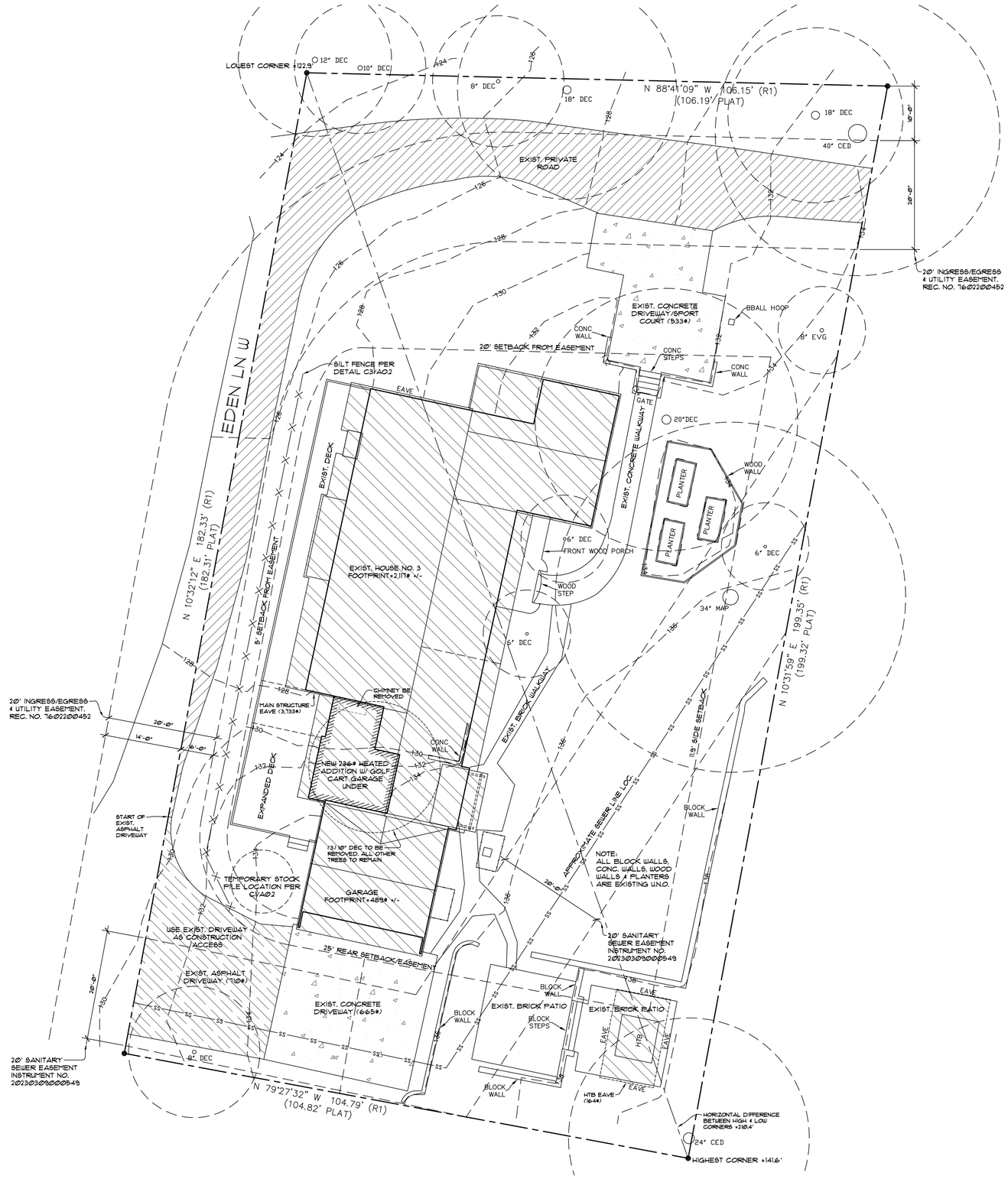


SHEET INDEX

LOT COVERAGE CALCULATIONS

MAIN STRUCTURE W/ O.H.	- 3,133#
HTB W/ O.H.	- 164#
PRIVATE ROAD	- 1,872#
ASPHALT DRIVEWAY	- 710#
CONC. DRIVEWAY	- 665#
CONC. DRIVEWAY/SPORT COURT	- 533#
TOTAL LOT COVERAGE	- 7,677#
LOT AREA PROPOSED	- 19,997#
LOT COVERAGE	- 7,677/19,997 =38.4%
MAXIMUM LOT COVERAGE	- 40% (7,999#)
UNUSED LOT COVERAGE	- 1.6% (322#)

HARDSCAPE CALCULATIONS

LANDSCAPE WALLS	- 193#
CONCRETE & BLOCK STEPS	- 34#
CONC. & BRICK WALKWAYS	- 452#
FRONT PORCH W/ STEP	- 65#
BRICK PATIOS	- 385#
DECK	- 582#
TOTAL HARDSCAPE	- 1,710#
LOT AREA	- 19,997#
PROPOSED HARDSCAPE	- 1,710/19,997 =8.6%
MAXIMUM HARDSCAPE	- 1.6% + 9% =10.6%

GROSS FLOOR AREA CALCULATIONS

SITE AREA	= 19,997#
ALLOWABLE F.A.R. (LESSER OF) 40% = 7,998#	= 40% OR 12,000# = MAX. 7,998#
EXISTING LOWER FLOOR	= 1,733#
EXISTING MAIN FLOOR	= 2,517#
EXISTING MAIN FLOOR GARAGE	= 472#
NEW MAIN FLOOR ADDITION	= 236#
TOTAL FLOOR EXIST. & NEW	= 4,958#
BASEMENT EXCLUSION	= NONE
PROPOSED G.F.A.	= 4,958#

SITE INFO

OWNER:	- MONTPELLIER
ADDRESS:	- 3 EDEN LANE W MERCER ISLAND, WA 98040
PARCEL NUMBER:	- 2251000030
JURISDICTION:	- MERCER ISLAND
ZONE:	- R-15
LOT SIZE:	- 19,997# (0.46 ACRES)
LOT COVERAGE:	- MAX. 40% (7,999#)
FRONT SETBACK:	- 25' FROM PROPERTY LINE
REAR SETBACK:	- 25' FROM PROPERTY LINE
SIDE SETBACK:	- TOTAL OF 17% OF WIDTH OF LOT
LOT WIDTH =105.19' x 17% =17.9' TOTAL (10.9' + 7')	
HEIGHT LIMIT:	- 30'

LOT SLOPE:	
HIGHEST ELEVATION POINT OF LOT (SOUTHEAST CORNER):	141.6'
LOWEST ELEVATION POINT OF LOT (NORTHWEST CORNER):	122.9'
ELEVATION DIFFERENCE:	18.7'
HORIZONTAL DIFFERENCE BETWEEN HIGH & LOW CORNERS:	210.4'
LOT SLOPE:	8.9%

INFORMATION TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEY DATED 1/22/2021 BY TERRANE (JOB #202543)

PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.

24 HOUR EROSION CONTROL CONTACT INFO. MATT MAWER - 425.417.7817

0 10 20 30

NORTH

SITE PLAN

SCALE: 1" = 10'

3 EDEN LANE W
MERCER ISLAND, WA 98040

matthew mawer
residential design
matt@mmrd.net
425.417.7817

MONTPELLIER ADDITION
3 EDEN LANE W
MERCER ISLAND, WA 98040

JOB NO: 20-026
DATE: 4/14/23
DRWN. BY: MM
REVISED:

SHEET NO.
A0.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 3, EDEN LANE WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGES 64 AND 65, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITIES AS DELINEATED ON THE FACE OF SAID PLAT;

EXCEPT ANY PORTION LYING WITHIN SAID LOT 3.

TOGETHER WITH AN UNDIVIDED 1/7 INTEREST IN RECREATIONAL WATERFRONT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 88°41'09" W BETWEEN FOUND PROPERTY CORNERS ALONG THE NORTH LINE OF THE SUBJECT PARCEL PER R1

REFERENCES

R1. RECORD OF SURVEY, VOL. 125, PG. 53, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #1995
(D.B. ID #46981)
ELEV: 178.273

SURVEYOR'S NOTES

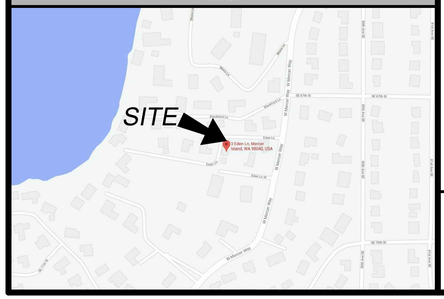
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 225100-0030
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 19,997 ±S.F. (0.46 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 01925?4-ETU, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	ASPHALT SURFACE	HX	HEAT EXCHANGER
	BUILDING		INLET (TYPE 1)
	CENTERLINE ROW		PAVER SURFACE
	CONCRETE SURFACE	PST	POST/ BBALL HOOP
	RETAINING WALL	P	POWER METER
	DECK	PP	POWER POLE
	FENCE LINE (CHAIN LINK)	PT	POWER TRANSFORMER
	FENCE LINE (WOOD)	SS	SEWER LINE
	FLAGSTONE SURFACE		SEWER MANHOLE
	GRAVEL SURFACE	SD	STORM DRAIN LINE
GEN	GENERATOR	TEL SENTRY	TELEPHONE SENTRY
	SEWER EASEMENT AREA	SIZE TYPE	TREE (AS NOTED)
	LANDSCAPE EASEMENT AREA	W	WATER LINE
	INGRESS/EGRESS EASEMENT AREA	WM	WATER METER
	REBAR / IRON PIPE AS NOTED (FOUND)	WV	WATER VALVE

VICINITY MAP

N.T.S.



SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: ROAD AND UTILITIES
   RECORDING DATE: DECEMBER 31, 1957
   RECORDING NO.: 4861912
   AFFECTS: THE WESTERLY AND NORTHERLY PORTION OF LOT 3 (PLOTTED ESMT DESCRIBED AS "PARCEL D")

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   IN FAVOR OF: MERCER ISLAND SEWER DISTRICT
   PURPOSE: SEWER PIPELINE WITH NECESSARY APPURTENANCES
   RECORDING DATE: OCTOBER 28, 1964
   RECORDING NO.: 5804682
   AFFECTS: THE EASTERLY PORTION OF LOT 3
   (PARTIALLY PLOTTED - SEE NOTE)

3. RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

   RECORDING DATE: OCTOBER 12, 1972
   RECORDING NO.: 7210120043
   (BLANKET IN NATURE)

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MERCER ISLAND SHORT PLAT NUMBER BORTLES:

   RECORDING NO: 7602200452
   (PLOTTED)

5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

   RECORDING DATE: APRIL 20, 1976
   RECORDING NO.: 7604200277
   (BLANKET IN NATURE)

6. PROTECTIVE MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

   RECORDING DATE: APRIL 20, 1976
   RECORDING NO.: 7604200416
   (BLANKET IN NATURE)

   AMENDMENT OF SAID PROTECTIVE MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

   RECORDING DATE: JULY 10, 1978
   RECORDING NO.: 7807100810
   (BLANKET IN NATURE)

7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

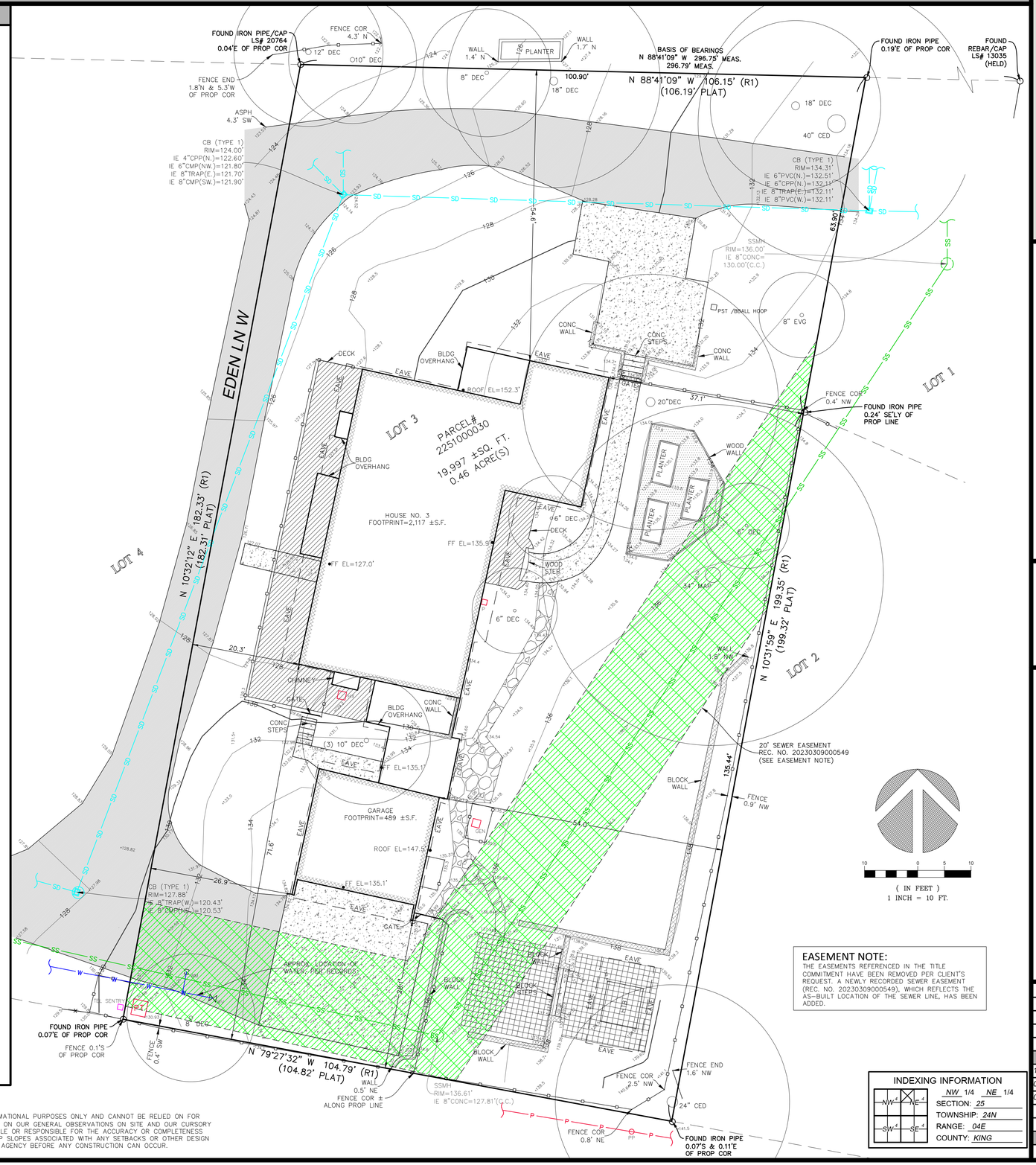
   RECORDING DATE: APRIL 20, 1976
   RECORDING NO.: 7604200483
   (BLANKET IN NATURE)

8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON EDEN LANE WEST:

   RECORDING NO: 7701050468
   (PLOTTED)

9. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,

   RECORDING DATE: OCTOBER 14, 1998
   RECORDING NO.: 9810149009
   (CURRENT CONDITIONS SHOWN)



EASEMENT NOTE:

THE EASEMENTS REFERENCED IN THE TITLE COMMITMENT HAVE BEEN REMOVED PER CLIENT'S REQUEST. A NEWLY RECORDED SEWER EASEMENT (REC. NO. 20230309000549), WHICH REFLECTS THE AS-BUILT LOCATION OF THE SEWER LINE, HAS BEEN ADDED.

INDEXING INFORMATION

NW 1/4 NE 1/4
SECTION: 25
TOWNSHIP: 24N
RANGE: 04E
COUNTY: KING

STEEP SLOPE/BUFFER DISCLAIMER:

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2251000030

MONTPELLIER RESIDENCE

3 EDEN LN W
MERCER ISLAND, WA 98040

SOUTHERN PALMER COUNTY SURVEYOR LAND SURVEYOR 22918 STATE OF WASHINGTON REGISTERED PROFESSIONAL 09/30/23

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

JOB NUMBER:	202543
DATE:	01/22/21
DRAFTED BY:	IDV-DSS
CHECKED BY:	JGM/CSP
SCALE:	1" = 10'

REVISION HISTORY	
10/25/21	SEWER INFO
03/28/23	SEWER ESMTS REV'D
03/30/23	REMOVED ESMT'S

SHEET NUMBER
1 OF 1

EROSION/SEDIMENTATION CONTROL - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
A. CONDUCT PRE-CONSTRUCTION MEETING.
B. FLAG OR FENCE CLEARING LIMITS.
C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
H. GRADE AND STABILIZE CONSTRUCTION ROADS.
I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS.
L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KCMC 15.52) INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS $500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLIED BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY/COUNTY.

3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN GSK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.

5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.

11. 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 (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.

13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

14. STABILIZED CONSTRUCTION ENTRANCES 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.

15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
- MAY 1 TO SEPTEMBER 30 – SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
- OCTOBER 1 TO APRIL 30 – SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
- STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).

17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".

18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.

20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-10% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-30% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.

22. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

24. AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.

26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.

27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

29. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

30. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

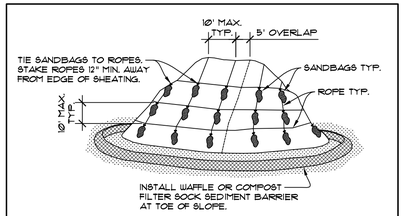
31. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).

32. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.

33. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

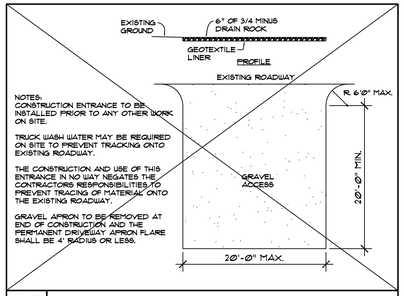
34. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

35. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.



NOTES:
1. INSTALL PLASTIC SHEATING VERTICALLY DOWN SLOPE.
2. INSTALL PLASTIC SHEATING SO EDGES OVERLAP AND ARE SHINGLED AWAY FROM PREVAILING WINDS.
3. PLASTIC SHEATING SHALL BE BLACK, MIN. 6 MIL.

C1 TEMPORARY STOCK PILE DETAIL N.T.S.



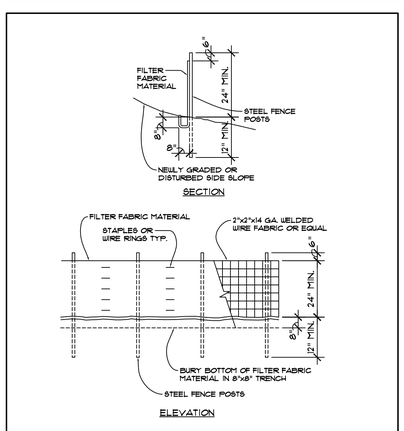
NOTES:
CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY OTHER WORK ON SITE.

TRUCK WASH WATER MAY BE REQUIRED ON SITE TO PREVENT TRACKING ONTO EXISTING ROADWAY.

THE CONSTRUCTION AND USE OF THIS ENTRANCE IN NO WAY NEGATES THE CONTRACTORS RESPONSIBILITIES TO PREVENT TRACING OF MATERIAL ONTO THE EXISTING ROADWAY.

GRAVEL APRON TO BE REMOVED AT END OF CONSTRUCTION AND THE PERMANENT DRIVEWAY APRON FLARE SHALL BE 4' RADIUS OR LESS.

C2 GRAVEL CONSTRUCTION ENTRANCE N.T.S.



C3 SILT FENCE DETAIL

SITE PLAN NOTES & DETAILS

SCALE: N.T.S.

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MONTPELLIER ADDITION
3 EDEN LANE W
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REVISED:

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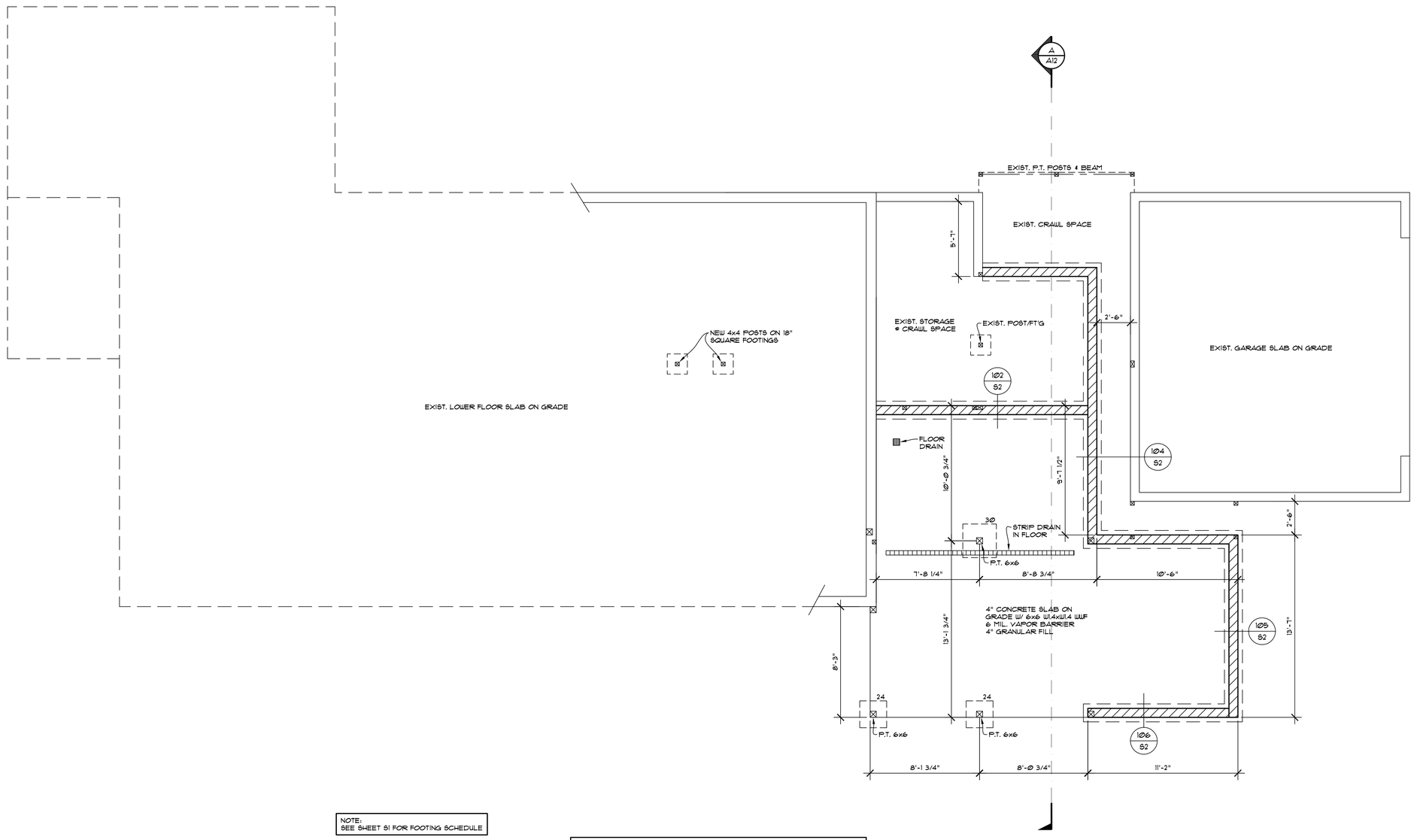
A0.2



NOTE:
SEE SHEET S1 FOR FOOTING SCHEDULE

NOTE:
ALL UNDERGROUND PLUMBING LOCATIONS TO BE FIELD VERIFIED PRIOR TO FOUNDATION INSTALLATION.

NOTE:
CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW FOUNDATION WALLS

PROPOSED FOUNDATION PLAN

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

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

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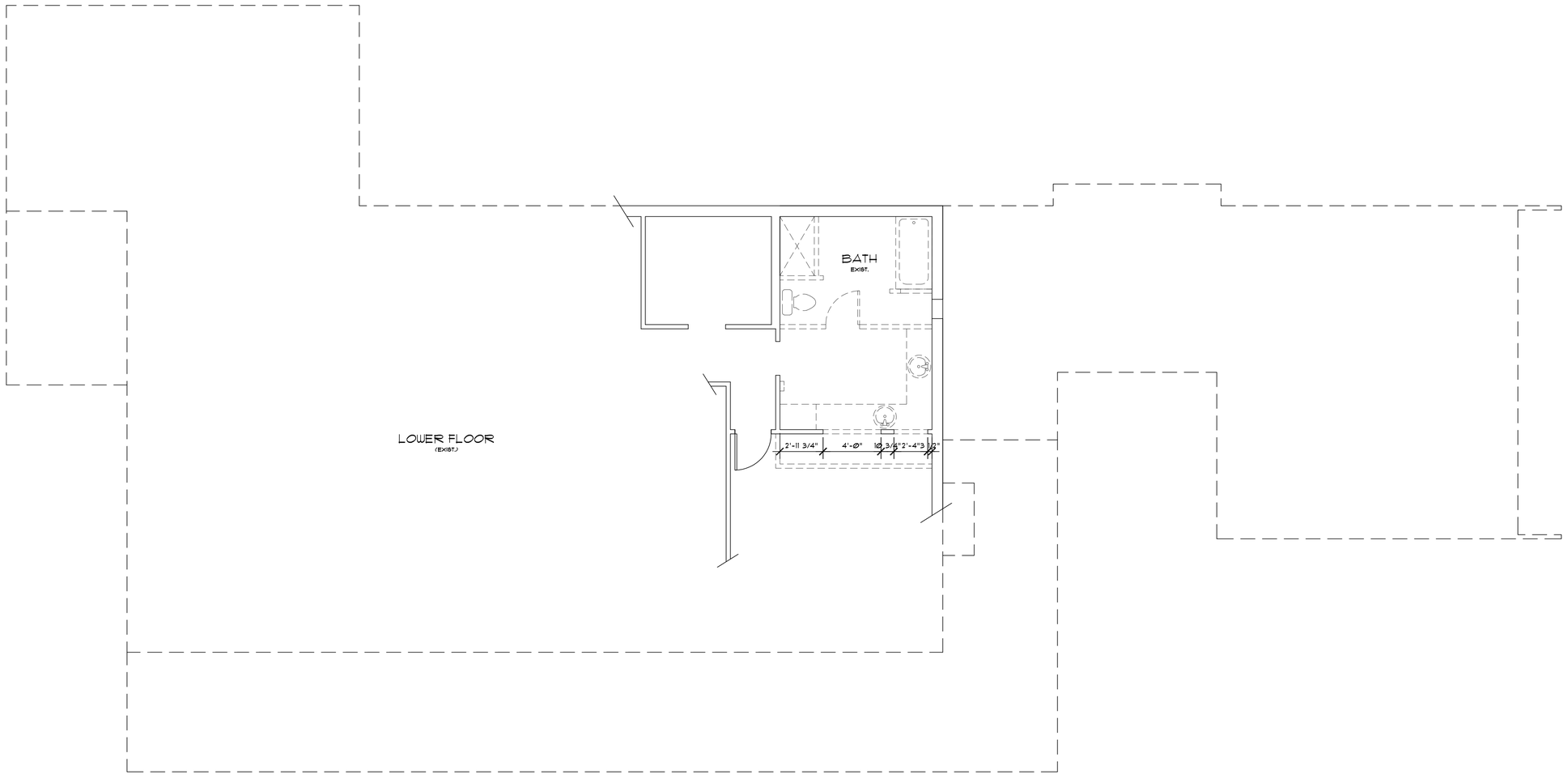

LOWER FLOOR DEMOLITION PLAN

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

WALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING TO BE REMOVED

MONTPELLIER ADDITION
3 EDEN LANE W
MERCER ISLAND, WA 98040

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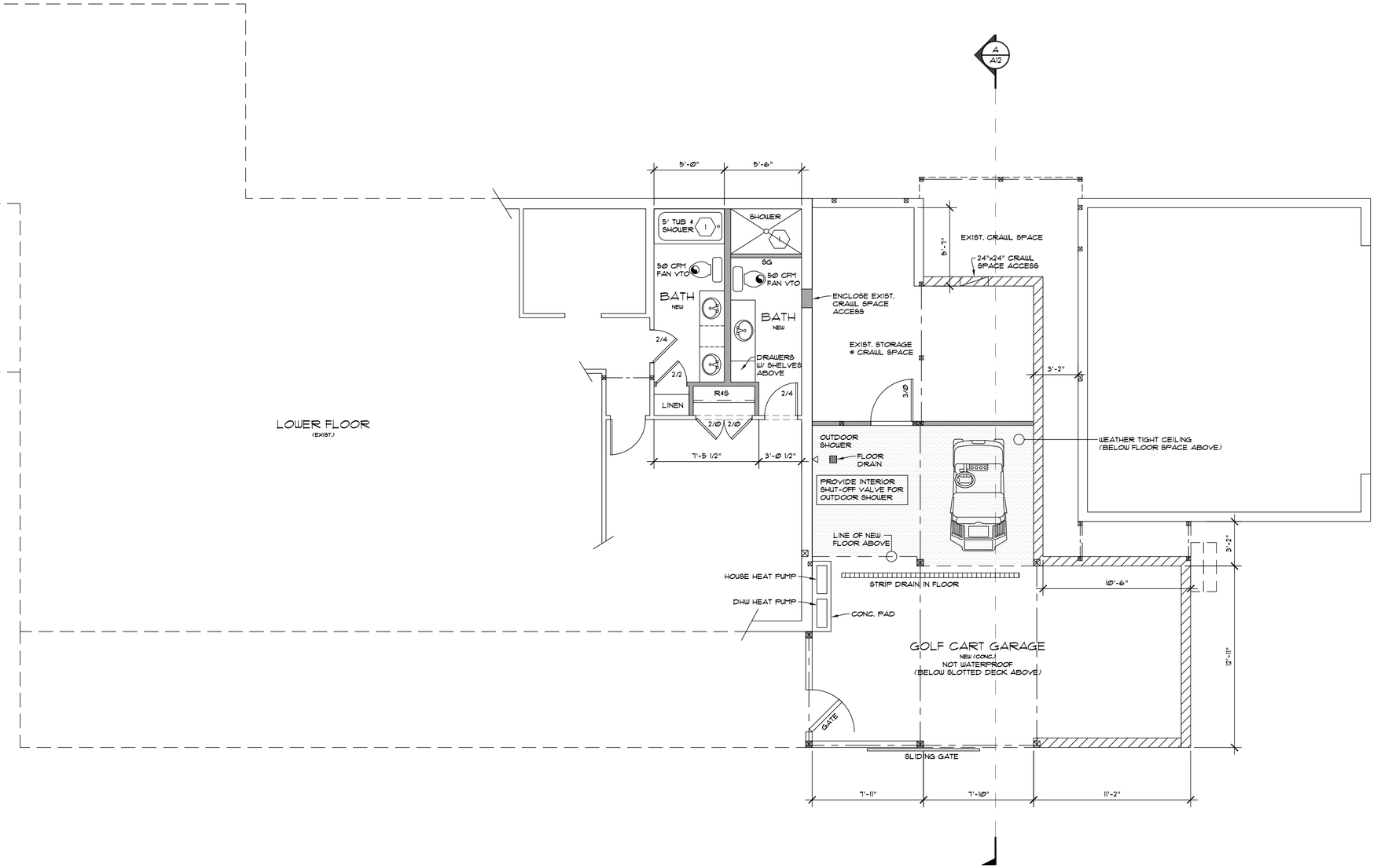

LOWER FLOOR
(EXIST.)

PROPOSED LOWER FLOOR PLAN

SCALE: 1/4" = 1' - Ø"

WALL LEGEND
EXISTING WALLS TO REMAIN
NEW WALLS
NEW FOUNDATION WALLS

1 CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6' ABOVE DRAIN

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

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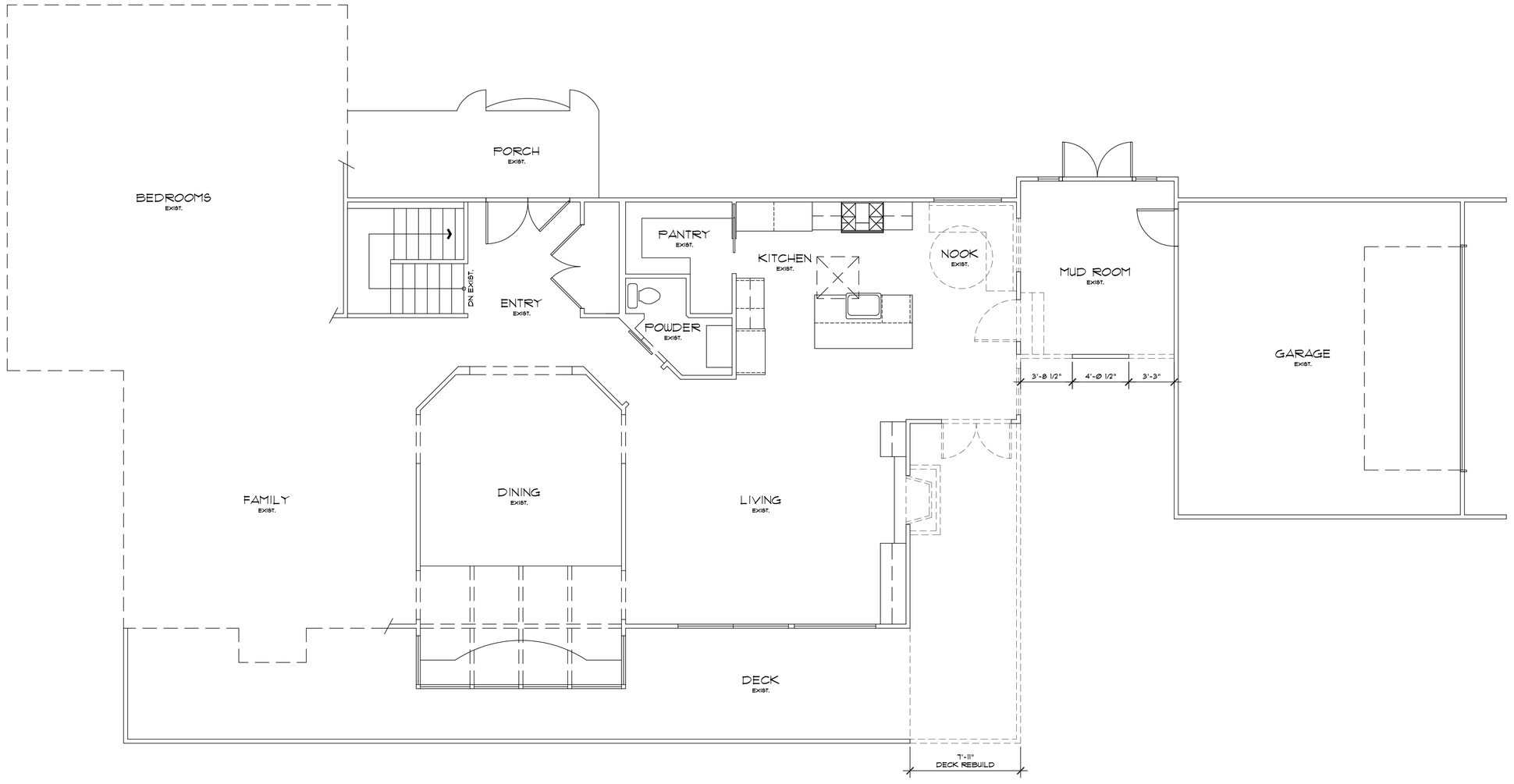

WALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING TO BE REMOVED

MAIN FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1' - Ø"

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A4

PER 2018 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET:

EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/:
2X4 STUD WALLS - R-15 INSULATION.
2X6 STUD WALLS - R-21 INSULATION.

EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/:
VAULTED CEILINGS - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE.
FLAT CEILINGS - R-49 INSULATION OR WHAT THE ATTIC SPACE CAN ACCOMMODATE BASED ON THE ROOF PITCH.

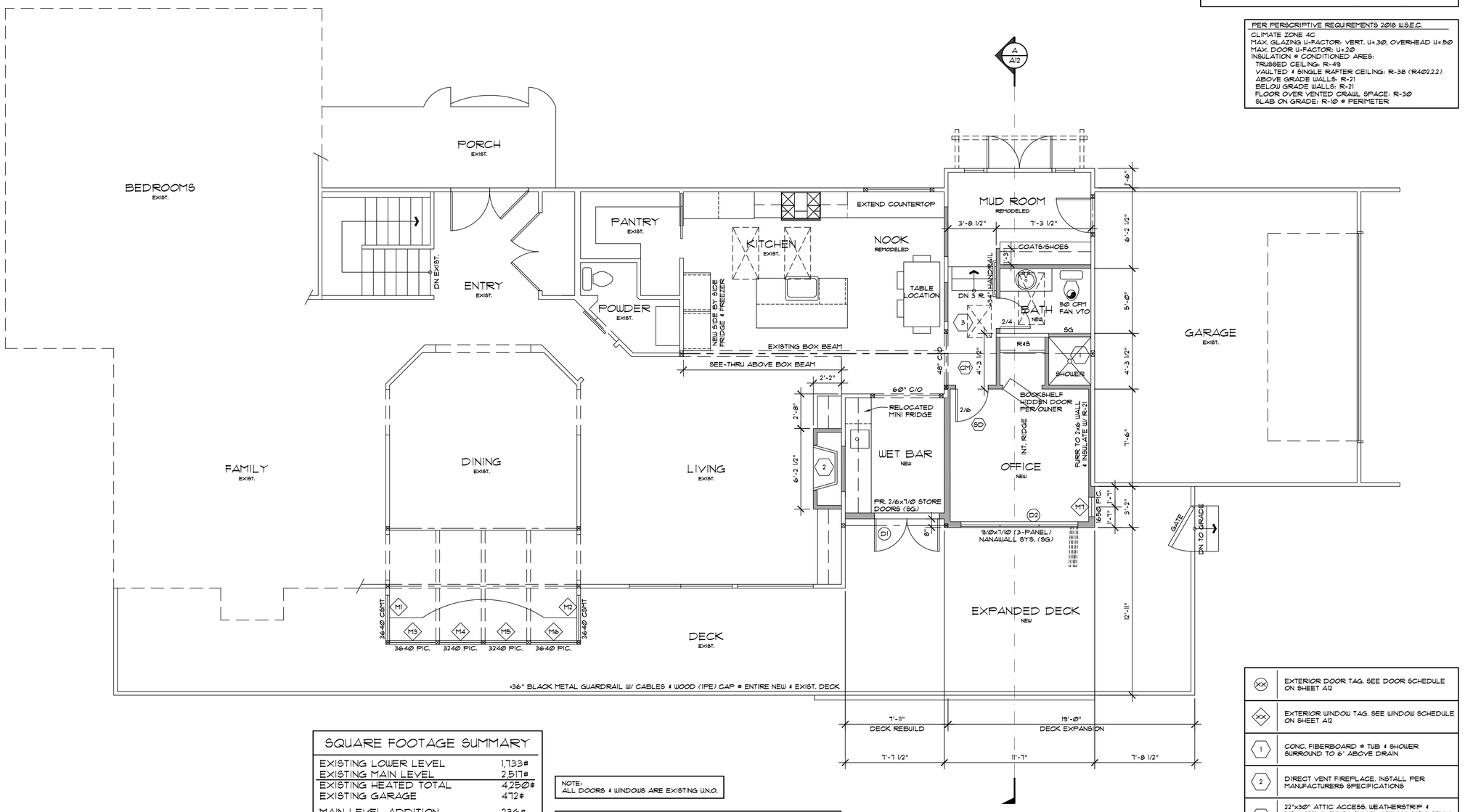
R502.1.1.2 HEATING AND COOLING SYSTEMS:
NEW HEATING, COOLING AND DUCT SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R403.

R503.1.3 SERVICE HOT WATER SYSTEMS:
NEW SERVICE HOT WATER SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R403.5.

R503.1.1.1 REPLACEMENT FENESTRATION:
WHERE SOME OR ALL OF AN EXISTING FENESTRATION UNIT IS REPLACED WITH A NEW FENESTRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR AND SHGC IN TABLE R402.1.1. WHERE MORE THAN ONE REPLACEMENT FENESTRATION UNIT IS BEING INSTALLED, AN AREA-WEIGHTED AVERAGE OF THE U-FACTOR AND SHGC OF ALL REPLACEMENT FENESTRATION SHALL BE PERMITTED TO BE USED TO DEMONSTRATE COMPLIANCE.

PER PERSCRIPTIVE REQUIREMENTS 2018 W.S.E.C.

CLIMATE ZONE 4C
MAX. GLAZING U-FACTOR: VERT. U=.30, OVERHEAD U=.50
MAX. DOOR U-FACTOR: U=.20
INSULATION @ CONDITIONED ARES:
TRUSSED CEILING: R-49
VAULTED & SINGLE RAFTER CEILING: R-38 (R402.2.2)
ABOVE GRADE WALLS: R-21
BELOW GRADE WALLS: R-21
FLOOR OVER VENTED CRAWL SPACE: R-30
SLAB ON GRADE: R-10 @ PERIMETER



PROPOSED MAIN FLOOR PLAN

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

SQUARE FOOTAGE SUMMARY

EXISTING LOWER LEVEL	1,733#
EXISTING MAIN LEVEL	2,517#
EXISTING HEATED TOTAL	4,250#
EXISTING GARAGE	472#
MAIN LEVEL ADDITION	236#
NEW HEATED TOTAL	236#
NEW UNHEATED G.C. GARAGE	534#
REBUILT DECK	181#
NEW DECK	270#
EXISTING HEATED	4,250#
NEW HEATED	236#
HEATED TOTAL	4,486#

NOTE:
ALL DOORS & WINDOWS ARE EXISTING U.N.O.

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

XX	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A12
XX	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A12
1	CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6" ABOVE DRAIN
2	DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURERS SPECIFICATIONS
3	22"x30" ATTIC ACCESS. WEATHERSTRIP & INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.
SD	INDICATES NEW 110V HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
SD	INDICATES NEW 110V HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

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MONTPELLIER ADDITION
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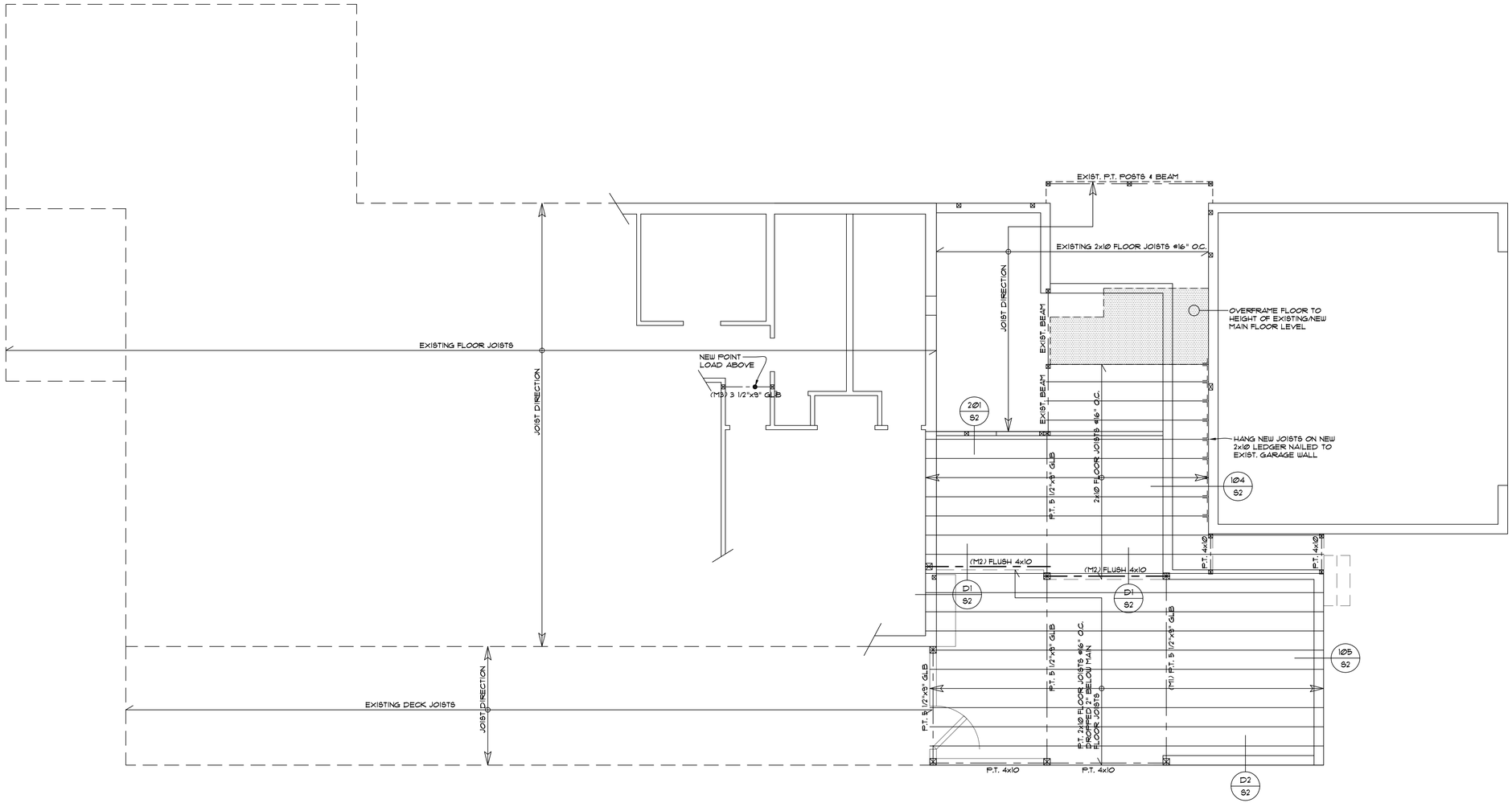

EXHAUST VENT CLEARANCES:
PER SRC M1501.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS, OR CRAWL SPACES, KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

PROPOSED MAIN FLOOR FRAMING PLAN

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

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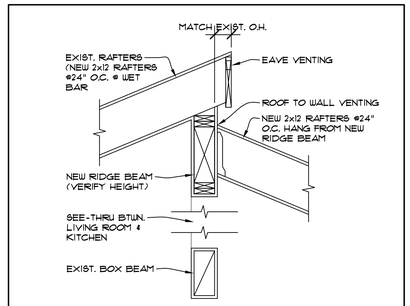
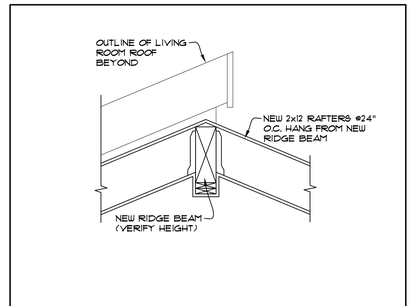


1 RIDGE BEAM DETAIL
N.T.S.



2 RIDGE BEAM DETAIL
N.T.S.

A ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED: 257# / 300 = Ø.86 SF. NET FREE
LOWER EAVE VENTILATION = 20 L.F. x 3.3 SQ. IN/L.F. = Ø.45#
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = Ø.86 x Ø.5 = Ø.43#
ROOF-TO-WALL VENTILATION PROVIDED = 20 L.F. x 9.0 SQ. IN/L.F. = 1.25 SF.

TOTAL VENTILATION PROVIDED:
LOWER EAVE VENTILATION = Ø.45#
ABOVE EAVE VENTILATION = 1.25#
TOTAL VENTILATION REQUIRED = Ø.86#
TOTAL VENTILATION PROVIDED = 1.7#

NOTE:
USE COR-A-VENT ROOF-TO-WALL VENT OR EQUAL

B ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED: 97# / 300 = Ø.32 SF. NET FREE
LOWER EAVE VENTILATION = 7.5 L.F. x 3.3 SQ. IN/L.F. = Ø.17#
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = Ø.32 x Ø.5 = Ø.16#
RIDGE VENTILATION PROVIDED = 7.5 L.F. x 13.5 SQ. IN/L.F. = Ø.70 SF.

TOTAL VENTILATION PROVIDED:
LOWER EAVE VENTILATION = Ø.7#
ABOVE EAVE VENTILATION = Ø.70#
TOTAL VENTILATION REQUIRED = Ø.32#
TOTAL VENTILATION PROVIDED = Ø.87#

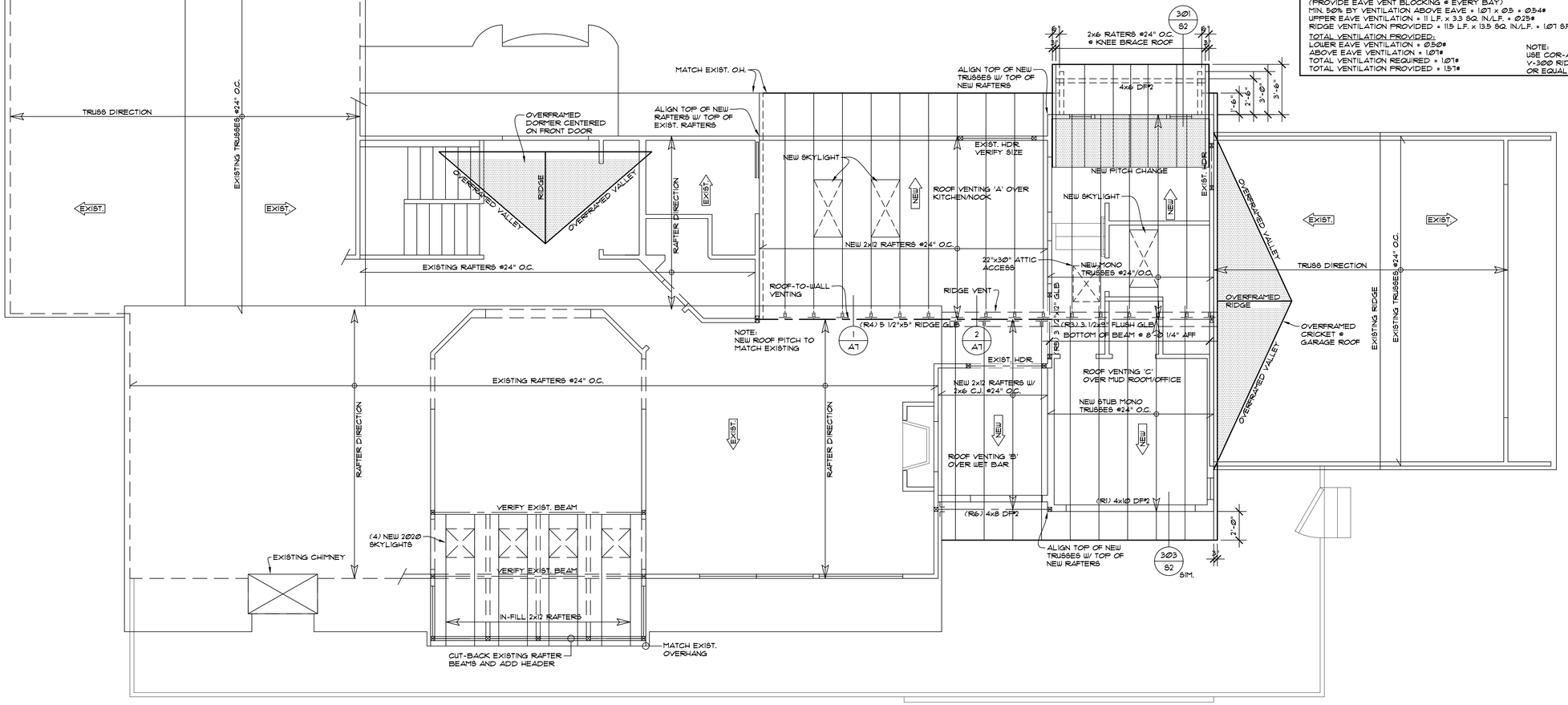
NOTE:
USE COR-A-VENT V-300 RIDGE VENT OR EQUAL

C ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED: 321# / 300 = 1.07 SF. NET FREE
LOWER EAVE VENTILATION = 22 L.F. x 3.3 SQ. IN/L.F. = Ø.50#
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = 1.07 x Ø.5 = Ø.54#
UPPER EAVE VENTILATION = 11 L.F. x 3.3 SQ. IN/L.F. = Ø.25#
RIDGE VENTILATION PROVIDED = 11.5 L.F. x 13.5 SQ. IN/L.F. = 1.07 SF.

TOTAL VENTILATION PROVIDED:
LOWER EAVE VENTILATION = Ø.50#
ABOVE EAVE VENTILATION = 1.07#
TOTAL VENTILATION REQUIRED = 1.07#
TOTAL VENTILATION PROVIDED = 1.57#

NOTE:
USE COR-A-VENT V-300 RIDGE VENT OR EQUAL



HATCHING DENOTES 2x OVERFRAMING

ALL TRUSSES:
-SHALL CARRY MANUFACTURERS STAMP
-SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
-WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS.
-SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

NOTE:
ROOF SHEATHING IS CONTINUOUS ON ROOF TRUSSES/RAFTERS EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED U.N.O. CUT 12"x12" HOLES IN SHEATHING @ EVERY OTHER BAY TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS.

ALL NEW HEADERS TO BE 4x10 DF#2 U.N.O.

PROPOSED ROOF FRAMING PLAN

SCALE: 1/4" = 1' - Ø"

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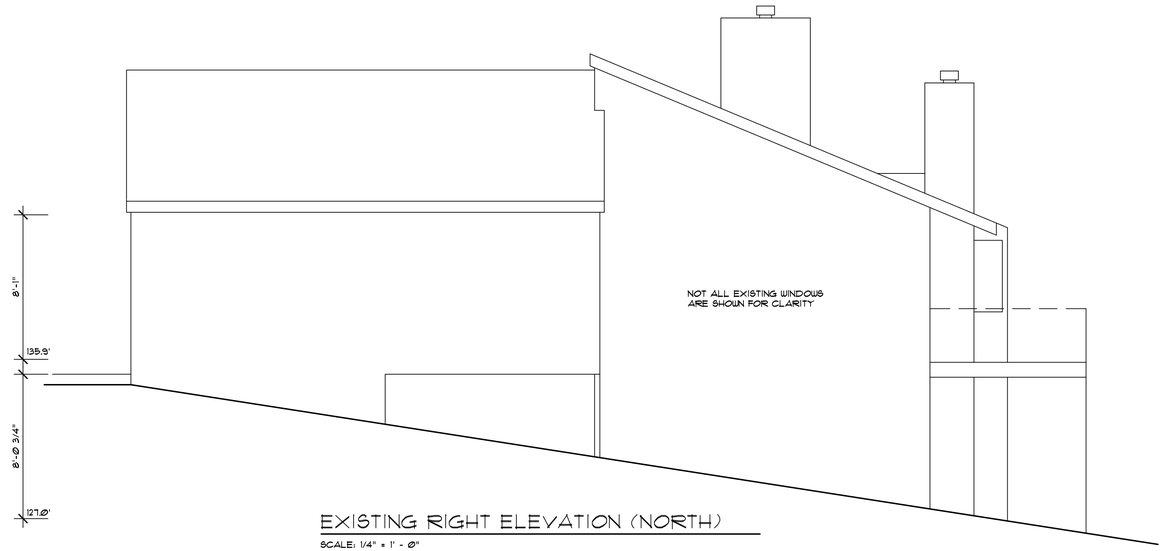
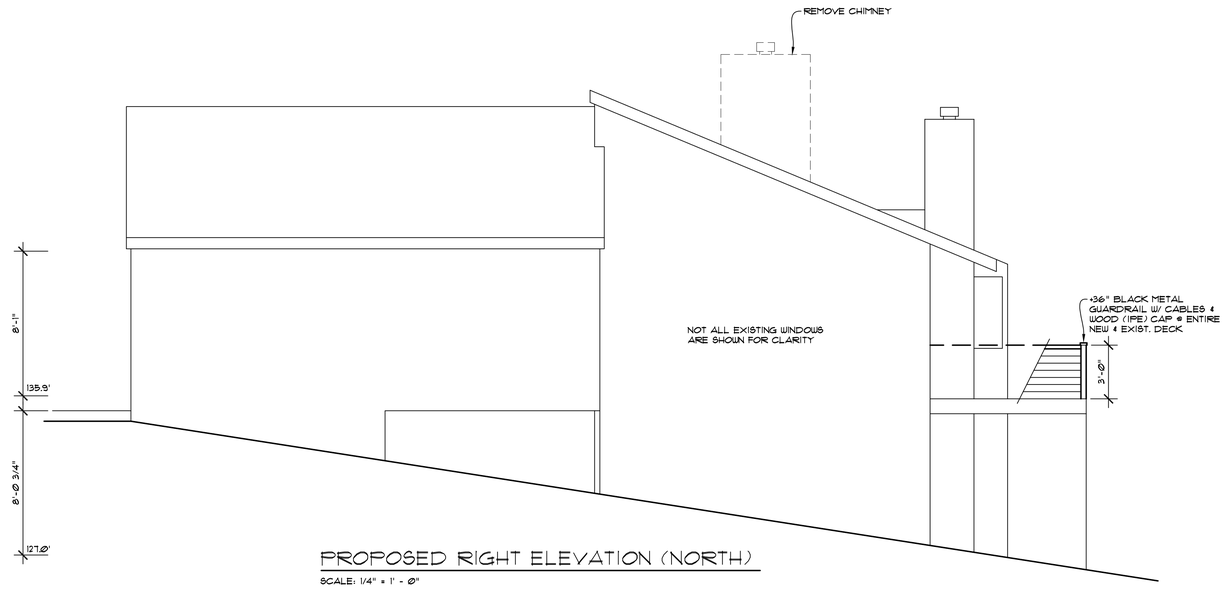


EXISTING RIGHT ELEVATION (NORTH)

SCALE: 1/4" = 1' - Ø"



PROPOSED RIGHT ELEVATION (NORTH)

SCALE: 1/4" = 1' - Ø"

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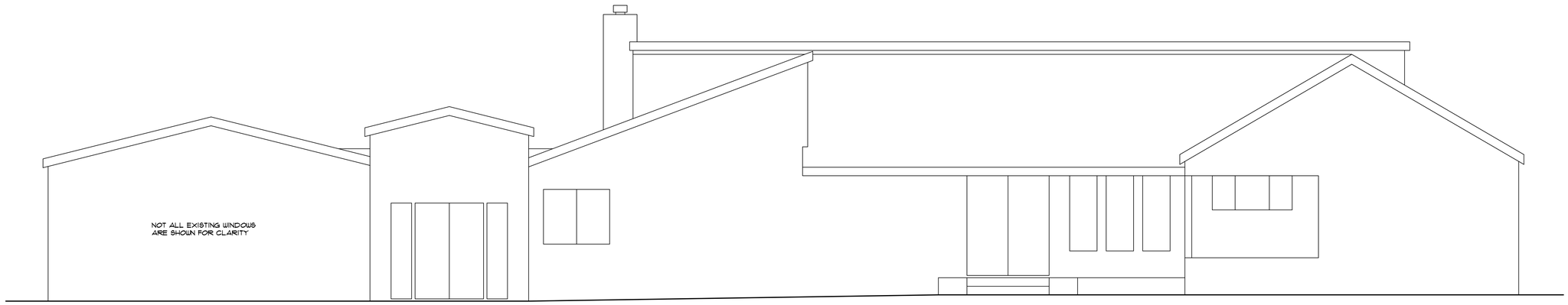
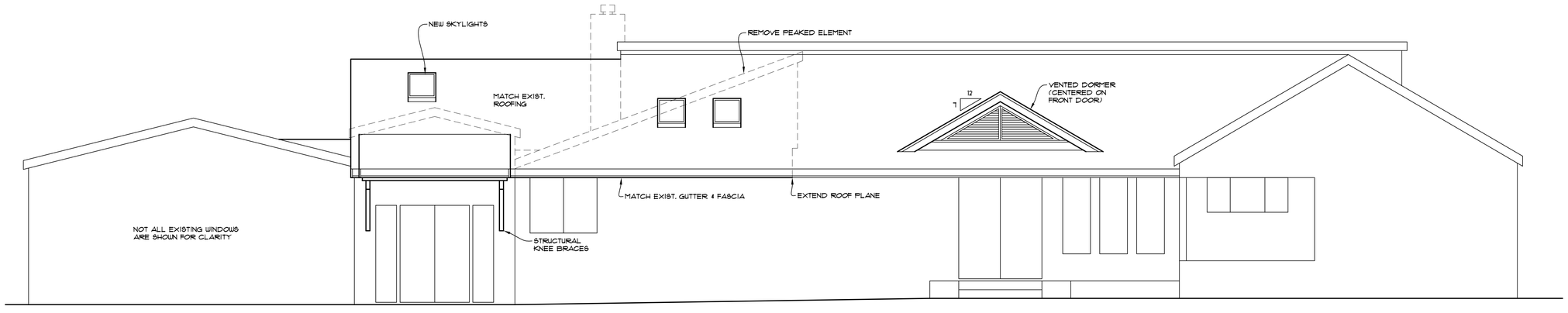


EXISTING FRONT ELEVATION (EAST)

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



PROPOSED FRONT ELEVATION (EAST)

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

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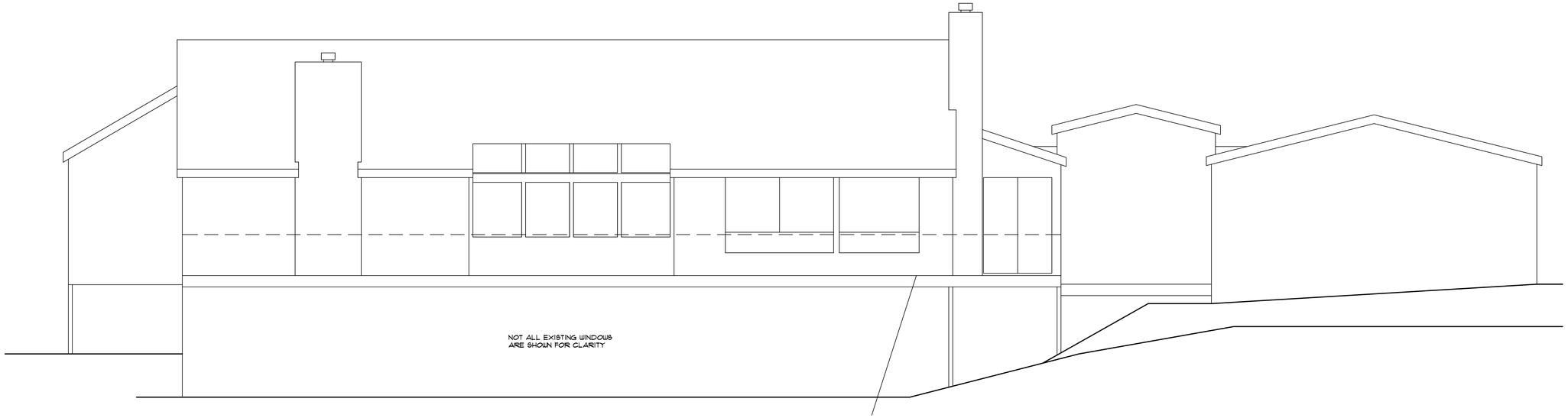
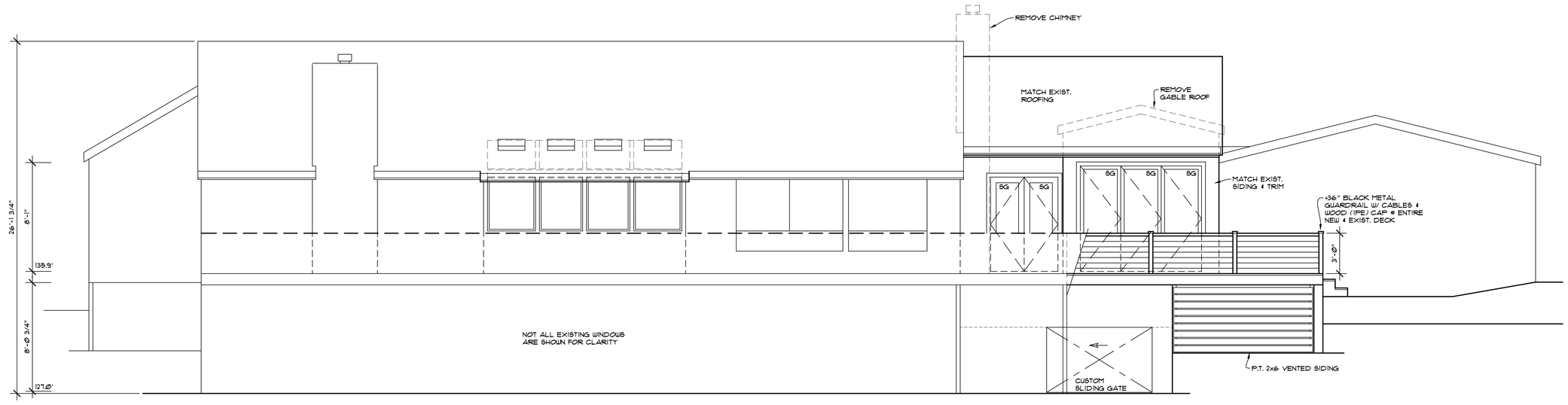


EXISTING REAR ELEVATION (WEST)

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



PROPOSED REAR ELEVATION (WEST)

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

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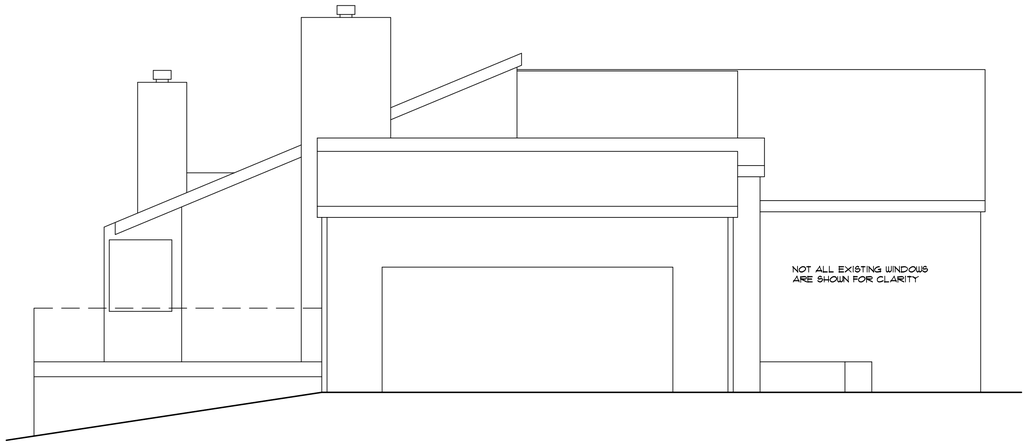
MONTPELLIER ADDITION
3 EDEN LANE W
MERCER ISLAND, WA 98040

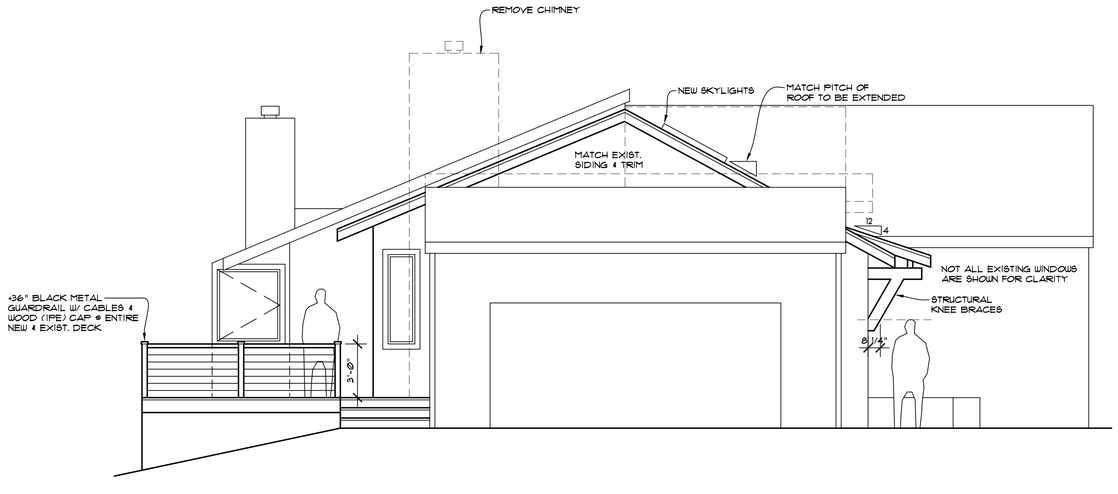
JOB NO: 20-026
DATE: 4/14/23
DRWN. BY: MM
REVISED:

SHEET NO.
A10



EXISTING LEFT ELEVATION (SOUTH)

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



PROPOSED LEFT ELEVATION (SOUTH)

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

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MONTPELLIER ADDITION
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JOB NO: 20-026
DATE: 4/14/23
DRWN. BY: MM
REVISED:

SHEET NO.
A11

GENERAL NOTES:

1. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.

2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.

3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURERS SPECS O/SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO F/BOX W/ OPERABLE O/SIDE DAMPER, TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.

4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.

5. H.W.T. TO BE LABELED PER ASHRAE STD. NO. 90A-80, AND MEET THE REQUIREMENTS. PER 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.

6. FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.

7. ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2409.1 & 2603.7

8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.

9. HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.

10. VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90ø. ELBOWS. DEDUCT 2'-0" FOR EA. 90ø. ELBOW EXCEEDING 2. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)

11. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1, COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.

12. ---

13. SOLID SHT'G REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.

14. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN INLET

15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.R.C. STD. #436. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.

16. DWELLING TO COMPLY W/ 2018 IECC.

17. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE: AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.

18. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.

19. MINIMUM SOIL BEARING PRESSURE = 2000 PSF.

20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.

21. DWELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2018

22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 401.2 & 402.1)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R317.1.3 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.7 STAIRWAY ILLUMINATION.
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

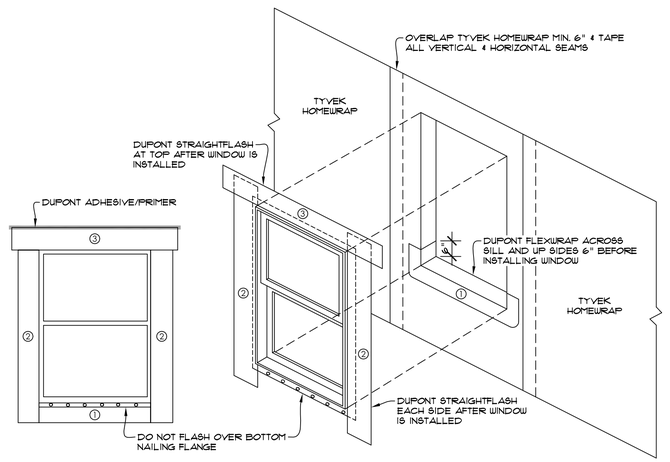
SOURCE SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM.
KITCHEN EXHAUST FANS TO BE 100 CFM U.N.O.
EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL:
BE INSULATED TO R-4 IN UNCONDITIONED SPACE
BE EQUIPPED WITH A BACKDRAFT DAMPER
TERMINATE OUTSIDE THE BUILDING PER SRC M1501.1
COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	70'
50	5"	90'	5"	100'
50	6"	OVER 100'	6"	OVER 100'
80	4"	N/A	4"	20'
80	5"	15'	5"	100'
80	6"	90'	6"	OVER 100'
100	5"	N/A	5"	50'
100	6"	45'	6"	OVER 100'
125	6"	15'	6"	OVER 100'
125	7"	70'	7"	OVER 100'

FLANGED WINDOW FLASHING INSTALLATION AFTER TYVEK HOMEWRAP (OR EQUIVALENT)



NOTE:
INSTALL DUPONT FLASHING IN ORDER SHOWN BY NUMBERS.
INSTALL WINDOW PER MANUFACTURERS INSTRUCTIONS.

WINDOW SCHEDULE

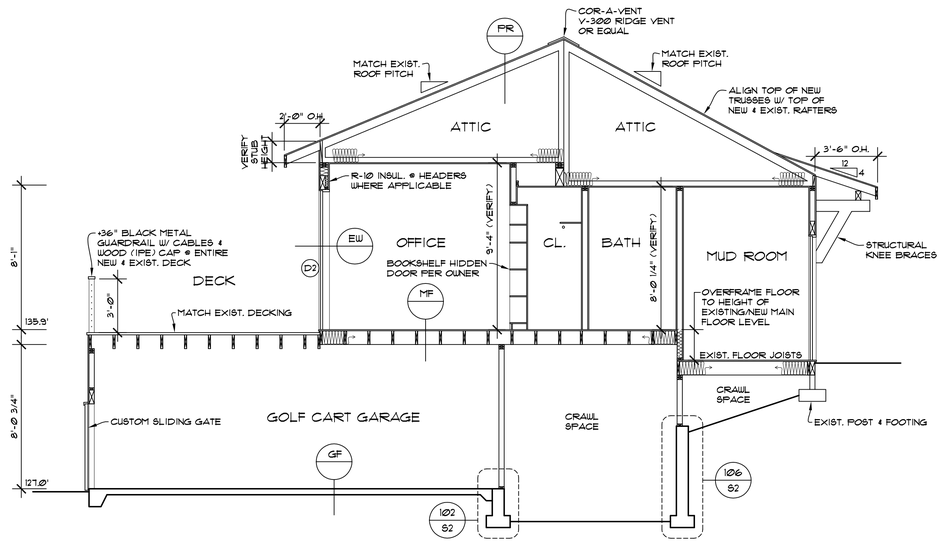
M1	DINING HDR. HT. 7'-0"	3'-6" x 4'-0"
M1	DINING HDR. HT. 7'-0"	3'-6" x 4'-0"
M3 M6	DINING HDR. HT. 7'-0"	3'-6" x 4'-0"
M4 M5	DINING HDR. HT. 7'-0"	3'-2" x 4'-0"
M7	OFFICE HDR. HT. 7'-0"	1'-6" x 5'-0"

EXTERIOR DOOR SCHEDULE

D1	WET BAR	5'-0" x 7'-0" (SG, SG; 2'-6", 2'-6")
D2	OFFICE	9'-0" x 7'-0" (SG, SG, SG; 3'-0", 3'-0", 3'-0")

SG = SAFETY GLASS
E = EGRESS WINDOW

U-FACTOR FOR ALL WINDOWS = Ø.30
U-FACTOR FOR DOORS = Ø.20



BUILDING SECTION 'A'

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

FR	PITCHED ROOF	MATCH EXISTING ROOFING 30# BUILDING PAPER OSB ROOF SHEATHING TRUSSES PER PLAN R-49 BATT. INSULATION 4 MIL. U.V. POLY. 5/8" GWB
EW	EXTERIOR CONDITIONED WALL	1/2" G.W.B. R-21 BATT INSULATION 4 MIL UV RES. POLY 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
MF	MAIN FLOOR	FINISH FLOOR 1/2" UL. FLY. @ VINYL 5/8" UL. FLY @ VNY'L TO HARDWOOD 3/4" T&G PLYWOOD SUB-FLR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-30 BATT. INSULATION @ AREAS OVER UNHEATED SPACE 5/8" GWB
GF	GOLF CART GARAGE FLOOR	4" CONCRETE SLAB ON GRADE W/ 6x6 W1.4xW1.4 WWF 6 MIL. VAPOR BARRIER 4" GRANULAR FILL

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MONTPELLIER ADDITION
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JOB NO: 20-026
DATE: 4/14/23
DRWN. BY: MM
REVISED:

SHEET NO.
A12

MAWER-MONTPELLIER

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE, 2018 EDITION, ASCE 7-16
2. INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
3. SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2018-2020
4. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A653), BATCH/POST HOT-DIP GALVANIZED (PER ASTM B6-95, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

1. WIND LOAD: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE C

2. SEISMIC: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16
   RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, Ie=1.0
   MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, Ss=1.5, S1=0.5
   SITE CLASS D
   DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, Sds=1.0g, Sd1=0.5g
   SEISMIC DESIGN CATEGORY, D2
   BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
   DESIGN BASE SHEAR, V = $CsDs$x(W)/R = 0.184W
   RESPONSE MODIFICATION COEFFICIENT, R=6.5
   ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS

3. ROOF LOAD: DL = 15 PSF LL = 25 PSF (SNOW LOAD)

4. FLOOR LOAD: DL = 10 PSF LL = 40 PSF

5. DECK LOAD: DL = 10 PSF LL = 60 PSF

6. SOILS: ASSUMED 1500 PSF ALLOWABLE SOIL BEARING
   ASSUMED 35 PCF ACTIVE SOIL PRESSURE, 350 PCF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION
   ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.

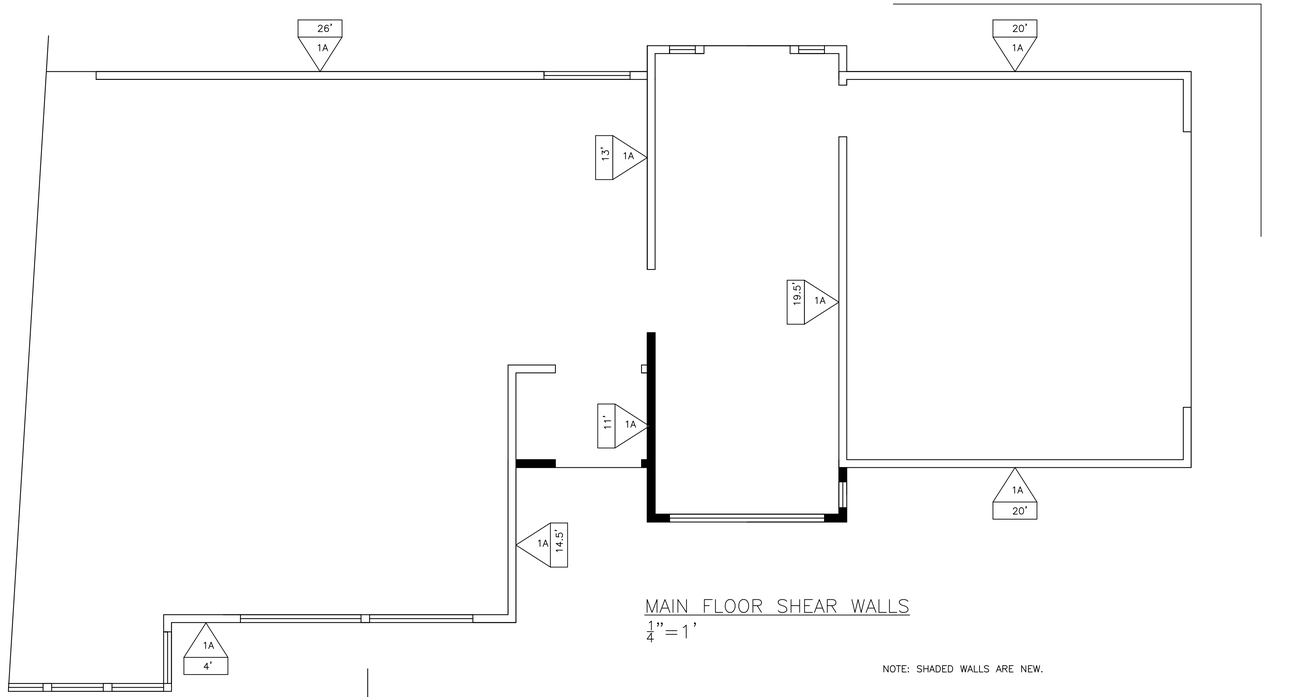
7. CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
   GRADE 40 REINFORCEMENT
   MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
   ALL SAWN LUMBER HF#1 OR BETTER, Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000
   GLULAM BEAMS 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000
   MICROLAM, LVL Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000
   PARALLAM®, PSL Fb = 2600 PSI, Fv = 290 PSI, E = 2,900,000
2. WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
3. ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
4. FLOOR SHEATHING SHALL BE ¾" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
5. ROOF SHEATHING SHALL BE ⅜" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
2. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
3. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



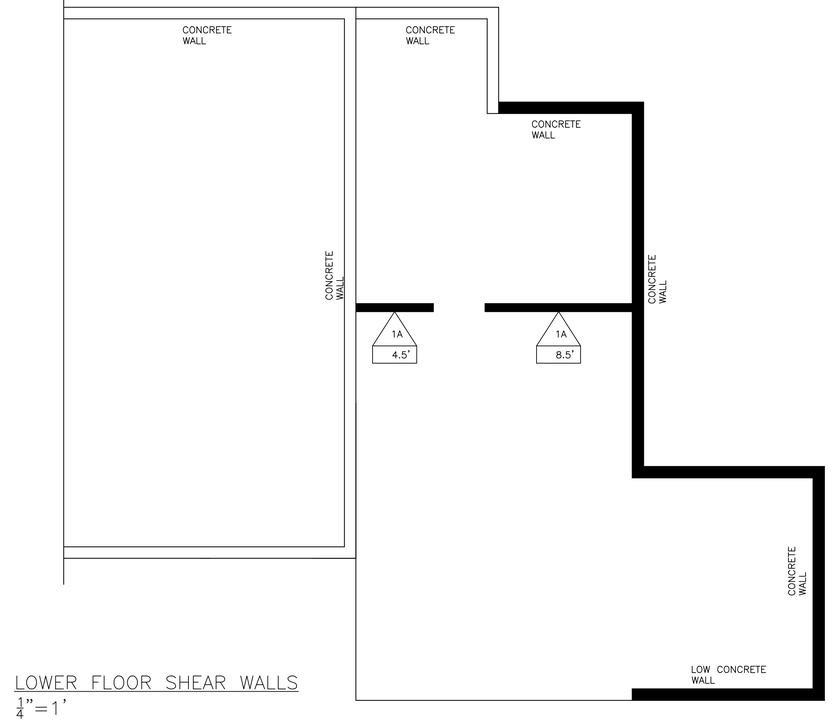
MAIN FLOOR SHEAR WALLS
1/4" = 1'

NOTE: SHADED WALLS ARE NEW.

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX NAILS)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR ½" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR ½" A.B. @ 3'-2" OC OR ⅝" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR ½" A.B. @ 2'-2" OC OR ⅝" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	¼" X 5" LAG SCREW @ 8"OC OR ½" A.B. @ 3'-2" OC OR ⅝" A.B. @ 5'-0" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	¼" X 5" LAG SCREW @ 6"OC OR ½" A.B. @ 1'-4" OC OR ⅝" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	¼" X 5" LAG SCREW @ 5"OC OR ½" A.B. @ 1'-0" OC OR ⅝" A.B. @ 1'-8" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 BOTH SIDES	10d @ 2" OC	¼" X 5" LAG SCREW @ 2"OC OR ½" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 ½", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 ½", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 ½".
2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.
3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X ¼" PLATE WASHERS. LOCATE WITHIN ½" OF SHEATHING.
4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.
5. PROVIDE 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.
6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANLE JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.
8. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.
9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.
10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. ALSO, PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.
11. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.



LOWER FLOOR SHEAR WALLS
1/4" = 1'

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MICHELLE THOMPSON
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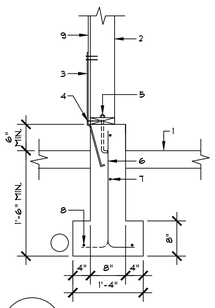
25839
REGISTERED PROFESSIONAL ENGINEER

REVISION DATES:
REV. 3/10/23

PROJECT: MAWER/MONTPELLIER
3 EDEN LANE, MERCER ISLAND, WA

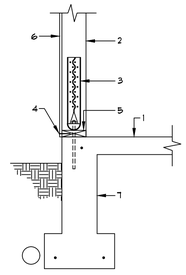
SHEET TITLE: STRUCTURAL NOTES & DETAILS

SCALE:	DATE:
NO SCALE	1-12-22
DRAWN BY: MDT	SHEET NO. S1
PROJECT NO. MAWER/MONTPELLIER	



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ SILL PLATE
5. ANCHOR BOLTS, SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

102 — 3/4"=1'-0"



1. EXISTING SLAB ON GRADE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION

103 — TYP. SHEARWALL DETAIL @ EXISTING FOUNDATION — 3/4"=1'-0"

CANTILEVERED RETAINING WALL SCHEDULE

H	T	L	I	D	VERTICAL REINFORCING	HORIZONTAL REINFORCING	DOWELS	FOOTING REINFORCING
4'-0"	8"	2'-0"	8"	8"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
6'-0"	8"	2'-8"	1'-0"	9"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
8'-0"	8"	3'-8"	1'-6"	10"	#5 @12" O.C.	#4 @10" O.C.	#5 @12" O.C.	#4 @10" O.C.
10'-0"	8"	5'-8"	2'-6"	10"	#5 @8" O.C.	#4 @10" O.C.	#5 @8" O.C.	#5 @8" O.C.
12'-0"	10"	6'-6"	2'-10"	11"	#6 @8" O.C.	#4 @8" O.C.	#6 @8" O.C.	#5 @10" O.C.

NOTES:

CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS

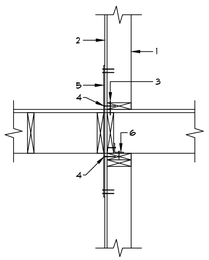
REINFORCING BARS SHALL BE GRADE 40

LATERAL EARTH PRESSURE = 30 PCF WITH LEVEL BACKFILL

PASSIVE RESISTANCE = 300 PCF AND COEFFICIENT OF FRICTION = @35

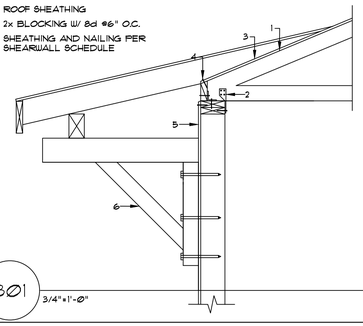
PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL

PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS



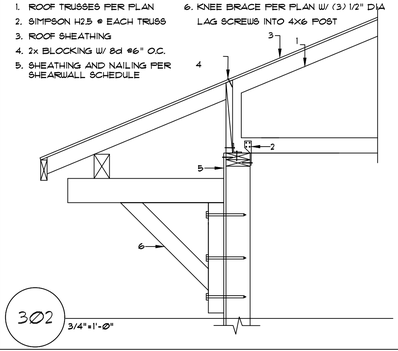
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN, CENTER STRAP ON RIM JOISTS (@ INT. WALL SLOT PLYWOOD)
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE

201 — 3/4"=1'-0"



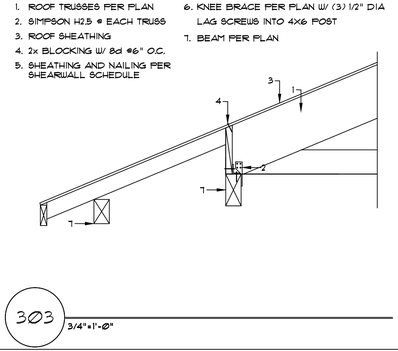
1. ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
6. KNEE BRACE PER PLAN W/ (3) 1/2" DIA LAG SCREWS INTO 4X6 POST

301 — 3/4"=1'-0"



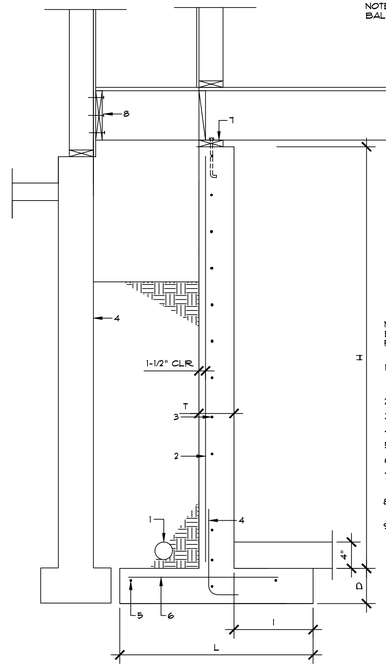
1. ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
6. KNEE BRACE PER PLAN W/ (3) 1/2" DIA LAG SCREWS INTO 4X6 POST

302 — 3/4"=1'-0"



1. ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
6. KNEE BRACE PER PLAN W/ (3) 1/2" DIA LAG SCREWS INTO 4X6 POST
7. BEAM PER PLAN

303 — 3/4"=1'-0"

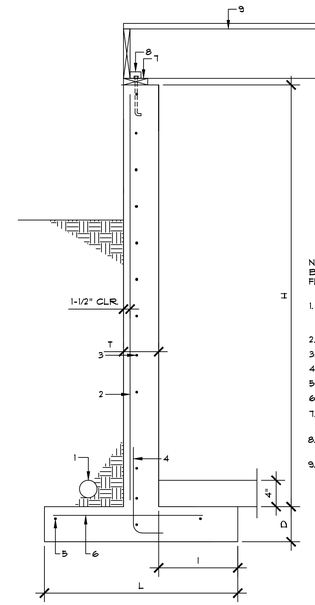


NOTE:
BALANCE PER DETAIL 201/S2

NOTE:
BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING

1. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN
2. VERTICAL REINFORCING
3. HORIZONTAL REINFORCING
4. DOWELS TO MATCH VERTICALS
5. (3) #4 BARS MINIMUM
6. FOOTING REINFORCEMENT
7. 2X6 TREATED SILL PLATE W/ ANCHOR BOLTS PER SHEAR WALL SCHEDULE
8. 2X LEDGER W/ 3-16d NAILS AT EACH STUD
9. EXISTING GARAGE FOUNDATION WALL

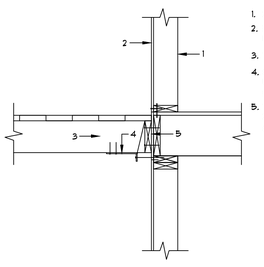
104 — CANTILEVERED RETAINING WALL — 3/4"=1'-0"



NOTE:
BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING

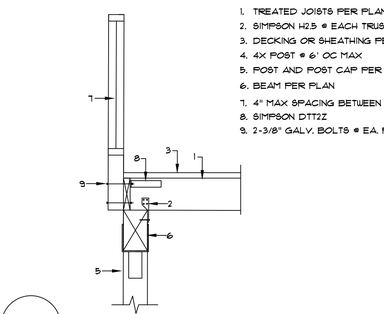
1. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN
2. VERTICAL REINFORCING
3. HORIZONTAL REINFORCING
4. DOWELS TO MATCH VERTICALS
5. (3) #4 BARS MINIMUM
6. FOOTING REINFORCEMENT
7. 2X6 TREATED SILL PLATE W/ 1/2" DIA. ANCHOR BOLTS @ 24"OC
8. SIMPSON A34 @ EACH JOIST
9. DECK FRAMING PER PLAN

105 — CANTILEVERED RETAINING WALL — 3/4"=1'-0"



1. 2x STUD WALL
2. EXISTING SHEATHING AND NAILING
3. TREATED JOISTS W/ HANGER
4. SIMPSON DTTIZ @ 48" OC W/ SDWH SCREW W/ MIN. 3" PENETRATION
5. TREATED 2X LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

D1 — 3/4"=1'-0"



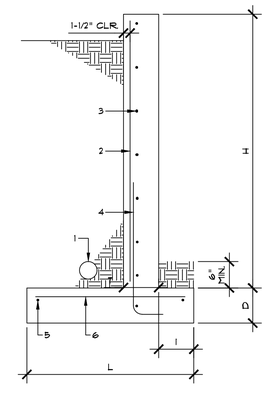
1. TREATED JOISTS PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. DECKING OR SHEATHING PER PLAN
4. 4X POST @ 6' OC MAX
5. POST AND POST CAP PER PLAN
6. BEAM PER PLAN
7. 4" MAX SPACING BETWEEN RAILS
8. SIMPSON DTT2Z
9. 2-3/8" GALV. BOLTS @ EA. POST

D2 — 3/4"=1'-0"

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	8"	(2) #4 EACH WAY	3375#
24	24"x24"	10"	(3) #4 EACH WAY	6000#
30	30"x30"	10"	(3) #5 EACH WAY	9375#
36	36"x36"	10"	(3) #5 EACH WAY	13500#
42	42"x42"	10"	(3) #5 EACH WAY	18375#
48	48"x48"	12"	(4) #5 EACH WAY	24000#
54	54"x54"	12"	(5) #5 EACH WAY	30375#
60	60"x60"	12"	(5) #5 EACH WAY	37500#
66	66"x66"	12"	(6) #5 EACH WAY	45375#
72	72"x72"	12"	(7) #5 EACH WAY	54000#

NOTE:
FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF



NOTE:
BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING, IF IT OCCURS

1. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN
2. VERTICAL REINFORCING
3. HORIZONTAL REINFORCING
4. DOWELS TO MATCH VERTICALS
5. (3) #4 BARS MINIMUM
6. FOOTING REINFORCEMENT

106 — CANTILEVERED RETAINING WALL (10/7/20) — 3/4"=1'-0"

MICHELE THOMPSON
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REVISION DATES:
REV. 3/10/23

PROJECT: MAWER/MONTPELLIER
3 EDEN LANE, MERCER ISLAND, WA

SHEET TITLE: STRUCTURAL DETAILS

SCALE:	DATE:
NO SCALE	1-12-22
DRAWN BY: MDT	SHEET NO. S2
PROJECT NO. MAWER/MONTPELLIER	