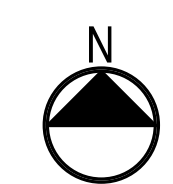


LEGEND:

- CURRENT BUILDING PAD AREA
- PROPOSED UPPER LOT BUILDING PAD AREA
- PROPOSED MAIN BUILDING PAD AREA
- PROPOSED LOT AREAS AFTER SUBDIVISION:
- MAIN LOT = 19,192 SF
- UPPER LOT = 15,697 SF

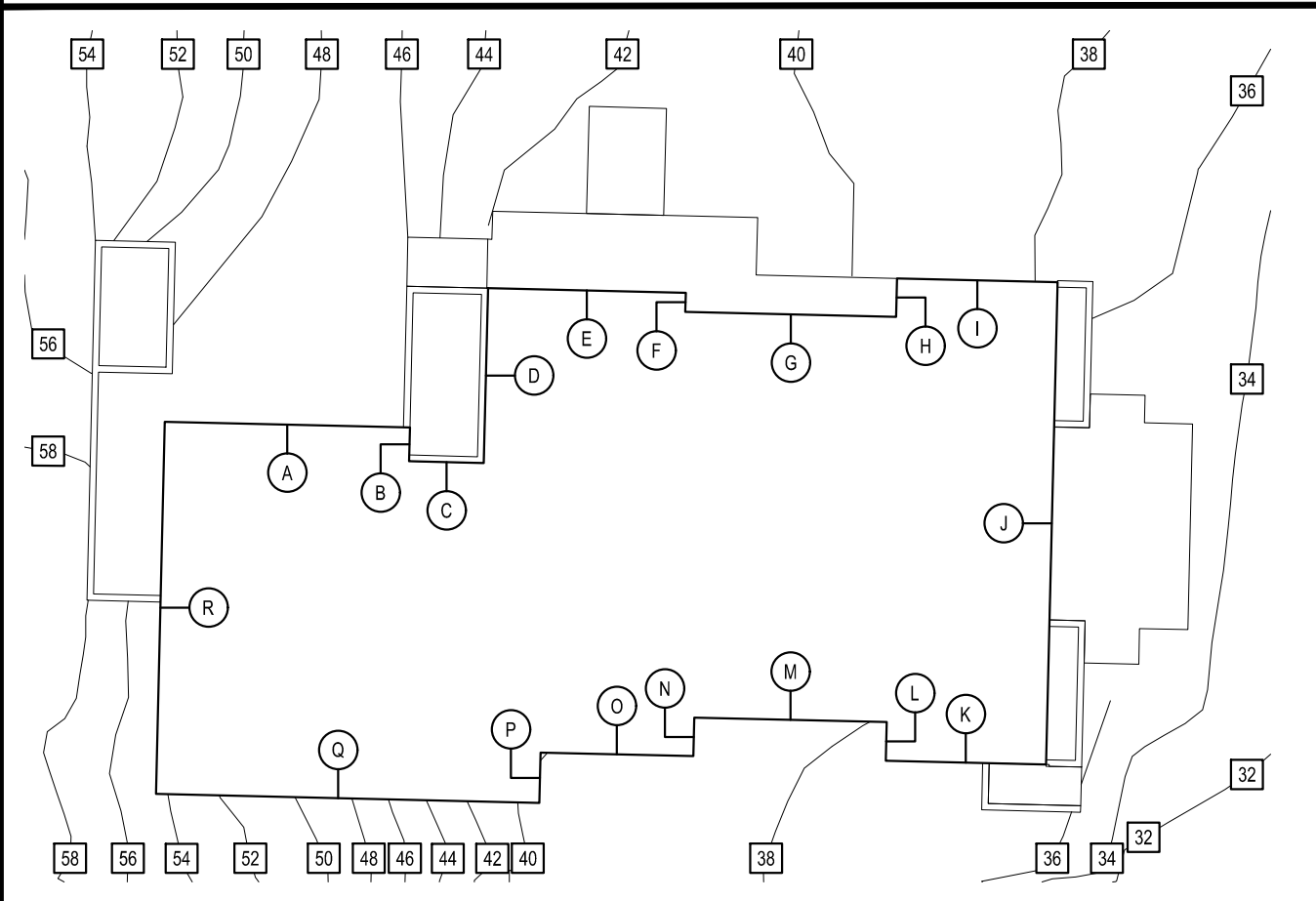
NOTE:
 DIAGRAM IS FOR FUTURE SUBDIVISION TO INDICATE COMPLIANCE WITH MICC 19.02.0200(X1)



SUBDIVISION/BUILDING PAD DIAGRAM

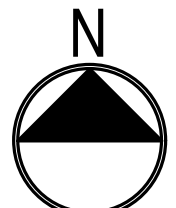
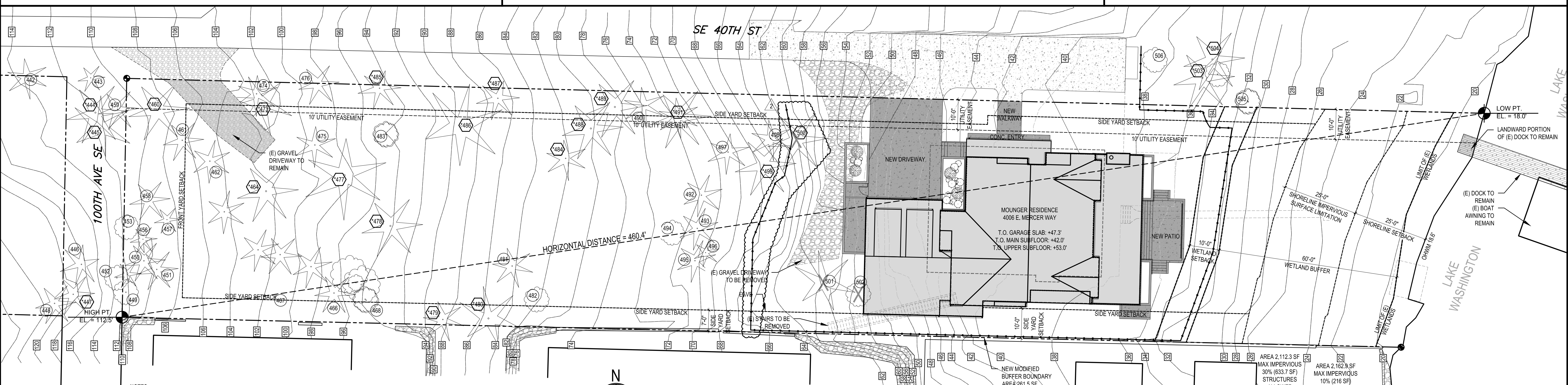
SCALE: 1" = 20'-0"

A.B.E.



MIDPOINT ELEVATION	SEGMENT LENGTH
A: 47.1 FT	25.4 FT
B: 44.1 FT	3.5 FT
C: 43.2 FT	7.8 FT
D: 42.9 FT	18.1 FT
E: 41.9 FT	20.5 FT
F: 40.3 FT	2.0 FT
G: 39.8 FT	21.9 FT
H: 38.9 FT	4.0 FT
I: 38.3 FT	16.3 FT
J: 36.9 FT	50.0 FT
K: 36.9 FT	16.3 FT
L: 37.7 FT	4.0 FT
M: 38.6 FT	19.9 FT
N: 39.1 FT	4.0 FT
O: 39.5 FT	15.8 FT
P: 39.9 FT	5.2 FT
Q: 48.5 FT	39.9 FT
R: 54.2 FT	38.6 FT

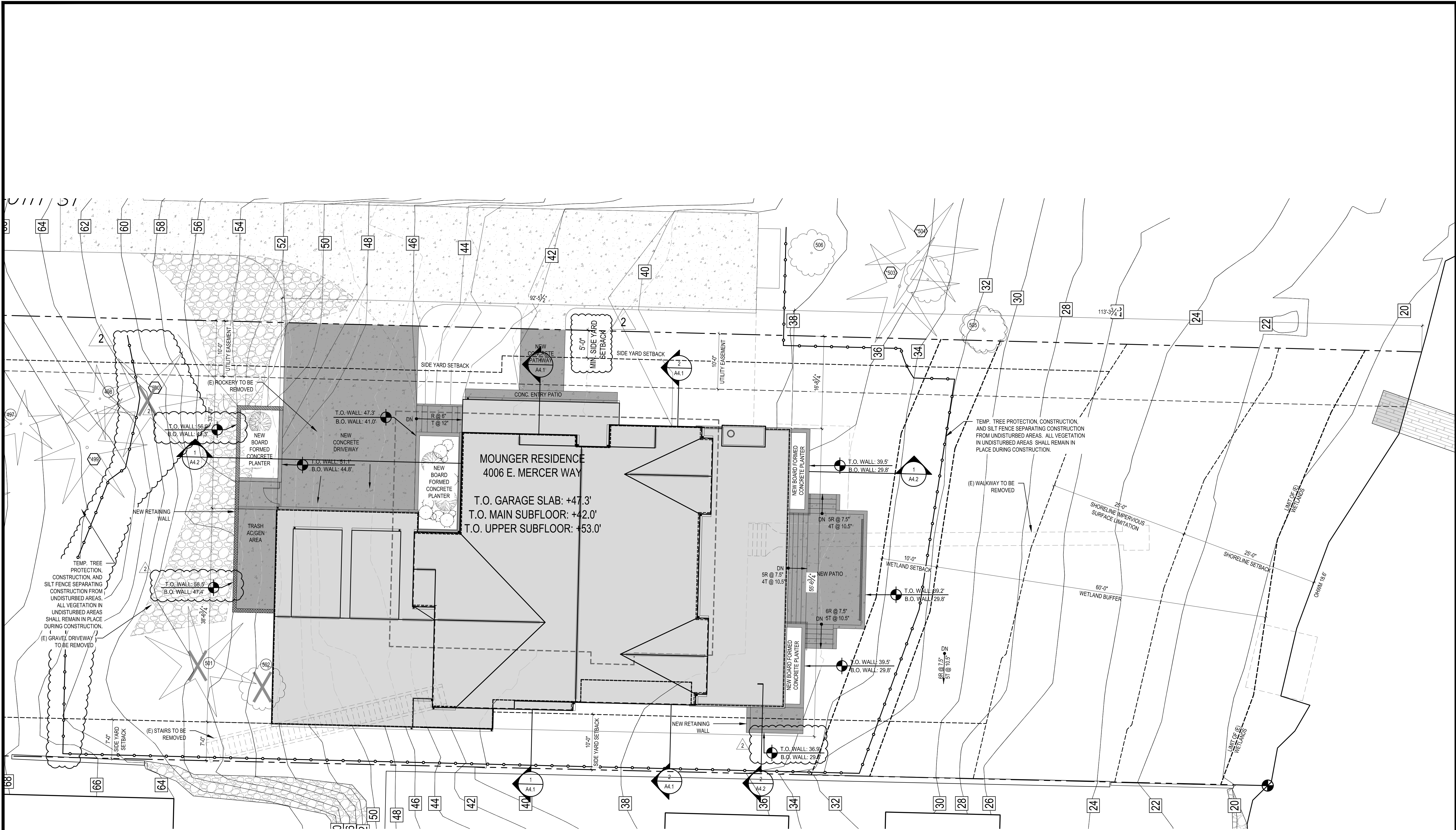
A.B.E.
 MID POINT ELEVATION X SEGMENT LENGTH = 13,436.0 FT²
 TOTAL WALL SEGMENT LENGTH: 313.2 FT = 42.9 FT



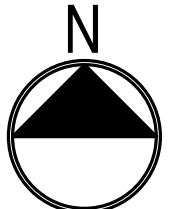
SITE PLAN

SCALE: 1/16" = 1'-0"

NOTES:
 SITE PLAN IS COMPLIANT WITH MICC 19.13.010(D)6 AND IS USING THE BUFFER TABLE IN 19.07.190(C) BY MEETING ALL THE APPLICABLE MINIMIZING MEASURES LISTED IN MICC 19.07.190(D)3.
 COMPLIANCE WITH 19.13.010(D)6 AND MICC 19.07.190(D)3 HAS BEEN REVIEWED BY ESA. REFER TO MEMO IN SUPPLEMENTAL DOCUMENTS DATED JUNE 24, 2021.

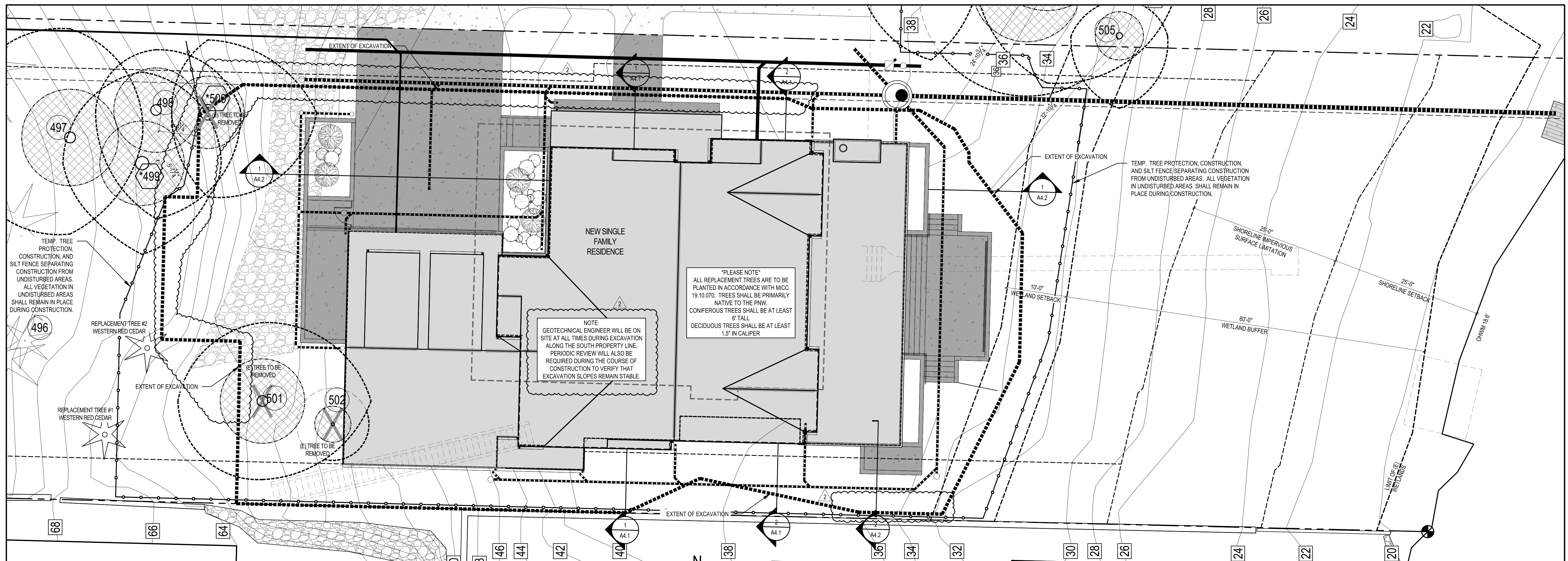


NOTE:
ALL EAVES SHALL NOT ENCR OACH
INTO REQUIRED SIDE YARD SETBACK



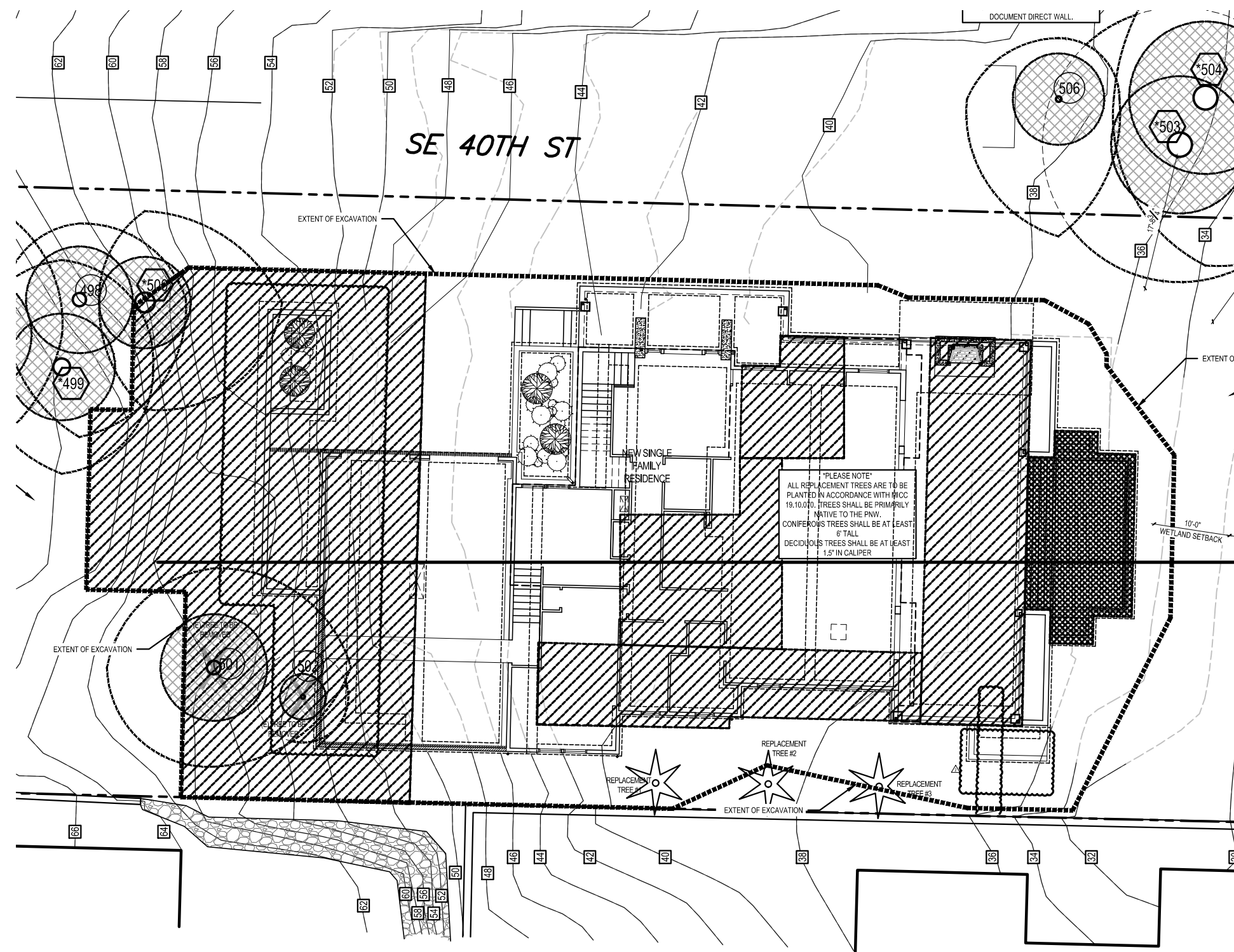
SITE PLAN
SCALE: 1/8" 1'-0"

REVISIONS:	
▲	CORRECTION 1 2022-7-18
▲	CORRECTION 2 2022-8-17
▲	
▲	
▲	
▲	
PLOT DATE:	9/14/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	



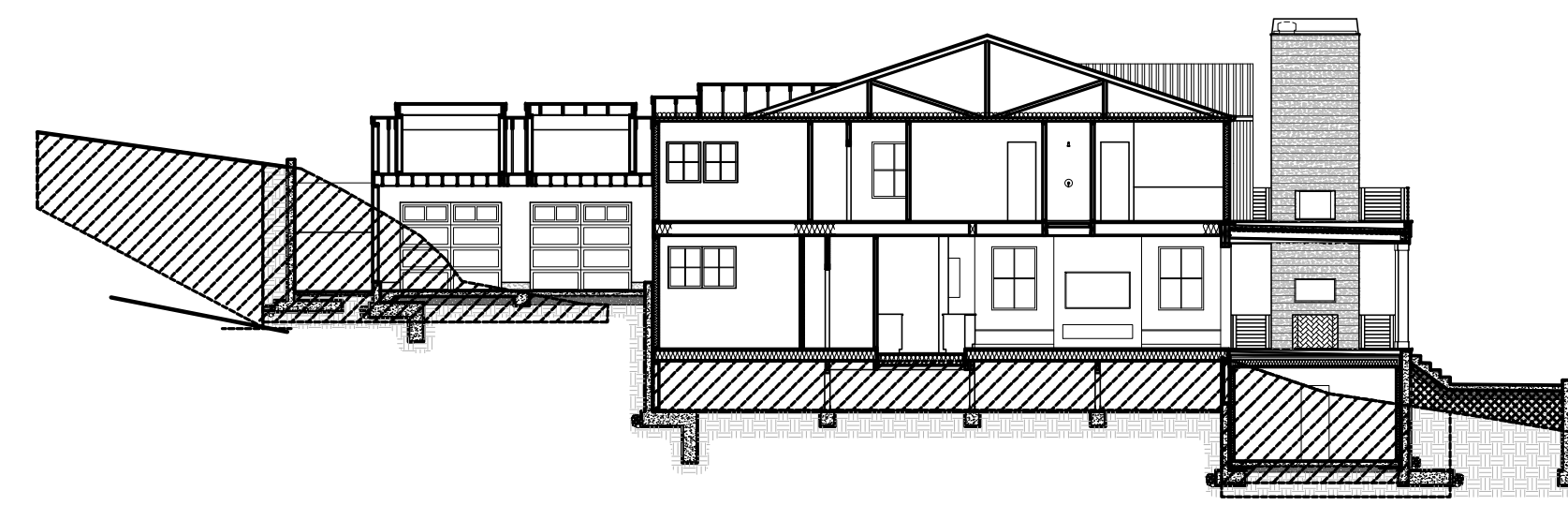
EXCAVATION PLAN

SCALE: 1/8" 1'-0"



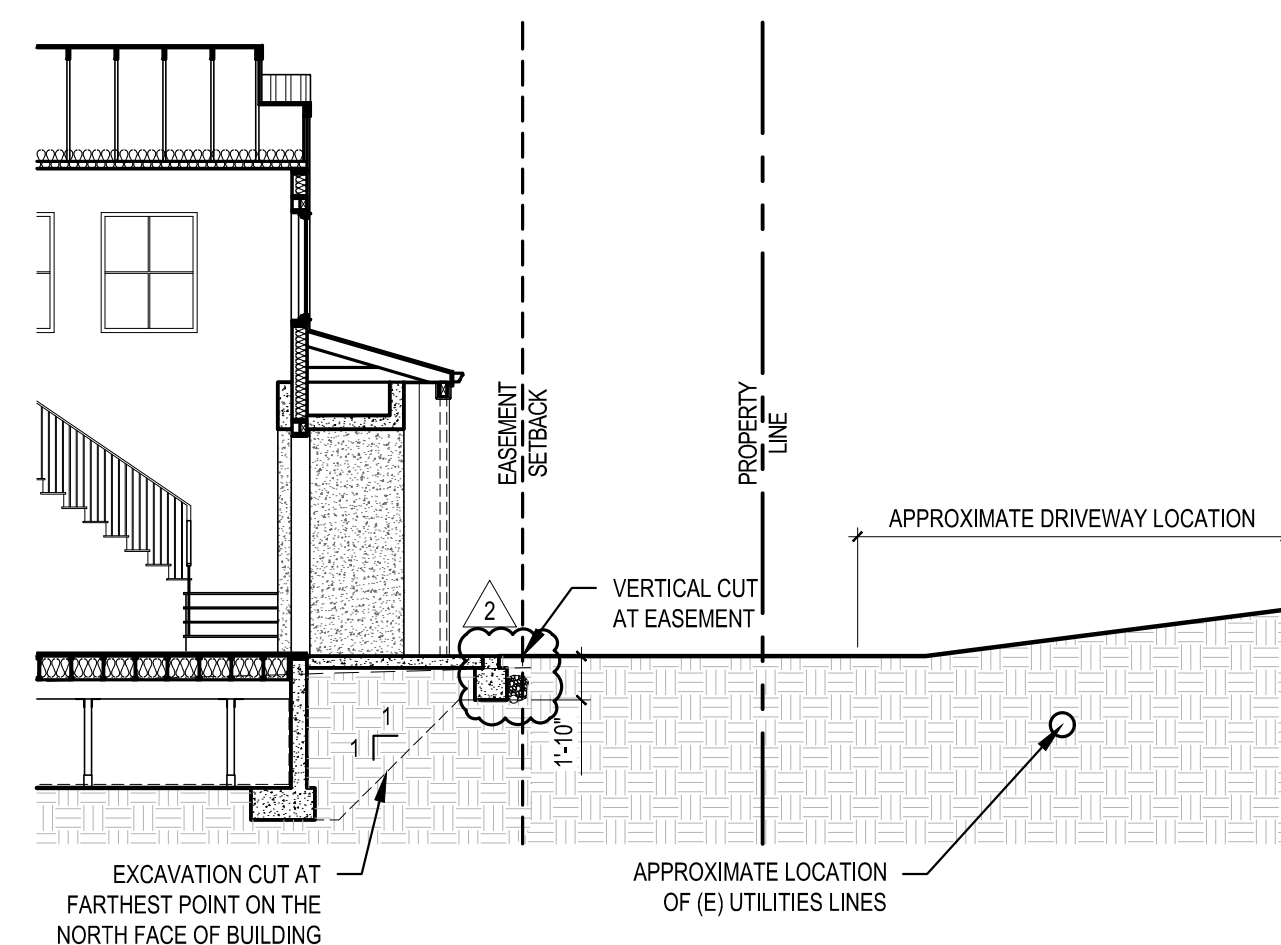
EXCAVATION CUT AND FILL PLAN

SCALE: 1/16" 1'-0"



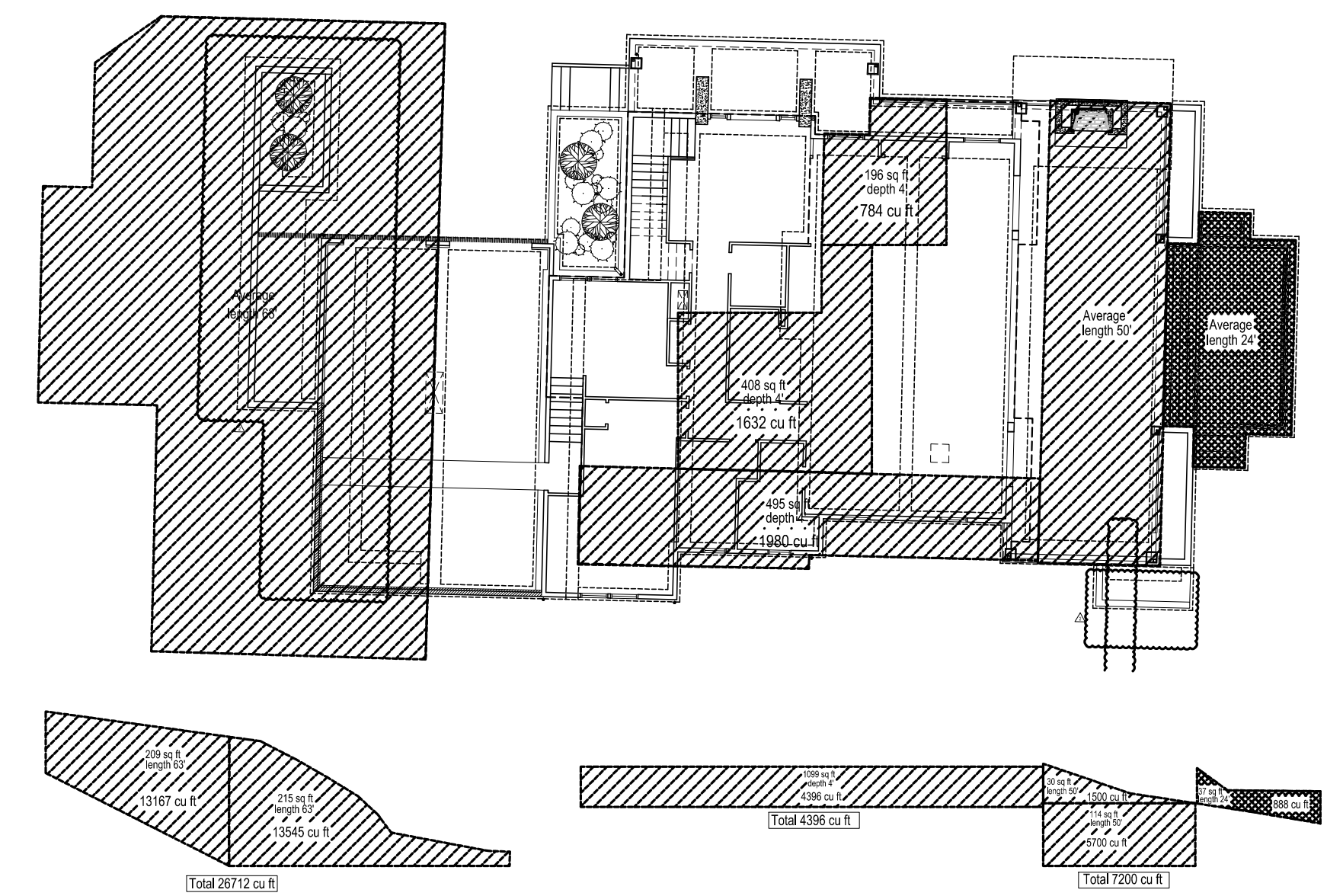
EXCAVATION CUT AND FILL SECTION

SCALE: 1/16" 1'-0"



EXCAVATION CUT INTO EASEMENT

SCALE: 1/8" 1'-0"



█ CUT - 26712 + 4396 + 7200 = 38308 cu. ft. = 1419 cu. yd. █ FILL - 888 cu. ft. = 33 cu. yd.

EXCAVATION CUT AND FILL CALCULATIONS

SCALE: 1/16" 1'-0"

Cut- 1419 cu.yd Fill- 33 cu.yd.

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 2 SET 8/17/2022

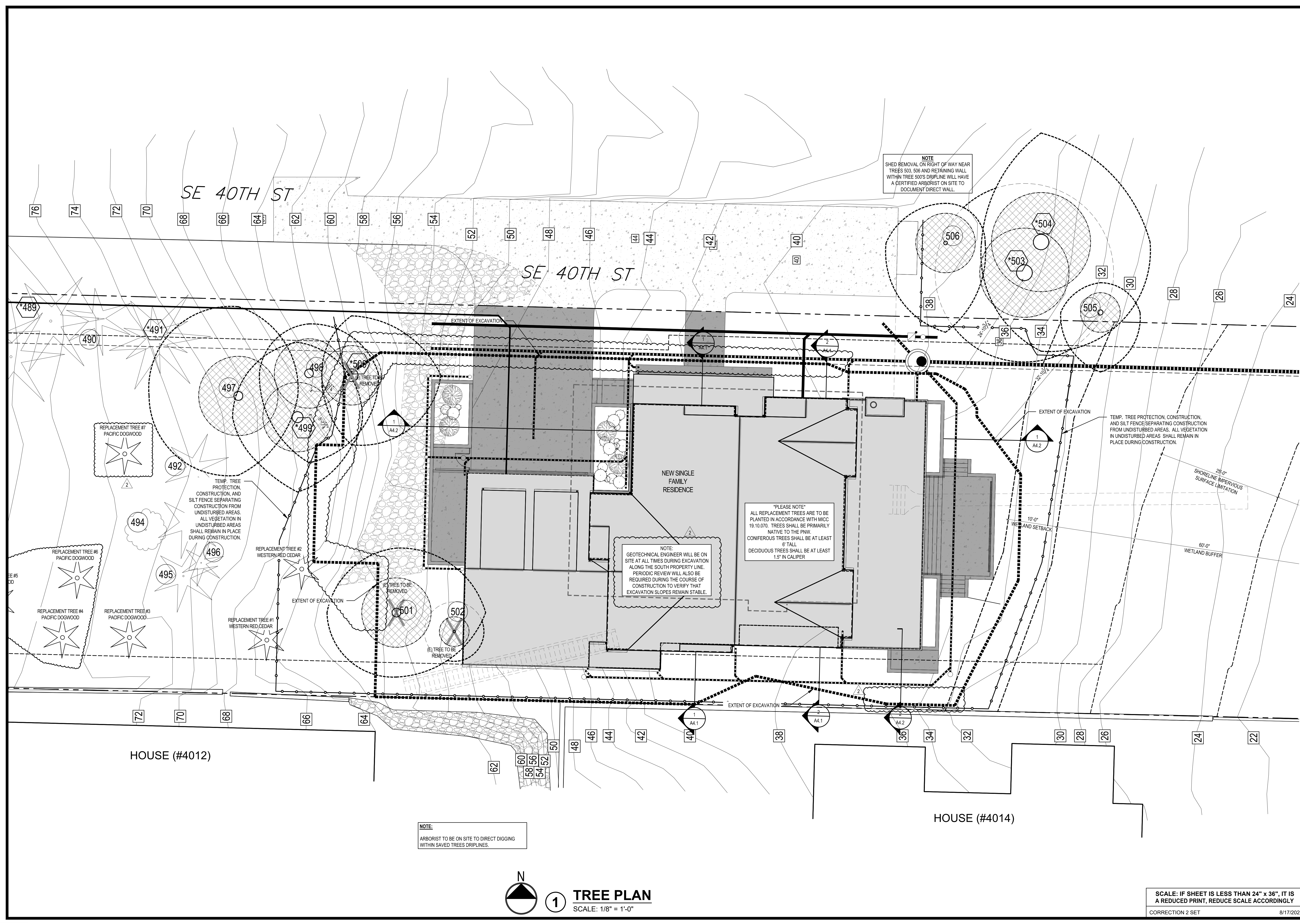
EXCAVATION PLAN

REVISIONS:

1	CORRECTION 1 2022-7-18
2	CORRECTION 2 2022-8-17

PLOT DATE: 9/14/2022
DRAWN BY: JM
CHECKED BY: BJS

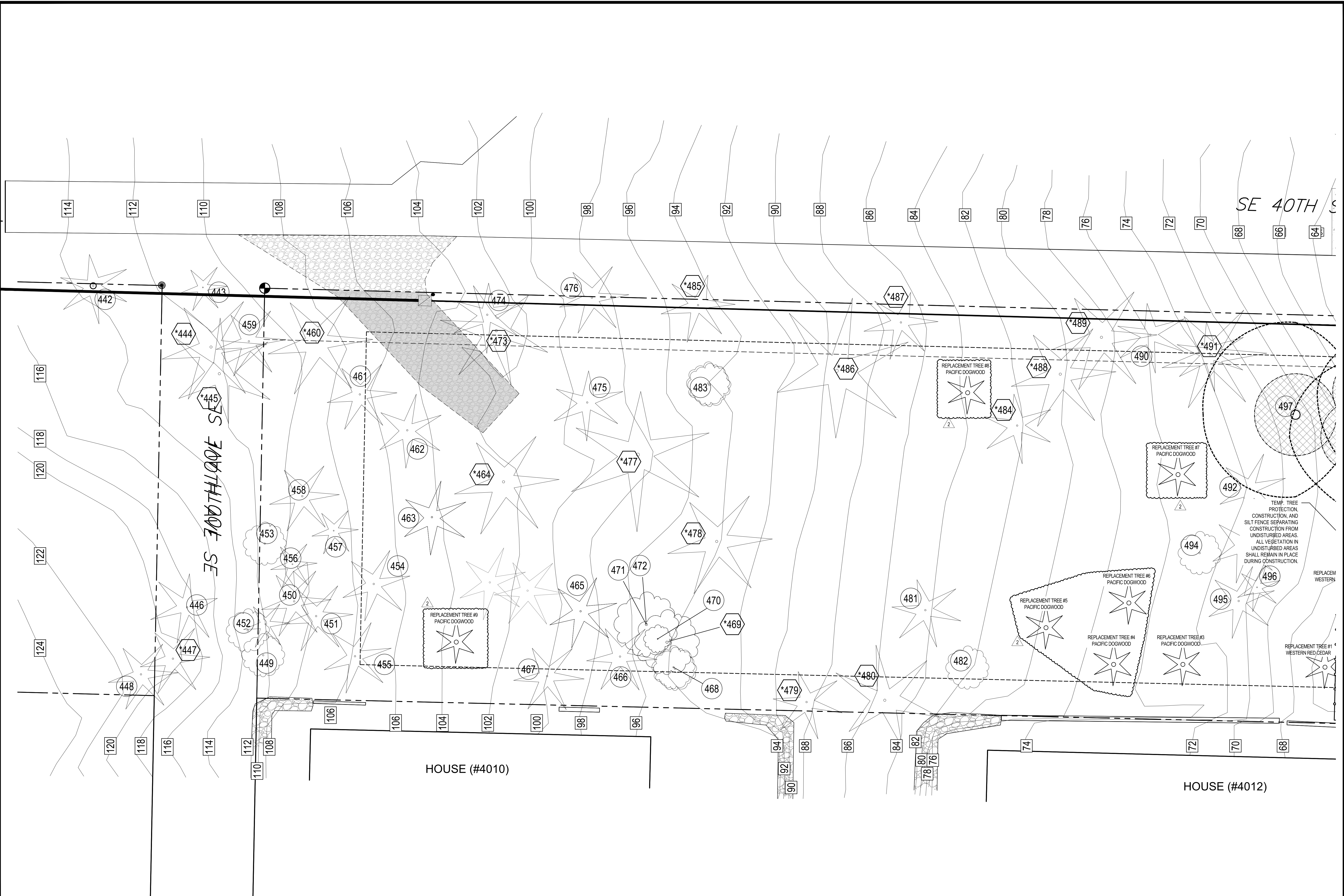
SHEET



REVISIONS:	
△ CORRECTION 1 2022-7-18	
△ CORRECTION 2 2022-8-17	
△	
△	
△	
△	
△	
PLOT DATE:	9/14/2022
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	

1 TREE PLAN
 SCALE: 1/8" = 1'-0"

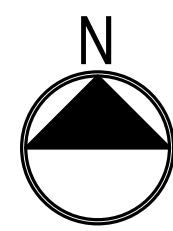
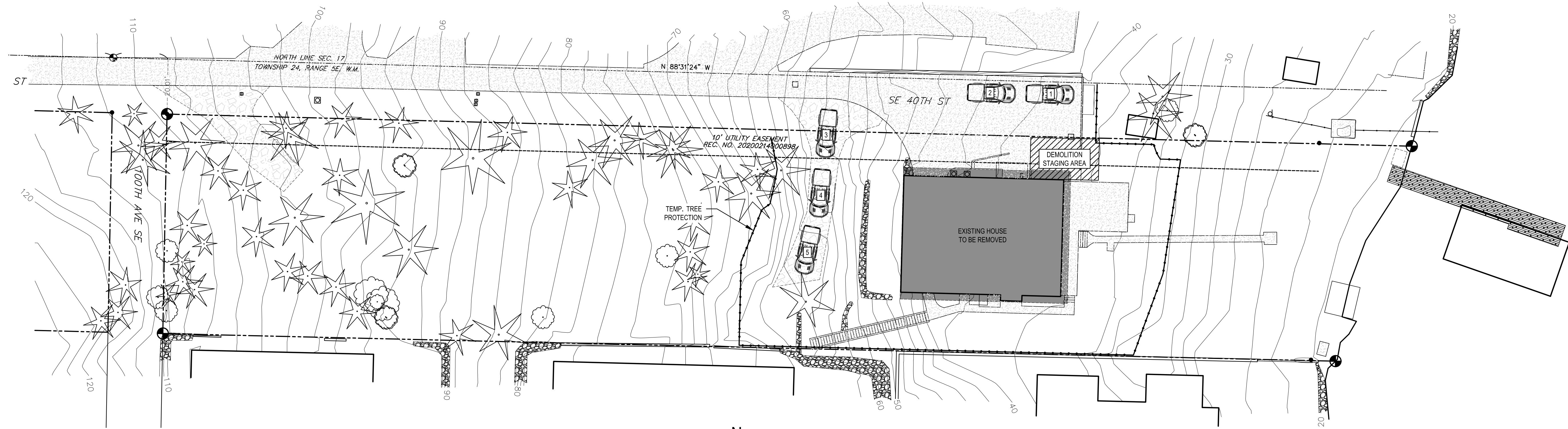
SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 CORRECTION 2 SET 8/17/2022



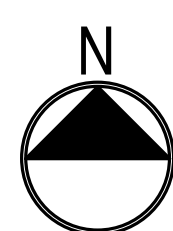
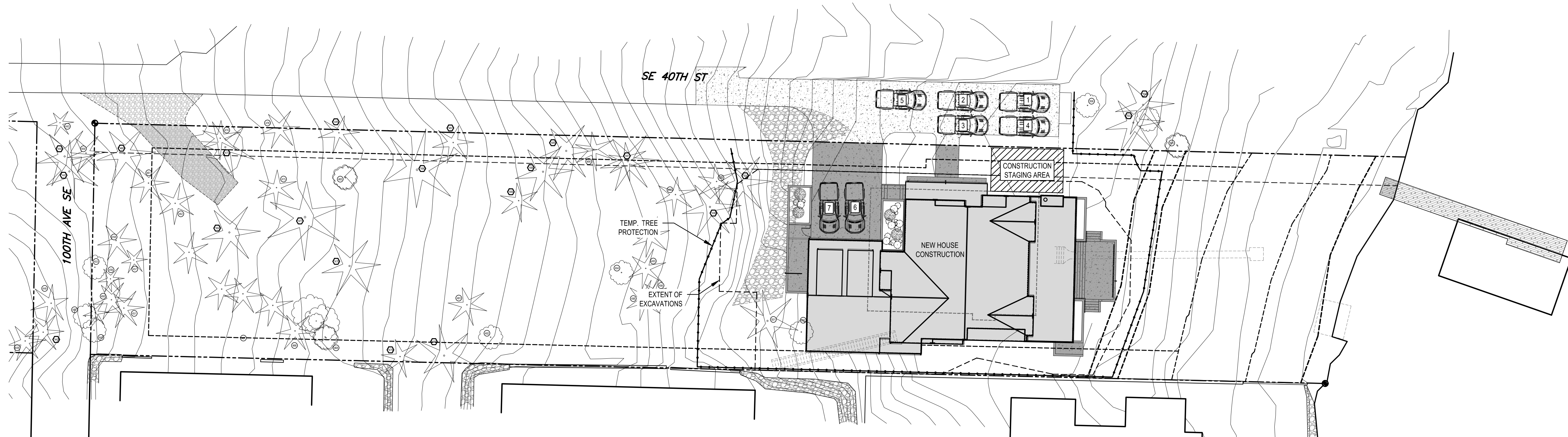
REVISIONS:	
△ CORRECTION 1 2022-7-18	
△ CORRECTION 2 2022-8-17	
△	
△	
△	
△	
△	
PLOT DATE:	9/14/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

N
 2 TREE PLAN
 SCALE: 1/8" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 CORRECTION 2 SET 8/17/2022

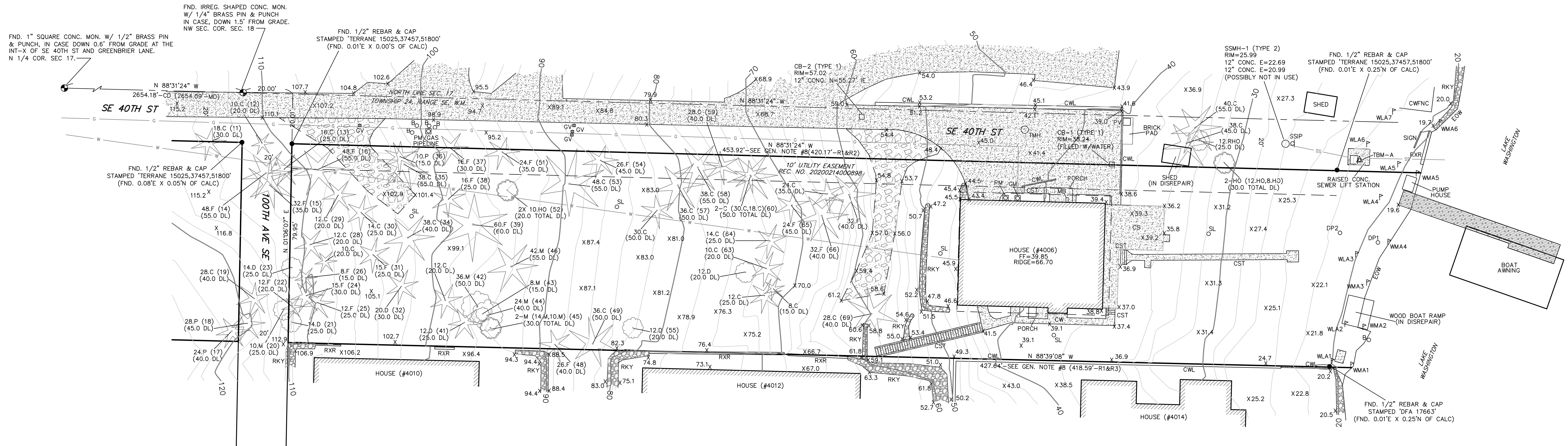
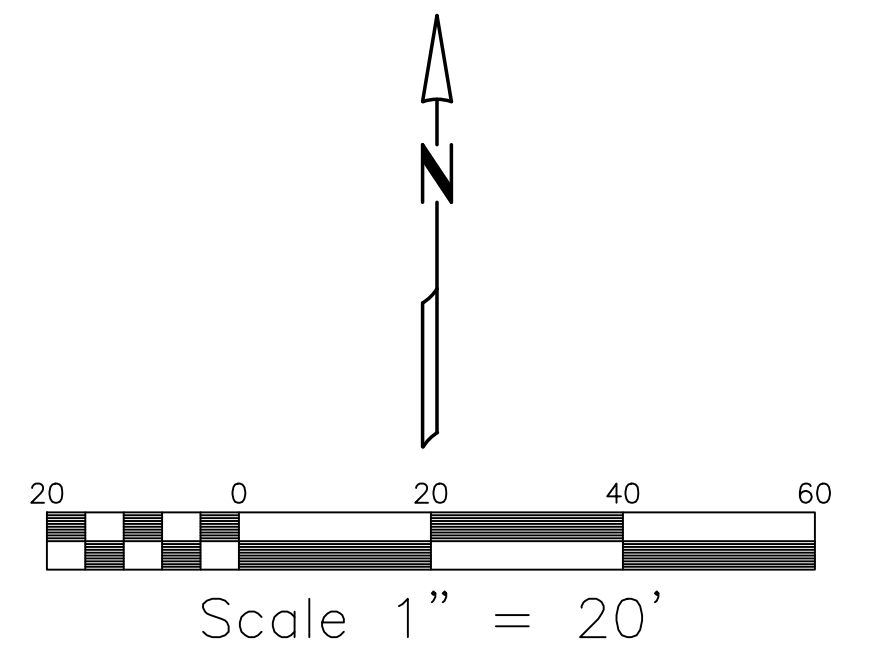


DEMOLITION STAGING PLAN
SCALE: 1" 20'-0"



CONSTRUCTION STAGING PLAN
SCALE: 1" 20'-0"

REVISIONS:	
▲ CORRECTION 1 2022-7-18	
▲ CORRECTION 2 2022-8-17	
▲	
▲	
▲	
PLOT DATE:	9/14/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	



MERIDIAN

ASSUMED— BASIS OF BEARING N. LINE OF SEC. 17, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND EXISTING PROP. COR. AS SHOWN
- ▲ TEMPORARY BENCHMARK AS SHOWN ON MAP
- B BOLLARD
- C CEDAR TREE
- CB CATCH BASIN
- CD CALCULATED DIMENSION
- CS CONCRETE SLAB
- CST CONCRETE STAIRS
- CW CONCRETE WALK
- CWL CONCRETE WALL
- CWFNC CHICKEN WIRE FENCE
- D DECIDUOUS TREE
- DL DRIP LINE
- DP DATA POINT
- EW EDGE OF WATER
- F FIR TREE
- FF FINISH FLOOR ELEVATION
- GM GAS METER
- GV GAS VALVE
- HO HOLLY TREE
- IE INVERT ELEVATION
- M MAPLE TREE
- MB MALBON
- MD MEASURED DIMENSION
- P PINE TREE
- PM POWER METER
- PV POWER VAULT
- RXR RAILROAD TIE WALL
- RHO RHODODENDRON TREE
- RKY ROCKERY
- SL SOIL LOG
- TMH TELEPHONE MANHOLE
- WM WATER METER
- WMA WATER LOCATION FLAG
- WLA WETLAND FLAG

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396
 LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;
 TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON,
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY BY TERRANE; PROVIDED BY CLIENT (R1)
2. RECORD OF SURVEY; VOL. 54 OF SURVEYS, PAGE 202; REC. NO. 198704019003 (R2)
3. RECORD OF SURVEY; VOL. 164 OF SURVEYS, PAGE 03; REC. NO. 20031029900002 (R3)

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST. TREES MEASURED IN INCHES AT BREAST HEIGHT, DRIP LINES SHOWN ARE DIAMETER, IN FEET. (XX) IS NUMBER OF TREE TAG, IF AVAILABLE.
4. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
5. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.
6. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS, KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 198704019003 AND THE PLAT OF LAKEHOLM ADD.
7. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.
8. THE NORTH AND SOUTH PROPERTY LINES WERE CREATED FROM AND MATCH R1, R2, & R3 IN BEARING RELATIONSHIP BUT HAVE BEEN EXTENDED TO THE EDGE OF EXISTING LOCATIONS DONE BY TYEE SURVEYORS ON 5-20-2020.

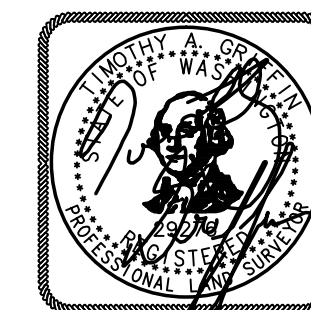
BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074; FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE. ELEV. = 305.67
 TBM - A: CITY OF MERCER ISLAND BM-PS 12; FND. 2" BRASS DISC SURFACE MON. STAMPED "CITY OF MERCER ISLAND GPS CONTROL" SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP. ELEV. = 24.18

HATCH LEGEND

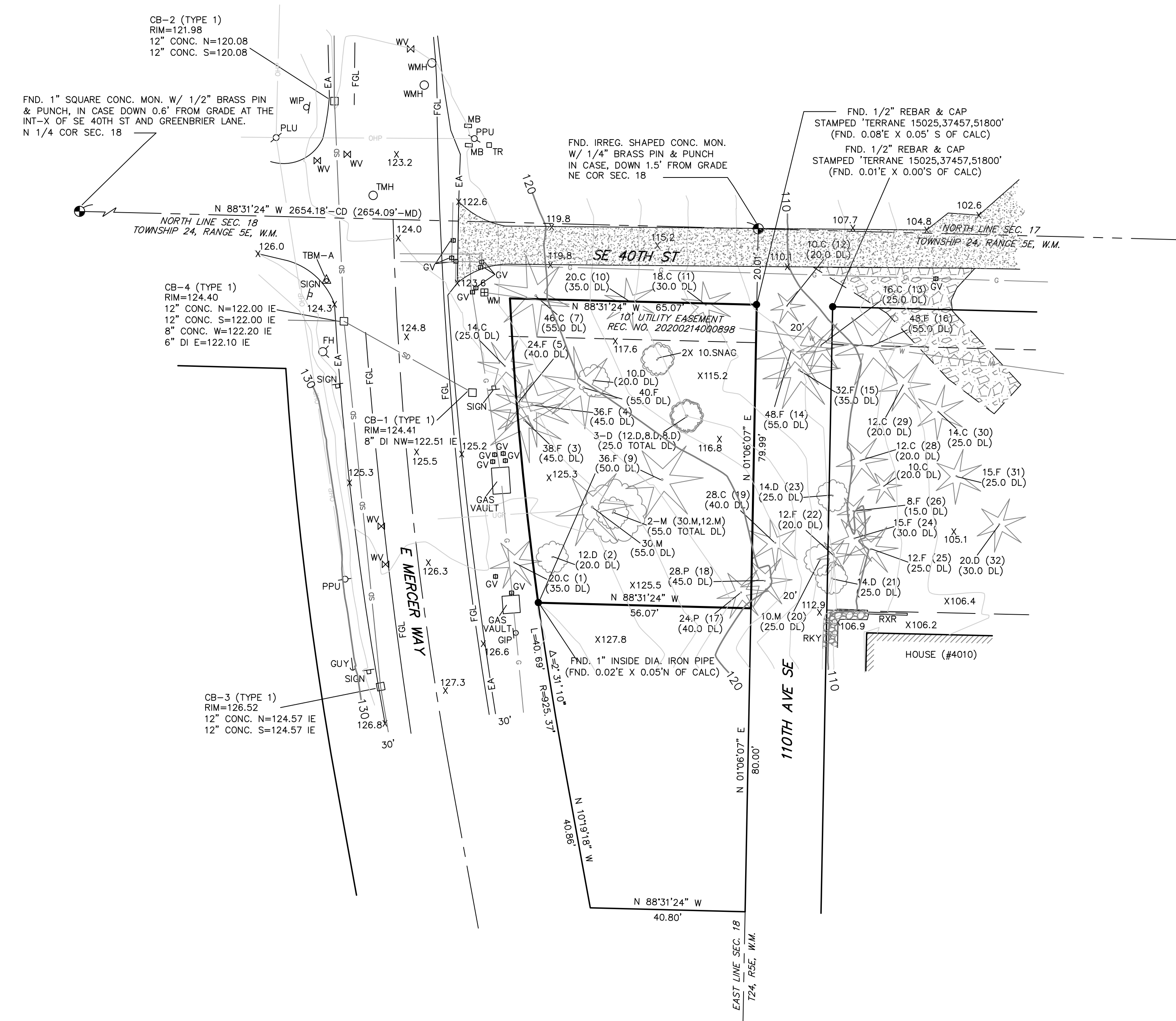
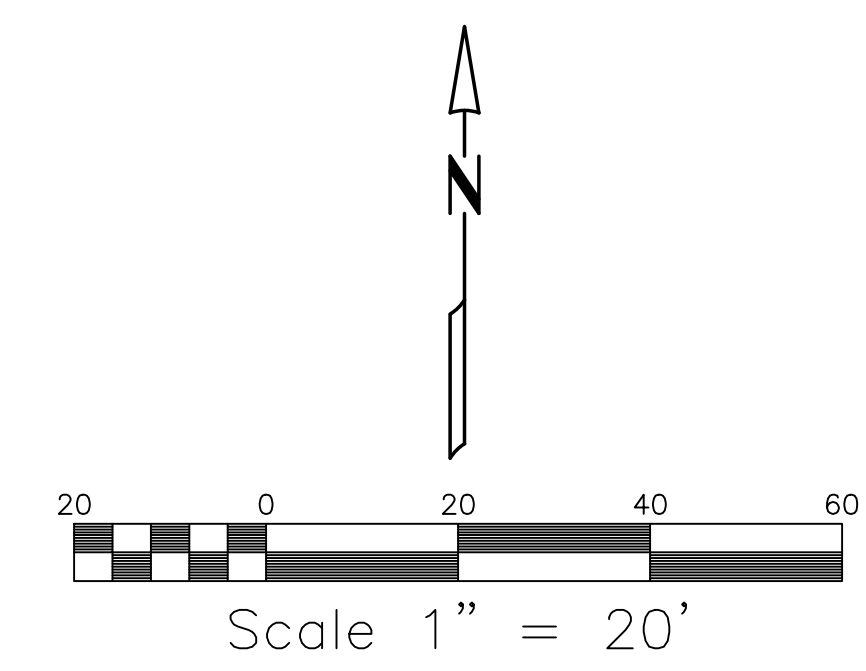
- DECK HATCH
- CONCRETE HATCH
- ROCKERY HATCH
- BUILDING HATCH
- GRAVEL HATCH
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- SPOT ELEVATION
- CONFIR TREE
- DECIDUOUS TREE



5-24-2021

SITE ADDRESS: 4006 E MERCER WAY
 PARCEL NUMBER: 413190-0005
 NW1/4, NW1/4, SEC. 17, T. 24 N., R. 5 E., W.M.
 CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY for MITCH MOUNGER		Tye Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660	
DRAWN BY: AA	DATE: 5-24-2021	JOB NO.:	20057
CHKD BY: TG	SCALE: 1" = 20'	SHEET:	1 OF 2
4006 E MERCER WAY		MERCER ISLAND, WASHINGTON 98040	



MERIDIAN
 ASSUMED— BASIS OF BEARING N. LINE OF SEC. 18, T.24N, R.5E, W.M. AS SHOWN HEREON

- LEGEND:**
- FOUND MONUMENT AS DESCRIBED
 - FOUND EXISTING PROP. COR. AS SHOWN
 - △ TEMPORARY BENCHMARK AS SHOWN ON MAP
- | | | | |
|-----|----------------------|-----|-------------------------------|
| C | CEDAR TREE | MD | MEASURED DIMENSION |
| CB | CATCH BASIN | P | PINE TREE |
| CD | CALCULATED DIMENSION | PM | POWER METER |
| D | DECIDUOUS TREE | PPU | POWER POLE W/UNDERGD. |
| DL | DRIP LINE | PPL | POWER POLE W/LIGHT |
| EA | EDGE ASPHALT | PLU | POWER POLE W/LIGHT + UNDERGD. |
| F | FIR TREE | PV | POWER VAULT |
| FGL | FOG LINE | RXR | RAILROAD TIE WALL |
| GIP | GAS INDICATOR POST | RHO | RHOODENDRON TREE |
| GUY | GUY WIRE | RKY | ROCKERY |
| GV | GAS VALVE | TMH | TELEPHONE MANHOLE |
| IE | INVERT ELEVATION | TR | TELEPHONE RISER |
| M | MAPLE TREE | WIP | WATER INDICATOR POST |
| MB | MAILBOX | WM | WATER METER |
-
- | | | | |
|--|----------------|--|----------------|
| | ROCKERY HATCH | | BUILDING HATCH |
| | CONCRETE HATCH | | GRAVEL HATCH |
-
- | | |
|--------|-----------------------------|
| | UGP— UNDERGROUND POWER LINE |
| | OHP— OVERHEAD POWER LINE |
| | UGL— UNDERGROUND GAS LINE |
| | UWL— UNDERGROUND WATER LINE |
| XXXX.X | SPOT ELEVATION |
| | CONIFER TREE |
| | DECIDUOUS TREE |

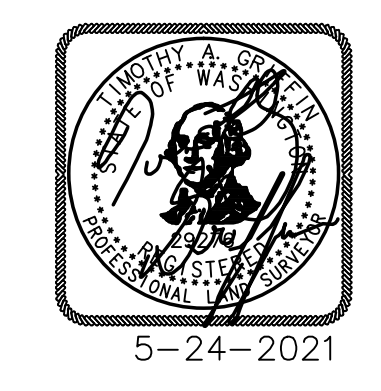
CONTOUR INTERVAL = 2'

BENCHMARK & DATUM INFO
 VERTICAL DATUM: NAVD88
 ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE
 ELEV. = 305.67
 TBM - A: MAG NAIL SET AT IN THE SW QUAD OF THE INT-X OF E MERCER WAY & SE 40TH ST.
 ELEV. = 124.31

LEGAL DESCRIPTION
 (PER FIDELITY NATIONAL TITLE COMPANY EXHIBIT 'A', ORDER NO. 611232976)
 THE NORTH 80 FEET OF THE SOUTH 160 FEET OF THE NORTH 180 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF EAST MERCER WAY.

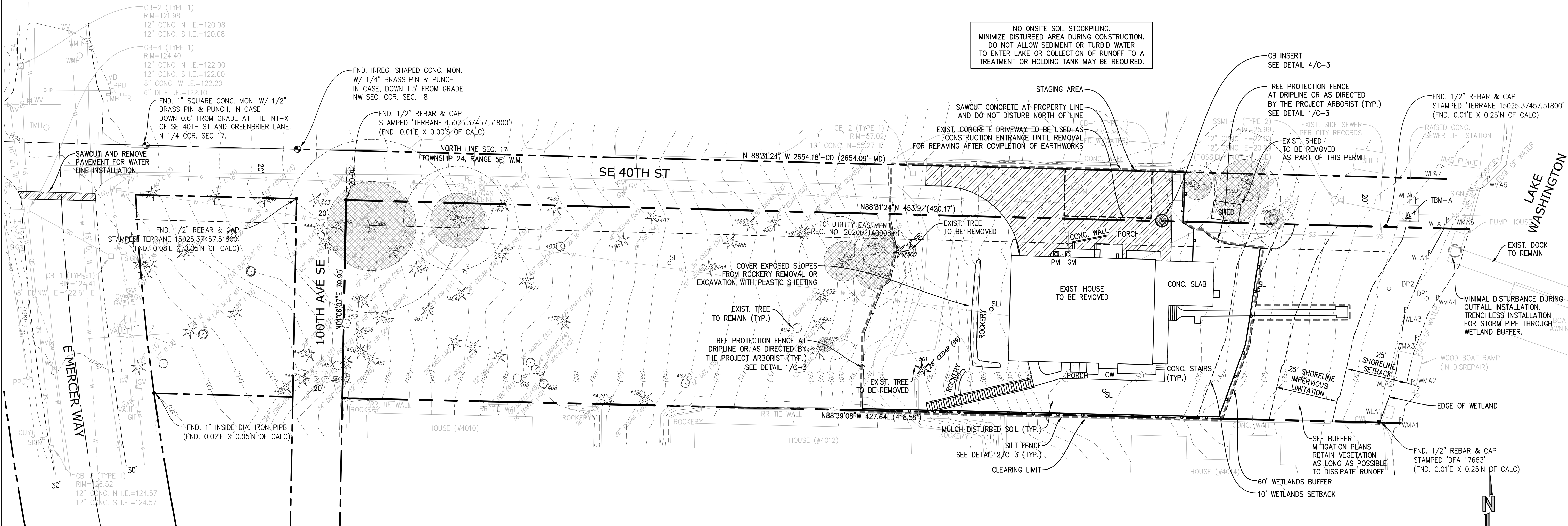
- GENERAL NOTES**
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
 2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
 4. TREE SIZES MEASURED IN INCHES AT BREAST HEIGHT. DL = DRIP LINE DIAMETER IN FEET WITH A DESIGNATION OF (XX) FOR THE TREE TAG NUMBER IF MARKED ON TREE.
 5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
 6. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.
 7. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS AND KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 198704019003.
 8. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.

EQUIPMENT & PROCEDURES
 FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.



PARCEL NUMBER: 182405-9028
 NE1/4, NE1/4, SEC. 18, T. 24 N., R. 5 E., W.M.
 CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY for MITCH MOUNGER		Tyee Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660	
DRAWN BY: AA	DATE: 5-24-2021	JOB NO.:	20057
CHKD BY: TG	SCALE: 1" = 20'	SHEET:	2 OF 2
4006 E MERCER WAY		MERCER ISLAND, WASHINGTON 98040	



NO ONSITE SOIL STOCKPILING. MINIMIZE DISTURBED AREA DURING CONSTRUCTION. DO NOT ALLOW SEDIMENT OR TURBID WATER TO ENTER LAKE OR COLLECTION OF RUNOFF TO A TREATMENT OR HOLDING TANK MAY BE REQUIRED.

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396 LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK & DATUM

VERTICAL DATUM: NAVD88 ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS PIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE ELEV.=305.67 TBM A: CITY OF MERCER ISLAND BM-PS 12: FND. 2" BRASS DISC SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL' SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP. ELEV.=24.18

EROSION AND SEDIMENT CONTROL NOTES

- 1. APPROVAL OF THIS EROSION AND SEDIMENT 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.). 2. 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. 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. 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. 4. 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. 5. 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 SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.). 6. 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 DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30). 7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO 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.). 8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. 9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT. 10. 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. 11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT. 12. ANY PERMANENT FLOW CONTROL 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 GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. 13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES. 14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

- STORAGE AND HANDLING OF LIQUIDS 1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE. 2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY. 3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS. 4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS. 5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL. 6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF. 7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES. 8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS. 9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF. FUELING 1. LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER. 2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS. 3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED. 4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES. 5. IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF. CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL 1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS. 2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE. 3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING. 4. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT. 5. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES. 6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES. 7. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

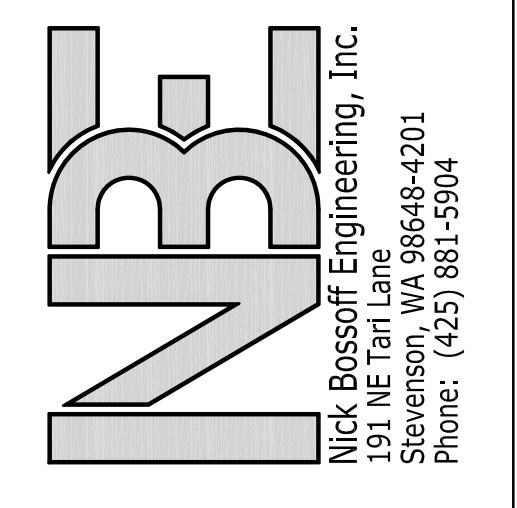
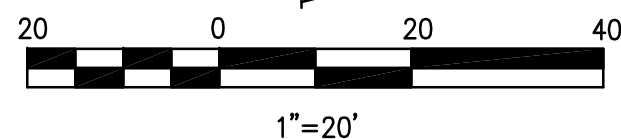


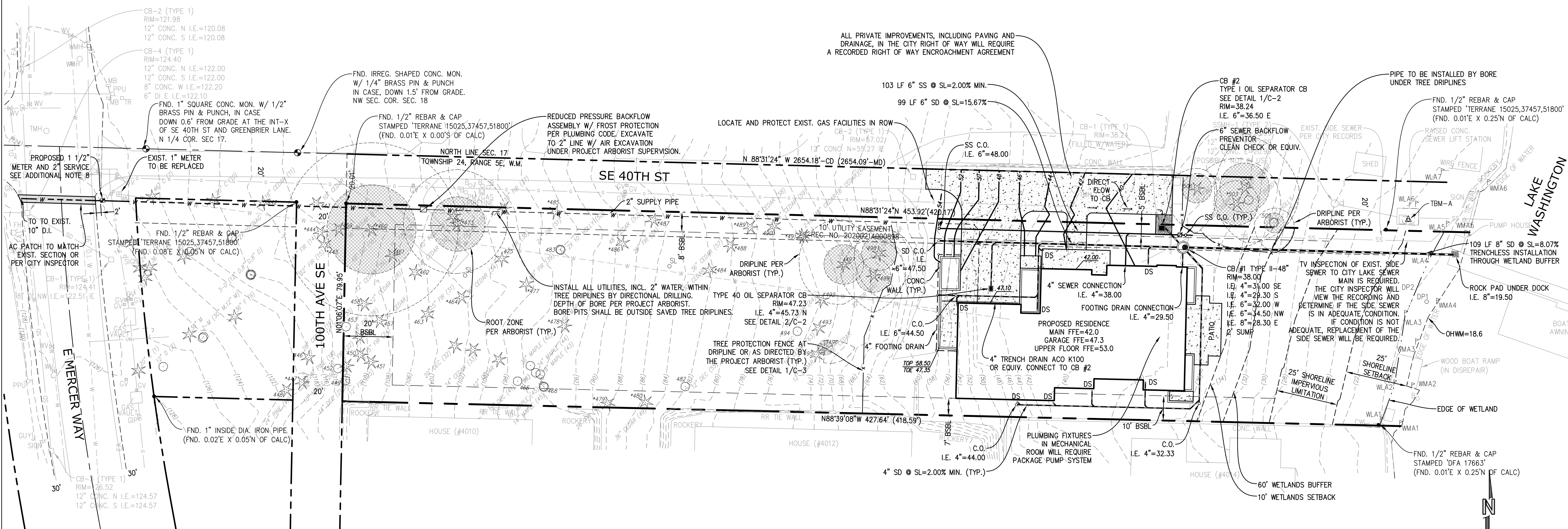
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PROJECT MANAGER: N. BOSSOFF, P.E. NB DESIGNED: TKB DRAWN: SARC-2002 JOB NUMBER: SARC-2002 File Name: SARC-2002.pln.dwg

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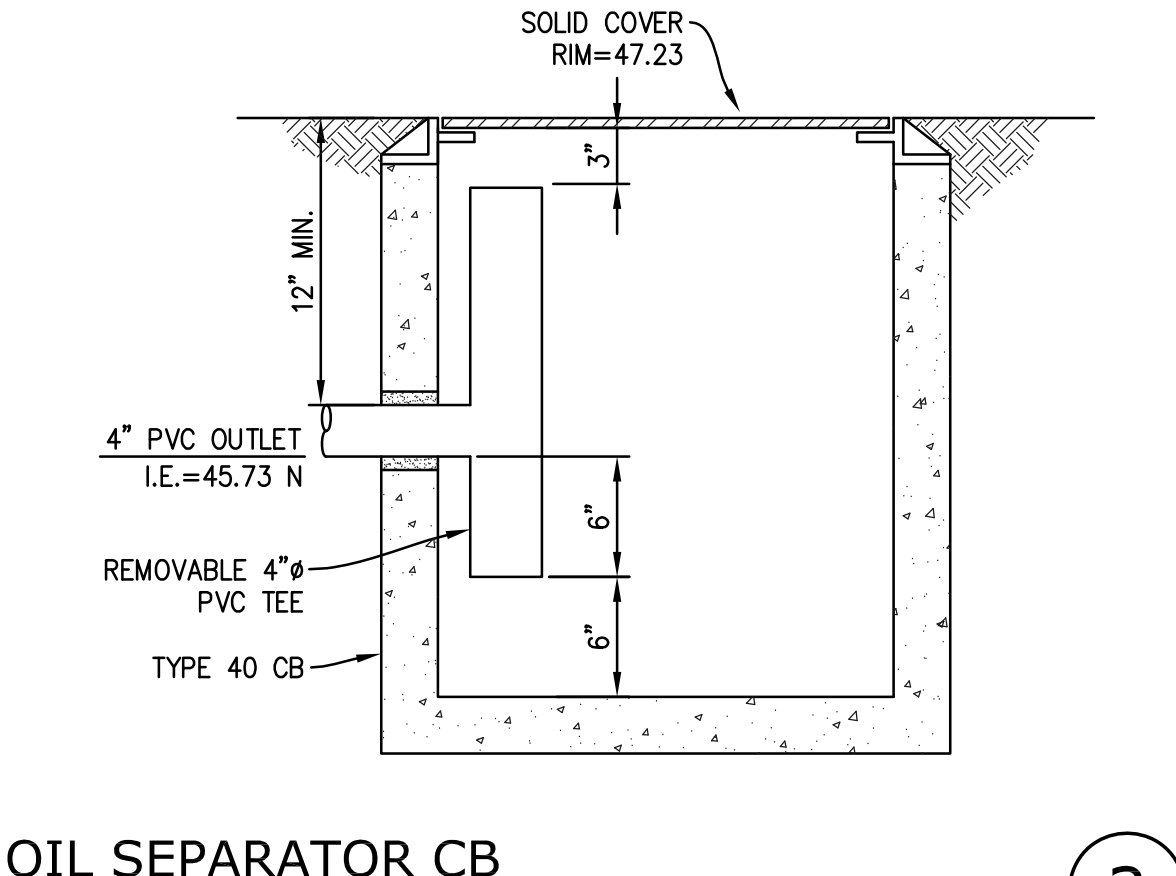
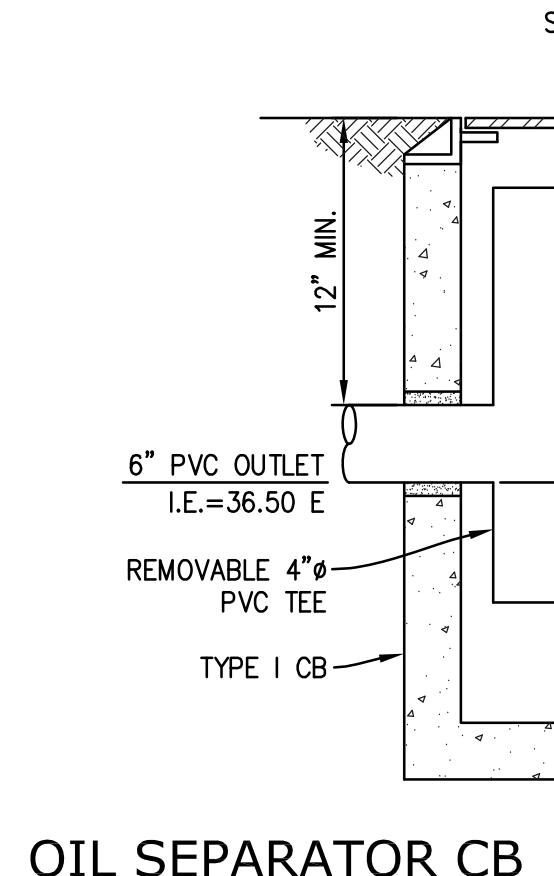
T.E.S.C. PLAN SHEET: C-1

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555



POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

ADDITIONAL NOTES:



NO.	DATE	REVISION
1	09/25/20	PERMIT SUBMITTAL
2	07/14/21	BIDS SCOPE CHANGE & CITY COMMENTS
3	10/18/21	WALL REVISION
4	02/07/22	CITY COMMENTS
5	04/29/22	RENSED BUILDING
6	08/08/22	CITY COMMENTS
7	08/24/22	CITY COMMENTS

N. BOSSOFF, P.E.
PROJECT MANAGER: NB
DESIGNED: TKB
DRAWN: SARC-2002
JOB NUMBER: SARC-2002
FILE NAME: SARC-2002.pln.dwg

WASHINGTON

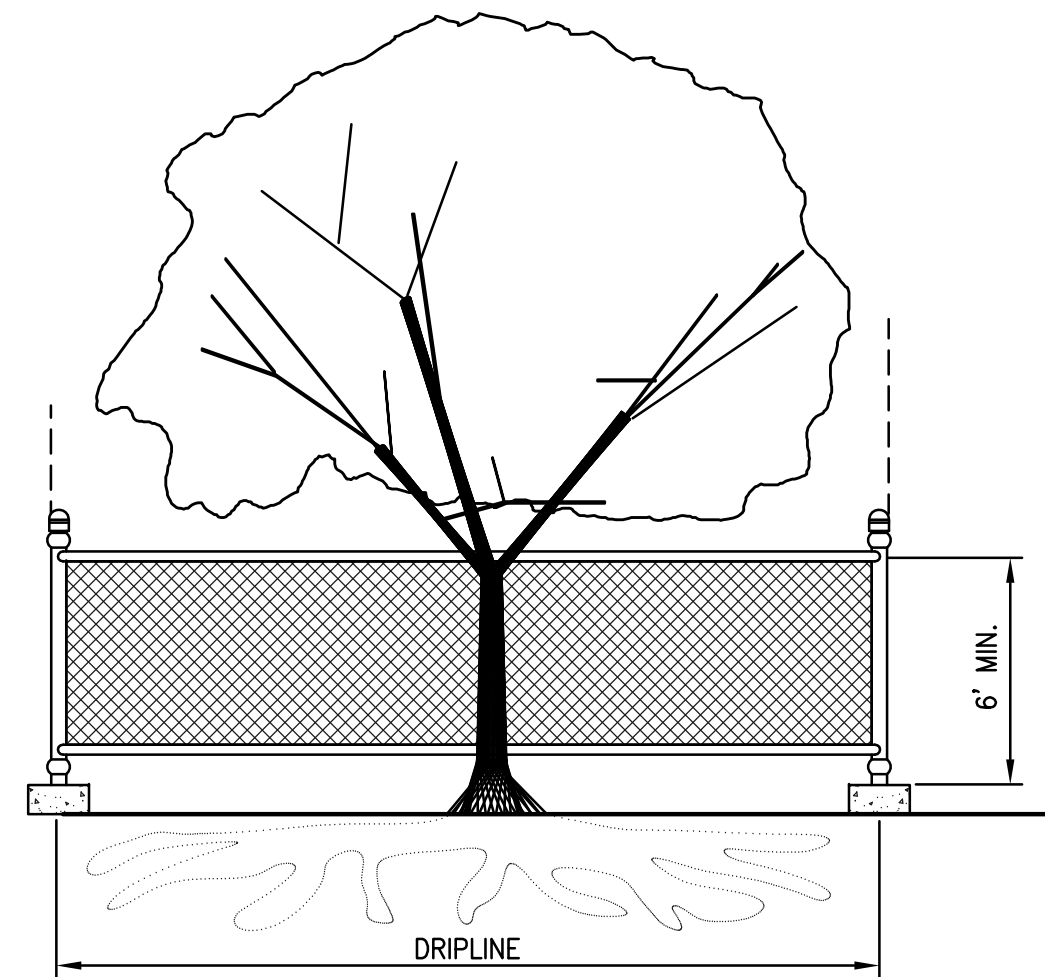
MERCER ISLAND

4006 E MERCER WAY

MOUNGER RESIDENCE

TITLE: DRAINAGE PLAN

SHEET: C-2



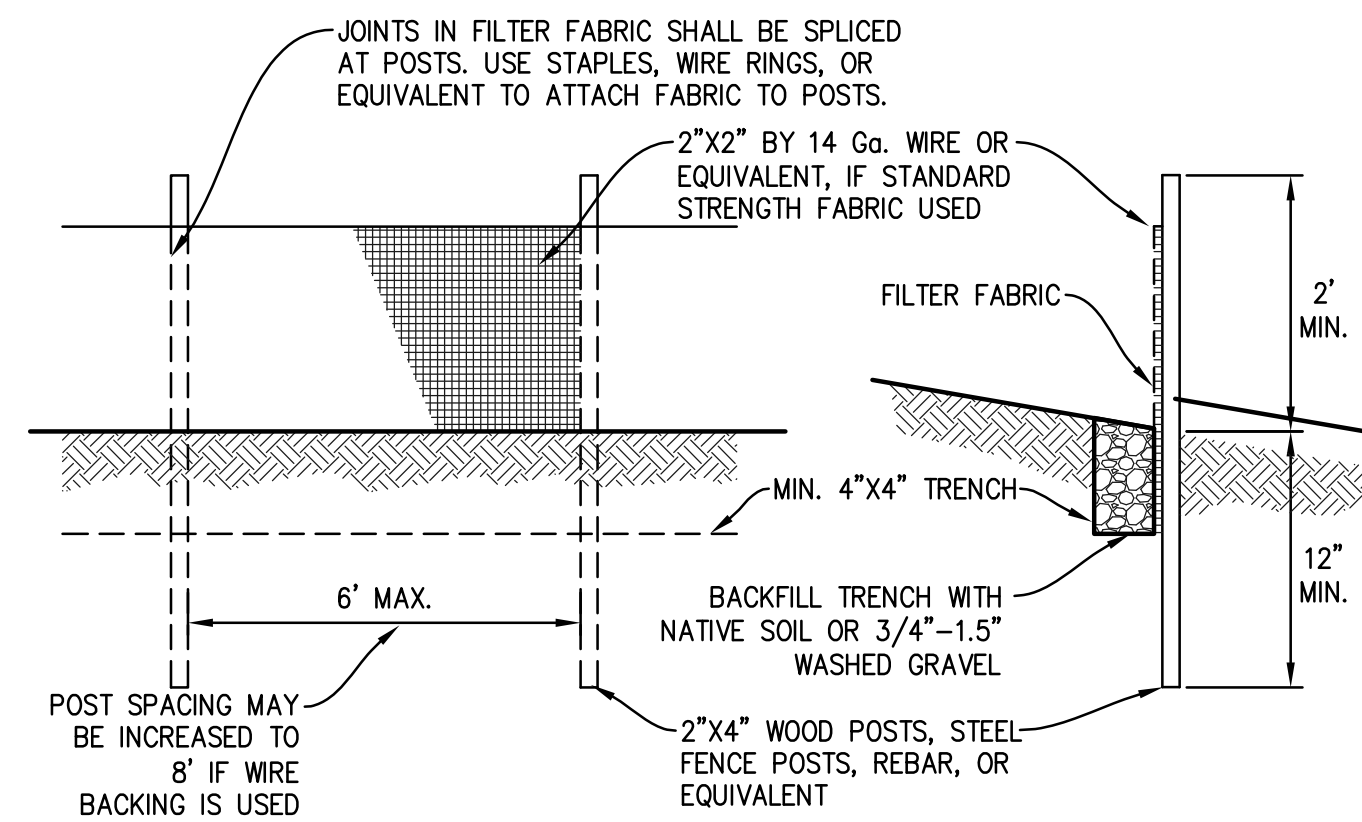
TREE PROTECTION DURING CONSTRUCTION

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIROLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION

SCALE: NTS

1



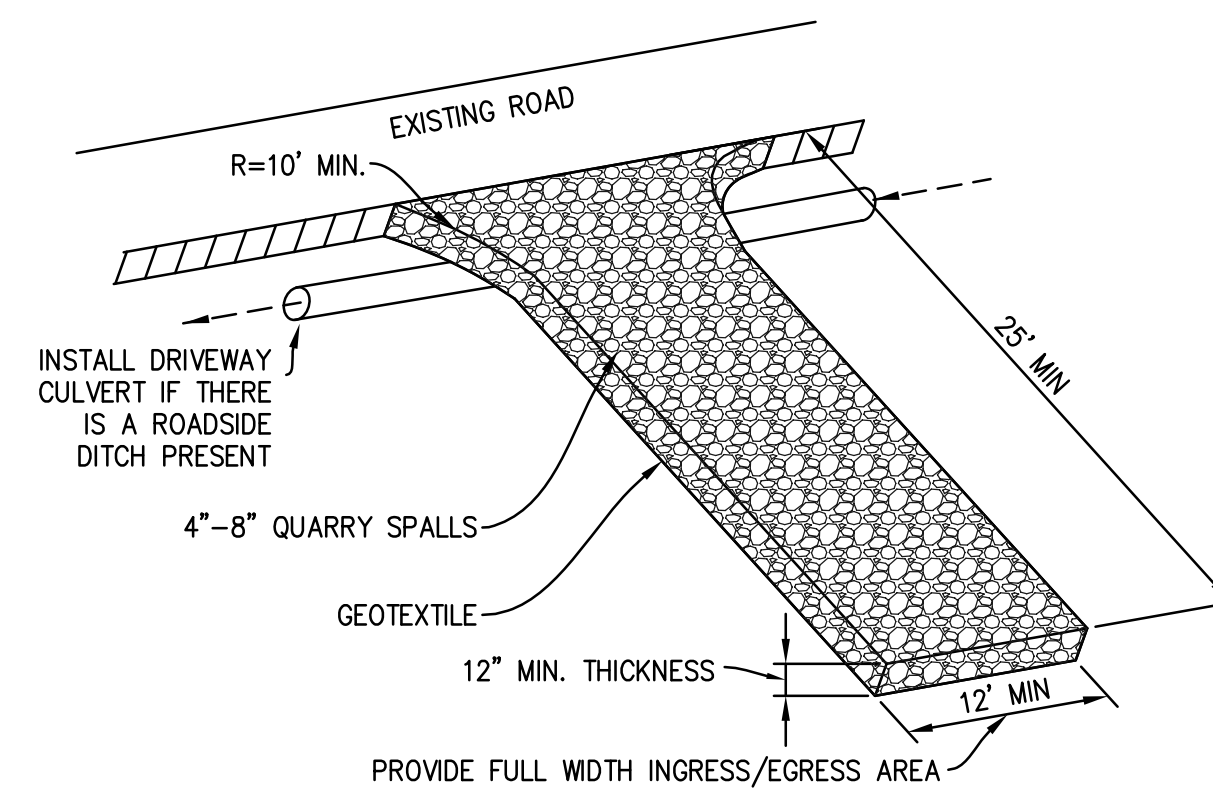
MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

SCALE: NTS

2



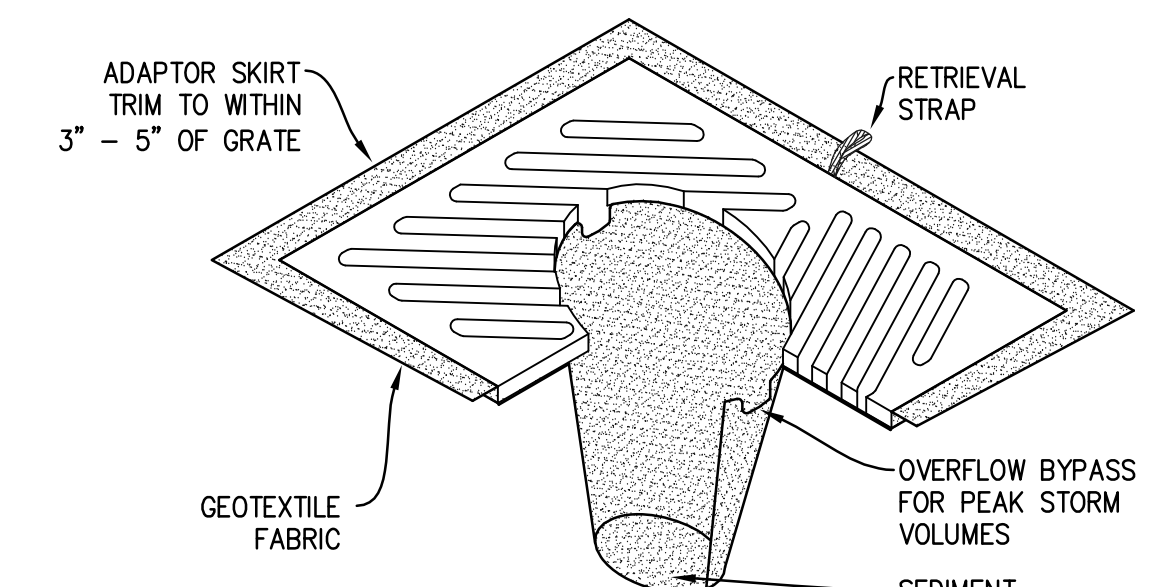
MAINTENANCE STANDARDS

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



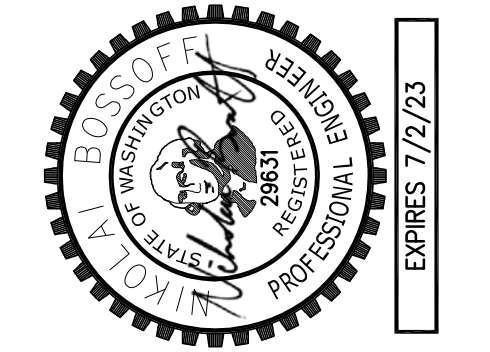
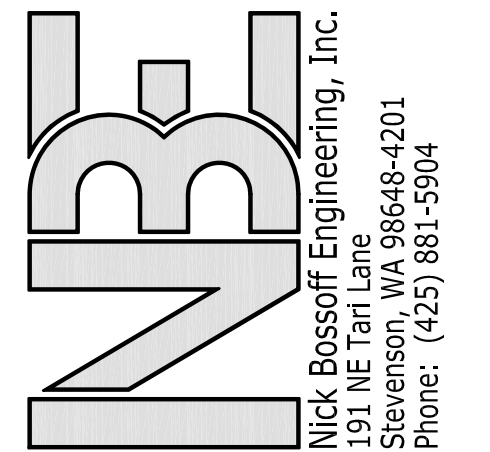
NOTES

- INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
- SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

SCALE: NTS

4



NO.	DATE	REVISION
1	09/25/20	PERMIT SUBMITTAL
2	07/14/21	BIDS SCOPE CHANGE & CITY COMMENTS
3	10/18/21	WALL REVISION
4	02/07/22	CITY COMMENTS
5	04/29/22	REVISED BUILDING
6	08/08/22	CITY COMMENTS
7	08/24/22	CITY COMMENTS

N. BOSSOFF, P.E.
PROJECT MANAGER:
DESIGNED: NB
TKB
DRAWN: SARC-2002
JOB NUMBER: SARC-2002pln.dwg
FILE NAME: SARC-2002pln.dwg

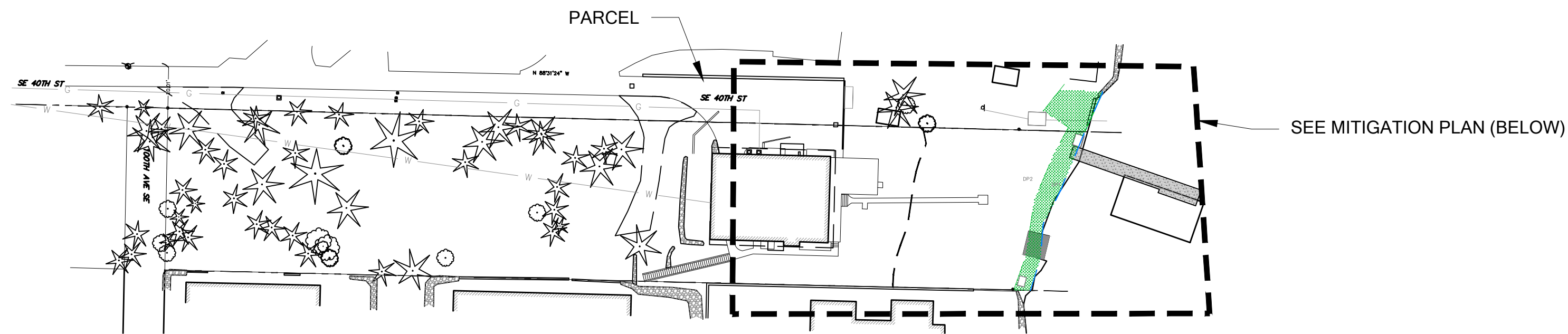
MOUNGER RESIDENCE
4006 E MERCER WAY
WASHINGTON

MERCER ISLAND

TITLE: DETAILS

SHEET: C-3

MOUNGER RESIDENCE



PARCEL OVERVIEW

SCALE 1"= 50'

LEGEND

- PARCEL BOUNDARY
- DELINEATED OHWM
- DATA POINT
- WETLAND FLAGS
- DELINEATED WETLAND BOUNDARY
- SHORELINE SETBACK (50 FT)
- SHORELINE BUFFER (25 FT)
- WETLAND BUFFER (60 FT)
- WETLAND BUFFER BSBL

MITIGATION LEGEND

- PRE-EXISTING IMPACT IN WETLAND
- 20' SHORELINE ENHANCEMENT (770 SF)
- SHORELINE ENHANCEMENT OVER WETLAND (481 SF)

MITIGATION AREA NOTES

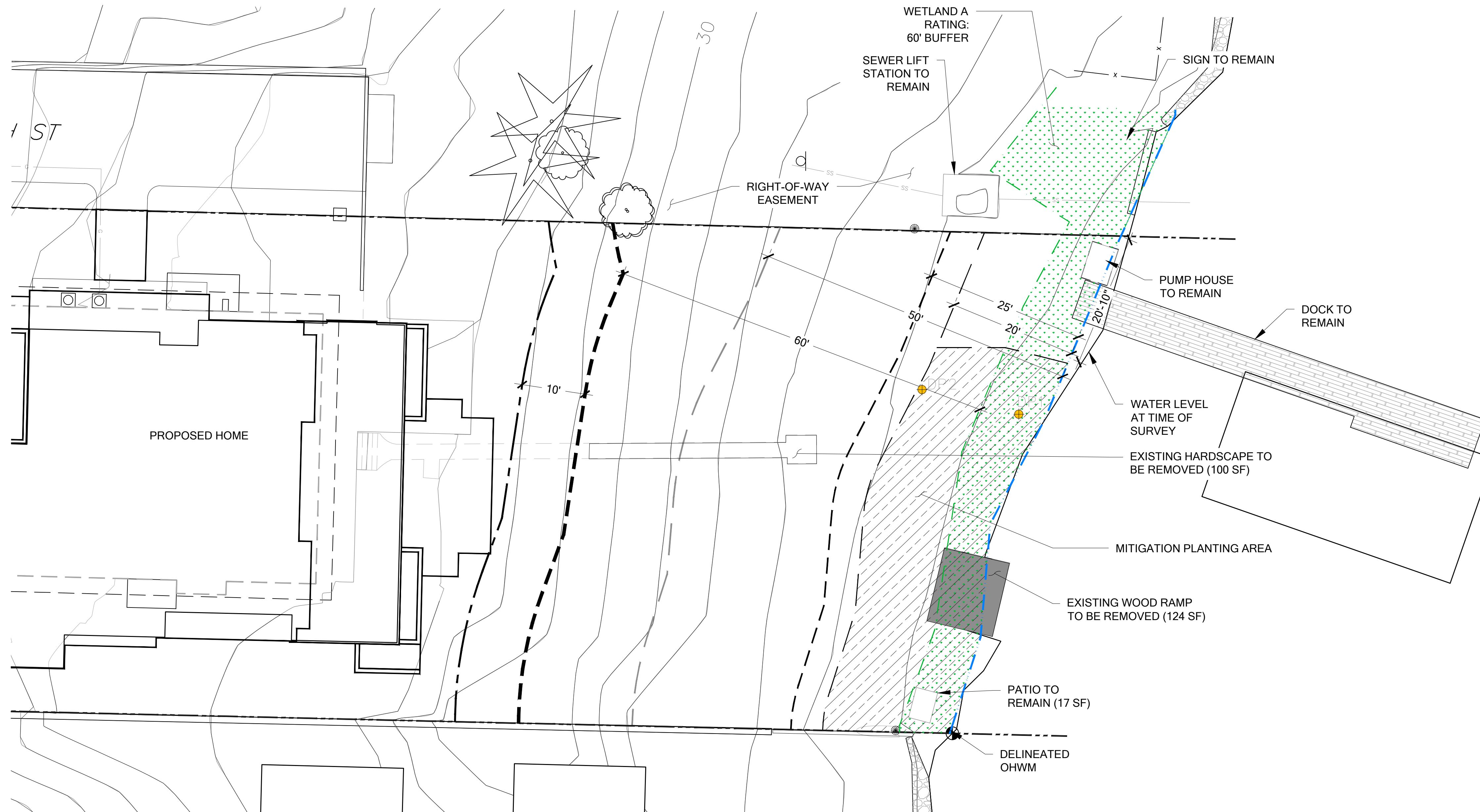
1. TOTAL AREA WITHIN 20 FT OF THE OHWM = 1,668 SF
2. TOTAL PLANTED SHORELINE AREA = 75% = 1,251 SF
3. TOTAL ACCESS AREA = 25% = 417 SF

SHEET INDEX

- W1 MITIGATION PLAN AND PARCEL OVERVIEW
- W2 PLANTING PLAN AND SCHEDULE
- W3 MITIGATION DETAILS AND NOTES

NOTES

1. WETLAND AND OHWM DELINEATED BY THE WATERSHED COMPANY ON MAY 19, 2020
2. SITE PLAN PROVIDED BY STURMAN ARCHITECTS; 103RD AVENUE NE, SUITE 203, BELLEVUE, WA 98004 (425) 451-7003



MITIGATION PLAN

SCALE 1:10



PERMIT SET

NOT FOR CONSTRUCTION

-

MOUNGER RESIDENCE
SHORELINE MITIGATION PLAN
PREPARED FOR: BRAD STURMAN

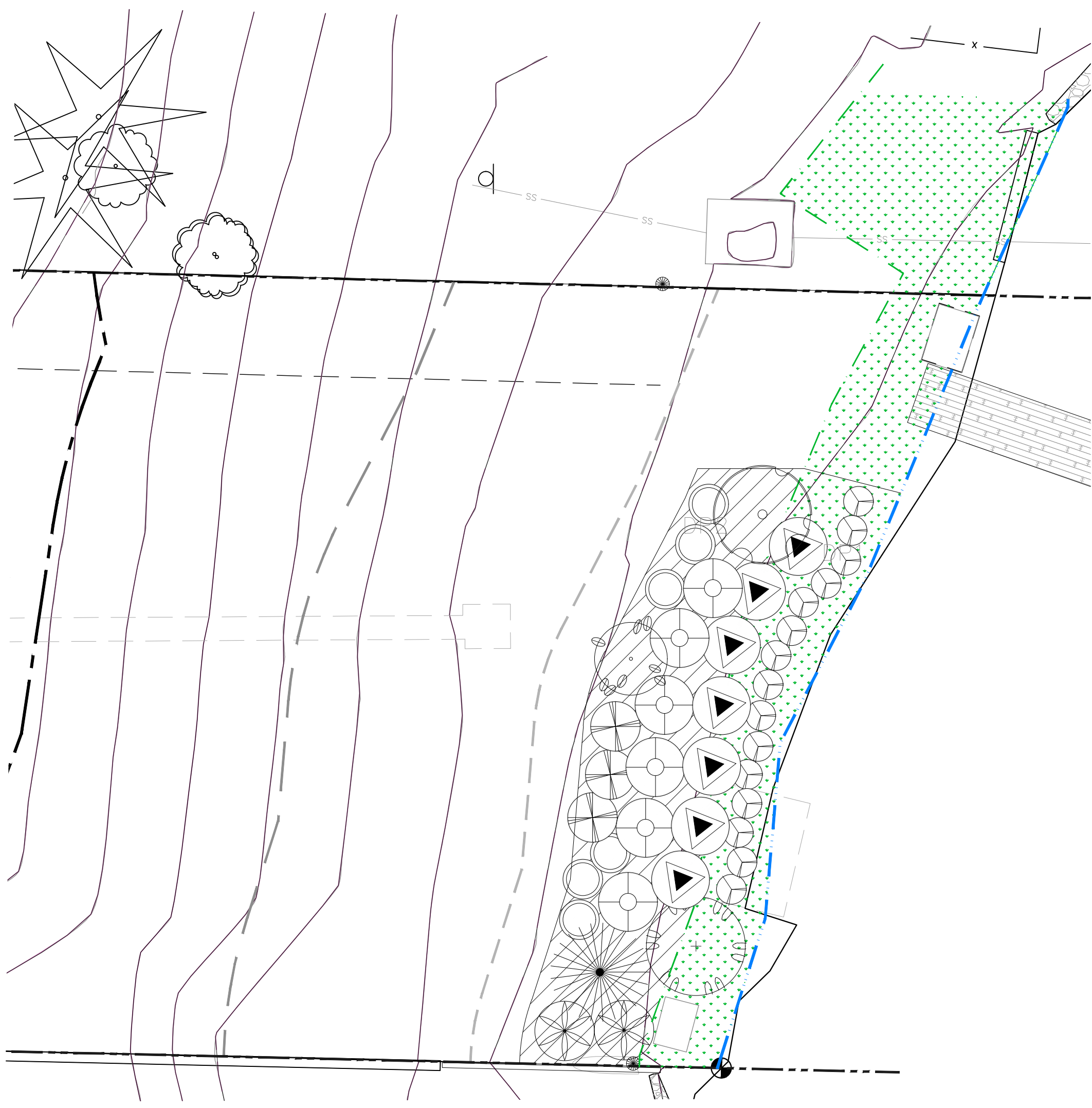
4006 EAST MERCER WAY
 MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	08-20-2020 MITIGATION PLANTING PLAN
2	06-07-2021 MITIGATION PLANTING PLAN REVISED
3	04-28-2022 MITIGATION PLAN REVISED

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK

JOB NUMBER:
200509
SHEET NUMBER:
W1 OF 3



PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

- QUALITY ASSURANCE**
- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
 - PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
 - TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

- PROPOSED PLANT SOURCES**
- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED

TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE. EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

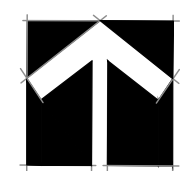
- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	SIZE	QTY	GROUND COVER	COMMON / BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
	PAPER BIRCH / BETULA Papyrifera	1.5" CAL	1		GOATSBEARD / ARUNCUS SYLVESTER	1 GAL.	24" O.C.	25	PLANT IN SAME-SPECIES GROUPINGS OF 3-9 PLANTS
	OREGON ASH / FRAXINUS LATIFOLIA	5 GAL.	1		TUFTED HAIRGRASS / DESCHAMPSIA CESPITOSA	1 GAL.	24" O.C.	25	
	SHORE PINE / PINUS CONTORTA	6 FT B&B	1		SMALL-FRUITED BULRUSH / SCIRPUS MICROCARPUS	4" POT/PLUG	24" O.C.	25	
	VINE MAPLE / ACER CIRCINATUM	10 GAL.	1		WESTERN COLUMBINE / AQUILEGIA FORMOSA	1 GAL.	24" O.C.	12	PLANT IN SAME SPECIES GROUPINGS 5-9 PLANTS IN CLUSTERS THROUGHOUT PLANTING BED
	CORNUS SERICEA 'KELSEY' / RED-TWIG DOGWOOD	1 GAL.	15		SWORD FERN / POLYSTICHUM MUNITUM	1 GAL.	24" O.C.	24	
	PACIFIC BAYBERRY / MORELLA CALIFORNICA	5 GAL.	2		OREGON STONECROP / SEDUM OREGONUM	4" POT	15" O.C.	32	
	MOCK ORANGE / PHILADELPHUS LEWISII	1 GAL.	6		TOUGH-LEAF IRIS / IRIS TENAX	1 GAL.	24" O.C.	12	
	CLUSTERED WILD ROSE / ROSA PISOCARPA	1 GAL.	7						
	ROSE SPIREA / SPIRAEA DENSIFLORA	1 GAL.	6						
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL.	3						

PLANTING PLAN AND SCHEDULE

SCALE 1:10



NOTES

- SEE SHEET W3 FOR SITE PREPARATION AND PLANTING DETAILS.

PERMIT SET

NOT FOR CONSTRUCTION

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

MOUNGER RESIDENCE
SHORELINE MITIGATION PLAN
PREPARED FOR: BRAD STURMAN
4006 EAST MERCER WAY
MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-20-2020	MITIGATION PLANTING PLAN	AS/MF
2	06-07-2021	MITIGATION PLANTING PLAN REVISED	AF
	04-28-2022	MITIGATION PLANTING PLAN REVISED	AF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK

JOB NUMBER: 200509
SHEET NUMBER: W2 OF 3

MITIGATION SPECIFICATIONS

OVERVIEW

A COMPREHENSIVE FIVE-YEAR MAINTENANCE AND MONITORING PLAN IS INCLUDED AS PART OF THE SHORELINE AND WETLAND/WETLAND BUFFER ENHANCEMENT. THE PLAN SPECIFIES APPROPRIATE SPECIES FOR PLANTING AND PLANTING TECHNIQUES, DESCRIBES PROPER MAINTENANCE ACTIVITIES, AND SETS FORTH PERFORMANCE STANDARDS TO BE MET YEARLY DURING MONITORING. THIS WILL ENSURE THAT ENHANCEMENT/RESTORATION PLANTINGS WILL BE MAINTAINED, MONITORED, AND SUCCESSFULLY ESTABLISHED WITHIN THE FIRST FIVE YEARS FOLLOWING IMPLEMENTATION.

PROPOSED RESTORATION BEGINS WITH INCORPORATING COMPOST INTO THE BUFFER ENHANCEMENT AREA. NO COMPOST SHALL BE APPLIED IN THE WETLAND. THIS WILL BE FOLLOWED BY INSTALLATION OF THREE NATIVE TREE SPECIES, SEVEN NATIVE SHRUB SPECIES, AND EIGHT NATIVE GROUNDCOVER SPECIES SUITABLE TO THE SITE. THE PLAN CALLS FOR NEW PLANTINGS WITHIN THE INNER 20-FOOT SHORELINE SETBACK AREA, INCLUDING WITHIN WETLAND A AND THE OVERLAPPING SHORELINE SETBACK/WETLAND A BUFFER. NATIVE PLANTINGS ARE INTENDED TO INCREASE NATIVE PLANT COVER, IMPROVE NATIVE SPECIES DIVERSITY, IMPROVE VEGETATIVE SCREENING, INCREASE VEGETATIVE STRUCTURE, AND PROVIDE FOOD AND OTHER HABITAT RESOURCES FOR WILDLIFE.

GOALS

ENHANCE SHORELINE BUFFERS.

- a. REDUCE THE AMOUNT OF IMPERVIOUS SURFACE AREA WITHIN THE WETLAND BUFFER AND SHORELINE SETBACK.
- b. ESTABLISH DENSE AND DIVERSE NATIVE TREE, SHRUB, AND GROUNDCOVER VEGETATION THROUGHOUT THE MITIGATION AREA.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER TIME. IF THE STANDARDS ARE MET AT THE END OF THE FIVE-YEAR MONITORING PERIOD, THE CITY SHALL ISSUE RELEASE OF THE PERFORMANCE BOND.

1. SURVIVAL:
 - a. 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR-1. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
 - b. 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR 2. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
2. NATIVE VEGETATION COVER IN PLANTED AREAS:
 - a. ACHIEVE AT LEAST 60% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 3. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.
 - b. ACHIEVE AT LEAST 80% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.
3. DIVERSITY: A MINIMUM OF TWO TREE SPECIES, FIVE SHRUB SPECIES, AND FIVE EMERGENT SPECIES WILL BE PRESENT IN THE MITIGATION AREA IN YEARS 3 - 5.
4. INVASIVE SPECIES STANDARD: NO MORE THAN 10% COVER OF INVASIVE SPECIES IN THE PLANTING AREA IN ANY MONITORING YEAR. INVASIVE SPECIES ARE DEFINED AS ANY CLASS A, B, OR C NOXIOUS WEEDS AS LISTED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME BY MEASURING THE DEGREE TO WHICH THE PERFORMANCE STANDARDS LISTED ABOVE ARE BEING MET. AN AS-BUILT PLAN WILL BE PREPARED WITHIN 30 DAYS OF SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE MITIGATION AREAS. THE AS-BUILT PLAN WILL DOCUMENT CONFORMANCE WITH THESE PLANS AND WILL DISCLOSE ANY SUBSTITUTIONS OR OTHER NON-CRITICAL DEPARTURES. THE AS-BUILT PLAN WILL ESTABLISH BASELINE PLANT INSTALLATION QUANTITIES AND PHOTOPOINTS THAT WILL BE USED THROUGHOUT THE MONITORING PERIOD TO VISUALLY DOCUMENT SITE CHANGES OVER TIME.

MONITORING WILL OCCUR ANNUALLY FOR FIVE YEARS. THE INSPECTION WILL OCCUR IN LATE SUMMER OR FALL AND WILL RECORD THE FOLLOWING AND BE SUBMITTED IN AN ANNUAL REPORT TO THE CITY:

1. COUNTS OF SURVIVING AND DEAD/DYING PLANTS BY SPECIES IN THE PLANTING AREAS.
2. ESTIMATES OF NATIVE SPECIES COVER USING COVER CLASS METHOD.
3. ESTIMATES OF INVASIVE SPECIES COVER USING COVER CLASS METHOD.
4. PHOTOGRAPHIC DOCUMENTATION AT PERMANENT PHOTOPOINTS.
5. RECOMMENDATIONS FOR MAINTENANCE IN THE MITIGATION AREAS.
6. RECOMMENDATIONS FOR REPLACEMENT OF ALL DEAD OR DYING PLANT MATERIAL WITH SAME OR LIKE SPECIES AND NUMBER AS ON THE APPROVED PLAN.

CONSTRUCTION NOTES AND SPECIFICATIONS

GENERAL NOTES

THE RESTORATION SPECIALIST WILL OVERSEE THE FOLLOWING:

1. CLEARING, SOIL DECOMPACTION, AND COMPOST INCORPORATION;
2. INVASIVE WEED CLEARING; AND
3. PLANT MATERIAL INSPECTION.
 - a) PLANT DELIVERY INSPECTION.
 - b) 100% PLANT INSTALLATION INSPECTION.

WORK SEQUENCE

1. CLEAR THE PLANTING AREA OF ALL INVASIVE SPECIES USING HAND TOOLS.
2. ROTO-TILL THREE INCHES OF COMPOST INTO THE UPPER 9 INCHES OF THE SOIL IN BUFFER AREAS ONLY. DO NOT APPLY COMPOST WITHIN THE WETLAND AREA.
3. ALL PLANT INSTALLATION WILL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
4. LAYOUT VEGETATION TO BE INSTALLED PER THE PLANTING PLAN AND PLANT SCHEDULE.
5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
6. MULCH EACH TREE AND SHRUB WITH A CIRCULAR WOOD CHIP MULCH RING, FOUR INCHES THICK AND EXTENDING SIX INCHES FROM THE BASE OF THE PLANT (12-INCH DIAMETER) IN THE BUFFER AREAS ONLY. DO NOT APPLY MULCH IN WETLAND AREA. ALTERNATIVELY, A BLANKET MULCH APPLICATION MAY BE APPLIED TO THE ENTIRE RESTORATION AREA.

MAINTENANCE

THIS SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE PLANT INSTALLATION.

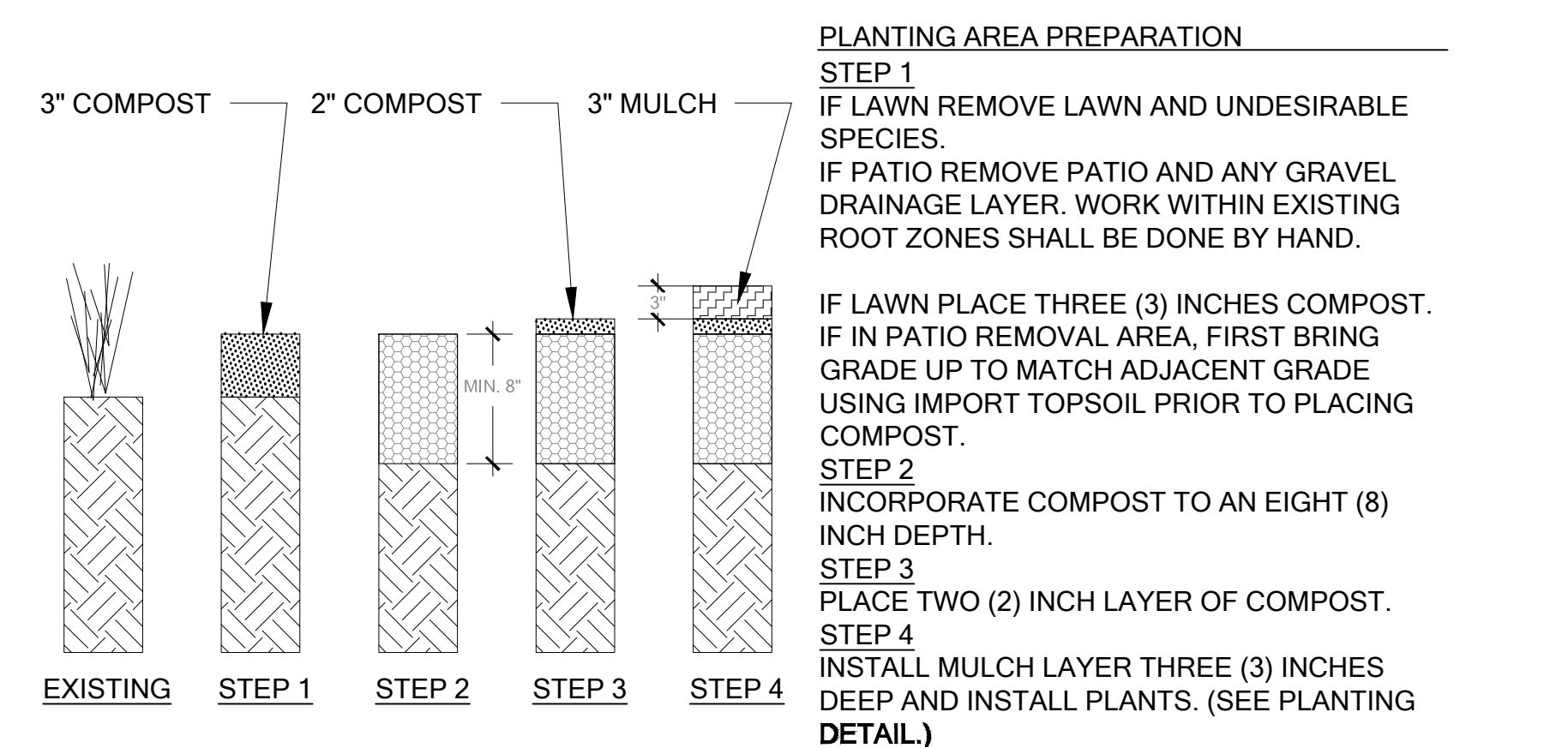
1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISIT DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
2. INVASIVE SPECIES MAINTENANCE PLAN: HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH LAUREL, AND OTHER INVASIVE WOODY VEGETATION WILL BE GRUBBED OUT BY HAND ON AN ONGOING BASIS, WITH CARE TAKEN TO GRUB OUT ROOTS EXCEPT WHERE SUCH WORK WILL JEOPARDIZE THE ROOTS OF INSTALLED OR VOLUNTEER NATIVE PLANTS.
3. AT LEAST TWICE YEARLY, REMOVE BY HAND ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 12 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AS NEEDED DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
4. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
5. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIP MULCH AS NECESSARY TO MAINTAIN A MINIMUM 4-INCH-THICK, 12-INCH-DIAMETER MULCH RING.
6. THE TEMPORARY IRRIGATION SYSTEM WILL BE OPERATED TO ENSURE THAT PLANTS RECEIVE A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. IRRIGATION BEYOND THE SECOND YEAR MAY BE NEEDED BASED ON SITE PERFORMANCE OR SIGNIFICANT REPLANTING.

CONTINGENCY PLAN

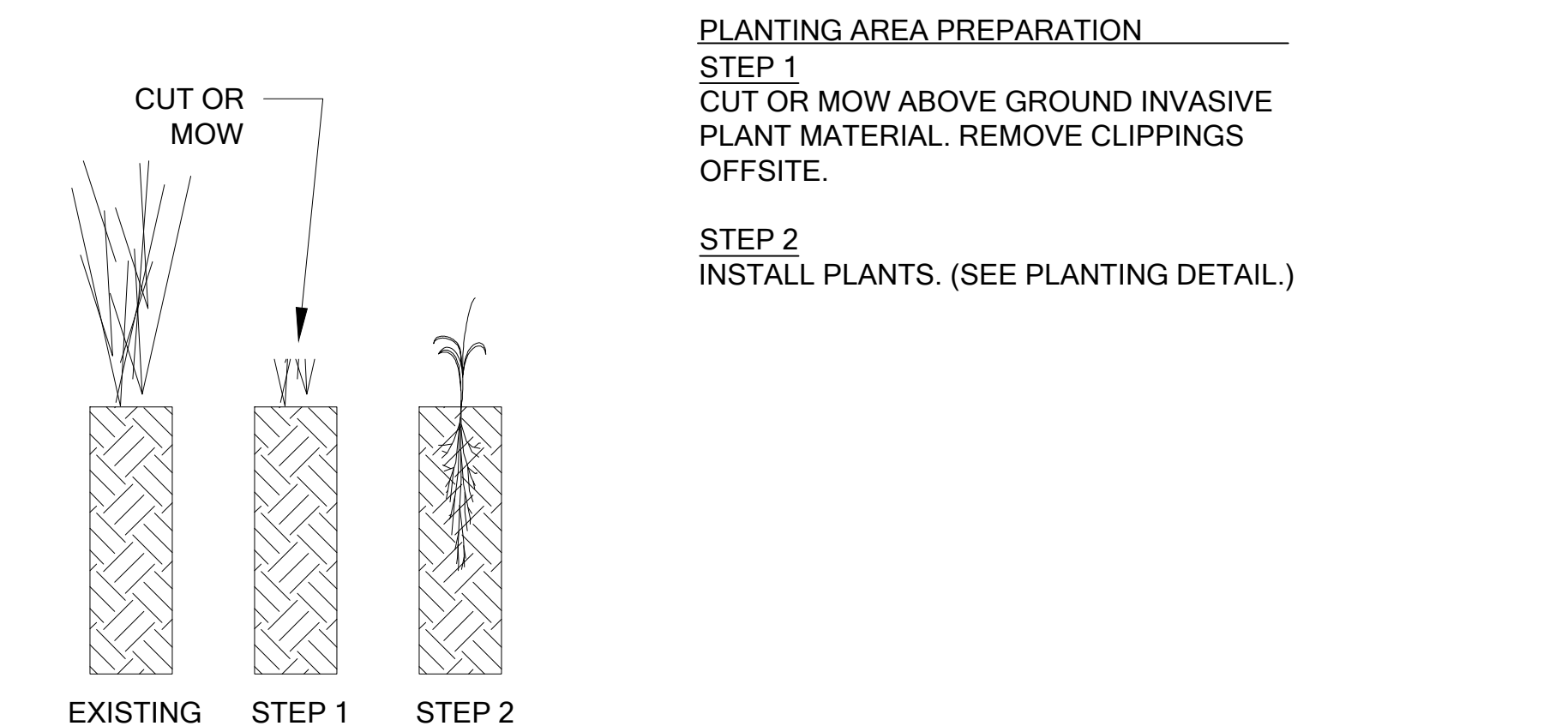
IF ALL OR PART OF THE MITIGATION AREA FAILS TO ESTABLISH ACCORDING TO THE GOALS AND PERFORMANCE STANDARDS, A CONTINGENCY PLAN SHALL BE DEVELOPED. CONTINGENCY MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANT SPECIES SUBSTITUTIONS, SOIL AMENDMENTS, HERBIVORE EXCLUSION FENCING, MODIFIED IRRIGATION SCHEDULE, AND ADAPTIVE WEED MANAGEMENT.

MATERIAL SPECIFICATIONS AND DEFINITIONS

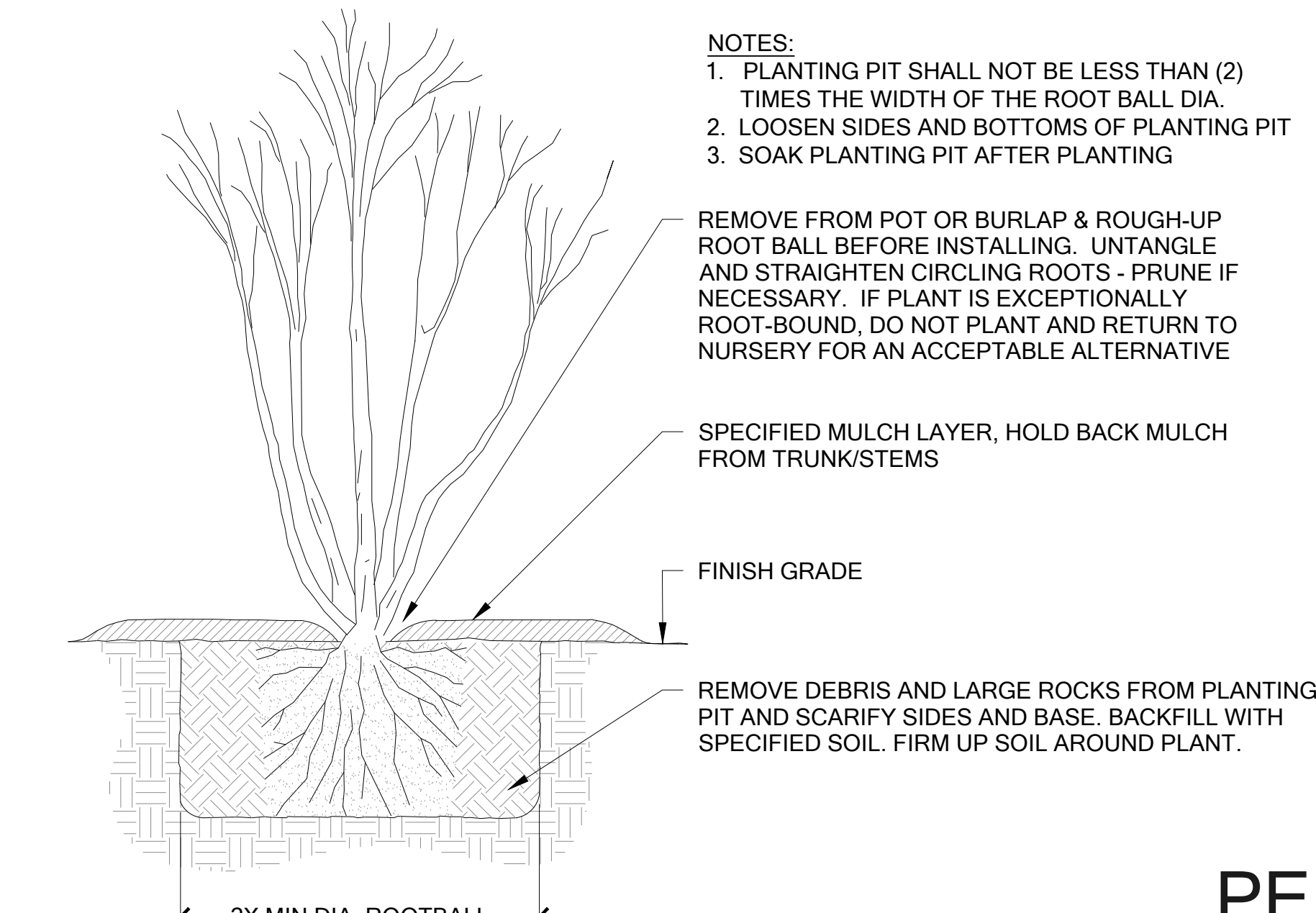
1. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
2. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
3. WOOD CHIP MULCH: ARBORIST CHIPS (CHIPPED WOODY MATERIAL) APPROXIMATELY 1 TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS [(800) 884-7645]. MULCH MUST NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS. QUANTITY REQUIRED: 17 CUBIC YARDS.
4. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220. QUANTITY REQUIRED: 28 CUBIC YARDS.



A BUFFER MITIGATION AREA SITE PREPARATION SEE SHEET W1 Scale: NTS



B WETLAND MITIGATION AREA SITE PREPARATION SEE SHEET W1 Scale: NTS



C CONTAINER PLANTING DETAIL Scale: NTS

MITIGATION DETAILS AND NOTES

PERMIT SET
 NOT FOR CONSTRUCTION

SUBMITTALS & REVISIONS		BY	DATE	DESCRIPTION
1	AS/MF	08-20-2020	MITIGATION PLANTING PLAN	
2	AF	06-07-2021	MITIGATION PLANTING PLAN REVISED	
	AF	04-28-2022	MITIGATION PLANTING PLAN REVISED	

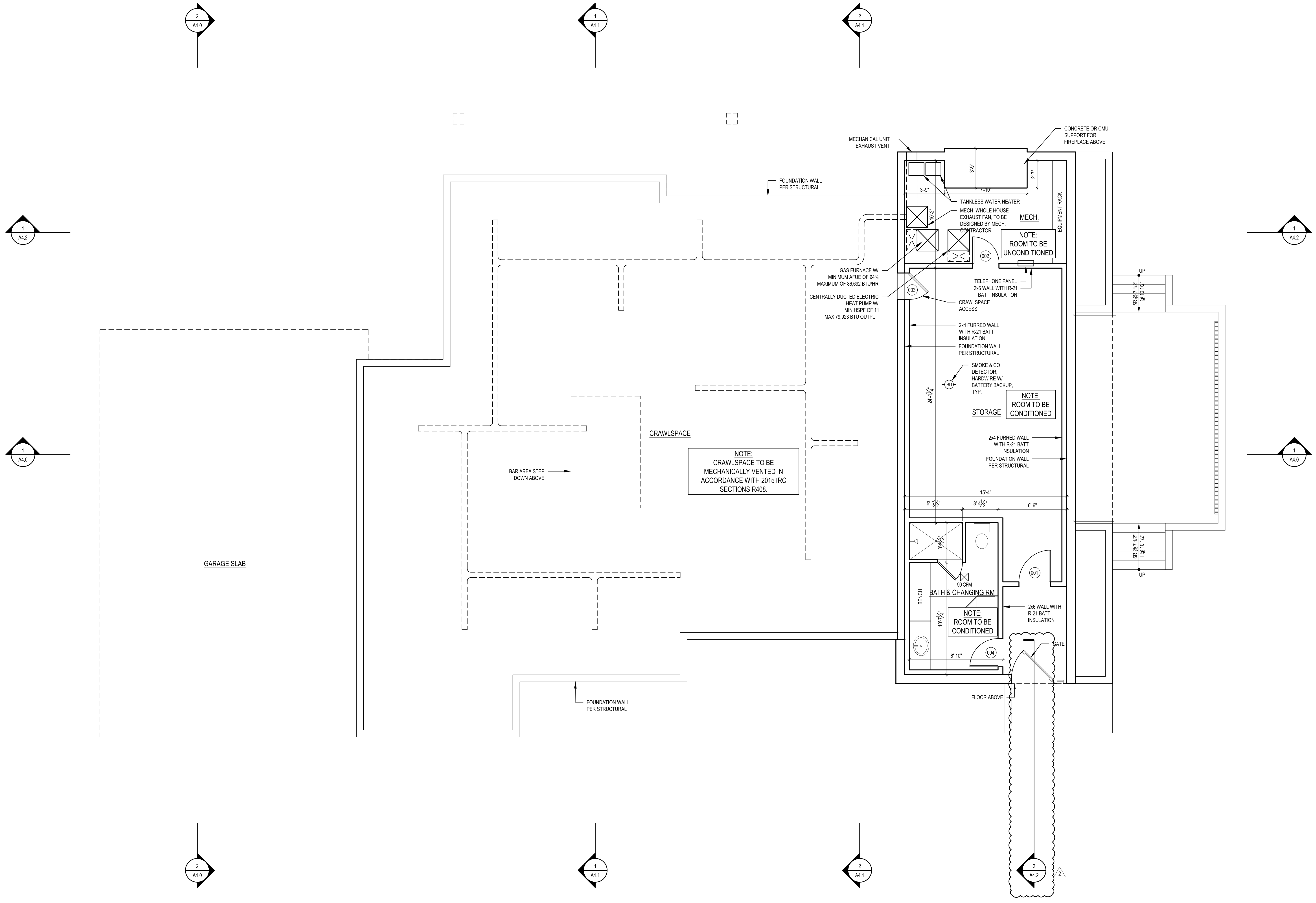
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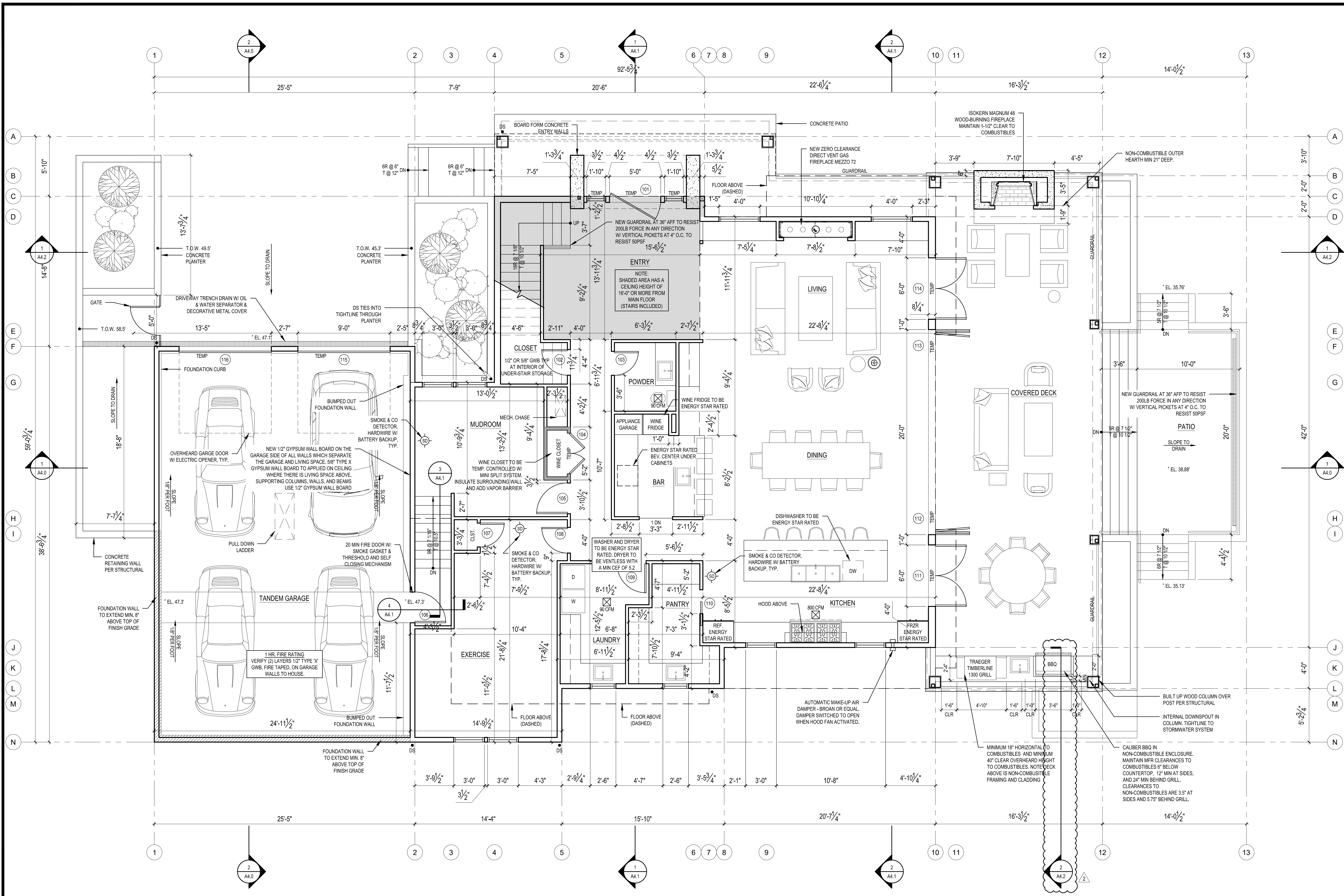
PLOT DATE: 9/14/2022
 DRAWN BY: JM
 CHECKED BY: BJS

SHEET
A2.0

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 CORRECTION 2 SET 8/17/2022

1 LOWER FLOOR/CRAWLSPACE
 SCALE: 1/4" = 1'-0"





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

	BASEMENT	MAIN FLOOR	SECOND FLOOR	HEATED SUB-TOTAL	BASEMENT MECH-ENTRY	OUTDOOR ROOM	ATTACHED GARAGE	GRAND TOTAL
PROPOSED HOUSE SF:	498 SF	2,150 SF	2,252 SF	4,900 SF	179 SF	817 SF	923 SF	6,819 SF

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

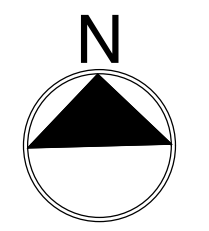
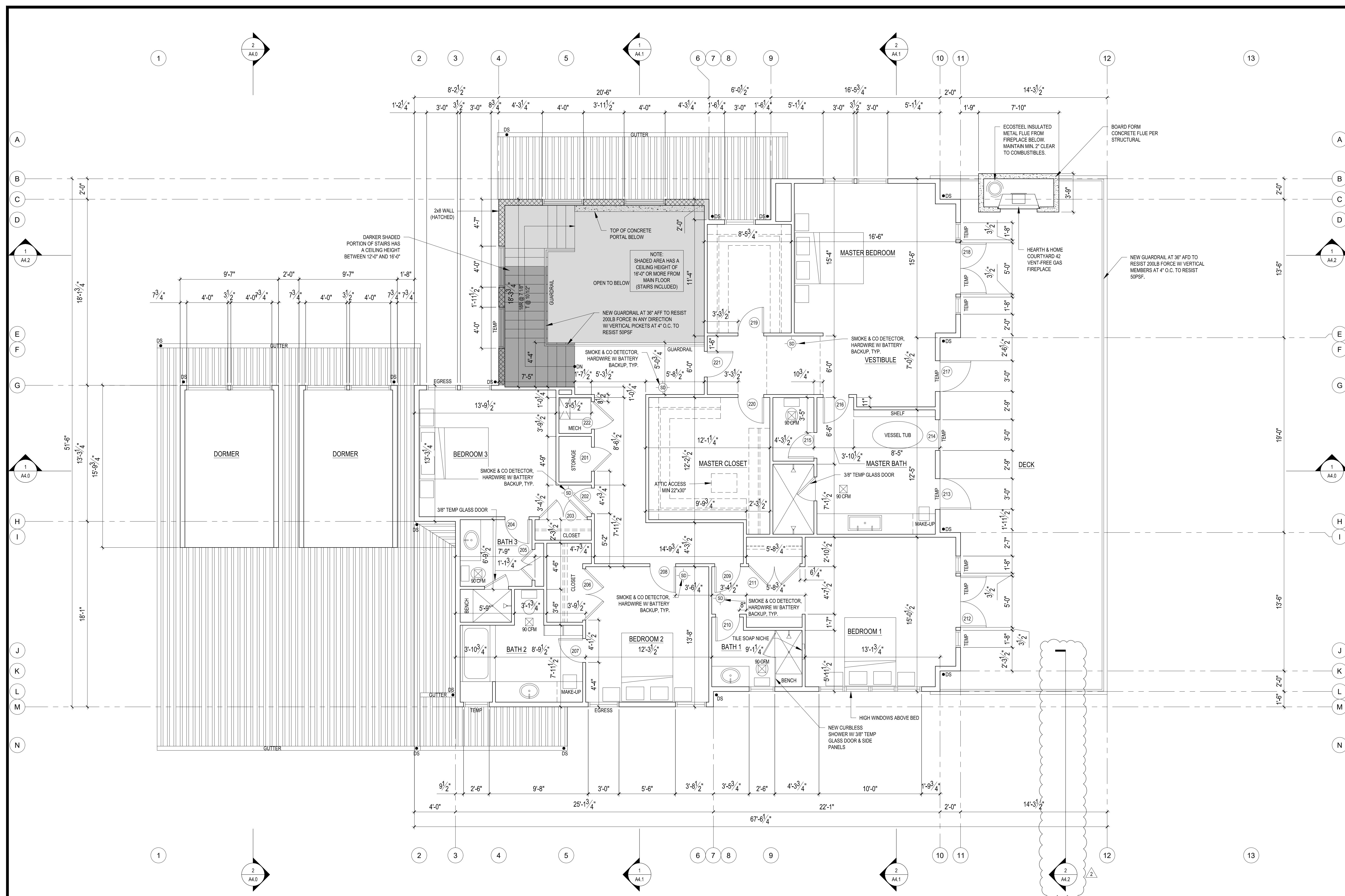
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4006 RESIDENCE
4006 E MERCER WAY
MERCER ISLAND, WA 98040

MAIN FLOOR PLAN

REVISIONS:
CORRECTION 1 2022-7-18
CORRECTION 2 2022-8-17

PLOT DATE: 9/14/2022
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SHEET **A2.1**



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

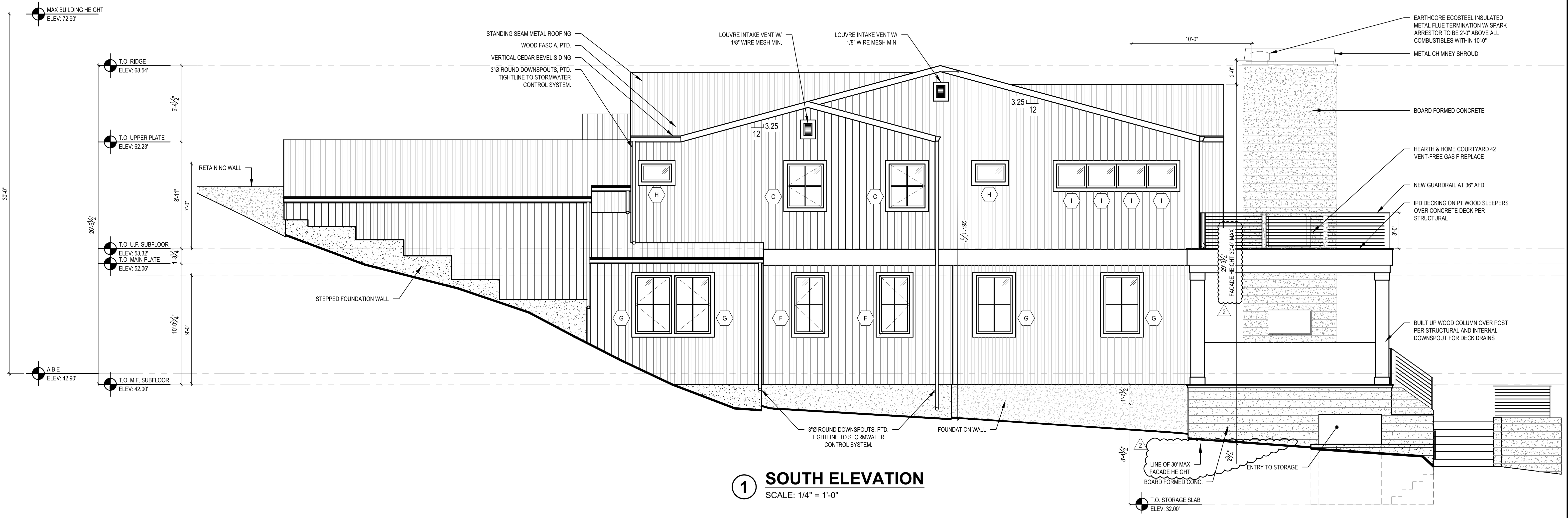
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REVISIONS:

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2	CORRECTION 2 2022-8-17
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SHEET
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



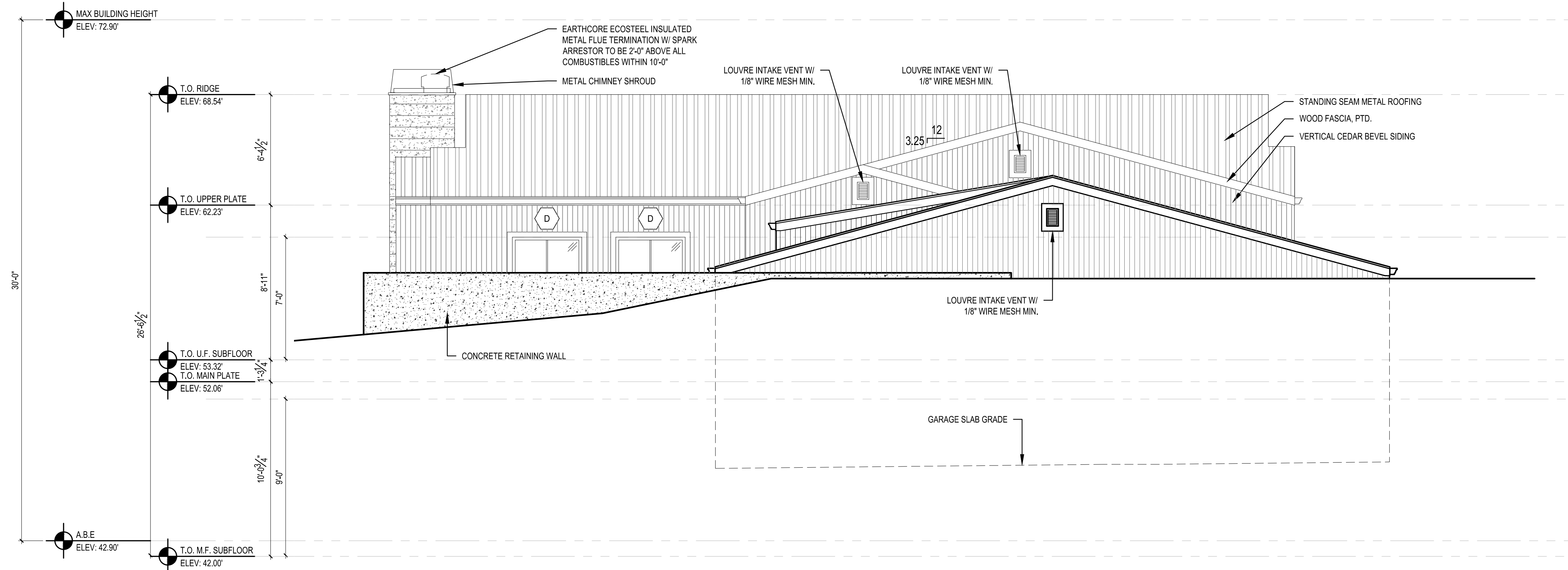
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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SHEET	



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



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

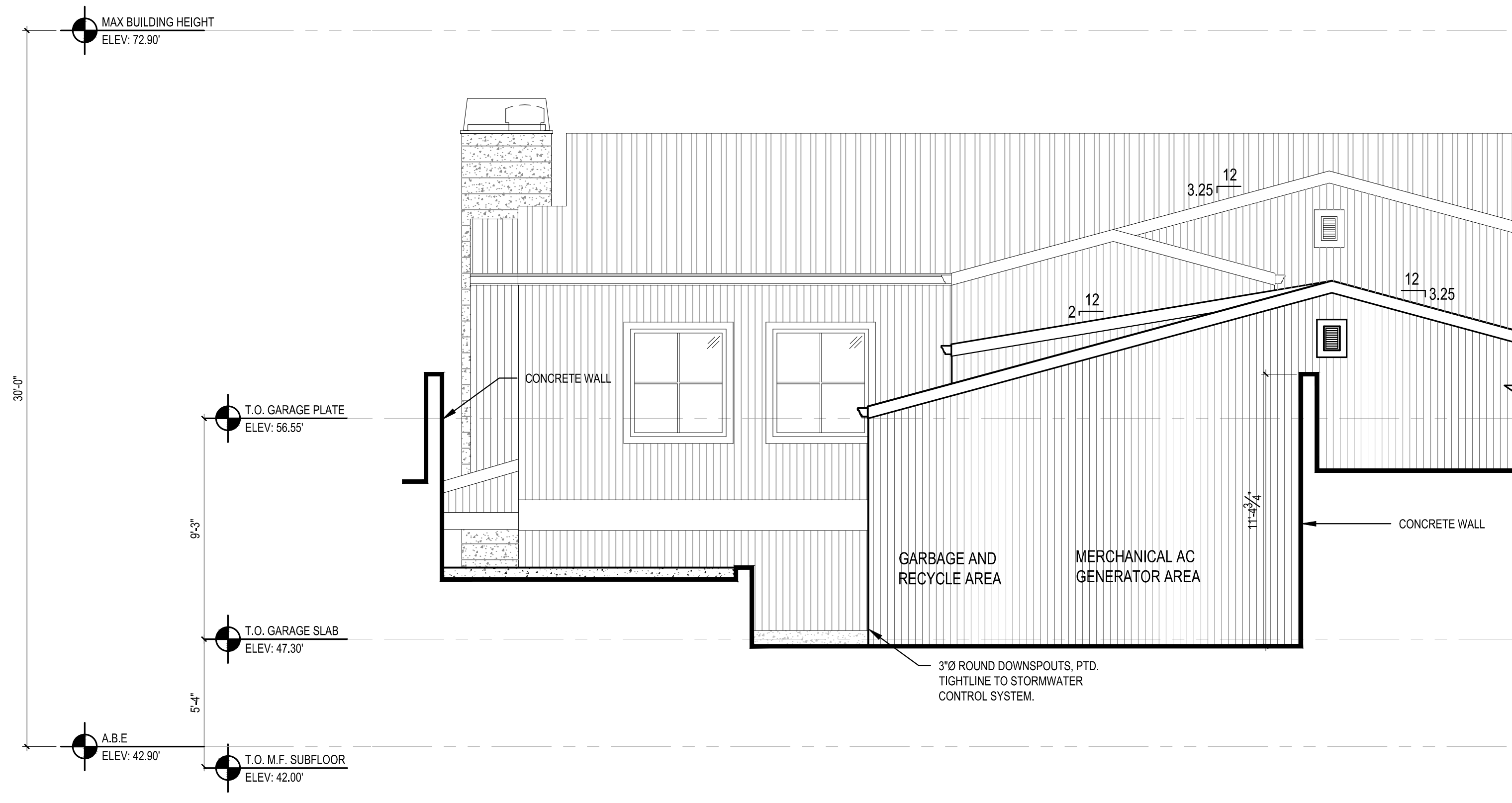
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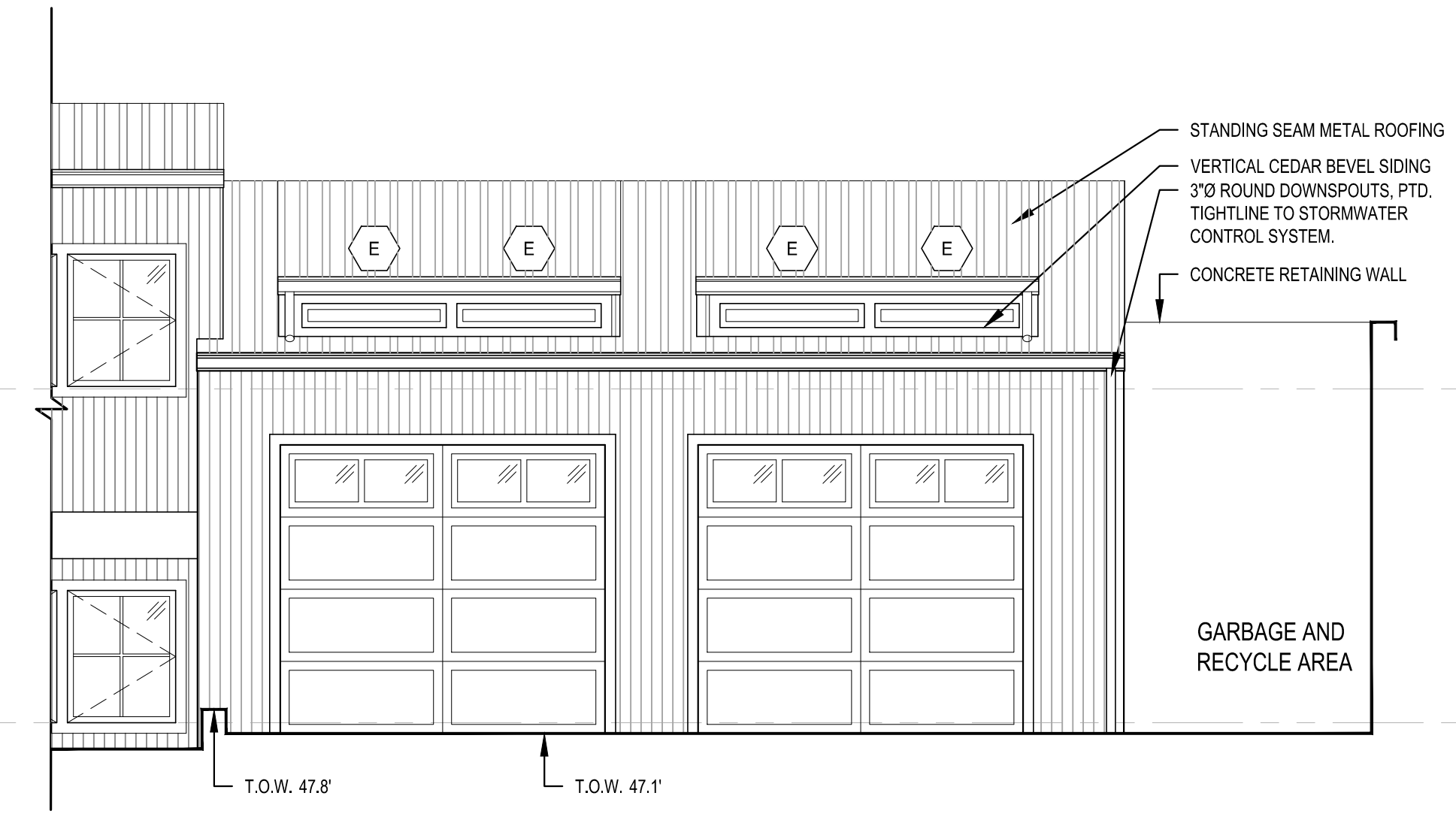
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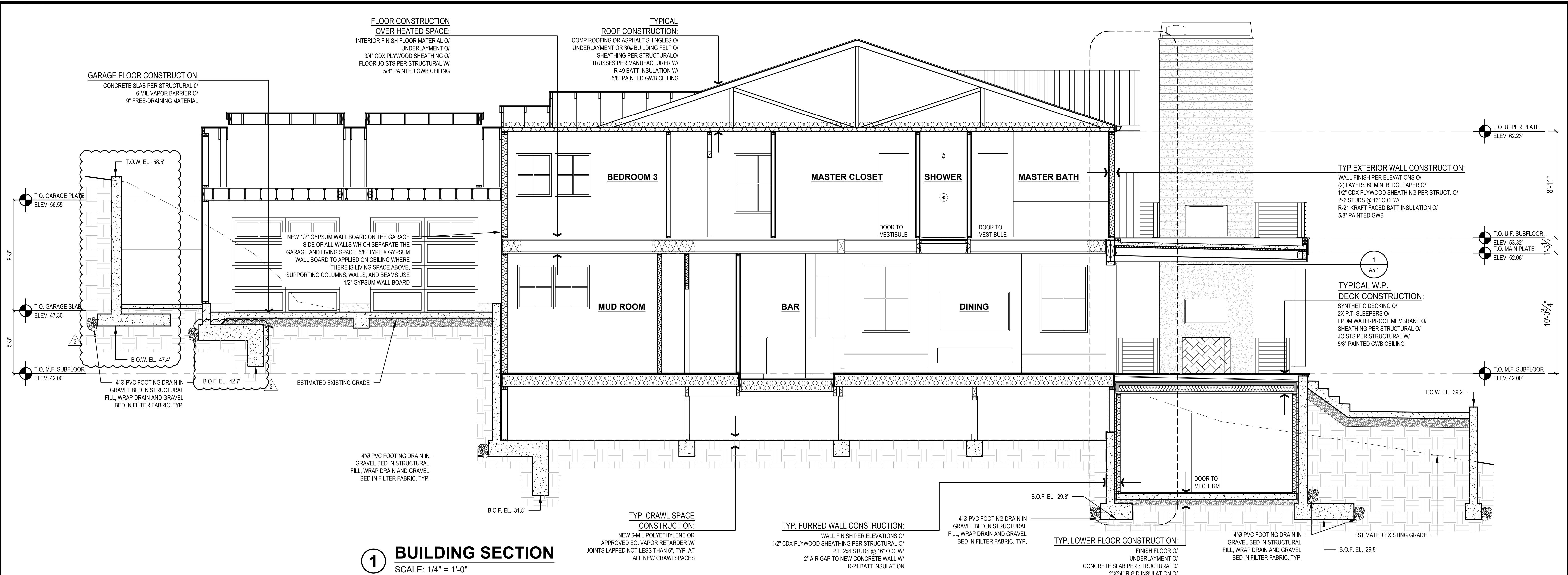


1 GARAGE AND GARBAGE/RECYCLING AREA
WEST ELEVATION
 SCALE: 1/4" = 1'-0"

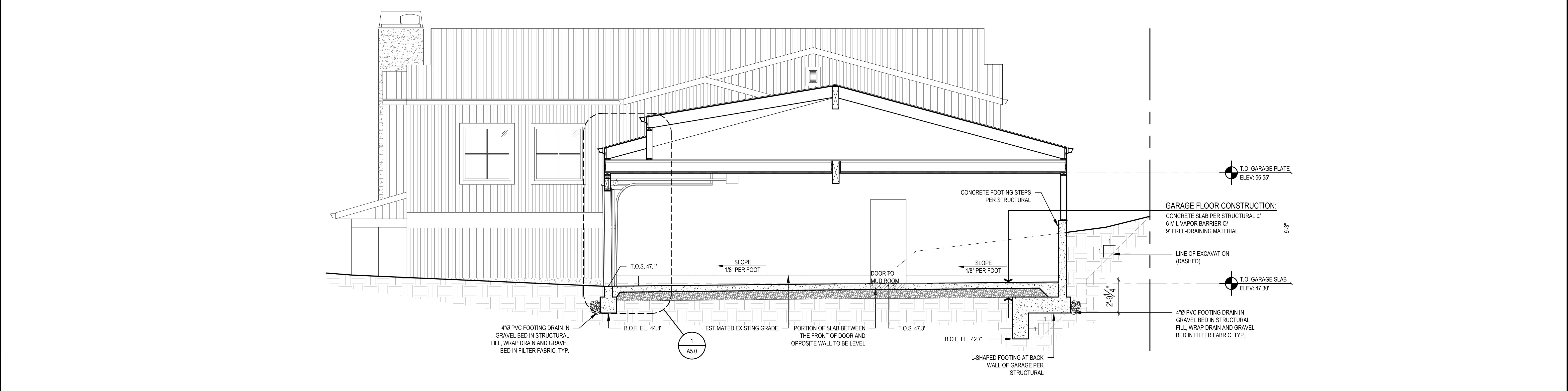


2 GARAGE AND GARBAGE/RECYCLING AREA
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 9/14/2022

STURMAN ARCHITECTS
 REGISTERED ARCHITECT
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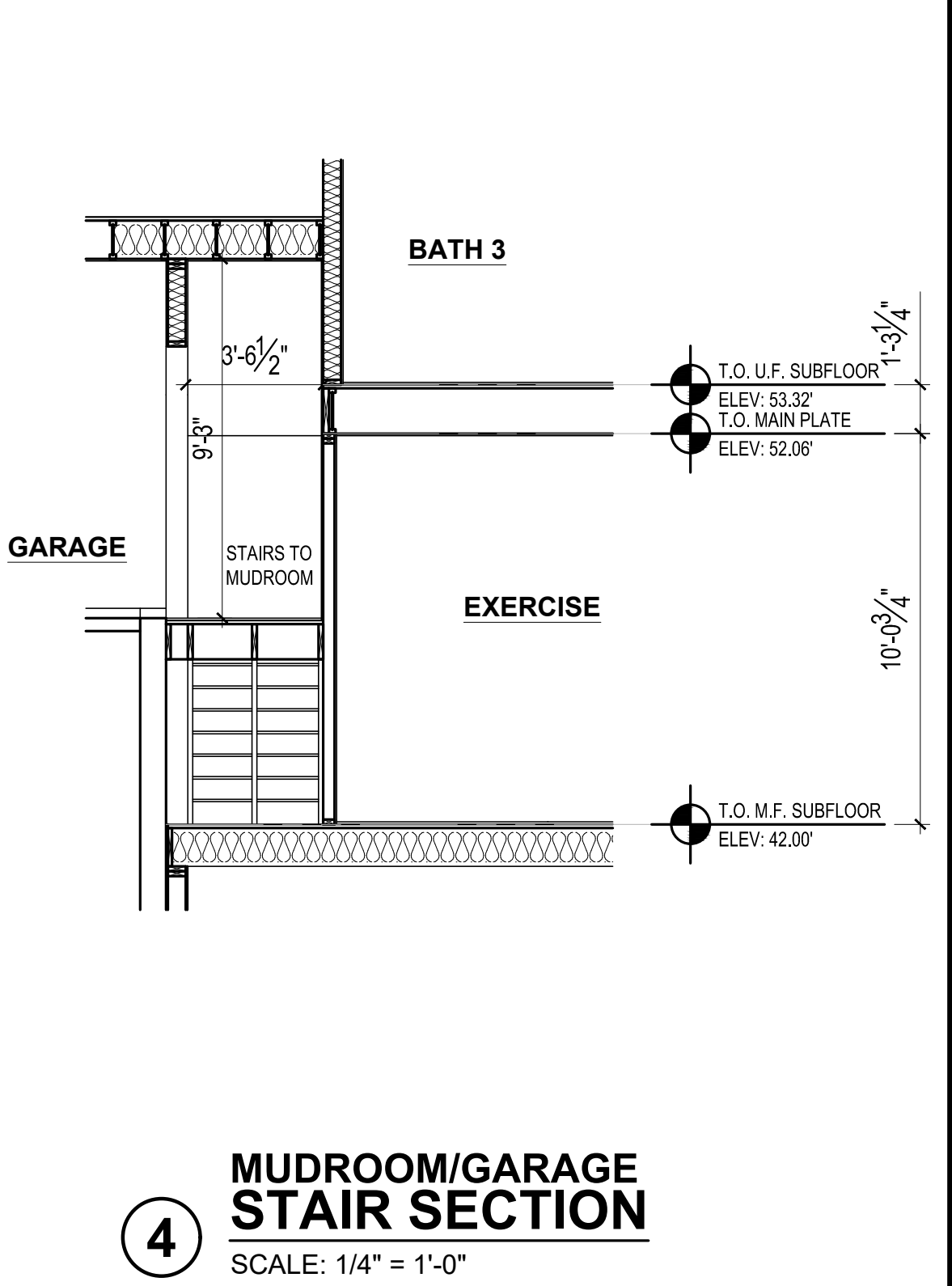
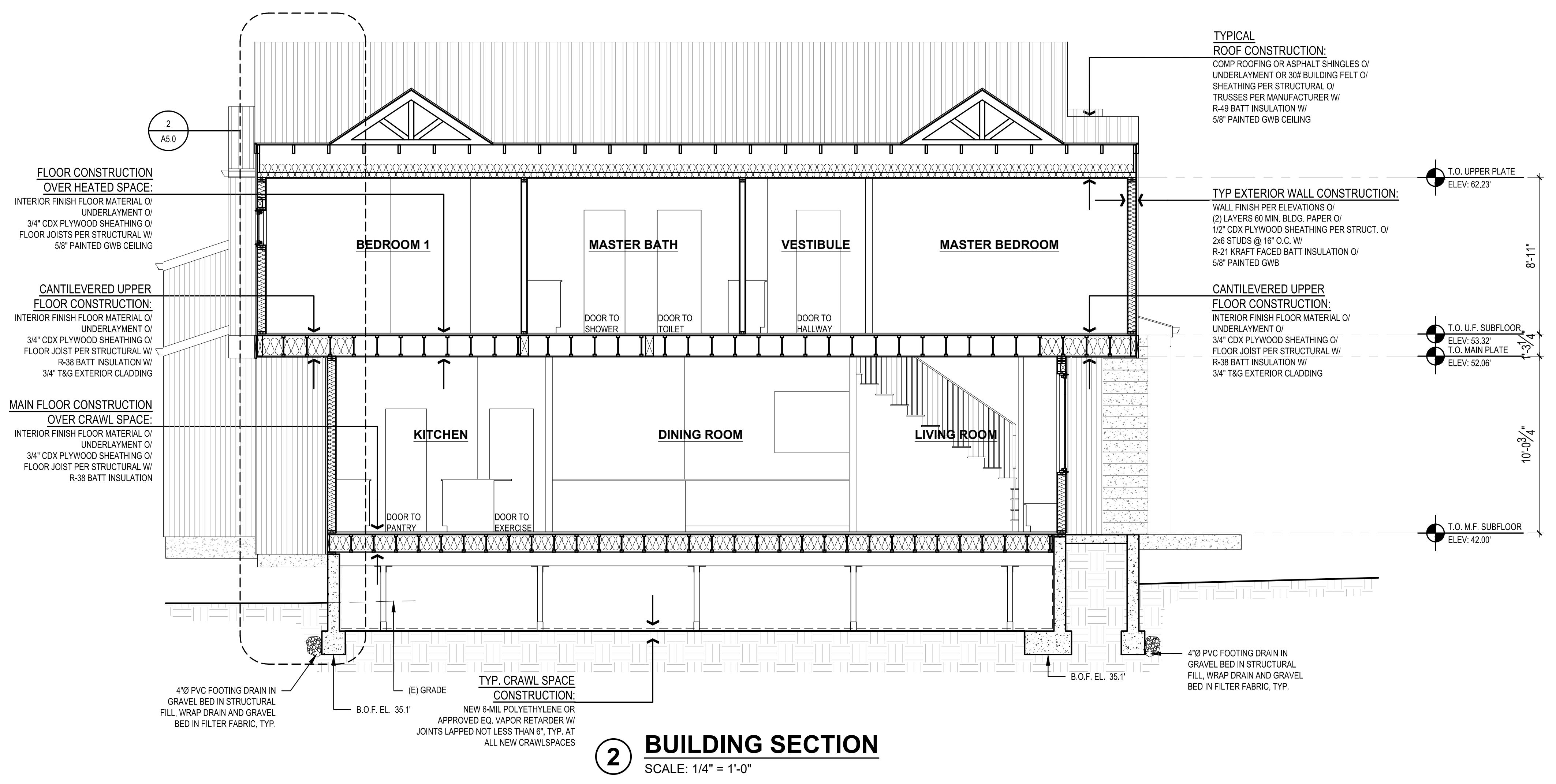
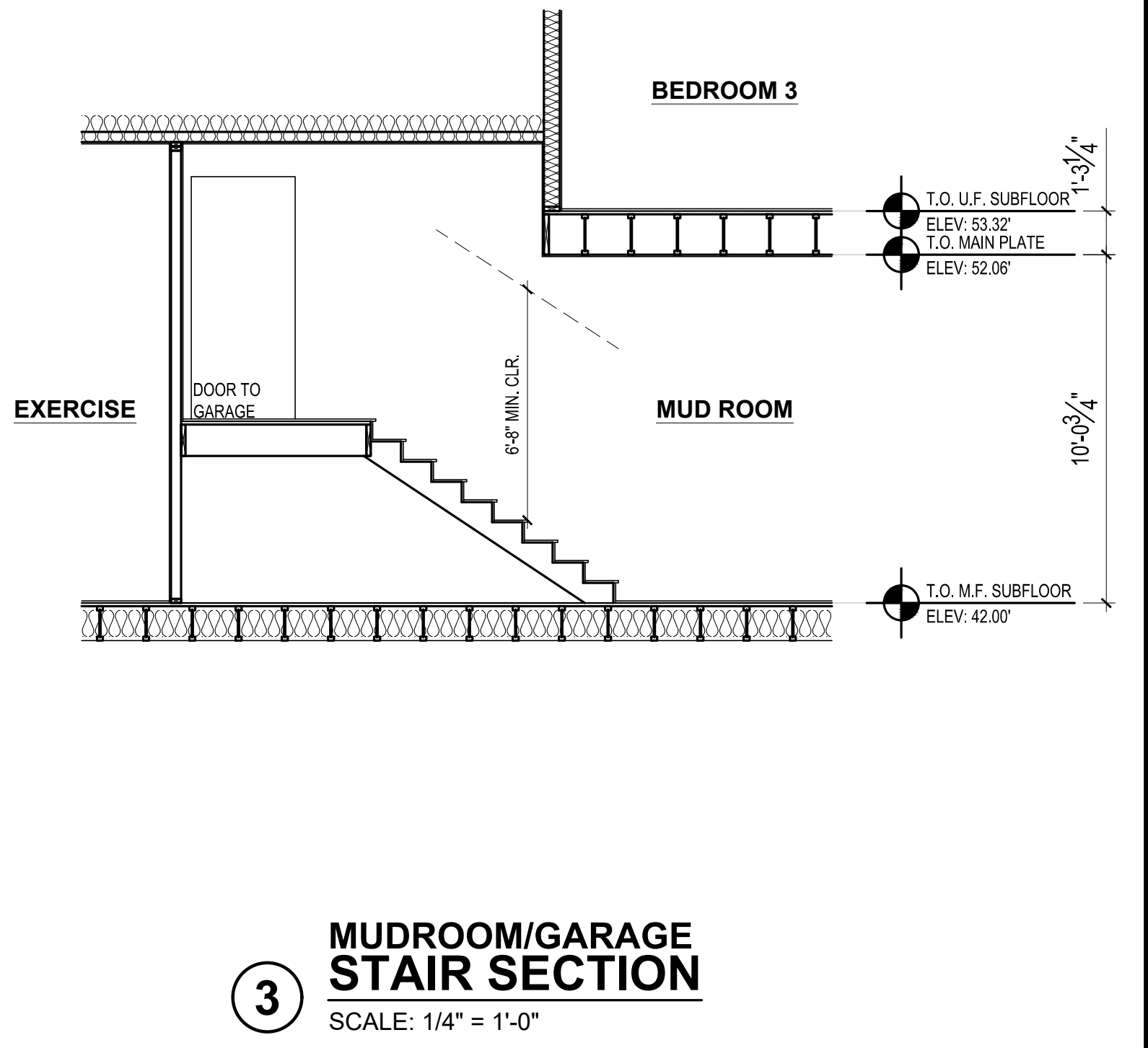
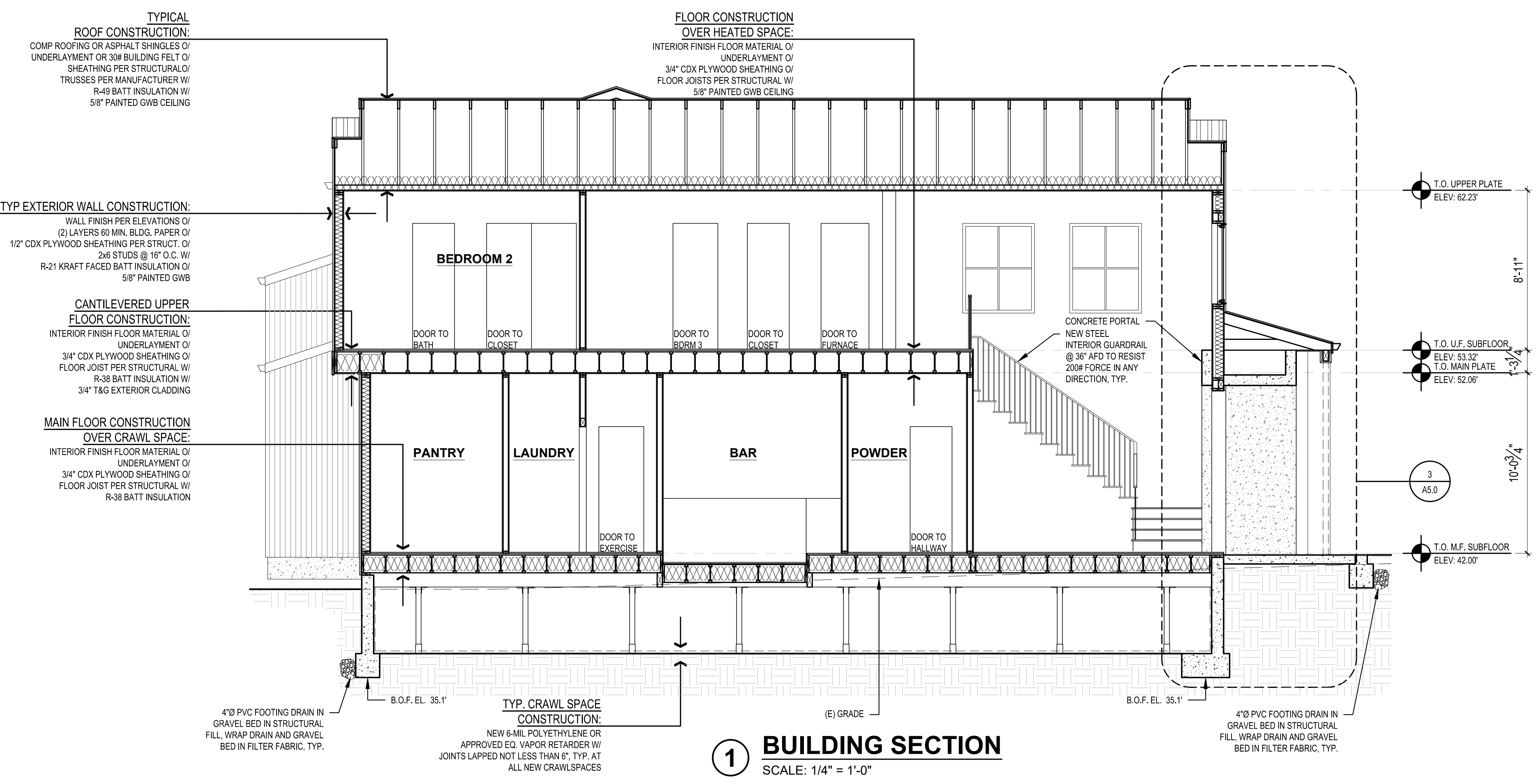
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 CORRECTION SET 8/31/2022
 PLOT DATE: 9/14/2022
 DRAWN BY: JM
 CHECKED BY: BJS
 SHEET
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▲ CORRECTION SET 8/31/2022	
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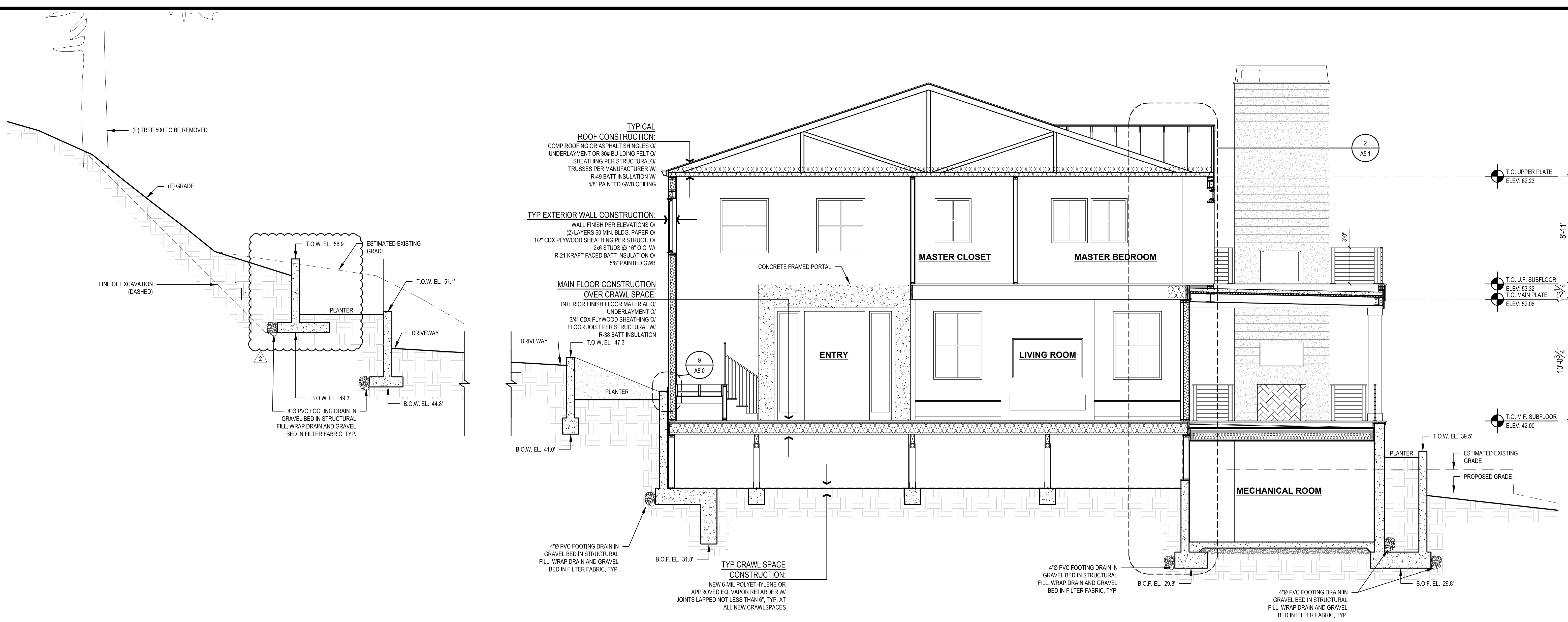
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A4.1

CORRECTION SET 9/14/2022

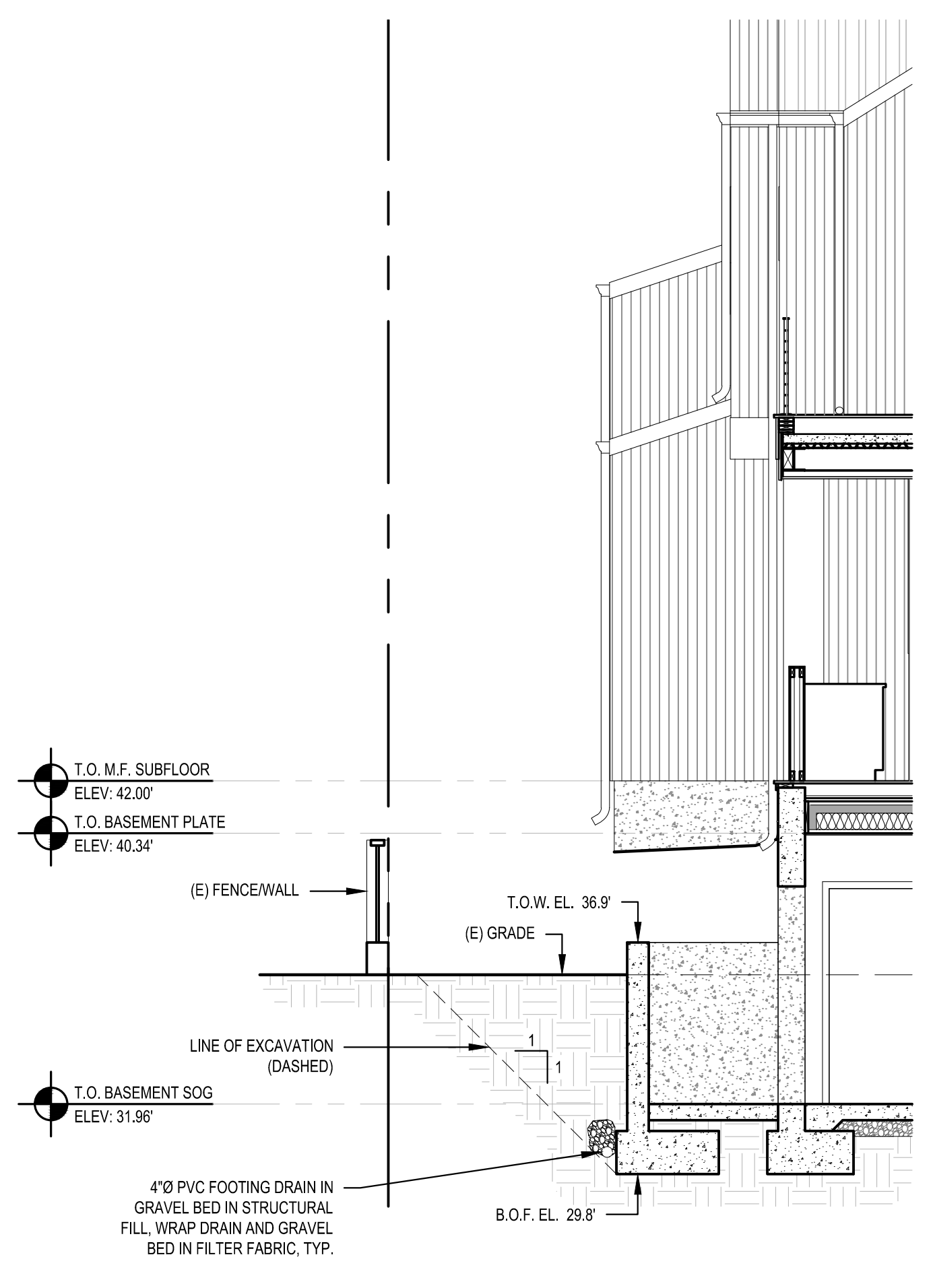


SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 CORRECTION SET 9/14/2022



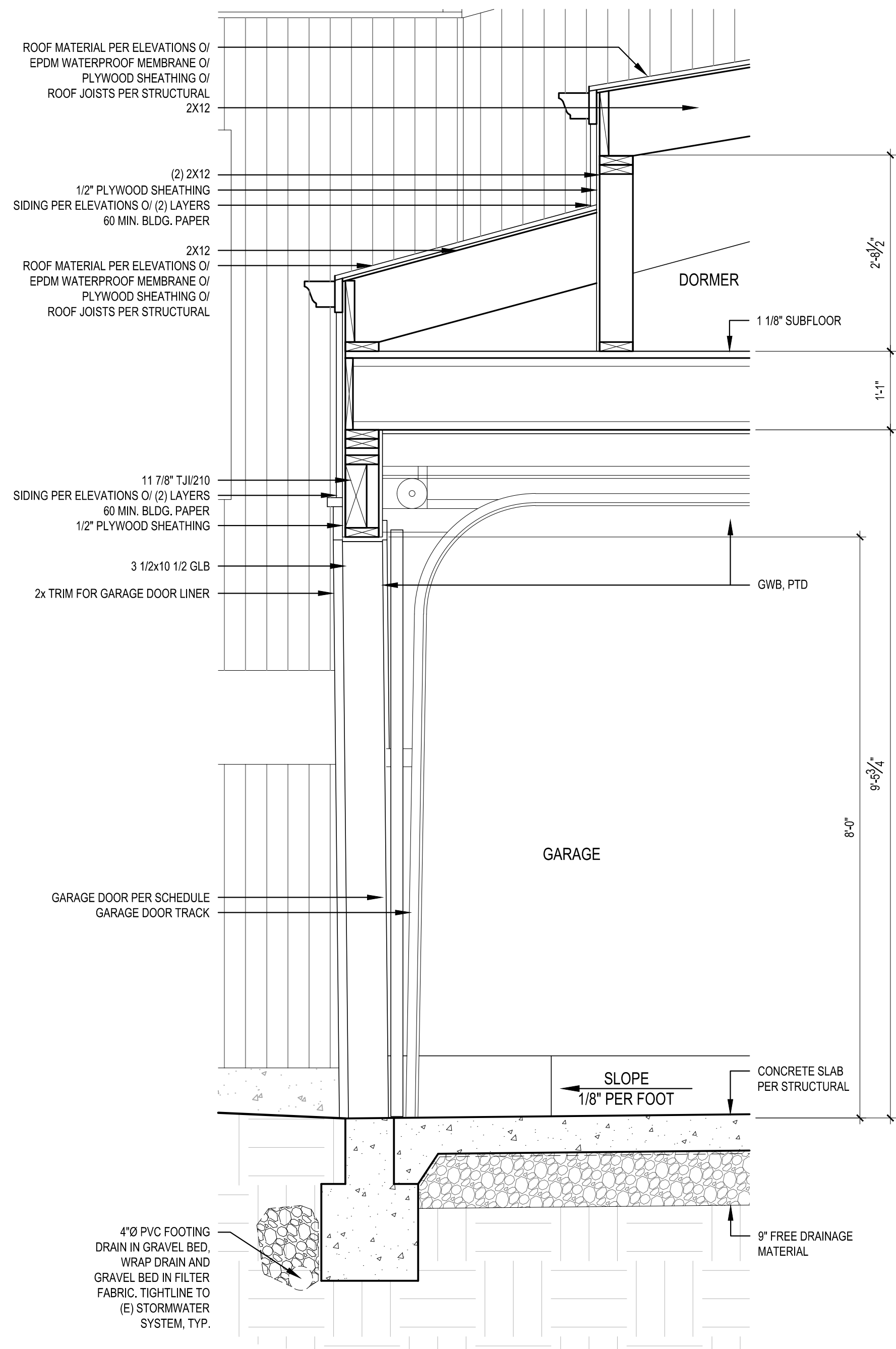
1 BUILDING SECTION
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2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

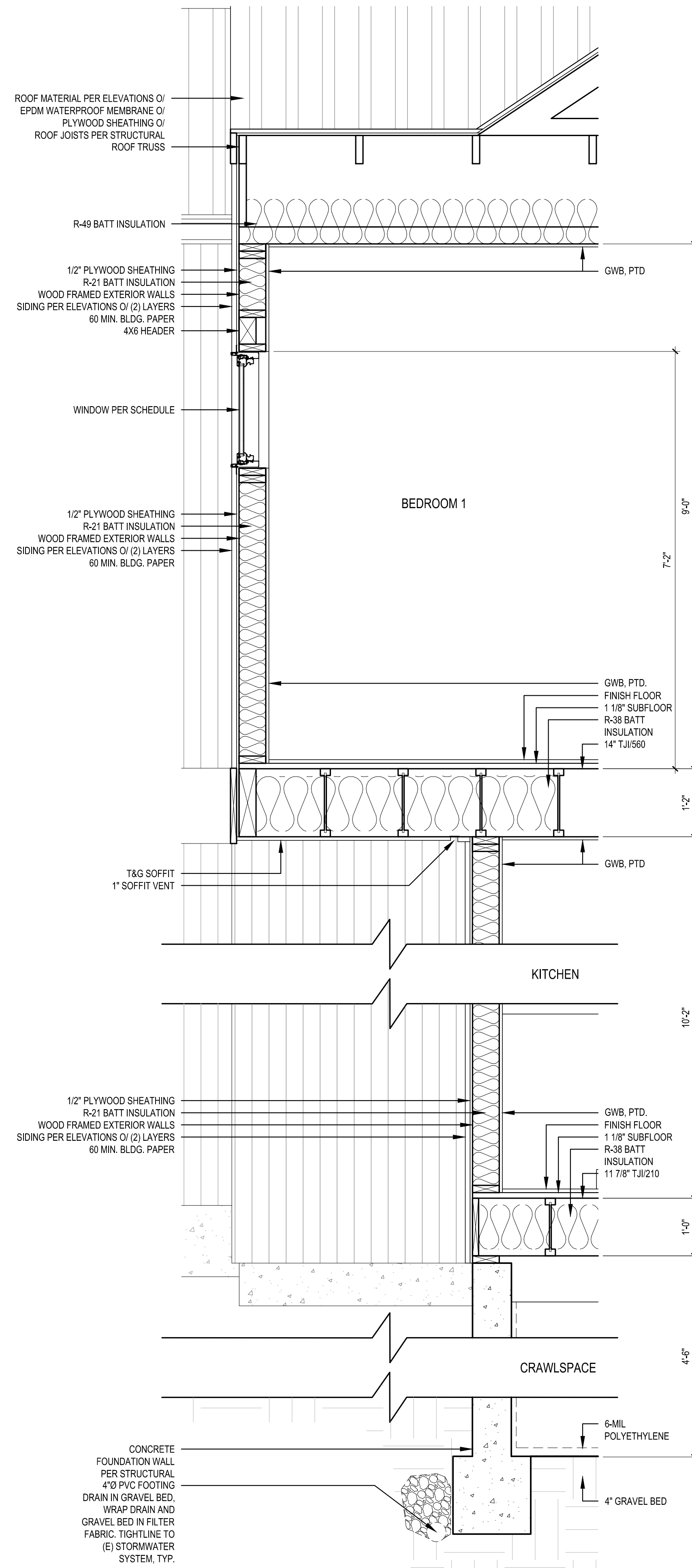


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CORRECTION SET 9/14/2022

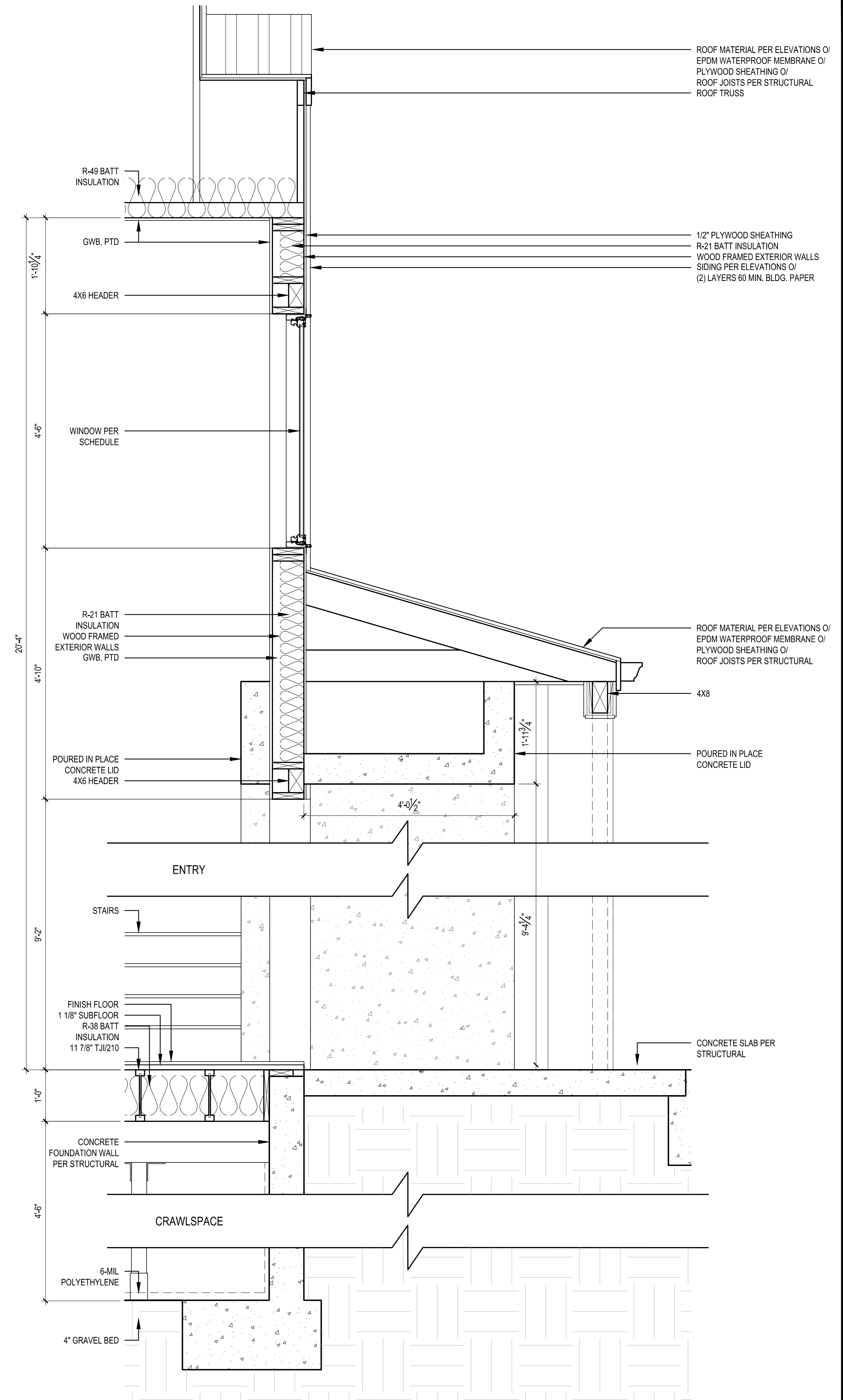
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PLOT DATE:	9/14/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	



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



2 WALL SECTION
SCALE: 3/4" = 1'-0"



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

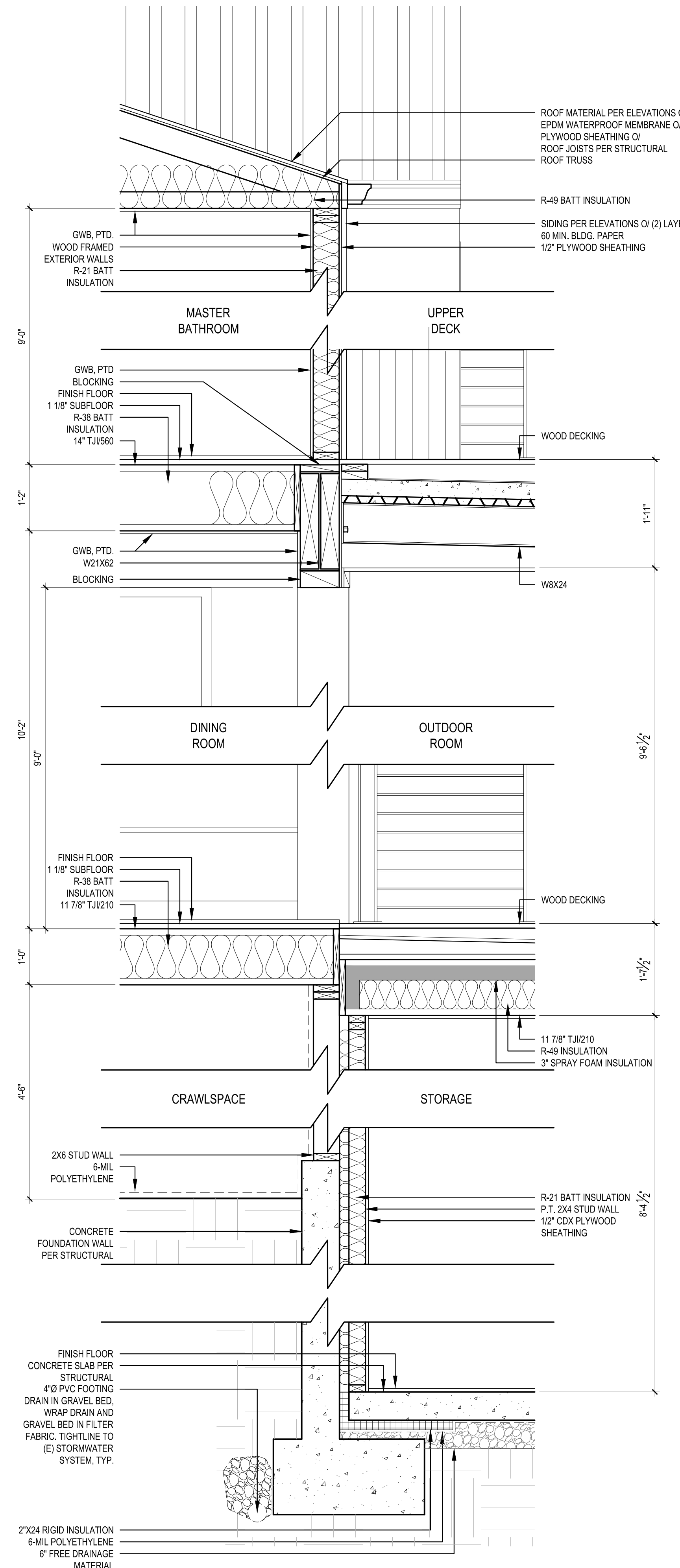
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CORRECTION 2 SET 8/17/2022

REVISIONS:

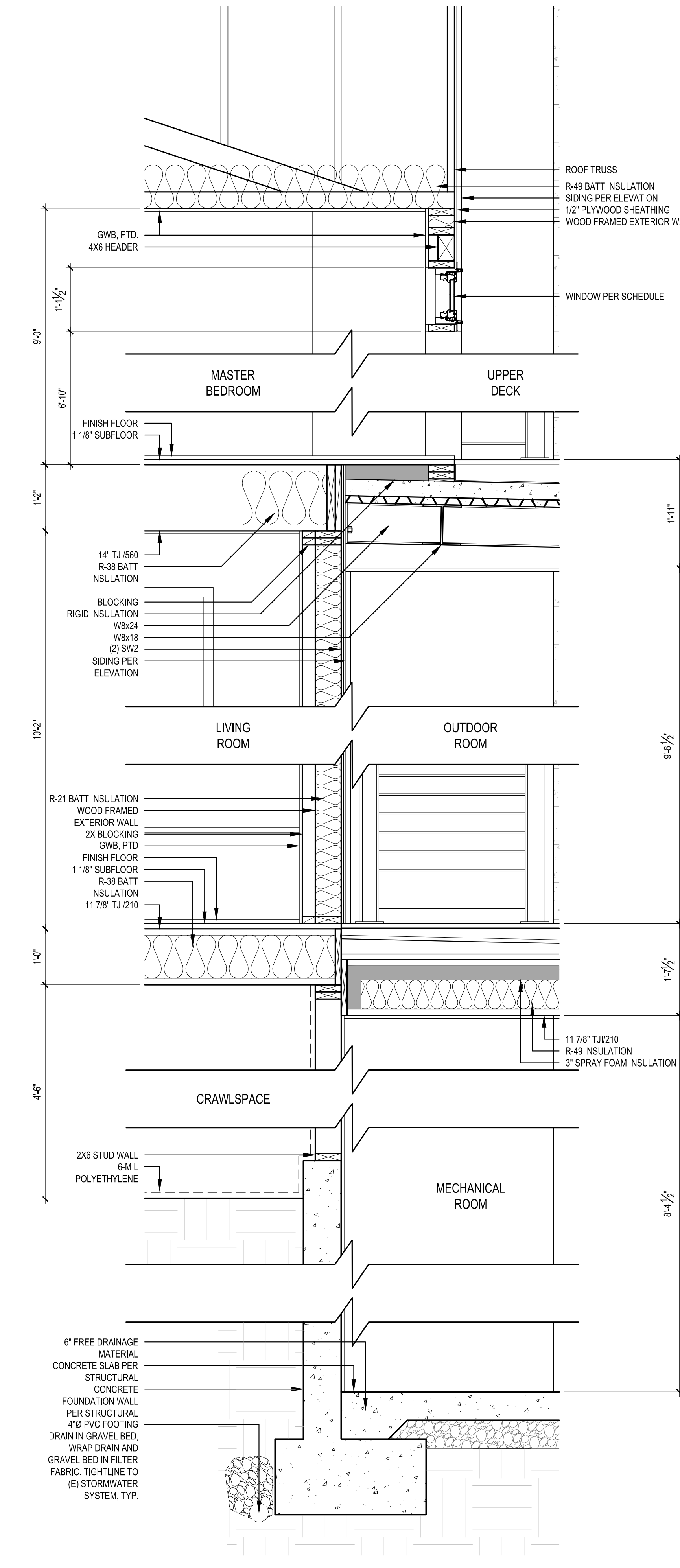
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2	CORRECTION 2 2022-8-17

PLOT DATE: 9/14/2022
DRAWN BY: JM
CHECKED BY: BJS

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A5.0



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



2 WALL SECTION
SCALE: 3/4" = 1'-0"

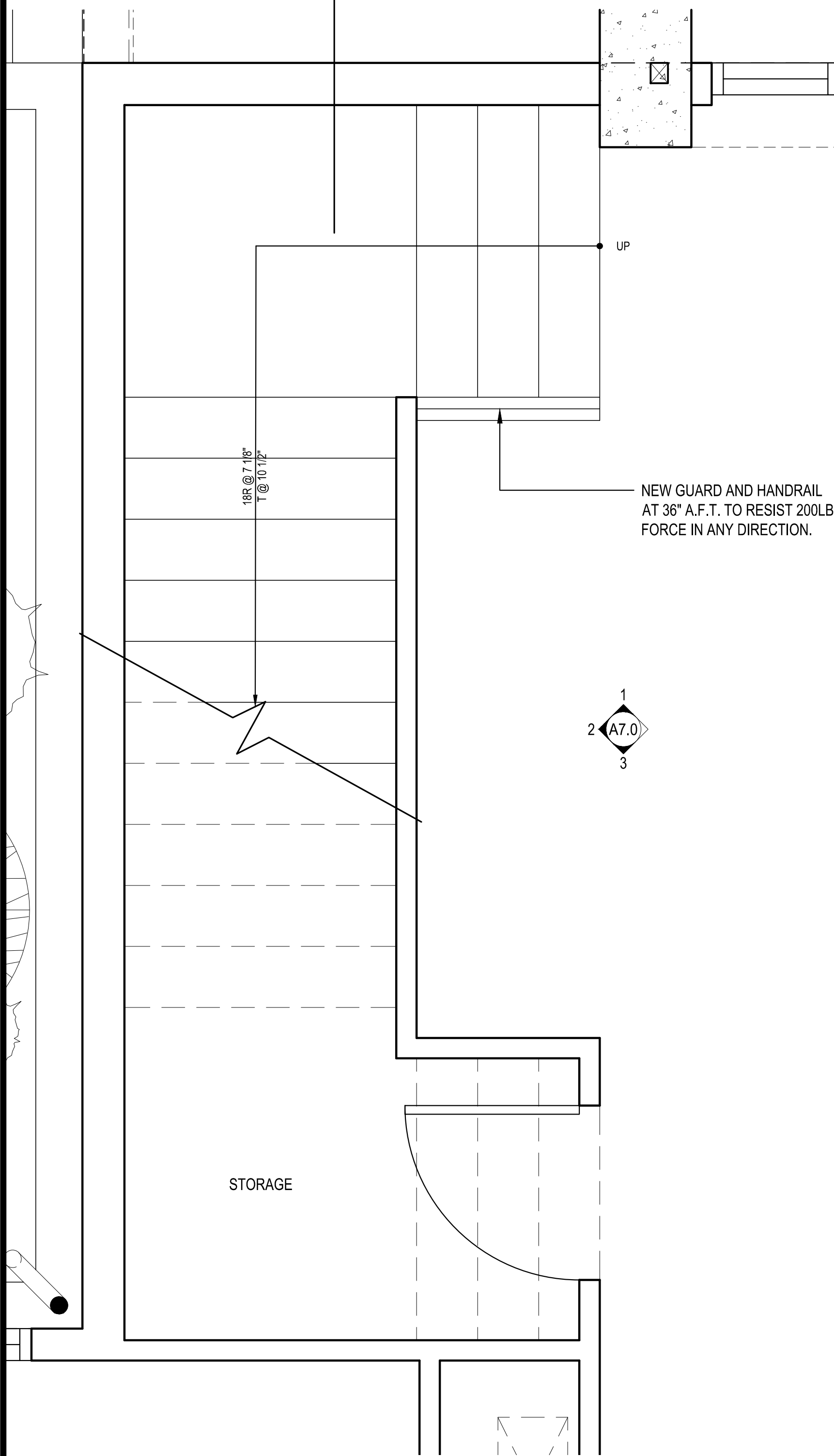
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CORRECTION 2 SET 8/17/2022

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PLOT DATE: 9/14/2022
DRAWN BY: JM
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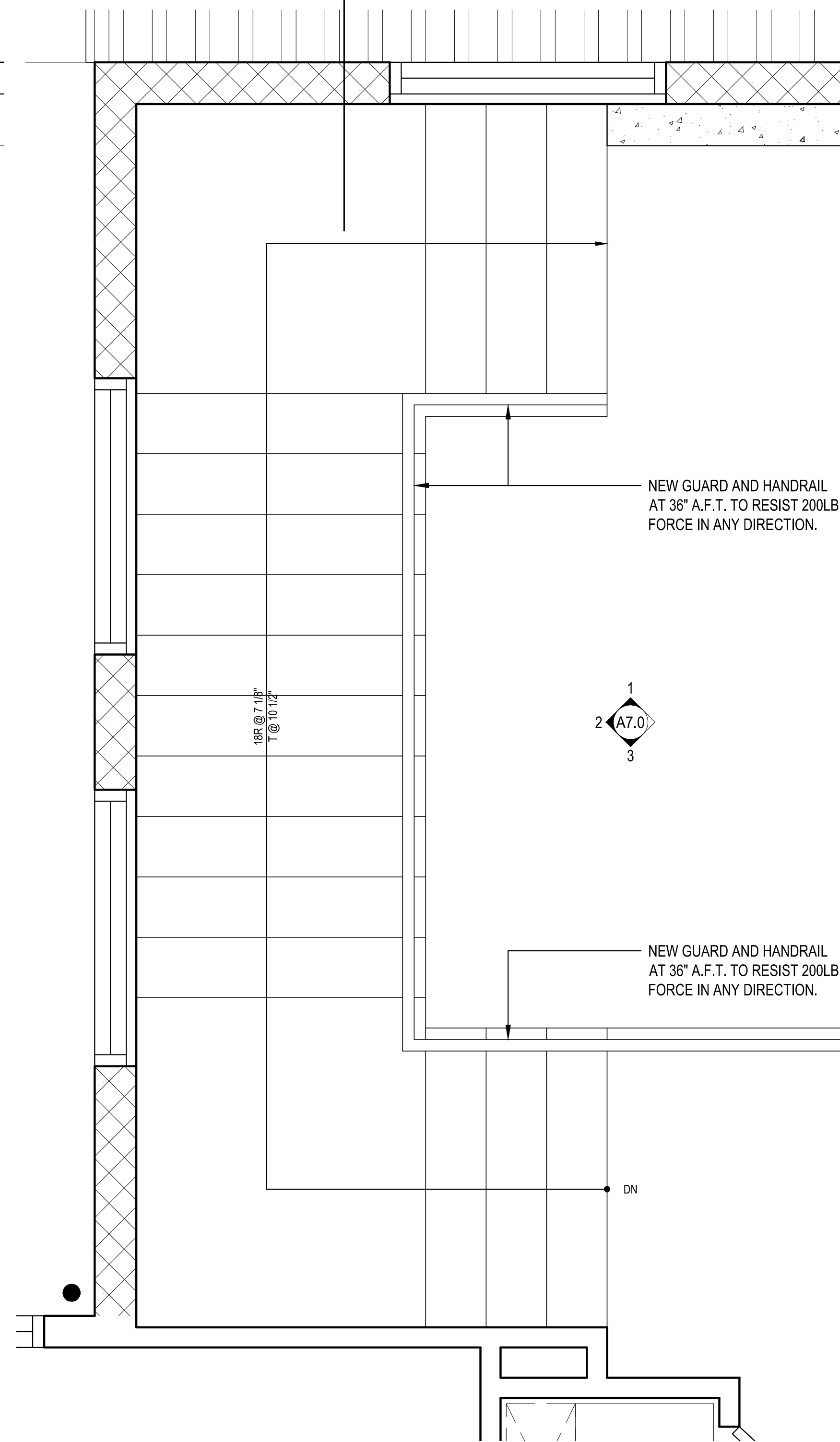
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A7.1

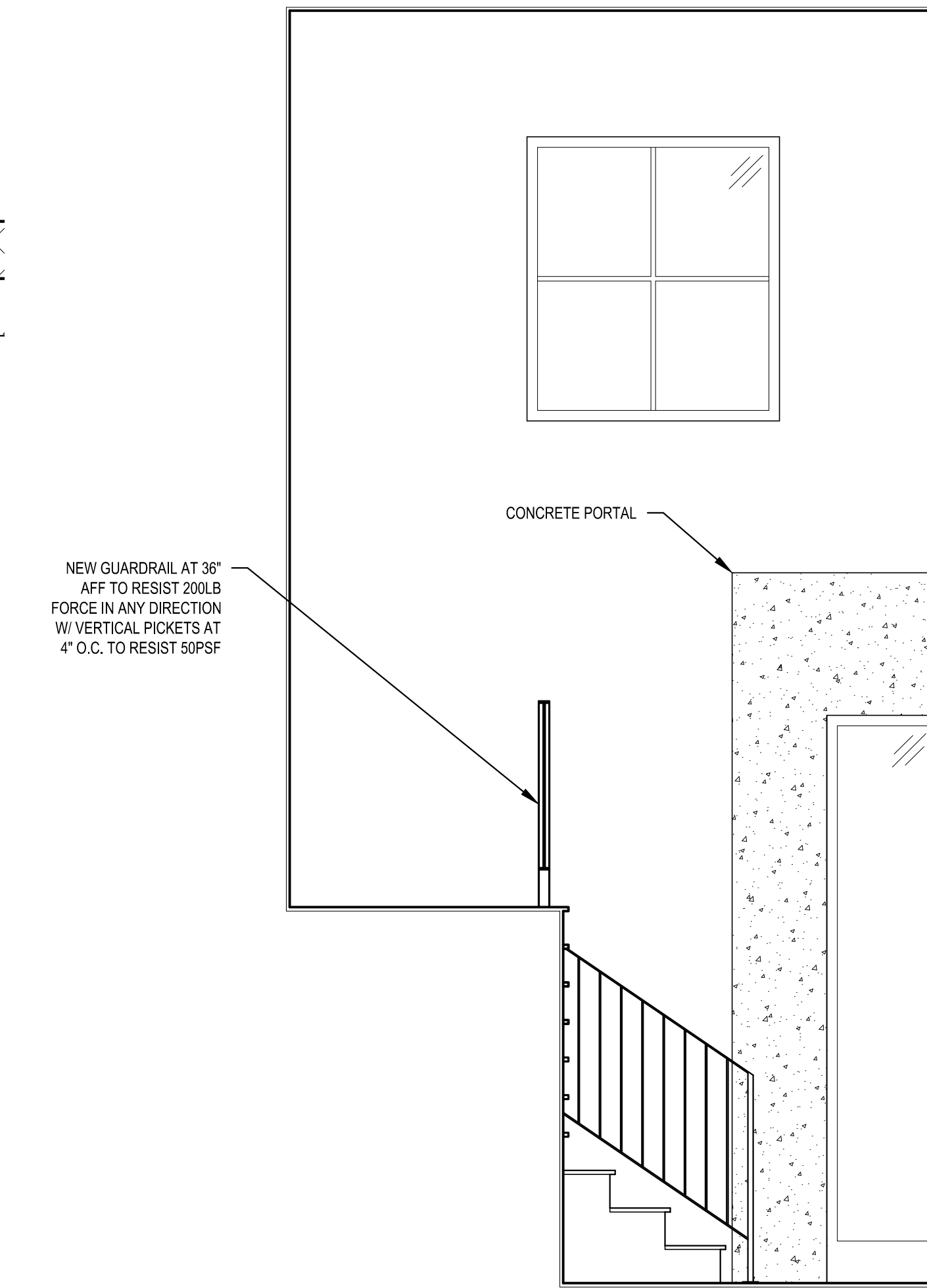


**PARTIAL
MAIN FLOOR PLAN**
SCALE: 3/4" = 1'-0"

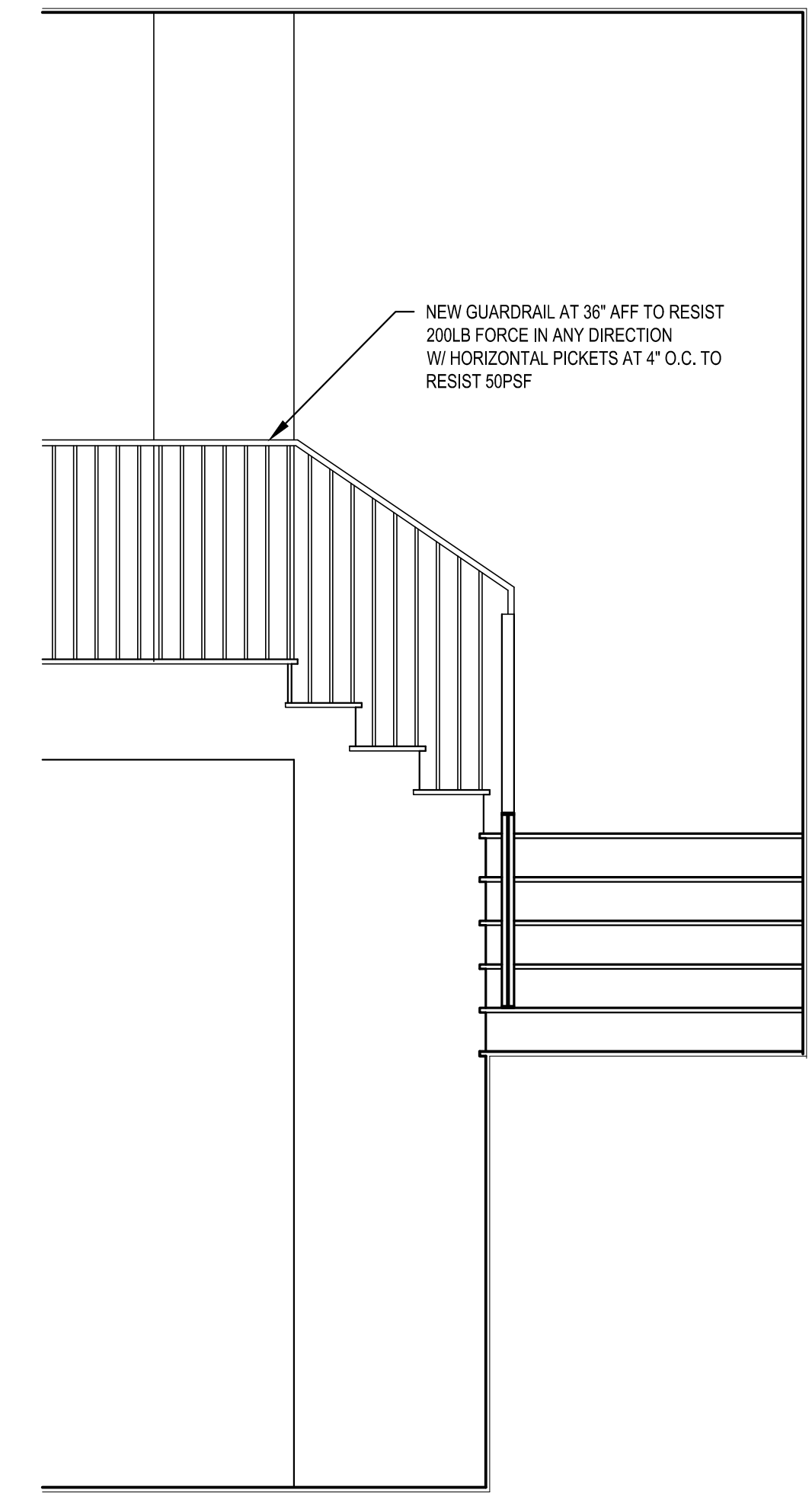
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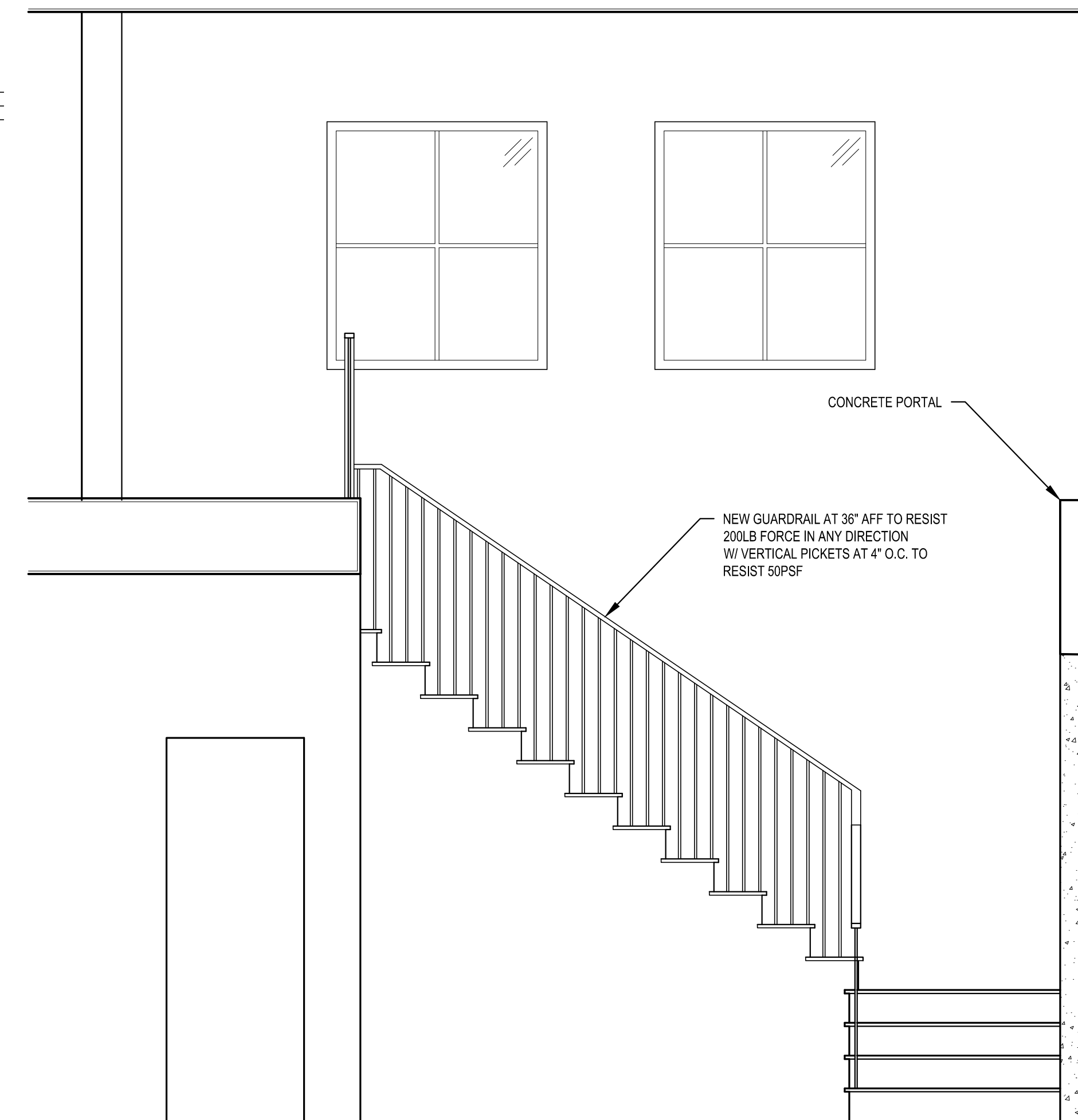
**PARTIAL
UPPER FLOOR PLAN**
SCALE: 3/4" = 1'-0"



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



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



2 STAIR ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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CORRECTION 2 SET 8/17/2022

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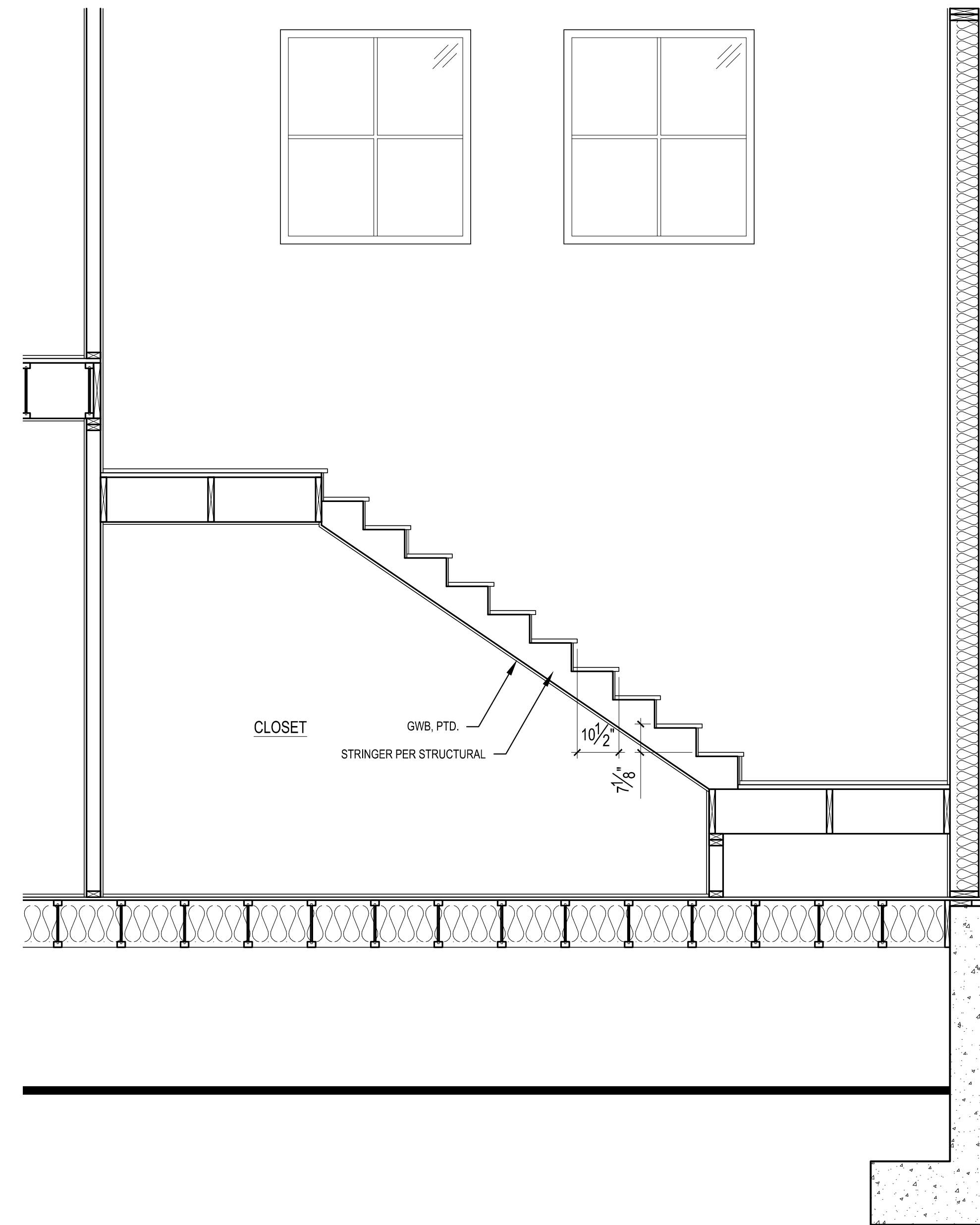
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2	CORRECTION 2 2022-8-17

PLOT DATE: 9/14/2022

DRAWN BY: JM

CHECKED BY: BJS

SHEET
A7.0



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 2 SET 8/17/2022

INTERIOR STAIR PLAN

REVISIONS:

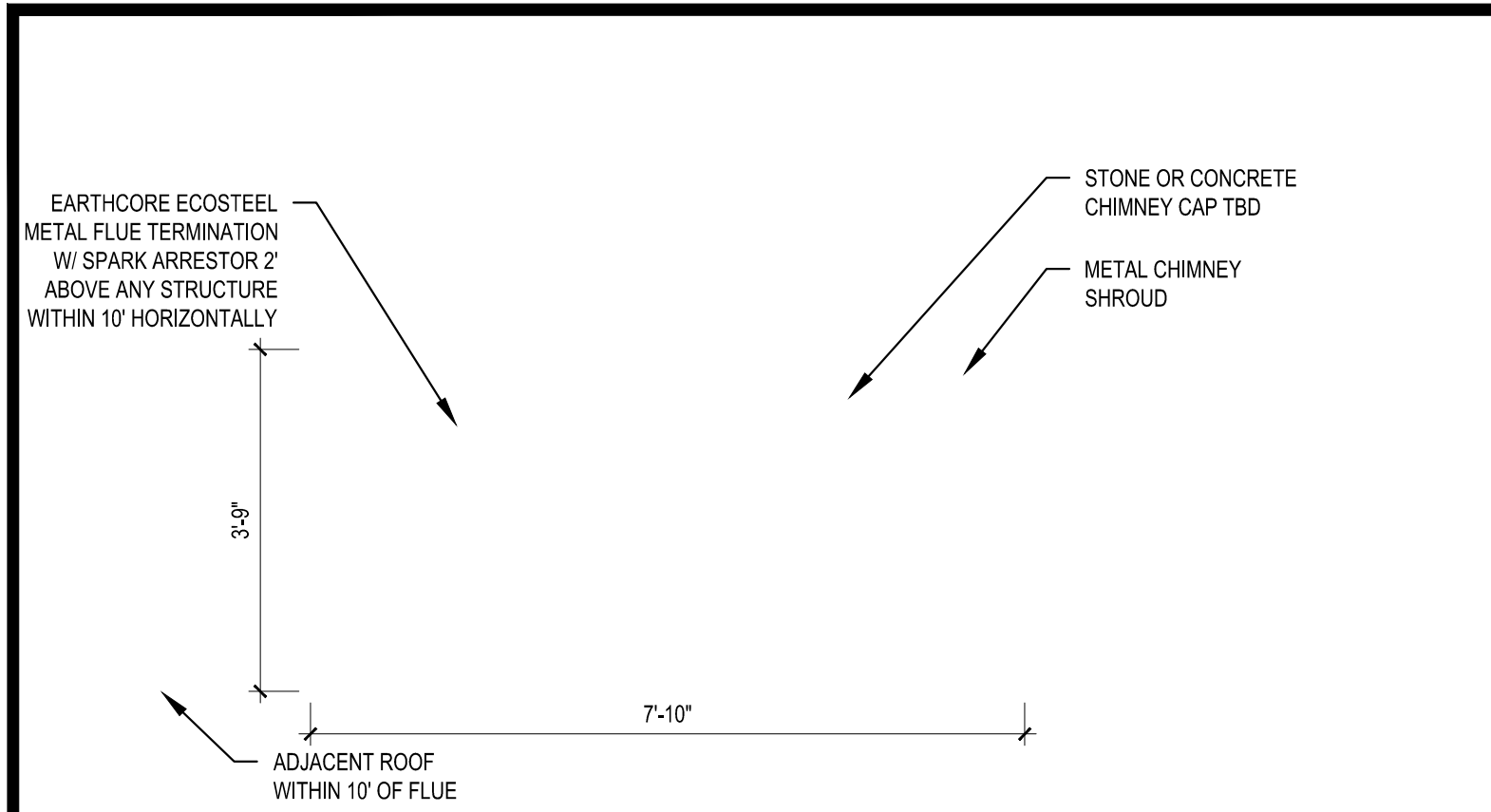
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PLOT DATE: 9/14/2022

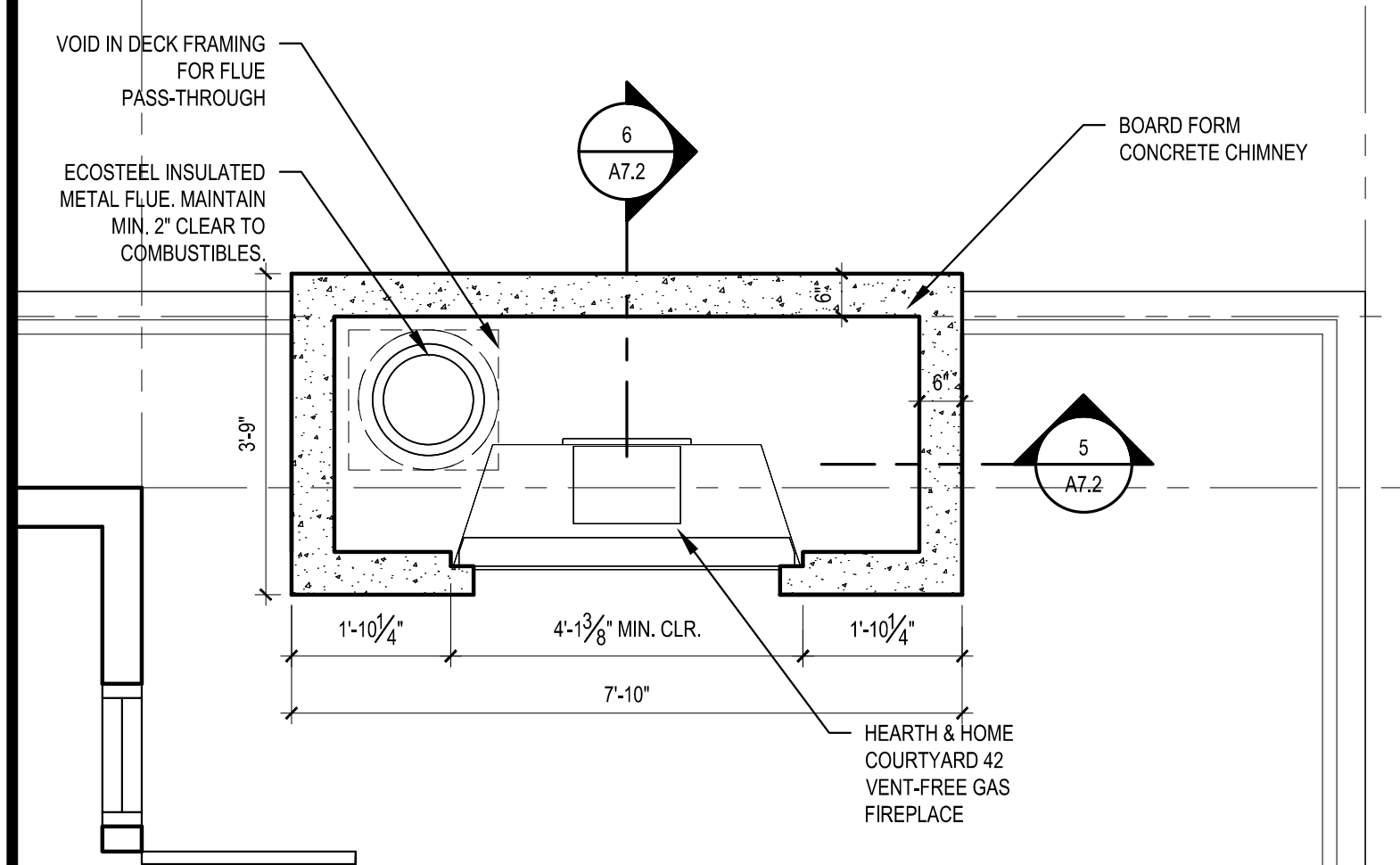
DRAWN BY: JM

CHECKED BY: BJS

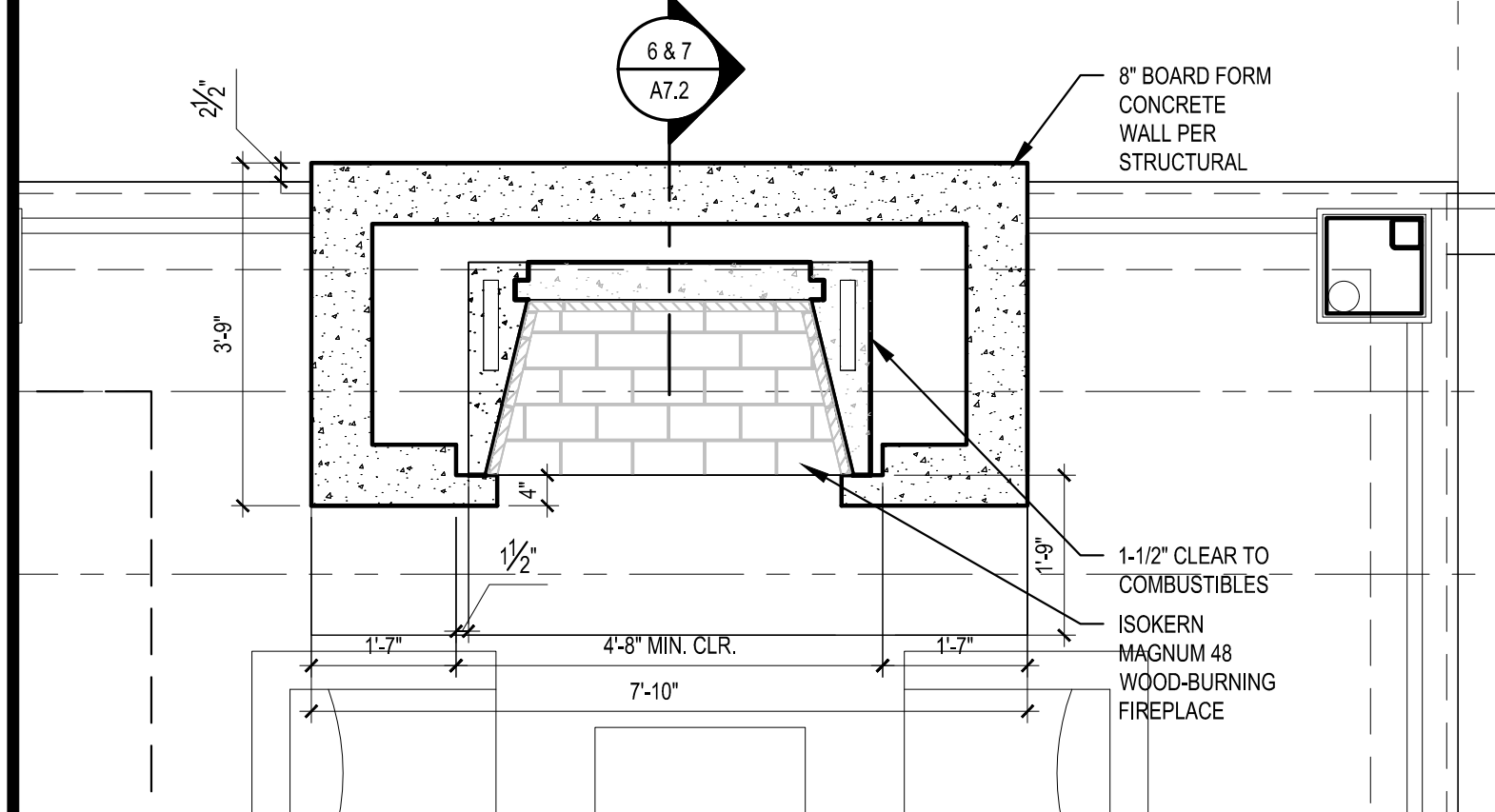
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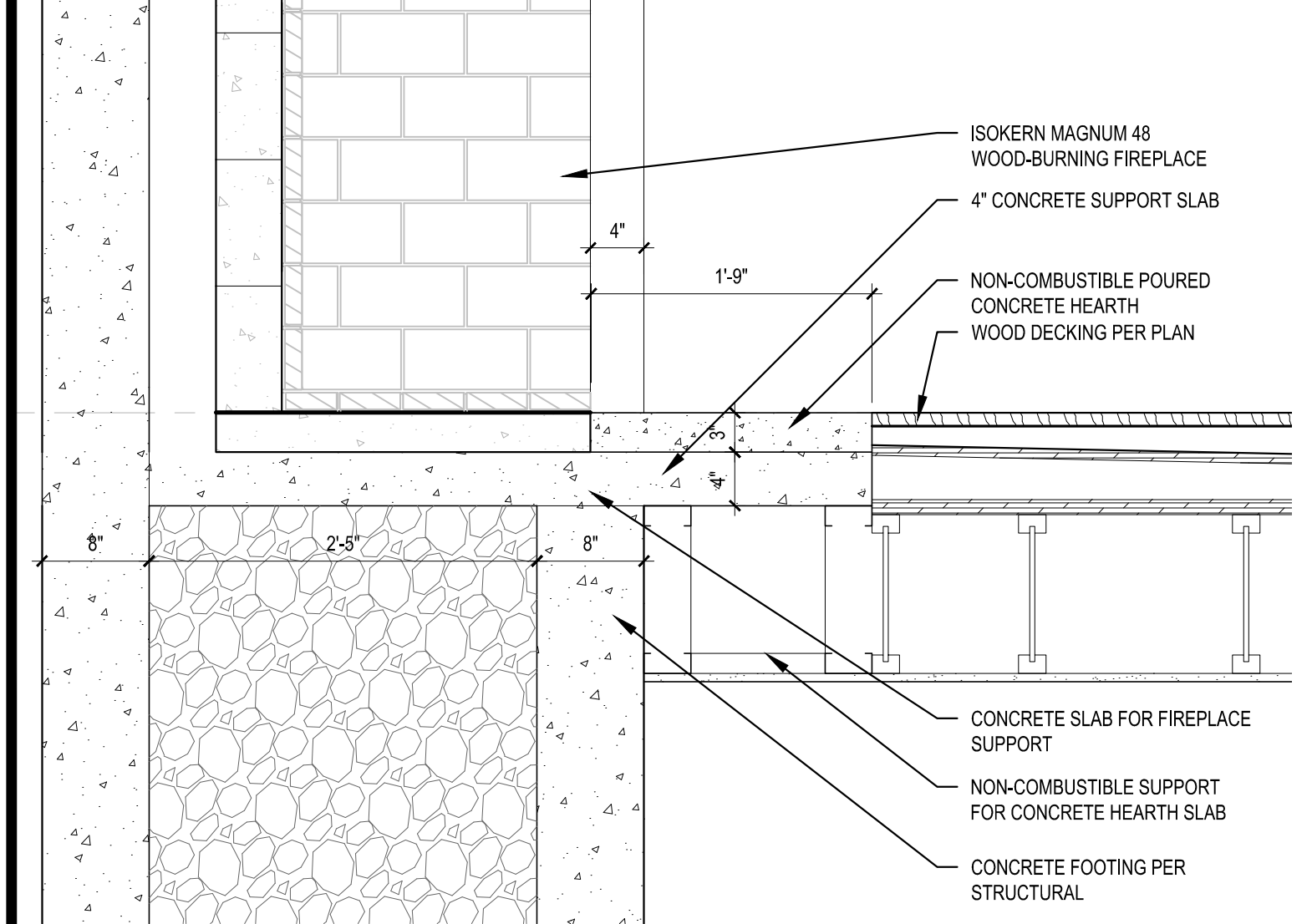
1 UPPER FLUE PLAN
SCALE: 1/2" = 1'-0"



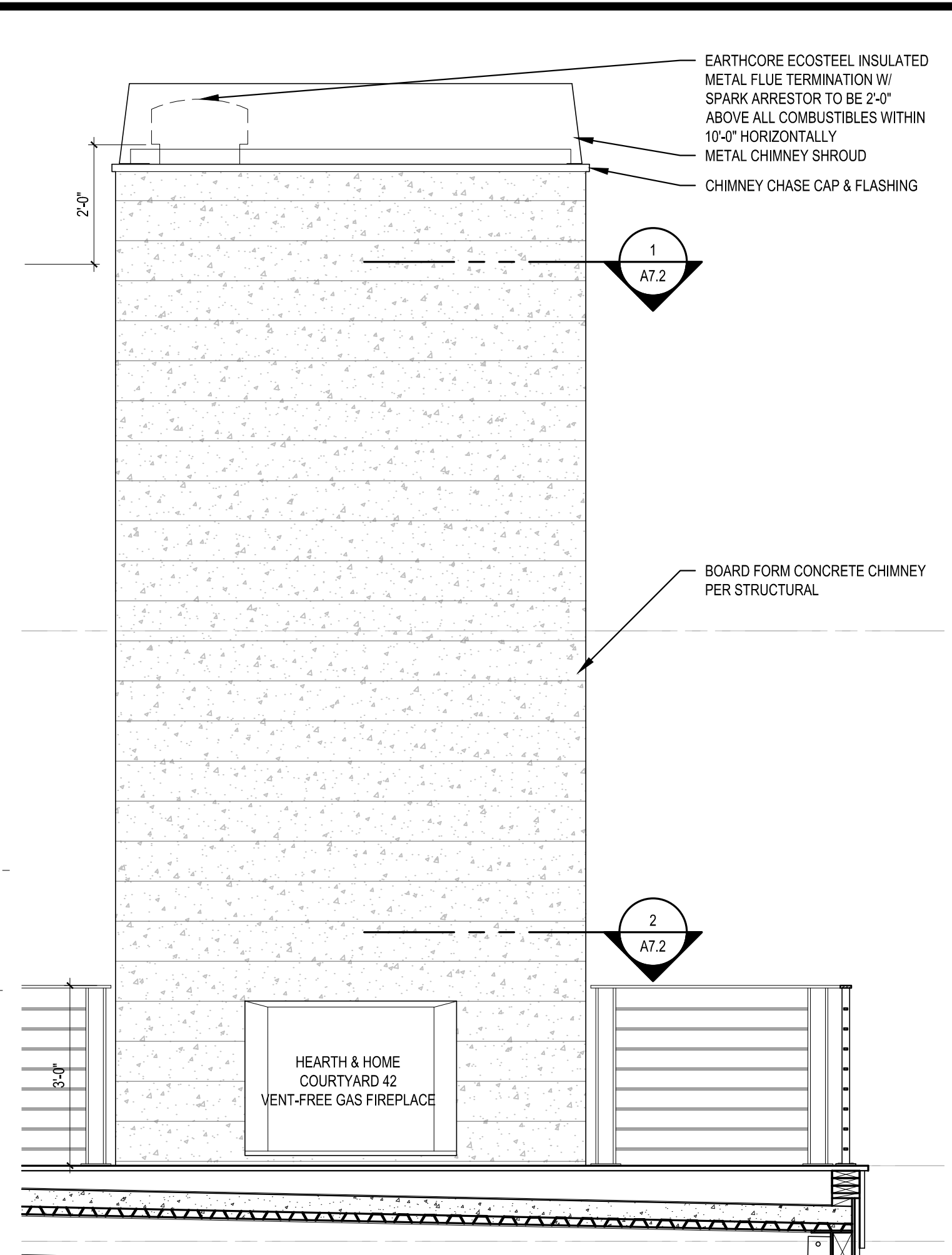
2 UPPER FLOOR PLAN
SCALE: 1/2" = 1'-0"



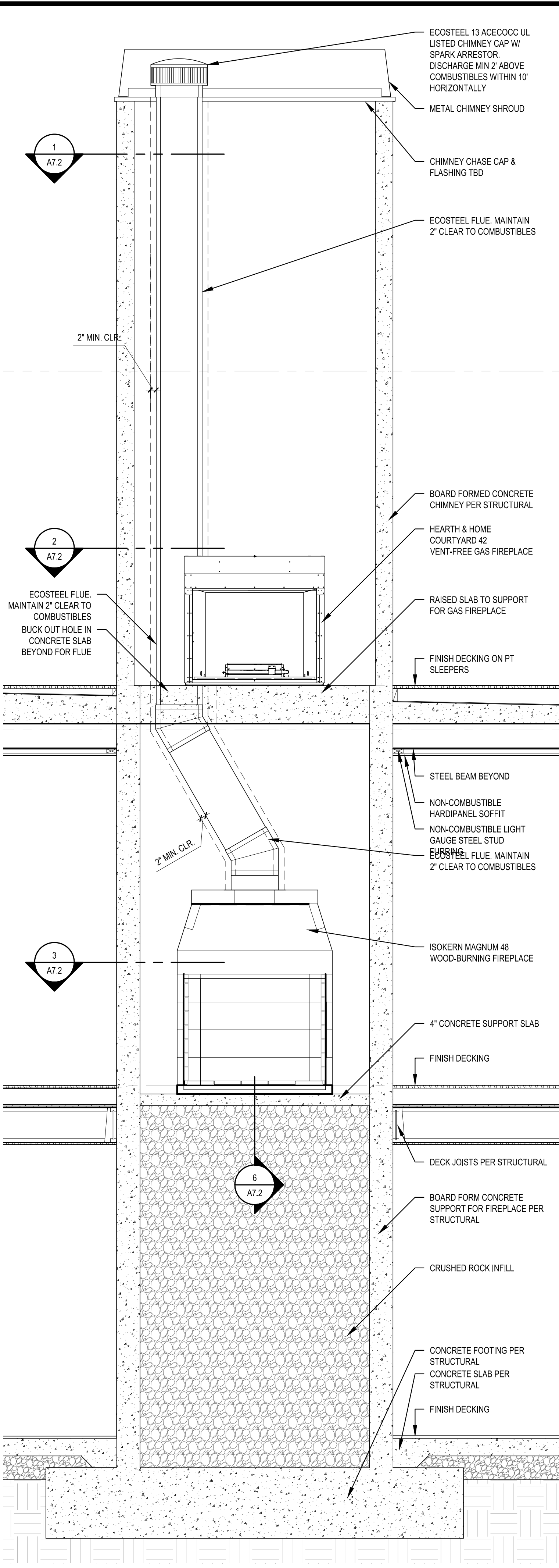
3 MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"



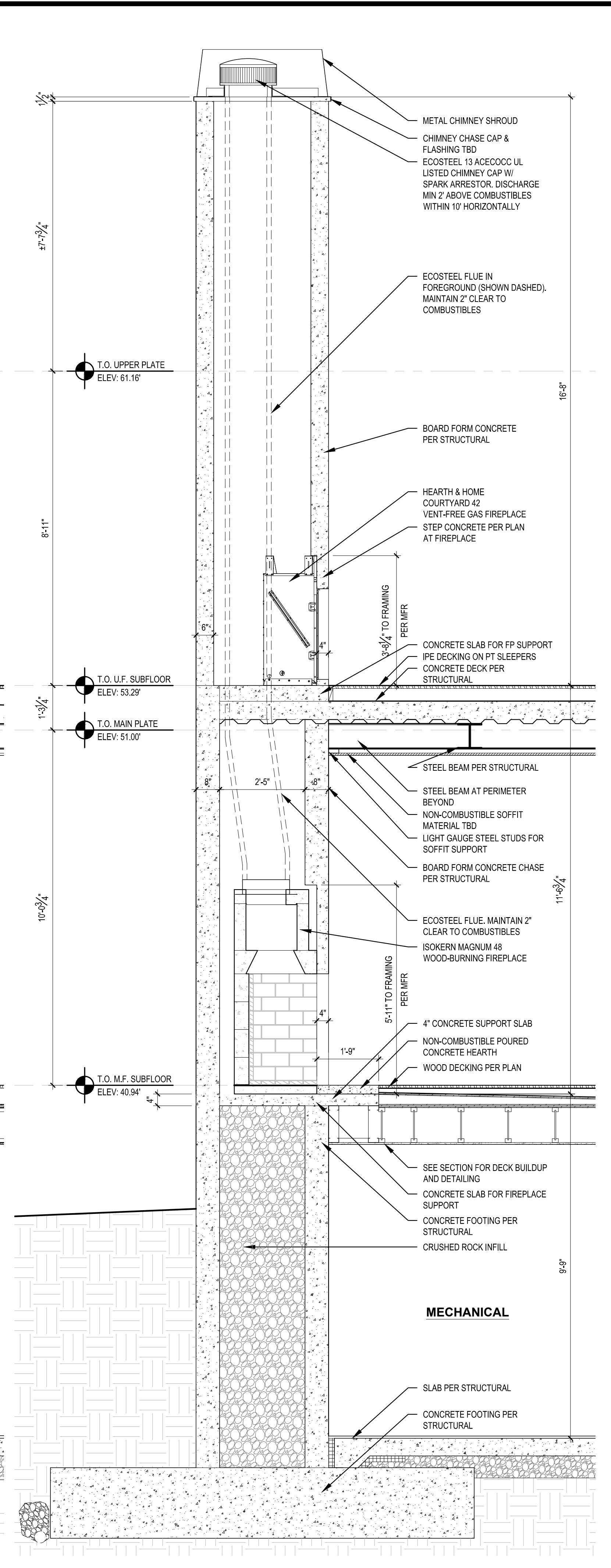
7 HEARTH DETAIL
SCALE: 1" = 1'-0"



4 FIREPLACE ELEVATION
SCALE: 1/2" = 1'-0"



5 FIREPLACE SECTION
SCALE: 1/2" = 1'-0"



6 FIREPLACE SECTION
SCALE: 1/2" = 1'-0"

STURMAN ARCHITECTS

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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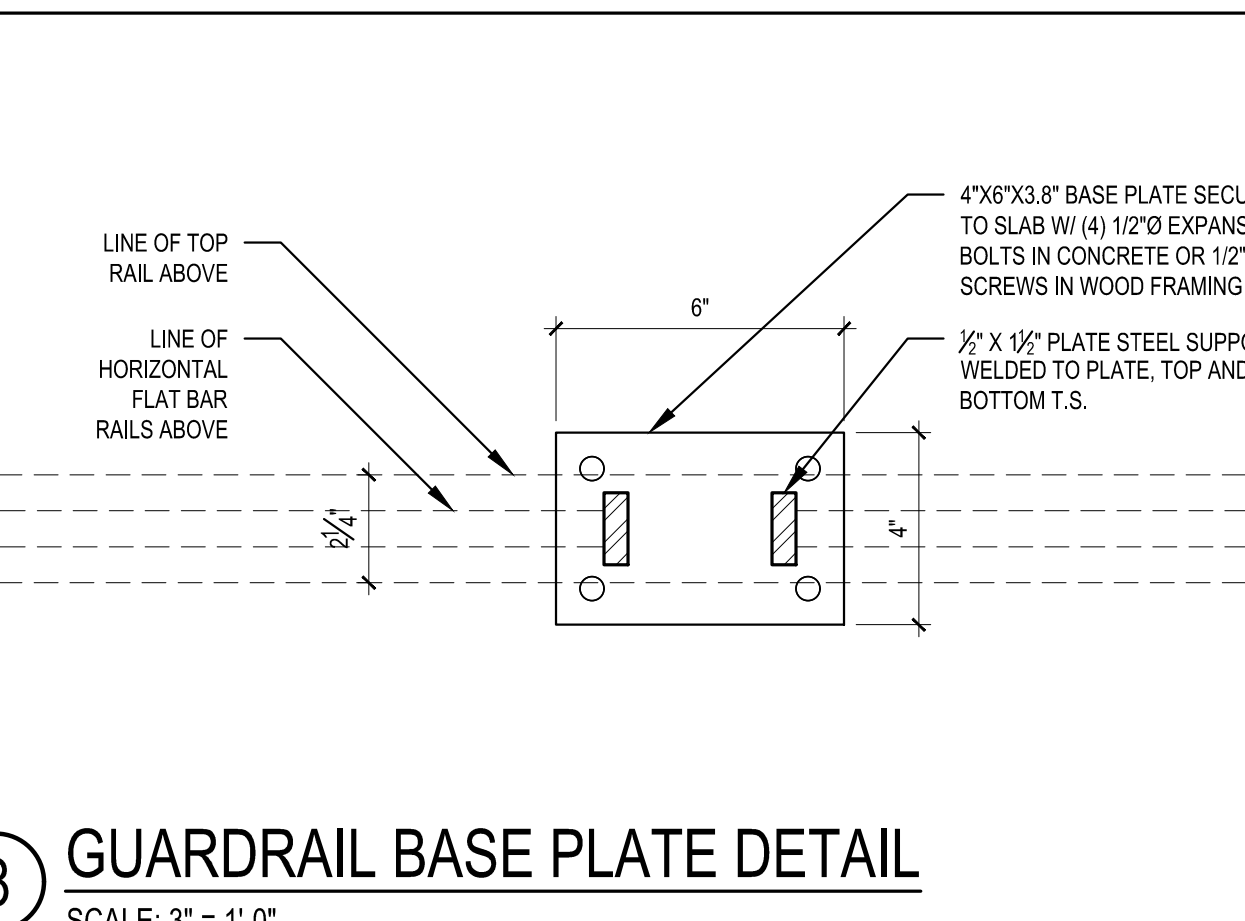
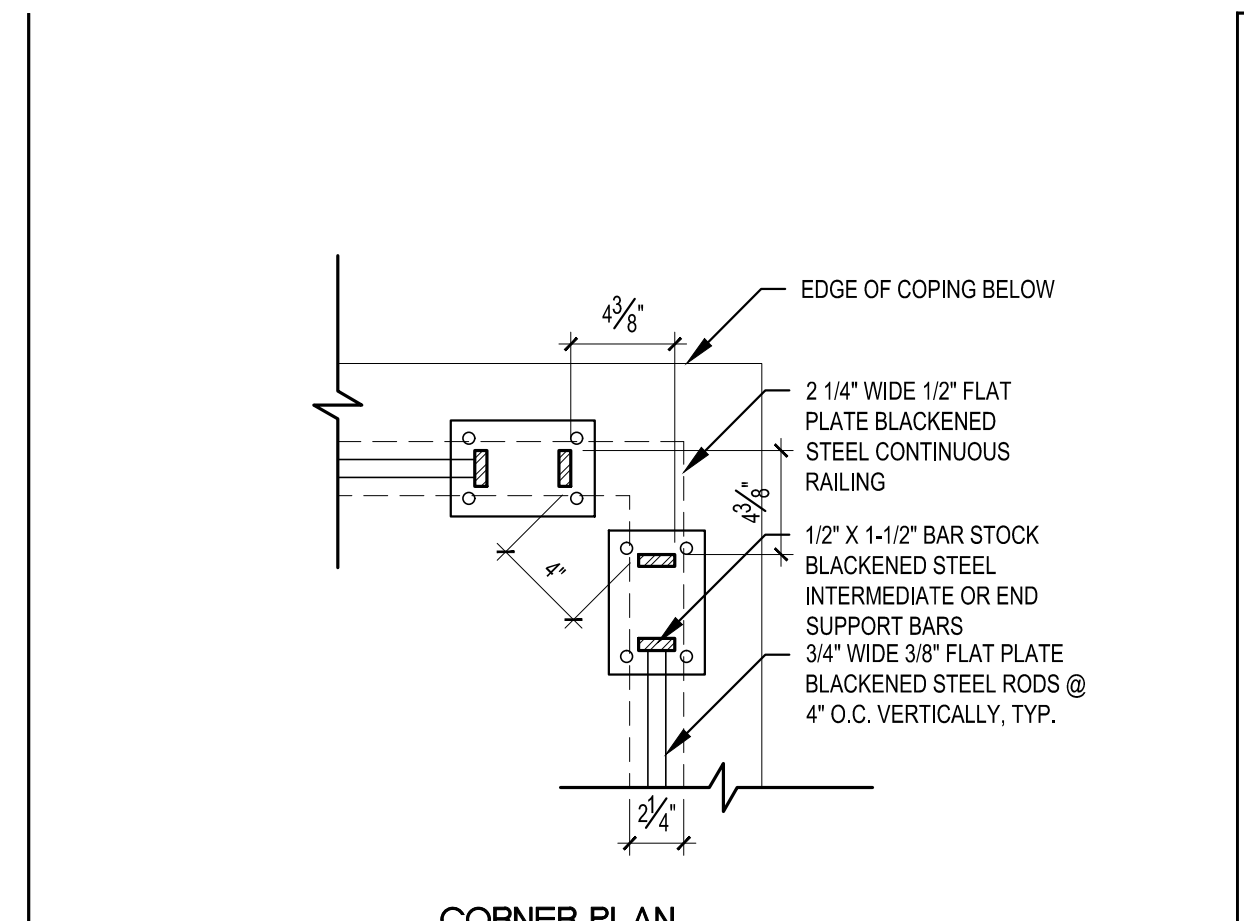
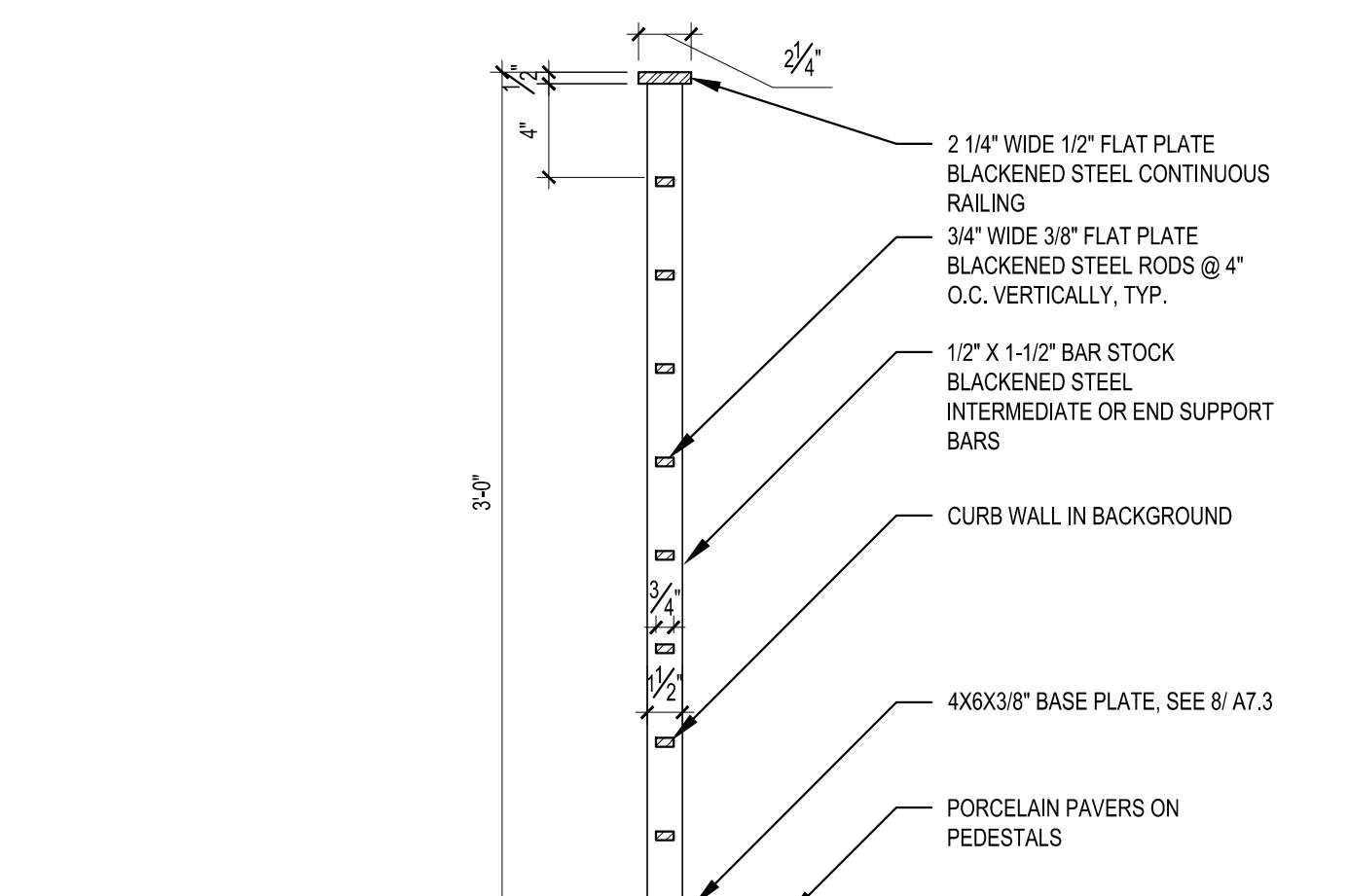
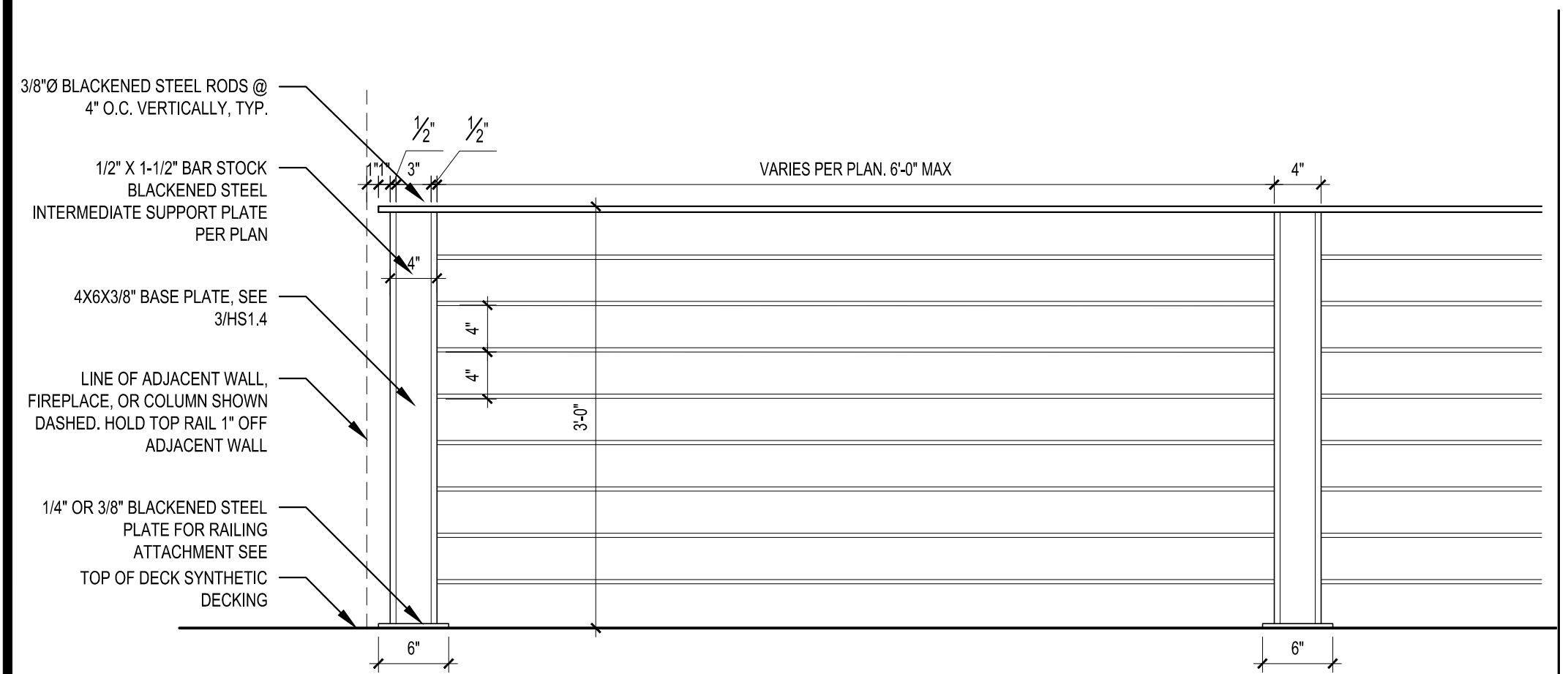
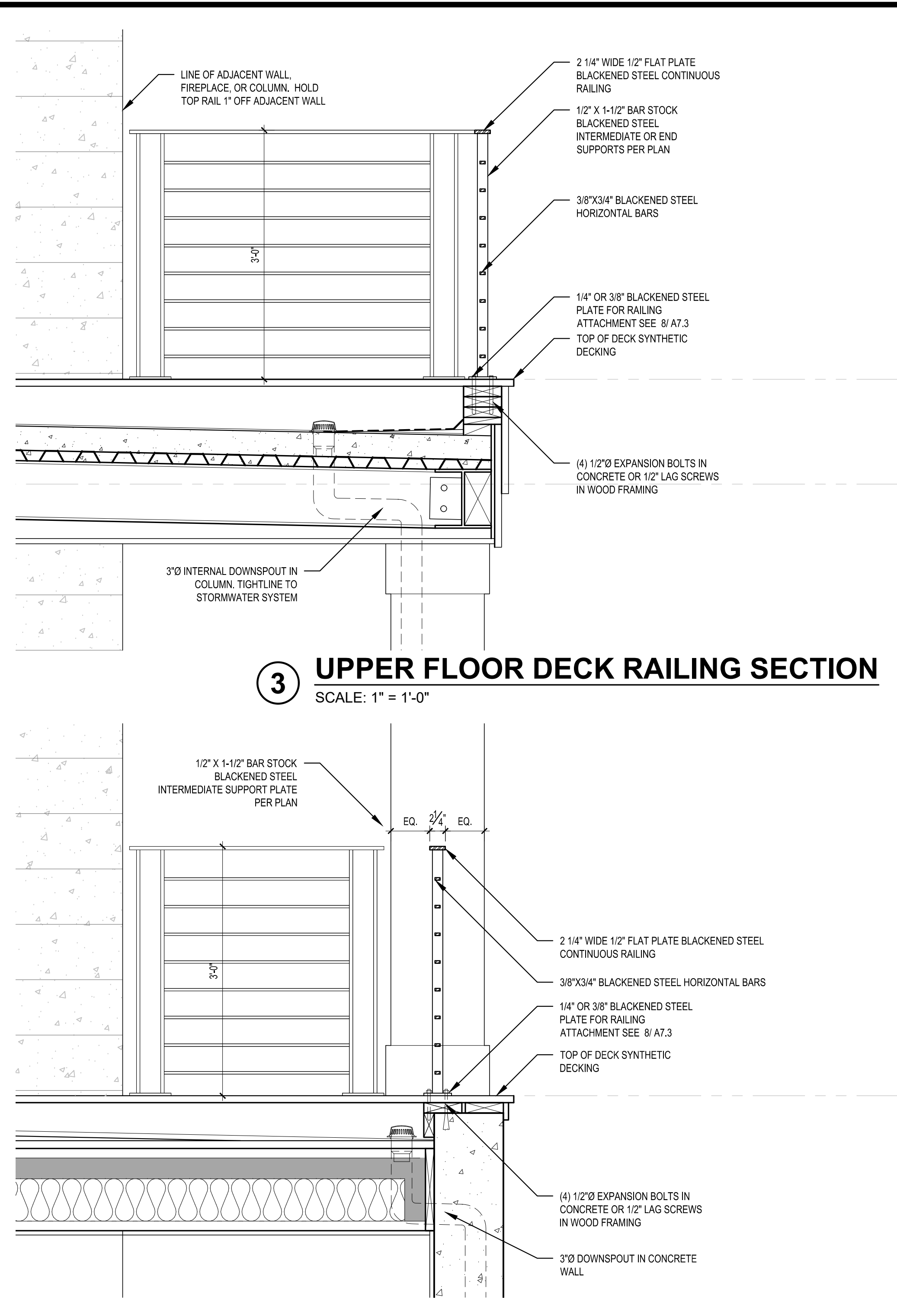
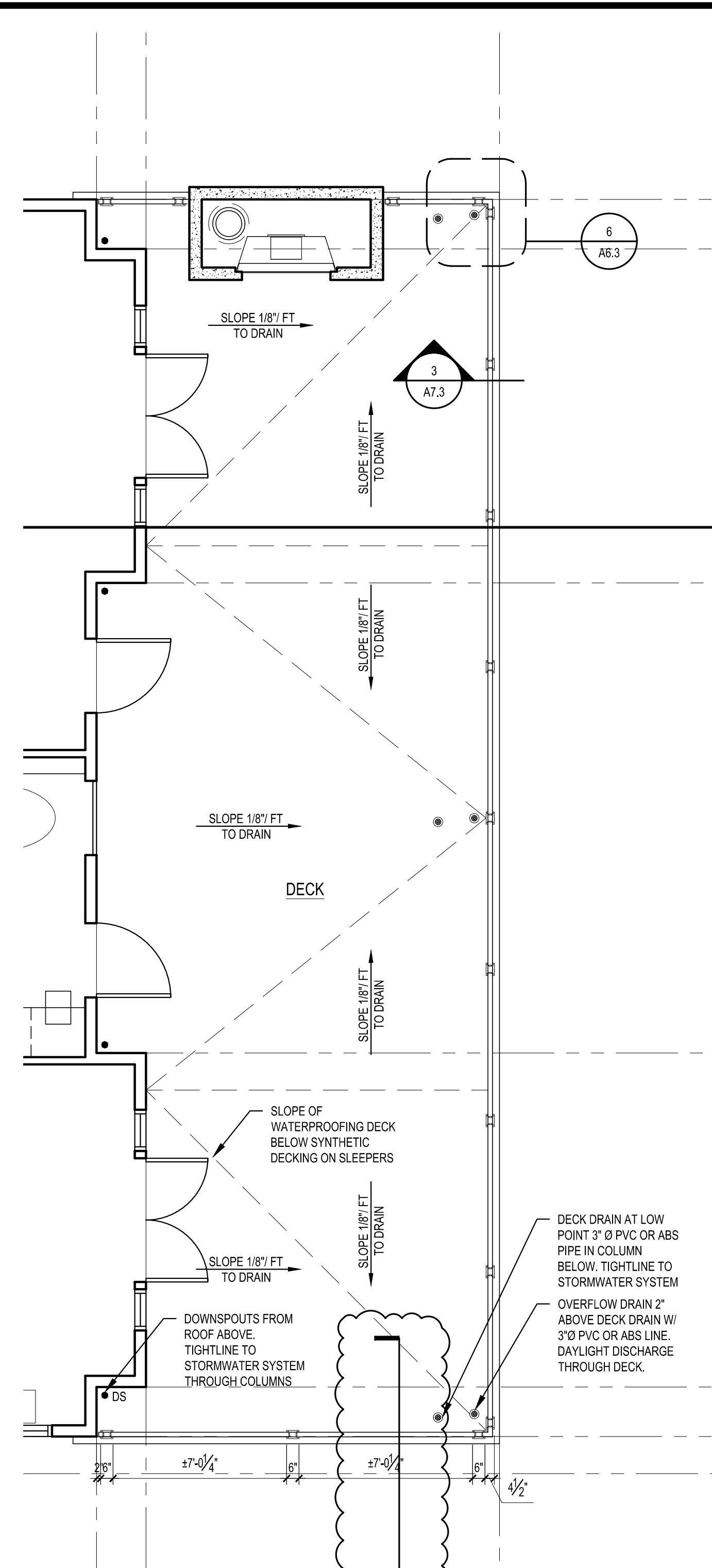
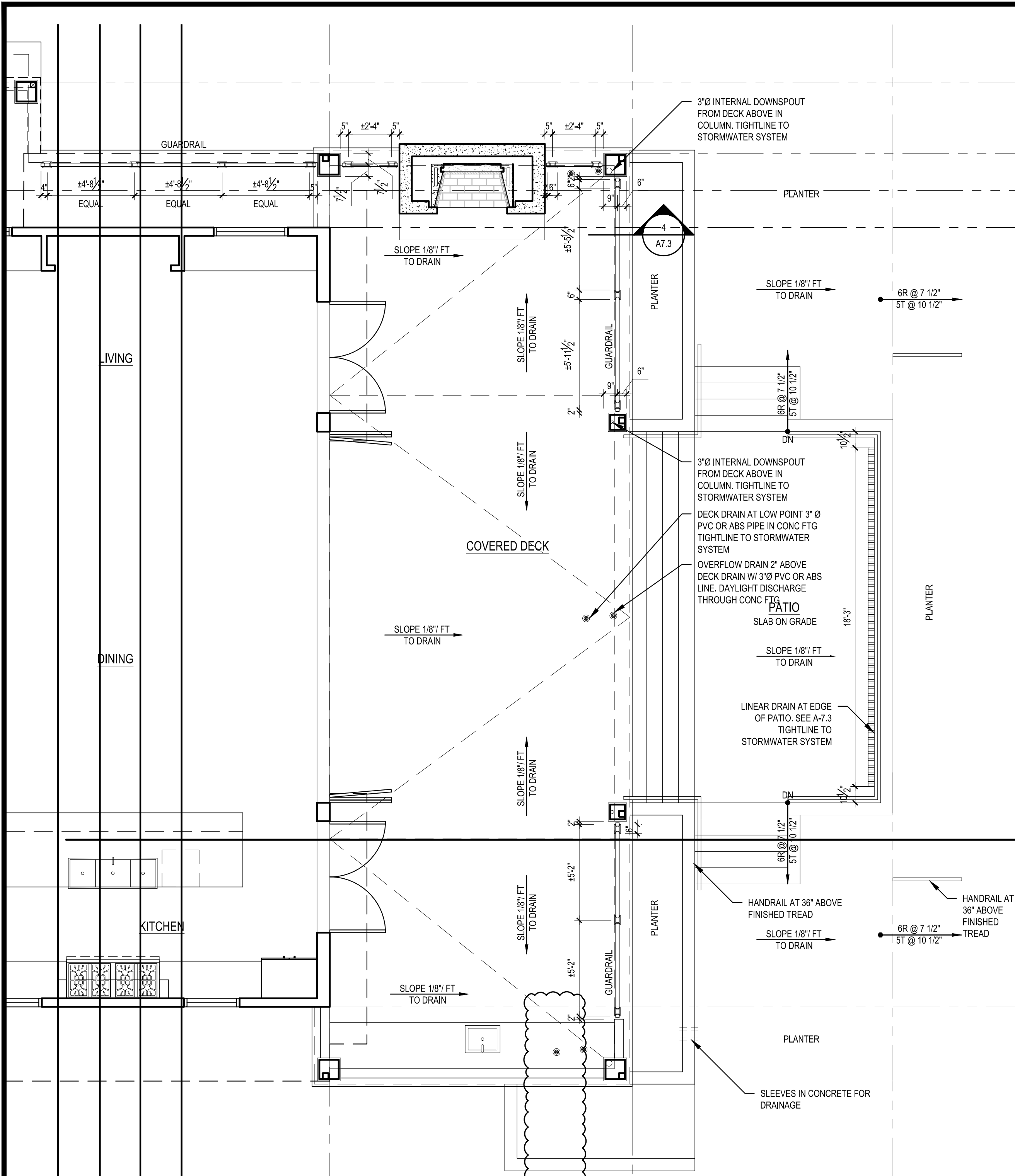
4006 RESIDENCE
4006 E MERCER WAY
MERCER ISLAND, WA 98040

FIREPLACE DETAILS

REVISIONS:
CORRECTION 1 2022-7-18
CORRECTION 2 2022-8-17

PLOT DATE: 9/14/2022
DRAWN BY: LG
CHECKED BY: BJS
SHEET **A7.2**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 2 SET 8/17/2022



STURMAN ARCHITECTS

REGISTERED ARCHITECT
BRADLEY J. STURMAN
Principal of Architecture

4006 RESIDENCE
4006 E MERCER WAY
MERCER ISLAND, WA 98040

DECK DRAINAGE AND EXTERIOR RAILINGS

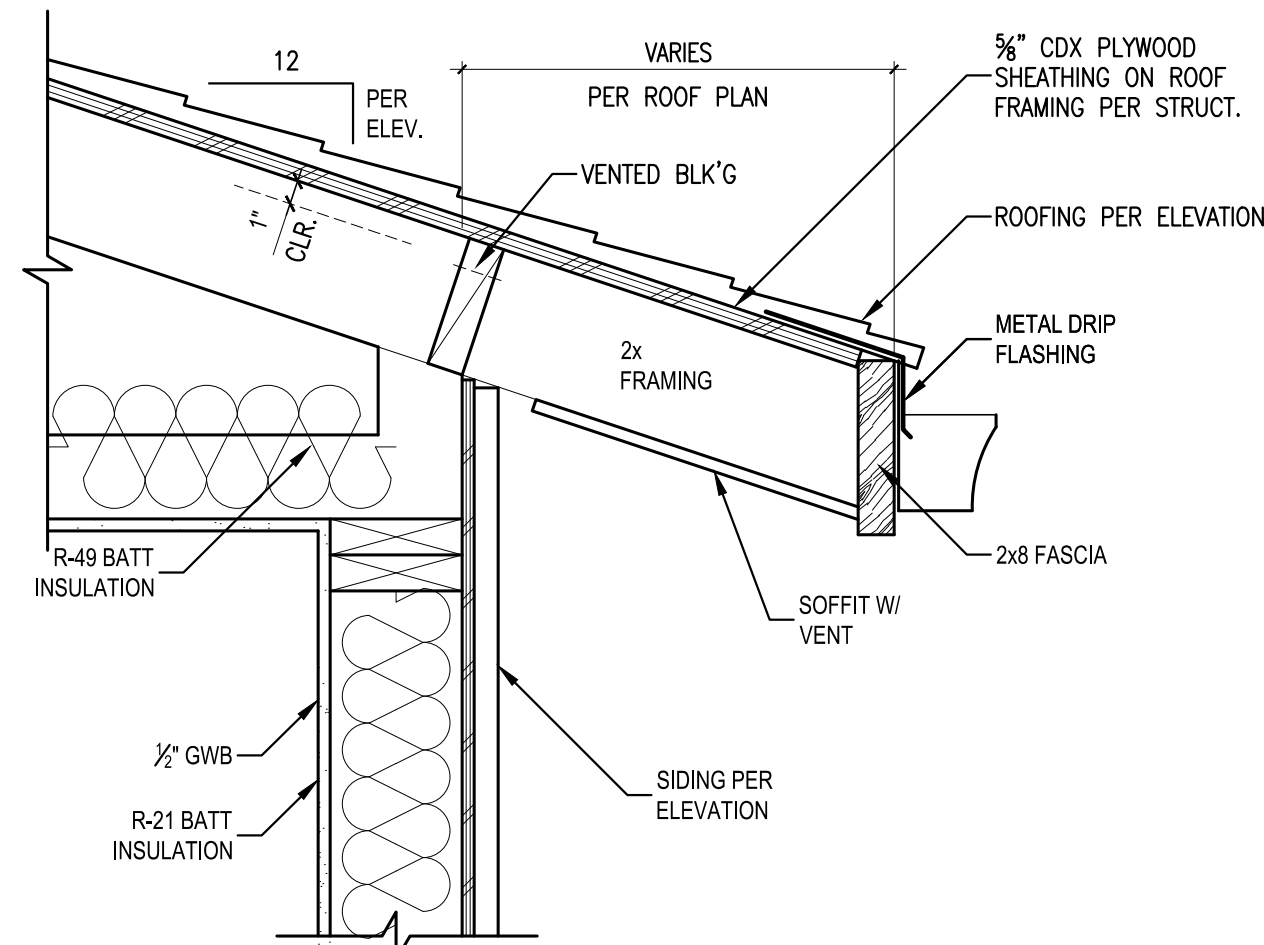
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REVISIONS:
CORRECTION 1 2022-7-18
CORRECTION 2 2022-8-17

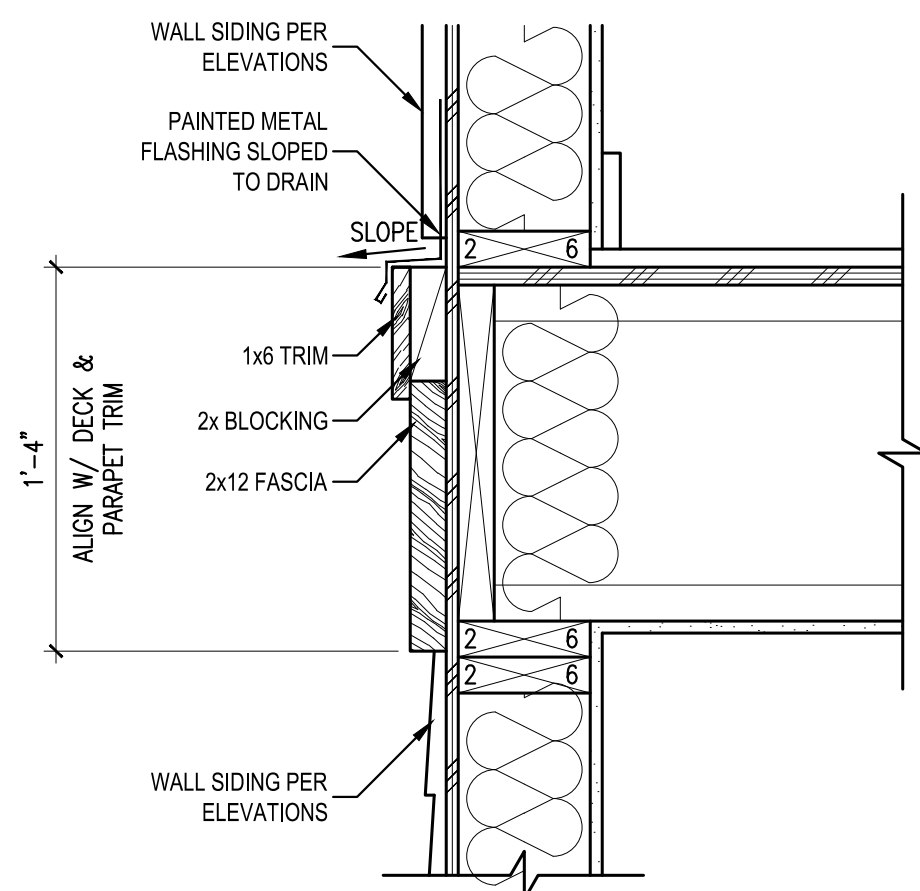
PLOT DATE: 9/14/2022
DRAWN BY: JM
CHECKED BY: BJS

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CORRECTION 2 SET 8/17/2022

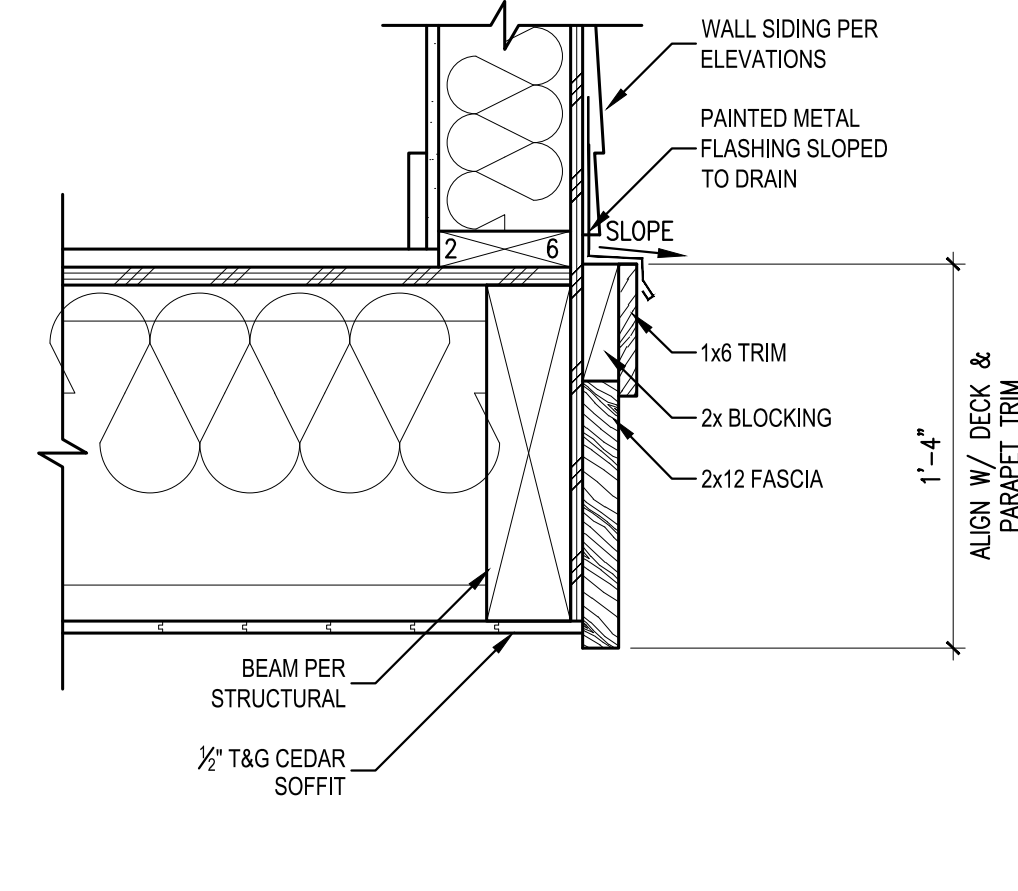
TEL: 425.451.7008 • 10334 Ave NE Suite 203 Bellevue, WA 98004



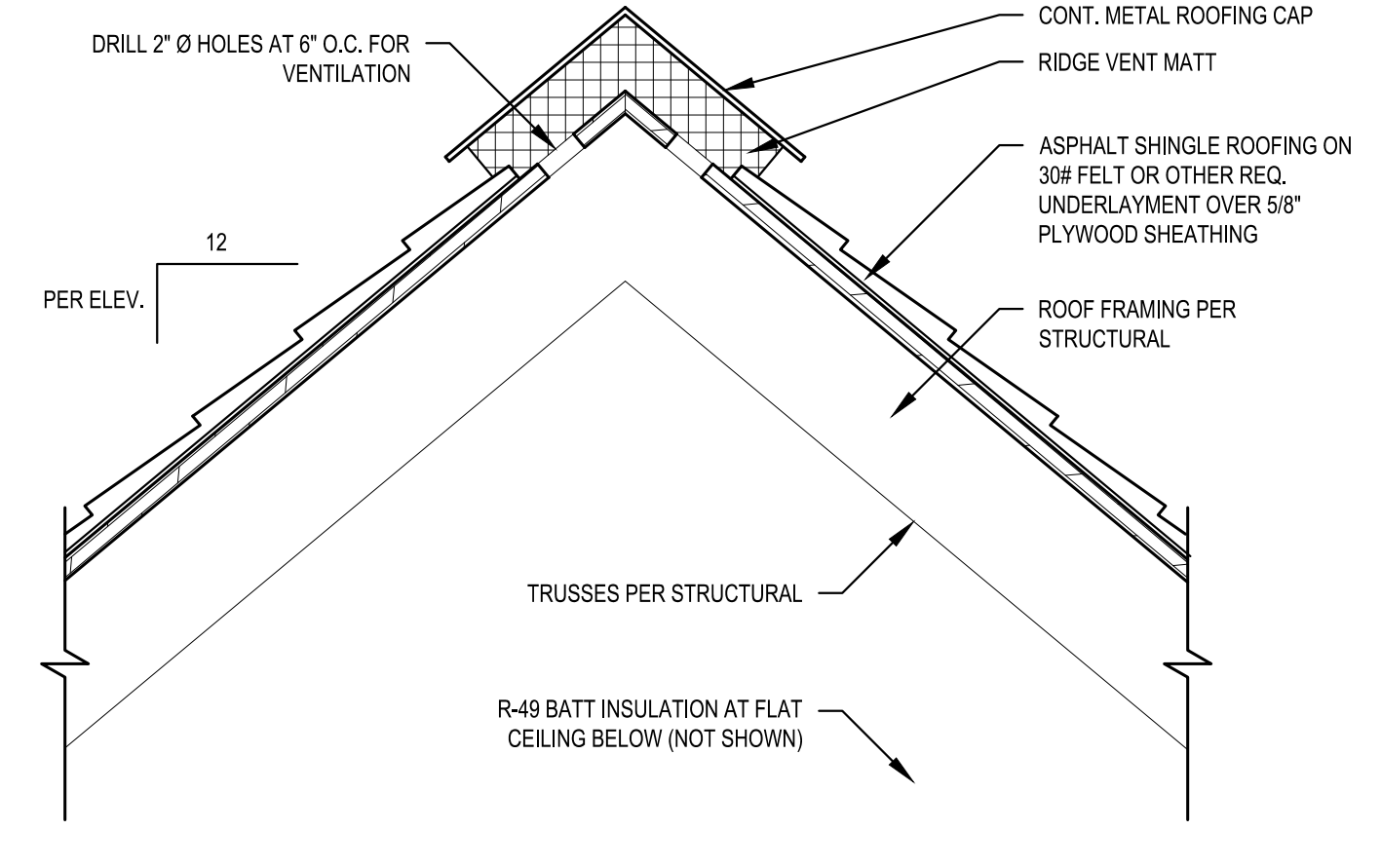
1 TYPICAL ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



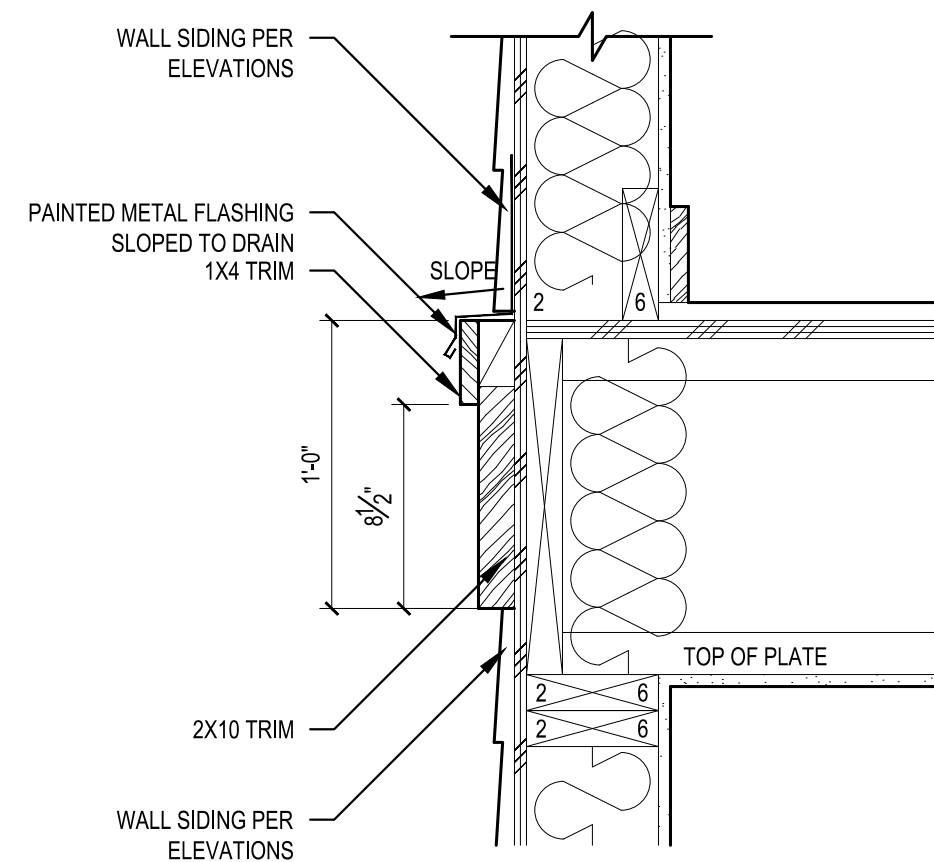
2 TYPICAL BAND TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



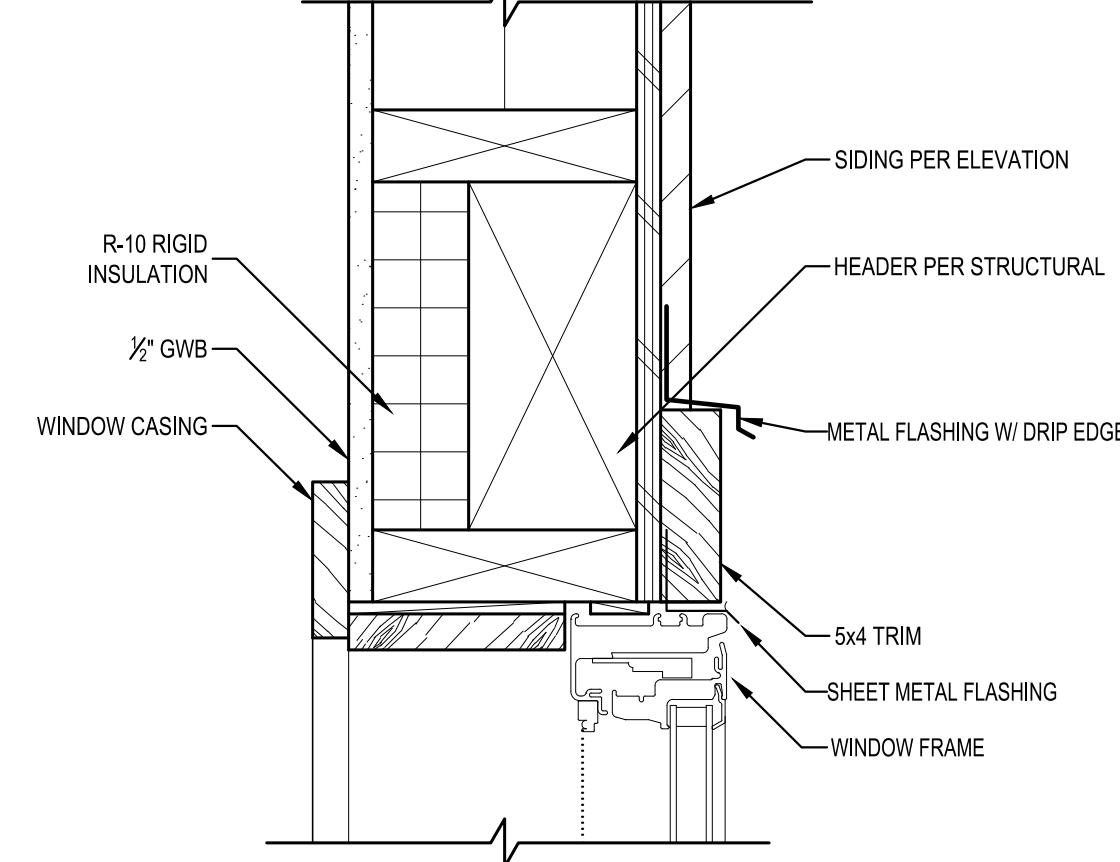
3 BAND TRIM DETAIL AT SOFFIT
SCALE: 1 1/2" = 1'-0"



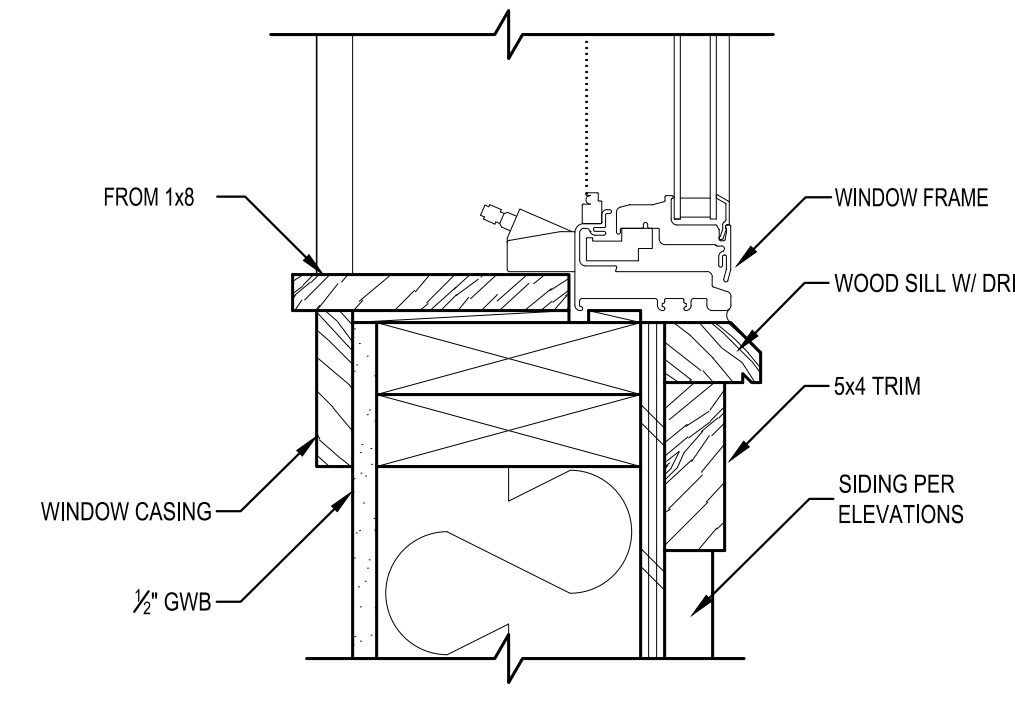
4 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



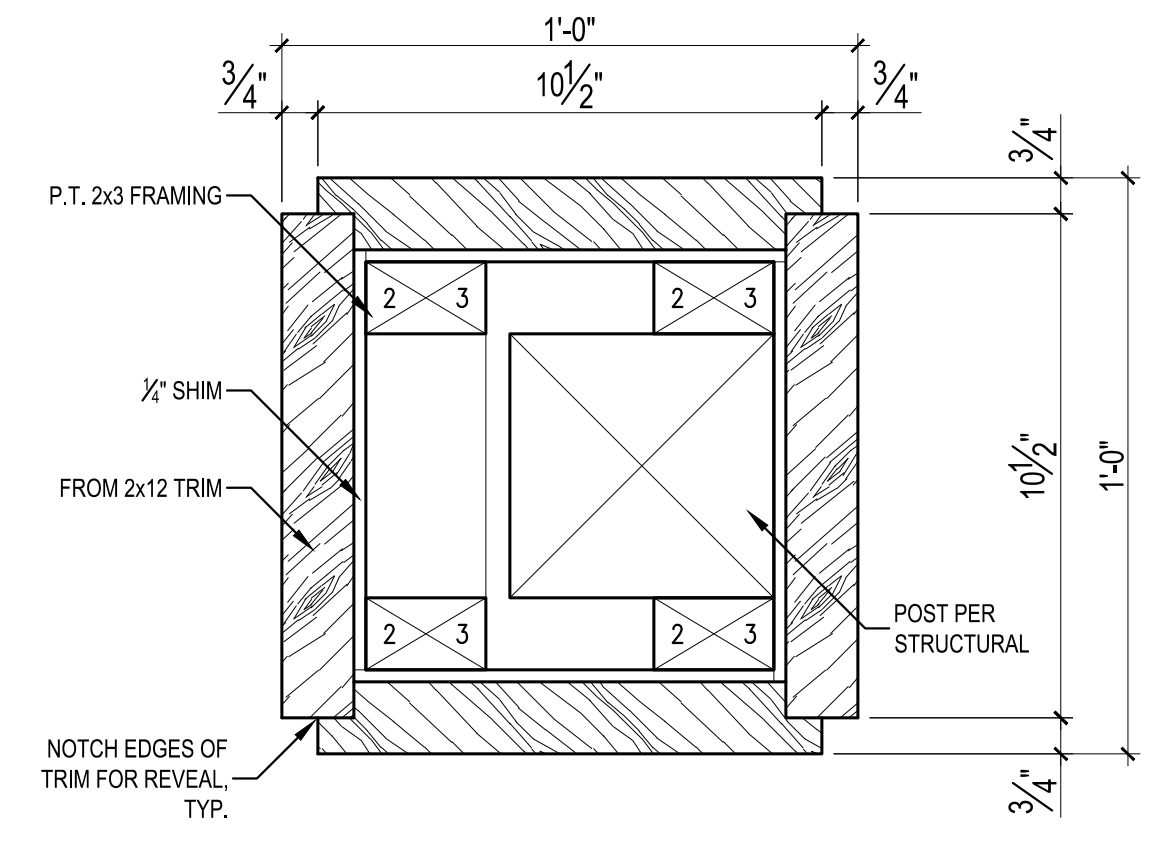
5 TYPICAL TRIM BAND DETAIL
SCALE: 1 1/2" = 1'-0"



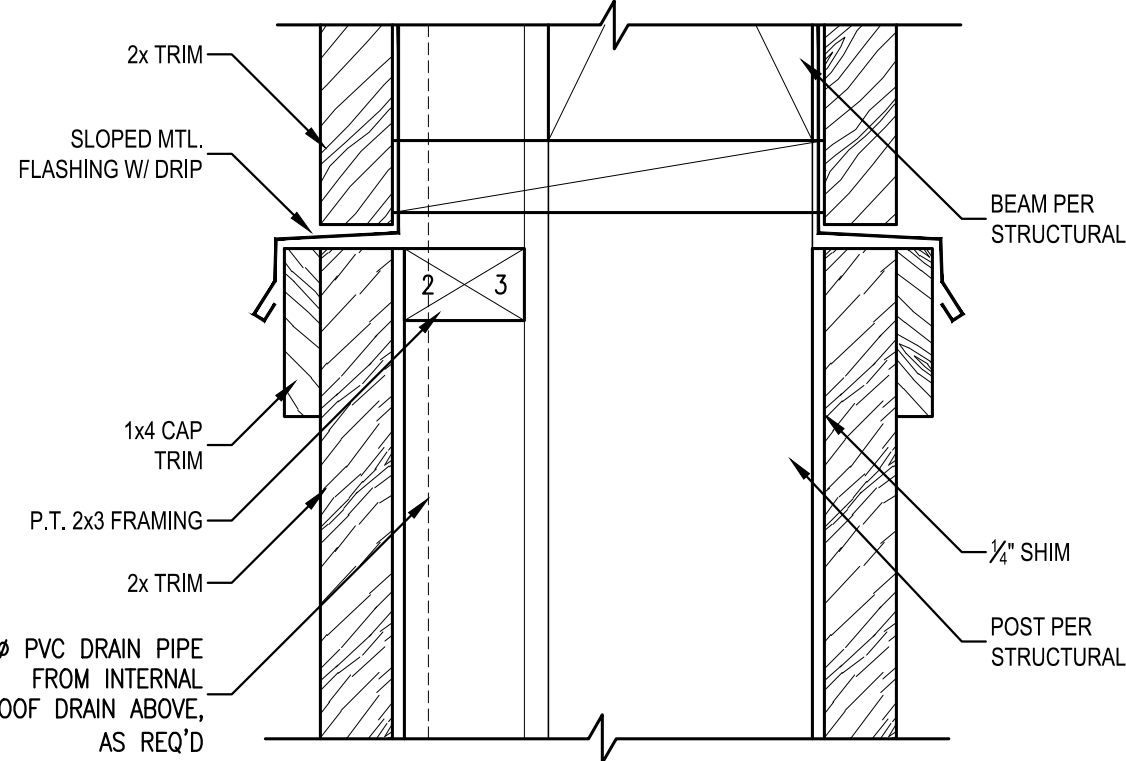
6 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



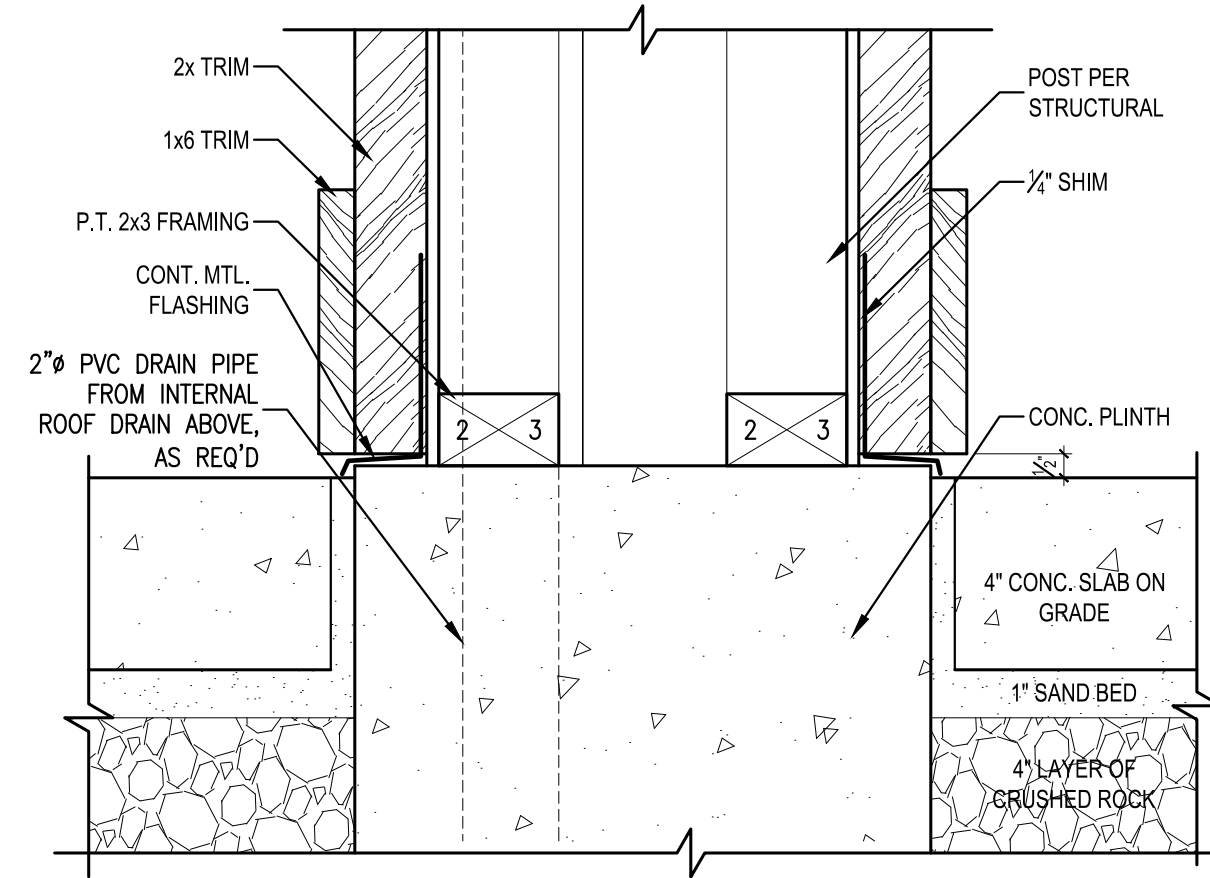
7 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



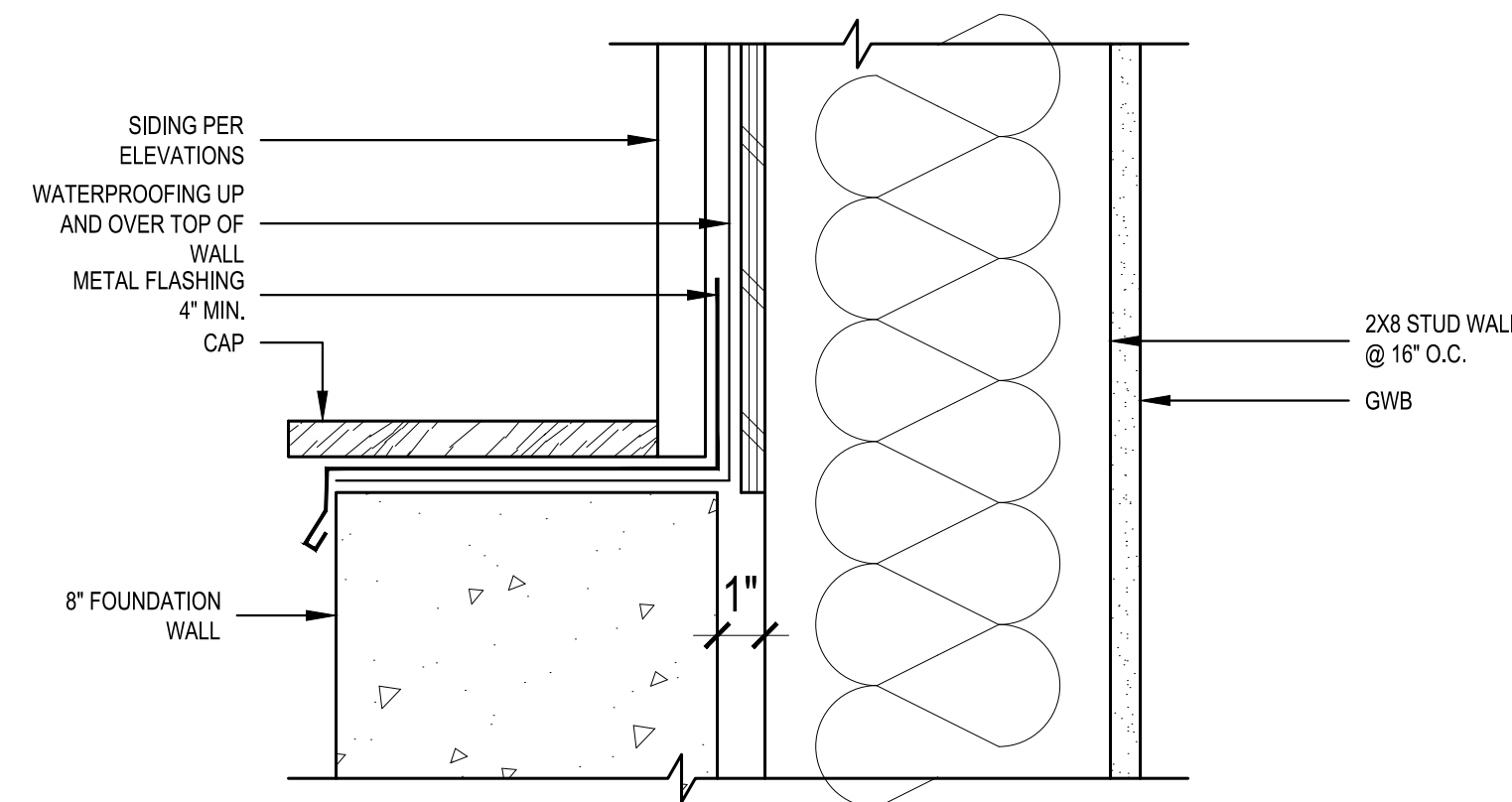
8 TYP. COLUMN PLAN DETAIL
SCALE: 3" = 1'-0"



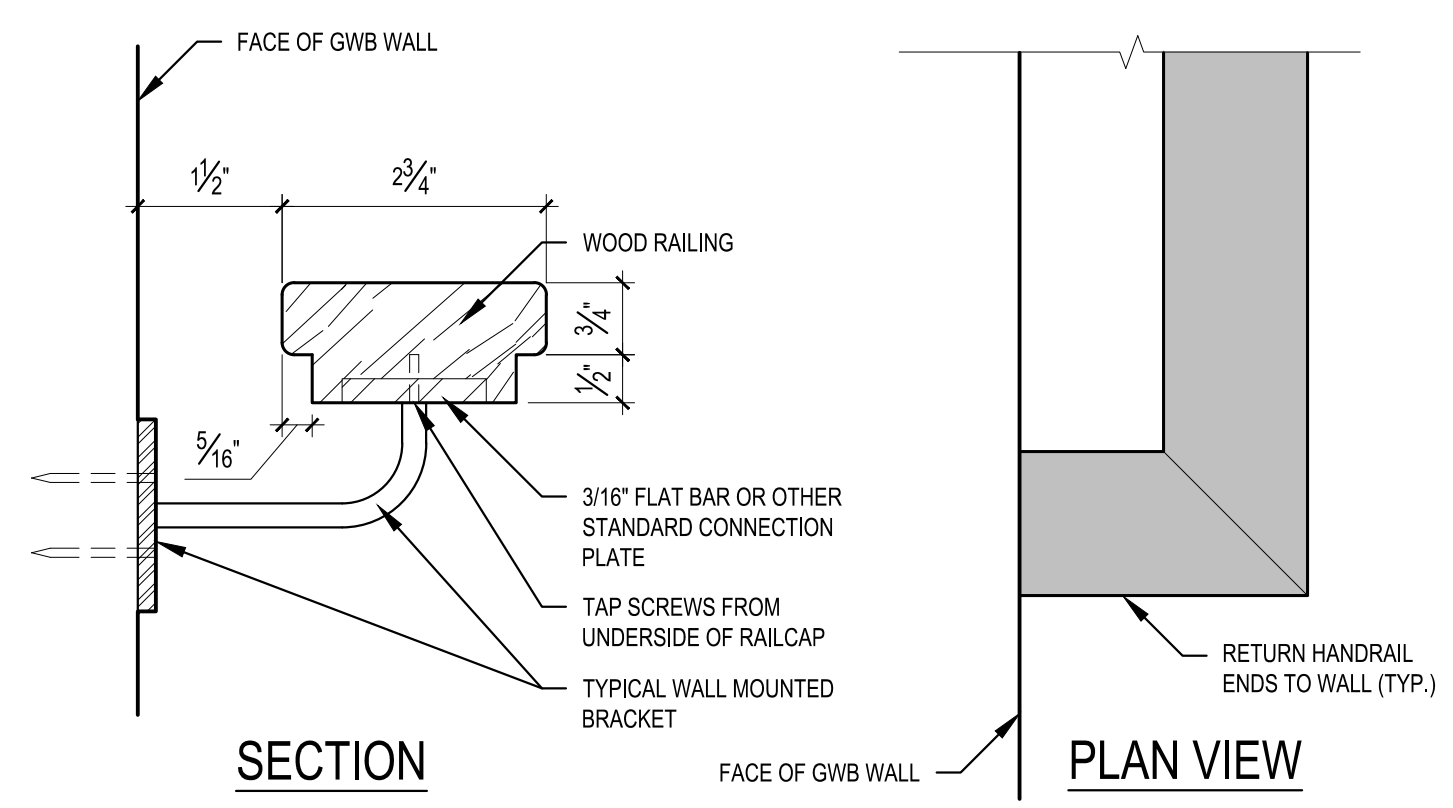
9 TYP. COLUMN CAP SECTION DETAIL
SCALE: 3" = 1'-0"



10 COLUMN BASE DTL. WITH CONC. PLINTH
SCALE: 3" = 1'-0"



11 PLANTER FOUNDATION @ EXT. WALL
SCALE: 3" = 1'-0"



12 HANDRAIL DETAIL
SCALE: 6" = 1'-0"

REVISIONS:	
▲ CORRECTION 1 2022-7-18	
▲ CORRECTION 2 2022-8-17	
PLOT DATE:	9/14/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

General Requirements

All materials, workmanship, design and construction shall conform to the 2015 International Building Code (IBC) and local jurisdiction amendments.

Definitions: The following definitions are used throughout these structural notes: IBC - Governing code including local amendments SER - Structural Engineer of Record per these Contract Documents UNO - Unless otherwise noted

Drawings indicate general and typical details of construction. Typical details and general notes shall apply even if not specifically denoted on plans, UNO. Where conditions are not specifically indicated similar details of construction shall be used, subject to review and approval by the Architect and the SER.

Reference to ASTM and other standards shall refer to the latest edition designated by IBC Chapter 35. Refer to the specifications for information in addition to that covered by these structural notes and drawings.

Warranty: The SER has used that degree of care and skill ordinarily exercised under similar circumstances by members of the profession in this locale and no other warranty, either expressed or implied, is made in connection with rendering professional services.

Design Criteria

BUILDING CATEGORY: Structural Occupancy Category II (Importance factors listed below)

LIVE LOADS:

Roof snow load, Pf = 25 psf

Residential: Uninhabitable attics without storage 10 psf, Habitable attics and sleeping areas 30 psf, Residential floor 40 psf, Residential decks 60 psf

LATERAL LOADS-WIND: Per IBC Section 1609.6 "Alternate All-Heights Method" Iw = 1.0; Kzt = 1.00; Kz = 0.92; Crsm = 0.66 (MWFRS); V = 25.9 kips

Numbering below is per IBC Section 1603.1.4:

- 1. Basic Wind Speed (3-second gust) = 110 mph
2. Importance Factor = 1.0
3. Exposure = C
4. Internal pressure coefficient = +/- 0.18

5. Components and Cladding: The following working loads may be used in lieu of calculations: (Uplift at roof) ... in field; 15.7 psf at edges; 19.9 psf at corner; 31.5 psf in field; 23.2 psf at edges; 31.9 psf at corner; 36.3 psf at edge; 22.7 psf

(Overhangs) ... at field; 18.4 psf at edge; 22.7 psf (Walls) ... at field; 18.4 psf at edge; 22.7 psf

LATERAL LOADS-EARTHQUAKE:

Numbering below is per IBC Section 1603.1.5:

- 1. Importance Factor = 1.0
2. Mapped Spectral Response Accelerations, Ss = 1.392 g; S1 = 0.534 g
3. Site Class = D; Fa = 1.00, Fv = 1.50
4. Spectral Response Coefficients, Sds = 0.928 g, Sd1 = 0.534 g
5. Seismic Design Category = D
6. Basic Seismic Force Resisting System is: Vertical Elements = Wood Structural Panel Shear Walls, Diaphragms = Wood Structural Panel Diaphragms
7. Design Base Shear = 20.8 kips
8. Seismic Response Coefficient Cs = 0.143
9. Response Modification Factor R = 6.5
10. Analysis Procedure = Equivalent Lateral Force Procedure

Additional Items: Building Location 47.574 N, 122.205 W, Building Height = 22 feet

Redundancy Factors: North/South Direction = 1.0 East/West Direction = 1.0

Contractor Execution Requirements

Contractor shall verify all dimensions and all conditions at the job site, including building and site conditions before commencing work, and be responsible for same. All discrepancies shall be reported to the Architect/SER before proceeding with work.

Contractor shall coordinate all dimensioned openings and slab edges shown on the contract documents. Some dimensions, openings and embedded items are shown on the structural drawings, others may be required. Refer to architectural drawings for all dimensions, wall and floor openings, architectural treatment, embeds required for architectural items, etc.

Do not scale drawings. Use only field verified dimensions. When electronic plan files are provided for the contractor's detailing convenience, it shall be noted that the electronic files are not guaranteed to be dimensionally accurate; the contractor uses them at their own risk.

Contract Documents and any materials used in preparation of them, including calculations, are the exclusive property of the SER and can be reproduced only with the permission of the SER.

Contractor initiated changes shall be submitted in writing to the Architect/SER for review and acceptance prior to fabrication/construction. Changes shown on shop drawings only will not satisfy this requirement.

The contractor shall provide temporary bracing as required until all permanent connections have been installed. The contractor is responsible for the strength and stability of all partially completed structures including but not limited to concrete or masonry walls, steel framing and erection aids.

Shop Drawing & Submittal Review

The contractor shall review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure.

Shop Drawing & Submittal Review (including Deferred Structural Components)

The contractor shall review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure.

Corrections or comments made on shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications.

Contractor responsible for:

- * Reviewing, approving, stamping and signing submittals prior to submittal to Architect and SER
* Timing submittals to allow 10 days of review time for the SER and time for corrections and resubmittal
* Conformance to requirements of the Contract Documents
* Dimensions and quantities
* Verifying information to be confirmed or coordinated
* Information solely for fabrication, safety, means, methods, techniques and sequences of construction
* Coordination of all trades

Resubmittals shall be clouded and dated for all changes to the submittal. Only clouded portions of resubmittal will be reviewed and SER's review stamp applies to only these areas.

Substitutions

Substitutions shall be submitted in writing prior to submittal of shop drawings. Shop drawings bearing substitutions will be rejected. Submit engineering data to substantiate the equivalence of the proposed items.

Submittals

Shop drawings and material submittals shall be submitted to the Architect and SER prior to any fabrication or construction for the following structural items. Submittals shall include one reproducible and one copy; reproducible will be marked and returned.

- * Structural steel shop and erection drawings
* Engineered wood beams (certificates to be on-site and available upon request)
* I-joint and engineered wood beam floor framing layout & materials list

Inspection

The building official, upon notification, shall make structural inspections as required by local ordinance. The inspection by the building official per IBC Section 109 will be separate from and in addition to the special inspection and structural observation mentioned subsequently.

Special Inspections

The owner shall retain a Special Inspector to perform the special inspection requirements required by the building official as outlined in IBC Section 1704. See the specifications for additional requirements for special inspection and testing.

The following inspections are required and shall be performed per the building code:

- * Steel construction per 1704.3 and Table 1704.3
* Special cases (1704.13): See Special Inspection Requirements Anchorage for additional requirements.

Structural Observation

Structural observation is defined as the visual observation of the structural system for general conformance to the Contract Documents at significant construction stages and at completion of the structural system.

The owner shall employ a registered design professional to perform structural observation when required by IBC 1709. Observed deficiencies shall be reported in writing to the Architect, special inspector, and contractor. The contractor shall respond to these items in writing indicating how they have been resolved.

Construction observation by the SER is for general conformance with structural portions of the permit documents only and is not intended in any way to review the Contractor's construction procedures. The SER has no overall supervisory authority or actual/direct responsibility for the specific working conditions at the site and for any hazards resulting from the action of any trade contractor.

The contractor shall provide the SER adequate notice to schedule appropriate site visits for structural observation.

Geotechnical

Report & General Criteria

Criteria outlined in the report listed below was used for the design of the foundations:

"Geotechnical Engineering Report, Proposed Mounger Residence, 4006 East Mercer Way, Mercer Island, WA", #20-174, dated July 7, 2020 & prepared by PanGEO.

Contractor shall be familiar with recommendations in the above-mentioned report prior to start of construction. Allowable soil pressure & lateral earth pressure are assumed and therefore must be verified by a Geotechnical Inspector or the building official.

All prepared soil-bearing surfaces shall be inspected by the Geotechnical Inspector (or building official) prior to placement of reinforcing steel and concrete. Inspections shall be made per IBC Table 1704.7.

Unless otherwise noted, footings shall be centered below columns or walls.

Bearing Values

Allowable soil pressure = 2,000 psf (where applicable)

All footings shall bear on undisturbed soil and shall be lowered to firm bearing if suitable soil is not found at elevations shown. Exterior footings shall bear a minimum of 18" below the finished ground surface.

Subgrade Preparation

Prepare subgrade per the Geotechnical Report, summarized as follows: All footings shall be cast on undisturbed firm natural soils that are free of organic materials. Footing excavation shall be free of loose soils, sloughs, debris and free of water at all times.

Drainage

Drainage systems, including foundation, roof and surface drains, shall be installed as directed by the Geotechnical Report and IBC Section 1807. Vapor retarder placed below slab on grade shall conform to ASTM E 1643 and ASTM E 745.

Retaining Walls

Grade on either side of concrete walls shall not vary by more than 12", UNO. Slope of backfill shall not exceed 2H to 1V, UNO. Backfill behind all retaining walls with free draining, granular fill installed per the Geotechnical Report.

Active earth pressure (unrestrained/restrained) = 35 pcf / 45 pcf + 8H seismic = 50 pcf at unrestrained walls supporting maximum 2H:1V slope behind wall. Passive earth pressure (factor of safety of 1.5 included) = 250 pcf. Coefficient of friction (factor of safety of 1.5 included) = 0.35

Provide temporary shoring for tops of walls if backfill is placed prior to the floor framing and sheathing being completely installed and attached to perpendicular walls.

Piles General Criteria

Pile lengths indicated on drawings are estimated; actual length shall be determined in field by Geotechnical Inspector. For bidding purposes, the contractor shall provide an add/deduct value per foot of pile length. This value shall be applied to variations in actual lengths as compared to estimated lengths.

The contractor shall determine the location of all adjacent underground utilities prior to driving operations. Refer to the Geotechnical Report for recommended driving procedure.

Pile types other than those indicated on the drawings may be submitted as a Substitution. Optional piles must be supported on the same soil strata as the piles shown on the drawings. If the configuration of the piles is different from the contract documents, the modification to the pile caps must also be designed by the contractor and submitted with the Substitution.

Inspections shall be made by the Geotechnical Inspector per IBC Table 1704.8 or 1704.9.

Pin Piles

Shop drawings shall be driven to refusal in bearing strata. For 3" and larger pin piles, refusal shall be defined as less than 16 seconds per inch of penetration driving with an 850-pound pneumatic hammer mounted on a backhoe.

Pile placement shall be within a 2" tolerance at the top of the pile.

Pin pile splices shall not be welded but shall consist of compression fitted pipe sleeves (see the figure on p.9 of the referenced geotechnical report for more information).

Existing Utilities

The contractor shall determine the location of all adjacent underground utilities prior to any excavation, shoring, pile driving, or pier drilling. Any utility information shown on the plans and details are approximate and not verified by the SER.

Concrete

Concrete materials shall conform to the following:

- Portland cement: Type 1, ASTM C150
Fly ash (if used): ASTM C618 class F or C, quantity less than (by weight) 25% of cement content, and maximum loss on ignition = 1%
Lightweight aggregates: shall not be used without prior approval of SER and building department
Normal weight aggregates/Sand equivalent: ASTM C33
Water: Potable per ASTM C94
Air entraining admixtures: ASTM C260
Chemical admixtures: ASTM C494
Flowable concrete admixtures: ASTM C1017

Durability requirements of concrete mixes shall conform to building code. These requirements include water-cementitious material ratios, minimum compressive strengths, air entrainment, type of cement, and maximum chloride ion content.

Concrete strength requirements: Strength at 28 days and normal weight concrete, UNO.

Table with 4 columns: Location, Strength f'c (psi), Max. Aggr. size (inch), Max. W/C ratio or min cement * per design. Includes rows for Lean mix soil replacement, Foundations, and Slab on grade.

** Design strength shown is for weathering purposes only; 2,500 psi strength was used for purposes of structural design. Mixes shall be proportioned to accommodate placement. Slump, W/C ratio, admixtures and aggregate size will be determined by the contractor in accordance with ACI.

Mix design is submitted in accordance with ACI 318 Section 5.3. Mix design is submitted in accordance with ACI 318 Section 5.4.

Admixtures: all concrete, including slab on ground, shall contain an acceptable water-reducing admixture conforming to ASTM C494 and be used in strict accordance with the manufacturer's recommendations.

All concrete which is exposed to freezing and thawing or exposed to deicing chemicals shall contain an air entraining agent, conforming to ASTM C260. The amount of entrained air shall be 5% +/- 1% by volume.

Trucks hauling plant-mixed concrete shall arrive on-site with a field ticket indicating the maximum gallons of water that can be added at the site not to exceed the total water content in the approved mix design.

Concrete shall be deposited as nearly as practicable in its final position to avoid segregation due to rebounding or flowing. Concrete shall be thoroughly consolidated by suitable means during placement and shall be thoroughly worked around reinforcement, embedded items, and into corners of forms.

Formwork and Accessories

Concrete construction shall conform to ACI 301 "Specifications for Structural Concrete" and the Building Code, including testing procedures. See architectural documents for formwork requirements.

See architectural drawings for exact locations and dimensions of door and window openings in all concrete walls and for all grooves, notches, chamfers, feature strips, curb, texture, and other finish details at all exposed concrete surfaces. Concrete accessories and embedded items shall be coordinated with Architectural documents and all other suppliers' drawings before placing concrete.

Construction Joints

Contractor shall submit the proposed locations of construction joints to the Architect for acceptance before starting construction. All construction joints in walls and footings shall be keyed with 1-1/2" thick x 6" long x 3-1/2" wide keys placed in alternate reinforcing spaces.

Refer to Architectural documents for waterstops, dampproofing, and retaining wall drainage requirements at concrete and at concrete joints (construction joints, slab to wall joints, curb to slab joints, etc).

Curing and Finishes

Protect and cure freshly placed concrete per ACI 305 in hot conditions, ACI 306 in cold conditions, and ACI 308 "standard specification for curing concrete". All exposed edges and corners shall have 3/4" chamfer, UNO. Concrete flatwork shall be sloped to provide positive drainage.

At the time of application of finish materials or special treatment to concrete, moisture content of concrete shall conform to requirements in finish material specifications. Where vapor sensitive coverings are to be placed on slabs on grade, conform strictly to slab covering manufacturer's recommendations regarding vapor retarder and granular fill requirements below the slab.

Reinforcing in Cast-in-Place Walls

See Reinforcement General Notes for more information. Uppermost and lowermost horizontal reinforcing in walls shall be placed within 1/2 of specified spacing from the top and bottom of the wall.

Concrete wall reinforcing - typical UNO:

Table with 4 columns: Wall thickness, horizontal bars, vertical bars, location. Includes rows for 6" or less, 8" or less, and 10" or less wall thicknesses.

Concrete protection: provide edge cover as follows. When a thickness of cover required for fire protection is greater than that specified in this section, such greater thickness shall be used:

- Unformed surfaces cast against and permanently exposed to earth = 3"
• Formed surfaces exposed to earth or weather: #6 bars or larger = 2"; #5 bars or smaller = 1-1/2"
• Clear spacing between 2 or more parallel layers = 1"

Concrete Crack Maintenance

Cracking occurs in concrete structures due to inherent shrinkage, creep, and the restraining effects of walls and other structural elements. Most cracking due to shrinkage and creep will likely occur over the first two years of the life of the structure; further concrete movement due to variations in temperature may persist.

Reinforcement in Concrete

Materials

Reinforcing steel shall conform to ASTM A615 (including supplement S1), Grade 60, Fy = 60,000 psi, except any bars specifically so noted on the drawings shall be Grade 40, Fy = 40,000 psi.

Welded Wire Reinforcing (WWR) shall conform to ASTM A185. Lap splice adjacent mats of welded wire fabric a minimum of 8" at sides and ends. In equipment pads, use minimum WWR 6x6-W2.1xW2.1, UNO.

Procedures

Reinforcing steel shall be detailed (including hooks and bends) in accordance with ACI 315 "Details and Detailing of Concrete Reinforcement". Lap all reinforcement in accordance with "The Reinforcing Splice and Development Length Schedule" on these documents.

Reinforcing steel shall be adequately supported to prevent displacement during concrete and groud placement. Bars shall be bent cold. Bars partially embedded in concrete shall not be field bent, unless specifically so detailed or approved by the SER.

Welding or tack welding of reinforcing bars to other bars or to plates, angles, etc, is prohibited, except where specifically approved by the SER.

Structural Steel

Reference Standards

Steel construction shall conform to the latest editions of the AISC Specifications and Codes. "Specification for Structural Steel Buildings" ANSI/AISC 360 (latest edition), "Specification for Structural Joints Using ASTM A-325 or A-490 Bolts" AISC 348 (latest edition)..

Fabricators

Fabricators for structural steel must have a quality assurance program in place meeting the requirements of one of the following methods:

- A. Participation in the AISC quality certification program.
B. Meeting the requirements of AISC seismic provisions for structural steel buildings, appendix Q and submitting plan documentation to the authority having jurisdiction, the engineer of record.

Structural Steel Members

Structural Steel shall conform to the following requirements (unless otherwise shown on plans):

Table with 3 columns: Type of Member, ASTM Specification, Fy. Includes rows for Rolled Wide Flange Shapes, Plates, Channels, Angles, Square & Rectangular HSS Section, Structural framing bolts, Anchor Rods, Threaded Rods, Washers, Hex Nuts, and Common Bolts.

Steel Framing

The contractor shall be responsible for all erection aids and joint preparations that include, but are not limited to: erection angles, lift holes & other aids; welding procedures; required root openings; root face dimensions; groove angles; backing bars; copes; surface roughness values; and tapers of unequal parts.

Bolts

All A-325N connection bolts, not part of the Seismic Load Resisting System (SLRS), need only be tightened to snug-tightness (ST) conditions, defined as the tightness that exists when all plies in a joint are in firm contact. This may be attained by a few impacts of an impact wrench or the full effort of a man using an ordinary spud wrench.

Finishing

The terms finish, finish column, finishing, milled, milled surface or milling are intended to include surfaces which have been accurately sawed or finished to a true plane as defined by AISC. Grind surface value equal to or less than 1,000 as defined by ANSI B46.2 (4-inch and thinner).

GENERAL STRUCTURAL NOTES (TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS)

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

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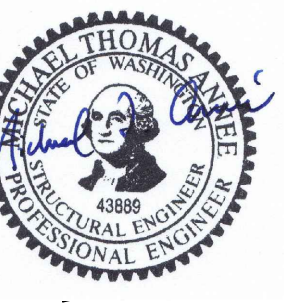


Table for REVISIONS with columns for revision number, date, and description. Includes CORRECTION 1 (2022-7-18) and CORRECTION 2 (2022-8-17).

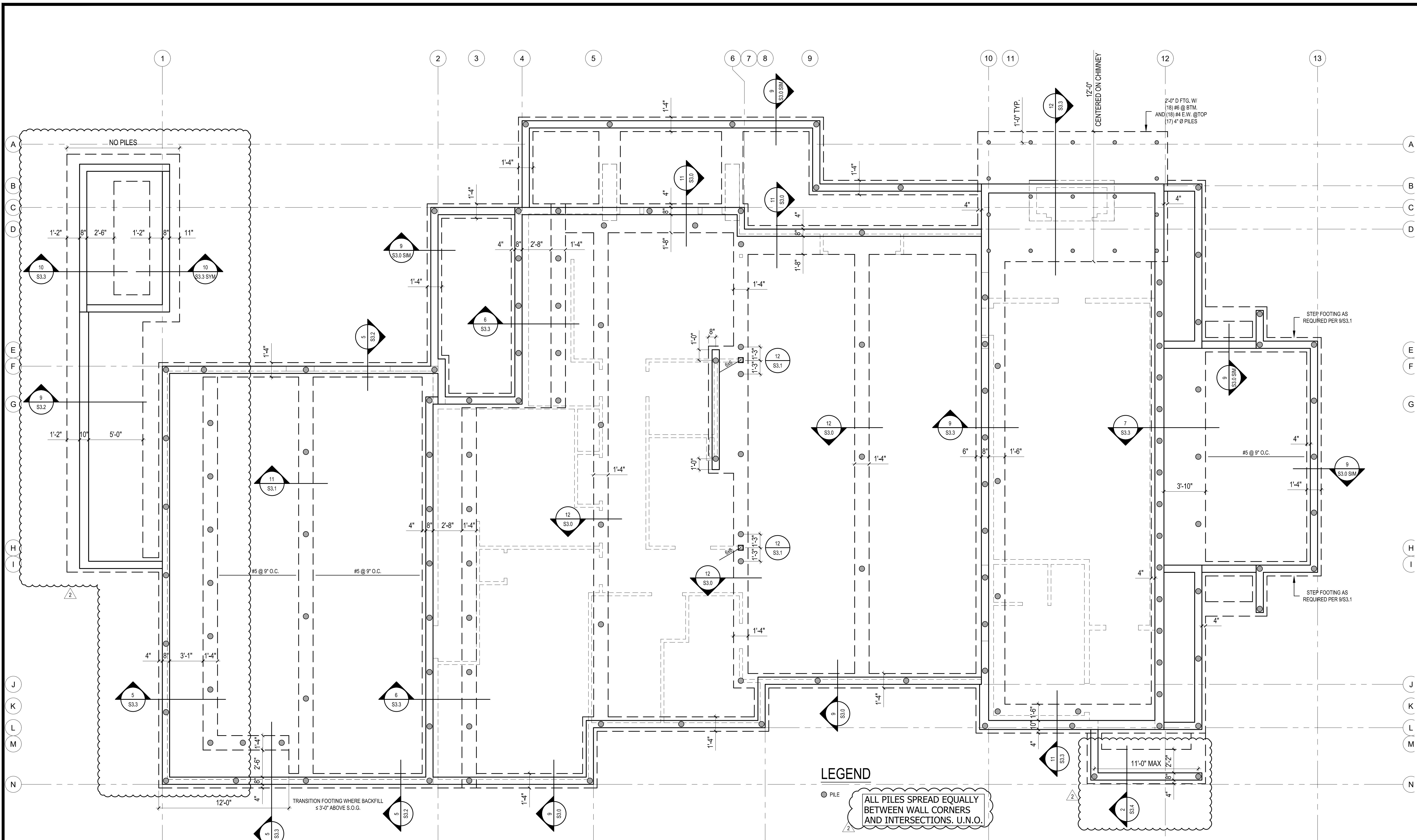
PLOT DATE: 8/31/2022

DRAWN BY: JM

CHECKED BY: BJS

SHEET

S1.0



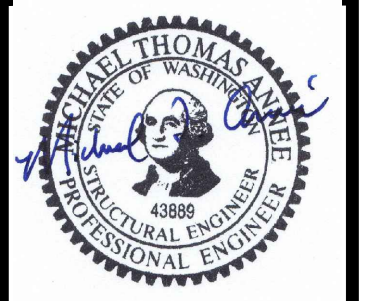
FOUNDATION NOTES:

1. STRUCTURAL SLAB ON GRADE SHALL BE MIN. 6" THICK w/ #5 @ 9"oc REINF. AT CENTERLINE IN PRIMARY DIRECTION AND #4 @ 18"oc IN TRANSVERSE DIR.
2. INDICATES ANCHOR ROD/HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
3. - INDICATES 4" DIAMETER, SCHEDULE 40, GALVANIZED PIN PILE (10 TON), WITH AN ESTIMATED TOTAL LENGTH BETWEEN 20'-25'. TESTING SHALL BE IN ACCORDANCE WITH ASTM D 1143-81. LOAD TEST A MINIMUM OF 3% OR ONE PILE, WHICHEVER IS GREATER, TO 200% OF THE DESIGN CAPACITY. THE GEOTECHNICAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND TESTING.
- 4.

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

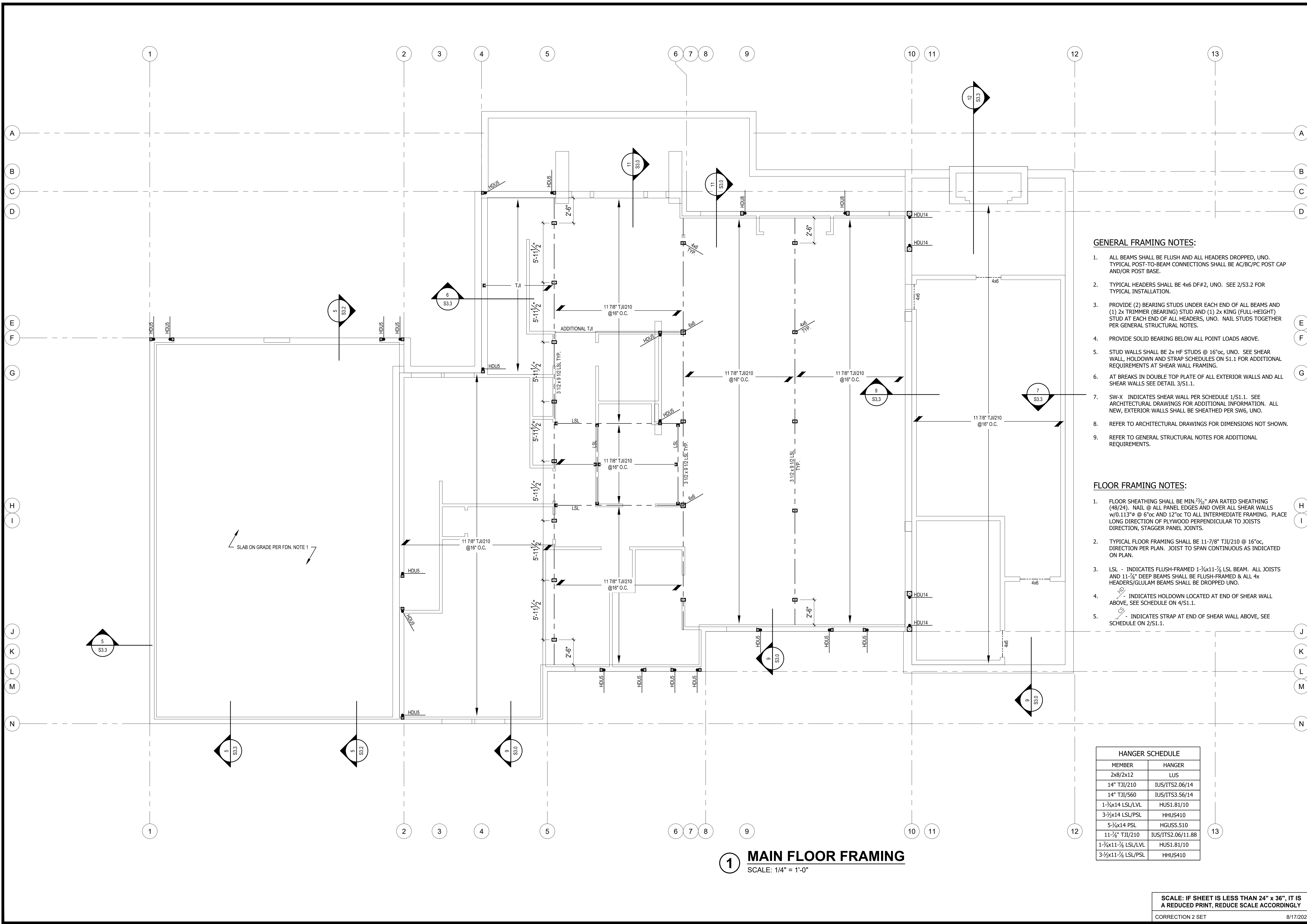
LEGEND

- PILE
- ALL PILES SPREAD EQUALLY BETWEEN WALL CORNERS AND INTERSECTIONS. U.N.O.



FOUNDATION PLAN

REVISIONS:	
CORRECTION 1 2022-7-18	
CORRECTION 2 2022-8-17	
PLOT DATE:	8/31/2022
DRAWN BY:	JM
CHECKED BY:	BJS



GENERAL FRAMING NOTES:

- ALL BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. TYPICAL POST-TO-BEAM CONNECTIONS SHALL BE AC/BC/PC POST CAP AND/OR POST BASE.
- TYPICAL HEADERS SHALL BE 4x6 DF#2, UNO. SEE 2/S3.2 FOR TYPICAL INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SW-X INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

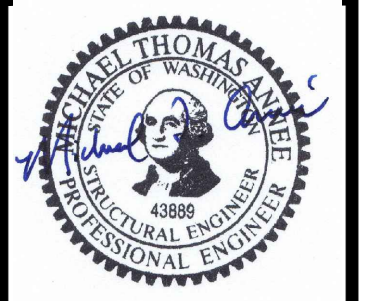
FLOOR FRAMING NOTES:

- FLOOR SHEATHING SHALL BE MIN 3/4" APA RATED SHEATHING (48/24), NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/0.113" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL FLOOR FRAMING SHALL BE 11-7/8" TJI/210 @ 16"oc, DIRECTION PER PLAN. JOIST TO SPAN CONTINUOUS AS INDICATED ON PLAN.
- LSL - INDICATES FLUSH-FRAMED 1-3/4x11-3/4 LSL BEAM. ALL JOISTS AND 11-7/8" DEEP BEAMS SHALL BE FLUSH-FRAMED & ALL 4x HEADERS/GLULAM BEAMS SHALL BE DROPPED UNO.
- INDICATES HOLDDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
- INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.

HANGER SCHEDULE	
MEMBER	HANGER
2x8/2x12	LUS
14" TJI/210	IUS/ITS2.06/14
14" TJI/560	IUS/ITS3.56/14
1-3/4x14 LSL/LVL	HUS1.81/10
3-1/2x14 LSL/PSL	HHUS410
5-1/2x14 PSL	HGUS5.510
11-7/8" TJI/210	IUS/ITS2.06/11.88
1-3/4x11-3/4 LSL/LVL	HUS1.81/10
3-1/2x11-3/4 LSL/PSL	HHUS410

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

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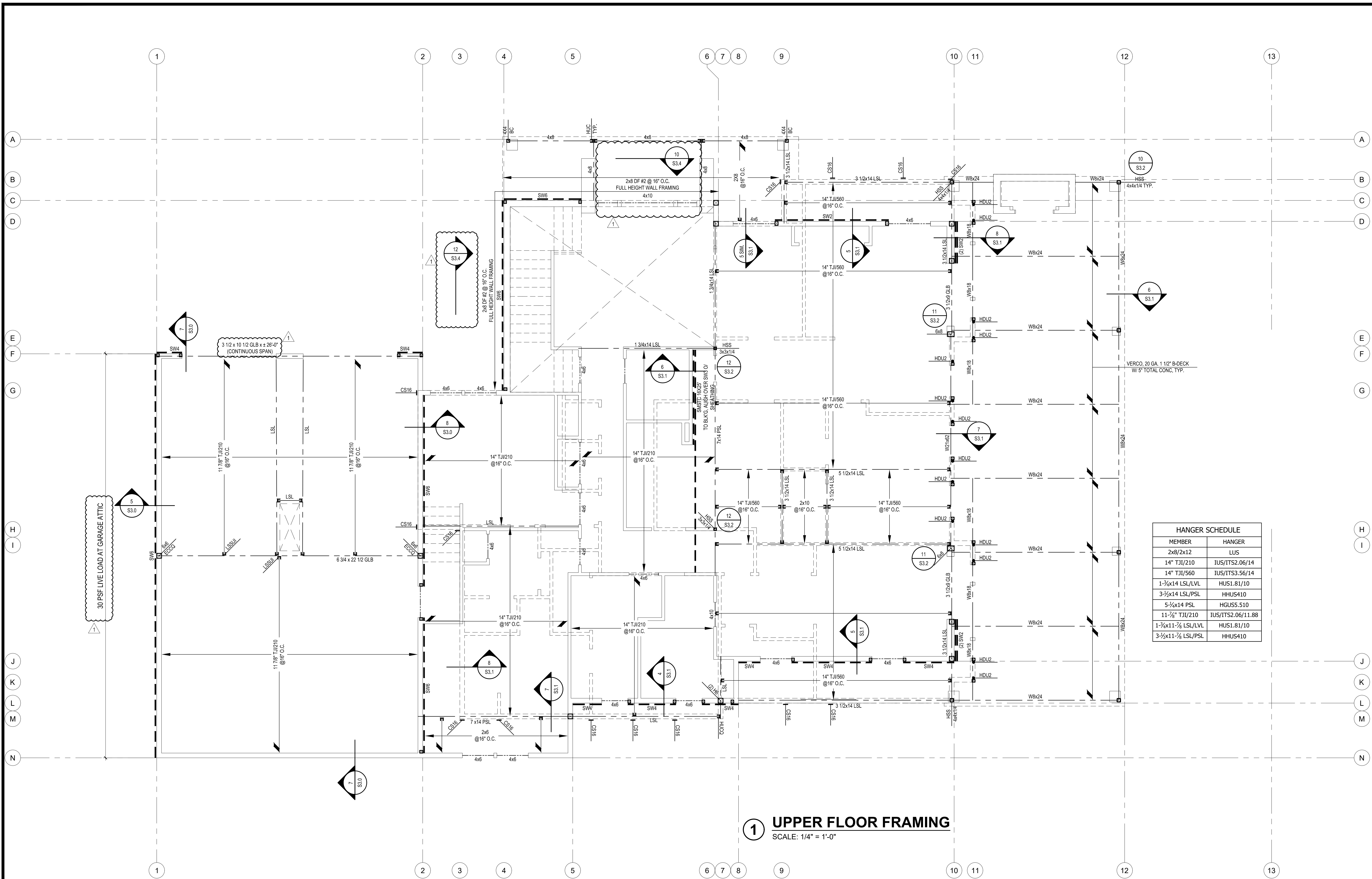
MAIN FLOOR FRAMING

REVISIONS:

1	CORRECTION 1 2022-7-18
2	CORRECTION 2 2022-8-17

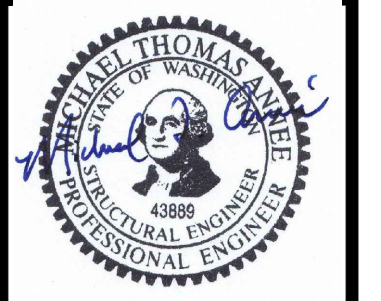
PLOT DATE: 8/31/2022
DRAWN BY: JM
CHECKED BY: BJS

SHEET
S2.1



HANGER SCHEDULE	
MEMBER	HANGER
2x8/2x12	LUS
14" TJI/210	IUS/ITS2.06/14
14" TJI/560	IUS/ITS3.56/14
1-3/4x14 LSL/LVL	HUS1.81/10
3-1/2x14 LSL/PSL	HHUS410
5-1/2x14 PSL	HGUS5.510
11-3/8" TJI/210	IUS/ITS2.06/11.88
1-3/4x11-3/8 LSL/LVL	HUS1.81/10
3-1/2x11-3/8 LSL/PSL	HHUS410

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



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UPPER FLOOR FRAMING

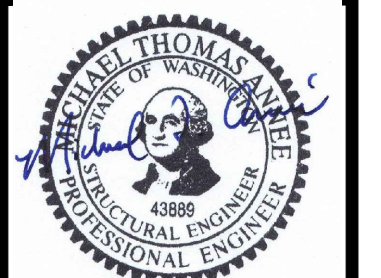
REVISIONS:

1	CORRECTION 1 2022-7-18
2	CORRECTION 2 2022-8-17

PLOT DATE: 8/31/2022
DRAWN BY: JM
CHECKED BY: BJS

SHEET
S2.2

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ROOF FRAMING

REVISIONS:	1	CORRECTION 1 2022-7-18
	2	CORRECTION 2 2022-8-17
PLOT DATE:	8/31/2022	
DRAWN BY:	JM	
CHECKED BY:	BJS	
SHEET	S2.3	

Prefabricated Connector Plate Wood Roof Trusses
 Prefabricated wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the current ANSI/TPI.1. The trusses shall be designed to support their own weight plus superimposed dead, live, uplift and lateral loads including, but not limited to the loads below:

- top chord snow load 25 psf unless otherwise noted in the load criteria
 - top chord dead load 10 psf
 - bottom chord dead load 10 psf
 - bottom chord live load 10 psf (uninhabitable attics w/o storage)
 - bottom chord live load 20 psf (uninhabitable attics w/light storage or uninhabitable attics w/o storage, but containing areas where the clear distance between the top and bottom chords is greater than or equal to 42" for a horizontal distance of 24" involving (2) or more trusses)
- The bottom chord live load does not act concurrently with the roof live or snow load.

See Architectural and mechanical drawings for sprinkler and mechanical equipment loading and for wind uplift (top chord) per ASCE 7-10, use components and cladding loads, see loading criteria.

All top and bottom chord splices shall be connected with approved metal press plates and tension tested to a minimum of 1.2 times the allowable tension parallel to the grain per NDS specifications. Dead load combined with live load deflections shall be limited to span/240 (span/120 at cantilevered members). Live load deflections of members shall be limited to span/360 (span/180 at cantilevered members). Truss load duration factor shall be per the current edition of the NDS.

The truss manufacturer shall be responsible for the complete design, fabrication and erection procedures for all trusses, blocking, incidental framing, framing for openings, temporary and permanent member lateral restraint and bracing, bridging, connections, holdown anchors, and all other items required for a complete and safe installation of the truss system. Truss Configurations are shown on the Architectural or structural drawings. The truss manufacturer shall have at least 3 years experience in the fabrication of prefabricated wood trusses.

Design of trusses shall consider deflection of trusses relative to adjacent parallel supports and include design of bridging, bracing, additional trusses or other means necessary to alleviate problems resulting from differential deflections.

Contractor shall submit design calculations and truss design drawings (sealed by a licensed Engineer in the governing jurisdiction) and a truss placement diaphragm in accordance with the Deferred Submittal Section to the Architect and Structural Engineer of Record. Design calculations and truss design drawings shall be approved by the Architect and the building official prior to manufacturing the trusses. The truss placement diagram shall identify the proposed location for each individually designated truss and reference the corresponding truss design drawing. The diagram shall be provided as part of the truss submittal package and included with the shipment of trusses delivered to the job site. The location, direction and span of the trusses shall match the permit documents or a separate Substitution request shall be made to the Architect/SER prior to the issuance of the Deferred Submittal.

Truss design drawings are the written, graphic and pictorial depiction of each individual truss. Truss design drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the following:

- A. Truss profiles showing slope or depth, span and spacing;
- B. Location of joints;
- C. Required bearing widths;
- D. Design loads as applicable;
- E. Top chord live load, (including snow loads);
- F. Top chord dead load;
- G. Bottom chord live load;
- H. Bottom chord dead load;
- I. Concentrated loads and their points of application as applicable;
- J. Controlling wind and earthquake loads as applicable;
- K. Adjustments to lumber and metal connector plate design value for conditions if used;
- L. Each reaction force and direction;
- M. Metal connector plate type, size, thickness or gage, and the dimensioned location of each metal connector plate except where symmetrically located relative to the joint interface. Provide the ICC report for plates used;
- N. Lumber size, species and grade for each member;
- O. Connection details for all truss to truss (including any combination of truss, girder truss, hip truss and hip girders); truss ply to ply; truss to column/beam, and field assembly of a truss when the truss shown on the individual truss design drawing is supplied in separate pieces that will be field connected.
- P. Calculated deflection ratio and maximum vertical and horizontal deflection for live and total load as applicable;
- Q. Maximum axial tension and compression forces in the truss members; and
- R. Required permanent individual truss member lateral restraint and bracing per 2006 IBC section 2303.4.1.2, unless a specific truss member permanent bracing plan and details for the roof or floor structural system are provided by a registered design professional.

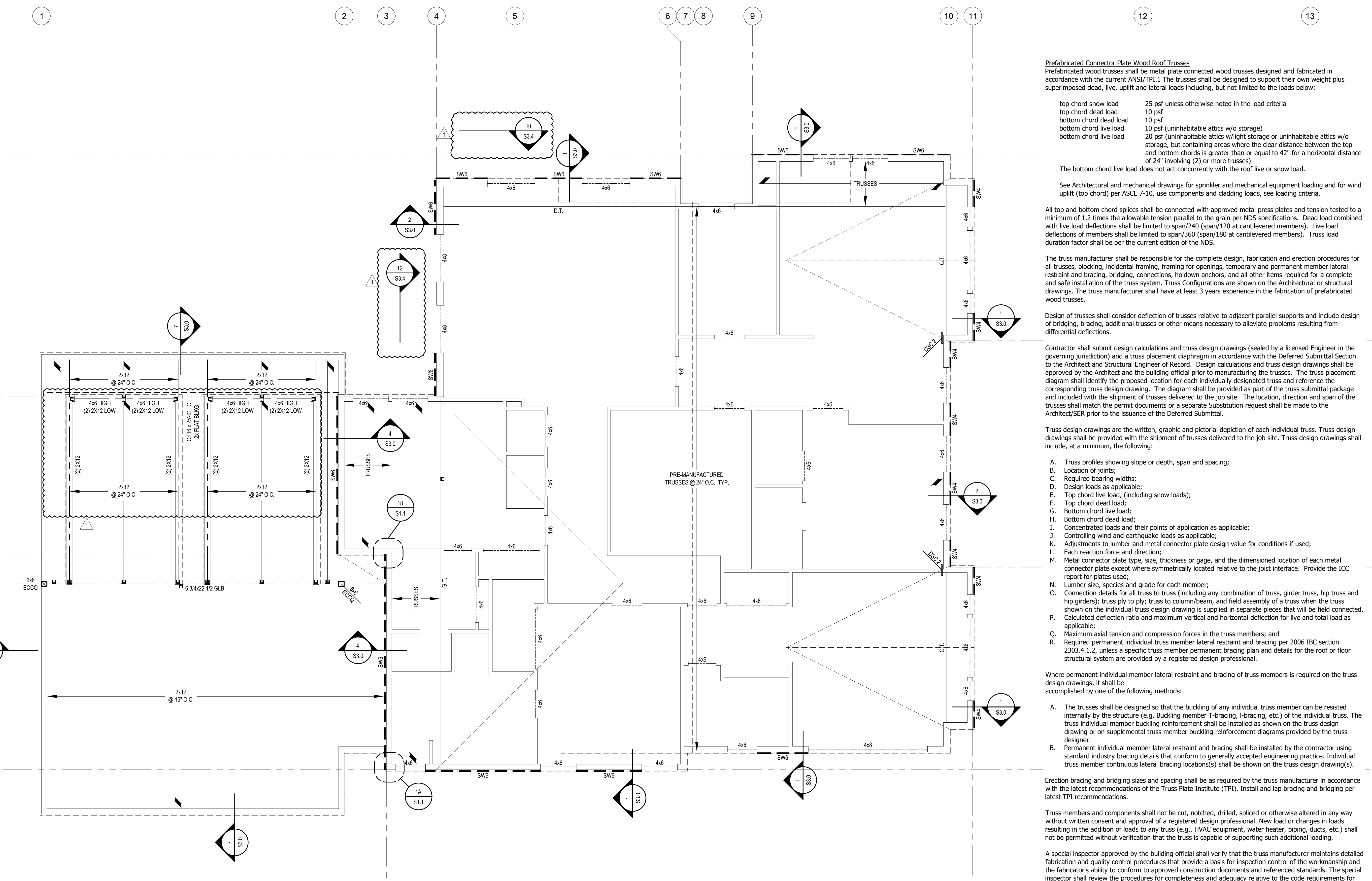
Where permanent individual member lateral restraint and bracing of truss members is required on the truss design drawings, it shall be accomplished by one of the following methods:

- A. The trusses shall be designed so that the buckling of any individual truss member can be resisted internally by the structure (e.g. Buckling member T-bracing, I-bracing, etc.) of the individual truss. The truss individual member buckling reinforcement shall be installed as shown on the truss design drawing or on supplemental truss member buckling reinforcement diagrams provided by the truss designer.
- B. Permanent individual member lateral restraint and bracing shall be installed by the contractor using standard industry bracing details that conform to generally accepted engineering practice. Individual truss member continuous lateral bracing location(s) shall be shown on the truss design drawing(s).

Erection bracing and bridging sizes and spacing shall be as required by the truss manufacturer in accordance with the latest recommendations of the Truss Plate Institute (TPI). Install and lap bracing and bridging per latest TPI recommendations.

Truss members and components shall not be cut, notched, drilled, spliced or otherwise altered in any way without written consent and approval of a registered design professional. New load or changes in loads resulting in the addition of loads to any truss (e.g., HVAC equipment, water heater, piping, ducts, etc.) shall not be permitted without verification that the truss is capable of supporting such additional loading.

A special inspector approved by the building official shall verify that the truss manufacturer maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved construction documents and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work. Each wood truss member shall carry a grading stamp.



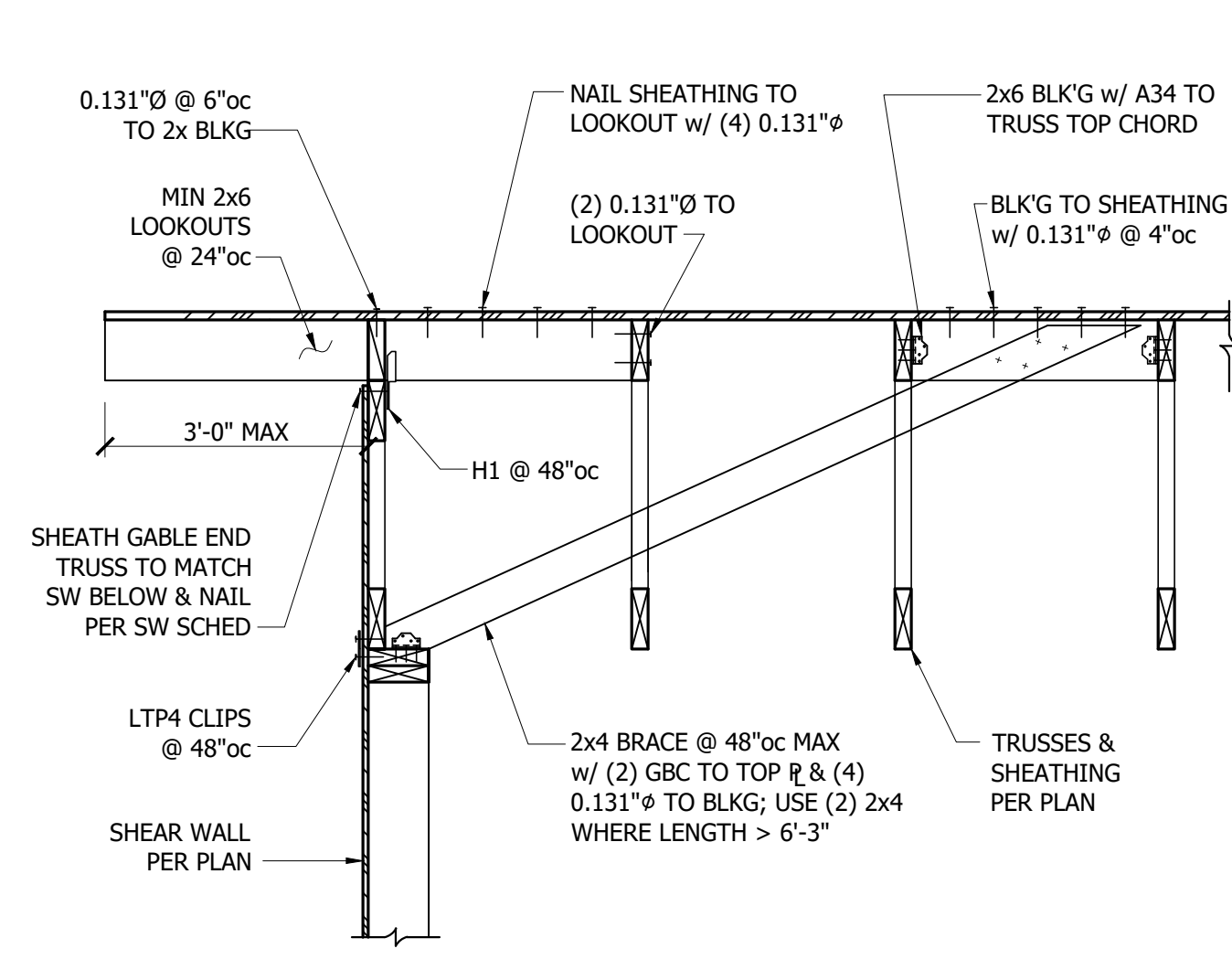
ROOF FRAMING NOTES:

1. ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16). NAIL @ ALL FRAMED PANEL EDGES AND OVER ALL SHEAR WALLS w/0.131" @ 6" oc AND 12" oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
2. TYPICAL ROOF FRAMING SHALL BE PRE-MANUFACTURED MENDING PLATE TRUSSES @ 24" oc UNO.
3. DT - INDICATES DRAG TRUSS. TRUSS SHALL BE ENGINEERED TO TRANSFER LATERAL FORCE NOTED ON PLANS FROM ENTIRE LENGTH OF TOP CHORD TO SHEAR WALL ALIGNED AT BOTTOM CHORD. NAIL SHEATHING OVER ENTIRE LENGTH w/0.131" @ NAILS @ 6" oc.
4. GT - INDICATED GIRDER TRUSS PER MANUFACTURER.
5. CONTRACTOR TO SUBMIT COPY OF FINAL TRUSS DESIGN SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

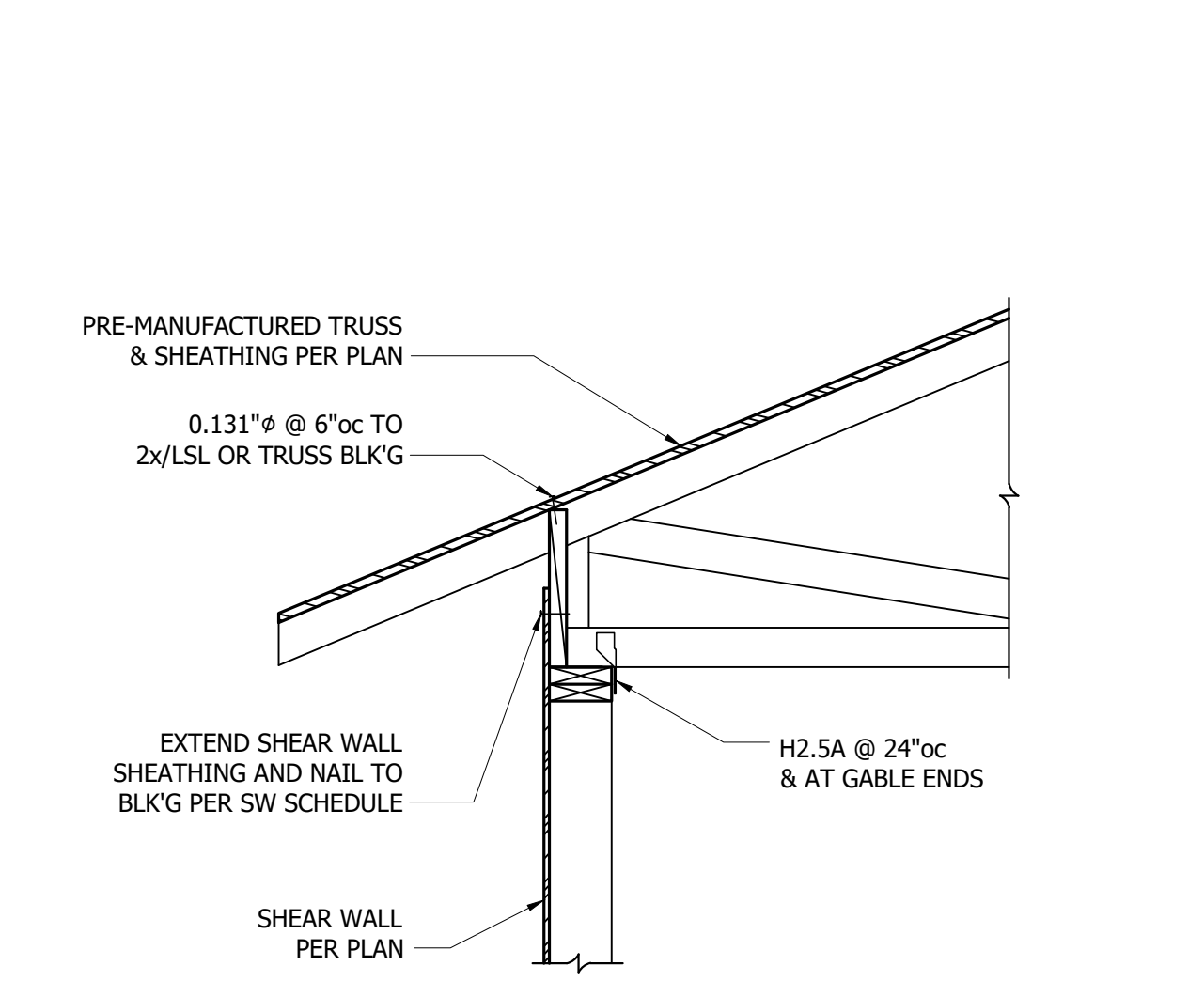
HANGER SCHEDULE	
MEMBER	HANGER
2x8/2x12	LUS
14" TJI/210	IUS/ITS2.06/14
14" TJI/560	IUS/ITS3.56/14
1-3/4x14 LSL/LVL	HUS1.81/10
3-3/4x14 LSL/PSL	HHUS410
5-3/4x14 PSL	HGUS5.510
11-7/8" TJI/210	IUS/ITS2.06/11.88
1-3/4x11-3/8 LSL/LVL	HUS1.81/10
3-3/4x11-3/8 LSL/PSL	HHUS410

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

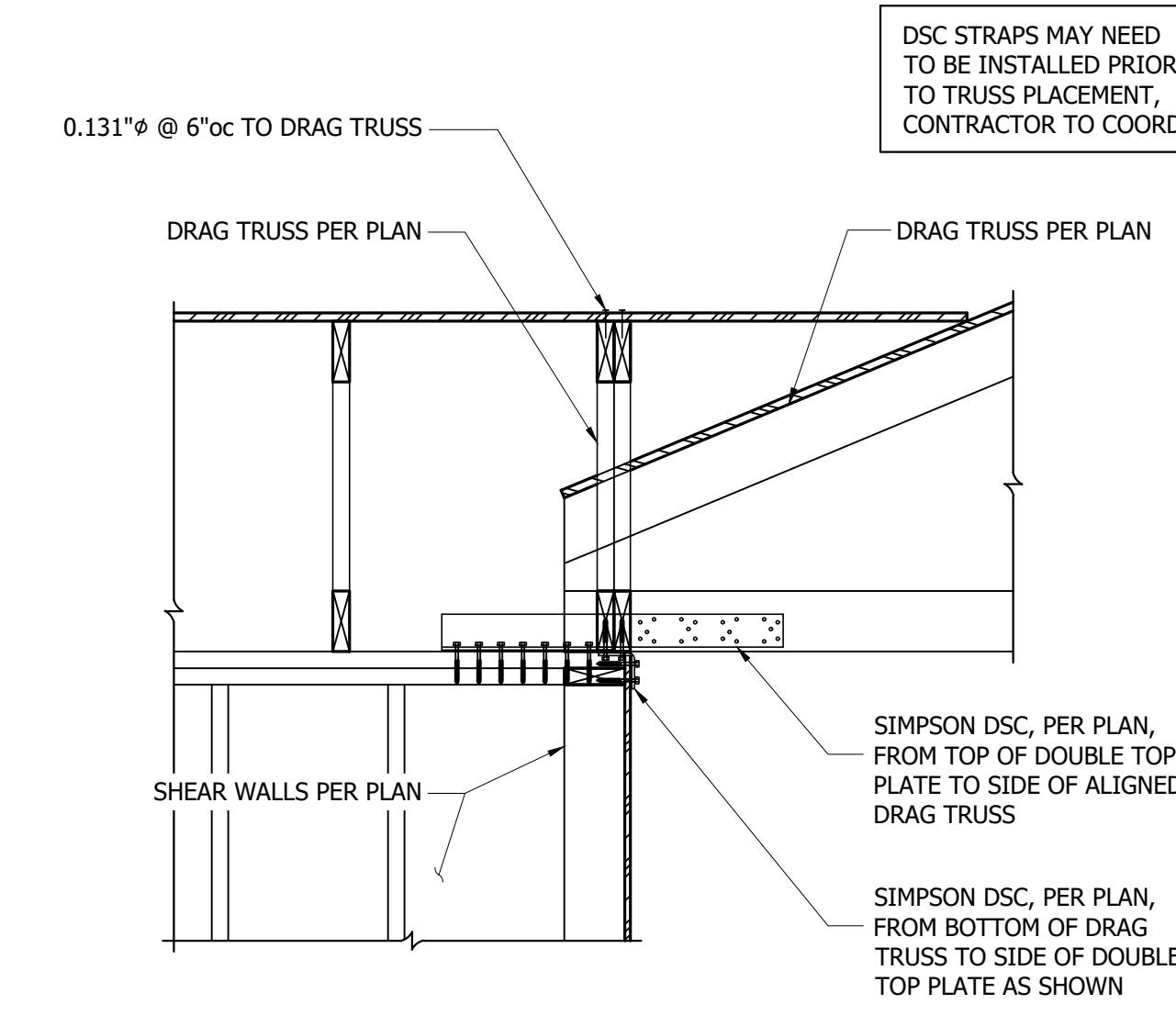
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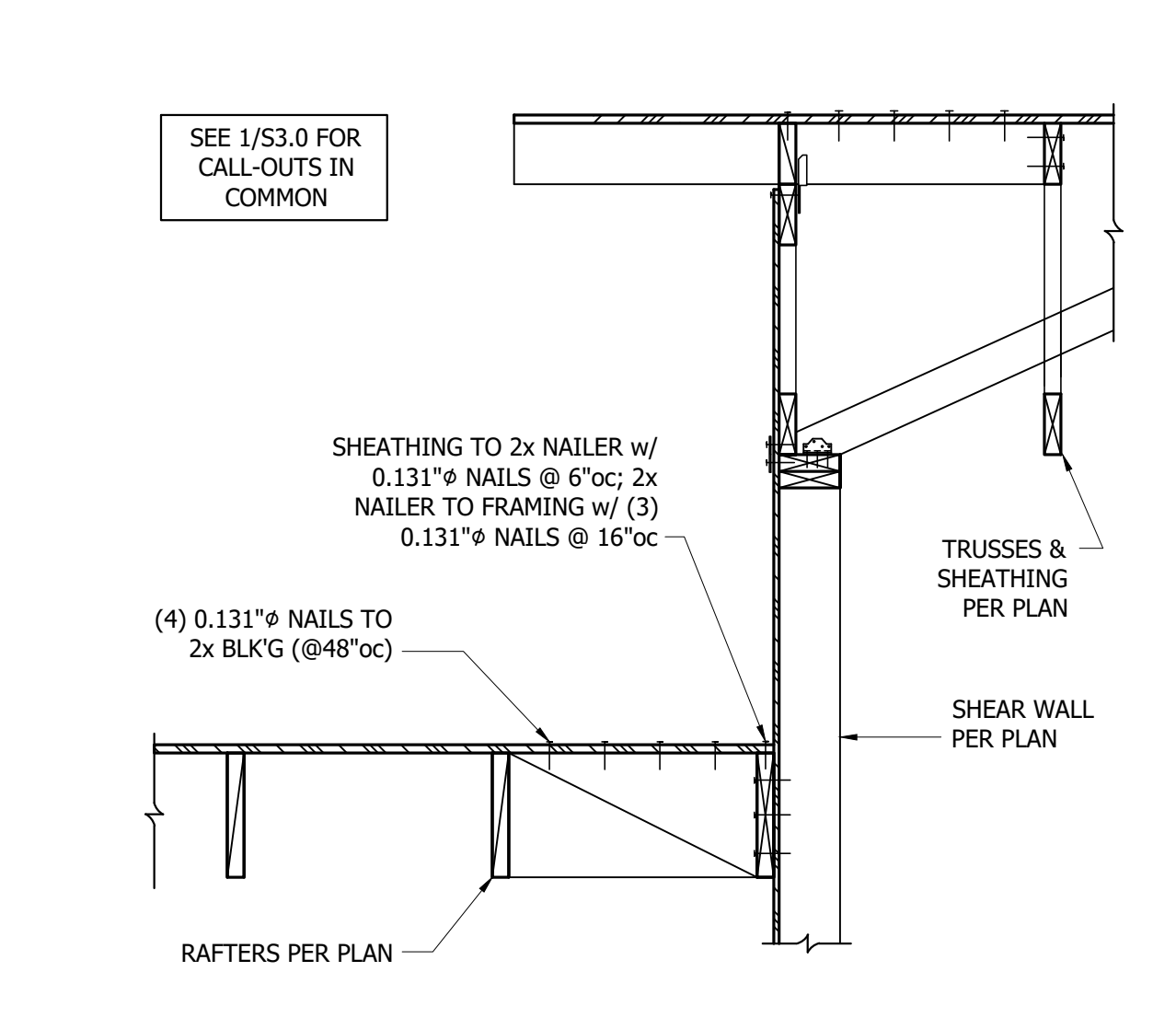
1 Trusses Parallel to Exterior Wall
3/4" = 1'-0"



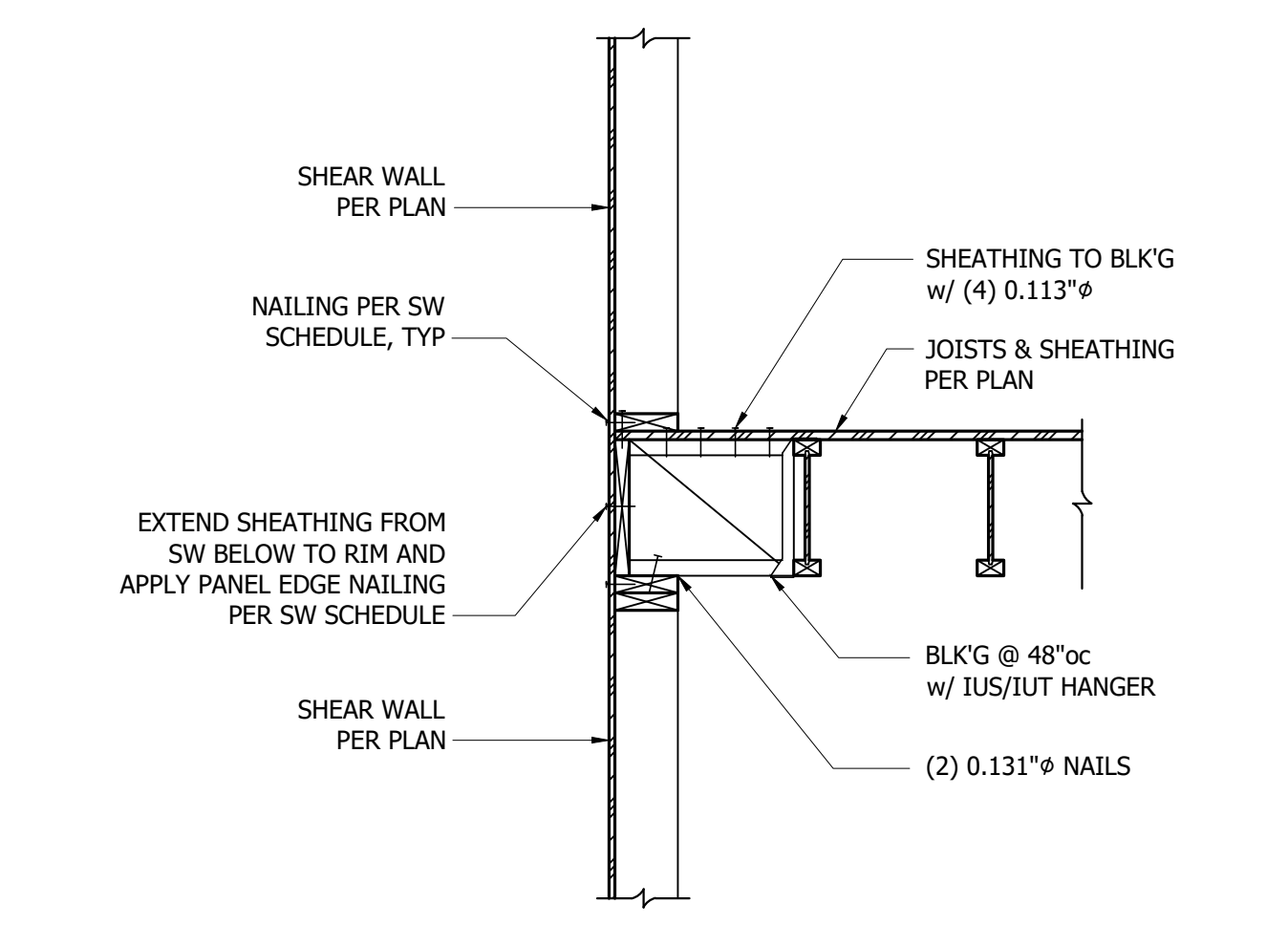
2 Trusses Perpendicular to Exterior Wall
3/4" = 1'-0"



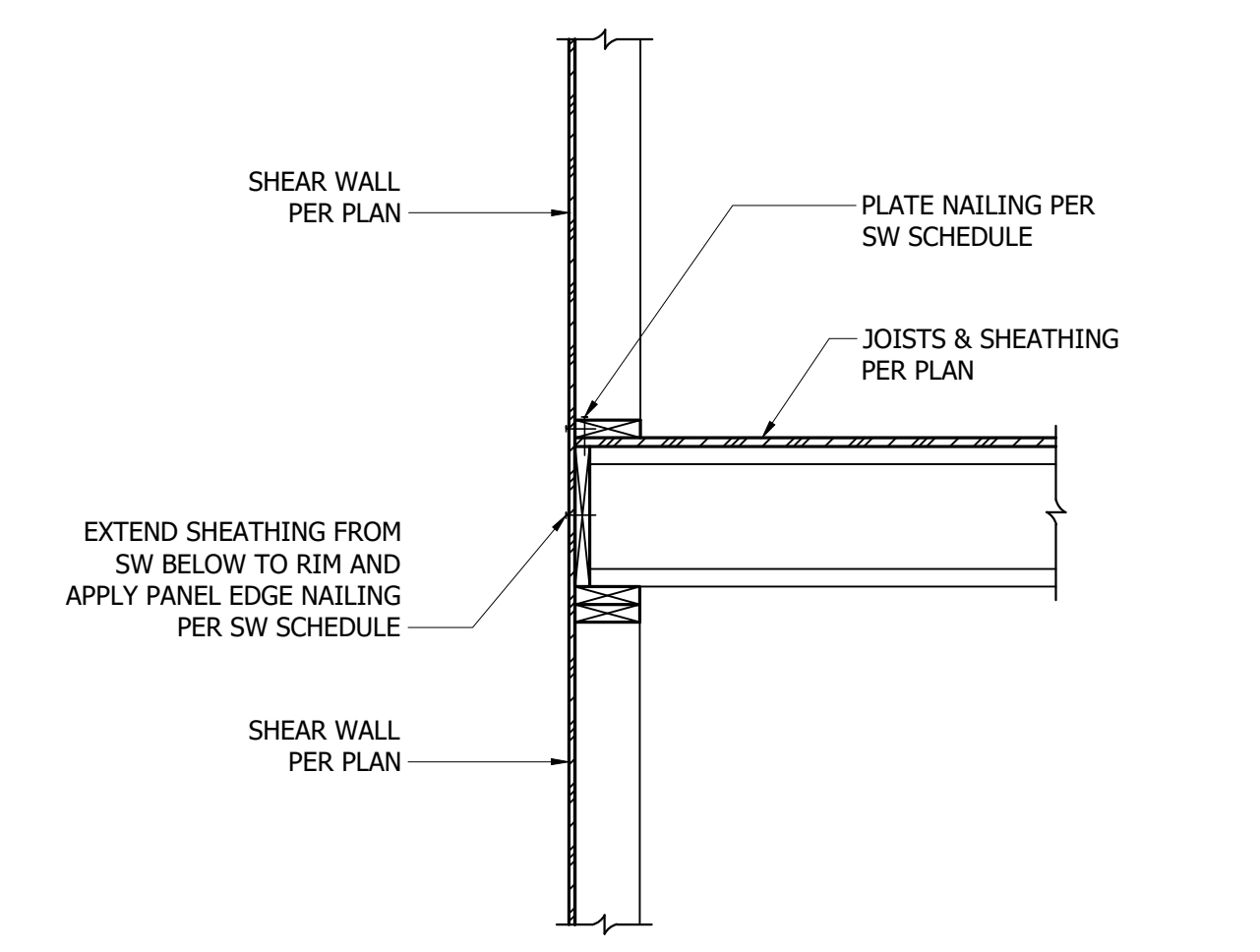
3 Drag Struts to Shear Walls
3/4" = 1'-0"



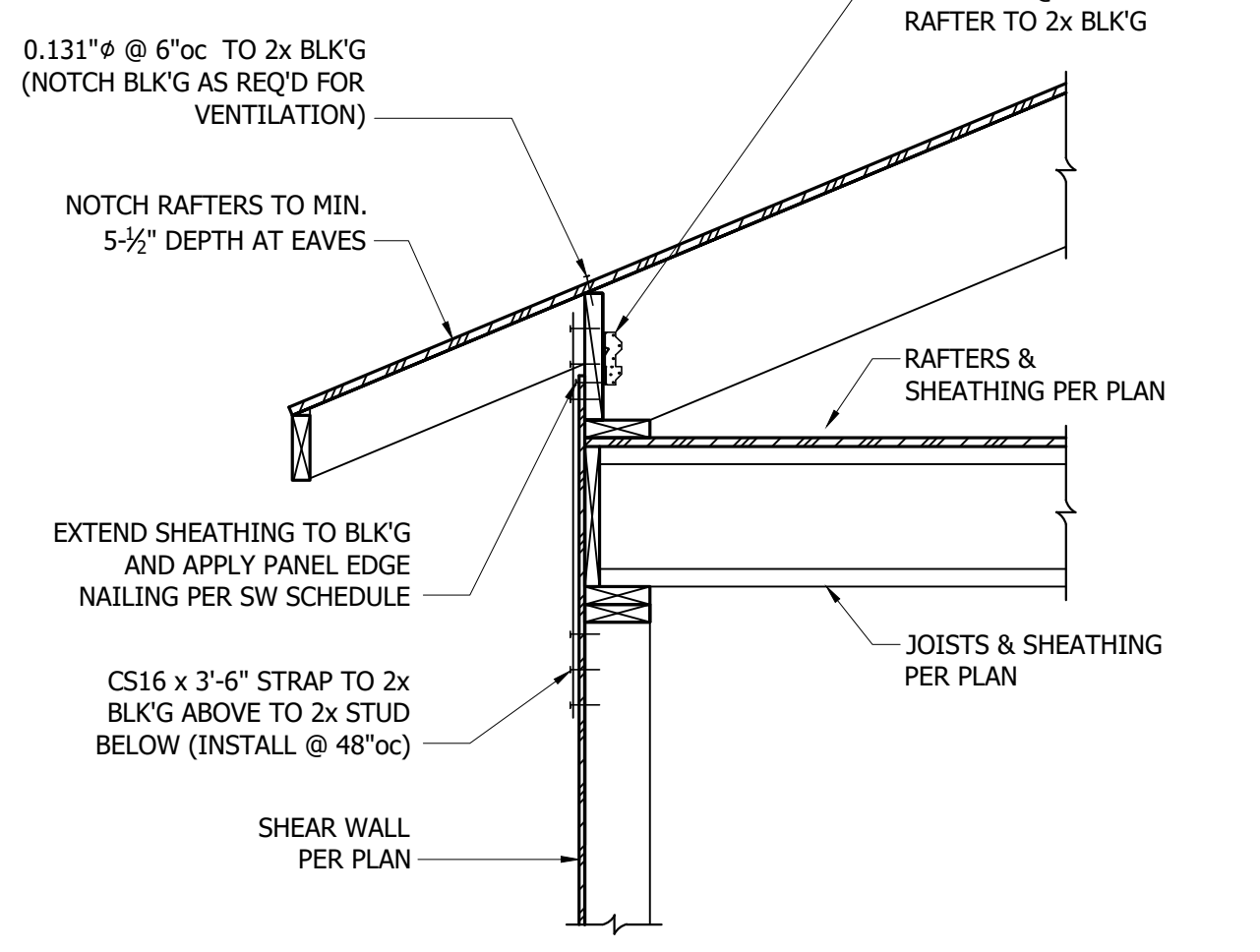
4 Trusses Parallel to Exterior Wall
3/4" = 1'-0"



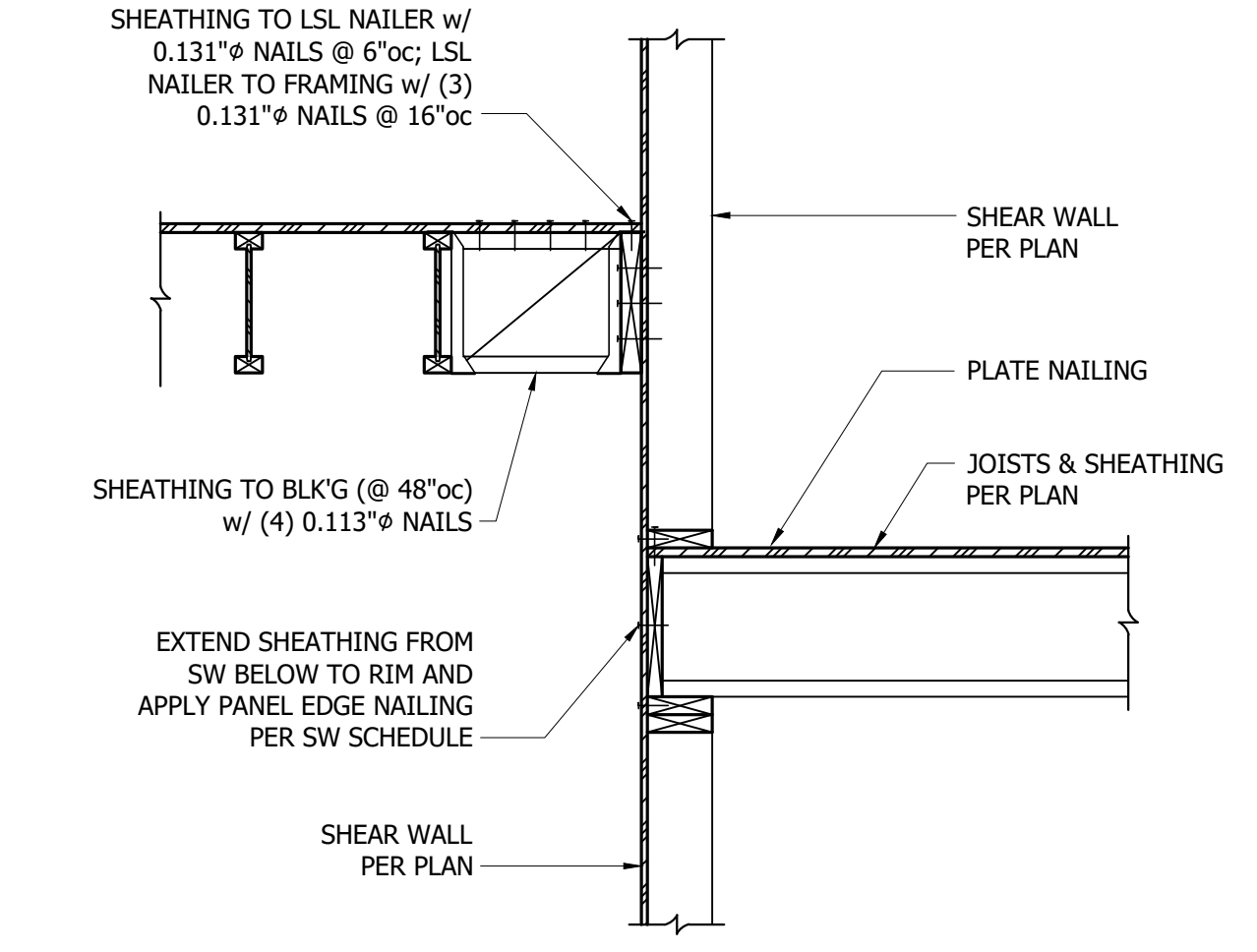
5 TJI Joists Parallel to Exterior Wall
3/4" = 1'-0"



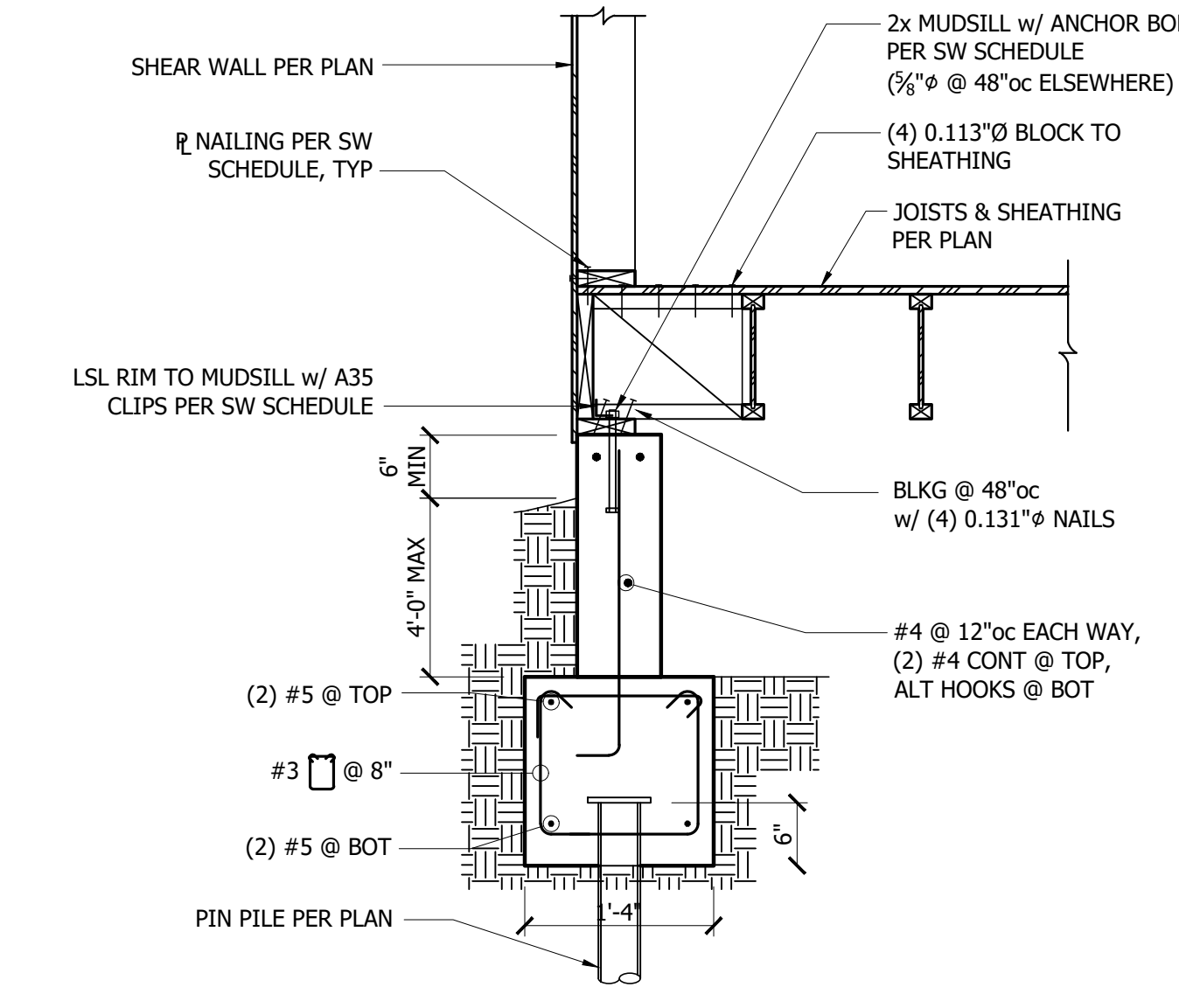
6 TJI Joists Perpendicular to Exterior Wall
3/4" = 1'-0"



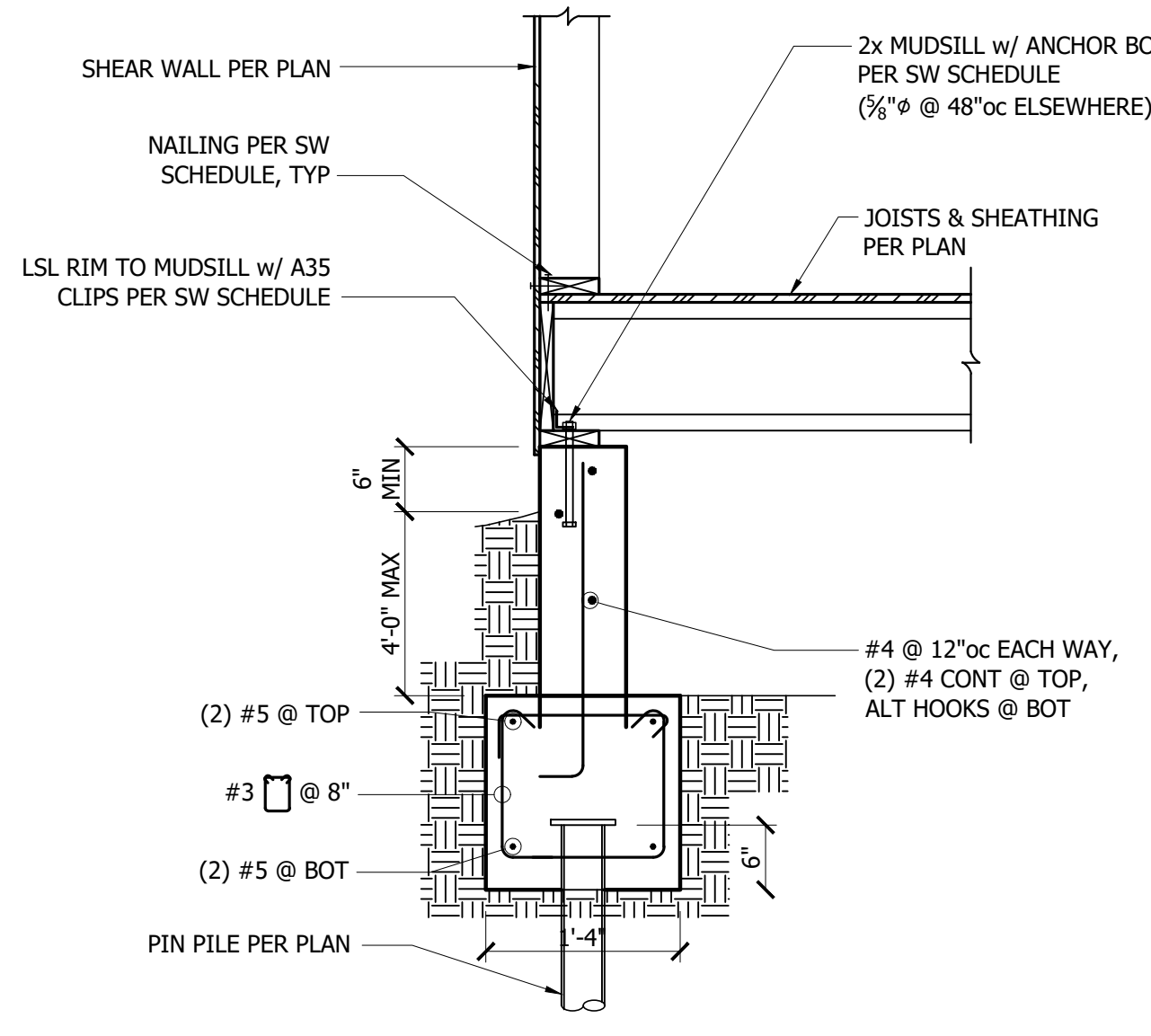
7 Low Roof over Floor Framing
3/4" = 1'-0"



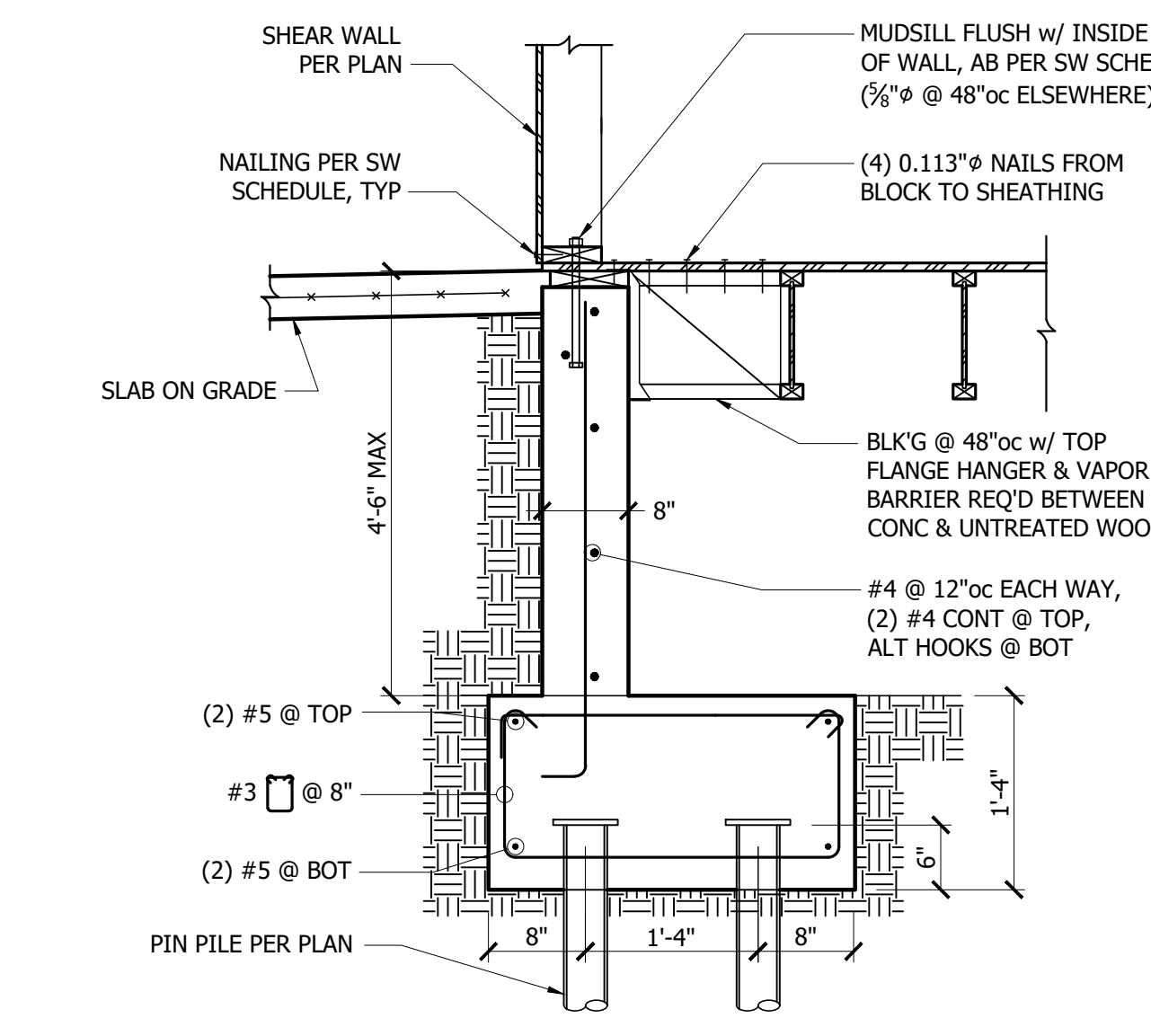
8 Change in Elevation/Direction of Floor Joist
3/4" = 1'-0"



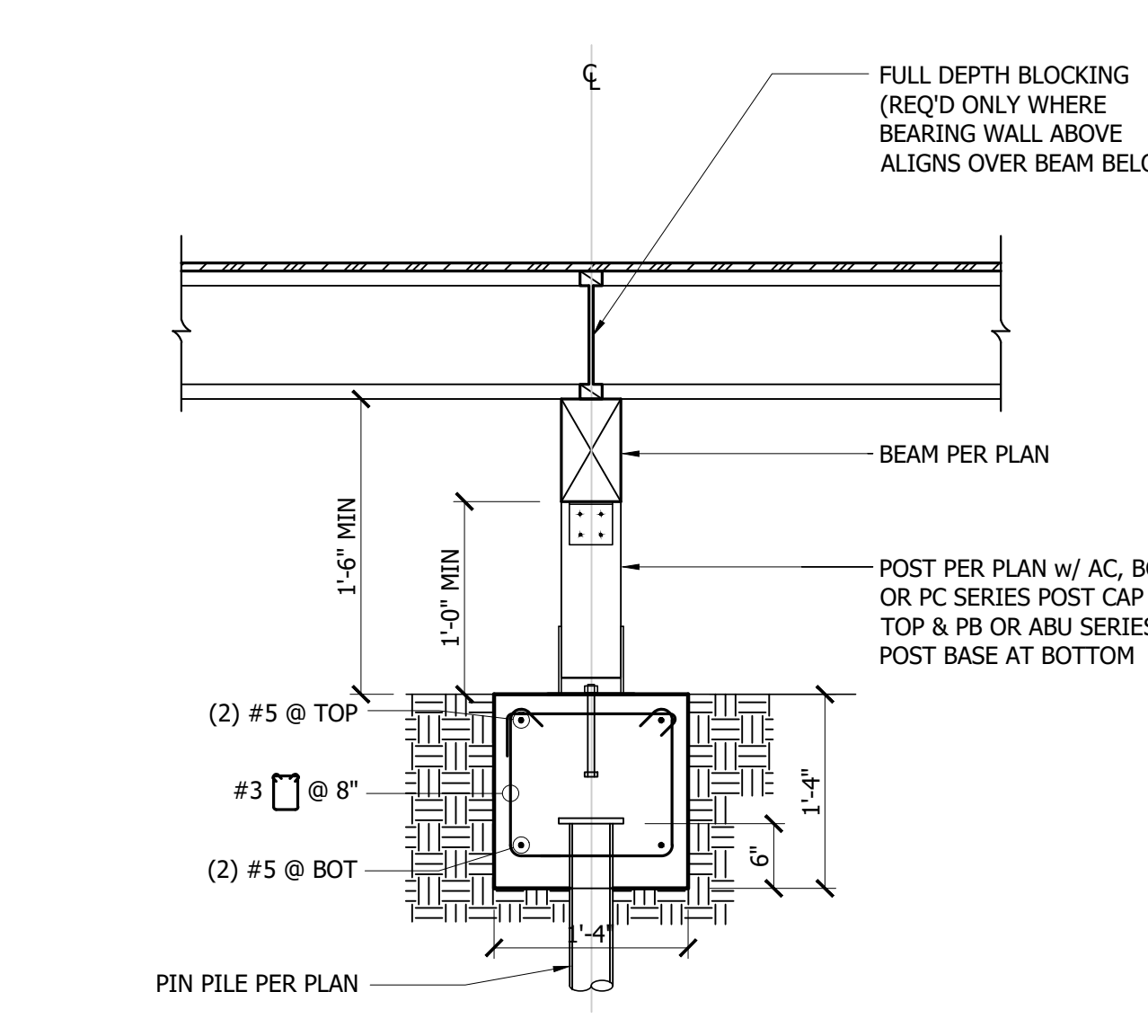
9 Grade Beam Foundation, Parallel to TJI Joists
3/4" = 1'-0"



10 Grade Beam Foundation, Perp. to TJI Joists
3/4" = 1'-0"

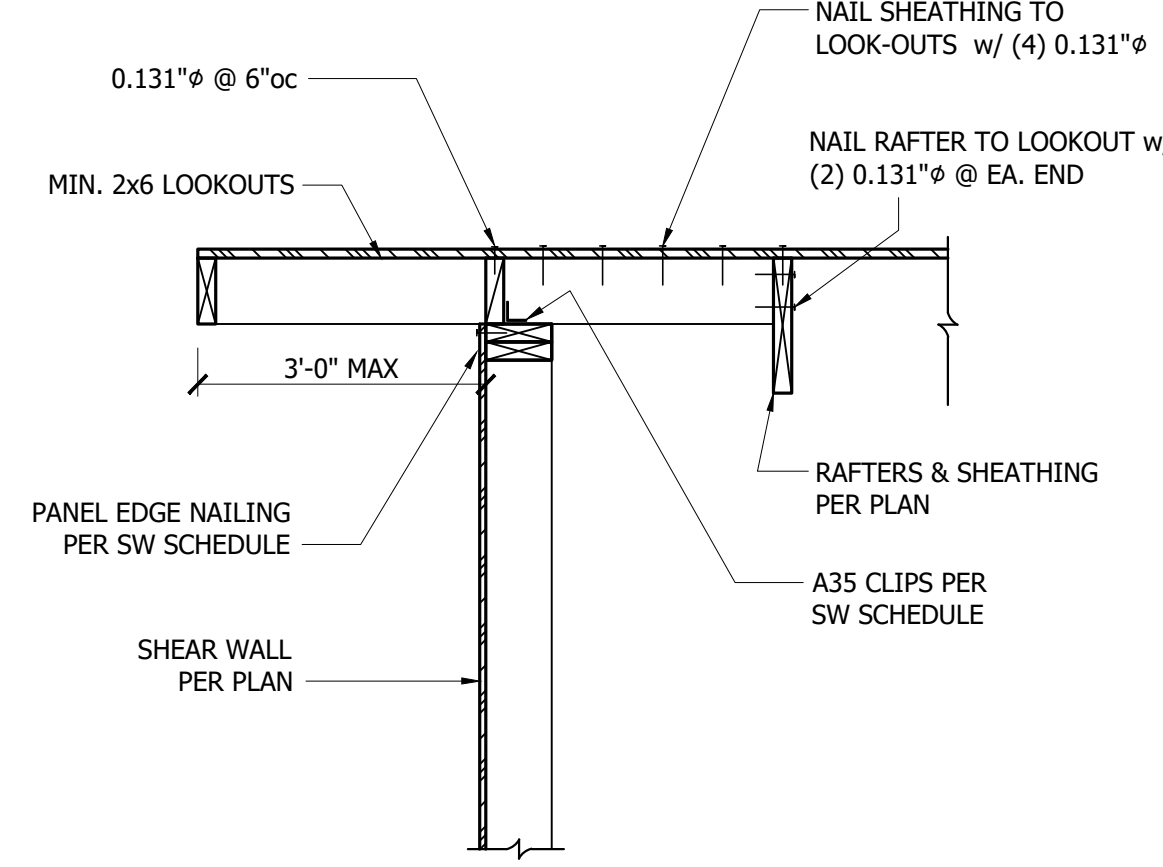


11 Grade Beam at Flush Foundation Wall
3/4" = 1'-0"

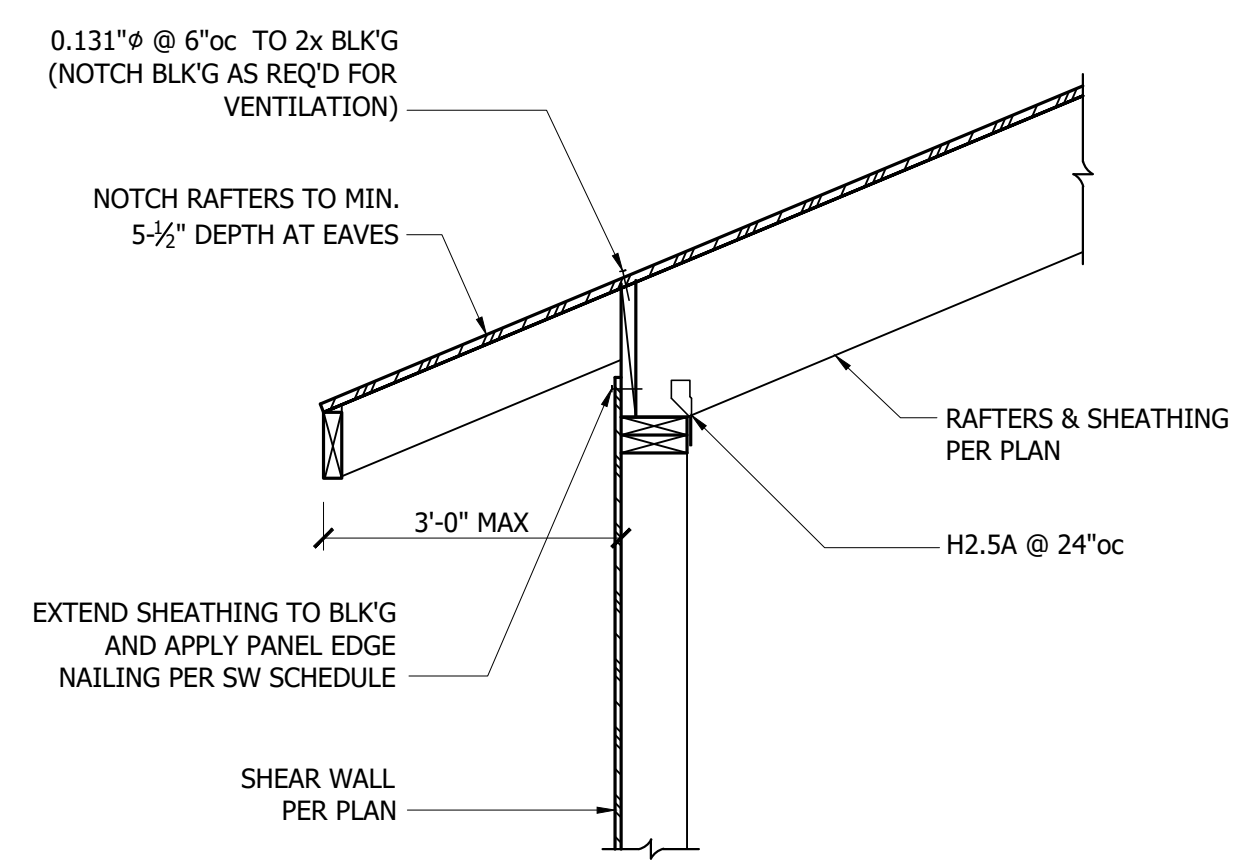


12 Crawlspace Post & Footing at Grade Beam
3/4" = 1'-0"

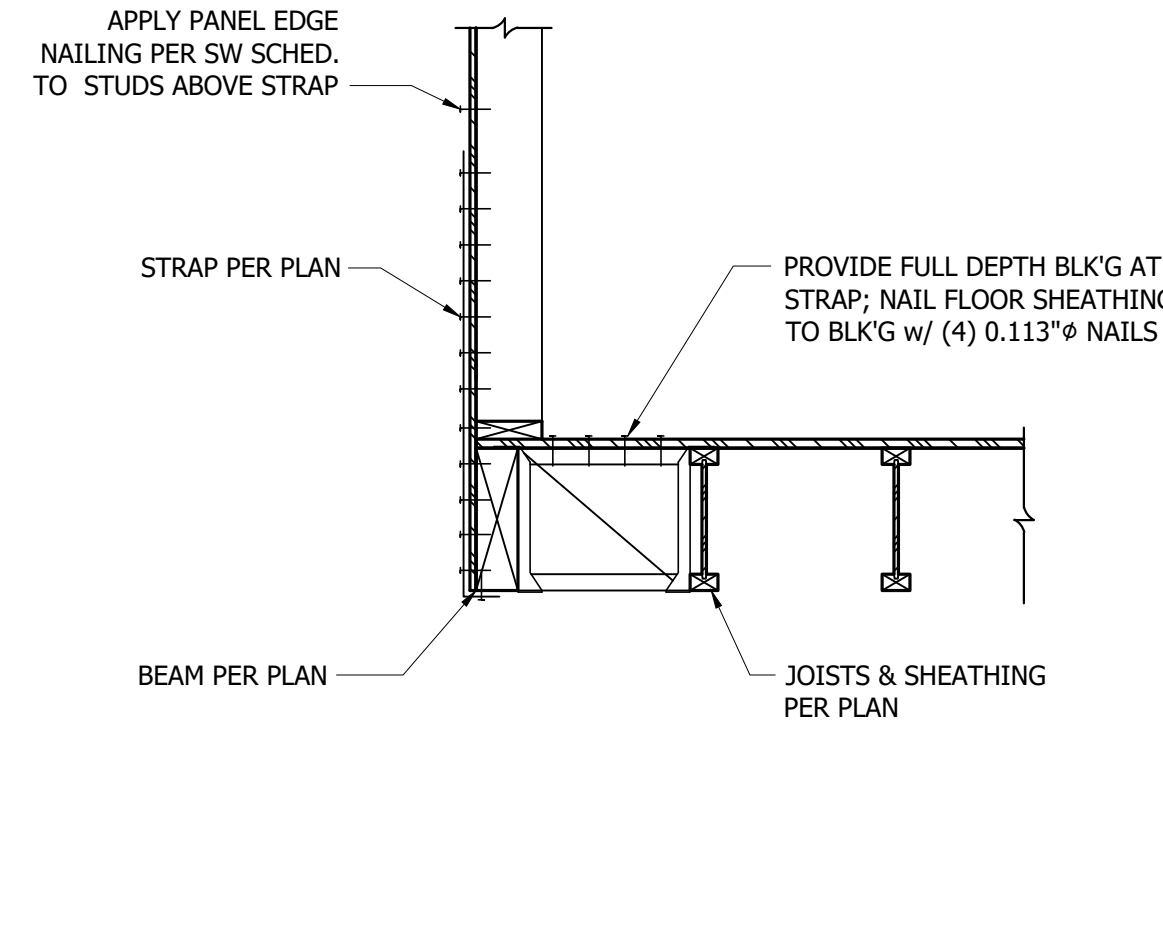
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 2 SET



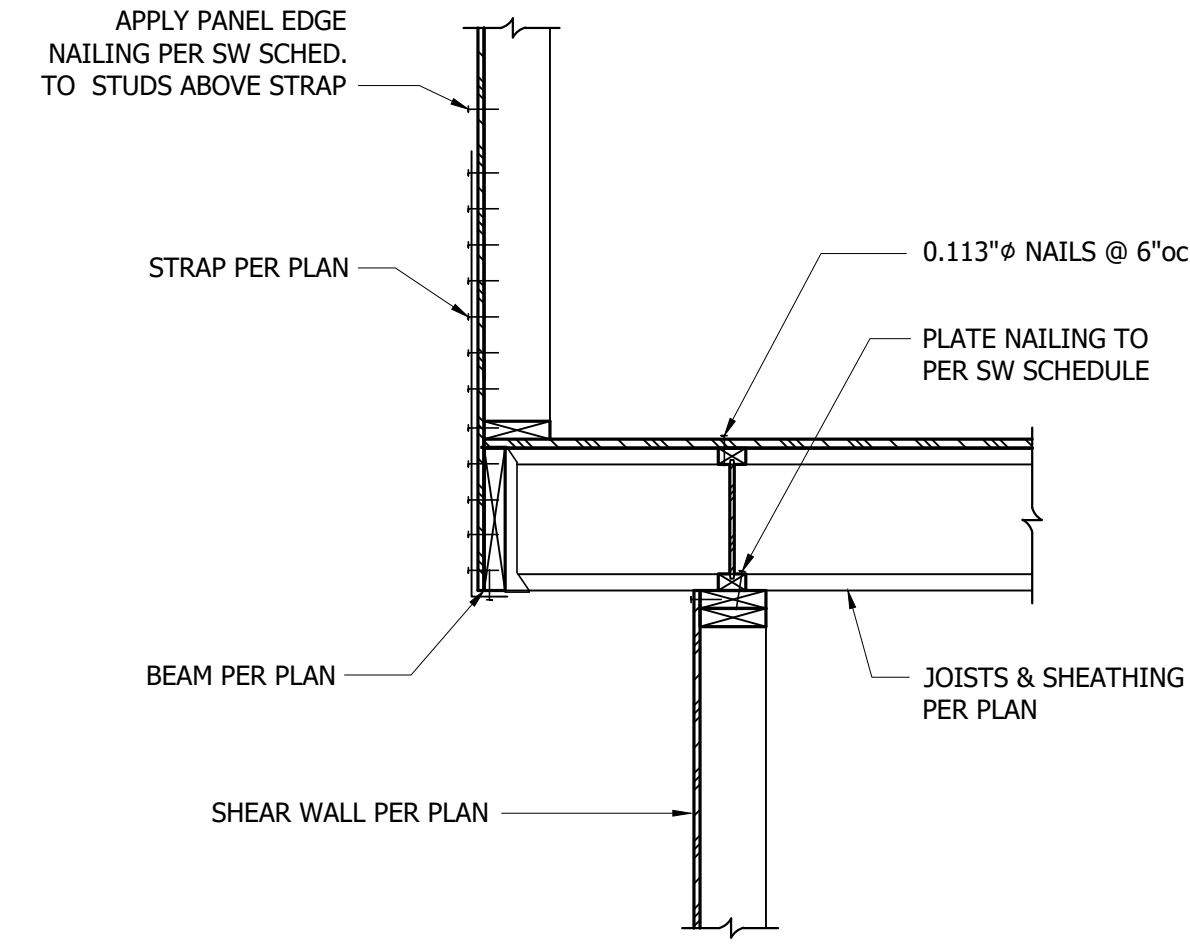
1 2x Rafter Parallel to Exterior Wall
3/4" = 1'-0"



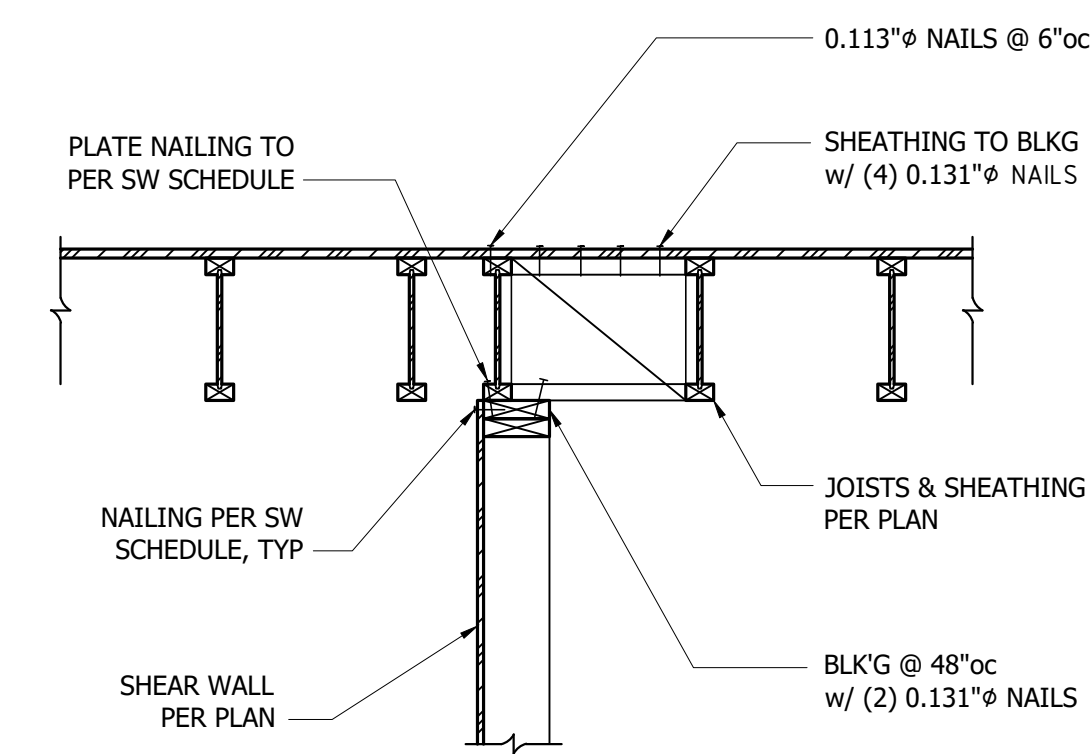
2 2x Rafters Perp. to Exterior Wall
3/4" = 1'-0"



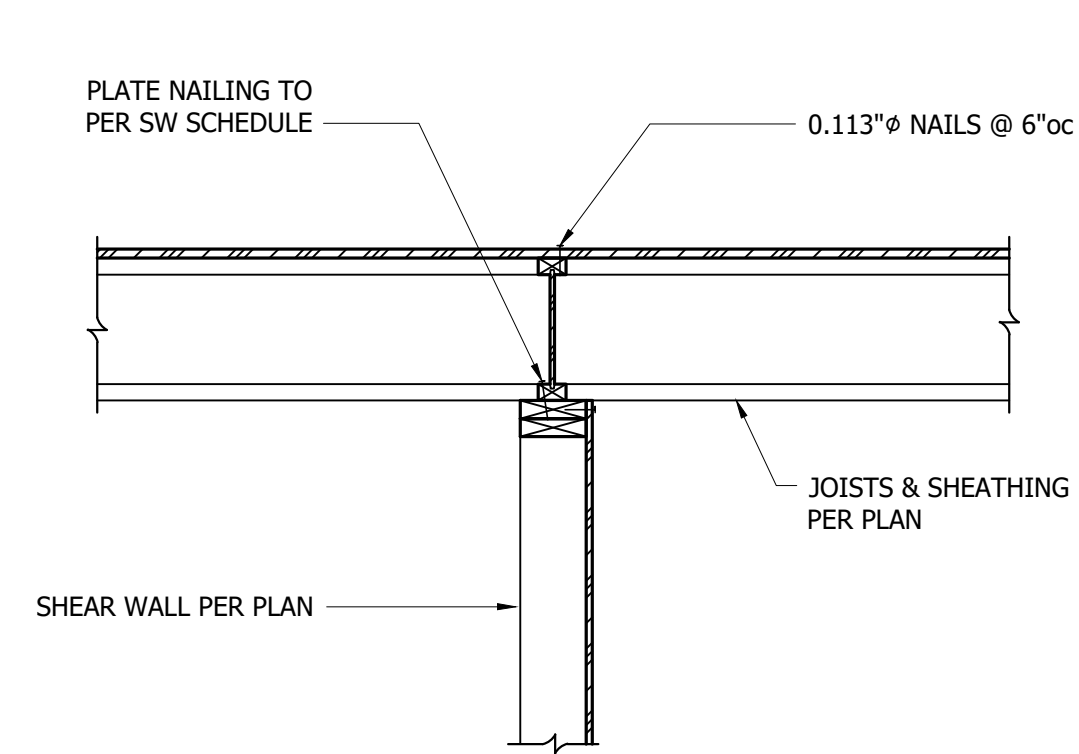
3 Strap to Beam Below
3/4" = 1'-0"



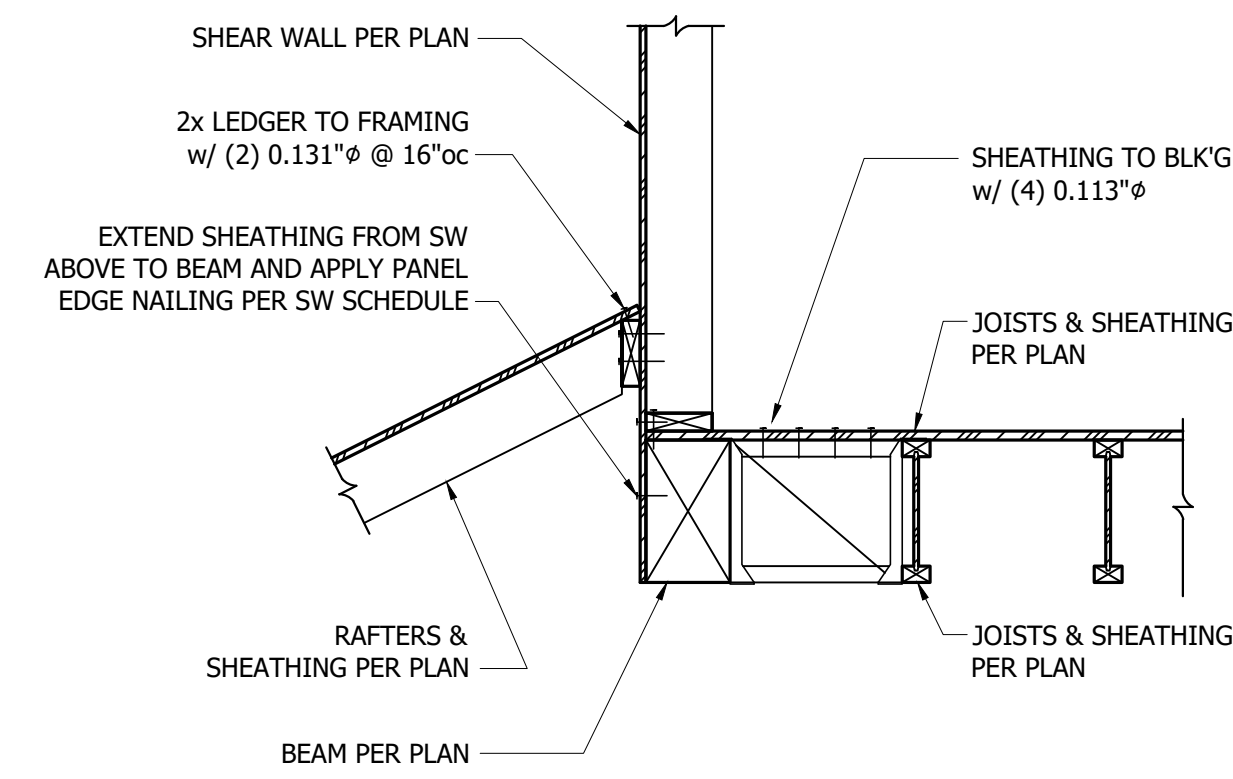
4 Strap to Beam Below
3/4" = 1'-0"



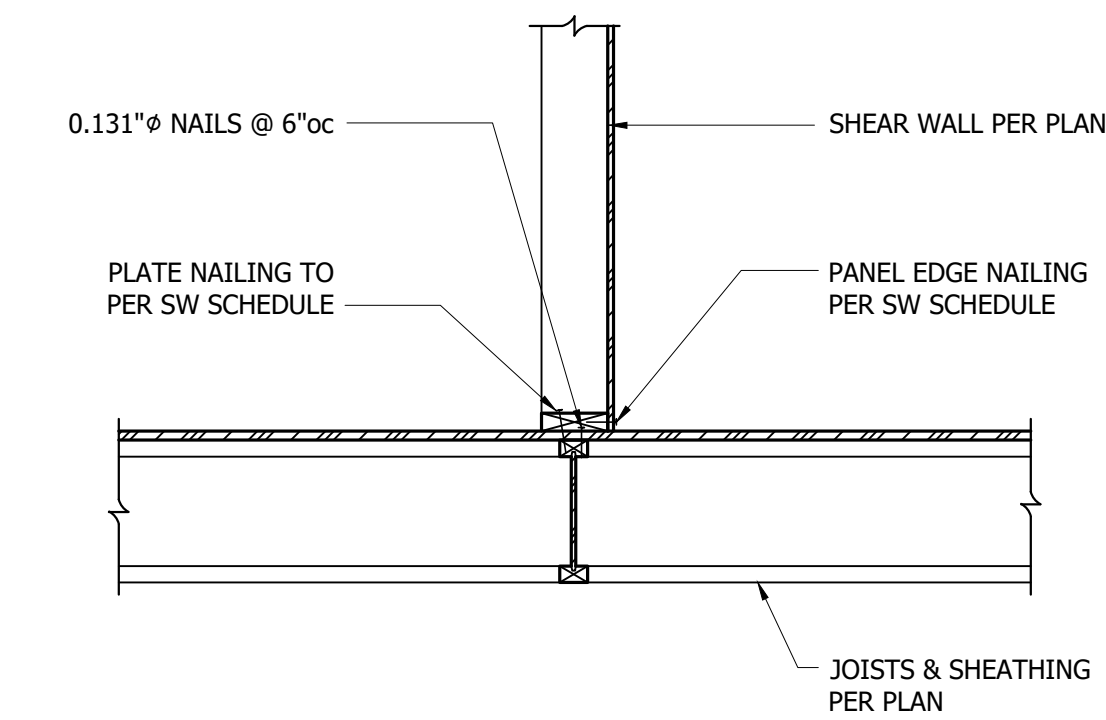
5 TJI Joists Parallel to Interior Shear Wall
3/4" = 1'-0"



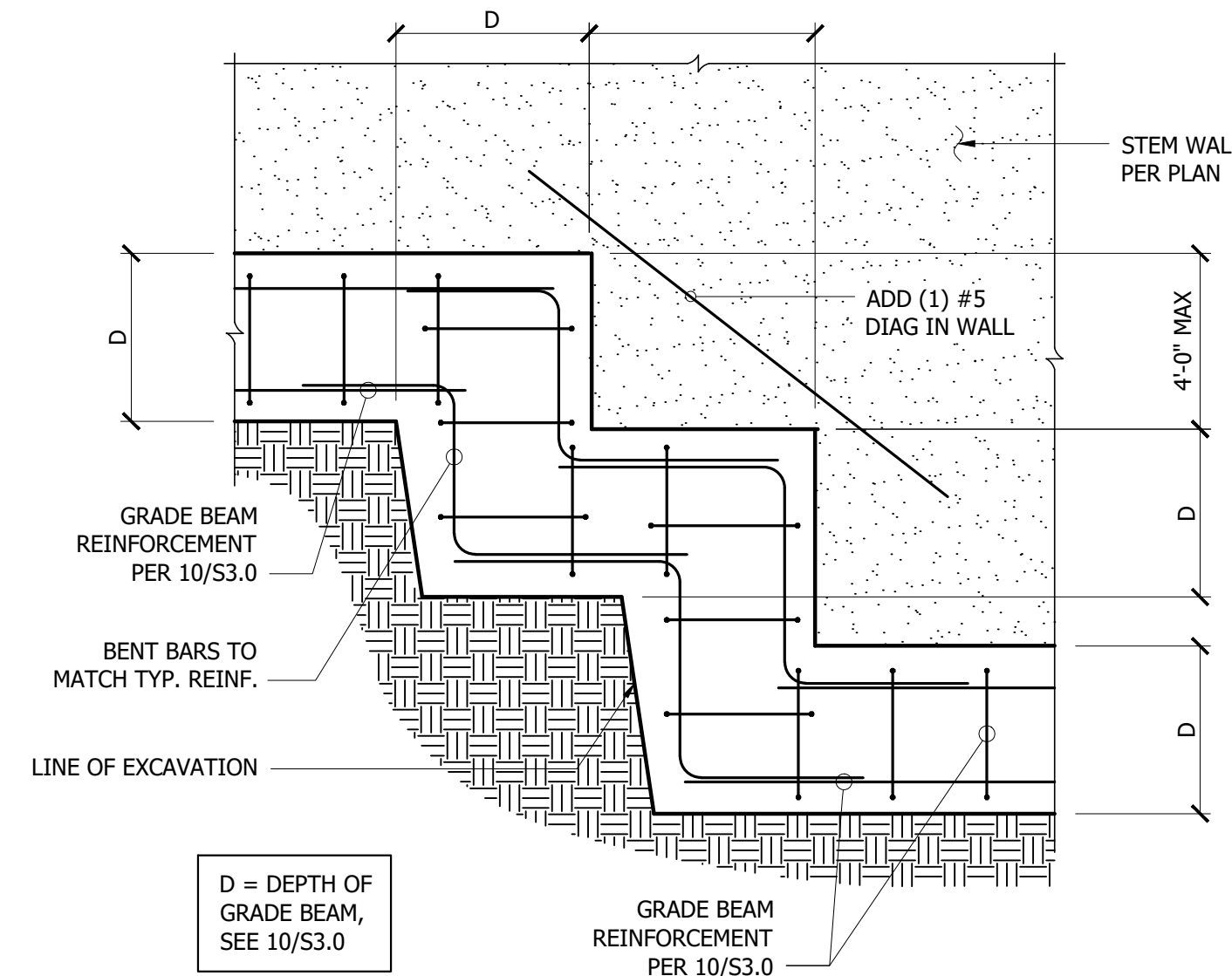
6 TJI Joists Perp. to Interior Shear Wall
3/4" = 1'-0"



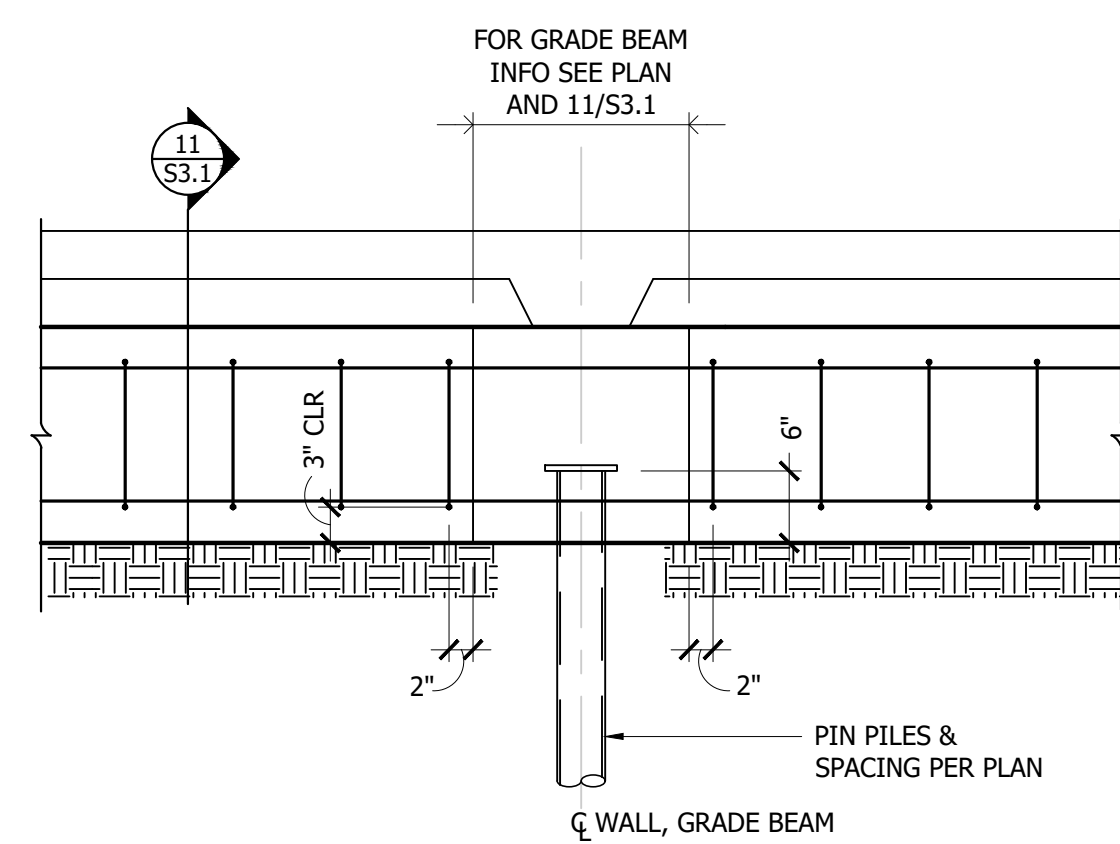
7 Offset Shear Walls at Floor Framing
3/4" = 1'-0"



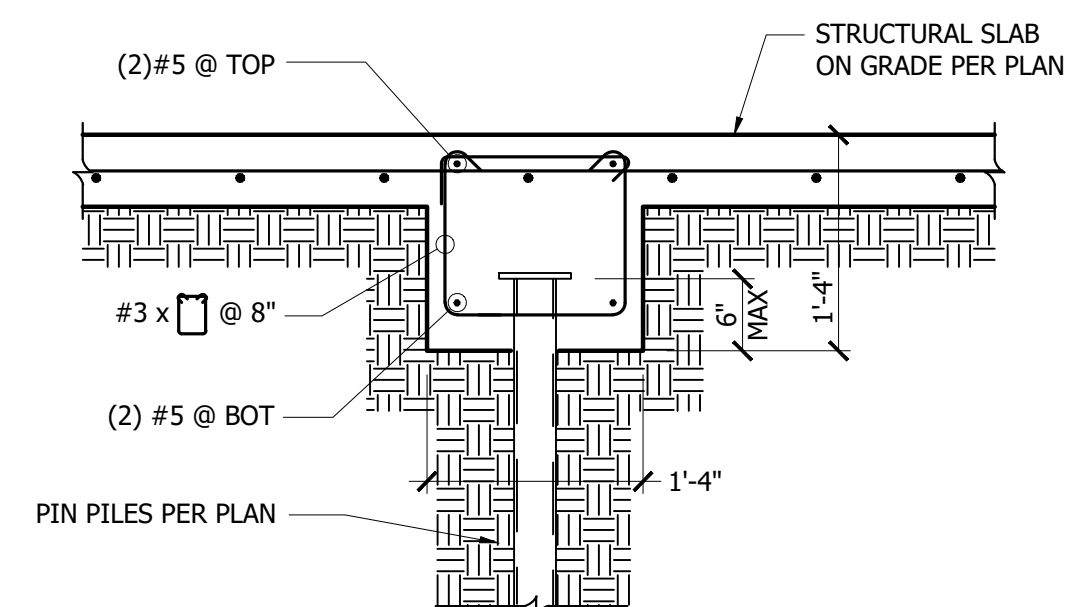
8 SW Supported by Perp. Joists
3/4" = 1'-0"



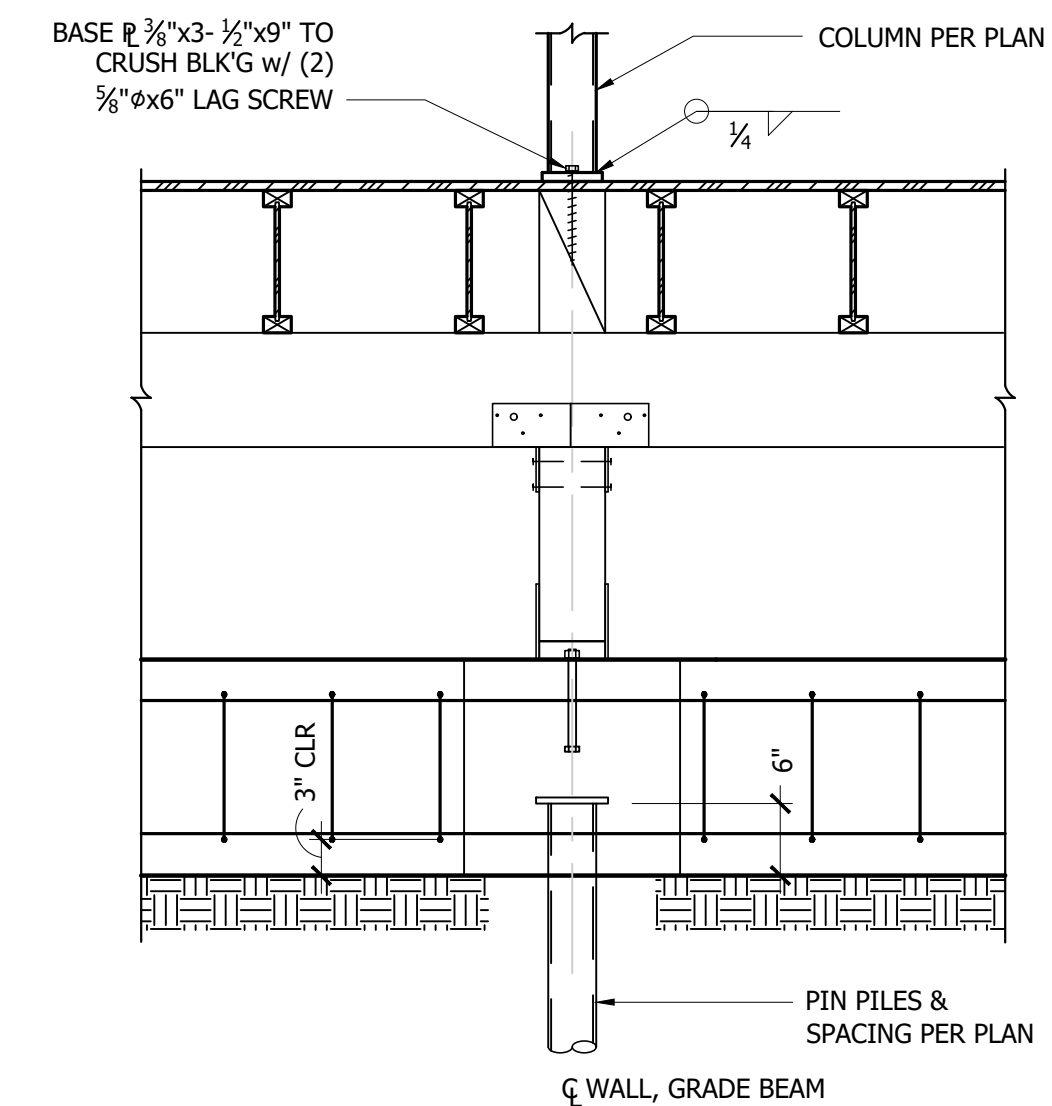
9 Stepped Grade Beam, Typ.
3/4" = 1'-0"



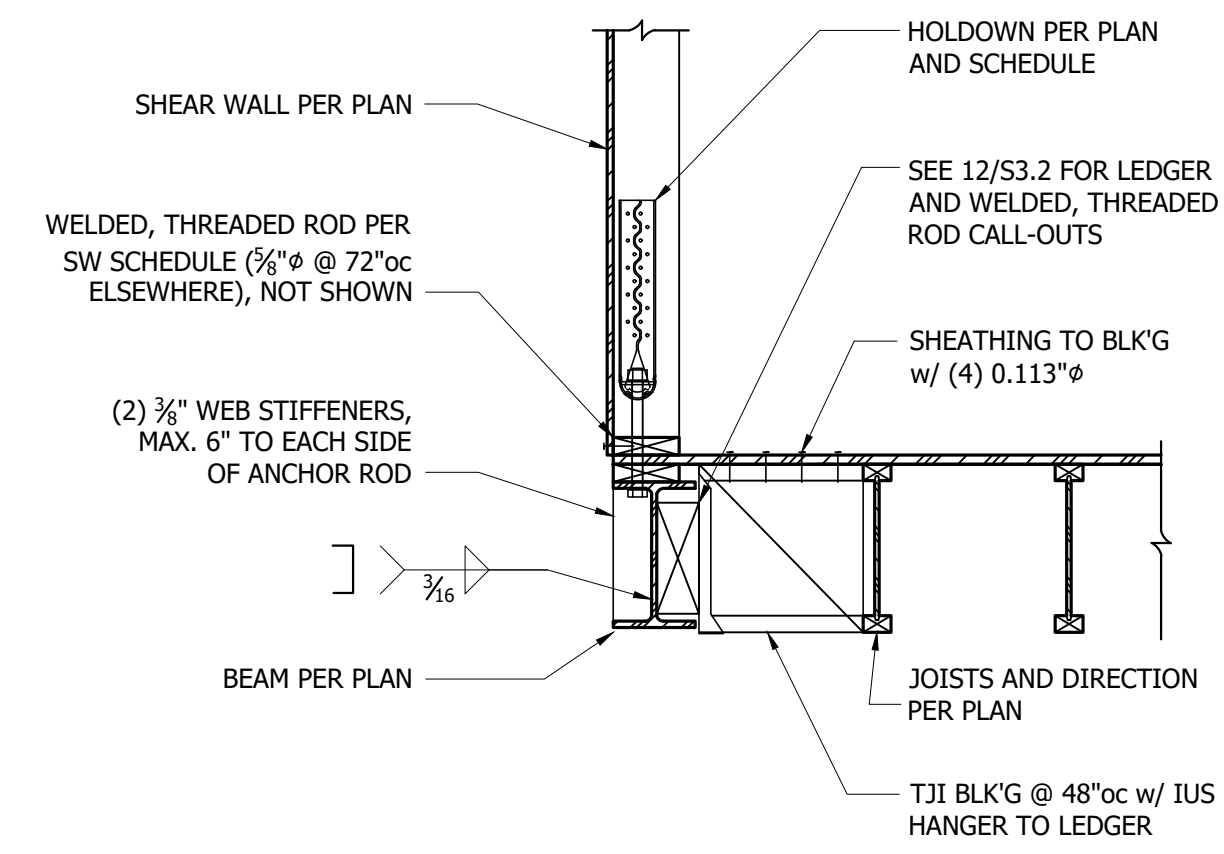
10 Grade Beam Intersection, Typ.
3/4" = 1'-0"



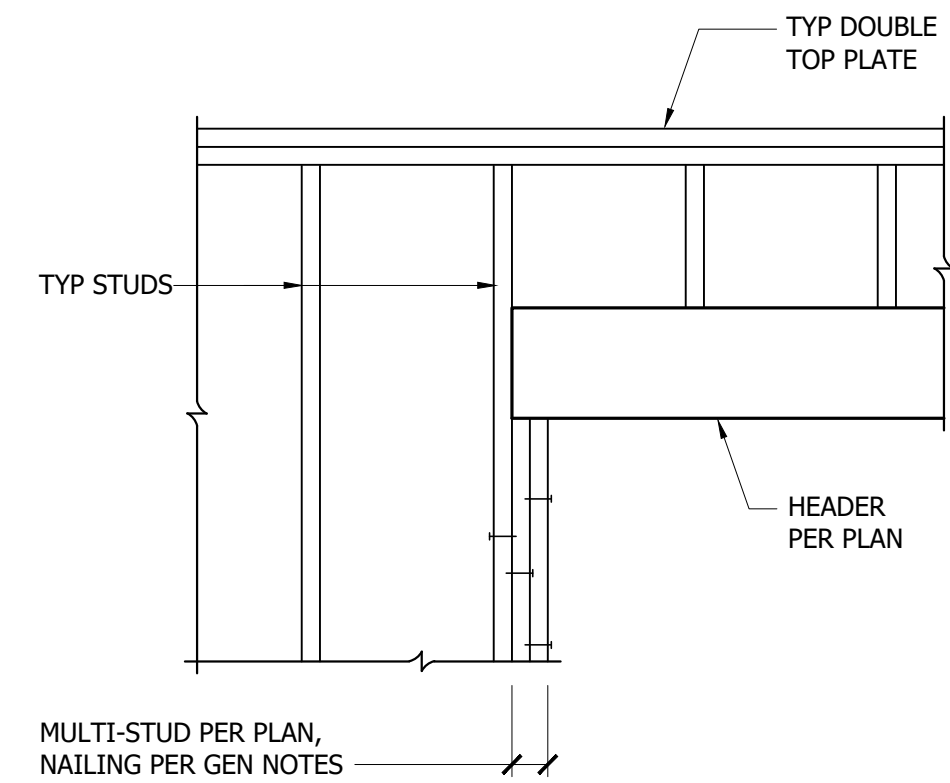
11 Grade Beam at Structural Slab
3/4" = 1'-0"



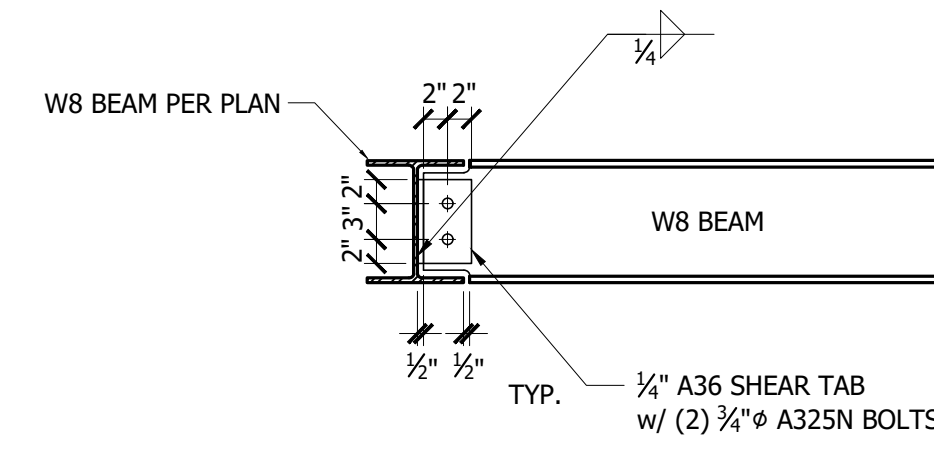
12 HSS Column Aligned over Grade Beam
3/4" = 1'-0"



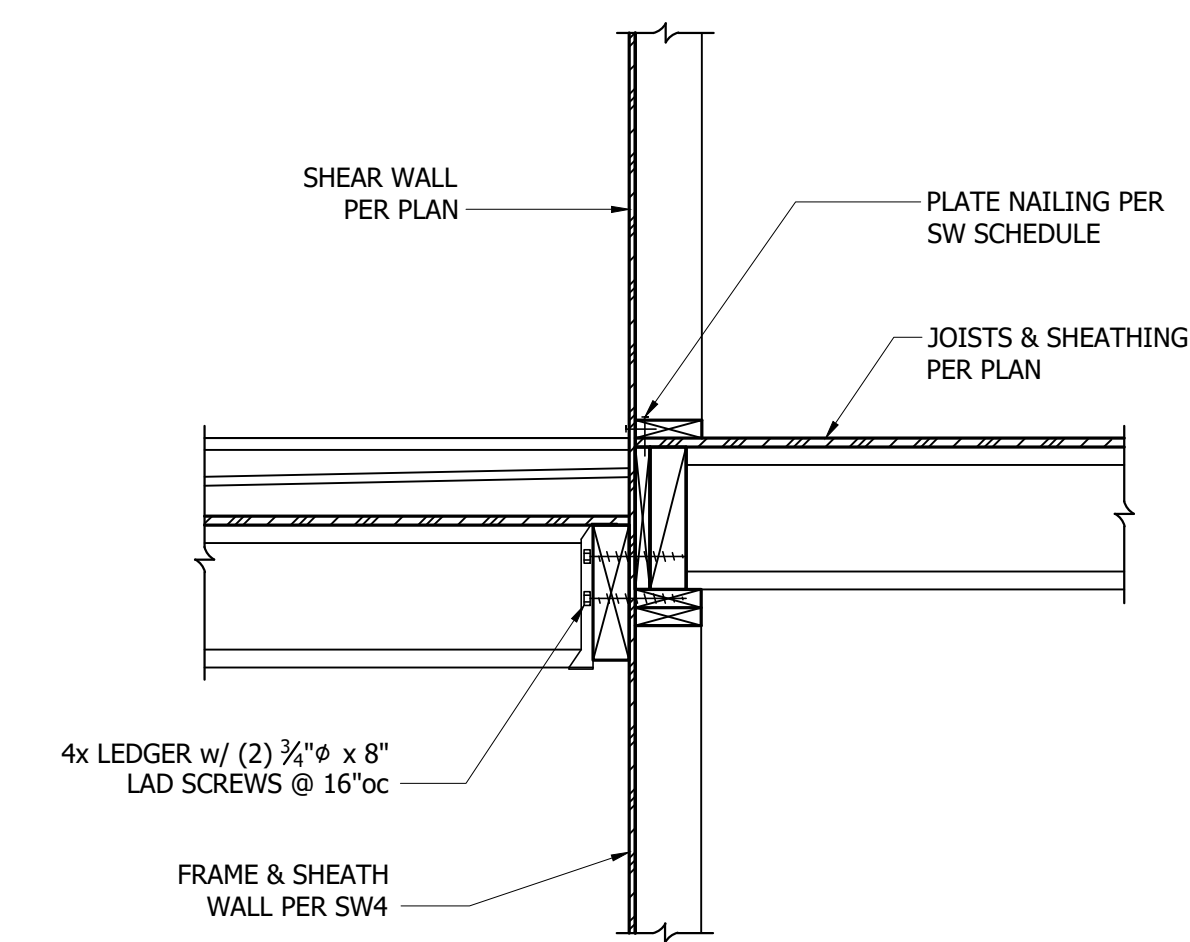
1 Holdown to Steel Beam
3/4" = 1'-0"



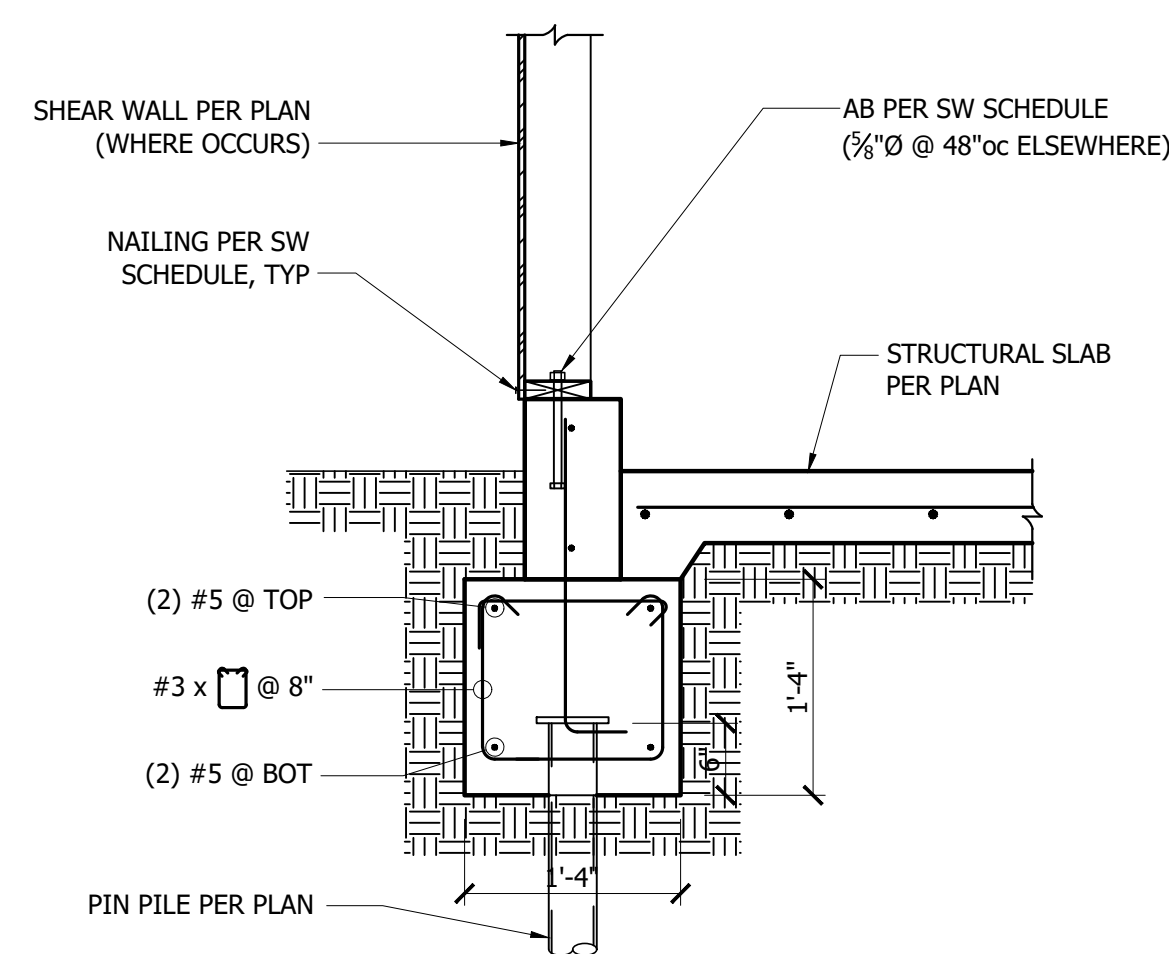
2 Header Support, Typ.
3/4" = 1'-0"



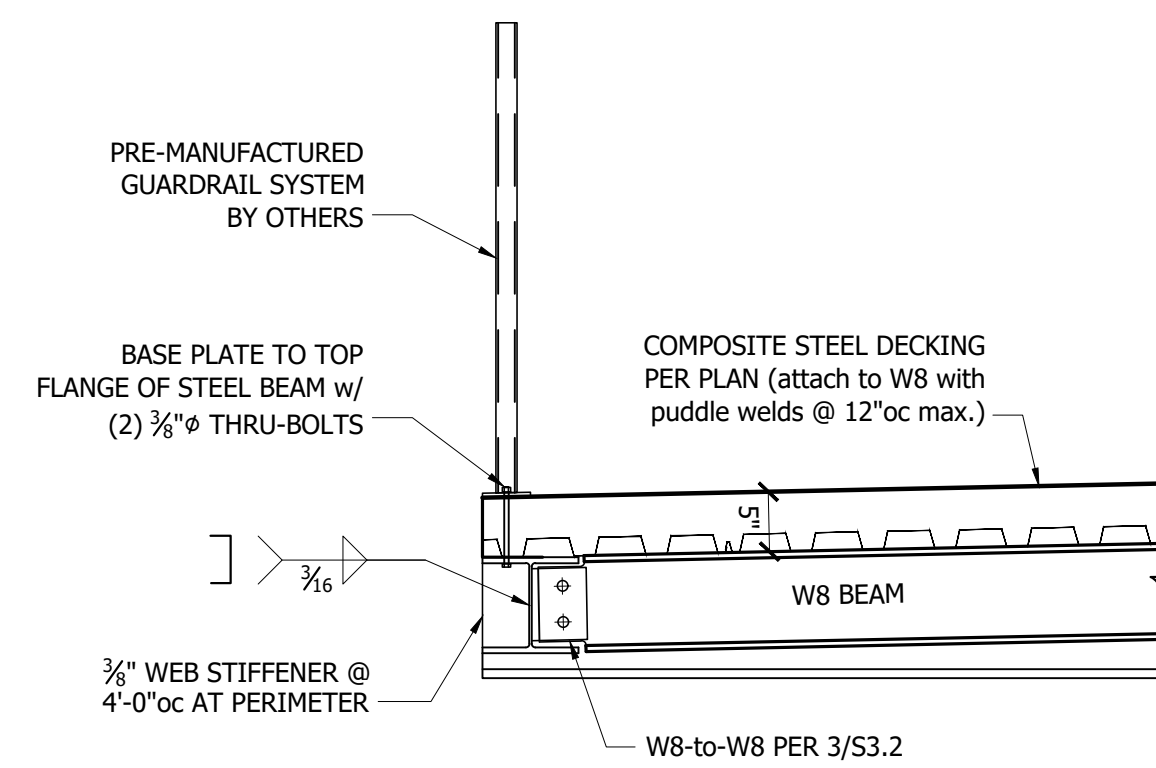
3 Steel Beam to Steel Beam
3/4" = 1'-0"



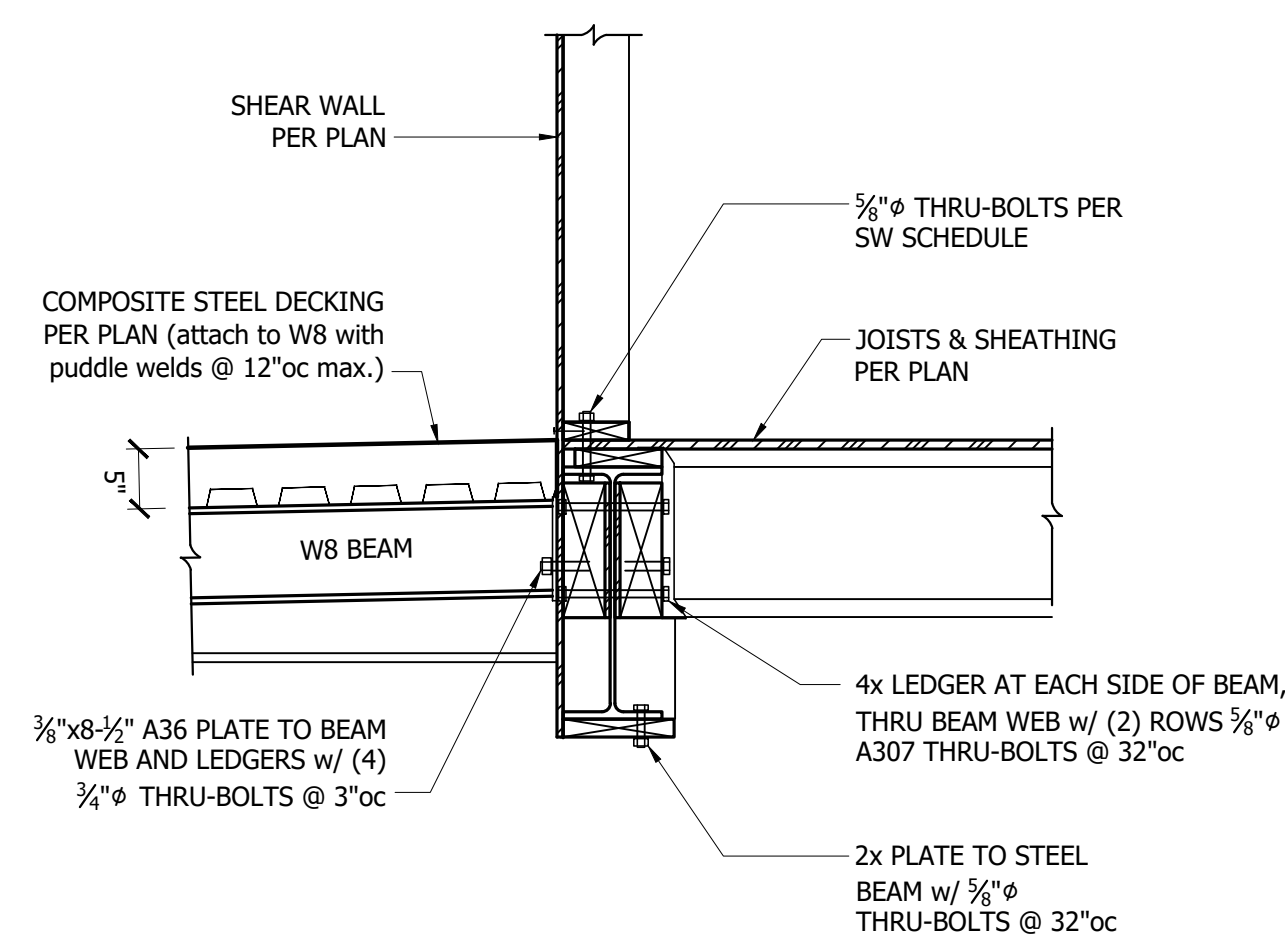
4 Main Floor Deck at Floor Framing
3/4" = 1'-0"



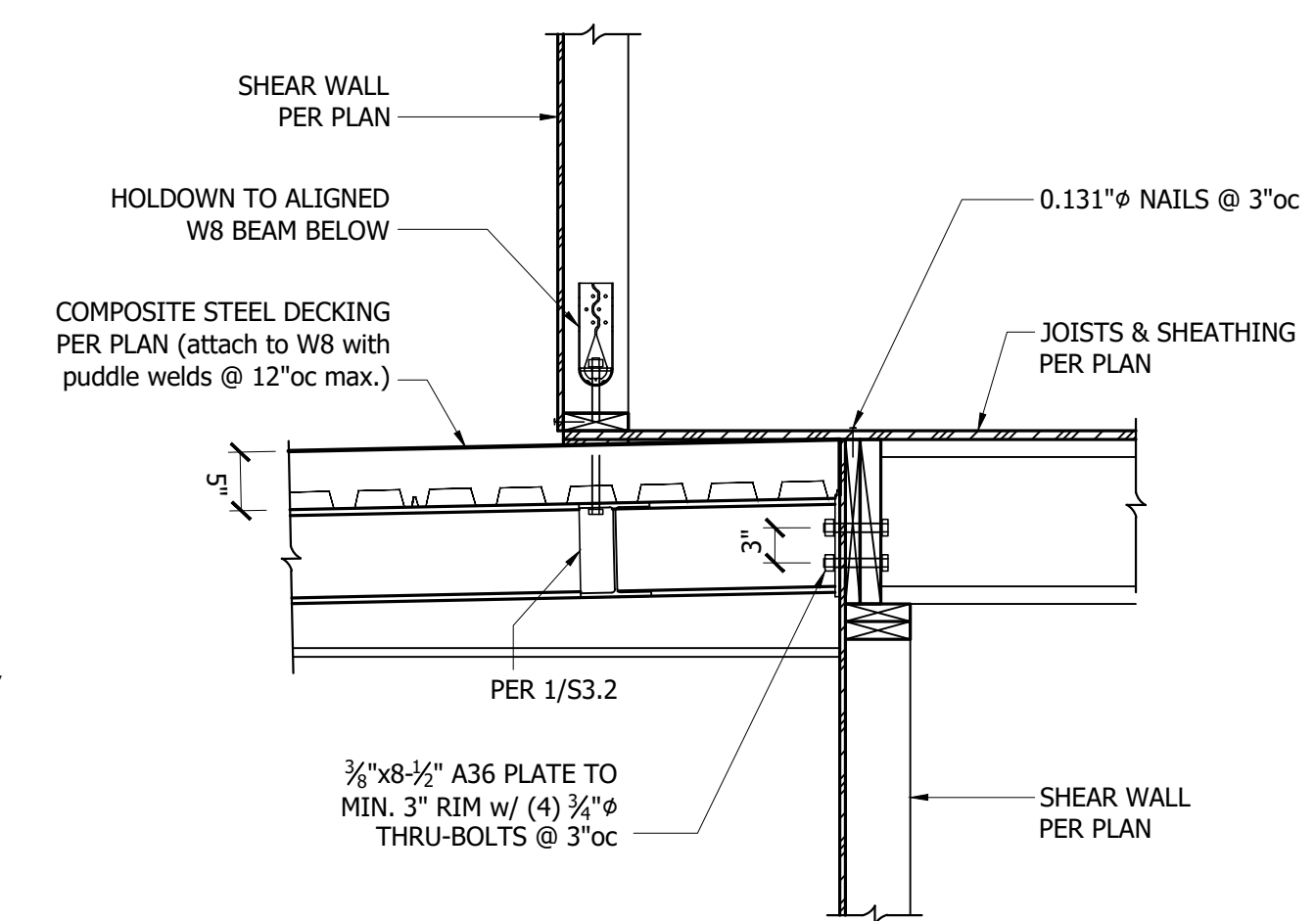
5 Grade Beam at Garage
3/4" = 1'-0"



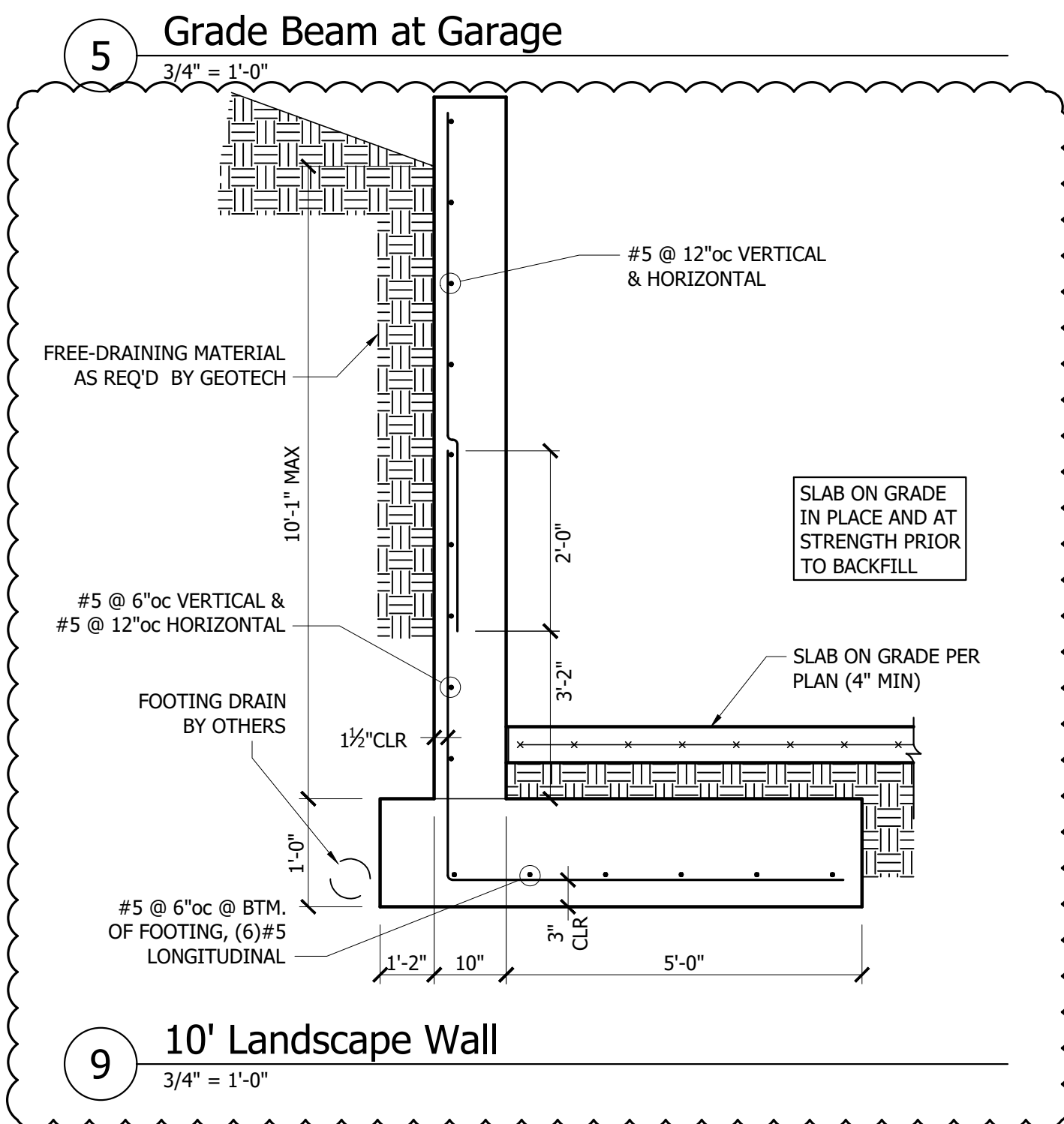
6 Guardrail Support to Steel Beam
3/4" = 1'-0"



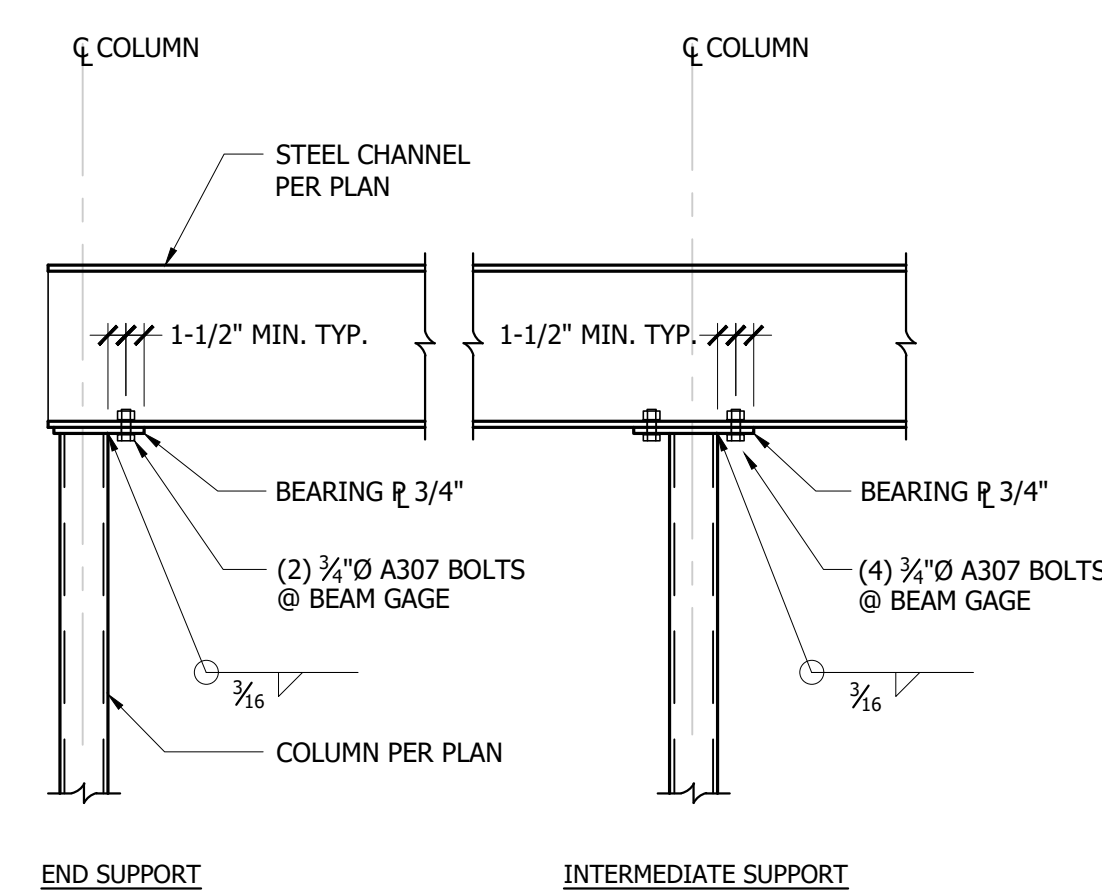
7 Non-Combustible Deck at Steel Header
3/4" = 1'-0"



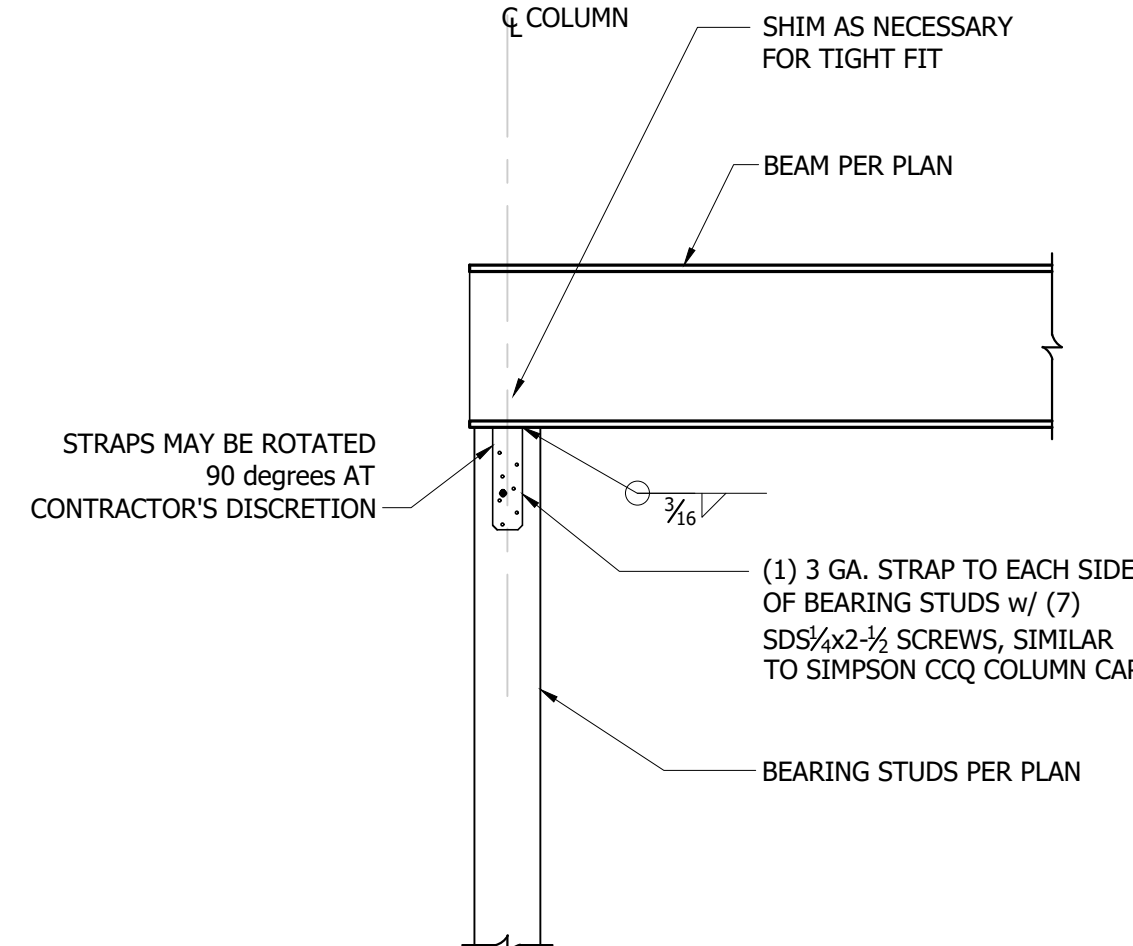
8 Non-Combustible Deck under Bay
3/4" = 1'-0"



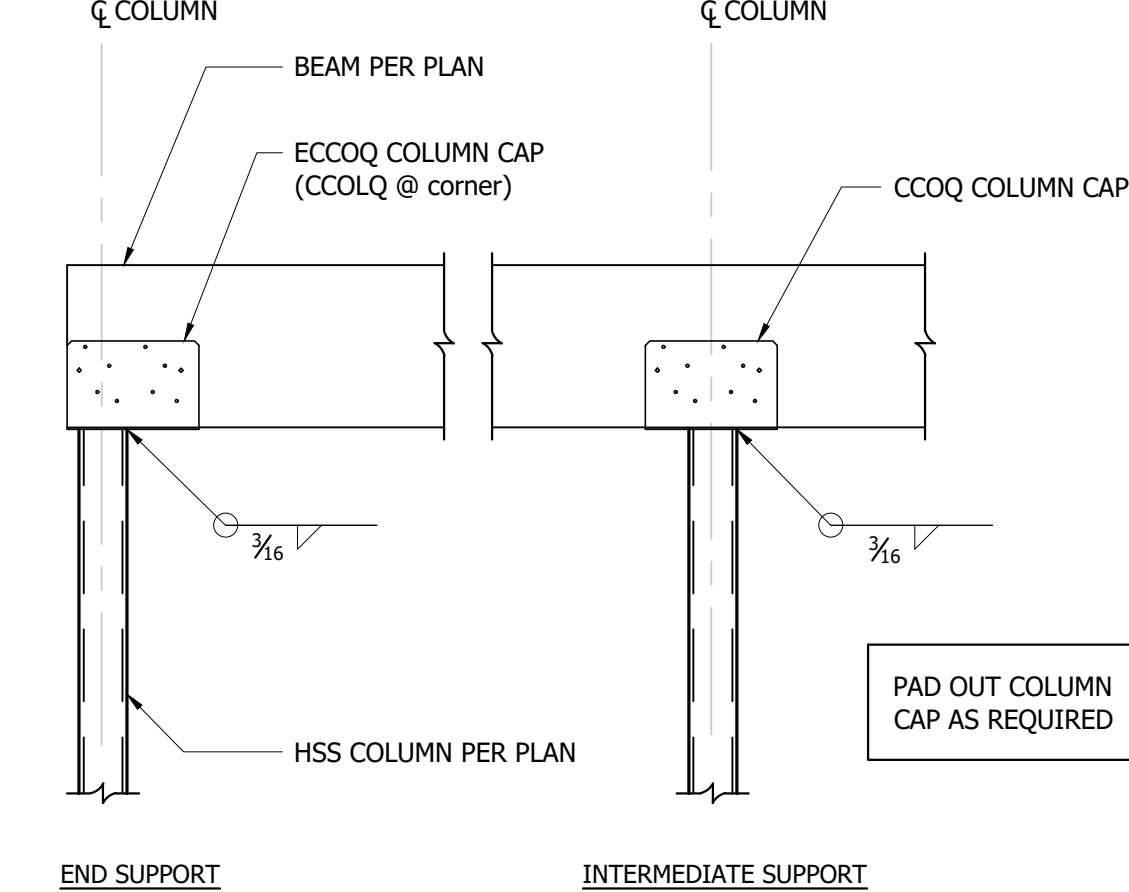
9 10' Landscape Wall
3/4" = 1'-0"



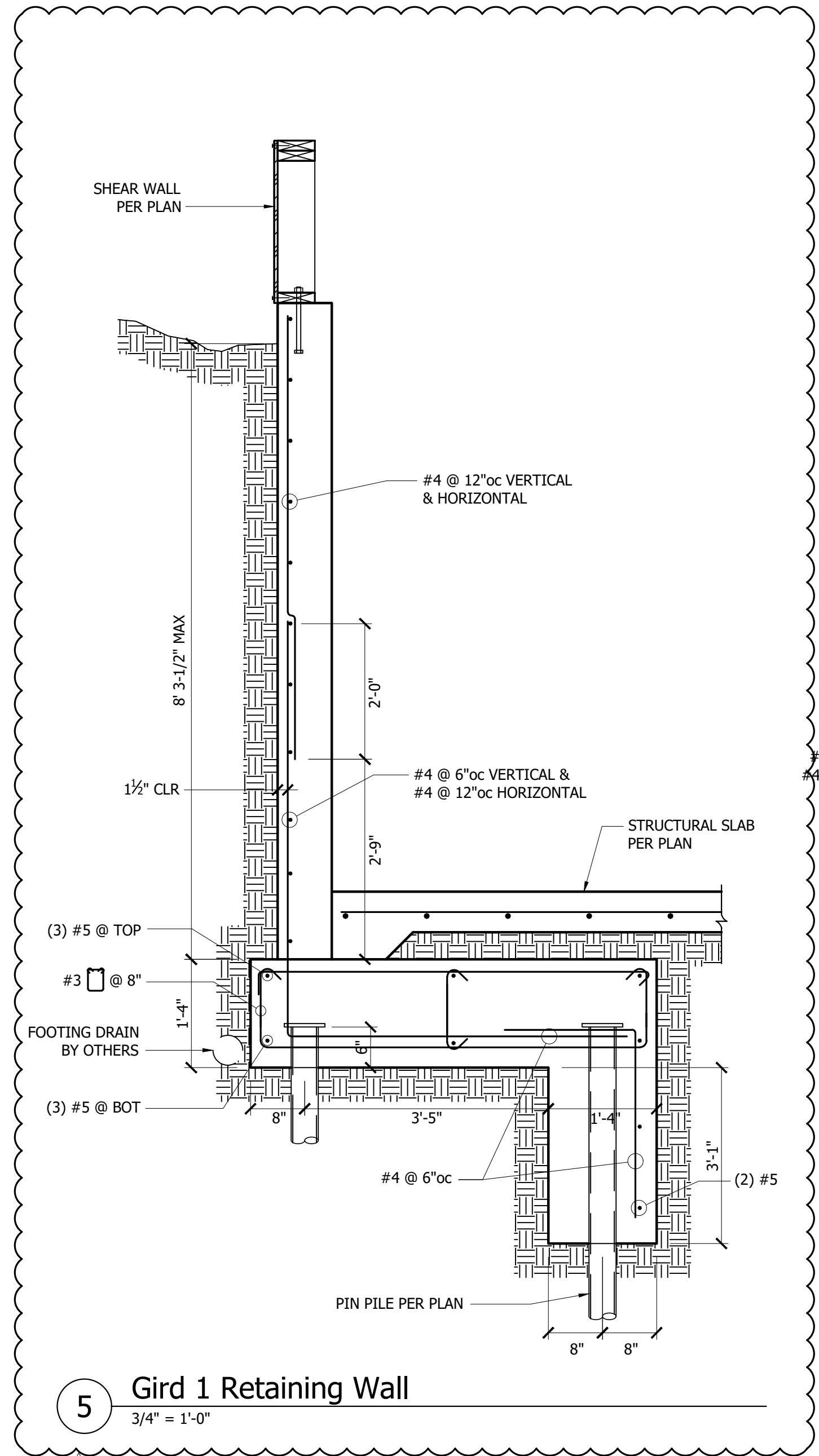
10 Steel Beam to HSS Column, Typ.
3/4" = 1'-0"



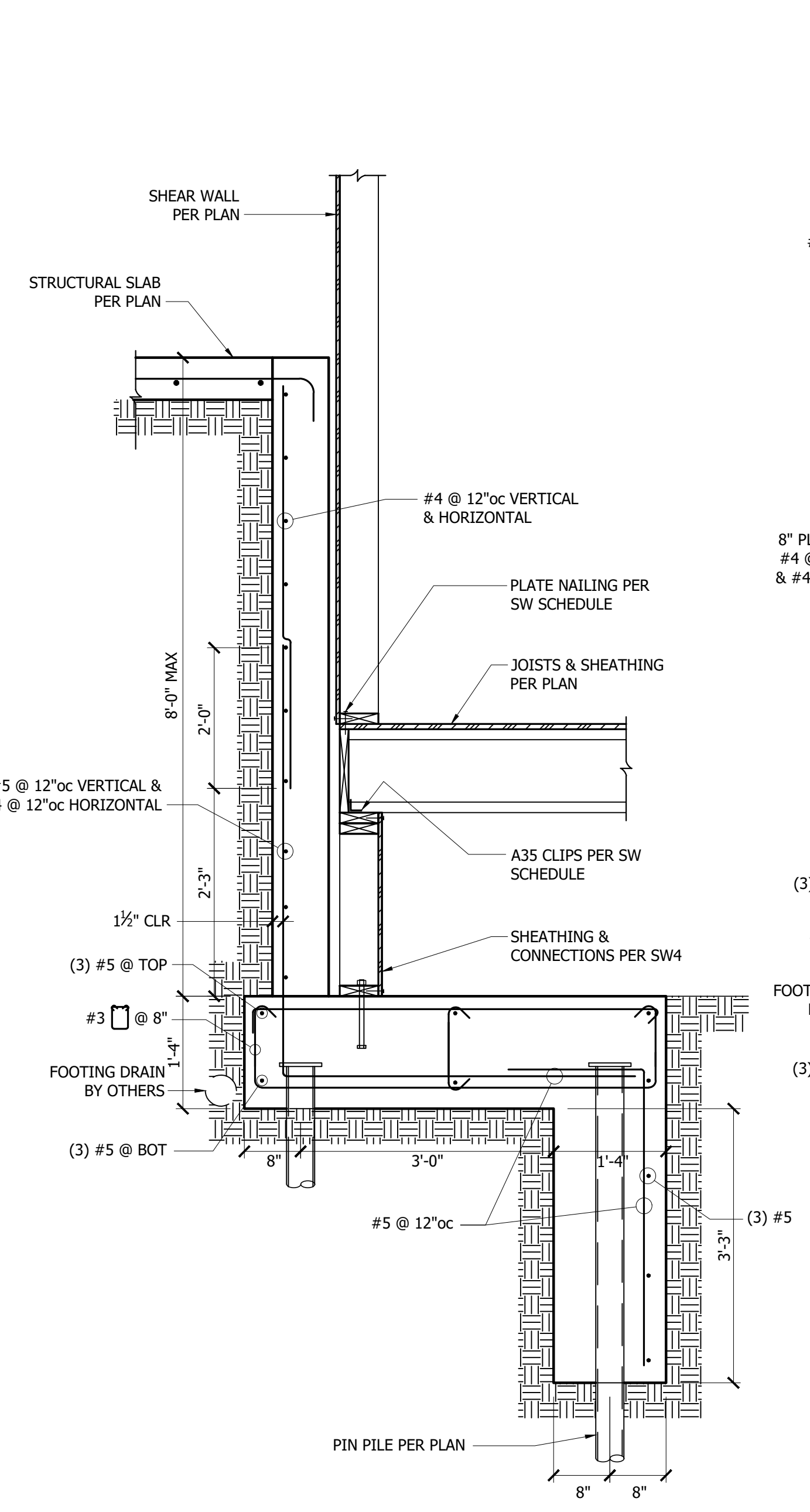
11 Steel Beam to Wood Column
3/4" = 1'-0"



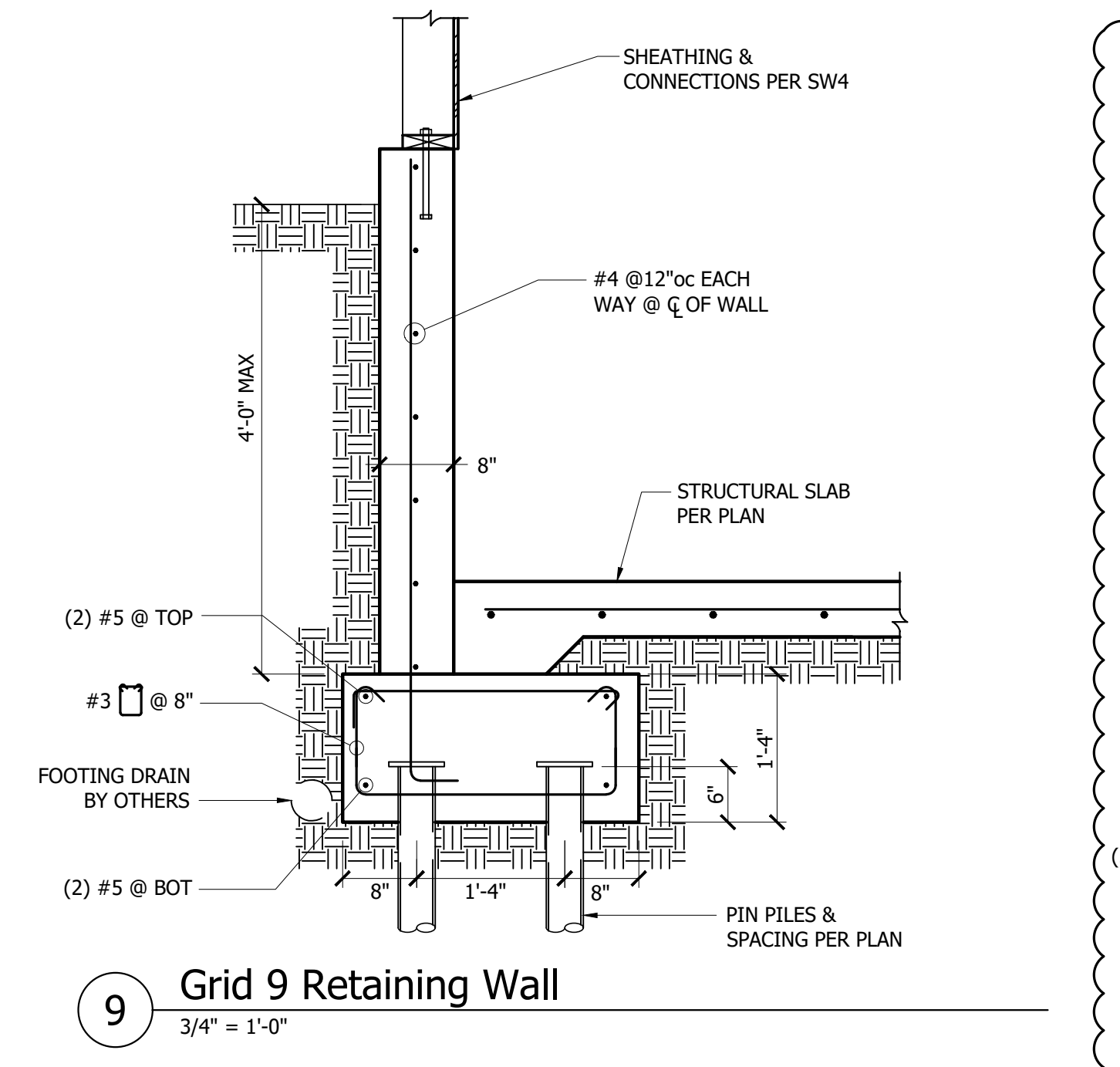
12 Wood Beam to HSS Column, Typ.
3/4" = 1'-0"



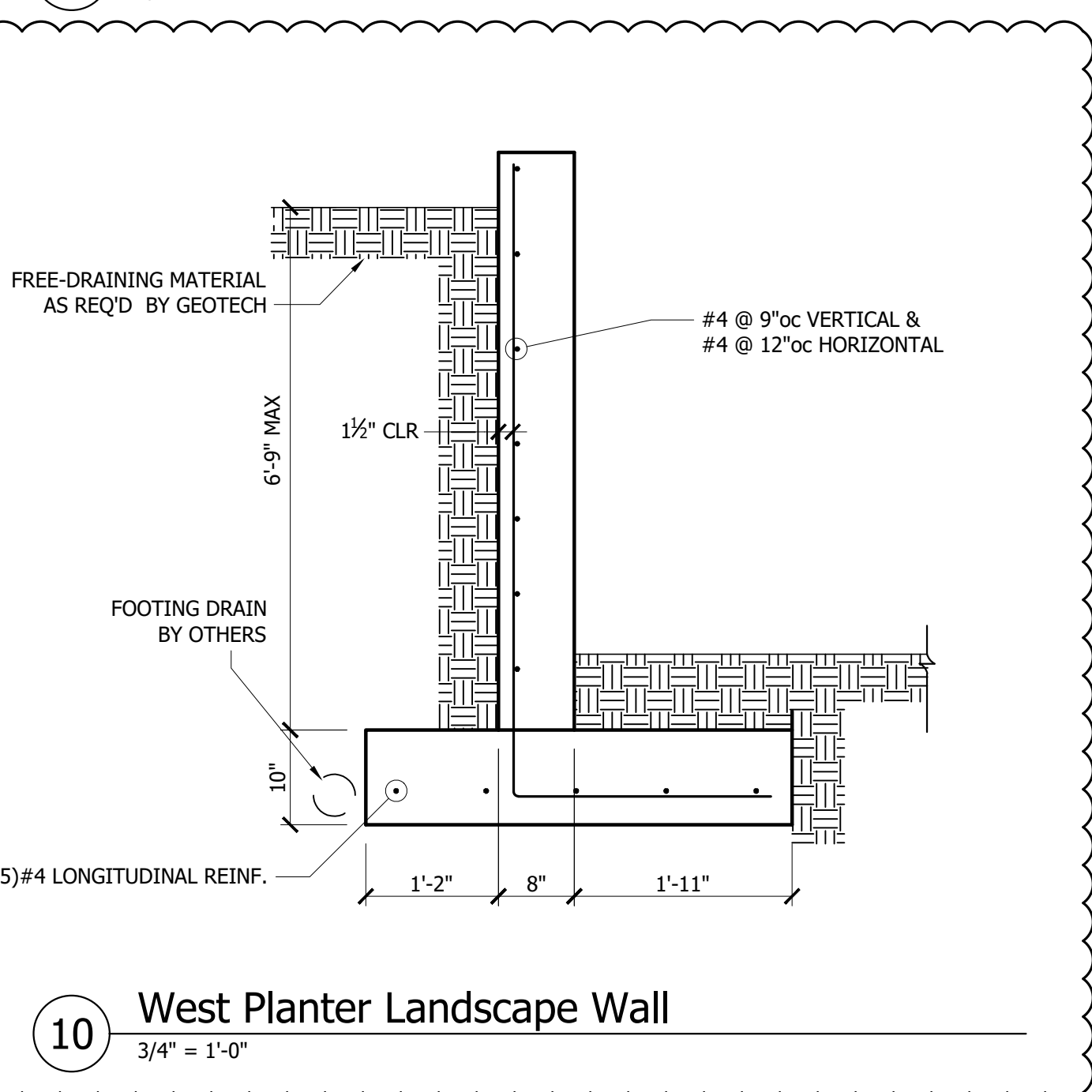
5 Grid 1 Retaining Wall
3/4" = 1'-0"



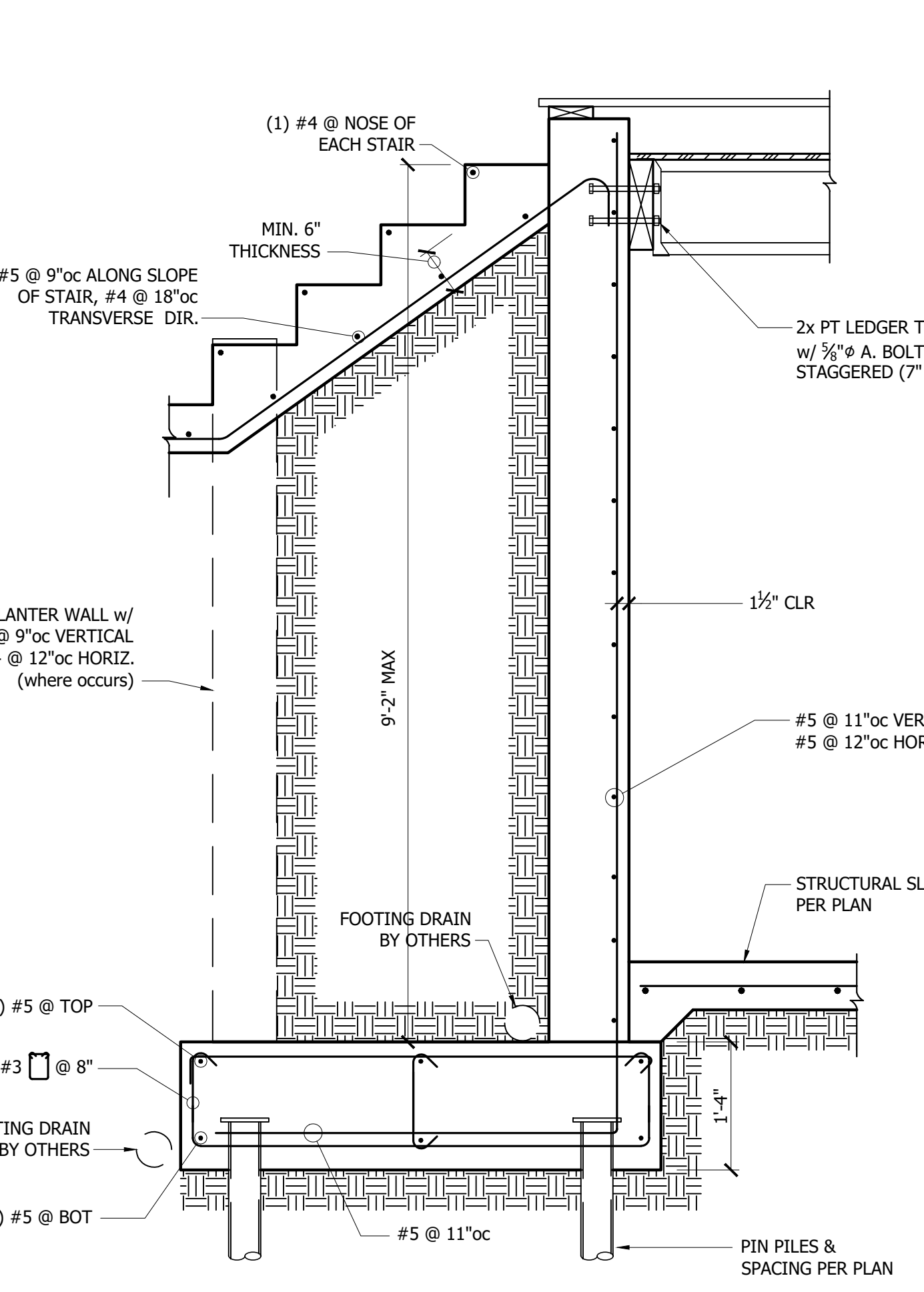
6 Grid 2,4 Retaining Wall
3/4" = 1'-0"



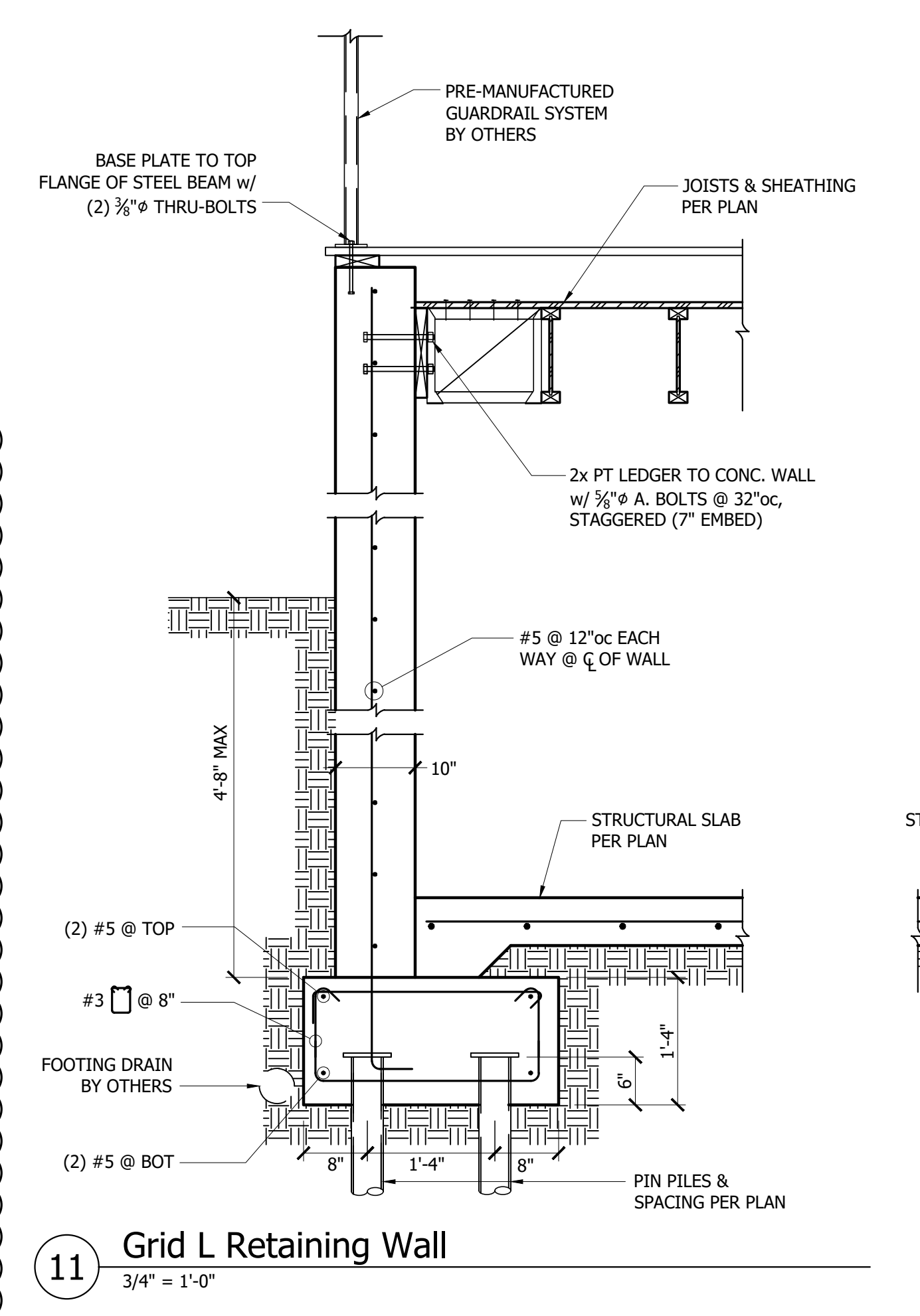
9 Grid 9 Retaining Wall
3/4" = 1'-0"



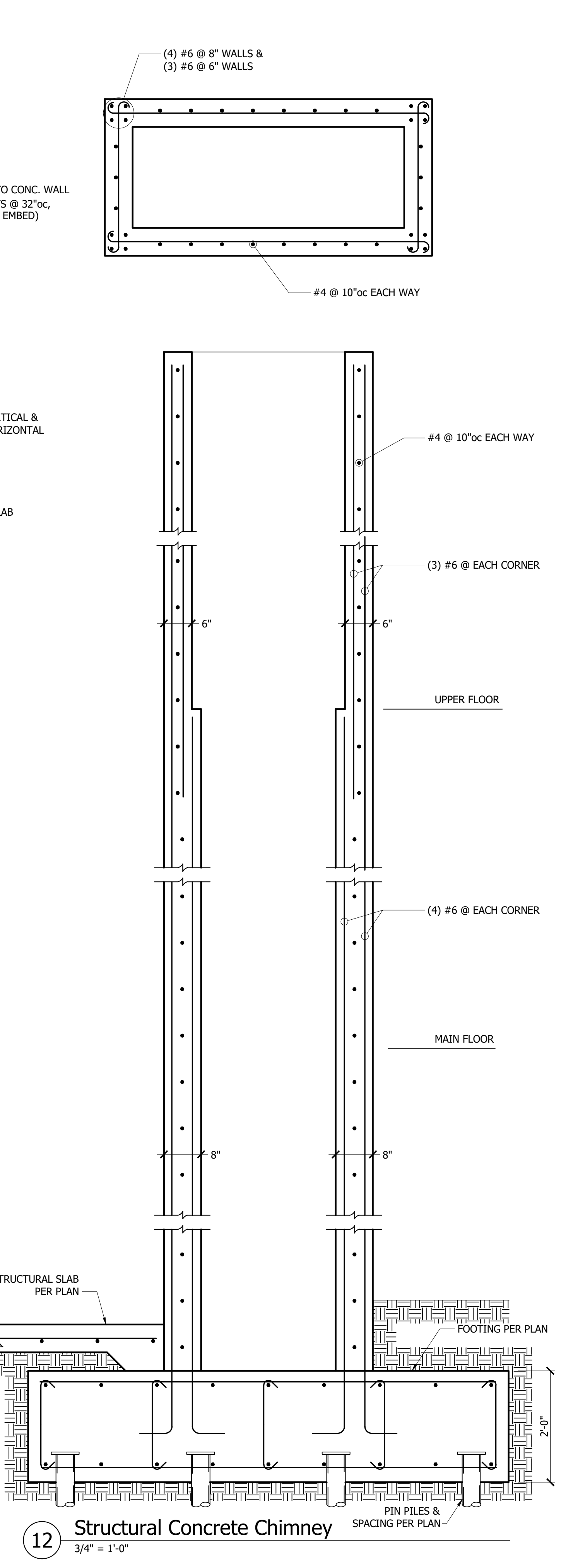
10 West Planter Landscape Wall
3/4" = 1'-0"



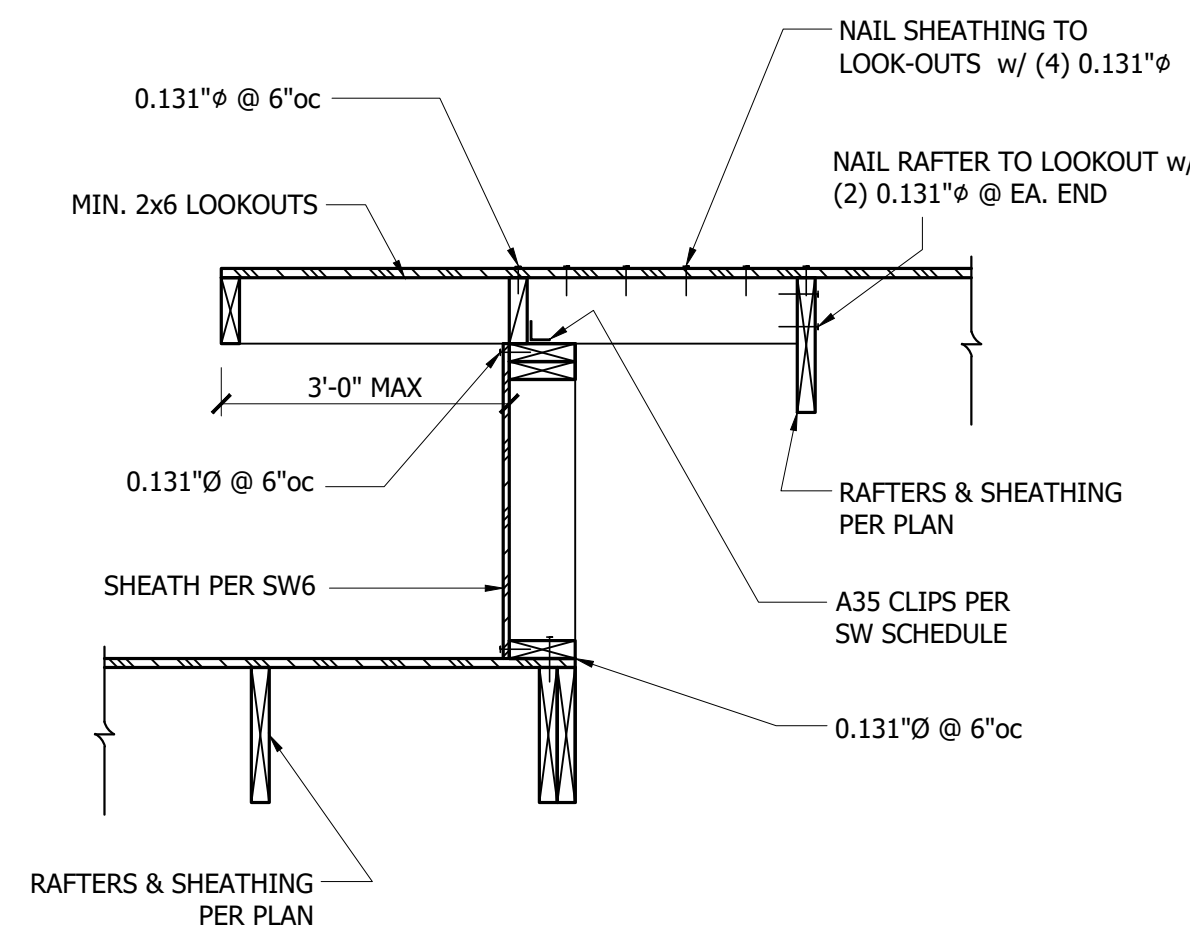
7 Grid 11 Retaining Wall
3/4" = 1'-0"



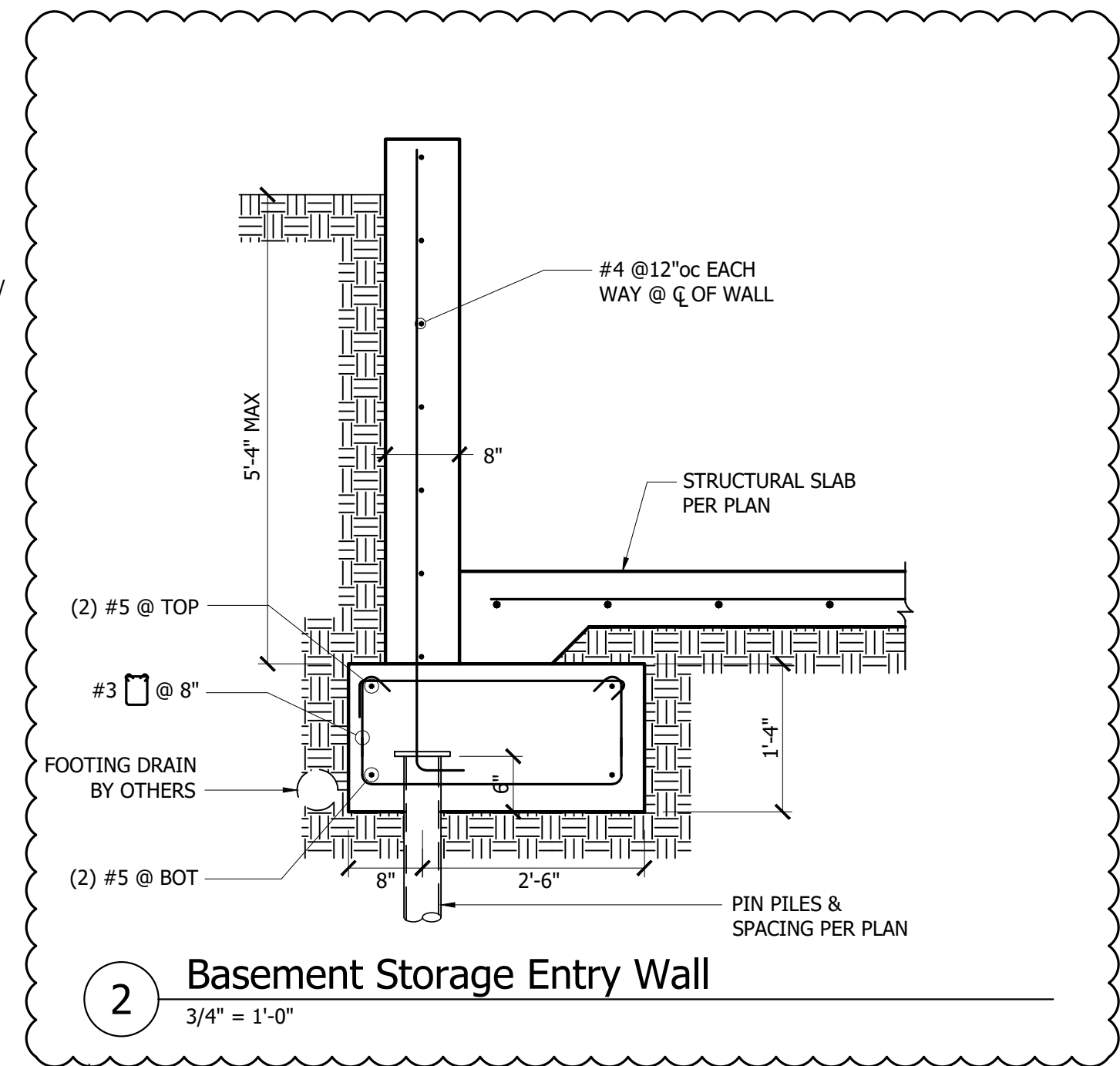
11 Grid L Retaining Wall
3/4" = 1'-0"



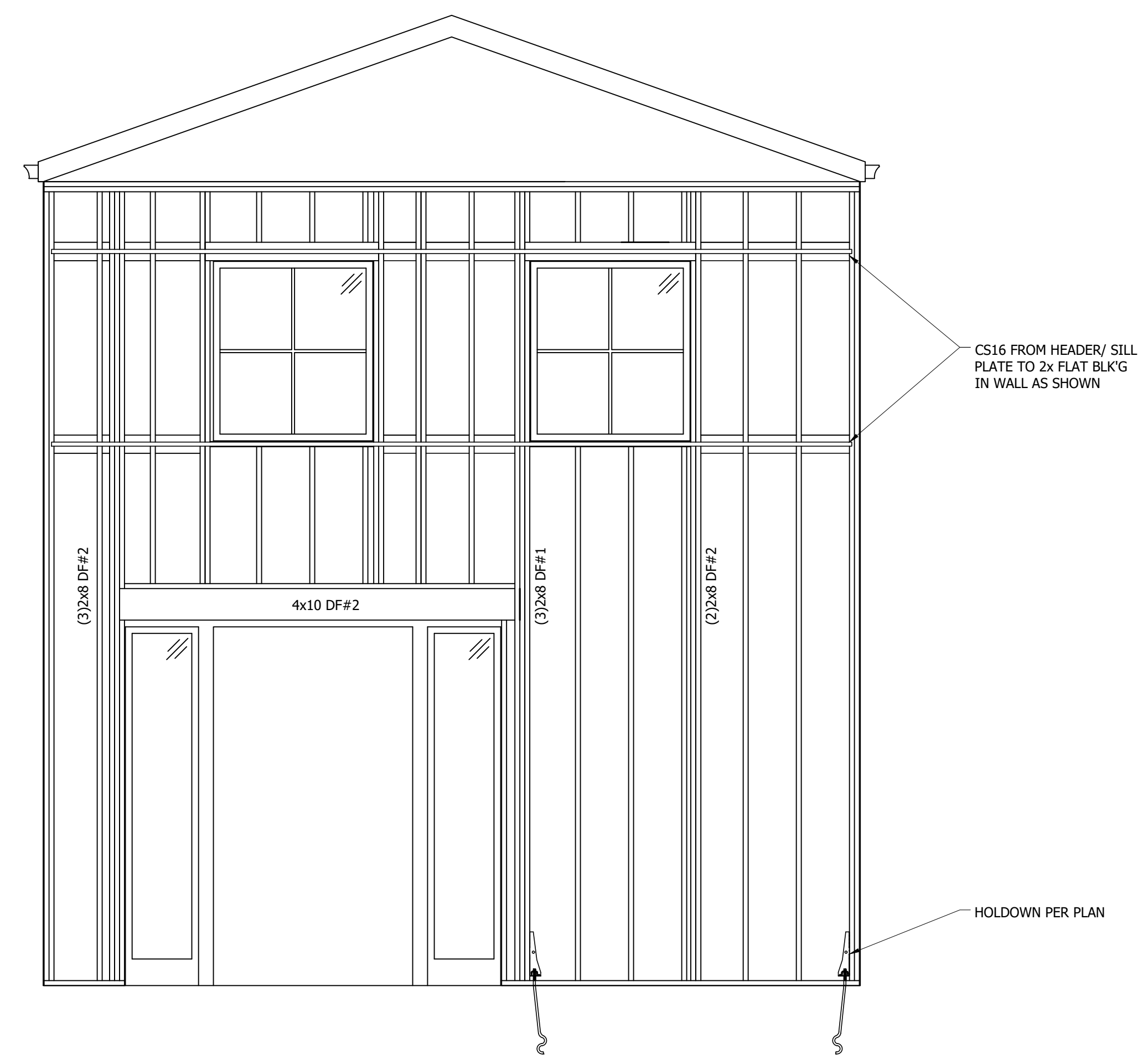
12 Structural Concrete Chimney
3/4" = 1'-0"



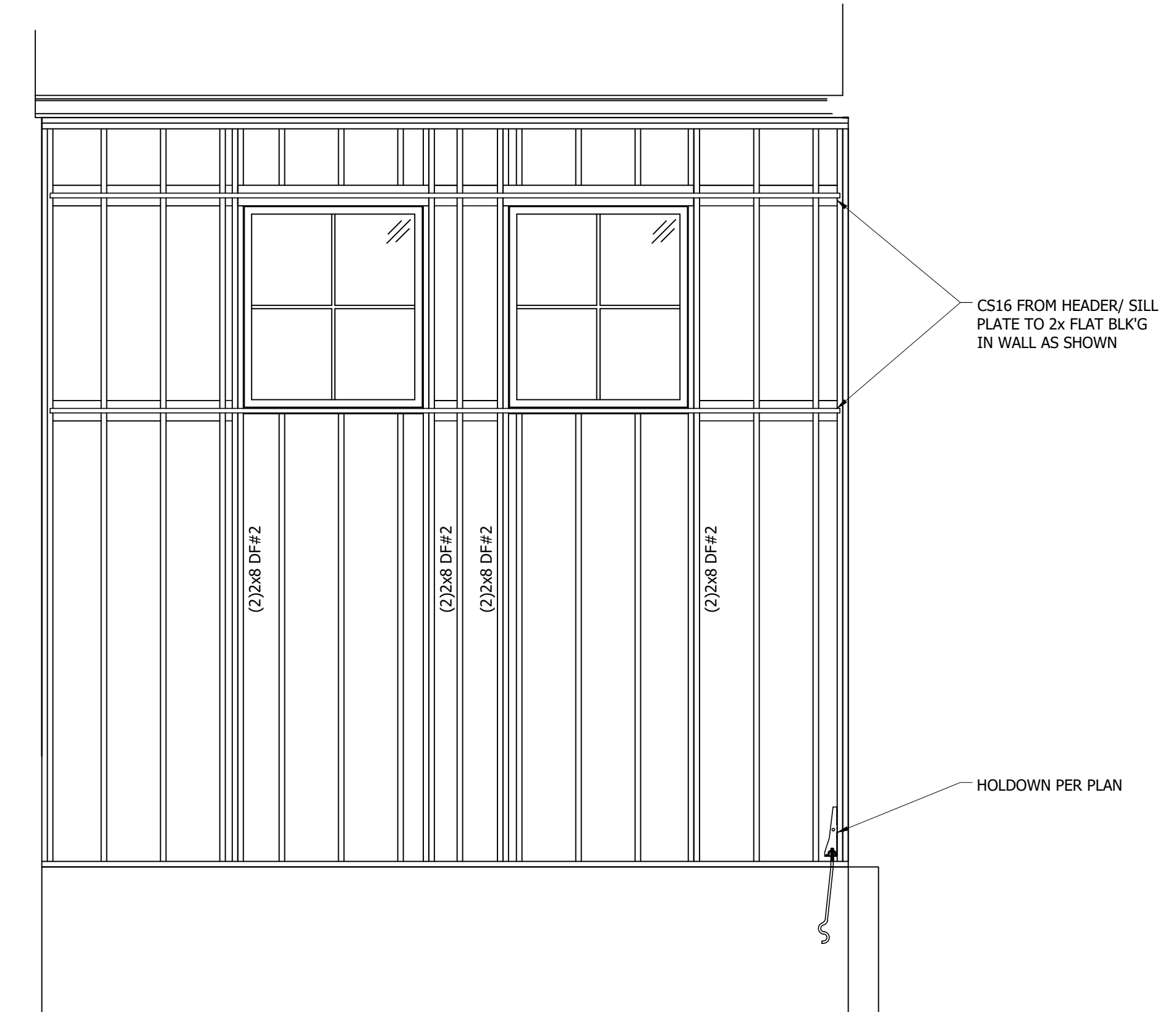
1 2x Rafter Parallel to Exterior Wall
3/4" = 1'-0"



2 Basement Storage Entry Wall
3/4" = 1'-0"



10 North Entry Wall Elevation
3/8" = 1'-0"



12 West Entry Wall Elevation
3/8" = 1'-0"