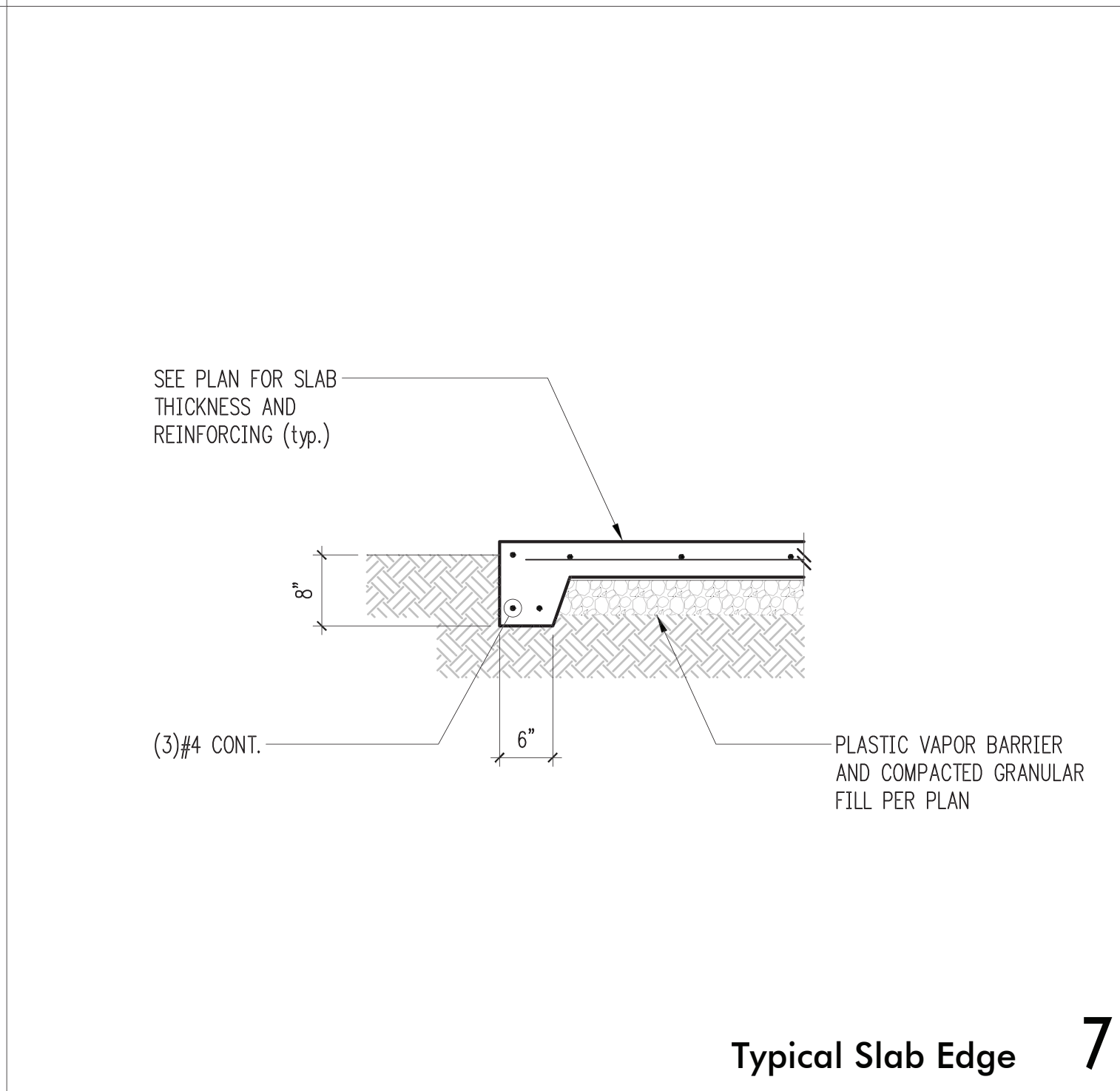
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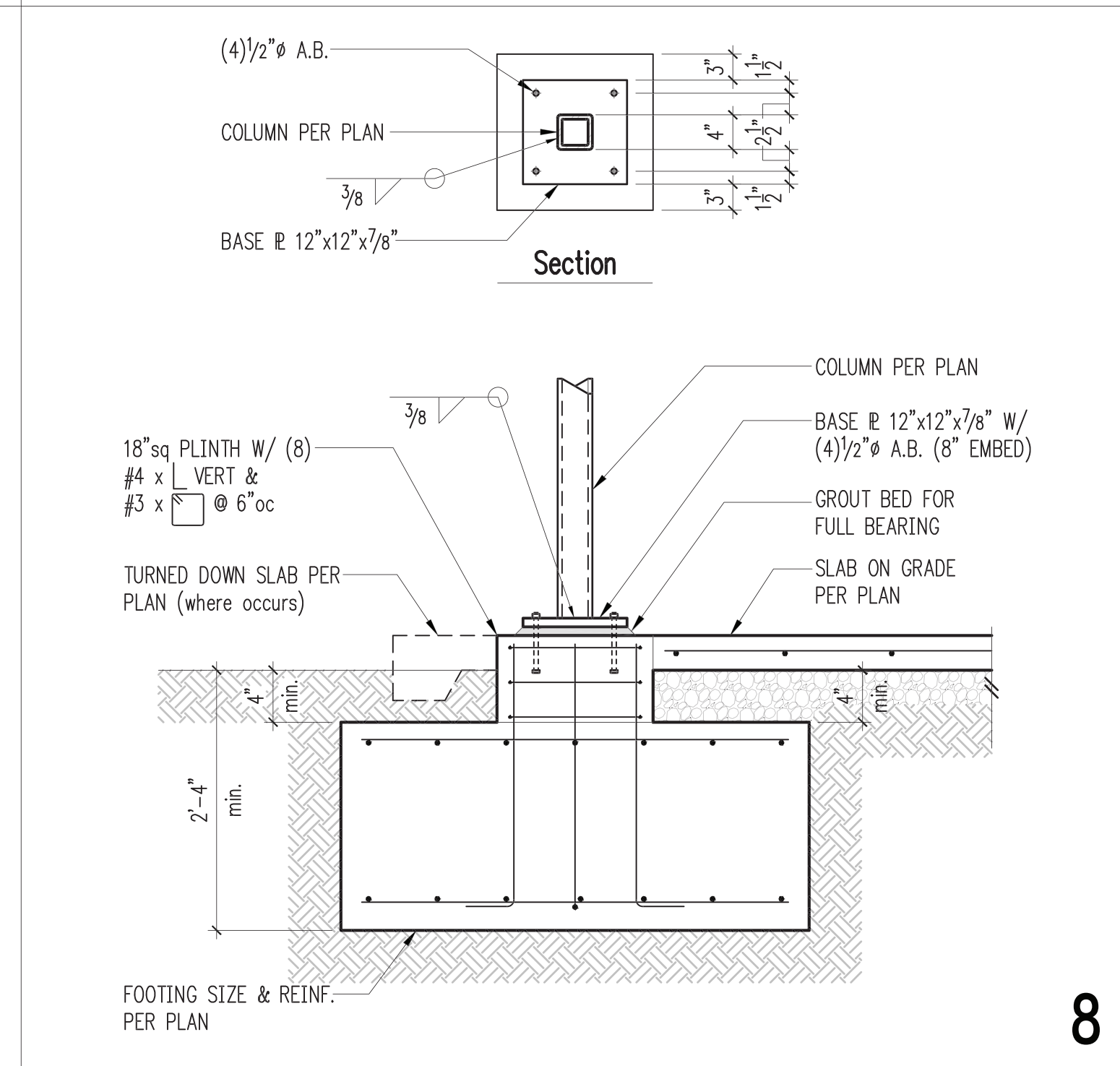
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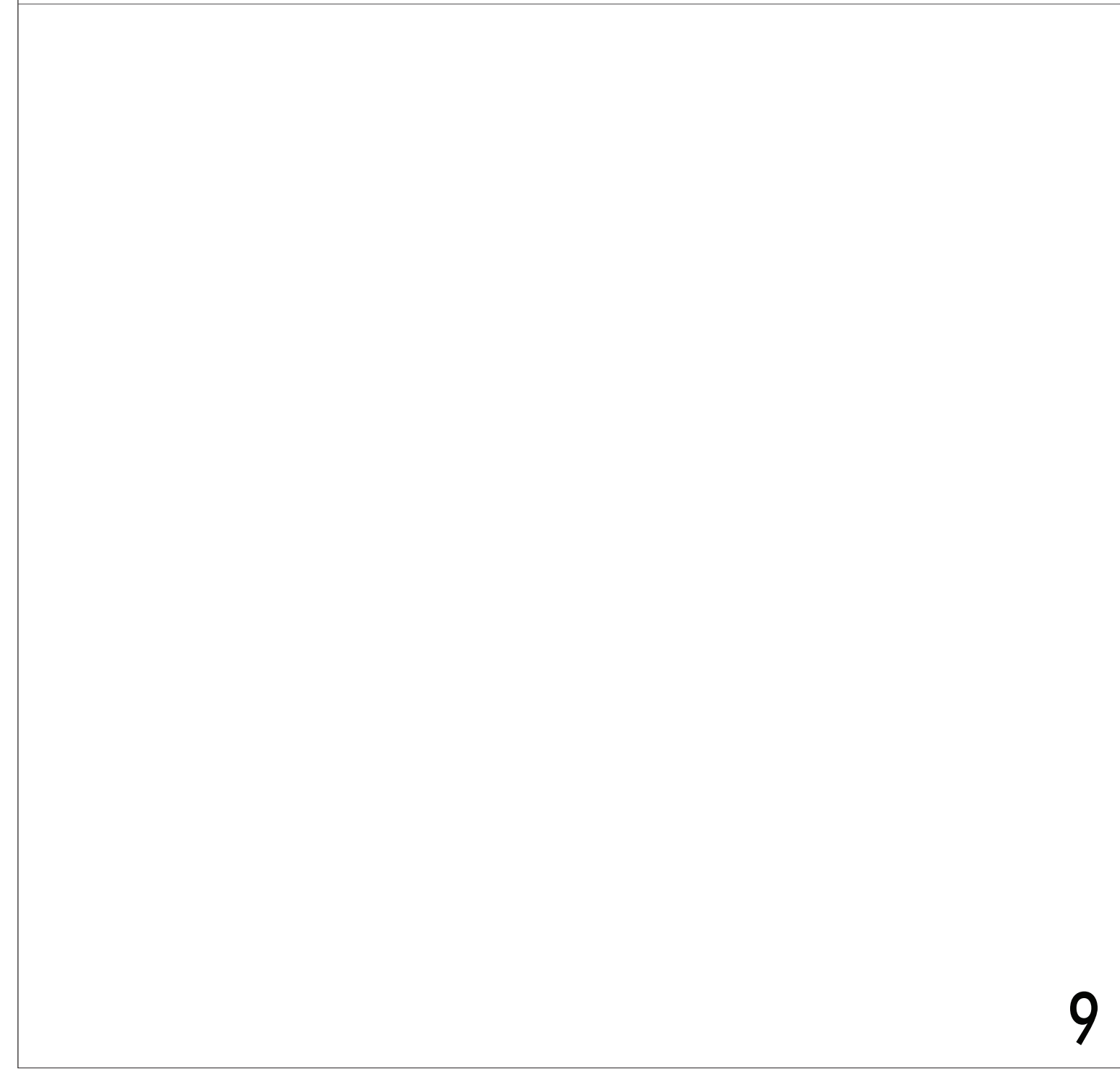
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Typical Slab Edge 7



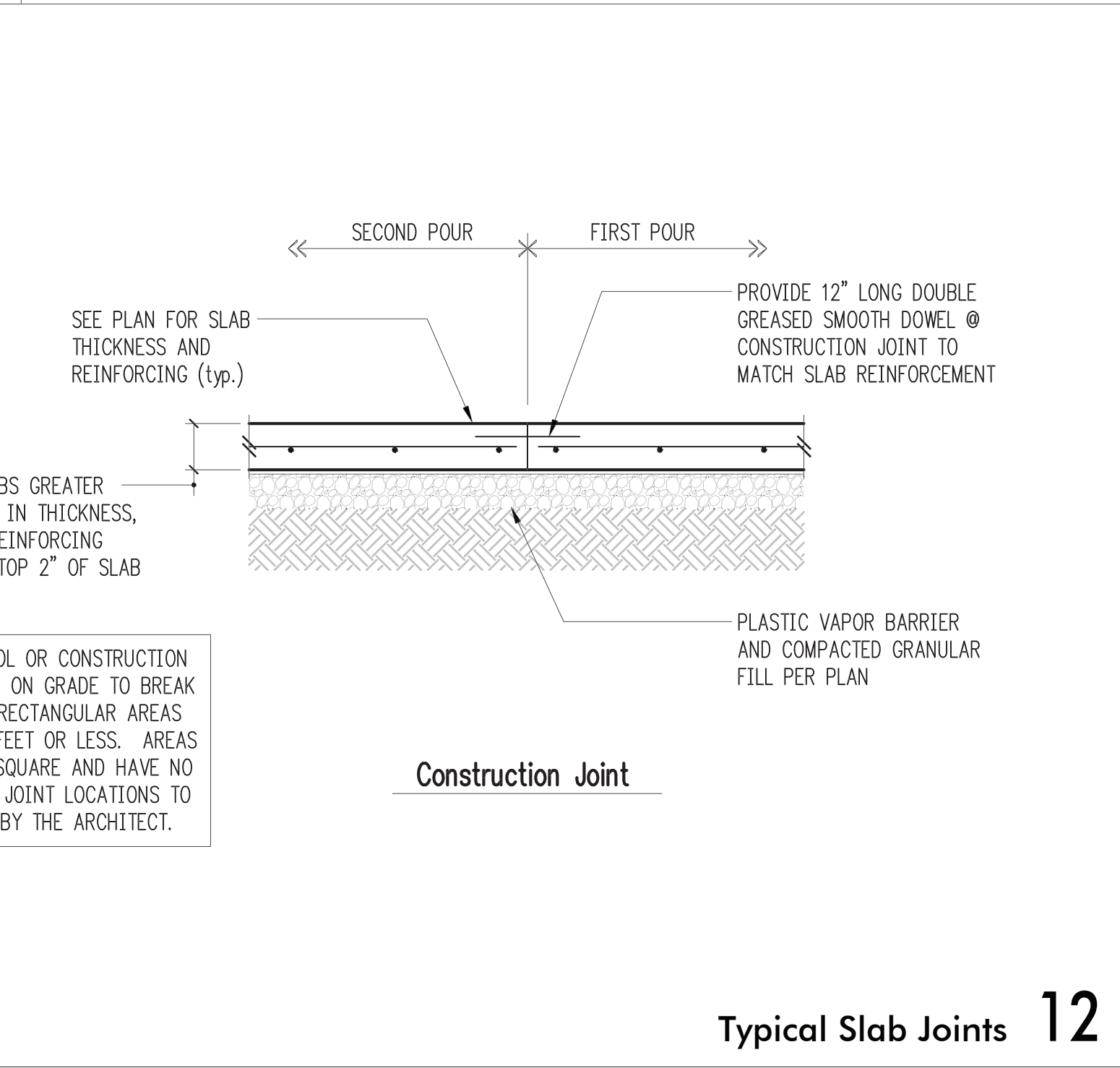
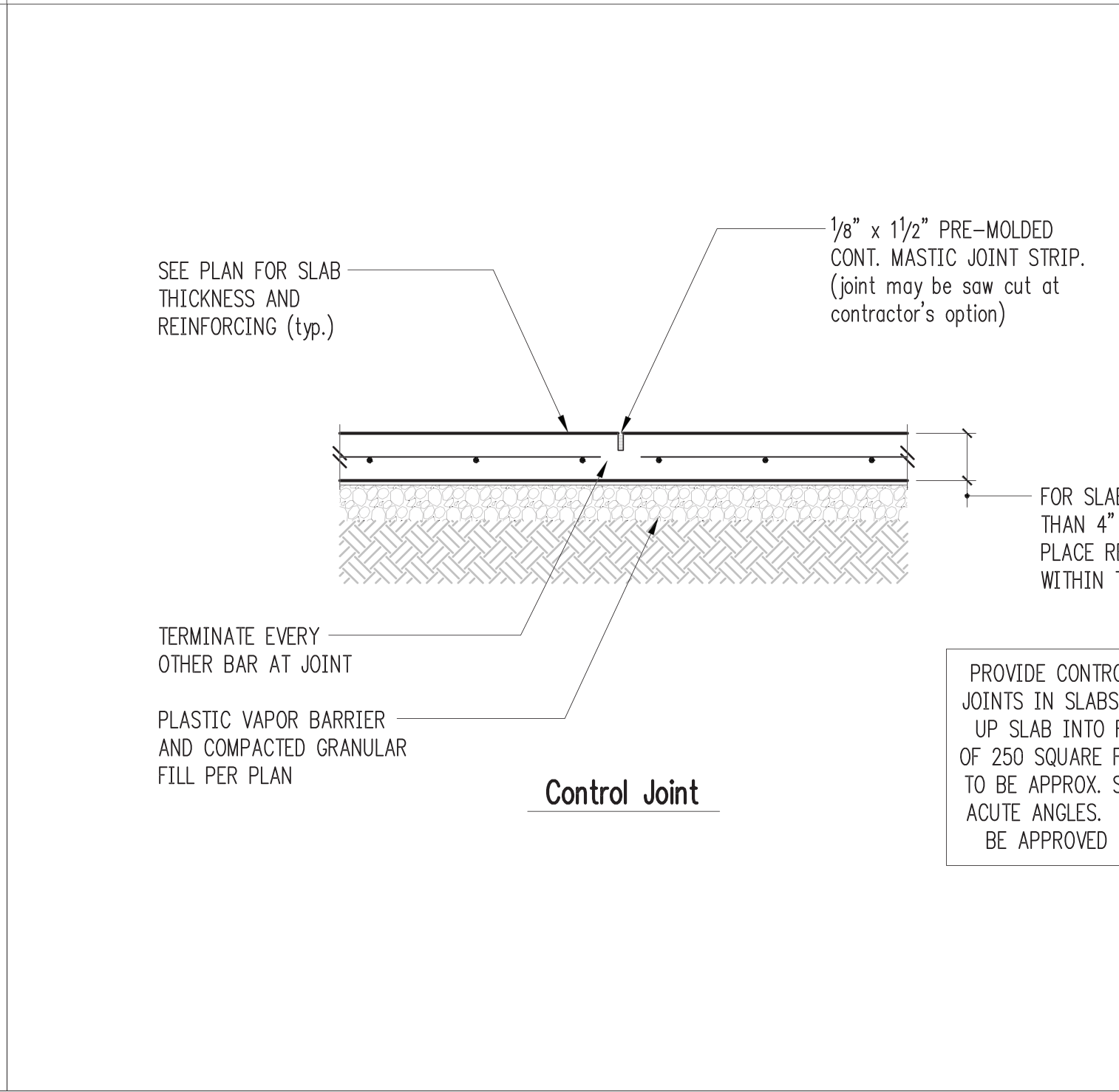
8



9



10



Typical Slab Joints 12

FOR SLABS GREATER THAN 4" IN THICKNESS, PLACE REINFORCING WITHIN TOP 2" OF SLAB

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 250 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.