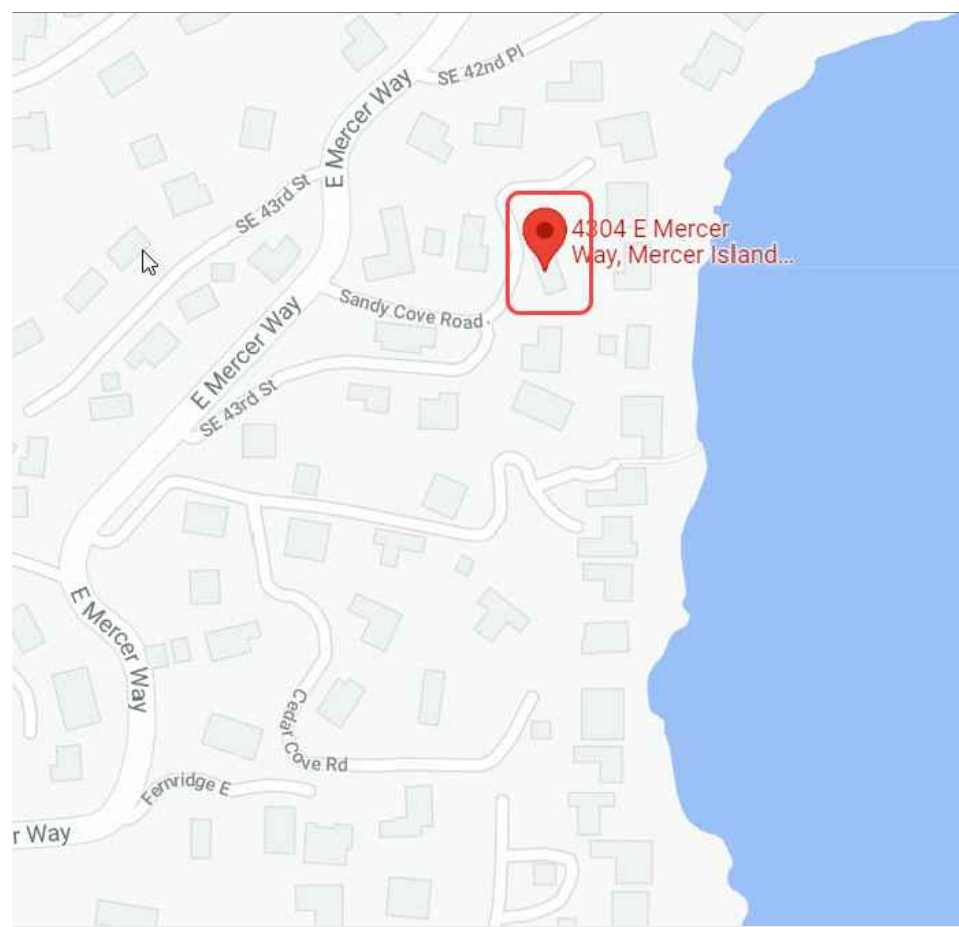


BIRD MCDONALD RESIDENCE

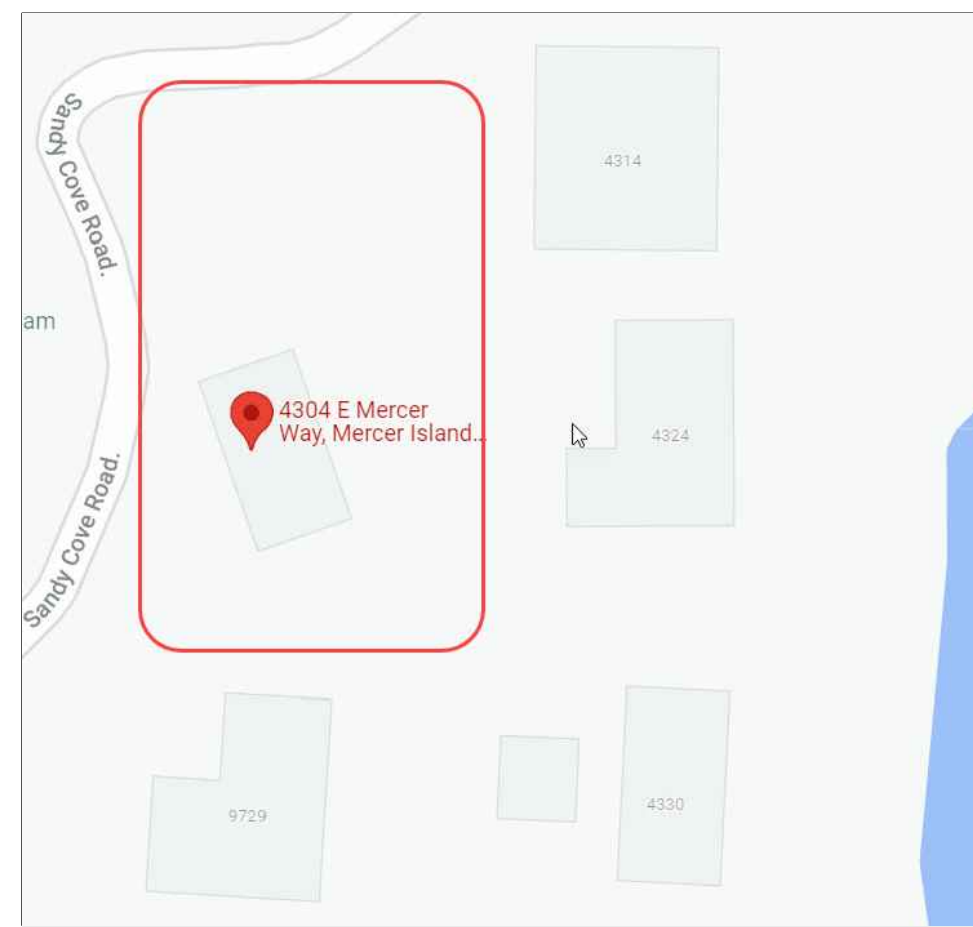
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CONCEPTUAL PROJECT IMAGE



VICINITY MAP



SITE

ENERGY/MECHANICAL CODE COMPLIANCE:

- 1) WORK TO COMPLY WITH THE 2018 WSEC AND 2018 IMC.
- 2) ALL GLAZING AND DOORS TO MEET MAXIMUM 0.30 U-FACTOR PER THE 2018 WSEC PRESCRIPTIVE UNLIMITED GLAZING REQUIREMENTS. REFER TO SHEET A6.1 FOR WINDOW SCHEDULE.
- 3) A MINIMUM OF 75 PERCENT OF ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY PER WAC 51-11R.
- 4) PERMANENTLY MOUNTED EXTERIOR LIGHTS FIXTURES WILL BE HIGH EFFICACY UNLESS EQUIPPED WITH BUILT-IN PHOTO CONTROL SENSOR PER WSEC 505.2.

VERTICAL GLAZING (U):	0.30
OVERHEAD GLAZING (U):	0.50
DOOR (U):	0.30
CEILING:	R38 ADV. or R-49
VAULTED CEILING:	R-38
WALL ABOVE GRADE:	R-21 INT
WALL INT. BELOW GRADE:	R-21 TB
WALL EXT. BELOW GRADE:	R-10
FLOOR:	R-30
SLAB ON GRADE:	R-10

- 5) ALL BATHROOMS AND TOILET ROOMS TO BE EQUIPPED WITH A MINIMUM 50 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN. ALL KITCHENS TO BE EQUIPPED WITH A MINIMUM 100 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN PER IRC M 1507.4.
- 6) INTERMITTENT WHOLE HOUSE VENTILATION TO BE PROVIDED PER IRC M1507.3.
- 7) HEAT PUMP;
HVAC DESIGN TO INCLUDE AIR SOURCE HEAT PUMP
(ENERGY CREDIT 1) 1.0 CREDITS
- 8) EFFICIENT BUILDING ENVELOPE;
MODIFIED VERTICAL FENESTRATION U = 0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB,
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
(ENERGY CREDIT 1.3) 0.5 CREDITS
- 9) AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION;
REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS
(ENERGY CREDIT 2.3) 1.5 CREDITS

- 10) HIGH EFFICIENCY HVAC;
AIR SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0
(ENERGY CREDIT 3.5) 1.5 CREDITS

- 11) HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM;
DUCT LEAKAGE SHALL BE LIMITED TO 3CFM PER 100 SF OF CONDITIONED FLOOR AREA,
AIR HANDLER SHALL BE LOCATED WITHIN THE CONDITIONED SPACE,
SEE ADDITIONAL REQUIREMENTS PER WSEC TABLE 406.3
(ENERGY CREDIT 4.1) 0.5 CREDITS

- 12) EFFICIENT WATER HEATING;
WATER HEATING SYSTEM SHALL INCLUDE ENERGY STAR RATED GAS WATER HEATER WITH A MINIMUM UEF OF 0.91
(ENERGY CREDIT 5.3) 1.0 CREDITS

TOTAL ENERGY CREDITS = 6.0 REQUIRED
BASED ON TABLE R406.2 FOR MEDIUM DWELLING UNIT.
ENERGY SELECTIONS FROM WSEC TABLE R406.3.

PROJECT DATA:

PARCEL NUMBER: 1824059113

PROJECT ADDRESS:
4304 E MERCER WAY
MERCER ISLAND, WA 98040

LOT SIZE: 16,878 SF (0.39 ACRES)

ZONE: R-15

CONSTRUCTION TYPE: VB

AUTOMATIC SPRINKLER SYSTEM:
NFPA 13R SYSTEM REQUIRED,
SEE PROPOSED FIRE CODE ALTERNATIVES

ENVIRONMENTALLY CRITICAL AREAS: NONE

PROJECT DESCRIPTION:
SCOPE OF WORK INCLUDES REMOVAL OF THE EXISTING TWO STORY SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE

REQUIRED YARDS:
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARDS = 8.075 FT EACH
PER 95 FT DIAMETER LOT WIDTH CIRCLE
(95 X 0.17 = 16.15 / 2 = 8.075)

BUILDING HEIGHT:
MAX BUILDING HEIGHT = 30 FT
MEASURED FROM THE AVERAGE ELEVATION OF EXISTING GRADE AROUND THE BUILDING.
PROPOSED BUILDING HEIGHT, SEE A3.1-A3.2

PROJECT GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR WALLS.
INCLUDES UNHEATED AREAS.

GROSS SQUARE FOOTAGE = 4,536 SF
UPPER LEVEL 2,476 SF
LOWER LEVEL 2,060 SF

SHEET LIST:

GENERAL:
G0.0 TITLE SHEET
G0.1 GENERAL CONDITIONS + ABBREVIATIONS

SURVEY

CIVIL:
C1.0 TESC AND TREE RETENTION PLAN
C1.2 TESC DETAILS
C2.0 DRAINAGE PLAN
C3.5 BMP

ARCHITECTURAL:
D1.1 SITE DEMOLITION PLAN

A0.1 ZONING DIAGRAMS

A1.1 SITE PLAN

A2.1 FOUNDATION PLAN
A2.2 LOWER LEVEL PLAN
A2.3 UPPER LEVEL PLAN
A2.4 CLERESTORY PLAN
A2.5 ROOF PLAN

A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS

A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS

A5.1 WALL ASSEMBLIES
A5.2 FLOOR ASSEMBLIES
A5.3 ROOF ASSEMBLIES

A6.1 WINDOW & DOOR SCHEDULE
A6.2 WINDOW & DOOR SCHEDULE

A8.1 EXTERIOR DETAILS
A8.2 EXTERIOR DETAILS
A8.3 EXTERIOR DETAILS
A8.4 EXTERIOR DETAILS

STRUCTURAL:
S1.0 GENERAL NOTES

S2.1 BASEMENT PLAN
S2.2 FIRST FLOOR FRAMING PLAN
S2.3 LOWER ROOF FRAMING PLAN
S2.4 ROOF FRAMING PLAN

S3.1 FOUNDATION DETAILS

S4.1 FRAMING DETAILS
S4.2 FRAMING DETAILS

LEGAL DESCRIPTION:

POR GL 1 BEG AT PT ON W LN OF SW 1/4 OF NE 1/4 120 FT N OF NW COR OF TR 1 ADAMS LAKE WASH TRS TH S 88-26-18 E 1504.56 FT TO PT IN CEN OF E MERCER WAY TH S 17-42-42 W 89.20 FT TH S 88-47-23 E 293.19 FT TO TPOB TH N 25-08-08 E 59.40 FT TH ALG CURVE TO LEFT RAD 87.5 FT DIST OF 76.74 FT TH ALG REVERSE CURVE TO RT RAD 37.5 FT DIST OF 76.34 FT TH ON COMP CURVE TO RGT RAD 66.75 FT DIST OF 104.48 FT TH S 01-12-37 W 113.18 FT TH N 88-47-23 W 119.44 FT TO TPOB TGW 1/3 INT IN 25 FT STRIP SHOWN AS BEACH & SH LDS ADJ TGW 1/10 INT IN PRIVATE RDWAY

CONTACT INFORMATION:

ARCHITECT:
REGAN McCLELLAN, AIA
McCLELLAN ARCHITECTS
3309 WALLINGFORD AVE N
SEATTLE, WA 98103
(206) 728-0480
REGAN@MCCARCH.COM

STRUCTURAL ENGINEER:
GARY E. GILL, S.E.
1125 NE 152ND ST
SHORELINE, WA 98155
(206) 992-2728
GILL26608@YAHOO.COM

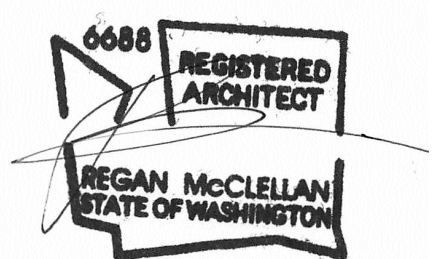
CIVIL ENGINEER:
DUFFY ELLIS
102 NW CANAL STREET
SEATTLE, WA 98107
206-730-0372
DUFFY@CESOLUTIONS.US

CONTRACTOR:
MERCER BUILDERS
3026 78th Ave SE
MERCER ISLAND, WA 98040
(206) 275-1234
THOM.SCHULTZ@MERCERBUILDERS.COM

PROJECT:
BIRD MCDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMISSION 2021-10-25



DATE:
OCTOBER 25, 2021

SHEET TITLE:
TITLE SHEET

SHEET:

GO.0

PROJECT RESIDENCE PERMIT SET

ABBREVIATIONS:

ABV	ABOVE	IBC	INTERNATIONAL BUILDING CODE
ACQST	ACOUSTIC, ACOUSTICAL	INSUL	INSULATION
ACCY	ACCESSORY	INT	INTERIOR
ADDM	ADDENDUM	JB	JUNCTION BOX
ADDL	ADDITIONAL	JNT	JOINT
ADJ	ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AFG	ABOVE FINISHED GRADE	MATL	MATERIAL
ALT	ALTERNATE, ALTERNATIVE	MAX	MAXIMUM
ALUM	ALUMINUM	MDO	MEDIUM DENSITY OVERLAY
ANCH	ANCHOR	MDF	MEDIUM DENSITY FIBER BOARD
APPROX	APPROXIMATELY	MECH	MECHANICAL
ARCH	ARCHITECT, ARCHITECTURAL	MFR	MANUFACTURER
BB	BASEBOARD	MIN	MINIMUM
BLDG	BUILDING	MO	MASONRY OPENING
BLKG	BLOCKING	MTL	METAL
BLW	BELOW	N	NORTH
BM	BEAM	(N)	NEW
B/O	BOTTOM OF	NIC	NOT IN CONTRACT
BRD	BOARD	NTS	NOT TO SCALE
BTW	BETWEEN	OCCUP	OCCUPANTS, OCCUPANCY
CAB	CABINET	OL	OCCUPANCY LOAD
CALC	CALCULATION	O/	OVER
CL	CENTERLINE	OC	ON CENTER
CJNT	CONTROL JOINT	OPG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLR	CLEAR	ORD	OVERFLOW ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	PNT	PAINT
CNTR	COUNTER, COUNTER SUNK	PEN	PENETRATION
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PROPERTY LINE
CORR	CORRIDOR	PLAM	PLASTIC LAMINATE
CPT	CARPET	PLWD	PLYWOOD
CT	CERAMIC TILE	PR	PAIR
CTR	CENTER	PRELIM	PRELIMINARY
		PT	PRESSURE TREATED
		PTN	PARTITION
DBL	DOUBLE	R	RISER
DEG	DEGREE	REC	RECOMMENDED
DEPT	DEPARTMENT	REF	REFERENCE
DIA	DIAMETER	REFR	REFRIGERATOR
DIM	DIMENSION	REINF	REINFORCED
DISP	DISPENSER	REQD	REQUIRED
DN	DOWN	RET	RETAINING
DS	DOWN SPOUT	R O	ROUGH OPENING
DW	DISHWASHER	S	SOUTH
DWG	DRAWING	SC	SOLID CORE
E	EAST	SCHED	SCHEDULE
EA	EACH	SCWD	SOLID CORE WOOD
EL	ELEVATION	SF	SQUARE FEET, SQUARE FOOT
ELEV	ELEVATOR	SG	SAFETY GLAZING
ENGR	ENGINEER	SHTG	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SPEC	SPECIFICATION
EQUIV	EQUIVALENT	SQ	SQUARE
EXP	EXPANSION, EXPOSED	SS	STAINLESS STEEL
(E) EXST	EXISTING	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
FAB	FABRICATE	STOR	STORAGE
FD	FLOOR DRAIN	STRUCT	STRUCTURAL
FDN	FOUNDATION	T	TEMPERED SAFETY GLASS
FE	FIRE EXTINGUISHER	T&B	TOP AND BOTTOM
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
FIN	FINISH	THRU	THROUGH
FLR	FLOOR	T/O	TOP OF
FT	FEET, FOOT	TOM	TOP OF MASONRY
FTG	FOOTING	TOS	TOP OF STEEL
FUR	FURRING, FURRED	TOSL	TOP OF SLAB
FV	FIELD VERIFY	TOW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GL	GLASS, GLAZING	VTO	VENT TO OUTSIDE
GRT	GROUT	VTR	VENT THROUGH ROOF
GWB	GYPNUM WALL BOARD	W	WEST
HB	HOSE BIB	W/	WITH
HD	HEAD	W/O	WITHOUT
HDWD	HARDWOOD	WND	WINDOW
HDR	HEADER	WD	WOOD
HM	HOLLOW METAL	W/R	WATER RESISTANT
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HR	HOUR		
HT	HEIGHT		

GENERAL PLAN NOTES:

- 1) REFER TO SHEET A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
- 2) ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
- 3) INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED
- 4) ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING
- 5) REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE & FRAMING INFORMATION

GENERAL CONSTRUCTION NOTES:

- 1) THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
- 2) BEFORE ORDERING MATERIALS OR DOING ANY WORK, THE GENERAL CONTRACTOR AND ALL OF THE SUB-CONTRACTORS SHALL VERIFY ALL MEASUREMENTS ON THE DRAWINGS AND AT THE CONSTRUCTION SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. ANY DISCOVERED DIFFERENCES SHALL BE REPORTED TO THE ARCHITECTS FOR DESIGN CONSIDERATIONS **BEFORE** PROCEEDING FURTHER WITH THE WORK. THE CONTRACTOR IS HEREBY ADVISED THAT THE DRAWINGS ARE NOT TO SCALE.
- 3) WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
- 4) CONTRACTOR SHALL KEEP ALL AREAS UNDER CONSTRUCTION CLEAR OF DIRT AND DEBRIS.
- 5) CONTRACTOR SHALL REPAIR DAMAGED SURFACES WHICH WERE DAMAGED BY CONSTRUCTION OR CLEAN-UP, AND CORRECT CONDITIONS TO MATCH SURROUNDING FINISHED CONDITIONS.
- 6) REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS DRAWN IN FULL.
- 7) DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS OTHERWISE NOTED. FIELD VERIFY ALL DIMENSIONS.
- 8) FIELD VERIFY MILLWORK DIMENSIONS AND ALL WINDOW AND DOOR DIMENSIONS.
- 9) PROTECT ALL PORTIONS OF THE EXISTING BUILDING OR SITE NOT SCHEDULED TO BE REMOVED, IF APPLICABLE, AND REPLACE OR REPAIR ALL SUCH ITEMS DAMAGED DURING CONSTRUCTION. PROVIDE PROTECTION AGAINST INCLEMENT WEATHER, WIND, FROST, EXCESSIVE HEAT, VANDALISM, AND ALL WORKERS, DELIVERY PERSONNEL, SUB-CONTRACTORS AND BUILDING INSPECTORS SO AS TO MAINTAIN ALL WORK, MATERIAL, APPARATUS AND FIXTURES FREE FROM DAMAGE, INCLUDING SURFACE SCRATCHES AND BLEMISHES. ALL NEW AND EXISTING WORK LIKELY TO BE DAMAGED SHALL BE APPROPRIATELY COVERED OR PROTECTED AT ALL TIMES. PROTECT ALL PLANTING AREAS FROM FOOT OR WHEEL TRAFFIC, AND AVOID CRUSHING SAME DUE TO STORED MATERIALS.

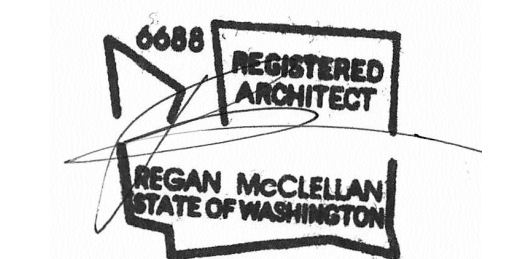
SYMBOLS:

	WINDOW TYPE
	EXTERIOR DOOR TYPE
	DOOR TYPE
	ASSEMBLY TYPE
	SECTION CALL OUT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	100 CFM FAN
	DOWNSPOUT
	FLOOR DRAIN
	HOSE BIB

PROJECT:
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MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMISSION 2021-10-25



DATE:
OCTOBER 25, 2021

SHEET TITLE:

GENERAL CONDITIONS +
ABBREVIATIONS

SHEET:

G0.1

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT MARKED BY AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, WHICH POINT IS NORTH 01°08'16" EAST 120 FEET FROM THE NORTHWEST CORNER OF TRACT 1, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 88°26'18" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1 AND THE EASTERLY PRODUCTION THEREOF, 1,504.56 FEET TO A POINT MARKED BY AN IRON PIPE SET IN THE CENTERLINE OF EAST MERCER WAY;
 THENCE SOUTH 17°42'42" WEST 89.20 FEET TO A POINT MARKED BY AN IRON PIPE ON THE EASTERLY LINE OF SAID EAST MERCER WAY;
 THENCE SOUTH 88°47'23" EAST ALONG A FENCE LINE AS IT EXISTED JUNE 30, 1952, DATE OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NUMBER 4254660, OR THE PRODUCTION THEREOF, 293.19 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE NORTH 25°08'08" EAST 59.40 FEET;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 87.5 FEET, THROUGH AN ARC OF 50°15'00" A DISTANCE OF 76.74 FEET;
 THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.5 FEET, THROUGH AN ARC OF 116°38'40" A DISTANCE OF 76.34 FEET;
 THENCE ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 66.75 FEET, THROUGH AN ARC OF 89°40'49" A DISTANCE OF 104.48 FEET;
 THENCE SOUTH 112°37' WEST 113.18 FEET TO THE AFOREMENTIONED FENCE LINE, OR THE PRODUCTION THEREOF;
 THENCE NORTH 88°47'23" WEST ALONG SAID FENCE LINE, OR ITS PRODUCTION, 119.44 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A 1/10TH INTEREST IN A PRIVATE ROADWAY, BEING THE FOLLOWING DESCRIBED PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT MARKED BY AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, WHICH POINT IS NORTH 01°08'16" EAST 120 FEET FROM THE NORTHWEST CORNER OF TRACT 1, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 80, IN KING COUNTY, WASHINGTON;
 THENCE SOUTH 88°26'18" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT AND THE EASTERLY PRODUCTION THEREOF, 1,504.56 FEET TO A POINT MARKED BY AN IRON PIPE SET ON THE SOUTHEASTERLY LINE OF SAID EAST MERCER WAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE SOUTH 88°47'23" EAST ALONG A FENCE LINE AS IT EXISTED JUNE 30, 1952, DATE OF BOUNDARY AGREEMENT RECORDED UNDER RECORDING NUMBER 4254660, OR THE PRODUCTION THEREOF, 293.19 FEET;
 THENCE NORTH 25°08'08" EAST 59.40 FEET;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 87.5 FEET THROUGH AN ARC OF 50°15'00" A DISTANCE OF 76.74 FEET;
 THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.5 FEET THROUGH AN ARC OF 116°38'40" A DISTANCE OF 76.34 FEET;
 THENCE ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 66.75 FEET THROUGH AN ARC OF 89°40'49" A DISTANCE OF 104.58 FEET;
 THENCE SOUTH 01°12'37" WEST 113.18 FEET TO THE AFOREMENTIONED FENCE LINE, OR THE PRODUCTION THEREOF;
 THENCE ALONG SAID FENCE LINE, OR PRODUCTION, SOUTH 88°47'23" EAST 25.00 FEET TO THE SOUTHWESTERLY CORNER OF THE COMMUNITY BEACH TRACT KNOWN AS TRACT "A", BEING THE WESTERLY LINE OF SAID BEACH TRACT AND THE PRODUCTION THEREOF, NORTH 01°12'37" EAST 204.93 FEET, MORE OR LESS, TO A LINE 240.0 FEET NORTH OF AND PARALLEL WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF TRACT 1, ADAMS LAKE WASHINGTON TRACTS;
 THENCE NORTH 88°28'12" WEST ALONG SAID PARALLEL LINE 143.33 FEET;
 THENCE SOUTH 10°09'37" WEST 53.71 FEET;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 62.5 FEET THROUGH AN ARC OF 35°16'29" A DISTANCE OF 38.48 FEET;
 THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 62.5 FEET, THROUGH AN ARC OF 116°19'29" A DISTANCE OF 126.89 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.0 FEET NORTHERLY FROM THE AFOREMENTIONED FENCE LINE, OR THE PRODUCTION THEREOF;
 THENCE NORTH 88°47'23" WEST ALONG SAID PARALLEL LINE 210.88 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF EAST MERCER WAY;
 THENCE SOUTH 44°00'05" WEST ALONG SAID SOUTHWESTERLY LINE 34.06 FEET TO THE TRUE POINT OF BEGINNING;
 AND TOGETHER WITH A 1/3RD INTEREST IN THE FOLLOWING DESCRIBED PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND THAT PORTION OF ADJOINING SECOND CLASS SHORELANDS, LYING ABOVE THE LEVEL OF THE WATERS OF LAKE WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT MARKED BY AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, WHICH POINT IS NORTH 01°18'16" EAST 120 FEET FROM THE NORTHWEST CORNER OF TRACT 1, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON;
 THENCE SOUTH 88°26'18" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT AND THE EASTERLY PRODUCTION THEREOF, 1,504.56 FEET TO A POINT MARKED BY AN IRON PIPE SET IN THE CENTERLINE OF EAST MERCER WAY;
 THENCE SOUTH 17°42'42" WEST 89.20 FEET TO A POINT MARKED BY AN IRON PIPE ON THE SOUTHEASTERLY LINE OF SAID EAST MERCER WAY;
 THENCE SOUTH 88°47'23" EAST ALONG A FENCE AS IT EXISTED JUNE 30, 1952, DATE OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NUMBER 4254660, OR THE PRODUCTION THEREOF, 437.63 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 88°47'23" EAST 151.08 FEET, MORE OR LESS, TO THE SHORE OF LAKE WASHINGTON;
 THENCE NORTHERLY ALONG SAID SHORE 25.0 FEET, MORE OR LESS, TO A LINE PARALLEL WITH, AND NORTH 01°12'37" EAST 25.0 FEET FROM THE AFOREMENTIONED FENCE LINE, OR THE PRODUCTION THEREOF;
 THENCE NORTH 88°47'23" WEST ALONG SAID PARALLEL LINE 153.0 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 01°12'37" EAST FROM THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 01°12'37" WEST 25.0 FEET TO THE TRUE POINT OF BEGINNING;
 TOGETHER WITH REMAINING SECOND CLASS SHORELANDS ADJOINING SAID PREMISES.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B ITEMS

- PERPETUAL RIGHT TO USE WATER ARISING IN SPRINGS UPON SAID PREMISES AND EASEMENT TO LAY AND MAINTAIN WATER PIPES THEREON, DISCLOSED BY INSTRUMENT RECORDED NOVEMBER 5, 1921 UNDER RECORDING NO. 1565522, WHICH RIGHT AND EASEMENT TO BE USED ONLY IN CONNECTION WITH THE PREMISES ADJOINING ON THE SOUTH, TO WIT: THE NORTH HALF OF TRACT 1, ADAMS LAKE WASHINGTON TRACTS. (NOT PLOTTED, BLANKET IN NATURE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 RECORDING DATE: JANUARY 31, 1938
 RECORDING NO.: 2982759
 AFFECTS: SOUTH 120 FEET OF THAT PORTION OF SAID GOVERNMENT LOT 1, LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF SAID TRACT 1, ADAMS LAKE WASHINGTON TRACTS (NOT PLOTTED DOCUMENT ILLEGIBLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: MERCER ISLAND SEWER DISTRICT
 PURPOSE: SEWER PIPE LINES
 RECORDING DATE: NOVEMBER 12, 1964
 RECORDING NO.: 5810603
 AFFECTS: SAID SHORE LANDS (NOT PLOTTED, EASEMENT IS OVER FACILITIES AS CONSTRUCTED)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: SIDE SEWER
 RECORDING DATE: JUNE 25, 1968
 RECORDING NO.: 6367676 (PLOTTED)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: WASHINGTON NATURAL GAS COMPANY, A WASHINGTON CORPORATION
 PURPOSE: GAS PIPELINE OR PIPELINES
 RECORDING DATE: DECEMBER 19, 1988
 RECORDING NO.: 8812190662
 AFFECTS: PORTION OF PRIVATE ROADWAY SAID EASEMENT IS ALSO DISCLOSED BY NUMEROUS INSTRUMENTS OF RECORD. (NOT PLOTTED, BLANKET IN NATURE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF MERCER ISLAND, A WASHINGTON MUNICIPAL CORPORATION
 PURPOSE: CONSTRUCTION OF WATER SYSTEM
 RECORDING DATE: JULY 3, 2013
 RECORDING NO.: 20130703001031
 AFFECTS: PORTION OF SAID PREMISES (PLOTTED)
- PUBLIC AND/OR PRIVATE EASEMENTS, IF ANY, IN EXISTENCE OVER, UNDER, ALONG AND ACROSS THAT PORTION OF REAL ESTATE UNDER SEARCH LYING WITHIN THE PRIVATE ROADWAY. (NOT PLOTTED, BLANKET IN NATURE)
- EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY
 GRANTOR: STATE OF WASHINGTON
 RECORDING NO.: 707849
 RECORDING NO.: 3117173 (NOT PLOTTED, BLANKET IN NATURE)
- NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: DECEMBER 6, 1977
 RECORDING NO.: 7712060812 (NOT PLOTTED, NOT SURVEY RELATED)
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 EXECUTED BY: OWNERS OF TRACTS A AND OWNERS OF TRACT B
 RECORDING DATE: NOVEMBER 1, 1994
 RECORDING NO.: 9411010574
 REGARDING: COMMUNITY WATERFRONT JOINT USE (PLOTTED)
- INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: JUNE 27, 2019
 RECORDING NO.: 20190627000159 (NOT PLOTTED, NOT SURVEY RELATED)
- QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS. (NOT PLOTTED, BLANKET IN NATURE)
- ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF LAKE WASHINGTON. (NOT PLOTTED, BLANKET IN NATURE)
- RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON. (NOT PLOTTED, BLANKET IN NATURE)
- ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER. (NOT PLOTTED, BLANKET IN NATURE)
- PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER. (NOT PLOTTED, BLANKET IN NATURE)

TOPOGRAPHIC & BOUNDARY SURVEY

BASIS OF BEARINGS

A BEARING OF N 88°52'01" W BETWEEN FOUND SURVEY POINTS ON THE NORTH LINE OF R1.

REFERENCES

- R1. CROWDER ADDITION, VOL.17, PG. 90&91
- R2. ROS VOL.61, PG.260
- R3. ROS VOL.182, PG. 242

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 2220

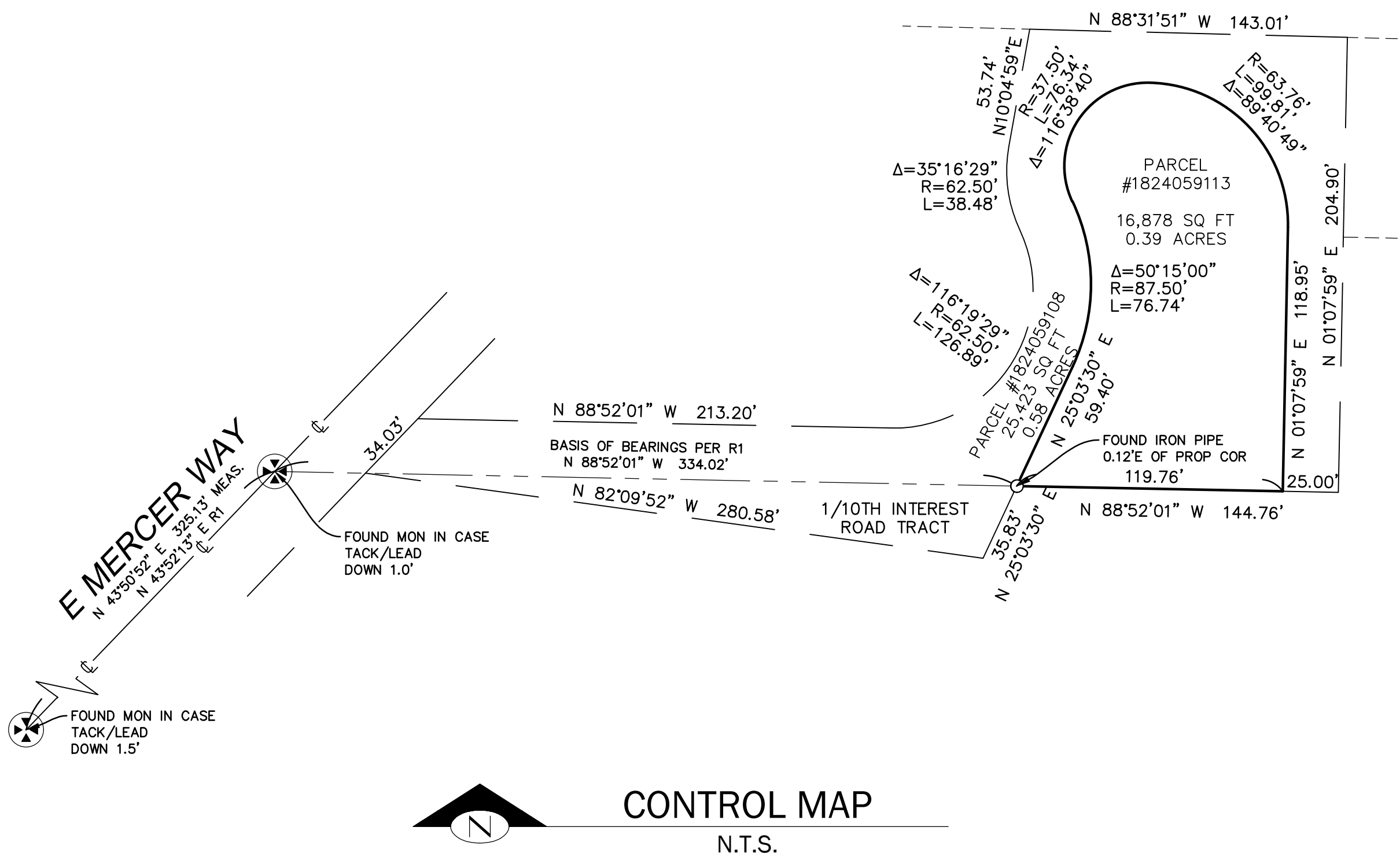
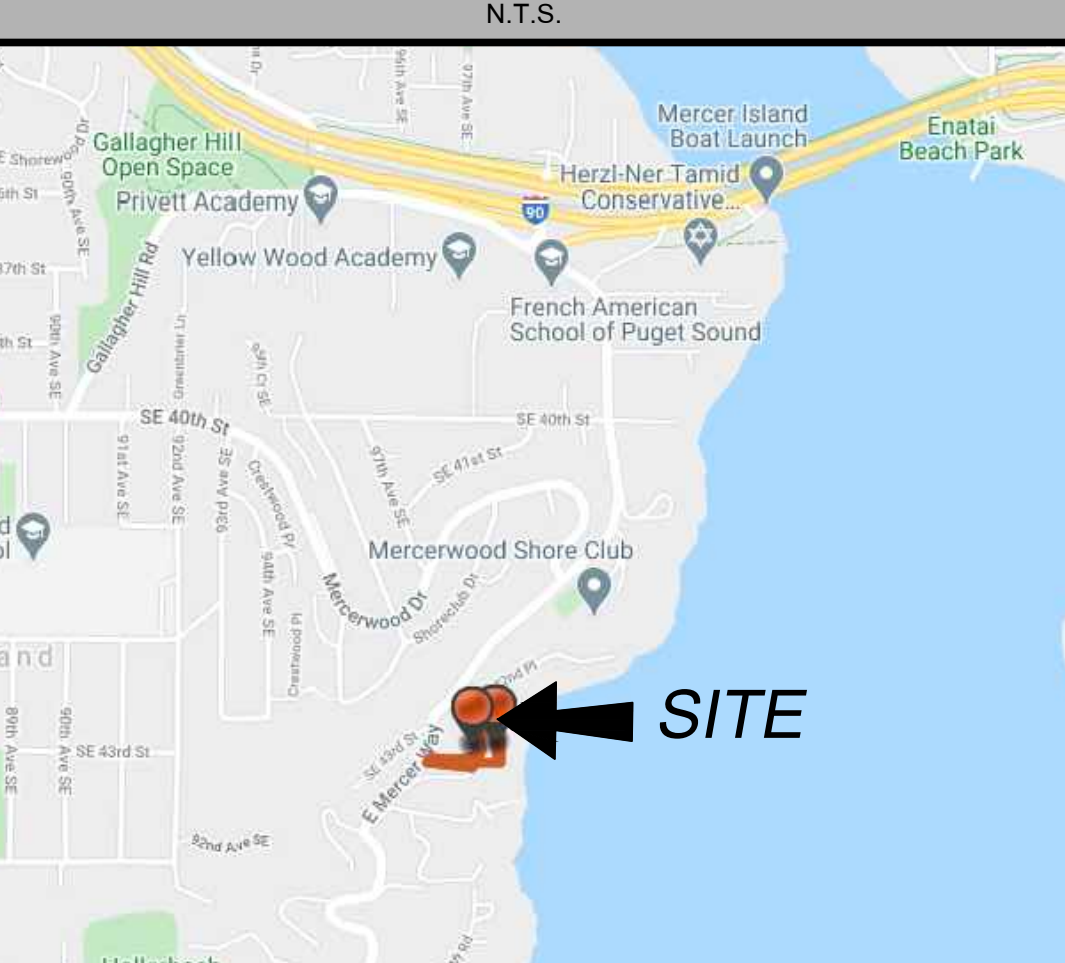
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO.(S) 1824059108 & 1824059113
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 25,423 S.F. (0.58 ACRES) PARCEL NO. 1824059108
 1/10TH INTEREST ROAD TRACT
 SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,878 S.F. (0.39 ACRES) PARCEL NO. 1824059113
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, CERTIFICATE NO. 0154971-ETU, WITH AN EFFECTIVE DATE OF JULY 15, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

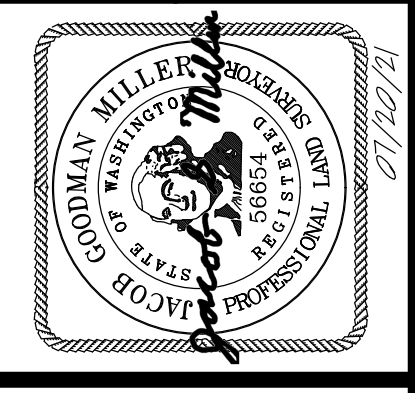
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BRICK SURFACE		REBAR & CAP (SET)
	BUILDING		ROCKERY
	CENTERLINE ROW		SEWER LINE
	CULVERT PIPE		SEWER MANHOLE
	CONCRETE SURFACE		STORM DRAIN LINE
	DECK		STORM DRAIN VAULT
	FIRE HYDRANT		TREE (AS NOTED)
	CATCH BASIN (TYPE 1)		WATER LINE
	NAIL AS NOTED		WATER METER
	MONUMENT IN CASE (FOUND)		WATER VALVE
	OIL FILL CAP		
	POWER METER		
	POWER (OVERHEAD)		
	POWER POLE		

VICINITY MAP



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SE 1/4 OF NE 1/4 SEC 16, TWP. 24N., RGE 06E., W.M.
 PARCEL NO.(S) 1824059108 & 1824059113
MCDONALD / BIRD-VOGEL RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	182209
DATE:	11/04/20
DRAFTED BY:	TGC
CHECKED BY:	TMM/JGM
SCALE:	NTS
REVISION HISTORY	
07/20/21	TREE REMOVAL
SHEET NUMBER	
1 OF 2	

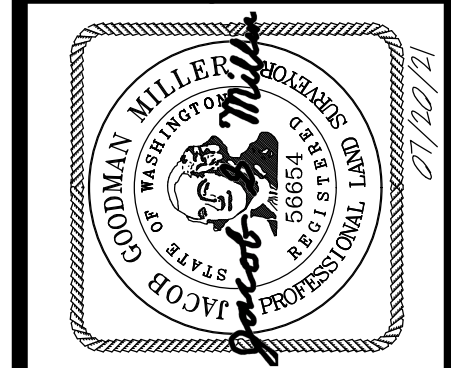
STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF NE 1/4 SEC 16, TWP. 24N., RGE 06E., W.M.
PARCEL NO(S) 1824059108 & 1824059113

MCDONALD / BIRD-VOGEL RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

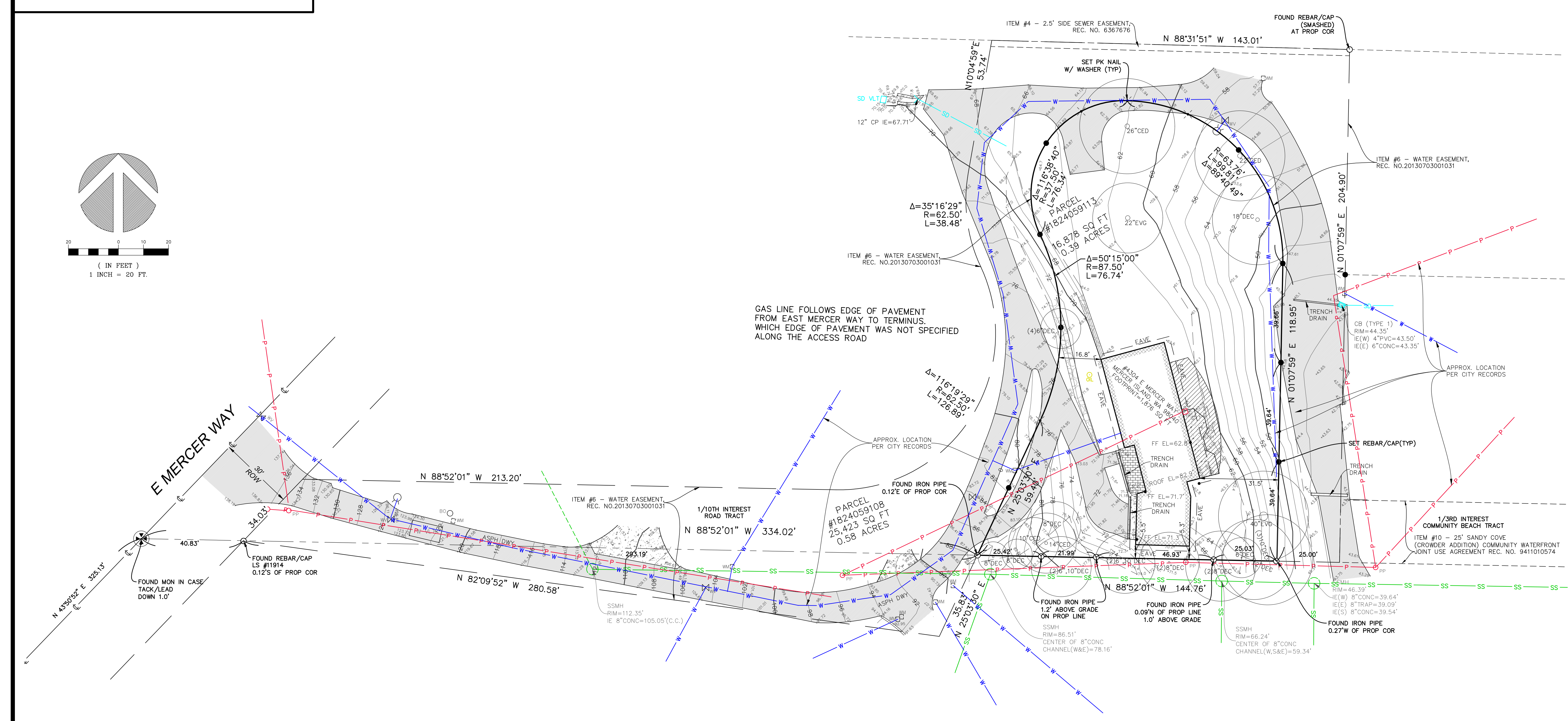
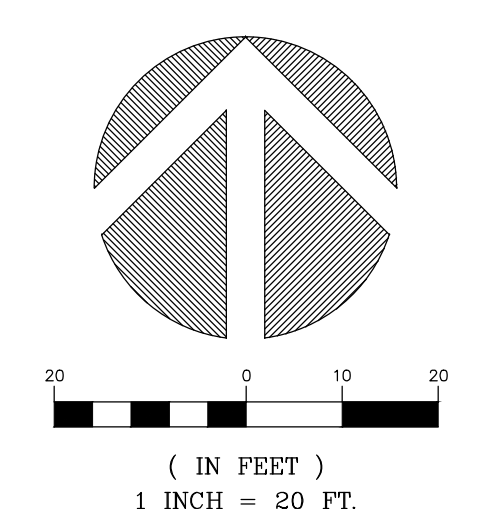


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	182209
DATE:	11/04/20
DRAFTED BY:	TGC
CHECKED BY:	TMM/JGM
SCALE:	1" = 20'
REVISION HISTORY	
07/20/21	TREE REMOVAL
SHEET NUMBER	
2 OF 2	

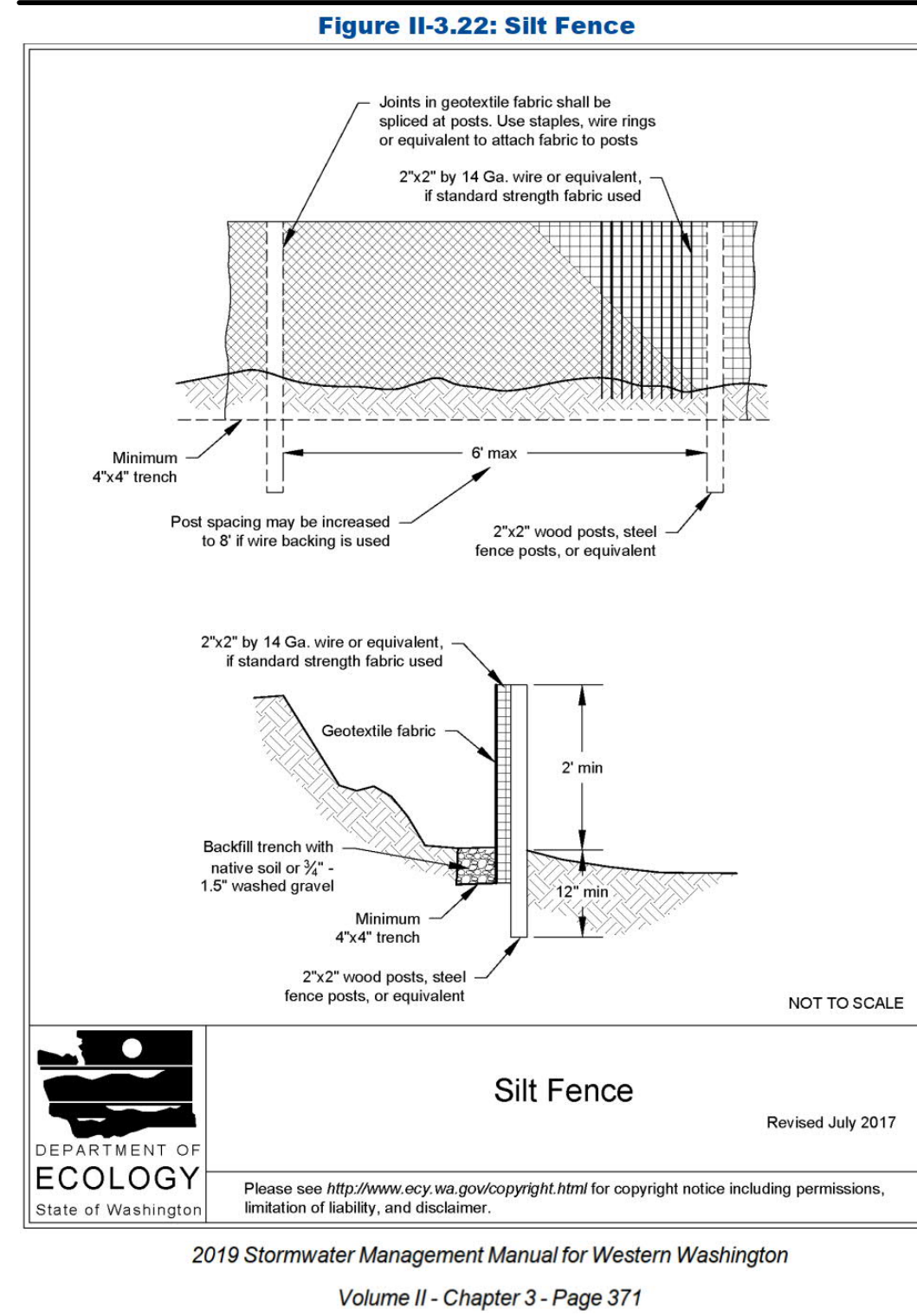
LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- DECK
- FIRE HYDRANT
- CATCH BASIN (TYPE 1)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- OIL FILL CAP
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- STORM DRAIN VAULT
- SIZE TYPE TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE



SILT FENCE DETAIL

DOE



RECOMMENDED CONSTRUCTION SEQUENCE

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

EROSION CONTROL NOTES

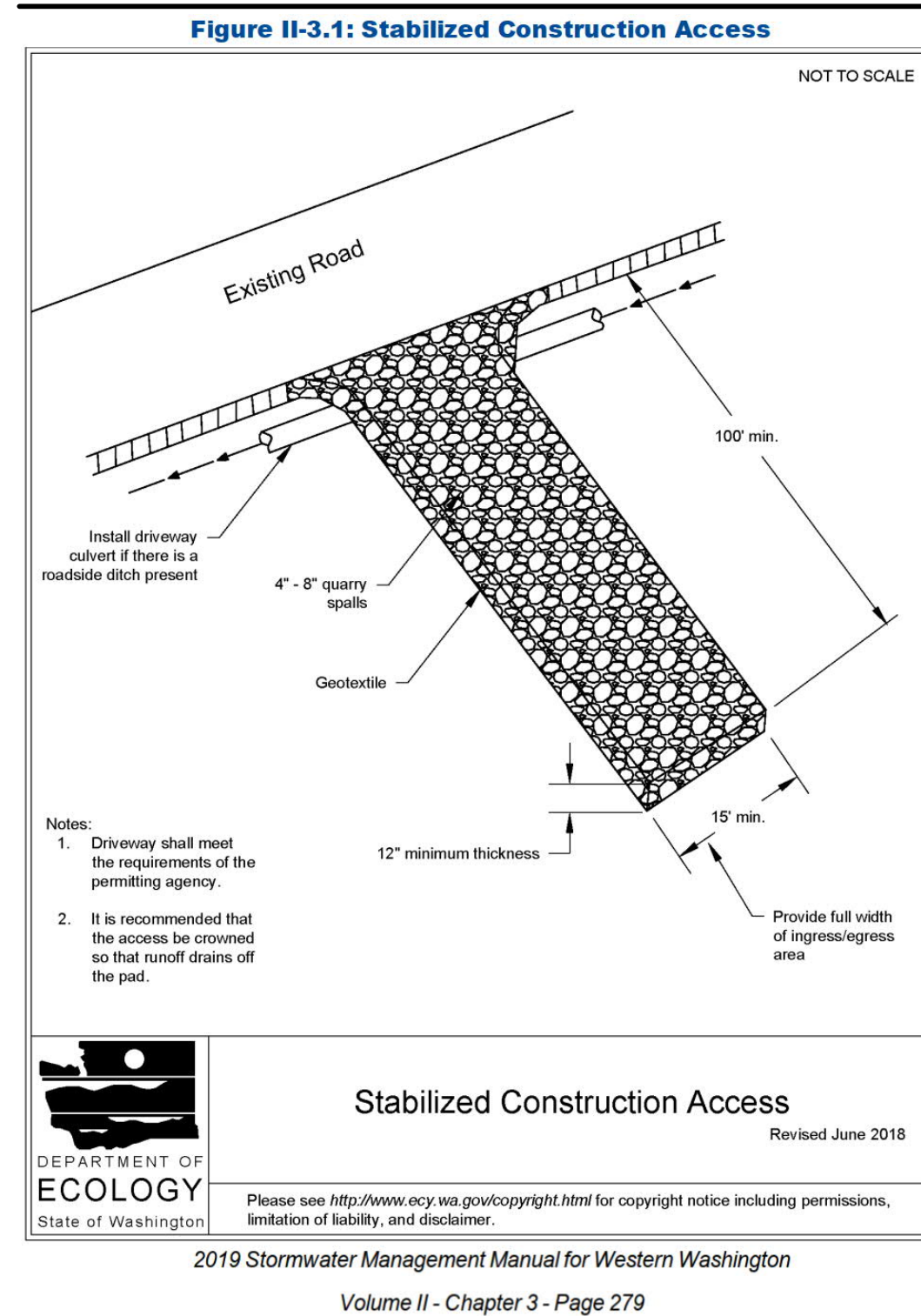
- D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING. IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D), DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
 - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

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

CONSTRUCTION ENTRANCE

DOE



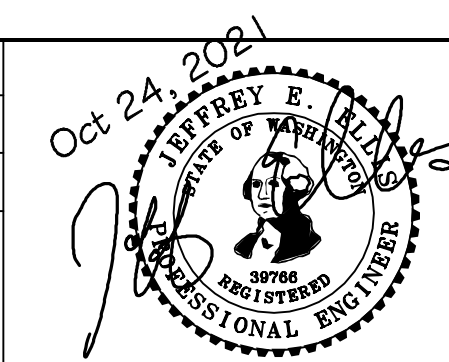
DENUDED AREAS REQUIREMENTS

- APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.
- OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

NO.	DATE	BY	REVISIONS

APPLICANT
CARLY BIRD-VOGEL AND PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

DATE: Oct 24, 2021
JOB# 2007
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



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

TESC & CITY NOTES
TESC DETAILS
BIRD/McDONALD RESIDENCE
4304 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
APN 182405-9113

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

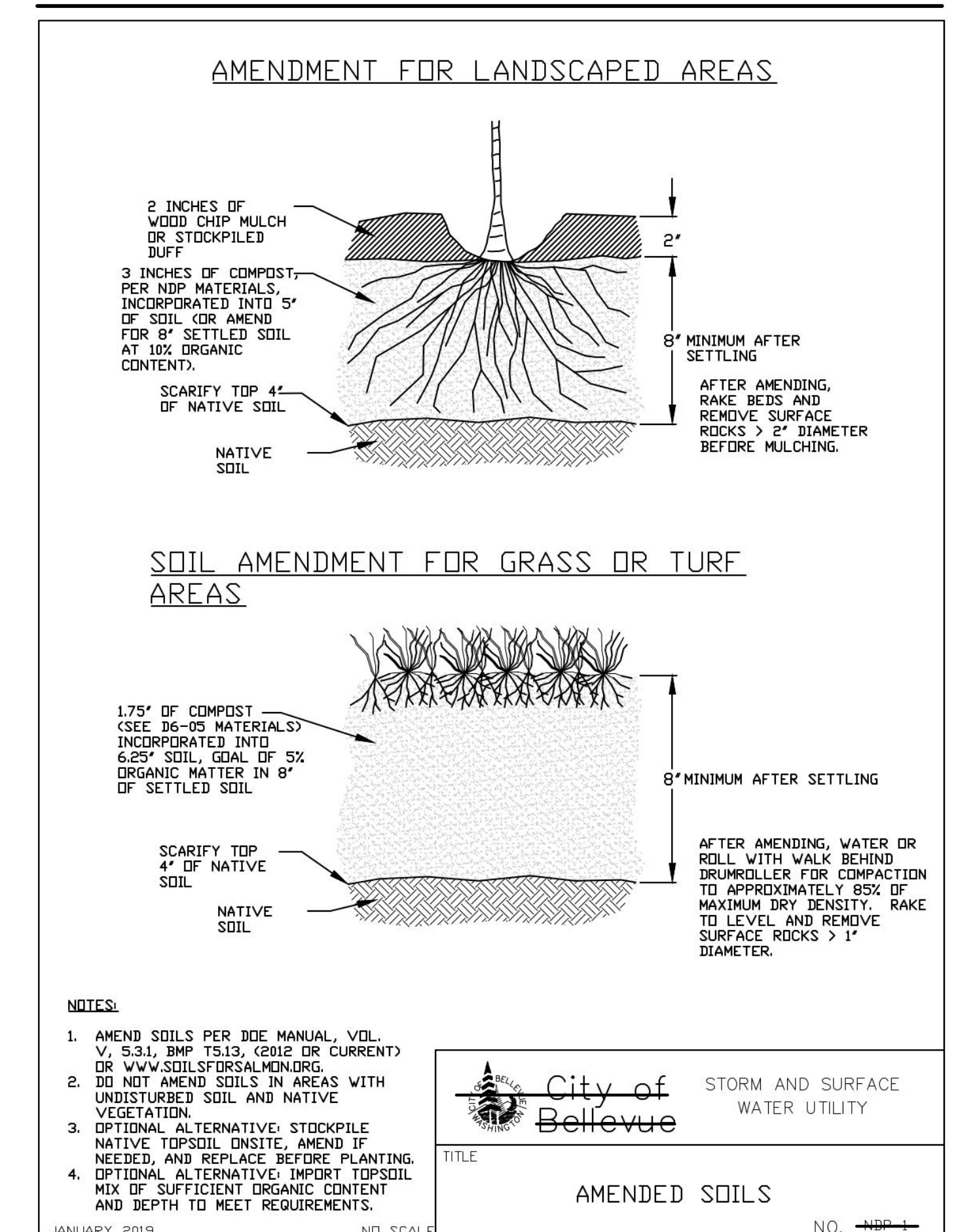
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED
SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER.
THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

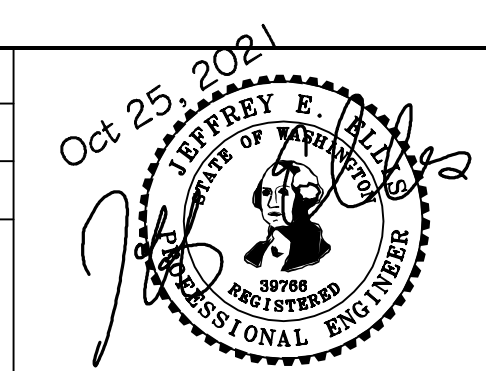
COMPOST AMENDED SOIL SPEC



NO.	DATE	BY	REVISIONS

APPLICANT
CARLY BIRD-VOGEL AND PAUL McDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

DATE: Oct 25, 2021
JOB# 2007
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



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

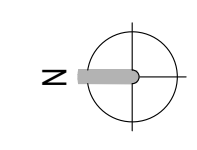
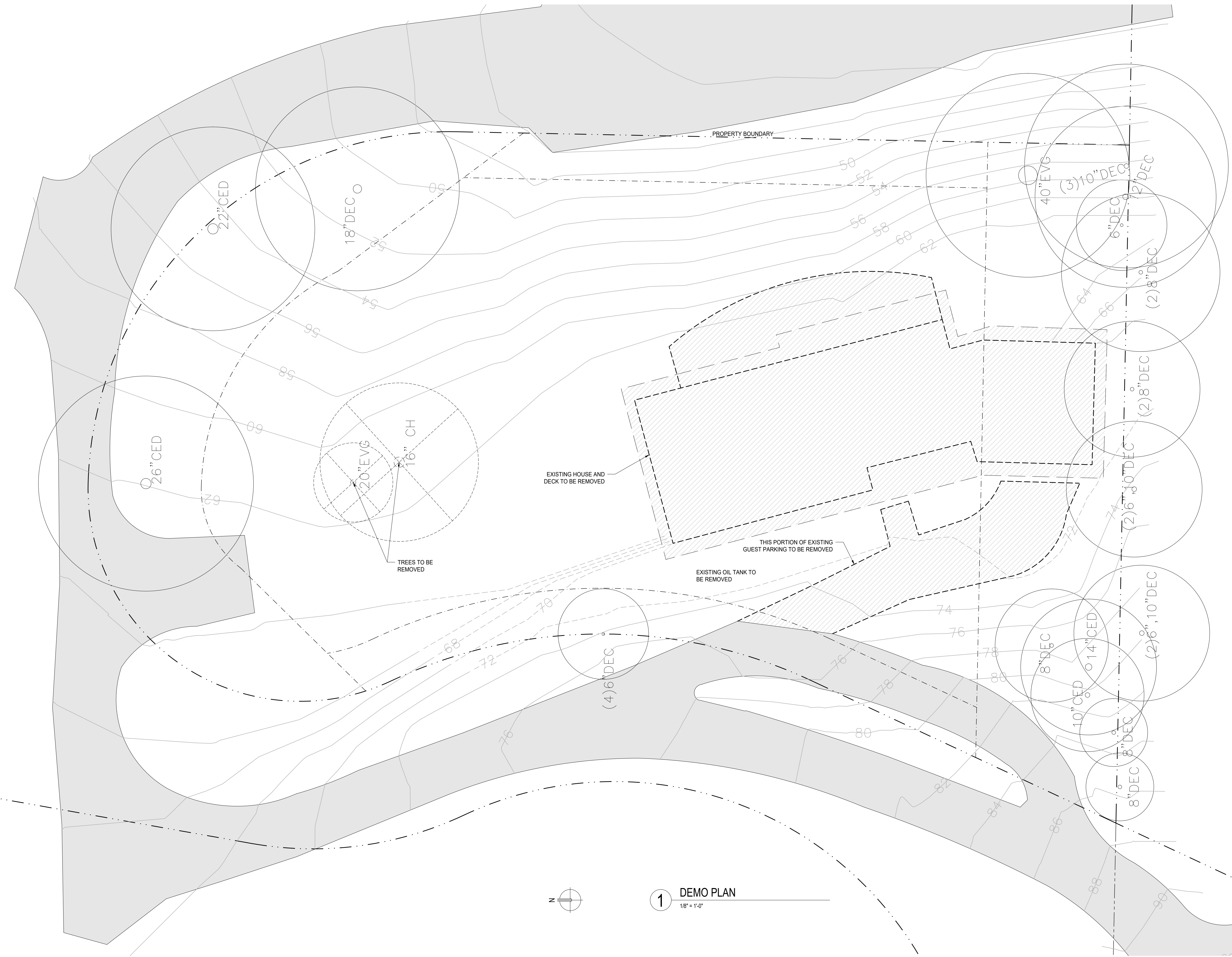
BMP DETAILS
BIRD/McDONALD RESIDENCE
4304 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
APN 182405-9113

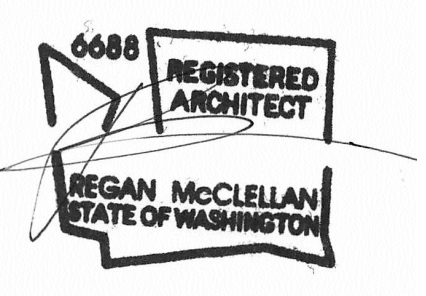
PROJECT:
BIRD MCDONALD RESIDENCE
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MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
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ISSUE:
PERMIT SUBMISSION 2021-10-25



1 DEMO PLAN
1/8" = 1'-0"

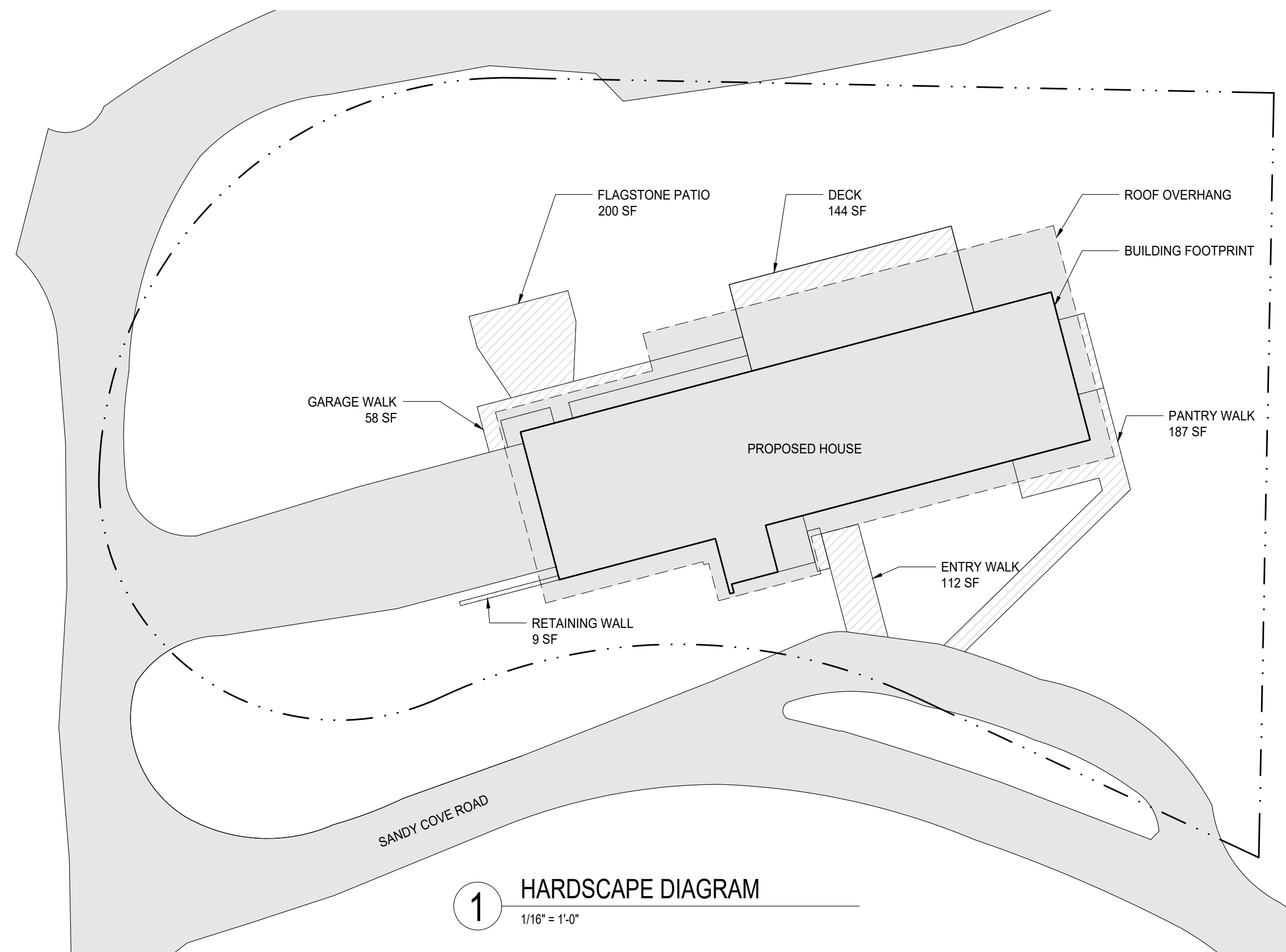
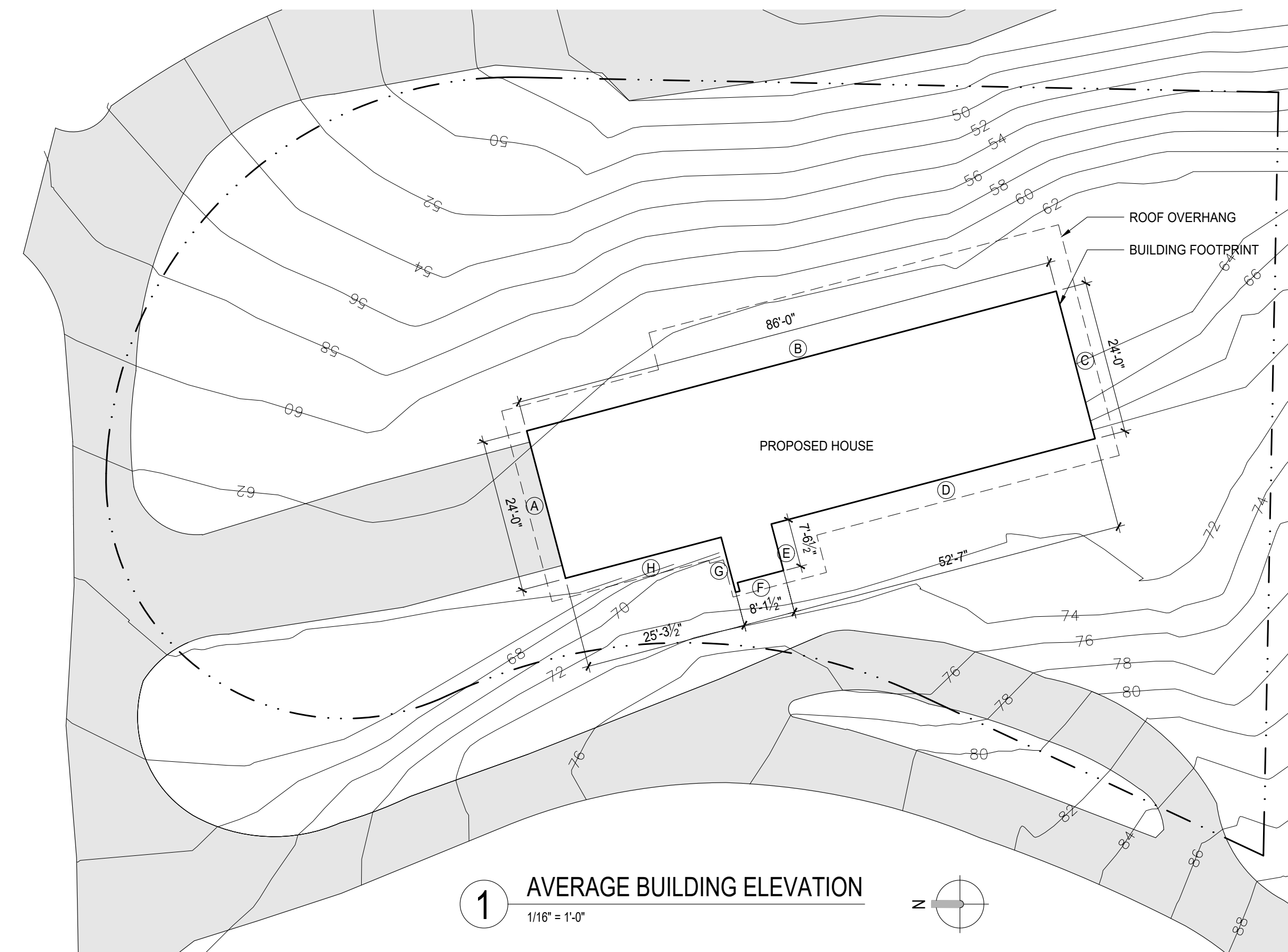
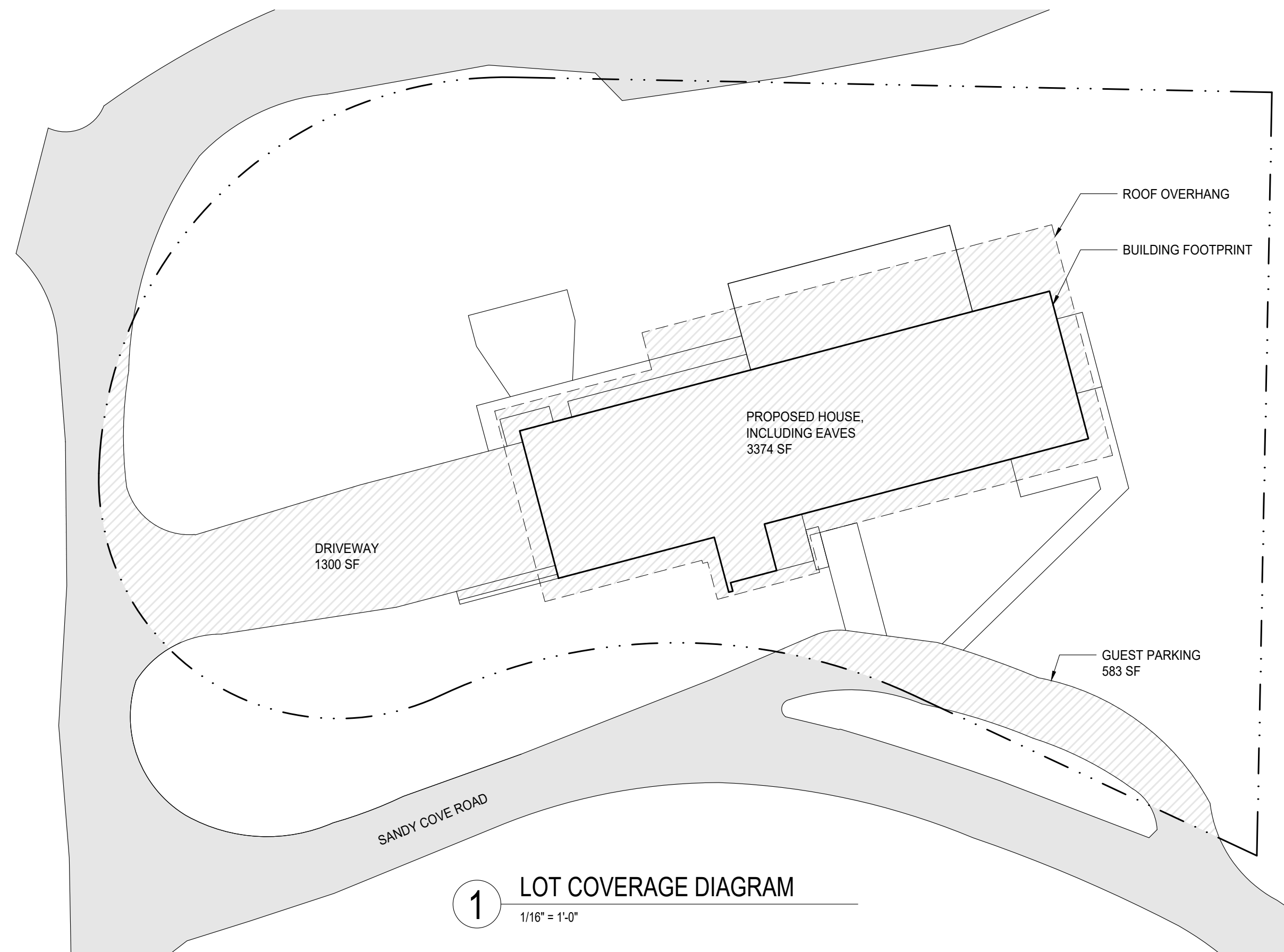


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SHEET TITLE:
SITE PLAN

SHEET:

D1.1



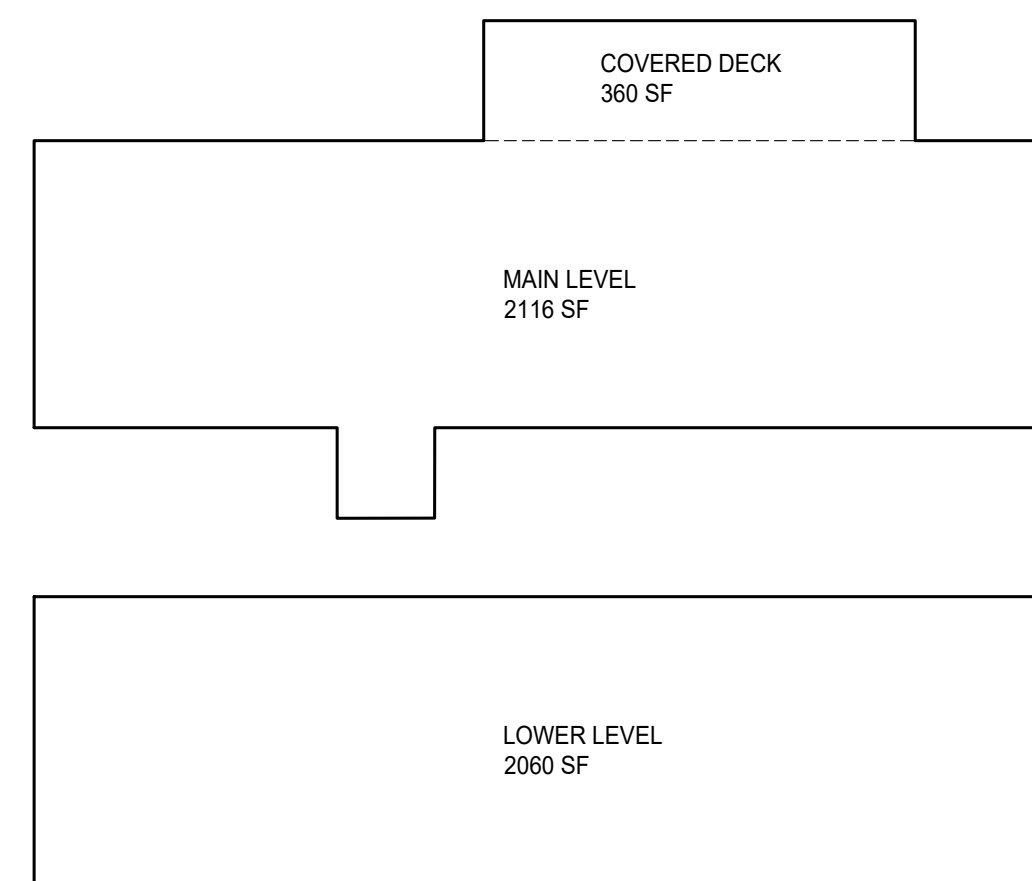
Zoning Calculations

Lot Area 16,878 SF

Gross Floor Area
Main Level Floor Area 2,116.0 SF
Main Level Covered Deck 360.0 SF
Lower Level Floor Area 2,476.0 SF
2,060.0 SF

Proposed Gross Floor Area 4,536.0 SF 26.9%
Allowable Gross Floor Area 6,751.2 SF 40.0%

*Measured from exterior face of building
*Includes attached covered deck floor area



Lot Slope 29.29%
Highest Elevation Point 87.83 feet
Lowest Elevation Point 44.58 feet
Elevation Difference 43.25 feet
Horizontal Difference 147.66 feet
87.83 - 44.58 = 43.25 / 147.66 = 29.29%

Lot Coverage
House, including eaves 3,374.0 SF
Driveway 1,300.0 SF
Guest Parking 583.0 SF

Proposed Lot Coverage 5,257.0 SF 31.1%
Allowable Lot Coverage 5,907.3 SF 35.0%

*Includes all buildings measured to the eaves and all driving surfaces

Hardscape
Entry Walkway 112.0 SF
Pantry Walkway 187.0 SF
Garage Walkway 58.0 SF
Deck 144.0 SF
Flagstone Patio 200.0 SF
Retaining Wall 9.0 SF

Proposed Hardscape 710.0 SF 4.2%
Allowable Hardscape 1,519.0 SF 9.0%

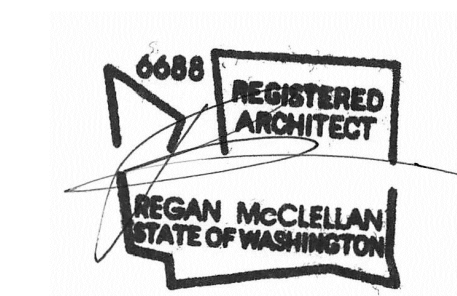
*Includes walkways, decks, patios; Does NOT include driving surfaces or buildings

Average Building Elevation

	Midpoint Elevation	Segment Length	Elev x Length
A	63.0	24.0 feet	1512.0
B	62.5	86.0 feet	5375.0
C	64.0	24.0 feet	1536.0
D	70.5	53.0 feet	3736.5
E	71.0	7.5 feet	532.5
F	71.0	8.0 feet	568.0
G	71.0	7.5 feet	532.5
H	64.0	25.3 feet	1619.2

Total 537.0 235.3 feet 15411.7

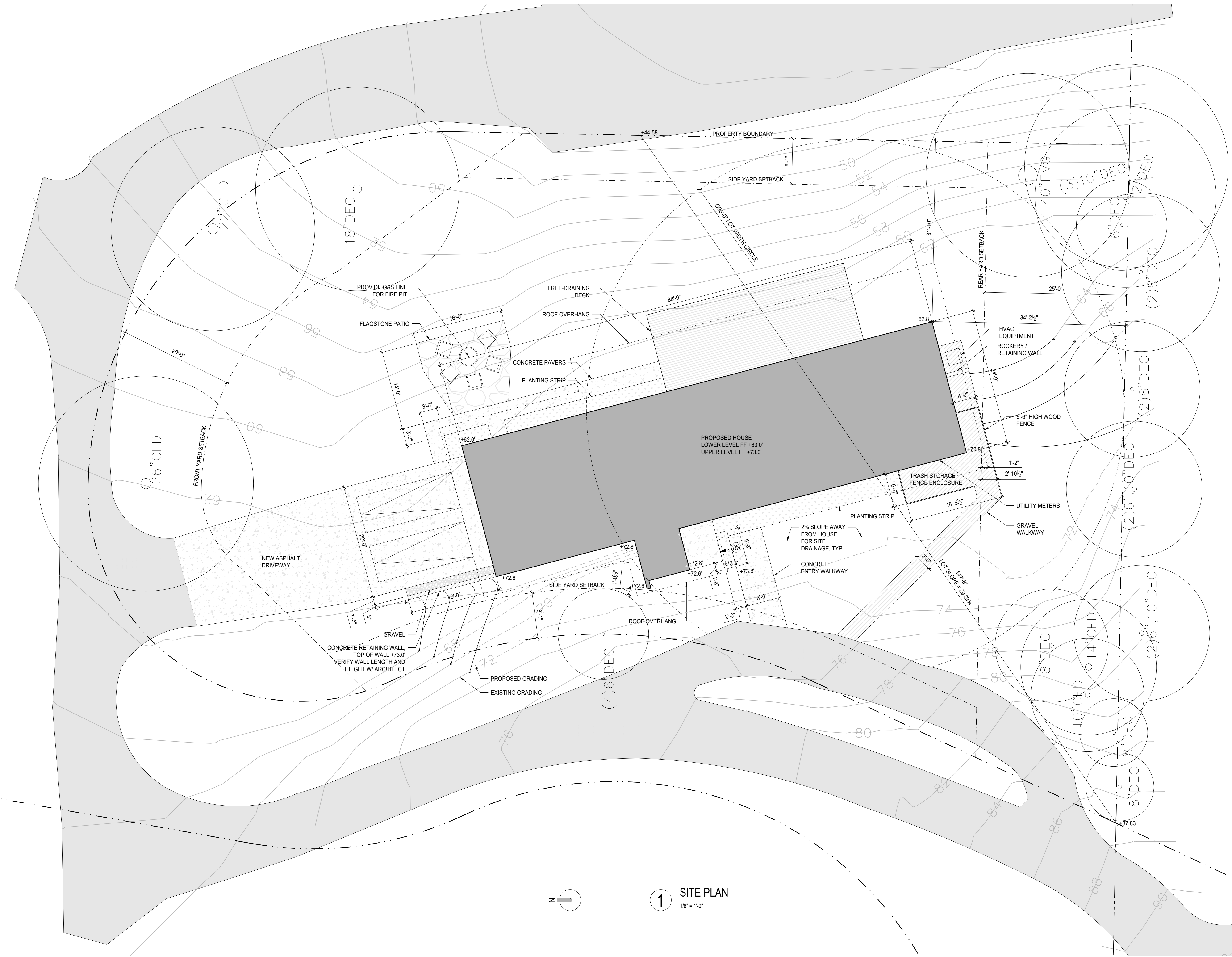
Average Building Elevation = 65.5 feet
Maximum Building Height = 95.5 feet



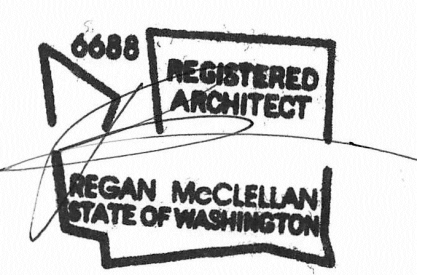
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SHEET TITLE:
ZONING DIAGRAMS

SHEET:



1 SITE PLAN
1/8" = 1'-0"



DATE:
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SHEET TITLE:
SITE PLAN

SHEET:

A1.1

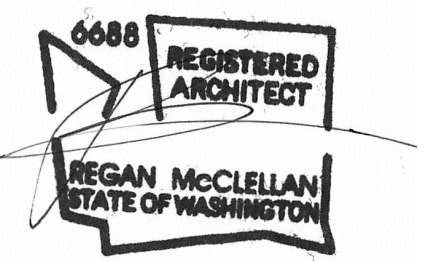
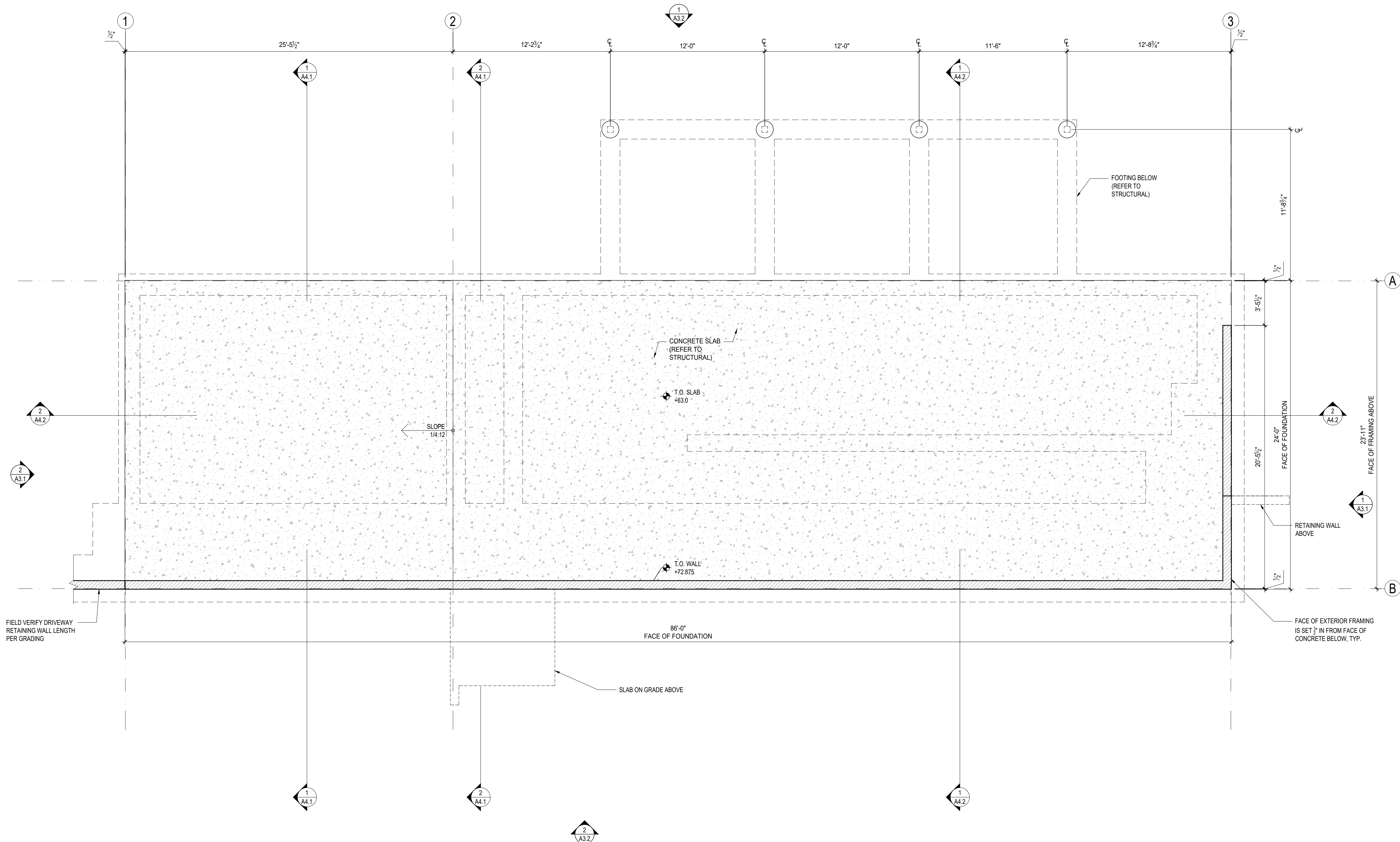
GENERAL NOTES:

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
2. REFER TO SHEET A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
3. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.
4. INTERIOR DOORS TO BE 4-1/2" FROM FACE OF STUD, UNO.
5. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4, HARDWIRED TO BUILDING WIRING WITH BATTERY BACKUP PER R314.6
6. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034, PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
7. UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
8. ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER DESIGNATION AT HAZARDOUS LOCATIONS PER IRC R308.1, SEE OPENING SCHEDULE FOR LOCATIONS
9. GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE 'X' GWB
10. WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION

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SHEET TITLE:
FOUNDATION PLAN

SHEET:

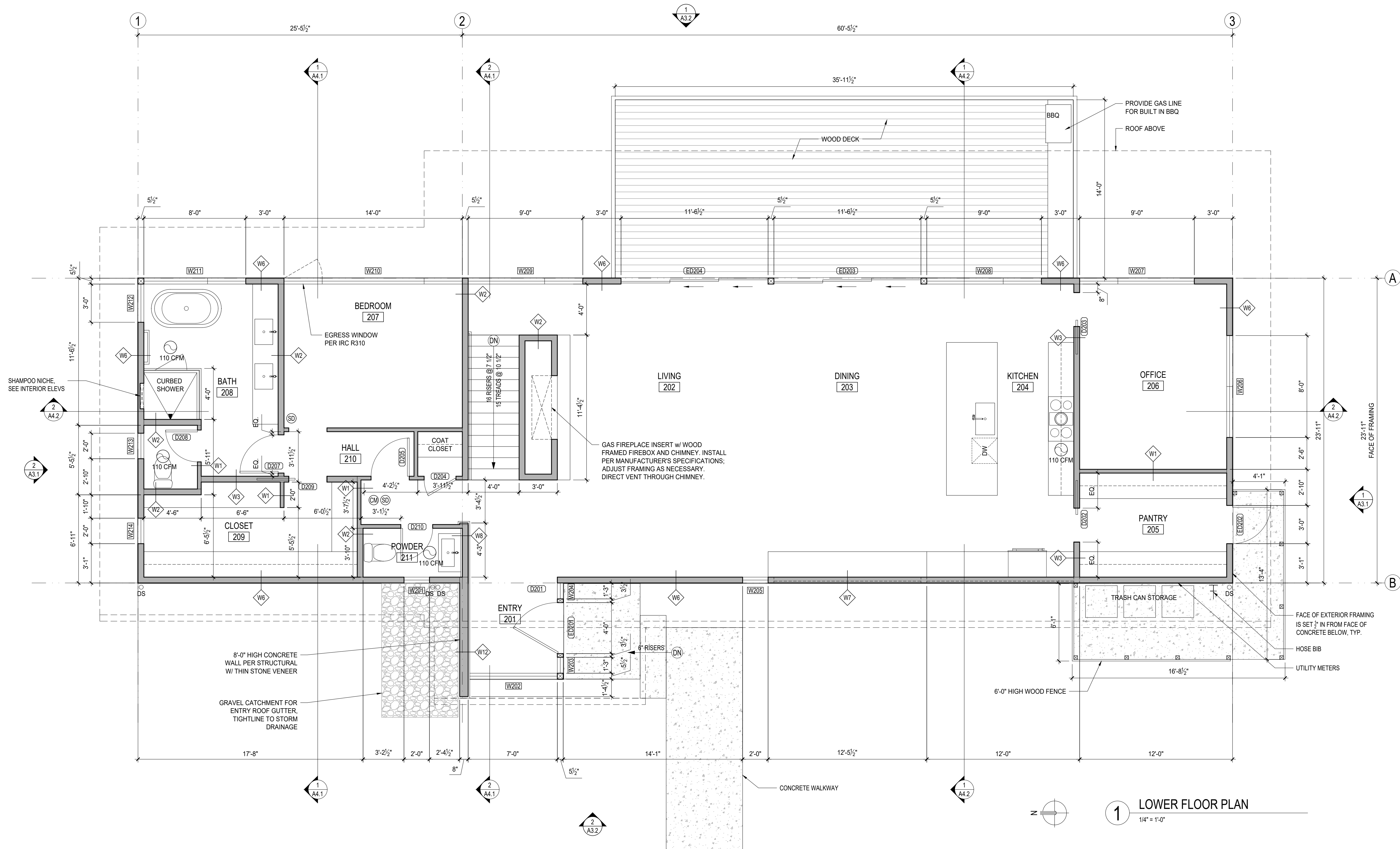
A2.1

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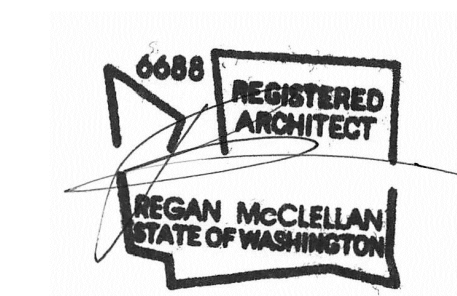
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1 LOWER FLOOR PLAN
1/4" = 1'-0"



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SHEET TITLE:
UPPER FLOOR PLAN

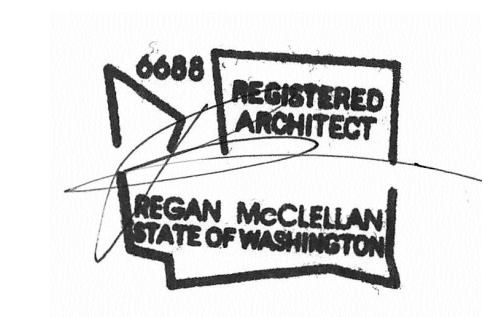
SHEET:

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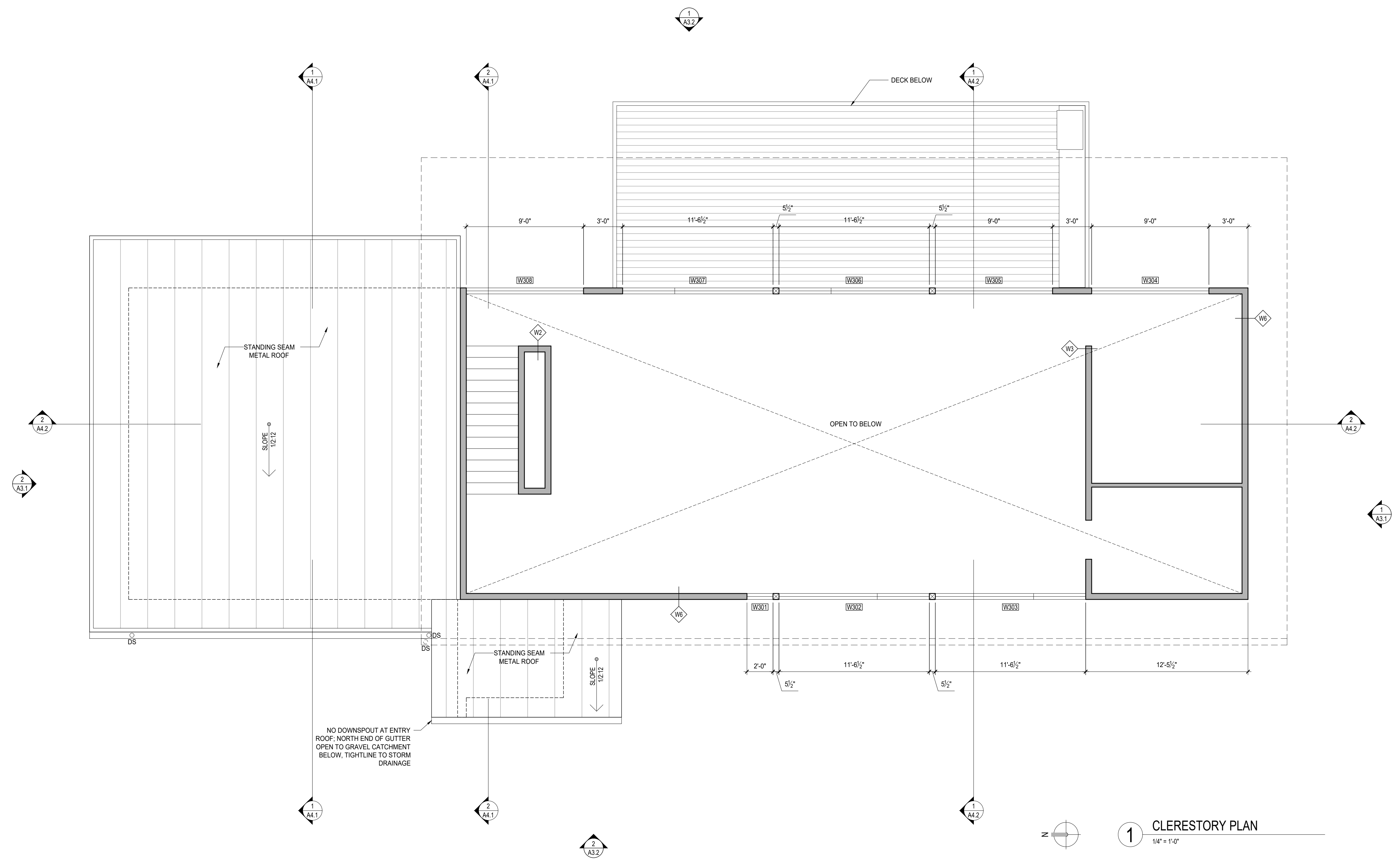


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SHEET TITLE:
CLERESTORY PLAN

SHEET:

A2.4



1 CLERESTORY PLAN
1/4" = 1'-0"

NO DOWNSPOUT AT ENTRY
ROOF NORTH END OF GUTTER
OPEN TO GRAVEL CATCHMENT
BELOW, TIGHTLINE TO STORM
DRAINAGE

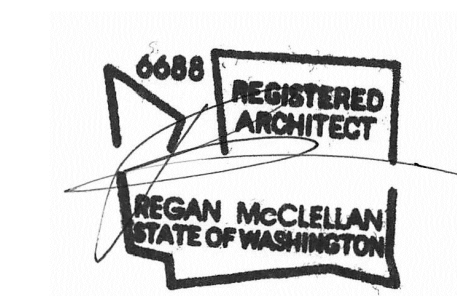
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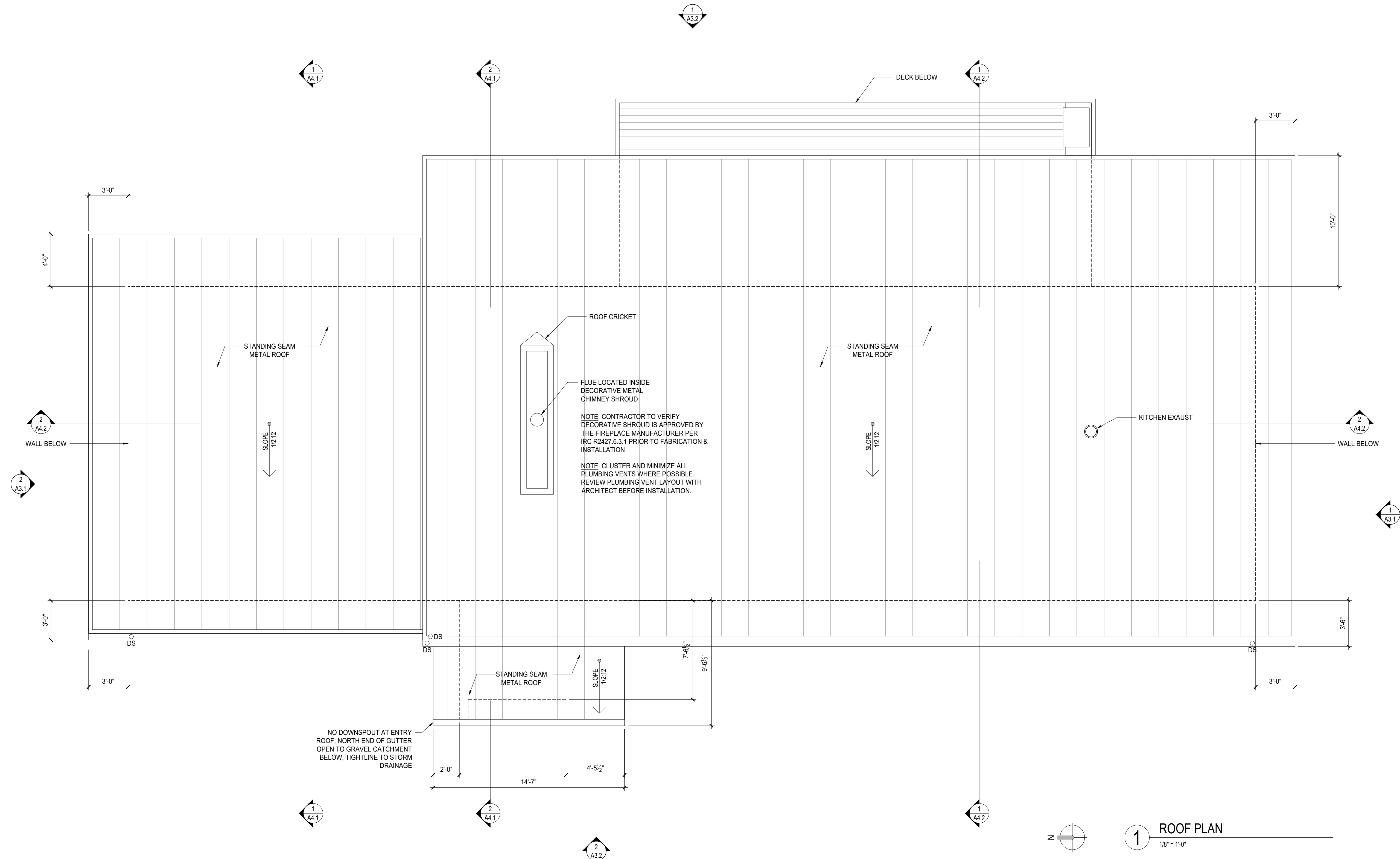


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SHEET TITLE:
ROOF PLAN

SHEET:

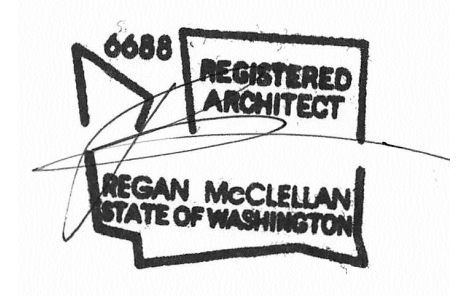
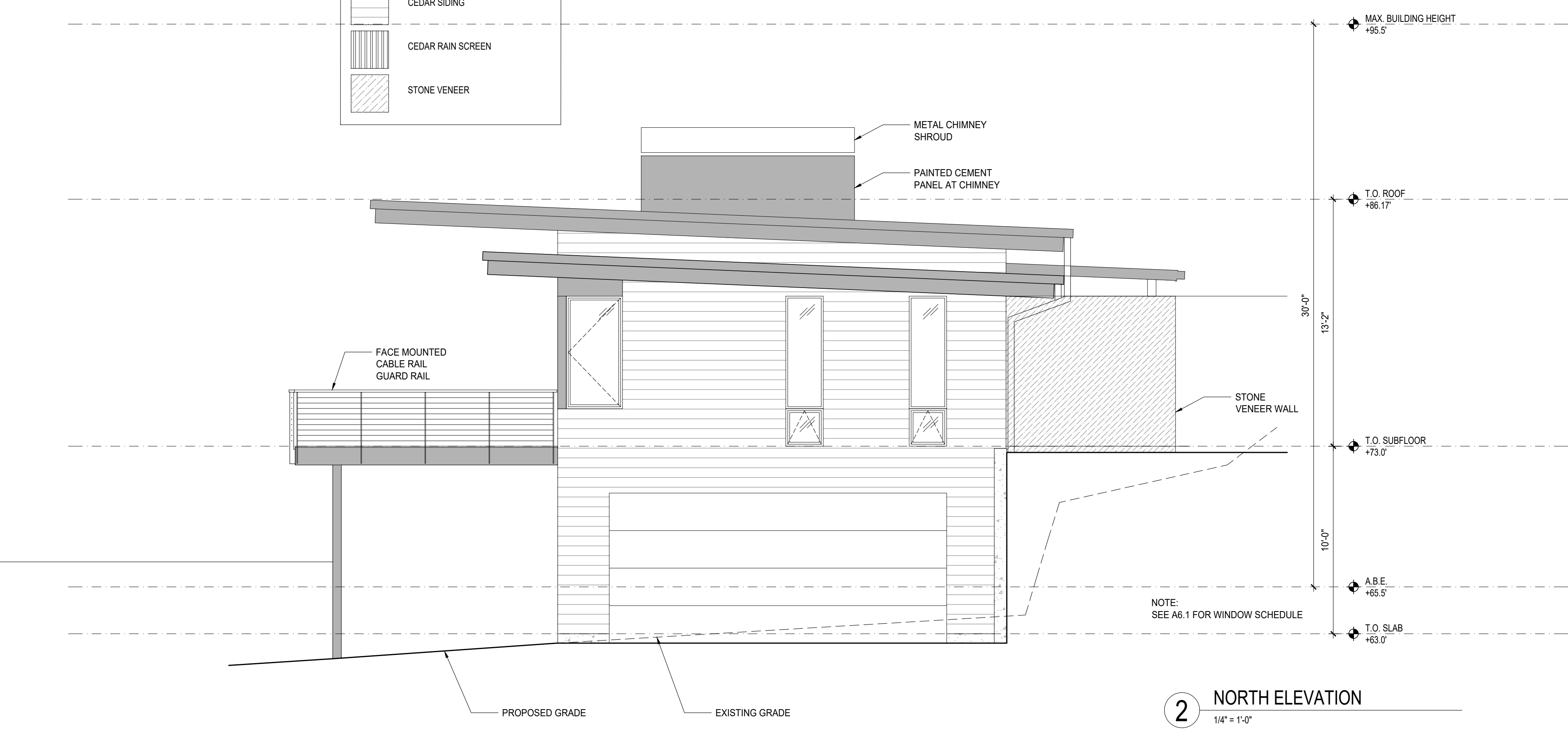
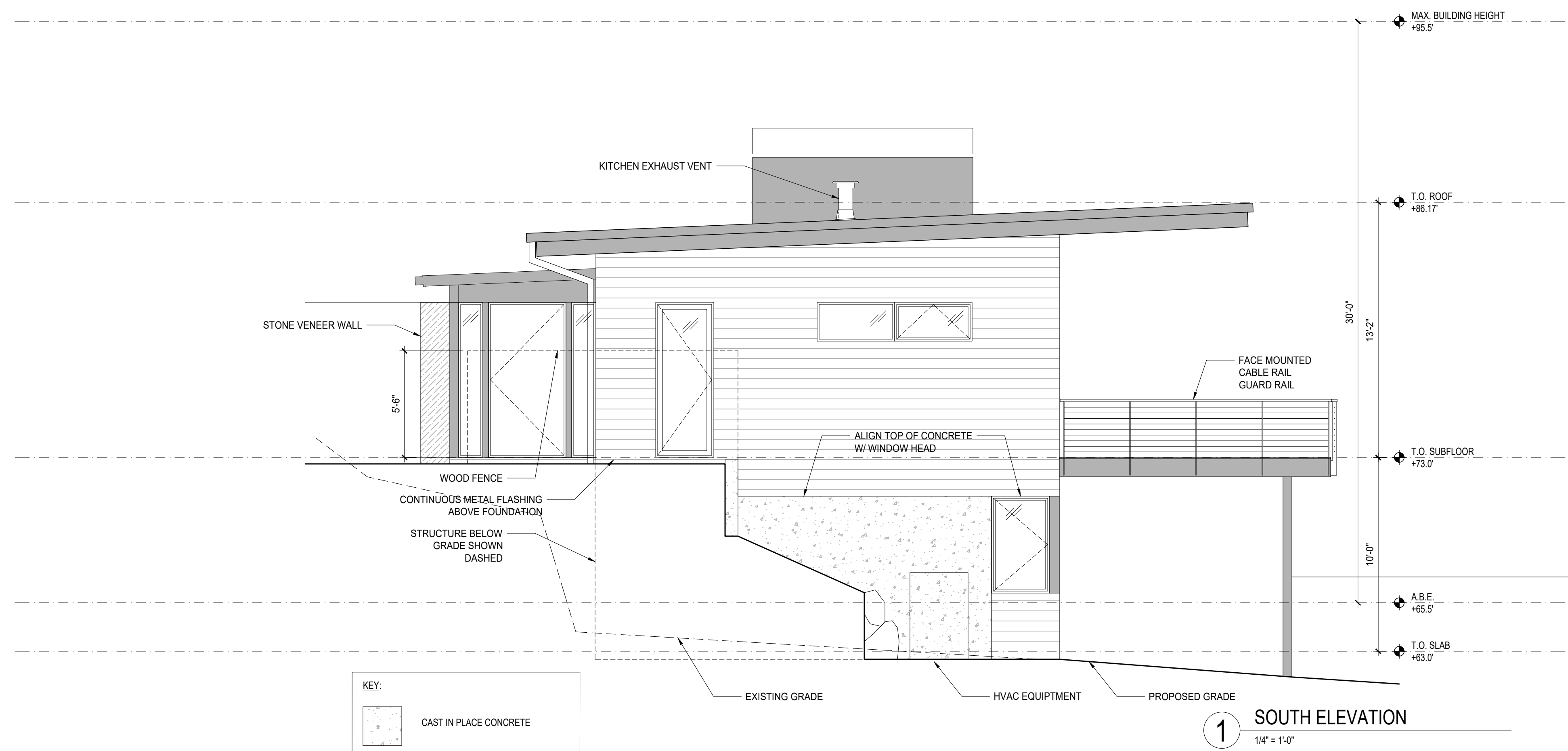
A2.5



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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:



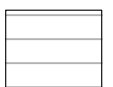
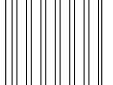

A3.1



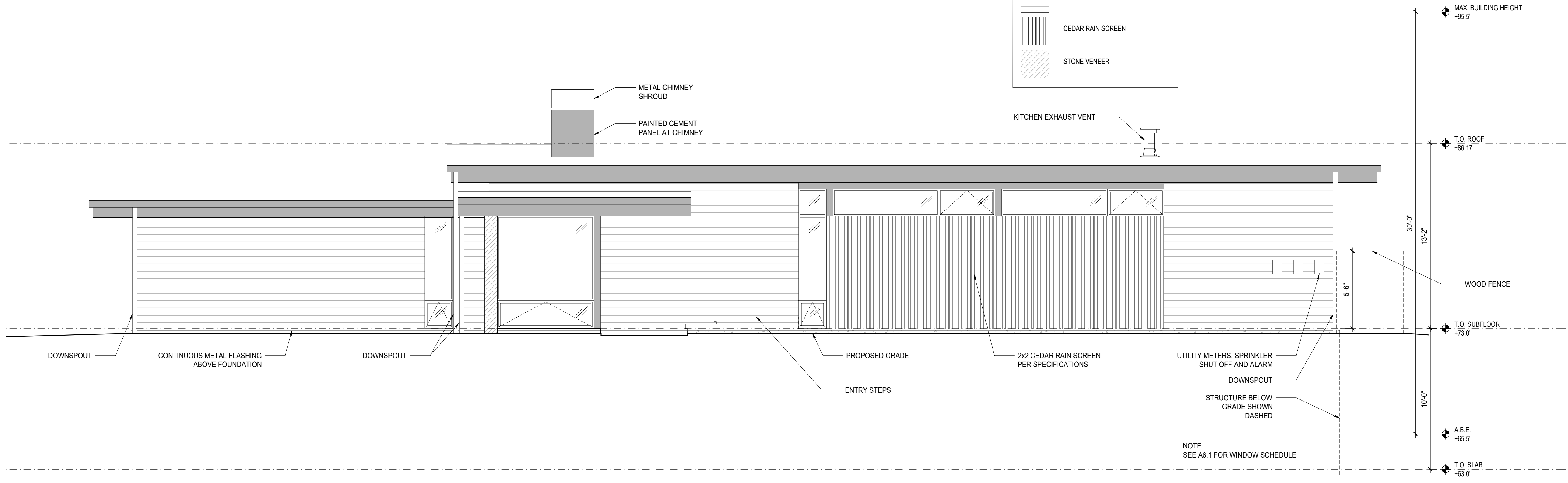
CONTINUOUS METAL FLASHING ABOVE FOUNDATION

FACE MOUNTED CABLE RAIL GUARD RAIL

KEY:

-  CAST IN PLACE CONCRETE
-  PAINTED TRIM
-  CEDAR SIDING
-  CEDAR RAIN SCREEN
-  STONE VENEER

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



METAL CHIMNEY SHROUD
PAINTED CEMENT PANEL AT CHIMNEY

KITCHEN EXHAUST VENT

DOWNSPOUT

CONTINUOUS METAL FLASHING ABOVE FOUNDATION

DOWNSPOUT

PROPOSED GRADE

2x2 CEDAR RAIN SCREEN PER SPECIFICATIONS

UTILITY METERS, SPRINKLER SHUT OFF AND ALARM

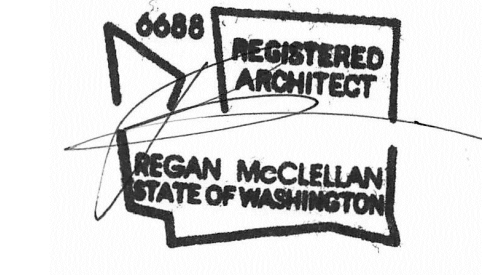
DOWNSPOUT

STRUCTURE BELOW GRADE SHOWN DASHED

NOTE:
SEE A6.1 FOR WINDOW SCHEDULE

WOOD FENCE

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



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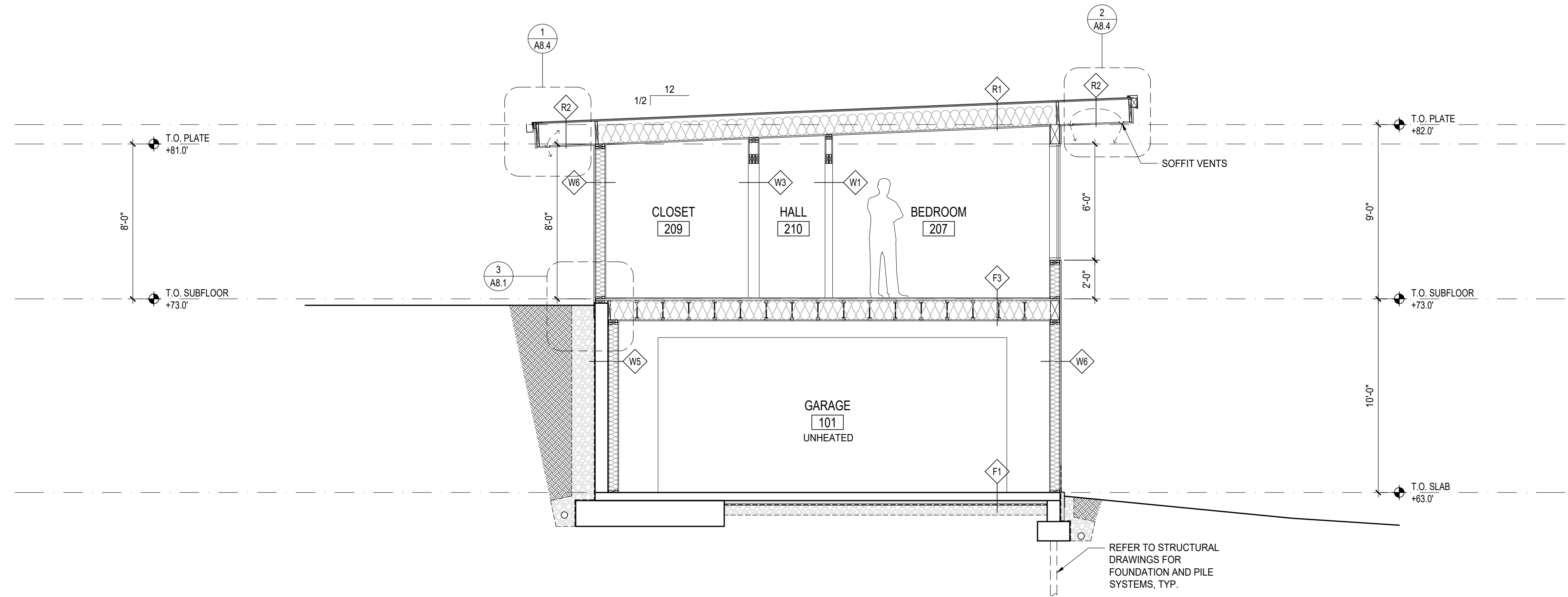
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EXTERIOR ELEVATIONS

SHEET:

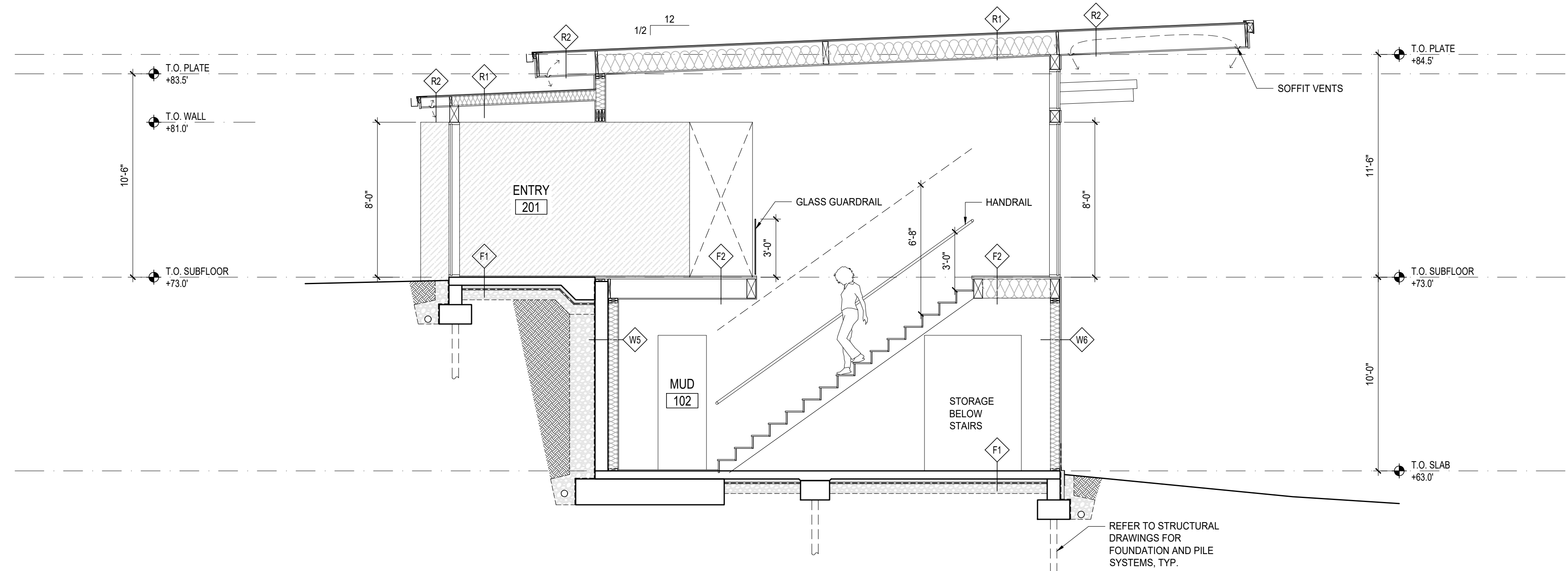
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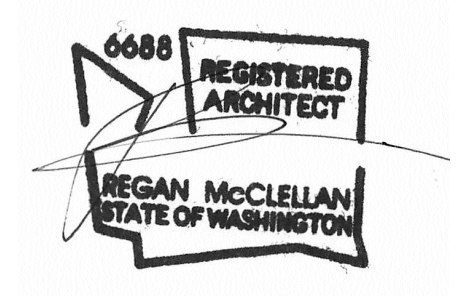
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1 BUILDING SECTION
1/4" = 1'-0"



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



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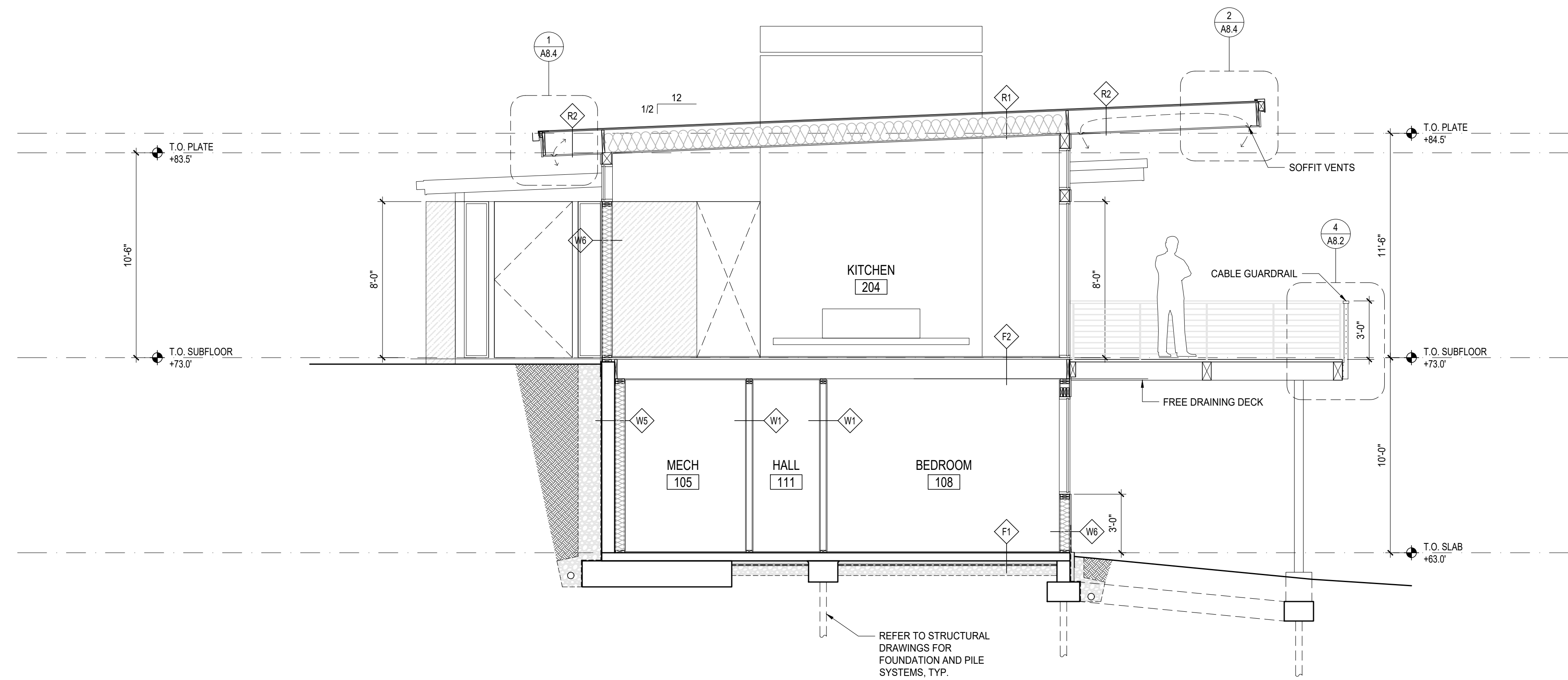
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BUILDING SECTIONS

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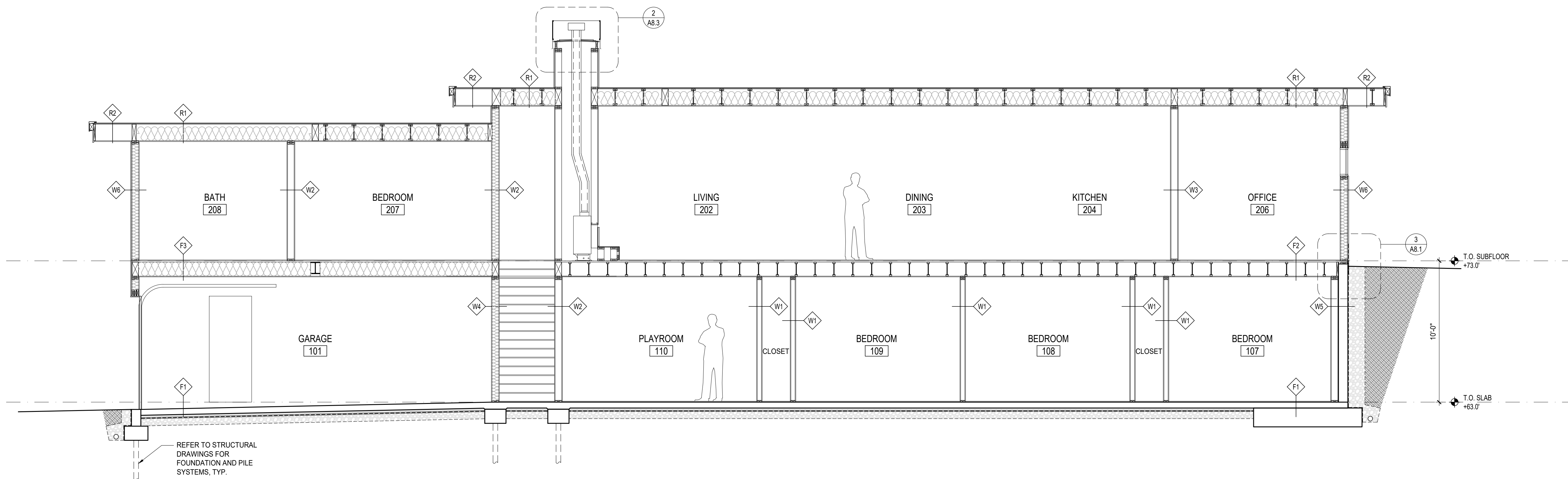
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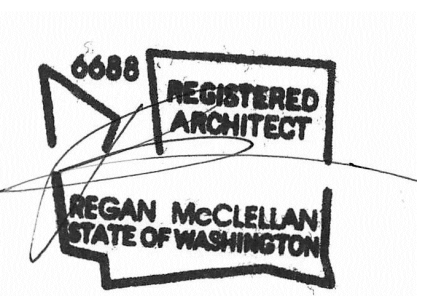
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1 BUILDING SECTION
1/4" = 1'-0"



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

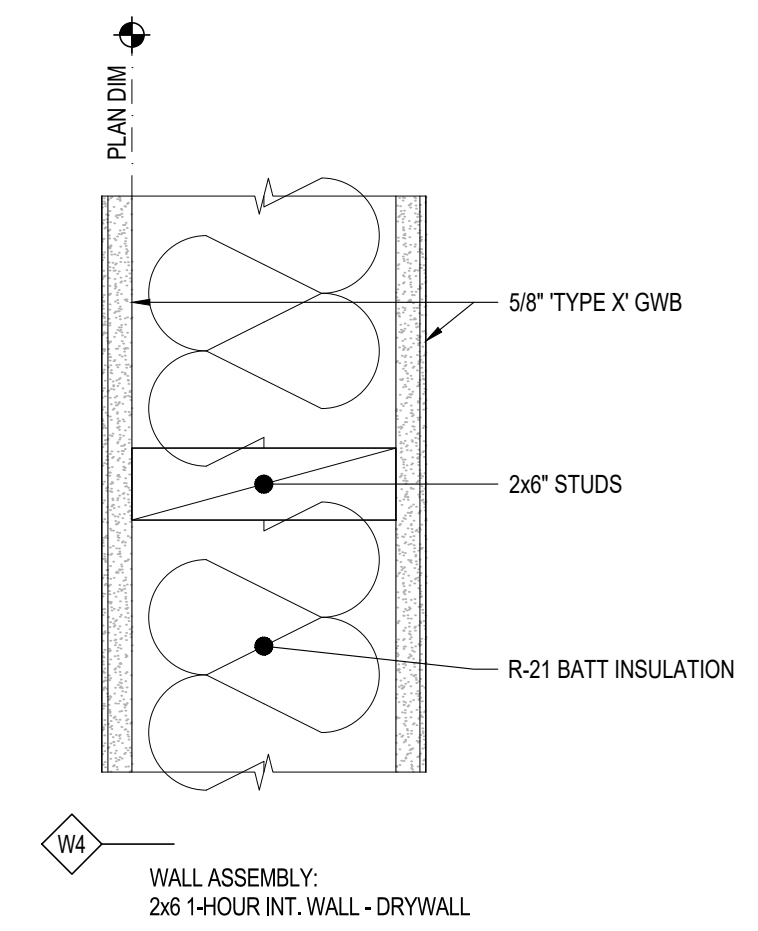
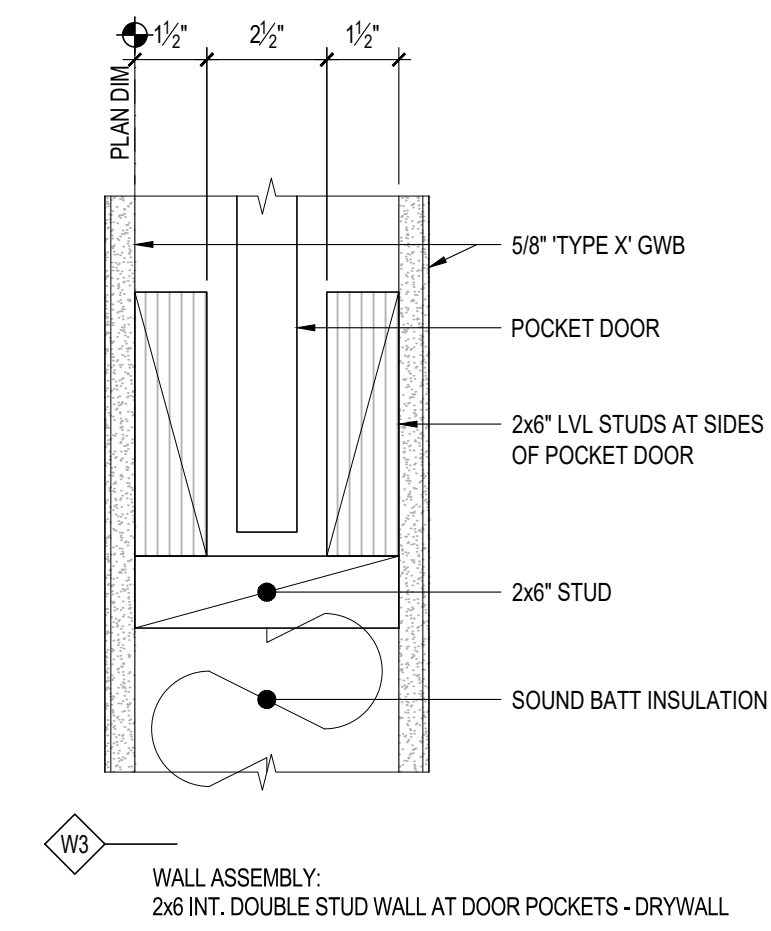
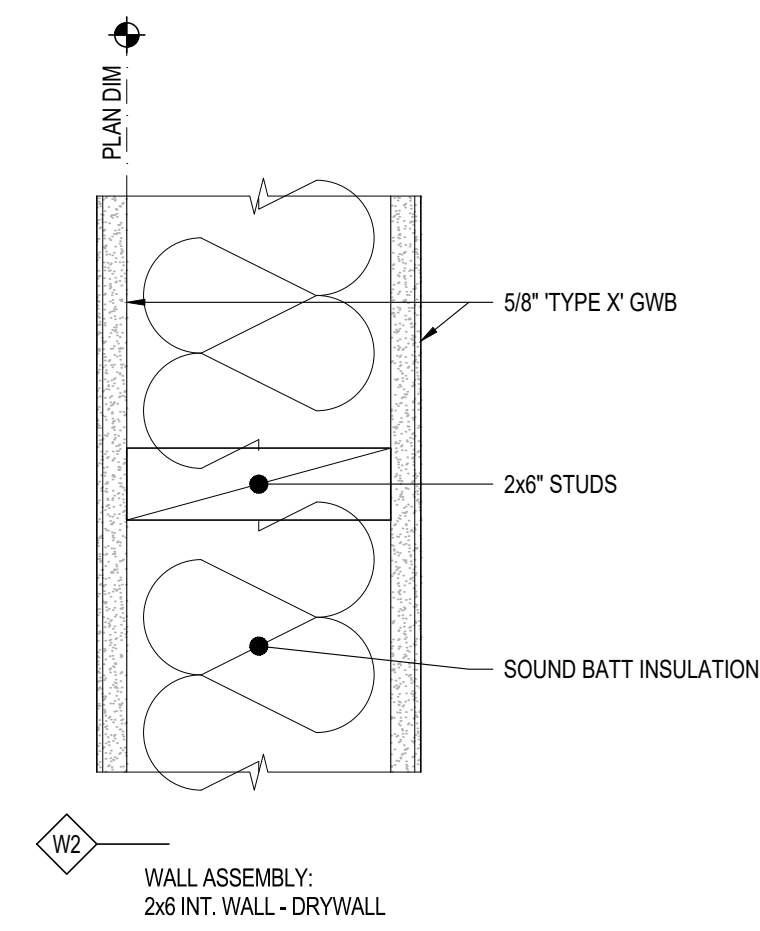
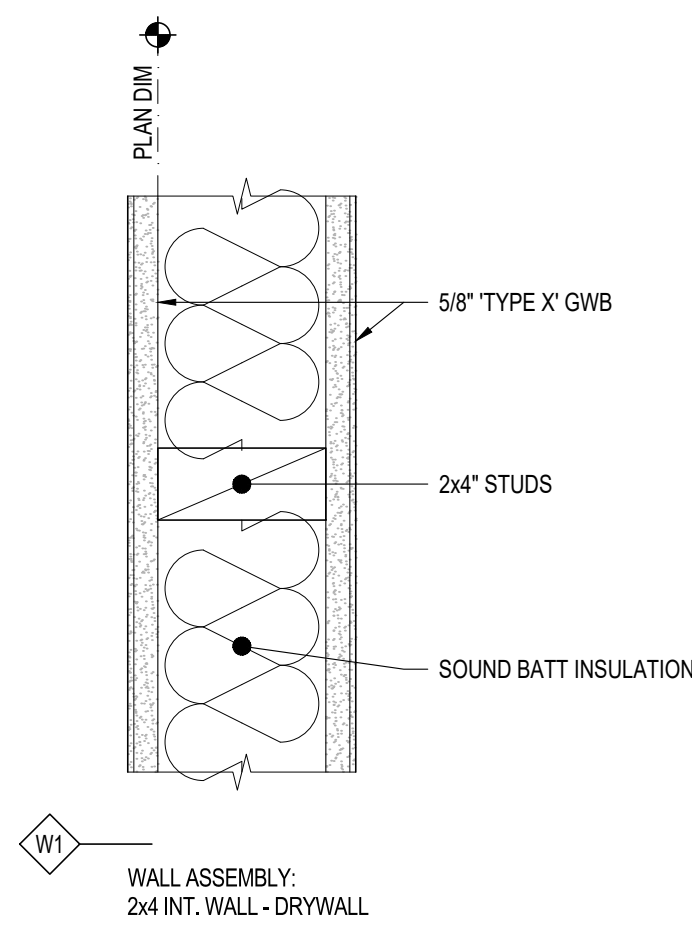


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SHEET TITLE:
BUILDING SECTIONS

SHEET:

A4.2

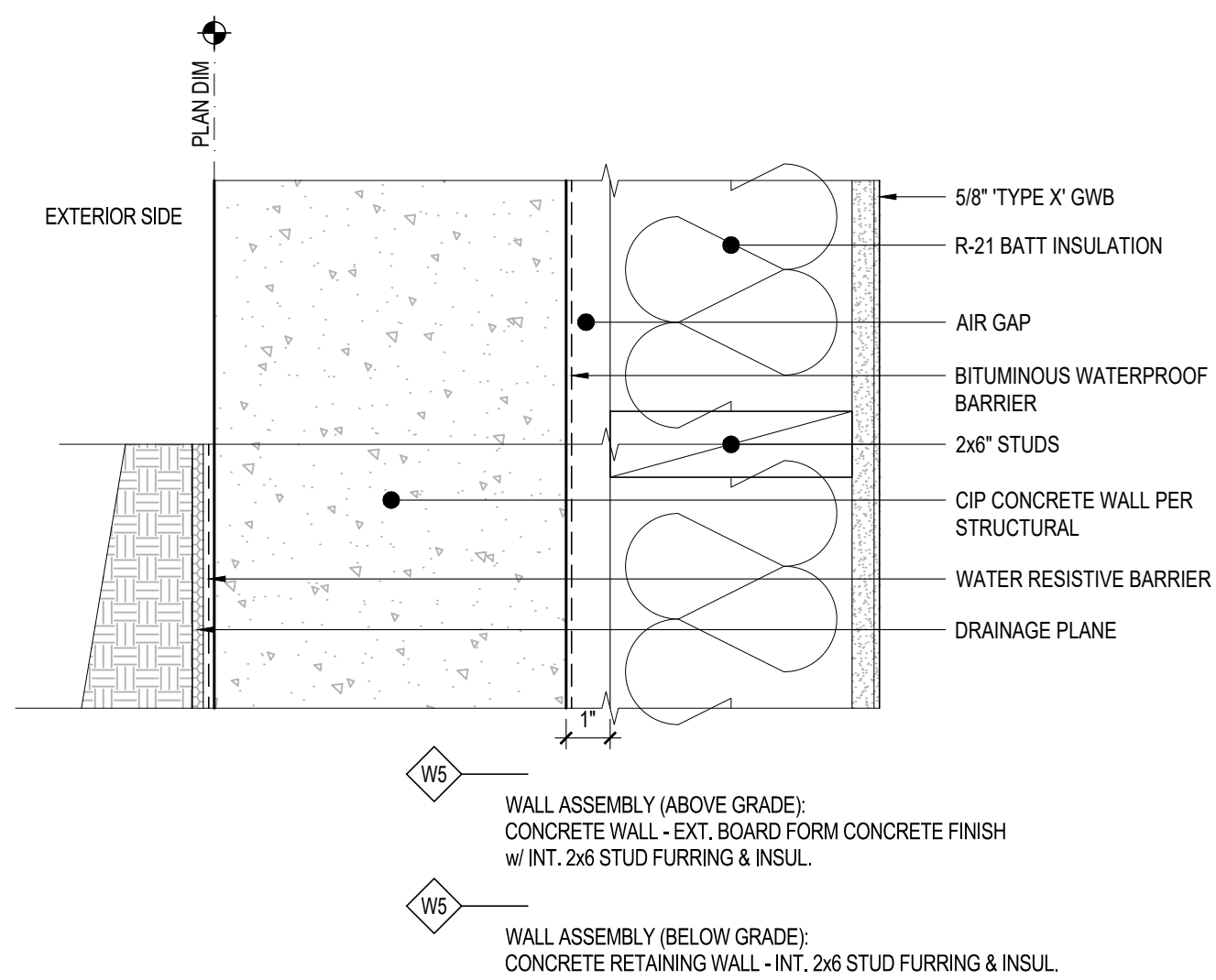


1 INTERIOR WALL ASSEMBLY
3" = 1'-0"

2 INTERIOR WALL ASSEMBLY
3" = 1'-0"

3 INTERIOR WALL ASSEMBLY
3" = 1'-0"

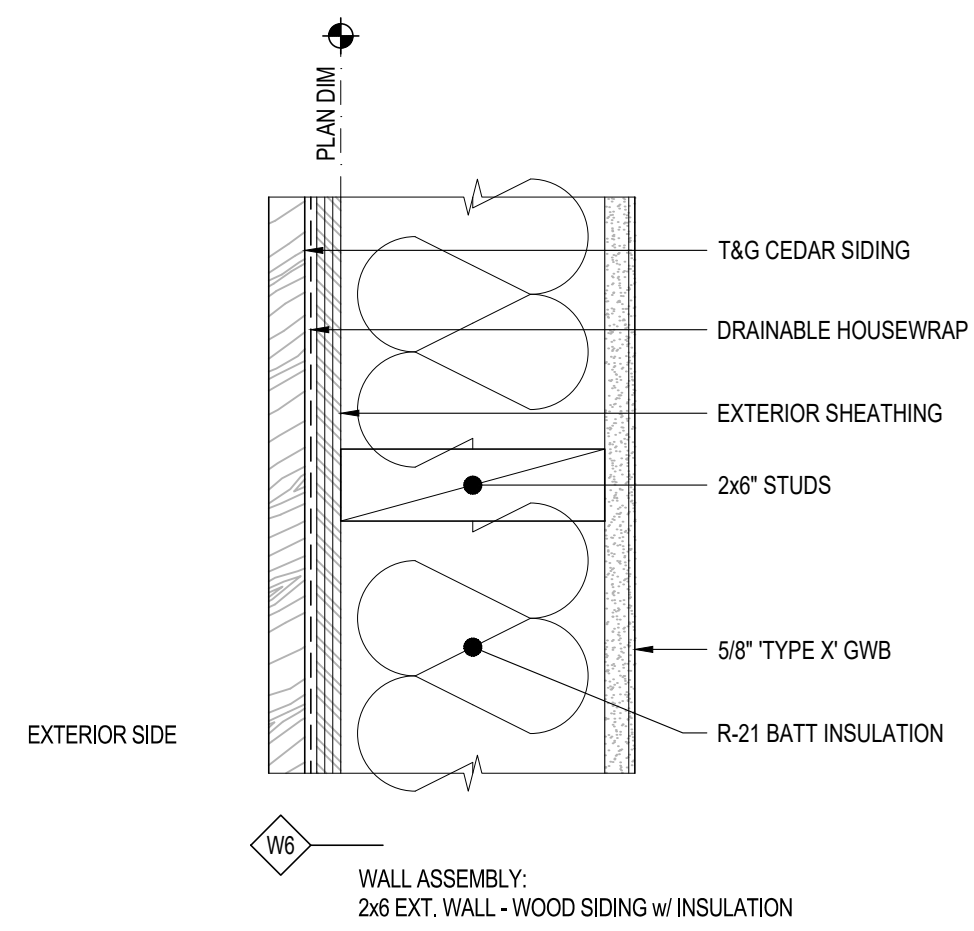
4 INTERIOR WALL ASSEMBLY
3" = 1'-0"



W5 WALL ASSEMBLY (ABOVE GRADE):
CONCRETE WALL - EXT. BOARD FORM CONCRETE FINISH
w/ INT. 2x6 STUD FURRING & INSUL.

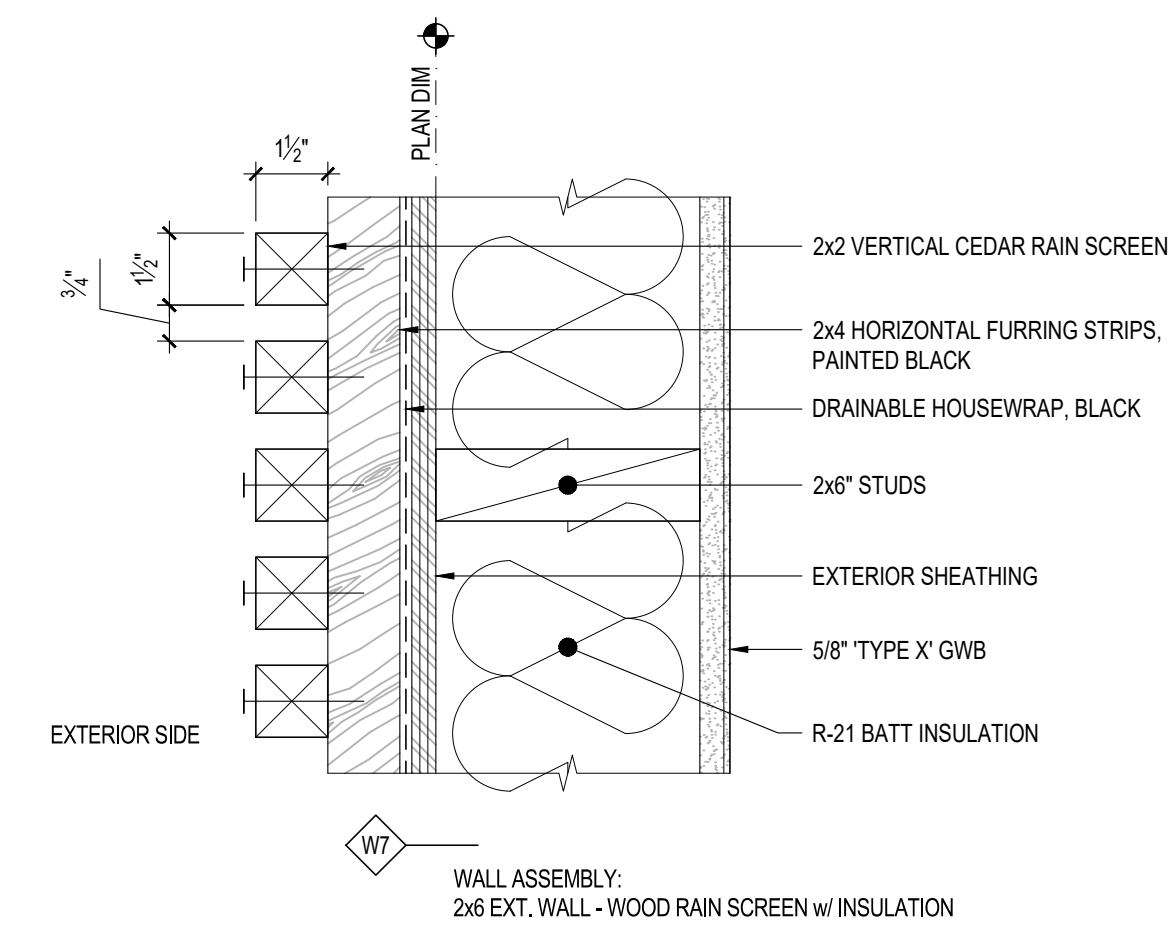
W5 WALL ASSEMBLY (BELOW GRADE):
CONCRETE RETAINING WALL - INT. 2x6 STUD FURRING & INSUL.

5 EXTERIOR WALL ASSEMBLY
3" = 1'-0"



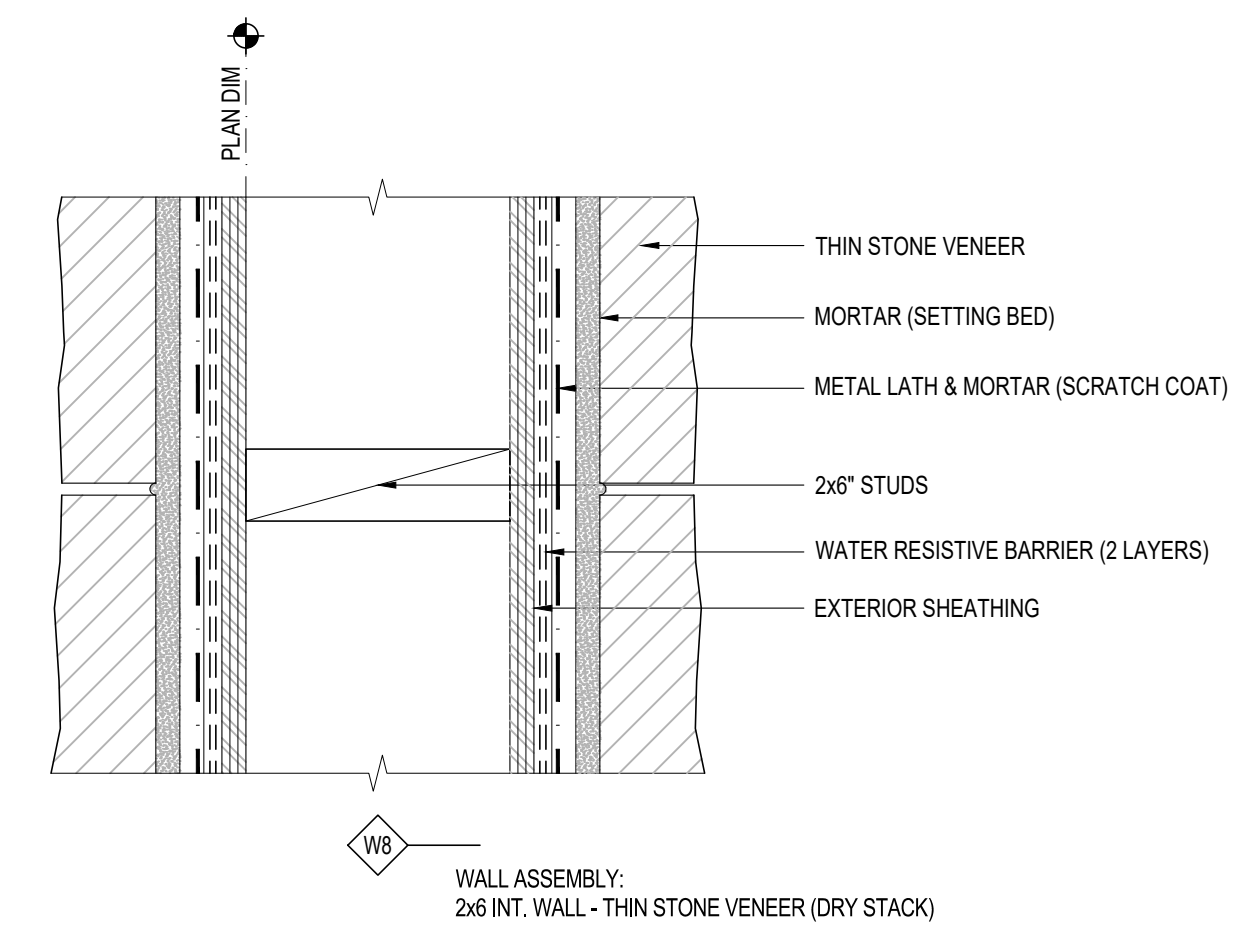
W6 WALL ASSEMBLY:
2x6 EXT. WALL - WOOD SIDING w/ INSULATION

6 EXTERIOR WALL ASSEMBLY
3" = 1'-0"



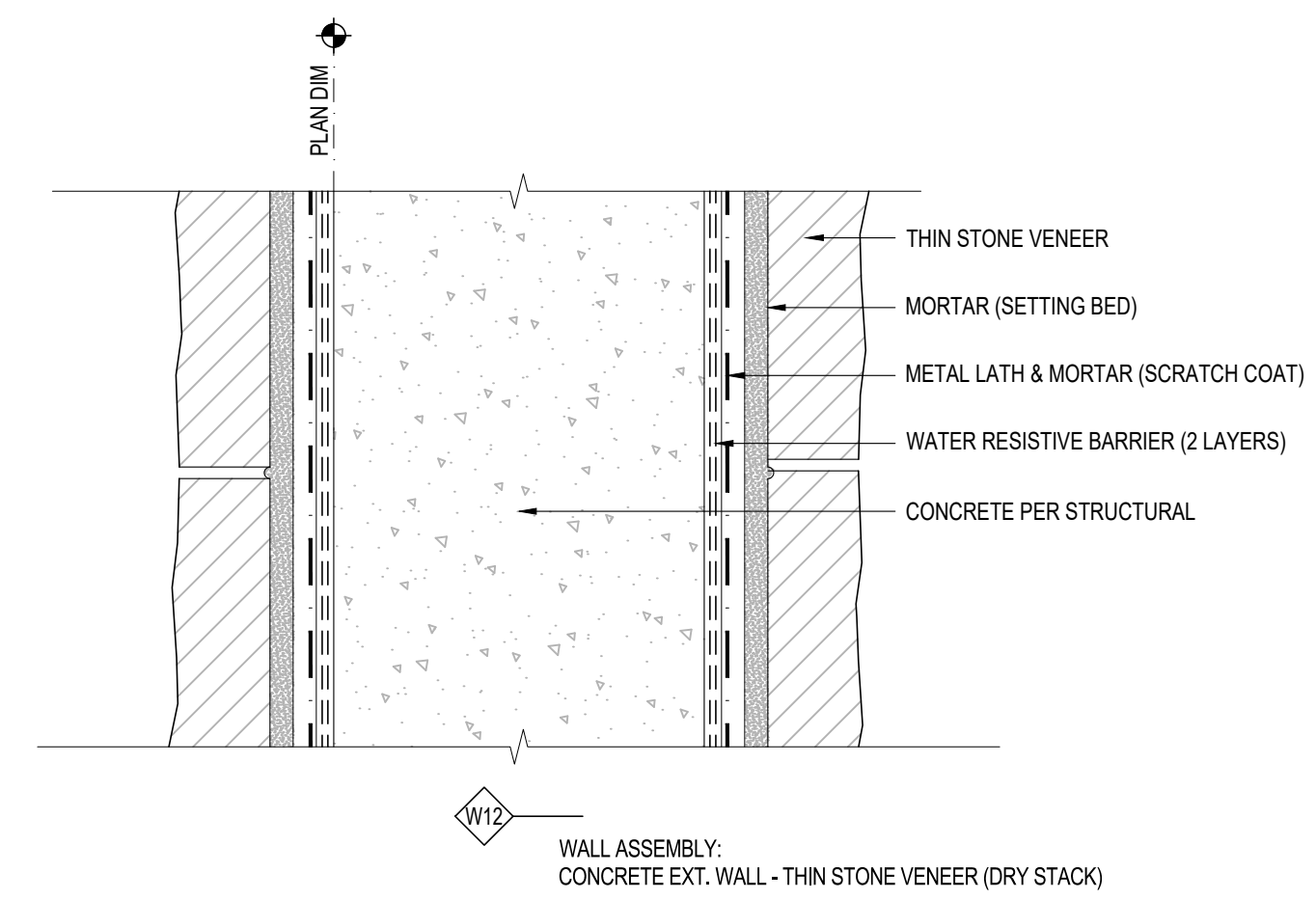
W7 WALL ASSEMBLY:
2x6 EXT. WALL - WOOD RAIN SCREEN w/ INSULATION

7 EXTERIOR WALL ASSEMBLY
3" = 1'-0"



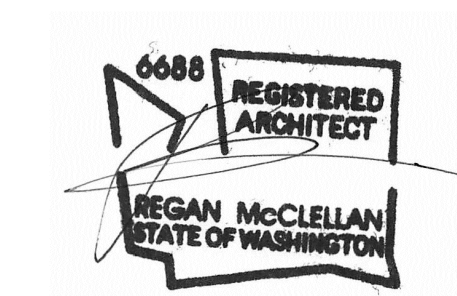
W8 WALL ASSEMBLY:
2x6 INT. WALL - THIN STONE VENEER (DRY STACK)

8 INTERIOR WALL ASSEMBLY
3" = 1'-0"



W12 WALL ASSEMBLY:
CONCRETE EXT. WALL - THIN STONE VENEER (DRY STACK)

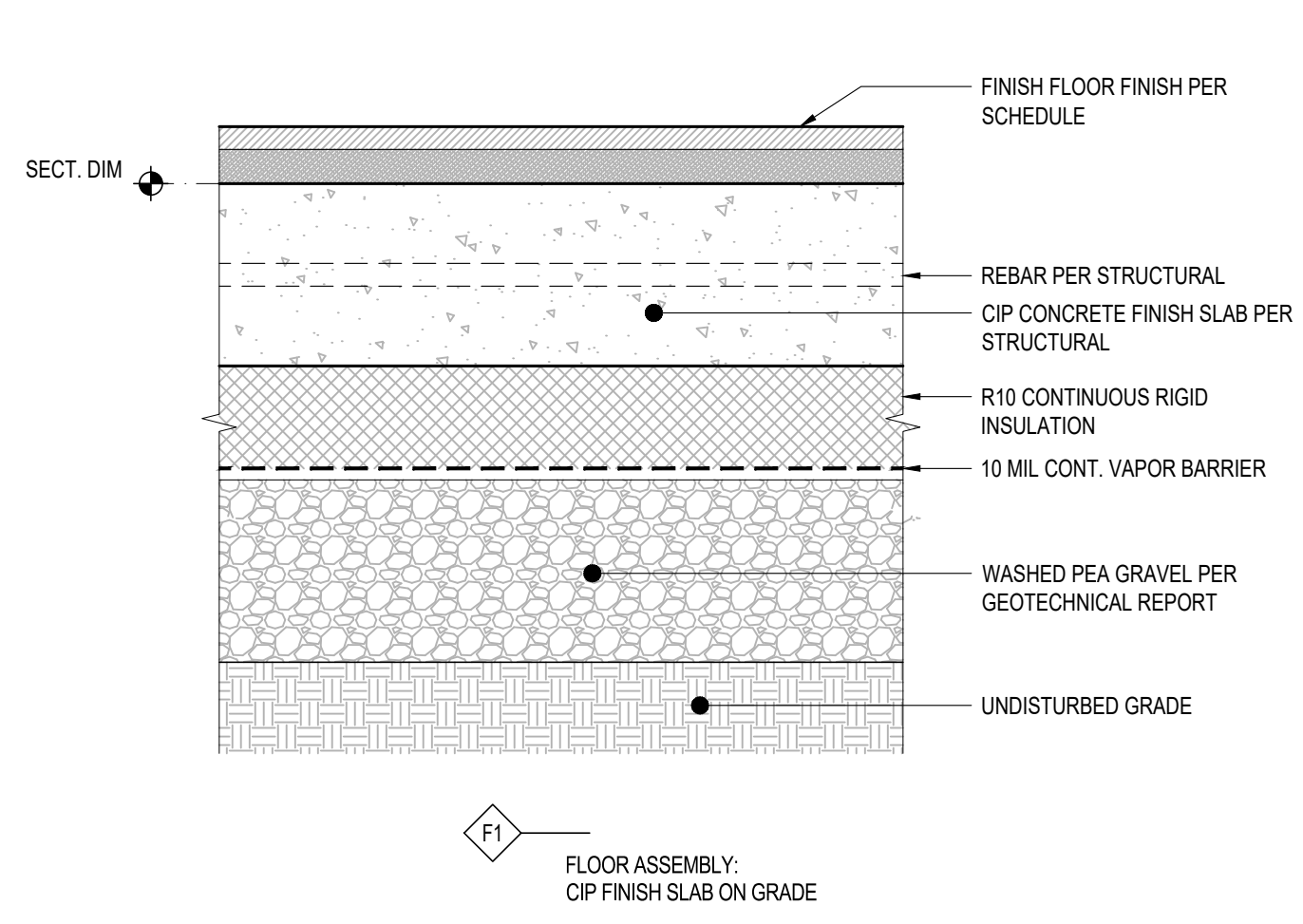
12 EXTERIOR WALL ASSEMBLY
3" = 1'-0"



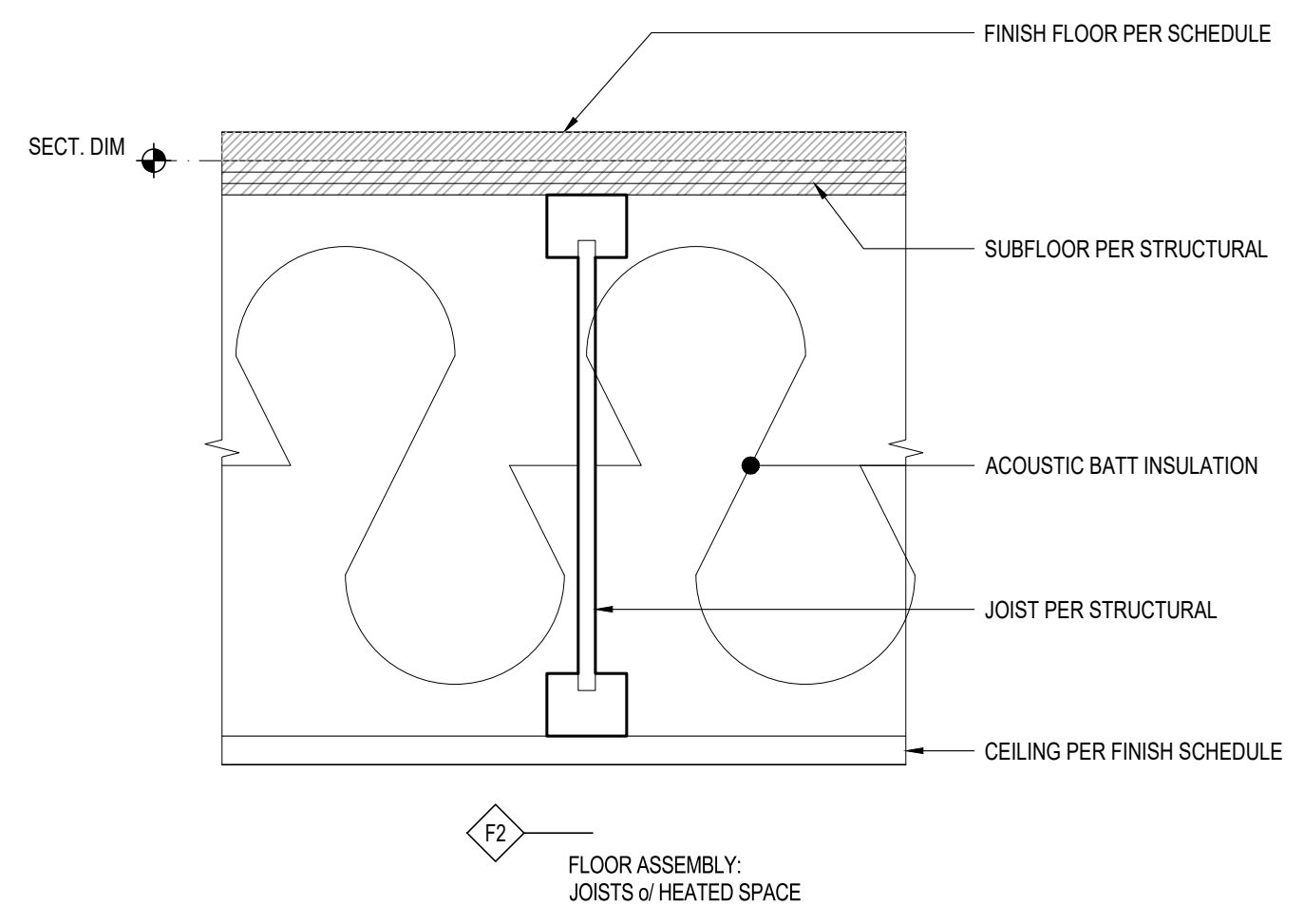
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SHEET TITLE:
WALL ASSEMBLIES

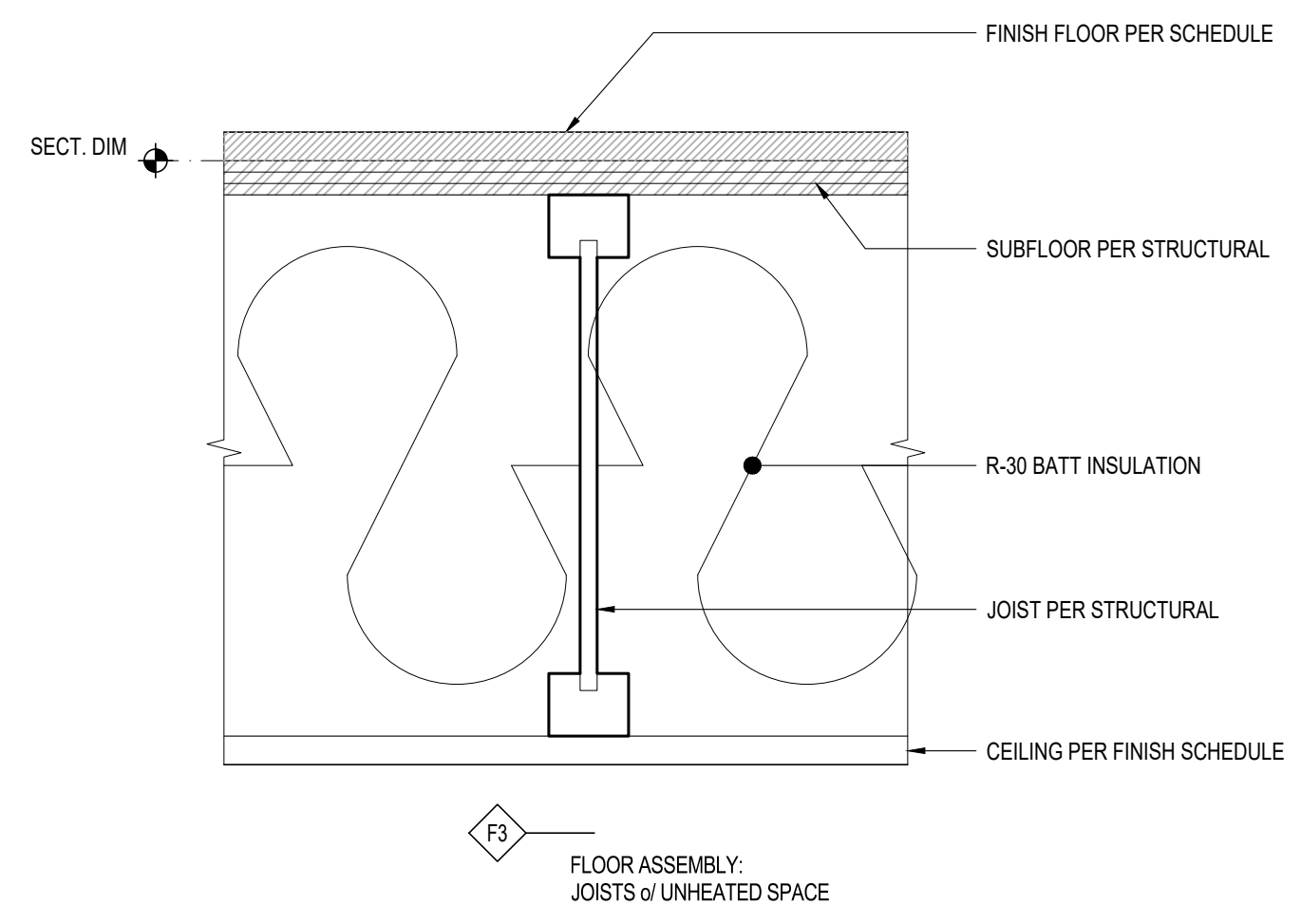
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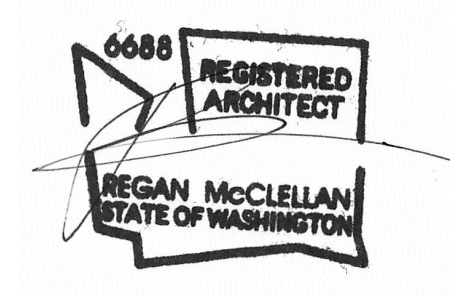
1 FLOOR ASSEMBLY
3" = 1'-0"



2 FLOOR ASSEMBLY
3" = 1'-0"



3 FLOOR ASSEMBLY
3" = 1'-0"

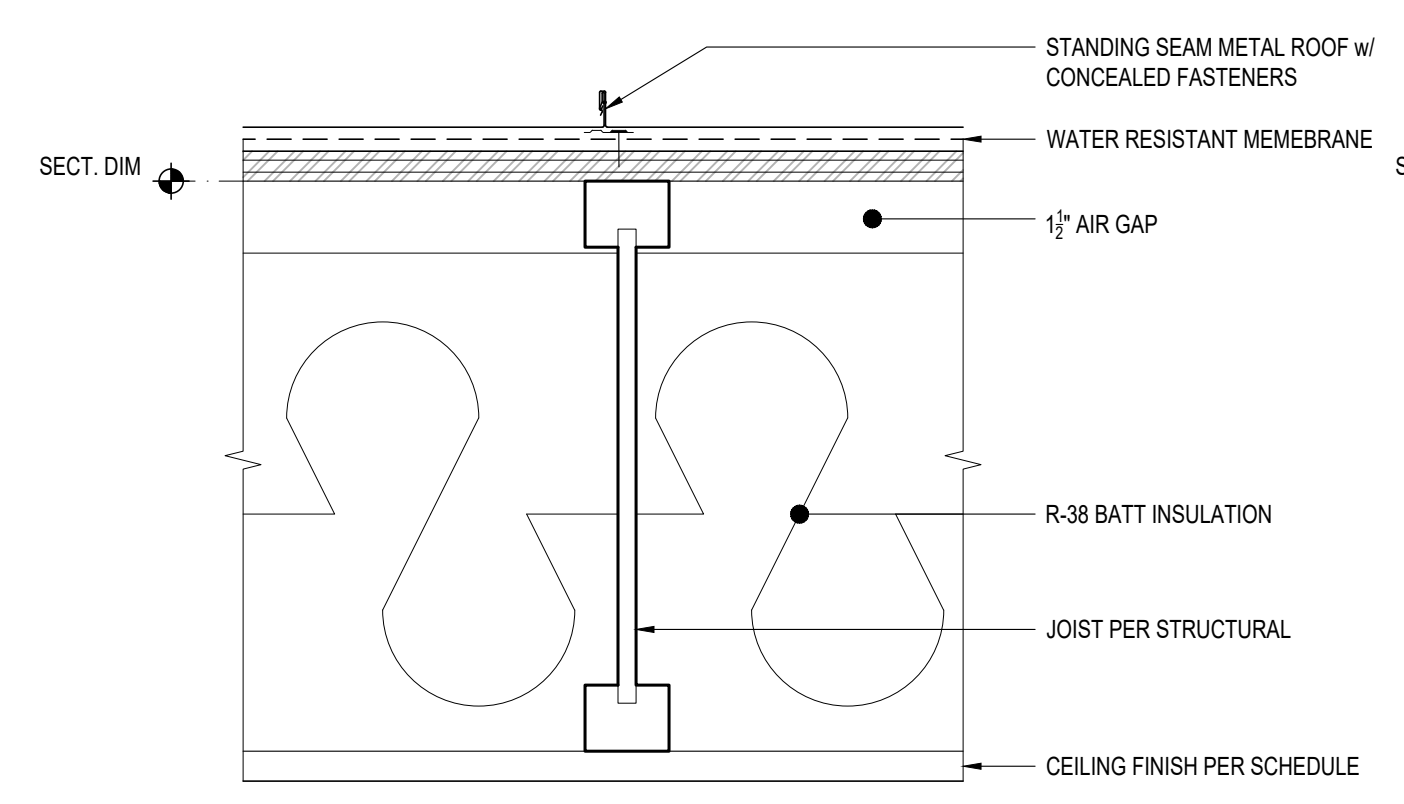


DATE:
OCTOBER 25, 2021

SHEET TITLE:
FLOOR ASSEMBLIES

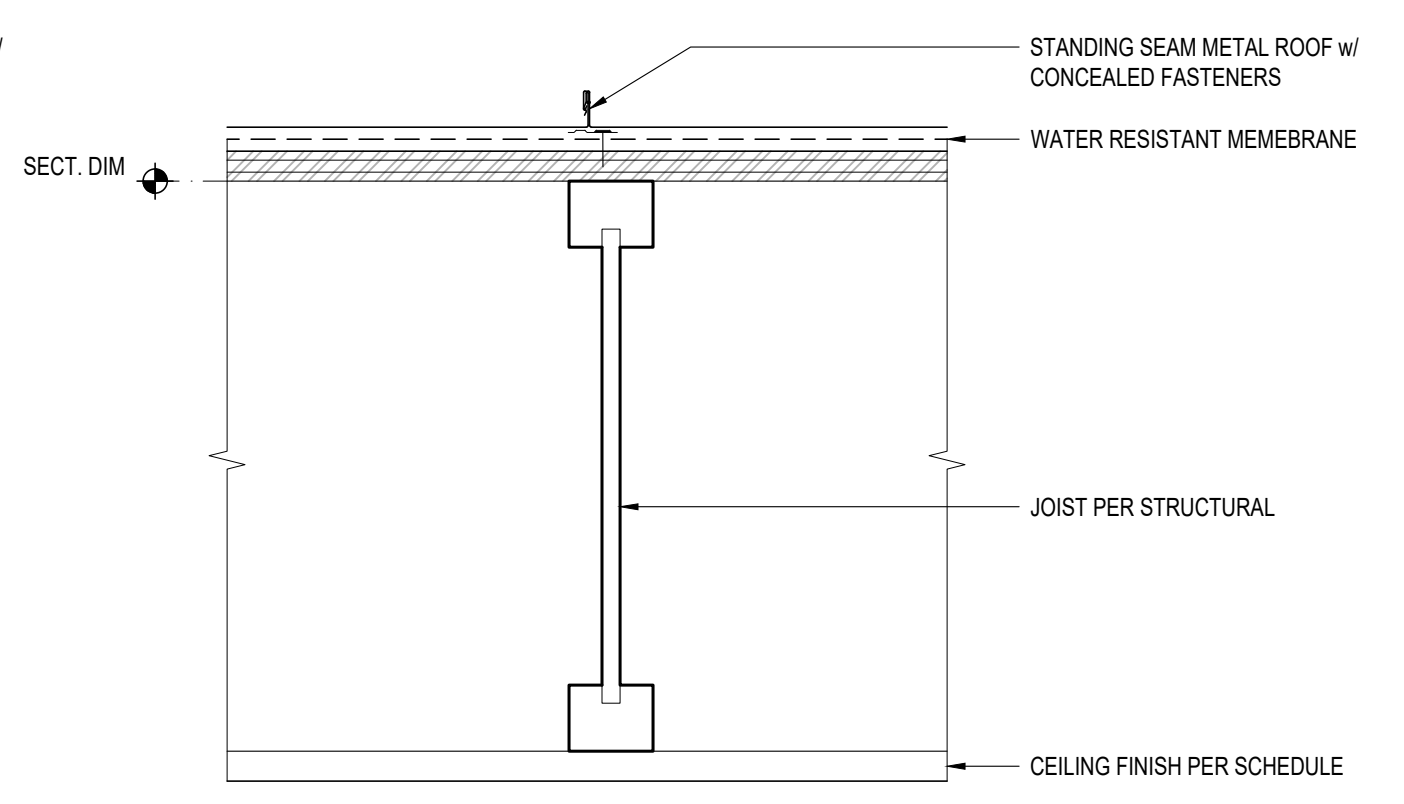
SHEET:

A5.2



R1
ROOF ASSEMBLY:
STANDING SEAM METAL ROOF - VENTILATED w/ INSULATION

1 ROOF ASSEMBLY
3" = 1'-0"



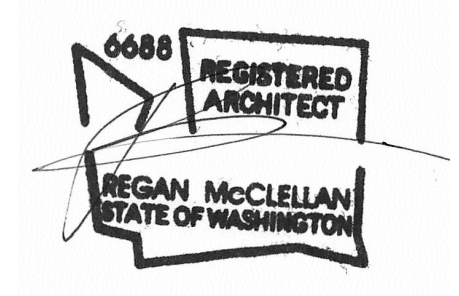
R2
ROOF ASSEMBLY:
STANDING SEAM METAL ROOF - VENTILATED w/o INSULATION

2 ROOF ASSEMBLY
3" = 1'-0"

PROJECT:
BIRD MCDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMISSION 2021-10-25



DATE:
OCTOBER 25, 2021

SHEET TITLE:
ROOF ASSEMBLIES

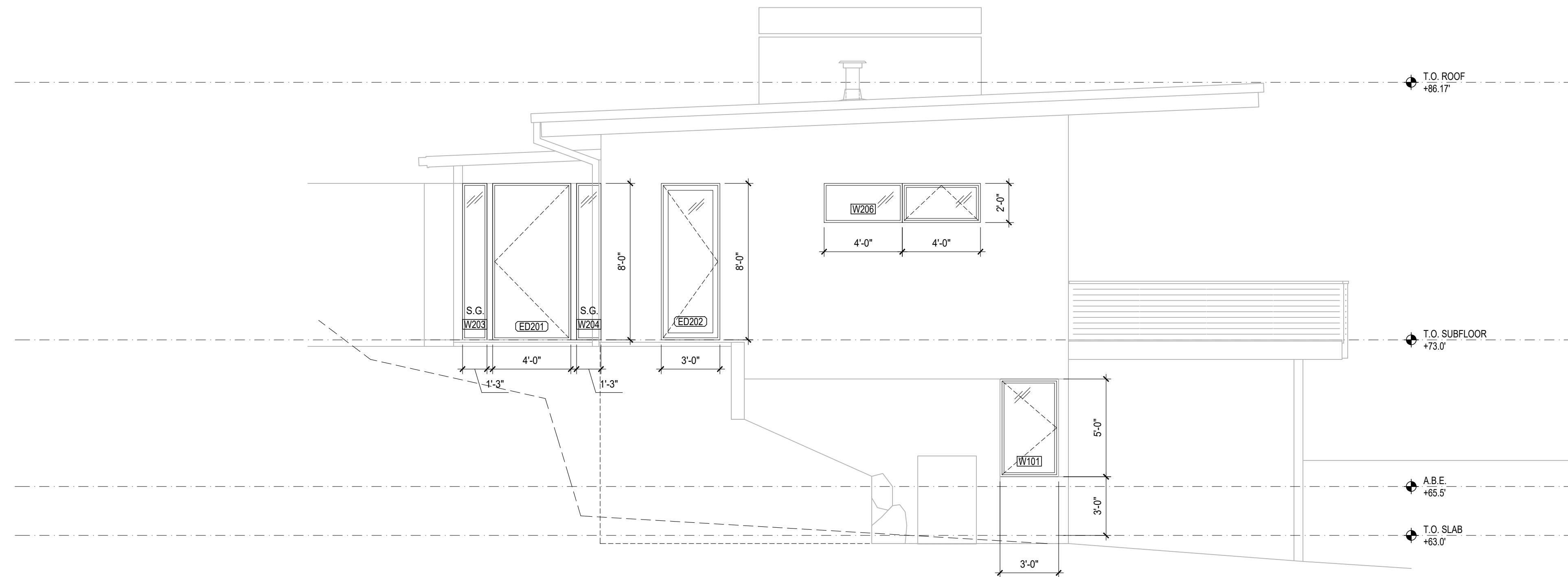
SHEET:

A5.3

PROJECT:
BIRD MCDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
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MERCER ISLAND, WA 98040

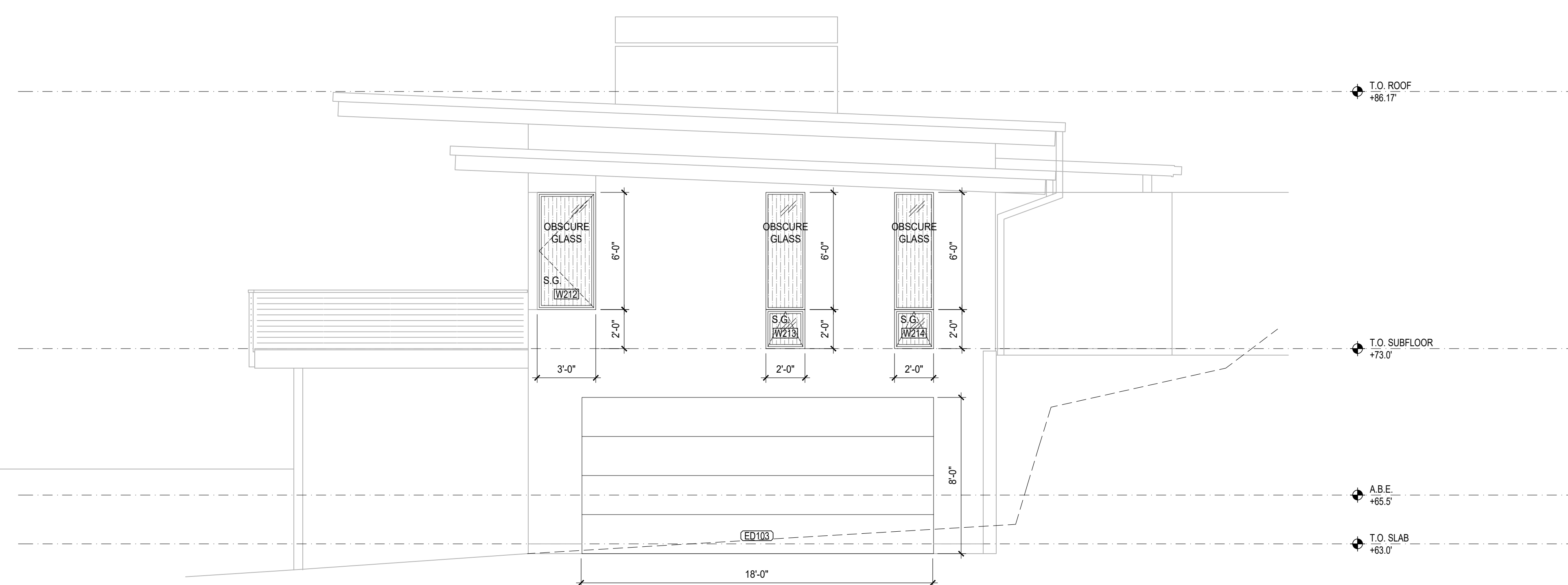
ISSUE:
PERMIT SUBMISSION 2021-10-25



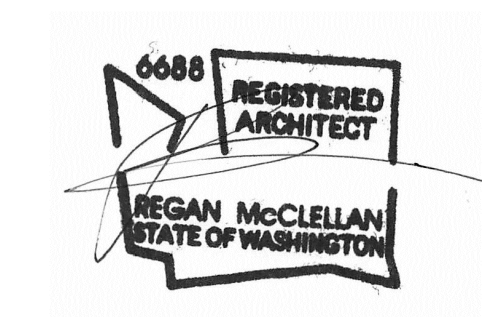
WINDOW NOTES:	
1.	ALL WINDOWS AND SLIDING DOORS WILL BE A DOUBLE GLAZED ALUMINUM CLAD SYSTEM
2.	WINDOWS U-VALUE: MAX 0.24 LowE II, ARGON
3.	SLIDING DOORS U-VALUE: MAX 0.24 LowE II, ARGON
4.	ALL WINDOWS AND SLIDING DOORS ARE ROUGH OPENING SIZES
5.	CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS
6.	CONTRACTOR TO CONFIRM ALL SAFETY GLAZING COMPLIES WITH 2015 IRC R.308
7.	THE 'NFRC' WINDOW STICKERS ARE TO BE ON EACH WINDOW AT THE TIME OF FRAMING INSPECTION

WINDOW KEY:	
S.G.	- SAFETY GLASS; TEMPERED
[Hatched Box]	OBSCURE GLASS; FROSTED

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



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



DATE:
OCTOBER 25, 2021

SHEET TITLE:
WINDOW SCHEDULE

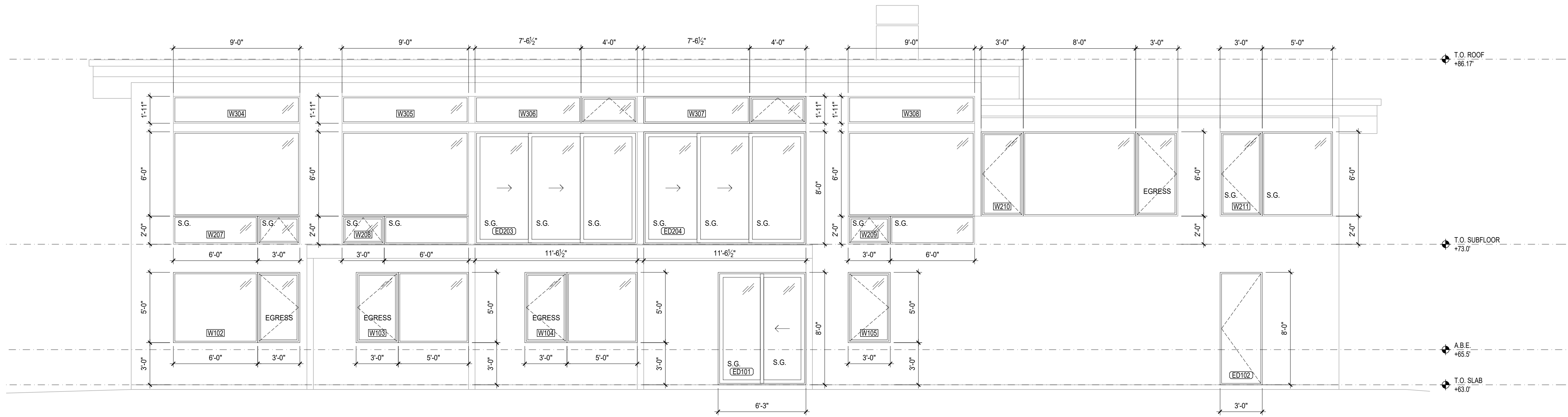
SHEET:

A6.1

PROJECT:
BIRD MCDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

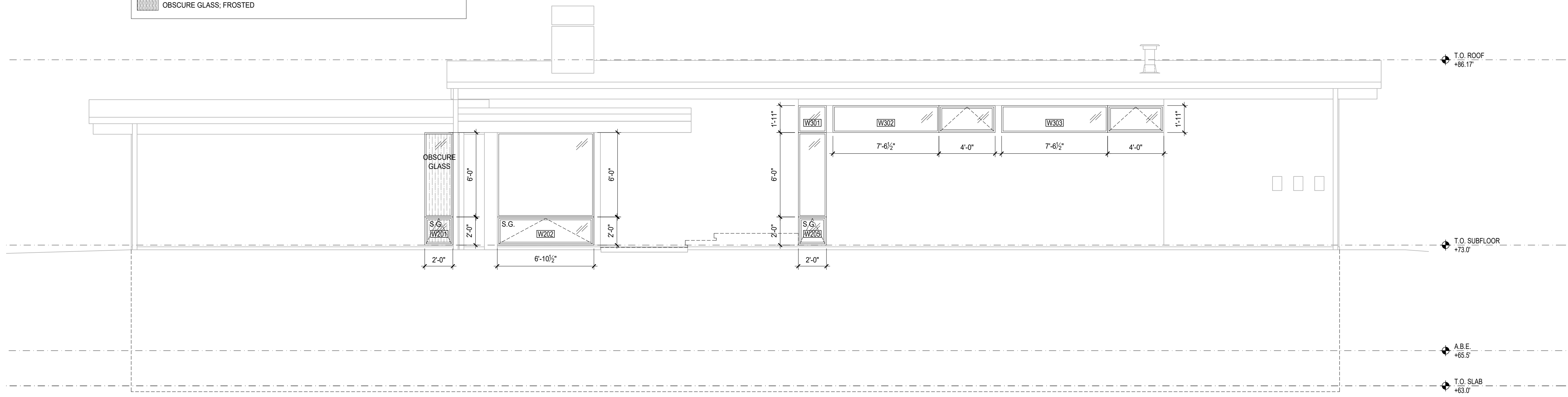
ISSUE:
PERMIT SUBMISSION 2021-10-25



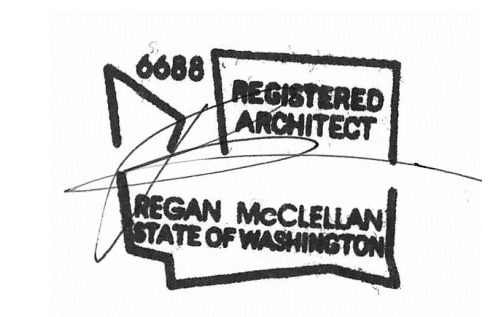
2 EAST ELEVATION
1/4" = 1'-0"

WINDOW NOTES:	
1.	ALL WINDOWS AND SLIDING DOORS WILL BE A DOUBLE GLAZED ALUMINUM CLAD SYSTEM
2.	WINDOWS U-VALUE: MAX 0.24 LowE II, ARGON
3.	SLIDING DOORS U-VALUE: MAX 0.24 LowE II, ARGON
4.	ALL WINDOWS AND SLIDING DOORS ARE ROUGH OPENING SIZES
5.	CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS
6.	CONTRACTOR TO CONFIRM ALL SAFETY GLAZING COMPLIES WITH 2015 IRC R.308
7.	THE 'NFRC' WINDOW STICKERS ARE TO BE ON EACH WINDOW AT THE TIME OF FRAMING INSPECTION

WINDOW KEY:	
S.G.	- SAFETY GLASS; TEMPERED
	OBSCURE GLASS; FROSTED



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



DATE:
OCTOBER 25, 2021

SHEET TITLE:
WINDOW SCHEDULE

SHEET:

WRITTEN DIMENSIONS:

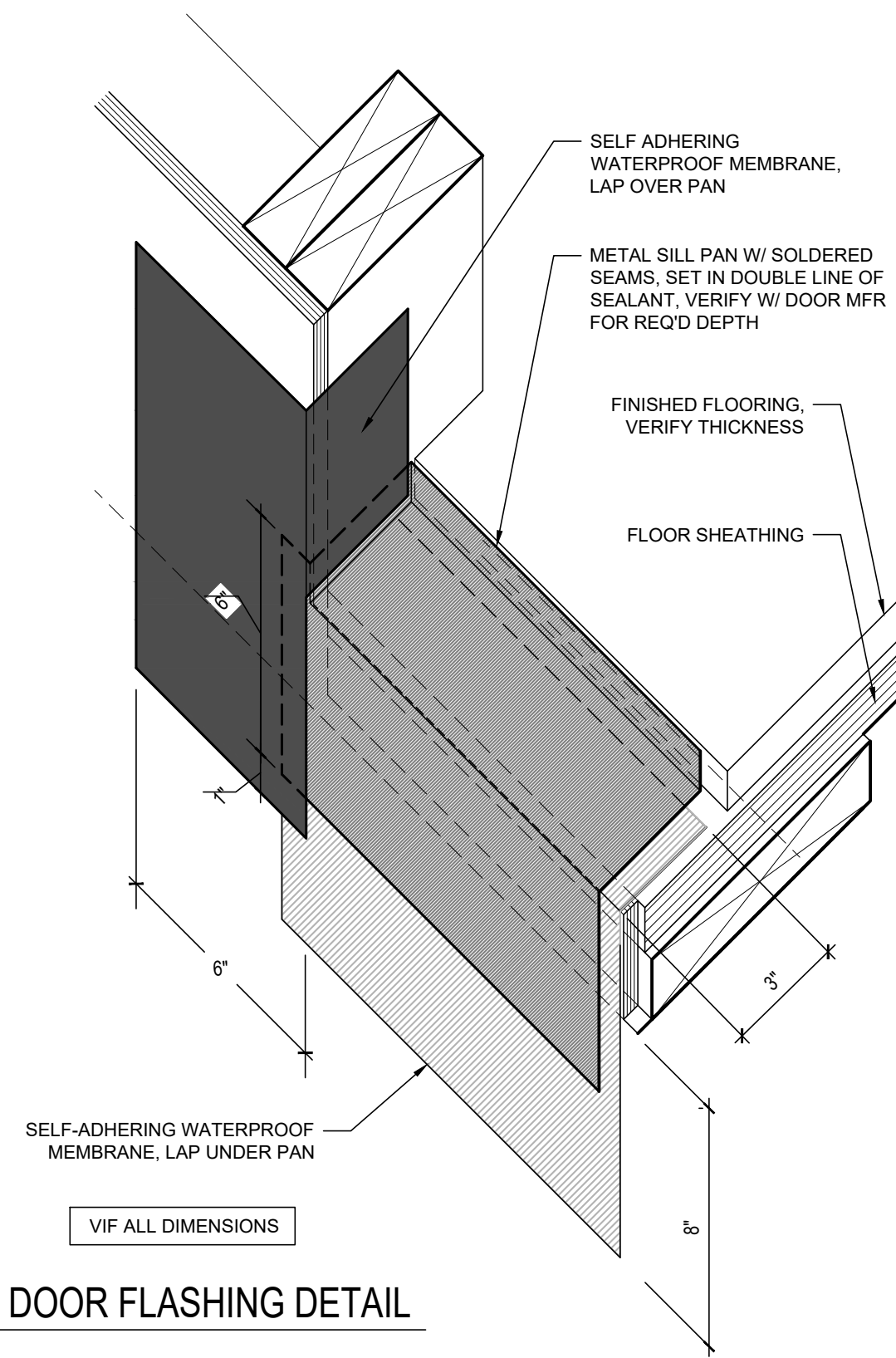
1. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

2. MATERIAL SELECTIONS & FINISHES DENOTED DEPICT DESIGN INTENT. CONTRACTOR TO VERIFY ALL SELECTIONS AND FINISHES W/ OWNER PRIOR TO ORDERING / INSTALLING THE SAME. TYPICAL.

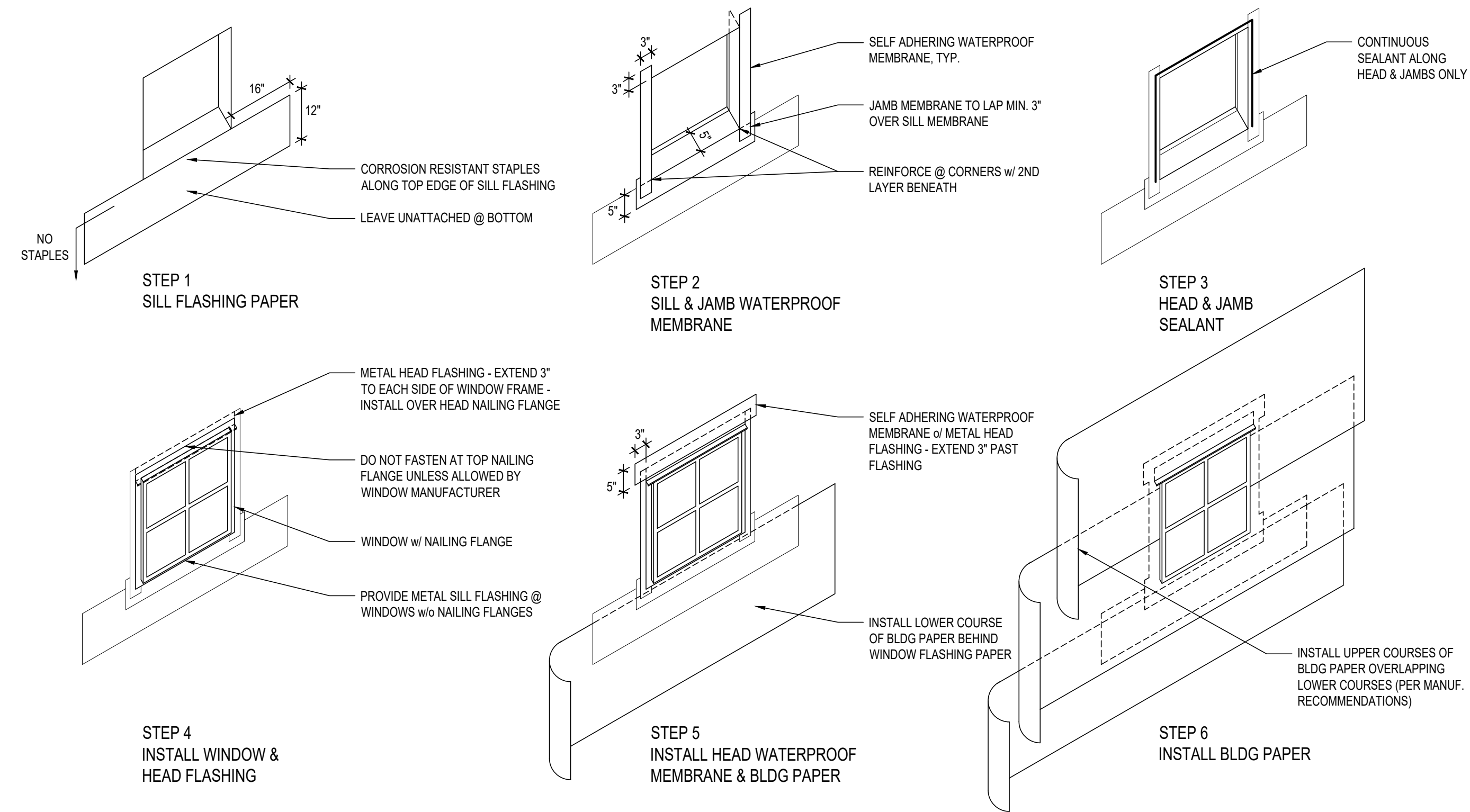
BIDDER DESIGN NOTES:

1. ALL WATERPROOFING IS SHOWN FOR DESIGN INTENT ONLY. ALL WATERPROOFING PRODUCTS AND INSTALLATION METHODS ARE BIDDER DESIGNED.

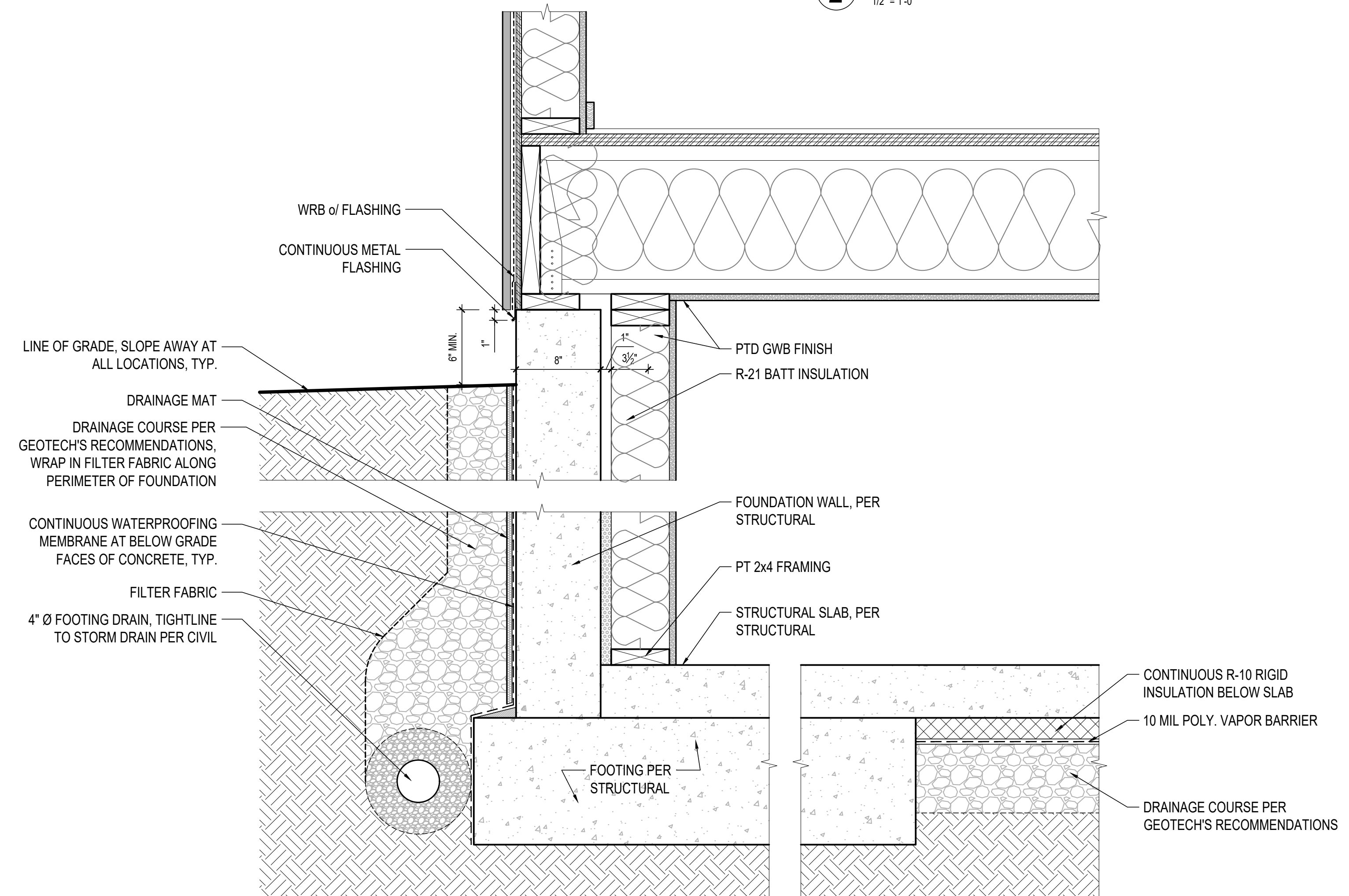
3. CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS, TYPICAL.



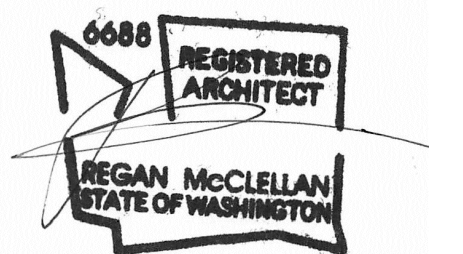
1 TYPICAL DOOR FLASHING DETAIL
3" = 1'-0"



2 TYPICAL WINDOW FLASHING DETAILS
1/2" = 1'-0"



3 TYP. FOOTING DETAIL
1 1/2" = 1'-0"



DATE:
OCTOBER 25, 2021

SHEET TITLE:

**EXTERIOR
DETAILS**

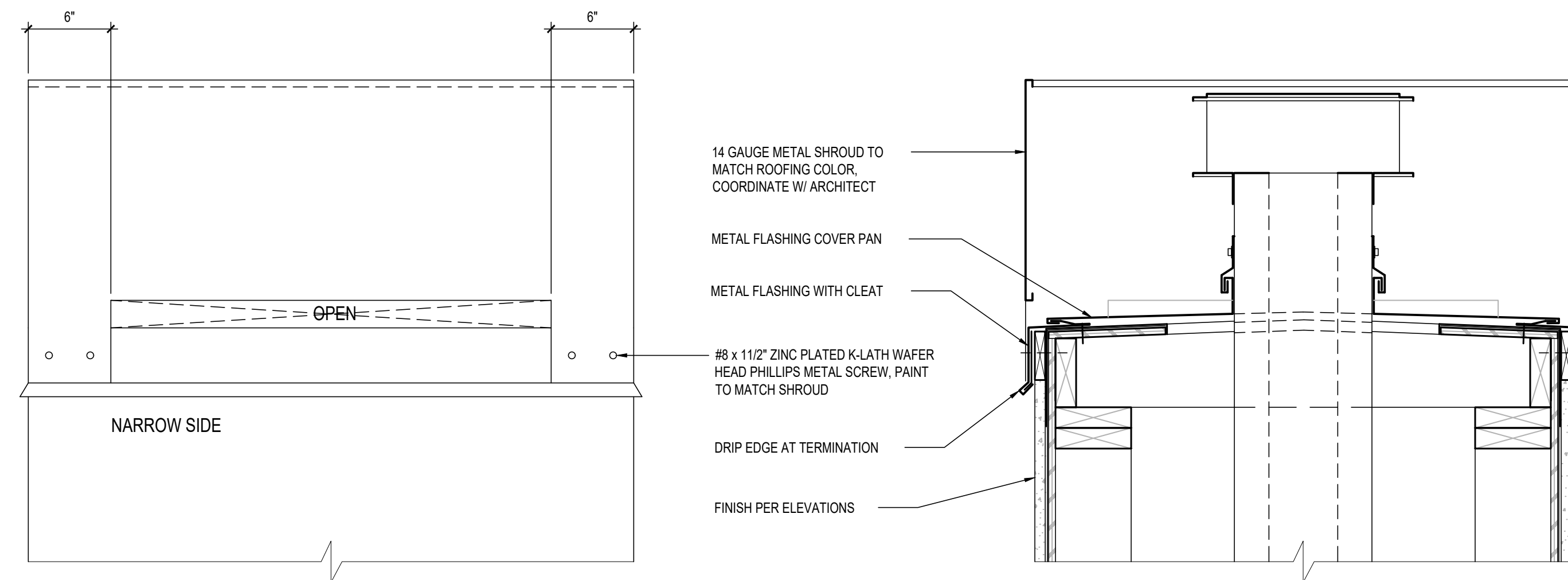
SHEET:

A8.1

PROJECT:
BIRD MCDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

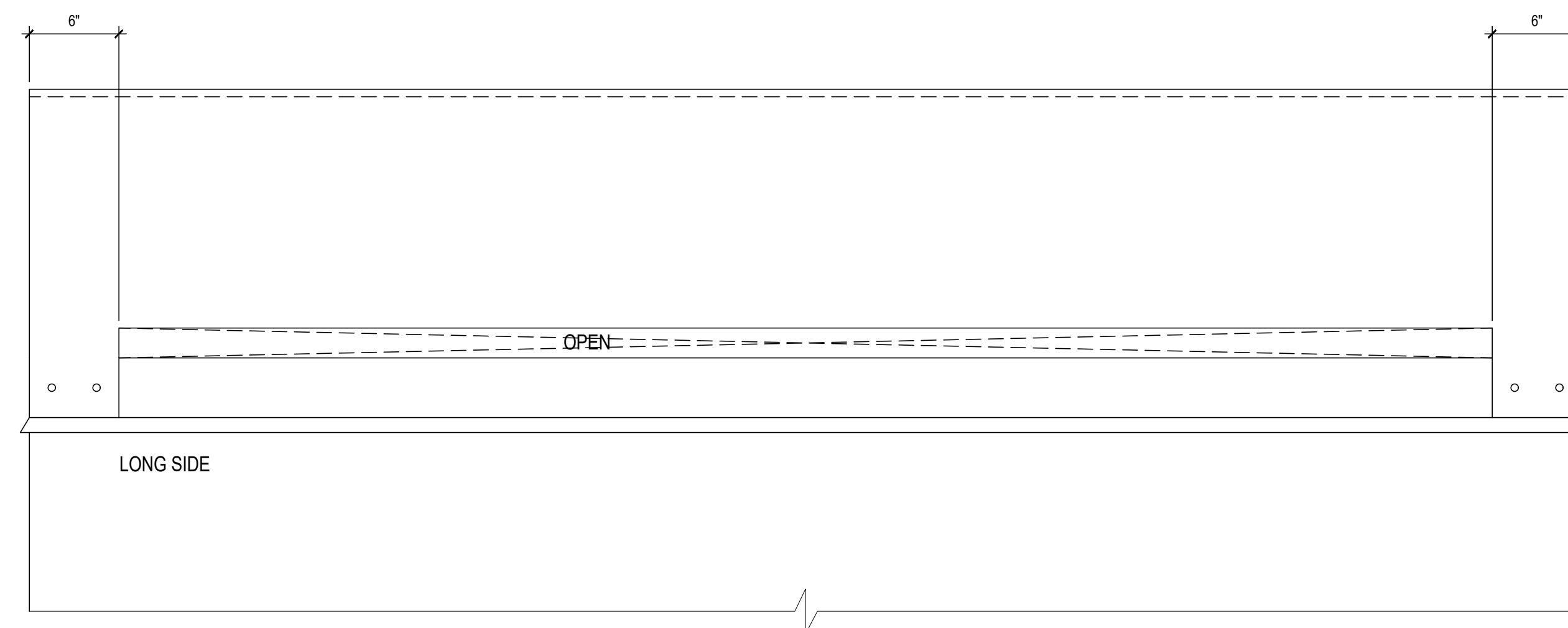
CLIENT:
CARLY BIRD-VOGEL & PAUL MCDONALD
4304 E MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMISSION 2021-10-25

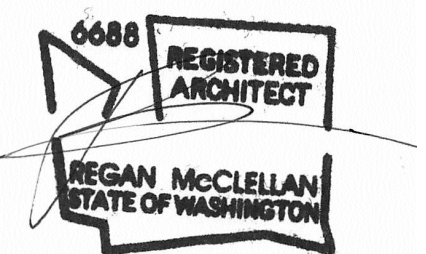


1 CHIMNEY SHROUD - SHORT ELEV.
1 1/2" = 1'-0"

2 CHIMNEY SHROUD - SECTION DETAIL
1 1/2" = 1'-0"



3 CHIMNEY SHROUD - LONG ELEV.
1 1/2" = 1'-0"



DATE:
OCTOBER 25, 2021

SHEET TITLE:
CHIMNEY SHROUD
DETAILS

SHEET:

A8.3

WRITTEN DIMENSIONS:

1. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

2. MATERIAL SELECTIONS & FINISHES DENOTED DEPICT DESIGN INTENT. CONTRACTOR TO VERIFY ALL SELECTIONS AND FINISHES W/ OWNER PRIOR TO ORDERING / INSTALLING THE SAME. TYPICAL.

BIDDER DESIGN NOTES:

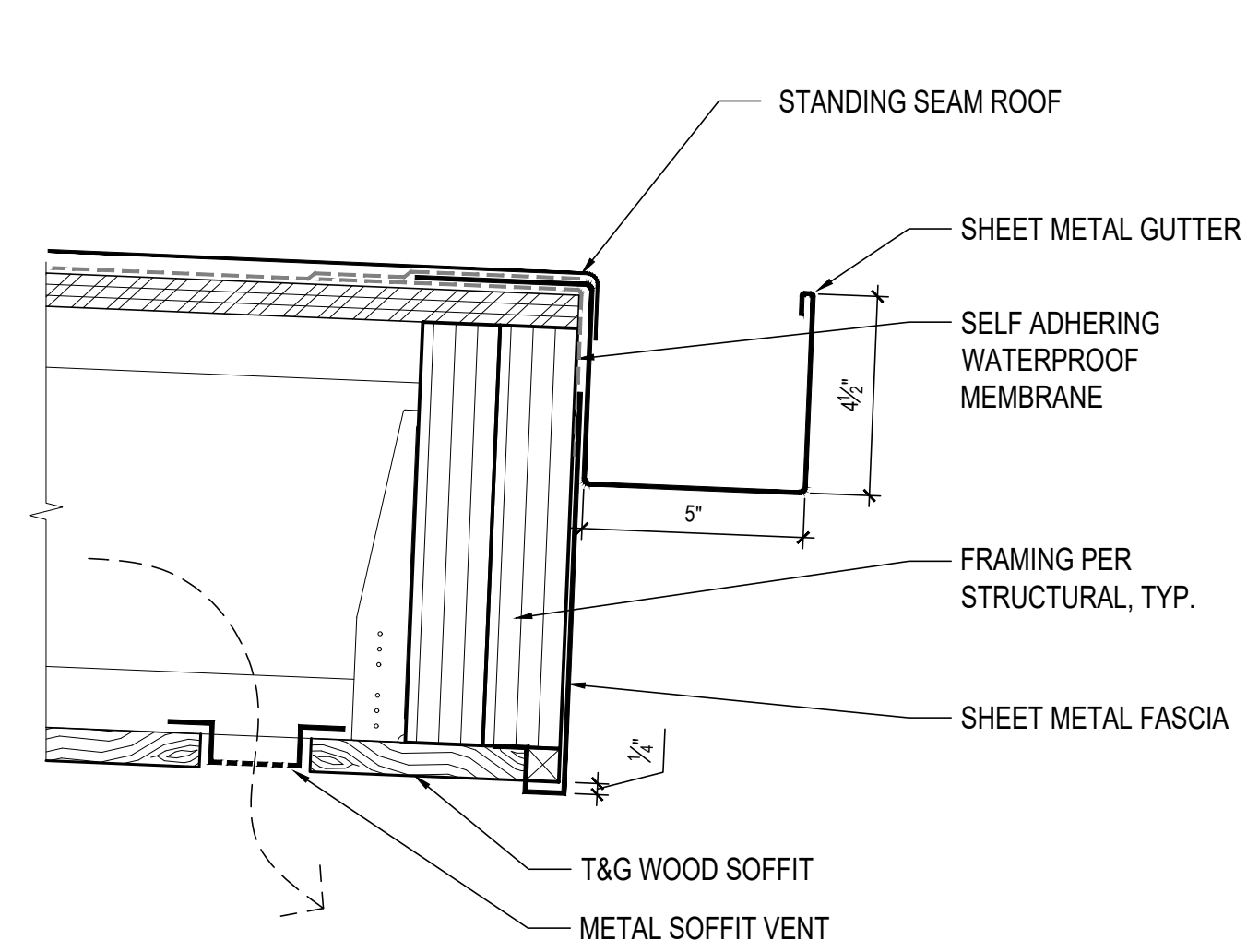
1. ALL WATERPROOFING IS SHOWN FOR DESIGN INTENT ONLY. ALL WATERPROOFING PRODUCTS AND INSTALLATION METHODS ARE BIDDER DESIGNED.

3. CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS, TYPICAL.

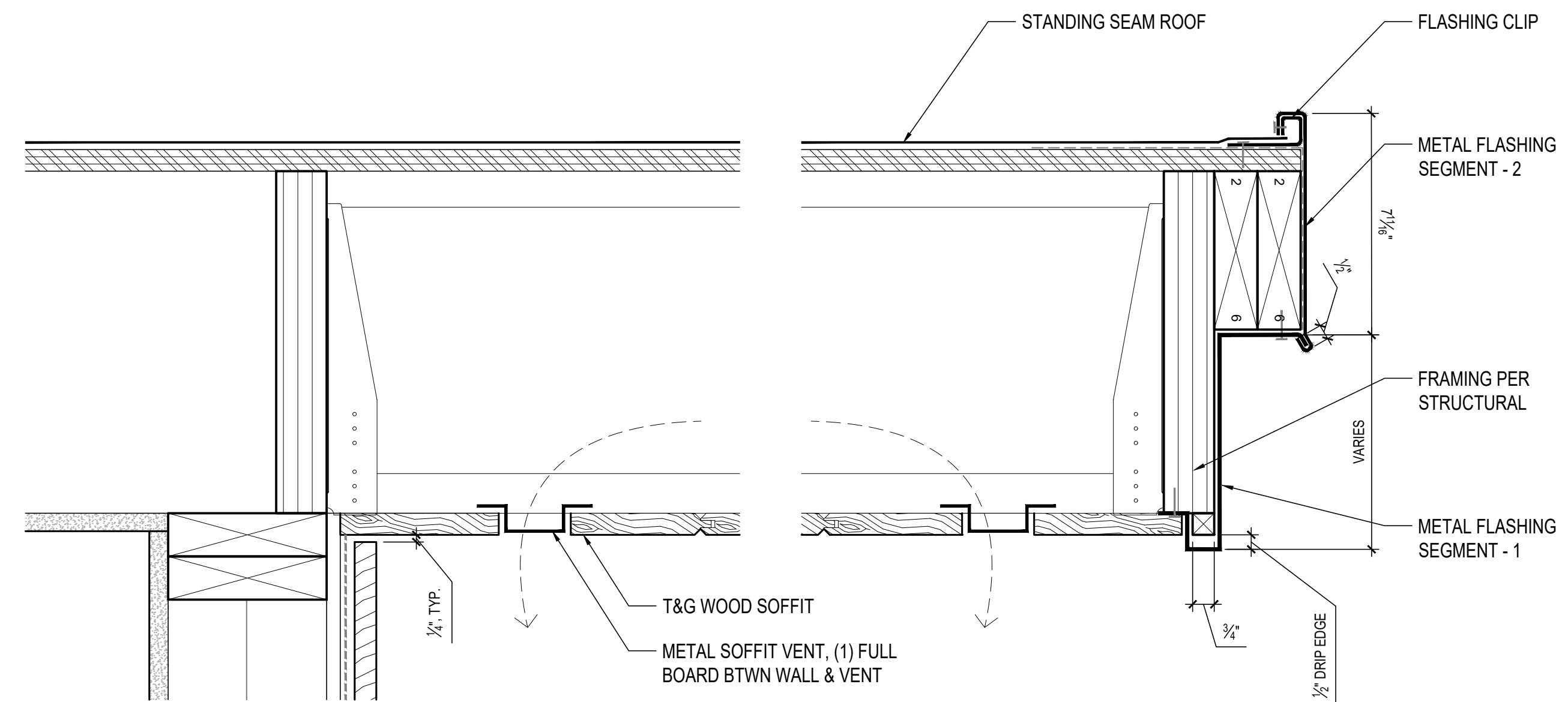
PROJECT:
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MERCER ISLAND, WA 98040

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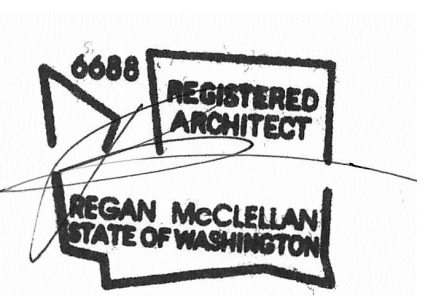
ISSUE:
PERMIT SUBMISSION 2021-10-25



1 TYP. GUTTER DETAIL
3" = 1'-0"



2 TYP. RAKE / PEAK DETAIL
3" = 1'-0"

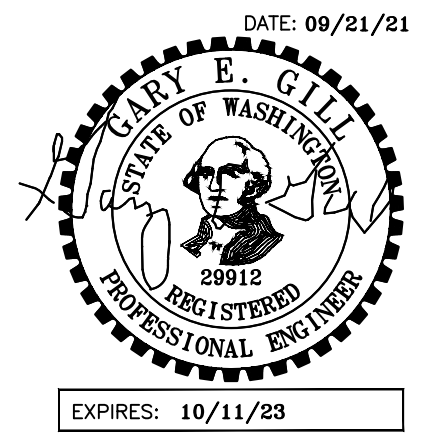


DATE:
OCTOBER 25, 2021

SHEET TITLE:

ROOF
DETAILS

SHEET:



PROJECT:

BIRD McDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:

PAUL McDONALD & CARLY BIRD-VOGL
4304 E MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:

PERMIT SET 09/21/2021

WOOD

FLOOR:

104 @ 4" OC AT ALL SUPPORTED EDGES,
104 @ 12" OC AT INTERMEDIATE BEARING POINTS.

ROOF:

5/8" PW APA RATED PANELS
104 @ 4" OC AT SUPPORTED SHEET EDGES,
104 @ 12" OC AT INTERMEDIATE BEARING POINTS.

WALLS:

15/16" APA RATED PANELS
104 @ 6" OC AT SHEET EDGES UNLESS NOTED
OTHERWISE ON SHEAR WALL SCHEDULE.
104 @ 12" OC AT INTERMEDIATE BEARING POINTS.

PLYWOOD AND WOOD-BASED STRUCTURAL-USE PANELS USED FOR WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES.

19. MACHINE APPLIED NAILING IS SUBJECT TO A SATISFACTORY DEMONSTRATION AND THE APPROVAL OF THE CHECKING AGENCY AND THE ARCHITECT. NAIL HEADS SHALL NOT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER. EDGE DISTANCES SHALL BE MAINTAINED. SHINERS SHALL BE REMOVED AND REPLACED. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE APPLIED NAILING ONLY ON PLYWOOD GREATER THAN 5/16".

20. ALL FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE TREATED LUMBER OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

21. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF SUCH RECOMMENDATIONS, A MINIMUM OF ASTM A653, TYPE G185 ZINC COATING GALVANIZED STEEL OR EQUIVALENT SHALL BE USED.

DATE:

21 SEPT 2021

SHEET TITLE:

GENERAL NOTES &

ABBREVIATIONS

SHEET:

S1.0

AB - ANCHOR BOLT	ID - INSIDE DIAMETER
ADDL - ADDITIONAL	IF - INSIDE FACE
ALT - ALTERNATE	IN - INCHES
ALUM - ALUMINUM	INFO - INFORMATION
ARCH - ARCHITECTURAL	INSUL - INSULATION
	JST - JOIST
	JT - JOINT
BULD - BUILDING	L - LENGTH
BLK (C) - BLOCK(ING)	LLH - LONG LEG HORIZONTAL
BM(S) - BEAM(S)	LLV - LONG LEG VERTICAL
BO xxx - BOTTOM OF xxx	LOC - LOCATION
BOT - BOTTOM	LT - LIGHT
BP - BASE PLATE	LSH - LONG SLOTTED HOLE
BPC - BOTTOM PLATE CONNECTION	
BTWN - BETWEEN	
	MB - MACHINE BOLT
CIP - CAST IN PLACE	NO - NUMBER
CJT - CONTRACTION/CONSTRUCTION JOINT	NS - NEAR SIDE
CL - CENTERLINE	NTS - NOT TO SCALE
CLR - CLEARANCE	
CMU - CONCRETE MASONRY UNIT	MFR - MANUFACTURE(R/D)
COL - COLUMN	MN - MINIMUM
CONC - CONCRETE	MISC - MISCELLANEOUS
CONN - CONNECTION	NORM - NORMAL
CONST - CONSTRUCTION	NO - NUMBER
CONT - CONTINUOUS	NS - NEAR SIDE
CONTR - CONTRACTOR	NTS - NOT TO SCALE
COORD - COORDINATE	
CP - COMPLETE PENETRATION	O/C - ON CENTER
CTR - CENTER(ED)	OD - OUTSIDE DIAMETER
	OF - OUTSIDE FACE
D - DEPTH or DEEP	OH - OPPOSITE HAND
DBL - DOUBLE	OPNG - OPENING
DEG - DEGREE	OPP - OPPOSITE
DEMO - DEMOLITION	OVS - OVERSIZED
DET - DETAIL	PAF - POWDER ACTUATED
DI - DIAMETER	FASTENER
DIAG - DIAGONAL	PEF - PANEL EDGE FRAMING
DIM - DIMENSION	PL - PLATE
DIST - DISTANCE	PLCS - PLACES
DS - DOUBLE STUDS	PLWD - PLYWOOD
DWG - DRAWING	PNL - PANEL
	PSF - POUNDS PER SQUARE
EA - EACH	FOOT
EF - EACH FACE	PSI - POUNDS PER SQUARE
EJT - EXPANSION JOINT	INCH
EL - ELEVATION	
ELC - ELECTRICAL	RAD or R - RADIUS
EMBED - EMBEDMENT	REF - REFERENCE
EN - END NAIL	REIN - REINFORCING
EOL - EDGE OF SLAB	REQD - REQUIRED
EQ - EQUAL	RO - ROUGH OPENING
EQUIP - EQUIPMENT	
EW - EACH WAY	SCHED - SCHEDULE
EXIST - EXISTING	SECT - SECTION
EXP - EXPANSION	SHT - SHEET
EXT - EXTERIOR	SHTG - SHEATHING
	SN - SIMILAR
FDN - FOUNDATION	SL - SLOPE
FIN - FINISH(ED)	SPEC - SPECIFICATION
FLG - FLAG	SPCS - SPACES
FLR - FLOOR	SQ - SQUARE
FO xxx - FACE OF xxx	SSH - SHORT SLOTTED HOLE
FOC - FACE OF CONCRETE	SSLT - STAINLESS STEEL
FOF - FACE OF FINISH	STD - STANDARD
FOS - FACE OF STEEL	STIF - STIFFENER
FS - FAR SIDE	STL - STEEL
FT - FOOT OF FEET	STRUCT - STRUCTURAL
FG - FOOTING	SYM - SYMMETRICAL
	THK - THICK(NESS)
GA - GAGE	TOC - TOP OF CONCRETE
GALV - GALVANIZED	TOP - TOP OF FOOTING
GEN - GENERAL	TOGB - TOP OF GRADE BEAM
GR - GRADE	TOS - TOP OF STEEL
GWB - GYPSUM WALLBOARD	TOSL - TOP OF SLAB
	TPC - TOP PLATE
H - HIGH	CONNECTION
HD - HOLD DOWN	TYP - TYPICAL
HDR - HEADER	T&B - TOP AND BOTTOM
HGR - HANGER	UON - UNLESS OTHERWISE NOTED
HORIZ - HORIZONTAL	VERT - VERTICAL
HSS - HOLLOW STRUCTURAL SECTIONS	W - WIDTH
HT - HEIGHT	WT - WEIGHT
HVAC - HEATING, VENTILATING/ AIR CONDITIONING	WWF - WELDED WIRE FABRIC
	WP - WORK POINT
	W/ - WITH

SPECIAL INSPECTION

- SPECIAL INSPECTIONS. OBSERVATIONS ARE A SUPPLEMENT TO THE CITY OF MERCER ISLAND INSPECTIONS REQUIRED BY THE INTERNATIONAL BUILDING CODE (IBC)

AAR TESTING AND INSPECTION, INC (JERRY A. ANDERSON, 425-881-5812) SHALL BE RETAINED FOR THE FOLLOWING SPECIAL INSPECTIONS.

SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR WITH AN AISC QUALITY CONTROL PROGRAM AND IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

PILE DRIVING

ALL PILE DRIVING SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER OF RECORD

SOILS

ALL SOILS SHALL BE PERIODICALLY INSPECTED TO VERIFY DESIGN SOIL VALUES ARE APPLICABLE.

ADHESIVE ANCHORS, EPOXY GROUT

CONTINUOUS INSPECTION OF INSTALLATION OF ALL ADHESIVE ANCHORS AND EPOXY GROUT

STRUCTURAL STEEL

PERFORM QA AND QC INSPECTIONS LISTED IN STRUCTURAL STEEL INSPECTION SCHEDULE BELOW PER AISC 360. IF FABRICATOR HAS AN ACCREDITED QC PROGRAM IN HOUSE THE SHOP FABRICATION INSPECTIONS MAY BE CONDUCTED UNDER THAT PROGRAM. ALL FIELD WELDING SHALL BE INSPECTED BY A SPECIAL INSPECTOR. ALL CJP WELDS SHALL BE ULTRASONICALLY TESTED.

2. THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL SHALL BE FURNISHED COPIES OF ALL TEST RESULTS AND REPORTS. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT IN COMPLIANCE WITH APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND TO THE BUILDING INSPECTOR PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TEST AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER TO THE BUILDING INSPECTOR.

3. IN ADDITION TO THE SUBMITTAL OF REPORTS, THE FOLLOWING MUST BE SUBMITTED TO THE BUILDING INSPECTOR:
- CERTIFICATES OF COMPLIANCE FOR THE FABRICATION OF STRUCTURAL LOAD BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ON THE PREMISES OF A REGISTERED AND APPROVED FABRICATOR.

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND THE CODES, RULES AND REGULATIONS OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF MERCER ISLAND, WA.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THIS INCLUDES CONNECTION HARDWARE AND FASTENERS THAT MAY INTERFERE WITH FINISHES OR OTHER ADJACENT SURFACES.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS; THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OR ARCHITECT IN WRITING OF SUCH OMISSION OR ERROR BEFORE PROCEEDING WITH THE WORK.
- NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- MANUFACTURED MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.
- ALL STRUCTURAL SYSTEMS THAT ARE TO BE COMPOSED OF MANUFACTURED COMPONENTS TO BE FIELD ERECTED SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THEIR USE AND SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- FRAMING MEMBERS WHICH ARE NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED POINT OR MEMBERS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS AND THRESHOLD REQUIREMENTS.
B. SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS.
C. SIZE AND LOCATION OF ROOF, FLOOR AND WALL OPENINGS.
D. SIZE AND LOCATION OF DEPRESSED AREAS, CHANGES IN ELEVATION, FLOOR AND ROOF DRAINS, SLOPES, CONCRETE CURBS, LEDGES, PADS AND ISLANDS, CHAMFERS, GROOVES, INSERTS, ETC.
E. DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
F. EXTERIOR WALL SYSTEMS.
- SEE ARCH, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC., NOT SHOWN OR NOTED.
B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
C. ANCHORAGE AND BRACING FOR ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT TO THE STRUCTURE.
D. ANCHOR BOLTS FOR MOTOR MOUNTS.
E. SIZE, WEIGHT AND LOCATION OF MACHINES AND EQUIPMENT BASES.
- THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- SPECIFICATIONS, CODES, AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS OTHERWISE NOTED. MATERIAL SPECIFICATIONS ARE ASTM LATEST EDITION.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

DESIGN CRITERIA

DESIGN LOADS:	PER CALCULATIONS
ROOF DEAD LOAD	30 PSF
ROOF SNOW LOAD	

WIND DESIGN:

BASIC WIND SPEED (3 SECOND GUST)	110 MPH
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR I_w	1.0
K_{zt}	1.0
SEISMIC DESIGN:	
SEISMIC USE GROUP	I
S_{DS}	0.963
SOIL CLASSIFICATION	D (ASSUMED)
IMPORTANCE FACTOR I_e	1.0
R	6.5

SEISMIC DESIGN FORCE SYSTEM: LIGHT FRAMED PLYWOOD SHEAR WALLS.

STRUCTURAL STEEL INSPECTION SCHEDULE	
INSPECTION TASKS PRIOR TO WELDING	
1. REVIEW MANUFACTURERS SPECIFICATIONS FOR WELDING CONSUMABLES.	P
2. MATERIAL IDENTIFICATION.	P
3. WELDER IDENTIFICATION SYSTEM.	P
4. FIT UP OF FILLET WELDS (DIMENSIONS, CLEANLINESS, TACKING)	O
5. CHECK WELDING EQUIPMENT.	O
INSPECTION TASKS DURING WELDING	
1. REVIEW WELDERS QUALIFICATIONS.	O
2. CONTROL AND HANDLING OF WELDING CONSUMABLES (PACKAGING, EXP CONTROL)	O
3. ENVIRONMENTAL CONDITIONS (WIND SPEED WITHIN LIMITS, PRECIP AND TEMP)	O
4. WELDING PROCEDURES FOLLOWING WELDING EQUIPMENT SETTINGS (WAVE SPEED, WELDING MATERIALS, SHIELD GAS TYPE AND FLOW RATE, PREHEAT, INTERPASS TEMP MAINTENANCE, PROPER POSITION)	O
5. WELDING TECHNIQUES (INTERPASS AND FINAL CLEANING, EACH PASS MEETS PROFILE LIMITS, EA PASS MEETS QUALITY REQUIREMENTS)	O
INSPECTION TASKS AFTER WELDING	
1. WELDS CLEANED	O
2. SIZE LENGTH AND LOCATION OF WELDS	P
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA (CRACK PROHIBITION, WELD BASE METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY)	P
4. WELD AREA	P
5. ARC STRIKES	P
6. REPAIR ACTIVITIES	P
7. DOCUMENT ACCEPTANCE OR REJECTION OF MEMBER OR WELDED JOINT	P
O = OBSERVE PERIODICALLY AND ON A RANDOM BASIS	
P = PERFORM OBSERVATION CONTINUOUSLY FOR EA WELDED JT OR MEMBER	

FOUNDATIONS

SOILS
FOUNDATION DESIGN BASED UPON GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL CONSULTANTS, INC DATED 12/11/2020.

SOILS CRITERIA

RETAINING WALLS			
EQUIVALENT FLUID PRESSURE	UNRESTRAINED LEVEL BACKFILL	35 PCF	
	SEISMIC	8H	
	RESTRAINED LEVEL BACKFILL	10H SURCH	
	LEVEL UNDIST CUT	300 PCF	
		0.4	
ALLOWABLE PASSIVE PRESSURE			
COEF OF FRICTION			
BEARING SURFACES			
ALLOWABLE BEARING		3000 PSF	
TEMPORARY SHORING	ACTIVE PRESSURE	35 PCF	
TEMPORARY SHORING	ULT PASS PRESS START	400 PCF	
PIPE PILE CRITERIA			
	INSIDE PIPE DIAMETER	FINAL DRIV RATE	ALL COMP CAPACITY
	1100# HAMMER	2000# HAMMER	3000# HAMMER
	4" 10 SEC/N	4 SEC/N	N/A
	6" 20 SEC/N	10 SEC/N	6 SEC/N
			30 KIPS

DIAMETER	1100# HAMMER	FINAL DRIV RATE	ALL COMP CAPACITY
4"	10 SEC/N	4 SEC/N	N/A
6"	20 SEC/N	10 SEC/N	6 SEC/N
			30 KIPS

- ALL FOUNDATIONS SHALL BE FOUNDED A MINIMUM OF 18" BELOW LOWEST ADJACENT FINAL FINISH FLOOR OR GRADE.
- ALL BEARING SURFACES SHALL BE INSPECTED BY GEOTECH OF RECORD PRIOR TO PLACING CONCRETE.
- ALL PIPE PILE INSTALLATION SHALL BE CONTINUOUSLY INSPECTED BY A REPRESENTATIVE OF THE GEOTECH OF RECORD.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE 'BUILDING CODE' REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318 AND ACI 301, WITH MODIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR TYPE II.
- COARSE AND FINE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33.
- AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330 AND THE PROJECT SPECIFICATIONS.
- WATER SHALL BE CLEAR AND SHALL CONFORM TO ASTM C-94.
- CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94.
- ADD TO ALL CONCRETE EXPOSED TO WEATHER MICROAIR OR MGWR AIR ENTRAINING AGENT TO ATTAIN 5 PERCENT +/- 1 PERCENT ENTRAINMENT AIR BY VOLUME, CONFORMING TO ASTM C-260. ALL REFERENCE DATA USED FOR PAST PERFORMANCE DESIGN SHALL HAVE CONTAINED THE SAME ADMIXTURE BRAND AS THAT USED IN THE MIX SUBMITTED.
- CONCRETE STRENGTHS SHALL BE VERIFIED BY PREVIOUS 28-DAY CYLINDER TESTS, UNLESS OTHERWISE APPROVED. CONCRETE SHALL BE AS FOLLOWS:

ELEMENT	DES STRENGTH USED IN CALCS	MIX DESIGN STRENGTH PSI	CONCRETE TYPE
FOOTINGS	2500	4000	5 1/2 SACK W/C<45
WALLS	2500	4000	5 1/2 SACK W/C<45
SLAB ON GRADE	2500	4000	5 1/2 SACK W/C<45

- CONTRACTOR MAY USE AN ADVENTURE SYSTEM TO PRODUCE FLOWABLE CONCRETE. MAXIMUM SLUMP SHALL NOT EXCEED 10 INCHES MEASURED AT THE PUMP. THE WATER/CEMENTIOUS MATERIAL RATIO OF THE APPROVED MIXES SHALL BE MAINTAINED OR LOWERED WHEN FLOWABLE CONCRETE IS USED. A REPRESENTATIVE OF THE ADMIXTURE SYSTEM SHALL ASSIST IN DETERMINING PROPORTIONS FOR FLOWABLE CONCRETE AND SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO EMPLOYING THIS PROCEDURE.

- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	CONCRETE COVER (MIN)
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS:	
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2"
SHELLS, FOLDED PLATE MEMBERS:	
#6 BAR AND LARGER	3/4"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1/2"

- BASE PLATE GROUT SHALL BE NON-SHRINK TYPE WITH F'c=7000 PSI, GRADE B, CONFORMING TO ASTM C-1107.

- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304 AND THE CONTRACT DOCUMENTS. SANDBLAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

- PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS.

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. REINFORCING SHALL NOT BE CUT. CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS INDICATED.

- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED ONE THIRD OF THE SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUIT OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.

- CURING COMPOUNDS USED ON CONCRETE TO RECEIVE A FINISH SHALL BE APPROVED BY THE FINISH APPLICATOR BEFORE USE.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE DETAILED, INCLUDING HOOKS AND BENDS, AND PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 OR A-706, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS OTHERWISE NOTED.
- PROVIDE #4 x 2'-0" DIAGONAL BAR AT ALL REENTRANT CORNERS OF CONCRETE SLABS ON GRADE.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED AND REVIEWED BY THE STRUCTURAL ENGINEER.
- WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH ACI 318-83 AND THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY, AWS D1.4 AND WITH THE REVIEW OF THE STRUCTURAL ENGINEER.
- PROVIDE SHOP DRAWINGS FOR REINFORCING FOR CONCRETE BEAMS AND GRADE BEAMS.

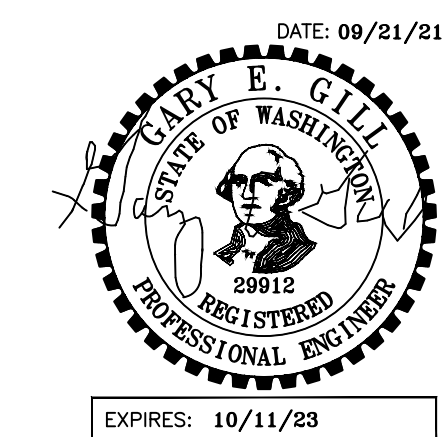
ANCHORAGE

- EXPANSION SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS FF-5-325, GROUP II, TYPE 4, CLASS 1.
- SLEEVE ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS FF-5-325, GROUP II, TYPE 3, CLASS 3.
- FLUSH SILL ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS-FF-5-325, GROUP VII, TYPE 1.
- ADHESIVE ANCHORS SHALL CONSIST OF ALL-THREAD ANCHOR ROD, NUT, WASHER, AND EPOXY INJECTION GEL OR ADHESIVE CAPSULE SYSTEM. ANCHOR RODS SHALL BE MANUFACTURED FROM A-36 MATERIAL, ZINC PLATED IN ACCORDANCE WITH ASTM B633.
- ALL RELATED PRODUCTS, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- NOTATIONS ON DRAWINGS RELATING TO EXPANSION, SLEEVE, FLUSH, OR ADHESIVE ANCHORS AND OTHER CONNECTING DEVICES REFER TO CONNECTORS MANUFACTURED BY POWERS FASTENING, INC. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THAT THEY HAVE ISO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES AND ARE REVIEWED BY THE STRUCTURAL ENGINEER.

STRUCTURAL STEEL, MISC. METAL

- STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE BASED ON THE LATEST EDITION AND SUPPLEMENTS OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN". STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
PLATES, SHAPES, ANGLES, AND W SHAPES	A36 (UON)	36 KSI
HOLLOW STRUCTURAL SECTIONS (ROUND, SQUARE OR RECTANGLE)	A500 (GRADE B)	46 KSI



PROJECT:

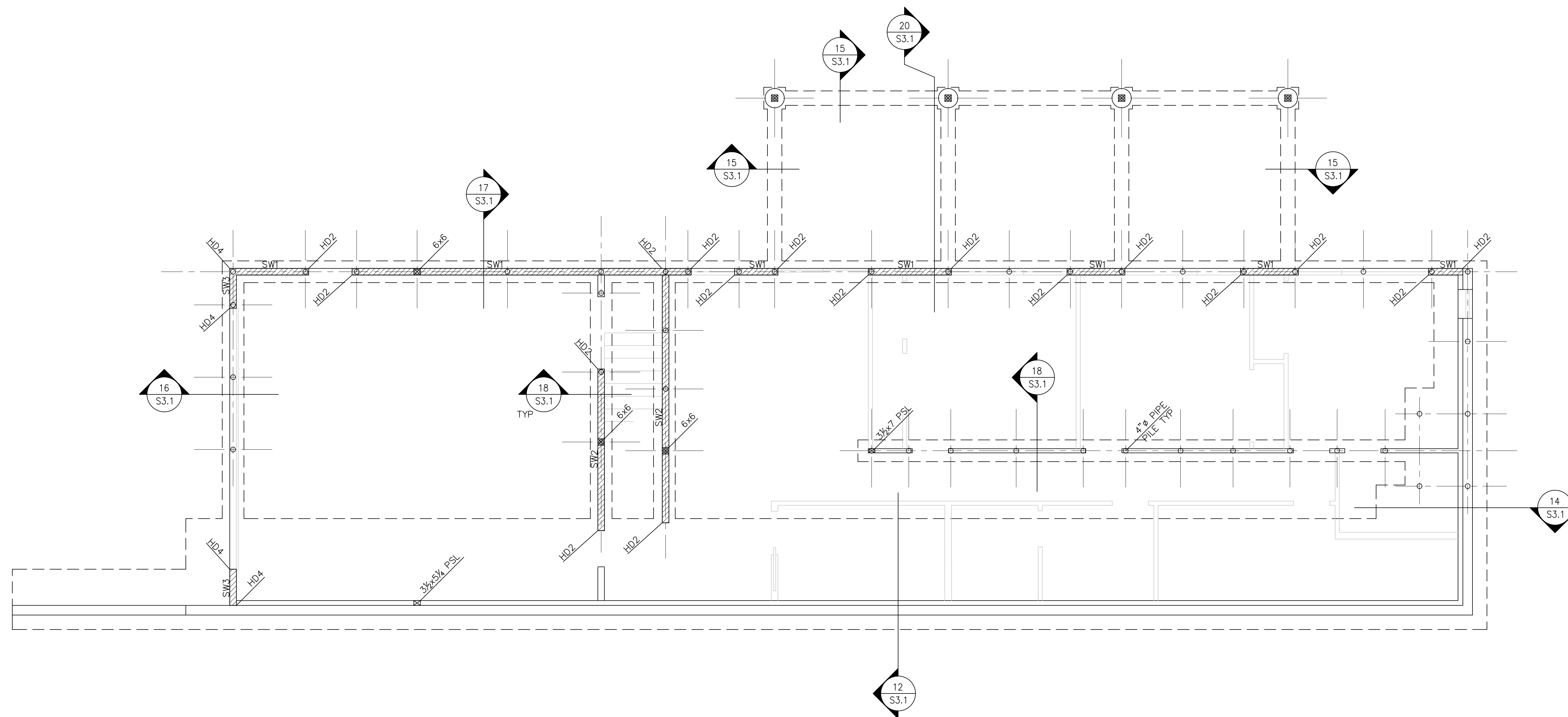
BIRD McDONALD RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:

PAUL McDONALD & CARLY BIRD-VOGEL
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:

PERMIT SET 09/21/2021

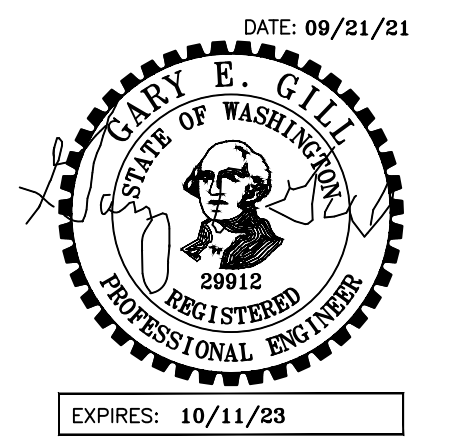


1 BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

DATE:
21 SEPT 2021

SHEET TITLE:
BASEMENT PLAN

SHEET:
S2.1



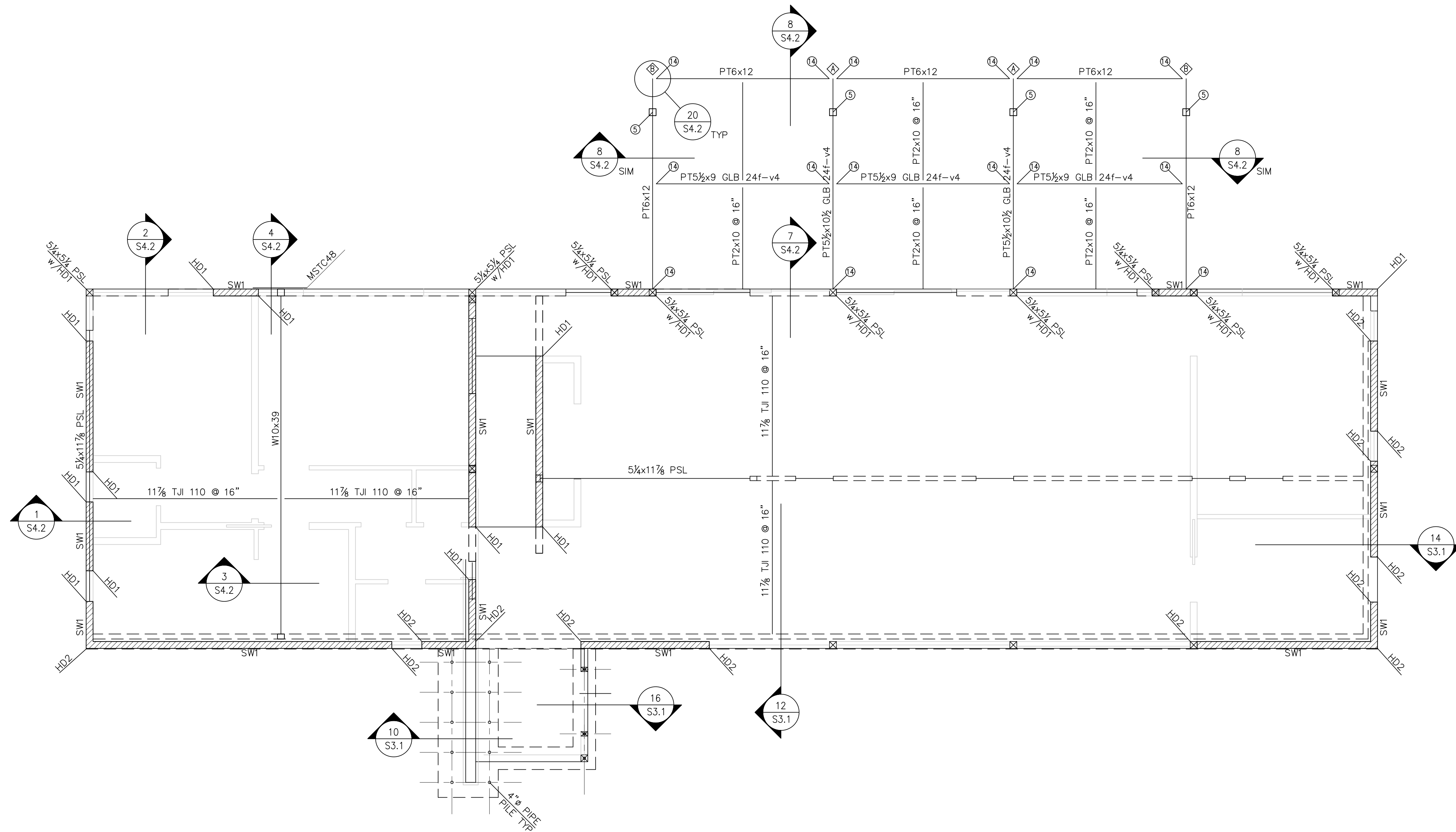
PROJECT:
 BIRD McDONALD RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 PAUL McDONALD & CARLY BIRD-VOGEL
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
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HANGER SCHEDULE	
MARK	HANGER
1	HUC0410
2	HUC0610
3	HUC0412
4	HUC0612
5	AC6 MAX (HDG @ DECK)
6	HUC01.81/11-SDS
7	HUC416 MAX
8	HUC610 MAX
9	HUC68 MAX w/A35 TOP
10	A35 TOP & BOT
11	HUC414-2 MAX
12	LPC6Z
13	HUC68 MAX
14	HUC0610 HDG

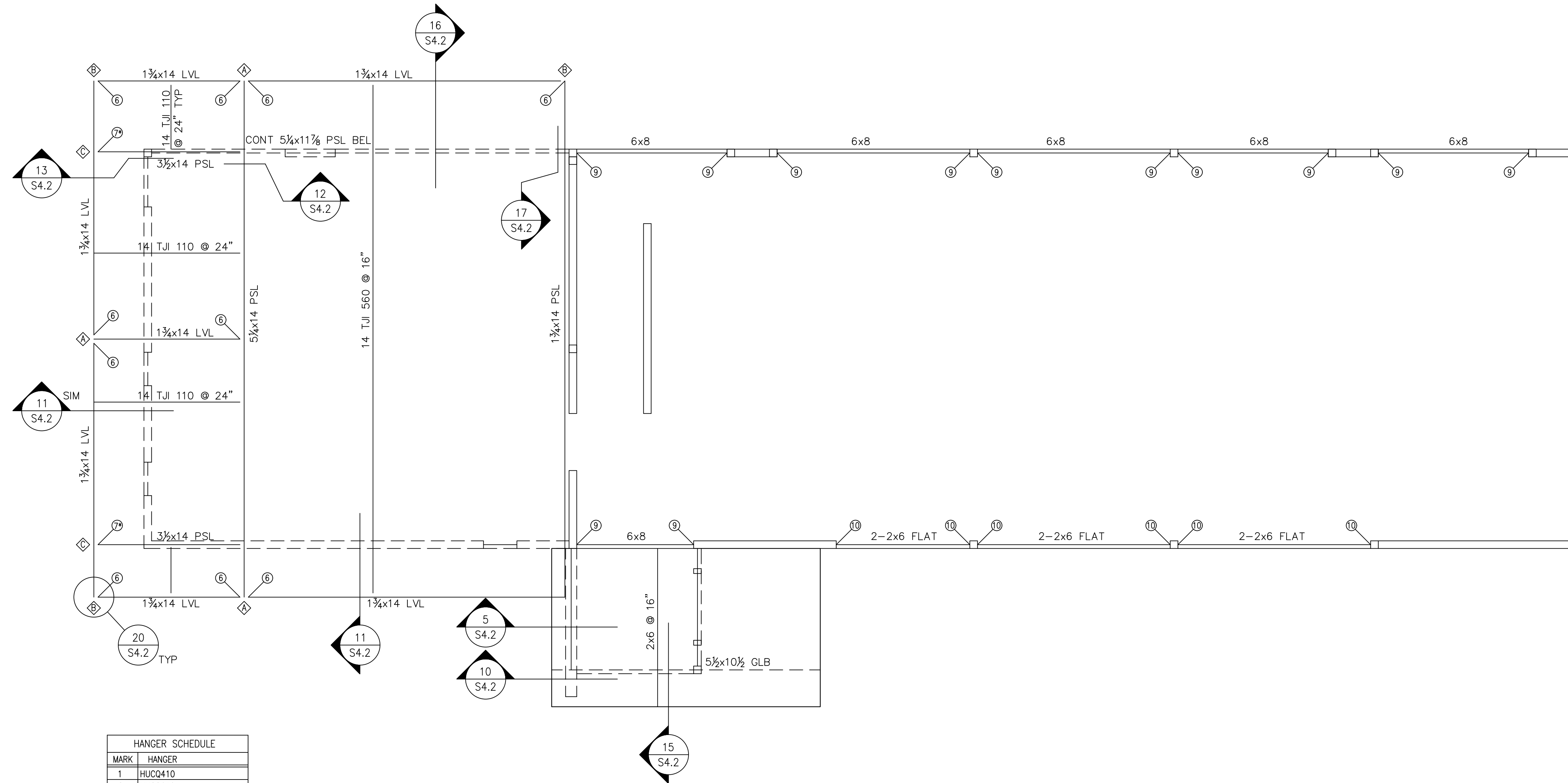
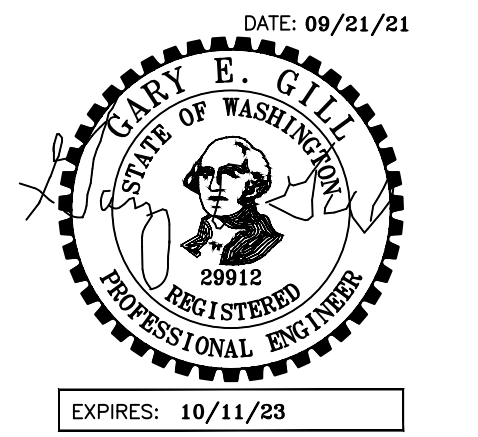
NOTES:
 1. WHEN CALLOUT HAS AN
 ASTERISK, HANGER IS INVERTED.



1 1st FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

DATE:
21 SEPT 2021
 SHEET TITLE:
 1ST FLR FRAMING
 & GAR FLR PLAN
 SHEET:

S2.2



HANGER SCHEDULE	
MARK	HANGER
1	HUCQ410
2	HUCQ610
3	HUCQ412
4	HUCQ612
5	AC6 MAX (HDG @ DECK)
6	HUCQ1.81/11-SDS
7	HUC416 MAX
8	HUC610 MAX
9	HUC68 MAX w/A35 TOP
10	A35 TOP & BOT
11	HUC414-2 MAX
12	LPC6Z
13	HUC68 MAX
14	HUCQ610 HDG

NOTES:
 1. WHEN CALLOUT HAS AN
 ASTERISK, HANGER IS INVERTED.

1 LOWER ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

PROJECT:

BIRD McDONALD RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:

PAUL McDONALD & CARLY BIRD-VOGEL
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

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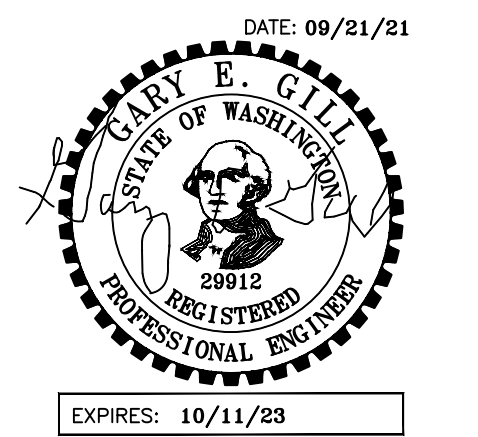
PERMIT SET 09/21/2021

DATE:
21 SEPT 2021

SHEET TITLE:
 LOWER ROOF
 FRAMING PLAN

SHEET:

S2.3



PROJECT:

BIRD McDONALD RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:

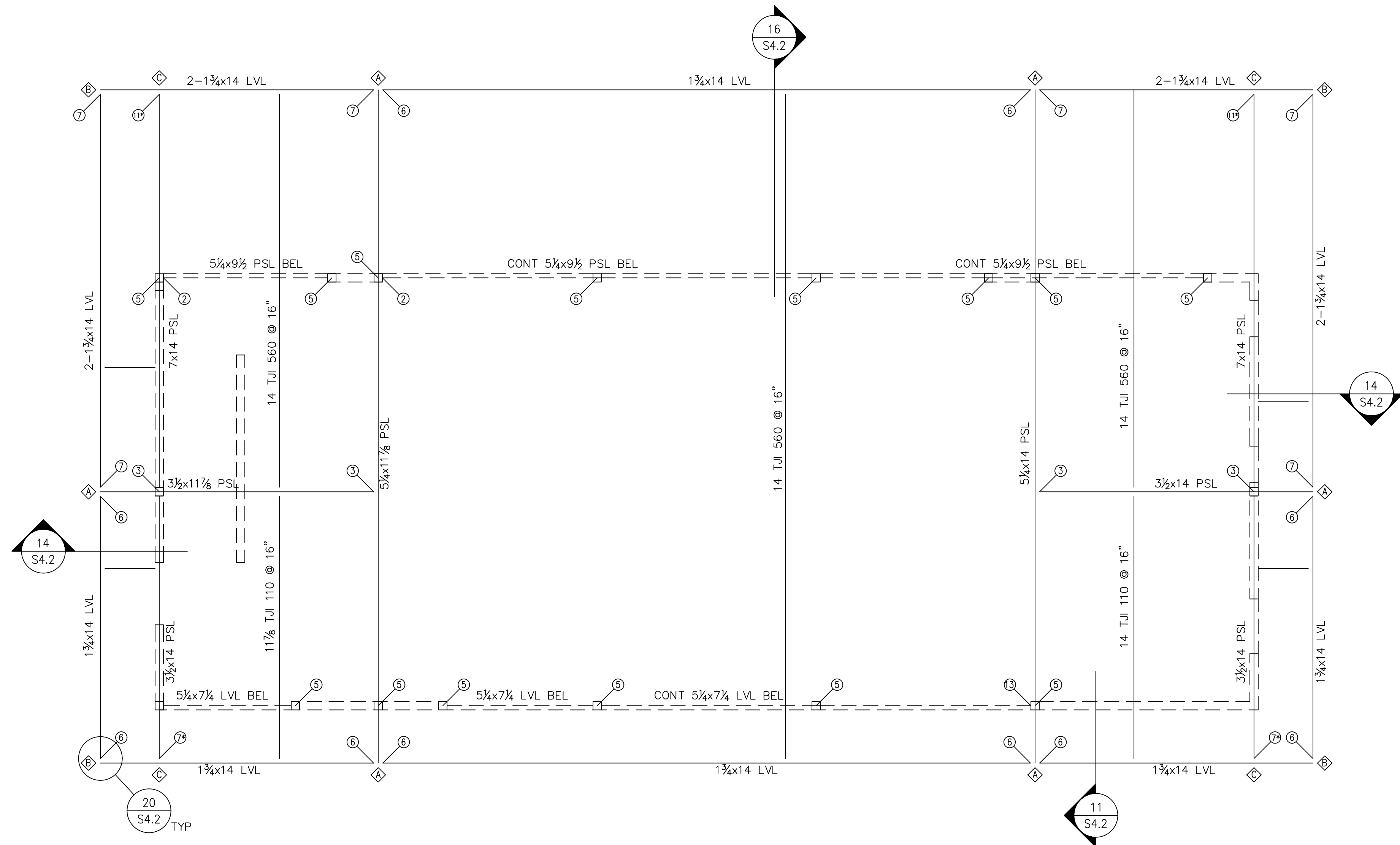
PAUL McDONALD & CARLY BIRD-VOGEL
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:

PERMIT SET 09/21/2021

HANGER SCHEDULE	
MARK	HANGER
1	HUCQ410
2	HUCQ610
3	HUCQ412
4	HUCQ612
5	AC6 MAX (HDG @ DECK)
6	HUCQ1.B1/11-SDS
7	HUC416 MAX
8	HUC610 MAX
9	HUC68 MAX w/A35 TOP
10	A35 TOP & BOT
11	HUC414-2 MAX
12	LPC6Z
13	HUC68 MAX
14	HUCQ610 HDG

NOTES:
 1. WHEN CALLOUT HAS AN
 ASTERISK, HANGER IS INVERTED.



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

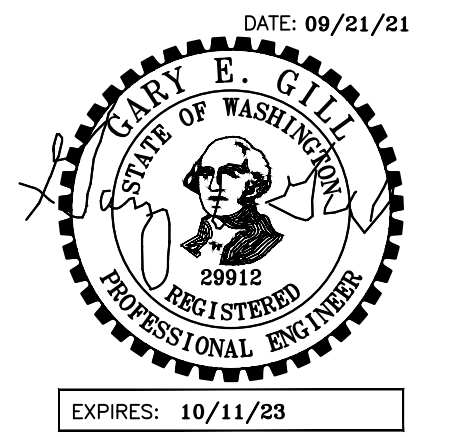
DATE:
 21 SEPT 2021

SHEET TITLE:
 ROOF

FRAMING PLAN

SHEET:

S2.4



PROJECT:

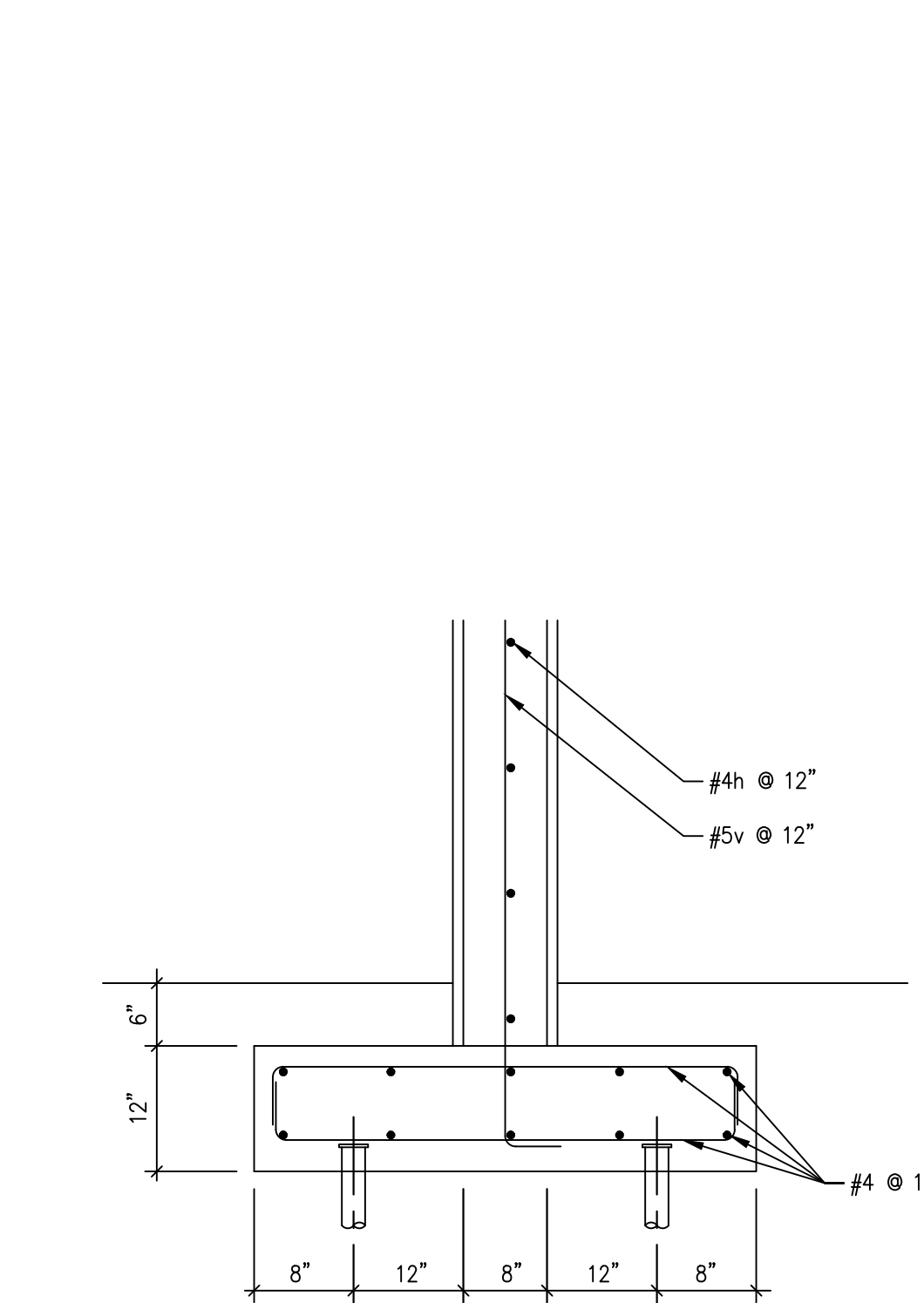
BIRD McDONALD RESIDENCE
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:

PAUL McDONALD & CARLY BIRD-VOGEL
 4304 E MERCER WAY
 MERCER ISLAND, WA 98040

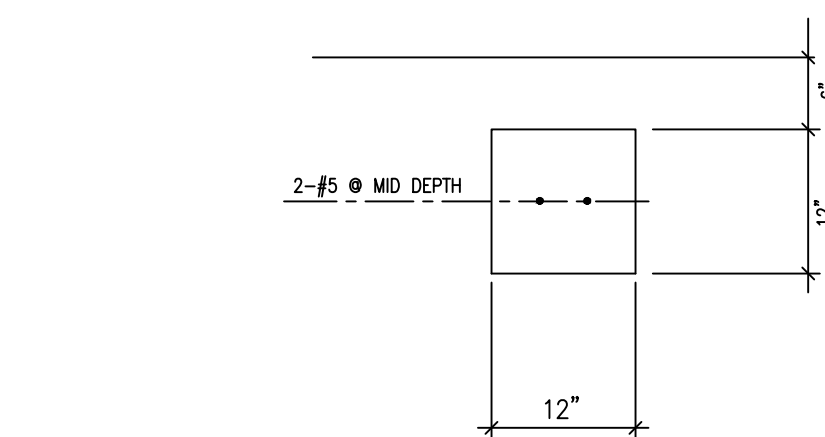
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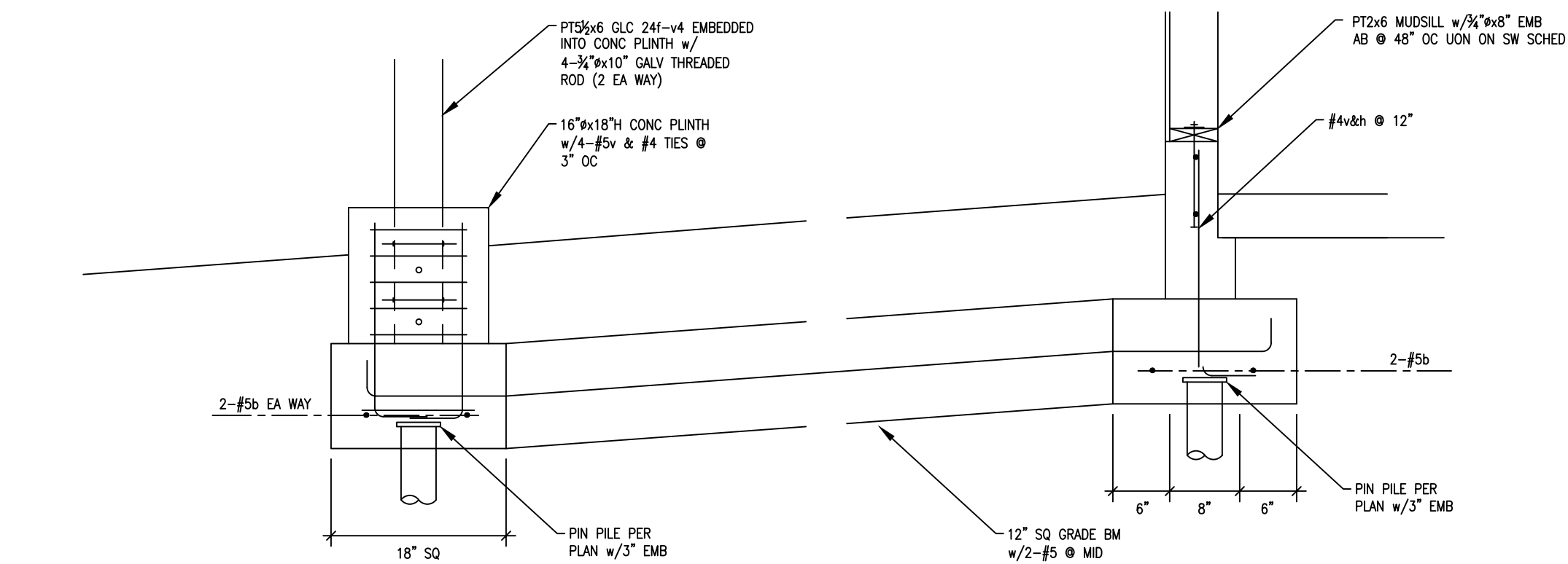
10 SECTION

S3.1 SCALE: 3/4" = 1'-0"



15 SECTION

S3.1 SCALE: 3/4" = 1'-0"

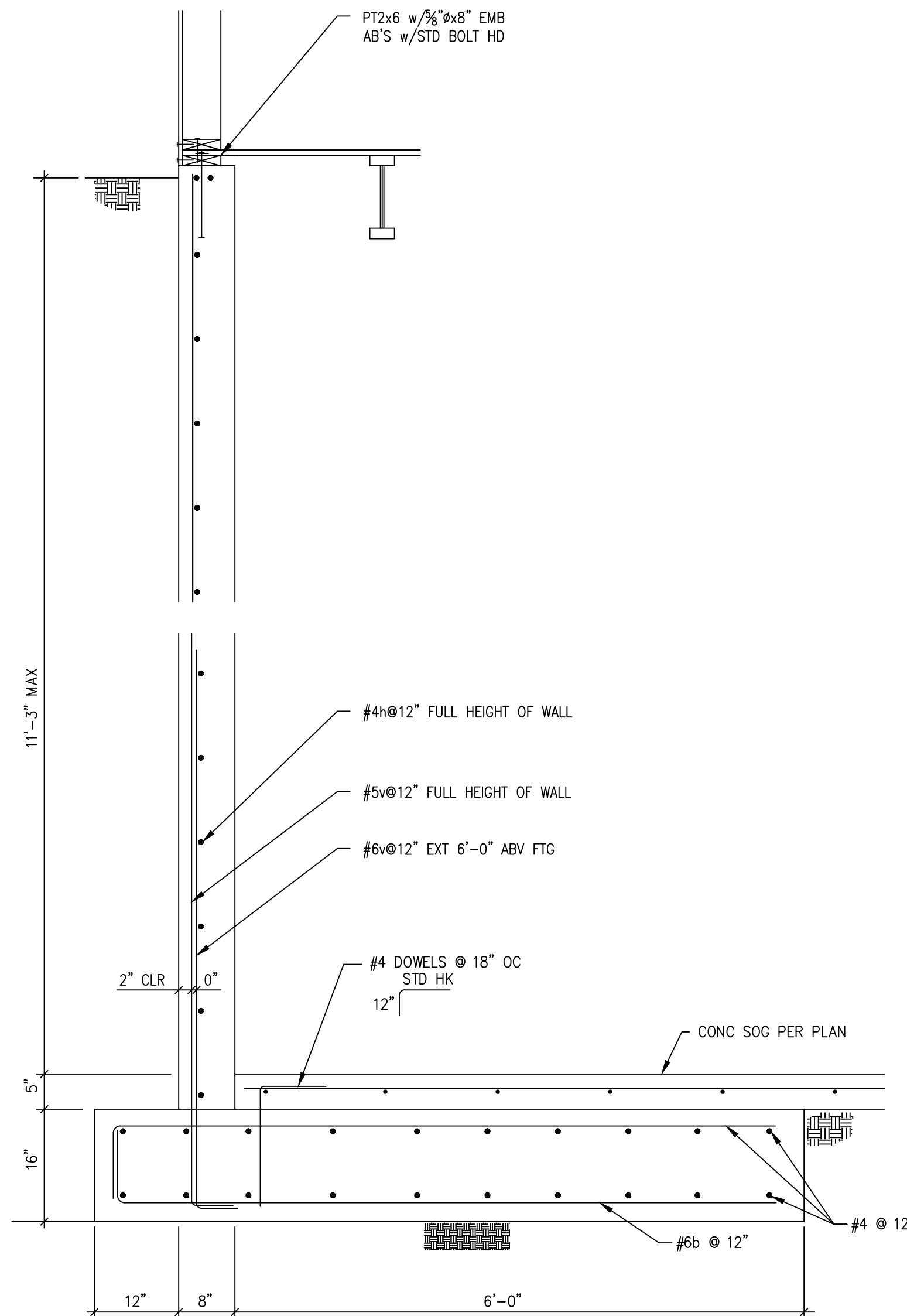


14 SECTION

S3.1 SCALE: 3/4" = 1'-0"

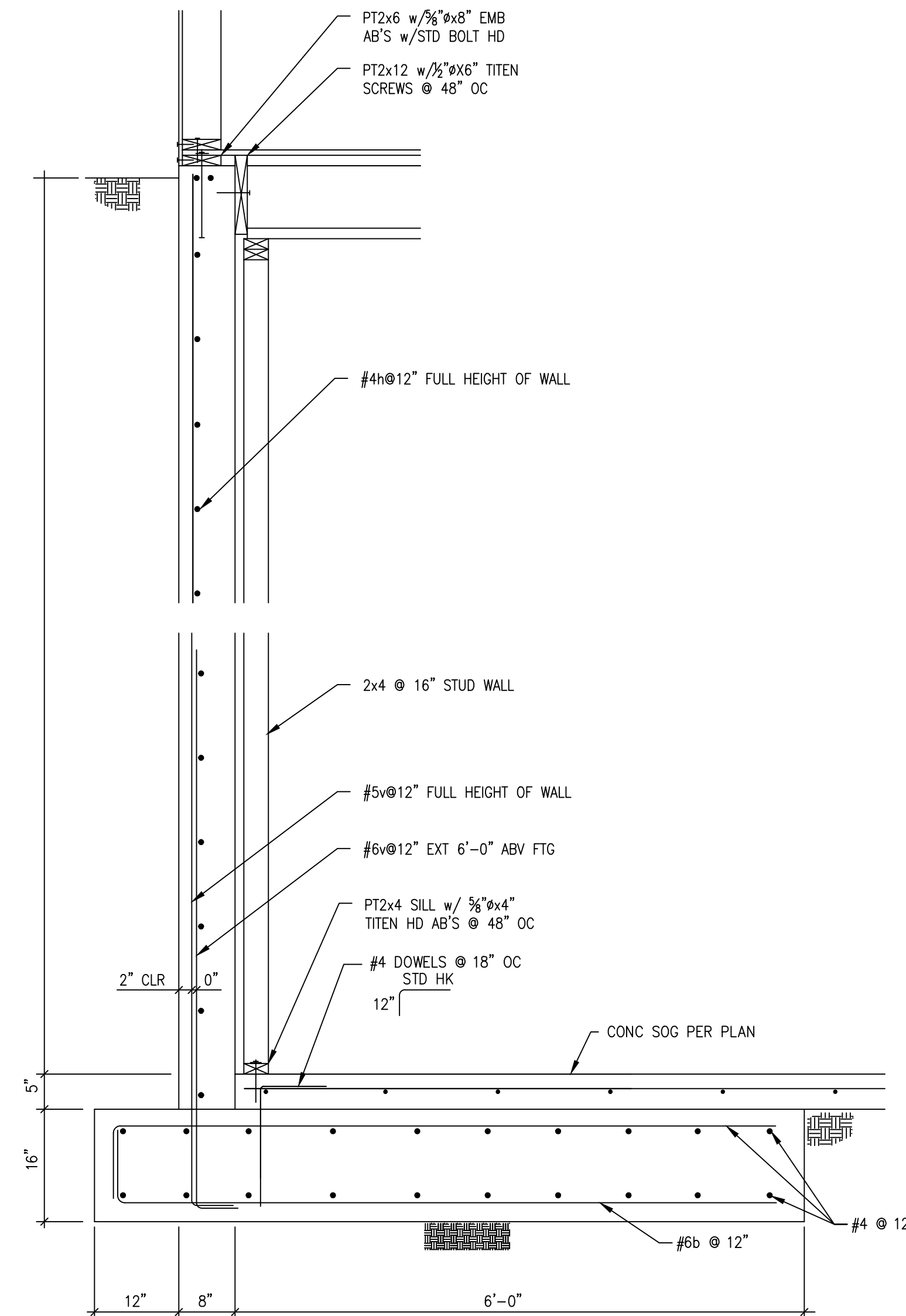
20 SECTION

S3.1 SCALE: 3/4" = 1'-0"



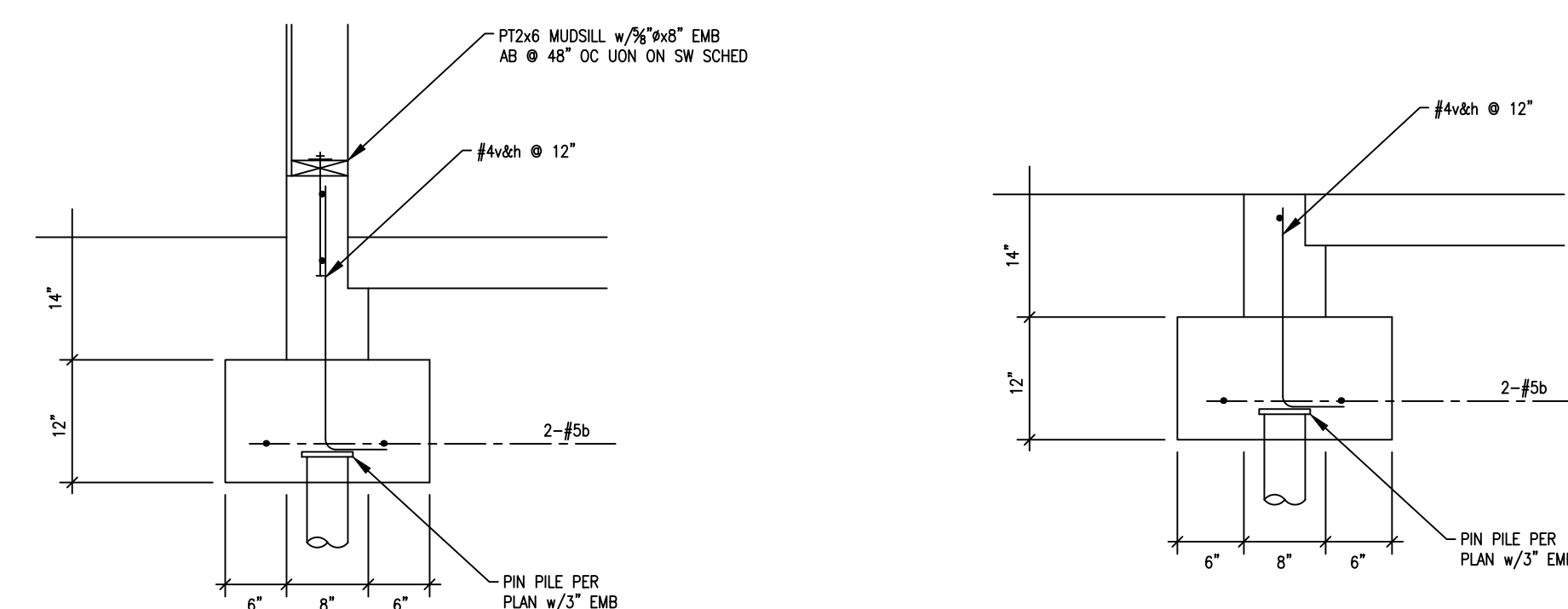
18 SECTION

S3.1 SCALE: 3/4" = 1'-0"



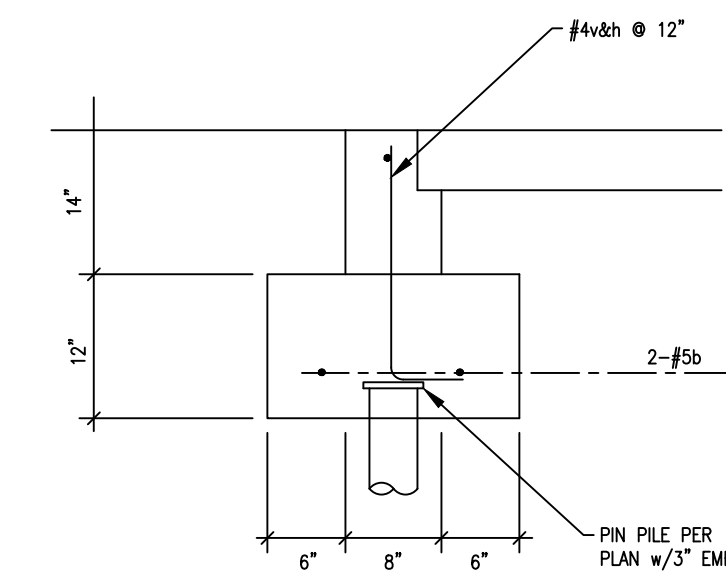
12 SECTION

S3.1 SCALE: 3/4" = 1'-0"



17 SECTION

S3.1 SCALE: 3/4" = 1'-0"



16 SECTION

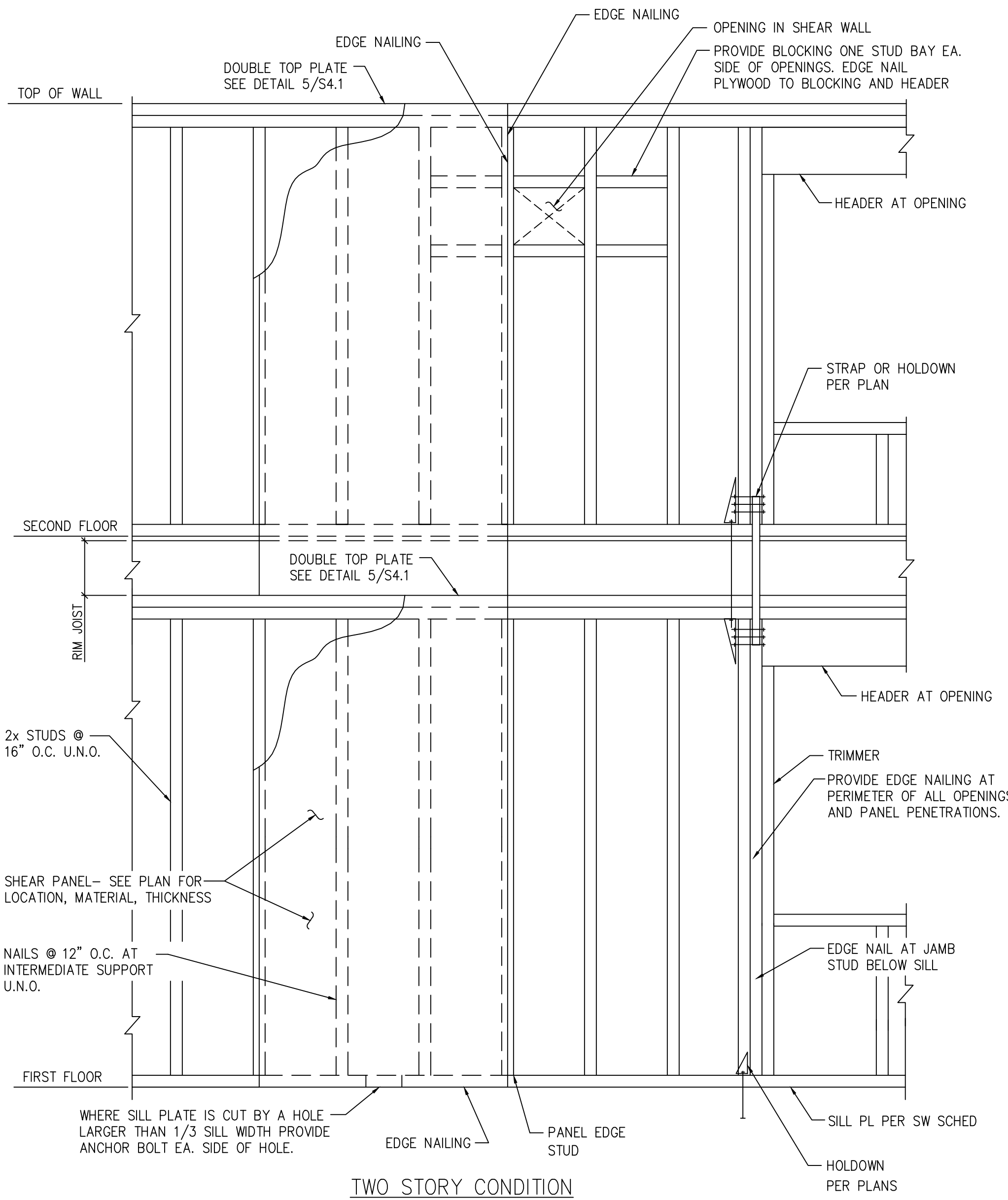
S3.1 SCALE: 3/4" = 1'-0"

DATE:
 21 SEPT 2021

SHEET TITLE:
 FOUNDATION
 SECTIONS

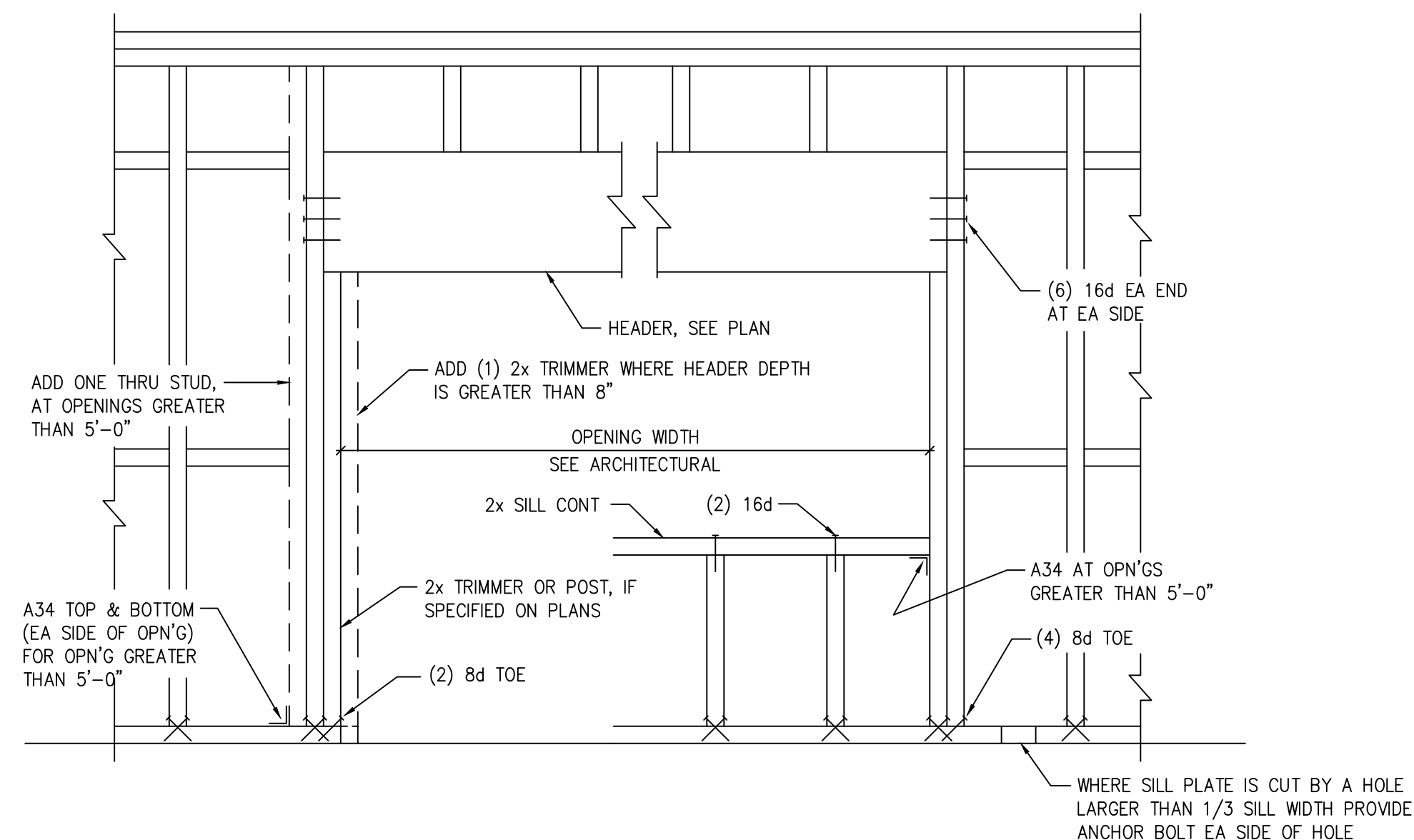
SHEET:

S3.1



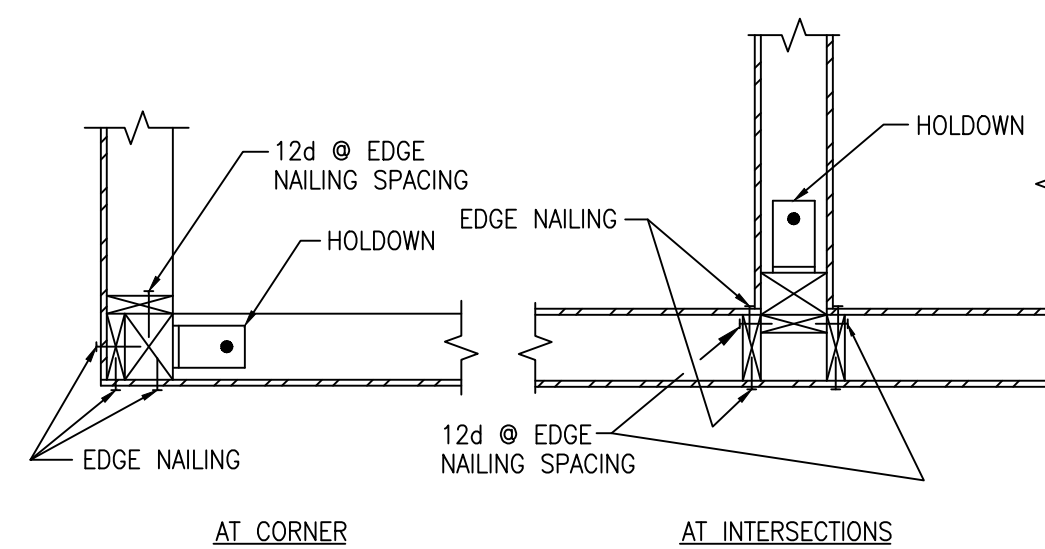
1 SHEAR WALL ELEVATION

S4.1 SCALE: 3/4" = 1'-0"



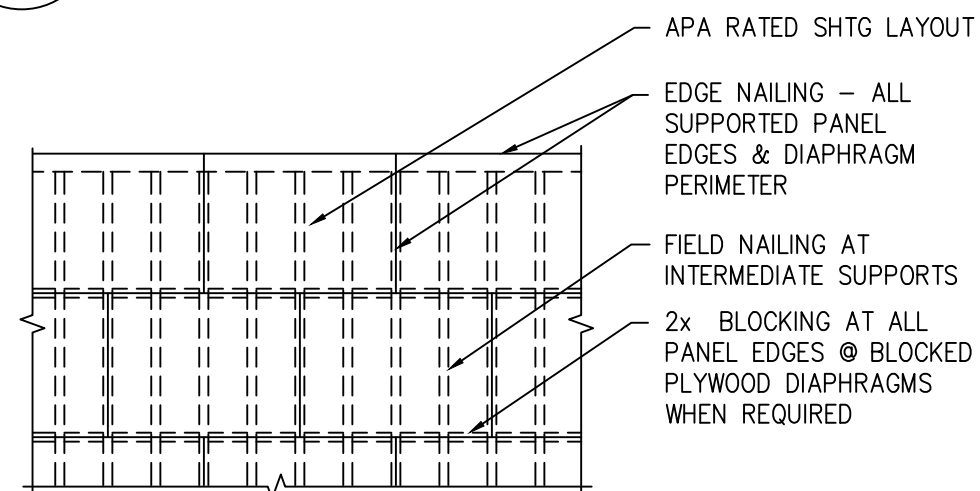
2 HEADER CONNECTION DETAIL

S4.1 SCALE: 3/4" = 1'-0"



3 HOLD DOWN PLAN VIEWS

S4.1 SCALE: 3/4" = 1'-0"

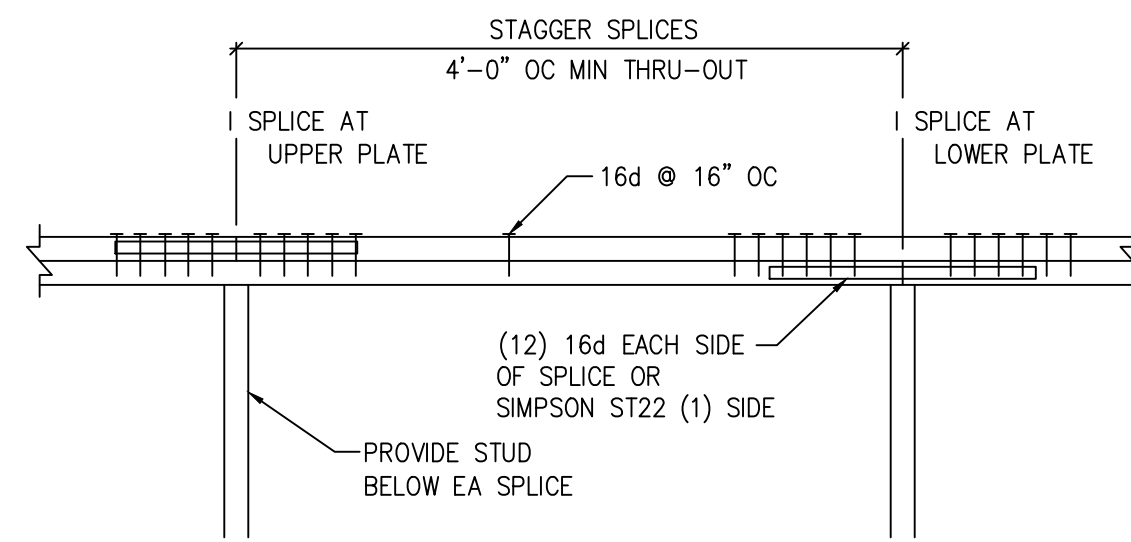


NOTES:

1. MIN EDGE DISTANCE FOR NAILS SHALL BE 3/8".
2. MIN SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".
3. NAILS SHALL NOT BE OVERDRIVEN.
4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.
5. SEE PLANS FOR AREAS OF BLOCKED DIAPHRAGMS

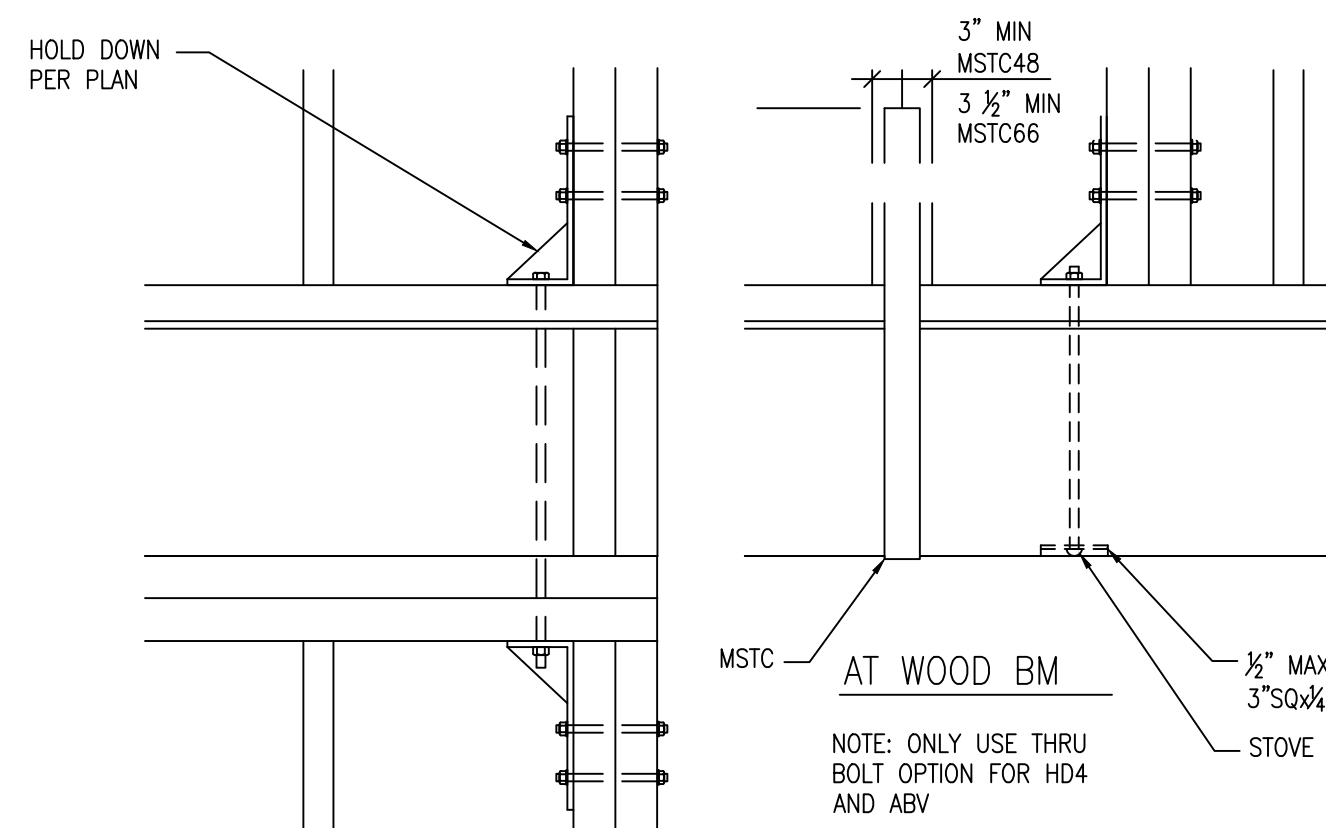
4 SHEATHED DIAPHRAGM CONSTRUCTION

S4.1 SCALE: 3/4" = 1'-0"



5 DBL TOP PLATE SPLICE

S4.1 SCALE: 3/4" = 1'-0"



6 HOLD DOWN DETAILS

S4.1 SCALE: 3/4" = 1'-0"

MARK	HOLD DOWN	ANCHOR BOLTS	STUD FASTENERS	MIN POST REQUIRED	ALLOWABLE TENSION (lbs)	
					DOUG-FIR	
HD1	MST1	18--148x1 1/2" EA END	18--148x 1 1/2" EA END	(2) 2x	3808	
HD2	HDU2-SDS2.5 OR MSTC48B3 @ WD BM BEL	5/8" MB FLR TO FLR SSB16L @ CONC WALL OR FTG	6-SDS 1/4"x2 1/2" @ HDU2 38-10d @ MSTC	(2) 2x	3075	
HD3	HDU4-SDS2.5 OR MSTC66B3 @ WD BM BEL	5/8" MB FLR TO FLR SSB16L @ CONC WALL OR FTG	10-SDS 1/4"x2 1/2" @ HDU4 38-10d @ MSTC	(2) 2x	4565	
HD4	HDU5-SDS2.5	5/8" MB FLR TO FLR SSB16L @ CONC WALL OR FTG	20-SDS 1/4"x2 1/2"	(2)2x6	5645	
HD5	HDU8-SDS2.5	7/8" MB FLR TO FLR SSB16L @ CONC WALL OR FTG	20-SDS 1/4"x2 1/2"	4x6	6970	
				6x6	7870	
HD6	HDU14-SDS2.5	1" MB FLR TO FLR SSB16L @ CONC WALL OR FTG	36-SDS 1/4"x2 1/2"	6x6	14445	

HOLD DOWN NOTES:

1. HOLD DOWNS ARE REQUIRED AS SHOWN ON THE FRAMING PLANS.
2. AT CORNERS COMMON TO TWO SHEAR WALLS USE THE LARGER OF THE HOLD DOWNS ONLY.
3. ALL HOLD DOWN COLUMNS SHALL BE DF.
4. HOLD DOWN ANCHOR BOLTS THAT OCCUR ABOVE A WF BEAM SHALL BE WELDED DIRECTLY TO THE WF BEAM BELOW SO THAT THE FULL CAPACITY OF THE ANCHOR BOLT IS DEVELOPED.
5. ALL HOLD DOWNS SHALL BE CONNECTED TO POSTS BELOW AND A BEAM BELOW. SEE 6/- FOR DETAILS.
6. ALL CALLOUTS REFER TO SIMPSON STRONGTIE PRODUCTS. OTHER MANUFACTURED HOLD DOWNS MAY BE SUBSTITUTED PROVIDED THAT TESTING DATA IS PROVIDED TO VERIFY THAT THE VALUES LISTED WILL BE MET OR EXCEEDED.

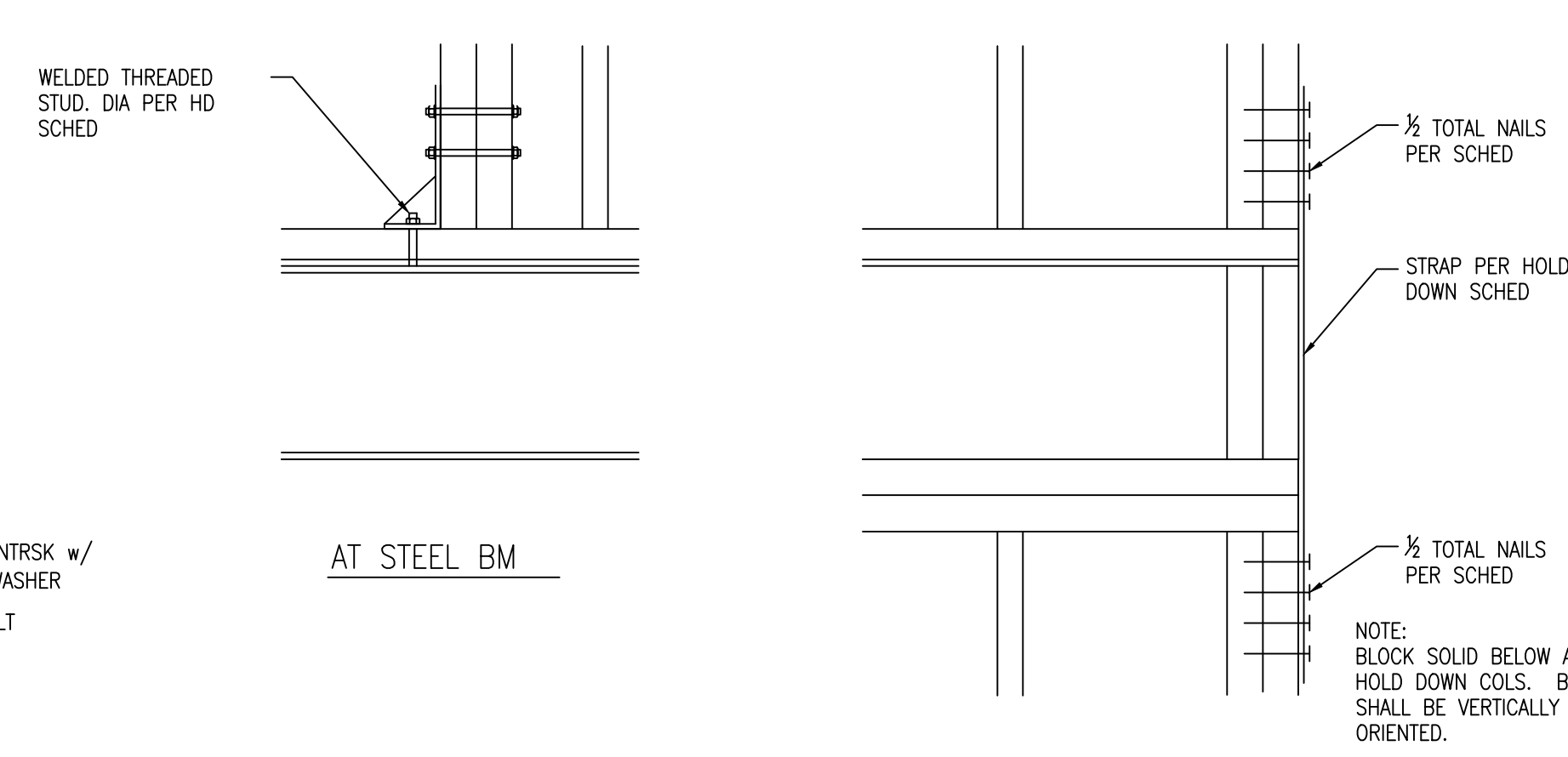
MARK	APA RATED SHEATHING	NAILING AT PANEL EDGES	PANEL EDGE STUD AND BLKG	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE	HEM-FIR (NORTH), BOTTOM PLATE ATTACHMENT TO WOOD BELOW	HEM-FIR (NORTH), SILL PLATE ATTACHMENT		CAPACITY (plf)
						ANCHOR BOLT	SILL	
SW1	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 6" OC	2X	A35 @ 16" OC	(2) 16d @ 16" OC OR 5/8" LAG SCREWS @ 32" OC	3/4" @ 48" OC OR @ MTL DK 0.177 PAF @ 6"	2X MIN	310
SW2	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 4" OC	3X MIN	A34 AND LTP4 @ 16" OC	(2) 16d @ 8" OC OR 5/8" LAG SCREWS @ 16" OC	3/4" @ 24" OC	3X MIN	460
SW3	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 3" OC	3X MIN	A35 AND LTP4 @ 16" OC	5/8" LAG SCREWS @ 12" OC	3/4" @ 18" OC	3X MIN	600
SW4	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 2" OC	3X MIN	A35 AND LTP4 @ 16" OC	5/8" LAG SCREWS @ 8" OC	3/4" @ 12" OC	3X MIN	770
SW5	15/32" PLYWOOD SHEATHING, TWO SIDES	10d @ 3" OC	3X MIN	A35 AND LTP4 @ 8" OC	5/8" LAG SCREWS @ 4" OC	3/4" @ 8" OC	3X MIN	1200
SW6	SIMP WOOD SHEAR WALL WSW24x7	NA	NA	PER SIMPSON	PER SIMPSON	PER SIMPSON	PER SIMP	2770

SHEAR WALL NOTES:

1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.
2. WHERE SHEATHING IS APPLIED ON BOTH FACES OF WALL, PANEL JOINTS SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
4. PROVIDE SHEARWALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF WALLS INDICATED ON PLAN.
5. INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING @ 12" OC.
6. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
7. WHERE BOTTOM PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
8. ALL SHEAR WALL FRAMING TO BE DF. NO OTHER SPECIES ALLOWED.

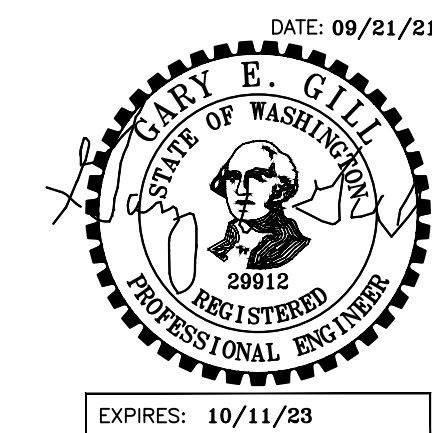
SHEAR WALL & HOLD DOWN SCHEDULES

NO SCALE



GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

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PROJECT:

BIRD McDONALD RESIDENCE
4304 E MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:

PAUL McDONALD & CARLY BIRD-VOGEL
4304 E MERCER WAY
MERCER ISLAND, WA 98040

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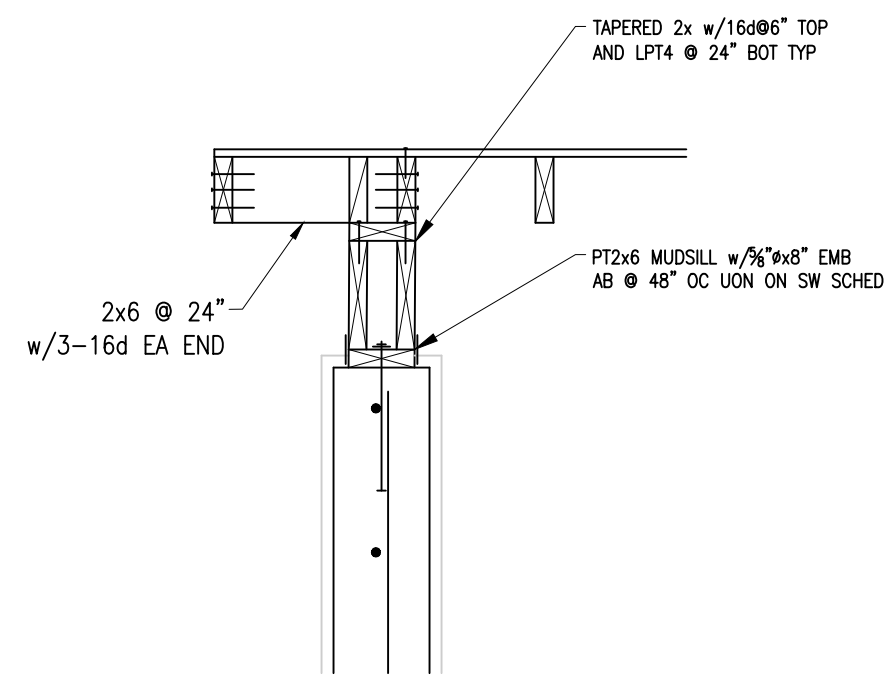
PERMIT SET 09/21/2021

DATE:
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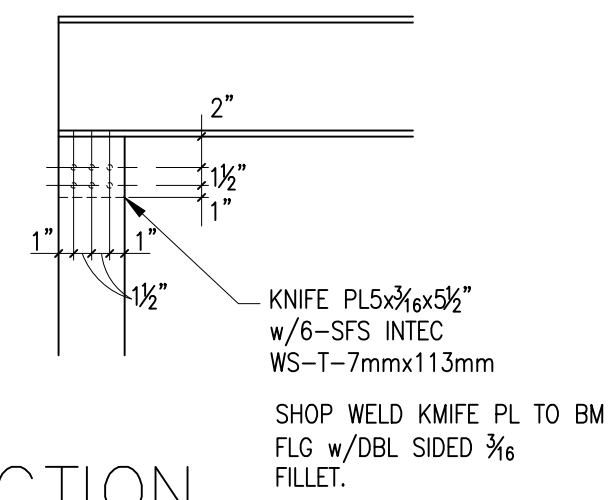
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SHEET:

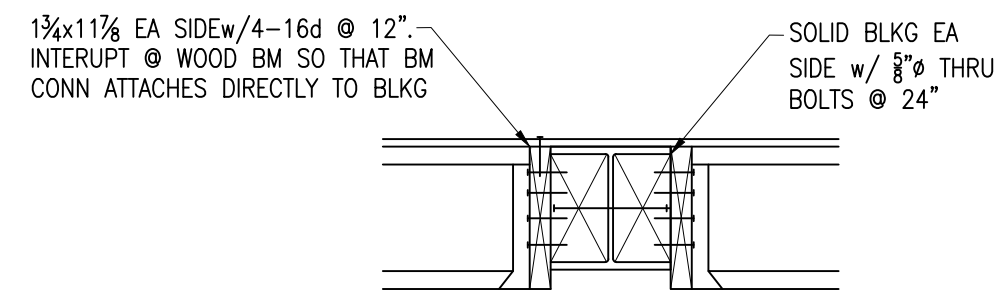
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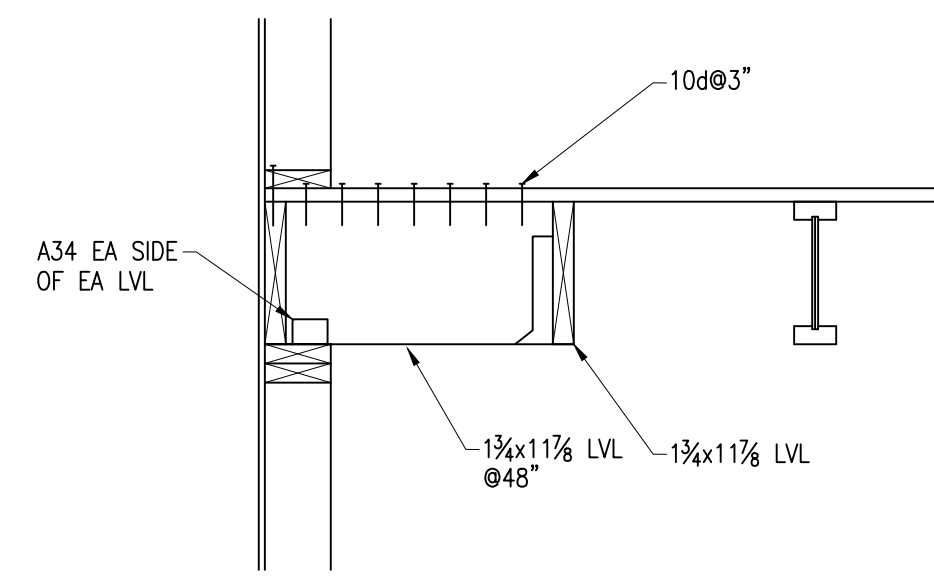
5 SECTION
S4.2 SCALE: 3/4" = 1'-0"



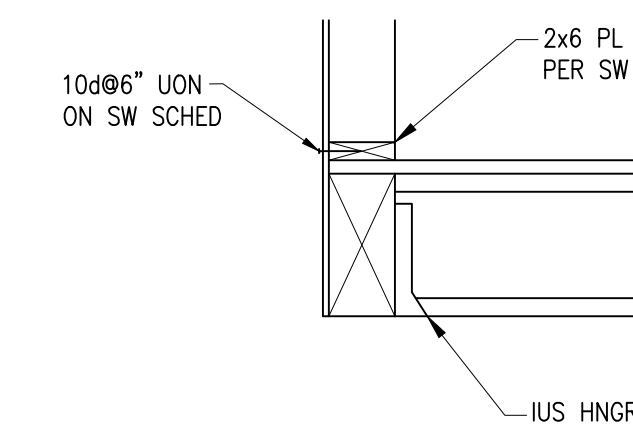
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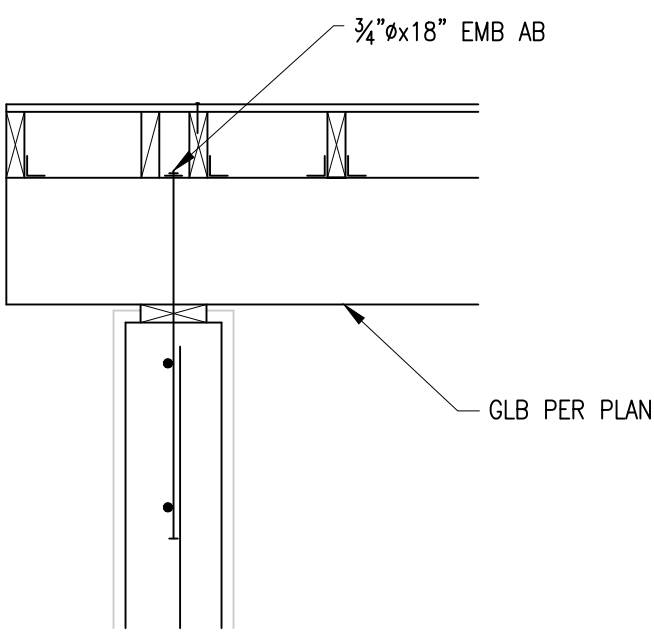
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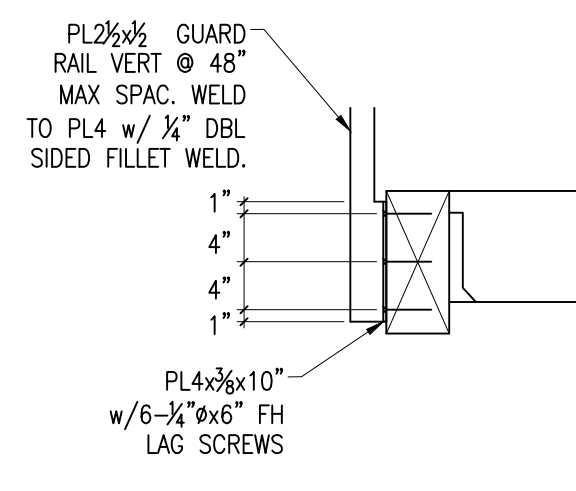
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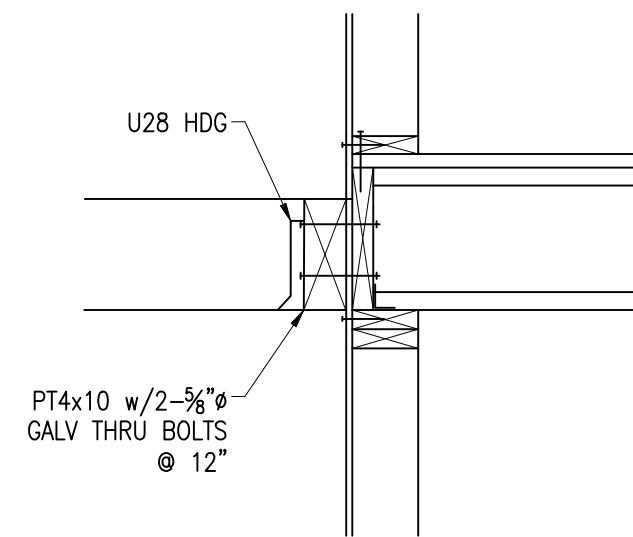
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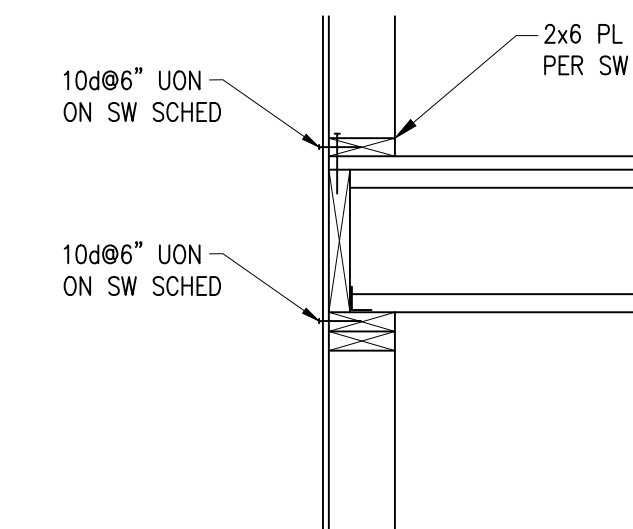
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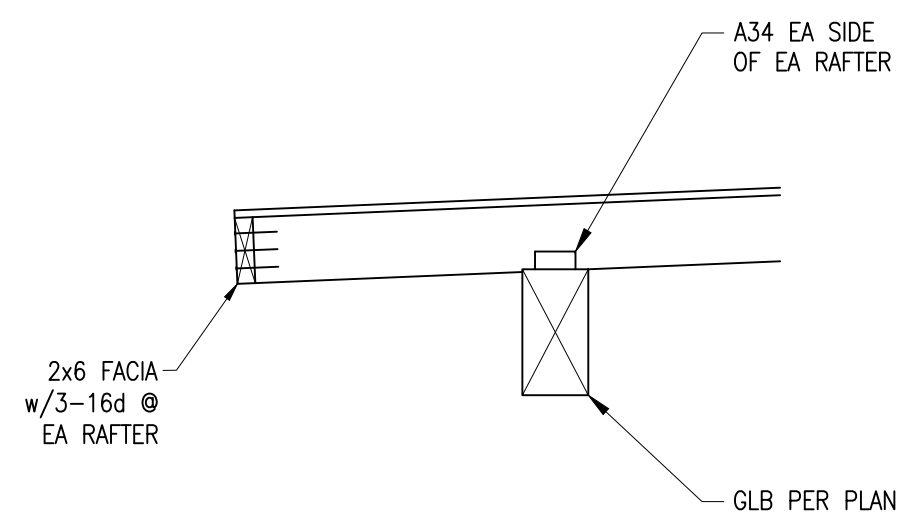
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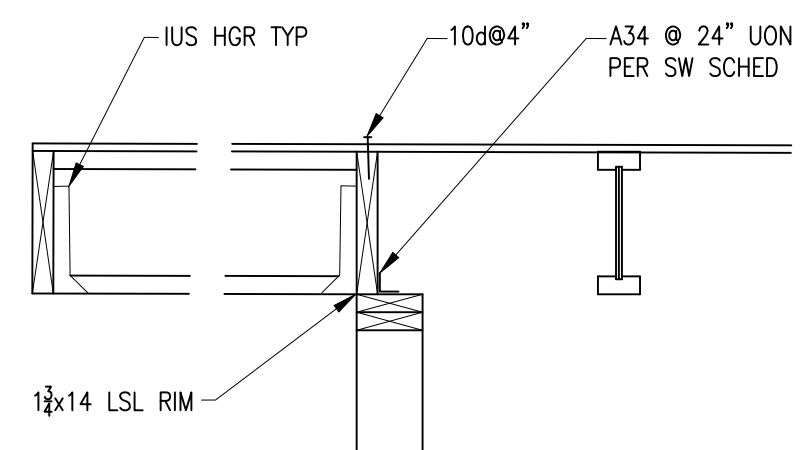
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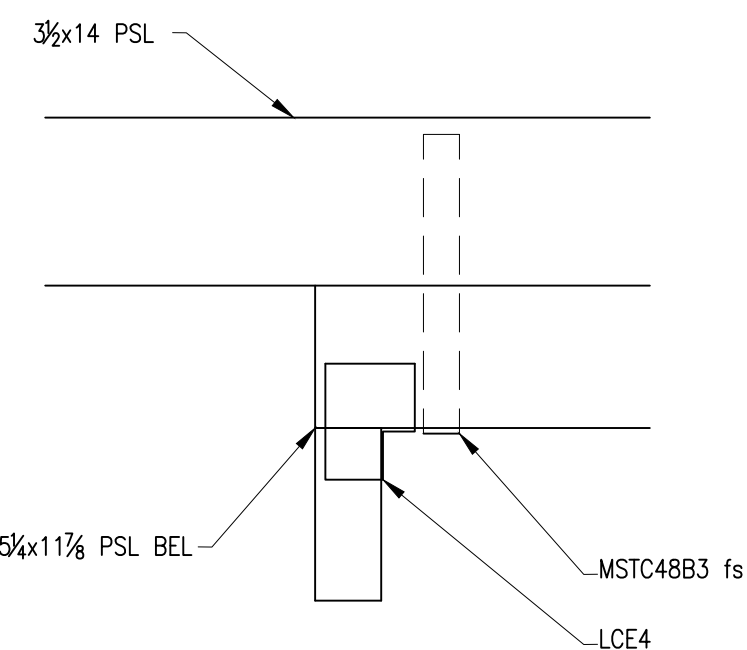
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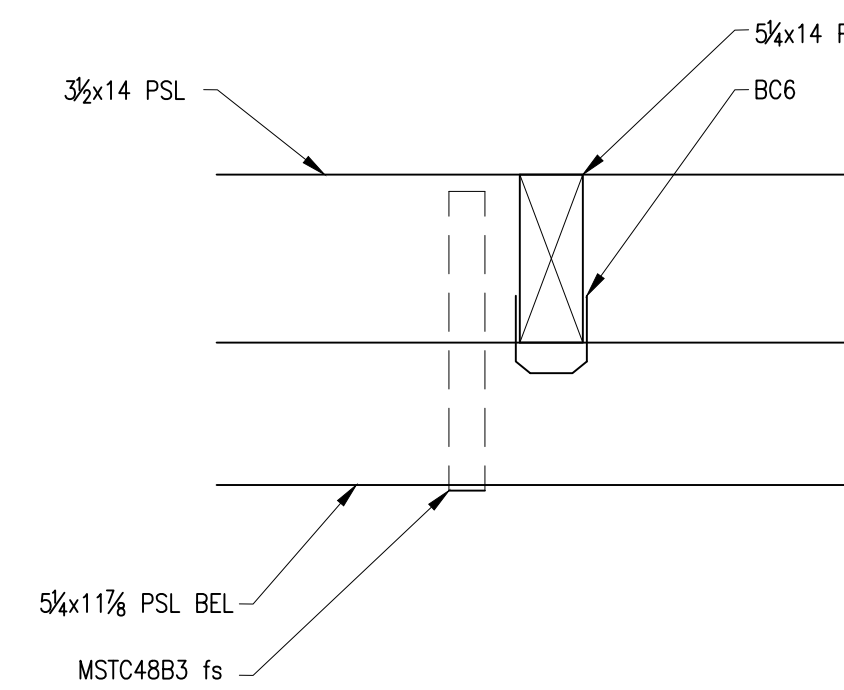
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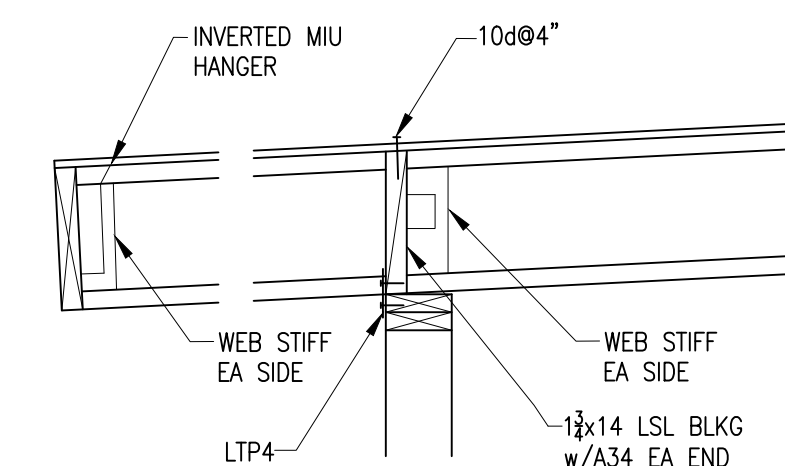
14 SECTION
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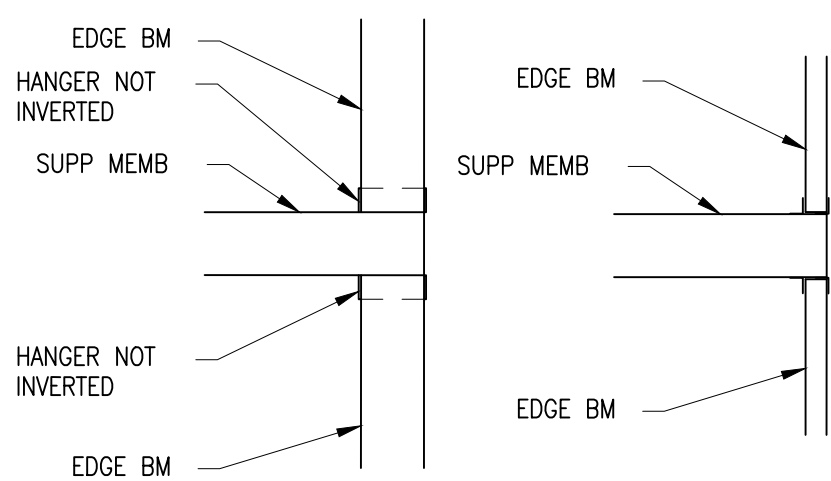
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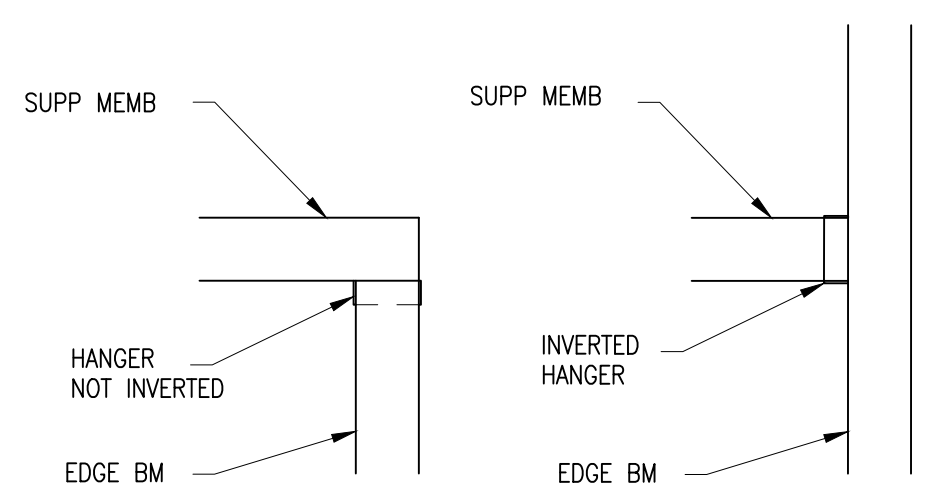
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11 SECTION
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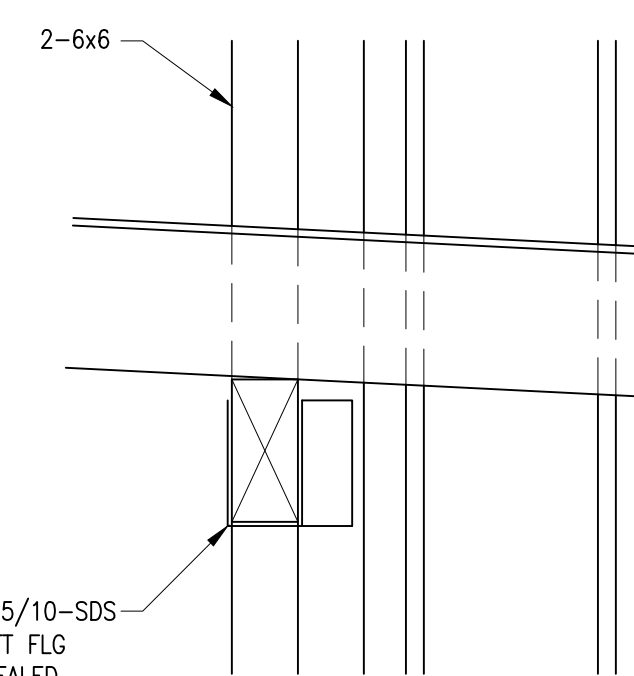


20 SECTION
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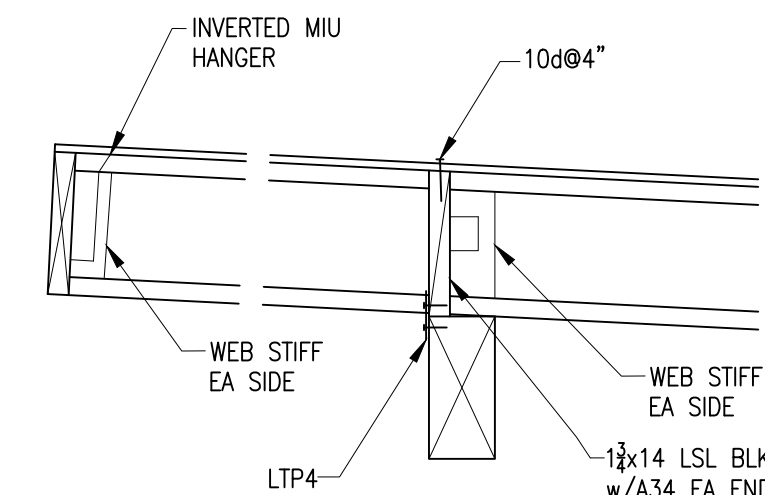


14 SECTION
S4.2 SCALE: 3/4" = 1'-0"

13 SECTION
S4.2 SCALE: 3/4" = 1'-0"



17 SECTION
S4.2 SCALE: 3/4" = 1'-0"



16 SECTION
S4.2 SCALE: 3/4" = 1'-0"

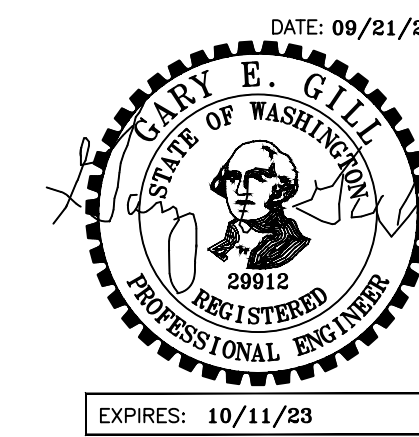
A INTERMEDIATE

B CORNER

C CANTILEVER

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

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SHEET TITLE:
FRAMING DETAILS

SHEET:

S4.2