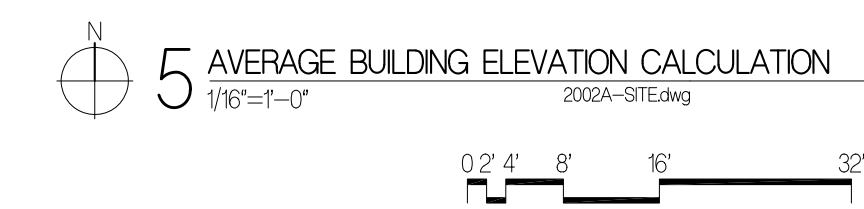


AVERAGE BUILDING ELEVATION (ABE) CALCULATION (MICC 19.02.020.E)

WALL SEGMENT	MID-POINT ELEV (ME)	SEGMENT LENGTH (SL)	ME x SL
A	73.80	22.70	1675.26
B	75.00	0.46	34.50
C	75.40	5.30	399.62
D	75.50	24.20	1827.10
E	75.00	2.30	172.50
F	75.60	23.30	1761.48
G	73.75	3.00	221.25
H	73.00	15.75	1149.75
I	72.00	22.70	1634.40
J	74.00	63.70	4713.80
SUBTOTAL		183.41	13589.66

AVERAGE BUILDING ELEVATION = $13591.40 / 183.41 = 74.09$
 (74.09' OR 74'-1")

MAXIMUM BUILDING ELEVATION ALLOWED = $ABE + 30' = 104.09$

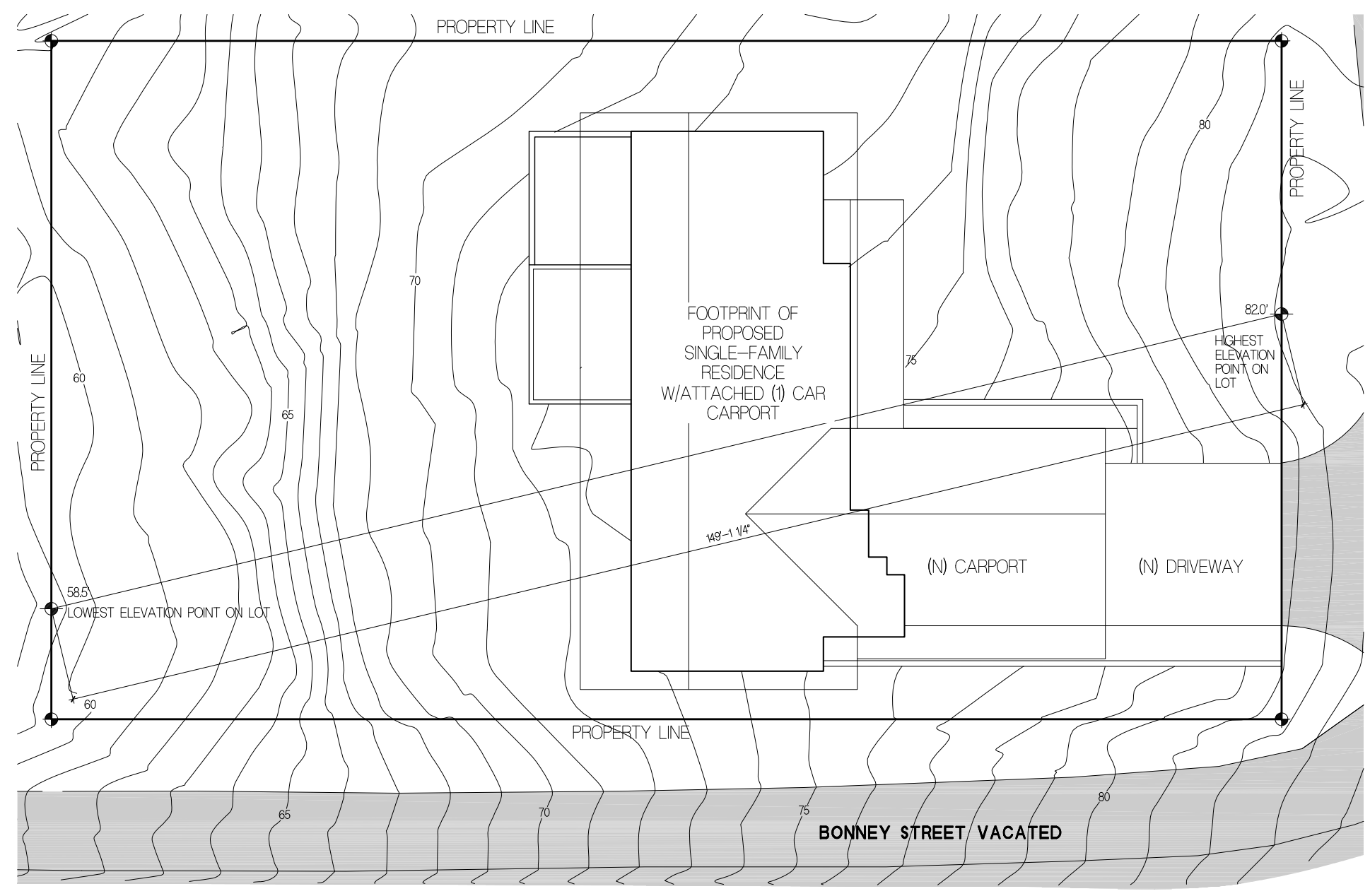
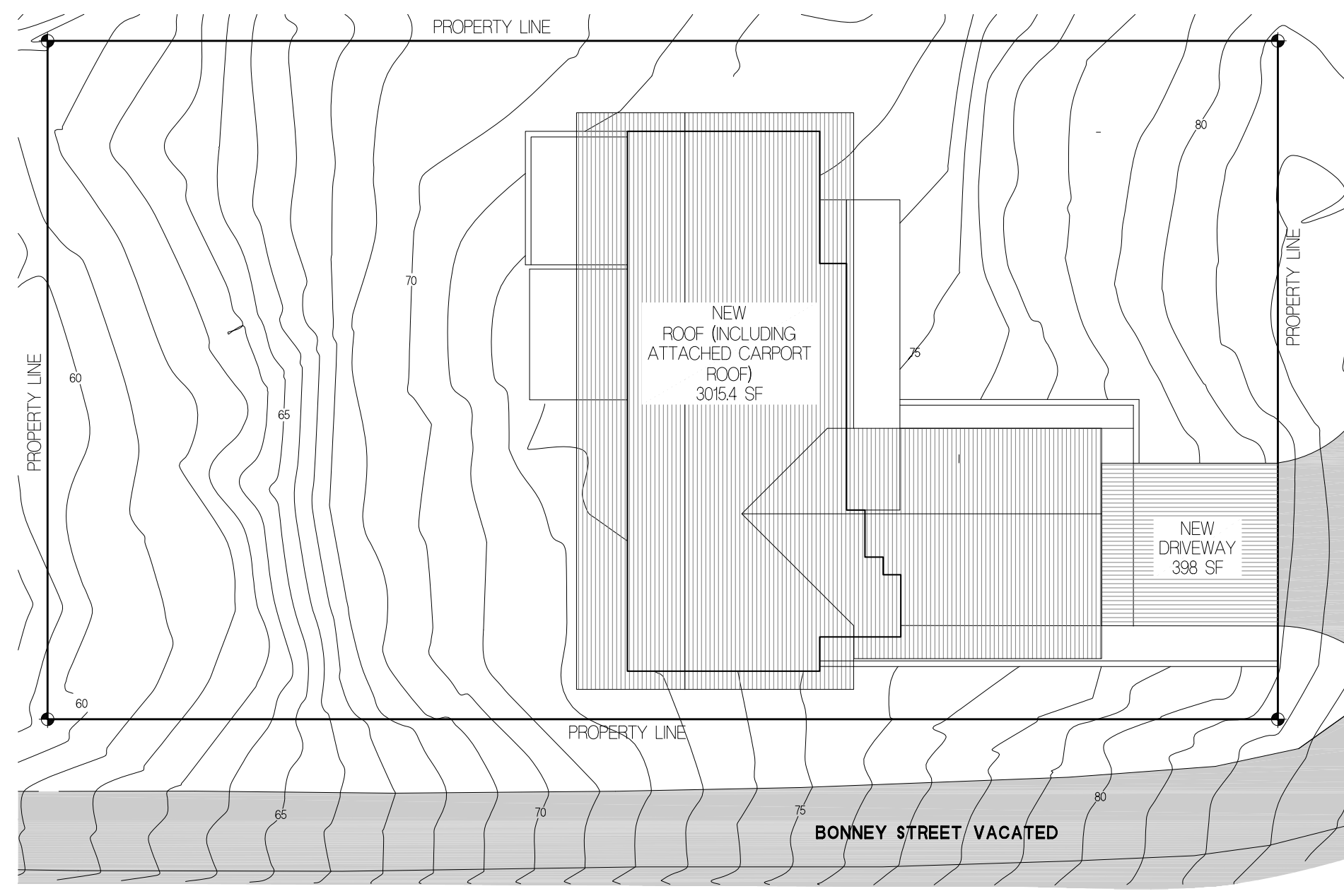
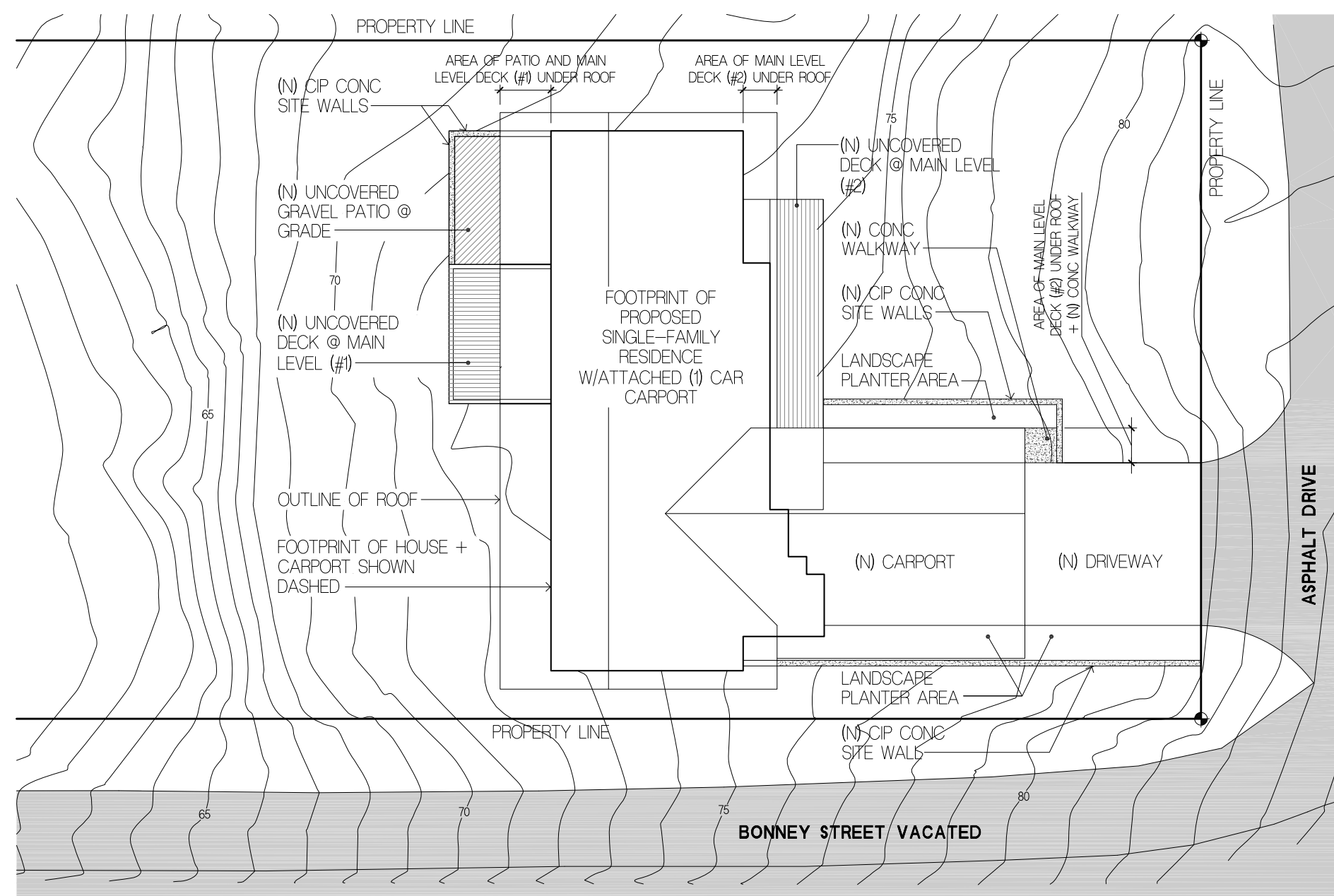
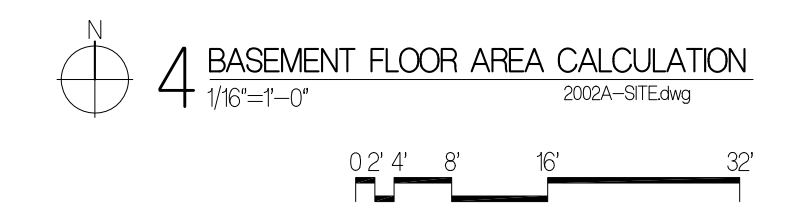


EXCLUDED BASEMENT AREA CALCULATION (MICC 19.02.020.A & APPENDIX B)

WALL SEGMENT	LENGTH (FT)	MID-POINT ELEVATION	MID-POINT HT	FLR HT	MID-PT HT x FLR HT	COVERAGE	RESULT
A	22.70	73.80	1.05	9.44	0.11	11.12	11%
B	0.46	75.00	2.25	9.44	0.24	23.83	24%
C	5.30	75.40	2.65	9.44	0.28	28.07	28%
D	24.20	75.50	2.75	9.44	0.29	29.13	29%
E	2.30	75.00	2.25	9.44	0.24	23.83	24%
F	23.30	75.60	2.85	9.44	0.30	30.19	30%
G	3.00	73.75	1.00	9.44	0.11	10.59	11%
H	15.75	73.00	0.25	9.44	0.03	2.65	3%
I	22.70	72.00	0.00	9.44	0.00	0.00	0%
J	63.70	74.00	1.25	9.44	0.13	13.24	13%
SUBTOTAL	183.41					172.67	

AVERAGE COVERAGE = $172.67 / 183.41 = 0.9419$

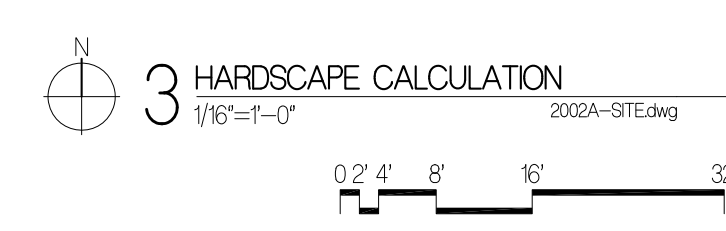
BASEMENT AREA SF INCLUDING CONDITIONED AND UNCONDITIONED = 1634.00
 BASEMENT AREA (BA) x AVERAGE COVERAGE (AC) = $1634.00 \times 0.9419 = 1538.3$
 BC x AC / TOTAL OF ALL WALL SEGMENT LENGTHS = $1538.3 / 183.41 = 8.39$



HARDSCAPE CALCULATIONS (MICC 19.02.020.3.B)

EXISTING HARDSCAPE SURFACE	AREA (SF)	NEW HARDSCAPE SURFACE	AREA (SF)
EXISTING UNCOVERED DECK	373	NEW UNCOVERED DECK #1	99
EXISTING UNCOVERED PATIO	228	NEW UNCOVERED DECK #2	147
EXISTING WALKWAY	191	NEW UNCOVERED GRAVEL PATIO	81
EXISTING STAIR #1	44	WALKWAY	15.4
EXISTING STAIR #2	40	NEW SITE WALLS	70.7
EXISTING TOTAL HARDSCAPE SURFACE TO BE REMOVED	876	NEW + REPLACED HARDSCAPE SURFACE	413.1

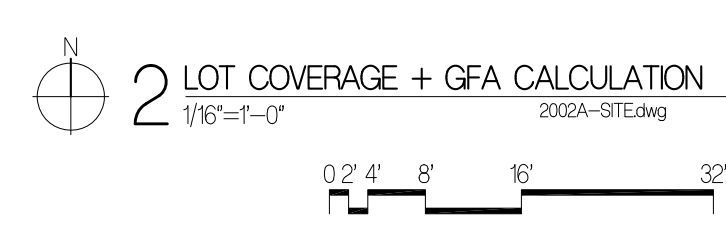
TOTAL PROJECT HARDSCAPE AREA = (EXISTING TO REMAIN - EXISTING TO BE REMOVED) + NEW = 413.1
 HARDSCAPE % = $NEW / 11,600 \text{ (LOT AREA)} \times 100 = 3.6$



LOT COVERAGE CALCULATION

EXISTING	NEW	NEW	
MAIN ROOF STRUCTURE	1449	UPPER FLOOR	560
ACCESSORY BUILDING ROOF	647	MAIN FLOOR	1370
VEHICULAR USE	426	BASEMENT FLOOR	0
COVERED PATIOS AND DECKS	0	CARPORT	1634
TOTAL EXISTING LOT COVERAGE	2522	ACCESSORY BUILDINGS	520
TOTAL PROPOSED LOT AREA TO BE REMOVED	2522	ADJ.	0
		DECKS	0
		BASEMENT AREA EXCLUDED	0
		150% GFA MODIFIER (+12)	0
		STAIRCASE GFA MODIFIER	0
		TOTAL AREA REMOVED	2577
		TOTAL GFA	0
		TOTAL NEW LOT COVERAGE	3415

$3415 / 11600 \times 100 = 29.4\%$
 $37.8\% \text{ GFA} < 40\% : \text{OK}$
 $29.4\% \text{ COVERAGE} < 35\% : \text{OK}$



LOT SLOPE CALCULATION

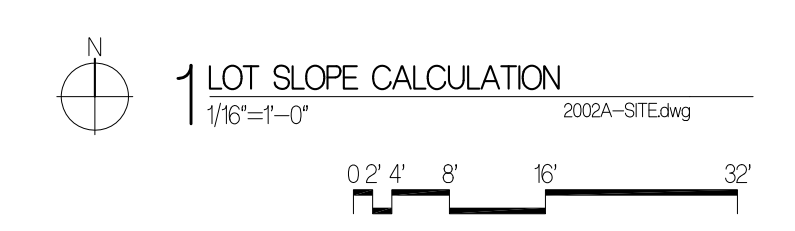
HIGHEST ELEVATION: 82.0'
 LOWEST ELEVATION: 58.5'
 DIFFERENCE IN HT: 23.5'

SHORTEST HORIZONTAL DISTANCE BETWEEN PTS: 149.1'

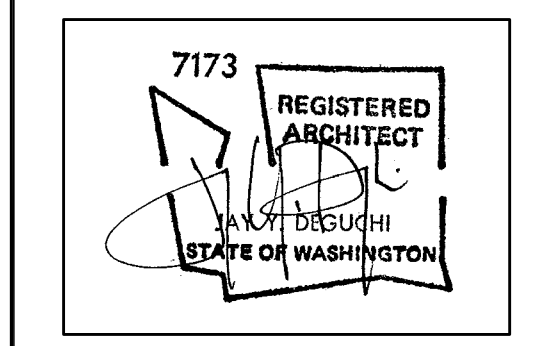
LOT SLOPE: $23.5' / 149.1' \times 100 = 15.7\%$

15.7% SLOPE = MAXIMUM LOT COVERAGE OF 35%
 REQUIRED LANDSCAPING AREA = 65%

GROSS/NET LOT AREA: 11600
 ALLOWED LOT COVERAGE: 4060



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



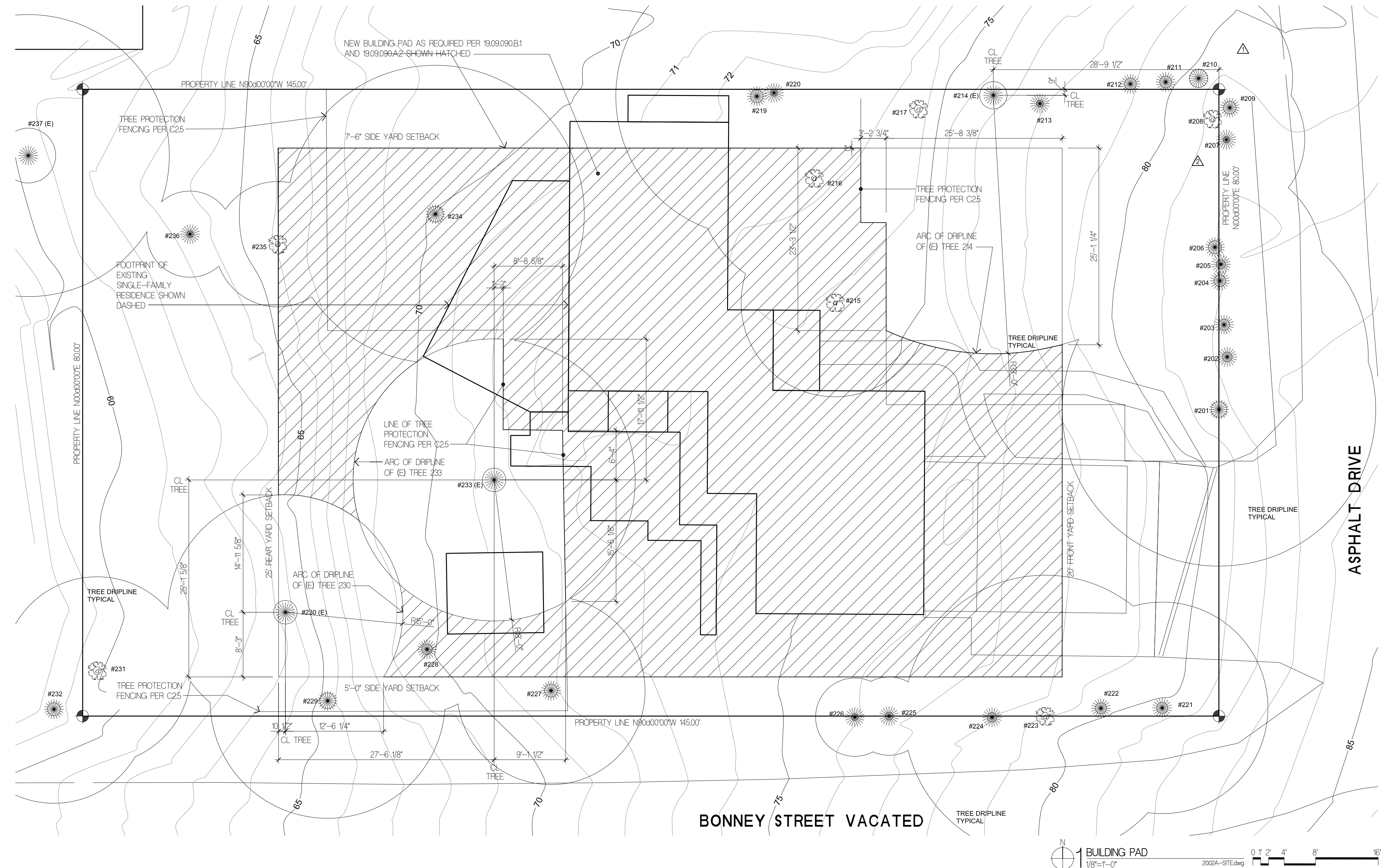
Drawing Title
LAND USE AND BUILDING CODE DIAGRAMS

Date: 03/17/2021
 Job No.: 2002

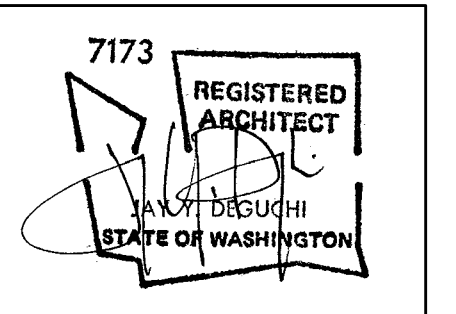
ISSUE DATE

PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT CORRECTION #2	10/21/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
LAND USE AND BUILDING CODE DIAGRAMS

Date
 09/01/2021
 Job No.
 2002

ISSUE	DATE
PERMIT CORRECTION #1	09/01/21
PERMIT CORRECTION #2	10/21/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.



TS-2.1

PROJECT SPECIFIC TESC NOTES:

- MARK CLEARING LIMITS AND ENVIRONMENTALLY CRITICAL AREAS. WITHIN THE BOUNDARIES OF THE PROJECT SITE AND PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, EASEMENTS, SETBACKS, ALL ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS, AND ALL TREES, AND DRAINAGE COURSES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.
- RETAIN TOP LAYER AND/OR AMEND ALL DISTURBED SOILS. WITHIN THE BOUNDARIES OF THE PROJECT SITE, THE DUFF LAYER, TOP SOIL, AND NATIVE VEGETATION, IF THERE IS ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHALL BE STOCKPILED ON-SITE AND COVERED TO PREVENT EROSION. SOIL SHALL THEN BE AMENDED AND REPLACED IMMEDIATELY UPON COMPLETION OF THE GROUND DISTURBING ACTIVITIES.
- ESTABLISH CONSTRUCTION ENTRANCE. LIMIT CONSTRUCTION VEHICLE ACCESS TO ONE ROUTE. STABILIZE ACCESS POINTS AND PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS. PROMPTLY REMOVE ANY SEDIMENT TRACKED OFFSITE.
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS. PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE.
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE. PASS ALL DRAINAGE WATER FROM DISTURBED AREAS THROUGH A SEDIMENT TRAP OR OTHER APPROPRIATE SEDIMENT REMOVAL BEST MANAGEMENT PRACTICES BEFORE DISCHARGING FROM THE SITE. SEDIMENT CONTROLS INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING AND SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE. ONE OF THE FOLLOWING SHALL BE USED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE: COMPOST SOCKS, BERMS OR BLANKETS, FILTER FENCE,

- STRAW BALE BARRIER, BRUSH BARRIER, GRAVEL FILTER BERM, SEDIMENT POND OR SEDIMENT TRAP. SANDBAGS MAY ALSO BE UTILIZED TO PREVENT SEDIMENT FROM BEING DISCHARGED OFFSITE. RETAINING NATURAL VEGETATION AND BUFFER ZONES ARE ENCOURAGED, BUT MAY NOT BE USED AS A SUBSTITUTE.
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE BY VEHICLES. LIMIT CONSTRUCTION VEHICLE ACCESS, WHENEVER POSSIBLE, TO ONE LOCATION. STABILIZE ALL ACCESS POINTS. PROVIDE PERIODIC STREET CLEANING BY SWEEPING OR SHOVELING ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OUT. PLACE SEDIMENT IN A SUITABLE DISPOSAL AREA WHERE IT WILL NOT ERODE ANY FURTHER.
- STABILIZE SOILS. PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED AND UNWORKED SOILS, INCLUDING STOCK PILES. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. BEFORE THE COMPLETION OF THE PROJECT, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. SOME EXAMPLES OF BMPs TO USE TO STABILIZE SOILS, INCLUDING STOCKPILES ARE: COMPOST BLANKETS, SEEDING AND MULCHING, OR MATTING/ROLLED EROSION CONTROL PRODUCTS. COMPOST BLANKETS CAN BE USED AS TEMPORARY EROSION CONTROL AND THEN BE MIXED INTO THE SOIL TO HELP MEET THE POST CONSTRUCTION SOIL AMENDMENT REQUIREMENTS.
- PROTECT SLOPES. EROSION FROM SLOPES SHALL BE MINIMIZED. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. OFFSITE STORMWATER RUN-ON OR GROUNDWATER SHALL BE DIVERTED AWAY FROM SLOPES AND UNDISTURBED AREAS.

- PROTECT STORM DRAINS. PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES, THAT RECEIVE DRAINAGE WATER FROM THE PROJECT. STORM DRAIN INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED AS RECOMMENDED BY THE PRODUCT MANUFACTURER, OR MORE FREQUENTLY IF REQUIRED TO PREVENT FAILURE OF THE DEVICE OR FLOODING. STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT DRAINAGE WATER DOES NOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED AT THE CONCLUSION OF THE PROJECT.
- STABILIZE CHANNELS AND OUTLETS. ALL TEMPORARY ON-SITE DRAINAGE SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION. STABILIZATION SHALL BE PROVIDED AT THE OUTLETS OF ALL DRAINAGE SYSTEMS THAT IS ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES.
- CONTROL POLLUTANTS. MEASURES SHALL BE TAKEN TO CONTROL POTENTIAL POLLUTANTS. COMPLY WITH THE REQUIREMENTS OF WASHINGTON STATE DEPARTMENT OF ECOLOGY'S 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW) VOLUME IV FOR EACH OF THE FOLLOWING CONSTRUCTION RELATED ACTIVITIES: POLLUTANT DISPOSAL (INCLUDING SEDIMENT, WASTE MATERIALS, AND DEMOLITION DEBRIS); CHEMICAL STORAGE; ON-SITE FUELING; MAINTENANCE, FUELING AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES; CLEANUP OF CONTAMINATED SURFACES; DISCHARGE OF WHEEL WASH WASTEWATER; FERTILIZER AND PESTICIDE APPLICATION; PH-MODIFYING SOURCES.
- CONTROL DEWATERING. WHEN DEWATERING DEVICES DISCHARGE ON-SITE OR TO A PUBLIC DRAINAGE SYSTEM, DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP TO REMOVE SEDIMENT CONTAMINATION, OR OTHER SEDIMENT REMOVAL BMP.

- MAINTAIN AND INSPECT BMPs. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE (5) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MAINTAIN, UPDATE, AND IMPLEMENT THEIR CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MODIFY THEIR CONSTRUCTION STORMWATER CONTROL PLAN TO MAINTAIN COMPLIANCE.
- MINIMIZE OPEN TRENCHES. IN THE CONSTRUCTION OF UNDERGROUND UTILITY LINES, WHERE FEASIBLE, NO MORE THAN ONE HUNDRED FIFTY (150) FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
- PHASE THE PROJECT. DEVELOPMENT PROJECTS SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF LAND DISTURBING ACTIVITY OCCURRING AT THE SAME TIME AND SHALL TAKE INTO ACCOUNT SEASONAL WORK LIMITATIONS.
- INSTALL PERMANENT FLOW CONTROL FACILITIES. AFTER CONSTRUCTION BUT BEFORE THE PROJECT IS CONSIDERED COMPLETED, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILIZE SOILS: PERMANENT SEEDING, PLANTING, OR SOILING.

NOTES:

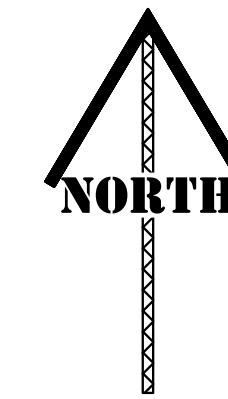
- THE BMPs SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

EXCEPTIONAL TREE LIST:

#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5

NOTE:

CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION. BASEMAP WAS PROVIDED BY OWNER AND CITY AS-BUILTS. SURVEY SHOULD BE INDEPENDENTLY VERIFIED



NOTES

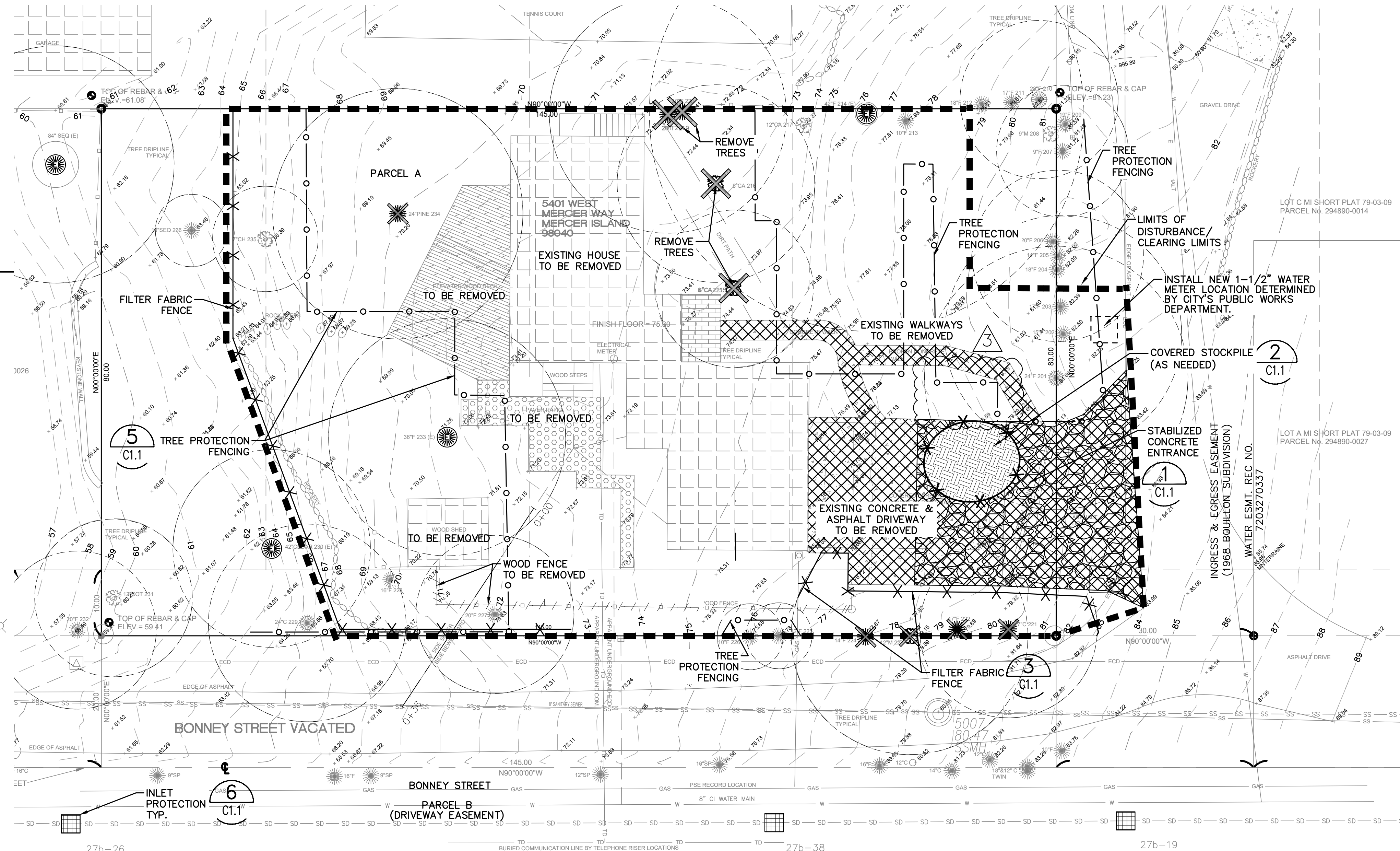
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH WSDOT CURRENT STANDARD SPECIFICATIONS.
- CONTRACTOR TO NOT DISTURB MORE THAN 1 AC ON-SITE. IF MORE THAN 1 AC WILL BE DISTURBED, STABILIZE A PORTION OF THE SITE AND NOTIFY RED BARN ENGINEERING INC.

LEGEND:

- FILTER FABRIC FENCE (3 C1.1)
- LIMITS OF DISTURBANCE/CLEARING LIMITS
- PROPERTY LINE
- GRASS-LINED SWALE
- COMPOST SOCK (4 C1.1)
- REMOVE UTILITY/FENCE
- TREE PROTECTION FENCING (5 C1.1)
- CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.)
- STABILIZED CONSTRUCTION ENTRANCE (1 C1.1)
- REMOVE CONCRETE/ ASPHALT
- FLOW DIRECTION
- PLYWOOD
- STOCKPILE (NETS AND BLANKETS) SEE NOTE 8. (2 C1.1)
- REMOVE TREE
- INLET PROTECTION (6 C1.1)

EXISTING

- SANITARY SEWER MH
- SANITARY SEWER CLEAN OUT
- STORM DRAIN MH
- STORM DRAIN CATCH BASIN
- WATER HYDRANT
- WATER FDC
- WATER METER
- WATER VALVE
- WATER BLOW-OFF
- WATER AIR RELIEF VALVE
- WATER CAP
- GAS METER
- GAS VALVE
- BOLLARD
- POWER POLE
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE RISER
- YARD LIGHT
- POLE WITH LUMINAIRE
- JUNCTION BOX
- CONIFER TREE
- DECIDUOUS TREE
- GENERAL SIGN
- IN-LEAD DOWN



RED BARN GROUP INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. LUMPKIN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
05/02/2022

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE	COMMENTS
1	9/07/21	CITY COMMENTS
2	10/21/21	CITY COMMENTS
3	05/02/22	DESIGN REVISION

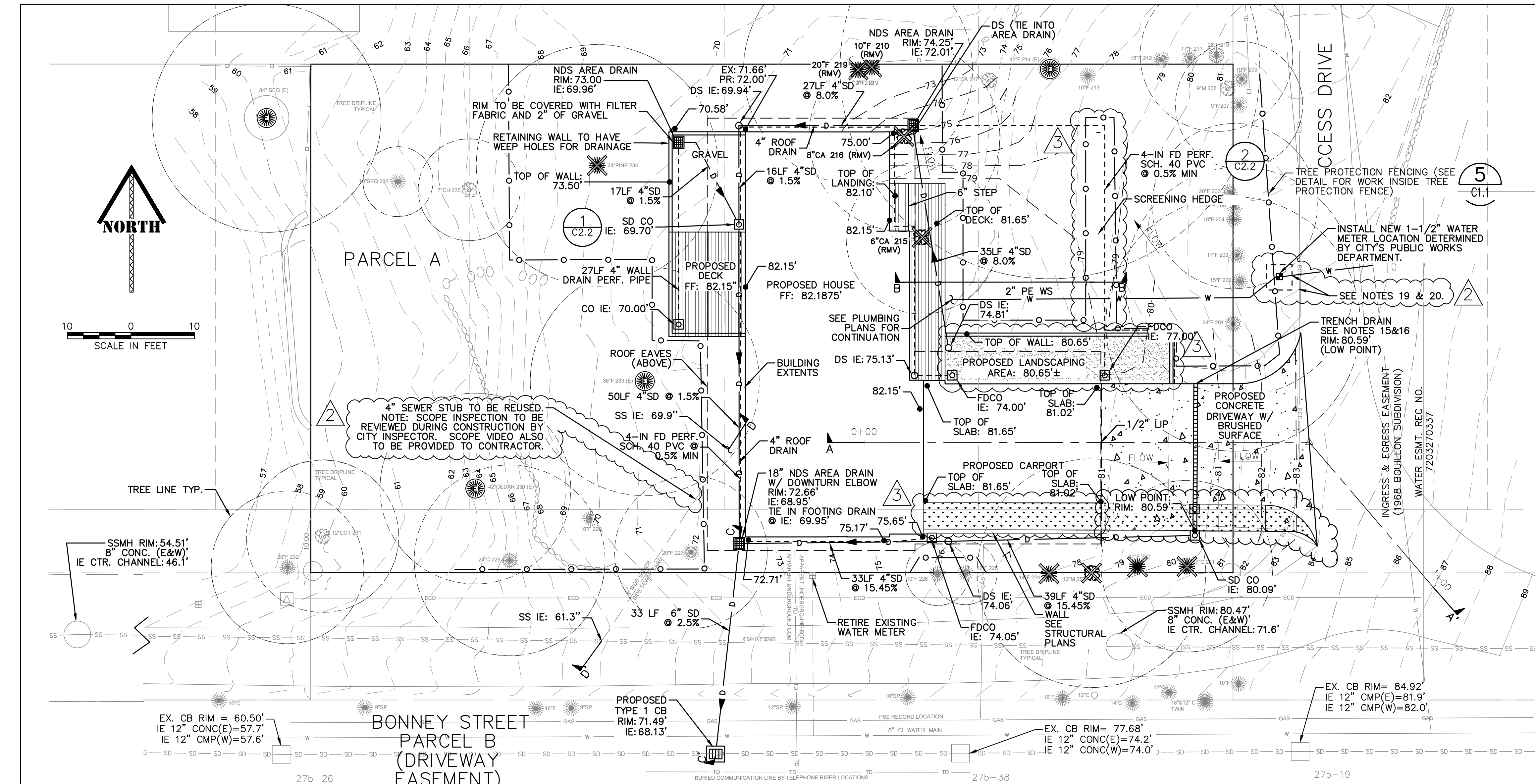
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
21-0035



SURFACE AREA TABLE

PROJECT NAME:		Lumpkin Residence	
TOTAL LOT AREA (SF)		11,600	0.27
Clearing Area		-	0.00
SURFACE	DESCRIPTION	AREA (SF)	AREA (AC)
S1	ROOF (HOUSE)	3,105	0.07
S2	UNCOVERED WOODEN DECK	224	0.01
S3	RETAINING WALL SURFACE	40	0.00
S4	CONCRETE DRIVEWAY	787	0.02
IMPERVIOUS TOTAL		4,156	0.10

RED BARN GROUP INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

- ### LEGEND:
- TYPE 1 CATCH BASIN PER WSDOT STD SPEC 9-05.50(3)
 - STORM DRAIN CLEANOUT
 - DOWNSPOUT
 - SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6))
 - SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
 - NDS YARD DRAIN (COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT)
 - 6" CONC OVER
 - 6" CSBC W/ #4 REBAR 16" O.C. EACH WAY CENTERED IN SLAB. SEE NOTE 4

811

CALL BEFORE YOU DIG

DESIGN: RJW
DRAWN: EJW
CHECKED: RJW

05/02/2022

- ### NOTES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
 - CONTRACTOR TO AS-BUILT STORM AND SAN. SEWER SYSTEM UPON COMPLETION.
 - CONTRACTOR SHALL NOT SURCHARGE SAN. SEWER LINE. DOWNSPOUTS AND/OR ROOF LEADER LINES SHALL BE CONNECTED TO AN AREA DRAIN PRIOR TO DISCHARGING TO THE LAKE WASHINGTON.
 - PLACE REBAR ON BRICKS AS NEEDED TO CENTER REBAR WITHIN SLAB. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO ENGINEER PRIOR TO CONCRETE POUR.
 - ROUTE DOWNSPOUTS TO FACE OF ROCKERY, BUT DO NOT EXTEND PAST BULKHEAD. DISCHARGE ABOVE OHWM AT 18.7'.
 - UNLESS OTHERWISE NOTED, SD SHALL BE 6" PE PIPE RIGID W/ SMOOTH WALL INTERIOR. SD SHALL BE AT 2.0% MINIMUM.
 - CONTRACTOR TO CCTV SAN SEWER PRIOR TO CONNECTION. CONTRACTOR TO PROVIDE TO CITY TO REVIEW AND OBTAIN APPROVAL.
 - 8" WATER MAIN AND HYDRANT LOCATED ON OPPOSITE SIDE OF 77TH AVE SE. HYDRANT IS APPROXIMATELY 140' FROM THE SOUTHEAST CORNER OF RESIDENCE.
 - SUB-SLAB DRAINAGE (PIPE SIZE, TYPE, SPACING, BEDDING) TO BE DETERMINED WITH GEOTECHNICAL AND STRUCTURAL ENGINEER. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN AND BMP T5.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
 - SD SHALL BE SDR 35 ASTM 3034 SMOOTH-WALLED PIPE. SS SHALL BE SCH 40 PVC.
 - CONTRACTOR TO TUNNEL BORE OR AIR EXCAVATE W/ PROJECT ARBORIST OVER-SITE FOR SD AND SS WITHIN DRIPLINES OF TREES.
 - CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLINE OF TREES.
 - ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.
 - CONTRACTOR TO INSTALL TRENCH DRAIN CKG100-23 4" WIDE K100 GALVANIZED EDGE POLYMER CONCRETE TRENCH DRAIN KIT (23 FOOT COMPLETE) WITH LINEAR FALL, OR EQUIVALENT TRENCH DRAIN.
 - KIT INCLUDES 7 1-METER TRENCH DRAIN CHANNELS, 7 1-METER GRATES (A CLASS GALVANIZED REINFORCED SLOTTED STANDARD OR EQUIVALENT), AND 2 UNIVERSAL INLET/OUTLET END CAPS.
 - FOR ALL ACCESS ROADS AND DRIVEWAYS WITH A GRADIENT EXCEEDING 15%, THE SURFACE SHALL BE CEMENT CONCRETE PAVEMENT WITH A BRUSHED SURFACE FOR TRACTION. ACCESS ROADS AND DRIVEWAYS WITH GRADIENTS OF 15% OR LESS MAY HAVE ASPHALT SURFACE.
 - EXISTING SEWER LINE HAS BEEN INSPECTED. CONCLUSION OF REPORT STATES RECOMMENDATION THAT "THE LINE NEEDS TO BE CLEANED/JETTED TO REMOVE THE DEBRIS AND ROOTS FROM LINE."
 - DIRECTIONALLY BORE WATER LINE USING HDPE PIPE DR 17. BORING SHALL BE DIRECTIONALLY DRILLED TO MINIMIZE ROOT DAMAGE. CONTRACTOR TO FIELD VERIFY ALIGNMENT PRIOR TO INSTALLING.
 - BORE PIT SHALL BE APPROXIMATELY 4'X4', AND AIR SPADDED PRIOR TO EXCAVATION FOR INSTALLATION OF WATER LINE. CONTRACTOR TO FIELD VERIFY CONDITIONS AND CONSULT WITH ARBORIST PRIOR TO DIGGING.

REV/SUBMITTAL	DATE
1	CITY COMMENTS 9/07/21
2	CITY COMMENTS 10/21/21
3	DESIGN REVISION 05/02/22

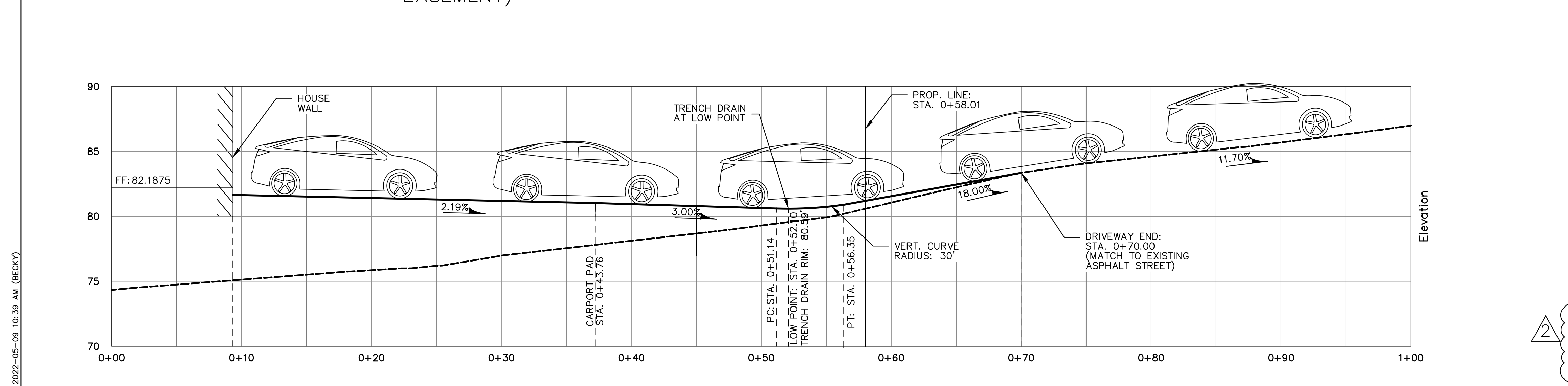
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
GRADING AND
UTILITY PLAN

SHEET NO.:
C2.0

RB PROJECT NO.:
21-0035

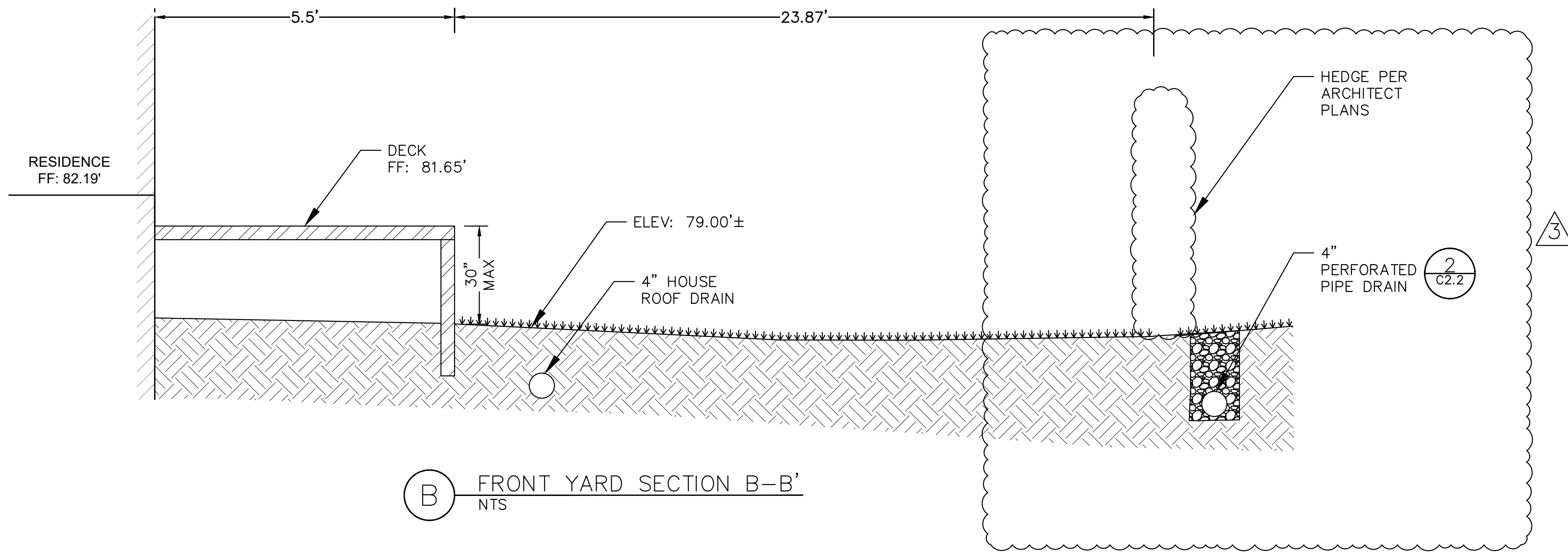


A DRIVEWAY CNRTL PROFILE A-A'
1" = 5'(H), 1" = 5'(V)

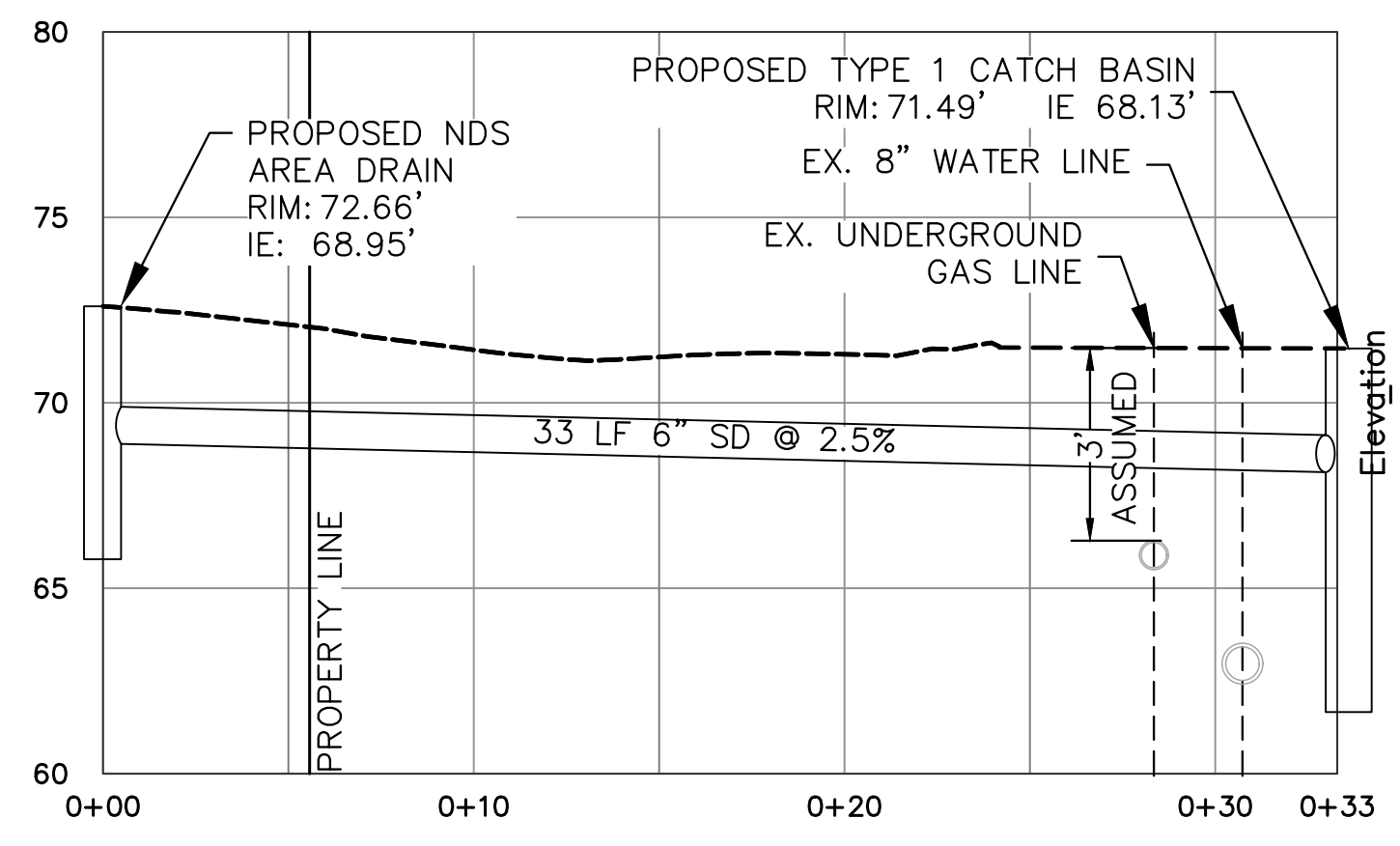
PROFILE LEGEND:

- EXISTING GRADE
- PROPOSED GRADE

EXCEPTIONAL TREE LIST:
#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5

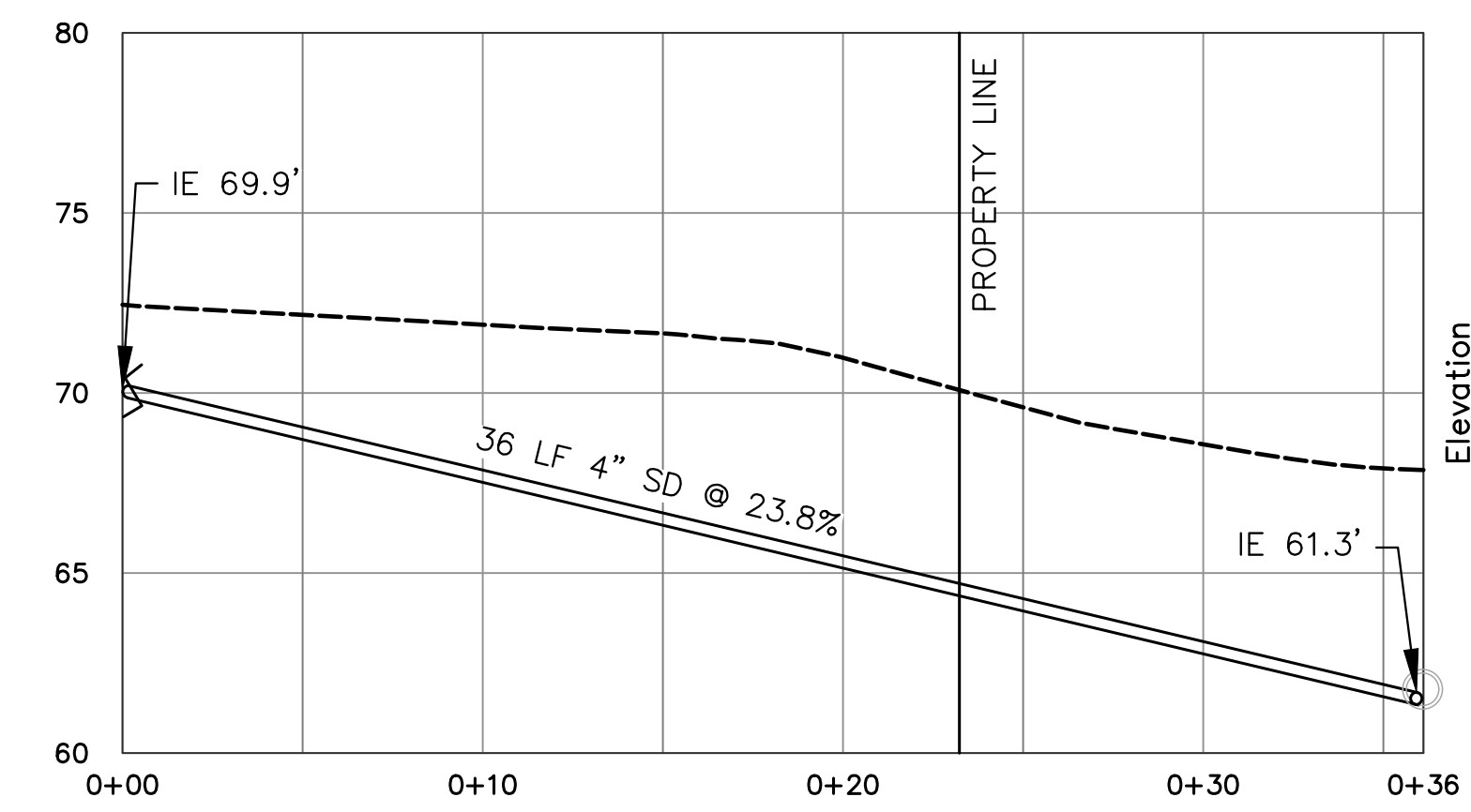


B FRONT YARD SECTION B-B'
NTS



C STORM DRAIN SECTION C-C'
NTS

LEGEND:
 - - - - - EXISTING GRADE
 ——— PROPOSED GRADE



D SANITARY SEWER CONNECTION SECTION D-D'
NTS

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PH. (206) 200-7174
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CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
05/02/2022

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE
A	CITY COMMENTS 9/07/21
A	CITY COMMENTS 10/21/21
A	DESIGN REVISION 05/02/22

PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
GRADING & UTILITY
SECTIONS

SHEET NO.:
C2.1

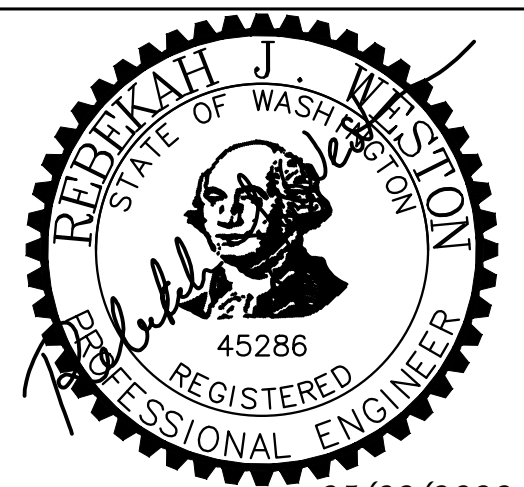
RB PROJECT NO.:
21-0035



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DESIGN RJW

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REV/SUBMITTAL	DATE
1	CITY COMMENTS 9/07/21
2	CITY COMMENTS 10/21/21
3	DESIGN REVISION 05/02/22

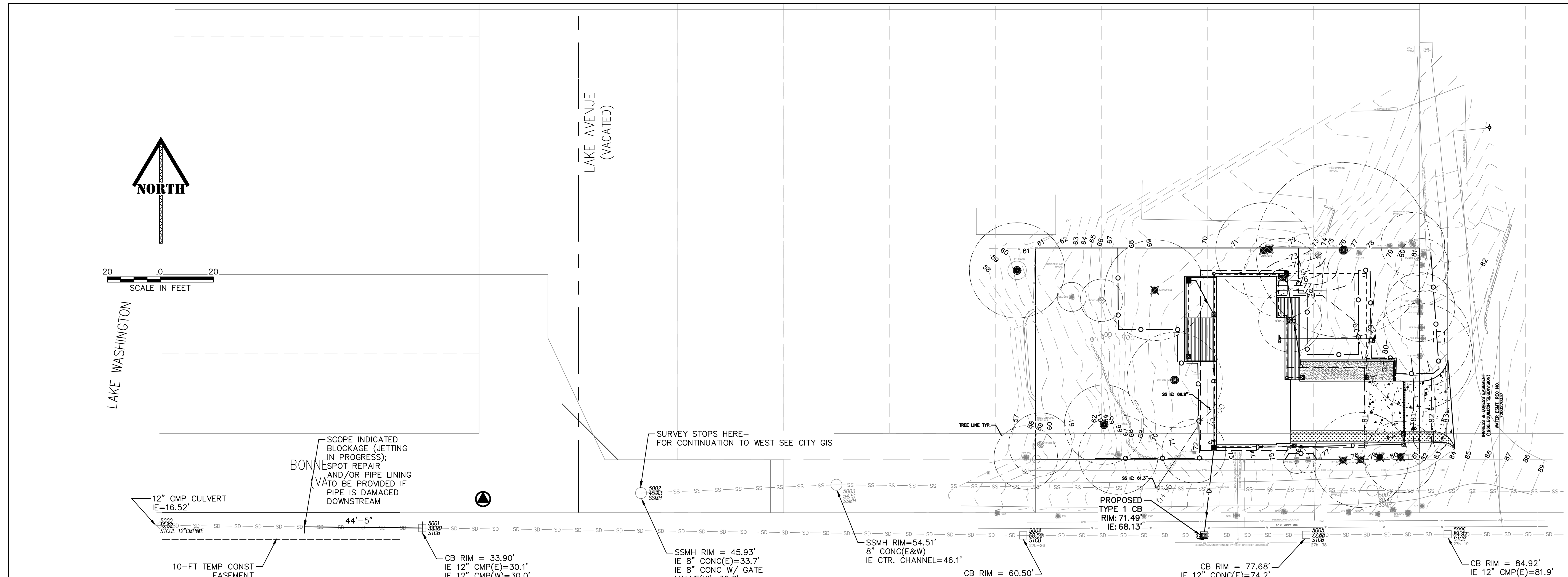
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
STORMWATER
OVERVIEW

SHEET NO.:
C2.4

RB PROJECT NO.:
21-0035



NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
- CONTRACTOR TO AS-BUILT STORM AND SAN. SEWER SYSTEM UPON COMPLETION.
- CONTRACTOR SHALL NOT SURCHARGE SAN. SEWER LINE. DOWNSPOUTS AND/OR ROOF LEADER LINES SHALL BE CONNECTED TO AN AREA DRAIN PRIOR TO DISCHARGING TO THE LAKE WASHINGTON.
- PLACE REBAR ON BRICKS AS NEEDED TO CENTER REBAR WITHIN SLAB. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO ENGINEER PRIOR TO CONCRETE POUR.
- ROUTE DOWNSPOUTS TO FACE OF ROCKERY, BUT DO NOT EXTEND PAST BULKHEAD. DISCHARGE ABOVE OHWM AT 18.7'.
- UNLESS OTHERWISE NOTED, SD SHALL BE 6" PE PIPE RIGID W/ SMOOTH WALL INTERIOR. SD SHALL BE AT 2.0% MINIMUM.
- CONTRACTOR TO CCTV SAN SEWER PRIOR TO CONNECTION. CONTRACTOR TO PROVIDE TO CITY TO REVIEW AND OBTAIN APPROVAL.
- 8" WATER MAIN AND HYDRANT LOCATED ON OPPOSITE SIDE OF 77TH AVE SE. HYDRANT IS APPROXIMATELY 140' FROM THE SOUTHEAST CORNER OF RESIDENCE.
- SUB-SLAB DRAINAGE (PIPE SIZE, TYPE, SPACING, BEDDING) TO BE DETERMINED WITH GEOTECHNICAL AND STRUCTURAL ENGINEER.
- THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN AND BMP 15.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
- SD SHALL BE SDR 35 ASTM 3034 SMOOTH-WALLED PIPE. SS SHALL BE SCH 40 PVC
- CONTRACTOR TO TUNNEL BORE OR AIR EXCAVATE W/ PROJECT ARBORIST OVER-SITE FOR SD AND SS WITHIN DRIPLINES OF TREES.
- CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLINE OF TREES.
- ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.

LEGEND:

- TYPE 1 CATCH BASIN PER WSDOT STD SPEC 9-05.50(3)
- STORM DRAIN CLEANOUT
- DOWNSPOUT
- SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6))
- SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
- NDS YARD DRAIN (COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT)
- 6" CONC OVER
- 6" CSBC W/ #4 REBAR 16"O.C. EACH WAY CENTERED IN SLAB. SEE NOTE 4

SURFACE AREA TABLE

PROJECT NAME:		Lumpkin Residence	
TOTAL LOT AREA (SF)		11,600	0.27
Clearing Area		-	0.00
SURFACE	DESCRIPTION	AREA (SF)	AREA (AC)
S1	ROOF (HOUSE)	3,105	0.07
S2	UNCOVERED WOODEN DECK	224	0.01
S3	RETAINING WALL SURFACE	40	0.00
S4	CONCRETE DRIVEWAY	787	0.02
IMPERVIOUS TOTAL		4,156	0.10

EXCEPTIONAL TREE LIST:
#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4209-3803268, DATED AUGUST 5, 2021 8:00 AM)

REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:
THE SOUTH 70 FEET OF EAST 25 FEET OF LOT 19 AND SOUTH 70 FEET OF LOTS 20, 21 AND 22, BLOCK 2, GROVELAND PARK, A VACATED PLAT AND ADJOINING 10 FEET OF VACATED BONNEY STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;

PARCEL B:
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR DRIVEWAY OVER A STRIP OF LAND 30 FEET IN WIDTH, SOUTH LINE THEREOF IS COINCIDENT WITH THE CENTER LINE OF VACATED BONNEY STREET, AND SAID EASEMENT OR RIGHT OF WAY EXTENDING TO THE WESTERLY LINE OF WEST MERCER WAY ALSO KNOWN AS MERCER ISLAND BOULEVARD, THE WESTERLY END OF SAID EASEMENT OR RIGHT OF WAY BEING THE EAST LINE OF ABOVE DESCRIBED TRACT AND SAID EAST LINE EXTENDED SOUTH 20 FEET TO THE CENTER LINE OF SAID VACATED BONNEY STREET;

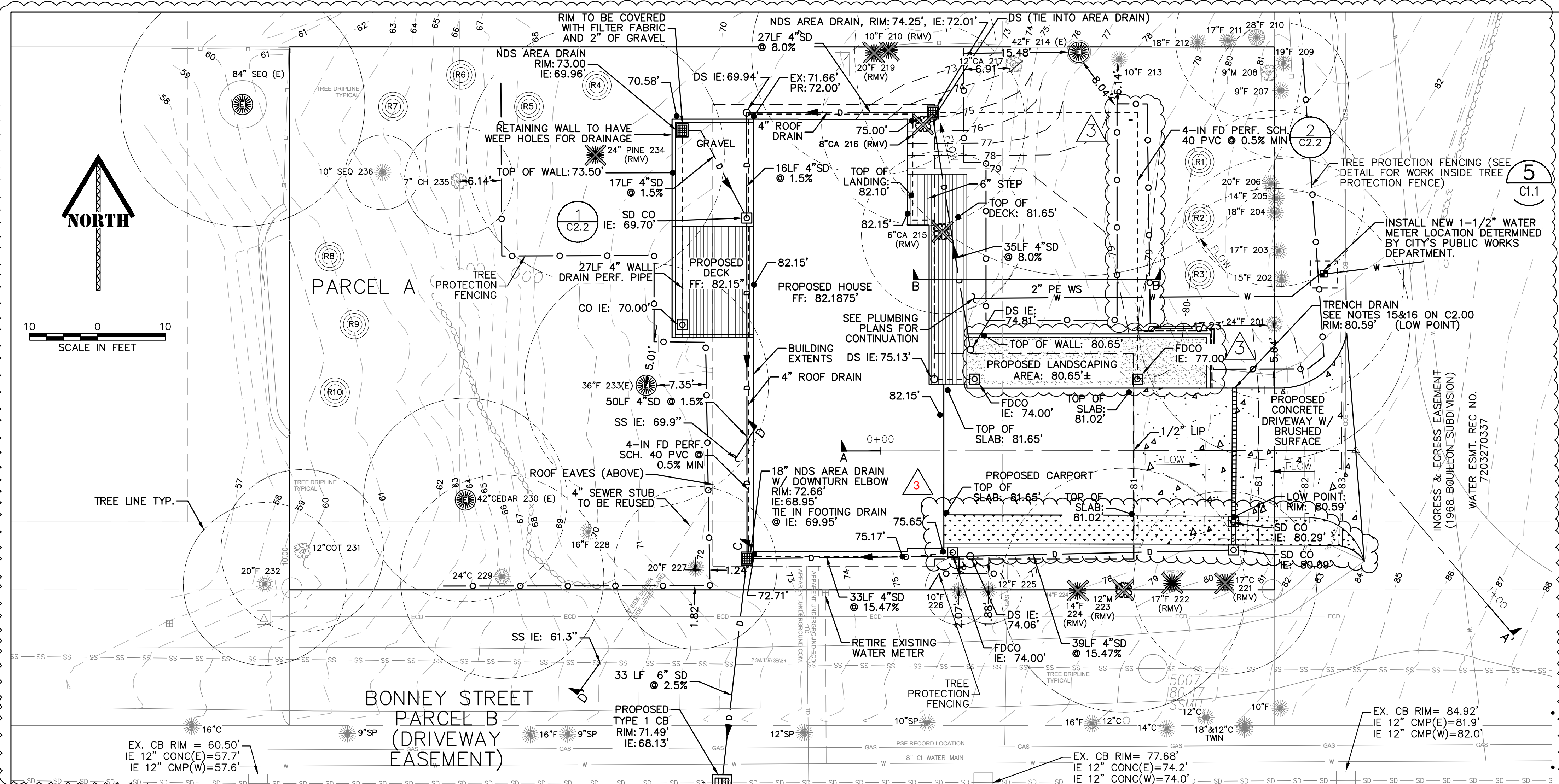
EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT.

HORIZONTAL DATUM

ASSUMED

VERTICAL DATUM

NAVD 88 BASED ON TIES TO BENCHMARKS SHOWN ON A TOPOGRAPHIC MAP PROVIDED BY THE CLIENT, PERFORMED BY THOMAS J. COLETTI, DATED AUGUST 14, 2019.



LEGEND:

- TYPE 1 CATCH BASIN PER WSDOT STD SPEC 9-05.50(3)
- STORM DRAIN CLEANOUT
- DOWNSPOUT
- SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6))
- SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
- NDS YARNED DRAIN (COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT)
- 6" CONC OVER
- 6" CSBC W/ #4 REBAR 16" O.C. EACH WAY CENTERED IN SLAB. SEE NOTE 4
- TREE TO BE REMOVED
- TREE TO BE PLANTED/REPLACED
- EXCEPTIONAL TREE
- TREE PROTECTION FENCING- CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.)

NOTES

- TREE PROTECTION MEASURES (TPM) SHOULD BE 4' TALL ORANGE POLY FENCING, OR EQUIVALENT, STAKED INTO PLACE AT THE LIMITS OF DISTURBANCES (LOD), EXCEPT THAT TPM FOR THE TREES LOCATED ALONG THE ROW SHALL BE 6' TALL CHAIN-LINK PANELS SECURED IN PLACE.
- SIGNAGE SHALL BE PROVIDED EVERY 20' ALONG THE SECTIONS OF TPM STATING THE FENCE PROVIDES A "TREE PROTECTION ZONE" - "NO SOILS, BUILDING MATERIALS OR EQUIPMENT ALLOWED IN PROTECTION ZONE". THESE SIGNS SHOULD BE 8.5" BY 11.0" AND MADE TO BE WEATHER RESISTANT.
- SITE CLEARING, GRADING AND EXCAVATION SHOULD BE MONITORED BY A PROFESSIONAL TREE PERSON. ANY ROOTS ENCOUNTERED SHOULD BE SHOULD BE CLEANLY CUT AS-IF IT WERE A ROOT FROM A TREE SCHEDULED FOR RETENTION. ANY STUMP REMOVAL SHOULD BE CONSIDERED FOR ITS POTENTIAL IMPACT OF NEARBY PROTECTED TREES.
- ROOT PRUNING, AS NEEDED, SHOULD BE UNDERTAKEN WITH CARE. ADDITIONAL PRUNING STANDARDS ARE DETAILED IN ANSI STANDARD A300 (PART8)-2013 ROOT MANAGEMENT.
- AN ASSESSMENT OF THE ENCOUNTERED ROOTS SHOULD BE UNDERTAKEN TO DETERMINE IF ANY OF THE RETAINED TREES INCUR ROOT IMPACTS AND THE EXTENT OF THE ROOT IMPACTS.
- ALL EXPOSED ROOTS SHOULD BE COVERED WITH MOST NATIVE SOIL OR A COMMERCIAL COMPOST OR MULCH PRODUCT, SUFFICIENT TO COVER THE FRESHLY CUT ROOTS AS SOON AS IS REASONABLE.
- ALL BARE SOILS AROUND THE RETAINED TREES SHOULD BE COVERED WITH 3" OF ARBORIST WOOD CHIPS OR A COMMERCIAL MULCH MATERIAL.
- IF LIMB REMOVAL IS NEEDED IN ORDER TO PROVIDE BUILDING CLEARANCE, SUCH PRUNING SHOULD BE UNDERTAKEN BY A TREE PROFESSIONAL AND SHOULD BE DONE WITH PROPER PRUNING EQUIPMENT
- THE TREES WOULD BENEFIT FROM ADDITIONAL SUMMER-TIME HYDRATION, AS MAY BE POSSIBLE
- REPLACEMENT TREES TO BE PLANTED AT LEAST 10- FEET AWAY FROM EACH OTHER, STRUCTURES, FENCES, AND UTILITIES. REFER TO MICC19.10 FOR TREE CODE REQUIREMENTS.

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REBEKAH J. JOHNSTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
05/02/2022

DESIGN RJW
DRAWN EJJ
CHECKED RJW

REV/SUBMITTAL	DATE
1	CITY COMMENTS 9/07/21
2	CITY COMMENTS 10/21/21
3	DESIGN REVISION 05/02/22

PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

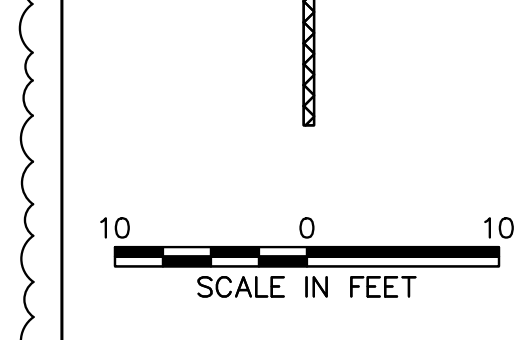
SHEET TITLE:
TREE AND CIVIL
COMPOSITE PLAN

SHEET NO.:
C2.5

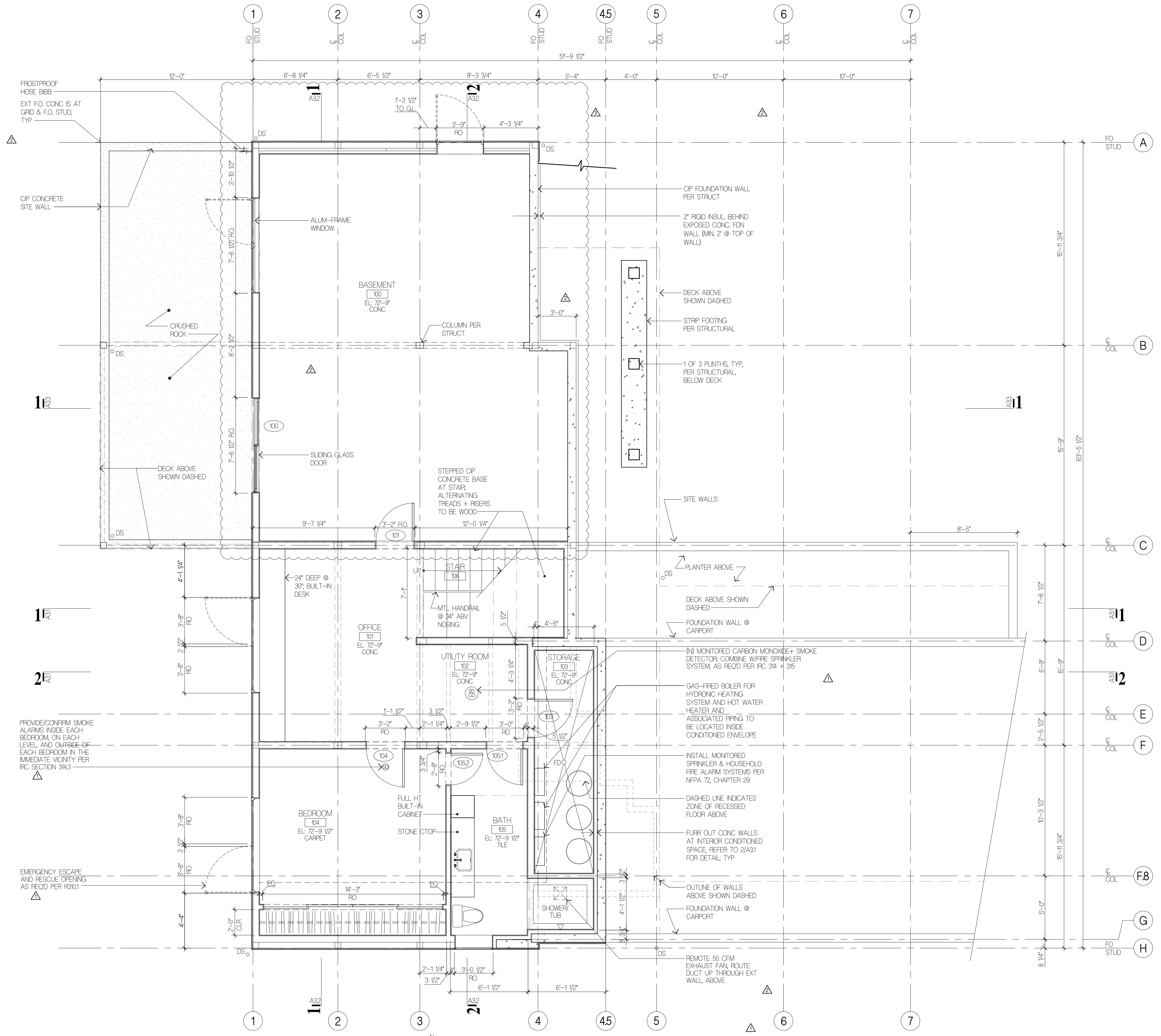
RB PROJECT NO.:
21-0035

TREE#	ON-SITE	SPECIES	DBH'	DRPLN RAD'	CONDITION	COMMENTS	DESIGNATION	RMV	RTN
201	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	24.1	20' W	GOOD	CANOPY VER TREE #202,203. DEADWOOD TYPICAL STRESS	LARGE		X
202	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	15.3	18' W	GOOD	OFF-SITE DEAD WOOD, SIGNIFICANT	LARGE		X
203	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	17.2	15' W	GOOD	OFF-SITE, DEADWOOD, SIGNIFICANT, COMBINED CANOPIES	LARGE		X
204	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	17.2	12' W	GOOD	DEADWOOD, PLANTED VERY CLOSE TO 205, 206	LARGE		X
205	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	13.4	13	FAIR	OFF-SITE, 8" FROM 205, 6" FROM 206	LARGE		X
206	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	18.7	SHARED CANOPY	FAIR	LIMBED HIGH, SHARED CANOPY	LARGE		X
207	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.6	10' W	FAIR	OFF-SITE, RUNTED BY NEARBY TREES	NON-REG		X
208	X	ACER MACROPHYLLUM, BIG LEAF MAPLE	7.6	SHARED CANOPY	GOOD	SHARED CANOPY	NON-REG		X
209	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	16.4	SHARED CANOPY	GOOD	OFF-SITE, SHARED CANOPY THAT IS PRIMARILY EAST	LARGE		X
210	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	24.8	12' NORTH	GOOD	OFF-SITE, IVY INFESTED, SHARED CANOPY	LARGE		X
211	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	14.1	15' NORTH	FAIR	OFF-SITE, IVY, MAY HAVE BEEN TOPPED	LARGE		X
212	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	19.1	12' NORTH	GOOD	OFF-SITE, MINOR IVY, RESPONSE WOOD 'NB' ON BUTTRESS SOUTH	LARGE		X
213	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.9	SHARED CANOPY	FAIR	RUNT IN CANPY OF OTHER TREES	NON-REG		X
214	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	41.3	33' SOUTH	GOOD	EXCEPTIONAL TREE BY SIZE DEFINITION	EXCEPTIONAL		X
215	X	STYRAX JAPONICA, JAPANESE SNOWBALL	6.1	12' AVERAGE	GOOD	CLOSE TO EXISTING HOUSE	NON-REG	X	
216	X	PRUNUS BLIERIANNIA, FLOWERING PLUM	6.5	15' S & W	FAIR/POOR	LEANS TOWARDS HOUSE, POOR VIGOR, POOR STRUCTURE	NON-REG	X	
217	X	PRUNUS BLIERIANNIA, FLOWERING PLUM	10.7	15' N & S	POOR	LEANS WEST OVER EXISTING HOME	LARGE		X
219	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	18.7	12' S, 18' W	GOOD	SWEEPING TRUNK, SELF RIGHTED, TOPPED?	LARGE	X	
220	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.6	SHARED CANOPY	POOR	RUNT, MAY BE ATTACHED AT BASE OF #219	NON-REG	X	
221	X	THUJA PPLICATA, WESTERN RED CEDAR	15.3	12-15' AVG	FAIR	ENEMIC, PARTIAL ROOT COLLAR BURIED, POOR SOIL CONDITIONS	LARGE	X	
222	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	15.3	10' NORTH	FAIR/POOR	ENEMIC, GIRDLING ROOT(S), POOR SOIL CONDITIONS	LARGE	X	
223	X	ACER MACROPHYLLUM, BIG LEAF MAPLE	12.6	18' NORTH	GOOD	ROOTS EXPOSED W/ IMPACTS FROM FOOT TRAFFIC, POOR SOIL CONDITION.	LARGE	X	
224	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.9	6' NORTH	POOR	IN CANOPY OF MAPLE #223, 15% DEADWOOD	NON-REG	X	
225	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	13.4	5' NORTH	FAIR	SIGNIFICANT DEADWOOD ON EAST AND NORTH.	LARGE		X
226	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	11.8	5' NORTH	FAIR/POOR	SIGNIFICANT DEADWOOD ON EAST AND NORTH.	LARGE		X
227	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	21.0	12' NORTH	GOOD	UN-REMARKABLE	LARGE		X
228	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	14.5	8' NORTH	GOOD	LIMBED HIGH ON NORTH SIDE	LARGE		X
229	X	THUJA PPLICATA, WESTERN RED CEDAR	24.0	15' EAST	FAIR	SPARSE CANOPY, DROUGHT STRESS?	LARGE		X
230	X	THUJA PPLICATA, WESTERN RED CEDAR	30.7	15' N, 12' E	FAIR	3 STEM CEDAR. USED SQ ROOTS TO DETERMINE DBH	EXCEPTIONAL		X
231	X	ALNUS, RED ALDER	12.6	12' N, 10' E	GOOD	TYPICAL	LARGE		X
232	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	20.0	12' N, 8' E	GOOD	OFF-SITE, UNREMARKABLE	LARGE		X
233	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	33.6	18' AVG	GOOD	EXCEPTIONAL BY SIZE, LOCATED CLOSE TO DECKS AND HOME	EXCEPTIONAL		X
234	X	PINUS	23.3	19' AVG	GOOD	LIMBS HANG OVER HOUSE AND DECK	LARGE	X	
235	X	PINUS, FLOWERING CHERRY	6.9	8'	GOOD	LANDSCAPING TREE	NON-REG		X
236	X	CALOCEDRUS DECURRENS, INCENSE CEDAR	9.6	5.5' AVG	EXCELLENT	UNREMARKABLE	NON-REG		X
237	OFF-SITE	GIANT SEQUOIA	EST 96"	18'	EXCELLENT	OFF-SITE, NO PROPOSED IMPACTS.	EXCEPTIONAL		X

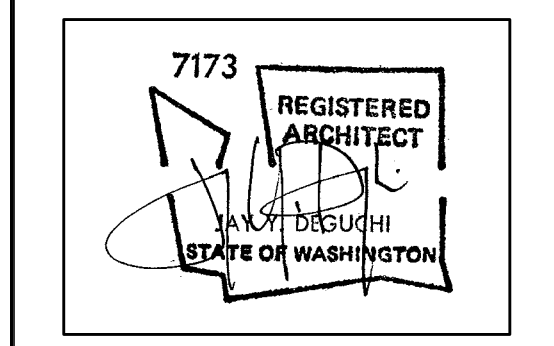
TREE#	SPECIES	SIZE AT PLANTING	NATIVE
R1	THUJA PPLICATA, EXCELSA	6'+	YES
R2	ACER CIRCINUTUM, VINE MAPLE	2" CALIPER	YES
R3	THUJA PPLICATA, EXCELSA	6'+	YES
R4	ACER PALMATUM, JAPANESE MAPLE	2" CALIPER	NO
R5	STEWARTIA MONDELPHA	2" CALIPER	NO
R6	PINUS CONTORTA, SHORE PINE	6'+	YES
R7	PINUS CONTORTA, SHORE PINE	6'+	YES
R8	CORNUS KOUSA, KOUSA DOGWOOD	2" CALIPER	NO
R9	ACER PALMATUM, JAPANESE MAPLE	2" CALIPER	NO
R10	ACER CIRCINUTUM, VINE MAPLE	2" CALIPER	YES
			60% NATIVE



22-334 - 21-0035 Lumpkin Residence.dwg 2022-05-09 10:39 AM (BECKY)



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
LOWER LEVEL FLOOR PLAN

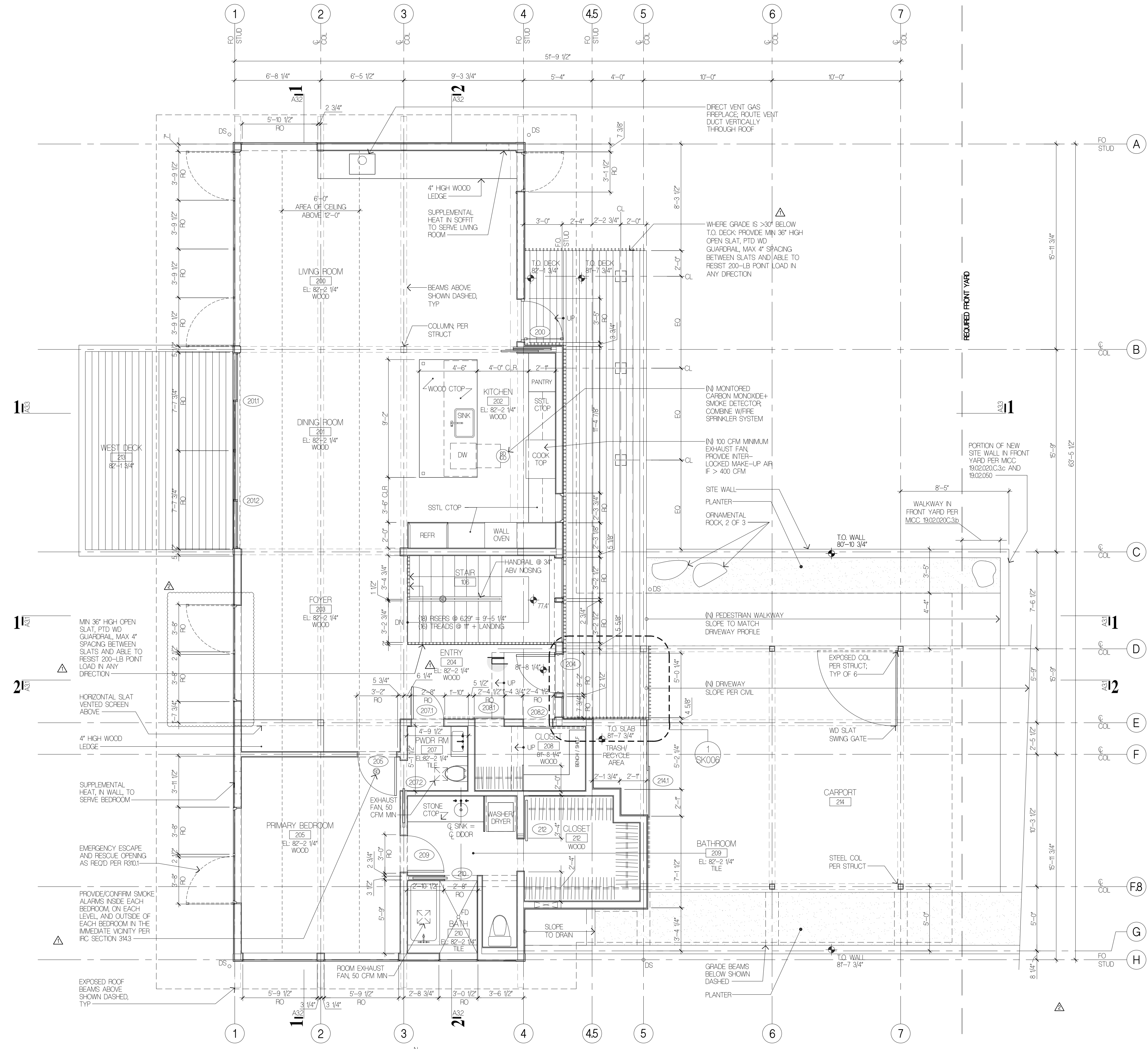
Date
 03/17/2021
 Job No.
 2002

ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

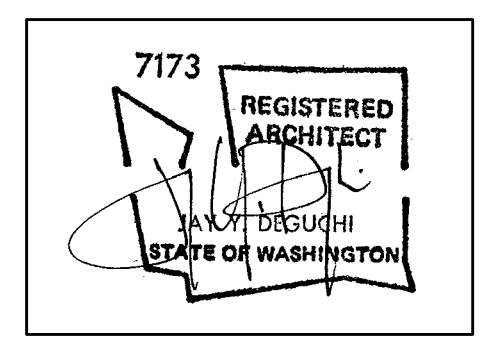
LOWER LEVEL FLOOR PLAN
 1/4"=1'-0" 2024-PP-00300

A1.0



1 MAIN LEVEL PLAN
 1/4"=1'-0"
 2020A-PP-01.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



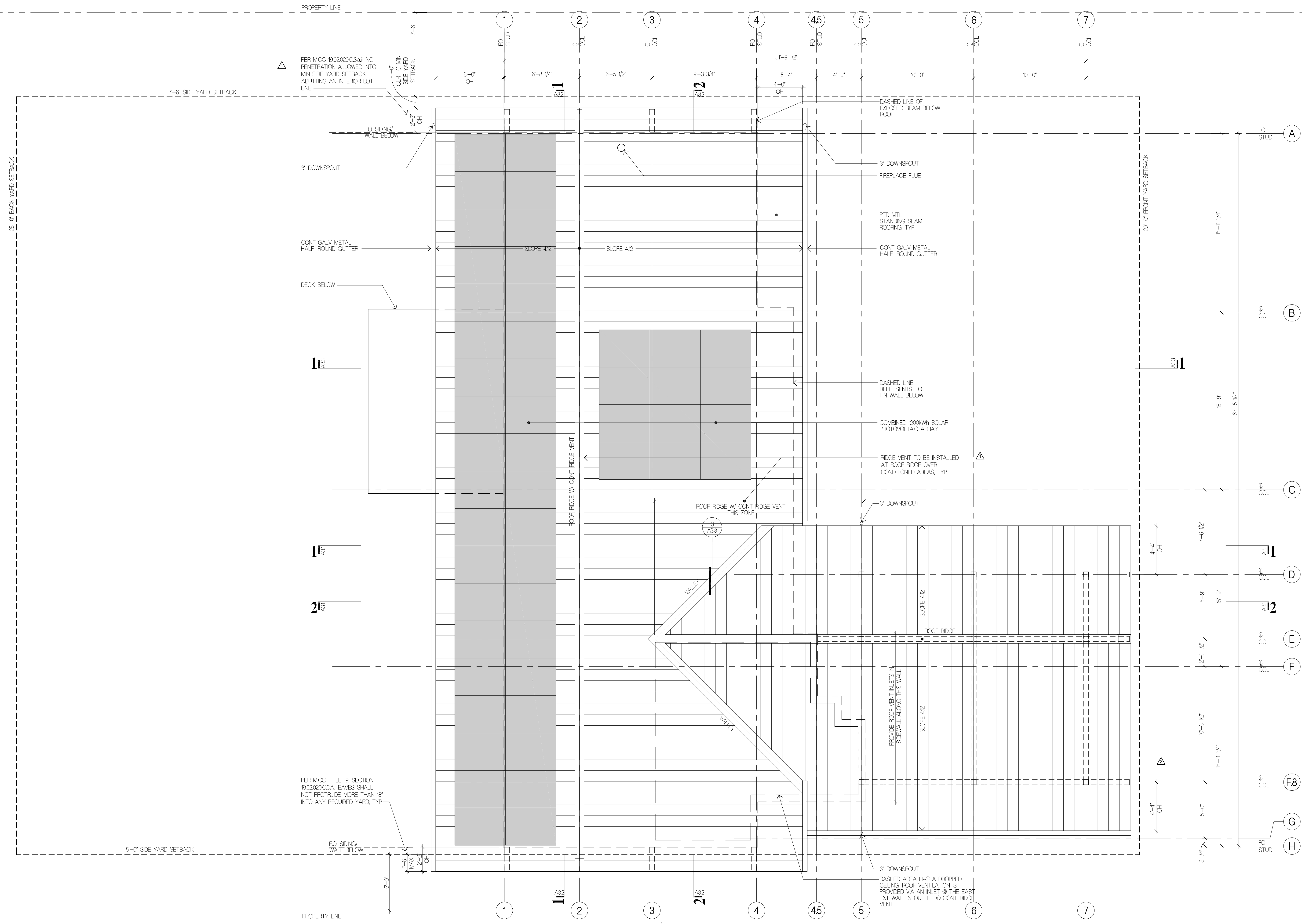
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MAIN LEVEL FLOOR PLAN

Date
 03/17/2021
 Job No.
 2002

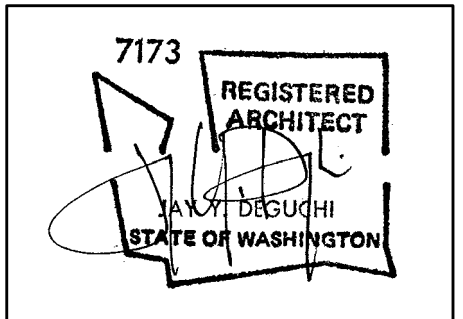
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PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

A1.1



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
ROOF PLAN

Date
 03/17/2021
 Job No.
 2002

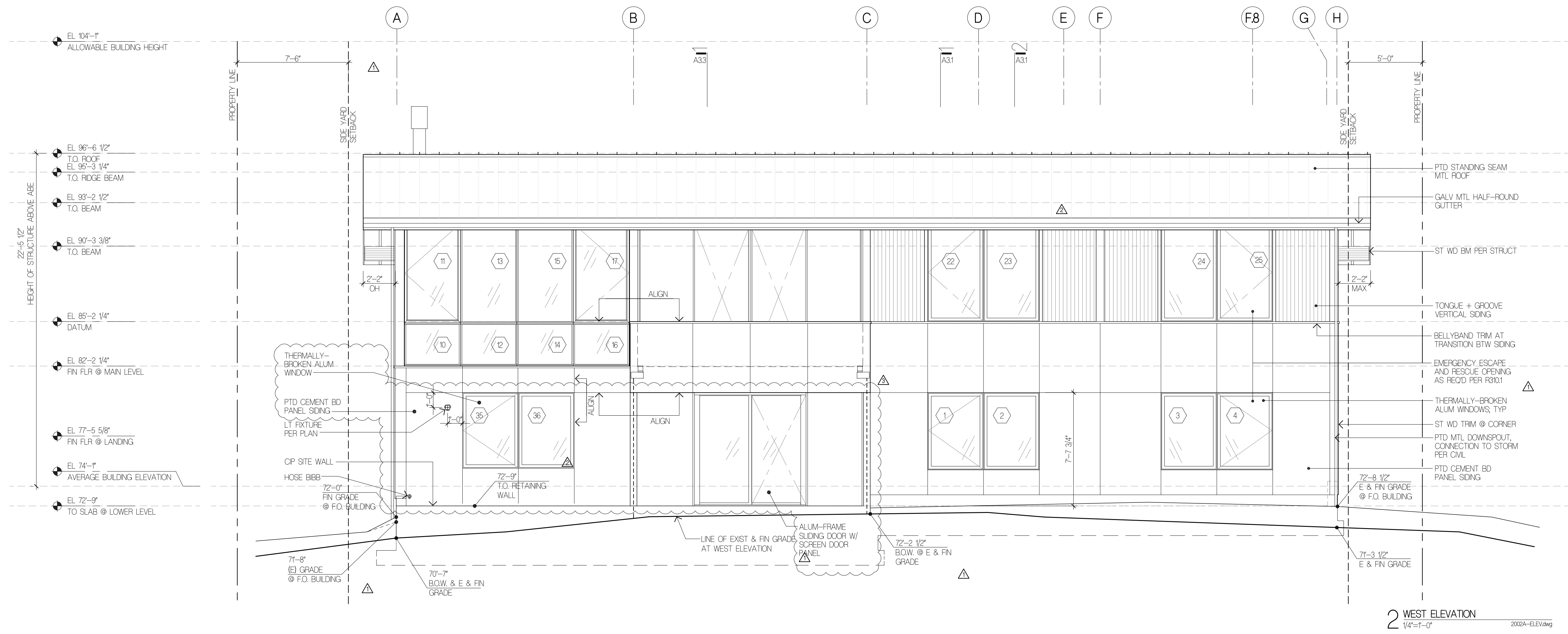
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PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

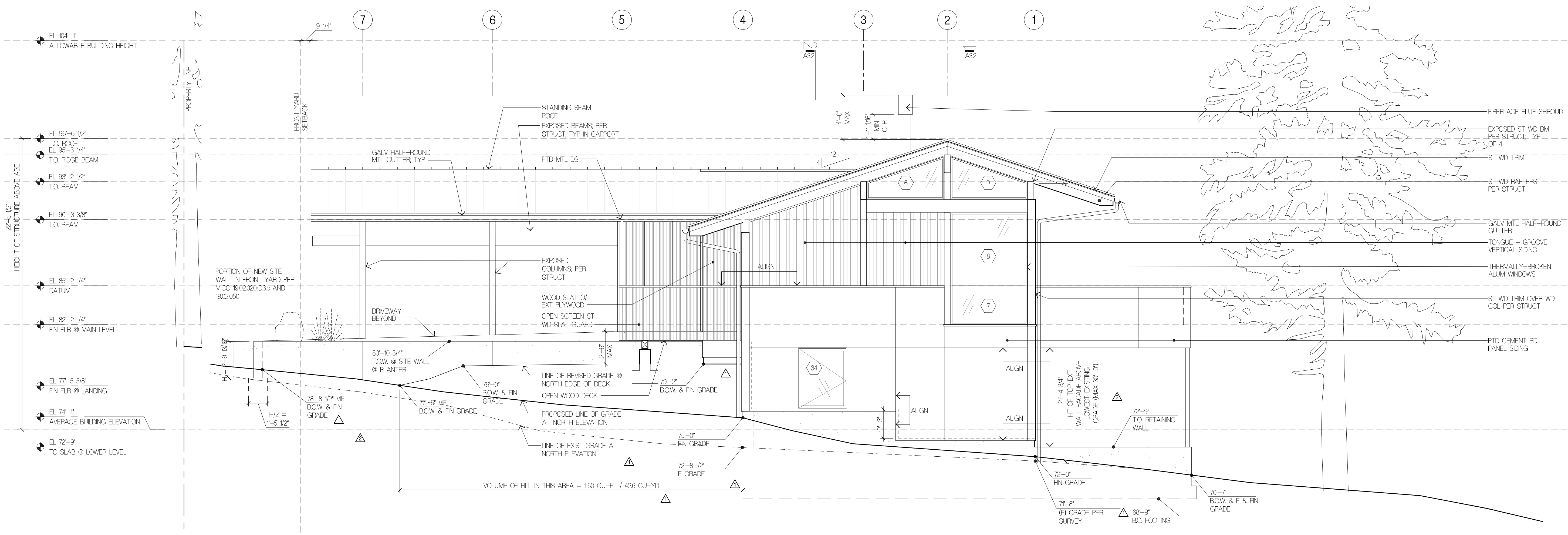
1 ROOF PLAN
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 2002A-PP.dwg

A1.2

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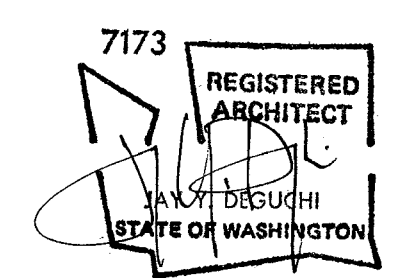


2 WEST ELEVATION
 1/4" = 1'-0" 2022A-ELEV.dwg



1 NORTH ELEVATION
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Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



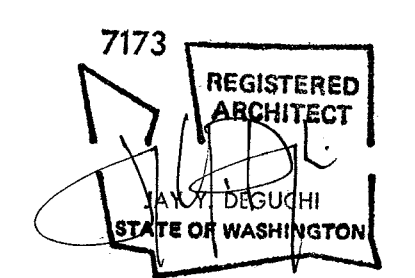
Drawing Title
BUILDING ELEVATIONS

Date
 03/17/2021
 Job No.
 2002

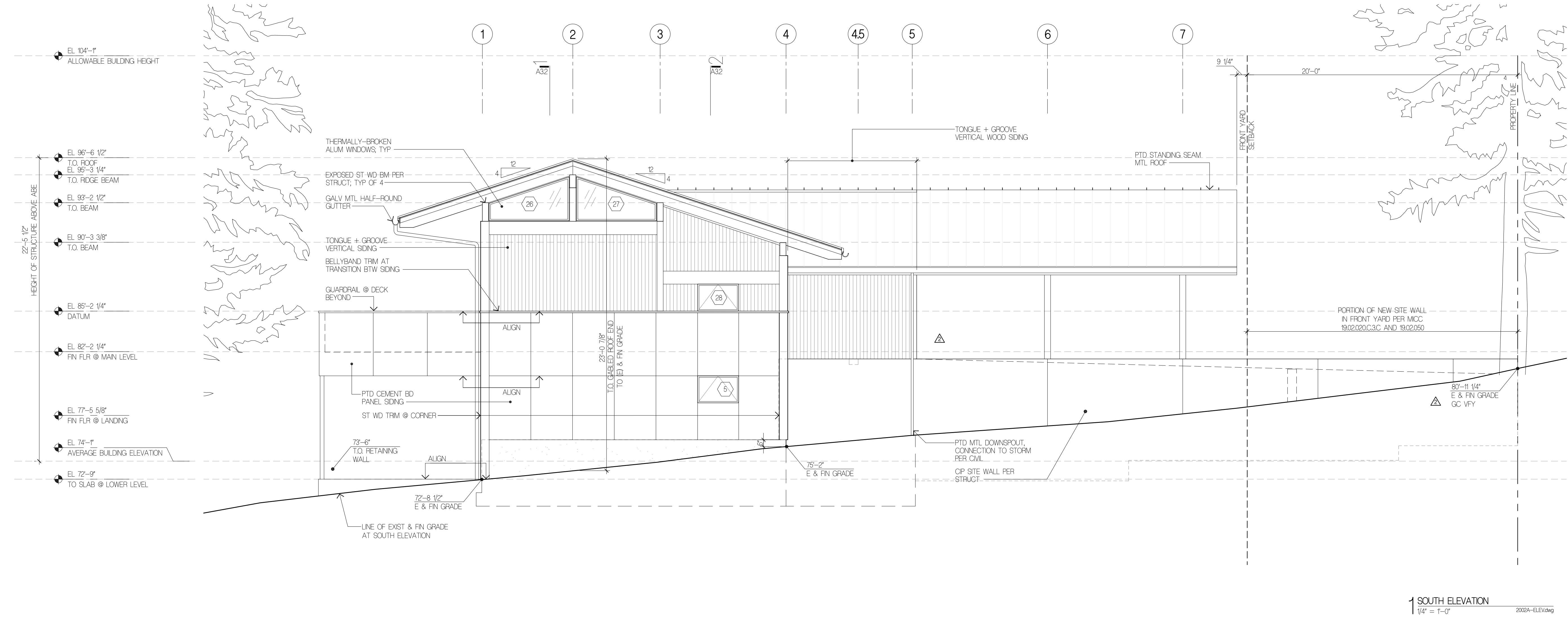
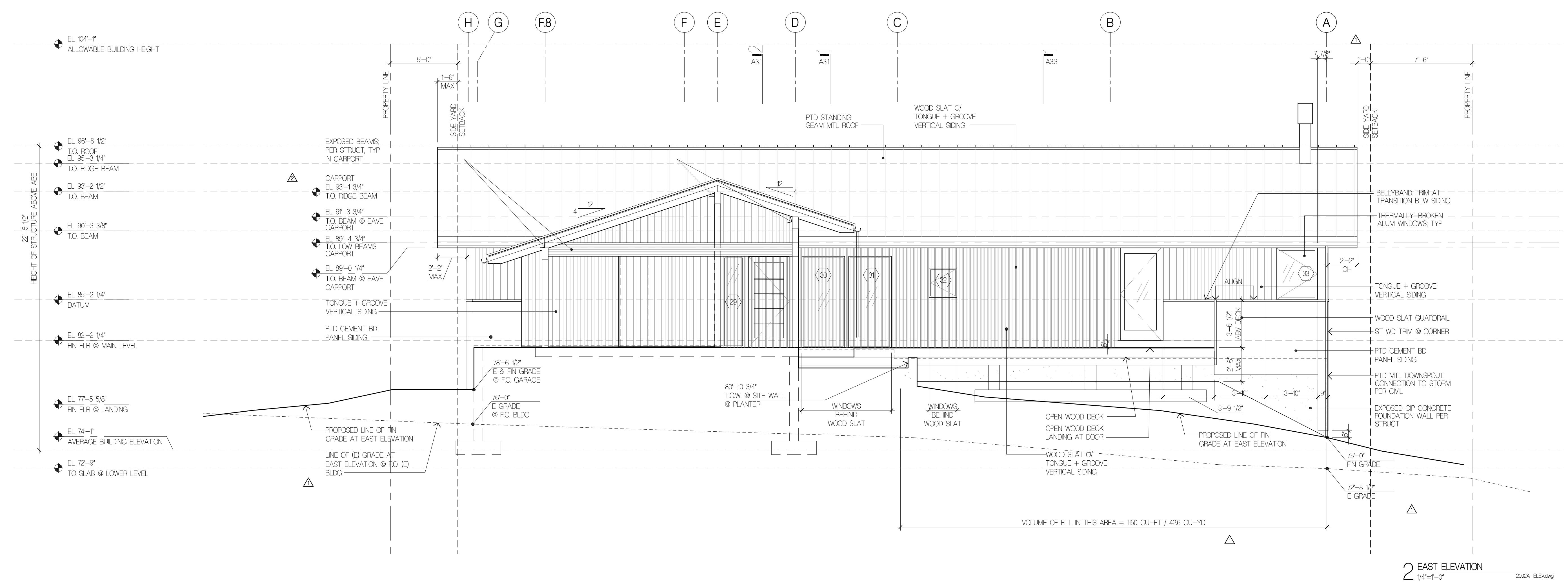
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PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

A2.1



ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024



APPLIANCE PACKAGE SCHEDULE
 (WSEC TABLE 406.3 OPTION 7)

APPLIANCE	MFR	MODEL #	SIZE	FINISH	ENERGY STAR
DISHWASHER	MIELE	G 4993 SCVIAM	24" W	PANEL READY	Y
REFRIGERATOR	MIELE	KFNF 9955 IDE	36" W	SSTL	Y
WASHING MACHINE	FISHER PAYKEL	WH2424P2	24" W	WHITE	Y
DRYER - VENTLESS	FISHER PAYKEL	DE4024P2	24" W	WHITE	Y

2 APPLIANCE SCHEDULE
 202A-ELEV.dwg

2018 WASHINGTON STATE ENERGY CODE COMPLIANCE METHOD, CHAPTER 4 PRESCRIPTIVE REQUIREMENTS APPROACH, CLIMATE ZONE 4C, UNLIMITED GLAZING AREA (REFER TO TABLE 402.1.1)

WINDOW SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRIC	R.O. WIDTH		R.O. HEIGHT		AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
1	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		
2	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
3	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
4	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.35	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		EMERGENCY EGRESS
5	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	1/2	2	1/2	6.2	1.7	S	FIXED	ALUM.		
6	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	N	FIXED	ALUM.		6
7	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	0	18.0	5.0	N	FIXED	ALUM.	YES	
8	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	5	7 7/8	33.9	9.5	N	FIXED	ALUM.		
9	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	N	FIXED	ALUM.		6
10	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
11	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	SWING	ALUM.		
12	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
13	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
14	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
15	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
16	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
17	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
18		NOT USED														
19		NOT USED														
20		NOT USED														
21		NOT USED														
22	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
23	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
24	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
25	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	SWING	ALUM.		EMERGENCY EGRESS
26	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	S	FIXED	ALUM.		6
27	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	S	FIXED	ALUM.		6
28	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	1/2	2	11 1/4	8.9	2.5	S	FIXED	ALUM.		
29	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	1	7 1/4	6	9 1/4	10.9	3.0	E	FIXED	ALUM.	YES	
30	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	2 1/2	6	9 1/4	21.7	6.1	E	FIXED	ALUM.		
31	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	2 1/2	6	9 1/4	21.7	6.1	E	FIXED	ALUM.		
32	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	2	3 3/4	2	3 1/4	5.3	1.5	E	FIXED	ALUM.		
33	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	1 1/2	4	1 1/4	12.8	3.6	E	SWING	ALUM.		
34	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9	4	8 1/2	17.7	4.9	N	SWING	ALUM.		
35	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		
36	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
WINDOW SUBTOTAL										596.1		167.5				

GLAZED EXTERIOR DOOR SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRIC	R.O. WIDTH		R.O. HEIGHT		AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
100	FLEETWOOD	ALUMINUM DOOR, OX SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	9 3/4	7	7 3/4	59.7	17.9	W	SLIDER	ALUM	YES	
200	FLEETWOOD	ALUMINUM DOOR, SINGLE LITE	0.30	0.27	FLE-M-106-00329-00001	3	5	7	0	23.9	7.2	E	SWING	ALUM	YES	
201.1	FLEETWOOD	ALUMINUM DOOR, XD SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	7 3/4	9	9 1/4	74.7	22.4	W	SLIDER	ALUM	YES	
201.2	FLEETWOOD	ALUMINUM DOOR, OX SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	7 3/4	9	9 1/4	74.7	22.4	W	SLIDER	ALUM	YES	
GLAZED DOOR SUBTOTAL										173.3		52.0				

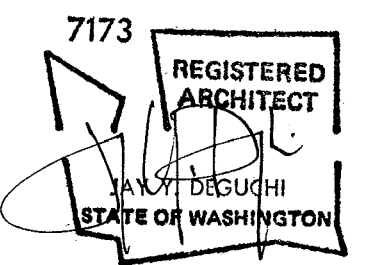
OPAQUE EXTERIOR DOOR SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRIC	R.O. WIDTH FT.	R.O. WIDTH IN.	R.O. HEIGHT FT.	R.O. HEIGHT IN.	AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
101	TBD	SOLID CORE WOOD DOOR				3	2	6	9	21.4		N	SWING	WOOD	-	
204	TBD	SOLID CORE WOOD DOOR				3	2	6	9	21.4		E	SWING	WOOD	-	

GLAZED DOOR SUBTOTAL	173.3	52.0	
WINDOW SUBTOTAL	596.1	167.5	SEE WINDOW SCHEDULE ABOVE
FENESTRATION TOTAL	771.5	219.5	
GLAZING AREA-WEIGHTED U-FACTOR		0.28	0.30 MAXIMUM ALLOWED FENESTRATION U-FACTOR PER 2018 WSEC TABLE 402.1.1
OPAQUE DOOR TOTAL	21.4	0.0	
OPAQUE DOOR AREA-WEIGHTED U-FACTOR		0.00	

- NOTES:
- WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS. DOORS ARE REFERENCED ON FLOOR PLANS.
 - BOD IS FLEETWOOD SERIES 450-T. ALL WINDOWS TO MEET U-FACTOR AS STATED ABOVE. TO MEET THE 2018 PRESCRIPTIVE ENERGY CODE FOR CLIMATE ZONE MARINE 4.
 - ALL WINDOWS WITHIN A 2-FOOT ARC OF A DOOR AND 60" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
 - ALL WINDOWS 18" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
 - TYPICAL RO = UNIT SIZE + 1/2"; CONTRACTOR TO VERIFY ALL R.O. % AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.
 - THESE UNITS ARE POLYGON; REFER TO EXTERIOR ELEVATIONS FOR EXACT R.O. DIMENSIONS

1 WINDOW AND DOOR SCHEDULE
 202A-ELEV.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



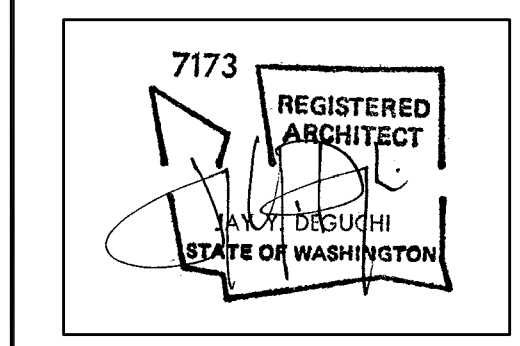
Drawing Title
SCHEDULES

Date
 03/17/2021
 Job No.
 2002

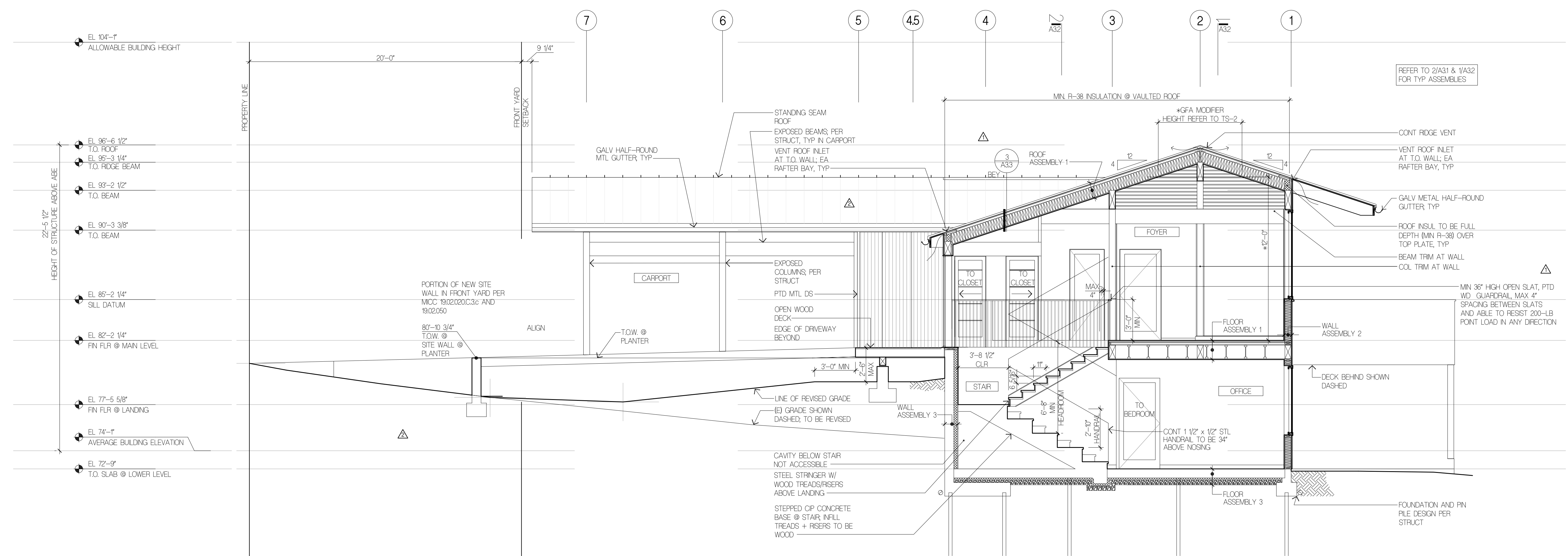
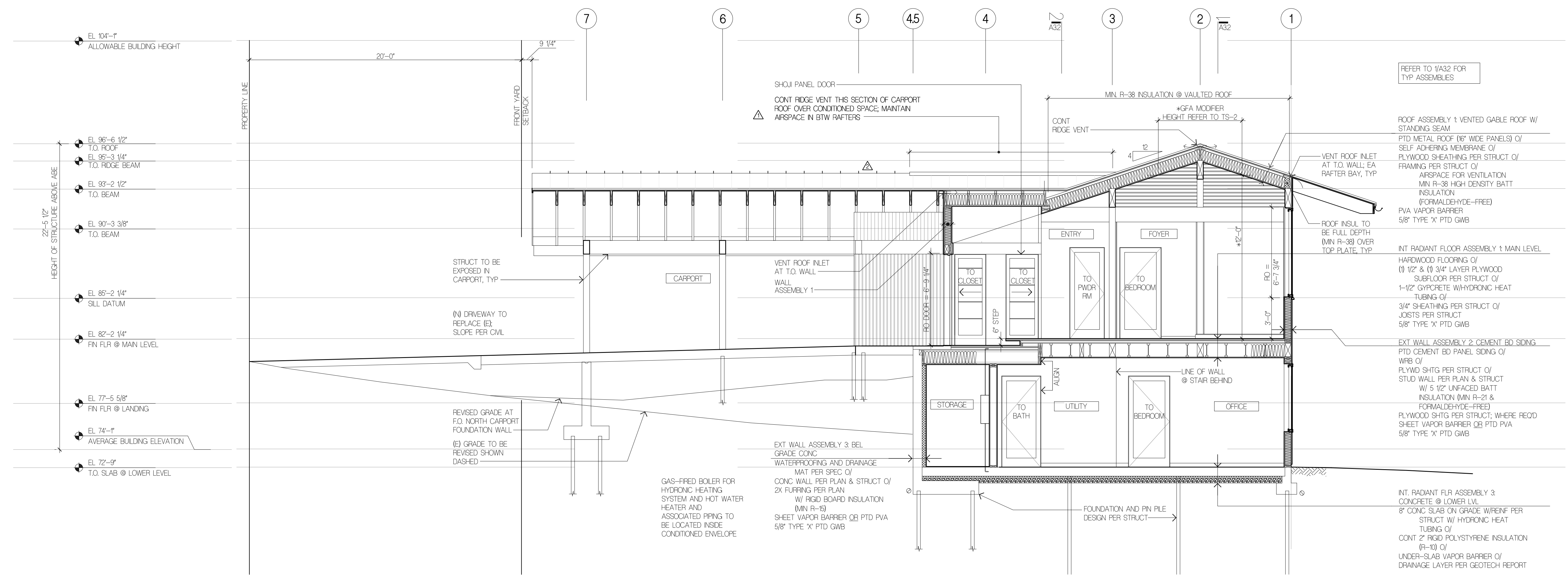
ISSUE	DATE
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

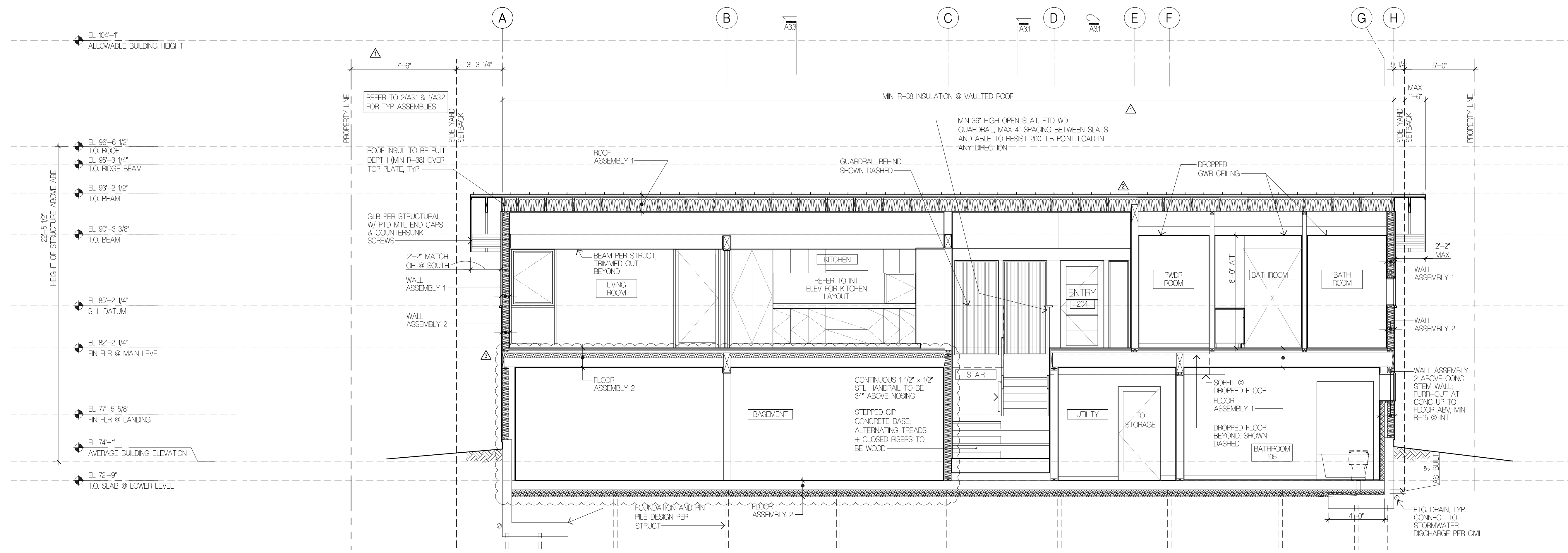
PERMIT REVISION #2
 Sheet No.

A2.3

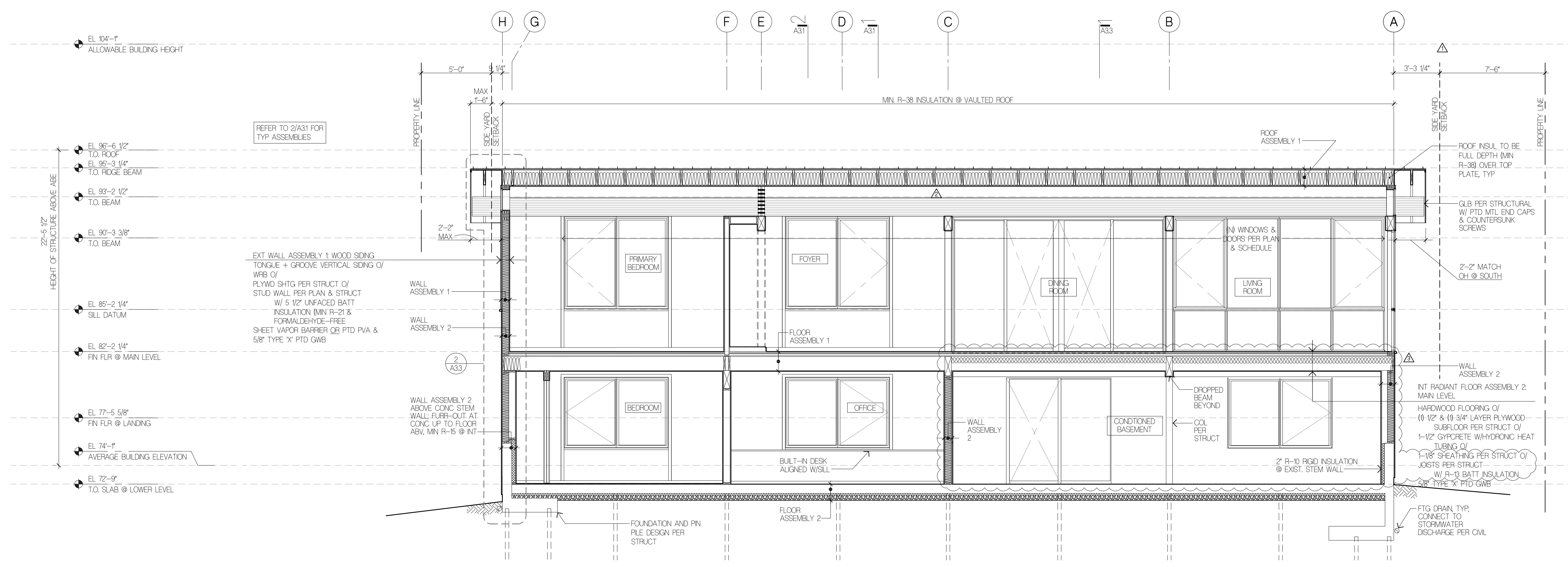


ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT CORRECTION #2	10/21/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024



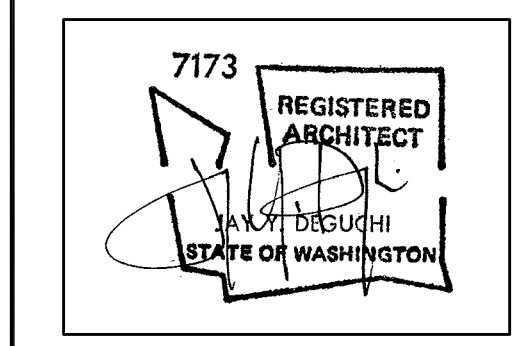


2 BUILDING SECTION
 1/4" = 1'-0" 2022A-B5.dwg



1 BUILDING SECTION
 1/4" = 1'-0" 2022A-B5.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
BUILDING SECTIONS

Date
 03/17/2021
 Job No.
 2002

ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
△ PERMIT CORRECTION #1	09/01/2021
△ PERMIT CORRECTION #2	10/21/2021
△ PERMIT REVISION #1	04/28/2022
△ PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

A3.2



DRAWN:	SJB
DESIGN:	VMB
CHECKED:	RJA
APPROVED:	DJS

REVISIONS:		
1	Permit Corrections #1	Sep. 1, 2021
2	Pin File Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
Permit
 SHEET TITLE:
General Structural Notes
 SCALE:
 DATE: **March 17, 2021**
 PROJECT NO: **00043-2020-04**
 SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDMENT BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.
- CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) AND BEAMS	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _b = 900 PSI
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _b = 1000 PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _b = 1350 PSI
POSTS (4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, F _c = 1350 PSI
(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _c = 1000 PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR-LARCH NO. 2
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_b = 2,400 PSI, F_v = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_b = 2400 PSI, F_v = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	F _b = 2900 PSI, E = 2000 KSI, F _v = 290 PSI
LSL (1.55E)	F _b = 2325 PSI, E = 1550 KSI, F _v = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION. IN ACCORDANCE WITH ICC-ES REPORT ESR-1157, ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.
- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
 FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
 WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- DESIGN LOADING CRITERIA:
 RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
 FLOOR LIVE LOAD 40 PSF
 ROOF
 ROOF LIVE LOAD 25 PSF
 ENVIRONMENTAL LOADS
 RAIN 1.5 IN/HR
 SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF
 WIND Gcp1=0.18, 98 MPH, RISK CATEGORY II, EXPOSURE "C"
 EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
 SITE CLASS=0, Ss=150, Sds=1.457, S1=0.506, SD1=0.573, Cs=0.154
 SDC D (DEFAULT), Te=1.0, R=6.5
 SEE PLANS FOR ADDITIONAL LOADING CRITERIA

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

QUALITY ASSURANCE

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

CONCRETE CONSTRUCTION	PER TABLE 1705.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
DRIVEN DEEP FOUNDATION	PER TABLE 1705.7
EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER	
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

- UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED)
	300 PCF
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED)	0.35
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)	75 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	7H PSF
3" DIA. PILE CAPACITY (COMPRESSION)	6 T

SOILS REPORT REFERENCE: GEO GROUP NORTHWEST, #G-5244

- PIN PILES SHOWN ON THE PLAN SHALL BE 3" DIAMETER SCHEDULE 40, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 3" PILES SHALL BE 6 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 12 SECONDS DURING CONTINUOUS DRIVING OF A 650 LB HYDRAULIC HAMMER (TELEDYNE TB225 OR EQUIVALENT) UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

- PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER SCHEDULE 80, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90-140 LB JACK-HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.
- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, F_y = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, F_y = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, F_y = 60,000 PSI.
- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

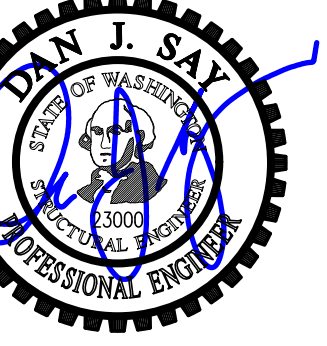
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT. FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

- CONCRETE WALL REINFORCING-PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).



DRAWN: SJB
DESIGN: VMB
CHECKED: RJA
APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin Pile Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
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Permit

SHEET TITLE:

Pin Pile Layout Plan

SCALE: 1/4" = 1'-0"
DATE: March 17, 2021
PROJECT NO: 00043-2020-04
SHEET NO:

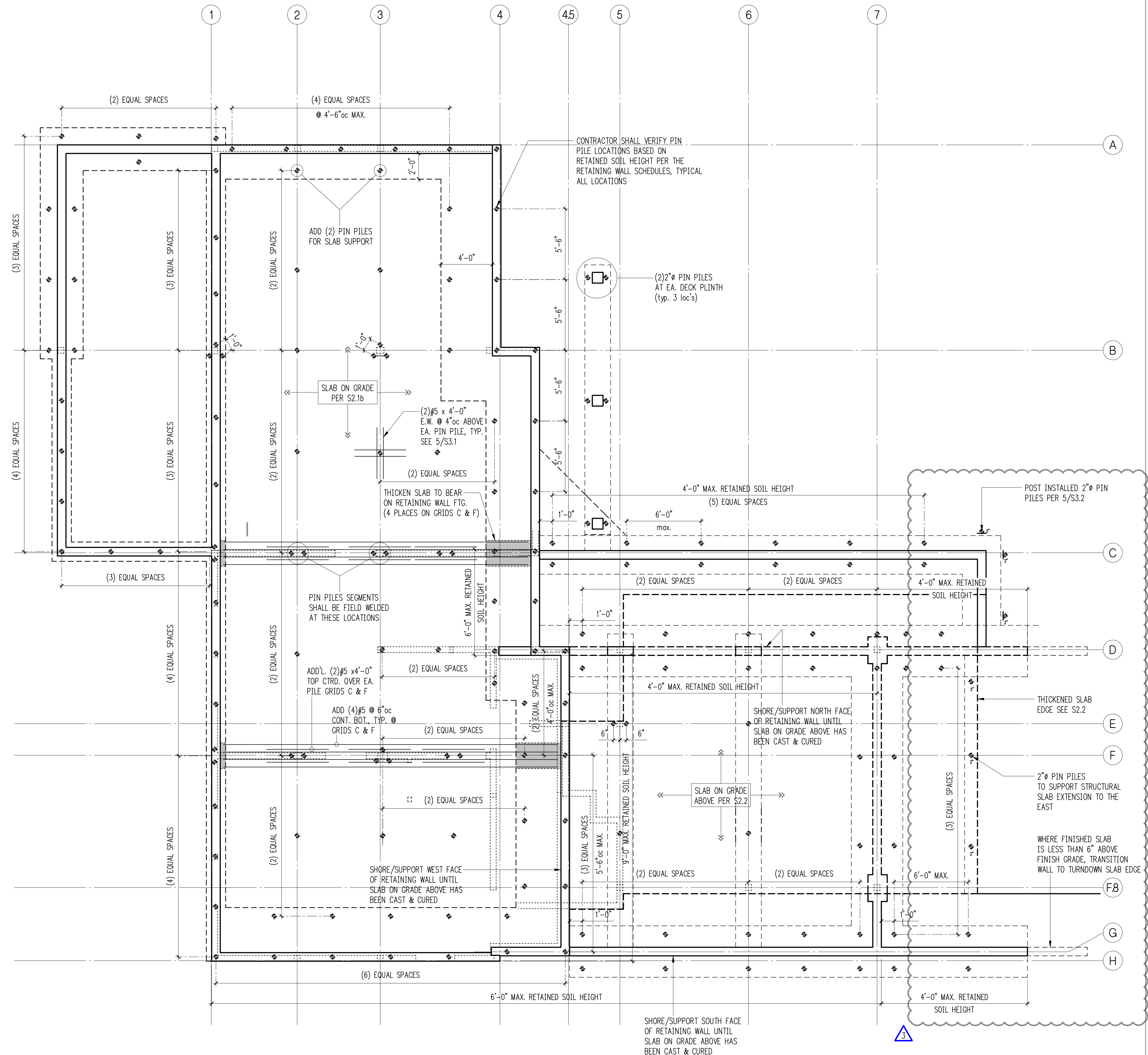
S2.1a

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- PIPE PILES SHALL BE A COMBINATION OF 2" EXTRA-STRONG SCHEDULE 80 GALVANIZED PIPE, AND 3" DIAMETER SCHEDULE 40 GALVANIZED PIPE.
- 2" PIN PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL FOR 2" PILES IS DEFINED AS LESS THAN 1" OF PILE PENETRATION DURING 1 MINUTE OF CONTINUOUS DRIVING WITH A 90-POUND (MIN.) JACKHAMMER.
- 2" PIN PILES HAVE BEEN DESIGNED WITH AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 6,000-POUNDS AS PER THE GEOTECHNICAL REPORT.
- 3" PIN PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL FOR 3" PILES IS DEFINED AS LESS THAN 1" OF PILE PENETRATION DURING 12 SECONDS OF CONTINUOUS DRIVING WITH A 650-POUND (MIN.) HYDRAULIC HAMMER. MAXIMUM PENETRATION RATE FOR 3" PIN PILES SHALL BE SUSTAINED THROUGH AT LEAST (3) TIME CYCLES OF CONTINUOUS DRIVING.
- 3" PIN PILES HAVE BEEN DESIGNED WITH AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 12,000-POUNDS AS PER THE GEOTECHNICAL REPORT.
- MINIMUM EMBEDMENT: ALL PILES SHALL BE DRIVEN COMPLETELY THROUGH LOOSE FILL MATERIAL INTO THE UNDERLYING COMPETENT NATURAL SEDIMENTS AS DETERMINED IN THE FIELD. SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- MONITORING: CONTINUOUS INSPECTION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER. SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- LOAD TESTING: PIN PILES SHALL BE LOAD TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STEM WALL & FOOTING SEE S2.1b
- STRUCTURAL WALL OR POST ABOVE
- GALVANIZED PIN PILE, 3" SCHEDULE 40 U.N.O.
- GALVANIZED PIN PILE, 2" SCHEDULE 80 U.N.O.



3

Pin Pile Layout Plan
Scale: 1/4" = 1'-0"





DRAWN: SJB
DESIGN: VMB
CHECKED: RJA
APPROVED: DJS

NO.	REVISIONS	DATE
1	Permit Corrections #1	Sep. 1, 2021
2	Pin File Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

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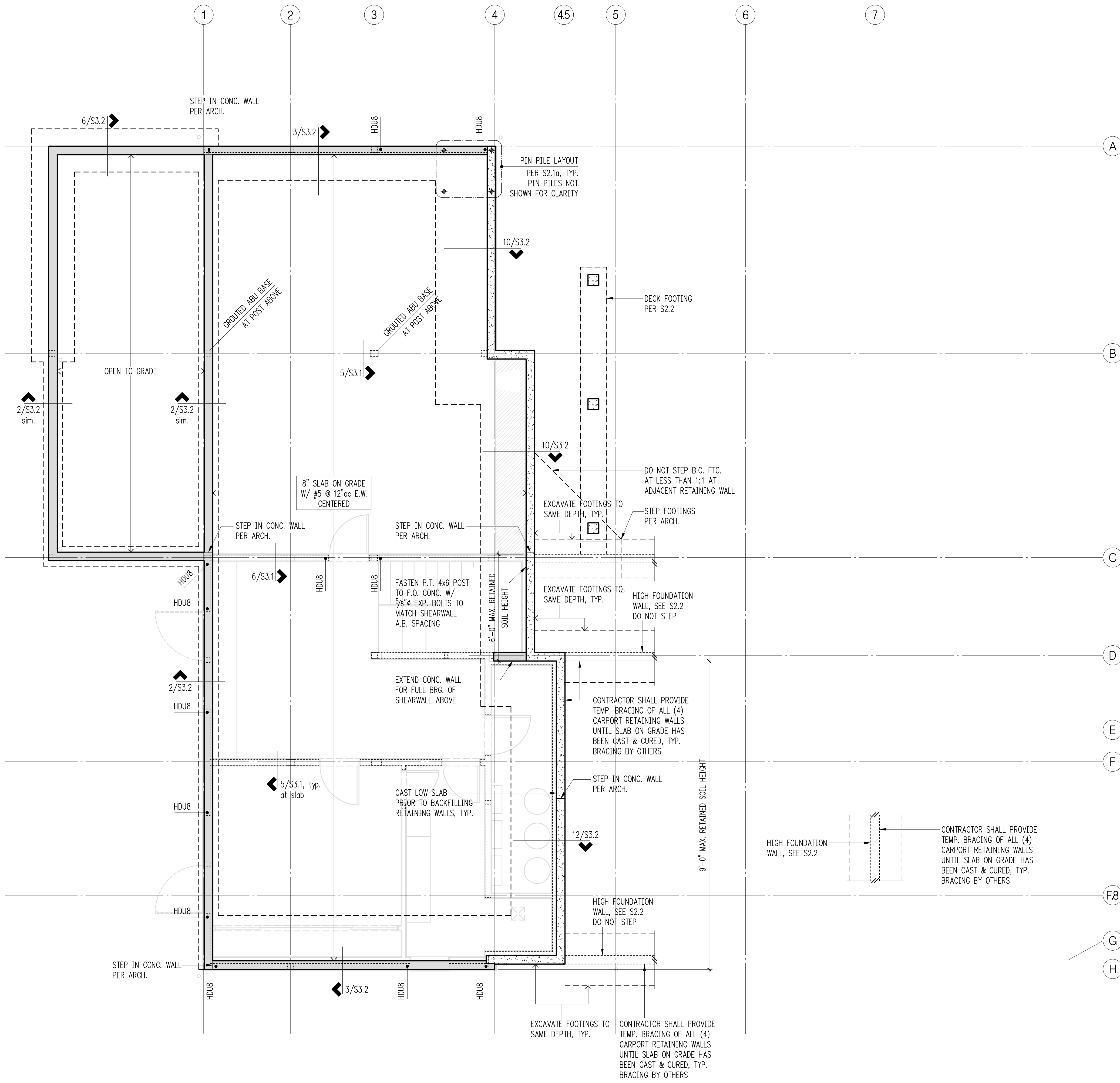
ISSUE:
Permit

SHEET TITLE:

Foundation Plan

SCALE: 1/4" = 1'-0"
DATE: March 17, 2021
PROJECT NO: 00043-2020-04
SHEET NO:

S2.1b



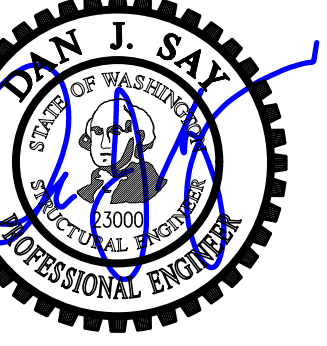
Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 8" CONCRETE SLAB OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #5 REBAR @ 12"oc MID-DEPTH.
- PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 6" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- STEM WALL & FOOTING
- FULL HEIGHT CONCRETE WALL & FOOTING
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- XX HOLDDOWN PER 4 & 12/S3.1





DRAWN:	SJB
DESIGN:	VMB
CHECKED:	RJA
APPROVED:	DJS

REVISIONS:		
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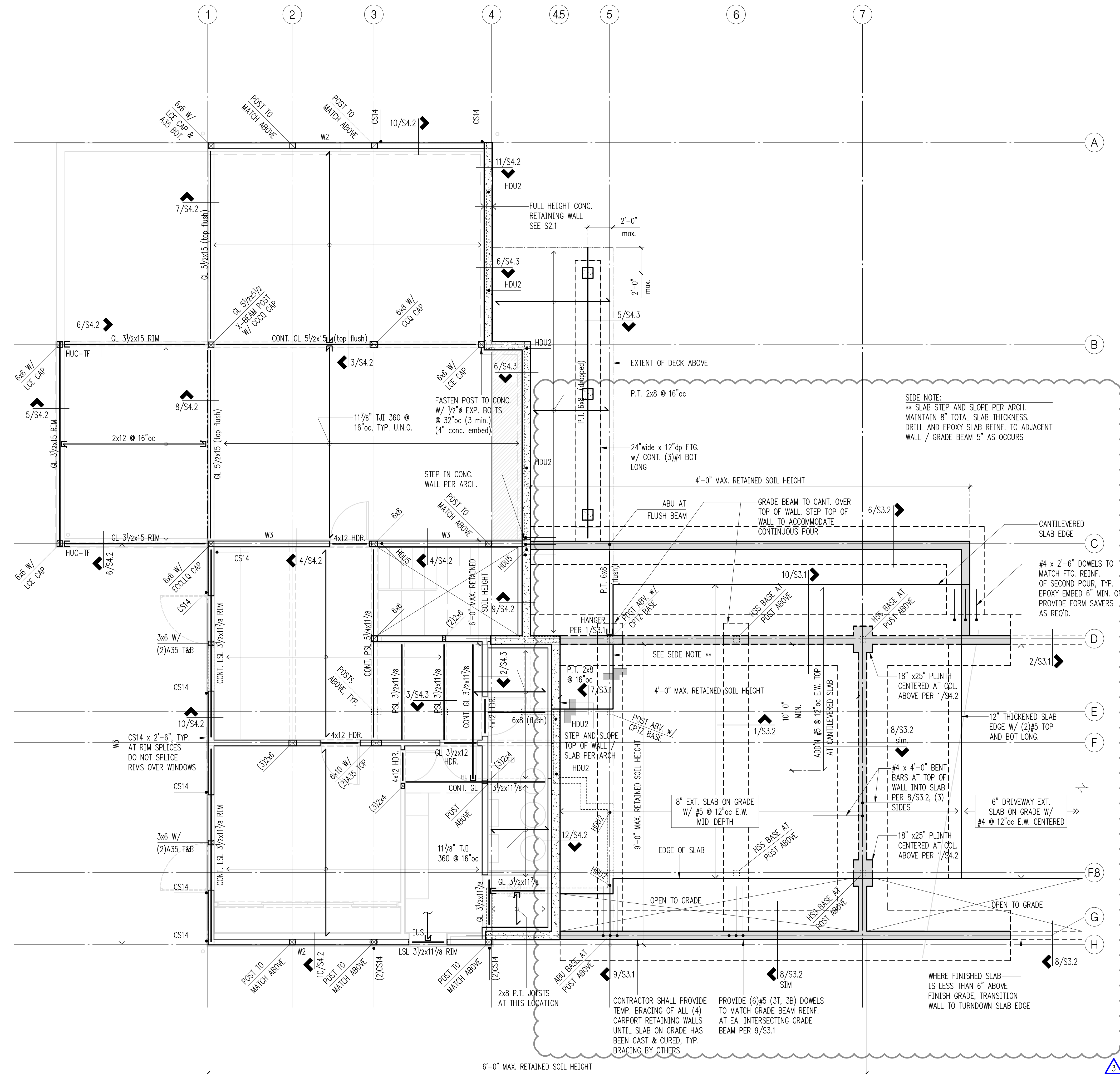
SHEET TITLE:
Upper Floor Framing Plan
 SCALE: 1/4" = 1'-0"
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

Plan Notes

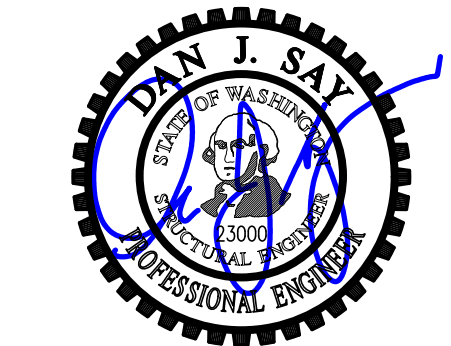
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24), FACE GRAIN PERPENDICULAR TO FLOOR FRAMING PER PLAN. NAIL AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- MAIN FLOOR JOISTS SHALL BE 11 7/8" TJI 360 SPACED PER PLAN.
- DECK FLOOR JOISTS SHALL BE 2x12 SPACED PER PLAN.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8/4x8 MINIMUM. PROVIDE (2) JACK STUDS AND (1) KING STUD (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS.
- W# INDICATES SHEARWALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- CONCRETE WALL BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- XX HOLDOWN PER 12/S3.1 STRAP PER 10/S4.1



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



DRAWN:	SJB
DESIGN:	VMB
CHECKED:	RJA
APPROVED:	DJS

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2	Pin File Layout Revision	Jan. 21, 2022
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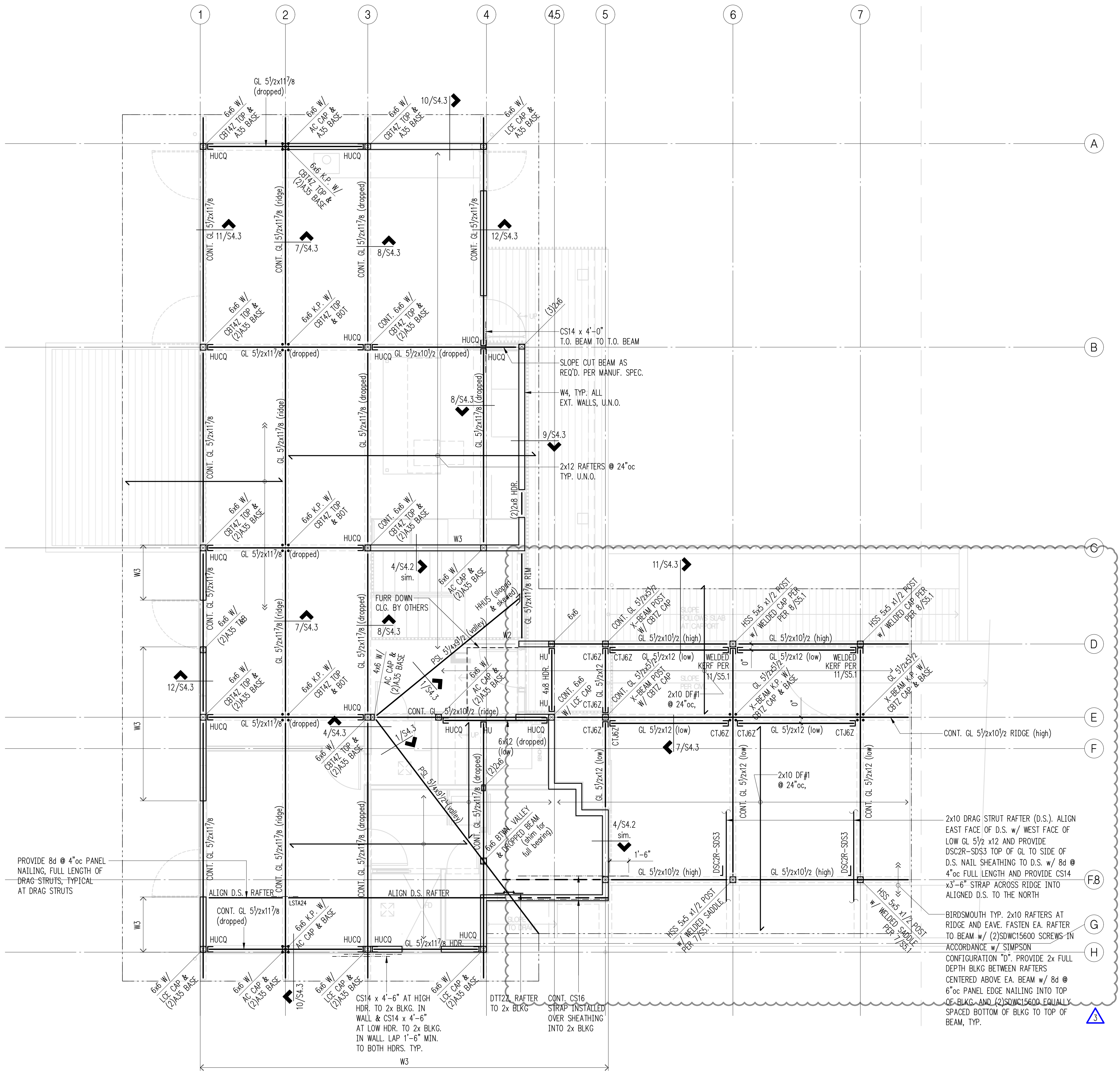
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SHEET TITLE:
Roof Framing Plan

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PROVIDE 8d @ 4"oc PANEL NAILING, FULL LENGTH OF DRAG STRUTS, TYPICAL AT DRAG STRUTS

2x10 DRAG STRUT RAFTER (D.S.). ALIGN EAST FACE OF D.S. w/ WEST FACE OF LOW GL 5/2 x12 AND PROVIDE DSC2R-SDS3 TOP OF GL TO SIDE OF D.S. NAIL SHEATHING TO D.S. w/ 8d @ 4"oc FULL LENGTH AND PROVIDE CS14 x3-6" STRAP ACROSS RIDGE INTO ALIGNED D.S. TO THE NORTH

BIRDSMOUTH TYP. 2x10 RAFTERS AT RIDGE AND EAVE. FASTEN EA. RAFTER TO BEAM w/ (2)SDWC15600 SCREWS IN ACCORDANCE w/ SIMPSON CONFIGURATION "D". PROVIDE 2x FULL DEPTH BLKG BETWEEN RAFTERS CENTERED ABOVE EA. BEAM w/ 8d @ 6"oc PANEL EDGE NAILING INTO TOP OF BLKG AND (2)SDWC15600 EQUALLY SPACED BOTTOM OF BLKG TO TOP OF BEAM, TYP.

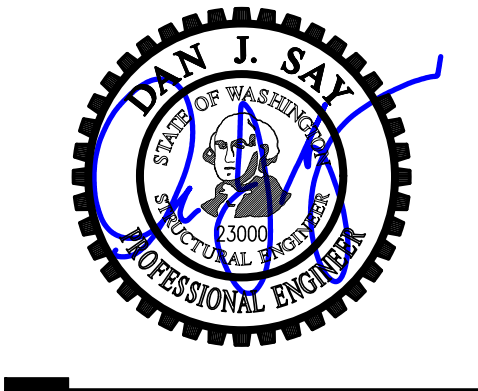
Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d @ 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- ROOF FRAMING SHALL BE 2x12 HEMFIR NO. 2 SPACED PER PLAN.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8/4x8 MINIMUM. PROVIDE (2) JACK STUDS AND (1) KING STUD (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS.
- W# INDICATES SHEARWALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- PROVIDE H6 HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- ALL INTERIOR EXPOSED GLULAM BEAMS SHALL BE ARCHITECTURAL GRADE ROSBORO X-BEAM GLULAMS (24F-V4), TYPICAL. REFER TO ARCHITECTURE FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER

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



DRAWN: SJB
DESIGN: VMB
CHECKED: RJA
APPROVED: DJS

REVISIONS:

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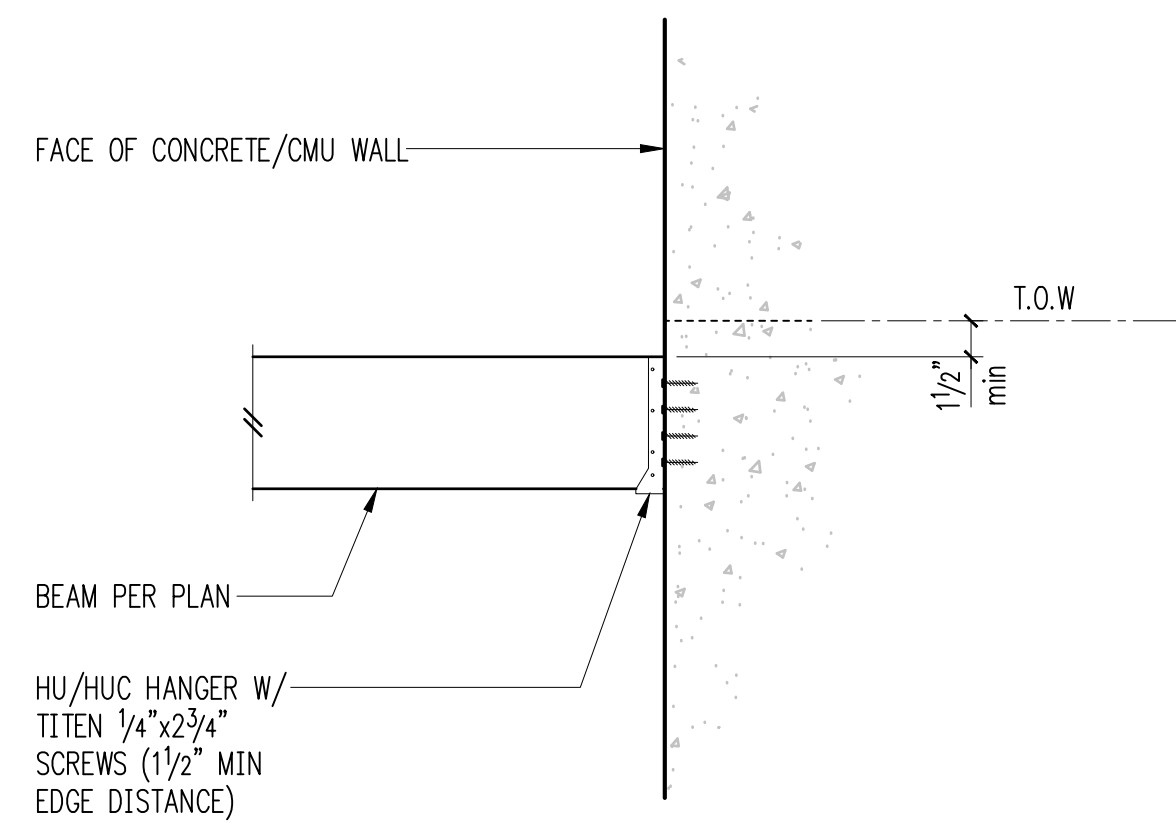
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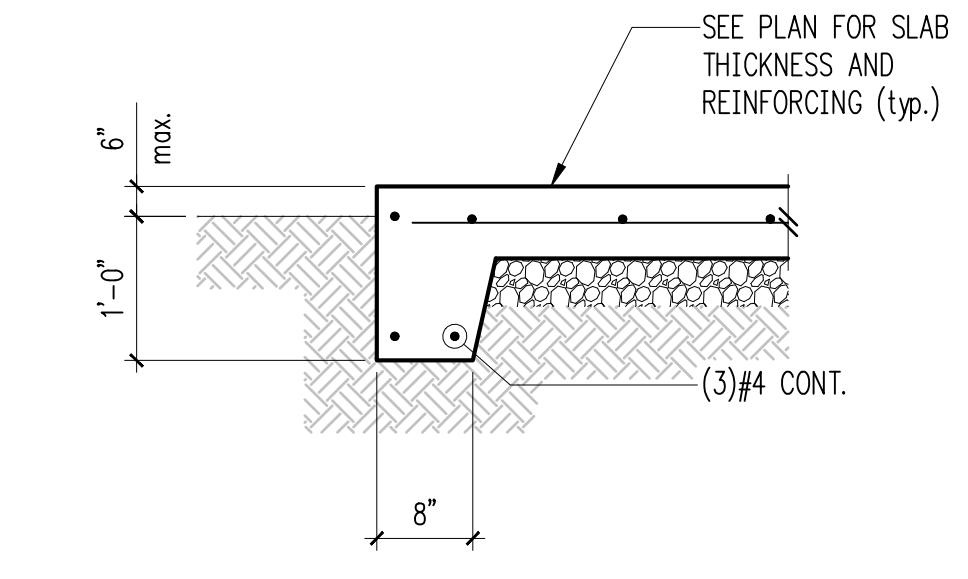
SHEET TITLE:
Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: March 17, 2021
PROJECT NO: 00043-2020-04
SHEET NO:

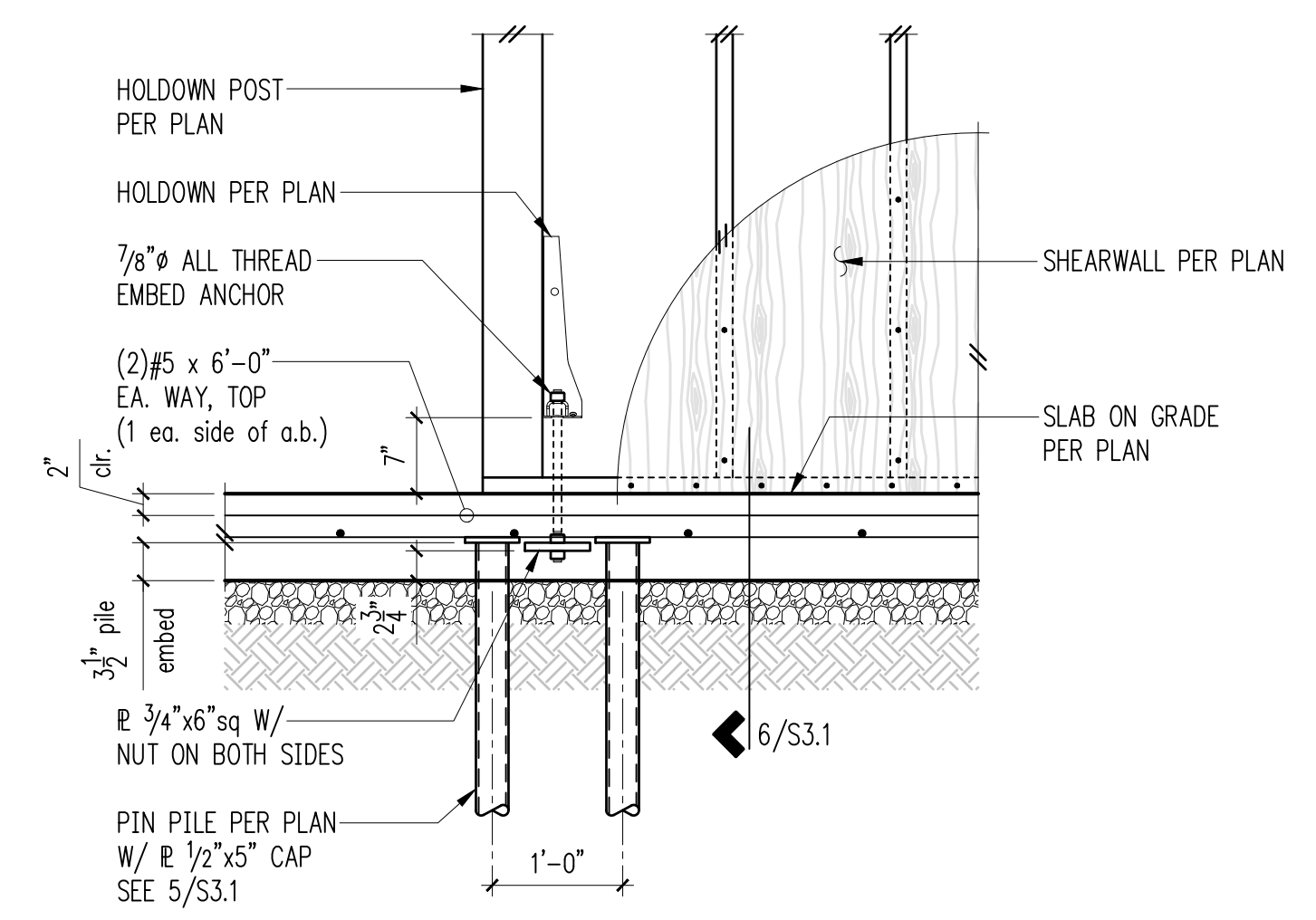
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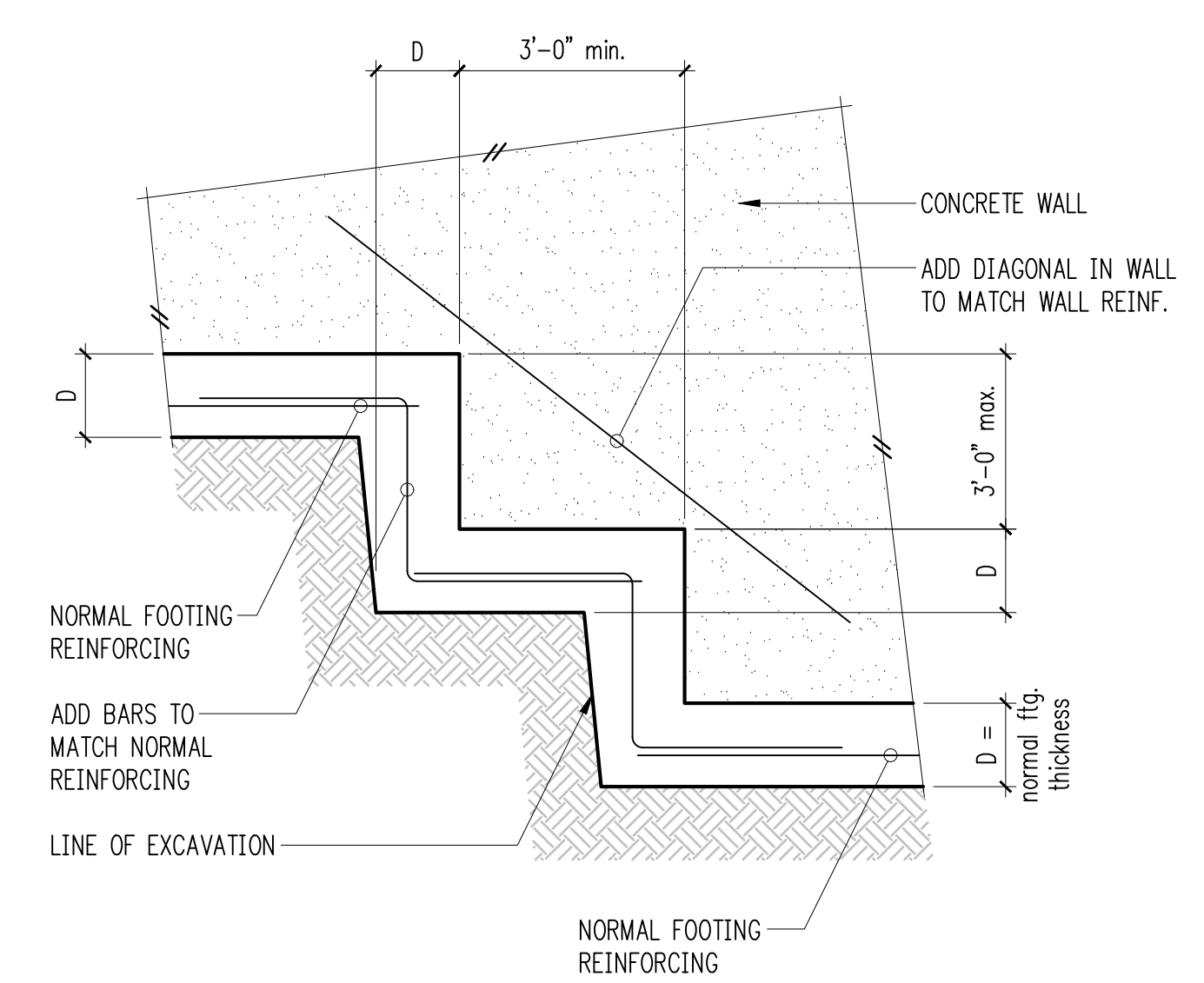
1 HU Beam Connection to Concrete Wall



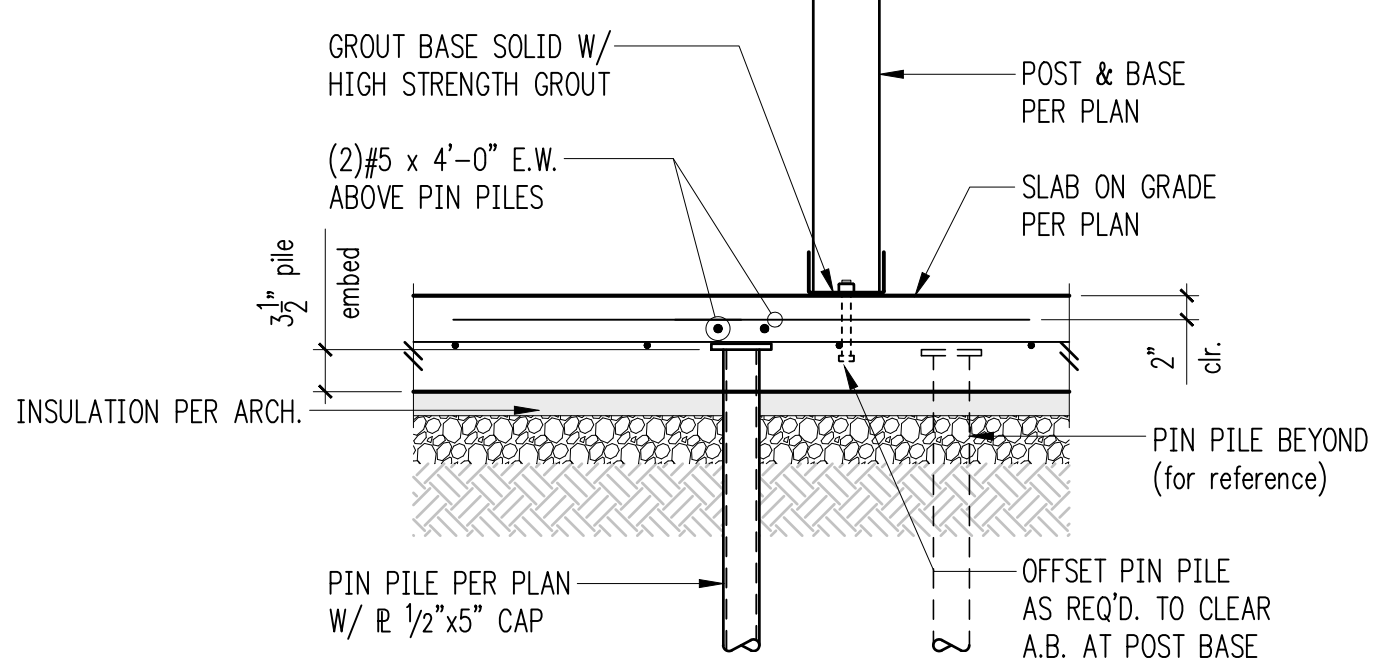
2 Typical Slab Edge



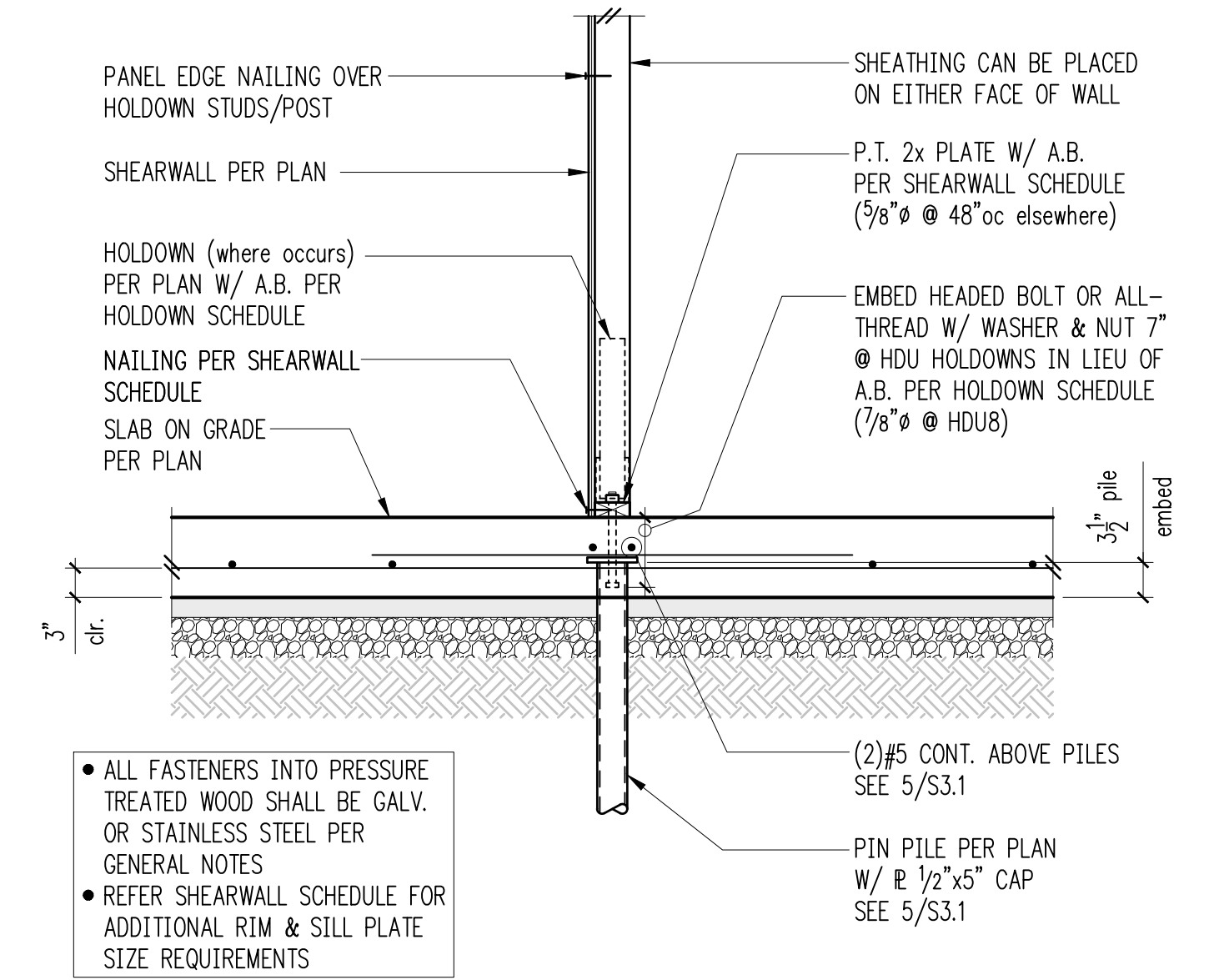
3 Typical Holddown at Interior Slab



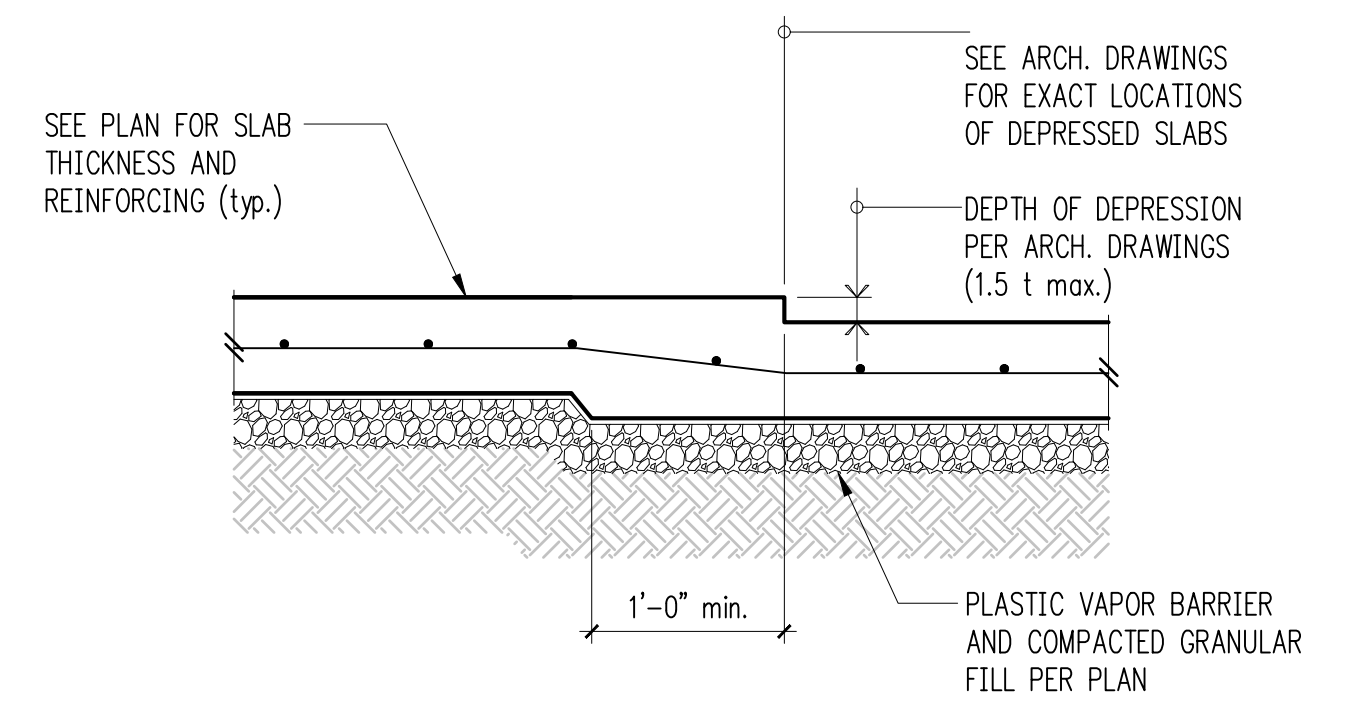
4 Typical Stepped Footing



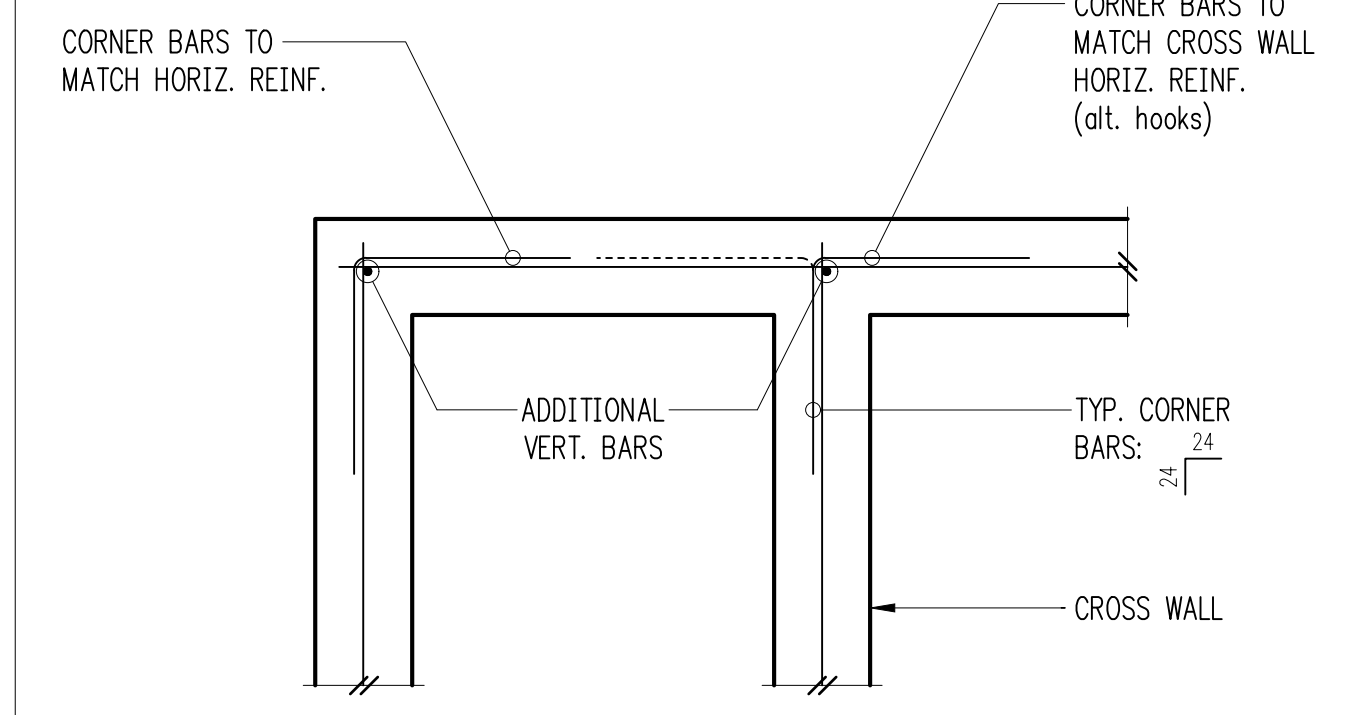
5 Typical Pin Pile at Slab



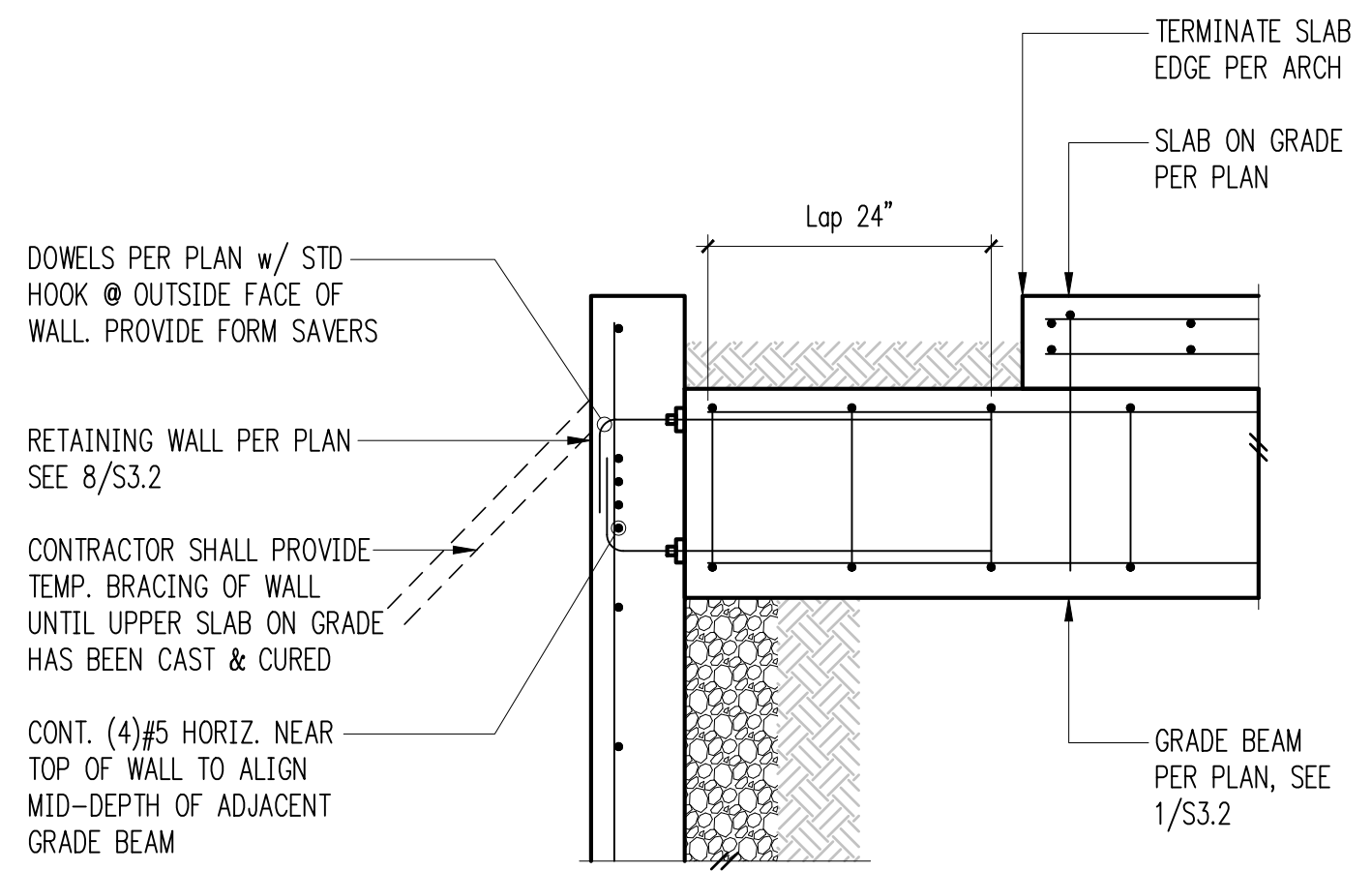
6 Interior Shearwall at Slab



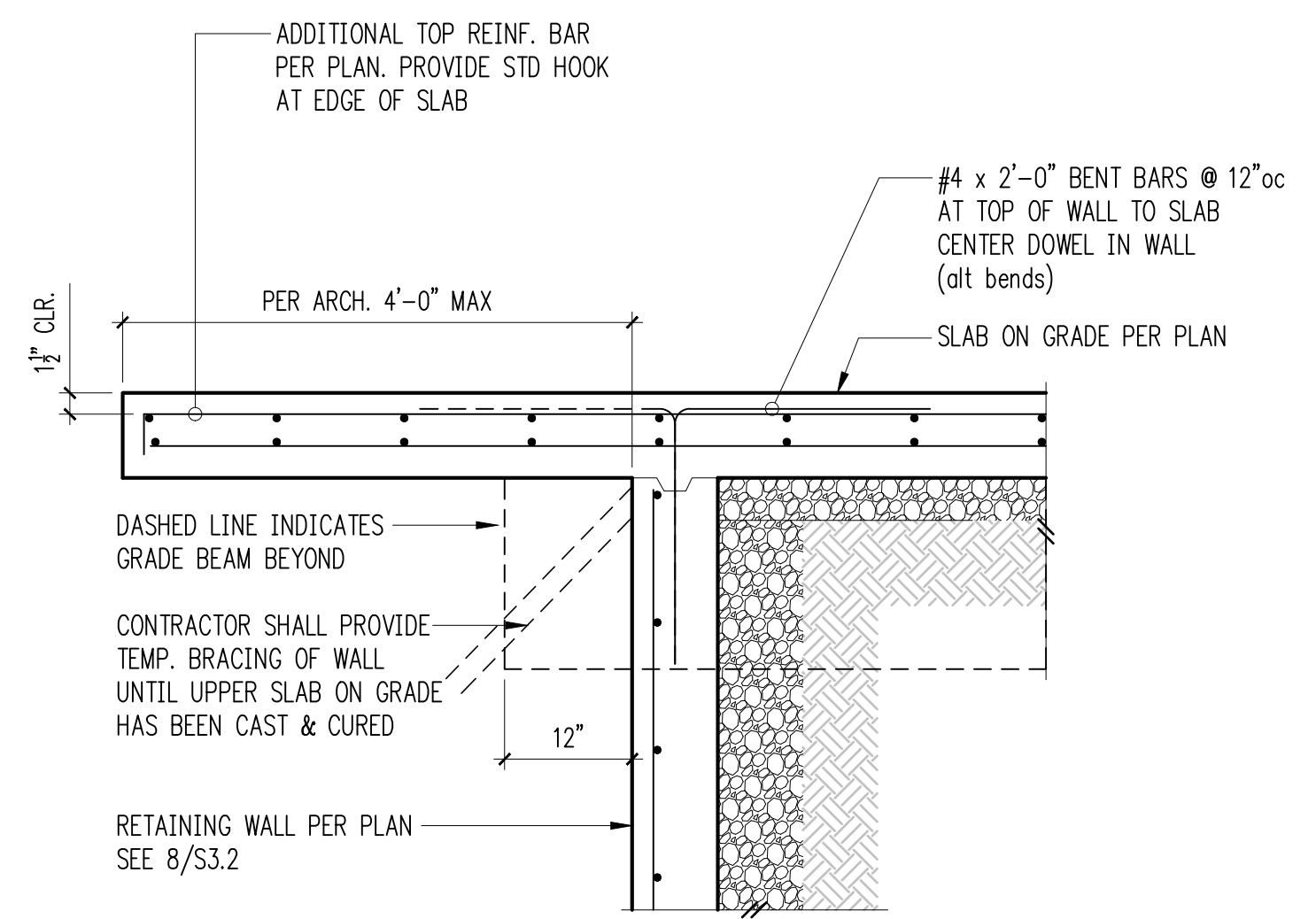
7 Slab Step Detail



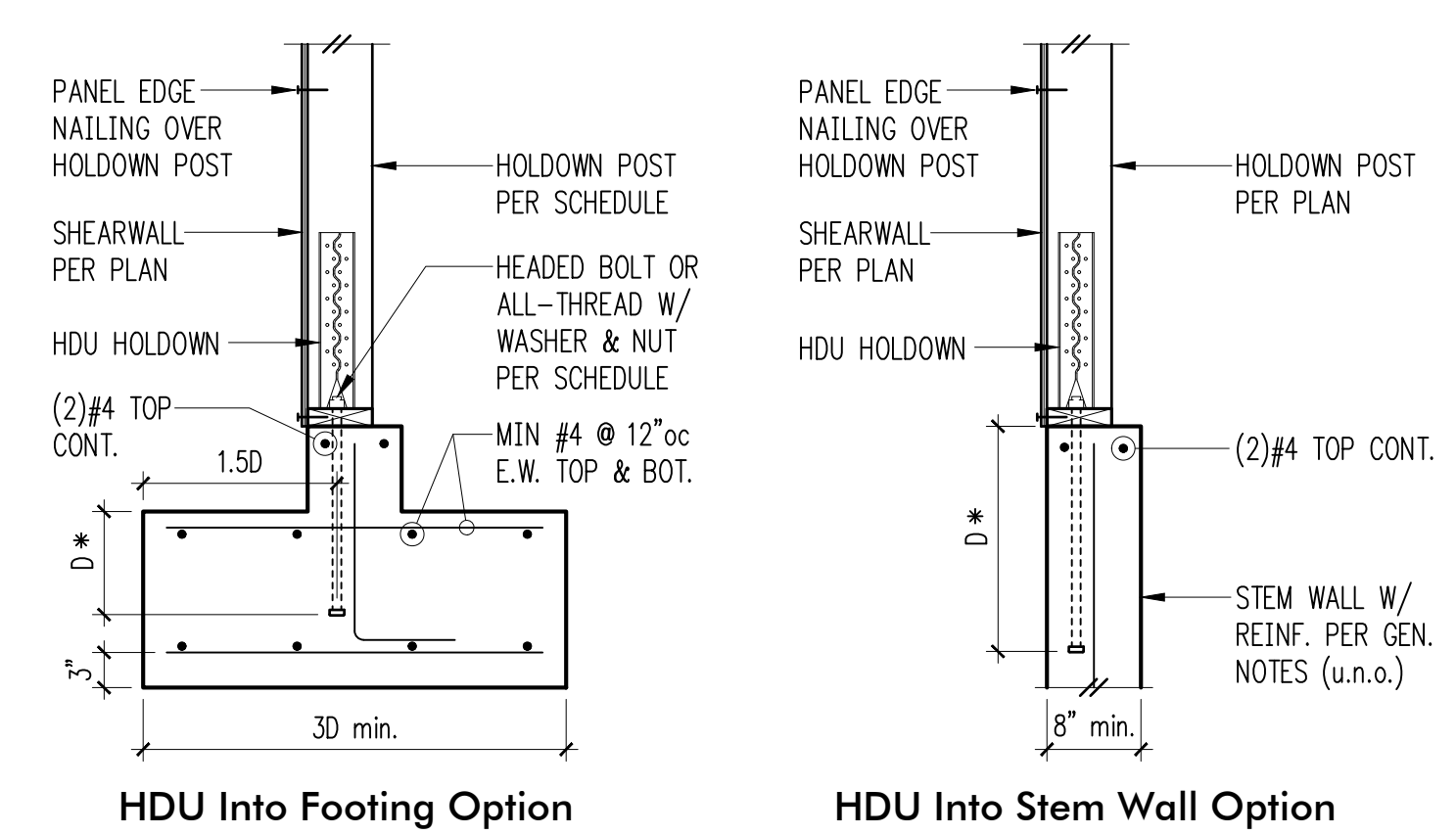
8 Typical Corner Bars at Concrete Walls and Footings



9 Grade Beam to Retaining Wall



10 Cantilever Carport Slab



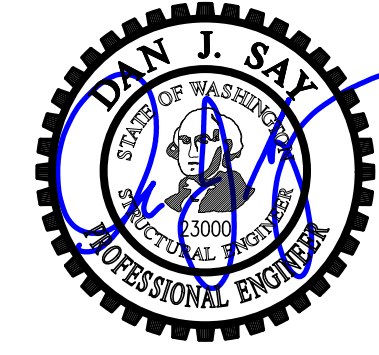
* SEE DETAIL 3/S3.1 WHERE ANCHOR IS SET IN SLAB

Holddown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holddown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2/2"	5/8"φ	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2/2"	5/8"φ	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2/2"	5/8"φ	SB7/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2/2"	7/8"φ	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2/2"	1"φ	SB1x30	10"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

12 Typical HDU Holddown



DRAWN: SJB
 DESIGN: VMB
 CHECKED: RJA
 APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin Pile Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
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 FX 206.256.0810

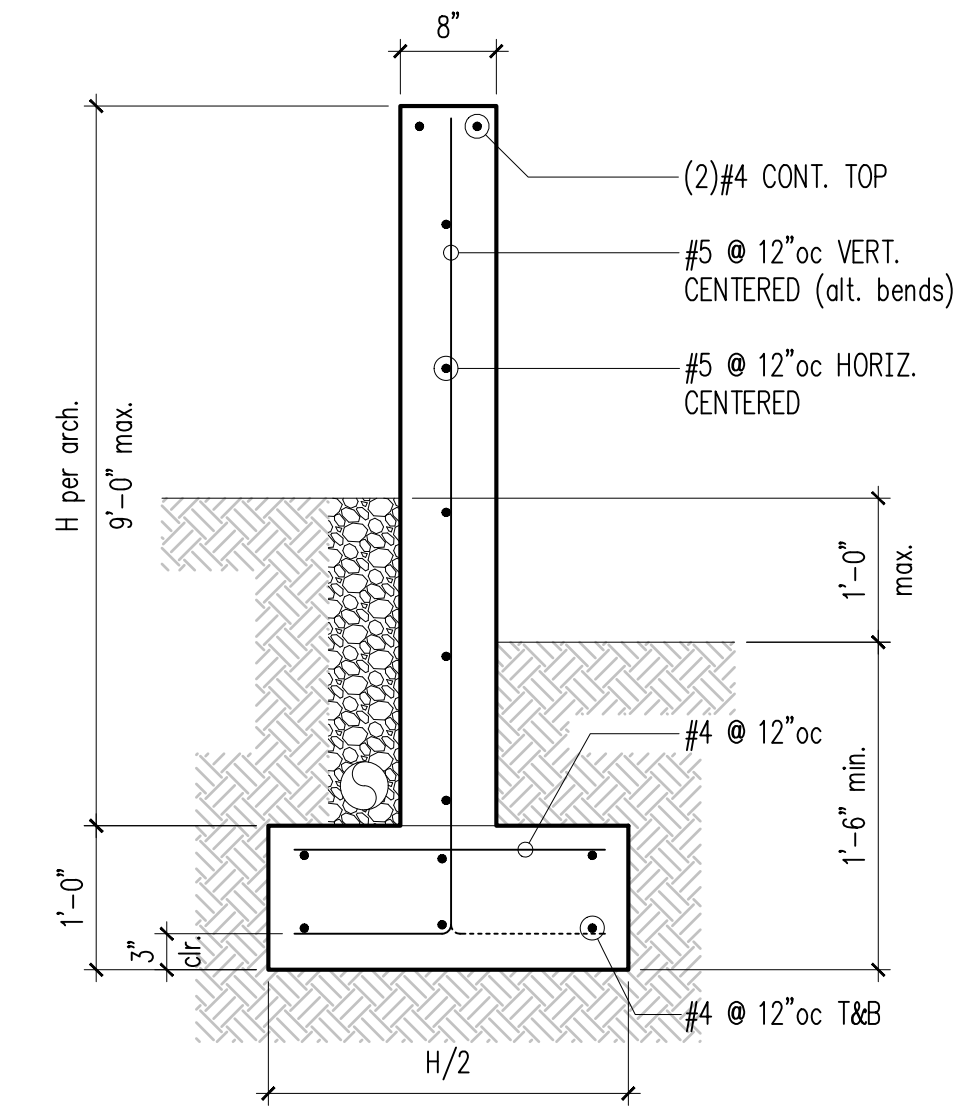
ISSUE: **Permit**

SHEET TITLE:

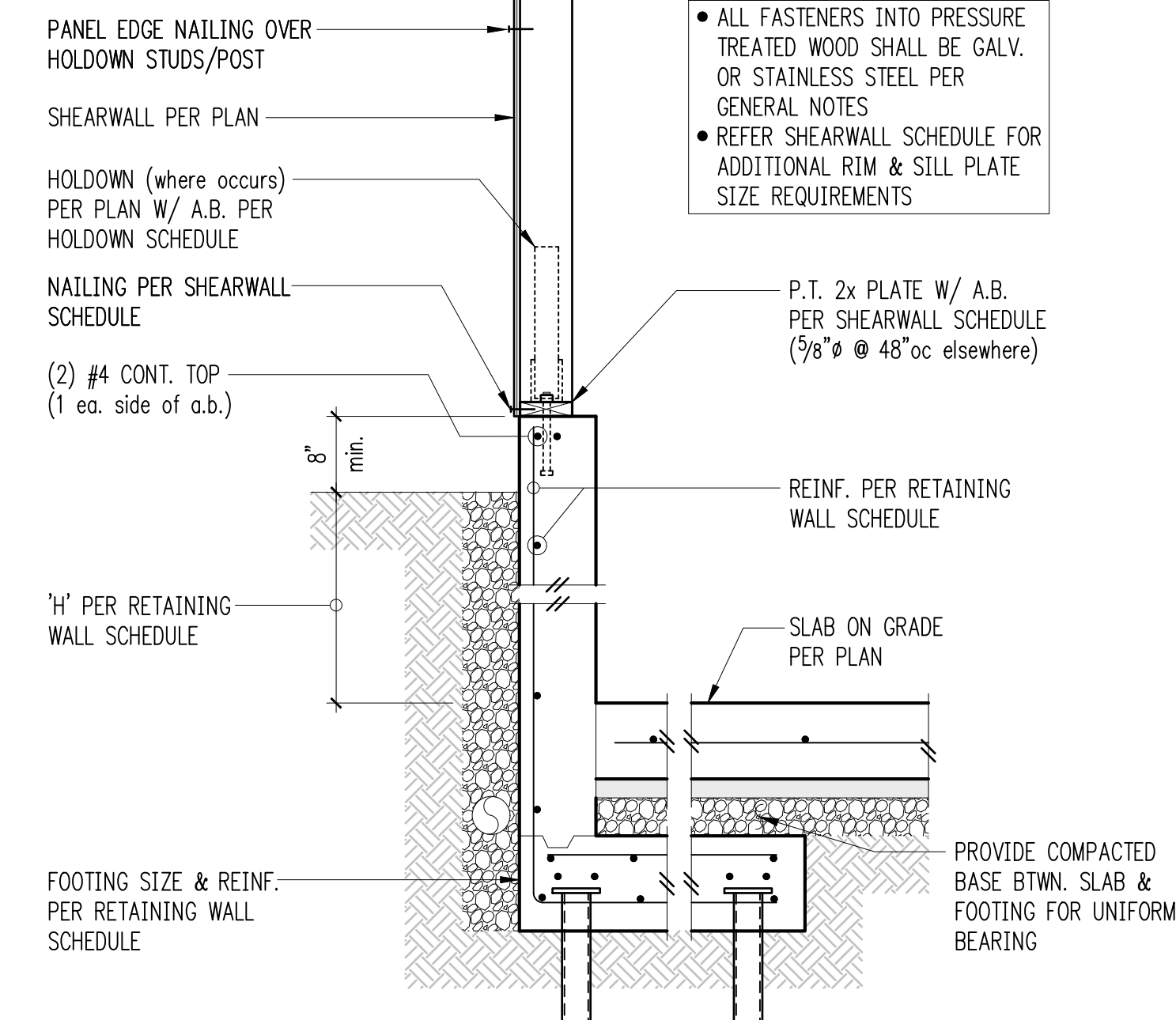
Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

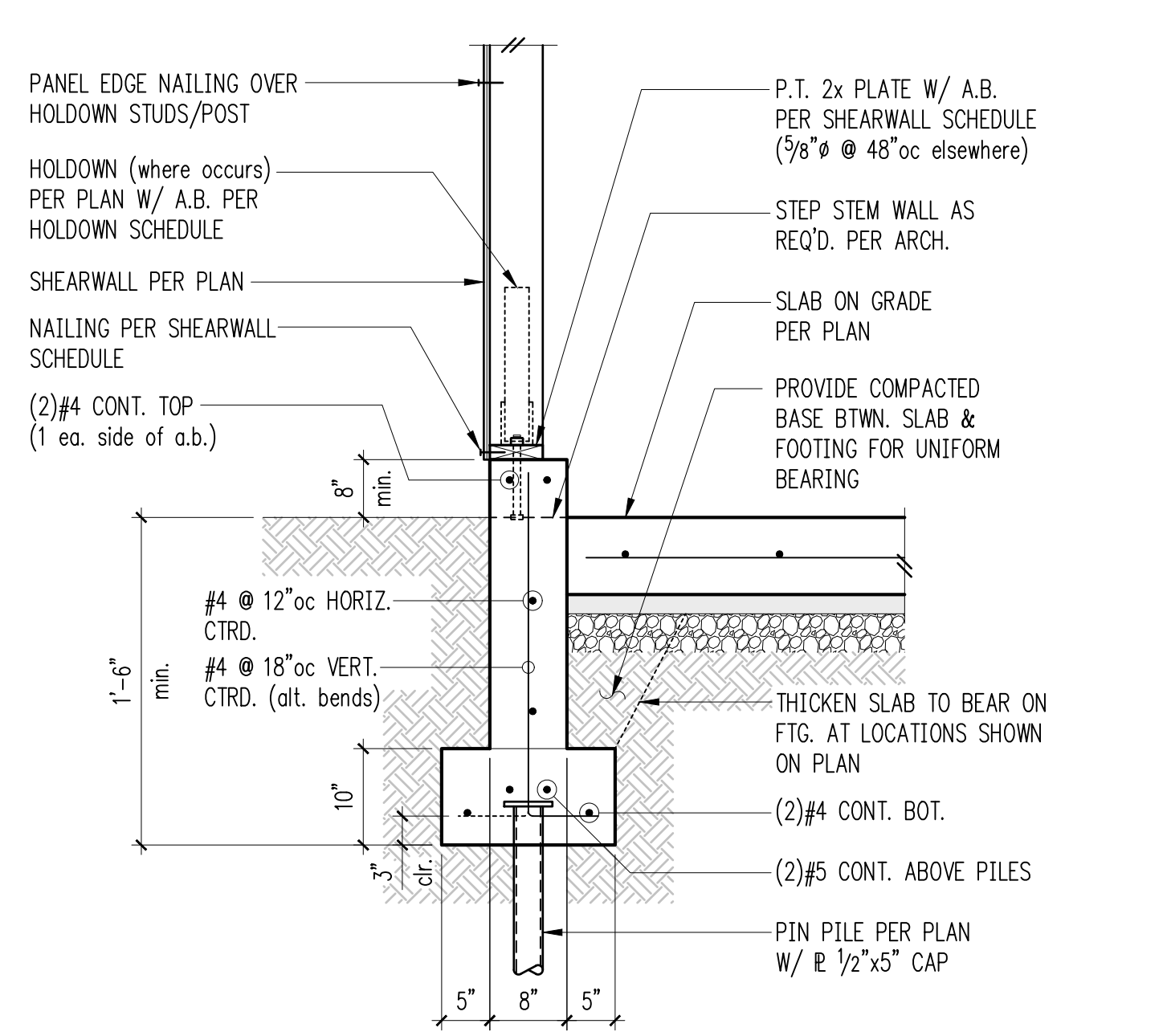
S3.2



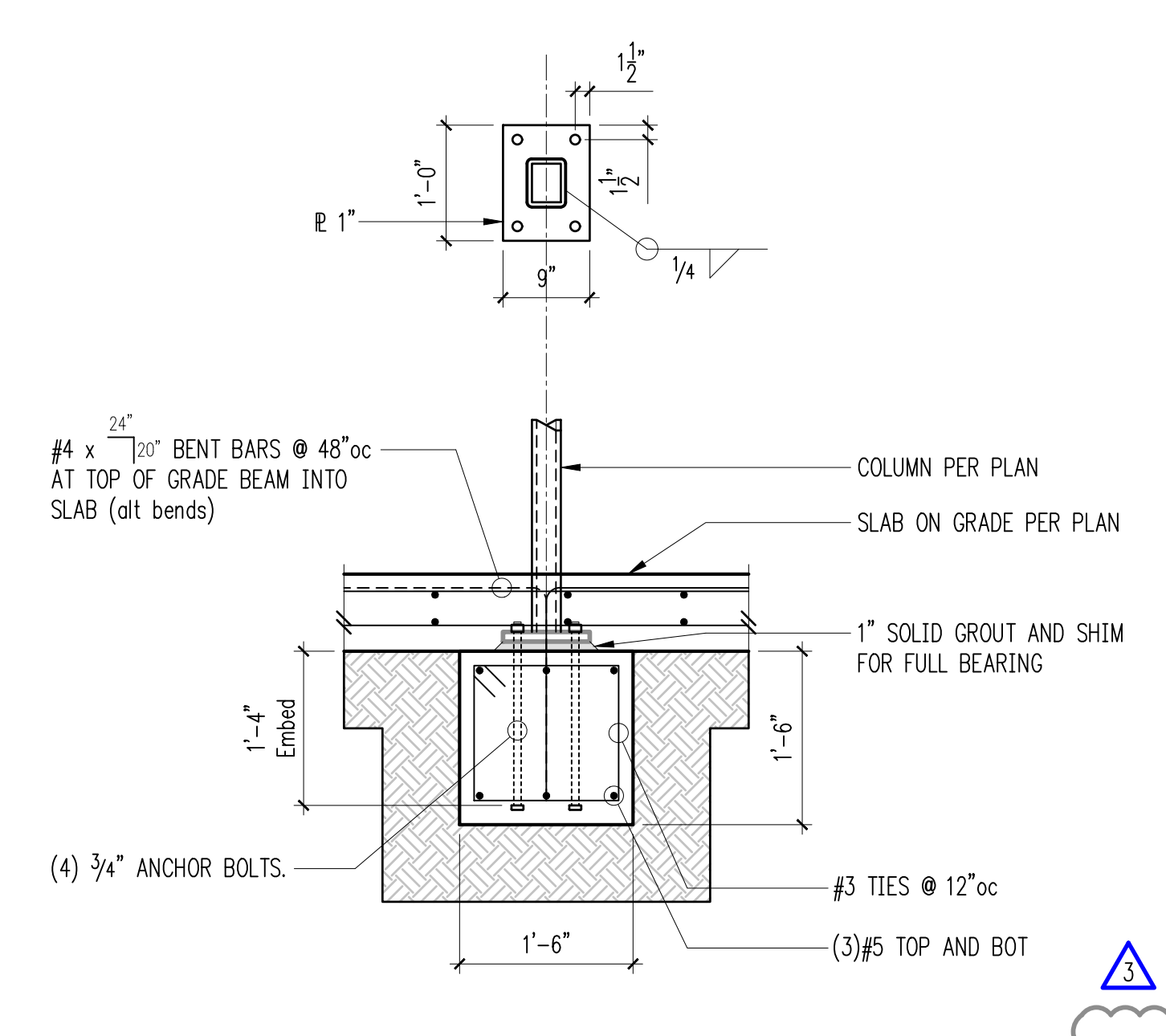
Typical Site Retaining Wall at Level Grade 4



Exterior Retaining Wall w/ Slab on Grade 3



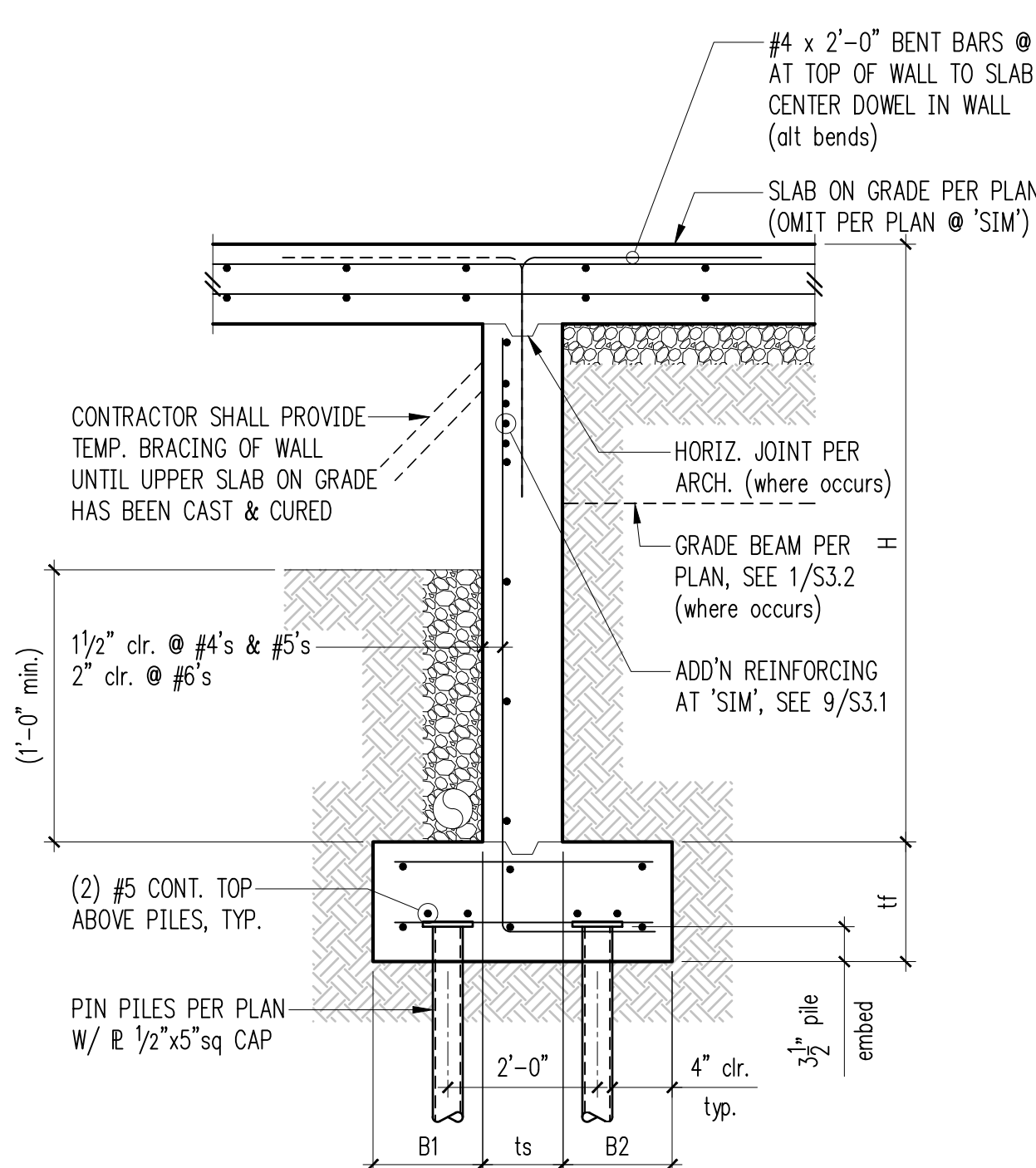
Typical Exterior Wall at Level Grade 2



Typical Grade Beam and Column Baseplate 1

Carpport Retaining Wall Schedule W/ Slab

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(2)#4
4'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(2)#4
6'-0"	1'-4"	8"	1'-4"	12"	#4 @ 12" oc	#4 @ 12" oc	-	(4)#4
8'-0"	1'-4"	8"	1'-4"	12"	#5 @ 12" oc	#4 @ 12" oc	#4 @ 18" oc	(6)#5
10'-0"	1'-4"	8"	1'-4"	12"	#7 @ 12" oc	#4 @ 12" oc	#4 @ 18" oc	(8)#5



Typical Retaining Wall at Carport 8

Free-Standing Site Retaining Wall Schedule

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(2)#4
4'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18" oc	#4 @ 12" oc	#4 @ 18" oc	(2)#4

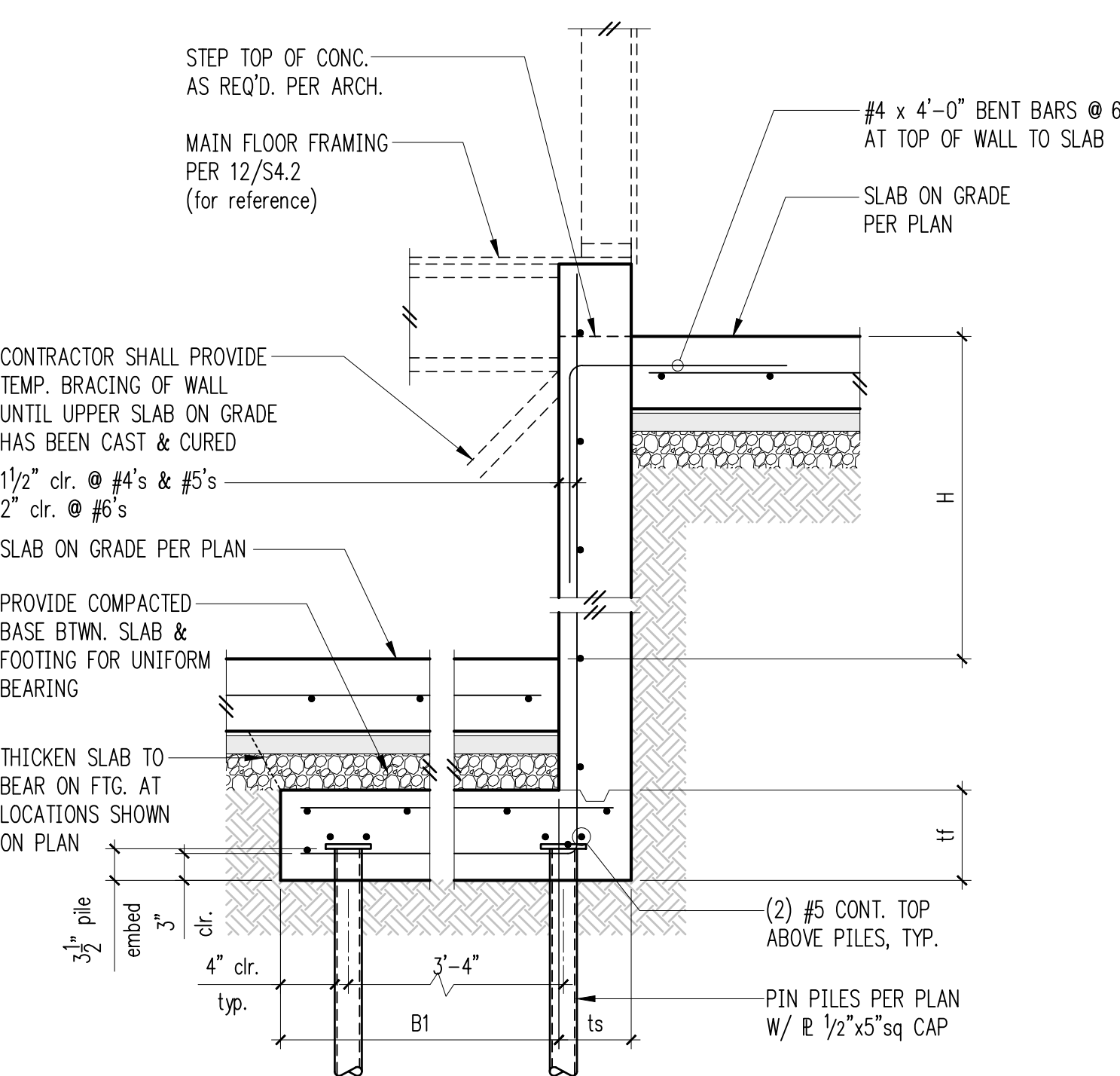
Retaining Wall at Stepped Grade 6

Residence Wall Schedule

H (ft.)	B1	ts	tf	Stem Reinforcing		Footing Reinforcing	
				Vert.	Horiz.	Bot.	Longit.
UP TO 2'-0"	2'-0"	8"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(3)#5
4'-0"	3'-6"	8"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(3)#5
8'-0"	4'-0"	8"	12"	#5 @ 12" oc	#4 @ 12" oc	-	(4)#5

NOTE: CAST AND CURE SLAB PRIOR TO BACKFILLING WALL

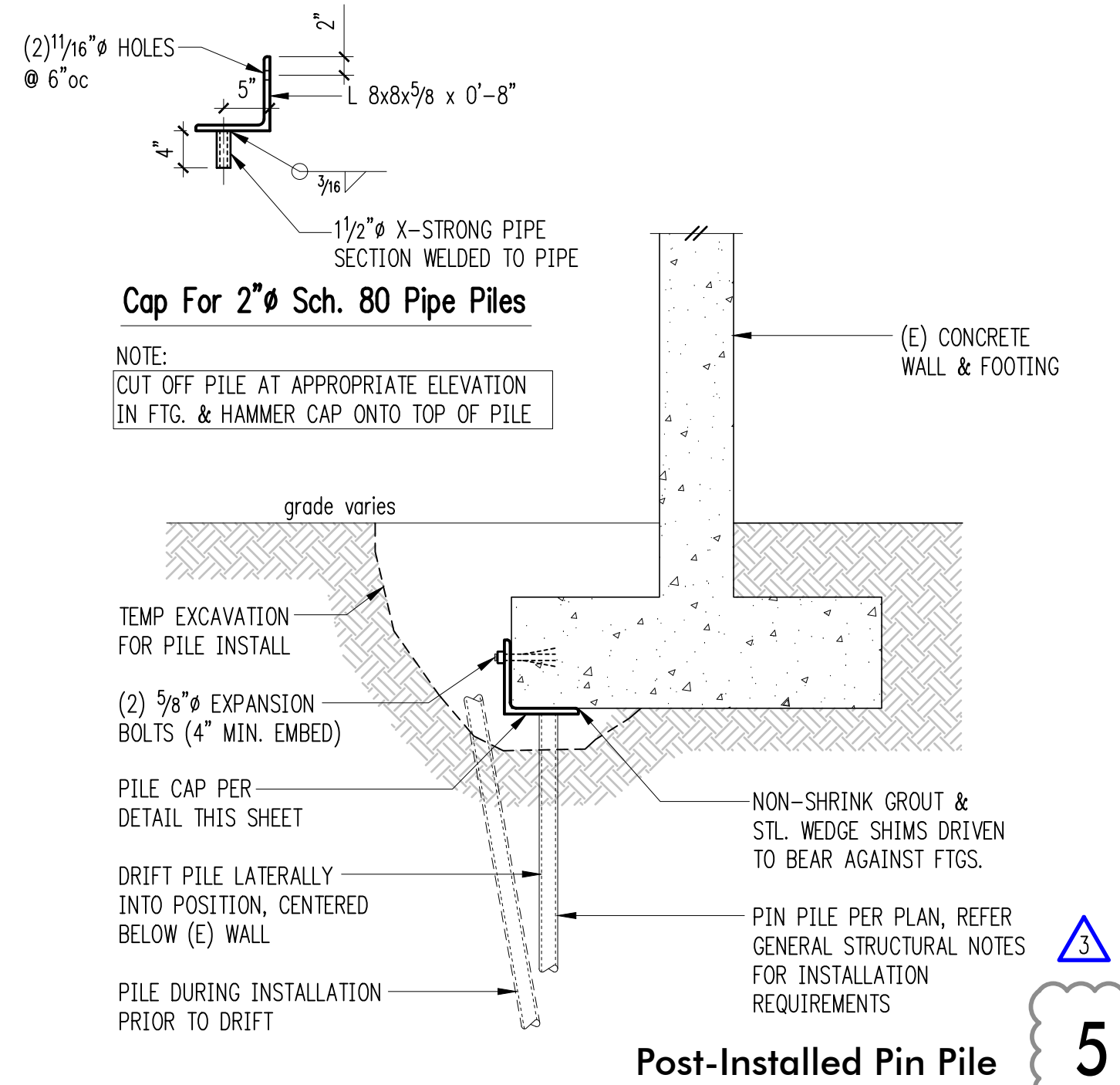
Typical Residence Retaining Wall 10



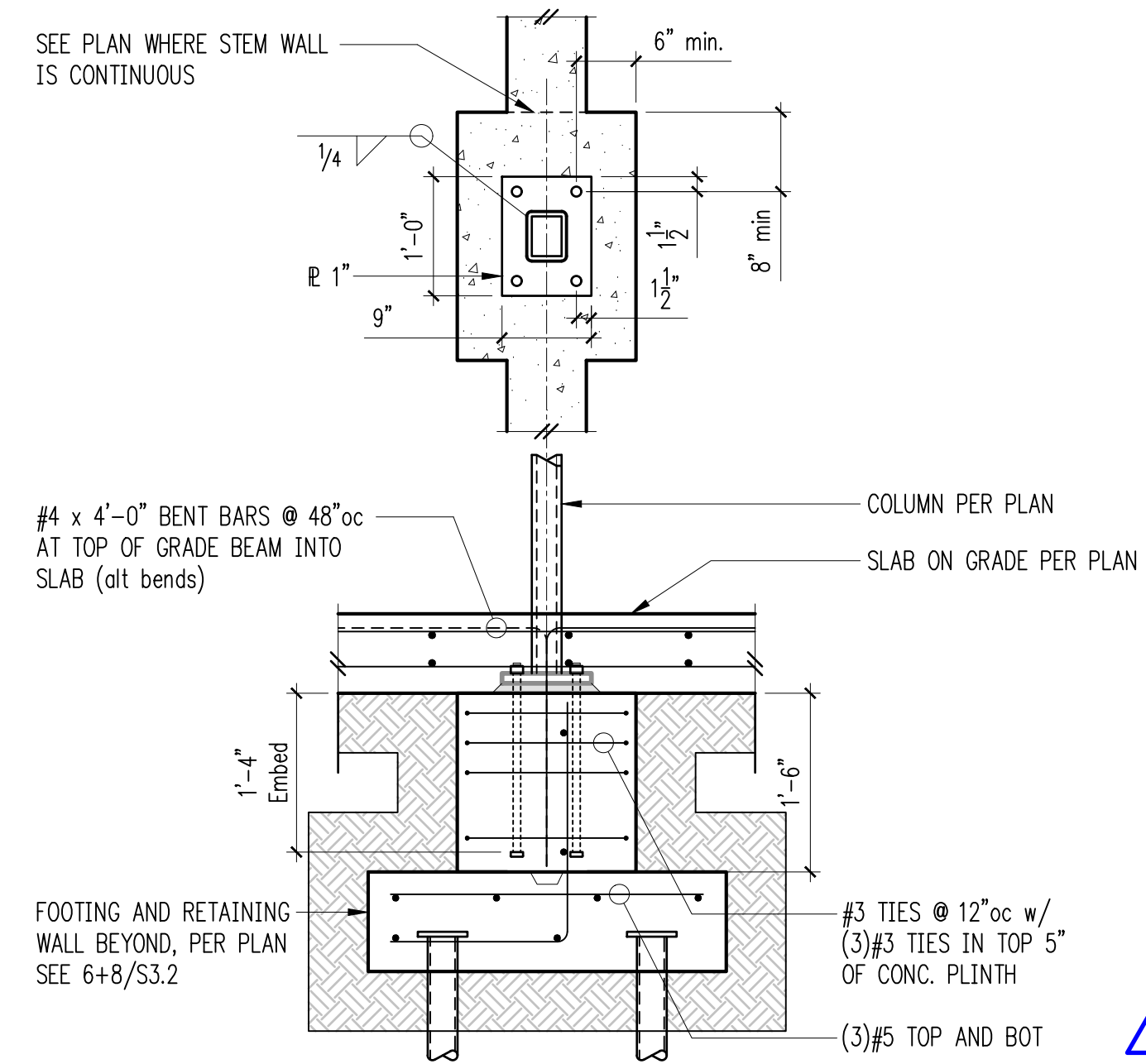
Carpport Retaining Wall Schedule W/ Slab

H (ft.)	B1	ts	tf	Stem Reinforcing		Footing Reinforcing	
				Vert.	Horiz.	Top	Longit.
3'-0"	3'-6"	8"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(2)#4
4'-0"	3'-6"	8"	12"	#4 @ 18" oc	#4 @ 12" oc	-	(2)#4
6'-0"	3'-6"	8"	12"	#4 @ 12" oc	#4 @ 12" oc	-	(4)#4
8'-0"	3'-6"	8"	12"	#5 @ 12" oc	#4 @ 12" oc	#4 @ 18" oc	(6)#5
UP TO 9'-0"	3'-6"	8"	12"	#5 @ 6" oc	#4 @ 12" oc	#4 @ 18" oc	(8)#5

Typical Retaining Wall at Carport/Residence Connection 12

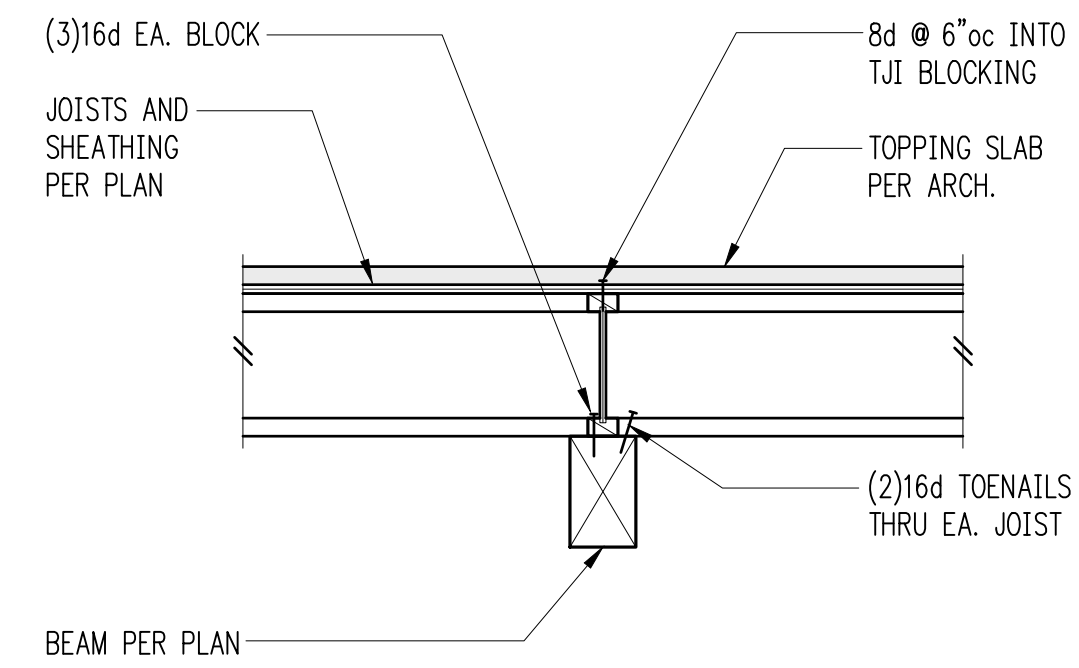


Post-Installed Pin Pile 5



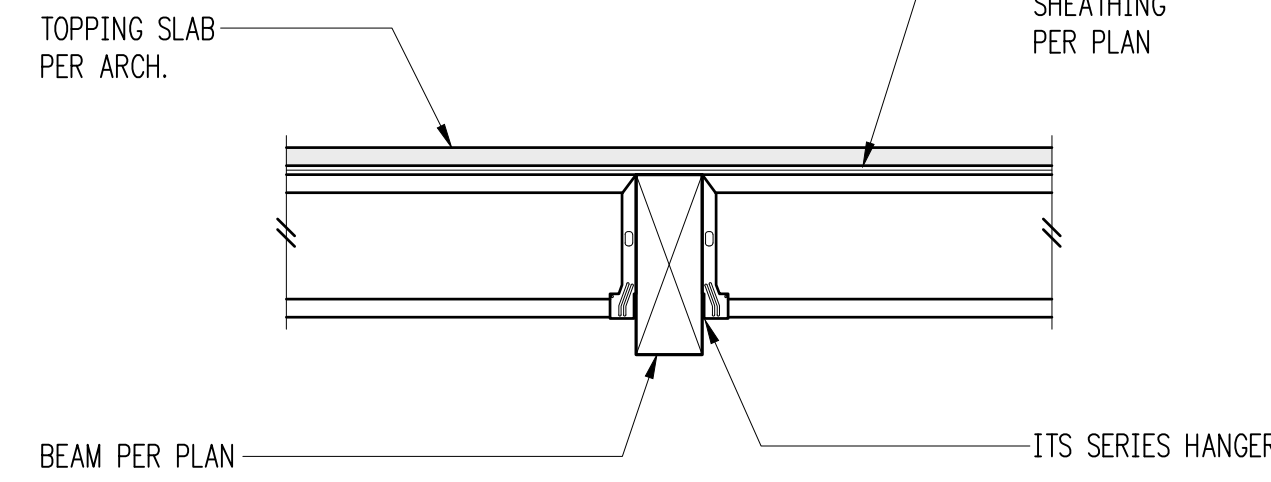
Typical Plinth at Stem Wall / Column Baseplate

1



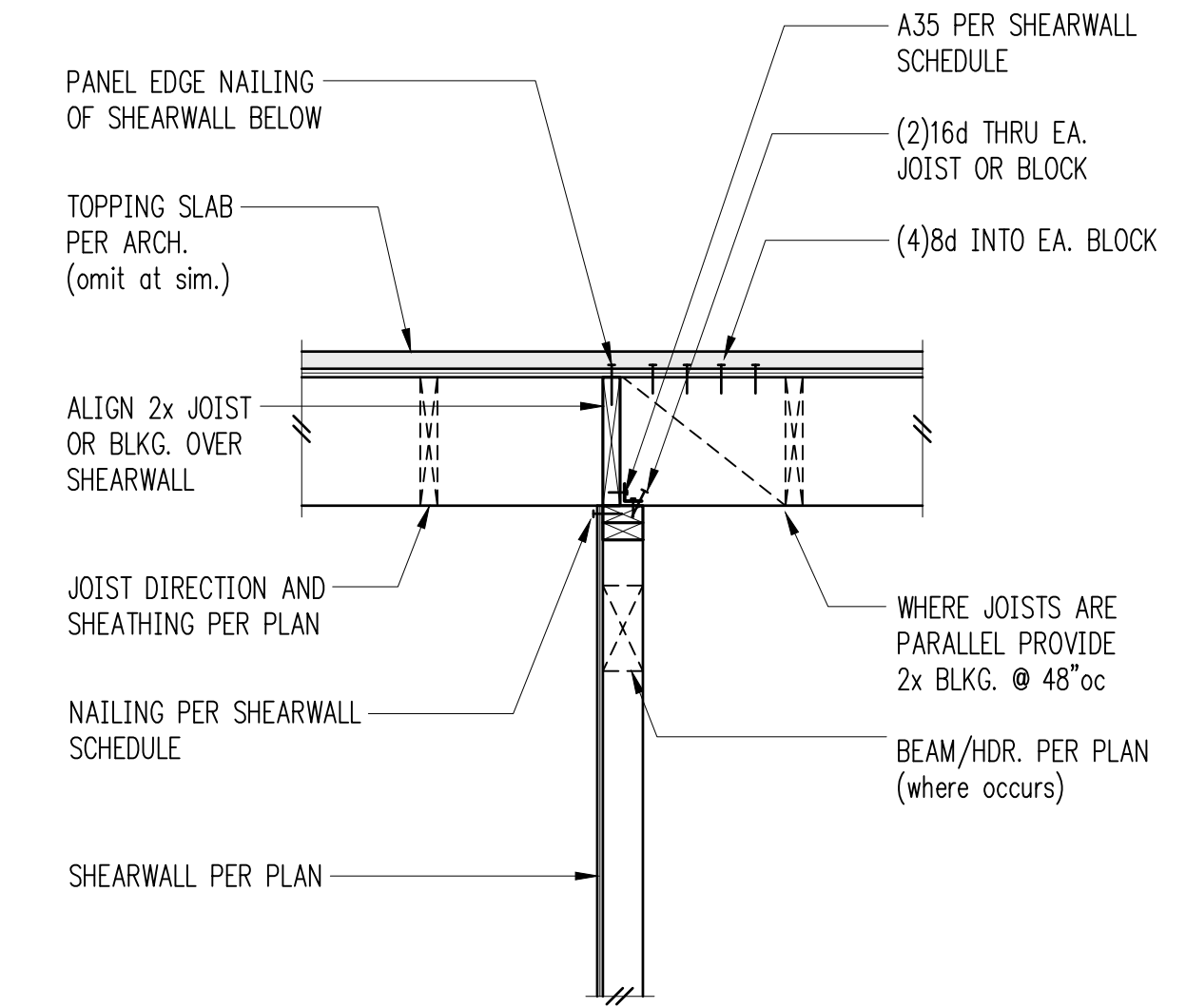
Typical Header Beam

2



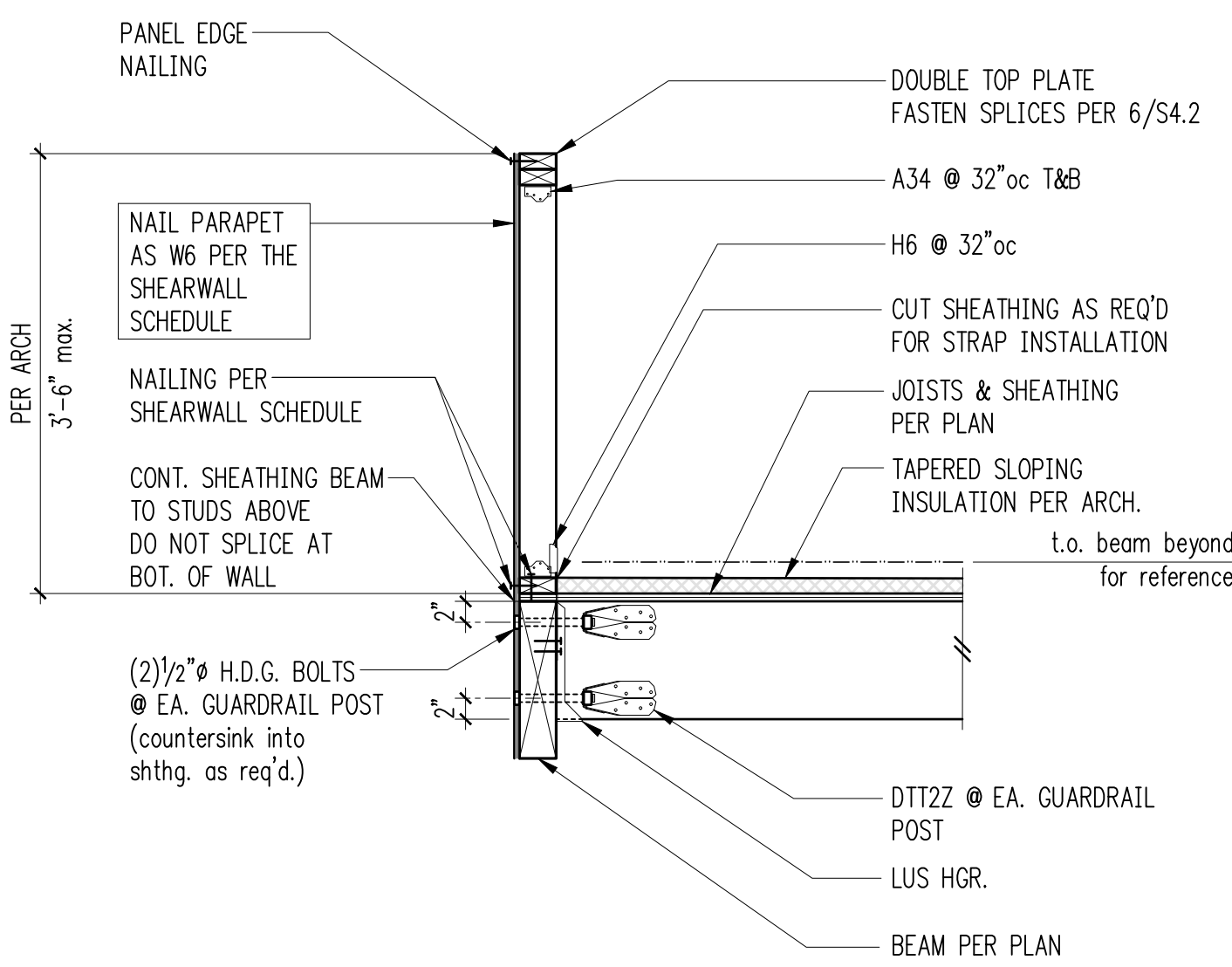
Typical Flush Beam

3



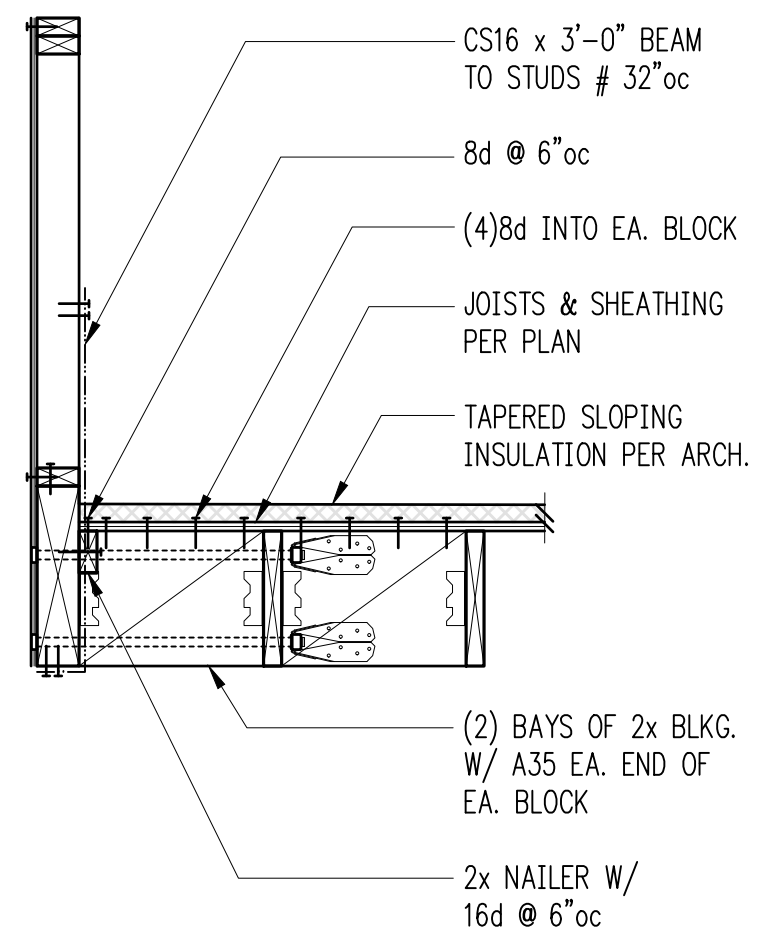
FLOOR, RAFTERS AT SIM. Interior Shearwall Below

4



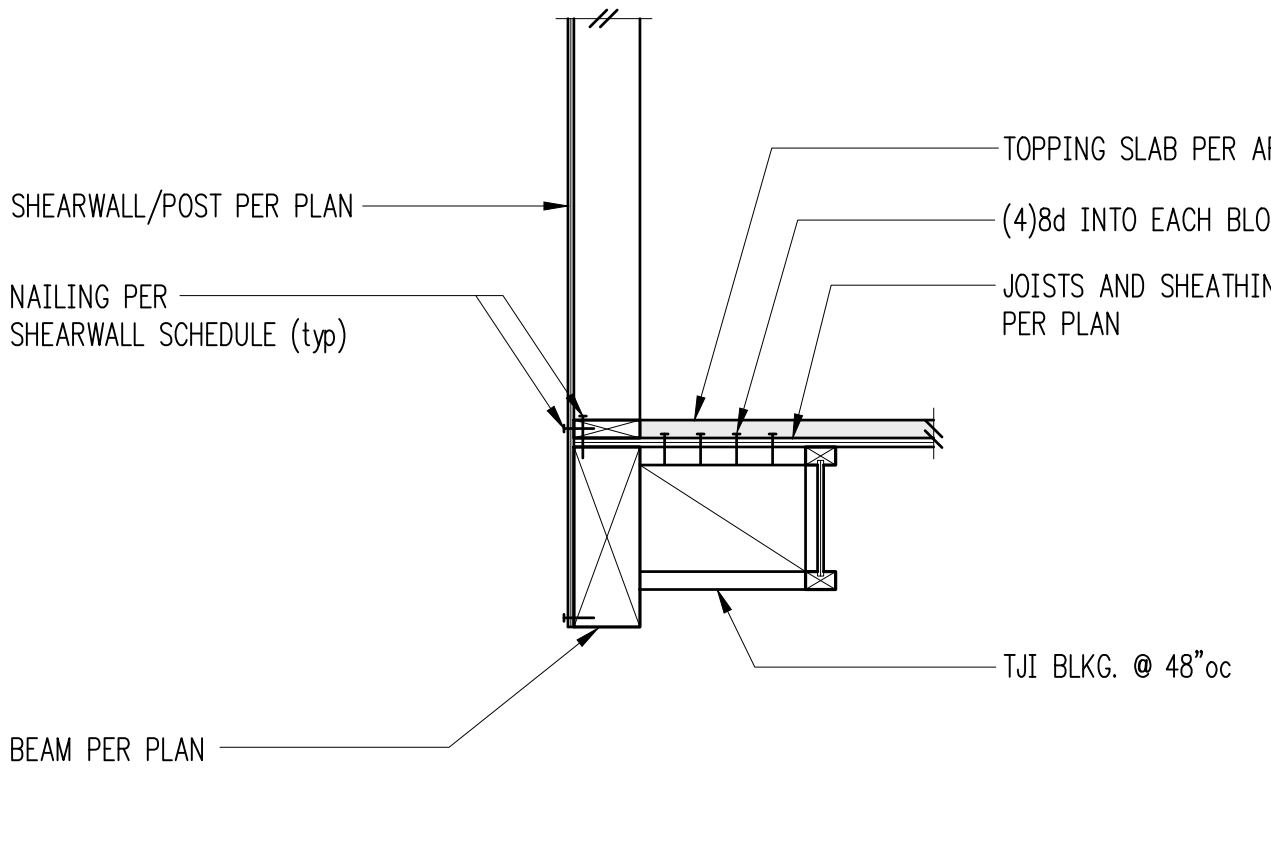
Exterior Deck Parapet (Perpendicular)

5



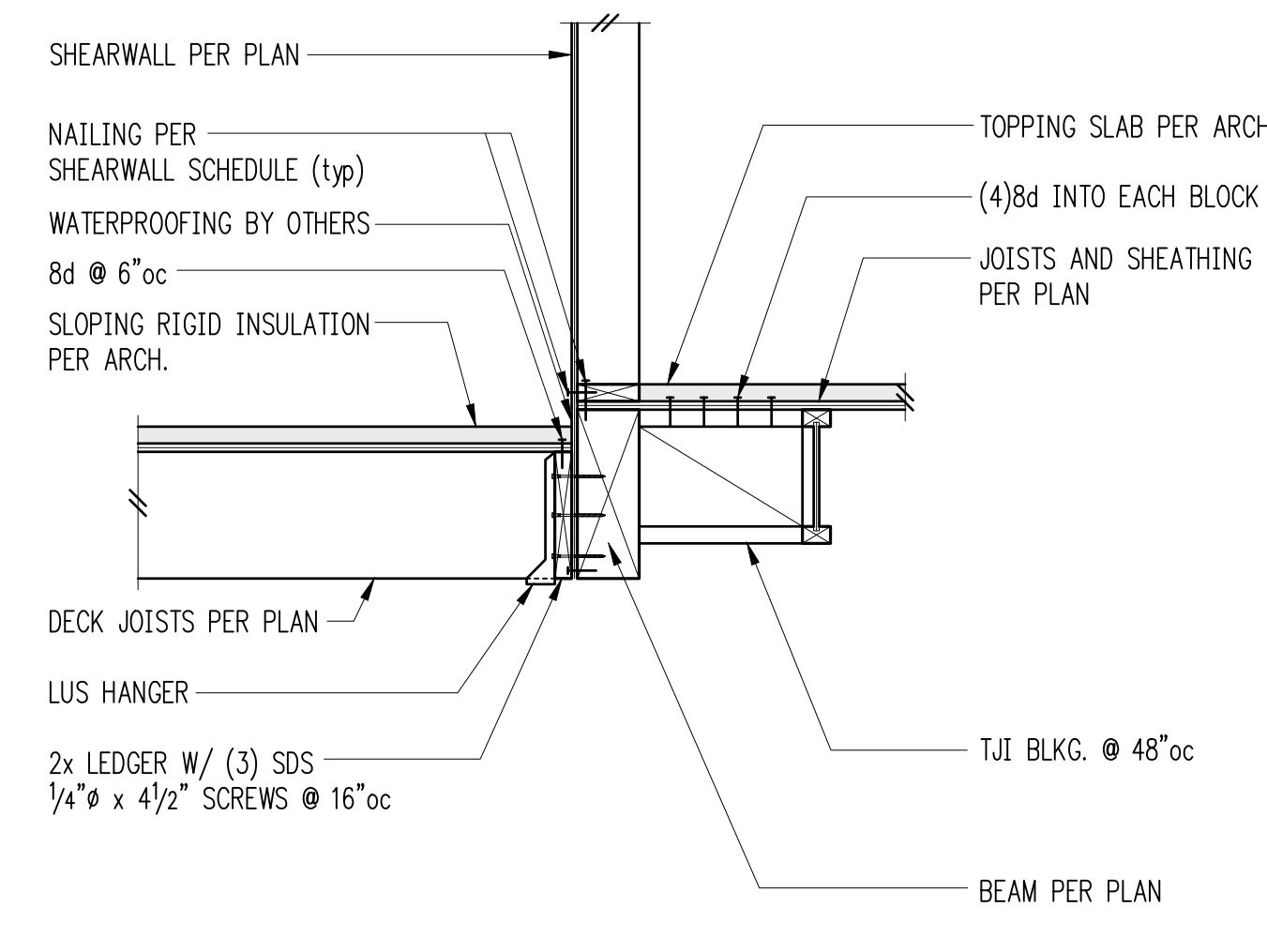
Exterior Deck Parapet (Parallel)

6



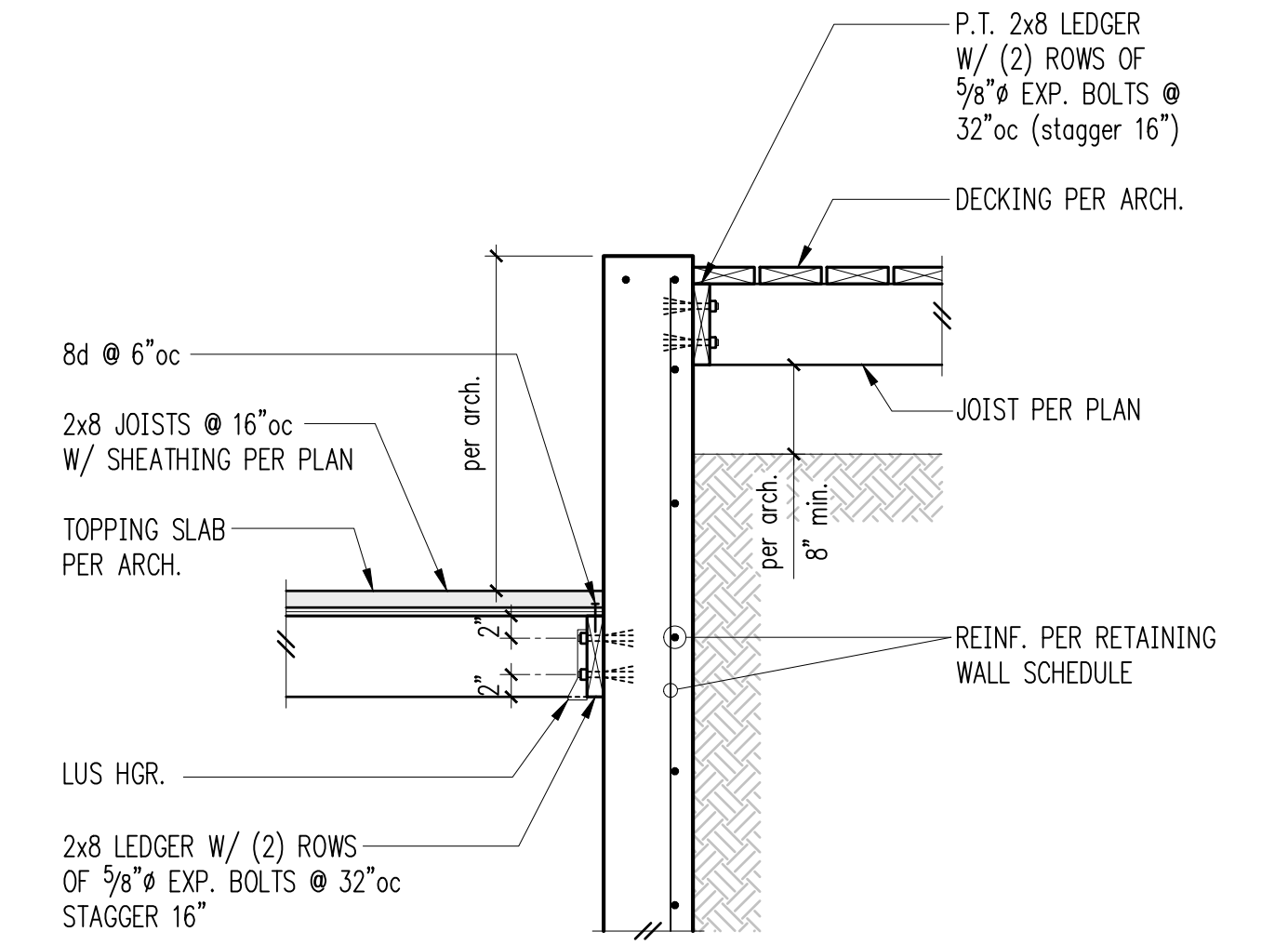
Exterior Floor Beam (w/TJIs)

7



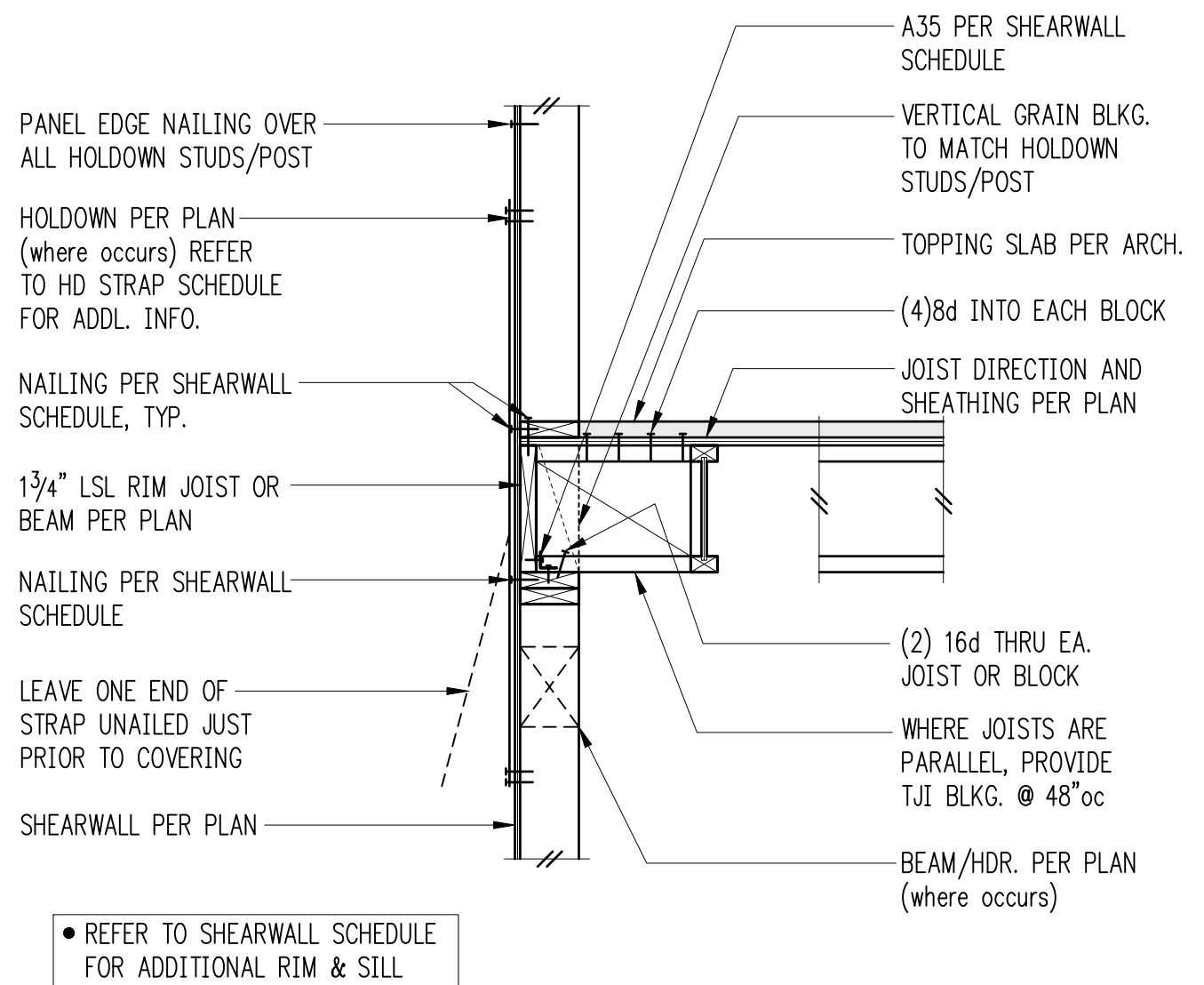
Exterior Beam (w/ TJI) w/ Deck

8



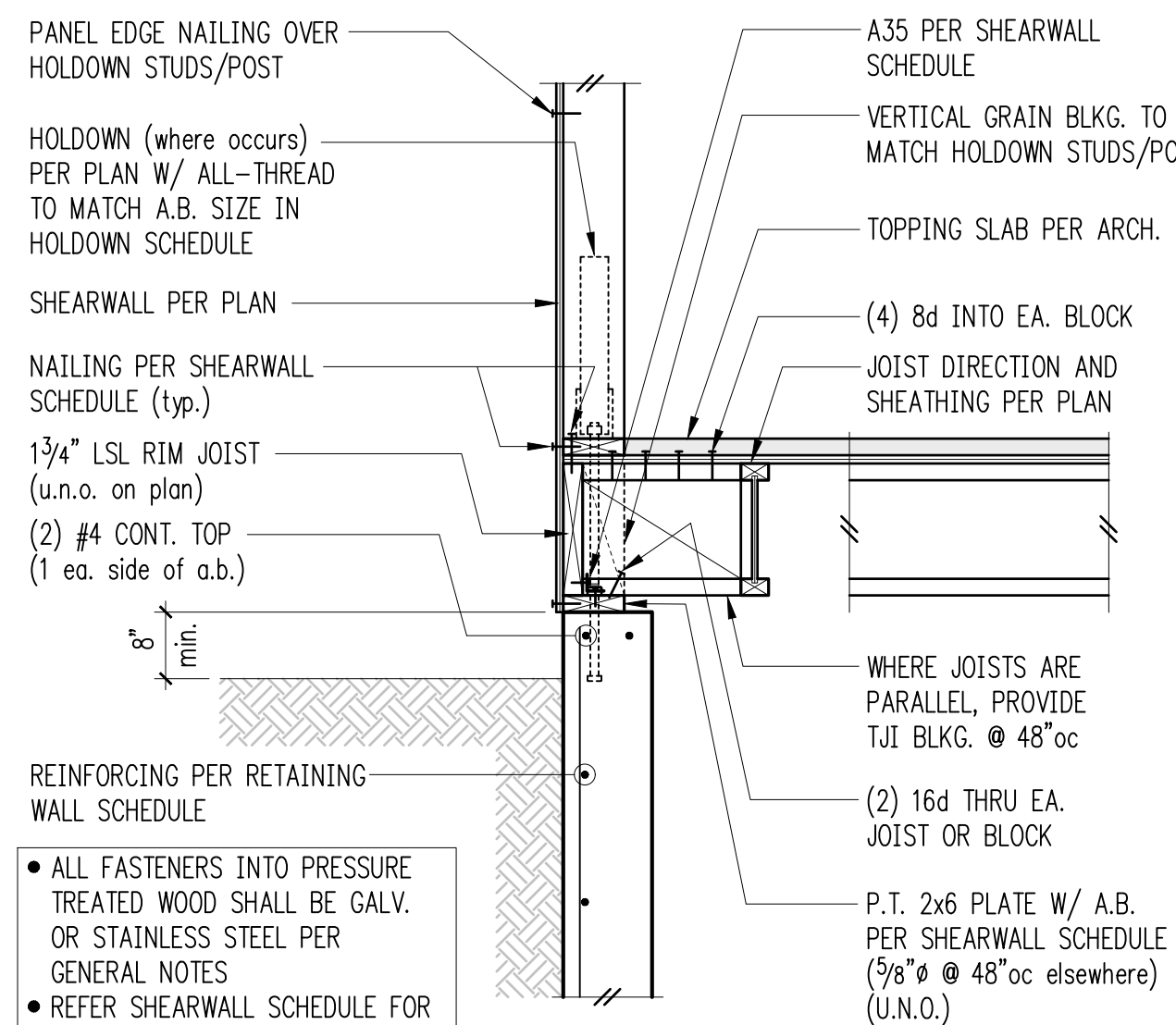
Stair Landing to Retaining Wall

9



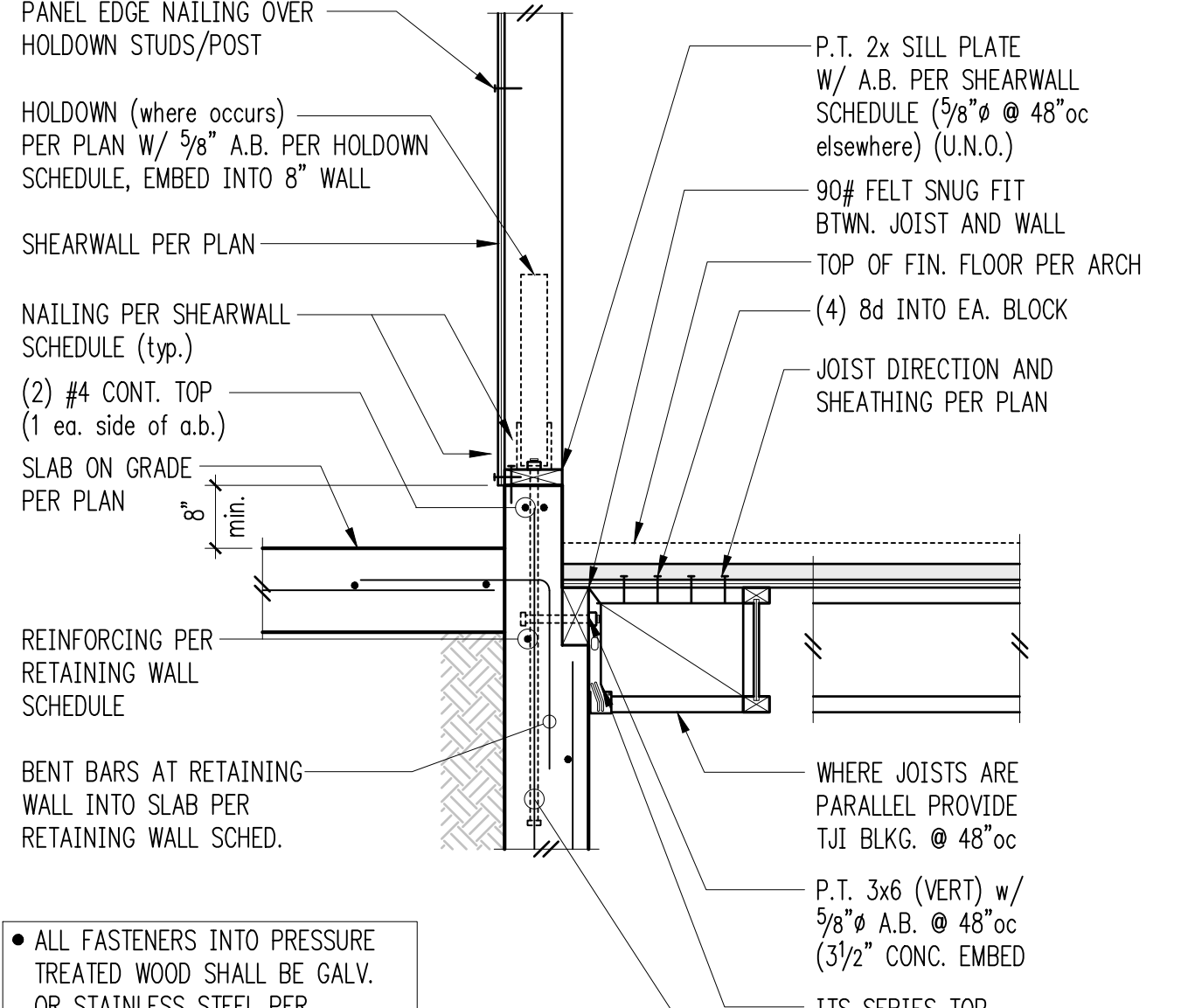
Exterior Floor Framing

10



Exterior Framing (w/TJI) at Basement

11



Exterior Framing (w/TJI) at Basement (High Grade)

12



DRAWN: SJB
 DESIGN: VMB
 CHECKED: RJA
 APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
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3	Permit Revision #1	Apr. 28, 2022

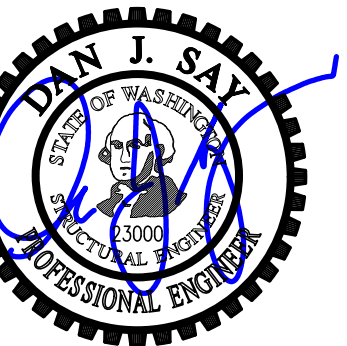
JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
Permit
 SHEET TITLE:

Wood Framing Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:



DRAWN: SJB
 DESIGN: VMB
 CHECKED: RJA
 APPROVED: DJS

REVISIONS:

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 5401 West Mercer Way
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ARCHITECT:
 Suyama Peterson Deguchi
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 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
 Permit

SHEET TITLE:
 Steel Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

3 S5.1

1

2

3

4

5

6

7

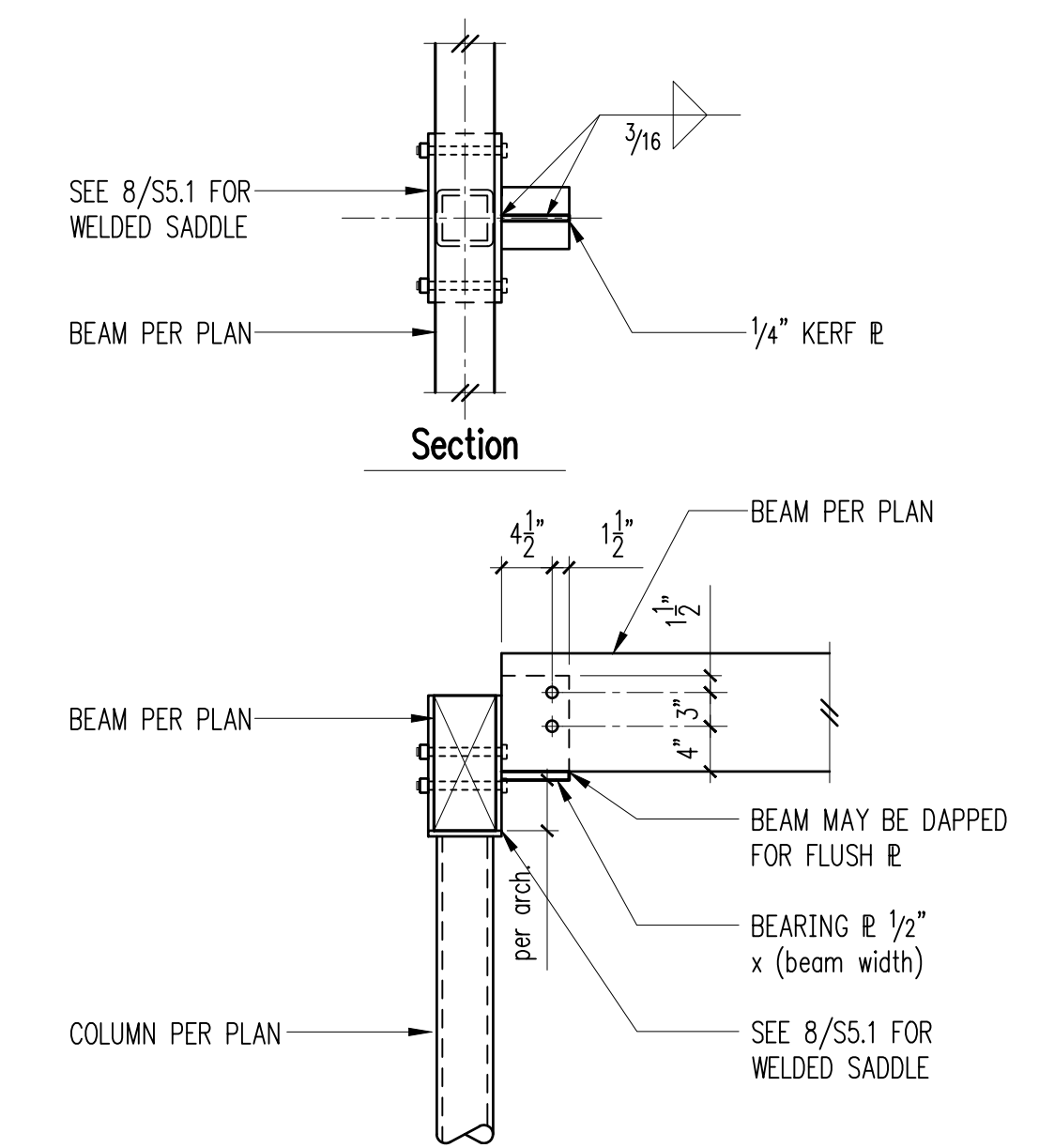
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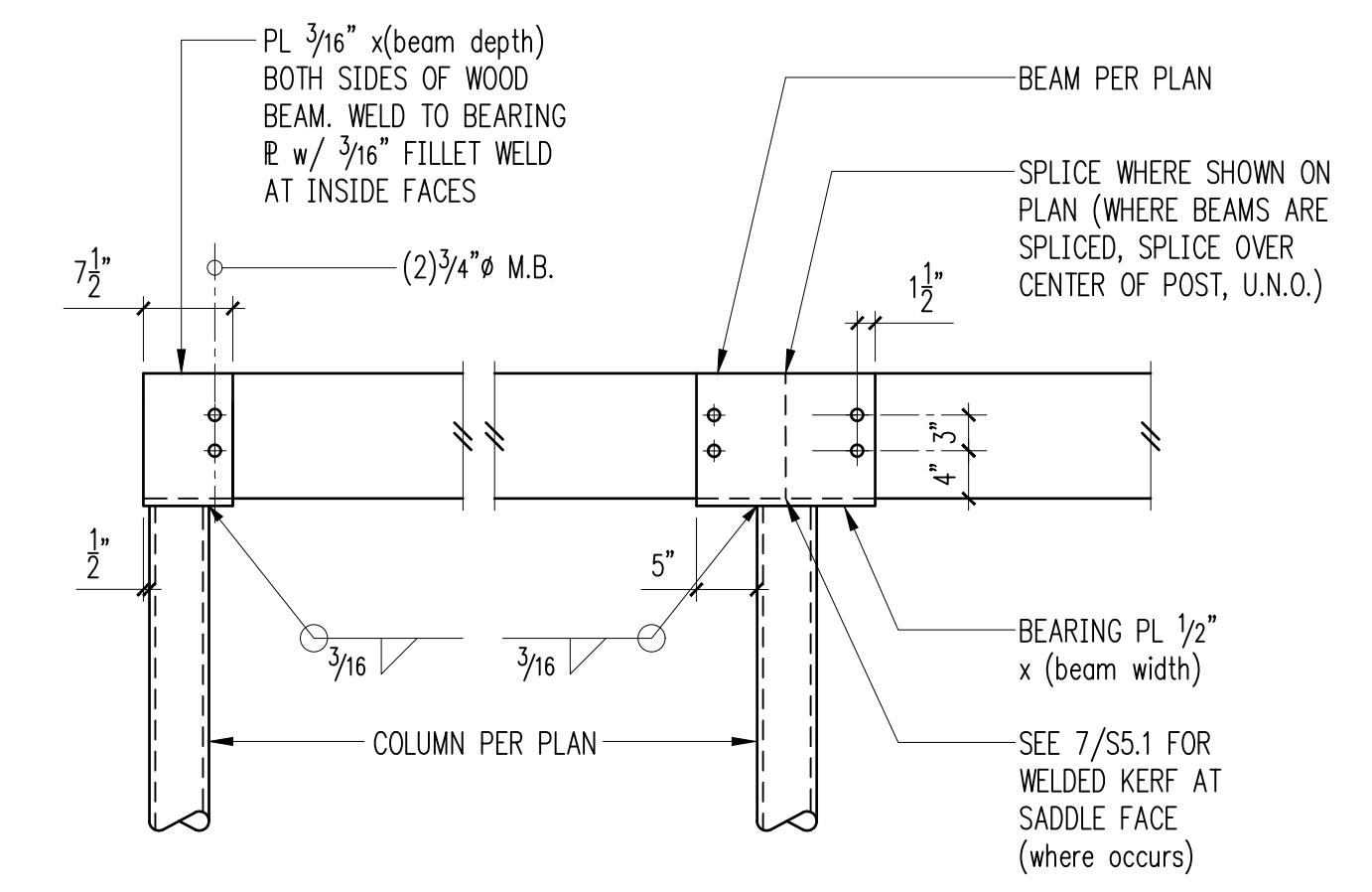
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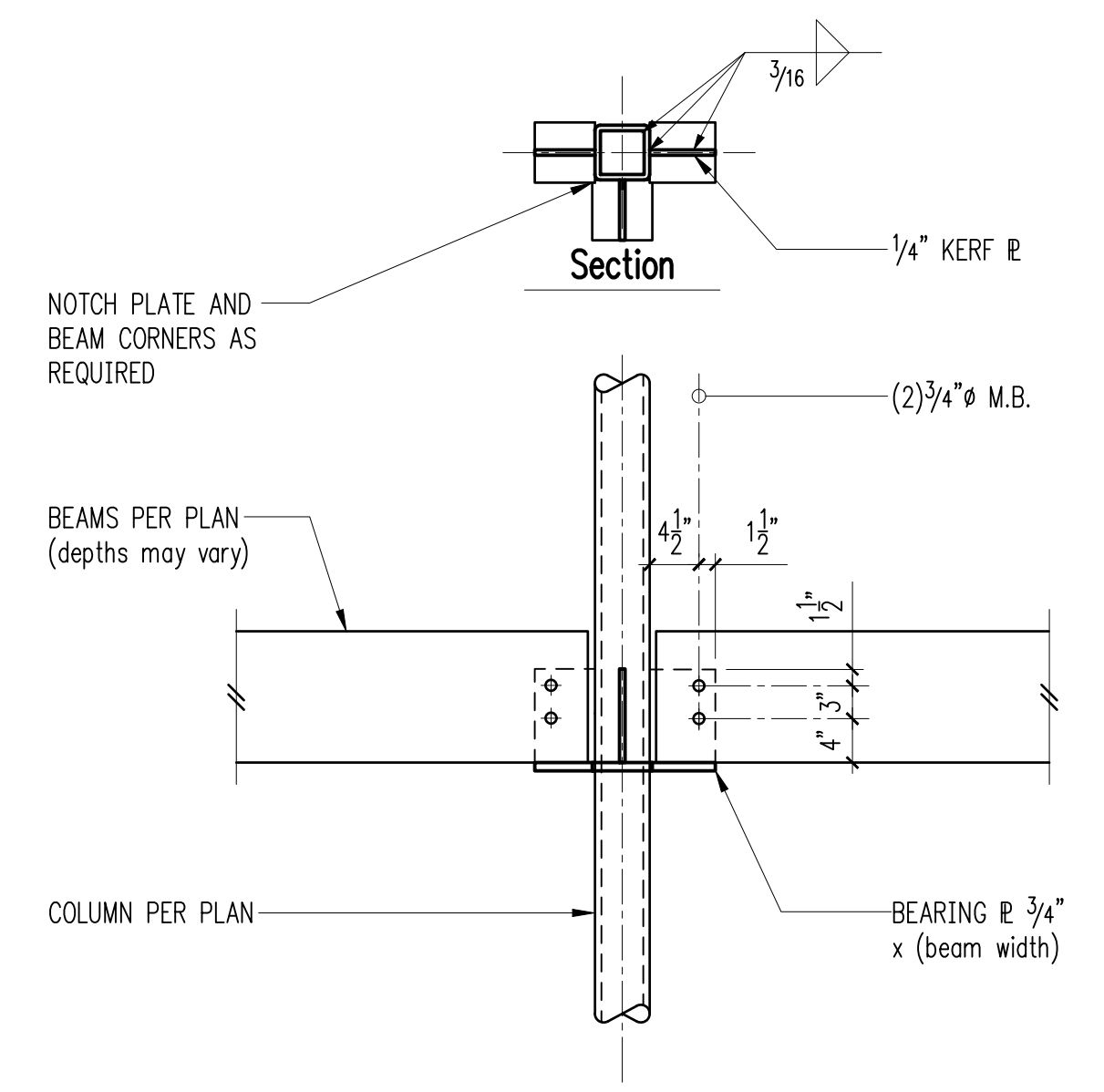
12



Welded Kerf to Fabricated Saddle



Custom Fabricated CC/ ECC Connection at Steel Column



Beam/Plate Connection - Wood