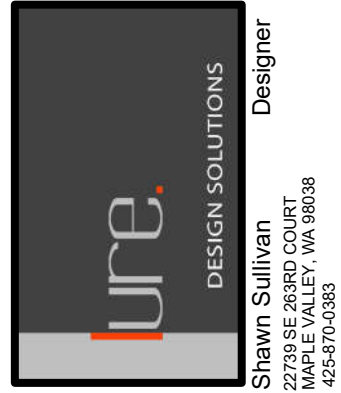


TODA CUSTOM RESIDENCE
WEAVER CONSTRUCTION

2262 78TH AVE SE
MERCER ISLAND, WA 98040
PARCEL NUMBER 531510-1697

Misc. Info:	
1. Concept completed	01-14-2025
2. 25% DD completed	01-31-2025
3. 100% DD completed	03-13-2025
4. 100% DD updated	03-27-2025
5. 80% CD completed	05-02-2025
6. 100% Permit Submittal	06-10-2025
7. Permit REV-1	06-28-2025
8.	

PERMIT
SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

COVER SHEET

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A0

PERSPECTIVE IMAGE



PROJECT PARTICIPANTS

OWNER:	JOHN AND JUNG TODA PH: 206-818-7452
CONTRACTOR:	WEAVER CONSTRUCTION WILLIAM WEAVER PH: (408) 348-3095
STRUCTURAL ENGINEER:	CSES EVAN APOLIS 6311 17TH AVE NE SEATTLE, WA 98115 PH: 206-527-1288
DESIGNER / DRAFTSMAN:	LURE DESIGN SOLUTIONS SHAWN SULLIVAN 22739 SE 263RD CT MAPLE VALLEY, WA 98038 PH: (425) 870-0383
CIVIL ENGINEER:	ESM CONSULTING ENGINEERS BRANDON LOUCKS 33400 8TH AVE S STE 205 FEDERAL WAY, WA 98003 PH: (253) 838-6113
ARBORIST:	BENJAMIN MARK 11415 NE 128TH ST. SUITE 110 KIRKLAND, WA 98034 PH: (425)-820-3420.

PROJECT DATA

JURISDICTION:	MERCER ISLAND
PROJECT SITE:	2262 78TH AVE SE MERCER ISLAND , WA 98040
PARCEL NO:	531510-1697
PRESENT USE:	SINGLE FAMILY RESIDENCE
ZONING.:	R8.4
LOT SIZE:	12,197 SF.....28 ACRES
PROPERTY TYPE:	R
ENVIRONMENTAL :	STREAM / DITCH
WATER :	WATER DISTRICT
SEWER/SEPTIC:	PUBLIC
DRAINAGE	PER CIVIL ENGINEER

LEGAL DESCRIPTION

MC GILVARAS ISLAND ADD LOT B CITY OF
MERCER ISLAND PLAT 77-1-O21 REC AF
#7708010612 SD PLAT DAF
LOT 2 BLK 21 LESS N 105 FT OF W 100 FT
PLAT BLOCK: 21
PLAT LOT: 2

EXISTING SQUARE FOOTAGE

EXISTING LOWER FLOOR (FNDTN TO REMAIN)	1046 SF
EXISTING UPPER FLOOR (TO BE REMOVED)	480 SF
TOTAL LIVING	1526 SF
EXISTING GARAGE	616 SF
EXISTING GARAGE SIDEWALK (TO BE REMOVED)	75 SF
EXISTING ENTRY SIDEWALK / STEPS (TO BE REMOVED)	158 SF
EXISTING REAR PATIO (TO BE REMOVED)	221 SF
EXISTING DRIVEWAY (TO BE REMOVED)	840 SF

PROJECT DESCRIPTION

DEMO / REMOVE AN EXISTING RESIDENCE WITH ATTACHED
GARAGE. THE EXISTING FOUNDATION AND GARAGE SLAB WILL BE
REMAIN AND BE MODIFIED AS REQUIRED TO ACCOMMODATE THE
NEW HOME'S FOOTPRINT.

A NEW ONE STORE RESIDENCE WITH 2 CAR GARAGE WILL BE
CONSTRUCTED ON THE EXISTING FOUNDATION WITH
MODIFICATIONS. A NEW ADDITION WILL BE ADDED TO THE NORTH
SIDE OF THE HOME W/ RELATED FOUNDATION/CRAWLSPACE.

THE SITES DRAINAGE WILL BE UPGRADED PER THE ATTCHED CIVIL
ENGINEERING DESIGNS.

TREES ARE PROPOSED TO BE REMOVED AND ARE IDENTIFIED IN
THE ARBORIST REPORT.

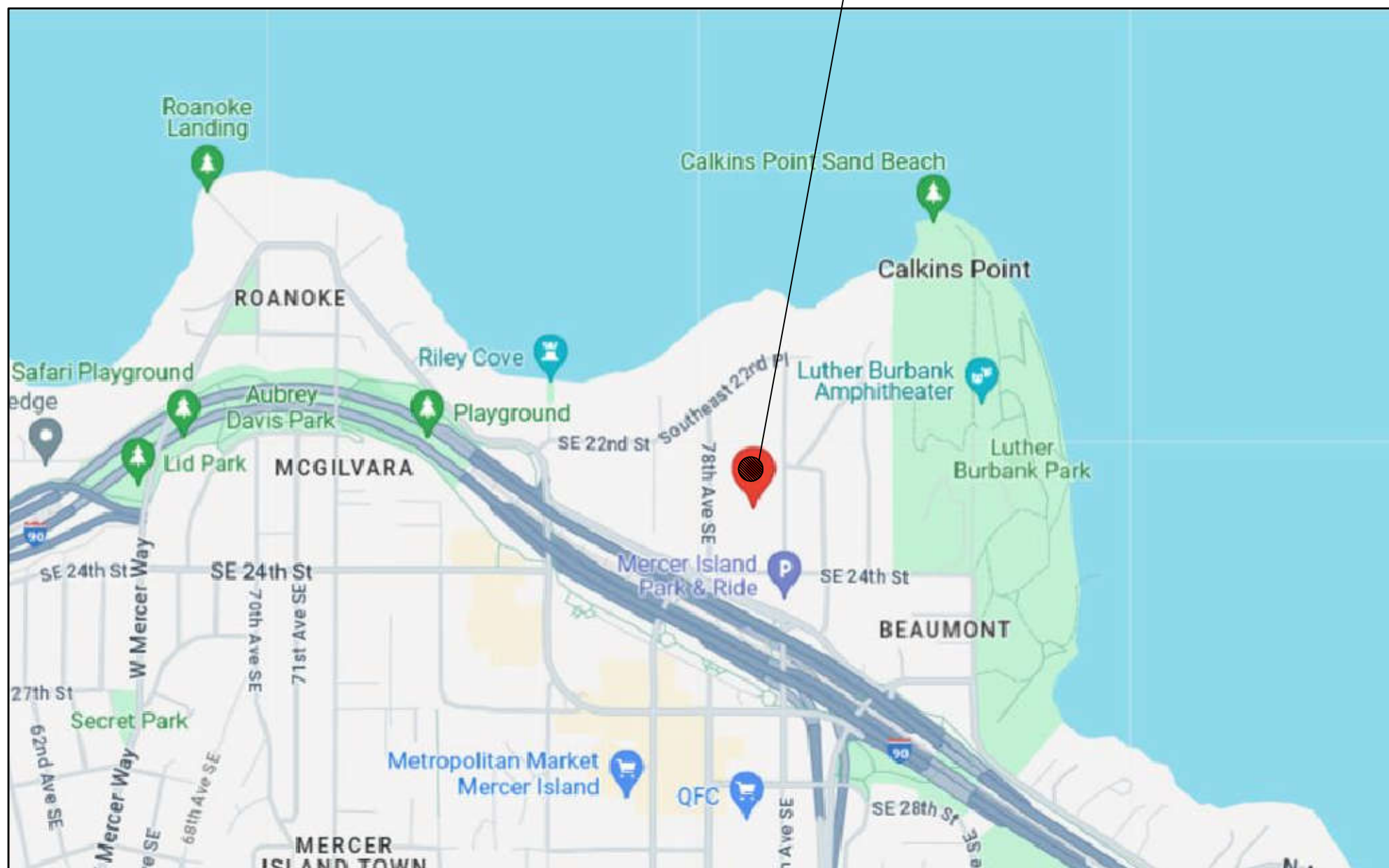
CODE SUMMARY

- MERCER ISLAND CITY CODE (MICC)
- 2021 INTERNATIONAL BUILDING CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- WASHINGTON STATE ENERGY CODE (WSEC)
- 2018 UNIFORM PLUMBING CODE CODE (UPC)

PROPOSED SQUARE FOOTAGE

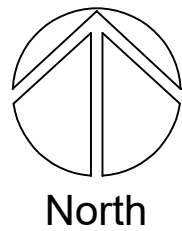
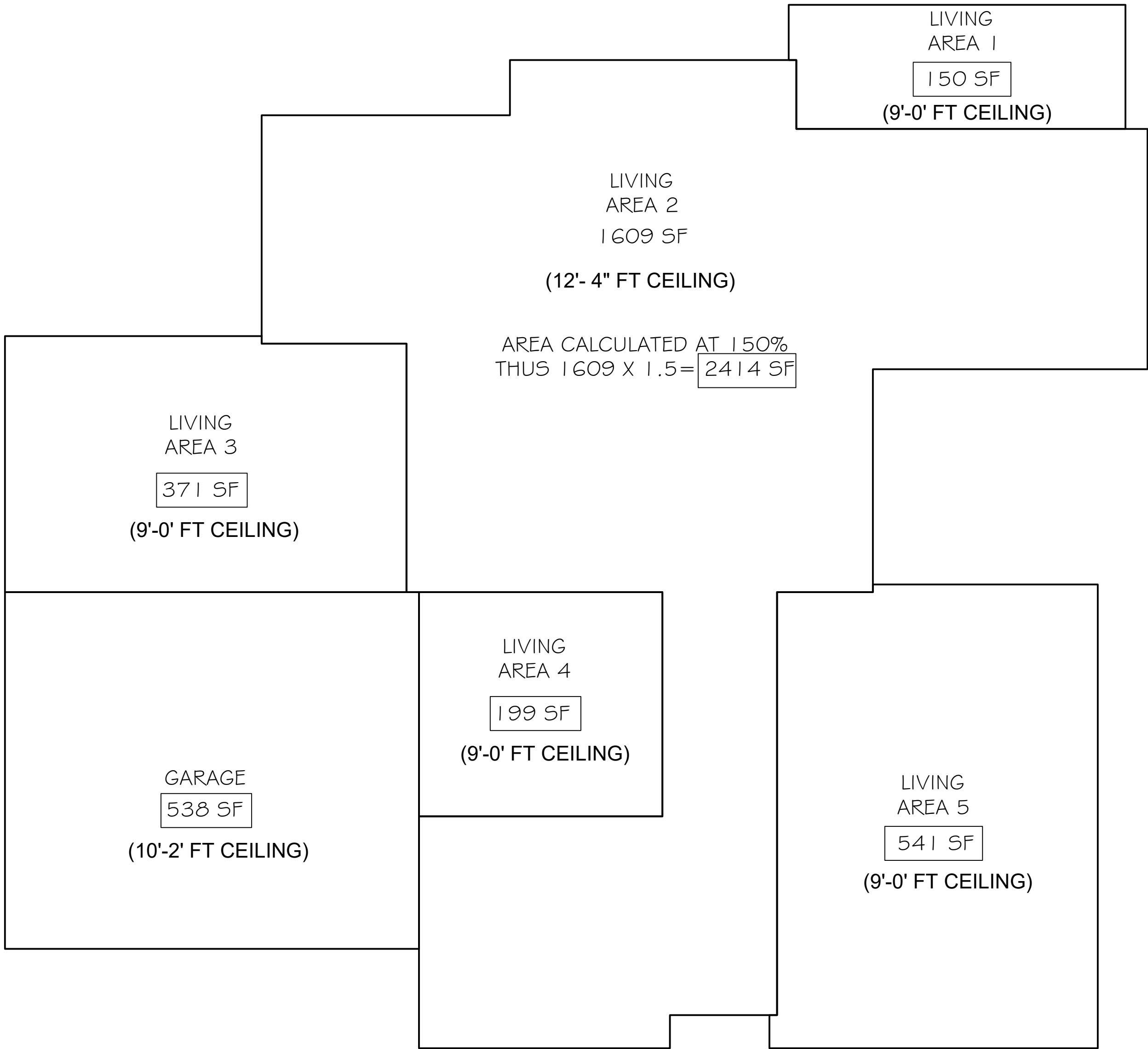
EXISTING LOWER FLOOR (FOOTPRINT)	1046 SF
NEW 3' WEST SIDE ADDITION / EXTENSION	84 SF
NEW ENTRY ADDITION / MODIFICATION	11 SF
NEW LARGE REAR ADDITION	1734 SF
REMOVE SMALL ENTRY AREA	-5 SF
TOTAL LIVING (ONE STORY)	2870 SF
GARAGE (MODIFIED)	538 SF
NEW COVERED PATIO W/ STEPS	293 SF
NEW DRIVEWAY	657 SF
NEW ENTRY STEPS / SIDEWALK	220 SF
NEW COURTYARD STEPS / LANDING	34 SF

VICINITY MAP



SYMBOLS

BUILDING SECTION OR WALL SECTION REFERENCE		DRAWING NUMBER		SHEET NUMBER
EXTERIOR ELEVATION REFERENCE		DRAWING NUMBER		SHEET NUMBER
INTERIOR ELEVATION REFERENCE		DRAWING NUMBER		SHEET NUMBER
DETAIL REFERENCE		DRAWING NUMBER		SHEET NUMBER
DOOR REFERENCE		REFERENCE LETTER		
WINDOW REFERENCE		REFERENCE NUMBER		
WALL TYPE		WALL TYPE		
KEY NOTE REFERENCE		REFERENCE NUMBER		
CASEWORK REFERENCE		SCHEDULE NUMBER		
REVISION REFERENCE		REVISION NUMBER		
STRUCTURAL REFERENCE GRIDS		NOTE: GRID LINES LOCATE FACE OF FRAMING AND/OR FOUNDATION STEM WALLS UNO		
NORTH ARROW		TRUE NORTH		
STAIR DIRECTION, # RISERS & TREADS		UP 7R 11T		
ROOM NAME & NUMBER		ROOM 101		
EQUIPMENT NUMBER		101		
CENTER LINES, FLOOR LINES AT EXTERIOR ELEVATIONS, PROJECTED LINES				
PROPERTY LINES, BOUNDARY LINES				
HIDDEN LINES				
BREAK LINES				
MASONRY				
CONCRETE				
INSULATION (LOOSE OR BATT)				
INSULATION (RIGID)				
EARTH				
SAND / PLASTER / MORTAR				
ROCK FILL				
METAL (LARGE SCALE)				
GYPSON WALLBOARD				
FINISHED WOOD				
STRUCTURAL WOOD (CONTINUOUS MEMBER)				
STRUCTURAL WOOD (NON-CONTINUOUS MEMBER)				
PLYWOOD				
TILE (CERAMIC)				



GFA DIAGRAM

Weaver Construction- Toda Residence

SCALE: 3/16"=1"-0"

ZONING	
ZONING -	R8.4
ALLOWABLE GFA	
ALLOWABLE GFA IS 40% OF LOT AREA -	
12,197X .40 =	4878 SF
OR MAX 5000 SF	
GFA CALCULATIONS	
MAIN FLOOR GFA	
LIVING AREA #1 -	150 SF
LIVING AREA #2 -	2414 SF
LIVING AREA #3 -	371 SF
LIVING AREA #4 -	199 SF
LIVING AREA #5 -	541 SF
	3675 SF
GARAGE -	538 SF
TOTAL PROPOSED GFA =	4213 SF
4213 SF < ALLOWABLE 4878 SF THUS OK	

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6. 100% Permit Submittal	06-10-2025
7. Permit REV-1	06-28-2025
8.	

PERMIT
SET

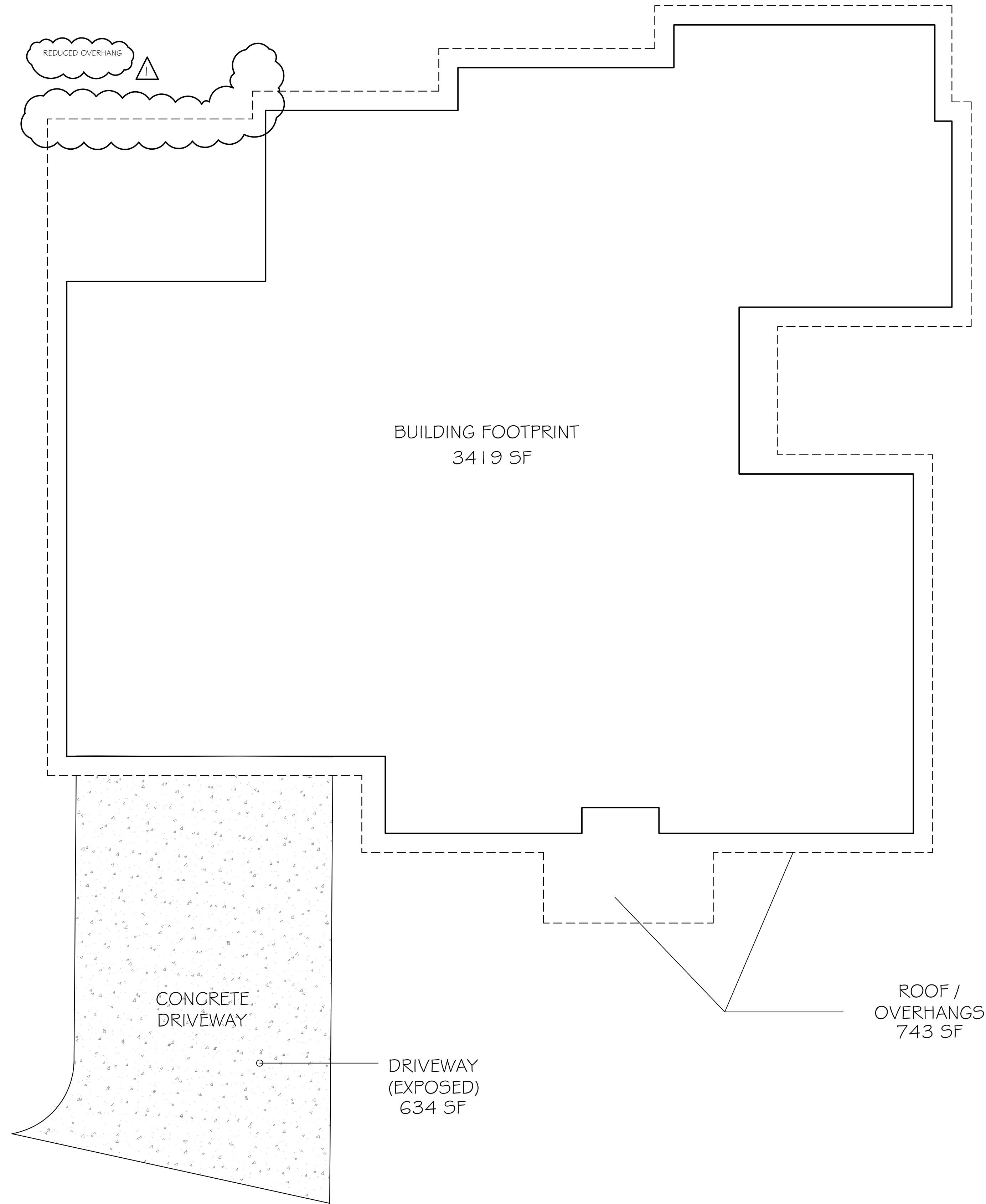


Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

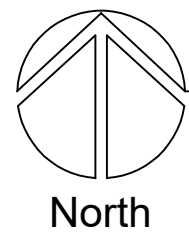
PROPOSED
GFA CALCULATIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A.1.1



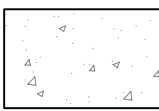
LOT COVERAGE	
LOT AREA -	12,197 SF
<u>ALLOWABLE LOT COVERAGE -</u>	40%
12,197 X .40=	4878 SF
<u>PROPOSED LOT COVERAGE -</u>	
HOME FOOTPRINT (INCLUDES GARAGE)	3410 SF
OVER HANGS	718 SF
DRIVEWAY / PAVED ACCESS-	634 SF
TOTAL PROPOSED=	4762 SF
4762 SF < ALLOWABLE 4878 SF THUS OK	



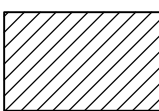
LOT COVERAGE DIAGRAM

Weaver Construction- Toda Residence

SCALE: 3/16"=1"-0"



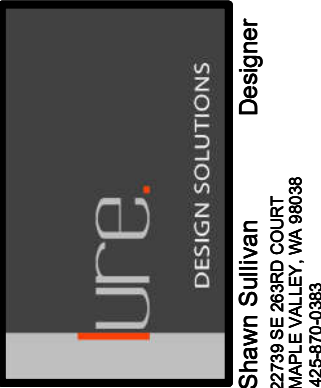
HATCH REPRESENTS
DRIVEWAY / PARKING



HATCH REPRESENTS
(ROOF OVERHANGS AND BUILDING CANTILEVERS ETC.)

Misc. Info:	
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PERMIT
SET

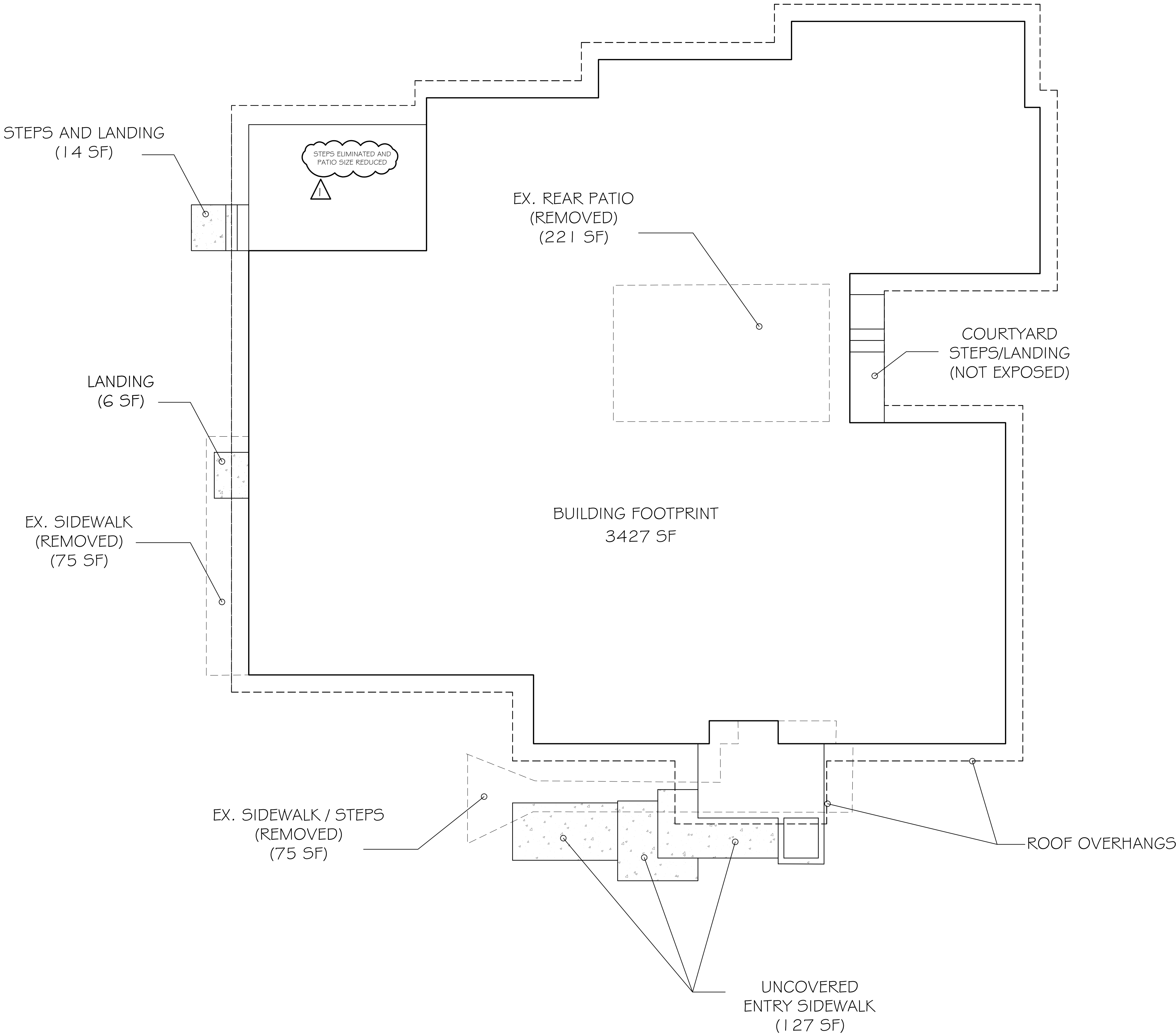


Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

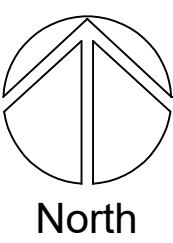
LOT COVERAGE
DIAGRAM / CALCS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A1.2



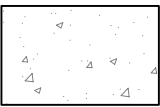
HARDSCAPE	
LOT AREA -	12,197 SF
ALLOWABLE HARDSCAPE -	9%
12,197 X .09=	1097 SF
EXISTING HARDSCAPE (ALL TO BE REMOVED)	
SIDEWALK (GARAGE)	75 SF
REAR PATIO	221 SF
ENTRY SIDEWALK / STEPS	158 SF
TOTAL =	454 SF
PROPOSED HARDSCAPE -	
UNCOVERED ENTRY SIDEWALK/STEPS	127 SF
UNCOVERED REAR STEPS OFF PATIO	14 SF
UNCOVERED LANDING AT GARAGE MAN DOOR	6 SF
TOTAL PROPOSED=	147 SF
147 / 12,197= .012	1.2%THUS OK



HARDSCAPE DIAGRAM

Weaver Construction- Toda Residence

SCALE: 3/16"=1"-0"



PROPOSED EXPOSED HARDSCAPE

Misc. Info:		
1.	Concept completed	01-14-2025
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5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT SET

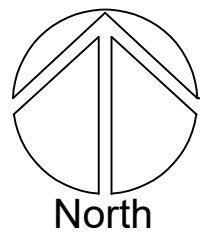
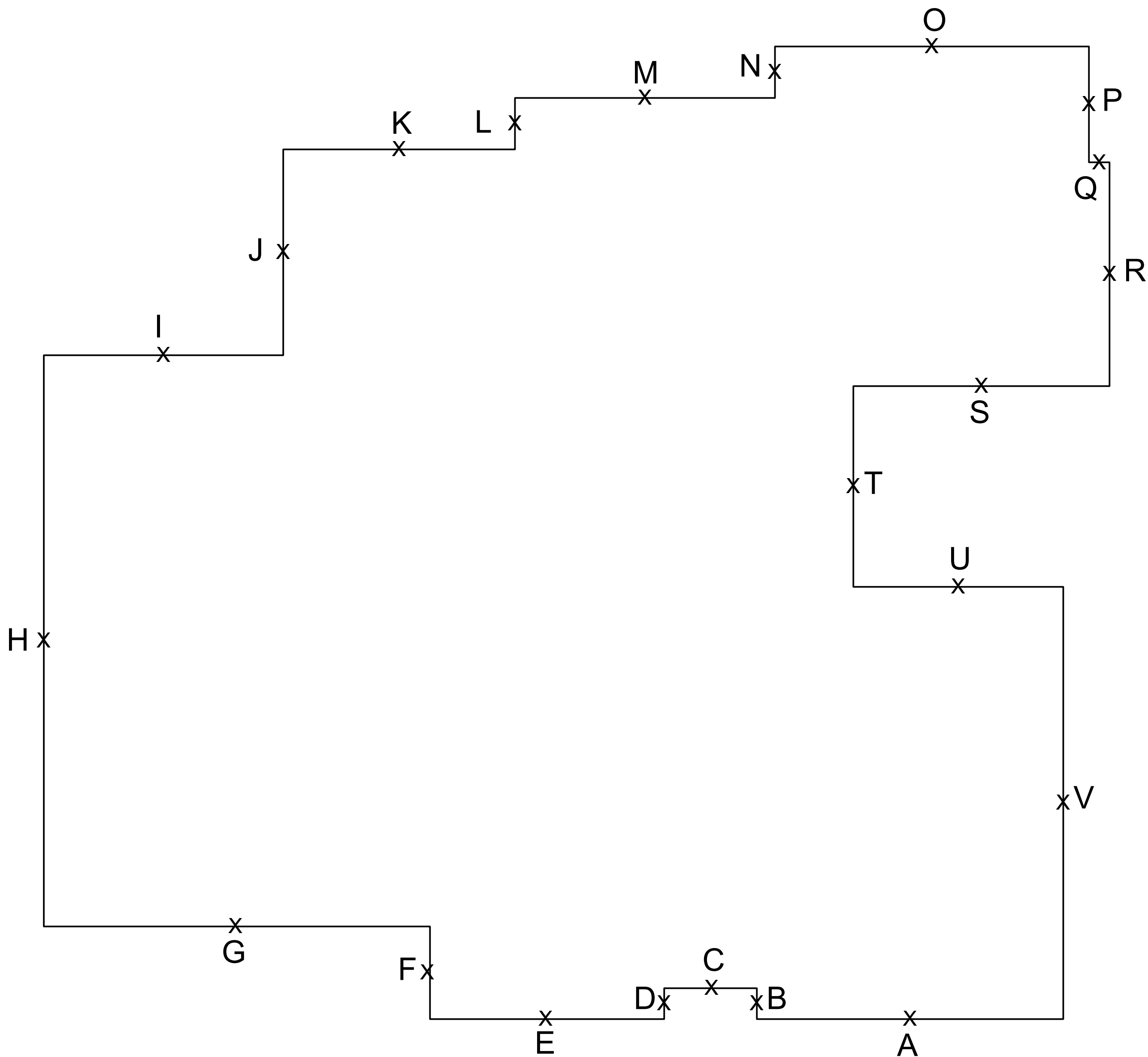


Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

HARDSCAPE COVERAGE
DIAGRAM / CALCS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A1.3



AVERAGE BLDG ELEV- PLAN / DIAGRAM

Weaver Construction- Toda Residence

SCALE: 3/16"=1'-0"

CHART

ELEV X		WALL LENGTH = SUM	
SEGMENT	EXIST ELEV.	WALL LENGTH	SUM
A	78.00	19.83'	1546.74
B	79.25	2.00'	158.50
C	79.25	6.00'	475.50
D	79.25	2.00'	158.50
E	77.62	15.16'	1176.71
F	77.62	6.00'	465.72
G	78.00	25.00'	1950.00
H	77.35	37.00'	2861.95
I	77.28	15.50'	1197.84
J	77.28	13.33'	1030.14
K	77.25	15.00'	1158.75
L	77.25	3.33'	257.24
M	77.25	16.83'	1300.11
N	77.25	3.33'	257.24
O	77.00	20.33'	1570.49
P	77.00	7.50'	577.50
Q	77.00	1.33'	102.33
R	77.09	14.50'	1117.80
S	77.17	16.58'	1279.47
T	77.17	13.00'	1003.21
U	77.17	13.58'	1047.96
V	77.80	28.00'	2178.40
TOTALS		295.13'	22,872.10

FORMULA(AVERAGE BUILDING ELEV)

WEIGHTED SUM OF MID-POINT ELEVATION

SUM OF WALL SEGMENT LENGTHS

=

ABE

22,872.10

295.13

=

77.50 (ABE)

ALLOWABLE BUILDING HEIGHT MAX

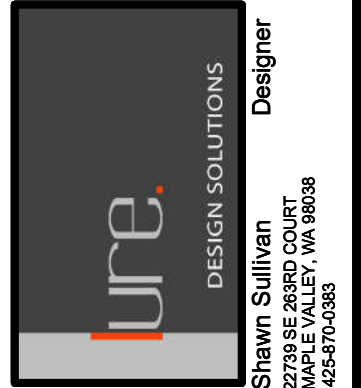
ALLOWABLE BUILDIN HT + 30' ABOVE (ABE)

77.50(ABE) + 30 =

ELEV 107.50'

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8.	

PERMIT SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040



AVERAGE BUILDING ELEV
DIAGRAM / CALCS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

PROPOSED REPLACEMENT TREES



A RED MAPLE B RED LACE LEAF JAPANESE MAPLE C VINE MAPLE D DOUGLAS FIR

TREE REPLANTING PER MICC19.10

- TREES CAN BE REPLANTED BENEATH THE CANOPY OF EXISTING TREES.
- NEW TREES TO BE PLANTED NO LESS THAN 10 FEET FROM OTHER TREES, FENCES, STRUCTURES OR UTILITIES
- 50% OF NEW REPLACEMENT TREES TO BE NATIVE SPECIES
- CONIFEROUS REPLACEMENT TREES MUST BE MIN. 6 FEET TALL
- DECIDUOUS REPLACEMENT TREES MUST BE MIN. 1.5" DIA
- REMOVING TREES LESS THAN 10" REQUIRES (1) REPLACEMENTS
- REMOVING TREES 10 " UP TO 24" REQUIRES (2) REPLACEMENTS

TREE WATERING

AN IRRIGATION DRIP LINE / RING SYSTEM WILL BE PROVIDED FOR WATERING NEWLY PLANTED REPLACEMENT TREES.

ARBORIST REPORT

SEE ATTACHED ARBORIST REPORT FOR ADDITIONAL TREE PROTECTION AND ADDITIONAL INFORMATION

PROPOSED TREE TO BE PLANTED

-(3) TREES ARE PROPOSED TO BE REPLANTED WITHIN THE PROPERTY UNDER THE EXISTING TREES CANOPY 10' FROM EXISTING TREES, STRUCTURES AND FENCES, THIS STILL ALLOWS FOR A COMFORTABLE REAR YARDS SPACE FOR LAWN AND LANDSCAPE.

PROPOSED TREE TO BE REMOVED / REQ'D REPLACEMENT

NO.	SPECIES	SIZE	REASON FOR REMOVAL	REPLANTING
107	EMPRESS TREE	12"	NEW CONSTRUCTION ACTIVITY	2
108	LAMBARDY POPLAR	18"	POOR CONDITION	2
110	LAMBARDY POPLAR	10"	POOR CONDITION	2
111	LAMBARDY POPLAR	18"	POOR CONDITION	2
112	NORWAY SPRUCE	13"	NEW CONSTRUCTION ACTIVITY	2
113	DEODAR CEDAR	21"	NEW CONSTRUCTION ACTIVITY	2
114	COTTON WOOD	20"	POOR CONDITION	2
TOTAL REQUIRED TREE REPLACEMENT				14

TREE PROTECTION INFO

TREE PROTECTION AREA (TPZ)
KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

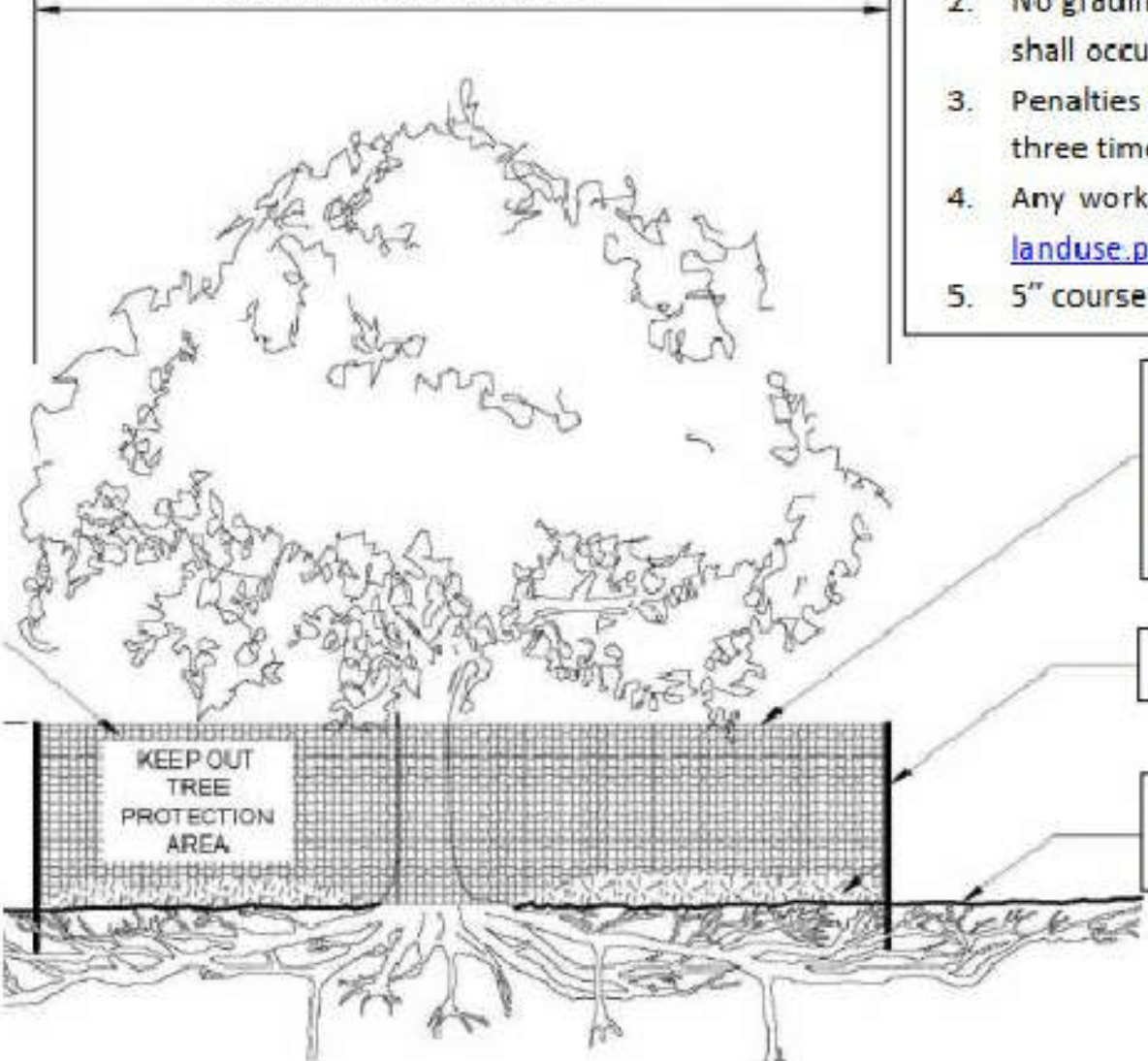
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Crown drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.

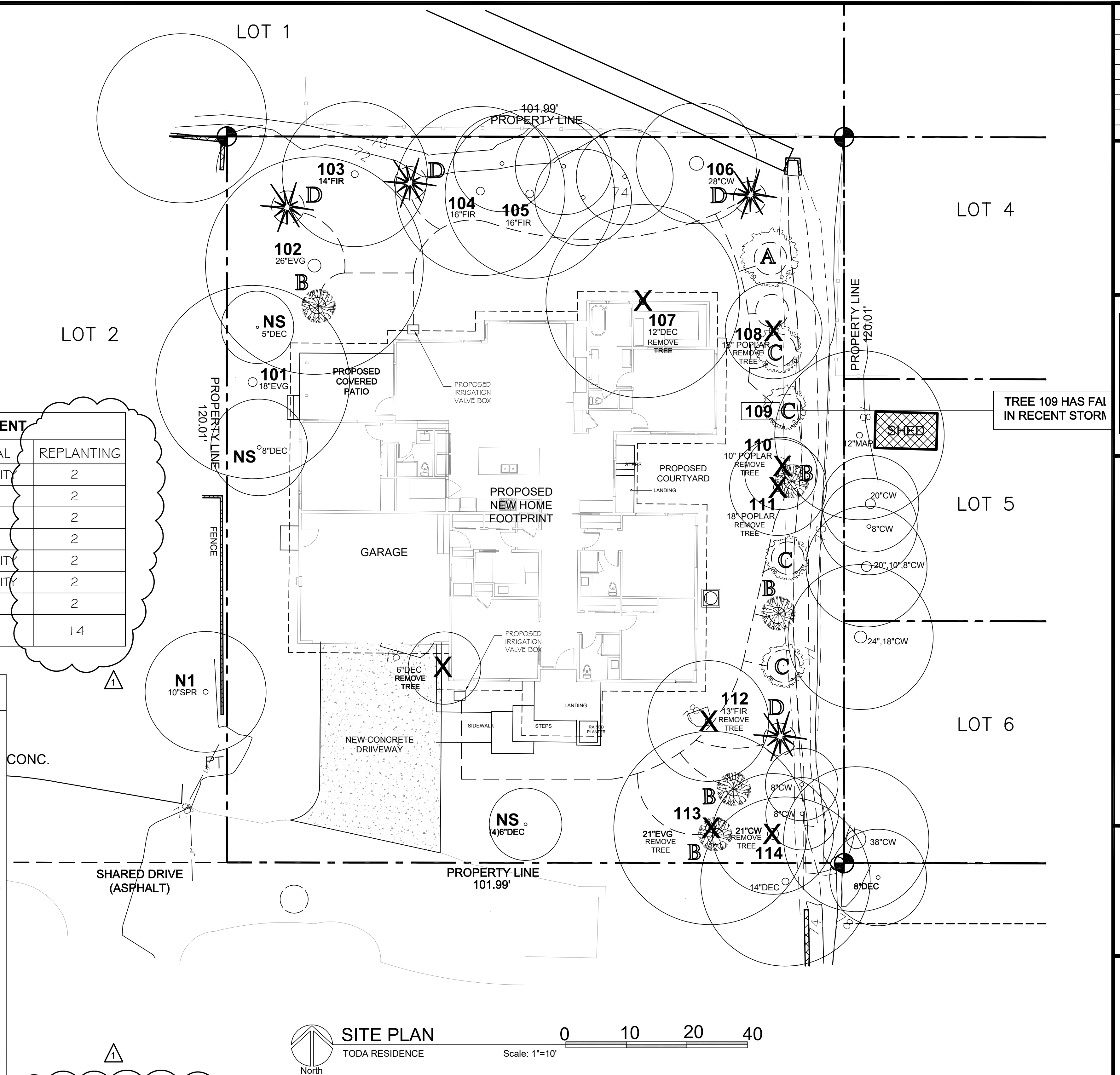


Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org



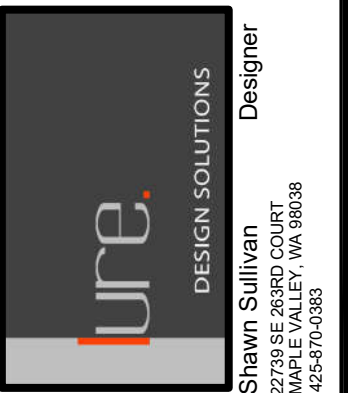
PROPOSED TREE TO BE PLANTED

PLANT ID	QUANTITY	REPLANTING TREE LIST	SPECIES	SIZE	TYPE	SUNLIGHT EXPOSURE
A	1	RED MAPLE	NON- NATIVE	1.5" DIA.	DECIDUOUS	LIGHT TO OPEN SHADE
B	5	JAPANESE MAPLE- (ORANGEOLA) LACE LEAF	NON- NATIVE	1.5" DIA.	DECIDUOUS	LIGHT TO OPEN SHADE
C	4	VINE MAPLE (Acer Circinatum)	NATIVE	1.5" DIA.	DECIDUOUS	LIGHT TO DAPPLE SHADE
D	4	DOUGLAS-FIR(Pseudotsuga menziesli)	NATIVE	6' FT HT MIN.	CONIFEROUS	LIGHT TO OPEN SHADE
TOTAL	14					

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7. Permit REV-1 06-28-2025
- 8.

PERMIT
SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

PROPOSED
TREE REMOVAL AND
REPLANTING PLAN

DATE: 06-03-24
DESIGNED: SLS
DRAWN: SLS
JOB NO: 2024- 06
SHEET:

A1.5

CRAWLSPACE VENTING

IRC R408.1 VENTILATION
REQUIRED CRAWLSPACE VENTS $\frac{1}{150}$ SF (1 SF MIN EACH)
STANDARD VENT = 8" X 16" 128 SQUARE INCHES

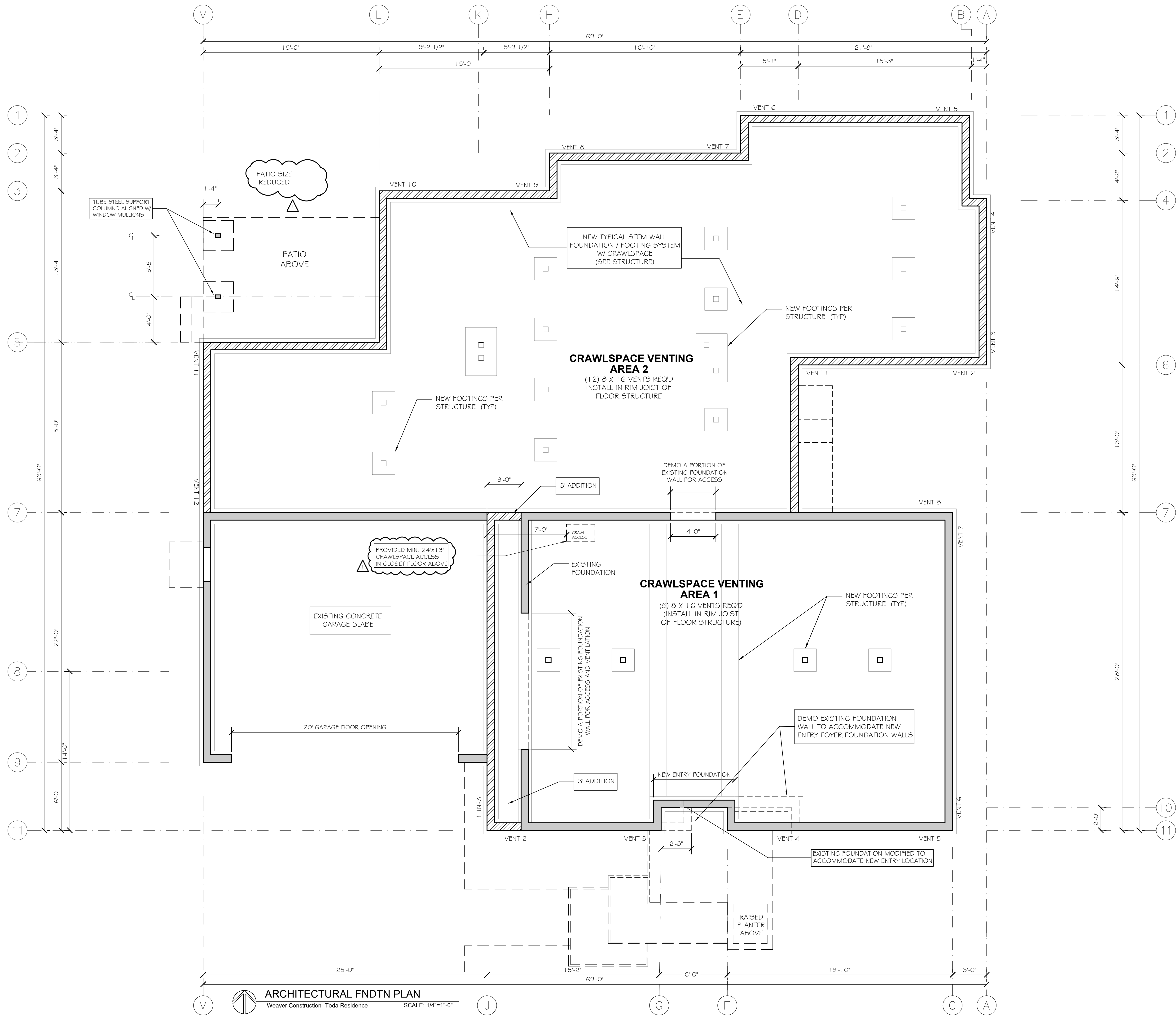
AREA 1- EXISTING- 1033 SF

1033 SF / 150 = 6.88
6.88 X 144 = 990.72 SQUARE INCHES
991.72 / 128 = 7.75... 8 VENTS REQ'D

AREA 2- EXISTING- 1033 SF

1619 SF / 150 = 10.79
10.79 X 144 = 1553.76 SQUARE INCHES
1553.76 / 128 = 12.1 ... 12 VENTS REQ'D

- HATCH REPRESENTS EXISTING WALLS TO REMAIN
- HATCH REPRESENTS NEW WALLS
- HATCH REPRESENTS EXISTING WALLS TO BE REMOVED



Misc. Info:

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01-14-2025

2. 25% DD completed

01-31-2025

3. 100% DD completed

03-13-2025

4. 100% DD updated

03-27-2025

5. 80% CD completed

05-02-2025

6. 100% Permit Submittal

06-10-2025

7. Permit REV-1

06-28-2025

8.

PERMIT SET

ure.

DESIGN SOLUTIONS

Shawn Sullivan

2229 SE 2620 COURT

2229 SE 2620 COURT

42570236

42570236

Toda Residence

REMODEL / FNDTN UPGRADES

2262 78TH AVE SE 98040

MERCER ISLAND, WA 98040

PROPOSED ARCHITECTURAL FOUNDATION PLAN

DATE:

06-03-24

DESIGNED:

SLS

DRAWN:

SLS

JOB NO:

2024- 06

SHEET:

A2.1

GENERAL NOTES.

1. PROVIDE ROOF DRAINS, FLOOR DRAINS AND GUTTERS PER ROOF PLAN
2. DOWNSPOUTS TO BE TIGHTLINED TO PERIMETER DRAIN SYSTEM PER CIVIL ENGINEER
3. SLOPE GRADE AWAY FROM FOUNDATION
4. PROVIDE WATERPROOF MEMBRANE AT ALL FLAT/LOW SLOPE ROOF CONDITIONS. CONSULT ROOFING CONTRACTOR / WATERPROOFING CONSULTANT FOR WATERPROOF SYSTEMS
5. WRAP CONTINUOUS WATERPROOF MEMBRANE UP ALL VERTICAL SURFACES A MIN OF 12". PROVIDE CONTINUOUS WRAP UP AND OVER TOP OF ALL CURB LOCATIONS
6. PROVIDE METAL FLASHING CAPS AT ALL ROOF CURB LOCATIONS
7. PROVIDE ICE AND WATER SHIELD MEMBRANE AT SLOPES $\frac{3}{8}$ OR LESS IF COMP SHINGLES ARE PROVIDED.
8. ALL OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR STUD WALL OR EDGE OF BEAM TO EXTERIOR EDGE OR RAFTER TAIL
9. PROVIDE TPO OR PVC MEMBRANE ROOFING AT ALL ROOF AREAS PER CONTRACTOR'S SPECIFICATION. PROVIDE TAPERED INSULATION AT MIN. $\frac{3}{4}$ " HFT TO DRAIN WATER TO ROOF DRAIN LOCATIONS. ROOFING CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING METHODS.
10. PROVIDE R-49 SPRAY FOAM INSULATION AT ROOF RAFTERS. (ALL CEILING / ROOF) SEE PLANS FOR SPECIFIC NOTES
11. ALL TOP PLATE HEIGHTS ARE NOTED BY []
12. CONTRACTOR IS RESPONSIBLE FOR ALL FOR PROPER FLASHING AND WATERPROOFING METHODS AT ROOF, WALLS, COVERED DECKS AND CANOPIES.
13. SEE EXTERIOR ELEVATIONS FOR GENERAL EXTERIOR MATERIAL TYPE
14. DRAWING REVISIONS ARE INDICATED BY Δ
15. CENTER DOORS IN ROOMS OR PROVIDE 4" MIN. WALL RETURN UNLESS OTHERWISE NOTED
16. SMOKE DETECTOR (PLACED IN EVERY BEDROOM AND IN HALLWAY OUTSIDE OF BEDROOM DOOR) SIGNIFIED BY $\odot$
17. CARBON MONOXIDE DETECTORS PLACED IN HALLWAY $\odot$ OUTSIDE OF BEDROOM DOOR) SIGNIFIED BY $\odot$
18. [LANDINGS / IRC R311.4.3
* Door Width 3'0" MIN
* 7'-3/4" MAX DROP
19. EGRESS:
 - BEDROOM SILLS AT 44" MAX ABOVE FIN FLOOR
 - MIN. 20" W X 24" HIGH OPENING
 - MIN. 5.7 SF FT CLEAR OPENING SIZE
20. STAIRWAY REQUIREMENTS

- (INTERIOR AND EXTERIOR)
- MAX. 7'-3/4" RISE AND MIN. 10" RUN
 - MIN. 6'-8" HEADROOM CLEARANCE
 - HANDRAILS AT 34-38" ABOVE THE STAIR NOSING
 - HANDRAIL GRASP DIMENSIONS BETWEEN 1-1/4" - 2"
 - PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL
 - WHERE HANDRAIL IS USED AS GUARDRAIL, 4" CLEAR MAX. OPENINGS
 - ALL GUARDRAIL TO BE A MIN OF 36" HT.

21. DUCT TESTING:
CONTRACTOR TO PROVIDE A COPY OF THE "DUCT LEAKAGE AFFIDAVIT" FOR NEW CONSTRUCTION" TO THE BUILDING INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.
22. BLOWER DOOR TESTING:
AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR, AND SHALL BE TESTED PER R402.4.1.2. PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE BUILDING INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.
23. INSULATION CERTIFICATE:
CONTRACTOR SHALL COMPLETE AND POST A "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
24. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.1.1
25. A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS.
26. ALL EXHAUST FANS TO VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1

27. PROVIDE WHOLE HOUSE FAN EQUIPPED WITH THE OPTION TO OPERATE INTERMITTENT / CONTINUOUSLY WITH AUTO / MANUAL TIMER CONTROLS.
- CONTINUOUS** PROVIDE FAN SIZE PER TABLE M1505.4.3(1)
DWELLING UNIT 2501 SF-3000 SF W/ 6-7 BEDROOMS = 70 CFM MIN. CONTINUOUS OR INTERMITTENT
- INTERMITTENT** PROVIDE FAN SIZE PER TABLE M1505.4.3(3)
(50% MIN. RUN-TIME EA. 4 HR SEGMENT)
70 CFM X 2 = 140 CFM MIN

28. ALL PROPOSED EXTERIOR LIGHTING WILL SHIELD LIGHTING AND DIRECT IT AWAY FROM ADJACENT PROPERTIES
29. THE PROPOSED PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE WITH AIR SOURCE HEAT PUMP. ALL DUCTS AND FURNACE LOCATED INSIDE CONDITIONS SPACE
29. SAFETY GLASS (S.G.):
PROVIDE SAFETY GLASS IN ALL WINDOWS THAT MEASURE LARGER THAN 9 SF OR THE BOTTOM EDGE IS LESS THAN 18 ABOVE FINISH FLOOR. (SEE WINDOW SCHEDULE OR TYPES)
30. SEE SHEET A1.1-A1.5 FOR CODE STUDY INFORMATION

31. PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

32. PER R314.2.3 PROVIDED HEAT DETECTOR OR HEAT ALARM CENTRALLY LOCATION IN GARAGE PER MANUFACTURER'S INSTRUCTIONS SIGNIFIED BY $\odot$ HEAT

33. ALL INTERIOR DOORS TO BE SOLID CORE DOORS WITH THE EXCEPTION OF CLOSETS WITHIN ROOMS.

34. INSTALL TYPE "X" $\frac{5}{8}$ " GWB ON ALL INTERIOR WALLS AND CEILINGS

FIRE SPRINKLER / ALARM

- A FIRE SPRINKLER SYSTEM IS REQUIRED PER NFPA 13D
- A MONITORED HOUSEHOLD FIRE ALARM IS REQUIRED PER NFPA 72
- NOK-TECH FIRE SYSTEMS WILL BE DESIGNING THE SYSTEM AND APPLYING FOR A SEPARATE PERMIT

FIRE SPRINKLER / ALARM

- NFPA 13D (FULL COVERAGE) FIRE SPRINKLER SYSTEM IN COMPLIANCE NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED
- NFPA 72 (CHAPTER 29) MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE
- THE SYSTEM MAY TAKE THE PLACE OF LINE-VOLTAGE INTERCONNECTED SMOKE AND CO DETECTORS REQ' IN IRC R314.3 AND IRC R315.3
- RAIN CITY FIRE PROTECTION WILL BE DESIGNING THE SYSTEM AND APPLYING FOR A SEPARATE PERMIT
- TYPE X $\frac{5}{8}$ " GWB INSTALLED ON ALL INTERIOR WALLS AND CEILINGS, INCLUDING GARAGE
- WHERE BOOSTER PUMP IS REQD TO MAINTAIN ADEQUATE WATER FLOW FOR A REQD FIRE SPRINKLER SYSTEM, A PERMANENTLY INSTALLED BACKUP POWER SYSTEM MUST BE INSTALLED AND INCLUDE AN AUTOMATIC TRANSFER SWITCH
- ALL INTERIOR DOORS TO BE SOLID CORE DOORS (WITH EXCEPTION OF CLOSETS)

SQUARE FOOTAGE INFO.

FLOOR PLAN	2870 SF
GARAGE (MODIFIED)	538 SF
ENTRY SIDEWALK /STEPS/LANDING	220 SF
COURTYARD STEPS	34 SF
COVERED PATIO W/ PATIO DRIVEWAY PARKING	293 SF
	700 SF

HATCH REPRESENTS NEW WALLS

FLOOR PLAN

Weaver Construction- Toda Residence

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

INSULATION / FENESTRATION REQUIREMENTS

	TYPICAL MIN.	PROJECT REQ'D
FENESTRATION:		
SKYLITE:	U-FACTOR .30	U-FACTOR .25
CEILING:	R-VALUE .60	R-VALUE .60
ABOVE GRADE WALLS:	R-VALUE R20+5	R-VALUE R20+5
FLOOR SYSTEM:	R-VALUE R30	R-VALUE R38
BELOW GRADE WALL:	R-VALUE R30	R-VALUE R38
SLAB ON GRADE (R-VALUE AND MIN. DEPTH)	R10 / 4 FT	

ENERGY CREDIT SELECTIONS

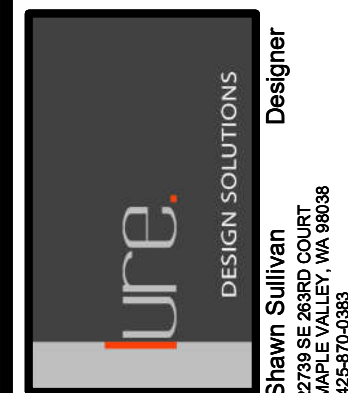
PER TABLE R403.3 MEDIUM DWELLING UNIT
REQUIRES (8) ENERGY CREDITS

OPTIONS	CREDITS	ENERGY CREDIT OPT BASIC DESCRIPTION
4c	(3) CREDITS	*HEAT SYSTEM USING HEAT PUMP MEETING FED STANDARDS OF TABLE C403.3.2(2) OR C403.3.2(9)
1.2	(1) CREDITS	*EFFICIENT BUILDING ENVELOPE
2.1	(1) CREDITS	*AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
3.6a	(1) CREDITS	*HIGH EFFICIENCY HVAC
5.6	(2) CREDITS	*EFFICIENT WATER HEATING
TOTAL	(8) CREDITS	

Misc. Info:

1. Concept completed 01-14-2025
2. 25% DD completed 01-31-2025
3. 100% DD completed 03-13-2025
4. 100% DD updated 03-27-2025
5. 80% CD completed 05-02-2025
6. 100% Permit Submittal 06-10-2025
7. Permit REV-1 06-28-2025
- 8.

PERMIT SET

Shawn Sullivan
Designer
2229 SE 262ND COURT
SEASIDE, WA 98040
425.750.0300

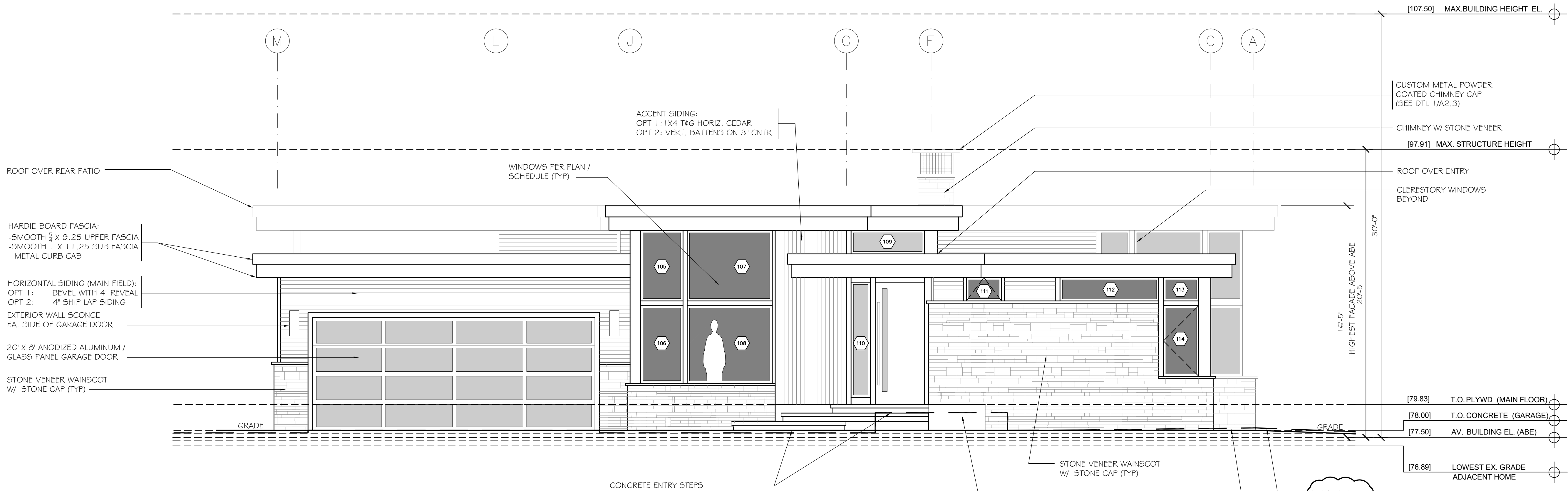
Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

PROPOSED
FLOOR PLAN

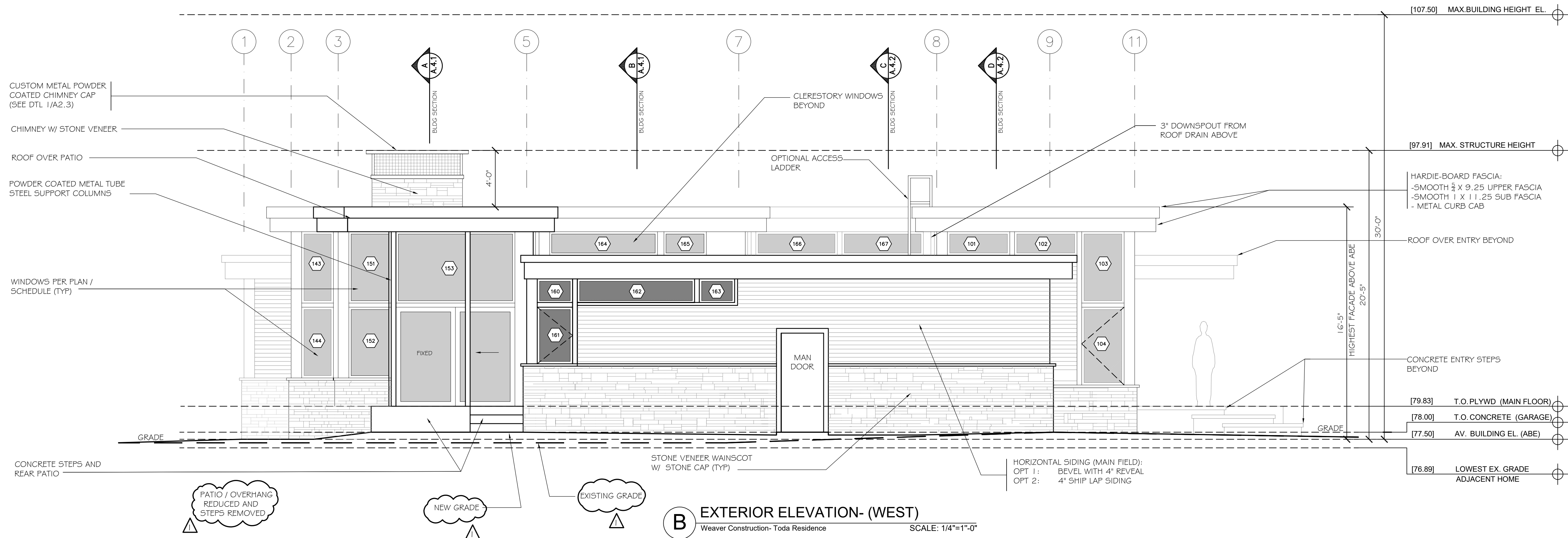
DATE: 06-03-24
DESIGNED: SLS
DRAWN: SLS
JOB NO: 2024-06
SHEET:

A2.2

A2.3



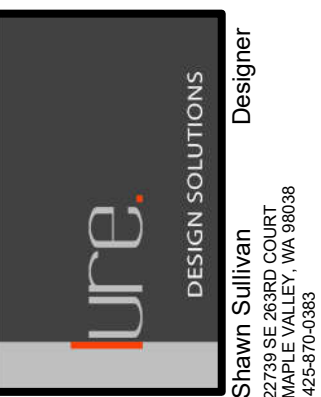
A EXTERIOR ELEVATION- (SOUTH)
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"



B EXTERIOR ELEVATION- (WEST)
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"

Misc. Info:		
1.	Concept completed	01-14-2025
2.	25% DD completed	01-31-2025
3.	100% DD completed	03-13-2025
4.	100% DD updated	03-27-2025
5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT
SET

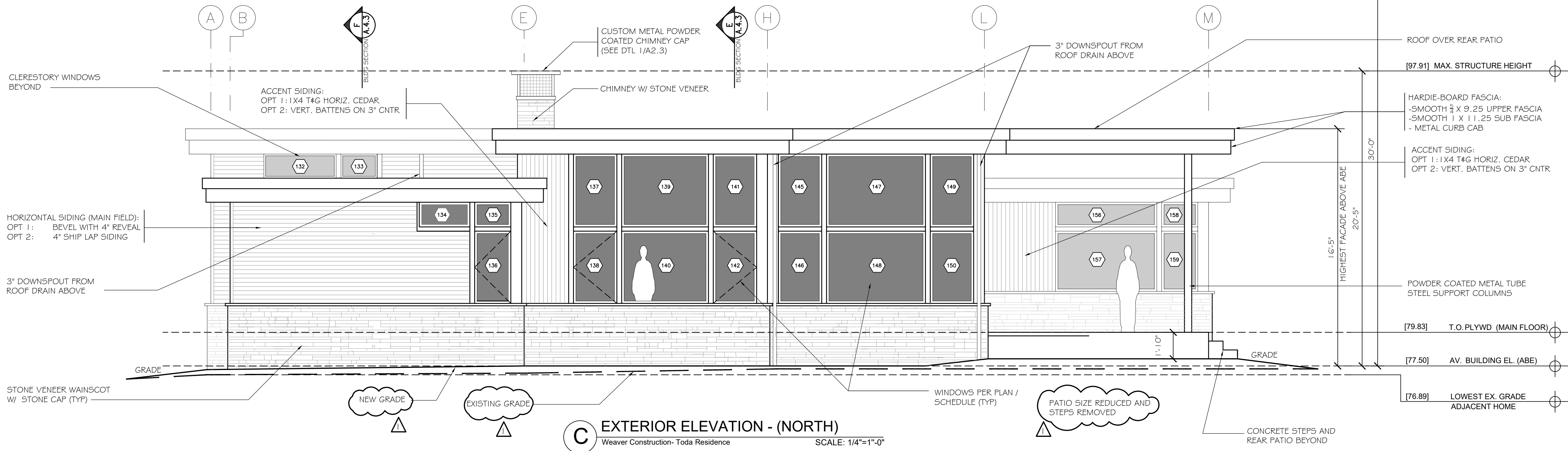


Toda Residence
REMODEL / FNDTN UPGRADES
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MERCER ISLAND, WA 98040

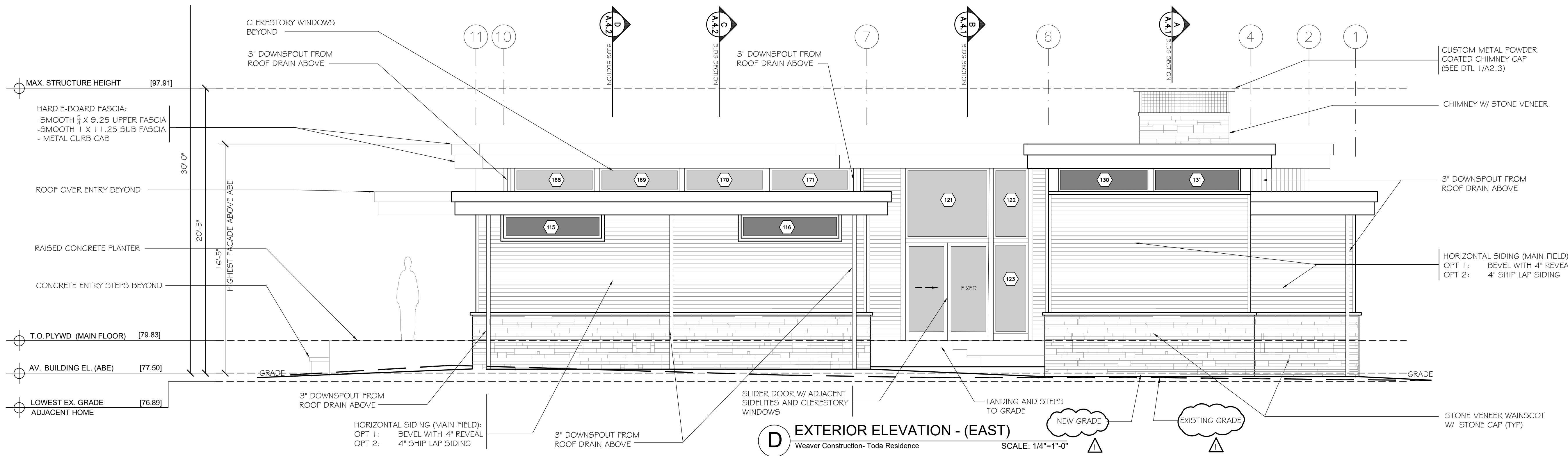
PROPOSED
EXTERIOR ELEVATIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

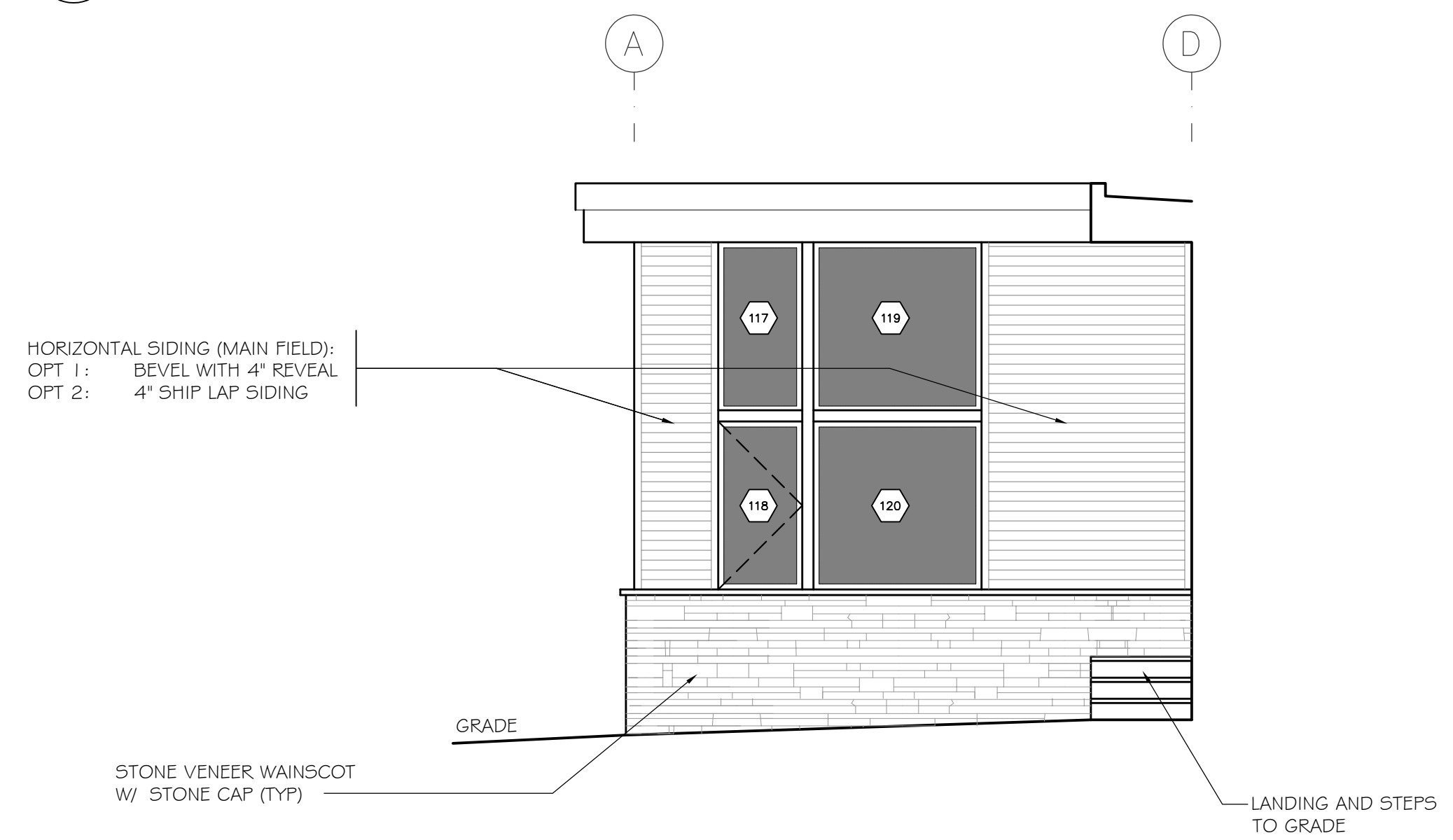
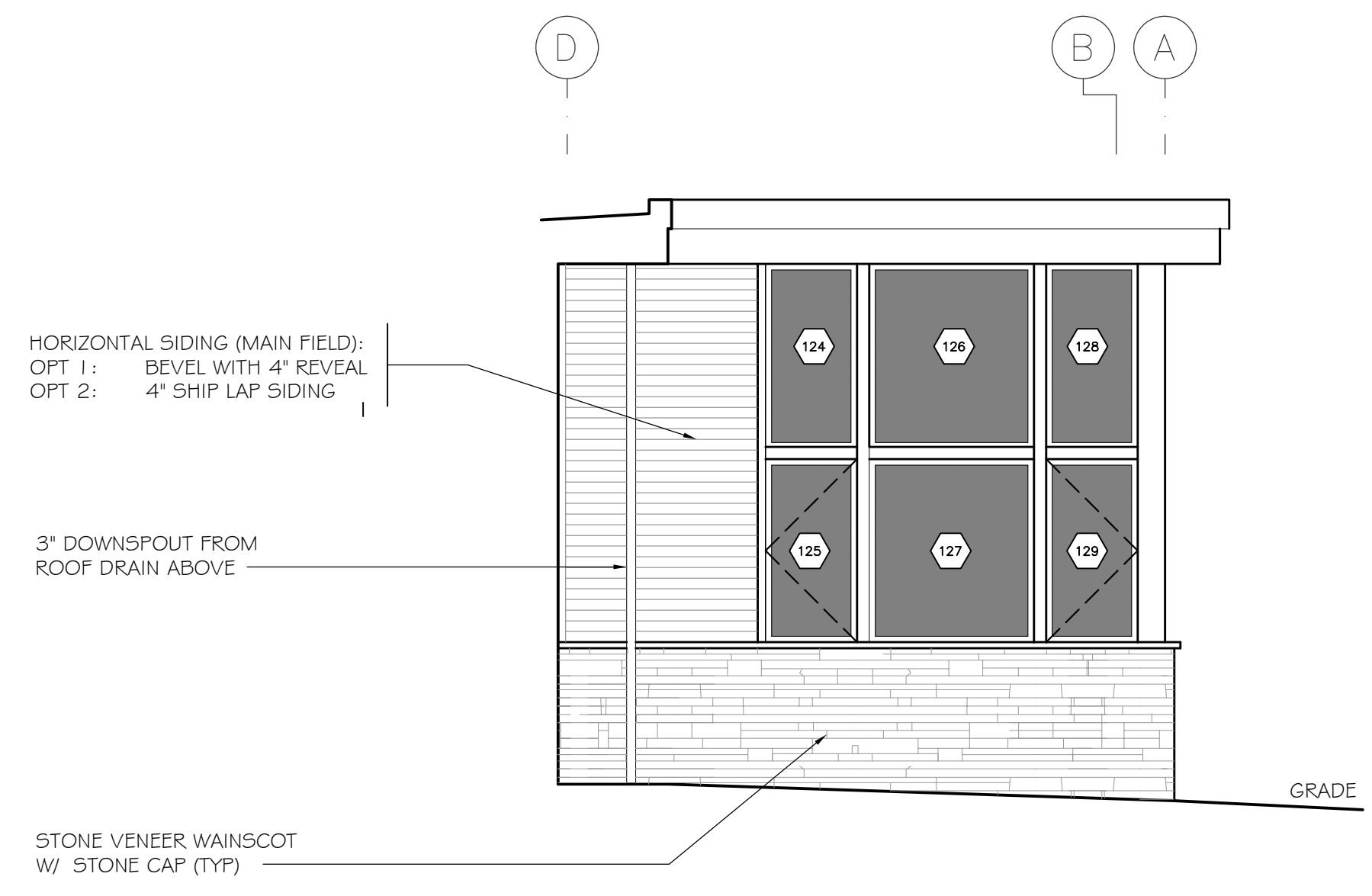
A3.1



C EXTERIOR ELEVATION - (NORTH)
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"



D EXTERIOR ELEVATION - (EAST)
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"



Misc. Info:

1.	Concept completed	01-14-2025
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3.	100% DD completed	03-13-2025
4.	100% DD updated	03-27-2025
5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT SET

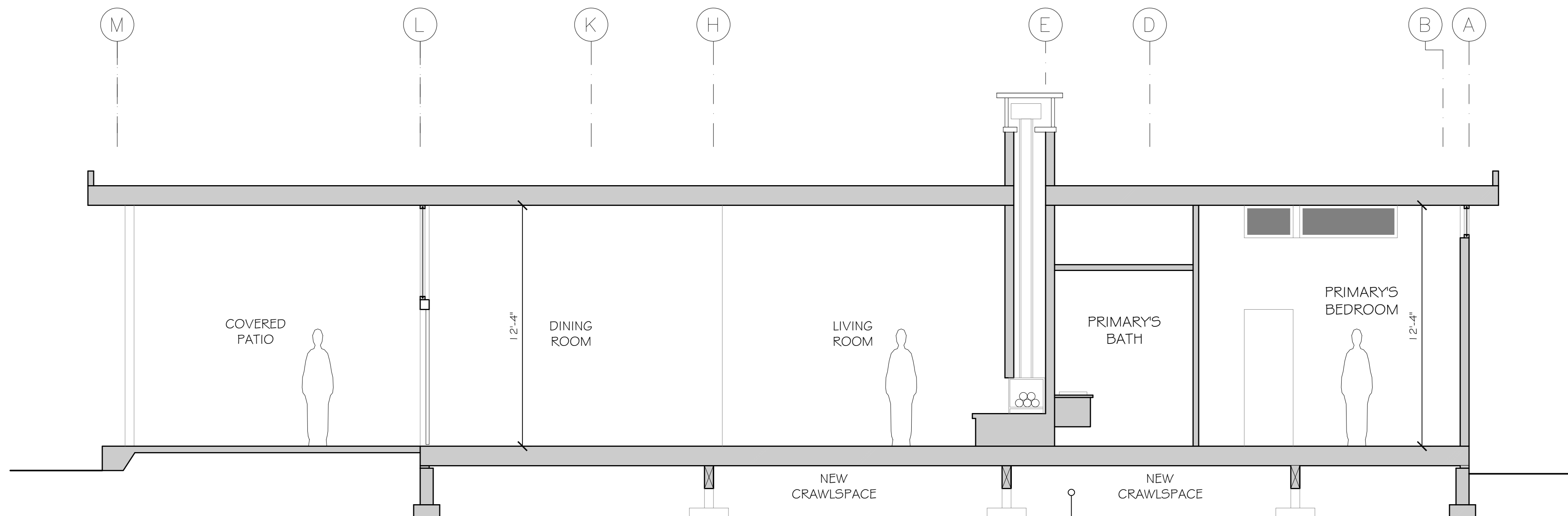
ure.
DESIGN SOLUTIONS
Designer
Shawn Sullivan
22239 S.E. 26280 COURT
MERCER ISLAND, WA 98040
425.570.0362

Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

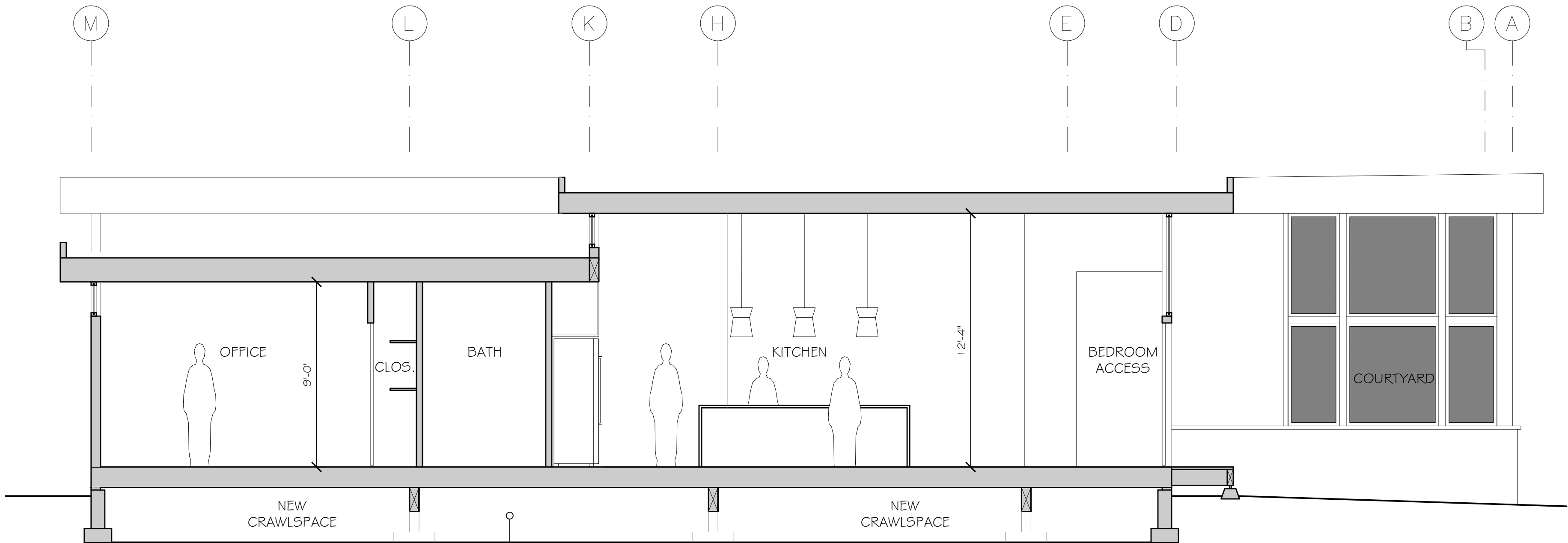
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DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A3.2



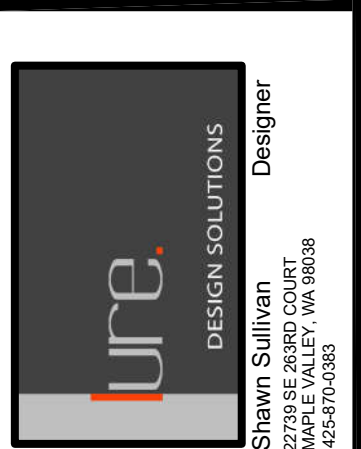
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Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"



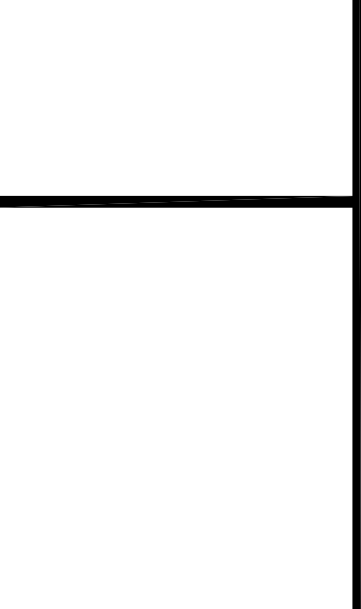
B BUILDING SECTION
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"

Misc. Info:	
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5. 80% CD completed	05-02-2025
6. 100% Permit Submittal	06-10-2025
7. Permit REV-1	06-28-2025
8.	

PERMIT SET



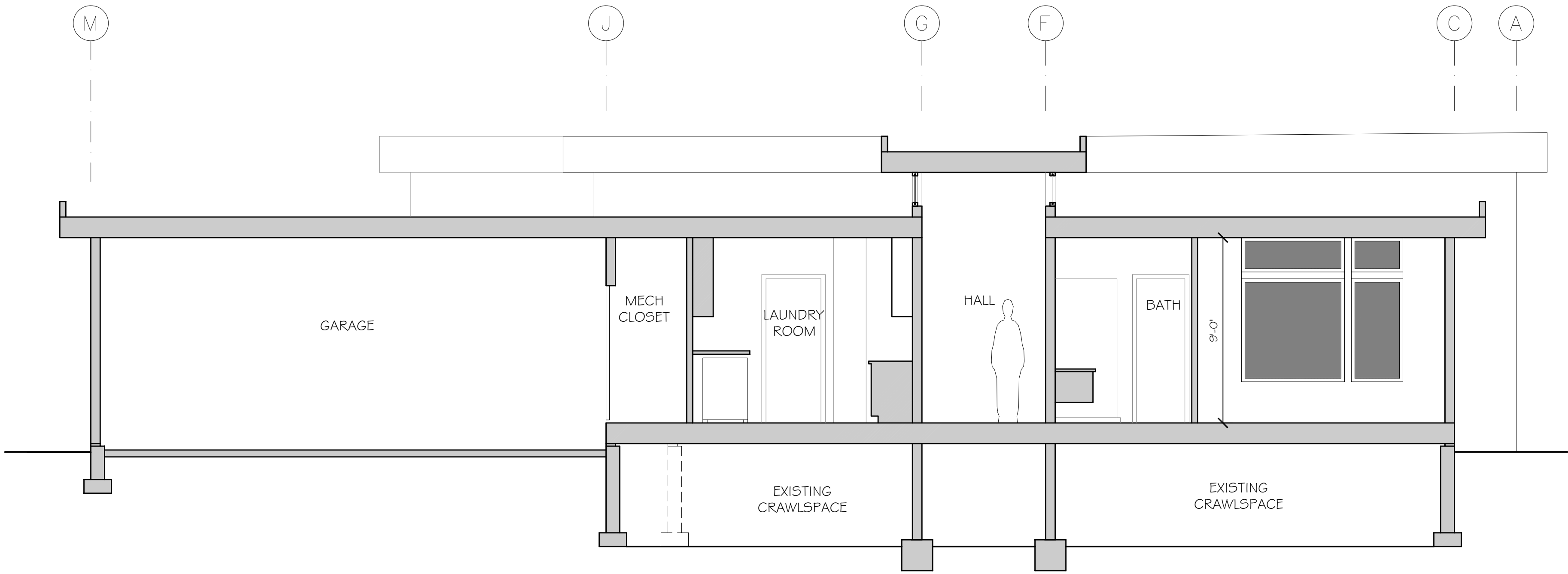
Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040



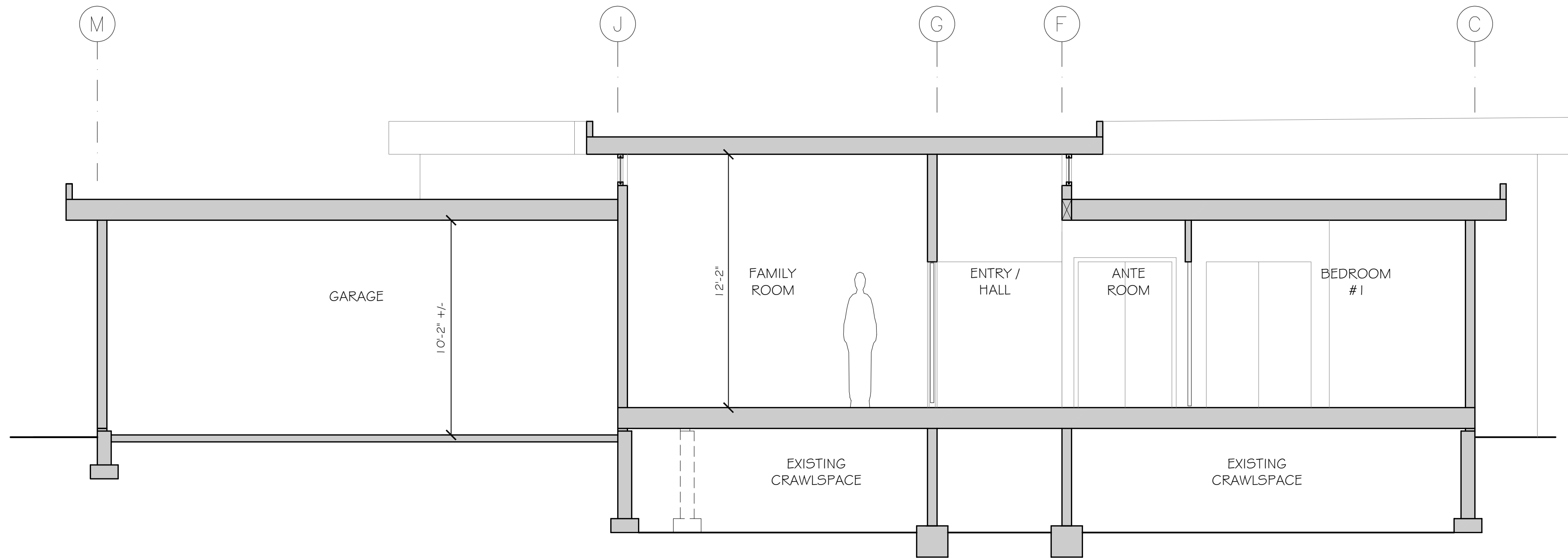
PROPOSED BUILDING SECTIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A4.1



C BUILDING SECTION
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"



D BUILDING SECTION
Weaver Construction- Toda Residence
SCALE: 1/4"=1'-0"

Misc. Info:	
1. Concept completed	01-14-2025
2. 25% DD completed	01-31-2025
3. 100% DD completed	03-13-2025
4. 100% DD updated	03-27-2025
5. 80% CD completed	05-02-2025
6. 100% Permit Submittal	06-10-2025
7. Permit REV-1	06-28-2025
8.	

PERMIT SET



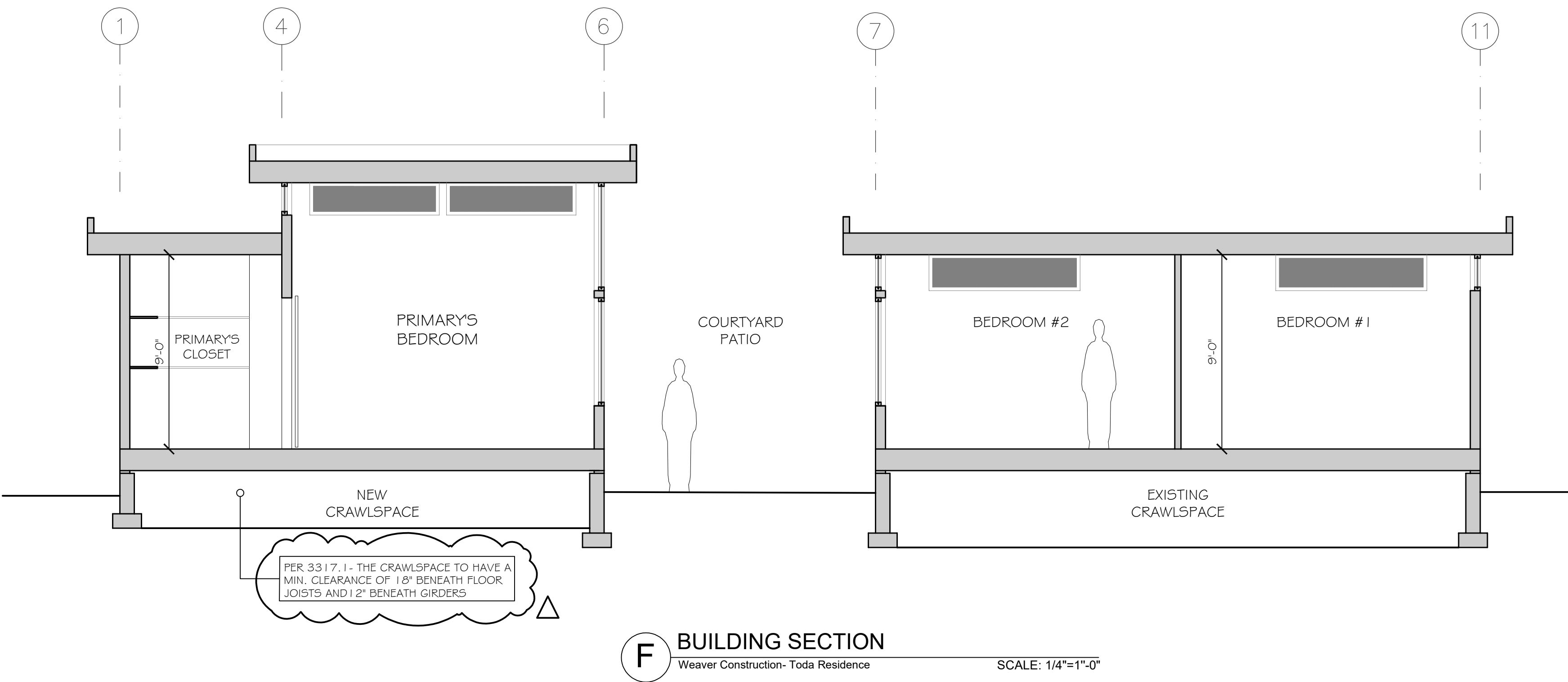
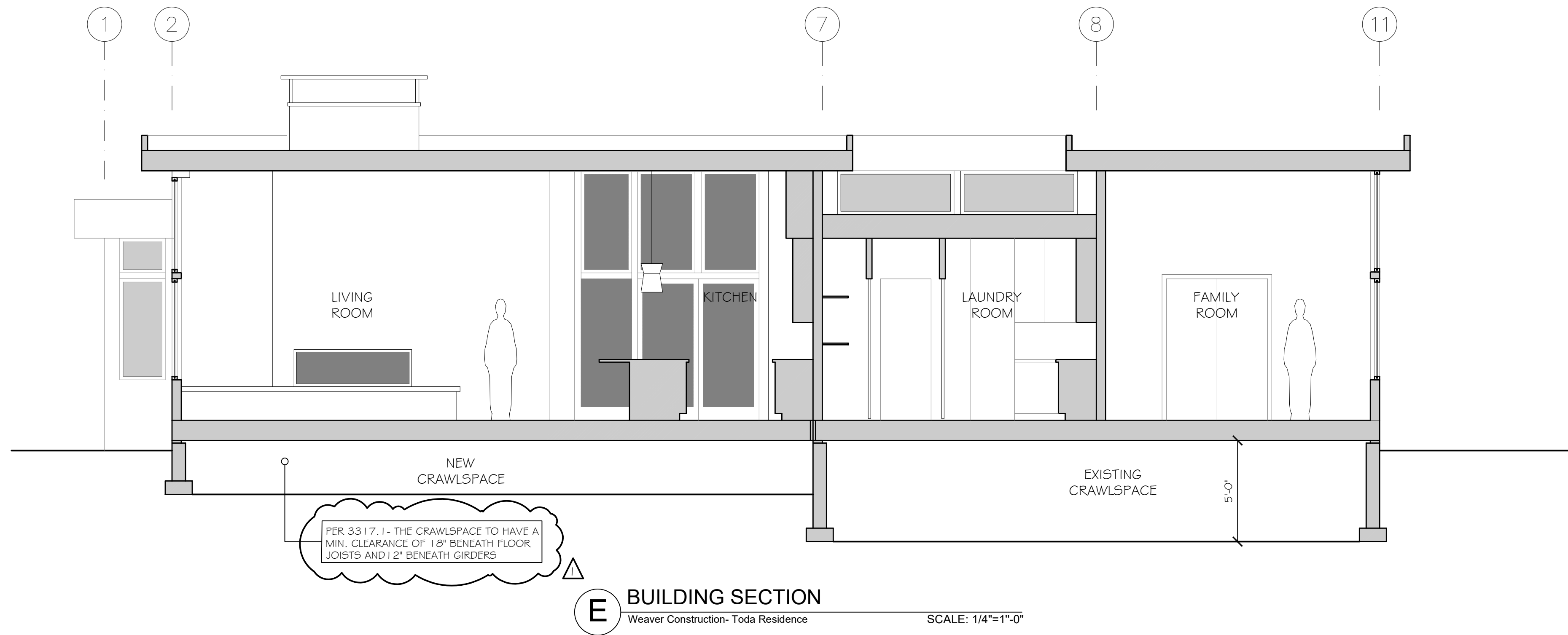
Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040



PROPOSED BUILDING SECTIONS

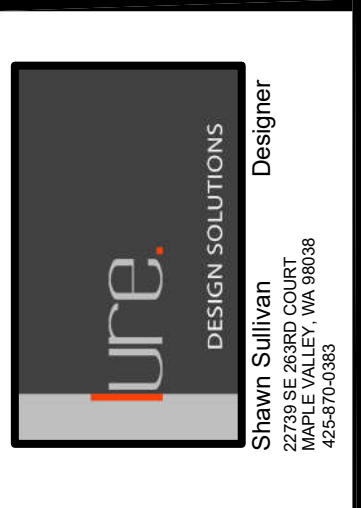
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DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A4.2



Misc. Info:	
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4. 100% DD updated	03-27-2025
5. 80% CD completed	05-02-2025
6. 100% Permit Submittal	06-10-2025
7. Permit REV-1	06-28-2025
8.	

PERMIT
SET

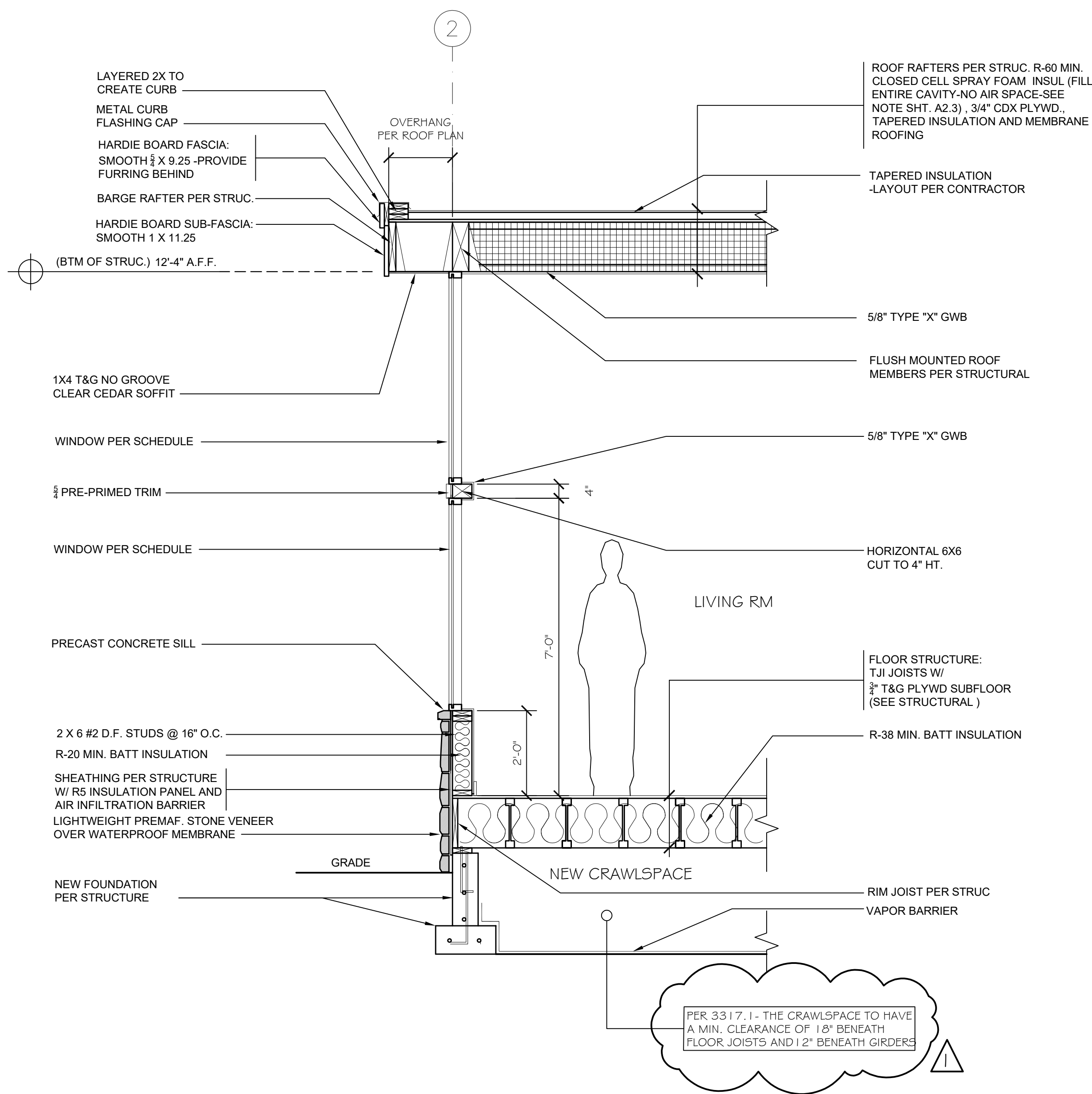


Toda Residence
REMODEL / FNDTN UPGRADES
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MERCER ISLAND, WA 98040

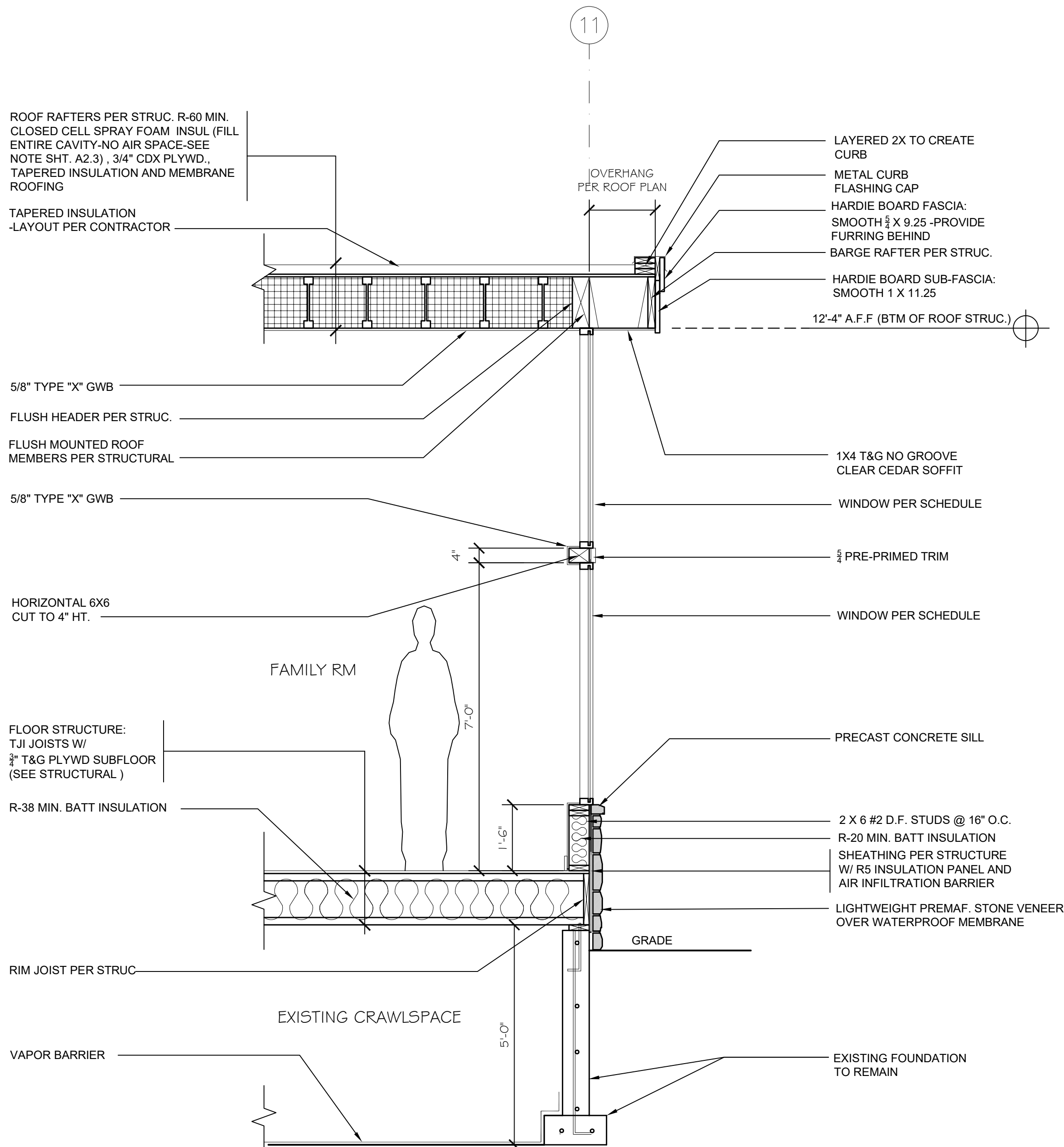
PROPOSED
BUILDING SECTIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A4.3



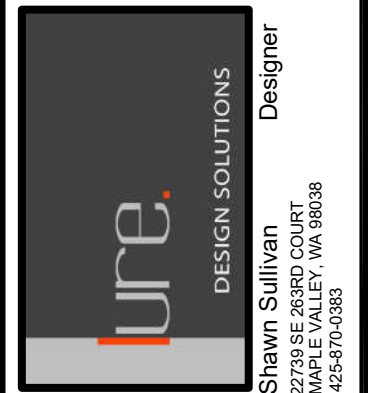
1 WALL SECTION
Cambell Residence
SCALE: 1/2"=1'-0"



2 WALL SECTION
Cambell Residence
SCALE: 1/2"=1'-0"

Misc. Info:		
1.	Concept completed	01-14-2025
2.	25% DD completed	01-31-2025
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6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT
SET

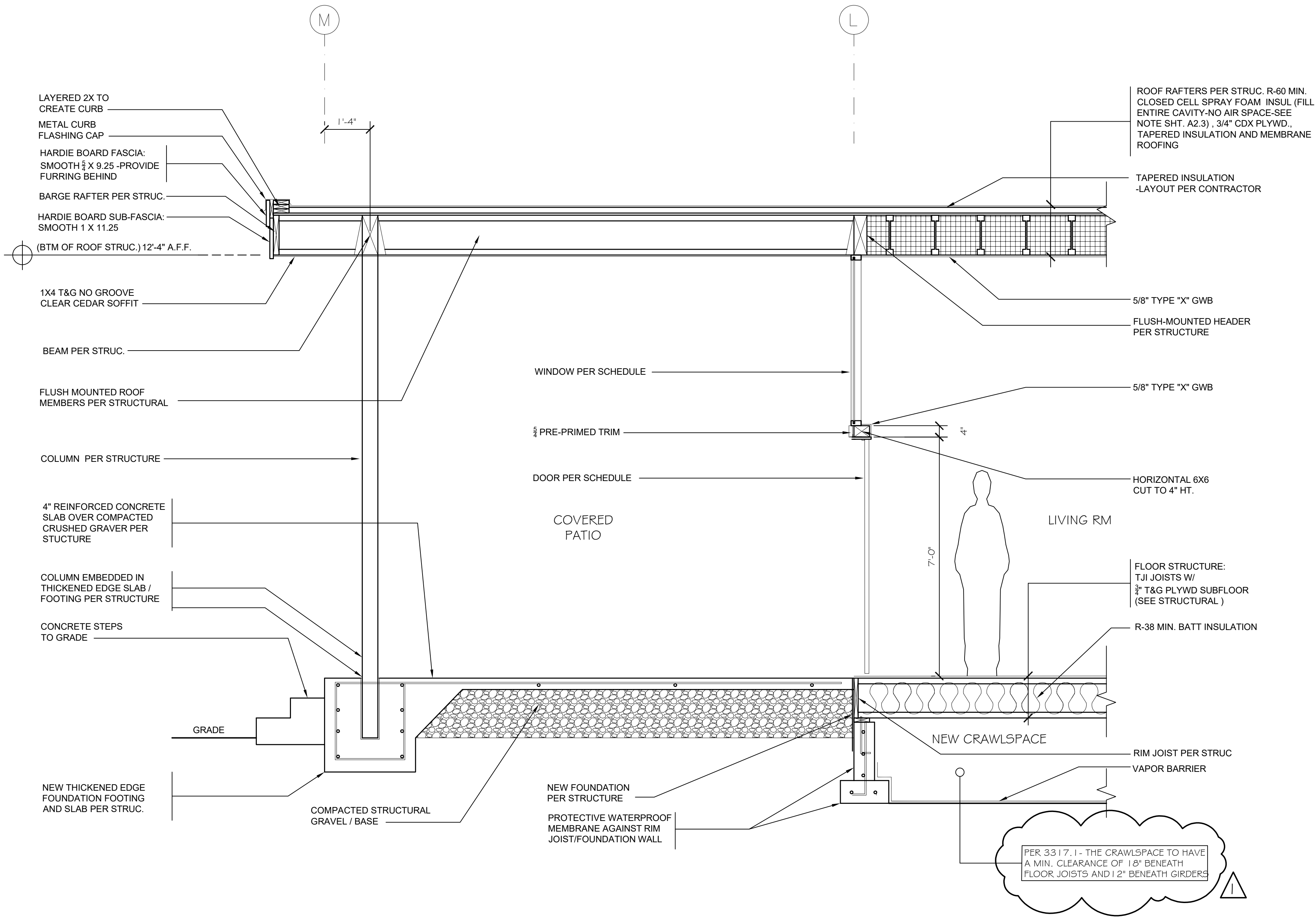


Toda Residence
REMODEL / FNDTN UPGRADES
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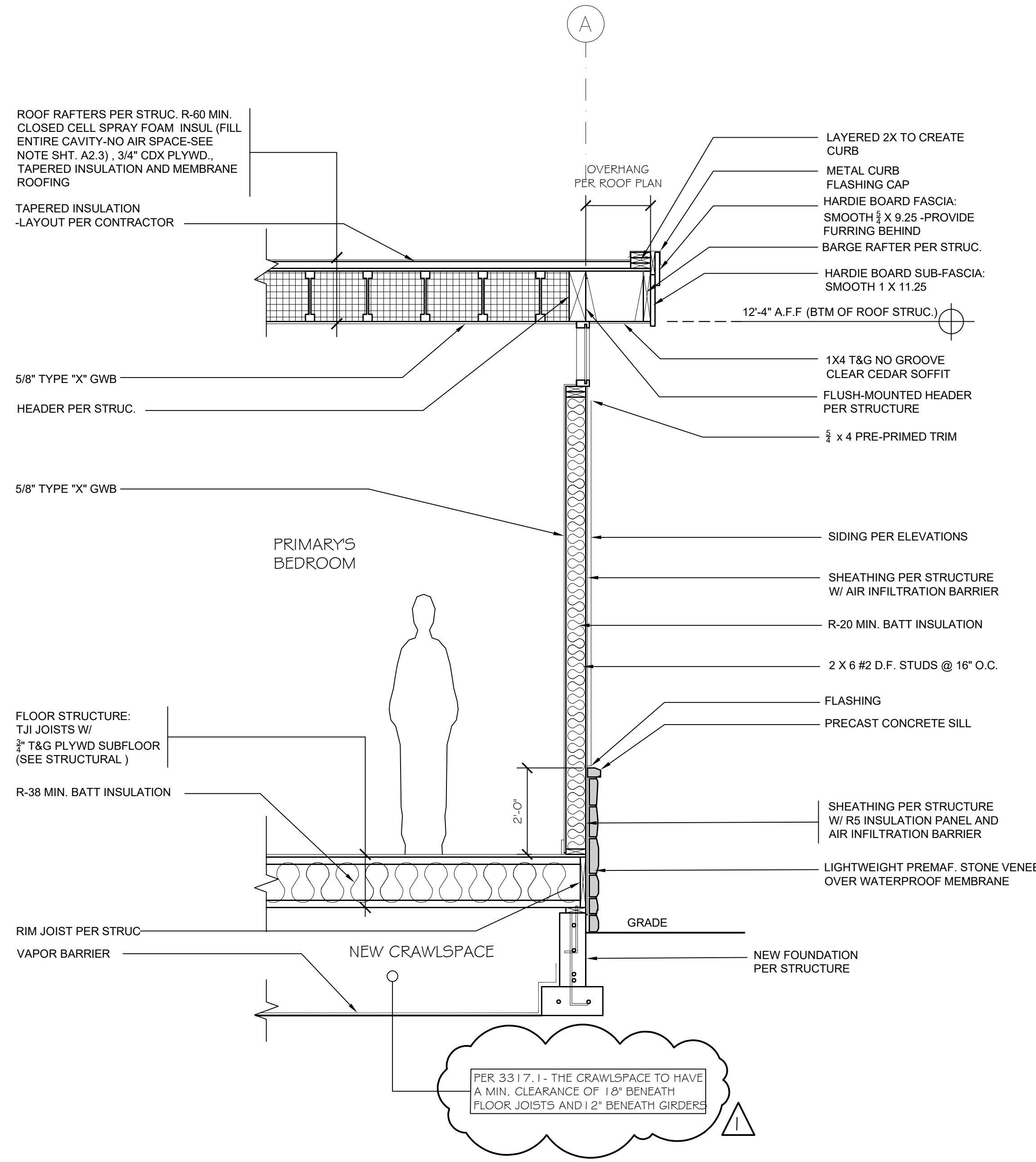
PROPOSED
WALL SECTIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A5.1



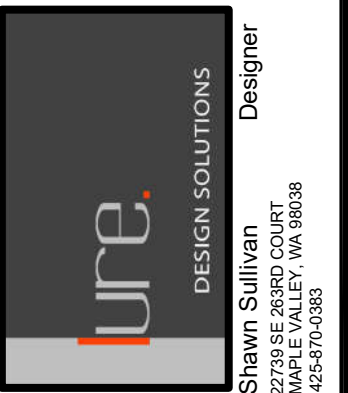
3 WALL SECTION
Cambell Residence
SCALE: 1/2"=1'-0"



4 WALL SECTION
Cambell Residence
SCALE: 1/2"=1'-0"

Misc. Info:		
1.	Concept completed	01-14-2025
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3.	100% DD completed	03-13-2025
4.	100% DD updated	03-27-2025
5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

**PERMIT
SET**

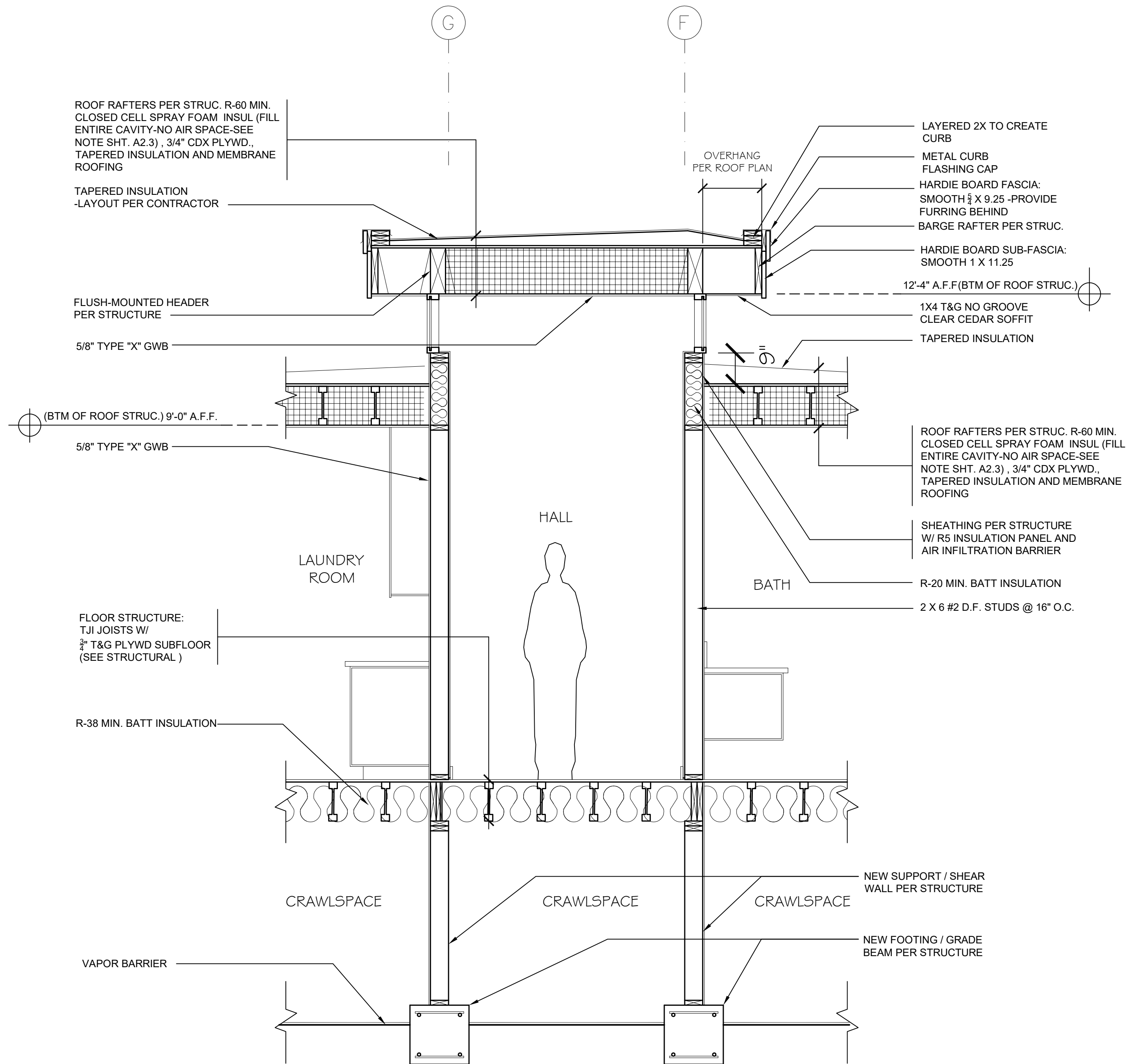


Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

**PROPOSED
WALL SECTIONS**

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

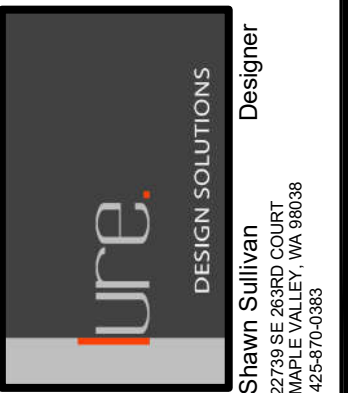
A5.2



5 WALL SECTION
Cambell Residence
SCALE: 1/2"=1'-0"

Misc. Info:		
1.	Concept completed	01-14-2025
2.	25% DD completed	01-31-2025
3.	100% DD completed	03-13-2025
4.	100% DD updated	03-27-2025
5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT
SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

PROPOSED
WALL SECTIONS

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A5.3

WINDOW SCHEDULE (APPROX. R.O.SIZES)

MAIN FLOOR

WNDW NO.	ROOM NAME	R.O. SIZE	W X H	STYLE	TYPE	SYSTEM / GROUP	MATERIAL	OPERATION (standing inside)	NOTES	U-FACTOR	EGRESS
101	FAMILY ROOM	4 ⁸ X 1 ⁸		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
102	FAMILY ROOM	4 ⁴ X 1 ¹		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
103	FAMILY ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
104	FAMILY ROOM	3 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	
105	FAMILY ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
106	FAMILY ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
107	FAMILY ROOM	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
108	FAMILY ROOM	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
109	ENTRY	5 ⁴ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
110	ENTRY	1 ¹ X 8 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
111	BATH	2 ⁰ X 1 ¹		AWNING	C		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
112	BEDROOM #1	7 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
113	BEDROOM #1	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
114	BEDROOM #1	2 ⁰ X 5 ⁰		CASEMENT	A		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	YES
115	BEDROOM #1	7 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
116	BEDROOM #2	7 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
117	BEDROOM #2	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
118	BEDROOM #2	2 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE L (SWING R TO L)	SAFETY GLAZING	.25 MIN.	YES
119	BEDROOM #2	5 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
120	BEDROOM #2	5 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
121	KITCHEN	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
122	KITCHEN	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
123	KITCHEN	2 ⁰ X 6 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
124	PRIM. BEDROOM	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
125	PRIM. BEDROOM	2 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	YES
126	PRIM. BEDROOM	4 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
127	PRIM. BEDROOM	4 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
128	PRIM. BEDROOM	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
129	PRIM. BEDROOM	2 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE L (SWING R TO L)	SAFETY GLAZING	.25 MIN.	YES
130	PRIM. BEDROOM	6 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
131	PRIM. BEDROOM	6 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
132	PRIM. BEDROOM	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
133	PRIM. BEDROOM	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
134	PRIM. BATH	3 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
135	PRIM. BATH	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
136	PRIM. BATH	2 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	

*VERIFY /MEASURE ALL R.O. FOR ACCURATE WINDOWS SIZES PRIOR TO ORDERING / MANUFACTURING

*WINDOW SIZES ABOVE REFLECT APPROXIMATE R.O. (ROUGH OPENINGS). WINDOWS TO BE SIZED ACCORDINGLY

* SEE PLANS AND ELEVATIONS FOR WINDOW TAG LOCATION 

* SAFTEY GLAZING TO BE PROVIDE PER LOCAL CODE REQUIREMENTS

WINDOW SCHEDULE (APPROX. R.O.SIZES)

MAIN FLOOR CONT.

WNDW NO.	ROOM NAME	R.O. SIZE	W X H	STYLE	TYPE	SYSTEM / GROUP	MATERIAL	OPERATION (standing inside)	NOTES	U-FACTOR	EGRESS
137	LIVING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
138	LIVING ROOM	3 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	
139	LIVING ROOM	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
140	LIVING ROOM	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
141	LIVING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
142	LIVING ROOM	3 ⁰ X 5 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE L (SWING R TO L)	SAFETY GLAZING	.25 MIN.	
143	LIVING ROOM	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
144	LIVING ROOM	2 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
145	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
146	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
147	DINING ROOM	6 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
148	DINING ROOM	6 ¹⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
149	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
150	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
151	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
152	DINING ROOM	3 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
153	DINING ROOM	8 ⁰ X 5 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
154	NOT USED									.25 MIN.	
155	NOT USED									.25 MIN.	
156	OFFICE	7 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
157	OFFICE	7 ⁰ X 4 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
158	OFFICE	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
159	OFFICE	2 ⁰ X 4 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
160	OFFICE	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
161	OFFICE	2 ⁰ X 4 ⁰		CASEMENT	B		ANODIZED ALUMINUM OR FIBERGLASS	HINGE R (SWING L TO R)	SAFETY GLAZING	.25 MIN.	YES
162	OFFICE	8 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
163	OFFICE	2 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
164	KITCHEN	7 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
165	KITCHEN	3 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
166	HALL	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
167	HALL	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
168	ENTRY	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
169	HALL	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
170	HALL	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	
171	HALL	5 ⁰ X 1 ⁰		PICTURE	A		ANODIZED ALUMINUM OR FIBERGLASS		SAFETY GLAZING	.25 MIN.	

*VERIFY /MEASURE ALL R.O. FOR ACCURATE WINDOWS SIZES PRIOR TO ORDERING / MANUFACTURING

*WINDOW SIZES ABOVE REFLECT APPROXIMATE R.O. (ROUGH OPENINGS). WINDOWS TO BE SIZED ACCORDINGLY

* SEE PLANS AND ELEVATIONS FOR WINDOW TAG LOCATION 

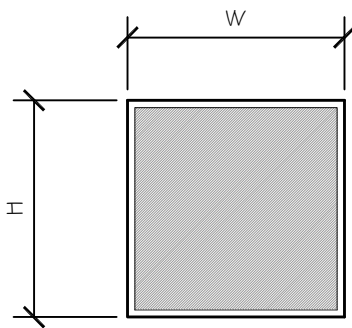
* SAFTEY GLAZING TO BE PROVIDE PER LOCAL CODE REQUIREMENTS

WINDOW TYPES

*VERIFY ALL R.O. FOR WINDOWS SIZE PRIOR TO ORDERING / MANUFACTURING
* SEE PLANS AND ELEVATIONS FOR WINDOW TAG LOCATION 
* SAFTEY GLAZING TO BE PROVIDE PER LOCAL CODE REQUIREMENTS

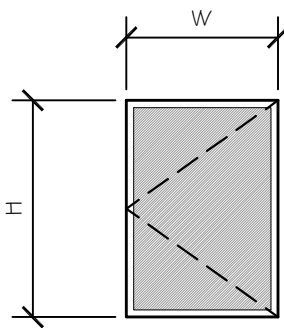
ENERGY CODE INFO

* SEE SCHEDULE FOR GLAZING SIZES
* PROVIDE GLAZING U-FACTOR OF .24



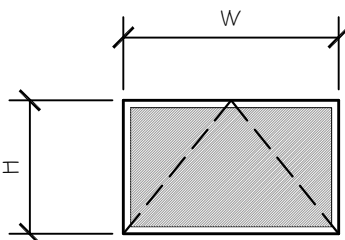
* ANODIZED ALUMINUM OR FIBERGLASS
* COLOR BLACK
* PICTURE

TYPE A



* ANODIZED ALUMINUM OR FIBERGLASS
* COLOR BLACK
* CASEMENT

TYPE B



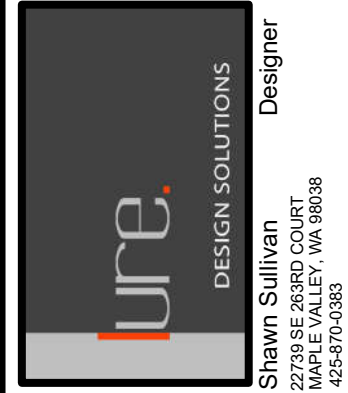
* ANODIZED ALUMINUM OR FIBERGLASS
* COLOR BLACK
* AWNING

TYPE C

Misc. Info:

1. Concept completed 01-14-2025
2. 25% DD completed 01-31-2025
3. 100% DD completed 03-13-2025
4. 100% DD updated 03-27-2025
5. 80% CD completed 05-02-2025
6. 100% Permit Submittal 06-10-2025
7. Permit REV-1 06-28-2025
- 8.

PERMIT
SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

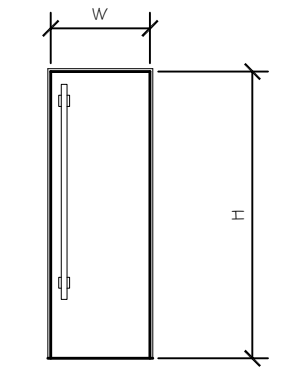
PROPOSED
WINDOW SCHEDULE
AND WINDOW TYPES

DATE: 06-03-24
DESIGNED: SLS
DRAWN: SLS
JOB NO: 2024- 06
SHEET:

A6.1

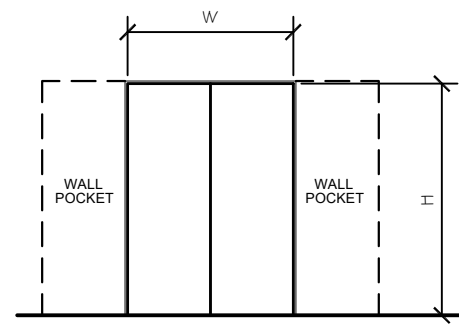
DOOR SCHEDULE									
MAIN FLOOR									
DOOR #	ROOM NAME	R.O. SIZE W X H	STYLE	SWING	TYPE	MATERIAL	NOTES	U-FACTOR	
101A	FAMILY ROOM	5' X 8'	FRENCH POCKET	POCKET L / R	B	VG FIR			
102A	ENTRY	3' X 8'	SINGLE ENTRY DOOR	R-SWING	A	VG FIR			
103A	HALL	5' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
104A	BATH	2' X 7'	SINGLE DOOR	R-SWING	C	VG FIR			
105A	BEDROOM #1	2' X 7'	SINGLE DOOR	L -SWING	C	VG FIR			
105B	BEDROOM #1	5' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
106A	BEDROOM #2	2' X 7'	SINGLE DOOR	L -SWING	C	VG FIR			
106B	BEDROOM #2	5' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
107A	BATH	2' X 7'	SINGLE DOOR	L -SWING	C	VG FIR			
108A	HALL	6' X 8'	FRENCH POCKET	N/A	B	VG FIR			
109A	ANTE ROOM	2' X 7'	SINGLE DOOR CLOSET	R-SWING	C	VG FIR			
110A	LAUNDRY RM	2' X 7'	SINGLE DOOR	R-SWING	C	VG FIR			
110B	LAUNDRY RM	2' X 7'	SINGLE POCKET DOOR	POCKET - R	D	VG FIR			
110C	LAUNDRY RM	4' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
110D	LAUNDRY RM	4' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
110E	LAUNDRY RM	3' X 7'	SINGLE DOOR	L-SWING	H	SOLID CORE OR HONEY CONB MTL	SELF CLOSING HDWR		
111A	GARAGE	3' X 7'	SINGLE DOOR	L -SWING	H	SOLID CORE OR HONEY CONB MTL	SELF CLOSING HDWR		
111A	GARAGE	20' X 8'	OVERHEAD DOOR	N/A	K	ANODIZED ALUMINUM /GLASS	16 LITES		
112A	OFFICE	2' X 7'	SINGLE DOOR	R-SWING	C	VG FIR			
112B	OFFICE	5' X 7'	BYPASS-CLOSET	N/A	J	VG FIR			
114A	BATH	2' X 7'	SINGLE DOOR	R-SWING	C	VG FIR			
116A	DINING RM	8' X 7'	EXTERIOR SLIDER DOOR	R-HAND OPERABLE	E	ANODIZED ALUM. OR FIBERGLASS	FULL LITE, SAFTEY GLASS	.25 MIN.	
118A	KITCHEN	6' X 7'	EXTERIOR SLIDER DOOR	L-HAND OPERABLE	F	ANODIZED ALUM. OR FIBERGLASS	FULL LITE, SAFTEY GLASS	.25 MIN.	
119A	ANTE RM	2' X 7'	SINGLE DOOR CLOSET	L -SWING	C	VG FIR			
120A	PRIM. BEDROOM	2' X 8'	SINGLE DOOR	R-SWING	C	VG FIR			
121A	TLT. RM	2' X 7'	SINGLE DOOR	L -SWING	C	VG FIR			
122A	BATH	2' X 7'	SINGLE DOOR	L -SWING	C	VG FIR			
123A	PRIM. CLOSET	3' X 7'	CUSTOM BARN DOOR	SLIDE - R	G	VG FIR			
*VERIFY /MEASURE ALL R.O. FOR ACCURATE DOOR SIZES PRIOR TO ORDERING / MANUFACTURING									
* SEE PLANS AND ELEVATIONS FOR WINDOW TAG LOCATION (A)									
* SAFTEY GLAZING TO BE PROVIDE PER LOCAL CODE REQUIREMENTS									

DOOR TYPES



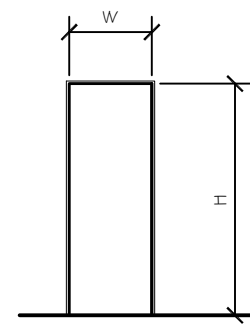
- * WOOD ENTRY DOOR
- * SLAB PANEL
- * LARGE VERTICAL HANDLE
- * EXTERIOR DOOR

TYPE A



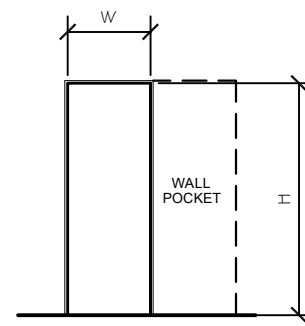
- * WOOD DOOR
- * SLAB PANEL
- * FRENCH POCKET
- * INTERIOR DOOR

TYPE B



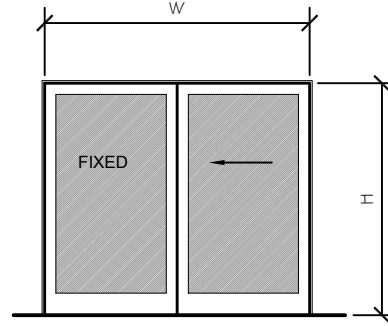
- * SLAB PANEL
- * SINGLE DOOR
- * INTERIOR DOOR

TYPE C



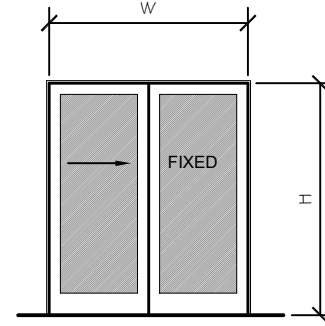
- * WOOD DOOR
- * SLAB PANEL
- * POCKET
- * INTERIOR DOOR

TYPE D



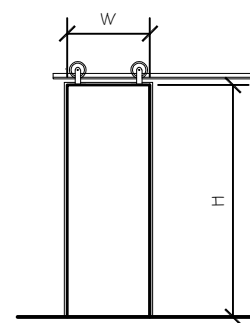
- * ANODIZED ALUMINUM
- * FULL LITE
- * SLIDING DOOR
- * EXTERIOR DOOR
- * SAFTEY GLAZING

TYPE E



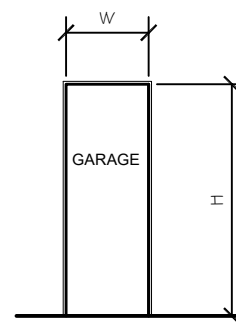
- * ANODIZED ALUMINUM
- * FULL LITE
- * SLIDING DOOR
- * EXTERIOR DOOR
- * SAFTEY GLAZING

TYPE F



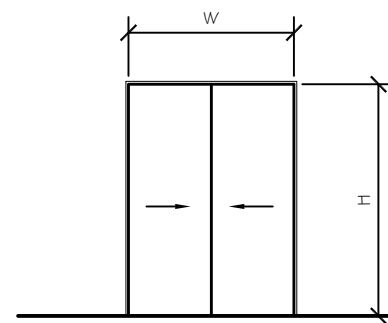
- * WOOD DOOR
- * SLAB PANEL
- * BARN DOOR
- * INTERIOR DOOR
- * TRACK SYSTEM

TYPE G



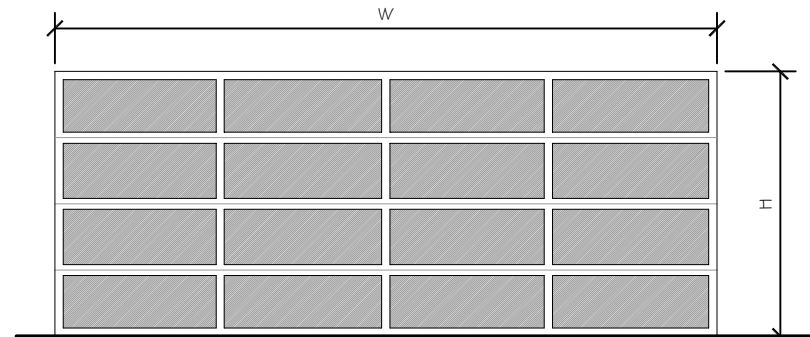
- * SOLID CORE OR HONEY CONB
- * SLAB PANEL
- * SINGLE DOOR
- * EXTERIOR DOOR
- * SELF CLOSING HINGES

TYPE H



- * WOOD DOOR
- * SLAB PANEL
- * BYPASS CLOSET
- * INTERIOR DOOR

TYPE J

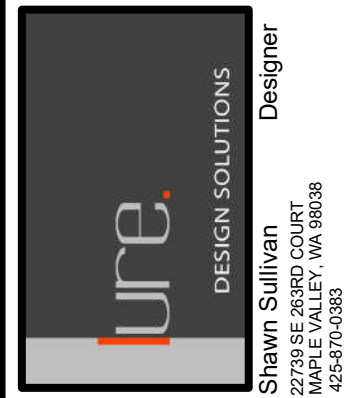


- * ANODIZED ALUMINUM
- * LITES (16)
- * FROSTED GLASS
- * SAFTEY GLAZING

TYPE K

Misc. Info:		
1.	Concept completed	01-14-2025
2.	25% DD completed	01-31-2025
3.	100% DD completed	03-13-2025
4.	100% DD updated	03-27-2025
5.	80% CD completed	05-02-2025
6.	100% Permit Submittal	06-10-2025
7.	Permit REV-1	06-28-2025
8.		

PERMIT
SET



Toda Residence
REMODEL / FNDTN UPGRADES
2262 78TH AVE SE 98040
MERCER ISLAND, WA 98040

PROPOSED
DOOR SCHEDULE
AND DOOR TYPES

DATE:	06-03-24
DESIGNED:	SLS
DRAWN:	SLS
JOB NO:	2024- 06
SHEET:	

A6.2

LEGAL DESCRIPTION

LOT B, CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-021, RECORDED UNDER RECORDING NO. 7708010612, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD A BEARING OF N 11°58'58" E BETWEEN FOUND MONUMENTS AS SHOWN OR R4.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 221, PG. 66, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 323, PG. 256, RECORDS OF KING COUNTY, WASHINGTON.
- R3. CITY OF MERCER ISLAND SHORT PLAT NO. MI-71-1-021, REC. NO. 7708010612, RECORDS OF KING COUNTY, WASHINGTON.
- R4. RECORD OF SURVEY, VOL. 385, PG. 206, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: SET PK NAIL W/ RED WASHER
LOCATION: NEAR SW COR OF SITE
ELEVATION: 77.39'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5315101697
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,240 S.F. (0.28 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY'S "HOMEOWNER'S POLICY", ORDER NO. 767209RT, DATED MARCH 05, 2020. 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 "HOMEOWNER'S POLICY". TERRANE, INC. HAS RELIED WHOLLY ON COMMONWEALTH LAND TITLE INSURANCE 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		INLET (TYPE 1)
	CENTERLINE ROW		STORM MANHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	MONUMENT (IN CASE, FOUND)		SEWER MANHOLE
	NAIL AS NOTED		FIRE HYDRANT
	PROPERTY LINES (ADJACENT)		WATER METER
	PROPERTY LINE (SUBJECT)		WATER VALVE
	REBAR & CAP (SET)		WATER LINE
	REBAR AS NOTED (FOUND)		BLDG C.C.C.
	RETAINING WALL		CALC'D
	RIGHT-OF-WAY LINES		CATCH BASIN
	SUBDIVISION LINES		CITY OF SEATTLE
	BUILDING		CONCRETE
	TREE (AS NOTED)		CORNER
	ASPHALT SURFACE		DECIDUOUS
	CONCRETE SURFACE		ELEVATION
	DECK		EVERGREEN
	ROCKERY		FINISH FLOOR
	OHV FLAGS		GAS
	GAS METER		LAND SURVEYOR NUMBER
	POWER METER		MEASURED
	POWER (OVERHEAD)		MONUMENT
	POWER (UNDERGROUND)		OVERHEAD POWER
	POWER TRANSFORMER		PROPERTY
	TELEPHONE SENTRY		RECORD DATA
	AREA DRAIN		SERVICE DRAIN
	CULVERT PIPE		SANITARY SEWER MANHOLE
			SANITARY SEWER MANHOLE
			SQUARE FEET
			INGRESS, EGRESS & UTILITY EASEMENT PER REC. NO. 7708010612
			UTILITY EASEMENT PER REC. NO. 7708010612

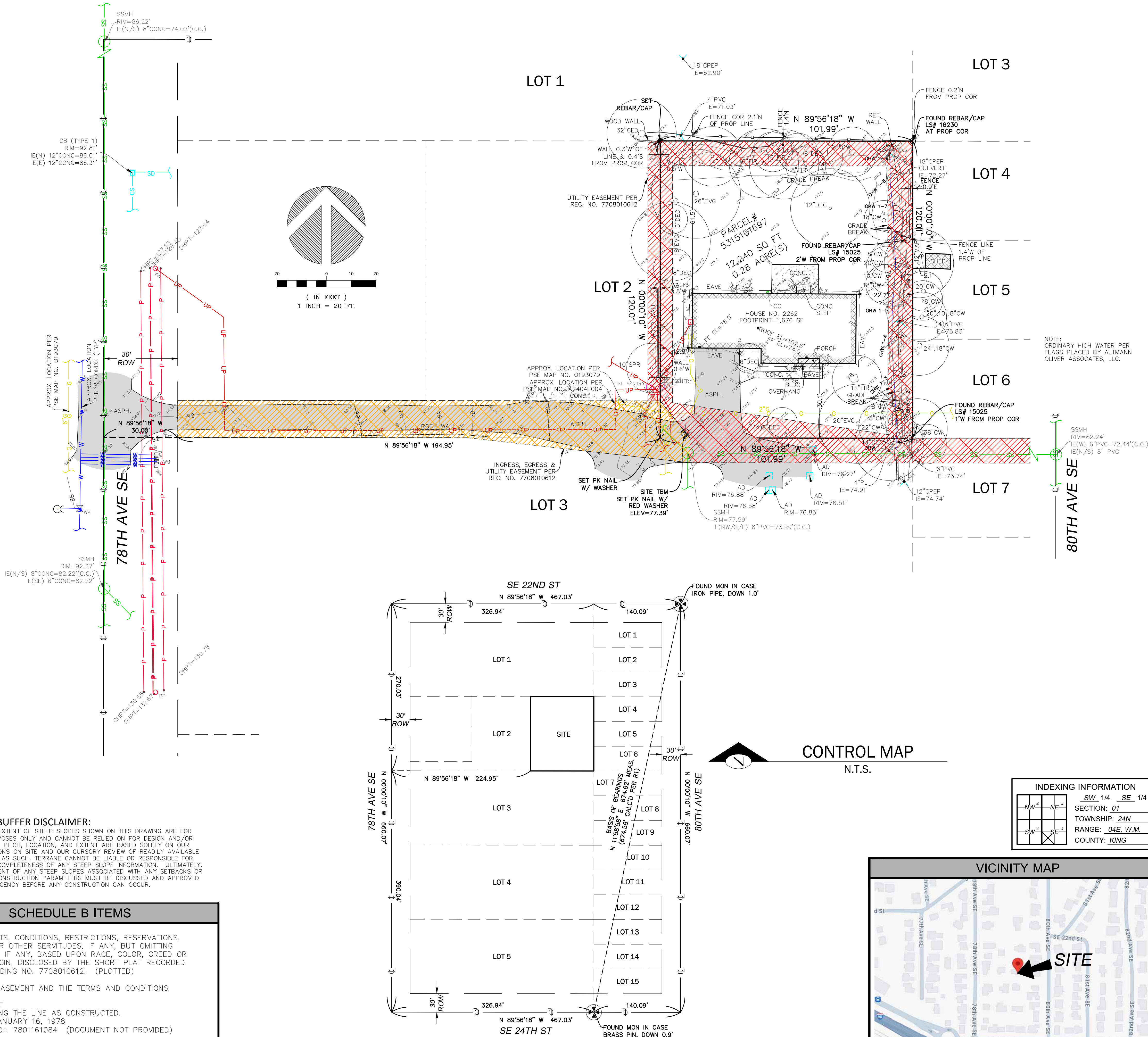
STEEP SLOPE/BUFFER DISCLAIMER:

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. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, CREED OR NATIONAL ORIGIN, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 7708010612. (PLOTTED)
3. SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
WIDTH: 4 FEET
LOCATED ALONG THE LINE AS CONSTRUCTED.
RECORDED: JANUARY 16, 1978
RECORDING NO.: 7801161084 (DOCUMENT NOT PROVIDED)

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PARCEL NO. 5315101697

2262 78TH AVE SE

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SEATTLE, WA 98140



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JOB NUMBER:	232261
DATE:	02/02/24
DRAFTED BY:	TDB
CHECKED BY:	JGM
SCALE:	1" = 20'
REVISION HISTORY	
SHEET NUMBER	1 OF 1

Structural Notes:

Applicable Codes and Standards:

2021 International Building Code (IBC) and other applicable local building codes.
ASCE/SEI 7-16 - “Minimum Design Loads for Buildings and Other Structures”
2018 NDS for wood structures.
American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.
American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.
American Institute of Steel Construction - “Specification for the Design, Fabrication, and Erection of Structural Steel.”
American Welding Society - AWS Structural Welding Code.

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

Special Inspections:

Special Inspections are required for:
Epoxy Grouted Hold Down Bolt Installation
Structural Steel Erection
Wood Seismic Resistance System

Design Loads:

Live load: roof 25 psf (snow)
floors 40 psf
Dead load: roof 15 psf

Wind load: Basic wind speed 98 mph, exposure C, KzT=1.0
Building Category: Enclosed, Wind Important Factor Iw = 1.0
Refer to calculation page L.1 for design wind forces.

Seismic loading per IBC Section 1613, Site Class D.

The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.
Seismic importance factor 1.0, Seismic Use Group 1
Design and Analysis by Simplified Design Procedure
Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.
PGA 1 sec = .482 PGA .2 sec = 1.385
Seismic base shear = 0.17 * Dead Load

Foundations:

Soil parameters (assumed): Vertical allowable soil pressure: 1,500 psf
All soil conditions are to be field verified during construction. Footings shall bear on firm natural soils or on structural fill placed over firm natural soils, and inspected in place. Footings shall extend 18 inches minimum below adjacent exterior finished grade and shall extend 12 inches minimum below existing interior grade unless otherwise noted on plans. Structural fill shall be placed in 12-inch maximum horizontal lifts (loose thickness) and compacted to 90 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.

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

Cast in Place Concrete:

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

Concrete protection for reinforcement shall be:
Concrete exposed to earth or weather 1.5" (#5 & smaller) 2" (#6 & larger)
Concrete cast against earth 3"
Slabs 0.75"

Structural steel:

Plates, ASTM A36, Fy=36 ksi. Shapes, ASTM A992, Fy=50 ksi. Structural Steel Tube (HSS) per ASTM A500 Grade C, Fy=50 ksi.

Bolts:

Bolts which are used in connections of steel beams to other steel beams or to the concrete supporting structure shall conform to ASTM A325. Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307. Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6' o.c. Shear wall anchor bolts per the shear wall schedule.
For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.
For retrofitted anchors, provide 5" minimum embedment into the existing concrete foundation. Epoxy grout with Simpson SET epoxy.
Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.

Welding:

Use E70xx electrodes for welding. All fillet welds shall be 3/16" or equal to minimum thickness of member being welded, whichever is greater, unless otherwise shown. All welding shall conform to the provisions of AWS and shall be performed by welders certified in accordance with AWS and WABO.

Unless noted with a field weld flag, all welds are to be completed in a WABO certified shop.

Wood Framing Specifications:

All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWP A U1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.

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

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

Where a post aligns with a header on the floor below, provide full depth blocking through the floor framing and a full sized post above the header in the wall below

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

2x joists	Hem-Fir #2
2x, 3x, and 4x studs	DF/L standard for plywood or WSP shear walls
	Hem-Fir standard for other walls
4x and 6x beams	DF-L #2
Timberstrand LSL lumber	1.5E, Fb = 2250 psi, Fv = 300 psi (minimums)
	1.55E, Fb = 2325 psi, Fv = 310 psi (minimums)
Parallam lumber	2.2 E, Fb = 2900 psi, Fv = 290 psi (minimums)
Glu-lam lumber	24F-V4 for simple span beams, 24F-V8 for cantilever beams

All framing connections shall be per Table 2304.10.1 of the IBC, unless otherwise noted.

Preservative-Treated Wood and Fasteners:

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

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

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

Plywood Thickness, Grade, and Nailing:

Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.6.1 of the IBC.

Manufactured Joists:

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

Provide solid blocking between TJI joists at 8' o.c. along the span.

Blocking shall be solid engineered lumber to match the joist depth. TJI blocking is not permitted. See the TJ-9001 Installation Guide for connection, web stiffener, and framing requirements.

Metal Framing Connectors:

Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors or A35 clips. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB_ or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2018 IRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

Connection of New Foundation to Existing, Note NF:

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

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

Hold Down Notes

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

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

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

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

Where a hold down post lands on a rim joist, provide full depth vertically oriented blocking under the post.

Strap Hold Downs:

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

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

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

CMST14 denotes a Simpson CMST14 strap, with a minim end length of 34", and (38) 10d nails each end.

CMST12 denotes a Simpson CMST12 strap, with a minim end length of 44", and (49) 10d nails each end.

Rod Hold Downs:

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

For HDU2,4,5: 5/8" diameter A307 threaded steel rod may be used, which shall be epoxy grouted into a 3/4" diameter hole with a minimum embedment of 10". See Typical Holdown Detail (2/S-8).

For hold downs at new concrete foundations, provide the following bolts.

For HDU2,4,5: Simpson SB5/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Provide 18" min. embedment.
5/8" diameter A307 threaded steel rod may be used, which shall be embedded 8" into the concrete foundation.

For HDU8: Simpson SB7/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Provide 18" min. embedment.
Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 7/8" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HDU11: Simpson SB1x30 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Provide 24" min. embedment.
Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 1" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

The PAB anchor shall be continuous through the foundation stem wall, into the footing. Footings containing an anchor bolt shall be a minimum of 16" wide by 12" deep. The embedment depth shall be as shown in the Hold Down Bolt Embedment Table.
The PAB threaded rod may be extended using an ASTM A194-2H coupler connecting to a 1" diameter ASTM A449 threaded rod.

Special Note:

All holes for hold down bolts which are installed into existing foundations must be inspected during the installation of the hold down. Either the structural engineer of record or the special inspection agency must perform the inspection and approve it before the bolts may be epoxy grouted into the holes. The epoxy grout used must be Simpson SET-XP unless otherwise noted by the engineer of record.

For drilled holes into existing concrete, no less than 2" must be provided between the edge of the hole and the face of concrete. The Engineer of Record or Special Inspector must witness the installation of hold down bolts, including cleaning the holes with compressed air and a wire brush before the anchor is installed. The hole shall be filled with enough epoxy that when the anchor is inserted, the epoxy rises to the top of the concrete. Care shall be taken that no air bubbles persist in the epoxy.

The contractor must verify that the existing foundation stem wall is uncracked and continuous, and is sound and in good condition, within 5 feet of any retrofitted shear wall or hold down, in any direction, except with prior written approval of the engineer. The existing concrete foundation stem wall shall be at least 6" thick and 2'-6" in height. The concrete shall be of good quality, hard and uniform, with appropriate aggregate type, size and distribution, and with no visible rock pockets or other similar deficiencies.

Any existing cracks located within 10' of any hold down must be completely filled with an appropriate epoxy based concrete repair product. The product to be used shall be approved in writing by the engineer prior to filling the cracks.

Contact the engineer of record prior to proceeding if any of these requirements are not met, or if the installation of the hold downs results in any visible damage to the existing foundation.



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Revisions:

1 06-02-25

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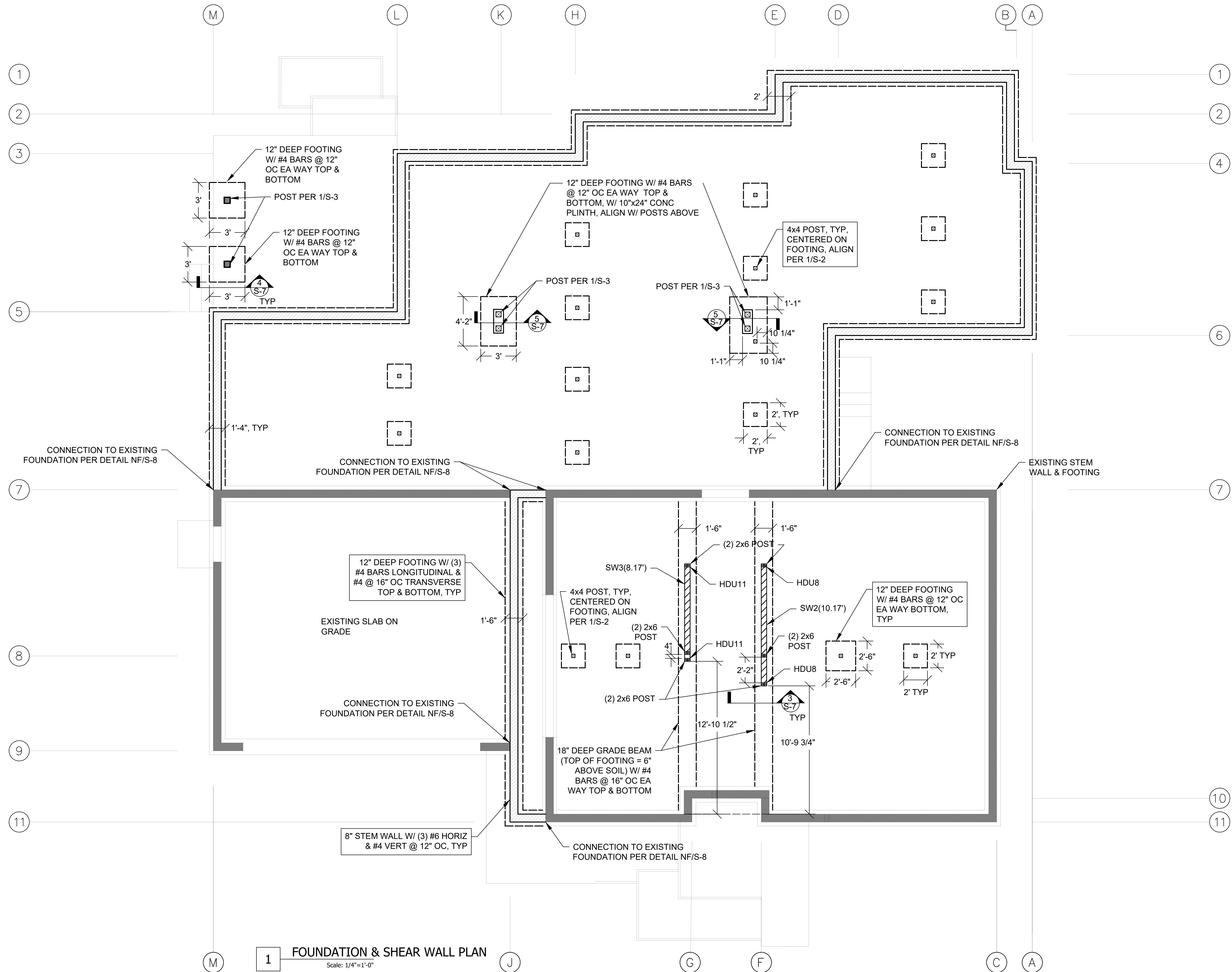
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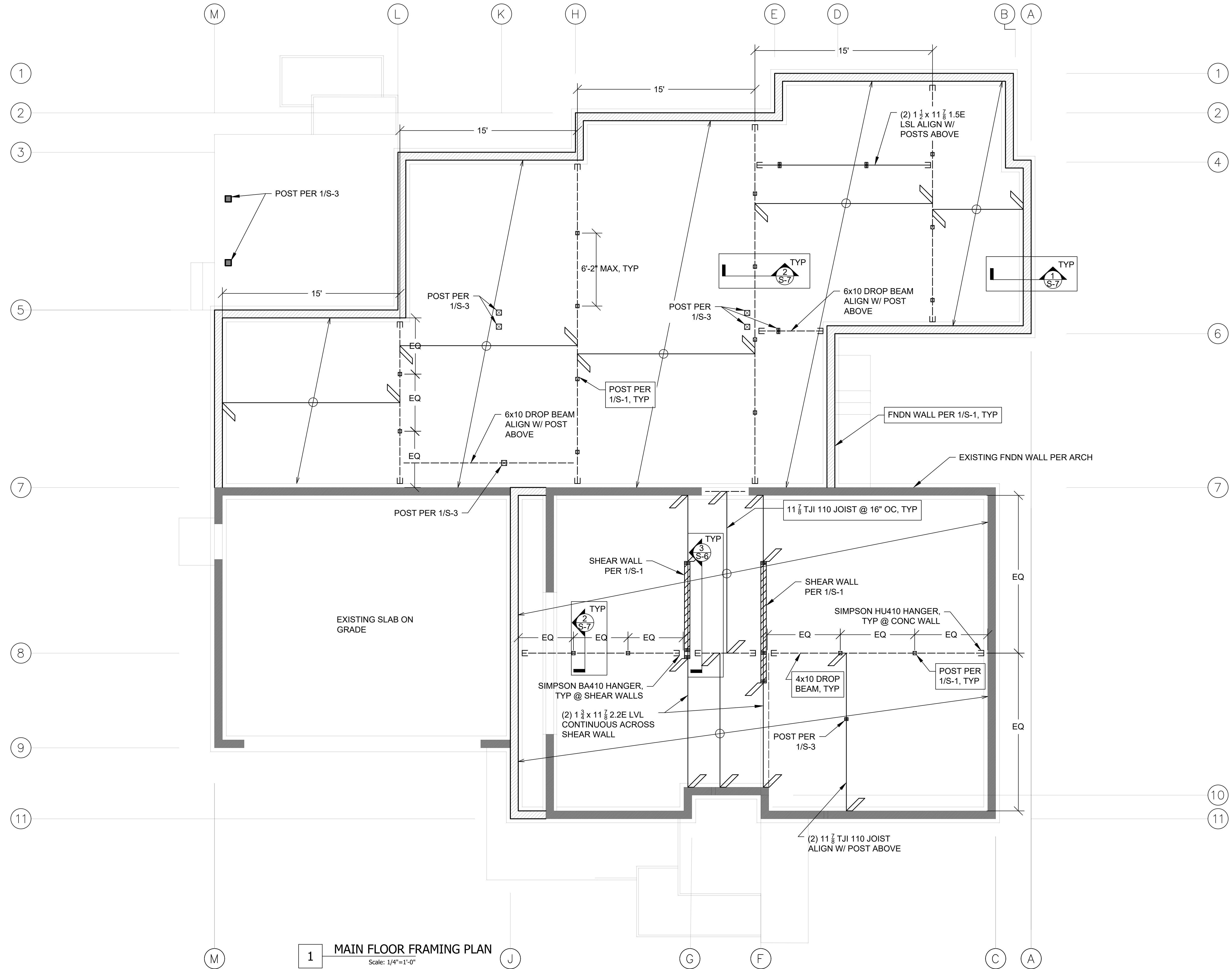
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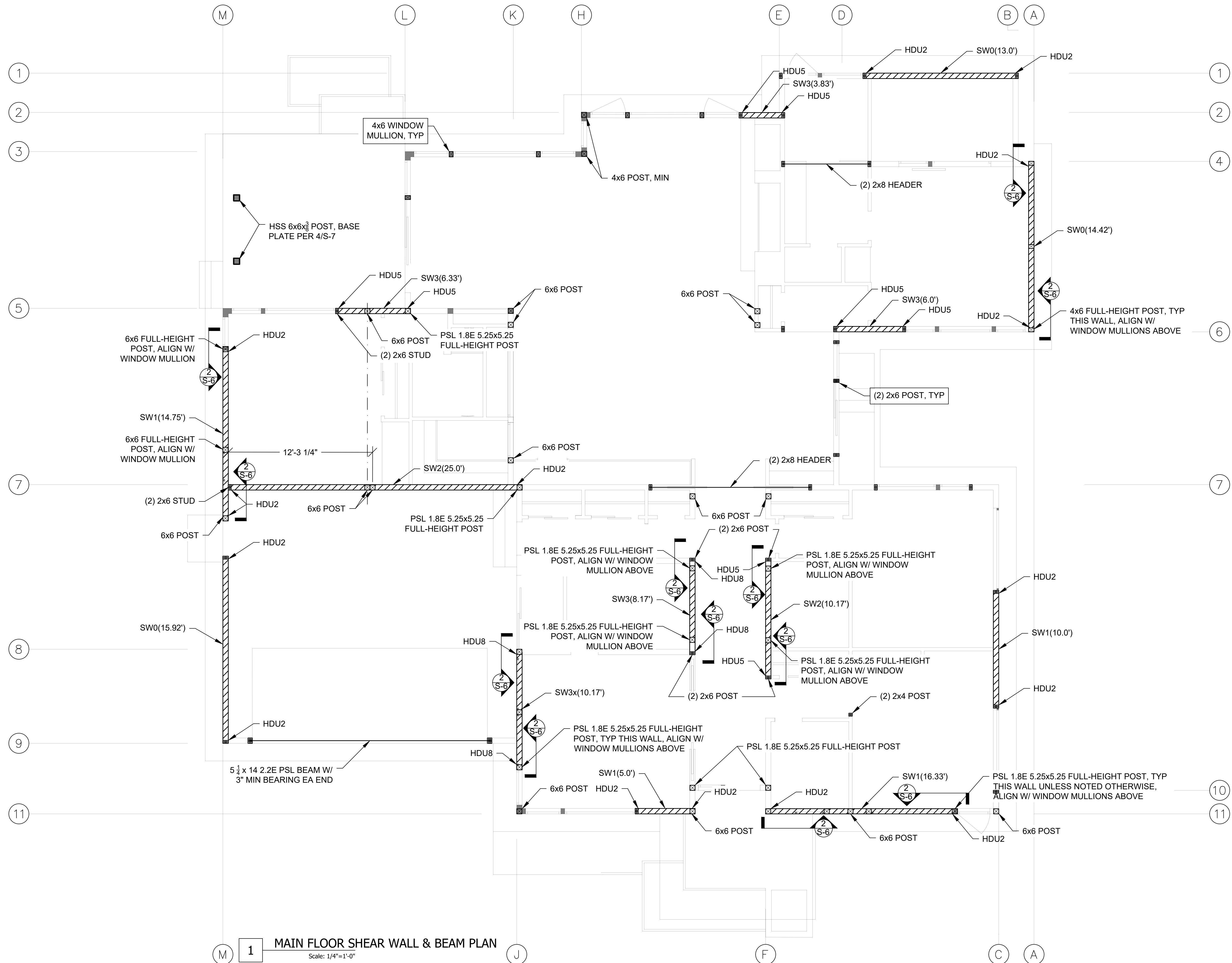
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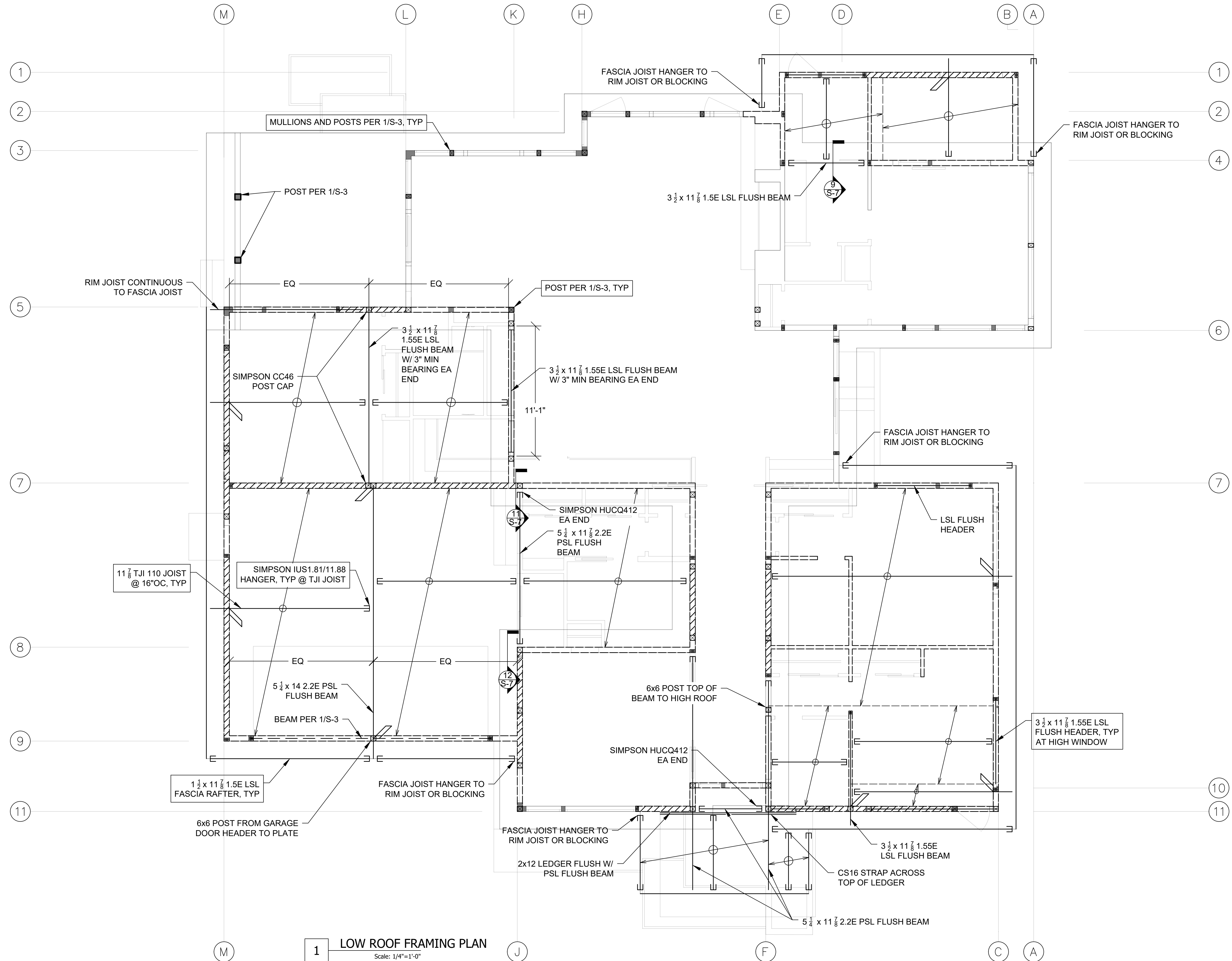
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S-4



1 LOW ROOF FRAMING PLAN
Scale: 1/4"=1'-0"



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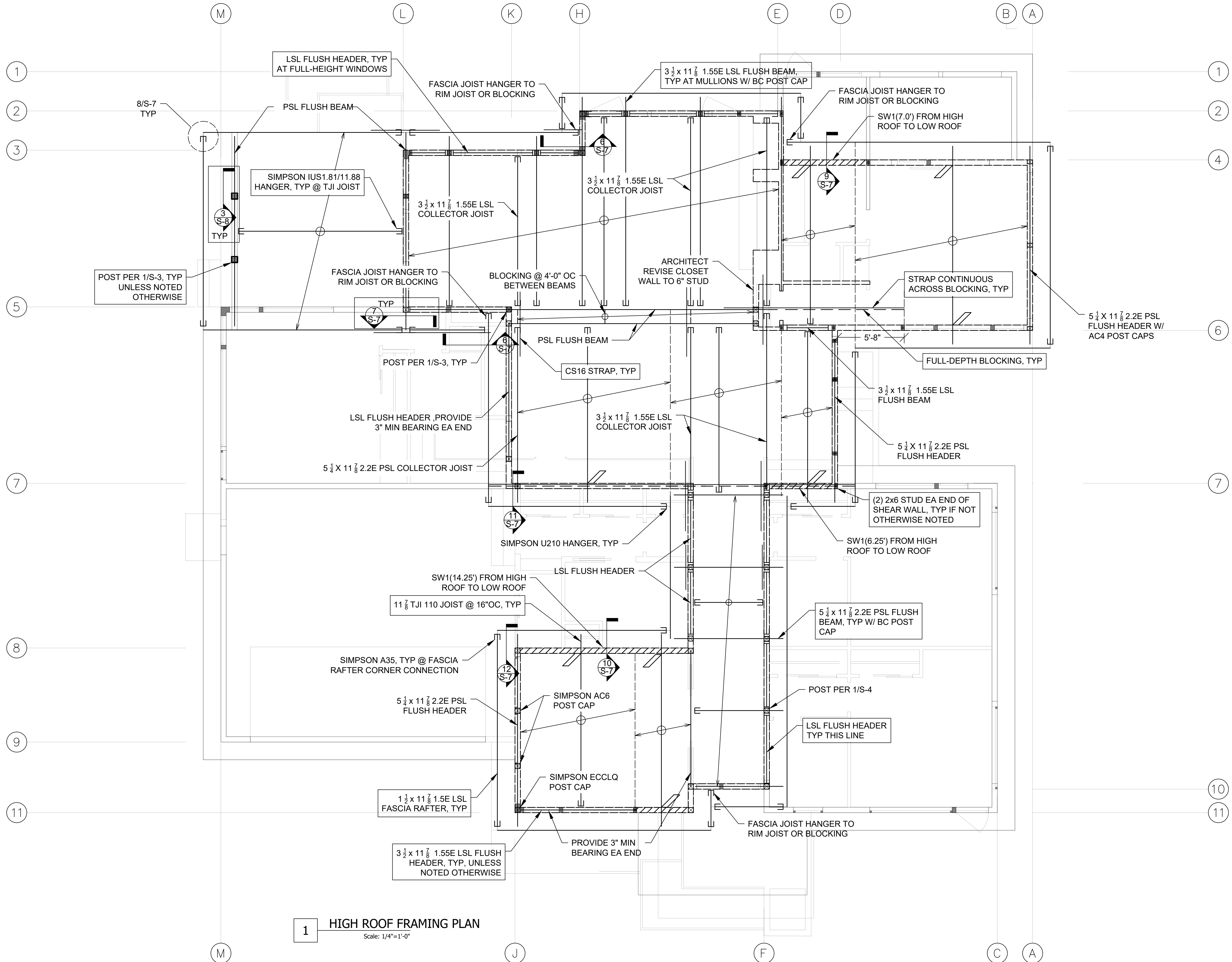
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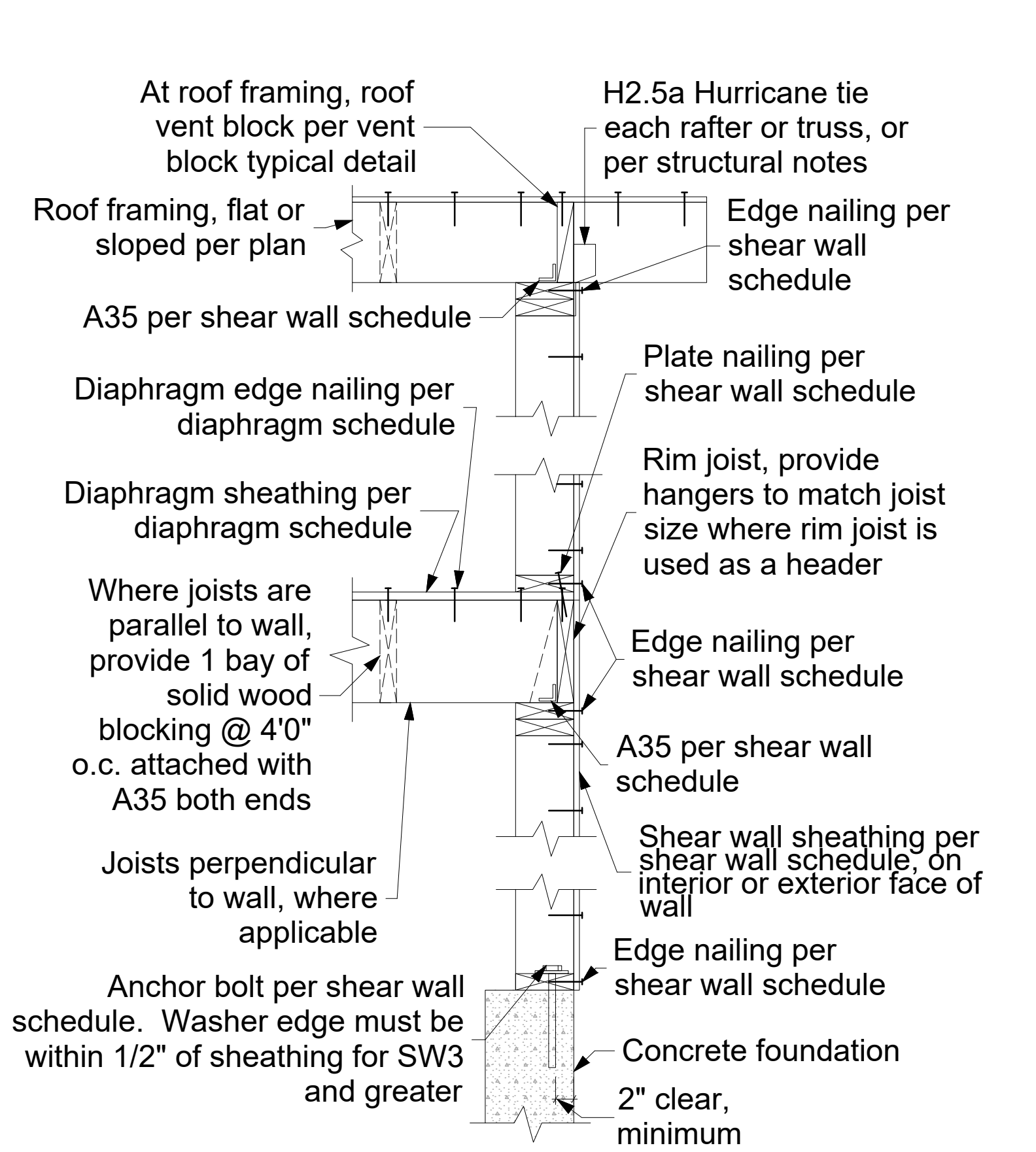
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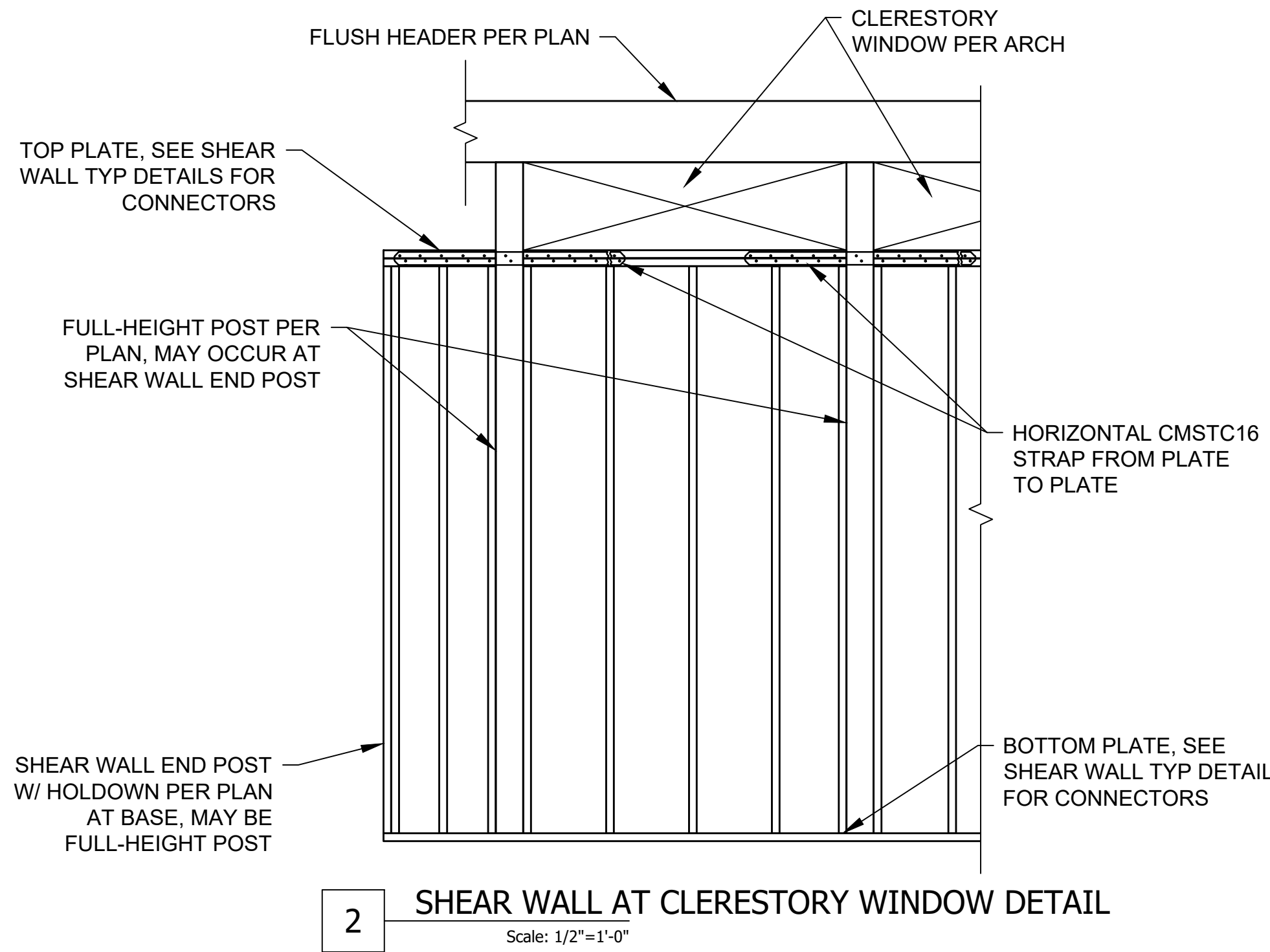
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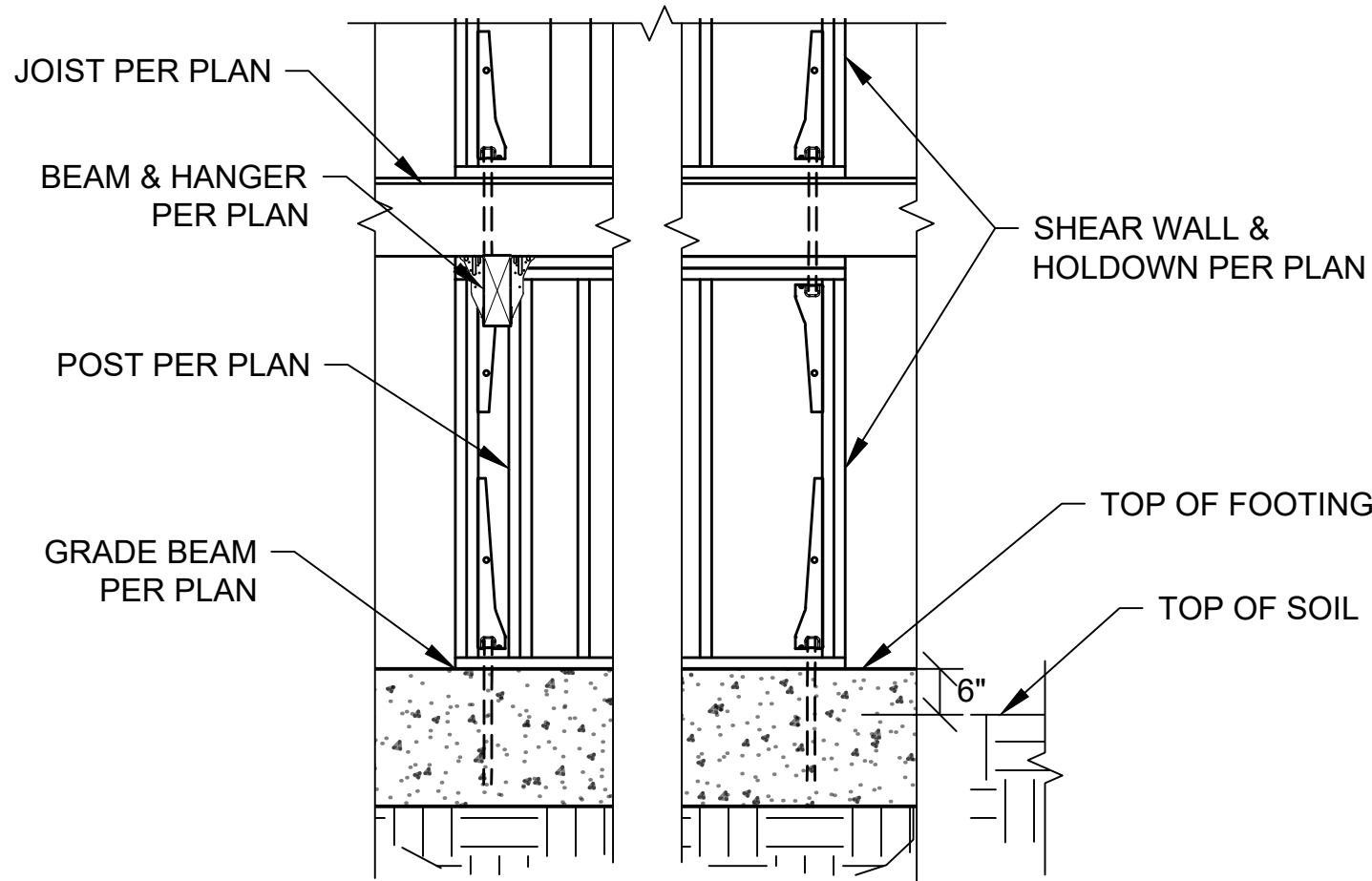




1 EXTERIOR SHEAR WALL TYPICAL DETAIL
Scale: 1/2"=1'-0"



3 CRAWLSPACE SHEAR WALL FRAMING AT MAIN FLOOR DROP BEAM
Scale: 1/2"=1'-0"



SHEAR WALL SCHEDULE								
(Lumber for shear walls is HF#2 or better, unless otherwise noted.)								
Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
SW0	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	1/4"x4.5" SDS @ 5"	3x_	12"	550 plf
SW3X	15/32" WSP one side	10d @ 2"	10d @ 12"	5/8"Ø @ 24"	5/8"Ø x 8" Lag @ 24"	3x_	9"	710 plf

- For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a minimum length of "y" feet. See Exterior Shear Wall Typical Detail.**
- For SW3 and greater; studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used if the members are connected by plate nailing. Note 10d nails at WSP panel edges.
 - "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
 - "SIS" refers to "Structural I Sheathing", either plywood or other wood materials. Apply any "WSP" notes to "SIS" as well.
 - Provide double stud minimum at both ends of all shear walls.
 - Provide blocking at all panel edges to match the depth of framing, unless otherwise noted.
 - At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
 - Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
 - Provide 3x_ plates, and 4x_ rim joists, minimum, where lag screws are specified for plate nailing.
 - Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
 - Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
 - Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall. Plate nailing per this schedule shall be nailed into this blocking at the bott
 - Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
 - Maximum spacing between nails shall not exceed 12".
 - Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.
 - "SDS" refers to Simpson SDS screws
 - Lag screw plate connectors shall penetrate 3.5" minimum, and plates or beams receiving lag screws shall have a minimum width of 3.5".
 - Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved
 - Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
 - Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
 - Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
 - For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
 - Plate nails shall be nailed into a solid wood rim joist.
 - 2x_ plates may be substituted for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
 - Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
 - For SW3 and greater at existing walls, Retrofit High Strength Shear Wall Typical Detail may be used.
 - Where Roof ventilation is required over a shear wall, see roof/ventilation detail.

Diaphragm Schedule					
(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)					
Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

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

4 SHEAR WALL & DIAPHRAGM SCHEDULE
Scale: N/A



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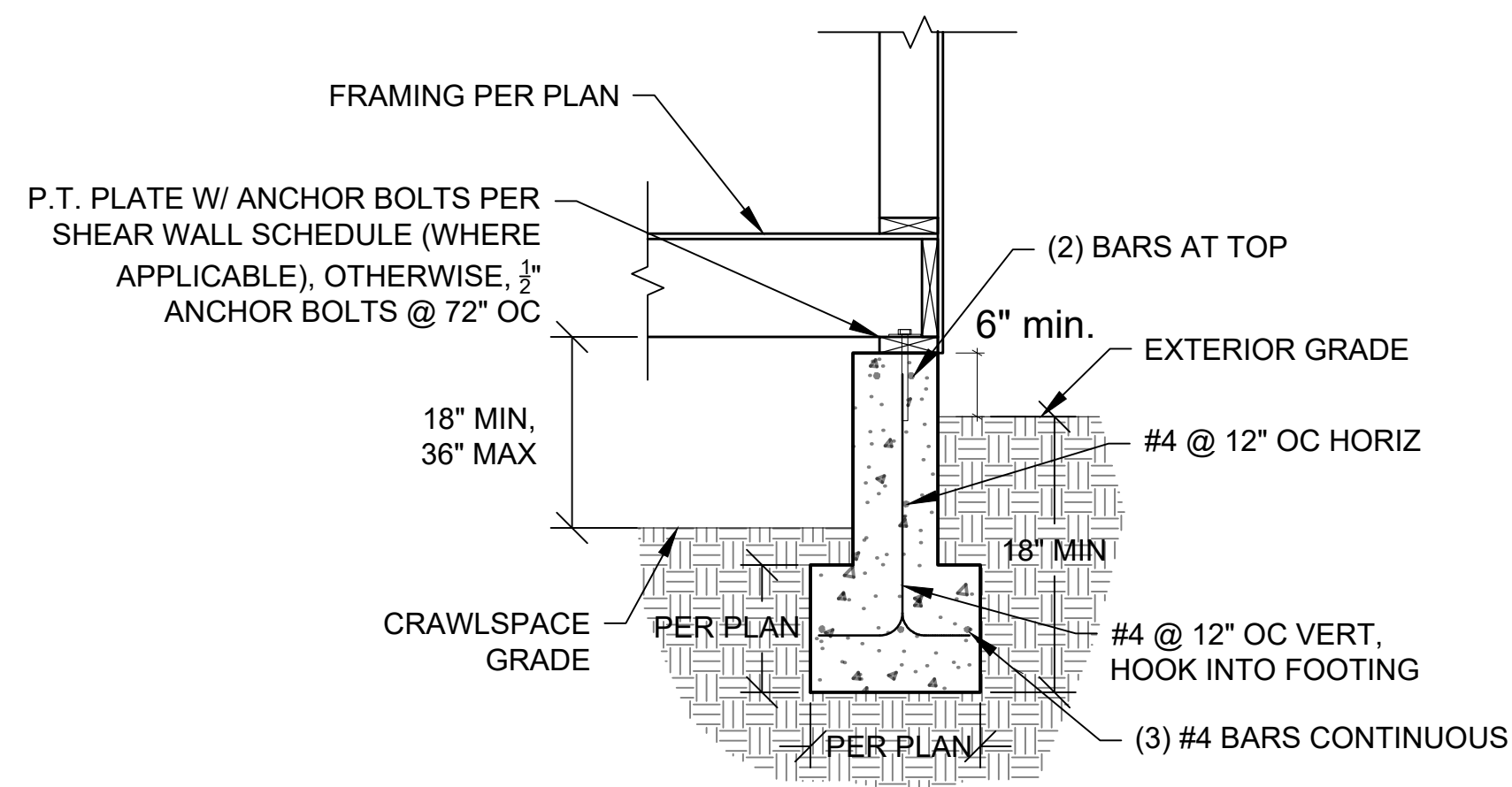
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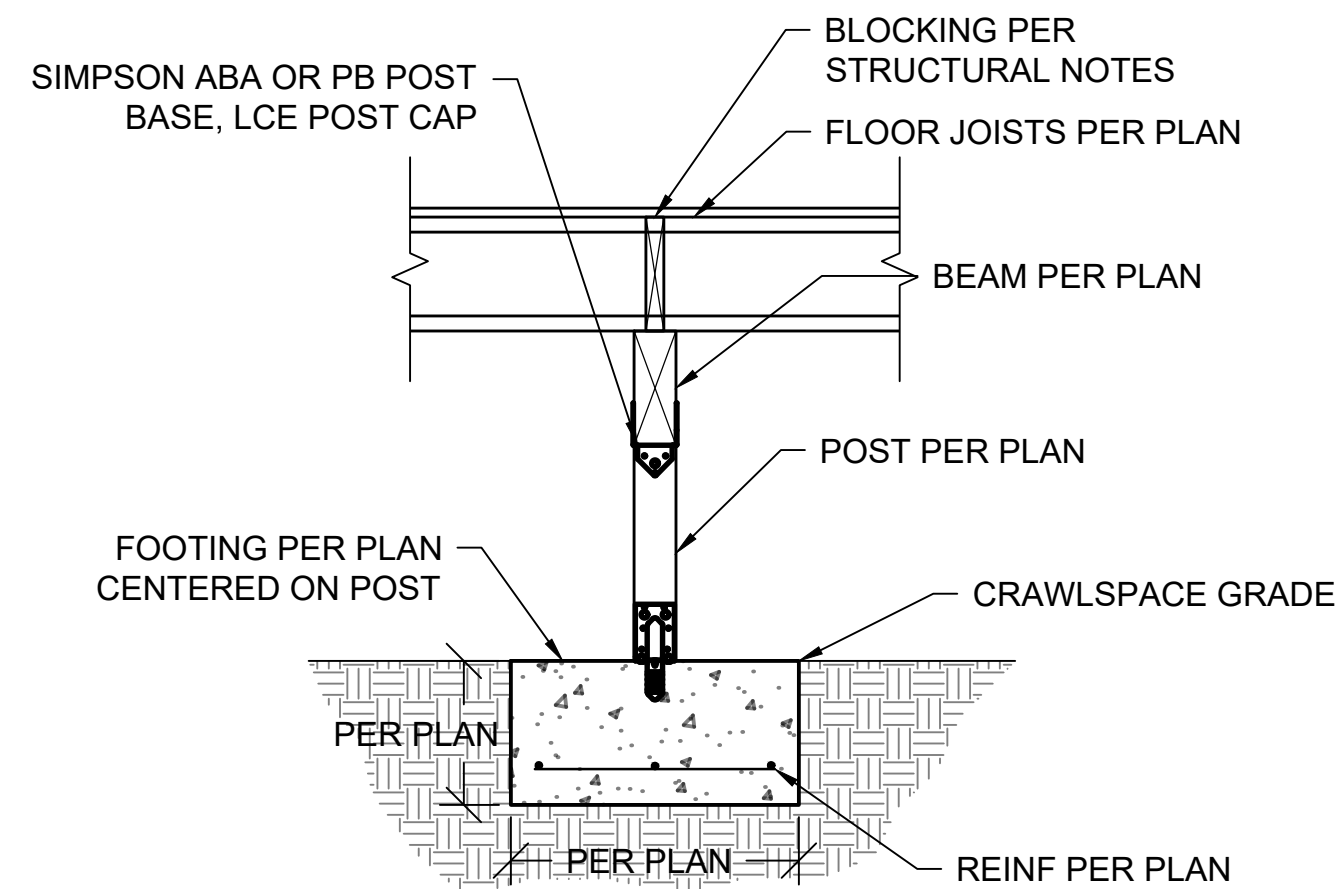
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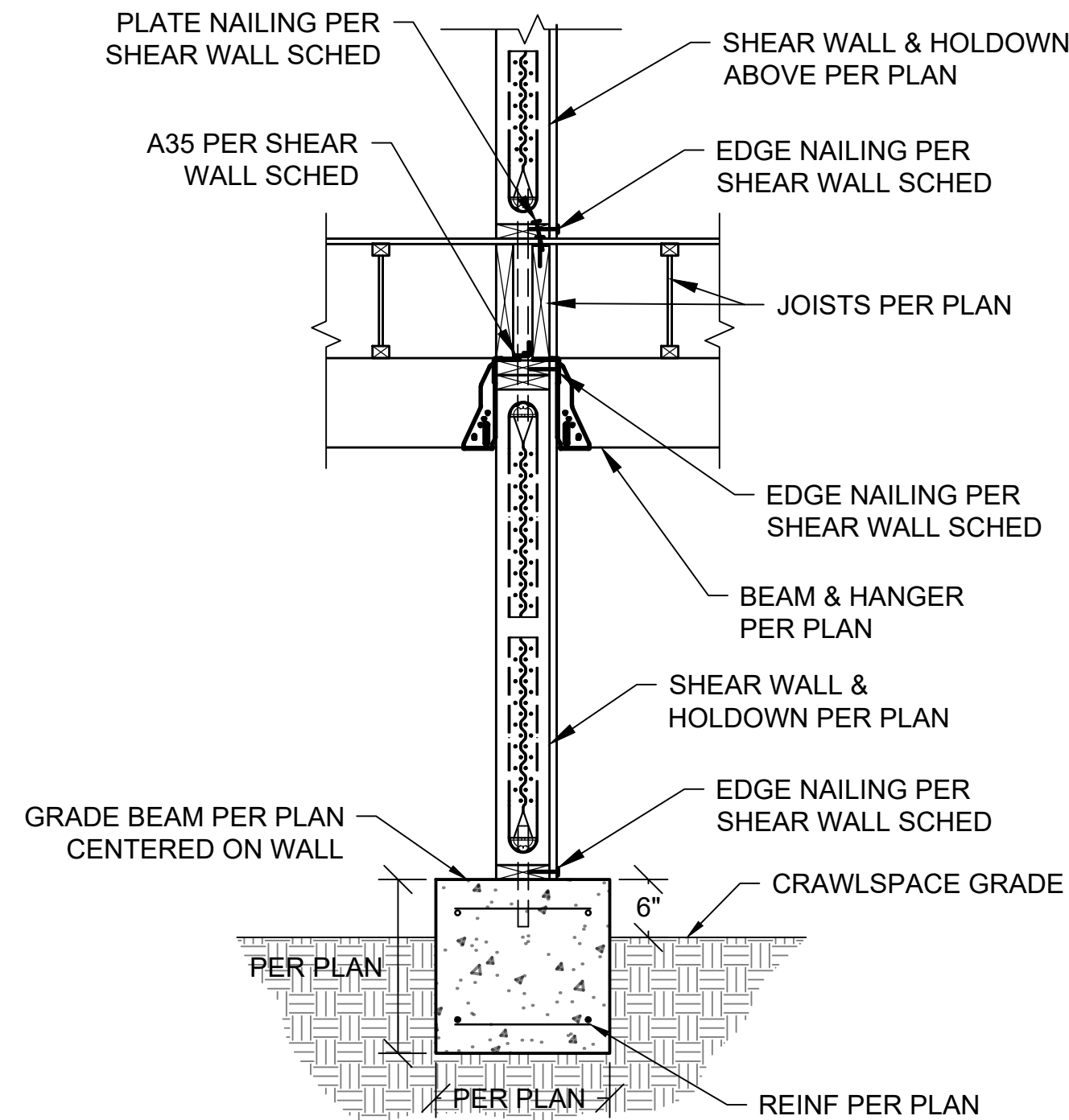
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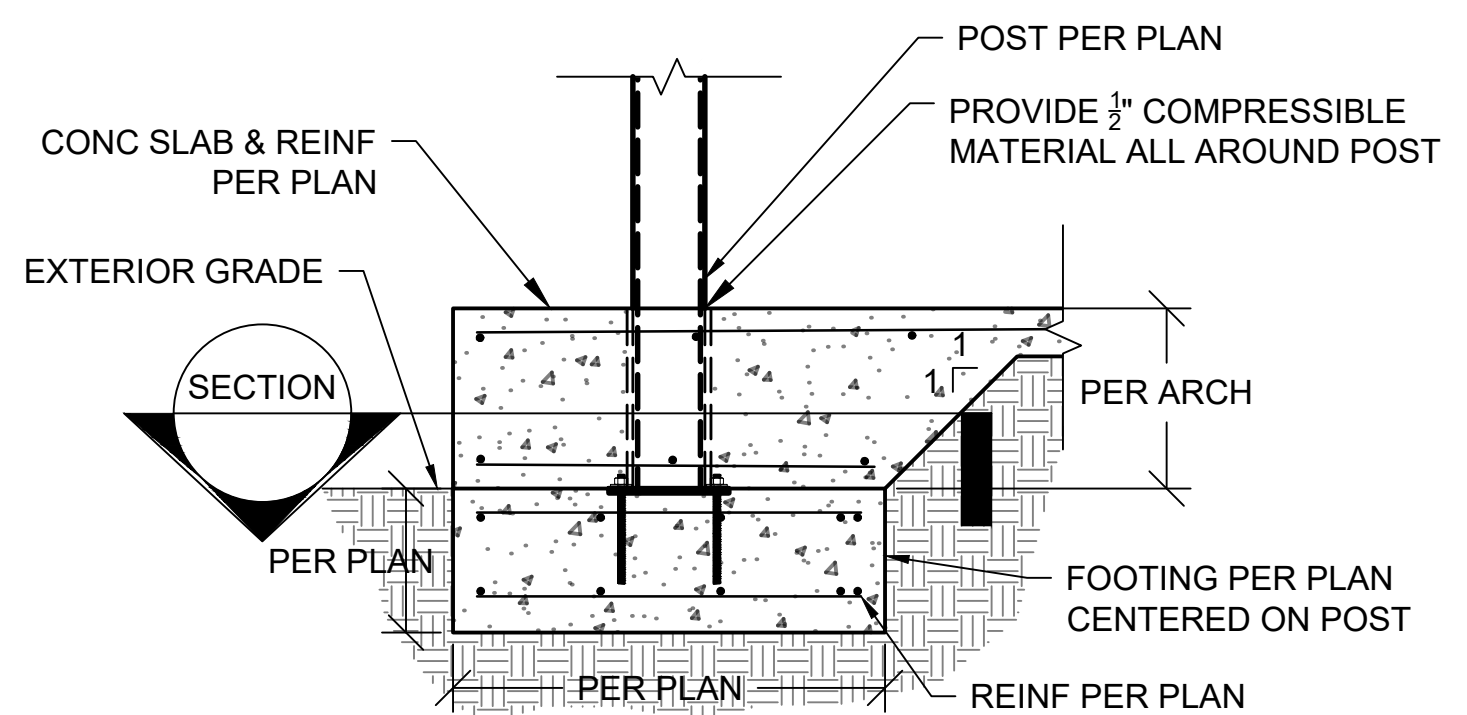
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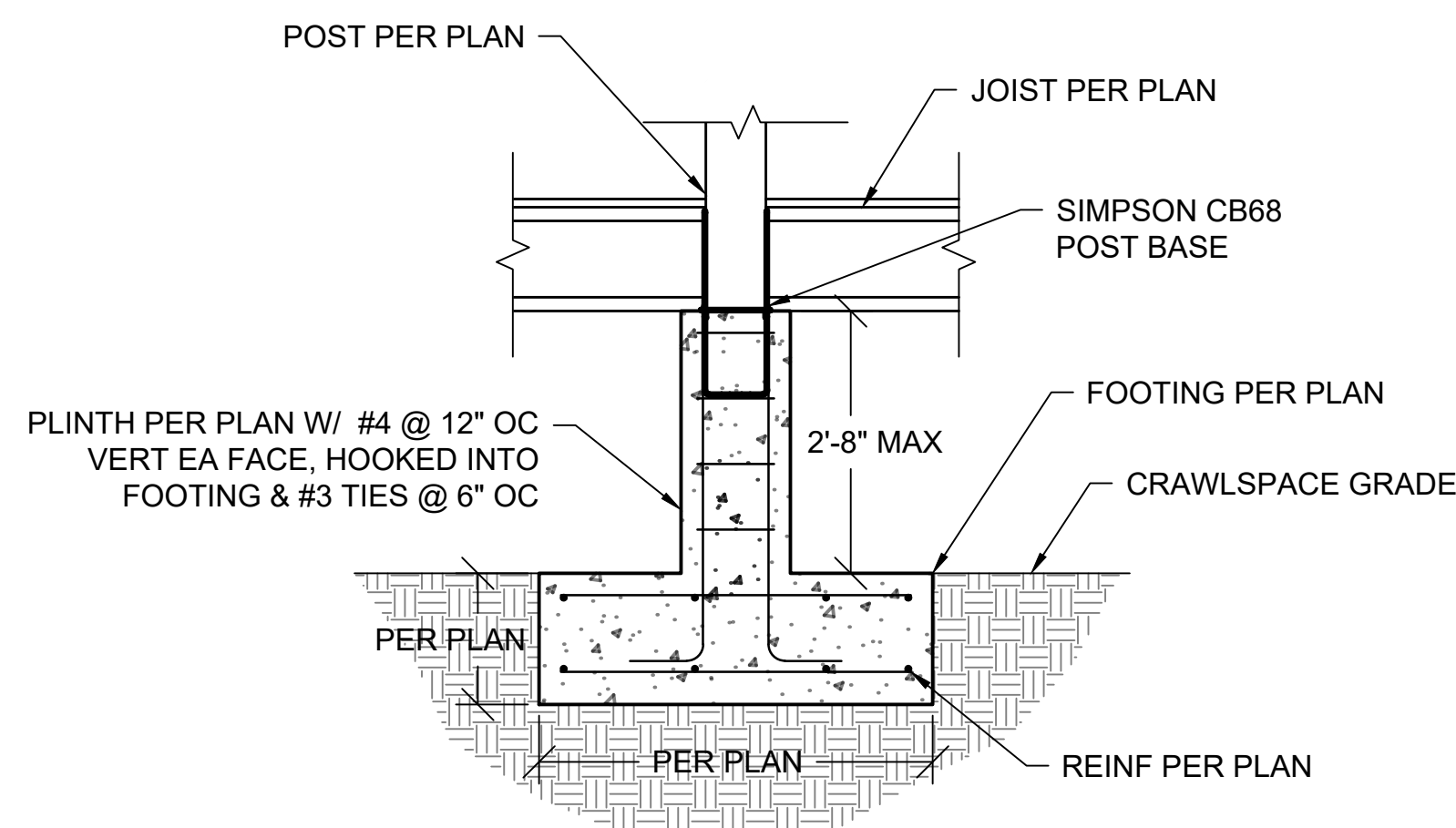
2 CRAWLSPACE PIER FOOTING DETAIL
Scale: 3/4"=1'-0"



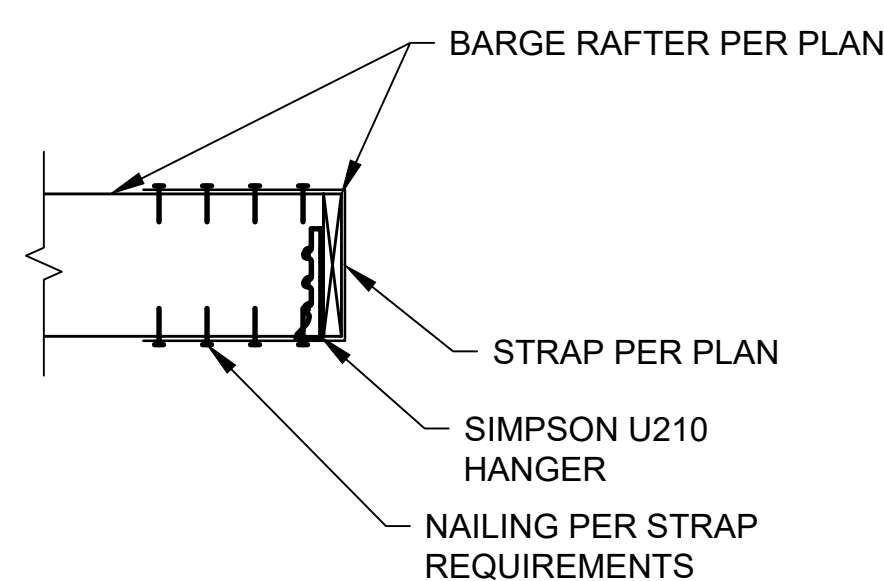
3 CRAWLSPACE SHEAR WALL FRAMING & GRADE BEAM
Scale: 3/4"=1'-0"



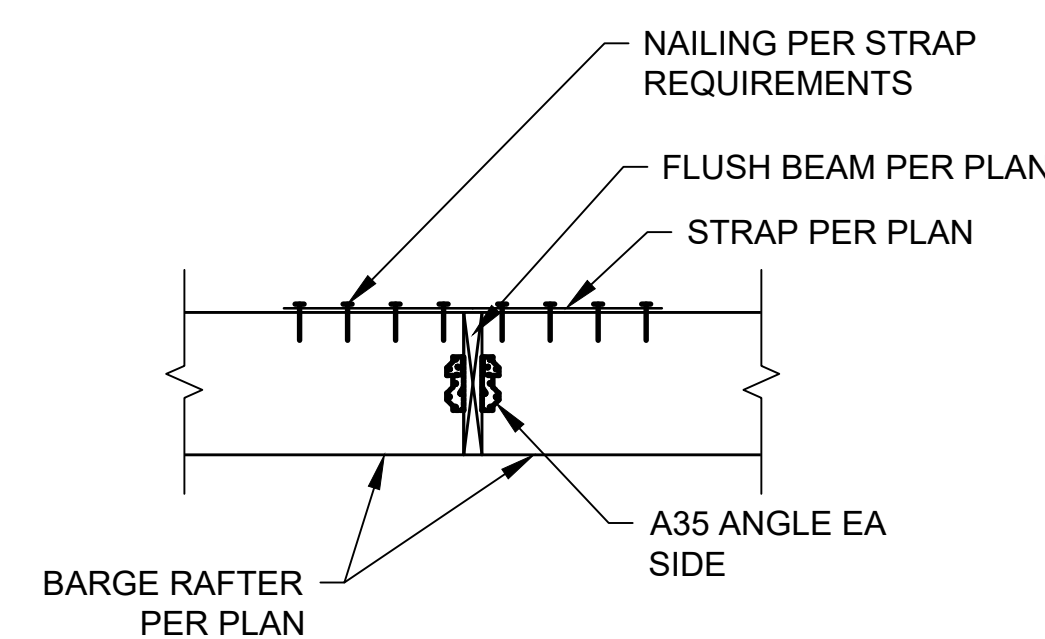
4 STEEL POST FOOTING & BASE PLATE DETAIL
Scale: 3/4"=1'-0"



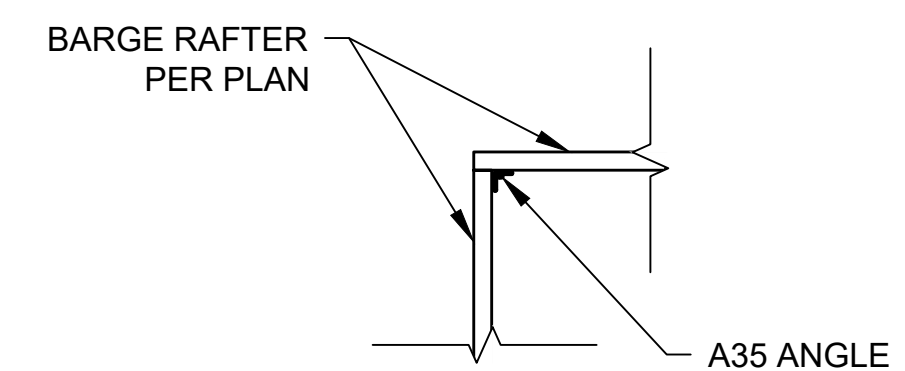
5 FOOTING PLINTH DETAIL
Scale: 3/4"=1'-0"



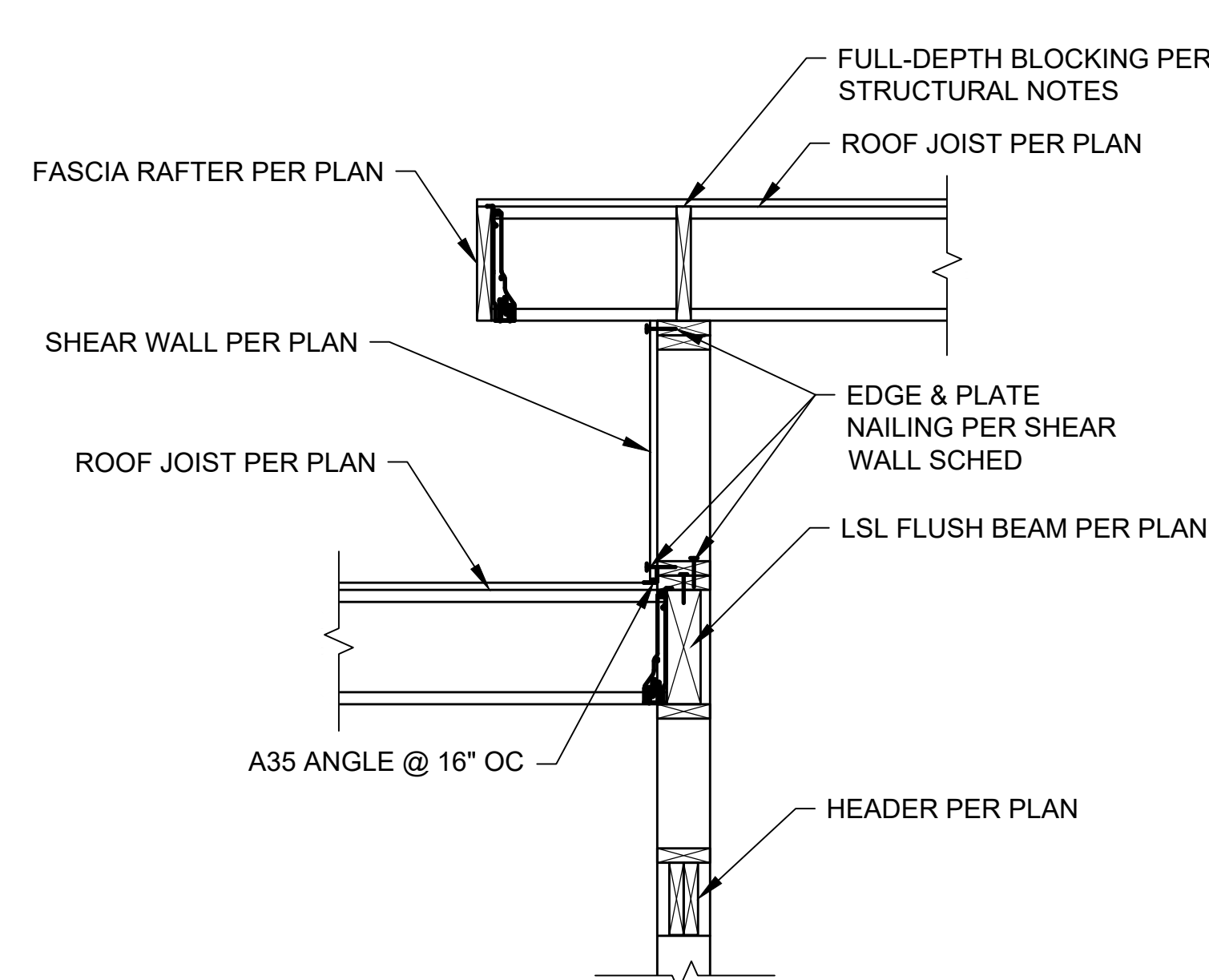
6 BARGE RAFTER STRAPPING AT PERPENDICULAR CONNECTION
Scale: 3/4"=1'-0"



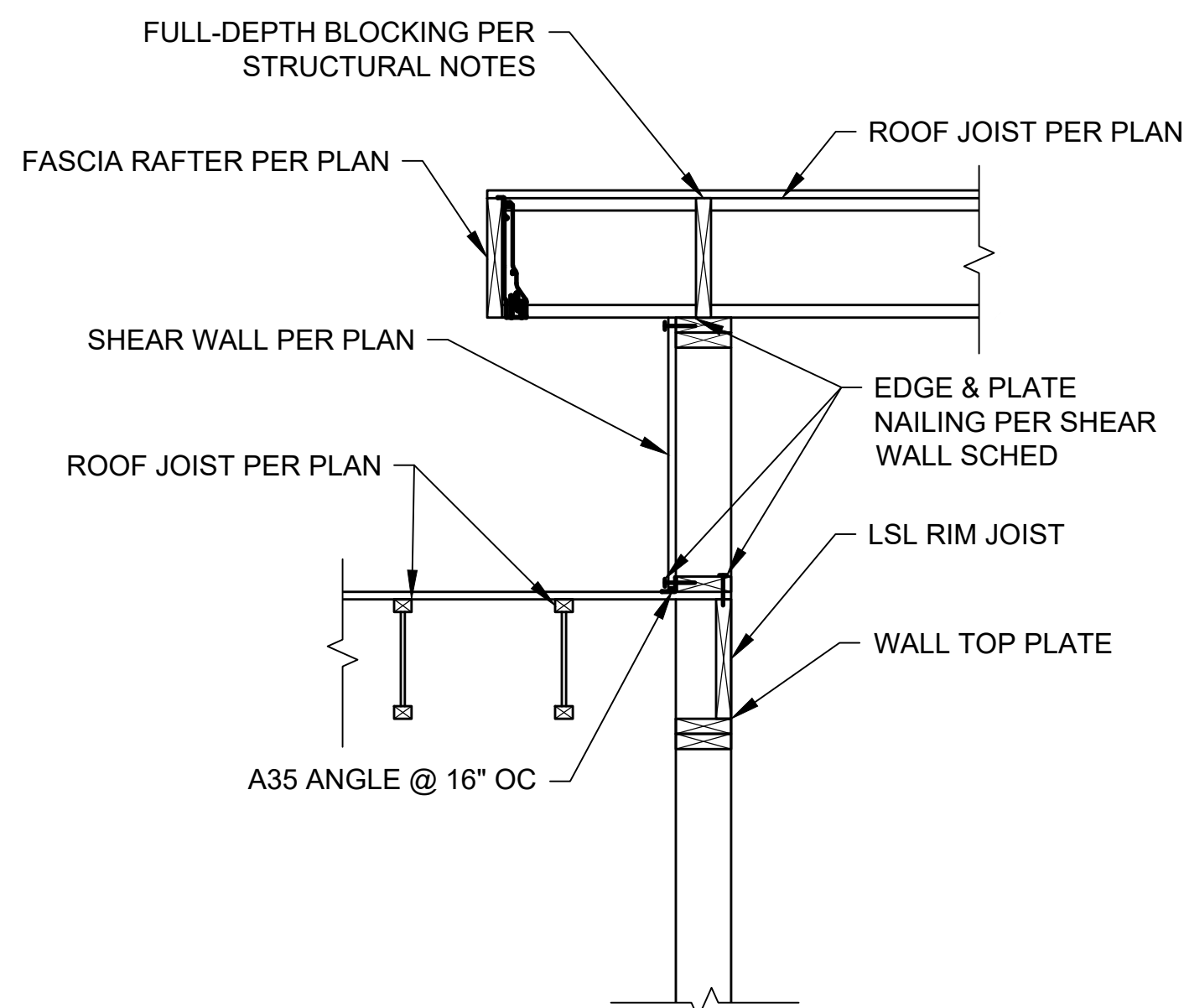
7 BARGE RAFTER STRAPPING AT END-END CONNECTION
Scale: 3/4"=1'-0"



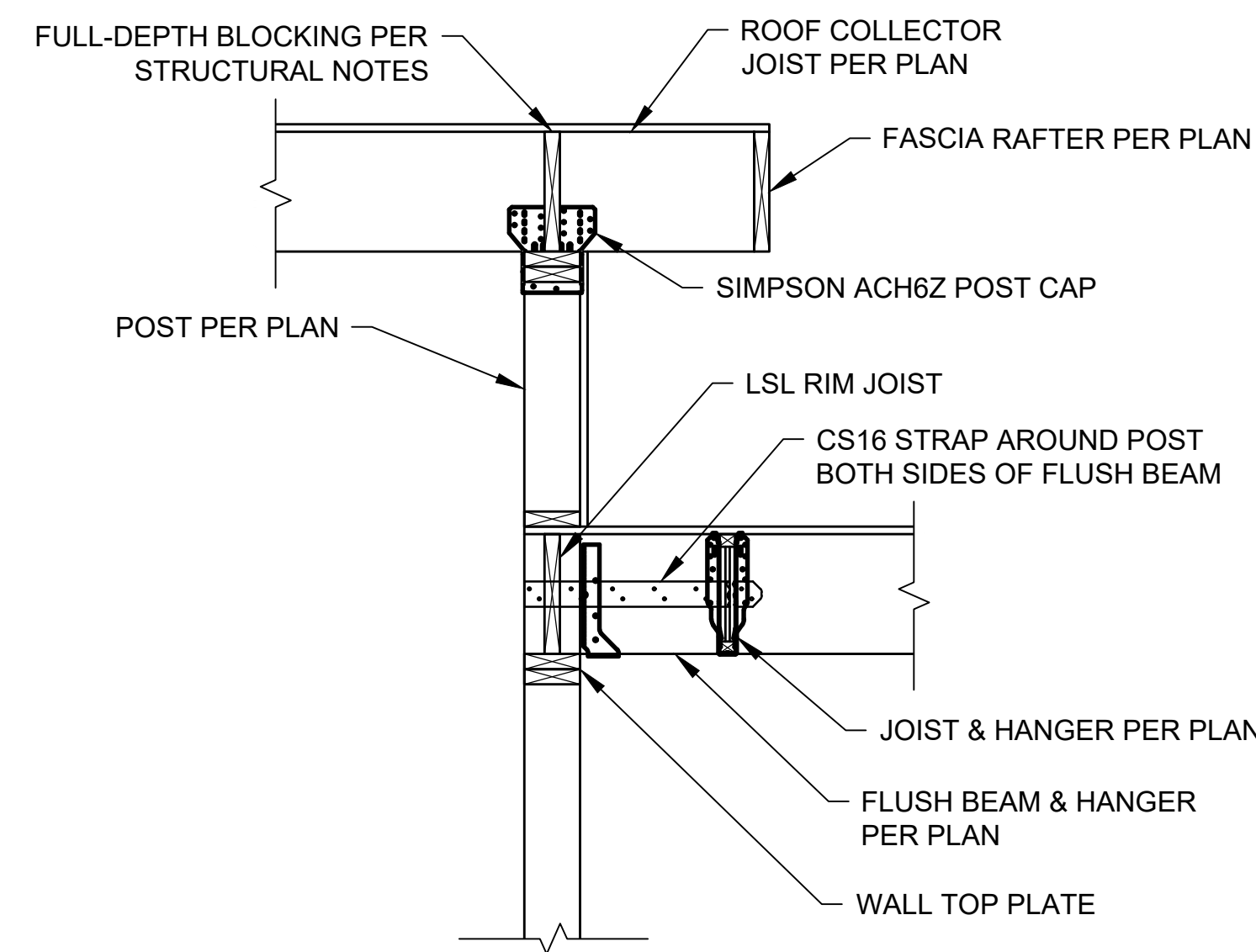
8 BARGE RAFTER OUTSIDE CORNER CONNECTION
Scale: 3/4"=1'-0"



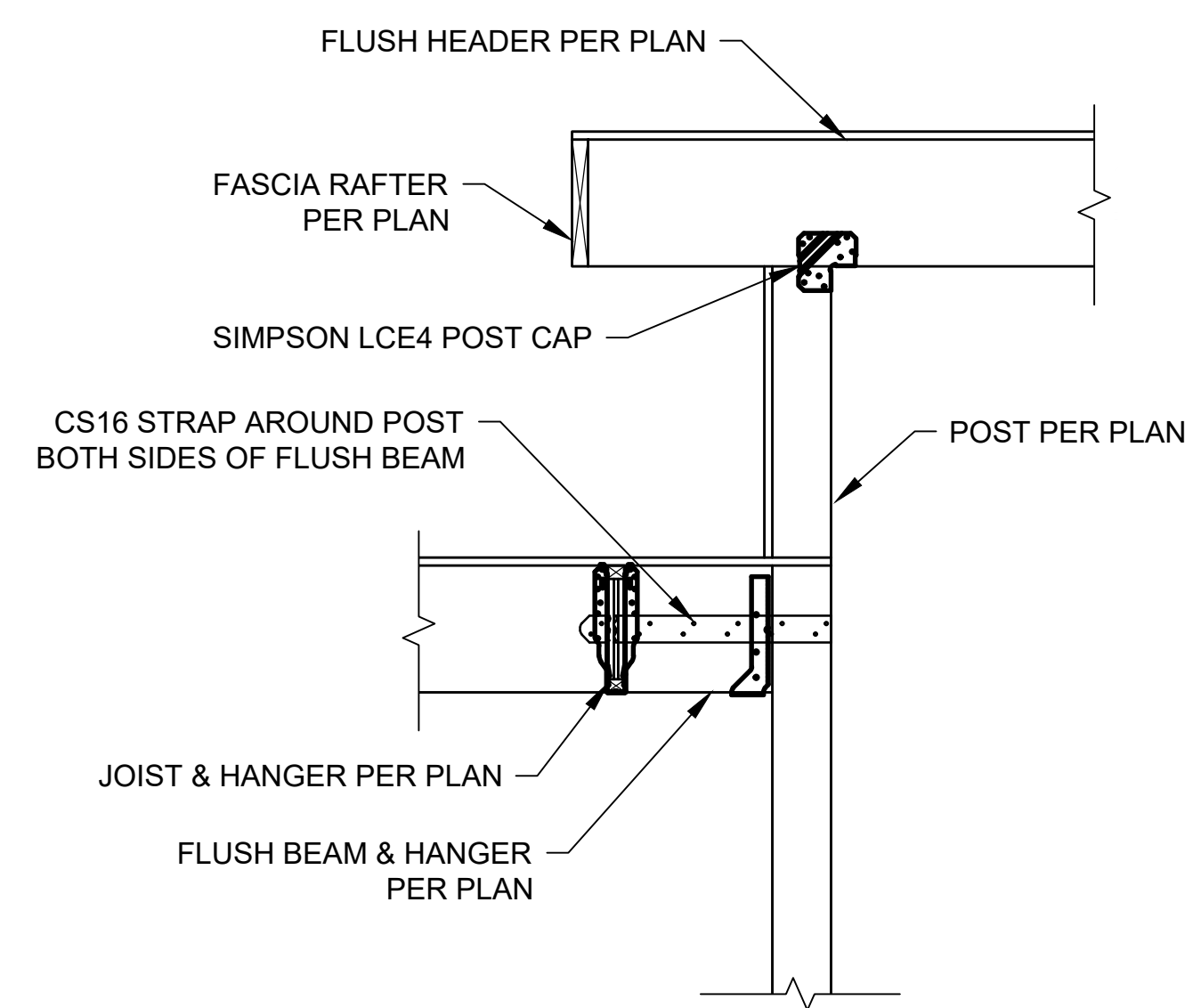
9 DIAPHRAGM SHEAR TRANSFER FROM LOW TO HIGH ROOF
Scale: 3/4"=1'-0"



10 DIAPHRAGM SHEAR TRANSFER FROM LOW TO HIGH ROOF
Scale: 3/4"=1'-0"



11 DIAPHRAGM DRAG TRANSFER FROM LOW TO HIGH ROOF
Scale: 3/4"=1'-0"



12 DIAPHRAGM DRAG TRANSFER FROM LOW TO HIGH ROOF
Scale: 3/4"=1'-0"



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

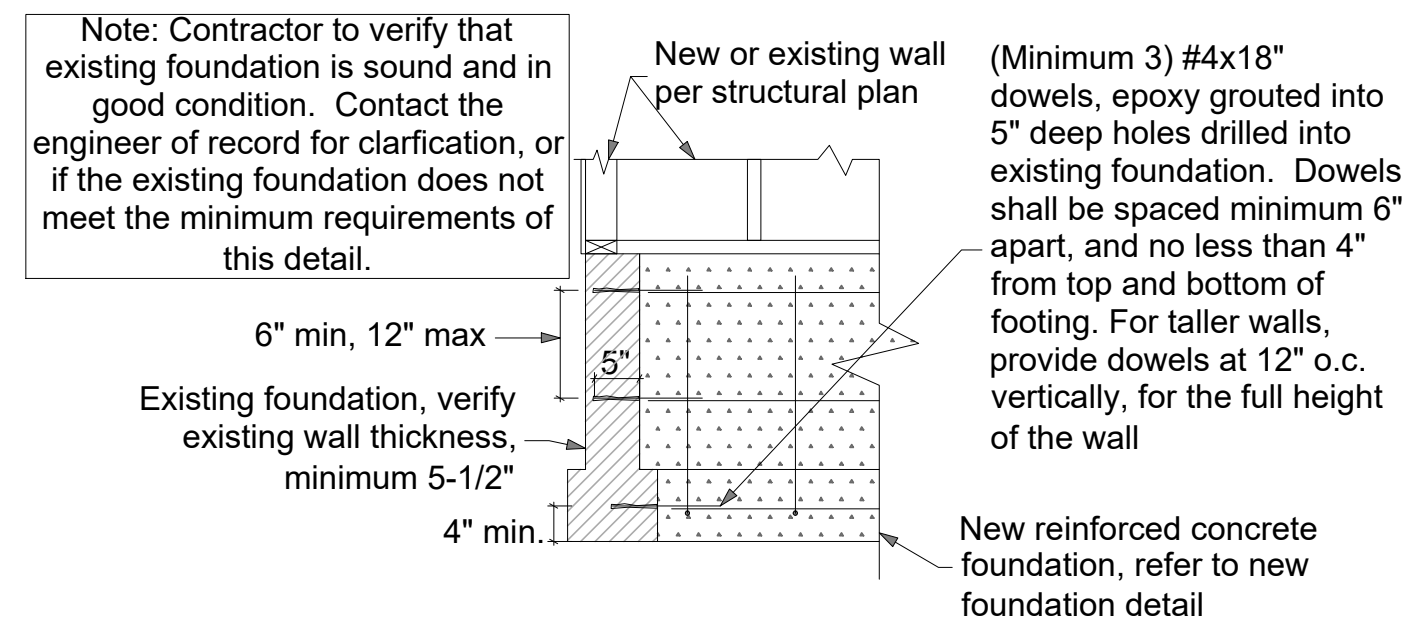
Toda Residence
2262 78th Ave SE
Mercer Island, WA 98040

Revisions:

Date:
06-02-25

Sheet:

S-7



Hold down per plan, refer to current simpson catalogue for connection requirements

3" clear minimum

Hold down bolt as close as possible to center of concrete concrete wall

Shear wall anchor bolt

Studs @ 16" o.c. max

End stud min. double stud

Hold down bolt

Concrete foundation

BEAM PER PLAN (ROOF FRAMING OMITTED FOR CLARITY)

10"

3 1/2"

2"

2"

2

1

PJP 3/16"

POST PER PLAN

3/16" TYP

1/4" THICK PLATE x AS SHOWN EA SIDE

(4) 1/4" x 2" SDS EA SIDE

6"

POST PER PLAN

SECTION 2

6"

10"

SECTION 1

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Date:
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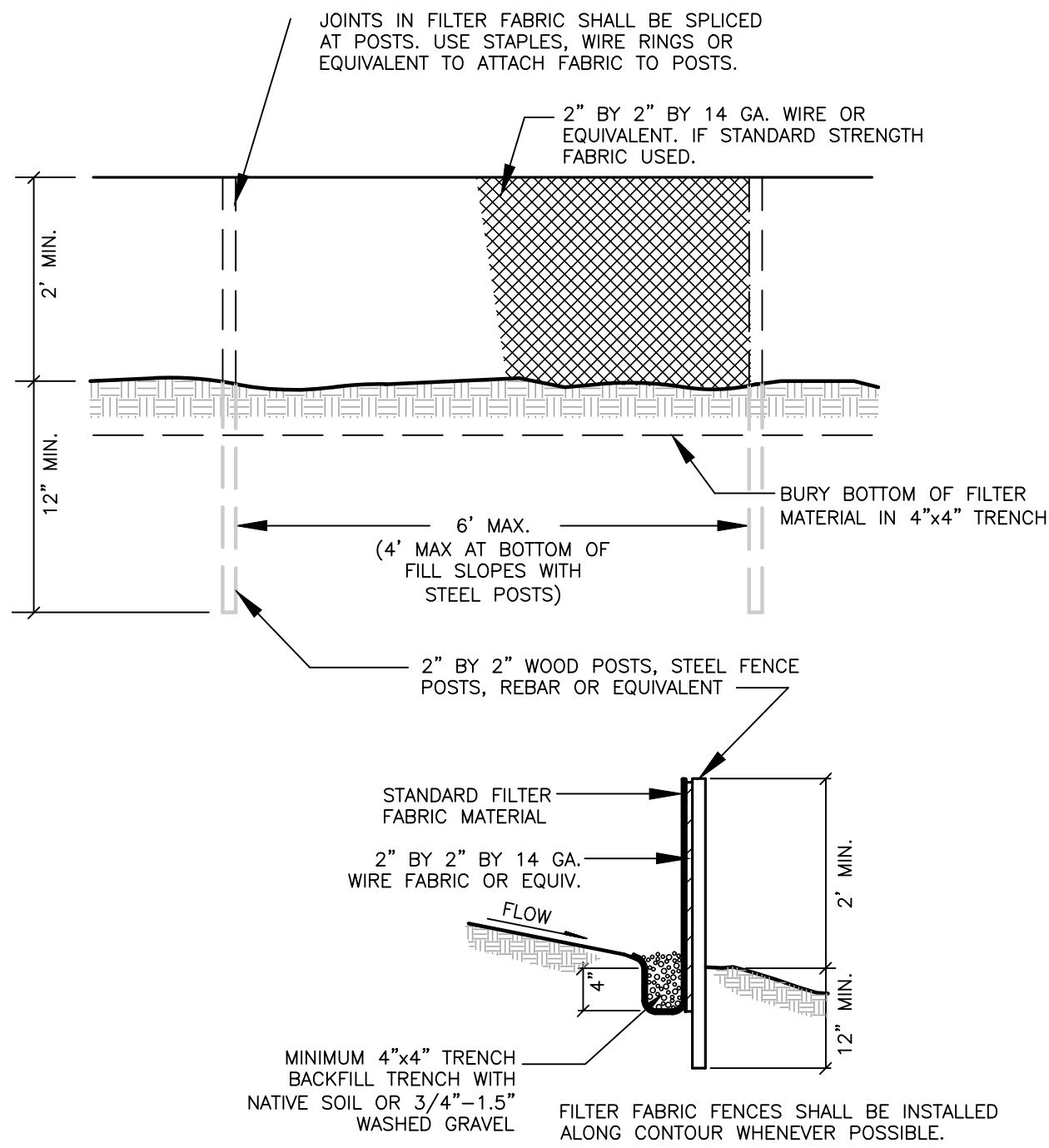
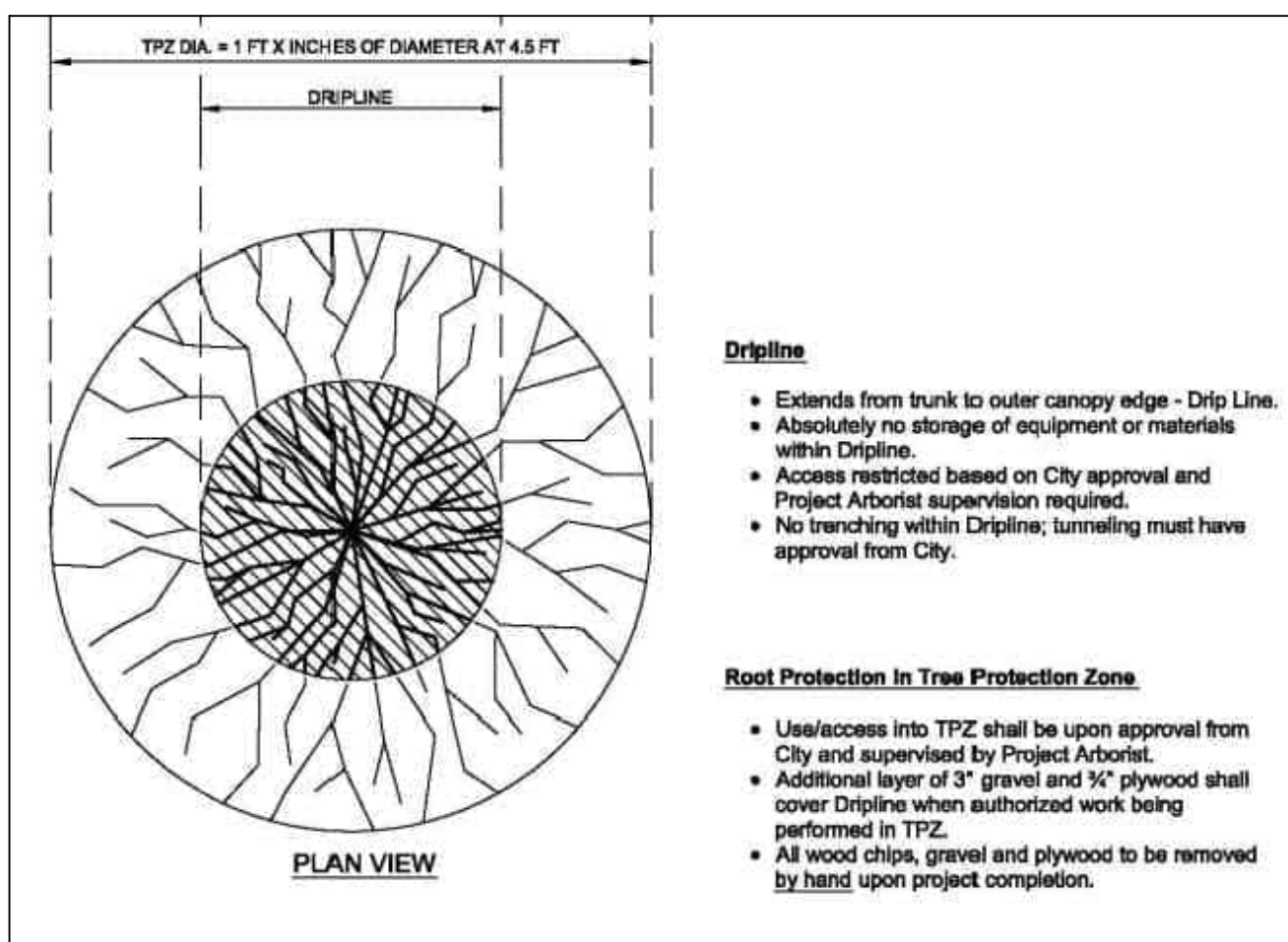
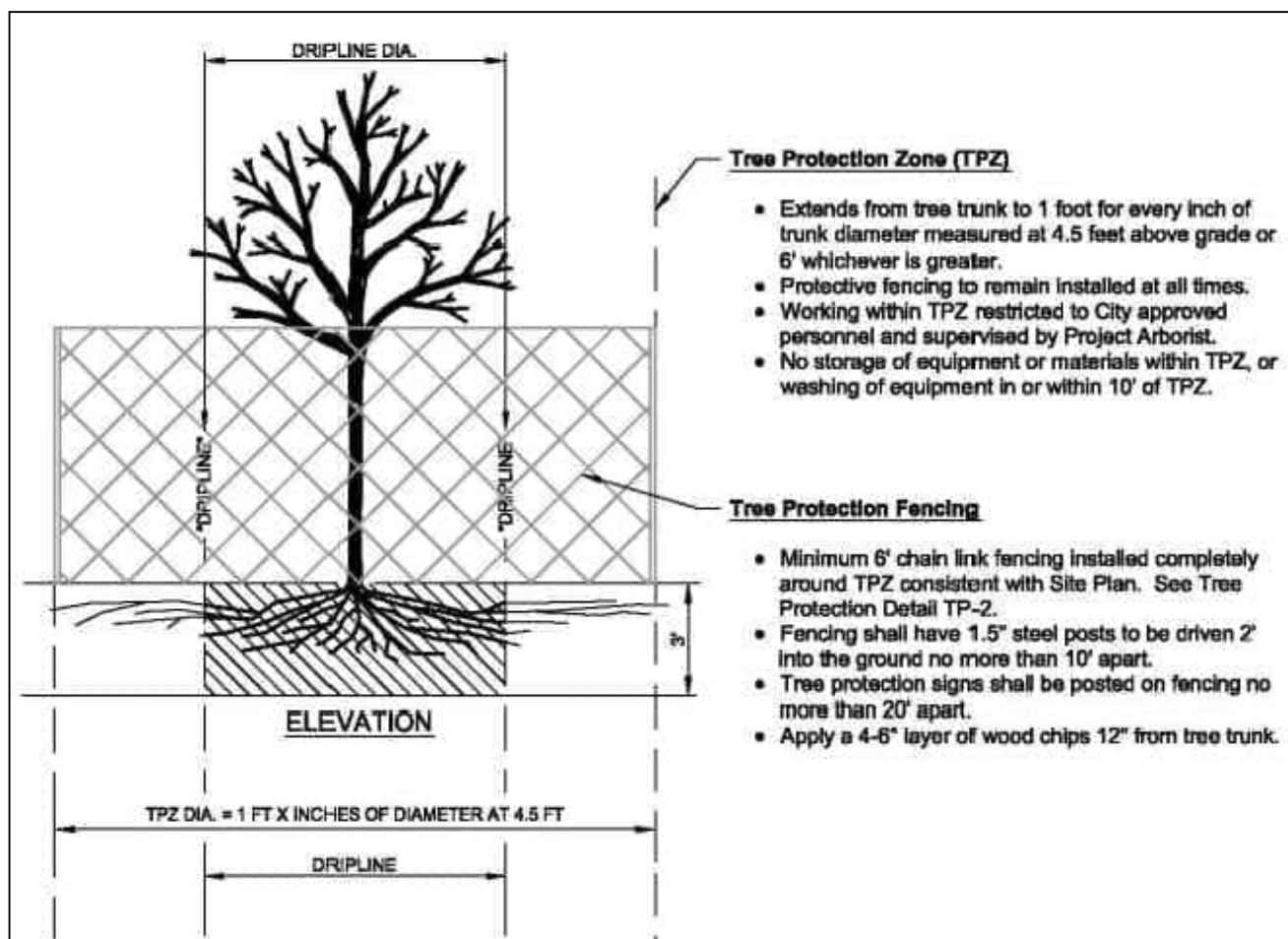
S-8

EROSION CONTROL NOTES

- PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITE'S APPROVED CSWPPP.
- EXPOSED SOILS SHALL BE WORKED DURING THE WEEK UNTIL THEY HAVE BEEN STABILIZED. SOIL STOCKPILES SHOULD BE SHOWN WITHIN THE DISTURBED AREA SHOWN ON THE SITE PLAN. SOIL EXCAVATED FOR THE FOUNDATION SHALL BE BACKFILLED AGAINST THE FOUNDATION AND GRADED TO DRAIN AWAY FROM THE BUILDING. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS ARE TO BE AMENDED PER THE SOIL AMENDMENT NOTES ON SHEET C2. ALL STOCKPILES SHOULD BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.
- ANY AND ALL POLLUTANTS, CHEMICALS, LIQUID PRODUCTS, AND OTHER MATERIALS THAT HAVE THE POTENTIAL TO POSE A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT SHALL BE COVERED, CONTAINED, AND PROTECTED FROM VANDALISM. ALL SUCH PRODUCTS SHALL BE KEPT UNDER COVER IN A SECURE LOCATION ON SITE. CONCRETE HANDLING (BMP C151), SAWCUTTING (BMP C152), MATERIAL DELIVERY, STORAGE, AND CONTAINMENT (BMP C153), AND CONCRETE WASHOUT AREAS (BMP C154) SHOULD FOLLOW BEST MANAGEMENT PRACTICES AS PROVIDED IN VOLUME II OF THE 2014 SURFACE WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- BEST MANAGEMENT PRACTICES OR BMPs SHALL BE INSPECTED AND MAINTAINED DURING CONSTRUCTION AND REMOVED WITHIN 30 DAYS AFTER THE CITY INSPECTOR OR ENGINEER DETERMINES THAT THE SITE IS STABILIZED, PROVIDED THAT THEY MAY BE REMOVED WHEN THEY ARE NO LONGER NEEDED.

SUGGESTED SWPPP SEQUENACE

- MARK CLEARING LIMITS, CRITICAL AREAS, AND BUFFER. THE PERIMETER OF THE AREA TO BE CLEARED SHALL BE MARKED PRIOR TO CLEARING OPERATION WITH VISIBLE FLAGGING, ORANGE PLASTIC BARRIER FENCING AND/OR ORANGE SILT FENCING AS SHOWN ON THE SWPPP SITE MAP. VEHICLE ARE ONLY ALLOWED IN THE AREAS TO BE GRADED, SO NO COMPACTION OF THE UNDEVELOPED AREAS WILL OCCUR.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE NECESSARY
- INSTALL PROTECTION FOR EXISTING DRAINAGE SYSTEMS AND PERMANENT DRAIN INLETS
- ESTABLISH STAGING AREAS FOR STORAGE AND HANDLING POLLUTED MATERIAL AND BMPs
- INSTALL SEDIMENT CONTROL BMPs
- GRADE AND INSTALL STABILIZATION MEASURES FOR DISTURBED AREAS
- MAINTAIN BMPs UNTIL SITE STABILIZATION, AT WHICH TIME THEY MAY BE REMOVED

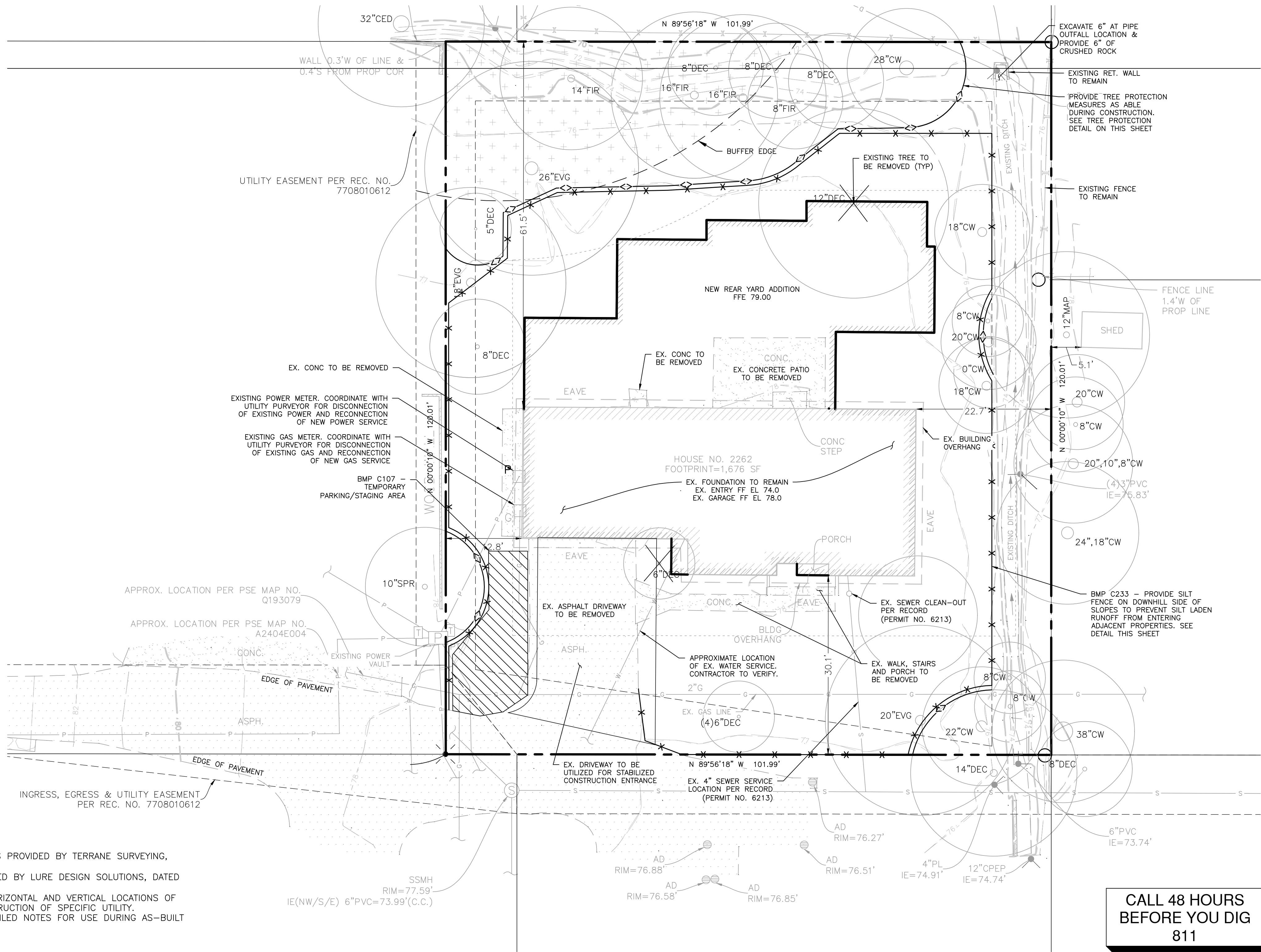
TYPICAL FILTER FENCE DETAIL
NOT TO SCALETREE PROTECTION DETAIL
NOT TO SCALE

PERMANENT & TEMPORARY SEEDING

- SEEDING MAY BE USED THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED. SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED OR STABILIZED.
- SEED DURING SEASONS MOST CONDUCTED TO PLANT GROWTH. FOR WASHINGTON THIS IS BETWEEN APRIL 1 THROUGH JUNE 20 AND SEPTEMBER 1 THROUGH OCTOBER 1. SEEDING THAT OCCURS BETWEEN JULY 1 AND AUGUST 30 WILL REQUIRE IRRIGATION UNTIL 5 PERCENT GRASS COVER IS ESTABLISHED. SEEDING THAT OCCURS BETWEEN OCTOBER 1 AND MARCH 30 MAY REQUIRE MULCH OR PLASTIC COVER UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
- REFER TO BMP C120 IN THE STORMWATER MANUAL FOR WESTERN WASHINGTON: VOLUME II FOR FURTHER DETAILS.

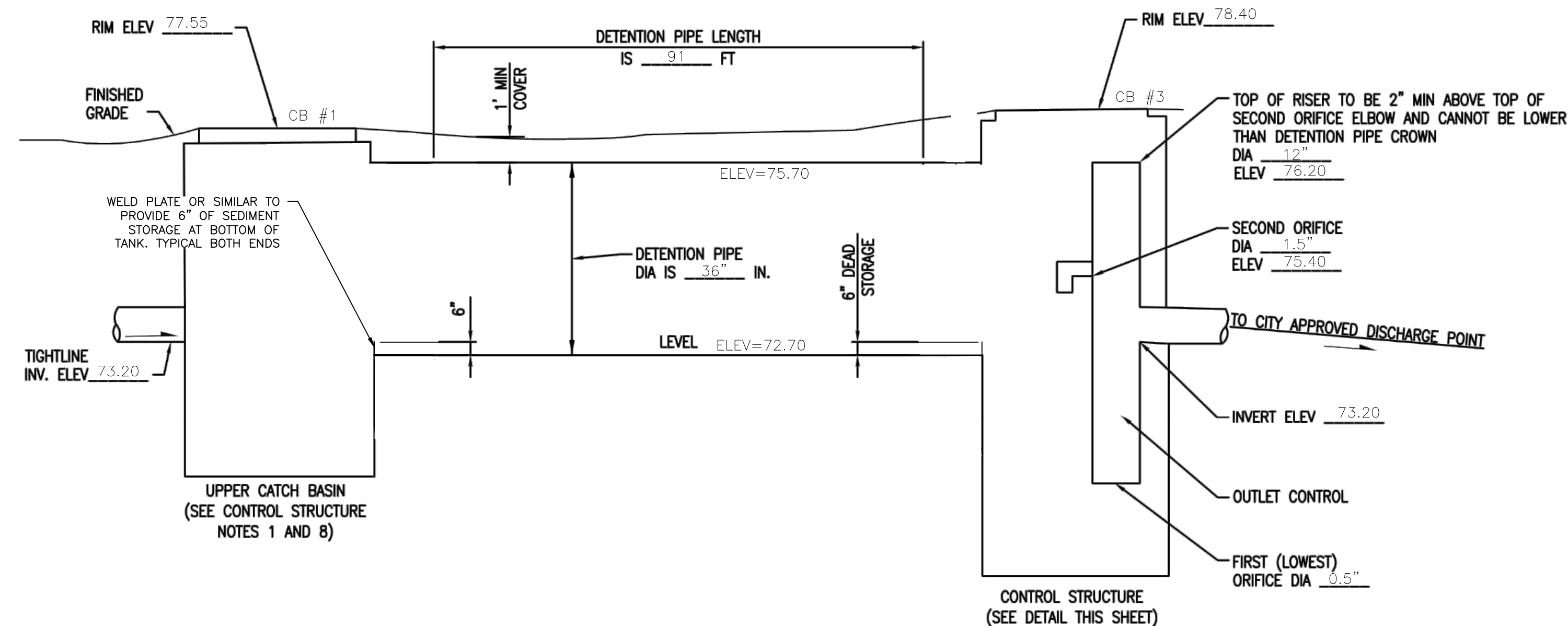
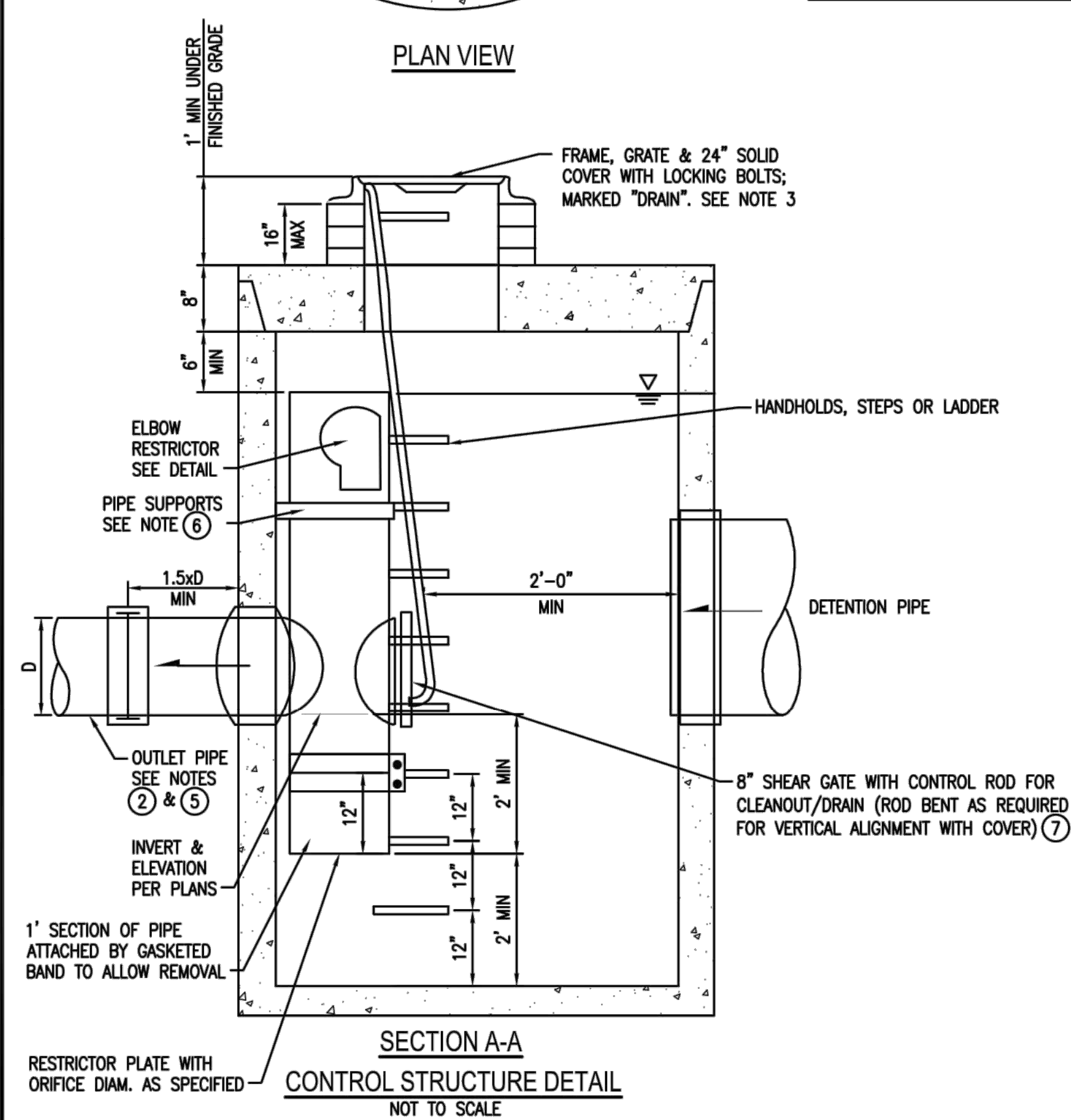
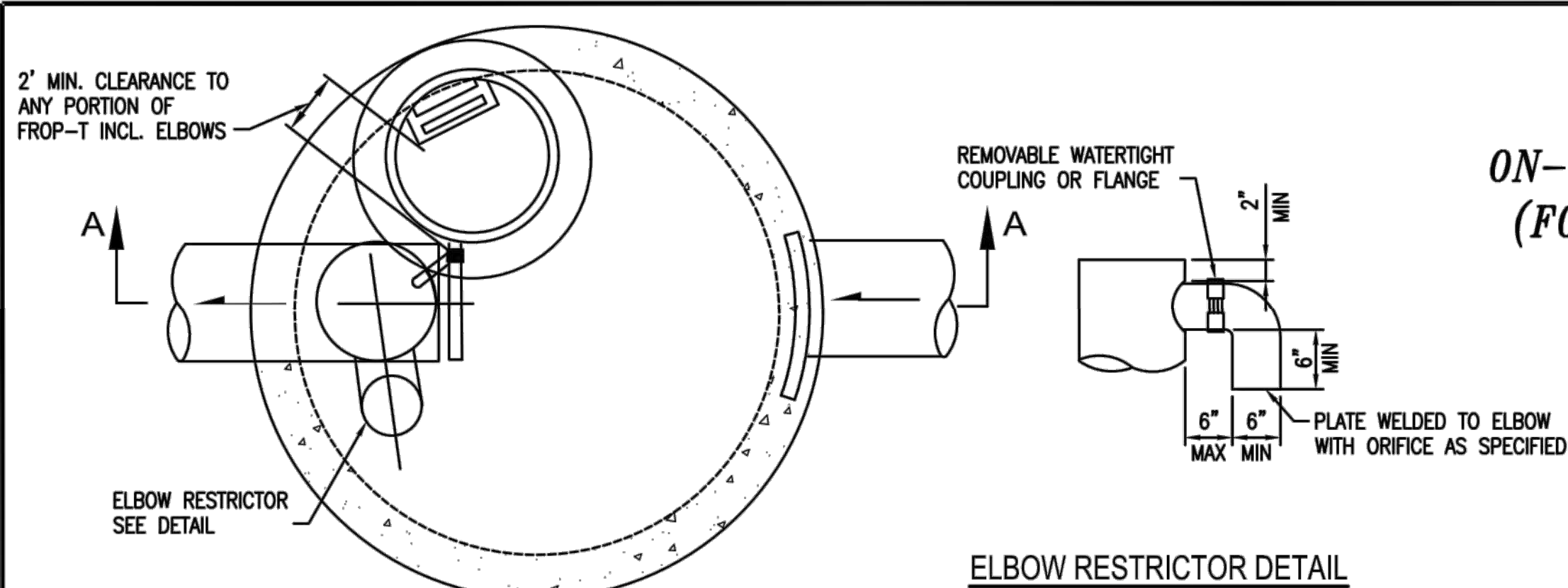
MAPPING NOTES

- SITE BOUNDARY AND CONTOURS PROVIDED BY TERRANE SURVEYING, MAPS DATED 02/02/24.
- HOUSE & SITE LAYOUT PROVIDED BY LURE DESIGN SOLUTIONS, DATED 06/03/24.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION OF SPECIFIC UTILITY.
- CONTRACTOR SHALL KEEP DETAILED NOTES FOR USE DURING AS-BUILT DRAWING PREPARATION.



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Plotted By: Brandon Loucks
Plotted: 8/28/2025 3:02 PM

ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS
AREA OF 9,500 SF OR LESS)



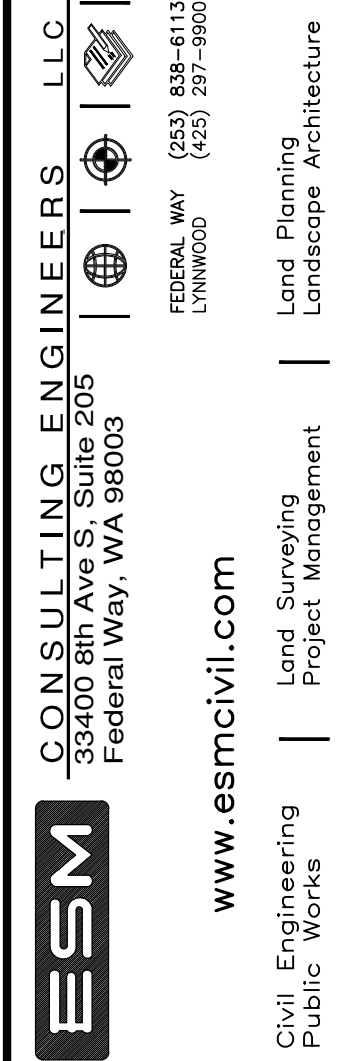
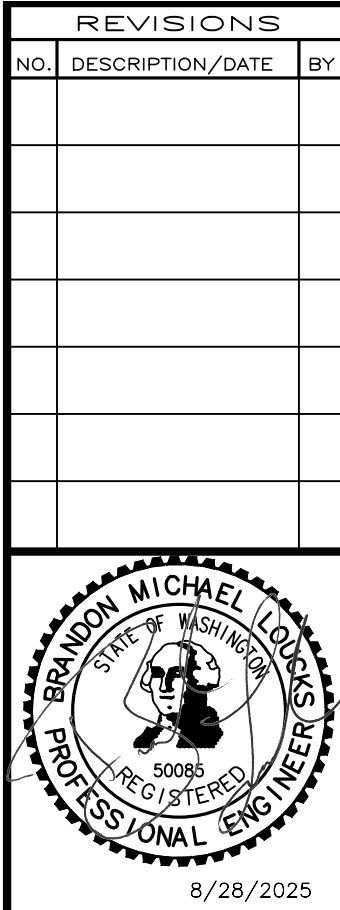
ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

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

ON-SITE DETENTION SYSTEM NOTES:

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



JOHN & JUNG TODA
TODA RESIDENCE
NOTES & DETAILS
CITY OF MERCER ISLAND, WASHINGTON