



**II. CONSTRUCTION REQUIREMENTS**

Coordinate with Structural Specifications sheet S1.1.

**3100 CAST-IN-PLACE CONCRETE**

1.1 GENERAL

A. SUMMARY

1. Comply with "Part II, Sustainable Materials and Methods".

B. QUALITY ASSURANCE

1. Comply with ACI 301, "Specification for Structural Concrete."

2.1 MATERIALS

- A. Formwork: Furnish formwork and form accessories according to ACI 301.  
B. Steel Reinforcing Bars: ASTM A, Grade 40, deformed.  
C. Concrete Materials:
1. Portland Cement: ASTM C 150, Type I or II.
  2. Normal-Weight Aggregate: ASTM C 33, uniformly graded.
  3. Water: Complying with ASTM C 94.
  4. Fly Ash: AASHTO M-295, Class C or F.

2.2 CONCRETE MIXES

- A. Comply with ACI 301 requirements for normal-weight concrete as follows:
1. Compressive Strength 28 Days (56 day preferred): 3000 psi.
  2. Slump: 5 inches or less.
  3. Limit percentage, by weight, of cementitious materials other than Portland cement in concrete as follows:  
Footings: 25% +/- 5%  
All others: 18% +/- 2%

3.1 CONCRETE PLACEMENT

- A. Comply with recommendations in ACI 304R for measuring, mixing, transporting, and placing concrete.  
B. Foundation walls shall be constructed per the provisions of Sec. R404.1.  
C. The floor diaphragm shall be completed before backfilling, or the foundation wall sufficiently braced to prevent damage. The maximum unbalanced backfill height shall be 30", unless otherwise designed and approved.  
D. Vertical steel shall be placed within the inside half of the wall and not closer than 3/4" clear from the inside face of the wall.  
E. There shall be a minimum of (2) anchor bolts per foundation sill plate with one bolt located within 12" of each end of each foundation sill plate.  
F. Fasteners in contact with pressure treated lumber shall be of either stainless steel or steel with hot dipped galvanized steel coating of G90 or greater.

**5100 STRUCTURAL & MISC. STEEL**

1.1 GENERAL

A. SUMMARY

1. Comply with "Part II, Sustainable Materials and Methods".

B. QUALITY ASSURANCE

1. Comply with applicable provisions in AISC's "Specification for Structural Steel Buildings--Allowable Stress Design and Plastic Design."
2. Welding: Qualify procedures & personnel according to AWS D1.1, "Structural Welding Code"

2.1 MATERIALS

- A. Structural-Steel Shapes, Plates, and Bars: ASTM A 36, carbon steel.  
B. Cold-Formed Structural-Steel Tubing: ASTM A 500, Grade B.

2.2 FABRICATION

- A. Fabricate and assemble structural steel in shop to greatest extent possible.  
B. Fabricate structural steel according to AISC specifications referenced in this Section and in the Shop Drawings.

**6100 ROUGH CARPENTRY**

1.1 GENERAL

A. SUMMARY

1. See "Part II, Sustainable Materials and Methods", for lumber certification, low V.O.C. requirements.

2.1 DIMENSION LUMBER

- A. General: Of grades indicated according to the American Lumber Standards Committee National Grading Rule provisions of the grading agency indicated.  
B. Non-Load-Bearing Interior Partitions: Construction, Stud, or No. 2 grade, WCLB.  
C. Framing Other Than Non-Load-Bearing Partitions: K.D. No. 2 grade Hem-fir; WCLB.  
D. Exposed Framing: Hand select material for uniformity of appearance and freedom from characteristics that would impair finish appearance.
1. Species and Grade: As indicated above for load-bearing construction of same type.

2.2 TIMBER AND MISCELLANEOUS LUMBER

- A. For timbers of 5-inch nominal size and thicker, provide material complying with the following:
1. Species and Grade: Douglas fir, No. 1 grade; WCLB.
- B. Provide miscellaneous lumber for support or attachment of other construction.

2.3 ENGINEERED WOOD PRODUCTS

- A. Laminated-Veneer Lumber: Composite of wood veneers with grain primarily parallel to member lengths, manufactured with exterior-type adhesive complying with ASTM D 2559. Allowable design values determined according to ASTM D 5456. Exposed members shall be Architectural grade.  
B. Wood I-Joists: Prefabricated units complying with APA PRI-400; depths and performance ratings not less than those indicated in the plans.  
C. Rim Boards: Performance-rated product complying with APA PRR-401.

2.4 SHEATHING

- A. Plywood Wall & Roof Sheathing: APA Rated Exposure 1, or Exterior sheathing, nailed.

2.5 SUBFLOOR

- A. Plywood Subflooring: APA Rated Exposure 1, or Exterior tongue & groove sheathing, glued and nailed.

2.6 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWPA C2 (lumber) & AWPA (plywood).

2.7 MISCELLANEOUS MATERIAL

A. Fasteners:

1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners w/ hot-dip zinc coating complying w/ ASTM A 153/A.
2. Power-Driven Fasteners: CABO NER-272.
3. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.

- B. Metal Framing Anchors: Made from hot-dip, zinc-coated steel sheet complying with ASTM A 653/A, G90 coating designation.

- C. Building Paper: Asphalt-saturated organic felt complying with ASTM D 226, Type I (No. 15 asphalt felt), unperforated.

1. All wood exposed to plaster to be covered with building paper.

3.1 INSTALLATION

- A. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the IRC Sec. R602, & Table R602.3(1)  
B. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," u.n.o.  
C. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.

**8100 SUSTAINABLE MATERIALS AND METHODS**

1.1 MATERIALS

- A. Use low toxic/low volatile organic compound (VOC) materials where possible throughout project, especially on interior surfaces.
1. Examples include paints & finishes, water-based products, solvent-free sealers, grouts, mortars, caulks, and adhesives.
- B. Limit pressure treated (P.T.) components: no wood treated with chromated copper arsenate (CCA) or ammoniacal copper arsenate (ACA) may be used on this job. Wood treated with alkaline/copper/quatarnary (ACQ) is acceptable.  
C. Provide F.S.C. (Forest Stewardship Council) certified lumber to greatest extent possible.  
D. Steel shall be certified min. 80% recycled-content.  
E. Provide fly ash in concrete mix.  
F. Avoid PVC throughout project to the greatest extent possible.  
G. Use 75% minimum Energy Star light fixtures.

2.1 METHODS

- A. Submit jobsite recycling plan prior to start of construction.

1. Achieve a minimum recycling rate of 70% of waste by weight.
2. Follow recycling plan once posted on jobsite.
3. All sub/contractors to comply with recycling plan & waste reduction efforts.

Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, land clearing/yard waste, soil, other construction materials and surplus as appropriate.

- B. Allow proper ventilation and curing time for strong construction.  
C. Sub/contractor to notify owner prior to use of compounds/materials with strong odors.  
D. Seal at doors, windows, plumbing & electrical penetrations against moisture and air leaks.



**LSA**

**LIVING SHELTER ARCHITECTS PLLC**

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file

**1644**

project name

**BRENES REMODEL**

project address  
2675 74th Ave SE  
Mercer Island, WA 98040

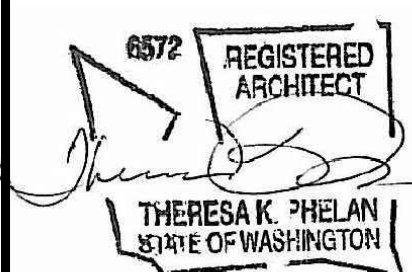
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revisions

1 REV: 2/13/20

date  
**16 JAN 2020**

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**GENERAL NOTES**

sheet number

**G0.01**



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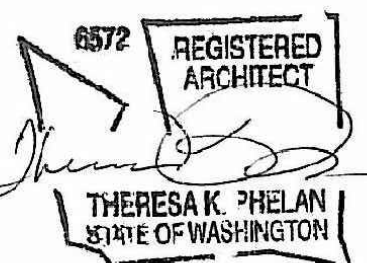
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**16 JAN 2020**

sheet title

**SCHEDULES**

sheet number

**GO.02**

DOOR SCHEDULE								
	MARK	QTY	WIDTH	HEIGHT	MFR	TYPE	HARDWARE	NOTES
EXT.	1	1	3'-0"	7'-0"	TBD	SWING	TBD	SAFETY GLASS
	2	2	3'-0"	6'-8"	TBD	SWING	TBD	SAFETY GLASS
	3	1	16'-0"	7'-0"	TBD	GARAGE	TBD	
	4	1	9'-0"	6'-8"	TBD	XOX SWING	TBD	SAFETY GLASS
	12	1	9'-0"	6'-8"	TBD	XOX SLIDE	TBD	SAFETY GLASS
	13	1	4'-8"	7'-0"	TBD	FRENCH	TBD	SAFETY GLASS
INT.	5	1	2'-8"	6'-8"	TBD	SWING	TBD	
	6	1	3'-0"	6'-8"	TBD	SWING	TBD	
	7	1	3'-6"	6'-8"	TBD	BI-FOLD	TBD	
	8	5	2'-6"	6'-8"	TBD	SWING	TBD	
	9	1	5'-0"	6'-8"	TBD	BI-FOLD	TBD	
	10	1	2'-6"	6'-8"	TBD	POCKET	TBD	
	11	1	2'-4"	6'-8"	TBD	POCKET	TBD	
14	2	2'-6"	6'-8"	TBD	SWING	TBD		

NOTES:

- Contractor to verify hardware
- Contractor to verify rough opening per mfr.
- Contractor to verify owner preference for (1) door or (2).

1

WINDOW SCHEDULE												
MARK	QTY	WIDTH	HEIGHT	MFR	SERIES	TYPE	ORIENT	U-VALUE	SHGC	VT	HARDWARE	REMARKS
A	4	2'-8"	2'-8"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	
B	1	2'-0"	7'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	SAFETY GLASS
C	3	2'-4"	3'-6"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	SAFETY GLASS
D	1	2'-4"	2'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
E	1	2'-4"	5'-0"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	
F	1	4'-0"	2'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
G	1	4'-0"	5'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
H	2	4'-0"	3'-6"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	SAFETY GLASS, ON/OFF ELECT.
I	1	4'-0"	4'-6"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
J	1	2'-8"	4'-6"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	
K	1	4'-6"	3'-6"	TBD	TBD	SLIDER		0.4	TBD	TBD	PER MFR.	
L	1	2'-8"	5'-0"	TBD	TBD	CASEMENT		0.5	TBD	TBD	PER MFR.	
M	1	3'-4"	5'-0"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	SAFETY GLASS
N	1	3'-4"	1'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
O	1	4'-8"	1'-0"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	
P	2	2'-4"	3'-2"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	
Q	1	2'-4"	5'-10"	TBD	TBD	CASEMENT		0.3	TBD	TBD	PER MFR.	REPLACE EXIST. WITH CASEMENT. SAFETY GLASS, EGRESS
R	1	2'-0"	8'-10"	TBD	TBD	FIXED		0.3	TBD	TBD	PER MFR.	REPLACE EXIST. W/ 2'-0" HEIGHT. GANGED, HOLD TO E. HEAD

NOTES:

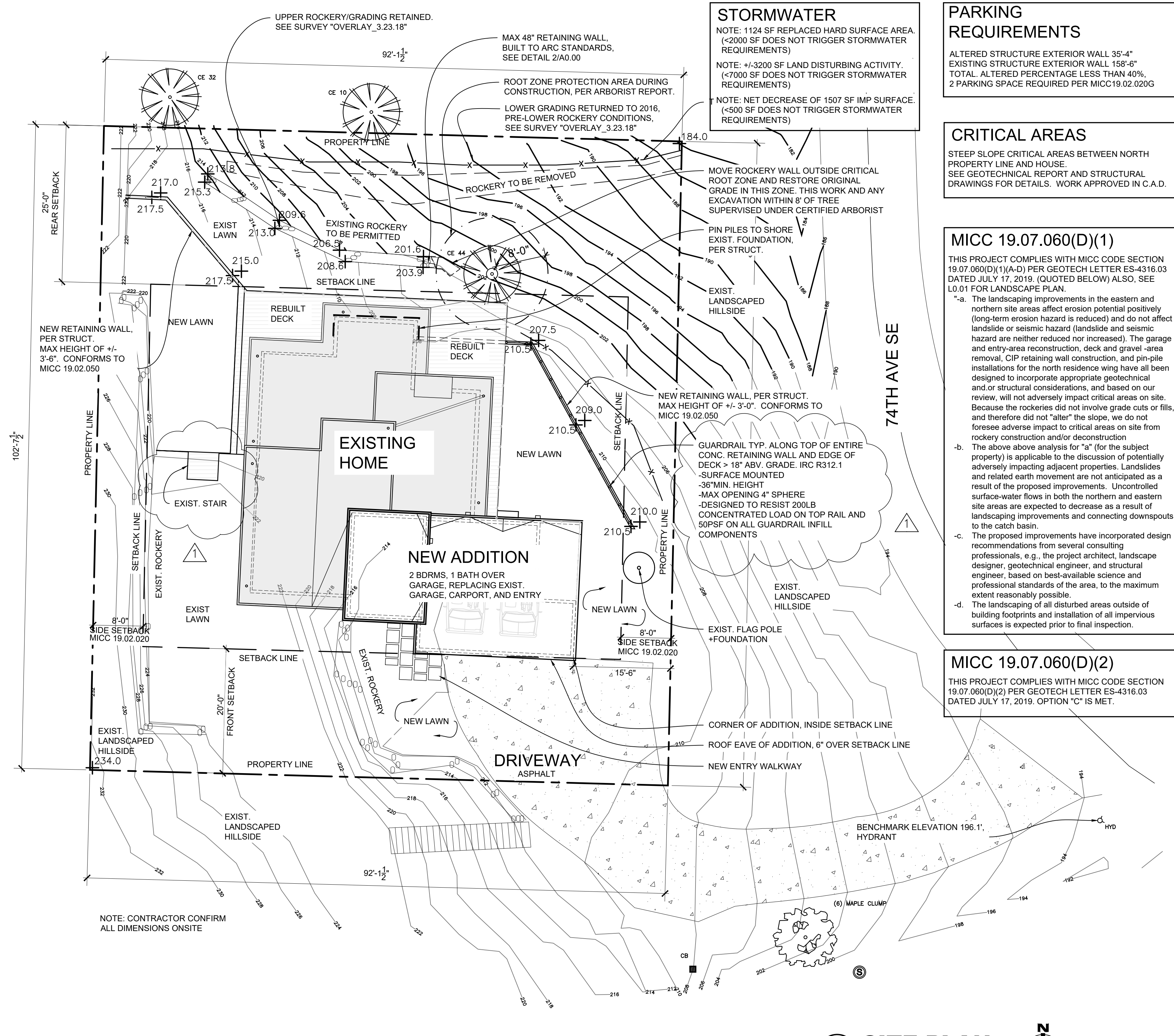
- See elevations/plans for operation and grids, and location of egress and safety glass.
- See plan notes and main floor plan for head heights.
- Wall thicknesses vary, F.V. prior to ordering.
- Low-e coating
- Locate windows between countertop/backsplash and upper cabinets. Coordinate w/ millwork and owner.
- Thermostat-controlled, automatic venting skylight

VENTILATION SCHEDULE	
See 2015 WSEC - Table 406.2, Option x Req's	
SYMBOL	MIN. REQUIRED CFM
	See IRC Table 1507.3.3(1)
	100
	50

NOTES:

- 1= Whole house fan. Integrate w/ forced air system and provide auto-timer w/ manual override.
- Use 100 CFM (min.) fan @ kitchen(s)
- Use 50 CFM (min.) fan @ all other locations
- All fans vent to outside
- All other WSEC req's must be met

**ROOFS ARE NON-VENTED**



THIS SITE DRAWING SHOWS CONTOURS ADJUSTED FOR THE REMOVAL OF THE LOWER ROCKERY ON THE NORTH SLOPE OF THE PROPERTY, PER 1/A0.03, WHILE RETAINING THE UPPER ROCKERY. IT ALSO SHOWS THE REDUCED SCOPE RE-BUILD OF THE DECKS AROUND THE W, N, AND E OF THE HOUSE, INCLUDING TWO NEW RETAINING WALLS TO CREATE UPPER AND LOWER LAWNS. FINALLY, IT SHOWS THE ADDITION TO THE SE OF THE HOUSE REPLACING THE EXISTING CARPORT/GARAGE/ENTRY WITH A NEW ENTRY/2 CAR GARAGE/ WITH 2 BEDROOMS 1 BATH ABOVE.

**1 SITE PLAN**  
 1" = 10'-0"

**SITE PLAN NOTES**

- Submit jobsite recycling plan prior to start of construction.
  - Achieve a minimum recycling rate of 70% of waste by weight.
  - Follow recycling plan once posted on jobsite.
- All sub/contractors to comply with recycling plan & waste reduction efforts.
 

Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, land clearing/ yard waste, soil, other construction materials and surplus as appropriate.
- Use pervious materials for minimum 33% total area for drives, walks, & patios.
- Grade to drain away from buildings, typical.
- Amend disturbed soil to a depth of 8-10 inches to restore soil environmental functions.
- Perimeter drainage to be installed as follows:
  - Perf. Pipe surrounded and set in a min. 2" depth bed w/ a min. 3/4" crushed stone free of smaller particles (to prevent clogging).
  - Perf. Pipe & crushed stone shall be surrounded by a filter membrane to prevent adjacent soil from washing into & clogging the drain system.
  - Minimum 1/4" per foot slope and connected to daylight.
- Roof and footing drains are to be connected separately to the storm drain system unless otherwise allowed.

**LOT DESCRIPTION**

Site Address	2675 74 <sup>TH</sup> AVE SE Mercer Island, WA 98040
Parcel #	5315100392
Legal Description	MC GILVRAS ISLAND ADD E 92.15 FT OG S 102.65 FT
Zoning	R-9.6

**LOT COVERAGE**

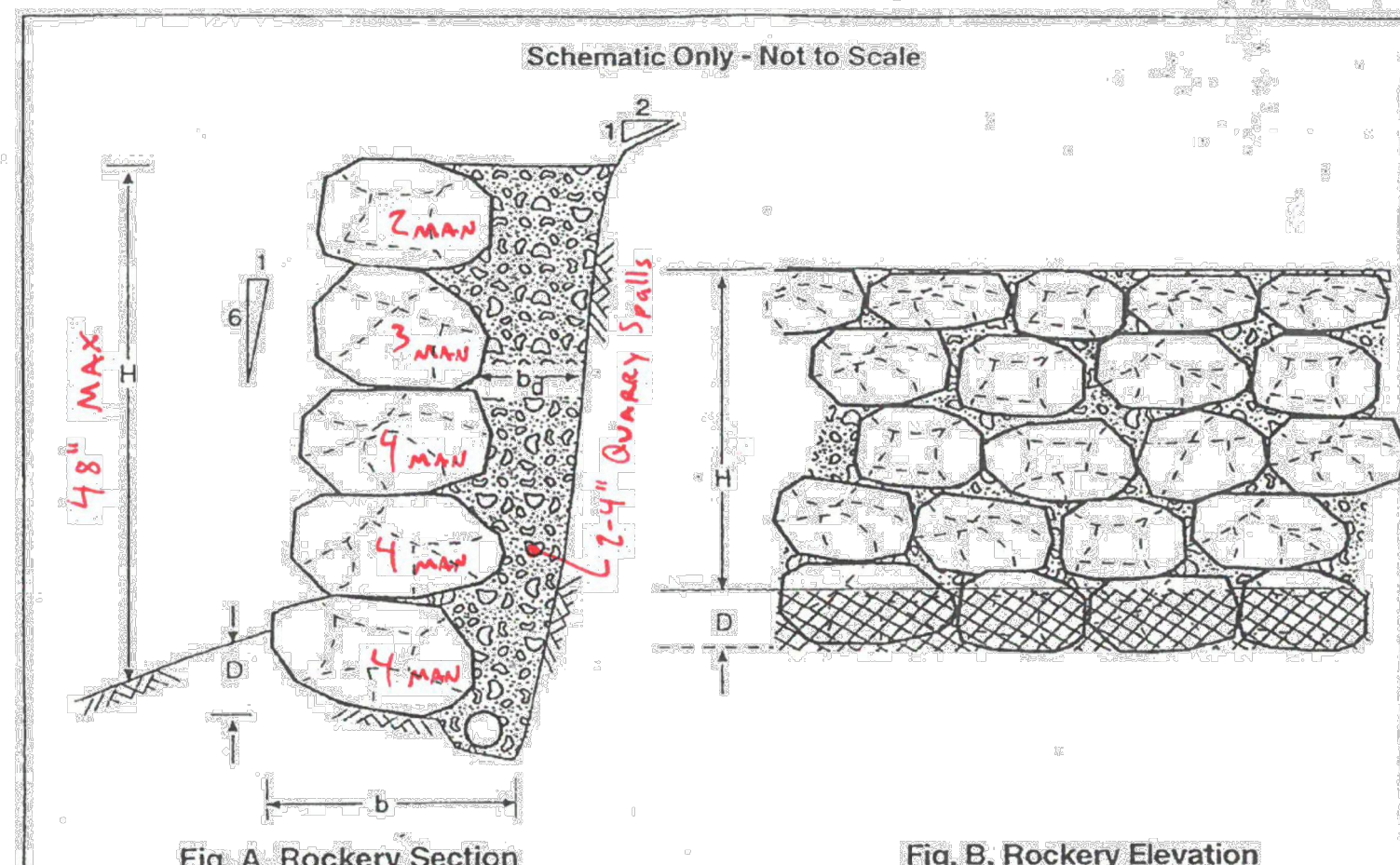
Lot Size = 9449 sf	1474 sf
Existing Roof	662 sf
Existing Garage + Carport	740 sf
Existing Driveway	-662 sf
Demo Existing Garage + Carport	-52 sf
Demo section of exist. Driveway	672 sf
New Roof	2834 sf
<b>Total</b>	<b>30.0 %</b>
<b>Lot Coverage</b>	<b>30.0 %</b>
Max. Allowed	30.0 %

**HARDSCAPE**

Lot Size = 9449 sf	2356 sf
Existing	-1941 sf
Demo Existing Decks + Rockery	434 sf
New Reduced Deck + Site walls	849 sf
<b>Total Proposed</b>	<b>850 sf</b>
Max. Allowed	850 sf

**SURVEY PREPARED BY**  
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 ccsurveyllc@gmail.com

**SEE C.A.D. REVIEW CAO19-010 FOR CRITICAL AREA, STEEP SLOPE, REVIEW**



**NOTES**

- Rockery construction is a craft and depends largely on the skill and experience of the builder.
- A rockery is a protective system which helps retard the weathering and erosion process on an exposed soil face.
- While by its nature (mass, size and shape of the rocks) it will provide some degree of retention, it is not a designed or engineered system in the sense a reinforced concrete retaining wall would be considered designed or engineered.
- The degree of retention achieved is dependent on the size of the rock used; that is, the mass or weight, and the height of the wall being constructed. The larger the rock, the more competent the rockery should be.
- Rockeries should be considered maintenance items that will require inspection and repair. They should be located so that they can be reached by a contractor if repairs become necessary.
- Maximum inclination of the slopes above and behind rockeries should be 2:1 (Horizontal/Vertical).
- Minimum thickness of rock filter layer b = 12 inches.
- Minimum embedment D = 12 inches undisturbed native soil or compacted fill placed in accordance with report recommendations.
- Maximum rockery height H = 8 feet.
- Rockeries greater than 8 feet in height to be installed under periodic or full time observation of the geotechnical engineer.
- Rocks should be placed to gradually decrease in size with increasing wall height in accordance with geotechnical engineers recommendations.
- Minimum width of keyway excavation, b, should be equal to the thickness of the basal rock (as determined by the geotechnical engineer) plus b<sub>1</sub>.

The long dimension of the rocks should extend back towards the cut or fill face to provide maximum stability. Rocks should not be stacked like shoe boxes. They should be placed to avoid continuous joint planes in vertical or lateral directions whenever possible. Whenever possible each rock should bear on two or more rocks below it, with good flat-to-flat contact.

All rockeries over 4 feet in height should be constructed on basis of wall mass, not square footage of face, and should be subject to engineering "design" by geotechnical engineer.

Size	Approximate Weight - lbs.	Approximate Diameter
1 Man	50 - 200	12 - 18"
2 Man	200 - 700	18 - 28"
3 Man	700 - 2000	28 - 36"
4 Man	2000 - 4000	36 - 48"
5 Man	4000 - 8000	48 - 54"
6 Man	8000 - 8000	54 - 60"

Reference: Local quarry weight study using average weights of no less than six rocks of each man size conducted in January, 1988.

**LEGEND**

- Drainage materials to consist of clean angular 4 to 2 inch spalls, or other material approved by the geotechnical engineer.
- Surface soil; may consist of impervious soil or a fine free-draining granular material.
- Undisturbed firm Native soil.
- Drain pipe: 4-inch minimum diameter, perforated or slotted, rigid, smooth-walled, plastic ADS pipe laid with a positive gradient to discharge under control well away from the wall.

**TYPICAL ROCKERY DETAIL NATIVE CUT, ANY HEIGHT OVER 4 FEET**

ARC  
 REGISTERED ARCHITECT  
 THERESA K. PHELAN  
 STATE OF WASHINGTON

**2 AS-BUILT ROCKERY DETAIL**  
 NTS

"UPPER AND LOWER ROCKERIES" ON NORTH SLOPE OF PROPERTY BUILT BY B&R ENTERPRISES LLC (FORMERLY "BY DESIGN ROCKERIES") IN 2017



**LIVING SHELTER ARCHITECTS PLLC**

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file 1644

project name  
**BRENES REMODEL**

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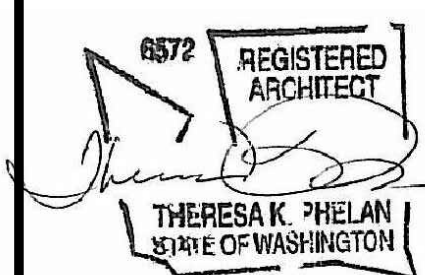
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revisions  
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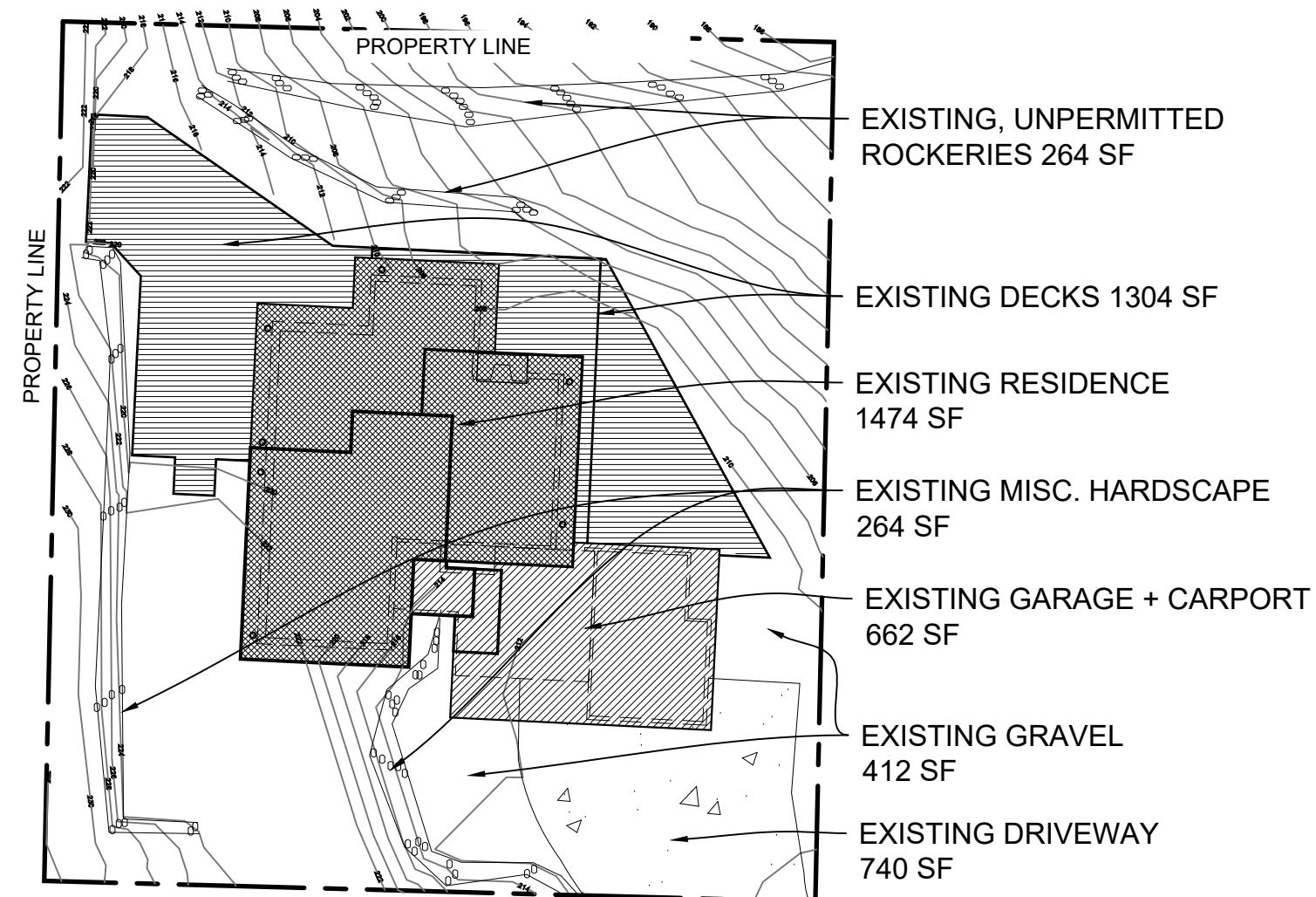
sheet title  
**SITE PLAN**

sheet number

**A0.00**

HARDSCAPE-EXISTING	
TYPE	QTY (SF)
DECKS	1304
ROCKERIES 1	208
2	36
3	100
GRAVEL AREA 1	269
2	175
STEEP SLOPE ROCKERIES 1	193
2	71
TOTAL	2356

LOT COVERAGE-EXISTING	
TYPE	QTY (SF)
HOUSE	1474
GARAGE/CARPORT	662
DRIVEWAY	740
TOTAL	2876

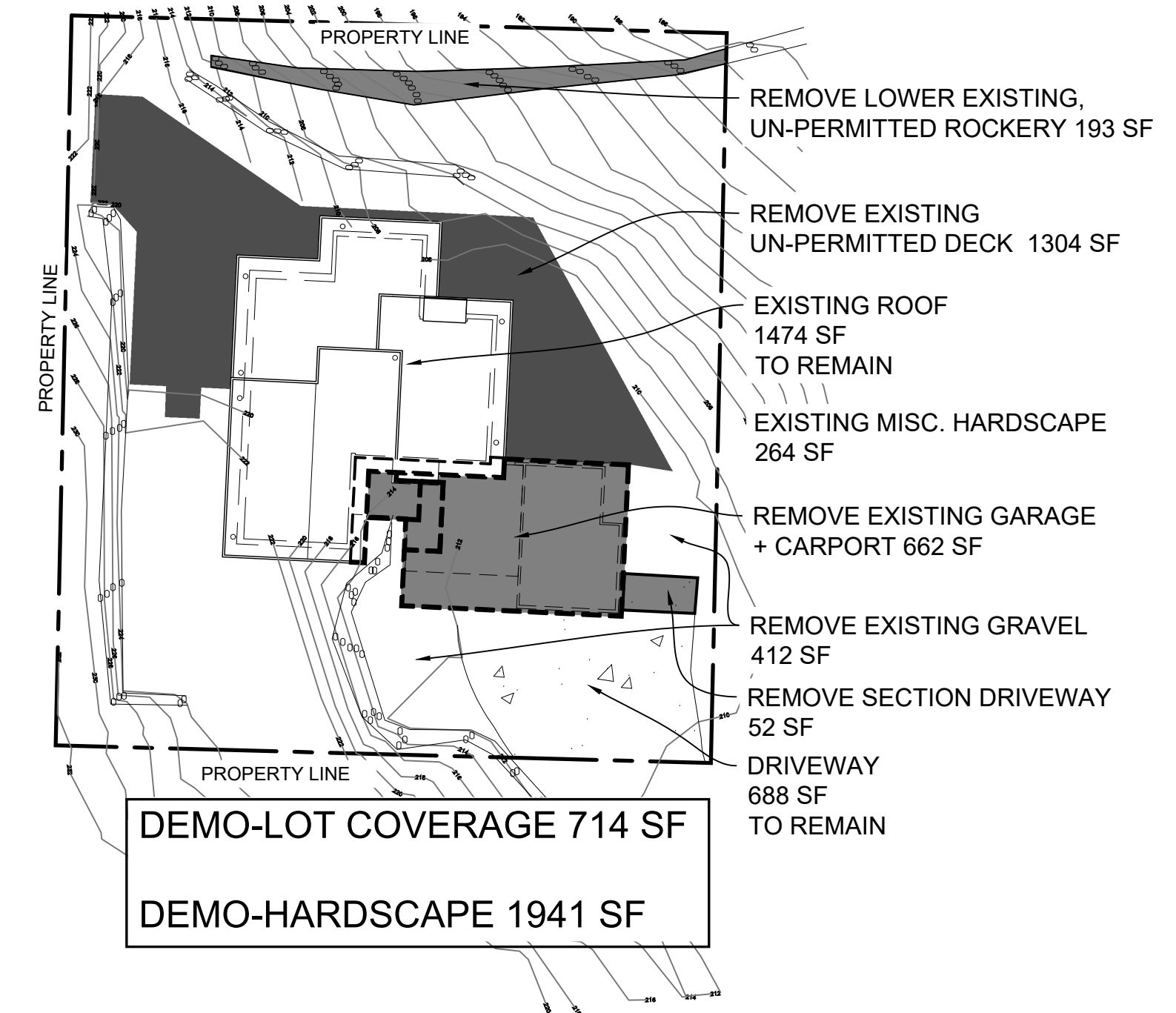


EXISTING-LOT COVERAGE 2876 SF  
 ALLOWED-LOT COVERAGE 2834.7 SF  
 EXISTING-HARDSCAPE 2356 SF  
 ALLOWED-HARDSCAPE 850 SF

**1 EXISTING LOT CONDITIONS**  
 1"=20'

HARDSCAPE-DEMO	
TYPE	QTY (SF)
DECKS	1304
GRAVEL	269
STEEP SLOPE ROCKERIES	193
TOTAL	1941

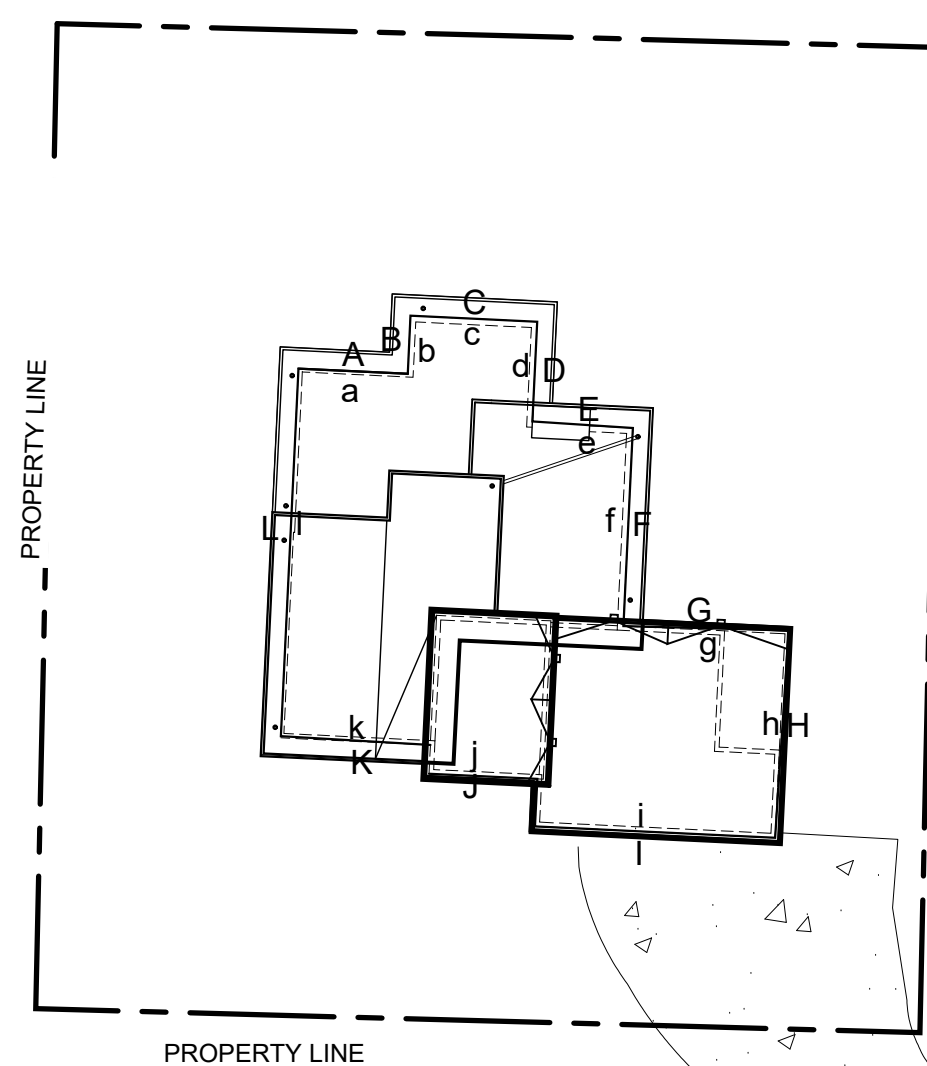
LOT COVERAGE-DEMO	
TYPE	QTY (SF)
DRIVEWAY	52
GARAGE/CARPORT	662
TOTAL	714



DEMO-LOT COVERAGE 714 SF  
 DEMO-HARDSCAPE 1941 SF

**2 DEMO. LOT CONDITIONS**  
 1"=20'

NOTE: CONCEPT GRADING PLAN ADDED AS SHEET A0.06



MIDPOINT ELEV	WALL SEG LENGTH
A 214.2 FT	a 11 FT
B 212 FT	b 6 FT
C 207.3 FT	c 13 FT
D 208 FT	d 10 FT
E 209 FT	e 10 FT
F 210.5 FT	f 21 FT
G 212.1 FT	g 17 FT
H 211.7 FT	h 21 FT
I 212 FT	i 25 FT
J 214.9 FT	j 11 FT
K 220 FT	k 15 FT
L 219.7 FT	l 38 FT

ABE CALCULATION  
 $(214.2)(11)+(212)(6)+(207.3)(13)+(208)(10)+(209)(10)+(210.5)(21)+(212.1)(17)+(211.7)(21)+(212)(25)+(214.9)(11) + (220)(15)+(219.7)(38)$   
 $/11+6+13+10+10+21+17+21+25+11+15+38$

$42277.5 / 198 = 213.5$  FT ABE



**STEEP SLOPE AREA**

SEE GEOTECHNICAL REPORT + LETTER  
 DETAILING PERMITTED CONSTRUCTION IN  
 STEEP SLOPE CRITICAL AREA

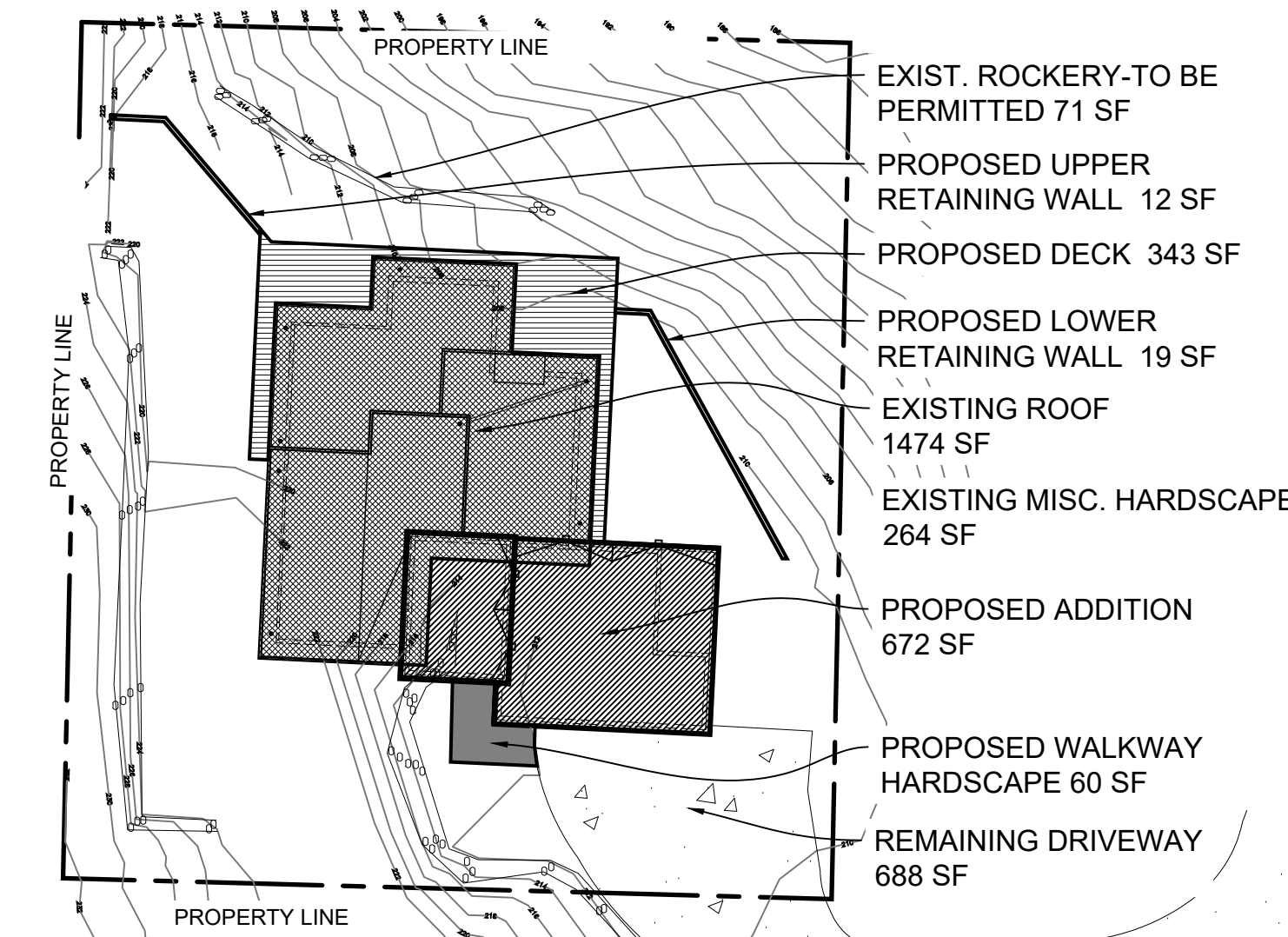
**4 STEEP SLOPE AREA**  
 1"=20'

HARDSCAPE-NEW	
TYPE	QTY (SF)
DECKS	343
SITE WALLS	31
WALKWAY	60
TOTAL	434

EXISTING - DEMO + NEW = PROPOSED  
 2356 - 1941 + 434 = 849

LOT COVERAGE-NEW	
TYPE	QTY (SF)
GARAGE/BDRMS	672
TOTAL	672

EXISTING - DEMO + NEW = PROPOSED  
 2876 - 714 + 672 = 2834



PROPOSED-LOT COVERAGE 2834 SF  
 ALLOWED-LOT COVERAGE 2834.7 SF  
 PROPOSED-HARDSCAPE 849 SF  
 ALLOWED-HARDSCAPE 850 SF

**3 PROPOSED LOT CONDITIONS**  
 1"=20'

**5 AVERAGE BUILDING ELEV. CALC**  
 1"=20'



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file 1644

project name

**BRENES REMODEL**

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revisions  
 1 REV: 2/13/20

date  
 16 JAN 2020

sheet title

**LOT COVERAGE/HARDSCAPE**

sheet number

**A0.01**



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file **1644**

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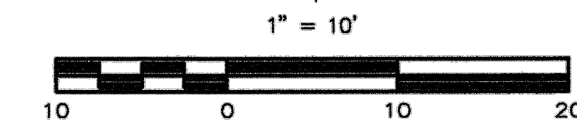
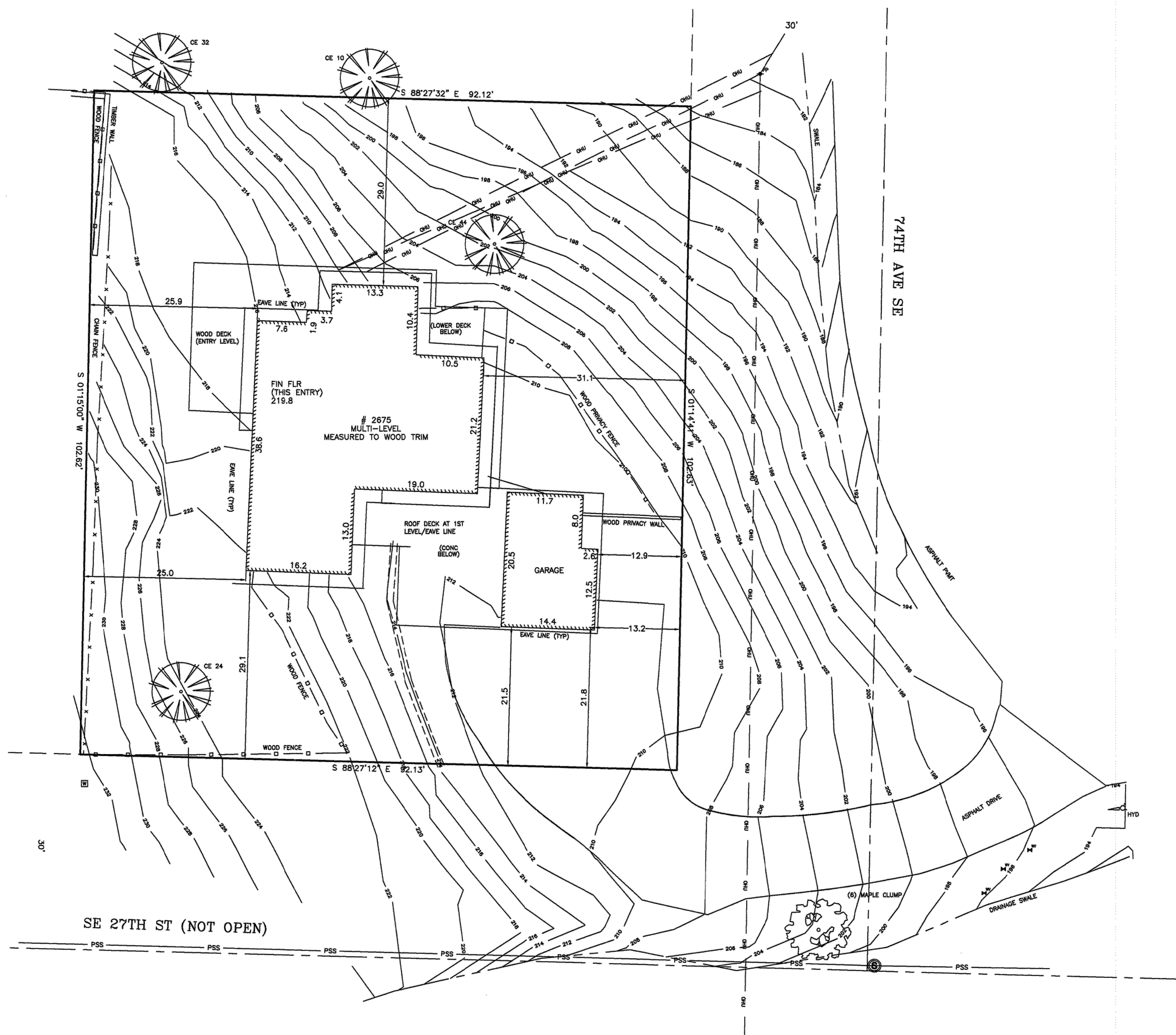
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**16 JAN 2020**

sheet title

**SITE SURVEY**

sheet number

**A0.02**



FOR COMPLETE HORIZONTAL CONTROL, REFERENCE RECORD OF SURVEY BY THIS FIRM DATED 10-2-2013, MAP FILE 3013R0S

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 7, BLOCK 5, MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; AND RUNNING THENCE WEST, ALONG THE SOUTH LINE THEREOF, 92.15 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 102.65 FEET; THENCE EAST TO THE EAST LINE OF SAID LOT 7, A DISTANCE OF 92.15 FEET; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 102.65 FEET TO THE POINT OF BEGINNING.

(FROM TRUSTEE'S STATUTORY WARRANTY DEED, REC. NO. 20071002000874, RECORDS OF KING COUNTY, WASHINGTON)

CONTAINS 9,454.2 SQ FT (0.22 AC.)

**VERTICAL DATUM**

VERTICAL DATUM - NAVD 88. POINT NAME 8240 (CITY OF MERCER ISLAND). 2" BRASS CAP WITH 'X' IN CONCRETE IN STEEL CASE AT INT. SE 27TH ST & 72ND AVE SE. ELEV = 259.04

SITE BENCHMARK - MOST WESTERLY BONNET BOLT ON FIRE HYDRANT AT SOUTHEASTERLY END OF SITE DRIVE, BOLT NORTH OF 'M' IN 'MULLER'. ELEV = 196.11

TREE DESIGNATIONS:  
(NUMBERS INDICATE DIAMETER -  
I.E. CE 10" CEDAR TREE)  
CE = CEDAR

**SURVEYOR'S NOTES**

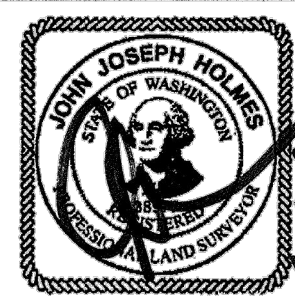
- 1.) THE CONTROLS SHOWN REPRESENT A COMPILATION OF MEASUREMENTS MADE DURING THIS SURVEY. PREVIOUS SURVEYS PERFORMED BY THIS FIRM, PUBLIC RECORDED SURVEYS AND MUNICIPAL RECORDS.
- 2.) THE CONTROLLING MONUMENTATION WAS FOUND IN JULY, 2010. CONDITIONS NOTED ARE AS OF SEPTEMBER 20, 2013.
- 3.) FIELD INSTRUMENTATION WAS A LEICA TCPR 1203 TOTAL STATION LAST CALIBRATED WITHIN THE YEAR BY A FACTORY AUTHORIZED TECHNICIAN.
- 4.) THIS SURVEY MEETS OR EXCEEDS FIELD TRAVERSE STANDARDS PER WAC 332-130.
- 5.) ANY ENCROACHMENTS SHOWN HEREON MAY OR MAY NOT INDICATE UNWRITTEN PROPERTY RIGHTS.
- 6.) THE BOUNDARY MARKERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW, WHERE DISCREPANCIES EXIST THE SURVEYOR RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
- 7.) FENCE LINES ARE SHOWN AS MEASURED TO THE CENTERLINE OF THE FENCE POSTS.
- 8.) TREES ARE MEASURED TO CENTERLINES OF TRUNKS.
- 9.) ALL DIMENSIONS NOTED ARE SHOWN IN U.S. FEET.
- 10.) OFFSETS AND SETBACKS ARE SHOWN PERPENDICULAR TO SIDE LINES.
- 11.) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
- 12.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS OF RECORD.

**1 SITE SURVEY - CURRENT CONDITIONS**  
NTS

THIS SITE SURVEY SHOWS EXISTING CONDITIONS SINCE 2017, INCLUDING NON-PERMITTED ROCKERIES ON THE NORTH SLOPE AND DECKS WRAPPING AROUND THE HOUSE FROM WEST, TO NORTH, TO EAST.

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**TOPOGRAPHY SURVEY FOR  
JENNIFER BRENES  
2675 - 74TH AVENUE SOUTHEAST PROJECT**

SCALE: 1" = 10'  
DATE: 10-2-2013  
DRAWN BY: JH  
MAP FILE: 3013TOPO

No.	Date	By	Revision
1	7.22.19	JH	LOGO AND COPYRIGHT UPDATE

PROJ. NO. **3013**  
SHEET **1** OF **1**



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revisions

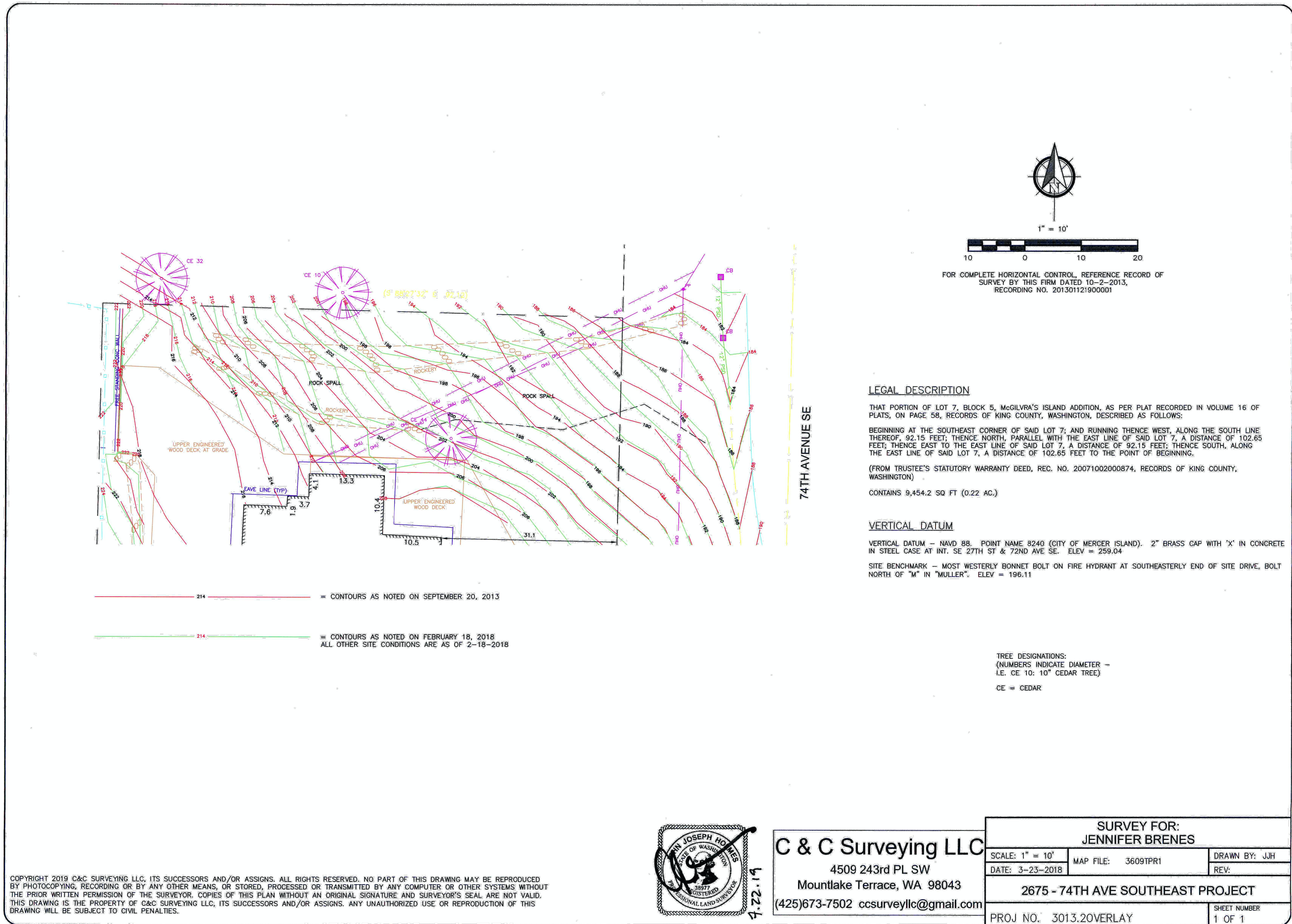
1 REV: 2/13/20

date  
16 JAN 2020

sheet title  
**COMPARATIVE SITE SURVEY**

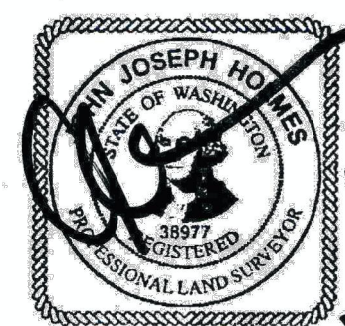
sheet number

**A0.03**



F:\Chester\Data\2013\3013 Brenes\_Drawings\3013.20OVERLAY\_7.22.19.dwg, C&C Surveying LLC

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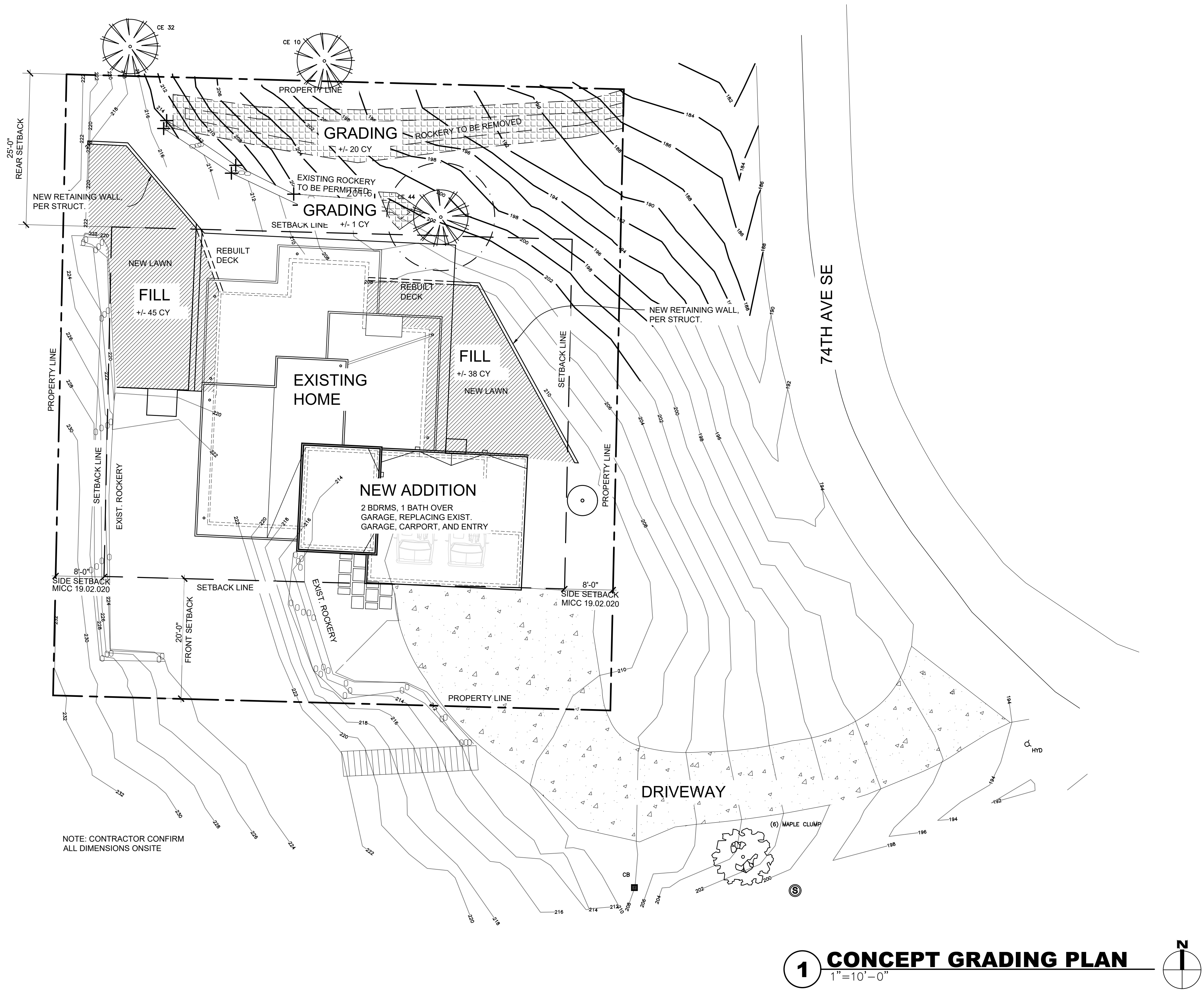
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SURVEY FOR: <b>JENNIFER BRENES</b>		
SCALE: 1" = 10'	MAP FILE: 3609TPR1	DRAWN BY: JJH
DATE: 3-23-2018		REV:
<b>2675 - 74TH AVE SOUTHEAST PROJECT</b>		
PROJ. NO. 3013.20OVERLAY	SHEET NUMBER 1 OF 1	

**1 SITE SURVEY - COMPARATIVE TOPO PRE/POST ROCKERIES**  
NTS

THIS SITE DRAWING SHOWS CONTOURS SURVEYED IN 2013, BEFORE ROCKERIES WERE INSTALLED ON THE NORTH SLOPE OF THE BRENES' PROPERTY AND A COMPARATIVE SET OF CONTOURS SURVEYED AFTER THEIR CONSTRUCTION IN 2018.

THE LOWER ROCKERY WILL BE REMOVED, PER SITE PLAN, AND CONTOURS RETURNED TO PREVIOUS STATE SHOWN HERE FROM 2013.

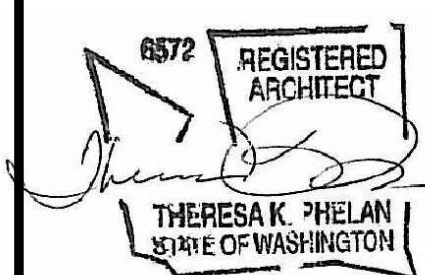


NOTE: CONTRACTOR CONFIRM ALL DIMENSIONS ONSITE

**1 CONCEPT GRADING PLAN**  
1"=10'-0"

GRADING WILL OCCUR ON NORTH SLOPE OF PROPERTY WHERE LOWER ROCKERY AND A SMALL SECTION OF THE UPPER ROCKERY WILL BE REMOVED. GRADE WILL BE CONTOURED BACK TO ITS ORIGINAL SLOPE, PRE-ROCKERY. ROUGHLY 21 CUBIC YARDS OF SOIL WILL BE MOVED IN THE PROCESS.

ABOVE THE TWO NEW SITE RETAINING WALLS ROUGHLY 83 CUBIC YARDS OF FILL WILL BE ADDED TO CREATE LEVEL LAWNS WHERE DECKS ONCE STOOD.



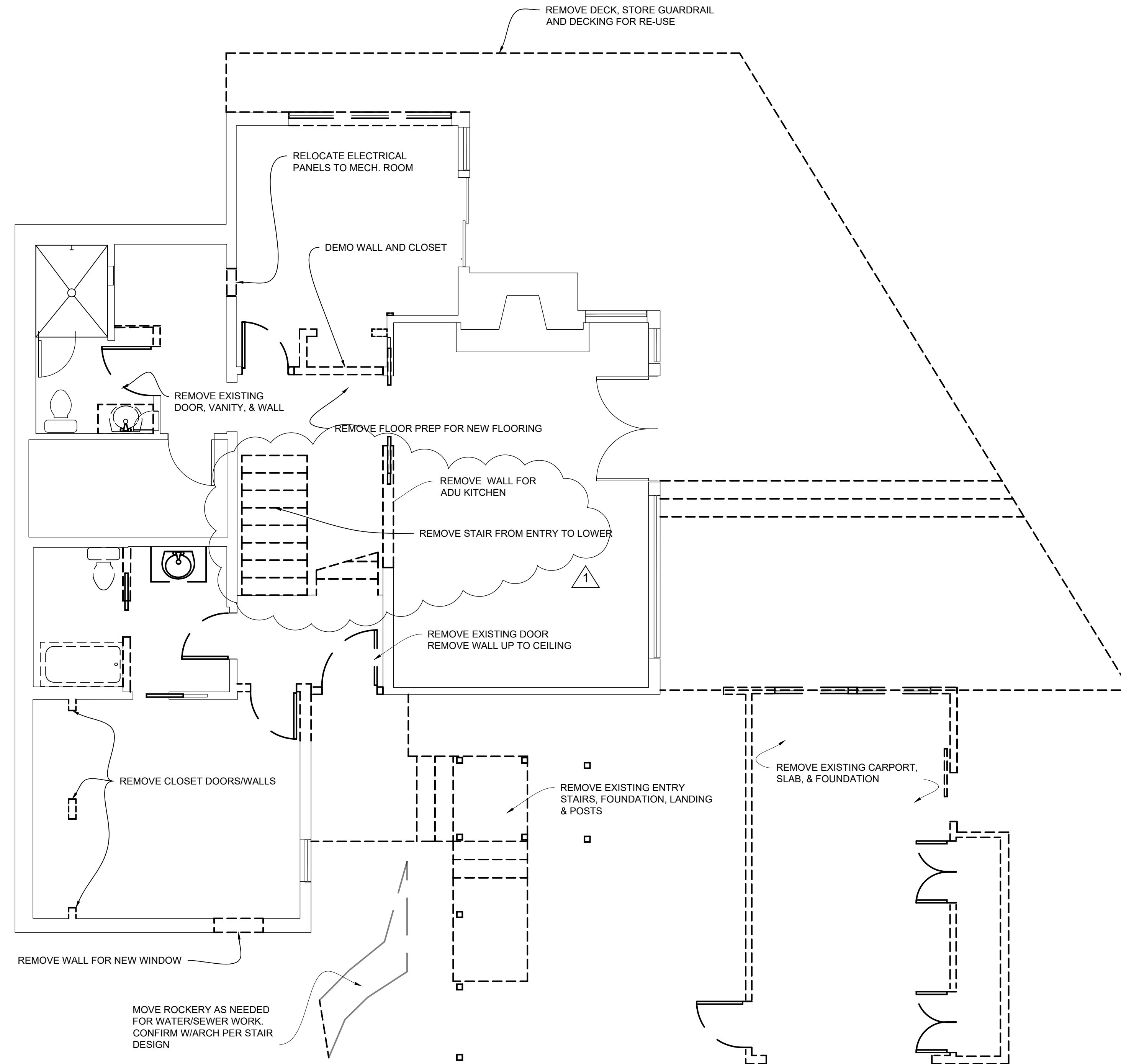
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sheet title  
**CONCEPTUAL GRADING PLAN**

sheet number





**1 LOWER FLOOR DECONSTRUCTION PLAN**  
1/4"=1'-0"



**WALL SYMBOL LEGEND:**

- DEMO WALL
- EXISTING WALL

**DECONSTRUCTION NOTES:**  
(see sheet G0.01 for additional notes)

1. Submit jobsite recycling plan prior to start of construction.
  - A. Achieve a minimum recycling rate of 70% of waste by weight.
  - B. Follow recycling plan once posted on jobsite.
2. All sub/contractors to comply with recycling plan & waste reduction efforts. Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, land clearing/ yard waste, soil, other construction materials and surplus as appropriate.
3. Salvage existing window, door, cabinetry, and materials to preserve their integrity in order to be reused, donated, or recycled. Coordinate w/owner.
4. Demolish and remove existing partitions and walls as shown. This work also includes removing and properly abandoning existing electrical wiring in deconstruction areas.
5. During the deconstruction and construction processes, the contractor shall provide all bracing and temporary support as required to maintain building integrity. The contractor shall consult with the architect regarding any questionable situations, prior to proceeding with the work.
6. Remove existing finishes on ceiling and walls as required to allow installation of new framing, plumbing, and electrical wiring.
7. All existing framing cavities which are exposed during construction shall be filled to the full depth with batt insulation or insulation having an equivalent nominal R-value while, for roof/ceiling, maintaining the required space for ventilation per WSEC requirements.
8. All new work and materials, whether patching at remodeled areas, or new finish on existing construction, shall be executed in a manner which matches existing adjacent finishes and which conceals all interfaces between old and new work. Patching must be executed in a manner which is acceptable to the owner.
9. The contractor is to provide and install plastic sheeting to thoroughly seal off areas of remodeling from areas which are to remain intact. Sheeting to remain in place during entire deconstruction and construction processes, except as required to gain access and egress from construction area.
10. The contractor is to provide and install temporary weather protection during deconstruction/construction to thoroughly seal off areas which are to remain intact, protecting them from the weather.



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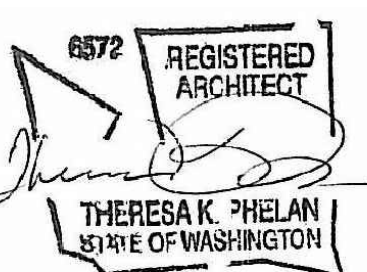
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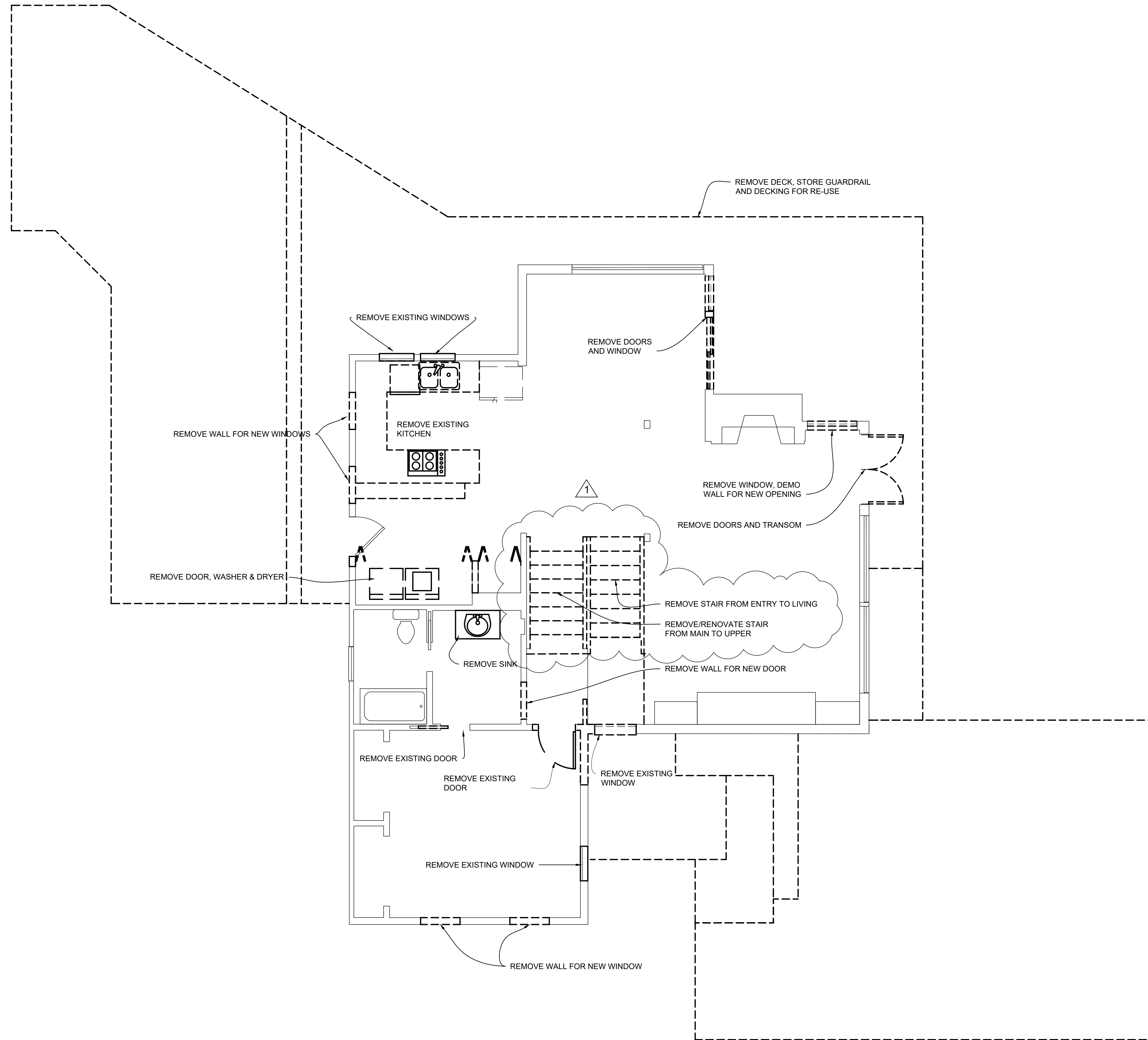
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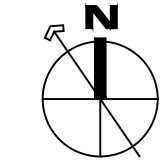
**DECONSTRUCTION PLAN**

sheet number

**A1.01**



**1 UPPER FLOOR DECONSTRUCTION PLAN**  
1/4"=1'-0"



**WALL SYMBOL LEGEND:**  
 - - - - - DEMO WALL  
 \_\_\_\_\_ EXISTING WALL

**DECONSTRUCTION NOTES:**  
(see sheet G0.01 for additional notes)

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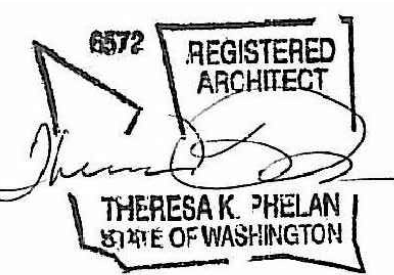
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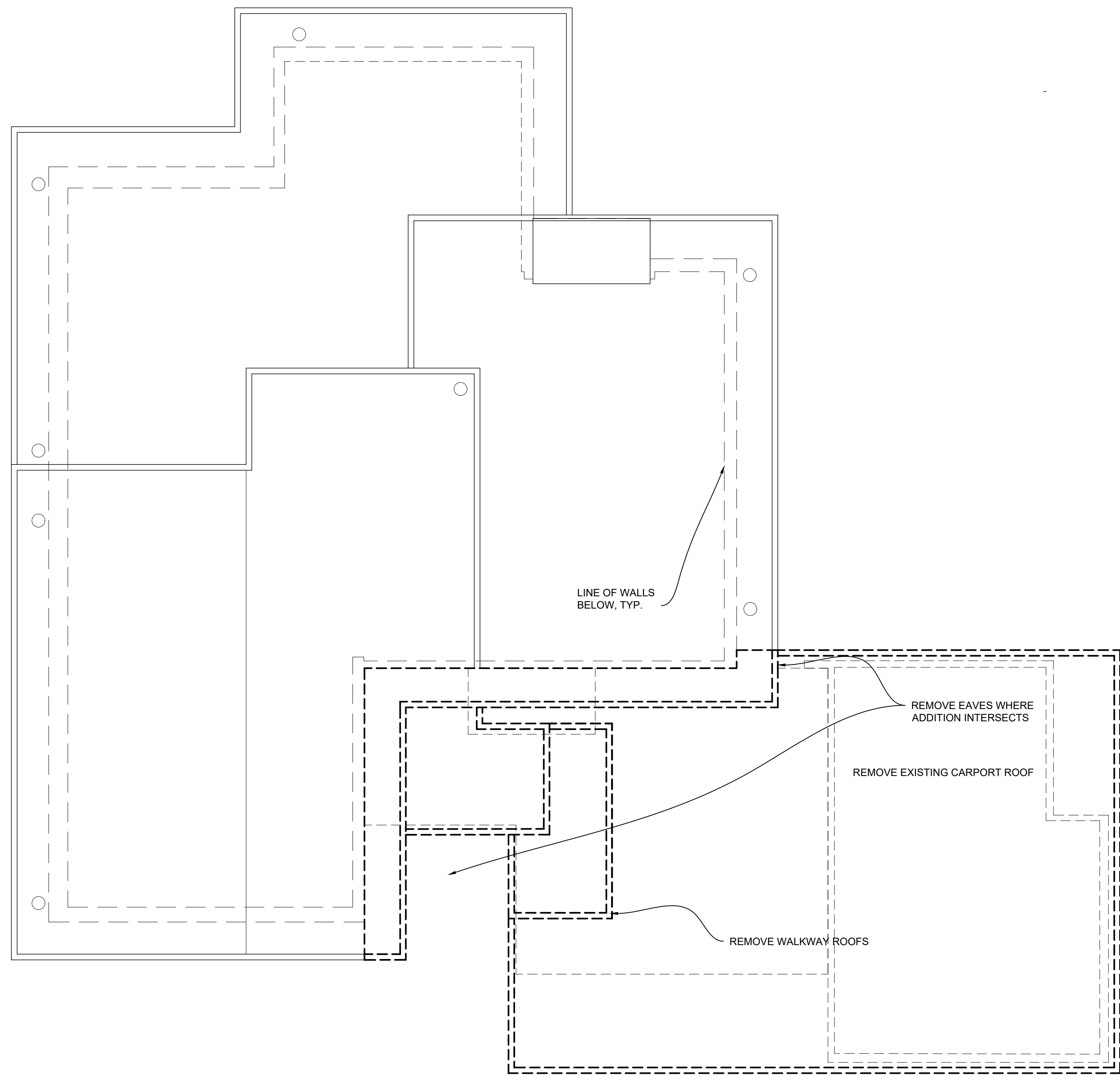
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**DECONSTRUCTION PLAN**

sheet number

**A1.02**



**1** **ROOF DECONSTRUCTION PLAN**  
1/4"=1'-0"



**ROOF SYMBOL LEGEND:**  
 - - - - - DEMO ROOF  
 \_\_\_\_\_ EXISTING ROOF

**DECONSTRUCTION NOTES:**  
(see sheet G0.01 for additional notes)

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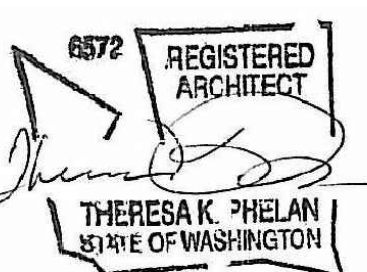
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**16 JAN 2020**

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**DECONSTRUCTION PLAN**

sheet number

**A1.03**



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sheet title

**LOWER FLOOR PLAN**

sheet number

**A1.11**

**DRAWING NOTES**

- Contractor shall verify all notes, dimensions & conditions prior to construction.
- Exterior walls to be 2x6 studs, per struct. - Interior walls to be 2x4 studs, per struct. -align w/ studs/rafters above and/or below where applicable.
- Plate heights to be aligned with existing. (U.N.O.).
- Insulate all headers. HDR= (2) 2x header @ 6'-8" above subflr. (U.N.O.).
- Indicates (2) 2x stud post in wall. Provide the following, U.N.O.:
  - at beam/header, provide (1) king stud.
  - at span of 3'-0" or less provide (1) trimmer stud.
  - at spans of more than 3'-0" provide (2) trimmer studs.
  - at intermediate supports of multiple spans use (2) 2x members.
- All framing hardware to be by "Simpson" (or equal), install per mfr's specs.
- Provide fire blocking @ all plumbing & stair penetrations, and other locations per IRC Sec. R602.8 and R302.11.
- Safety glaze hazardous locations per IRC Sec R308.4.3. Provide emergency escape per IRC Sec. R310.1.
- Max. riser height shall be 7-3/4". Min. tread depth shall be 10" per IRC Sec R311.7.5.
- Top of handrail shall be not less than 34" or more than 38" above the tread nosings. Handrails shall be continuous the full length of the flight. The hand grip portion shall not be less than 1-1/4" or more than 2" in cross-sectional dimension. Handrails adjacent to walls shall have min. 1-1/2" space between the wall & handrail.
- Provide guards and guardrails per IRC Sec. R312.1.2.
- Install smoke alarms in locations per IRC Sec. R314. Smoke detectors to be 110v, permanently wired w/o disconnect switch, interconnected, w/battery backup.
- Provide garage/dwelling unit separation per IRC Sec. R302.6
- Provide 2 layers of 30# felt in place of P.T. lumber in locations per IRC Sec. R317.1.
- See sheet G0.02 for window and door schedules.
- See sheet S4.1 for shear wall schedule.

**PLAN NOTES:**

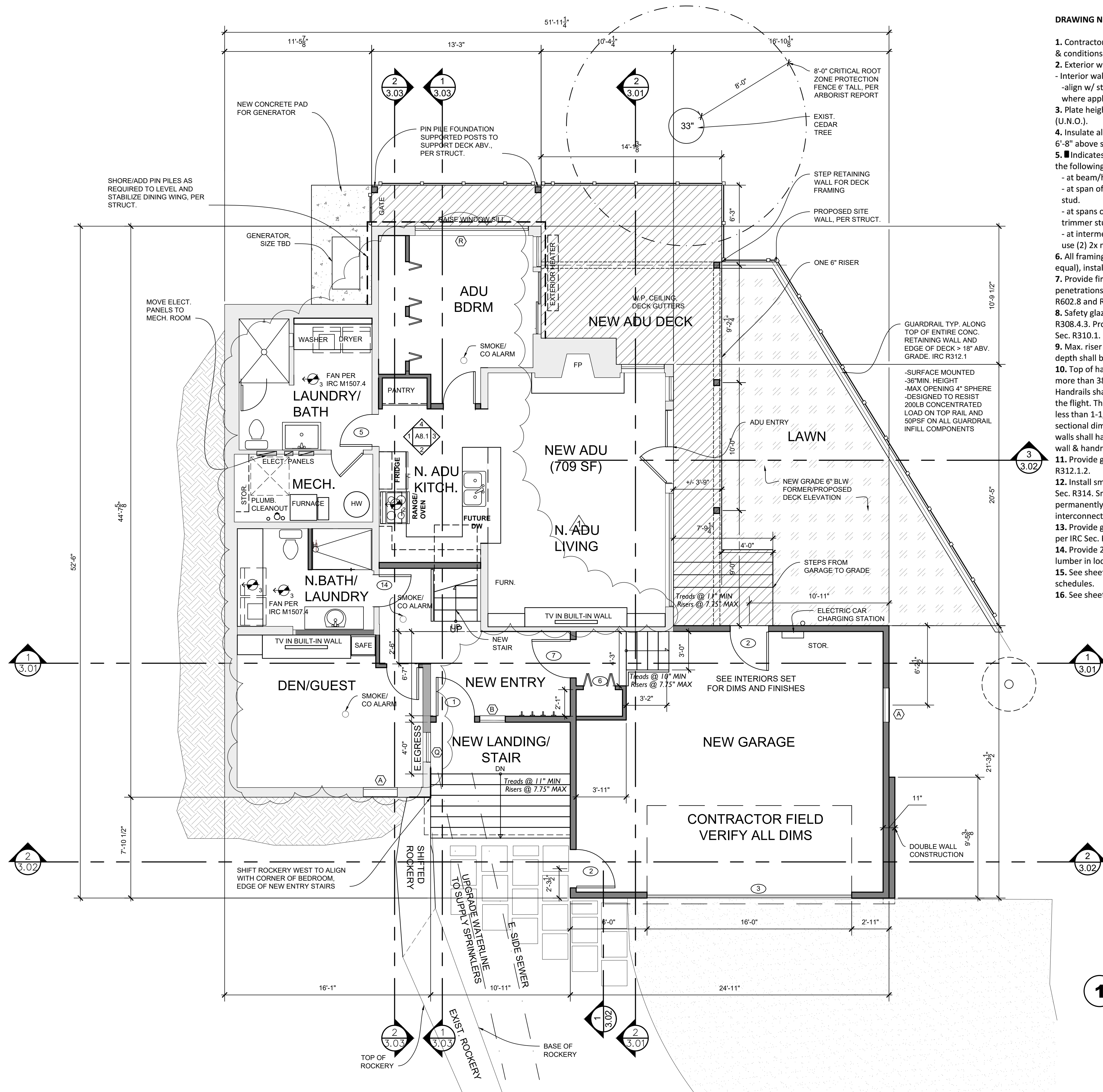
(see sheet G0.00 and G0.01 for additional notes)

**MATERIALS**

- Use low toxic/low volatile organic compound (VOC) materials where possible throughout project, especially on interior surfaces.
  - A. Examples include: paints & finishes, water based products, solvent-free sealers, grouts, mortars, calks, and adhesives.
- Limit pressure treated (P.T.) components: no wood treated with chromated copper arsenate (CCA) or ammoniacal copper arsenate (ACA) may be used on this job. Wood treated with alkaline/copper/quaternary (ACC) is acceptable.
- Provide F.S.C. (Forest Stewardship Council) Certified lumber to greatest extent possible. (Available at Ecohaus and Dunn Lumber in Seattle.)
- Steel shall be certified min. 80% recycled content.
- Provide fly ash in concrete mix.
- Use plywood and composites of exterior grade or formaldehyde-free (for interior use).
- Use polyethylene piping for plumbing (i.e. PEX)
- Avoid PVC throughout project to the greatest extent possible.
- Use 75% minimum Energy Star light fixtures.

**METHODS**

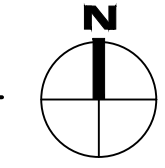
- Submit jobsite recycling plan prior to start of construction.
  - A. Achieve a minimum recycling rate of 70% of waste by weight.
  - B. Follow recycling plan once posted on jobsite.
- All sub/contractors to comply with recycling plan & waste reduction efforts. Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, land clearing/ yard waste, soil, other construction materials and surplus as appropriate.
- Allow proper ventilation and curing time for strong construction compounds.
- Sub/contractor to notify owner prior to use of compounds/materials with strong odors.
- Seal at doors, windows, plumbing & electrical penetrations against moisture and air leaks, refer to flashing details.

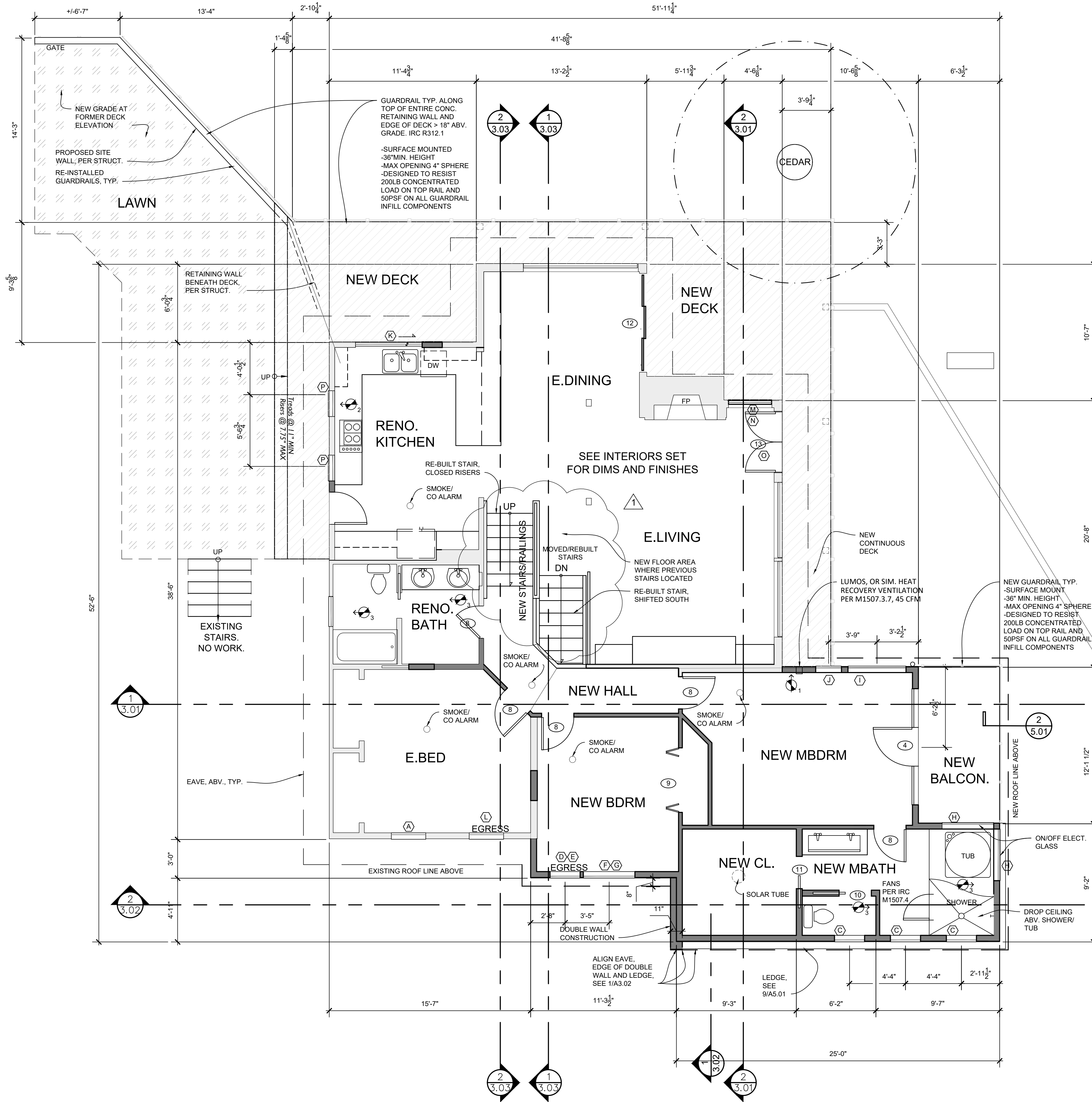


**1 LOWER FLOOR PLAN**  
1/4"=1'-0"

**WALL SYMBOL LEGEND:**

	NEW 2X WALL
	NEW 2X HALF WALL
	EXISTING WALL





**DRAWING NOTES**

- Contractor shall verify all notes, dimensions & conditions prior to construction.
- Exterior walls to be 2x6 studs, per struct. - Interior walls to be 2x4 studs, per struct. -align w/ studs/rafters above and/or below where applicable.
- Plate heights to be aligned with existing. (U.N.O.).
- Insulate all headers. HDR= (2) 2x header @ 6'-8" above subfr. (U.N.O.).
- Indicates (2) 2x stud post in wall. Provide the following, U.N.O.:
  - at beam/header, provide (1) king stud.
  - at span of 3'-0" or less provide (1) trimmer stud.
  - at spans of more than 3'-0" provide (2) trimmer studs.
  - at intermediate supports of multiple spans use (2) 2x members.
- All framing hardware to be by "Simpson" (or equal), install per mfr's specs.
- Provide fire blocking @ all plumbing & stair penetrations, and other locations per IRC Sec. R602.8 and R302.11.
- Safety glaze hazardous locations per IRC Sec R308.4.3. Provide emergency escape per IRC Sec. R310.1.
- Max. riser height shall be 7-3/4". Min. tread depth shall be 10" per IRC Sec R311.7.5.
- Top of handrail shall be not less than 34" or more than 38" above the tread nosings. Handrails shall be continuous the full length of the flight. The hand grip portion shall not be less than 1-1/4" or more than 2" in cross-sectional dimension. Handrails adjacent to walls shall have min. 1-1/2" space between the wall & handrail.
- Provide guards and guardrails per IRC Sec. R312.1.2.
- Install smoke alarms in locations per IRC Sec. R314. Smoke detectors to be 110v, permanently wired w/o disconnect switch, interconnected, w/battery backup.
- Provide garage/dwelling unit separation per IRC Sec. R302.6
- Provide 2 layers of 30# felt in place of P.T. lumber in locations per IRC Sec. R317.1.
- See sheet G0.02 for window and door schedules.
- See sheet S4.1 for shear wall schedule.

**PLAN NOTES:**

(see sheet G0.00 and G0.01 for additional notes)

**MATERIALS**

- Use low toxic/low volatile organic compound (VOC) materials where possible throughout project, especially on interior surfaces.
  - A. Examples include: paints & finishes, water based products, solvent-free sealers, grouts, mortars, calks, and adhesives.
- Limit pressure treated (P.T.) components: no wood treated with chromated copper arsenate (CCA) or ammoniacal copper arsenate (ACA) may be used on this job. Wood treated with alkaline/copper/quaternary (ACQ) is acceptable.
- Provide F.S.C. (Forest Stewardship Council) Certified lumber to greatest extent possible. (Available at Ecohaus and Dunn Lumber in Seattle.)
- Steel shall be certified min. 80% recycled content.
- Provide fly ash in concrete mix.
- Use plywood and composites of exterior grade or formaldehyde-free (for interior use).
- Use polyethylene piping for plumbing (i.e. PEX)
- Avoid PVC throughout project to the greatest extent possible.
- Use 75% minimum Energy Star light fixtures.

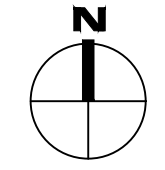
**METHODS**

- Submit jobsite recycling plan prior to start of construction.
  - A. Achieve a minimum recycling rate of 70% of waste by weight.
  - B. Follow recycling plan once posted on jobsite.
- All sub/contractors to comply with recycling plan & waste reduction efforts. Example of materials to recycle: cardboard, metal scrap, wood scrap, broken pallets, packaging, concrete rubble, rock, brick, land clearing/ yard waste, soil, other construction materials and surplus as appropriate.
- Allow proper ventilation and curing time for strong construction compounds.
- Sub/contractor to notify owner prior to use of compounds/materials with strong odors.
- Seal at doors, windows, plumbing & electrical penetrations against moisture and air leaks, refer to flashing details.

**1 UPPER FLOOR PLAN**  
1/4"=1'-0"

**WALL SYMBOL LEGEND:**

	NEW 2X WALL
	NEW 2X HALF WALL
	EXISTING WALL



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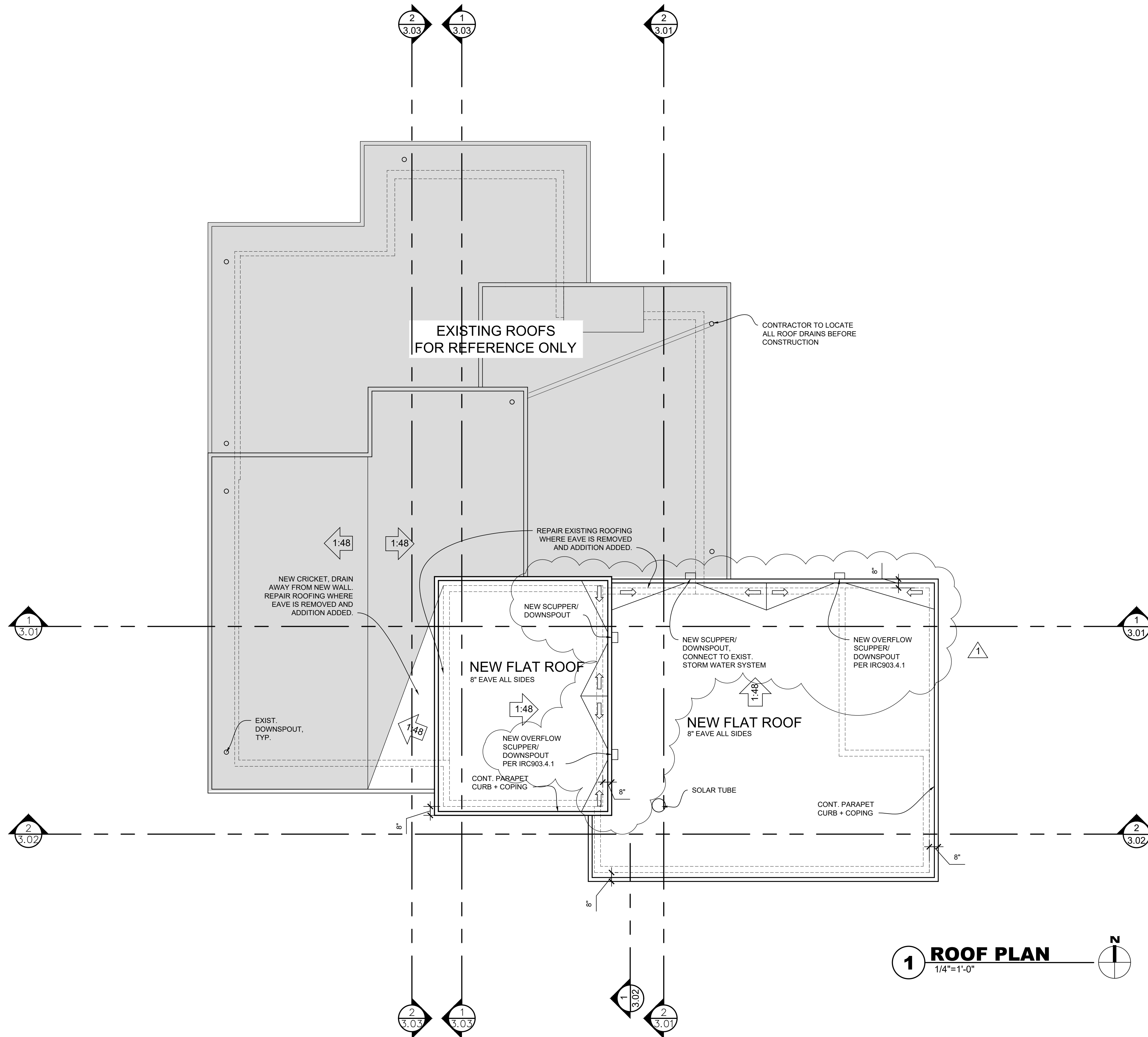
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**UPPER FLOOR PLAN**

sheet number

**A1.12**



**1 ROOF PLAN**  
1/4"=1'-0"

**ROOF FRAMING NOTES:**  
(see sheet G0.01 for additional notes)

1. Contractor shall verify all notes, dimensions & conditions prior to construction.
2. All roof pitches and O.H. per plan.
3. Roof sheathing: 1/2" APA rated 40/20 sht'g, nail w/ 8d @ 4" O.C. edges, 12" O.C. field, typ. at roof. Install PSCL ply-clip at unsupported edge of roof sht'g. (U.N.O.).
4. Bearing walls are shaded.
5. Provide solid blk'g over supports- vented @ exterior walls.
6. All framing hardware to be by "Simpson Strong-Tie" (or equal), install per mfr's specs. Provide the following, U.N.O.:  
 -at beam-to-beam connector, use wp series hanger(s) (slope and skew hanger(s) as appropriate).  
 -at 2x rafter-to-beam connector, use lb series hanger(s).  
 -at sloped or skewed 2x rafters, use ISSU210 hanger.
7. All trusses, if any:  
 - shall carry mfr's stamp.  
 - shall be installed & braced to mfr's specs.  
 - shall have design details & shop drawings on site for inspection.  
 - shall not be field altered without prior bldg dept. approval of engr. calcs.  
 - shall include truss framing hardware & blocking (provided by truss mfr.)
8. Provide cross ventilation per IRC Sec. R806.1, if applicable.
9. Provide attic access per IRC Sec. R807.1 (22" x 30" min.) if applicable.
10. DS=downspout. Tightline to 4" solid pipe independent of ftg. drain & discharge to approved connection or outlet.



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**ROOF PLAN**

sheet number

**A1.13**



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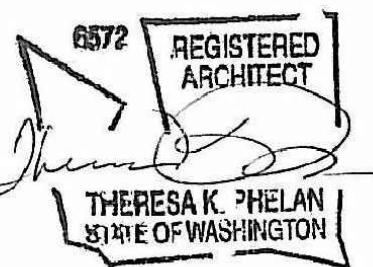
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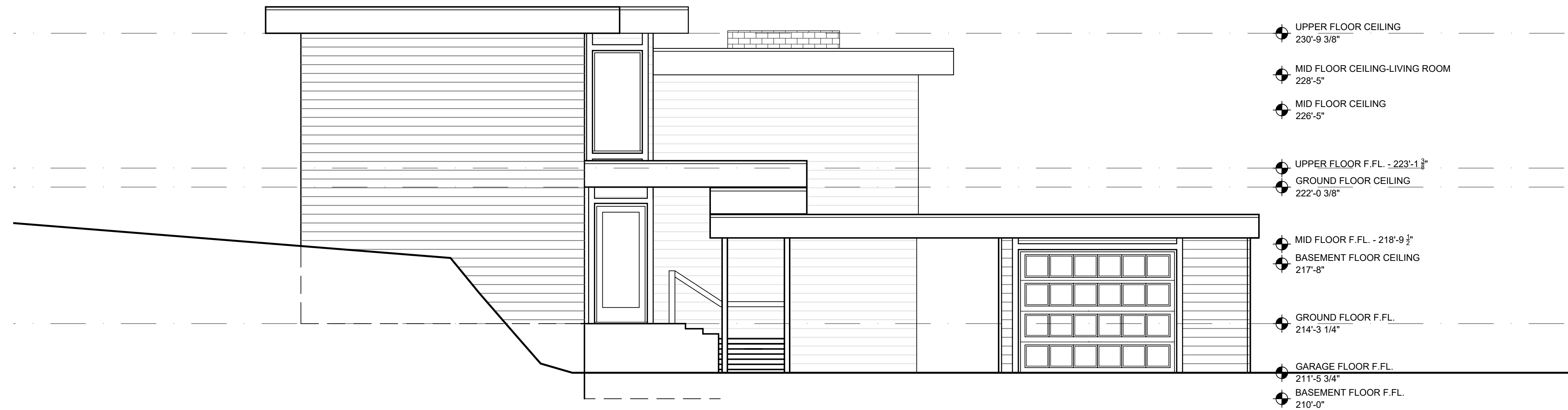
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**EXISTING ELEVATION**

sheet number

**A2.01**



- UPPER FLOOR CEILING  
230'-9 3/8"
- MID FLOOR CEILING-LIVING ROOM  
228'-5"
- MID FLOOR CEILING  
226'-5"
- UPPER FLOOR F.F.L. - 223'-1 3/8"
- GROUND FLOOR CEILING  
222'-0 3/8"
- MID FLOOR F.F.L. - 218'-9 1/2"
- BASEMENT FLOOR CEILING  
217'-8"
- GROUND FLOOR F.F.L.  
214'-3 1/4"
- GARAGE FLOOR F.F.L.  
211'-5 3/4"
- BASEMENT FLOOR F.F.L.  
210'-0"

**1 EXISTING SOUTH ELEVATION**  
1/4"=1'-0"



- UPPER FLOOR CEILING  
230'-9 3/8"
- MID FLOOR CEILING-LIVING ROOM  
228'-5"
- MID FLOOR CEILING  
226'-5"
- UPPER FLOOR F.F.L. - 223'-1 3/8"
- GROUND FLOOR CEILING  
222'-0 3/8"
- MID FLOOR F.F.L. - 218'-9 1/2"
- BASEMENT FLOOR CEILING  
217'-8"
- GROUND FLOOR F.F.L.  
214'-3 1/4"
- BASEMENT FLOOR F.F.L.  
210'-0"

**2 EXISTING EAST ELEVATION**  
1/4"=1'-0"



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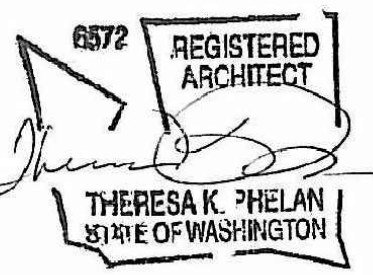
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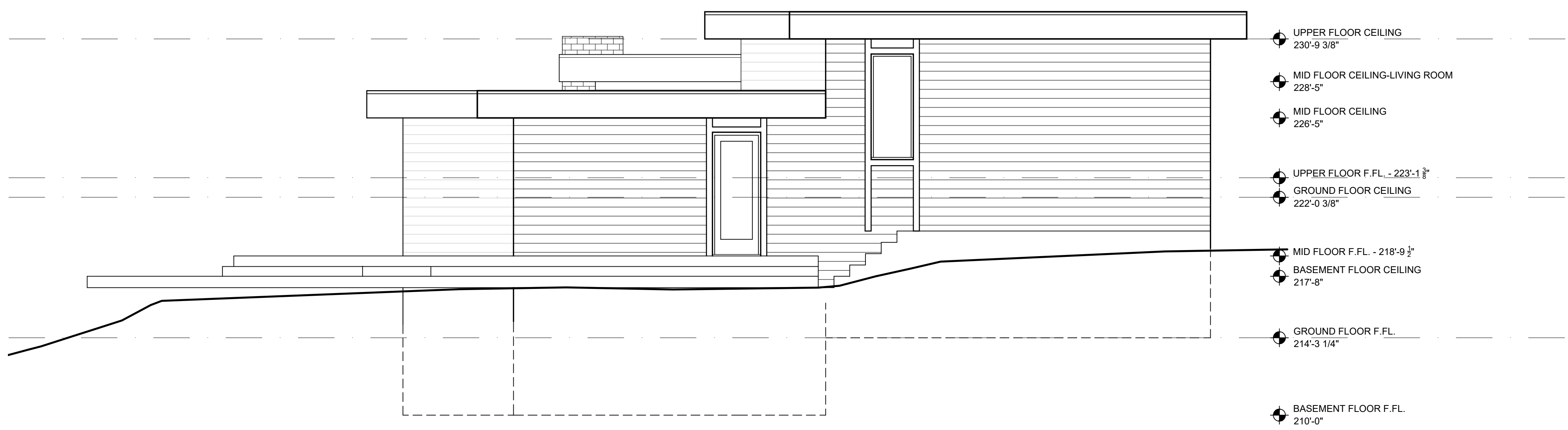
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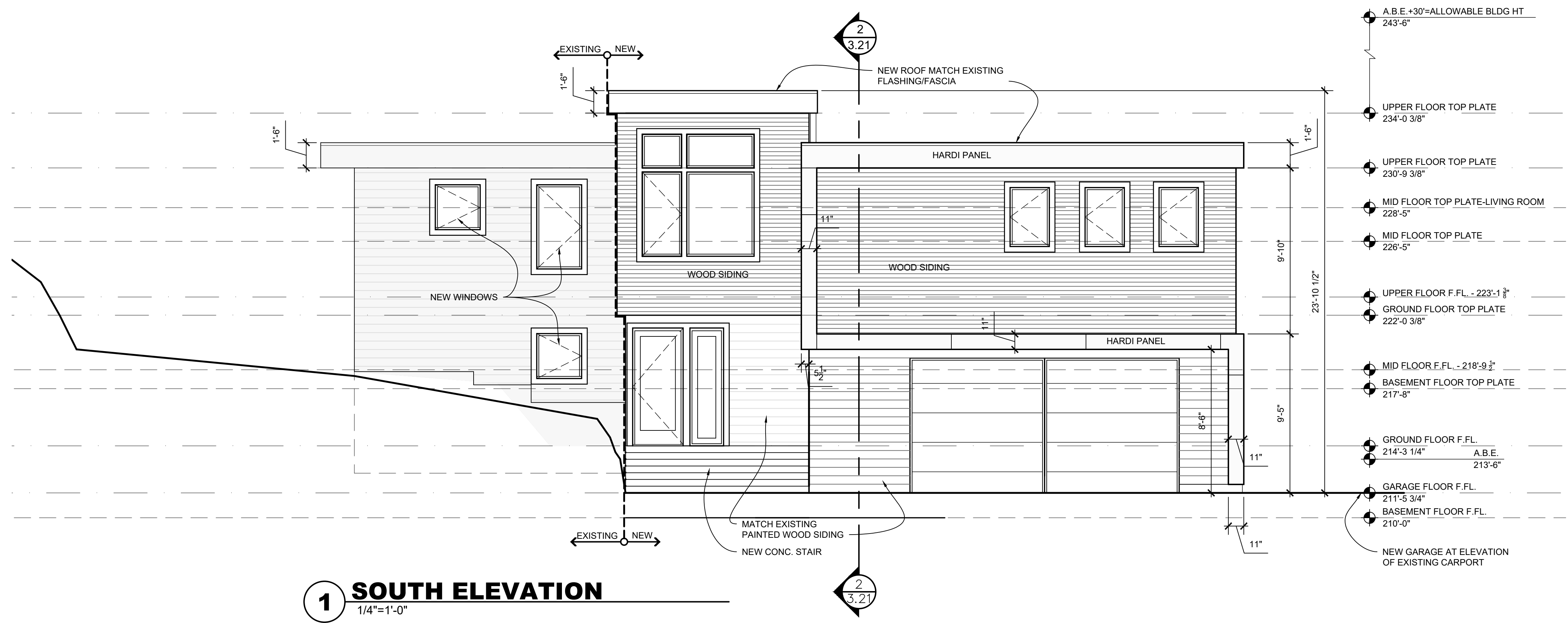


**1 EXISTING NORTH ELEVATION**  
1/4"=1'-0"



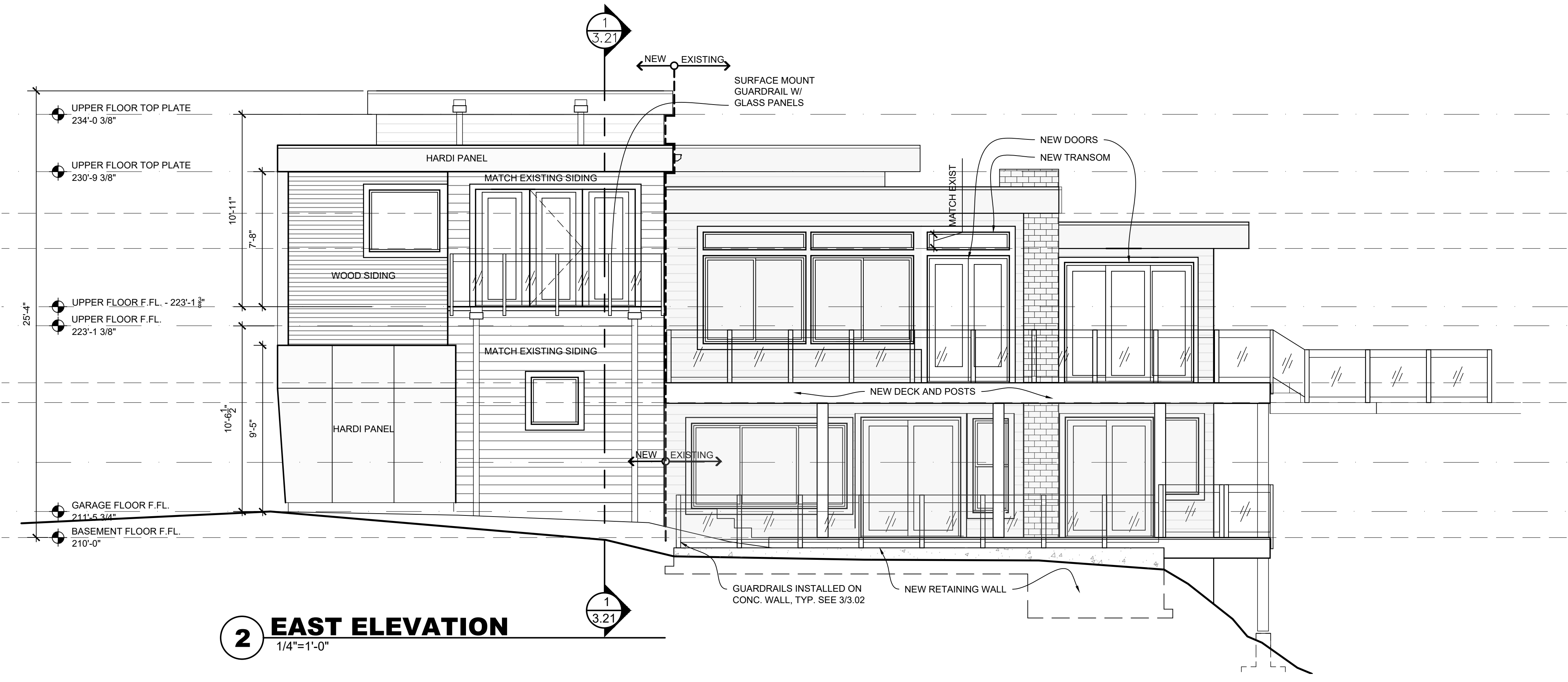
**2 EXISTING WEST ELEVATION**  
1/4"=1'-0"





**1 SOUTH ELEVATION**  
1/4"=1'-0"

- A.B.E. +30'=ALLOWABLE BLDG HT 243'-6"
  - UPPER FLOOR TOP PLATE 234'-0 3/8"
  - UPPER FLOOR TOP PLATE 230'-9 3/8"
  - MID FLOOR TOP PLATE-LIVING ROOM 228'-5"
  - MID FLOOR TOP PLATE 226'-5"
  - UPPER FLOOR F.F.L. - 223'-1 3/8"
  - GROUND FLOOR TOP PLATE 222'-0 3/8"
  - MID FLOOR F.F.L. - 218'-9 1/2"
  - BASEMENT FLOOR TOP PLATE 217'-8"
  - GROUND FLOOR F.F.L. 214'-3 1/4" A.B.E. 213'-6"
  - GARAGE FLOOR F.F.L. 211'-5 3/4"
  - BASEMENT FLOOR F.F.L. 210'-0"
- NEW GARAGE AT ELEVATION OF EXISTING CARPORT



**2 EAST ELEVATION**  
1/4"=1'-0"

- EXTERIOR ELEVATION NOTES:**  
(see sheet G0.01 for additional notes)
1. Verify shear wall nailing & holdowns per struct. plan & schedule prior to installing siding.
  2. The building envelope shall be sealed, caulked, gasketed, & weather-stripped to limit air leakage. Provide infiltration control @ window & door frames, and penetrations & openings at walls, floors, and roofs.
  3. Provide galvanized or anodized sheet metal flashing & counter flashing @ all roof penetrations, chimneys, & skylights per IRC Sec. R703.8. -install per mfr's. specs.
  4. Provide roof covering per IRC Sec. R905. -install per mfr's. specs.
  5. Provide ext. wall covering per IRC Sec. R703. -install per mfr's. specs.
  6. Provide continuous parapet drainage & down spouts @ all eaves, typ.
  7. Site shall be graded & hard surfaces sloped, so as to drain surface water away from building.
  8. See sheet G0.02 for window & door schedules.
  9. SG= safety glass, EG= egress



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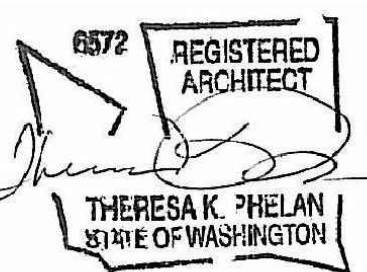
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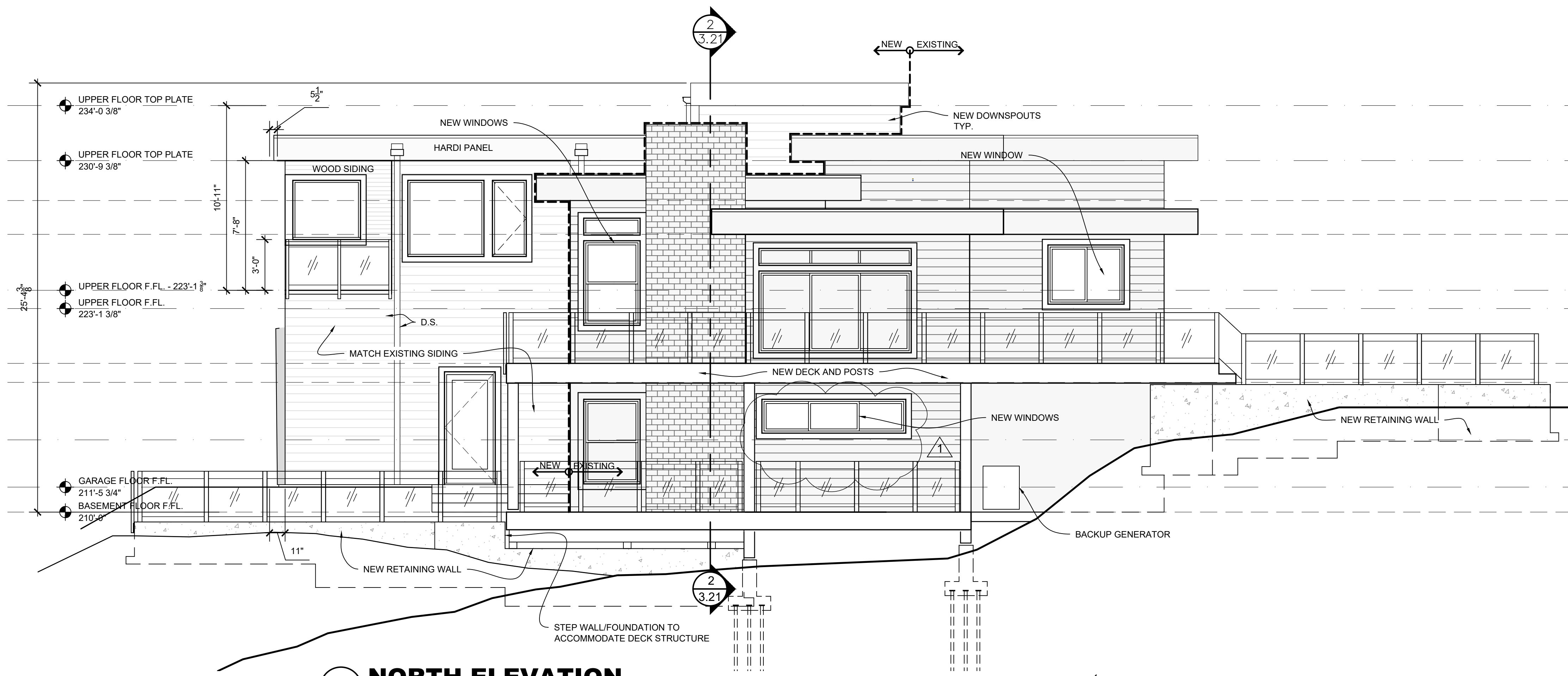
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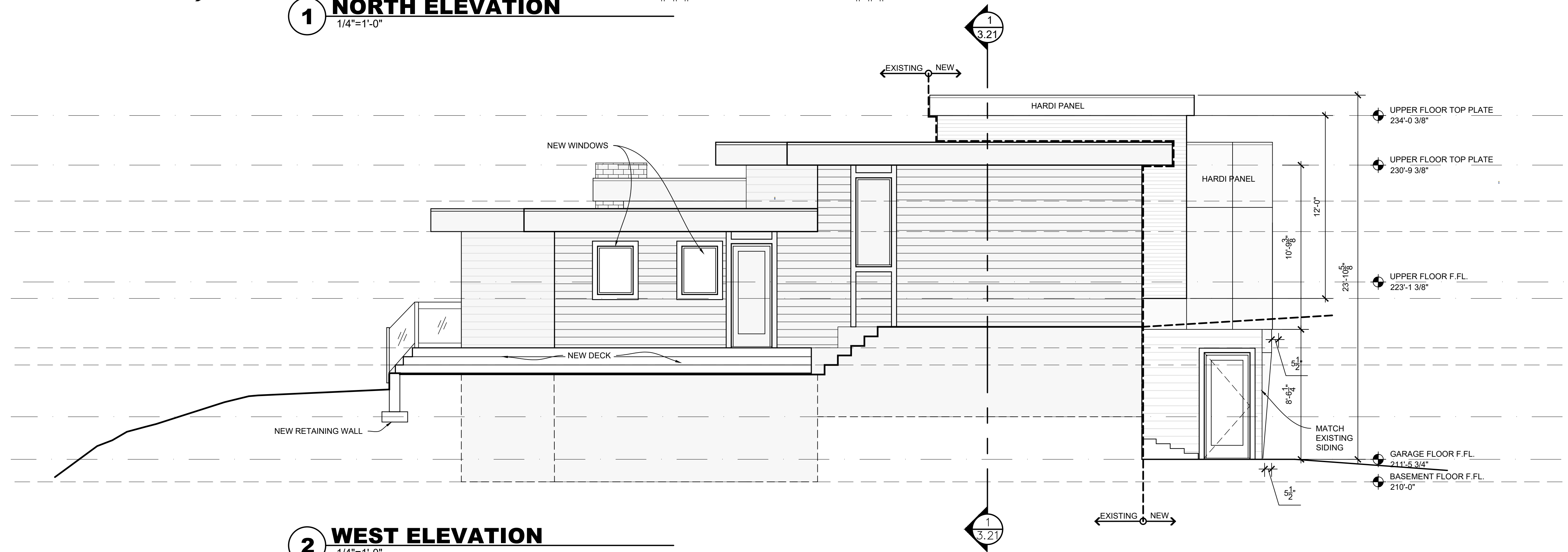
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**A2.12**

**EXTERIOR ELEVATION NOTES:**  
(see sheet G0.01 for additional notes)

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8. See sheet G0.02 for window & door schedules.
9. SG= safety glass, EG= egress



**1 NORTH ELEVATION**  
1/4"=1'-0"



**2 WEST ELEVATION**  
1/4"=1'-0"



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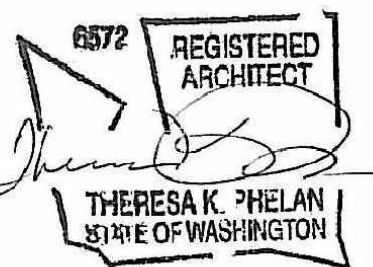
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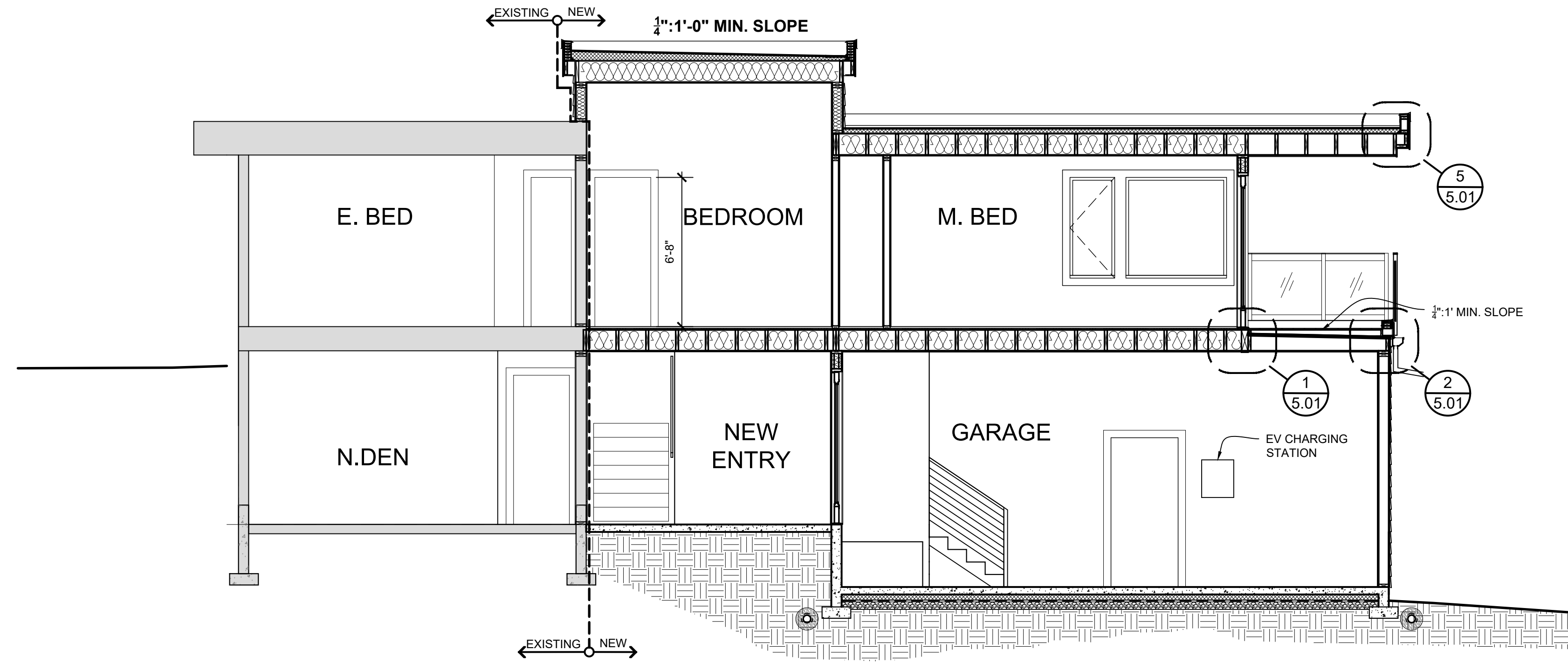


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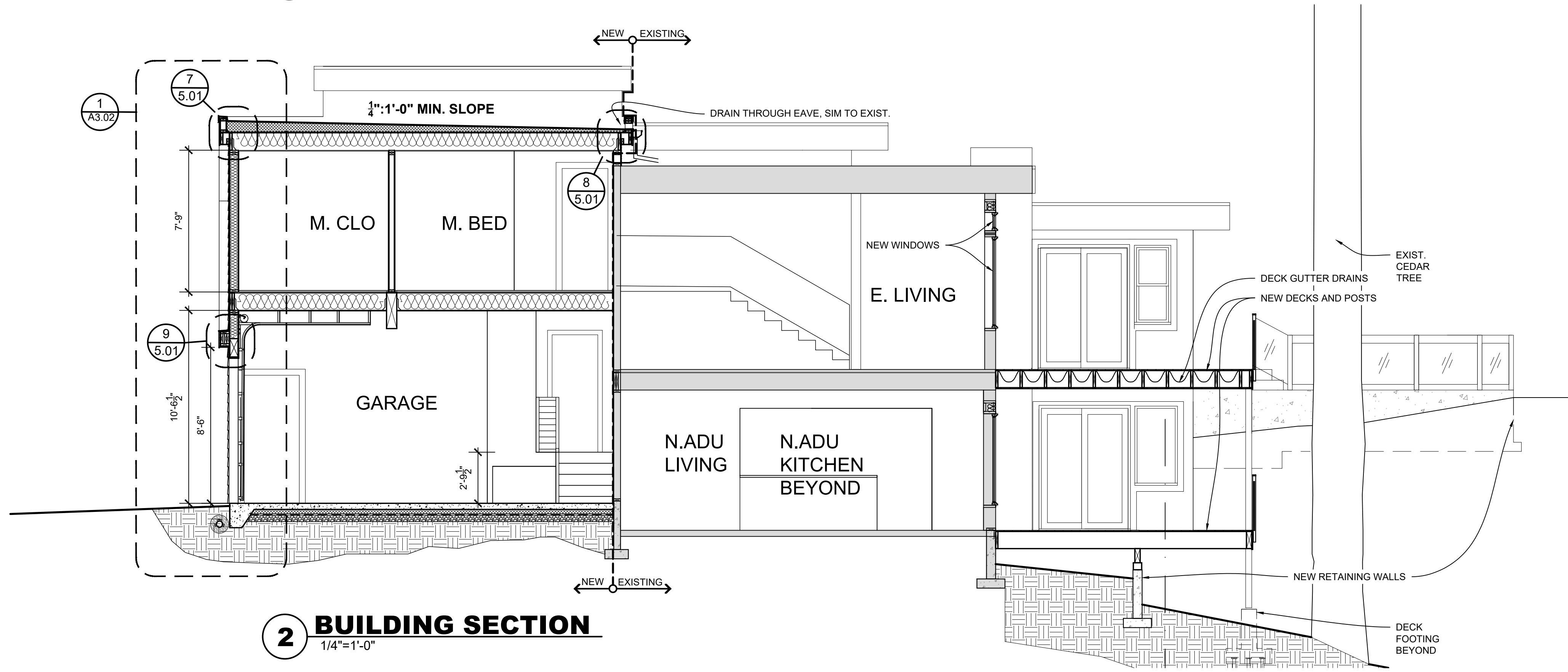
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sheet title  
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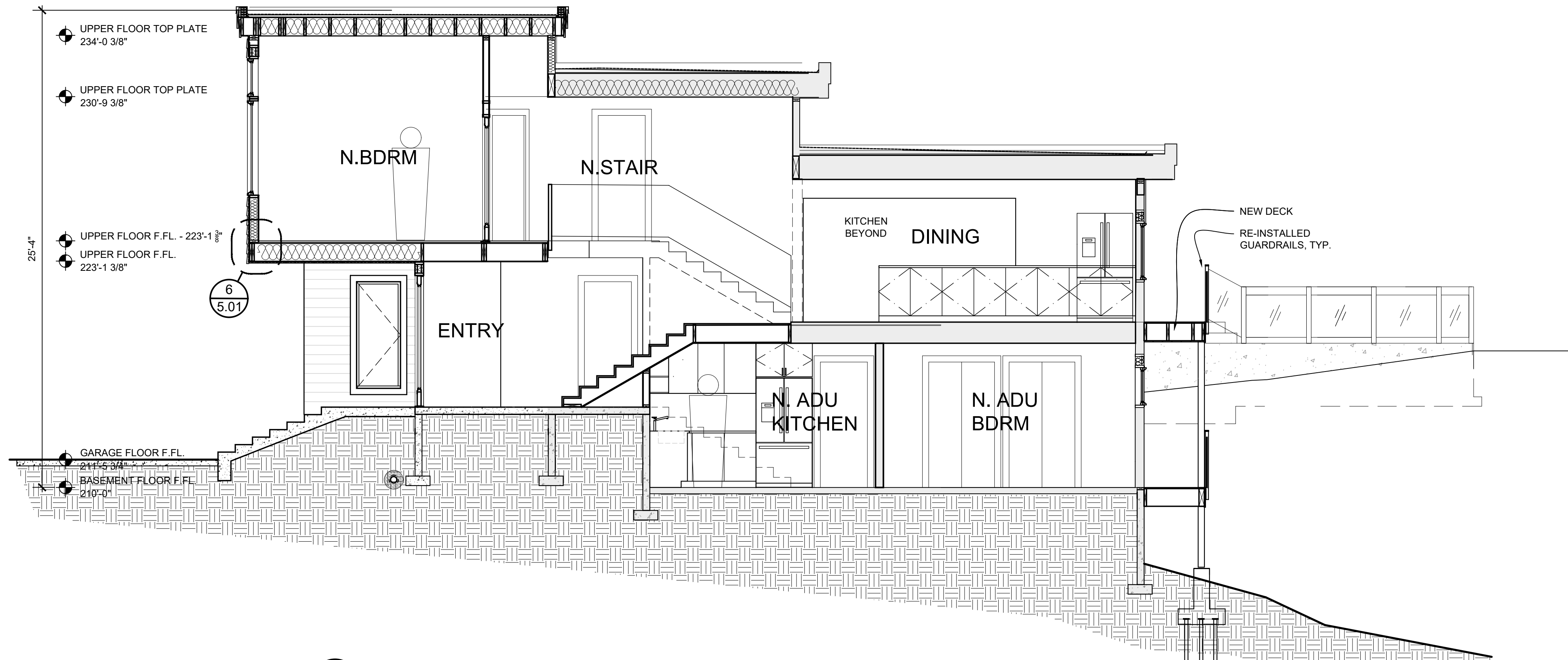
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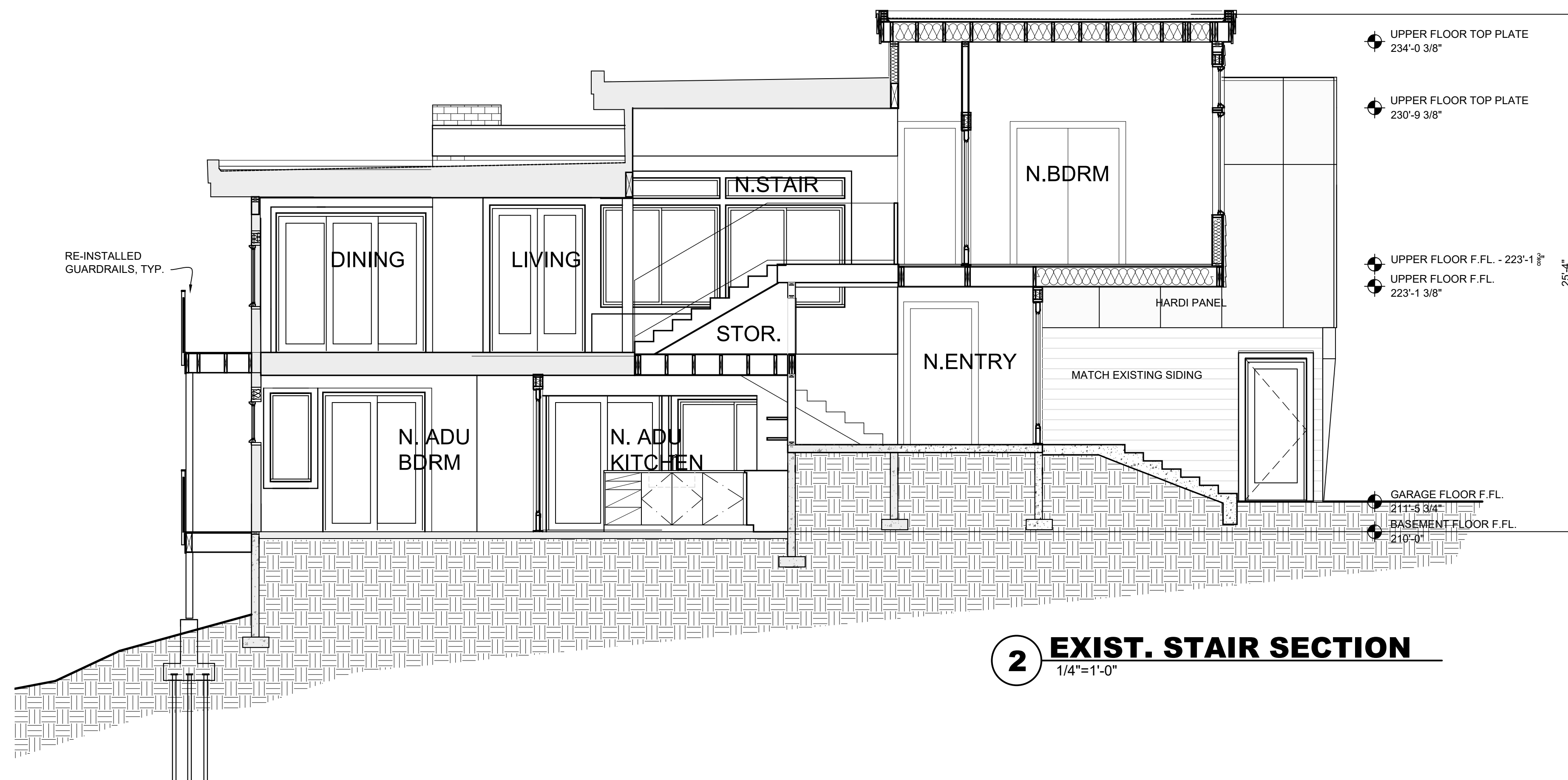
**1 BUILDING SECTION**  
1/4"=1'-0"



**2 BUILDING SECTION**  
1/4"=1'-0"



**1 PROPOSED ADU STAIR SECTION**  
1/4"=1'-0"



**2 EXIST. STAIR SECTION**  
1/4"=1'-0"



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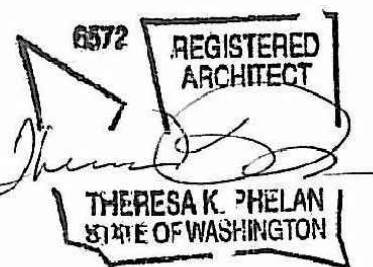
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**BUILDING SECTION**

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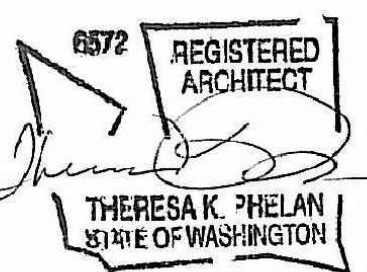
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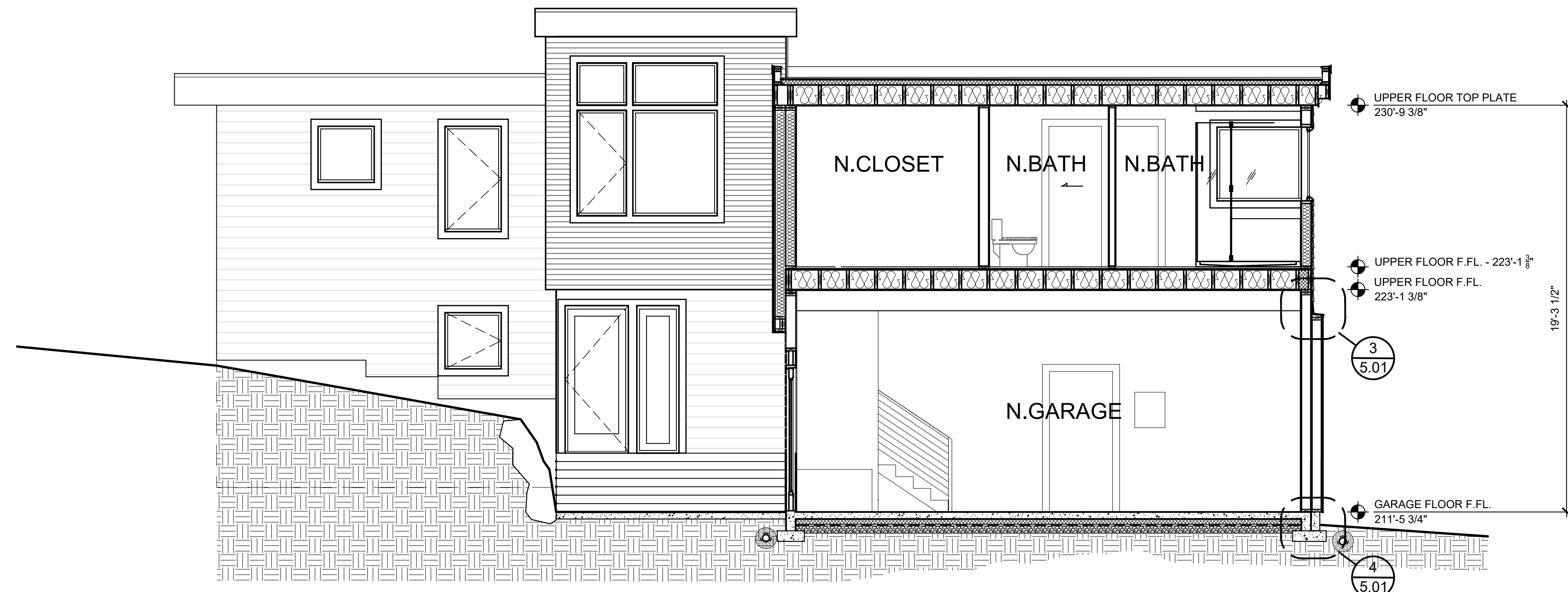


revisions  
1 REV: 2/13/20

date  
**16 JAN 2020**

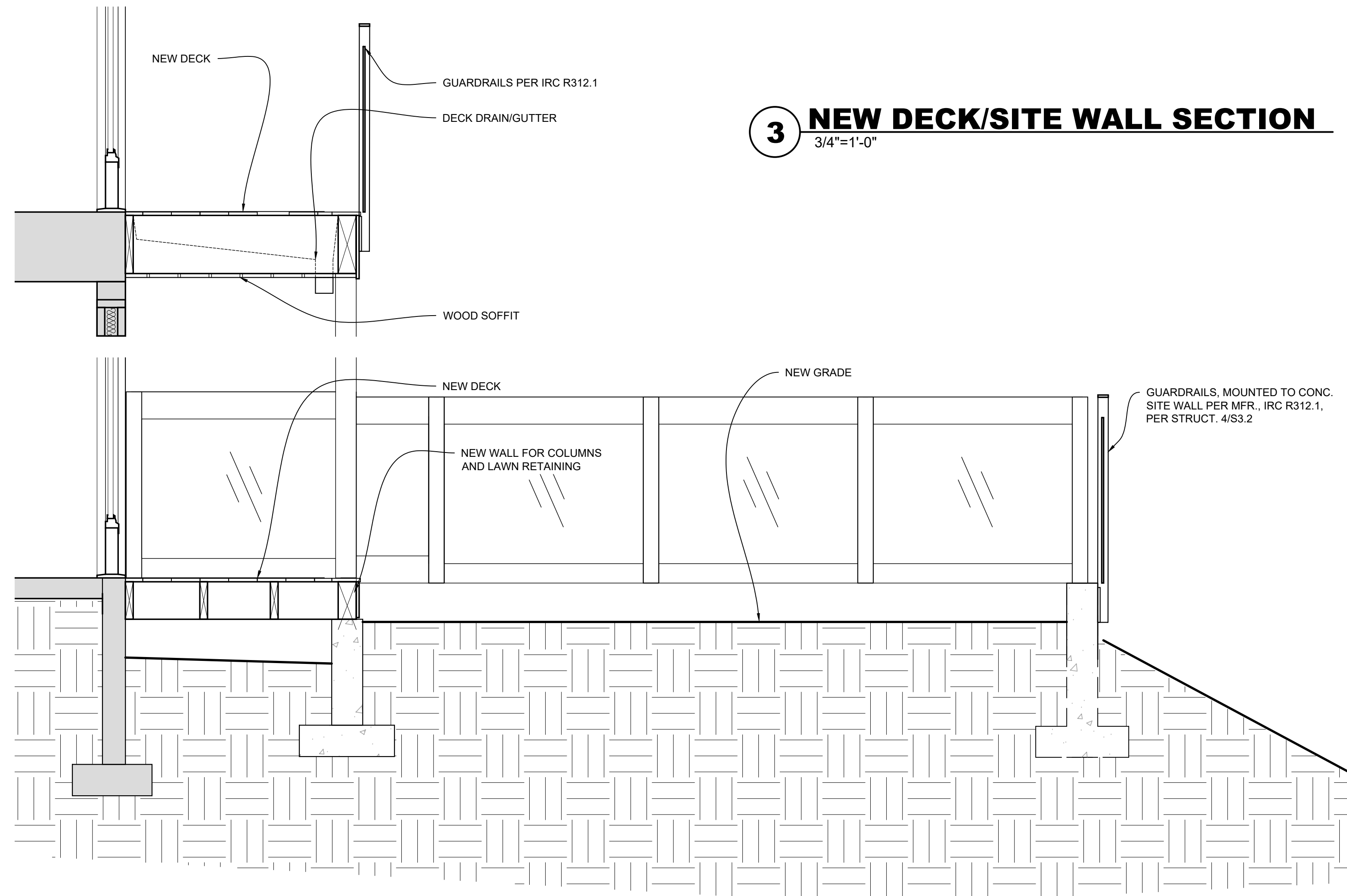
sheet title  
**WALL SECTION**

sheet number  
**A3.03**



SECTION

**2 BUILDING SECTION**  
1/4"=1'-0"



**3 NEW DECK/SITE WALL SECTION**  
3/4"=1'-0"

**\*UN-VENTED ROOF ASSEMBLY PER IRC R806.5**

**TYPICAL ROOF CONSTRUCTION:**

- ROOF MEMBRANE TO MATCH EXIST. OR SIM.
- INSULATION PROTECTION BOARD
- PRE-MANUF. SLOPED RIGID INSUL. 1/4" : 1" MIN. R-10 MIN. PER R806.5
- CONTINUOUS AIR BARRIER
- SHTG PER STRUCT.
- RAFTERS PER STRUCT.
- R-38 MIN. BATT INSULATION, TIGHT TO SHEATHING PER R806.5.1.2
- 1/2" GWB CEILING

**BUMP OUT WALL CONSTRUCTION:**

- OCCURS AT M.CL. W. WALL + GARAGE E. WALL
- SIDING PER ELEVATIONS
- WATER RESISTIVE MEMBRANE
- 1/2" SHTG PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- R-21 BATT INSULATION
- PLYWOOD SHTG PER STRUCT.
- 2X6 STUDS @ 16" O.C.
- R-21 BATT INSULATION
- 3/4" GWB INTERIOR SHTG

**TYPICAL FLOOR CONSTRUCTION:**

- FINISH FLOOR PER FINISH SCHEDULE
- SHTG PER STRUCT.
- FRAMING PER STRUCT.
- FILL CAVITY WITH BATT INSULATION
- 5/8" GWB

**TYPICAL FLOOR CONSTRUCTION - ABOVE GARAGE**

- FINISH FLOOR PER FINISH SCHEDULE
- SHTG PER PLAN
- FRAMING PER PLAN
- R-30 BATT INSUL.
- 3/8" TYPE X GWB CEILING

**TYPICAL WALL CONSTRUCTION:**

- SIDING PER ELEVATIONS
- WATER RESISTIVE MEMBRANE
- SHTG PER STRUCT
- 2X6 STUDS @ 16" O.C.
- R-21 MIN. "ROXUL COMFORT BATT" INSULATION
- 3/4" GWB INTERIOR SHTG (TYPE X AT EXIST. WALLS)

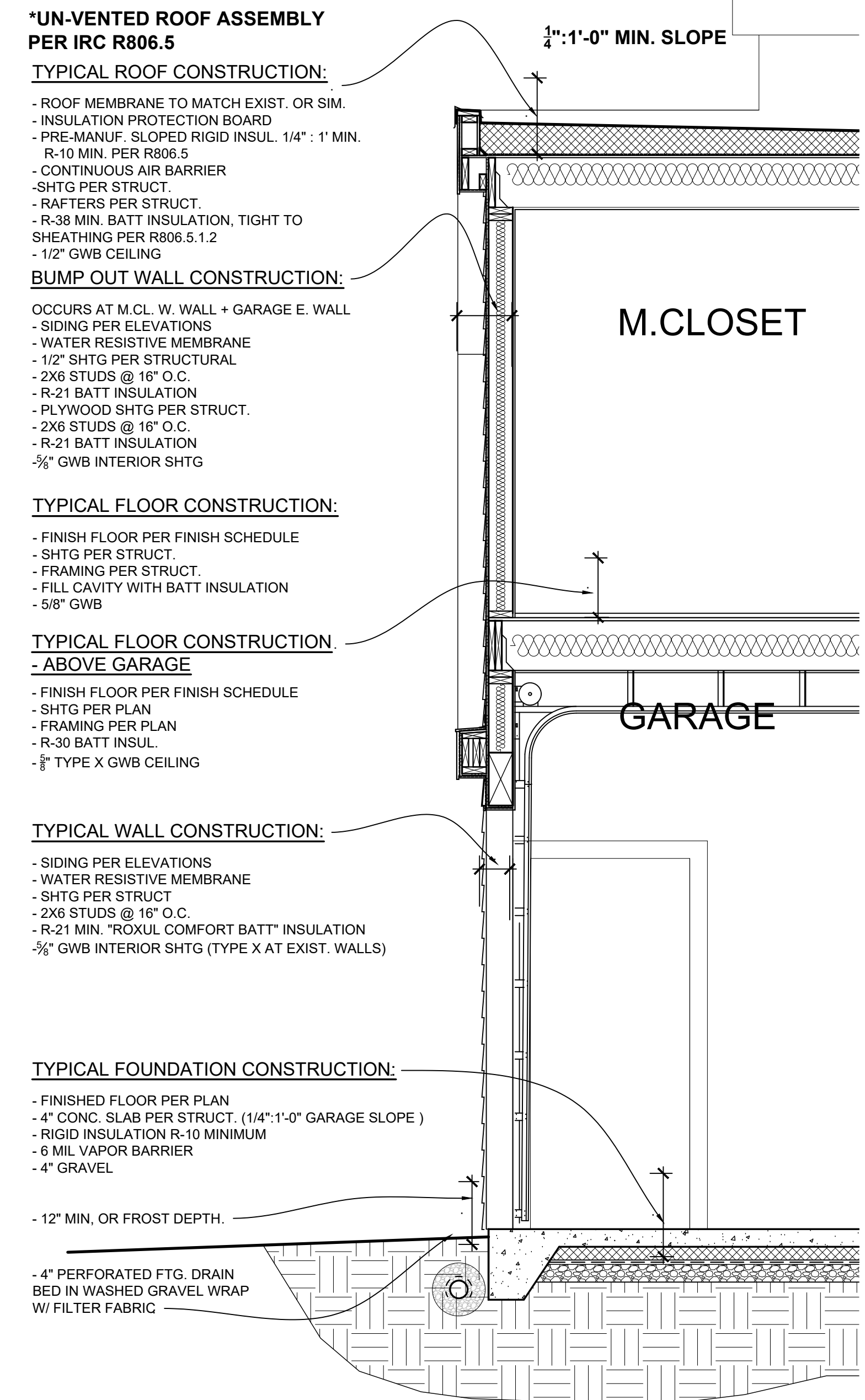
**TYPICAL FOUNDATION CONSTRUCTION:**

- FINISHED FLOOR PER PLAN
- 4" CONC. SLAB PER STRUCT. (1/4":1'-0" GARAGE SLOPE)
- RIGID INSULATION R-10 MINIMUM
- 6 MIL VAPOR BARRIER
- 4" GRAVEL

- 12" MIN. OR FROST DEPTH.

- 4" PERFORATED FTG. DRAIN BED IN WASHED GRAVEL WRAP W/ FILTER FABRIC

**1 WALL SECTION**  
1/2"=1'-0"





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file

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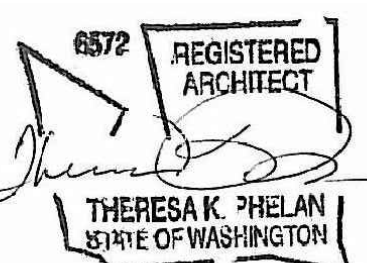
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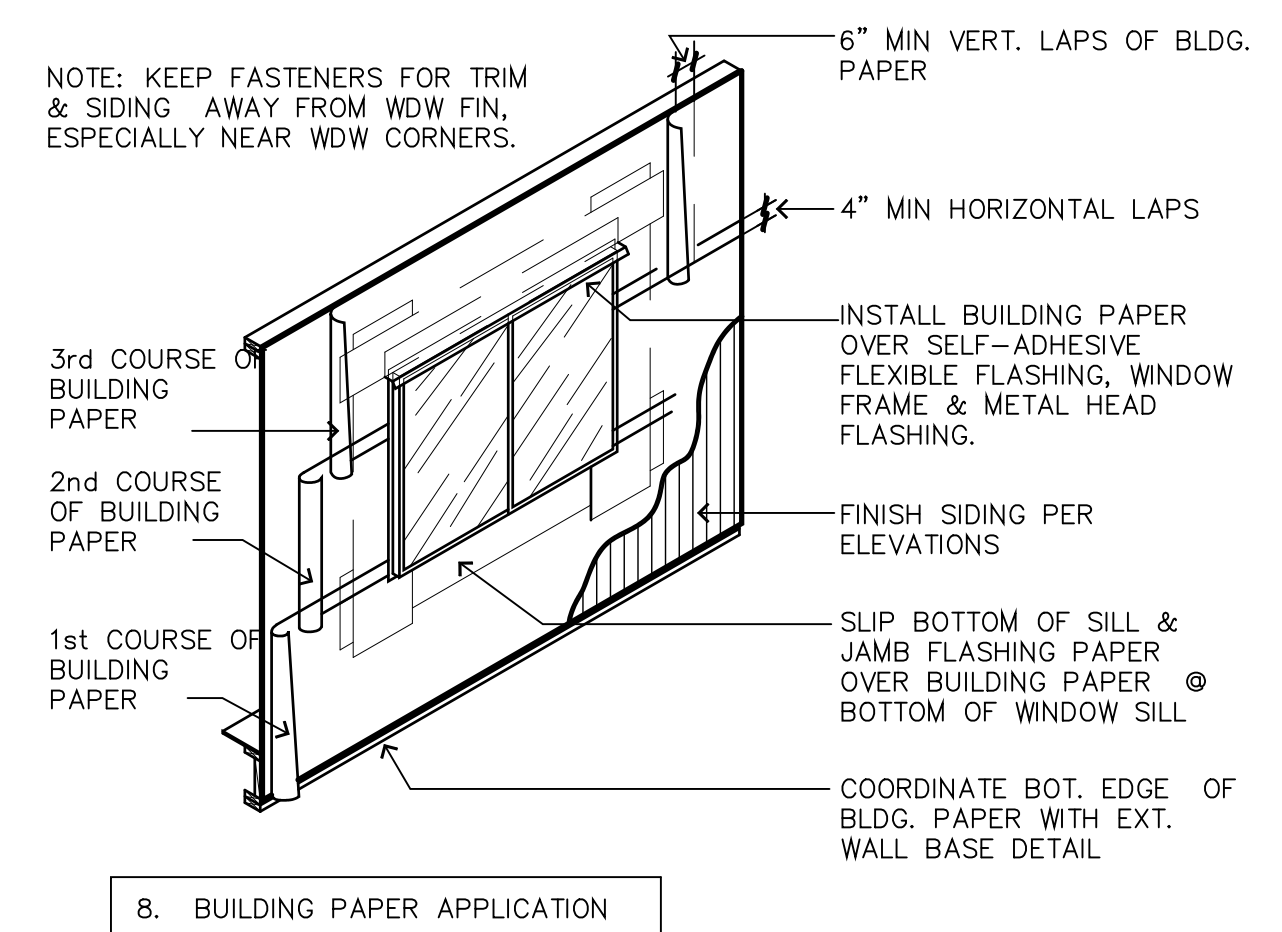
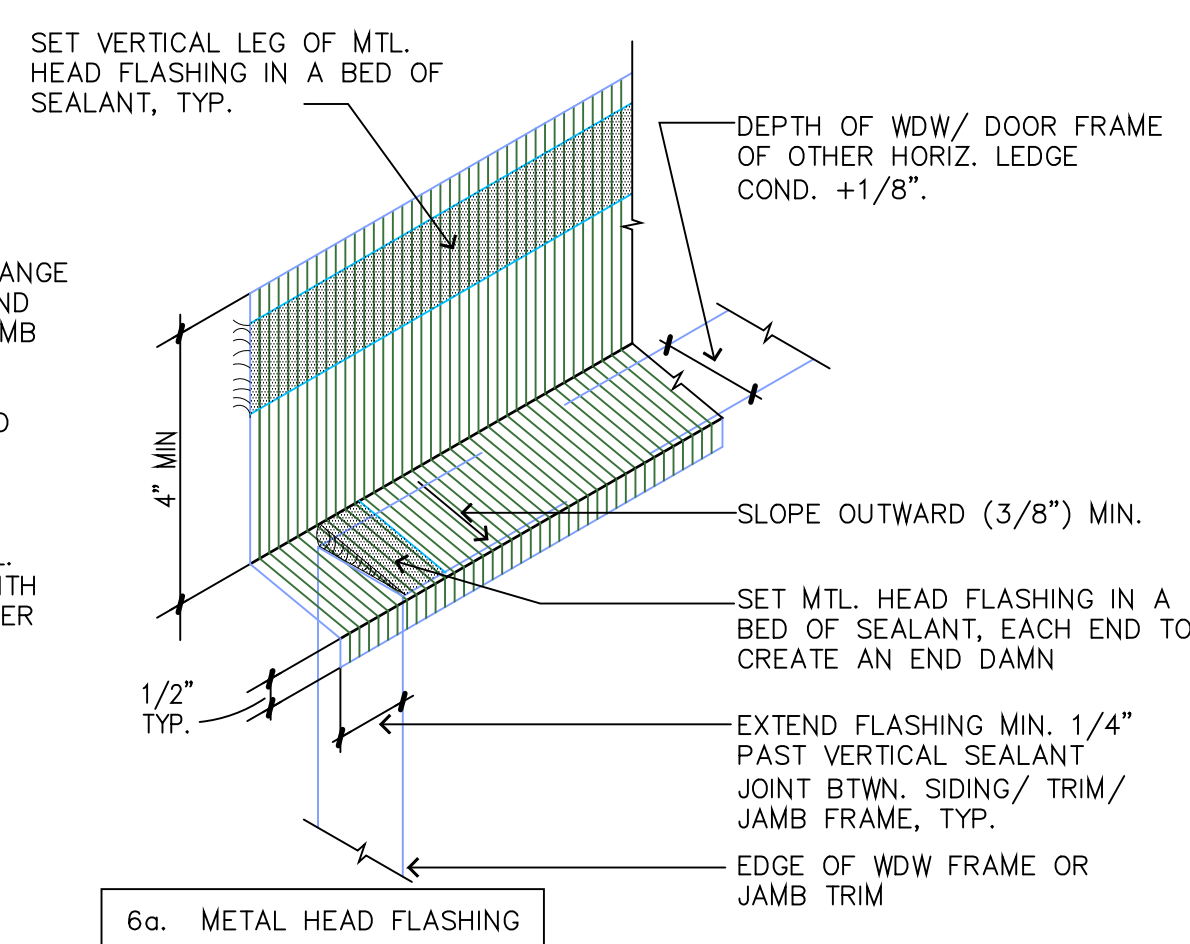
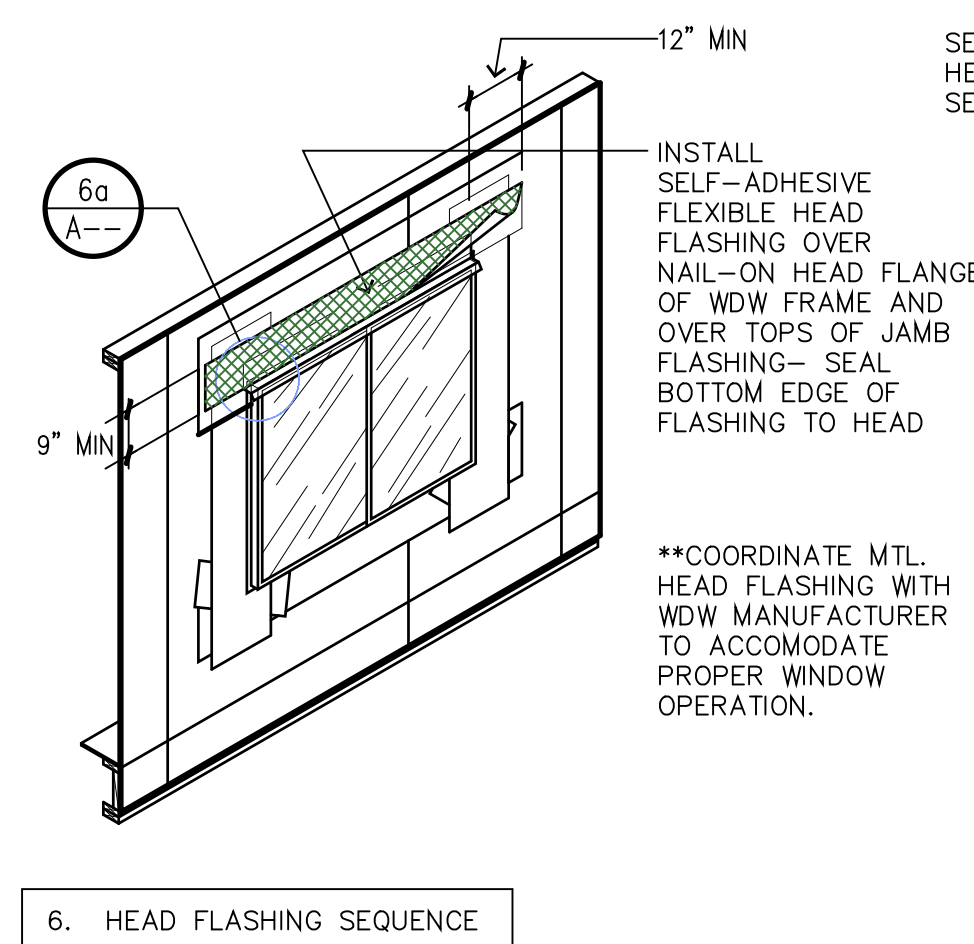
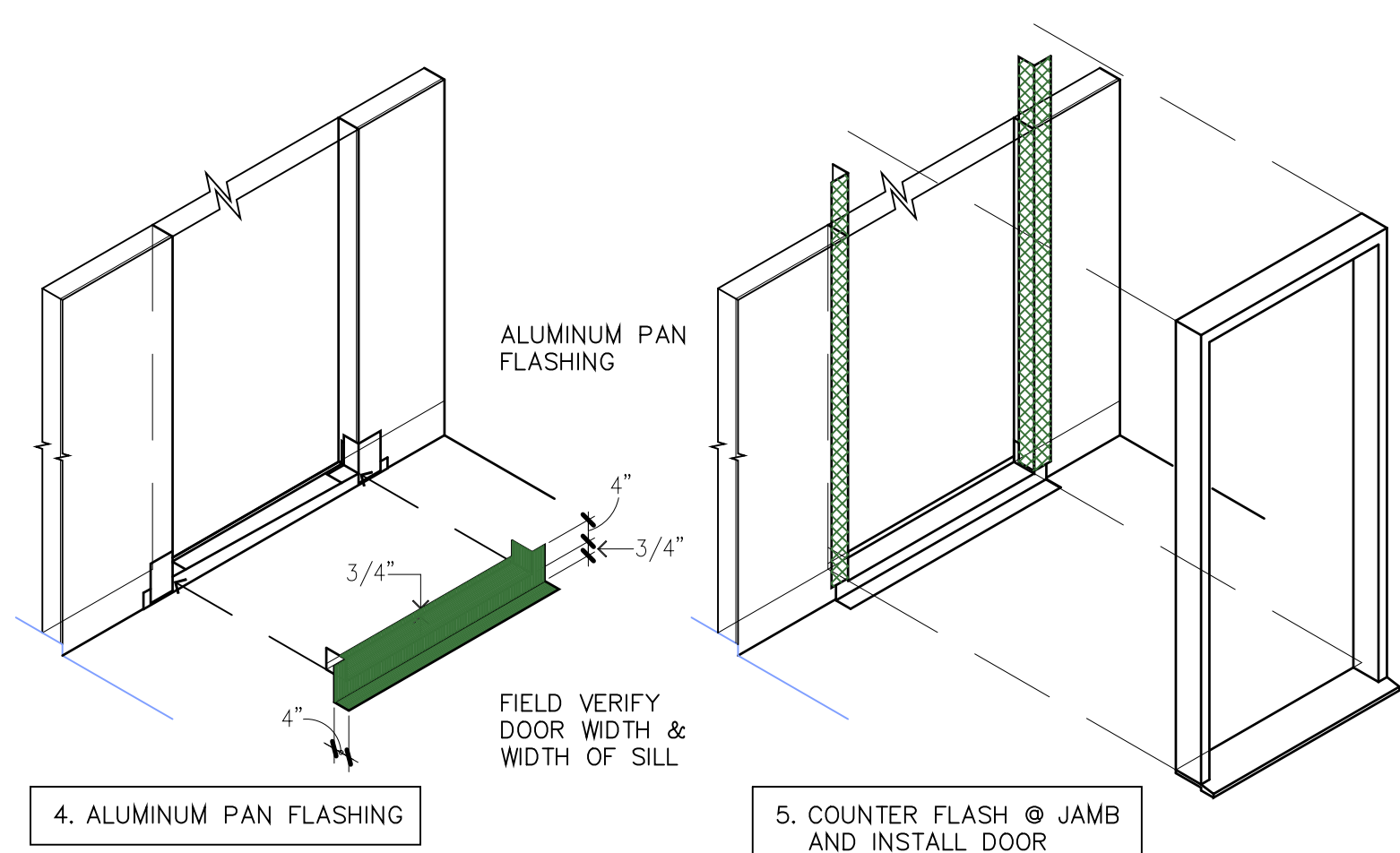
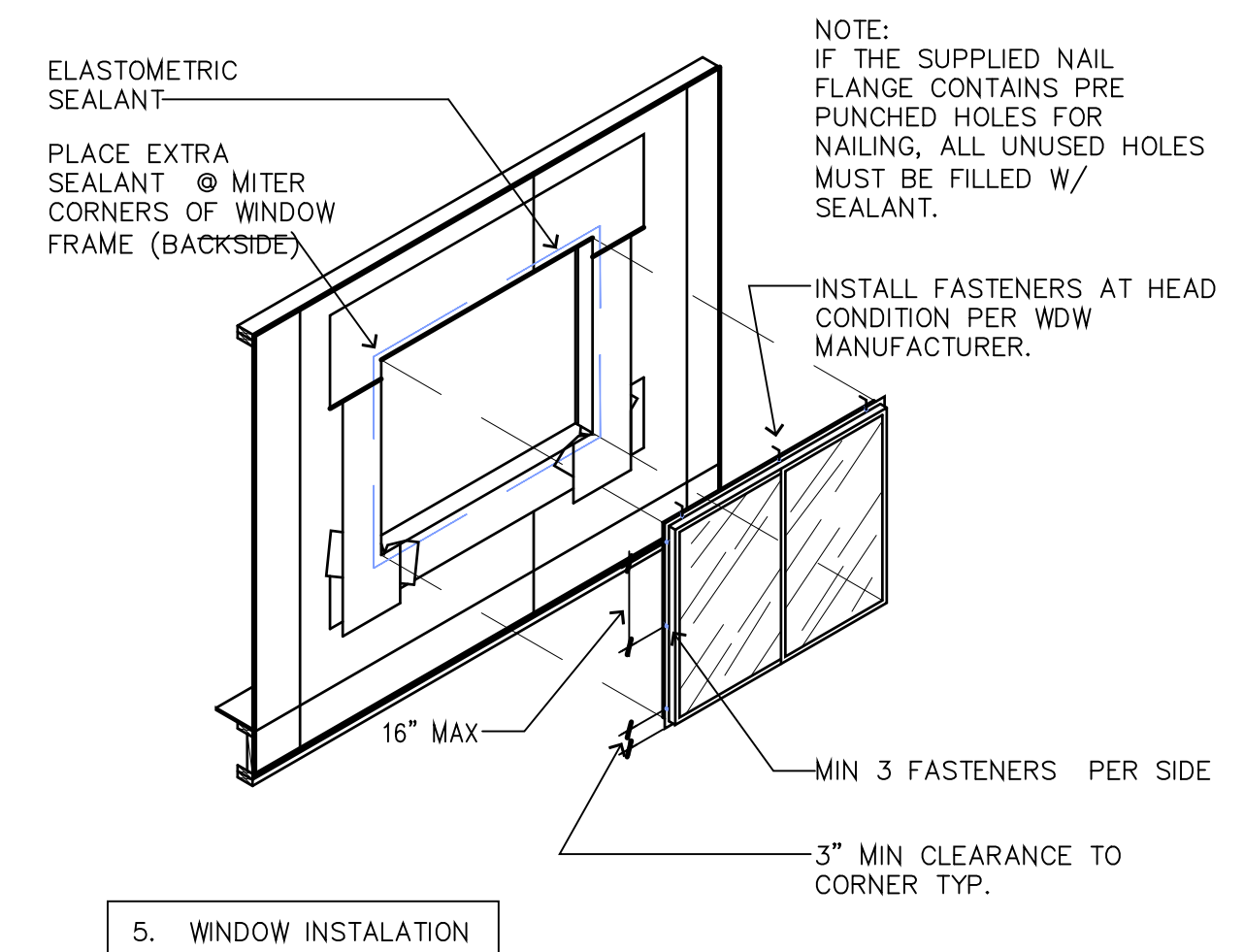
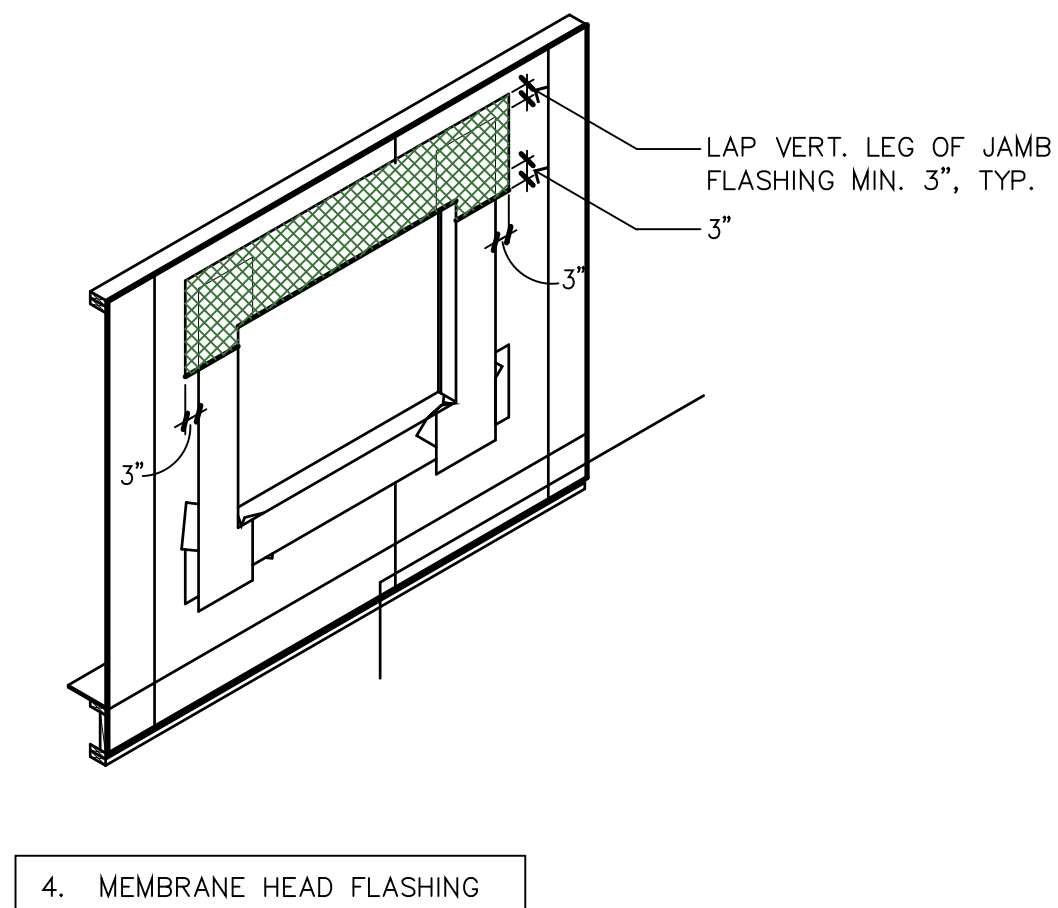
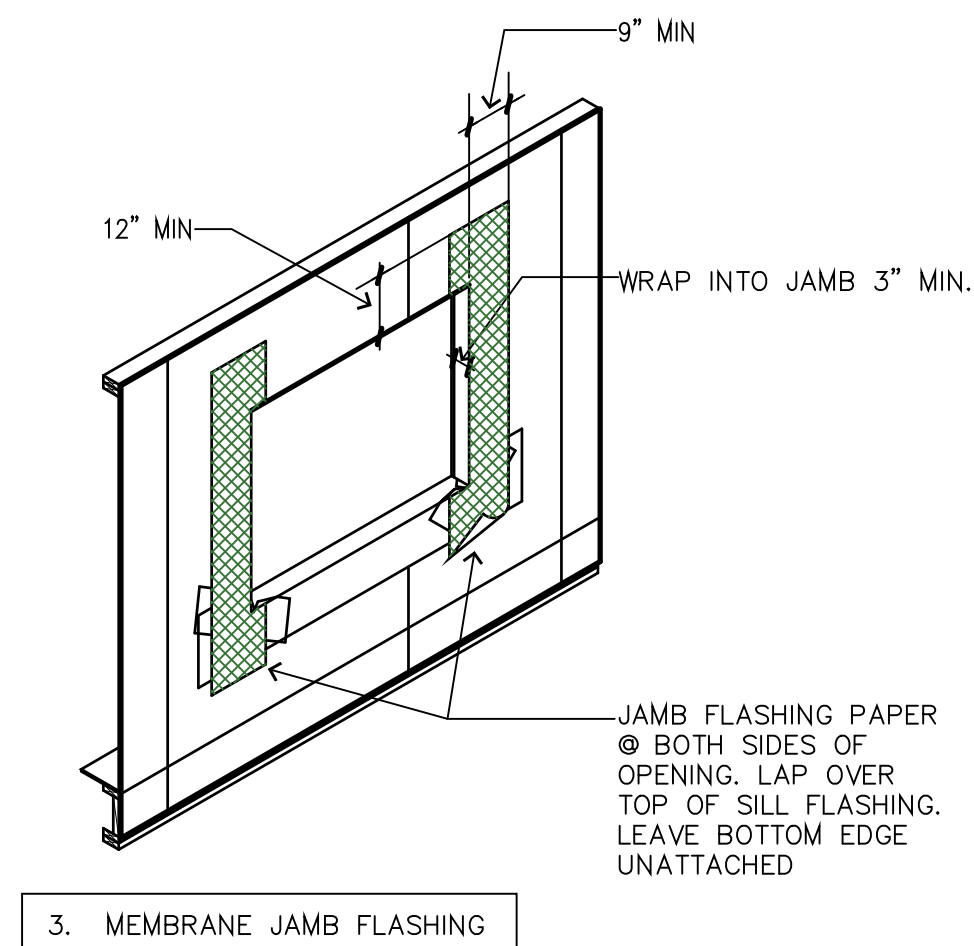
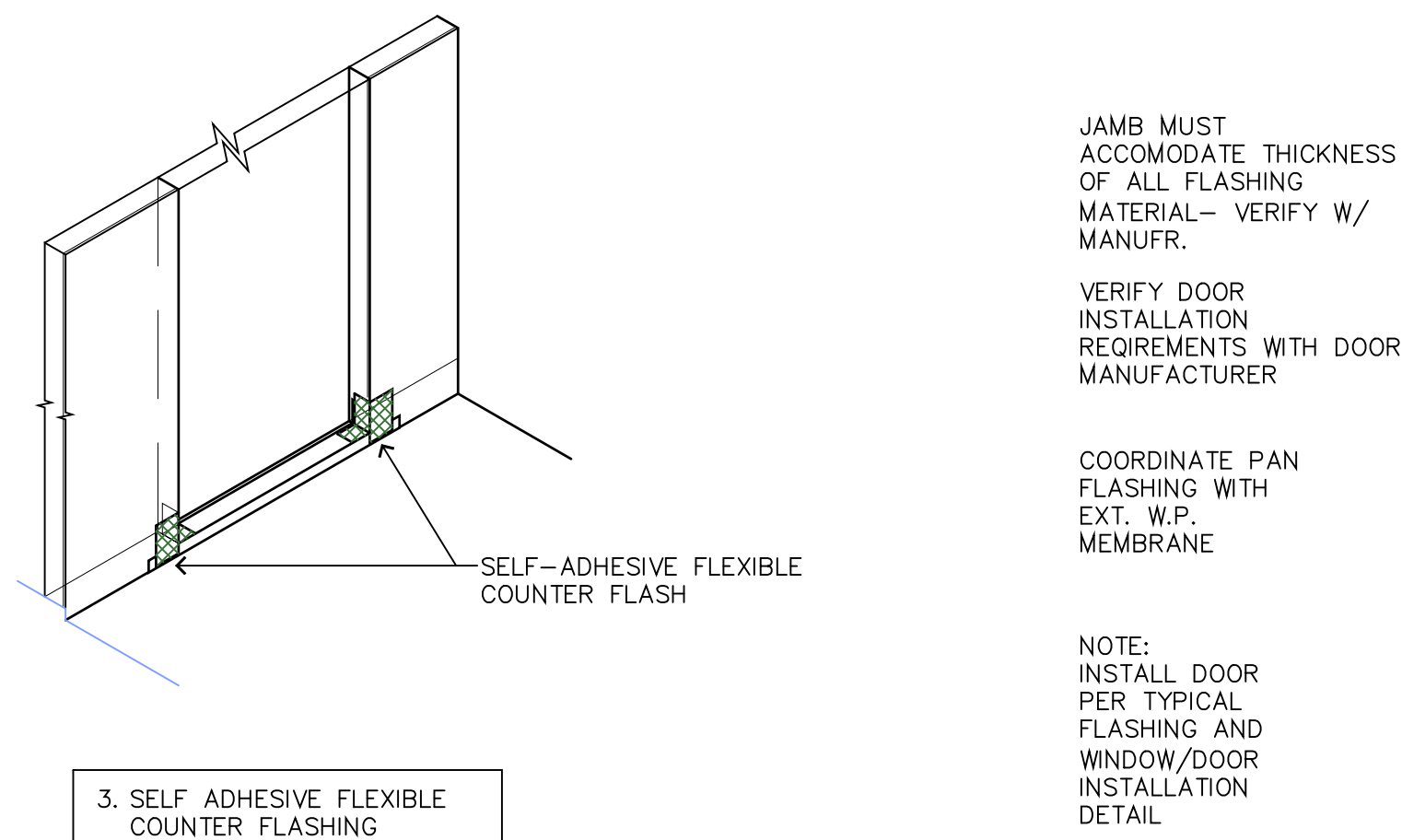
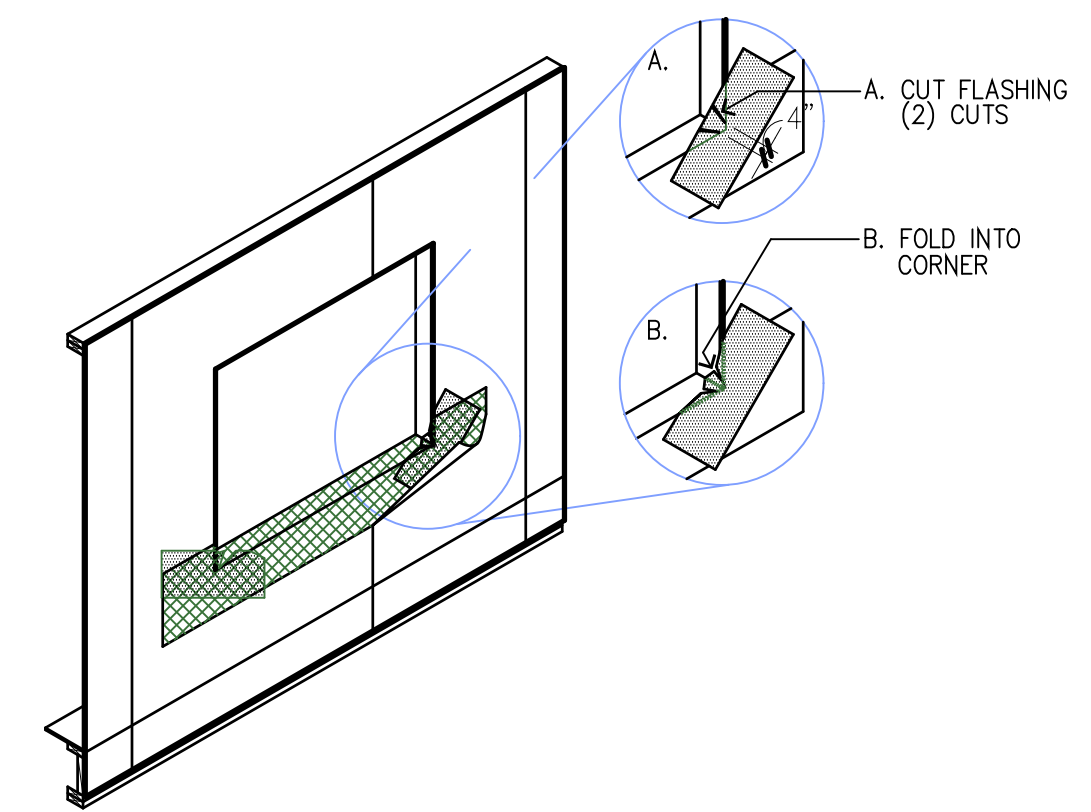
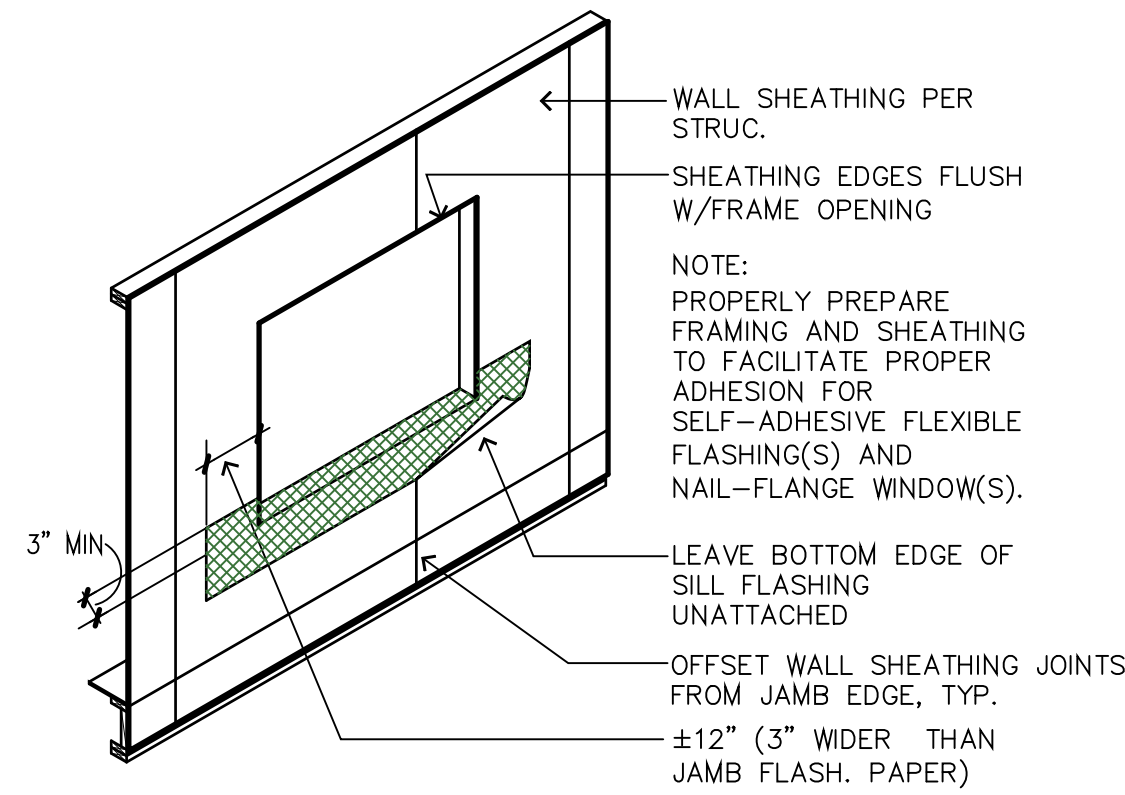
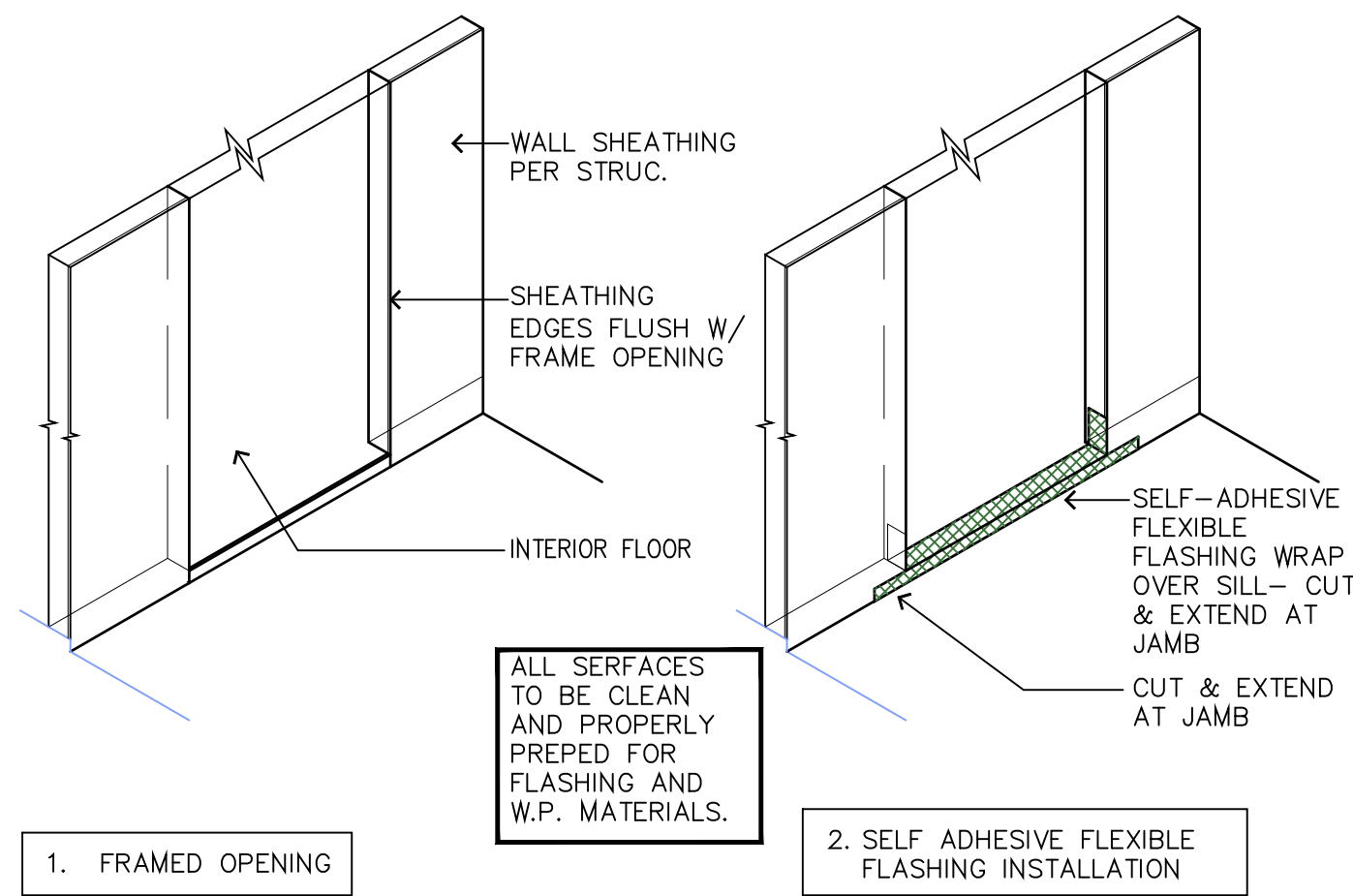
**WATER PROOFING DETAILS**

sheet number

**A5.03**

**INSTALLATION STEPS:**

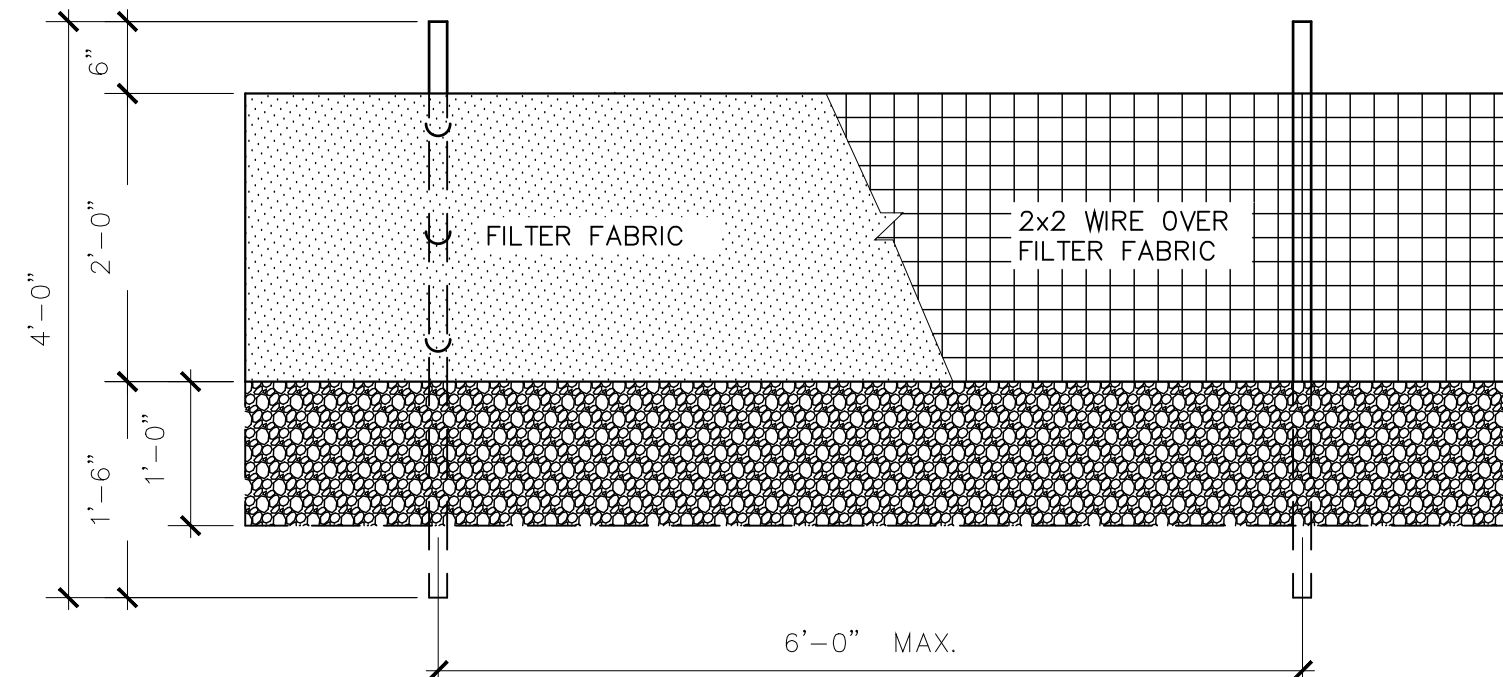
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE SILL FLASHING INTO FRAME OPENING; LEAVE BOTTOM EDGE OF SILL FLASHING UNATTACHED.
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE CORNER FLASHING INTO BOTH BOTTOM CORNERS OF FRAME OPENING CUT AND FOLD SELF ADHESIVE FLEXIBLE FLASHING INTO JAMB
- FRAME OPENING; LEAVE BOTTOM EDGES OF JAMB FLASHING UNATTACHED CUT AND FOLD SELF ADHESIVE FLEXIBLE FLASHING INTO HEAD
- FRAME OPENING; SEAL WINDOW FRAME TO OPENING. APPLY CONT. BEAD OF
- SEALANT WITHIN 1/2" OF EDGE OF OPENING OR APPLY CONT. SEALANT ON BACKSIDE OF WINDOW FLANGES @ HEAD, JAMB & SILL; THEN INSTALL FRAME TO OPENING. \*\*CHECK WINDOW FINIS FOR DAMAGE. REPAIR OR REPLACE DAMAGED FINIS.\*\* \*\*FASTENERS TO BE STAINLESS STEEL ROOFING NAILS (1 1/2") OR EQUAL. MINIMUM PENETRATION INTO FRAMING TO BE 1" \*\* \*\*GALVANIZED FASTENERS ALLOWED WHEN INSTALLING VINYL WINDOWS\*\* WHEN INSTALLING A WINDOW: NAIL BOTTOM CORNER FIRST.
- SET WINDOW STRAIGHT, PLUMB & LEVEL BEFORE SECURING. PROVIDE CONTINUOUS SUPPORT OR SHIMS UNDER FRAME OF SILL IF REQUIRED BY MFR. FASTEN THROUGH SIDES OF FRAME. DO NOT FASTEN THROUGH HEAD UNLESS PERMITTED BY WINDOW MFR.
- INSTALL BUILDING PAPER FROM THE BOTTOM TO TOP OF THE WALL SHINGLE EACH COARSE TO FACILITATE PROPER DRAINAGE.



**DOOR PAN**  
NO SCALE

**FLASHING AND NAIL FLANGE WINDOW INSTALLATION**  
NO SCALE

**A5.03**

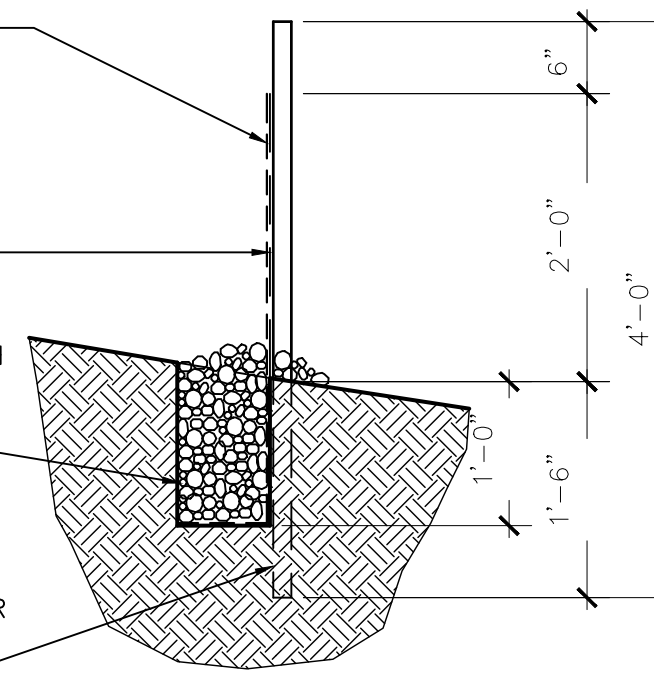


GEOTEXTILE FILTER FABRIC: BURY BOTTOM OF FILTER FABRIC @ TRENCH.

2"x2"x#14 GA. WIRE OR EQUIVALENT, IF STANDARD STRENGTH FABRIC USED. FASTEN SECURELY TO UPHILL SIDE OF POSTS.

MINIMUM 8"x12" TRENCH BACKFILL TRENCH WITH 3/4"-1 1/2" WASHED GRAVEL.

MIN. 2"x2" STD. OR BETTER WOOD POSTS, STEEL FENCE POSTS, OR EQUIVALENT. SPACE @ 6'-0" O.C. MAX.



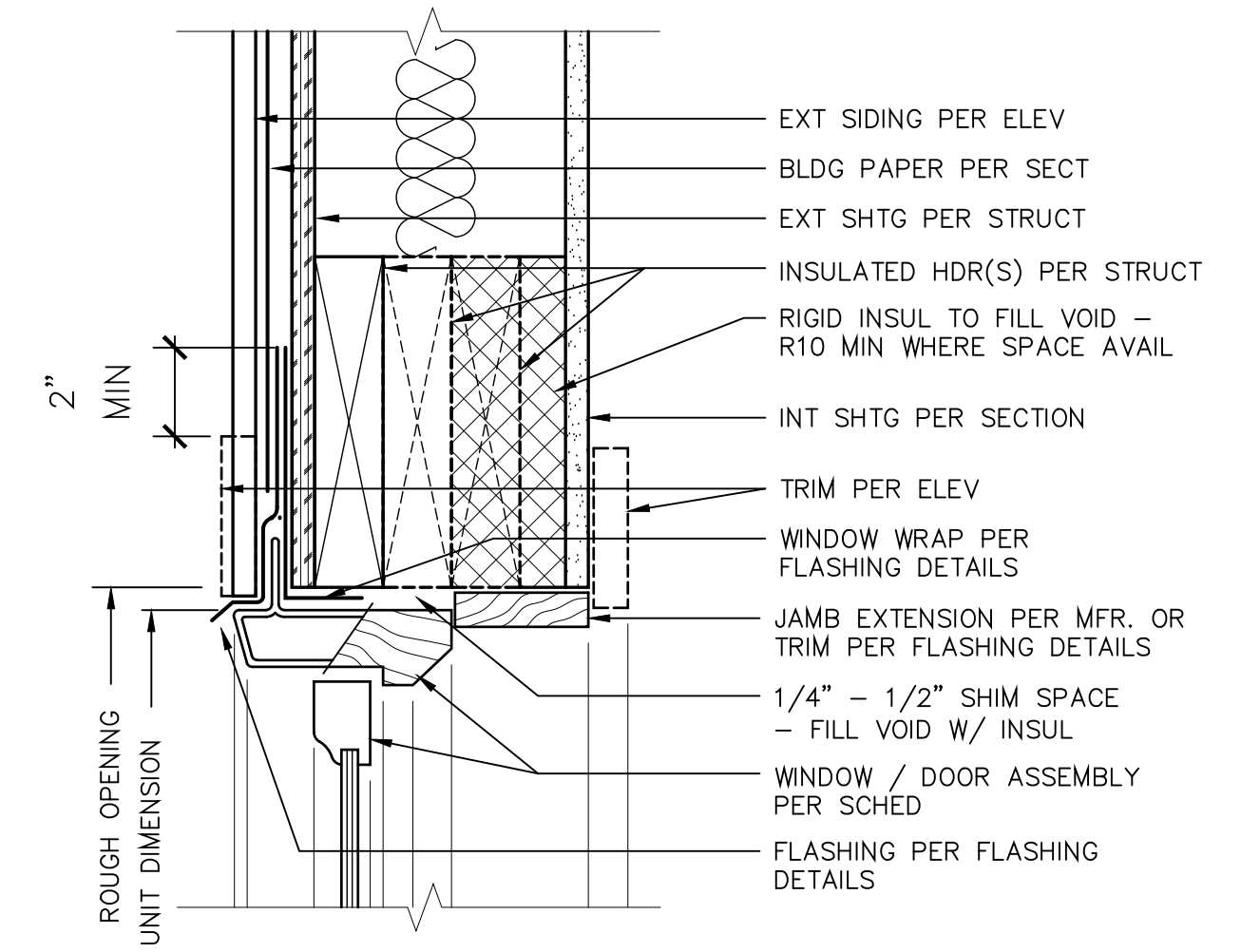
**TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES:**

1. THE IMPLEMENTATION OF TESC MEASURES AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
3. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
4. ALL TESC FACILITIES SHALL CONFORM TO ALL APPLICABLE STATE AND CITY REQUIREMENTS.

NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

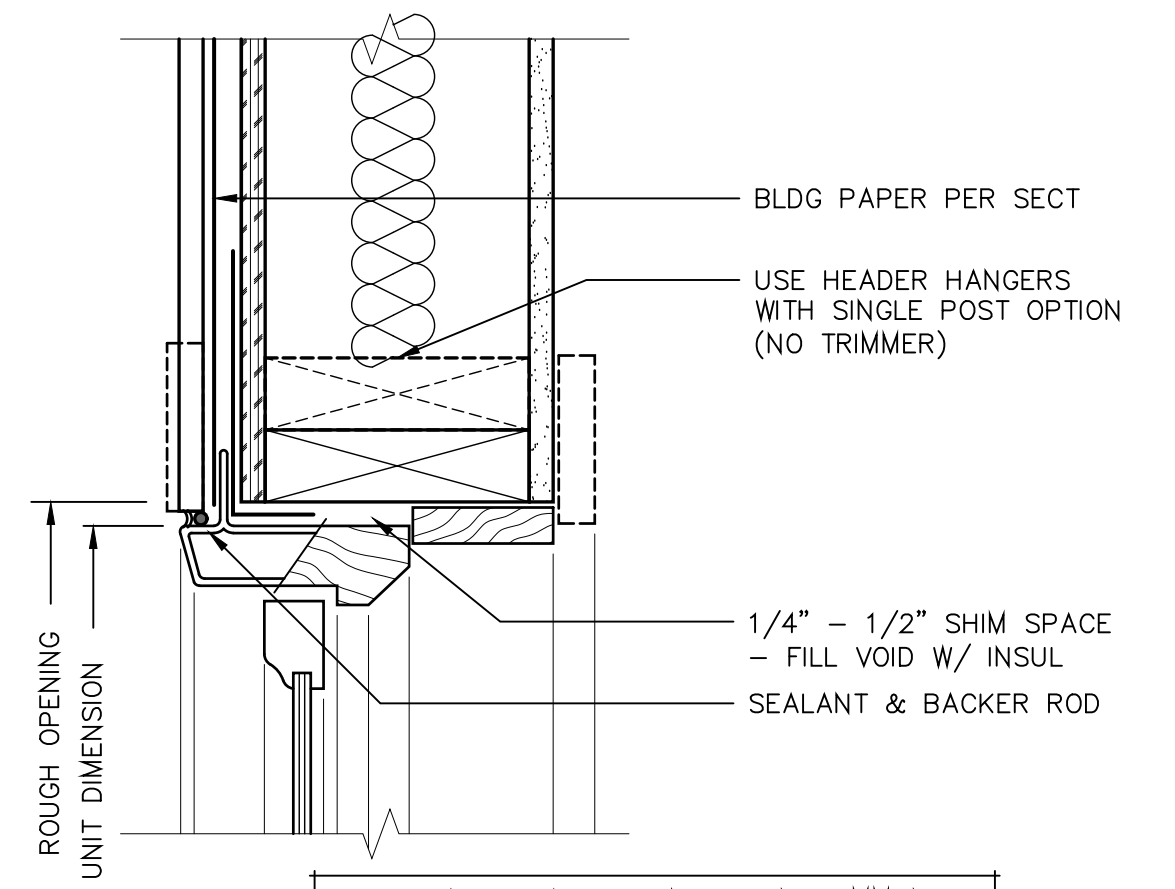
**MAINTENANCE STANDARDS:**

1. INSPECT IMMEDIATELY AFTER EACH RAINFALL, ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLELED TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.
6. ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FENCE IS NO LONGER REQUIRED SHALL BE SPREAD TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.

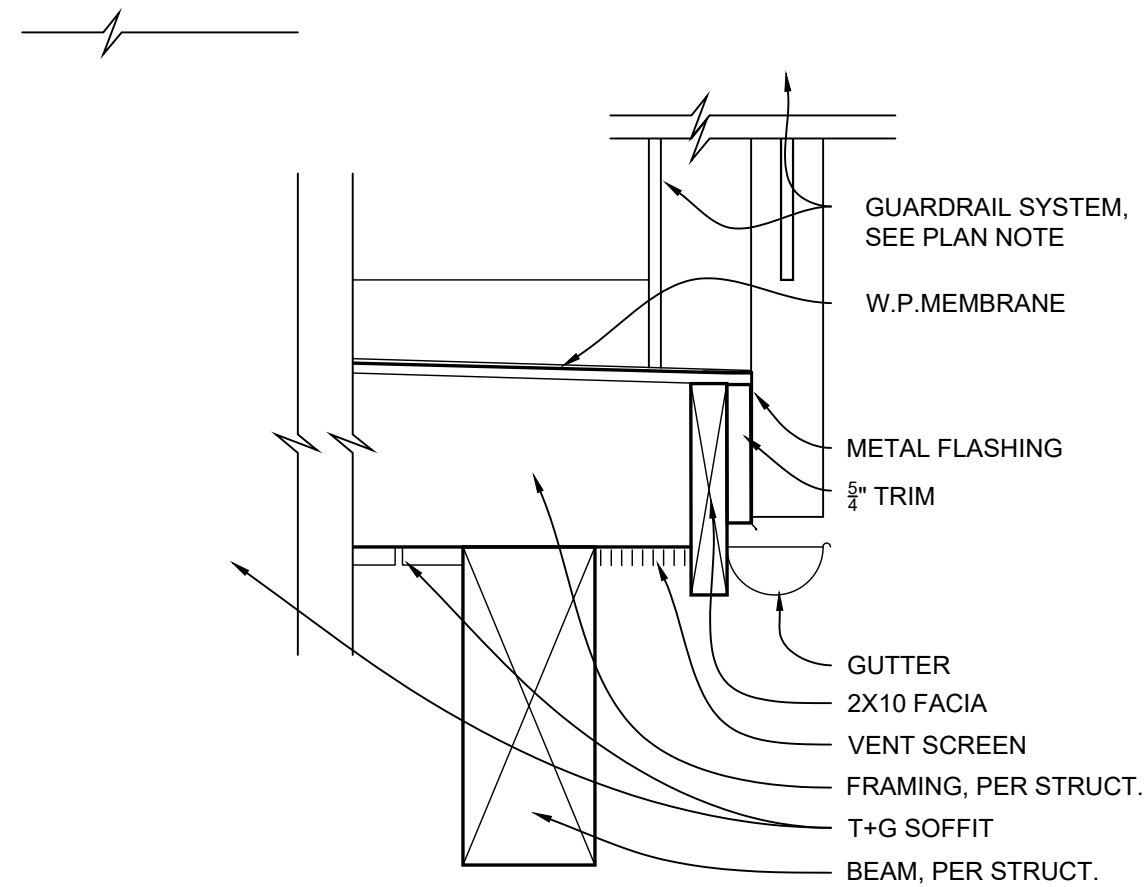


**HEAD DETAIL**

SCALE: 3" = 1'-0"

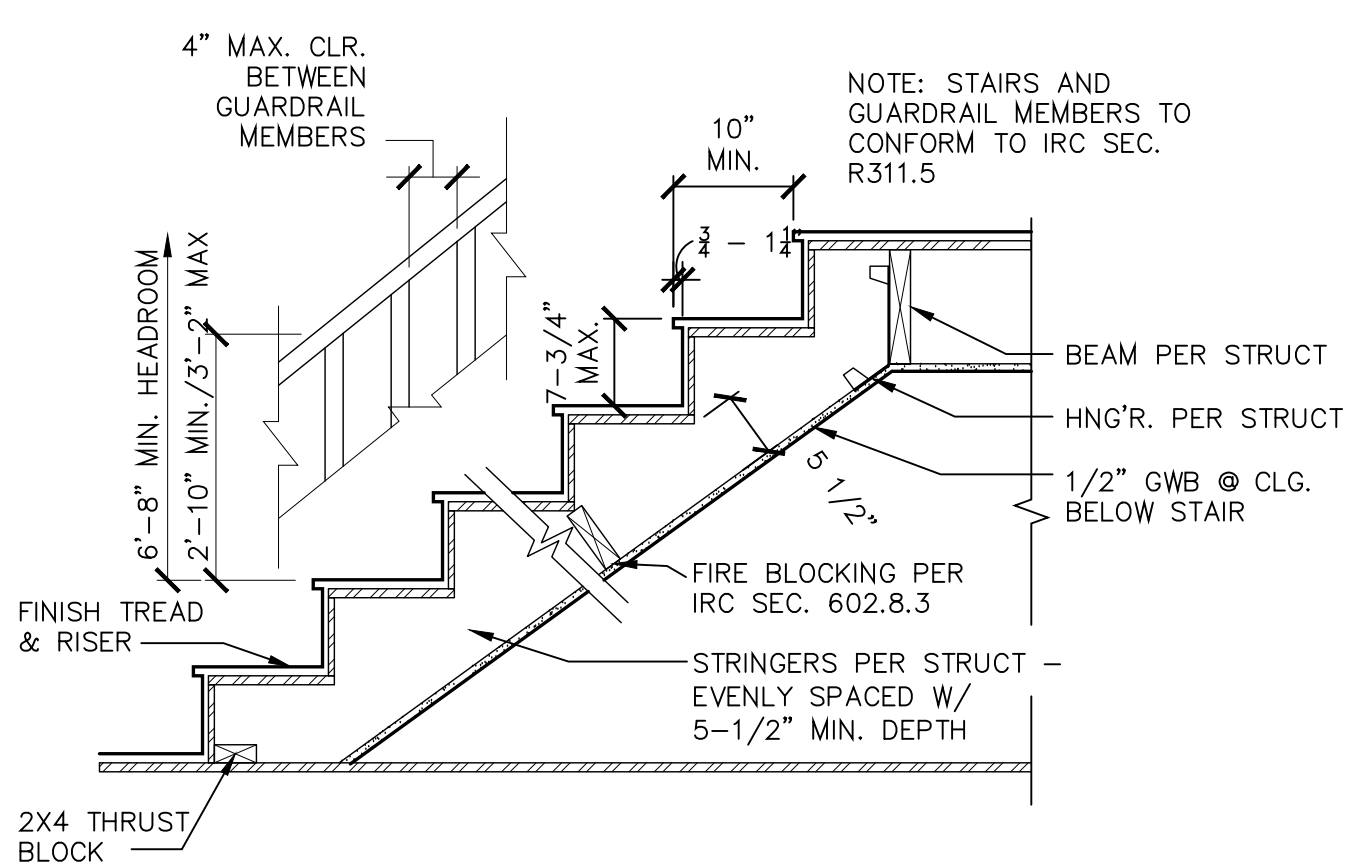


SEE HEAD DETAIL FOR NOTES IN COMMON



**5 BALCONY DECK DETAIL**

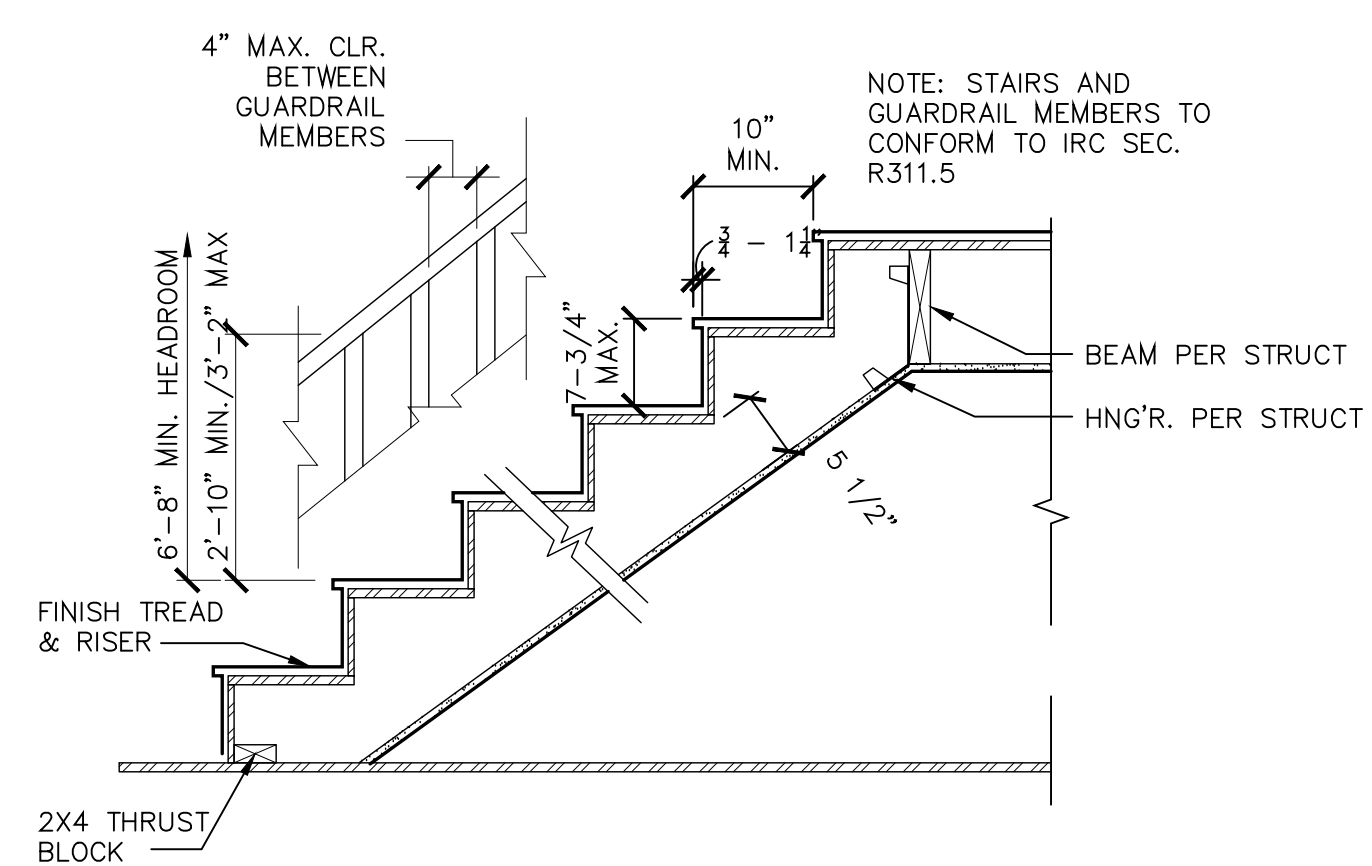
SCALE: 1 1/2" = 1'-0"



**2 TYPICAL STAIR DETAIL**

SCALE: 3/4" = 1'-0"

STR-002.dwg



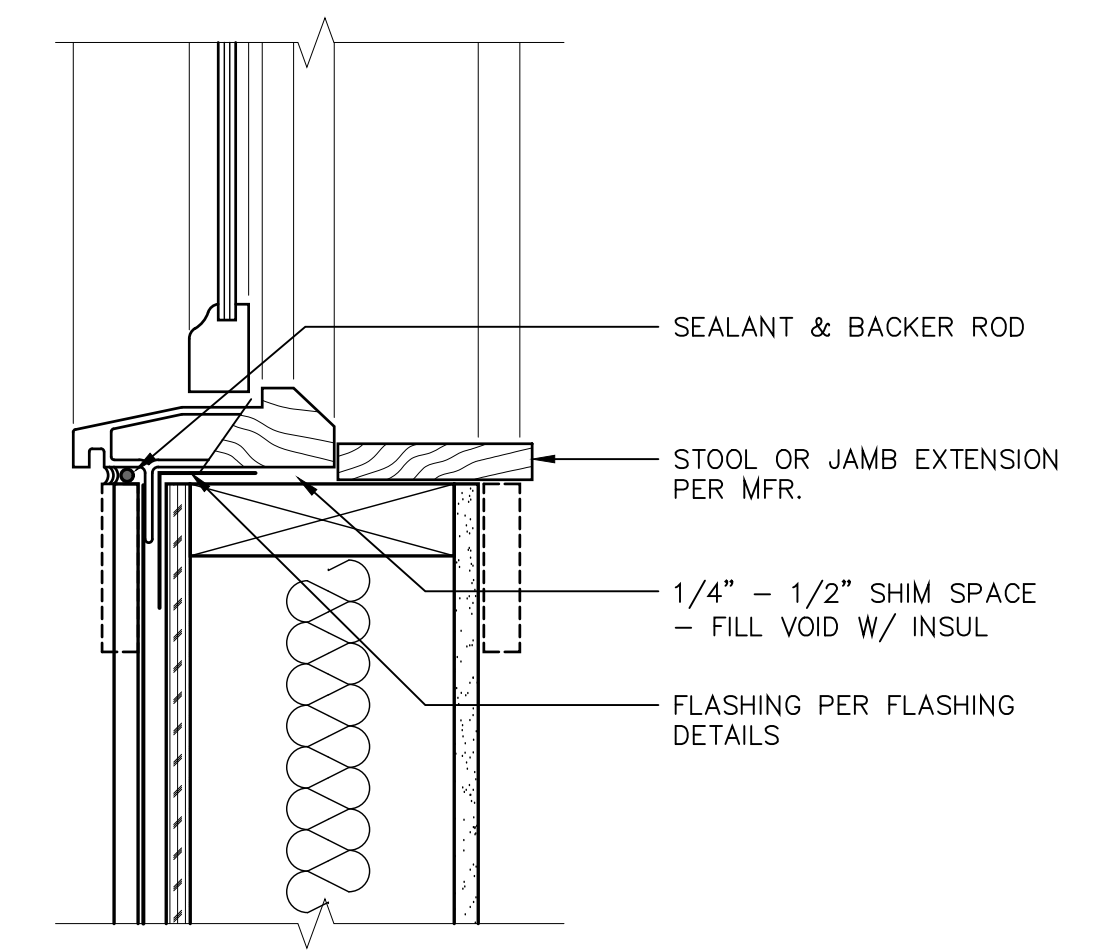
**6 TYPICAL STAIR DETAIL EXT.**

SCALE: 3/4" = 1'-0"

STR-002.dwg

**JAMB DETAIL**

SCALE: 3" = 1'-0"



SEE HEAD DETAIL FOR NOTES IN COMMON

**SILL DETAIL**

SCALE: 3" = 1'-0"



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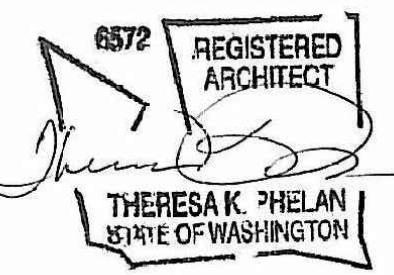
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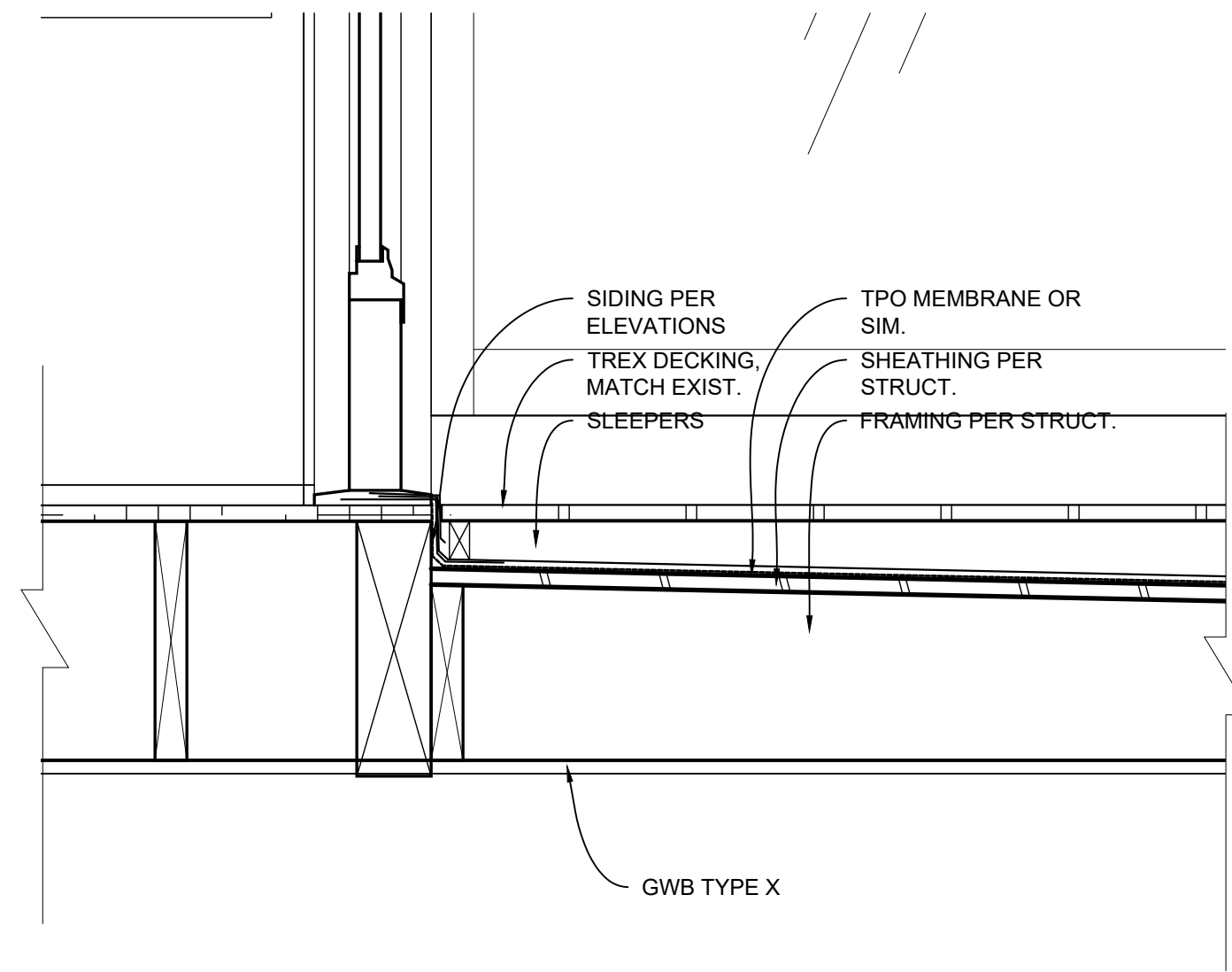
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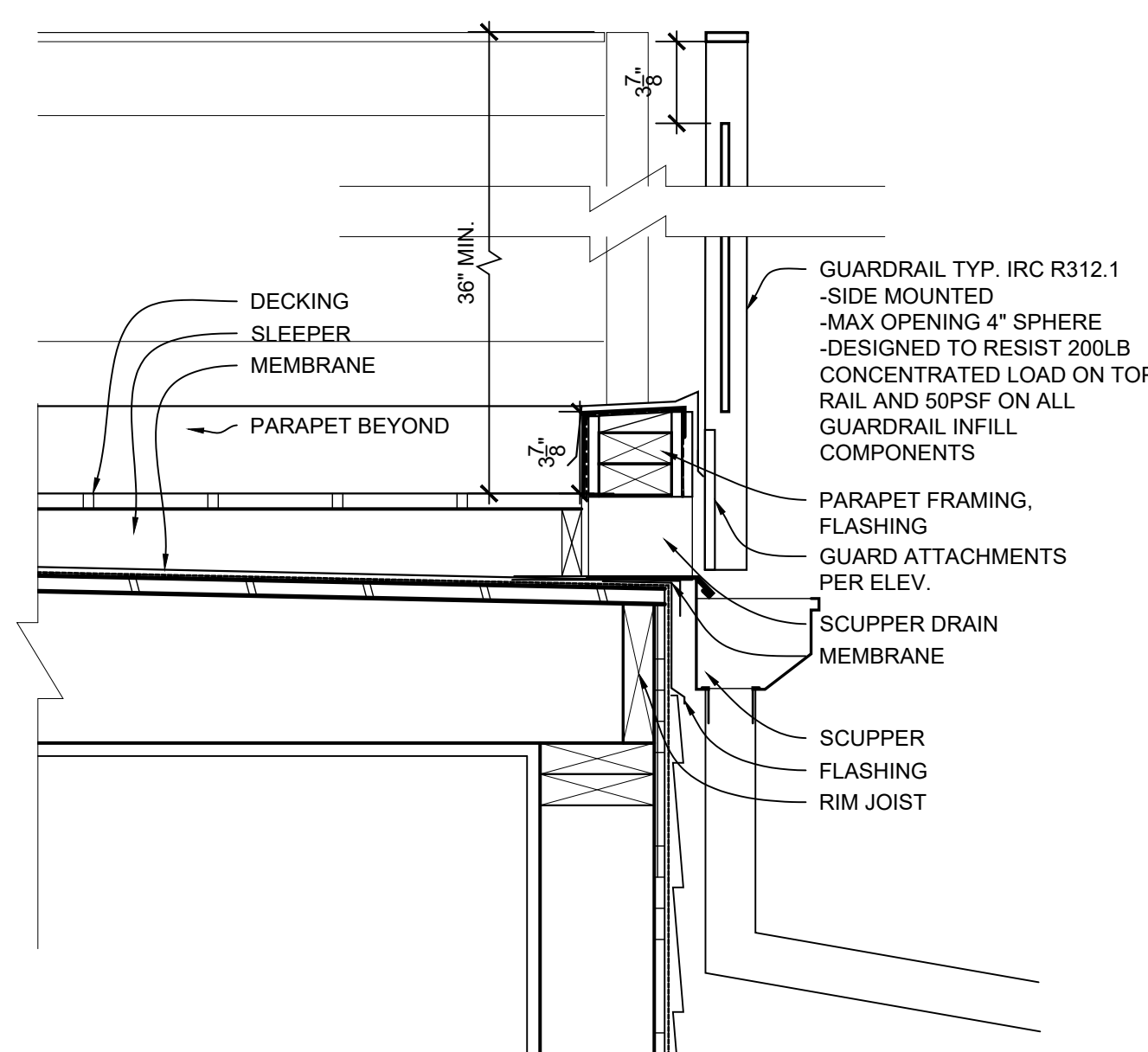
**DETAILS**

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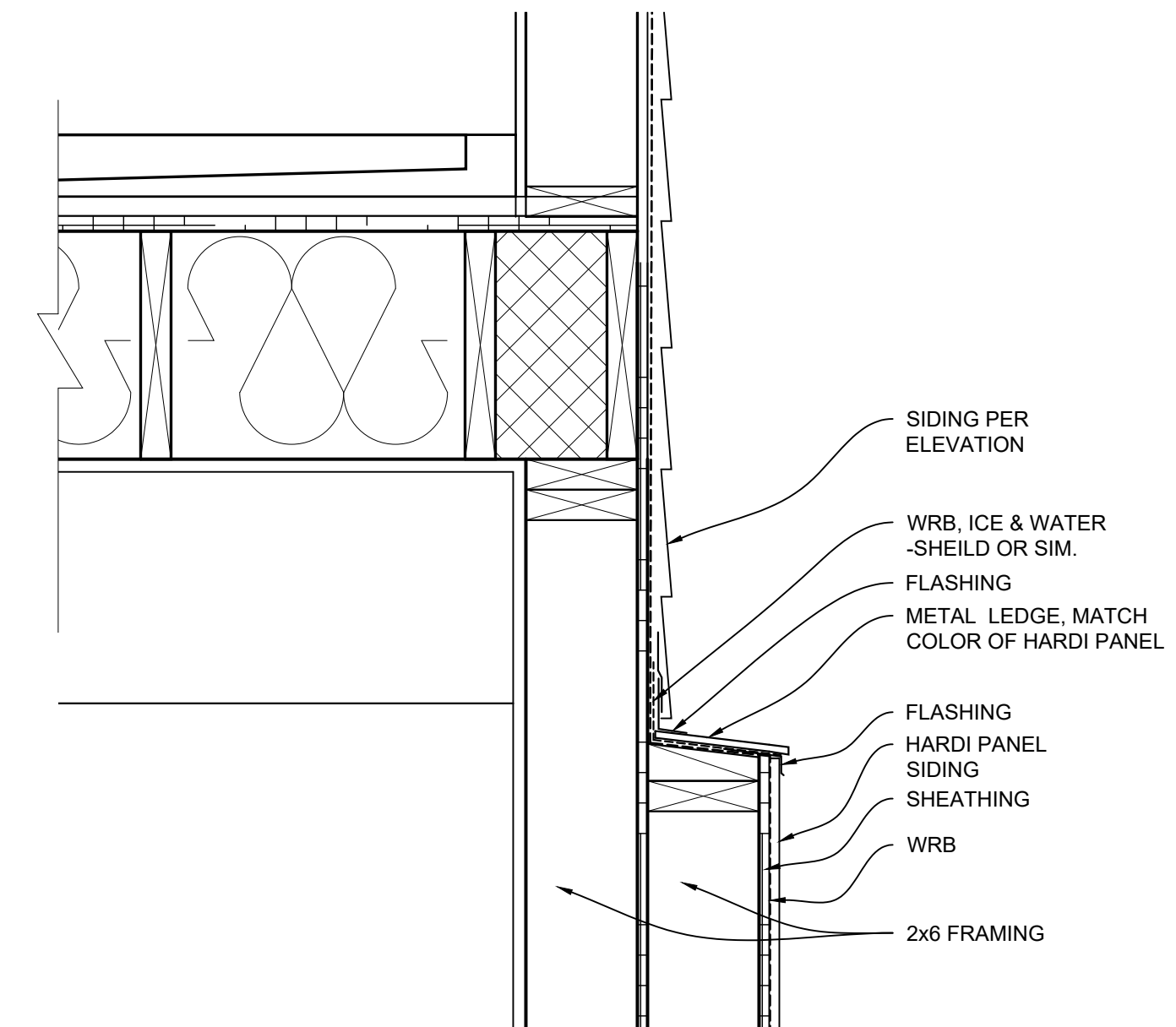
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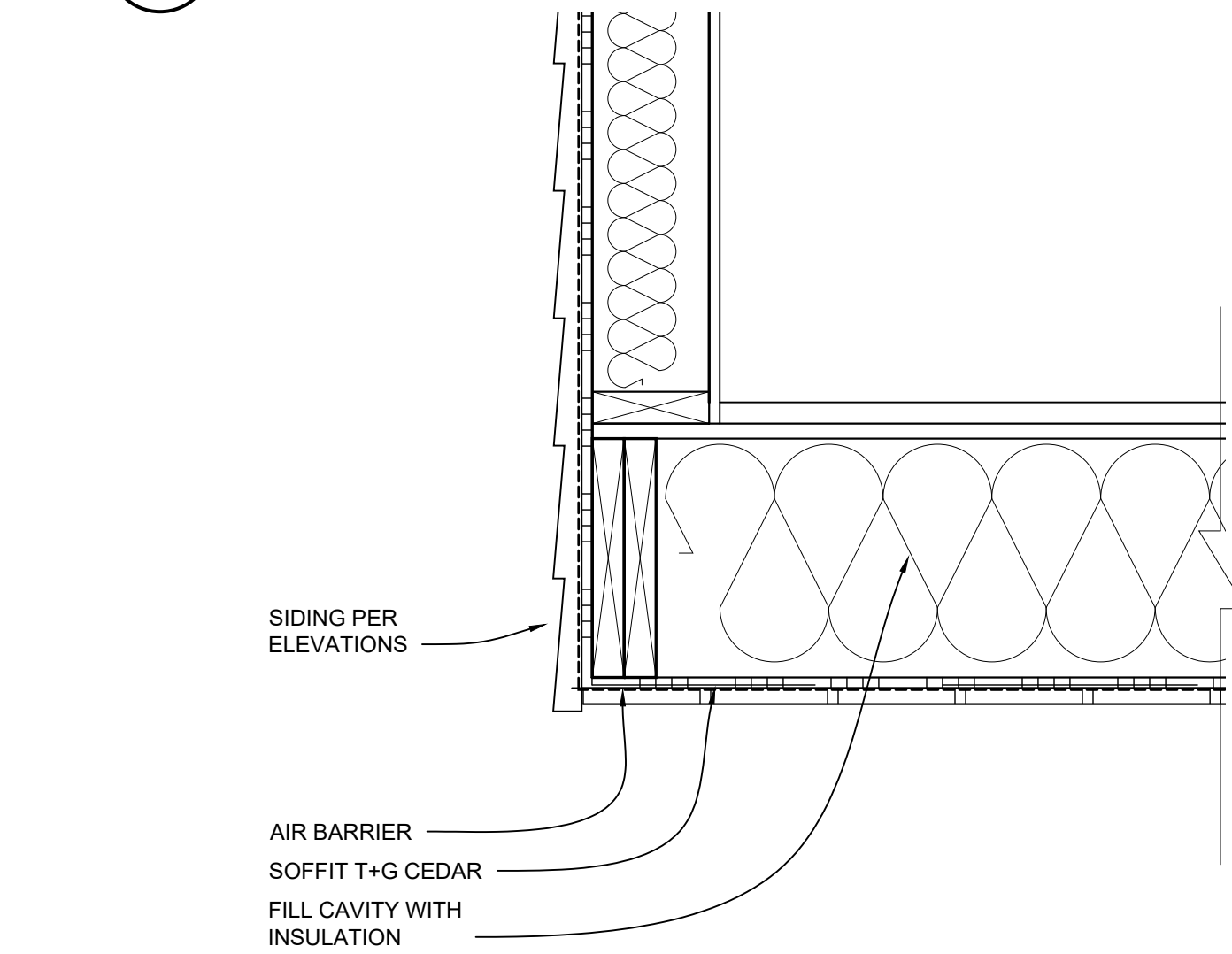
**1 MBDRM DECK TRANSITION**  
1 1/2"=1'-0"



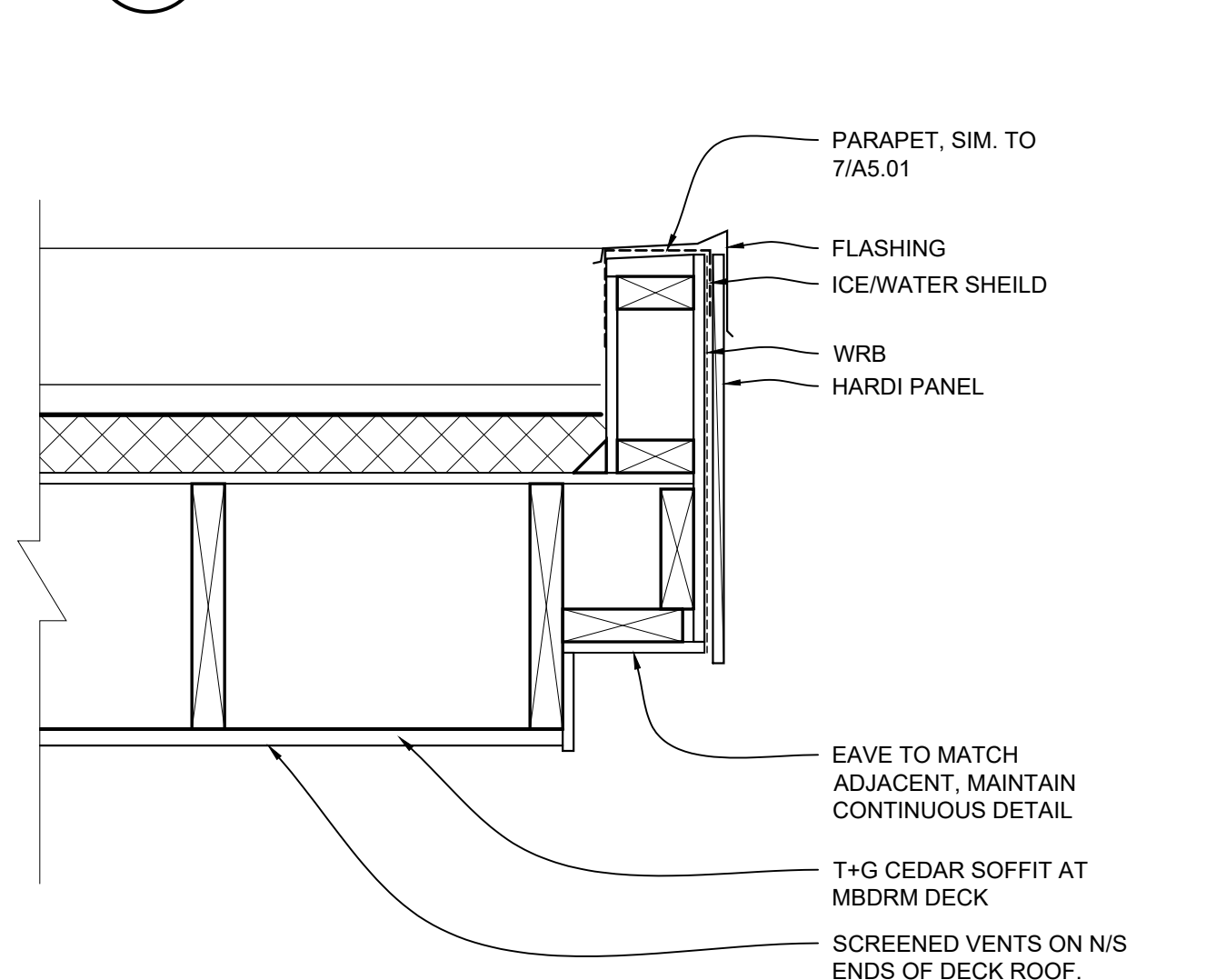
**2 MBDRM DECK EDGE, GAURD**  
1 1/2"=1'-0"



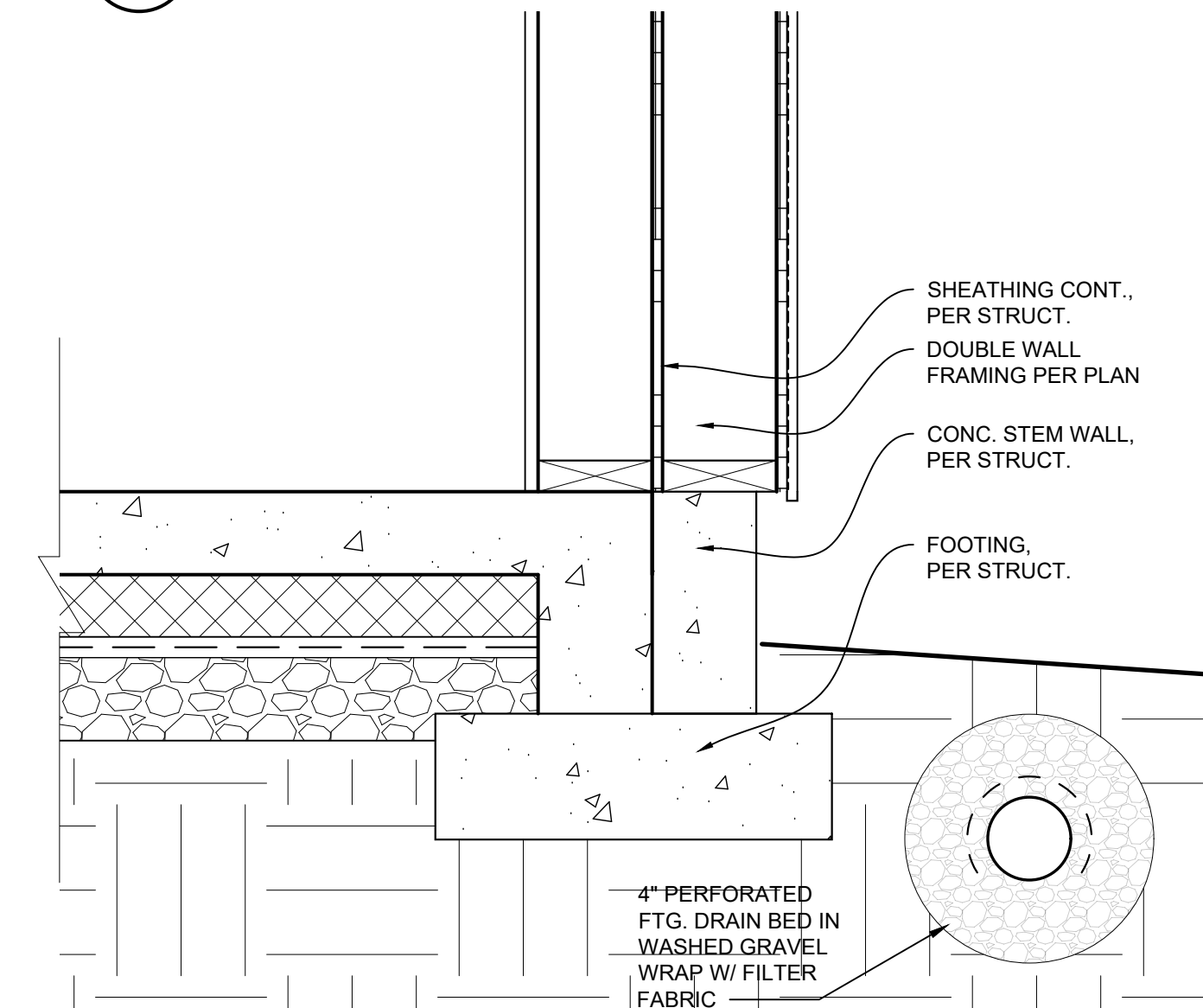
**3 GARAGE DOUBLE WALL**  
1 1/2"=1'-0"



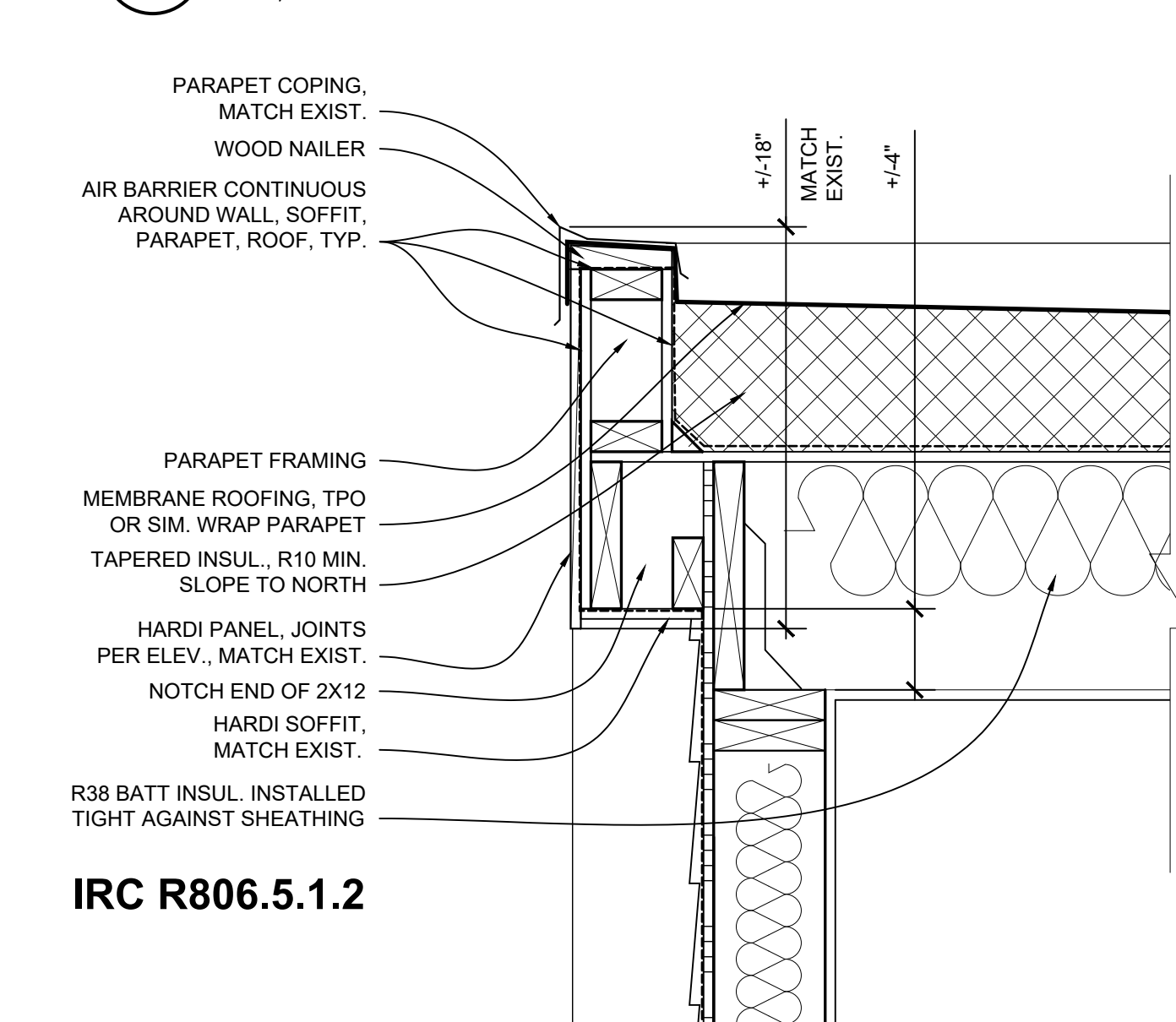
**6 ENTRY SOFFIT**  
1 1/2"=1'-0"



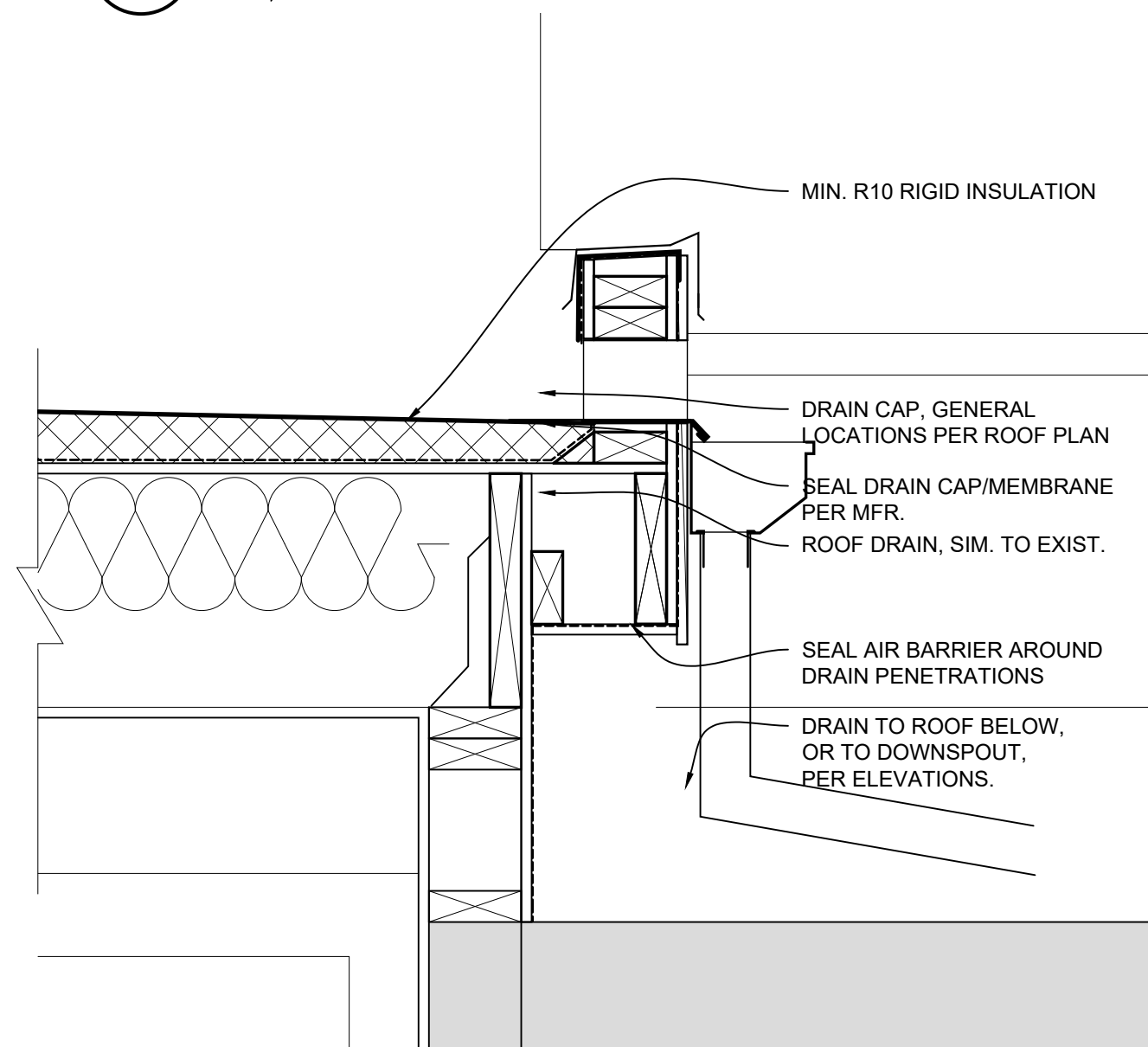
**5 MBDRM DECK AWN**  
1 1/2"=1'-0"



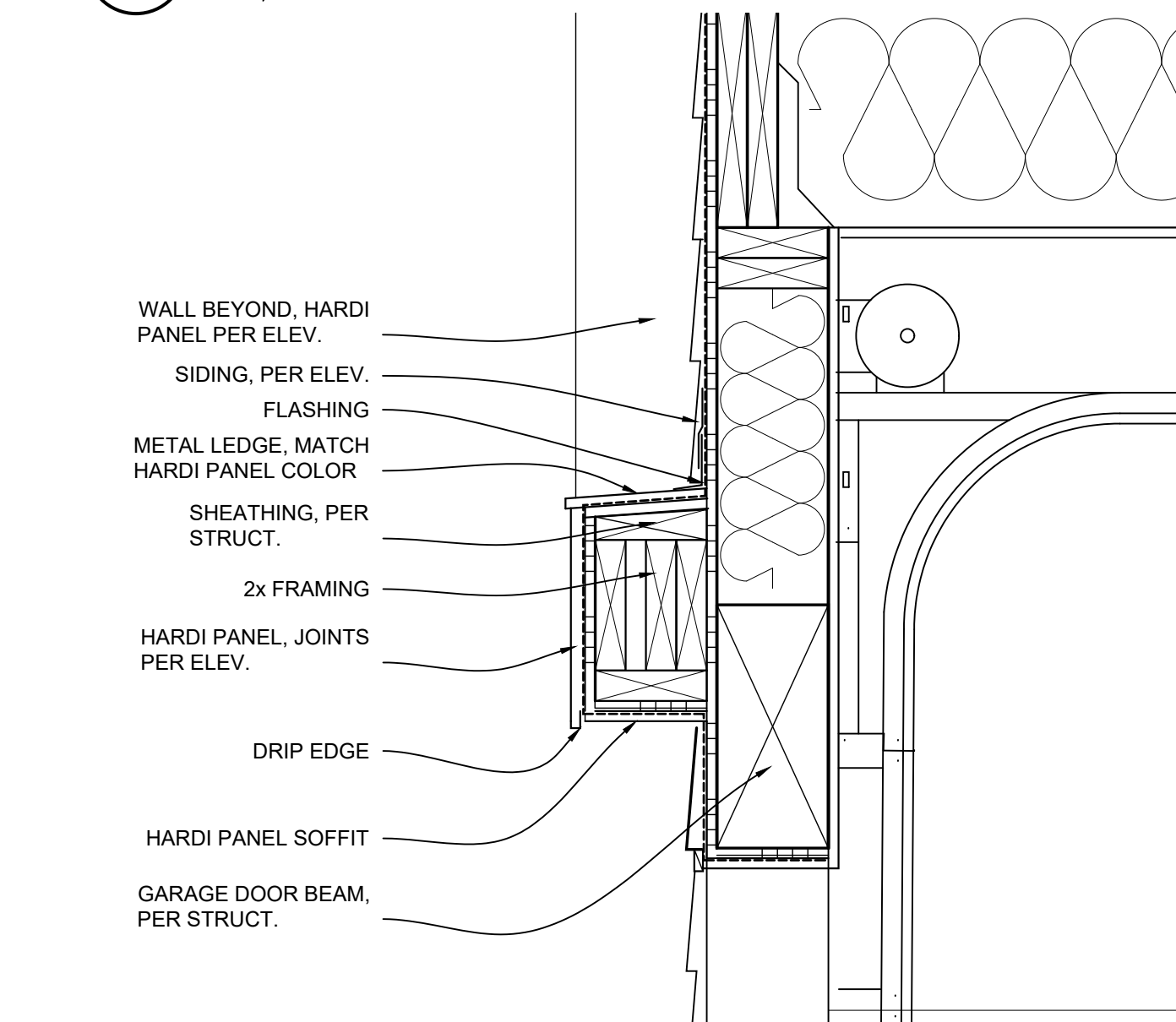
**4 GARAGE DOUBLE WALL FOUND.**  
1 1/2"=1'-0"



**7 PARAPET TYP.**  
1 1/2"=1'-0"



**8 PARAPET DRAIN, TYP.**  
1 1/2"=1'-0"



**9 LEDGE @ GARAGE DOOR**  
1 1/2"=1'-0"



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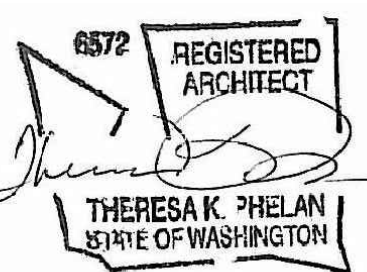
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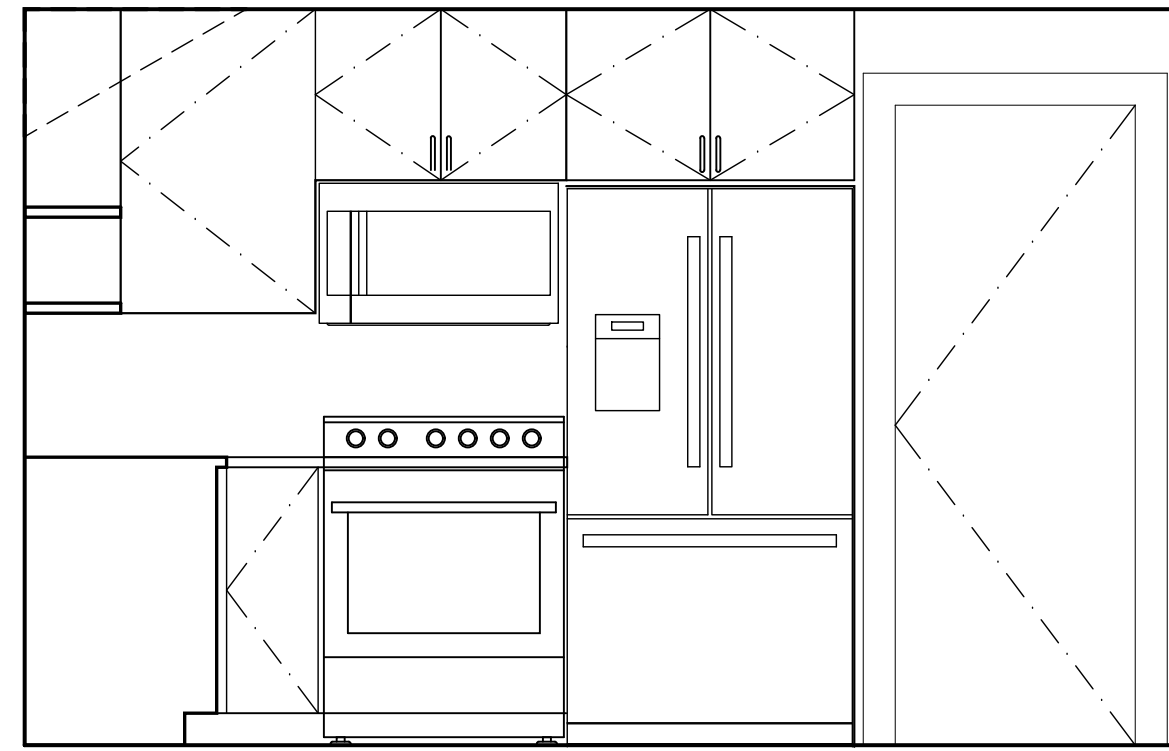
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**DETAILS**

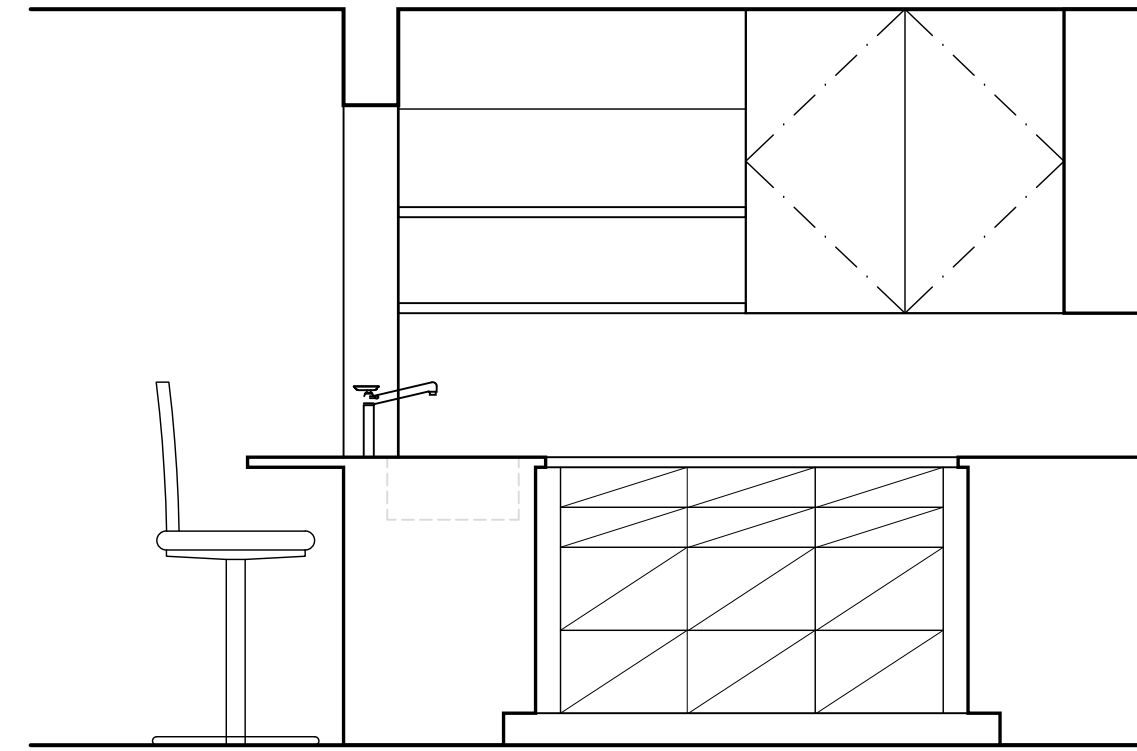
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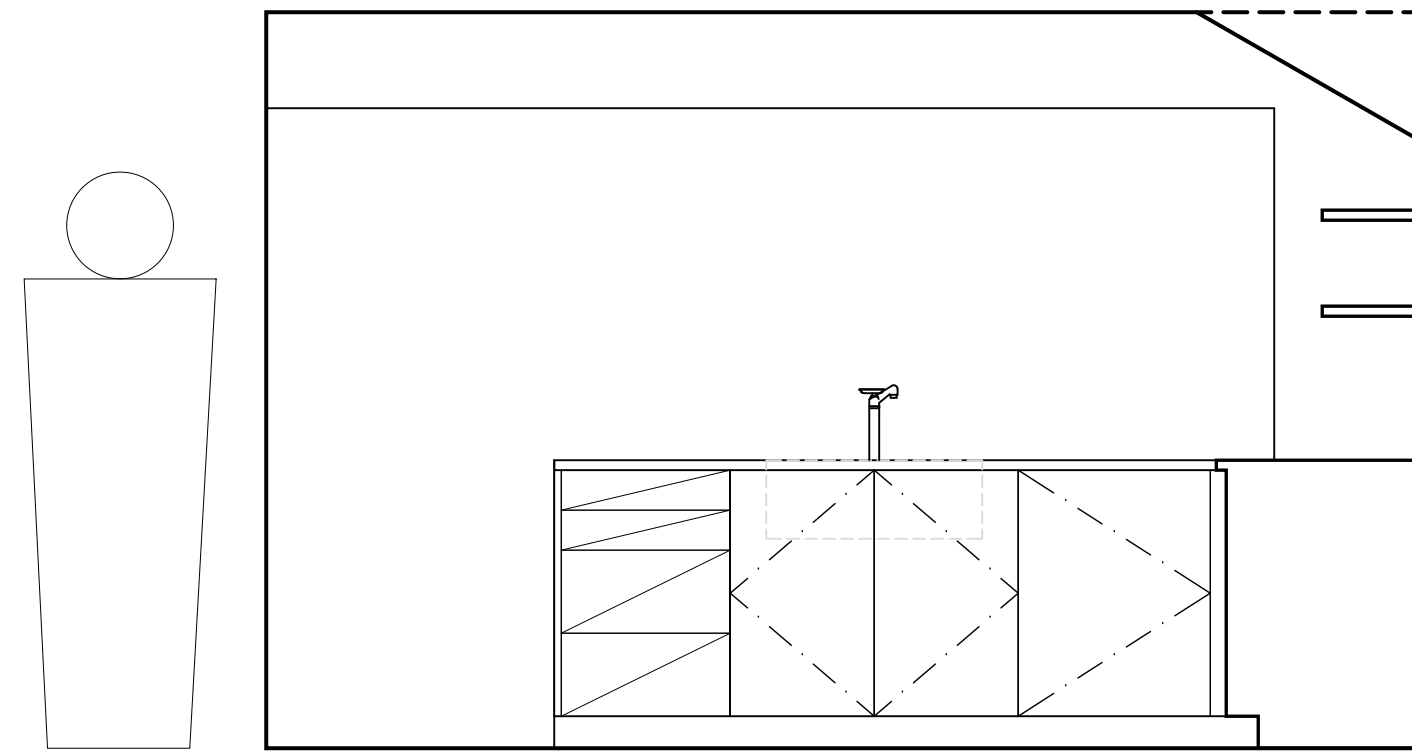




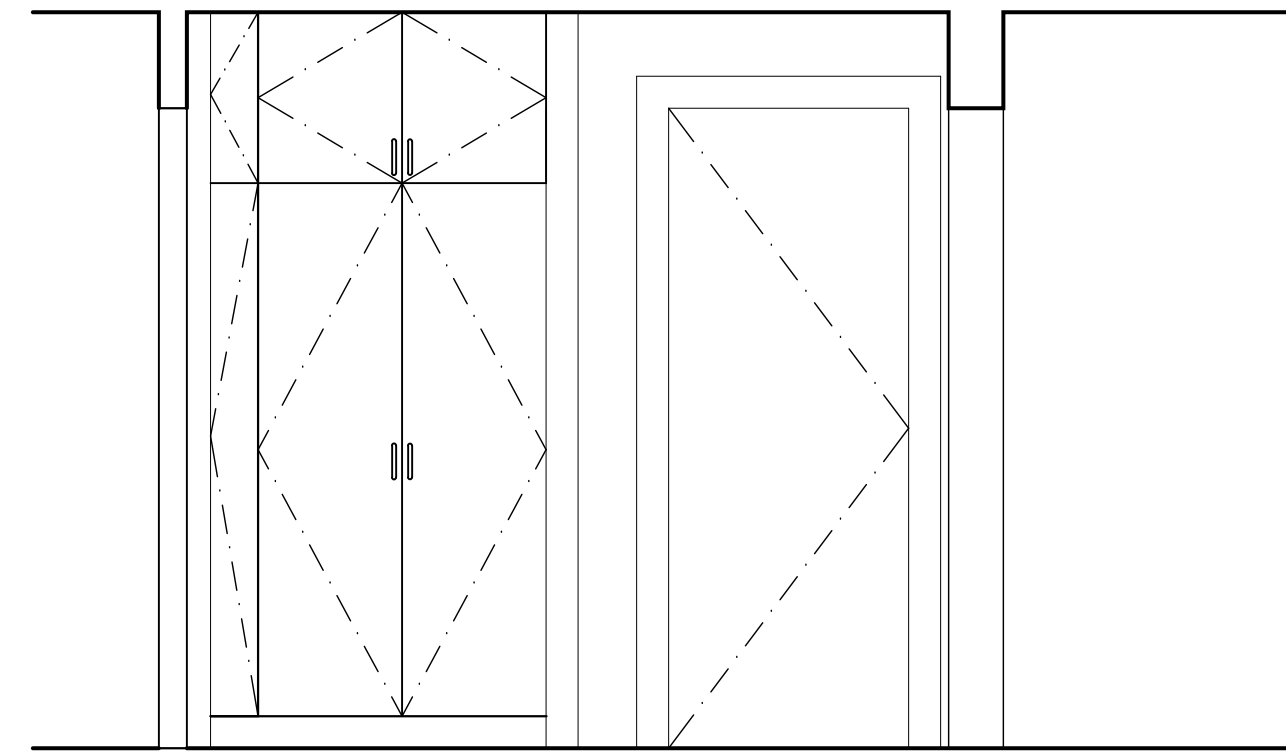
**1 W. ADU KITCHEN**  
1/2"=1'-0"



**2 S. ADU KITCHEN**  
1/2"=1'-0"



**3 E. ADU KITCHEN**  
1/2"=1'-0"



**4 N. ADU KITCHEN**  
1/2"=1'-0"



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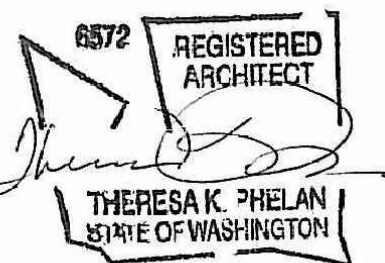
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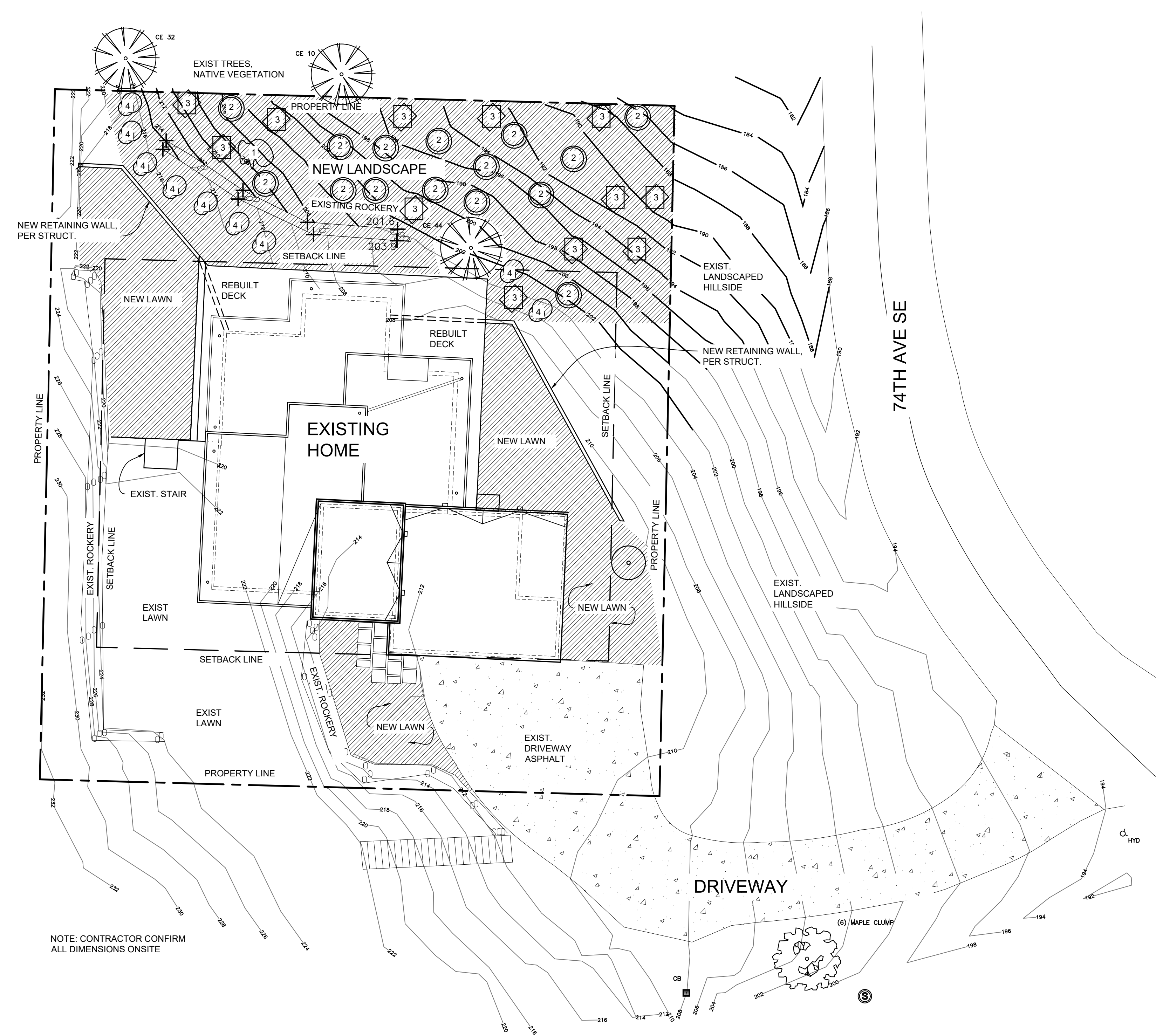
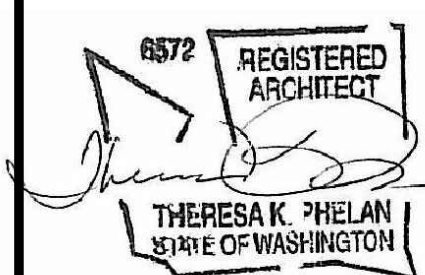
date  
**16 JAN 2020**

sheet title

**INTERIOR  
ELEVATIONS**

sheet number

**A8.1**



**NOTES:**

- CONFIRM INSTALLATION OF CRUSHED ROCK ACCESS PAD. (WILL BE REMOVED UPON COMPLETION OF WORK)
- CONNECT DOWNSPOUT LINES AND DIRECT TOWARD PREVIOUSLY INSTALLED CATCH BASIN AT NE CORNER.
- MAINTAIN NATIVE VEGETATION (SWORD FERN, SALAL, BERRIES)
- STABILIZE HILLSIDE WITH JUTE FABRIC/STAPLES AS NEEDED

NATIVE PLANT SCHEDULE FOR STEEP SLOPE:		
	SIZE	QTY
1) CORNUS DOGWOOD,	5-6"	X1
2) OREGON GRABE, MAHONIA NERVOSA,	1 GAL	X15
3) SWORD FERN, POLYSTICHUM MUNITUM,	1 GAL	X12
4) COMMON SNOWBERRY, SYMPHORICARPOS ALBUS,	1 GAL	X9

NOTE: CONTRACTOR CONFIRM ALL DIMENSIONS ONSITE

LANDSCAPE DESIGNER :  
DOUG DZINGLE  
254-405-0154  
DZINGL3@COMCAST.NET

**1 LANDSCAPE PLAN**  
1" = 10'-0"

