

CONTROLLING BENCHMARK + DATUM
CITY OF KIRKLAND BENCHMARK No. 89
ELEVATION = 518.41 FEET / NAVD 88

LAND DESCRIPTION

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

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR DRIVEWAY OVER A STRIP OF LAND 30 FEET IN WIDTH, SOUTH LINE 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 THE ABOVE DESCRIBED TRACT AND SAID EAST LINE EXTENDED SOUTH 20 FEET TO THE CENTER LINE OF SAID VACATED BONNEY STREET.

SURVEY LEGEND

- SET REBAR & CAP PLS No. 29536 ● 08/16/2019
- FOUND REBAR & CAP LSF 34144 AT PROPERTY CORNER ○ 08/06/2019
- FOUND TACK IN CONCRETE MONUMENT ⊛ 8/24/2017
- FOUND STONE MONUMENT WITH BRASS TACK ⊛ 8/24/2017
- FOUND MAGNETIC NAIL ⊙
- SET LINE HUB, TACK & DISC PLS No. 29536 ⊛
- SET LEAD & TACK WITH DISC PLS No. 29536 ⊛
- CALCULATION POINT ⊕

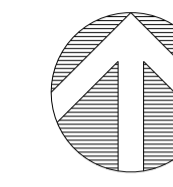
LINE LEGEND

- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- OVER HEAD ELECTRICAL LINE
- OVER HEAD COMMUNICATION LINE
- OVER HEAD GUY WIRE
- BURIED ELECTRICAL CONDUIT
- BURIED COMMUNICATION CONDUIT
- BURIED FIBER OPTIC CONDUIT
- STEAM LINE
- ROCKERY
- GUARD RAIL
- STOCKADE FENCE
- BARB WIRE FENCE
- CHAIN LINK FENCE

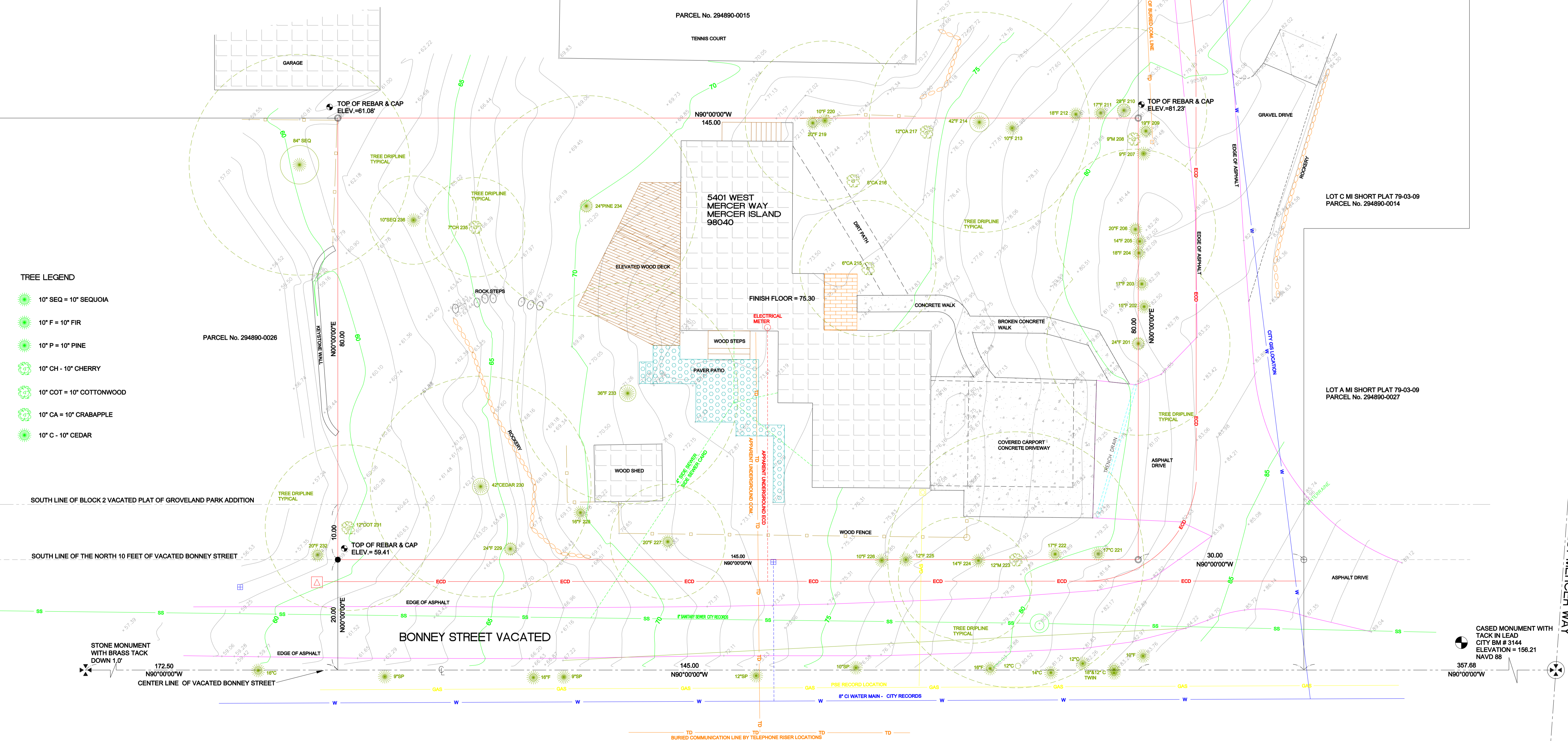
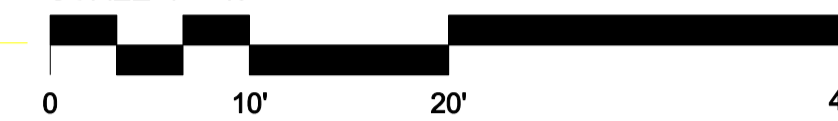
SURVEY LEGEND

- 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 LUMINARE
- JUNCTION BOX
- CONIFER TREE
- DECIDUOUS TREE
- GENERAL SIGN

SITE PLAN
5401 WEST MERCER WAY
MERCER ISLAND, WASHINGTON
APN: 294890-0022
ZONE: R-15 CITY OF MERCER ISLAND



SCALE: 1" = 10'



TREE LEGEND

- 10" SEQ = 10" SEQUOIA
- 10" F = 10" FIR
- 10" P = 10" PINE
- 10" CH = 10" CHERRY
- 10" COT = 10" COTTONWOOD
- 10" CA = 10" CRABAPPLE
- 10" C = 10" CEDAR

REV NO	DATE	BY	REVISION DESCRIPTION

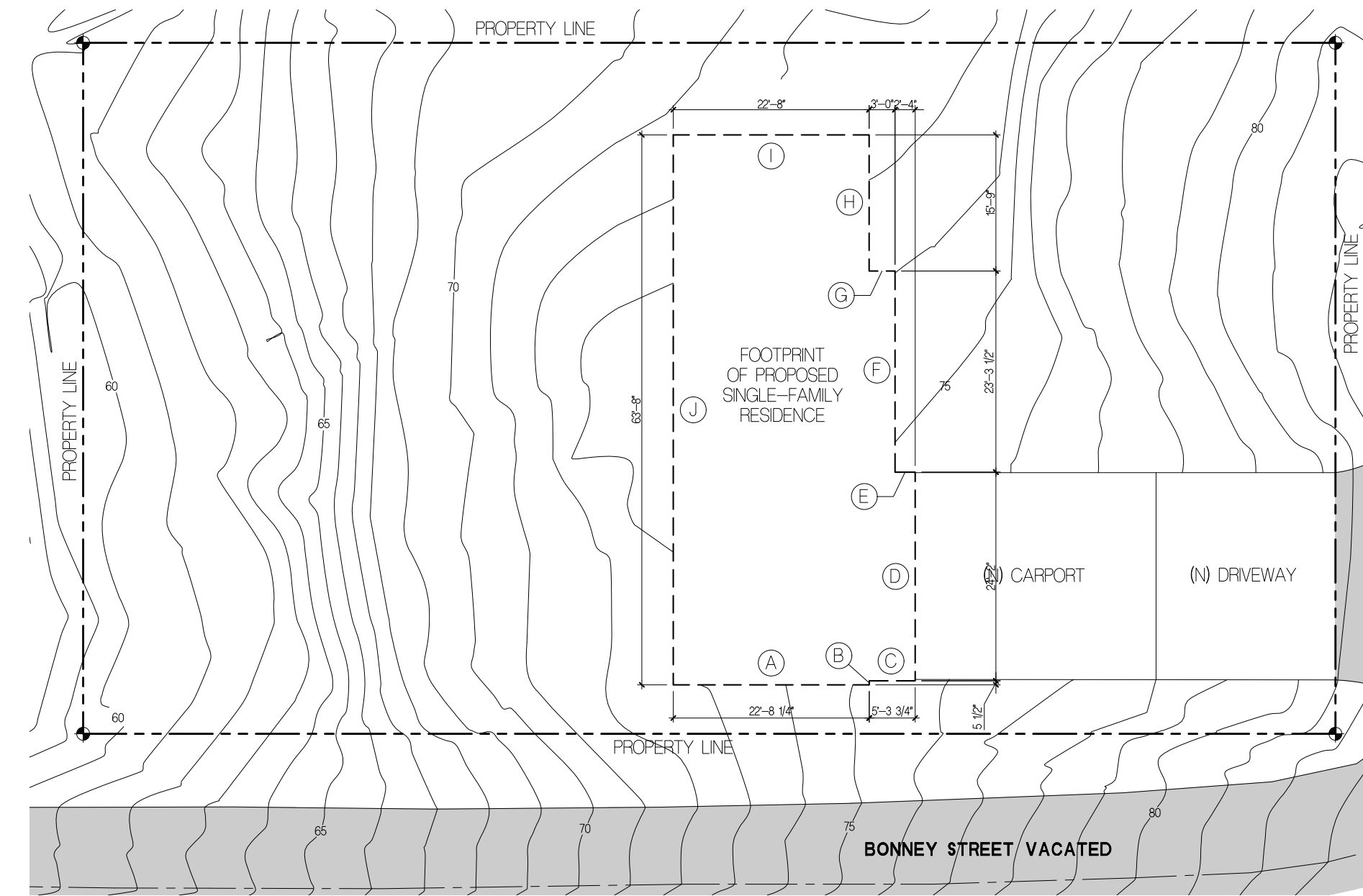
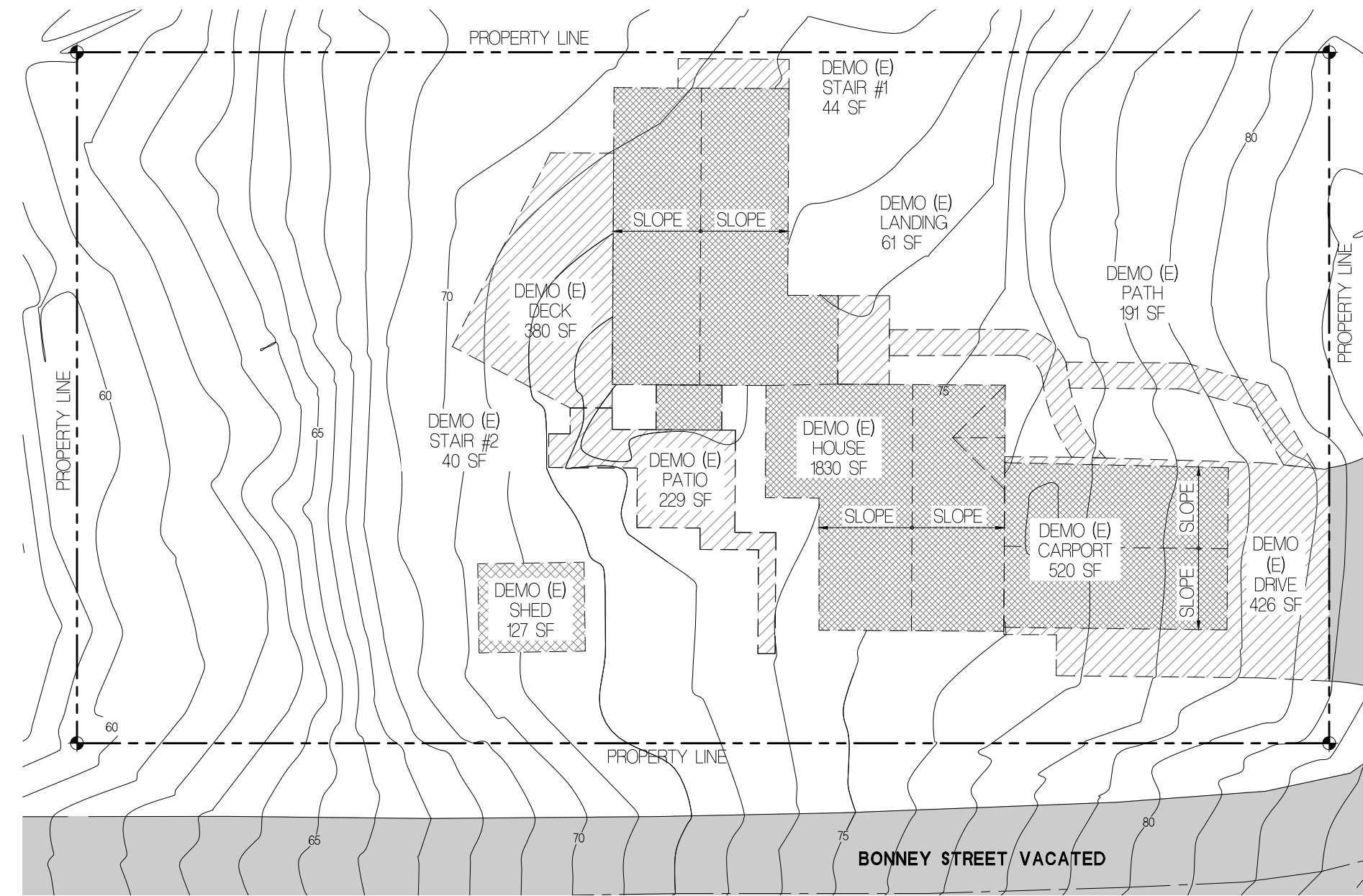
DATE SEALED

TITLE
SITE PLAN
5401 WEST MERCER WAY
MERCER ISLAND, WASHINGTON

CLIENT
TRAVIS + RACHEL LUMPKIN

TJC LAND SURVEYING + MAPPING
1189 MCKINLEY STREET
PO BOX 366, ENUMCLAW, WA, 98022
PH: 206-940-0253
www.tjclandsurveying.com
tjcsurveying@gmail.com

SHEET 1 OF 1
FILE NO 2019-26

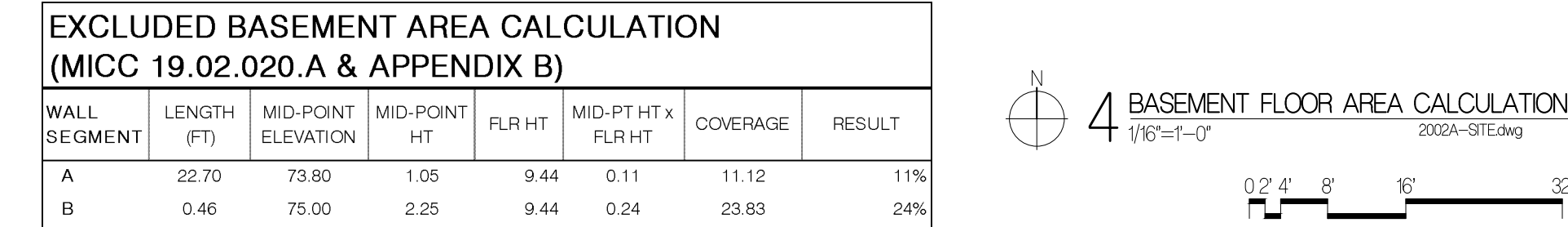
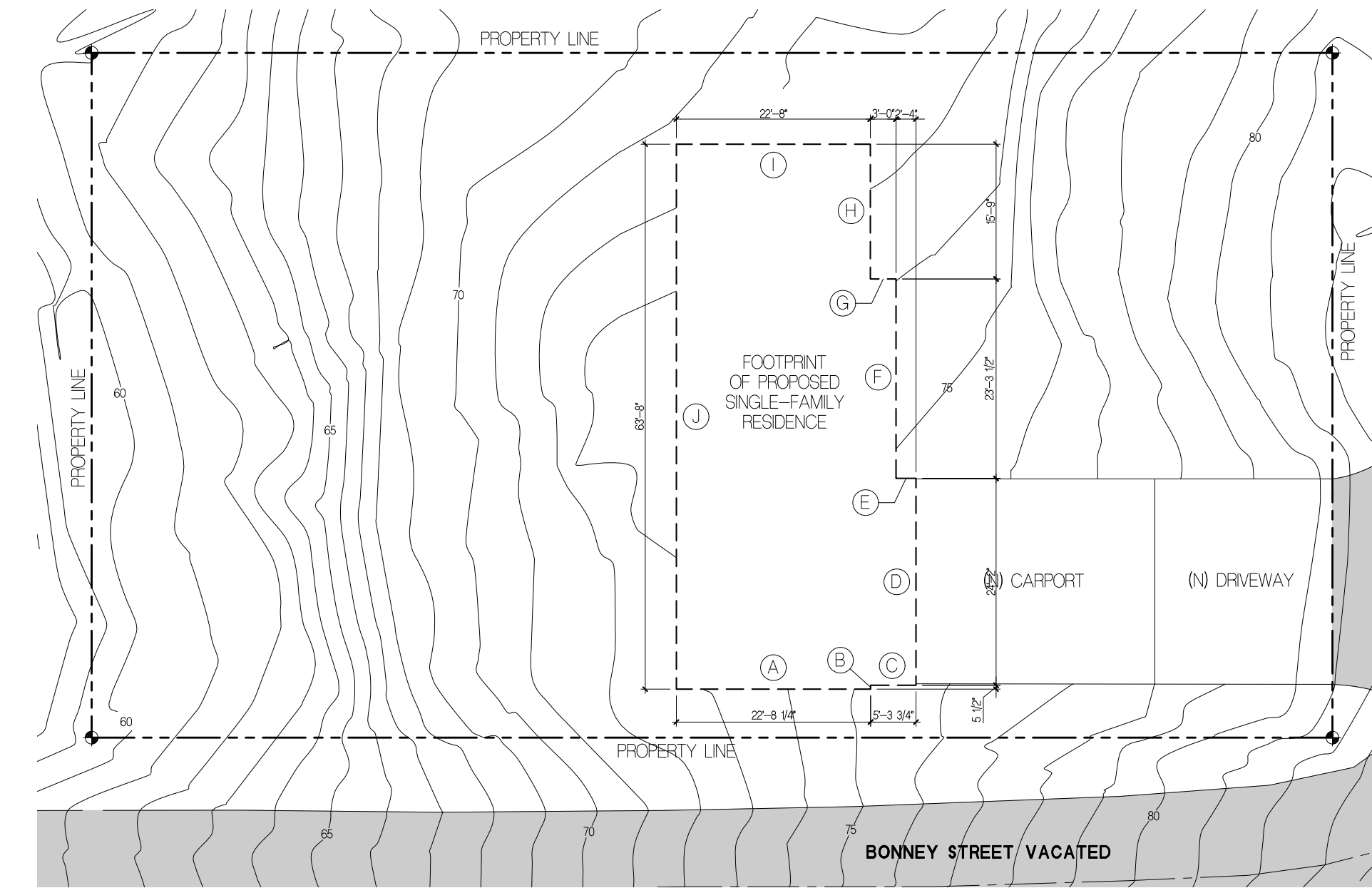


AVERAGE BUILDING ELEVATION (ABE) CALCULATION (MICC 19.02.020.E)

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 = $ABE + 30' = 104.09$

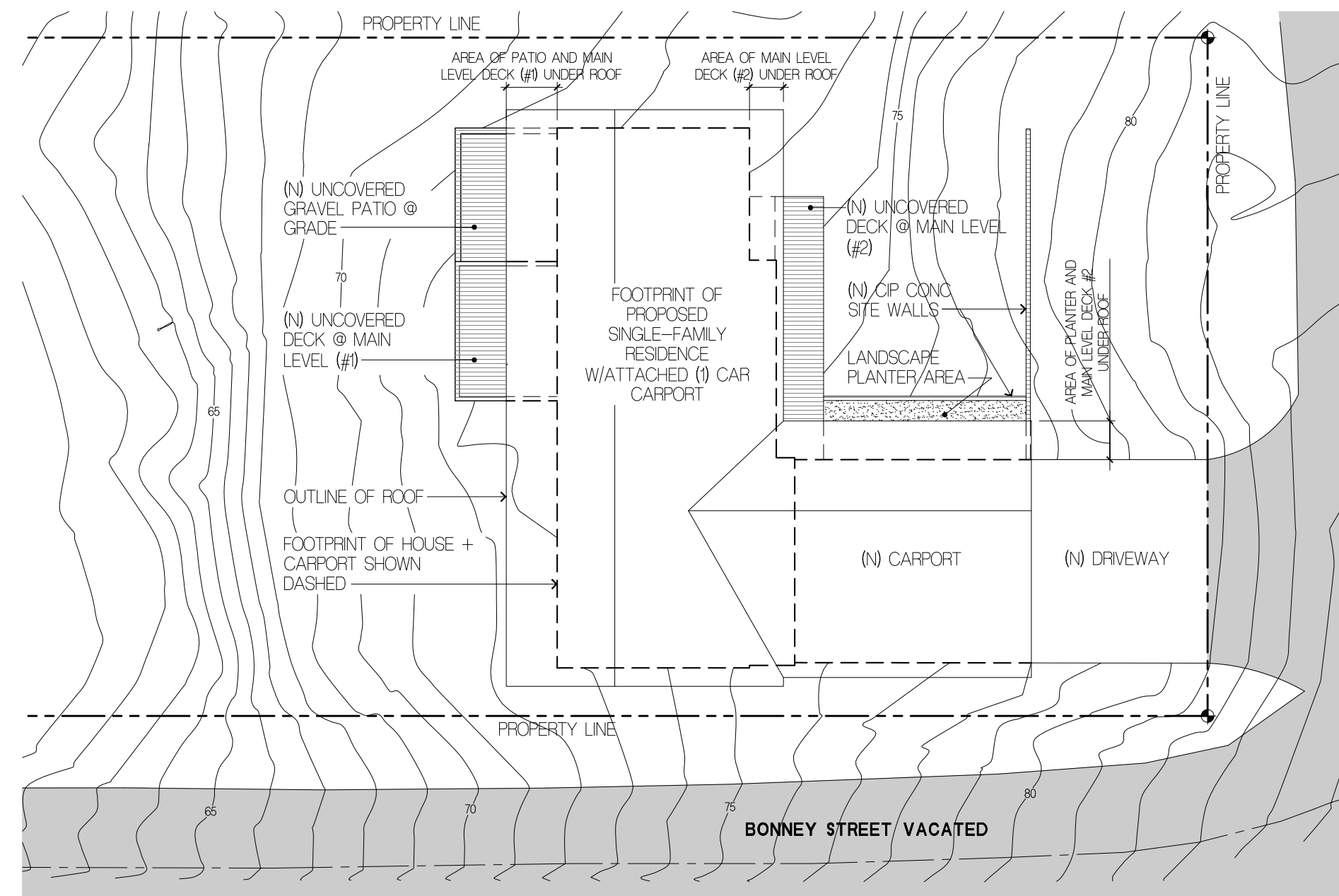


EXCLUDED BASEMENT AREA CALCULATION (MICC 19.02.020.A & APPENDIX B)

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 = $172.67 / 183.41 = 94.2\%$

BASEMENT AREA SF INCLUDING CONDITIONED AND UNCONDITIONED = 1634.00
 BASEMENT AREA (BA) x AVERAGE COVERAGE (AC) = 28214.19
 BC x AC / TOTAL OF ALL WALL SEGMENT LENGTHS = 153.83

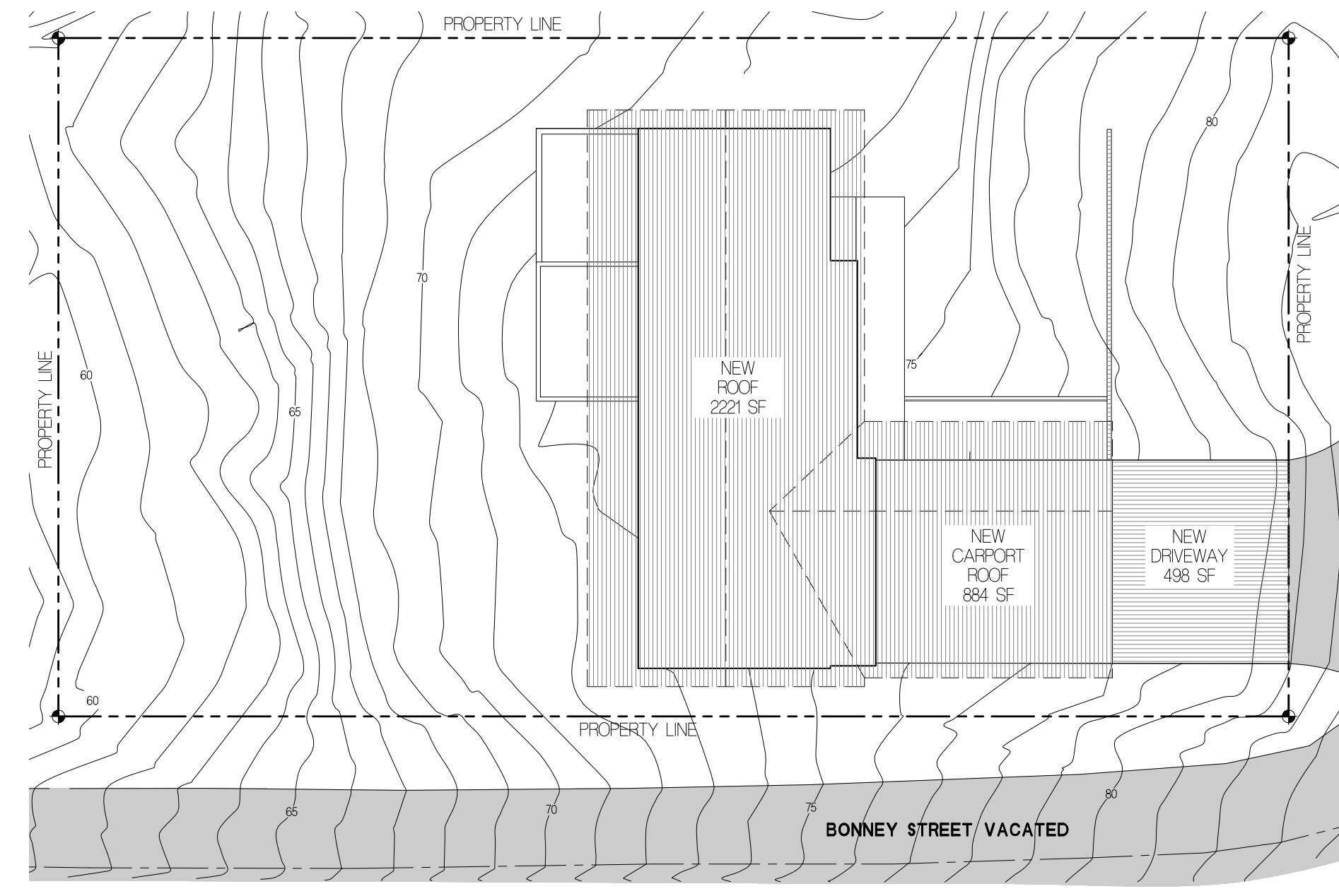


HARDSCAPE CALCULATIONS (MICC 19.02.020.3.B)

EXISTING HARDSCAPE SURFACE	AREA (SF)	NEW HARDSCAPE SURFACE	AREA (SF)
EXISTING UNCOVERED DECK	373	NEW UNCOVERED DECK #1	147
EXISTING UNCOVERED PATIO	228	NEW UNCOVERED DECK #2	99
EXISTING WALKWAY	191	NEW UNCOVERED GRAVEL PATIO	95
EXISTING STAIR #1	44	NEW SITE WALLS	126
EXISTING STAIR #2	40		
EXISTING TOTAL HARDSCAPE SURFACE TO BE REMOVED	876	NEW + REPLACED HARDSCAPE SURFACE	467

TOTAL PROJECT HARDSCAPE AREA = (EXISTING TO REMAIN - EXISTING TO BE REMOVED) + NEW = 467

HARDSCAPE % = $NEW / 11,600 \text{ (LOT AREA)} \times 100 = 4.03\%$



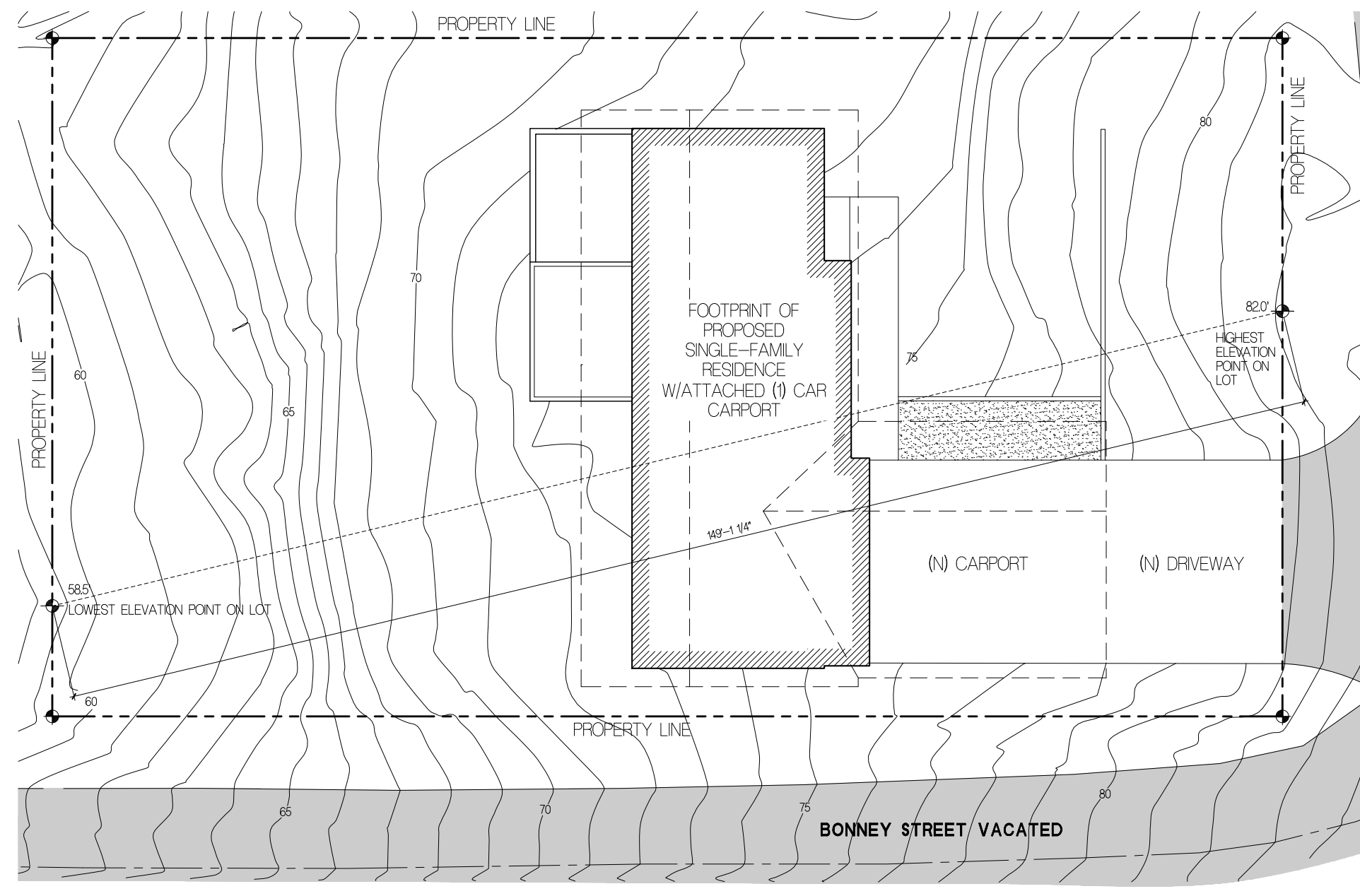
LOT COVERAGE CALCULATION

EXISTING:
 MAIN ROOF STRUCTURE: 1449
 ACCESSORY BUILDING ROOF: 647
 VEHICULAR USE: 426
 COVERED PATIOS AND DECKS: 0
 TOTAL EXISTING LOT COVERAGE: 2522

NEW:
 TOTAL ROOF STRUCTURE: 2221
 ACCESSORY BUILDING ROOF: 884
 VEHICULAR USE: 498
 COVERED PATIOS AND DECKS: 0
 TOTAL NEW LOT COVERAGE: 3603

$3603 / 11600 \times 100 = 3.1\%$

3.1% COVERAGE < 35% : OK



LOT SLOPE CALCULATION

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

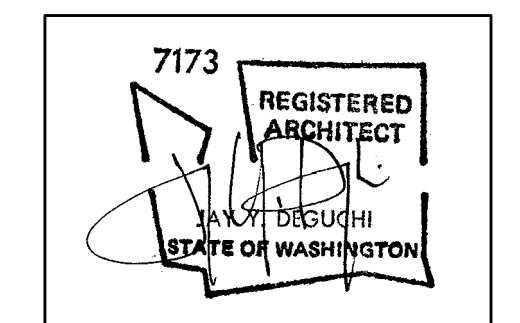
SHORTEST HORIZONTAL DISTANCE BETWEEN PTS: 149.1'

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

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

GROSSNET 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.: 2302

ISSUE: PERMIT SET DATE: 03/17/2021

PERMIT SET
 Sheet No.

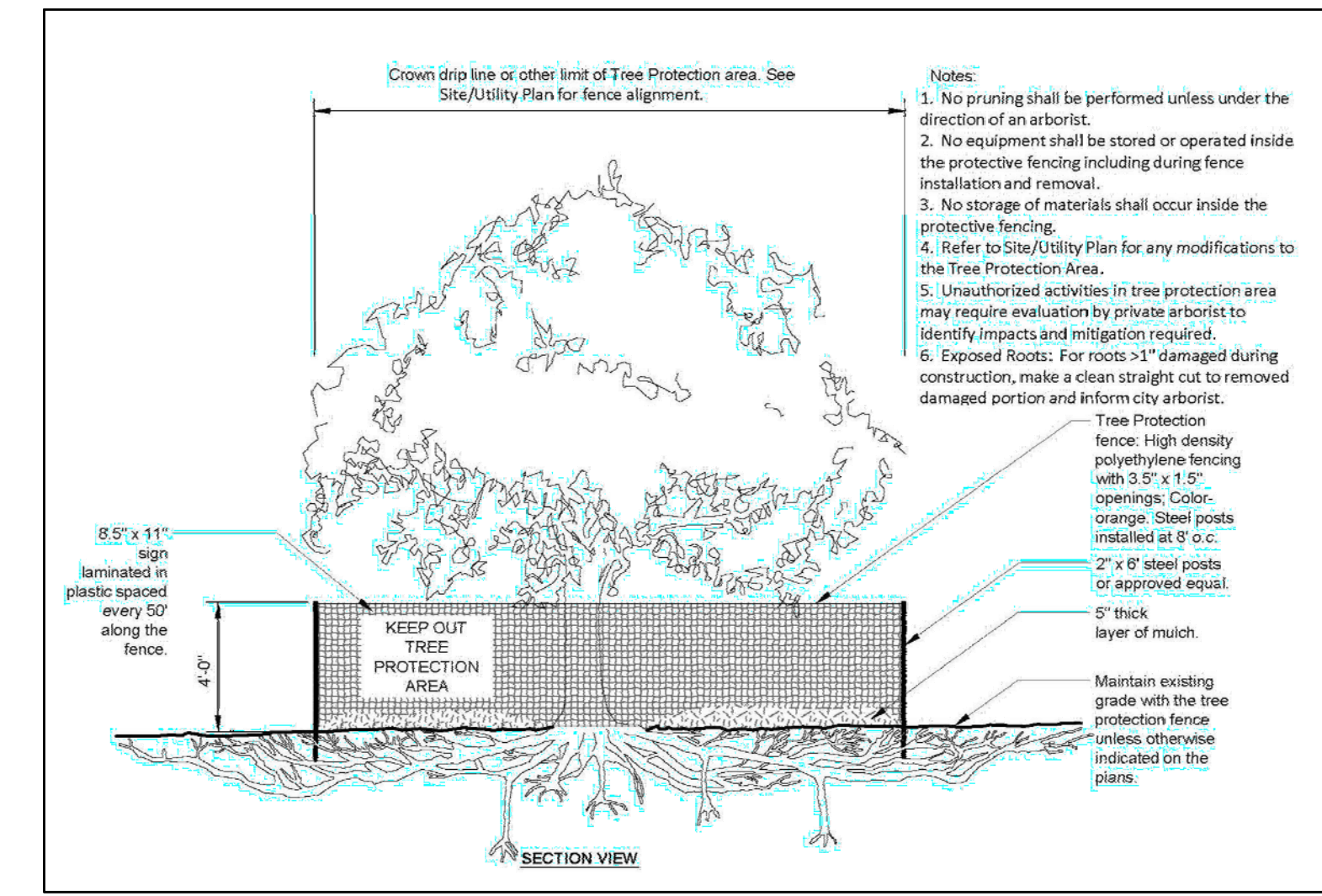
TREE INVENTORY

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 of stress.	Large	X	X
202	ROW Pseudotsuga menziesii, Douglas fir	15.3	18' W	Good	Off-site. Deadwood, significant	Large	X	X
203	ROW Pseudotsuga menziesii, Douglas fir	17.2	15' w	Good	Off-site. Deadwood, significant, combined canopies.	Large	X	X
204	X Pseudotsuga menziesii, Douglas fir	17.2	12' W	Good	deadwood, planted very close to 205, 206	Large	X	X
205	ROW Pseudotsuga menziesii, Douglas fir	13.4	13'	Fair	Off-site. 8' from 205, 6' from 206	Large	X	X
206	X Pseudotsuga menziesii, Douglas fir	18.7	Shared canopy	Fair	Limbed high, shared canopy	Large	X	X
207	ROW Pseudotsuga menziesii, Douglas fir	9.6	10' W	Fair	Off-site. Runted by nearby trees	Non-reg	X	X
208	X Acer macrophyllum, Big leaf maple	7.6	Shared canopy	Good	Shared canopy	Non-reg	X	X
209	ROW Pseudotsuga menziesii, Douglas fir	16.4	Shared canopy	Good	Off-site, shared canopy that is primarily east.	Large	X	X
210	Off-site Pseudotsuga menziesii, Douglas fir	24.8	12' North	Good	Off-site, ivy infested, shared canopy	Large	X	X
211	Off-site Pseudotsuga menziesii, Douglas fir	14.1	15' North	Fair	Off-site. Ivy, may have been topped.	Large	X	X
212	Off-site Pseudotsuga menziesii, Douglas fir	19.1	12' north	Good	Off-site, minor ivy, response wood 'rib' on buttress south.	Large	X	X
213	X Pseudotsuga menziesii, Douglas fir	9.9	Shared canopy	Fair	Runt in canopy of other trees	Non-reg	X	X
214	X Pseudotsuga menziesii, Douglas fir	41.3	33' South	Good	Exceptional Tree by size definition	Exceptional	X	X
215	X Syrax japonica, Japanese snowball	6.1	12' average	Good	Close to existing house.	Non-reg	X	X
216	X Prunus Bierianna, flowering Plum	6.5	15' S & W	Fair/Poor	Leans toward house, poor vigor, poor structure	Non-reg	X	X
217	X Prunus Bierianna, flowering Plum	10.7	15' N & S	Poor	Leans west over existing home.	Large	X	X
219	X Pseudotsuga menziesii, Douglas fir	18.7	12' S, 18' W	Good	Sweeping trunk, self righted, topped?	Large	X	X
220	X Pseudotsuga menziesii, Douglas fir	9.6	Shared canopy	Poor	Runt, may be attached at base of #219	Non-reg	X	X
221	X Thuja plicata, Western red cedar	15.3	12-15' avg	Fair	Enemic, partial root collar buried, poor soil conditions	Large	X	X
222	X Pseudotsuga menziesii, Douglas fir	15.3	10' North	Fair/Poor	Enemic, girdling root(s), poor soil conditions	Large	X	X
223	X Acer macrophyllum, Big leaf maple	12.6	18' North	Good	Roots exposed with impacts from foot traffic, poor soil condition.	Large	X	X
224	X Pseudotsuga menziesii, Douglas fir	9.9	6' North	Poor	In canopy of Maple #223, 15% deadwood	Non-reg	X	X
225	X Pseudotsuga menziesii, Douglas fir	13.4	5' North	Fair	Significant deadwood on east and north.	Large	X	X
226	X Pseudotsuga menziesii, Douglas fir	11.8	5' North	Fair/Poor	Significant deadwood on east and north.	Large	X	X
227	X Pseudotsuga menziesii, Douglas fir	21.0	12' North	Good	Un-remarkable	Large	X	X
228	X Pseudotsuga menziesii, Douglas fir	14.5	8' North	Good	Limbed high on North side	Large	X	X
229	X Thuja plicata, Western red cedar	24.0	15' East	Fair	Sparse canopy, slight stress?	Large	X	X
230	X Thuja plicata, Western red cedar	30.7	15' N, 12' E	Fair	3 stem Cedar. Used Sq roots to determine DBH	Exceptional	X	X
231	X Alnus, Red alder	12.6	12' N, 10' E	Good	Typical	Large	X	X
232	Off-site Pseudotsuga menziesii, Douglas fir	20.0	12' N, 8' E	Good	Off-site, unremarkable	Large	X	X
233	X Pseudotsuga menziesii, Douglas fir	33.6	18' avg	Good	Exceptional by size, located close to decks and home.	Exceptional	X	X
234	X Pinus	23.3	19' Avg	Good	Limbs hang over house and deck.	Large	X	X
235	X Pinus, Flowering cherry	6.9	8'	Good	Landscape tree	Non-reg	X	X
236	X Calocedrus decurrens, Incese cedar	9.6	5.5' Avg	Excellent	Unremarkable	Non-reg	X	X
237	Off-site Giant Sequoia	est 96'	18'	Excellent	Off-site, no proposed impacts.	Exceptional	X	X

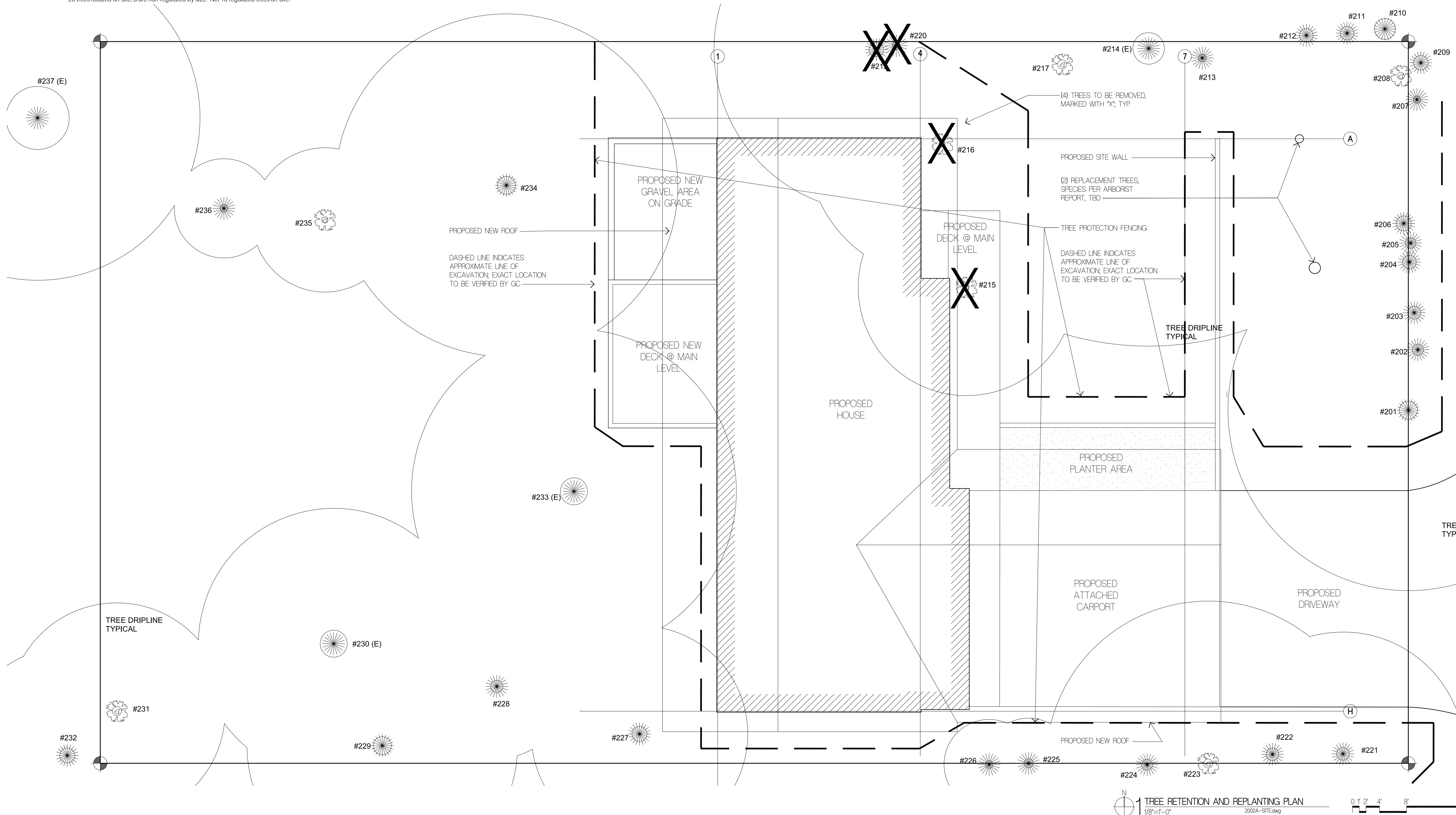
36 trees total
10 trees located off-site
26 trees located on-site, 8 are non-regulated by size. Net 18 regulated trees on-site.

NOTES:

- TREE PROTECTION MEASURES (TPM) SHOULD BE 4' TALL ORANGE POLY FENCING, OR EQUIVALENT, STAKED INTO PLACE AT THE LIMITS OF DISTURBANCE (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" AND MADE TO BE WEATHER RESISTANT.
- SITE CLEARING, GRADING AND EXCAVATION SHOULD BE MONITORED BY A PROFESSIONAL TREE PERSON. ANY ROOTS ENCOUNTERED 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 TO 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.



2 TREE PROTECTION DETAIL
NTS

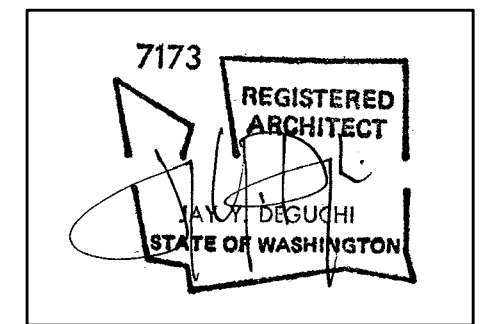


1 TREE RETENTION AND REPLANTING PLAN
1/8"=1'-0"
2024-SITE.dwg

Suyama Peterson Deguchi
8601 8th Avenue South
P 206.256.0809

PREPARED FOR:
THOMAS QUIGLEY
OLYMPIC NURSERY, INC.
ISA CERTIFIED ARBORIST, TRAQ
PN0655A
P: (206) 850-2643

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



Drawing Title
TREE RETENTION AND
REPLANTING PLAN

Date
03/17/2021
Job No.
2002

ISSUE DATE
PERMIT SET 03/17/2021

PERMIT SET
Sheet No.

TS-3

LUMPKIN RESIDENCE



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

811

CALL BEFORE YOU DIG



03/16/2021

DESIGN RJW
DRAWN EJV
CHECKED RJW

REV	DATE	DESCRIPTION

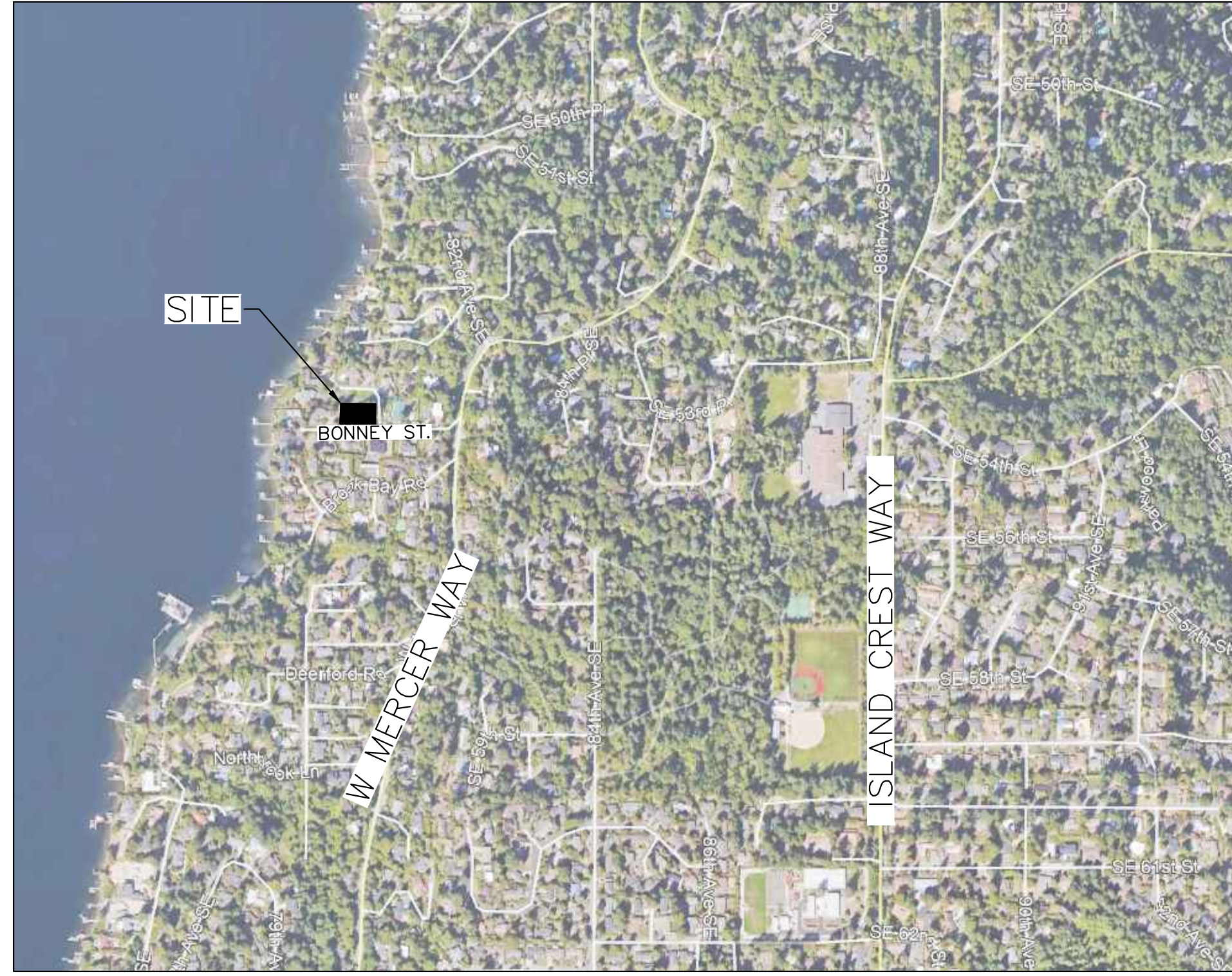
PROJECT NAME:
LUMPKIN RESIDENCE

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

SHEET TITLE:
COVER

SHEET NO.:
C0.0

RB PROJECT NO.:
21-0035



VICINITY MAP

SCALE: 1" = 1,000' APPROX.

LEGAL DESCRIPTION

PARCEL #: 294890-0022
GROVELAND PARK ADD S 70 FT OF 20-21-22 & S 70 FT
OF E 25 FT OF 19 & N 10 FT OF VAC BONNEY ST ADJ

SHEET INDEX	
SHEET #	SHEET TITLE
C0.0	COVER SHEET
C0.1	NOTES
C1.0	TESC PLAN
C1.1	TESC DETAIL
C2.0	GRADING & UTILITY PLAN
C2.1	GRADING & UTILITY SECTIONS
C2.2	DETAILS

DISCLAIMER:
RED BARN ENGINEERING INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN ENGINEERING INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

LEGEND AND ABBREVIATIONS

PROPOSED	
— COM —	COMMUNICATION LINE
— OHC —	OVERHEAD COMMUNICATION LINE
— E —	ELECTRIC LINE
— OHE —	OVERHEAD ELECTRIC LINE
— FO —	FIBER OPTIC LINE
— G —	NATURAL GAS LINE
— S —	SANITARY SEWER LINE
— D —	STORM DRAIN LINE
— T —	TELEPHONE LINE
— W —	WATER LINE
— FM —	FORCE MAIN
— x —	EDGE OF ASPHALT
— x — x —	FENCE LINE
//////	TO BE REMOVED
— — —	PROPERTY LINE
— · — · —	RIGHT OF WAY LINE
— · — —	STREET CENTERLINE
- - - -	LIMIT OF DISTURBANCE/CLEARING LIMIT
- - - -	DITCH LINE
— · — · —	SECURITY FENCE
— X —	FILTER FABRIC FENCE
~ ~ ~ ~	EDGE OF VEGETATION
· · · ·	EDGE OF WETLAND
▨	ASPHALT SURFACE
▩	CONCRETE SURFACE
▧	STABILIZED CONSTRUCTION ENTRANCE
⊙	COMM MANHOLE
⊞	COMM BOX
⊕	COMM POLE
⊛	ANCHOR
⊖	GUY POLE
⊟	ELEC BOX
⊠	LIGHT
⊡	YARD LIGHT
⊣	LUMINAIRE
⊤	METER
⊥	ELEC MANHOLE
⊦	POLE
⊧	TRANSFORMER
⊨	GAS METER
⊩	GAS VALVE
⊪	SEWER MANHOLE
⊫	CLEANOUT
⊬	CB MANHOLE
⊭	STORM MANHOLE
⊮	CATCH BASIN (CB)
>	CULVERT
⊯	CLEANOUT
⊰	YARD DRAIN
⊱	AIR RELEASE
⊲	BLOW OFF
⊳	FIRE DEPT CONN (FDC)
◆	HYDRANT
⊞	METER
⊕	MANHOLE
⊛	POST INDICATOR
⊖	THRUST BLOCK
⊟	VAULT
⊠	VALVE
⊡	WELL
⊣	IRR METER
⊤	SPRINKLER
⊥	IRR VALVE
⊦	PUMP
⊧	INLET PROTECTION
⊨	REMOVE TREE
⊩	COMPOST SOCK
⊪	FLAG
⊫	MONITOR WELL
⊬	SIGN
⊭	TEST PIT
⊮	WETLAND FLAG
⊯	BUSH
⊰	SHRUB
⊱	CONIFER TREE
⊲	DECIDUOUS TREE
⊳	STOCK PILE

SURVEY LINE LEGEND	
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAIN LINE
— W —	WATER LINE
— GAS —	GAS LINE
— OHE —	OVER HEAD ELECTRICAL LINE
— OHT —	OVER HEAD COMMUNICATION LINE
— OHV —	OVER HEAD GUY WIRE
— ECD —	BURIED ELECTRICAL CONDUIT
— TCD —	BURIED COMMUNICATION CONDUIT
— FOC —	BURIED FIBER OPTIC CONDUIT
— STM —	STEAM LINE
— ○ — ○ —	ROCKERY
— — —	GUARD RAIL
— ■ — ■ —	STOCKADE FENCE
— x — x —	BARB WIRE FENCE
— ○ — ○ —	CHAIN LINK FENCE

SURVEY LEGEND	
●	SET REBAR & CAP PLS No. 29536 08/6/2019
○	FOUND REBAR & CAP LSH 34144 AT PROPERTY CORNER 08/06/2019
⊕	FOUND TACK IN CONCRETE MONUMENT 8/24/2017
⊙	FOUND STONE MONUMENT WITH BRASS TACK 8/24/2017
⊞	FOUND MAGNETIC NAIL
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⊦	SET LEAD & TACK WITH DISC PLS No. 29536
⊕	CALCULATION POINT

ABBREVIATIONS	
Ⓢ	AT
AC	ACRES
ADA	AMERICANS W/ DISABILITIES ACT
BC	BACK OF CURB
BW	BOTTOM OF WALL
CC	CURB CUT
CL	CENTERLINE
CO	CLEAN OUT
COMI	CITY OF MERCER ISLAND
CY	CUBIC YARDS
DS	DOWNSPOUT
E	EAST
ESC	EROSION AND SEDIMENT CONTROL EXISTING
FDCO	FOUNDATION DRAIN CLEAN OUT
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FORCE MAIN
N	NORTH
NTS	NOT TO SCALE
OHWM	ORDINARY HIGH WATER MARK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SL	SLOPE
SSCO	SANITARY SEWER CLEAN OUT
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL
W	WEST

OWNER/APPLICANT:
TOMOKO S LUMPKIN
5401 W MERCER WAY
MERCER ISLAND, WA 98040
TOMOKOLUMPKIN@GMAIL.COM
206-499-0160

CIVIL ENGINEER/CONTACT:
RED BARN ENGINEERING INC.
6610 NE 181ST ST STE 2
KENMORE, WA 98028
CONTACT: REBEKAH WESTON, PE
REBEKAH@REDBARN-ENGINEERING.COM
206-200-7174

ARCHITECT:
JAY DEGUCHI, ARCHITECT
8601 8TH AVE S
SEATTLE, WA 98108
206-256-0809
JAY@S-PD.COM

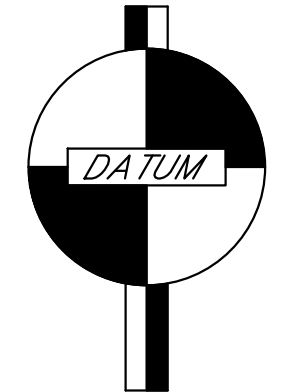
GEOTECHNICAL ENGINEER:
KEITH JOHNSON
GROUP NORTHWEST, INC.
13705 BEL-RED ROAD
BELLEVUE, WA 98005
425-649-8757

PARCEL #: 294890-0022
LOT SIZE: 11,600 SF±
ZONE: R-15

EXISTING IMPERVIOUS: 3,744 SF
TOTAL NEW AND REPLACED IMPERVIOUS AREA: 4,156 SF
DISTURBED AREA: APPROX. 5,000 SF±

HORIZONTAL DATUM:
ASSUMED

VERTICAL DATUM:
NAVD '88



BENCH MARK:
CASED MONUMENT TACK IN LEAD
CITY BENCHMARK #3144
ELEVATION = 156.21'

FLOODPLAIN ELEVATIONS:

SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE
OUTSIDE 500-YEAR FLOOD PER FEMA PANEL 53033C0685F

WATER DISTRICT: MERCER ISLAND PUBLIC WORKS

CONSTRUCTION SEQUENCE:

1. FLAG CLEARING LIMITS.
2. INSTALL CSC.
3. PERFORM ROUGH GRADING.
4. CONSTRUCT BUILDING ADDITION.
5. PERFORM FINAL GRADING.
6. INSTALL PLANTINGS.
7. REMOVE CSC.

QUANTITIES (FOR PERMITTING ONLY)	CY
CUT	50
FILL	150
NET CUT/FILL	+100

Clearing / Grading Approval	Engineering / Drainage Approval
Signature: _____	Signature: _____
Date: _____	Date: _____

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.

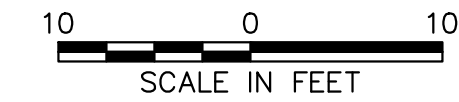
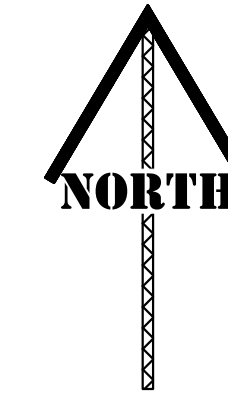
- MAINTAIN AND INSPECT BMPs. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE (5) DAYS AFTER FINAL SITE 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 SODDING.

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

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



NOTES

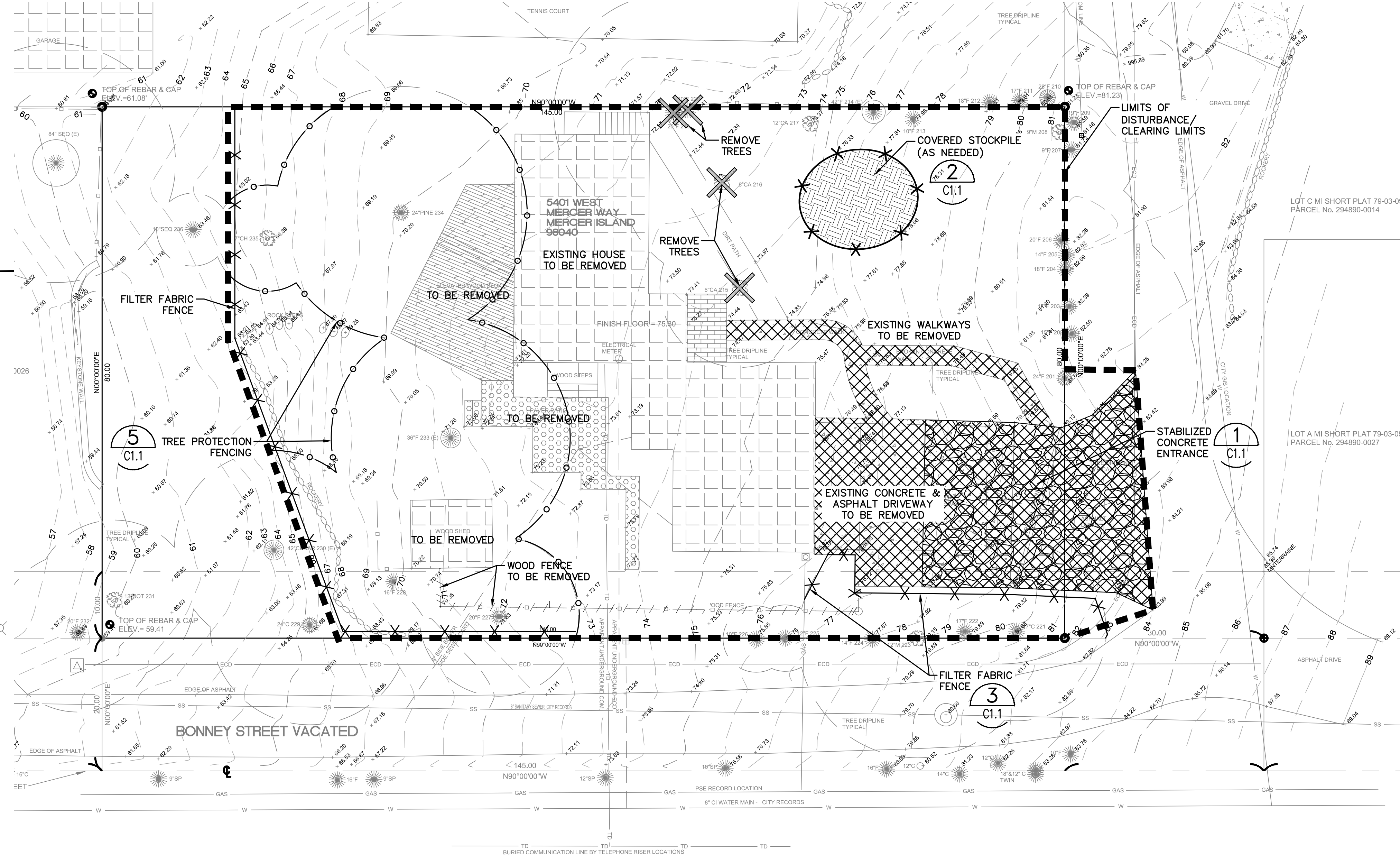
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH WSDOT CURRENT STANDARD SPECIFICATIONS.
- CONTRACTOR TO NOT DISTURB MORE THAN 1 AC ON-SITE. IF MORE THAN 1 AC WILL BE DISTURBED, STABILIZE A PORTION OF THE SITE AND NOTIFY RED BARN ENGINEERING INC.

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)
- 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 (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



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

811
CALL BEFORE YOU DIG

REBEKAH J. JOHNSTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
03/16/2021

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE

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



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

811
CALL BEFORE YOU DIG



03/16/2021

DESIGN RJW

DRAWN EJW

CHECKED RJW

REV/SUBMITTAL	DATE

PROJECT NAME:
LUMPKIN RESIDENCE

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

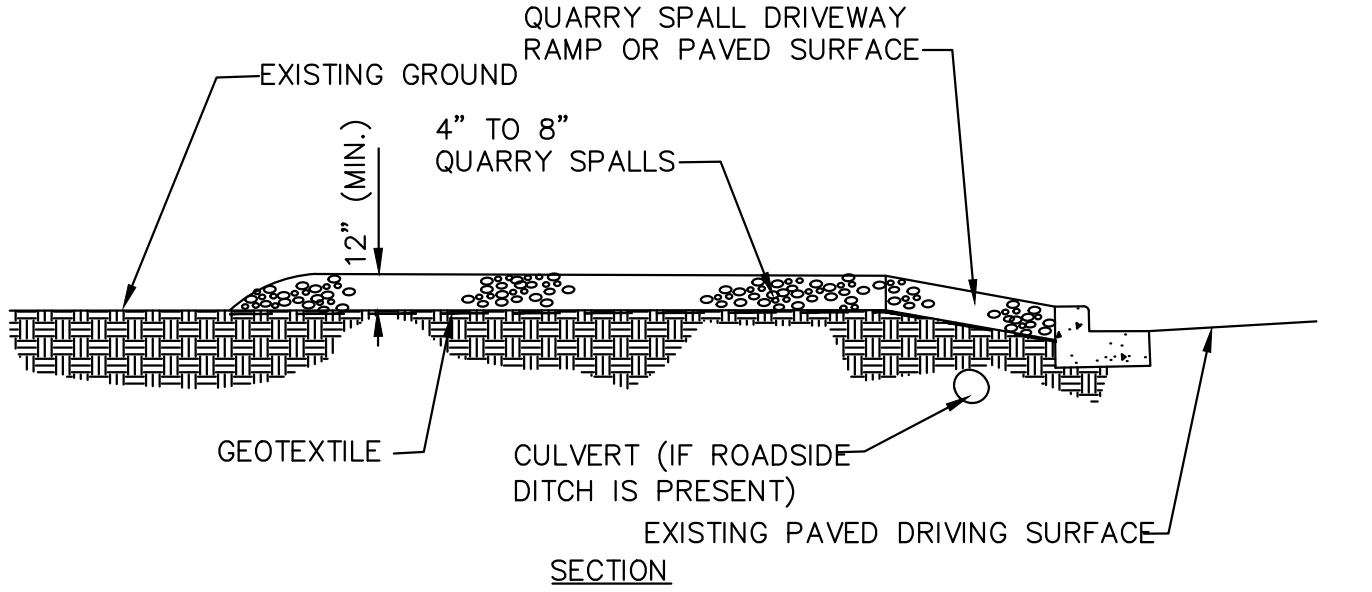
SHEET TITLE:
TESC DETAILS

SHEET NO.:

C1.1

RB PROJECT NO.:

21-0035



MAINTENANCE STANDARD:

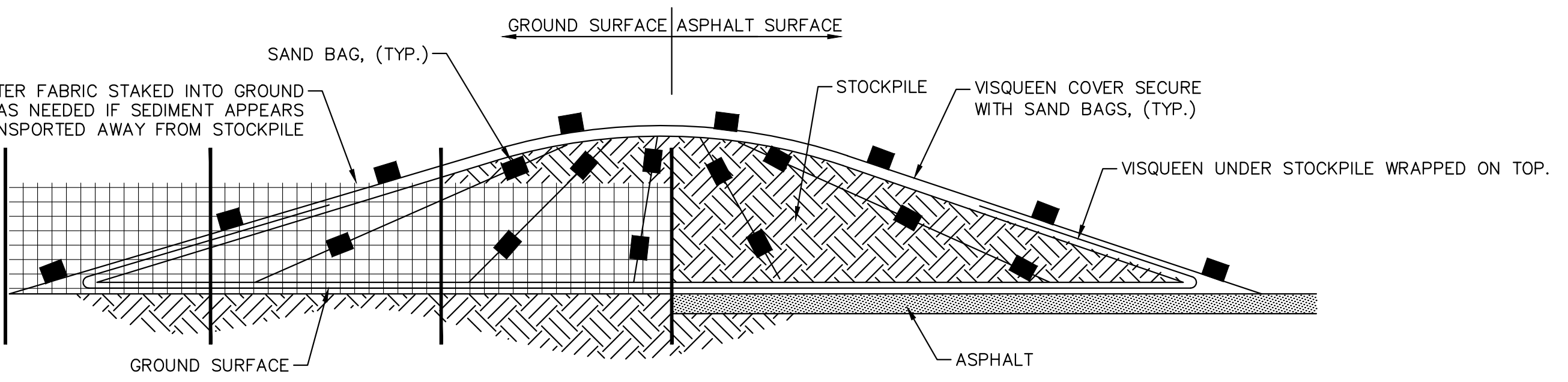
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.
4. ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

NOTES:

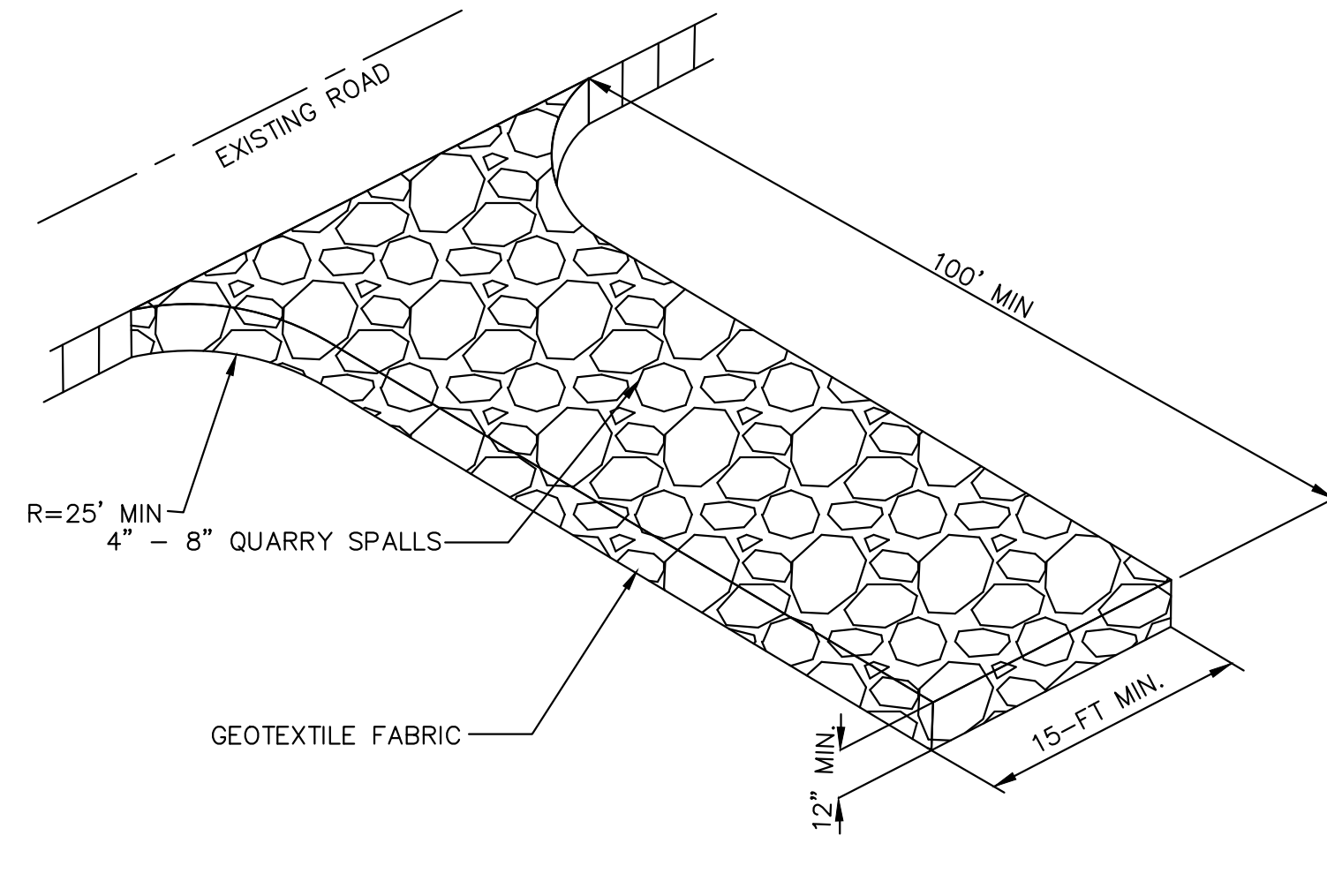
1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
2. SEE SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS.
3. SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
4. 100'-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50'-FT OR LESS.

MAINTENANCE:

CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

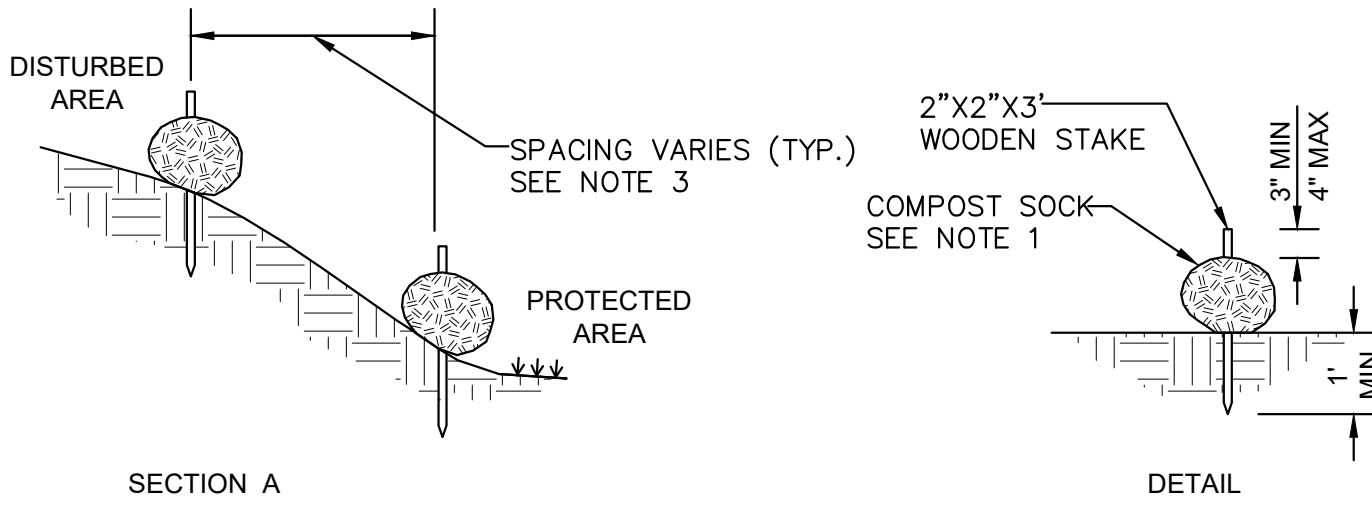
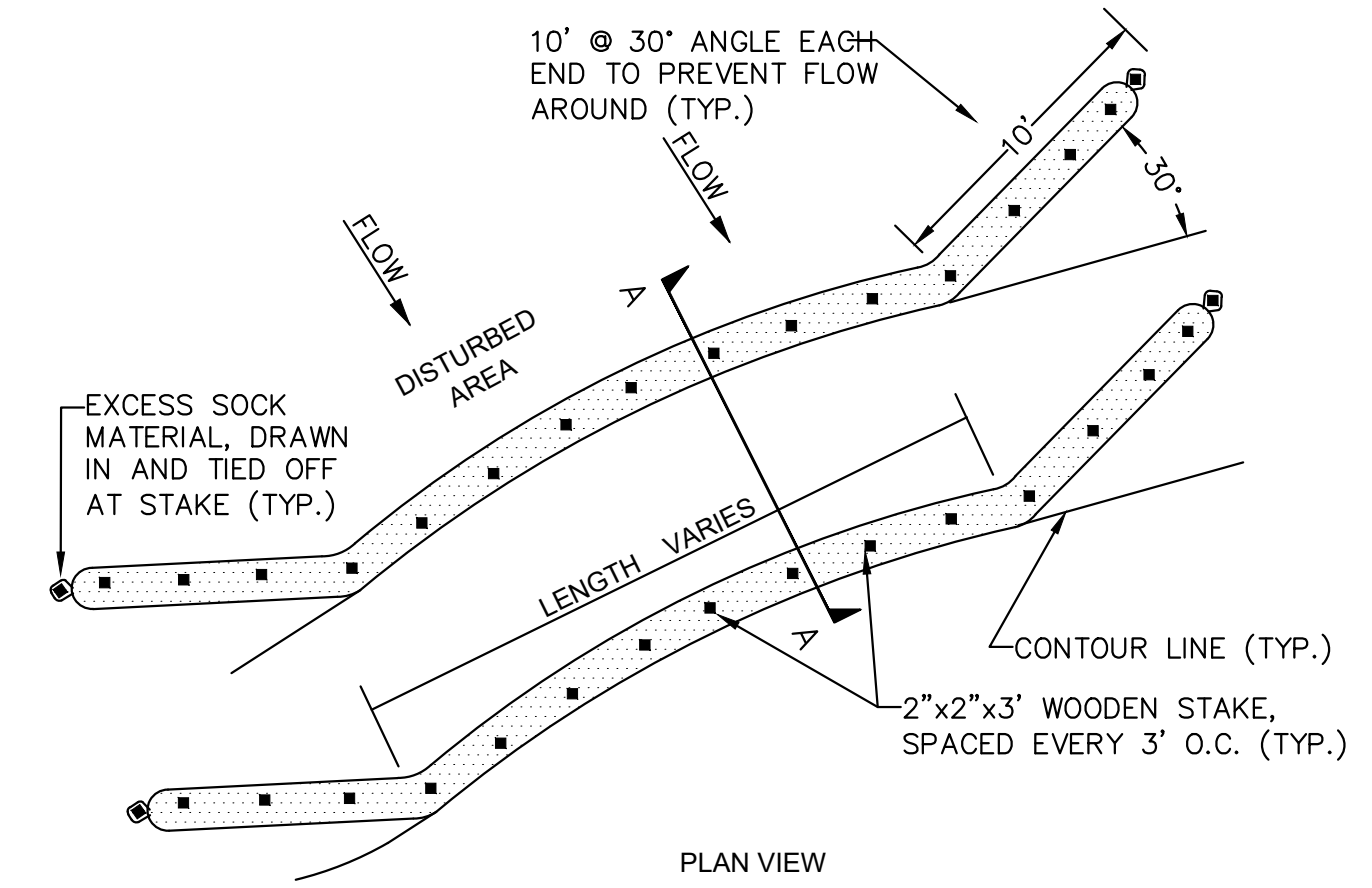
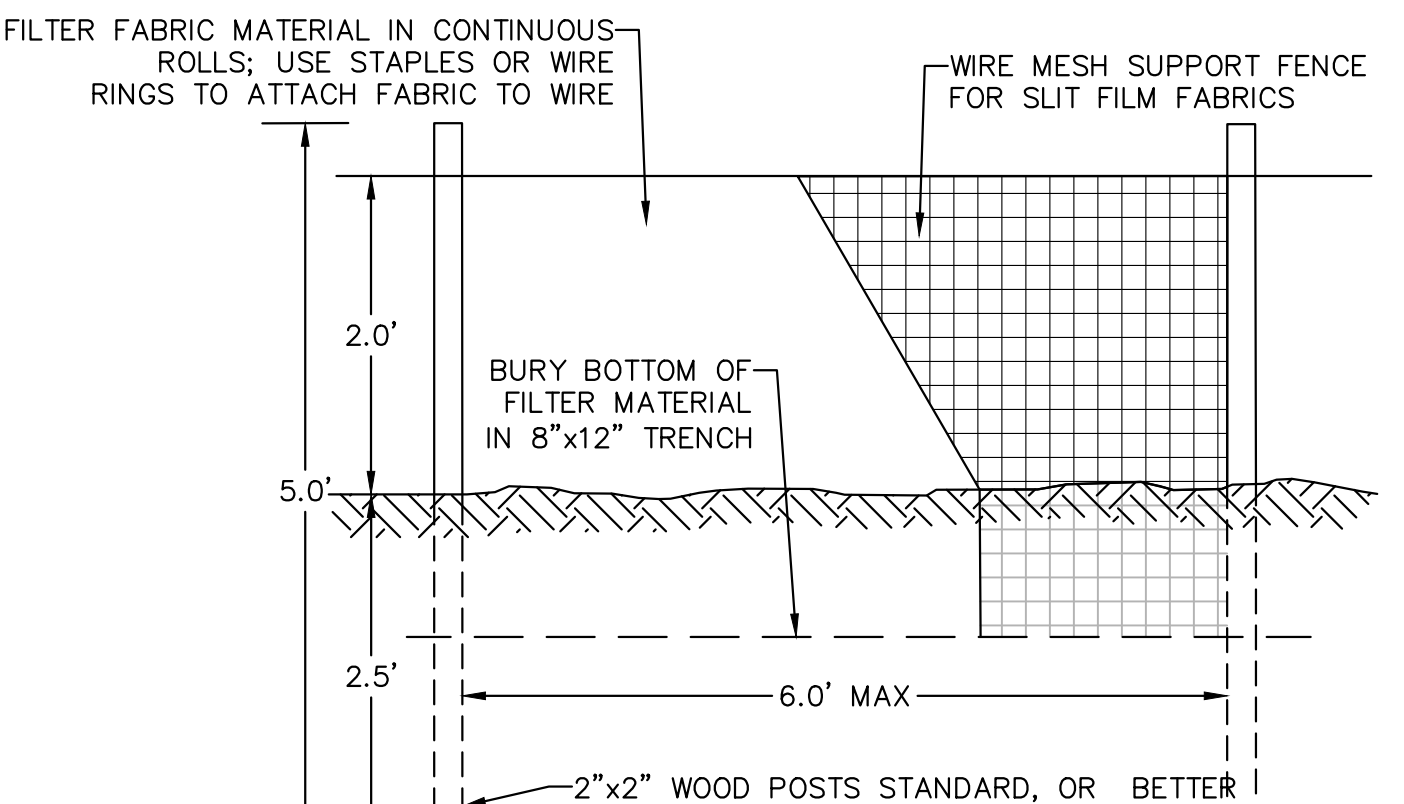
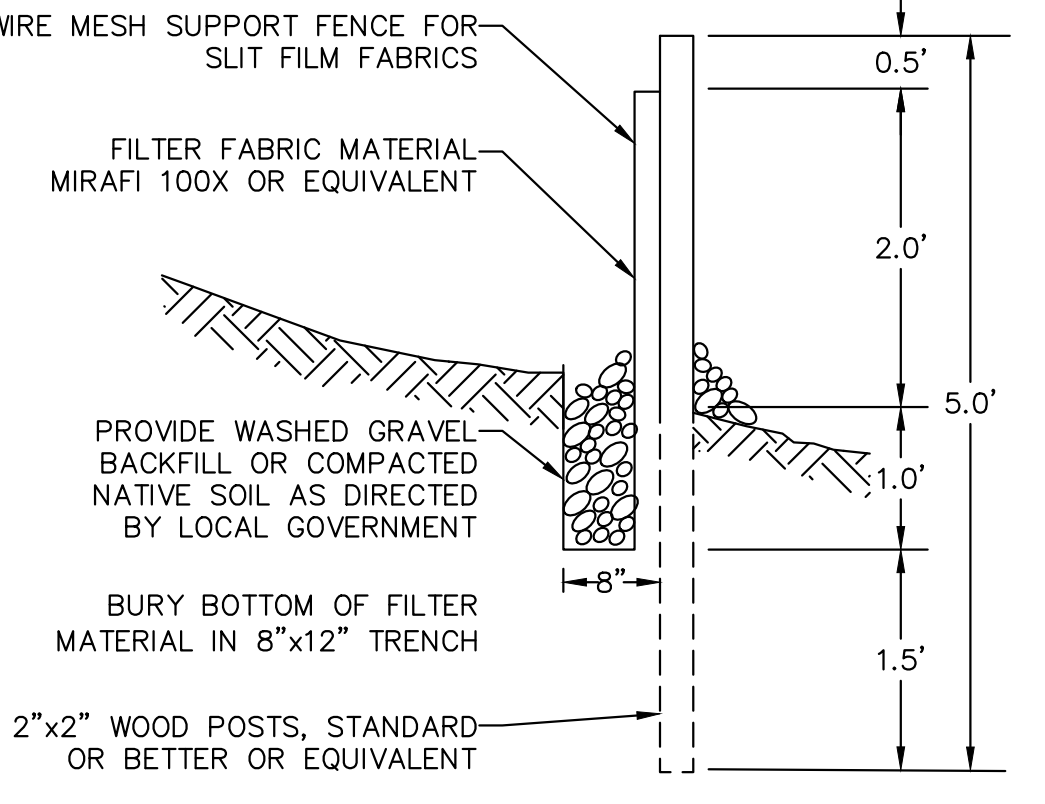


- NOTES:**
1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE SDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
 2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
 3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
 4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
 5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
 6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
 7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

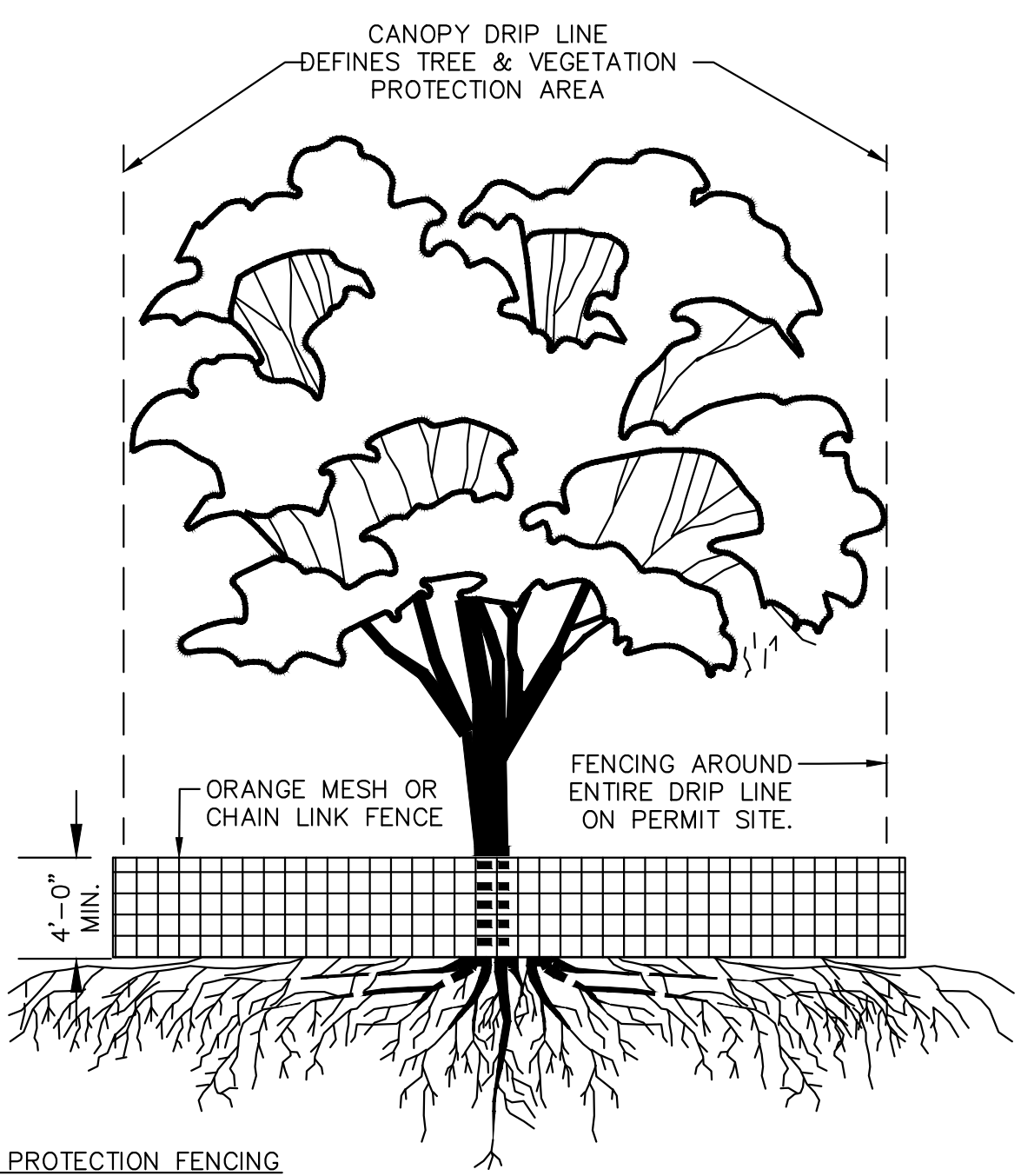


1 STABILIZED CONSTRUCTION ENTRANCE
NTS

2 STOCKPILE AND PLASTIC COVERING
NTS



4 COMPOST SOCK
NTS



TREE PROTECTION FENCING

1. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE.
2. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
3. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
4. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF COMI PLANNER ONLY.
5. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST.
6. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.

VEGETATION PROTECTION

1. MINIMIZE CONSTRUCTION ZONE.
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN.
3. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.

5 TREE PROTECTION
NTS

22"x34" - 21-0035 Lumpkin Residence.dwg, 2021-03-16 2:00 PM (EDWARD WIZA V)

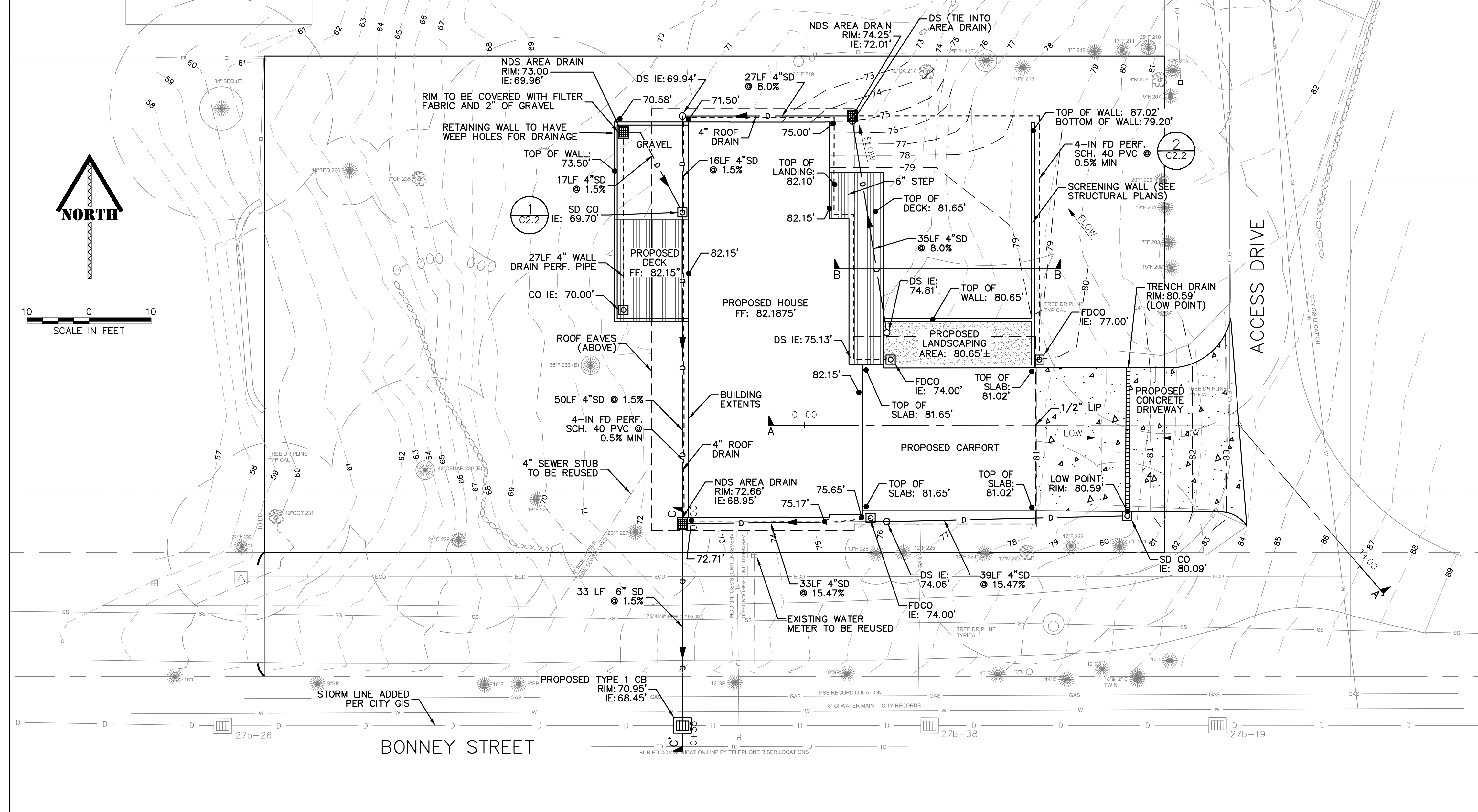
3 FILTER FABRIC FENCE
NTS

5. FILTER FABRIC SPECIFICATIONS

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 mm) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC ⁻¹ MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

NOTES:

1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9).
2. COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
3. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
4. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
5. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.



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

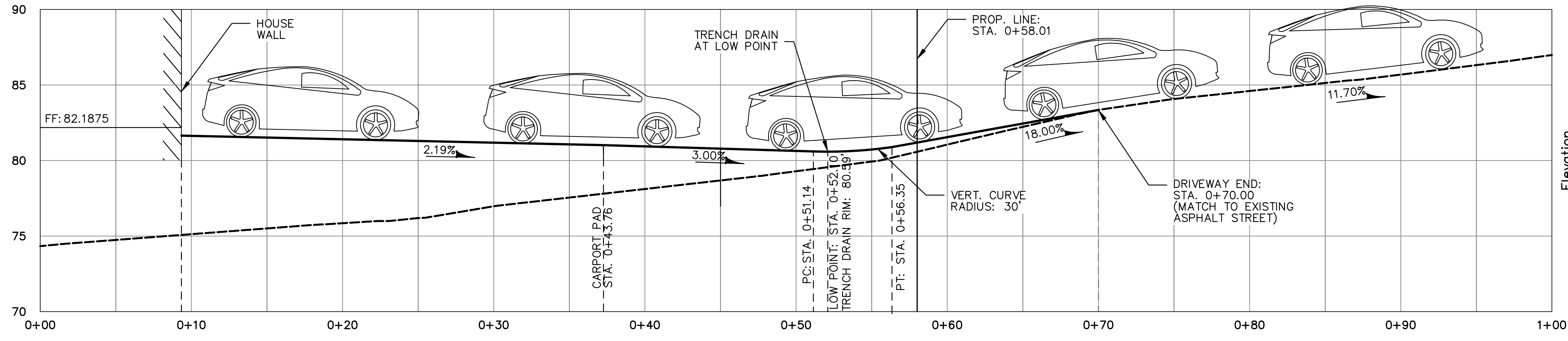
LEGEND:

- 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

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 DRIPLEINES OF TREES.
- CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLENE OF TREES.
- ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.

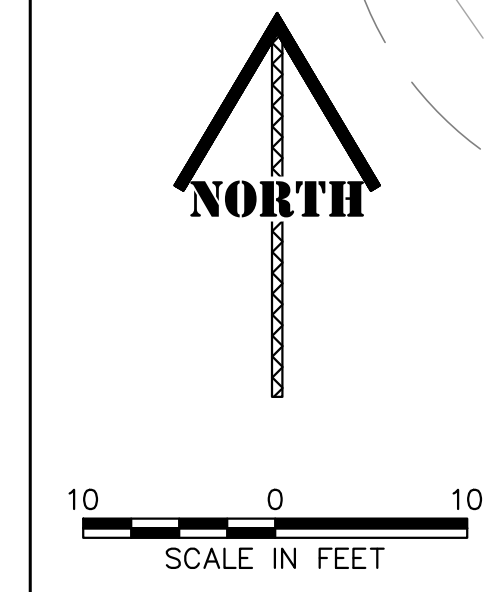
EXCEPTIONAL TREE LIST:
#214, #230, #233, #237



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

PROFILE LEGEND:

- EXISTING GRADE
- PROPOSED GRADE



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REBECCA J. WESTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
03/16/2021

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV	SUBMITAL	DATE

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

22"x34" - 21-0035 Lumpkin Residence.dwg 2021-03-16 2:00 PM (EDWARD WIZA LV)



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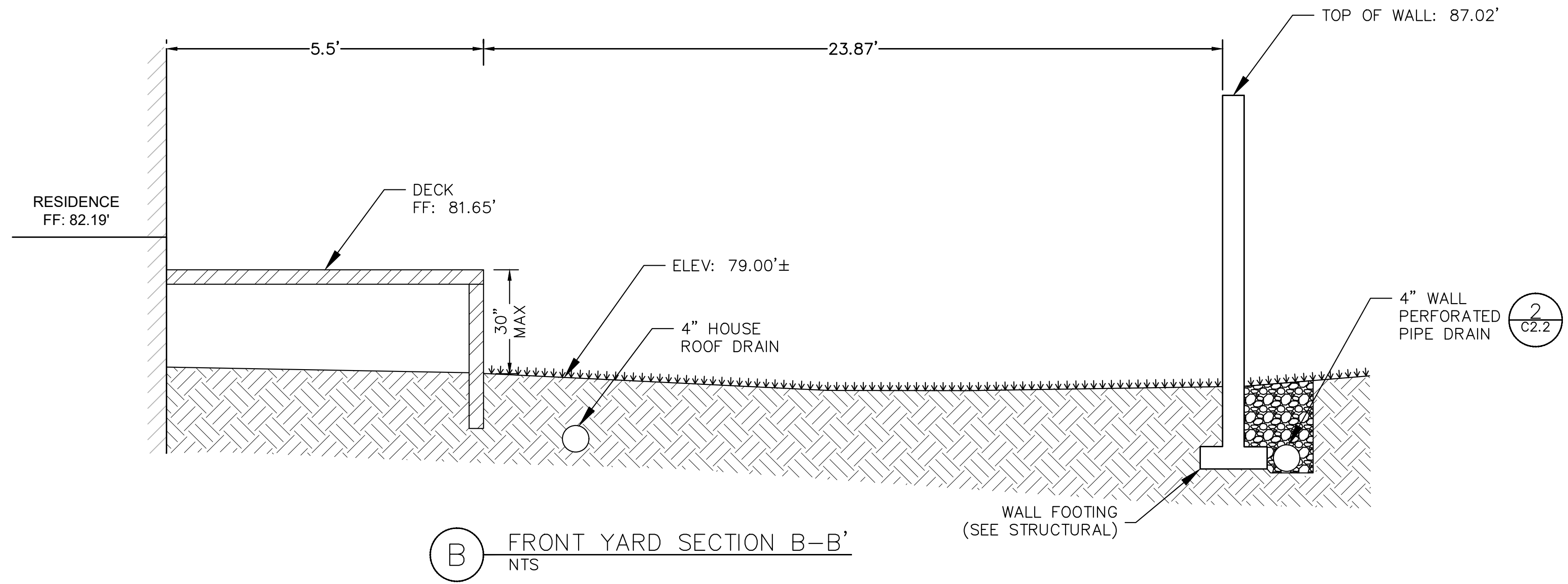
03/16/2021

DESIGN RJW

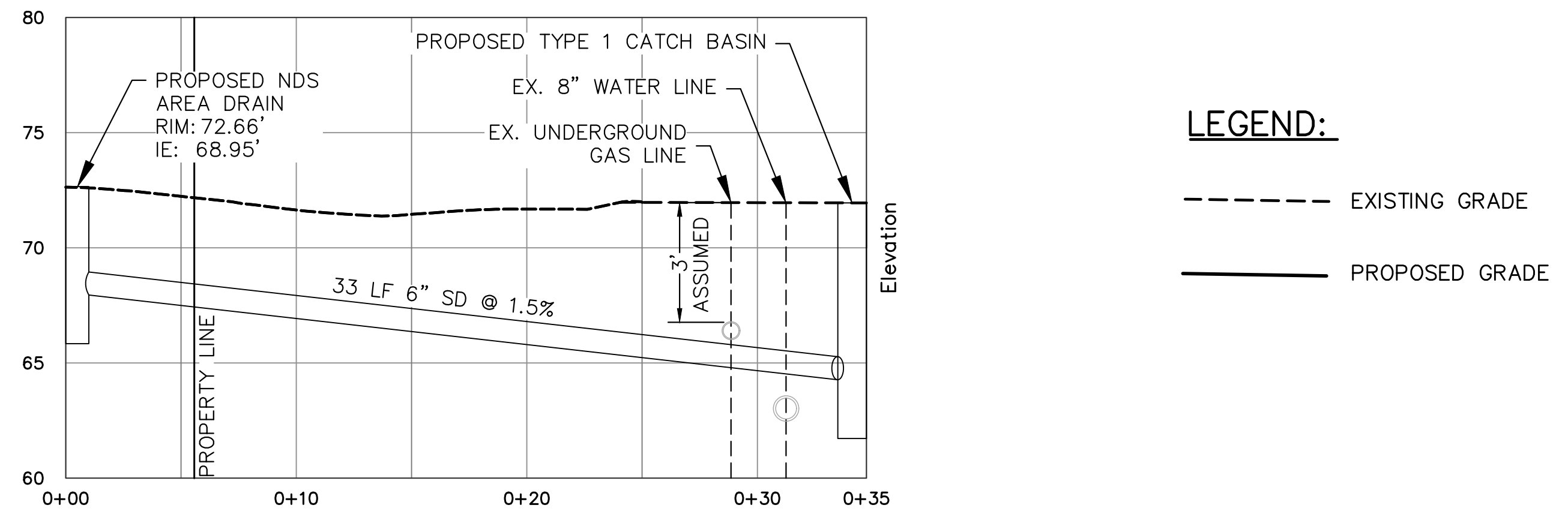
DRAWN EJW

CHECKED RJW

REV/SUBMITTAL	DATE



(B) FRONT YARD SECTION B-B'
 NTS



(C) STORM DRAIN SECTION C-C'
 NTS

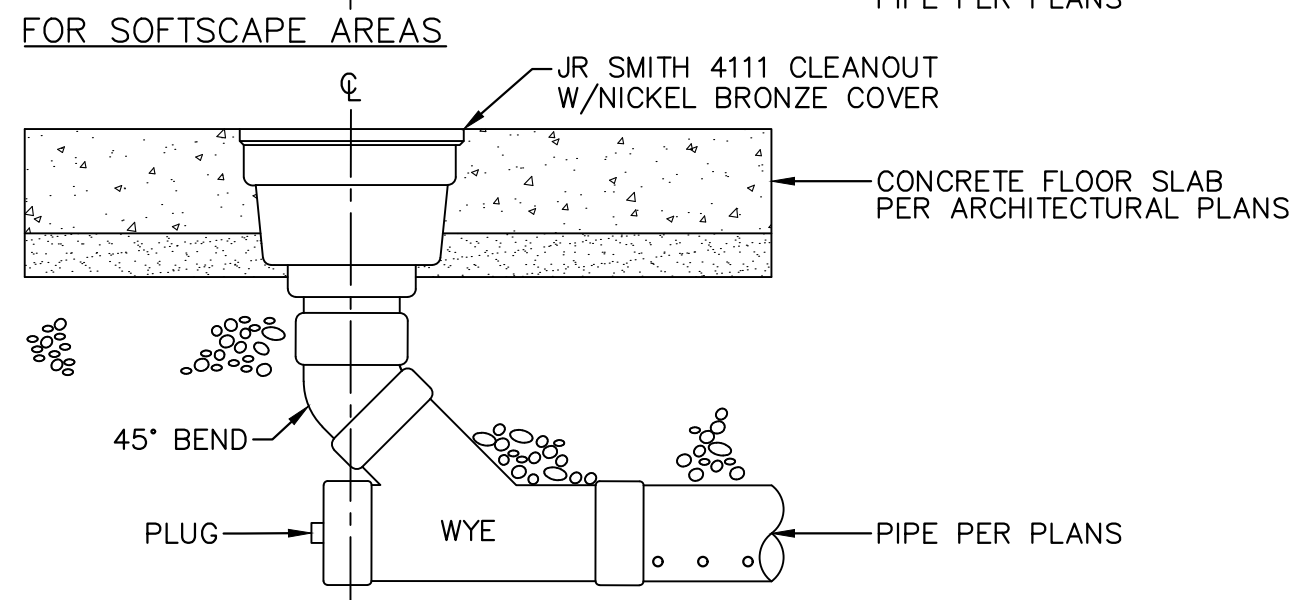
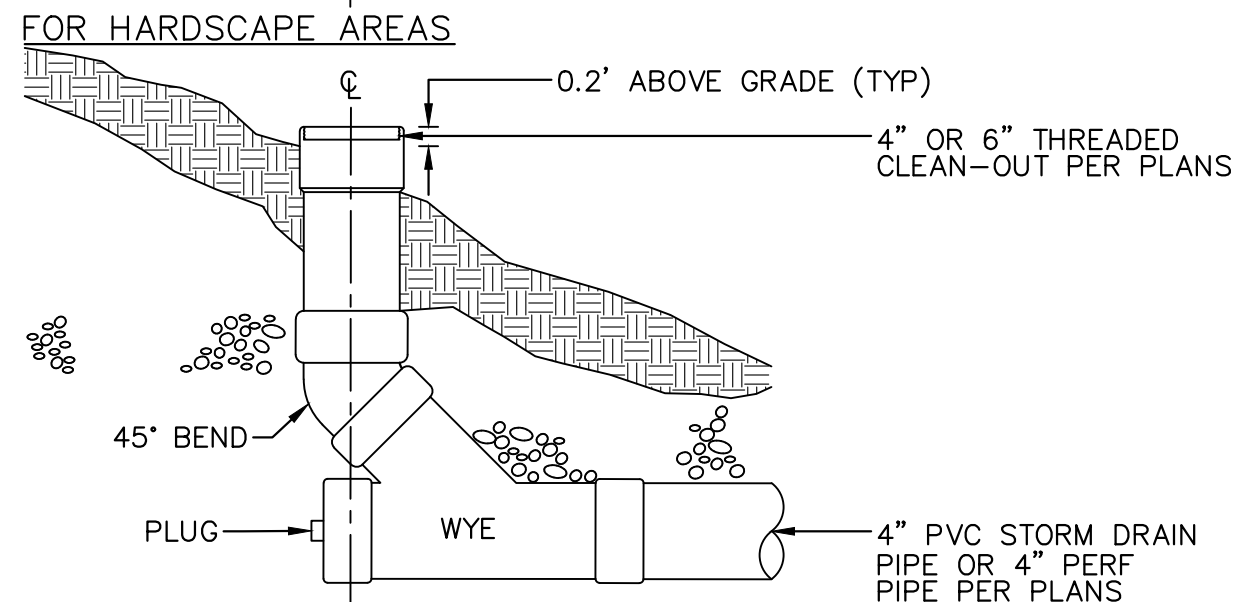
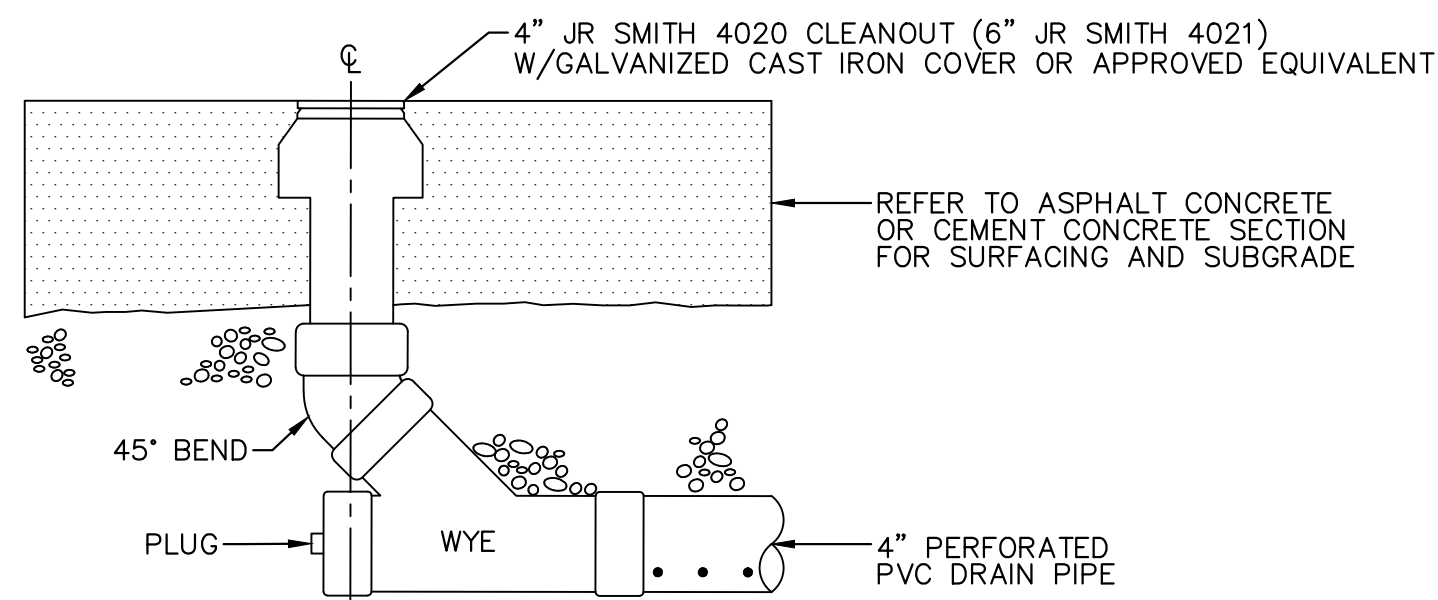
PROJECT NAME:
 LUMPKIN RESIDENCE

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

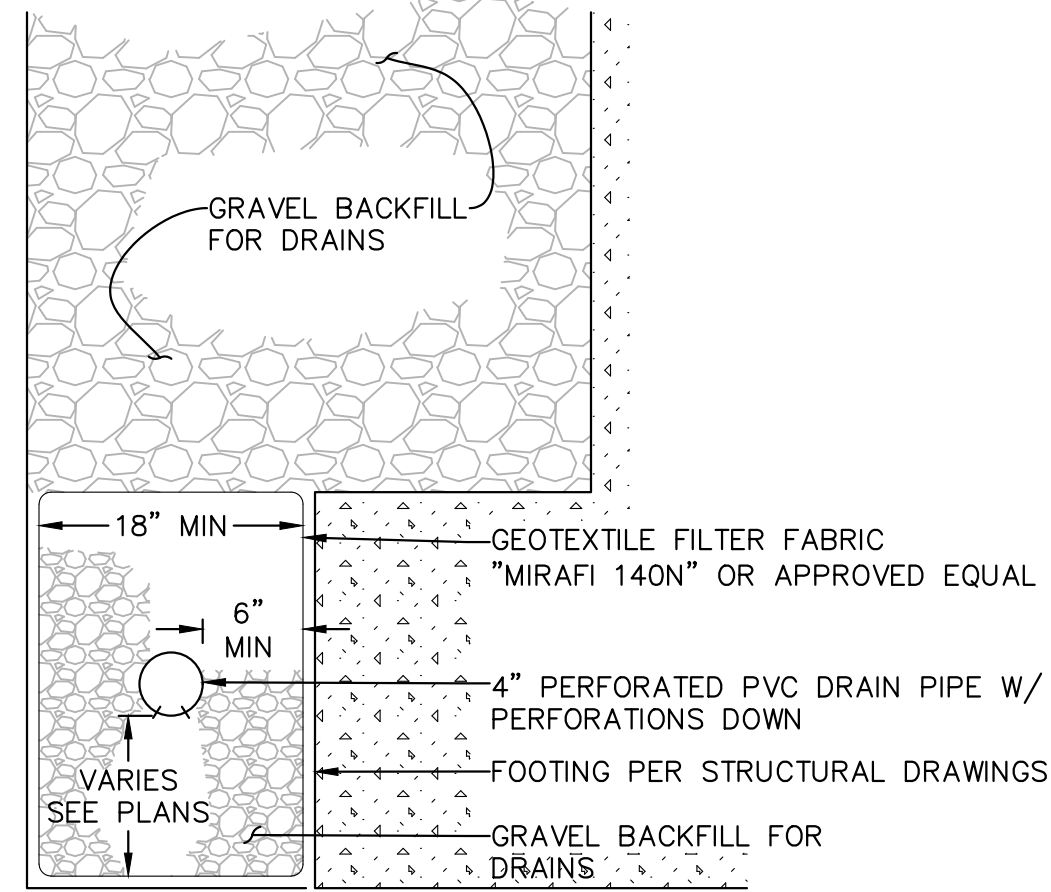
SHEET TITLE:
 GRADING & UTILITY
 SECTIONS

SHEET NO.:
 C2.1

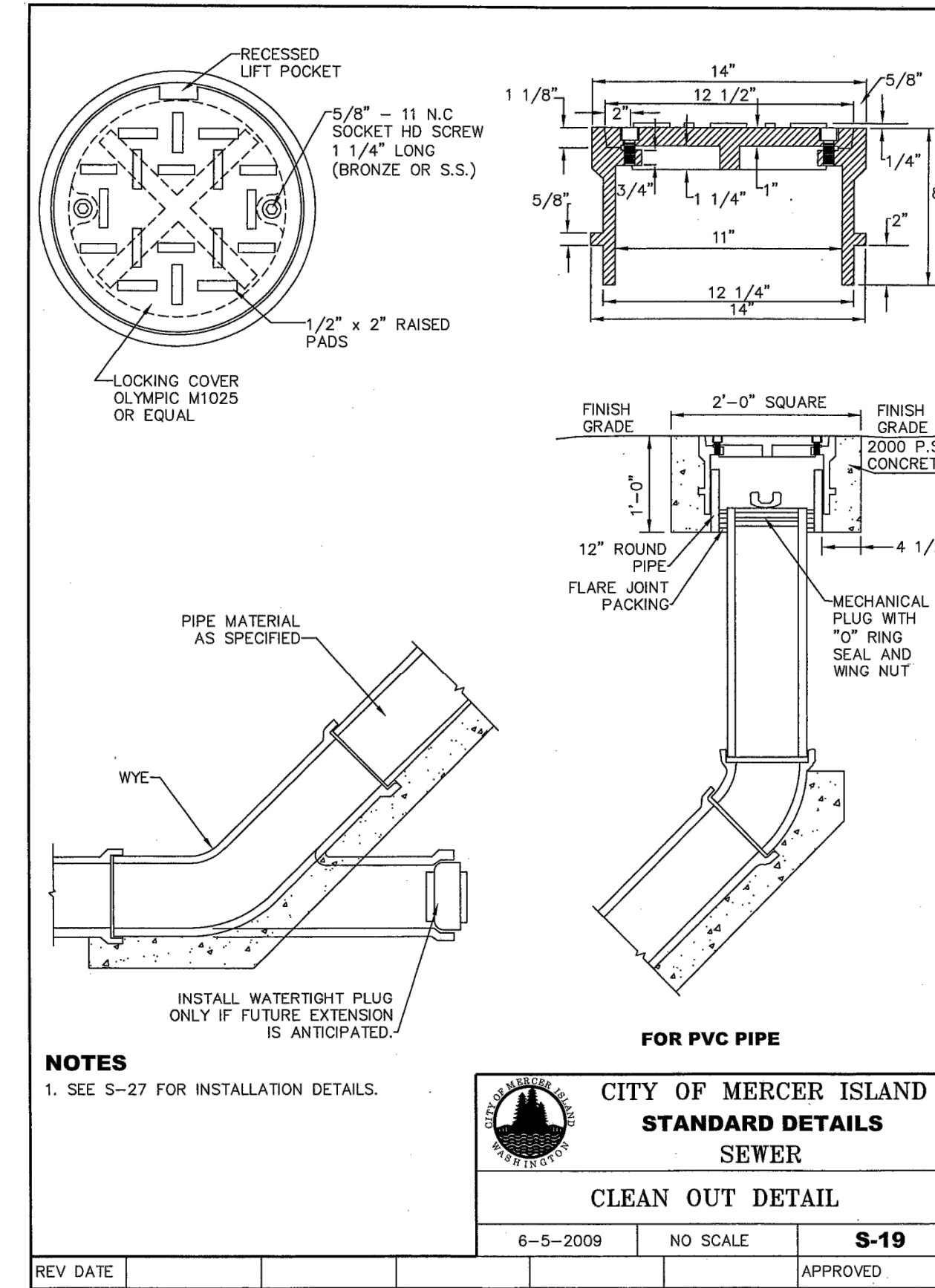
RB PROJECT NO.:
 21-0035



1 STORM DRAIN CLEANOUT
NTS



2 FOOTING DRAIN
NTS



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL
6-5-2009 NO SCALE S-19

3 SANITARY SEWER CLEANOUT
NTS

DISCONNECTION

WHEN DEMOLISHING AN EXISTING BUILDING, THE BUILDING SIDE SEWER SHALL BE DISCONNECTED PRIOR TO REMOVAL OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL INSTALL A MECHANICAL PLUG WITH NON-SHRINK GROUT AT THE END OF THE SIDE SEWER TO REMAIN IN PLACE. DISCONNECTIONS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S UTILITY INSPECTOR. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING THE DISCONNECTED SIDE SEWER UPON COMPLETION OF THE WORK.

RECONNECTION

WHEN RECONNECTING TO AN EXISTING SIDE SEWER, THE POINT OF RECONNECTION WILL BE DETERMINED BASED ON THE MAGNITUDE OF THE CONSTRUCTION ON THE PROPERTY.

- PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH NO ADDITIONAL PLUMBING FIXTURES - NO SIDE SEWER REPLACEMENT REQUIRED UNLESS A KNOWN PROBLEM EXISTS IN THE SIDE SEWER.
- PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH ADDITIONAL PLUMBING FIXTURES- ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED.
- COMPLETE INTERIOR REMODEL OF RESIDENCE - ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED. IF EXISTING SIDE SEWER IS ASBESTOS CEMENT OR CONCRETE, SIDE SEWER SHALL BE REPLACED FROM BUILDING TO PROPERTY LINE, UNLESS THE APPLICANT PROVES, TO THE SATISFACTION OF THE CITY ENGINEER, THAT THE SIDE SEWER IS WATER TIGHT AND IN SOUND CONDITION.*
- COMPLETE INTERIOR REMODEL AND BUILDING ADDITION - NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.*
- CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE - NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.*

BACK WATER VALVE INSTALLATION PER CITY ENGINEER, IF SCENARIO 2, 3, 4, OR 5 IS DIRECTLY ATTACHED TO THE LAKE LINE OR THE ELEVATION OF THE LOWEST DRAIN IN THE RESIDENCE IS LOWER THAN THE RIM ELEVATION OF THE UPSTREAM SEWER MANHOLE ON THE MAIN.

VIDEO INSPECTION OF THE EXISTING SIDE SEWER, BETWEEN THE PROPERTY LINE AND THE SEWER MAIN SHALL BE PERFORMED FOR SCENARIOS NUMBER 4 AND 5.

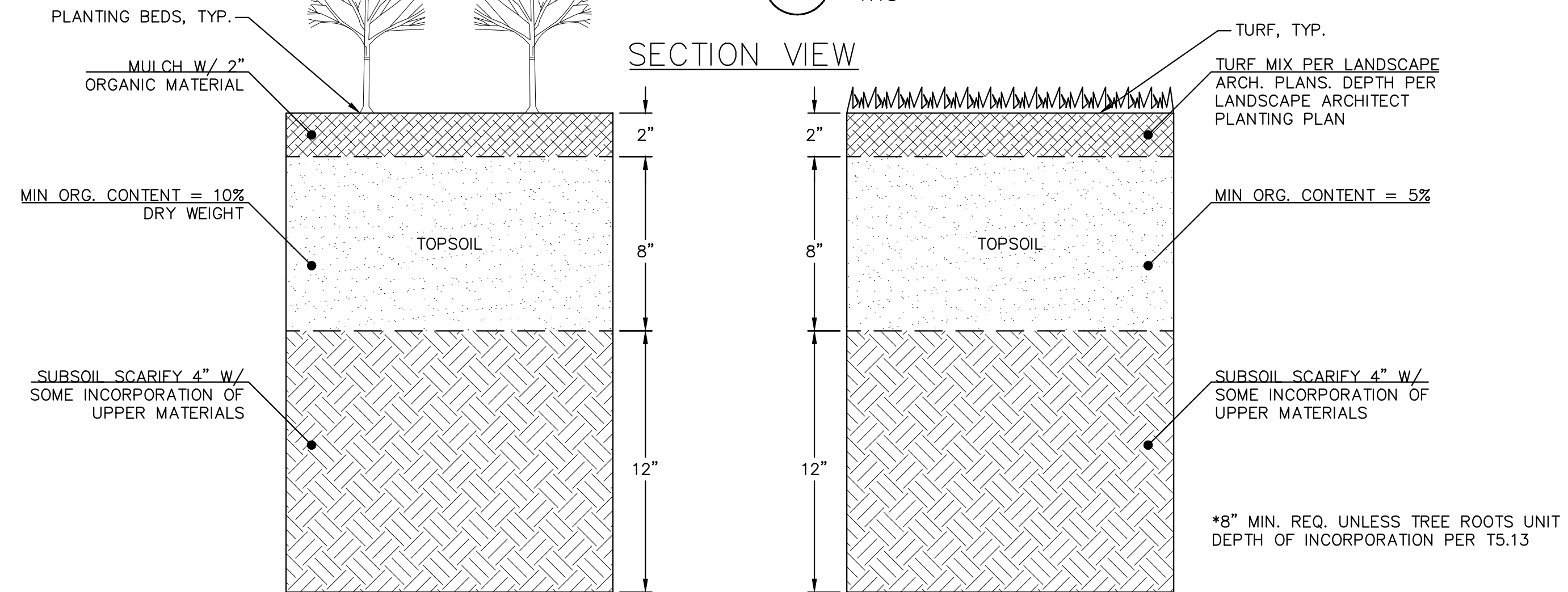
PROVIDE A COPY OF THE VIDEO DOCUMENTATION (VIDEO AND HARDCOPY REPORT) TO THE CITY ENGINEER.

REPLACEMENT OR REPAIR OF THAT PORTION OF THE SIDE SEWER BETWEEN THE PROPERTY LINE AND THE SEWER MAIN, WILL BE DETERMINED BY THE CITY ENGINEER, BASED ON THE VIDEO INSPECTION.

*IF THE EXISTING SIDE SEWER IS PVC AND IS LESS THAN TEN YEARS OLD, THE SIDE SEWER DOES NOT HAVE TO BE REPLACED IF A VIDEO INSPECTION AND/OR HYDROSTATIC PRESSURE TEST CONFIRMS THAT THE SIDE SEWER IS IN PROPER WORKING CONDITION. THESE TESTS SHALL BE PERFORMED AFTER ALL HEAVY EQUIPMENT THAT COULD DAMAGE THE SIDE SEWER IS OFF OF THE SITE.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
RESIDENTIAL SIDE SEWER
DISCONNECTION & RECONNECTION
6-5-2009 NO SCALE S-22

4 RESIDENTIAL SIDE SEWER - NTS
DISCONNECTION & RECONNECTION



- pH OF TOP SOIL SHALL BE BETWEEN 6.0 AND 8.0 OR MATCH THE pH OF UNDISTURBED SOIL.
- USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FROM BMP T7.30 (SEE NOTE 3) WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
 - IMPLEMENTATION OPTIONS:
 - LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.
- MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- BIORETENTION SOIL MIX SEE C0.1 GENERAL NOTES. USED FOR PRE-APPROVED AMENDMENT RATES AS NEEDED.
- MAINTENANCE:
 - ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
 - LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
 - REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

7 BMP T5.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH
NTS

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DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE

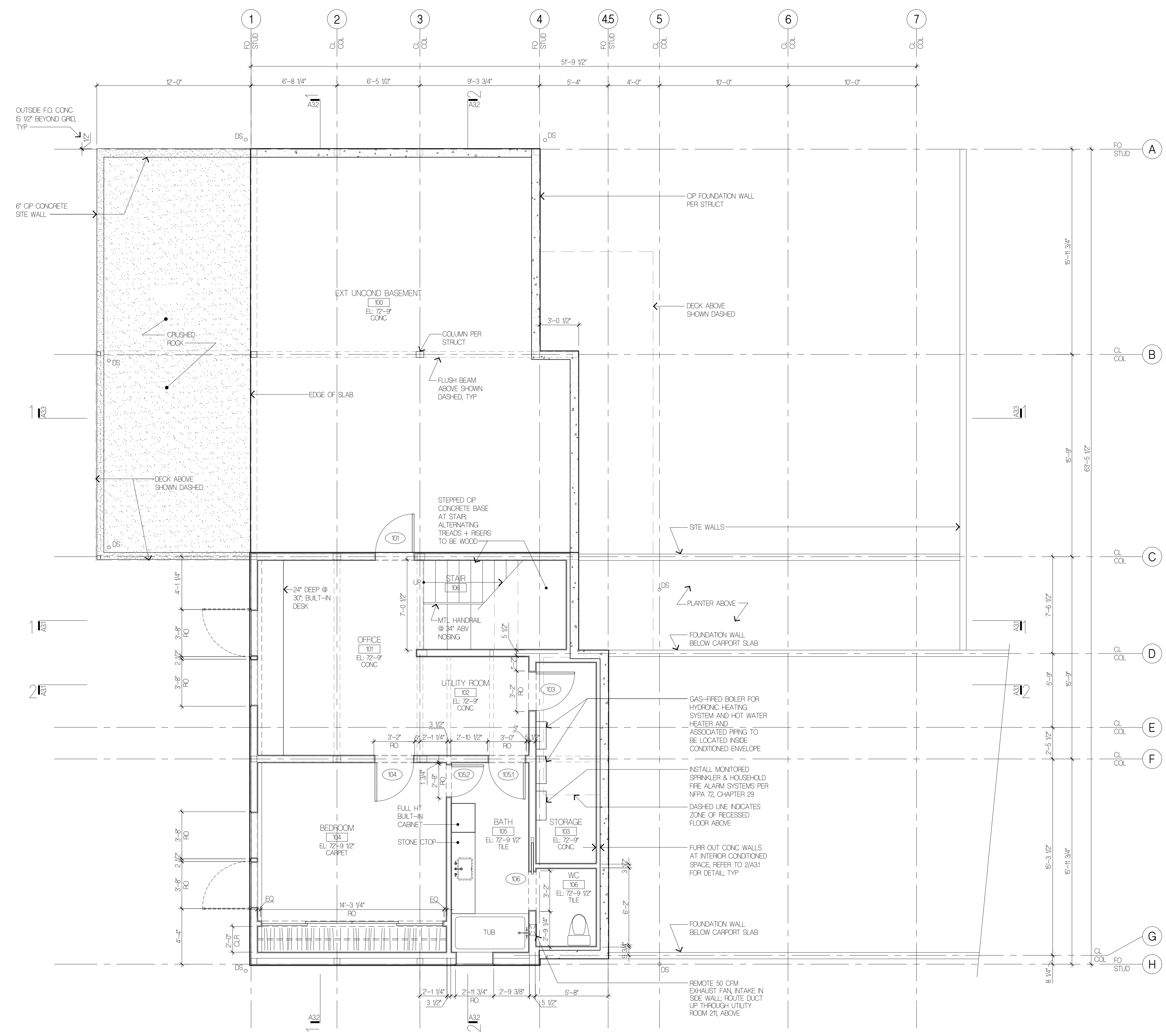
PROJECT NAME:
LUMPKIN RESIDENCE

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

SHEET TITLE:
DETAILS

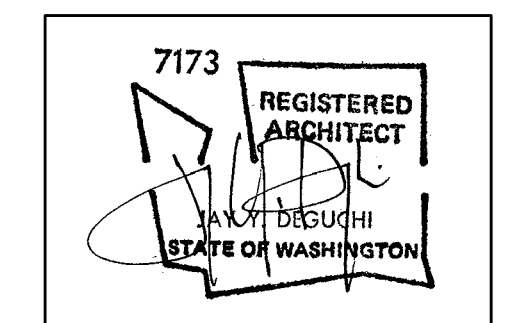
SHEET NO.:
C2.2

RB PROJECT NO.:
21-0035



LOWER LEVEL FLOOR PLAN
 1/4" = 1'-0"
 2020A-FP-003.dwg

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



Drawing Title
LOWER LEVEL FLOOR PLAN

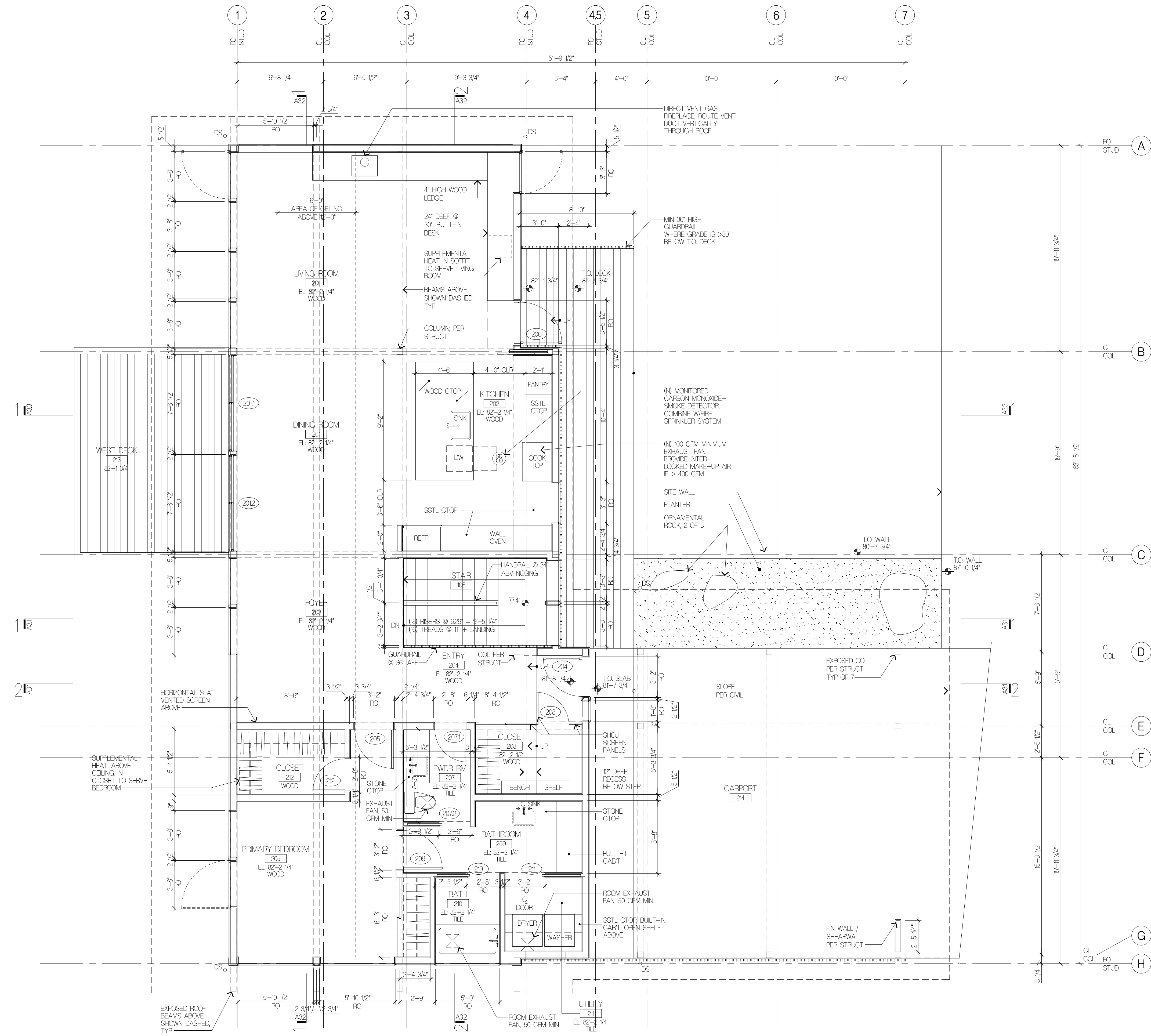
Date
 03/17/2021

Job No.
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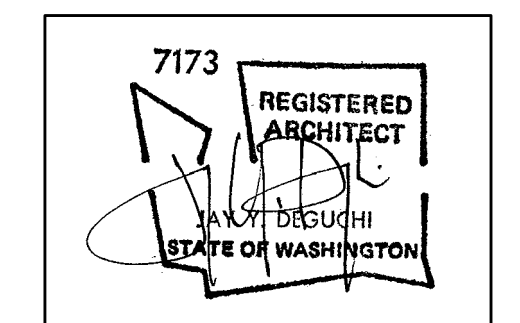
ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021

PERMIT SET
 Sheet No.

A1.0



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



Drawing Title
MAIN LEVEL FLOOR PLAN

Date
 03/17/2021

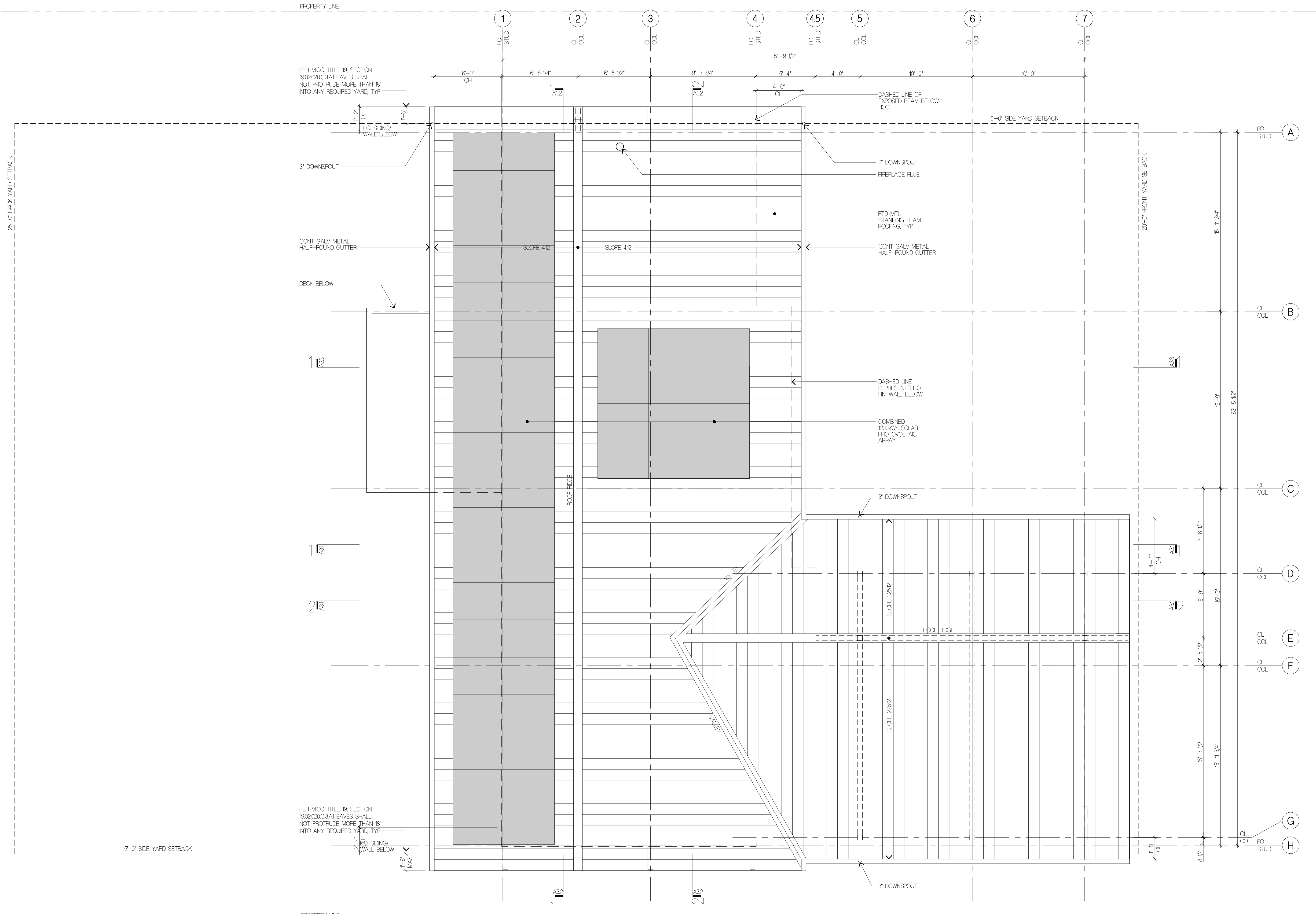
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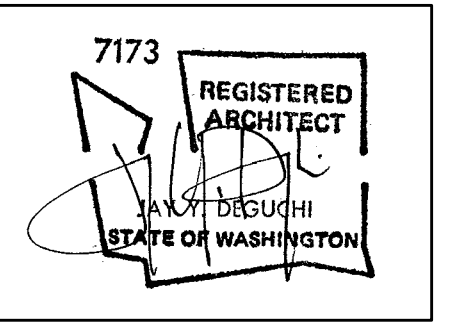
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A1.1

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



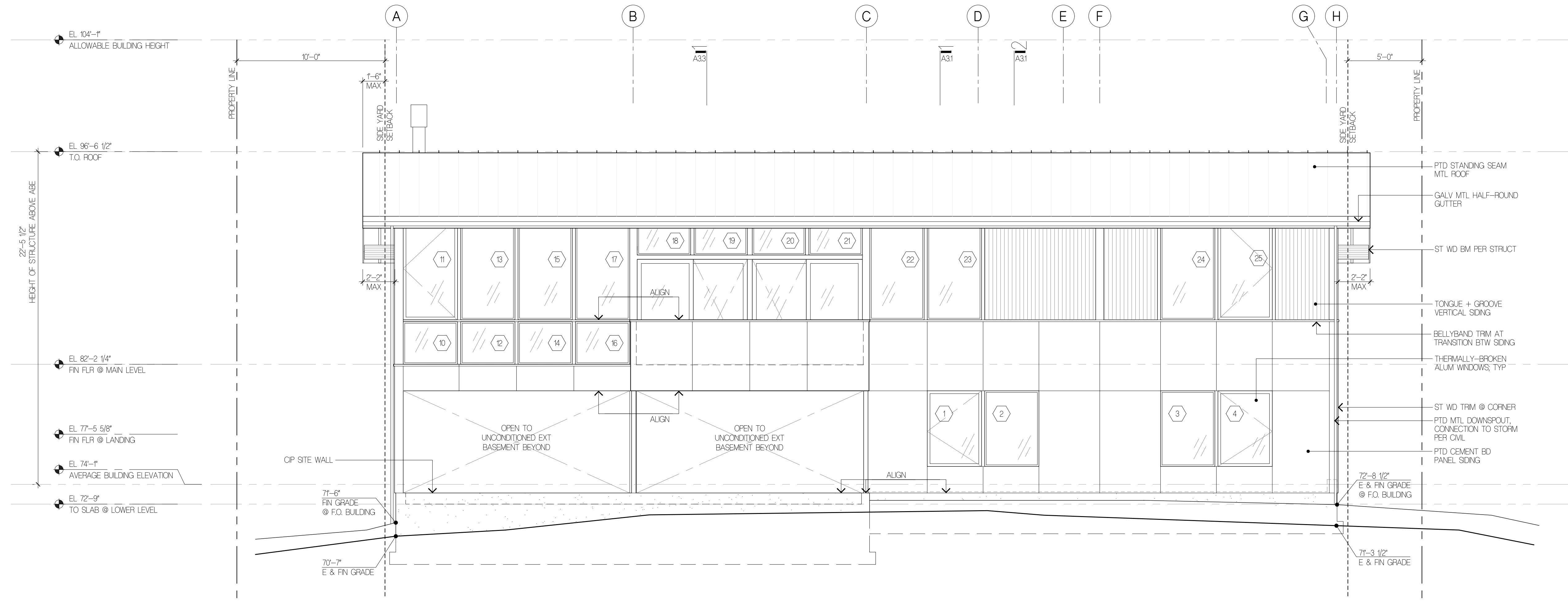
Drawing Title
ROOF PLAN

Date
 03/17/2021
 Job No.
 2002

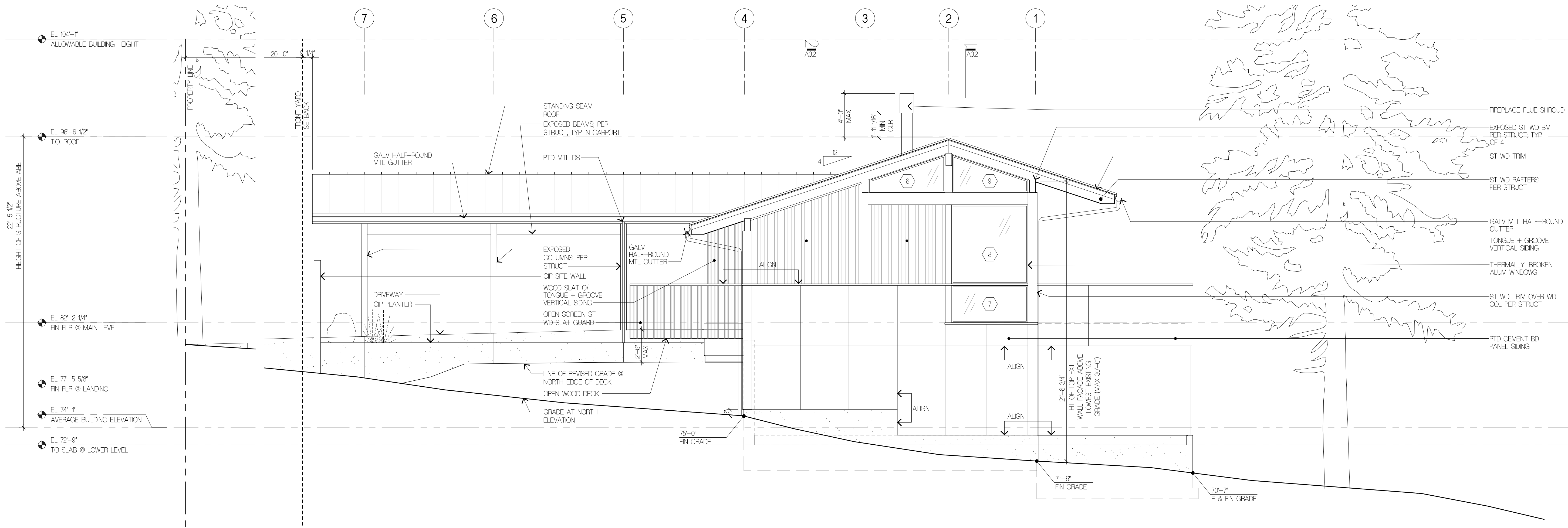
ISSUE DATE
 PERMIT SET 03/17/2021

PERMIT SET
 Sheet No.

1 ROOF PLAN
 1/4"=1'-0"
 2020A-PP10wg

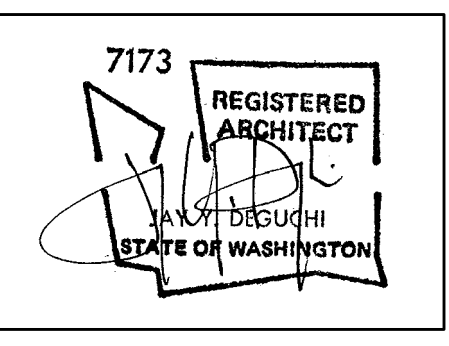


2 WEST ELEVATION
 1/4" = 1'-0" 2020A-ELEV.dwg



1 NORTH ELEVATION
 1/4" = 1'-0" 2020A-ELEV.dwg

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



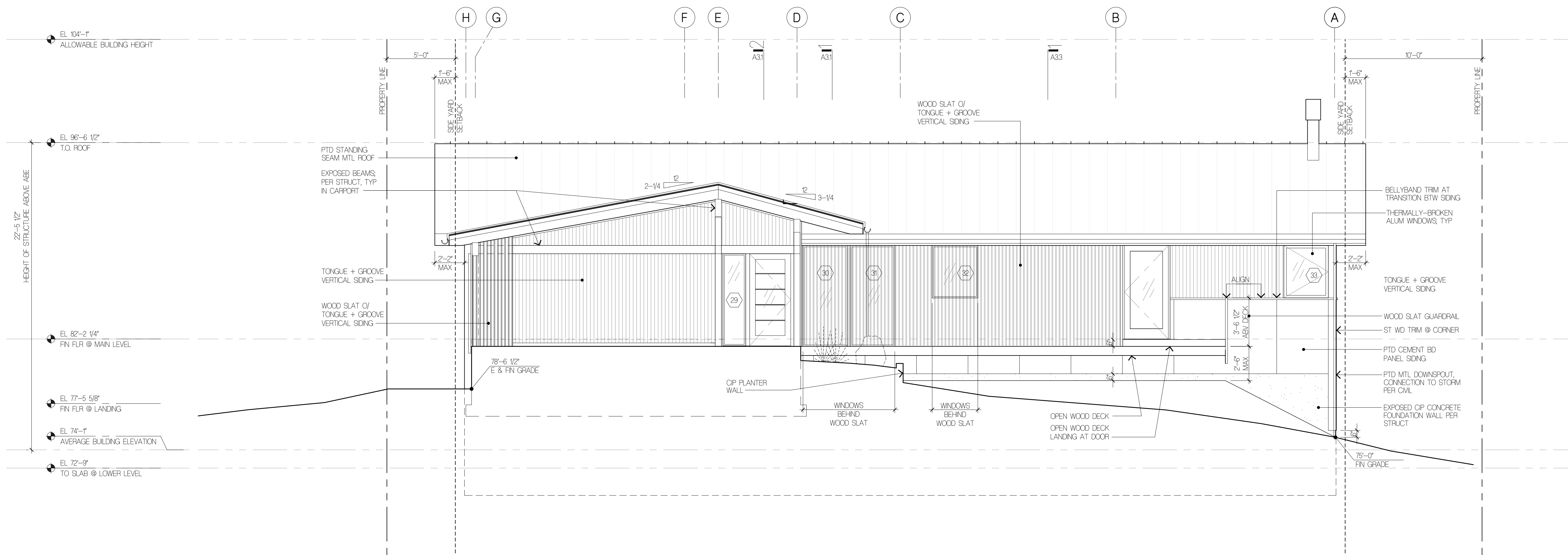
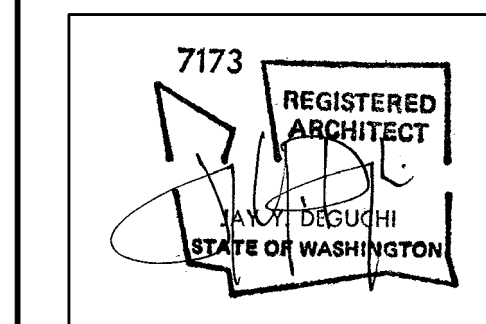
Drawing Title
BUILDING ELEVATIONS

Date
 03/17/2021
 Job No.
 2002

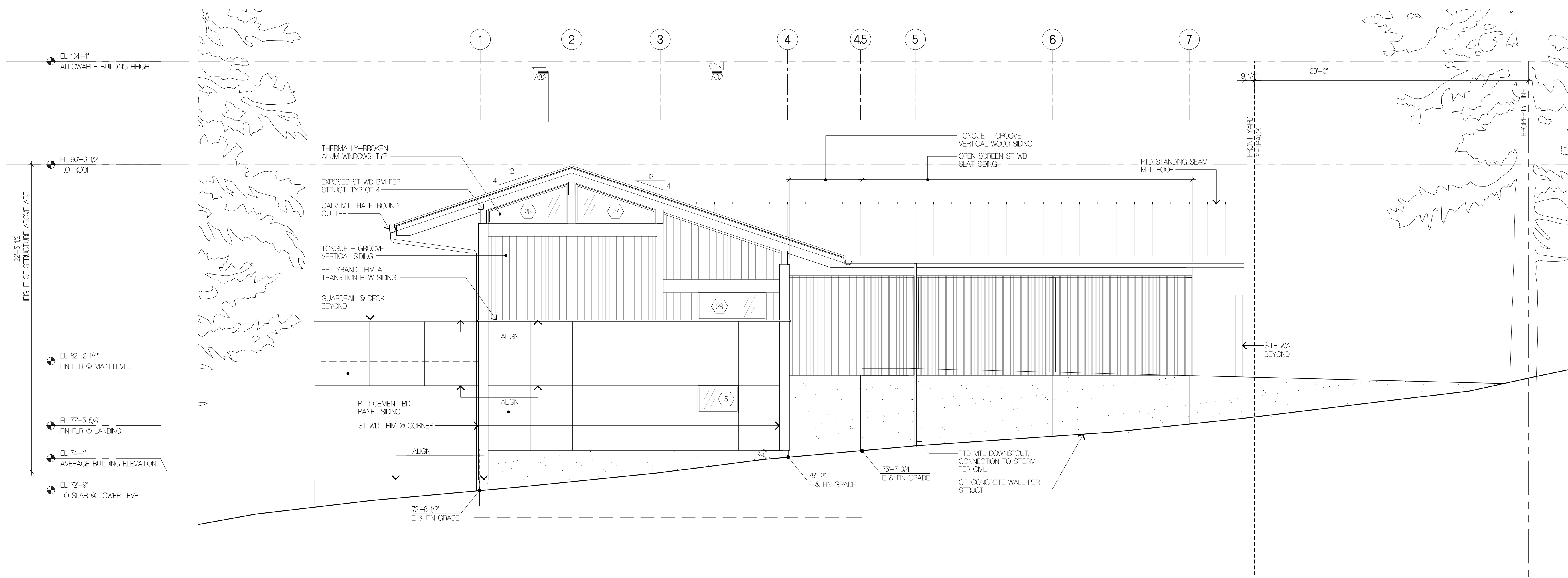
ISSUE DATE
 DO PRICING SET 09/28/2020
 PERMIT SET 03/17/2021

PERMIT SET
 Sheet No.

A2.1



2 EAST ELEVATION
 1/4" = 1'-0" 2020A-ELEV.dwg



1 SOUTH ELEVATION
 1/4" = 1'-0" 2020A-ELEV.dwg

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APPLIANCE PACKAGE SCHEDULE
(WSEC TABLE 406.3 OPTION 7)

APPLIANCE	MFR	MODEL #	SIZE	FINISH	ENERGY STAR
DISHWASHER	MIELE	G 4993 SCVI AM	24" W	PANEL READY	Y
REFRIGERATOR	MIELE	KFN95 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
2020A-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)

I.D.	MANUF.	DESCRIPTION	U-VAL	SHGC	NFRG	R.O. WIDTH		R.O. HEIGHT		AREA SF	LxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
1	FLEETWOOD	ALUMINUM CASEMENT	0.29	0.29	FLE-M-111-00044-00001	3	8 1/2	5	1 3/4	19.1	5.5	W	SWING	ALUM.		
2	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	5	1 3/4	19.1	4.6	W	FIXED	ALUM.		
3	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	5	1 3/4	19.1	4.6	W	FIXED	ALUM.		
4	FLEETWOOD	ALUMINUM CASEMENT	0.29	0.29	FLE-M-111-00044-00001	3	8 1/2	5	1 3/4	19.1	5.5	W	SWING	ALUM.		
5	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	2	11 3/4	2	1/2	6.1	1.5	S	FIXED	ALUM.		
6	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11 1/4	17.4	4.2	N	FIXED	ALUM.	YES	
7	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11	17.3	4.1	N	FIXED	ALUM.		
8	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	6	1 3/4	36.4	8.7	N	FIXED	ALUM.		
9	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11 1/4	17.4	4.2	N	FIXED	ALUM.		
10	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	11	10.8	2.6	W	FIXED	ALUM.	YES	
11	FLEETWOOD	ALUMINUM CASEMENT	0.29	0.29	FLE-M-111-00044-00001	3	8 1/2	7	1 1/4	26.3	7.6	W	SWING	ALUM.		
12	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	11	10.8	2.6	W	FIXED	ALUM.	YES	
13	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
14	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	11	10.8	2.6	W	FIXED	ALUM.	YES	
15	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
16	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	11	10.8	2.6	W	FIXED	ALUM.	YES	
17	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
18	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	8 3/4	10.1	2.4	W	FIXED	ALUM.		
19	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	8 3/4	10.1	2.4	W	FIXED	ALUM.		
20	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	8 3/4	10.1	2.4	W	FIXED	ALUM.		
21	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	2	8 3/4	10.1	2.4	W	FIXED	ALUM.		
22	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
23	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
24	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	8 1/2	7	1 1/4	26.3	6.3	W	FIXED	ALUM.		
25	FLEETWOOD	ALUMINUM CASEMENT	0.29	0.29	FLE-M-111-00044-00001	3	8 1/2	7	1 1/4	26.3	7.6	W	SWING	ALUM.		
26	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11 1/4	17.4	4.2	S	FIXED	ALUM.		
27	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11 1/4	17.4	4.2	S	FIXED	ALUM.		
28	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	5	11	2	11 1/4	17.4	4.2	S	FIXED	ALUM.		
29	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	1	8	6	9 1/4	11.3	2.7	E	FIXED	ALUM.	YES	
30	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	3 1/2	7	8 1/4	25.3	6.1	E	FIXED	ALUM.		
31	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	3 1/2	7	8 1/4	25.3	6.1	E	FIXED	ALUM.		
32	FLEETWOOD	ALUMINUM PICTURE	0.24	0.35	FLE-M-113-00044-00001	3	3 1/2	4	1	13.4	3.2	E	FIXED	ALUM.		
33	FLEETWOOD	ALUMINUM CASEMENT	0.29	0.29	FLE-M-111-00044-00001	3	3 1/2	4	1	13.4	3.9	E	SWING	ALUM.		

WINDOW SUBTOTAL 606.2 150.7

I.D.	MANUF.	DESCRIPTION	U-VAL	SHGC	NFRG	R.O. WIDTH		R.O. HEIGHT		AREA SF	LxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
200	FLEETWOOD	ALUMINUM DOOR, SINGLE LITE	0.39	0.27	FLE-M-106-00329-00001	3	6	6	10	23.9	9.3	E	SWING	ALUM.	YES	
201.1	FLEETWOOD	ALUMINUM DOOR, XO SLIDER	0.35	0.32	FLE-M-75-00208-00001	7	6 1/2	7	1	53.4	18.7	W	SLIDER	ALUM.	YES	
201.2	FLEETWOOD	ALUMINUM DOOR, OX SLIDER	0.35	0.32	FLE-M-75-00208-00001	7	6 1/2	7	1	53.4	18.7	W	SLIDER	ALUM.	YES	
204	FLEETWOOD	ALUMINUM DOOR, SINGLE LITE	0.39	0.27	FLE-M-106-00329-00001	3	2	6	9 1/4	21.4	8.4	E	SWING	ALUM.	YES	

GLAZED DOOR SUBTOTAL 152.2 55.1

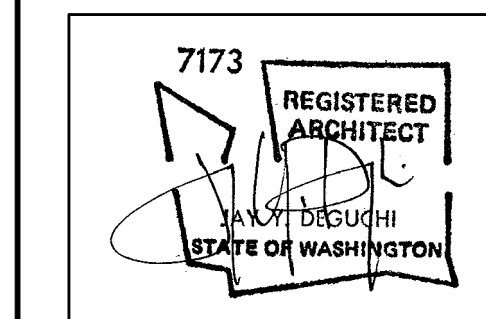
I.D.	MANUF.	DESCRIPTION	U-VAL	SHGC	NFRG	R.O. WIDTH		R.O. HEIGHT		AREA SF	LxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
101	TBD	SOLID CORE WOOD DOOR				3	2	6	9	21.4		N	SWING	WOOD	-	

GLAZED DOOR SUBTOTAL	152.2	55.1														
WINDOW SUBTOTAL	606.2	150.7														SEE WINDOW SCHEDULE ABOVE
FENESTRATION TOTAL	758.4	205.8														
GLAZING AREA-WEIGHTED U-FACTOR	0.27															≤ 0.28 MAXIMUM ALLOWED FENESTRATION U-FACTOR PER 2018 WSEC TABLE 406.3; OPTION 1.3 (5 CREDIT)
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.
 - 80D 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.'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.

1 WINDOW AND DOOR SCHEDULE
2020A-ELEV.dwg

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



Drawing Title
SCHEDULES

Date
03/17/2021

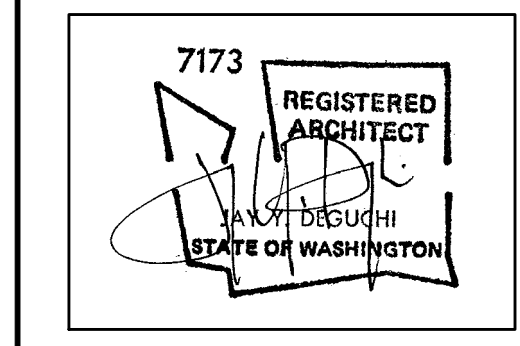
Job No.
2002

ISSUE DATE
PERMIT SET 03/17/2021

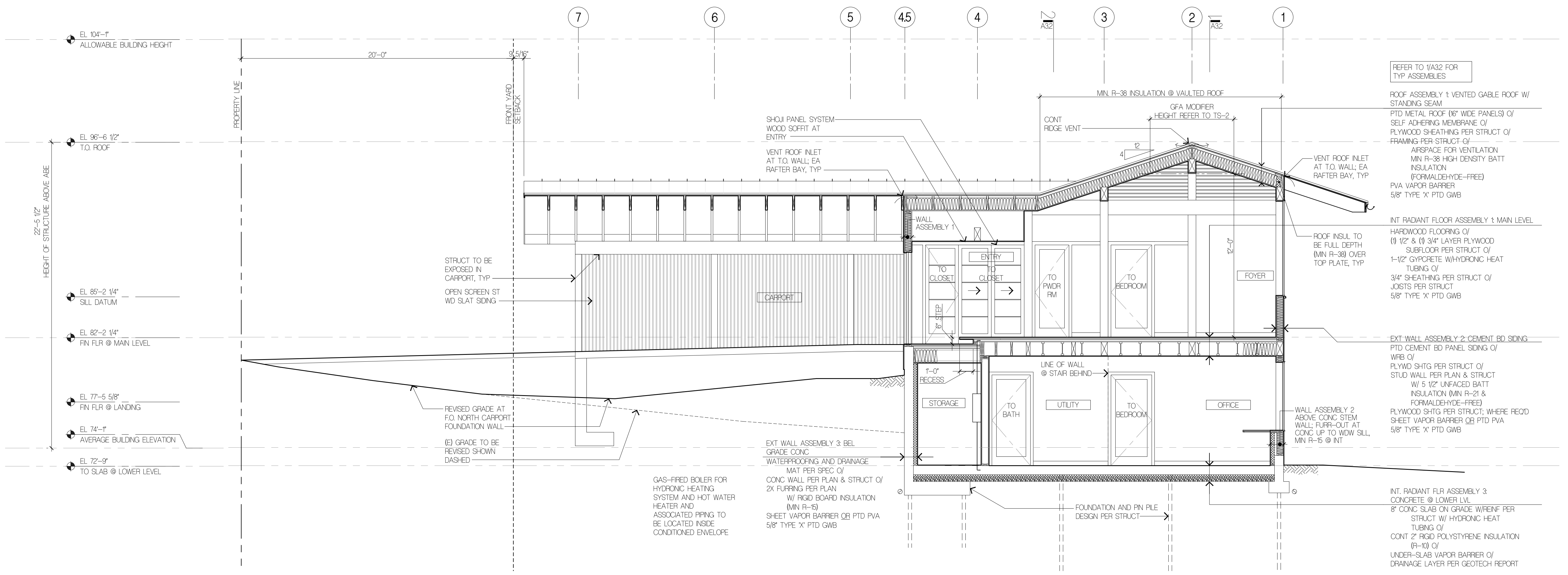
PERMIT SET

Sheet No.

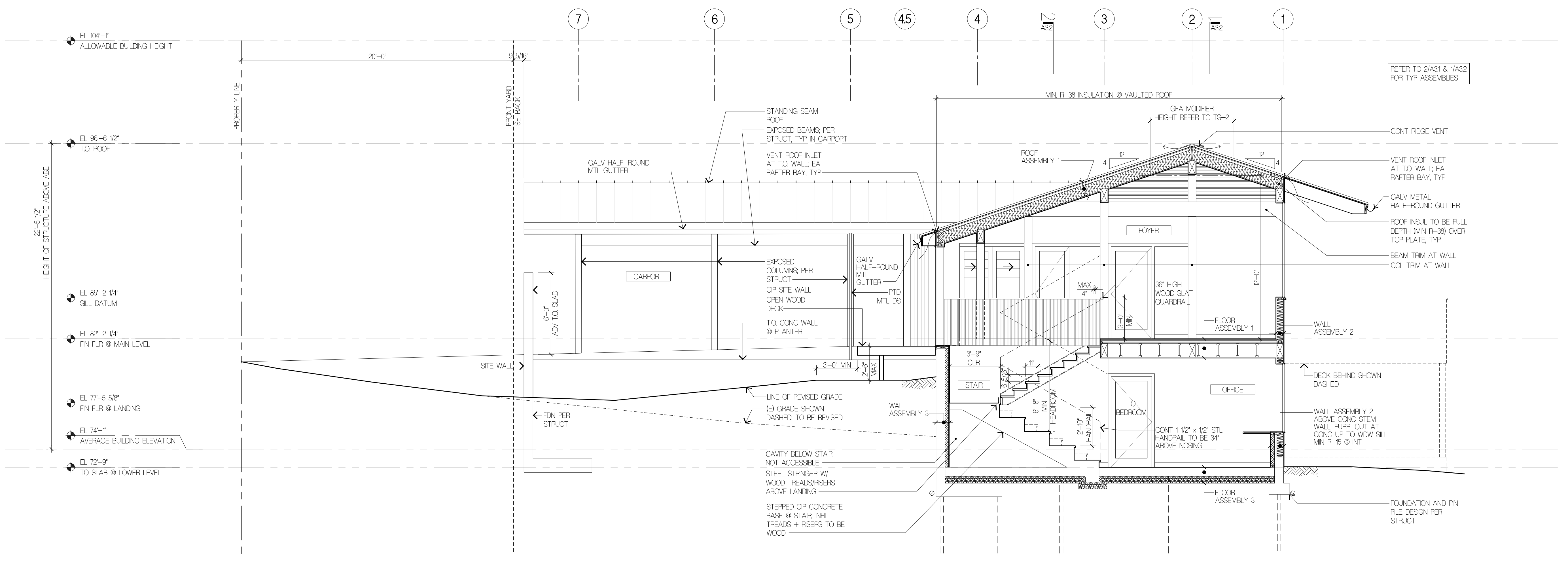
A2.3



ISSUE	DATE
DO PRICING SET	09/28/2020
PERMIT SET	03/17/2021

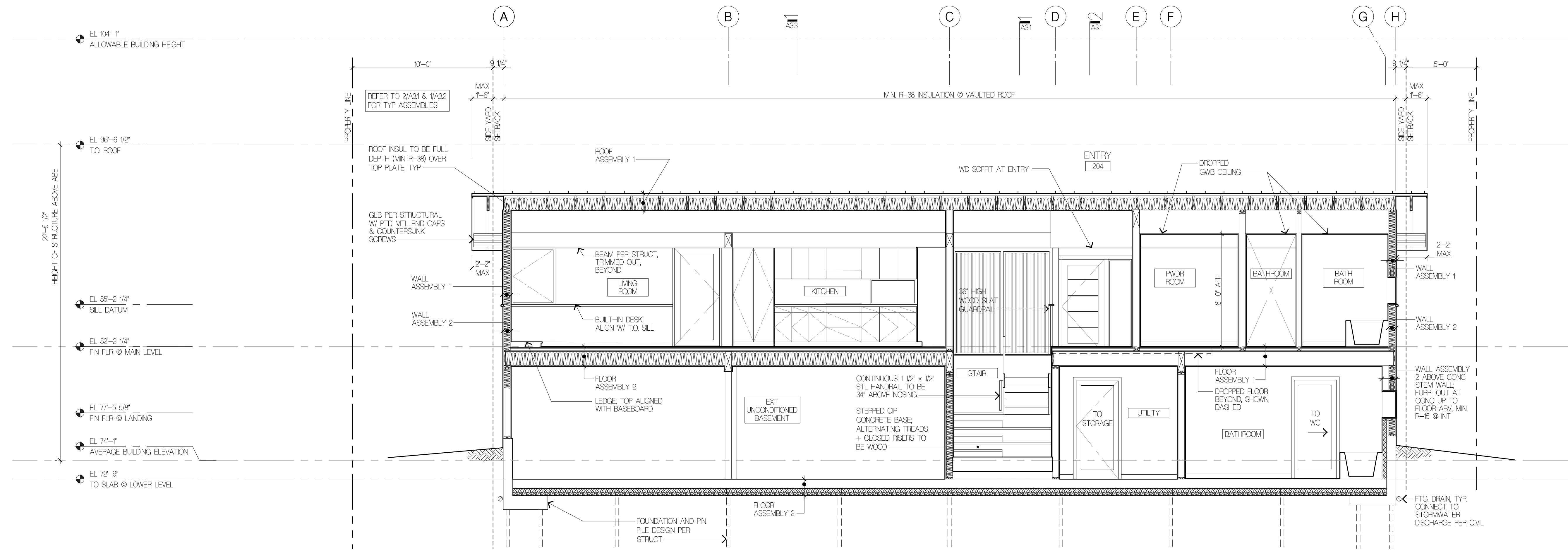


2 BUILDING SECTION
 1/4" = 1'-0"
 2020A-B5.dwg

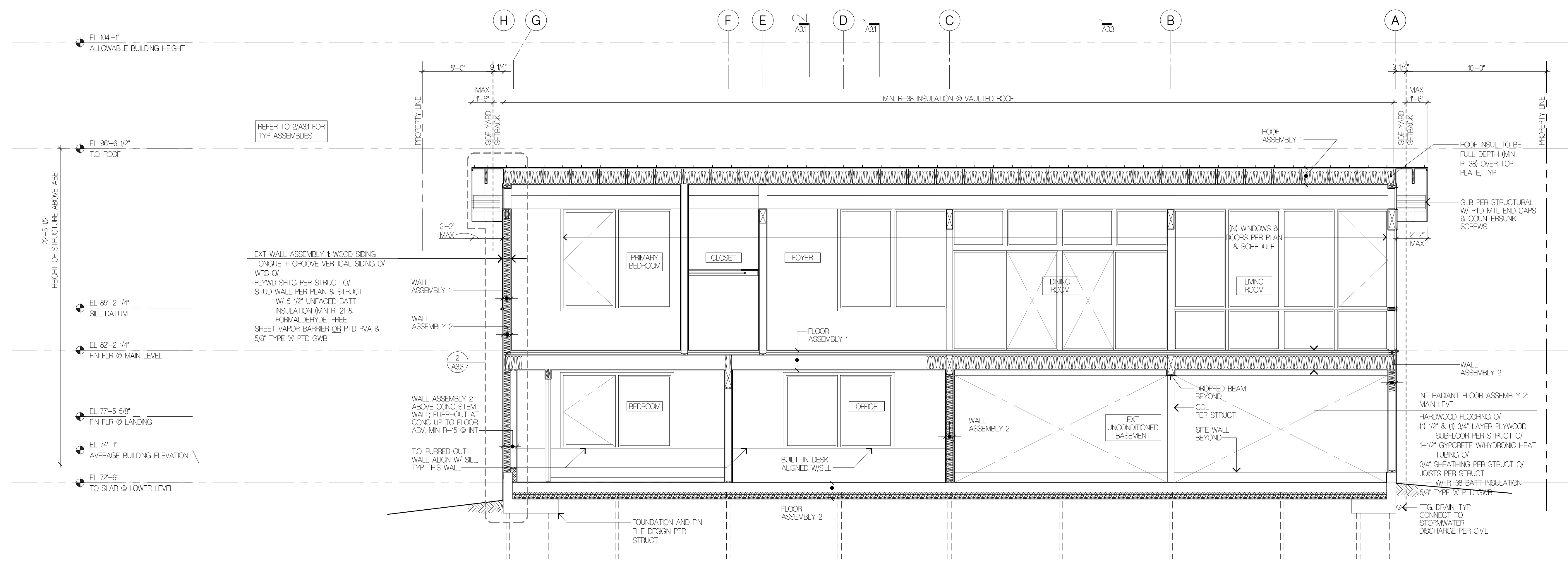


1 BUILDING SECTION
 1/4" = 1'-0"
 2020A-B5.dwg

© Copyright

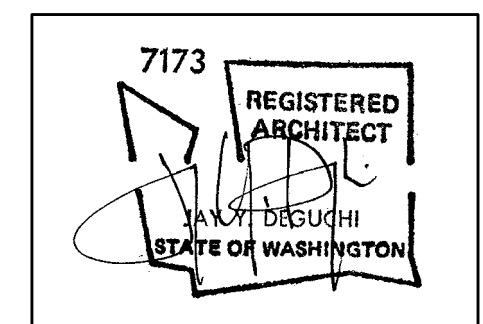


2 BUILDING SECTION
 1/4" = 1'-0" 2024-BS.dwg



1 BUILDING SECTION
 1/4" = 1'-0" 2024-BS.dwg

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



Drawing Title
BUILDING SECTIONS

Date
 03/17/2021

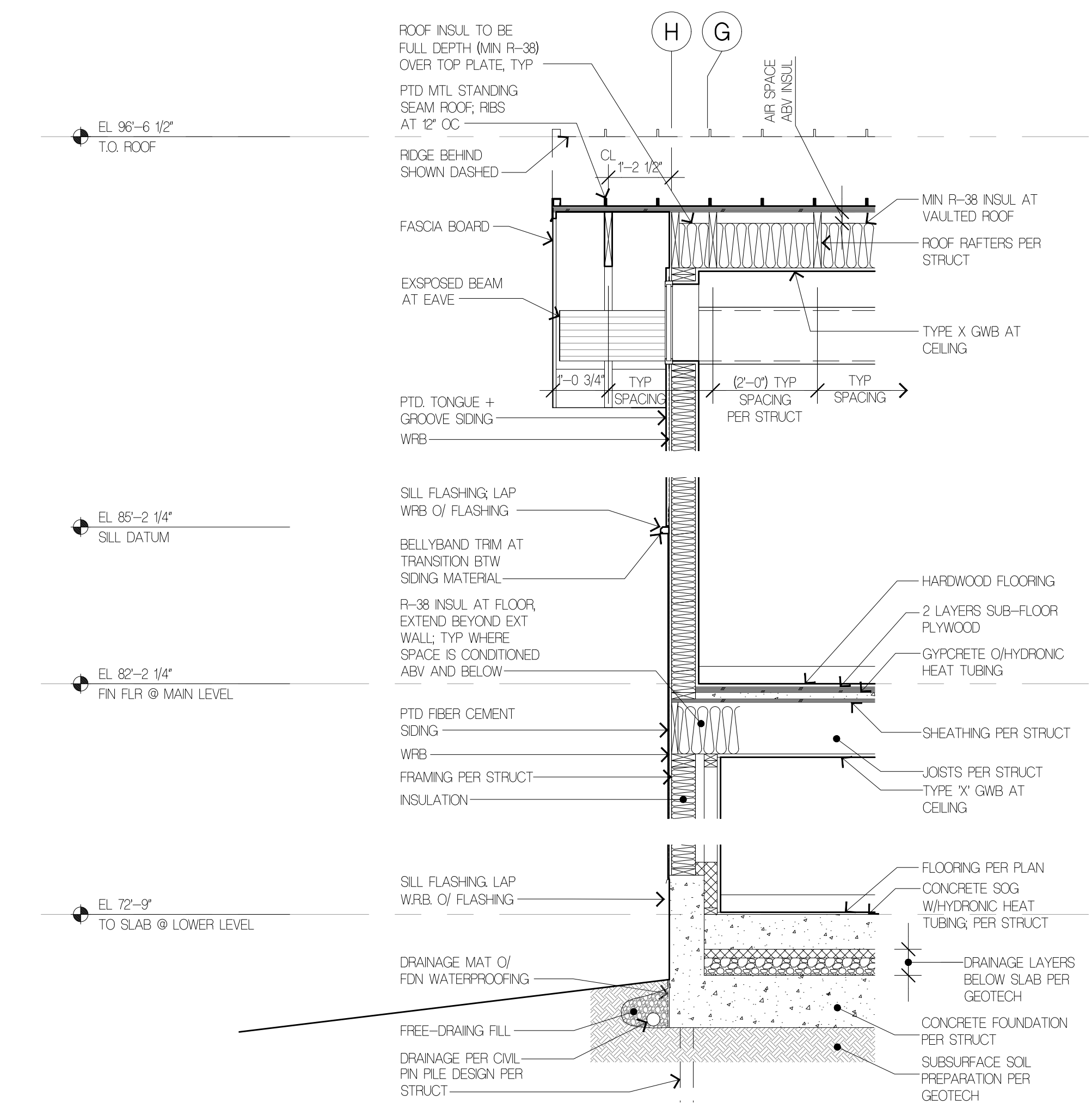
Job No.
 2002

ISSUE	DATE
DO PRICING SET	09/28/2020
PERMIT SET	03/17/2021

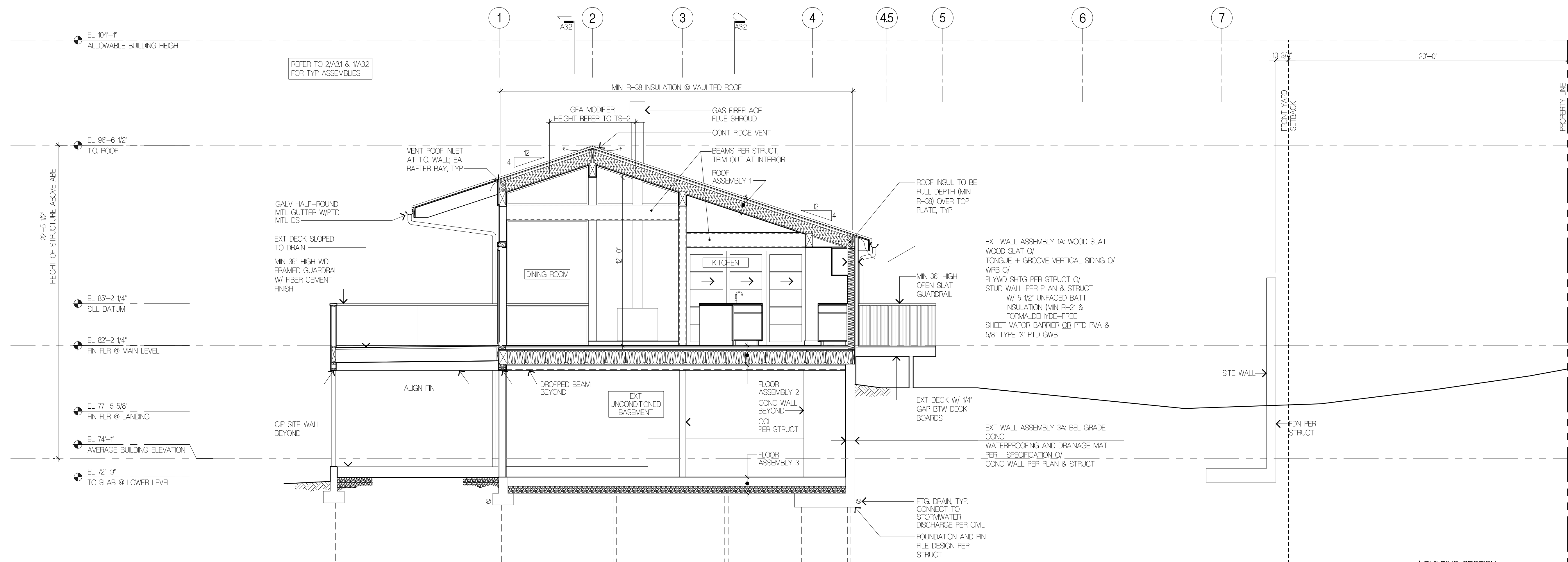
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Sheet No.

A3.2

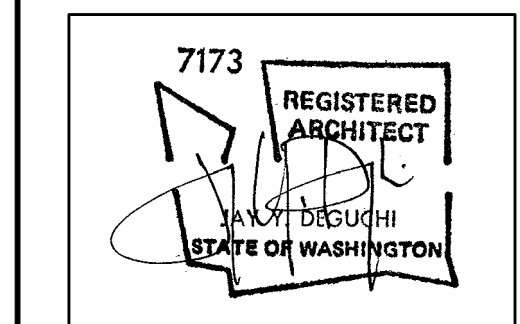


2 WALL SECTION
 1/2" = 1'-0" 2024-853mg



1 BUILDING SECTION
 1/4" = 1'-0" 2024-853mg

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



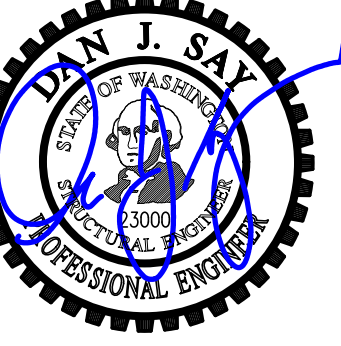
Drawing Title
BUILDING SECTIONS

Date
 03/17/2021
 Job No.
 2002

ISSUE DATE
 PERMIT SET 03/17/2021

PERMIT SET
 Sheet No.

A3.3



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

REVISIONS:

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:

Pin Pile Framing Plan

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

DATE: March 17, 2021

PROJECT NO: 00043-2020-04

SHEET NO:

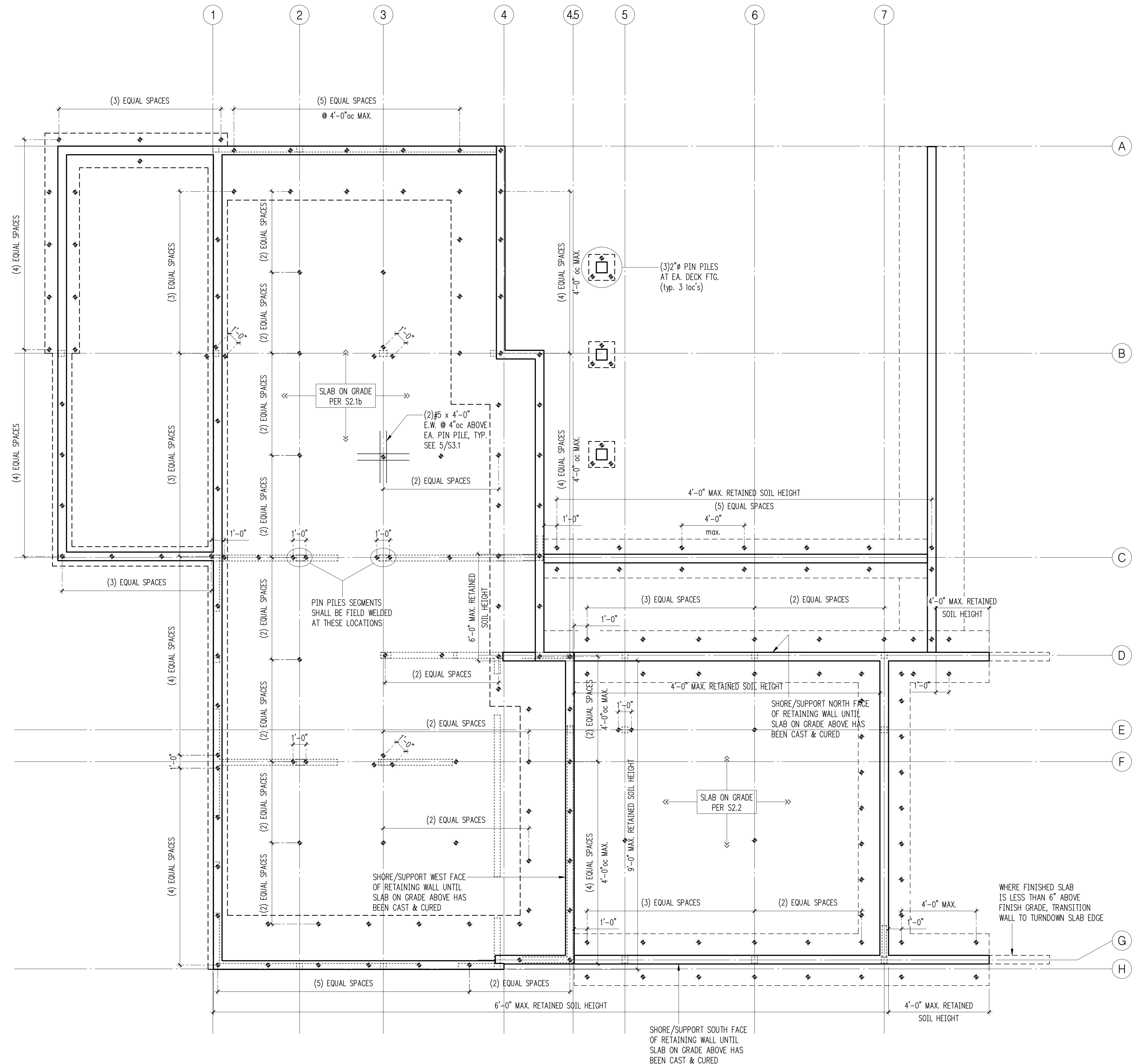
S2.1a

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- PIPE PILES SHALL BE A COMBINATION OF 2" AND 3" DIAMETER BLACK PIPE, EXTRA-STRONG SCHEDULE 80.
- 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
- 3" SCHEDULE 80 X-STRONG PIN PILE



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



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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

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

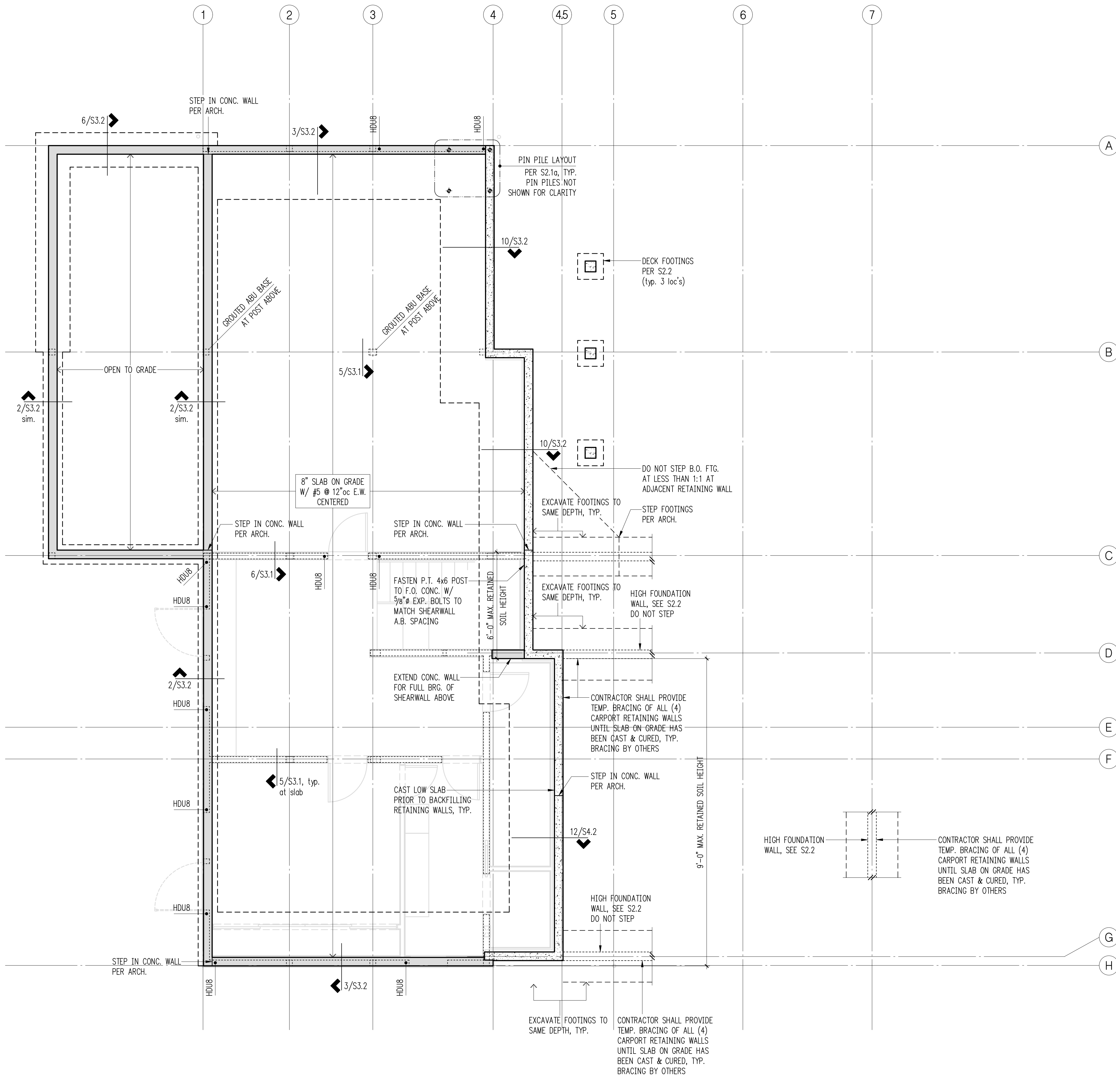
ARCHITECT:
Suyama Peterson Deguchi
2324 2nd Ave.
Seattle, WA 98121
PH 206.256.0809
FX 206.256.0810

ISSUE:
Permit

SHEET TITLE:
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.
- 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
- SHEARWALL PER 12/S4.1
- HOLDOWN PER 4 & 12/S3.1



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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:

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 2324 2nd Ave.
 Seattle, WA 98121
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 FX 206.256.0810

ISSUE:

Permit

SHEET TITLE:

Upper Floor Framing Plan

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

DATE: March 17, 2021

PROJECT NO: 00043-2020-04

SHEET NO:

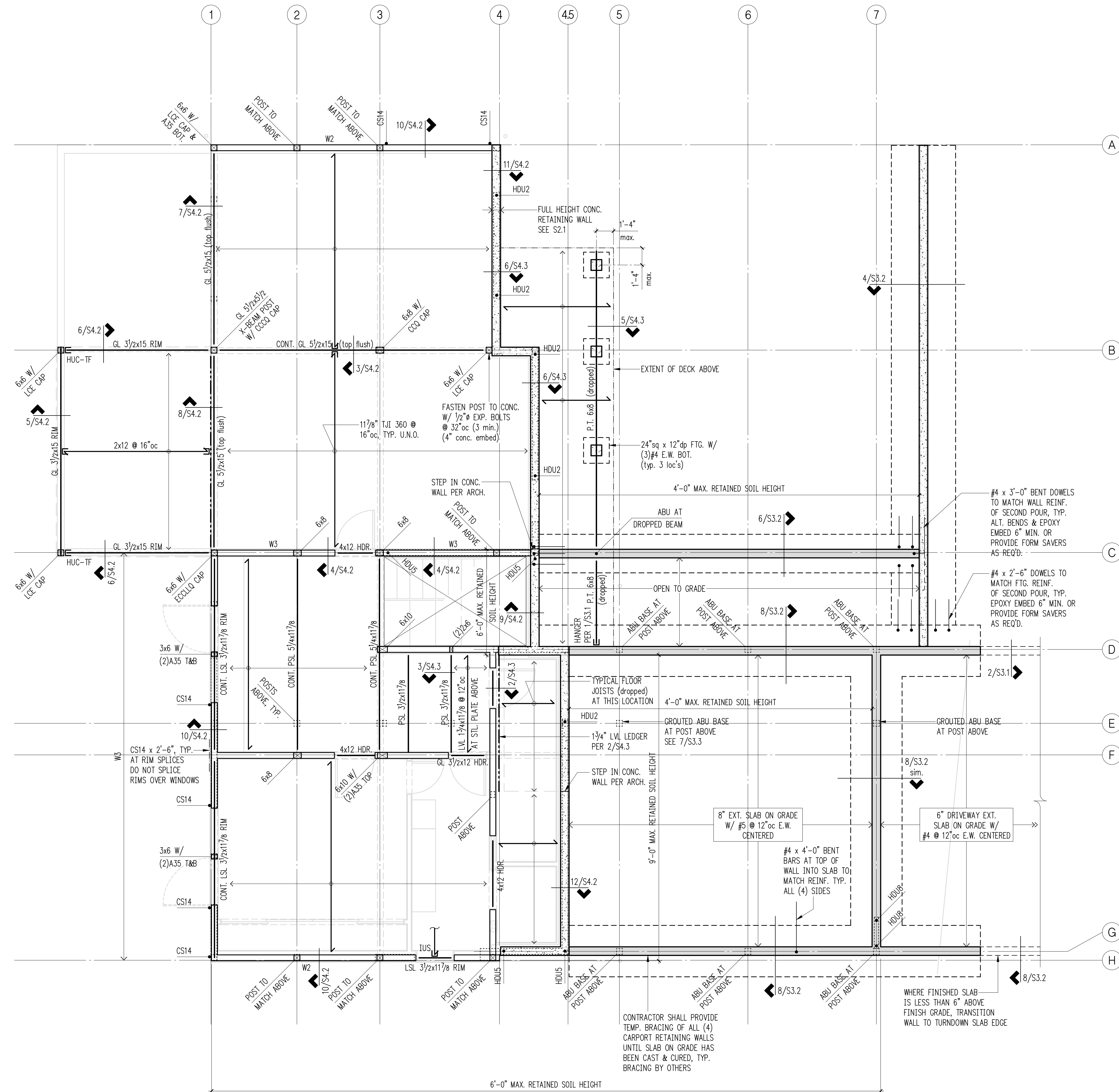
S2.2

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

REVISIONS:

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:

Roof Framing Plan

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

DATE: March 17, 2021

PROJECT NO: 00043-2020-04

SHEET NO:

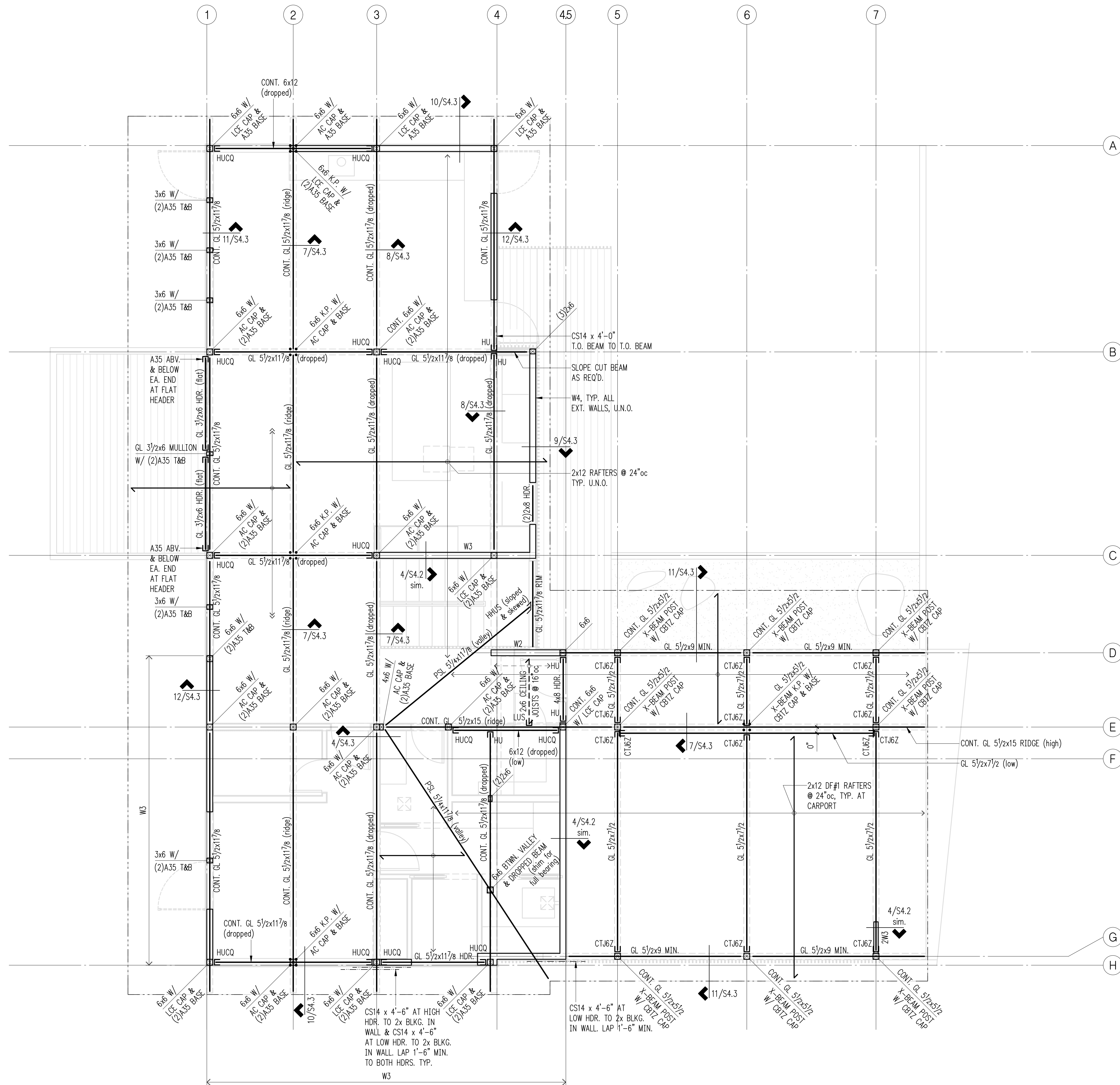
S2.3

Plan Notes

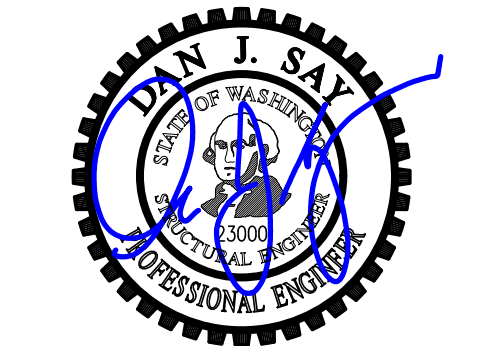
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING 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.

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- 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:

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:

Concrete
Details

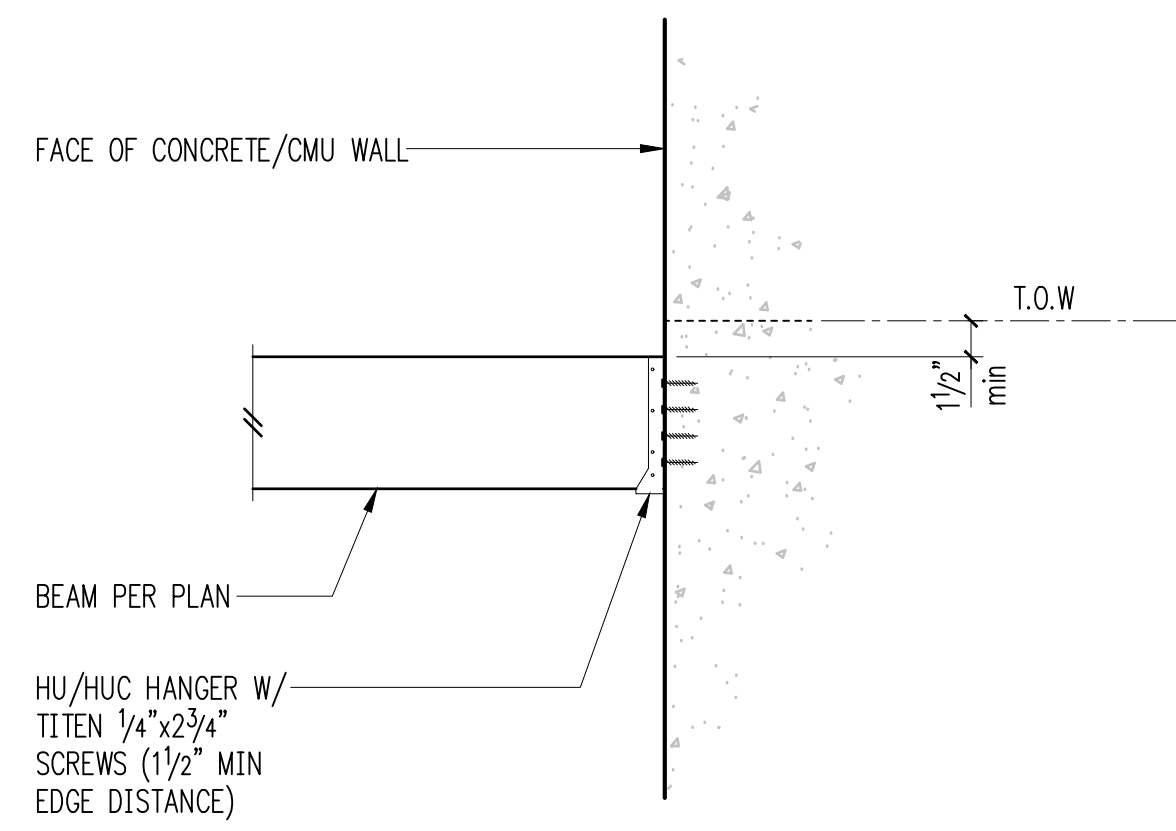
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DATE: March 17, 2021

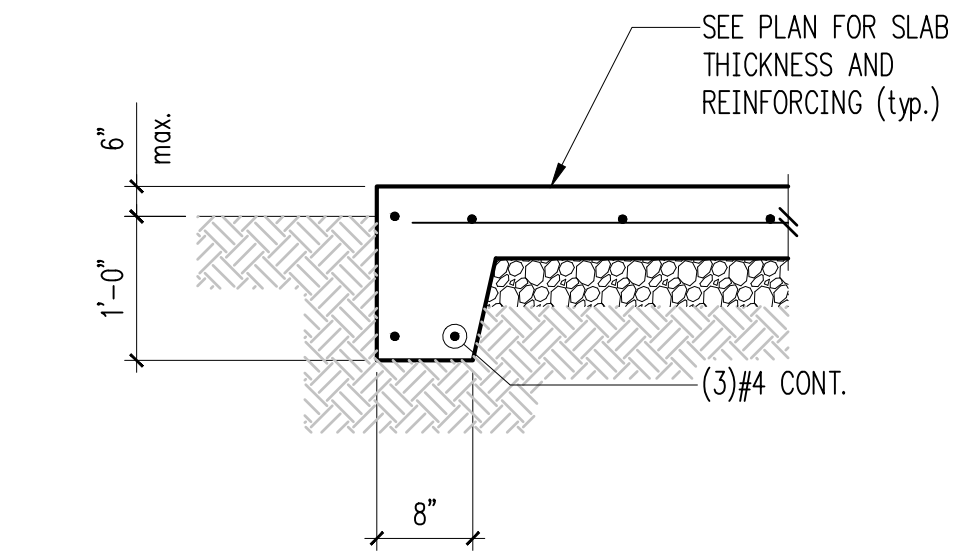
PROJECT NO: 00043-2020-04

SHEET NO:

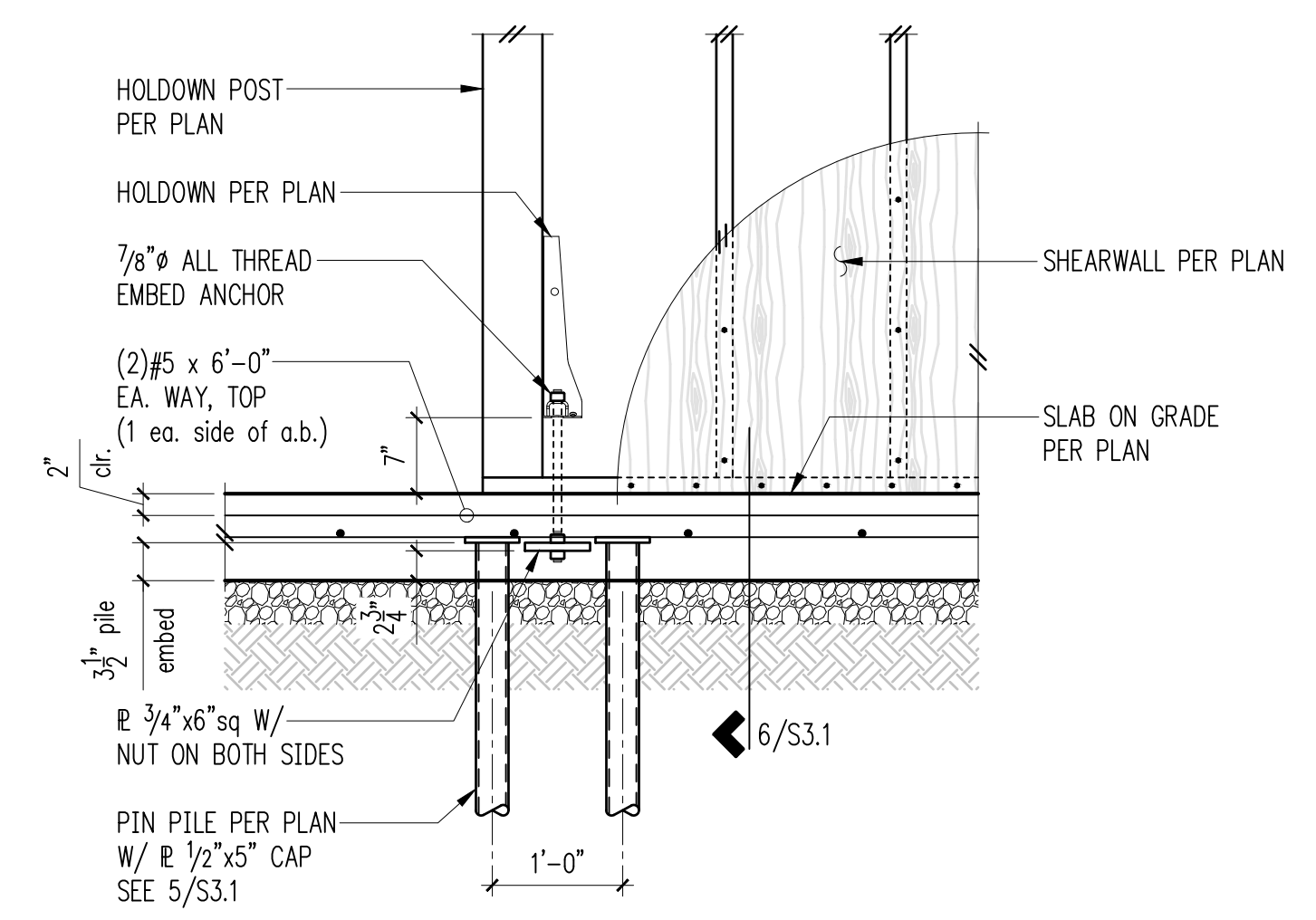
S3.1



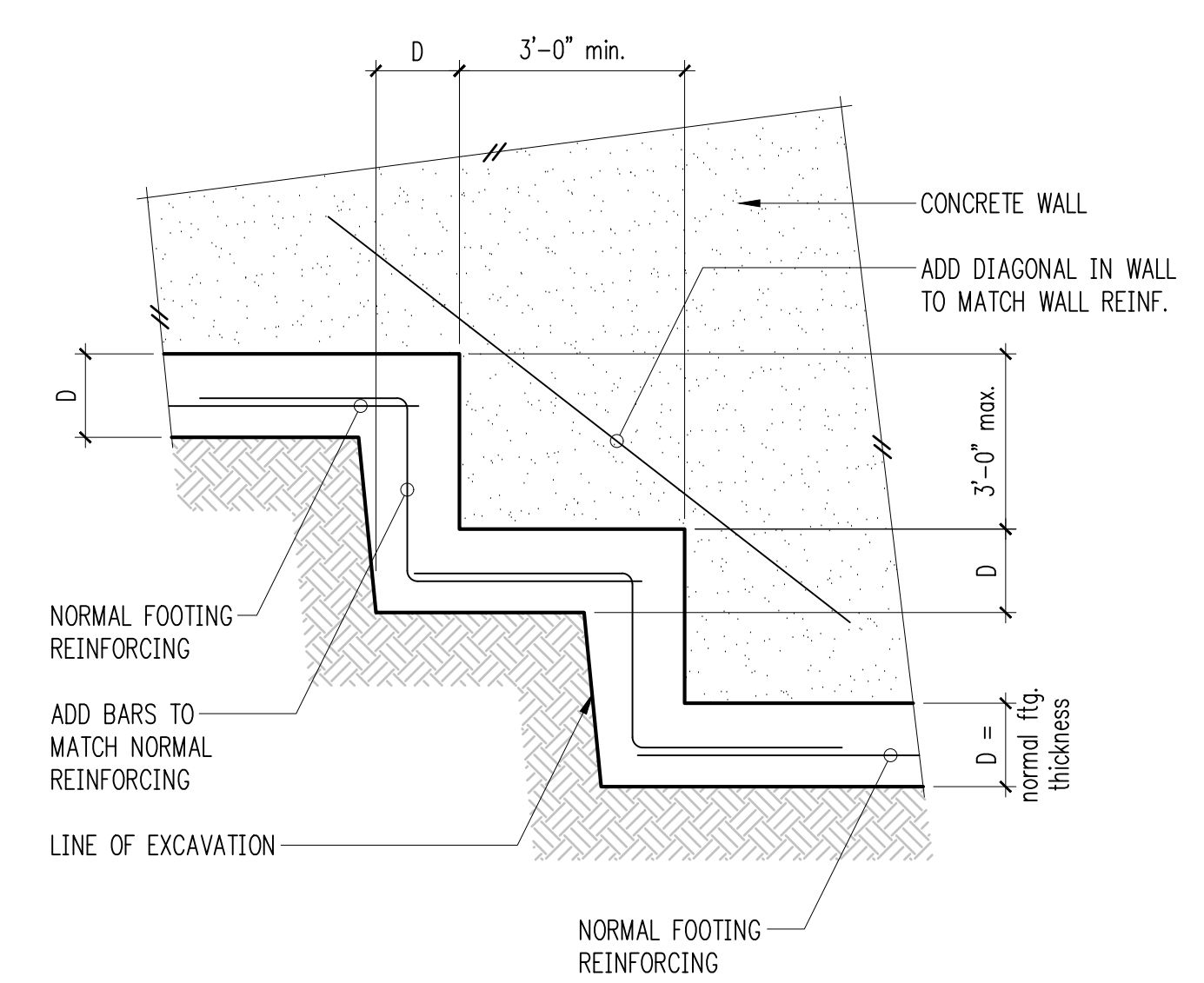
1 HU Beam Connection to Concrete Wall



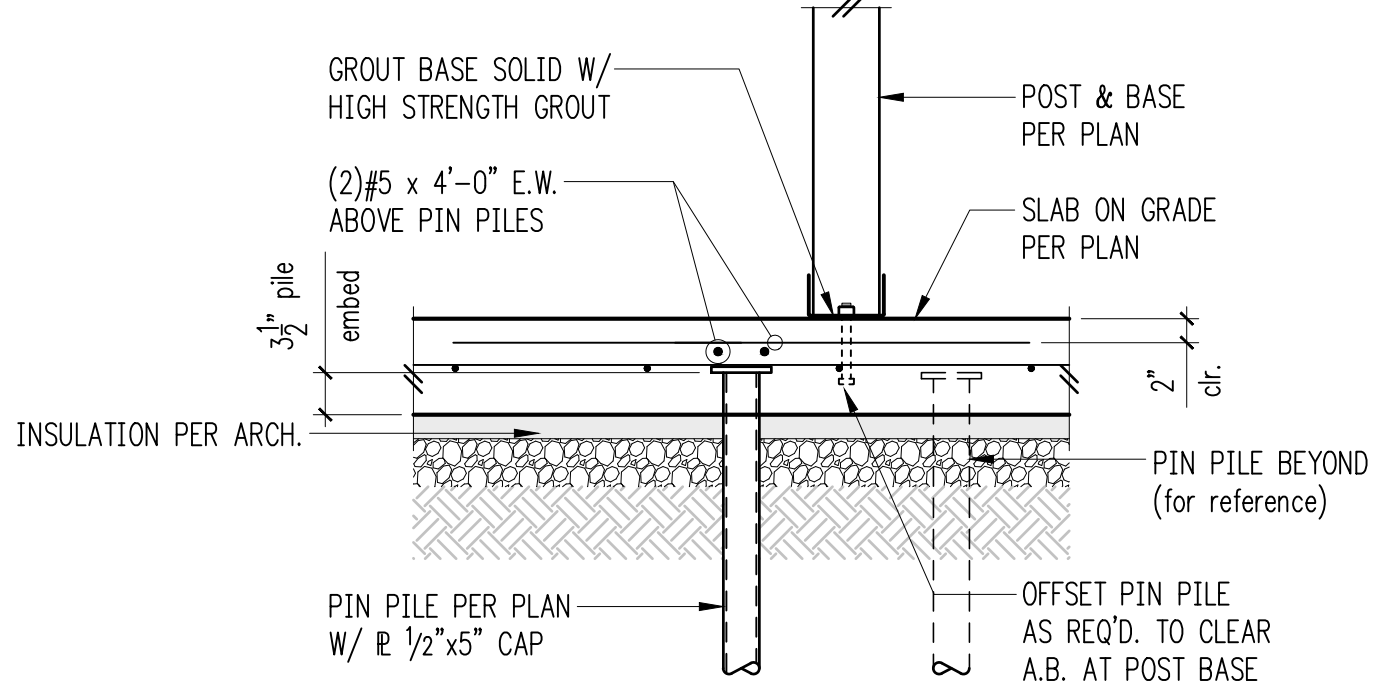
2 Typical Slab Edge



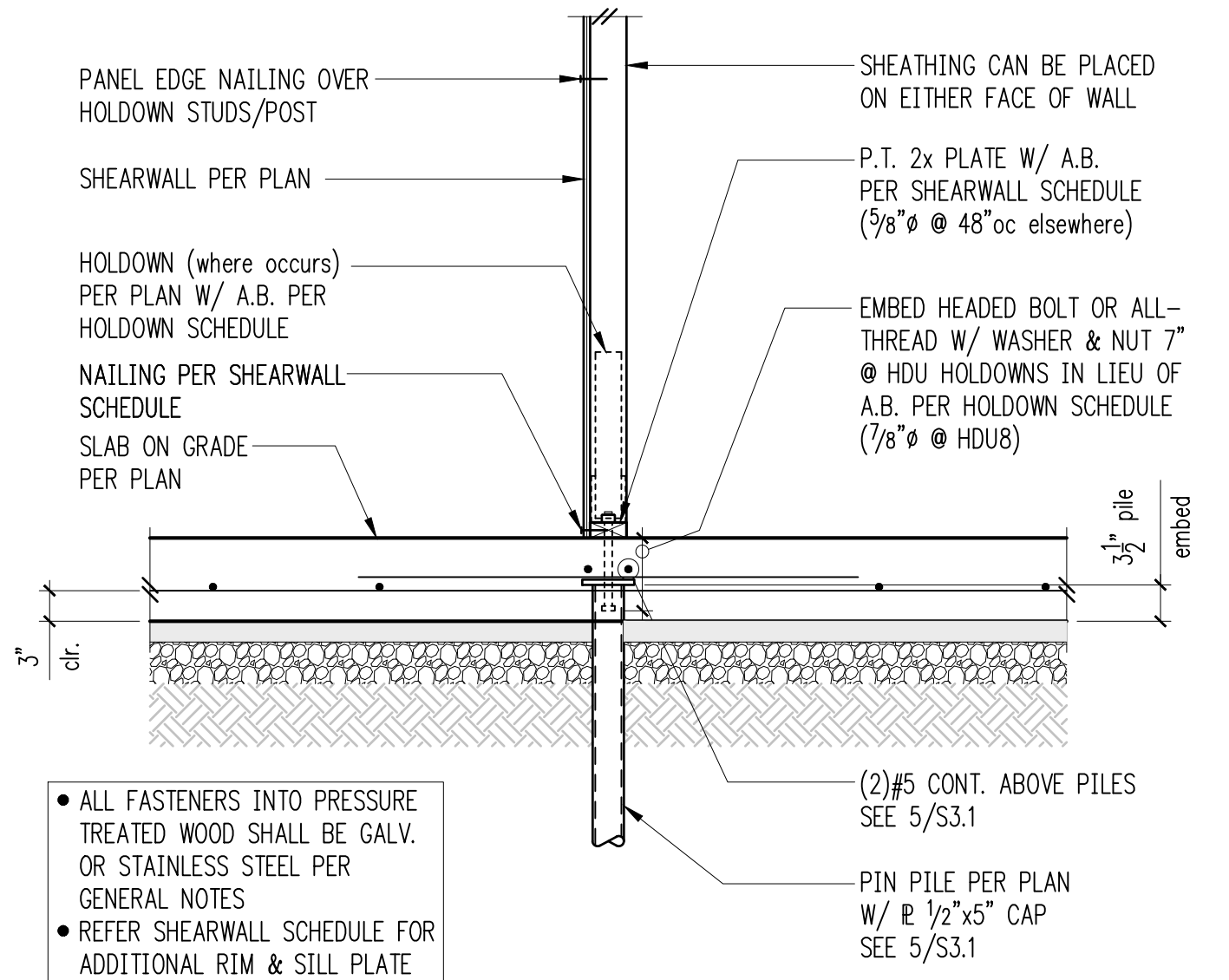
3 Typical Holddown at Interior Slab



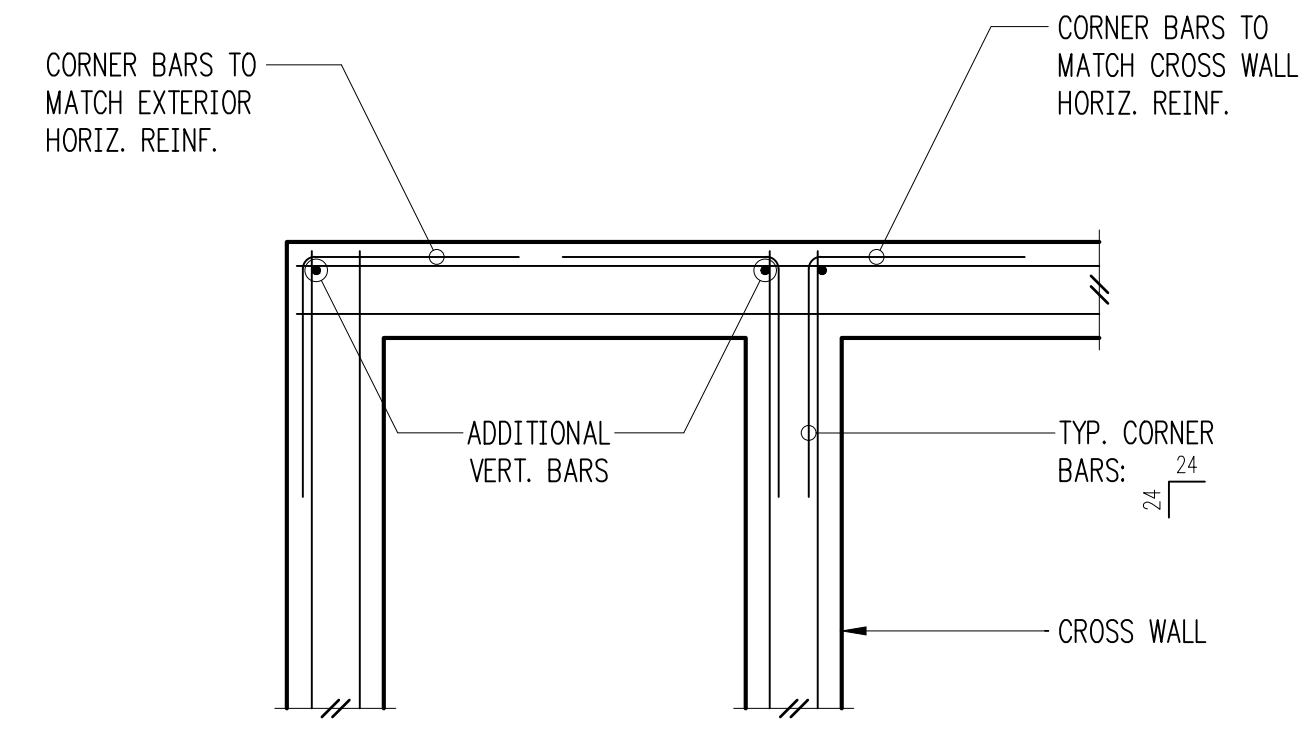
4 Typical Stepped Footing



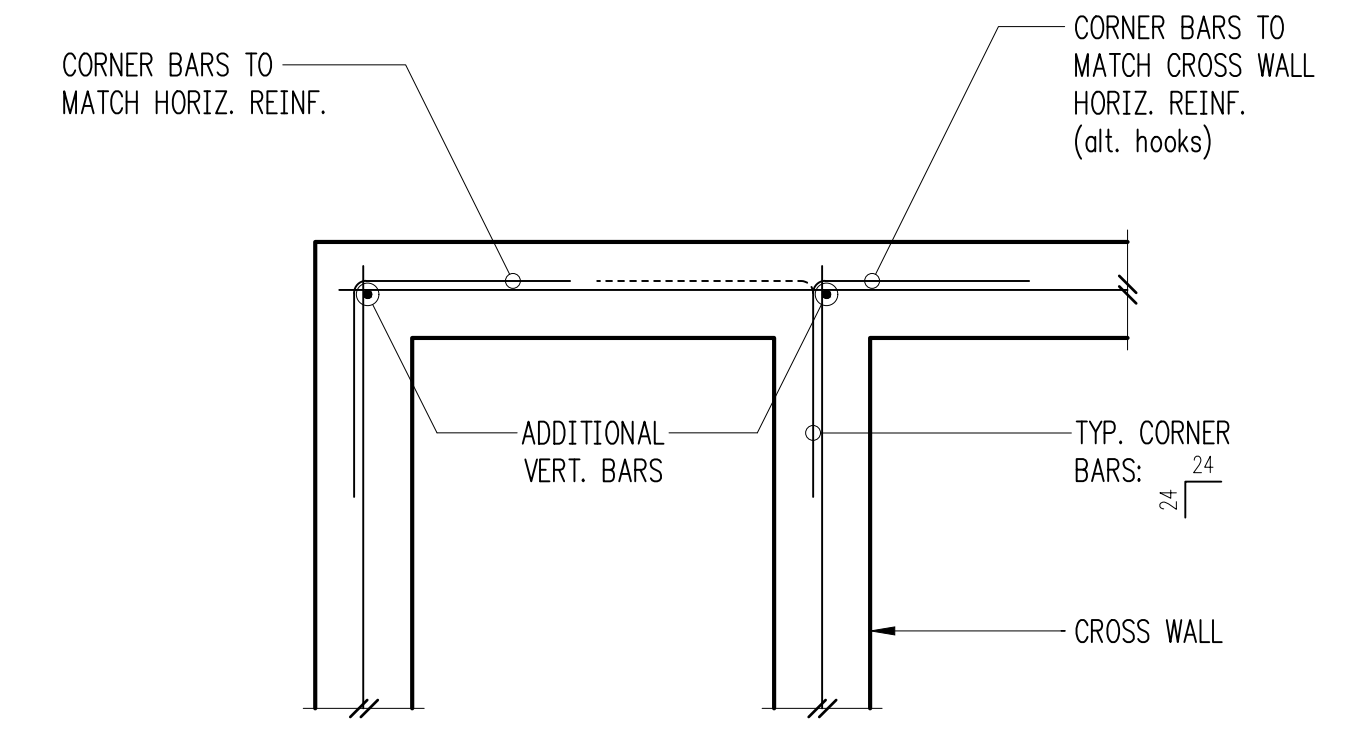
5 Typical Pin Pile at Slab



6 Interior Shearwall at Slab

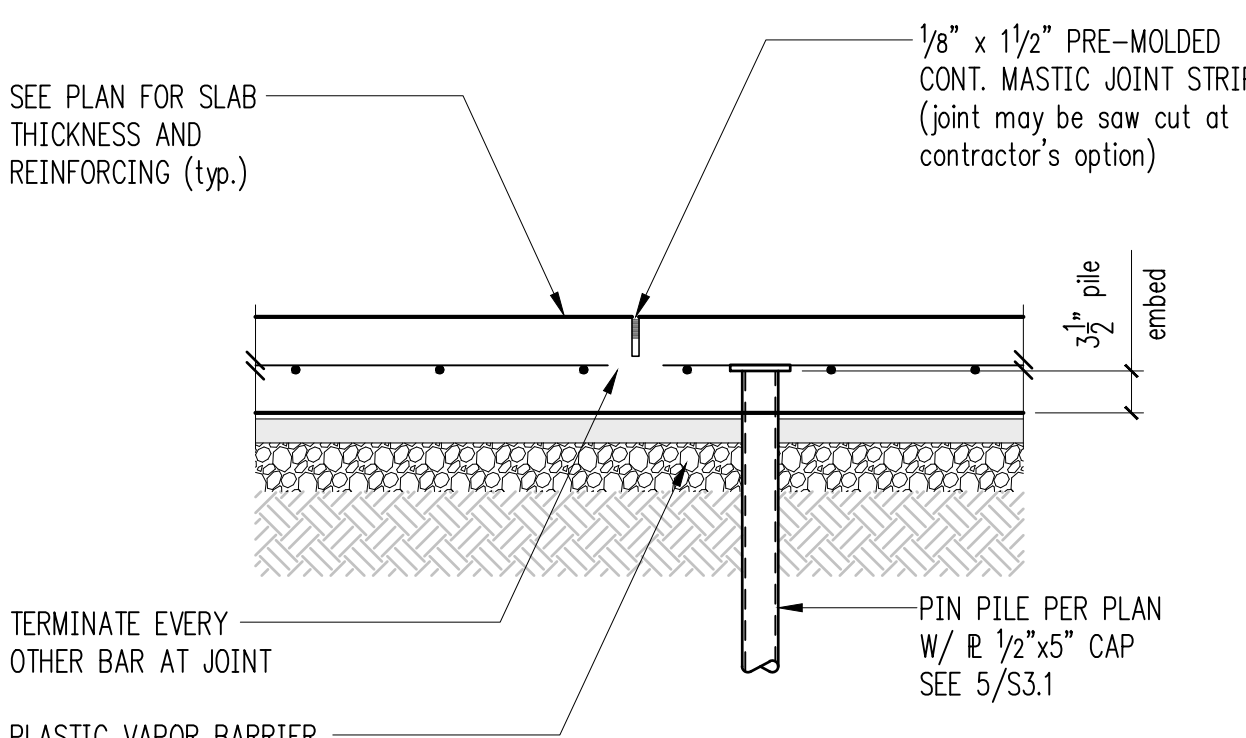


Double Curtain

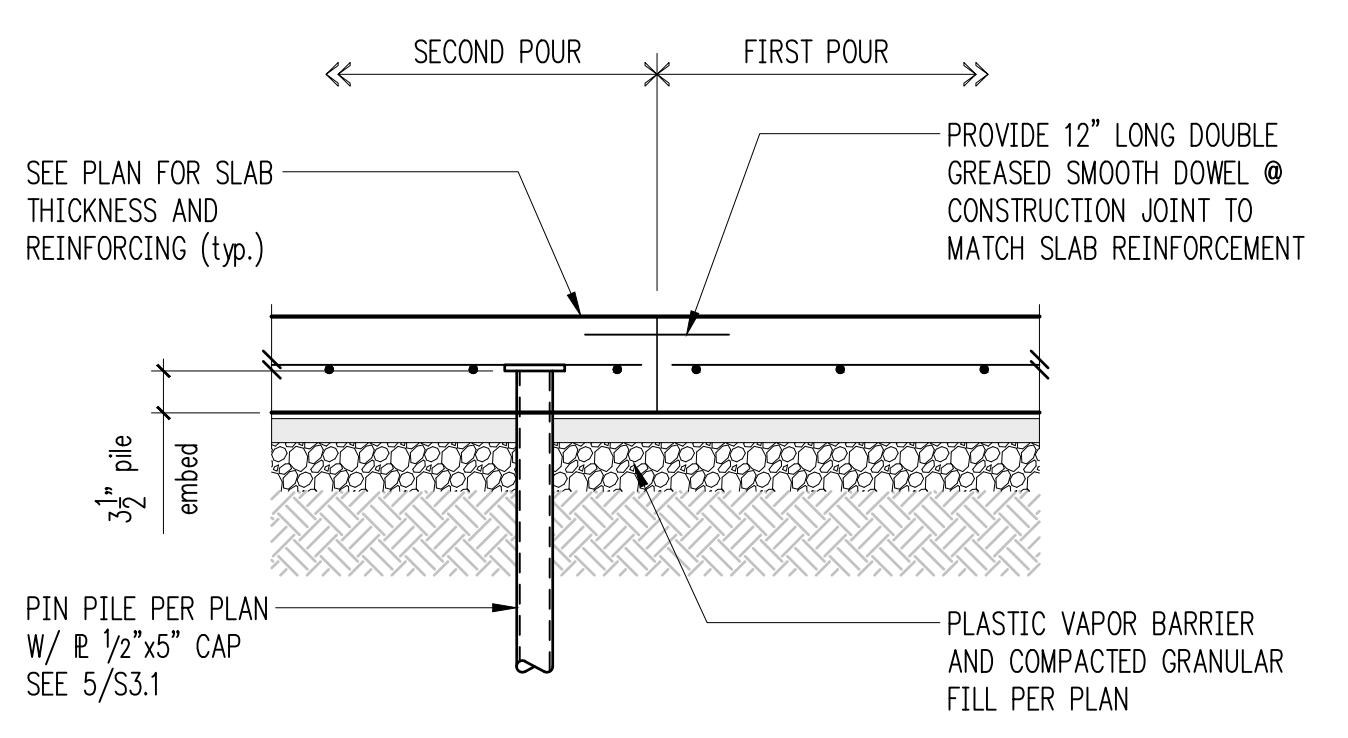


Single Curtain

8 Typical Corner Bars at Concrete Walls and Footings



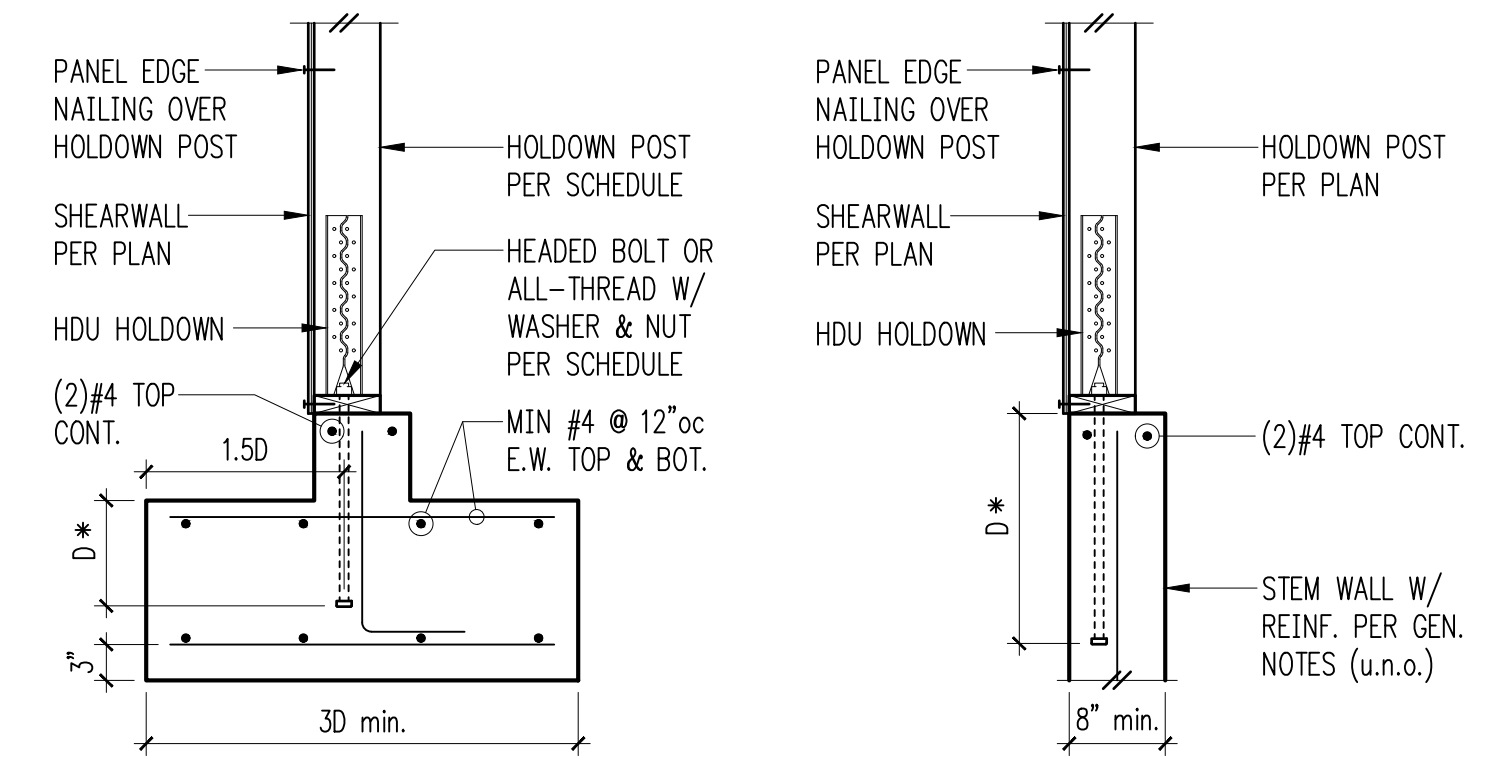
Control Joint



Construction Joint

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

10 Typical Slab Joints



HDU Into Footing Option

HDU Into Stem Wall Option

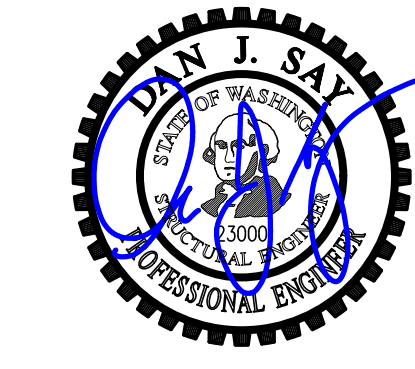
* SEE DETAIL 3/S3.1 WHERE ANCHOR IS SET IN SLAB

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:

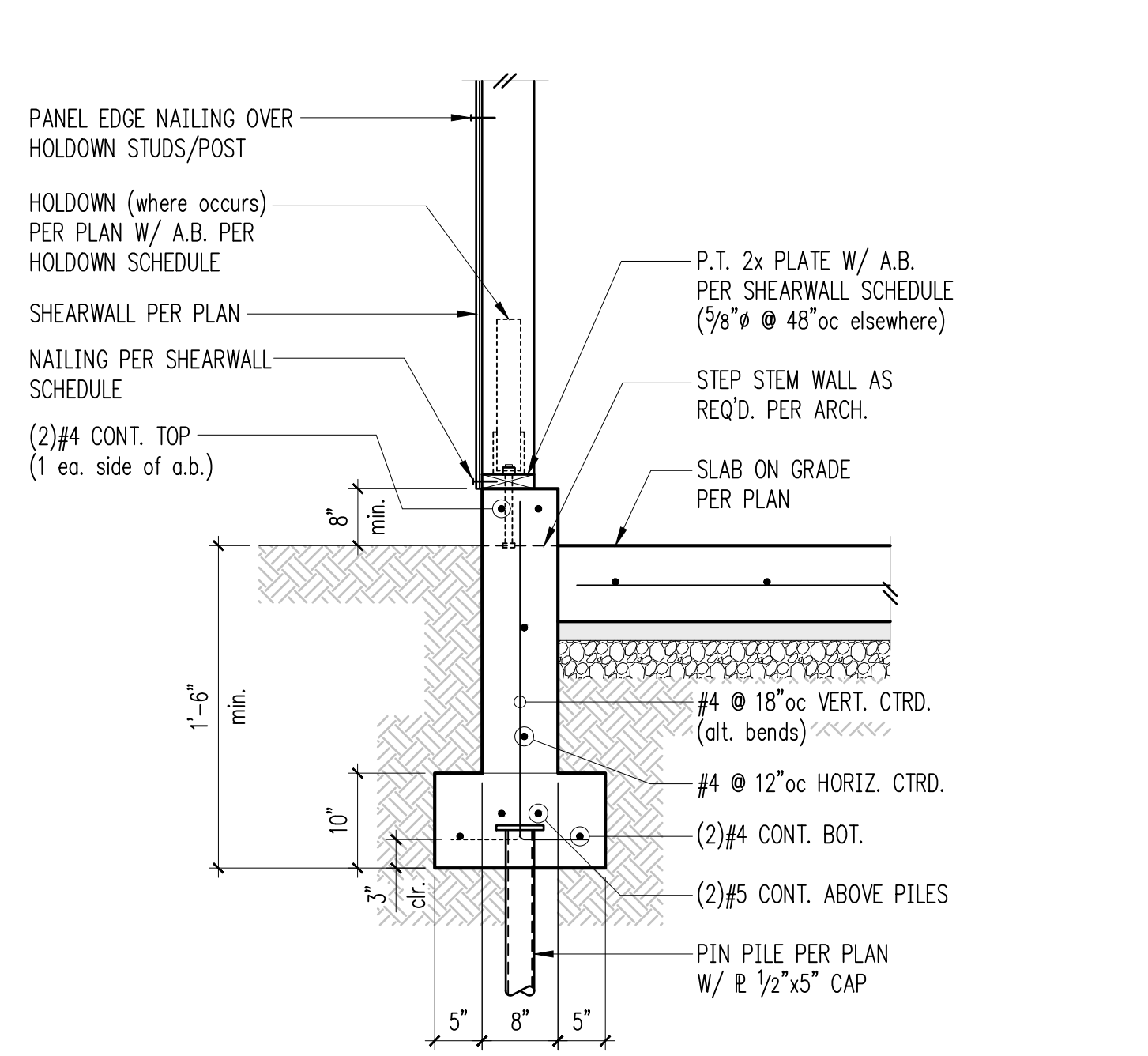
 JURISDICTIONAL APPROVAL STAMP:

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

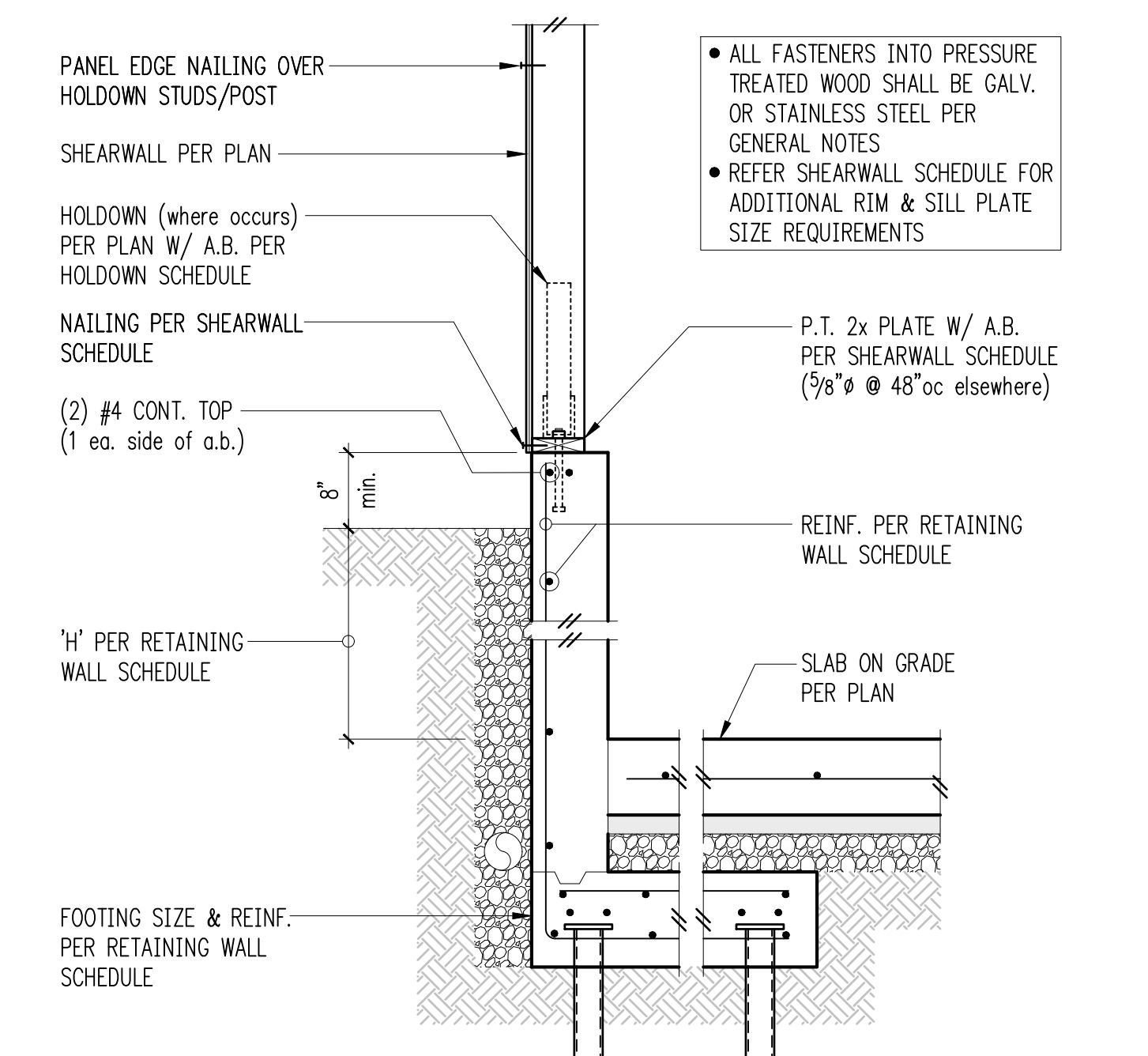
ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
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 SHEET TITLE:

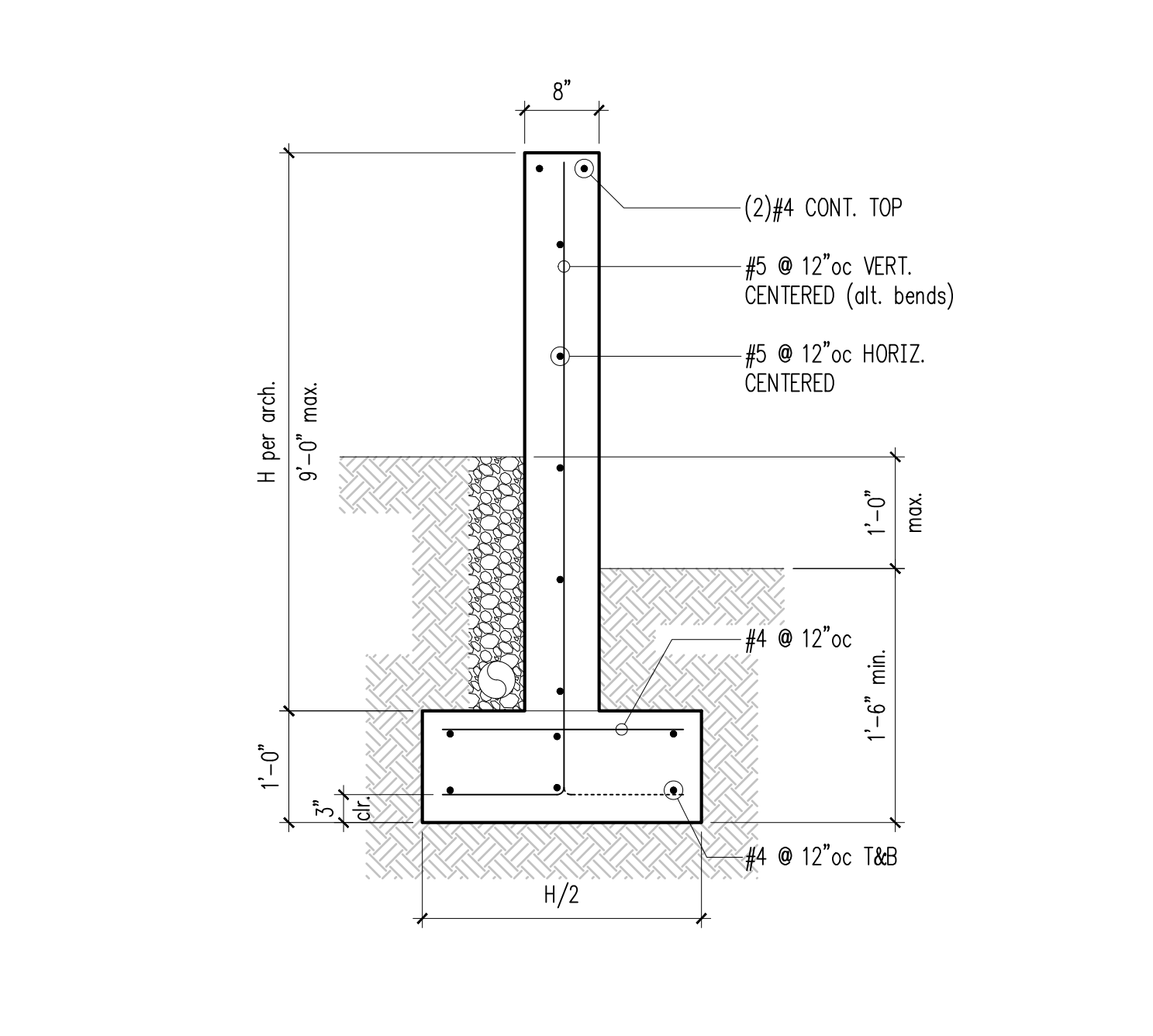
Concrete Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:



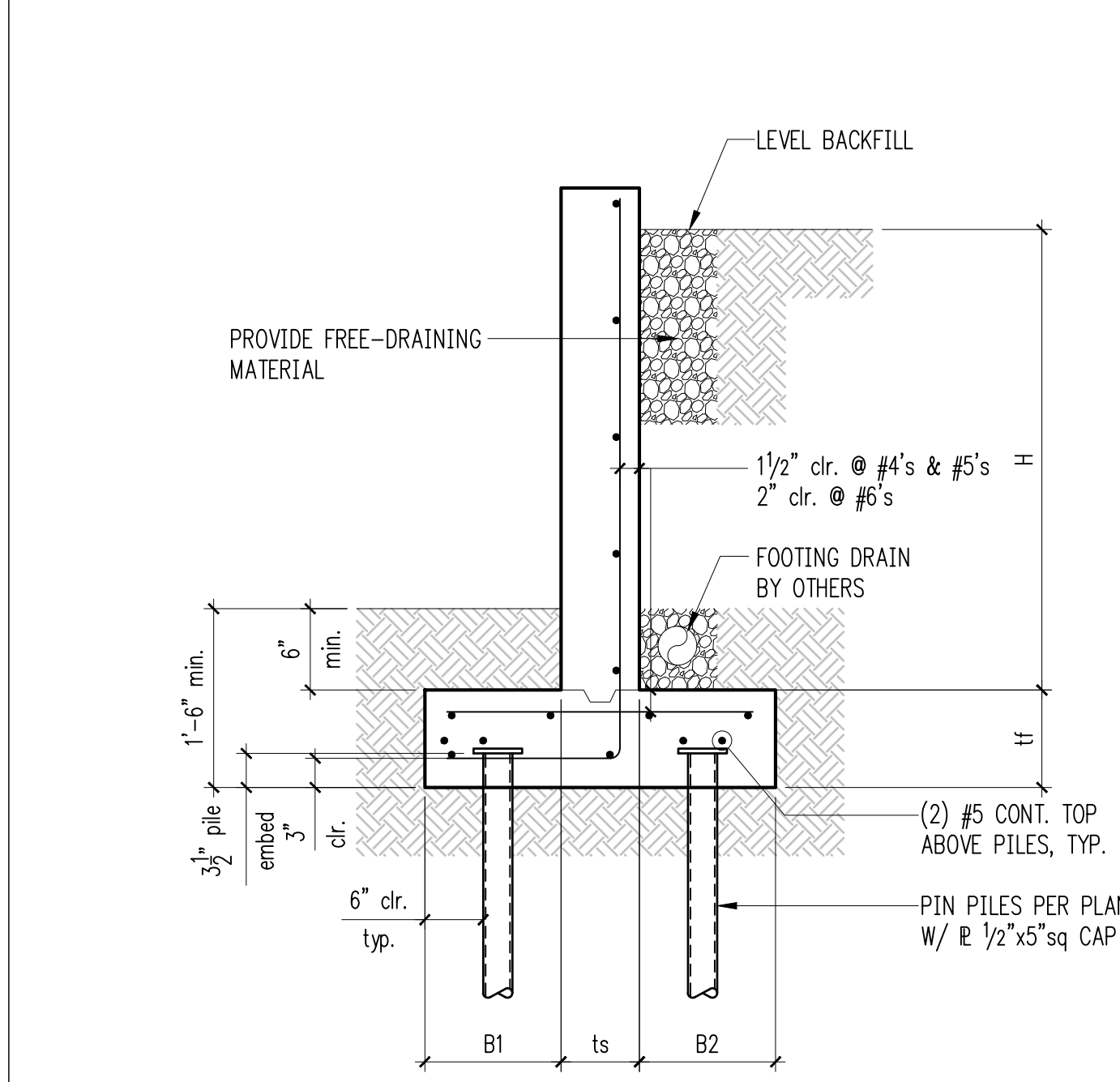
1 Typical Exterior Wall at Level Grade **2**



Exterior Retaining Wall w/ Slab on Grade **3**



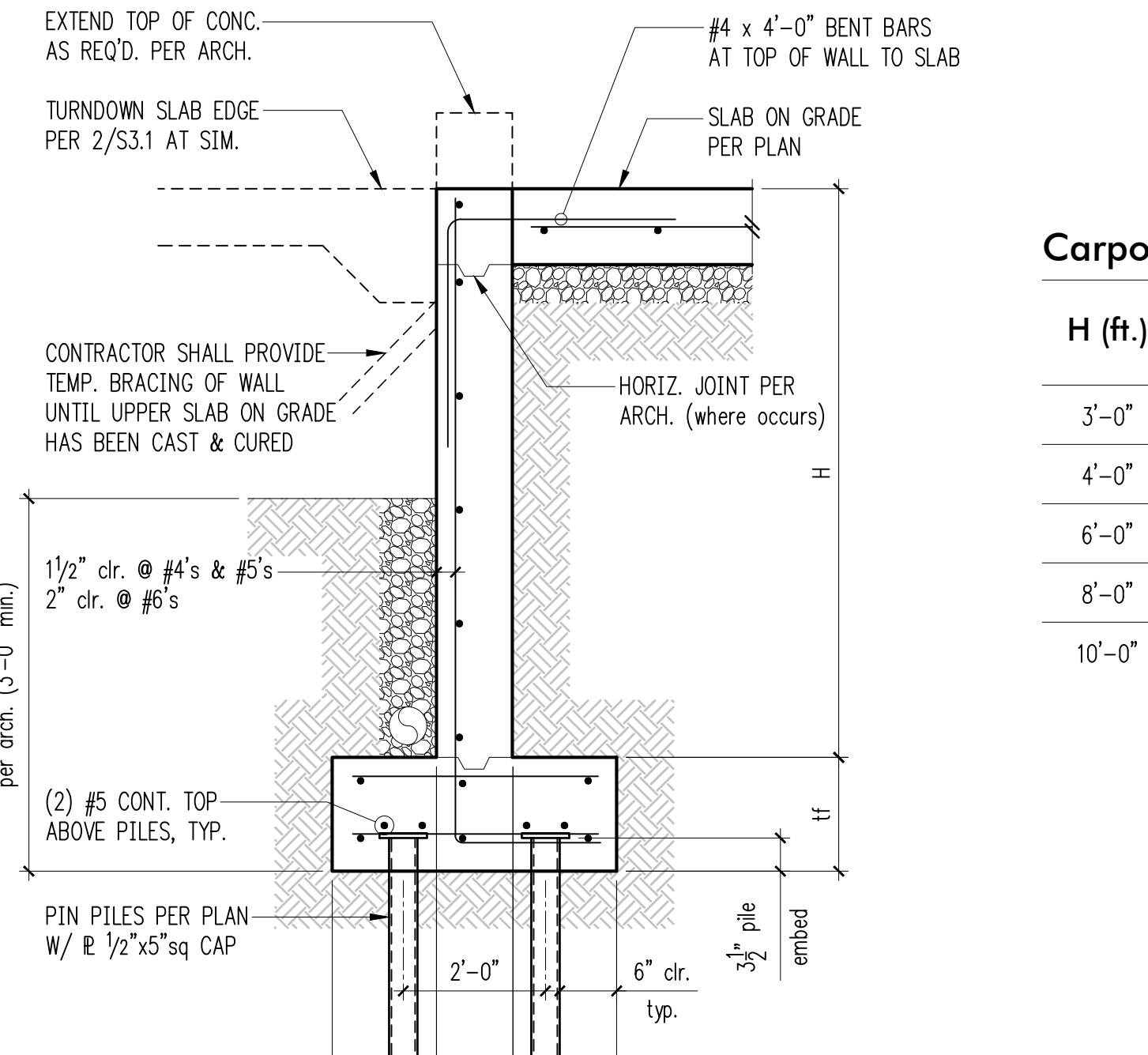
Typical Site Retaining Wall at Level Grade **4**



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

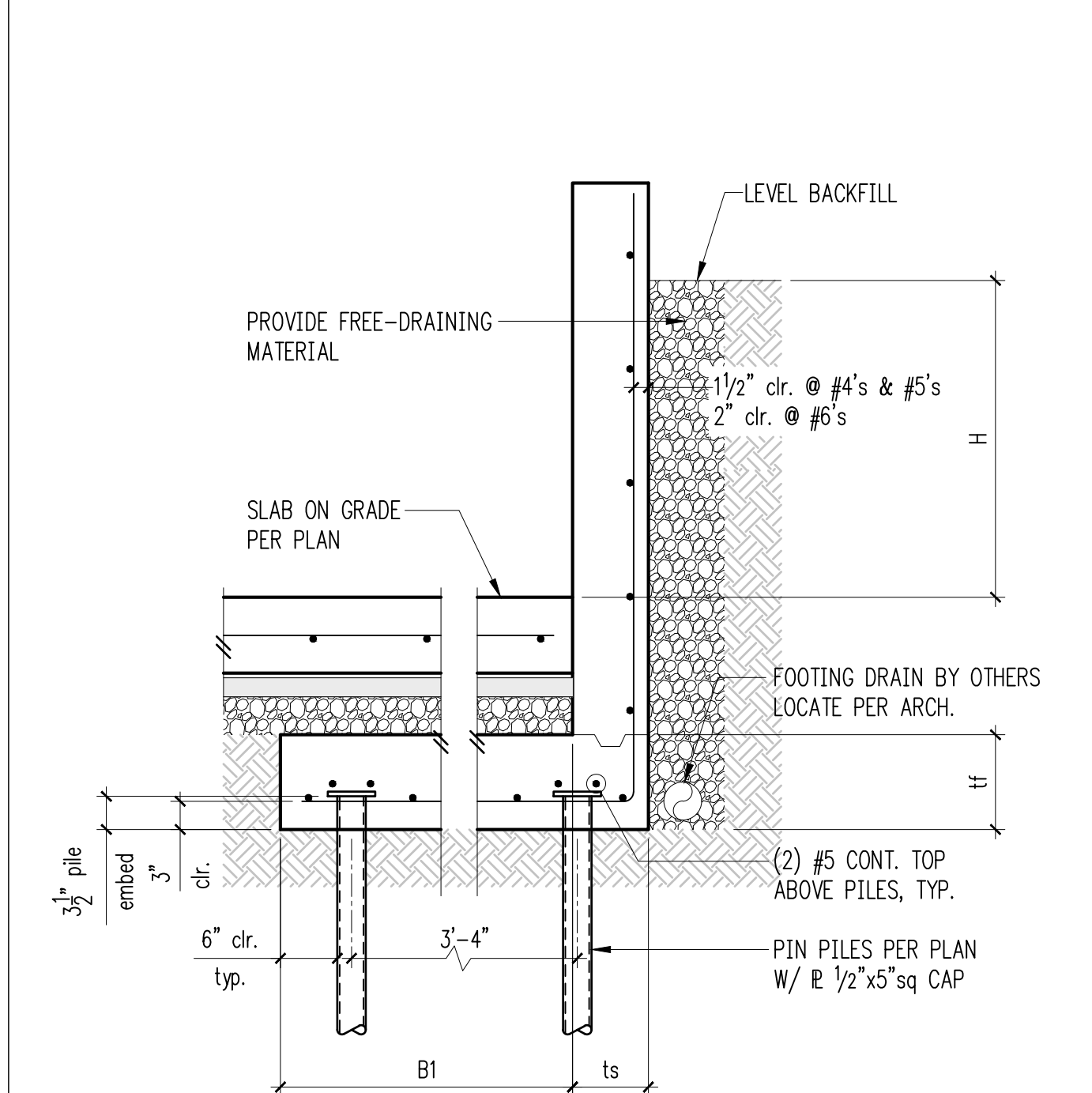
Retaining Wall at Stepped Grade **6**



Carport 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**

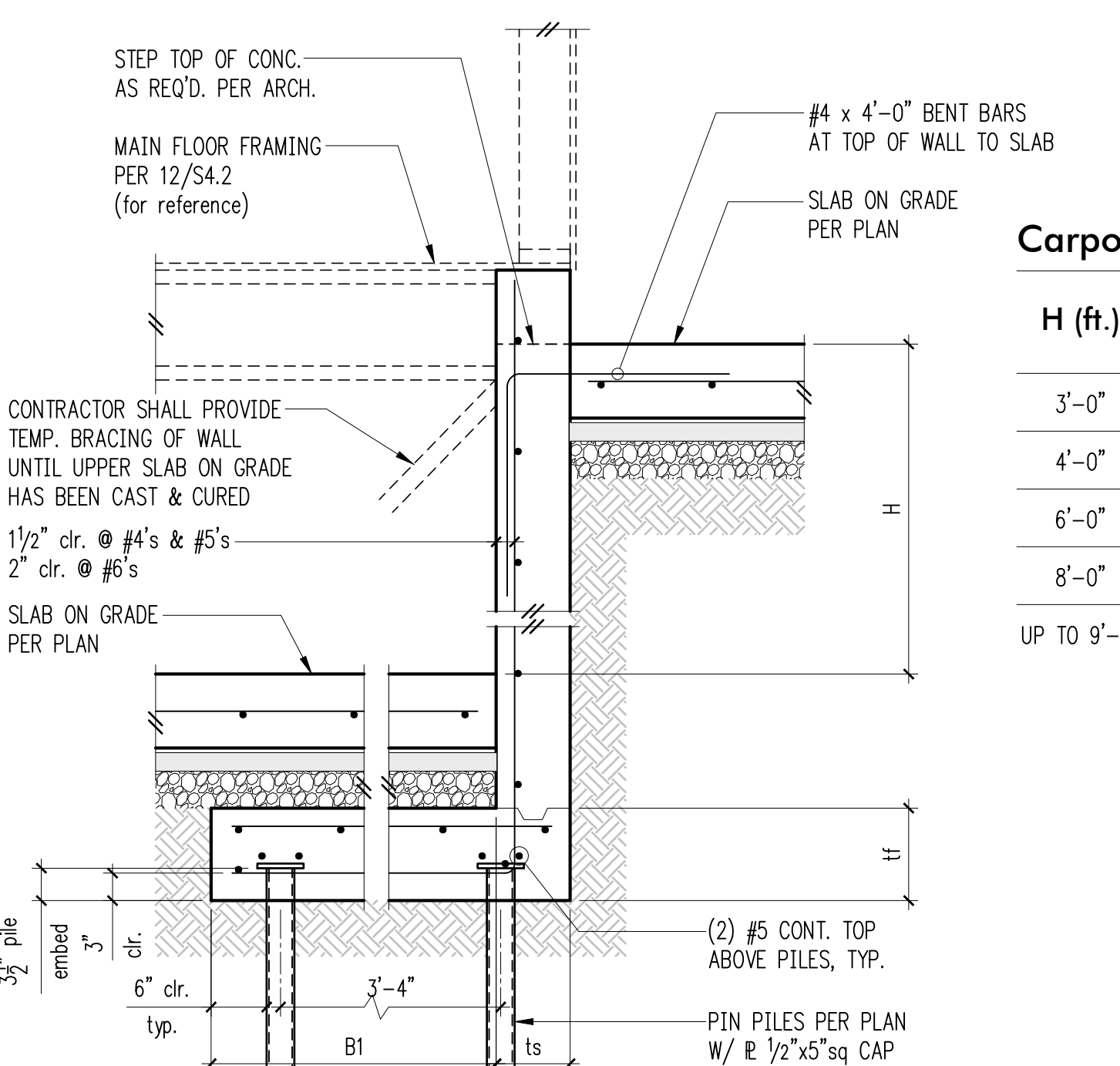


Residence Wall Schedule

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

NOTE: CAST AND CURE SLAB PRIOR TO BACKFILLING WALL

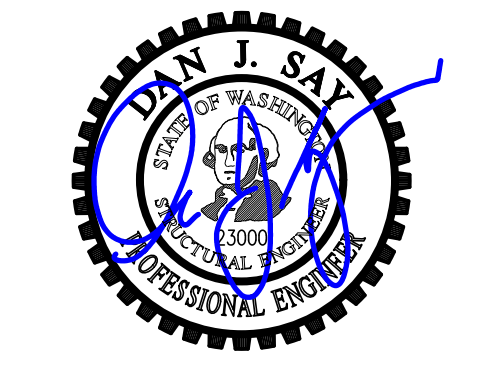
Typical Residence Retaining Wall **10**



Carport 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"	#7 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(8)#5

Typical Retaining Wall at Carport/Residence Connection **12**



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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Lumpkin Residence
5401 West Mercer Way
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ISSUE:

Permit

SHEET TITLE:

Wood
Details

SCALE:

3/4" = 1'-0" U.N.O.

DATE:

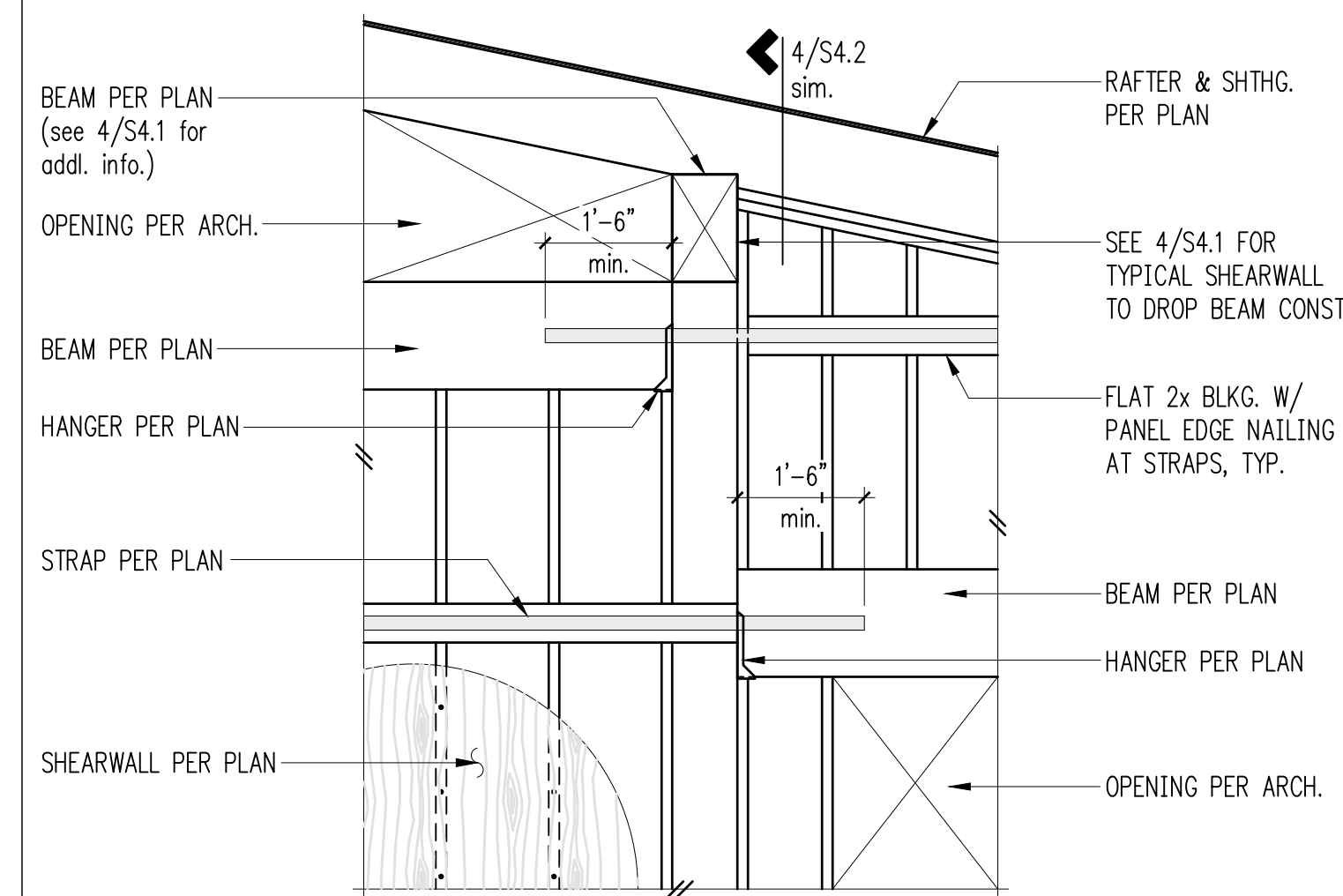
March 17, 2021

PROJECT NO:

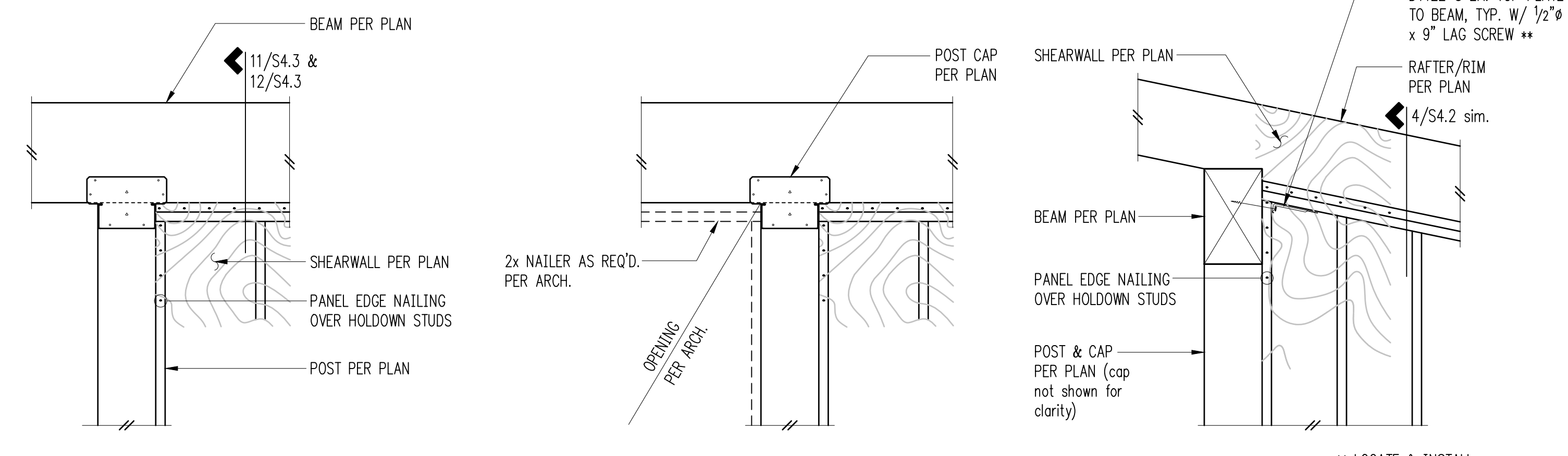
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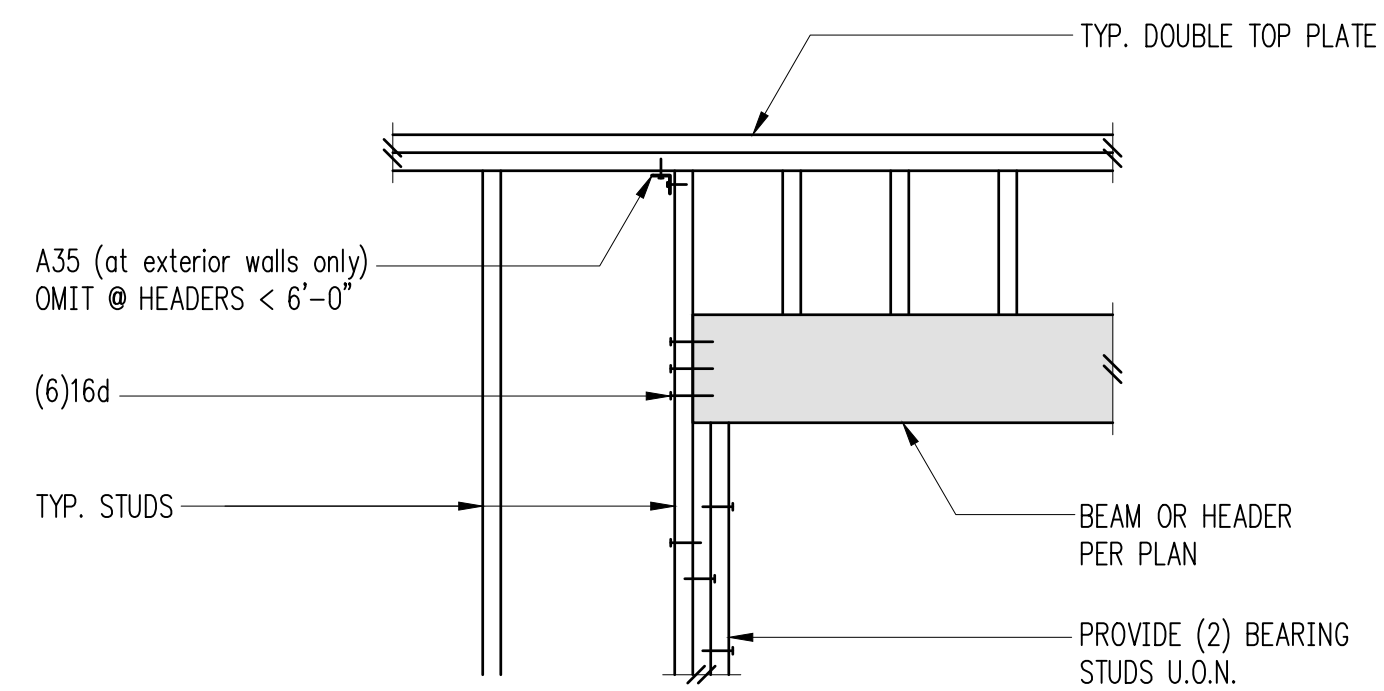
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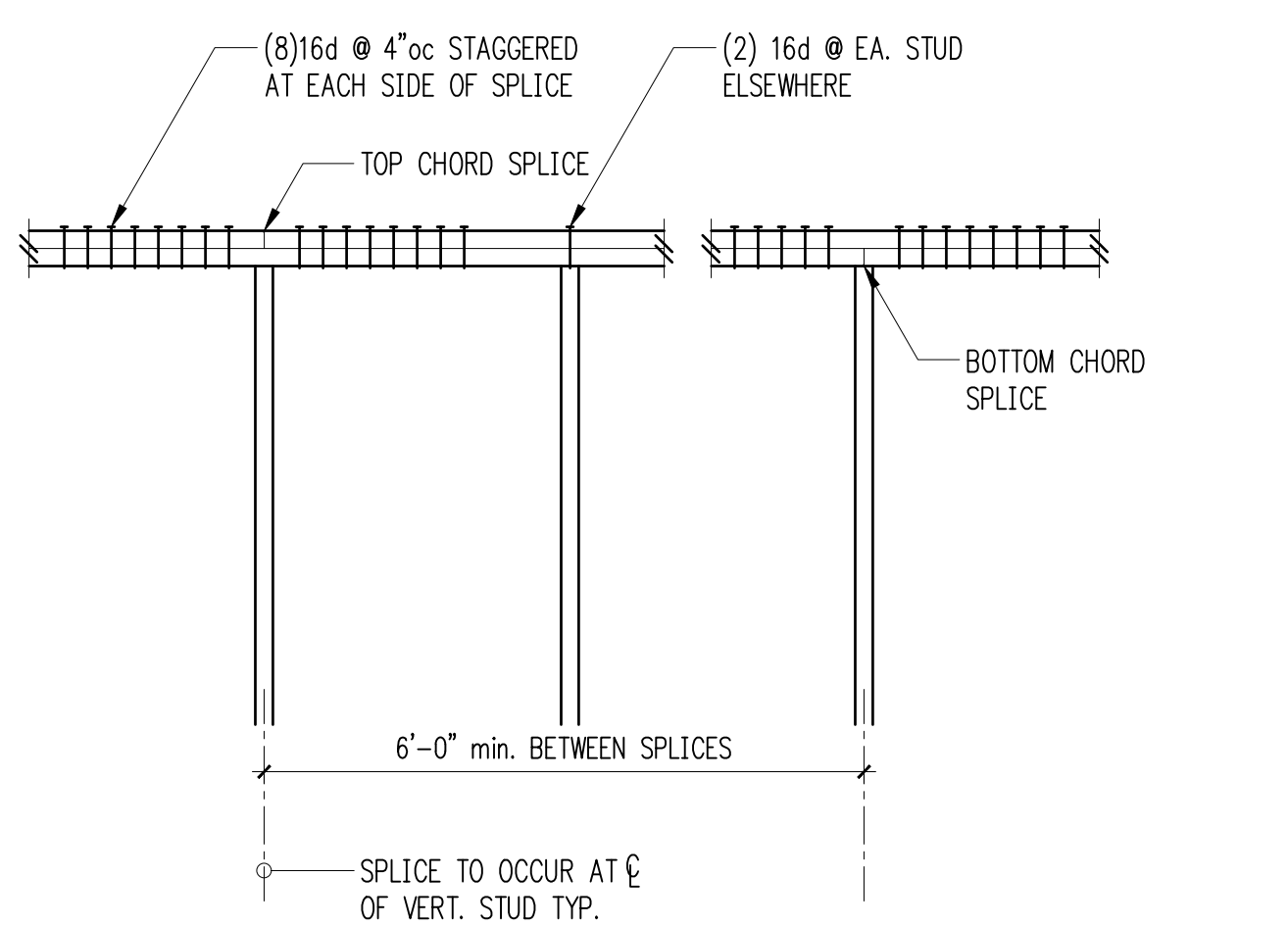
1 Typical Strapping Across Staggered Openings 2



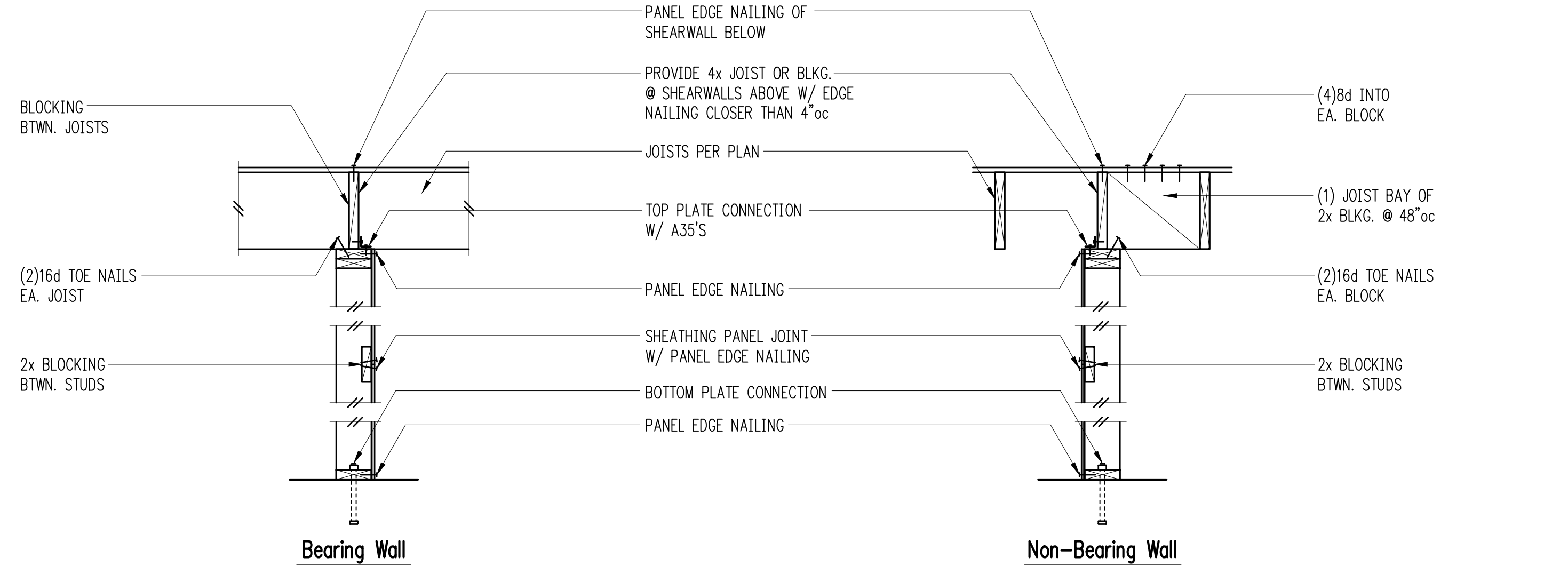
Typical Shearwall to Drop Beam Construction 4



5 Typical Header Support w/2 Bearing Studs



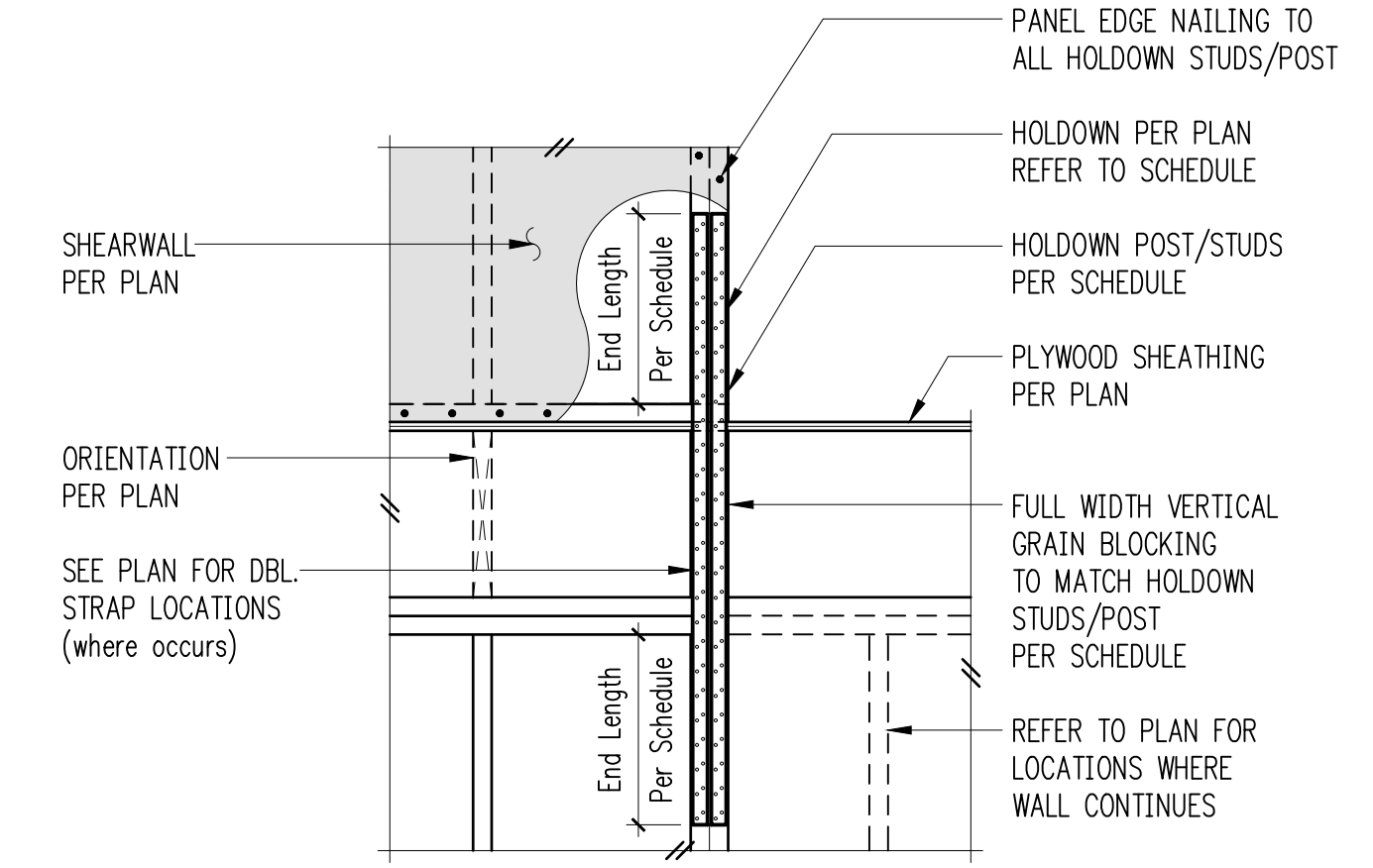
6 Typical Top Plate Splice



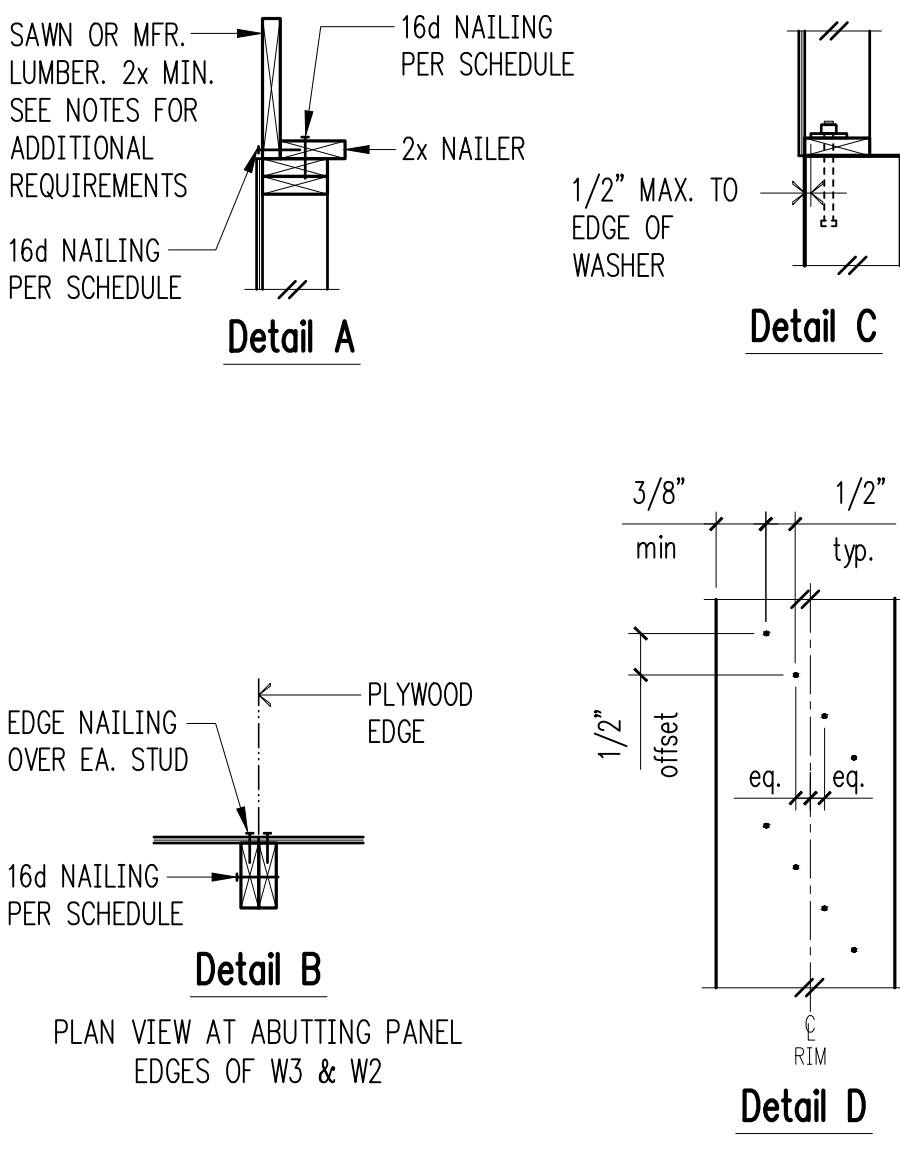
8 Typical Shearwall Construction

Holdown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holddown Studs/Post if 2x4	if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CS14	1'-7"	(18) 8d	(1) 2x4	(1) 2x6



10 Typical Holddown Schedule

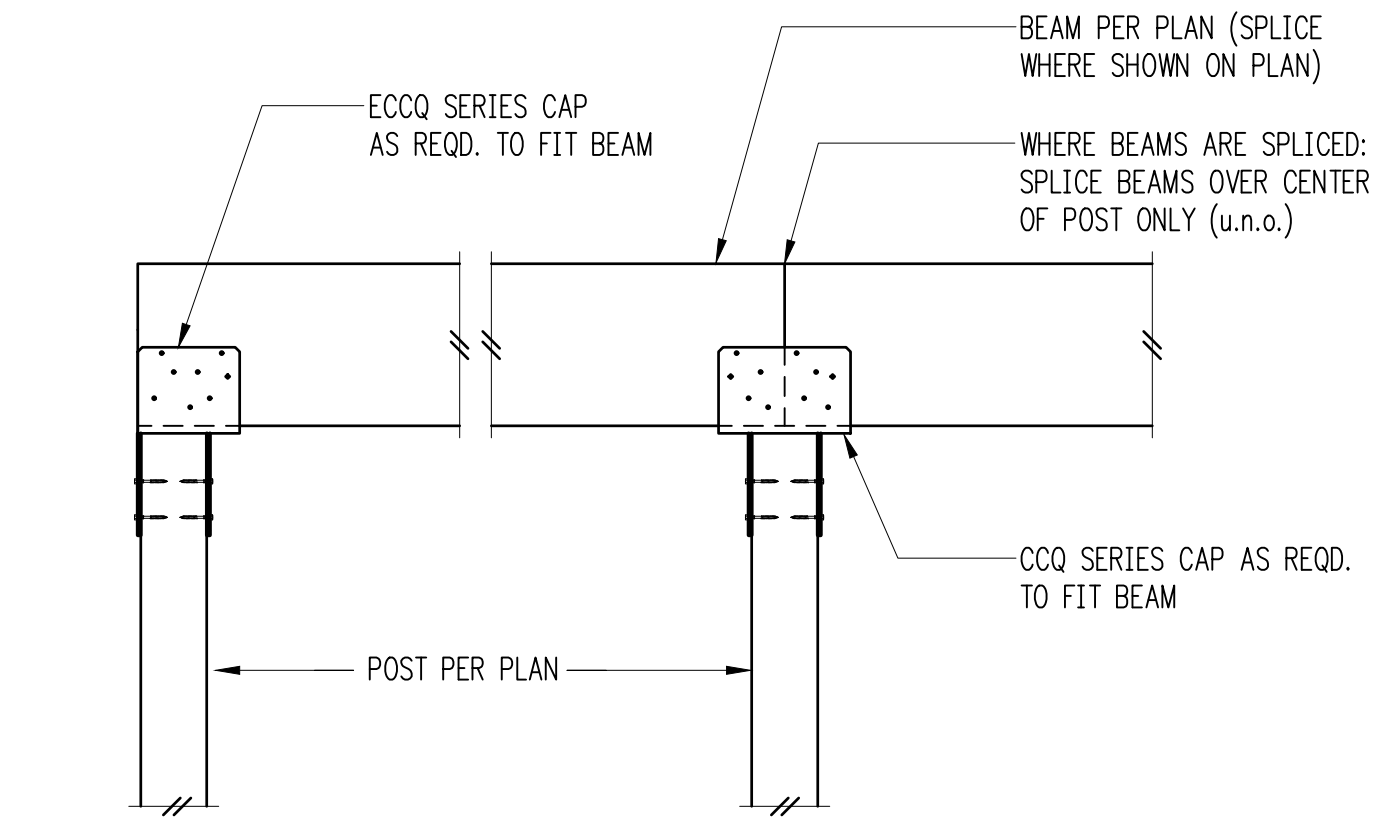


Shearwall Schedule ①②③④⑤⑥⑦⑧

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ^③	at Wood ^{①②}	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc ^⑩	16d @ 6"oc	5/8"Ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc ^⑩	(2)rows 16d @ 6"oc	5/8"Ø A.B. @ 32"oc
W3 ^④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc ^⑩	(2)rows 16d @ 6"oc	5/8"Ø A.B. @ 24"oc
W2 ^④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc ^⑩	(2)rows 16d @ 4"oc ^⑬	5/8"Ø A.B. @ 16"oc
2W3 ^⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(3)rows 16d @ 4"oc ^⑬	5/8"Ø A.B. @ 16"oc
2W2 ^⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10KT @ 8"oc	(3)rows 16d @ 4"oc ^⑬	5/8"Ø A.B. @ 12"oc
2W2-10 ^⑤	15/32" CDX PLYWD. EA. SIDE	10d @ 2"oc EA. SIDE	n/a	HGA10KT @ 6"oc	(4)rows 16d @ 4"oc ^⑬	5/8"Ø A.B. @ 12"oc

- BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131"Ø x 2 1/2" (common) - 16d NAILS SHALL BE 0.135"Ø x 3 1/2" (box) - 10d NAILS SHALL BE 0.148"Ø x 3" (common).
- EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
- LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- LVL RIMS PERMITTED AT SINGLE SIDED SHEAR WALLS ONLY.
- PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
- MINIMUM RIM OR JOIST 3/2" WIDE BELOW SHEARWALL.

12 Shearwall Schedule - (Sheathed One & Two Sides)



9 CC/CCQ Series Connection



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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Lumpkin Residence
5401 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

Suyama Peterson Deguchi
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Seattle, WA 98121
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FX 206.256.0810

ISSUE:

Permit

SHEET TITLE:

Wood
Framing
Details

SCALE:

3/4" = 1'-0" U.N.O.

DATE:

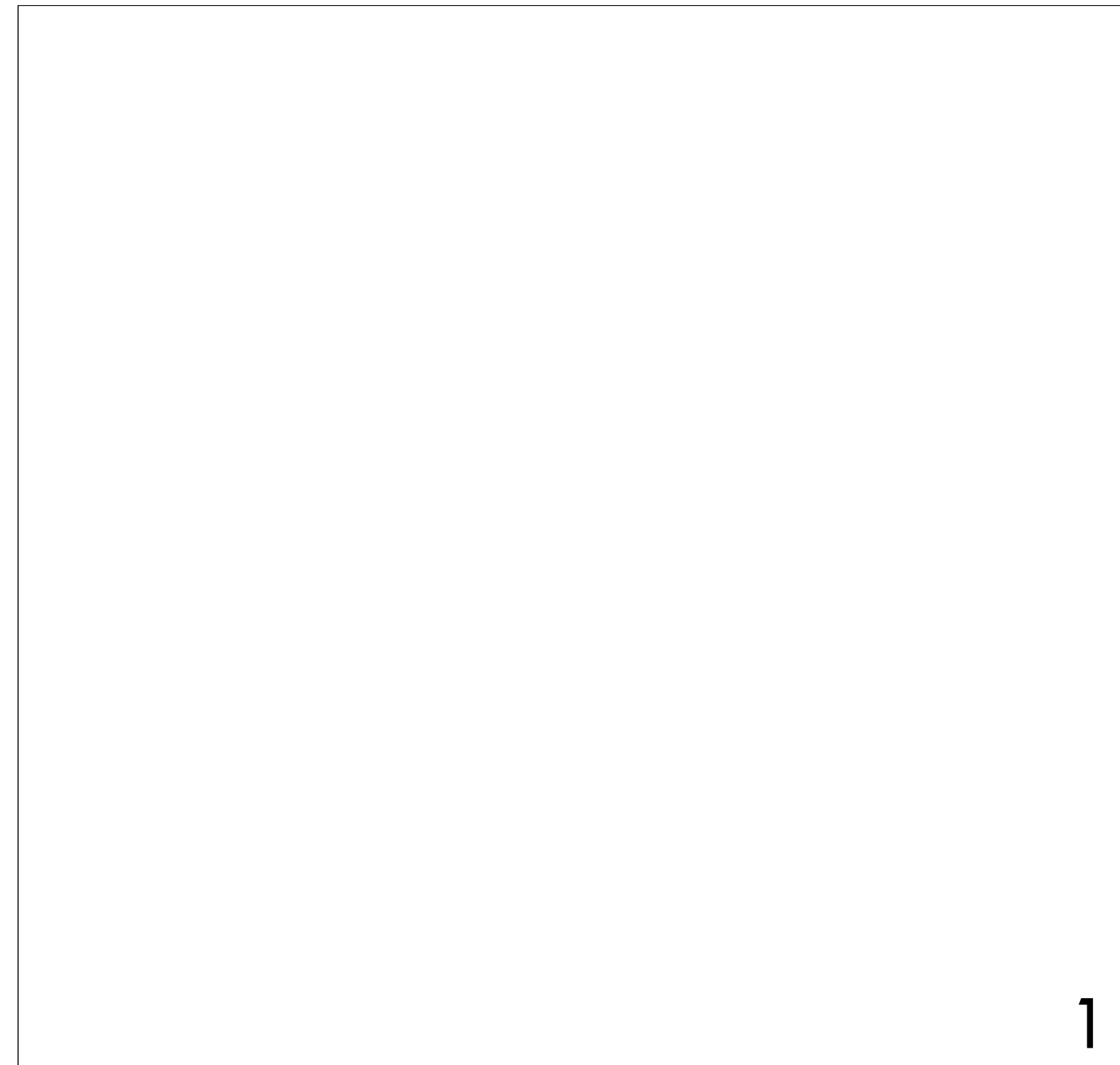
March 17, 2021

PROJECT NO:

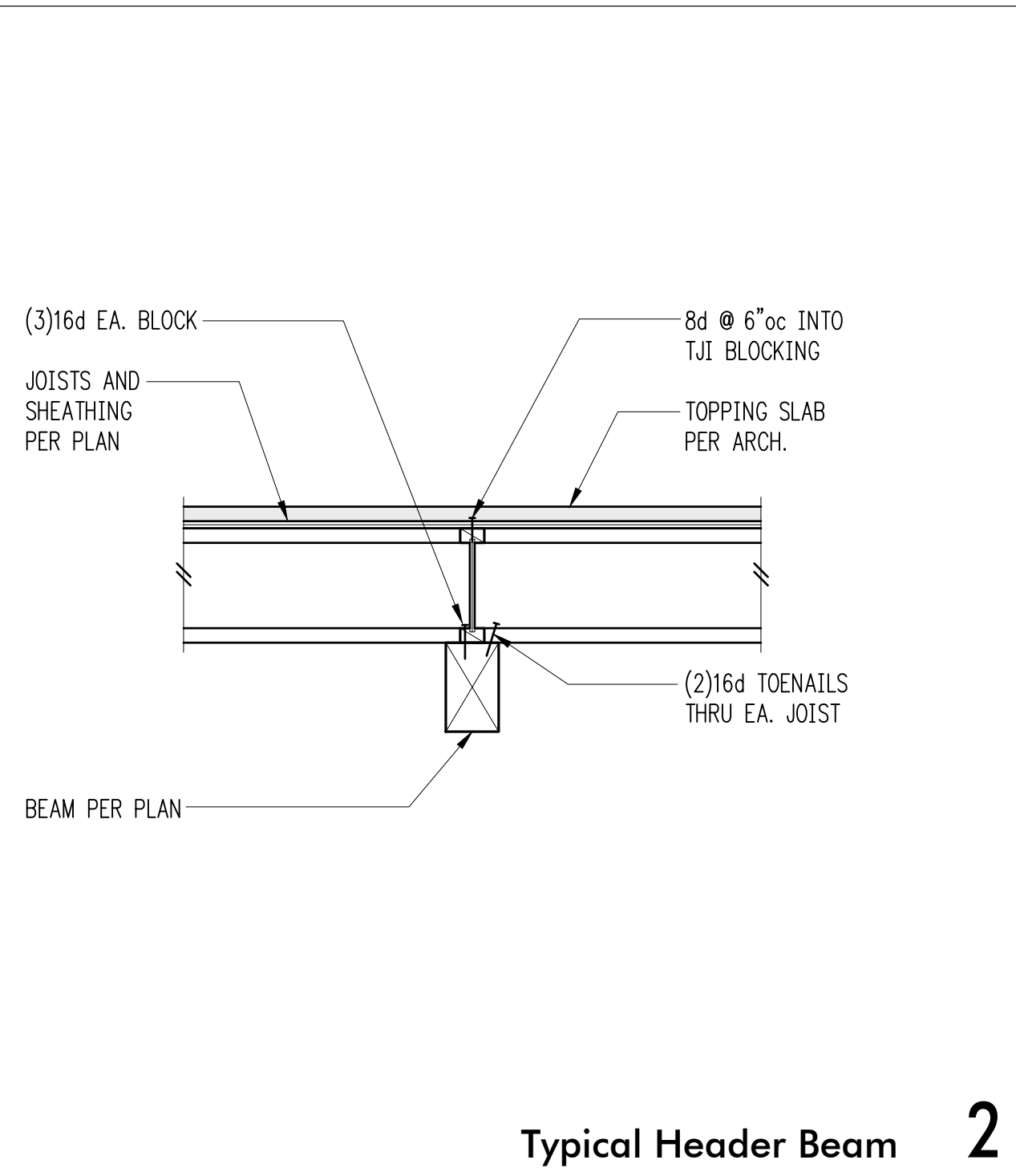
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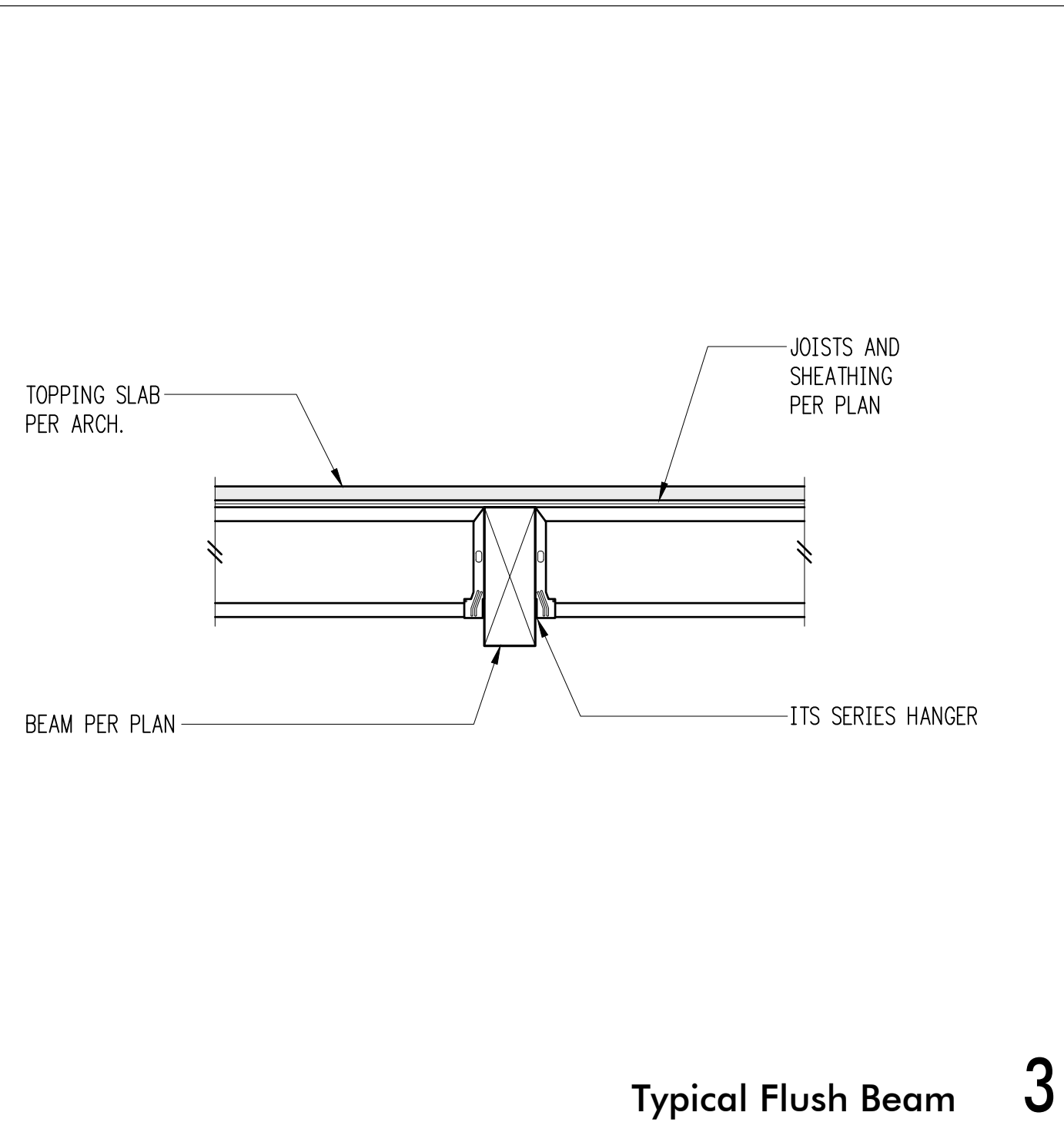
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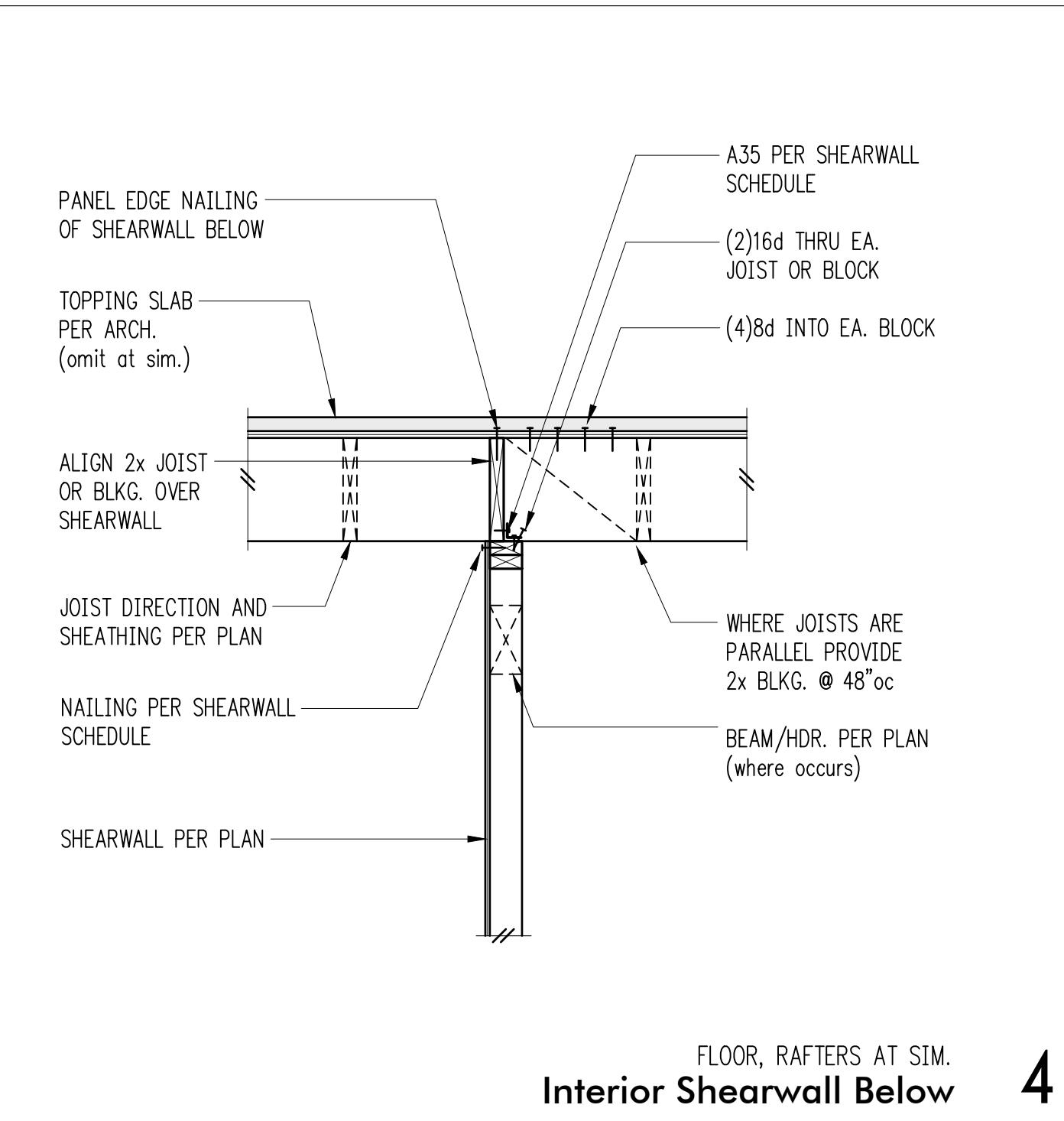
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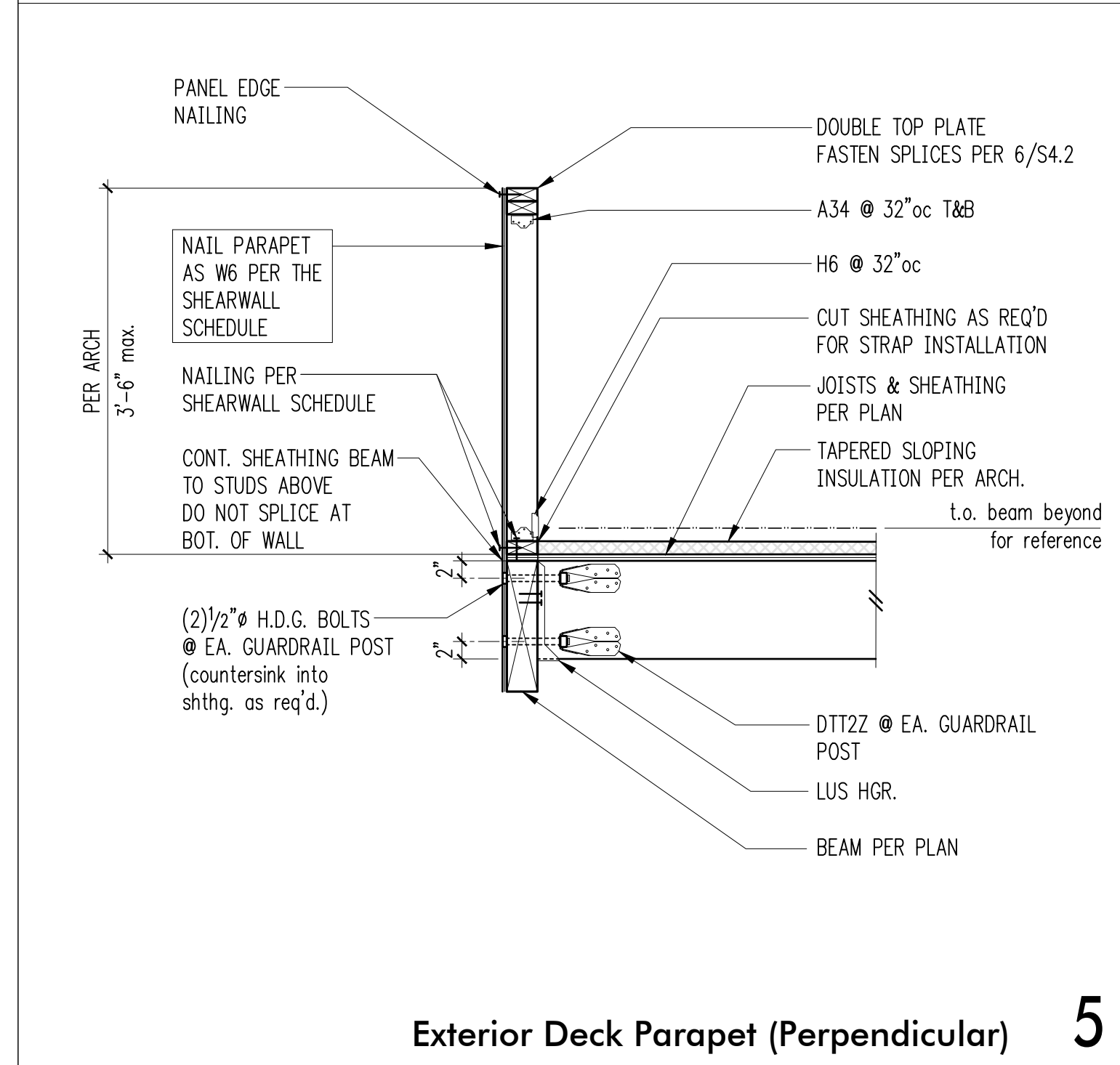
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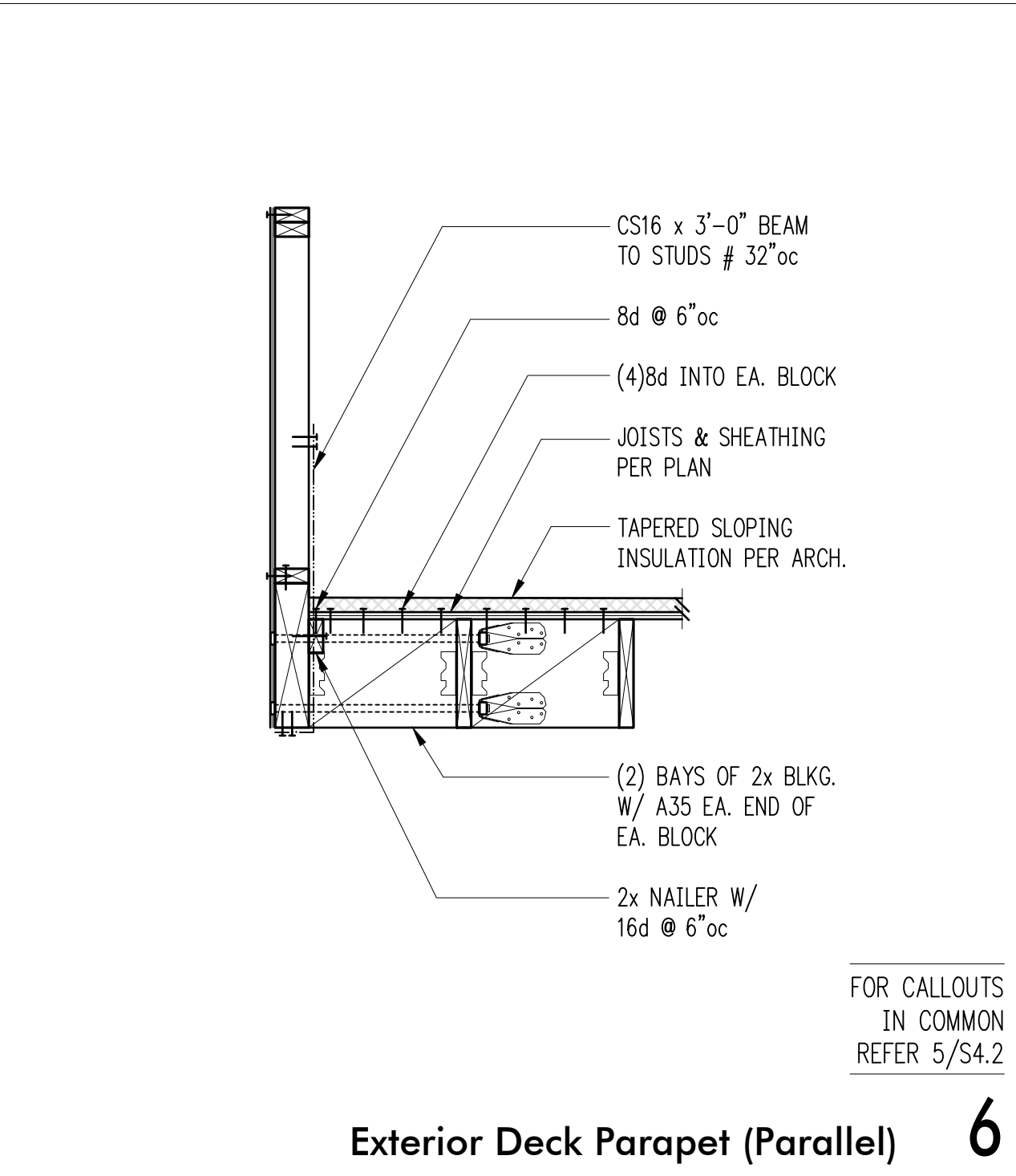
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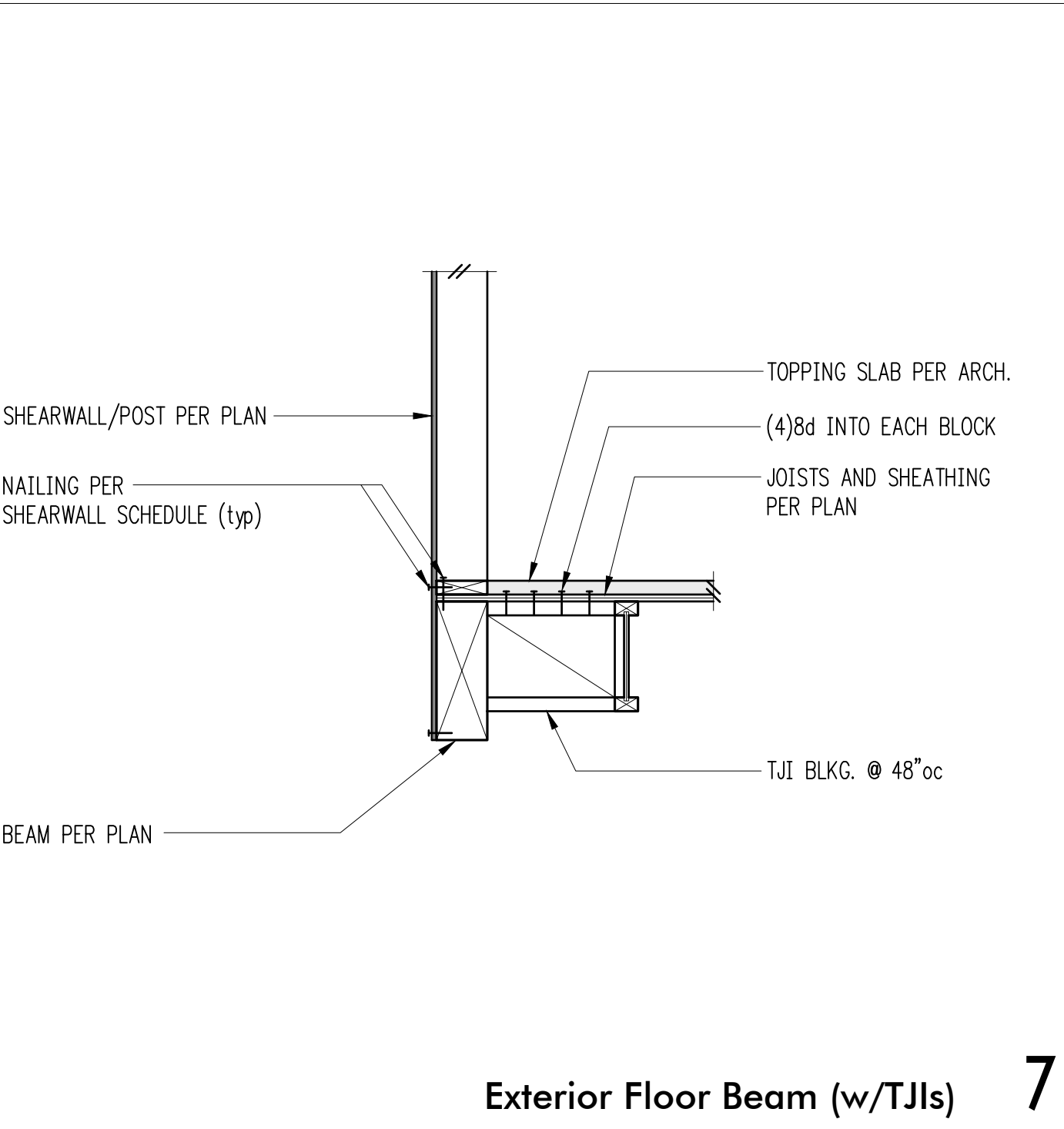
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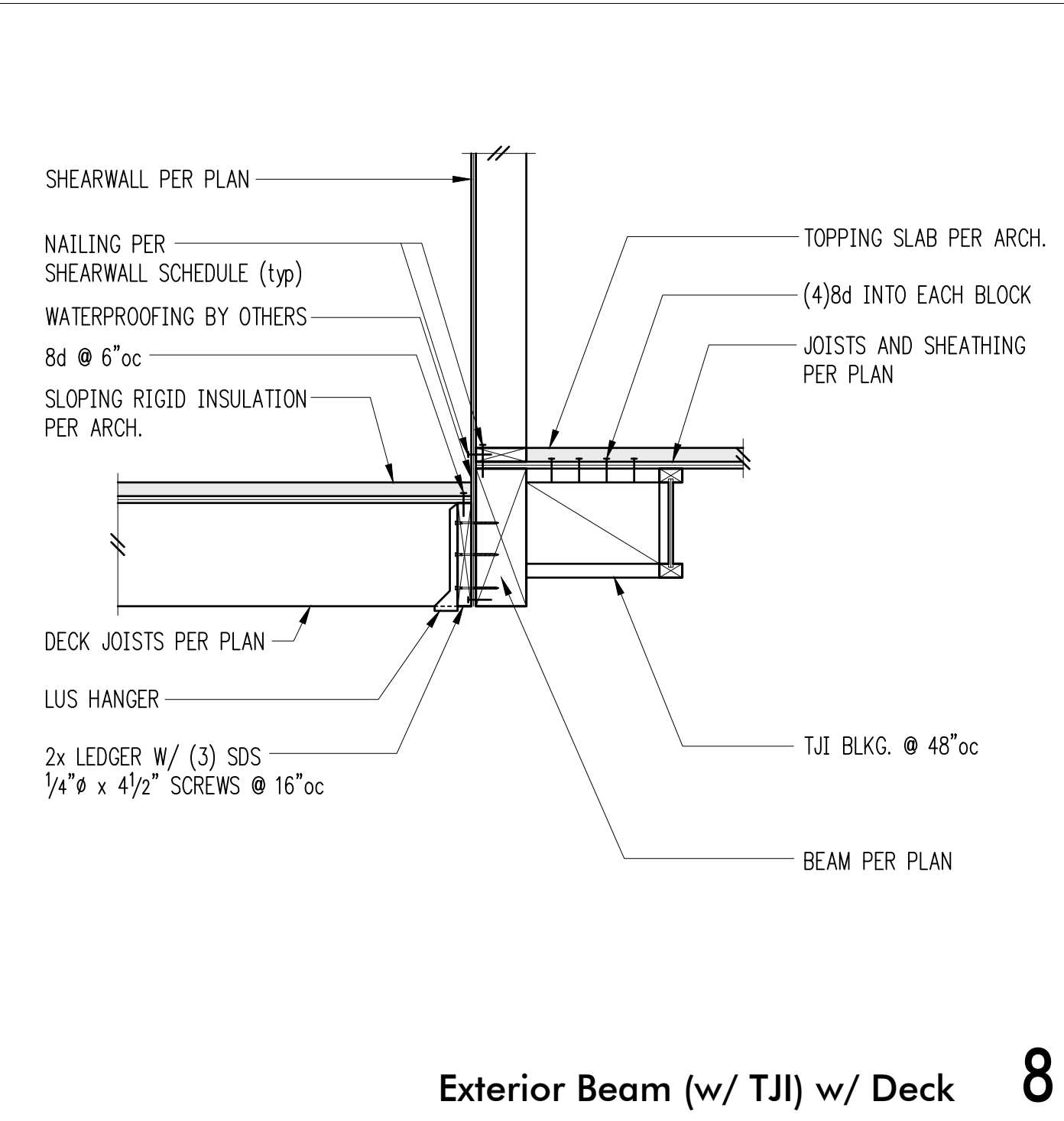
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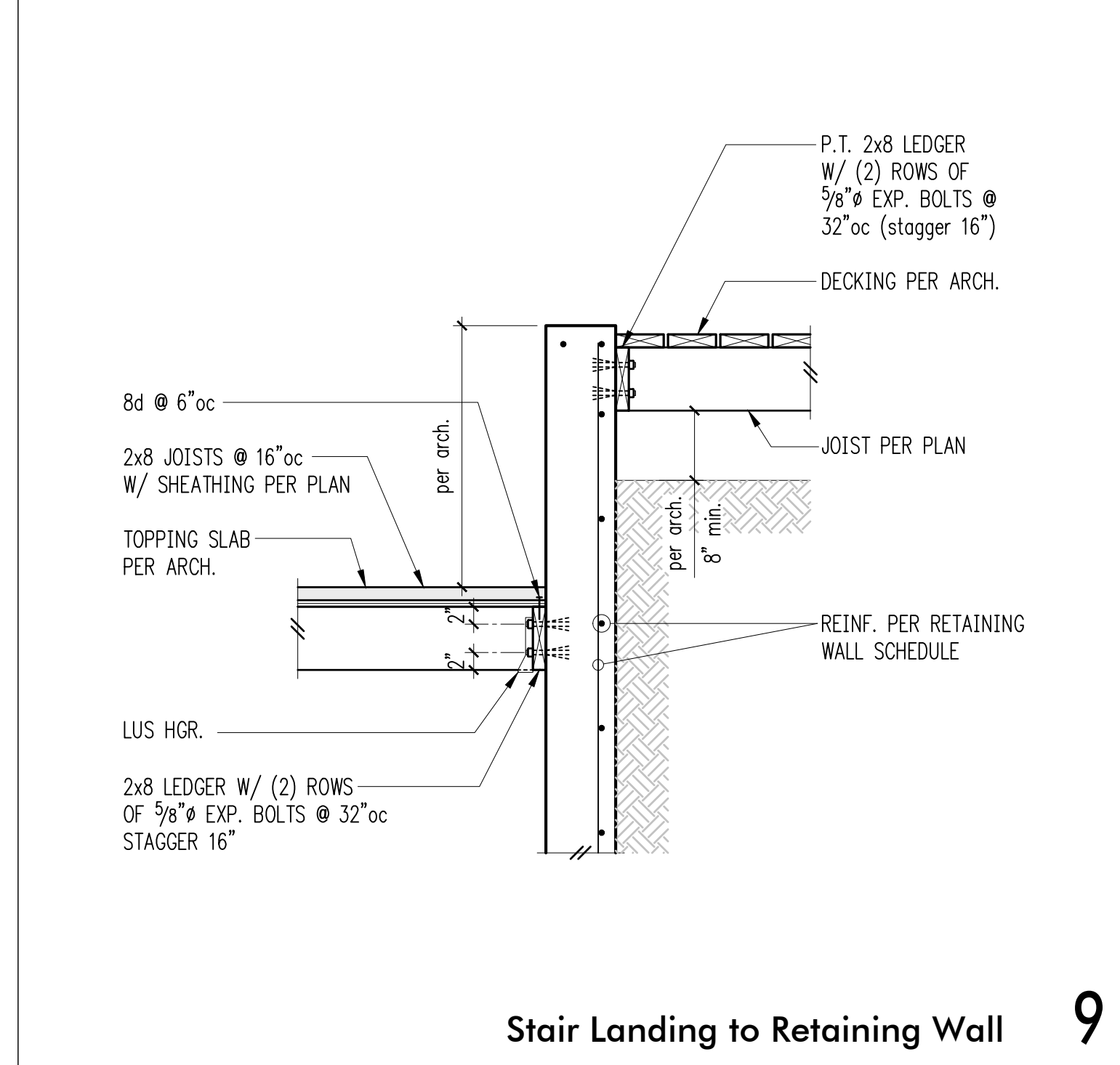
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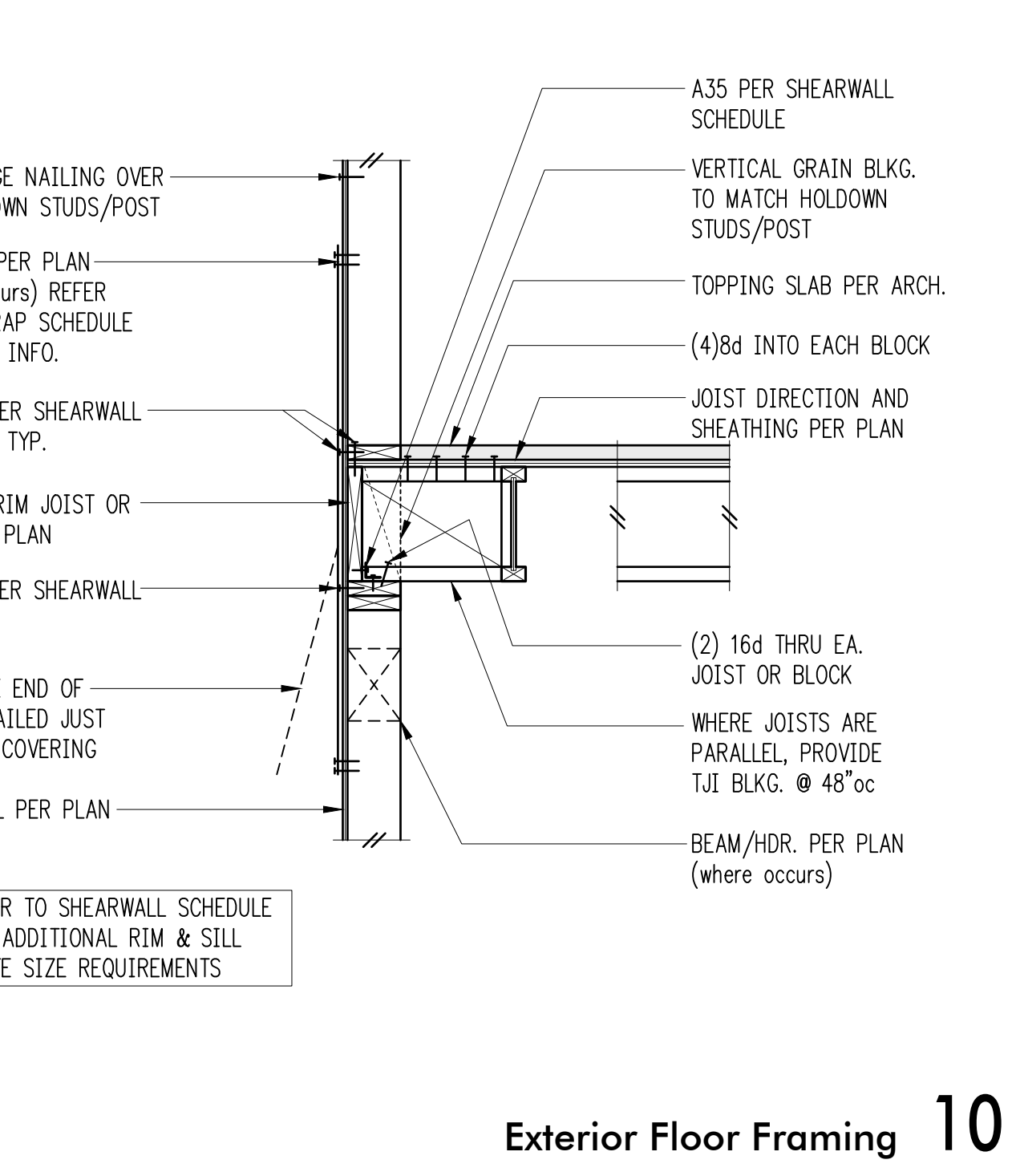
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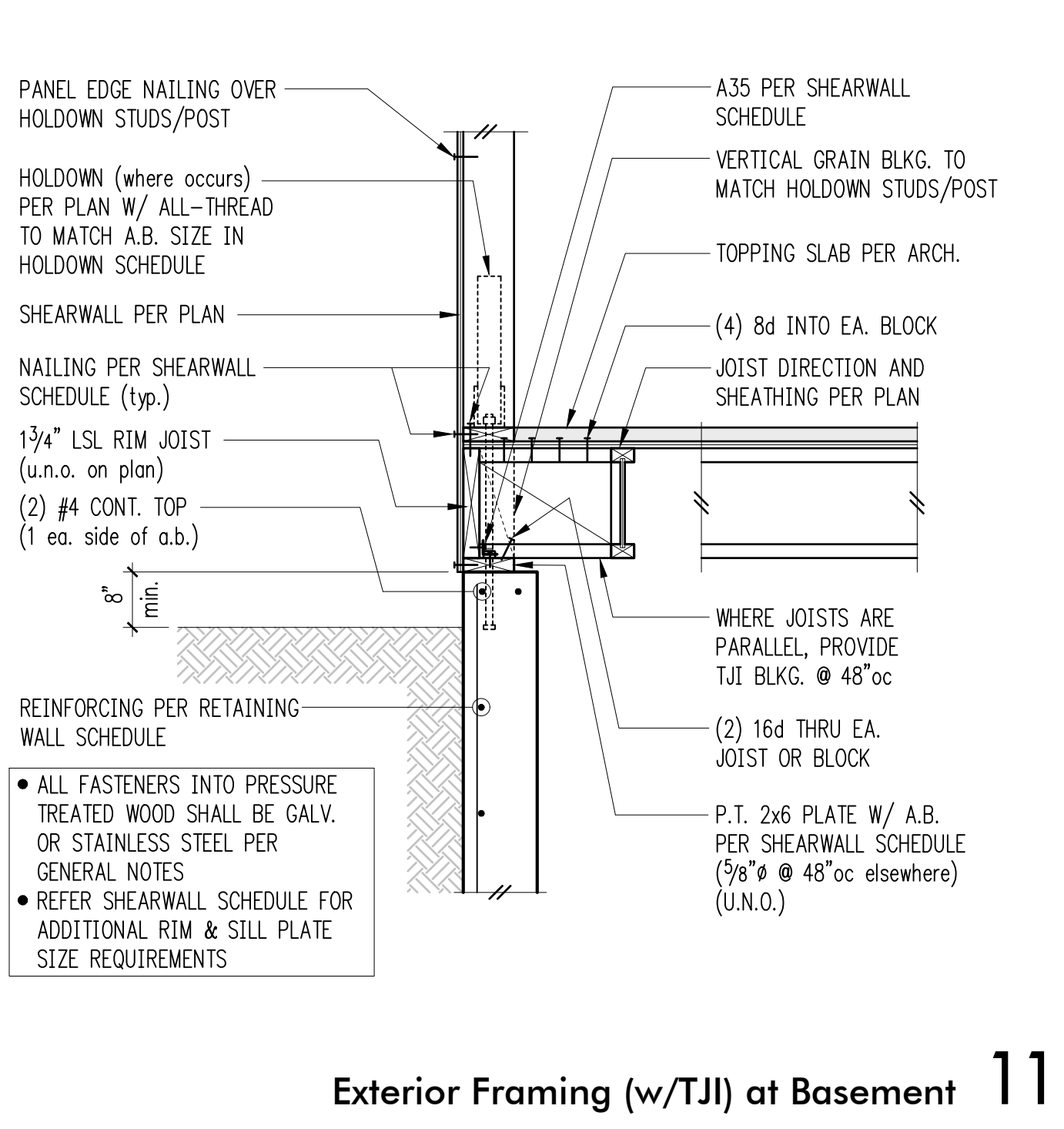
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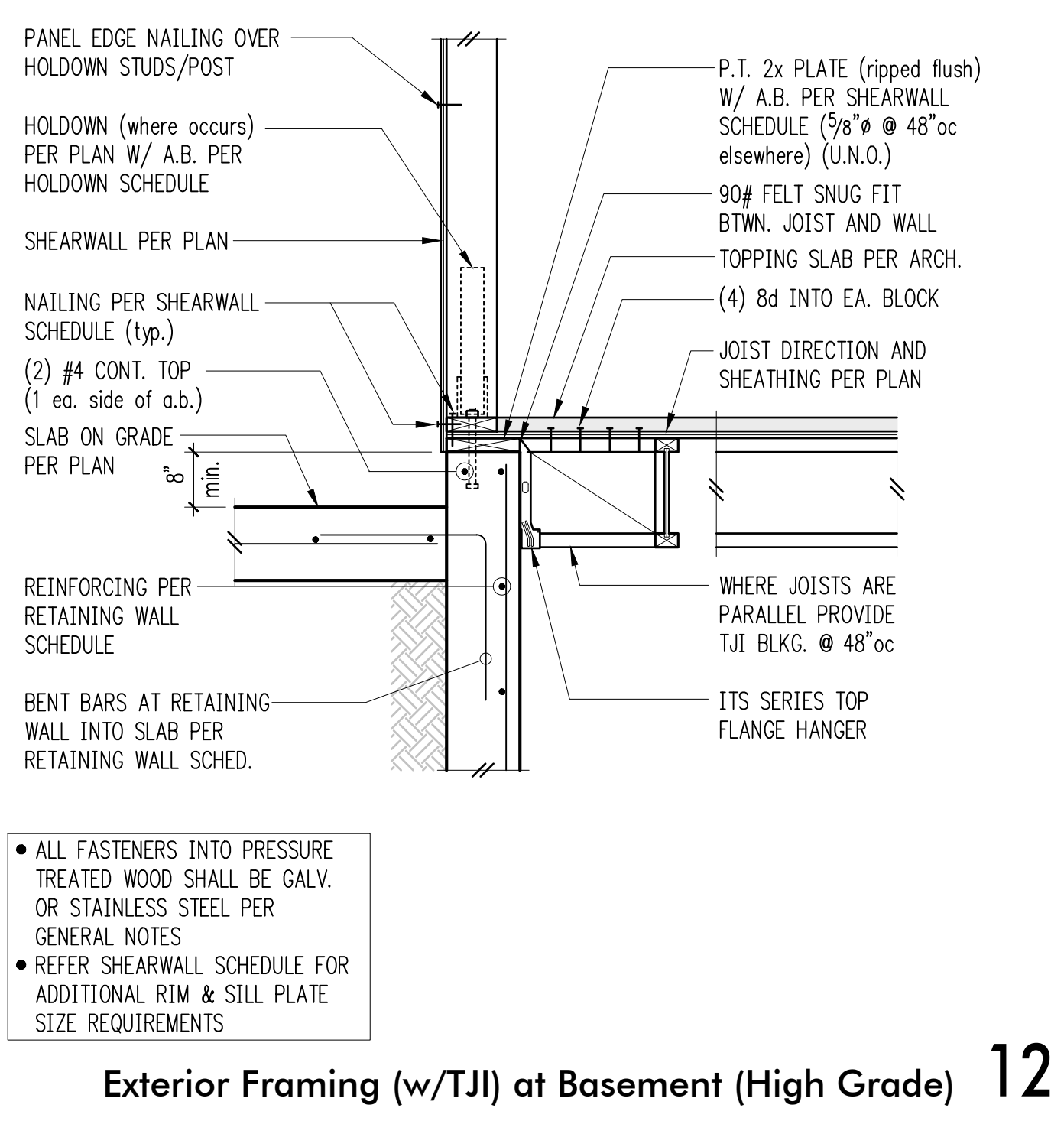
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10



11



12



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

REVISIONS:

 JURISDICTIONAL APPROVAL STAMP:

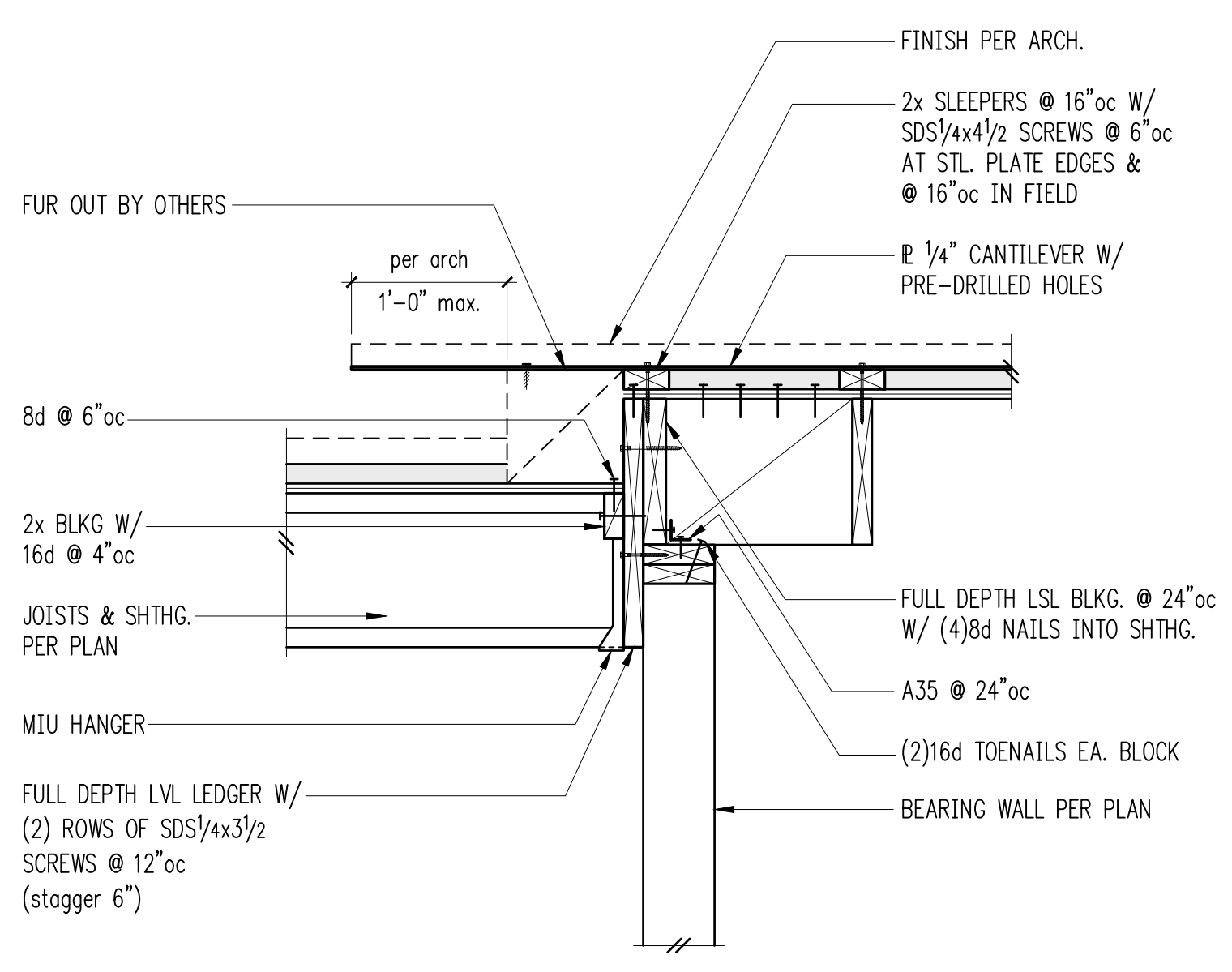
PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
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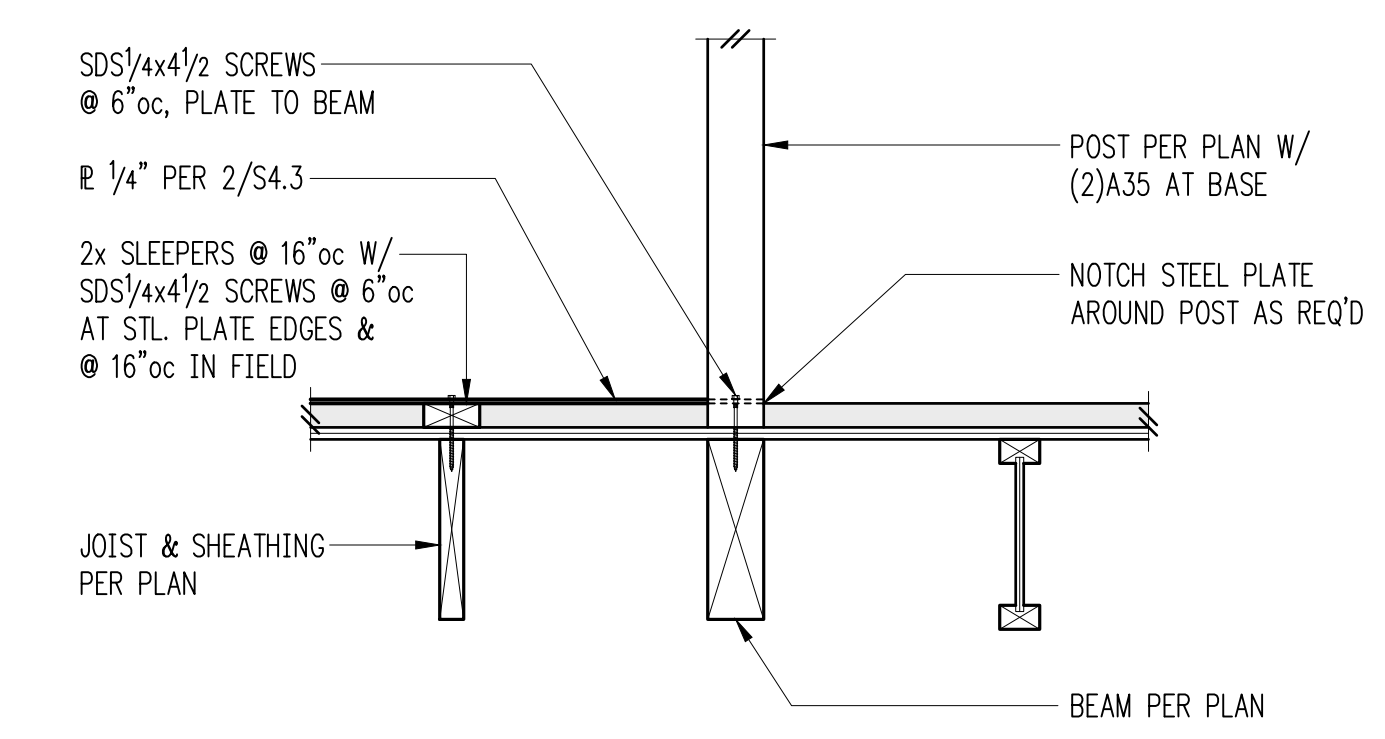
ISSUE:
Permit

SHEET TITLE:
Wood Framing Details

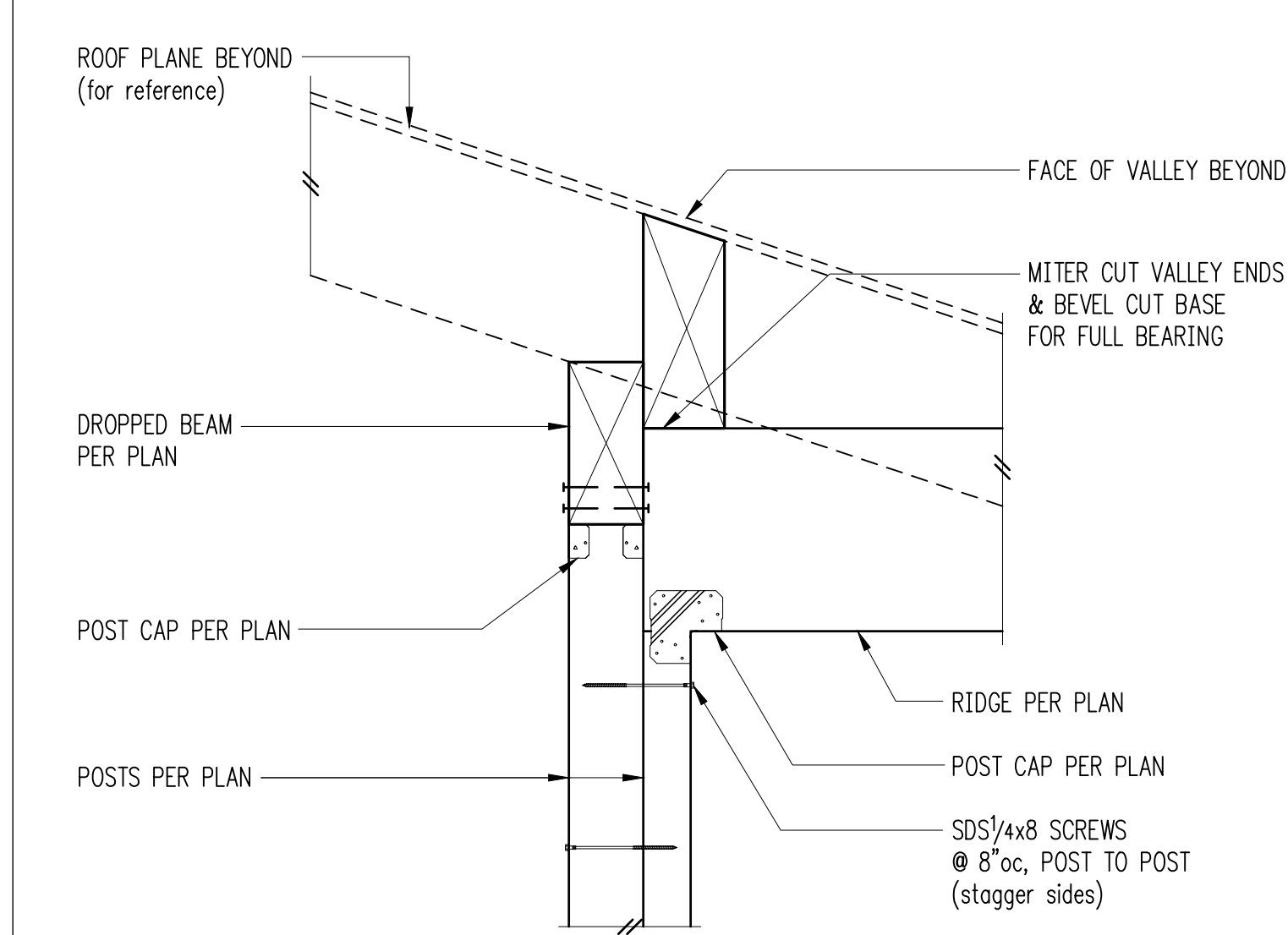
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 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:



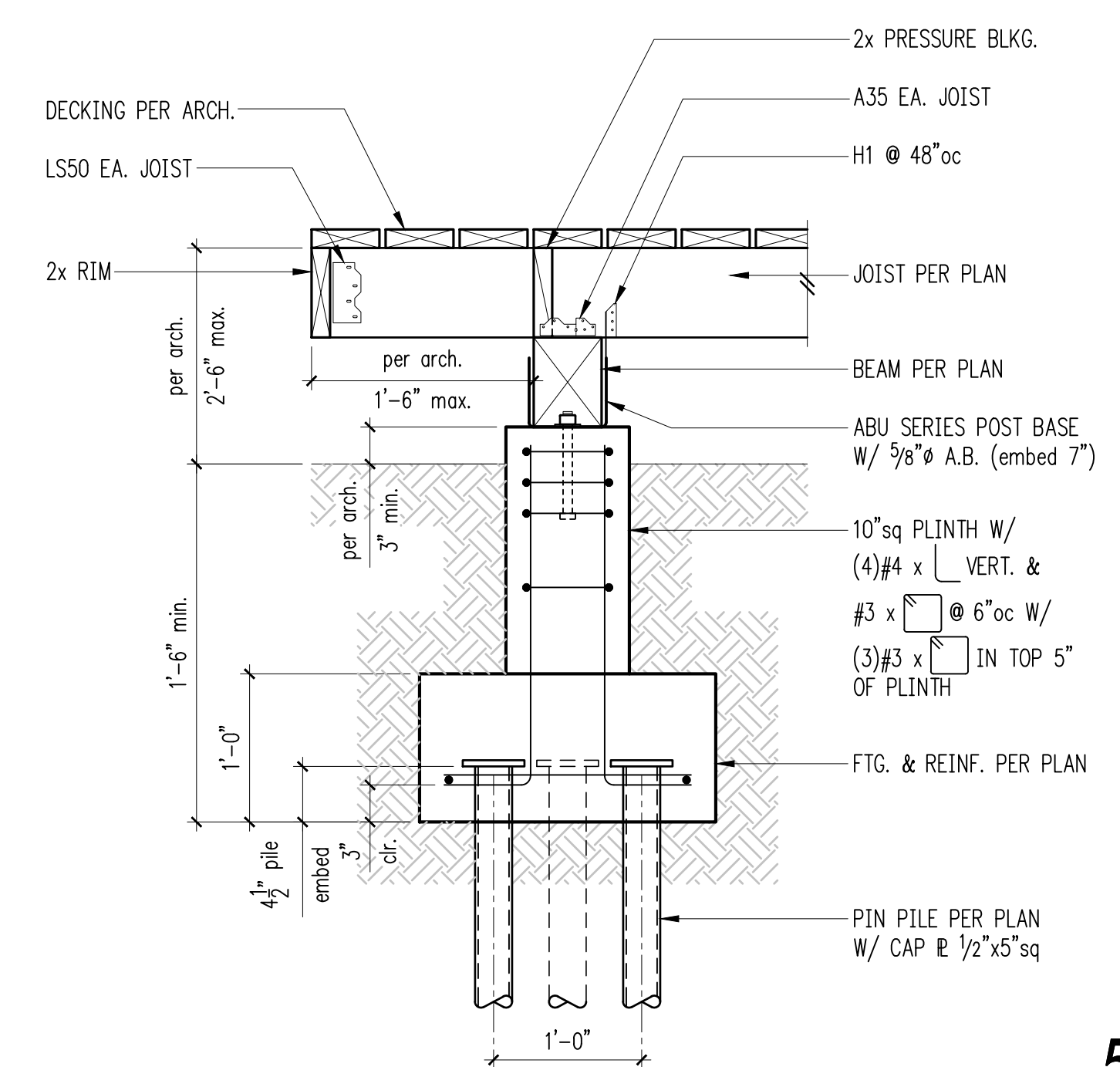
2 Dropped Floor Framing at Steel Plate



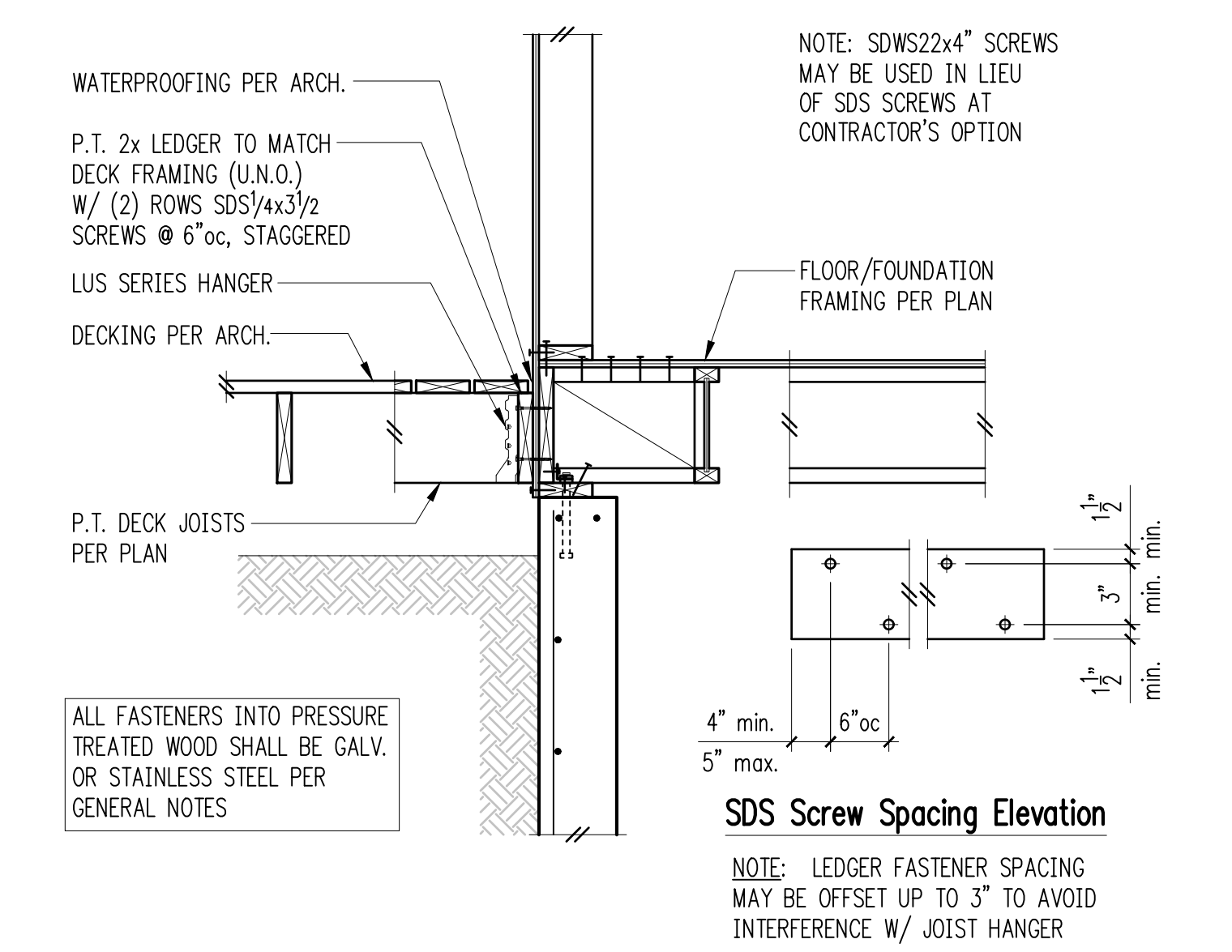
3 Steel Plate Backspan to Flush Beam



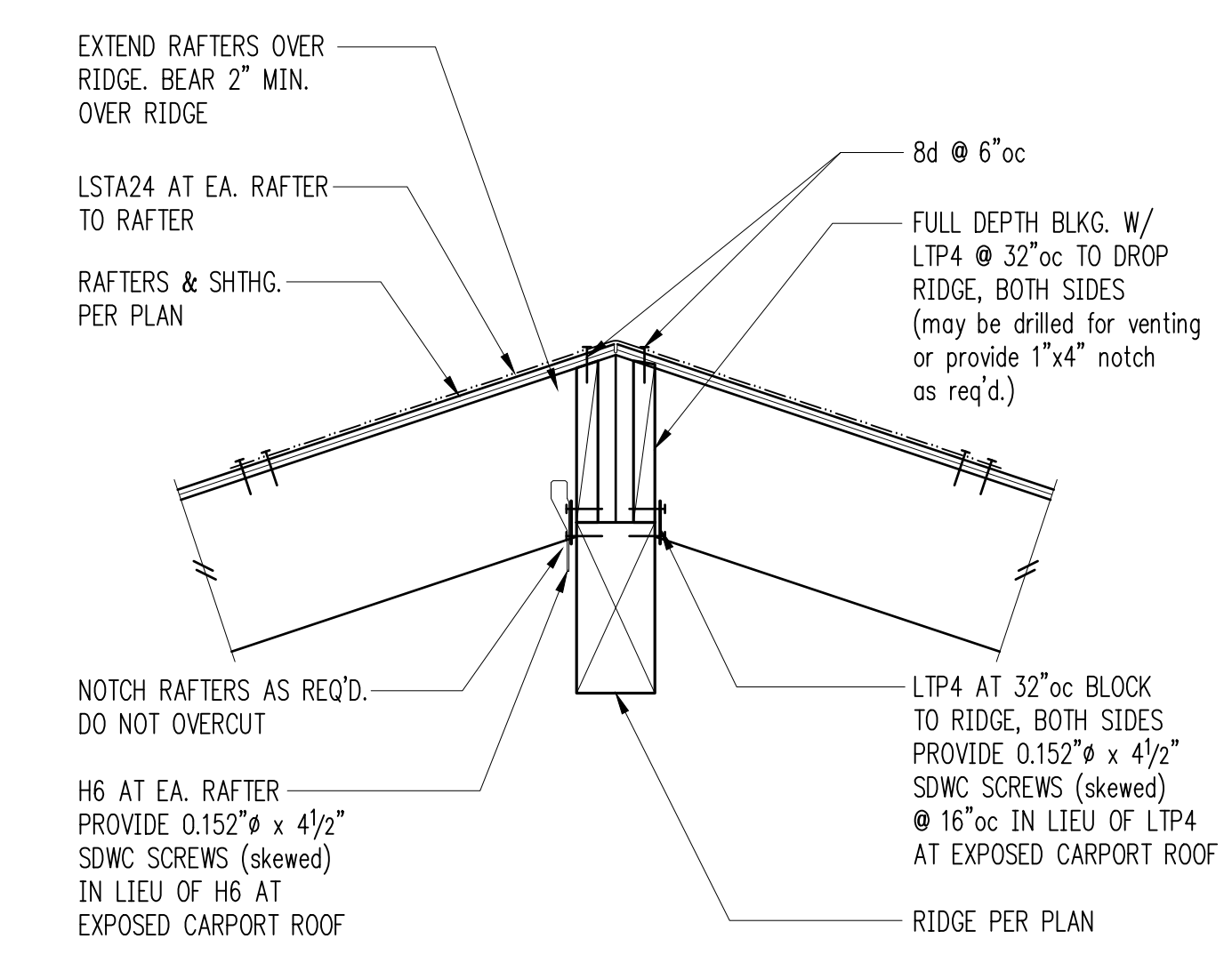
4 Sistered Post Connection at Valley



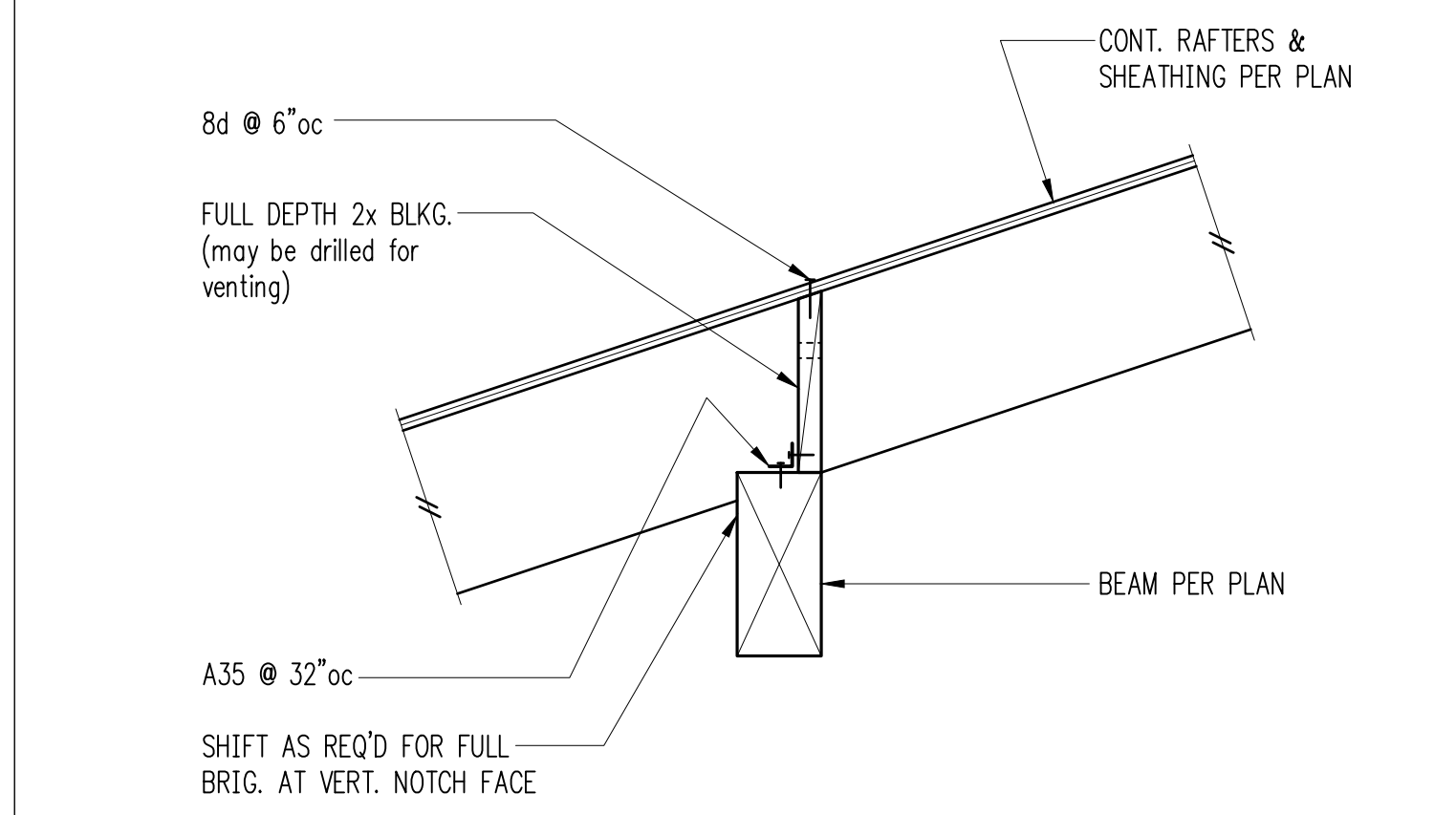
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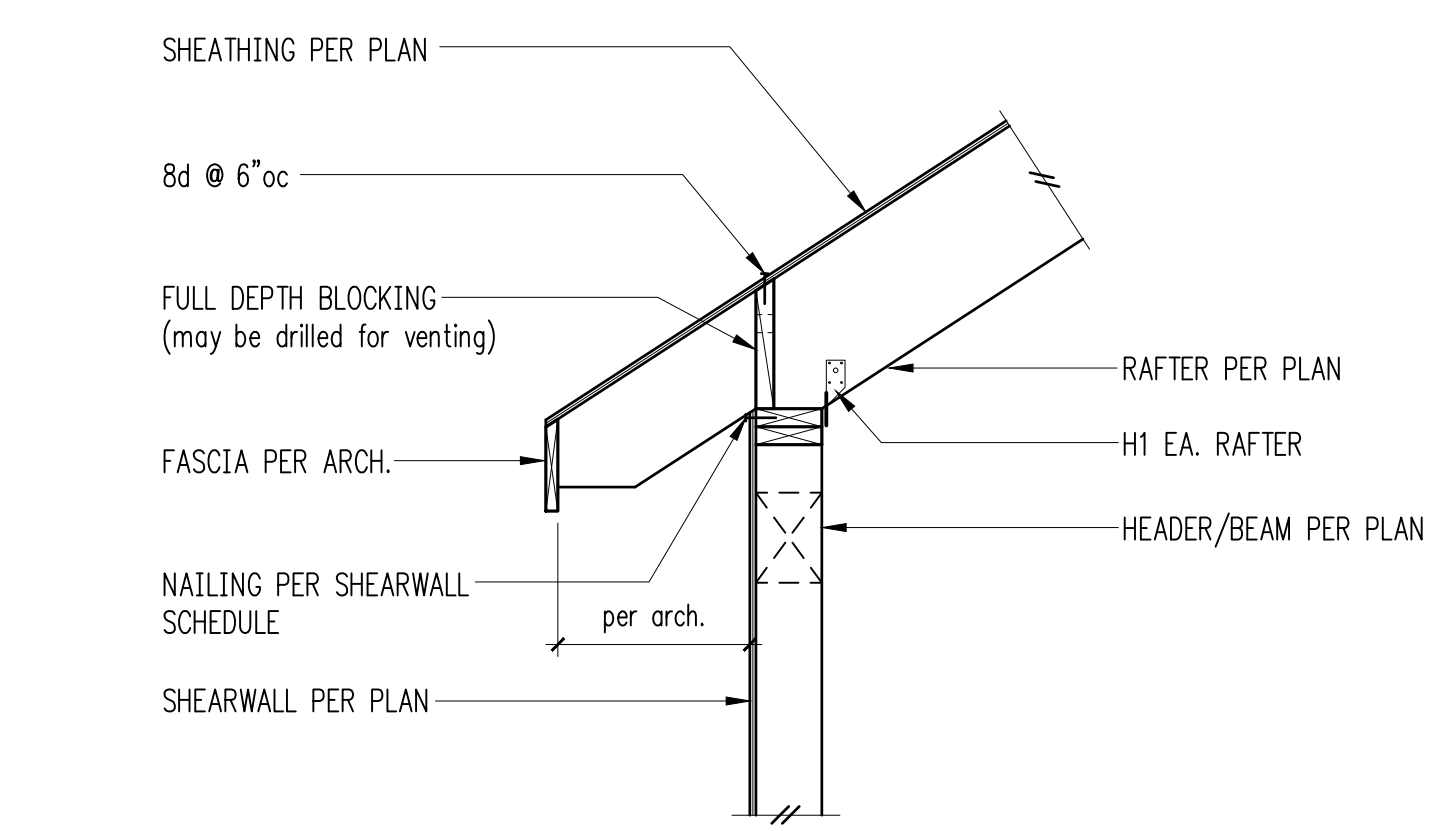
6 Typical Deck Ledger Detail (w/TJI's)



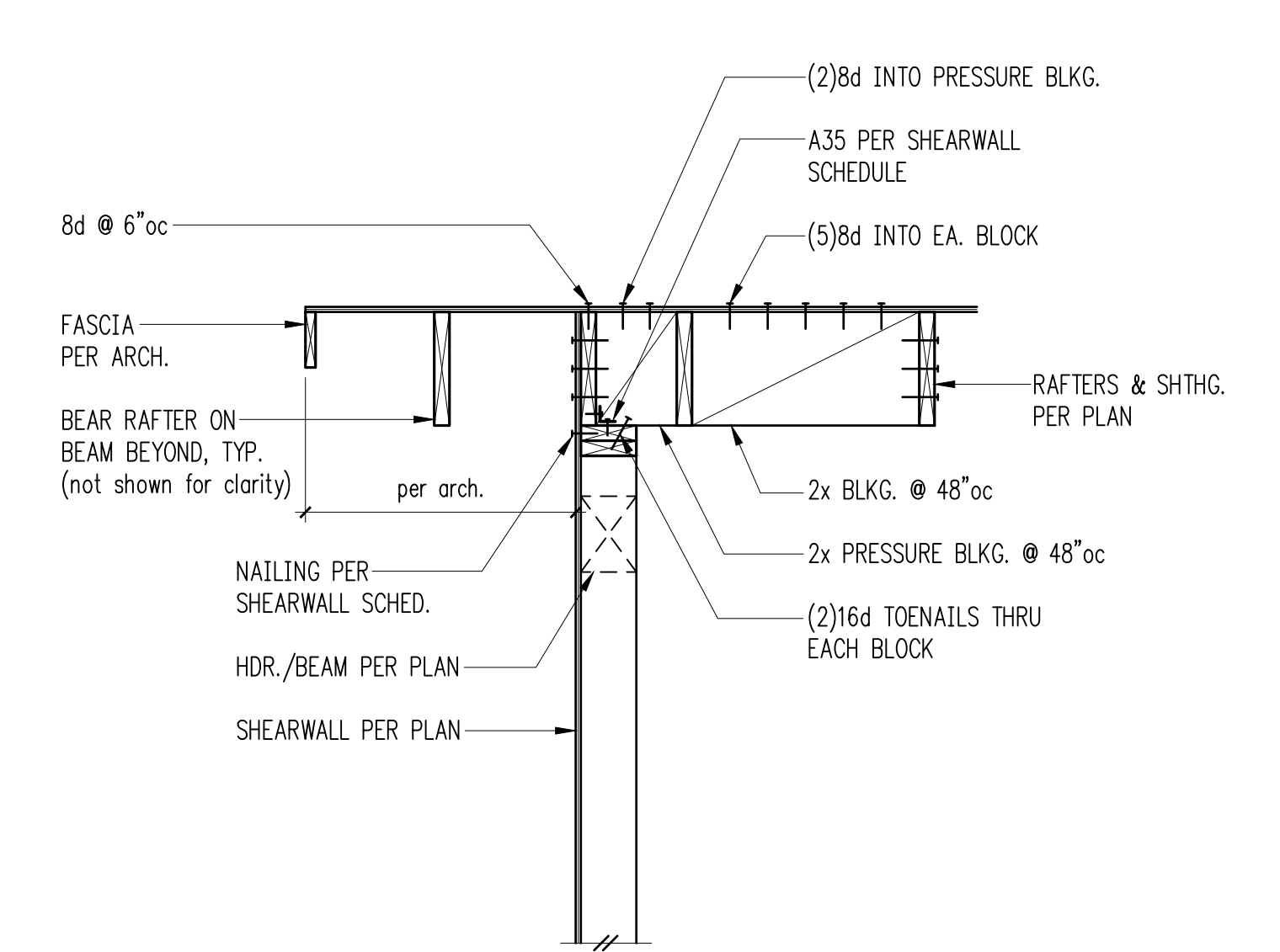
7 Dropped Ridge Connection



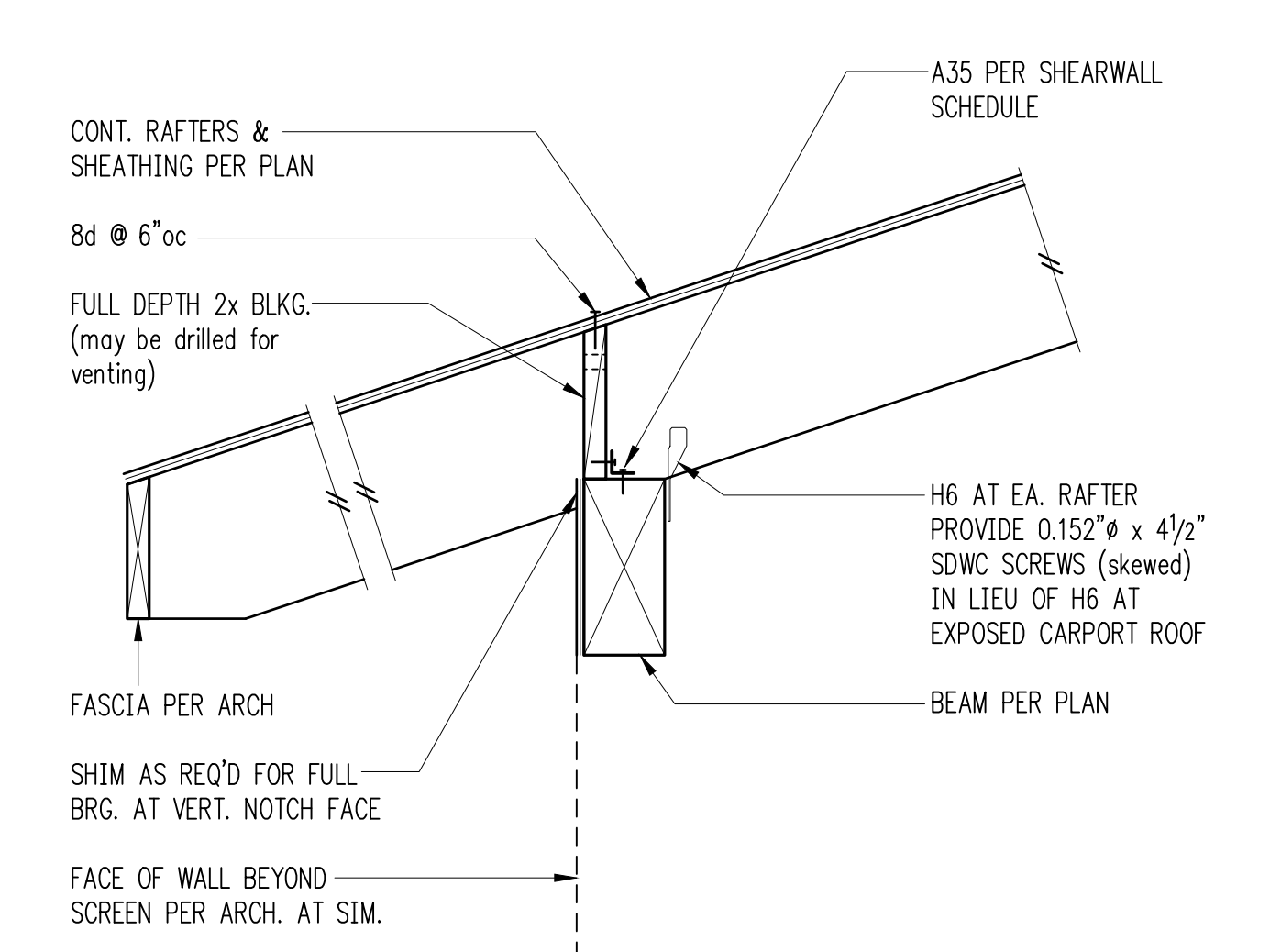
8 Continuous Rafters Over Dropped Beam



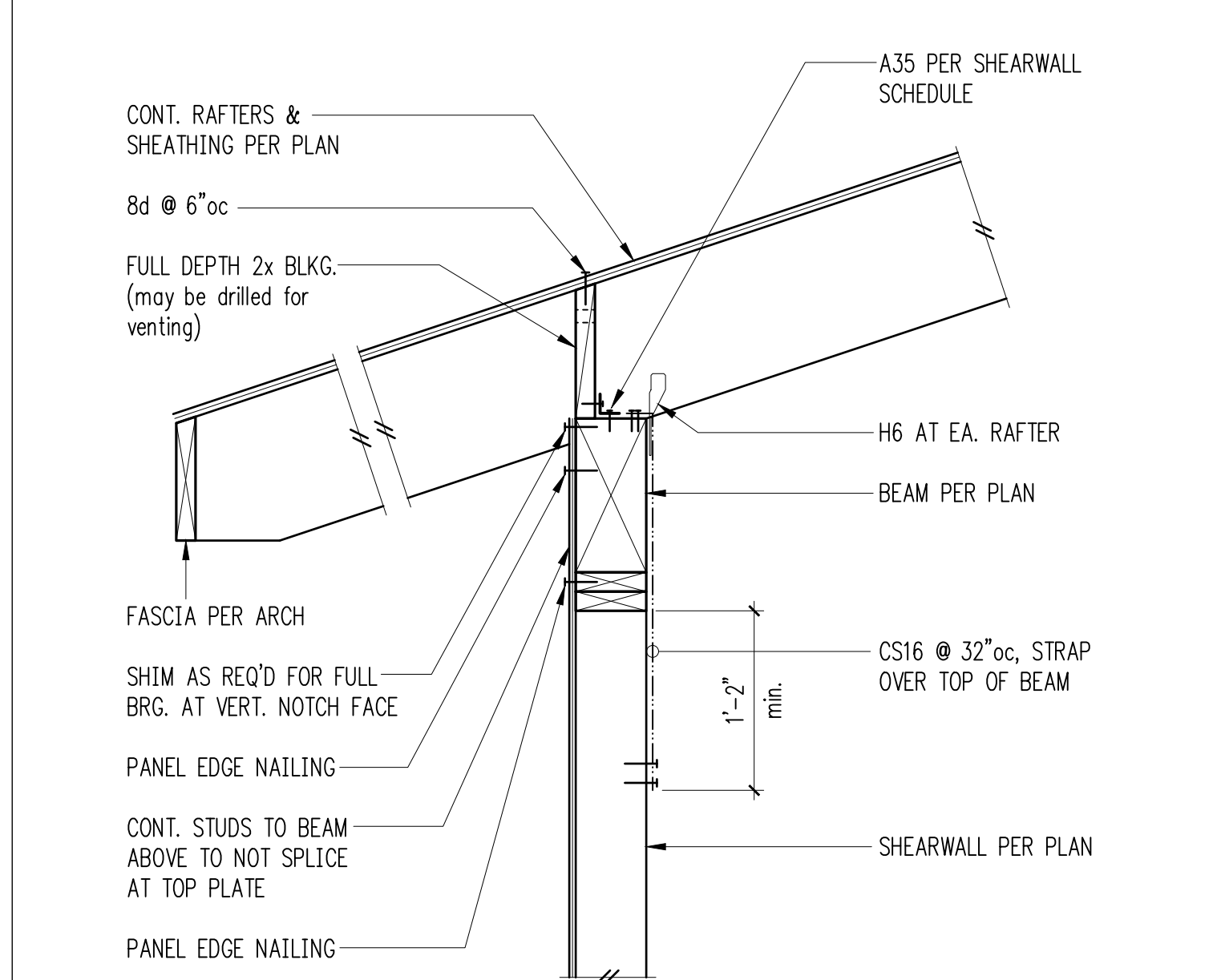
9 Exterior Bearing Wall



10 Exterior Non-Bearing Wall



11 Rafters at Dropped Header



12 Rafters at Exterior Shearwalls