

PRINTINGS  
 DEC. 20, 2018  
 JAN. 5, 2019  
 JAN. 9, 2019  
 JAN. 10, 2019  
 JAN. 13, 2019  
 JAN. 15, 2019  
 JAN. 20, 2019  
 JAN. 27, 2019  
 FEB. 1, 2019  
 FEB. 4, 2019  
 FEB. 7, 2019  
 FEB. 9, 2019  
 MAY 27, 2019

### Typical Construction

**ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE, FULLY ADHERED.  
 "HUNTER" TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)

**WALLS:**  
 "HARDIE-PANEL" OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 "TYVEC" OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)

**FLOORS:**  
**FRAMED FLOORS:**  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/8" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILING.

**LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

SEE TREE REPORT PREPARED BY THOMAS BOYCE, ISA CERTIFIED ARBORIST (ATTACHED) FOR TREE INVENTORY, LOCATION AND PROPOSED REMOVAL

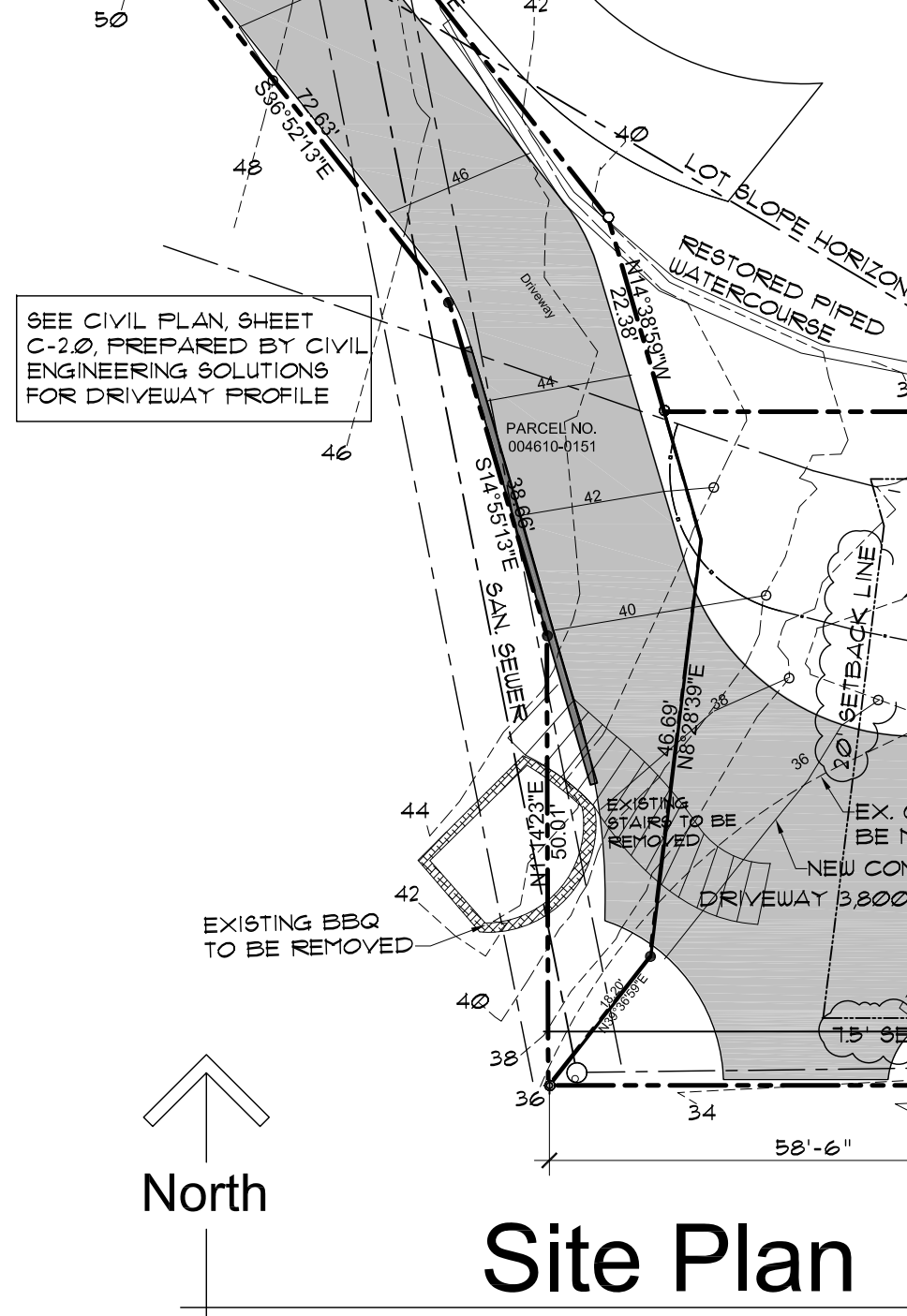
SEE BUFFER REDUCTION MITIGATION PLAN PREPARED BY J.S. JONES AND ASSOCIATES, INC. ENVIRONMENTAL CONSULTANTS

SITE INFORMATION FROM TOPOGRAPHY / BOUNDARY SURVEY BY SITE SURVEYING, SEE SHEET A-12.

FIRE CODE ALTERNATE REQUIRED. PROVIDE FIRE RETARDANT COATING TREATMENT IN ATTIC AND CRAWL SPACE.

INSTALL AN IRC APPENDIX 13R FIRE SPRINKLER SYSTEM.

INSTALL A MONITORED NFPA ALARM.



### Site Plan

1" = 20'

NOTE:  
 JAPANESE KNOTWOOD (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A AND REGULATED CLASS B AND REGULATED CLASS C WEEDS IDENTIFIED BY KING COUNTY NOXIOUS WEED LIST, AS AMENDED, SHALL BE REMOVED FROM THE PROPERTY. NEW LANDSCAPING ON THE PROPERTY SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED.

NOTE:  
 THERE IS NO IMPERVIOUS SURFACE AREA WITHIN THE SHORELINE SETBACKS (25' AND 50').

### Topo / Survey Accuracy

HIGHEST ELEVATION POINT	52.00'
LOWEST ELEVATION POINT	21.80'
ELEVATION DIFFERENCE	30.20'
HORIZ. DIST. BETWEEN PTS.	282.13'
LOT SLOPE = 30.20' / 282.13'	10.70%

### Lot Slope

HOUSE (ROOF)	289.11 SF
DRIVEWAY	3,800.2 SF
TOTAL	6,691.3 SF
LOT AREA	17,043.5 SF
ALLOWABLE (40%)	6,817.5 SF
ACTUAL	39.3%

### Lot Coverage

CONCRETE WALKWAY	165.1 SF
HARDSCAPE	165.1 / 17,043.5 = 1%
ALLOWABLE HARDSCAPE	9%
ACTUAL	17,043.5 x 0.09 = 1,533.9 SF

### Hardscape:

CONCRETE WALKWAY	165.1 SF
HARDSCAPE	165.1 / 17,043.5 = 1%
ALLOWABLE HARDSCAPE	9%
ACTUAL	17,043.5 x 0.09 = 1,533.9 SF

### Downhill Ht. Limit:

LOW POINT EL.	26.00'
ALLOWABLE 30' HEIGHT EL.	56.00'
TOP OF WALL EL.	55.53'

HEIGHT LIMIT SHOWN ON BUILDING SECTIONS AND EXTERIOR ELEVATIONS, SHEETS A-3 THRU A-12.

### Height Limit Calculations

WALL SEGMENT	MID-PT. ELEVATION	SEGMENT LENGTH	MID-PT. x LENGTH
1	26.25'	5.000'	1312.50 SF
2	28.00'	6.800'	1904.00 SF
3	32.75'	20.00'	6550.00 SF
4	33.50'	5.00'	1675.00 SF
5	33.75'	12.00'	4050.00 SF
6	31.25'	36.00'	11250.00 SF
7	29.25'	8.00'	2340.00 SF
8	29.25'	5.00'	1462.50 SF
9	29.00'	10.00'	2900.00 SF
10	28.00'	22.00'	6160.00 SF
TOTAL		236.00'	6,872.25 SF

AVERAGE BUILDING EL. = 6,872.25 SF / 236.00' = 29.12'  
 ALLOWABLE HEIGHT = 29.12' + 30' = 59.12'  
 ACTUAL RIDGE HEIGHT = 59.12'

### Building Footprint

NOT TO SCALE

### Basement Exclusion Calculation

WALL SEGMENT	WALL LENGTH	PERCENT COVERAGE	FOOTPRINT
A	50.00'	0.00	0.00'
B	68.00'	31.80	2162'
C	20.00'	81.50	1150'
D	5.00'	94.30	4.72'
E	12.00'	94.40	11.33'
F	36.00'	65.60	2362'
G	8.00'	40.20	3.22'
H	5.00'	41.00	2.05'
I	10.00'	40.40	4.04'
J	22.00'	26.70	5.81'
TOTAL	236.00'		93.36'

93.36' / 236.00' = 39.54%  
 BASEMENT AREA = 2552 SF  
 BASEMENT EXCLUSION = 2552 SF x 39.54% = 1010.00 SF

### Building Footprint

NOT TO SCALE

WALL SEGMENT	WALL LENGTH	PERCENT COVERAGE	FOOTPRINT
A	50.00'	0.00	0.00'
B	68.00'	31.80	2162'
C	20.00'	81.50	1150'
D	5.00'	94.30	4.72'
E	12.00'	94.40	11.33'
F	36.00'	65.60	2362'
G	8.00'	40.20	3.22'
H	5.00'	41.00	2.05'
I	10.00'	40.40	4.04'
J	22.00'	26.70	5.81'
TOTAL	236.00'		93.36'

### Wall Diagrams

1/8" = 1'-0"

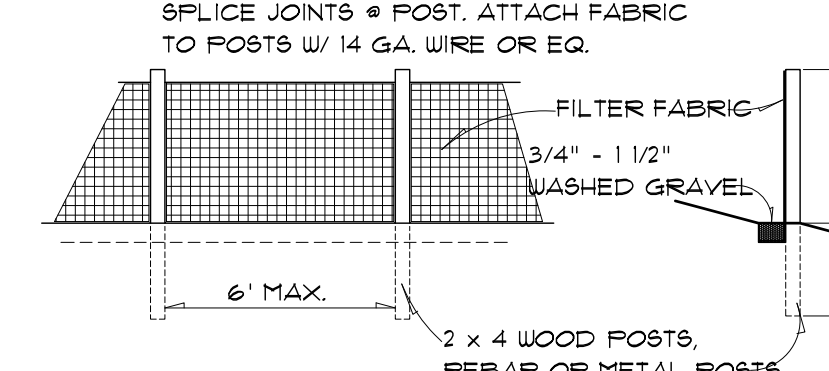
### Floor Area:

LOWER FLOOR	1520 SF
MAIN FLOOR	1711 SF
UPPER FLOOR	2,072 SF
CONDITIONED SPACE	5,363 SF
GARAGE	160 SF
TOTAL AREA	6,123 SF

### Gross Floor Area:

LOWER FLOOR	1520 SF
MAIN FLOOR	1711 SF
UPPER FLOOR	2,072 SF
GARAGE	160 SF
TOTAL FLR. AREA	6,123 SF
GROSS FLOOR AREA	0 SF
NET LOT AREA	17,043.5 SF
GROSS FLOOR AREA	6,842.5 SF
PROPOSED GROSS FLR. AREA:	6,123 SF / 17,043.5 SF
PERCENT OF LOT AREA:	36.0%

### Silt Fence Details



**MAINTENANCE STANDARDS:**  
 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.  
 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND DIRECTED TO A SEDIMENT TRAP OR POND.  
 3. CHECK THE UPHILL SIDE OF THE FENCE ON A REGULAR BASIS FOR SIGNS OF CLOGGING AND REFERENCE OR REPAIR FENCE.  
 4. SEDIMENT MUST BE REMOVED WHEN IT REACHES  
 5. REPLACE FENCE IF IT DETERIORATES DUE TO WEATHER OR UV EXPOSURE.

### Legal Description:

PARCEL #S: 004610-0150 + 004610-0151

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80 RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED BY A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 43168941 THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT; THENCE SOUTH 24°30'23" EAST 380.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 36°52'13" EAST 65.09 FEET; THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2; THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON; THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAIN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS; THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERN BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO HILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3336191; THENCE NORTH 0°14'23" EAST 50.01 FEET; THENCE NORTH 14°55'13" WEST 38.66 FEET; THENCE NORTH 36°52'13" WEST 72.14 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 380.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREIN ABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4336190, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4614371.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

### Legal Owners:

JOHAN VALENTIN,  
 HELENA KJELLANDER VALENTIN  
 PO BOX 51641  
 BELLEVUE, WASHINGTON 98015  
 (206) 228-0536  
 johanvalentin@gmail.com

### Contractor:

ASPEN HOMES NW  
 MIKE YEGANEH, PRINCIPAL  
 P.O. BOX 1056  
 MERCER ISLAND, WASHINGTON 98040  
 (206) 199-3016  
 mikesaspenhomesnw.com

### Architect:

THE HURI ASSOCIATES  
 ED. L. HURI, PRINCIPAL  
 5622 - 149th PL, SW  
 EDMONDS, WASHINGTON 98026  
 (425) 286-3985  
 e-huri@msn.com

### Structural Engineer:

FORSMAN ENGINEERING  
 ARNOLD FORSMAN, PE  
 38004 - 2nd COURT SE  
 FEDERAL WAY, WASHINGTON 98003  
 (253) 915-9182  
 forsmanengineering@comcast.net

### GeoTech. Engineer:

THOR CHRISTENSEN, PE  
 GEOTECH CONSULTANTS, INC.  
 1401 10TH AVE E.  
 SEATTLE, WASHINGTON 98102  
 (425) 741-5618

### Civil Engineer:

DUFFY ELLIS, PE  
 CIVIL ENGINEERING SOLUTIONS  
 102 NW CANAL ST.  
 SEATTLE, WASHINGTON 98107  
 (206) 950-0942  
 duffy@csolutions.us

### Surveyor:

SITE SURVEYING, INC.  
 21923 NE 11TH ST  
 SAMMAMISH, WA 98074  
 425-298-4412

### Arborist:

THOMAS BOYCE  
 12271 HUCKLEBERRY LANE  
 ARLINGTON, WA 98023  
 tboyce15@hotmail.com

### Environmental Consultants:

J.S. JONES AND ASSOCIATES  
 P.O. BOX 1808  
 ISSAQUAH, WA 98027

### Electrician

ENERGY  
 ELIJAH CLARK  
 32821 NE 142ND ST  
 DUVALL, WA 98015  
 425-681-2099  
 Eli@elijahclark.com

### Project Address:

4350 E. MERCER WAY  
 MERCER ISLAND, WA 98040

### Parcel No. / Zoning

Parcel No. 004610-0150  
 Permit No. 1902-013  
 Zoning R-15

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REVISED  
 MAY 27, 2019: ADDED 15 AND 50 FOOT SETBACK FROM CHIMNEY, ADDED NOXIOUS WEEDS, ADDED 25' SETBACK NEAR MARSHALL, ADDED NOTES FROM THE MARSHALL.

JULY 31, 2019: MODIFIED FLOOR AREA CALCULATIONS TO REFLECT ELIMINATION OF HABITABLE SPACE AREA WITHOUT BASEMENT EXCLUSION.

# The Valentin Residence

Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

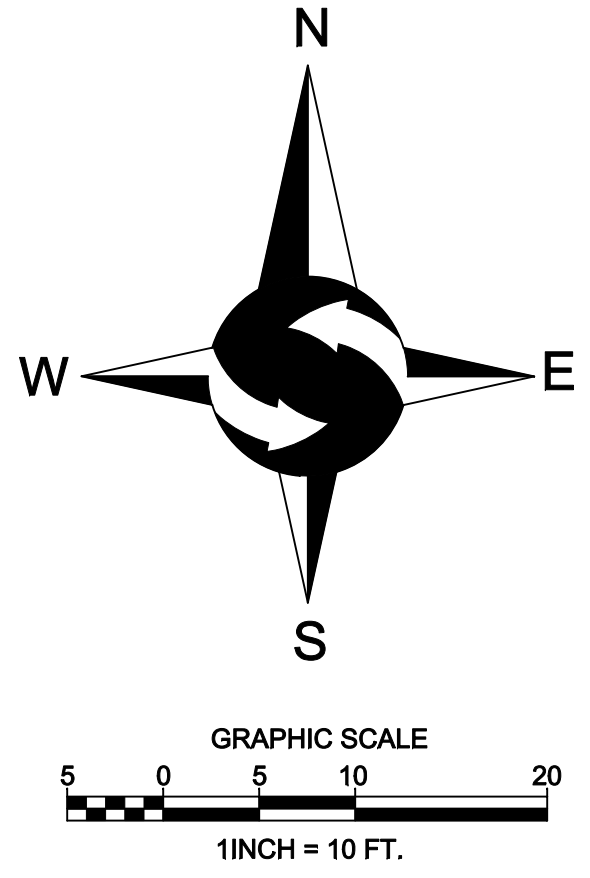
Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

5005  
 REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

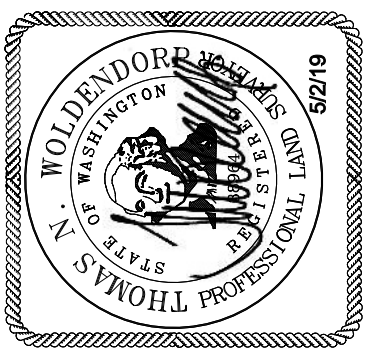
VALIT-O  
 EL.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

# A-1

OF THIRTEEN



SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.



**TOPOGRAPHIC SURVEY**

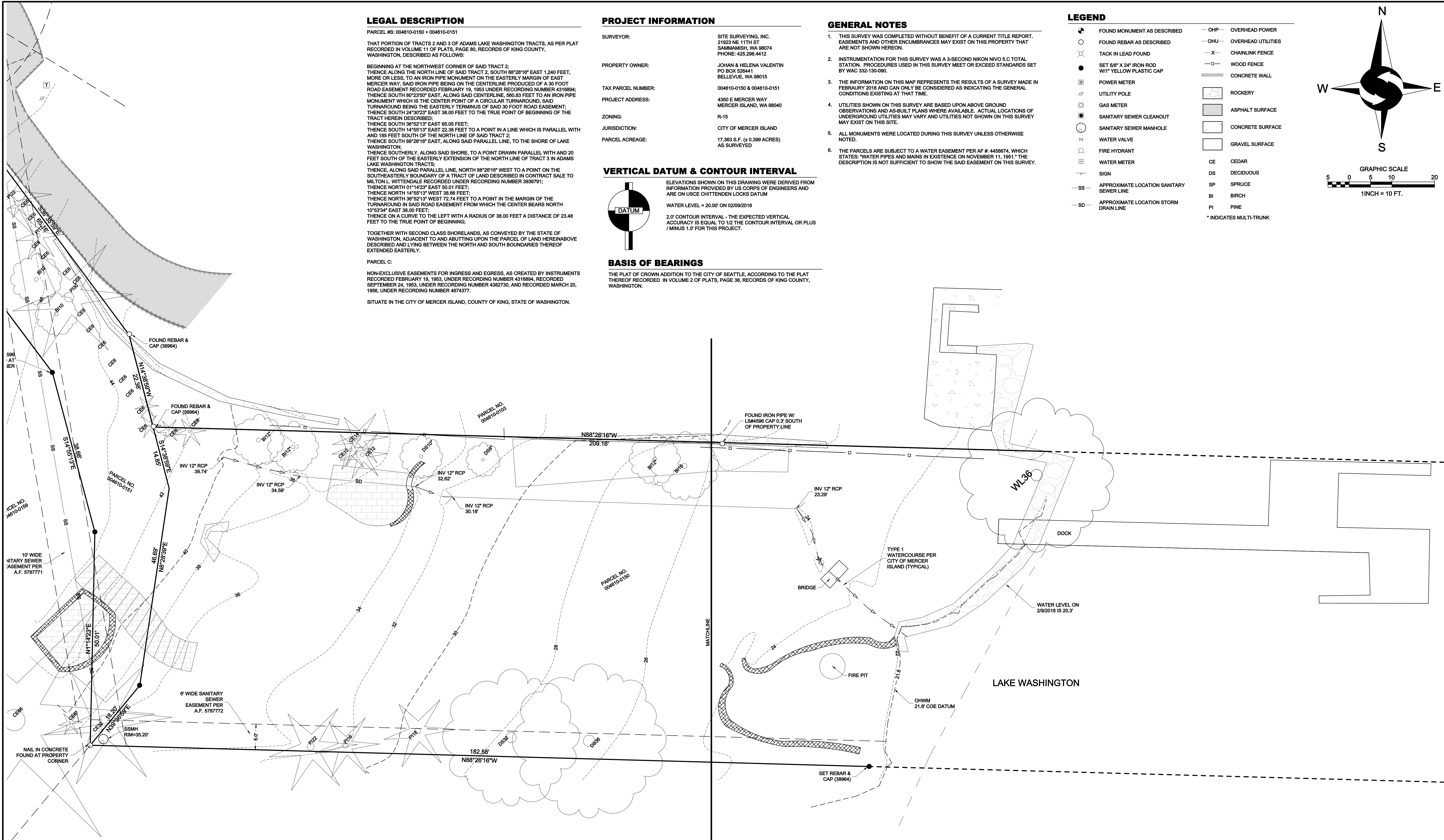
JOHN VALENTIN  
 4350 E MERCER WAY  
 MERCER ISLAND, WA 98040

DATE	REVISION	DRN

PROJECT NO. 18-023  
 DRAWN BY: EFJ  
 CHECKED BY: TNW  
 DATE: 2/13/19  
 SHEET 1 OF 2

Site  
 Surveying, Inc.

www.siteurveying.com  
 21023 NE 11th Street Sammamish, WA 98074  
 Phone: 425.298.4412



**LEGAL DESCRIPTION**

PARCEL #S: 004610-0150 + 004610-0151  
 THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894; THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT; THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 38°52'13" EAST 65.05 FEET; THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2; THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;

THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;

THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791; THENCE NORTH 01°14'23" EAST 50.01 FEET; THENCE NORTH 14°55'13" WEST 38.66 FEET;

THENCE NORTH 38°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREINABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:  
 NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1959, UNDER RECORDING NUMBER 4674377.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**PROJECT INFORMATION**

SURVEYOR: SITE SURVEYING, INC.  
 21923 NE 11TH ST  
 SAMMAMISH, WA 98074  
 PHONE: 425.298.4412  
 PROPERTY OWNER: JOHAN & HELENA VALENTIN  
 PO BOX 526441  
 BELLEVUE, WA 98015  
 TAX PARCEL NUMBER: 004610-0150 & 004610-0151  
 PROJECT ADDRESS: 4350 E MERCER WAY  
 MERCER ISLAND, WA 98040  
 ZONING: R-15  
 JURISDICTION: CITY OF MERCER ISLAND  
 PARCEL ACREAGE: 17,363 S.F. (± 0.399 ACRES)  
 AS SURVEYED

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY US CORPS OF ENGINEERS AND ARE ON USCE CHITTENDEN LOCKS DATUM  
 WATER LEVEL = 20.00' ON 02/09/2018  
 2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

**BASIS OF BEARINGS**

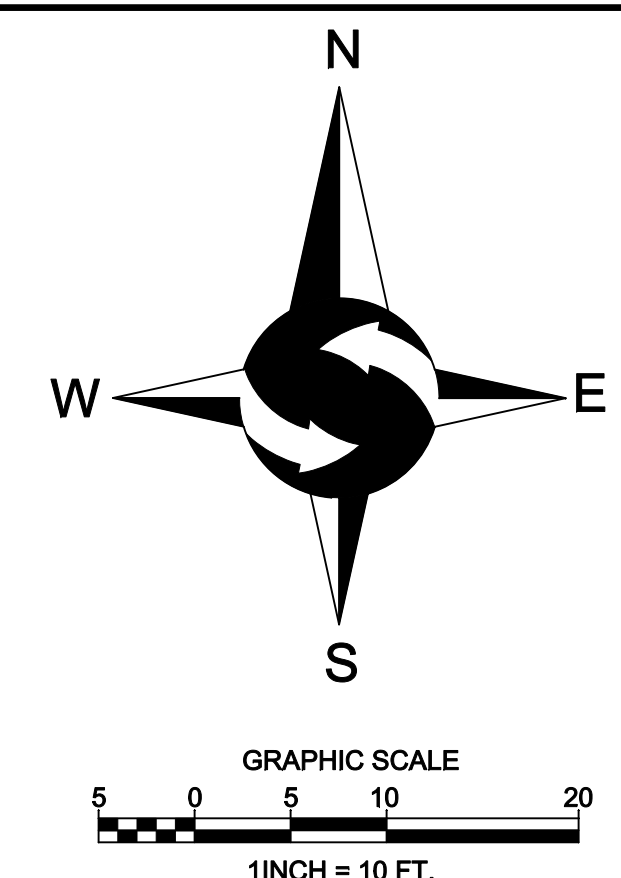
THE PLAT OF CROWN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON.

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- THE PARCELS ARE SUBJECT TO A WATER EASEMENT PER AF # 4458874, WHICH STATES: "WATER PIPES AND MAINS IN EXISTENCE ON NOVEMBER 11, 1951." THE DESCRIPTION IS NOT SUFFICIENT TO SHOW THE SAID EASEMENT ON THIS SURVEY.

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OHP - OVERHEAD POWER
- OHU - OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE - CEDAR
- DS - DECIDUOUS
- SP - SPRUCE
- BI - BIRCH
- PI - PINE
- \* INDICATES MULTI-TRUNK



PROJECT NO.	18-023
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	2/13/19
SHEET	2 OF 2

**TOPOGRAPHIC SURVEY**  
 JOHN VALENTIN  
 4350 E MERCER WAY  
 MERCER ISLAND, WA 98040

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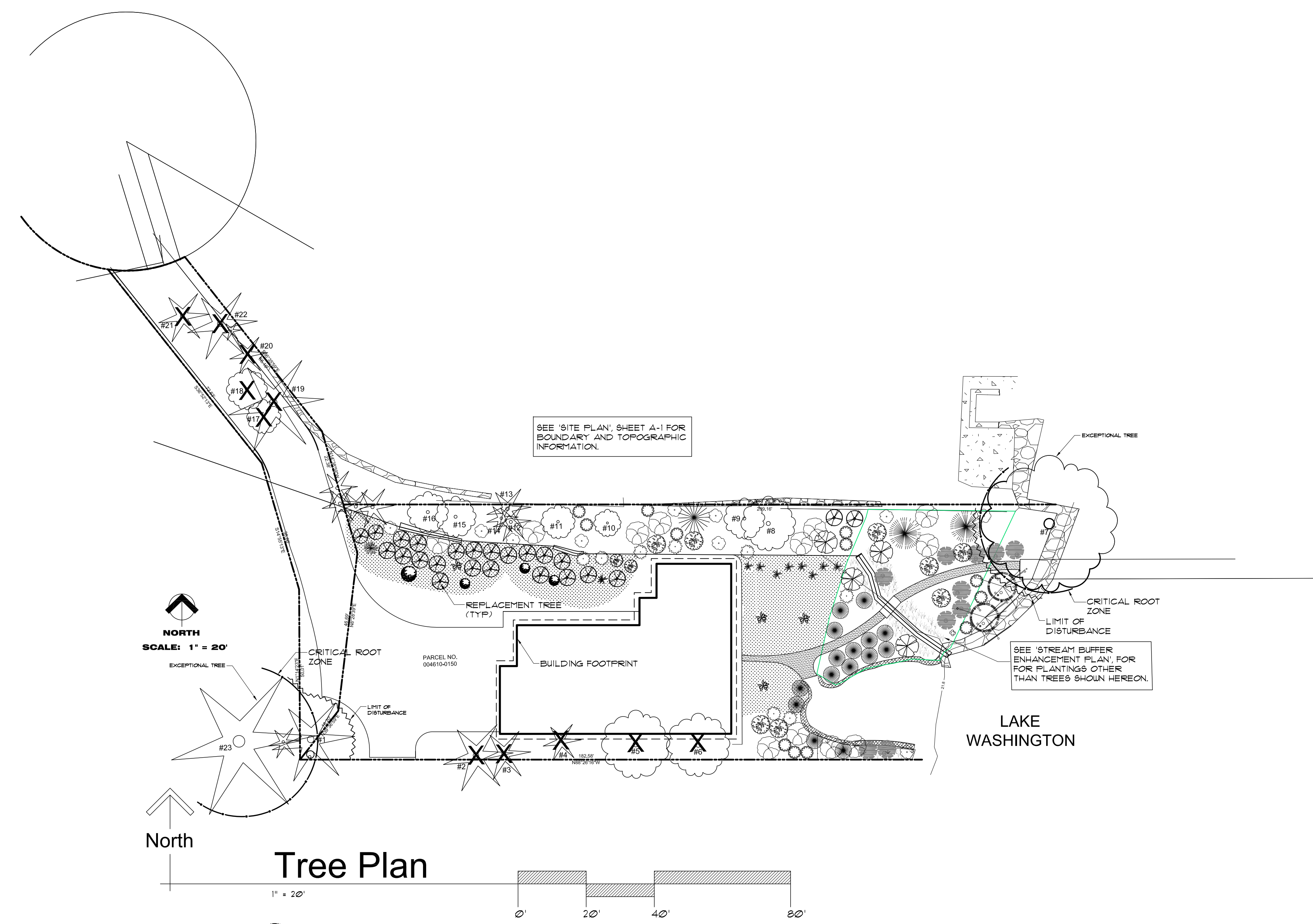
DATE	REVISION	DRN

SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

**Site Surveying, Inc.**

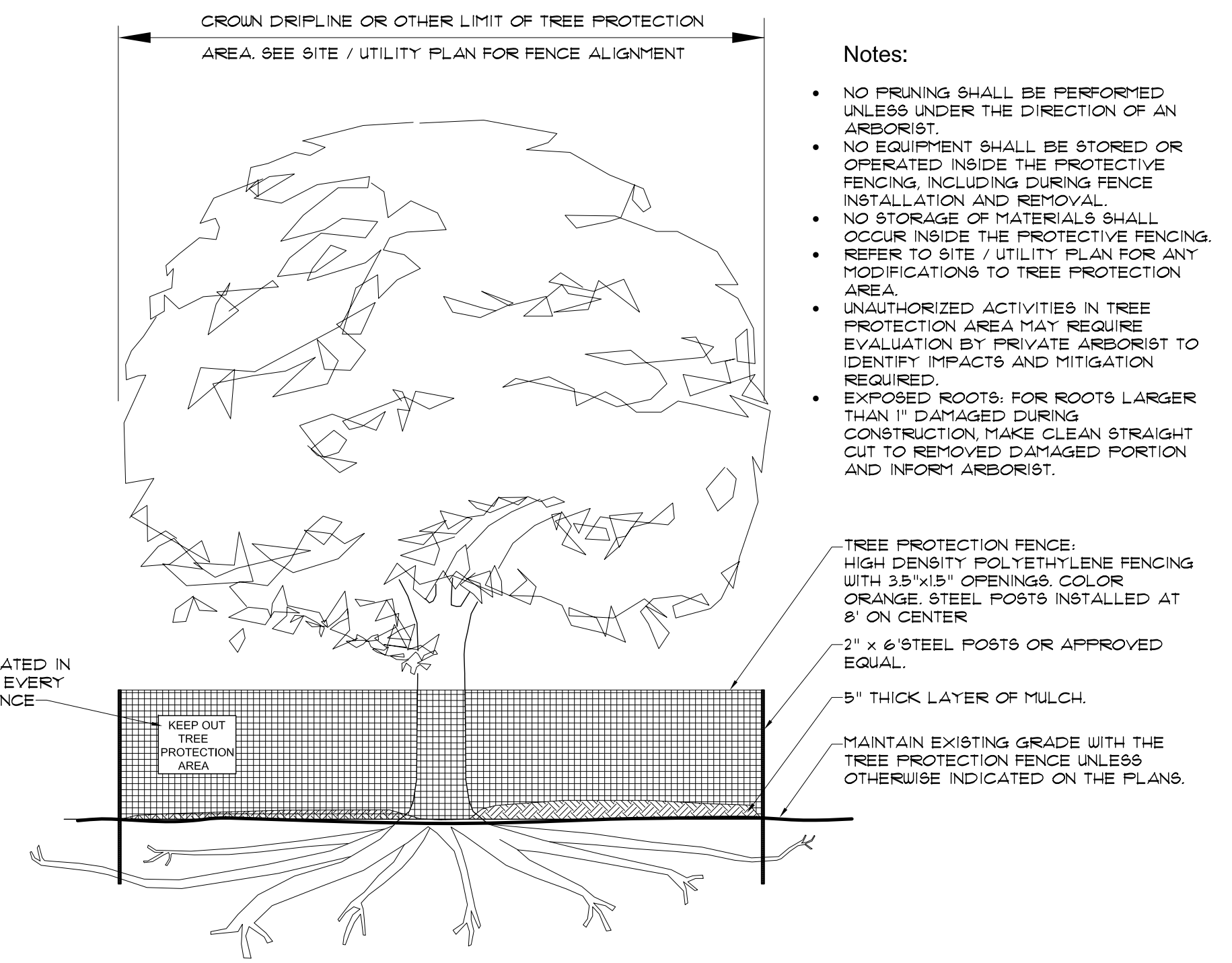
www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

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 MAY 21, 2019



### Tree Inventory

No.	Species	Common Name	DBH	RdL Radial Diameter	Comments	Retain / Remove
1	THUJA PLICATA	WESTERN RED CEDAR	28 IN.	12 FT	NORMAL VIGOR	RETAIN
2	FINUS SP.	PINE	22 IN.	6 FT	POOR VIGOR	REMOVE
3	FINUS SP.	PINE	16 IN.	6 FT	POOR VIGOR	REMOVE
4	FINUS SP.	PINE	18 IN.	6 FT	POOR VIGOR	REMOVE
5	POPULUS TRICHOCARPA	LOMBARDY POPLAR	32 IN.	10 FT	POOR VIGOR	REMOVE
6	POPULUS TRICHOCARPA	LOMBARDY POPLAR	35 IN.	9 FT	POOR VIGOR	REMOVE
7	SALIX BABYLONICA	WEeping WILLOW	36 IN.	20 FT	POOR VIGOR	RETAIN
8	BETULA PapyRIFERA	PAPERBARK BIRCH	16 IN.	12 FT	FAIR VIGOR	RETAIN
9	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	12 FT	NORMAL VIGOR	RETAIN
10	FRUNUS BLIREANA	FLOWERING PLUM	8 IN.	15 FT	SENEsCENT	RETAIN
11	FRUNUS BLIREANA	FLOWERING PLUM	12 IN.	15 FT	SENEsCENT	RETAIN
12	THUJA PLICATA	WESTERN RED CEDAR	12 IN.	10 FT	NORMAL VIGOR	RETAIN
13	THUJA PLICATA	WESTERN RED CEDAR	14 IN.	15 FT	NORMAL VIGOR	RETAIN
14	THUJA PLICATA	WESTERN RED CEDAR	10 IN.	10 FT	NORMAL VIGOR	RETAIN
15	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
16	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
17	BETULA PapyRIFERA	PAPERBARK BIRCH	10 IN.	10 FT	NORMAL VIGOR	REMOVE
18	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	10 FT	NORMAL VIGOR	REMOVE
19	FINUS SP.	PINE	18 IN.	15 FT	FAIR VIGOR	REMOVE
20	FINUS SP.	PINE	12 IN.	10 FT	FAIR VIGOR	REMOVE
21	CALOCEDRUS DECURRENS	INCENSE CEDAR	16 IN.	10 FT	GOOD VIGOR	REMOVE
22	FINUS SP.	PINE	22 IN.	15 FT	NORMAL VIGOR	REMOVE
23	SEQUOIA SEMPREVIRENS	COAST REDWOOD	66 IN.	20 FT	ON NEIGHBOR PROPERTY DEL. ON SUBJECT PROPERTY	RETAIN



### Tree Protection Zone (TPZ)

- THIS FENCE SHALL NOT BE REMOVED / MOVED FROM THE APPROVED LOCATION WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ARBORIST AND SUPERVISION BY THE PROJECT ARBORIST.
- NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF THE PROJECT ARBORIST.
- NO GRADING, EXCAVATION, STORAGE (MATERIALS, EQUIPMENT, VEHICLES, ETC.), OR OTHER UNPERMITTED ACTIVITY SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
- UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREAS MAY REQUIRE IMMEDIATE EVALUATION BY THE PROJECT ARBORIST TO IDENTIFY IMPACTS AND POTENTIAL MITIGATION.
- PENALTIES FOR DAMAGING OR REMOVING A SAVED TREE MAY BE A FINE UP TO THREE TIMES THE VALUE OF THE TREE PLUS RESTORATION (MCC 19.0160).
- ANY WORK IN APPROVED TPZ MUST BE WITH THE PERMISSION OF THE CITY ARBORIST (206) 219-1112, [John.Kerney@mercergov.org](mailto:John.Kerney@mercergov.org).

REVISED

# The Valentin Residence

Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

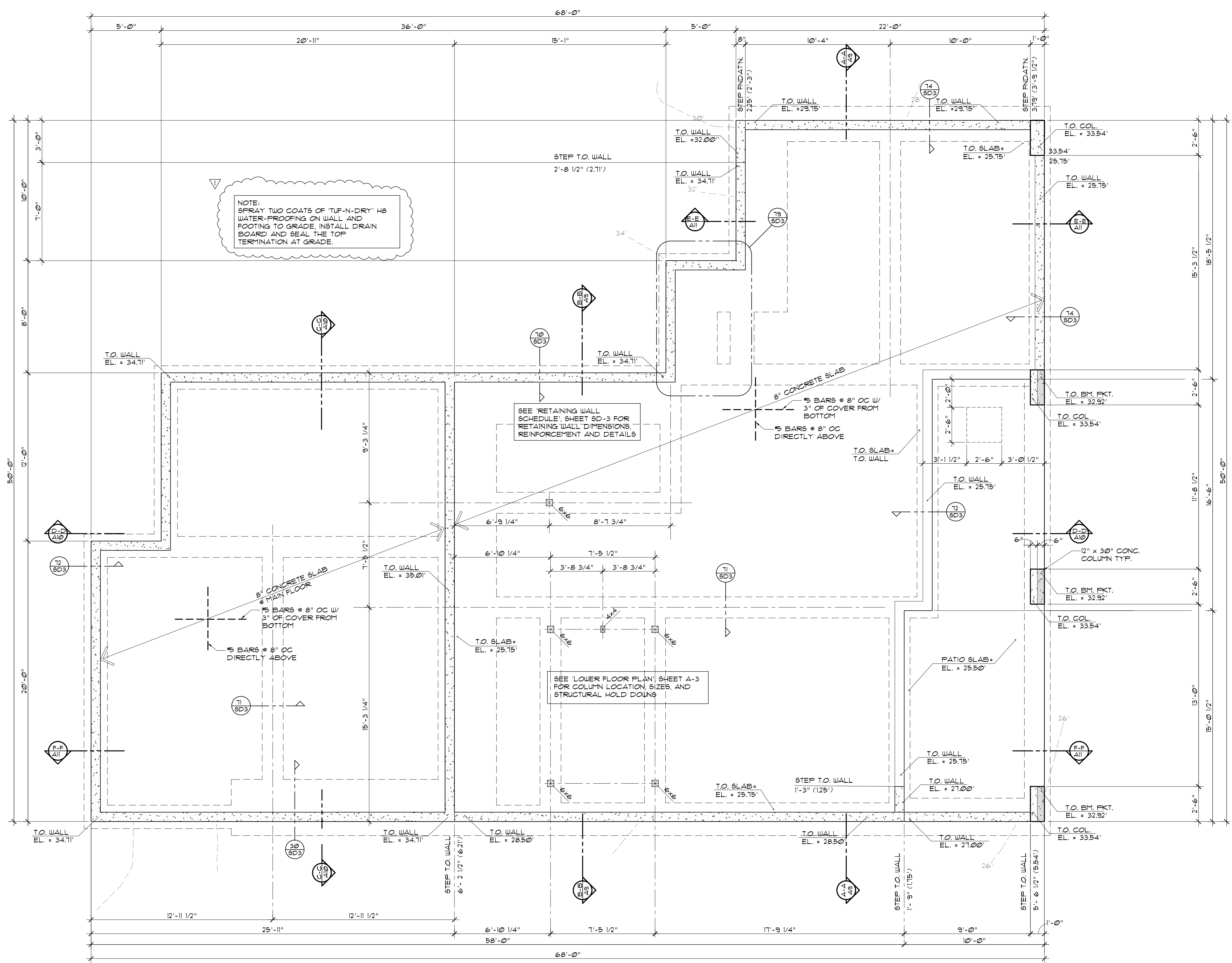
Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

VAL T-01  
 E.L.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

A-1.3  
 OF THIRTEEN

PRINTINGS  
 DEC. 20, 2018  
 DEC. 28, 2018  
 JAN. 5, 2019  
 JAN. 9, 2019  
 JAN. 10, 2019  
 JAN. 13, 2019  
 JAN. 18, 2019  
 JAN. 20, 2019  
 JAN. 27, 2019  
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 FEB. 4, 2019  
 FEB. 7, 2019  
 FEB. 9, 2019  
 MAY 27, 2019



## Foundation Plan

North  
 1/4" = 1'-0"  
 TO SLAB ELEV. = 25.15' (25'-9")  
 TO POOL SLAB EL. = 23.00' (23'-0")

### Foundation Notes

**SITEWORK:**  
 EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.  
 FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.  
 STRUCTURAL FILL SHALL BE GRAVEL BORROW OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL), OR LEAN CONCRETE (1c + 2000 psf) GRAVEL SHALL BE PLACED IN 16" MAXIMUM LIFTS AND COMPACTED TO 98% RELATIVE DENSITY PER ASTM D-1557.

**CAST IN PLACE CONCRETE:**  
 MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-94, ACI 304, ACI 305, ACI 306 AND ACI 318.  
 ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE UNDISTURBED GROUND SURFACE BUT MUST EXTEND BELOW THE FROST LINE AS SPECIFIED IN IRC TABLE R301.2(1).  
 TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6".  
 WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL TYPICAL. ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.

**HOLD DOWNS:**  
 STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE 'FOUNDATION PLAN', SHEET A-4. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE.

**DAMP-PROOFING:**  
 FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMP-PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

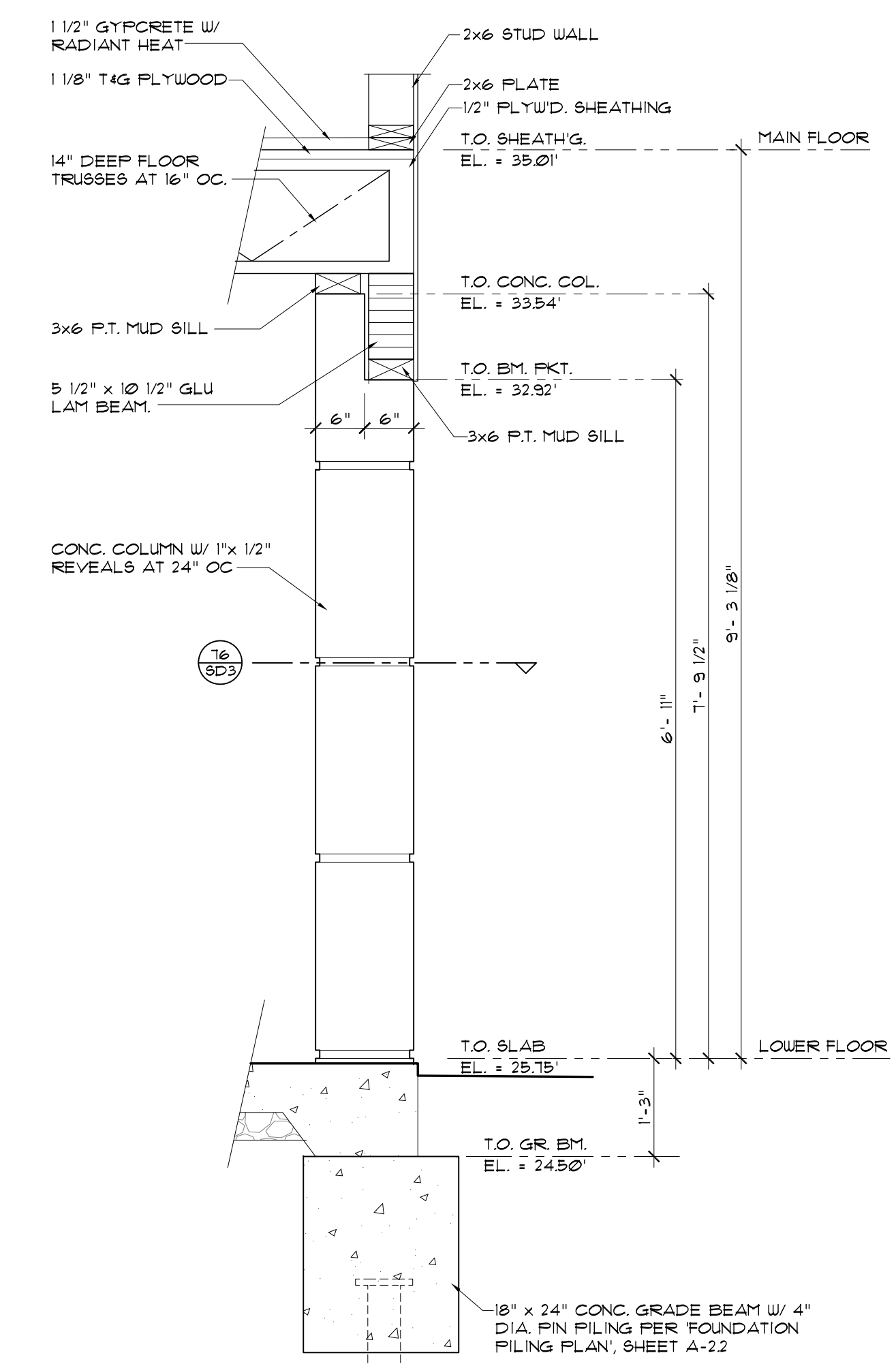
**COLUMNS:**  
 WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-319 (IRC).

**GENERAL:**  
 SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET. PROVIDE CLEAN OUTS OR CONTROL STRUCTURES AS APPROPRIATE.  
 ALL DRAINAGE PIPING AND STRUCTURES SUBJECT TO INSPECTION PRIOR TO BACKFILLING.  
 ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.  
 USE SAND COLLARS AT C.B. CONNECTIONS TO PVC PIPE.  
 ROOF DRAINS:  
 NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.  
 DOWN SPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.

**DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR PVC PIPE OR GR F-405 FOR SMOOTH BORE HDPE PIPE.**  
 PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.  
 ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.

**FOOTING DRAINS:**  
 FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A GRAVEL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.

**DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.**  
 DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNLWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.



### Conc. Col. Detail

3/4" = 1'-0"

REVISED  
 MAY 27, 2019, ADDED NOTE FOR WATER-PROOFING FOUNDATION.  
 ADDED FLOOR FRAMING PLAN FOR POOL ROOM.  
 JULY 31, 2019, MODIFIED FOUNDATION TO REFLECT FINISH GRADE, GRAVEL, AND RAISE SUIT SPA FLOOR.

# The Valentin Residence

Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

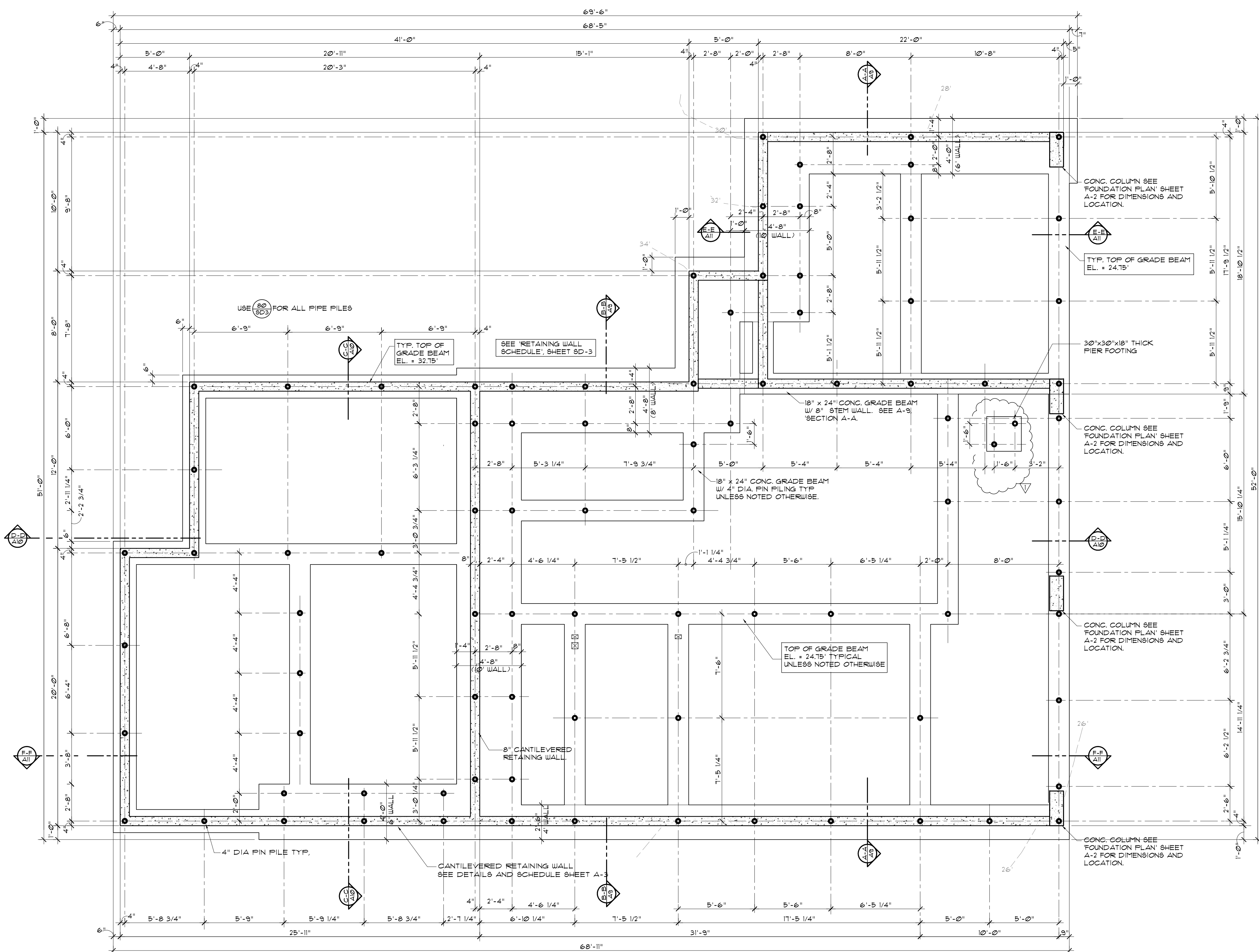
Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA, 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

5005  
 v&I T-01  
 E.L.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

A-2  
 OF THIRTEEN

PRINTINGS  
 DEC. 20, 2019  
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 MAY 21, 2019

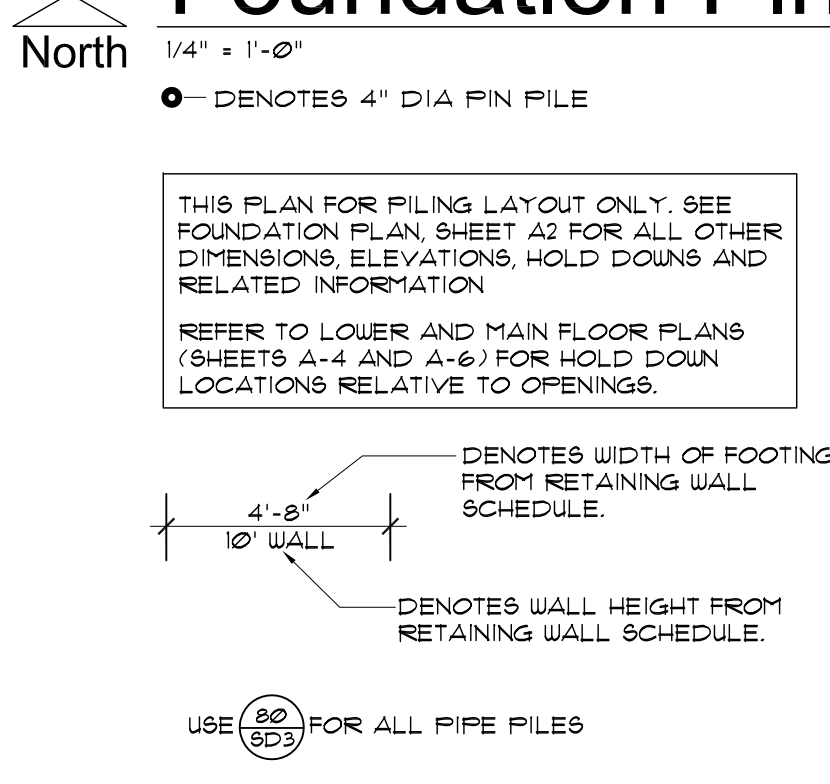


Footing Schedule	
F 1.5	1' - 6" x 1' - 6" x 10" THK W/ (2) #4 EW.
F 2.0	2' - 0" x 2' - 0" x 10" THK W/ (2) #4 EW.
F 2.5	2' - 6" x 2' - 6" x 10" THK W/ (2) #4 EW.
F 3.0	3' - 0" x 3' - 0" x 12" THK W/ (3) #4 EW.
F 3.5	3' - 6" x 3' - 6" x 12" THK W/ (3) #4 EW.

### Foundation Notes

- SITEWORK:**  
 EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.
- FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.
- STRUCTURAL FILL SHALL BE GRAVEL BORROW OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL) OR LEAN CONCRETE (1" c. = 2000 p.s.i.). GRAVEL SHALL BE PLACED IN 16" MAXIMUM LIFTS AND COMPACTED TO 95% RELATIVE DENSITY PER ASTM D-1557.
- CAST IN PLACE CONCRETE:**  
 MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-94, ACI 304, ACI 305, ACI 306 AND ACI 318.
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- TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6".
- WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL TYPICAL. ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.
- HOLD DOWNS:**  
 STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE 'FOUNDATION PLAN', SHEET A-2 AND FLOOR PLANS A-4 AND A-6. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE.
- DAMP PROOFING:**  
 FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
- COLUMNS:**  
 WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-313 (I.R.C.).
- GENERAL:**  
 SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET. PROVIDE CLEAN OUTS OR CONTROL STRUCTURES AS APPROPRIATE.  
 ALL DRAINAGE PIPING AND STRUCTURES SUBJECT TO INSPECTION PRIOR TO BACKFILLING.  
 ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.  
 USE SAND COLLARS AT C.B. CONNECTIONS TO P.V.C. PIPE.
- ROOF DRAINS:**  
 NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
- DOWN SPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
- DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR P.V.C. PIPE OR GR F-405 FOR SMOOTH BORE HD.P.E. PIPE.
- PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
- ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GULF JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.
- FOOTING DRAINS:**  
 FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWLSPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
- DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
- DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR P.V.C. PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.

## Foundation Pin Piling Plan



REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON  
 5005  
 MAY 21, 2019  
 FOR CIRCULAR STAIR, ADDED ADDITIONAL PIN FILE FOR ISOLATED FOOTING  
 JULY 31, 2019  
 (BACK FILLED, AND SUIT SPA)

# The Valentin Residence

Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

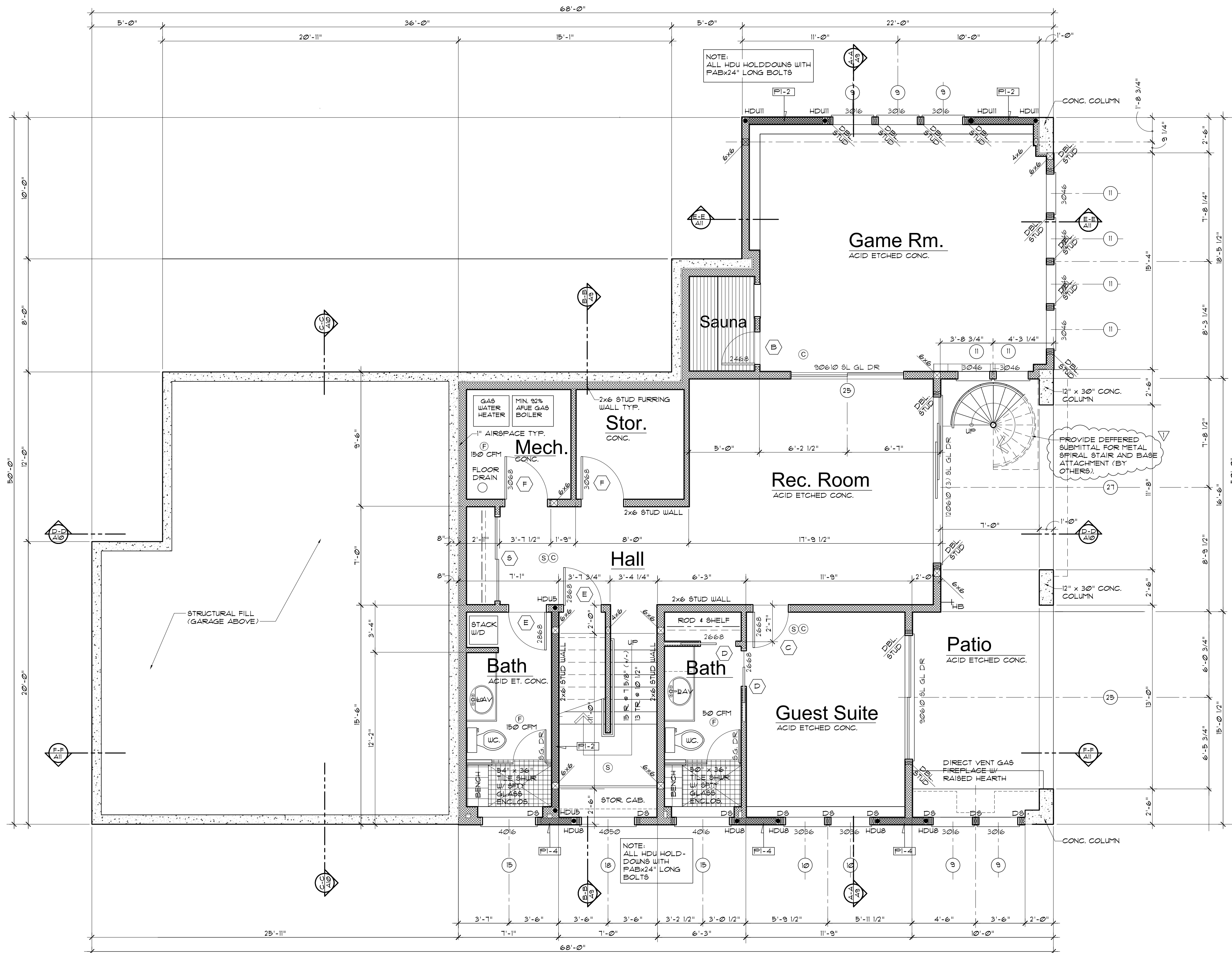
5005  
 REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

vsl 11-01  
 E.L.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

## A-2.1

OF THIRTEEN

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 MAY 27, 2019



### Window Schedule

MARK	QTY.	TYPE	SIZE	LOCATION	COMMENTS	U VALUE REQD.	AREA / UNIT	GLAZED AREA
1	8	PIC.	1'-0" x 1'-6"	GARAGE		0.28	15 SF	12.0 SF
2	8	PIC.	1'-0" x 6'-0"	GARAGE	SAFETY / TEMP. GLASS		6.00 SF	48.0 SF
3	1	CSMT.	1'-6" x 3'-6"	MASTER BATH			9.25 SF	9.25 SF
4	1	PIC.	1'-6" x 5'-0"	HALL	SAFETY / TEMP. GLASS		7.50 SF	7.50 SF
5	1	PIC.	2'-0" x 1'-6"	BATH			3.00 SF	3.00 SF
6	1	CSMT.	2'-0" x 3'-0"	BATH			6.00 SF	6.00 SF
7	1	CSMT.	2'-0" x 3'-6"	M. BA.			7.00 SF	7.00 SF
8	4	3 CSMT/1 PIC	2'-6" x 3'-6"	M. BA. LAUN.			8.75 SF	35.00 SF
9	22	PIC.	3'-0" x 1'-6"	GR. RM. POOL, PATIO, MASTER			4.50 SF	99.00 SF
10	4	CSMT.	3'-0" x 3'-6"	GUEST, STOR.			10.50 SF	42.00 SF
11	8	4 CSMT/4 PIC	3'-0" x 4'-6"	POOL RM.	SAFETY / TEMP. GLASS		13.50 SF	108.00 SF
12	7	1 PIC / 6 CSMT	3'-0" x 5'-0"	BR 3, BR 4			15.0 SF	105.00
13	8	COMBO	3'-0" x 4'-6" PIC 3'-0" x 1'-6" AUN.	GREAT RM.	SAFETY GL., MATCH DR. W.		18.0 SF	144.00 SF
14	7	COMBO	3'-0" x 5'-0" PIC 3'-0" x 1'-6" AUN.	BR 2	SAFETY GLASS		19.50 SF	156.00 SF
15	8	6 PIC / 2 AUN.	4'-0" x 1'-6"	GR. RM., KIT., BATH	3 PIC COMBO FORMS TRANSOM FOR SL. GL. DR. (VERIFY)		6.00 SF	48.00 SF
16	1	PIC.	4'-0" x 3'-6"	KIT.			14.00 SF	14.00 SF
17	1	DBL. CSMT.	4'-0" x 3'-6"	LAUN.			14.00 SF	14.00 SF
18	3	PIC.	4'-0" x 5'-0"	M.B.A. STAIR	SAFETY GL. # M. BA.		20.00 SF	60.00 SF
19	1	PIC.	4'-0" x 6'-6"	STAIR			26.00 SF	26.00 SF
20	2	COMBO	4'-0" x 4'-6" PIC 4'-0" x 1'-6" PIC	GREAT RM.			24.00 SF	48.00 SF
21	2	PIC.	5'-0" x 1'-6"	KIT.			7.50 SF	15.00 SF
22	2	PIC.	5'-0" x 3'-6"	KIT.			17.50 SF	35.00 SF
23	2	PIC.	9'-0" x 1'-6"	KIT.			9.00 SF	18.00 SF
24	2	PIC.	6'-0" x 3'-6"	KIT.			21.00 SF	42.00 SF
25	3	SL. GL. DR.	9'-0" x 6'-10"	GUEST, POOL			61.50 SF	184.50 SF
26	1	SL. GL. DR.	9'-0" x 8'-0"	MASTER			72.00 SF	72.00 SF
27	2	SL. GL. DR.	12'-0" x 6'-10"	DINING, REC. RM.	3 PANEL, SAFETY GL.	0.28	81.96 SF	163.92 SF
SKYLIGHTS							TOTAL WINDOW AREA	1,438.00 SF
28	4	SKYLIGHT	4'-0" x 4'-0"	HALL			0.50	16.00 SF
							TOTAL GLAZED AREA	1,562.00 SF

### Door Schedule

GLAZED DOOR AREAS NOTED ON WINDOW SCHEDULE

MARK	QTY.	SIZE	TYPE	LOCATION	COMMENTS
A	2	2'-2" x 6'-8"	INT. CSMT.	CLOSETS	
B	2	2'-4" x 6'-8"	INT. CSMT.	PAN. SAUNA	
C	3	2'-6" x 6'-8"	INT. CSMT.	GUEST PANTRY, FDR. ENTRY CLOS.	
D	5	2'-6" x 6'-8"	INT. CSMT.	GUEST BA., PANTRY, POCKET	
E	2	2'-8" x 6'-8"	INT. CSMT.	STAIR LAUN.	
F	3	3'-0" x 6'-8"	CSMT.	GAR. MECH., STOR.	SOLID CORE W/ SELF CLOSER AT GARAGE INT. CSMT. AT MECH AND STOR.
G	1	4'-6" x 6'-8"	BI-PASS	LAUN.	
H	1	5'-0" x 6'-8"	PIVOT	FOYER	MIGR. TO PROVIDE EXACT LAYOUT BASED ON ALLOWABLE ROUGH OPENING.
I	1	8'-0" x 8'-0"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
J	1	16'-0" x 8'-0"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
K	1	2'-2" x 8'-0"	POCKET	W/C	
L	1	2'-4" x 8'-0"	POCKET	M. BATH	
M	7	2'-6" x 8'-0"	INT. CSMT.	BR 2, BR 3, BR 4	
N	2	2'-6" x 8'-0"	POCKET	BATH	
O	1	2'-6" x 8'-0"	INT. CSMT.	MASTER	
P	1	2'-8" x 8'-0"	INT. CSMT.	LAUNDRY	
Q	2	3'-6" x 8'-0"	BI-PASS	HALL	
R	1	4'-0" x 8'-0"	BI-PASS	BR 4	
S	1	6'-0" x 8'-0"	BI-PASS	BR 4	

### Typical Construction

**ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE FULLY ADHERED.  
 HUNTER TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)

**FLOORS:**  
 FRAMED FLOORS:  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/8" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILING.  
 LOWER FLOOR CONC. SLAB:  
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY FER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**WALLS:**  
 "HARDIE" PANEL OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 "TYVEC" OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)

**GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ 5 BARS EA. WAY FER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

## Lower Floor Plan 1,520 sf

1/4" = 1'-0"  
 T.O. SLAB ELEV. = 25.15' (25'-9")  
 1204 SF INCL. PATIO (284 SF)

- Legend:**
- DENOTES SIMPSON HOLD DOWN AS NOTED
  - DENOTES SIMPSON STRAP (VERT.) AS NOTED
  - SW-# SHEAR WALL PANEL NO. (SEE SCHEDULE)
  - DENOTES STUD WALL FRAMING
  - DENOTES SHEAR PANEL
  - F EXHAUST FAN (SEE SIZING NOTES)
  - S 110V SMOKE DETECTOR W/ BATTERY BACK UP.
  - C CARBON MONOXIDE DETECTOR
  - FLR-# DENOTES FLR. ELEV. (T.O. SLAB) T.O. 5HT'G.)
  - DS DOWN SPOUT
  - HB HOSE BIBB
  - HSS 4"x4"x3/16" STEEL COLUMN
  - DS DOUBLE STUD

**General Notes:**

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC TYP. UNO. WITH 4 x 10 HEADERS (BEARING WALLS) UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING + F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR = 8'-0" TYP. (UNO.)

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11 PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT. SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

REVISED  
 MAY 27, 2019: ADDED NOTE FOR DEFERRED SUBMITTAL OF METAL STAIR AND BASE ATTACHMENT. ADDED SAFETY GLAZING NOTE TO WINDOW SCHEDULE. ADDED SUIT SFR NOTE.  
 JULY 31, 2019: REVISED LOWER FLOOR PLAN TO REMOVE SUIT SFR.

# The Valentin Residence

Parcel No. 004610-0150 and 004610-001151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

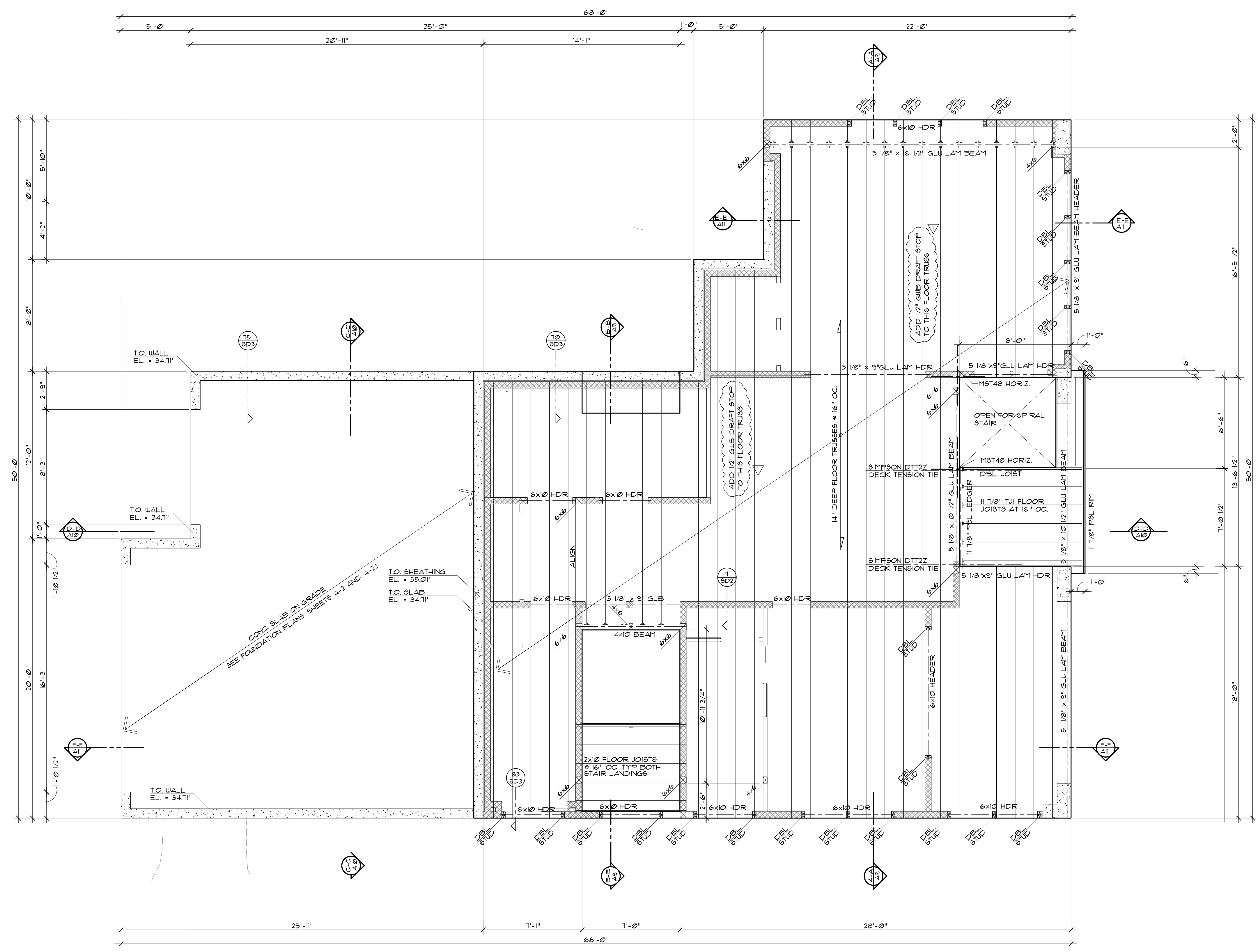
REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

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# A-3

OF THIRTEEN

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 FEB. 9, 2019  
 MAY 21, 2019



# Main Floor Framing Plan

North  
 1/4" = 1'-0"

NOTE:  
 ALL FLOOR FRAMING SHALL BE 14" DEEP FLOOR TRUSSES AT 16" OC TYPICAL UNLESS NOTED OTHERWISE W/ 1 1/8" T&G PLYWOOD SHEATHING AND 1 1/2" GYPCRETE

### Framing Notes:

**GENERAL:**  
 THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON CONCRETE OR MASONRY.  
 JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS.  
 JOIST FRAMING TO THE SIDE OF A BEAM OR GIRDER SHALL BE SUPPORTED BY SIMPSON LUS HANGERS, BEAM / COLUMN USE CCG TYPE HANGERS, BEAM / BEAM USE SIMPSON HUCQ TYPE UNLESS NOTED OTHERWISE (UNO).  
 JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, RIM JOIST OR TO AN ADJOINING STUD; OR SHALL OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

**FRAMING LUMBER:**  
 PROVIDE S4S, S-DRY, ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE PRESERVATIVE TREATED.  
 NAIL IN ACCORDANCE WITH IBC TABLE 23-04.3.1 OR AS INDICATED ON THE DRAWINGS.  
 USE FULL HEIGHT STUDS AND USE MULTIPLE STUDS TO ACHIEVE FULL BEARING UNDER BEAM ENDS OR POSTS IN WALL UNLESS NOTED OTHERWISE ON DRAWINGS.

**BEAMS:**  
 A1C COMBINATION 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPANS; MANUFACTURER'S STANDARD CAMBER.

**LAMINATED VENEER LUMBER (LVL):**  
 WEYERHAEUSER MICRO-LAM OR APPROVED ALTERNATE PRODUCTS SHALL BE PROVIDED AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.

**PARALLEL STRAND LUMBER (PSL):**  
 WEYERHAEUSER PARALLAM OR APPROVED ALTERNATE PRODUCTS SHALL BE PROVIDED BY TESTING AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.

**PLYWOOD WEB JOISTS:**  
 WEYERHAEUSER AS INDICATED ON THE DRAWINGS OR AN APPROVED ALTERNATE. PLYWOOD WEB JOISTS SHALL BE MANUFACTURED WITH APA STRUCTURAL PLYWOOD MACHINE STRESS RATED OR MICRO-LAM LUMBER FLANGES AND WATERPROOF GLUES.

**METAL PLATE WOOD TRUSSES:**  
 TRUSSES SHALL BE DESIGNED AND FACTORY MANUFACTURED IN CONFORMANCE WITH TPI-89 METAL PLATE CONNECTORS SHALL BE ICC APPROVED. TOP CHORDS SHALL BE DOUGLAS FIR - LARCH.  
 TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CALCULATIONS, INCLUDING PLACING PLANS AND STRESS DIAGRAMS, FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

**SHEARWALLS:**  
 SEE 'SHEARWALL NOTES' AND SCHEDULE.  
 SHEARWALLS WITH NAIL SPACING OF 4" OC OR TIGHTER SHALL BE FRAMED WITH 3x STUDS AND PLATES.

**FLOOR SHEATHING:**  
 FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE (T&G) APA RATED PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS.  
 ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AF&G-01. PROVIDE T&G EDGES ON LONG PANEL EDGES. SCREWS SHALL BE XXX AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.  
 PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED 4'-0".

REVISED  
 MAY 21, 2019, ADDED DRAFTSTOPS AS REQ'D.  
 JULY 31, 2019, MODIFIED FOUNDATION, GARAGE AND LOWER FLOOR BEARING WALLS.

# The Valentin Residence

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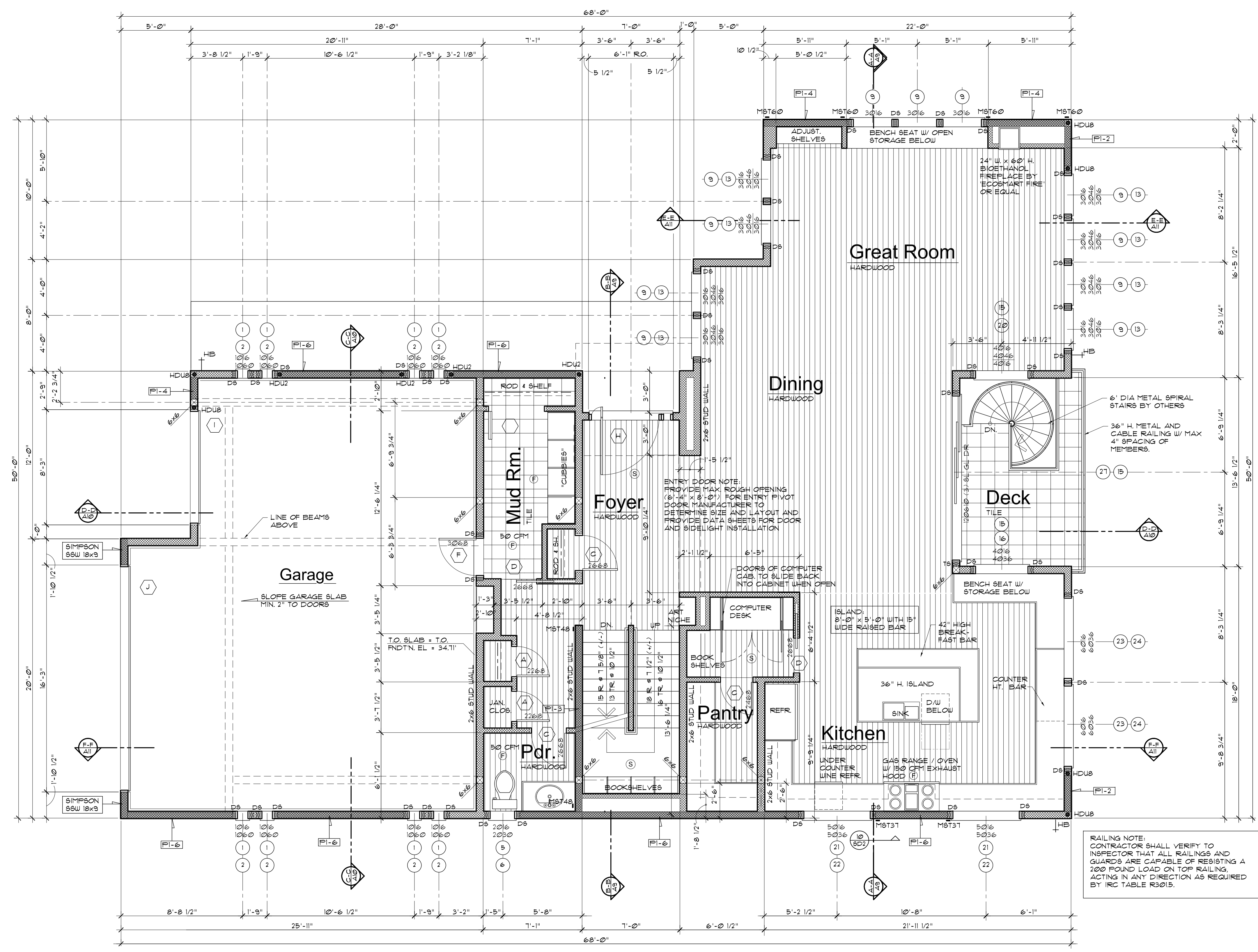
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**Shearwall Schedule:**

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP PLATE LTP4 NAIL G.	TOP PL. SPACING	BLOCK'G REQ'D.	PLATE ANCHORS	MIN. PLATE SIZE	SOLE PLATE NAILING	HEM-FIR #2 #/FT.	DOUG-FIR #2 #/FT.
FI-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	219	310
FI-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
FI-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 7" O.C.	418	460
FI-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
FI-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
FI-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
FI-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
FI-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1090	1200
FI-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

**NOTE:**  
 FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC OR LESS (FI-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

**Shearwall Schedule Notes:**

- G1 - GYPSUM WALLBOARD ONE SIDE  
 G2 - GYPSUM WALLBOARD TWO SIDES  
 FI - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE  
 FI - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES
- WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 PIF, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (i.e. FI-4 DESIGNATION OR BELOW).
- NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.
- WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.
- ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.
- TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 1/2" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE) WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.
- TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 5d COOLER NAILS AT 11" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.

**ROOF AND FLOOR SHEATHING:**  
 FLOOR SHEATHING SHALL BE 1 1/8" A.P.A. RATED PLYWOOD SCREWED AND GLUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION ARG-01. PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS. FLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".

**HOLD-DOWNS:**  
 PROVIDE HOLD-DOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

**Window Notes:**

SEE WINDOW SCHEDULE, SHEET A-3.

WINDOWS SHOWN ARE 'GENERIC' SIZES. ONCE A MANUFACTURER IS CHOSEN, SAID MANUFACTURER SHALL SUPPLY A MODIFIED WINDOW SCHEDULE TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PLACING WINDOW ORDER.

CONTRACTOR OR WINDOW SUPPLIER / MANUFACTURER SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE DOOR OR WINDOW APPROVED FOR EMERGENCY EGRESS. EGRESS WINDOWS ARE NOTED ON EXTERIOR ELEVATIONS.

EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM OPENABLE HEIGHT SHALL BE 24". THE MINIMUM OPENABLE WIDTH SHALL BE 20". THE OPENABLE HEIGHT X THE OPENABLE WIDTH SHALL NOT BE LESS THAN 5.7 SQ. FEET.

SAFETY GLAZING IS REQUIRED FOR ALL INTERIOR AND EXTERIOR GLASS SUBJECT TO HUMAN IMPACT. WINDOW SUPPLIER / MANUFACTURER TO VERIFY THOSE WINDOWS REQUIRING SAFETY GLAZING.

EACH PANE OF SAFETY GLASS MUST BE IDENTIFIED BY A PERMANENT LABEL THAT INDICATES THE MANUFACTURER OR INSTALLER. WHEN TEMPERED GLASS IS USED AS SAFETY GLAZING, THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED AND THE MARKING MUST REMAIN VISIBLE WHEN THE UNIT OF GLASS IS INSTALLED.

ARTIFICIAL LIGHTING PER IRC R303.1, EXCEPTION 2 SHALL BE INSTALLED IN ANY HABITABLE ROOM WITH AGGREGATE GLAZING OF LESS THAN 8% OF FLOOR AREA.

# Main Floor Plan 1,661 sf

1/4" = 1'-0" North  
 GARAGE = 160 SF DECK + 110 SF ADDITIONAL T.O. SHEATHING EL. = 35.01' / T.O. GYPCRETE EL. = 35.14'

**Legend:**

- DENOTES SIMPSON HOLD DOWN AS NOTED
- DENOTES SIMPSON STRAP (VERT.) AS NOTED
- SHEAR WALL PANEL NO. (SEE SCHEDULE)
- DENOTES STUD WALL FRAMING
- DENOTES SHEAR PANEL
- F EXHAUST FAN (SEE SIZING NOTES)
- S 110V SMOKE DETECTOR W/ BATTERY BACK UP.
- C CARBON MONOXIDE DETECTOR
- 10'-6" DENOTES FLR. ELEV. (T.O. SLAB/ T.O. 5HT'G.)
- D8 DOWN SPOUT
- HB HOSE BIBS
- D8 DOUBLE STUD
- T8 TRIPLE STUD

**General Notes:**

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. UNO. WITH 4 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS, F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR = 10' - 1 1/2" TYP. FROM SHEATHING, TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11. PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

**Typical Construction**

ROOF:	FLOORS:
STANDING SEAM METAL ROOF	FRAMED FLOORS:
1/2" PLYWOOD SHEATHING	FINISH FLOOR VARIES (SEE FLOOR PLANS)
SHED ROOF TRUSSES (SPACING PER PLAN)	1 1/2" GYPCRETE W/ RADIANT HEATING
— OR —	1 1/8" T & G PLYWOOD SHEATHING
EPM-RF ROOF MEMBRANE FULLY ADHERED.	14" DEEP FLOOR TRUSSES @ 16" OC.
HUNTER TAPERED PANELS (1/2" / FT)	MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" PLYWOOD SHEATHING	1/2" GYPCRETE WALLBOARD (GWB) @ CEILINGS.
14" DEEP FLAT TRUSSES @ 16" OC	LOWER FLOOR CONC. SLAB:
MIN. R-49 BATT OR BLOW-IN INSULATION	8" CONC. SLAB W/ #5 BARS EA. WAY
5/8" GYPCRETE WALLBOARD (GWB.)	PER FOUNDATION PLAN, SHT. A-2
WALLS:	R-10 RIGID INSULATION
"HARDIE-PANEL" OR EQUAL SIDING	MIN. 20 MIL VAPOR BARRIER
VERTICAL METAL SIDING	MIN. 6" COMPACTED GRAVEL BASE
STONE VENEER	
"TYVEC" OR EQUAL BUILDING WRAP	GARAGE CONC. SLAB:
1/2" CDX PLYWOOD SHEATHING	8" CONC. SLAB W/ #5 BARS EA. WAY
2 x 6 STUDS @ 16" OC.	PER FOUNDATION PLAN, SHT. A-2
MIN. R- 21 BATT INSULATION	MIN. 20 MIL VAPOR BARRIER
1/2" GYPCRETE WALL BOARD (GWB.)	MIN. 6" COMPACTED GRAVEL BASE

REVISED

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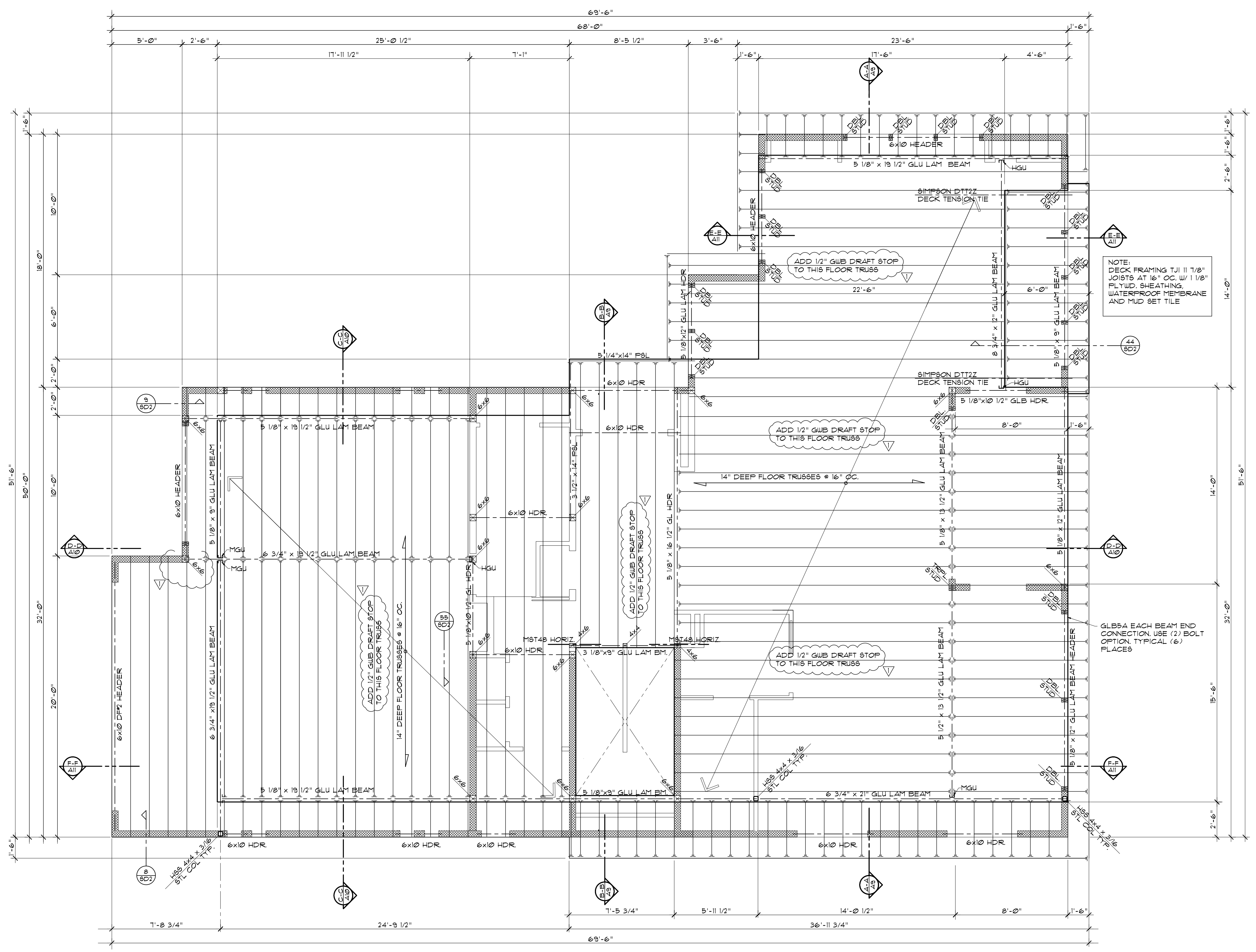
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# Upper Floor Framing Plan

North  
 1/4" = 1'-0"  
 T.O. SHEATHING EL. = 35.01' / T.O. GYPCRETE EL. = 35.14'

NOTE:  
 ALL FLOOR FRAMING SHALL BE 14"  
 DEEP FLOOR TRUSSES AT 16" OC.  
 TYPICAL UNLESS NOTED OTHERWISE  
 W/ 1 1/8" T&G PLYWOOD SHEATHING  
 AND 1 1/2" GYPCRETE W/ RADIANT  
 HEAT

### Framing Notes:

- GENERAL:**  
 THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON CONCRETE OR MASONRY.  
 JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS.  
 JOIST FRAMING TO THE SIDE OF A BEAM OR GIRDER SHALL BE SUPPORTED BY SIMPSON LUS HANGERS, BEAM / COLUMN USE CCG TYPE HANGERS, BEAM / BEAM USE SIMPSON HUCQ TYPE UNLESS NOTED OTHERWISE (W.N.O.).  
 JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, RIM JOIST OR TO AN ADJOINING STUD; OR SHALL OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
- FRAMING LUMBER:**  
 PROVIDE S4S, S-DRY, ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.  
 NAIL IN ACCORDANCE WITH IBC TABLE 23-04.3J OR AS INDICATED ON THE DRAWINGS.  
 USE FULL HEIGHT STUDS AND USE MULTIPLE STUDS TO ACHIEVE FULL BEARING UNDER BEAM ENDS OR POSTS IN WALL UNLESS NOTED OTHERWISE ON DRAWINGS.  
**BEAMS:**  
 A1TC COMBINATION 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPANS; MANUFACTURER'S STANDARD CAMBER.
- LAMINATED VENEER LUMBER (LVL):**  
 WEYERHAEUSER MICRO-LAM OR APPROVED ALTERNATE. PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.  
**PARALLEL STRAND LUMBER (PSL):**  
 WEYERHAEUSER PARALLAM OR APPROVED ALTERNATE. PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.  
**PLYWOOD WEB JOISTS:**  
 WEYERHAEUSER AS INDICATED ON THE DRAWINGS OR AN APPROVED ALTERNATE. PLYWOOD WEB JOISTS SHALL BE MANUFACTURED WITH ABA STRUCTURAL PLYWOOD, MACHINE STRESS RATED OR MICRO-LAM LUMBER FLANGES AND WATERPROOF GLUES.
- METAL PLATE WOOD TRUSSES:**  
 TRUSSES SHALL BE DESIGNED AND FACTORY MANUFACTURED IN CONFORMANCE WITH TPI-85. METAL PLATE CONNECTORS SHALL BE ICC APPROVED. TOP CHORDS SHALL BE DOUGLAS FIR - L ARCH.  
 TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CALCULATIONS, INCLUDING PLACING PLANS AND STRESS DIAGRAMS, FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.  
**SHEARWALLS:**  
 SEE 'SHEARWALL NOTES' AND SCHEDULE.  
 SHEARWALLS WITH NAIL SPACING OF 4" OC. OR TIGHTER SHALL BE FRAMED WITH 3x STUDS AND PLATES.
- FLOOR SHEATHING:**  
 FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE (T&G) A.P.A. RATED PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS.  
 ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AFG-01. PROVIDE T&G EDGES ON LONG PANEL EDGES. SCREWS SHALL BE XXX AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.  
 PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED 4'-0".

REVISED  
 MAY 21, 2019, ADDED DRAFTSTOPS AS REQD.

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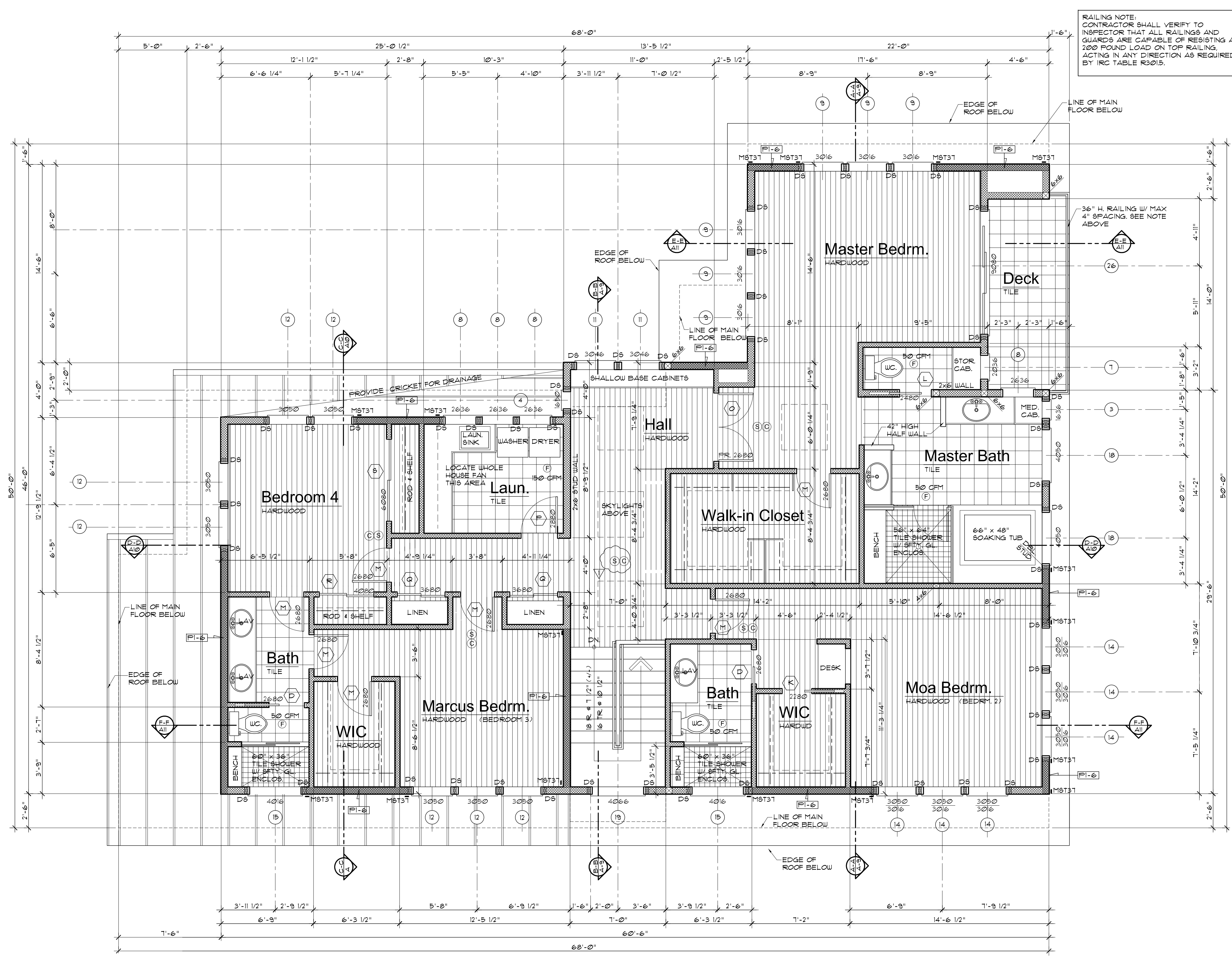
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**Whole House Ventilation System:**  
 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1501.3.1 THROUGH M1501.3.3.  
 INTEGRATED WHOLE-HOUSE VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1501.3.3. INTEGRATED FORCED AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED AIR SYSTEM DUCTS. INTEGRATED FORCED AIR VENTILATION SYSTEM SHALL HAVE AN OUTDOOR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED AIR HANDLER. THE OUTDOOR AIR INLET CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED AIR SYSTEM BLOWER AND SHALL NOT CONNECT DIRECTLY INTO THE FURNACE CABINET TO PREVENT SHOCK TO THE HEAT EXCHANGER. THE SYSTEM SHALL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1501.3.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

TABLE M1501.3.3(1)  
 CONT. WHOLE HOUSE MECH. VENT. SYSTEM AIR FLOW REQ'TS

DUELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
< 1500	30	45	60	75	90
1501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
>7,500	105	120	135	150	165

TABLE M1501.3.3(2)  
 INTERMITTENT CONT. WHOLE HOUSE MECH. VENT. RATE FACTORS

PERCENTAGE PER 4 HR. SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

LOCATE WHOLE HOUSE FAN IN LAUNDRY ROOM.  
 MECHANICAL VENTILATION RATE:  
 THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH DUELLING UNIT AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1501.3.3(1). FOR FLOOR AREA OVER 6,000 SQ. FT. AND FIVE BEDROOMS + 120 CFM (CONTINUOUSLY OPERATING FAN). FOR INTERMITTENTLY OPERATING VENTILATION SYSTEM, THE RATE SHALL BE THE COMBINATION OF ITS DELIVERED CAPACITY FROM TABLE M1501.3.3(1) AND ITS VENTILATION EFFECTIVENESS AND DAILY FRACTIONAL OPERATION TIME FROM TABLE M1501.3.3(2).  
 AIRFLOW RATE REQUIREMENTS PER M1501.3.3(1): 120cfm.  
 RATE FACTOR AT 25% PER M1501.3.3(2): 4  
 120CFM x 4 = 480 CFM.

**Source Specific Exhaust Ventilation:**  
 REQUIRED IN EACH KITCHEN, BATHROOM, WATER CLOSET COMPARTMENT, LAUNDRY ROOM AND OTHER ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED.  
 MINIMUM SOURCE SPECIFIC VENTILATION REQUIREMENTS:  
 BATH/TOILET ROOMS: 100 CFM  
 KITCHENS: 25 CFM  
 INTERMITTENT OPERATION: 50 CFM  
 CONTINUOUS OPERATION: 25 CFM

**Typical Construction**

**ROOF:**  
 STANDING BEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 OR  
 EPDM ROOF MEMBRANE, FULLY ADHERED,  
 "HUNTER" TAPERED PANELS (1/2" / FT.)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)

**WALLS:**  
 "HARDIE-PANEL" OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 "TYVEK" OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)

**FLOORS:**  
 FRAMED FLOORS:  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE w/ RADIANT HEATING  
 1 1/8" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

**LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB w/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**GARAGE CONC. SLAB:**  
 8" CONC. SLAB w/ 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**Shearwall Schedule Notes:**

- G1 - GYPSUM WALLBOARD ONE SIDE  
 G2 - GYPSUM WALLBOARD TWO SIDES  
 F1 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE  
 F2 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES
- WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 plf, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (i.e. P1-4 DESIGNATION OR BELOW).
- NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.
- WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.
- ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.
- TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 5/32" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE), WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.
- TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 5d COOLER NAILS AT 12" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.
- OR-
- 5/8" GYPSUM WALLBOARD, NAIL WITH 6d COOLER NAILS AT 12" ON CENTER ALL PANEL EDGES AND PLATES.
- TYPICAL ANCHOR BOLTS TO BE 5/8" DIAMETER, HOT DIPPED GALVANIZED AT 12" ON CENTER UNLESS NOTED OTHERWISE. ALL BOLTS MUST HAVE 3x3 HDG SQUARE WASHERS INSTALLED.
- MASAT MUD SILL ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS, USE SPACING PROVIDED FOR ANCHOR BOLTS.
- ALL FRAMING HOLD DOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.
- DO NOT OVER DRIVE NAILS INTO SHEATHING.

**ROOF AND FLOOR SHEATHING:**  
 ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PLYWOOD OR AS NOTED ON PLANS. NAILING SHALL BE 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

**FLOOR SHEATHING SHALL BE 1 1/8" A.P.A. RATED PLYWOOD SCREWED AND GLUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION ARG 01. PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".**

**HOLDDOWNS:**  
 PROVIDE HOLDDOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

**Upper Floor Plan 2,062 sf**  
 North  
 DECK ADD'L. +84 SF  
 T.O. SHEATHING EL. = 46.40' / T.O. GYPCRETE EL. = 46.53'  
 1/4" = 1'-0"

- Legend:**
- DENOTES SIMPSON HOLD DOWN AS NOTED
  - DENOTES SIMPSON STRAP (VERT.) AS NOTED
  - [SU-#] SHEAR WALL PANEL NO. (SEE SCHEDULE)
  - [#] DENOTES STUD WALL FRAMING
  - [#] DENOTES SHEAR PANEL
  - (F) EXHAUST FAN (SEE SIZING NOTES)
  - (S) 10V SMOKE DETECTOR W/ BATTERY BACK UP.
  - (C) CARBON MONOXIDE DETECTOR
  - [#] DENOTES FLR. ELEV. (T.O. SLAB) / T.O. SHT'G.)
  - DS DOWN SPOUT
  - HB HOSE BIBB
  - DB DOUBLE STUD
  - TS TRIPLE STUD

**General Notes:**

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. UNO. WITH 4 x 10 HEADERS (BEARING WALLS) UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING + F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR + 9'-1 1/2" FROM SHEATHING TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11. PROVIDE FIRE BLOCKING TO ALL CONCEALED TRAP OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

**Shearwall Schedule:**

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP NAIL G.	TOP FL. LTR4 SPACING	BLOCK G. REQ'D.	PLATE ANCHORS	MIN. PLATE SIZE	SOLE PLATE NAILING	HEM. FIR #2 #/F.	DOUG. FIR #1 #/F.
P1-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	278	310
P1-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	3x	(2) 16d @ 8" O.C.	348	350
P1-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	2x	(2) 16d @ 7" O.C.	418	460
P1-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
P1-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	710
P2-6	10d	6"	12"	N/A	12"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
P2-4	10d	4"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
P2-3	10d	3"	12"	N/A	6"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1090	1200
P2-2	10d	2"	12"	N/A	4"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

NOTE:  
 FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC. OR LESS (P1-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

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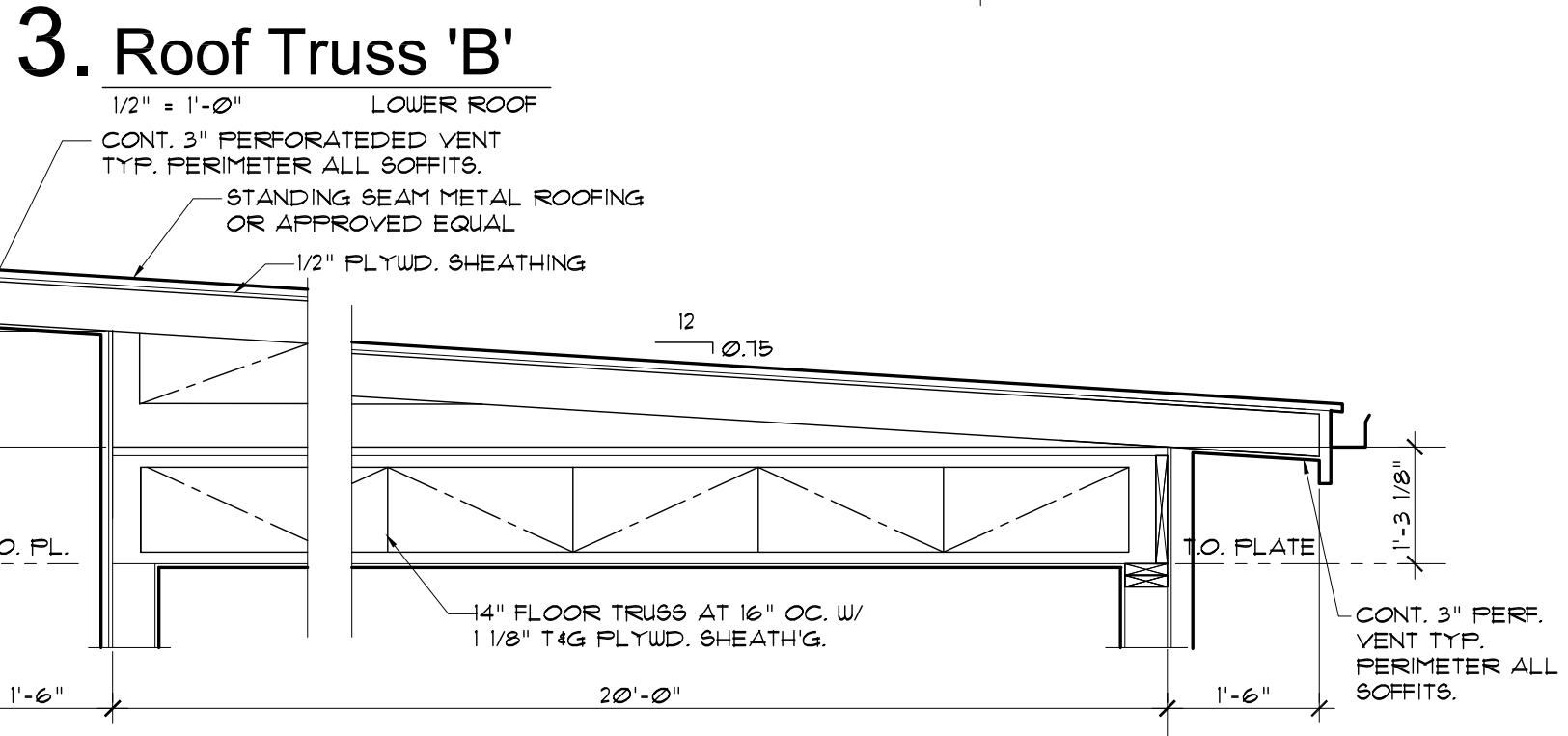
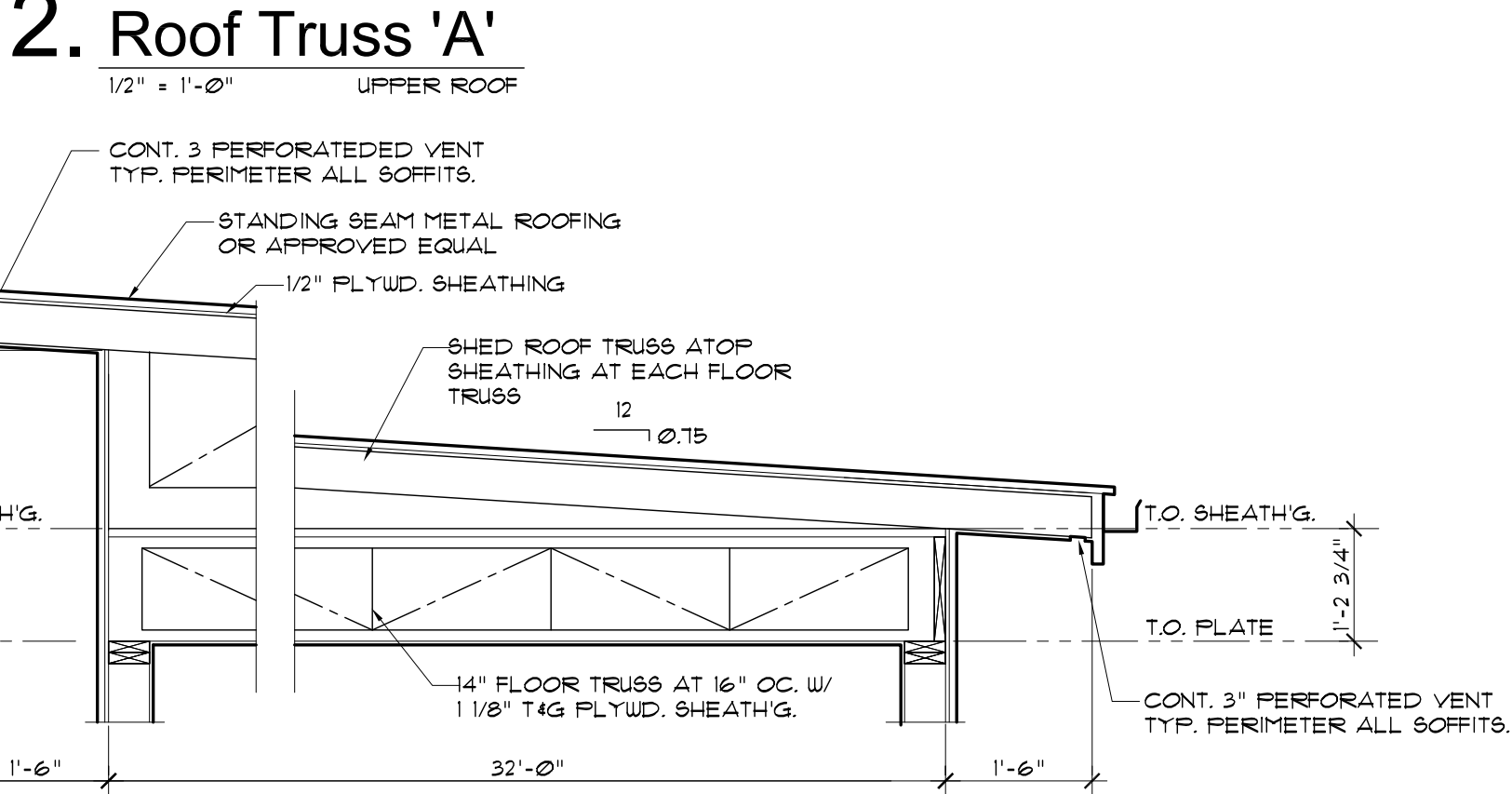
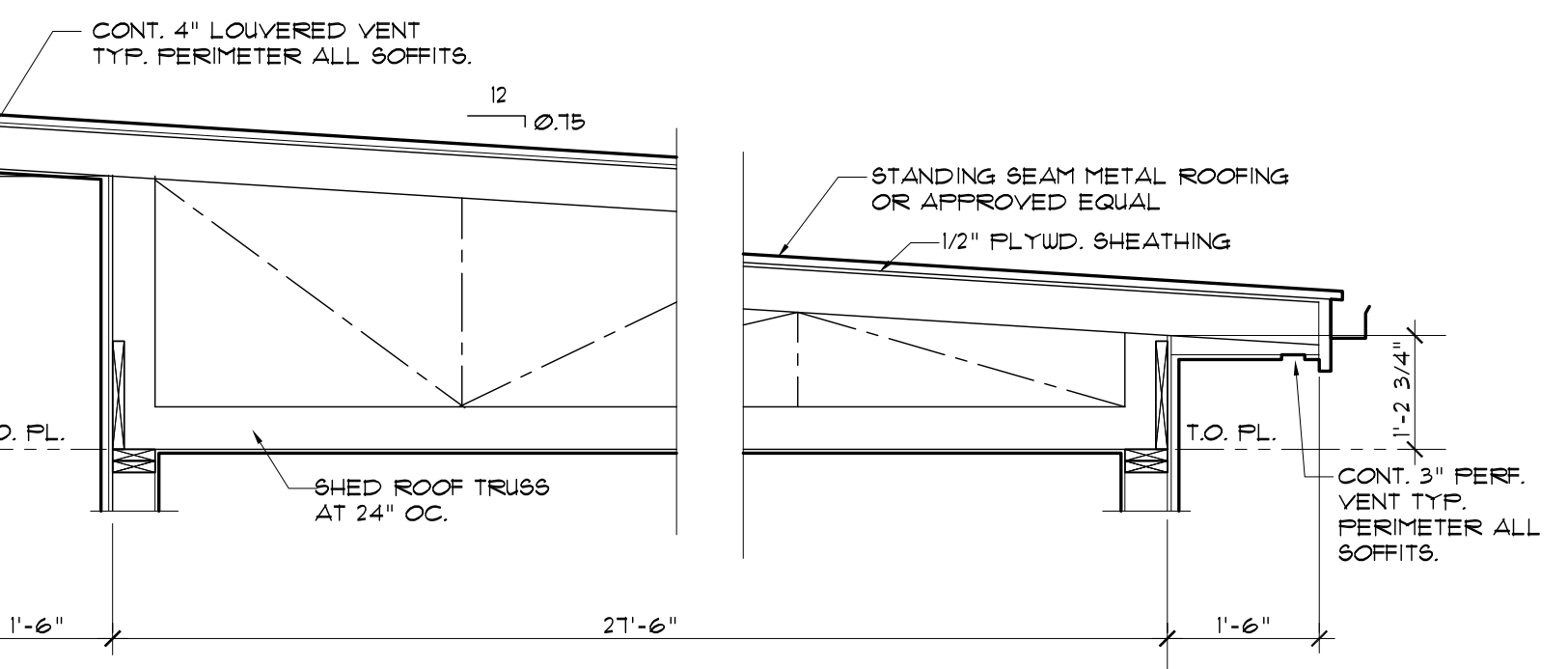
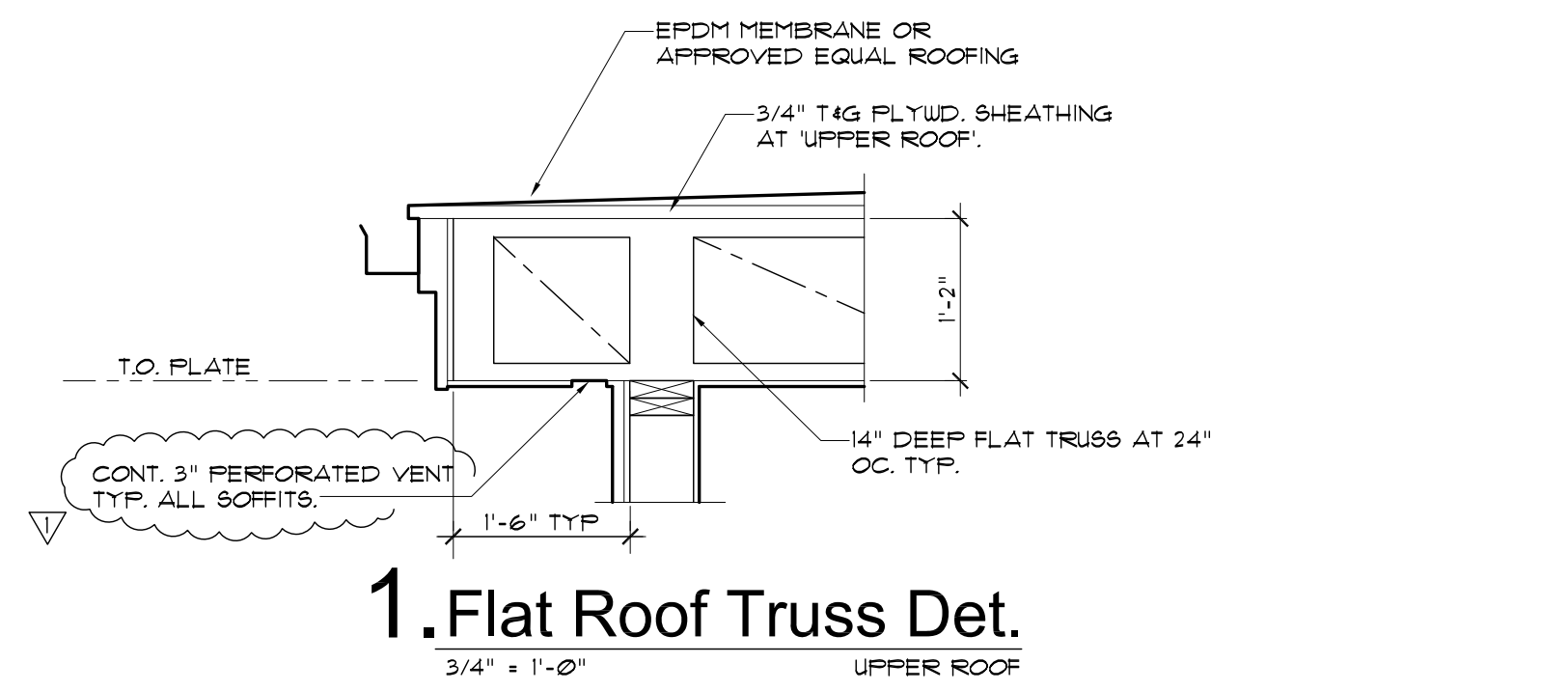
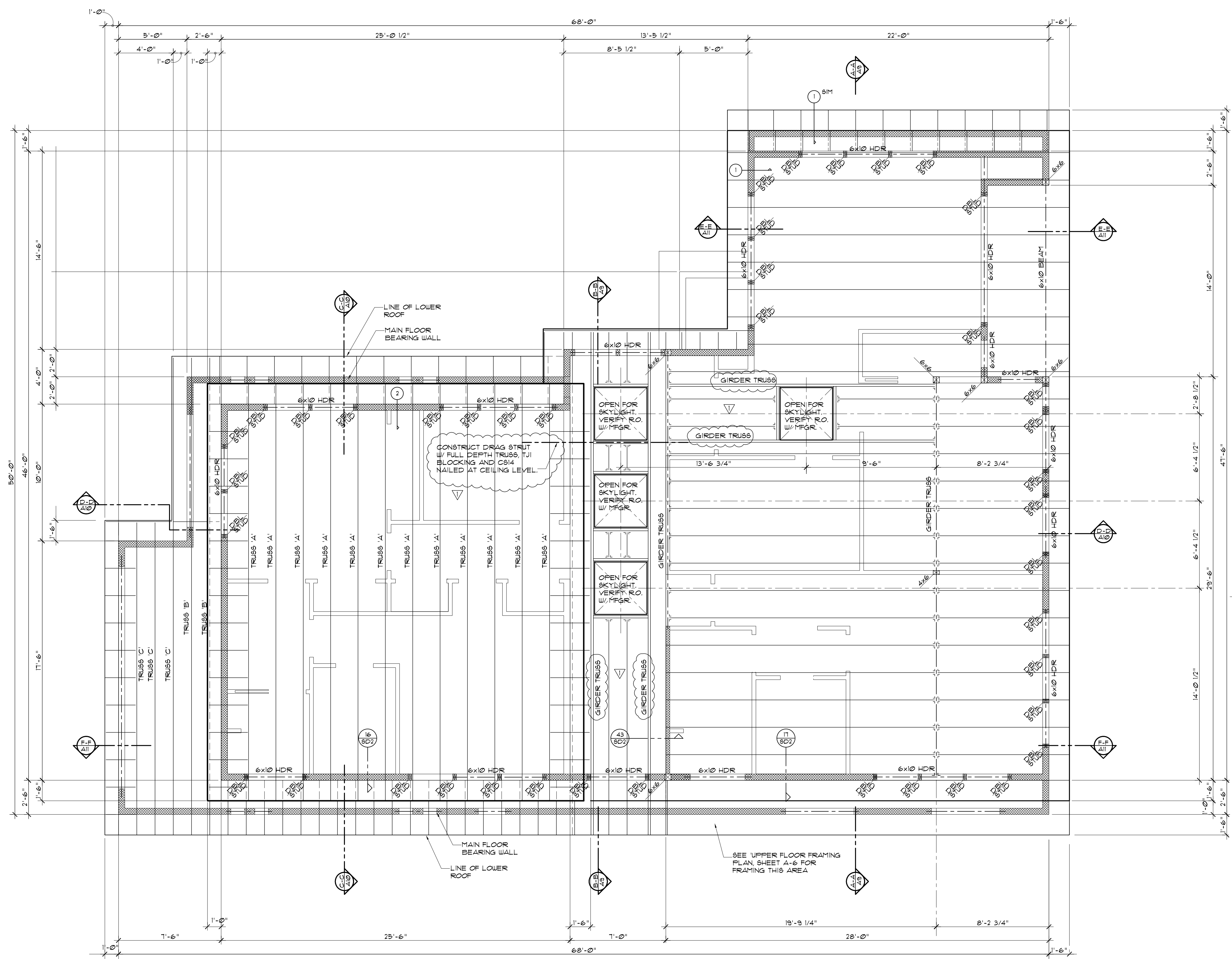
**Ed. L. Huri, Architect**  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

VAL T-01  
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**A-7**  
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## Roof Framing Plan



### Roof Framing Notes

ROOF FRAMING SHALL BE MANUFACTURED TRUSSES W/ SPACING AS NOTED ON PLAN. ROOF SHALL HAVE A SLOPE OF THREE QUARTERS OF ONE UNIT VERTICAL PER EVERY TWELVE UNITS HORIZONTAL (3/4:12) TYPICAL. SEE BUILDING EXTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ROOF SLOPES.

ROOF SHEATHING SHALL BE MINIMUM 15/32" CDX PLYWOOD WITH AN APA RATING 24/0. NAIL WITH 10d NAILS @ 6" OC. AT PANEL EDGES AND 12" OC. IN FIELD.

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICES. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI. THE TRUSS DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL.

TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND TO PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND AS NOTED ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS.

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT, ENGINEER OR TRUSS MANUFACTURER.

ROOF TRUSSES SHALL BEAR MANUFACTURERS STAMP AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND THE LAYOUT SHOWN HEREON. TRUSS MANUFACTURER SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO MODIFYING THE TRUSS LAYOUT SHOWN HERE.

TRUSS MANUFACTURER SHALL SIZE AND PROVIDE ALL REQUIRED METAL BRACKETS AND HANGERS FOR THE PROPER INSTALLATION OF THE ROOF FRAMING SYSTEM. CONNECTIONS BETWEEN ENGINEERED ROOF MEMBERS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER OR THEIR DESIGN PROFESSIONAL.

ROOFING TO BE 'STANDING BEAM' METAL OR EQUAL ROOFING ON SLOPED ROOFS, INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS AND ACCEPTED INDUSTRY STANDARDS. ROOFING ON 'FLAT' ROOFS TO BE TORCH DOWN OR EQUAL.

ALL GLU LAMINATED BEAMS SHALL BE 24F-V3 UNLESS NOTED OTHERWISE ON PLAN OR IN ENGINEERING DETAILS.

BEARING WALLS ARE SHOWN SHADED. ALL HEADERS ARE TO BE 6x10 DF # (EXTERIOR WALLS) AND 4x10 DF # (INTERIOR WALLS). TYPICAL ALL BEARING WALLS UNLESS NOTED OTHERWISE ON ROOF FRAMING PLAN.

TYPICAL PLATE HEIGHT FROM TOP OF SHEATHING (UNLESS NOTED OTHERWISE) SHOWN ON BUILDING SECTIONS AND ELEVATIONS.

### Roof Ventilation

CONTINUOUS 3" PERFORATED SOFFIT VENT BY VULCAN VENTS OR EQUAL @ 0.1 SF OF FREE VENT AREA PER LIN. FOOT OF VENT.

UPPER SLOPED ROOF AREA = 840 SF  
 2,440 / 150 = 16.27 SF REQ'D.  
 PERIMETER CONT. 3" VENTS = 230 LF  
 VENT @ 0.1 SF / LIN. FT. = [230 SF]

LOWER SLOPED ROOF AREA = 392 SF  
 392 / 150 = 2.61 SF REQ'D.  
 PERIMETER CONT. 3" VENTS = 80 LF  
 VENT @ 0.1 SF / LIN. FT. = [80 SF]

FLAT ROOF AREA = 1,142 SF  
 1,142 SF / 150 = 7.61 SF REQ'D.  
 PERIMETER CONT. 3" VENTS = 147 LF  
 VENT @ 0.1 SF / LIN. FT. = [147 SF]

TOTAL VENT AREA REQ'D. = 16.27 + 2.61 + 7.61 = 26.49 SF  
 TOTAL VENT AREA = 230 + 80 + 147 = 457 SF

REVISED  
 MAY 21, 2019, ADDED ROOF VENTILATION  
 REWROTE NOTES TO PLAN AND DETAILS  
 ADDED DRAG STRUT INFO AT SKYLIGHT  
 OPENING.

# The Valentin Residence

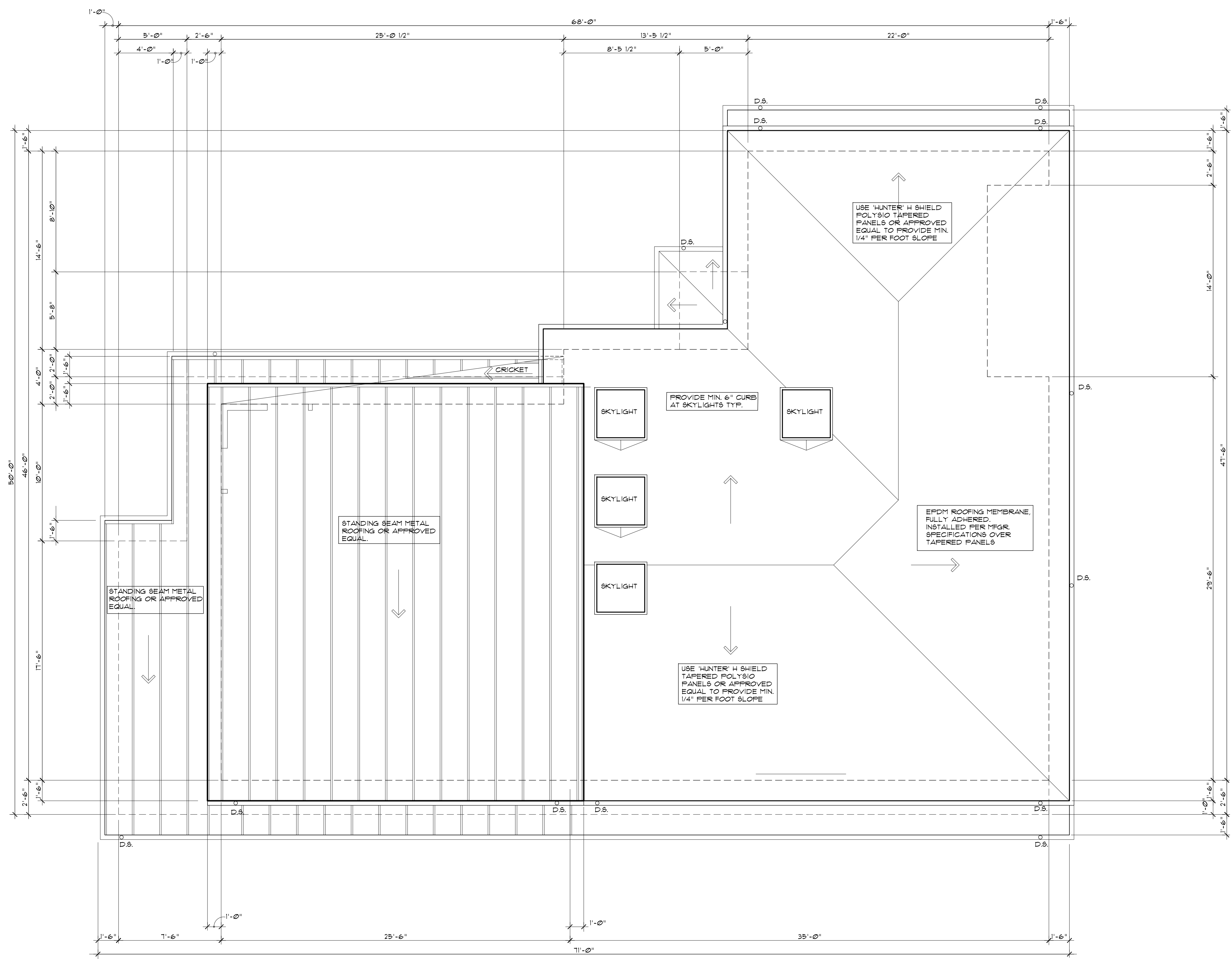
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Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA, 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
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 STATE OF WASHINGTON

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**Roof Drainage Plan**



1/4" = 1'-0"

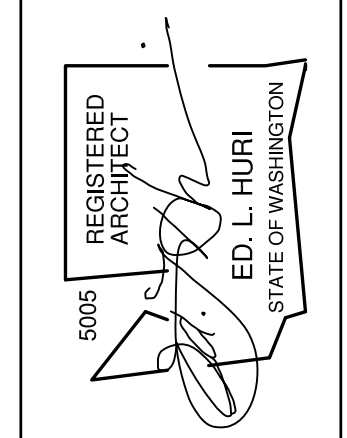
ETHYLENE PROPYLENE DIENE TERPOLYMER (EPDM) SINGLE PLY ROOFING MEMBRANE TYPICAL UNLESS OTHERWISE NOTED.

REVISED

**The Valentin Residence**

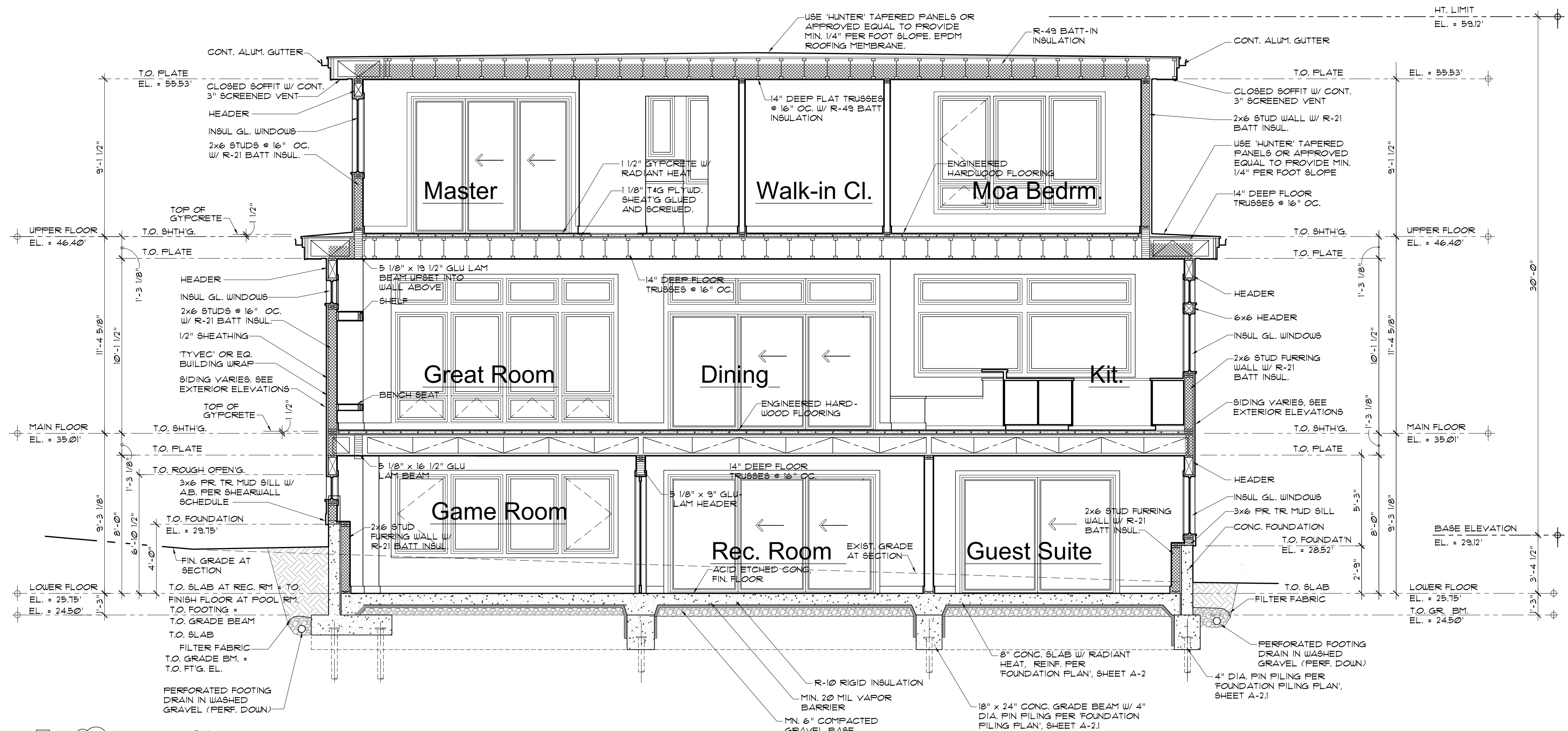
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**Section A-A**  
 1/4" = 1'-0"

NOTE:  
 SPRAY TWO COATS OF 'TUF-N-DRY' H8  
 WATER-PROOFING ON WALL AND  
 FOOTING TO GRADE. INSTALL DRAIN  
 BOARD AND SEAL THE TOP  
 TERMINATION AT GRADE.

**Typical Construction**

- ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE, FULLY ADHERED,  
 'HUNTER' TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**  
 'HARDIE-PANEL' OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 'TYVEC' OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:**  
 FRAMED FLOORS:  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/2" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) CEILINGS.
- LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB W/ RADIANT HEAT AND 5  
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ 5 BARS EA. WAY  
 PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

REVISED  
 MAY 21, 2019, ADDED NOTE FOR  
 WATER-PROOFING FOUNDATION  
 ADDED POOL ROOF FLOOR FRAMING INFO.  
 JULY 31, 2019, ELIMINATED SHUT GFA, ADDED SLAB  
 FRAMING THAT AREA.

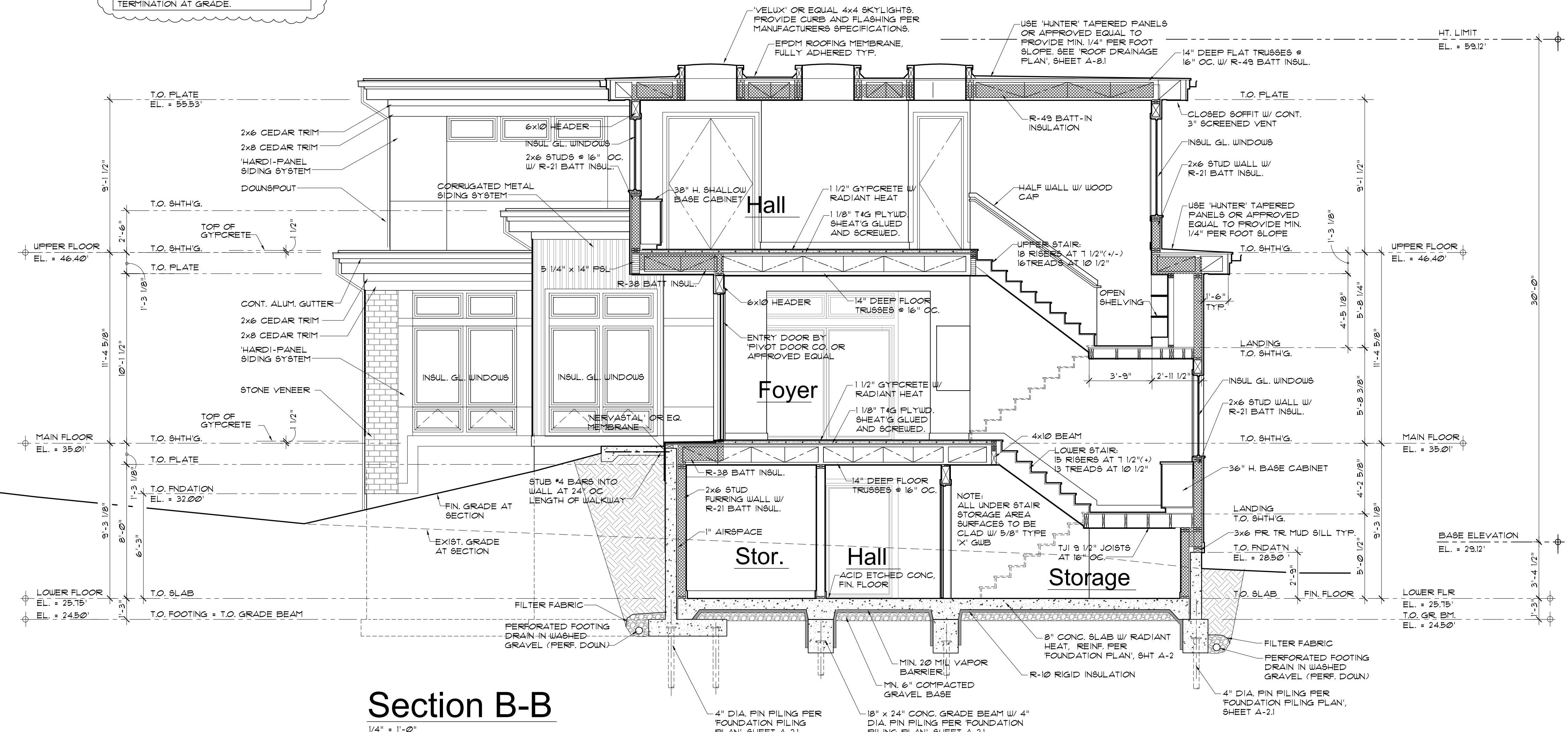
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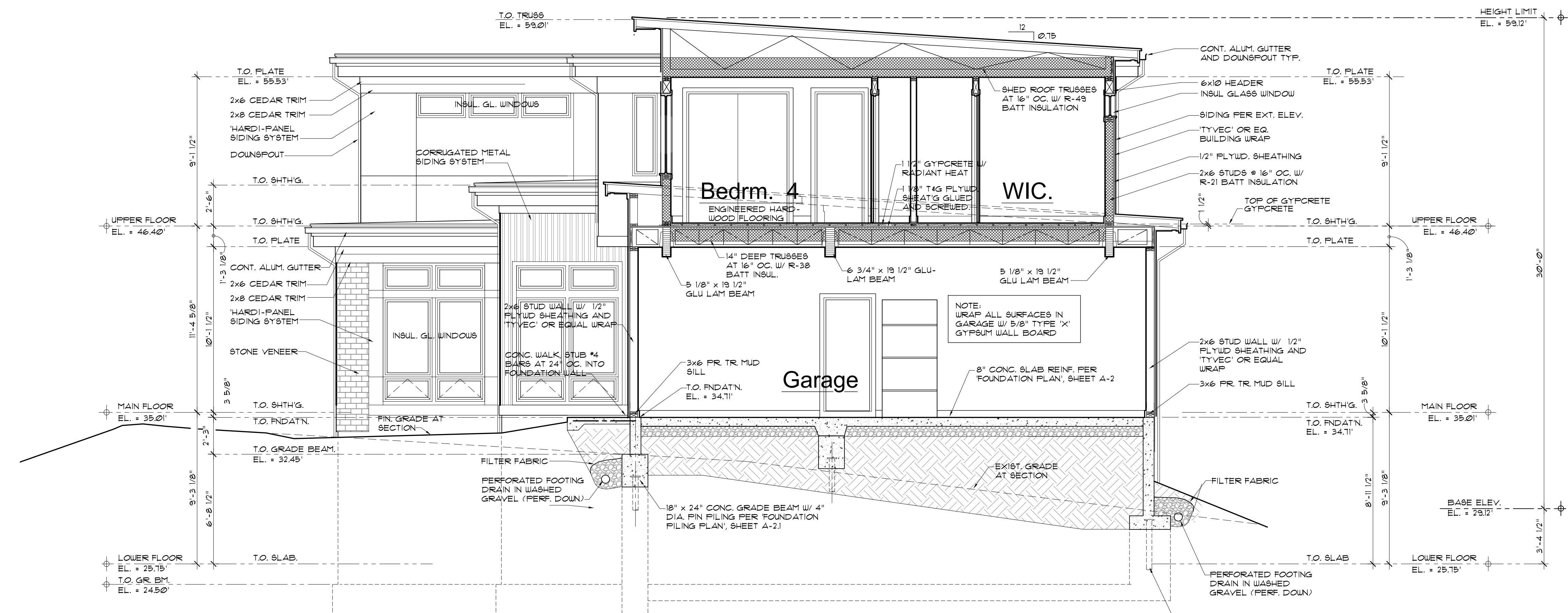
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**Section B-B**  
 1/4" = 1'-0"

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**Section C-C**  
 1/4" = 1'-0"

**Typical Construction**

- ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE, FULLY ADHERED.  
 "HUNTER" TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**  
 "HARDIE-PANEL" OR EQUAL SIDING  
 VERTICAL PANEL SIDING  
 STONE VENEER  
 "TYVEC" OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC.  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:**  
**FRAMED FLOORS:**  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/2" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC.  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.
- LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

REVISED  
 MAY 21, 2019, ADDED NOTE FOR WATER-PROOFING FOUNDATION  
 ADDED DRAG STRUT DETAILS  
 JULY 31, 2019, MODIFIED FOUNDATION TO REFLECT ELIMINATION OF HABITABLE SPACE BELOW GARAGE (BACK FILLED) AND RAISE BUILT UP FLOOR.

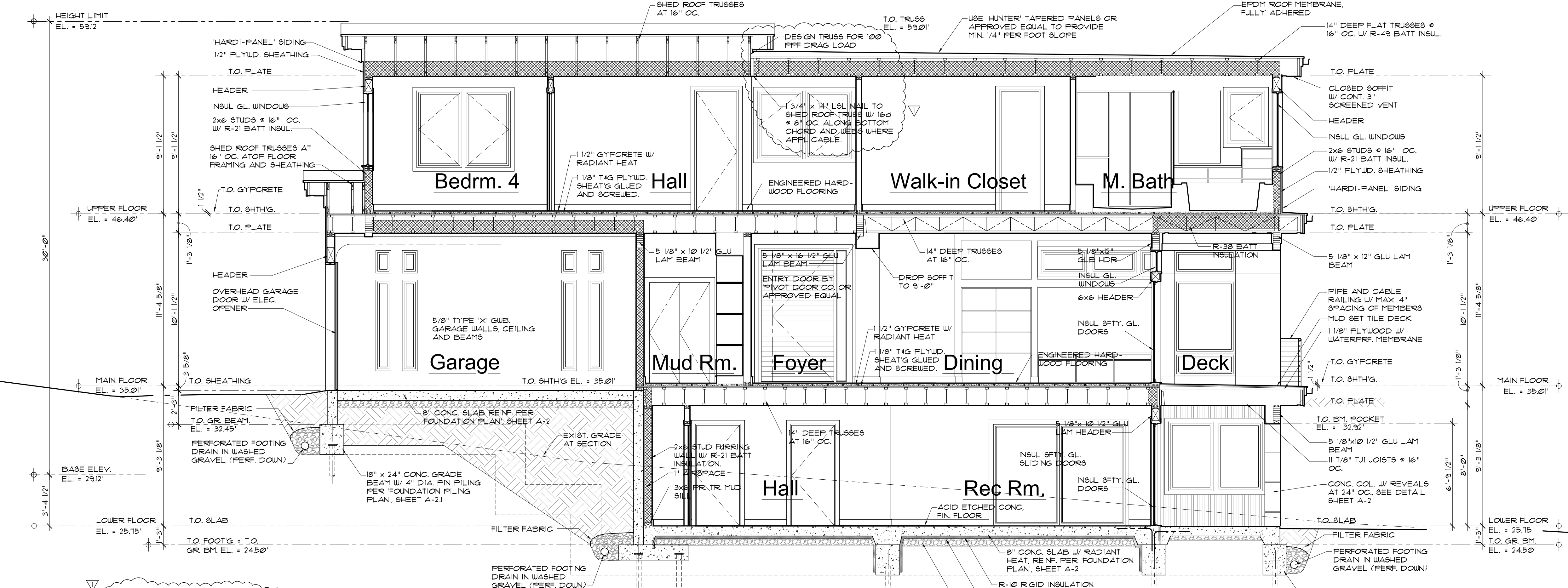
**The Valentin Residence**  
 Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

**Ed. L. Huri, Architect**  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

val 11-01  
 E.L.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

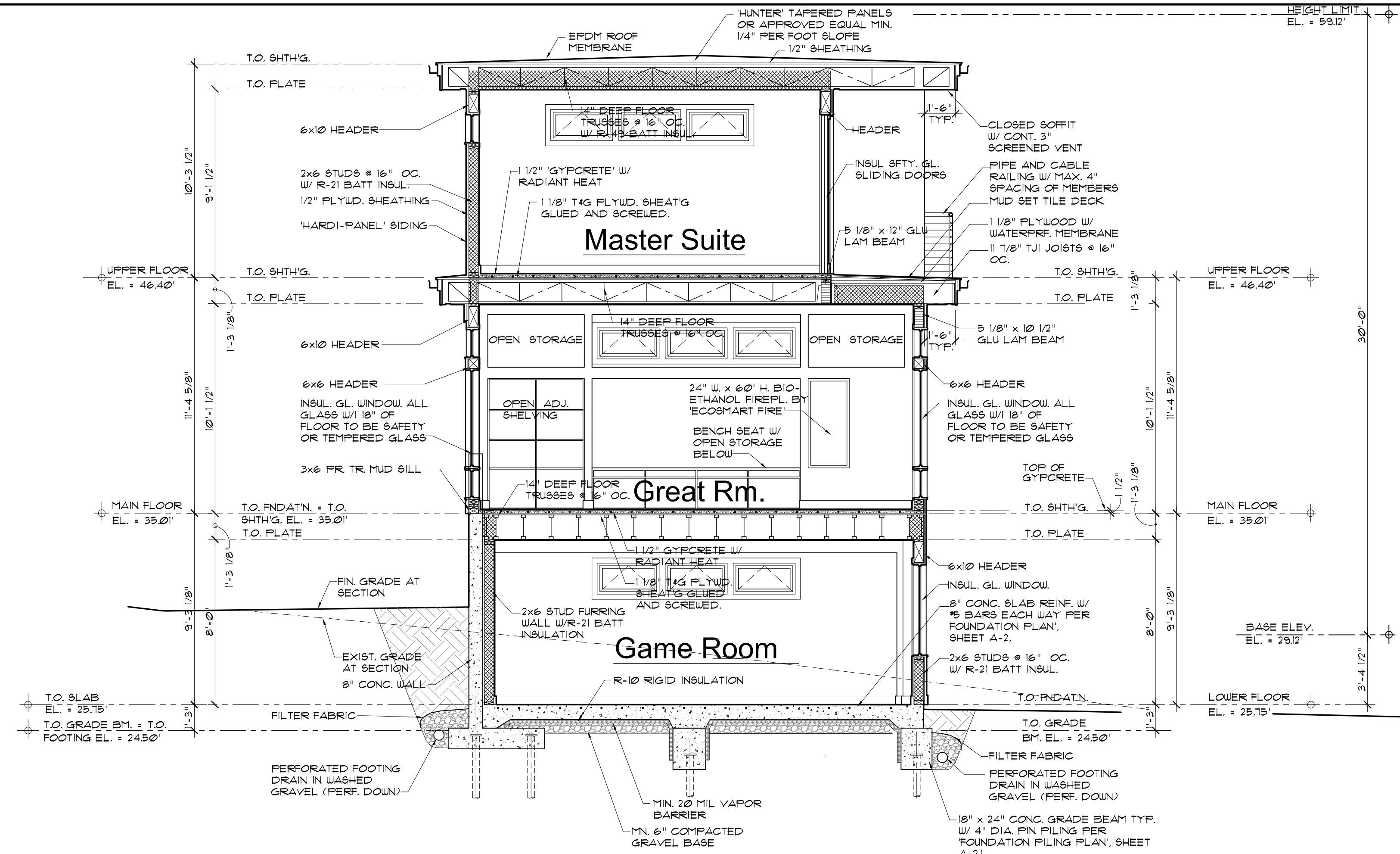
**A-10**  
 OF THIRTEEN



**Section D-D**  
 1/4" = 1'-0"

NOTE:  
 SPRAY TWO COATS OF DAMP-PROOFING ON WALL AND FOOTING TO GRADE. INSTALL DRAIN BOARDS AND SEAL THE TOP TERMINATION AT GRADE.

PRINTINGS  
 DEC. 20, 2018  
 DEC. 28, 2018  
 JAN. 5, 2019  
 JAN. 9, 2019  
 JAN. 10, 2019  
 JAN. 13, 2019  
 JAN. 18, 2019  
 JAN. 20, 2019  
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 MAY 27, 2019



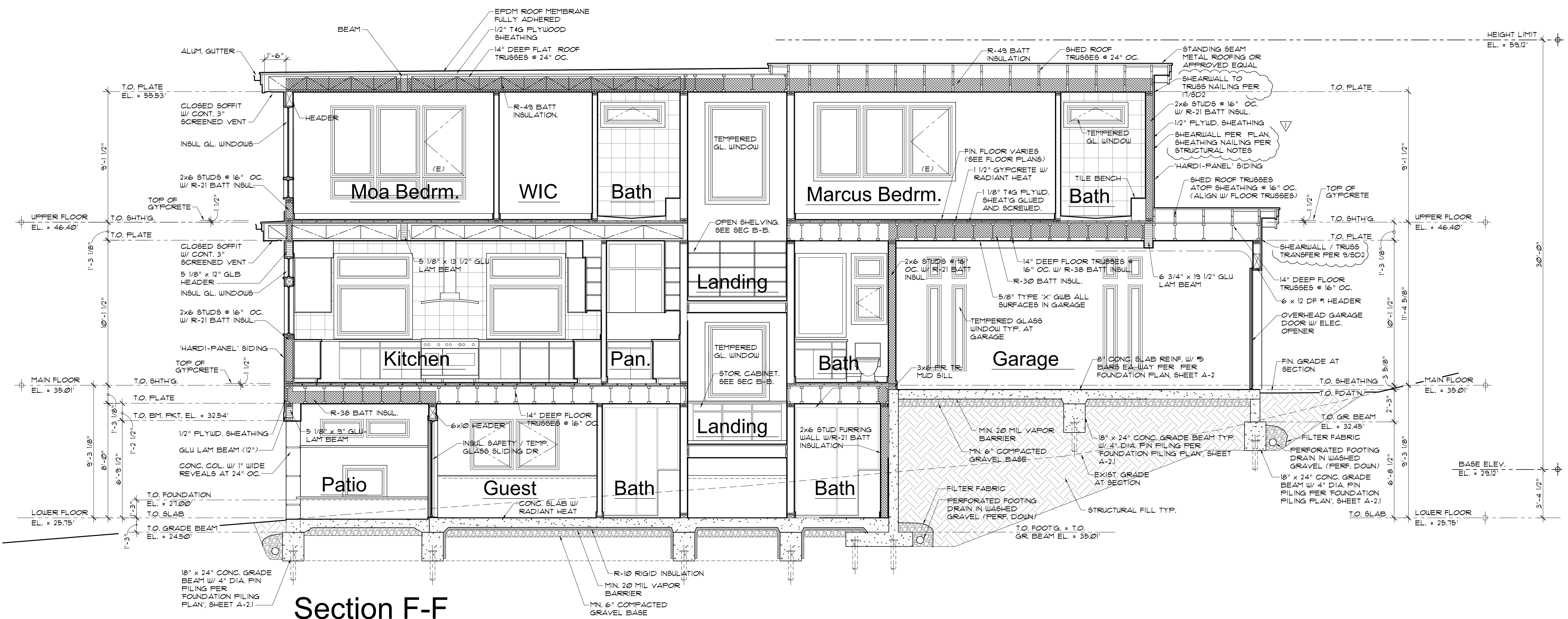
**Typical Construction**

- ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE FULLY ADHERED.  
 HUNTER TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**  
 HARDIE-PANEL OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 TYVEC OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALLBOARD (GWB.)
- FLOORS:**  
 FRAMED FLOORS:  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/8" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-30 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.
- LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB W/ RADIANT HEAT AND #5 BARS EA. WAY PER FOUNDATION PLAN, SHT. A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ #5 BARS EA. WAY PER FOUNDATION PLAN, SHT. A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**Section E-E**

1/4" = 1'-0"

NOTE:  
 SPRAY TWO COATS OF DAMP-PROOFING ON WALL AND FOOTING TO GRADE. INSTALL DRAIN BOARD AND SEAL THE TOP TERMINATION AT GRADE.



**Section F-F**

1/4" = 1'-0"

REVISED  
 MAY 27, 2019, ADDED NOTE FOR WATER-PROOFING FOUNDATION (FOOTING) PER FRAMING NOTES AT SUIT 5FA  
 ADDED SHEAR TRANSFER REFERENCES  
 JULY 29, 2019, MODIFIED FOUNDATION TO REFLECT (BACK FILLED) AND RAISE SUIT 5FA FLOOR

**The Valentin Residence**  
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 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

**Ed. L. Huri, Architect**  
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 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

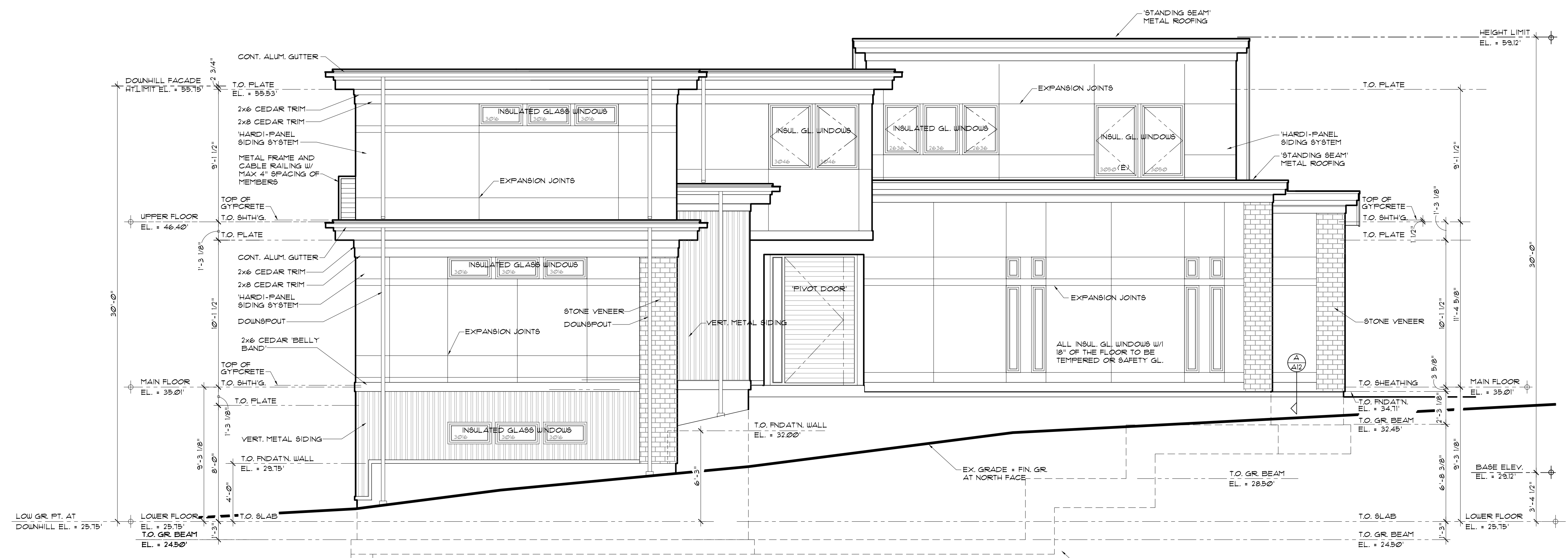
5005 REGISTERED ARCHITECT  
 ED. L. HURI  
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 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

**A-11**  
 OF THIRTEEN



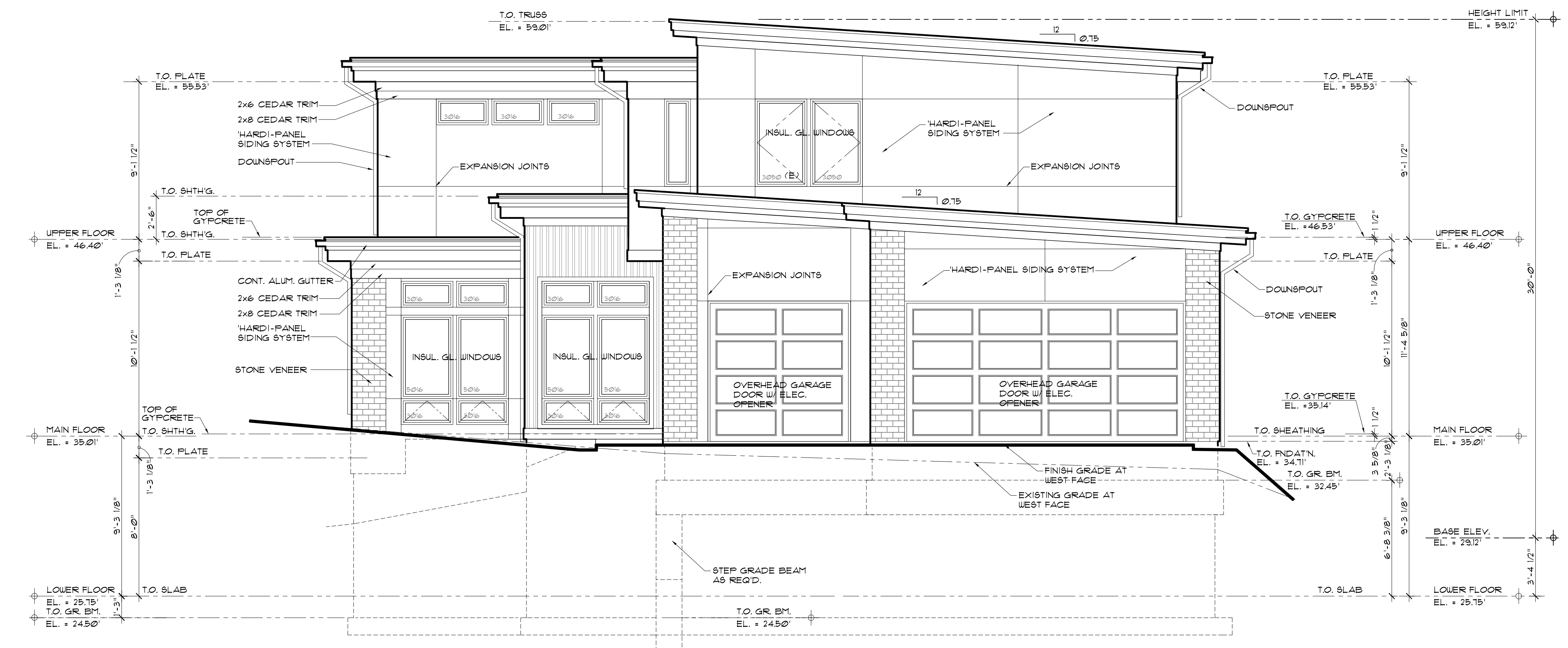
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 FEB. 9, 2019  
 MAY 21, 2019



**Typical Construction**

- ROOF:**  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE, FULLY ADHERED,  
 'HUNTER' TAPEDED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**  
 'HARDIE-PANEL' OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 'TYVEC' OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:**  
**FRAMED FLOORS:**  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/2" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.
- LOWER FLOOR CONC. SLAB:**  
 8" CONC. SLAB W/ RADIANT HEAT AND 5  
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**  
 8" CONC. SLAB W/ 5 BARS EA. WAY  
 PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

**North**  
 1/4" = 1'-0"



**West**  
 1/4" = 1'-0"

REVISED  
 JULY 31, 2019: MODIFIED FOUNDATION TO REFLECT  
 ELIMINATION OF HABITABLE SPACE BELOW GARAGE  
 (BACK FILLED) AND SUMMIT.

**The Valentin Residence**  
 Parcel No. 004610-0150 and 004610-001151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

**Ed. L. Huri, Architect**  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT  
 ED. L. HURI  
 STATE OF WASHINGTON

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 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

**A-12**  
 OF THIRTEEN

PRINTINGS  
 DEC. 20, 2018  
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 JAN. 21, 2019  
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 FEB. 4, 2019  
 FEB. 7, 2019  
 FEB. 9, 2019  
 MAY 21, 2019

NOTE:  
 CONTRACTOR SHALL VERIFY TO  
 INSPECTOR THAT ALL RAILINGS AND  
 GUARDS ARE CAPABLE OF RESISTING A  
 200 POUND LOAD ON TOP RAILING  
 ACTING IN ANY DIRECTION AS REQUIRED  
 BY IRC TABLE R301.5.

Typical Construction

ROOF:  
 STANDING SEAM METAL ROOF  
 1/2" PLYWOOD SHEATHING  
 SHED ROOF TRUSSES (SPACING PER PLAN)  
 -OR-  
 EPDM ROOF MEMBRANE FULLY ADHERED,  
 "HUNTER" TAPERED PANELS (1/2" / FT)  
 1/2" PLYWOOD SHEATHING  
 14" DEEP FLAT TRUSSES @ 16" OC  
 MIN. R-49 BATT OR BLOW-IN INSULATION  
 5/8" GYPSUM WALLBOARD (GWB.)

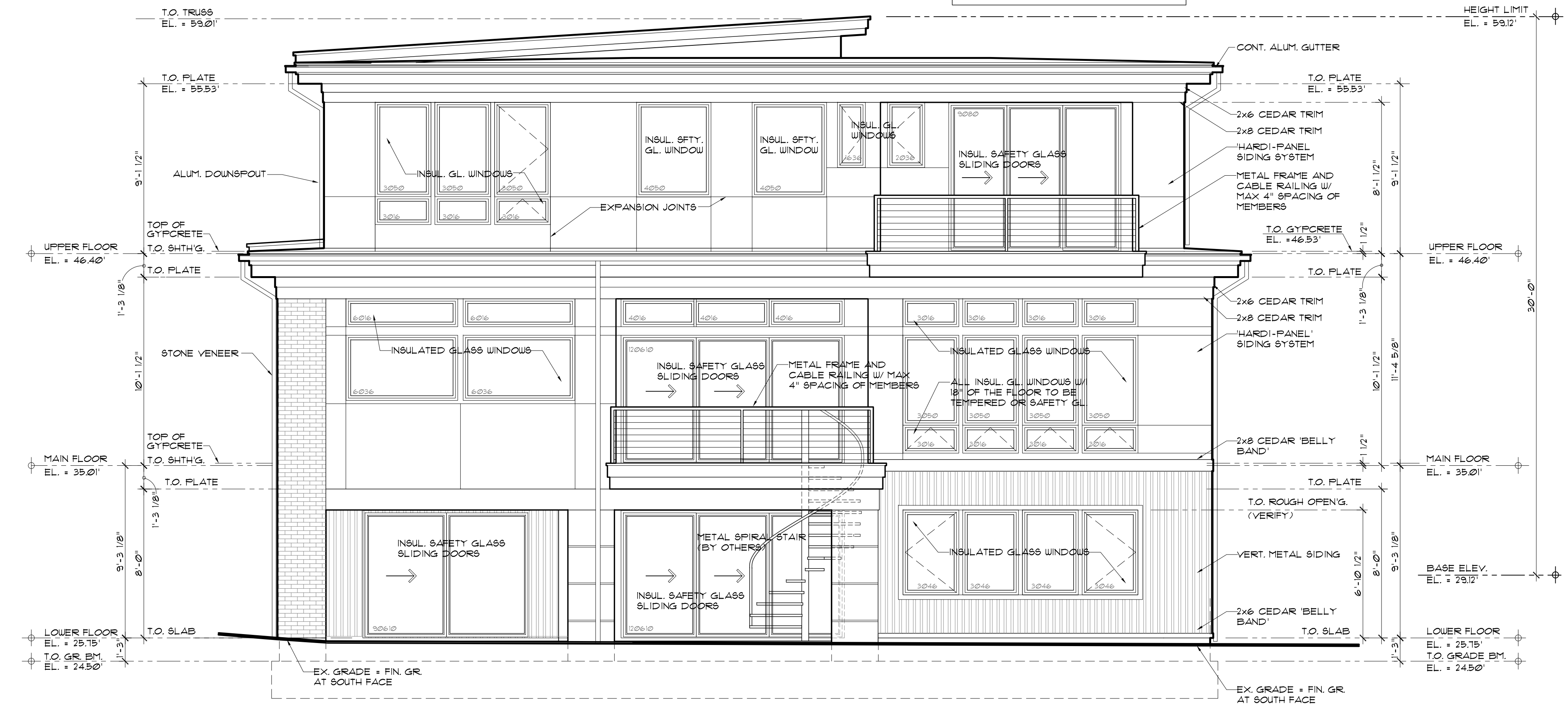
WALLS:  
 "HARDIE-PANEL" OR EQUAL SIDING  
 VERTICAL METAL SIDING  
 STONE VENEER  
 "TY-VEC" OR EQUAL BUILDING WRAP  
 1/2" CDX PLYWOOD SHEATHING  
 2 x 6 STUDS @ 16" OC  
 MIN. R-21 BATT INSULATION  
 1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:  
 FRAMED FLOORS:  
 FINISH FLOOR VARIES (SEE FLOOR PLANS)  
 1 1/2" GYPCRETE W/ RADIANT HEATING  
 1 1/8" T & G PLYWOOD SHEATHING  
 14" DEEP FLOOR TRUSSES @ 16" OC  
 MIN. R-38 BATT INSULATION (AS REQUIRED)  
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILING.

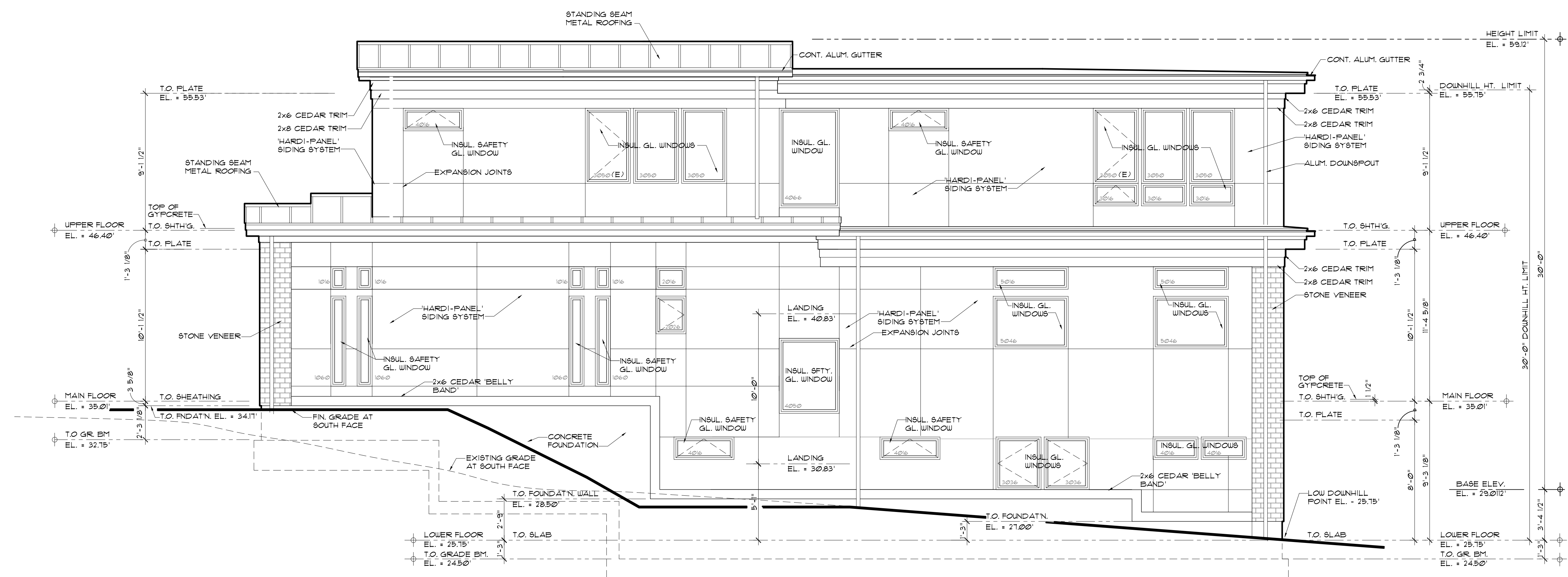
LOWER FLOOR CONC. SLAB:  
 8" CONC. SLAB W/ RADIANT HEAT AND 15  
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2  
 R-10 RIGID INSULATION  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

GARAGE CONC. SLAB:  
 8" CONC. SLAB W/ 15 BARS EA. WAY  
 PER FOUNDATION PLAN, SHT A-2  
 MIN. 20 MIL VAPOR BARRIER  
 MIN. 6" COMPACTED GRAVEL BASE

REVISED  
 JULY 25, 2019 MODIFIED FOUNDATION TO REFLECT  
 ELIMINATION OF HABITABLE SPACE BELOW GARAGE  
 (BACK FILLED) AND SUMMIT SPA.



East  
 1/4" = 1'-0"

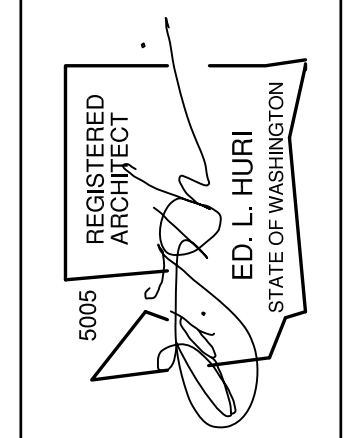


South  
 1/4" = 1'-0"

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151  
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

Ed. L. Huri, Architect  
 6908 - 168th St. SW., Lynnwood, WA. 98037  
 Architectural Design & Planning  
 (425) 286-3985 e-huri@msn.com



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 E.L.H.  
 FEB. 11, 2019  
 PLOTTED:  
 JULY 31, 2019

STRUCTURAL NOTES:

GENERAL

CODE: all materials, methods, and workmanship shall conform to the International Building Code, 2015 edition (IBC).

LOADS: dead load actual roof load 25 psf Snow floor load 40 psf residential deck live load 60 psf residential deck live load 50 psf storage load or 3000# wheel load wind load 110 mph wind speed, Kz1 = 1.0, exposure C, I = 1.0. seismic category D, Simplified Method, I=1.0, Sds=0.939

SOILS REPORT:

FOUNDATION SOIL: Geotechnical firm, file number 17464

Lateral active pressure: 250 psf/ft Passive resistance: 40 psf/ft Soldier pile walls active: 4,300 psf Soil pressure: 1,300 psf Pipe piles- 4" Diameter pipe piling ASTM A53 Grade A Schedule 40 10 Ton capacity Pipe piling should be driven to a point of refusal by means of 1100# hammer w/maximum 10 sec./in. 800# hammer w/maximum 15 sec./in. or 650# hammer w/maximum 20 sec./in.

APPROX.: Approved materials or methods shall be approved in writing by the engineer of record, prior to ordering, fabrication, and/or proceeding with specified work.

SUBMITTALS (Shop Drawings, Certifications, Test Reports, Calculations): the contractor shall submit to the engineer of record for review prior to fabrication, for the following items:

Preconstruction meeting with a Simpson Strongtie Representative and contractor required for Simpson Strongtie Shearwall panels, metal plate wood trusses

INSPECTION AND TESTING: an independent qualified testing laboratory, employed by the owner, shall perform inspection and testing in accordance with IBC Section 1701 for the following items:

compaction: moisture content: 2 dolly, ASTM D-2216. field density: 2 dolly, ASTM-D-1556.

gravel borrow and structural fill:

gradation: 1 each material type, ASTM D-1140 and ASTM D-546. moisture content: 1 each material type, ASTM D-2216. moisture density relationship: 1 each material type, ASTM D-1557.

Concrete compressive strength when over 2500 psi: four compressive strength specimens shall be made for each 100 cubic yards, or each 7 days, concrete is poured, whichever is greater. The specimens of 7 days test shall be taken in accordance with ASTM C-172. Specimens shall be moulded and cured in accordance with ASTM C-31, and tested in accordance with ASTM C-39 for compressive strength.

The inspection agency shall submit inspection and test reports to the owner and the engineer of record.

STEINWORK

FOUNDATION: footings shall bear on firm undisturbed earth or compacted structural fill.

EXCAVATION: excavate and dispose of topsoil, organic material, loose native material, and other deleterious material within 5 feet of the building area.

STRUCTURAL FILL: gravel borrow, or approved well graded hotrun gravel (minimum rock size 4", no frozen soil, organic material, or other deleterious material), or lean concrete (f'c = 2000 psi), gravel shall be placed in 18 inch maximum lifts and compacted to 95% relative density per ASTM D-1557.

ROCKERY ROCK: All rocks shall be hard and free of seams, cracks and holes. Rocks shall be generally rectangular in shape and individually placed for good fit. Rocks shall bear on flat faces of at least two other rocks, whenever possible. Rocks shall be placed to prevent continuous joint planes vertically or horizontally. Horizontal joint planes shall slope away from the wall face. Use Five Man Rock (48" to 54" maximum dimension, 4,000 lb. to 6,000 lb.)

FLITER FABRIC: AMOCO 4545 or Exon P0511

CAST-IN-PLACE CONCRETE

CONCRETE: mix, deliver, and place in accordance with ASTM C-94, ACI 304, ACI 305, ACI 306, and ACI 318. No aluminum (conduit, or other miscellaneous items) shall be embedded in concrete.

FOOTINGS & FOUNDATION WALLS:

f'c = 2500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 5-1/2 Sack Min. 0.51 Max. Water/Cement Ratio 1-1/2 inch Max. Aggregate Size 3-5 3/8 Entrained Air

SLAB ON GRADE:

f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 6 Sack Min. 1 inch Max. Aggregate Size 3-7 8 Entrained Air

FLOOR TOPPING:

f'c = 1,250 psi @ 28 days LEAN CONCRETE: f'c = 2,000 psi @ 28 days.

CONTROLLED DENSITY FILL:

f'c = 300 psi @ 28 days 7/8 inch Max. Aggregate Size

WATER: Clean and potable. AGGREGATES: ASTM C-33.

REINFORCING: Deformed bar ASTM A-615, Grade 40 for bars #4 and smaller; Grade 60 for bars #5 and larger; welded wire fabric ASTM A-185, Grade 75.

REINFORCING MECHANICAL SPLICES: ERCO QUICK WEDGE or approved alternate. Alternate shall be ICC approved to develop 125% of specified yield tension for the grade of reinforcing specified. Install in accordance with manufacturer's instructions.

ADJUSTERS: Conform to ASTM C-260 or ASTM C-494 as applicable. Concrete choker shall not be used to the concrete mix. FINISHING: As noted, in accordance with ACI-301.

CURING: Protect all freshly placed concrete from premature drying and excessive hot or cold temperature, for seven days after pouring.

JOINT SEALERS: Poured two part polyurethane resilient sealant NONSHRINK GROUT: Master Builders Set Grout. Install in accordance with the manufacturer's instructions.

BOUNDED ANCHORS: Simpson Set-xx, epoxy to meet ASTM C-881 Specification Type I, and grade 50, class C epoxy. Install in accordance with the manufacturer's instructions but not less than:

1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 4" Min.

EXPANSION ANCHORS: Simpson Strong Bolt Wedge Anchors. Install in accordance with manufacturer's instructions but not less than:

1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 5" Min.

MASSORY INSPECTION: Special inspection per IBC Sections 1701 and 2105 is not required for all masonry.

CMU WALLS: f'm = 1350 psi (1500 psi fully grouted).

BLACK: ASTM C-90, Grade N-1 [Types S-1 (interior exposure only) 50/50, f'c = 1000 psi @ 28 days, linear shrinkage 0.045 to 0.065% max.

BRICK VENEER: Brick ASTM C-216, install 22 Ga. x 1" galvanized the every 2.0 square feet with #9 wire continuous in horizontal motor joint at ties.

MORRIS: ASTM C-270, Type S, f'c = 1800 psi @ 28 days.

GROUT: ASTM C-476, f'c = 2000 psi @ 28 days.

REINFORCING FOR MASSORY: BAR, ASTM A-615, Grade 40, wire joint reinforcing, IBC Standard 21-10, ASTM A-82 Wire, Galvanized, use prefabricated corners and ties.

STRUCTURAL STEEL

GENERAL: All fabrication and erection shall conform to the AISC Steel Construction Manual, 14th Edition, and the AISI Specification for the Hot Rolled Shapes and Plate. ASTM A-36, Fy = 36 ksi.

STRUCTURAL PIPE: ASTM A-53 GRADE B, Fy = 35 ksi.

STEEL PIPE PILES: ASTM A-272 GRADE 2, Fy = 35 ksi.

STRUCTURAL TUBING: ASTM A-500 GRADE B, Fy = 46 ksi.

LIGHT GAGE STUDS AND JOISTS: ASTM A-446, provide all accessories including but not limited to: tracks, clips, web stiffeners, anchors, fasteners, and other accessories required for fastening devices, resilient clips, and other accessories required for the members. Use USC or KNORR as indicated or approved alternate shall be equal or greater load capacity. All studs joists and accessories shall be produced by a single manufacturer except as noted on the drawings or as approved by the engineer of record. Accessories shall be proven by testing as demonstrated either by ICC and ERS acceptance or through a test program conforming to BS STANDARD ZS:1737.

WELDING: Conform to AWS D1.1. All welding shall be by WABO certified welders. E70XX electrodes.

CARPENTRY

FRAMING LUMBER: Provide S4S, S-Dry. All lumber in contact with concrete or masonry shall be pressure preservative treated. Nail in conformance with IBC Table 23-04.9.1 or as indicated on the drawings. Use full height studs at exterior walls. Double joists are required under partial bearing walls. Use multiple studs to achieve full bearing under beam ends or posts in wall from above, unless noted otherwise.

PLATES: Hem-Fir No. 2 F1 = 500 psi, Fc broag = 405 psi Douglas Fir No. 2 F1 = 575 psi, Fc broag = 625 psi

STUDS:

Hem-Fir No. 2 F1 = 850 psi, Fc// = 1,350 psi, E = 1,300 ksi Douglas Fir No. 2 F1 = 900 psi, Fc// = 1,500 psi, E = 1,600 ksi

JOISTS:

Hem-Fir No. 2 F1 = 850 psi, Fy = 150 psi, E = 1,300 ksi Douglas Fir No. 2 F1 = 900 psi, Fy = 180 psi, E = 1,600 ksi

BEAMS:

Douglas Fir No. 2 2x-: F1 = 900 psi, Fy = 180 psi, E = 1,600 ksi 4x-: F1 = 1,000 psi, Fy = 170 psi, E = 1,300 ksi 6x-: F1 = 875 psi, Fy = 170 psi, E = 1,300 ksi

POSTS:

Douglas Fir No. 1 4x-: Fc// = 1,500 psi, E = 1,600 ksi 6x-: Fc// = 1,000 psi, E = 1,300 ksi

DECKING: Hem-Fir Commercial Dev 2x6: F1 = 850 psi, Fy = 1,000 psi, E = 1,300 ksi 4x6: F1 = 850 psi, Fy = 1,000 psi, E = 1,300 ksi 4x12: F1 = 850 psi, E = 1,000 ksi

MISC.: Douglas Fir No. 2 OR Hem-Fir No. 2 F1 = 850 psi, E = 1,300 ksi

GLU-LAMINATED TIMBER: Shall conform to AITC 117-84 and ANSI 190.1: Industrial Appearance Grade in conformance with AITC 110-84 (except as noted on the drawings). Handle, store and erect in accordance with AITC 111-79.

BEAMS: A1C Combination 24f-V4 for single spans and 24f-V8 for continuous multiple spans; manufacturer's standard camber

COLUMNS: A1C Combination 3 Grade L20.

LAMINATED VENEER LUMBER (LVL): Weyerhaeuser MICRO=LAM as indicated on drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICC or NER acceptance.

Minimum allowable design stresses shall be as follows: 1.9E DF MICRO-LAM LVL F1 = 2,600 psi, Fy = 285 psi Fc// = 2,460 psi, Fc broag = 750 psi, E = 1,800 ksi.

PARALLEL STRAND LUMBER (PSL): Weyerhaeuser Paradigm as indicated on the drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICC or NER acceptance. Minimum allowable design stresses shall be as follows:

2.0E DF PARALLAM PSL F1 = 2,900 psi, Fy = 290 psi Fc// = 2,900 psi, Fc broag = 750 psi, E = 2,000 ksi.

2.1E DF PARALLAM PSL F1 = 3,100 psi, Fy = 290 psi Fc// = 2,900 psi, Fc broag = 750 psi, E = 2,100 ksi.

STRUCTURAL WOOD PANELS: A.P.A. rated sheathing as noted. Install panels with the long dimension across supports, and continuous across two or more spans. Space panels 1/8" at joint.

PLYWOOD WEB JOISTS: Weyerhaeuser as indicated on drawings or manufacturer with A.P.A. structural plywood, machine stress rated or MICRO=LAM lumber flanges, and waterproof glues. Joist manufacturer shall provide drawings showing all critical dimensions for determining fit and placement in the building, temporary and permanent bracing and blocking, materials used, and load capacity or design load. Drawings shall be included as shown on the drawings. Other special framing for ribs, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be reviewed by ICC and NER acceptance.

METAL PLATE WOOD TRUSSES: Trusses shall be designed and factory manufactured in conformance with F19-85, Metal plate connectors shall be designed in accordance with AISC 308-10. Design trusses for the following minimum loading:

top chord live load 25 psf top chord dead load 10 psf bottom chord dead load 10 psf total load 45 psf (55 psf for the roof)

Truss manufacturer shall provide drawings and calculations, including piling plans and stress diagrams, for review by the engineer, prior to fabrication. Provide for slogs, hips and valleys, bearing points, bearing stress, girders, truss connections, mechanical and other special loads. Connections shall be proven by testing as demonstrated either by ICC and ERS acceptance. All connections shall be located as shown on the drawings. Other special framing for ribs, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be reviewed by ICC and NER acceptance.

FASTENERS

NAILS AND SPIKES: Common, except as noted on the drawings.

LAG SCREWS: AISI B18.2.1.

BOLTS, NUTS AND WASHERS: ASTM A-307 GRADE A or B, ANSI B18.2.1; ASTM A-563 GRADE A, ANSI B18.2.2; ASTM F-844.

FRAMING CONNECTORS: Simpson as noted. Products shall be proven by testing as demonstrated either by ICC and ERS acceptance. All connections shall be located as shown on the drawings. Other special framing for ribs, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be reviewed by ICC and NER acceptance.

PRESSURE PRESERVATIVE TREATMENT: oil treated lumber shall be marked with a preservative retention level and species name. After treatment, air or kiln dry to a maximum moisture content of 19%.

LUMBER (DOUGLAS FIR-LARCH):

TREATMENT: AMPA U1 PRESERVATIVE: AMPA P-5, ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

LUMBER (HEM-FIR):

TREATMENT: AMPA U1 PRESERVATIVE: AMPA P-5, CCA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

PLYWOOD:

TREATMENT: AMPA U1 PRESERVATIVE: AMPA P-5, CCA OR ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

GLU-LAMINATED TIMBERS:

TREATMENT: AMPA U1 PRESERVATIVE: AMPA P-8, PentaChlorophenol RETENTION: 0.40 [0.50 Ground Contact] pounds per cubic foot QUALITY MARK:

Table with 12 columns: Shear Designation, Nail Size, Edges Field, Top Nailing, Top-Plate Spacing, Blocking Required, Pile Anchors, Min. Pile, Splice Nailing, Hem-Fir #/Ft, Doug-Fir #/Ft. Rows P1-6, P1-6, P1-4, P1-4, P1-2, P2-6, P2-4, P2-4, P2-2.

Shear Wall Notes:

- 1. P1 - 1/2" Plywood or A.P.A. rated sheathing one side.
2. Where plywood or A.P.A. rated sheathing two sides: (i.e. P1-4 designation or below)
3. Nails shall be 10d common, unless noted otherwise.
4. Where plywood is 2 sides of wall, joints shall fall on separate studs each side.
5. All panel edges backed with 2-inch nominal or wider framing, unless noted otherwise. Install panels either horizontally or vertically for A.P.A. rated sheathing, gypsum shear walls shall be installed with the sheathing horizontal. Space 15/32" A.P.A. rated spore nails at
6. Edges 6" O.C. 12" O.C. field Block all edges
7. Typical interior- 1/2" gypsum wall board. Nail with 5d cooler nails at 7" O.C. all studs and plates. Block all shear wall edges.
8. 5/8" gypsum wall board. Nail with 6d cooler nails at 7" O.C. all studs and plates.
9. 3x3 X0.29 square washers installed - 7" minimum embedment.
10. All wall studs and/or wood wall assemblies. To request such training, please call (800) 999-5099 Ext. 1082 and provide name, project address and contact information. You may also e-mail requests to khoum@strongtie.com. Please allow 24 hours notice for scheduling.

Floor sheathing: 3/4" A.P.A. rated sheathing (48/24) nailed and girted. Adhesives shall conform to A.P.A. specification A.C. 01. Provided TAG edges at long panel edges. Nailing shall be 8d (common) at 6" O.C. at panel edges and 10" O.C. at intermediate supports.

Plywood shall be laid with face grain perpendicular to supports and end joints staggered 4'-0".

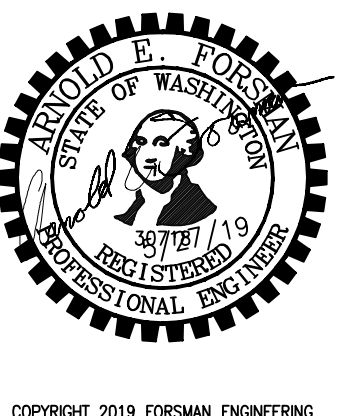
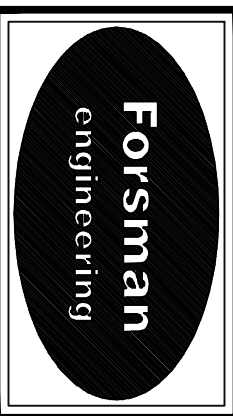
Hold-downs:

Installation instruction of Simpson Steel StrongWall and Wood StrongWall come attached to the wall assemblies. Please read and understand the design drawings and product information before installing the anchoring elements of the walls. If installation instructions are not present refer to Simpson Strong-Tie Catalog C-SW07 or www.strongtie.com.

Simpson strong-Tie will provide, upon request, training and field review before the installation of the anchoring elements of the Steel and/or Wood wall assemblies. To request such training, please call (800) 999-5099 Ext. 1082 and provide name, project address and contact information. You may also e-mail requests to khoum@strongtie.com. Please allow 24 hours notice for scheduling.

Table with 3 columns: REVISIONS, BY, DATE. Row 1: MODIFICATIONS PER ENGINEER, SRL, 5/27/19

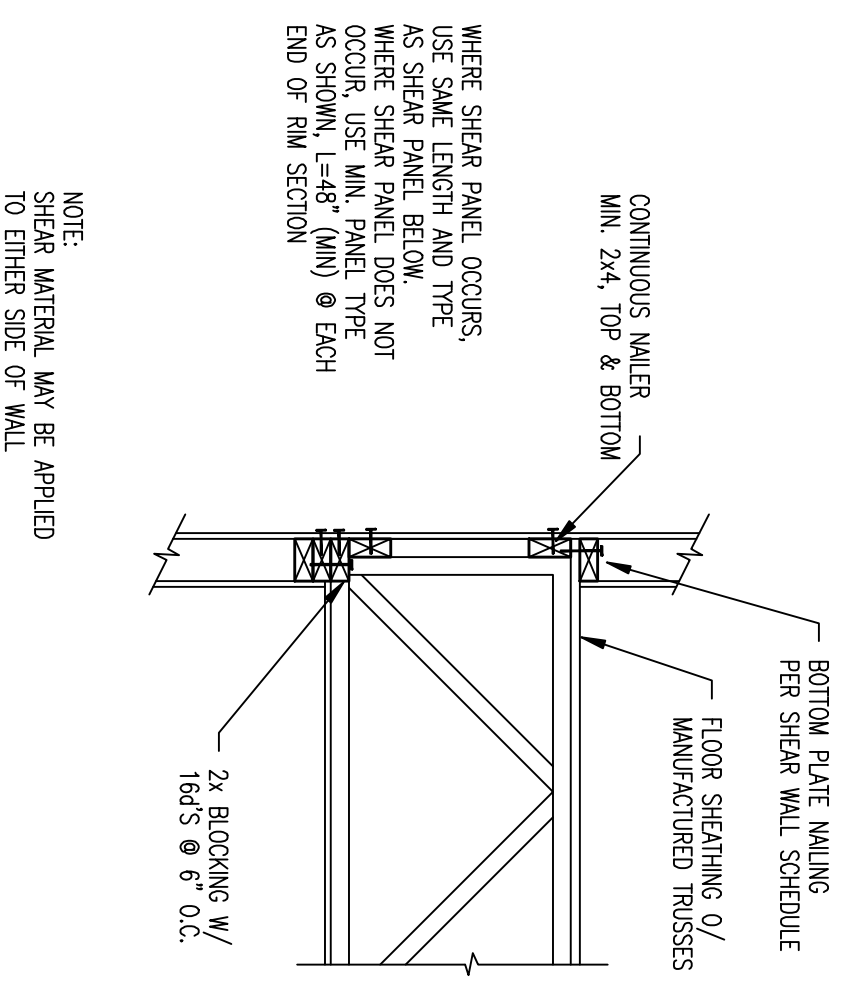
FORSMAN ENGINEERING 30014 2nd Court S. Federal Way, WA 98003 (253) 815-9182 Fax (253) 529-9438 forsmenengineering@comcast.net



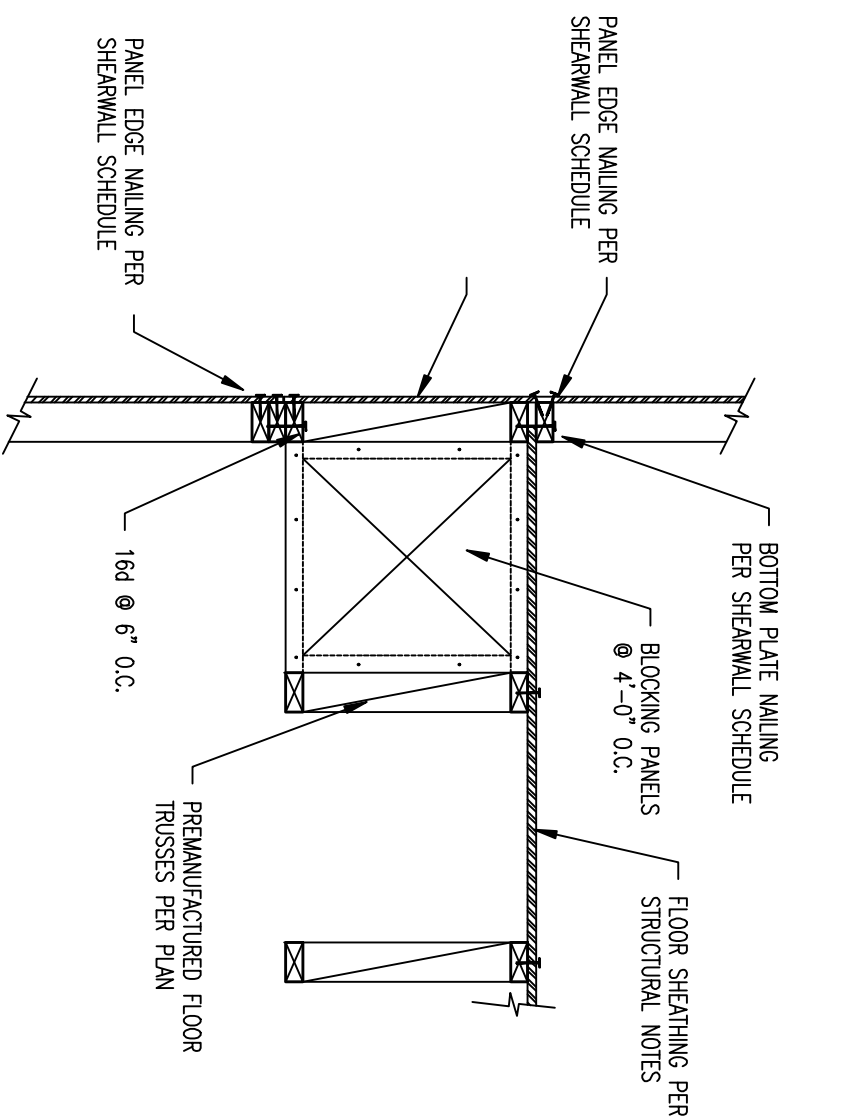
Valentin Residence 4350 East Mercer Way 98040 Mercer Island Washington Standard Structural Notes

Table with 2 columns: DESIGNED, CHECKED, DATE, PROJECT, FILENAME, PLOT AT, SCALE. Values: MZ, RLJ/SRL, 02/10/19, 18682, 18682-S01.DWG, 1 = 16, NONE

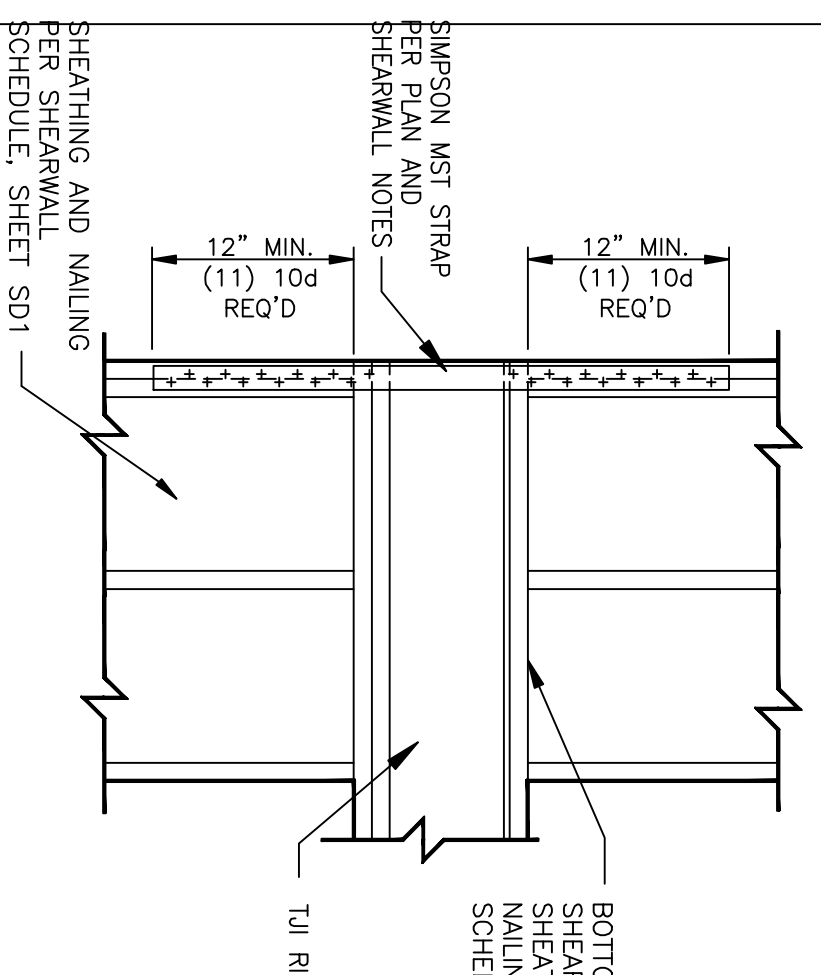
SD1



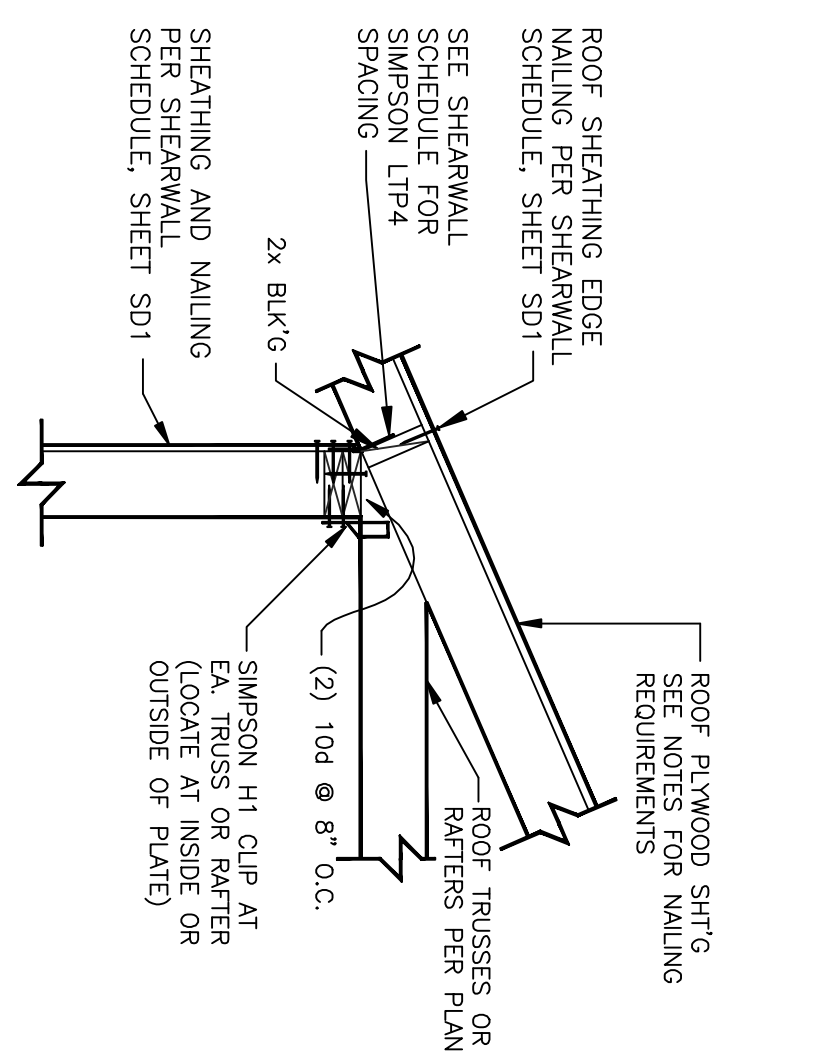
**JOISTS PERPENDICULAR TO WALL**  
3/4" = 1'-0"  
**8**  
SD2



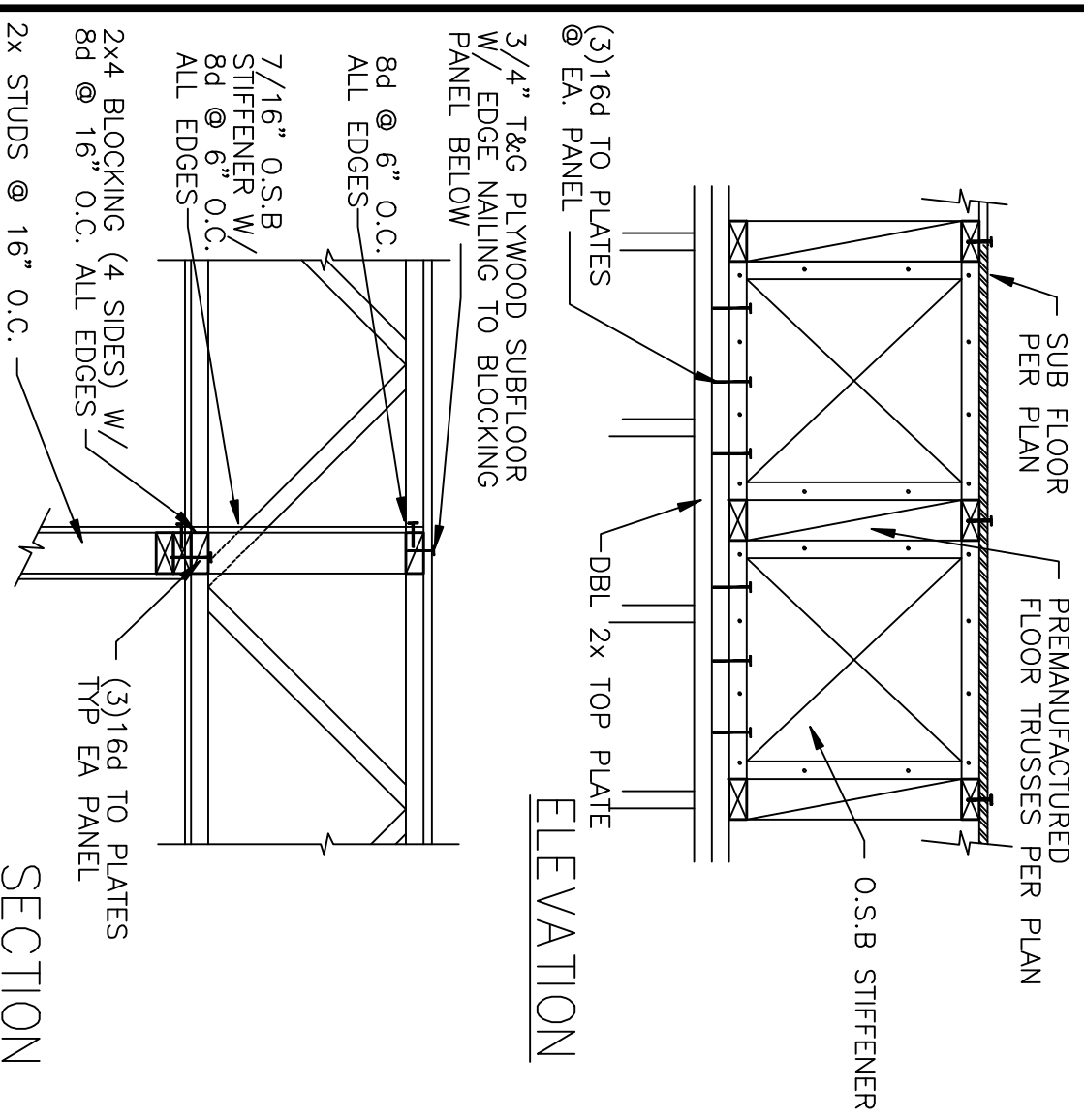
**FLOOR TRUSS TO EXTERIOR WALL (TRUSSES PARALLEL)**  
3/4" = 1'-0"  
**9**  
SD2



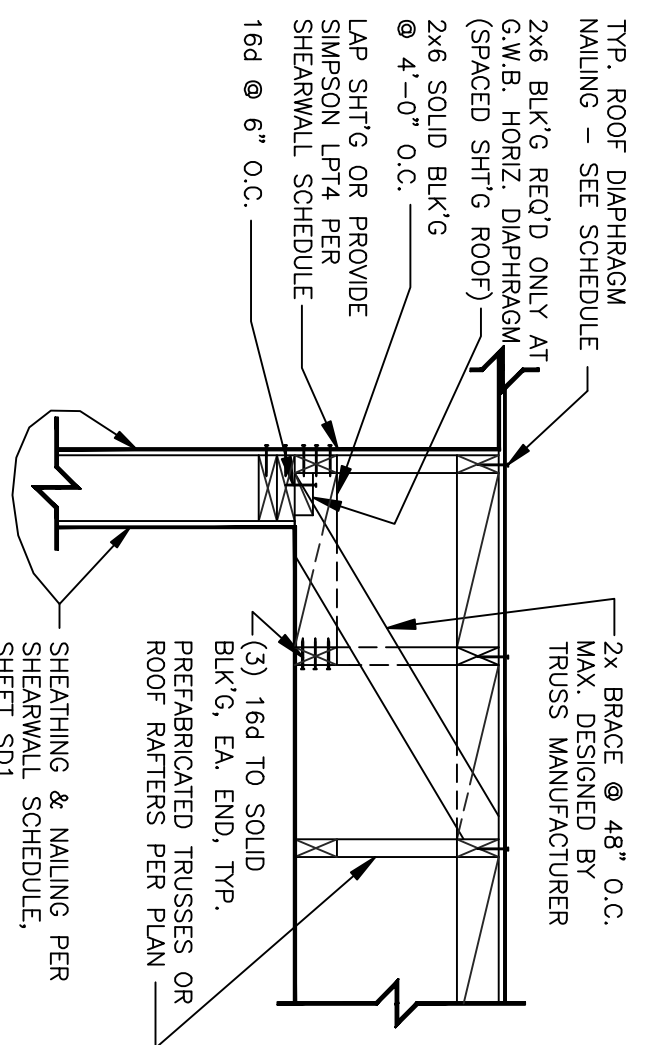
**TYPICAL HOLD-DOWN BETWEEN FLOORS**  
3/4" = 1'-0"  
**10**  
SD2



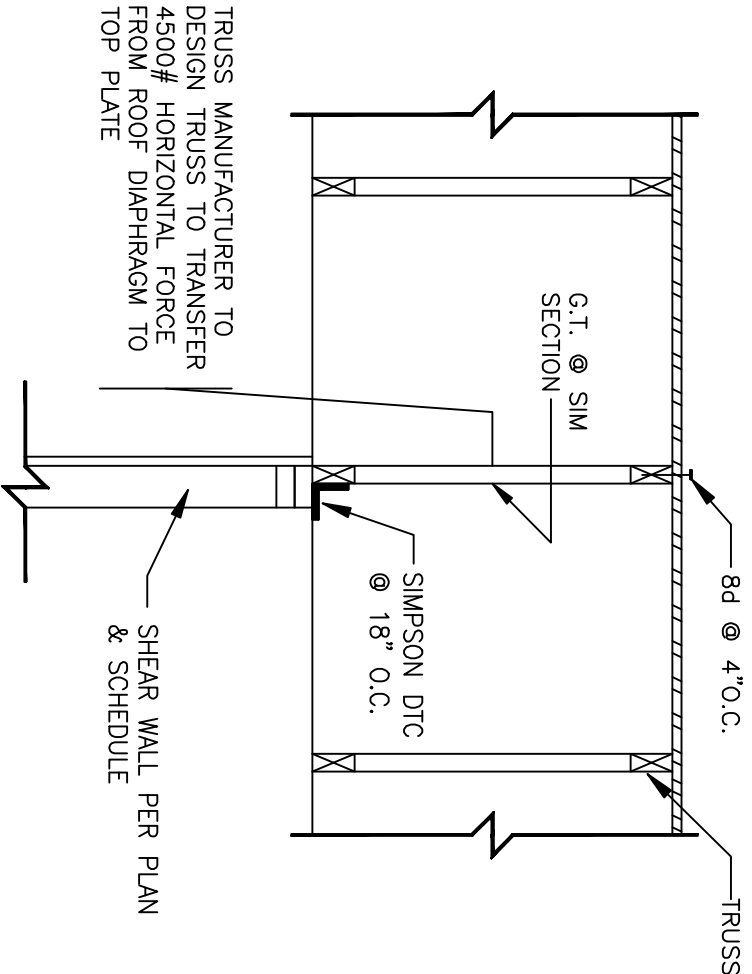
**SECTION - ROOF TRUSS PERPENDICULAR**  
3/4" = 1'-0"  
**16**  
SD2



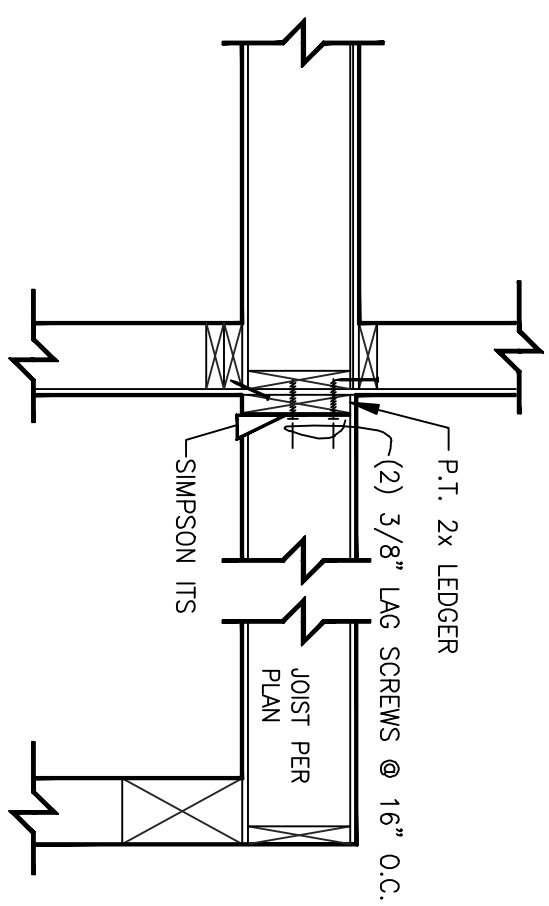
**FLOOR TRUSS BLOCKING**  
3/4" = 1'-0"  
**7**  
SD2



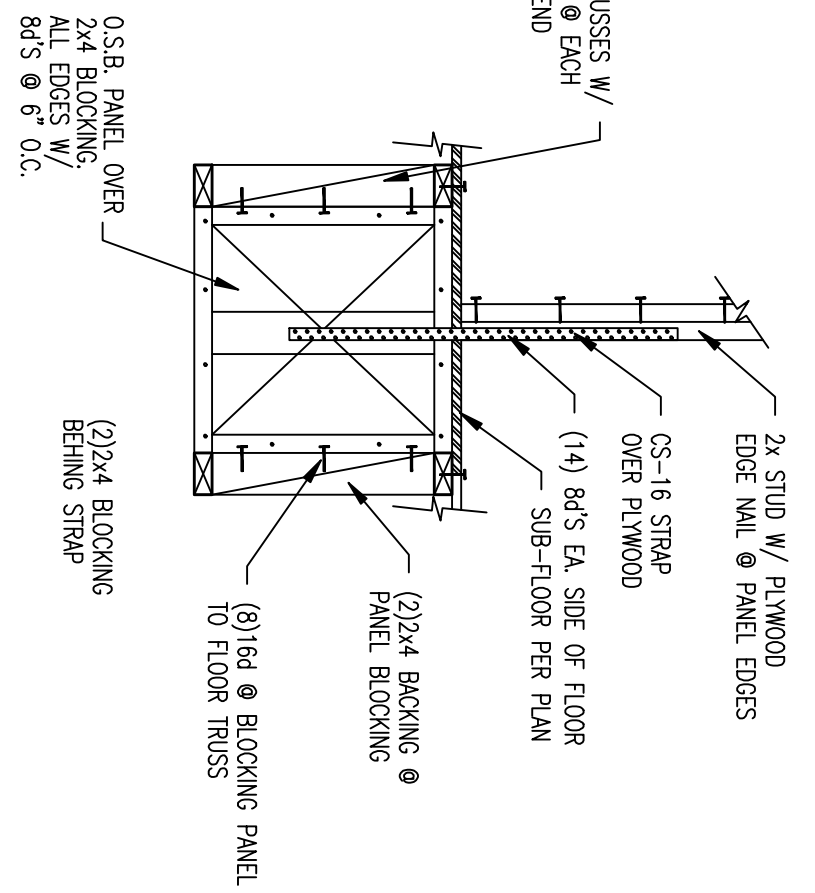
**SECTION - ROOF TRUSS PARALLEL**  
3/4" = 1'-0"  
**17**  
SD2



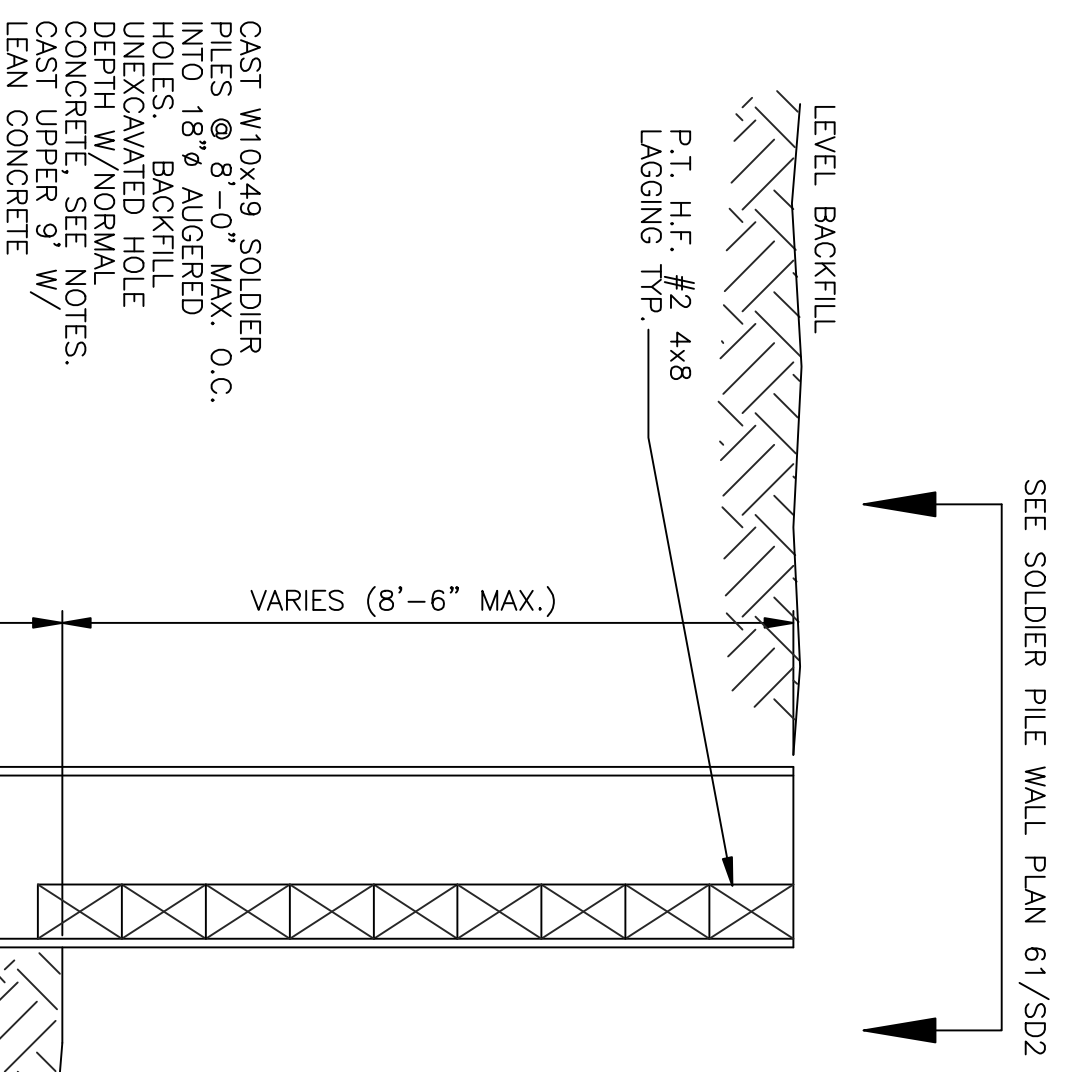
**PARALLEL TRUSS TRANSFER**  
3/4" = 1'-0"  
**43**  
SD2



**SECTION AT DECK**  
3/4" = 1'-0"  
**44**  
SD2

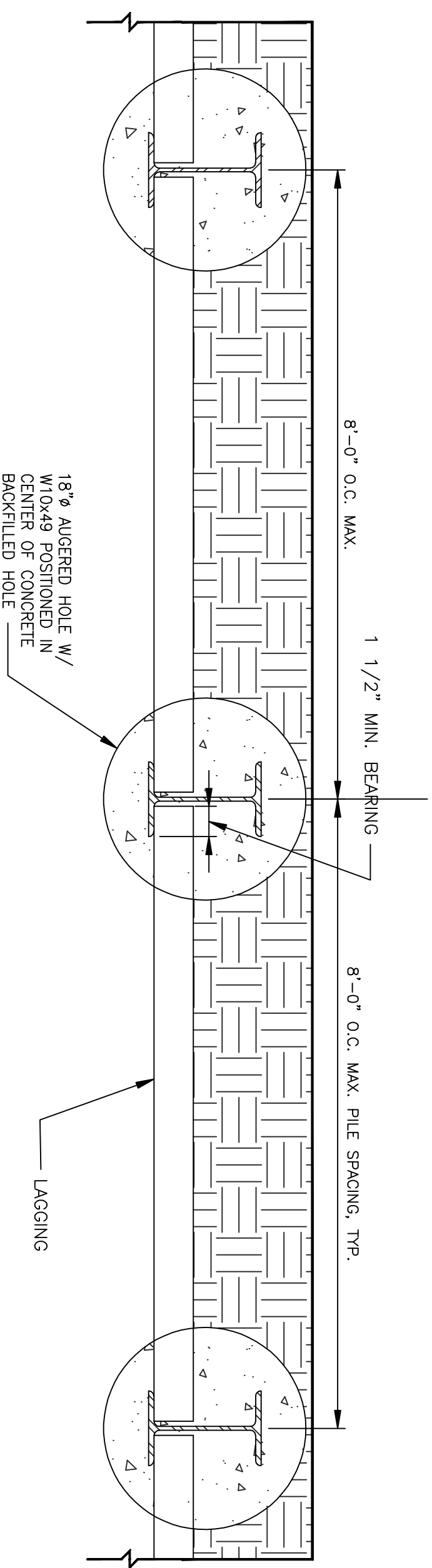


**2ND FLOOR HD STRAP TO BLK'G PANEL**  
3/4" = 1'-0"  
**55**  
SD2



**SOLDIER PILE WALL SECTION**  
1/2" = 1'-0"  
**60**  
SD2

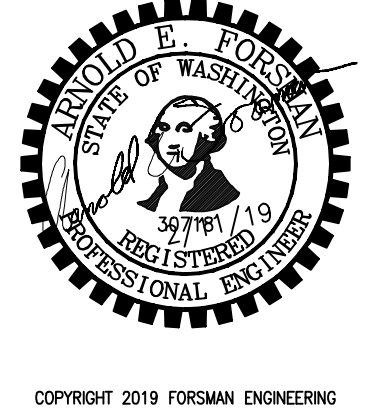
DESIGN CRITERIA:  
ACTIVE PRESSURE = 45 psf  
PASSIVE PRESSURE = 300 psf  
2xPILE DIA.



**SOLDIER PILE WALL PLAN**  
1/2" = 1'-0"  
**61**  
SD2

Valentin Residence  
4350 East Mercer Way  
Mercer Island Washington 98040

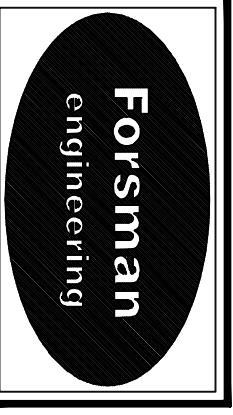
Standard Structural Details



REVISIONS	BY	DATE
1	MODIFICATIONS PER ENGINEER	SRL 5/27/19
2		
3		
4		
5		
6		
7		

**FORSMAN ENGINEERING**  
30014 2nd Court S.  
(253) 815-9182  
forzmanengineering@comcast.net

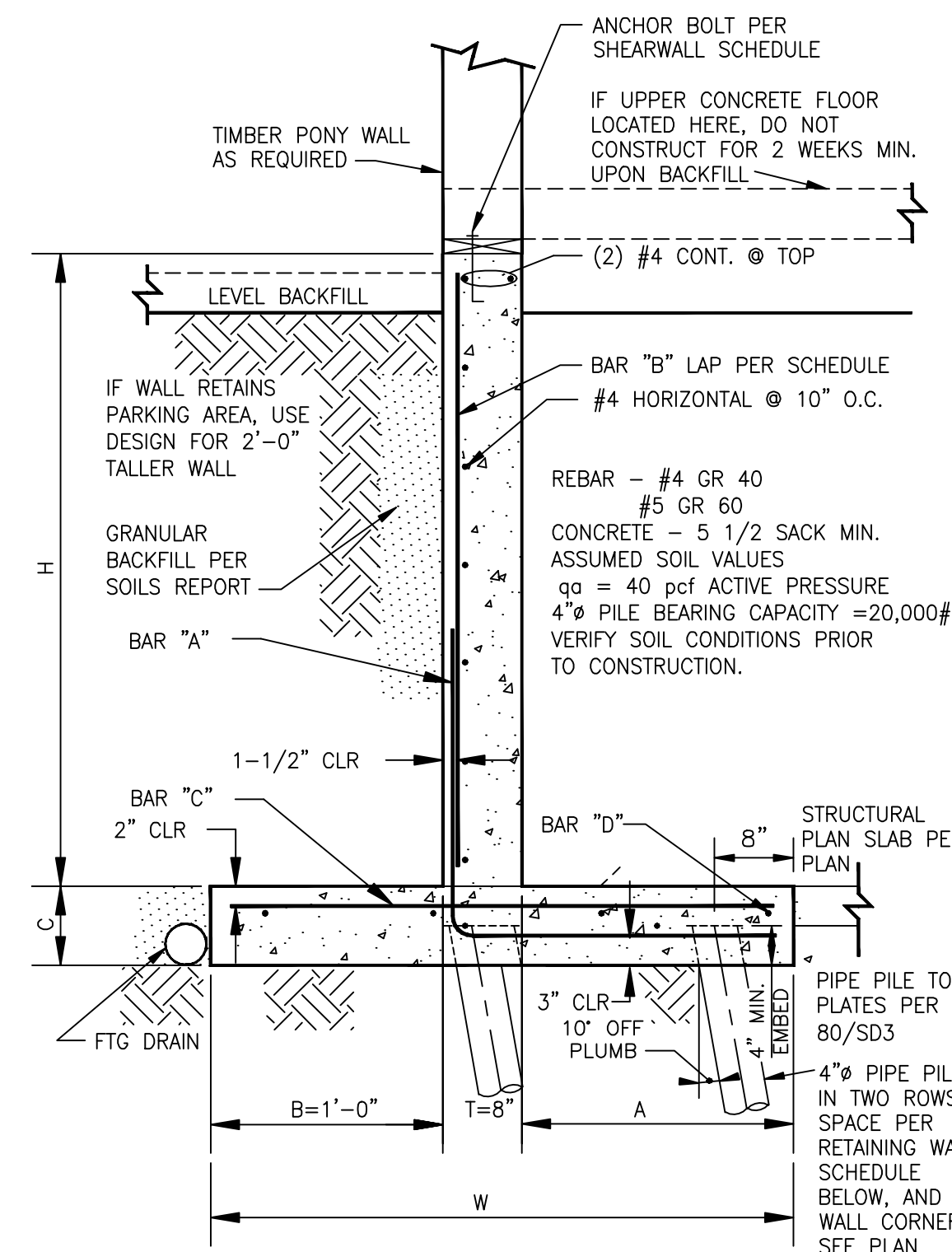
Federal Way, WA 98003  
Fax (253) 529-9438



DESIGNED: MZT  
DRAWN: RLJ/SRL  
CHECKED: RLJ  
DATE: 5/27/19  
PROJECT: 19062  
FILENAME: 19062-SD2.DWG  
PLOT AT: 1 = 1/8"  
SCALE: AS NOTED

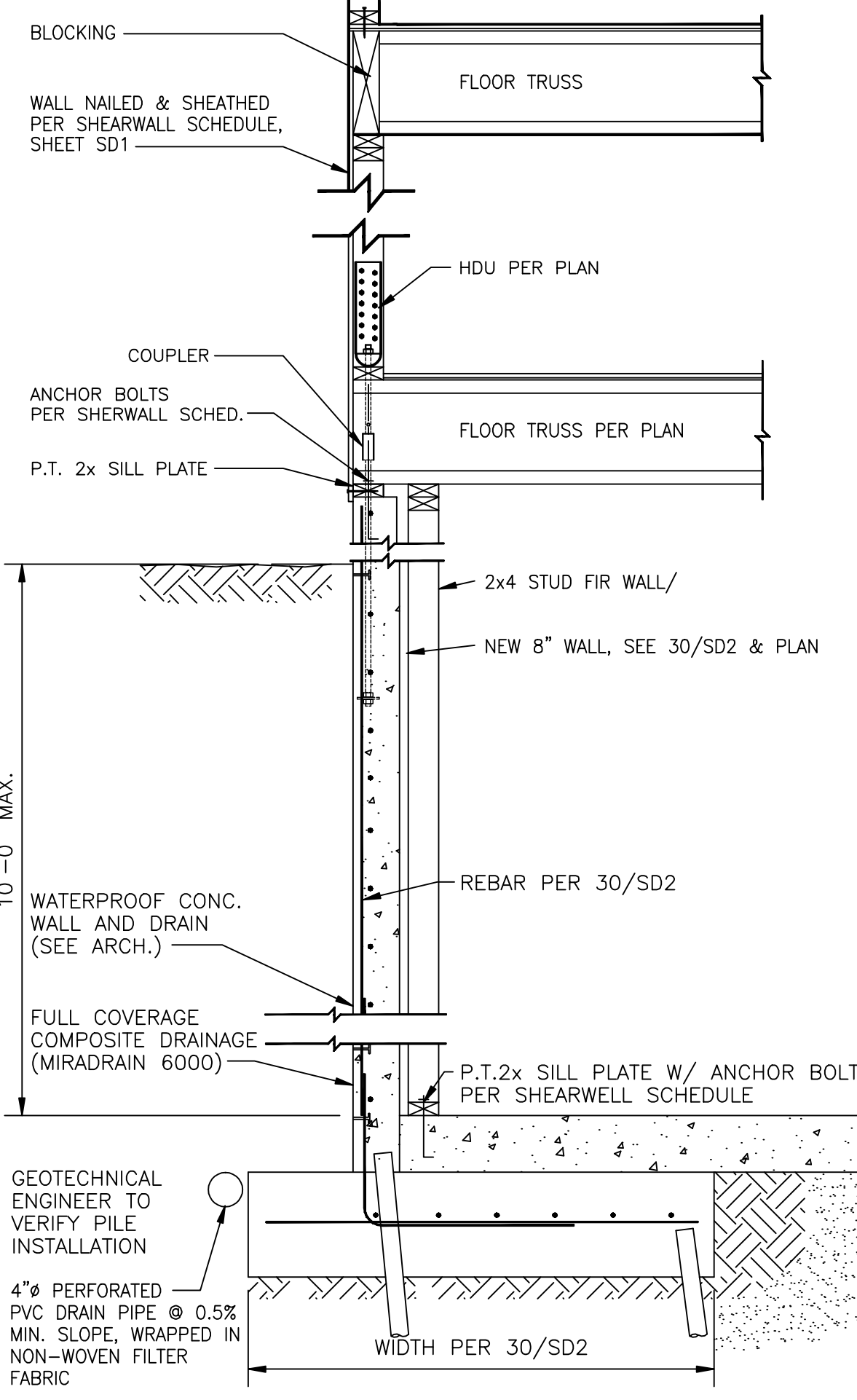
**SD2**

PAGE 2 OF 3

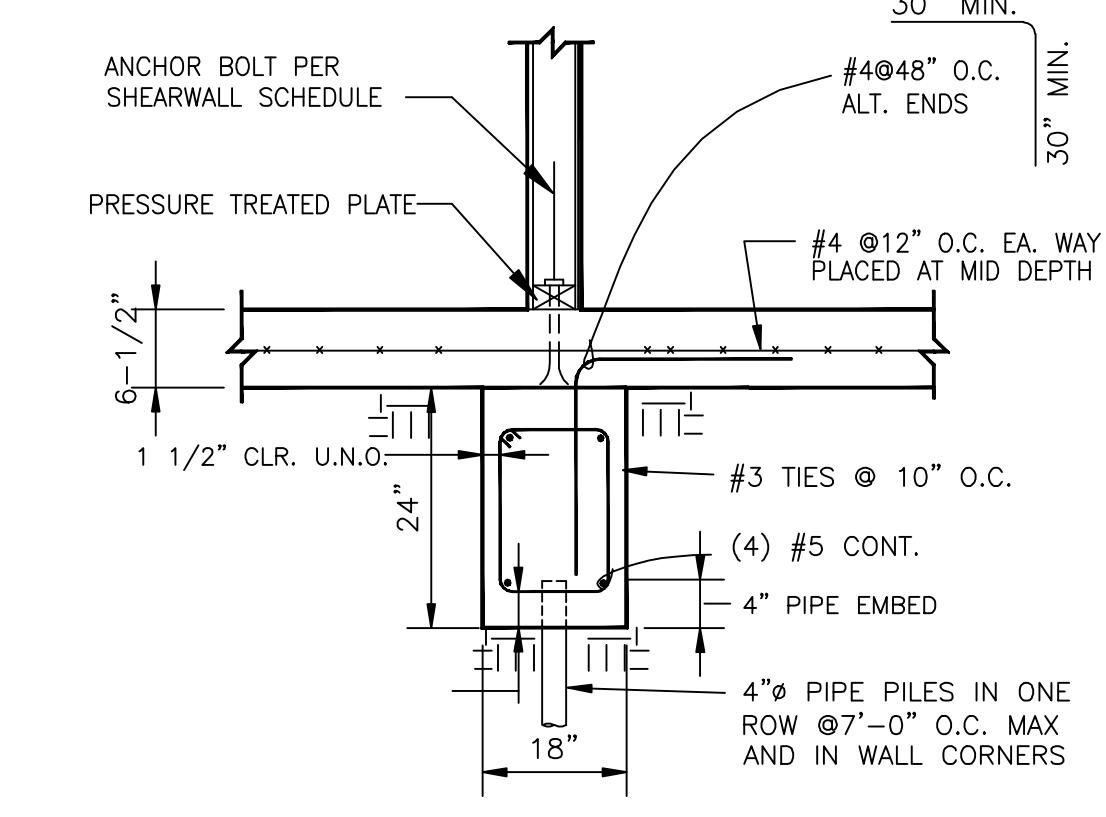


RETAINING WALL SCHEDULE									
H	T	A	B	C	W	BAR "A"	BAR "B"	BAR "C"	BAR "D" PILE SPC
4'-0"	8"	10"	1'-0"	8"	2'-6"	#4 @ 16"	(2) #4	7'-6"	
6'-0"	8"	2'-4"	1'-0"	10"	4'-0"	#4 @ 12"	#4 @ 12"	(4) #4	7'-6"
8'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#5 @ 12"	#4 @ 12"	(6) #4	7'-6"
10'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#5 @ 8"	#4 @ 12"	(6) #4	6'-6"
12'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#6 @ 6"	#4 @ 12"	(6) #4	3'-6"

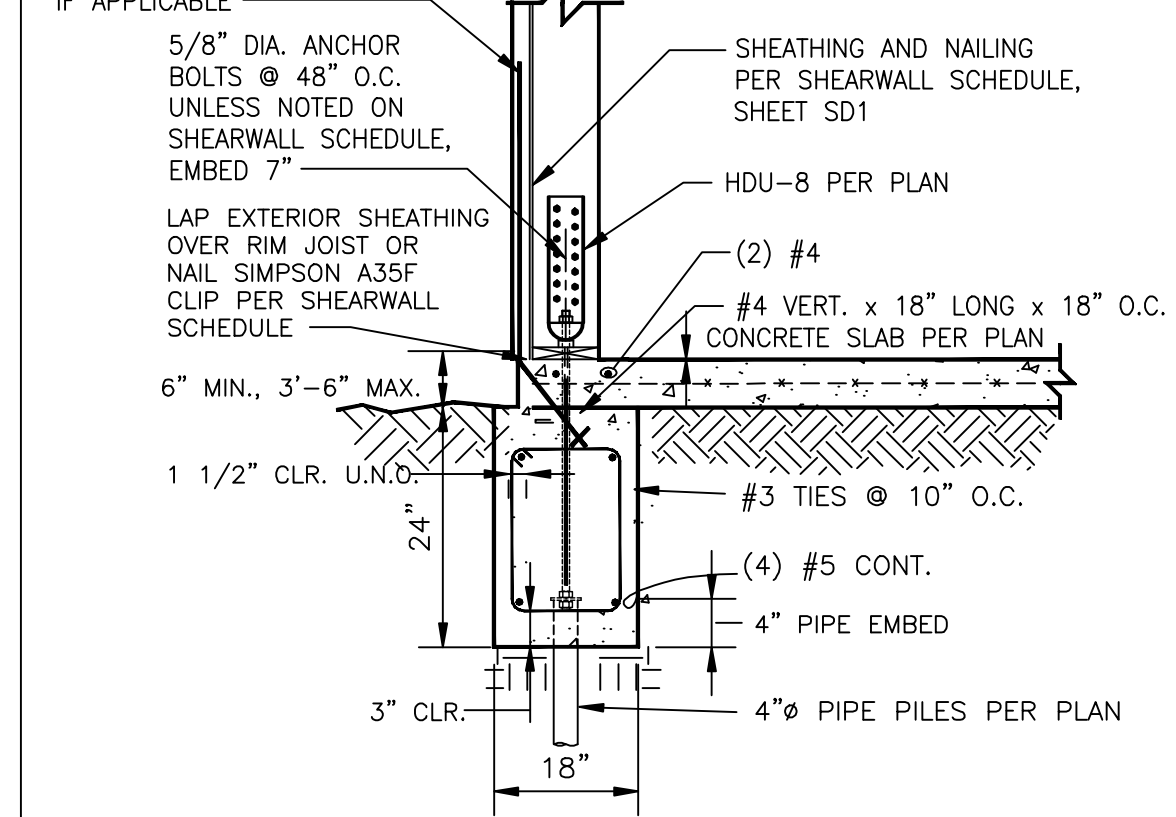
TYPICAL RETAINING WALL DETAIL (30) SD3  
3/4" = 1'-0"



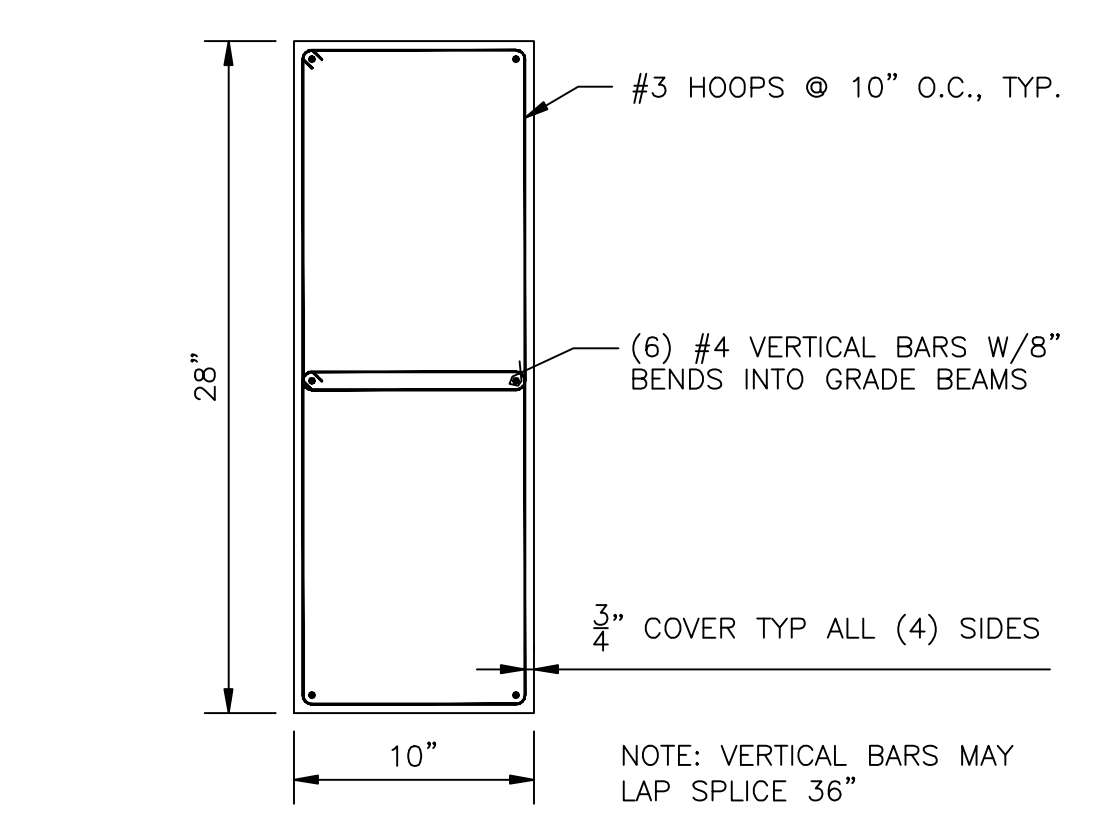
RETAINING WALL PER PLAN (70) SD3  
3/4" = 1'-0"



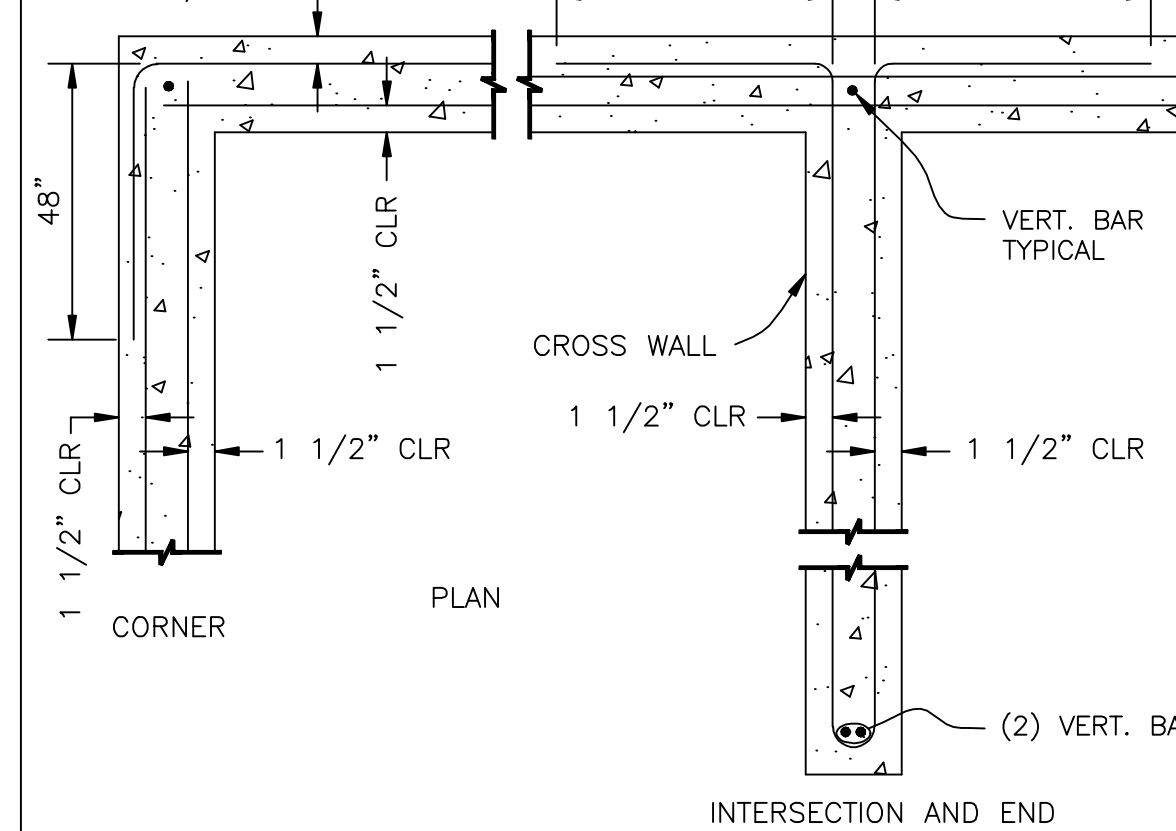
FOUNDATION SECTION (71) SD3  
3/4" = 1'-0"



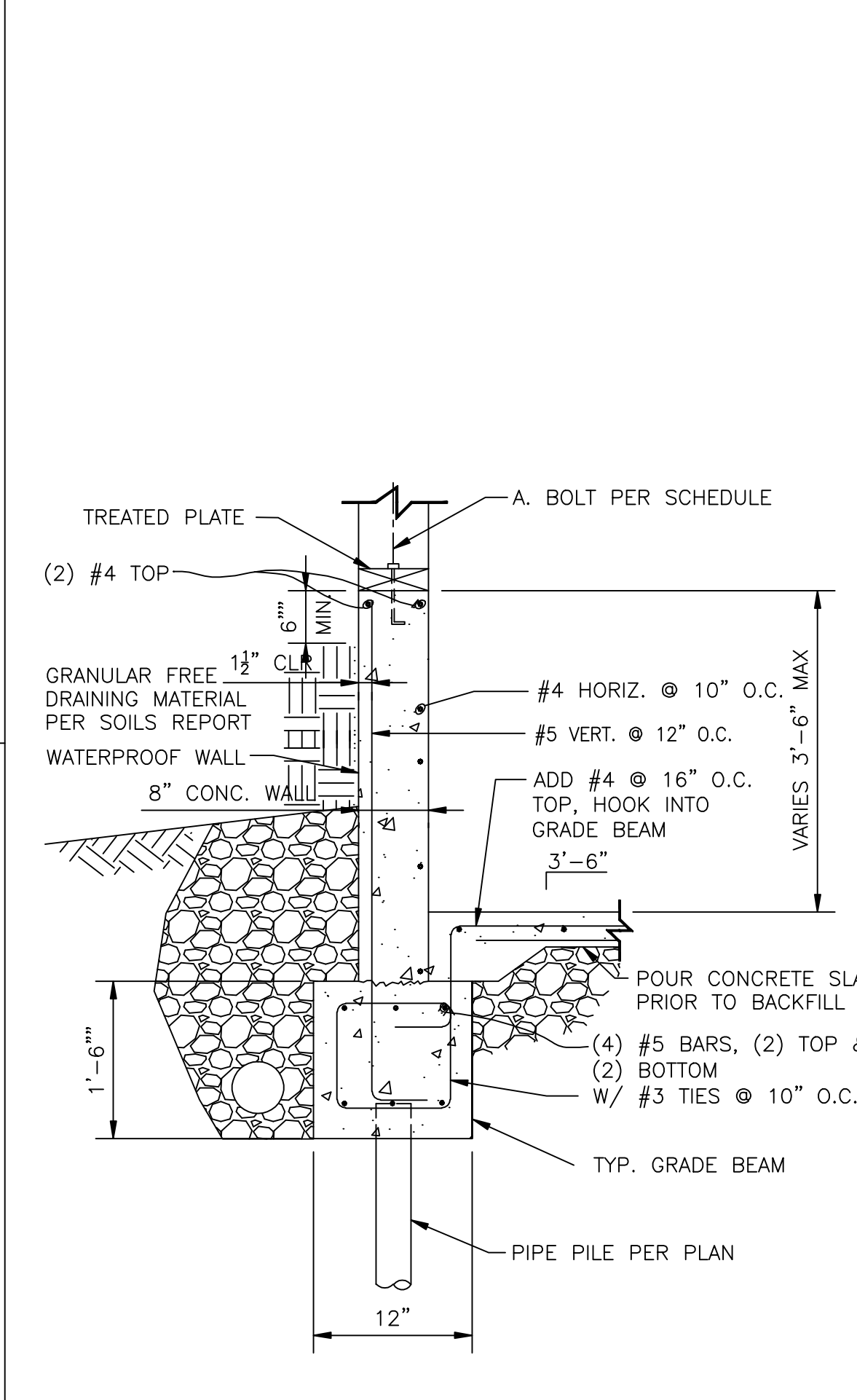
SECTION - TYP. FDN. WITH PIN PILES (72) SD3  
3/4" = 1'-0"



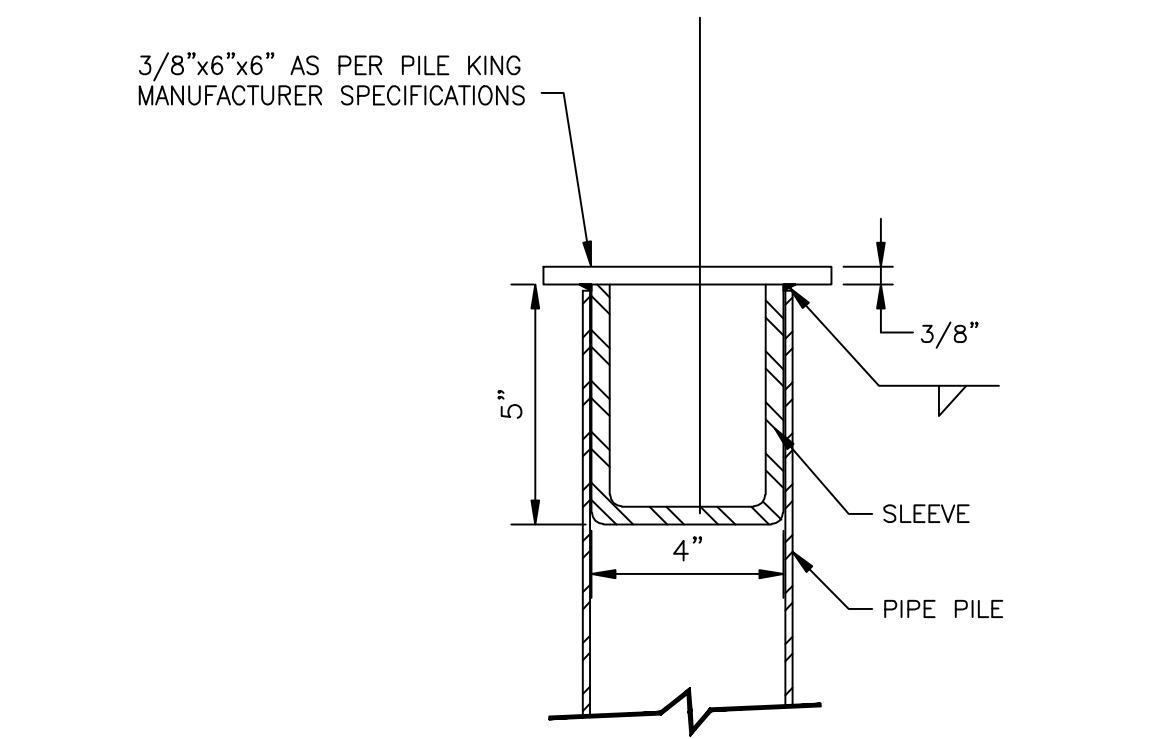
CONCRETE PIER SECTION AT LEVEL (76) SD3  
1 1/2" = 1'-0"



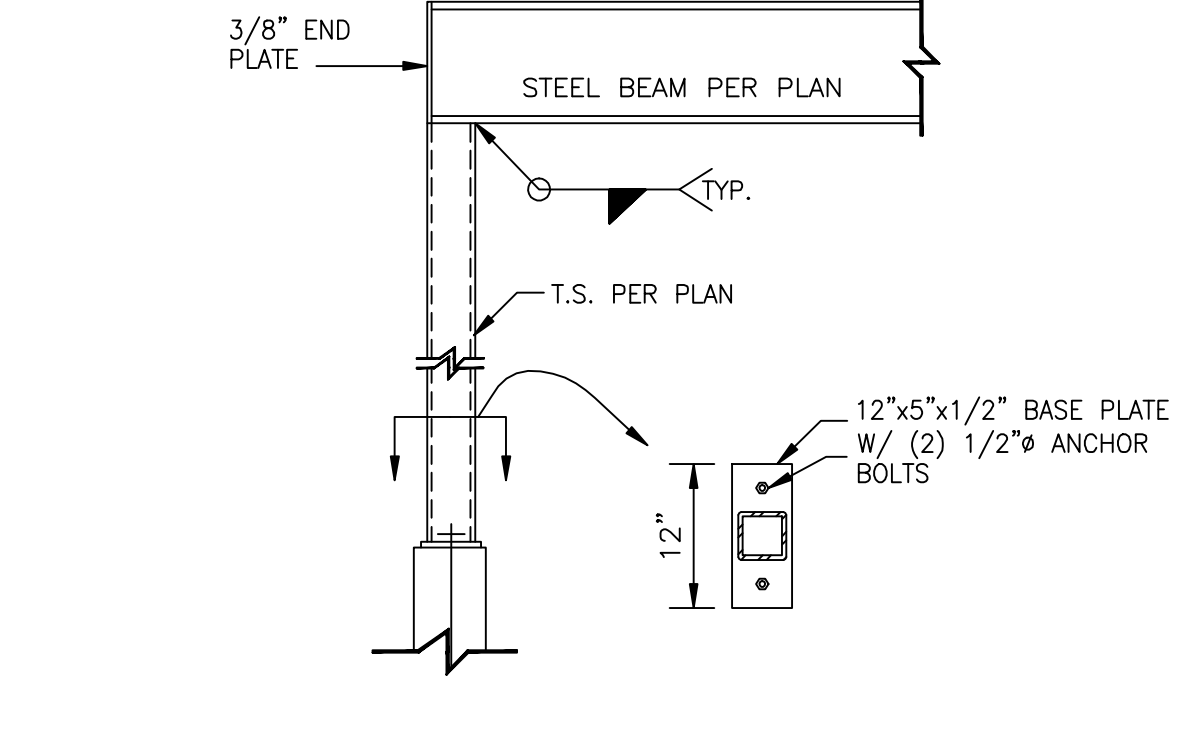
REINFORCING AT CORNERS, INTERSECTIONS AND ENDS (79) SD3  
3/4" = 1'-0"



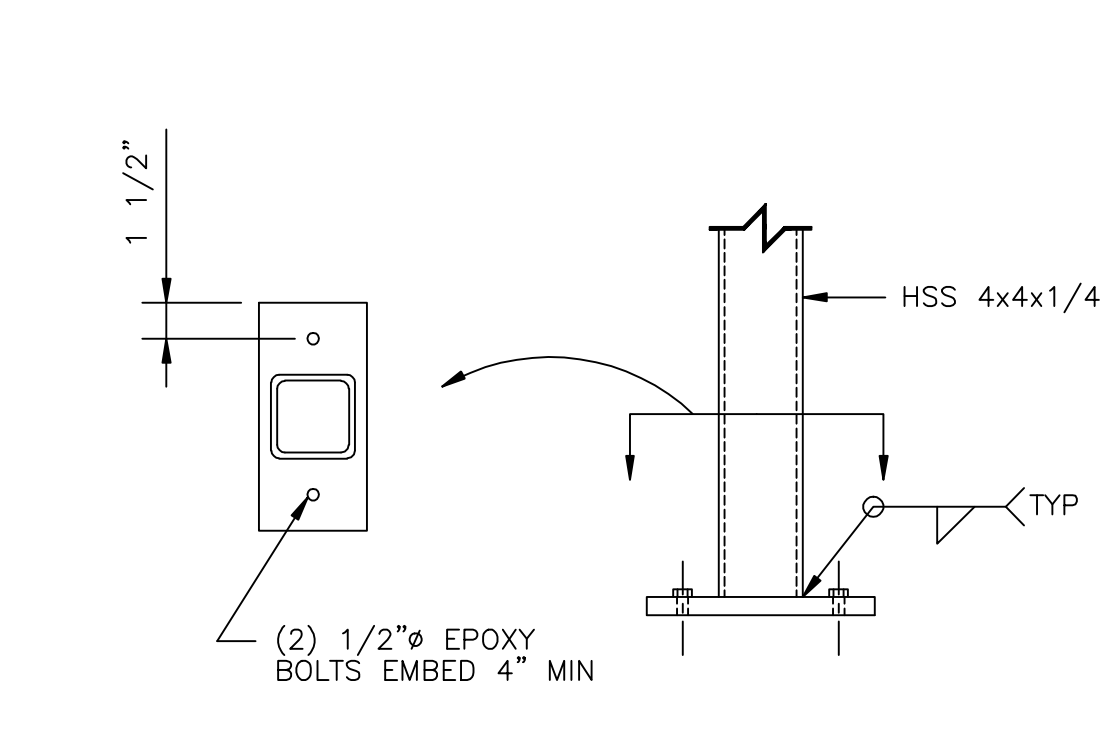
8" CONC. WALL TO GRADE BEAM W/ PILE (74) SD3  
3/4" = 1'-0"



PIPE PILE TOP PLATES (80) SD3  
3" = 1'-0"

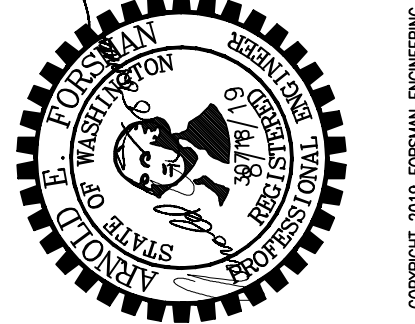


SECTION (83) SD3  
3/4" = 1'-0"



POST CONNECTION DETAIL (85) SD3  
1 1/2" = 1'-0"

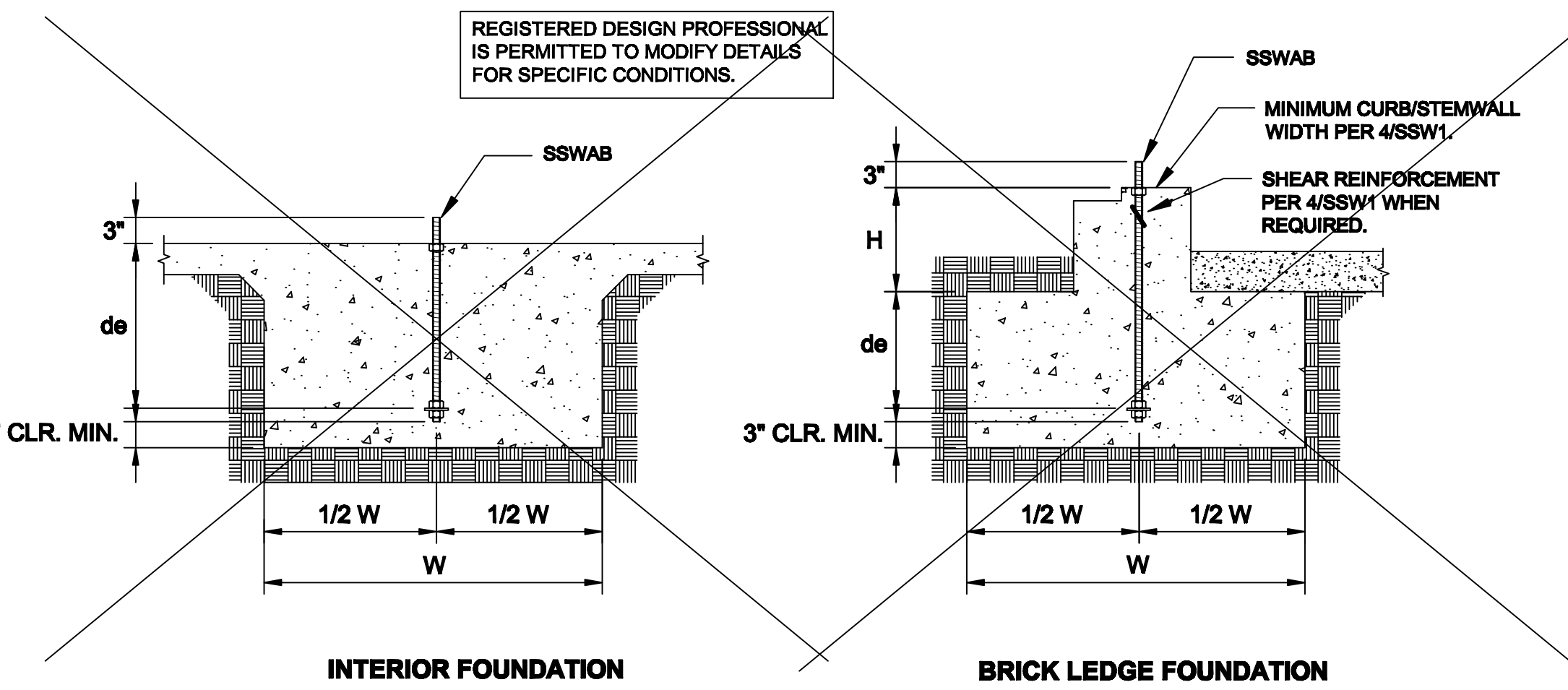
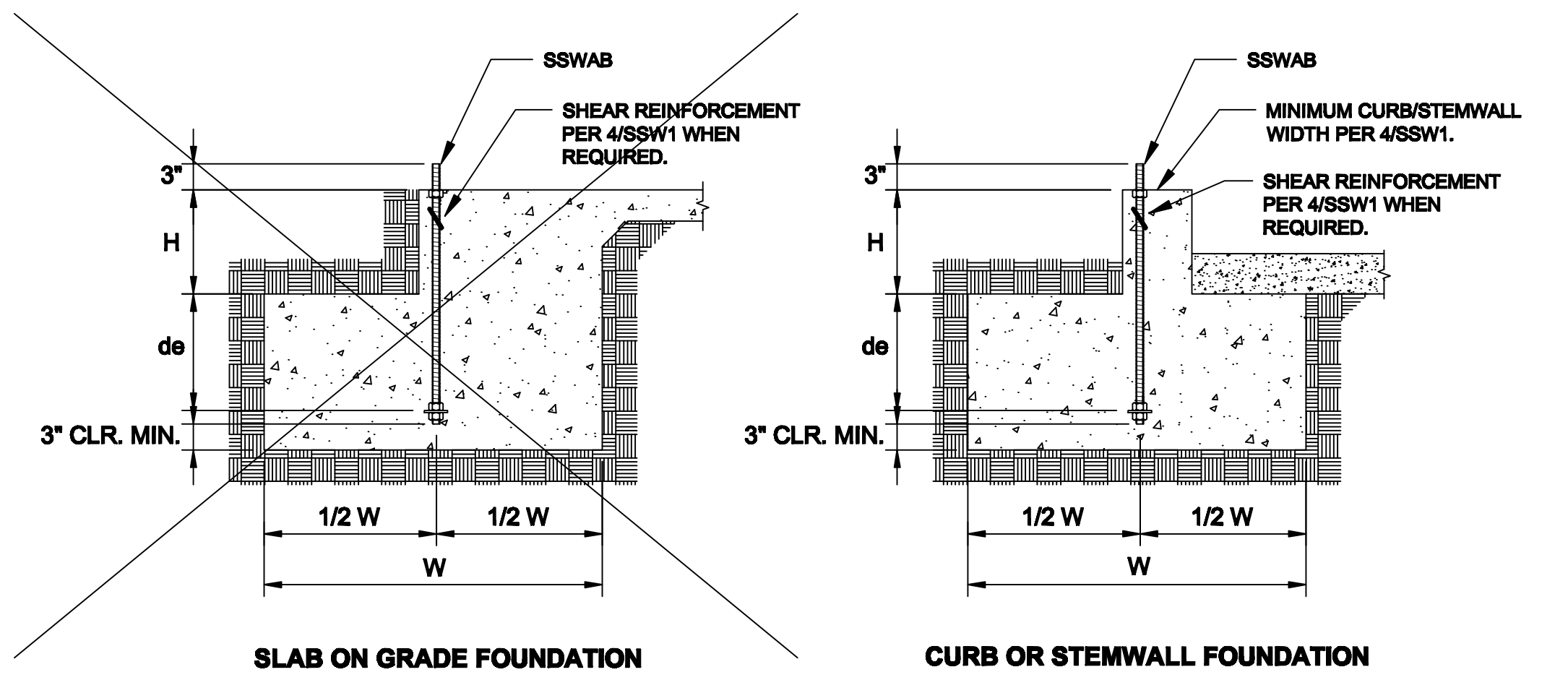
DATE	BY	REVISIONS
5/23/19		1 REVISD PER KING COUNTY
		2
		3
		4
		5
		6
		7



Valentin Residence  
4350 East Mercer Way  
Mercer Island Washington  
98040  
Standard Structural Details

DESIGNED	AEF
DRAWN	RLJ
CHECKED	AEF
DATE	08/01/2019
PROJECT	18062
FILENAME	18062-SD3.dwg
PLOT AT	1 = 16
SCALE	3/4" = 1'-0", UNO

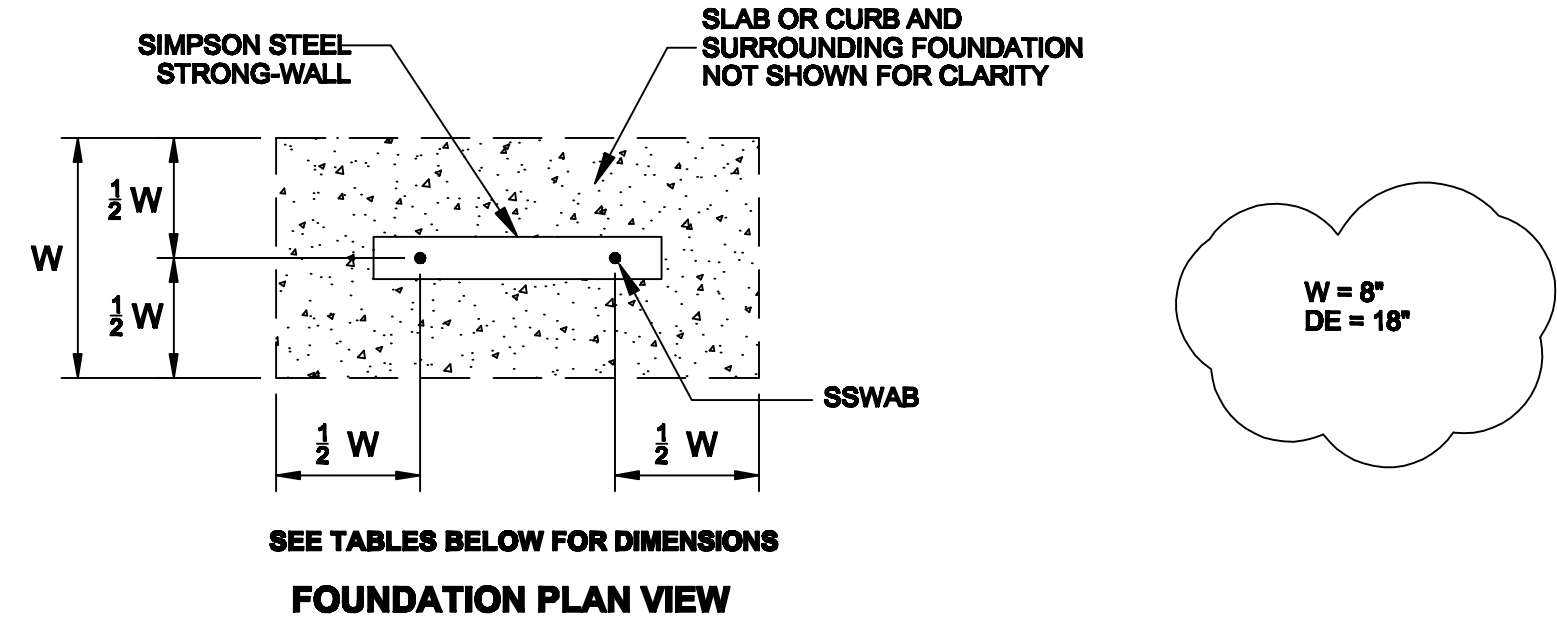
SD3



NOTES:  
 1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.  
 2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.  
 3. MAXIMUM H = l<sub>e</sub> - d<sub>e</sub>. SEE 5/SSW1 AND 6/SSW1 FOR l<sub>e</sub>.

**STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS**

**1**



SEE TABLES BELOW FOR DIMENSIONS

**FOUNDATION PLAN VIEW**

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
			SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lba)	W (in)	d <sub>e</sub> (in)	ASD ALLOWABLE UPLIFT (lba)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD *	8,800	22	8	16,100	33	11
			9,800	24	8	17,100	35	12
			18,500	36	12	33,000	51	17
	UNCRAKED	STANDARD	8,800	19	7	15,700	28	10
			9,800	21	7	17,100	30	10
			16,300	31	11	32,300	44	15
WIND	CRACKED	STANDARD *	5,100	14	6	8,200	16	6
			7,400	18	8	11,400	24	8
			9,800	22	8	17,100	32	11
	UNCRAKED	STANDARD	5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
			9,800	19	7	17,100	28	10

NOTES:  
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.  
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A448).  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.  
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.  
 6. REFER TO 1/SSW1 FOR d<sub>e</sub>.

**SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI**

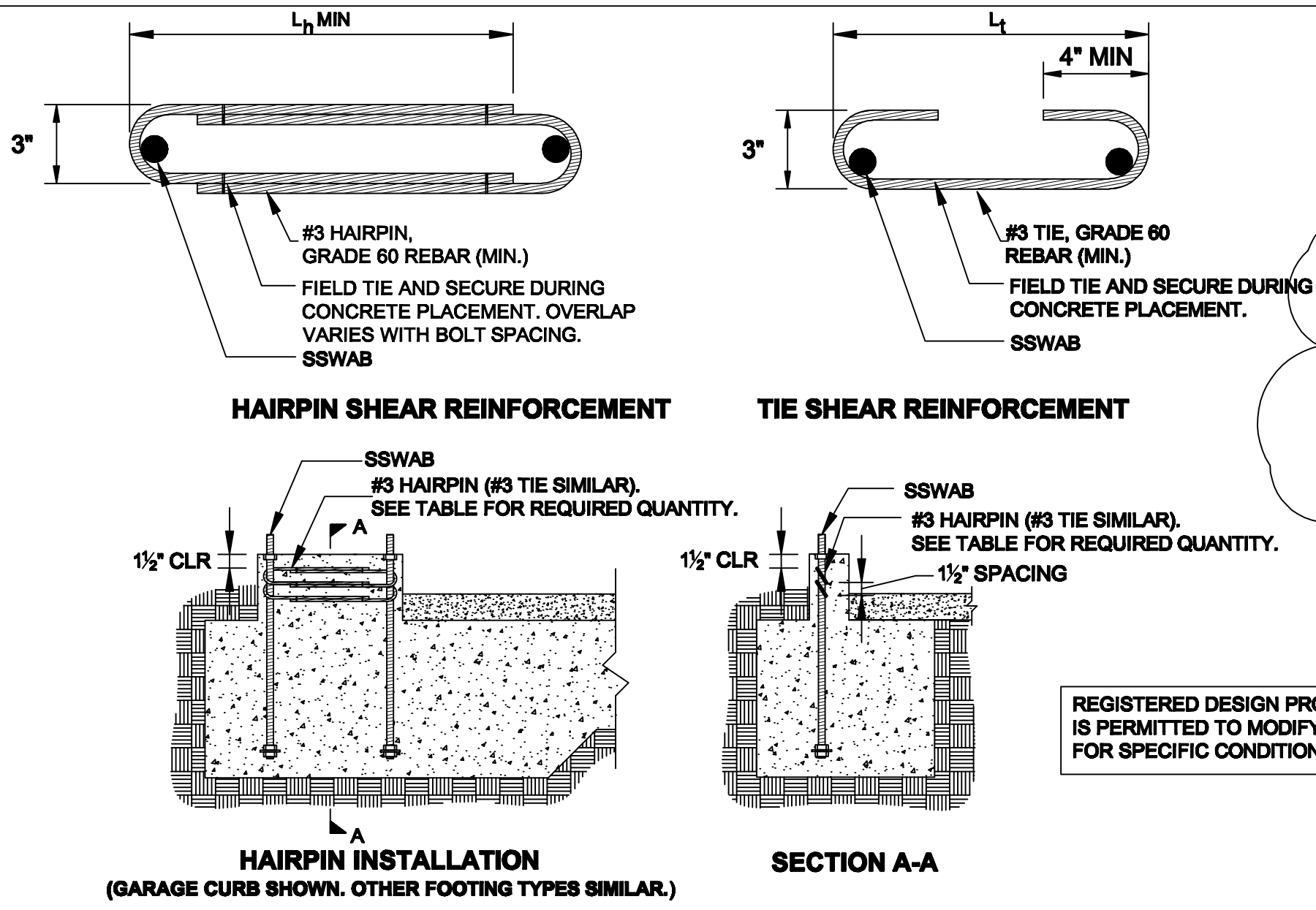
**2**

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE					
			SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lba)	W (in)	d <sub>e</sub> (in)	ASD ALLOWABLE UPLIFT (lba)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD	9,800	20	7	15,700	29	10
			9,800	21	7	17,100	31	11
			18,200	32	11	33,000	48	16
	UNCRAKED	STANDARD	8,800	17	6	15,700	25	9
			9,800	19	7	17,100	27	9
			18,800	28	10	32,800	40	14
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
			7,300	16	6	13,500	24	8
			9,800	20	7	17,100	29	10
	UNCRAKED	STANDARD	11,800	22	8	22,700	34	12
			13,800	24	8	27,400	38	13
			17,000	28	10	32,300	42	14

NOTES:  
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.  
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A448).  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.  
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.  
 6. SEE 1/SSW1 AND 2/SSW1 FOR W AND d<sub>e</sub>.

**SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI**

**3**



**HAIRPIN INSTALLATION**  
(GARAGE CURB SHOWN, OTHER FOOTING TYPES SIMILAR.)

**SECTION A-A**

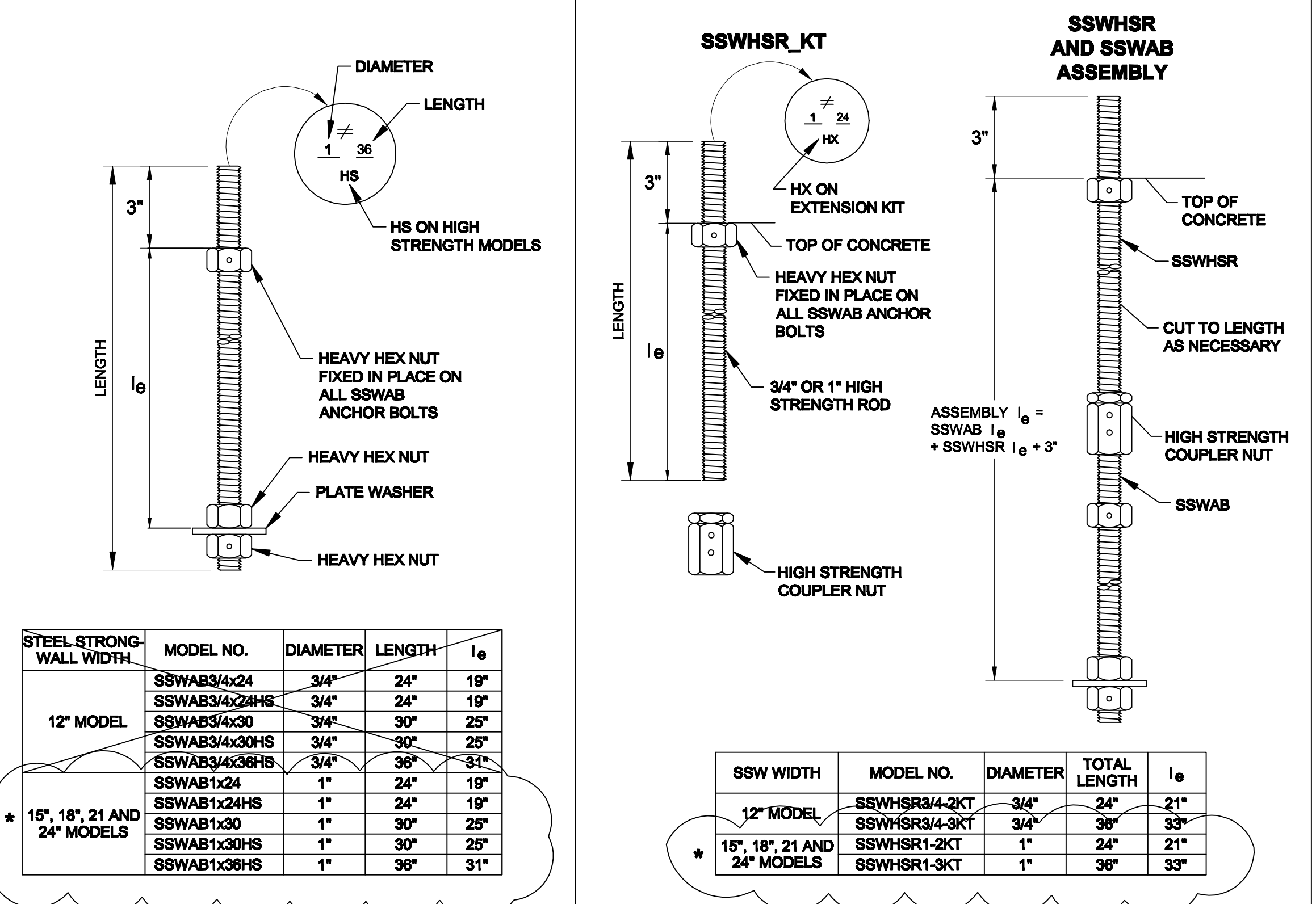
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL	L <sub>1</sub> OR L <sub>2</sub> (in)	SHEAR REINFORCEMENT	STEEL STRONG-WALL SHEAR ANCHORAGE						
			SEISMIC <sup>3</sup>		WIND <sup>4</sup>				
			MIN. CURB / STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in)	ASD ALLOWABLE SHEAR LOAD V (lba) <sup>5</sup>			
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1580	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	6 <sup>6</sup>	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	6 <sup>6</sup>	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	6 <sup>6</sup>	(1) #3 HAIRPIN	6				

NOTES:  
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f<sub>c</sub> = 2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.  
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.  
 5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.  
 6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.  
 7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

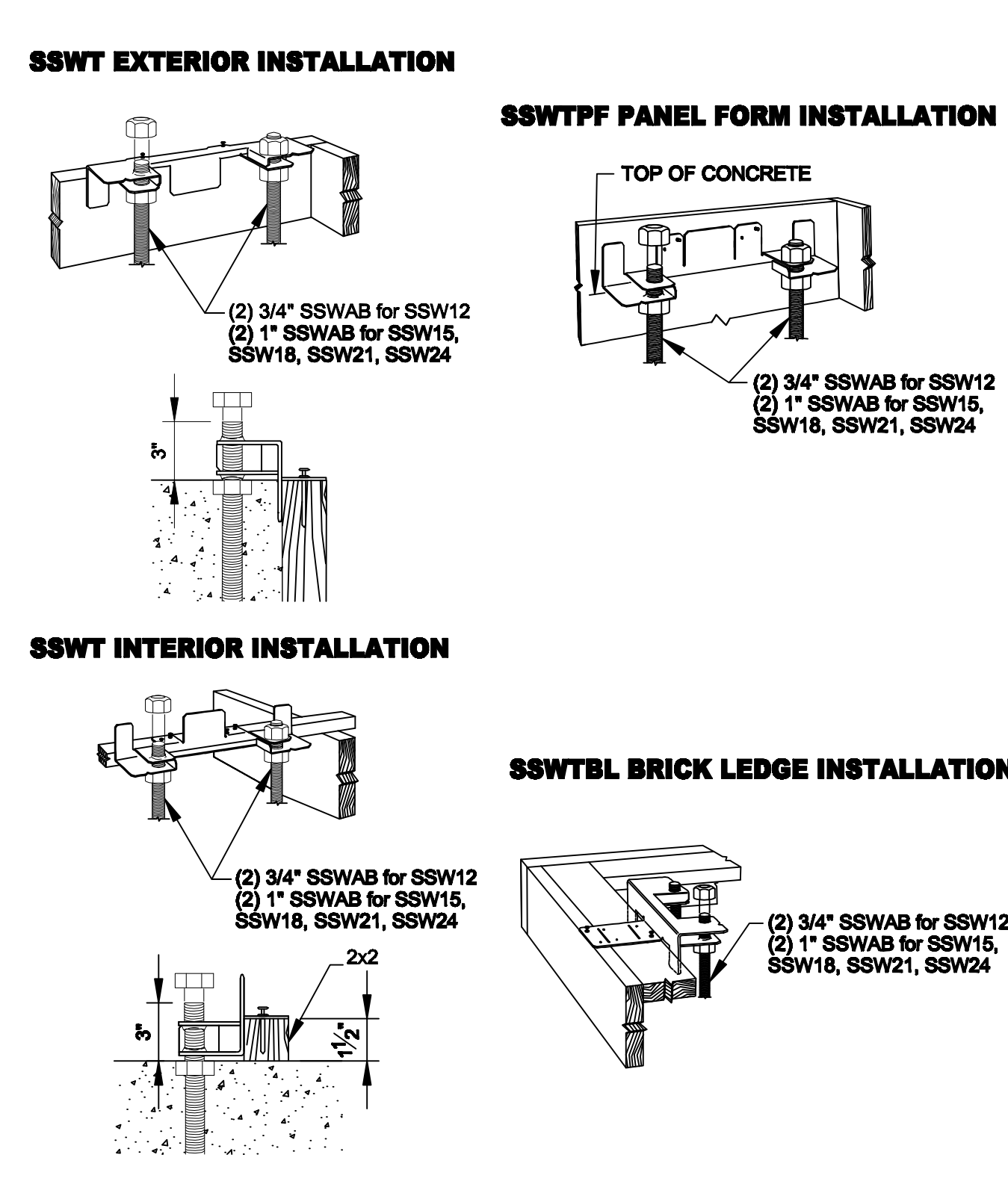
**STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE**

**4**



STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l <sub>e</sub>
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l <sub>e</sub>
12" MODEL	SSWHR3/4-2KT	3/4"	24"	21"
	SSWHR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHR1-2KT	1"	24"	21"
	SSWHR1-3KT	1"	36"	33"



**SSW TENSION ANCHORAGE SCHEDULE 2500 PSI**

**2**

**SSW ANCHOR BOLTS**

**5**

**SSW ANCHOR BOLT EXTENSION**

**6**

**SSW ANCHOR BOLT TEMPLATES**

**7**

NO.	DATE	REVISIONS
1	9/27/2009	2008 IBC REVISIONS
2	4/18/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

**SIMPSON STRONG-TIE COMPANY, INC.**  
 HOME OFFICE: 1955 WILKAS POSTAL BLVD., PLEASANTON, CA 94588  
 TEL: (800) 999-5099

**SIMPSON Strong-Tie**  
 THERE IS NO EQUAL

**STEEL STRONG-WALL ANCHORAGE DETAILS ENGINEERED DESIGNS**

**SIMPSON Strong-Tie**  
 THERE IS NO EQUAL

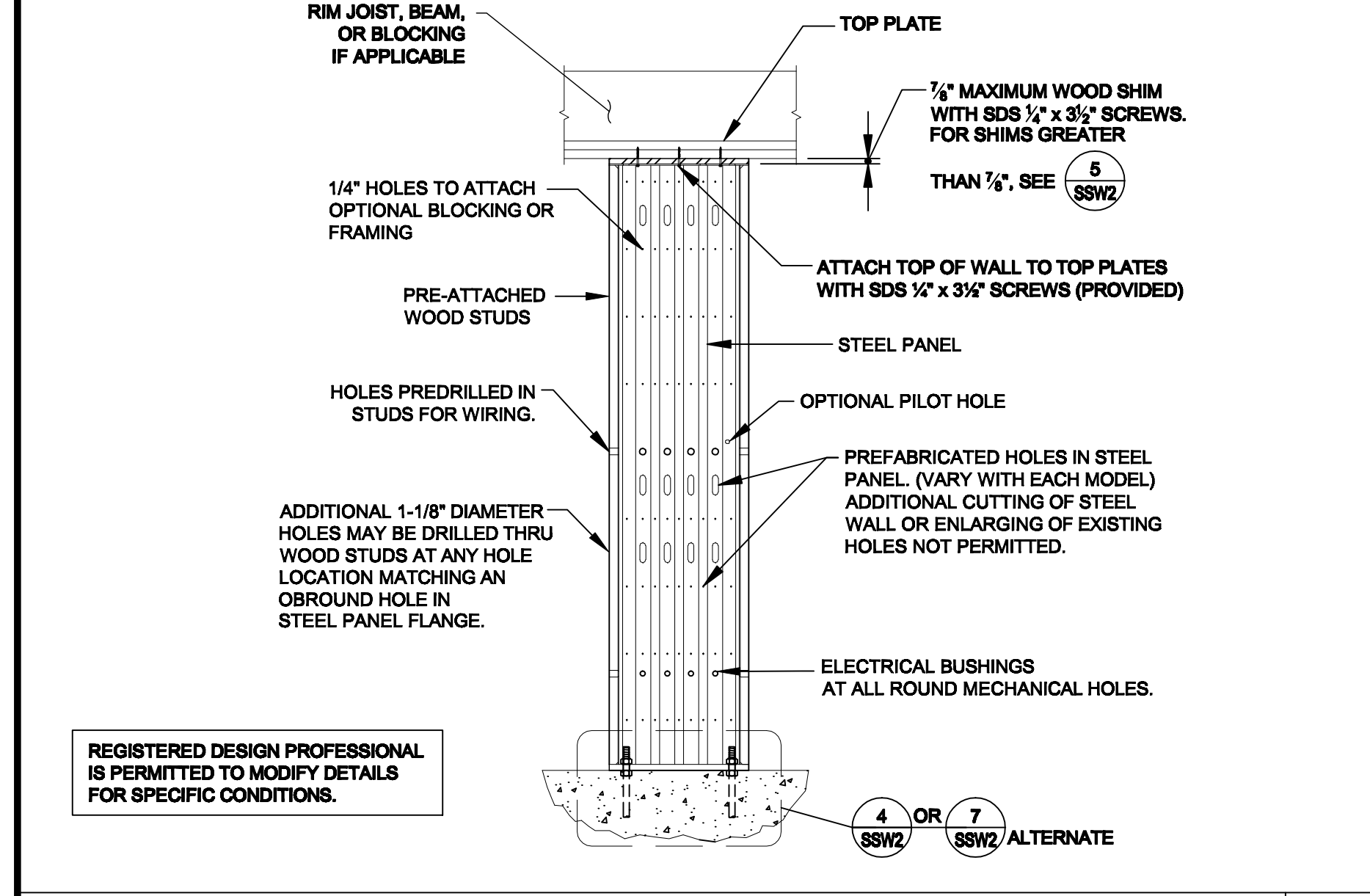
NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	
<b>SSW1</b>	
OF SHEETS	
JOB NO.	

### STEEL STRONG-WALL MODELS

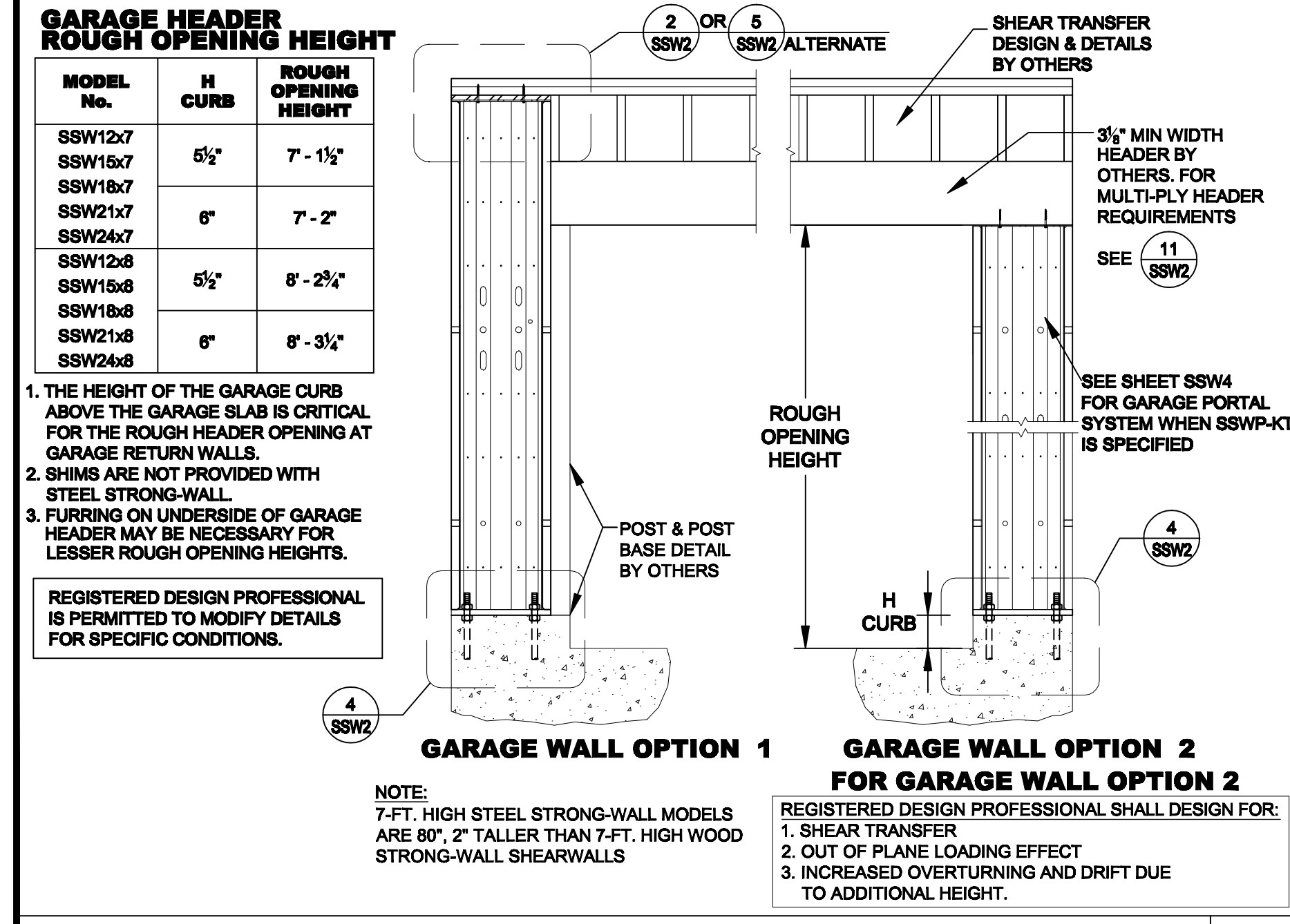
STD. WALL MODEL NO.	STK WALL MODEL NO.	H (in)	T (in)	HOLD-DOWN ANCHOR BOLTS <sup>2</sup>	QTY. OF TOP OF WALL SCREWS <sup>1</sup>
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

**WALL PROFILES**

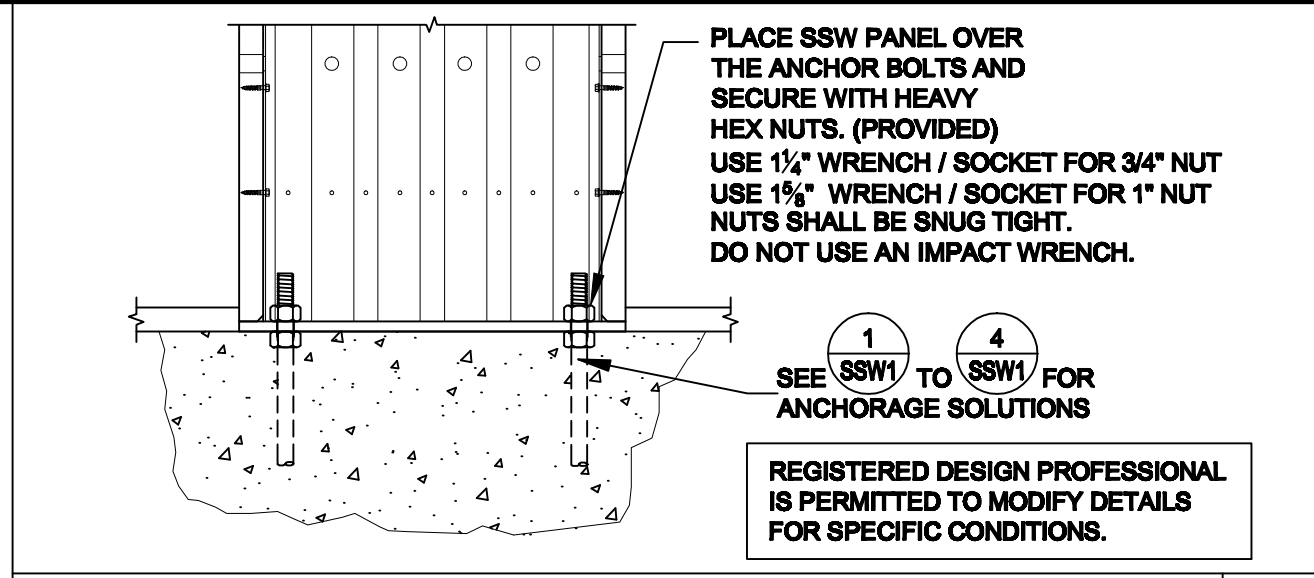
**TABLE NOTES:**  
 1. SDS 1/2" x 3/8" SCREWS PROVIDED WITH WALL.  
 2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.



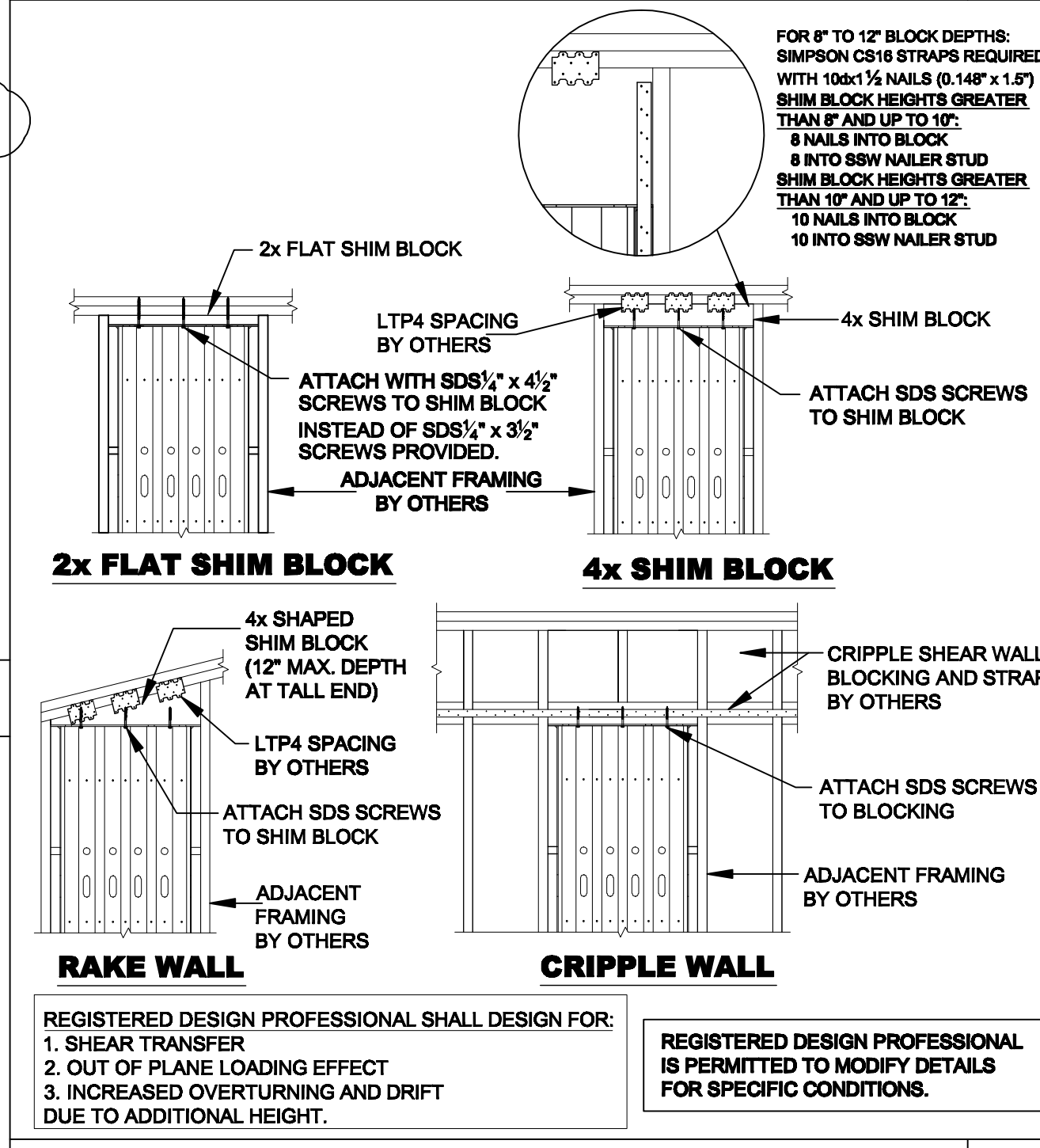
### SINGLE-STORY SSW ON CONCRETE



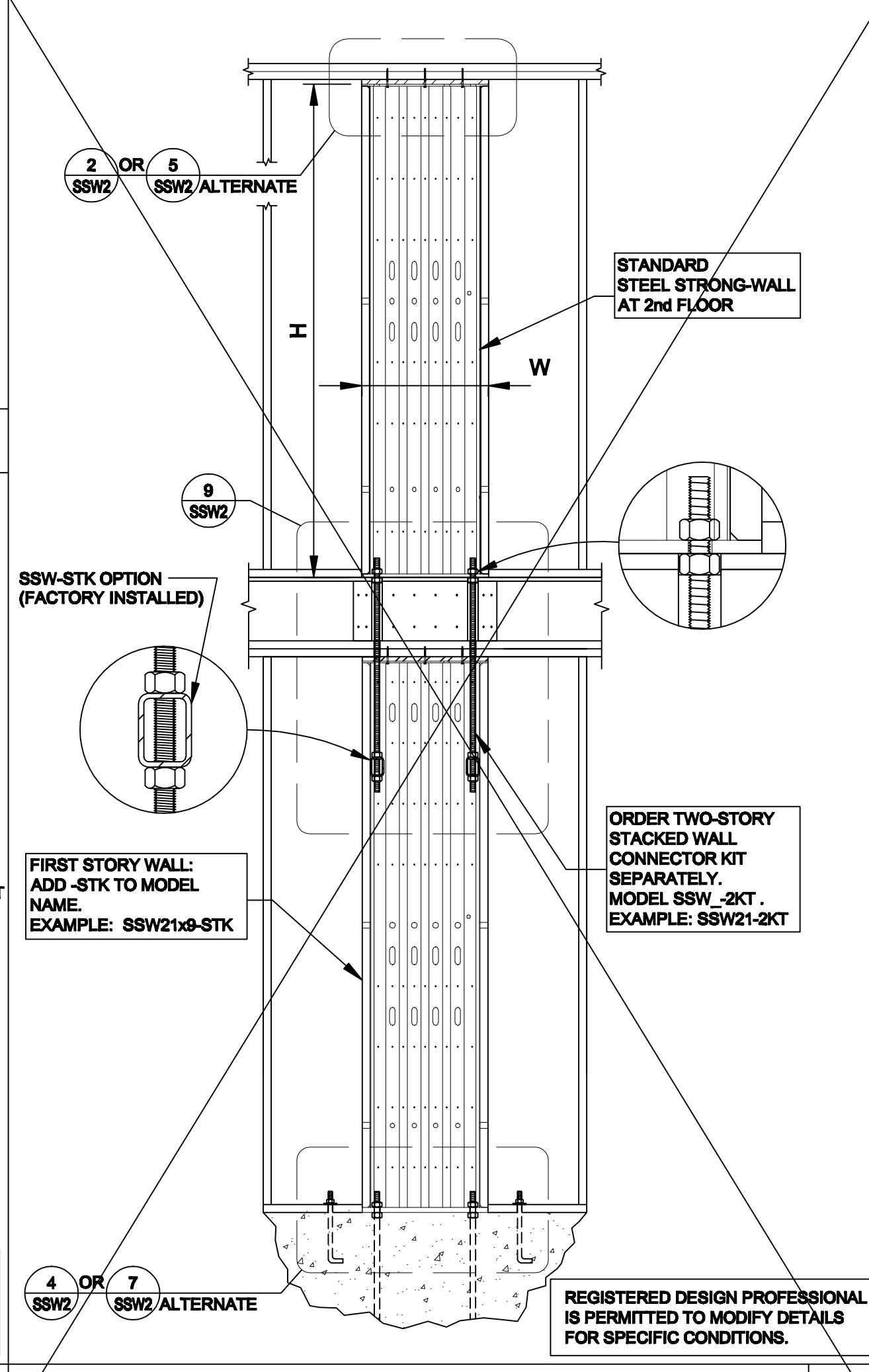
### ALTERNATE GARAGE WALL OPTIONS



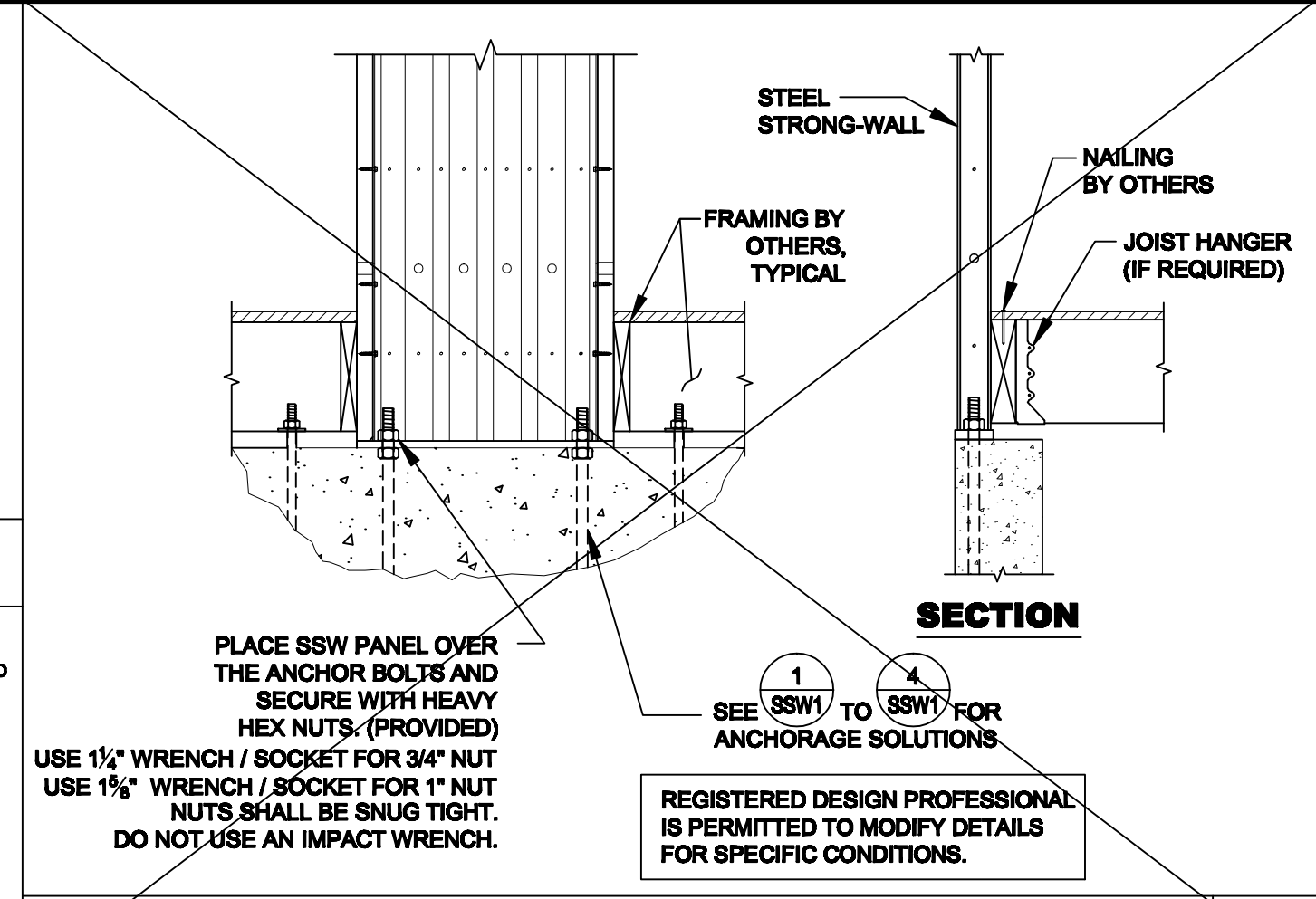
### STRONG-WALL ON CONCRETE



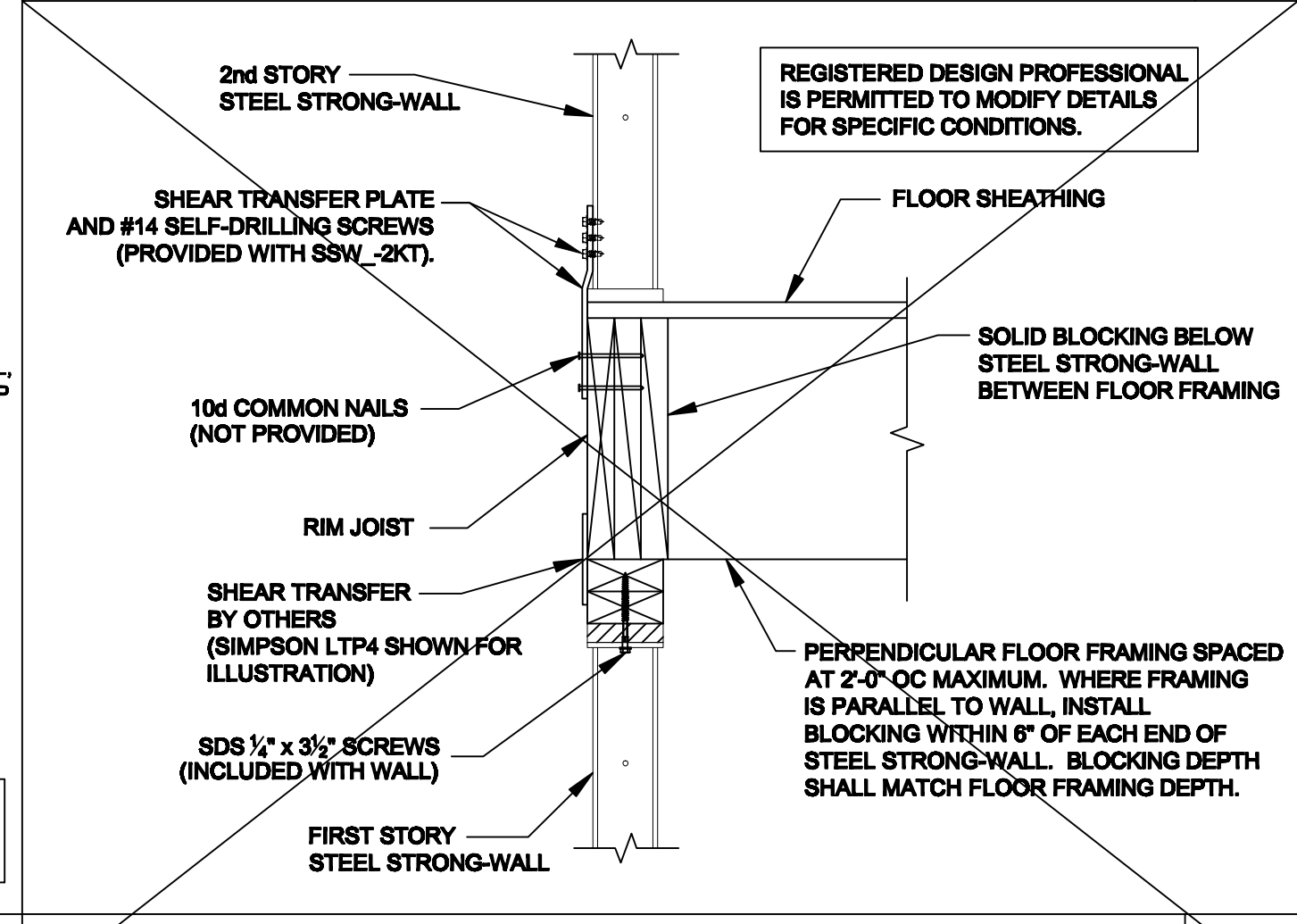
### TOP OF WALL HEIGHT ADJUSTMENTS



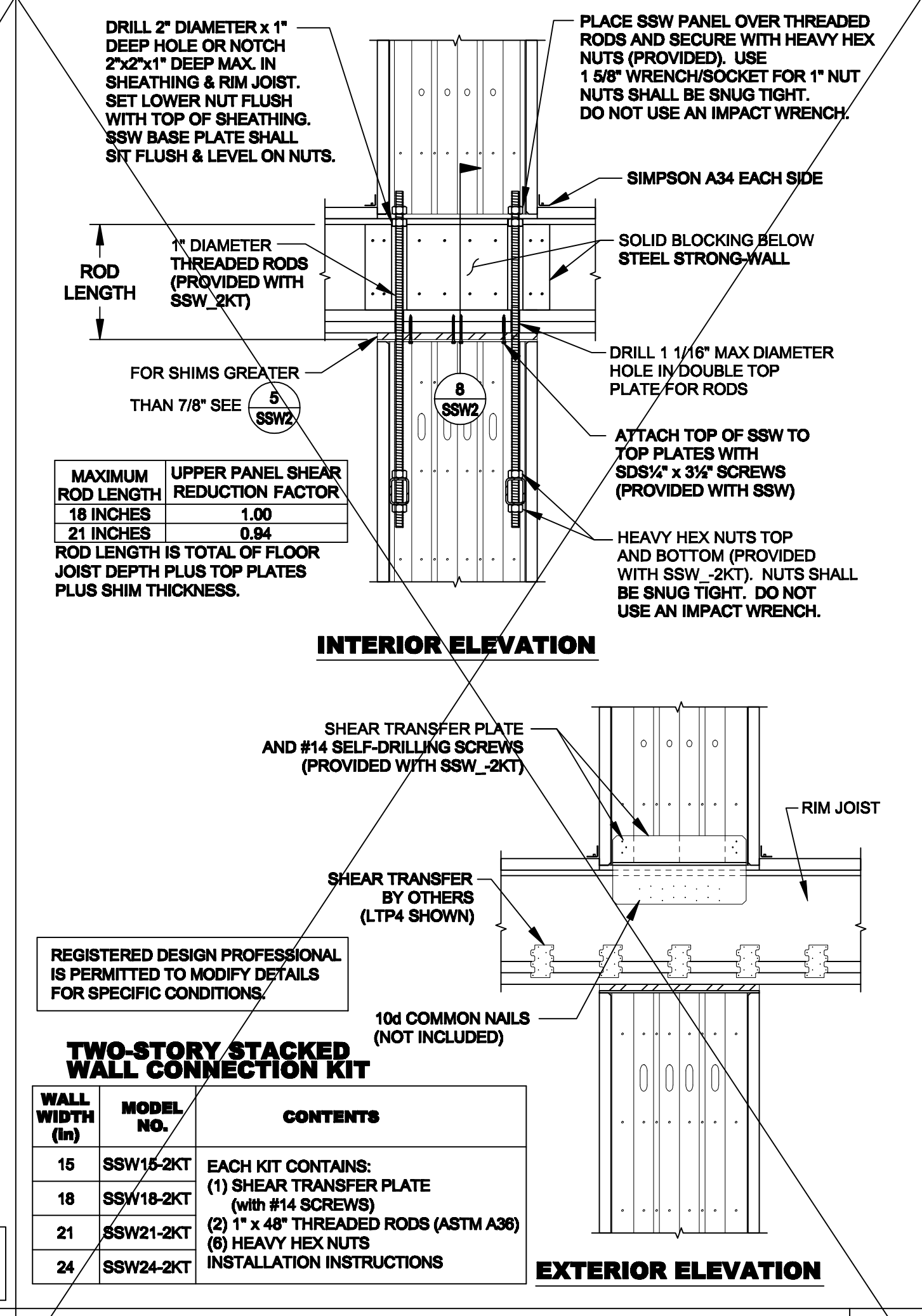
### TWO-STORY STACKED



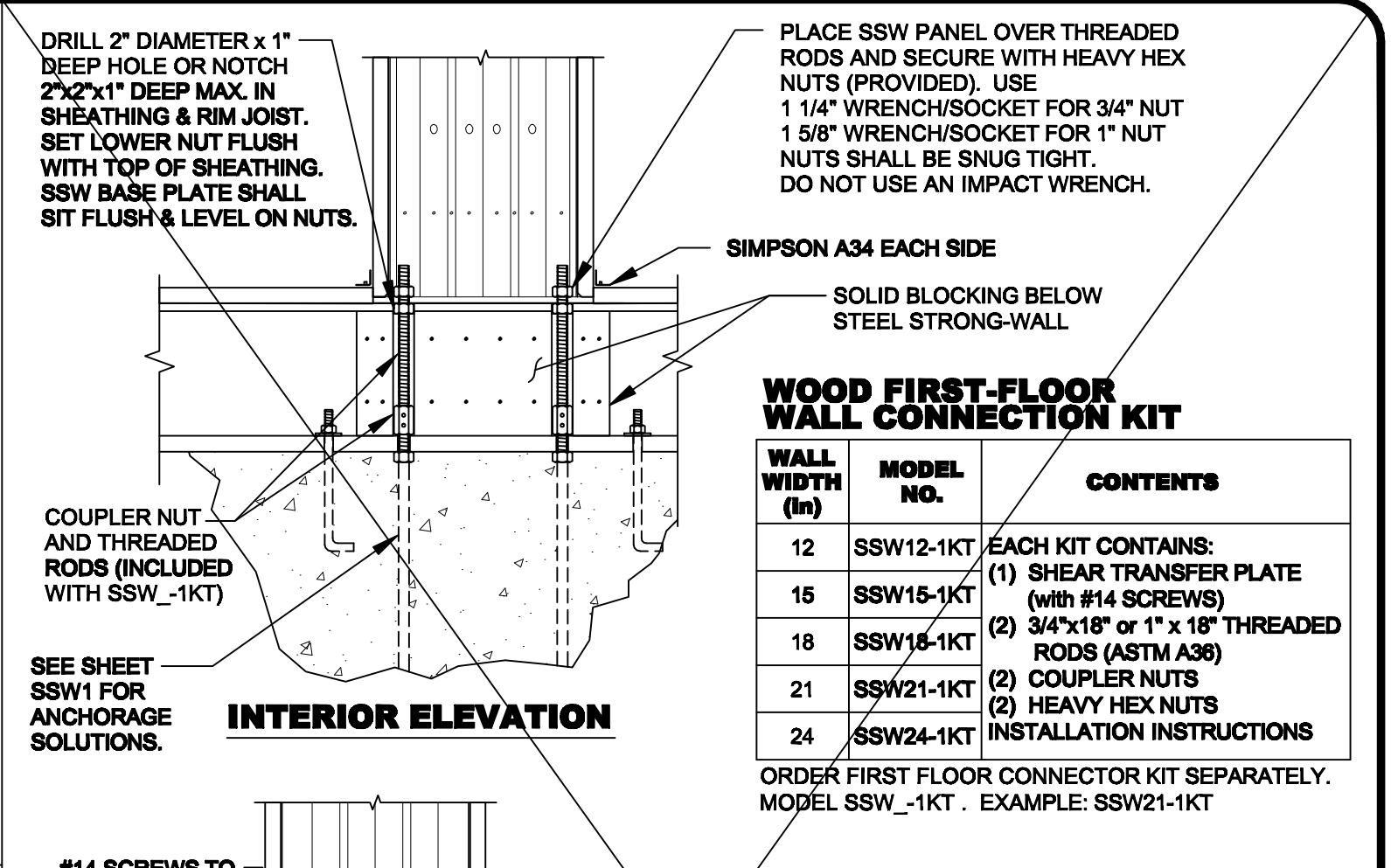
### ALTERNATE 1ST FLOOR WOOD FRAMING



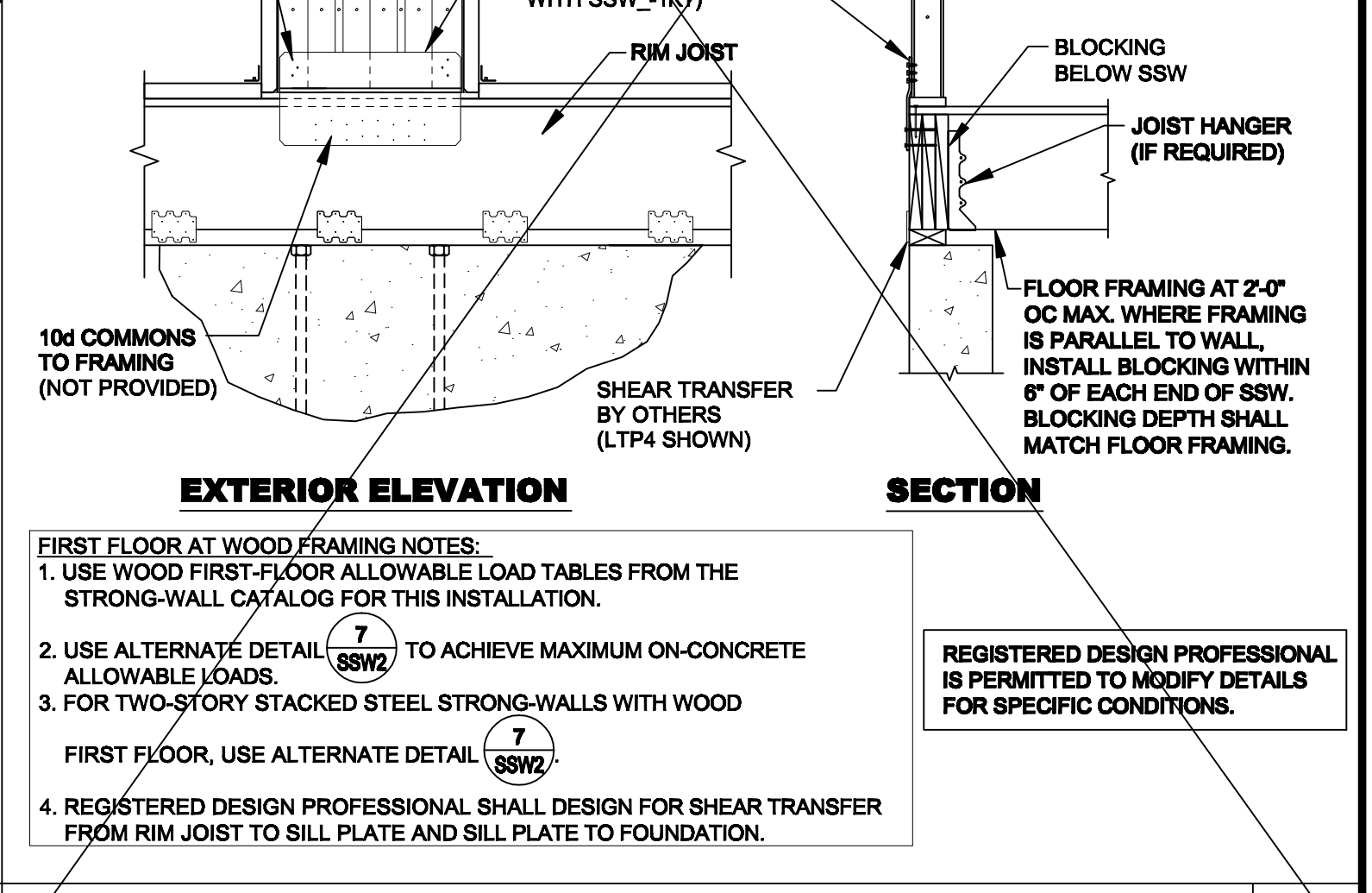
### TWO-STORY STACKED FLOOR SECTION



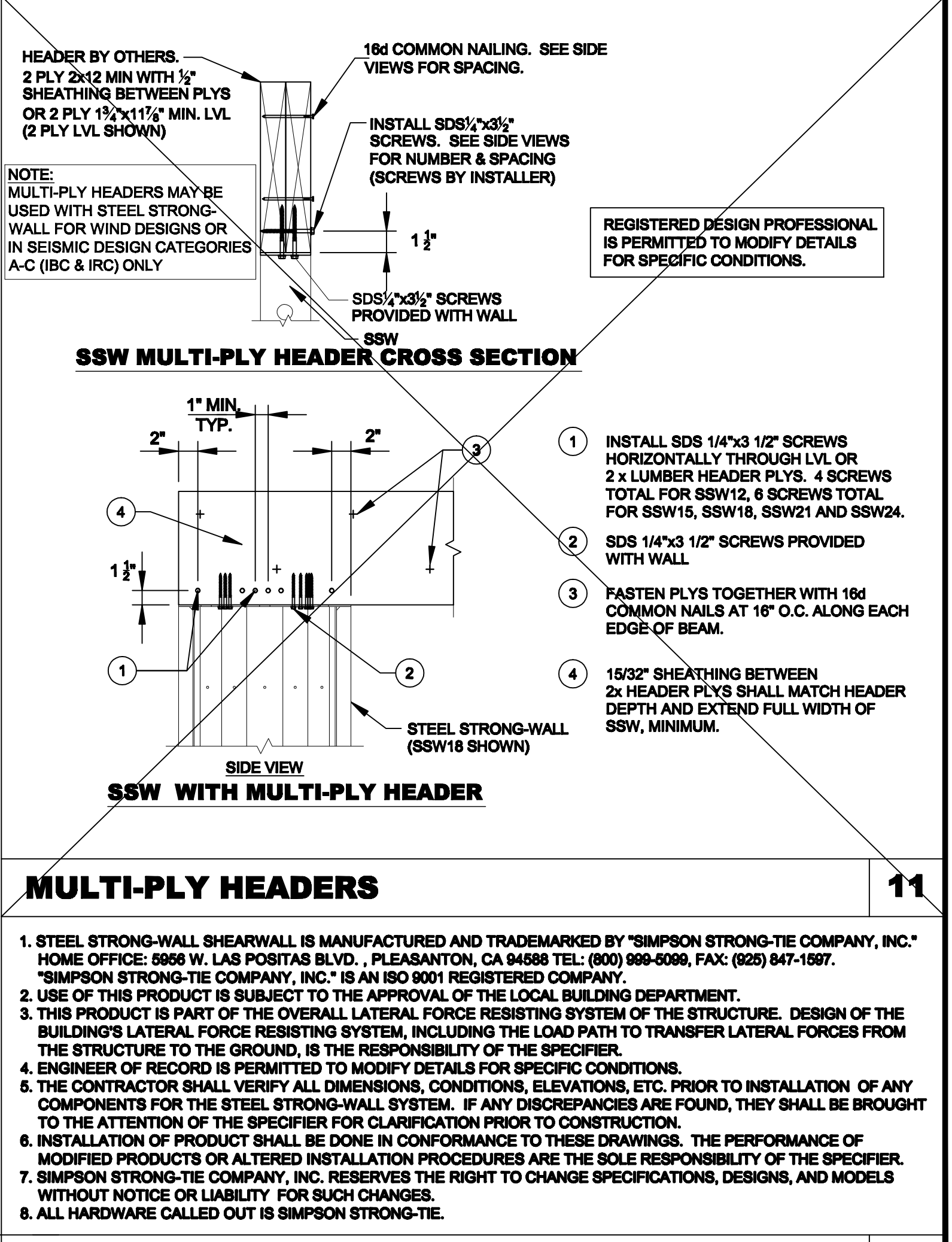
### TWO-STORY STACKED FLOOR FRAMING



### WOOD FIRST-FLOOR WALL CONNECTION KIT



### FIRST FLOOR AT WOOD FRAMING



### MULTI-PLY HEADERS

NO.	DATE	REVISIONS
1	06/12/09	2006 IBC REVISIONS
2	4/18/2014	2012 IBC REVISIONS
3	08/02/2016	2015 IBC REVISIONS

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

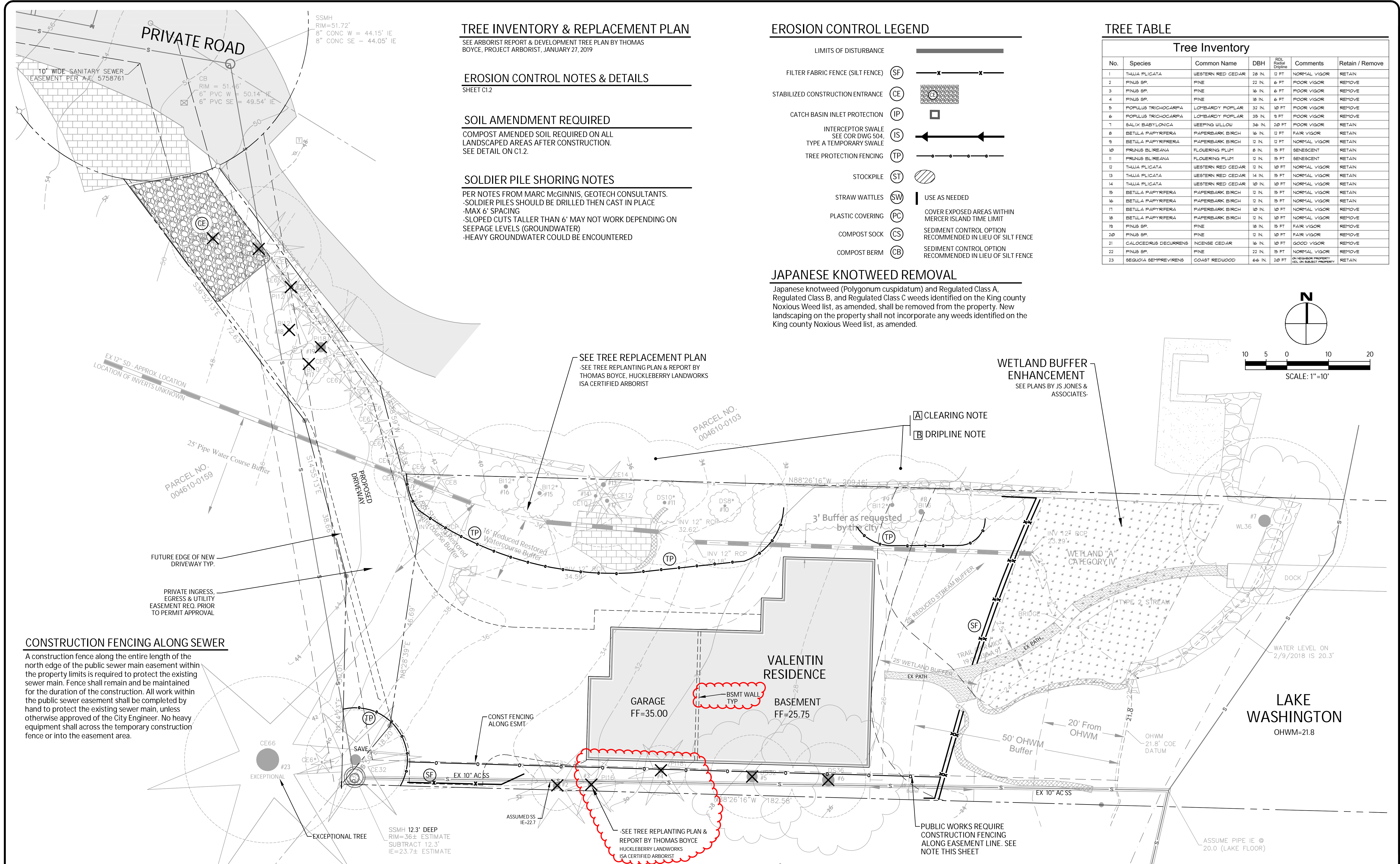
**SIMPSON STRONG-TIE COMPANY, INC.**  
 HOME OFFICE: 6968 W. LAS POSTAS BLVD., P.O. BOX 100, LAS VEGAS, NV 89138  
 TEL: (800) 999-5099

**STEEL STRONG-WALL FRAMING DETAILS ENGINEERED DESIGNS**

**SIMPSON Strong-Tie**

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NAME: \_\_\_\_\_  
 DATE: 8-8-2016  
 SCALE: N.T.S.  
 CHECKED: \_\_\_\_\_  
 SHEET: **SSW2**  
 OF SHEETS  
 JOB NO. \_\_\_\_\_



**TREE INVENTORY & REPLACEMENT PLAN**

SEE ARBORIST REPORT & DEVELOPMENT TREE PLAN BY THOMAS BOYCE, PROJECT ARBORIST, JANUARY 27, 2019

**EROSION CONTROL NOTES & DETAILS**

SHEET C1.2

**SOIL AMENDMENT REQUIRED**

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C1.2.

**SOLDIER PILE SHORING NOTES**

PER NOTES FROM MARC MCGINNIS, GEOTECH CONSULTANTS.  
 -SOLDIER PILES SHOULD BE DRILLED THEN CAST IN PLACE  
 -MAX 6' SPACING  
 -SLOPED CUTS TALLER THAN 6' MAY NOT WORK DEPENDING ON SEEPAGE LEVELS (GROUNDWATER)  
 -HEAVY GROUNDWATER COULD BE ENCOUNTERED

**EROSION CONTROL LEGEND**

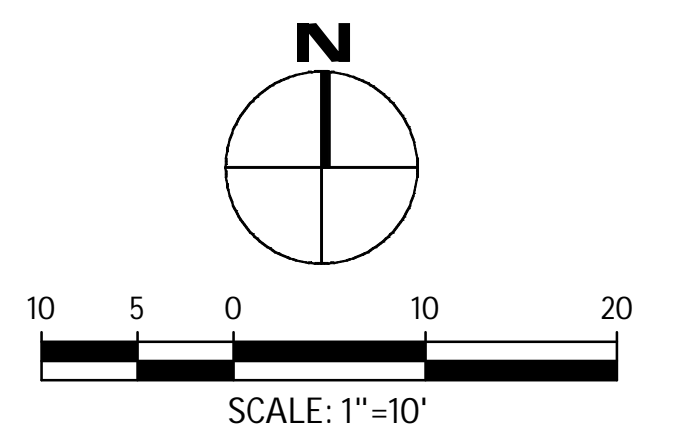
- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE (SILT FENCE) (SF)
  - STABILIZED CONSTRUCTION ENTRANCE (CE)
  - CATCH BASIN INLET PROTECTION (IP)
  - INTERCEPTOR SWALE (IS)
  - TYPE A TEMPORARY SWALE (TP)
  - TREE PROTECTION FENCING (TP)
  - STOCKPILE (ST)
  - STRAW WATTLES (SW)
  - PLASTIC COVERING (PC)
  - COMPOST SOCK (CS)
  - COMPOST BERM (CB)
- USE AS NEEDED
- COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE
- SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

**JAPANESE KNOTWEED REMOVAL**

Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King county Noxious Weed list, as amended, shall be removed from the property. New landscaping on the property shall not incorporate any weeds identified on the King county Noxious Weed list, as amended.

**TREE TABLE**

No.	Species	Common Name	DBH	RDL	Comments	Retain / Remove
1	THUJA PLICATA	WESTERN RED CEDAR	28 IN.	12 FT	NORMAL VIGOR	RETAIN
2	PINUS SP.	PINE	22 IN.	6 FT	POOR VIGOR	REMOVE
3	PINUS SP.	PINE	16 IN.	6 FT	POOR VIGOR	REMOVE
4	PINUS SP.	PINE	18 IN.	6 FT	POOR VIGOR	REMOVE
5	POPULUS TRICHOCARPA	LOMBARDY POPLAR	32 IN.	10 FT	POOR VIGOR	REMOVE
6	POPULUS TRICHOCARPA	LOMBARDY POPLAR	35 IN.	9 FT	POOR VIGOR	REMOVE
7	SALIX BABYLONICA	WEeping WILLOW	36 IN.	20 FT	POOR VIGOR	RETAIN
8	BETULA PapyRIFERA	PAPERBARK BIRCH	16 IN.	12 FT	FAIR VIGOR	RETAIN
9	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	13 FT	NORMAL VIGOR	RETAIN
10	FRINUS BLIREANA	FLOWERING PLUM	8 IN.	15 FT	BENESCENT	RETAIN
11	FRINUS BLIREANA	FLOWERING PLUM	12 IN.	15 FT	BENESCENT	RETAIN
12	THUJA PLICATA	WESTERN RED CEDAR	12 IN.	10 FT	NORMAL VIGOR	RETAIN
13	THUJA PLICATA	WESTERN RED CEDAR	14 IN.	15 FT	NORMAL VIGOR	RETAIN
14	THUJA PLICATA	WESTERN RED CEDAR	10 IN.	10 FT	NORMAL VIGOR	RETAIN
15	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
16	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
17	BETULA PapyRIFERA	PAPERBARK BIRCH	10 IN.	10 FT	NORMAL VIGOR	REMOVE
18	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	10 FT	NORMAL VIGOR	REMOVE
19	PINUS SP.	PINE	18 IN.	15 FT	FAIR VIGOR	REMOVE
20	PINUS SP.	PINE	12 IN.	10 FT	FAIR VIGOR	REMOVE
21	CALOCEDRUS DECURRENS	INCENSE CEDAR	16 IN.	10 FT	GOOD VIGOR	REMOVE
22	PINUS SP.	PINE	22 IN.	15 FT	NORMAL VIGOR	REMOVE
23	SEQUOIA SEMPREVIRENS	COAST REDWOOD	66 IN.	20 FT	ON NEIGHBOR PROPERTY. IEL ON SUBJECT PROPERTY	RETAIN



**CONSTRUCTION FENCING ALONG SEWER**

A construction fence along the entire length of the north edge of the public sewer main easement within the property limits is required to protect the existing sewer main. Fence shall remain and be maintained for the duration of the construction. All work within the public sewer easement shall be completed by hand to protect the existing sewer main, unless otherwise approved of the City Engineer. No heavy equipment shall cross the temporary construction fence or into the easement area.

SEE TREE REPLACEMENT PLAN  
 -SEE TREE REPLANTING PLAN & REPORT BY THOMAS BOYCE, HUCKLEBERRY LANDWORKS ISA CERTIFIED ARBORIST

WETLAND BUFFER ENHANCEMENT  
 SEE PLANS BY JS JONES & ASSOCIATES.

- [A] CLEARING NOTE
- [B] DRIPLINE NOTE

SEE TREE REPLANTING PLAN & REPORT BY THOMAS BOYCE HUCKLEBERRY LANDWORKS ISA CERTIFIED ARBORIST

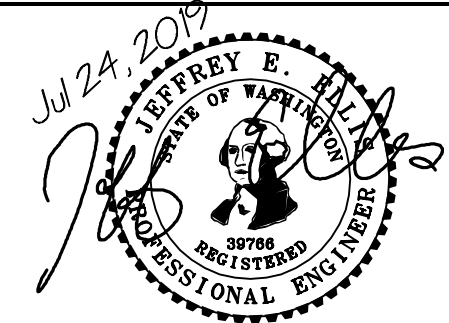
PUBLIC WORKS REQUIRE CONSTRUCTION FENCING ALONG EASEMENT LINE. SEE NOTE THIS SHEET

NO.	DATE	BY	REVISIONS

APPLICANT:  
 JOHAN VALENTIN  
 PO BOX 52641  
 BELLEVUE, WA 98015



DATE: Jul 24, 2019  
 JOB#: 1704  
 DRAFTED: CH DESIGN: DE  
 DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**

102 NW CANAL STREET SEATTLE, WA 98107  
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**EROSION CONTROL PLAN**

VALENTIN RESIDENCE  
 4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.0**

APN 004610-0150  
**1902-013**



SILT FENCE DETAIL

DOE

Figure II-4.2.12 Silt Fence

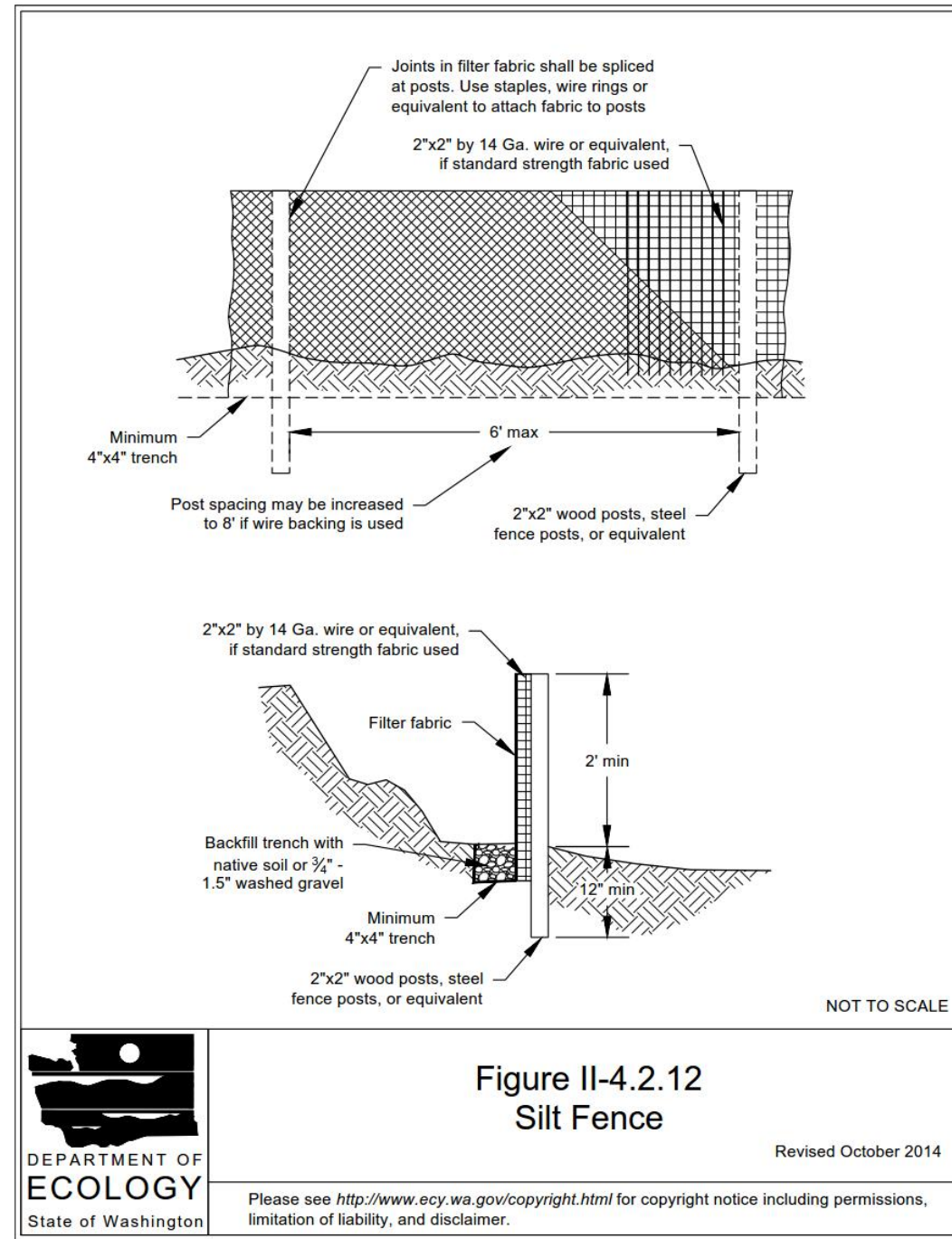


Figure II-4.2.12 Silt Fence

Revised October 2014



2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 369

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

LEGAL DESCRIPTION

PARCEL #S: 004610-0150 + 004610-0151

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2:  
THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894;  
THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;  
THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE SOUTH 36°52'13" EAST 65.05 FEET;  
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;  
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;  
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;  
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791;  
THENCE NORTH 01°14'23" EAST 50.01 FEET;  
THENCE NORTH 14°55'13" WEST 38.66 FEET;  
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10° 53'34" EAST 38.00 FEET;  
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREIN ABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674377.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES  
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT. CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSLOPE CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE

DOE

Figure II-4.1.1 Stabilized Construction Entrance

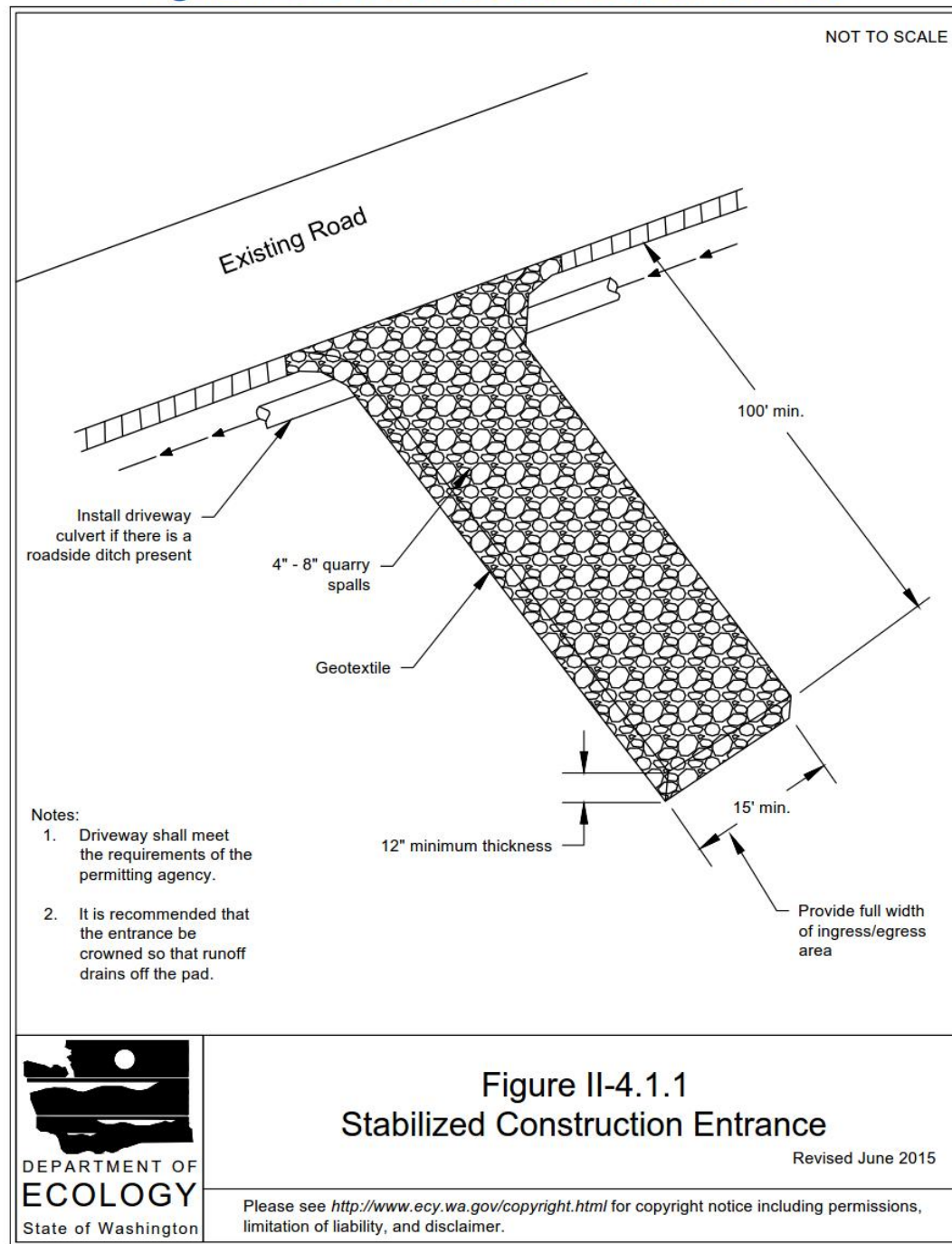


Figure II-4.1.1 Stabilized Construction Entrance

Revised June 2015



2014 Stormwater Management Manual for Western Washington

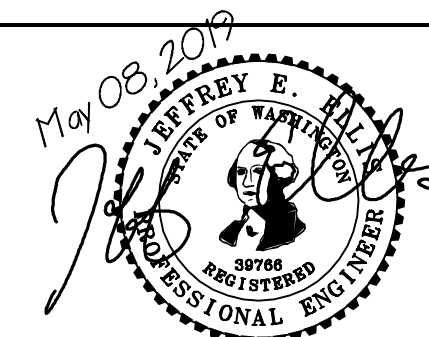
Volume II - Chapter 4 - Page 273

NO.	DATE	BY	REVISIONS

APPLICANT:  
JOHAN VALENTIN  
PO BOX 52641  
BELLEVUE, WA 98015



DATE: May 08, 2019  
JOB# 1704  
DRAFTED: CH DESIGN: DE  
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES  
TESC DETAILS  
VALENTIN RESIDENCE  
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:  
C1.2  
APN 004610-0150  
1902-013

**STORM BMP'S**

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT FOR BMP LIST DISCUSSION.

**SOILS**

SITE IS IN AN AREA OF "INFILTRATING LID FACILITIES ARE NOT PERMITTED" PER MAP "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND".

**SURVEYOR**

TOPOGRAPHIC & BOUNDARY SURVEY BY:  
SITE SURVEYING, INC.  
21923 NE 11th ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**VERTICAL DATUM**



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY US CORPS OF ENGINEERS AND ARE ON USCE CHITTENDEN LOCKS DATUM

WATER LEVEL = 20.00' ON 02/09/2018

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

**SANITARY SEWER IMPROVEMENTS**

- 1 - 6" PVC SIDE SEWER PER MERCER ISLAND STANDARD DETAIL S-17
- 2 - 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%
- 3 - BACKWATER VALVE ASSEMBLY (48"-Ø STRUCTURE). SEE MERCER ISLAND DETAIL S-26. VALVE ELEVATION WILL NEED TO BE MIN. 2' ABOVE HIGH WATER ELEVATION.
- 4 - SEWER CLEANOUT FOR LAKE LINE CONNECTIONS PER MERCER ISLAND DETAIL S-25 (C3.2). LOCATE SO MIN. 2.0' ABOVE LAKE LEVEL. USE FOGTITE METER BOX COVER.

**WATER IMPROVEMENTS**

- 10 - NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- 11 - MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- 12 -
- 13 - REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) DEVICE REQUIRED. PROVIDE FROST PROTECTION IN ACCORDANCE WITH UNIFORM PLUMBING CODE.

**LEGAL DESCRIPTION**

SEE C1.2

**STORM DRAIN**

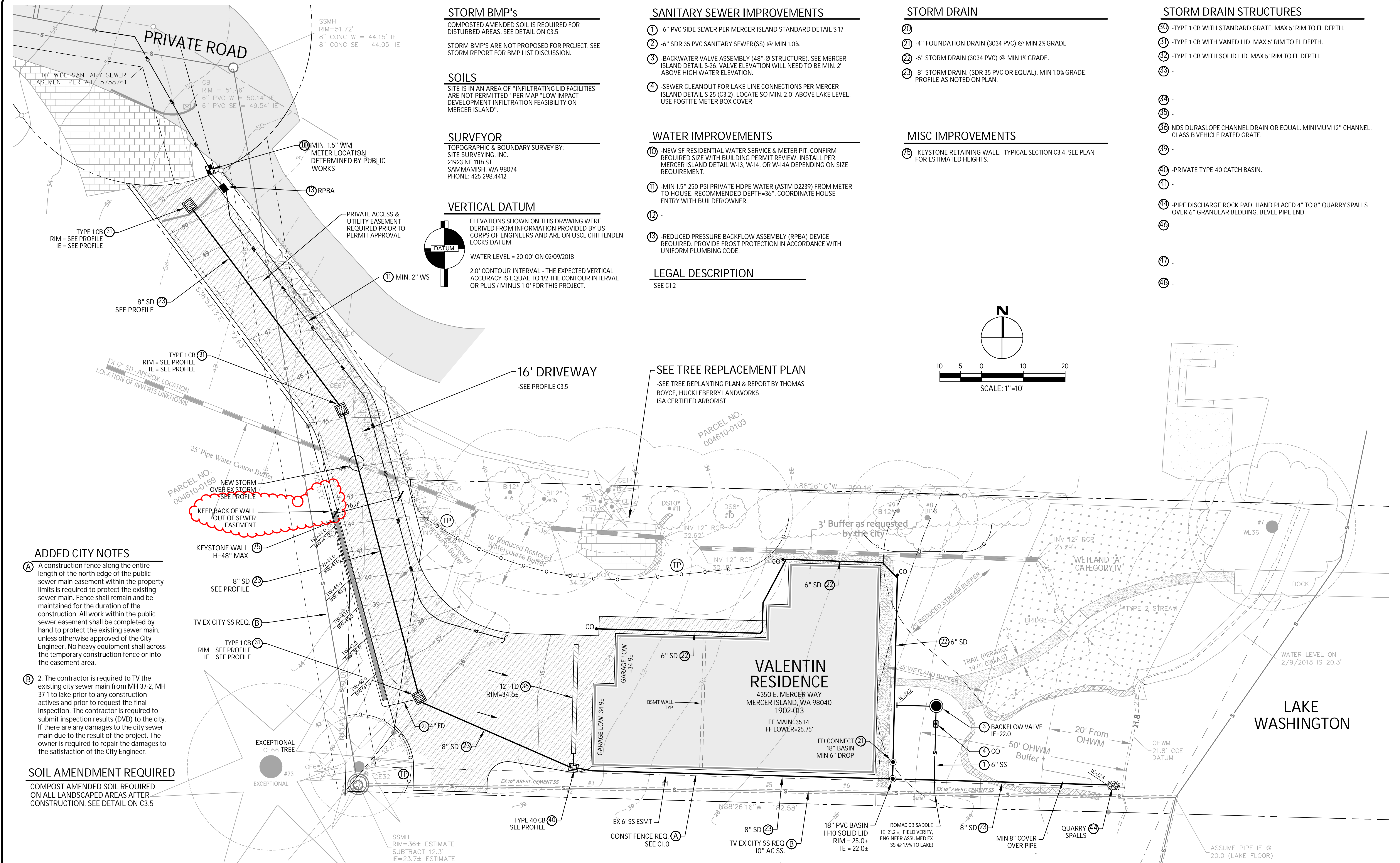
- 20 -
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 2% GRADE
- 22 - 6" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.
- 23 - 8" STORM DRAIN. (SDR 35 PVC OR EQUAL). MIN 1.0% GRADE. PROFILE AS NOTED ON PLAN.

**MISC IMPROVEMENTS**

- 15 - KEYSTONE RETAINING WALL. TYPICAL SECTION C3.4. SEE PLAN FOR ESTIMATED HEIGHTS.

**STORM DRAIN STRUCTURES**

- 30 - TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH.
- 31 - TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.
- 32 - TYPE 1 CB WITH SOLID LID. MAX 5' RIM TO FL DEPTH.
- 33 -
- 34 -
- 35 -
- 36 - NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 12" CHANNEL. CLASS B VEHICLE RATED GRATE.
- 39 -
- 40 - PRIVATE TYPE 40 CATCH BASIN.
- 41 -
- 44 - PIPE DISCHARGE ROCK PAD. HAND PLACED 4" TO 8" QUARRY SPALLS OVER 6" GRANULAR BEDDING. BEVEL PIPE END.
- 46 -
- 47 -
- 48 -



**ADDED CITY NOTES**

- A A construction fence along the entire length of the north edge of the public sewer main easement within the property limits is required to protect the existing sewer main. Fence shall remain and be maintained for the duration of the construction. All work within the public sewer easement shall be completed by hand to protect the existing sewer main, unless otherwise approved of the City Engineer. No heavy equipment shall cross the temporary construction fence or into the easement area.
- B 2. The contractor is required to TV the existing city sewer main from MH 37-2, MH 37-1 to lake prior to any construction activities and prior to request the final inspection. The contractor is required to submit inspection results (DVD) to the city. If there are any damages to the city sewer main due to the result of the project. The owner is required to repair the damages to the satisfaction of the City Engineer.

**SOIL AMENDMENT REQUIRED**

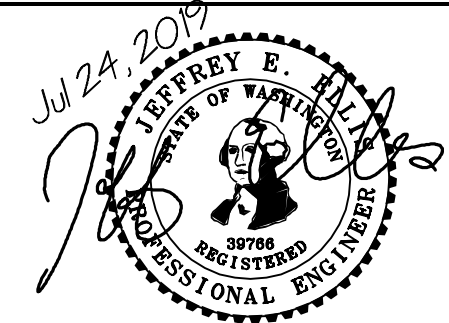
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5

NO.	DATE	BY	REVISIONS

APPLICANT:  
JOHAN VALENTIN  
PO BOX 52641  
BELLEVUE, WA 98015



DATE: Jul 24, 2019  
JOB#: 1704  
DRAFTED: DE DESIGN: DE  
DIGITAL SIGNATURE

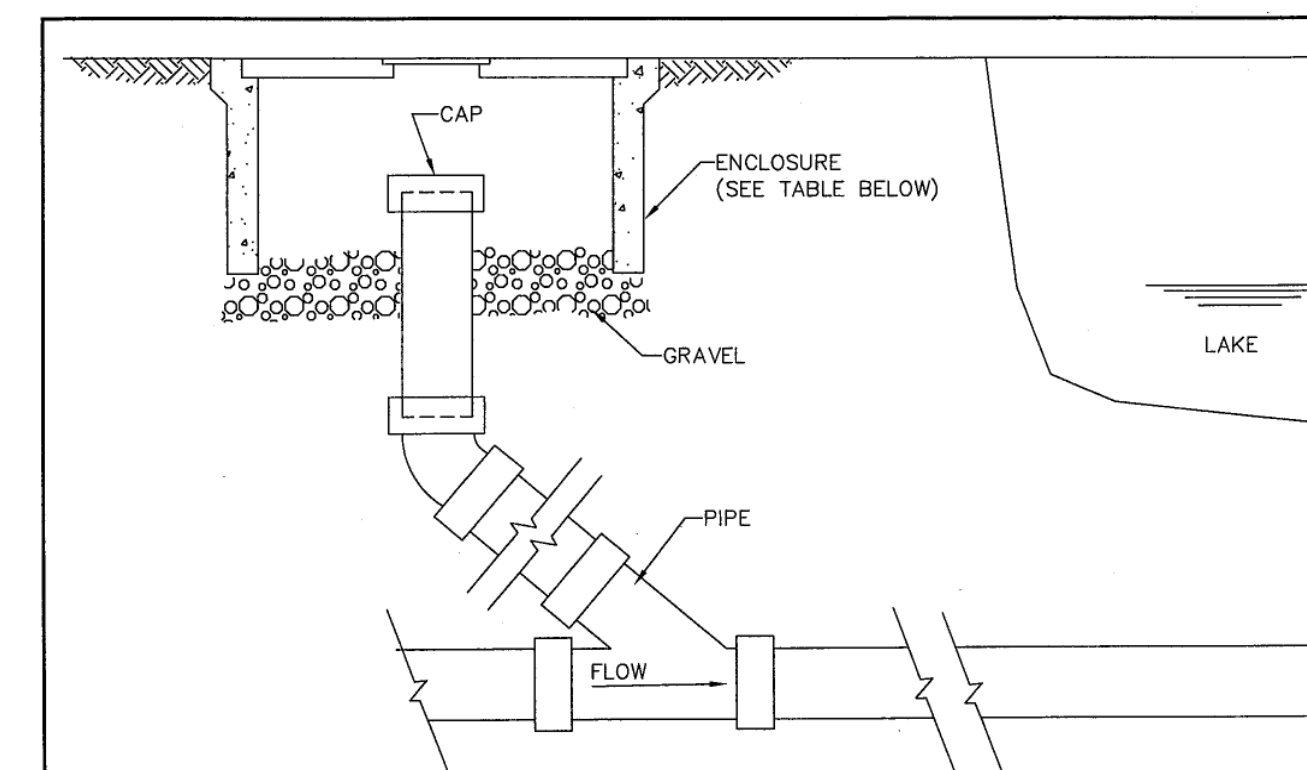


**CIVIL ENGINEERING SOLUTIONS**  
102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**DRAINAGE / CIVIL PLAN**  
VALENTIN RESIDENCE  
4350 E. MERCER WAY, MERCER ISLAND, WA 98040


DRAWING NO:  
**C2.0**  
APN 004610-0150  
**1902-013**

### LAKE CONNECTION CLEANOUT



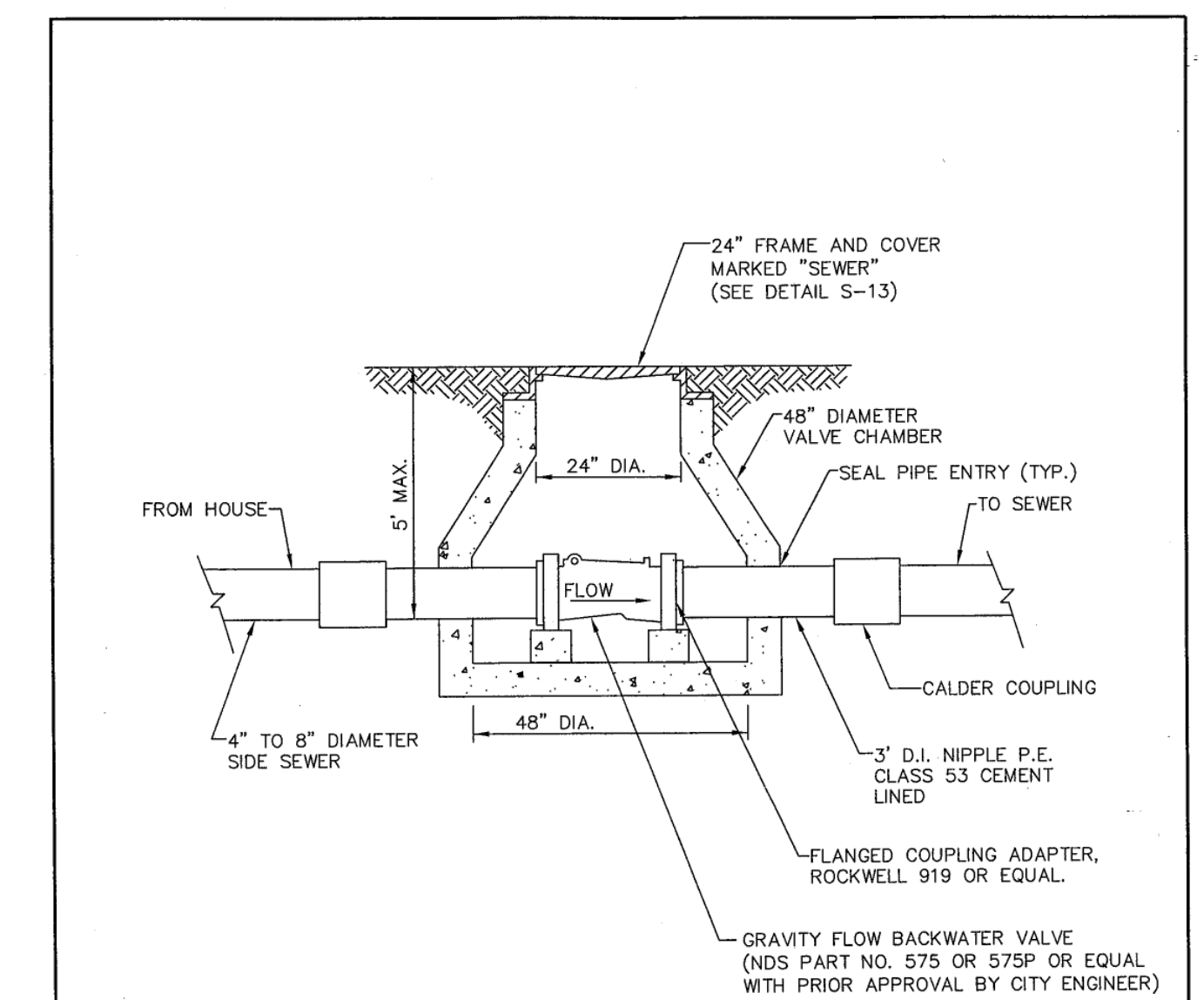
PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT


- NOTES**
- IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
  - SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.


**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS**  
 6-5-2009 NO SCALE **S-25**

REV DATE				APPROVED
----------	--	--	--	----------

### BACKWATER VALVE & MH




**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)**  
 6-5-2009 NO SCALE **S-26**

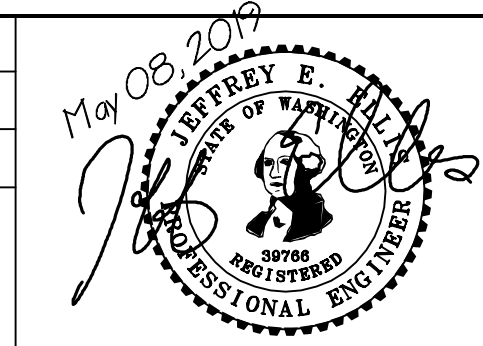
REV DATE				APPROVED
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NO.	DATE	BY	REVISIONS

APPLICANT:  
 JOHAN VALENTIN  
 PO BOX 52641  
 BELLEVUE, WA 98015



DATE: May 08, 2019  
 JOB# 1704  
 DRAFTED: DE DESIGN: DE  
 DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
 102 NW CANAL STREET SEATTLE, WA 98107  
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**SAN SEWER DETAILS**  
 VALENTIN RESIDENCE  
 4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:  
**C3.2**  
 APN 004610-0150  
**1902-013**

KEYSTONE GRAVITY WALL (DRIVEWAY)

KEYSTONE STANDARD 18" UNITS  
MAX 48" HEIGHT

RETAINING WALL BACKFILL SPEC

SOURCE: GEOTECHNICAL REPORT BY GEOTECH CONSULTANTS, INC

Retaining Wall Backfill and Waterproofing

Backfill placed behind retaining or foundation walls should be coarse, free-draining structural fill containing no organics. This backfill should contain no more than 5 percent silt or clay particles and have no gravel greater than 4 inches in diameter. The percentage of particles passing the No. 4 sieve should be between 25 and 70 percent. If the native soil is used as backfill, a minimum 12-inch width of free-draining gravel should be placed against the backfilled retaining walls. The gravel should be hydraulically connected to the foundation drain system.

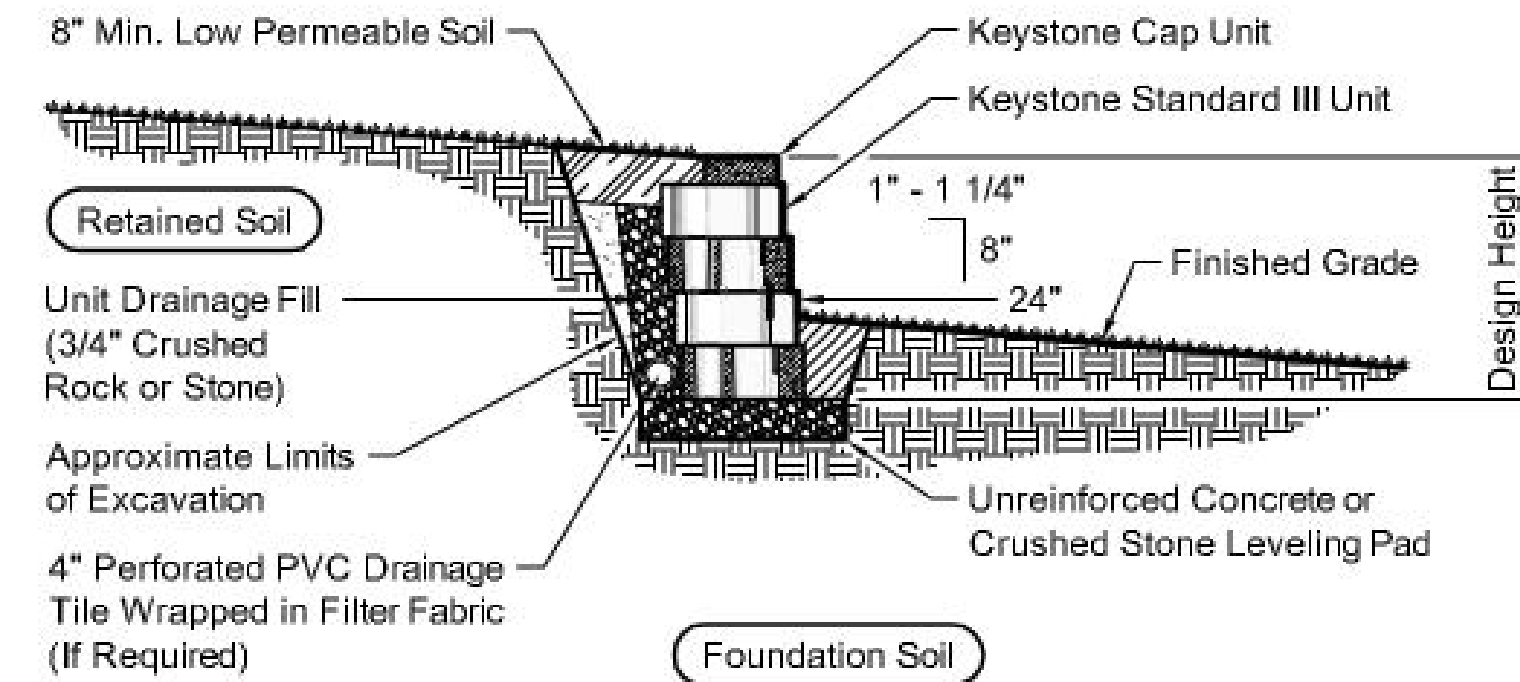
The purpose of these backfill requirements is to ensure that the design criteria for a retaining wall are not exceeded because of a build-up of hydrostatic pressure behind the wall. Also, subsurface drainage systems are not intended to handle large volumes of water from surface runoff. The top 12 to 18 inches of the backfill should consist of a compacted, relatively impermeable soil or topsoil, or the surface should be paved. The ground surface must also slope away from backfilled walls to reduce the potential for surface water to percolate into the backfill. Water percolating through pervious surfaces (pavers, gravel, permeable pavement, etc.) must also be prevented from flowing toward walls or into the backfill zone. The compacted subgrade below pervious surfaces and any associated drainage layer should therefore be sloped away. Alternatively, a membrane and subsurface collection system could be provided below a pervious surface.

It is critical that the wall backfill be placed in lifts and be properly compacted, in order for the above-recommended design earth pressures to be appropriate. The wall design criteria assume that the backfill will be well-compacted in lifts no thicker than 12 inches. The compaction of backfill near the walls should be accomplished with hand-operated equipment to prevent the walls from being overloaded by the higher soil forces that occur

during compaction. The section entitled *General Earthwork and Structural Fill* contains additional recommendations regarding the placement and compaction of structural fill behind retaining and foundation walls.

The above recommendations are not intended to waterproof below-grade walls, or to prevent the formation of mold, mildew or fungi in interior spaces. Over time, the performance of subsurface drainage systems can degrade, subsurface groundwater flow patterns can change, and utilities can break or develop leaks. Therefore, waterproofing should be provided where future seepage through the walls is not acceptable. This typically includes limiting cold-joints and wall penetrations, and using bentonite panels or membranes on the outside of the walls. There are a variety of different waterproofing materials and systems, which should be installed by an experienced contractor familiar with the anticipated construction and subsurface conditions. Applying a thin coat of asphalt emulsion to the outside face of a wall is not considered waterproofing, and will only help to reduce moisture generated from water vapor or capillary action from seeping through the concrete. As with any project, adequate ventilation of basement and crawl space areas is important to prevent a buildup of water vapor that is commonly transmitted through concrete walls from the surrounding soil, even when seepage is not present. This is appropriate even when waterproofing is applied to the outside of foundation and retaining walls. We recommend that you contact an experienced envelope consultant if detailed recommendations or specifications related to waterproofing design, or minimizing the potential for infestations of mold and mildew are desired.

The *General, Slabs-On-Grade, and Drainage Considerations* sections should be reviewed for additional recommendations related to the control of groundwater and excess water vapor for the anticipated construction.



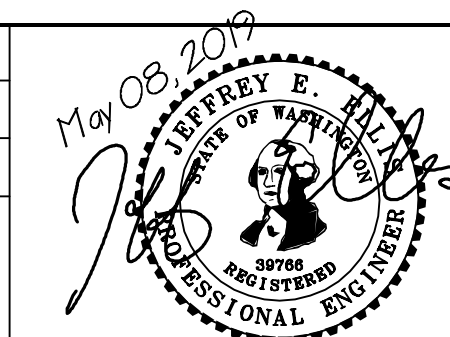
Typical Gravity Wall Section  
Standard III Unit - 1" Setback

NO.	DATE	BY	REVISIONS

APPLICANT:  
JOHAN VALENTIN  
PO BOX 52641  
BELLEVUE, WA 98015



DATE: May 08, 2019  
JOB# 1704  
DRAFTED: DE DESIGN: DE  
DIGITAL SIGNATURE



CIVIL ENGINEERING  
SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

MISC DETAILS

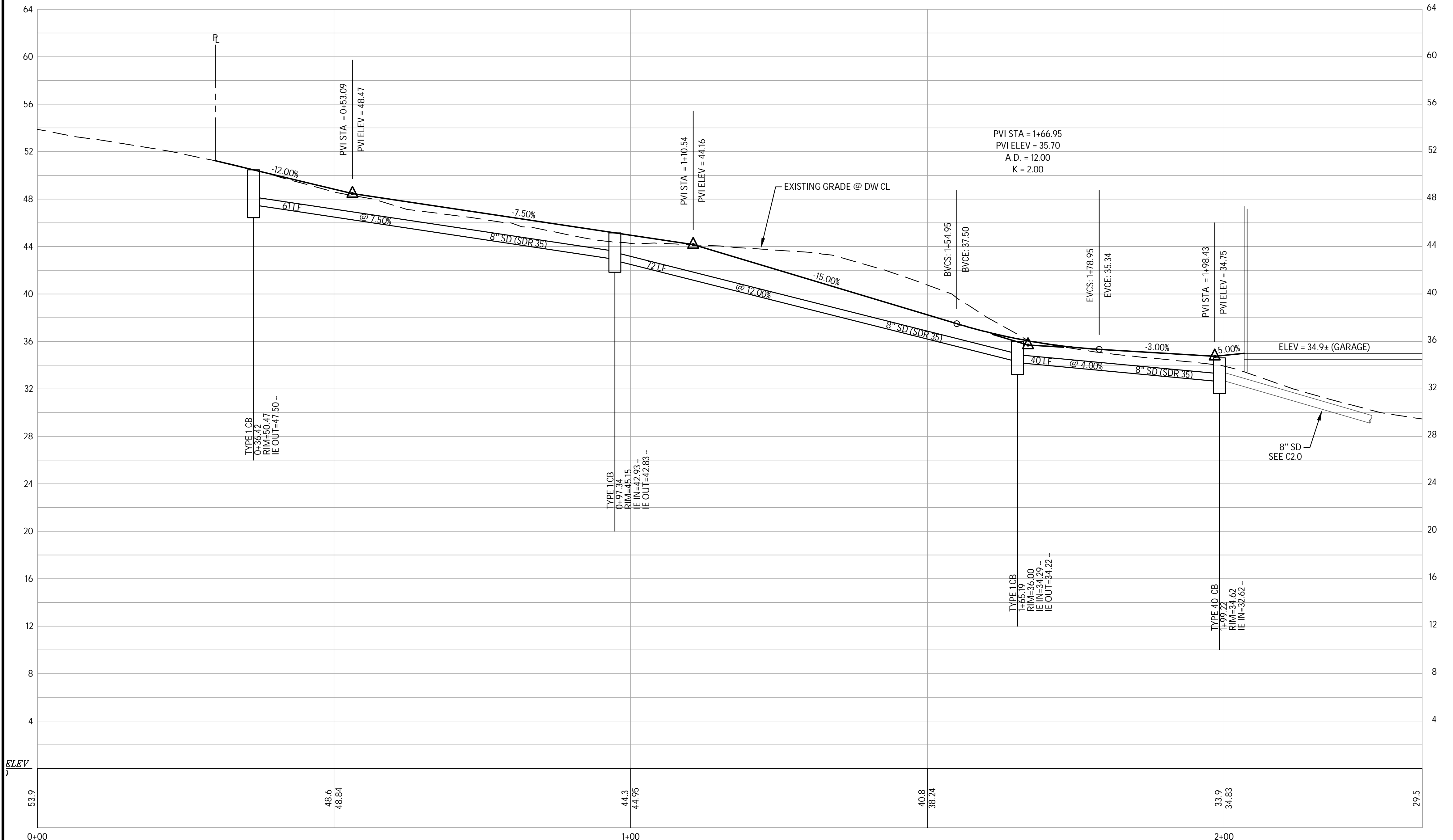
VALENTIN RESIDENCE  
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

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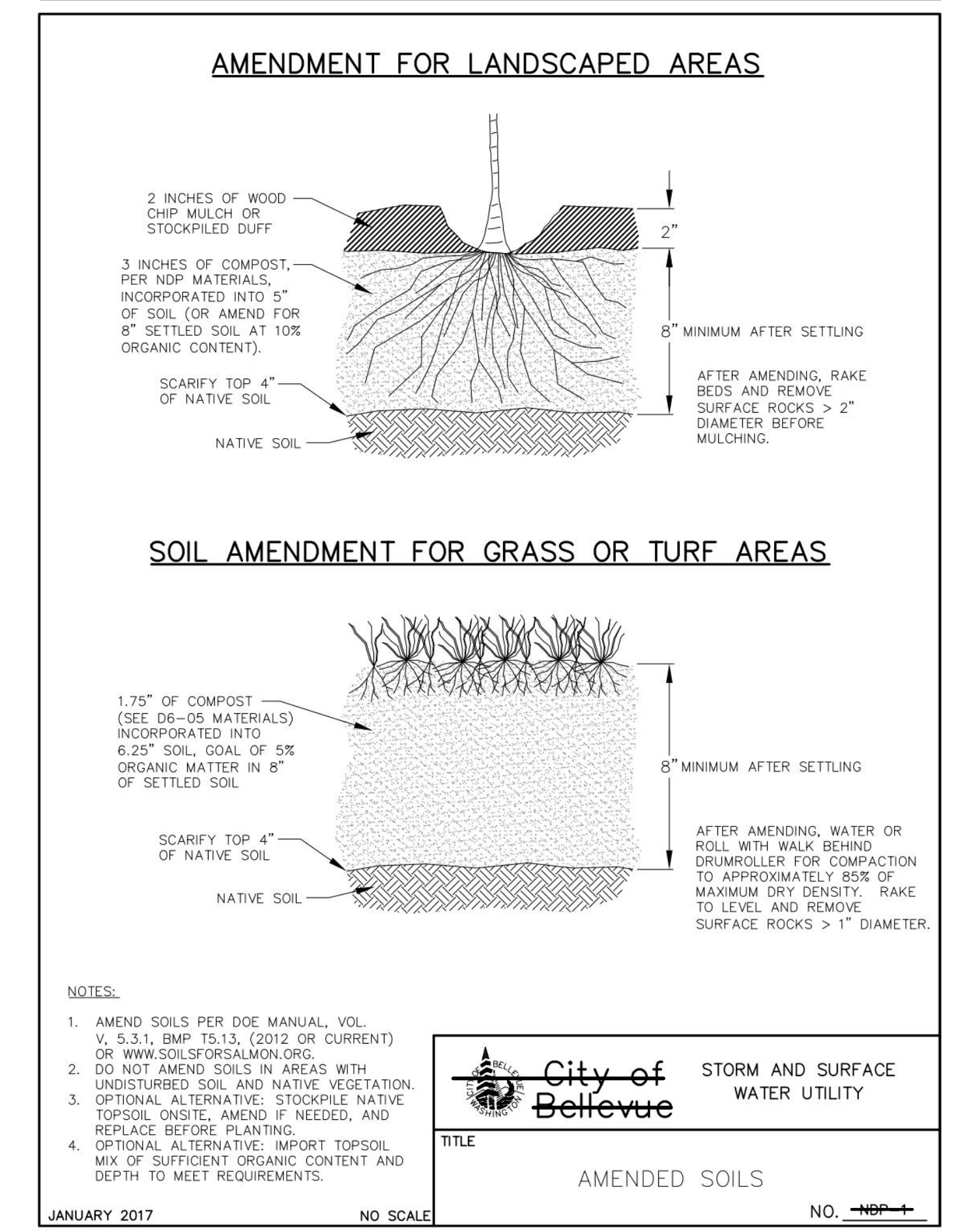
C3.4

APN 004610-0150  
1902-013

PRIVATE DRIVEWAY / STORM PROFILE



COMPOST AMENDED SOIL SPEC

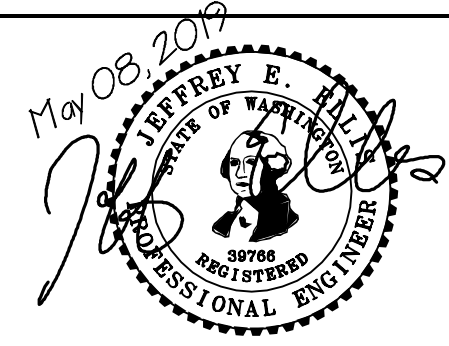


NO.	DATE	BY	REVISIONS

APPLICANT:  
 JOHAN VALENTIN  
 PO BOX 52641  
 BELLEVUE, WA 98015



DATE: May 08, 2019  
 JOB# 1704  
 DRAFTED: SS DESIGN: SS  
 DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
 102 NW CANAL STREET SEATTLE, WA 98107  
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WA

**DRAINAGE DETAILS / STORM PROFILE**  
 VALENTIN RESIDENCE  
 4350 E. MERCER WAY, MERCER ISLAND, WA 98040

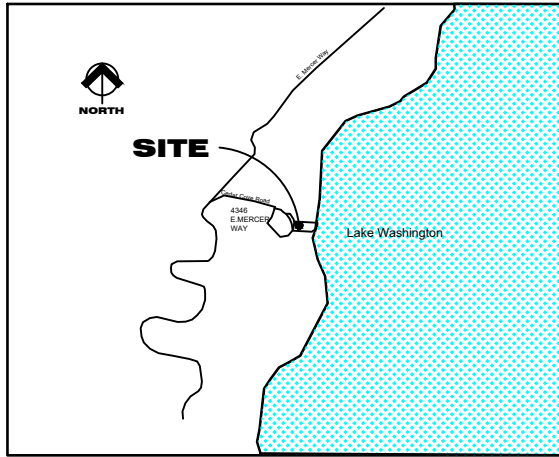
DRAWING NO:  
**C3.5**  
 APN 004610-0150  
 1902-013

# Valentin Mitigation Plan - Existing Condition

EAST OF 4346 EAST MERCER WAY, MERCER ISLAND, WASHINGTON 98040

SE 1/4 OF NE 1/4 OF SEC. 18, TWP. 24 N, RGE. 05 E, W.M.

TAX PARCEL ID NUMBERS: 004610-0150 & 004610-0151



**VICINITY MAP**  
NOT TO SCALE

**CONTACT INFORMATION**

**APPLICANT:**  
JOHAN & HELENA VALENTIN  
4227 85TH AVENUE SE  
MERCER ISLAND, WASHINGTON 98040  
425-213-0358/johan.valentin@gmail.com

**ENVIRONMENTAL CONSULTANT:**  
J. S. JONES AND ASSOCIATES, INC.  
ATTN: JEFFERY S. JONES, PWS  
P.O. BOX 1908, ISSAQUAH, WA 98027  
253-905-5736/jeff.sjones@comcast.net

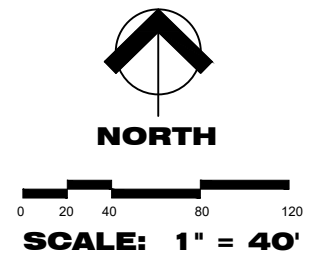
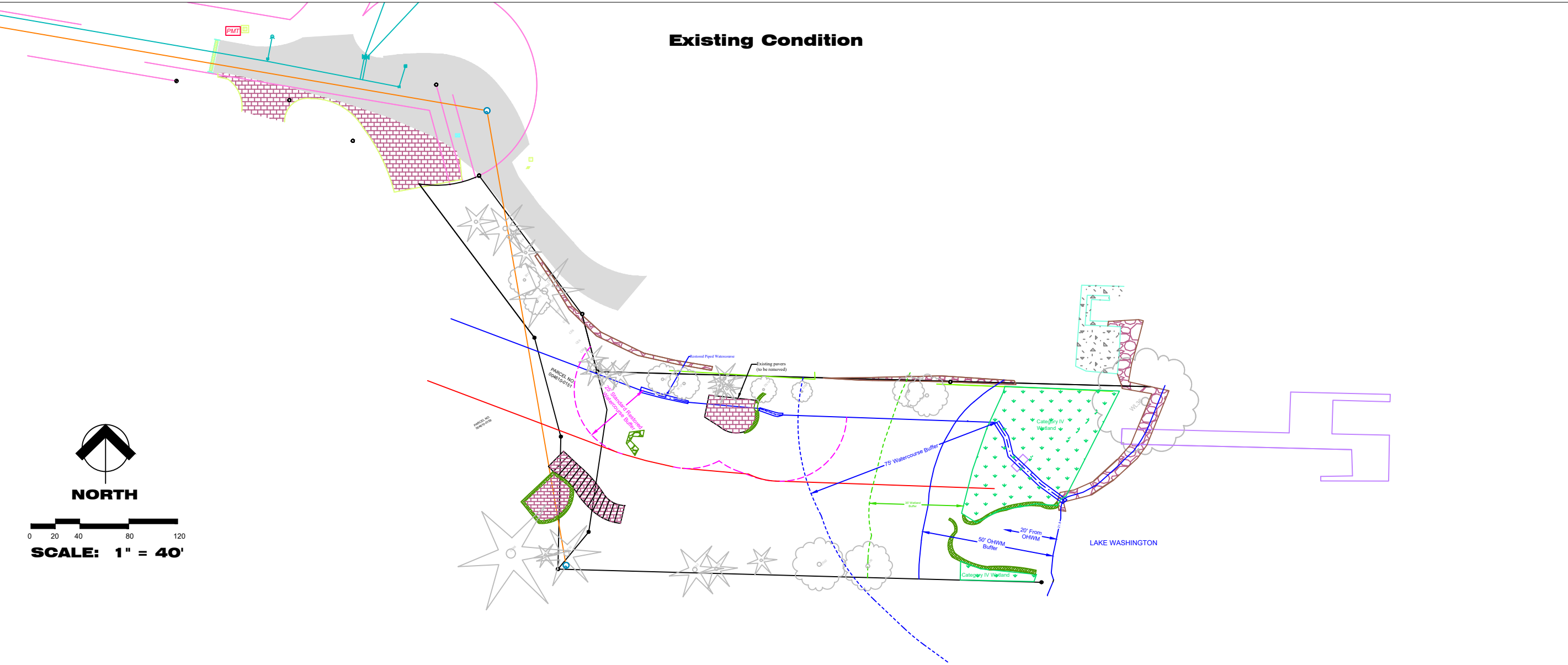
## FULL LEGAL DESCRIPTIONS

**004610-0150**  
ADAMS LAKE WASHINGTON TRS POR OF N 20 FT OF 3 & S 55 FT OF 2 ELY OF TR OF LAND DESC IN CONT RECD 9/10/49 IN VOL 2873 OF DEEDS PG 423 & 2ND C SH LDS ADJ

**004610-0151**  
ADAMS LAKE WASHINGTON TRS POR WLY OF LN BEG AT NW COR OF 2 TH E 1239.90 FT TH S 80 DEG 14 MIN 00 SEC E 465.90 FT TH S 16 DEG 58 MIN 00 SEC W 15.11 FT TH S 80 DEG 14 MIN 00 SEC E 42.54 FT TH ON CURVE TO RT RAD 36.15 FT DIST OF 31.78 FT TH ON CURVE TO LFT RAD 38 FT DIST OF 53.86 FT WH IS SLY LN OF TURN AROUND TO TPOB TH S 36 DEG 48 MIN 30 SEC E 65.05 FT TH S 14 DEG 51 MIN 30 SEC E 36.77 FT TH S 08 DEG 30 MIN 00 SEC W 46.75 FT TH S 39 DEG 38 MIN 00 SEC W & ELY OF LN BEG AT PT ON SLY MGN OF TURN AROUND S 10 DEG 53 MIN 34 SEC W 38 FT FR CEN OF SD TURN AROUND TH S 36 DEG 52 MIN 13 SEC E 72.74 FT TH S 14 DEG 55 MIN 13 SEC E 38.66 FT TH S 01 DEG 14 MIN 23 SEC W 50.01 FT TO ELY LN FIRST DESC & SLY LN OF TURN AROUND

**004610-0159**  
ADAMS LAKE WASHINGTON TRS POR 2-3 BEG AT NW COR OF 2 TH E 1239.90 FT TH S 80 DEG 14 MIN 00 SEC E 465.90 FT TH S 16 DEG 58 MIN 00 SEC W 15.11 FT TO TPOB TH S 16 DEG 48 MIN 00 SEC W 68.39 FT TH S 37 DEG 24 MIN 00 SEC W 67.65 FT TH S 43 DEG 29 MIN 00 SEC E 156.48 FT TH N 80 DEG 15 MIN 30 SEC E 67.75 FT TH N 39 DEG 38 MIN 00 SEC E 66.30 FT TH N 08 DEG 30 MIN 00 SEC E 46.75 FT TH N 14 DEG 51 MIN 30 SEC W 36.77 FT TH N 36 DEG 48 MIN 30 SEC W 65.05 FT TH WLY RAD 38 FT THRU 81 DEG 12 MIN 40 SEC OF ARC 53.86 FT TH ON CURVE TO LFT RAD 36.15 FT DIST OF 31.78 FT TH N 80 DEG 14 MIN 00 SEC W 42.54 FT TO TPOB LESS POR ELY OF LN BEG AT PT ON SLY MGN OF TURN AROUND S 10 DEG 53 MIN 34 SEC W 38 FT FR CENTER SD TURN AROUND TH S 36 DEG 52 MIN 13 SEC E 72.74 FT TH S 14 DEG 55 MIN 13 SEC E 38.66 FT TH S 01 DEG 14 MIN 23 SEC W 50.01 FT TO ELY LN ABOVE DESC TR TGW UND 1/21 INT IN POR OF TRACT 3 OF ADAMS LAKE WASHINGTON TRACTS LY NLY OF A LN DAF -- BEG AT MON ON NORTH LN OF TRACT 2 SD PLAT AAP 1240.00 FT ML ELY OF NW COR TH S 01-00-16 E 446.31 FT TH S 89-04-24 E 360.80 FT TH N 08-21-11 E 15.13 FT TH S 89-04-24 E 91.66 FT TH ON CRV TO LFT WITH A RAD OF 75.00 AN ARC DIST OF 75.39 FT TO PT OF TANGENCY TH N 33-20-06 E 0.23 FT TO PT 'A' & TPOB OF SD LN TH S 89-04-24 E 262.67 FT ML TO WATER LN OF LAKE WASHINGTON & ELY OF LN BEG A SD PT 'A' & TERM OF SD DESC LN -- BEG AT SD PT 'A' TH N 33-20-06 E 106.39 FT TH N 88-26-16 W 27.99 FT TH N 80-15-30 E 11.32 FT TH N 39-38-00 E 66.30 FT TH N 08-30-00 E TO NORTH LN OF SD TRACT 3-LESS POR ON NORTH 20.00 FT (AS DESC UNDER VOL 2873 PAGE 423-09/10/1949) . AND LESS BEG AT SD PT 'A' TH S 89-04-24 E TO OUTER LIMITS OF SH LDS TH NLY TAP 60.00 FT SOUTH OF NORTH LN SD TRACT 3 PROD EAST TH N 88-26-16 W TAP N 33-20-06 E OF BEG TH S 33-20-06 W TO BEG

## Existing Condition



DESIGNED BY: Jeff Jones		CLIENT: <b>JOHAN &amp; HELENA VALENTIN</b> 4346 E. Mercer Island Way, Mercer Island, WA 98040 1-214-228-0536 Johan.valentin@gmail.com	
DRAWN BY: Jeff Jones		PROJECT: <b>Existing Condition</b> STREAM BUFFER ENHANCEMENT PLAN TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159	
CHECKED BY: Jeff Jones		DATE: 3/23/2018	
APPROVED BY: Jeff Jones		NO.   DATE   BY   REVISION	
SCALE 1"=40'		SHEET 1 of 4	
CONSULTANT: <b>J. S. Jones and Associates, Inc.</b> <b>Environmental Consultants</b> Wetlands, Streams, and Wildlife P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027			

# Valentin Mitigation Plan - Impacts and Buffer Mitigation

EAST OF 4346 EAST MERCER WAY, MERCER ISLAND, WASHINGTON 98040  
SE 1/4 OF NE 1/4 OF SEC. 18, TWP. 24 N, RGE. 05 E, W.M.

TAX PARCEL ID NUMBERS: 004610-0150 & 004610-0151

## Proposed Impacts and Mitigation

Proposed Residence Footprint 2,636 sf

Wetland Enhancement Areas  
Wetland Enhancement Area #1 1,883 sf  
Wetland Enhancement Area #2 117 sf  
Total Wetland Enhancement 2,000 sf

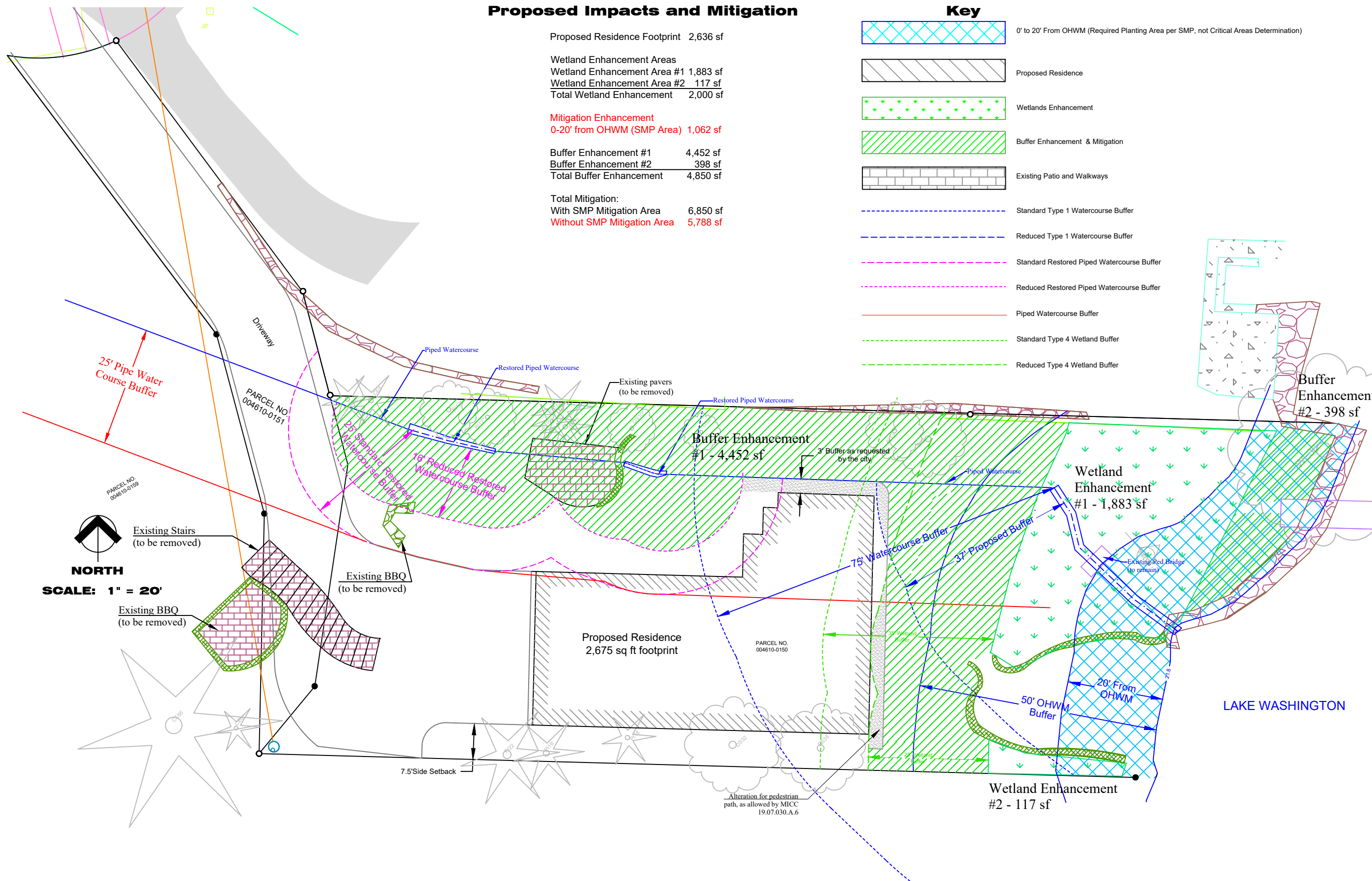
Mitigation Enhancement  
0-20' from OHWM (SMP Area) 1,062 sf

Buffer Enhancement #1 4,452 sf  
Buffer Enhancement #2 398 sf  
Total Buffer Enhancement 4,850 sf

Total Mitigation:  
With SMP Mitigation Area 6,850 sf  
Without SMP Mitigation Area 5,788 sf

## Key

	0' to 20' From OHWM (Required Planting Area per SMP, not Critical Areas Determination)
	Proposed Residence
	Wetlands Enhancement
	Buffer Enhancement & Mitigation
	Existing Patio and Walkways
	Standard Type 1 Watercourse Buffer
	Reduced Type 1 Watercourse Buffer
	Standard Restored Piped Watercourse Buffer
	Reduced Restored Piped Watercourse Buffer
	Piped Watercourse Buffer
	Standard Type 4 Wetland Buffer
	Reduced Type 4 Wetland Buffer



**NORTH**  
SCALE: 1" = 20'

CONSULTANT:  
**J. S. Jones and Associates, Inc.**  
Environmental Consultants  
Wetlands, Streams, and Wildlife  
P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

CLIENT: **JOHAN & HELENA VALENTIN**  
4346 E. Mercer Island Way, Mercer Island, WA 98040  
1-214-228-0536 Johan.valentin@gmail.com

PROJECT: **VALENTIN PROPERTY**  
STREAM BUFFER ENHANCEMENT PLAN  
TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159

DESIGNED BY: Jeff Jones  
DRAWN BY: Jeff Jones  
CHECKED BY: Jeff Jones  
APPROVED BY: Jeff Jones

DATE: 3/27/18

SCALE: 1"=20'  
SHEET: 2 of 4

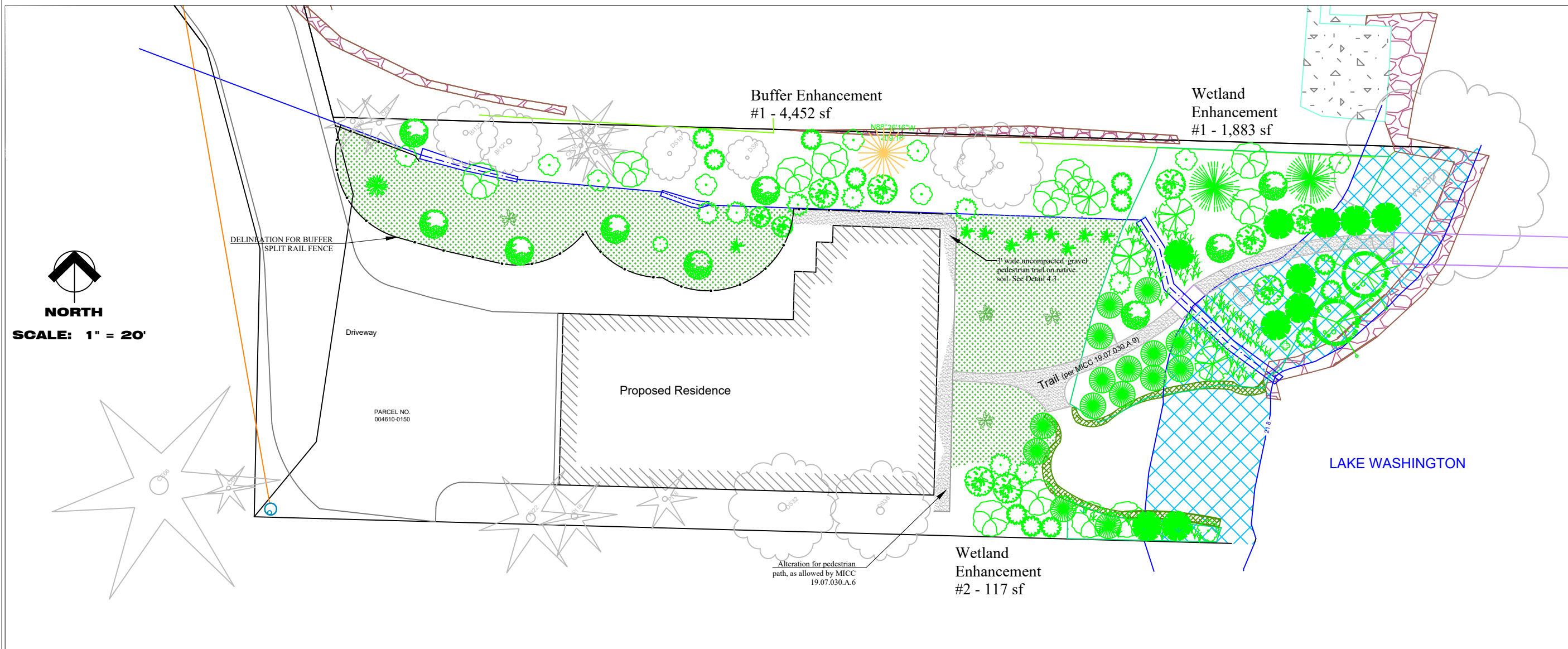
NO.	DATE	BY	REVISION
4	06/26/18		Additional mitigation species
3	06/04/18		Correctly show restored piped watercourse buffer
2	07/20/18		Add Sheet 6 of 6 (Watercourse detail at OHWM)
1	06/07/18	GS	Driveway, trails, building footprint

# VALENTIN PROPERTY - BUFFER REDUCTION MITIGATION PLAN

EAST OF 4346 EAST MERCER WAY, MERCER ISLAND, WASHINGTON 98040

SE 1/4 OF NE 1/4 OF SEC. 18, TWP. 24 N, RGE. 05 E, W.M.

TAX PARCEL ID NUMBERS: 004610-0150 & 004610-0151

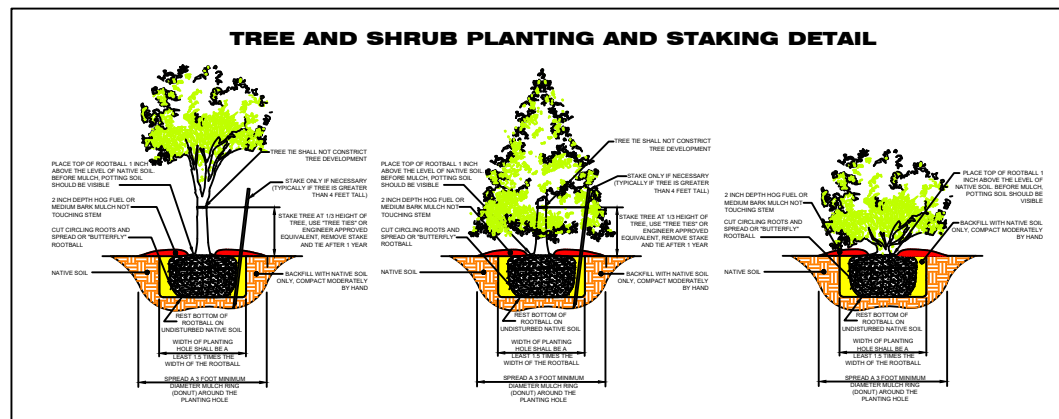


## CLEARING AND GRADING STANDARD NOTES

1. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO AVOID UTILITIES WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. A REINFORCED EROSION CONTROL FENCE MUST BE INSTALLED IN ACCORDANCE WITH THE TESP PLAN.
4. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, BEST MANAGEMENT PRACTICES (BMPs) MUST BE FOLLOWED ACCORDING TO THE TESP PLAN.

## CONSTRUCTION SEQUENCE:

1. HOLD THE PRE-CONSTRUCTION MEETING
2. STAKE CLEARING LIMITS
3. INSTALL PERIMETER EROSION CONTROL FENCING
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S)
5. REMOVE EXISTING PLANT MATERIALS
6. INSTALL PIPELINE
7. RECONSTRUCT STREAM CHANNEL
8. INSTALL ROCK SPLASH POOL
9. INSTALL PLANT MATERIALS
10. MULCH PLANT MATERIALS
11. INSTALL TEMPORARY IRRIGATION SYSTEM
12. STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS
13. UPON COMPLETION OF THE PROJECT, REMOVE BMP'S AS APPROPRIATE



PLANT SCHEDULE										
SIGNAL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	Wetland	Wetland	Wetland	Wetland	Wetland	TOTAL
					Area	Area	Area	Area	Area	
	FRAXINUS LAXIFLORA	FRAXINUS LAXIFLORA	2 GAL	2	0	0	0	0	0	2
	BETULA PAPERIFERA	BETULA PAPERIFERA	2 GAL	3	0	0	0	0	0	3
	CORNUS NUTTALLII	CORNUS NUTTALLII	2 GAL	3	0	0	0	0	0	3
	CORNUS SERICEA	CORNUS SERICEA	2 GAL	0	0	1	0	0	0	1
	CORNUS CORNUTA	CORNUS CORNUTA	2 GAL	0	0	0	7	0	0	7
	POLYSTECHUM MUNITUM	POLYSTECHUM MUNITUM	1 GAL	0	0	0	0	0	0	4
	FRAXINUS VIRGINIANA	FRAXINUS VIRGINIANA	4 INCH	0	0	0	3	0	0	3
	ACER MACROPHYLLUM	ACER MACROPHYLLUM	2 GAL	0	0	0	0	0	0	2
	PIEDMONTISIA MENZIESII	PIEDMONTISIA MENZIESII	2 GAL	0	0	0	1	0	0	1
	PHILADELPHUS LEWISII	PHILADELPHUS LEWISII	1 GAL	2	0	0	0	1	0	11
	HELODENDRON BICOLOR	HELODENDRON BICOLOR	1 GAL	2	2	0	0	0	0	13
	RHOODODENDRON MACROPHYLLUM	RHOODODENDRON MACROPHYLLUM	1 GAL	4	0	0	0	0	0	15
	ROSA NUTKANNA	ROSA NUTKANNA	1 GAL	0	2	0	0	0	0	13
	ACER CIRCINATUM	ACER CIRCINATUM	1 GAL	0	0	0	0	0	0	11
	VIBURNUM OVALIFOLIUM	VIBURNUM OVALIFOLIUM	1 GAL	12	2	0	0	0	0	15
	VIBURNUM TRICORUM	VIBURNUM TRICORUM	1 GAL	0	2	0	0	0	0	10
	ARCTOSTAPHYLOS UVA-URSI	ARCTOSTAPHYLOS UVA-URSI	4 INCH	0	0	126	24	12	0	222
	CAREX OXYSTACHYA	CAREX OXYSTACHYA	PLUSS	20	10	0	0	0	0	30
	LONCHITIS CLAUDIA	LONCHITIS CLAUDIA	4 INCH	5	0	0	0	0	0	5

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PROJECT:  
**VALENTIN PROPERTY**  
 STREAM BUFFER ENHANCEMENT PLAN  
 TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159

DESIGNED BY: Jeff Jones  
 DRAWN BY: Jeff Jones  
 CHECKED BY: Jeff Jones  
 APPROVED BY: Jeff Jones

DATE: 3/21/18

SCALE: 1"=20'  
 SHEET: 3 of 4

NO.	DATE	BY	REVISION
4	09/26/18		Additional mitigation species
3	09/04/18		Correctly show restored piped watercourse buffer
2	07/20/18		Add Sheet 6 of 6 (Watercourse detail at OHWM)
1	06/07/18	GS	Driveway, trails, building footprint