

CITY OF MERCER ISLAND

Community Planning & Development

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, etc.

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, Prestressed / Precast construction, etc.

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, etc.

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, etc.

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, etc.

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, etc.

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Post tension layout, Metal joist / metal trusses, Exterior cladding, etc.

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, etc.

TO BE COMPLETED BY CPD

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

TREE PROTECTION REQUIREMENTS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm, etc.

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, etc.

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, No Storm Water permit required, etc.

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim.

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2, etc.

SURVEY REQUIREMENTS: Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.

Geotechnical Engineer, Permit number, Approved by, Date

TO BE COMPLETED BY CPD

TO BE COMPLETED BY CPD

REQUIRED CONSTRUCTION INSPECTIONS: Inspector shall initial and date appropriate inspection only if approved. Tree protection, Sewer disconnect and cap, etc.

TO BE COMPLETED BY CPD

Final Inspection: Tree Restoration, Fire protection, Fuel Tank Installation, Fire Extinguishing System, etc.

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents.

TO BE COMPLETED BY CPD

TO BE COMPLETED BY APPLICANT



CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER

Date

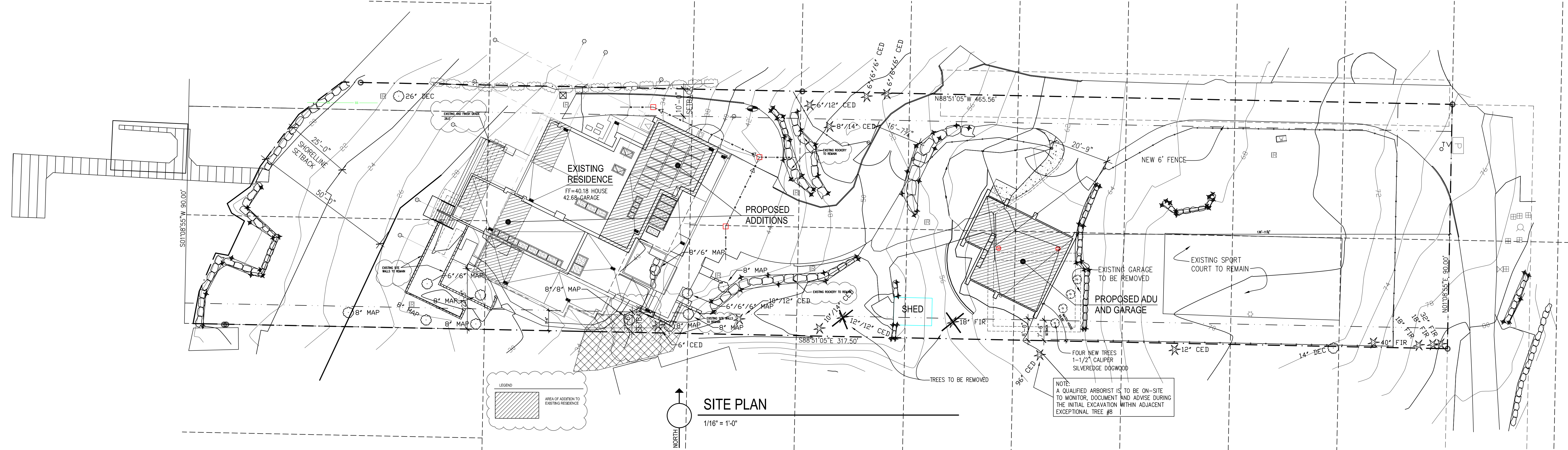
Approved

Date

Approved



12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision



SITE PLAN
1/16" = 1'-0"

NOTE:
A QUALIFIED ARBORIST IS TO BE ON-SITE TO MONITOR, DOCUMENT AND ADVISE DURING THE INITIAL EXCAVATION WITHIN ADJACENT EXCEPTIONAL TREE #8

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2023 BY CHESMORE|BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES, INCLUDING WASHINGTON AMENDMENTS TO IRC, AND MERCER ISLAND CITY CODE.

CONTRACTORS RESPONSIBILITY:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

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

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

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

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER. SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

PROJECT NOTES

PROPOSED ADDITION TO EXISTING RESIDENCE AND NEW ADU/GARAGE

OWNERS

STEVE KAO & HUI HONG
21722 CHINOOK ROAD
WOODWAY, WA 98020

ZONING

R-15

PROPERTY TAX ACCT#

PROPERTY TAX ACCOUNT NUMBER: 294890-0015

LEGAL DESCRIPTION

GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LOTS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

LOT COVERAGE

| | | | |
|---|-------------|--------------|-------------|
| TOTAL LOT AREA: | 42,797 S.F. | NET LOT AREA | 39,844 S.F. |
| LOT COVERAGE: | | | |
| HOUSE W/ ADDITIONS | 5,266 S.F. | | |
| DADU | 1,108 S.F. | | |
| SHED | 143 S.F. | | |
| STRUCTURAL TOTAL | 6,517 S.F. | | |
| SPORT COURT | 1,950 S.F. | | |
| DRIVING SURFACES | 6,766 S.F. | | |
| TOTAL | 15,233 S.F. | | |
| HARDSCAPE MAX ALLOWED 9% OF 42,797 S.F. | 3,852 S.F. | | |
| STEPPING STONES & ROCKERIES | 976 S.F. | | |
| 40% ALLOWABLE LOT COVERAGE OR | 17,119 S.F. | | |

GROSS FLOOR AREA

| | |
|--------------------------|-------------|
| BASEMENT | 640 S.F. |
| MAIN FLOOR | 3,916 S.F. |
| UPPER FLOOR | 1,908 S.F. |
| DADU | 1,952 S.F. |
| TOTAL | 8,416 S.F. |
| ALLOWED GROSS FLOOR AREA | 12,000 S.F. |

LOT SLOPE CALCULATION

HIGH POINT 80'-LOW POINT 18'=62' DIFFERENCE
62'/438.3' HORIZONTAL DISTANCE=100=12.8% LOT SLOPE

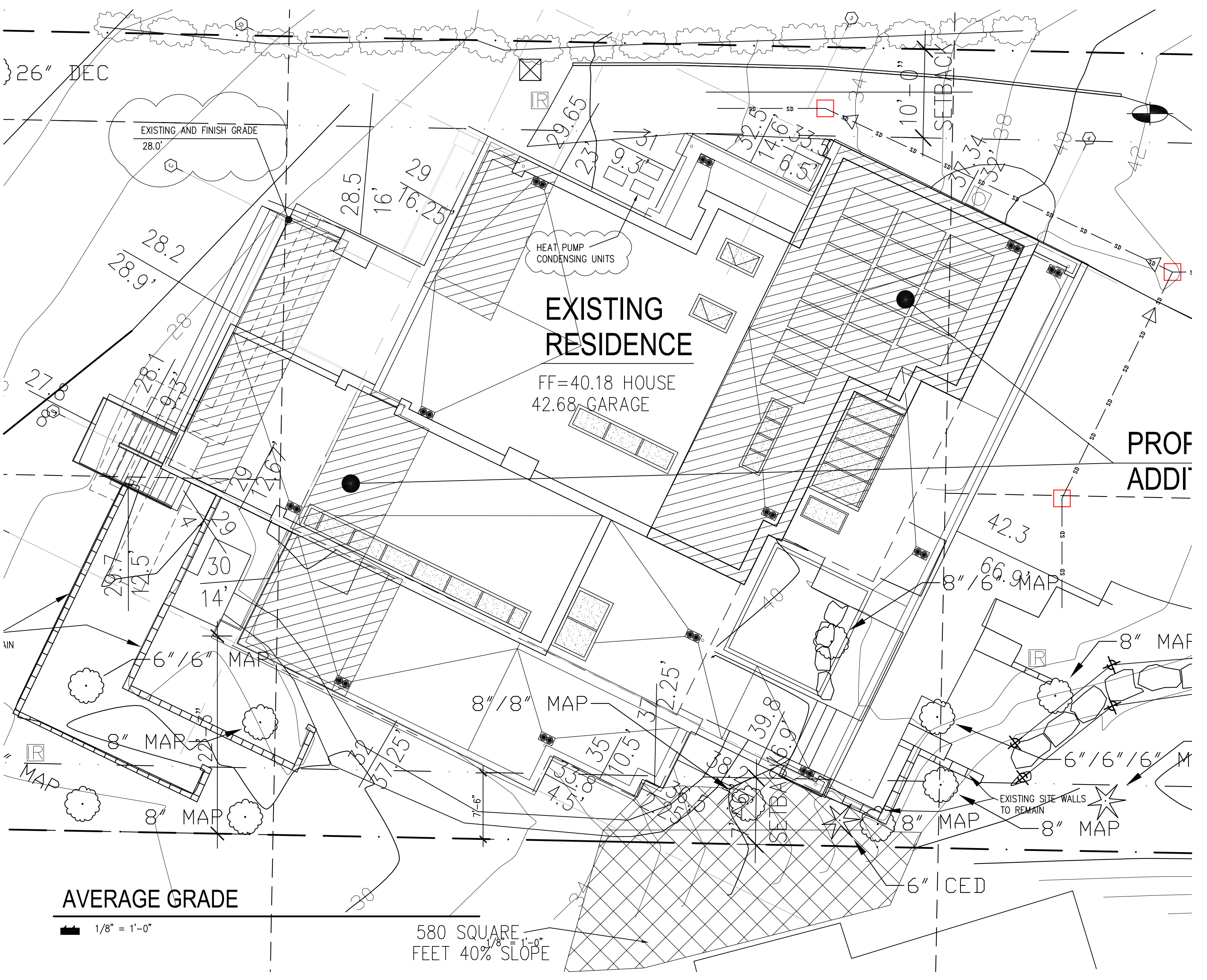
FIRE SPRINKLERS

PROVIDE A NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT THE MAIN HOUSE. THIS SYSTEM WILL REQUIRE A SEPARATE FIRE PERMIT. SYSTEM IS TO BE FULL COVERAGE TO INCLUDE GARAGE BATHROOMS, CLOSETS IN EXIT PATHWAYS AND STORAGE AREAS. PLANS MUST BE APPROVED BY THE FIRE MARSHAL AND CONFORM TO NFPA AND C&M STANDARDS.

PROVIDE THE DADU WITH A NFPA 13D MONITORED FIRE ALARM SYSTEM.

SHEET INDEX

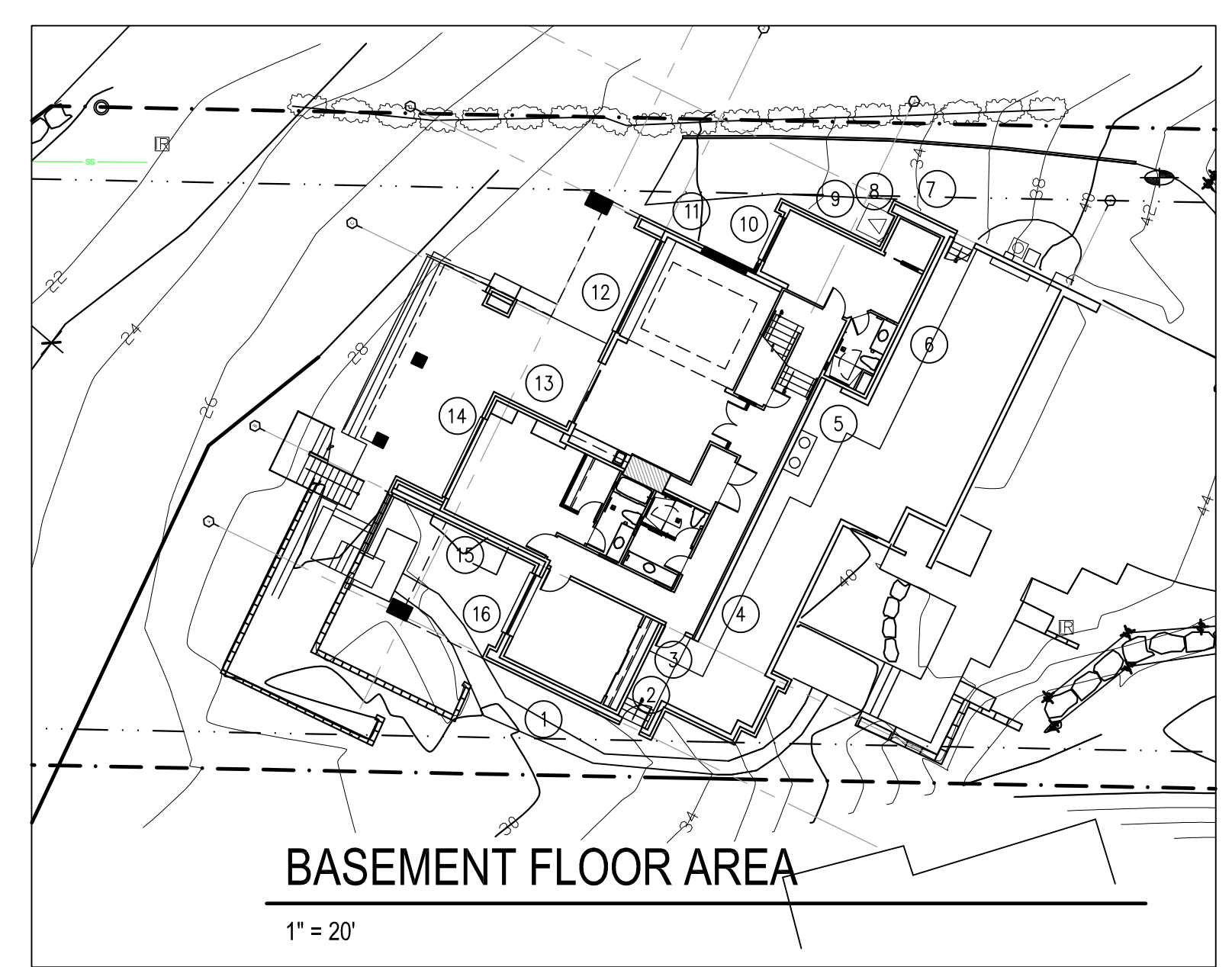
| | | | |
|-------|------------------------------------|-------|--------------------------------------|
| SF | MERCER ISLAND COVER SHEET | S.1 | FOUNDATION PLAN |
| 1.0 | SITE PLAN | S.2 | MAIN FLOOR FRAMING PLAN |
| 1.1 | FLOOR AREA ILLUSTRATION | S.3 | UPPER FLOOR/ LOWER ROOF FRAMING PLAN |
| 1.2 | WALL ALTERATION PLAN | S.4 | ROOF FRAMING PLAN |
| 0.0 | SITE SURVEY | E.1 | LOWER FLOOR ELECTRICAL PLAN |
| C-1 | CSWMP PLAN | E.2 | MAIN FLOOR ELECTRICAL PLAN |
| C-2 | BRANAGE PLAN | E.3 | UPPER FLOOR ELECTRICAL PLAN |
| C-3 | DETAILS | M.1 | LOWER FLOOR DUCT CONCEPT |
| 0-001 | COVER SHEET | M.2 | MAIN FLOOR DUCT CONCEPT |
| L001 | EXISTING VEGETATION WEST | E.3 | UPPER FLOOR DUCT CONCEPT |
| L002 | EXISTING VEGETATION EAST | D.0 | DADU SITE PLAN |
| L003 | SITE IMPACTS WEST | D.0 | DADU PLANS |
| L004 | SITE IMPACTS EAST | D.1 | DADU SCHEDULES AND NOTES |
| L005 | SITE PREP WEST | D.2 | DADU ELECTRICAL PLANS AND NOTES |
| L006 | SITE PREP EAST | D.3 | DADU ELEVATIONS AND SECTIONS |
| L007 | PLANTING PLAN - WEST | D.3 | DADU WALL SECTIONS AND DETAILS |
| L008 | PLANTING PLAN - EAST | D.3 | DADU DETAILS |
| L009 | DETAILS | D.4 | DADU INTERIOR ELEVATIONS |
| 2.0 | LOWER FLOOR DEMOLITION PLAN | D.5 | DADU SPECIFICATIONS |
| 2.1 | MAIN FLOOR DEMOLITION PLAN | S.1.0 | GENERAL STRUCTURAL NOTES |
| 2.2 | UPPER FLOOR DEMOLITION PLAN | S.1.1 | GENERAL STRUCTURAL NOTES |
| 2.3 | ROOF DEMOLITION PLAN | S.1.2 | GENERAL STRUCTURAL NOTES |
| 3.0 | LOWER FLOOR PLAN | S.3.0 | DETAILS |
| 3.1 | MAIN FLOOR PLAN | S.3.1 | DETAILS |
| 3.2 | UPPER FLOOR PLAN | S.3.1 | DETAILS |
| 3.3 | ROOF PLAN | S.4.0 | SCHEDULES |
| 3.3.1 | ROOF DETAILS | S.4.1 | TYPICAL WOOD DETAILS |
| 4.0 | SCHEDULES | S.4.2 | FLOOR DETAILS |
| 4.1 | SCHEDULES | S.4.3 | DECK DETAILS |
| 4.2 | DETAILS | S.4.4 | WOOD DETAILS |
| 4.3 | DETAILS | S.4.5 | PARAPET AND FLAT ROOF DETAILS |
| 4.6 | LOWER FLOOR REFLECTED CEILING PLAN | S.5.0 | STEEL DETAILS |
| 4.7 | MAIN FLOOR REFLECTED CEILING PLAN | S.6.0 | WOOD AND STEEL DETAILS |
| 4.8 | UPPER FLOOR REFLECTED CEILING PLAN | | |
| 5.0 | EXTERIOR ELEVATIONS | | |
| 5.1 | EXTERIOR ELEVATIONS | | |
| 6.0 | BUILDING SECTIONS | | |
| 6.1 | BUILDING SECTIONS | | |
| 6.2 | BUILDING SECTIONS | | |
| 6.3 | WALL SECTIONS | | |
| 7.0 | INTERIOR ELEVATIONS | | |
| 7.1 | INTERIOR ELEVATIONS | | |
| 7.2 | INTERIOR ELEVATIONS | | |
| 7.3 | INTERIOR ELEVATIONS | | |
| 7.4 | INTERIOR ELEVATIONS | | |
| 7.5 | INTERIOR ELEVATIONS | | |
| 7.6 | INTERIOR ELEVATIONS | | |
| 7.7 | INTERIOR ELEVATIONS | | |
| 7.8 | INTERIOR ELEVATIONS | | |
| 7.9 | INTERIOR ELEVATIONS | | |
| 8.0 | DETAILS | | |
| 8.1 | DETAILS | | |
| 9.0 | SPECIFICATIONS | | |



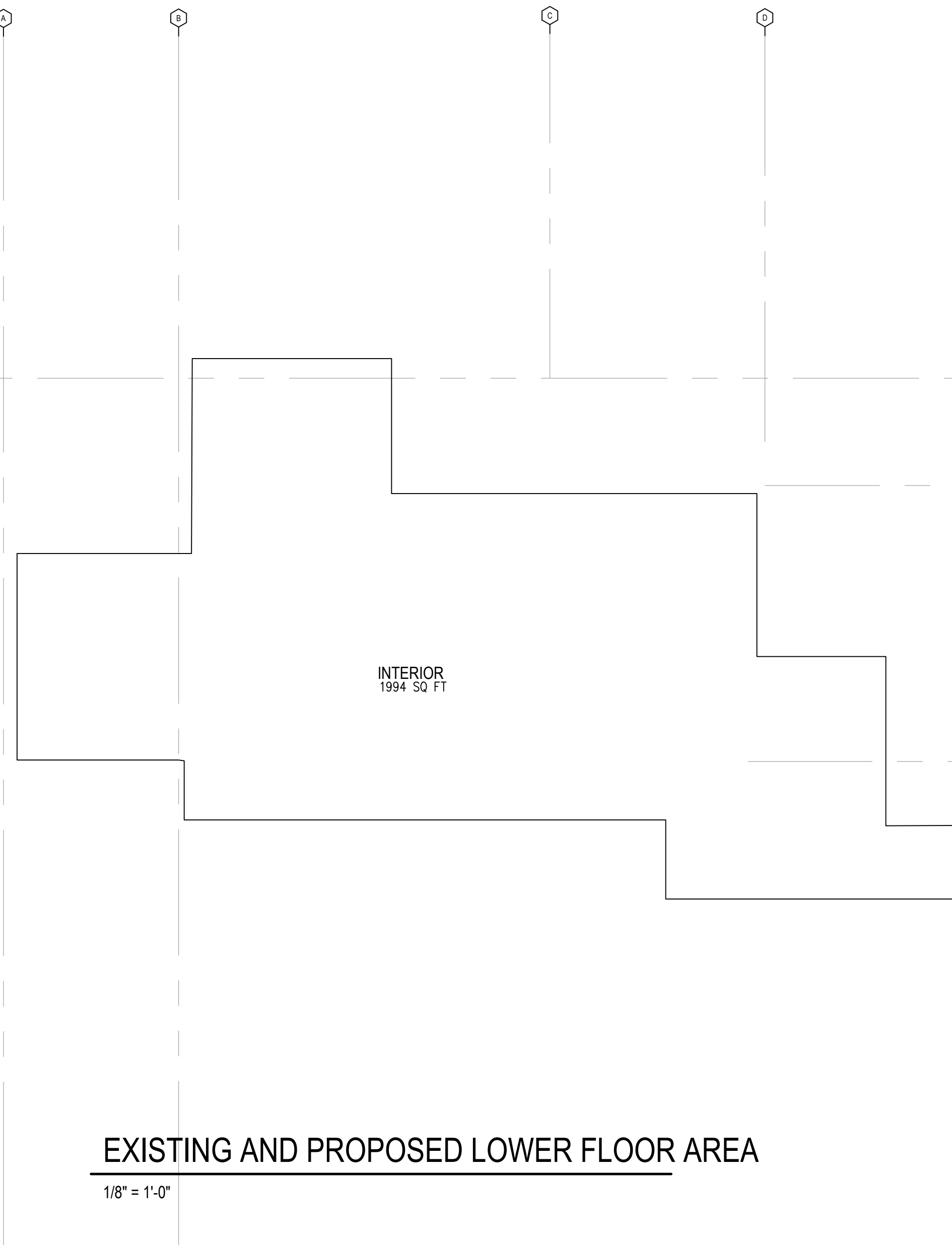
| length | elevation | axb |
|--------|-----------|---------|
| 32 | 37.34 | 1194.88 |
| 6.5 | 33.5 | 217.75 |
| 14.6 | 32.5 | 474.5 |
| 9.3 | 31 | 288.3 |
| 23 | 29.65 | 681.95 |
| 16.25 | 29 | 471.25 |
| 16 | 28.5 | 456 |
| 28.9 | 28.2 | 814.98 |
| 9.3 | 28.1 | 261.33 |
| 8 | 27.8 | 222.4 |
| 12.5 | 29.7 | 371.25 |
| 4 | 29 | 116 |
| 14 | 30 | 420 |
| 37.25 | 32 | 1192 |
| 4.5 | 33.8 | 152.1 |
| 10.5 | 35 | 367.5 |
| 2.25 | 36.5 | 82.125 |
| 2.25 | 37 | 83.25 |
| 7.2 | 38.2 | 275.04 |
| 16.9 | 39.8 | 672.62 |
| 66.9 | 42.3 | 2829.87 |
| 342.1 | | 11645.1 |

34.04 average grade

BASEMENT FLOOR AREA CALCULATION

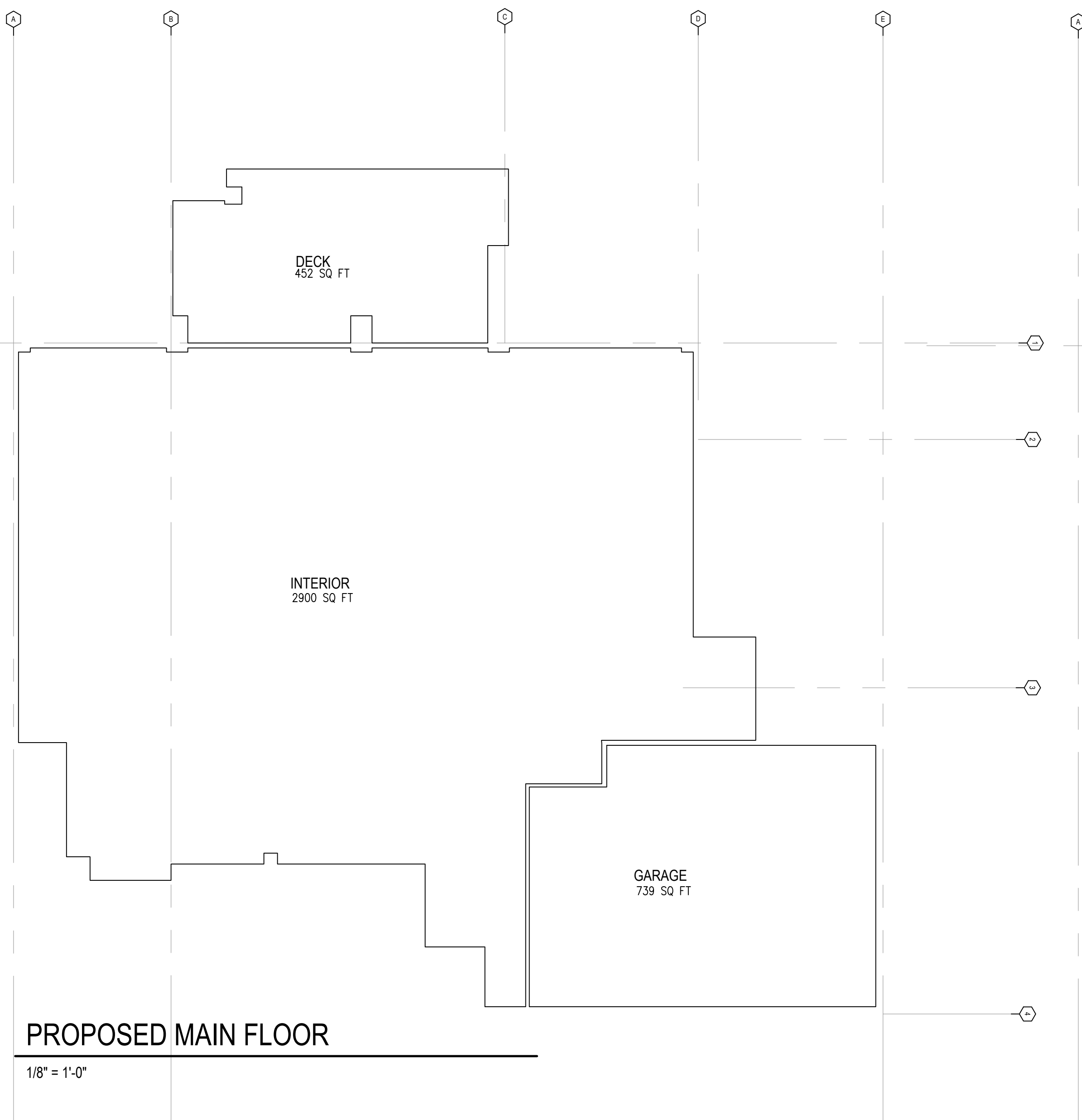


BASEMENT FLOOR AREA
1" = 20"



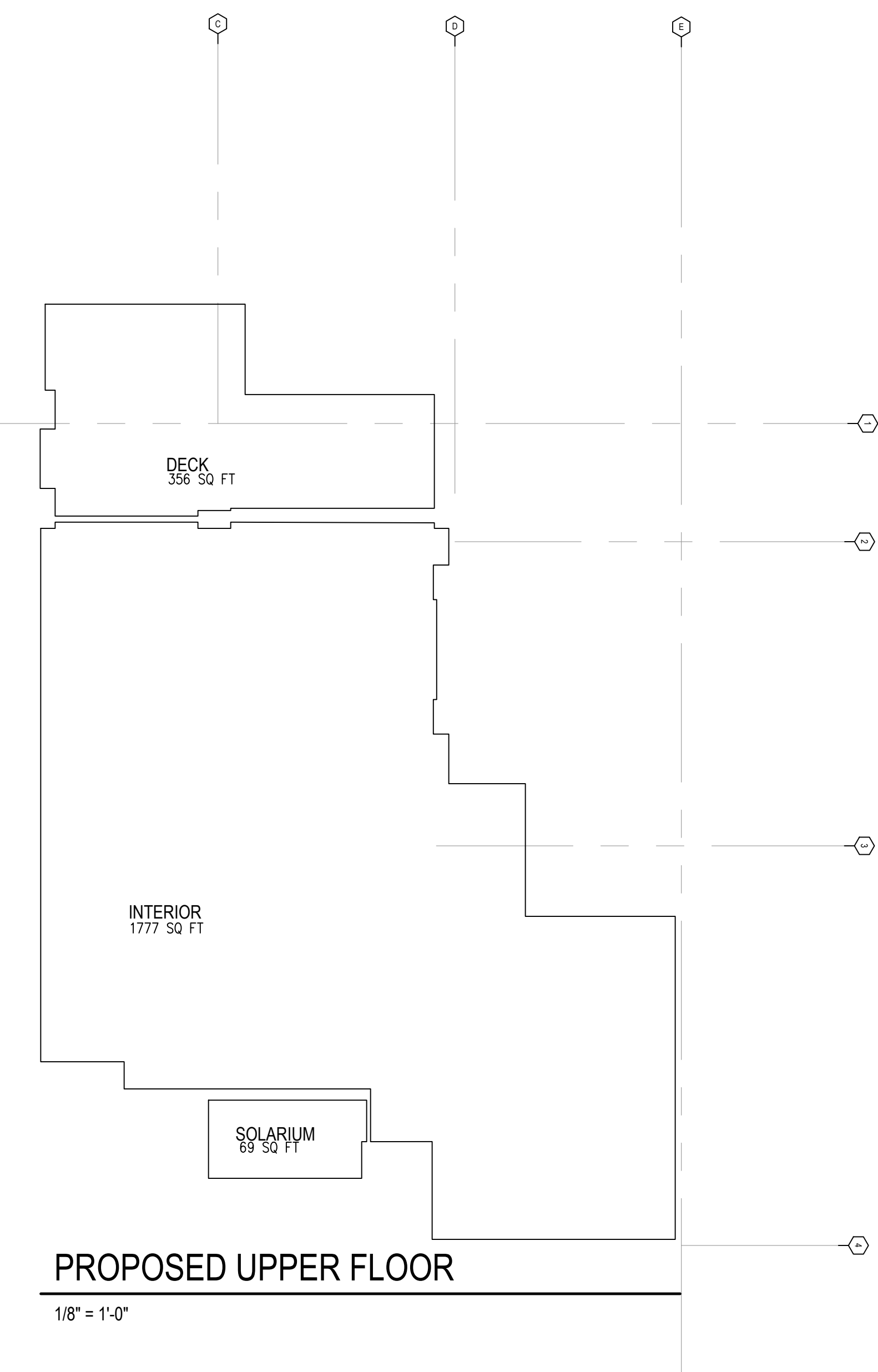
EXISTING AND PROPOSED LOWER FLOOR AREA

1/8" = 1'-0"



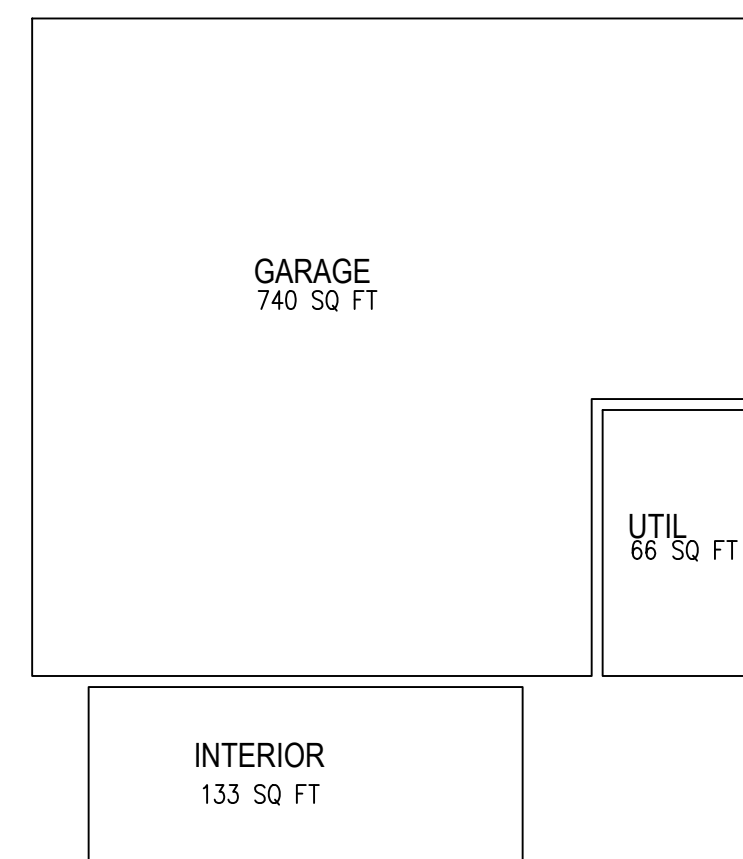
PROPOSED MAIN FLOOR

1/8" = 1'-0"



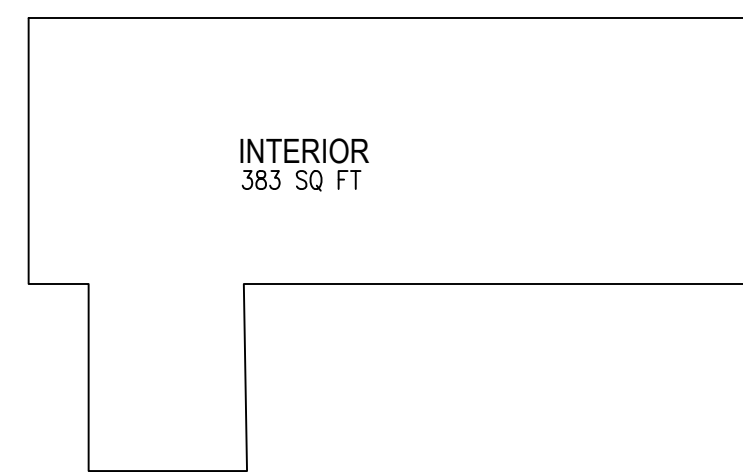
PROPOSED UPPER FLOOR

1/8" = 1'-0"



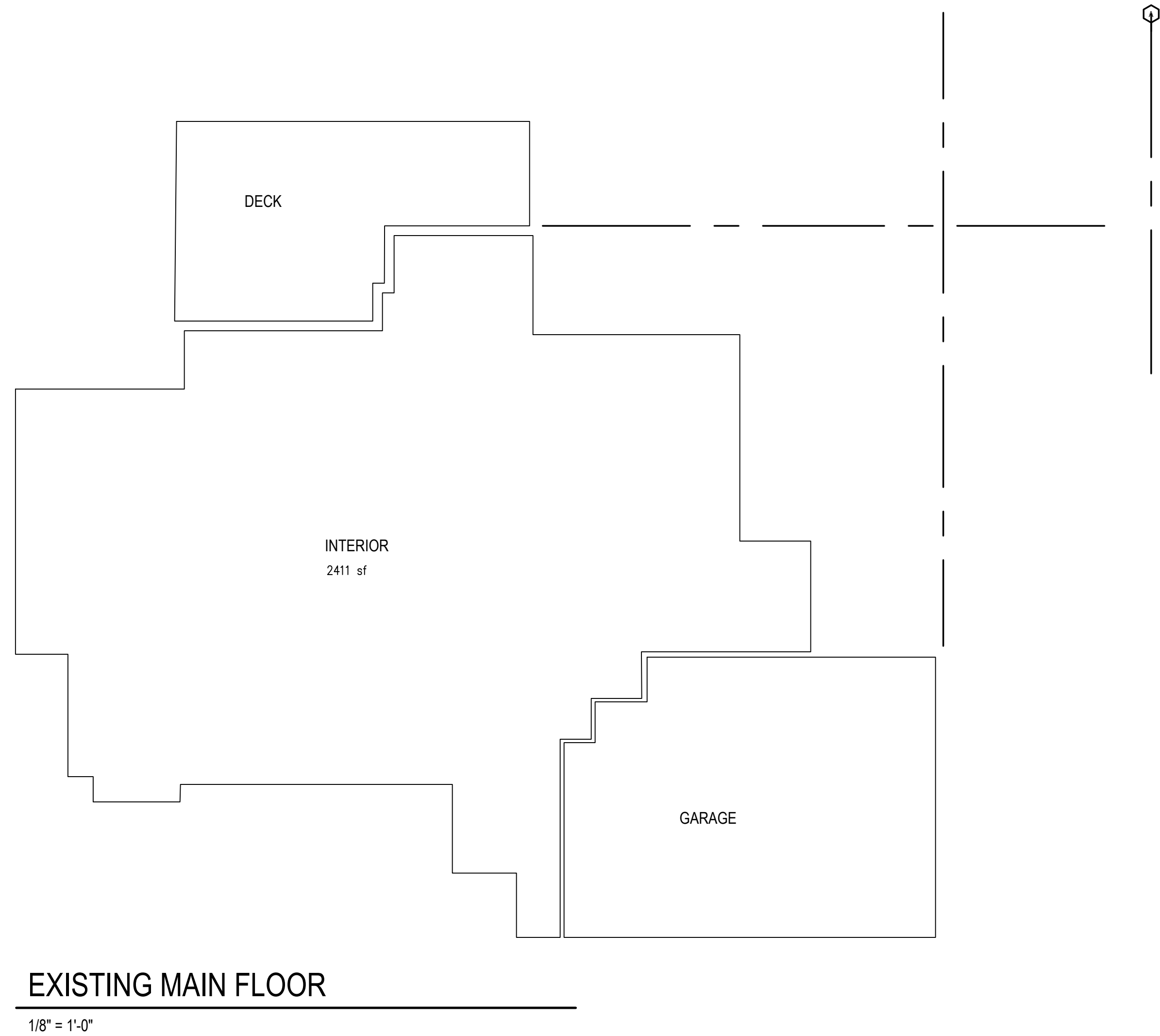
DADU MAIN FLOOR

1/8" = 1'-0"



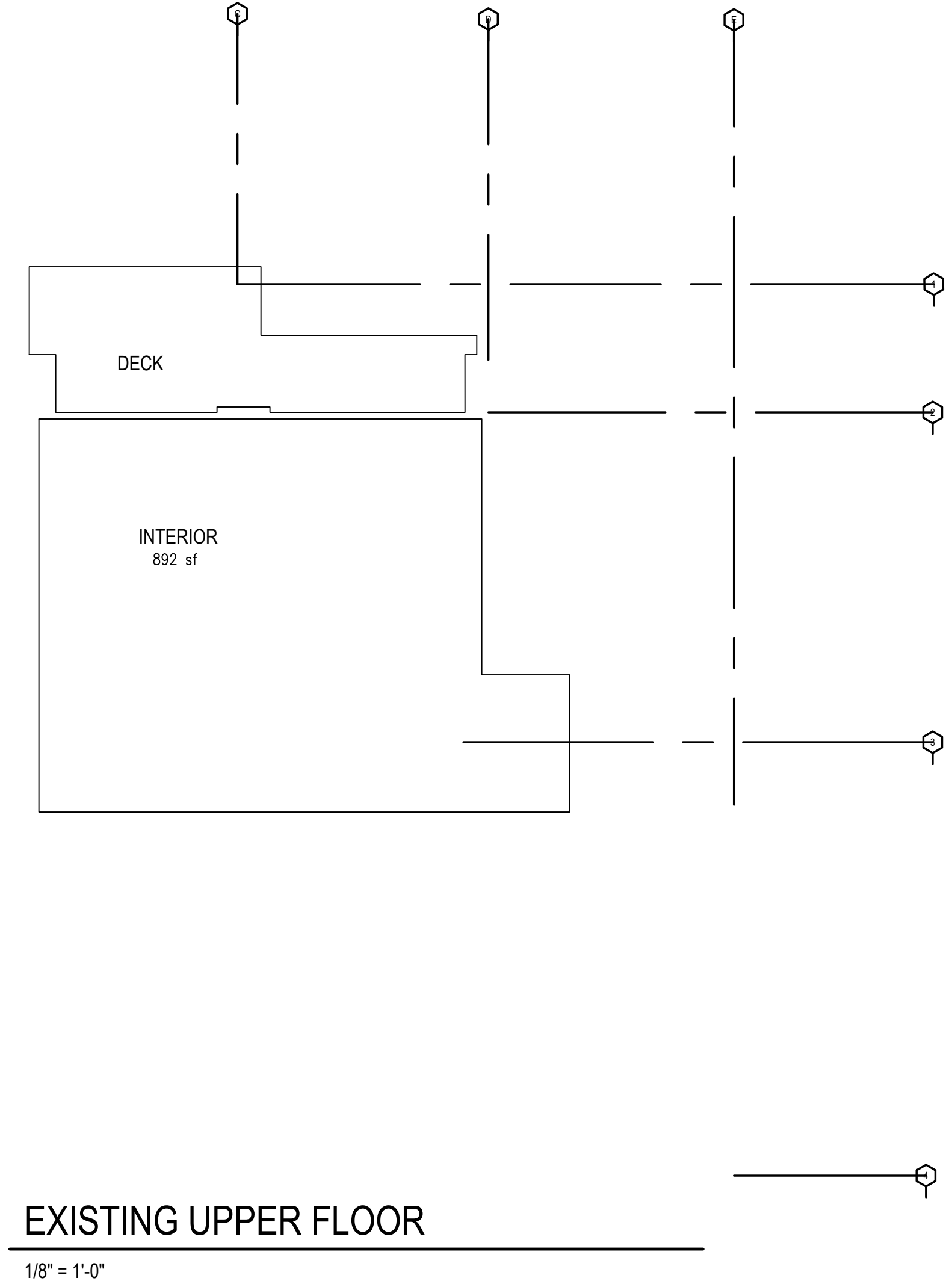
DADU UPPER FLOOR

1/8" = 1'-0"



EXISTING MAIN FLOOR

1/8" = 1'-0"

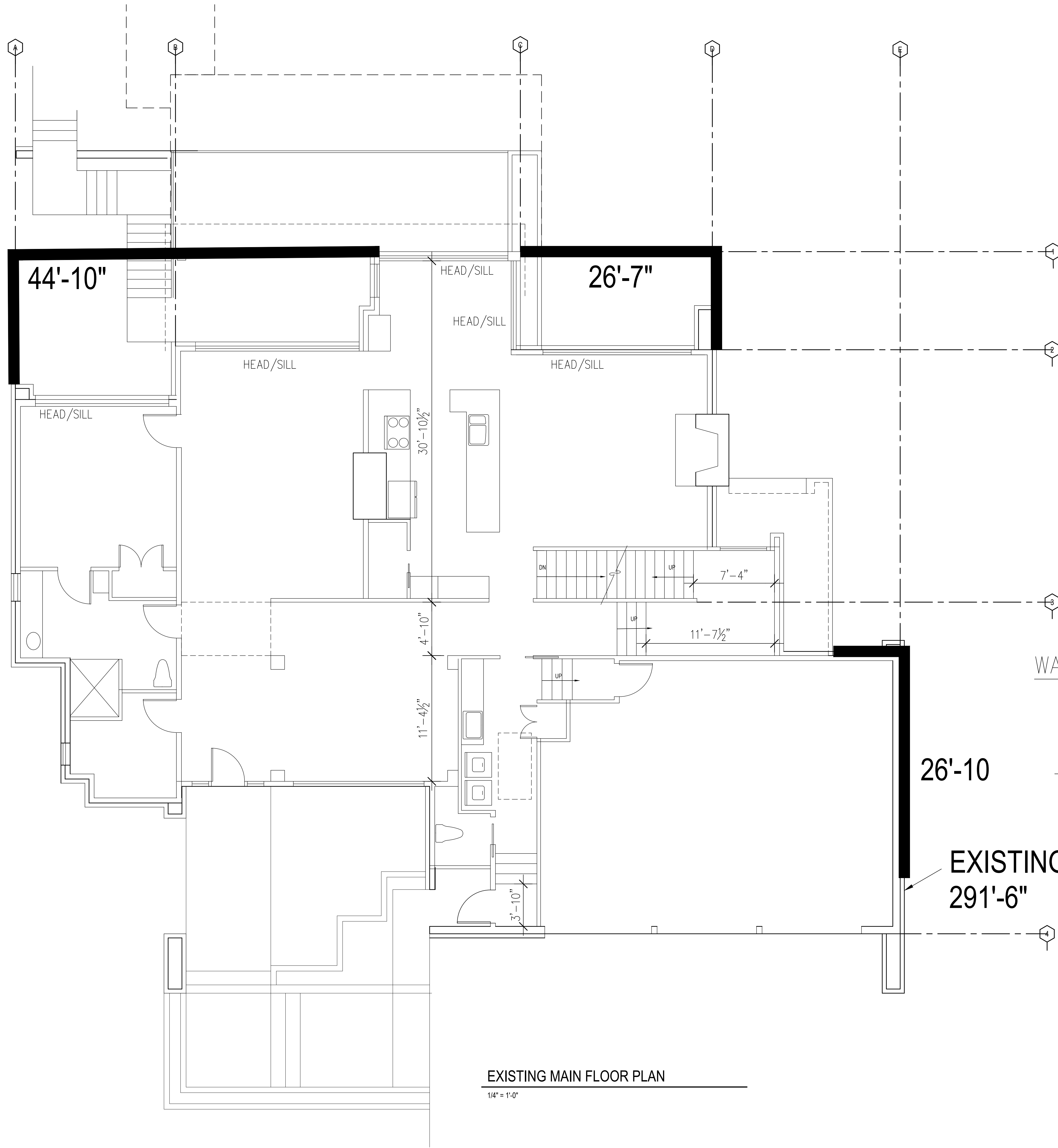


EXISTING UPPER FLOOR

1/8" = 1'-0"



| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 9/28/23 | PRICING SET |
| | 10/16/23 | RESPONSE |
| | 12/19/23 | RESPONSE |



EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"

WALL LENGTH

- 44'-10"
- 26'-7"
- 26'-10"
- 98'-3" ALTERED

EXISTING PERIMETER
 291'-6" $98'-3" / 291'-6" = 33.7\%$



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

WALL ALTERATION

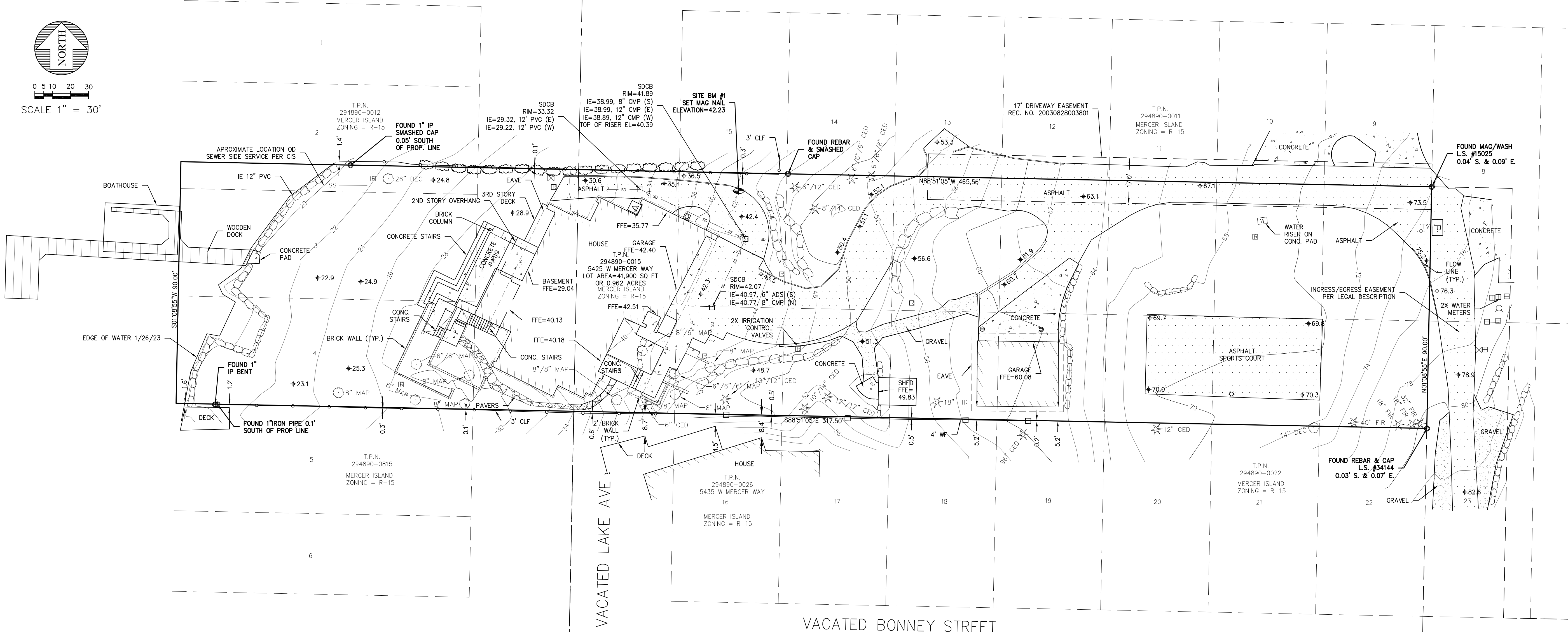
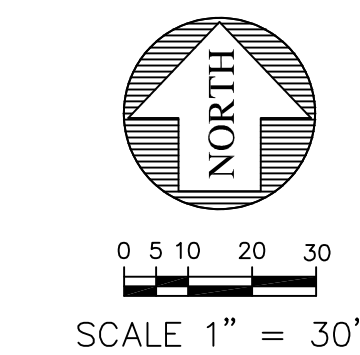
STEVE KAO & HUI HONG TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M.
KING COUNTY, STATE OF WASHINGTON

VACATED BORDER STREET

VACATED BONNEY STREET

VACATED LAKE AVE



SURVEY NOTES:

- HORIZONTAL DATUM: NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE NETWORK.
- BASIS OF POSITION: HELD THE FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND VACATED LAKE AVE. (SEE MAP FOR LOCATION AND DESCRIPTION).
- BASIS OF BEARING: HELD THE BEARING OF S 88°51'05" E, PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND WEST MERCER WAY (SEE MAP FOR LOCATION AND DESCRIPTION).
- THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THE BOUNDARY SHOWN HERE ON:
 - GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WA.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 23 OF SURVEYS, PAGE 100, RECORDS OF KING COUNTY, WA.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 440 OF SURVEYS, PAGE 145, RECORDS OF KING COUNTY, WA.
 - KING COUNTY ASSESSOR'S MAP FOR THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24N, RANGE 04E, W.M.
- VERTICAL DATUM: NAVD88 (ESTABLISHED PER WSRN NETWORK OBSERVATION ON SITE BM#1)

SITE BM #1: SET MAG NAIL 0.8 FEET SOUTH OF THE NORTH EDGE OF DRIVE, 3.8 FEET EAST OF THE END OF CURB. ELEVATION=42.23 FEET. (SEE MAP FOR LOCATION)
- TRAVERSING AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE 5 SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
- ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-80 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- MONUMENTS SHOWN AS FOUND AND PLANIMETRIC INFORMATION SHOWN HEREON ARE THE RESULT OF A SURVEY BY ENCOMPASS, COMPLETED IN JANUARY 2023.
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

THAT PORTION OF VACATED BLOCKS 2 AND 22 OF GROVELAND PARK, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR, AND OF VACATED STREETS ADJOINING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF VACATED LAKE AVENUE AND VACATED BONNEY STREET AS SHOWN ON SAID PLAT, SAID POINT BEING MARKED BY A CONCRETE POST;

THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED LAKE AVENUE 100 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST PARALLEL WITH THE CENTER LINE OF VACATED BONNEY STREET TO THE EAST LINE OF LOT 22 OF SAID BLOCK 2;

THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID 2, A DISTANCE OF 90 FEET;

THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE SHORELINE OF LAKE WASHINGTON;

THENCE SOUTHERLY ALONG SAID SHORELINE 90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 4 IN BLOCK 22 OF SAID PLAT;

THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY PRODUCTION THEREOF TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF LOTS 8 AND 23 OF SAID BLOCK 2 AND THE NORTH 30 FEET OF THAT PORTION OF VACATED BONNEY STREET LYING BETWEEN THE WEST LINE OF SAID LOT 23, BLOCK 2, PRODUCED SOUTH AND THE WESTERLY LINE OF W. MERCER WAY;

AND THAT PORTION OF VACATED ANDERSON AVE. AND SAID BLOCK 2, WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE NORTH 30 FEET OF VACATED BONNEY STREET 70 FEET WEST OF THE WESTERLY MARGIN OF WEST MERCER WAY;

THENCE EAST ALONG SAID SOUTHERLY MARGIN TO THE WESTERLY MARGIN OF WEST MERCER WAY;

THENCE NORTHERLY ALONG THE WEST MARGIN OF WEST MERCER WAY, A DISTANCE OF 110 FEET;

THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EASEMENT LYING NORTH OF THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE PER CW TITLE COMMITMENT FOR TITLE INSURANCE NO 50025013-101, DATED 10/07/2022

SPECIAL EXCEPTIONS

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT

PURPOSE: SEWER PIPELINE(S)

AREA AFFECTED: A PORTION OF SAID PREMISES

RECORDED ON AUGUST 5, 1964 AS INSTRUMENT #5770410 IN THE OFFICIAL RECORDS (NOT PLOTTABLE)

(SPECIAL EXCEPTIONS CONTINUED)

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON NATURAL GAS COMPANY

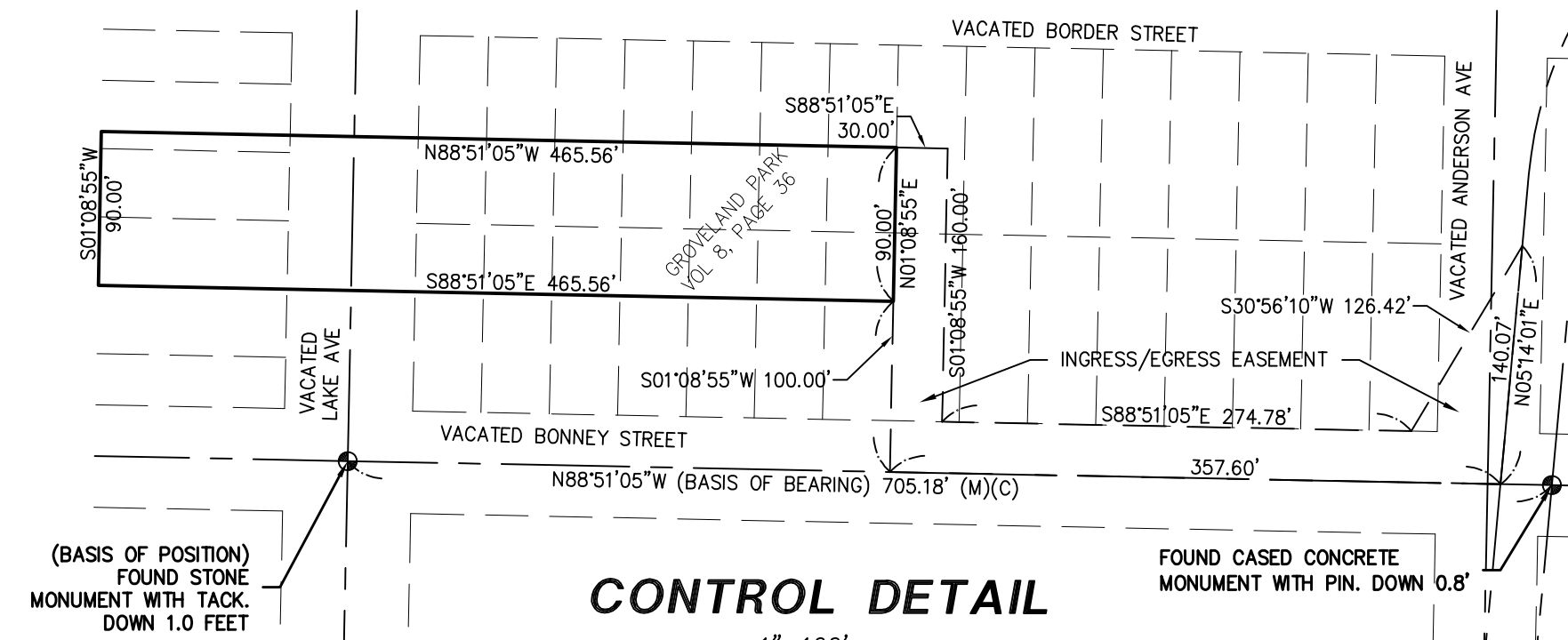
PURPOSE: GAS PIPELINE(S)

AREA AFFECTED: A PORTION OF SAID PREMISES

RECORDED ON JUNE 8, 1987 AS INSTRUMENT #8706081010 IN THE OFFICIAL RECORDS (NOT PLOTTABLE)
- DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED ON AUGUST 28, 2003 AS INSTRUMENT #20030828003801 IN THE OFFICIAL RECORDS

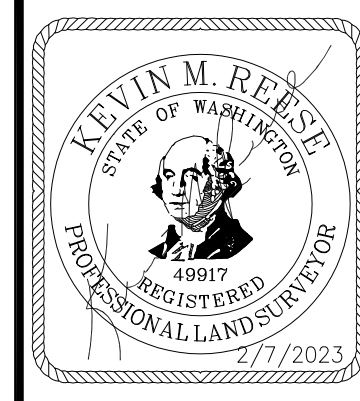
SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME. (PLOTTED HEREON)



LEGEND

- | | | | |
|--|--------------------------|--|------------------------|
| | FOUND MONUMENT IN CASE | | LIGHT POST |
| | BENCHMARK | | CABLE TV RISER |
| | SECTION CORNER | | ROCKERY |
| | QUARTER CORNER | | GAS METER |
| | MEASURED | | STORM LINE |
| | CALCULATED | | WOOD FENCE (WF) |
| | WATER VALVE | | CHAIN LINK FENCE (CLF) |
| | FIRE HYDRANT | | HEDGE LINE |
| | WATER METER | | EVERGREEN TREE |
| | IRRIGATION CONTROL VALVE | | DECIDUOUS TREE |
| | WATER RISER | | CONCRETE |
| | CATCH BASIN | | ASPHALT |
| | AREA DRAIN | | GRAVEL |
| | POWER VAULT | | PAVERS |
| | GENERATOR | | |
| | JUNCTION BOX | | |

| REVISIONS | DESCRIPTION | BY | DATE |
|-----------|-------------|----|------|
| | | | |
| | | | |
| | | | |

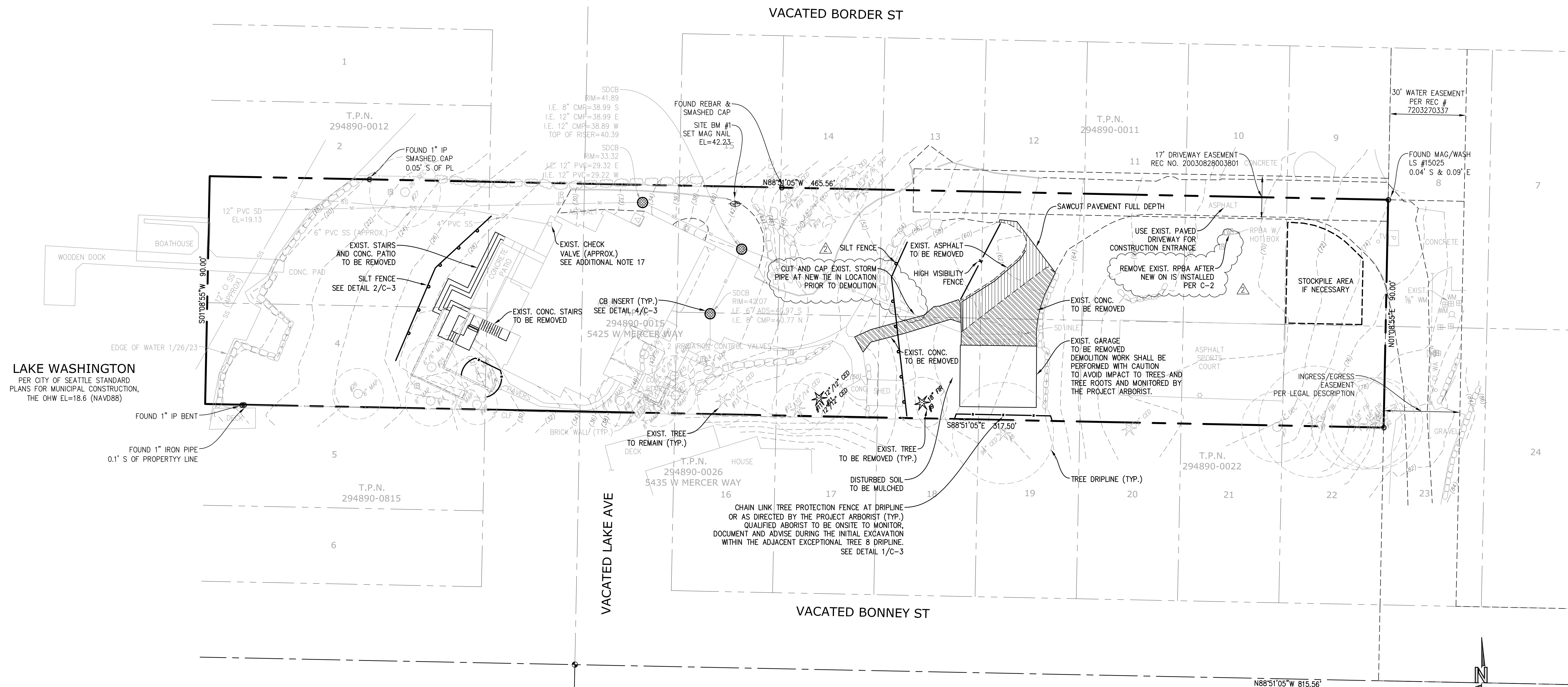


TOPOGRAPHIC SURVEY
FOR
STEVE KAO & HUI HONG



| | |
|----------|----------|
| JOB NO. | 22758 |
| DATE | 2/7/2023 |
| SCALE | 1"=20' |
| DESIGNED | N/A |
| DRAWN | LGK |
| CHECKED | N/A |
| APPROVED | KMR |

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M



EROSION AND SEDIMENT CONTROL NOTES

- 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.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY 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.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- 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).
- 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.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. 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.
- 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.
- 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.
- 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.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEED 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**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
 - 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 COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
 - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
 - 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.
 - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
 - 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.
 - 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.
 - 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.
 - 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**
- 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.
 - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
 - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
 - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
 - 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**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
 - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
 - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
 - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
 - 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.
 - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - 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.

BASIS OF BEARINGS

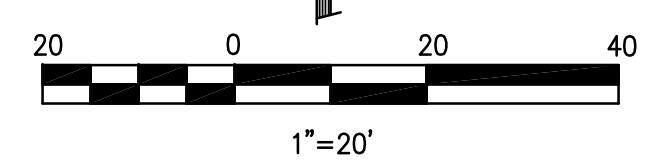
HELD THE BEARING OF S 88°51'05" E, PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND WEST MERCER WAY (SEE MAP FOR LOCATION AND DESCRIPTION).

HORIZONTAL DATUM
 NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE NETWORK.

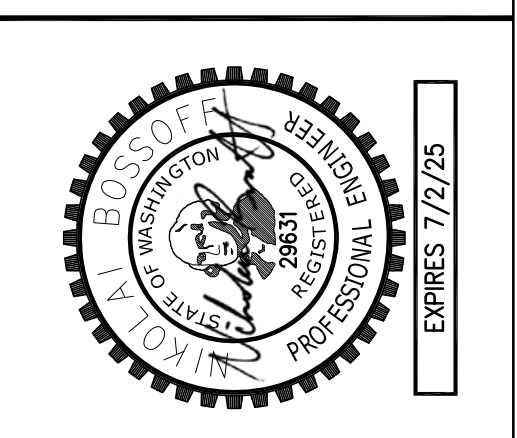
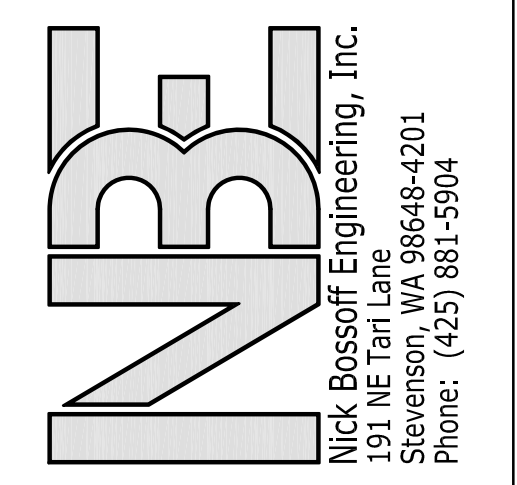
VERTICAL DATUM
 NAVD88 (ESTABLISHED PER WSRN NETWORK OBSERVATION ON SITE BM#1)

LEGAL DESCRIPTION

THAT PORTION OF VACATED BLOCKS 2 AND 22 OF GROVELAND PARK, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR, AND OF VACATED STREETS ADJOINING, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF VACATED LAKE AVENUE AND VACATED BONNEY STREET AS SHOWN ON SAID PLAT, SAID POINT BEING MARKED BY A CONCRETE POST;
 THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED LAKE AVENUE 100 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE EAST PARALLEL WITH THE CENTER LINE OF VACATED BONNEY STREET, 317.50 FEET TO THE EAST LINE OF LOT 22 OF SAID BLOCK 2;
 THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID 2, A DISTANCE OF 90 FEET;
 THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE SHORELINE OF LAKE WASHINGTON;
 THENCE SOUTHERLY ALONG SAID SHORELINE 90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 4 IN BLOCK 22 OF SAID PLAT;
 THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY PRODUCTION THEREOF TO THE TRUE POINT OF BEGINNING;
 TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;
 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 THE WEST 30 FEET OF LOTS 8 AND 23 OF SAID BLOCK 2 AND THE NORTH 30 FEET OF THAT PORTION OF VACATED BONNEY STREET LYING BETWEEN THE WEST LINE OF SAID LOT 23, BLOCK 2, PRODUCED SOUTH AND THE WESTERLY LINE OF W. MERCER WAY;
 AND THAT PORTION OF VACATED ANDERSON AVE. AND SAID BLOCK 2, WITHIN THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE NORTH 30 FEET OF VACATED BONNEY STREET 70 FEET WEST OF THE WESTERLY MARGIN OF WEST MERCER WAY;
 THENCE EAST ALONG SAID SOUTHERLY MARGIN TO THE WESTERLY MARGIN OF WEST MERCER WAY;
 THENCE NORTHERLY ALONG THE WEST MARGIN OF WEST MERCER WAY, A DISTANCE OF 110 FEET;
 THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION OF SAID EASEMENT LYING NORTH OF THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT.
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.



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



| NO. | DATE | REVISION |
|-----|----------|------------------|
| 1 | 06/07/23 | PERMIT SUBMITTAL |
| 2 | 10/05/23 | CITY COMMENTS |

N. BOSSOFF, P.E.
 PROJECT MANAGER
 NB
 DESIGNED: TKB
 DRAWN: CBAP-2301
 JOB NUMBER: CBAP-2301.pln.dwg
 FILE NAME:

HONG AND KAO RESIDENCE

5425 W MERCER WAY

WASHINGTON

MERCER ISLAND

TITLE: CSWPP PLAN

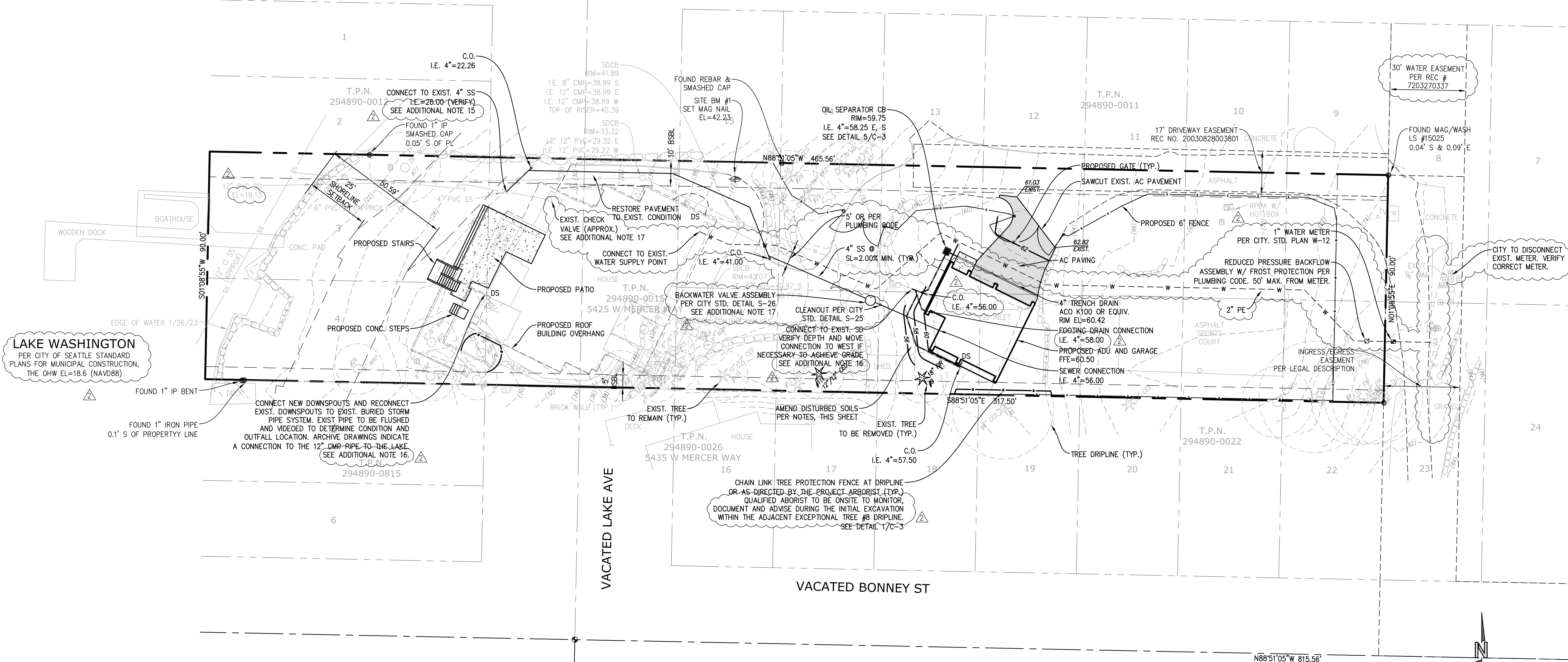
SHEET: C-1

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M

VACATED BORDER ST

VACATED LAKE AVE

VACATED BONNEY ST



LAKE WASHINGTON
PER CITY OF SEATTLE STANDARD PLANS FOR MUNICIPAL CONSTRUCTION, THE OHW EL=18.6 (NAVD88)

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SOLE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

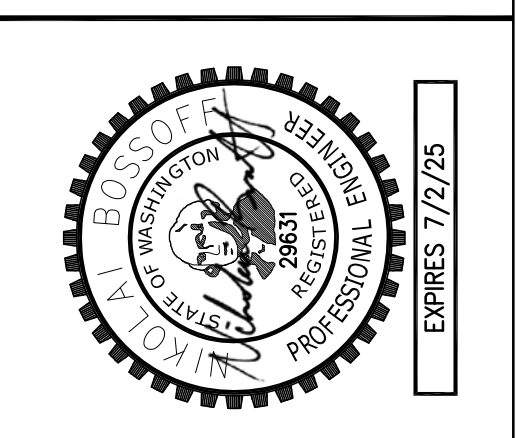
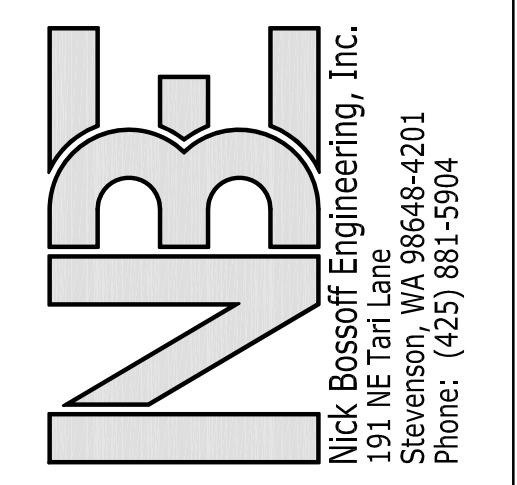
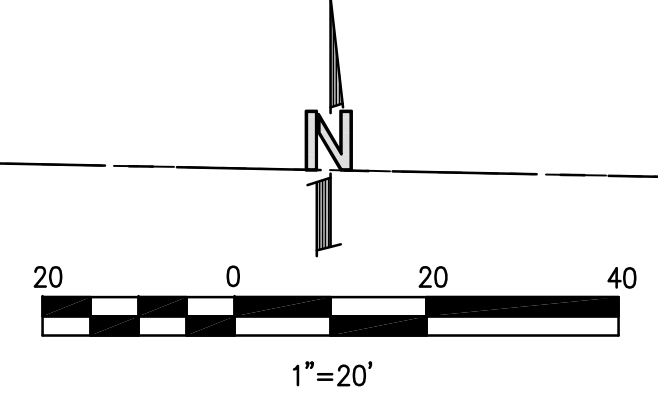
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION. SERVICE SIZE IS PRELIMINARY, VERIFY WITH PLUMBING AND SPRINKLER DESIGNER.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS. EXISTING DOWNSPOUTS AND COLLECTOR PIPES SHALL BE PRESERVED AND NOT DISCONNECTED FROM THE SYSTEM. CONNECT EXISTING DOWNSPOUTS TO NEW STORM SYSTEM AS NECESSARY.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
15. TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE TV INSPECTION SHOWS THE SIDE SEWER TO NOT BE IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
16. ALL EXISTING UNDERGROUND STORM PIPE SYSTEM MUST BE VIDEOED W/ INSPECTION REPORT PROVIDED TO CITY FOR APPROVAL PRIOR TO CONNECTING THE NEW/EXISTING DOWNSPOUTS.
17. THE EXISTING HOUSE BACKFLOW PREVENTOR IS TO BE INSPECTED AND REPLACED AS NEEDED PER CITY INSPECTOR. IF REPLACEMENT IS NECESSARY ONE NEW BACKFLOW ASSEMBLY AND CLEANOUT PER CITY STANDARD DETAILS S-25 AND S-26 MAY BE INSTALLED ON THE HOUSE SIDE SEWER DOWNSTREAM OF THE ADU CONNECTION POINT AND THE INDIVIDUAL BACKFLOW PREVENTOR FOR THE ADU, AS SHOWN ON THIS PLAN, MAY BE DELETED. IF THE EXISTING HOUSE BACKFLOW PREVENTOR IS APPROVED AND RETAINED, THE ADU SEWER MAY, AS AN OPTION AND IF PRACTICAL, CONNECT TO THE HOUSE SEWER UPSTREAM OF THE PREVENTOR AND THE INDIVIDUAL BACKFLOW PREVENTOR FOR THE ADU MAY BE DELETED.



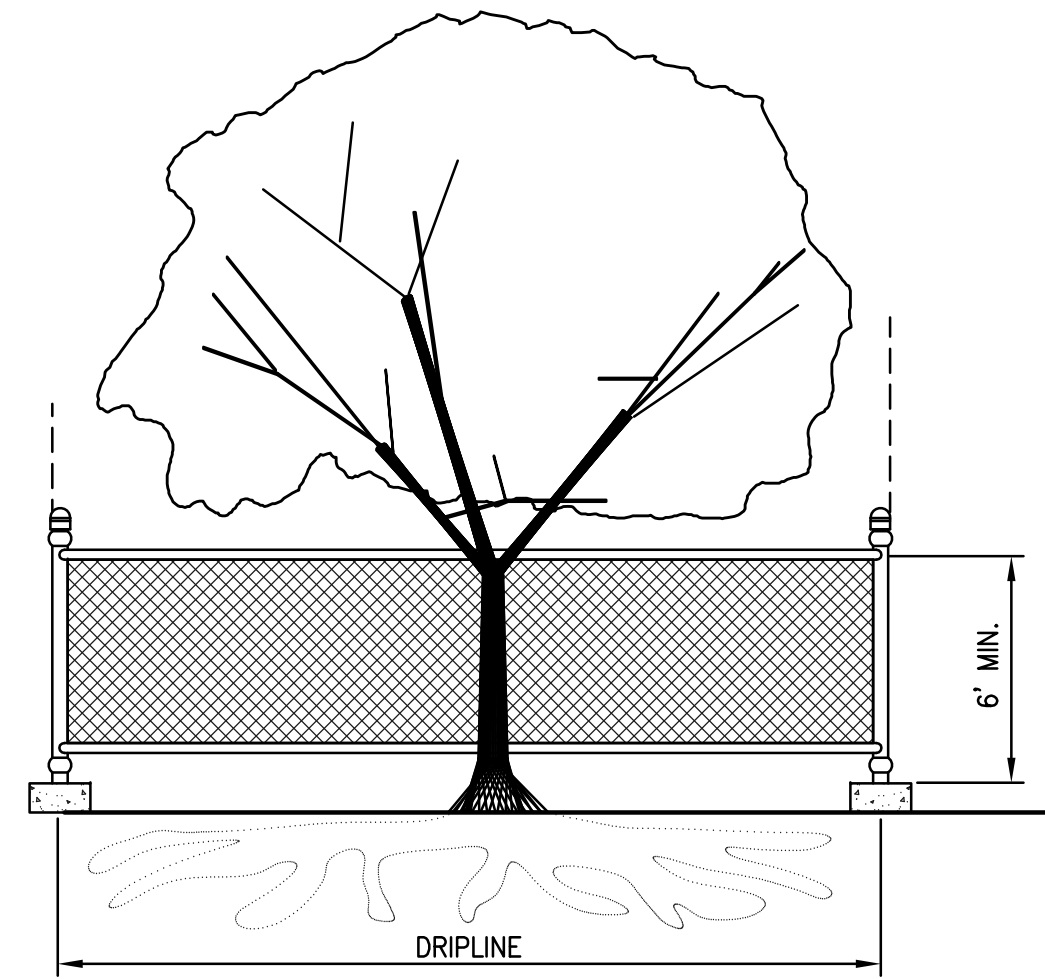
| NO. | DATE | REVISION |
|-----|----------|------------------|
| 1 | 06/07/23 | PERMIT SUBMITTAL |
| 2 | 10/05/23 | CITY COMMENTS |

N. BOSSOFF, P.E.
PROJECT MANAGER:
DESIGNED: TKB
DRAWN: CBAP-2301
JOB NUMBER: CBAP-2301.pln.dwg
FILE NAME:

HONG AND KAO RESIDENCE
5425 W MERCER WAY
WASHINGTON
MERCER ISLAND

TITLE:
DRAINAGE PLAN
SHEET:
C-2

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M



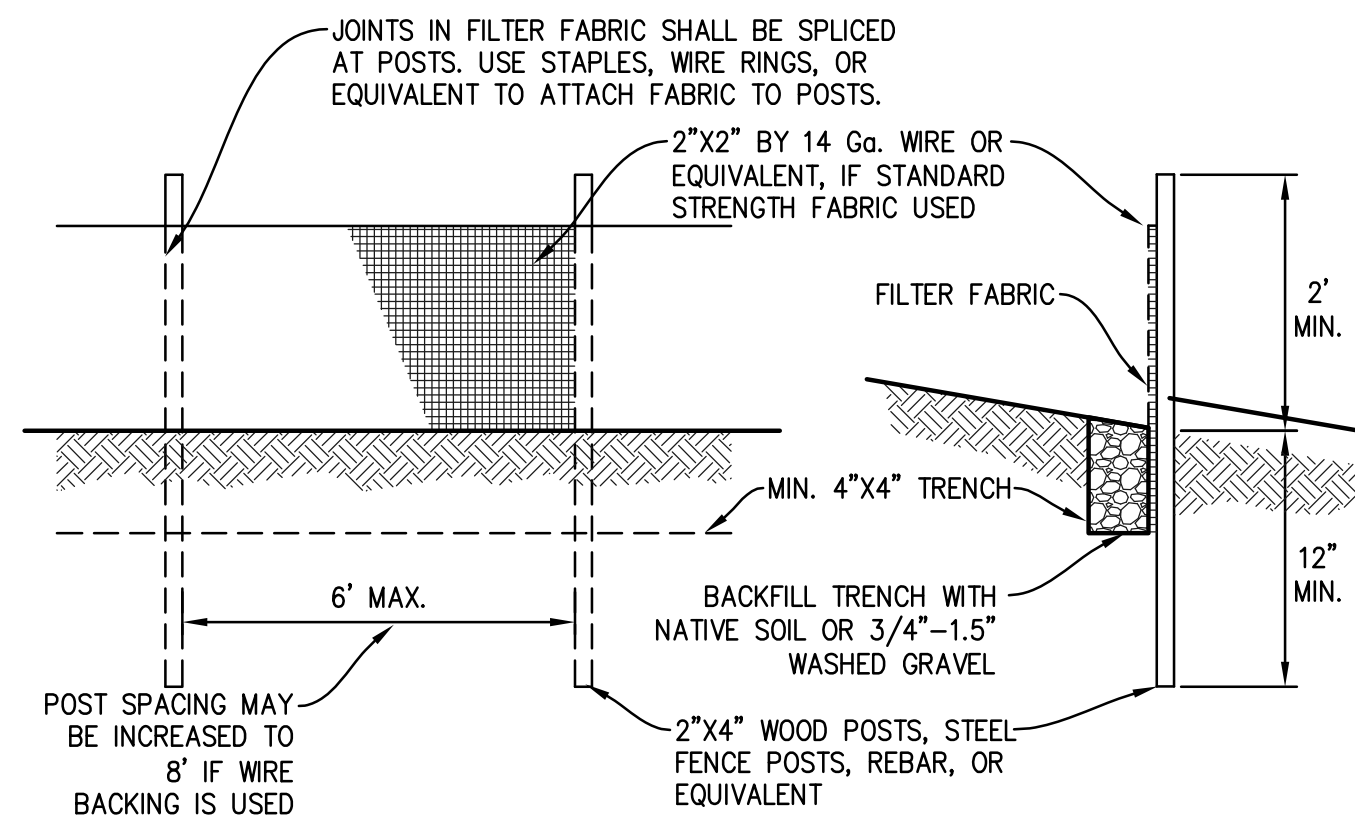
TREE PROTECTION DURING CONSTRUCTION

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE 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



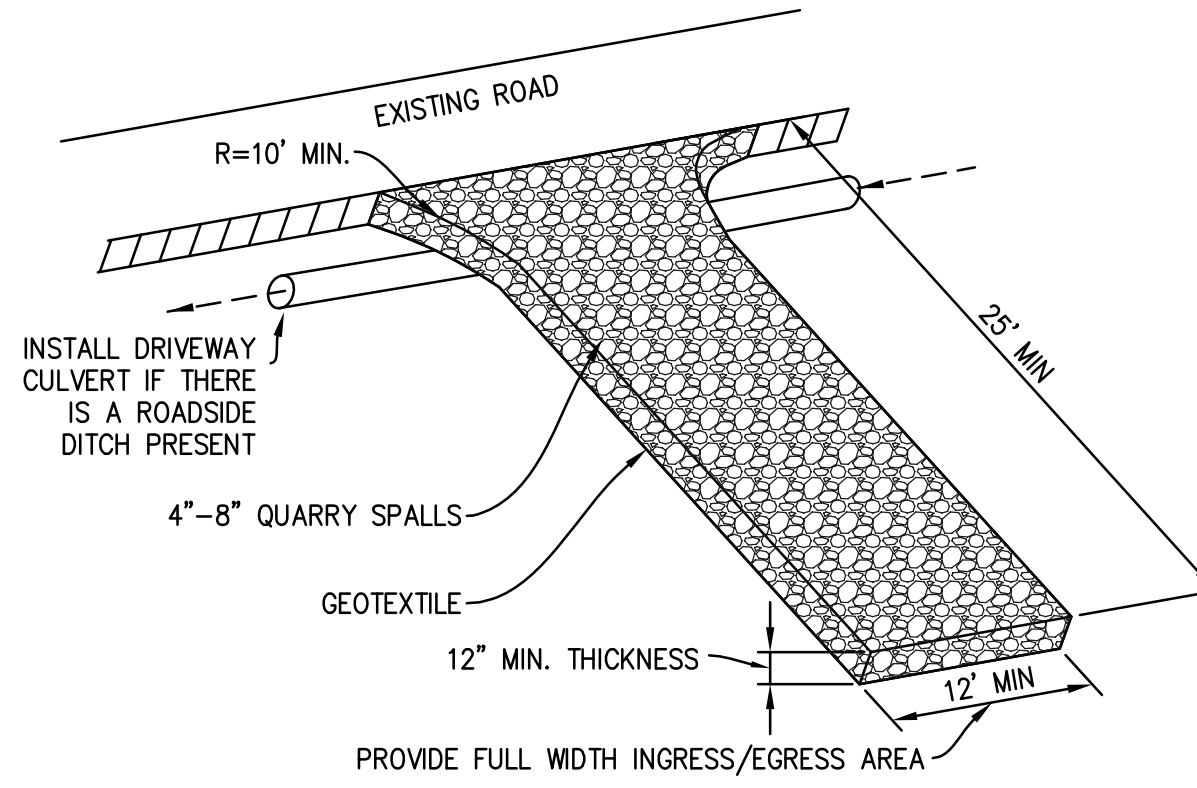
MAINTENANCE STANDARDS

- 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



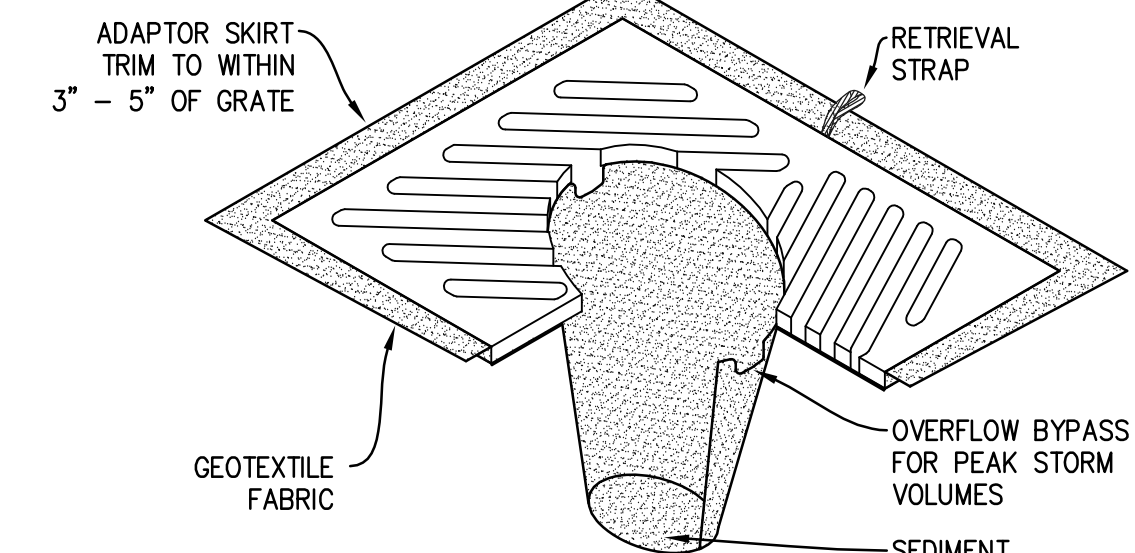
MAINTENANCE STANDARDS

- 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 LOOSENED 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



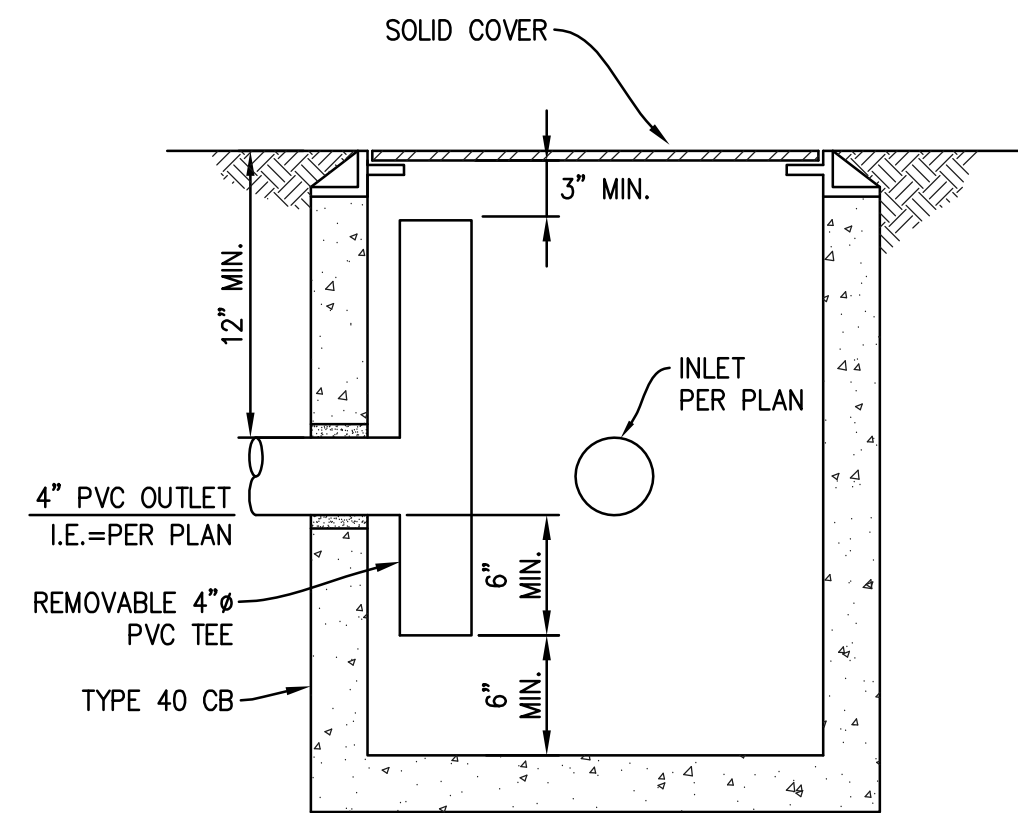
NOTES

- 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

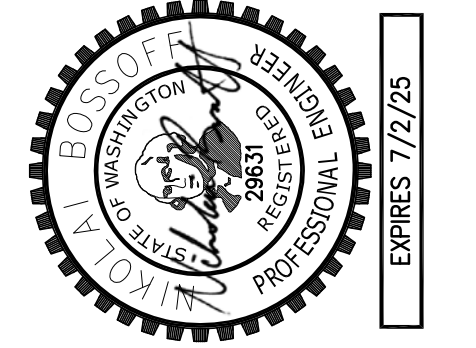
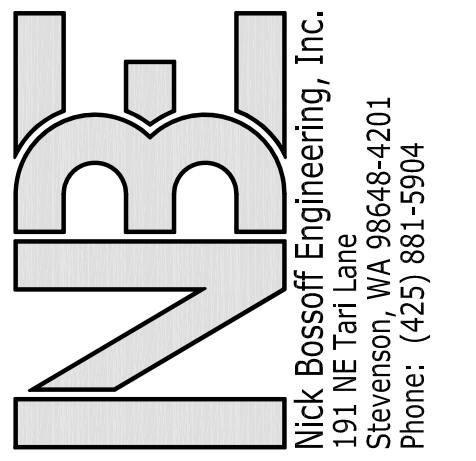
4



OIL SEPARATOR CB

SCALE: NTS

5



| NO. | DATE | REVISION |
|-----|----------|------------------|
| 1 | 06/07/23 | PERMIT SUBMITTAL |
| 2 | 10/05/23 | CITY COMMENTS |

N. BOSSOFF, P.E.
PROJECT MANAGER:
NB
DESIGNED:
TKB
DRAWN:
CBAP-2301
JOB NUMBER:
CBAP-2301pln.dwg
FILE NAME:

HONG AND KAO RESIDENCE
5425 W MERCER WAY
MERCER ISLAND
WASHINGTON

TITLE:
DETAILS
SHEET:
C-3

HONG & KAO RESIDENCE

| G-001 | COVER SHEET |
|-------|---|
| L001 | EXISTING VEGETATION & CRITICAL AREA CONDITIONS - WEST |
| L002 | EXISTING VEGETATION & CRITICAL AREA CONDITIONS - EAST |
| L003 | SITE IMPACTS & MITIGATION PLAN - WEST |
| L004 | SITE IMPACTS & MITIGATION PLAN - EAST |
| L005 | SITE PREPARATION PLAN - WEST |
| L006 | SITE PREPARATION PLAN - EAST |
| L007 | PLANTING PLAN & SCHEDULE - WEST |
| L008 | PLANTING PLAN & SCHEDULE - EAST |
| L009 | PLANT INSTALLATION DETAILS & NOTES |

PROJECT DIRECTORY

CLIENT: HUI HONG & STEVE KAO
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 T: 425.545.88610
 HUIHONG9823@GMAIL.COM

LANDSCAPE ARCHITECT: DCGWATERSHED
 CONTACT: KENNY BOOTH
 750 SIXTH ST SOUTH
 KIRKLAND, WA 98033
 T: 425.822.5242
 KENNY.BOOTH@DCGWATERSHED.COM
 WWW.DCGWATERSHED.COM

ARCHITECT: CHESMORE/BUCK ARCHITECTURE
 CONTACT: DAVE BUCK
 27 100TH AVE NE
 BELLEVUE WA, 98004
 T: 425.679.0907
 DAVE@CHESMOREBUCK.COM

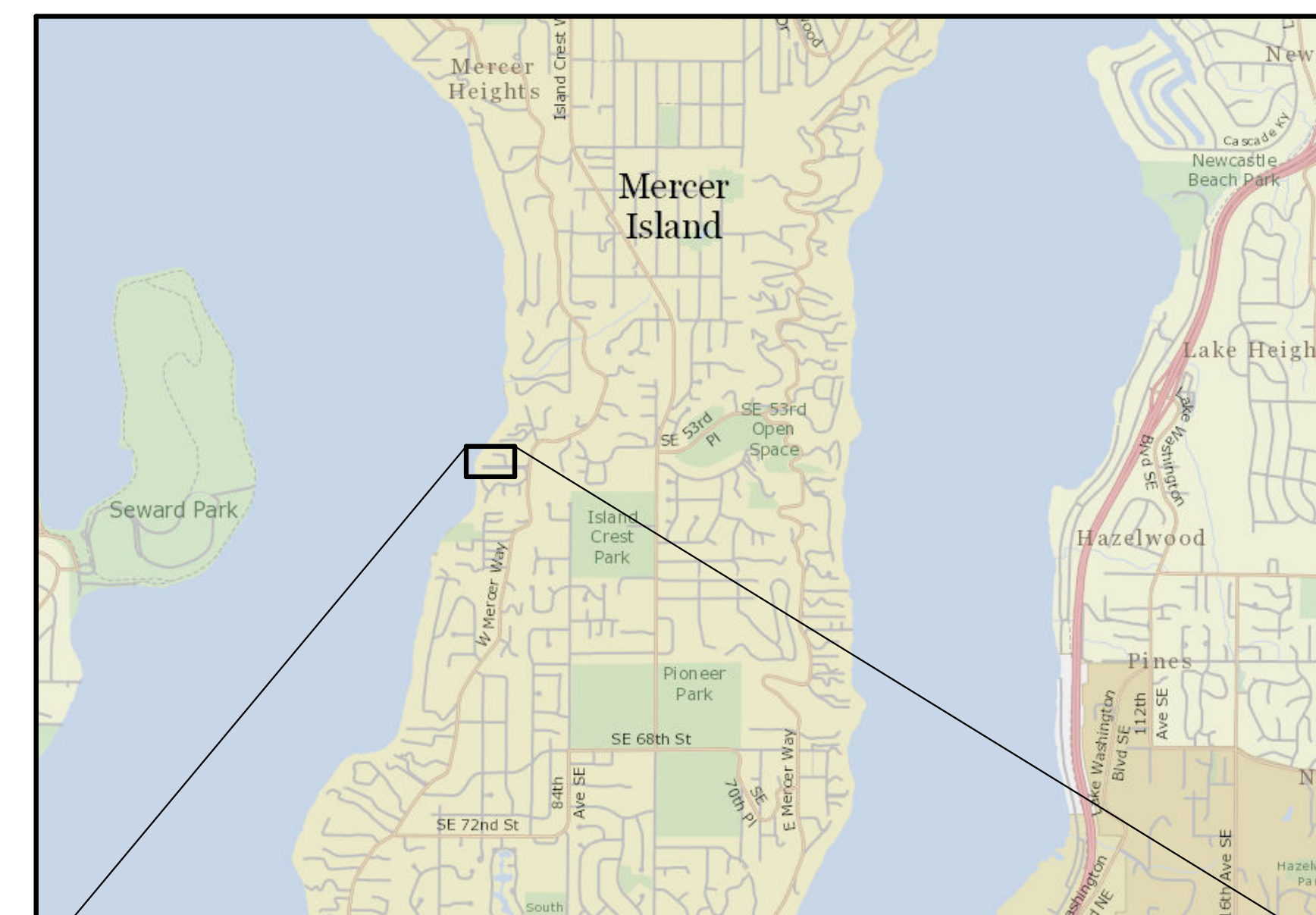
PROJECT INFORMATION

PROJECT ADDRESS: 5425 W MERCER WAY, MERCER ISLAND, WA 98040

ASSESSOR PARCEL NO: 2948900015

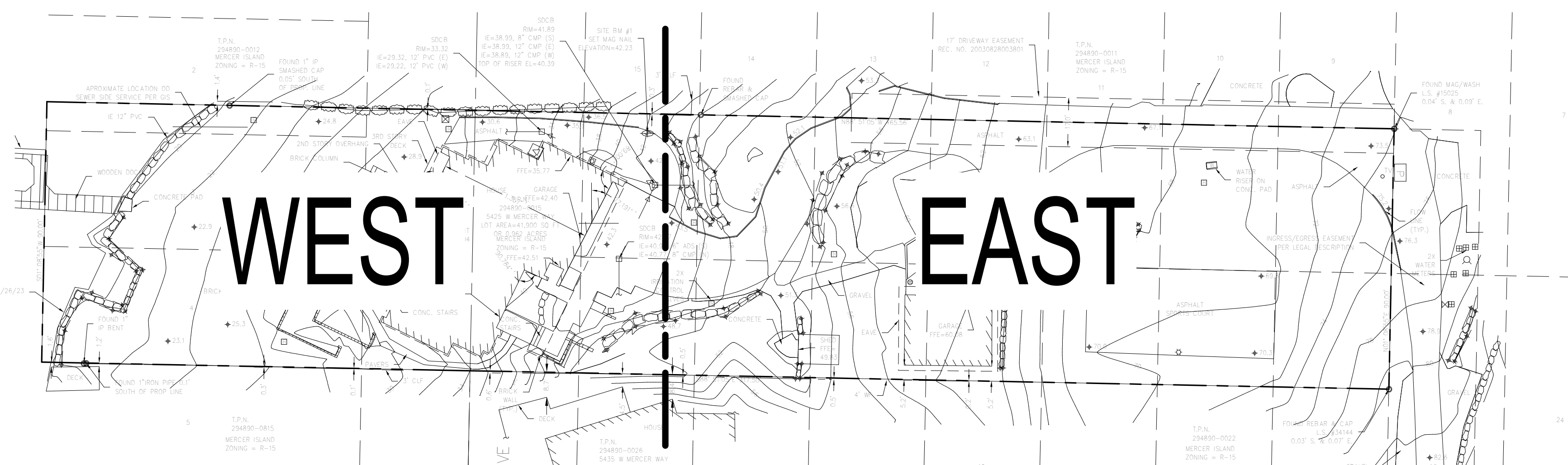
LEGAL DESCRIPTION: GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

PROJECT DESCRIPTION: MITIGATION PLANTING REQUIREMENT AS PART OF AN INTERIOR RENOVATION & DETACHED GARAGE REPLACEMENT WITH ADU ADDITION



VICINITY MAPS

NTS



KEY PLAN

NTS

NO. DATE BY DESCRIPTION

DCG WATERSHED
 P: 425.822.5242
 F: 425.822.5436
 www.dcgwatershed.com

750 Sixth Street South
 Kirkland, WA 98033



CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

SCHEMATIC DESIGN

COVER SHEET

DATE:
 PLAN NUMBER:

G-001

SHEET 1 OF 10

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

EXISTING CONDITIONS LEGEND

| EXISTING | DESCRIPTION |
|----------|--|
| --- | PROPERTY LINE |
| --- | ORDINARY HIGH WATER MARK (APPROXIMATE) |

SHEET NOTES

1. SURVEY DATED 02/07/2023 RECEIVED FROM ENCOMPASS ENGINEERING & SURVEYING.
2. ORDINARY HIGH WATER MARK ESTIMATED AT +18.6' ALONG FACE OF BULKHEAD FROM SURVEY AND AVAILABLE DATA BY DCGWATERSHED CO. ON 8/14/2023

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

DCG WATERSHED
 P. 425.822.5242
 F. 425.827.8136
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

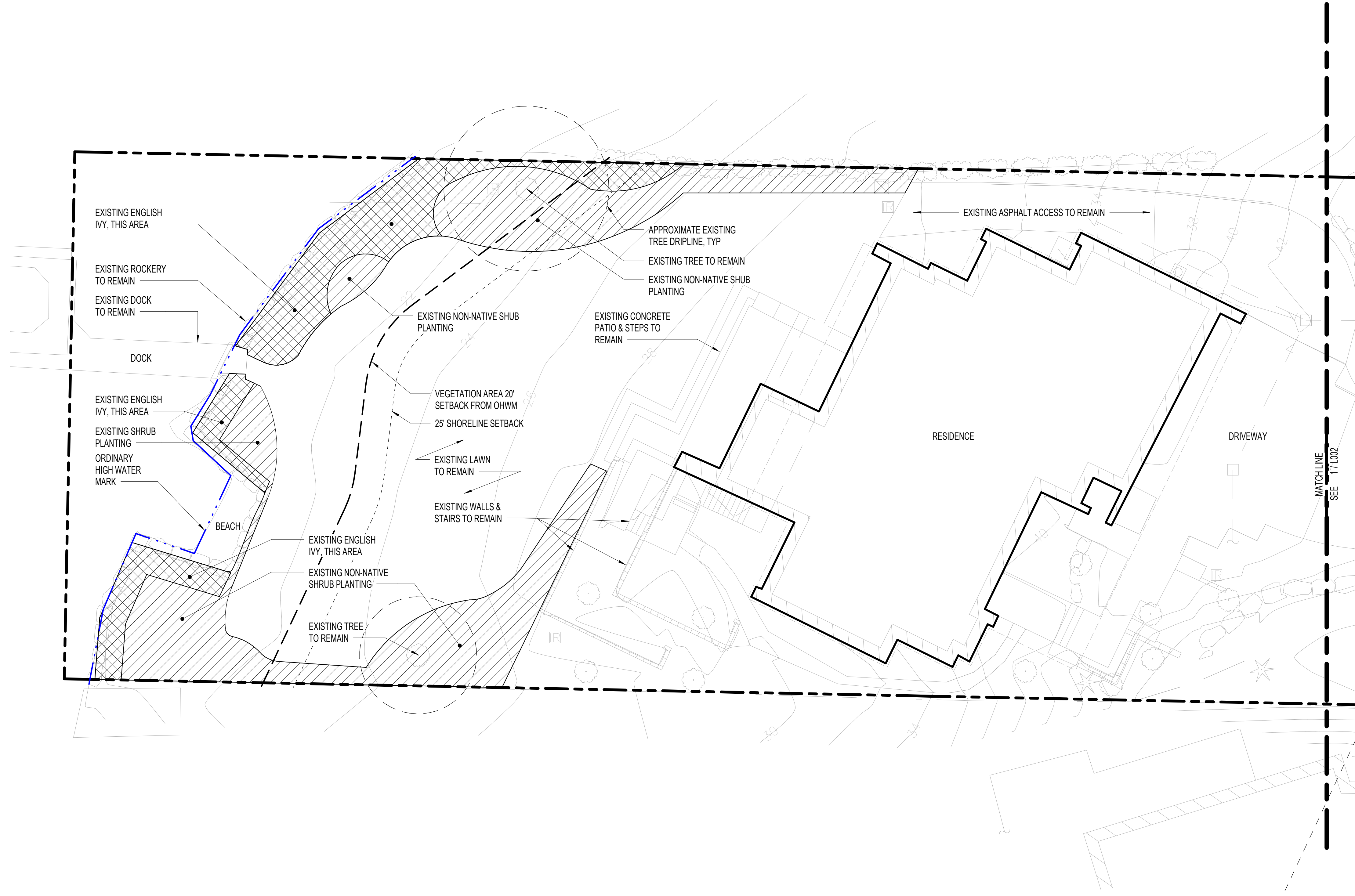
SCHEMATIC DESIGN

EXISTING VEGETATION & CRITICAL AREA CONDITIONS - WEST

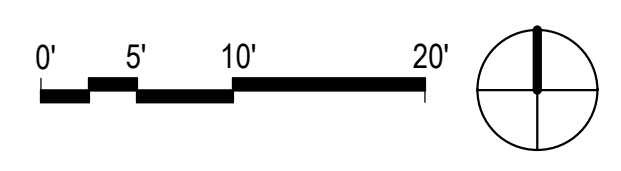
DATE: 01/01/23
 PLAN NUMBER:

L001

SHEET 2 OF 10



1 EXISTING VEGETATION & CRITICAL AREA CONDITIONS - WEST
 1" = 10'-0"



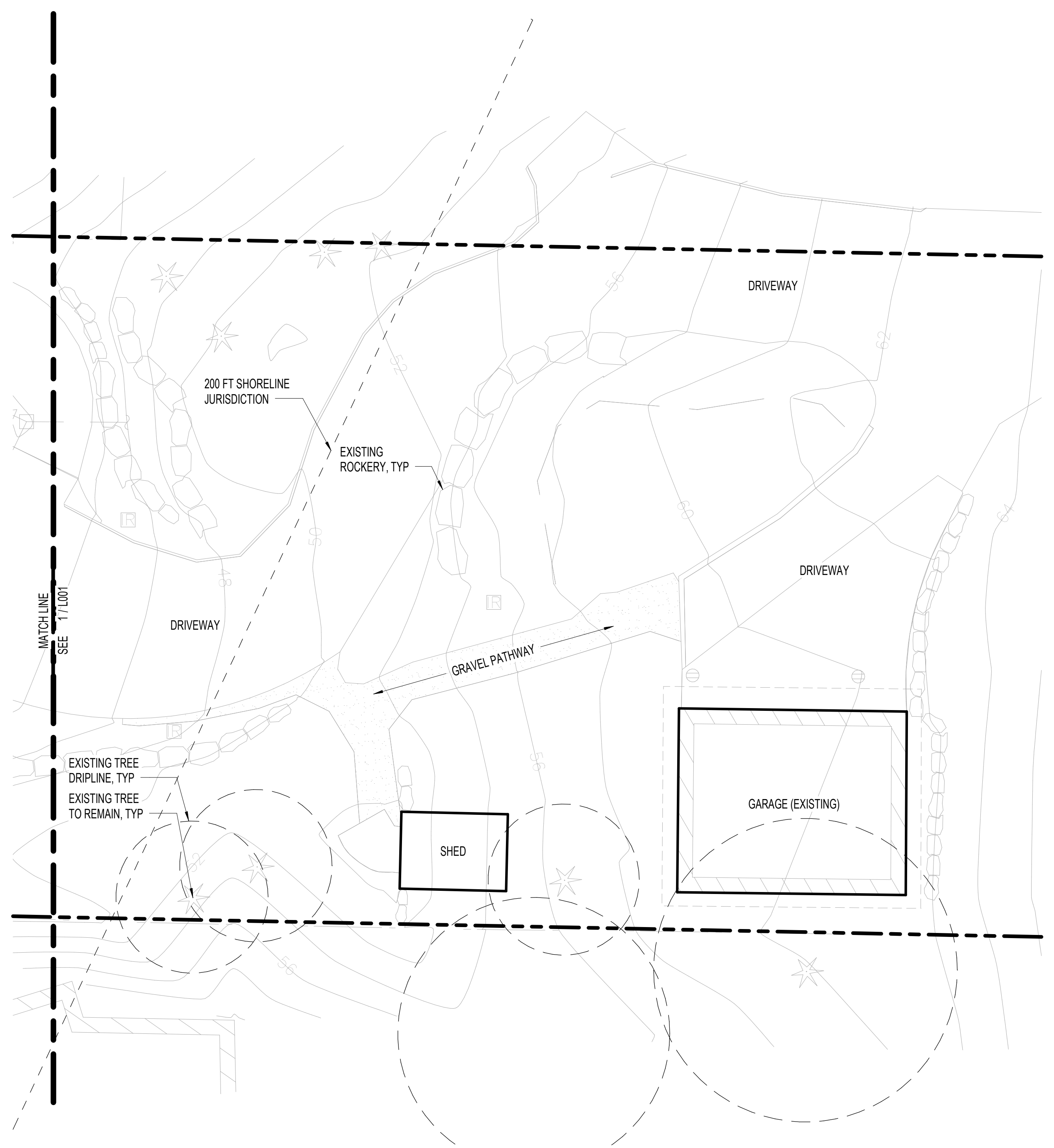
CHECK BY: Chester
 DRAWN BY: Autor
 DESIGNED BY: Dwayne
 PROJECT MANAGER: XXX
 PRINCIPAL: XXX

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

EXISTING CONDITIONS LEGEND

| EXISTING | DESCRIPTION |
|----------|--|
| --- | PROPERTY LINE |
| --- | ORDINARY HIGH WATER MARK (APPROXIMATE) |



1 EXISTING VEGETATION & CRITICAL AREA CONDITIONS - EAST
 1" = 10'-0"
 0' 5' 10' 20'

PRINCIPAL: XXX DESIGNED BY: Designer DRAWN BY: Author CHECK BY: Checker

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

DCG WATERSHED
 P: 425.822.5242
 F: 425.827.8436
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

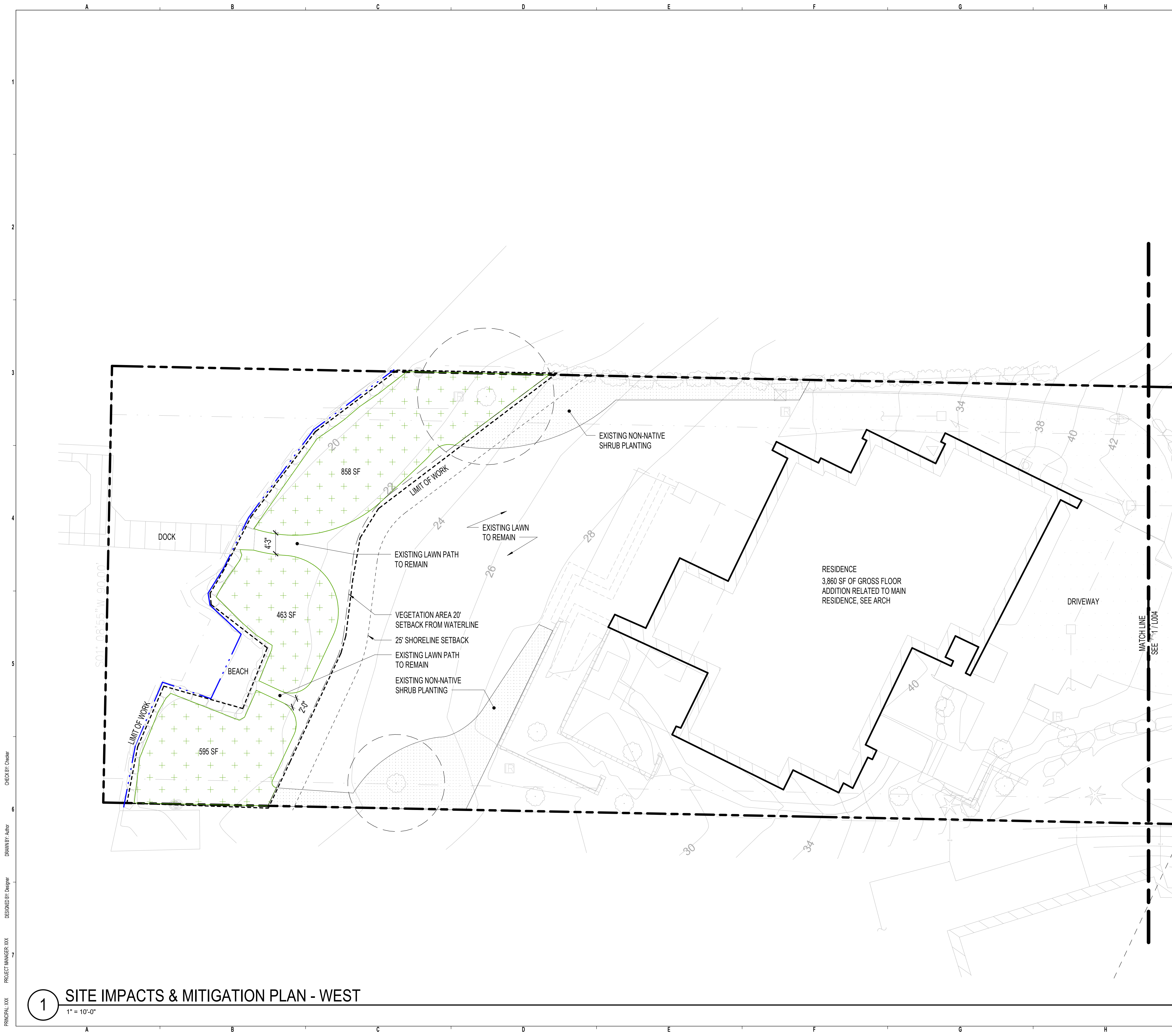
SCHEMATIC DESIGN

EXISTING VEGETATION & CRITICAL AREA CONDITIONS - EAST

DATE: 01/01/23
 PLAN NUMBER:
L002
 SHEET 3 OF 10

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND



SITE IMPACTS & MITIGATION LEGEND

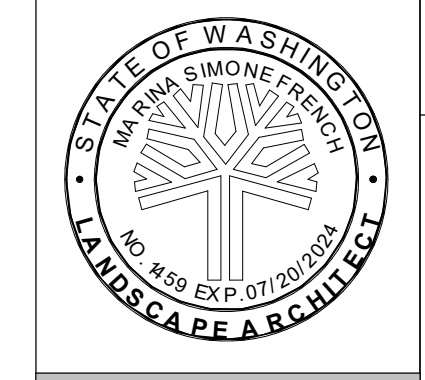
| EXISTING | |
|----------|---|
| SYMBOL | DESCRIPTION |
| --- | PROPERTY LINE |
| --- | ORDINARY HIGH WATER MARK (APPROXIMATE) |
| PROPOSED | |
| SYMBOL | DESCRIPTION |
| --- | LIMIT OF MITIGATION PLANTING WORK |
| --- | 20' SHORELINE BUFFER (2351.8 SF) |
| + | PROPOSED MITIGATION AREA 2337.9 X 75% = 1903.4 SF MITIGATION REQUIRED PER MICC 19.13.050.K.4 1916 SF MITIGATION PROPOSED |

SHEET NOTES

1. SEE PLANTING PLAN FOR RESTORATION OF MITIGATION AREA
2. MITIGATION AREA SHALL RECEIVE IRRIGATION PER MITIGATION NOTES
3. ALL PLANT INSTALLATION IS TO TAKE PLACE DURING A FROST-FREE PERIOD IN THE DORMANT SEASON (OCTOBER 15TH - MARCH 30TH), FOR BEST SURVIVAL
4. PREPARE THE PLANTING AREA AND PLANTING PITS PER L009
5. PLACE ARBORIST WOOD CHIP MULCH LAYER AND INSTALL PLANTS PER SITE PREPARATION DETAILS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

DCG WATERSHED
 P: 425.822.5242
 F: 425.822.8136
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 200306

SCHEMATIC DESIGN

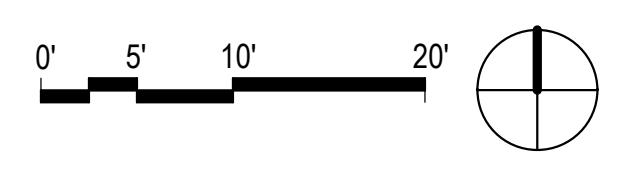
SITE IMPACTS & MITIGATION PLAN - WEST

DATE: 01/01/23
 PLAN NUMBER:

L003

SHEET 4 OF 10

1 SITE IMPACTS & MITIGATION PLAN - WEST
 1" = 10'-0"



PRINCIPAL: XXX DESIGNED BY: Designer DRAWN BY: Author CHECK BY: Checker

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

SHEET NOTES

1. SEE PLANTING PLANS FOR ADDITIONAL INFORMATION ON REQUIRED MITIGATION PLANTING FOR REMOVED TREES
2. SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS PROJECT FOR ADDITIONAL TREE INFORMATION

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |

DCG WATERSHED
 P. 425.822.5242
 F. 425.822.8436
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

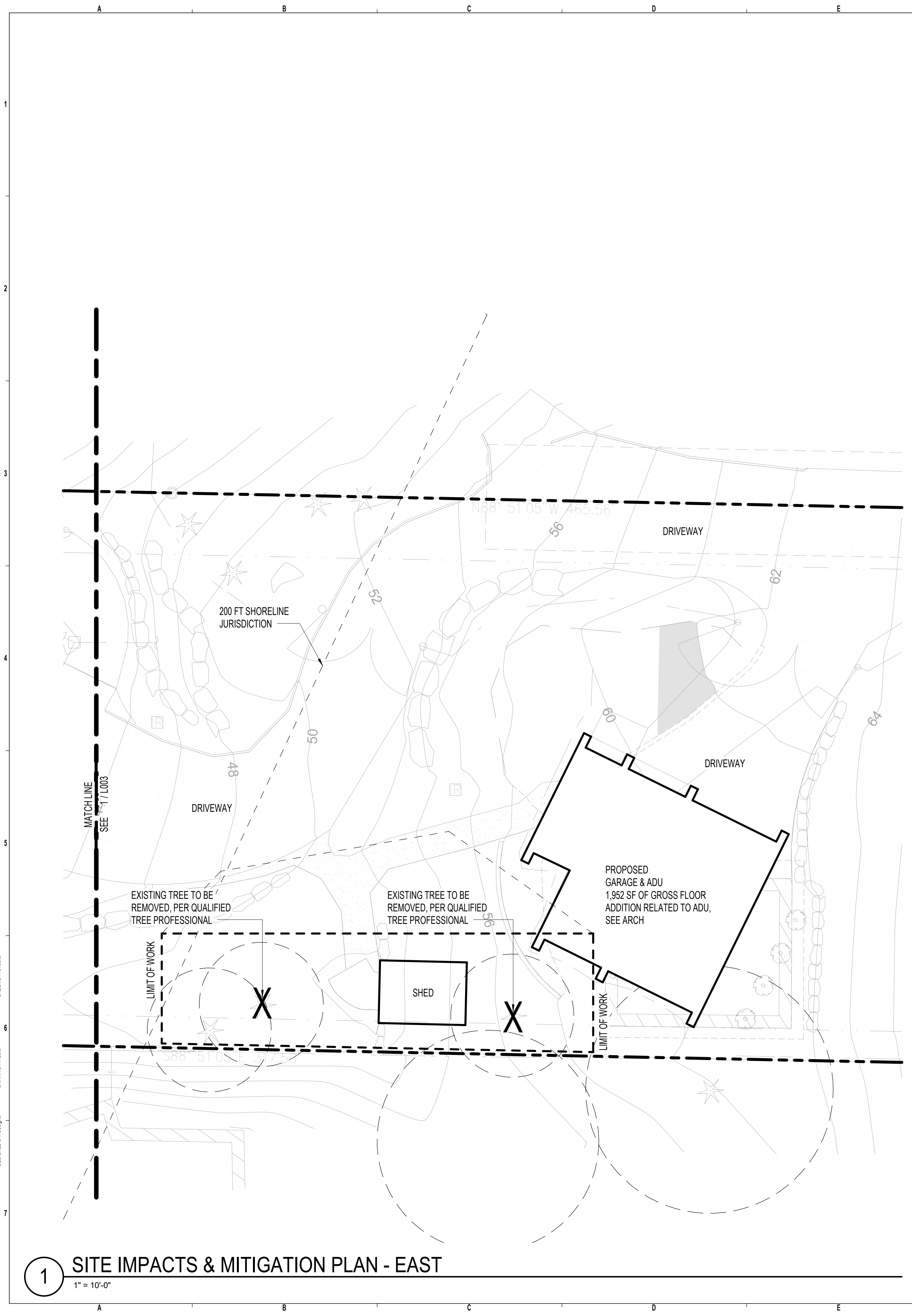
SCHEMATIC DESIGN

SITE IMPACTS & MITIGATION PLAN - EAST

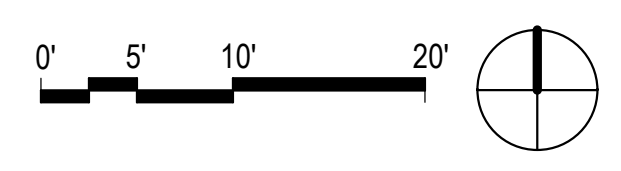
DATE: 01/01/23
 PLAN NUMBER:

L004

SHEET 5 OF 10



1 SITE IMPACTS & MITIGATION PLAN - EAST
 1" = 10'-0"



PRINCIPAL: XXX
 PROJECT MANAGER: XXX
 DESIGNED BY: Designer
 DRAWN BY: Author
 CHECK BY: Checker

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

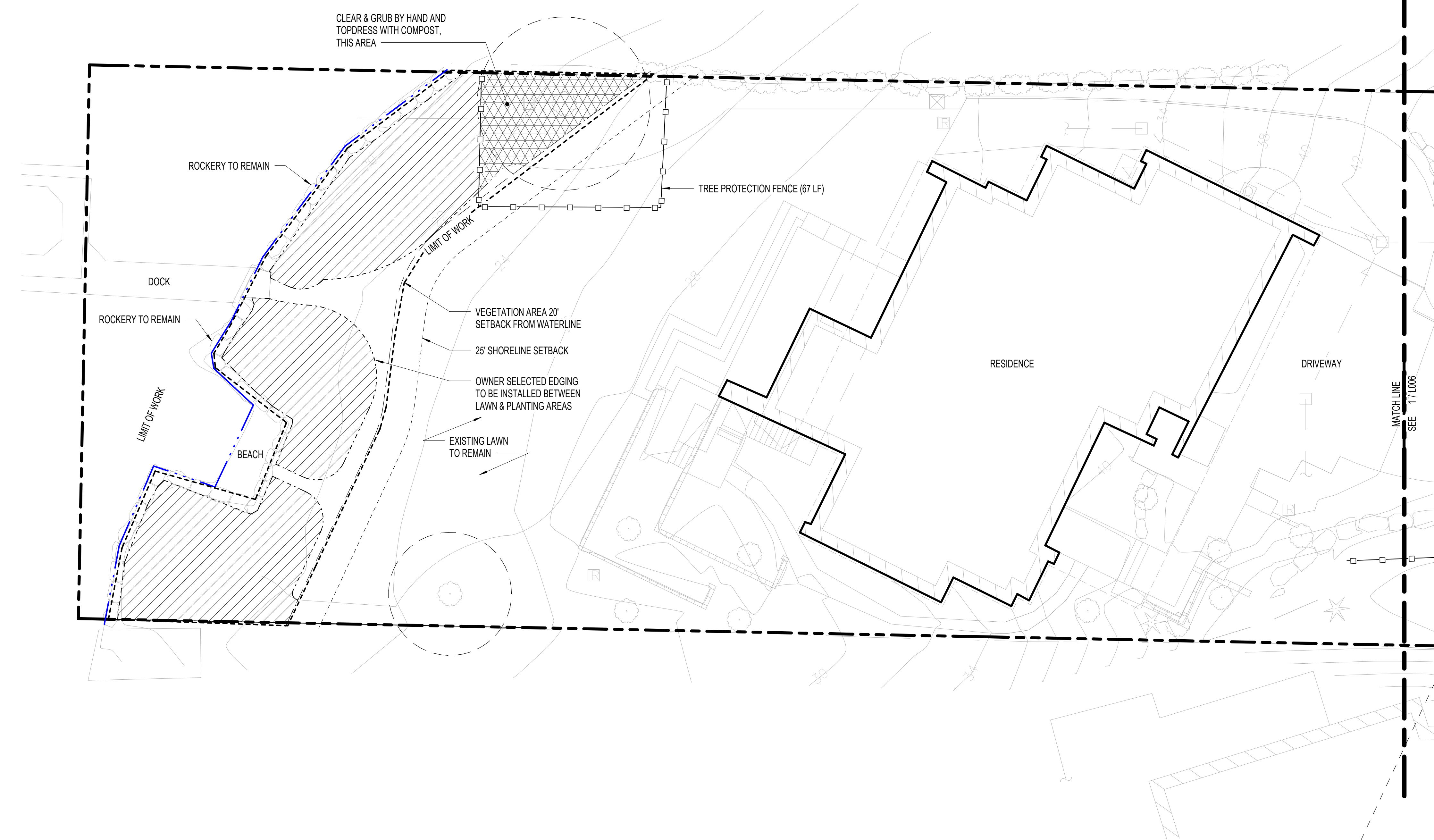
SITE IMPACTS & MITIGATION LEGEND

| EXISTING | |
|----------|--|
| SYMBOL | DESCRIPTION |
| --- | PROPERTY LINE |
| --- | ORDINARY HIGH WATER MARK (APPROXIMATE) |

| PROPOSED | |
|----------|-----------------------------------|
| SYMBOL | DESCRIPTION |
| | CLEAR & GRUBBING AREA |
| --- | LIMIT OF MITIGATION PLANTING WORK |
| □-□-□ | TREE PROTECTION FENCE (197 LF) |

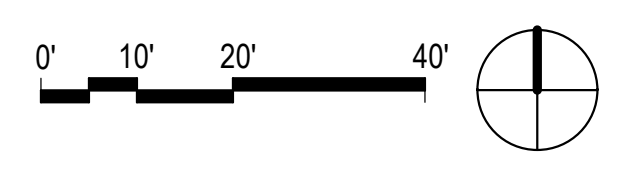
SHEET NOTES

- SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS PROJECT FOR TREE PROTECTION FENCING LOCATIONS AND ADDITIONAL TREE INFORMATION
- STAKE BUFFER BOUNDARY IN FIELD FOR APPROVAL BEFORE BEGINNING RESTORATION WORK
- ALL NON-NATIVE PLANT SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF THE RESTORATION AREA PRIOR TO SOIL PREPARATION
- ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF THE RESTORATION AREA PRIOR TO SOIL PREPARATION
- ALL INVASIVE SPECIES SHALL BE DEFINED AS ALL SPECIES LISTED AS CLASS A, B, OR C OR AS A SPECIES OF CONCERN BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD (KCNWCB) OR ON THE WASHINGTON STATE NOXIOUS WEEDS LIST
- INVASIVE SPECIES SHALL BE REMOVED AND DISPOSED OF ACCORDING TO KCNWCB RECOMMENDATIONS
- COMPLETE SITE PREPARATION WORK PER DETAIL SHEET
- SEE PLANTING SHEETS FOR ADDITIONAL PLANTING INFORMATION
- ALL WORK WITHIN EXISTING TREE DRILINES SHALL BE DONE BY HAND



1 SITE PREPARATION PLAN - WEST

1" = 10'-0"



PRINCIPAL: XXX DESIGNED BY: Designer DRAWN BY: Author CHECK BY: Checker

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

DCG WATERSHED
 P: 425.822.5242
 F: 425.827.8136
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

SCHEMATIC DESIGN

SITE PREPARATION PLAN - WEST

DATE: 07/12/23
PLAN NUMBER:

L005
 SHEET 6 OF 10

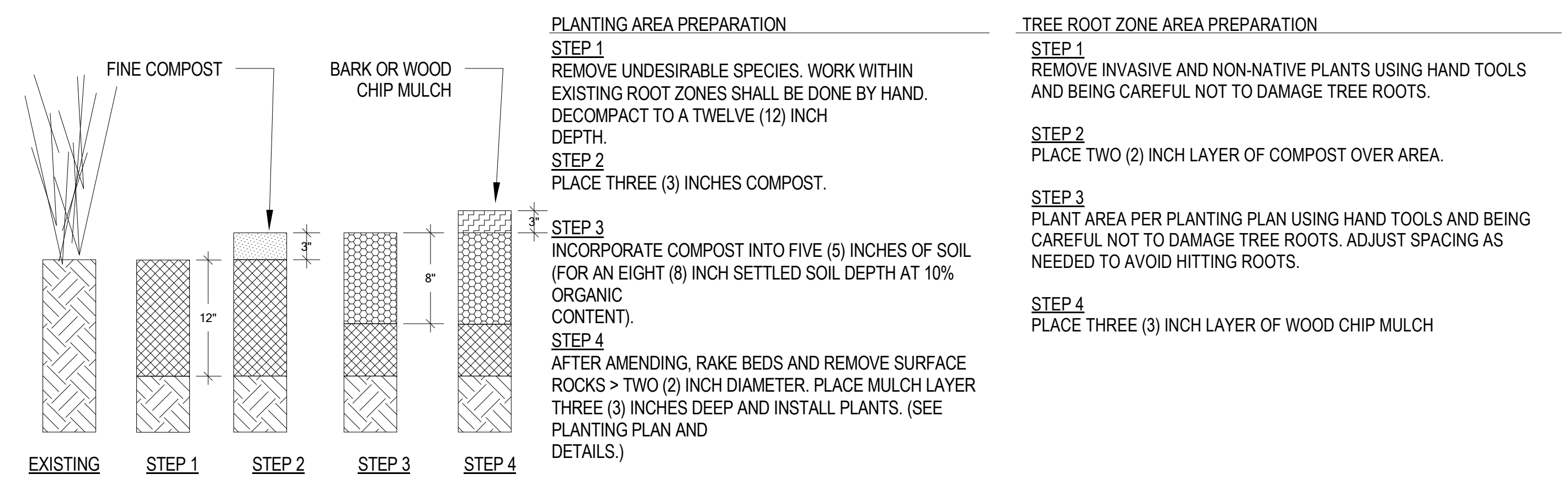
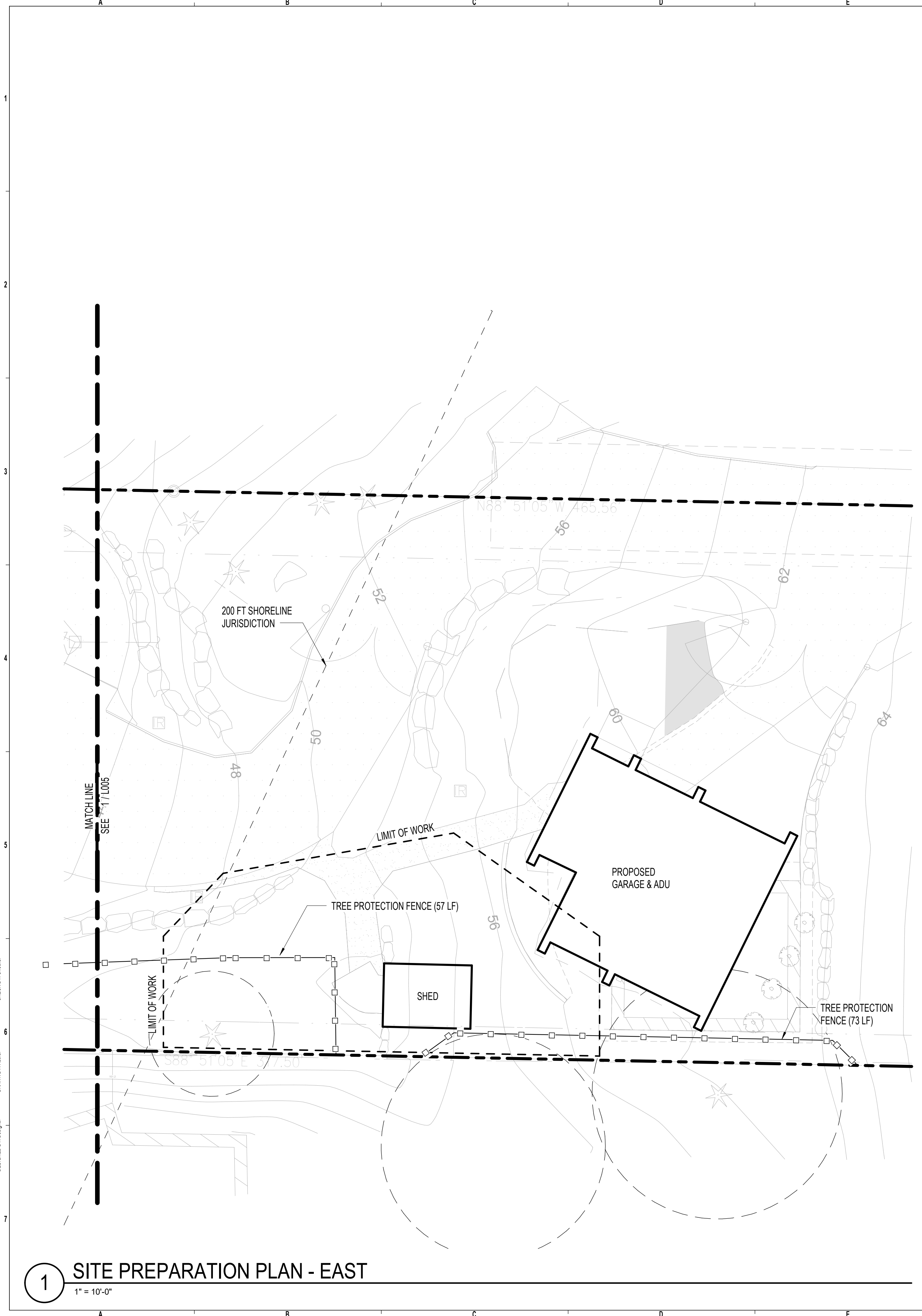
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

SITE IMPACTS & MITIGATION LEGEND

| EXISTING | |
|-----------------|--|
| SYMBOL | DESCRIPTION |
| --- | PROPERTY LINE |
| --- | ORDINARY HIGH WATER MARK (APPROXIMATE) |
| PROPOSED | |
| SYMBOL | DESCRIPTION |
| [Hatched Box] | CLEAR & GRUBBING AREA |
| --- | LIMIT OF MITIGATION PLANTING WORK |
| [Square with X] | TREE PROTECTION FENCE (197 LF) |

SHEET NOTES

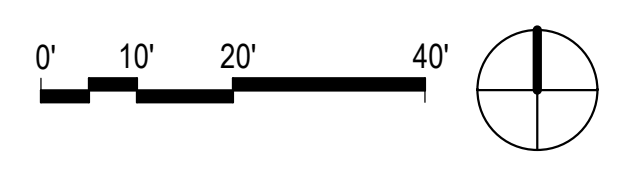
- SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS PROJECT FOR ADDITIONAL TREE INFORMATION
- STAKE BUFFER BOUNDARY IN FIELD FOR APPROVAL BEFORE BEGINNING RESTORATION WORK
- ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF THE RESTORATION AREA PRIOR TO SOIL PREPARATION
- ALL INVASIVE SPECIES SHALL BE DEFINED AS ALL SPECIES LISTED AS CLASS A, B, OR C OR AS A SPECIES OF CONCERN BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD (KCNWCB) OR ON THE WASHINGTON STATE NOXIOUS WEEDS LIST
- INVASIVE SPECIES SHALL BE REMOVED AND DISPOSED OF ACCORDING TO KCNWCB RECOMMENDATIONS
- COMPLETE SITE PREPARATION WORK PER DETAIL SHEET
- SEE PLANTING SHEETS FOR ADDITIONAL PLANTING INFORMATION
- ALL WORK WITHIN EXISTING TREE DRILINES SHALL BE DONE BY HAND



SOIL PREPARATION: AMEND EXISTING SOILS
SEQUENCE OF WORK - NOT TO SCALE

1 SITE PREPARATION PLAN - EAST

1" = 10'-0"



NO. DATE BY DESCRIPTION

DCG WATERSHED
P. 425.822.5242
F. 425.827.8366
www.dcgwatershed.com

750 Sixth Street South
Kirkland, WA 98033

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
NO. 458 EXP. 07/22/24
SIMONE FRENCH

**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
5425 W. MERCER WAY
MERCER ISLAND, WA 98040
230306

SCHMATIC DESIGN
SITE PREPARATION PLAN - EAST

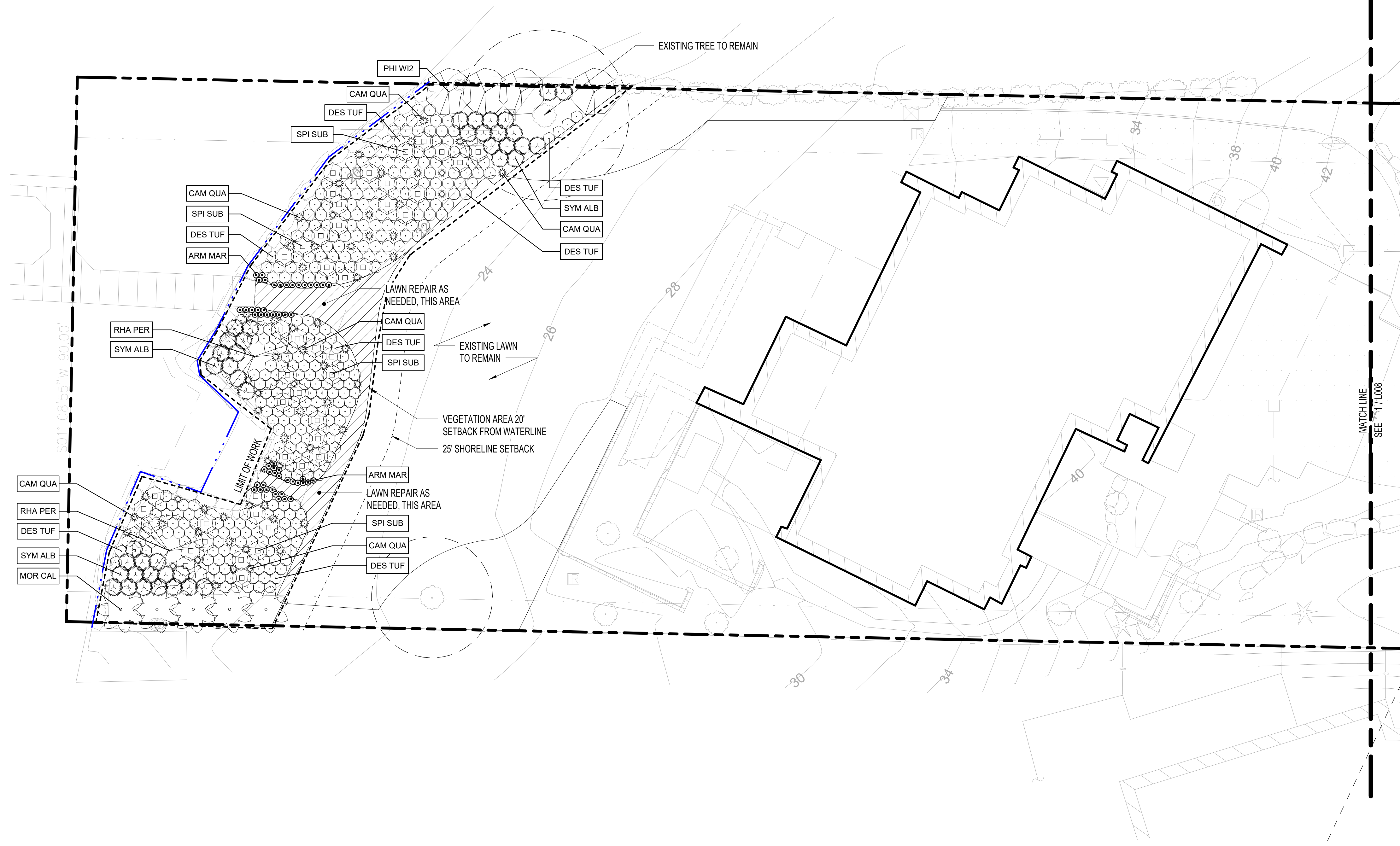
DATE: 07/12/23
PLAN NUMBER:
L006
SHEET 7 OF 10

PLANT SCHEDULE

| Count | Plant Code | Botanical Name | Common Name | Size | Cont. | Remarks |
|----------------------------|------------|-----------------------|------------------------|--------------|-------|---------|
| Trees | | | | | | |
| 4 | PIN SHO | Pinus contorta | Shore Pine | Min. 2" cal. | B & B | |
| 2 | RHA PER | Rhamnus purshiana | Cascara | Min. 2" cal. | B & B | |
| Native Shrubs | | | | | | |
| 5 | MOR CAL | Morella californica | California Wax Myrtle | 2 Gallon | | |
| 4 | PHI WI2 | Philadelphus lewisii | Wild Mockorange | 2 Gallon | | |
| 47 | SPI SUB | Spiraea densiflora | Sub-alpine Spirea | 2 Gallon | | |
| 42 | SYM ALB | Symphoricarpos albus | Common White Snowberry | 2 Gallon | | |
| Native Groundcovers | | | | | | |
| 52 | ARM MAR | Armeria maritima | Sea Thrift | 1 Gallon | | |
| 62 | CAM QUA | Camassia quamash | Small Camas | 1 Gallon | | |
| 331 | DES TUF | Deschampsia cespitosa | Tufted Hair Grass | 1 Gallon | | |
| 445 | | | | | | |

SHEET NOTES

- VARY PLANTING TYPICALS IN FIELD TO ACCOMMODATE EXISTING NATIVE VEGETATION AND TREE ROOTS TO REMAIN, IF NECESSARY
- DURING PLANT INSTALLATION, USE CAUTION NOT TO DISTURB EXISTING PLANT ROOTS
- SEE ARCHITECTURE SHEETS FOR ADDITIONAL SITE INFORMATION



1 PLANTING PLAN - WEST
1" = 10'-0"

PRINCIPAL: XXX
 PROJECT MANAGER: XXX
 DESIGNED BY: Designer
 DRAWN BY: Author
 CHECK BY: Checker

NO. DATE: BY DESCRIPTION

DCG WATERSHED
 P: 425.822.5242
 F: 425.827.8399
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

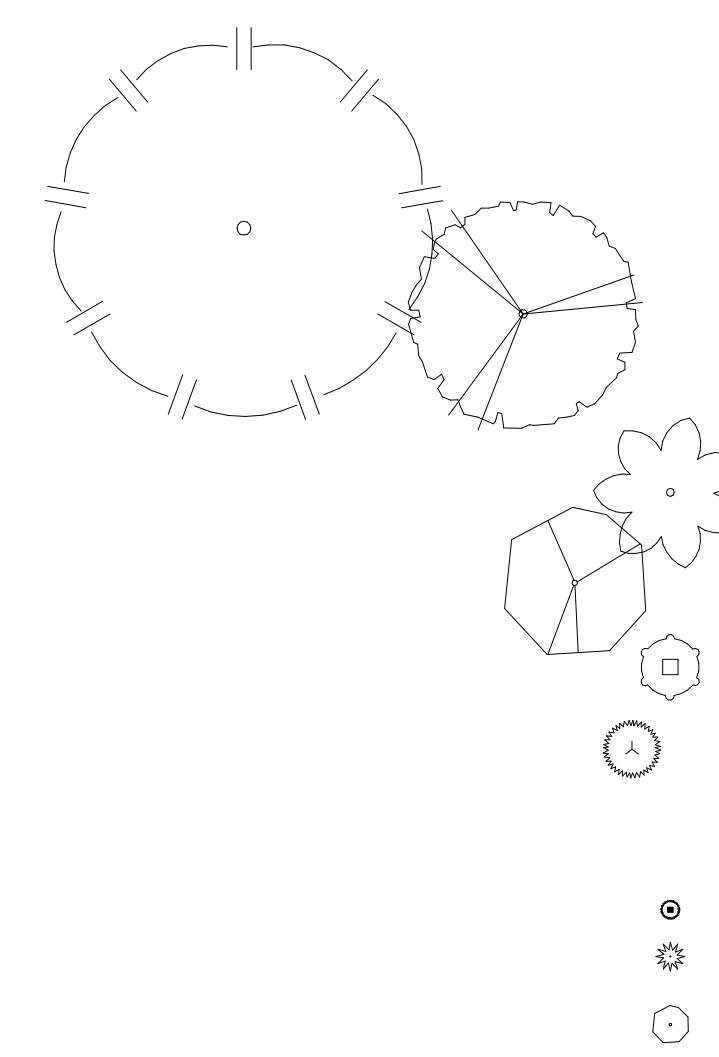
HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

SCHEMATIC DESIGN
 PLANTING PLAN & SCHEDULE - WEST

DATE: 07/12/23
 PLAN NUMBER:
L007
 SHEET 8 OF 10

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND



PLANT SCHEDULE

| Count | Plant Code | Botanical Name | Common Name | Size | Cont. | Remarks |
|----------------------------|------------|-----------------------|------------------------|--------------|-------|---------|
| Trees | | | | | | |
| 4 | PIN SHO | Pinus contorta | Shore Pine | Min. 2" cal. | B & B | |
| 2 | RHA PER | Rhamnus purshiana | Cascara | Min. 2" cal. | B & B | |
| Native Shrubs | | | | | | |
| 5 | MOR CAL | Morella californica | California Wax Myrtle | 2 Gallon | | |
| 4 | PHI WI2 | Philadelphus lewisii | Wild Mockorange | 2 Gallon | | |
| 47 | SPI SUB | Spiraea densiflora | Sub-alpine Spirea | 2 Gallon | | |
| 42 | SYM ALB | Symphoricarpos albus | Common White Snowberry | 2 Gallon | | |
| Native Groundcovers | | | | | | |
| 52 | ARM MAR | Armeria maritima | Sea Thrift | 1 Gallon | | |
| 62 | CAM QUA | Camassia quamash | Small Camas | 1 Gallon | | |
| 331 | DES TUF | Deschampsia cespitosa | Tufted Hair Grass | 1 Gallon | | |
| 445 | | | | | | |

SHEET NOTES

- VARY PLANTING TYPICALS IN FIELD TO ACCOMMODATE EXISTING NATIVE VEGETATION AND TREE ROOTS TO REMAIN, IF NECESSARY
- DURING PLANT INSTALLATION, USE CAUTION NOT TO DISTURB EXISTING PLANT ROOTS
- SEE ARCHITECTURE SHEETS FOR ADDITIONAL SITE INFORMATION

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |

DCG WATERSHED
 P. 425.822.5242
 F. 425.827.8136
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



**CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG**
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 230306

SCHEMATIC DESIGN

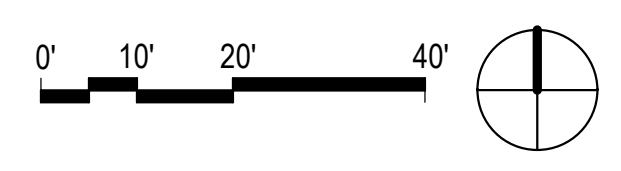
PLANTING PLAN & SCHEDULE - EAST

DATE: 07/12/23
 PLAN NUMBER:

L008

SHEET 9 OF 10

1 PLANTING PLAN - EAST
 1" = 10'-0"



PROJECT MANAGER: XXX
 DESIGNED BY: Designer
 DRAWN BY: Author
 CHECK BY: Checker
 PRINCIPAL: XXX

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG WATERSHED PRIOR TO CONSTRUCTION.
 FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

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, 2018 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

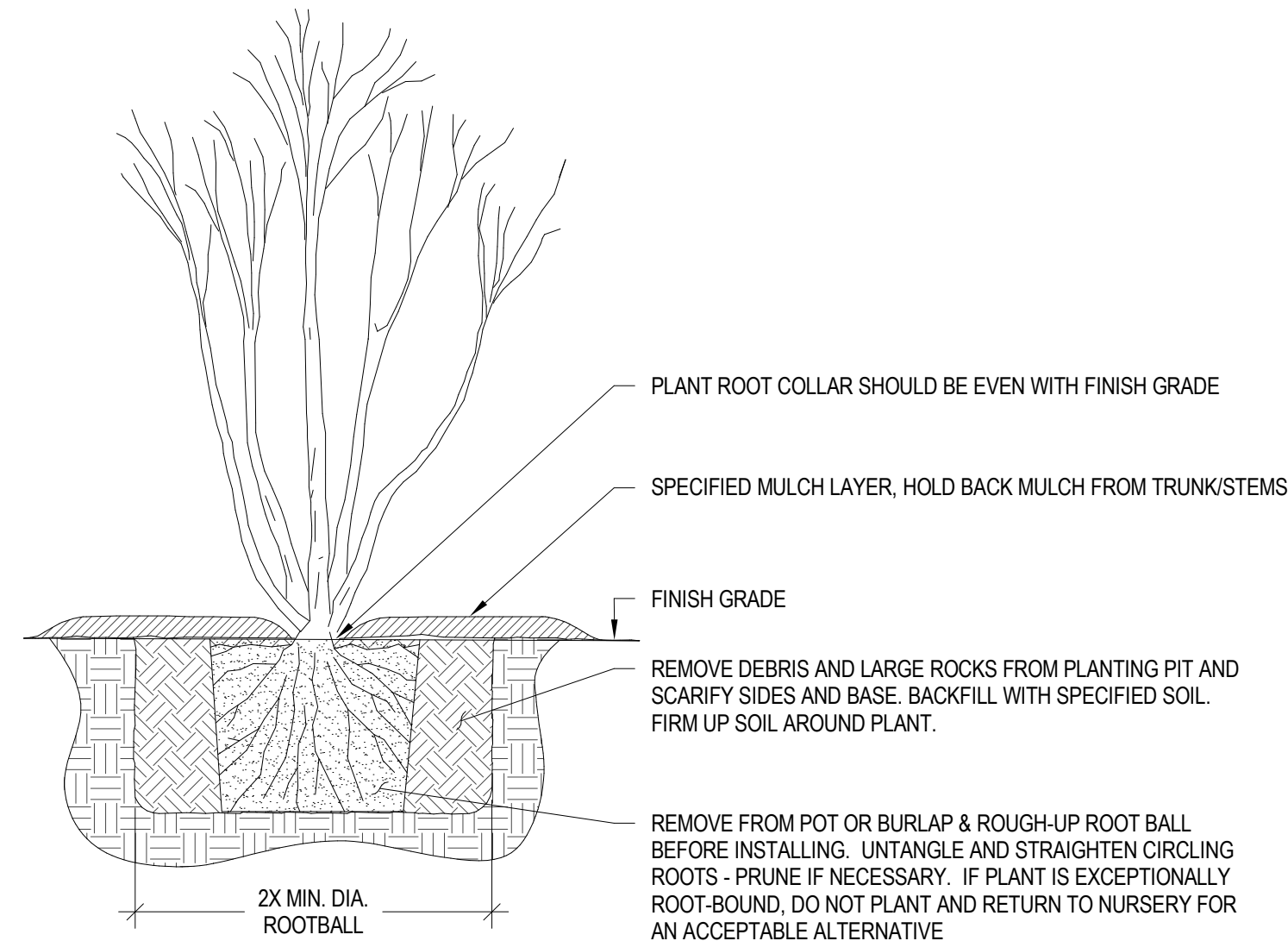
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

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.

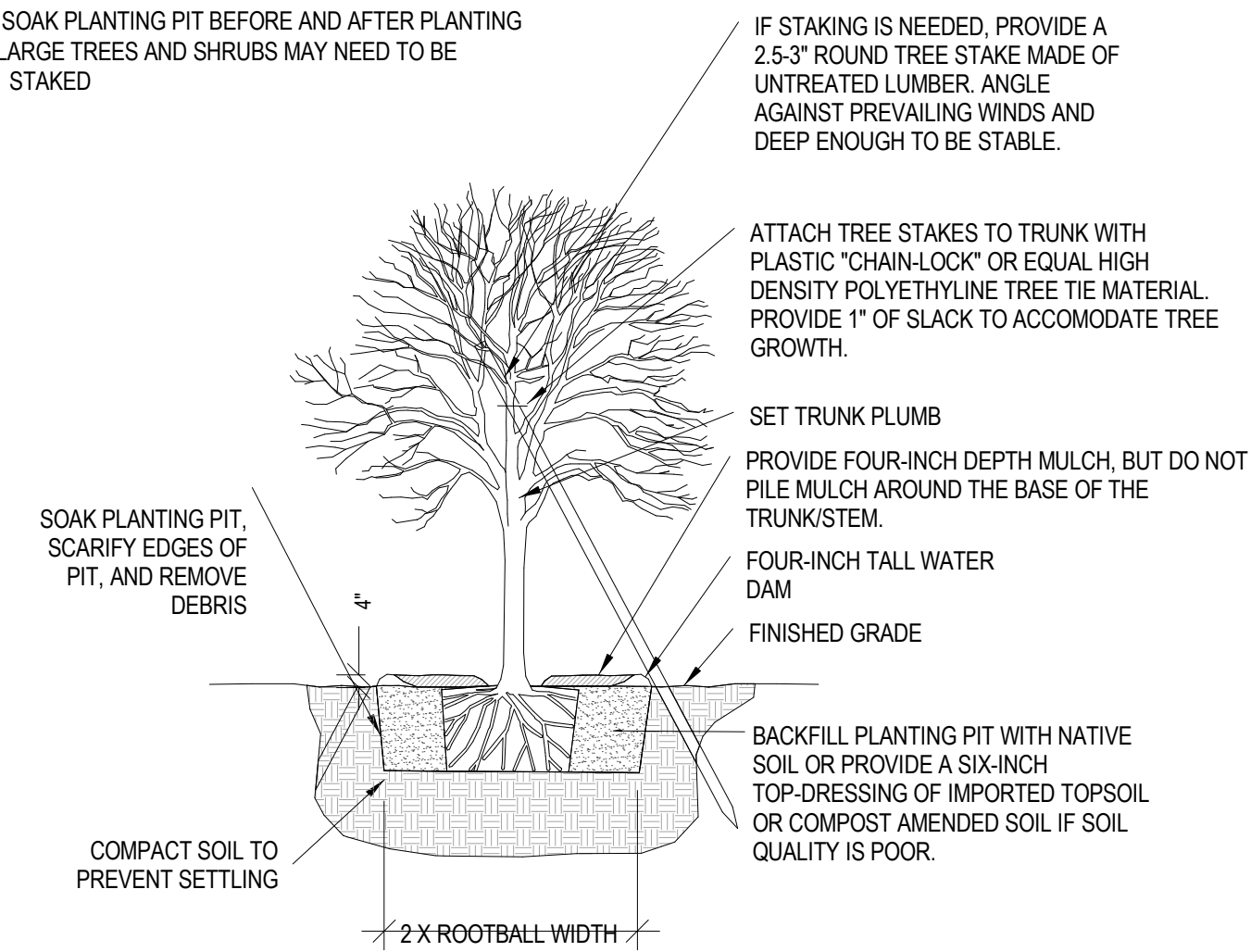


2 CONTAINER PLANTING

NTS

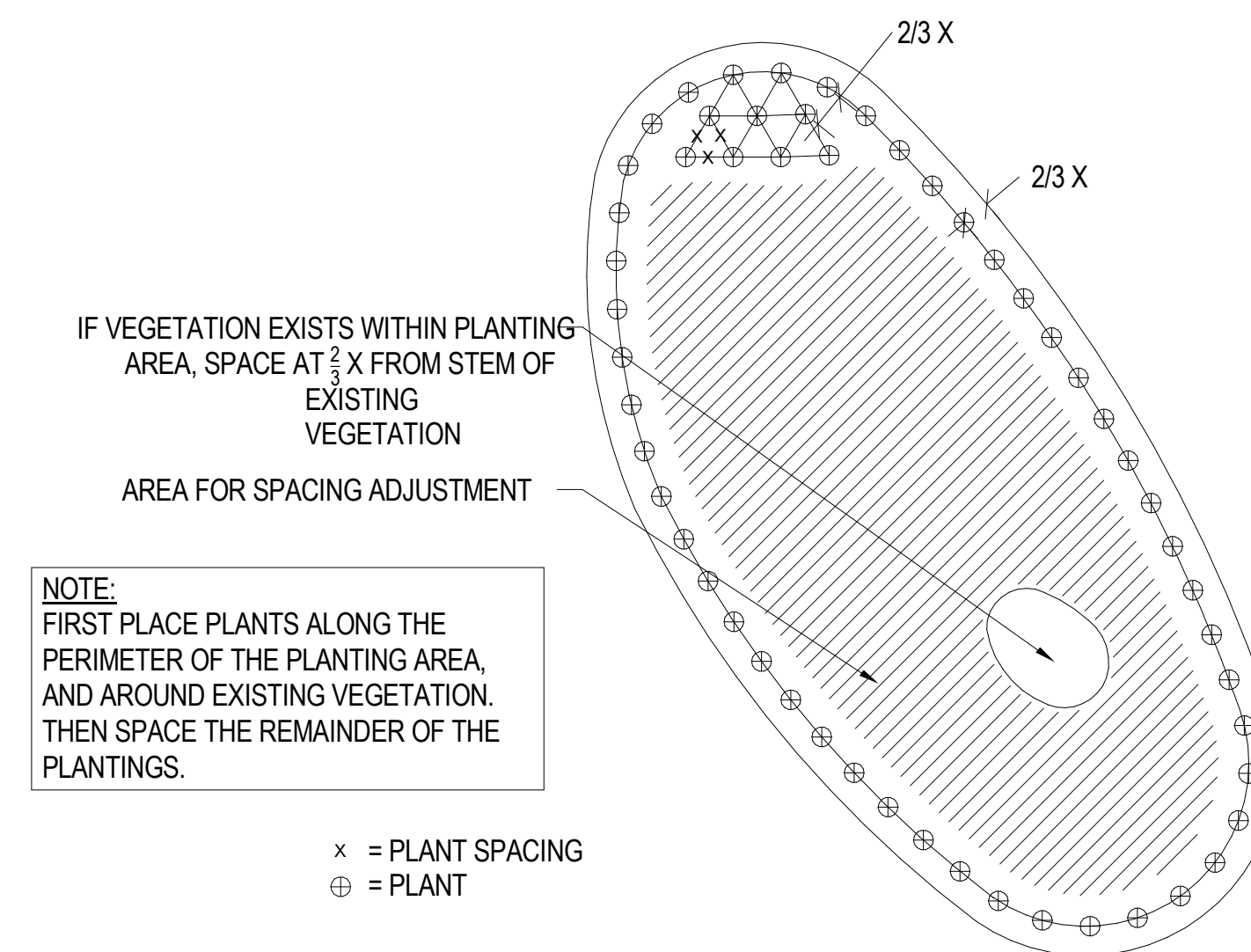
NOTES:

- PLANTING PIT SHALL NOT BE LESS THAN TWO TIMES WIDTH OF
- REMOVE BURLAP AROUND ROOT BALL
- LOOSEN ROOT-BOUND PLANTS BEFORE PLANTING
- SOAK PLANTING PIT BEFORE AND AFTER PLANTING
- LARGE TREES AND SHRUBS MAY NEED TO BE STAKED



1 B&B TREE PLANTING

NTS



3 PLANT SPACING

NTS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |

DCG WATERSHED
 P: 425.822.3242
 F: 425.822.3436
 www.dcgwatershed.com
 750 Sixth Street South
 Kirkland, WA 98033



CALL 811
 2 BUSINESS DAYS
 BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HONG & KAO RESIDENCE
 5425 W. MERCER WAY
 MERCER ISLAND, WA 98040
 200306

SCHEMATIC DESIGN

PLANT INSTALLATION DETAILS & NOTES

DATE: 07/12/23
 PLAN NUMBER:

L009
 SHEET 10 OF 10

CHECK BY: Chester
 DRAWN BY: Autor
 DESIGNED BY: Dagnie
 PROJECT MANAGER: xxx
 PRINCIPAL: xxx

GLAZING

TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS.

HAZARDOUS LOCATIONS ARE:

GLAZING IN SWINGING DOORS EXCEPT JALOUSIES

GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.

GLAZING IN STORM DOORS
GLAZING IN ALL UNFRAMED SWINGING DOORS

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

GLAZING IN RAILINGS REGARDLESS OF HEIGHT.

GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UBC STANDARD NO. 24-2, PART II.

GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE
THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE

GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

GLAZING ADJACENT TO STAIRWAYS, WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC. R310.1

ENERGY

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

WALLS: INSULATED WITH R-21 BATT, INSULATE HEADERS TO R-10.

ROOF AND CEILING: INSULATED WITH R-10 CLOSED CELL FOAMED IN-PLACE INSULATION, UNFACED FIBERGLAS BATTS IN 2X RAFTERS TO R-38 IN VAULTED CEILING CONDITIONS.

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

SLAB ON GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO THE SLAB AND FOOTING TOGETHER.

VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS.

THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

CERTIFICATE: PRIOR TO SUBSTANTIAL COMPLETION POST ON A WALL NEAR THE HEATING EQUIPMENT OR ON AN ELECTRICAL PANEL THE FOLLOWING: PREDOMINATE R- VALUES, U- VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING AIR LEAKAGE TESTING, THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST, AND THE TYPES AND EFFICIENCIES OF HEATING/COOLING/WHOLE-HOUSE MECHANICAL VENTILATION/WATER HEATING EQUIPMENT.

LEAK TESTING: DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. TOTAL LEAKAGE MUST BE VERIFIED BY EITHER THE ROUGH-IN TEST OR POSTCONSTRUCTION TEST PER WSEC R403.3.3. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" W.G. (25 PA) ACROSS THE ENTIRE SYSTEM.

SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

R406.3 LARGE DWELLING UNIT 7.0 CREDITS REQUIRED

FUEL NORMALIZATION CREDITS
SYSTEM TYPE 2 LISTED HEAT PUMP 1.0 CREDITS

2. AIR LEAKAGE CONTROL
2.1. REDUCE AIR LEAKAGE TO 3.0 AIR CHANGES, 0.5 CREDITS
MAXIMUM PER HOUR AT 50 PASCALS AND ALL WHOLE-HOUSE VENTILATION REQUIREMENTS OR IRC M1505.4 OR MC 403.4 SHALL BE MET WITH HEAT RECOVERY VENTILATION SYSTEM WITH MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75

3. HIGH EFFICIENCY HVAC EQUIPMENT
3.5 AIR SOURCE DUCTED HEAT PUMP MIN. HSPFF 11.0 1.5 CREDITS

5. EFFICIENT WATER HEATING
5.3 ENERGY STAR USE 0.91 WATER HEATER 1.0 CREDITS

6. RENEWABLE ELECTRIC ENERGY OPTION
6.1 4000 KW PHOTO VOLTAGE SYSTEM 3.0 CREDITS
SYSTEM TO BE INSTALLED IN COMPLIANCE WITH IRC R324

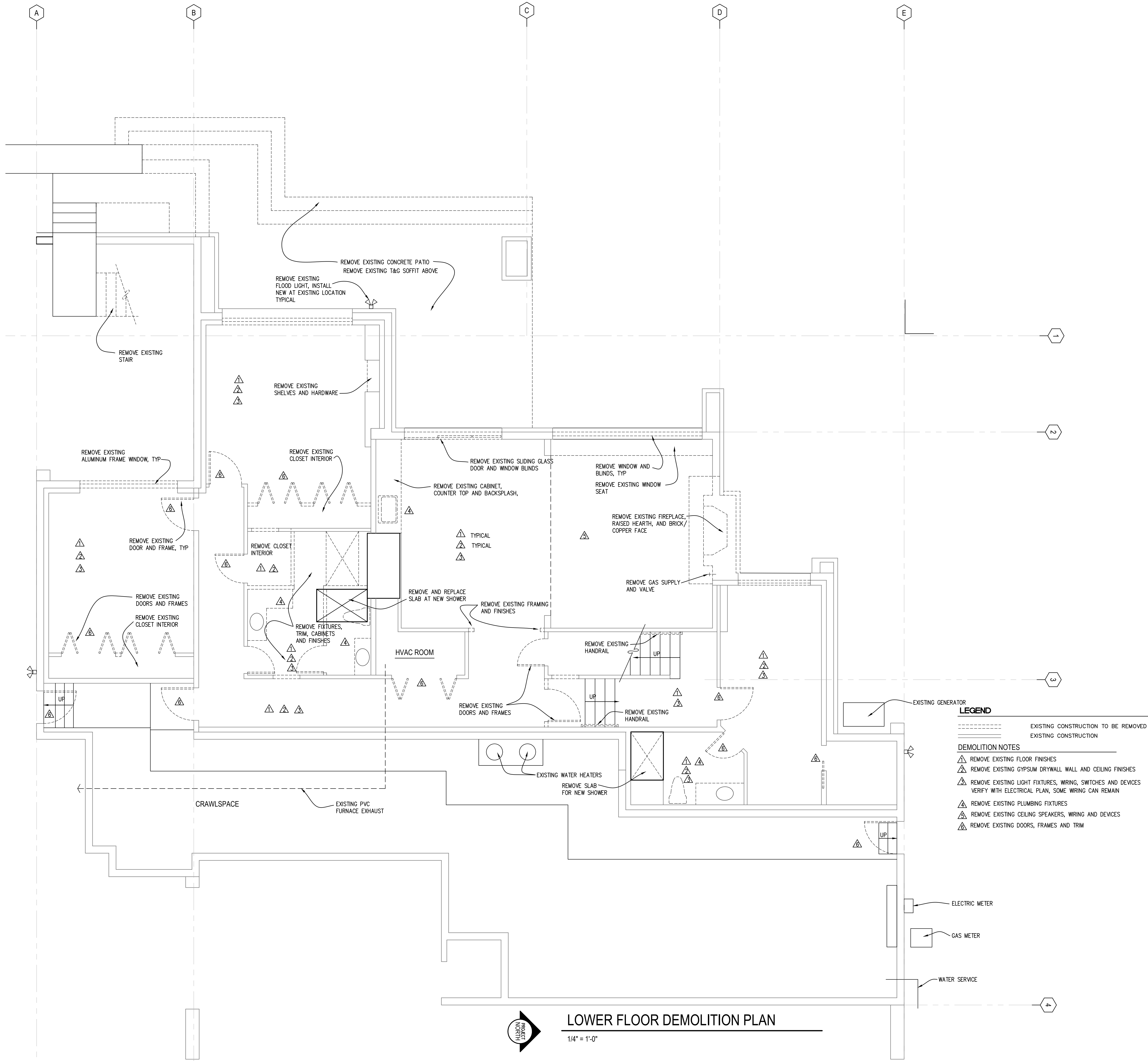
TOTAL PROVIDED 7.0 CREDITS

TESTING
TEST AIR LEAKAGE CHANGES WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.G. (50 PASCALS)

WHOLE HOUSE VENTILATION

INTEGRATE WHOLE HOUSE VENTILATION WITH AIR HANDLER FANS THAT ARE VARIABLE SPEED WITH LOW SPEED OPERATION NOT GREATER THAN 25% OF RATED SUPPLY AIRFLOW. OUTDOOR AIR INTAKE OPENINGS MUST MEET THE PROVISIONS OF R303.5 AND R303.6 AND MUST INCLUDE MOTORIZED DAMPERS ACTIVATED BY THE WHOLE HOUSE VENTILATION CONTROLLER. TEST AND VERIFY THAT OUTDOOR AIR INTAKE AT MINIMUM VENTILATION FAN SPEED AND MAXIMUM HEATING OR COOLING FAN SPEED.

FAN MUST BE SOUND RATED TO ONE-SOME.
PER TABLE M1505.4.3(1) PROVIDE 135 CFM FRESH AIR CONTINUOUS.
THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE PROVIDED CONTROLS THAT ENABLE MANUAL OVERRIDE.



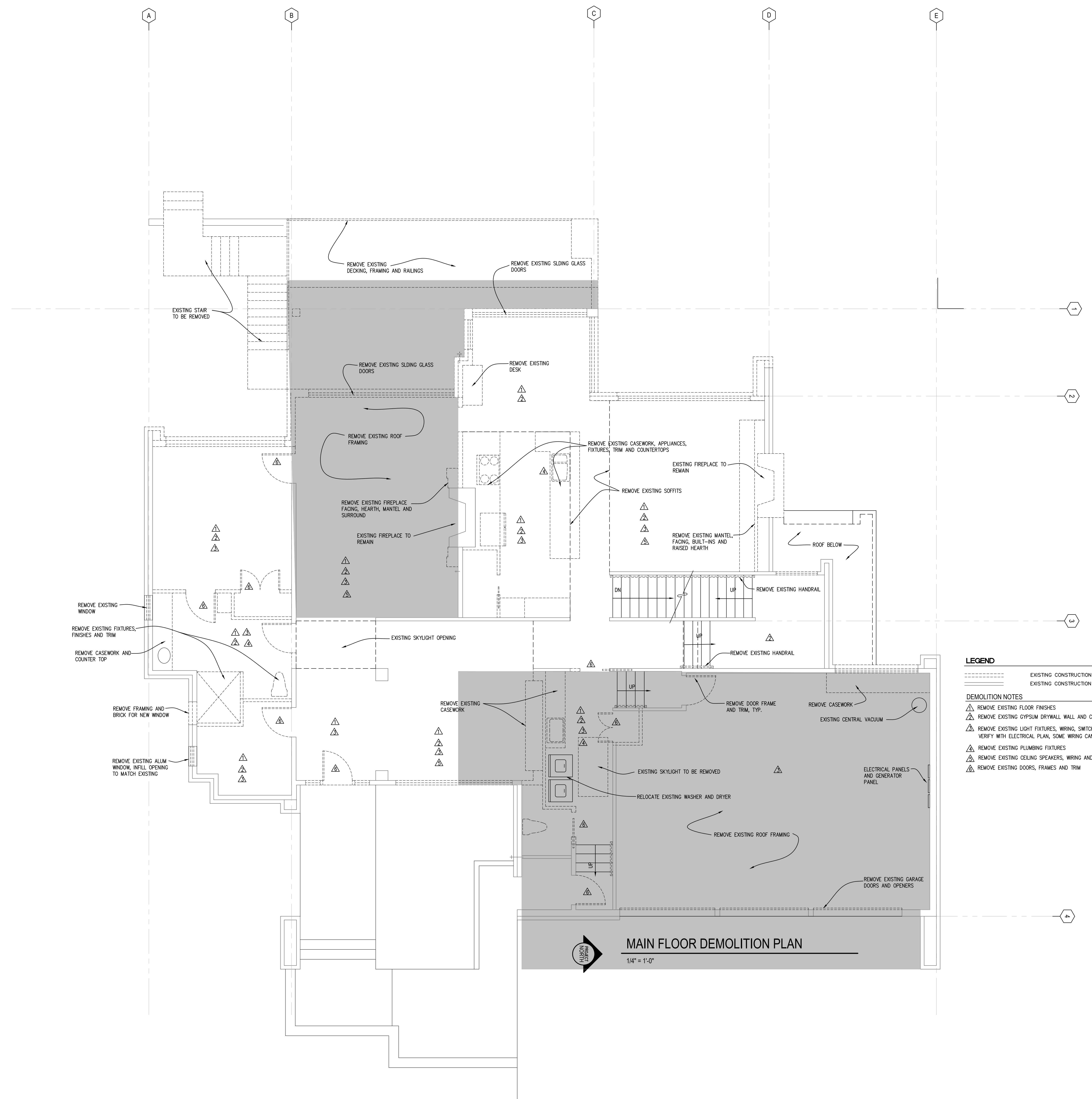
- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION
- DEMOLITION NOTES**
- △ REMOVE EXISTING FLOOR FINISHES
 - △ REMOVE EXISTING GYPSUM DRYWALL WALL AND CEILING FINISHES
 - △ REMOVE EXISTING LIGHT FIXTURES, WIRING, SWITCHES AND DEVICES VERIFY WITH ELECTRICAL PLAN, SOME WIRING CAN REMAIN
 - △ REMOVE EXISTING PLUMBING FIXTURES
 - △ REMOVE EXISTING CEILING SPEAKERS, WIRING AND DEVICES
 - △ REMOVE EXISTING DOORS, FRAMES AND TRIM

LOWER FLOOR DEMOLITION PLAN

1/4" = 1'-0"



| |
|---------------------|
| 12/19/23 RESPONSE |
| 1 10/16/23 RESPONSE |
| 9/28/23 PRICING SET |
| No. Date Revision |



- LEGEND**
- EXISTING CONSTRUCTION TO 1
 - EXISTING CONSTRUCTION
- DEMOLITION NOTES**
- △ REMOVE EXISTING FLOOR FINISHES
 - △ REMOVE EXISTING GYPSUM DRYWALL WALL AND CEILING
 - △ REMOVE EXISTING LIGHT FIXTURES, WIRING, SWITCHES & VERIFY WITH ELECTRICAL PLAN, SOME WIRING CAN REM
 - △ REMOVE EXISTING PLUMBING FIXTURES
 - △ REMOVE EXISTING CEILING SPEAKERS, WIRING AND DEV
 - △ REMOVE EXISTING DOORS, FRAMES AND TRIM

MAIN FLOOR DEMOLITION PLAN
1/4" = 1'-0"



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

R402.4 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4.

R402.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

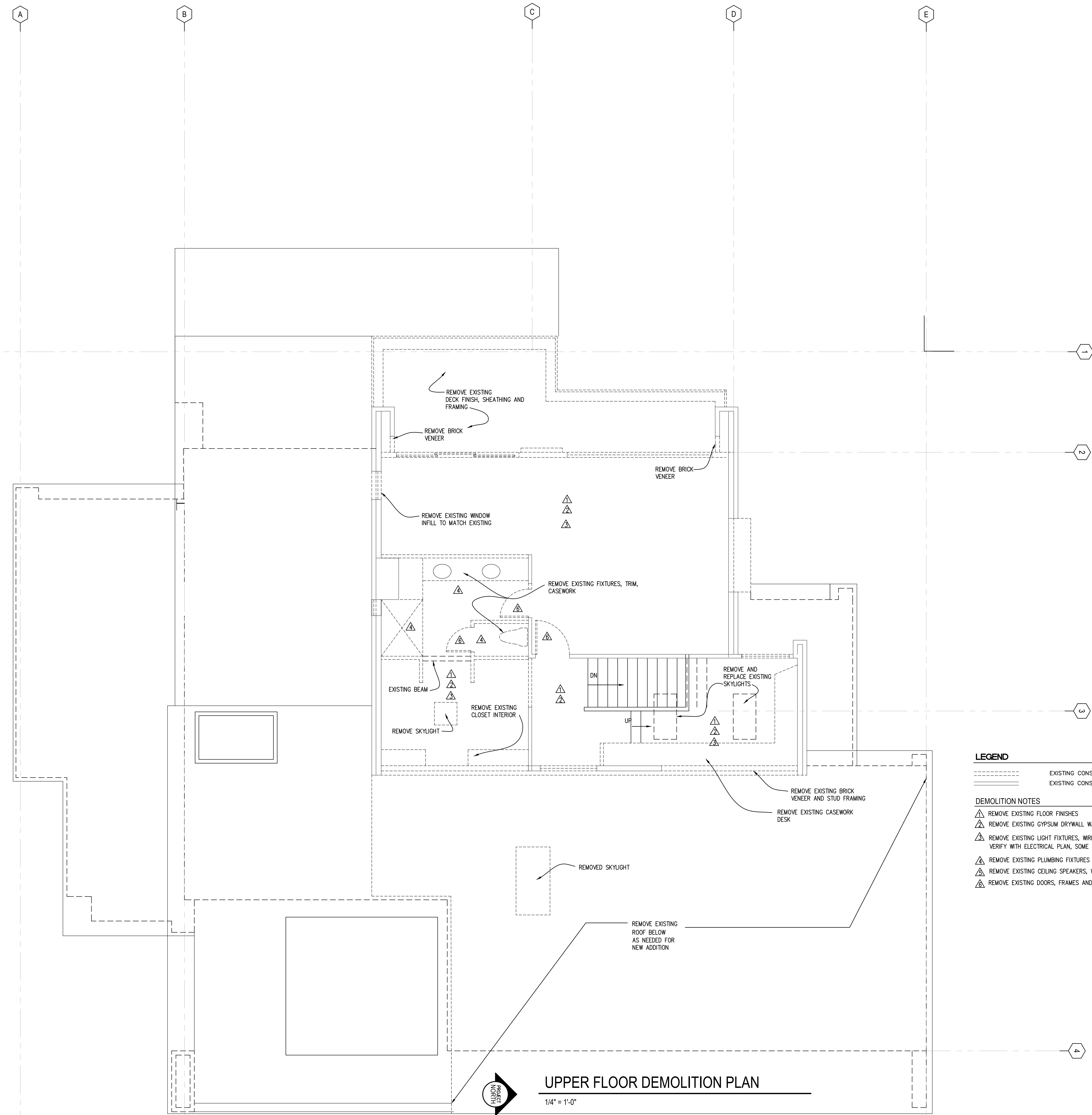
**TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION**

| COMPONENT | AIR BARRIER CRITERIA* | INSULATION CRITERIA* |
|--------------------------------|---|---|
| General Requirements | A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. |
| Cavity insulation installation | | All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturer's product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturer's specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturer's density recommendation. |
| Ceiling/attic | The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation. |
| Walls | The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. |
| Windows, skylights and doors | The space between window/door jambs and framing and skylights and framing shall be sealed. | |

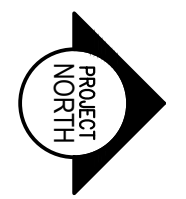
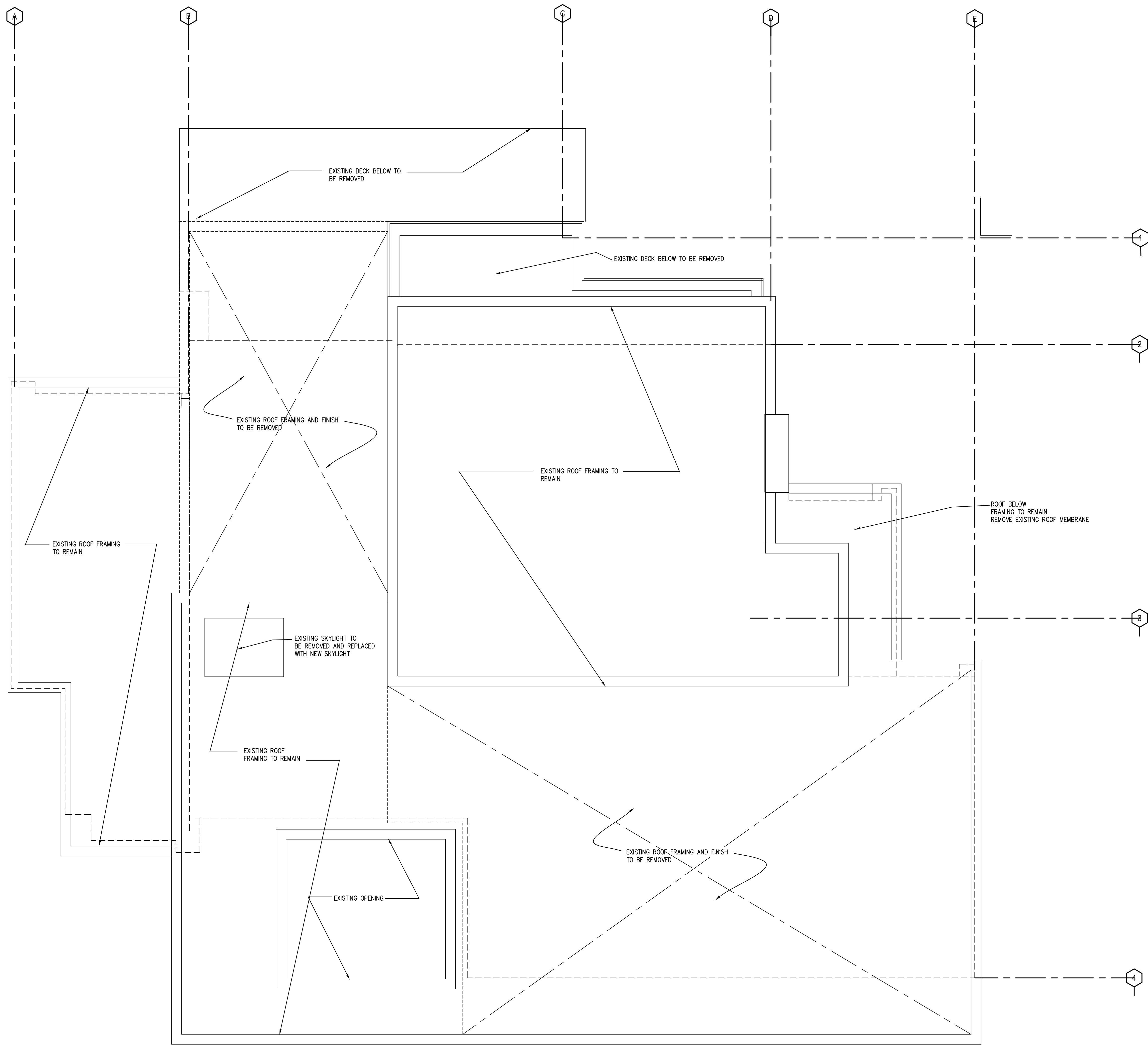
**TABLE R402.4.1.1 (continued)
AIR BARRIER AND INSULATION INSTALLATION**

| COMPONENT | AIR BARRIER CRITERIA* | INSULATION CRITERIA* |
|---|--|---|
| Rim Joists | Rim joists shall include the air barrier. | Rim joists shall be insulated. |
| Floors (including above garage and cantilevered floors) | The air barrier shall be installed at any exposed edge of insulation. | Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members. |
| Crawl space walls | Exposed earth in unvented crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped. | Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls. |
| Shafts, penetrations | Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. | |
| Narrow cavities | | Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space. |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. | Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. |
| Plumbing and wiring | | Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring. |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers and tubs. | Exterior walls adjacent to showers and tubs shall be insulated. |
| Electrical/phone box on exterior wall | The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed. | |
| HVAC register boots | HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot. | |
| Concealed sprinklers | When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings. | |

IC = insulation contact
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION
- DEMOLITION NOTES**
- ▲ REMOVE EXISTING FLOOR FINISHES
 - ▲ REMOVE EXISTING GYPSUM DRYWALL WALL AND CEILING FINISHES
 - ▲ REMOVE EXISTING LIGHT FIXTURES, WIRING, SWITCHES AND DEVICES. VERIFY WITH ELECTRICAL PLAN, SOME WIRING CAN REMAIN
 - ▲ REMOVE EXISTING PLUMBING FIXTURES
 - ▲ REMOVE EXISTING CEILING SPEAKERS, WIRING AND DEVICES
 - ▲ REMOVE EXISTING DOORS, FRAMES AND TRIM



ROOF DEMOLITION PLAN

1/4" = 1'-0"

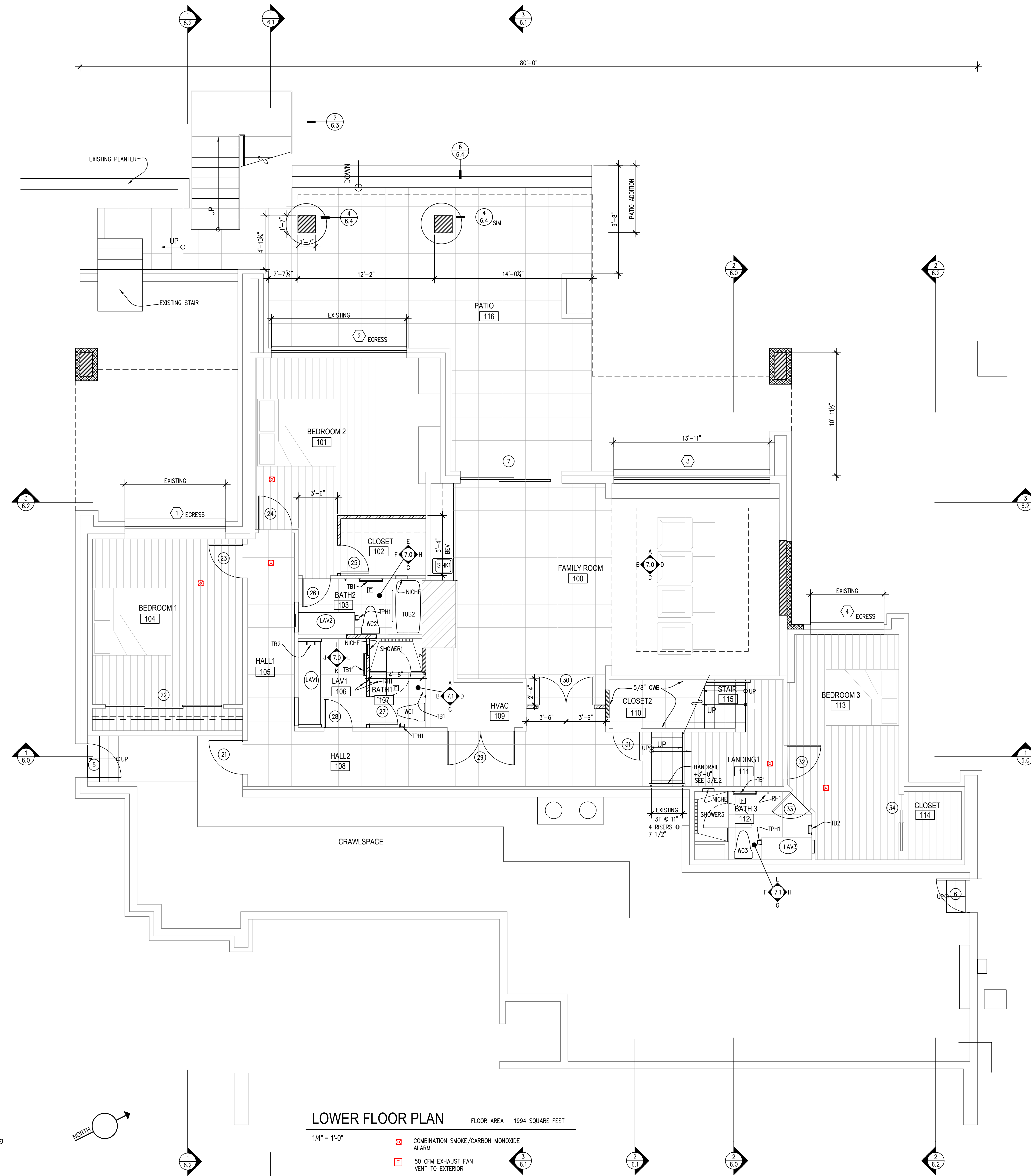
NOTE:
ALL EXISTING ROOF MEMBRANE TO BE REMOVED.



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

DEMOLITION PLAN

Sheet No. **2.3**
Project No. 2222
Date: 9/8/23



Xref C:\Users\Eric\Desktop\X-GRID.dwg

LOWER FLOOR PLAN

FLOOR AREA - 1994 SQUARE FEET

1/4" = 1'-0"

- COMBINATION SMOKE/CARBON MONOXIDE ALARM
 - 50 CFM EXHAUST FAN VENT TO EXTERIOR
- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - NEW 2X6 STUDS @ 16" O.C.
 - NEW 2X4 STUDS @ 16" O.C.
 - NEW BRICK VENEER

1994 SQUARE FEET EXISTING HEATED FLOOR AREA PER IRC R202
1994 SQUARE FEET PROPOSED HEATED FLOOR AREA

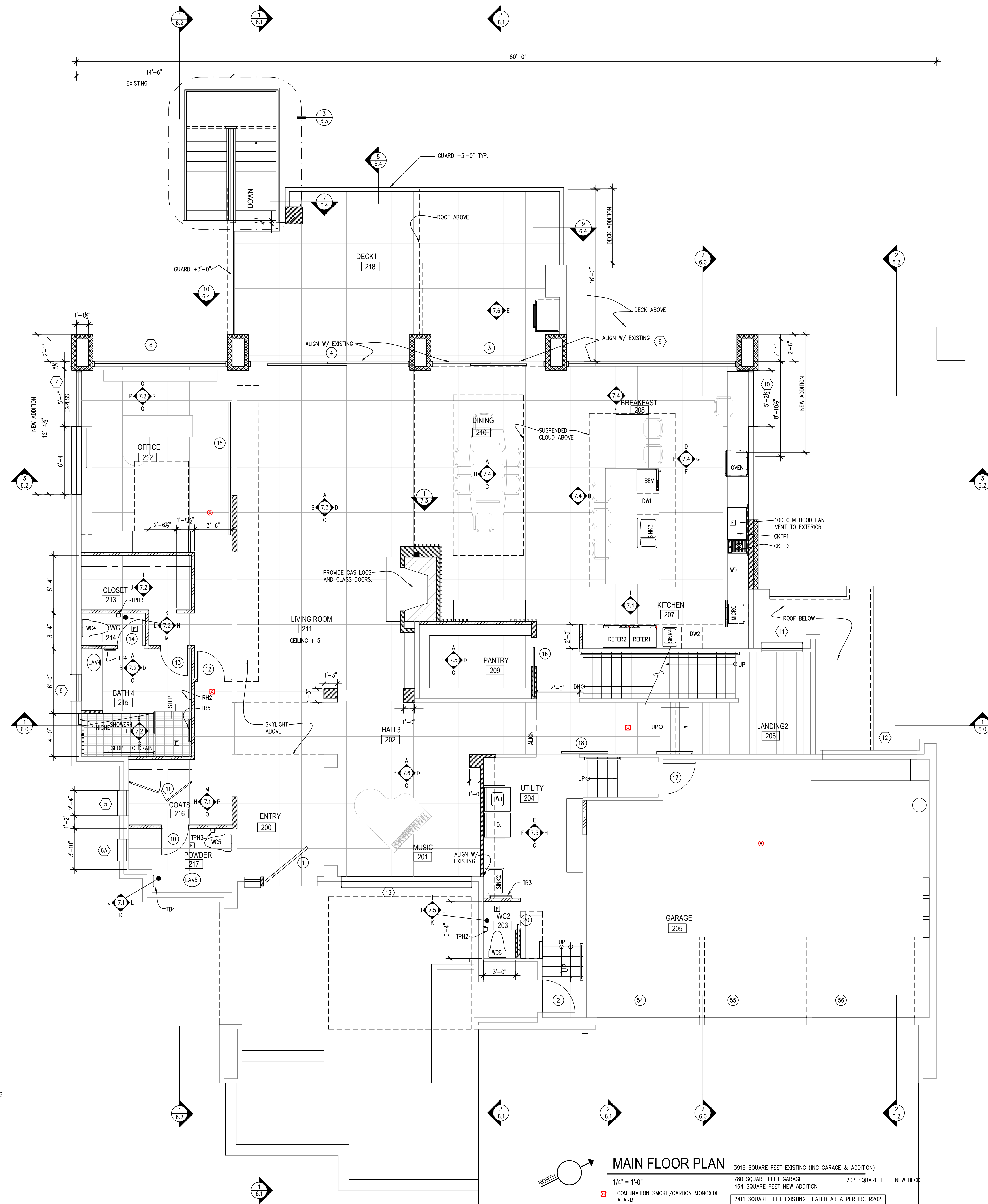
NOTE:
SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

LOWER FLOOR

| | |
|-------------|--------|
| Sheet No. | 3.0 |
| Project No. | 2222 |
| Date: | 9/8/23 |



Xref C:\Users\Eric\Desktop\X-GRID.dwg

MAIN FLOOR PLAN 3916 SQUARE FEET EXISTING (INC GARAGE & ADDITION)

1/4" = 1'-0"

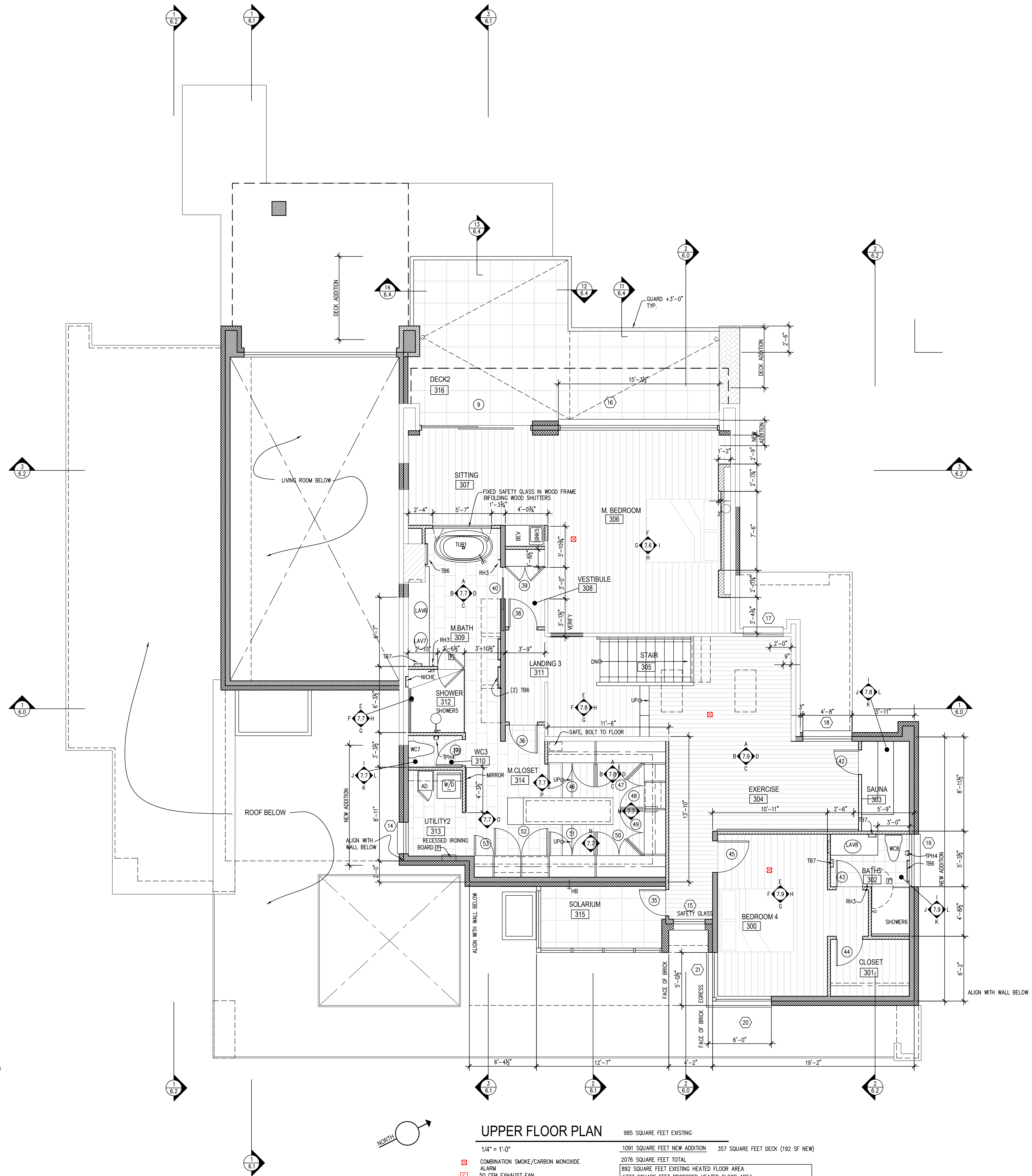
| | | |
|---|--|--------------------------|
| COMBINATION SMOKE/CARBON MONOXIDE ALARM | 780 SQUARE FEET GARAGE | 203 SQUARE FEET NEW DECK |
| 50 CFM EXHAUST FAN VENT TO EXTERIOR | 464 SQUARE FEET NEW ADDITION | |
| HEAT DETECTOR | 2411 SQUARE FEET EXISTING HEATED AREA PER IRC R202 | |
| | 2901 SQUARE FEET PROPOSED HEATED AREA | |
| | 730 SQUARE FEET EXISTING GARAGE | |
| | 739 SQUARE FEET PROPOSED GARAGE | |
| | 415 SQUARE FEET EXISTING DECK | |
| | 452 SQUARE FEET PROPOSED DECK | |



12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET

No. Date Revision

Xref C:\Users\Eric\Desktop\X-GRID.dwg



UPPER FLOOR PLAN

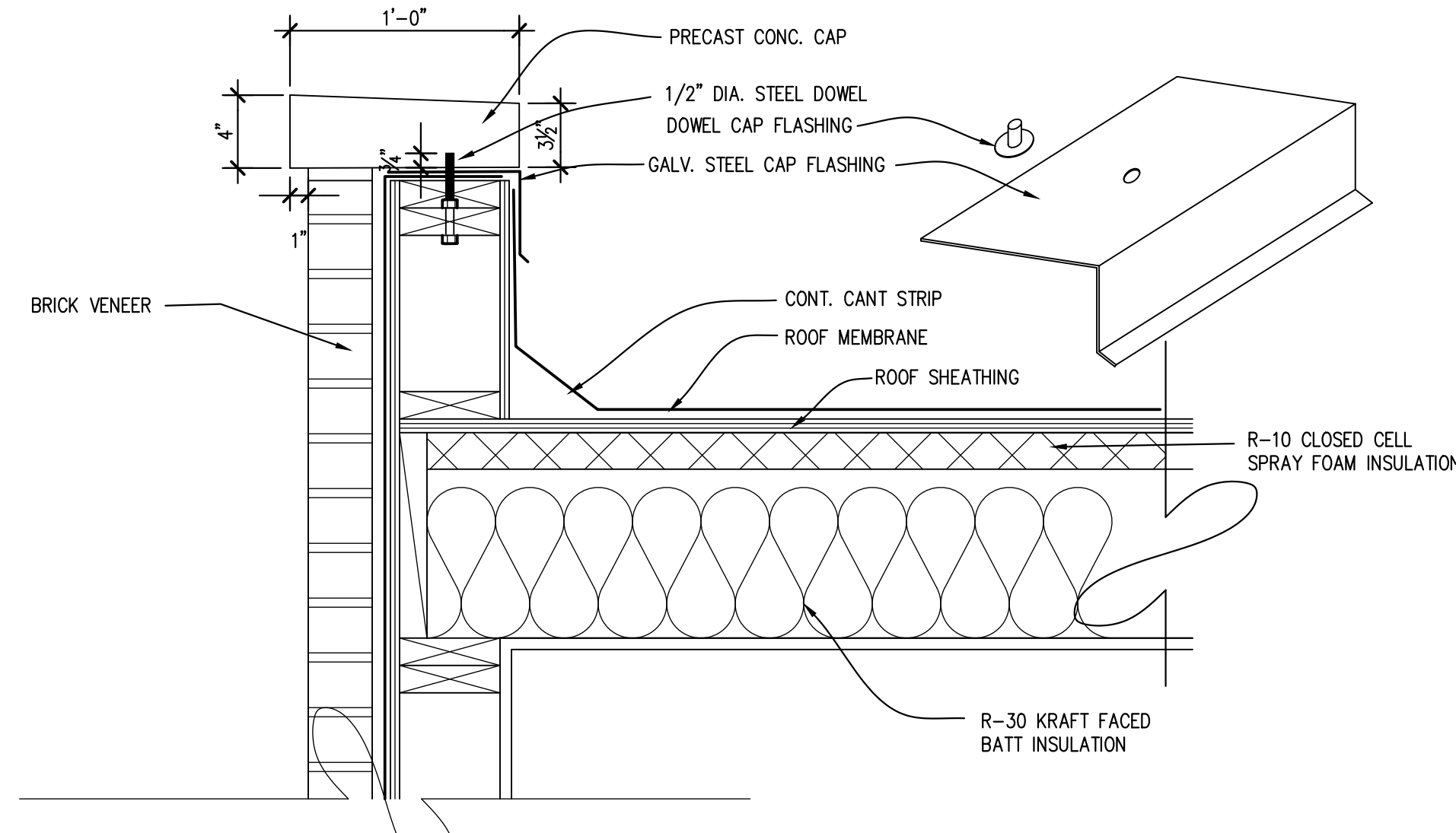
| | | |
|---|---|-----------------------------------|
| 985 SQUARE FEET EXISTING | 1091 SQUARE FEET NEW ADDITION | 357 SQUARE FEET DECK (192 SF NEW) |
| 1/4" = 1'-0" | 2076 SQUARE FEET TOTAL | |
| COMBINATION SMOKE/CARBON MONOXIDE ALARM | 892 SQUARE FEET EXISTING HEATED FLOOR AREA | |
| 50 CFM EXHAUST FAN VENT TO EXTERIOR | 1777 SQUARE FEET PROPOSED HEATED FLOOR AREA | |
| | 69 SQUARE FEET UNCONDITIONED SOLARIUM | |
| | 229 SQUARE FEET EXISTING DECK | |
| | 356 SQUARE FEET PROPOSED DECK | |



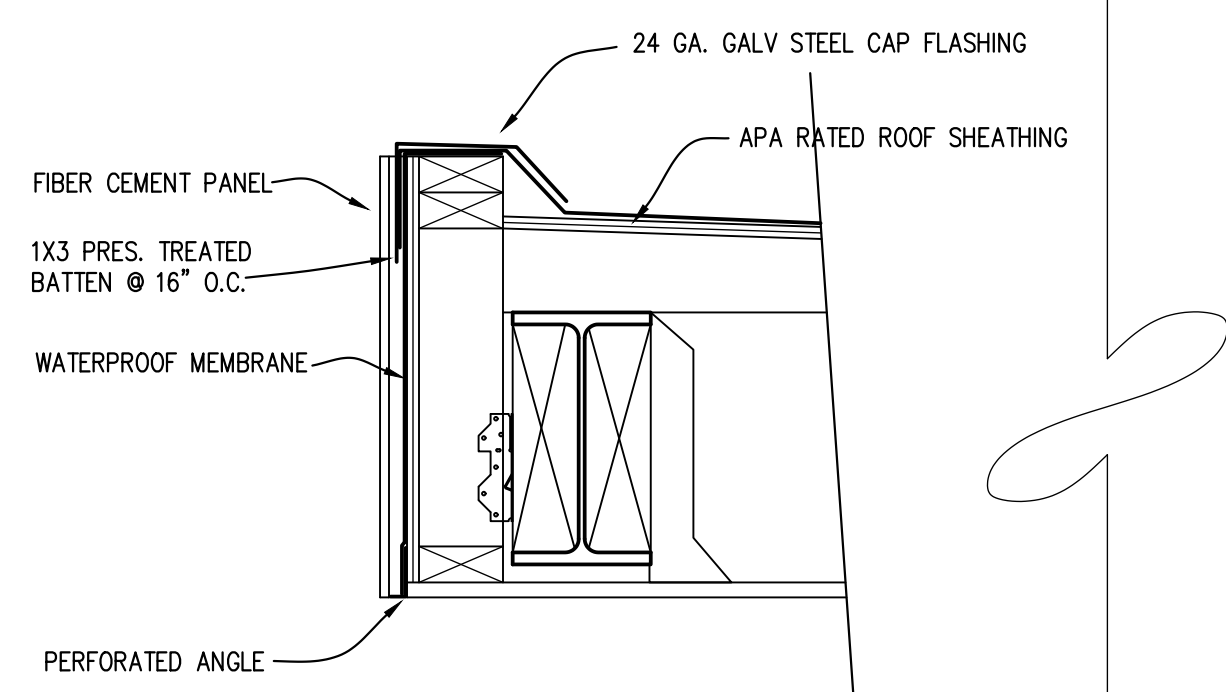
| |
|---------------------|
| 12/19/23 RESPONSE |
| 10/16/23 RESPONSE |
| 9/28/23 PRICING SET |
| No. Date Revision |

UPPER FLOOR

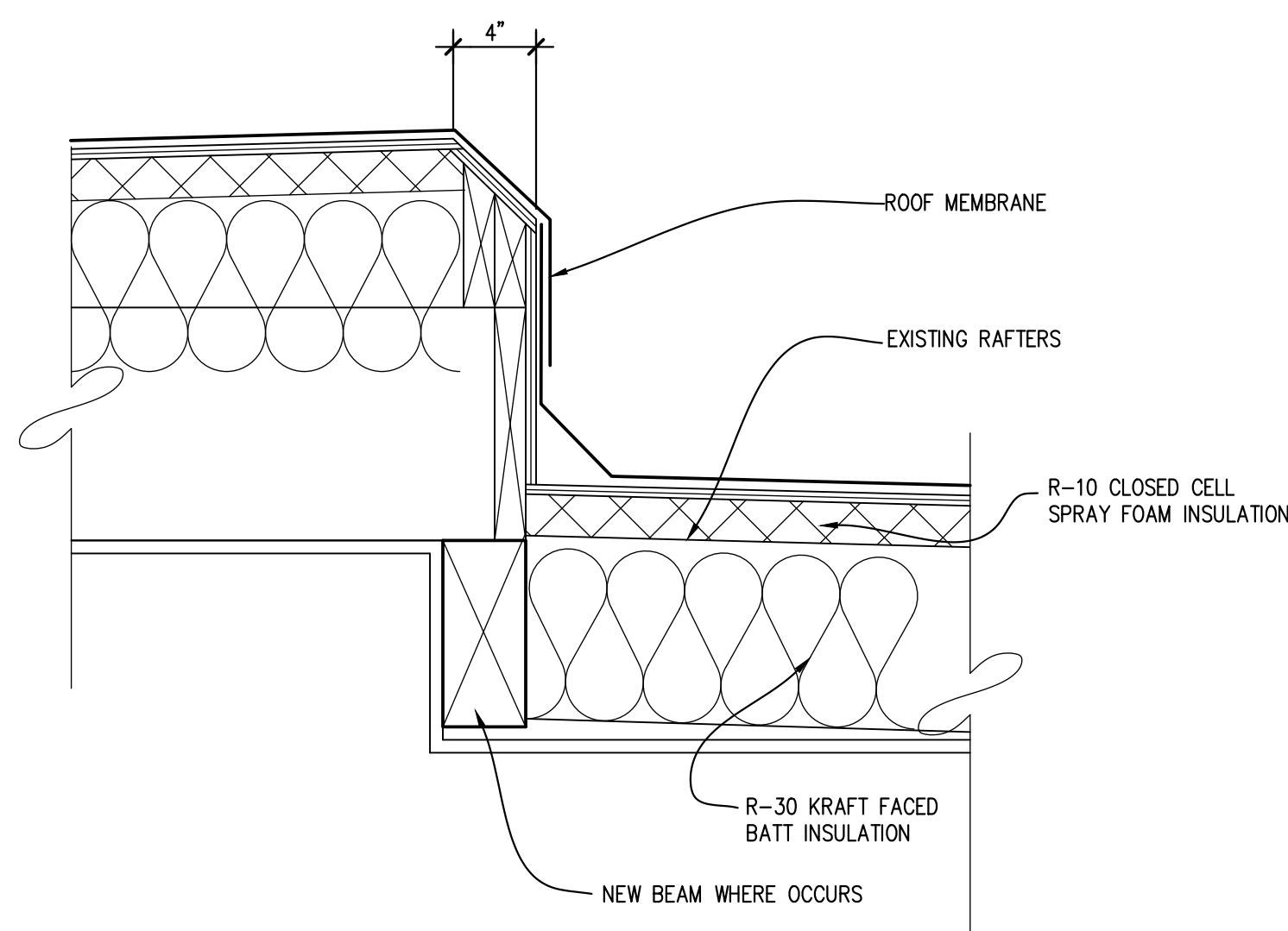
| | |
|-------------|--------|
| Sheet No. | 3.2 |
| Project No. | 2222 |
| Date: | 9/8/23 |



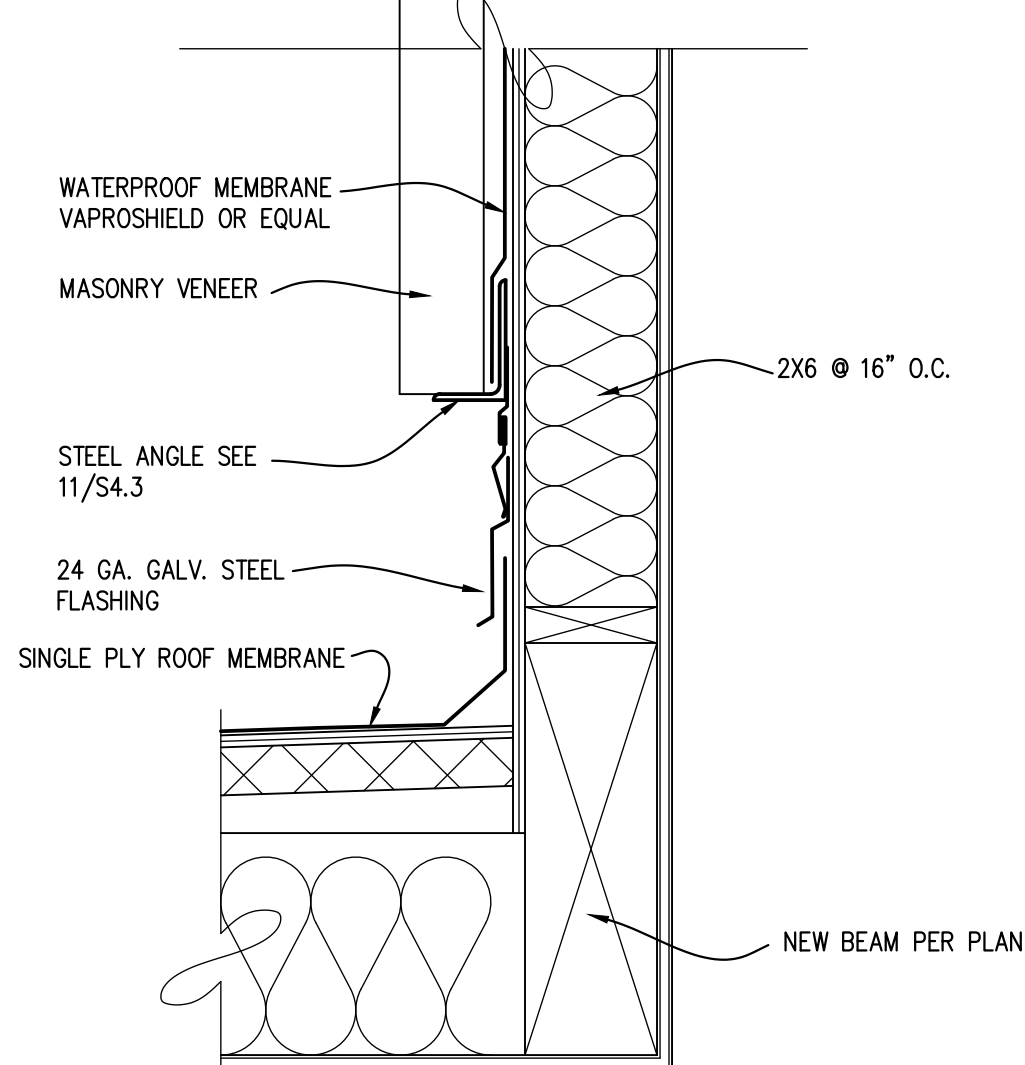
1 DETAIL
1-1/2" = 1'-0"



2 DETAIL
1-1/2" = 1'-0"

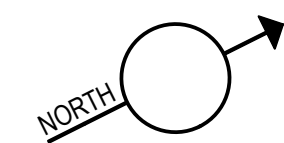
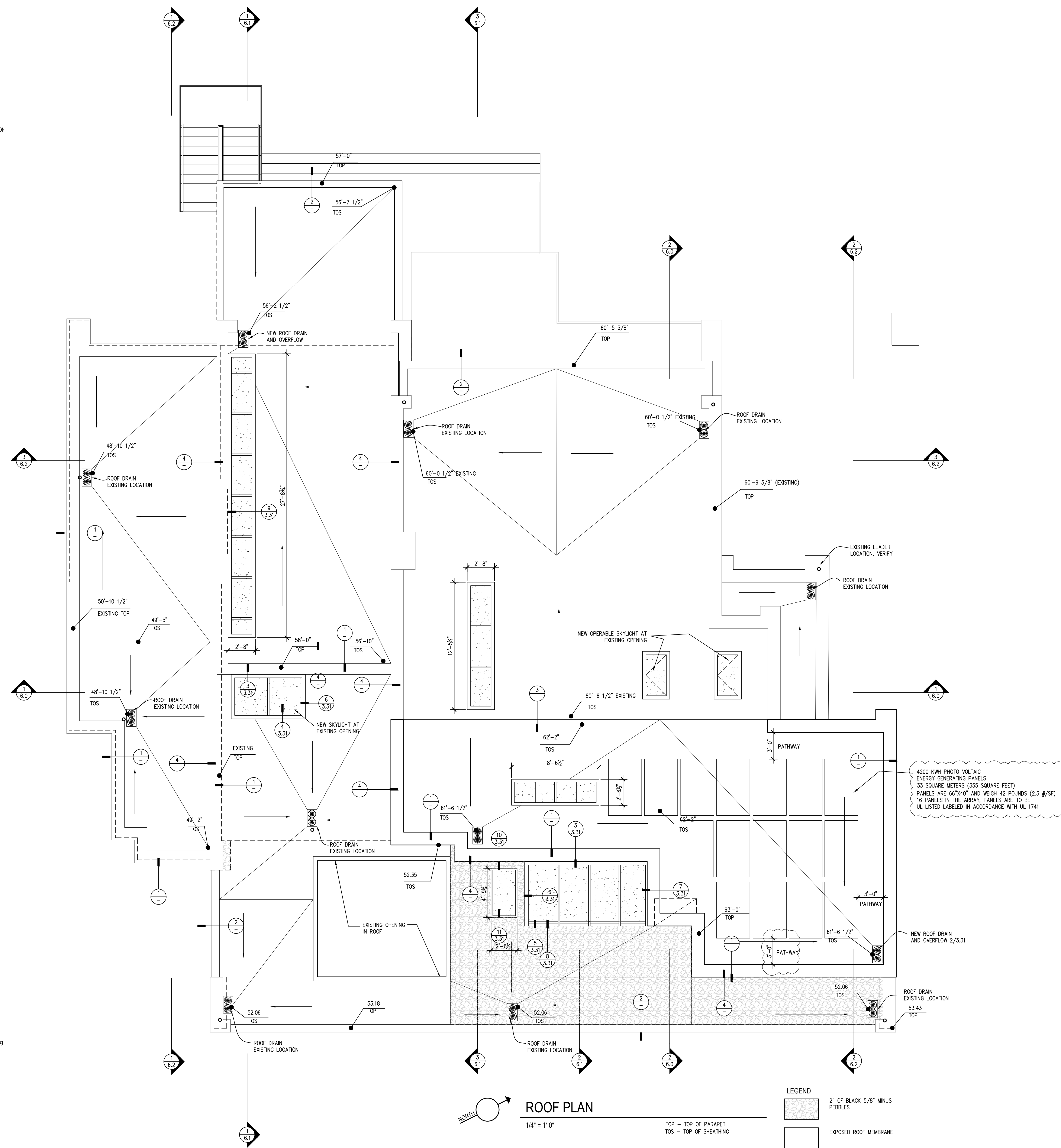


3 DETAIL
1-1/2" = 1'-0"



4 DETAIL
1-1/2" = 1'-0"

X-GRID.dwg



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

TOP - TOP OF PARAPET
TOS - TOP OF SHEATHING

LEGEND

| | |
|--|--------------------------------|
| | 2" OF BLACK 5/8" MINUS PEBBLES |
| | EXPOSED ROOF MEMBRANE |

NOTE:
1" SKYLIGHTS TO BE 3/4" WITH 1" THICK 1" MINIMUM DIA. ASS.

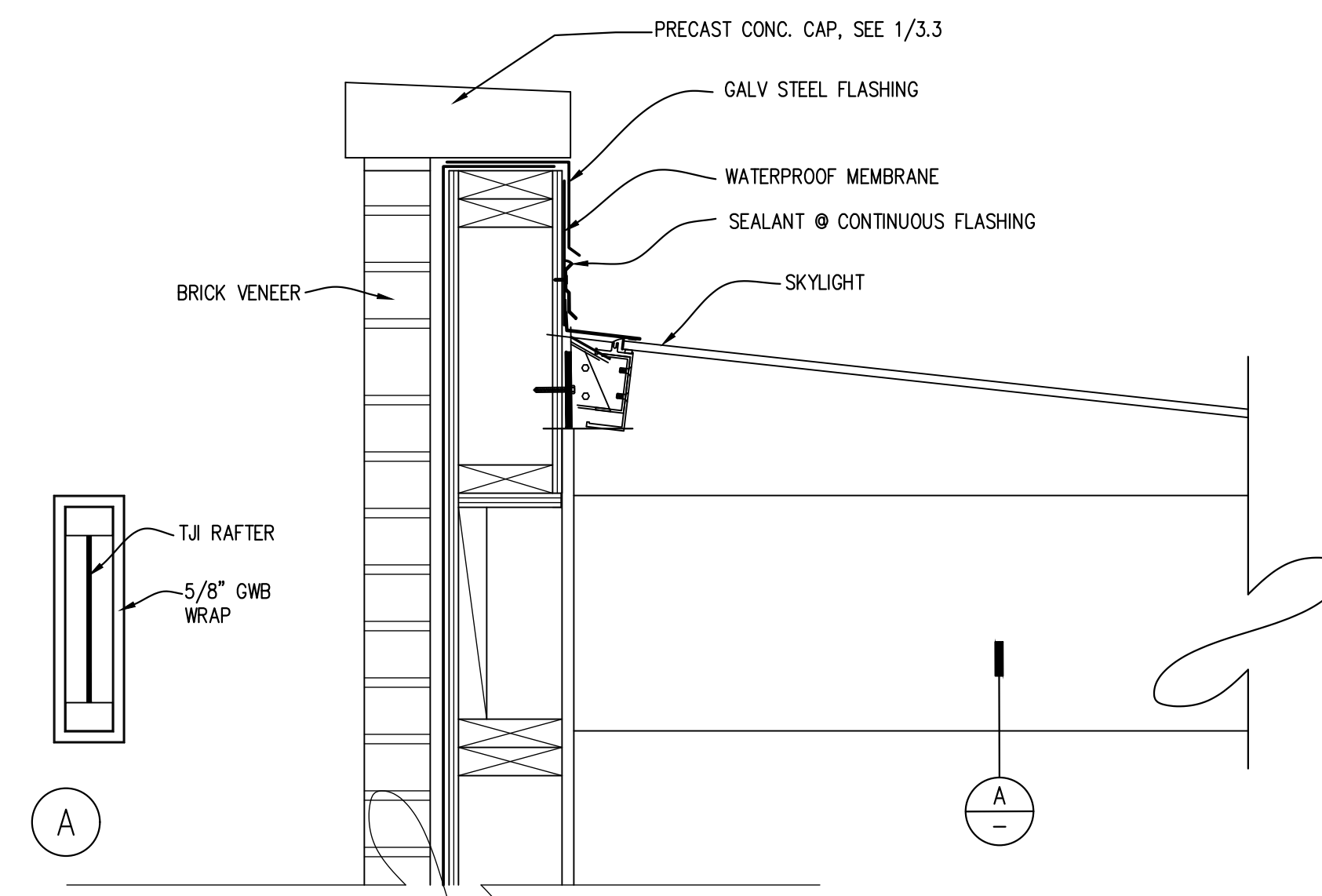
4200 KWH PHOTO VOLTIC ENERGY GENERATING PANELS
33 SQUARE METERS (355 SQUARE FEET)
PANELS ARE 66"x40" AND WEIGH 42 POUNDS (2.3 #/SF)
16 PANELS IN THE ARRAY, PANELS ARE TO BE UL LISTED LABELED IN ACCORDANCE WITH UL 1741



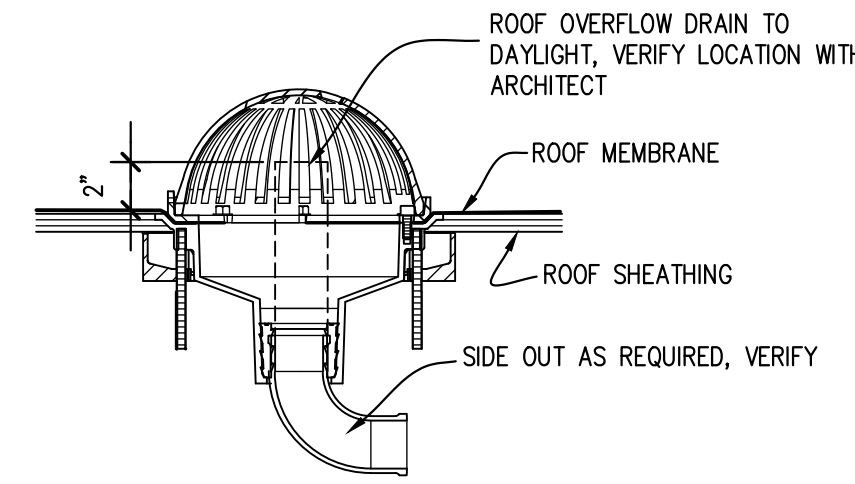
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

ROOF PLAN

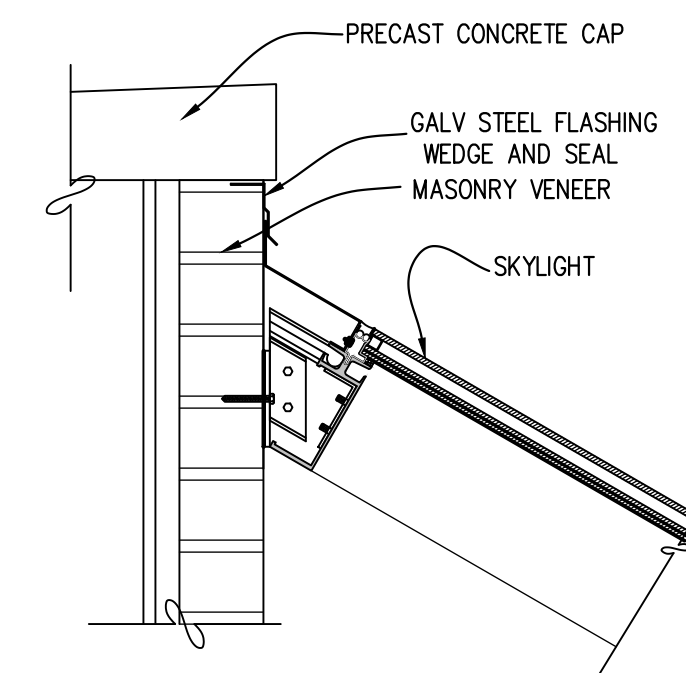
| | |
|-------------|--------|
| Sheet No. | 3.3 |
| Project No. | 2222 |
| Date: | 9/8/23 |



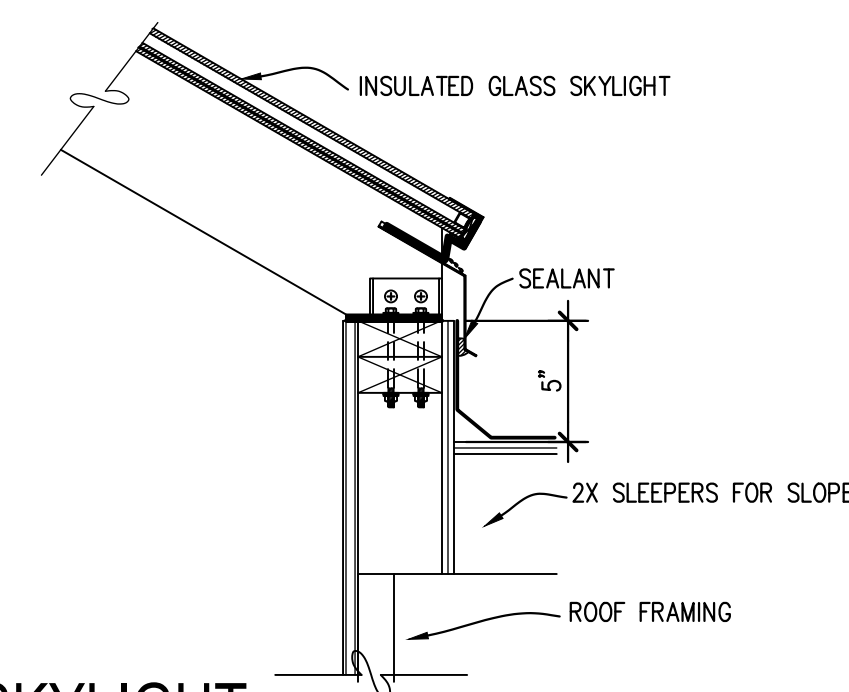
1 DETAIL
1-1/2" = 1'-0"



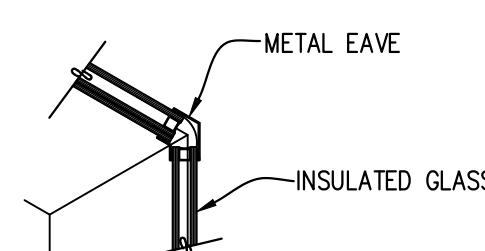
2 ROOF DRAIN
1-1/2" = 1'-0"



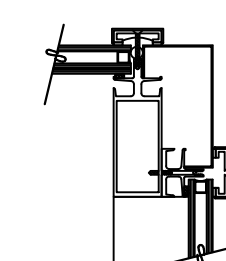
3 GREENHOUSE
1-1/2" = 1'-0"



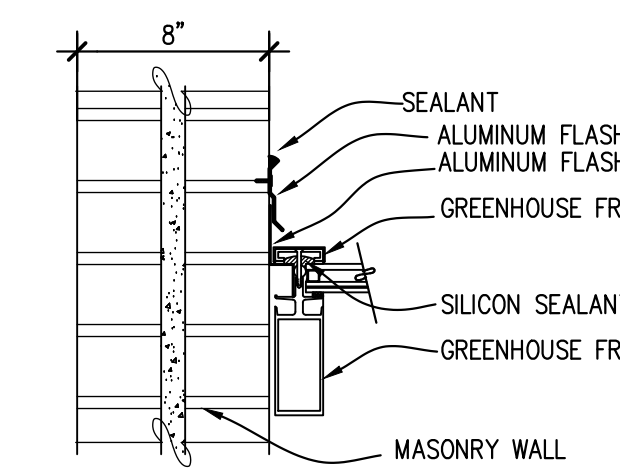
4 SKYLIGHT
1-1/2" = 1'-0"



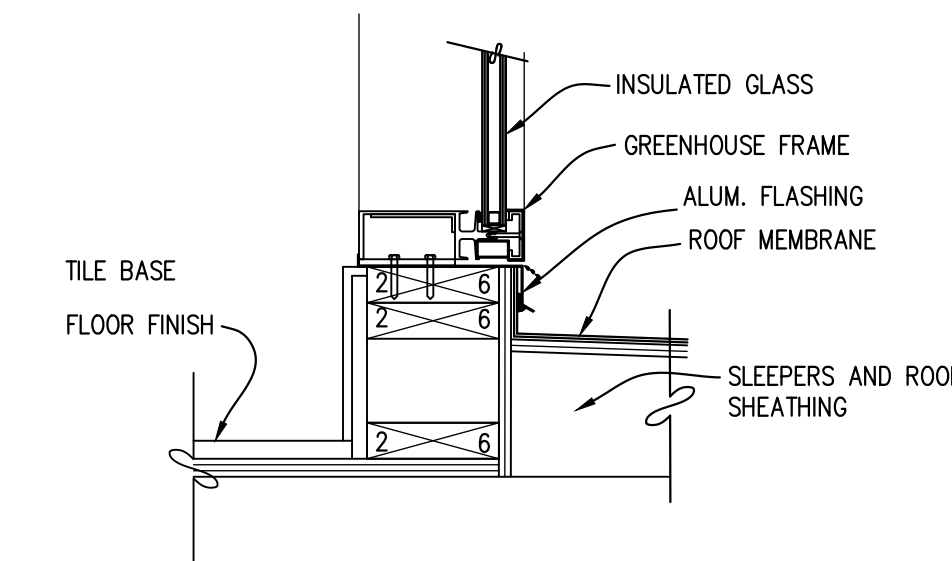
5 GREEN HOUSE
1-1/2" = 1'-0"



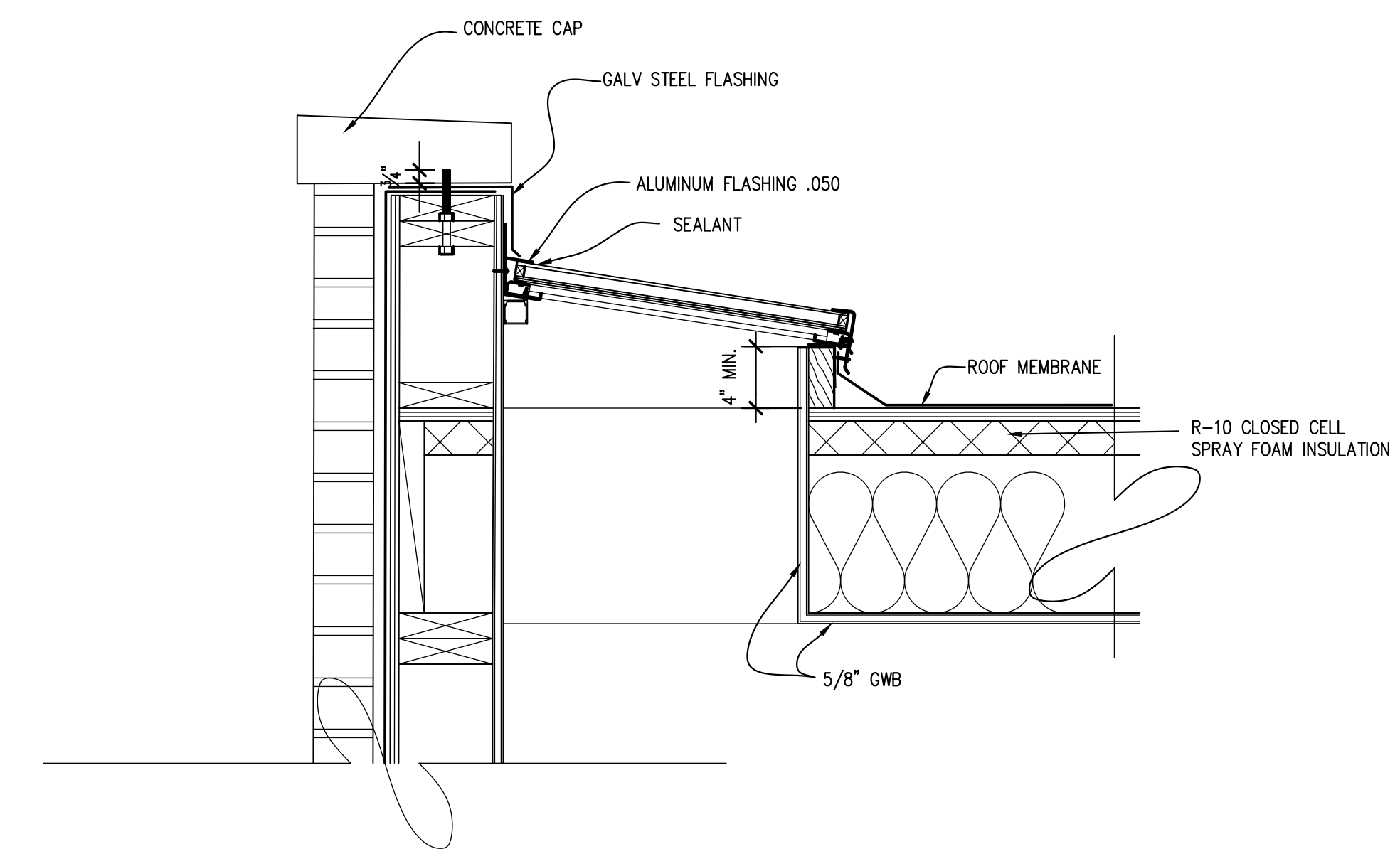
6 GREENHOUSE
1-1/2" = 1'-0"



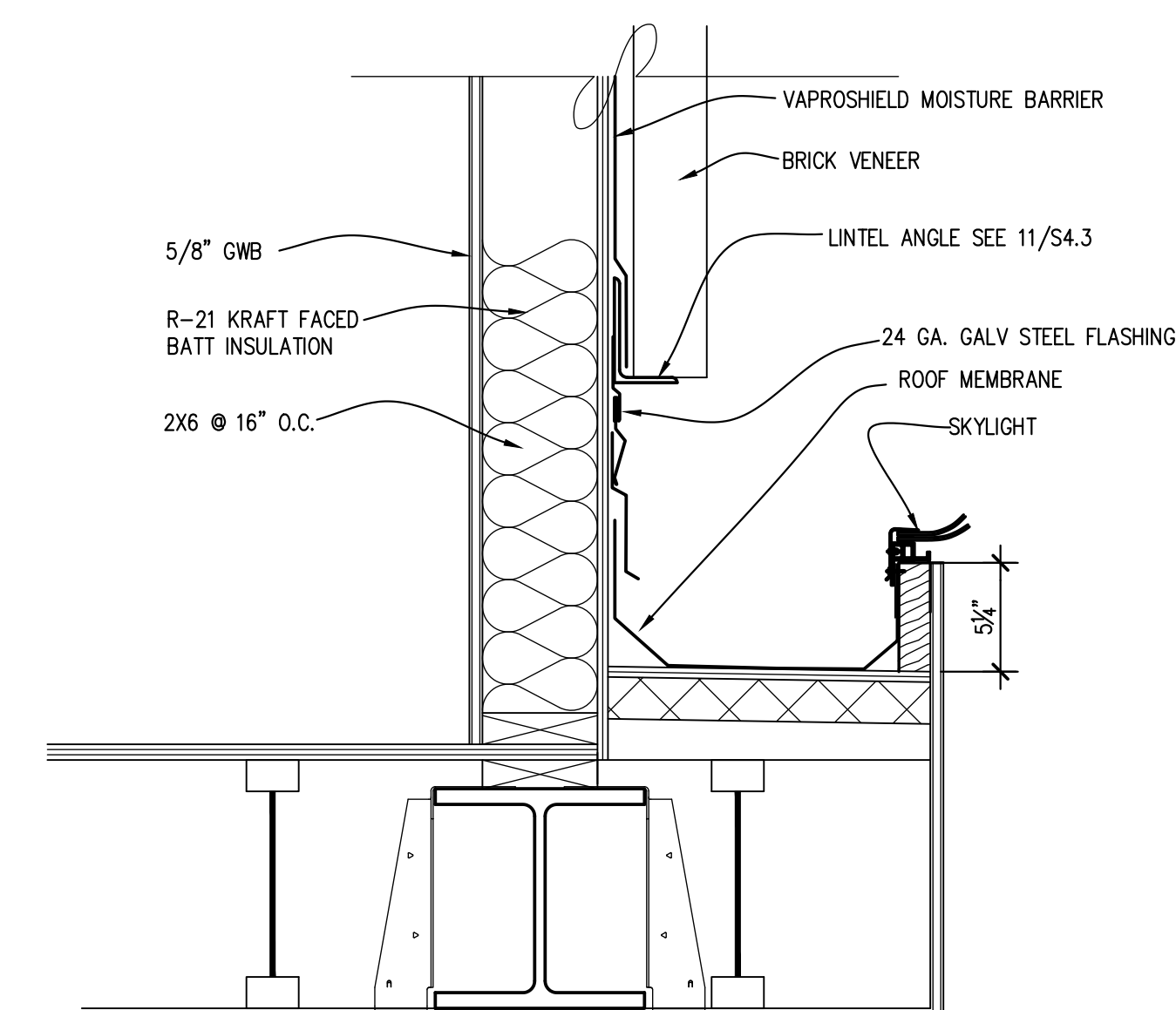
7 GREENHOUSE RAKE
1-1/2" = 1'-0"



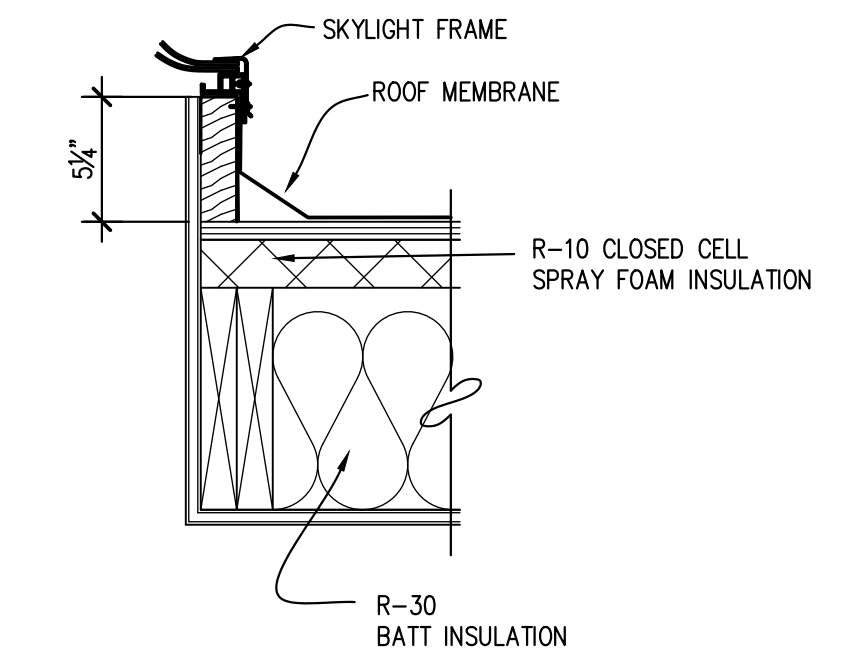
8 GREENHOUSE
1-1/2" = 1'-0"



9 SKYLIGHT
1-1/2" = 1'-0"



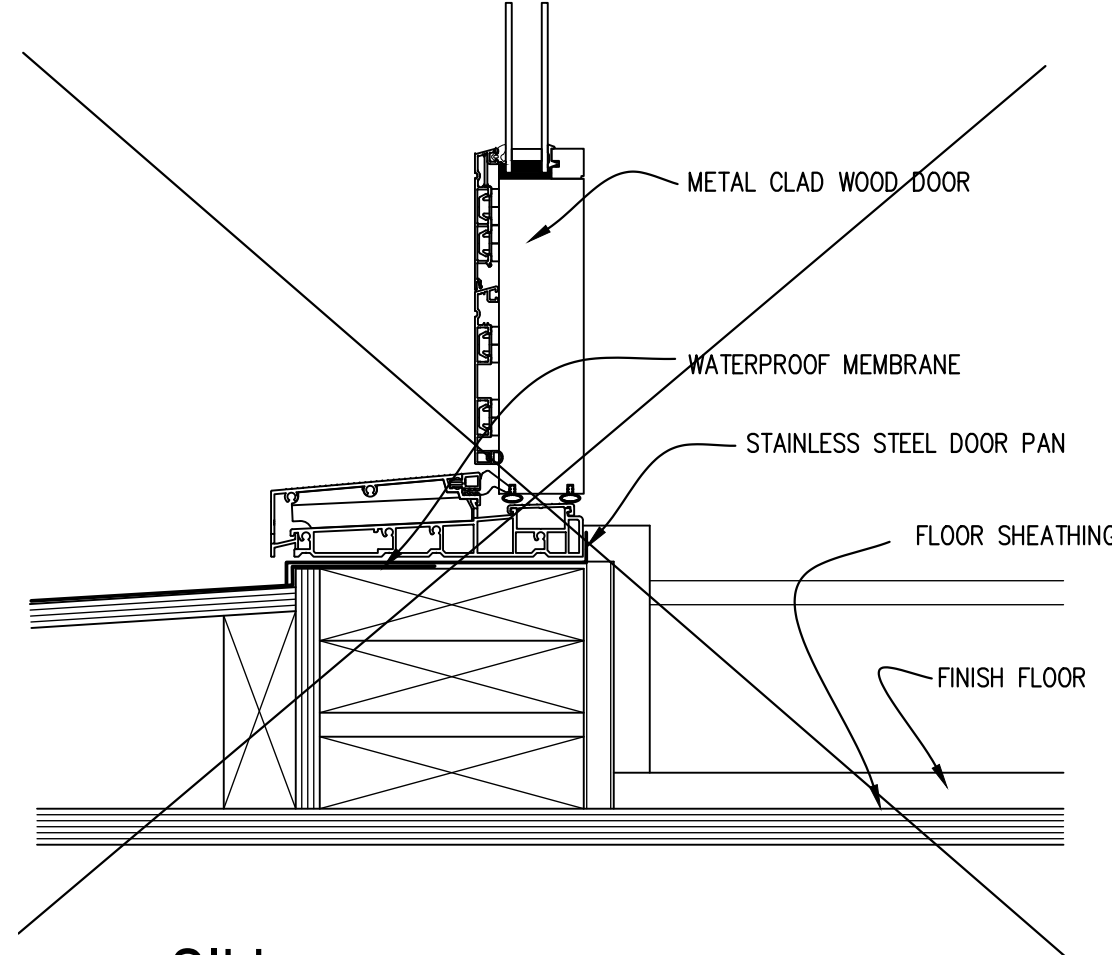
10 SKYLIGHT
1-1/2" = 1'-0"



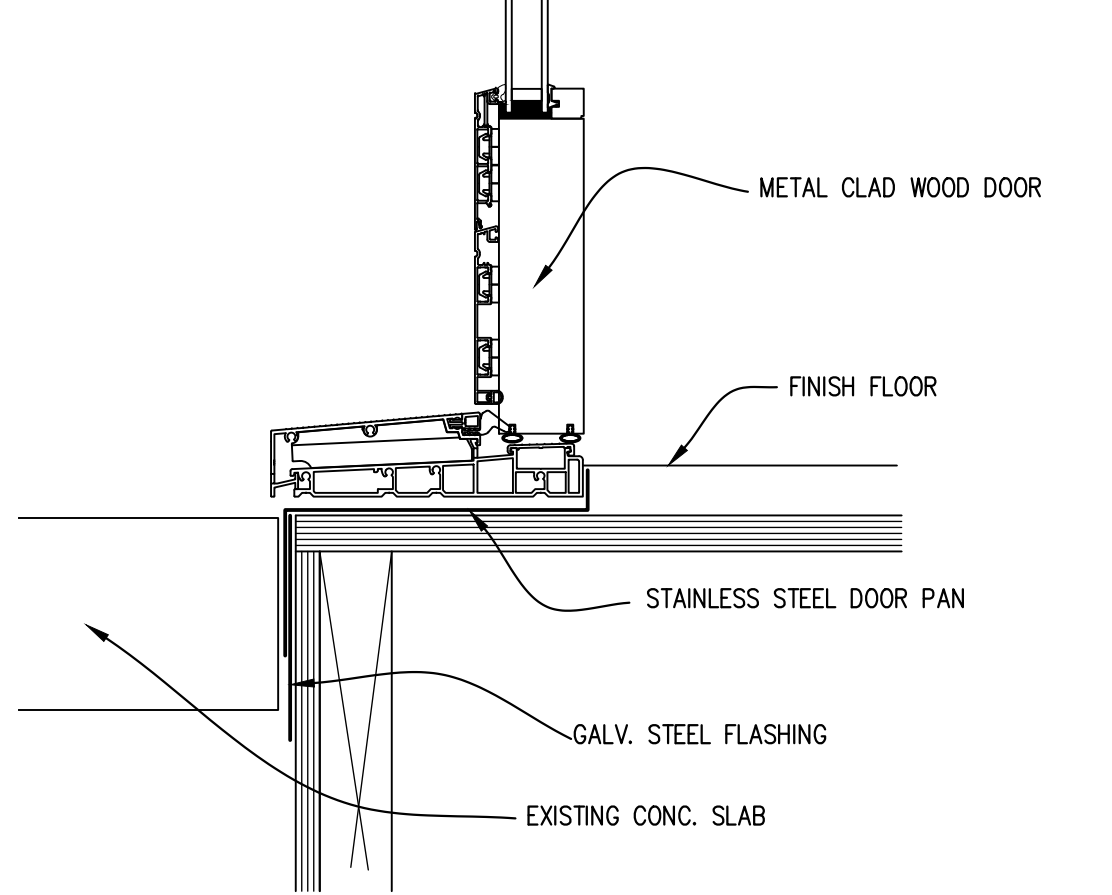
11 SKYLIGHT
1-1/2" = 1'-0"



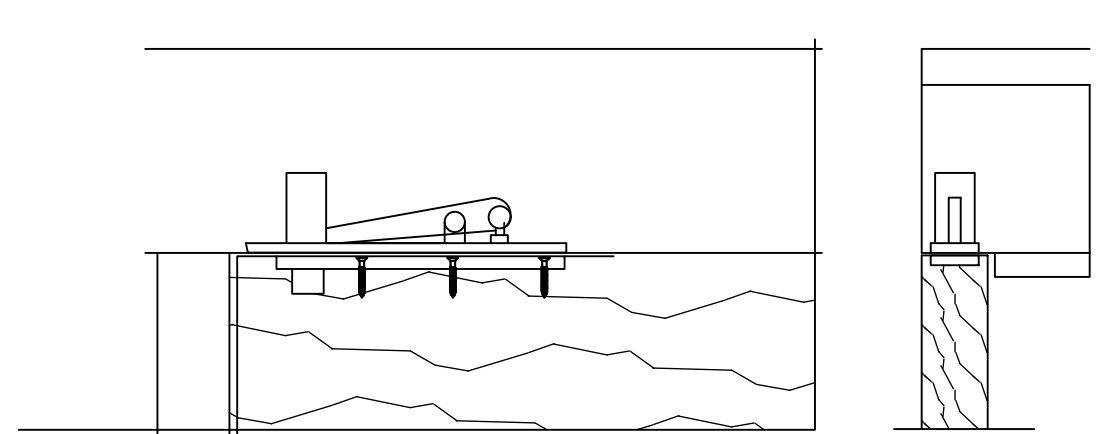
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



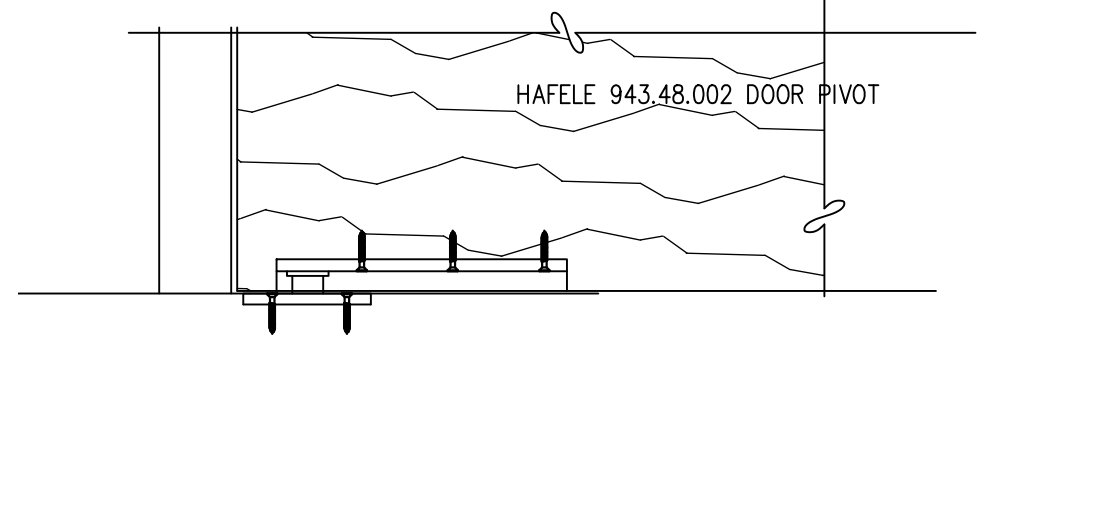
36 SILL
3" = 1'-0"



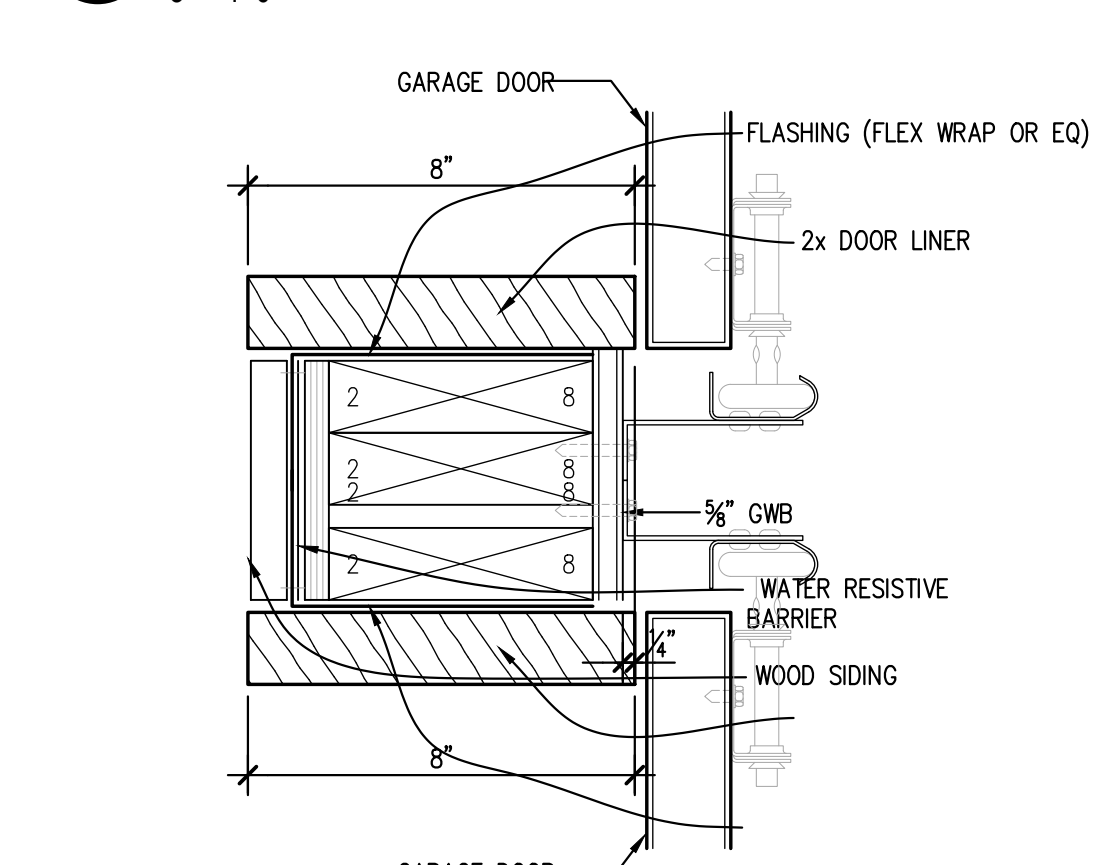
37 THRESHOLD
3" = 1'-0"



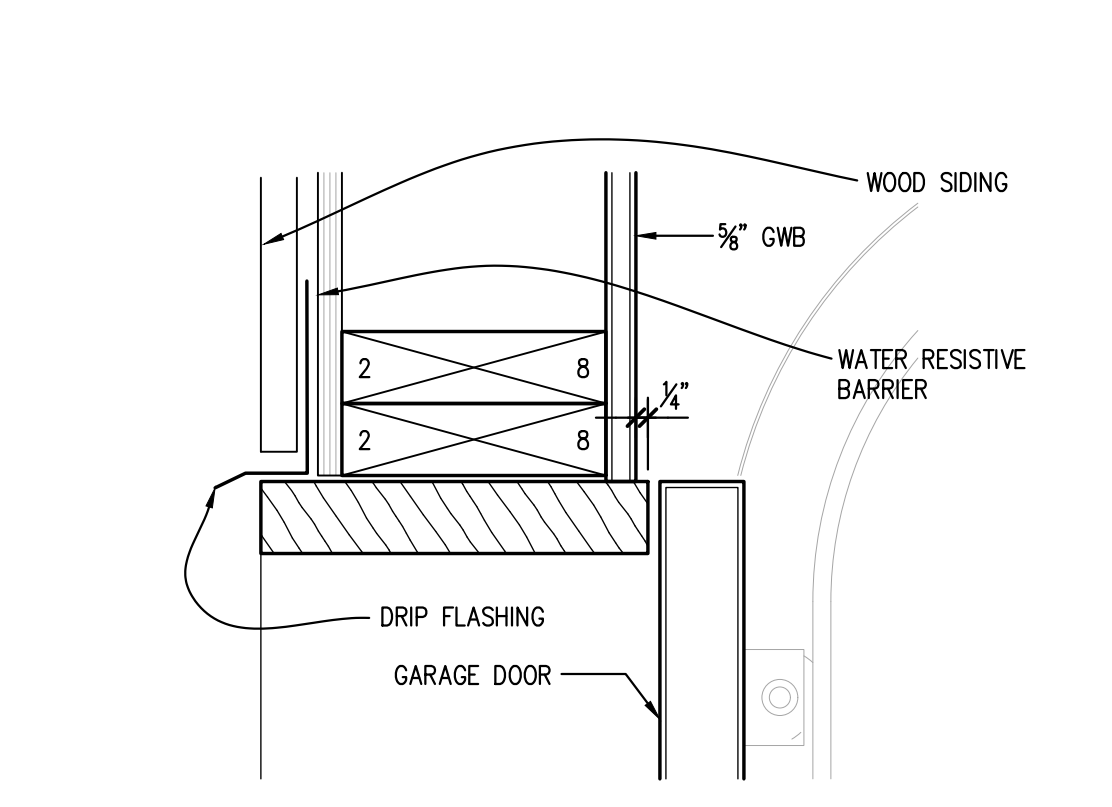
38 HEAD
3" = 1'-0"



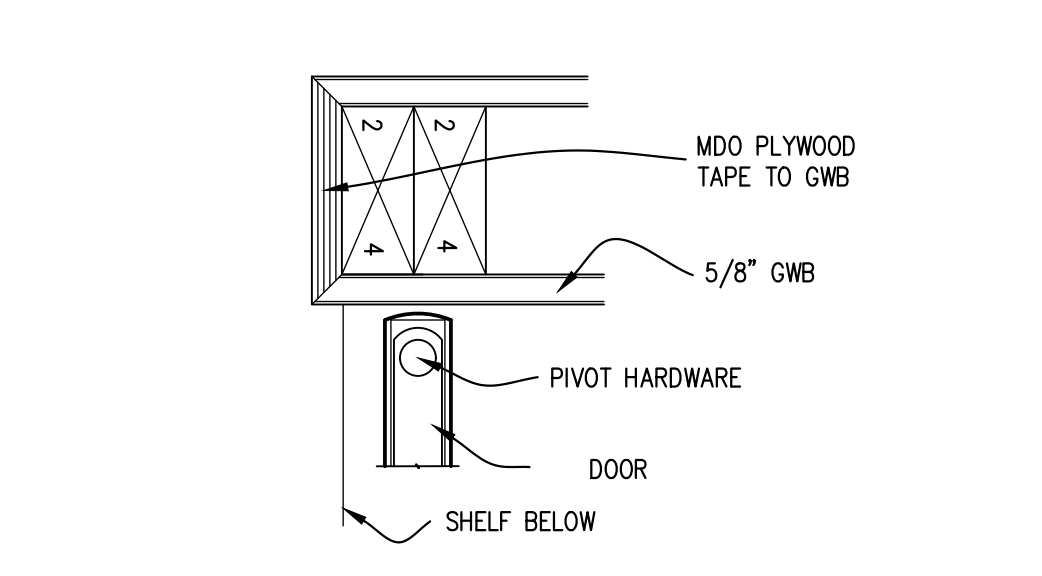
39 THRESHOLD
3" = 1'-0"



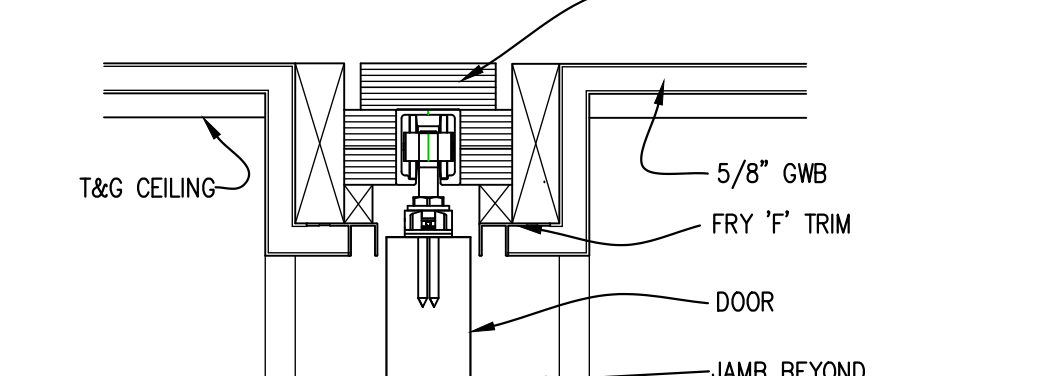
40 JAMB
3" = 1'-0"



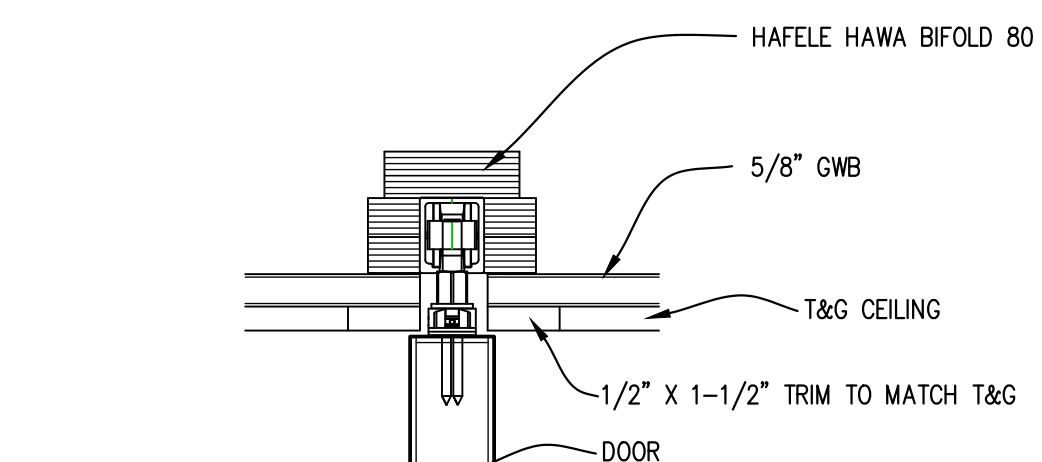
41 HEAD
3" = 1'-0"



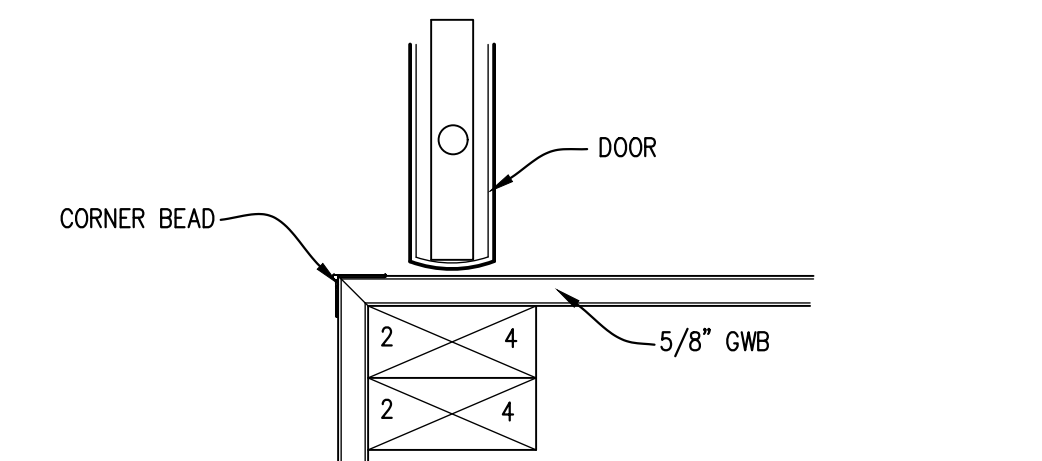
29 JAMB
3" = 1'-0"



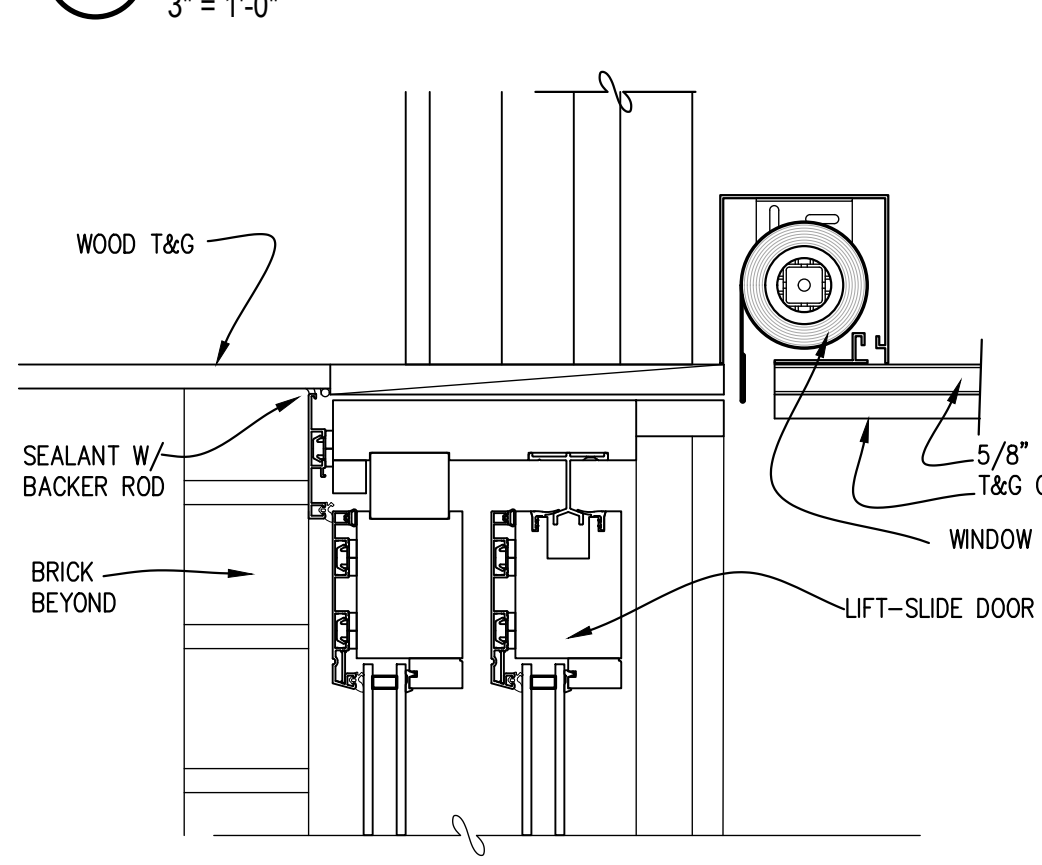
30 HEAD
3" = 1'-0"



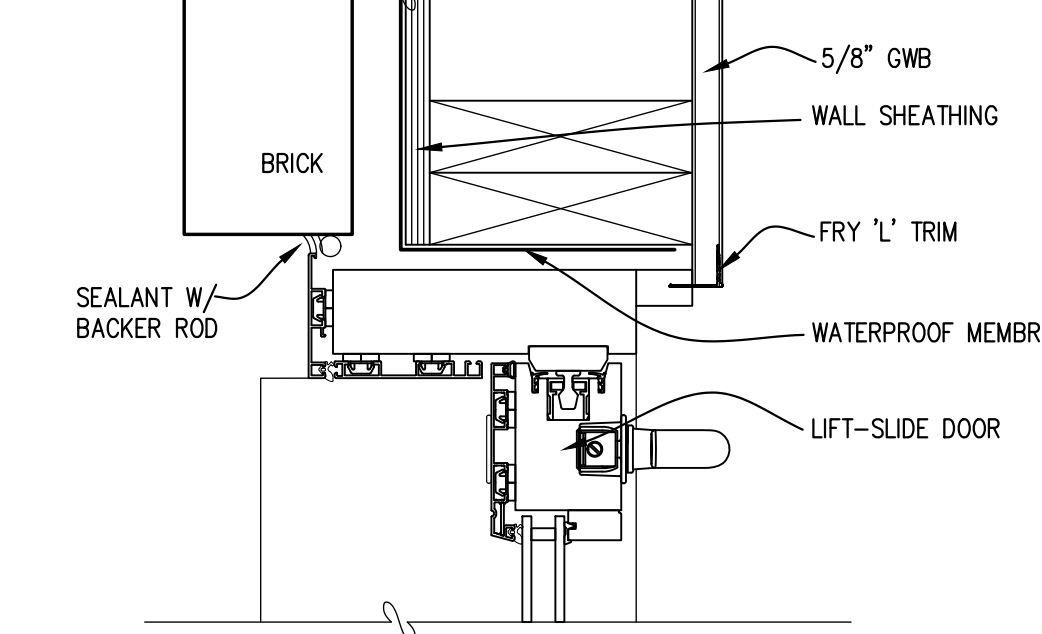
31 HEAD
3" = 1'-0"



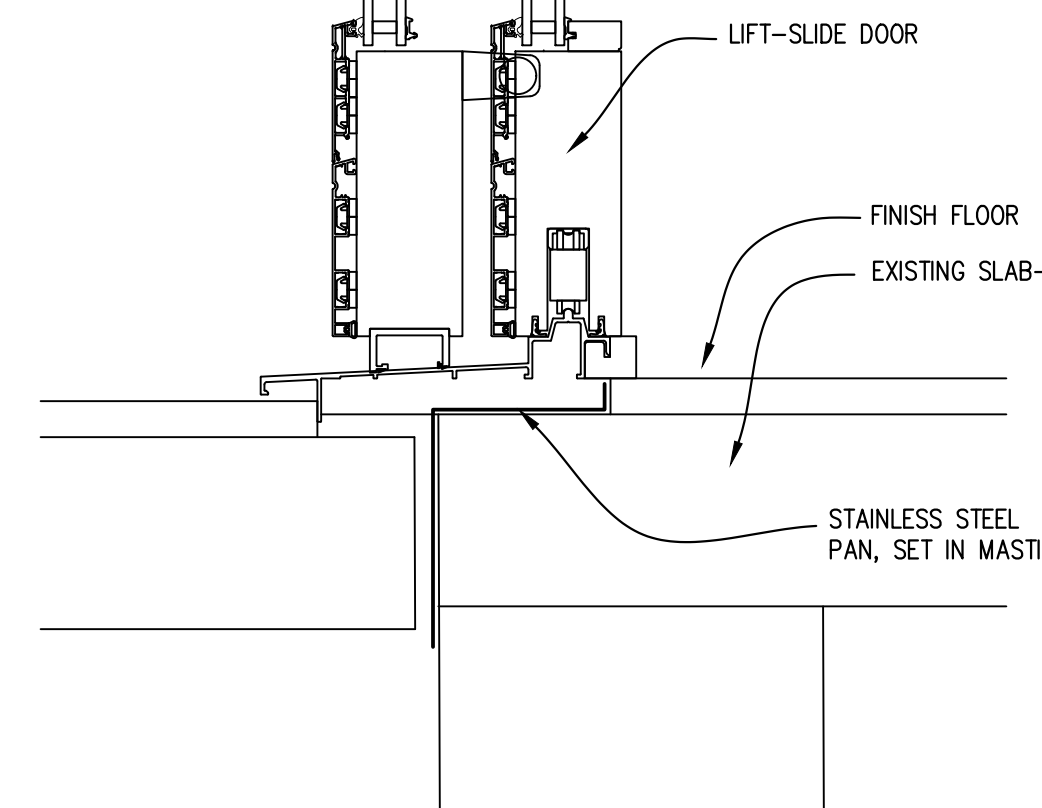
32 JAMB
3" = 1'-0"



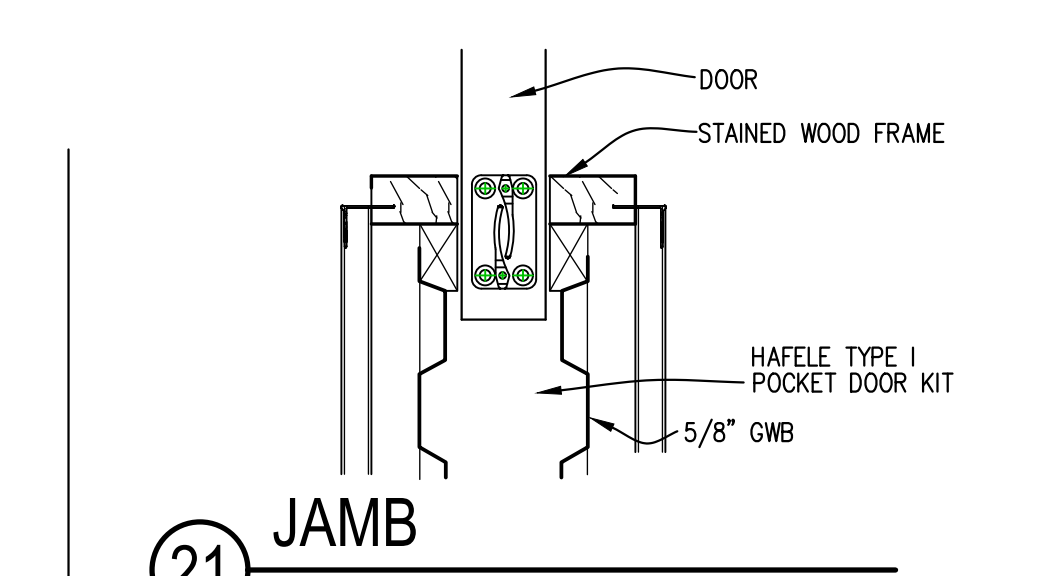
33 HEAD
3" = 1'-0"



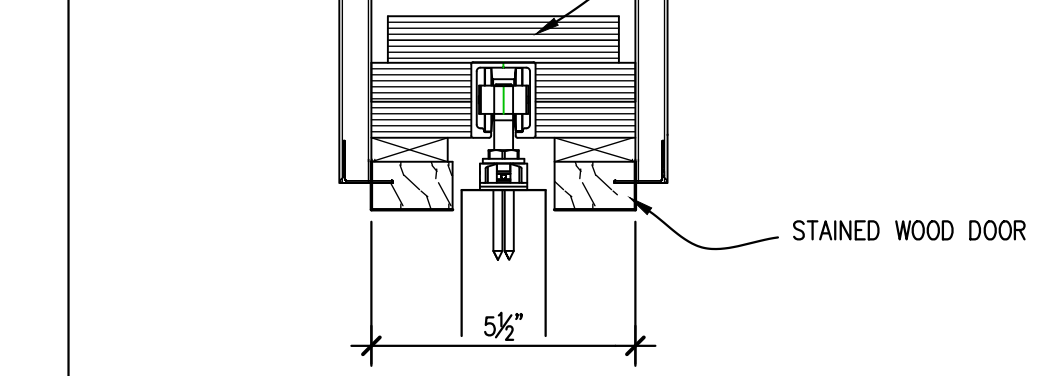
34 JAMB
3" = 1'-0"



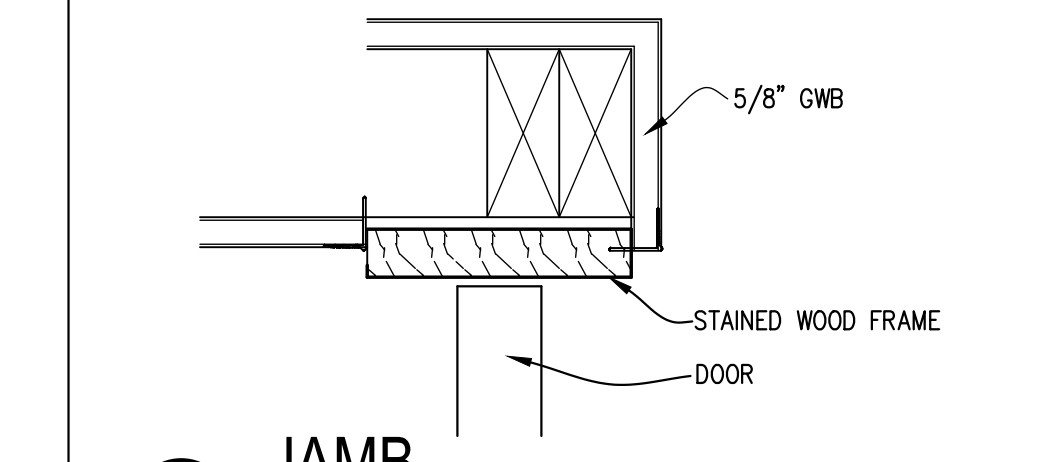
35 SILL
3" = 1'-0"



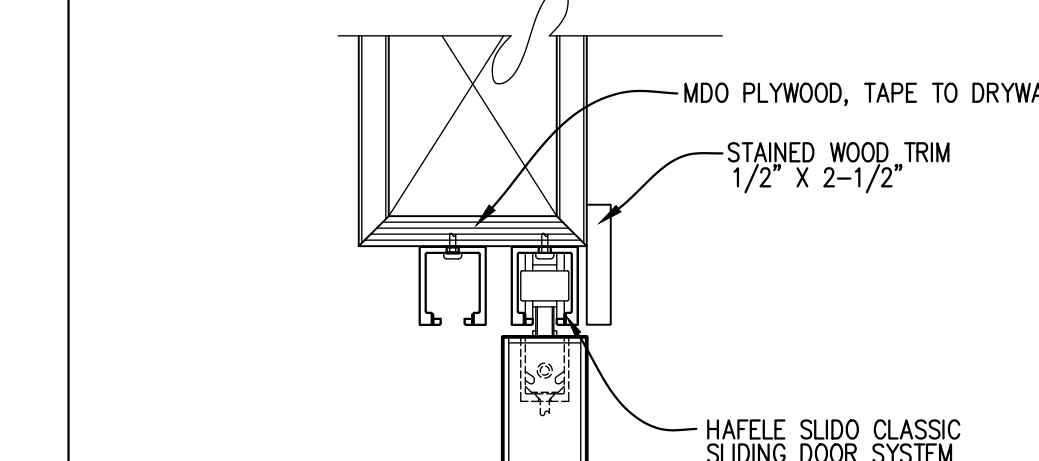
21 JAMB
3" = 1'-0"



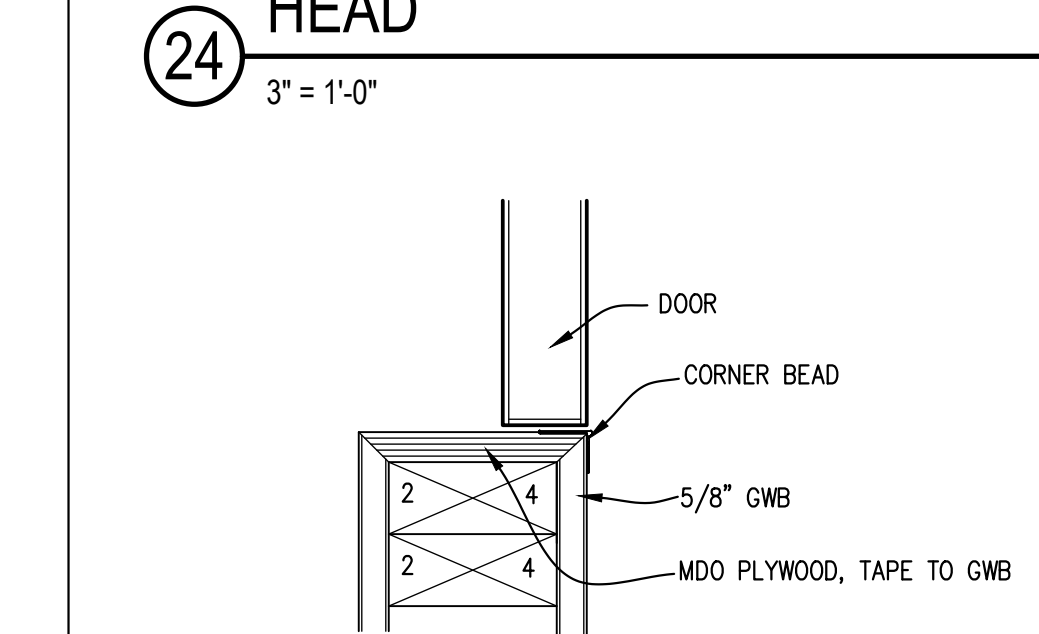
22 HEAD
3" = 1'-0"



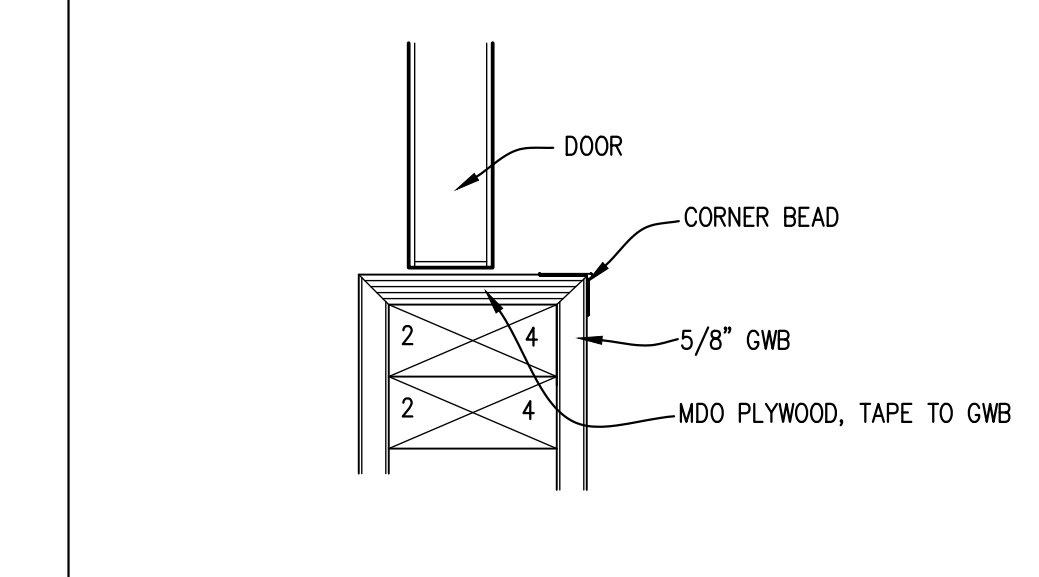
23 JAMB
3" = 1'-0"



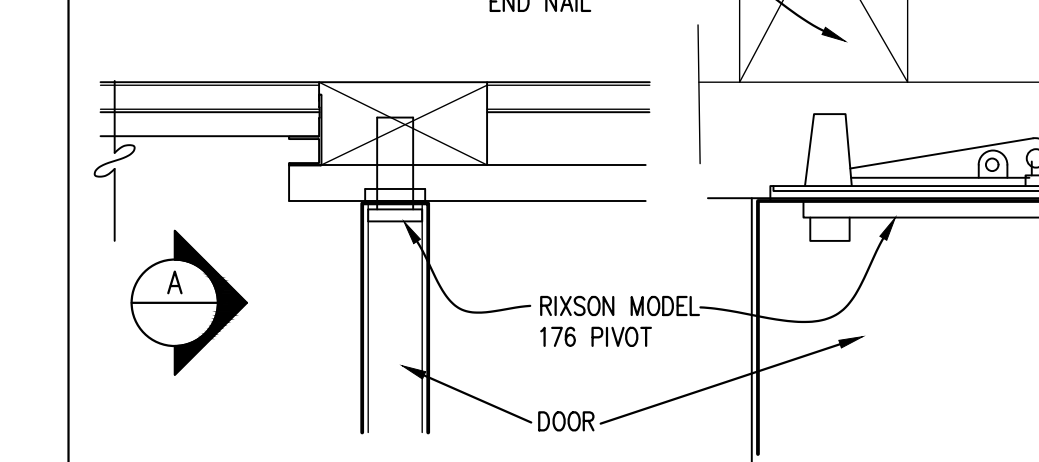
24 HEAD
3" = 1'-0"



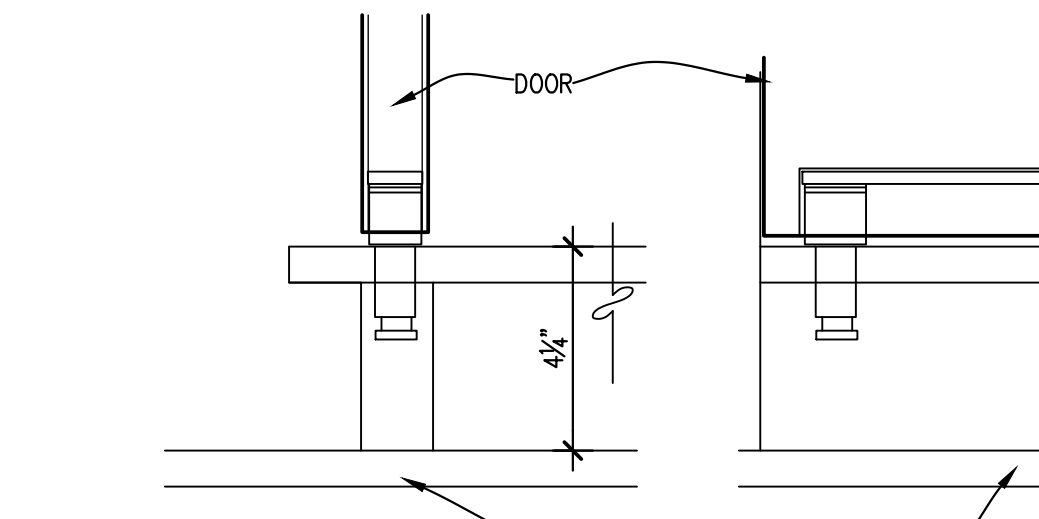
25 JAMB
3" = 1'-0"



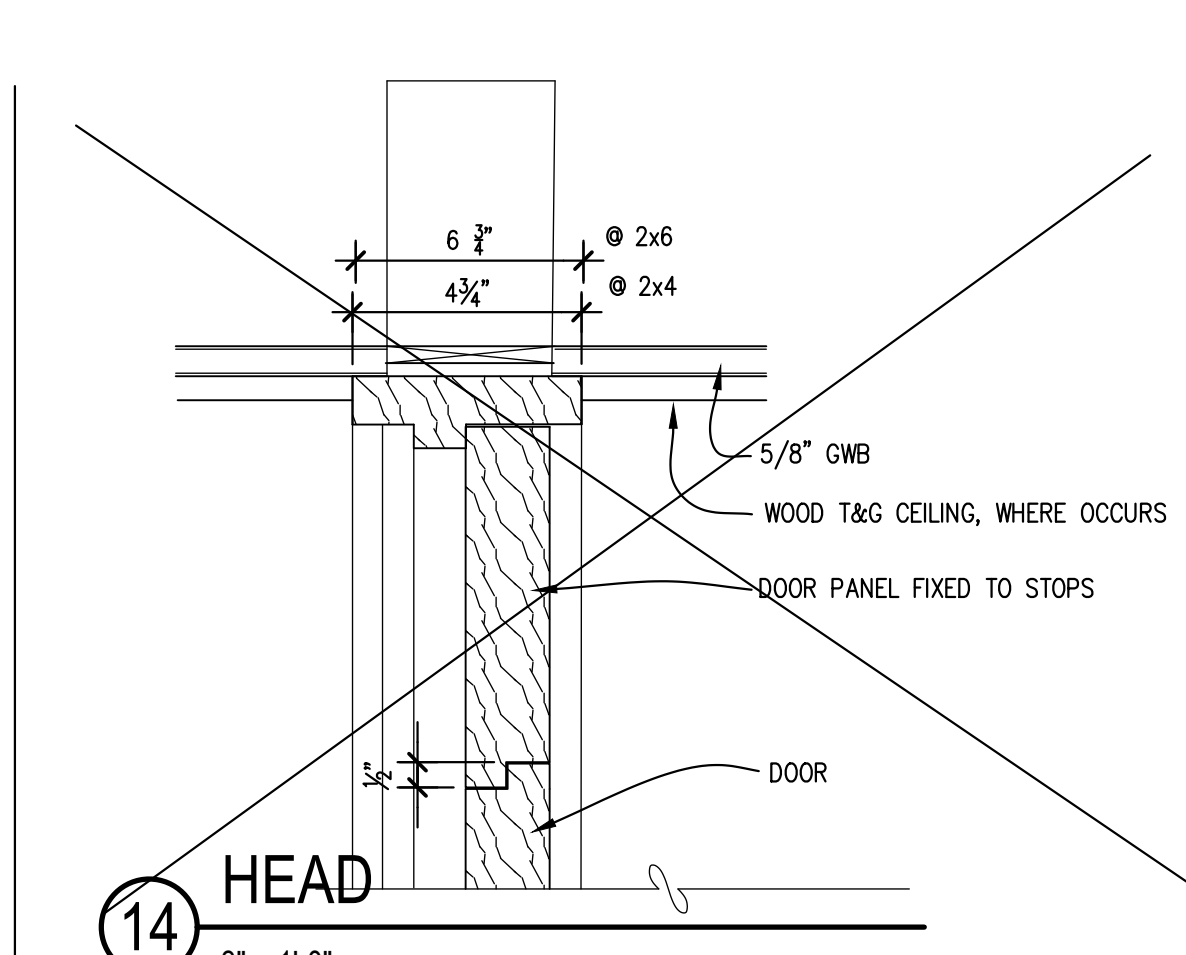
26 JAMB
3" = 1'-0"



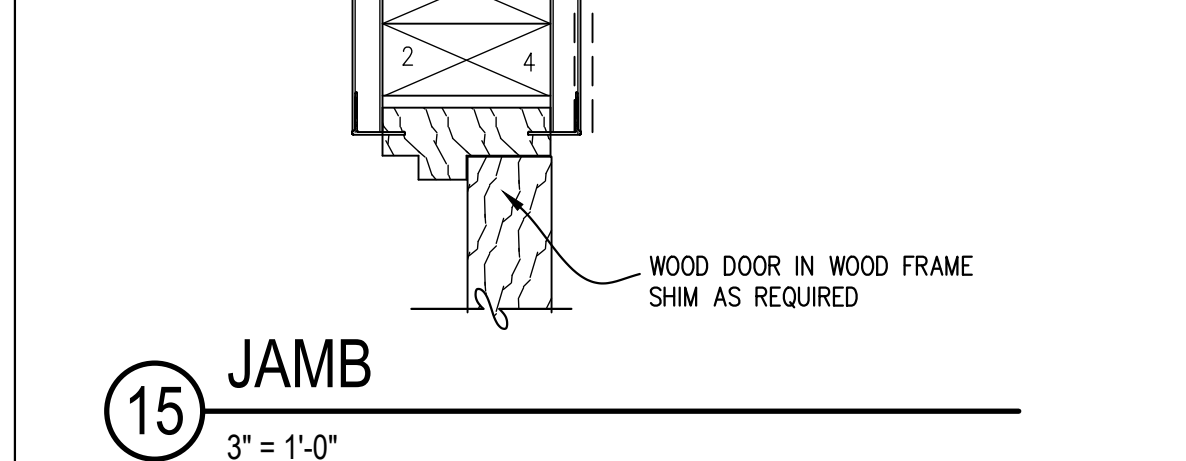
27 HEAD
3" = 1'-0"



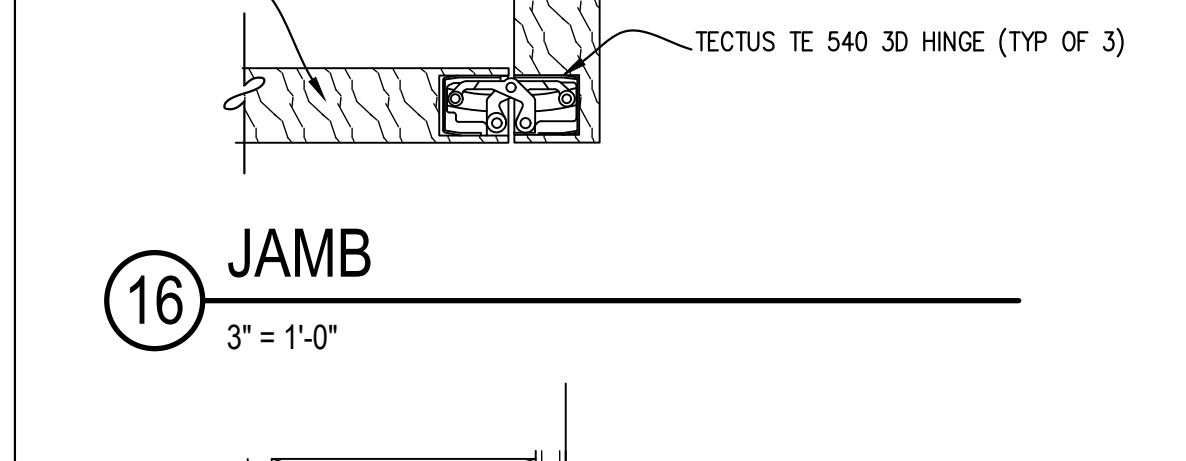
28 SILL
3" = 1'-0"



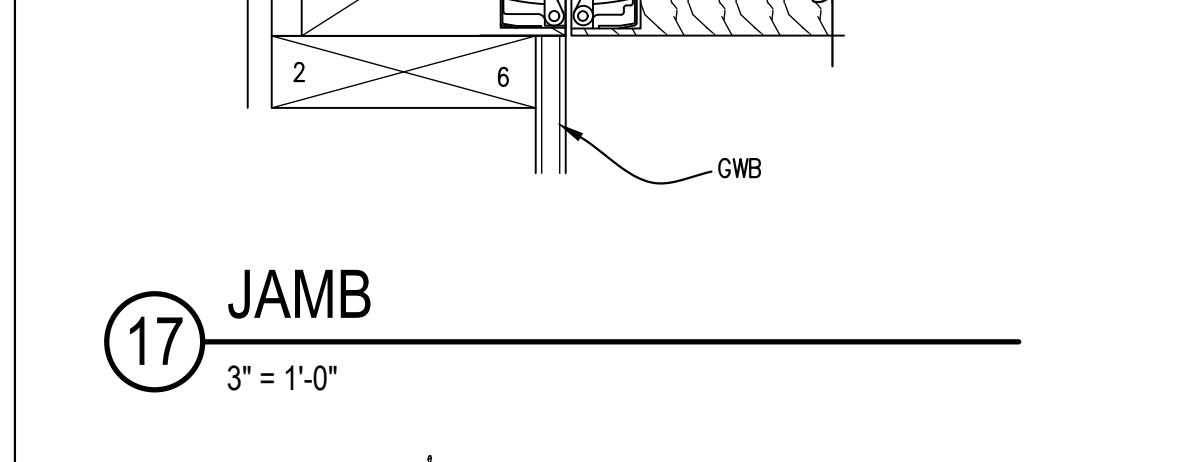
14 HEAD
3" = 1'-0"



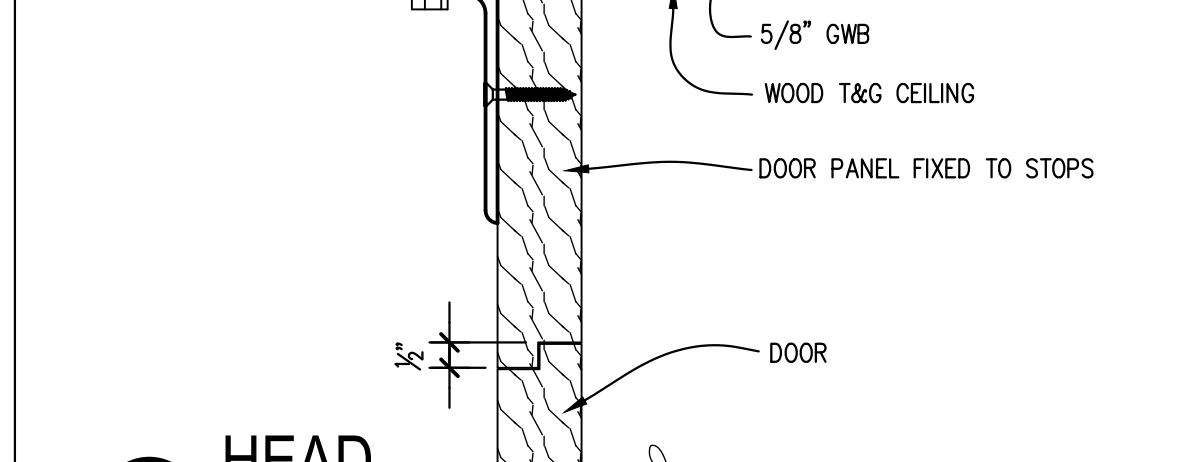
15 JAMB
3" = 1'-0"



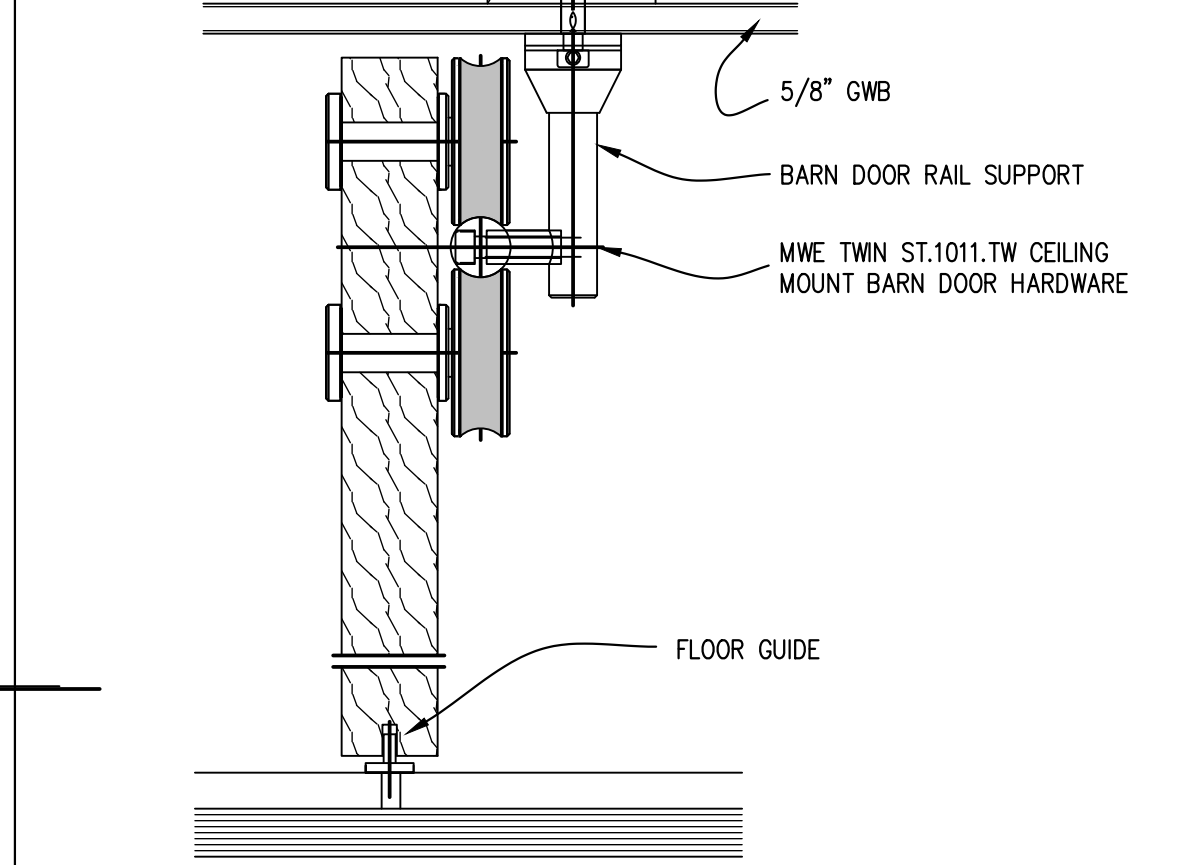
16 JAMB
3" = 1'-0"



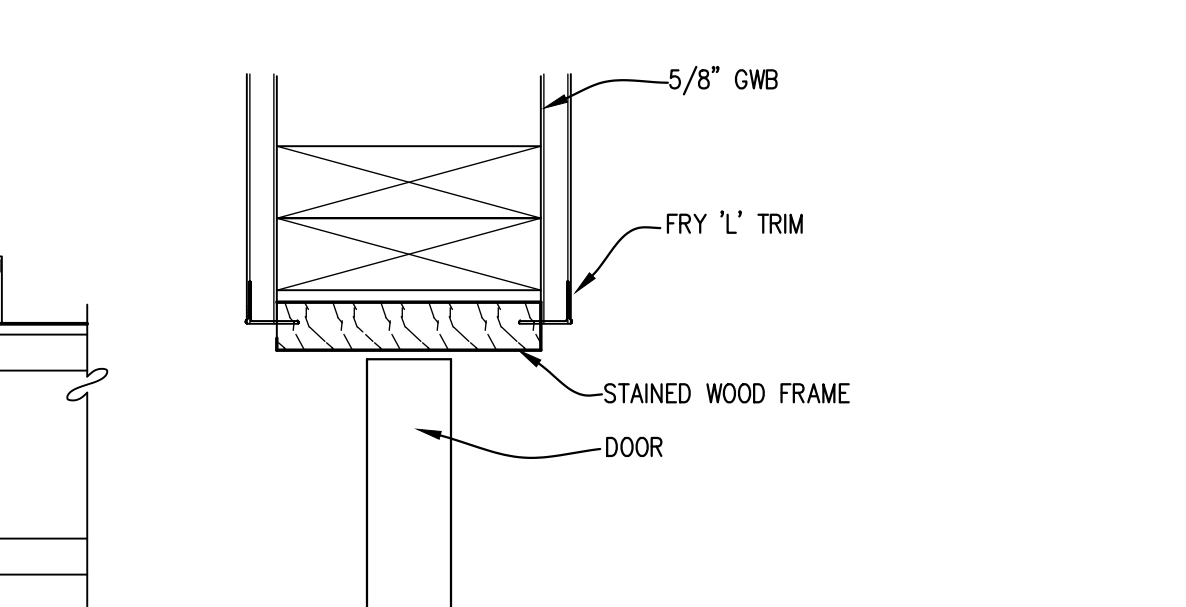
17 JAMB
3" = 1'-0"



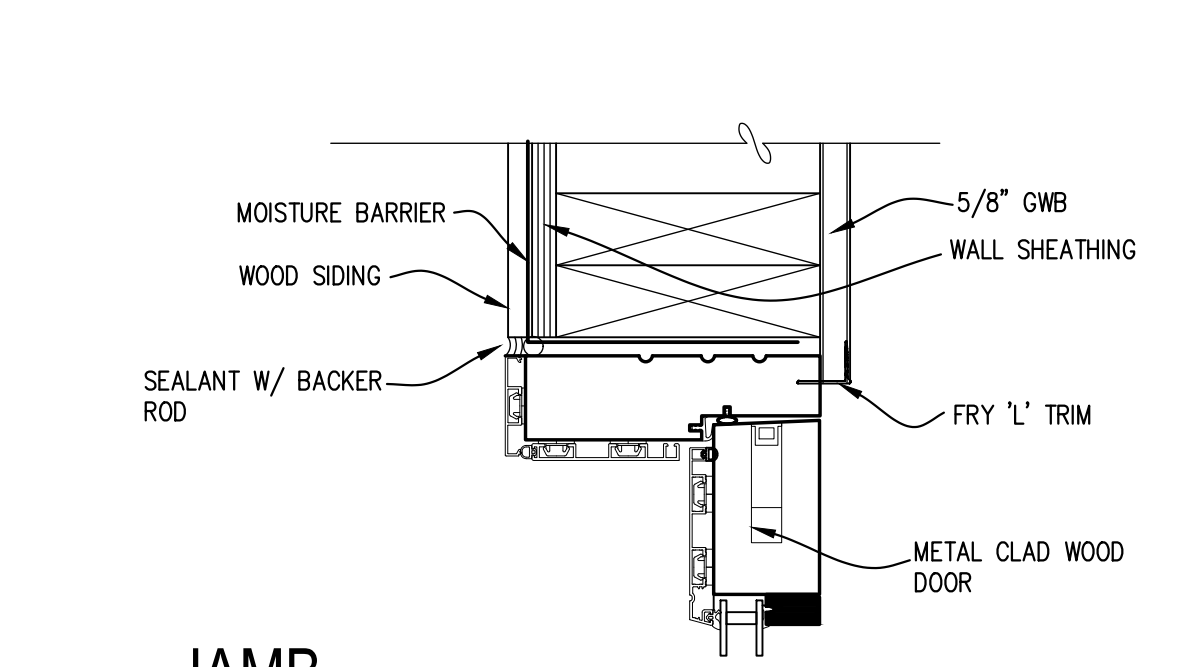
18 HEAD
3" = 1'-0"



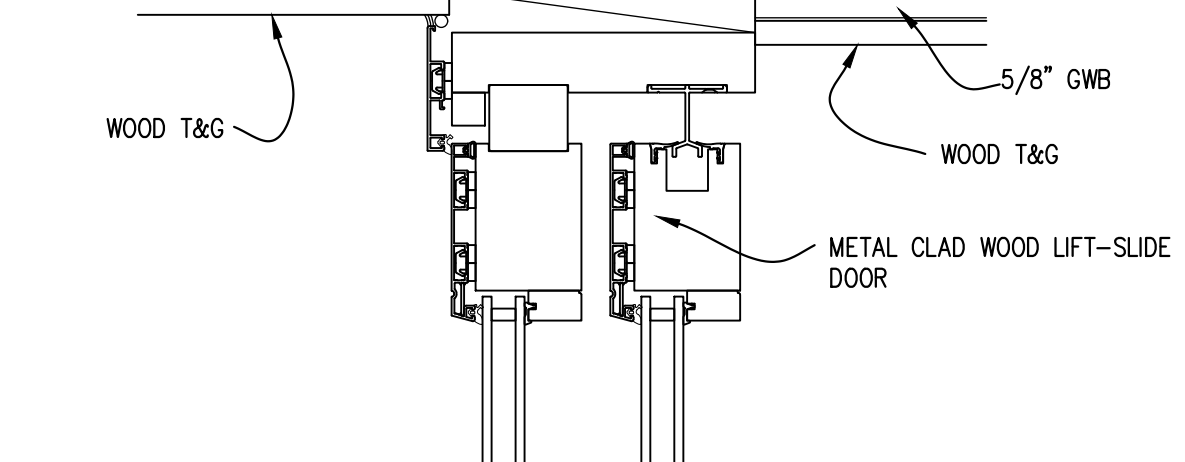
19 HEAD
3" = 1'-0"



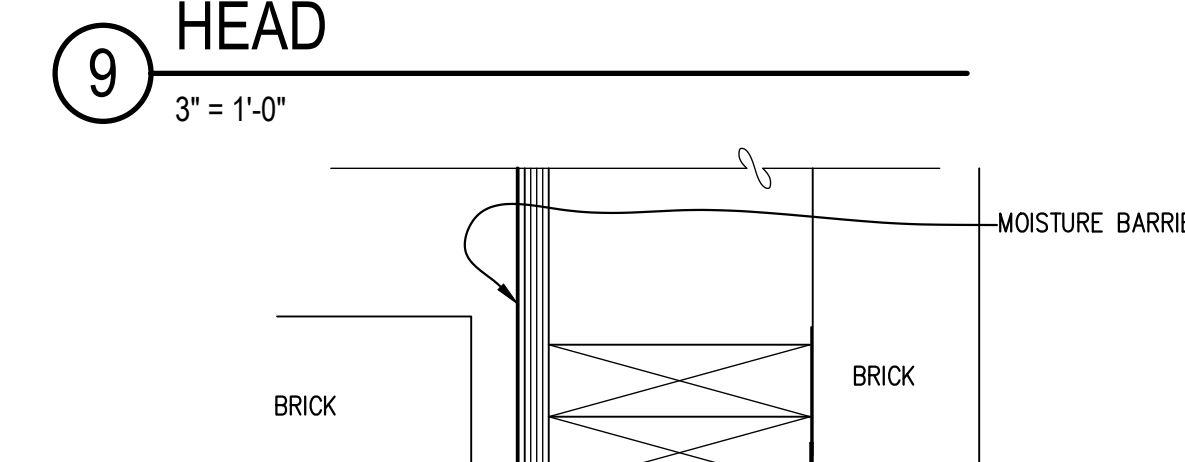
20 JAMB
3" = 1'-0"



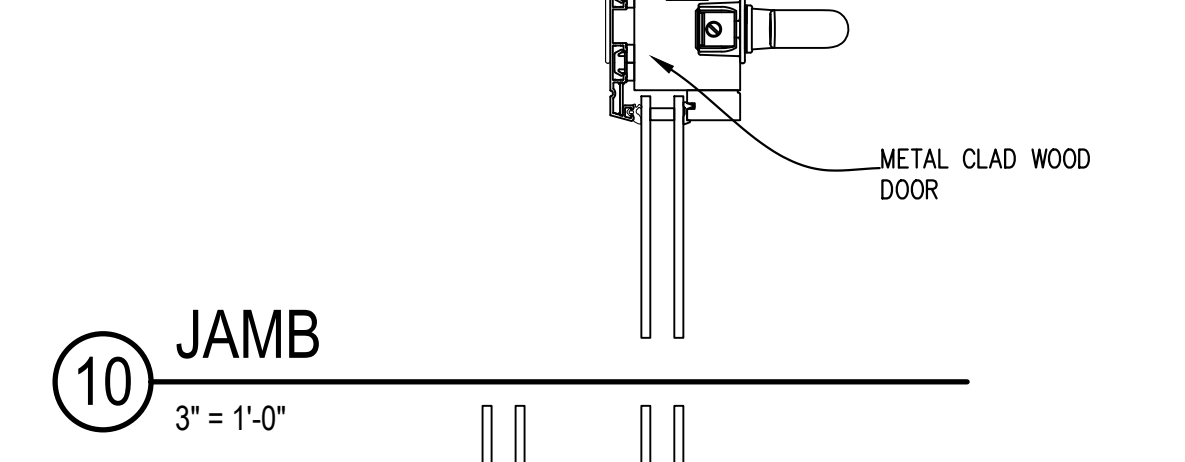
8 JAMB
3" = 1'-0"



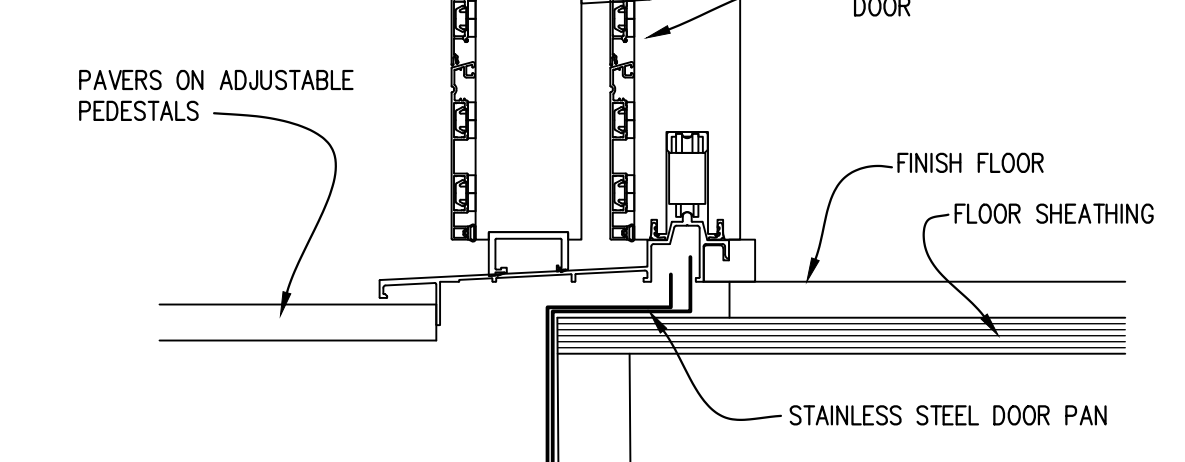
9 HEAD
3" = 1'-0"



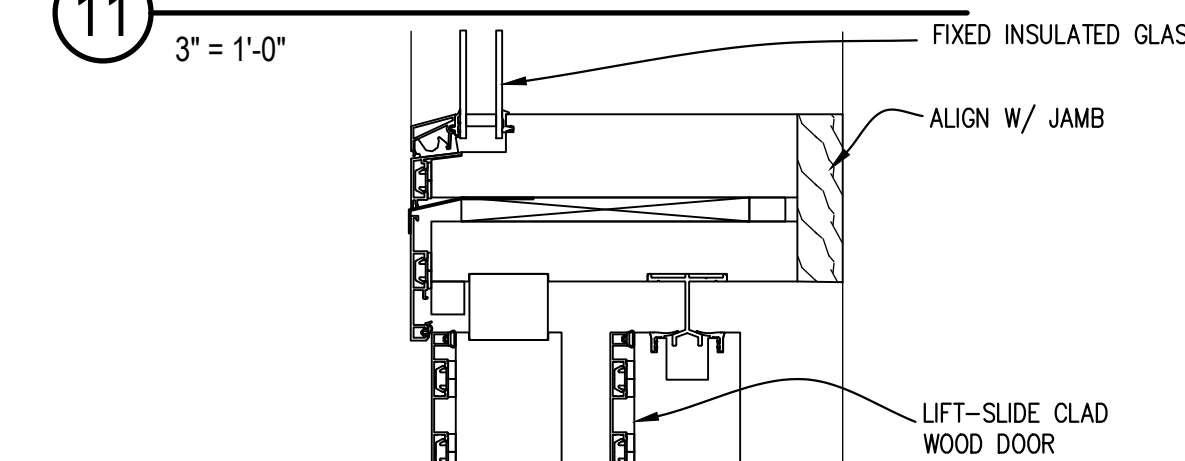
10 JAMB
3" = 1'-0"



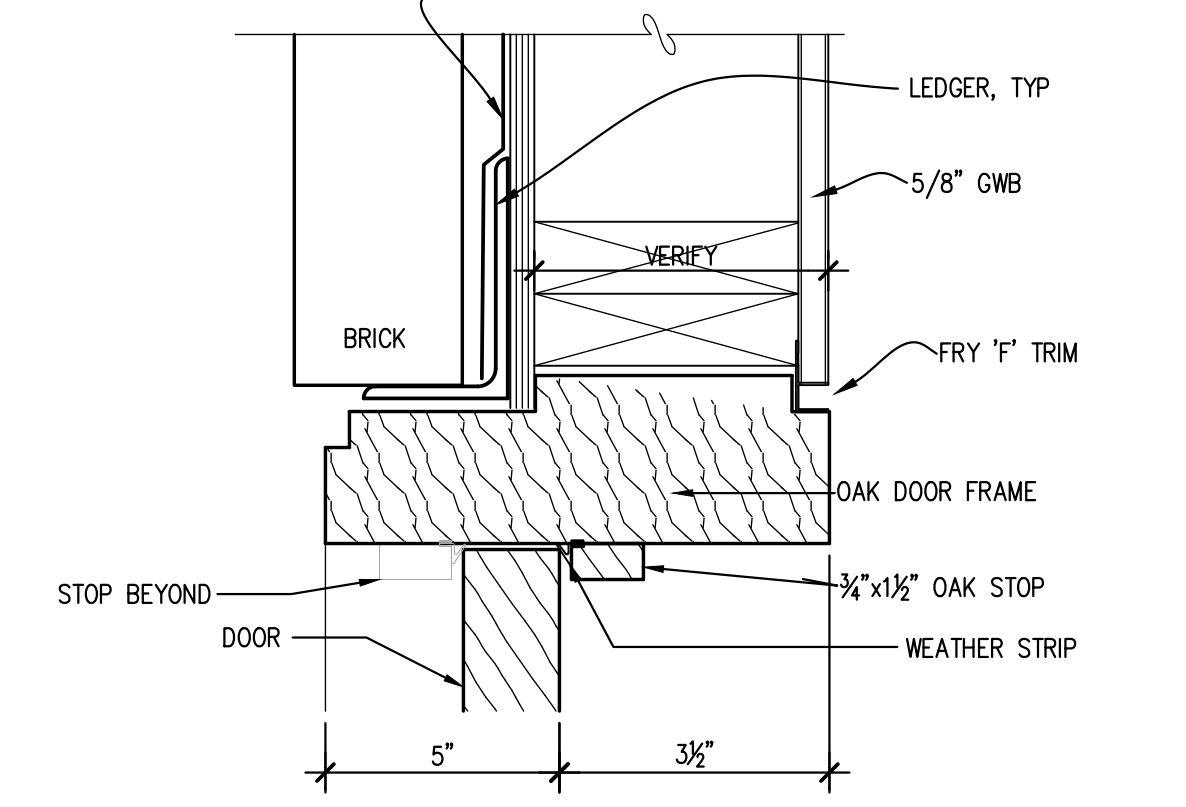
11 THRESHOLD
3" = 1'-0"



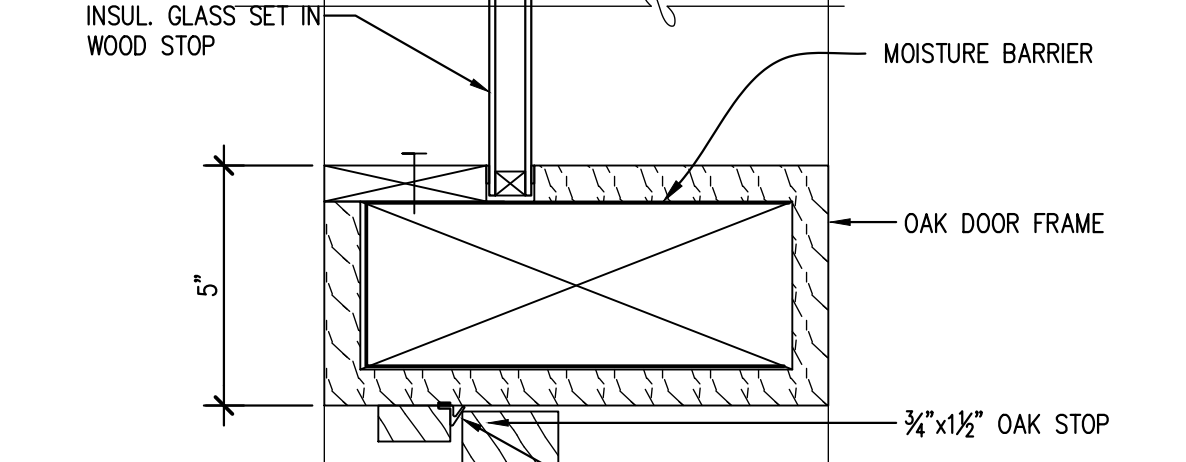
12 HEAD
3" = 1'-0"



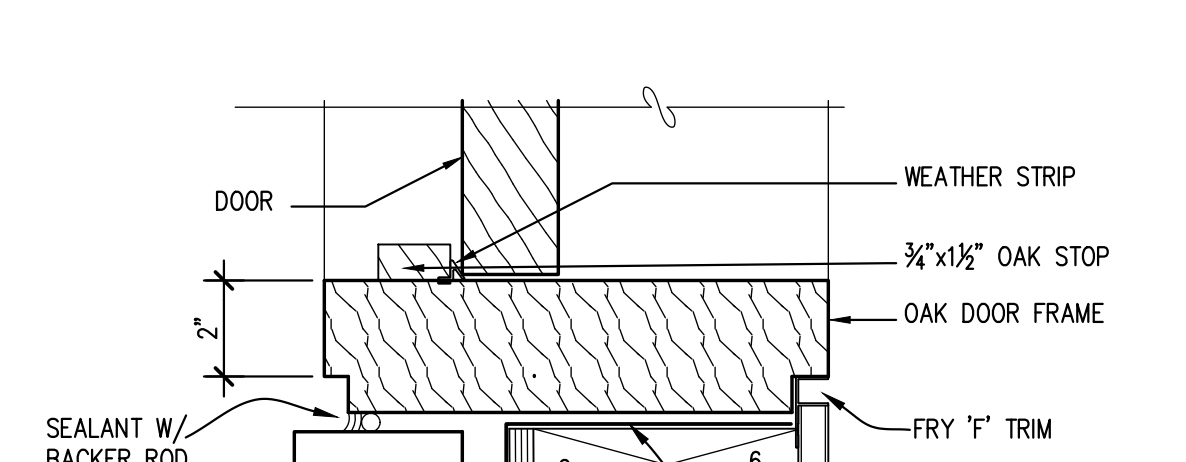
13 HEAD/JAMB SIM.
3" = 1'-0"



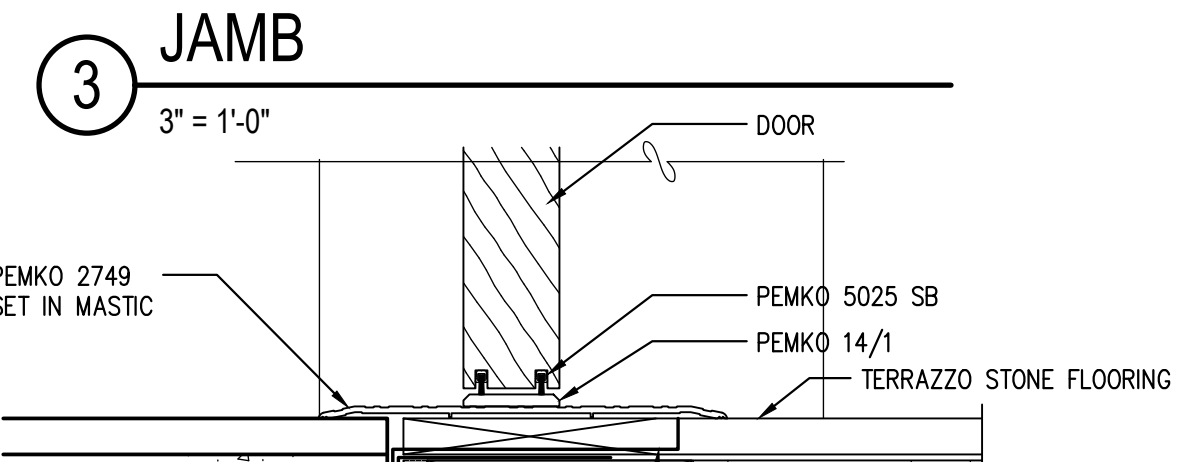
1 HEAD
3" = 1'-0"



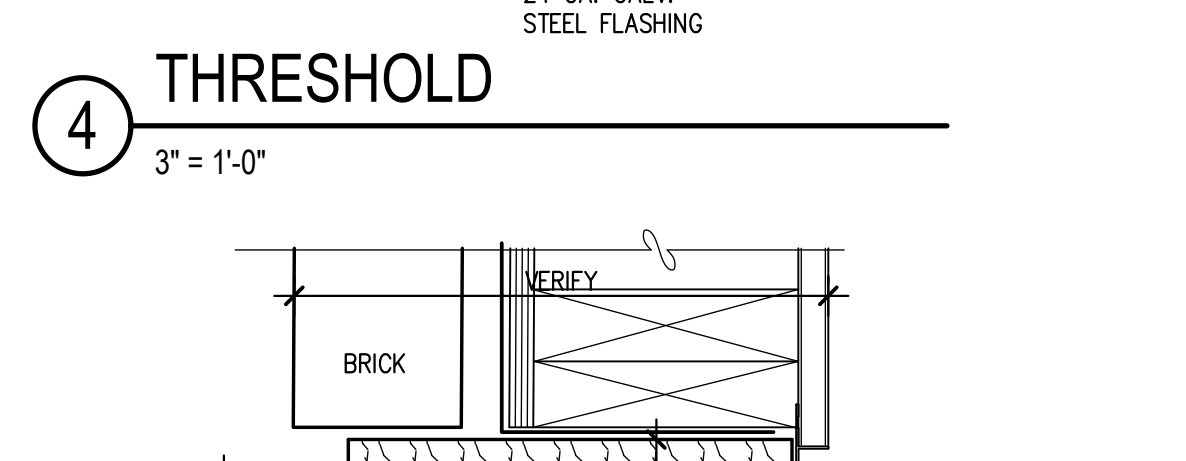
2 JAMB
3" = 1'-0"



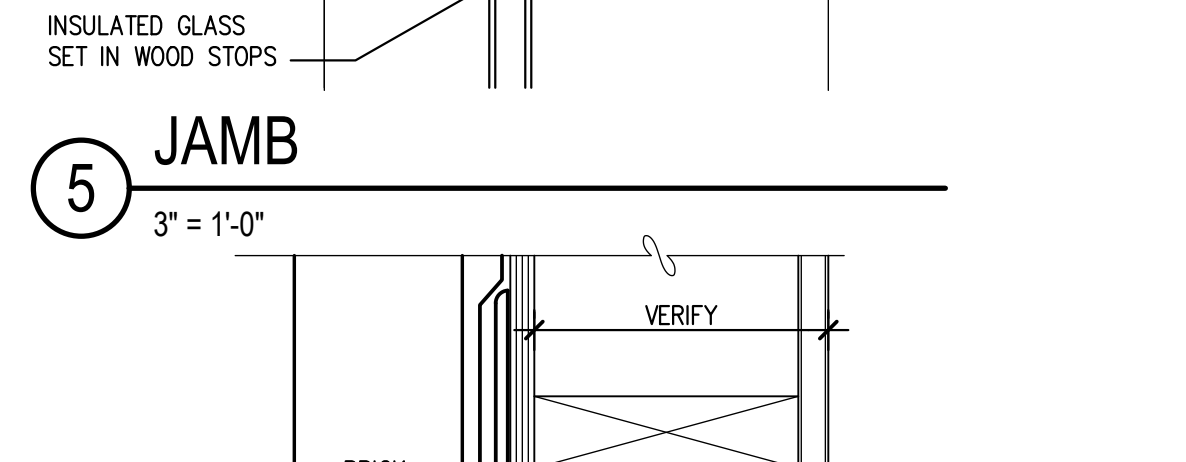
3 JAMB
3" = 1'-0"



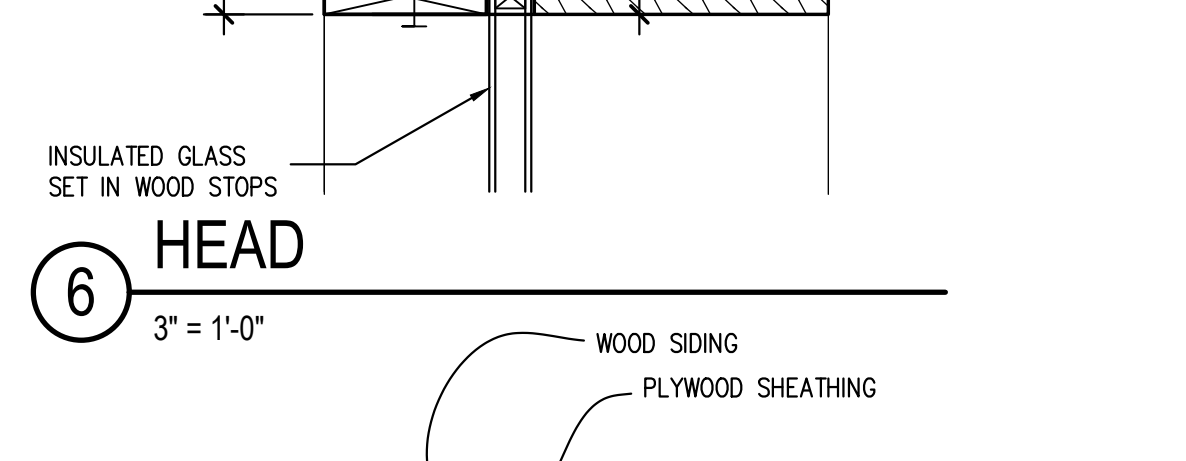
4 THRESHOLD
3" = 1'-0"



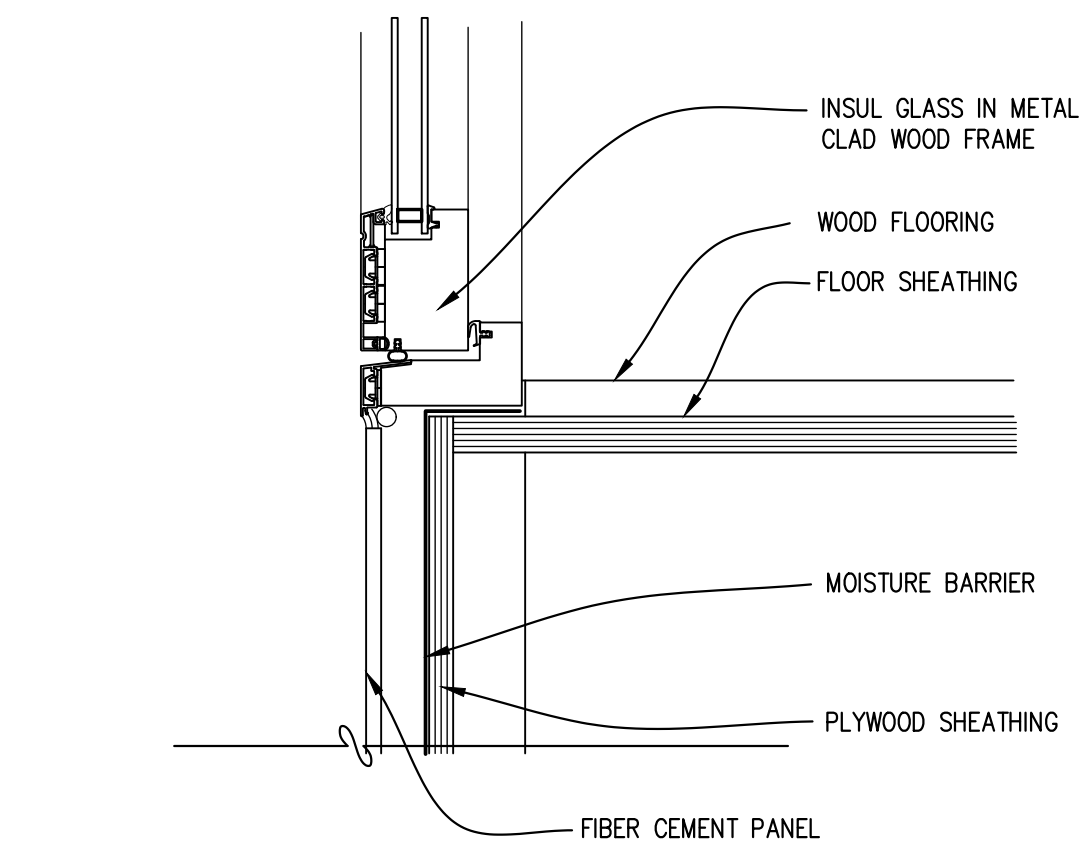
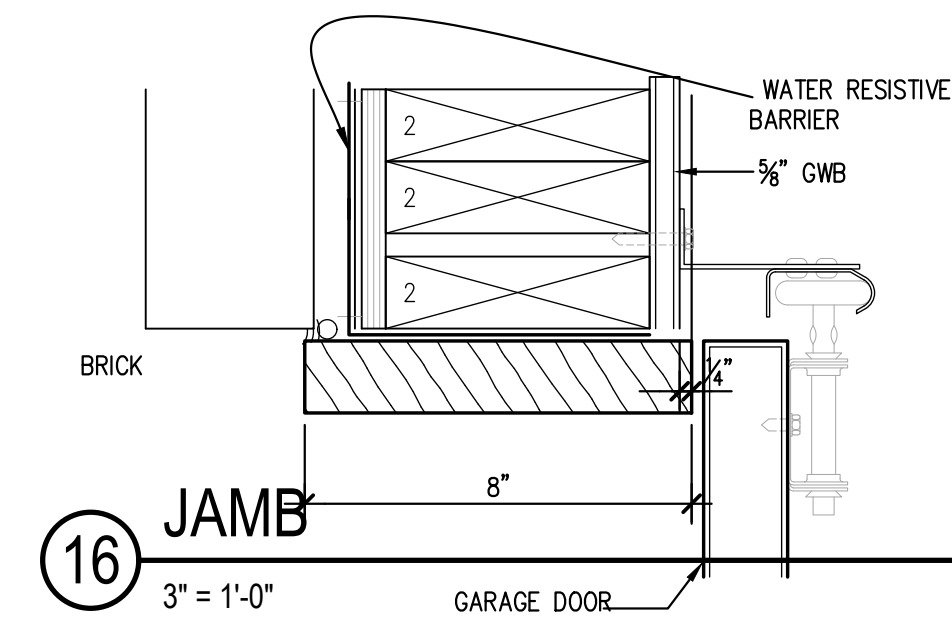
5 JAMB
3" = 1'-0"



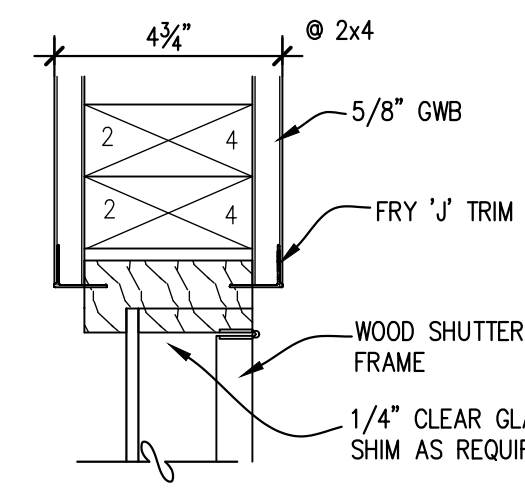
6 HEAD
3" = 1'-0"



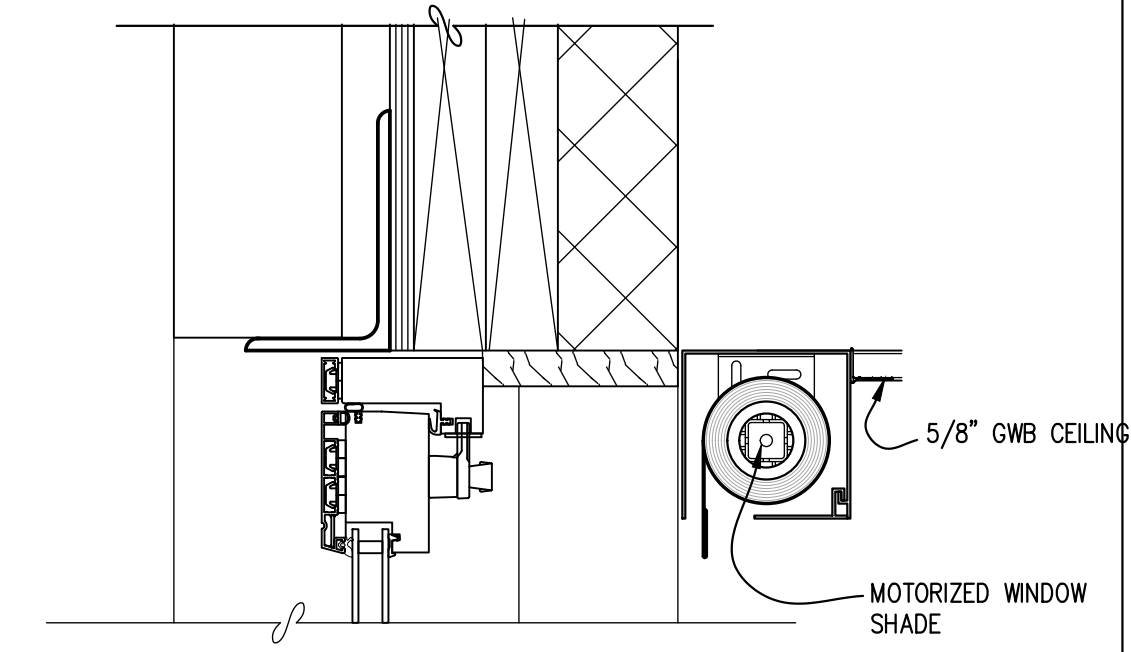
7 HEAD
3" = 1'-0"



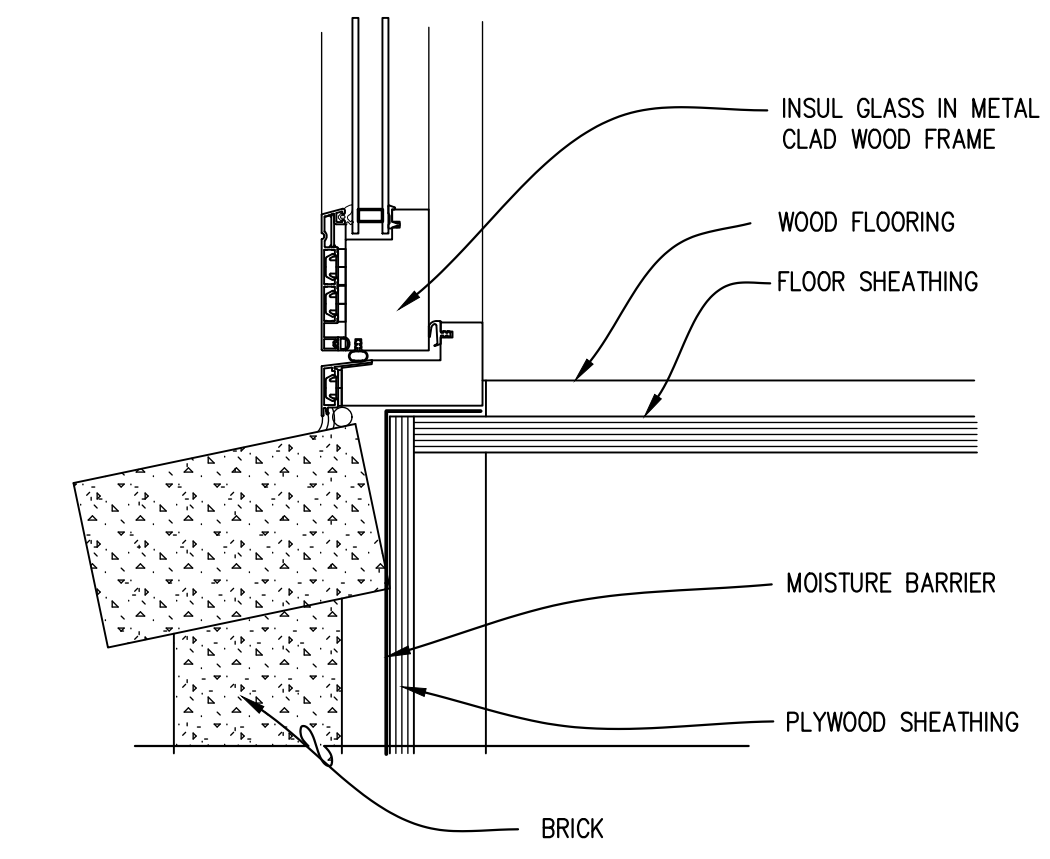
17 SILL
3" = 1'-0"



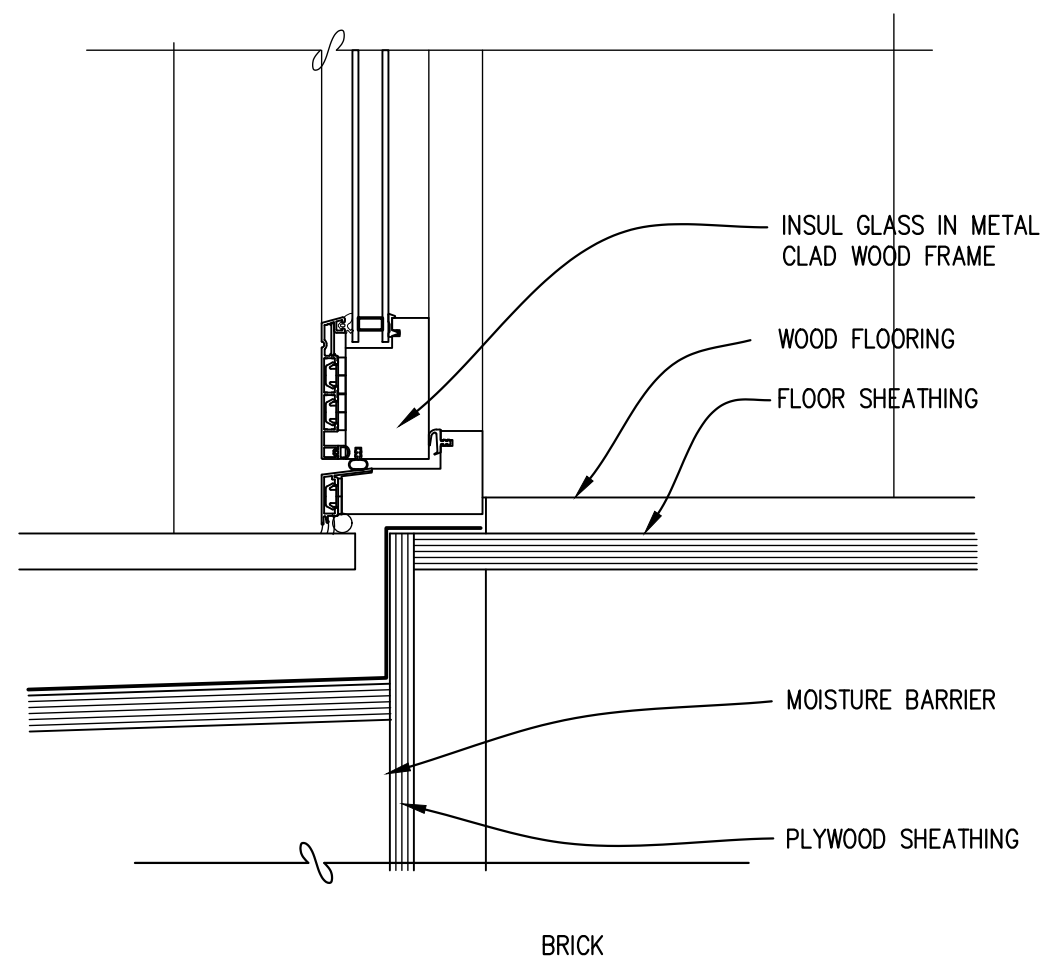
18 JAMB
3" = 1'-0"



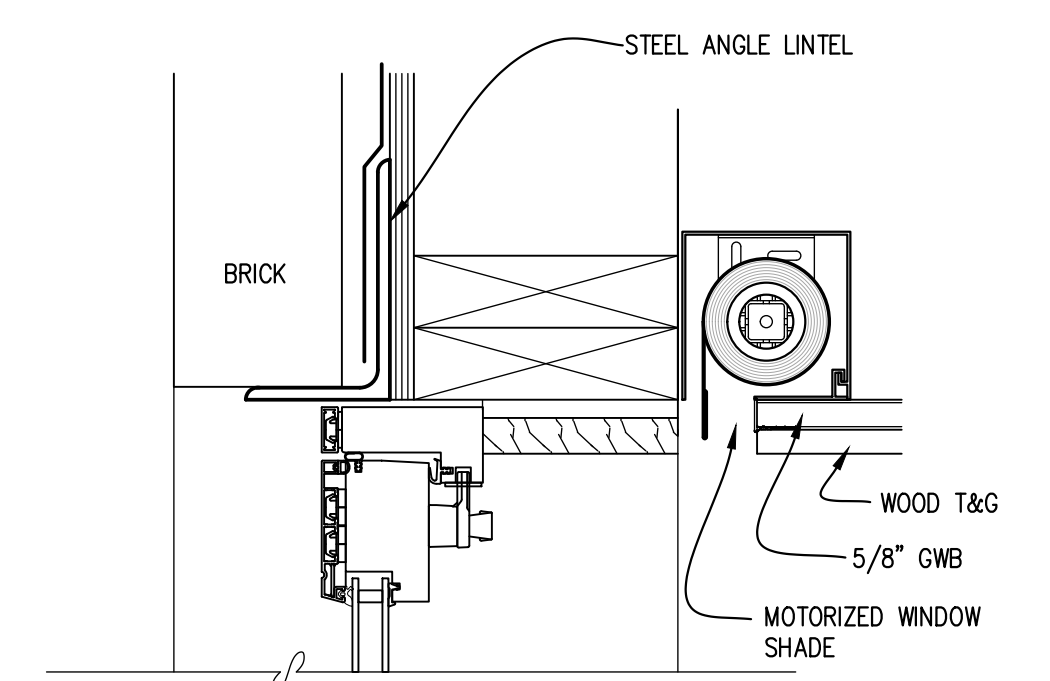
11 HEAD
3" = 1'-0"



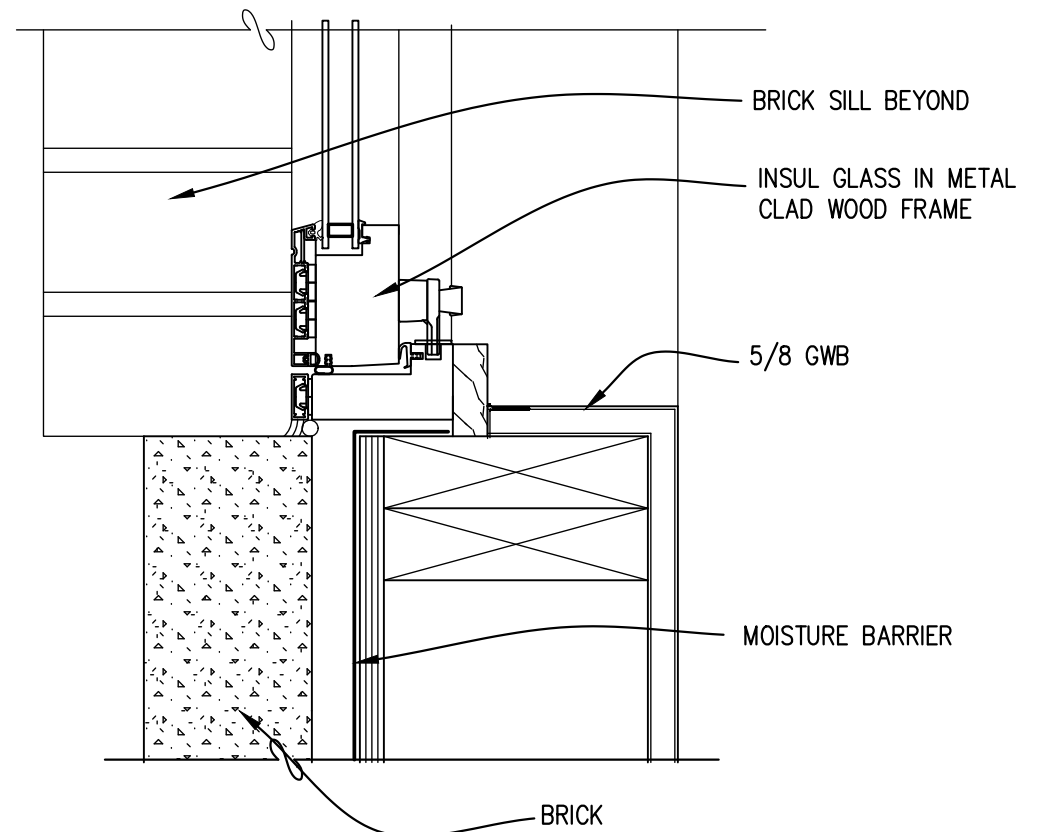
12 SILL
3" = 1'-0"



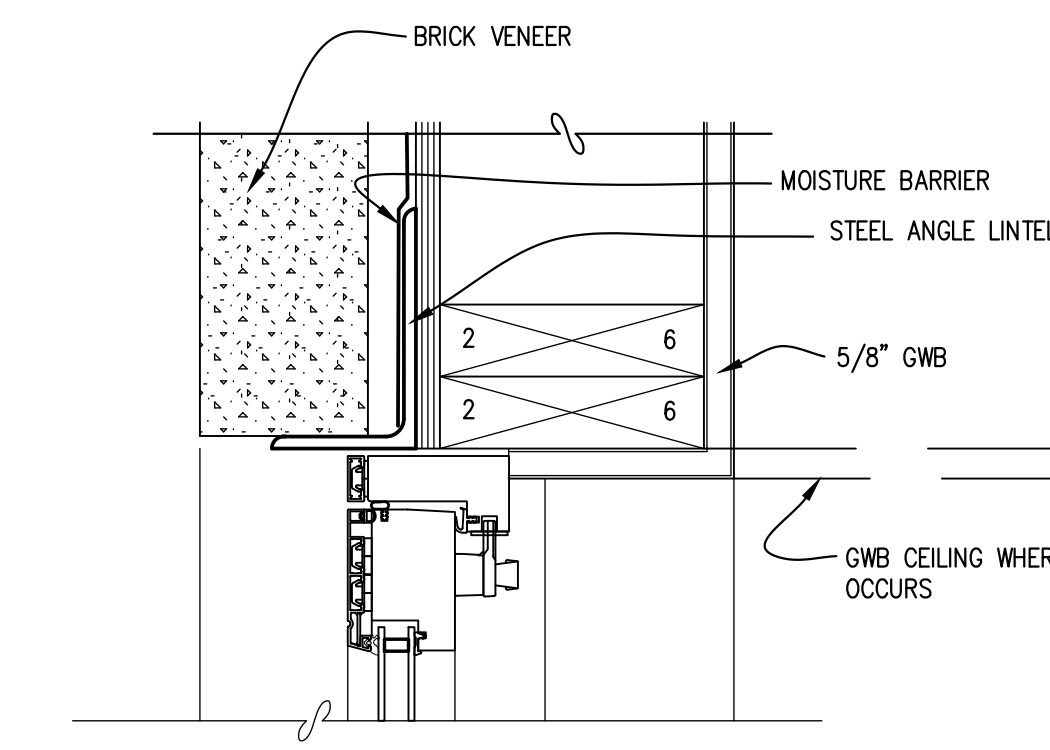
13 SILL
3" = 1'-0"



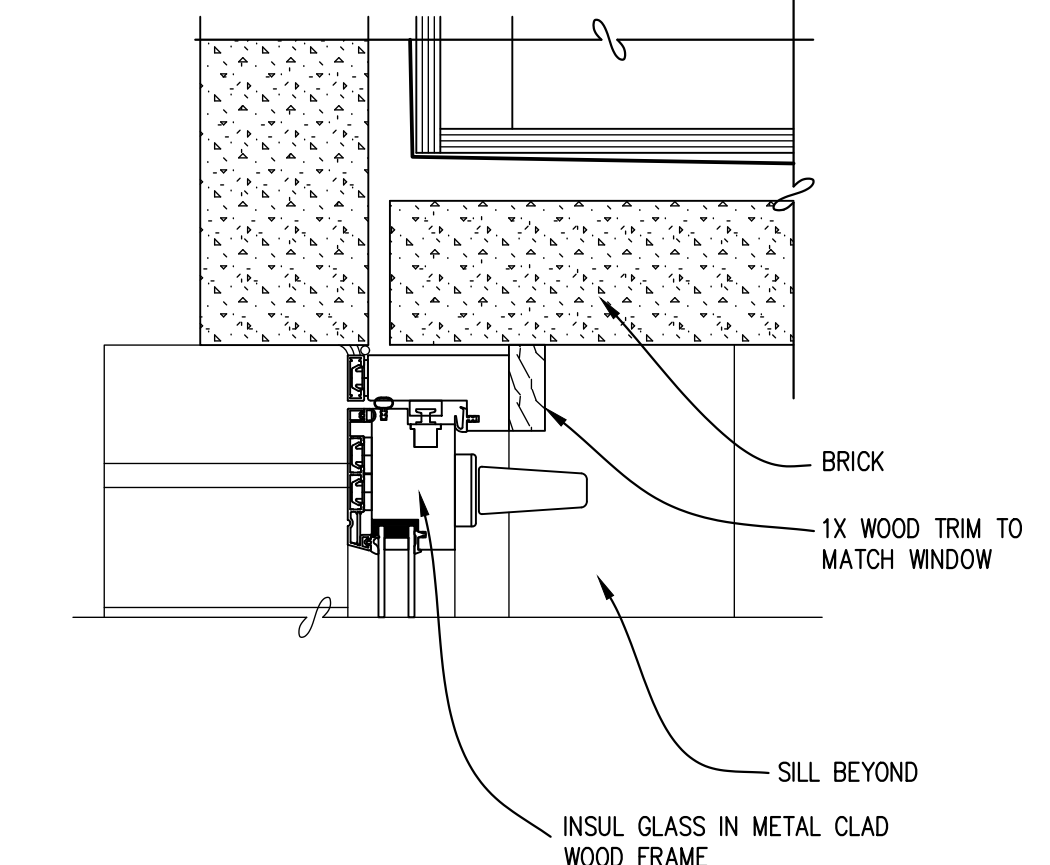
14 HEAD
3" = 1'-0"



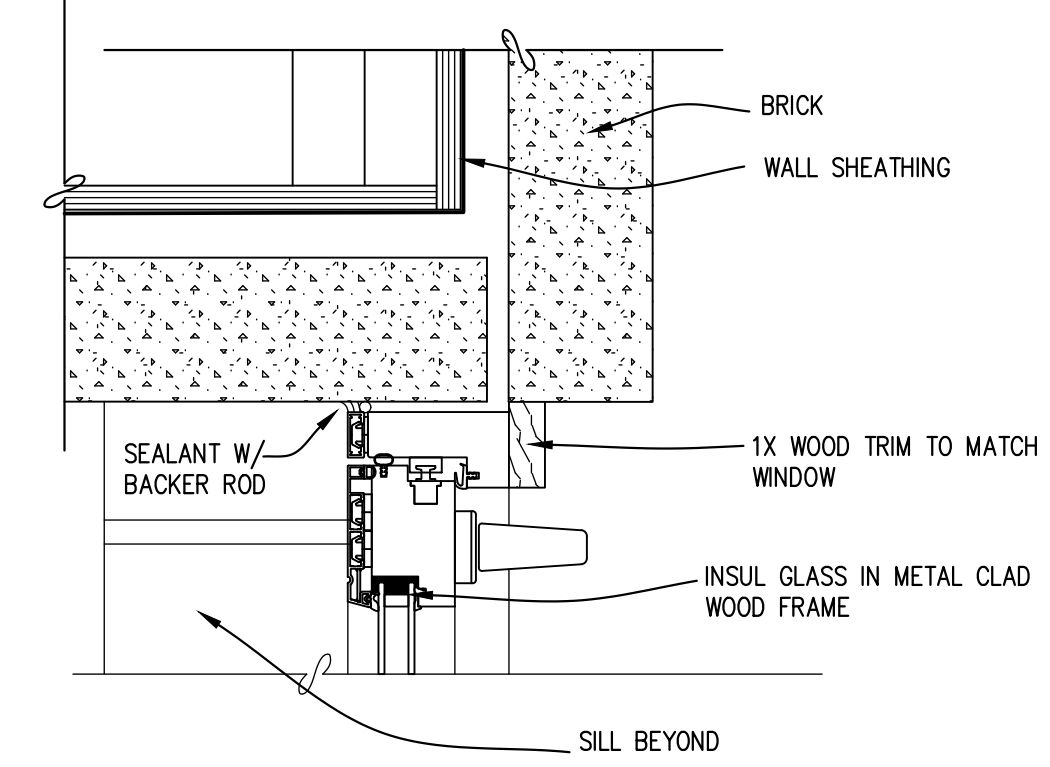
15 JAMB
3" = 1'-0"



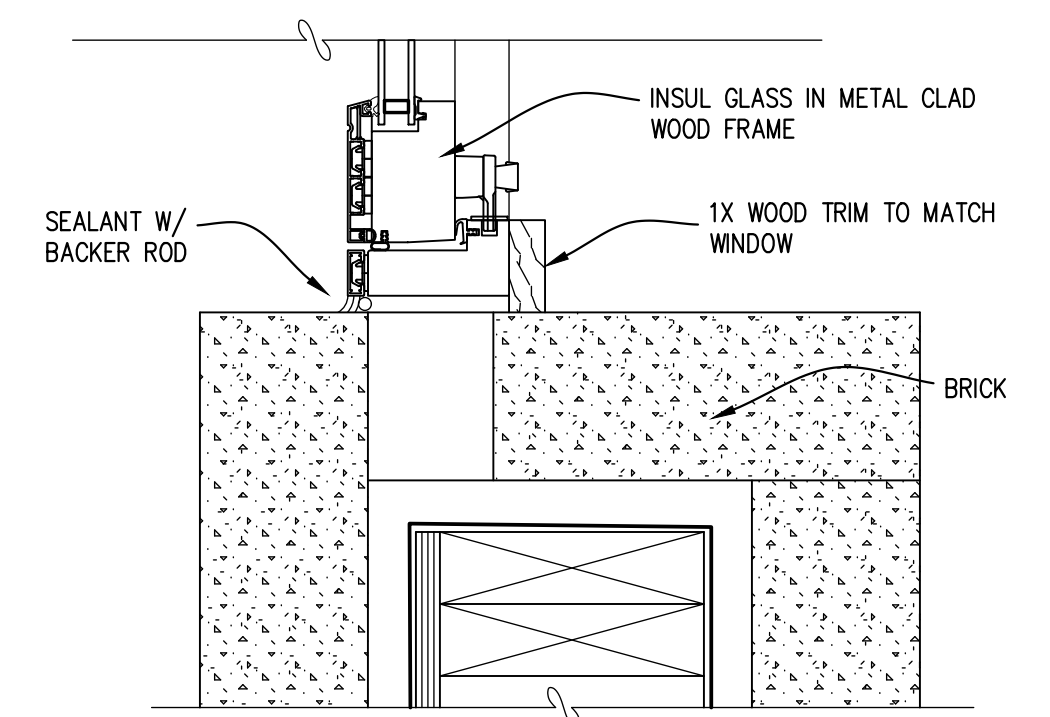
6 HEAD
3" = 1'-0"



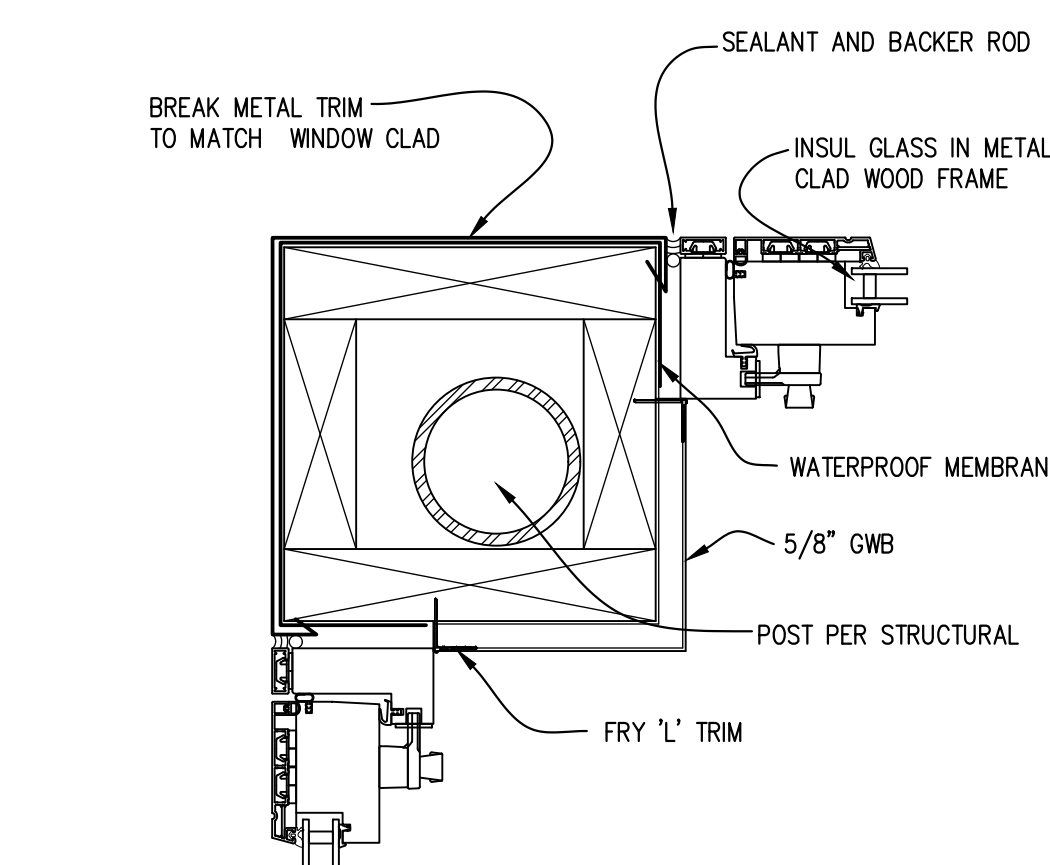
7 JAMB
3" = 1'-0"



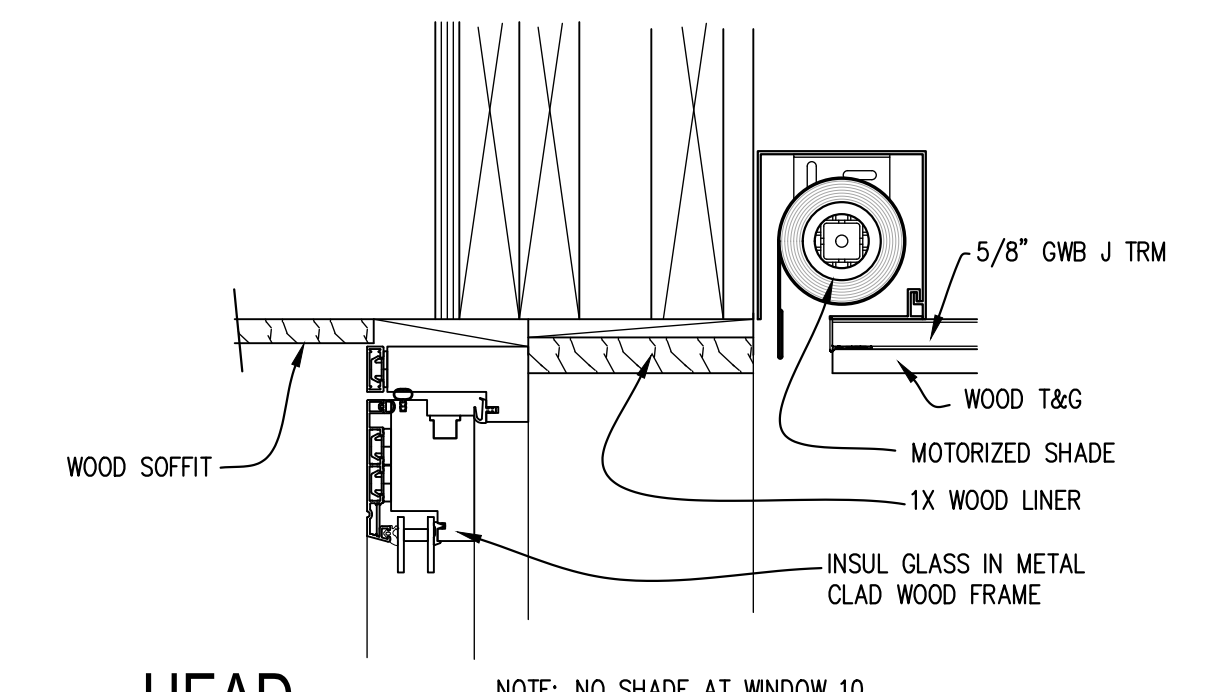
8 JAMB
3" = 1'-0"



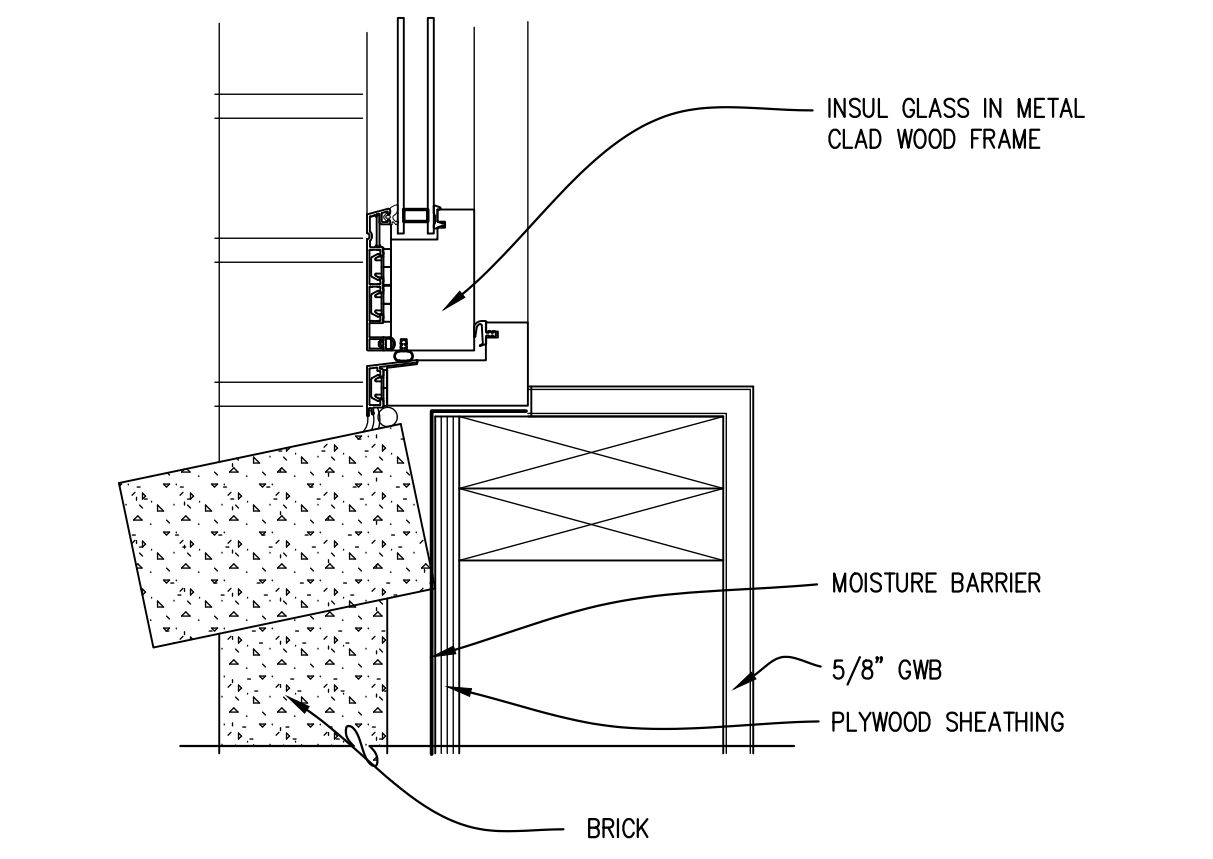
9 JAMB
3" = 1'-0"



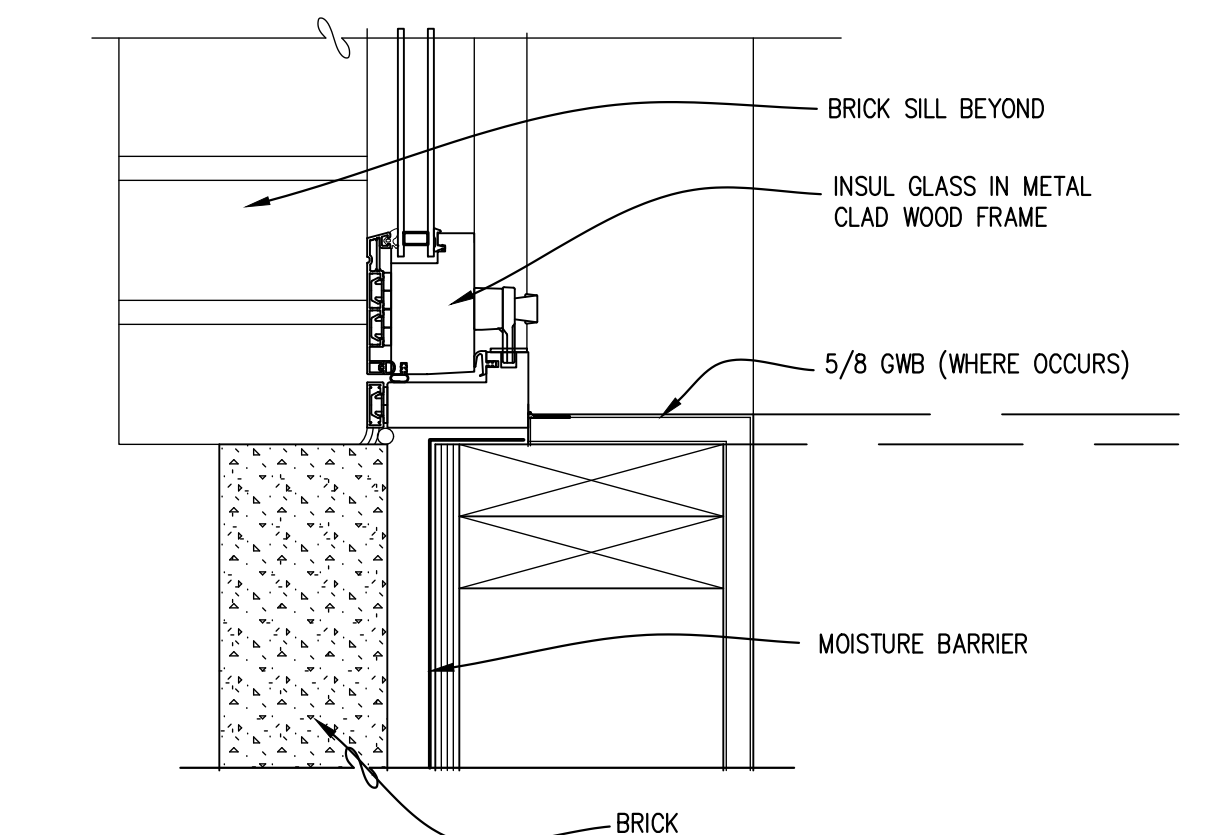
10 JAMB
3" = 1'-0"



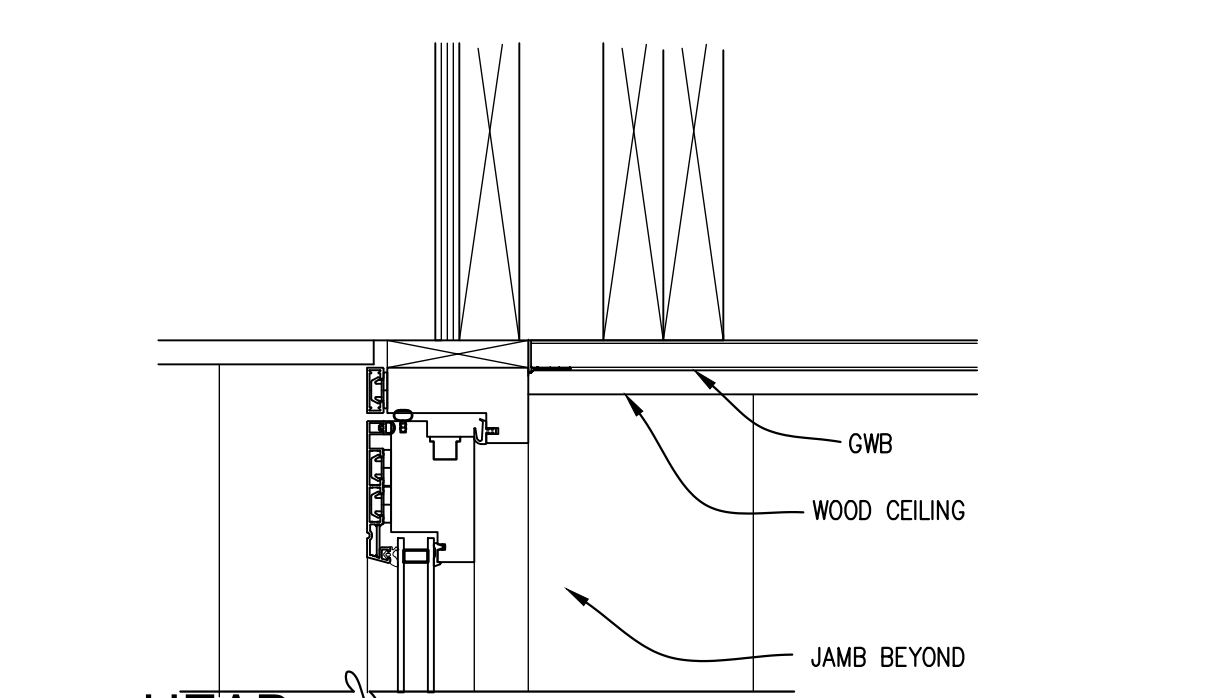
1 HEAD
3" = 1'-0"



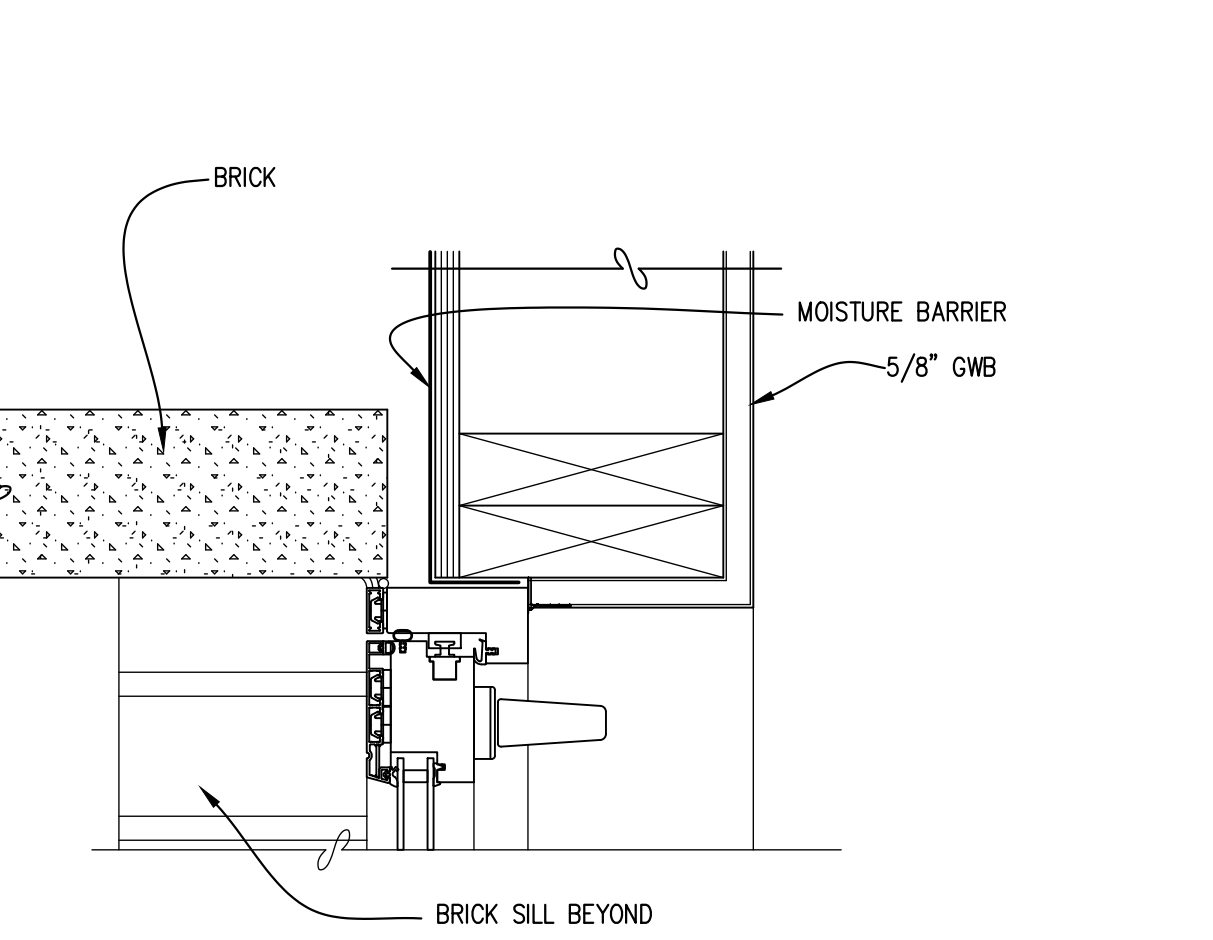
2 SILL
3" = 1'-0"



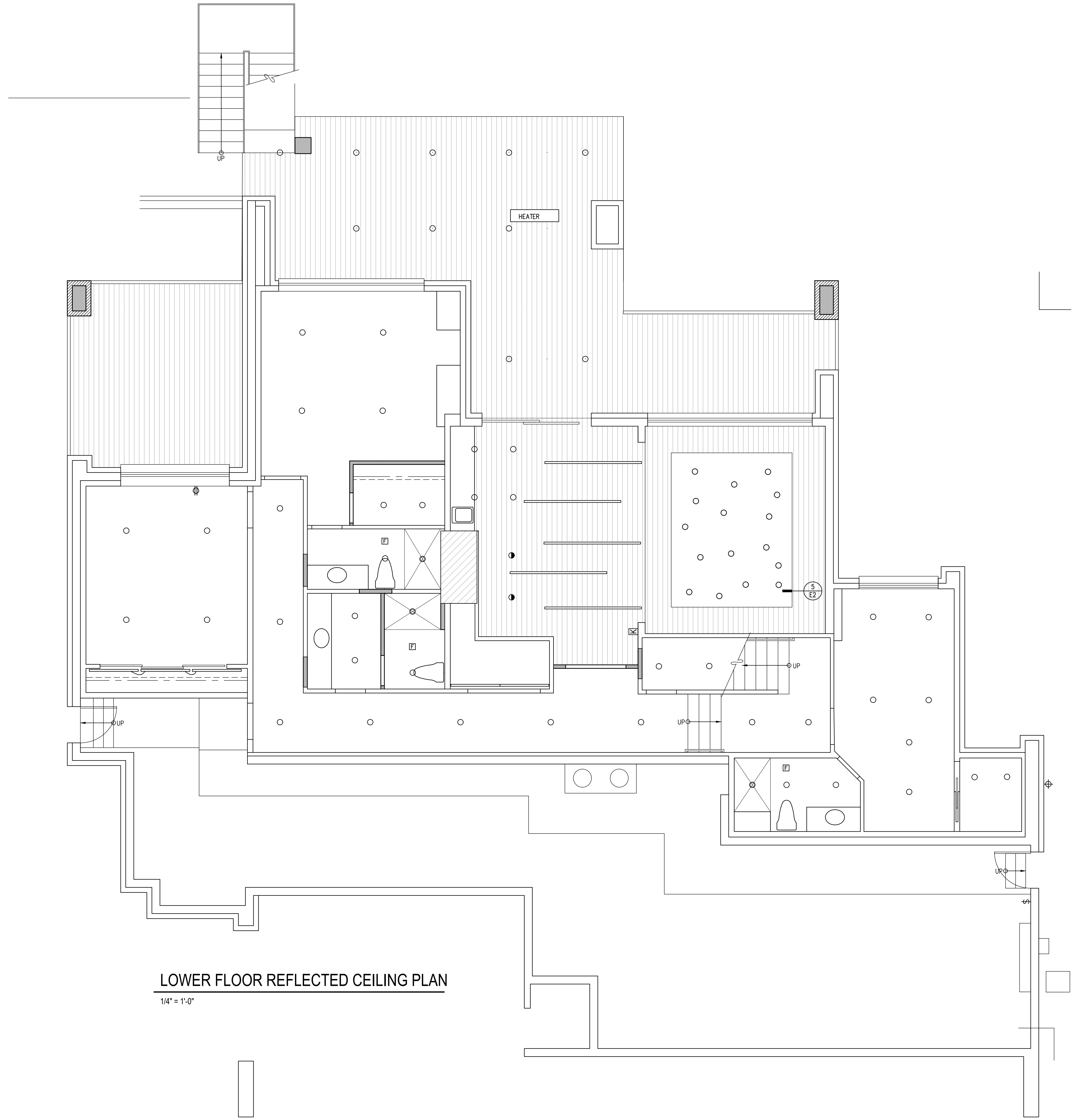
3 JAMB
3" = 1'-0"



4 HEAD
3" = 1'-0"



5 JAMB
3" = 1'-0"



LOWER FLOOR REFLECTED CEILING PLAN

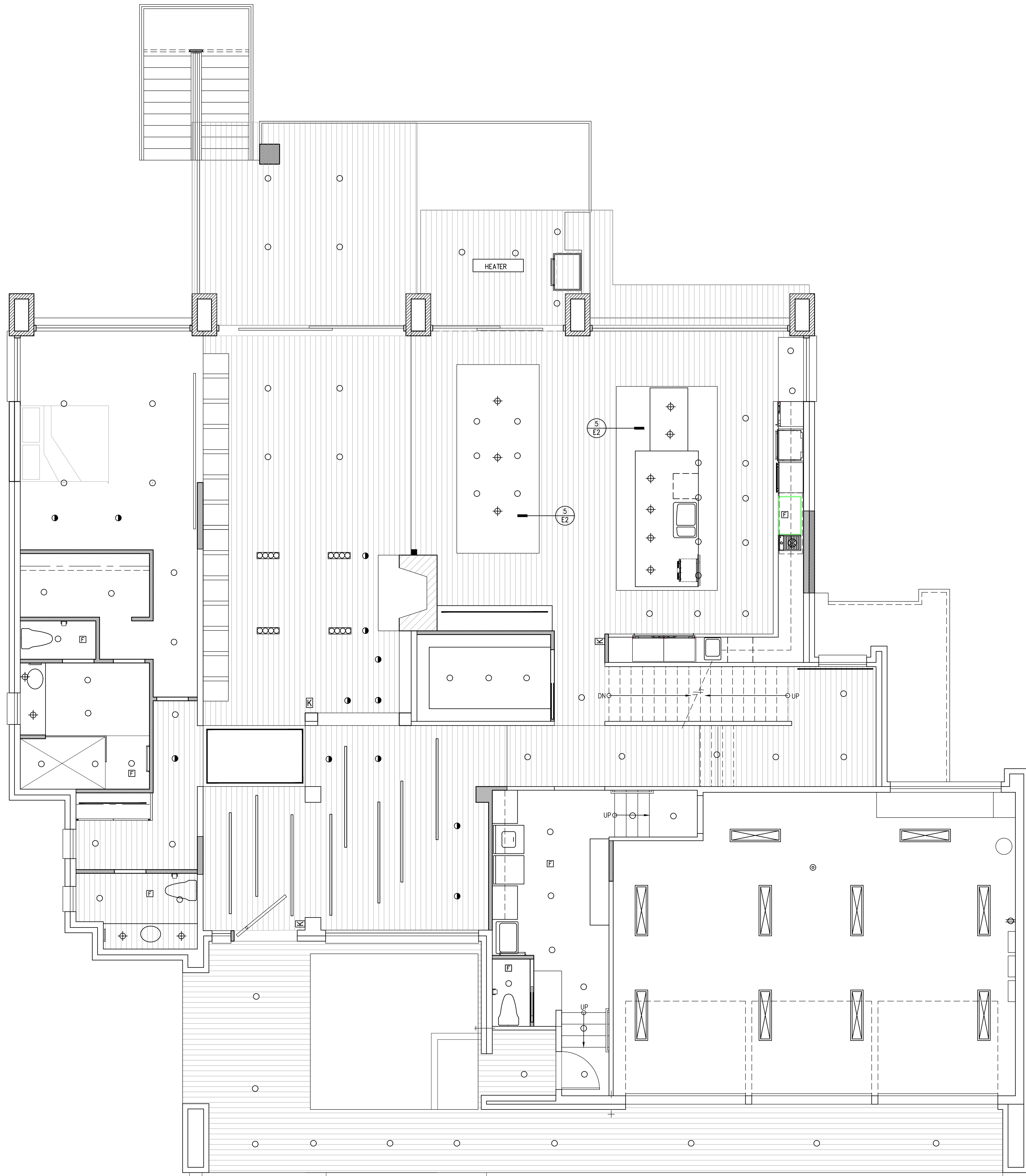
1/4" = 1'-0"

Xref C:\Users\Eric\Desktop\X-GRID.dwg



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

Xref C:\Users\Eric\Desktop\X-GRID.dwg



MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

MAIN FLOOR
RCP

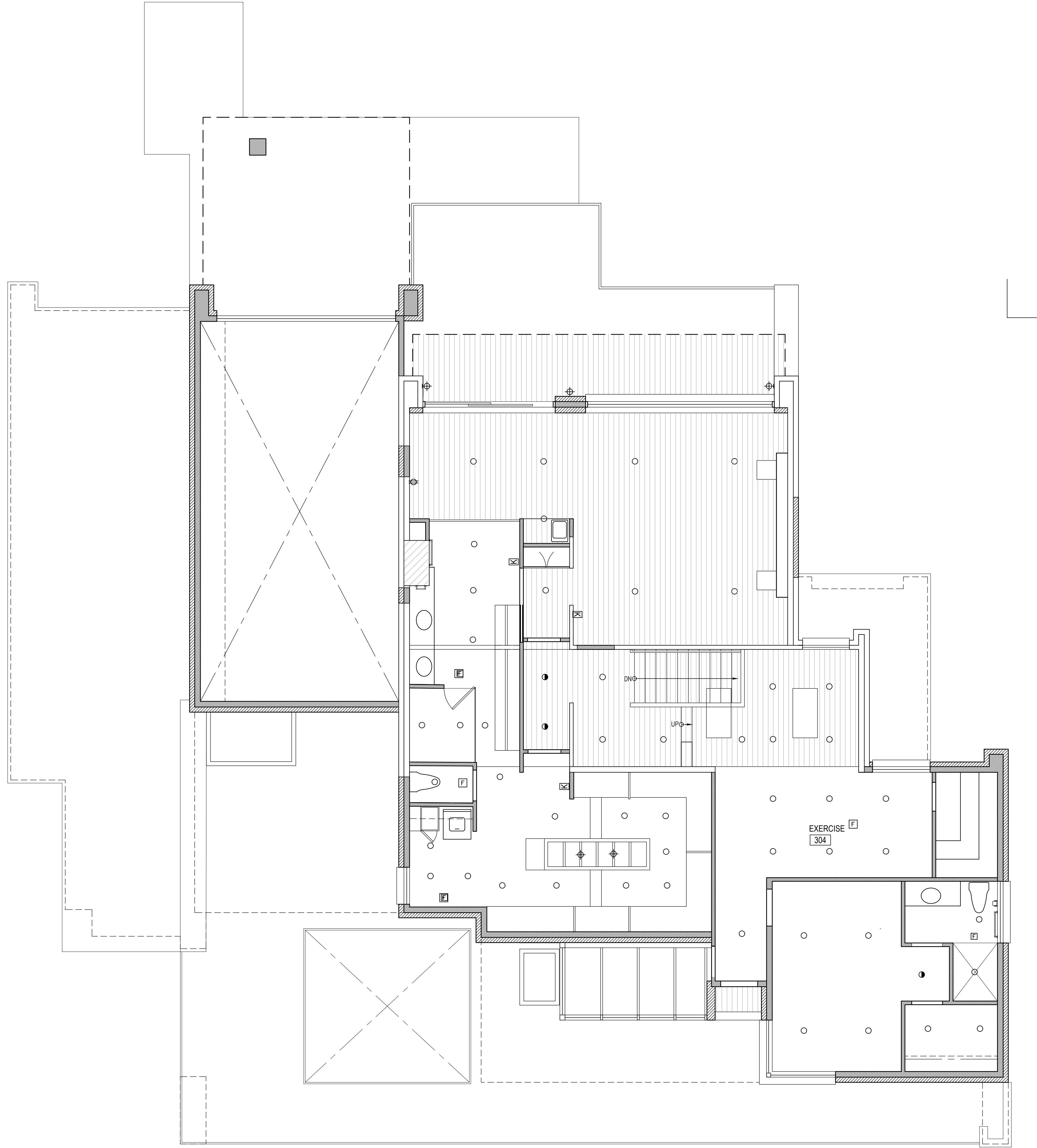
Sheet No. **4.7**
Project No. 2222
Date: 9/8/23

| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 12/19/23 | RESPONSE |
| | 10/16/23 | RESPONSE |
| | 9/28/23 | PRICING SET |



CHESMORE|BUCK
a r c h i t e c t u r e
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
FAX: 425-679-0804
PHONE: 425-679-0807

Xref C:\Users\Eric\Desktop\X-GRID.dwg

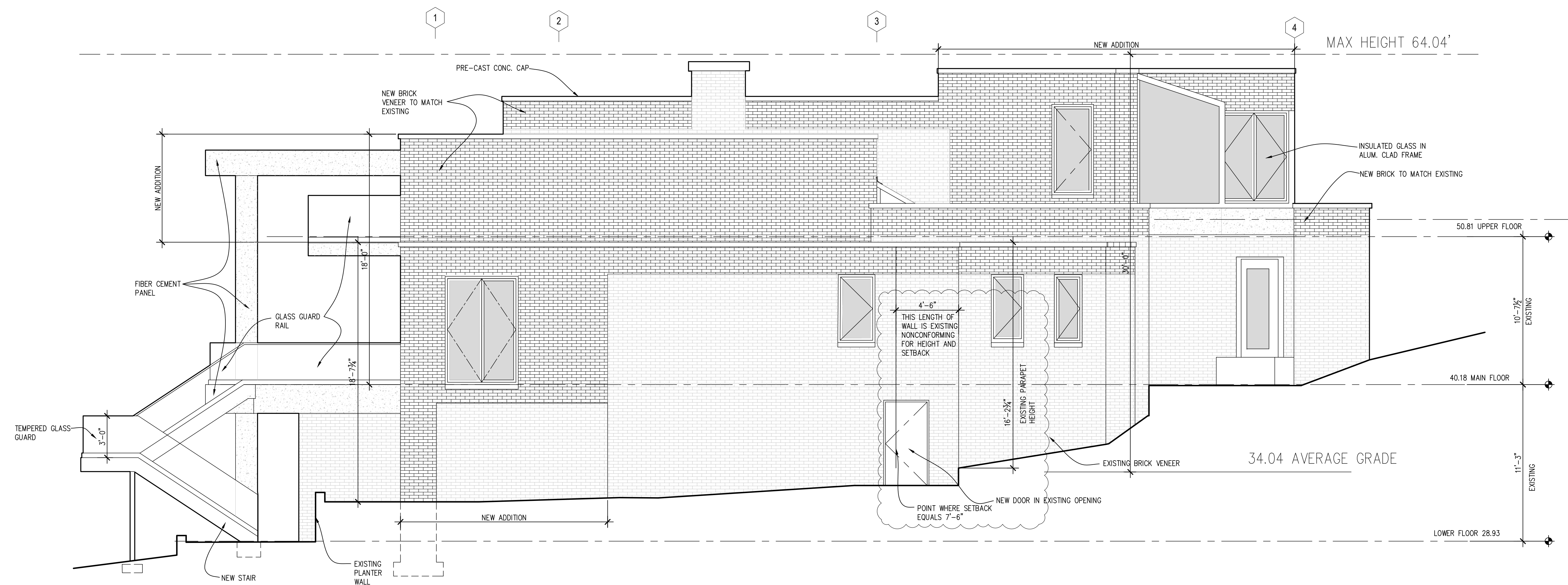


UPPER FLOOR REFLECTED CEILING PLAN

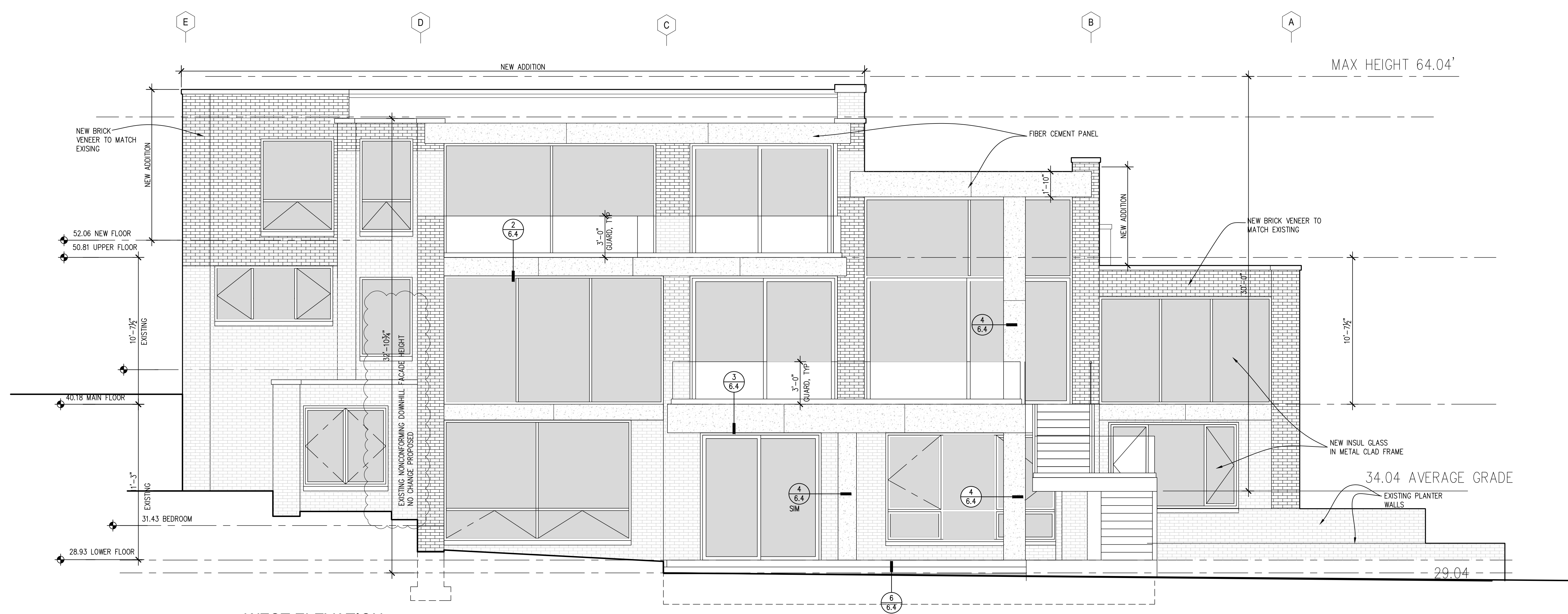
1/4" = 1'-0"



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

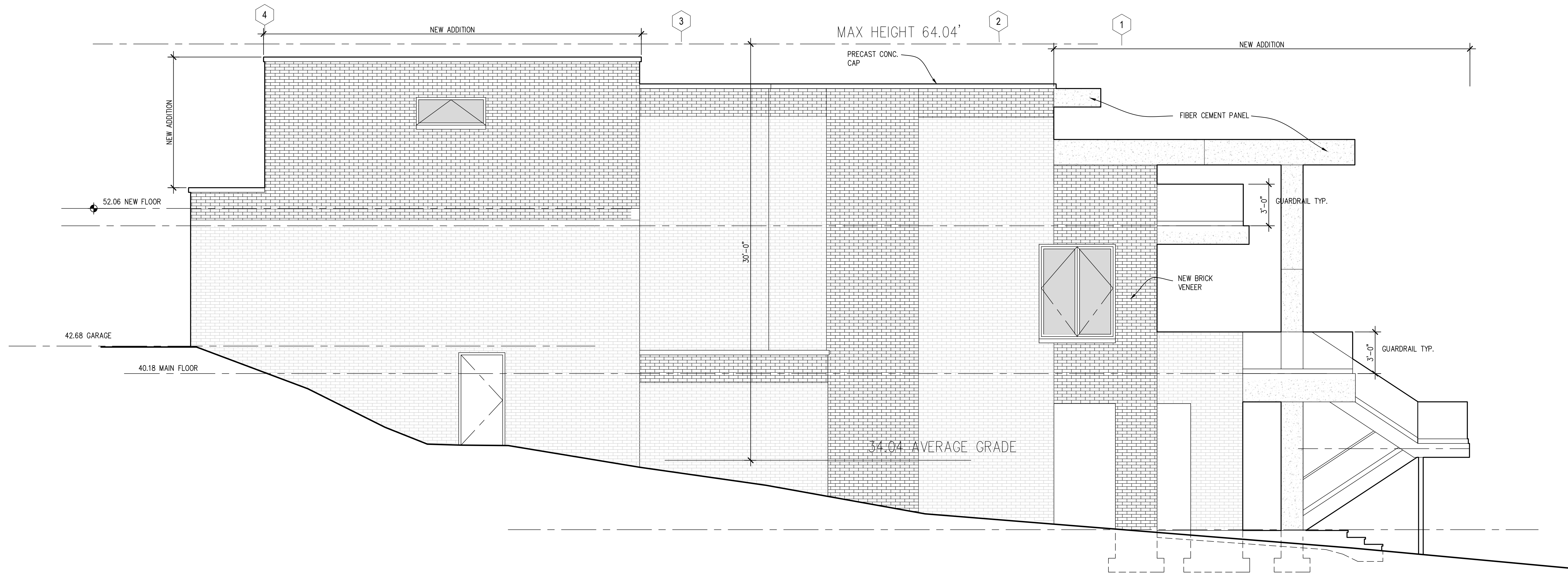


SOUTH ELEVATION
1/4" = 1'-0"



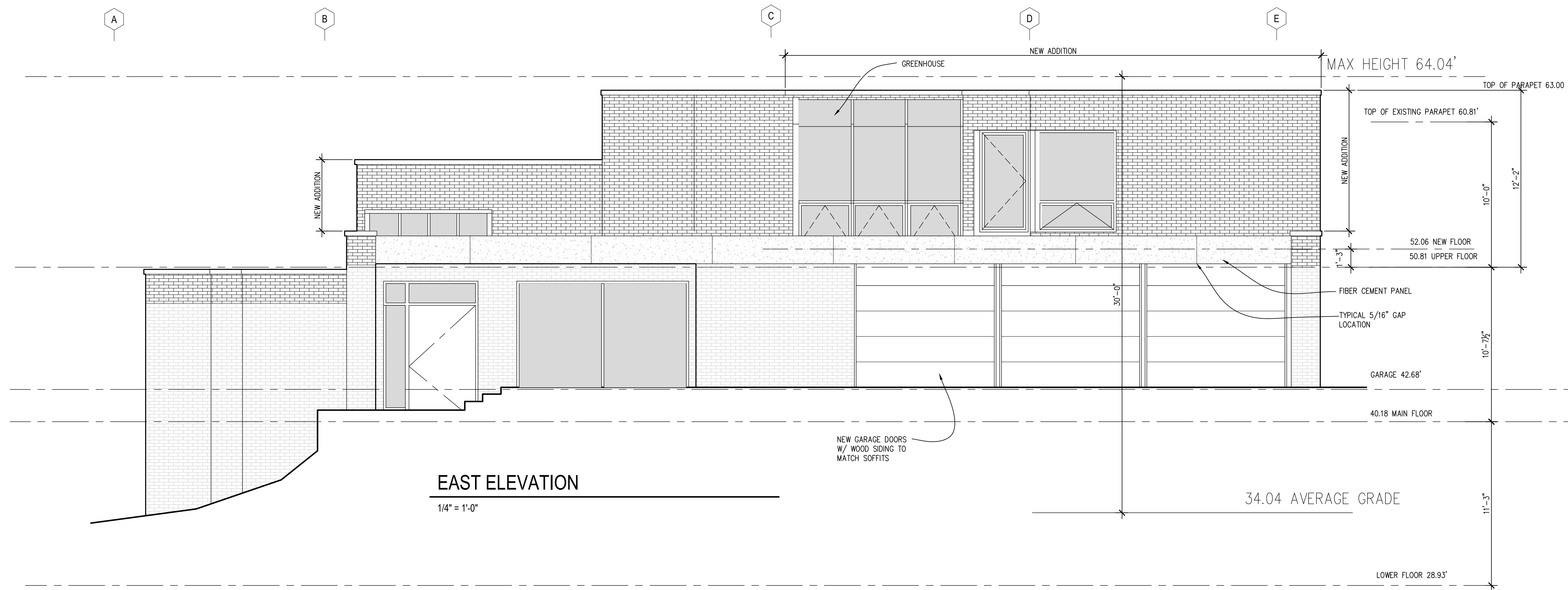
WEST ELEVATION
1/4" = 1'-0"





NORTH ELEVATION

1/4" = 1'-0"

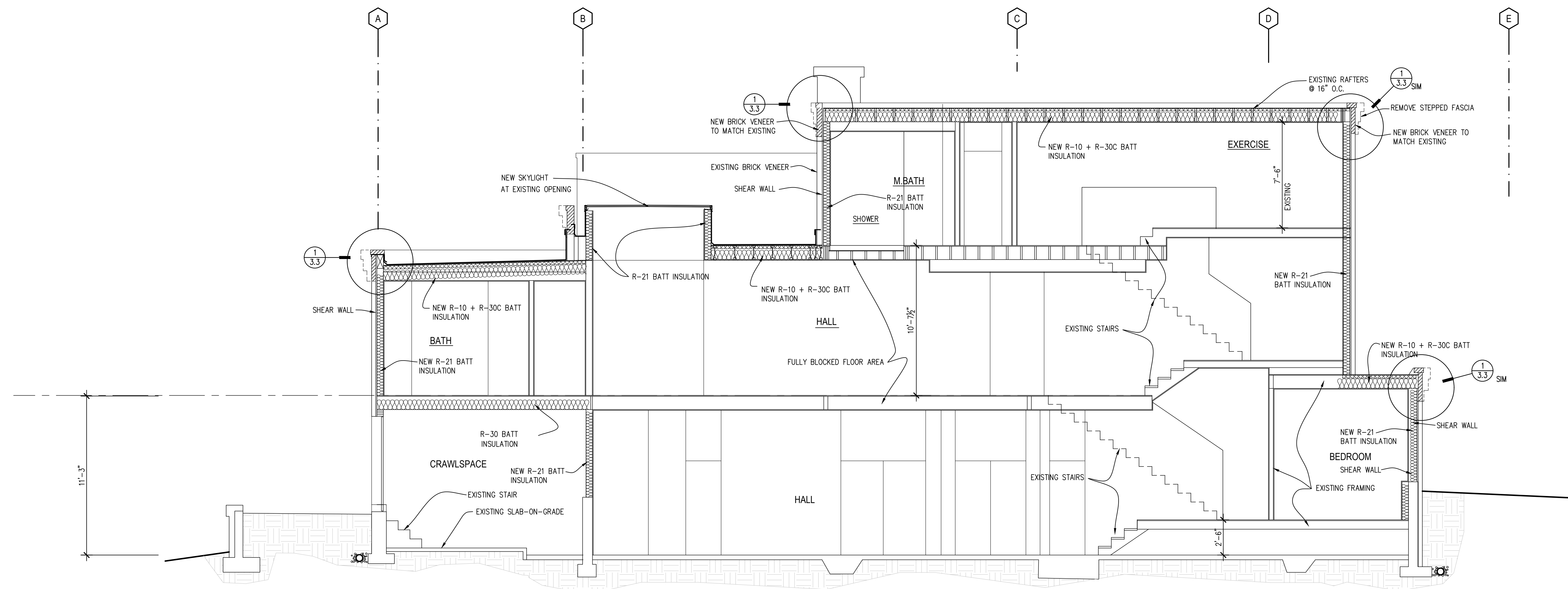


EAST ELEVATION

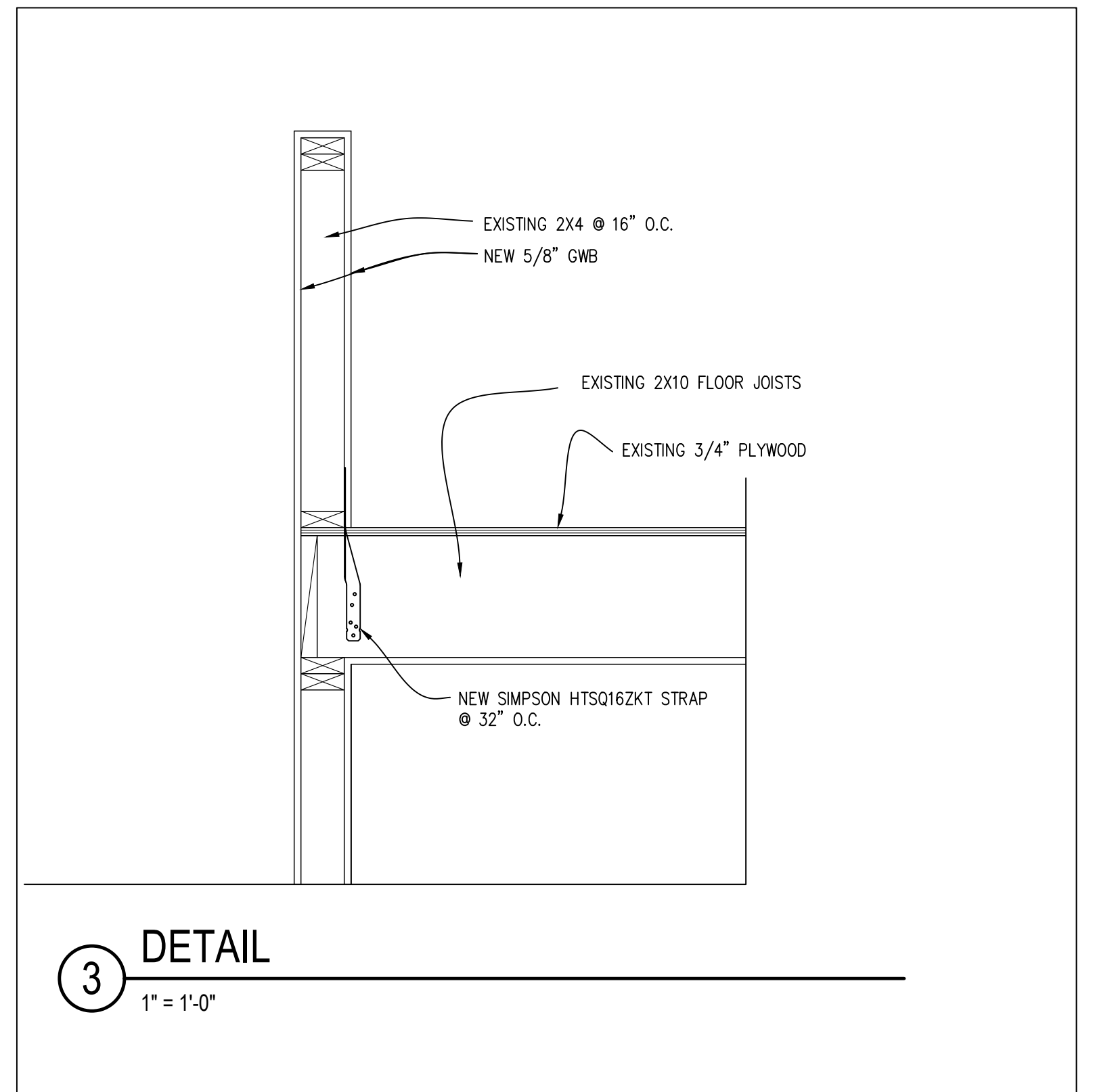
1/4" = 1'-0"



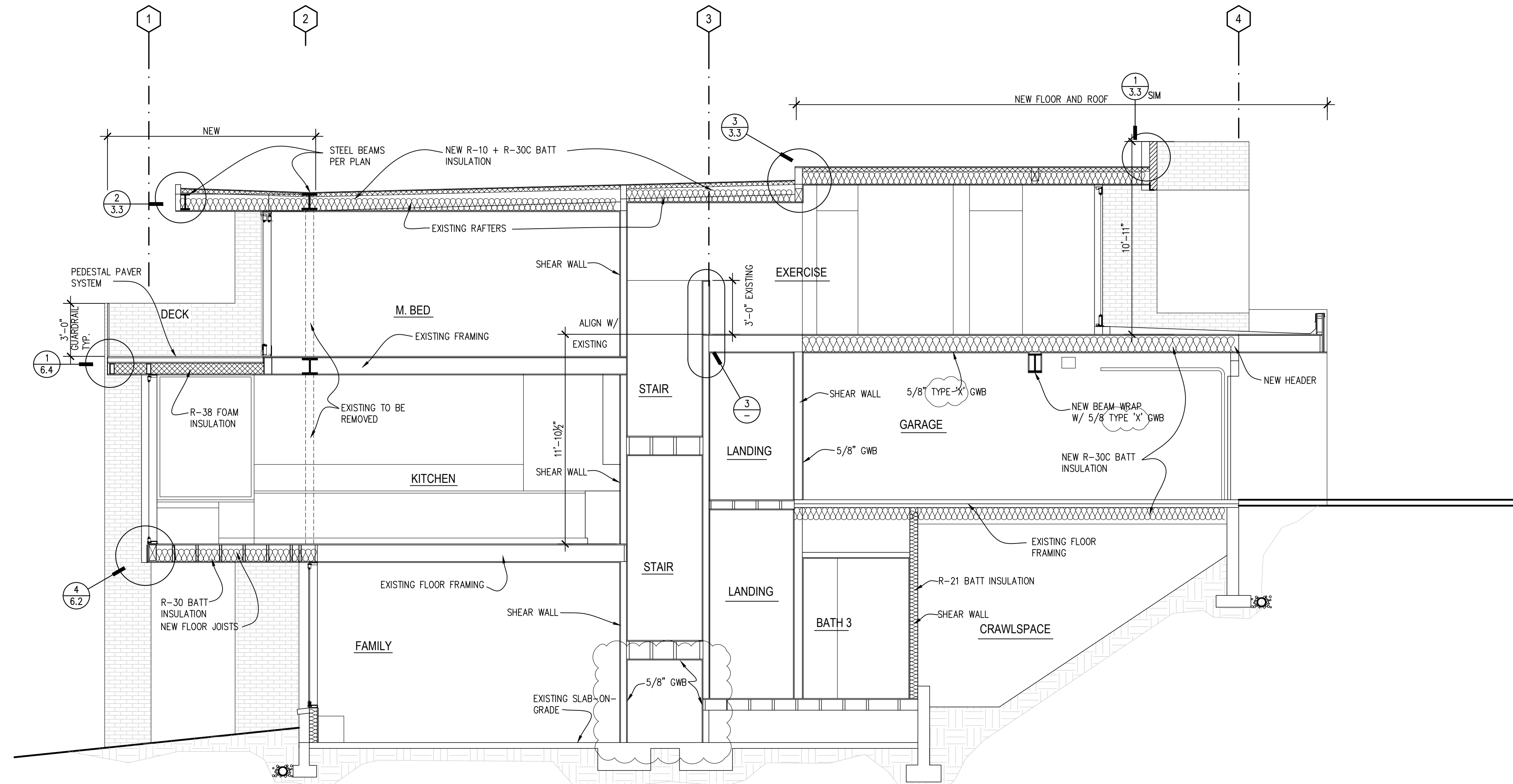
| | | |
|-----|---------------------|----------|
| 1 | 12/19/23 RESPONSE | |
| | 10/16/23 RESPONSE | |
| | 9/28/23 PRICING SET | |
| No. | Date | Revision |



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



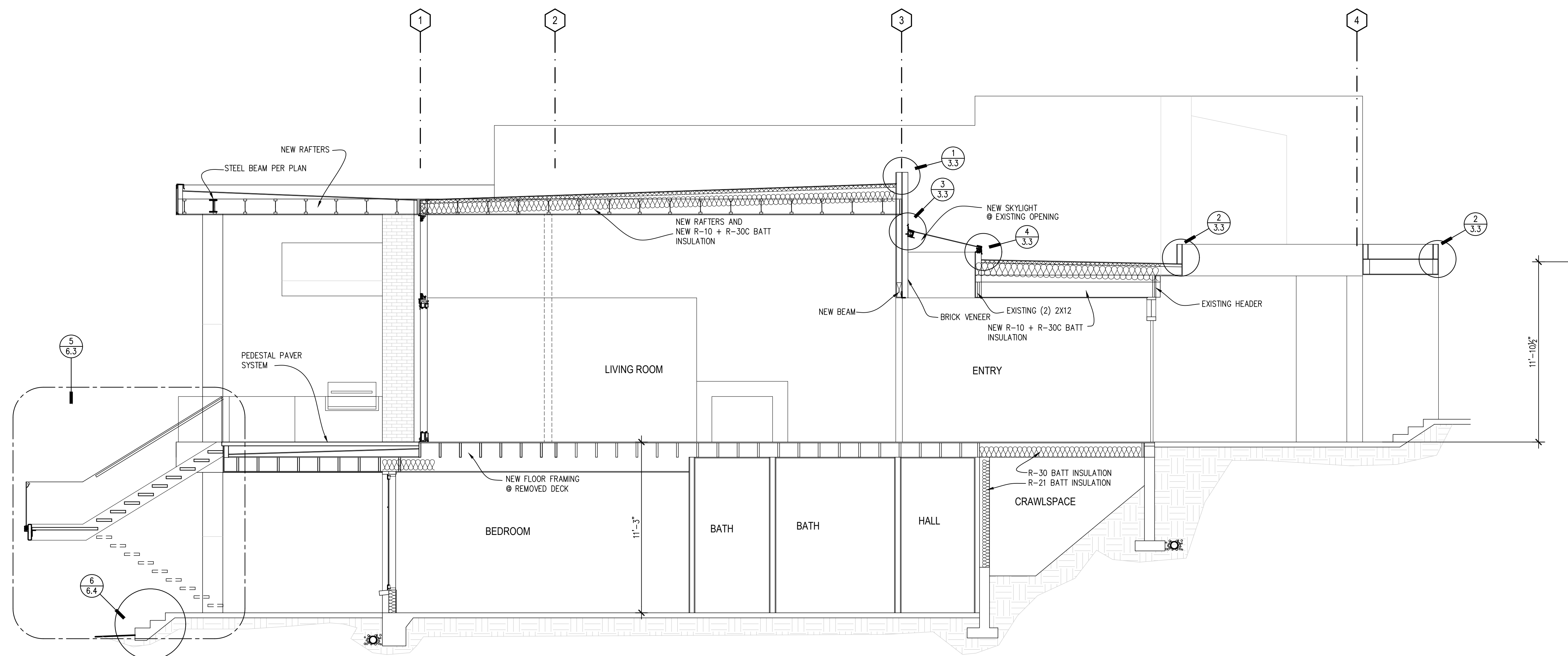
3 DETAIL
1" = 1'-0"



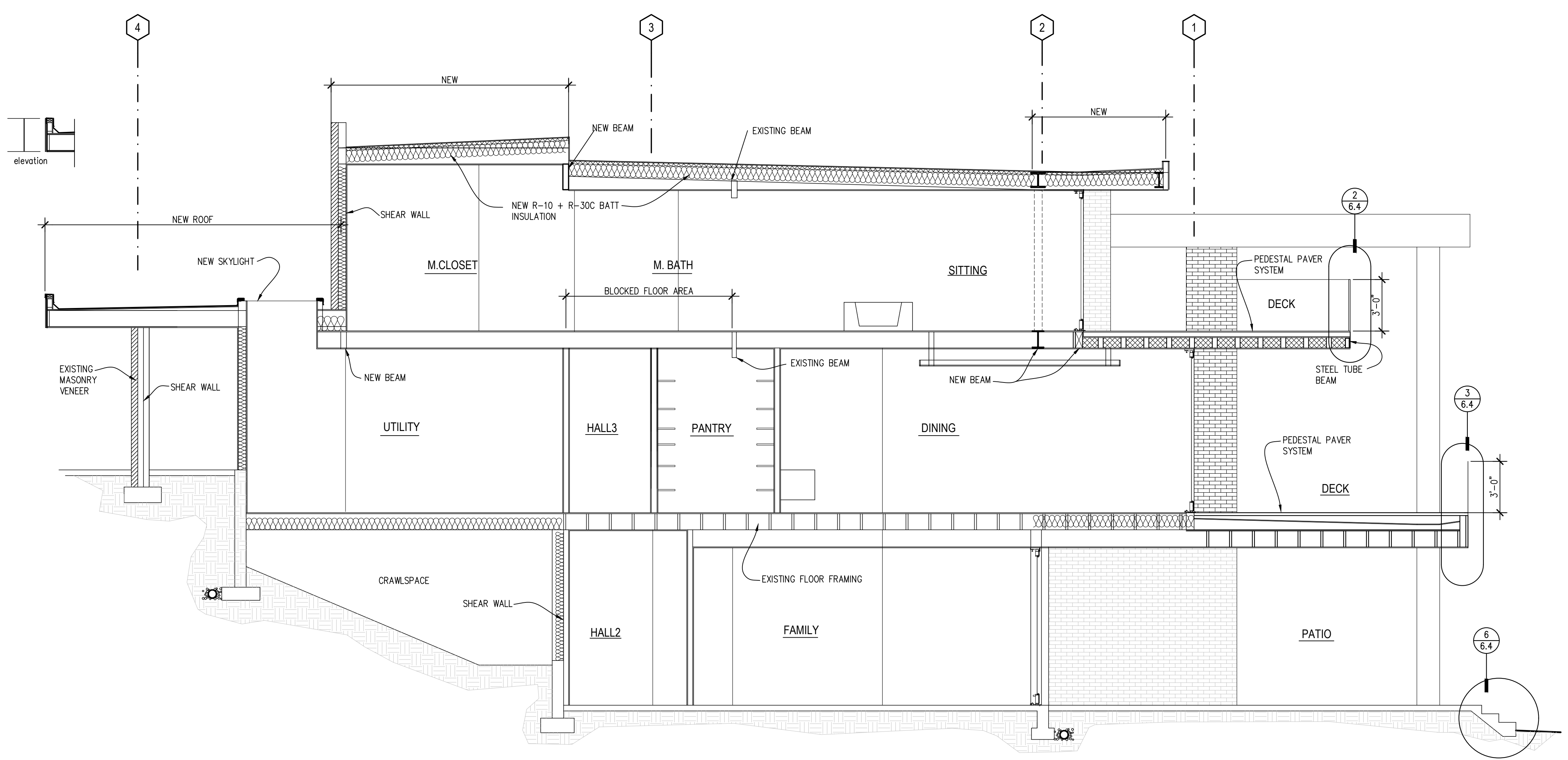
2 BUILDING SECTION
1/4" = 1'-0"



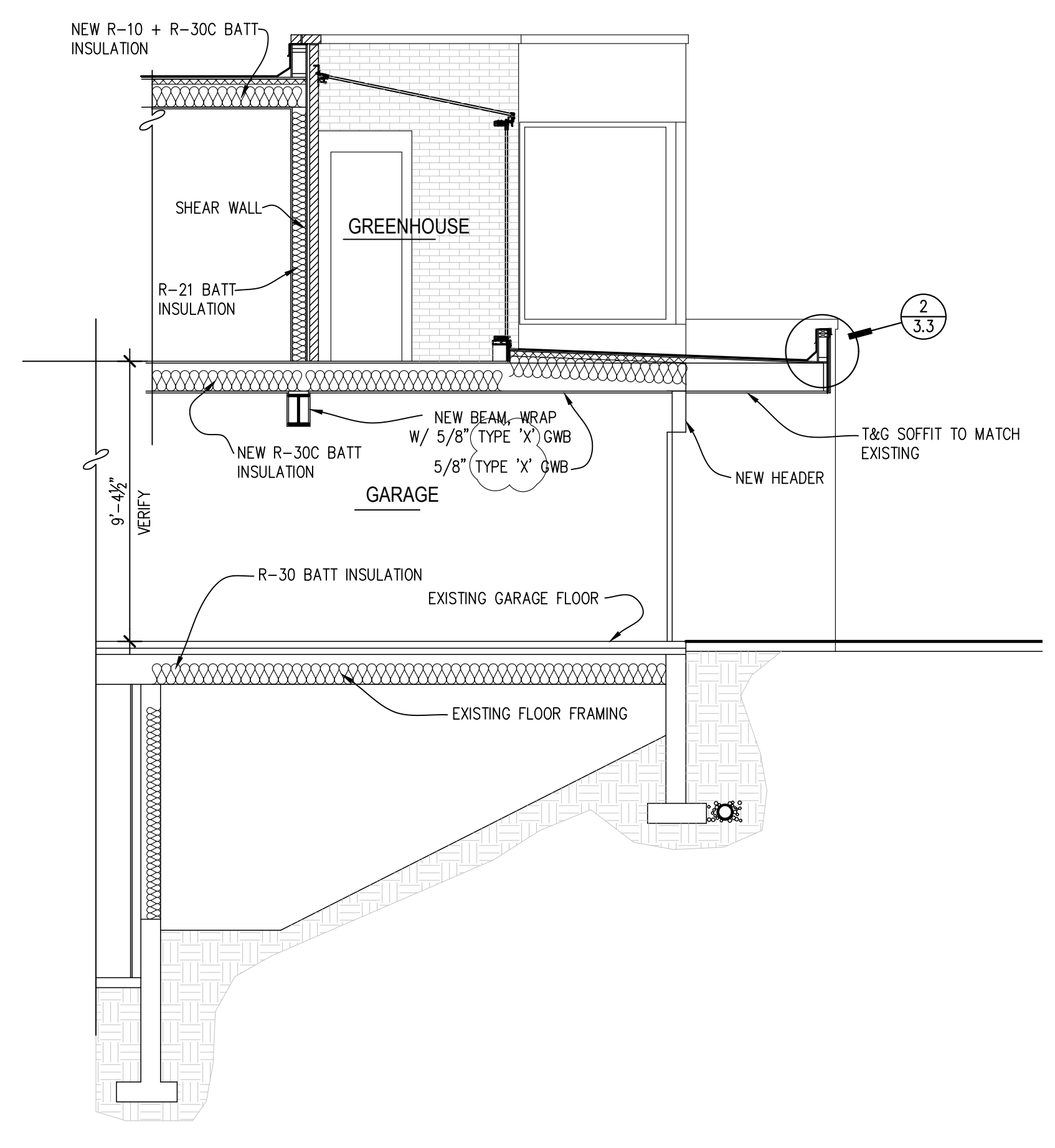
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



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



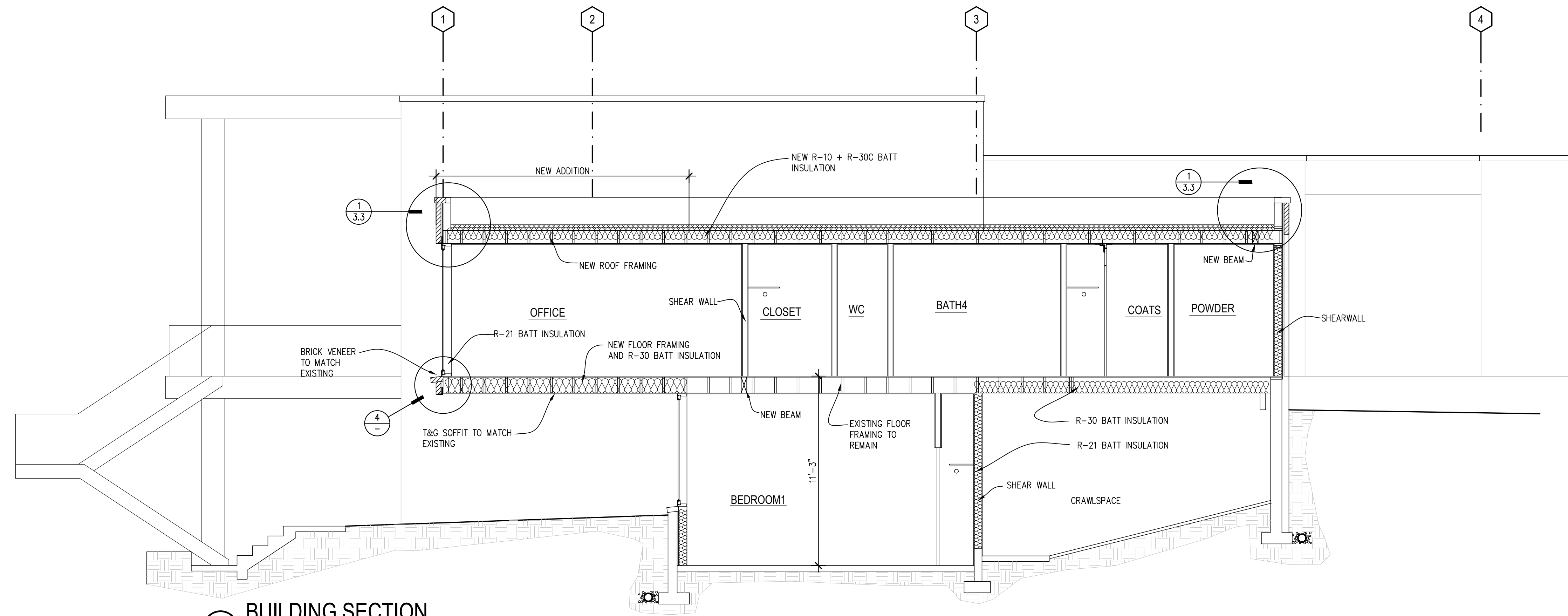
3 BUILDING SECTION
1/4" = 1'-0"



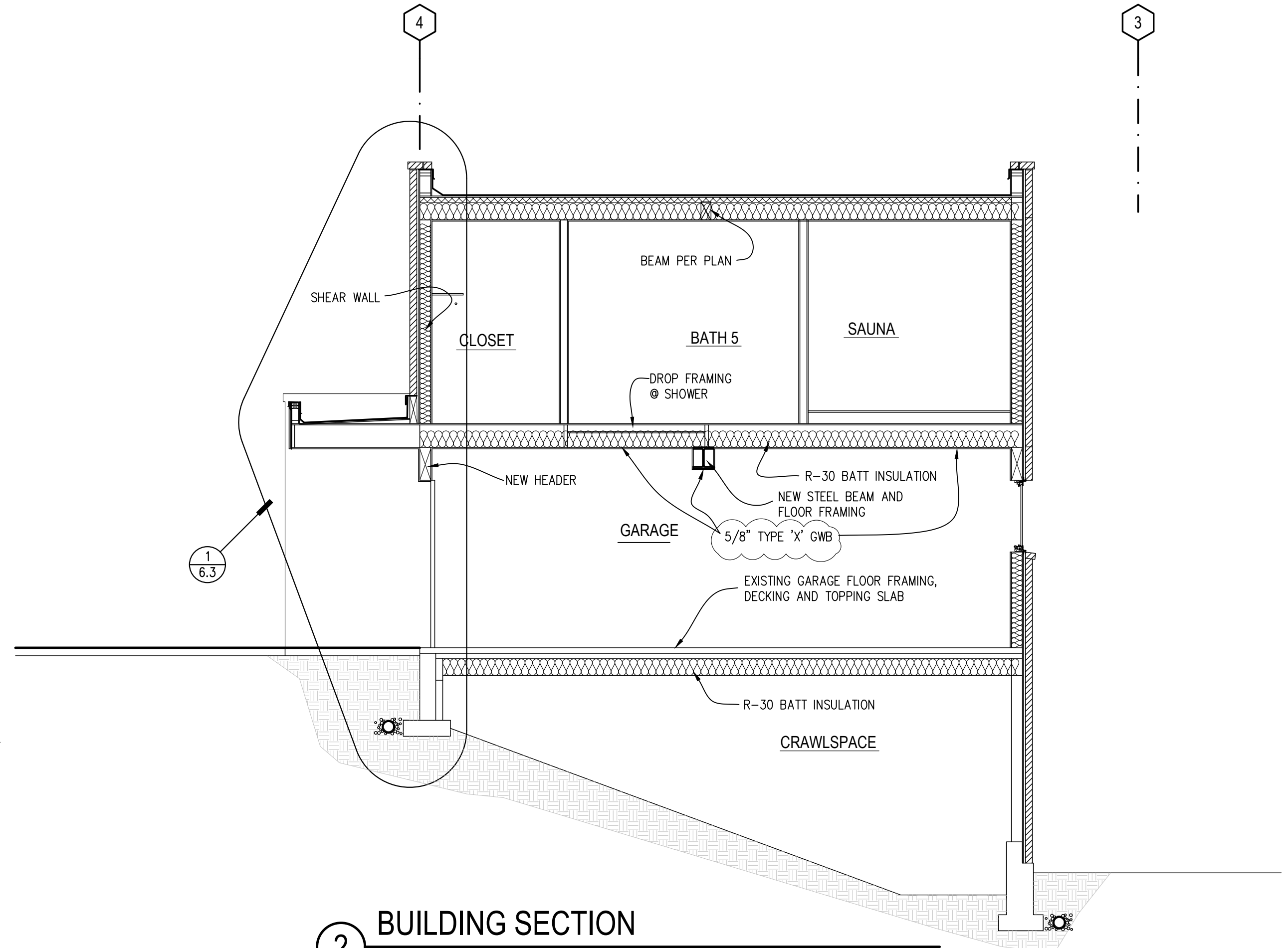
2 BUILDING SECTION
1/4" = 1'-0"



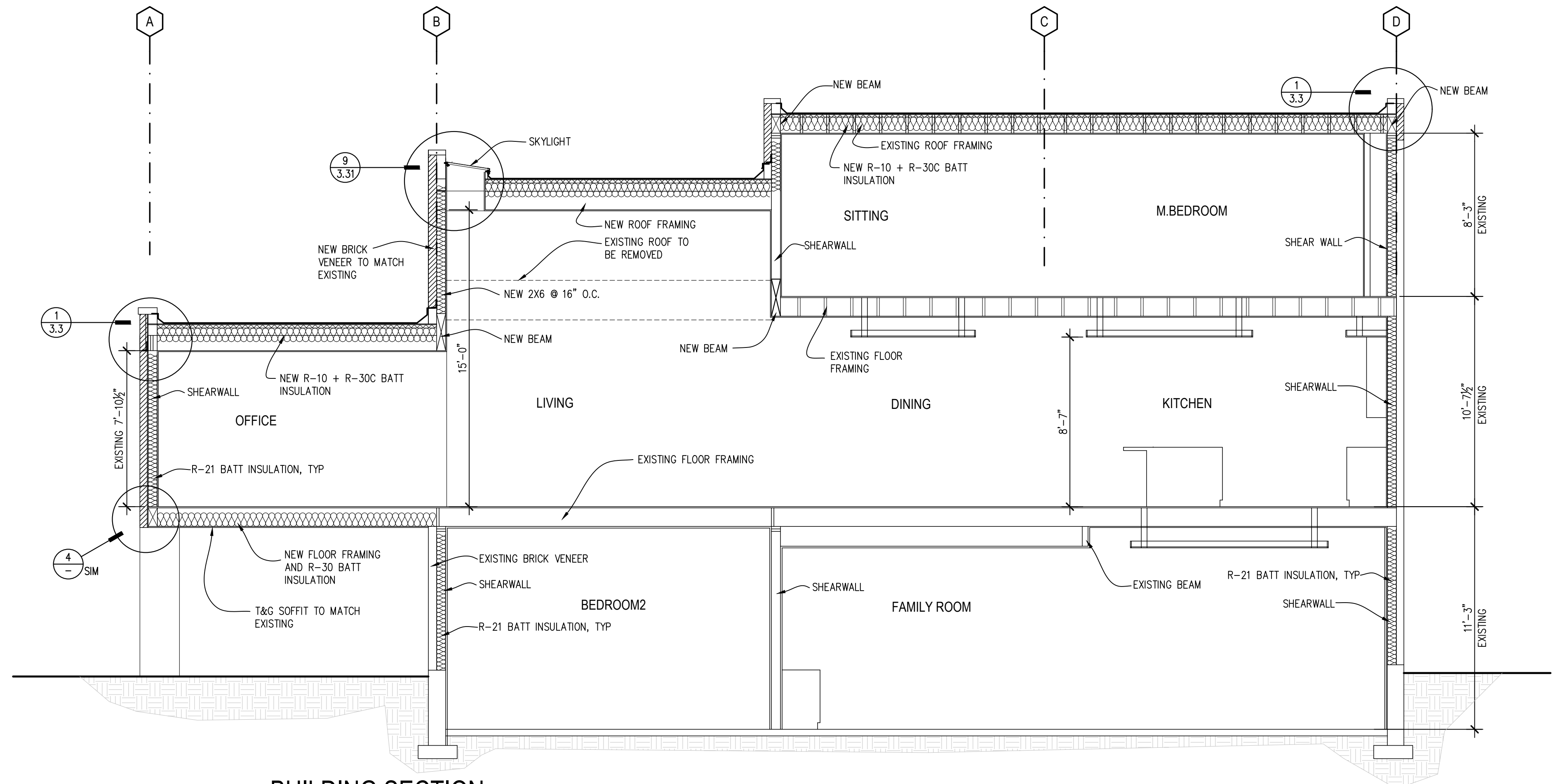
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



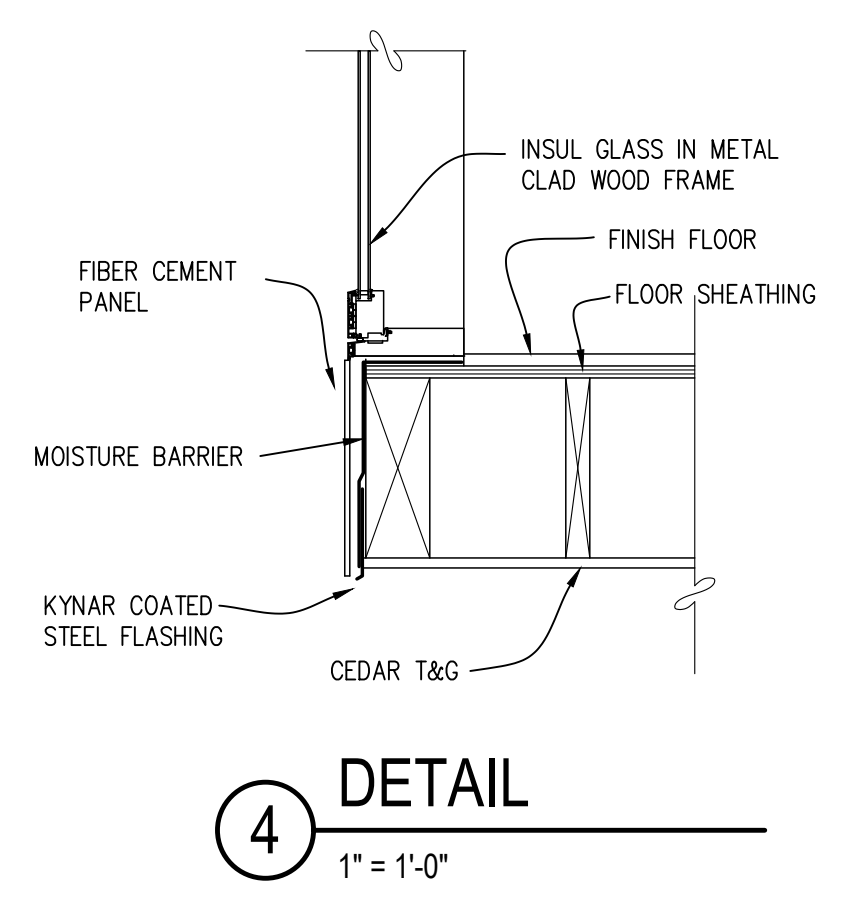
1 BUILDING SECTION
1/4" = 1'-0"



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



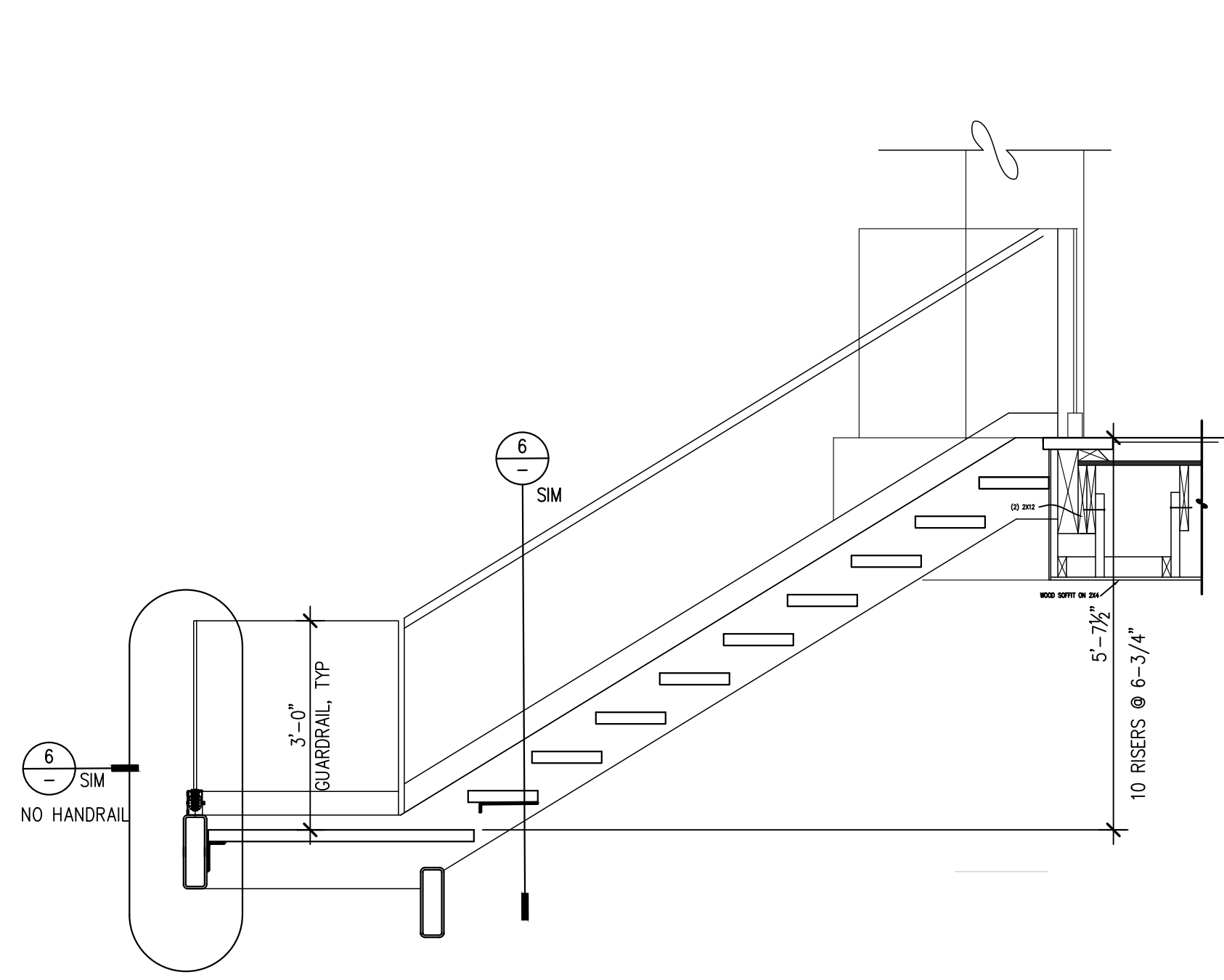
3 BUILDING SECTION
1/4" = 1'-0"



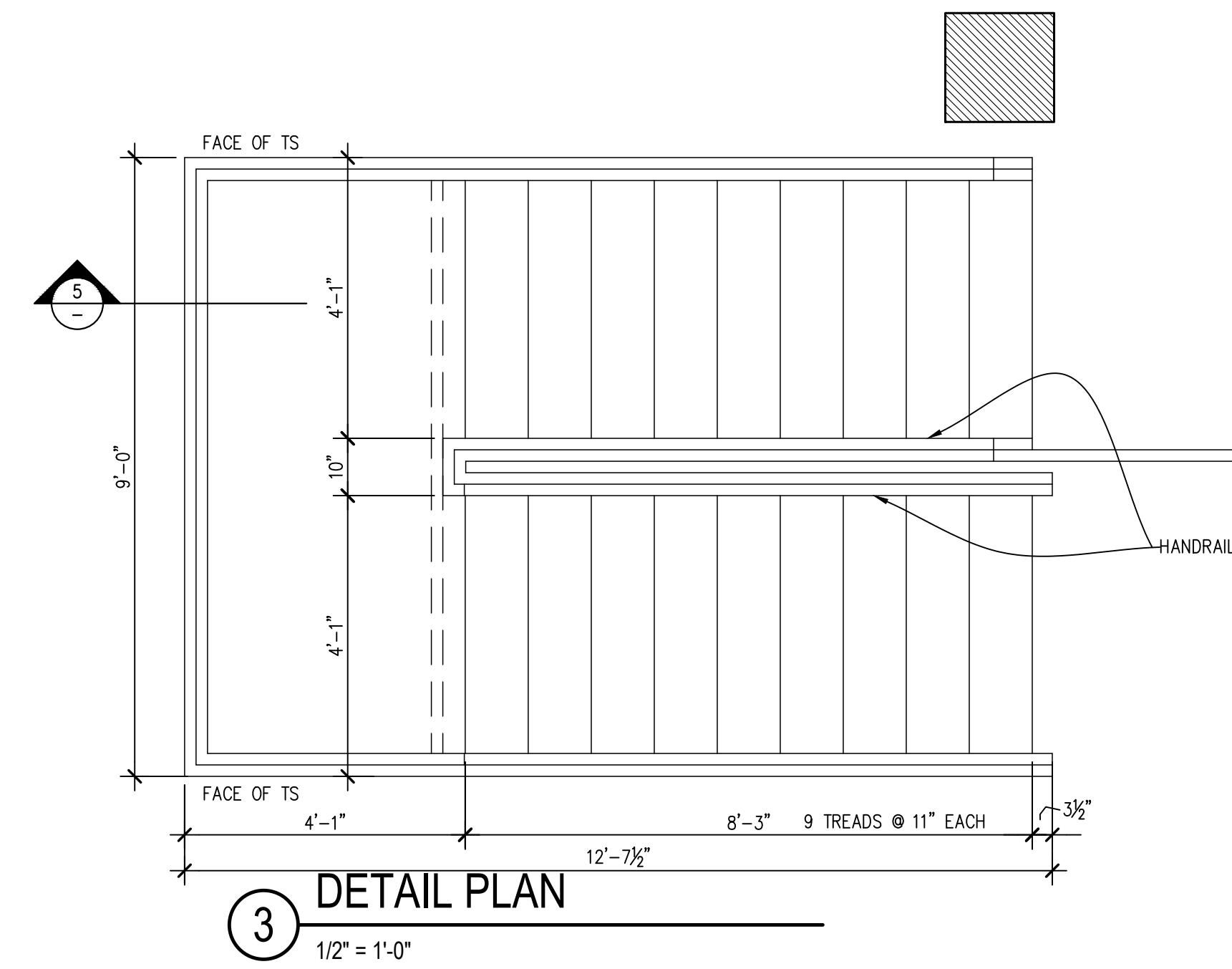
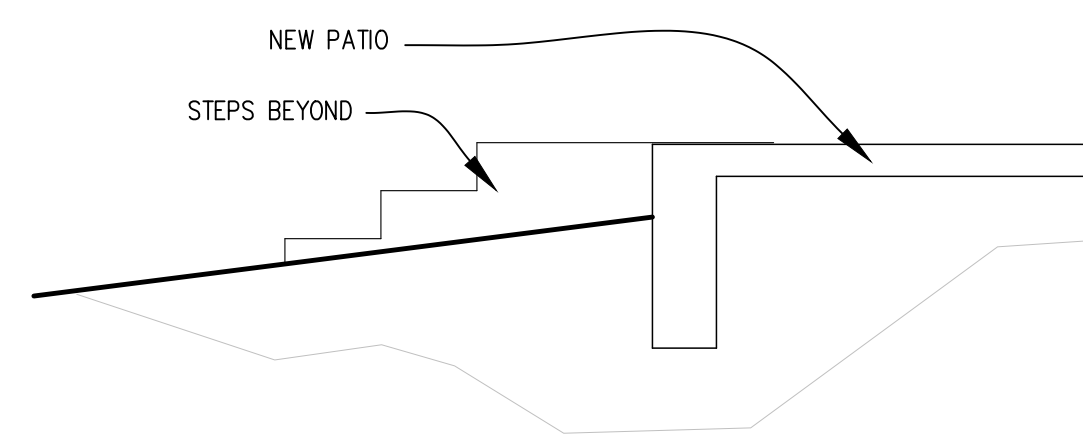
4 DETAIL
1" = 1'-0"



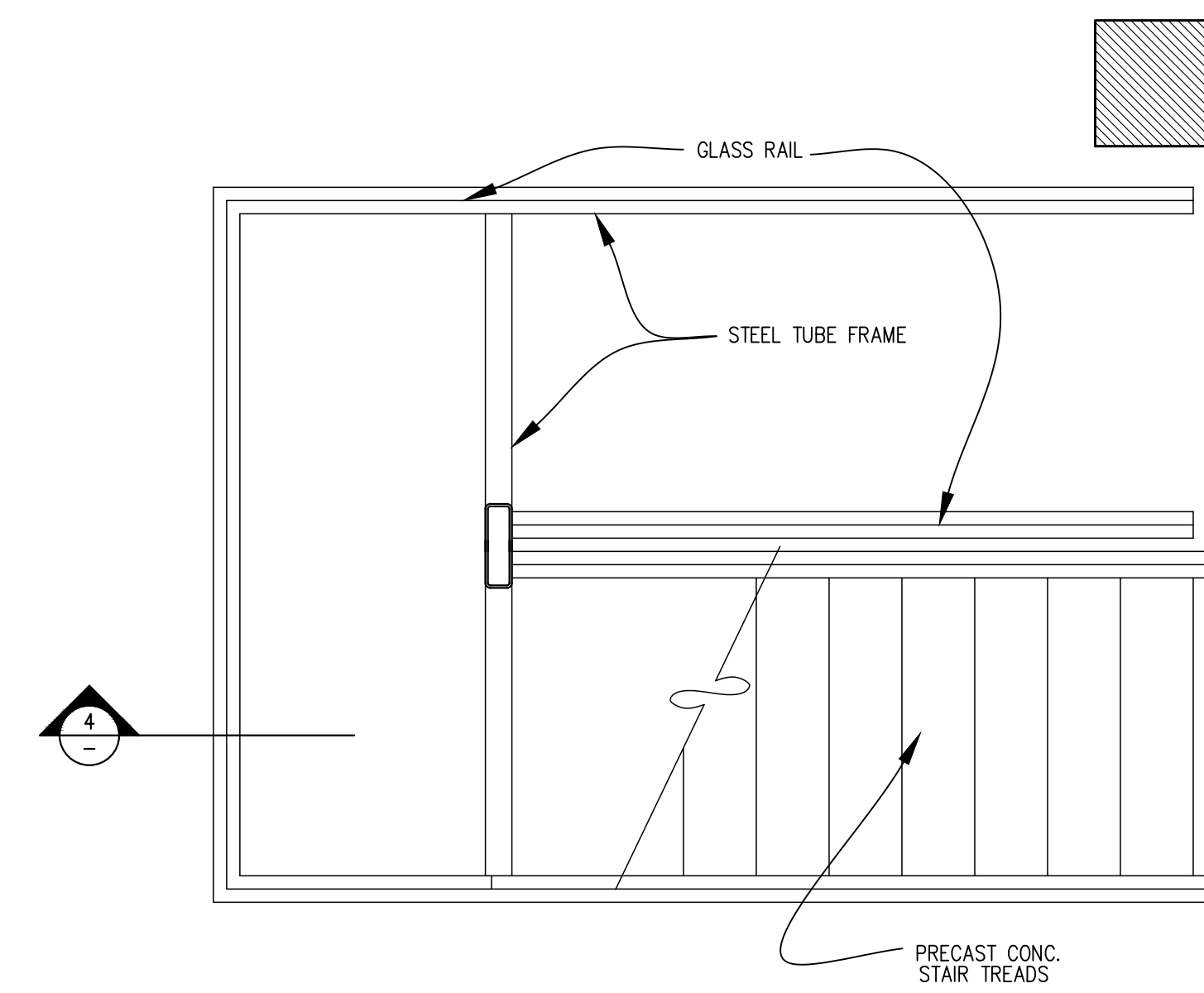
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



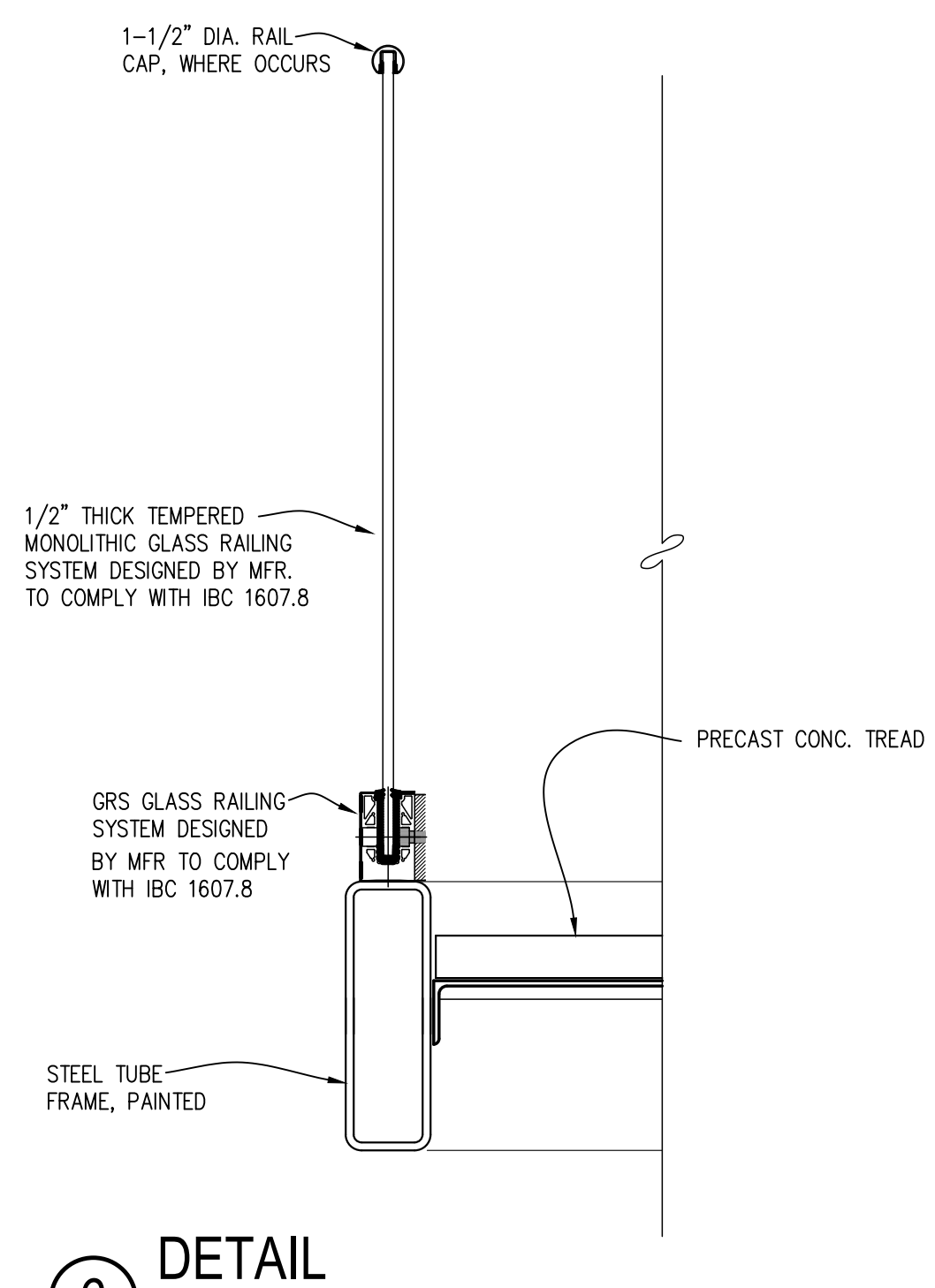
5
1/2" = 1'-0"



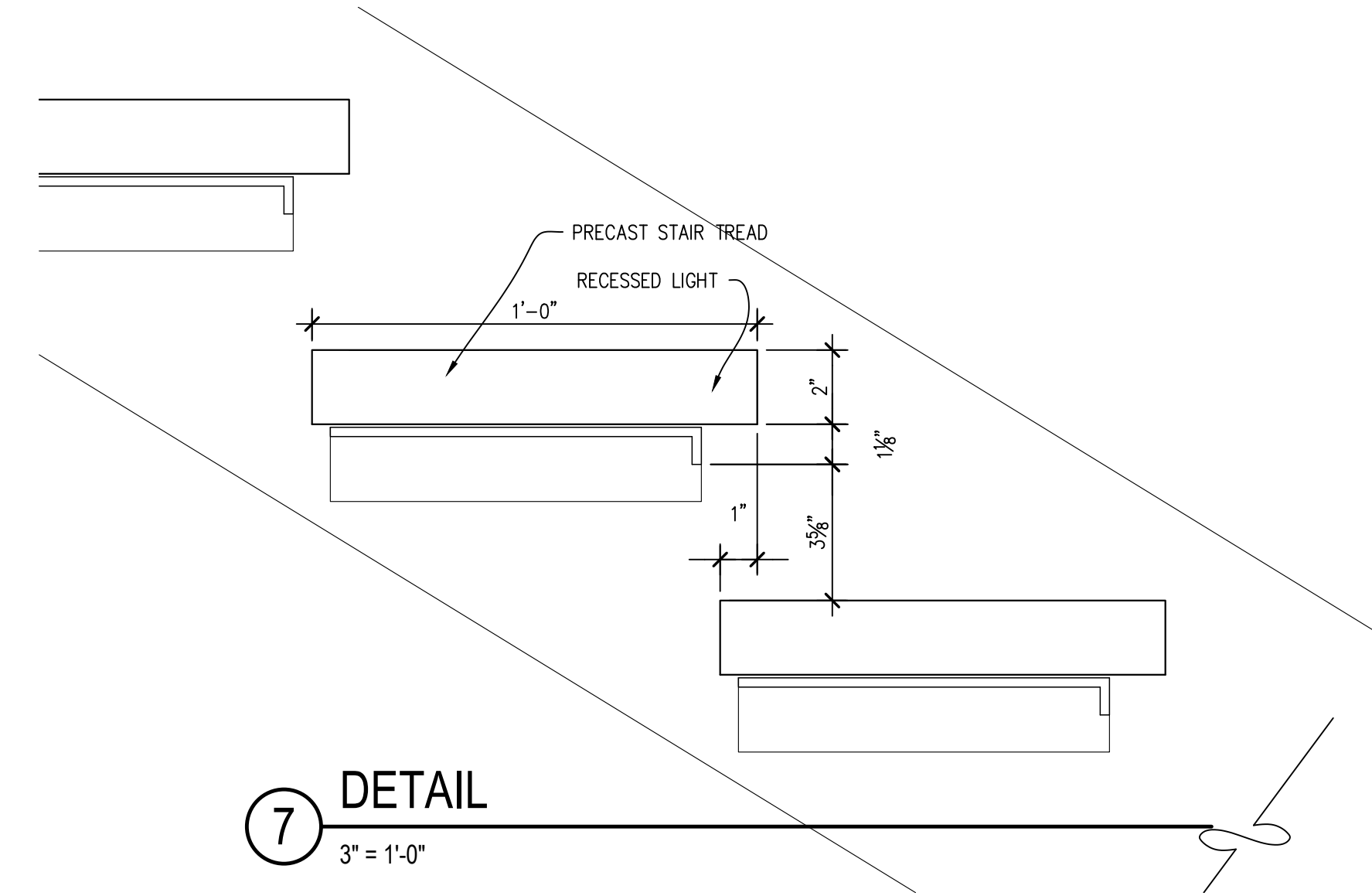
3
1/2" = 1'-0"



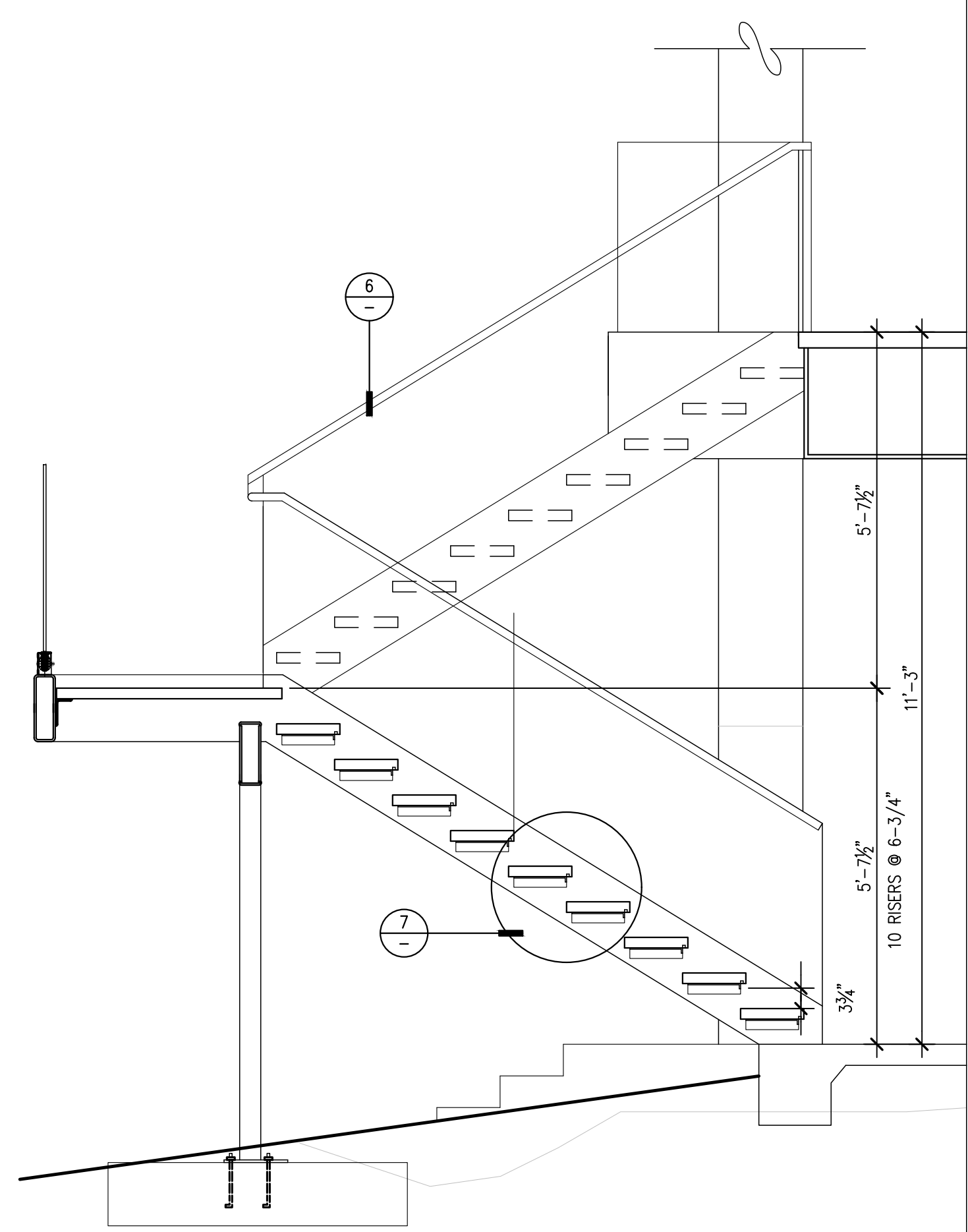
2
1/2" = 1'-0"



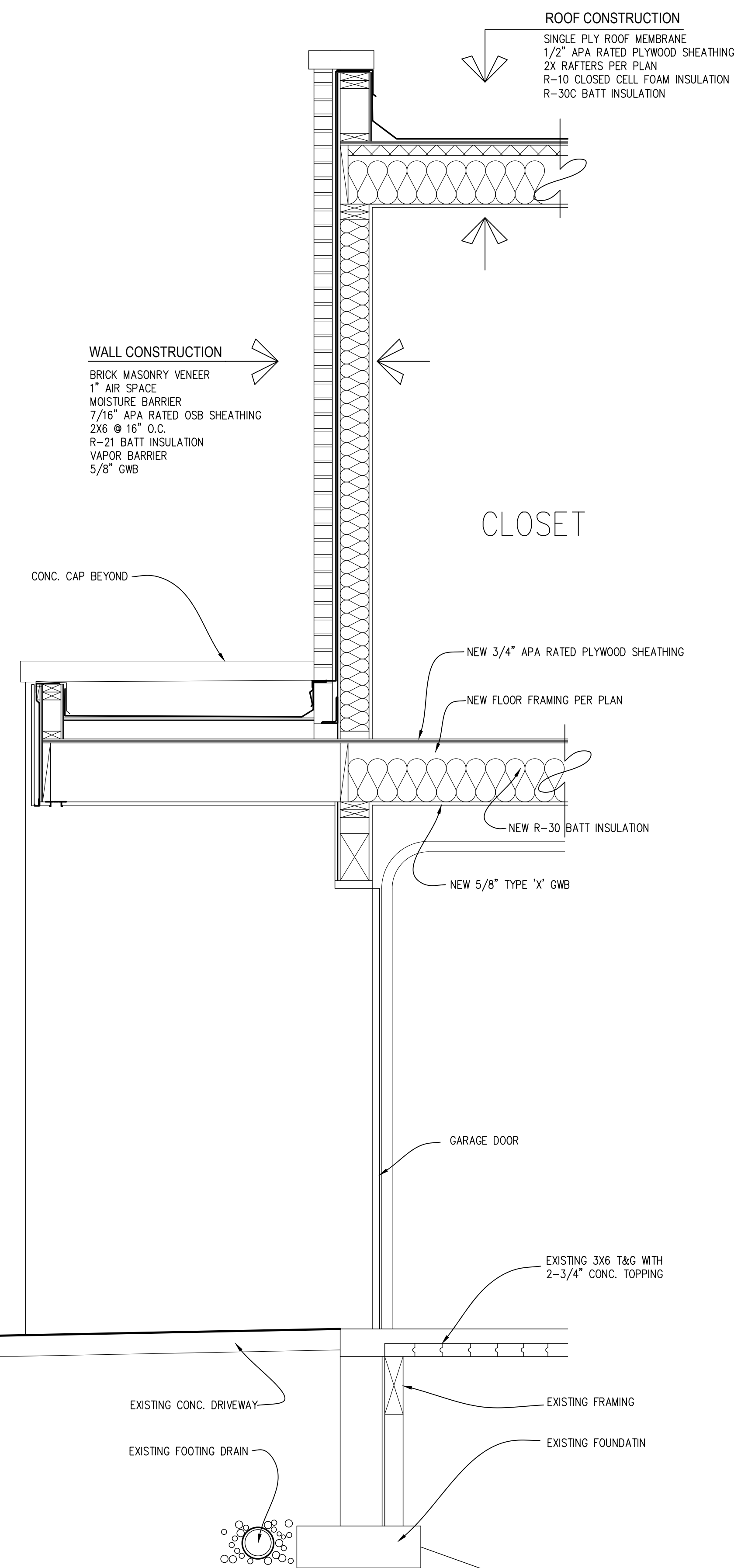
6
1-1/2" = 1'-0"



7
3" = 1'-0"



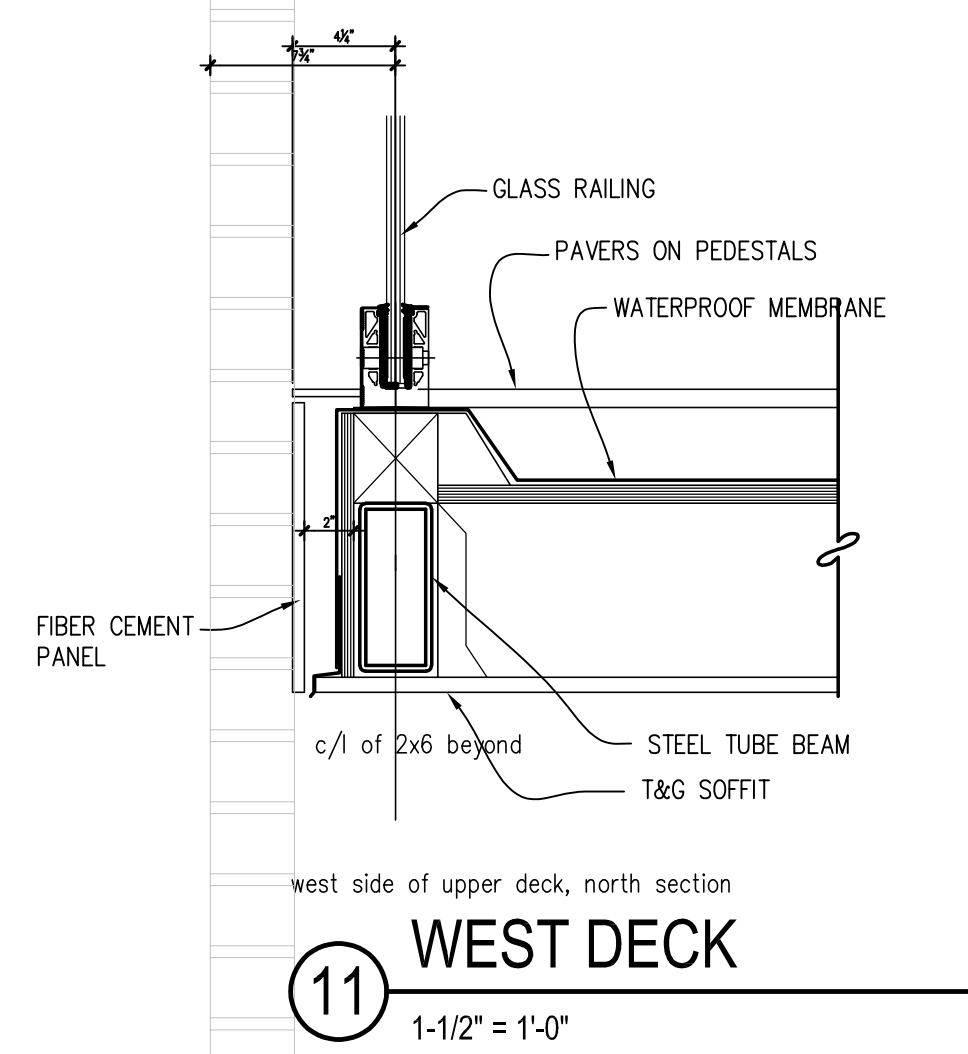
4
1/2" = 1'-0"



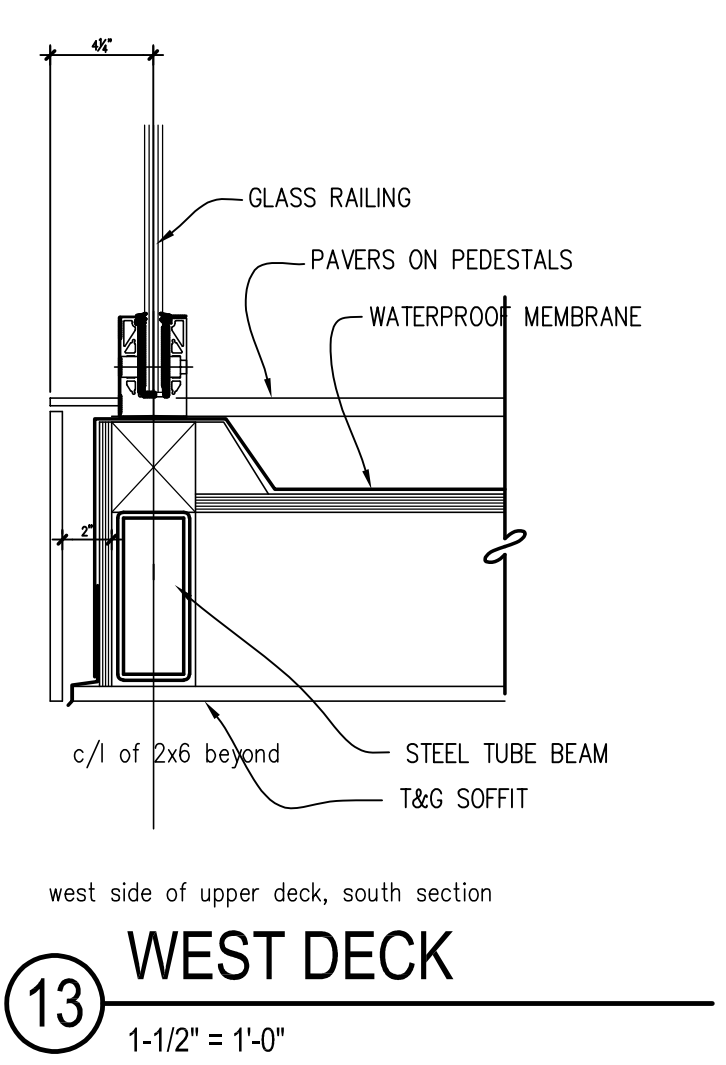
1
3/4" = 1'-0"



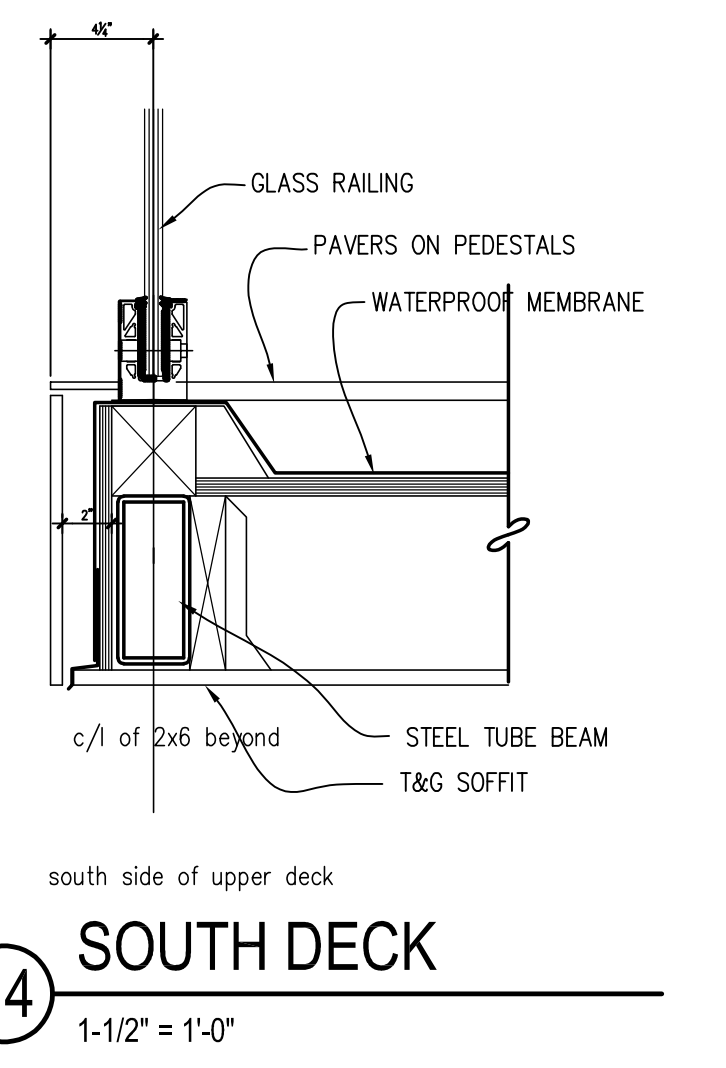
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



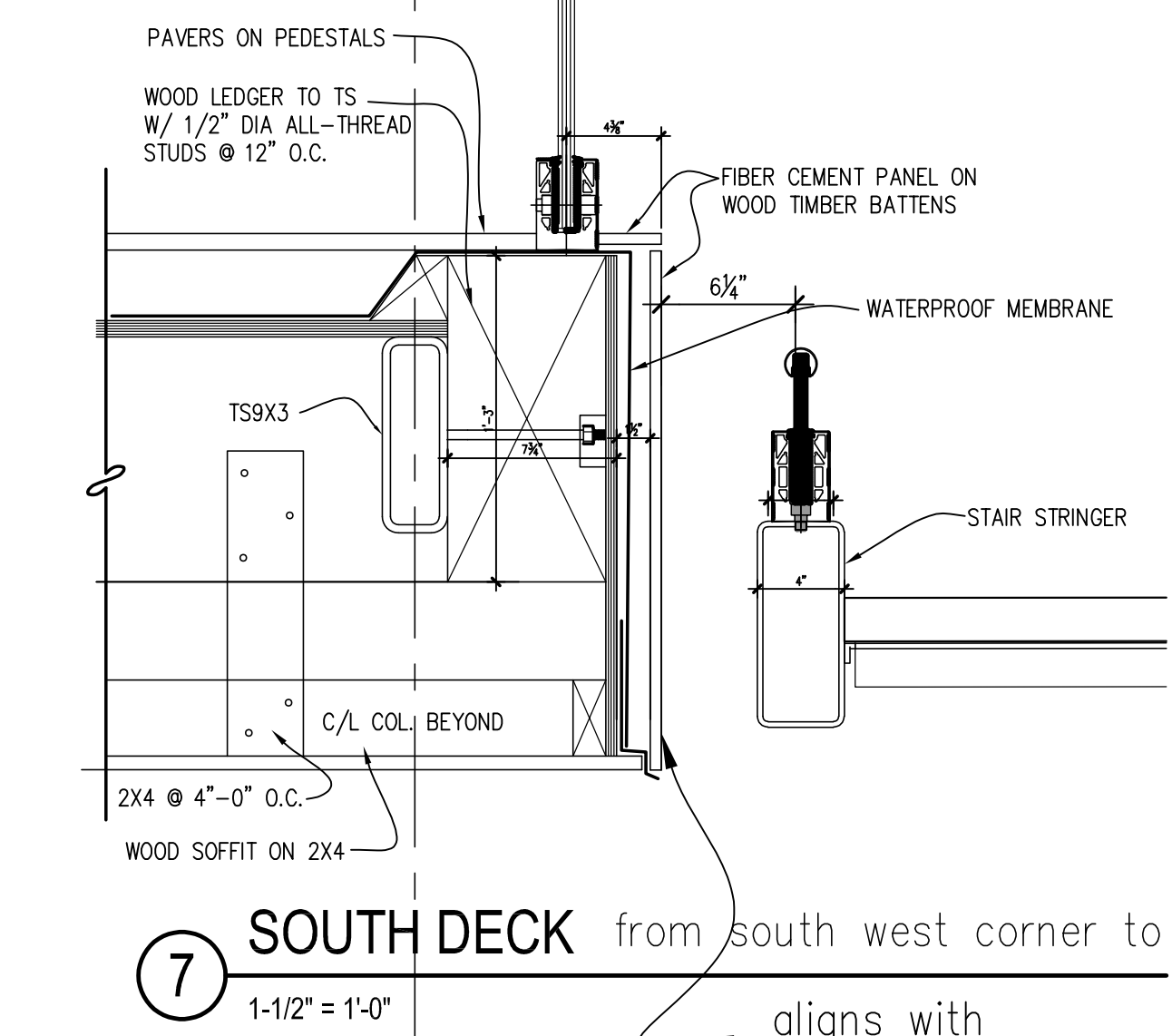
11 WEST DECK
1-1/2" = 1'-0"



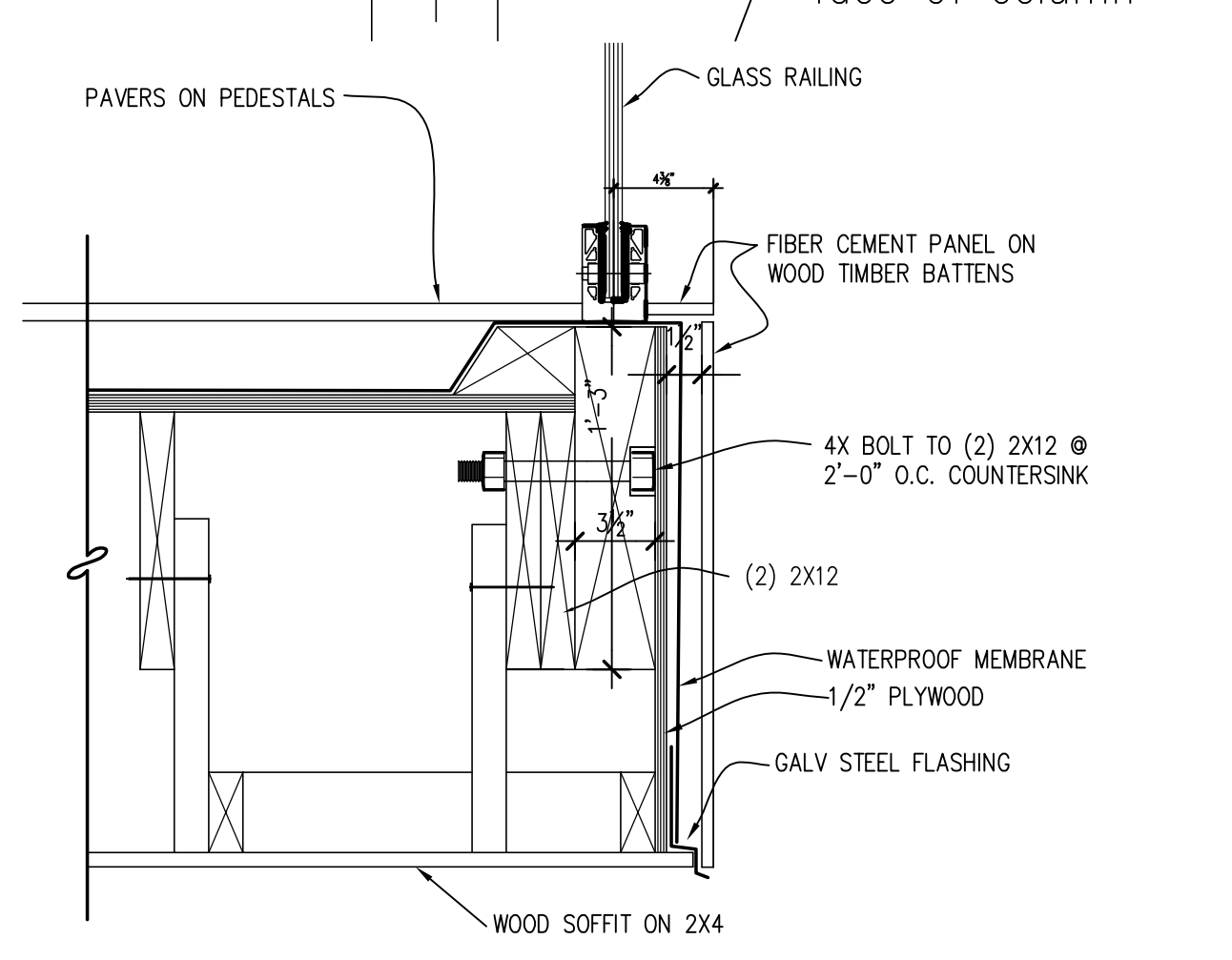
13 WEST DECK
1-1/2" = 1'-0"



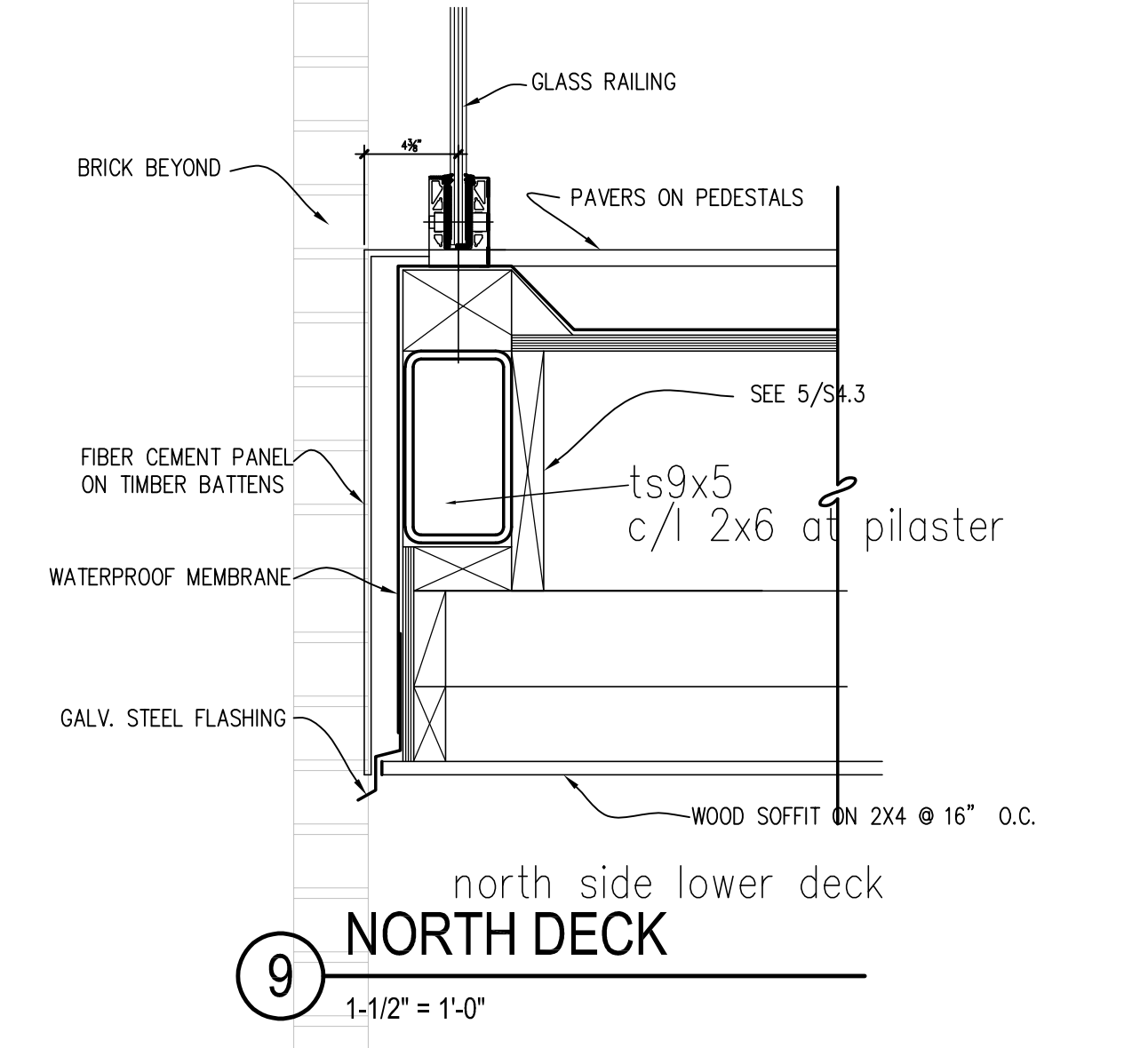
14 SOUTH DECK
1-1/2" = 1'-0"



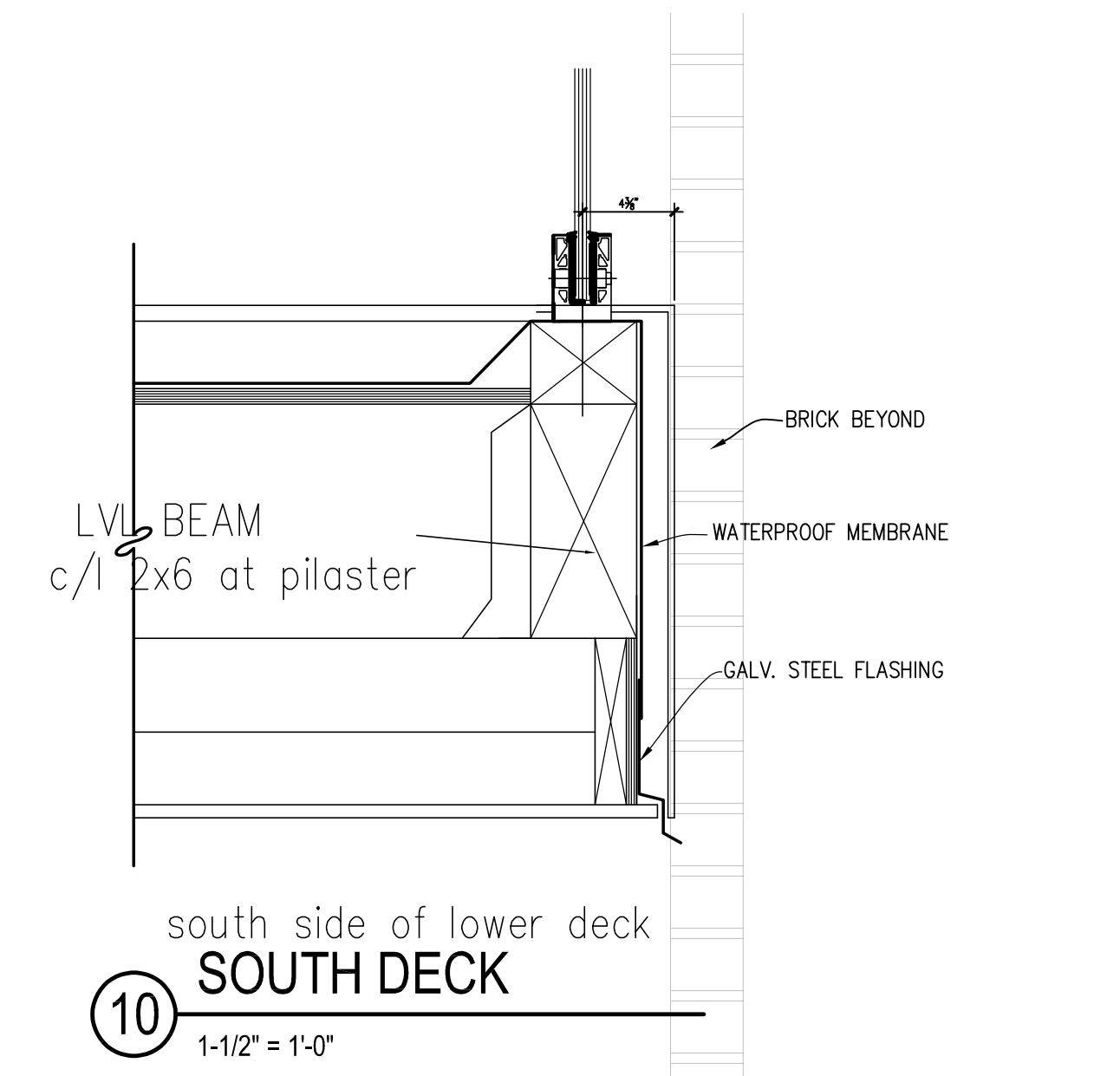
7 SOUTH DECK from south west corner to
1-1/2" = 1'-0"



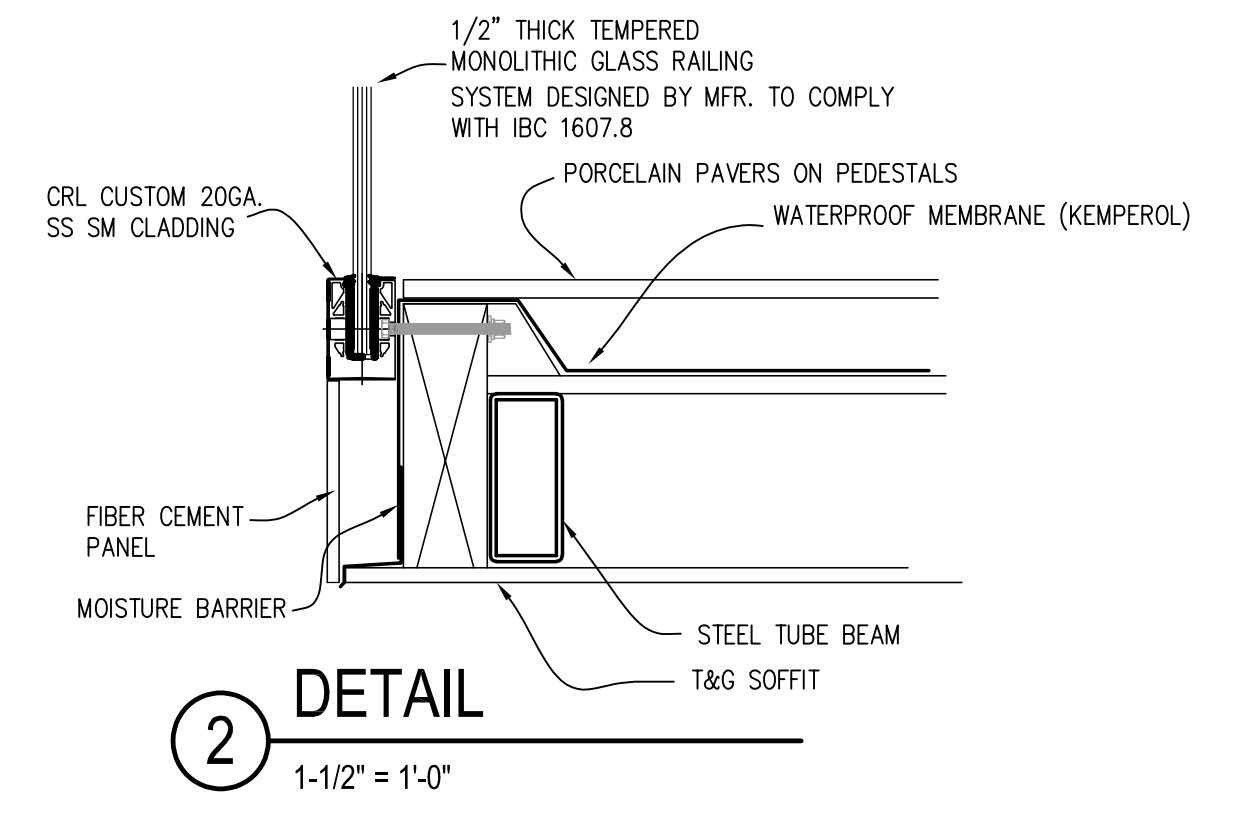
8 WEST DECK
1-1/2" = 1'-0"



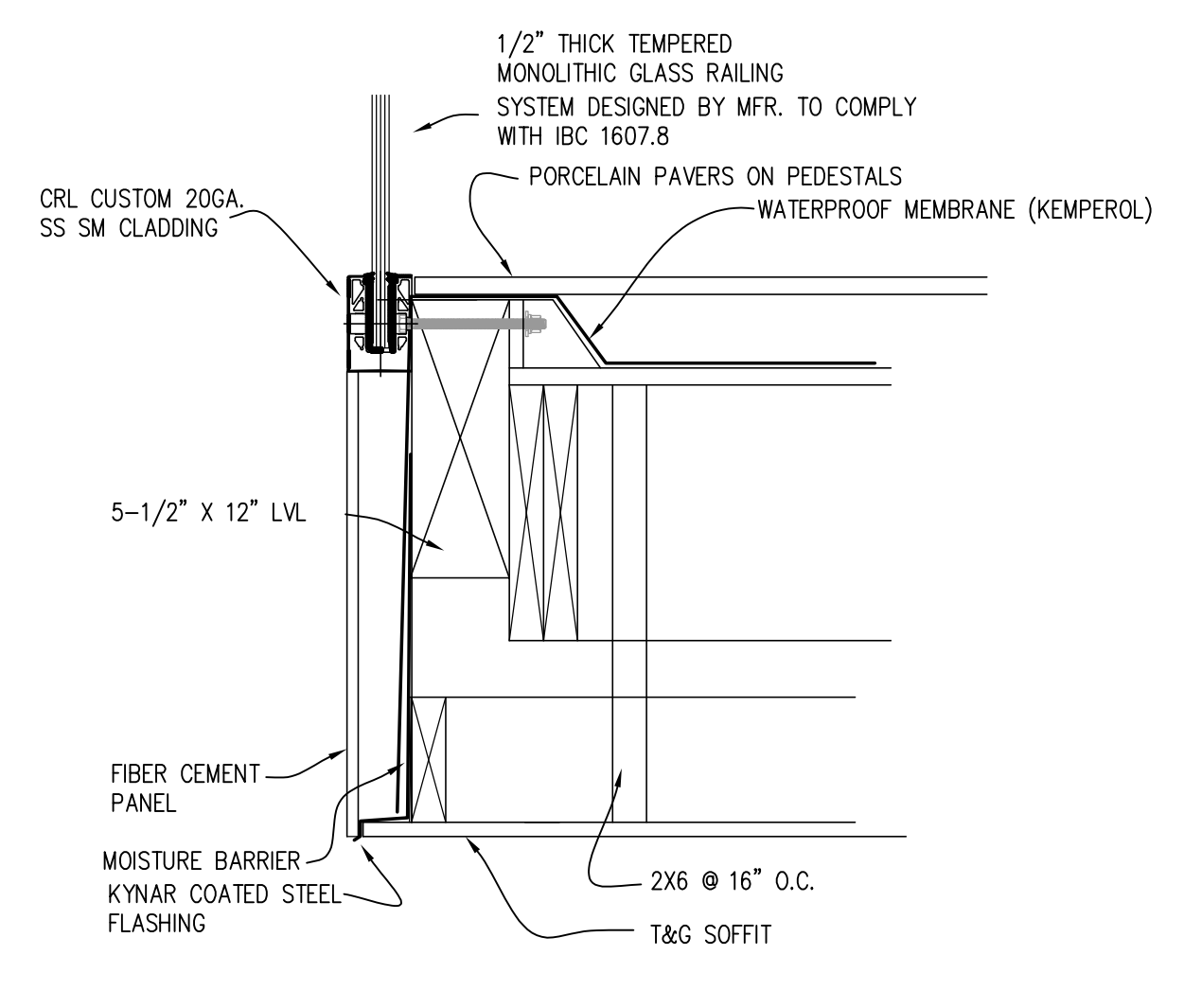
9 NORTH DECK
1-1/2" = 1'-0"



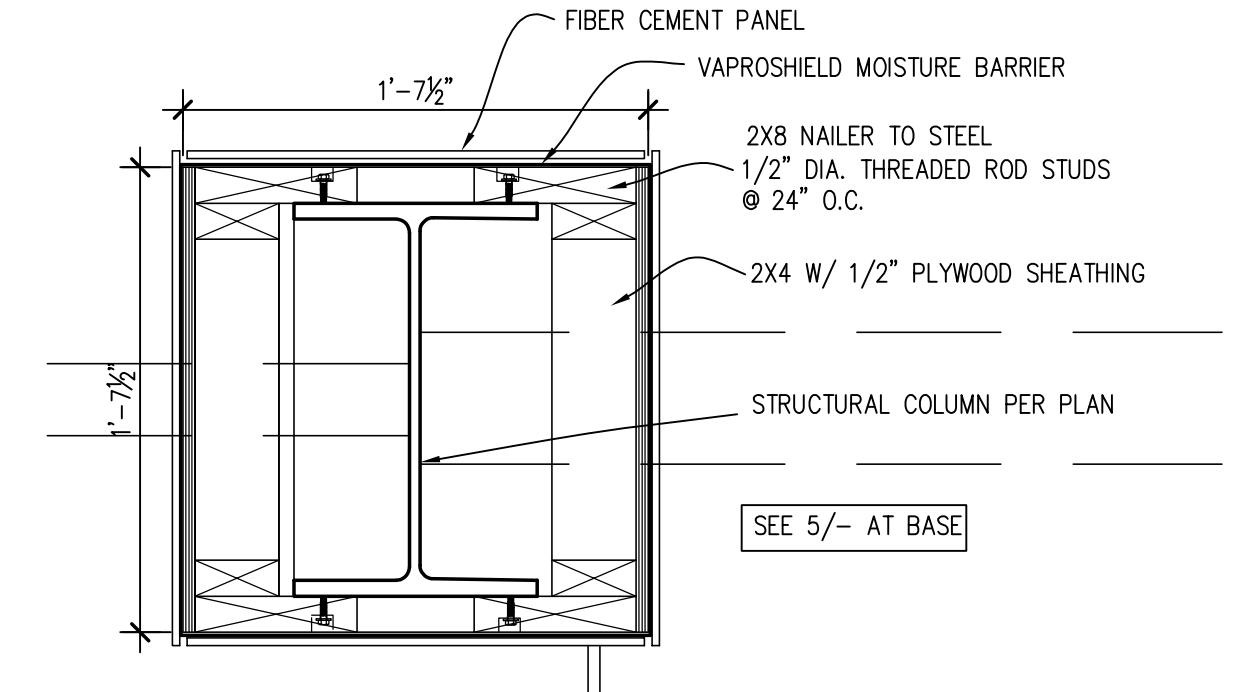
10 SOUTH DECK
1-1/2" = 1'-0"



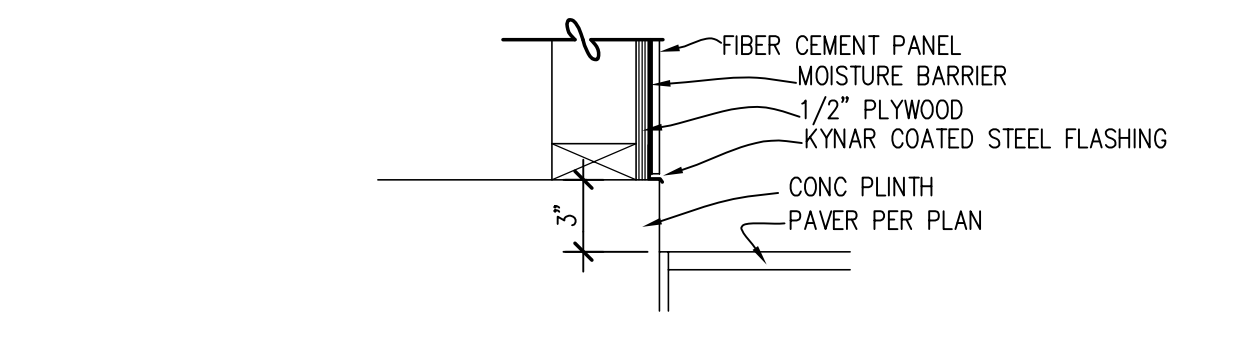
2 DETAIL
1-1/2" = 1'-0"



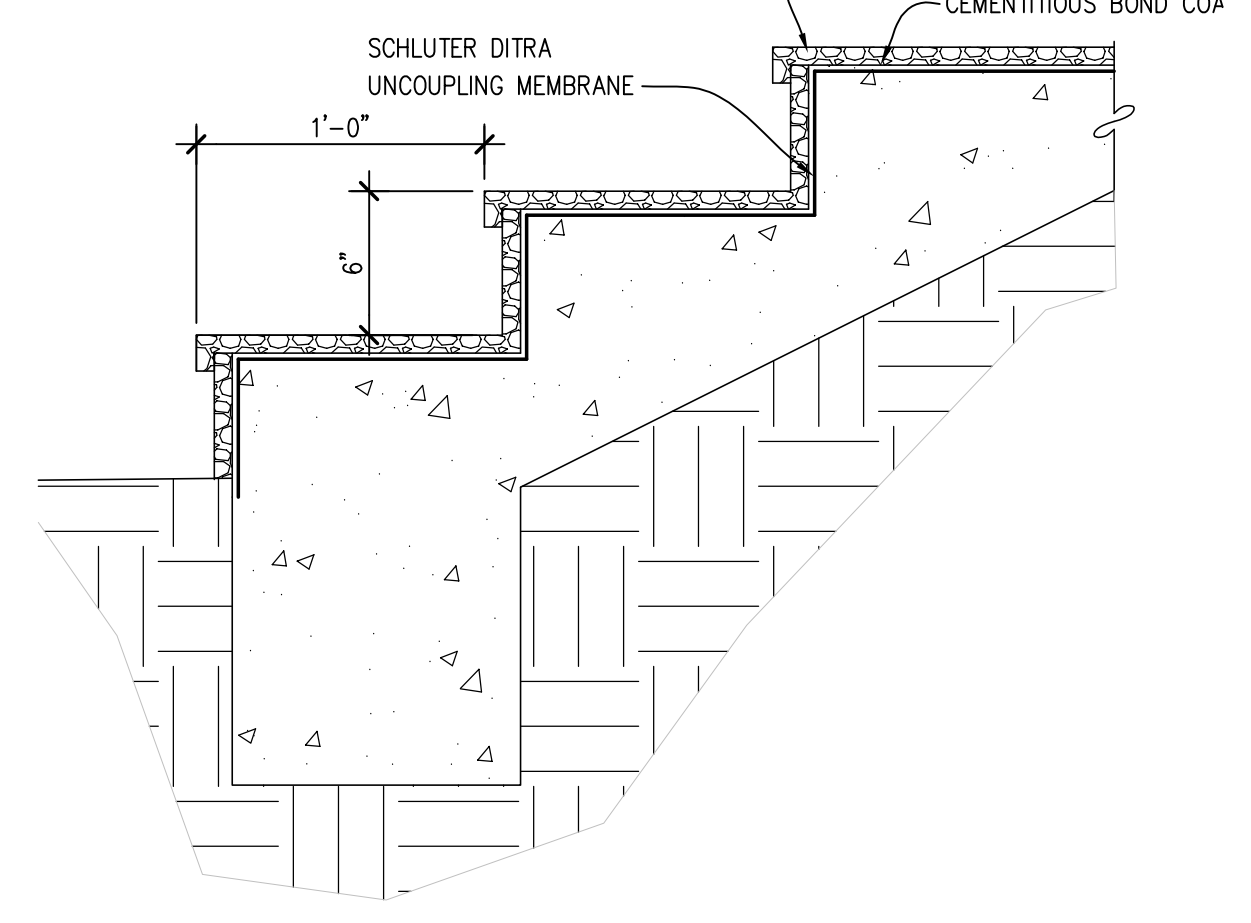
3 DETAIL
1-1/2" = 1'-0"



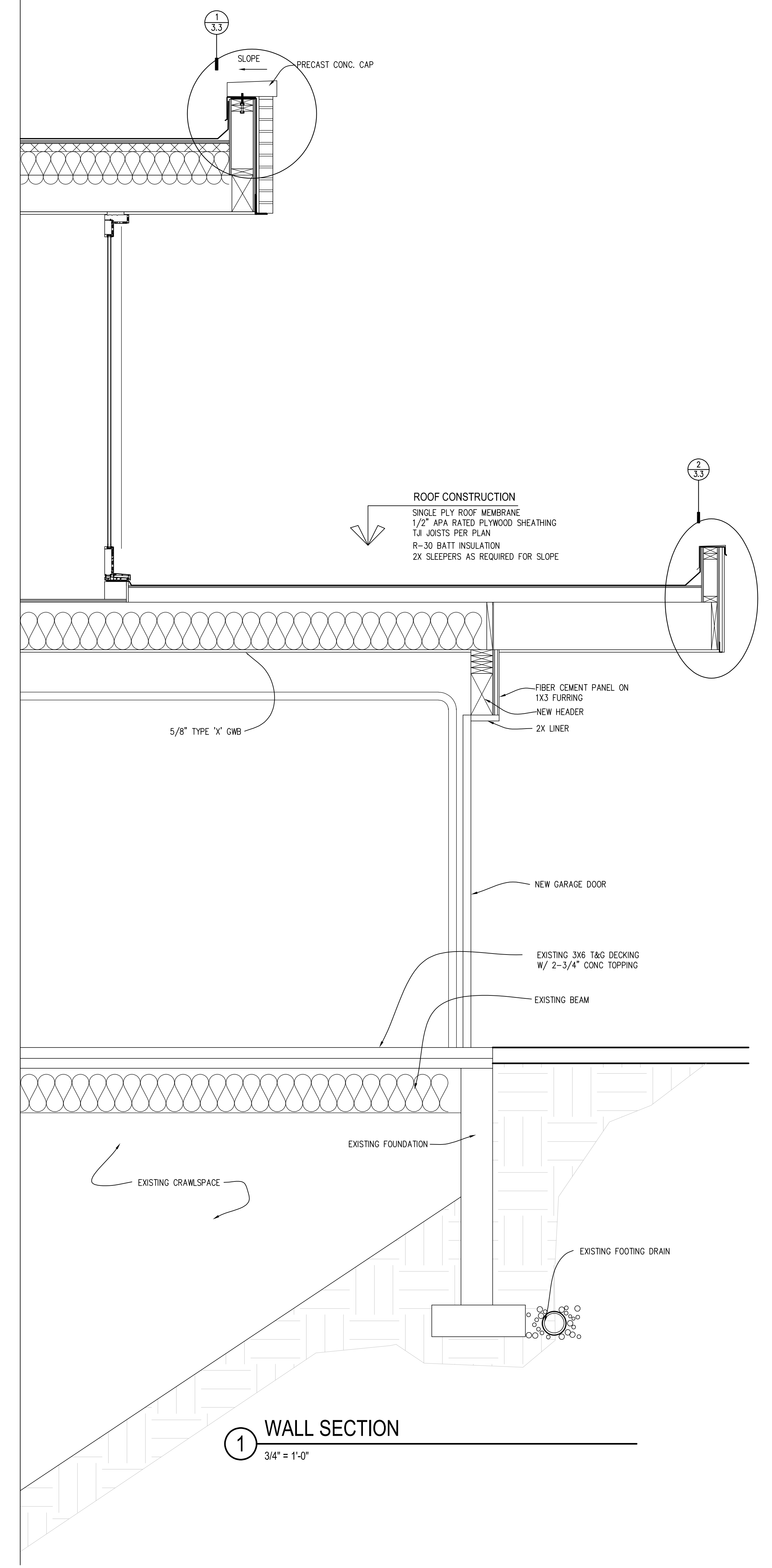
4 DETAIL
1-1/2" = 1'-0"



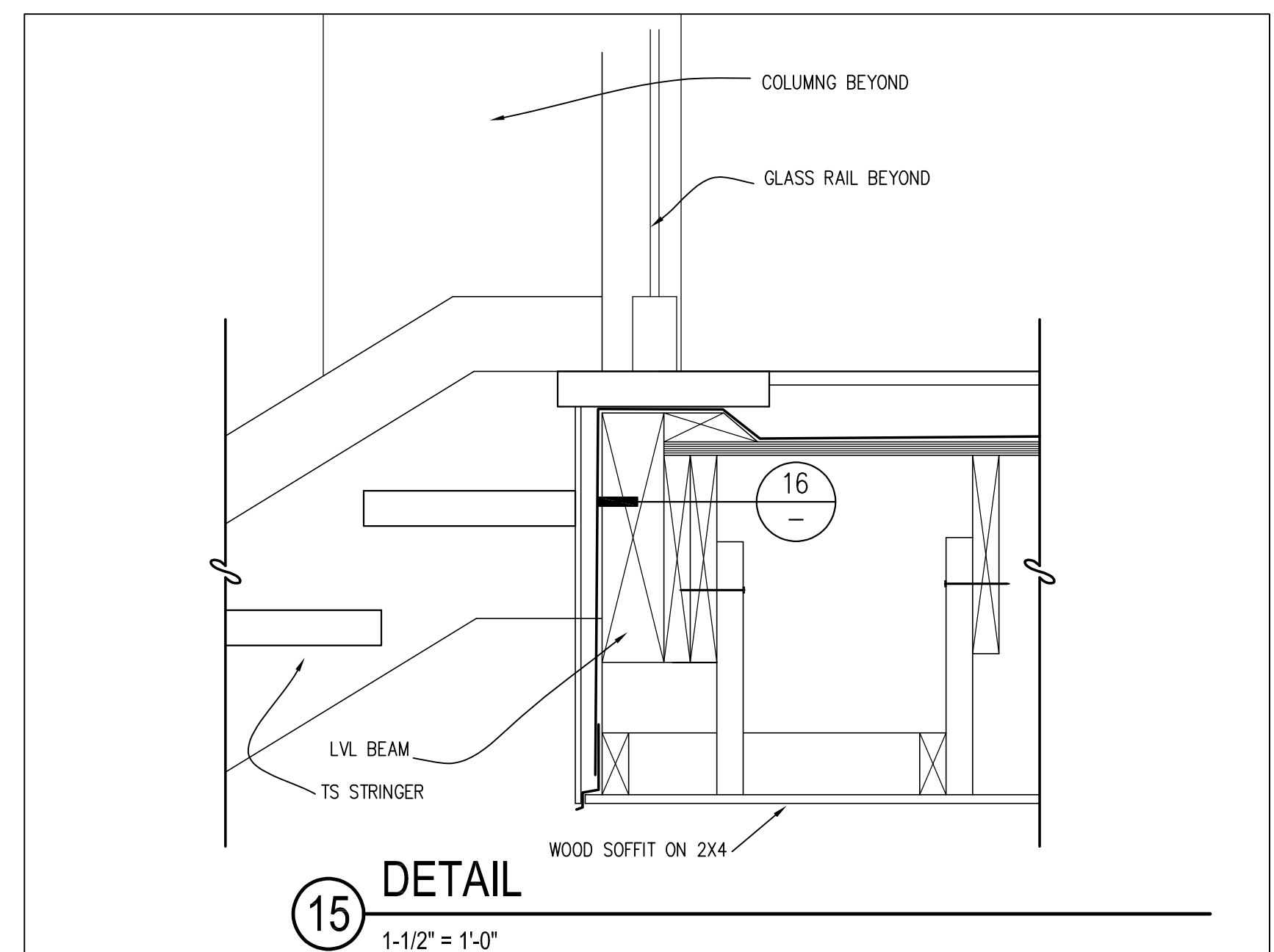
5 DETAIL
1-1/2" = 1'-0"



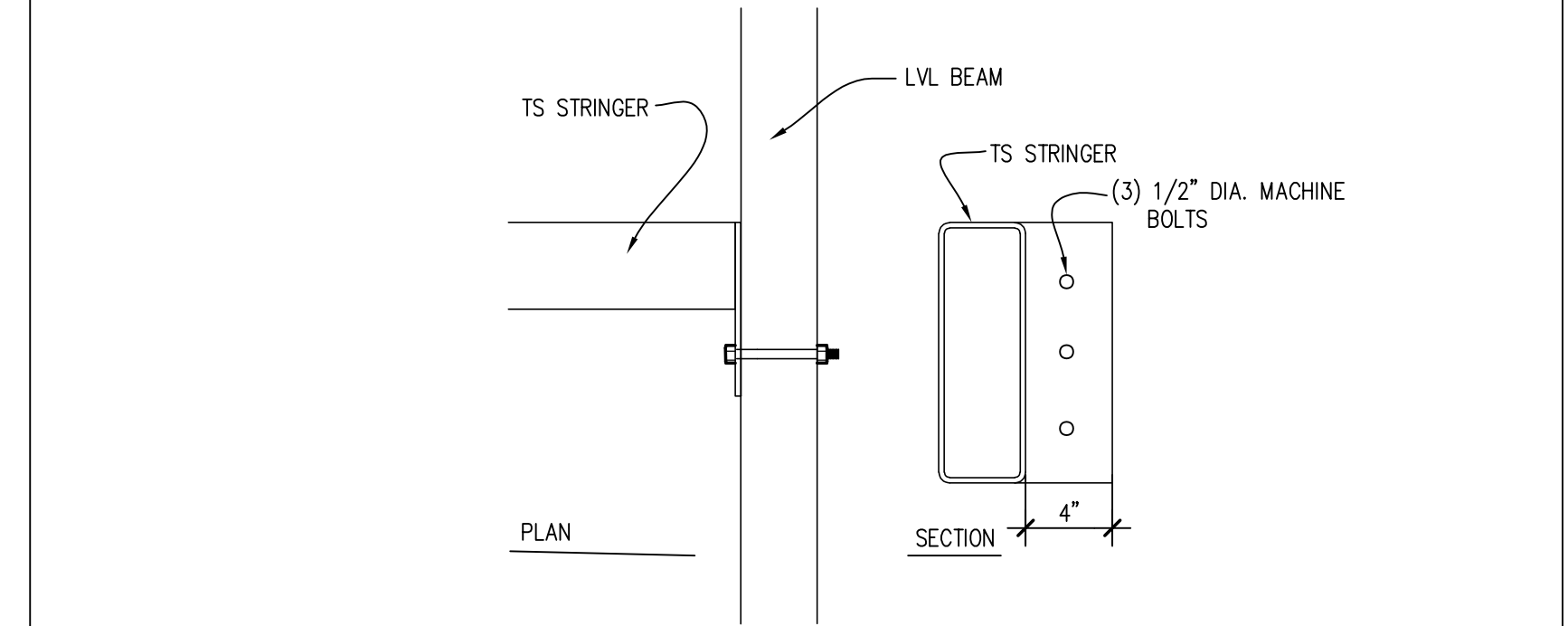
6 DETAIL
1-1/2" = 1'-0"



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



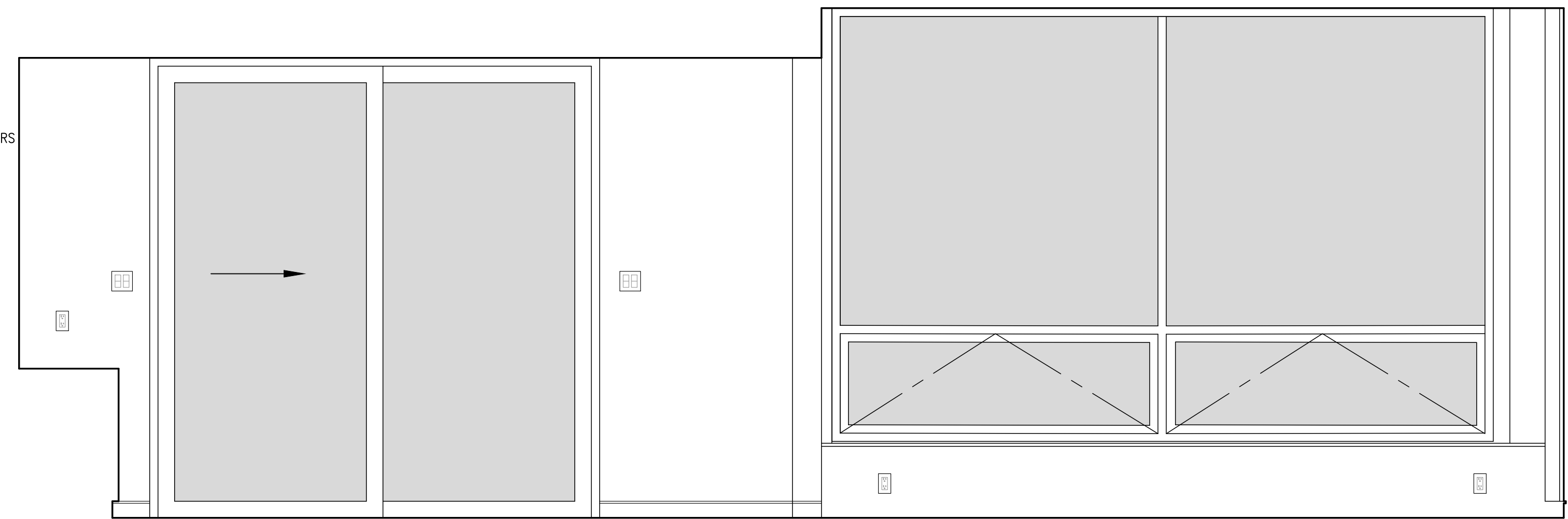
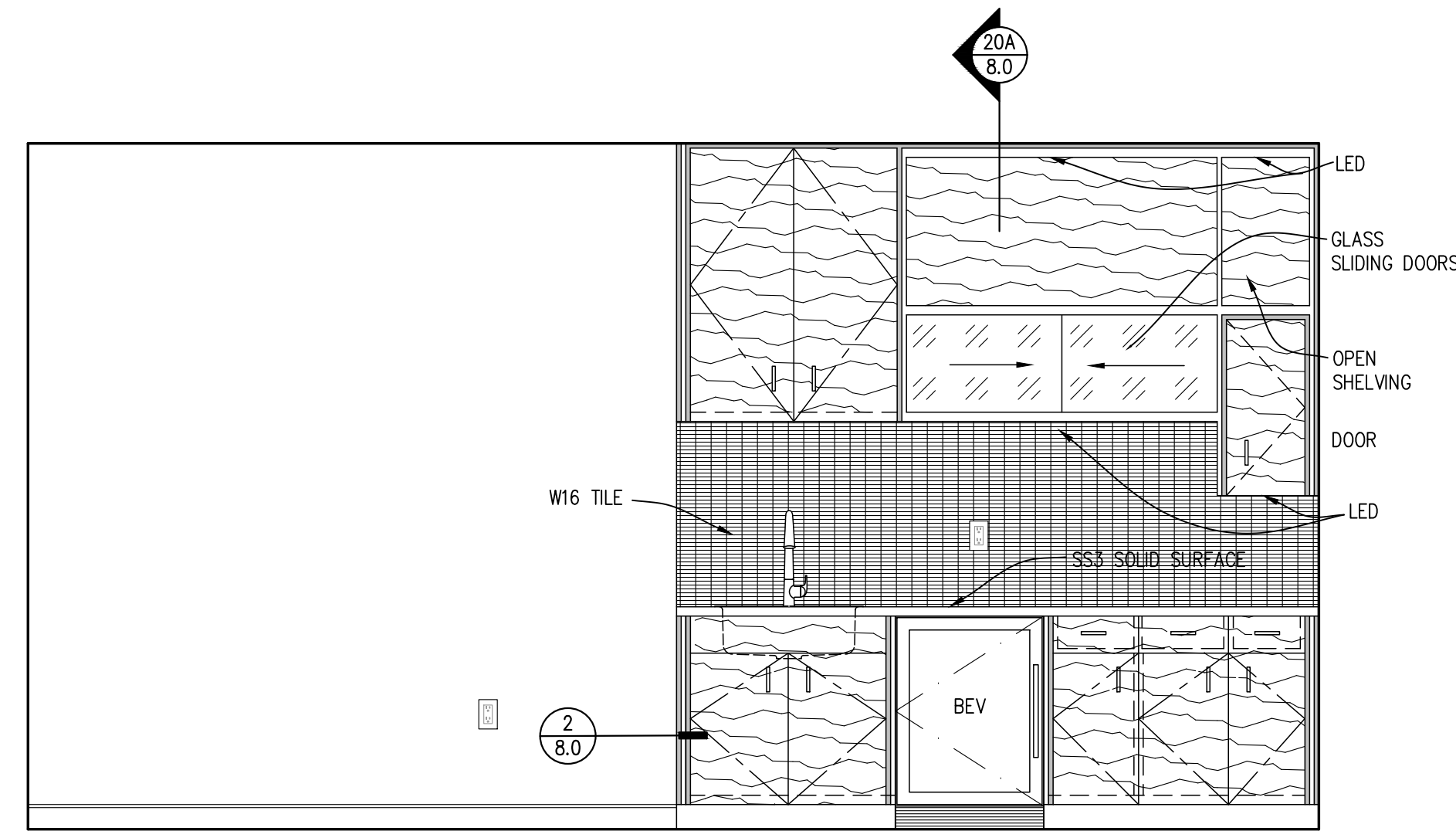
15 DETAIL
1-1/2" = 1'-0"



16 DETAIL
1-1/2" = 1'-0"



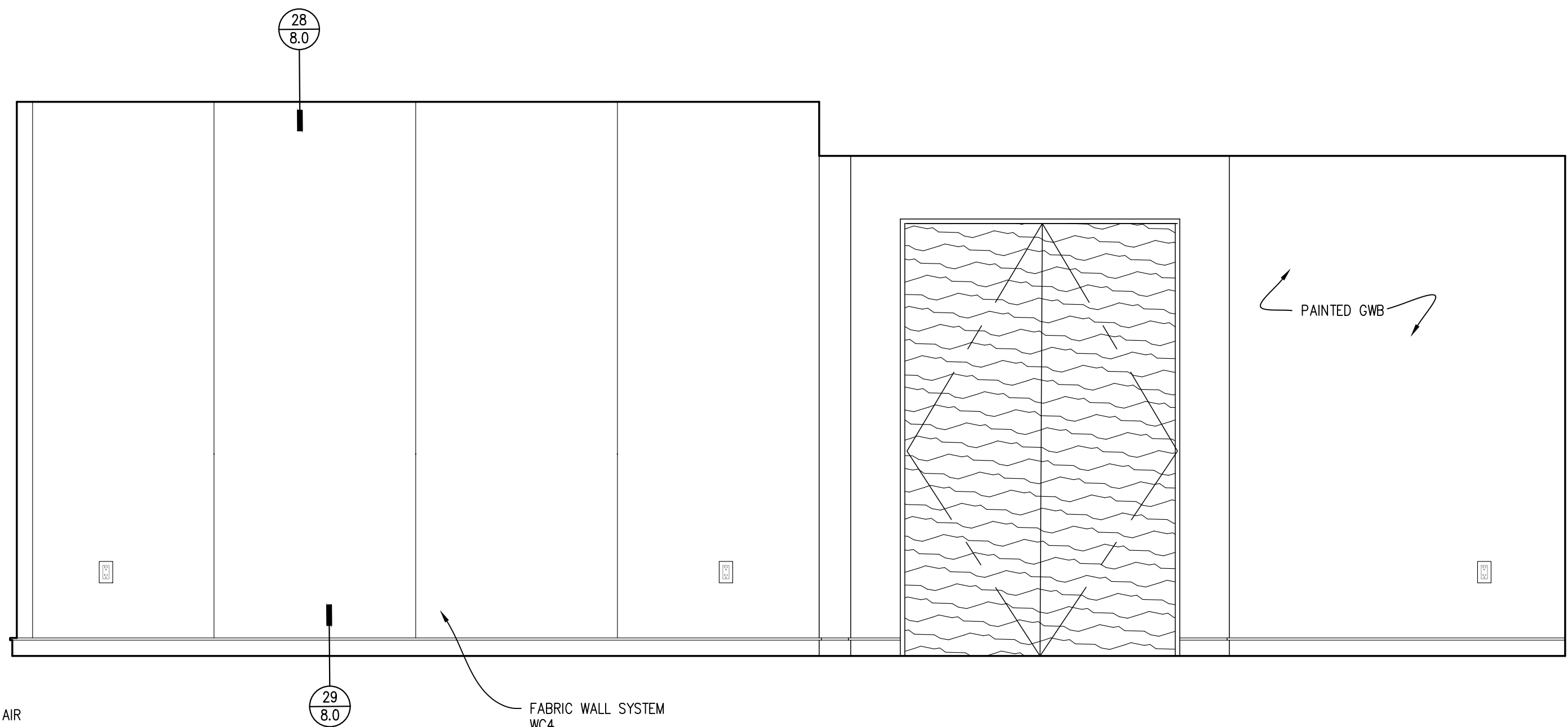
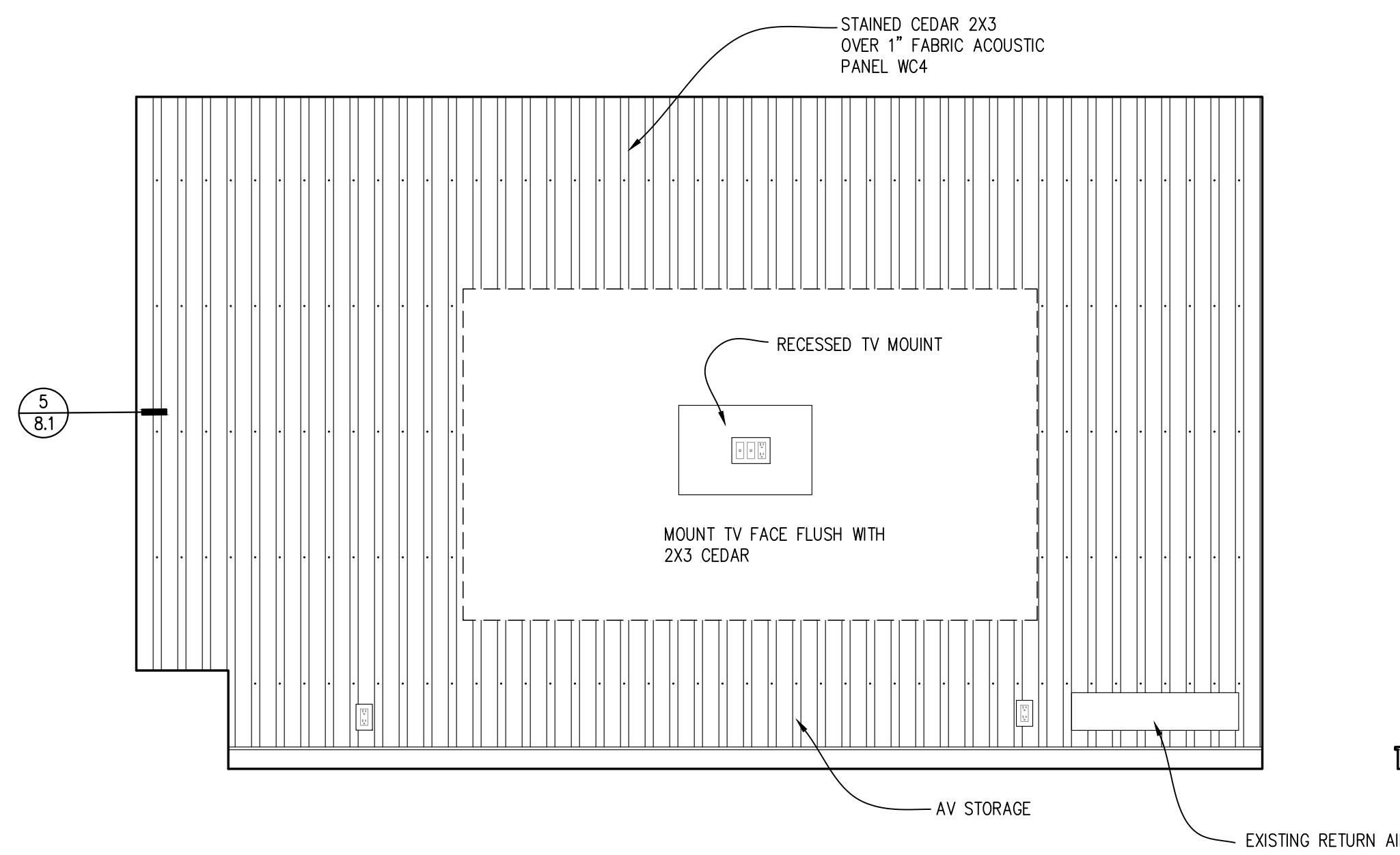
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



B

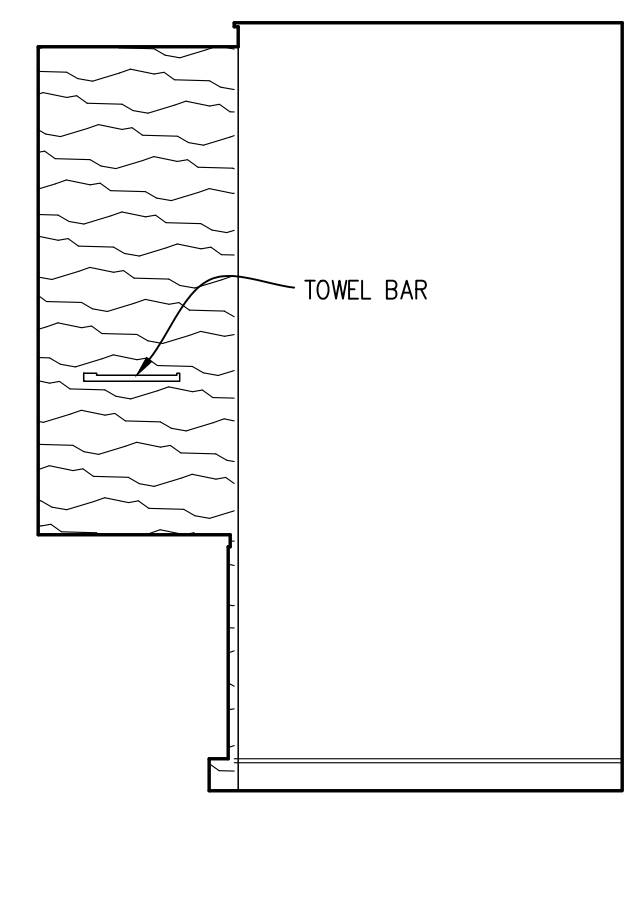
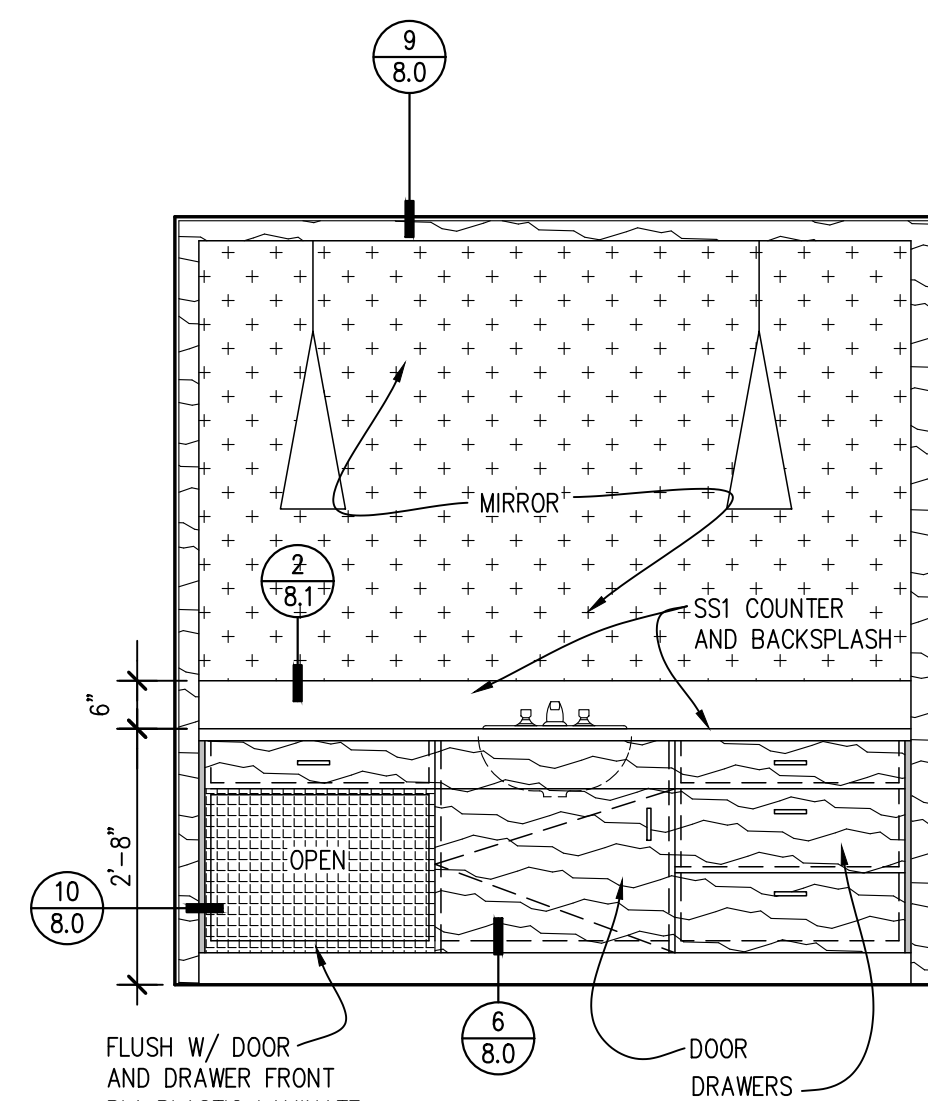
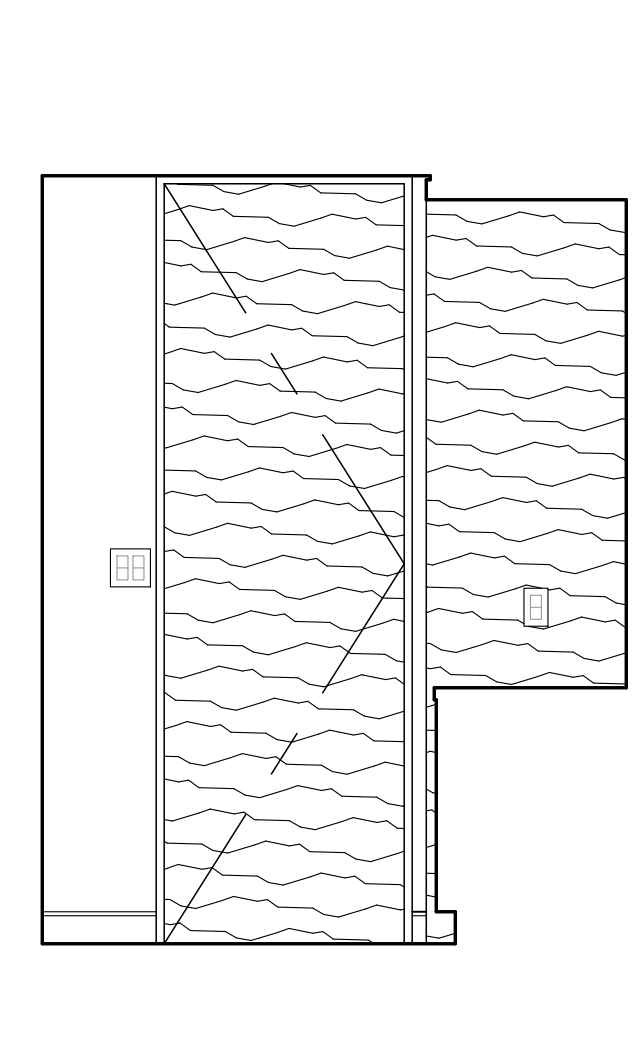
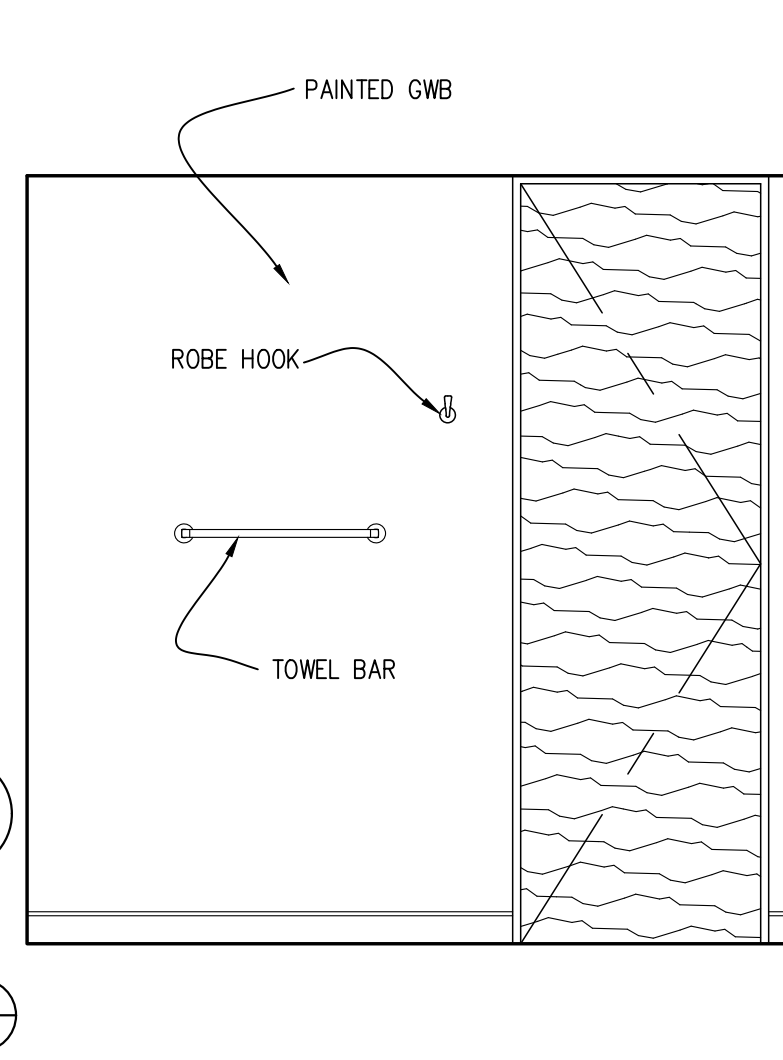
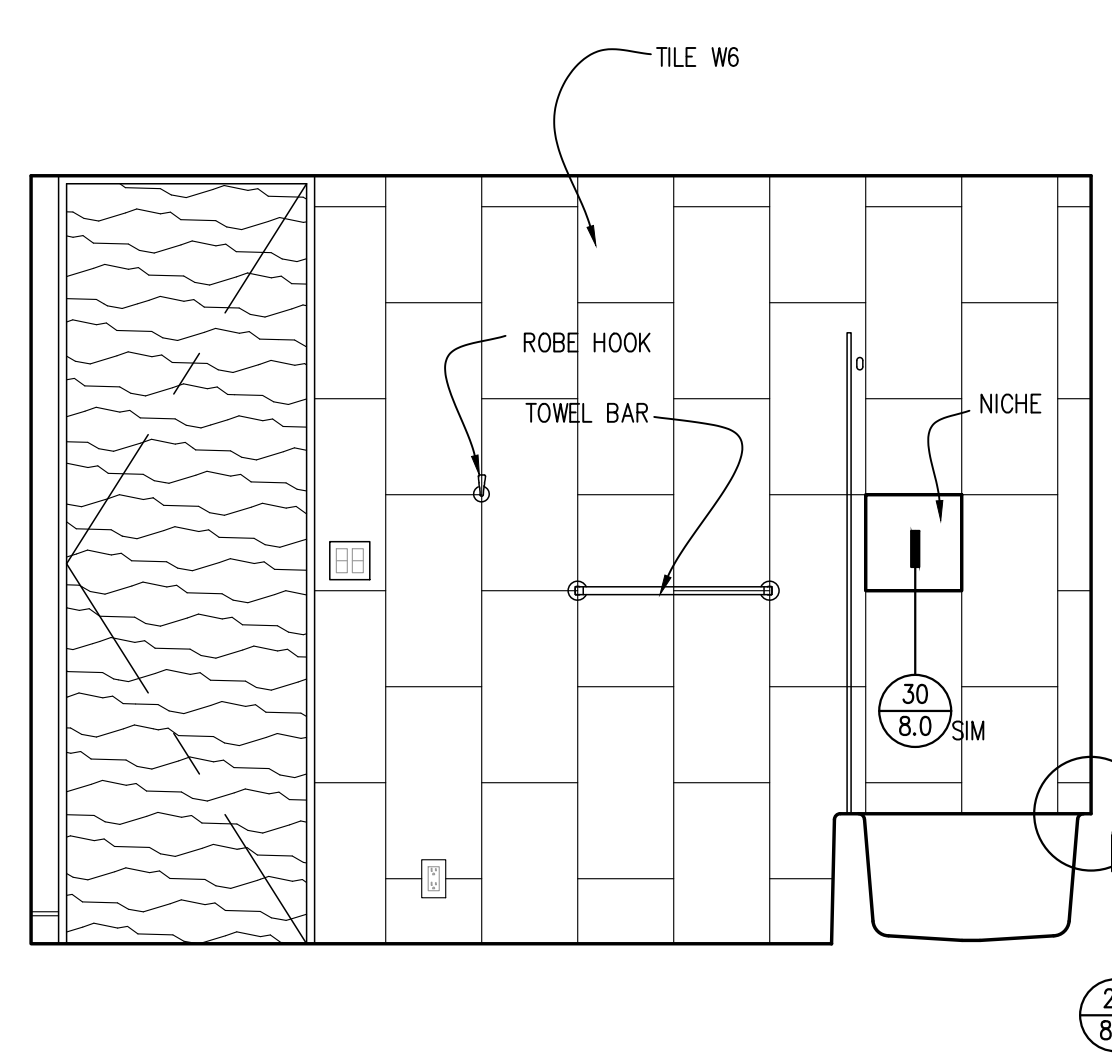
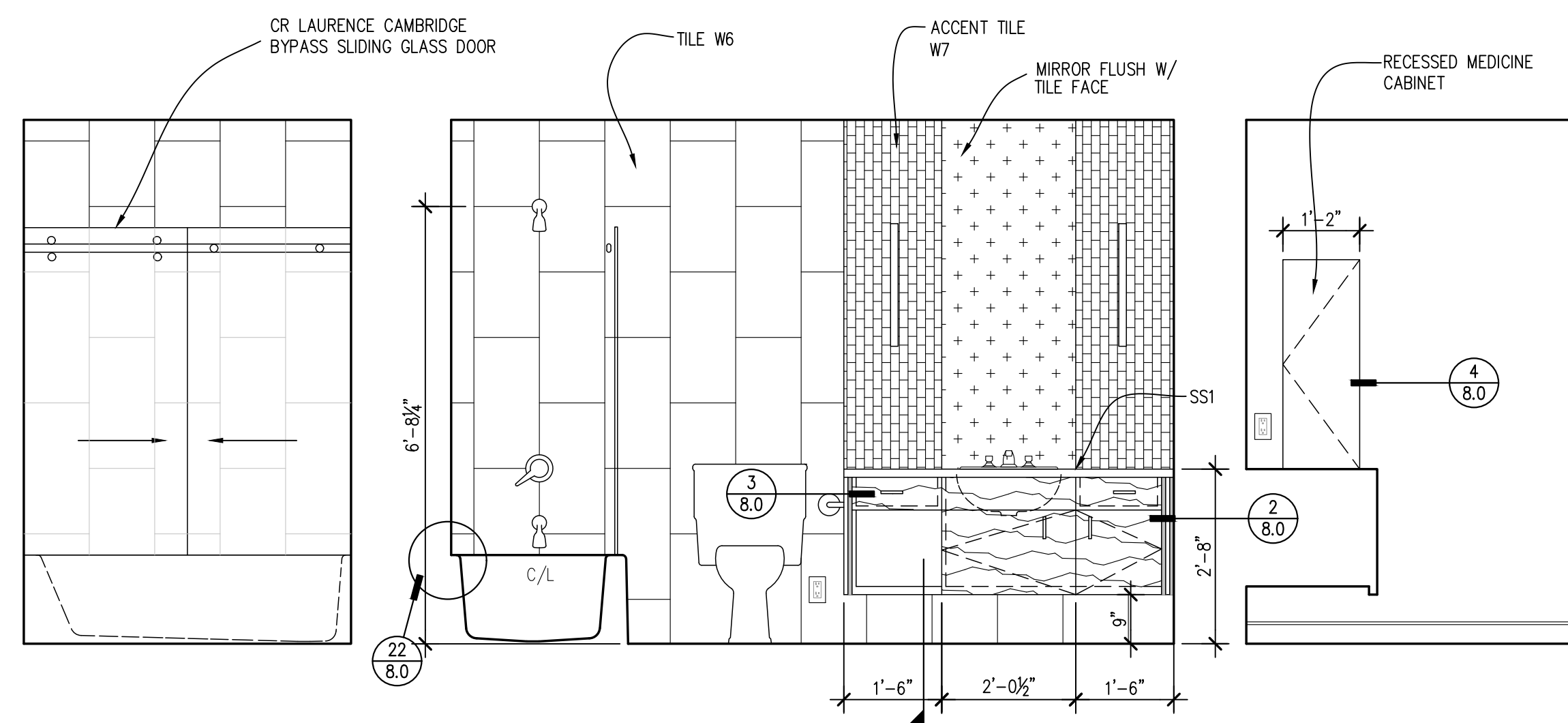
A

FAMILY ROOM #100 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY
SLIDING GLASS DOOR PULLS TO BE TOP KNOBS 1.25" HARTRIDGE KNOB ASH GRAY
1/2" = 1'-0"



D

C



H

G

F

E

L

K

J

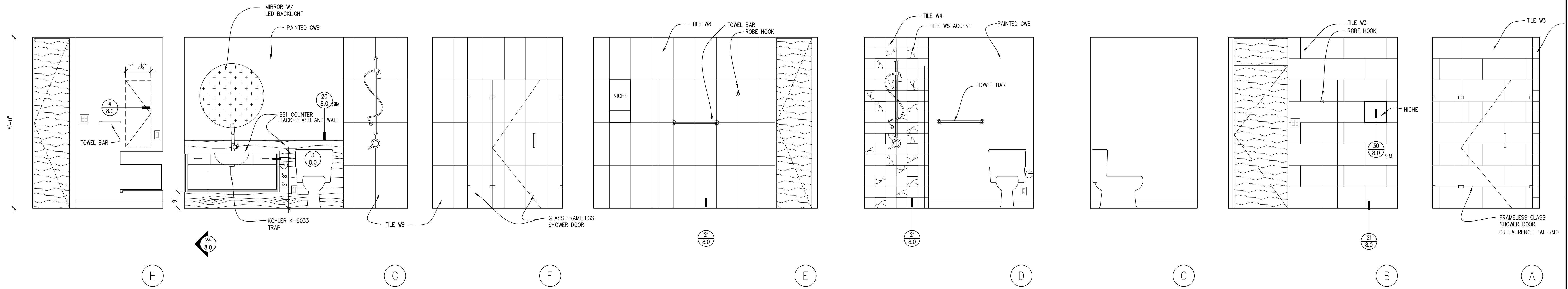
I

BATH 2 #103 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" BRUSHED NICKEL
1/2" = 1'-0"

LAV1 #106 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" BRUSHED NICKEL
1/2" = 1'-0"

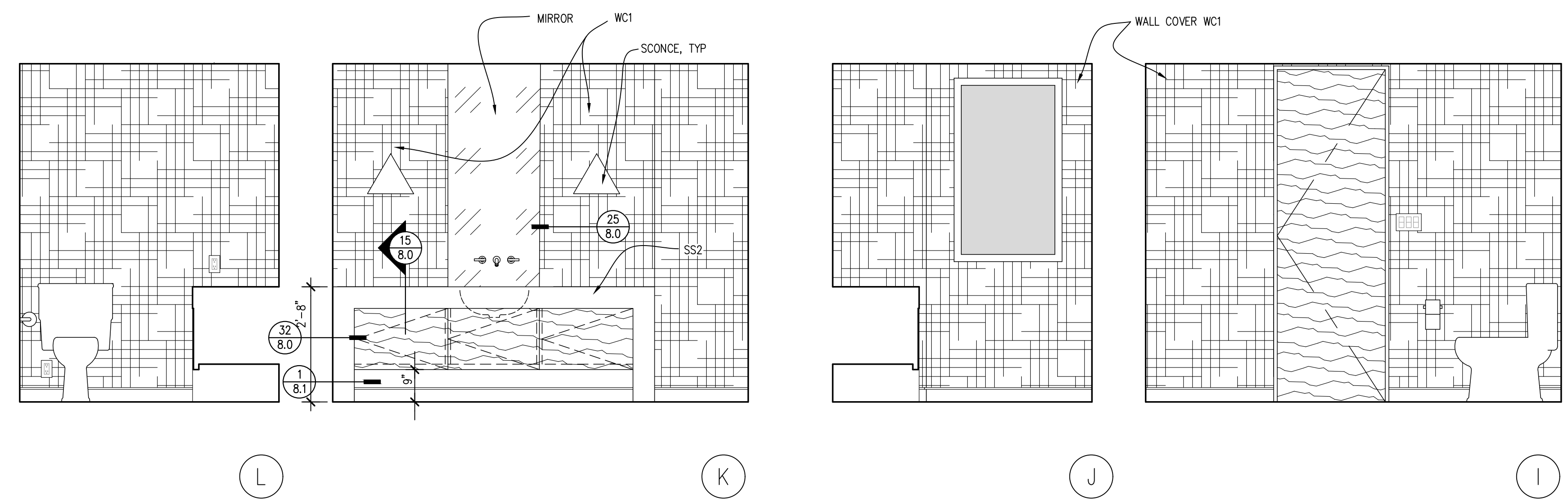


| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

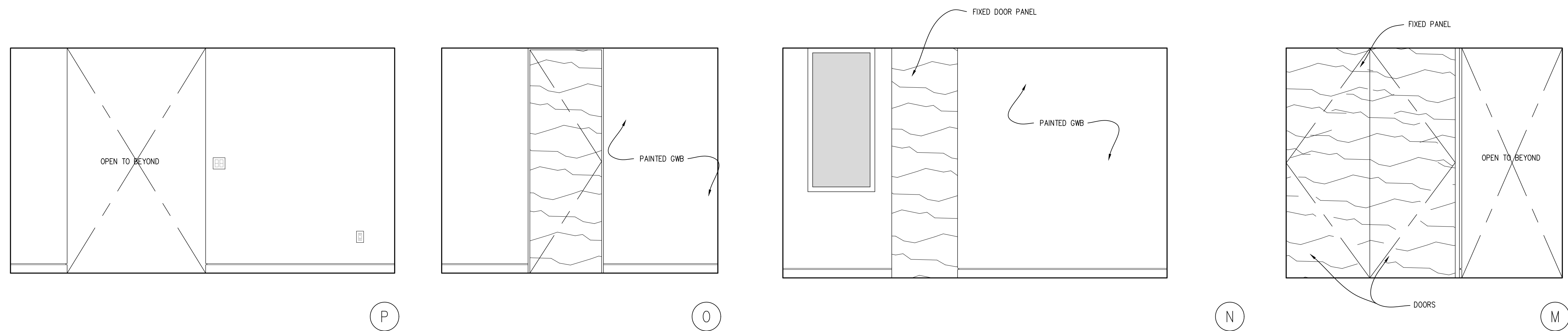


BATH 3 #112 CABINET PULLS TO BE TOP KNOBS EUROPA TAB BRUSHED NICKEL
1/2" = 1'-0"

BATH 1 #107
1/2" = 1'-0"



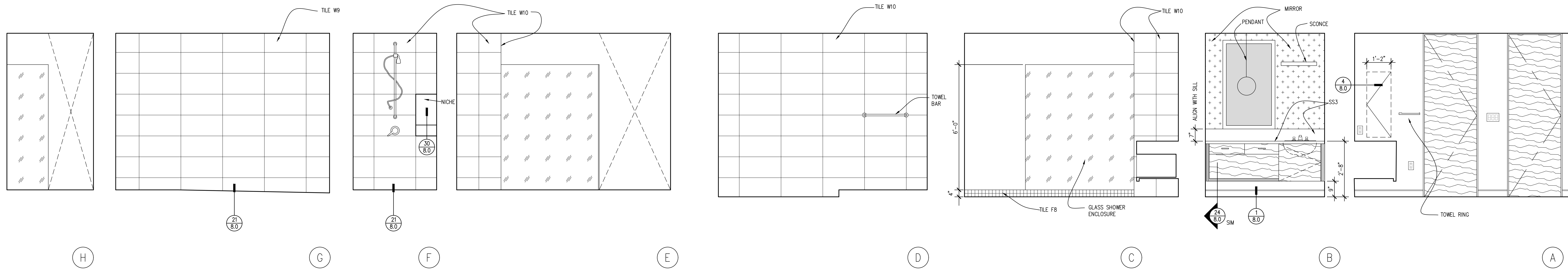
POWDER #217 CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE
1/2" = 1'-0"



COATS #216
1/2" = 1'-0"



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

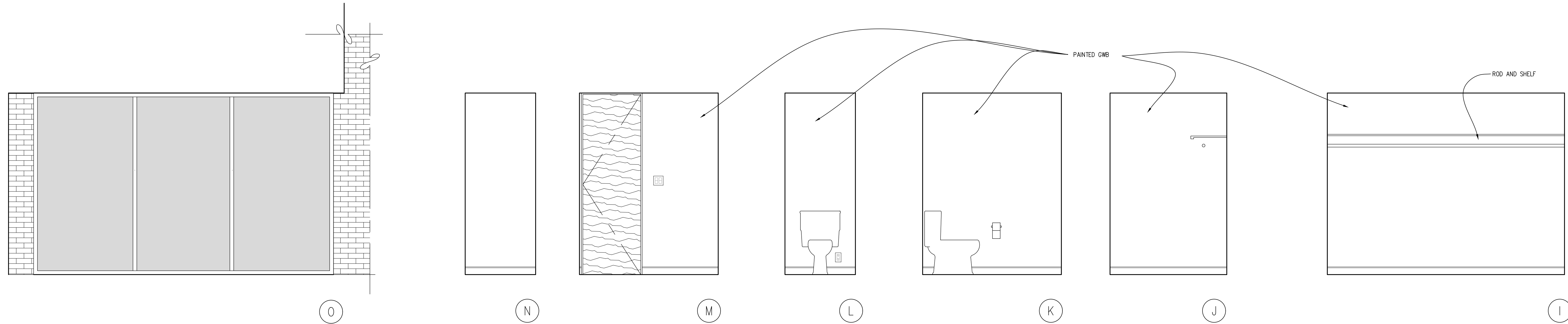


SHOWER 4

1/2" = 1'-0"

BATH #215 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY

1/2" = 1'-0"

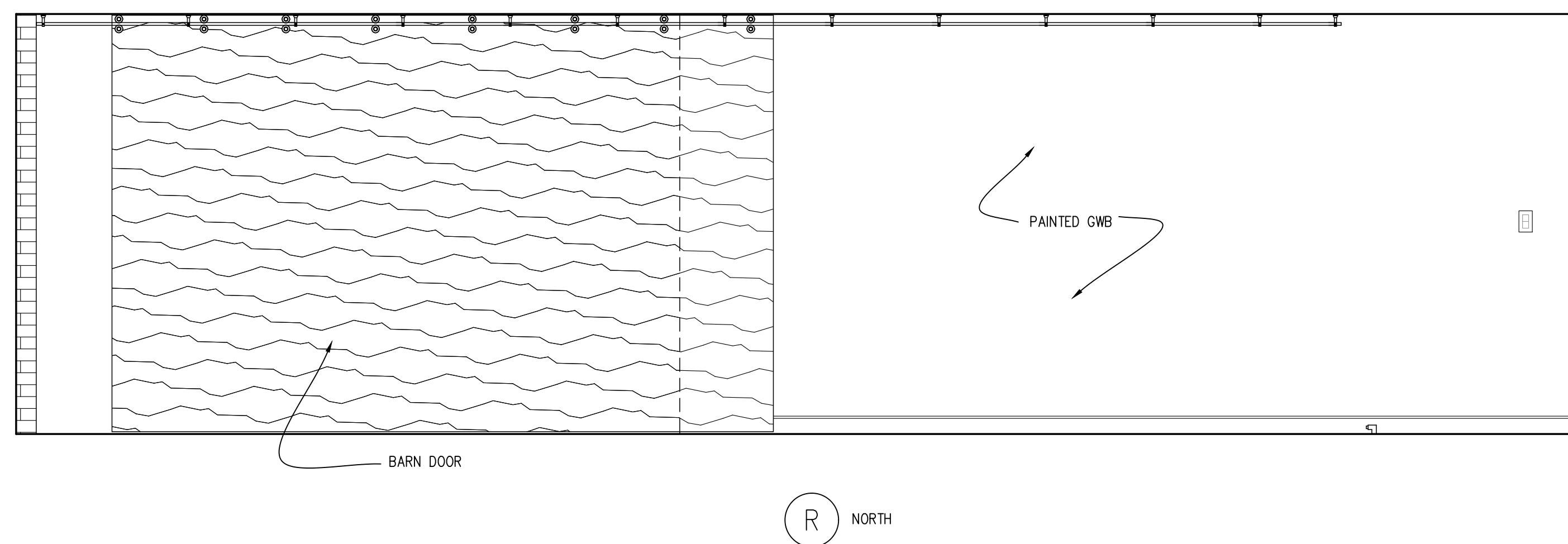


WC #214

1/2" = 1'-0"

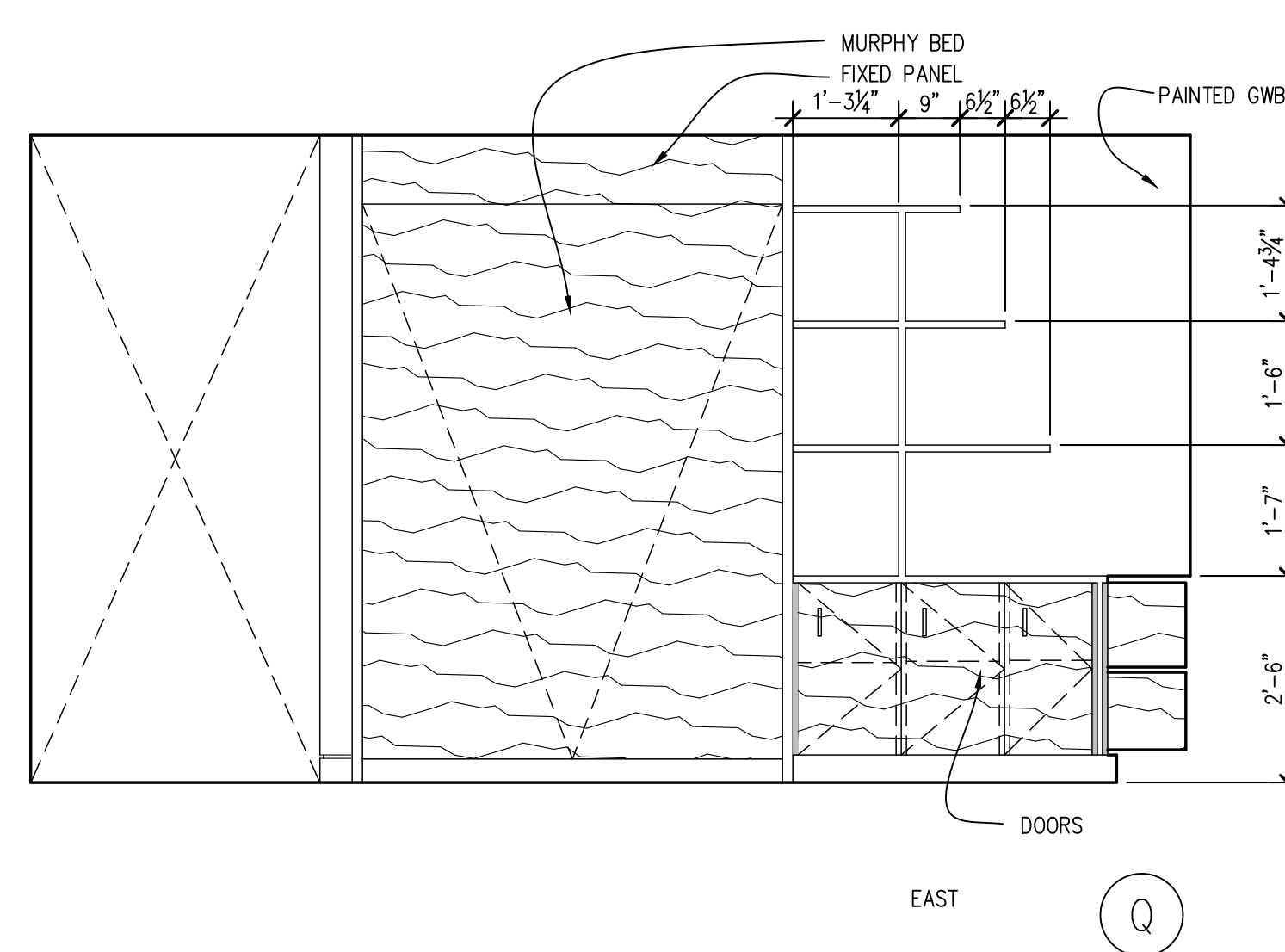
CLOSET #213

1/2" = 1'-0"



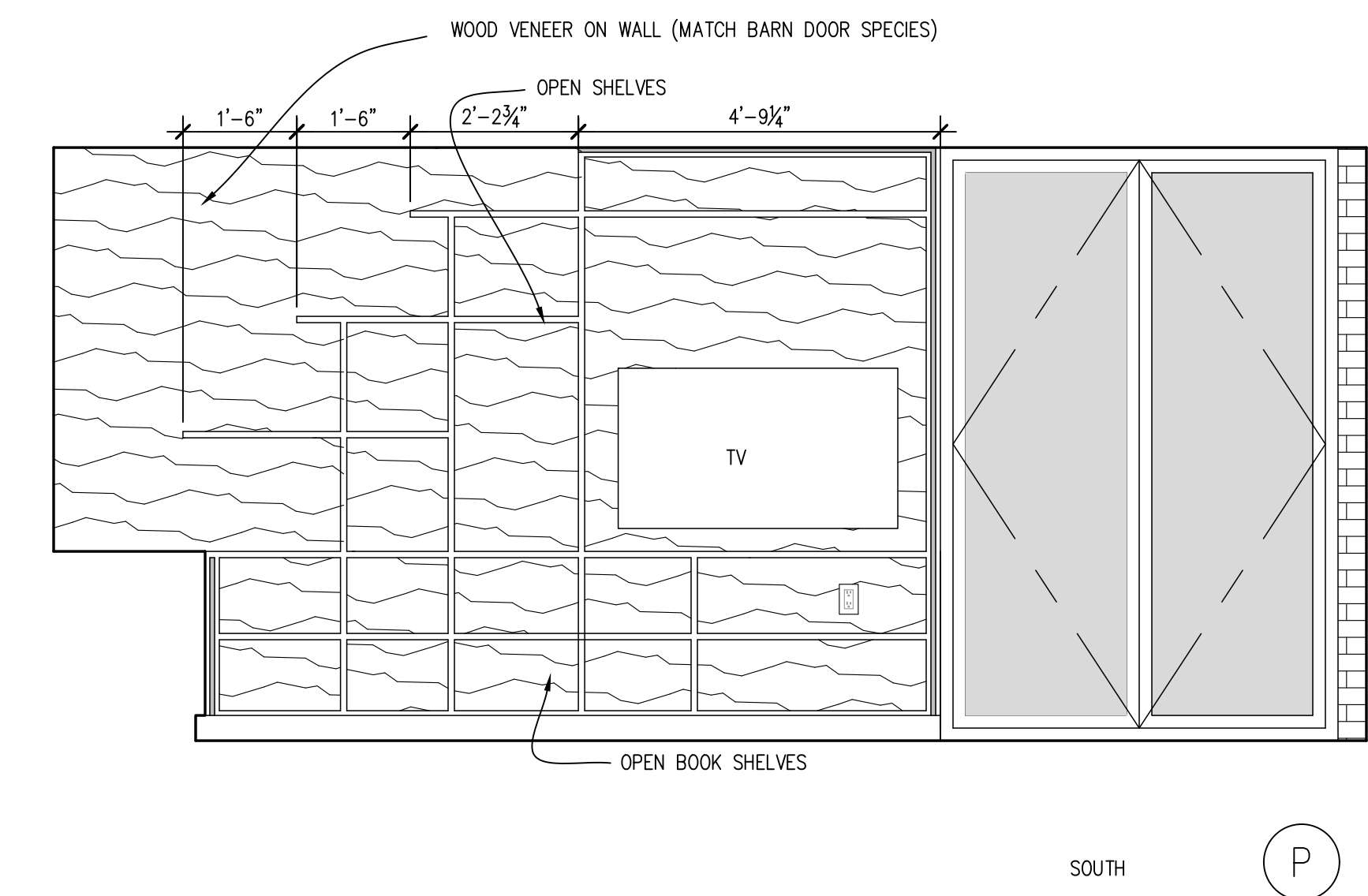
OFFICE #212

1/2" = 1'-0"



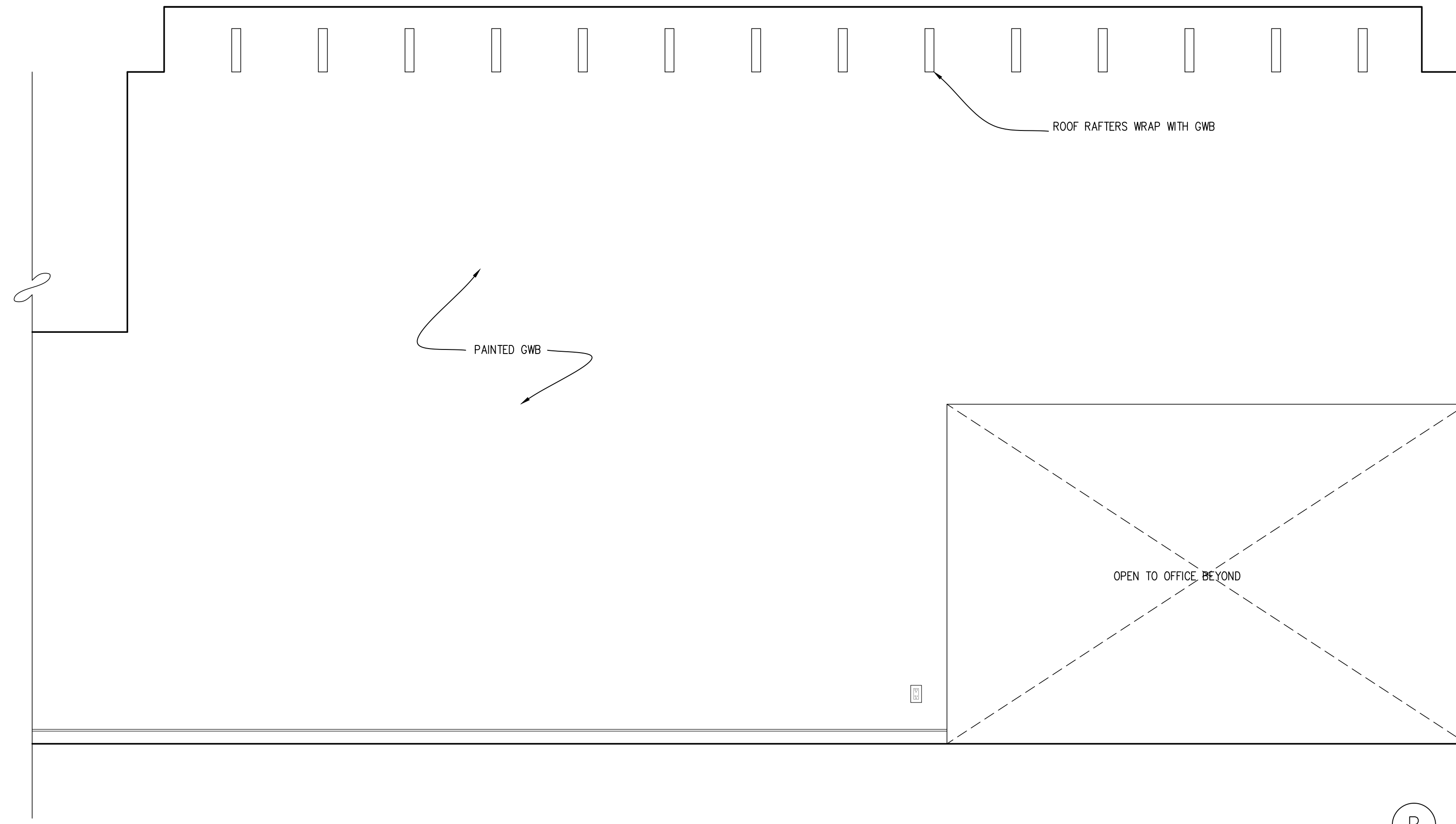
OFFICE 'B'

1/2" = 1'-0"

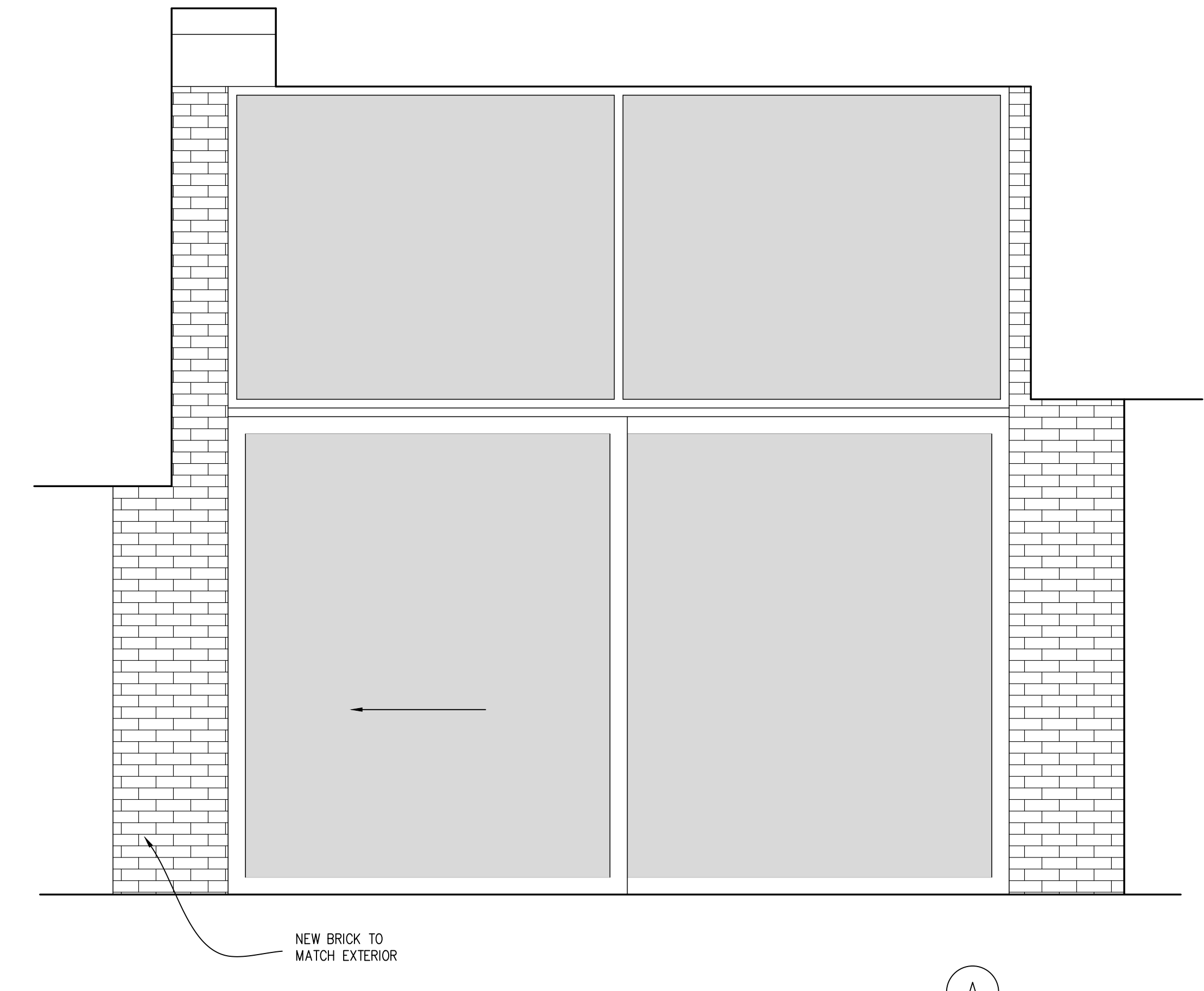


| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

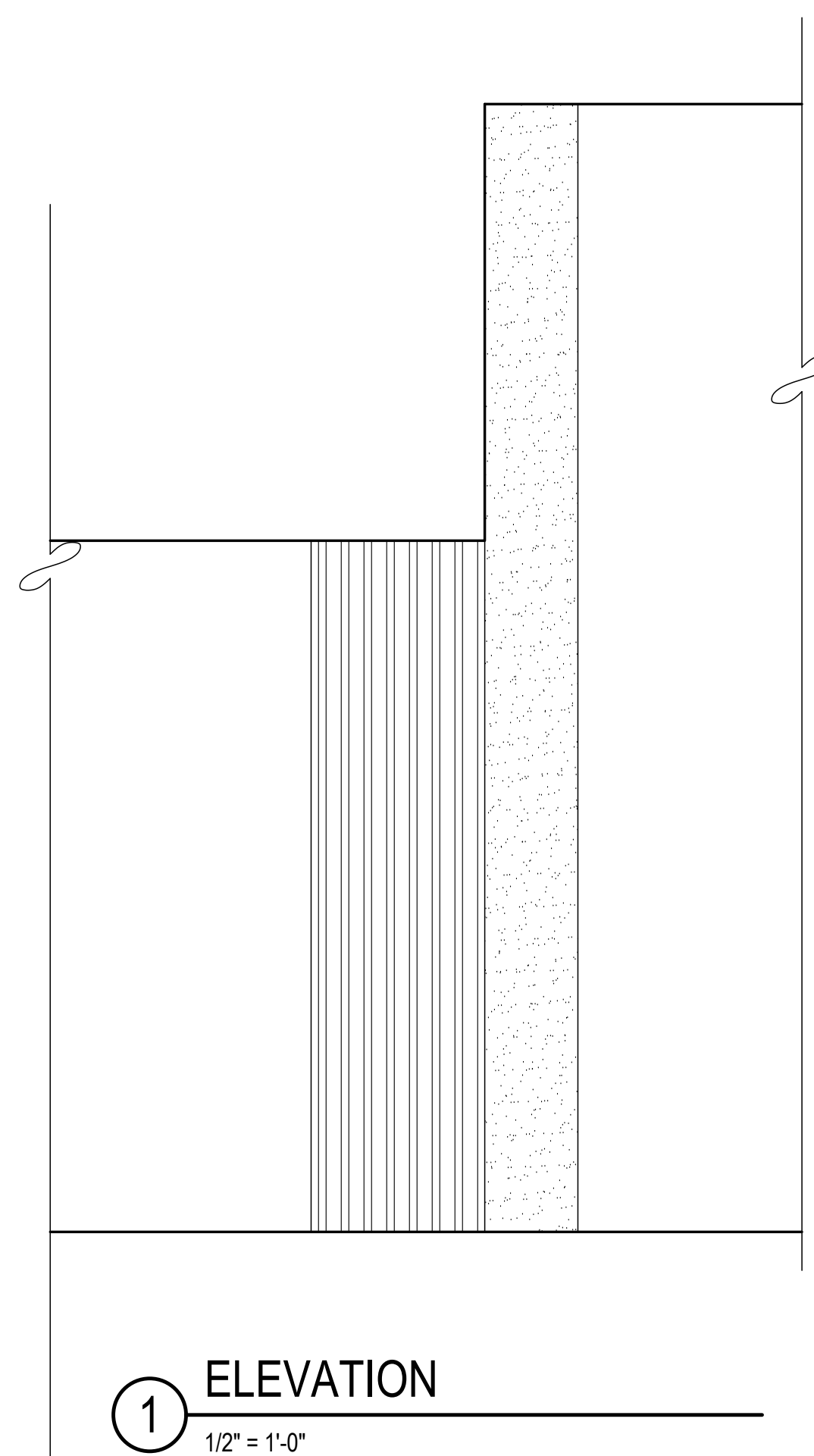
INTERIOR ELEVATIONS



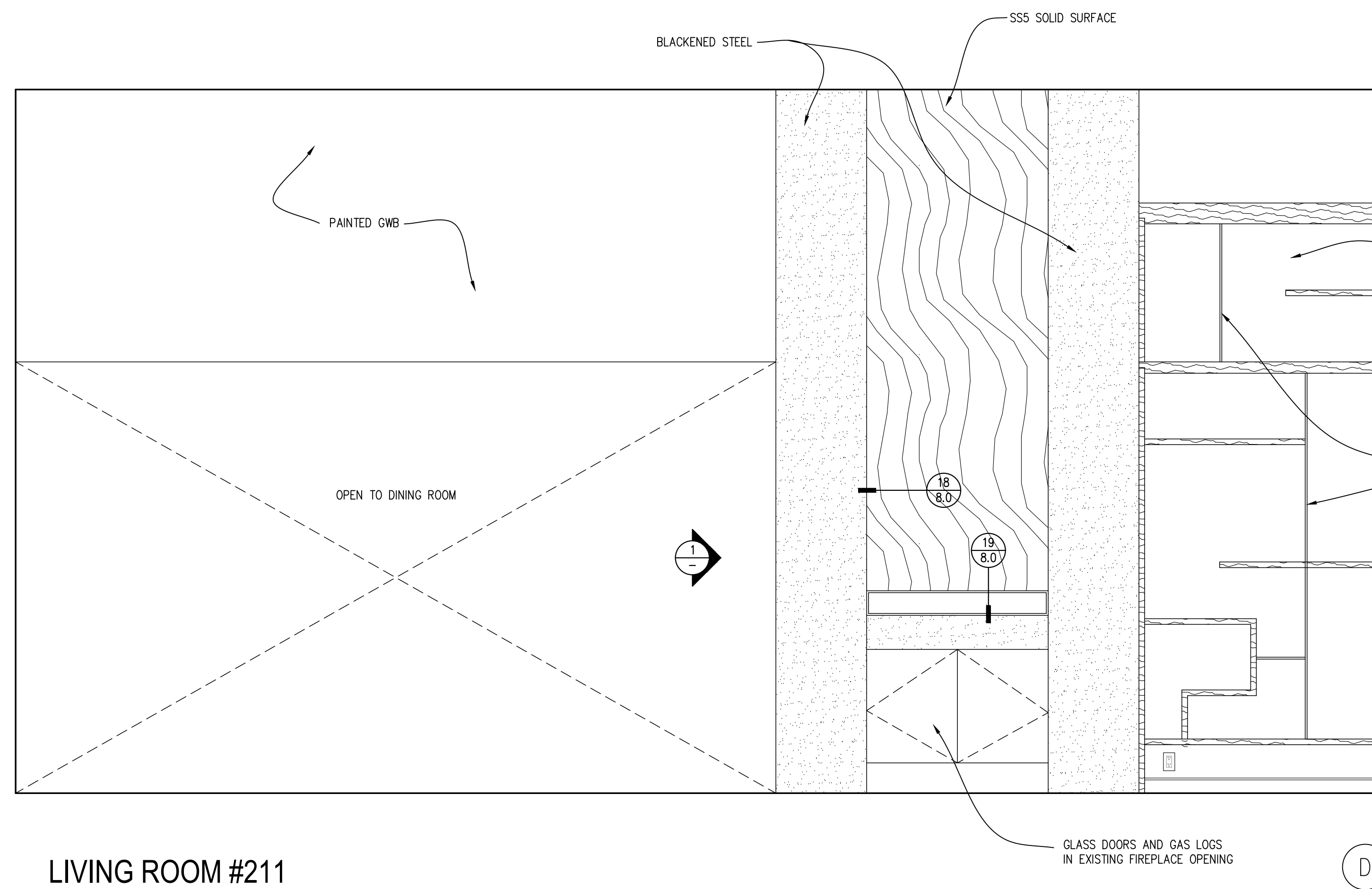
B



A

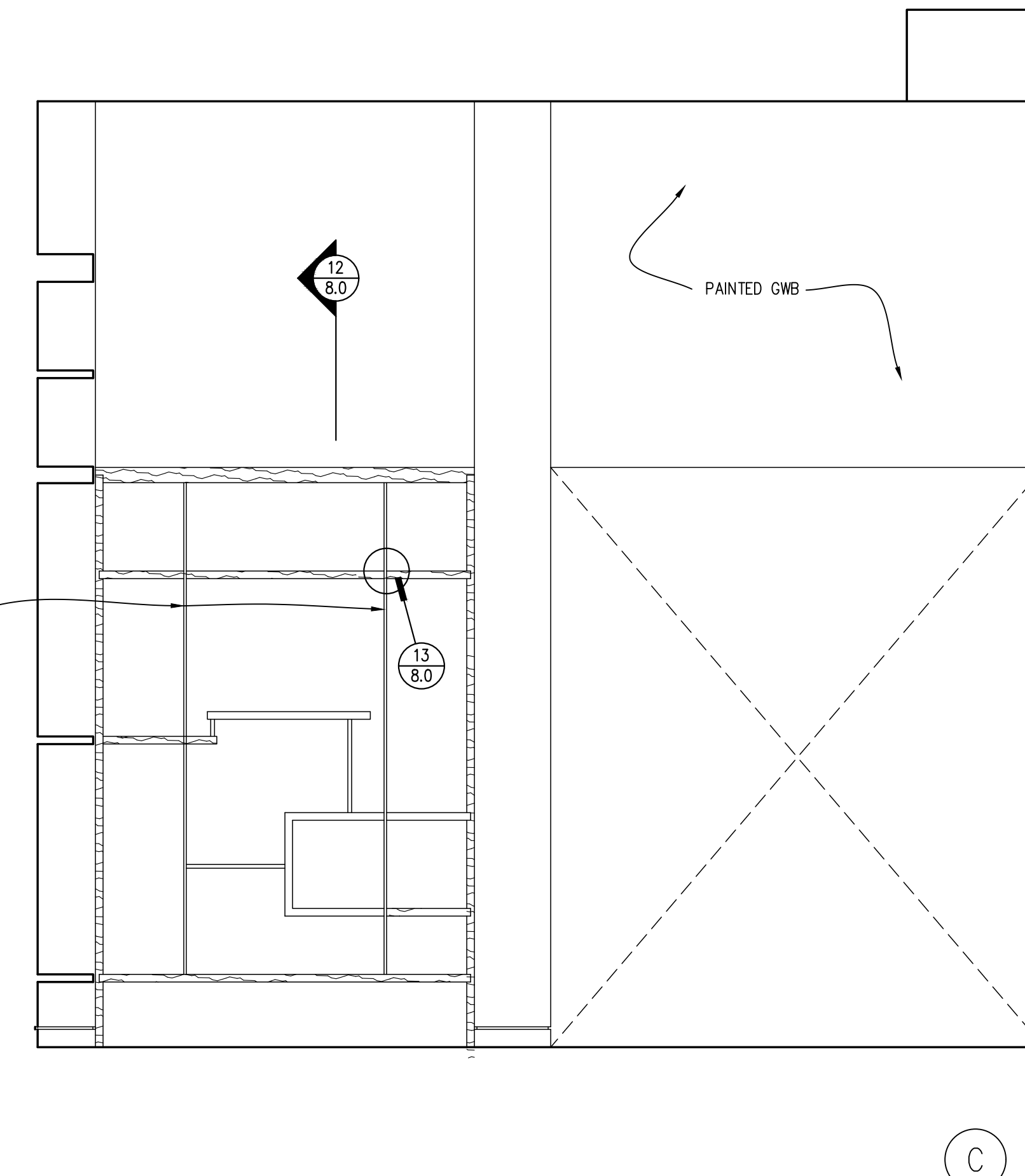


1 ELEVATION
1/2" = 1'-0"



LIVING ROOM #211
1/2" = 1'-0"

D

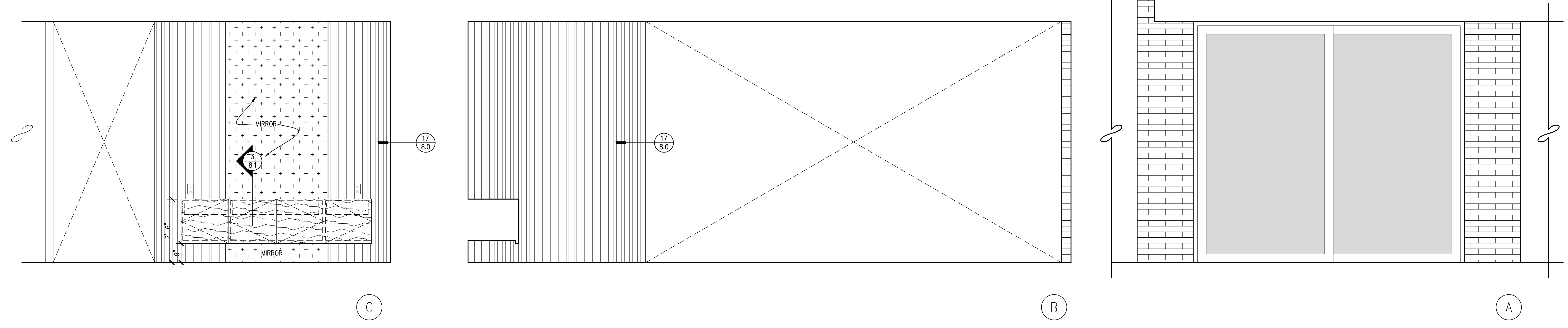


C



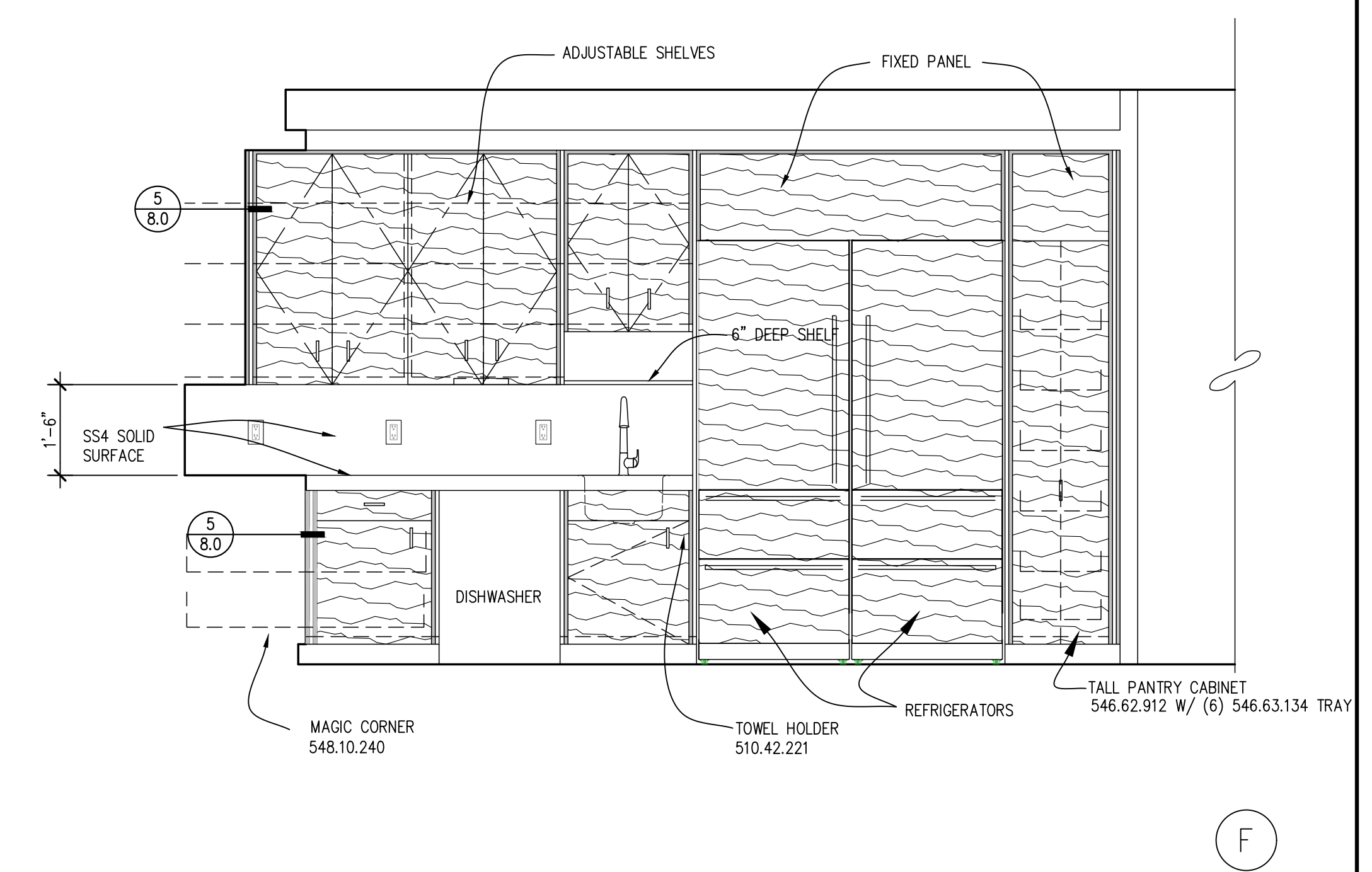
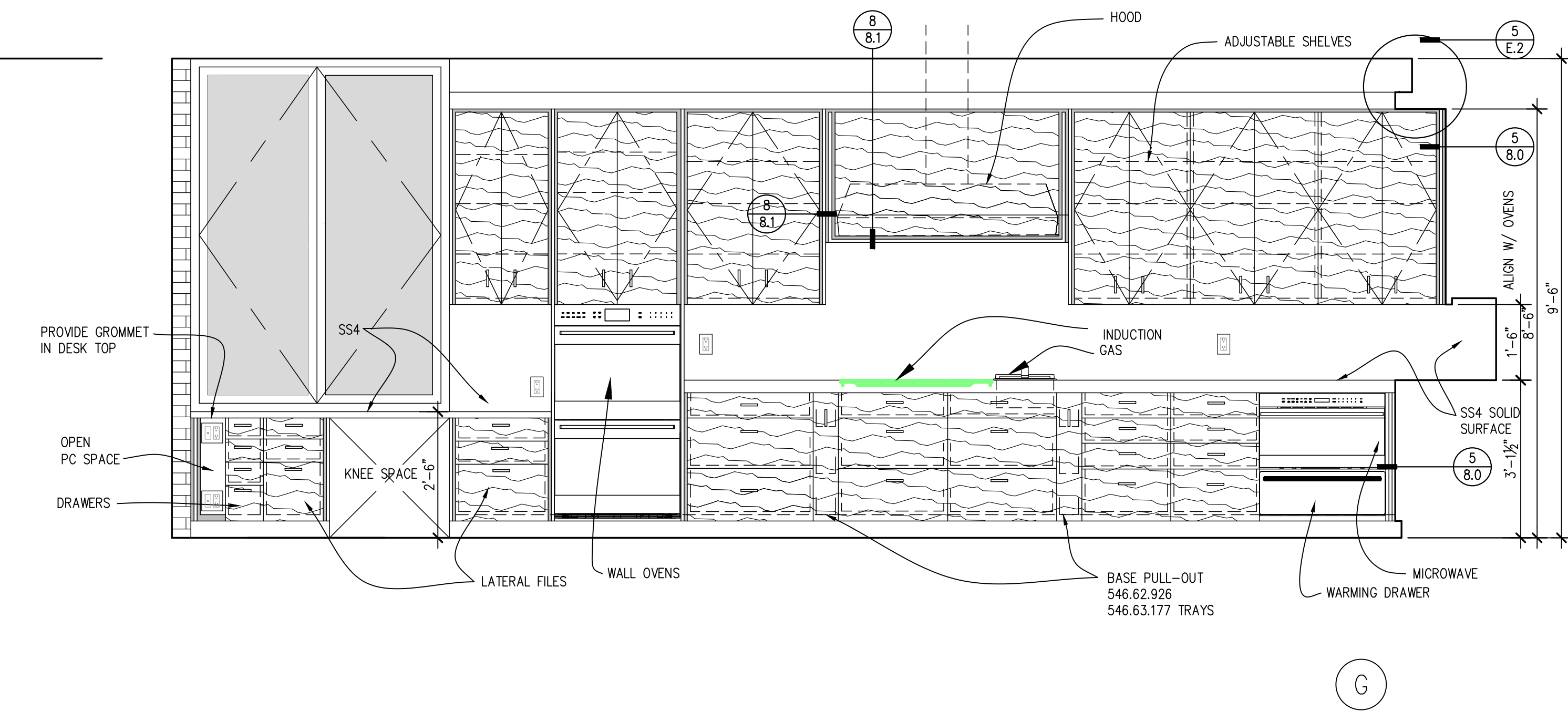
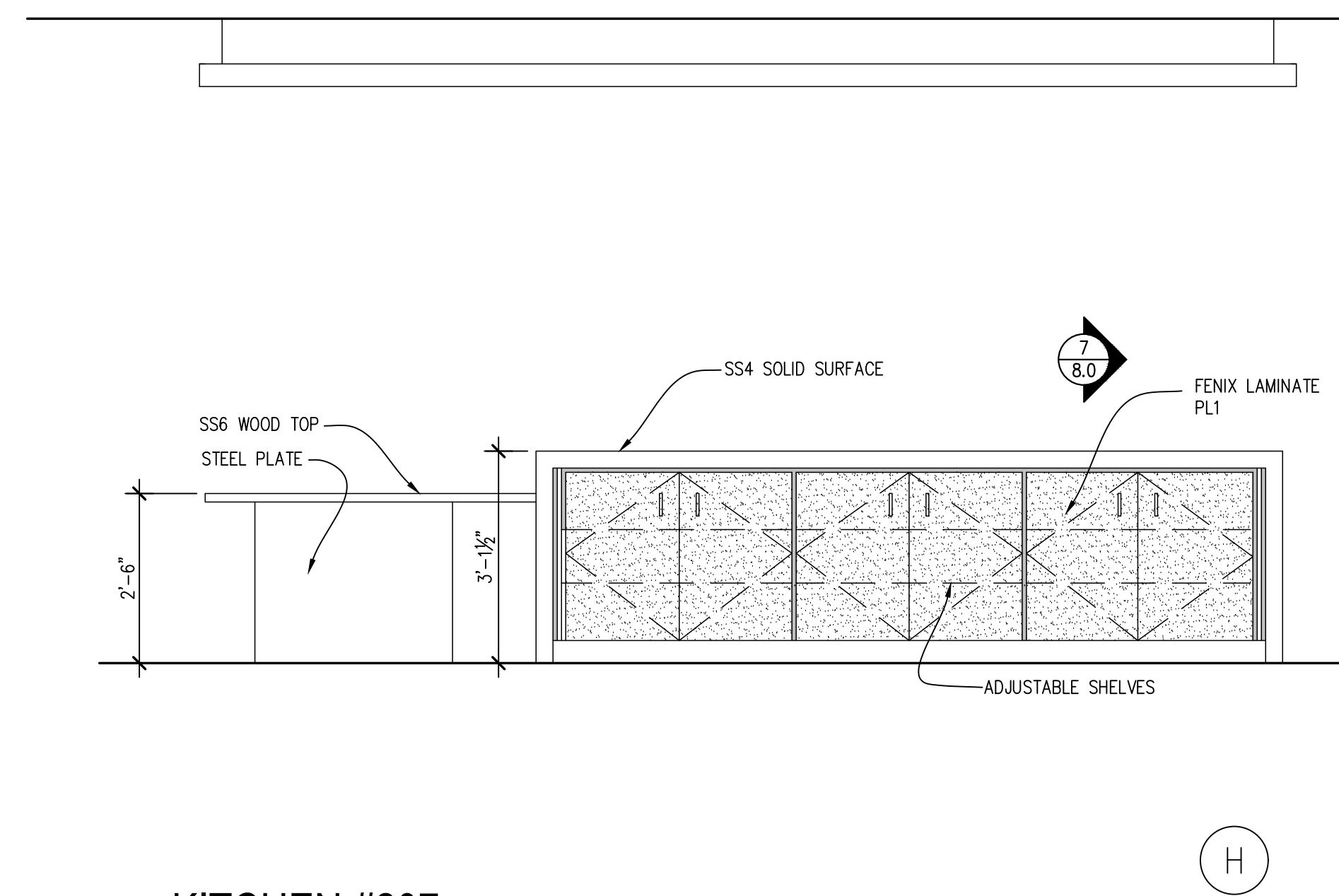
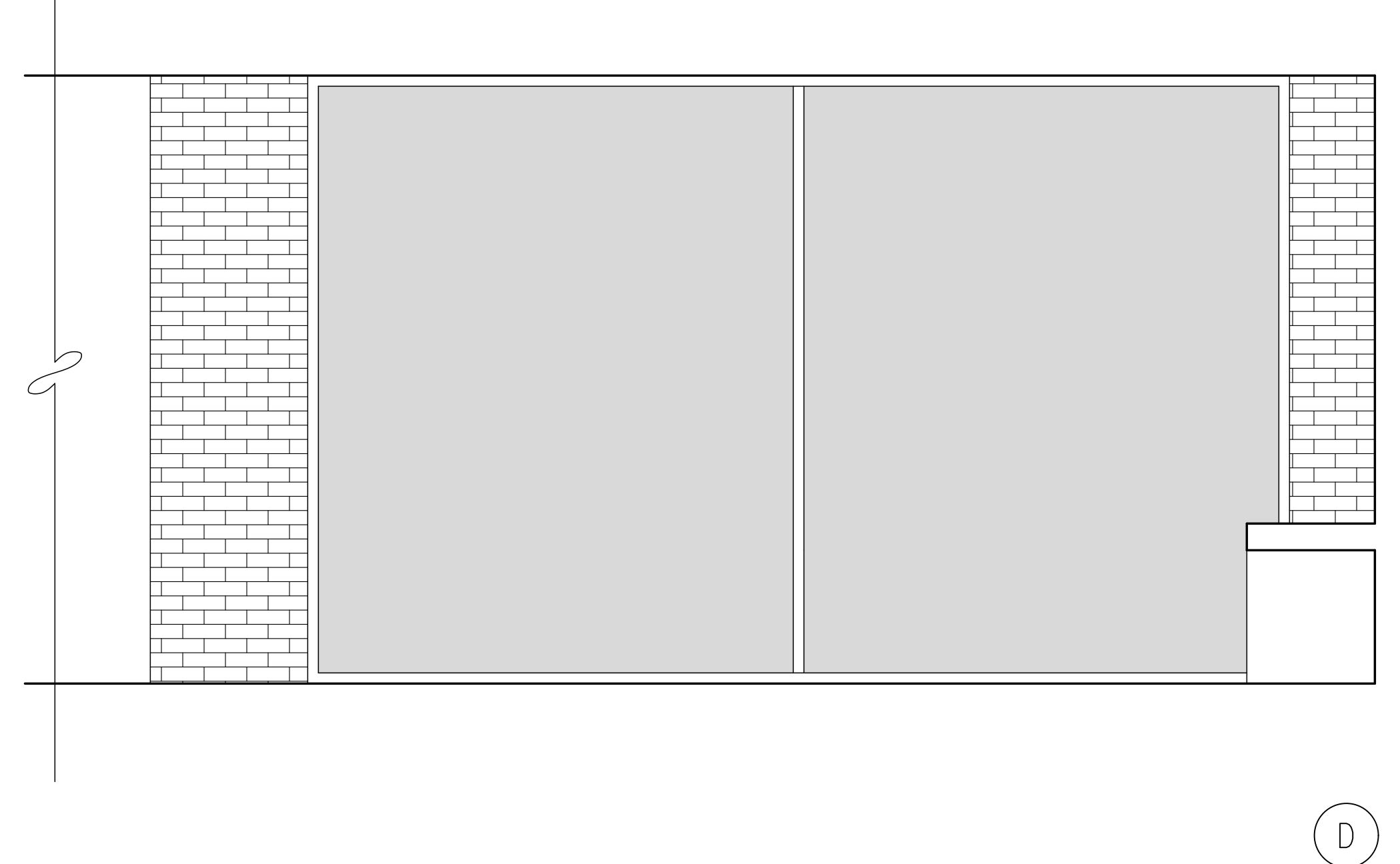
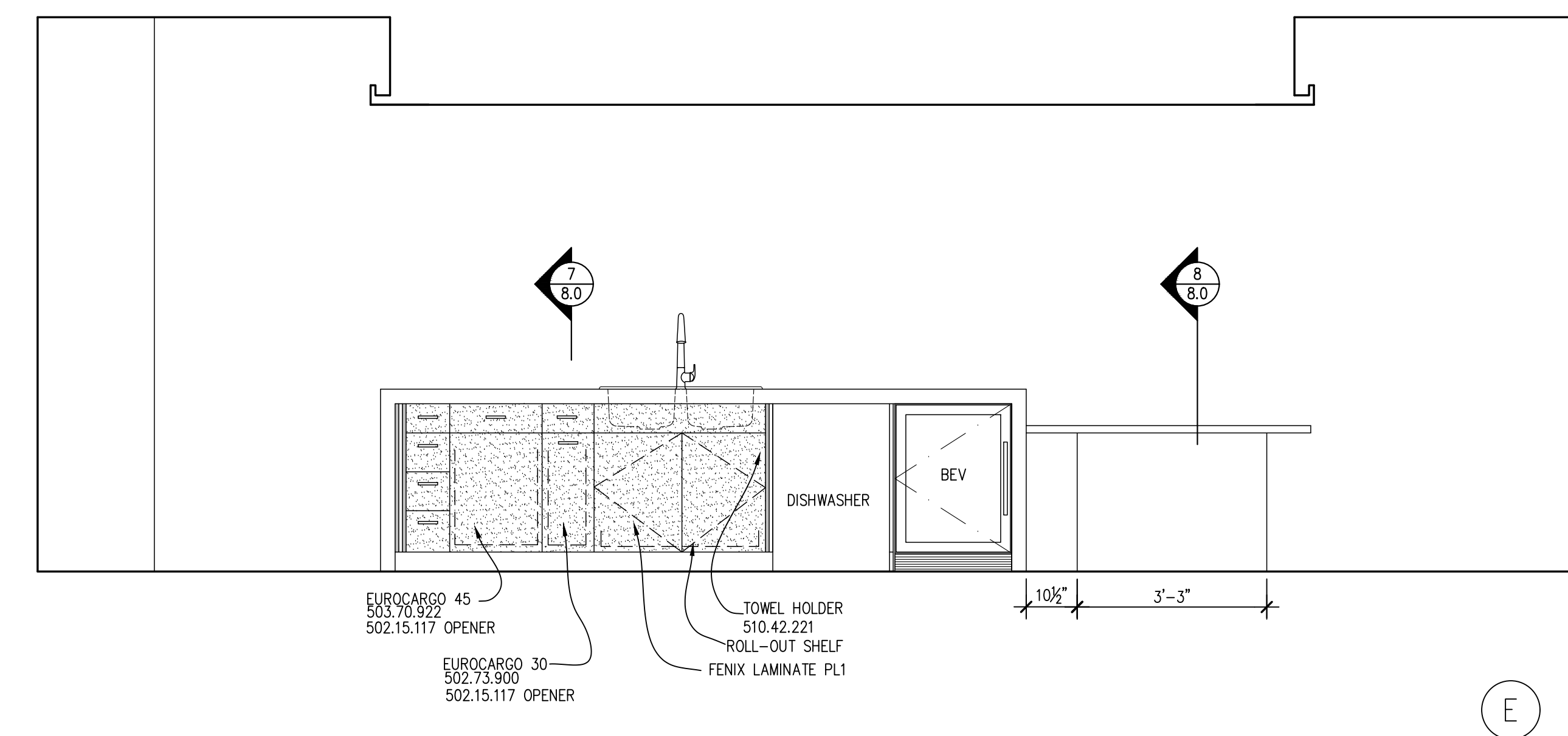
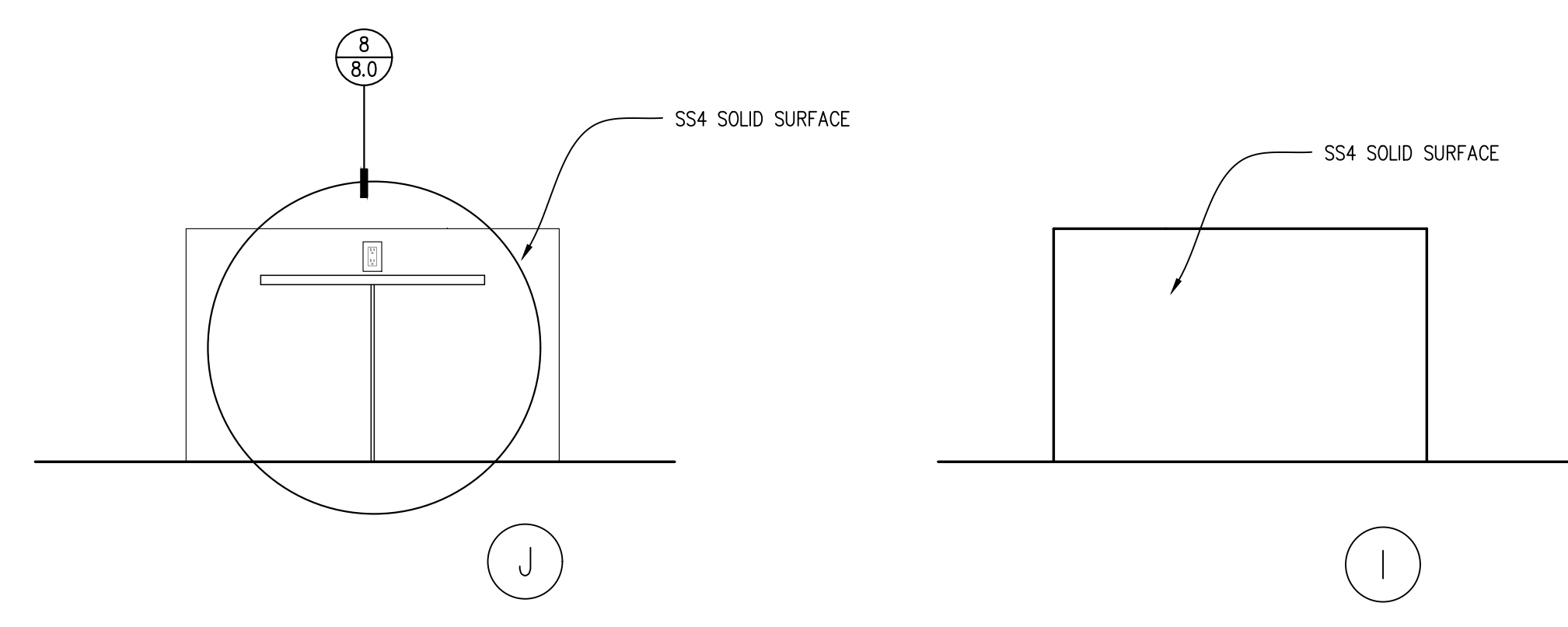
| | |
|----------|-------------|
| 12/19/23 | RESPONSE |
| 10/16/23 | RESPONSE |
| 9/28/23 | PRICING SET |

No. Date Revision



DINING #210

1/2" = 1'-0"



KITCHEN #207

CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY
 PANTRY PULL TOP KNOBS HARTRIDGE PULL 18", ASH GRAY

1/2" = 1'-0"



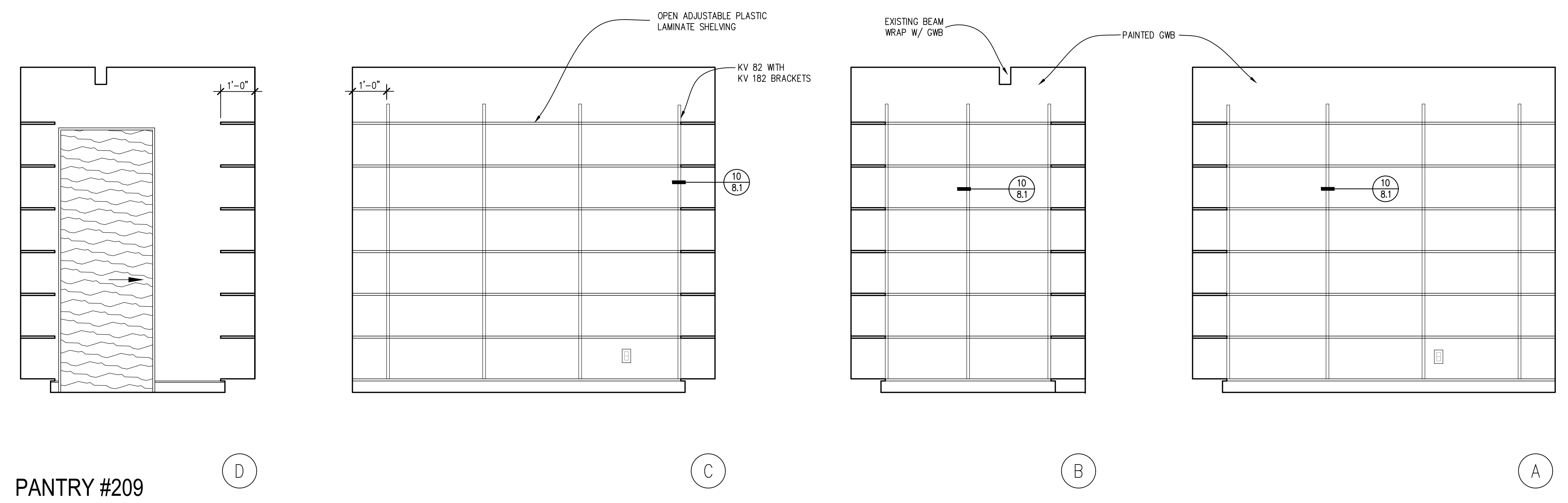
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

INTERIOR ELEVATIONS

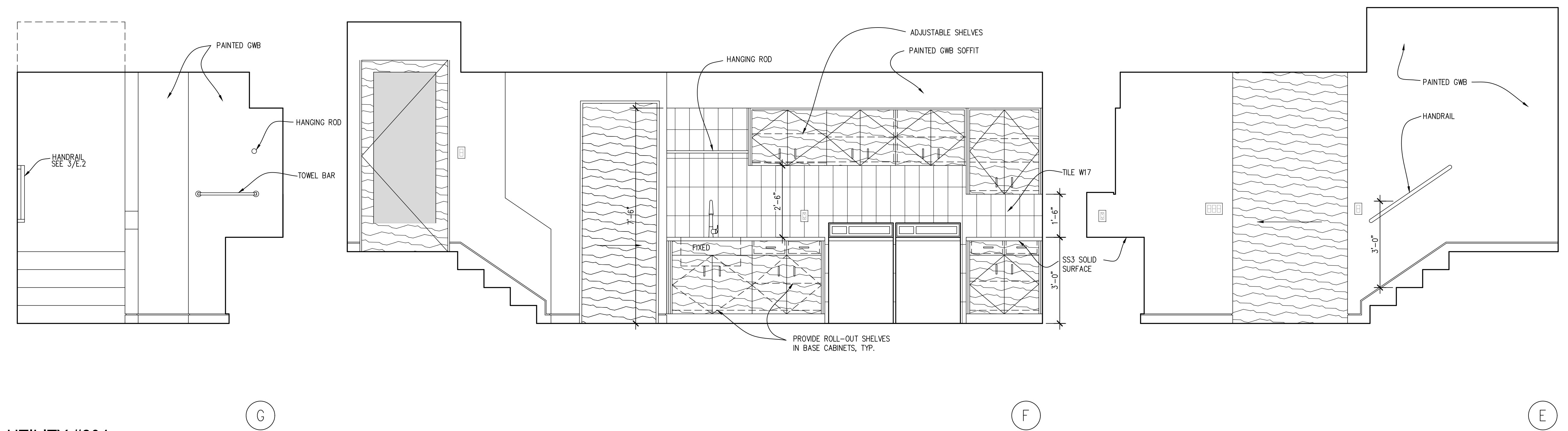
| | |
|-------------|--------|
| Sheet No. | 7.4 |
| Project No. | 2222 |
| Date: | 9/8/23 |



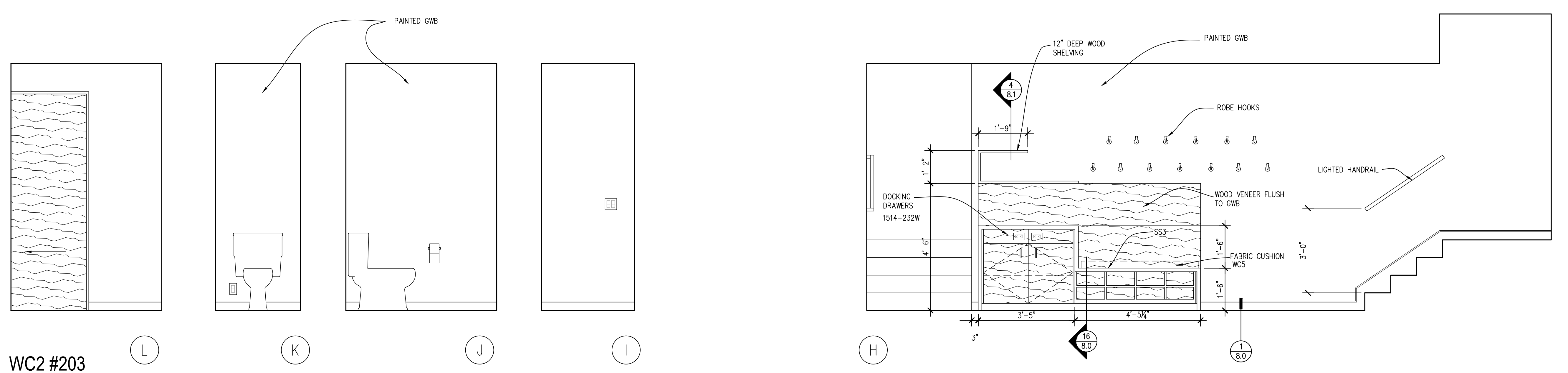
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



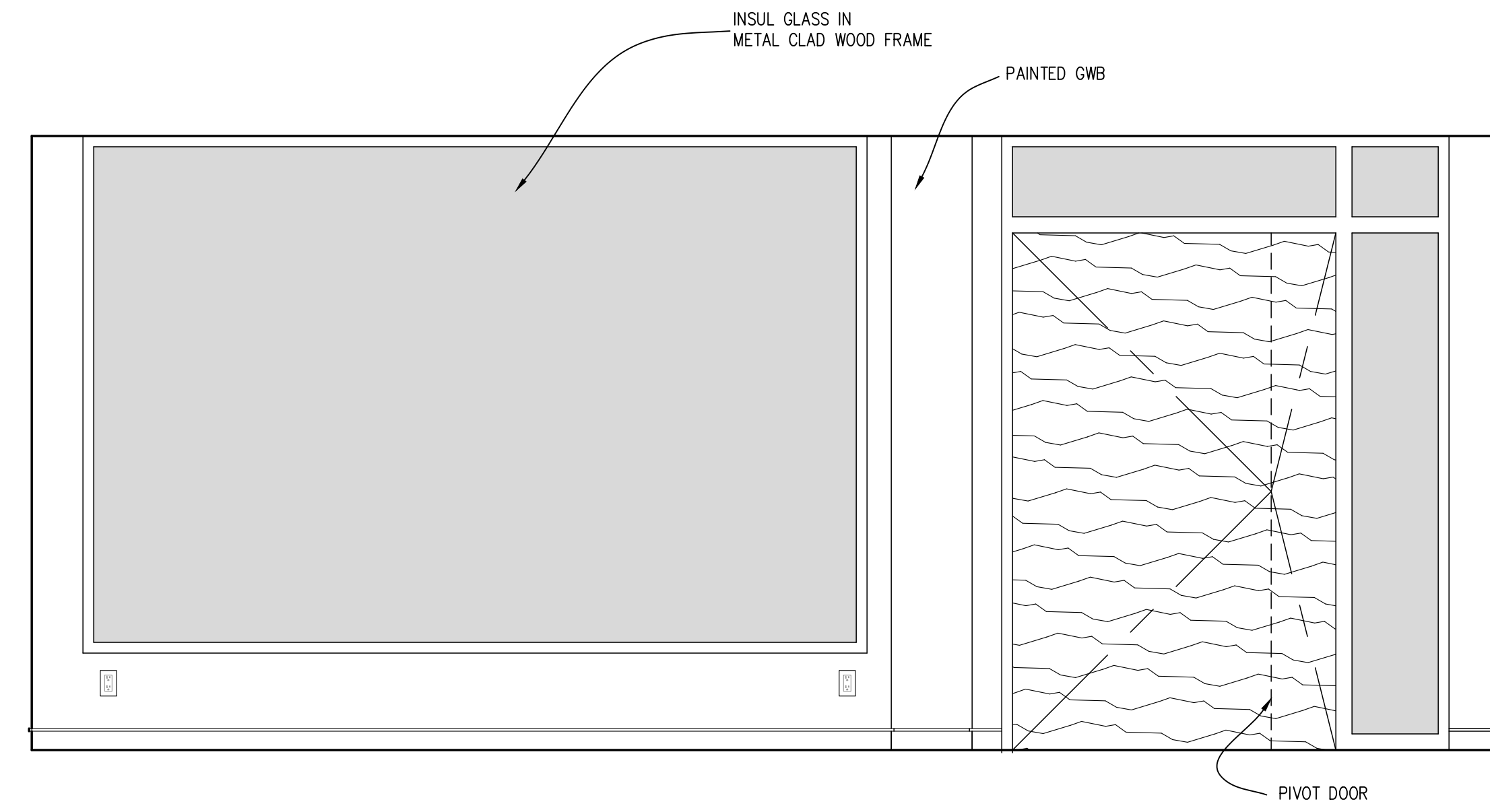
PANTRY #209
1/2" = 1'-0"



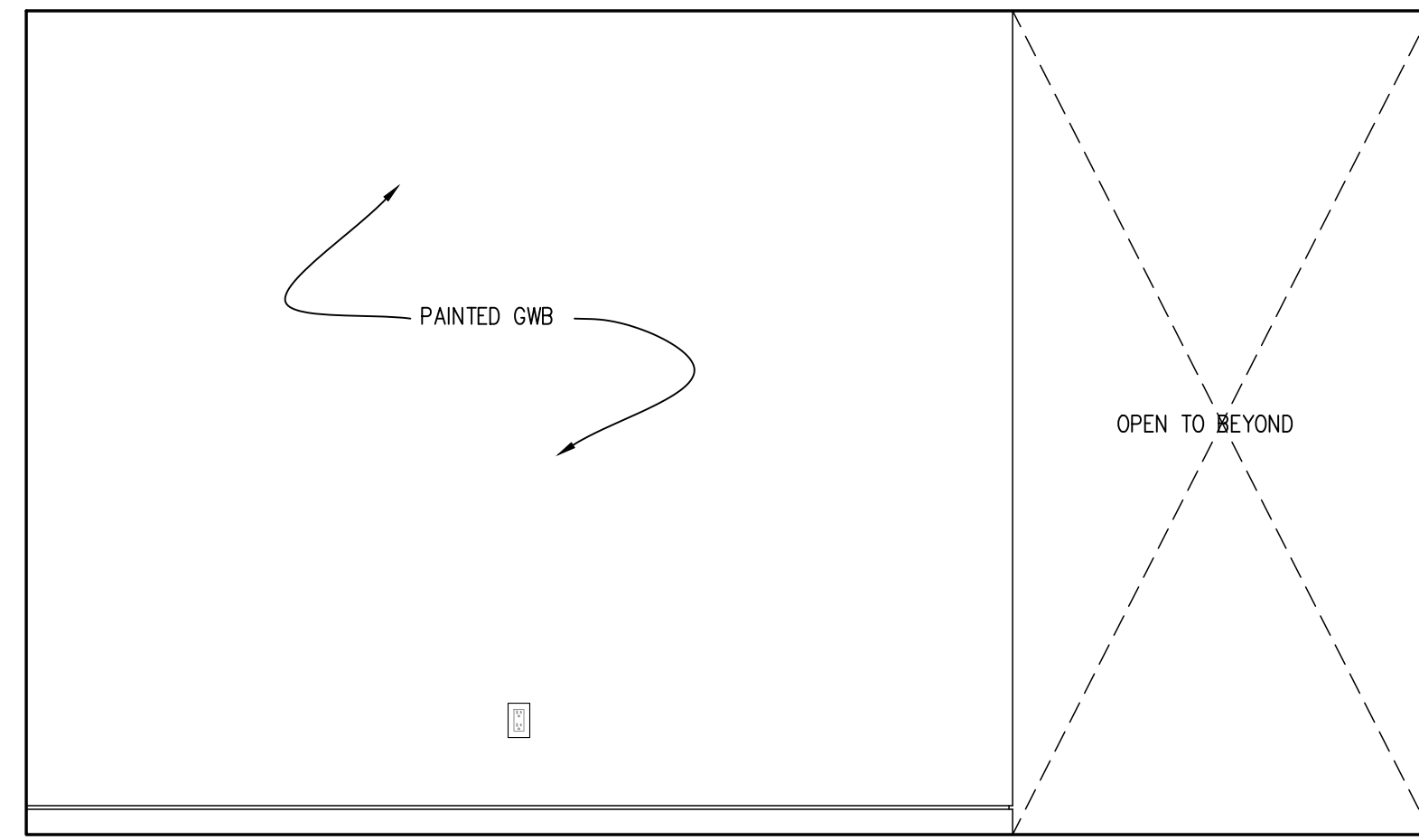
UTILITY #204
1/2" = 1'-0"
CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY



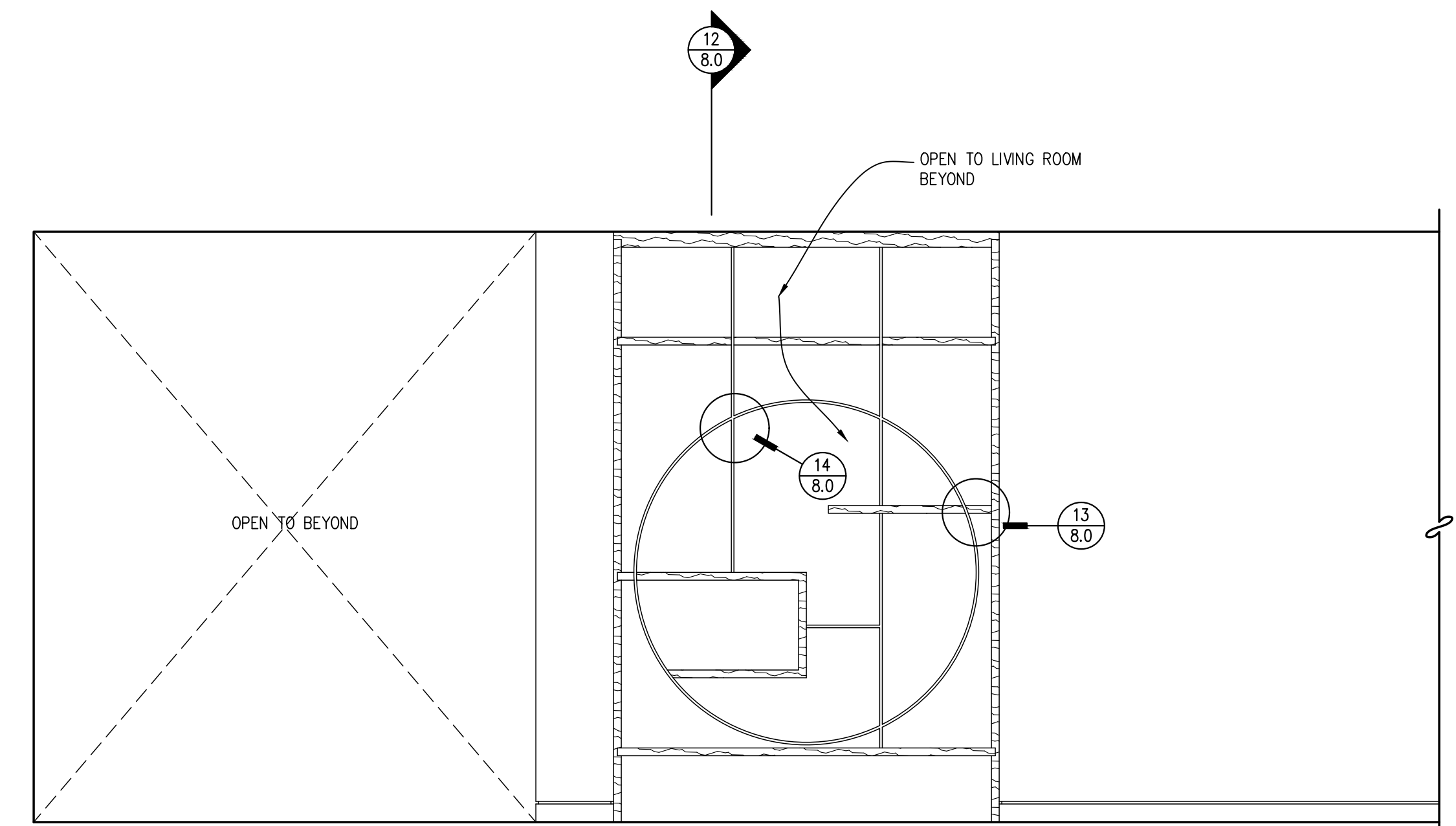
WC #203
1/2" = 1'-0"



C



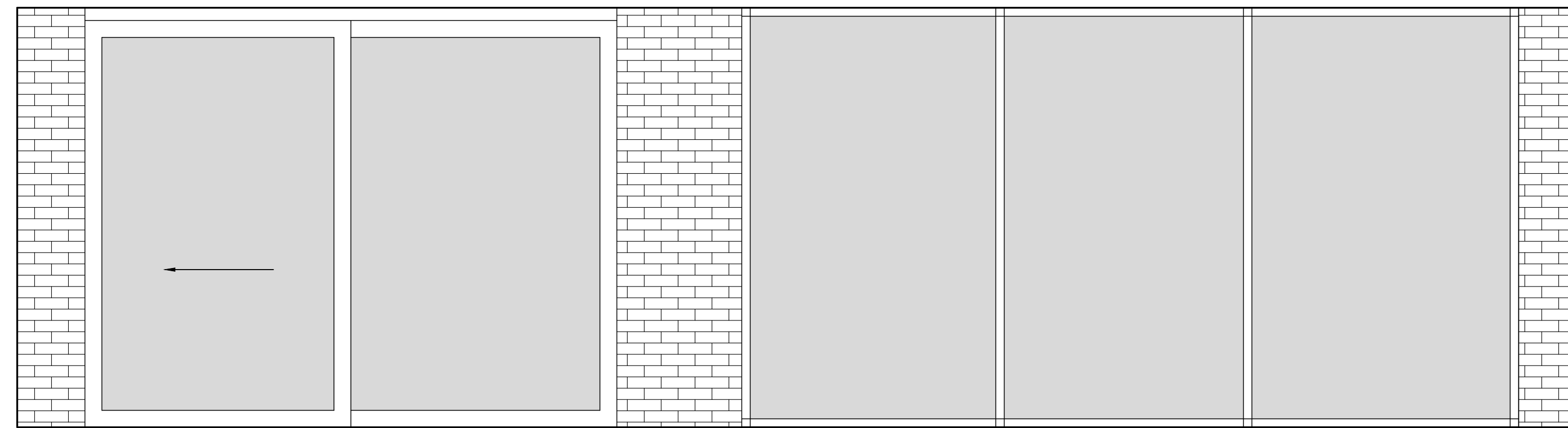
B



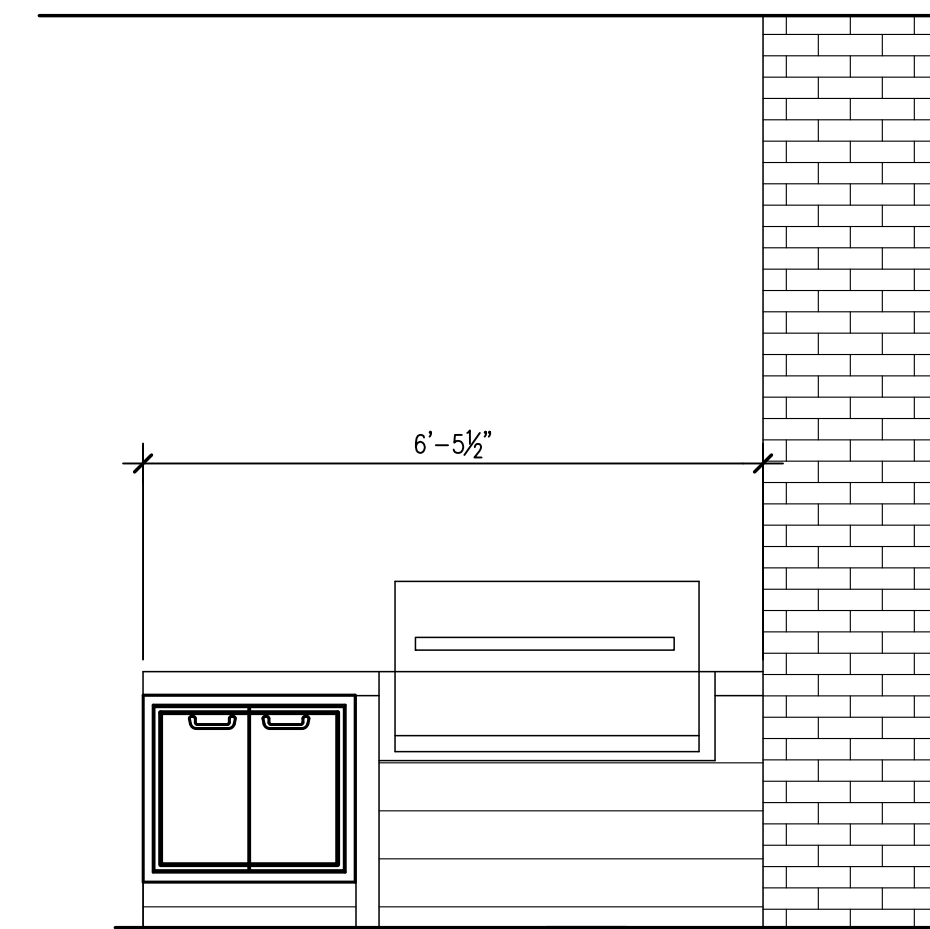
A

ENTRY/MUSIC #200/202

1/2" = 1'-0"



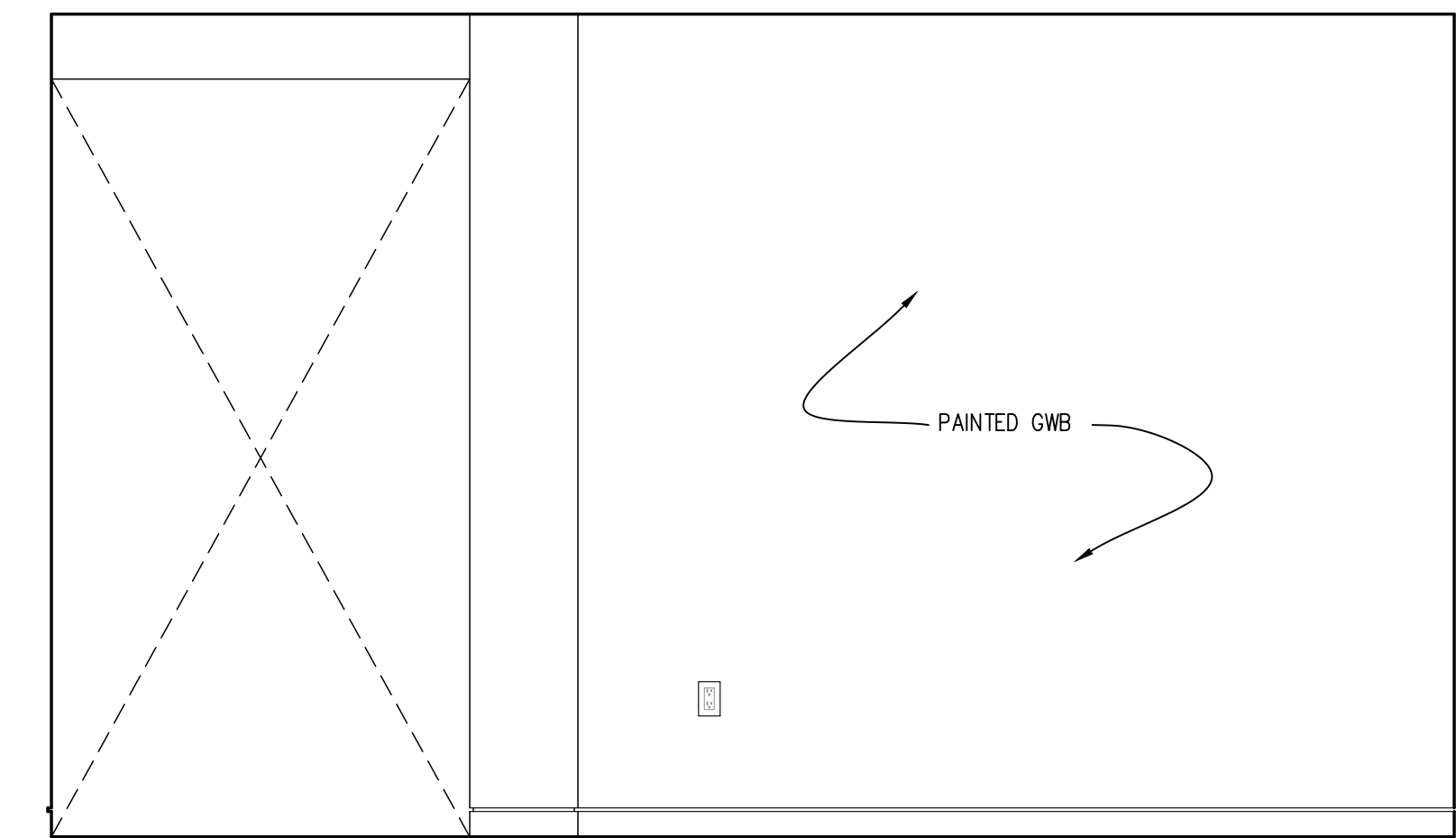
F



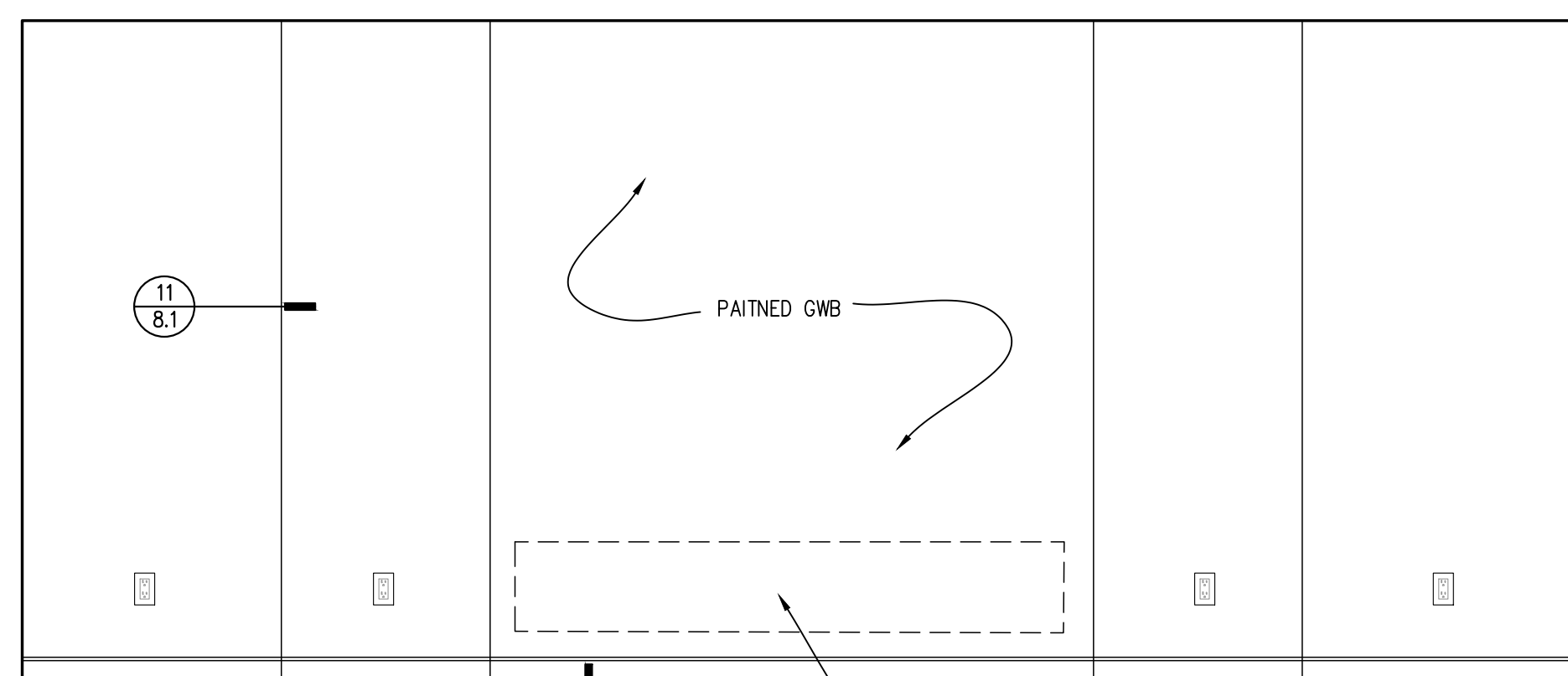
E

DECK

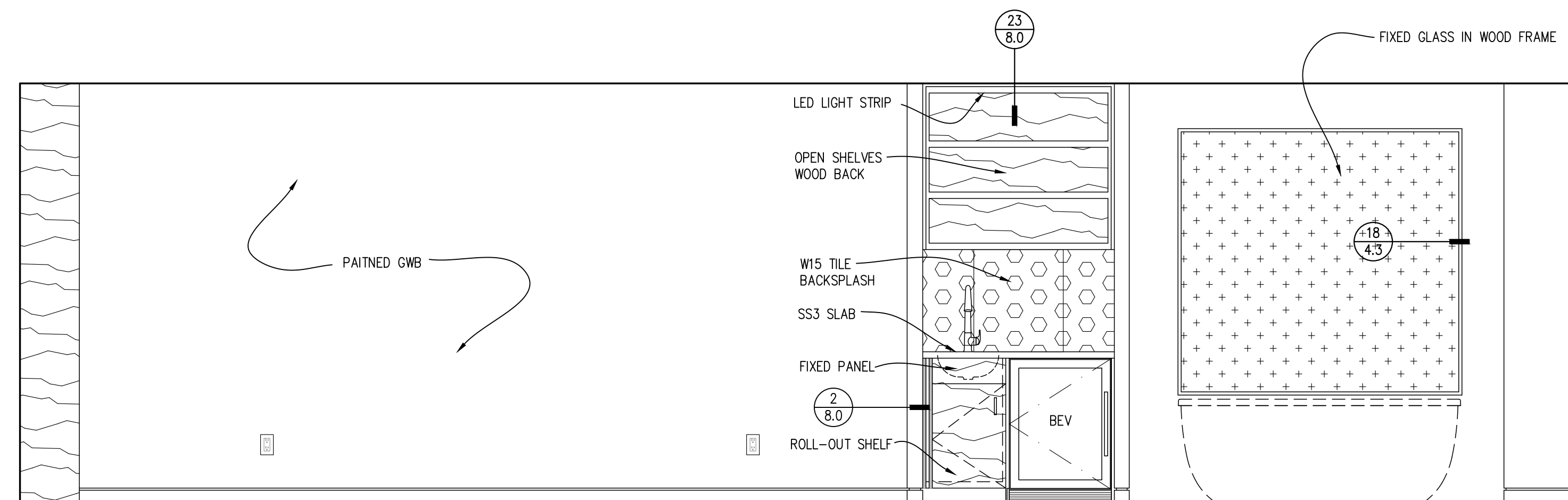
1/2" = 1'-0"



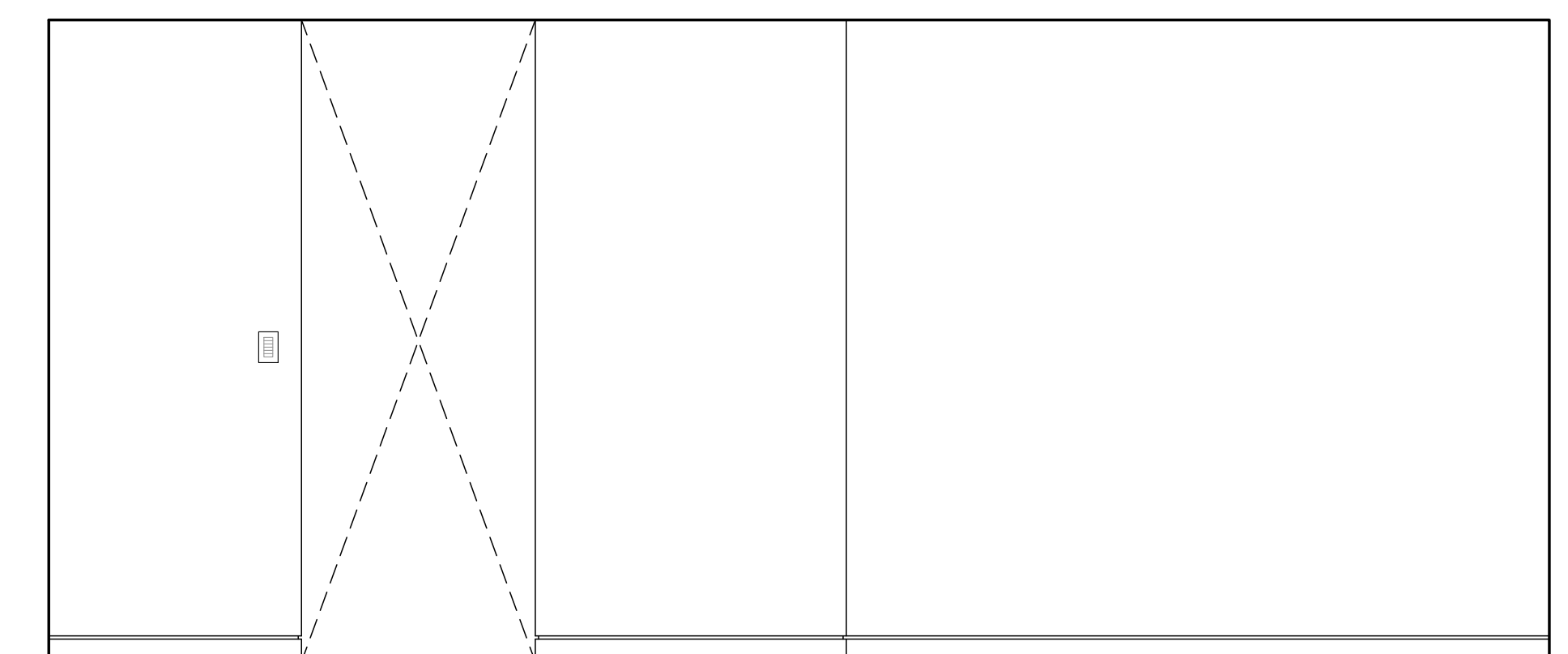
D



I



H



G

M. BEDROOM #306

CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE

1/2" = 1'-0"

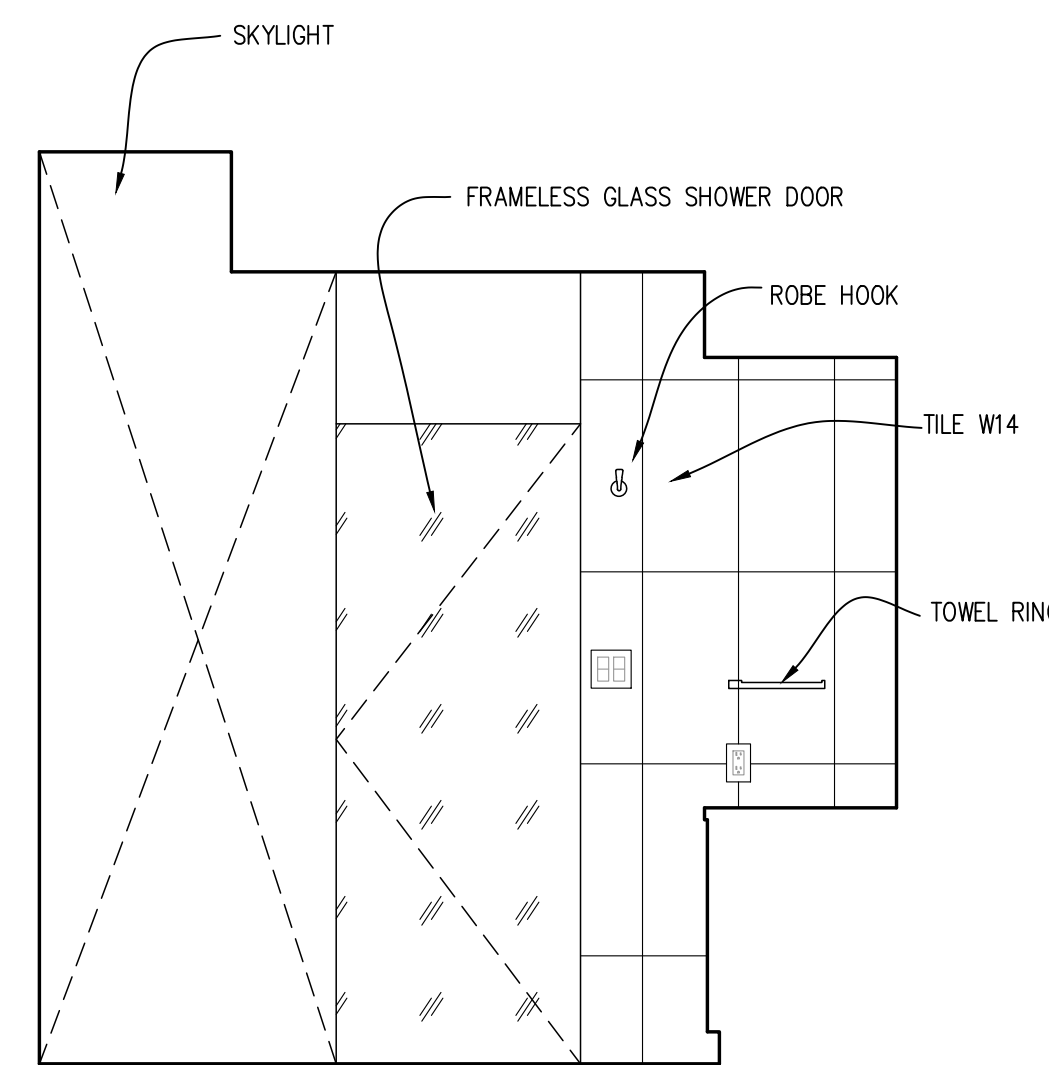


| | |
|----------|-------------|
| 12/19/23 | RESPONSE |
| 10/16/23 | RESPONSE |
| 9/28/23 | PRICING SET |

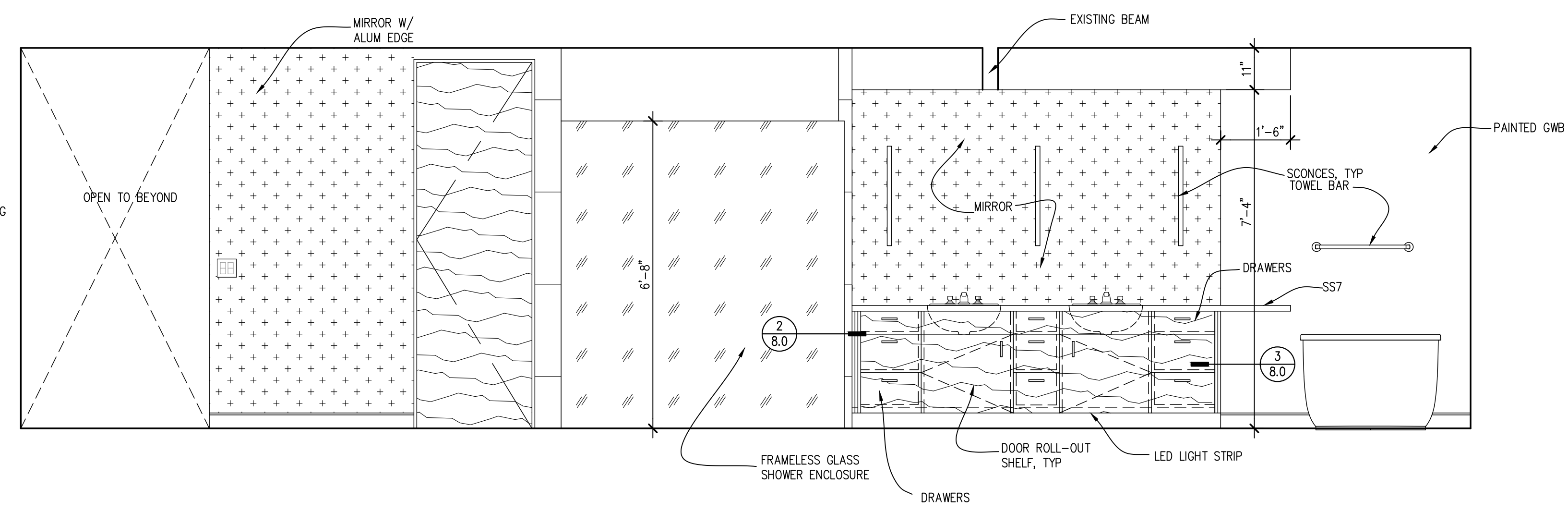
No. Date Revision

INTERIOR ELEVATIONS

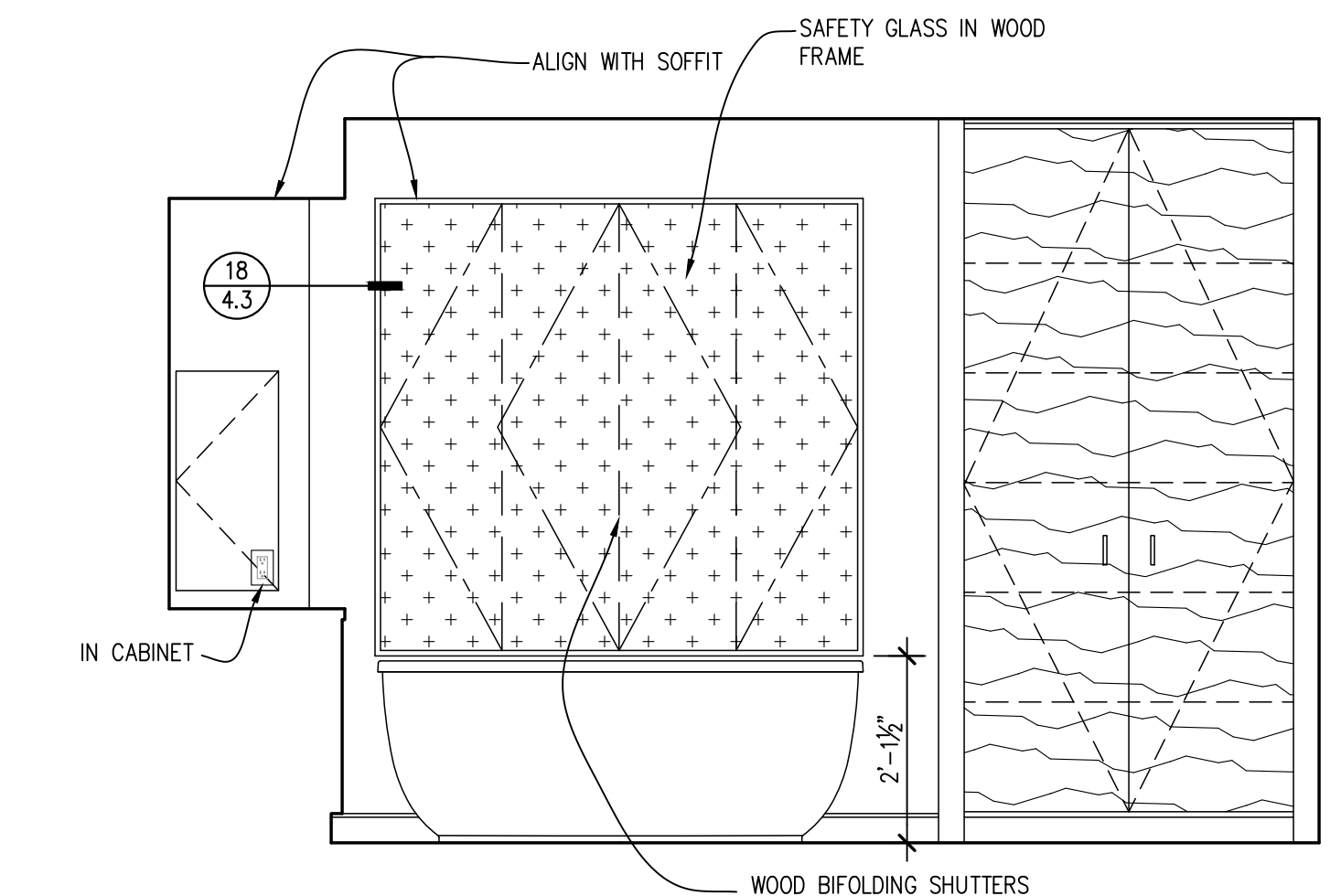
| | |
|-------------|--------|
| Sheet No. | 7.6 |
| Project No. | 2222 |
| Date: | 9/8/23 |



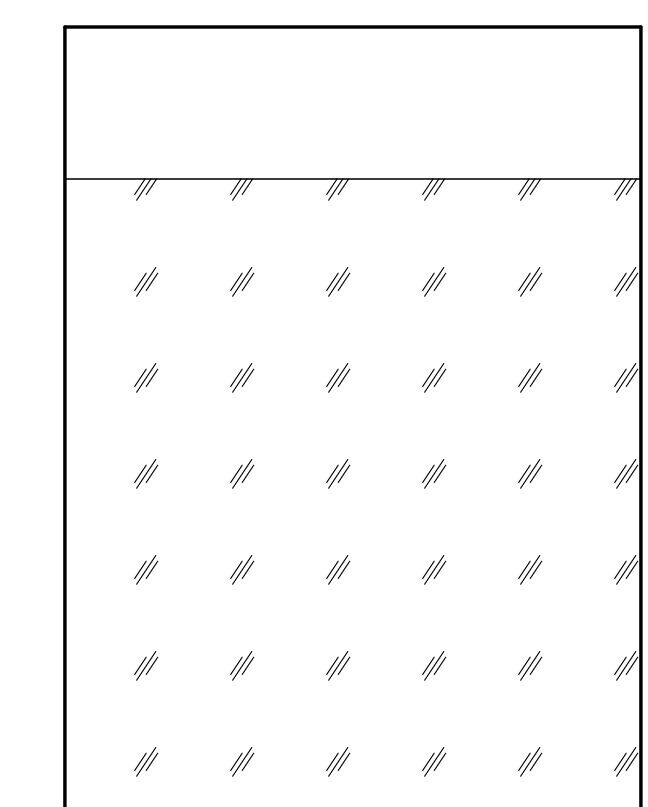
C



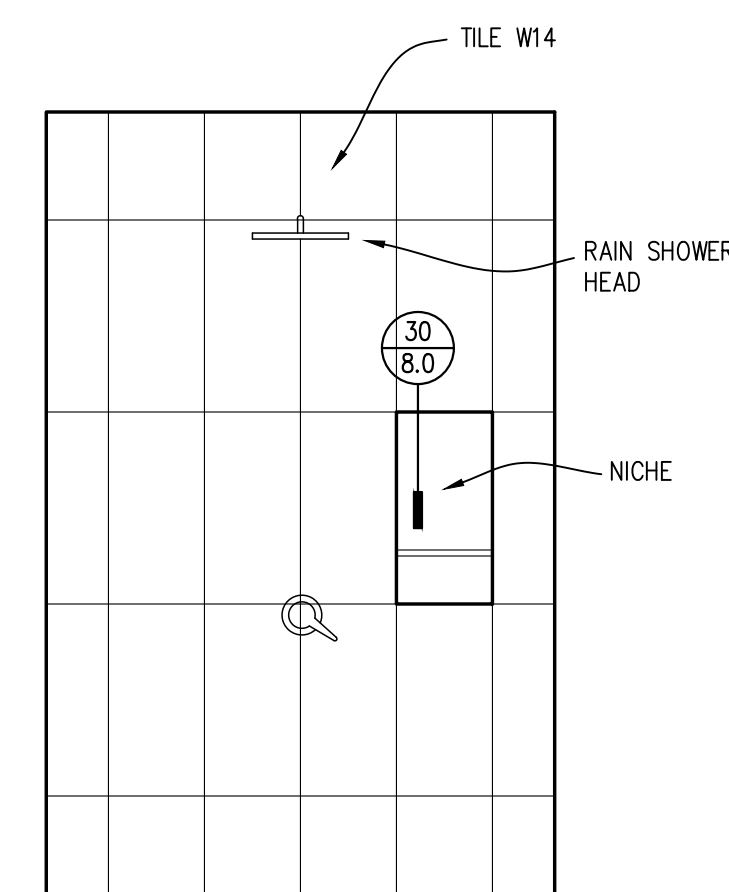
B



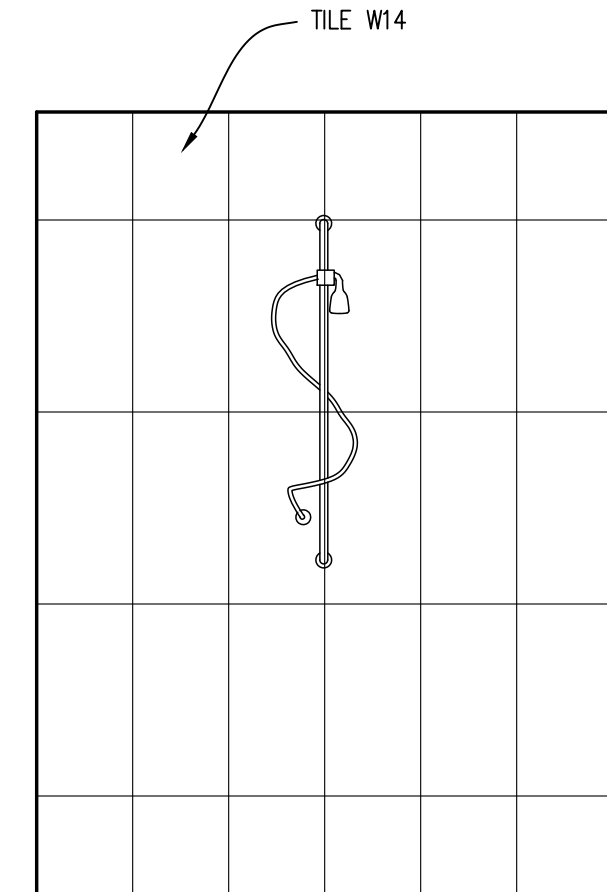
A



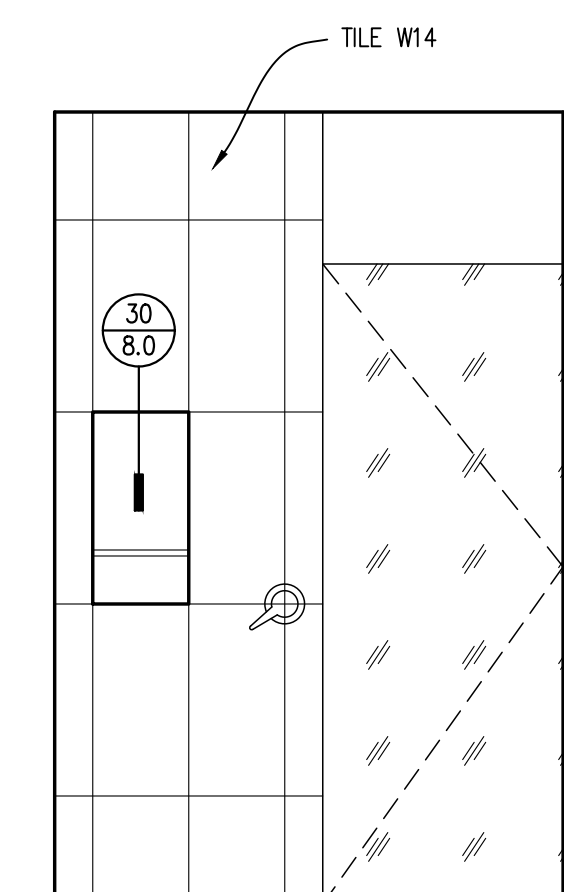
H



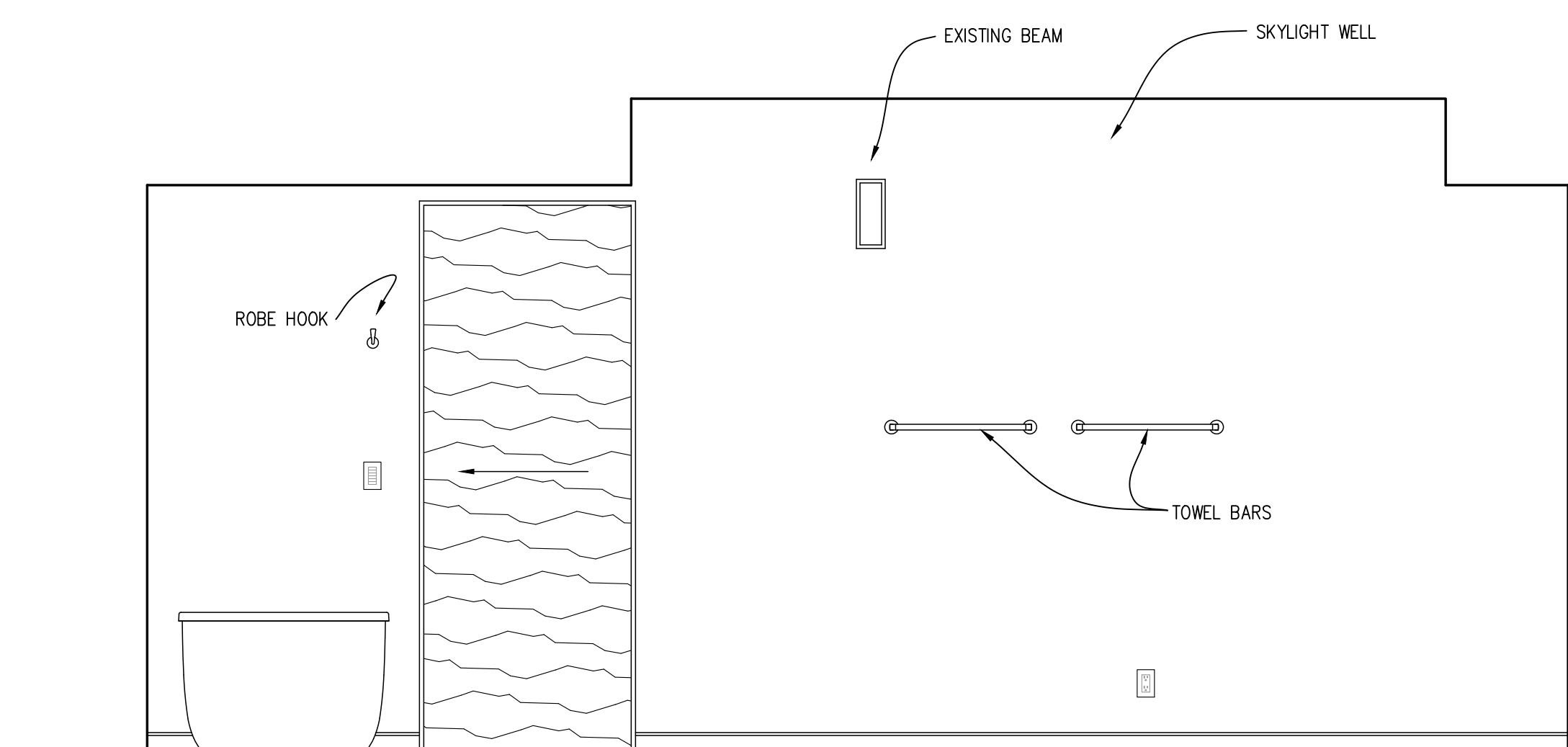
G



F



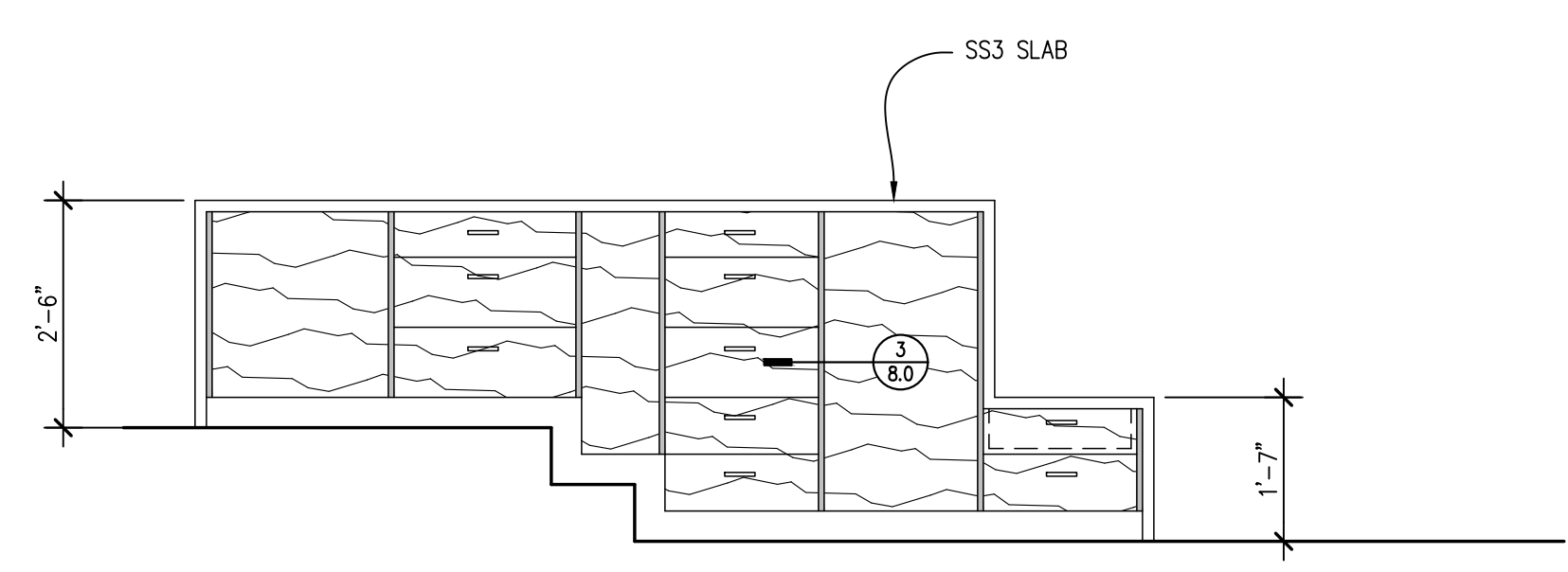
E



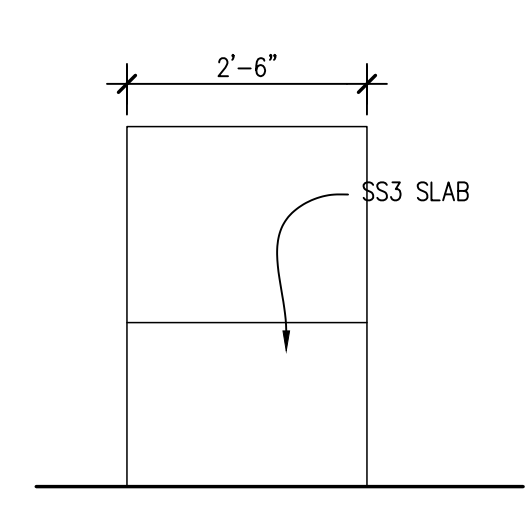
D

SHOWER #312
1/2" = 1'-0"

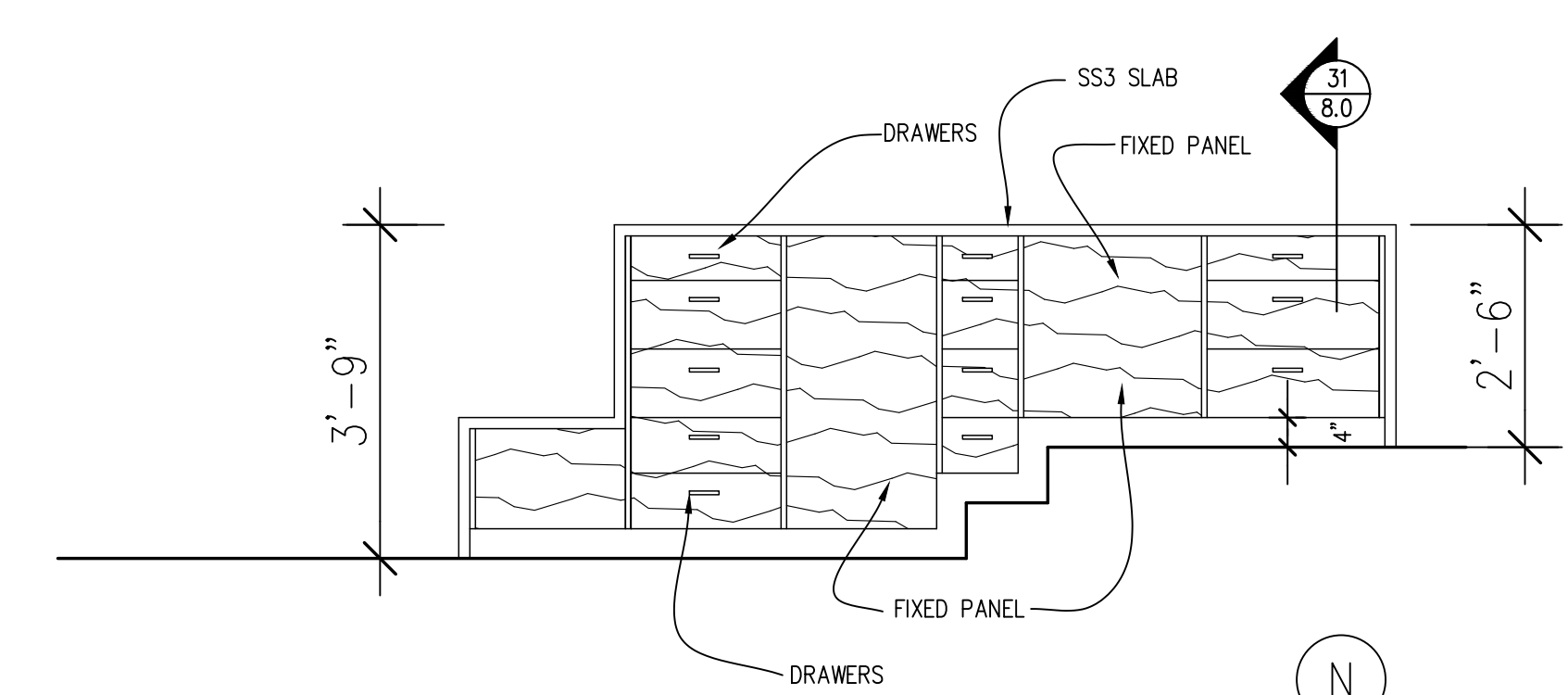
M.BATH #309 CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE
1/2" = 1'-0"



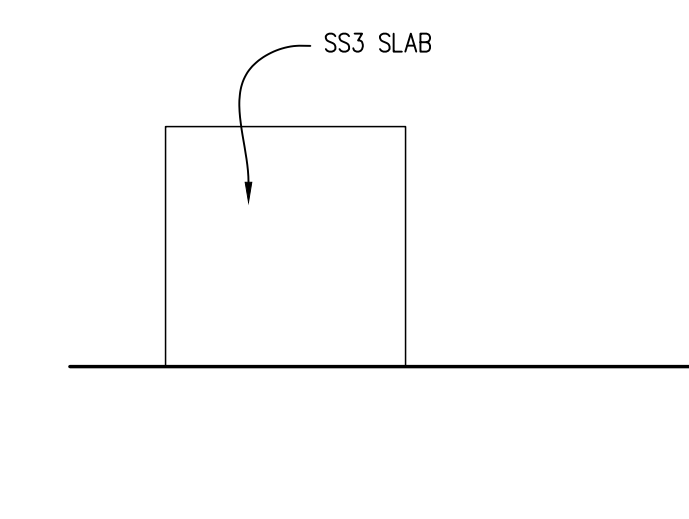
P



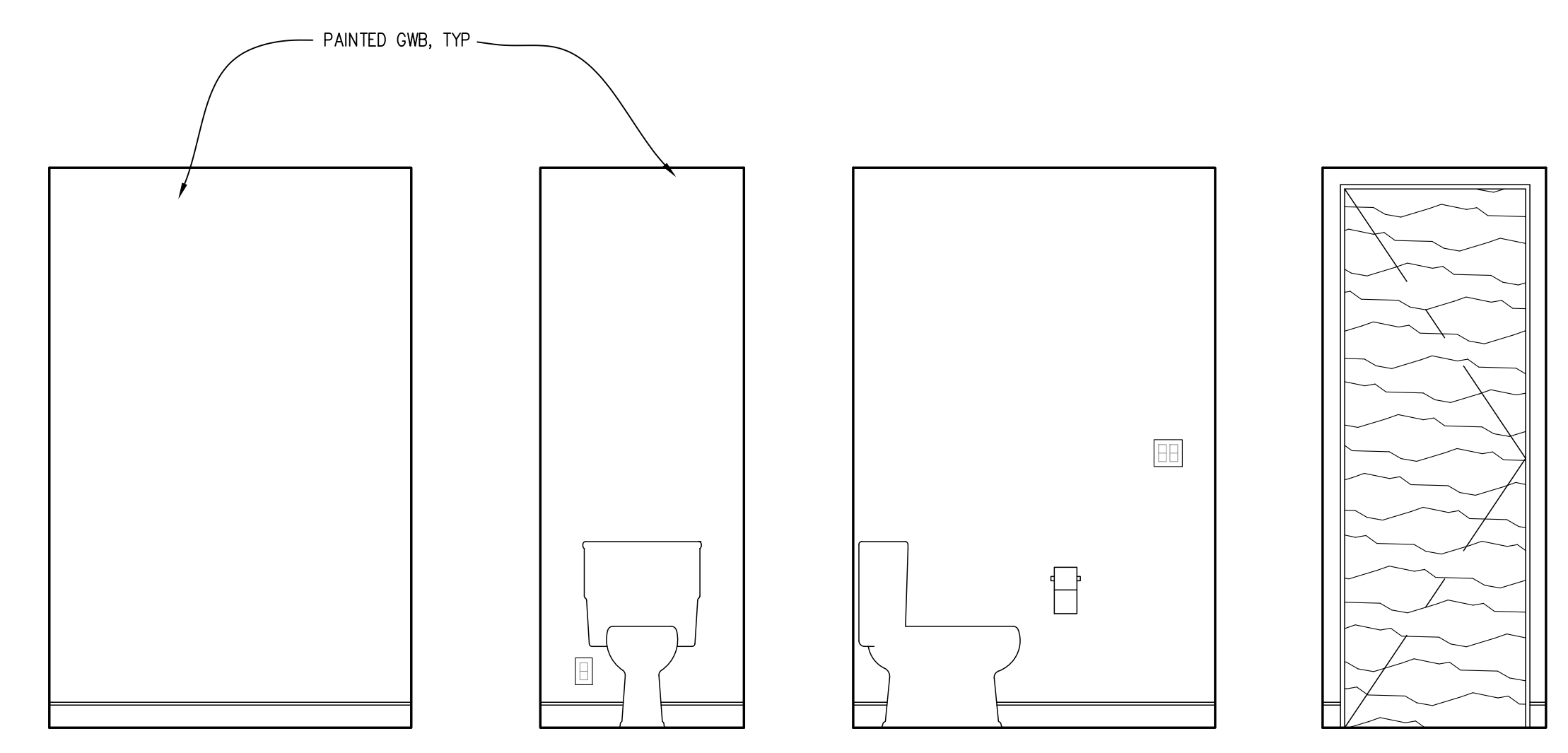
O



N



M



L

K

J

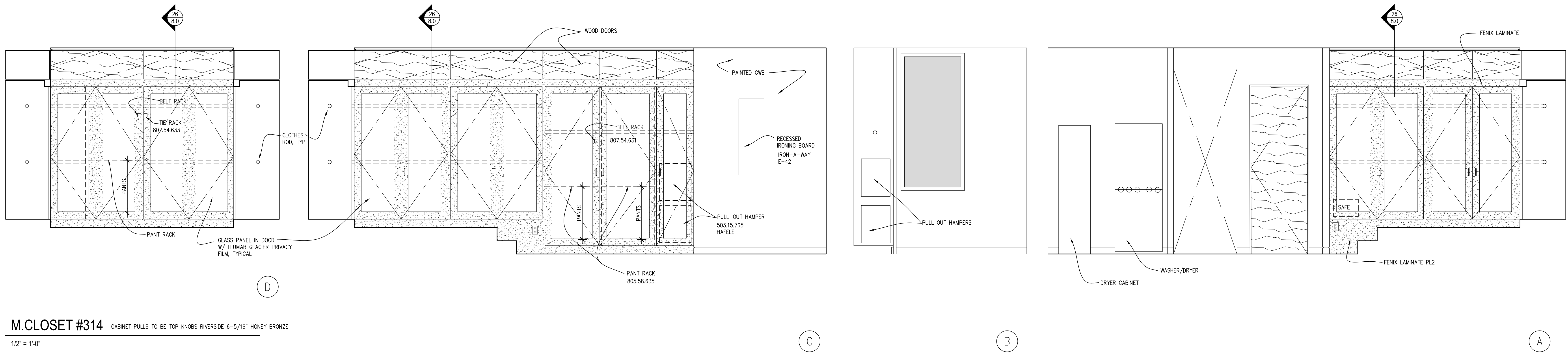
I

WC3 #310
1/2" = 1'-0"

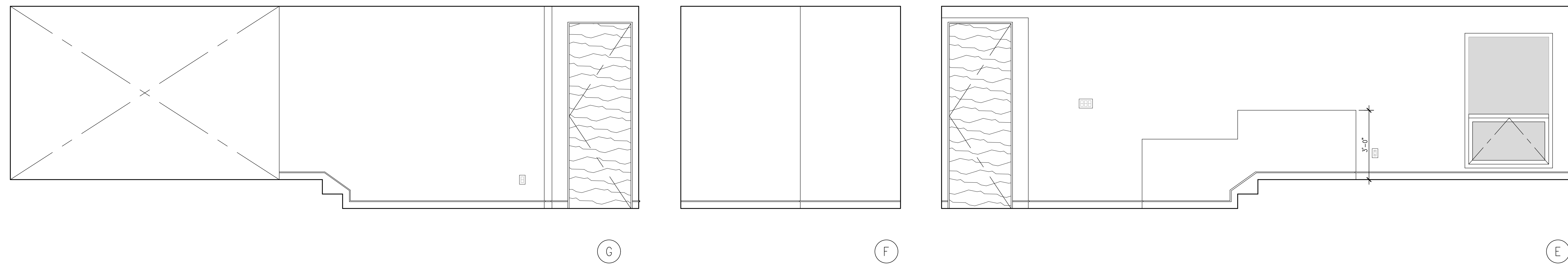
M.CLOSET ISLAND #314 CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE
1/2" = 1'-0"



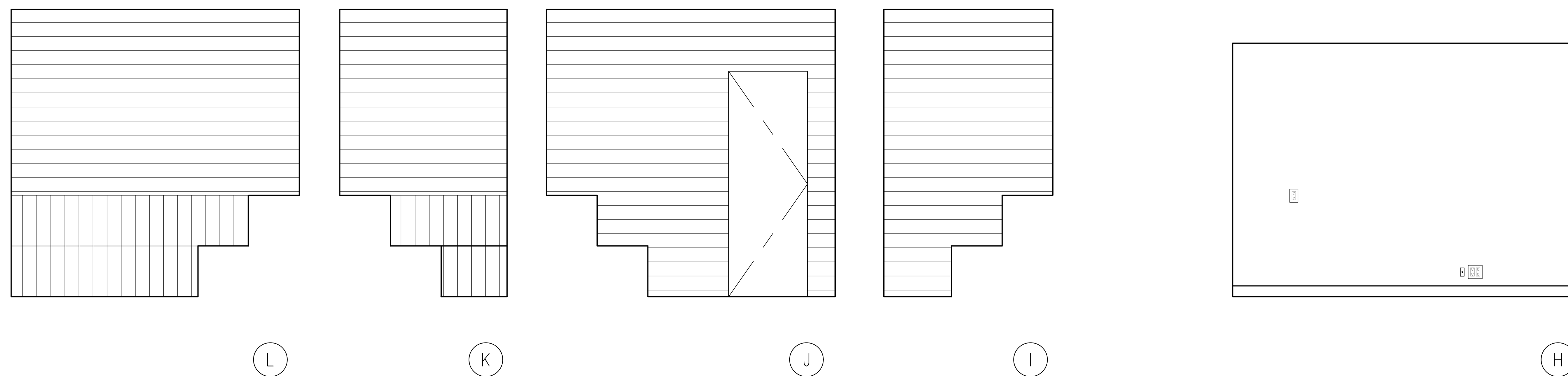
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



M.CLOSET #314 CABINET PULLS TO BE TOP KNOBS RIVERSIDE 6-5/16" HONEY BRONZE
1/2" = 1'-0"



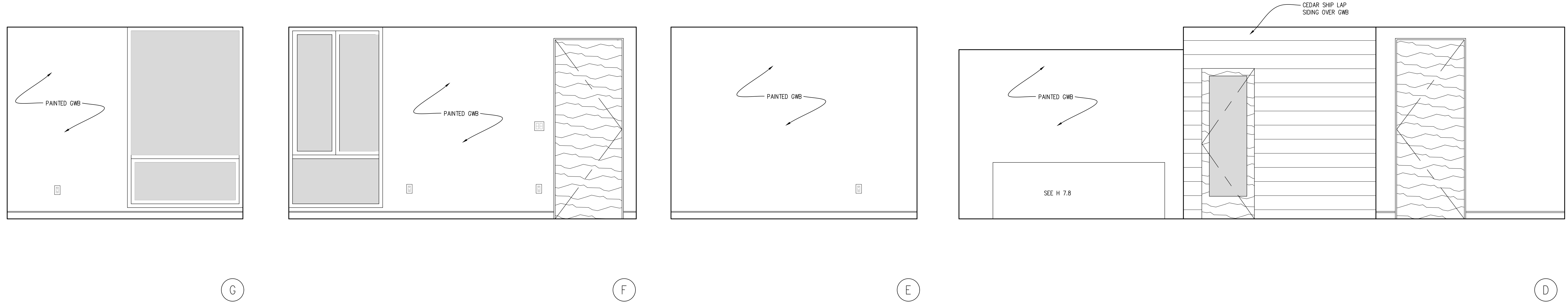
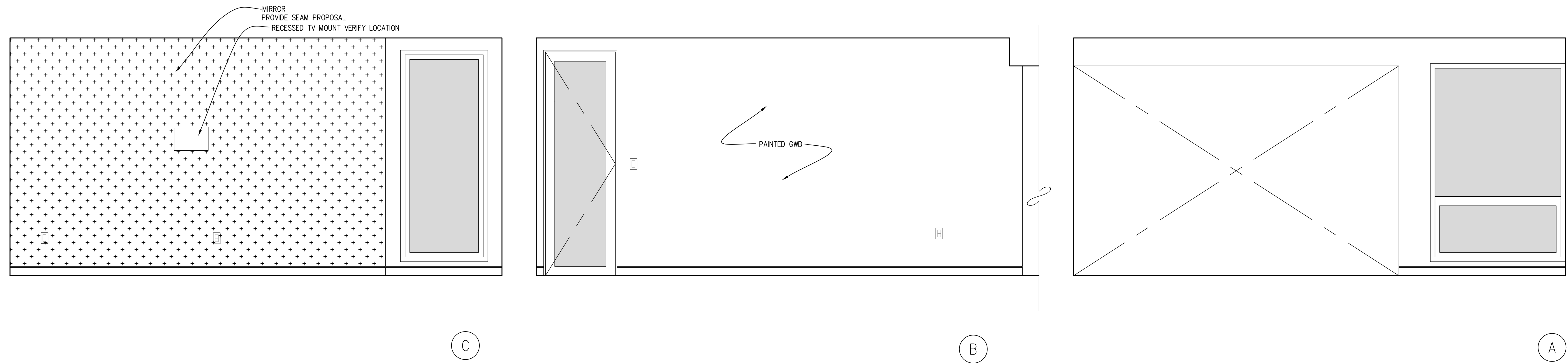
LANDING3 #311
1/2" = 1'-0"



SAUNA #303
1/2" = 1'-0"

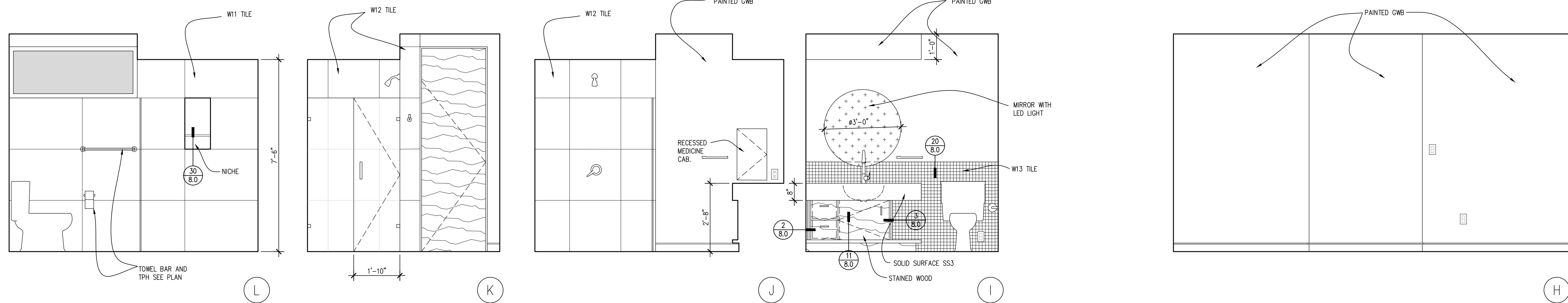


| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



EXERCISE 304

1/2" = 1'-0"



BATH5 #302 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY

1/2" = 1'-0"

BEDROOM4 #300

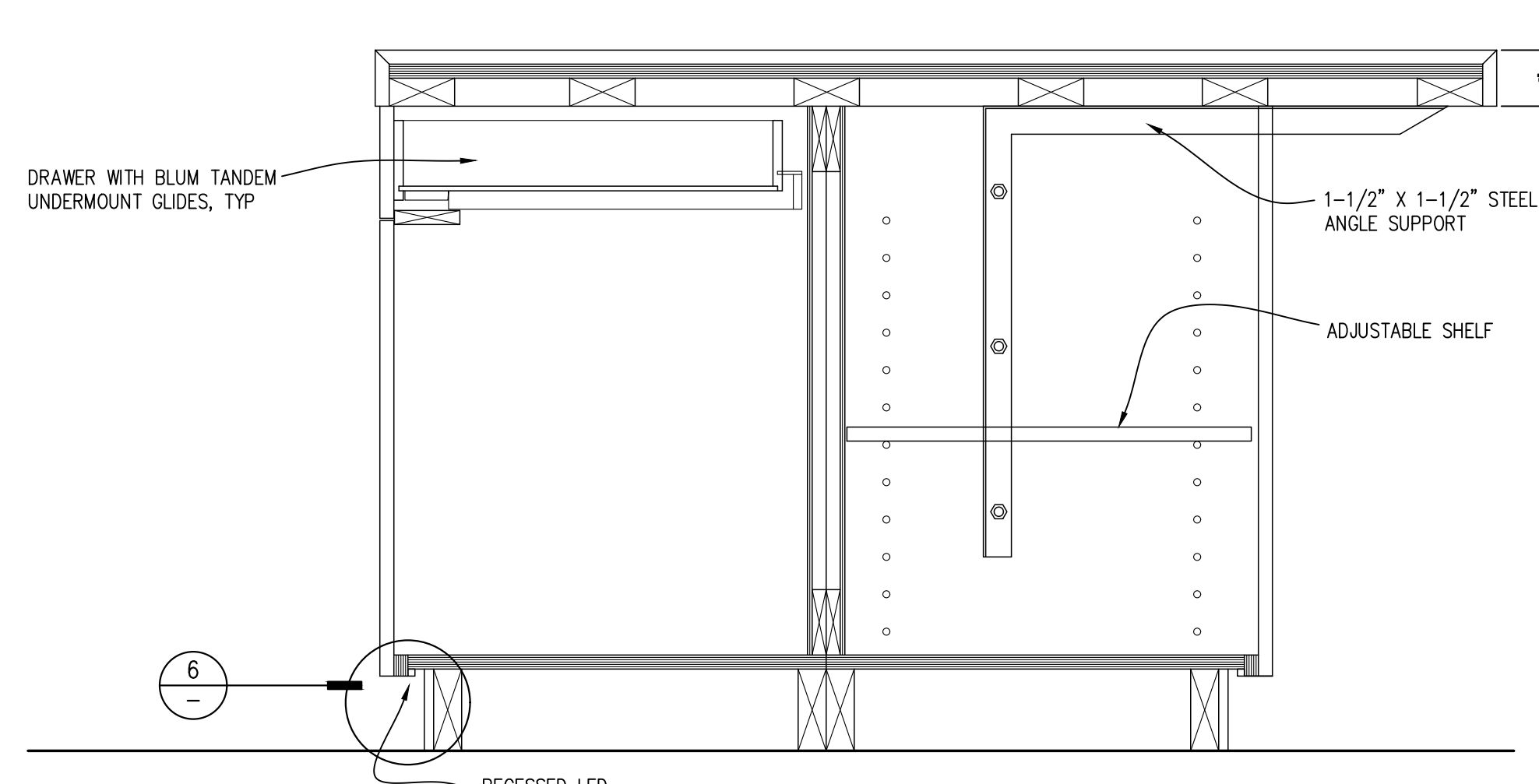
1/2" = 1'-0"



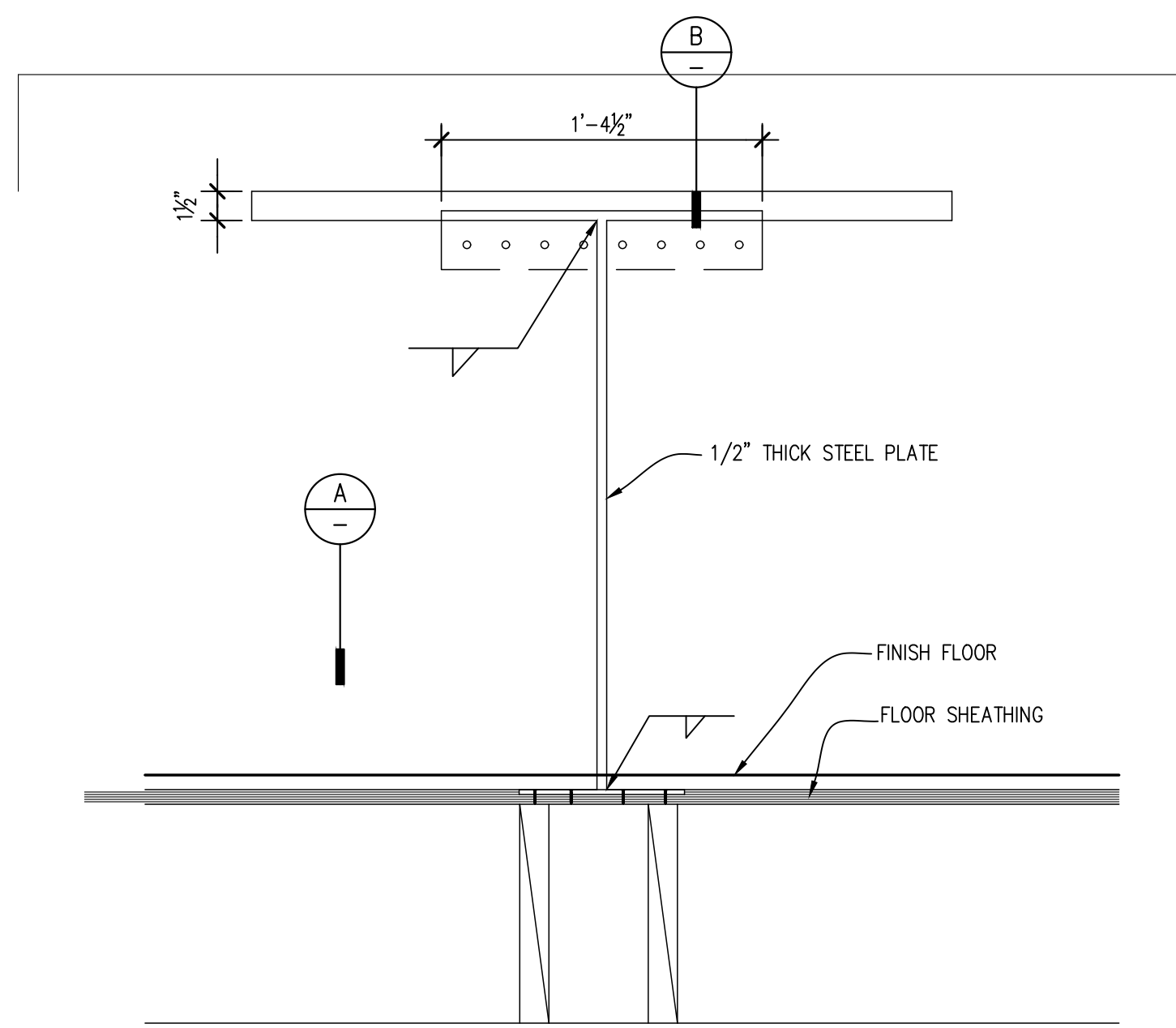
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

INTERIOR ELEVATIONS

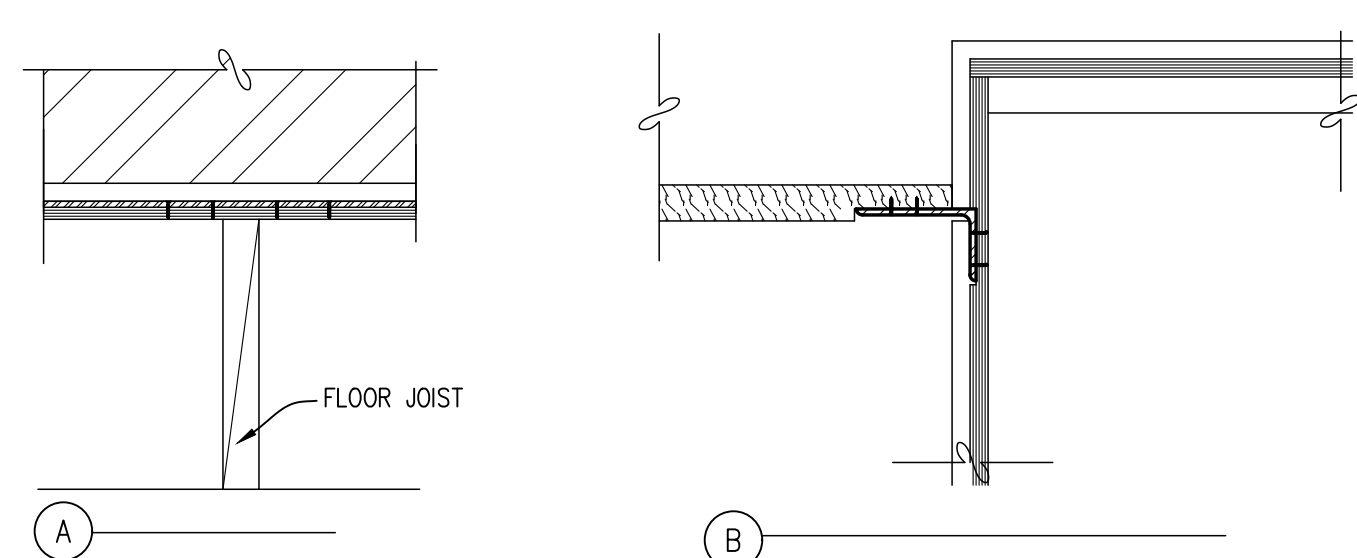
| | |
|-------------|------------|
| Sheet No. | 7.9 |
| Project No. | 2222 |
| Date: | 9/8/23 |



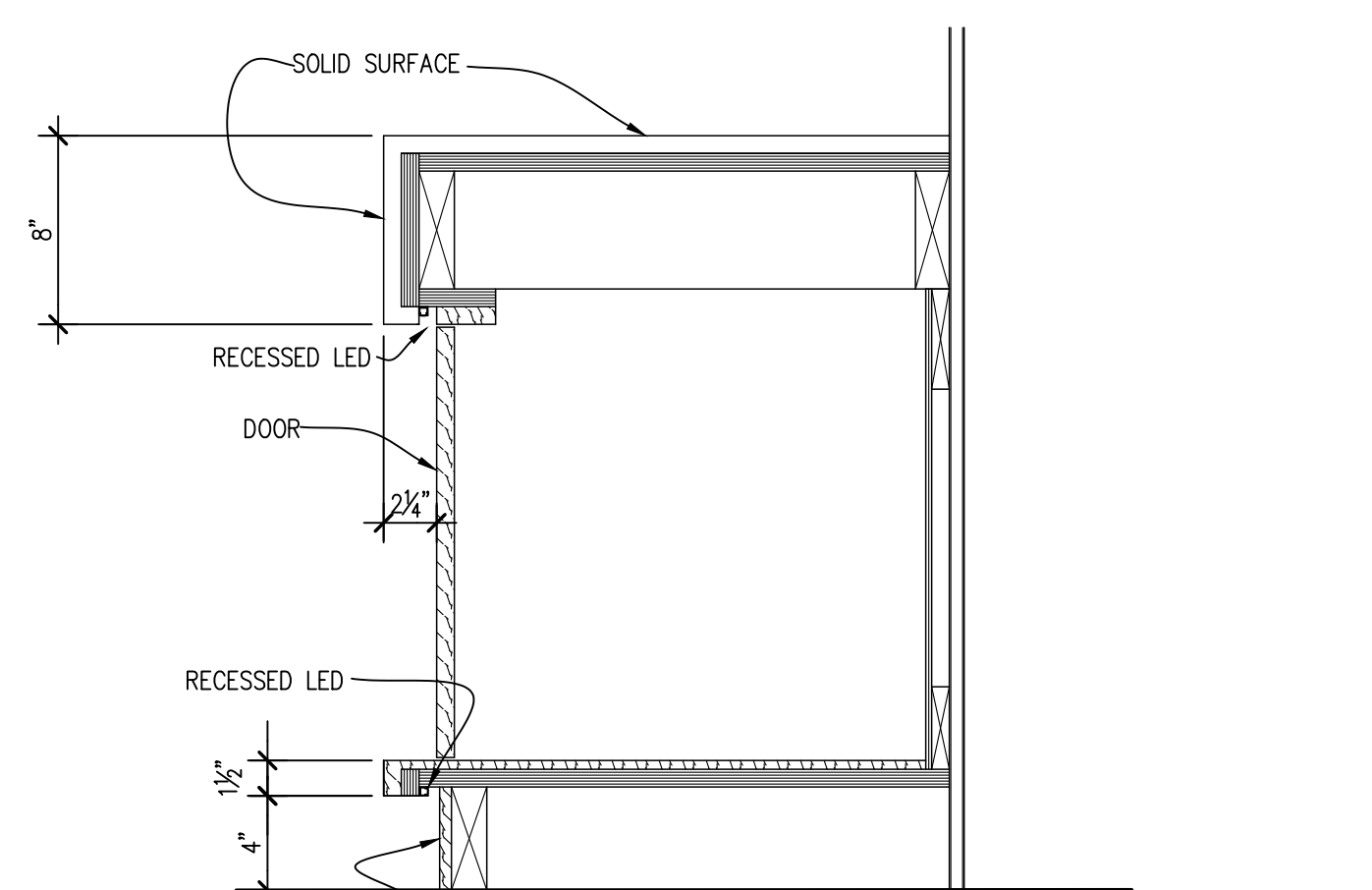
7 SECTION
1-1/2" = 1'-0"



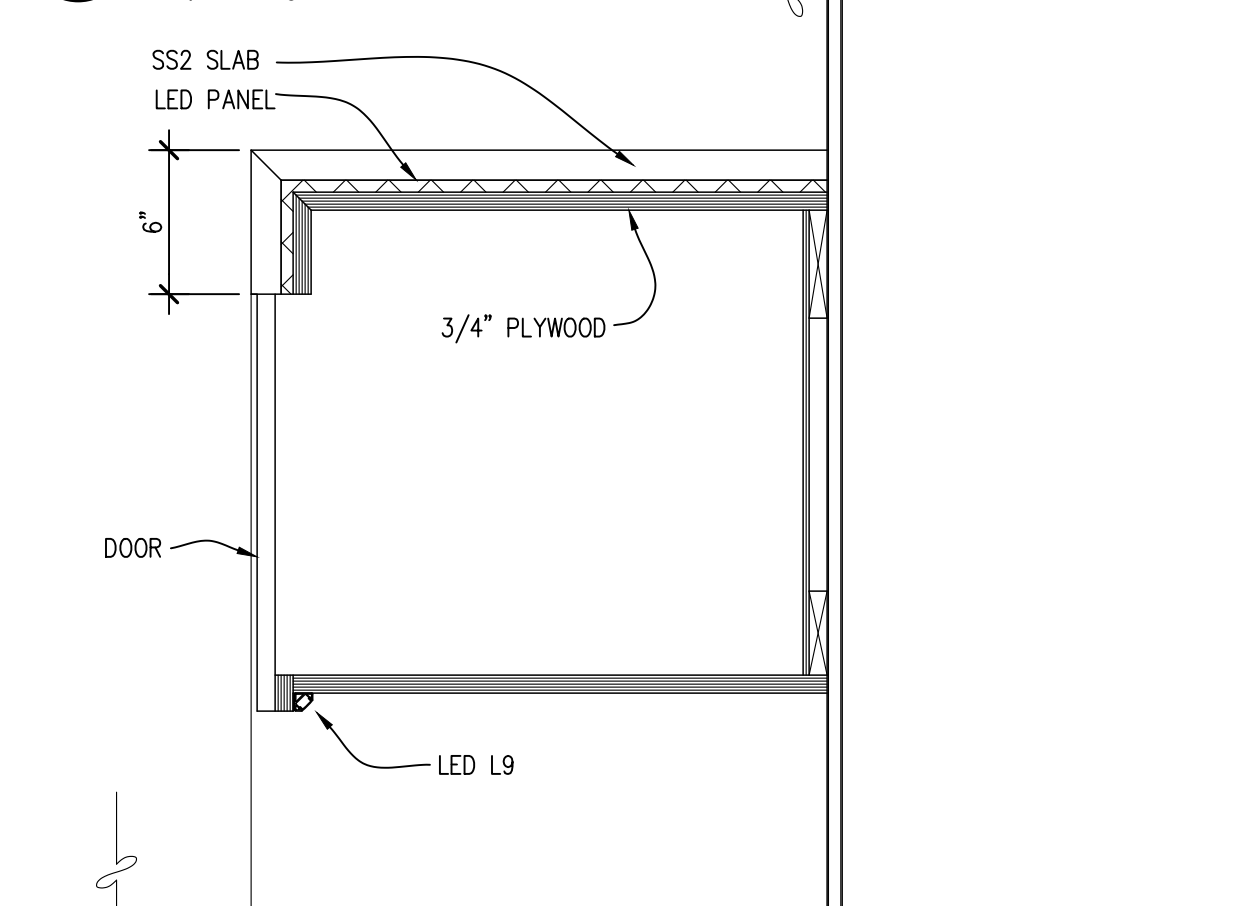
8 SECTION
1-1/2" = 1'-0"



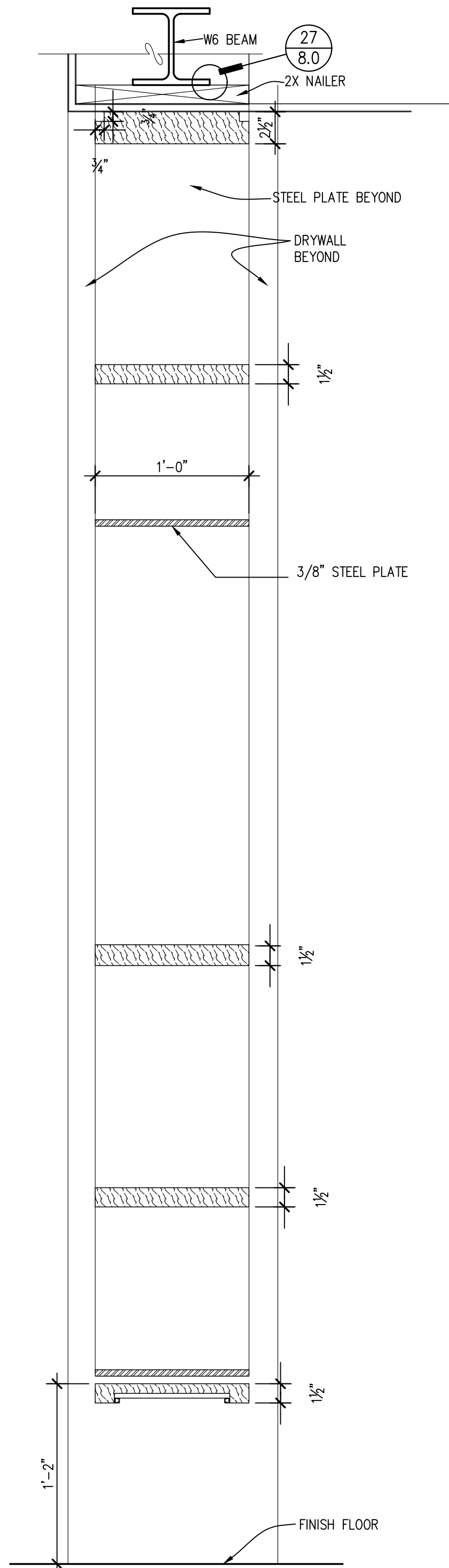
12 SECTION
1-1/2" = 1'-0"



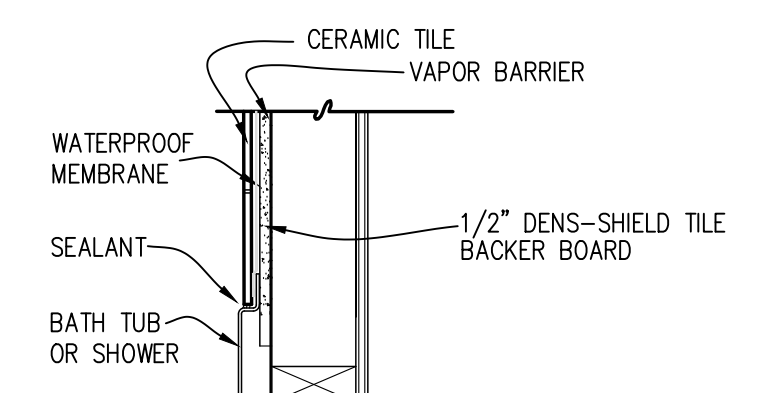
11 SECTION
1-1/2" = 1'-0"



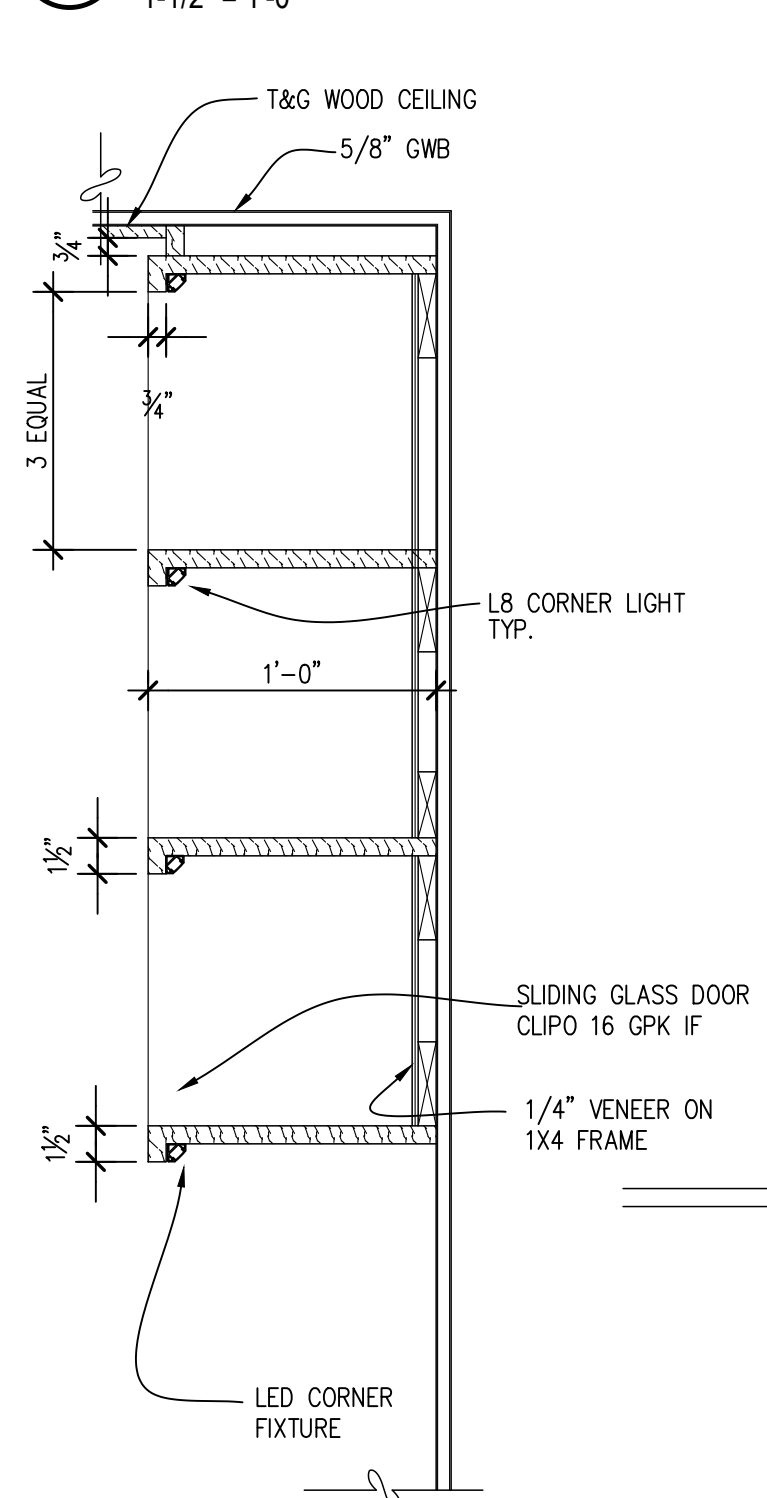
15 SECTION
1-1/2" = 1'-0"



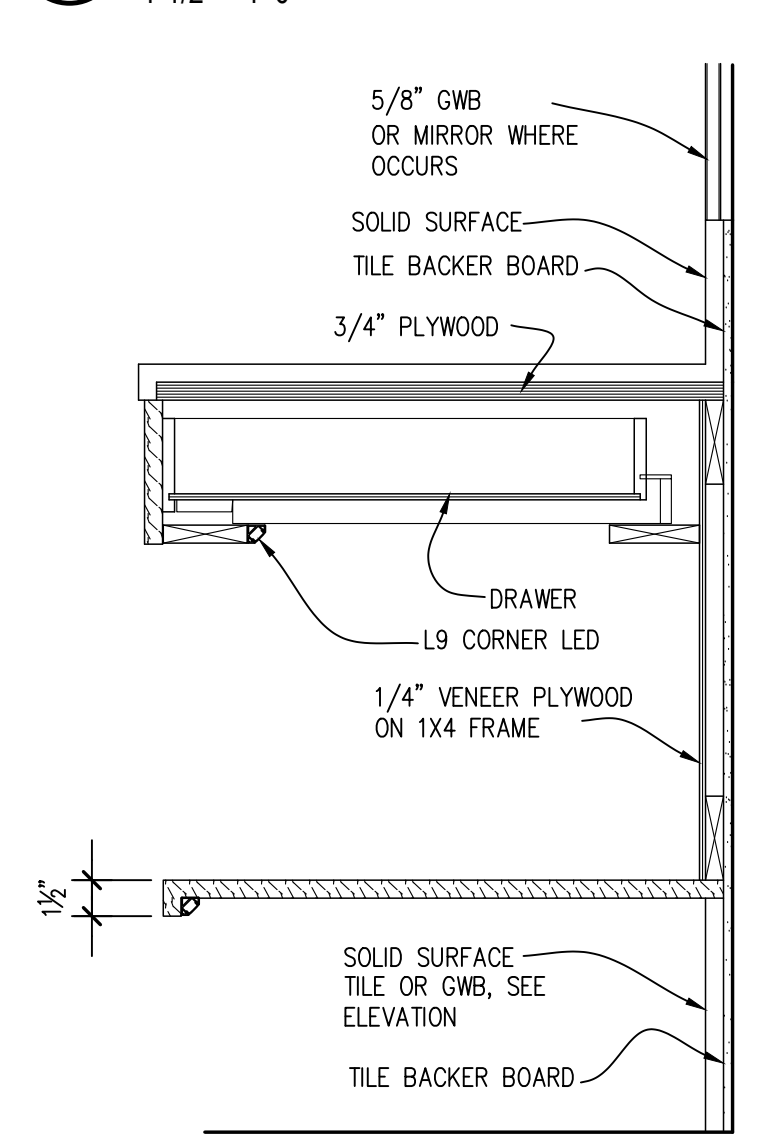
21 SECTION
1-1/2" = 1'-0"



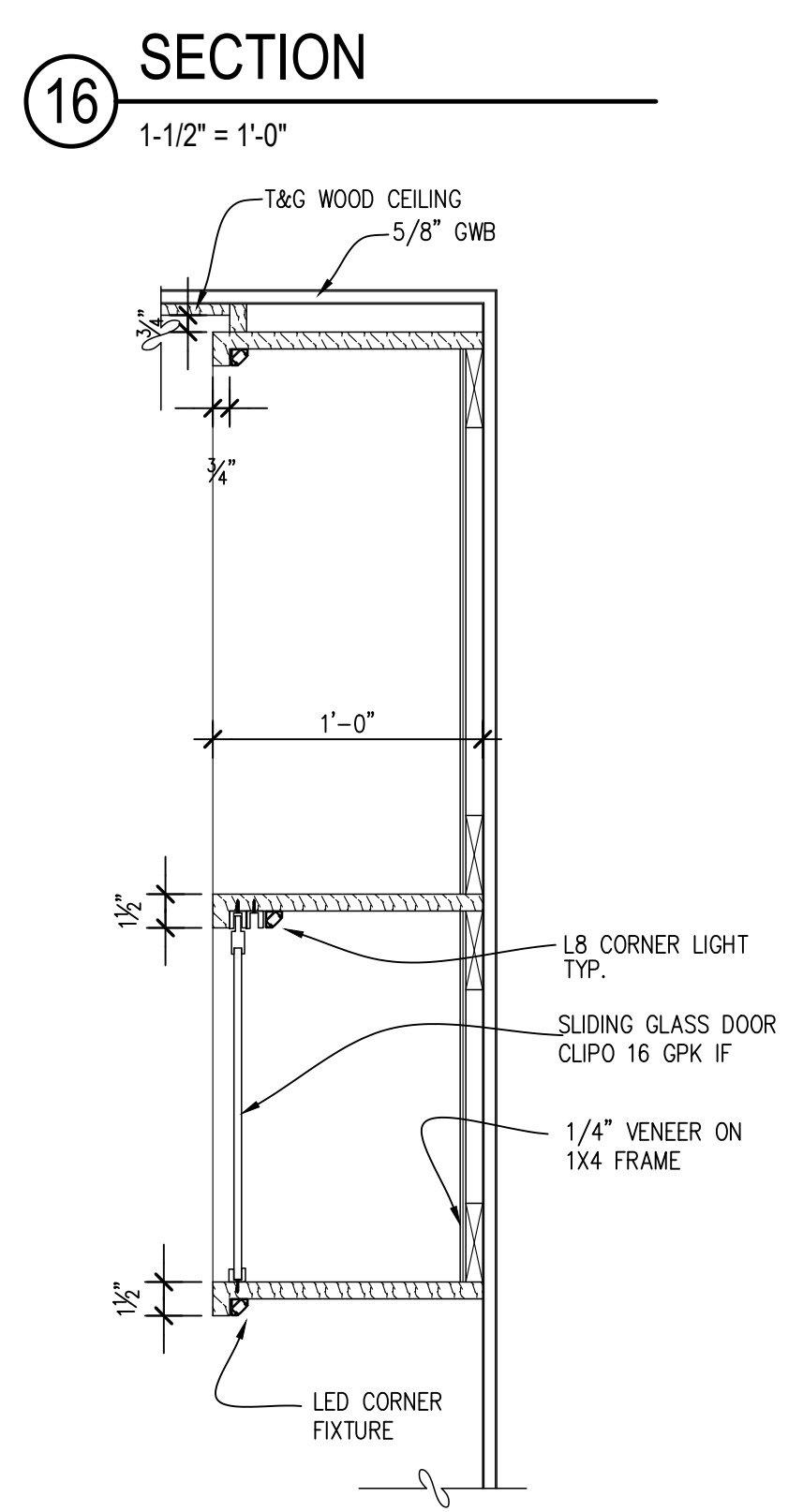
22 SECTION
1-1/2" = 1'-0"



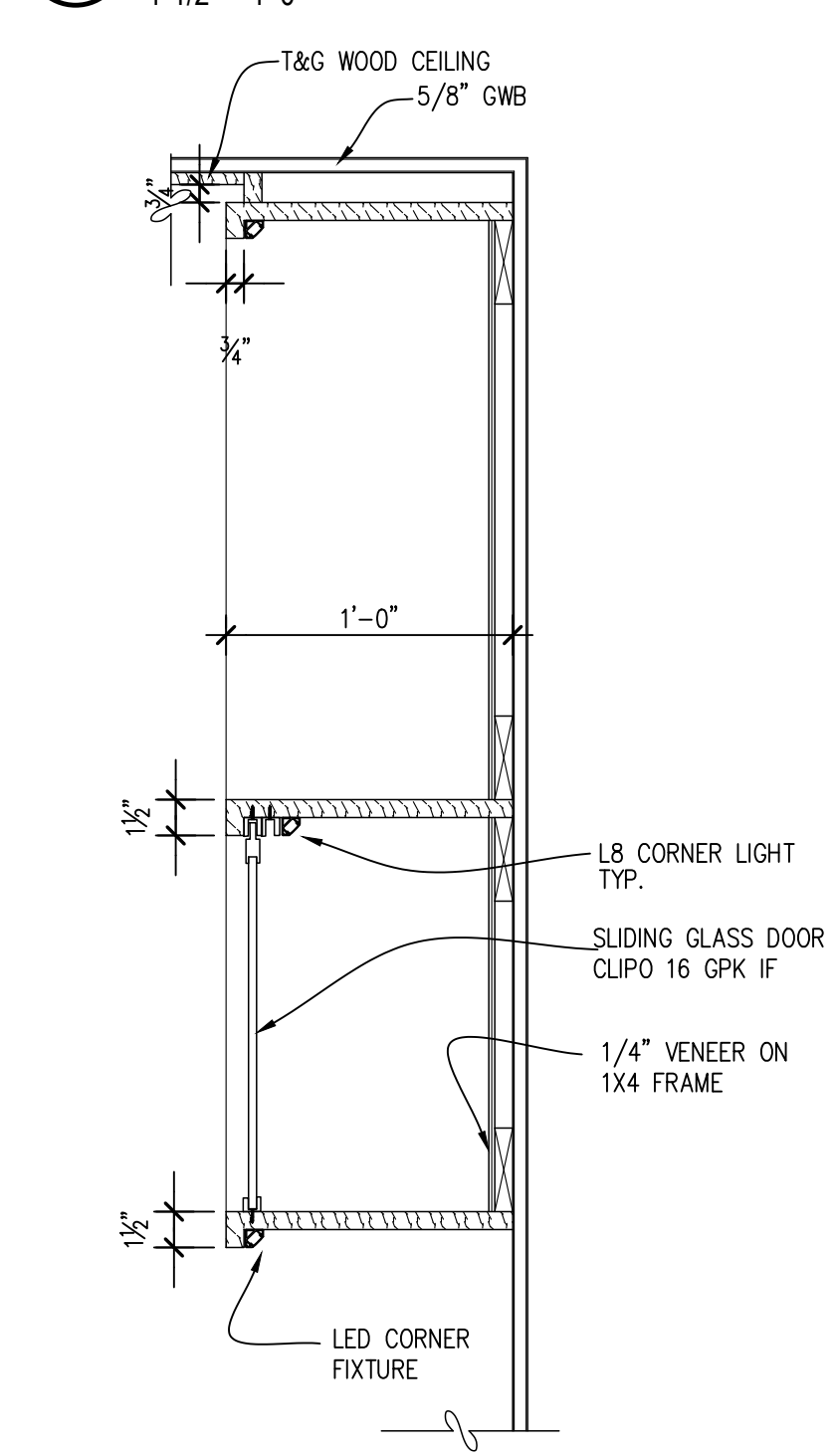
23 SECTION
1-1/2" = 1'-0"



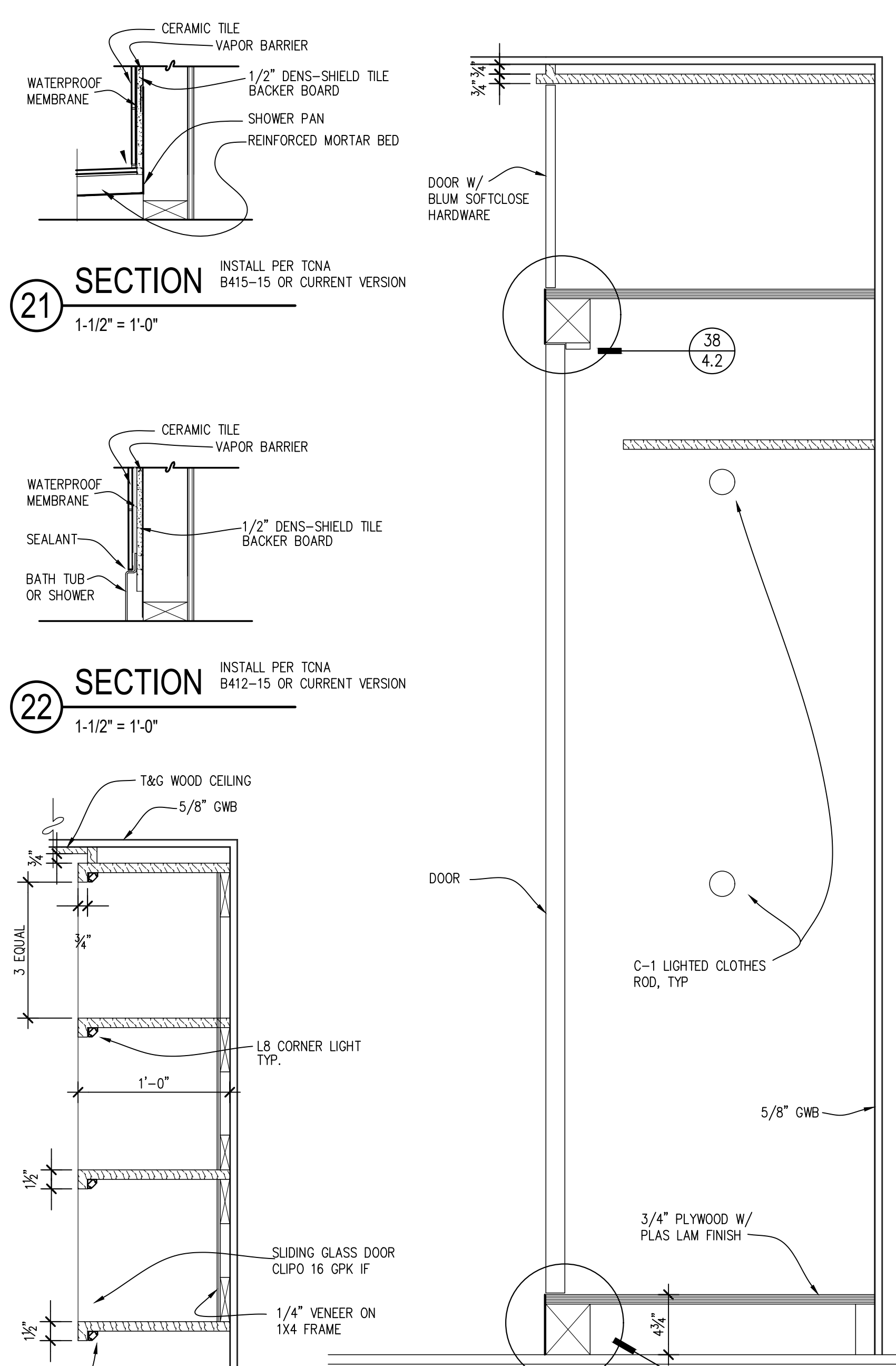
24 SECTION
1-1/2" = 1'-0"



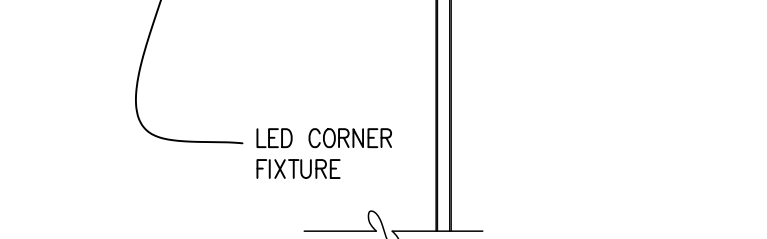
16 SECTION
1-1/2" = 1'-0"



20A DETAIL
1-1/2" = 1'-0"



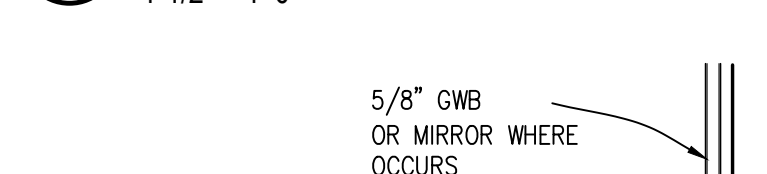
26 SECTION
1-1/2" = 1'-0"



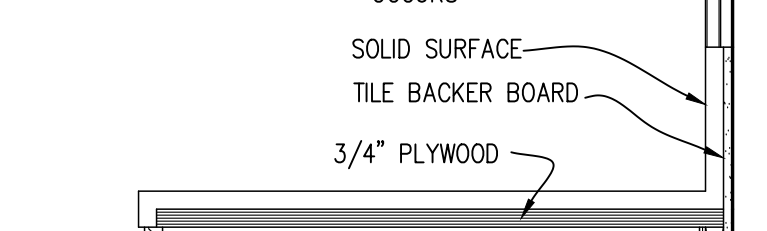
27 DETAIL
3" = 1'-0"



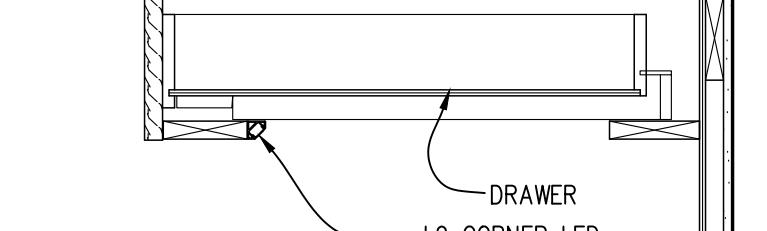
28 DETAIL
3" = 1'-0"



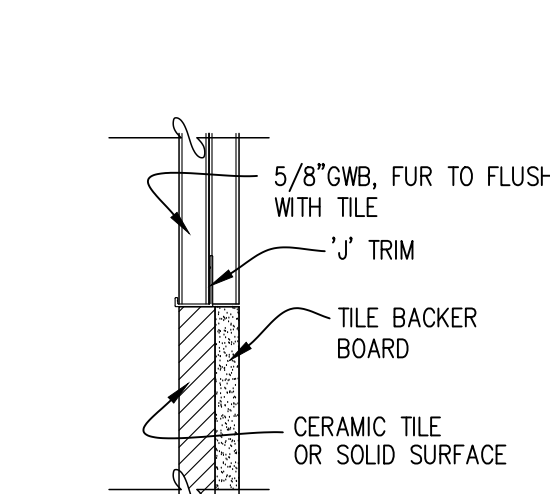
29 DETAIL
3" = 1'-0"



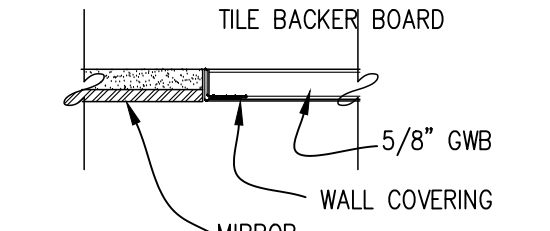
30 DETAIL
3" = 1'-0"



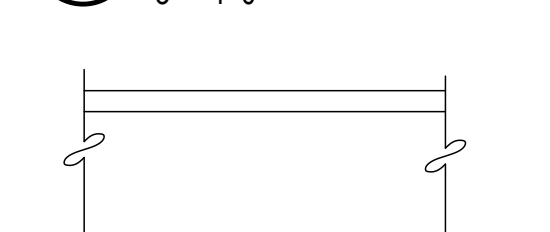
31 DETAIL
1-1/2" = 1'-0"



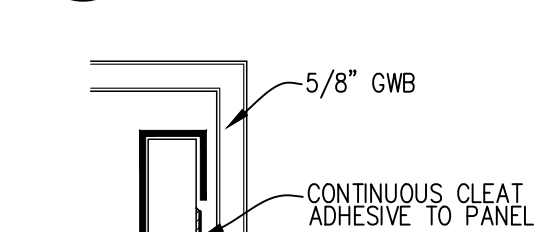
20 DETAIL
3" = 1'-0"



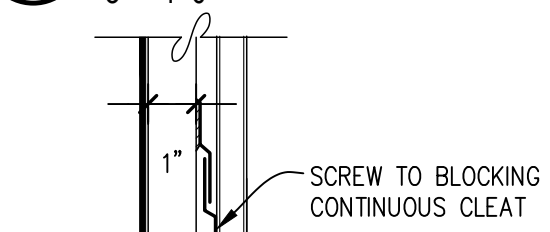
25 DETAIL
3" = 1'-0"



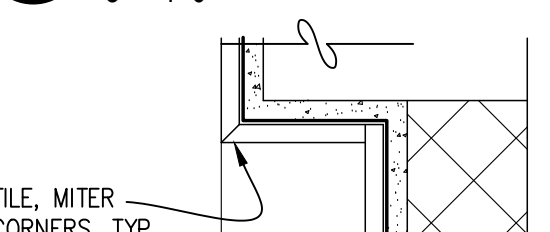
27 DETAIL
3" = 1'-0"



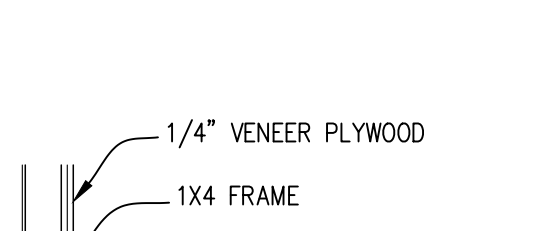
28 DETAIL
3" = 1'-0"



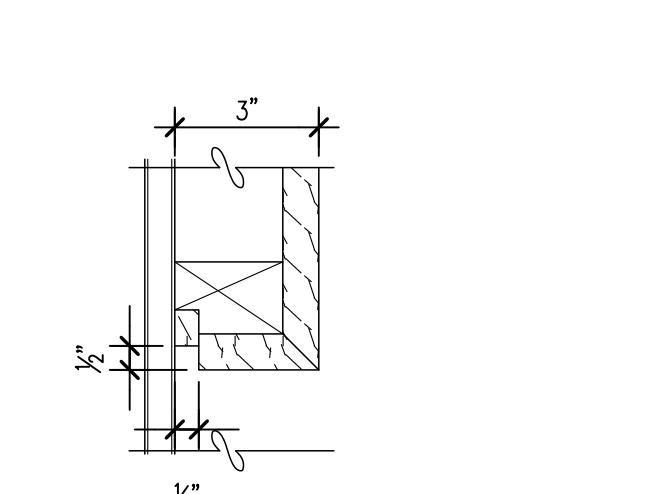
29 DETAIL
3" = 1'-0"



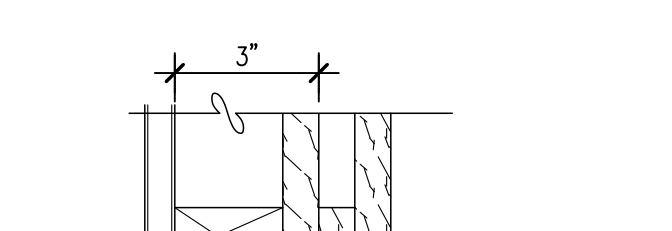
30 DETAIL
3" = 1'-0"



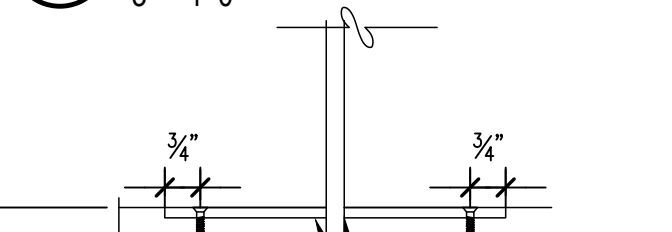
32 DETAIL
3" = 1'-0"



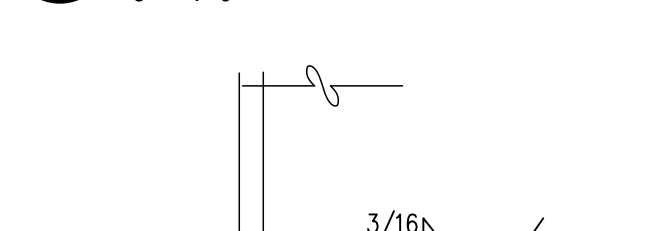
9 DETAIL
3" = 1'-0"



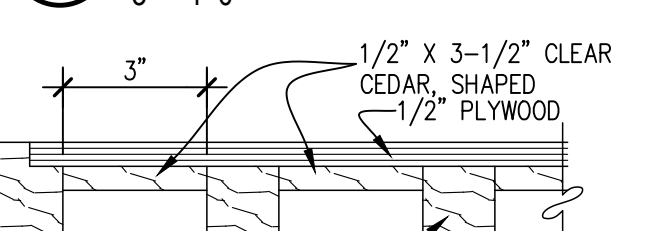
10 DETAIL
3" = 1'-0"



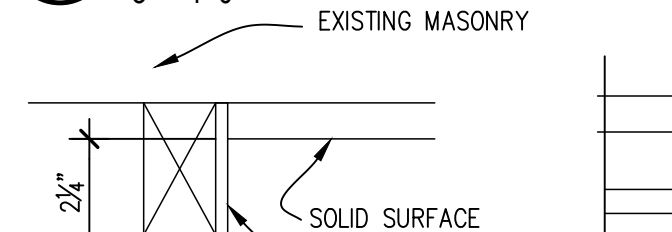
13 DETAIL
3" = 1'-0"



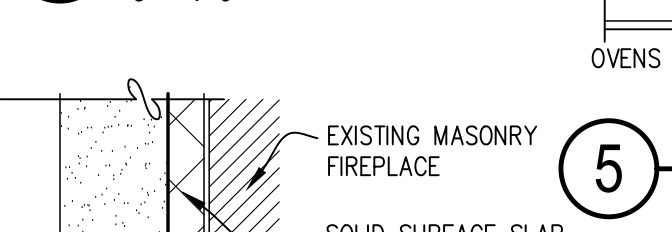
14 DETAIL
3" = 1'-0"



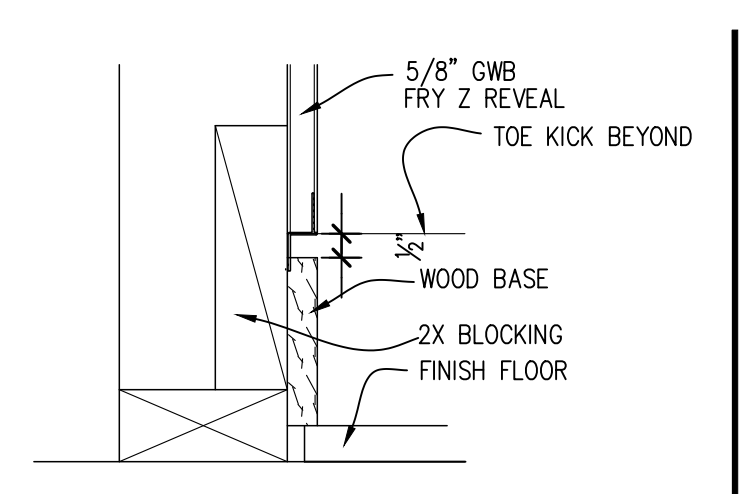
17 DETAIL
3" = 1'-0"



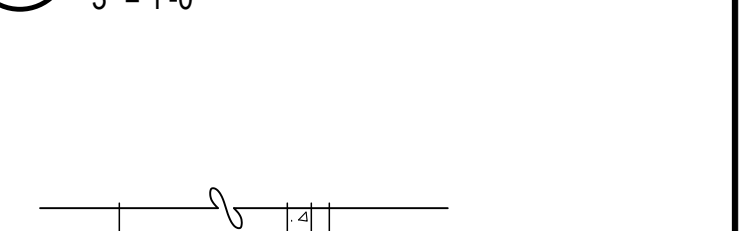
18 DETAIL
3" = 1'-0"



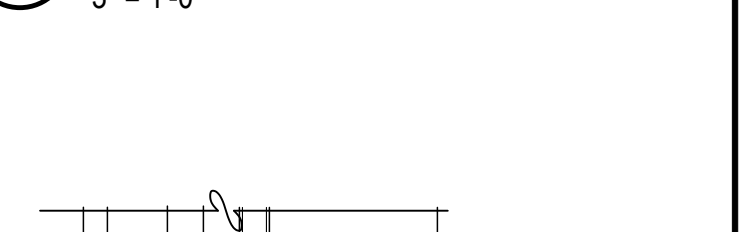
19 DETAIL
3" = 1'-0"



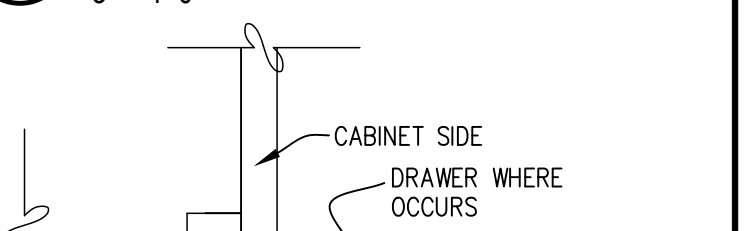
1 BASE SEE DETAIL 2/E-2 WHERE L2 OCCURS
3" = 1'-0"



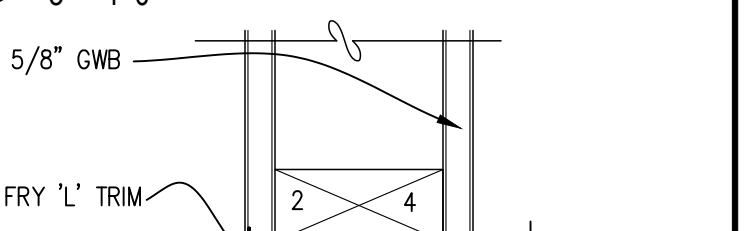
10A BASE
3" = 1'-0"



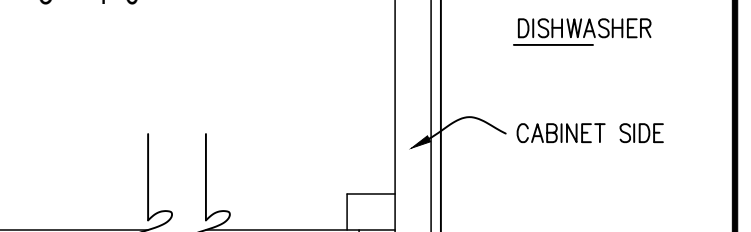
2 PLAN SECTION
3" = 1'-0"



3 DETAIL
3" = 1'-0"



4 DETAIL
3" = 1'-0"



5 PLAN SECTION
3" = 1'-0"



6 DETAIL
3" = 1'-0"

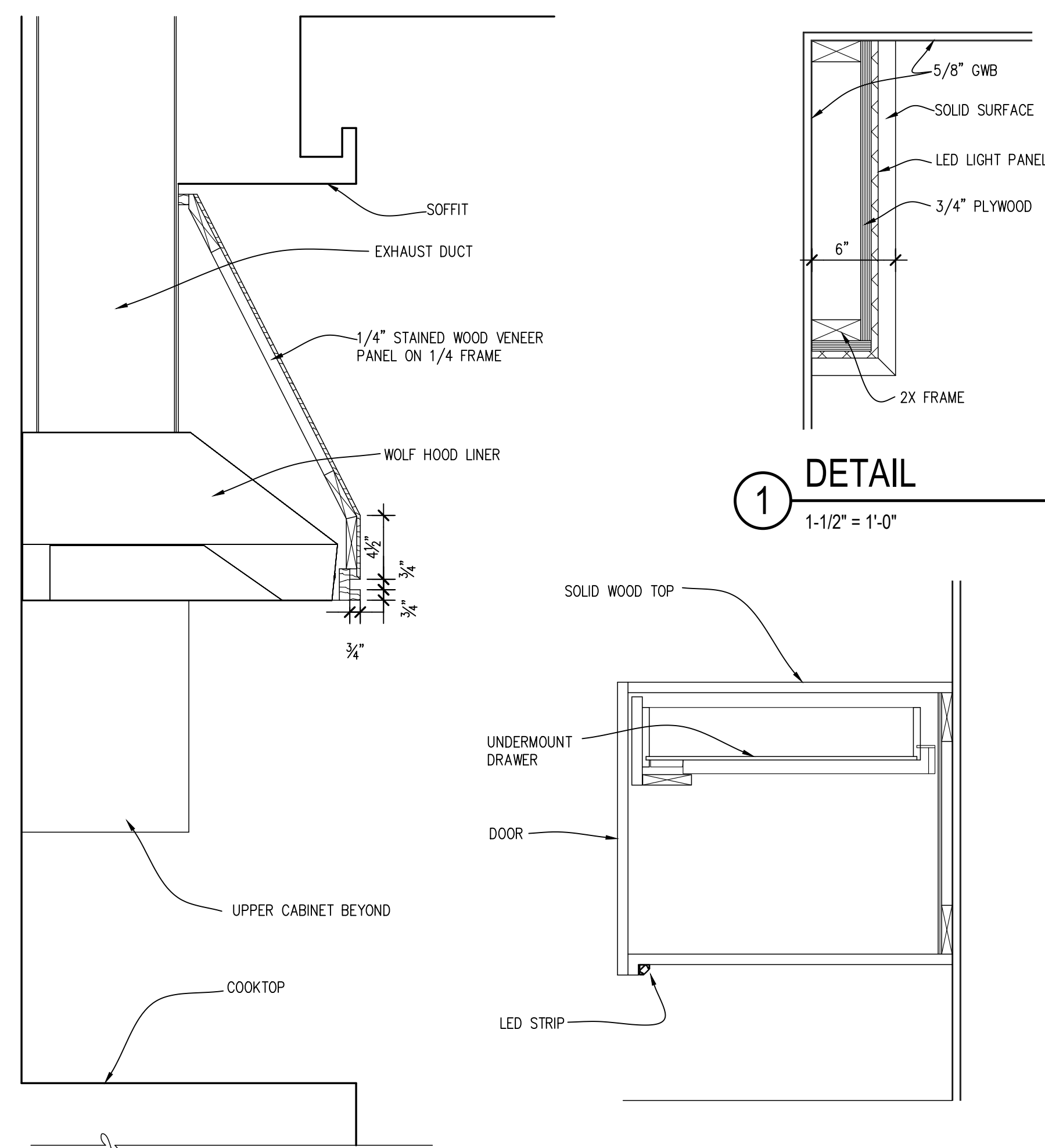
CHESMORE|BUCK
architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PHONE: 425-679-0907
FAX: 425-679-0804

REGISTERED ARCHITECT
David Kao
DAVID KAO ARCHITECT
STATE OF WASHINGTON

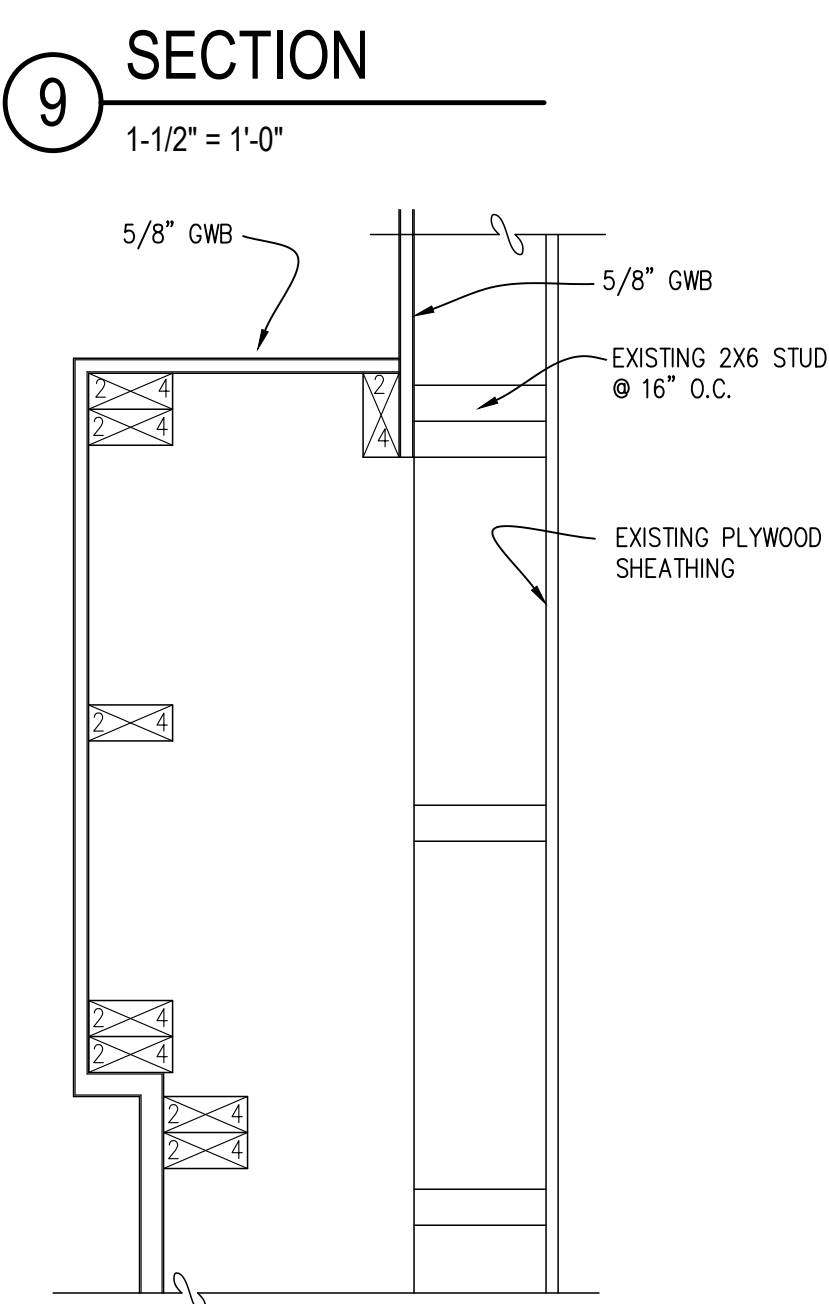
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision

HONG AND KAO RESIDENCE
5425 W. MERCER WAY
MERCER ISLAND, WA 98040

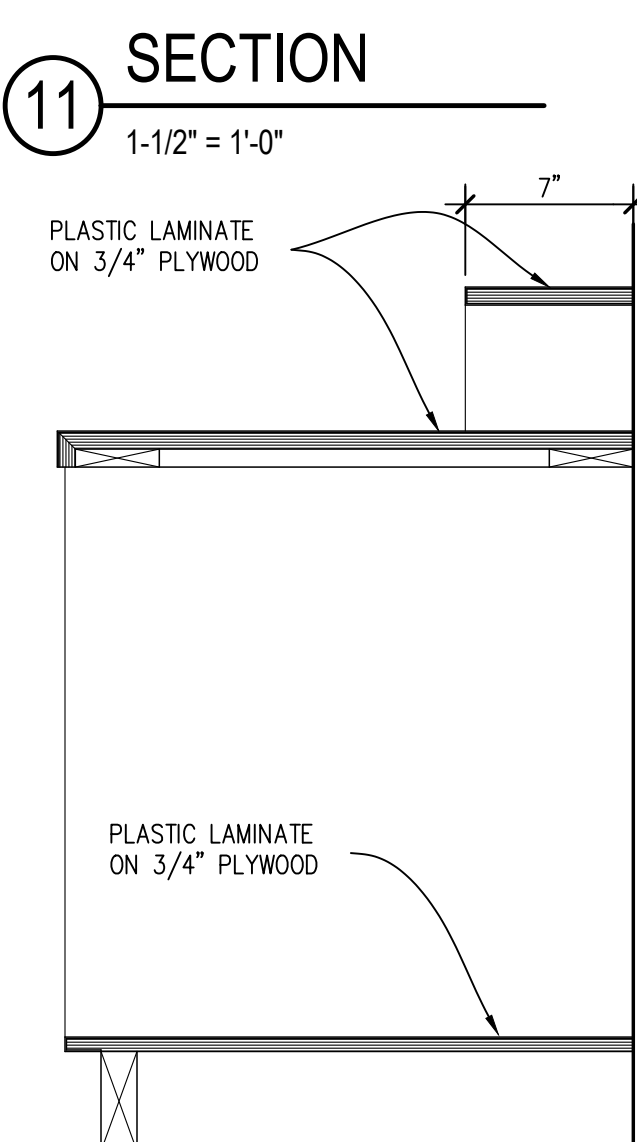
DETAILS
Sheet No. **8.0**
Project No. 2222
Date: 9/8/23



1
1-1/2" = 1'-0"

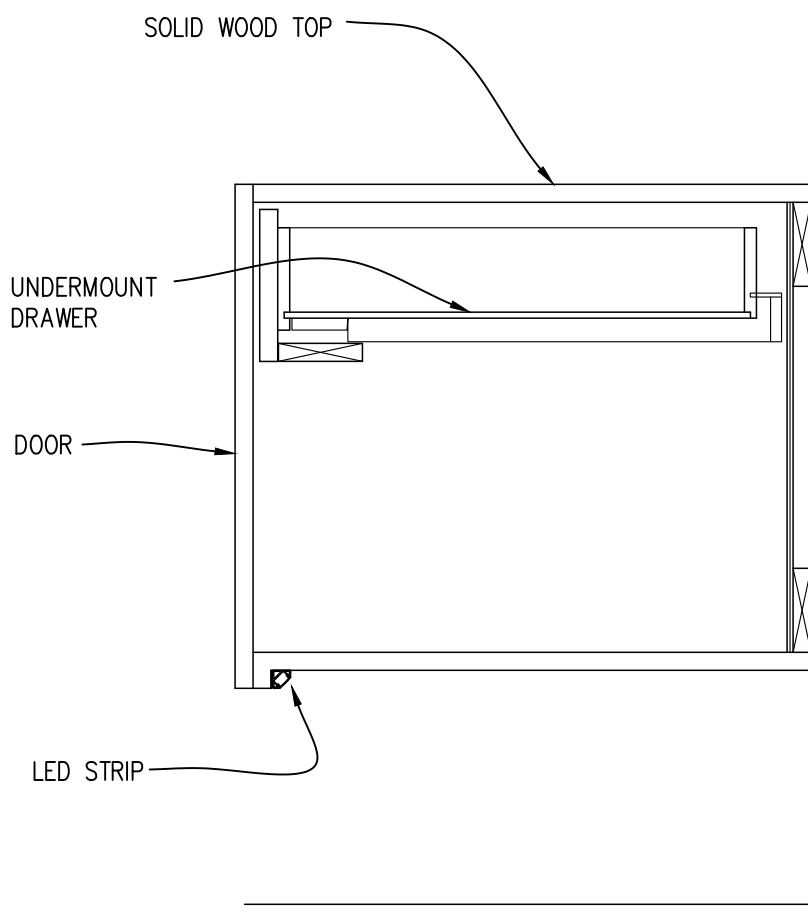


9
1-1/2" = 1'-0"

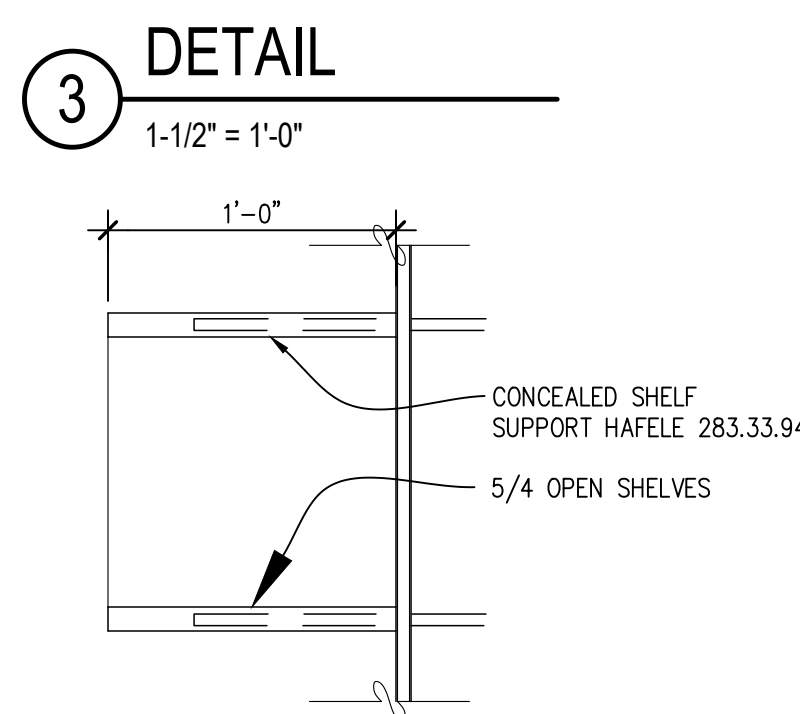


11
1-1/2" = 1'-0"

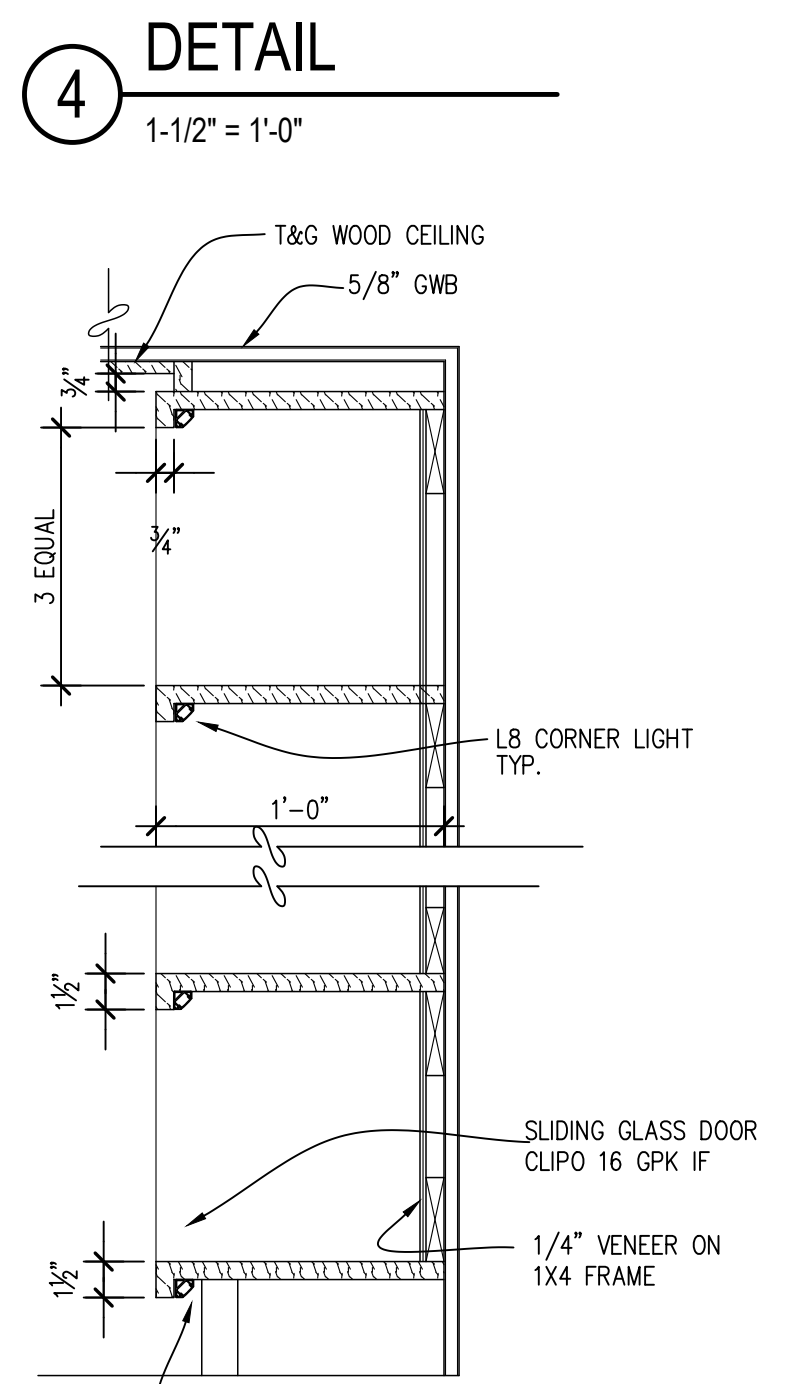
13
1-1/2" = 1'-0"



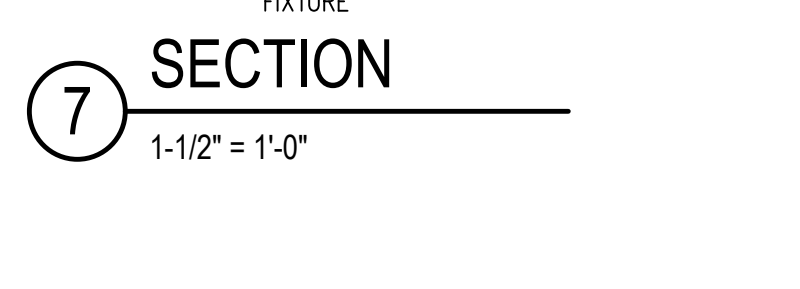
2
1-1/2" = 1'-0"



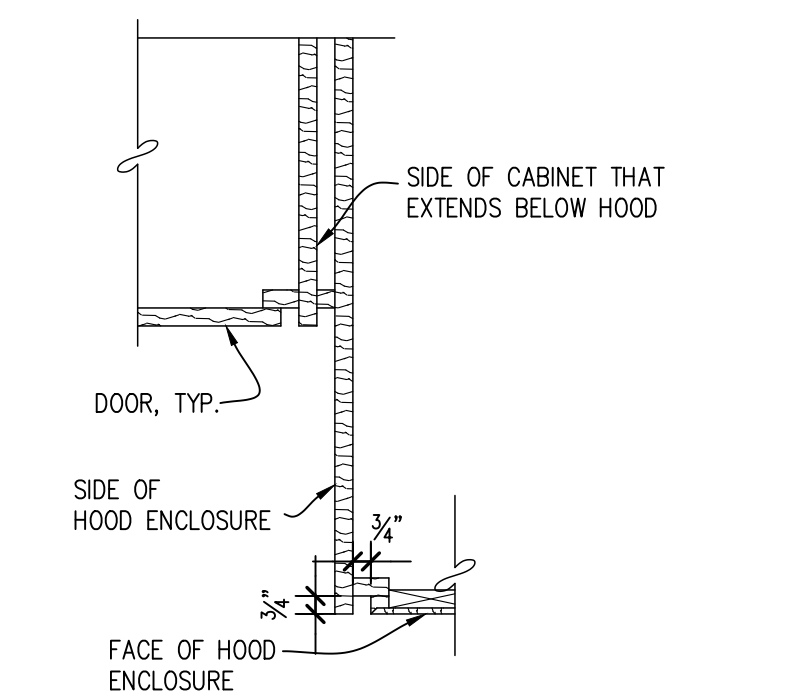
3
1-1/2" = 1'-0"



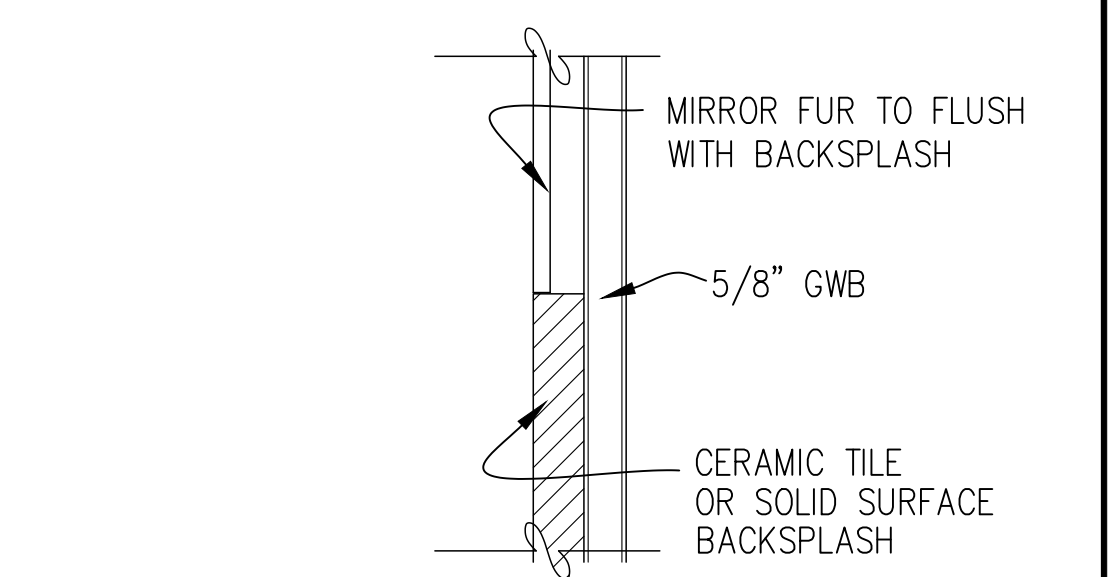
4
1-1/2" = 1'-0"



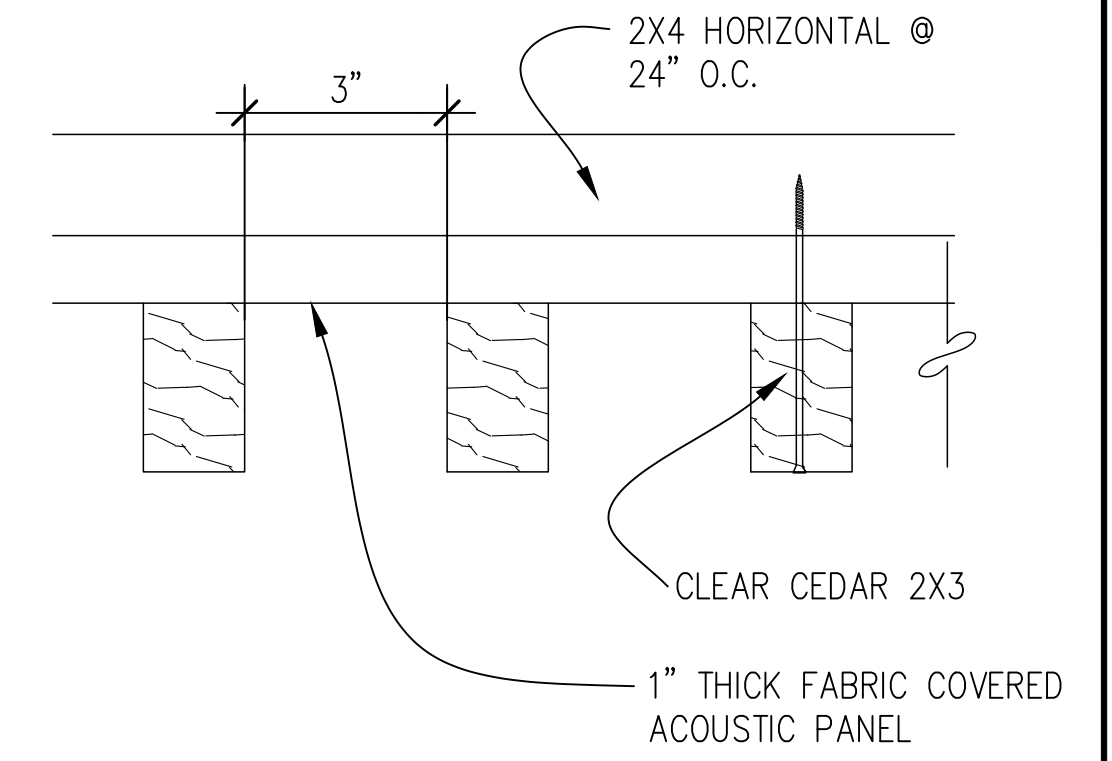
7
1-1/2" = 1'-0"



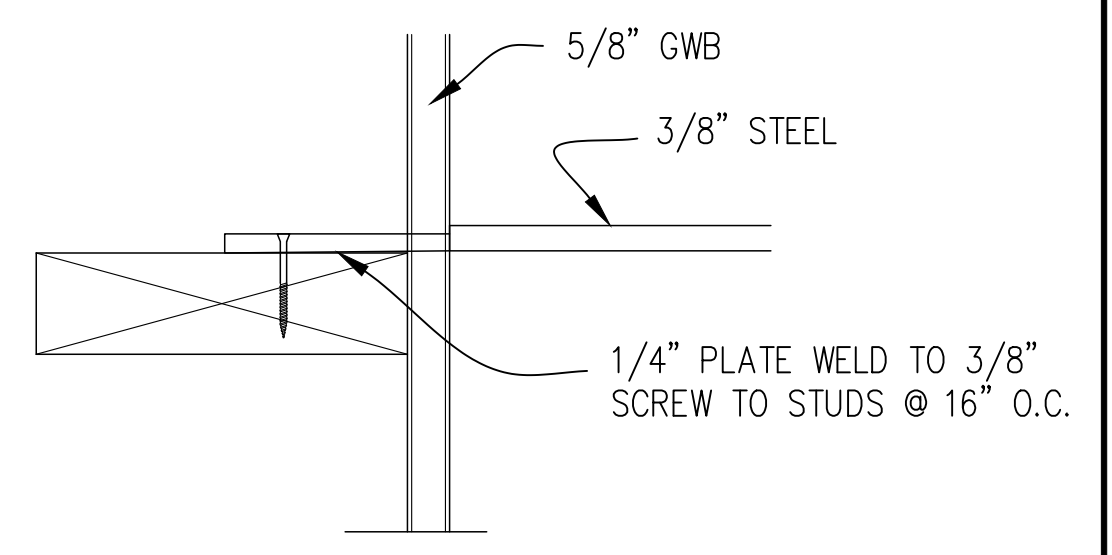
8
1-1/2" = 1'-0"



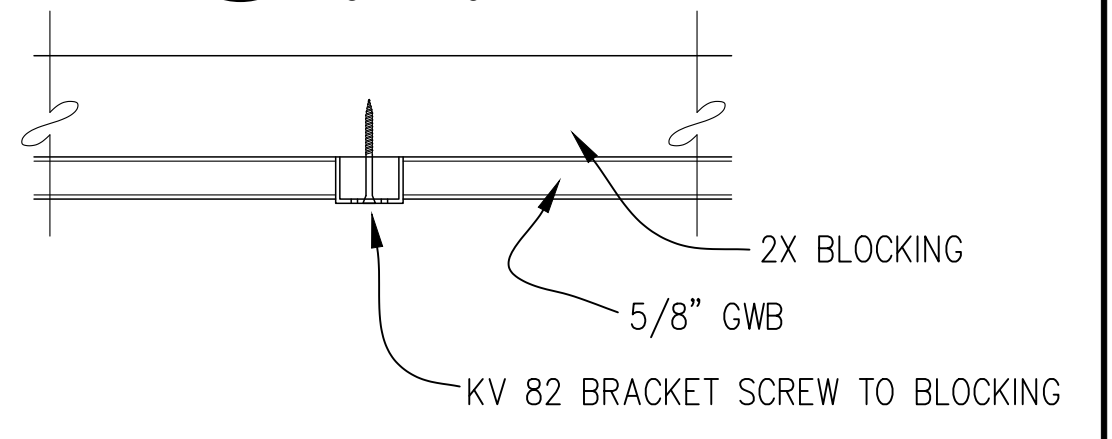
2
3" = 1'-0"



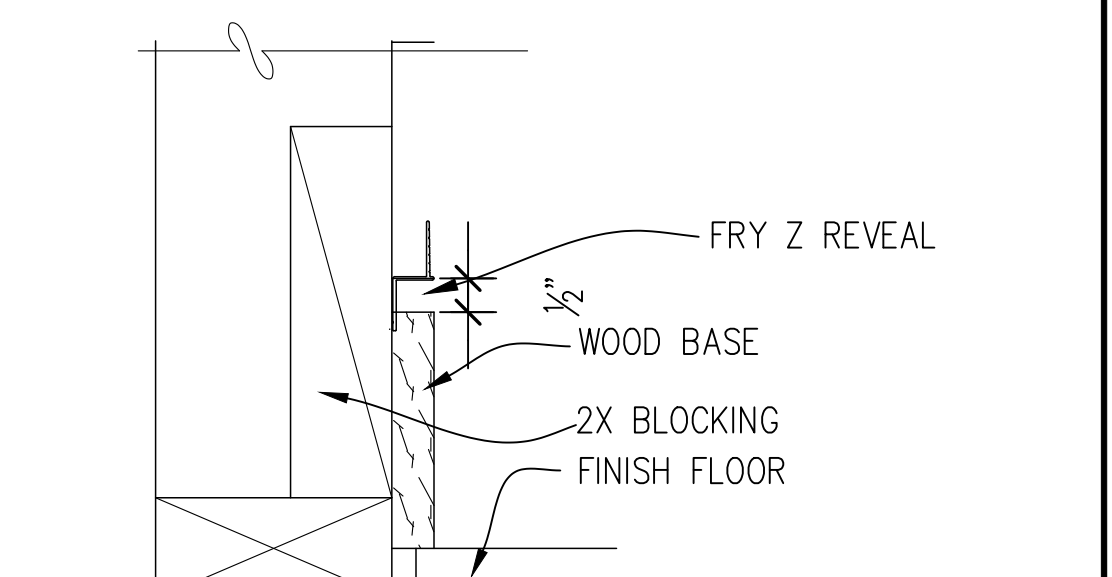
5
3" = 1'-0"



6
3" = 1'-0"



10
3" = 1'-0"



12
3" = 1'-0"

SECTION 07531 - TPO MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Shop Drawings of tapered insulation.
B. Exterior Fire-Test Exposure: ASTM E 108, Class [A][B][C].
C. Warranties: Manufacturer's standard form, without monetary limitation, signed by roofing manufacturer agreeing to repair leaks due to defects in materials or workmanship for period of [16] [16] years.

PART 2 - PRODUCTS

2.1 ROOFING MATERIALS

- A. TPO Sheet: 80 mils thick; color to be selected.
1. Products:
a. Carlisle Sure-Weld TPO or equivalent
B. Auxiliary Materials: Recommended by roofing system manufacturer for intended use and as follows:
1. Sure-Weld reinforced flashing, low VOC adhesive, Pressure sensitive cover strip, TPO joint covers, Cut edge sealant and others as recommended by manufacturer.

2.2 BALLAST

- A. Aggregate Ballast: Smooth, washed, black riverbed gravel or other acceptable smooth-faced stone, 3/4 to 1-1/2 inches.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install TPO sheet according to roofing system manufacturer's written instructions and as follows:
B. 1. Sweep loose debris from the substrate.
C. 2. Position Sure-Weld Membrane over acceptable substrate and fold membrane back so half the underside is exposed.
D. 3. Apply the applicable Carlisle Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic cone medium nap roller at the published application rate on the applicable Product Data Sheet.
E. 4. Allow adhesive to dry until tacky and roll coated membrane into coated substrate and avoid wrinkling
F. 5. Brush down the bonded section of membrane immediately with a soft bristle push broom.
G. 6. Fold back the un-bonded half of the sheet and repeat the bonding procedure.
H. 7. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2" to provide for a minimum 1- 1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.
I. 8. Hot air weld the membrane sheets a minimum of 1-1/2" with an Automatic Hot Air Welding Machine.
J. 9. Membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner. Wipe the surface where Weathered Membrane Cleaner has been applied with a clean, dry HP Splice Wipe or other white rag to remove cleaner residue prior to hot air welding.

END OF SECTION 07531

SECTION 08211 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Samples for doors, shop drawings.
B. Quality Standard: NWDA I.S.I.A.

1.2 FLUSH WOOD DOORS

- A. Doors for Transparent Finish: Premium grade.
1. Faces: white oak, rift cut, horizontal grain.
2. Veneer Matching: Book and balance match.
3. Pair matching and set matching.
4. Continuous matching for doors with transoms.
B. Doors for Opaque Finish: Custom grade.
1. Faces: Medium-density overlay.

- C. Interior Veneer-Faced Solid-Core Doors: Five-ply, structural composite lumber cores.
D. Interior Solid-Core Doors with Hardboard Faces: Three-ply, particleboard cores.

1.3 FABRICATION AND FINISHING

- A. Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard.
1. Comply with NFPA 80 for fire-resistance-rated doors.
B. Factory machine doors for hardware that is not surface applied.
C. Cut and trim openings to comply with referenced standards.
1. Trim tight openings with moldings indicated.
2. Factory install louvers in prepared openings.
D. Factory doors indicated for transparent finish with stain and manufacturer's standard finish comparable to AWI System TR-4, conversion varnish.

PART 2 - EXECUTION

2.1 INSTALLATION

- A. Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors."
1. Install fire-rated doors to comply with NFPA 80.

Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Repair, refinish, or replace factory-finished doors damaged during installation, as directed by Architect.

END OF SECTION 08211

DOOR HARDWARE 08710 - 1

SECTION 08710 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- Allowances: Provide Hardware Allowance in Division 6 Section 8700
A. Submittals: Hardware Schedule.
B. Deliver keys to Owner.
C. For fire-rated openings provide hardware tested and listed by UL or FMG (NFPA 80). On exit devices provide UL or FMG label indicating "Fire Exit Hardware."

PART 2 - PRODUCTS

2.1 HARDWARE

- A. Manufacturers:
1. Baldwin
B. Hinges:
Two hinges for 1-3/8-inch- thick wood doors.
2. Three hinges for 1-3/4-inch- thick doors 90 inches or less in height; four hinges for doors more than 90 inches in height.
C. Locksets and Latches:
1. BHMA A156.13, Series 1000, Grade 3 for mortise locks and latches.
2. Lever handles on locksets and latchesets, Baldwin L022 lever.
3. Pocket door pulls - see schedule

Provide wall stops or floor stops for doors without closers.

- D. Provide hardware finishes as follows:
1. Hinges: Matching finish of lockset/latchset.
2. Locksets, Latchesets, and Exit Devices: Brushed Nickel US15
3. Other Hardware: Matching finish of lockset/latchset.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Mount hardware in locations recommended by the Door and Hardware Institute, unless otherwise indicated.

END OF SECTION 08710

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data for solid-surfacing materials. Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.
B. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards
C. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is completed, and HVAC system is operating.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Hardboard: AHA A135.4
B. Medium-Density Fiberboard: ANSI A208.2, Grade MD.
C. Particleboard: not allowed
D. Softwood Plywood and Face Veneers: DDC PS 1.
E. Hardwood Plywood and Face Veneers: HPVA HP-1.
F. Solid-Surfacing Material:
1. Products:
a. See finish schedule

2.2 CABINET HARDWARE AND ACCESSORY MATERIALS

- A. Hardware Standards: Comply with BHMA A156 series standards.
B. Exposed Hardware Finishes: Comply with BHMA A156.18 for BHMA code number indicated.
1. Finish: Sain Chrome: BHMA 626 or BHMA 652 or Satin Stainless Steel: BHMA 630.
C. Furring, Blocking, ShimS, and Hanging Strips: Softwood or hardwood lumber, kiln dried to 15 percent moisture content.

2.3 INTERIOR WOODWORK

- A. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scoring and trimming.
B. Backcut or groove backs of flat trim members, keef backs of other wide, flat members, except for members with ends exposed in finished Work.
C. Interior Standing and Running Trim for Transparent Finish: Premium grade, made from white oak, rift sawn.
D. Interior Standing and Running Trim for Opaque Finish: Premium grade, made from any closed-grain hardwood.
E. Wood Cabinets (Casework) for Transparent Finish: Premium grade.
1. AWI Type of Cabinet Construction: Reveal overlay, see details.
2. Wood Species for Exposed Surfaces: White oak, rift sawn or cut.
3. Grain Matching: Run and match grain horizontal for drawer fronts, doors, and fixed panels.
4. Matching of Veneer Leaves: Slip and balance match.
5. Semiexposed Surfaces Other Than Drawer Bodies: Same species and cut as exposed surfaces.
6. Drawer Sides and Backs: Solid hardwood, stained to match exposed surfaces
7. Drawer Bottoms: Hardwood plywood.

2.4 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK

- A. Finishes: Same grades as items to be finished.
B. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation.
1. Apply one coat of sealer or primer to concealed surfaces of woodwork.
2. Apply a vinyl wash coat to woodwork made from closed-grain wood before staining and finishing.
3. After staining, if any, apply paste wood filler to open-grain woods and wipe off excess. Tint filler to match stained wood.
C. Transparent Finish: AWI Finish System TR-4, conversion varnish.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Condition woodwork to prevailing conditions before installing.
B. Install woodwork to comply with AWI Section 10 for grade specified.
C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches for level and plumb.
D. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
E. Install trim with minimum number of joints possible, using full-length pieces to greatest extent possible. Stagger joints in adjacent and related members.
F. Anchor countertops securely to base units. Seal space between backsplash and wall.
G. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing.
H. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to risers, and glue and nail treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts.

3.2 CABINET HARDWARE AND ACCESSORY SCHEDULE

- A. Butt Hinges: 2-3/4-inch, 5-knuckle steel hinges made from 0.095-inch-thick metal, BHMA A156.9, B01361 for flush doors and BHMA A156.9, B01521 for overlay doors.
B. Concealed (European-Type) Hinges: Clip top Blumotom BHMA A156.9, B01602.
C. Pulls: TOPKNOB EUROPA TAB PULL BRUSHED SATIN NICKEL.
D. Catches: Magnetic catches, BHMA A156.9, B03141.
E. Adjustable Shelf Standards: BHMA A156.9, B04071; with shelf rests, BHMA A156.9, B04081.
F. Drawer Slides: Blum Movento under-mounted, zinc-plated steel drawer slides with steel ball bearings, complying with BHMA A156.9, Grade 1 and rated for the following loads:
1. Box Drawer Slides: 75 lbf.
2. File Drawer Slides: 150 lbf.
3. Pencil Drawer Slides: 45 lbf.
G. Door Locks: BHMA A156.11, E07121.
H. Drawer Locks: BHMA A156.11, E07041.
I. Grommets for Cable Passage through Countertops: 1-inch- OD brown, molded-plastic grommets with brown plastic cap.

END OF SECTION 06402

SECTION 07210 - BUILDING INSULATION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data.
B. Surface-Burning Characteristics: ASTM E 84, and as follows:
1. Flame-Spread Index: 25 or less where exposed, otherwise, as indicated in Part 2 "Insulation Products" Article.
2. Smoke-Developed Index: 450 or less.

PART 2 - PRODUCTS

2.1 INSULATION PRODUCTS

- Foamed-in-Place Insulation: closed cell spray applied polyurethane foam insulation.
1. Product: Icyrene ProSeal LE, R-7.1 per inch
C. Fiberglass Insulation Kraft Faced Batt Insulation: ASTM C 665, Type I, Class C preformed formakelohide free glass fiber batt type, Kraft paper faced one side.
B. Acoustic Batt Insulation: ASTM C 665, Type I, unfaced with fibers manufactured from rock wool, with flame-spread index of 25 or less.

2.2 ACCESSORIES

- Vapor Retarder: Polyethylene, Reinforced polyethylene 6 mill thick.
C. Eave Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed to fit between roof framing members and to provide cross-ventilation between attic spaces and vented eaves.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated. Cut and fit tightly around obstructions and fit voids with insulation.
B. Extend vapor retarder to extremities of areas to be protected from vapor transmission. Secure in place with adhesives or other anchorage. Locate seams at framing members, overlap, and seal with tape.

END OF SECTION 07210

SECTION 04810 - UNIT MASONRY ASSEMBLIES

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Samples for face brick and colored mortar.
B. Comply with AD 530.1/ASCE 6/TMS 602.
C. Mockups: Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.

PART 2 - PRODUCTS

2.1 MASONRY UNITS

- A. Face Brick: Grade SW, Type FBX.
1. Products:
a. Mutual Materials (Jackson Valencia 425-452-2430)
2. Size: Standard match existing
3. Solid brick with exposed surfaces finished for ends of sills and caps.
4. Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

2.2 MORTAR AND GROUT

- A. Mortar: Ready-mixed mortar, ASTM C 1142, may be used at Contractor's option.
1. Do not use calcium chloride in mortar.
2. For masonry below grade or in contact with earth, use Type M.

For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions, and for other applications where another type is not indicated, use Type M.

2.3 REINFORCEMENT, TIES, AND ANCHORS

- A. Veneer Anchors: Two-piece adjustable masonry veneer anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to studs, and acceptable to authorities having jurisdiction.
1. Products:
a. see detail 9 on sheet 44.4

2.4 EMBEDDED FLASHING MATERIALS

- A. Sheet Metal Flashing: Stainless steel, 0.0150 inch thick or Copper, 16-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing; 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere.

2.5 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Pre-molded strips complying with ASTM D 1056, Grade 2A1.
B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall, made from styrene-butadiene rubber or PVC.
C. Weep Holes: Round polyethylene tubing, 3/8-inch OD) (Cotton or polyester rope, 1/4 to 3/8 inch in diameter, 24 inches long).

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Cut masonry units with saw. Install with cut surfaces and end, where possible, cut edges concealed.
B. Mix units for exposed unit masonry from several piers or cubes as they are placed to produce uniform blend of colors and textures.

Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

- C. Stopping and Resuming Work: Rack back units, do not touch.
D. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.
E. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
F. Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.

3.2 UNTELS

- A. Install steel lintels where indicated.

3.3 FLASHING AND WEEP HOLES

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of water in the wall, and where indicated.
B. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with mortar.
1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.
C. Tint welding material used in weep holes flush with outside face of wall after mortar has set.

3.4 CLEANING

- A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse unit masonry.
Wet wall surfaces with water before applying acidic cleaner; then remove cleaner promptly by rinsing thoroughly with clear water.

END OF SECTION 04810

SECTION 01701 - EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 - GENERAL

1.1 CLOSEOUT SUBMITTALS

- A. Record Drawings: Maintain a set of the Contract Drawings as Record Drawings. Mark to show installation that varies from the Work originally shown.
Operation and Maintenance Data: Organize data into three-ring binders with identification on front and spine of each binder and pocket folders for folded sheet information. Include the following:
1. Manufacturer's operation and maintenance brochures.
2. Emergency instructions.
3. Spare parts list.
4. Wiring diagrams.
5. Copies of warranties.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances; substrates within installation tolerances; and application conditions within environmental limits. Proceed with installation only after unsatisfactory conditions have been corrected.
B. Verify listing information shown on Drawings, in relation to properly survey and existing benchmarks, before laying out the Work.
C. Prepare substrates and adjoining surfaces according to manufacturer's written instructions, including, but not limited to, filler and primer application.
D. Take field measurements as required to fit the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation.

3.2 CUTTING AND PATCHING

- A. Do not cut structural member[s] or operational element[s] without prior written approval of Architect.
B. For patching, provide materials whose installed performance will equal or surpass that of existing materials. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces to the fullest extent possible.

3.3 INSTALLATION

- A. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.
B. Clean Project site and work areas daily, including common areas.

3.4 FINAL CLEANING

- A. Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:

- 1. Remove labels that are not permanent.
2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean.
4. Vacuum carpeted surfaces and wax resilient flooring.
5. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and lamps.
6. Clean the site. Sweep paved areas; remove stains, spills, and foreign deposits. Rake grounds to a smooth, even-textured surface.

3.5 CLOSEOUT PROCEDURES

- A. Substantial Completion: Before requesting Substantial Completion inspection, complete the following:
1. Advise Owner of pending insurance changeover requirements.
2. Submit specific warranties, maintenance agreements, and similar documents.
3. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
4. Submit Record Drawing[s] and Specifications, operation and maintenance manual[s], property survey[s], and similar final record information.
5. Deliver books, spare parts, extra materials, and similar items.
6. Changeover locks and transmit keys to Owner.
7. Complete startup testing of systems and instruction of operation and maintenance personnel.
8. Remove temporary facilities and controls.
9. Advise Owner of changeover information related to Owner's occupancy, operation, and maintenance.
10. Complete final cleaning requirements, including touchup painting.
11. Touch up and otherwise repair and restore named exposed finishes to eliminate visual defects.
B. On receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the certificate will be issued.

C. Request inspection for certification of Final Completion, once the following are complete:

- 1. Submit a copy of Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
2. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
D. Architect will reinspect the Work on receipt of notice that the Work has been completed.
1. On completion of reinspection, Architect will prepare a final Certificate for Payment. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.

3.6 DEMONSTRATION AND TRAINING

- A. Provide experienced instructors for each piece of equipment that requires operation and maintenance to provide instruction to Owner's personnel. Include a detailed record of the following:
1. Include instruction for system design and operational philosophy, review of documentation, operations, adjustments, troubleshooting, maintenance, and repair.

END OF SECTION 01701

SECTION 01752 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Unless otherwise indicated, demolished materials become Contractor's property. Remove from Project site.
B. Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area.
C. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
D. Conduct demolition without disrupting Owner's use of the building.
E. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner.

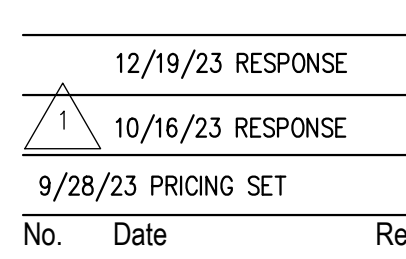
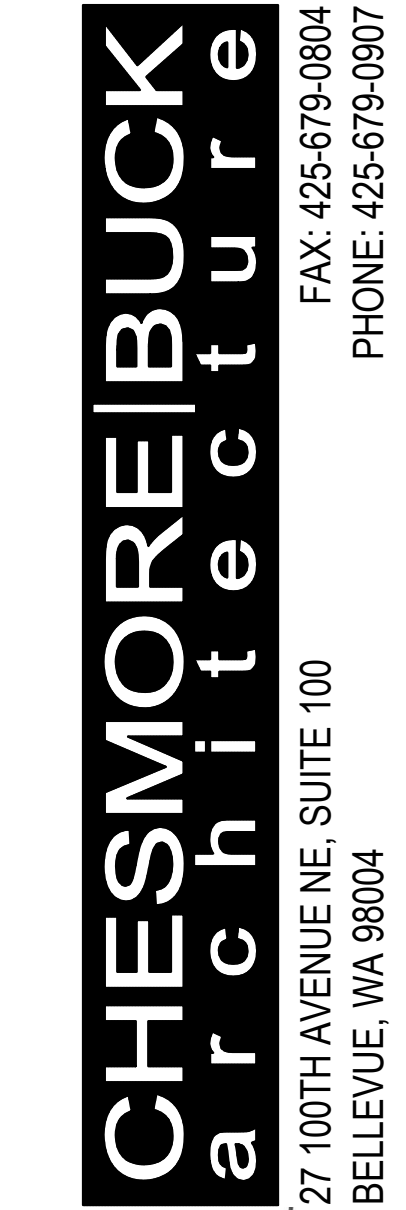
PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 DEMOLITION

- A. Maintain and protect existing utilities to remain in service before proceeding with demolition.
B. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
C. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
D. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
E. Protect building structure and interior from weather and water leakage and damage.
F. Protect walls, ceilings, floors, and exposed finishes that are to remain.
G. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.
H. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
I. Promptly remove demolished materials from Owner's property and legally dispose of them.

END OF SECTION 01752



No. Date Revision

12/19/23 RESPONSE

1 10/16/23 RESPONSE

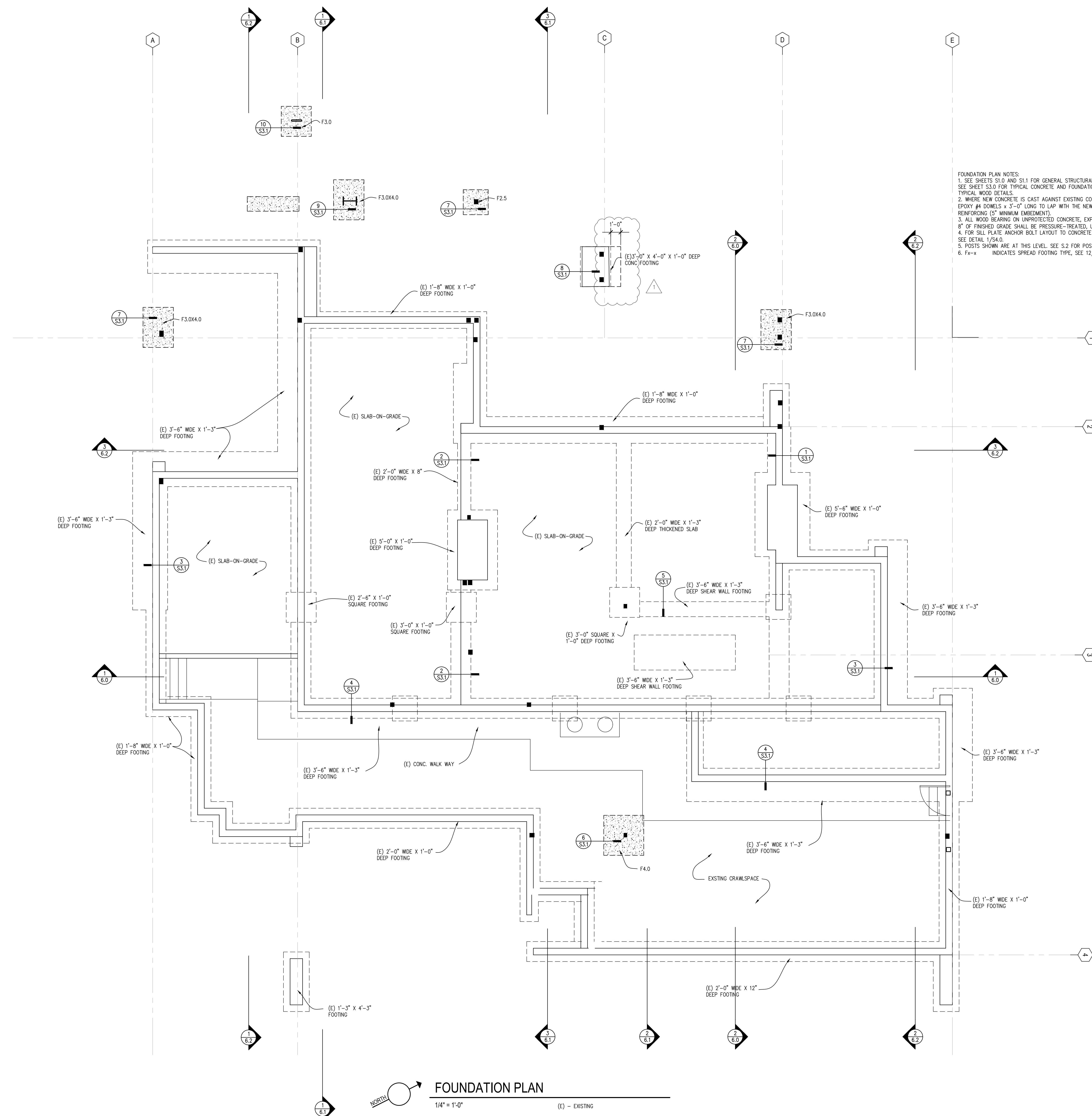
9/28/23 PRICING SET

No. Date Revision

HONG AND KAO RESIDENCE 5425 W. MERCER WAY MERCER ISLAND, WA 98040

SPECIFICATION

Sheet No. Project No. Date: 9.0 2222 9/8/23



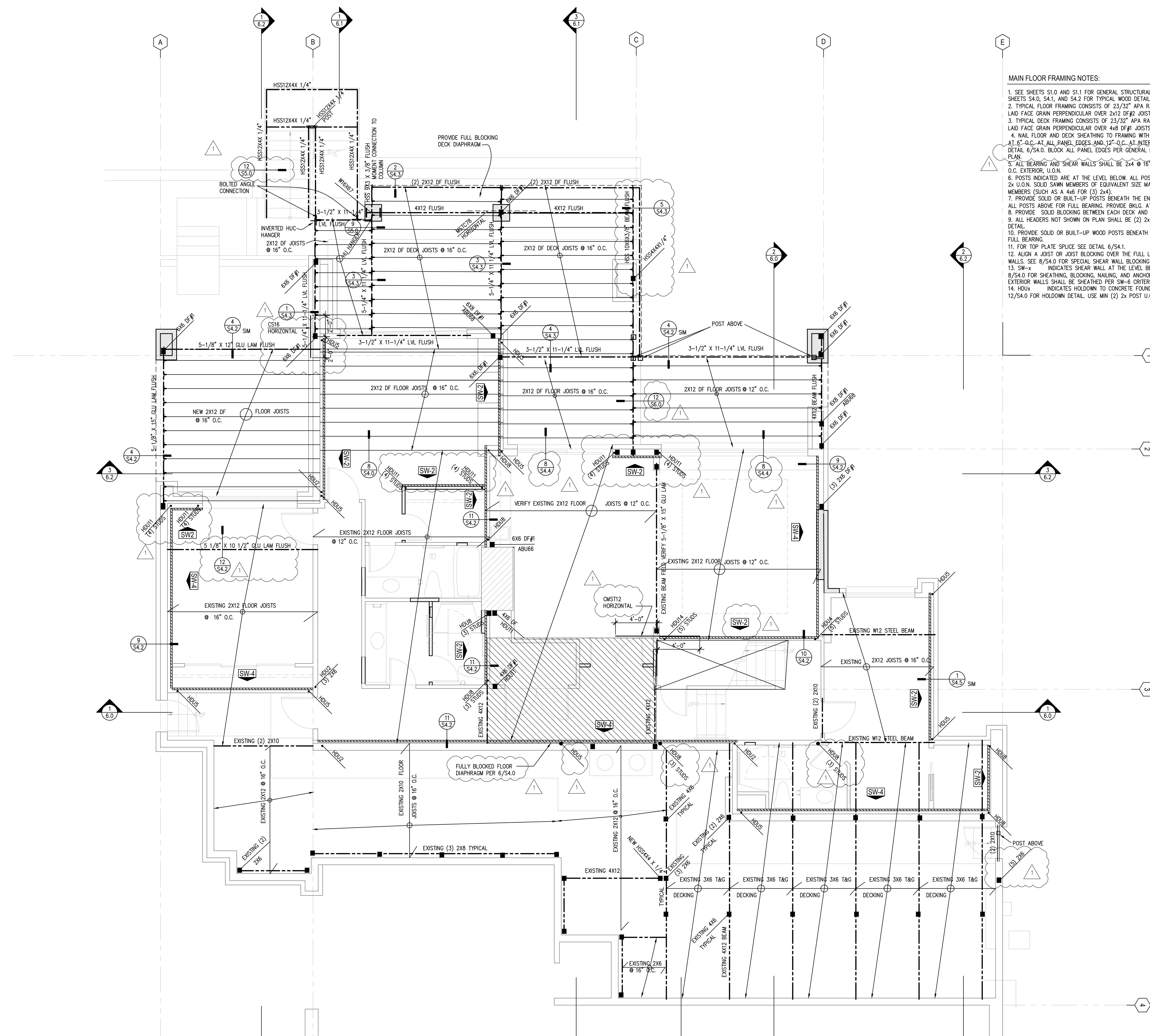
FOUNDATION PLAN NOTES:
 1. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
 2. WHERE NEW CONCRETE IS CAST AGAINST EXISTING CONCRETE FOUNDATIONS, DRILL AND EPOXY #4 DOWELS X 3'-0" LONG TO LAP WITH THE NEW FOOTING LONGITUDINAL REINFORCING (5" MINIMUM EMBEDMENT).
 3. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
 4. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
 5. POSTS SHOWN ARE AT THIS LEVEL. SEE S.2 FOR POST SIZES.
 6. Fx-x INDICATES SPREAD FOOTING TYPE, SEE 12/S3.0 FOR SCHEDULE.

FOUNDATION PLAN
 1/4" = 1'-0"
 (E) -- EXISTING



12/19/23 RESPONSE
 10/16/23 RESPONSE
 9/28/23 PRICING SET

No. Date Revision



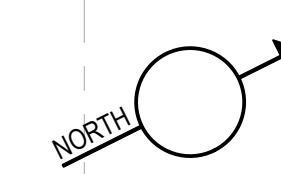
MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- NEW 2x6 EXTERIOR (2x4 INTERIOR) STUD WALLS @ 16" O.C.
- SHEAR WALL
- EXISTING CONSTRUCTION

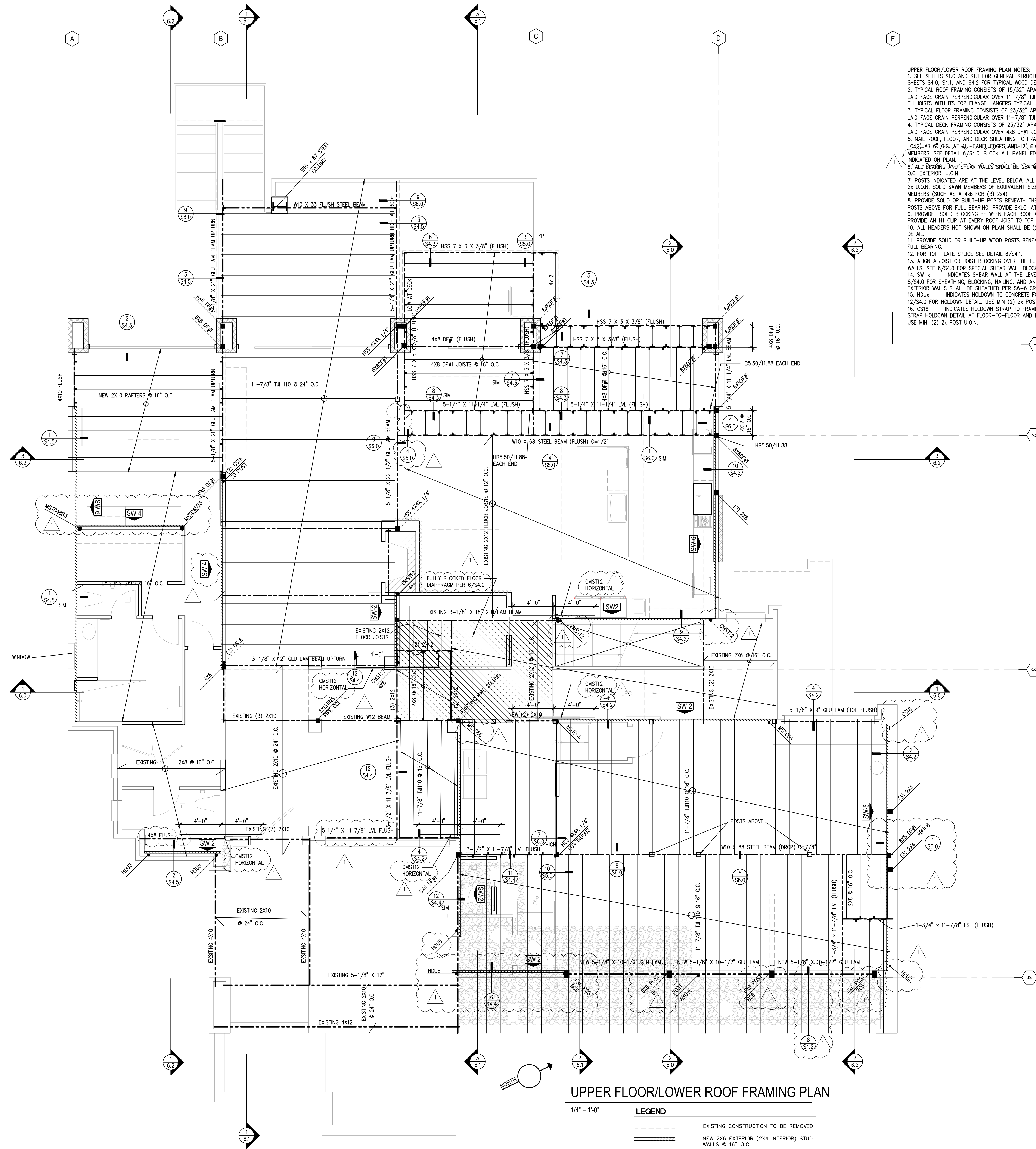
- MAIN FLOOR FRAMING NOTES:**
1. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, AND S4.2 FOR TYPICAL WOOD DETAILS.
 2. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x12 DF#2 JOISTS @ 16" O.C., U.O.N.
 3. TYPICAL DECK FRAMING CONSISTS OF 23/32" APA RATED SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 4x8 DF#1 JOISTS @ 16" O.C., U.O.N.
 4. NAIL FLOOR AND DECK SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 2.5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SEE DETAIL 6/S4.0. BLOCK ALL PANEL EDGES PER GENERAL NOTES AT AREAS INDICATED ON PLAN.
 5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
 6. POSTS INDICATED ARE AT THE LEVEL BELOW. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUJH AS A 4x6 FOR (3) 2x4).
 7. PROVIDE SOLID OR BUILT-UP POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BKG. AT JOISTS PER DETAIL 7/S4.1.
 8. PROVIDE SOLID BLOCKING BETWEEN EACH DECK AND FLOOR JOIST AT SUPPORTS.
 9. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10. SEE 10/S4.1 FOR HEADER DETAIL.
 10. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL BEAMS FOR FULL BEARING.
 11. FOR TOP PLATE SPURCE SEE DETAIL 6/S4.1.
 12. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
 13. SW-x INDICATES SHEAR WALL AT THE LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
 14. HDUX INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDDOWN DETAIL. USE MIN (2) 2x POST U.O.N.



12/19/23 RESPONSE
 10/16/23 RESPONSE
 9/28/23 PRICING SET
 No. Date Revision

MAIN FLOOR FRAMING PLAN

Sheet No. **S.2**
 Project No. 2222
 Date: 9/8/23



- UPPER FLOOR/LOWER ROOF FRAMING PLAN NOTES:
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, AND S4.2 FOR TYPICAL WOOD DETAILS.
 - TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 22/12), LAID FACE GRAIN PERPENDICULAR OVER 11-7/8" TJI 110 JOISTS @ 24" O.C., U.O.N. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
 - TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 11-7/8" TJI 110 JOISTS @ 16" O.C., U.O.N.
 - TYPICAL BECK FRAMING CONSISTS OF 23/32" APA RATED SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 4x8 DF#1 JOISTS @ 16" O.C., U.O.N.
 - NAIL ROOF, FLOOR, AND DECK SHEATHING TO FRAMING WITH 8d NAILS (0.131" Ø x 2.5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SEE DETAIL 6/S4.0. BLOCK ALL PANEL EDGES PER GENERAL NOTES AT AREAS INDICATED ON PLAN.
 - ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
 - POSTS INDICATED ARE AT THE LEVEL BELOW. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWM MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
 - PROVIDE SOLID OR BUILT-UP POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BKLG. AT JOISTS PER DETAIL 7/S4.1.
 - PROVIDE SOLID BLOCKING BETWEEN EACH ROOF AND FLOOR JOIST AT SUPPORTS. PROVIDE AN H1 CLIP AT EVERY ROOF JOIST TO TOP PLATE.
 - ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10. SEE 10/S4.1 FOR HEADER DETAIL.
 - PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL BEAMS FOR FULL BEARING.
 - FOR TOP PLATE SPICE SEE DETAIL 6/S4.1.
 - ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
 - SW-4 INDICATES SHEAR WALL AT THE LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
 - HDUB INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN (2) 2x POST U.O.N.
 - CS16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

UPPER FLOOR/LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

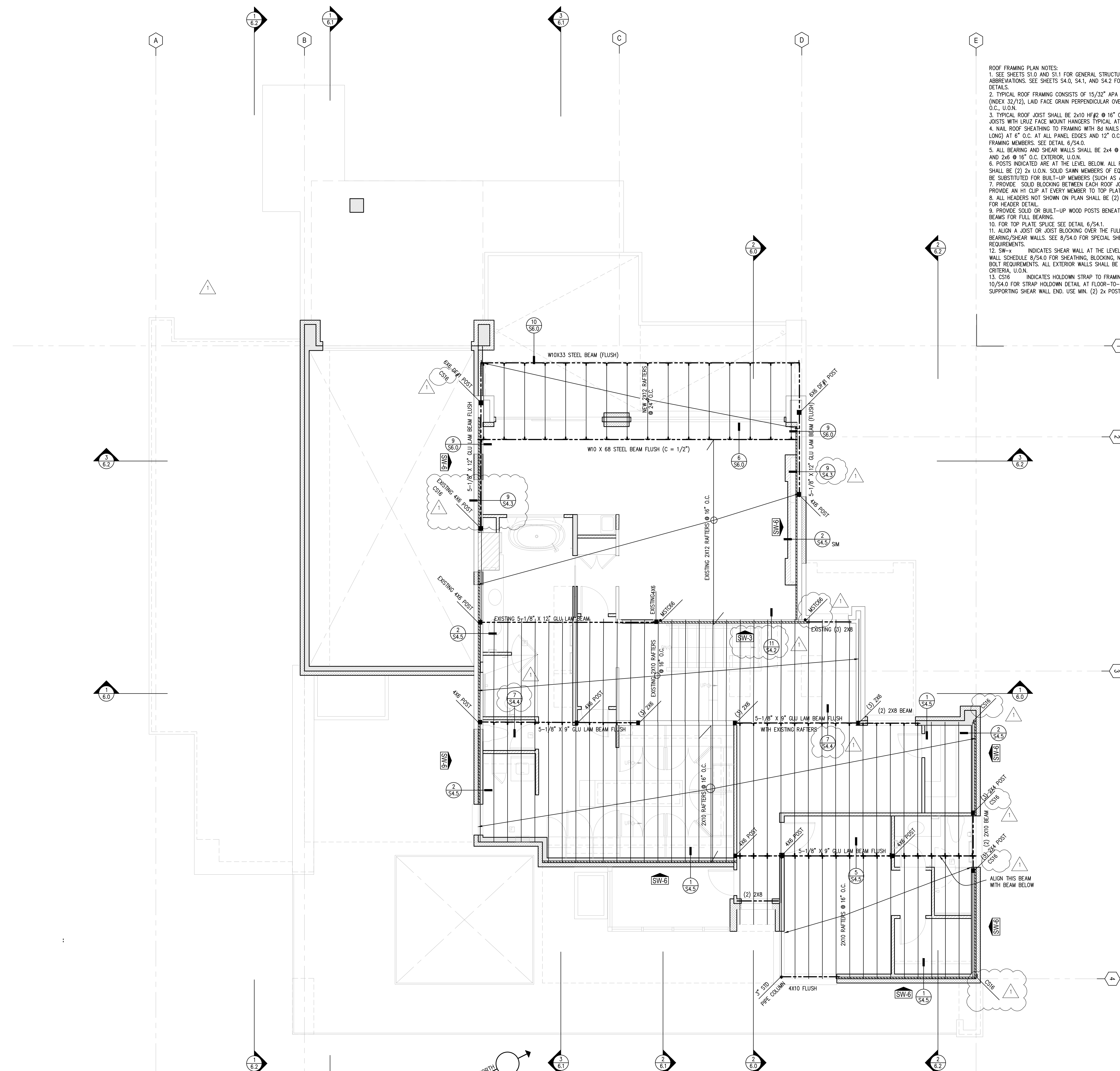
LEGEND

| | |
|-------|---|
| --- | EXISTING CONSTRUCTION TO BE REMOVED |
| ===== | NEW 2X6 EXTERIOR (2X4 INTERIOR) STUD WALLS @ 16" O.C. |
| ===== | SHEAR WALL |
| ===== | EXISTING CONSTRUCTION |



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

UPPER FLOOR
FRAMING PLAN



- ROOF FRAMING PLAN NOTES:
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, AND S4.2 FOR TYPICAL WOOD DETAILS.
 - TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/12), LAID FACE GRAIN PERPENDICULAR OVER 2x FRAMING @ 16" O.C., U.O.N.
 - TYPICAL ROOF JOIST SHALL BE 2x10 HF#2 @ 16" O.C., U.O.N. HANG JOISTS WITH LRUZ FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS.
 - NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" Ø x 2.5" LONG) AT 8" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SEE DETAIL 6/S4.0.
 - ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
 - POSTS INDICATED ARE AT THE LEVEL BELOW. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
 - PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
 - ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10. SEE 10/S4.1 FOR HEADER DETAIL.
 - PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL BEAMS FOR FULL BEARING.
 - FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
 - ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
 - SW-x INDICATES SHEAR WALL AT THE LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
 - CS16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

ROOF FRAMING PLAN

1/4" = 1'-0"

LEGEND

| | |
|-----|---|
| --- | EXISTING CONSTRUCTION TO BE REMOVED |
| --- | NEW 2x6 EXTERIOR (2x4 INTERIOR) STUD WALLS @ 16" O.C. |
| --- | SHEAR WALL |
| --- | EXISTING CONSTRUCTION |



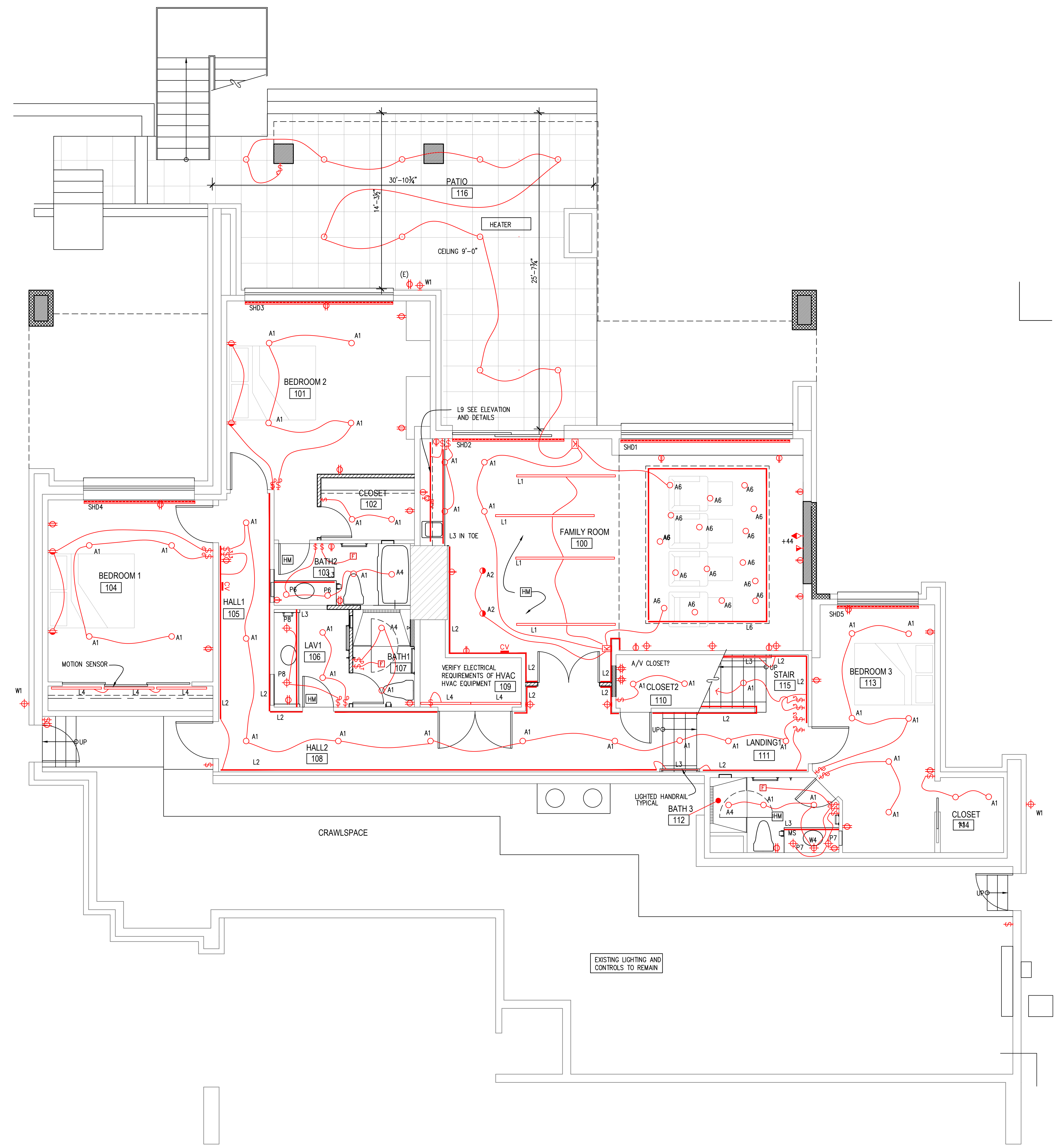
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

ROOF FRAMING PLAN

| | |
|-------------|--------|
| Sheet No. | S.4 |
| Project No. | 2222 |
| Date: | 9/8/23 |

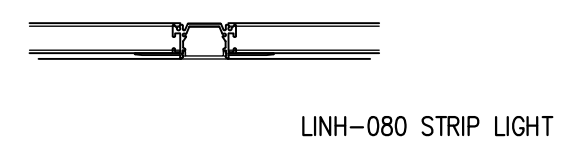
| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

| | | | |
|---|---|---|---------------------------------|
| ○ | RECESSED LIGHT/ROUND TRIM | ⚡ | SWITCH |
| ◻ | RECESSED LIGHT/SQUARE TRIM | ⚡ | 3-WAY SWITCH |
| ⊕ | WALL MOUNTED LIGHT | ⚡ | DIMMING SWITCH |
| ⊕ | SURFACE/PENDANT LIGHT | ⚡ | SWITCH W/ TIMER |
| ⊕ | WALLWASH LIGHT | ⚡ | SWITCH W/ OCCUPANCY SENSOR |
| ⊕ | FLOOD LIGHT | ⊕ | 6-BUTTON KEYPAD, LUTRON |
| ⊕ | STRIP LIGHT | ⊕ | SMART DIMMER SWITCH, LUTRON |
| ⊕ | STEP LIGHT | ⊕ | DUPLEX RECEPTACLE |
| ⊕ | CERAMIC SOCKET | ⊕ | DUPLEX RECEPT. /HALF-SWITCHED |
| ⊕ | SMOKE DETECTOR (SD) | ⊕ | DUPLEX RECEPT. W/ DUAL USB-C |
| ⊕ | CARBON MONOXIDE DETECTOR (CM) | ⊕ | FOURPLEX RECEPTACLE |
| ⊕ | COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/CM) | ⊕ | FLOOR RECEPTICAL |
| ⊕ | HEAT DETECTOR | ⊕ | CEILING/SOFFIT RECEPTACLE |
| ⊕ | EXHAUST FAN (VENT TO EXTERIOR) | ⊕ | 1xxv SPECIAL PURPOSE |
| ⊕ | CENTRAL VACUUM WALL PORT | ⊕ | 2xxv SPECIAL PURPOSE |
| ⊕ | MOTION SENSOR | ⊕ | TELEPHONE |
| ⊕ | DOORBELL | ⊕ | TELEVISION |
| ⊕ | THERMOSTAT | ⊕ | TELEVISION/MULTI-FUNCTION CABLE |
| ⊕ | GARAGE DOOR CONTROL PANEL | ⊕ | CAT 6 COMPUTER NETWORK/DATA |
| ⊕ | CIRCUIT BREAKER PANEL | ⊕ | FIBER OPTIC OUTLET |
| ⊕ | METER | ⊕ | SPEAKER OUTLET |
| | | ⊕ | SOUND SPEAKER |
| | | ⊕ | WINDOW SHADE |



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

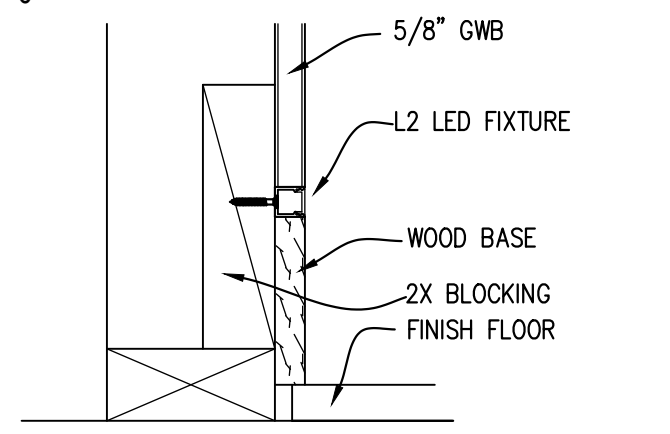
NOTE:
SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.



LINH-080 STRIP LIGHT

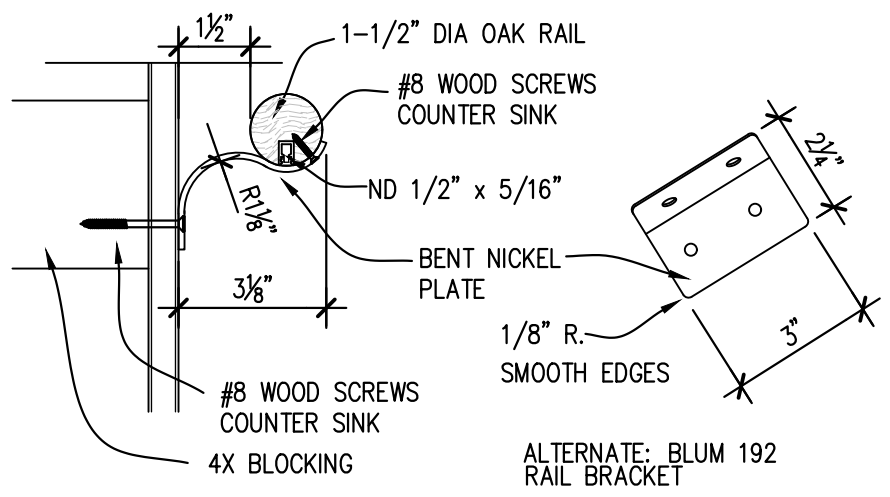
1 DETAIL

3" = 1'-0"



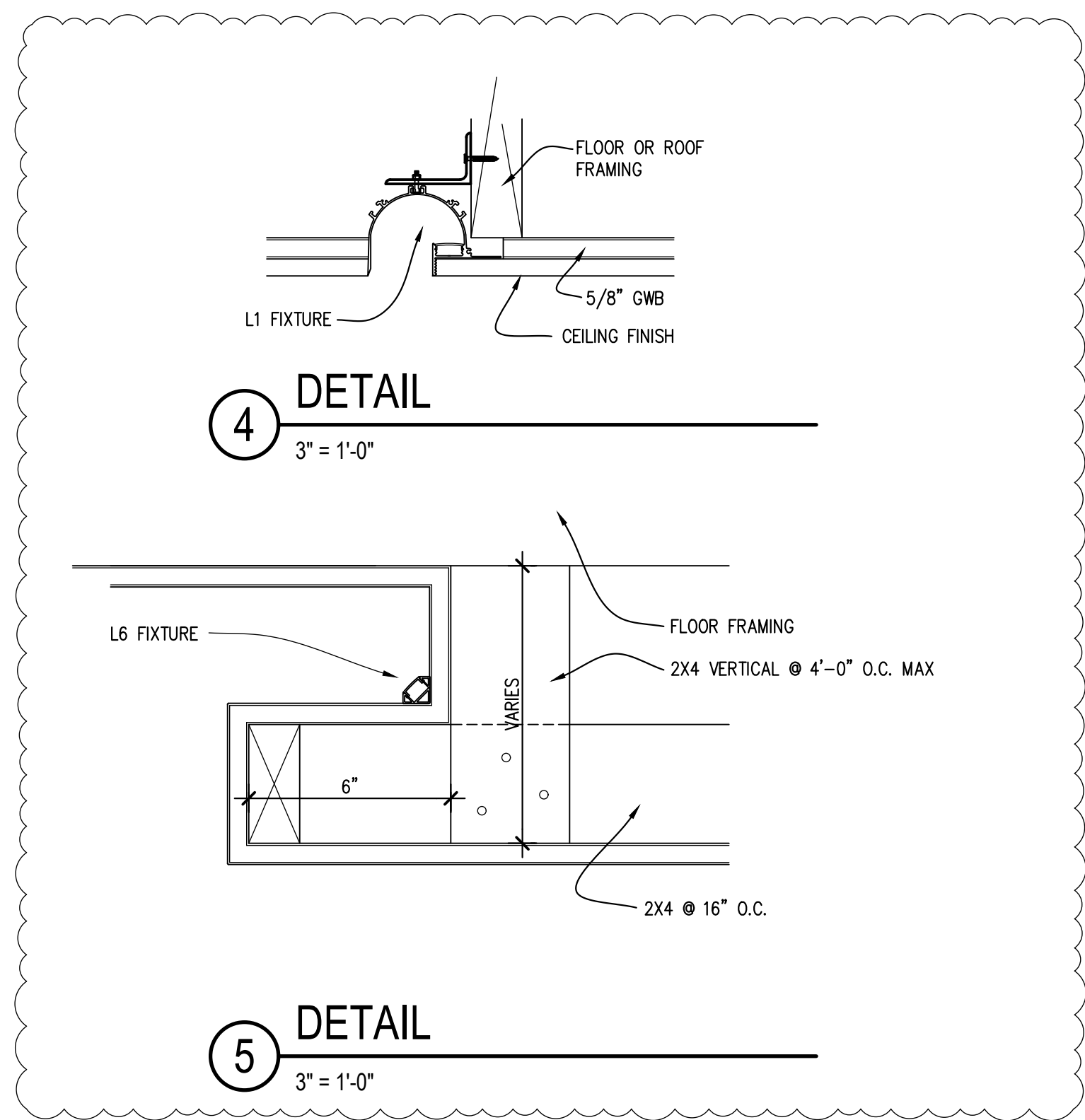
2 DETAIL

3" = 1'-0"



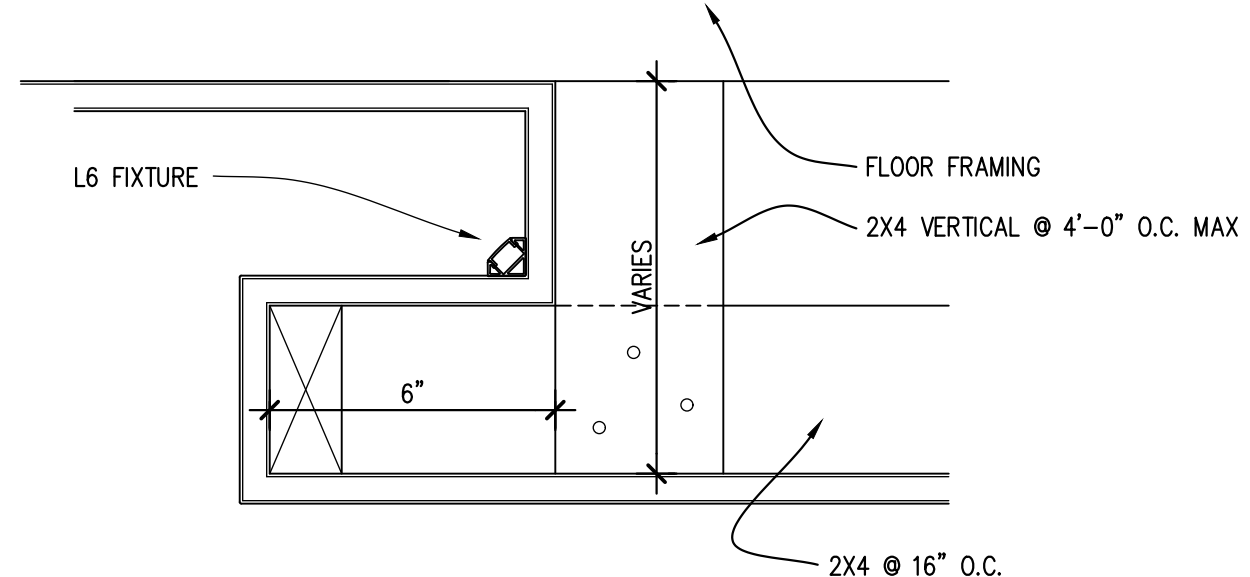
3 DETAIL

3" = 1'-0"



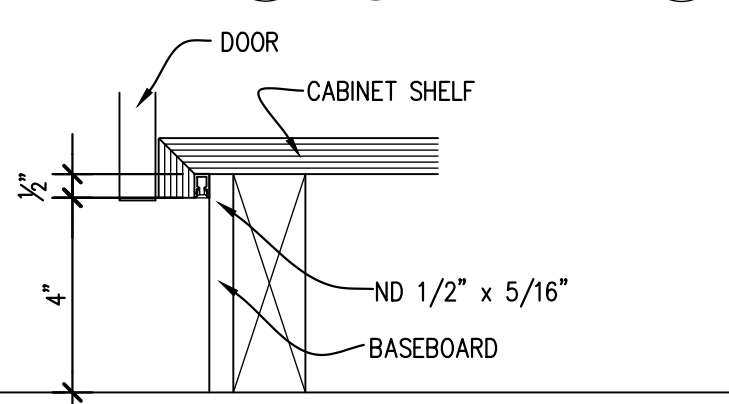
4 DETAIL

3" = 1'-0"



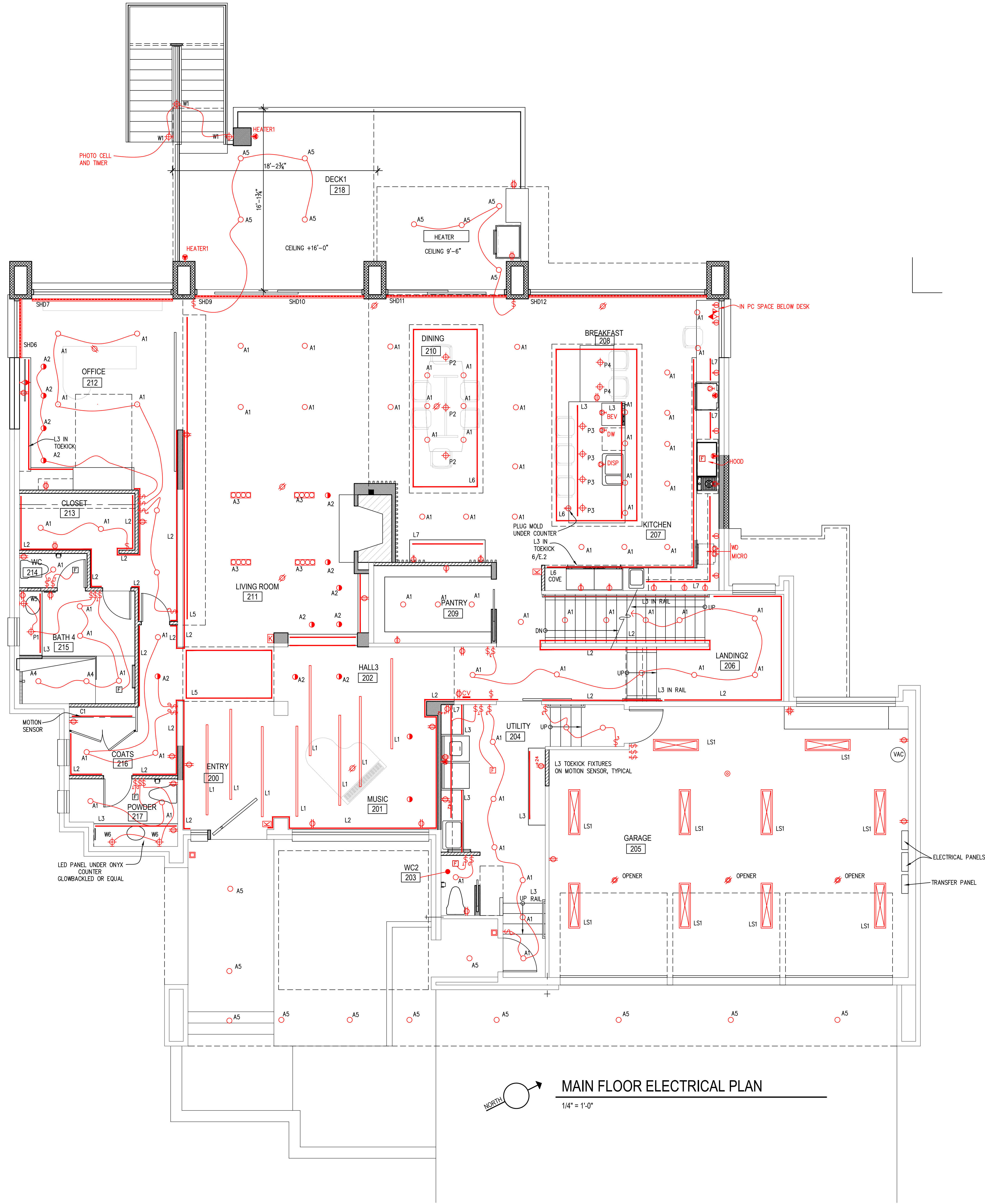
5 DETAIL

3" = 1'-0"



6 DETAIL

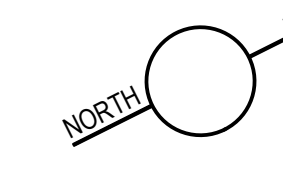
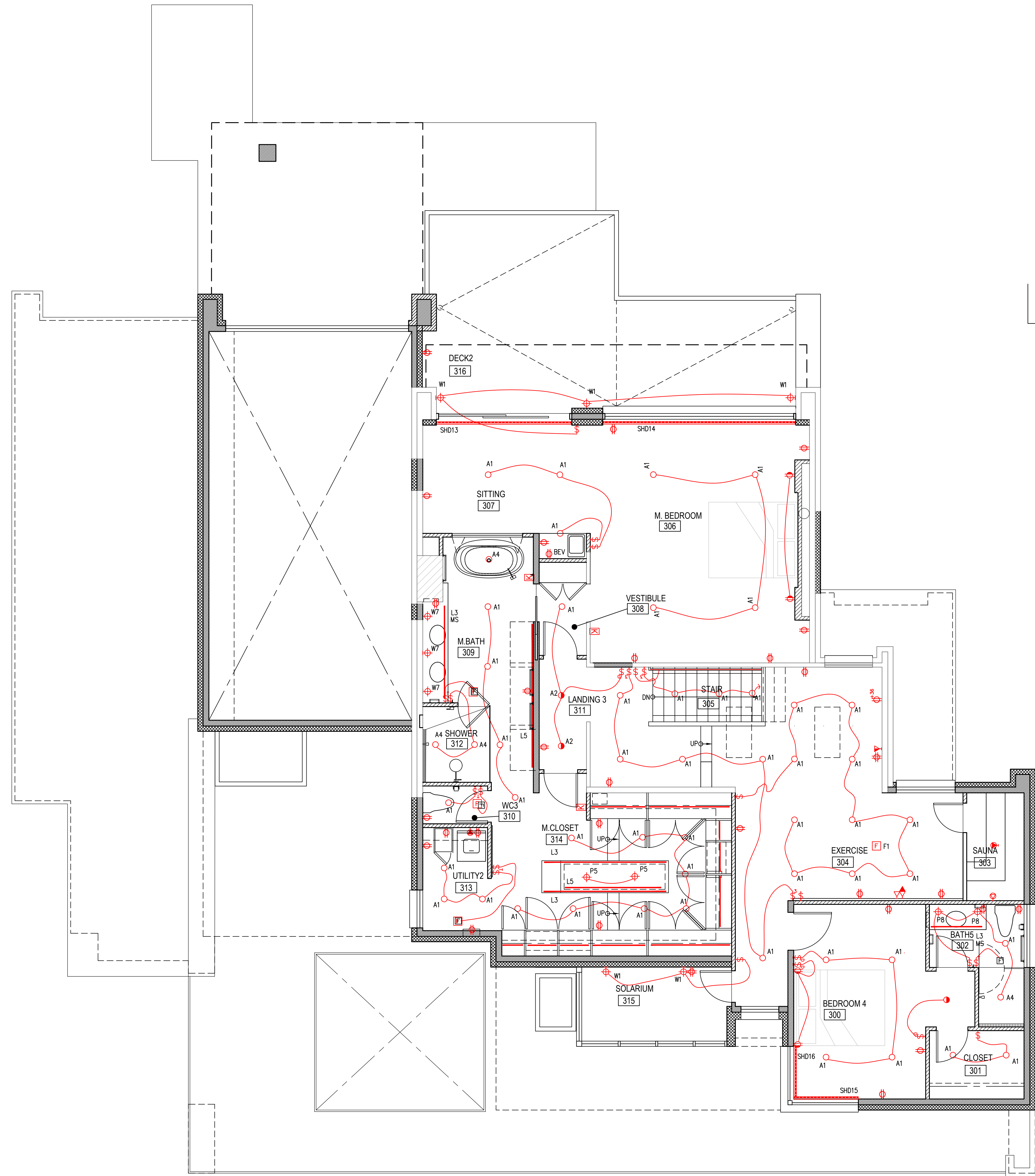
3" = 1'-0"



NORTH
MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

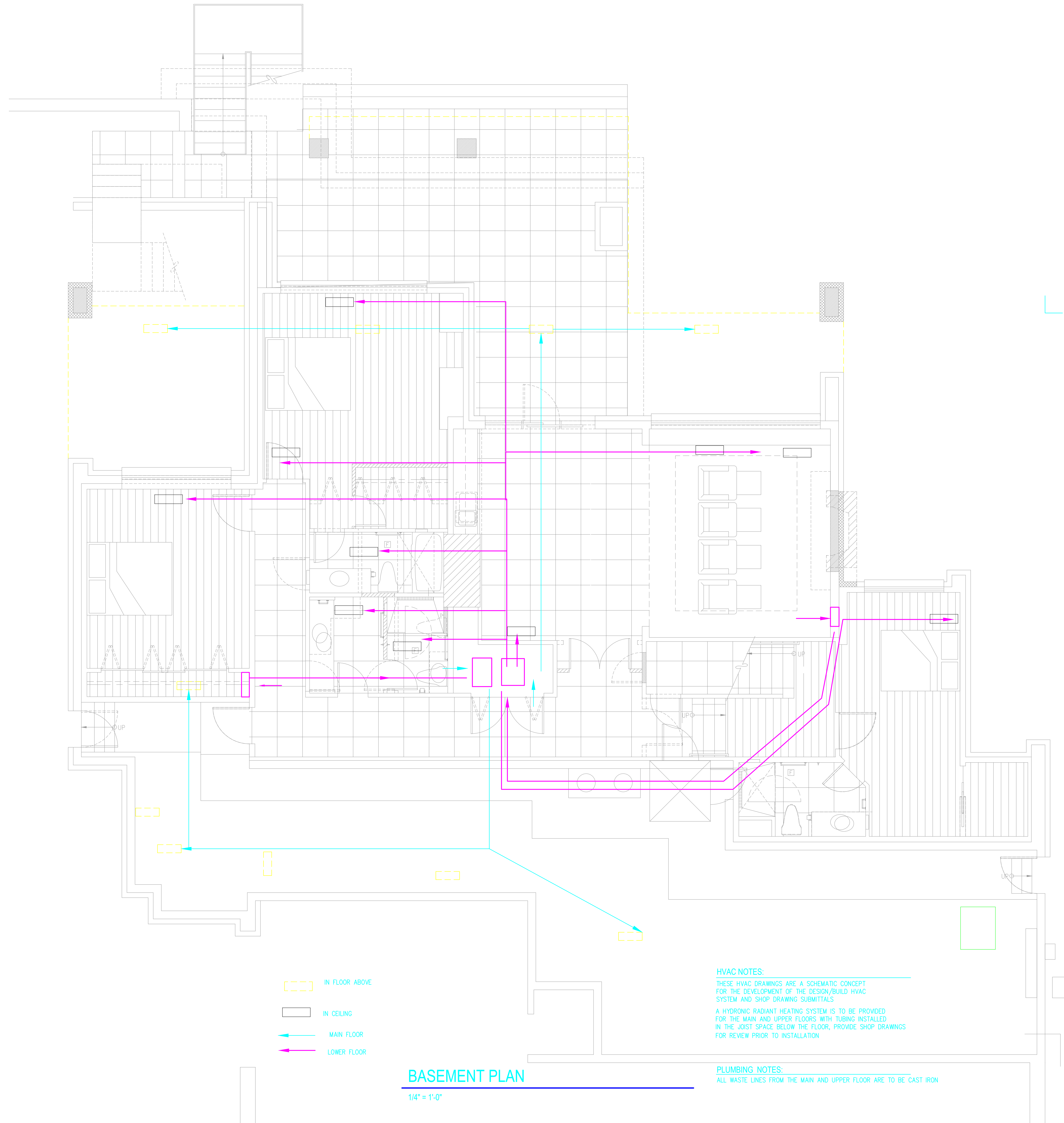


UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |



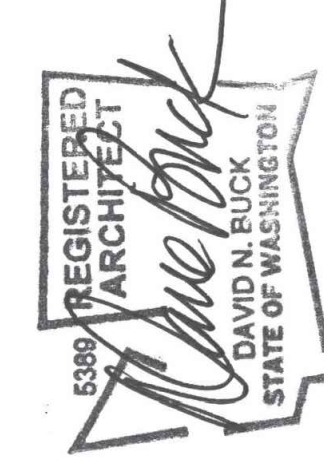
- IN FLOOR ABOVE
- IN CEILING
- ← MAIN FLOOR
- ← LOWER FLOOR

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

HVAC NOTES:
THESE HVAC DRAWINGS ARE A SCHEMATIC CONCEPT FOR THE DEVELOPMENT OF THE DESIGN/BUILD HVAC SYSTEM AND SHOP DRAWING SUBMITTALS
A HYDRONIC RADIANT HEATING SYSTEM IS TO BE PROVIDED FOR THE MAIN AND UPPER FLOORS WITH TUBING INSTALLED IN THE JOIST SPACE BELOW THE FLOOR. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION

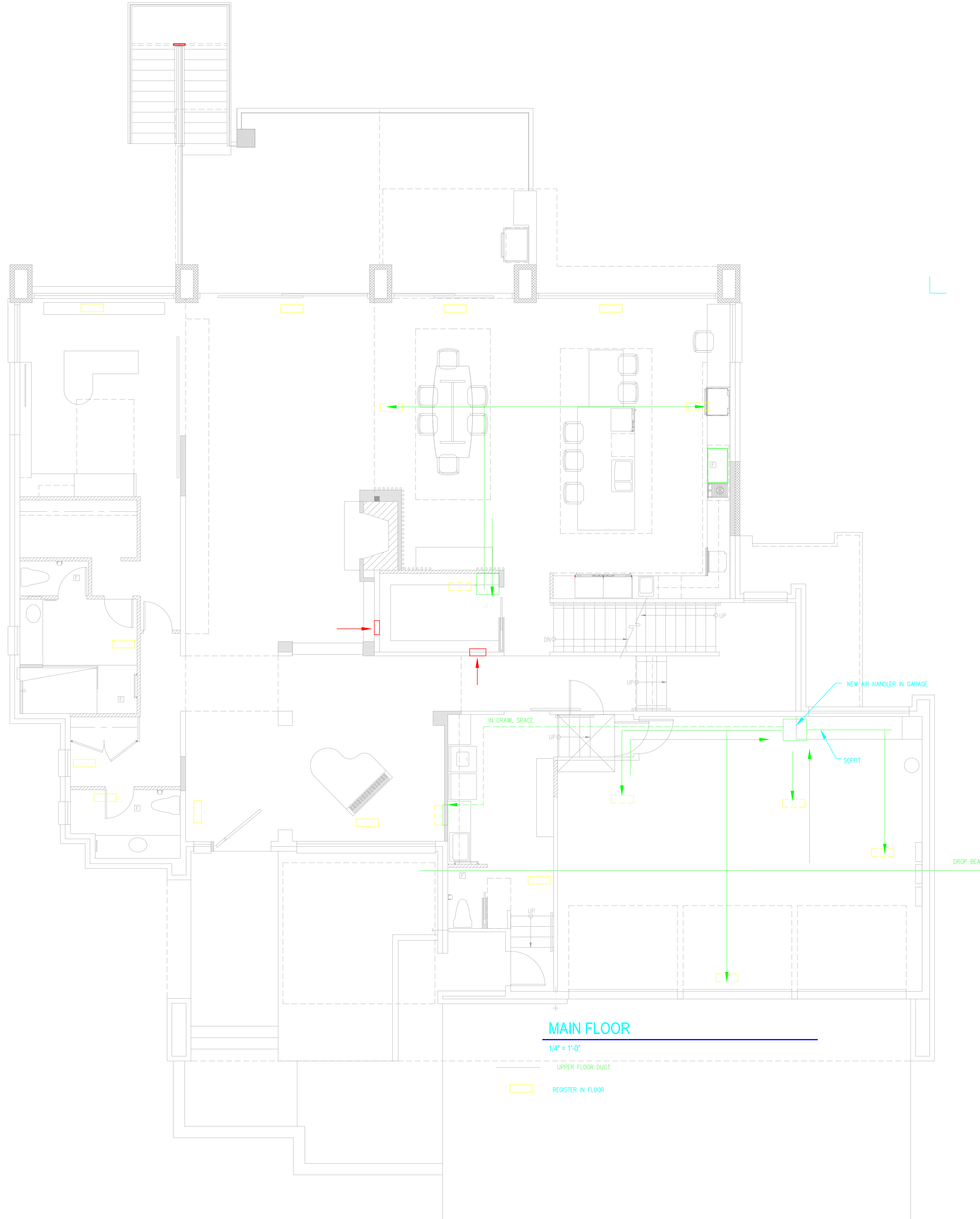
PLUMBING NOTES:
ALL WASTE LINES FROM THE MAIN AND UPPER FLOOR ARE TO BE CAST IRON

Xref C:\Users\Eric\Desktop\X-GRID.dwg



| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 9/28/23 | PRICING SET |
| | 10/16/23 | RESPONSE |
| | 12/19/23 | RESPONSE |

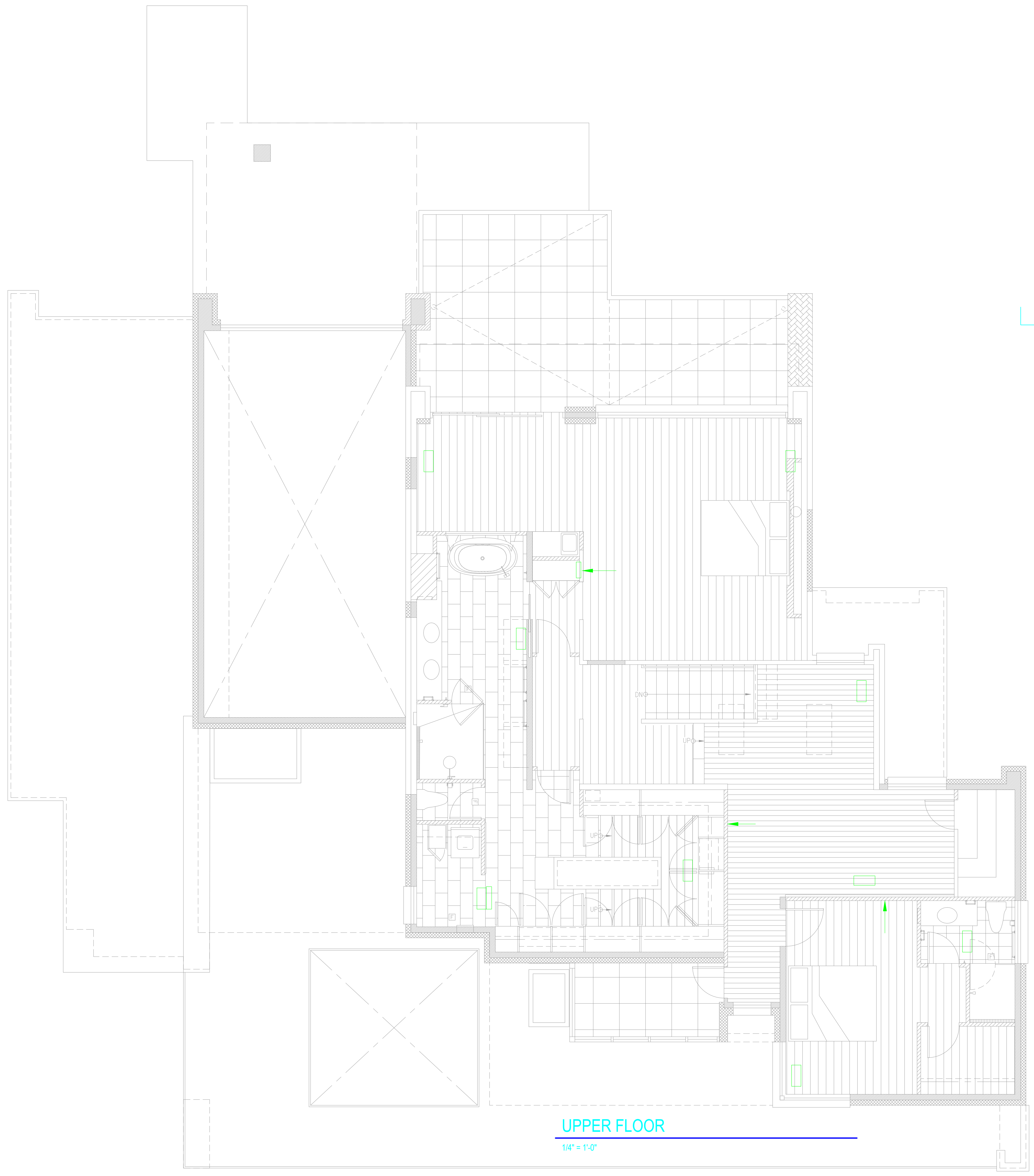
Xref C:\Users\Eric\Desktop\X-GRID.dwg



| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 9/28/23 | PRICING SET |
| | 10/16/23 | RESPONSE |
| | 12/19/23 | RESPONSE |

**MAIN FLOOR
HVAC**

| | |
|-------------|------------|
| Sheet No. | M.2 |
| Project No. | 2222 |
| Date: | 9/8/23 |



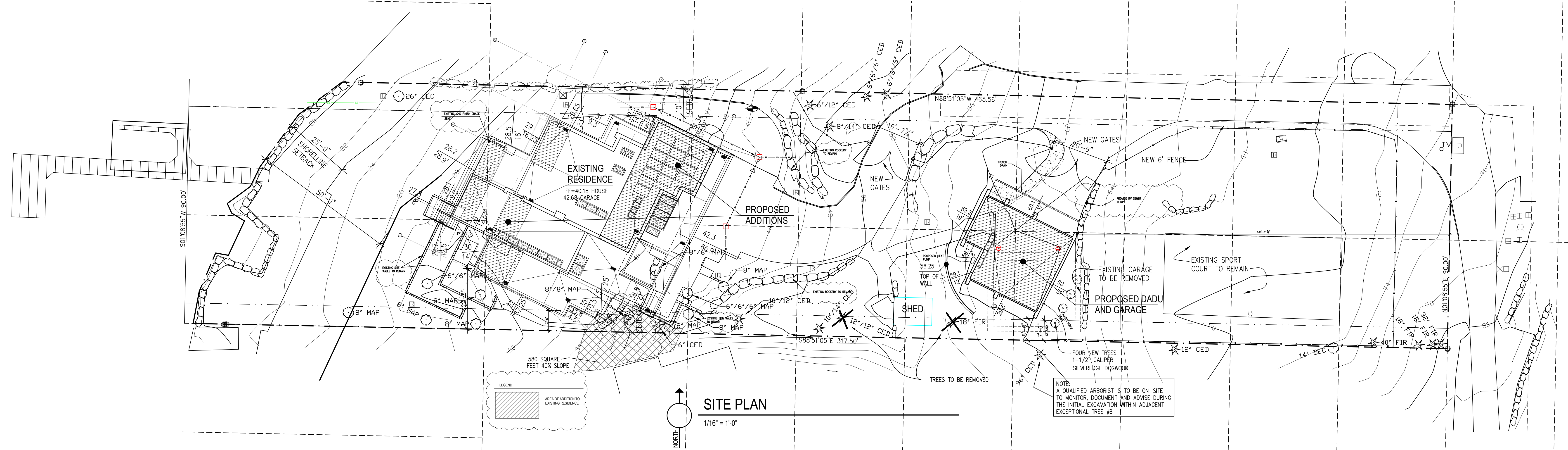
UPPER FLOOR

1/4" = 1'-0"

Xref C:\Users\Eric\Desktop\X-GRID.dwg



| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 9/28/23 | PRICING SET |
| | 10/16/23 | RESPONSE |
| | 12/19/23 | RESPONSE |



SITE PLAN
 1/16" = 1'-0"

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2023 BY CHESMORE|BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES, INCLUDING WASHINGTON AMMENDMENTS TO IRC, AND MERCER ISLAND CITY CODE.

CONTRACTOR'S RESPONSIBILITY:
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

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

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER. SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

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

PROJECT NOTES

PROPOSED ADDITION TO EXISTING RESIDENCE AND NEW ADU/GARAGE

OWNERS
 STEVE KAO & HUI HONG
 21722 CHINOOK ROAD
 WOODWAY, WA 98020

ZONING
 R-15

PROPERTY TAX ACCT#
 PROPERTY TAX ACCOUNT NUMBER: 294890-0015

LEGAL DESCRIPTION
 GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LIDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

LOT COVERAGE

| | | | |
|---|-------------|--------------|-------------|
| TOTAL LOT AREA: | 42,797 S.F. | NET LOT AREA | 39,844 S.F. |
| LOT COVERAGE: | | | |
| HOUSE W/ ADDITIONS | 5,266 S.F. | | |
| DADU | 1,108 S.F. | | |
| SHED | 143 S.F. | | |
| STRUCTURAL TOTAL | 6,517 S.F. | | |
| SPORT COURT | 1,950 S.F. | | |
| DRIVING SURFACES | 6,766 S.F. | | |
| TOTAL | 15,233 S.F. | | |
| HARDSCAPE MAX. ALLOWED 9% OF 42,797 S.F. = 3,852 S.F. | | | |
| STEPPING STONES & ROCKERIES | 976 S.F. | | |

40% ALLOWABLE LOT COVERAGE OR 17,119 S.F.

GROSS FLOOR AREA

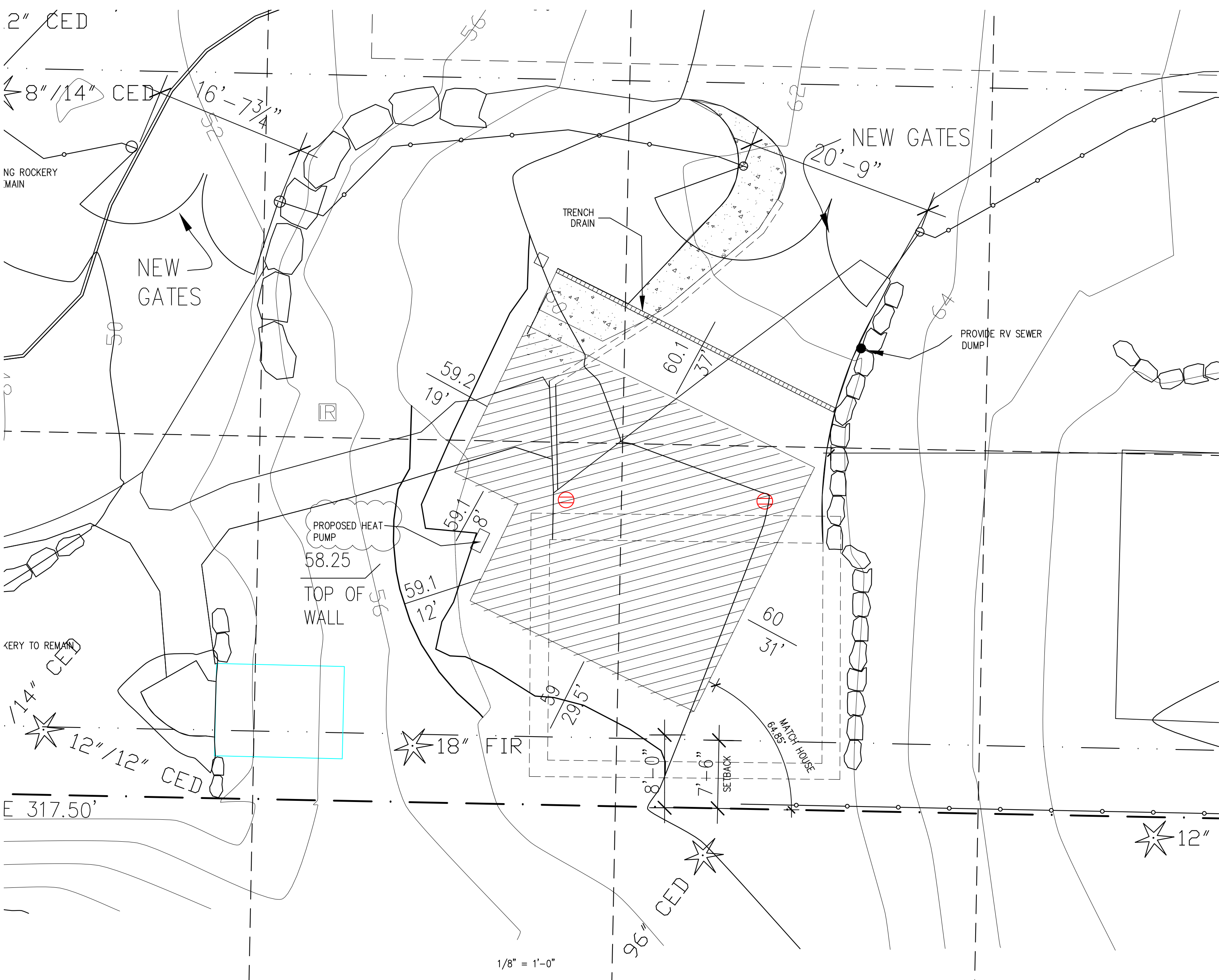
| | |
|----------------------------|-------------|
| BASEMENT | 640 S.F. |
| MAIN FLOOR | 3,916 S.F. |
| UPPER FLOOR | 1,908 S.F. |
| DADU | 1,952 S.F. |
| TOTAL | 8,416 S.F. |
| ALLOWABLE GROSS FLOOR AREA | 12,000 S.F. |

LOT SLOPE CALCULATION

HIGH POINT 80'-LOW POINT 18'=62' DIFFERENCE
 62'/438.3' HORIZONTAL DISTANCE=12.8% LOT SLOPE

FIRE SPRINKLERS

PROVIDE A NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT THE MAIN HOUSE. THIS SYSTEM WILL REQUIRE A SEPARATE FIRE PERMIT.
 PROVIDE THE DADU WITH A NFPA 13D MONITORED FIRE ALARM SYSTEM.



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

| length | elevation | axb | |
|--------|-----------|--------|---------------|
| 29.5 | 59 | 1740.5 | |
| 31 | 60 | 1860 | |
| 37 | 60.1 | 2223.7 | |
| 19 | 59.2 | 1124.8 | |
| 8 | 59.1 | 472.8 | |
| 12 | 59.1 | 709.2 | |
| 136.5 | | 8131 | |
| | | 59.57 | average grade |

FOUNDATION NOTES:

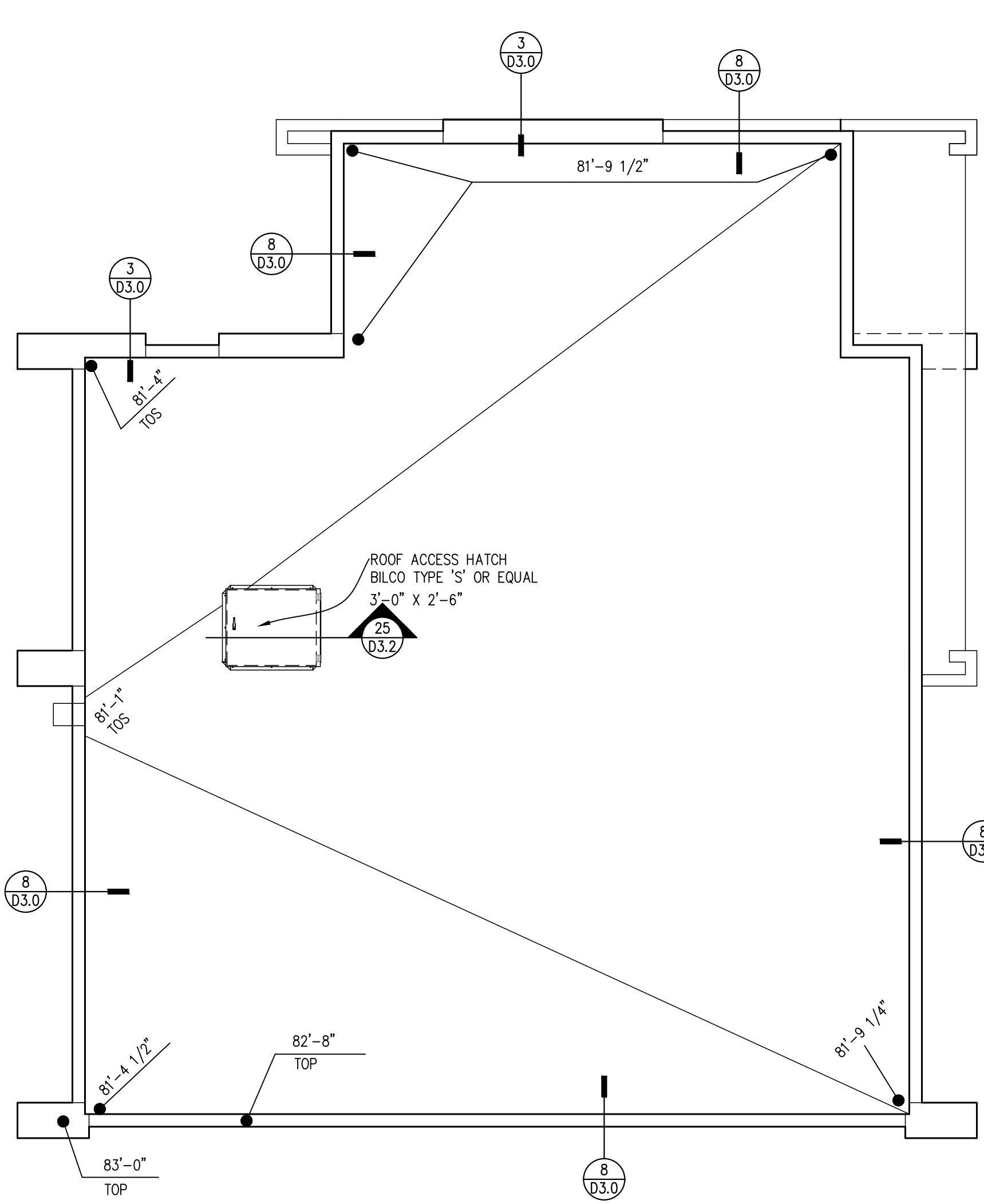
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
- HOLD DOWN INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

ROOF FRAMING NOTES:

- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.5 FOR TYPICAL WOOD DETAILS.
- TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED PLYWOOD SHEATHING (INDEX 32.16), LAID FACE GRAIN PERPENDICULAR OVER 11/8" T&I @ 24" O.C. UNLESS OTHERWISE NOTED. HANG JOISTS WITH IUS HANGERS TYPICAL AT FLUSH BEAMS UNLESS OTHERWISE NOTED (U.O.N).
- NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" X 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE DETAIL 6/S4.0.
- SW-x INDICATES SHEAR WALL AT LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS.

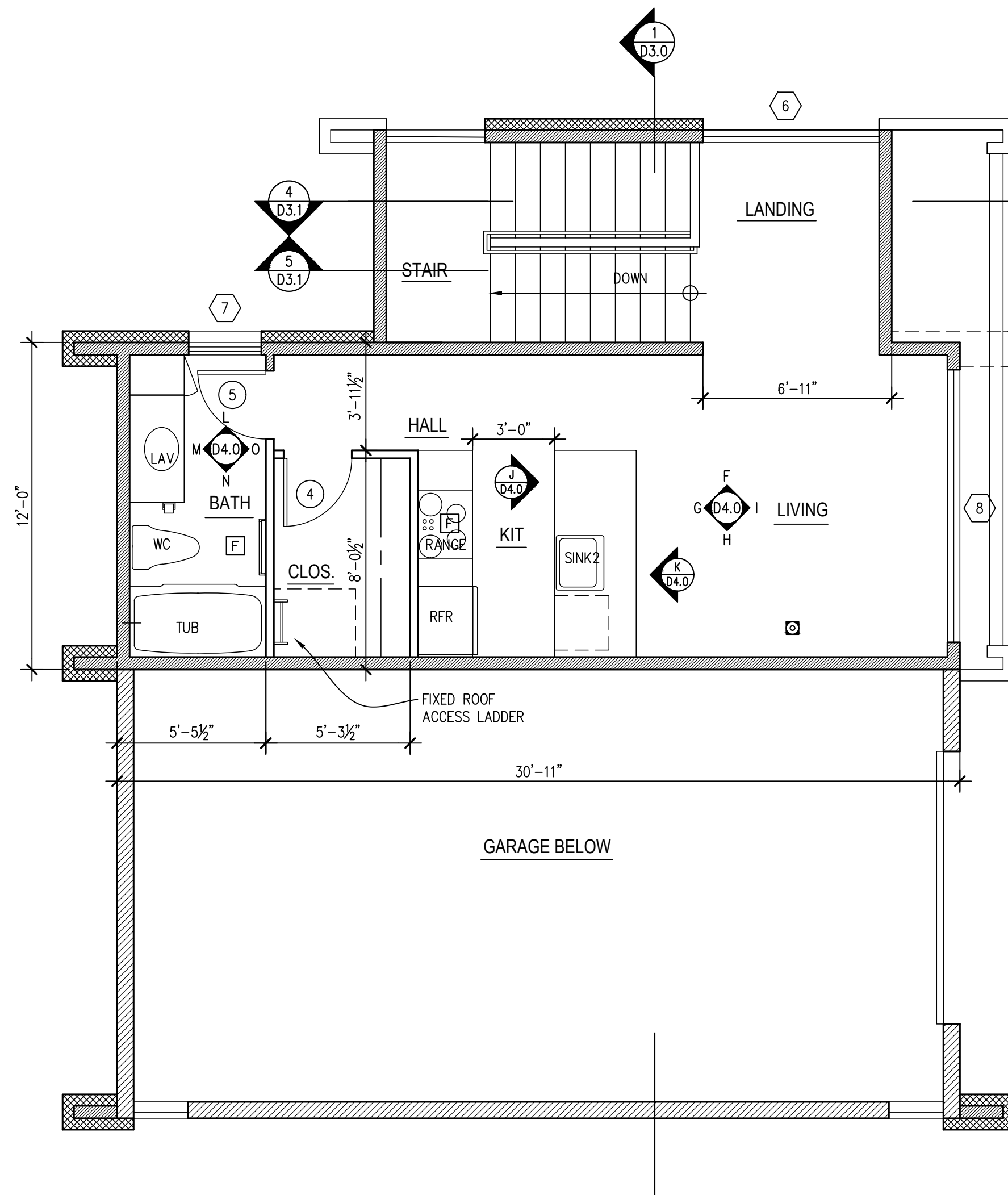
FLOOR FRAMING NOTES:

- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
- TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 9/12" TJI 210 JOISTS AT 16" O.C. HANG TJI JOISTS WITH IUS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131" X 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE DETAIL 6/S4.0.
- SW-x INDICATES SHEAR WALL AT LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS.
- CS16 INDICATES HOLDDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.



ROOF PLAN

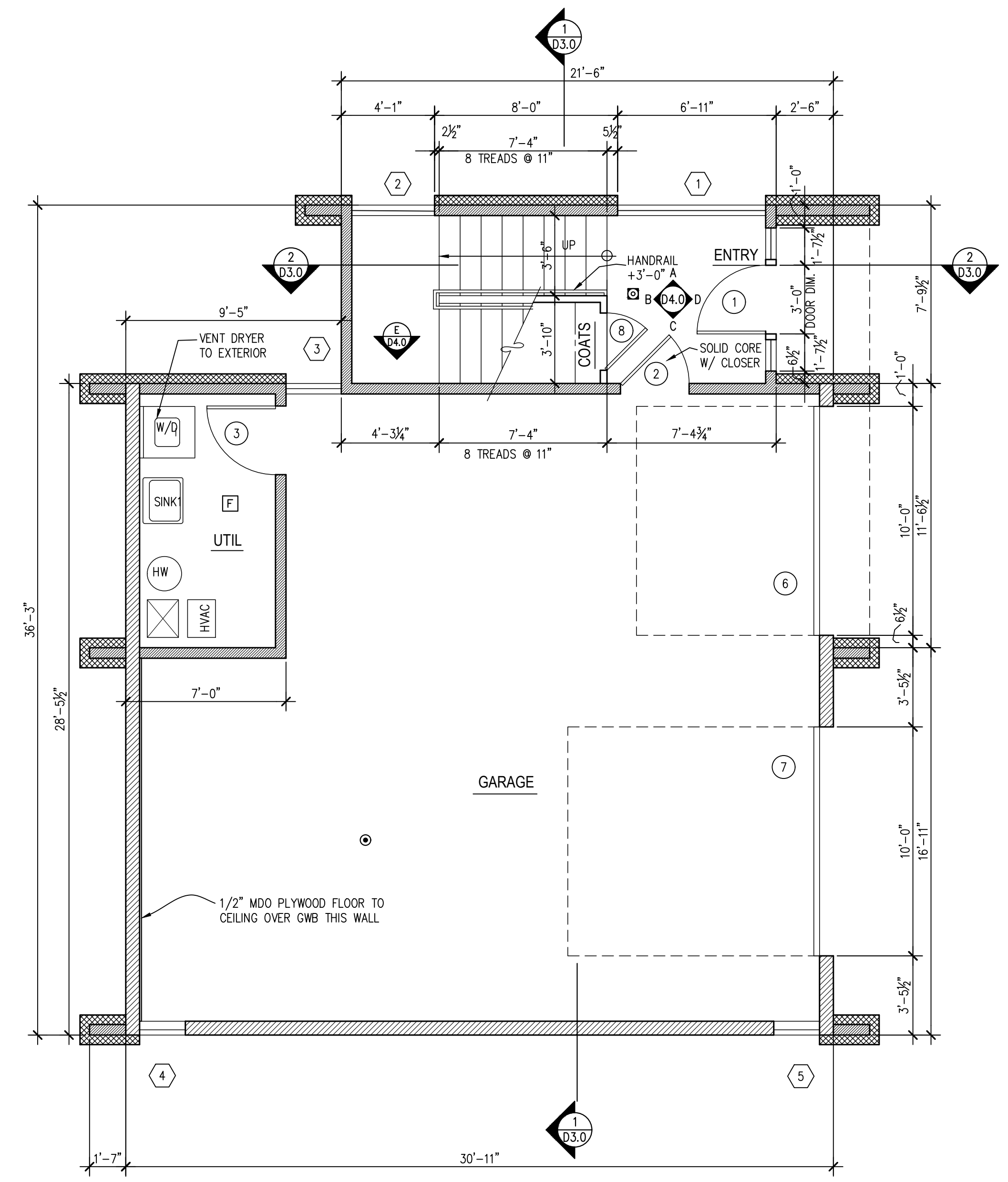
1/4" = 1'-0"



UPPER FLOOR

383 SQUARE FEET CONDITIONED FLOOR AREA

1/4" = 1'-0"

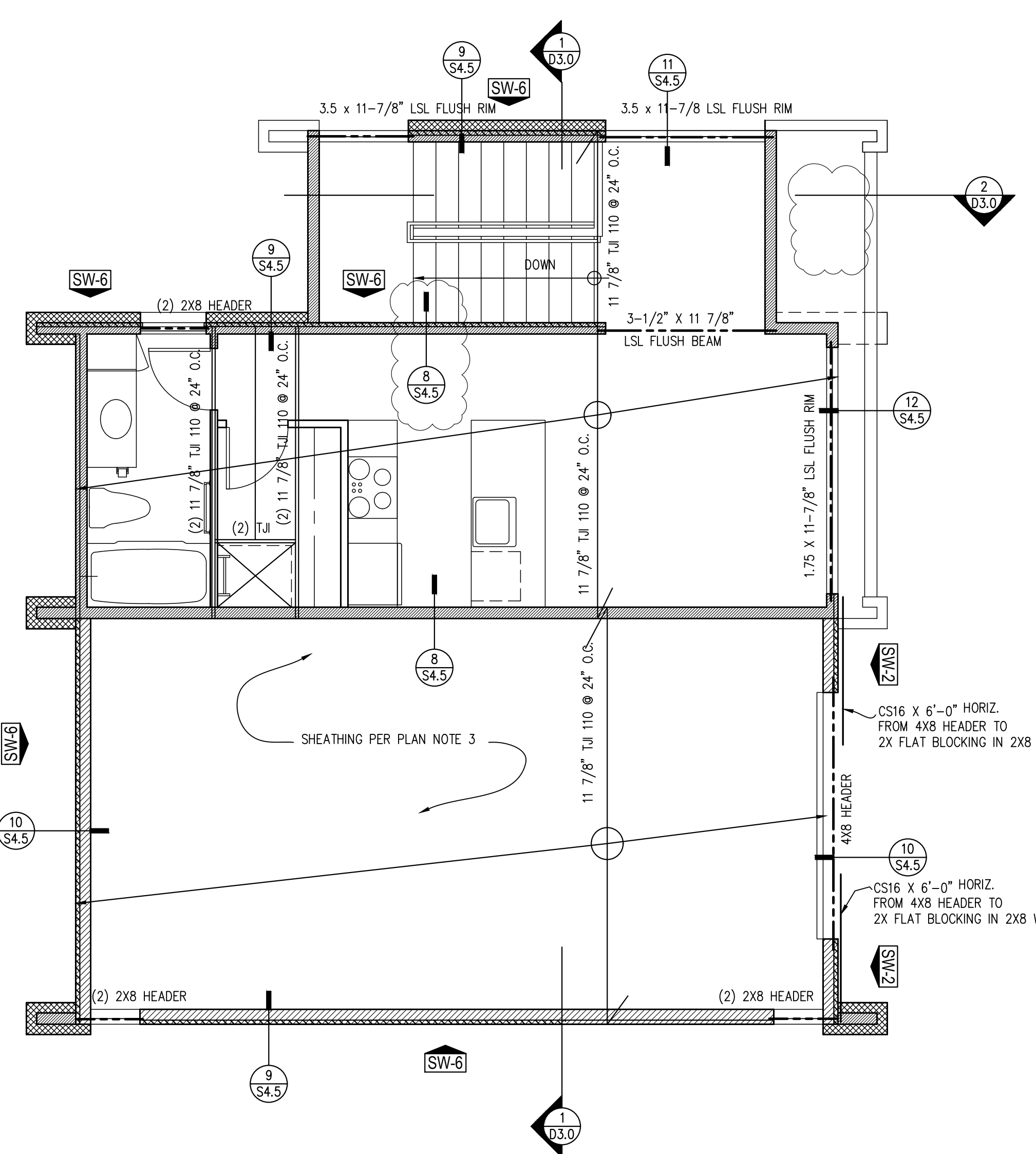


MAIN FLOOR

199 SQUARE FEET CONDITIONED FLOOR AREA
740 SQUARE FEET NON-CONDITIONED GARAGE AREA

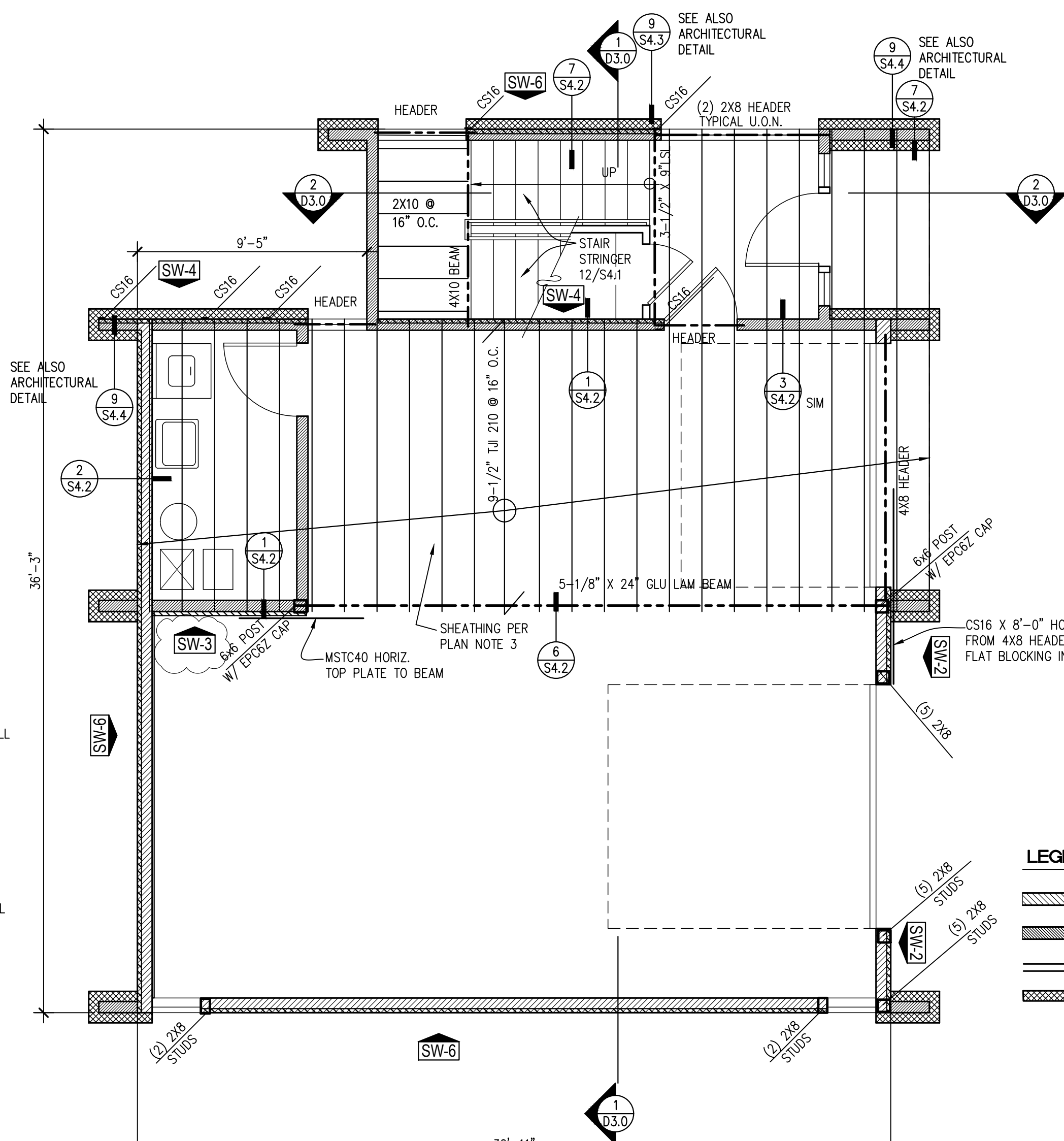
1/4" = 1'-0"

- NOTE:**
SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- ☐ COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/DM)
 - ⊙ HEAT DETECTOR
 - ⊞ EXHAUST FAN (VENT TO EXTERIOR) 50 CFM, 100 CFM AT HOOD



ROOF FRAMING PLAN

1/4" = 1'-0"

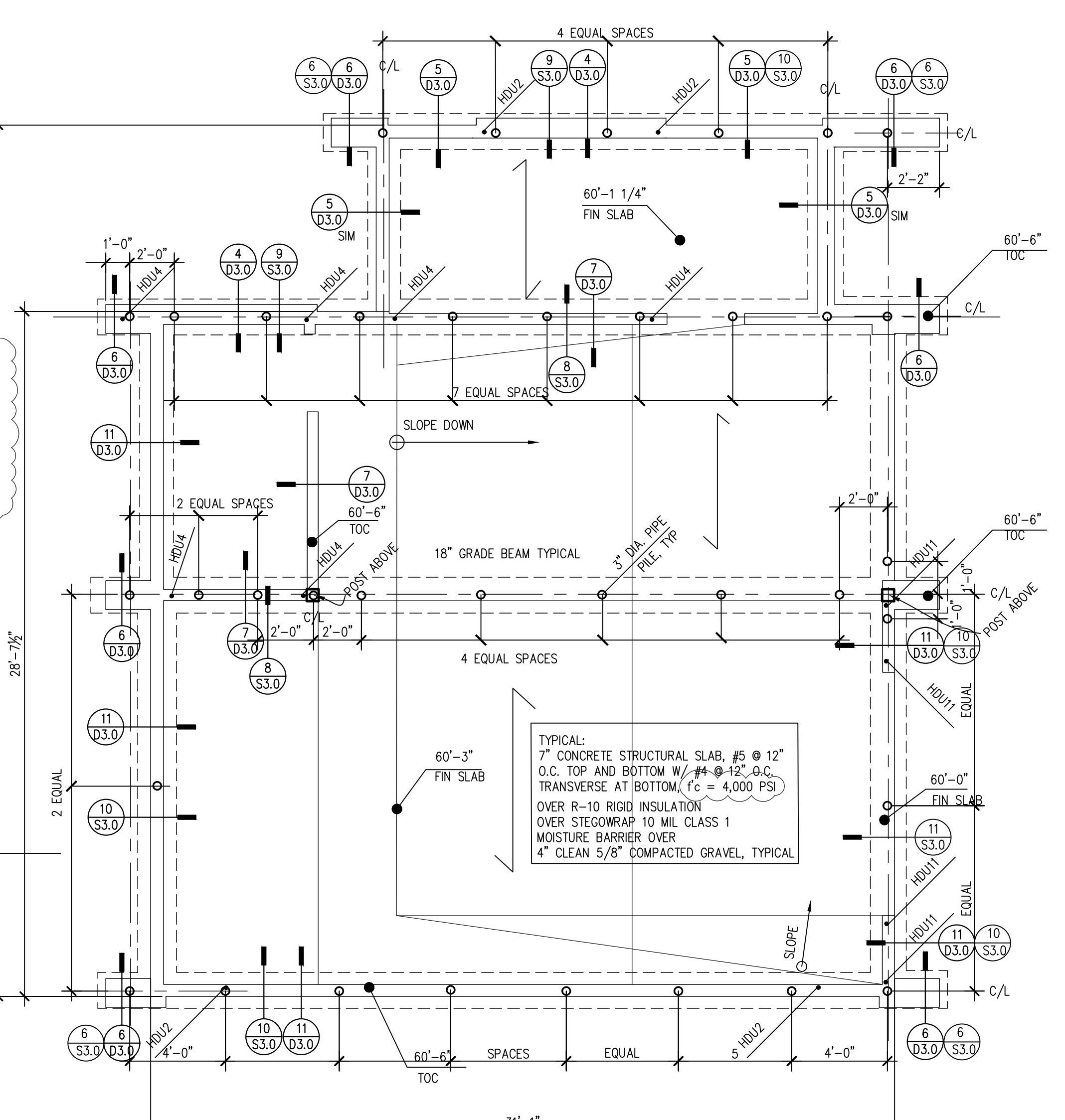


UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

FOUNDATION NOTE:
PER THE GEOTECHNICAL ENGINEER, PLACE COMPACTED CRUSHED ROCK IN A PRISM EXTENDING AT LEAST FOUR FEET OUTWARD FROM THE SIDES OF THE GRADE BEAMS AND TO A DEPTH OF AT LEAST ONE FOOT BELOW THE BOTTOM OF THE GRADE BEAMS

- LEGEND**
- NEW 2x8 STUD @ 16" O.C.
 - NEW 2x6 STUD @ 16" O.C.
 - NEW 2x4 STUD @ 16" O.C.
 - NEW BRICK VENEER



FOUNDATION PLAN

1/4" = 1'-0"

- ⊙ - TOP OF CONCRETE
- ⊞ - FINISH SLAB ELEVATION
- - PIPE PILE SEE 10/S3.0



| No. | Date | Revision |
|-----|----------|-------------|
| 1 | 12/19/23 | RESPONSE |
| 1 | 10/16/23 | RESPONSE |
| | 9/28/23 | PRICING SET |



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

ELECTRICAL SYMBOLS

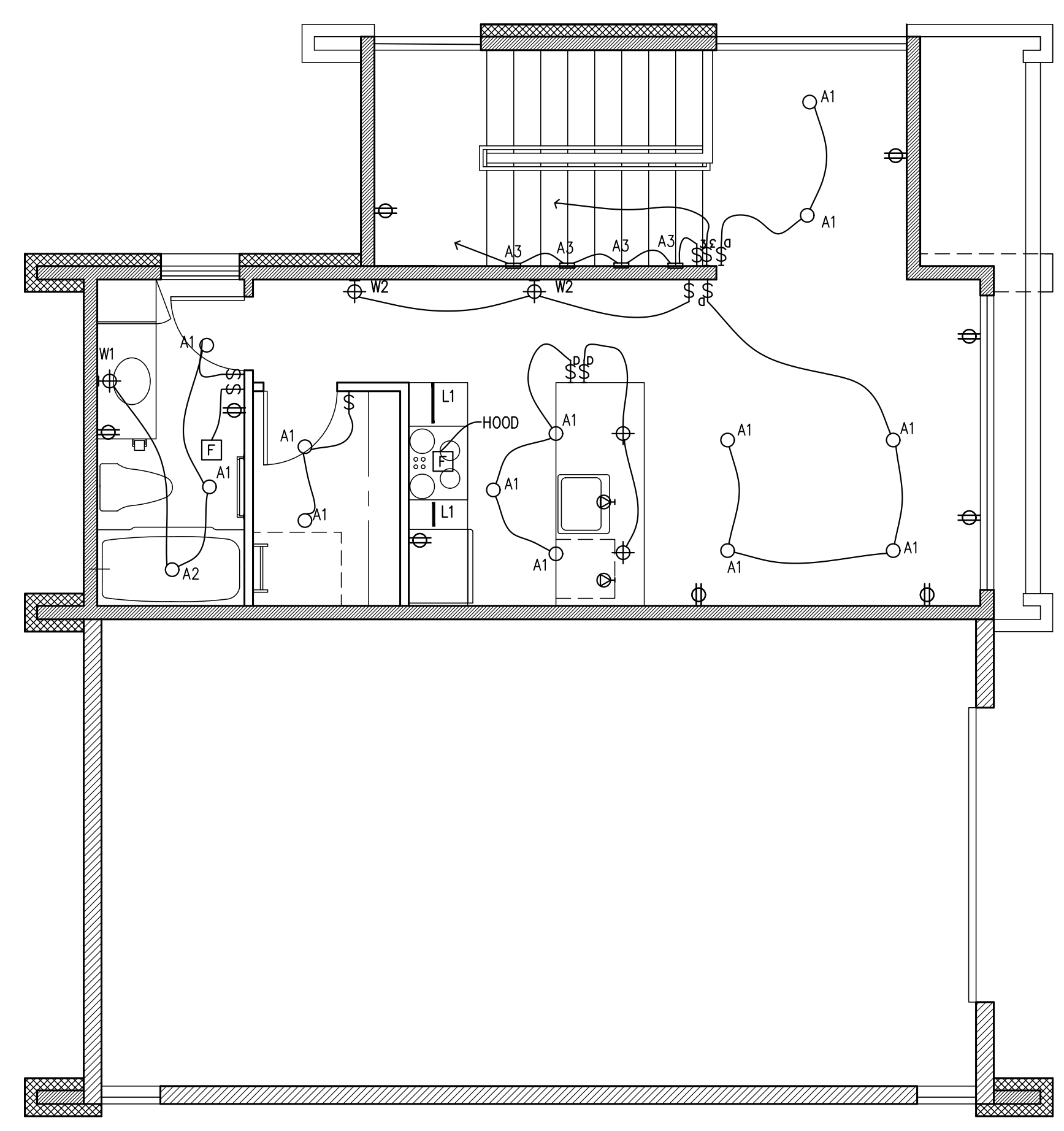
| | | | |
|---|---|---|---------------------------------|
| ○ | RECESSED LIGHT/ROUND TRIM | ⚡ | SWITCH |
| ◻ | RECESSED LIGHT/SQUARE TRIM | ⚡ | 3-WAY SWITCH |
| ⊕ | WALL MOUNTED LIGHT | ⚡ | DIMMING SWITCH |
| ⊕ | SURFACE/PENDANT LIGHT | ⚡ | SWITCH W/ TIMER |
| ● | WALLWASH LIGHT | ⚡ | SWITCH W/ OCCUPANCY SENSOR |
| ⊕ | FLOOD LIGHT | ⊞ | 6-BUTTON KEYPAD, LUTRON |
| — | STRIP LIGHT | ⊞ | SMART DIMMER SWITCH, LUTRON |
| — | STEP LIGHT | ⊞ | DUPLEX RECEPTACLE |
| ⊞ | CERAMIC SOCKET | ⊞ | DUPLEX RECEPT. / HALF-SWITCHED |
| ⊞ | SMOKE DETECTOR (SD) | ⊞ | DUPLEX RECEPT. W/ DUAL USB-C |
| ⊞ | CARBON MONOXIDE DETECTOR (CM) | ⊞ | FOURPLEX RECEPTACLE |
| ⊞ | COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/CM) | ⊞ | FLOOR RECEPTACLE |
| ⊞ | HEAT DETECTOR | ⊞ | CEILING/SOFFIT RECEPTACLE |
| ⊞ | EXHAUST FAN (VENT TO EXTERIOR) | ⊞ | 1xv SPECIAL PURPOSE |
| ⊞ | CENTRAL VACUUM WALL PORT | ⊞ | 2xv SPECIAL PURPOSE |
| ⊞ | MOTION SENSOR | ⊞ | TELEPHONE |
| ⊞ | DOORBELL | ⊞ | TELEVISION |
| ⊞ | THERMOSTAT | ⊞ | TELEVISION/MULTI-FUNCTION CABLE |
| ⊞ | GARAGE DOOR CONTROL PANEL | ⊞ | CAT 6 COMPUTER NETWORK/DATA |
| ⊞ | CIRCUIT BREAKER PANEL | ⊞ | FIBER OPTIC OUTLET |
| ⊞ | METER | ⊞ | SPEAKER OUTLET |
| | | ⊞ | SOUND SPEAKER |
| | | ⊞ | WINDOW SHADE |

ELECTRICAL LEGEND

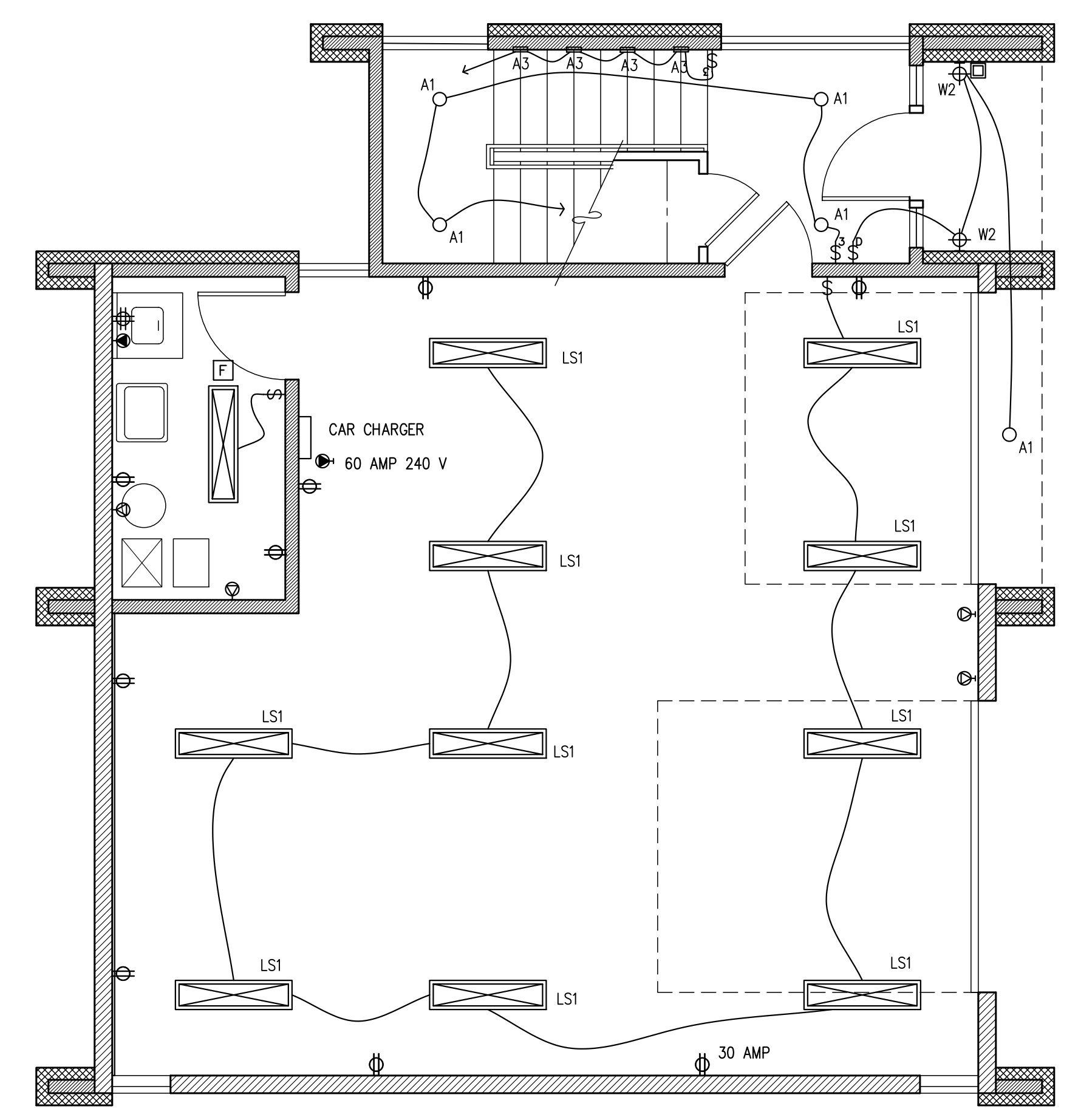
| MARK | DESCRIPTION | MANUF. | MODEL NO. | FINISH / TRIM | LAMP |
|------|--------------|-----------|----------------------|-----------------|---------|
| A1 | DOWNLIGHT | NORA | NLCBS-4W51-85-30-MPW | NHSIC-485LE3LT | - |
| A2 | SHOWER LIGHT | NORA | NL-427W- | NSERIC-407A1/20 | 20W/LED |
| A3 | STEP LIGHT | NORA | NSW-851/32BN | | 3W/LED |
| F | FAN | PANASONIC | FV-0511VFC1 | - | N/A |
| LS1 | SURFACE | NORA | NLSTR-4L1334W | | 24W |
| L1 | UNDERCABINET | NWLED | LNF12-NT-F-MB-30K | | |
| W1 | WALL LIGHT | TBS | | | |
| W2 | WALL LIGHT | BECA | 33817-K3 | BLACK | - |

NOTE:
ALL SWITCHES AND OUTLETS TO BE LEVITON WHITE
ALL SWITCHES TO BE LEVITON ROCKER ARM TYPE AND DIMMERS TO HAVE SLIDE BAR CONTROL

LAM48408R259730DEC0103MB



UPPER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2023 BY CHESMORE/BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES. INCLUDING WASHINGTON AMMENDMENTS TO IRC, AND MERCER ISLAND CITY CODE.

SOILS
REFER TO TABLE R401.4.1 FOR MAXIMUM LOAD-BEARING VALUES OF FOUNDATION MATERIALS UNLESS ENGINEERING INFORMATION IS PROVIDED. ALL FOOTINGS AND SLABS SHALL BEAR ON UNYIELDING SOIL. UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

CONTRACTORS RESPONSIBILITY:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.
CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.
BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER. SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

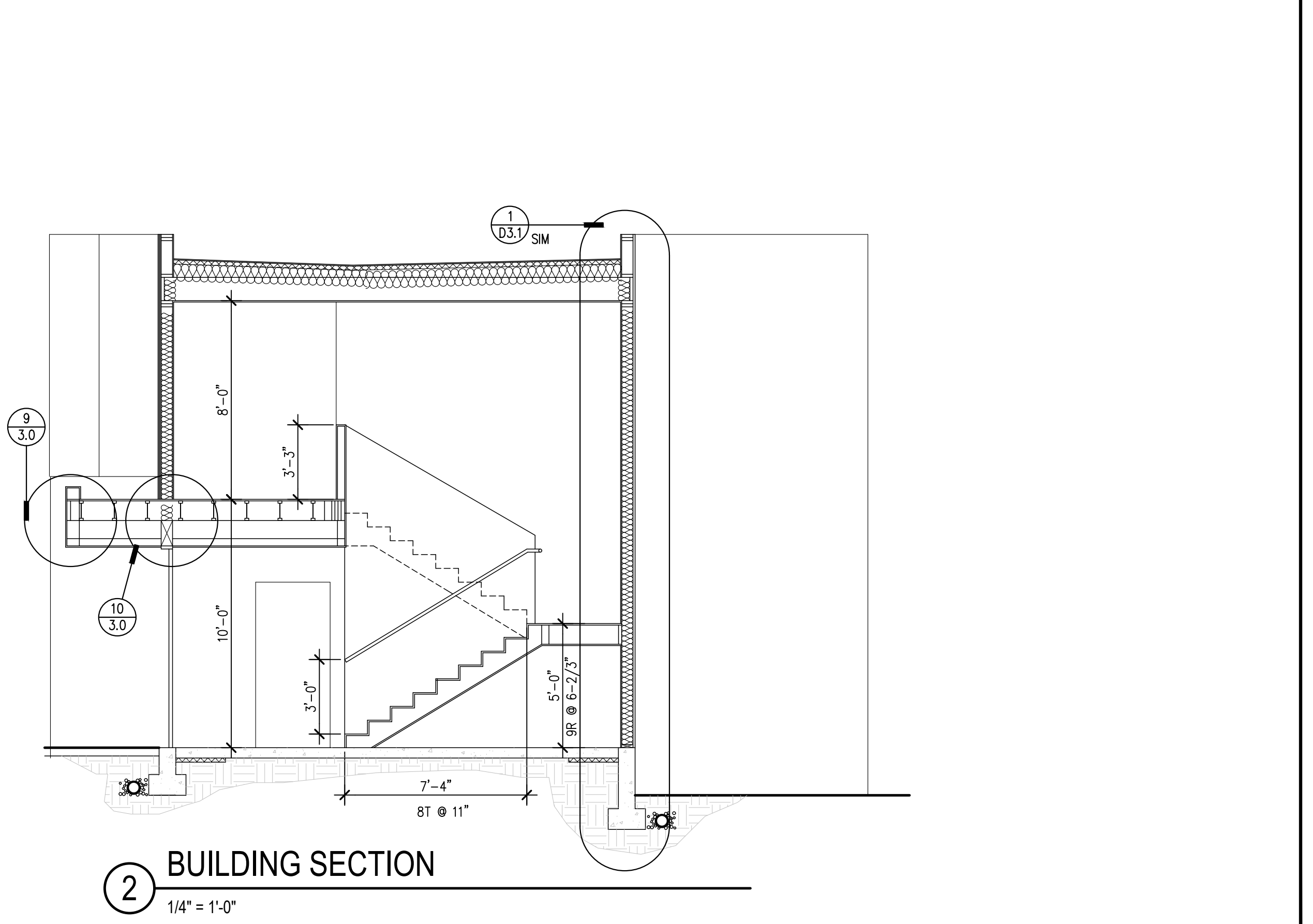
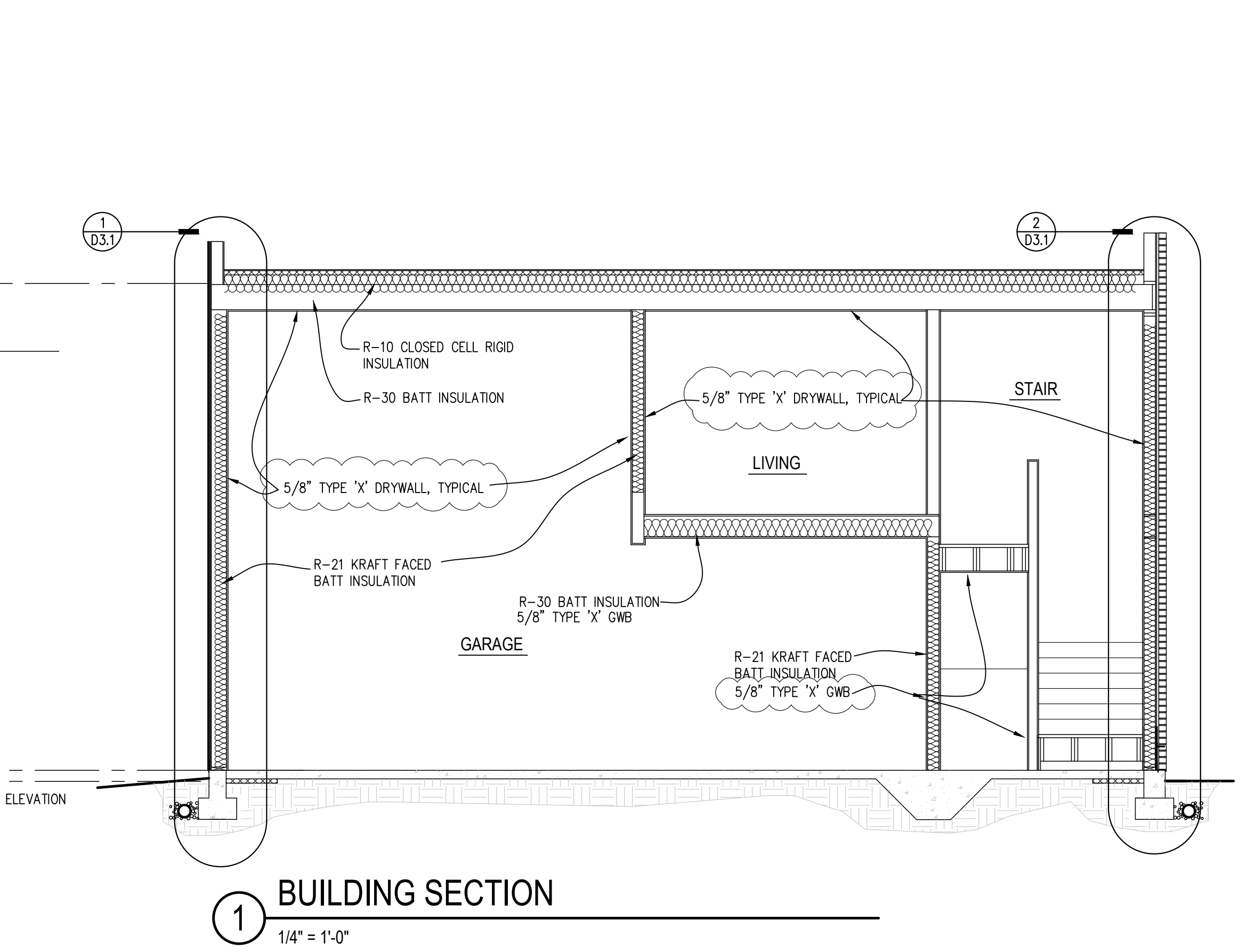
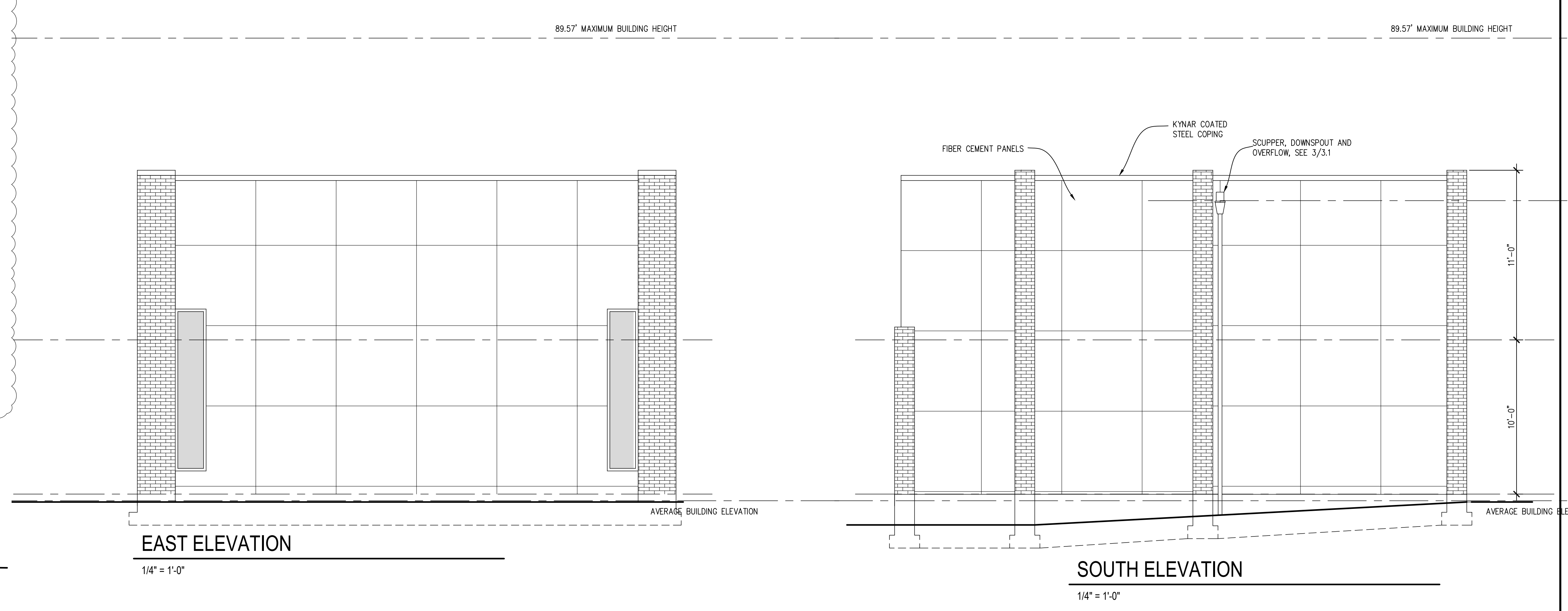
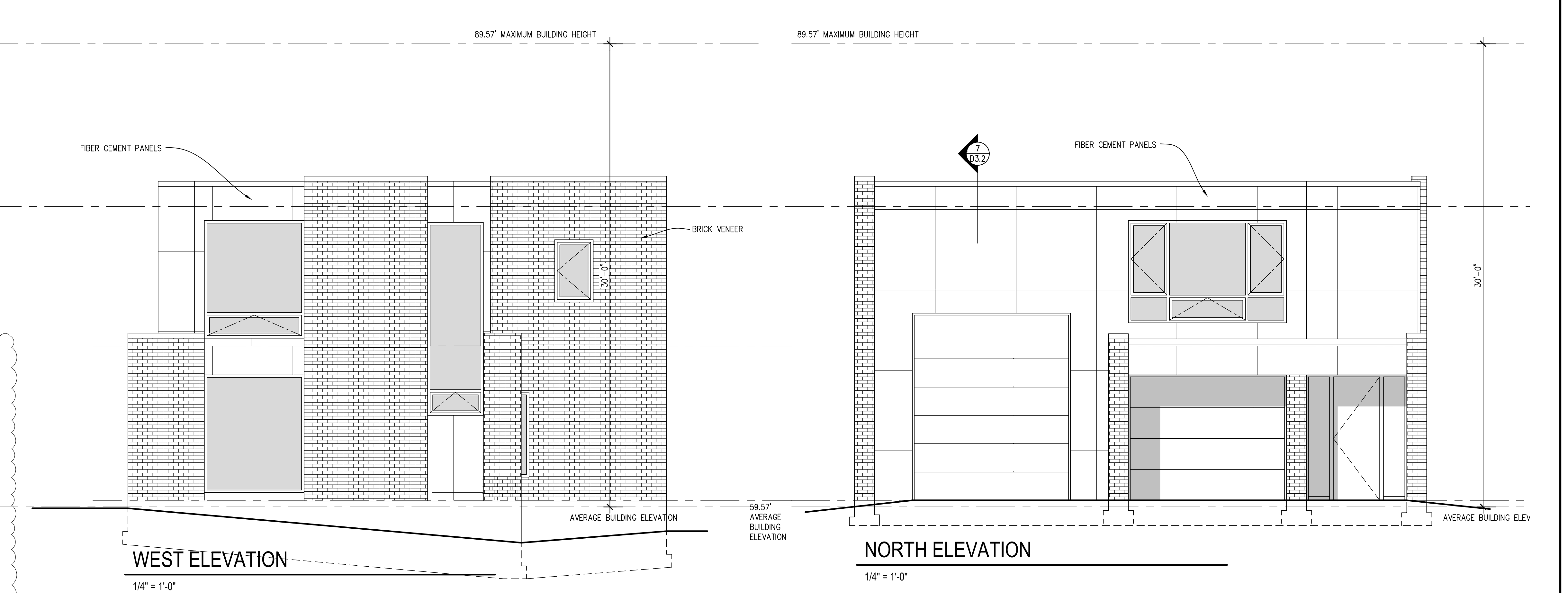
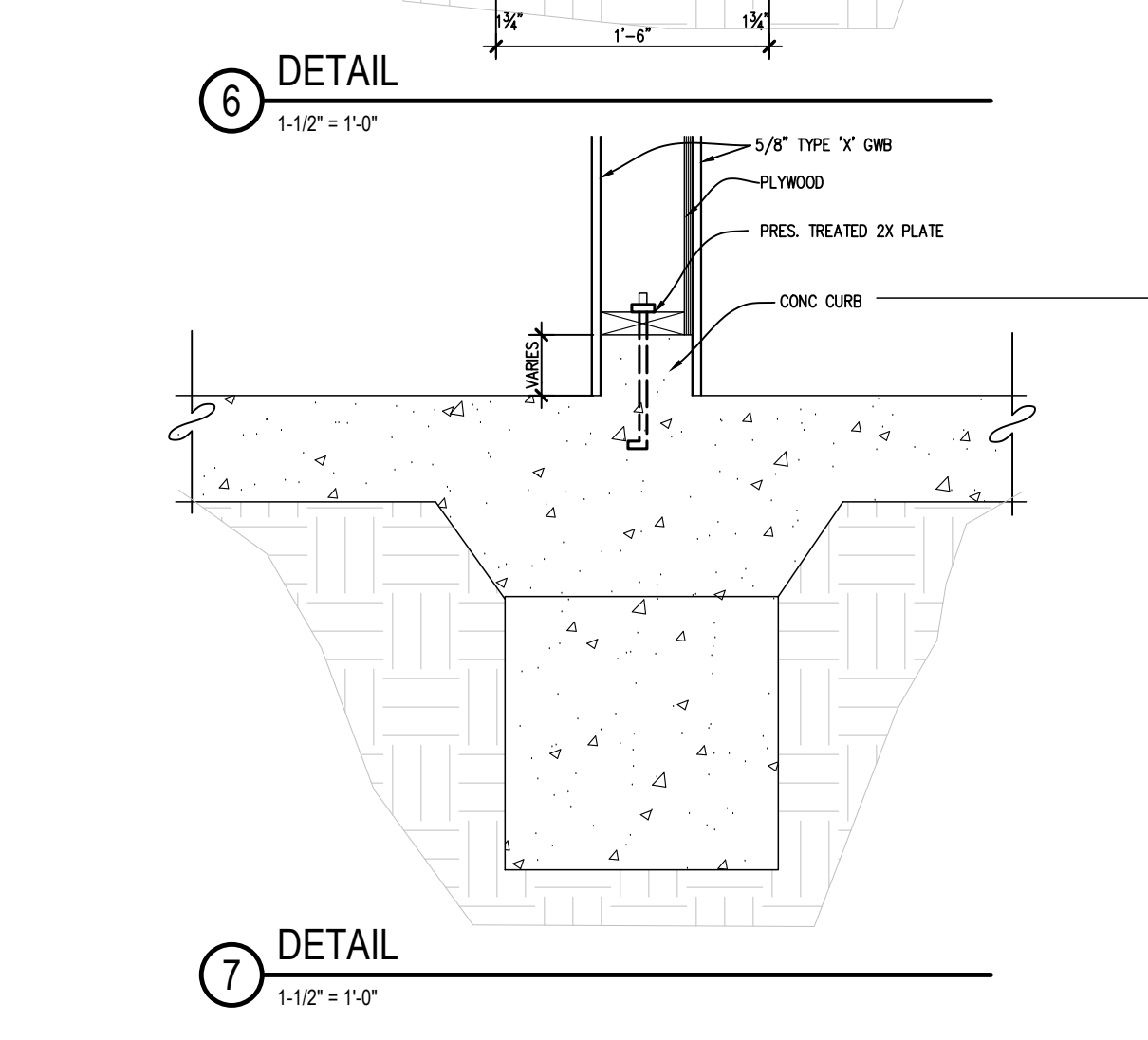
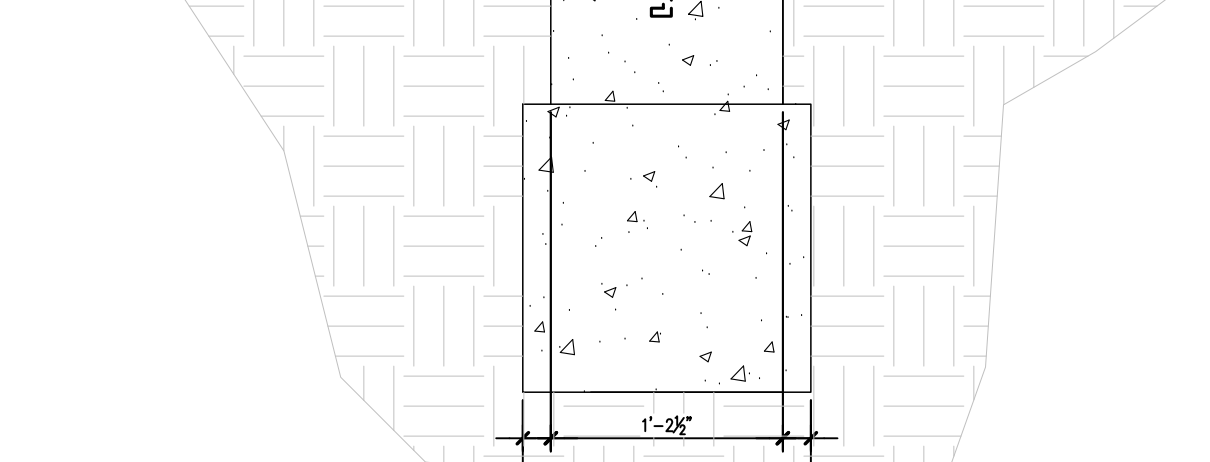
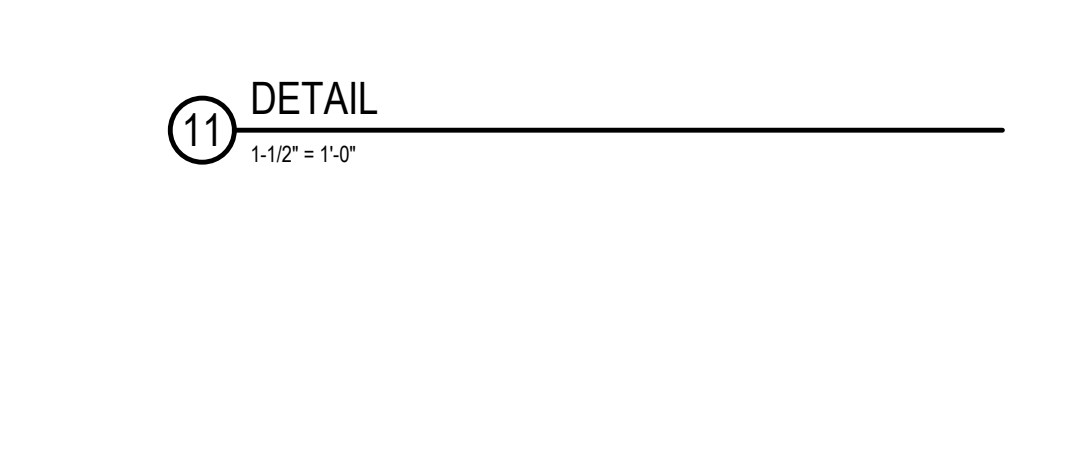
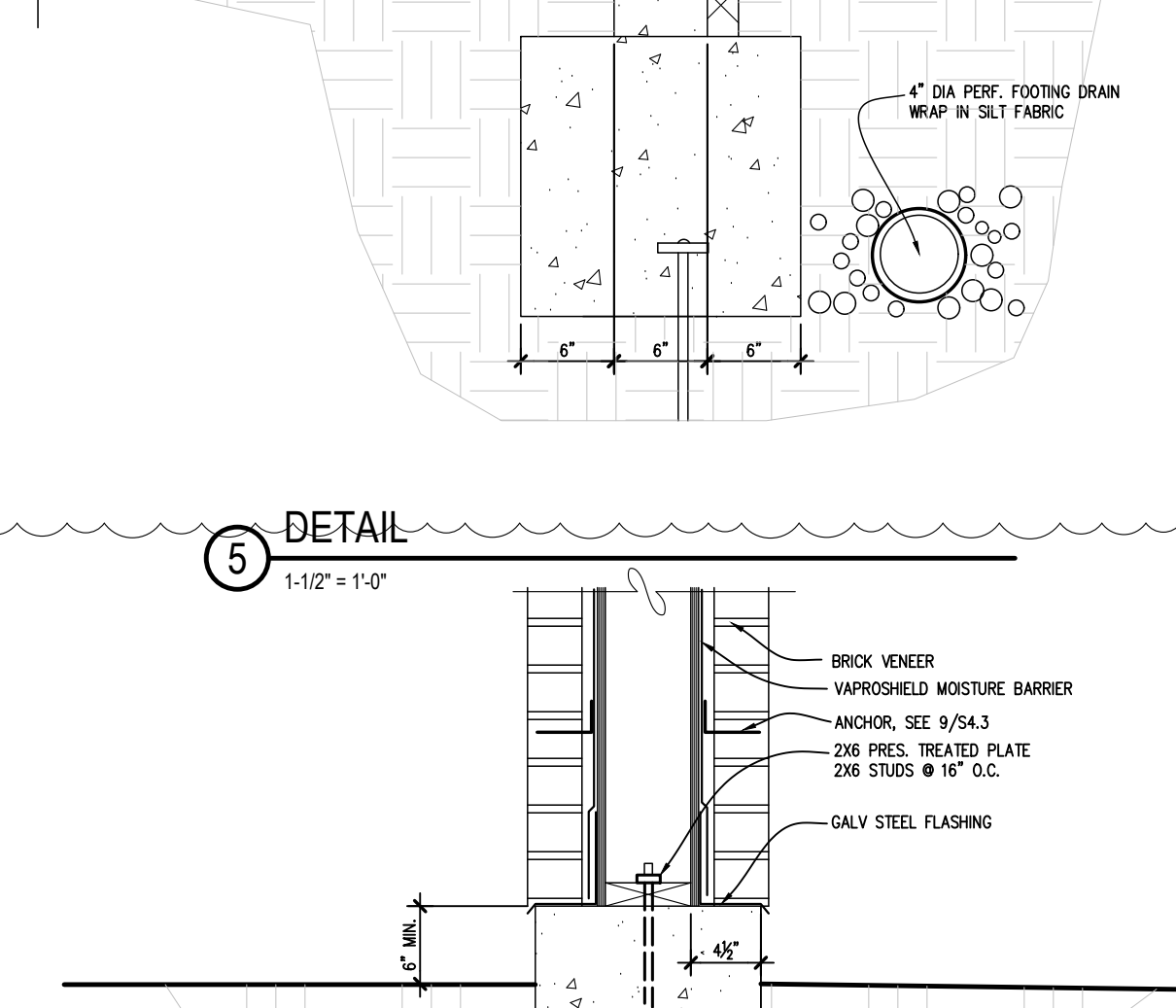
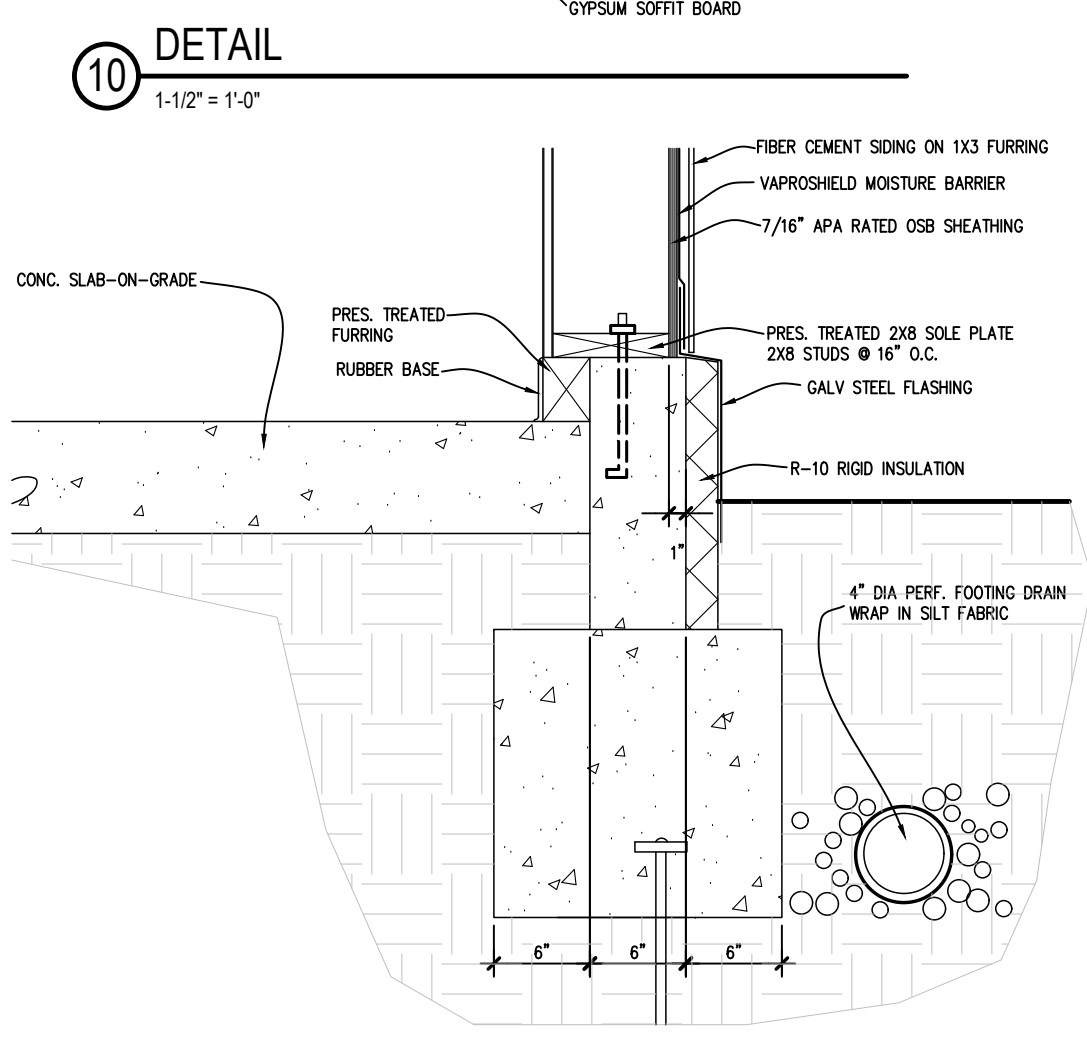
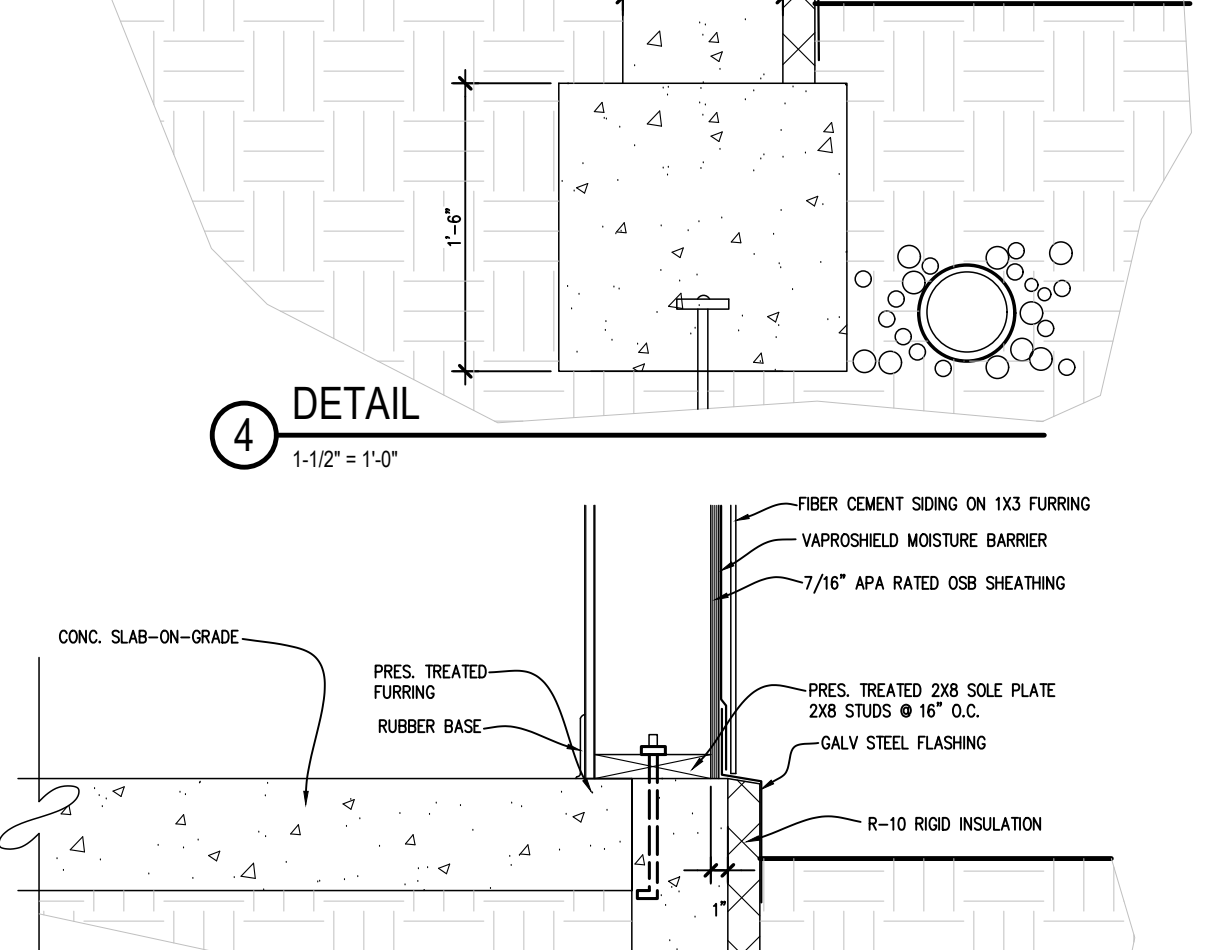
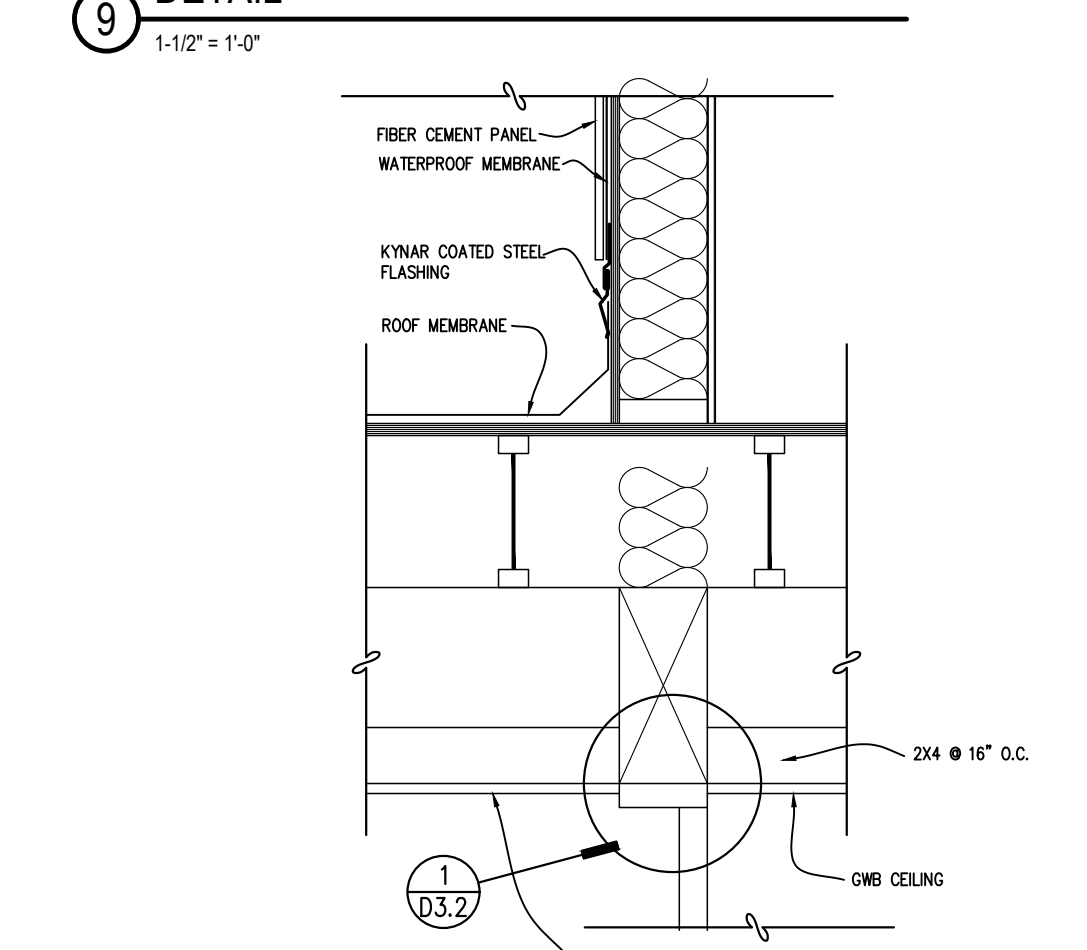
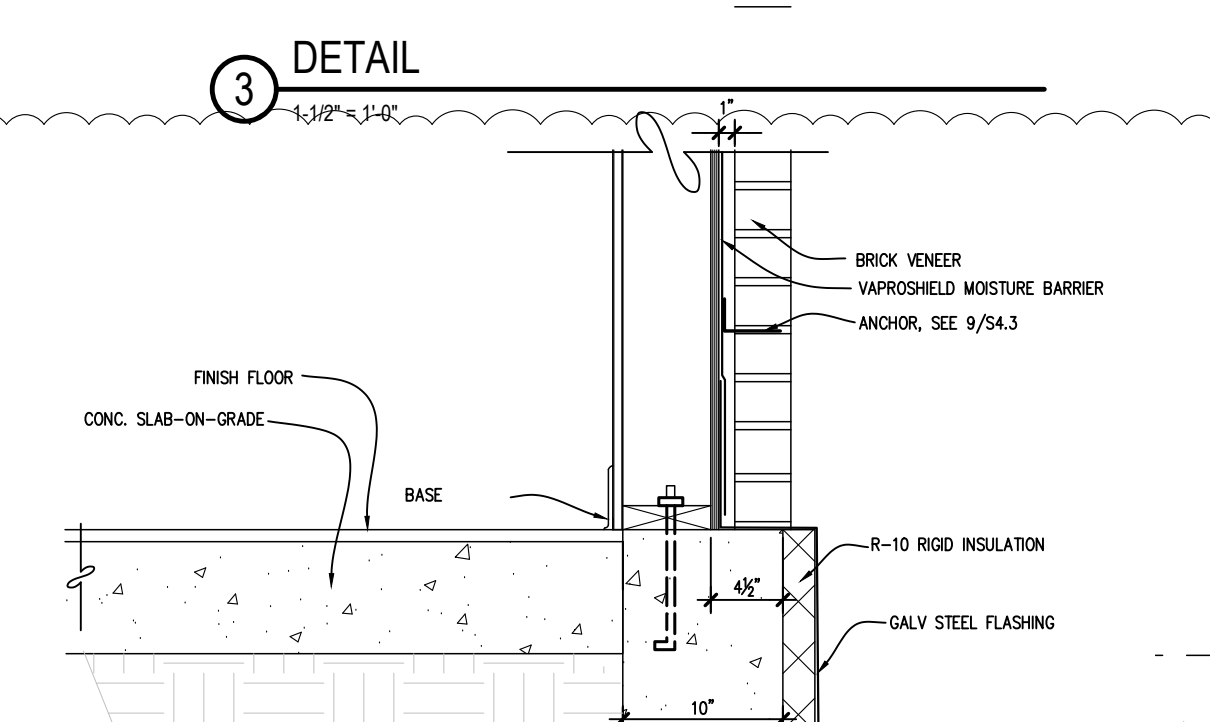
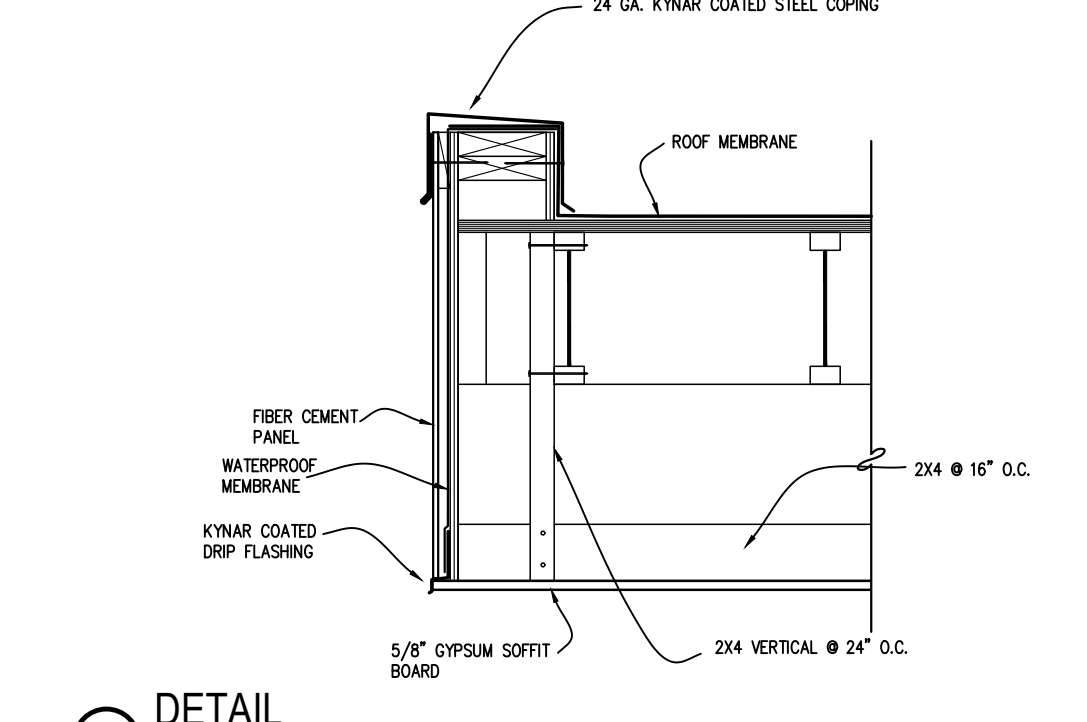
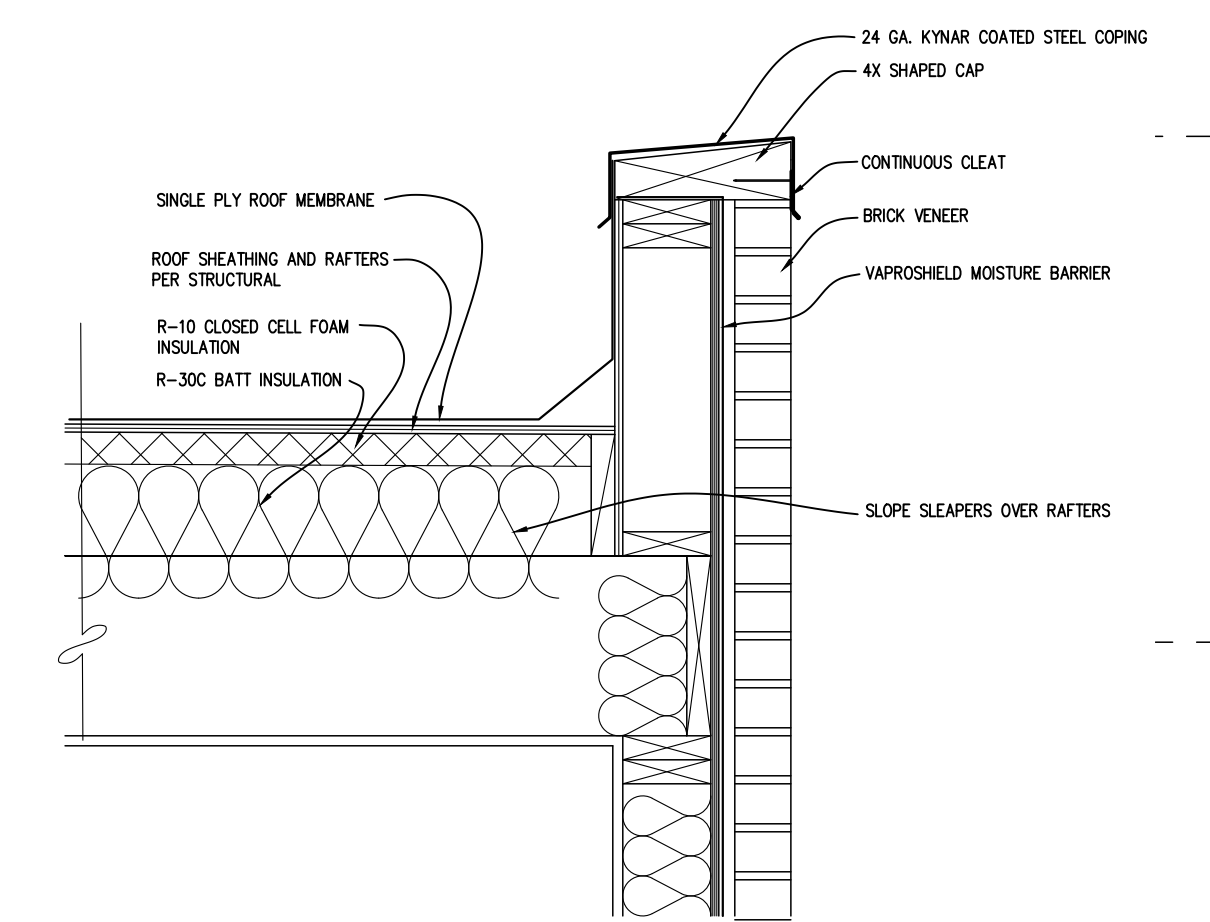
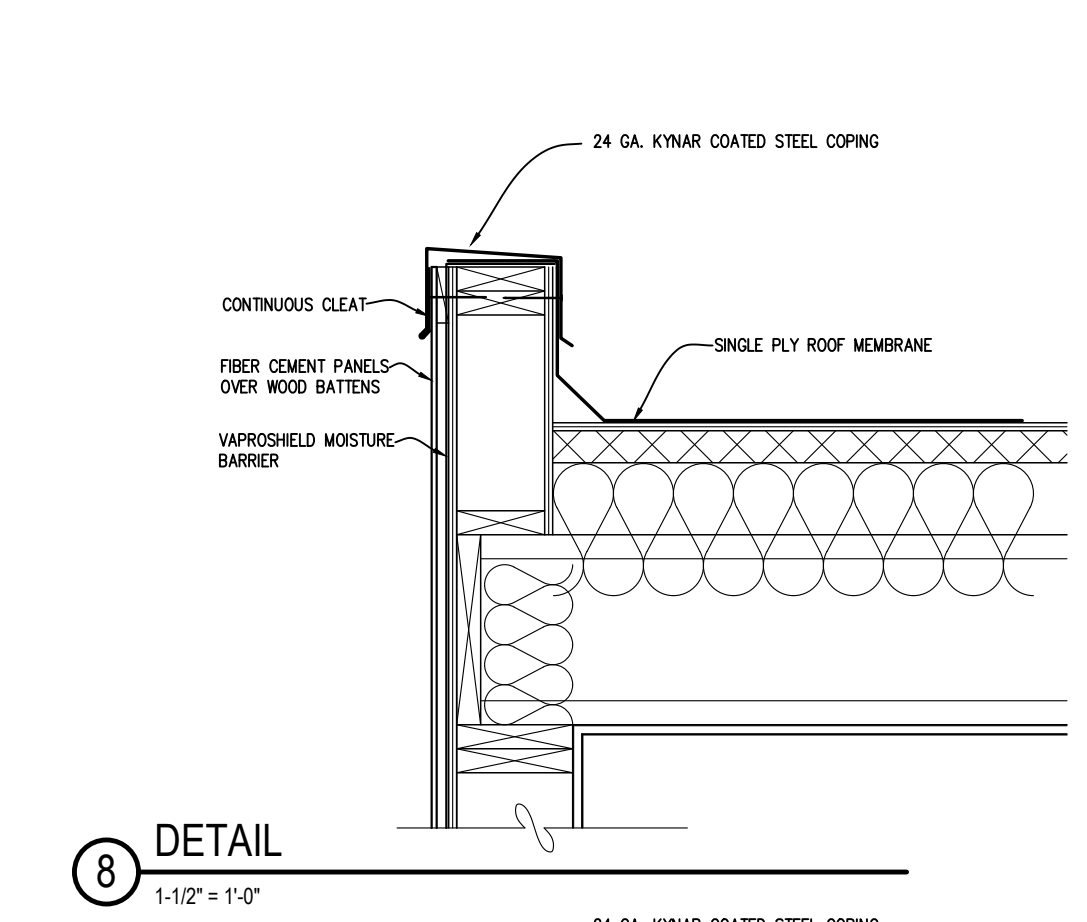
GLAZING

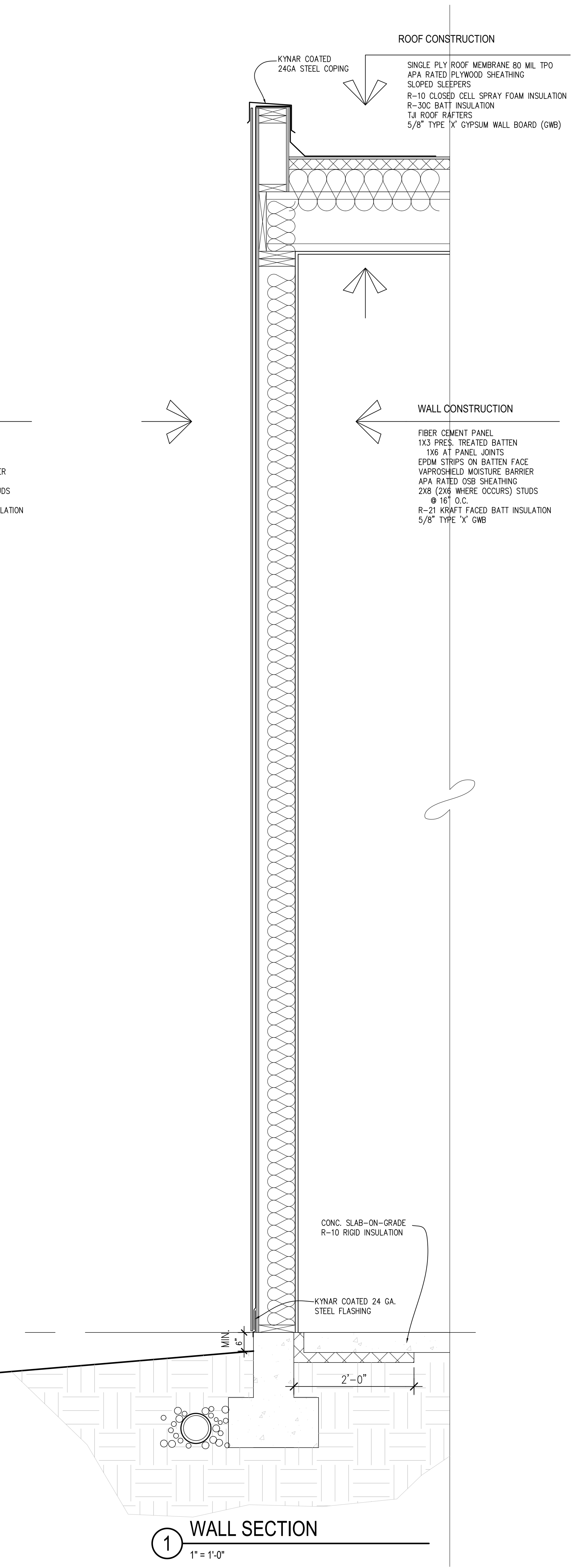
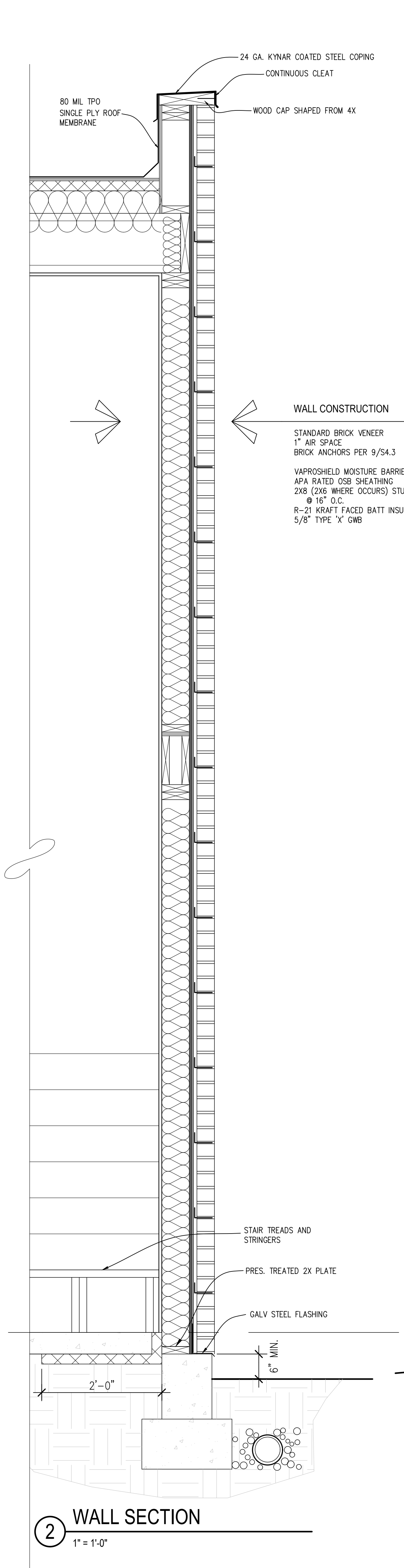
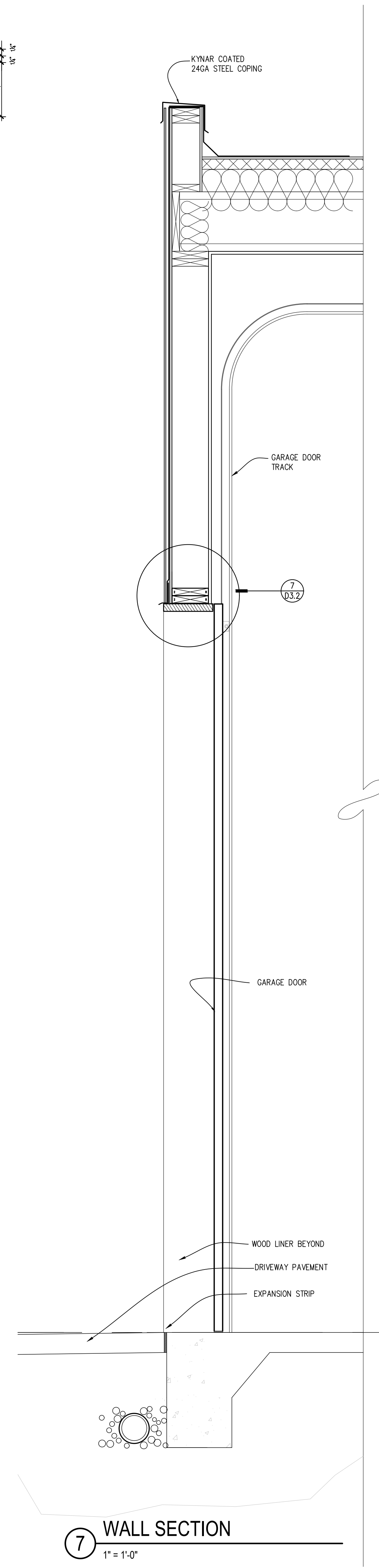
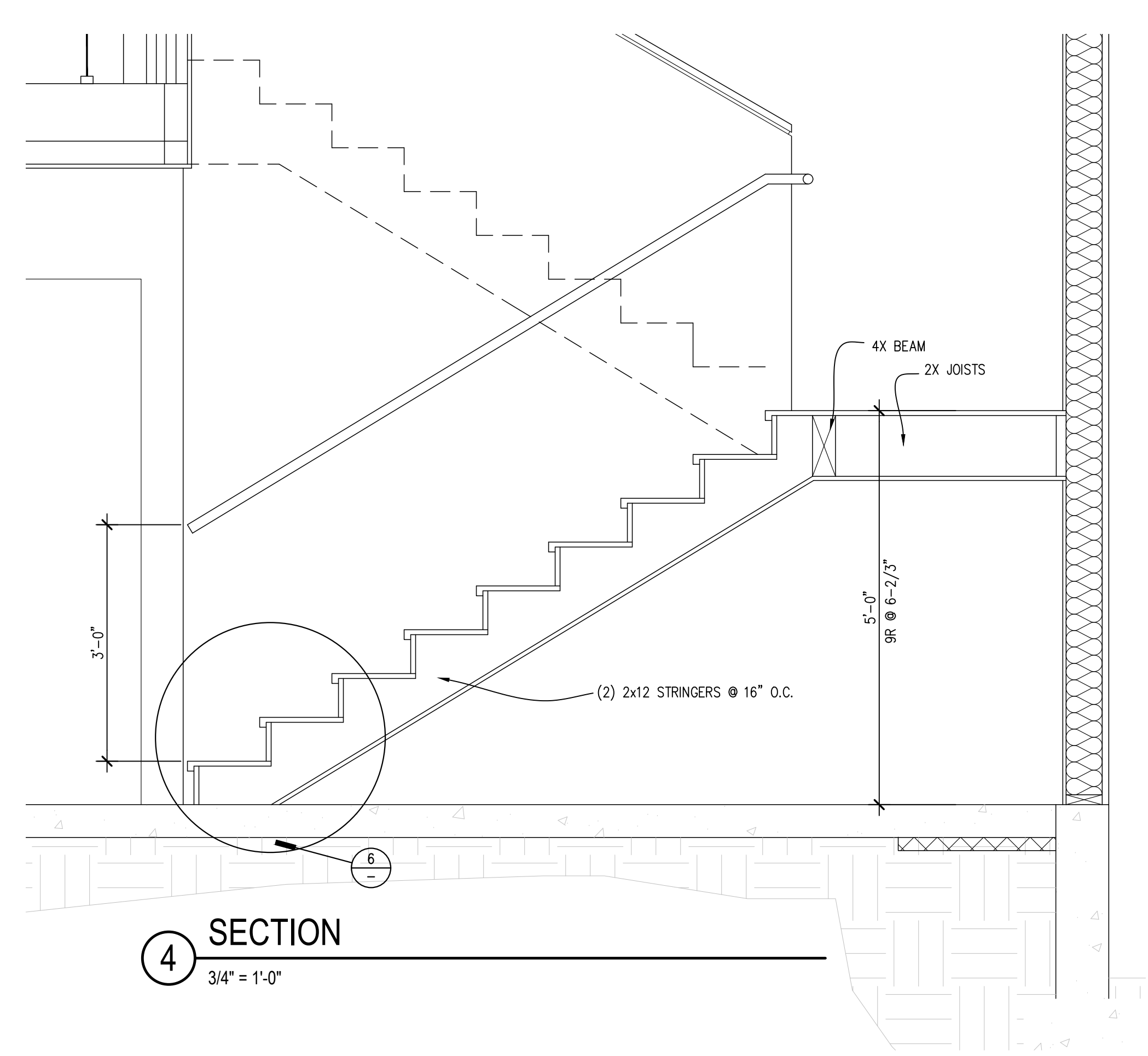
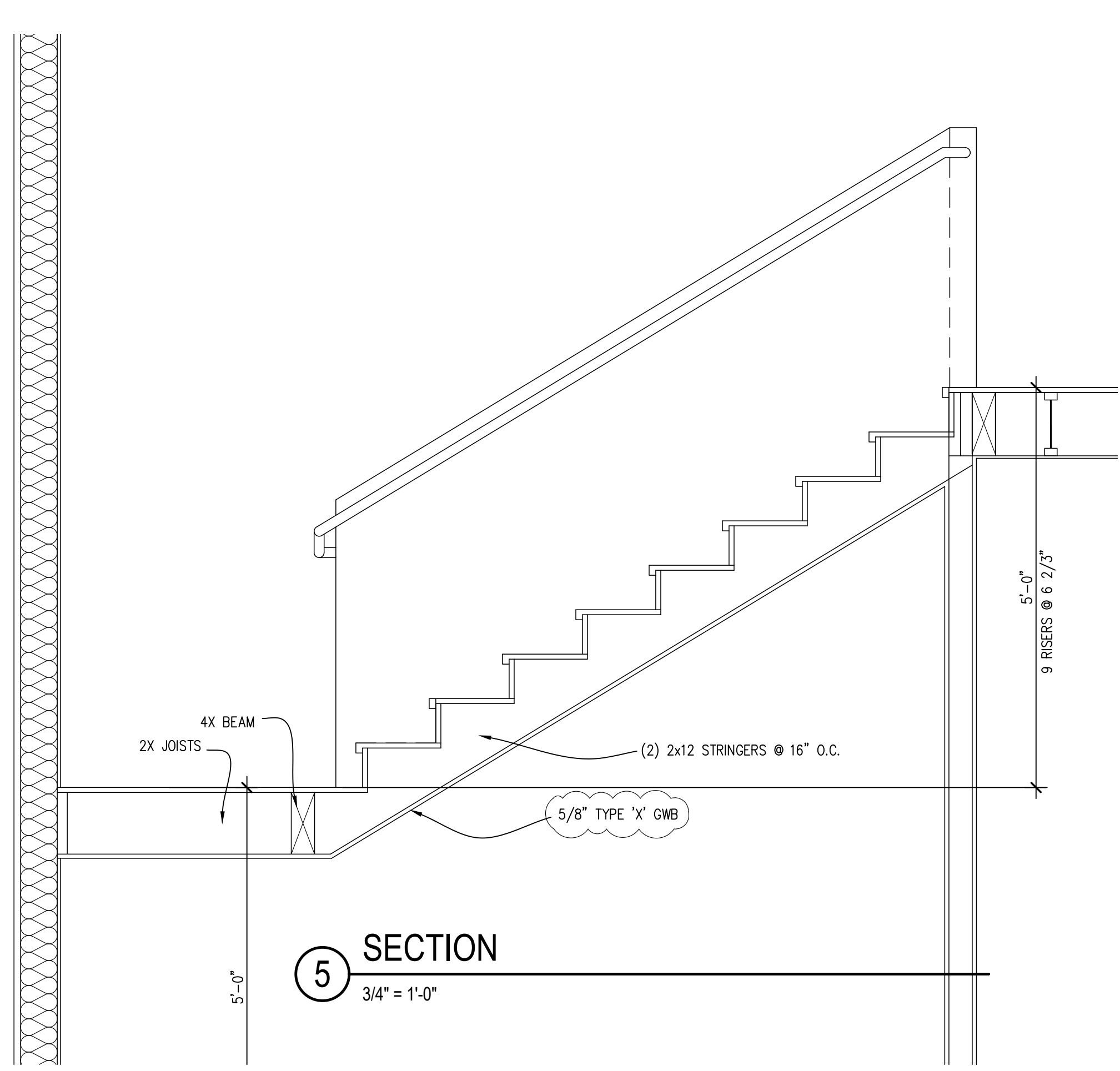
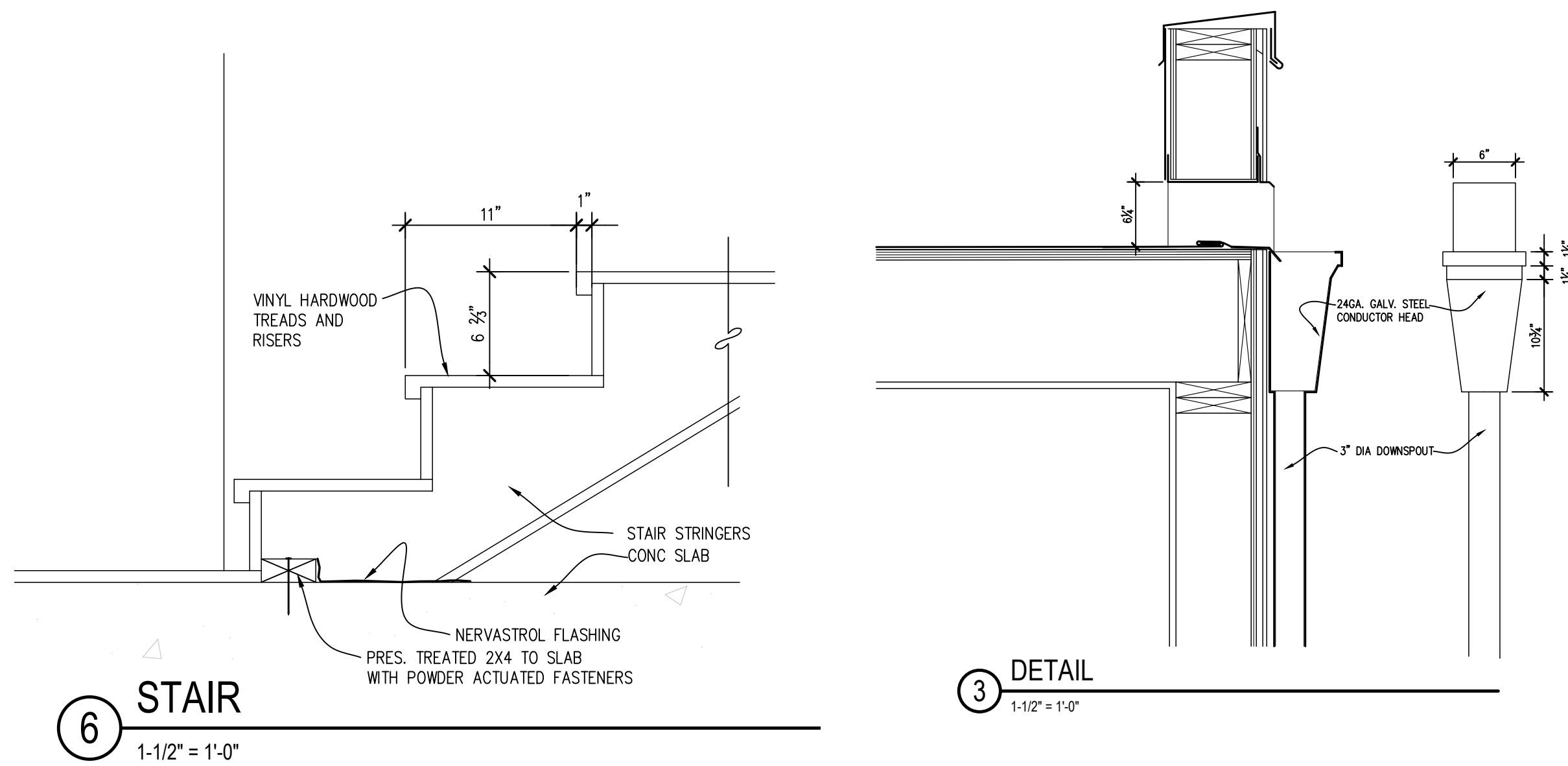
TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW. EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS. HAZARDOUS LOCATIONS ARE:
GLAZING IN SWNGING DOORS EXCEPT JALOUSIES
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWNGING DOORS OTHER THAN WARDROBE DOORS.
GLAZING IN STORM DOORS
GLAZING IN ALL UNFRAMED SWINGING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQUIRE FEET
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

GLAZING IN RAILINGS REGARDLESS OF HEIGHT.
GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UBC STANDARD NO. 24-2, PART II.
GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE
THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE
GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
GLAZING ADJACENT TO STAIRWAYS, WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC. R310.1

IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 4% OF THE FLOOR AREA OR GREATER, A MECHANICAL VENTILATION SYSTEM, CAPABLE OF PROVIDING .35 AIR CHANGES PER HOUR, SHALL BE PROVIDED IRC SEC. R303 AND M1507.
VENT DRYER, BATH FANS, AND RANGES/OVENS TO THE OUTSIDE.
STAIRS
MINIMUM HEADROOM 6'-8"; MINIMUM WIDTH 3'-0" CLEAR; MINIMUM TREAD 10"; MAXIMUM RISER 7 3/4"; HANDRAIL MINIMUM 34" AND MAXIMUM 38" ABOVE STAIR NOSING. HANDRAIL TO BE 1 1/2" CROSS SECTION AND 1 1/2" AWAY FROM WALL. INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD. SEE SECTION R311.7



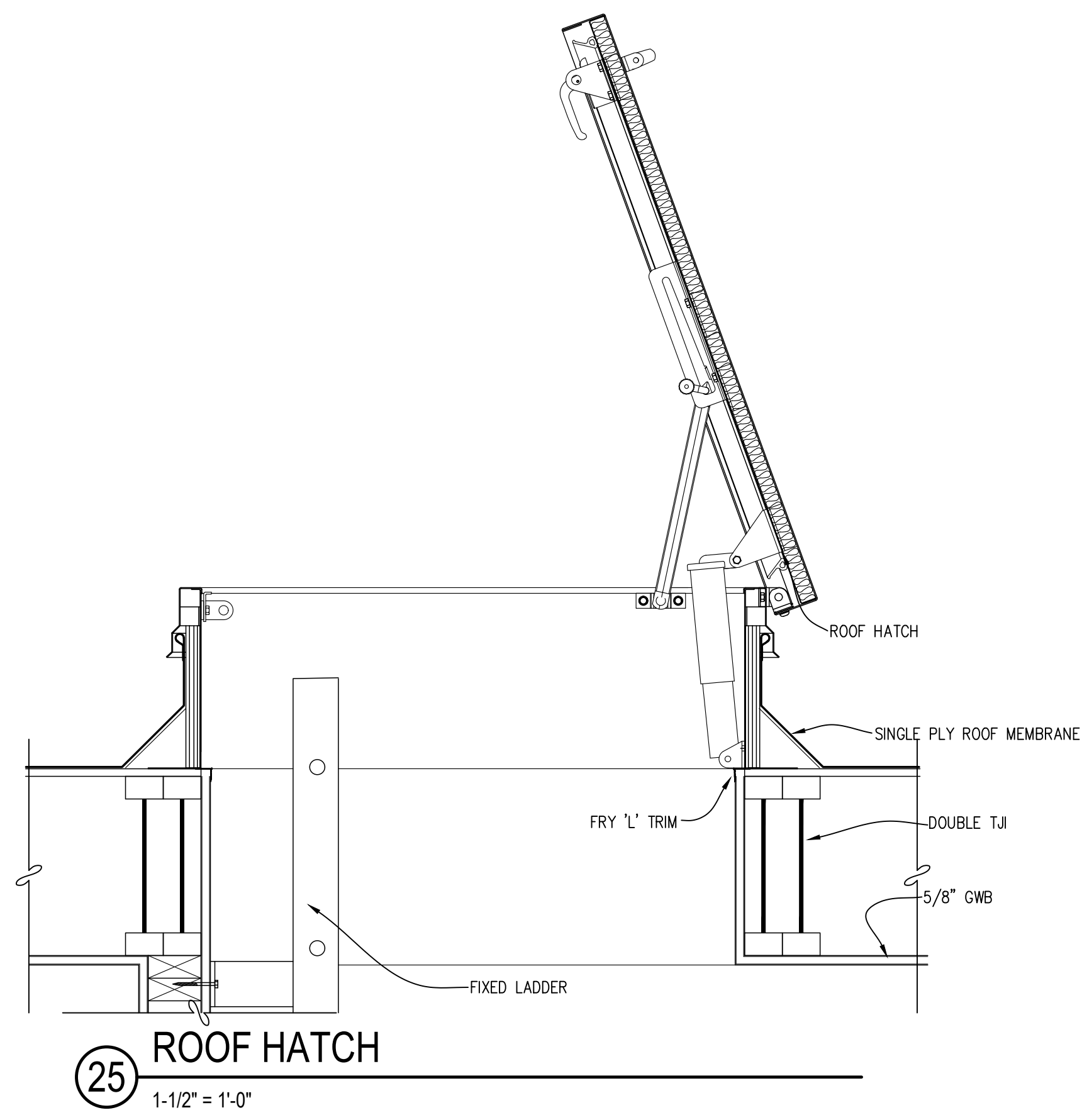


CHESMORE|BUCK
Architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
FAX: 425-679-0804
PHONE: 425-679-0907

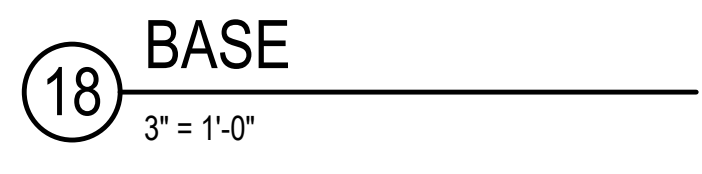


| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

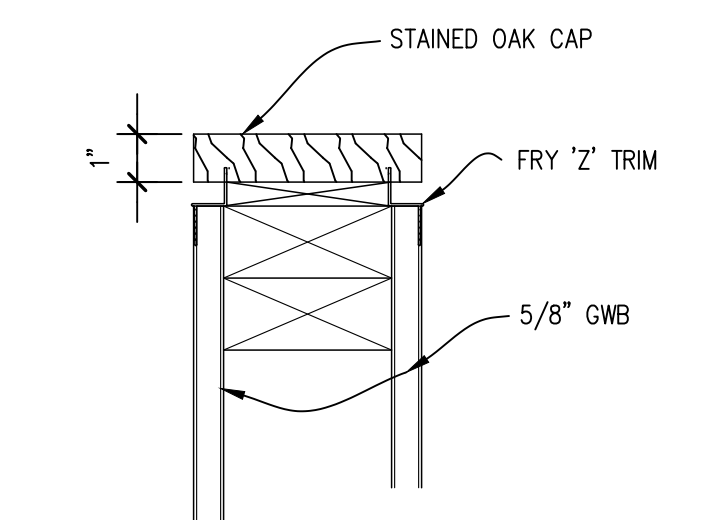
HONG AND KAO RESIDENCE DADU
5425 W. MERCER WAY
MERCER ISLAND, WA 98040



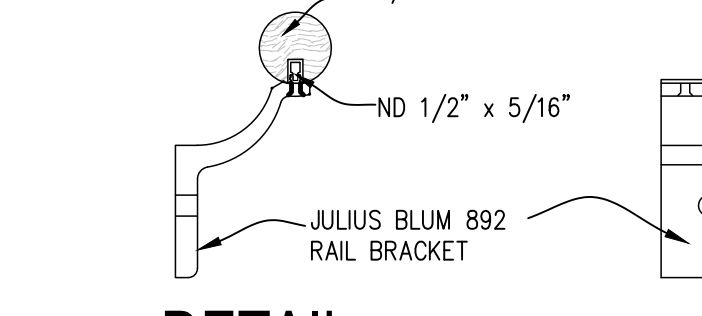
25 ROOF HATCH
1-1/2" = 1'-0"



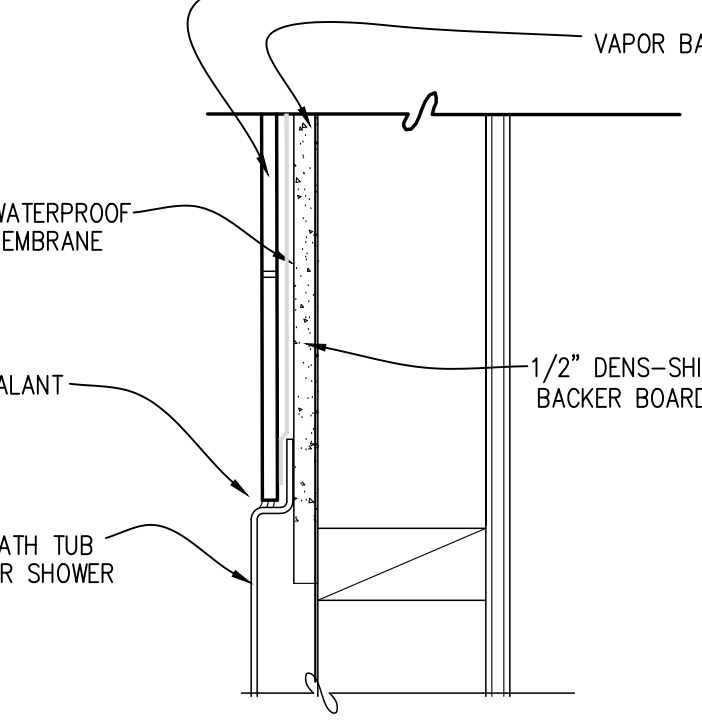
18 BASE
3" = 1'-0"



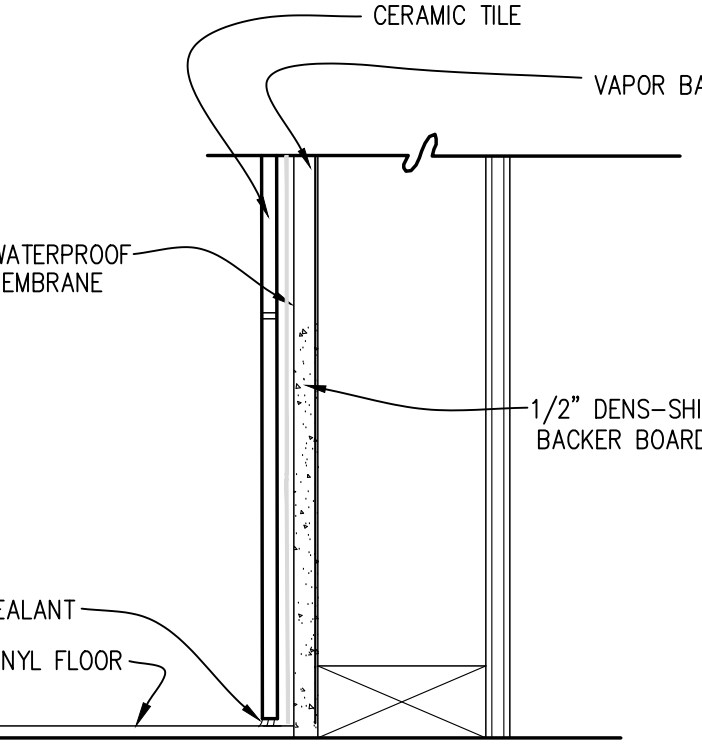
19 CAP
3" = 1'-0"



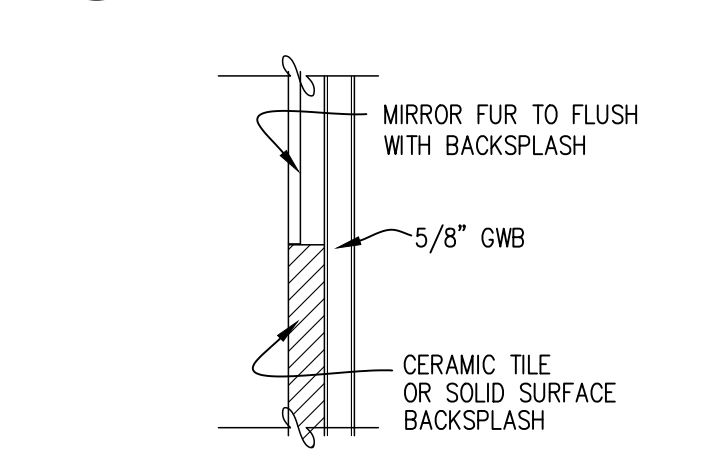
20 DETAIL
3" = 1'-0"



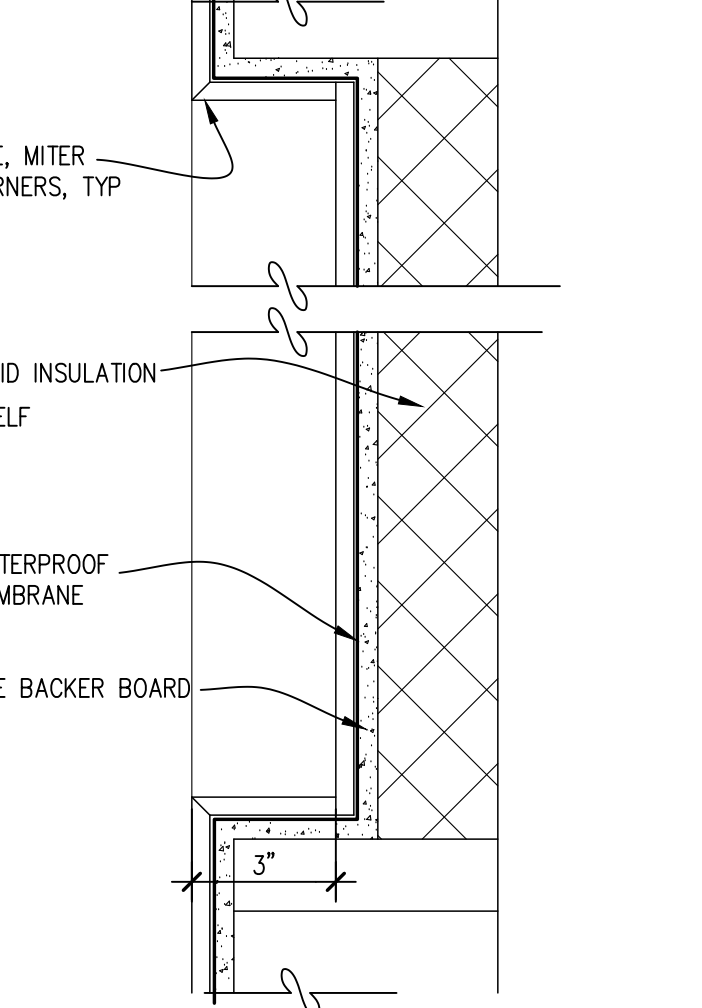
21 SECTION
3" = 1'-0"



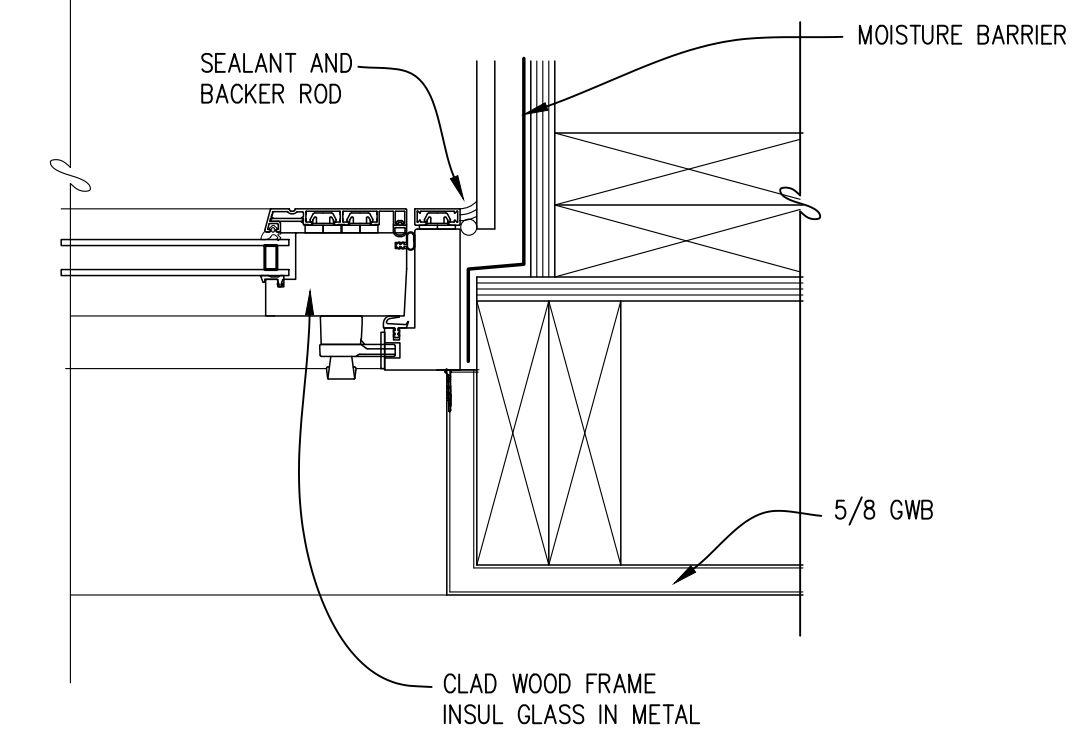
22 SECTION
3" = 1'-0"



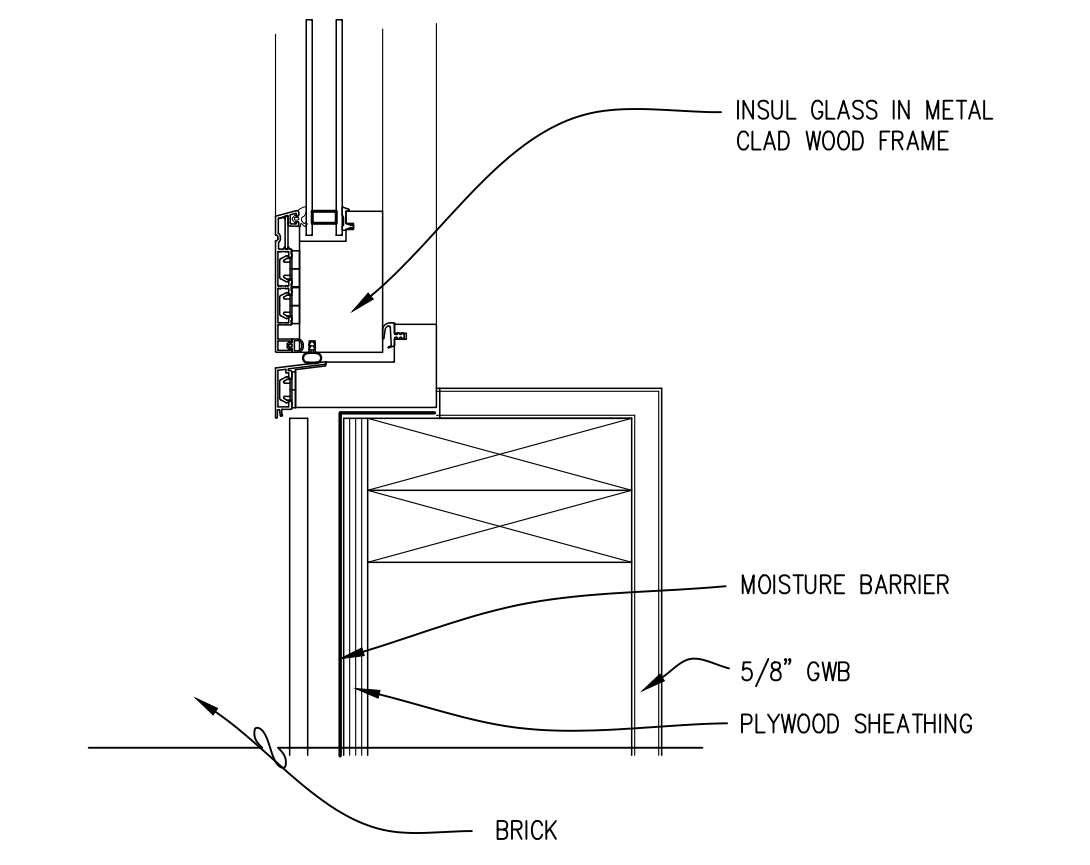
23 DETAIL
3" = 1'-0"



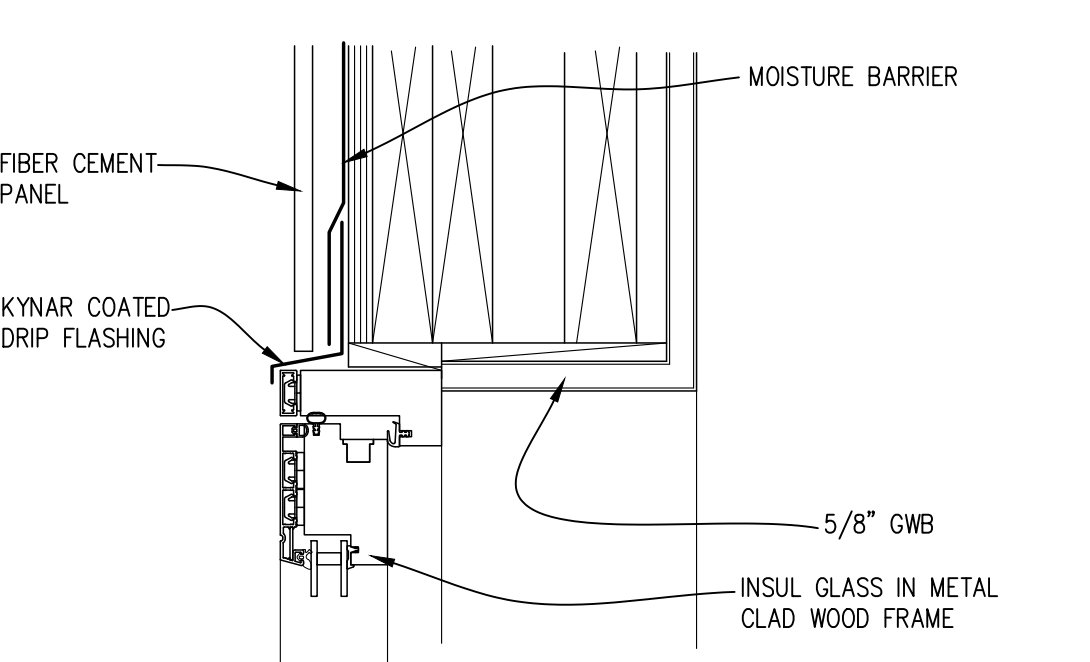
24 DETAIL
3" = 1'-0"



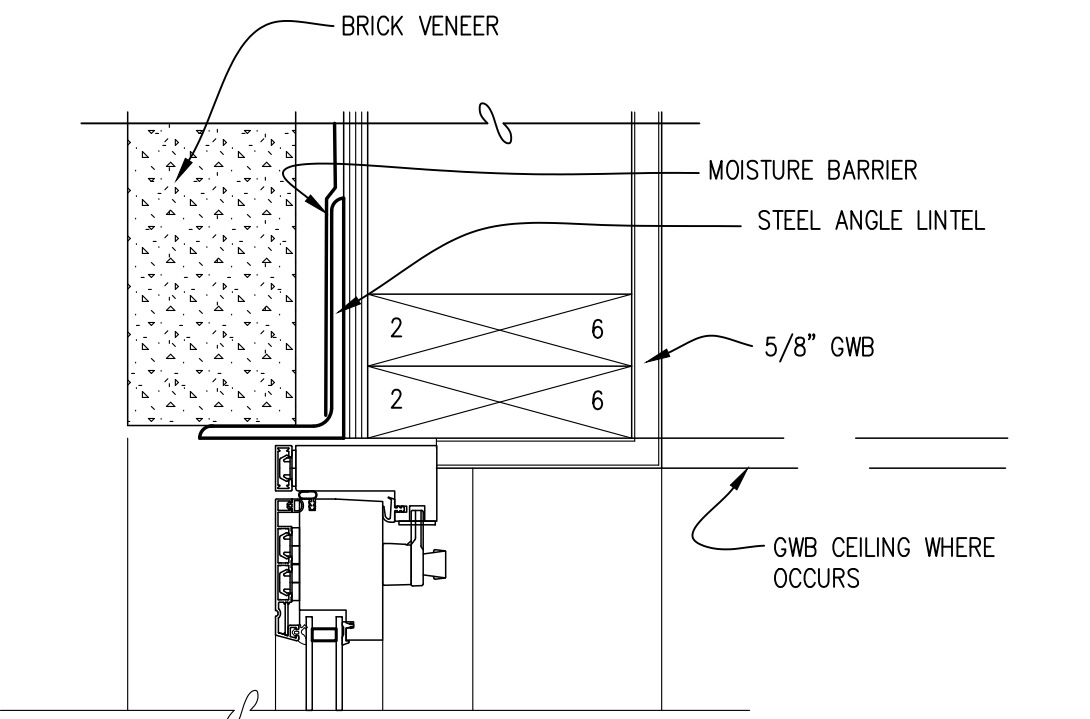
13 JAMB
3" = 1'-0"



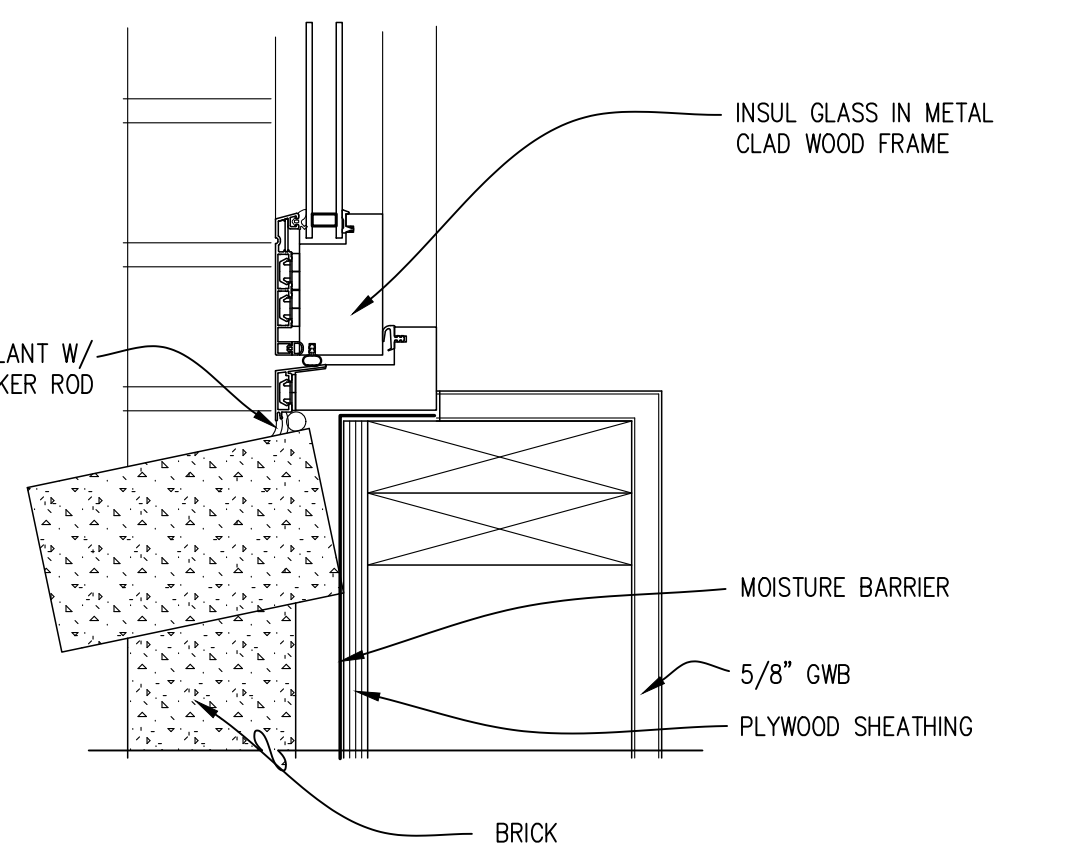
14 JAMB
3" = 1'-0"



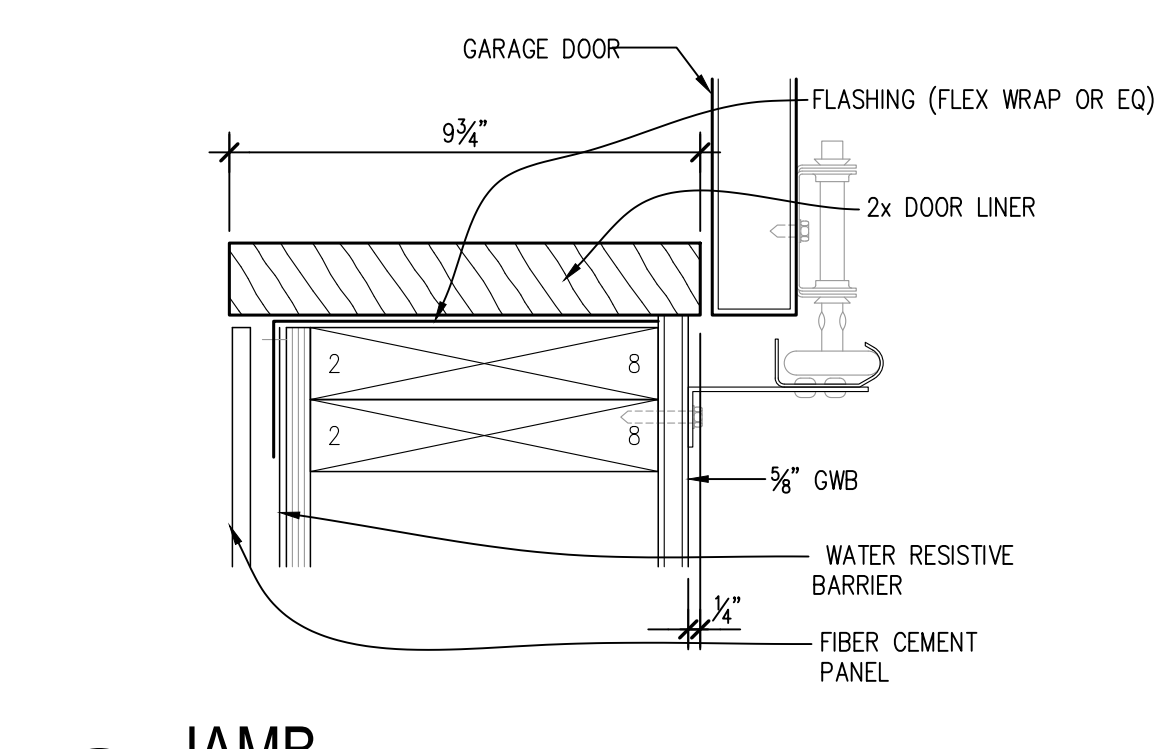
15 HEAD
3" = 1'-0"



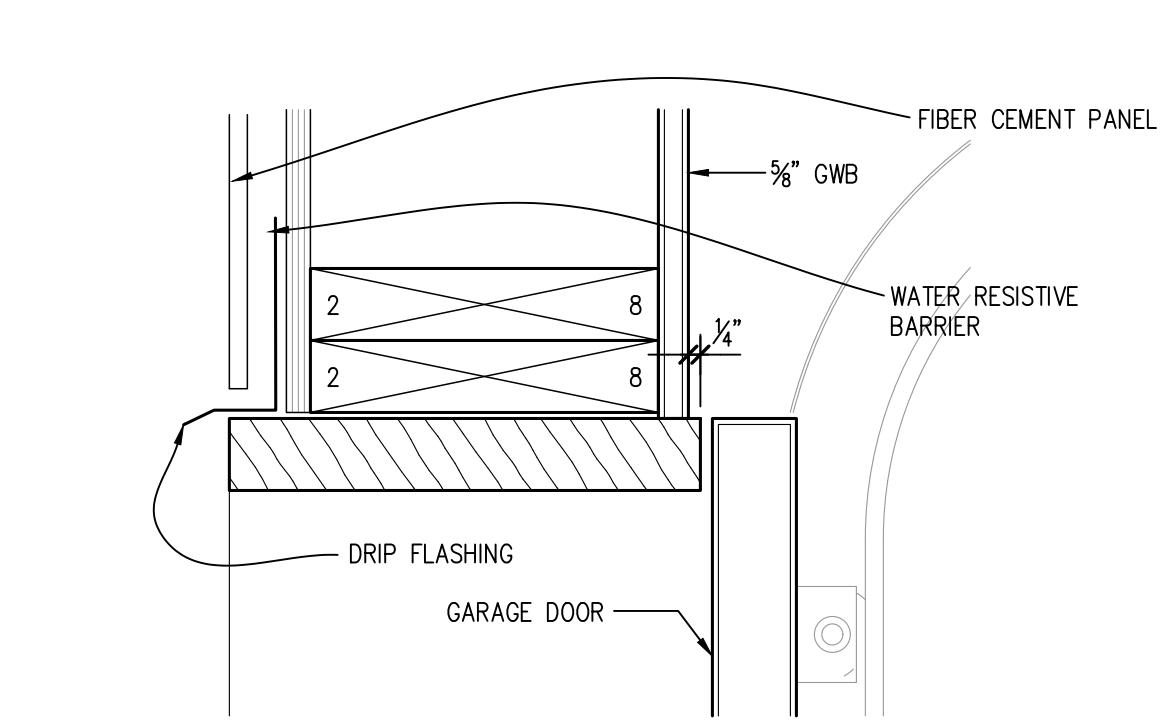
16 HEAD
3" = 1'-0"



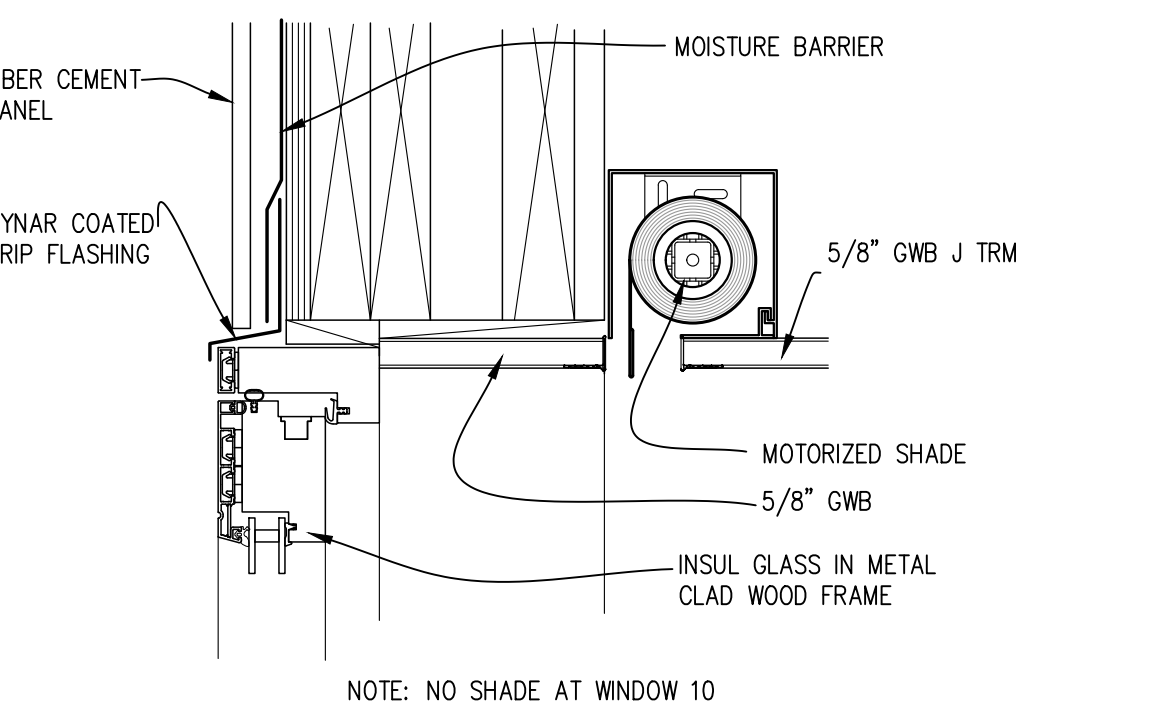
17 SILL
3" = 1'-0"



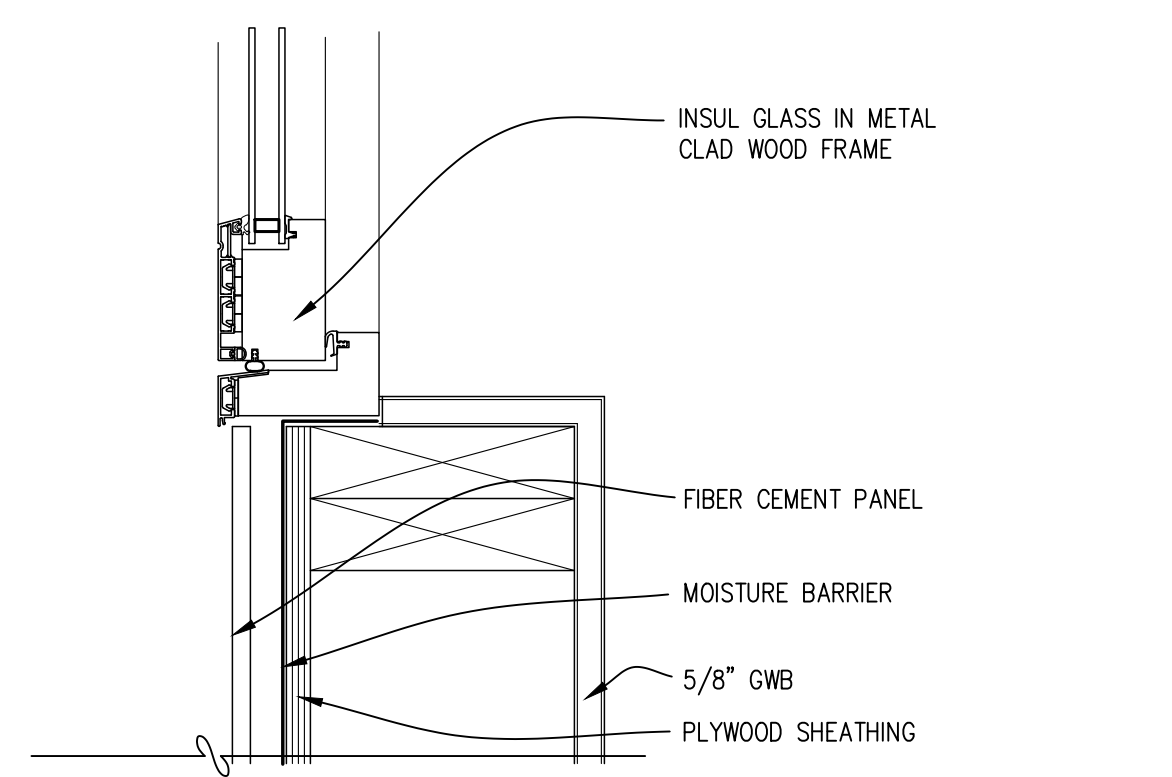
8 JAMB
3" = 1'-0"



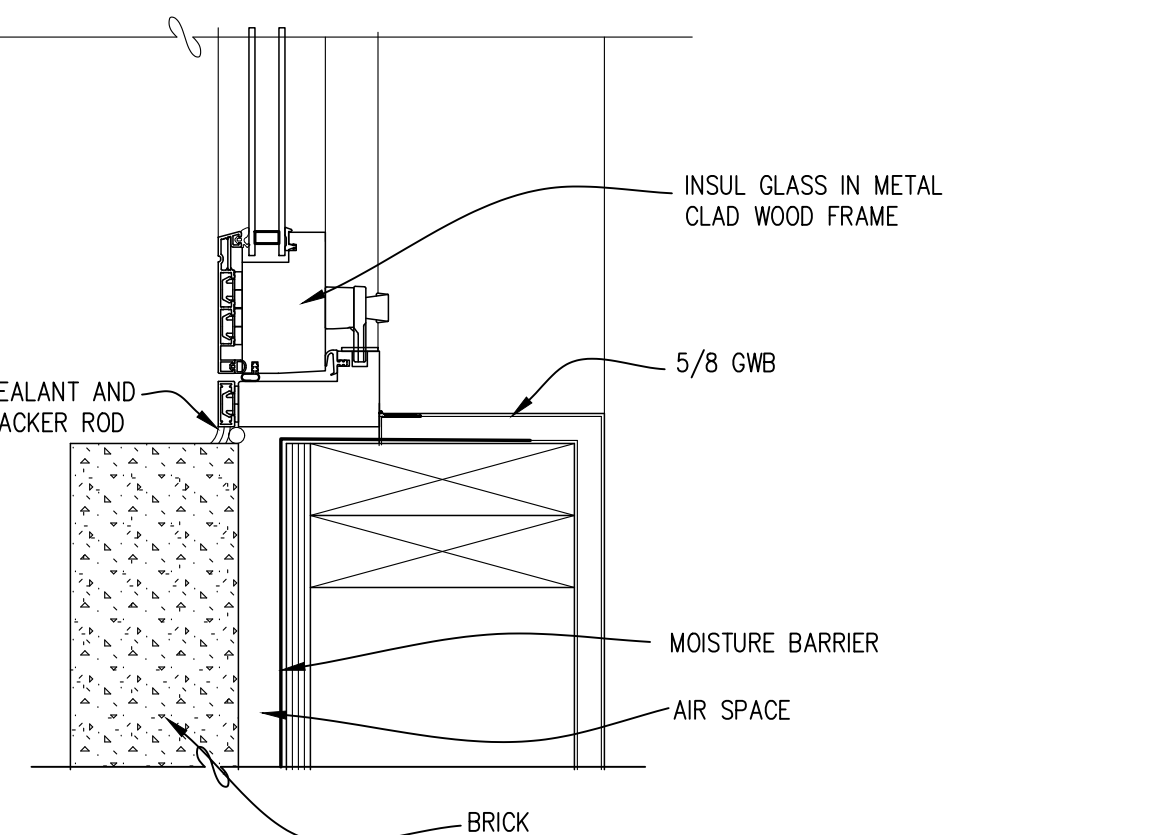
9 HEAD
3" = 1'-0"



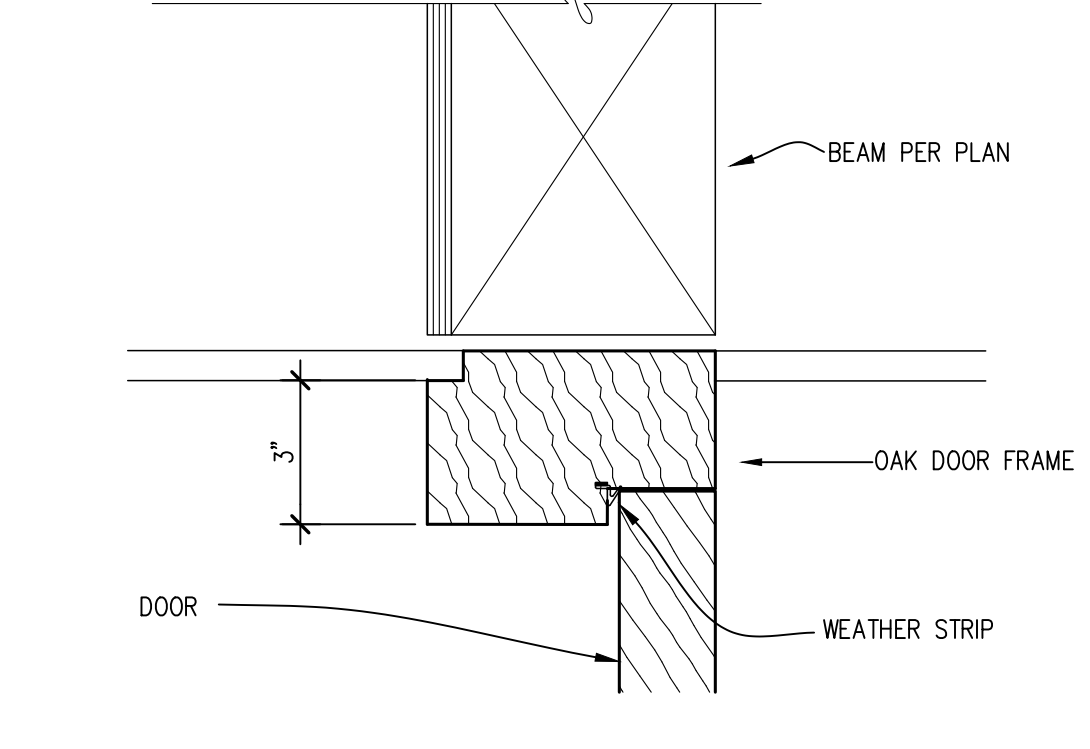
10 HEAD
3" = 1'-0"



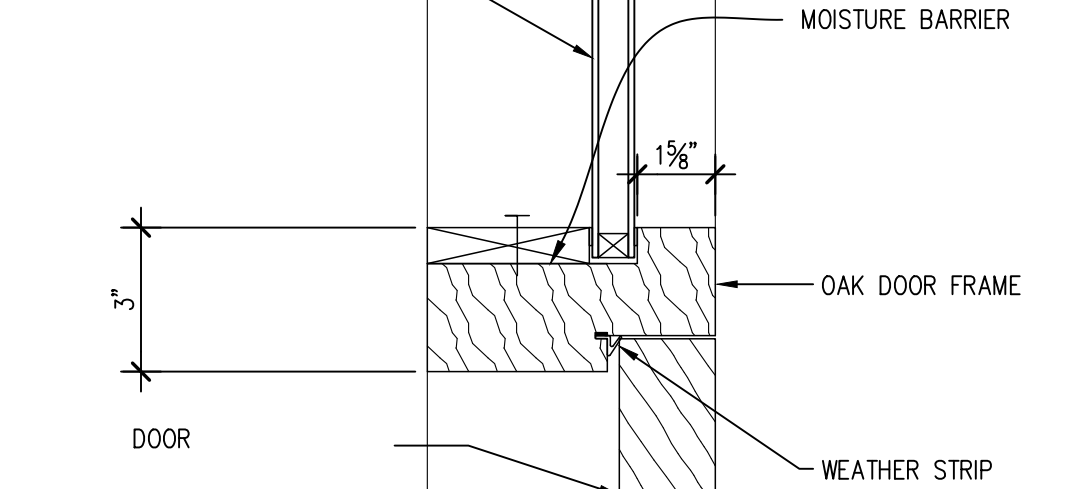
11 SILL
3" = 1'-0"



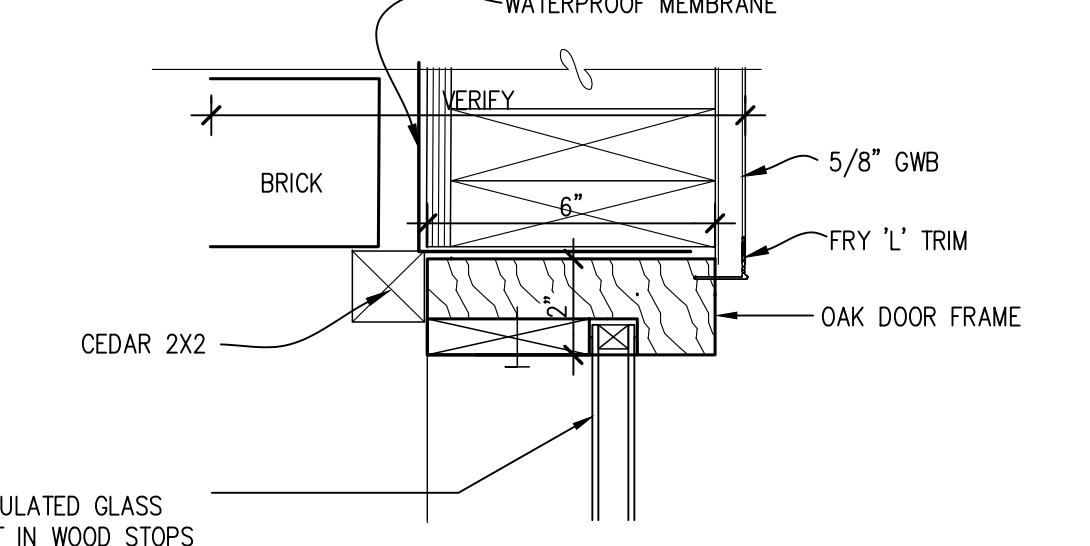
12 JAMB
3" = 1'-0"



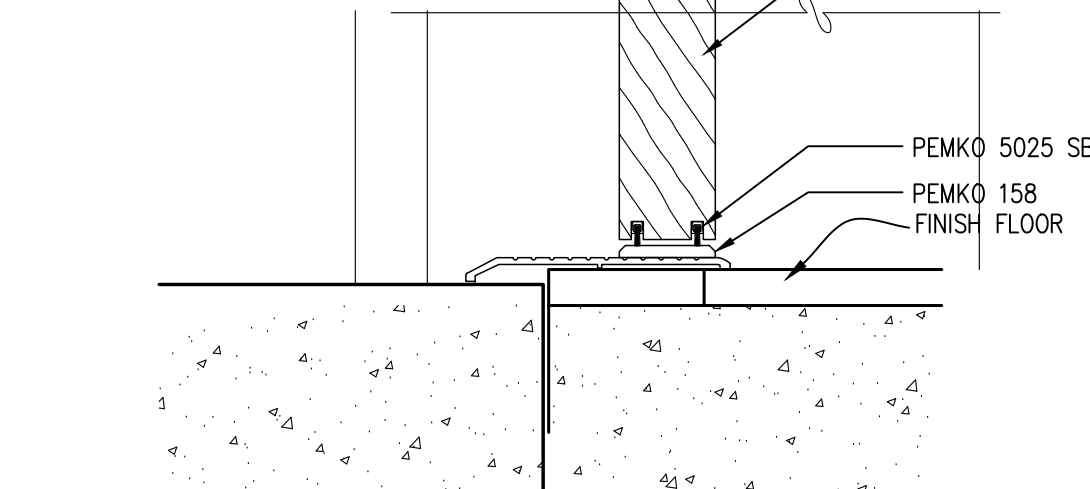
1 HEAD
3" = 1'-0"



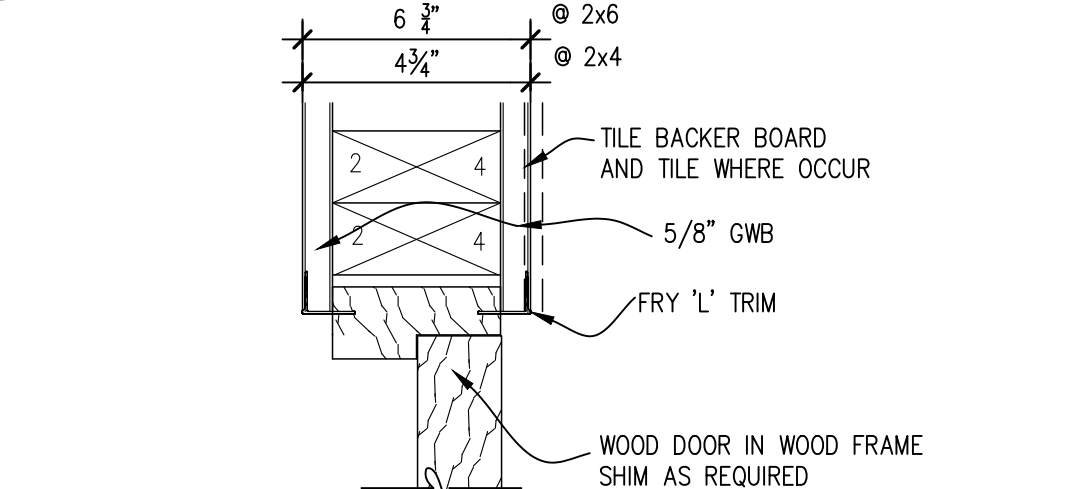
2 JAMB
3" = 1'-0"



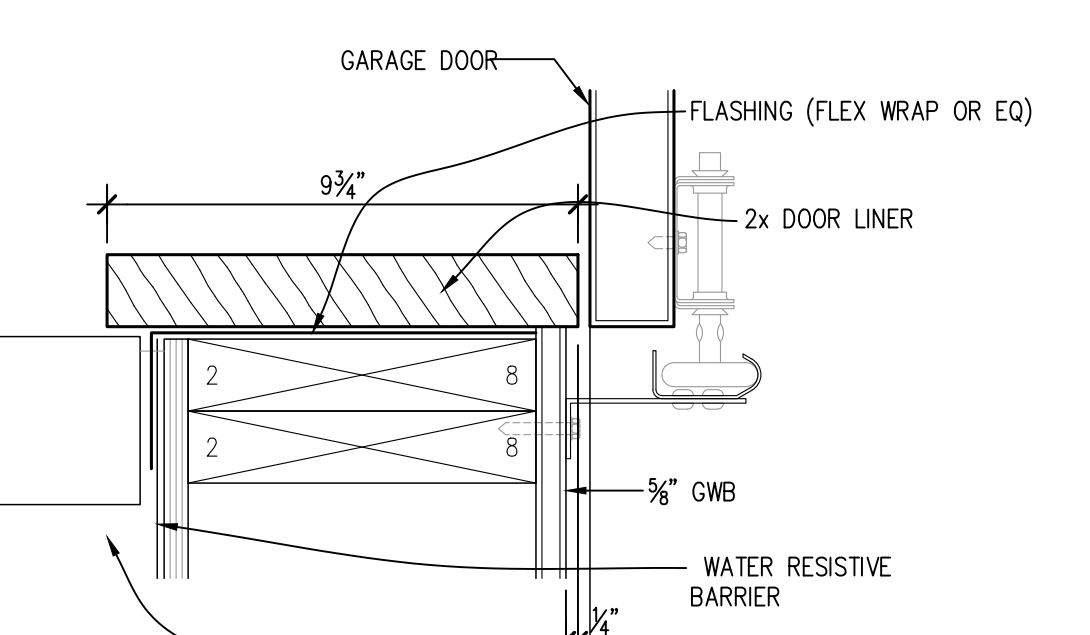
3 JAMB
3" = 1'-0"



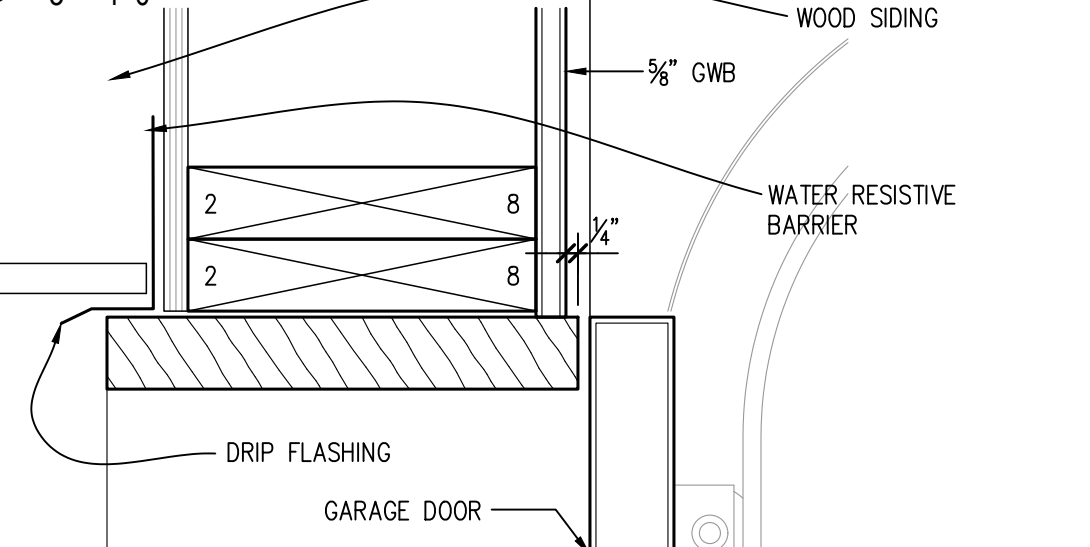
4 THRESHOLD
3" = 1'-0"



5 HEAD/JAMB SIM.
3" = 1'-0"



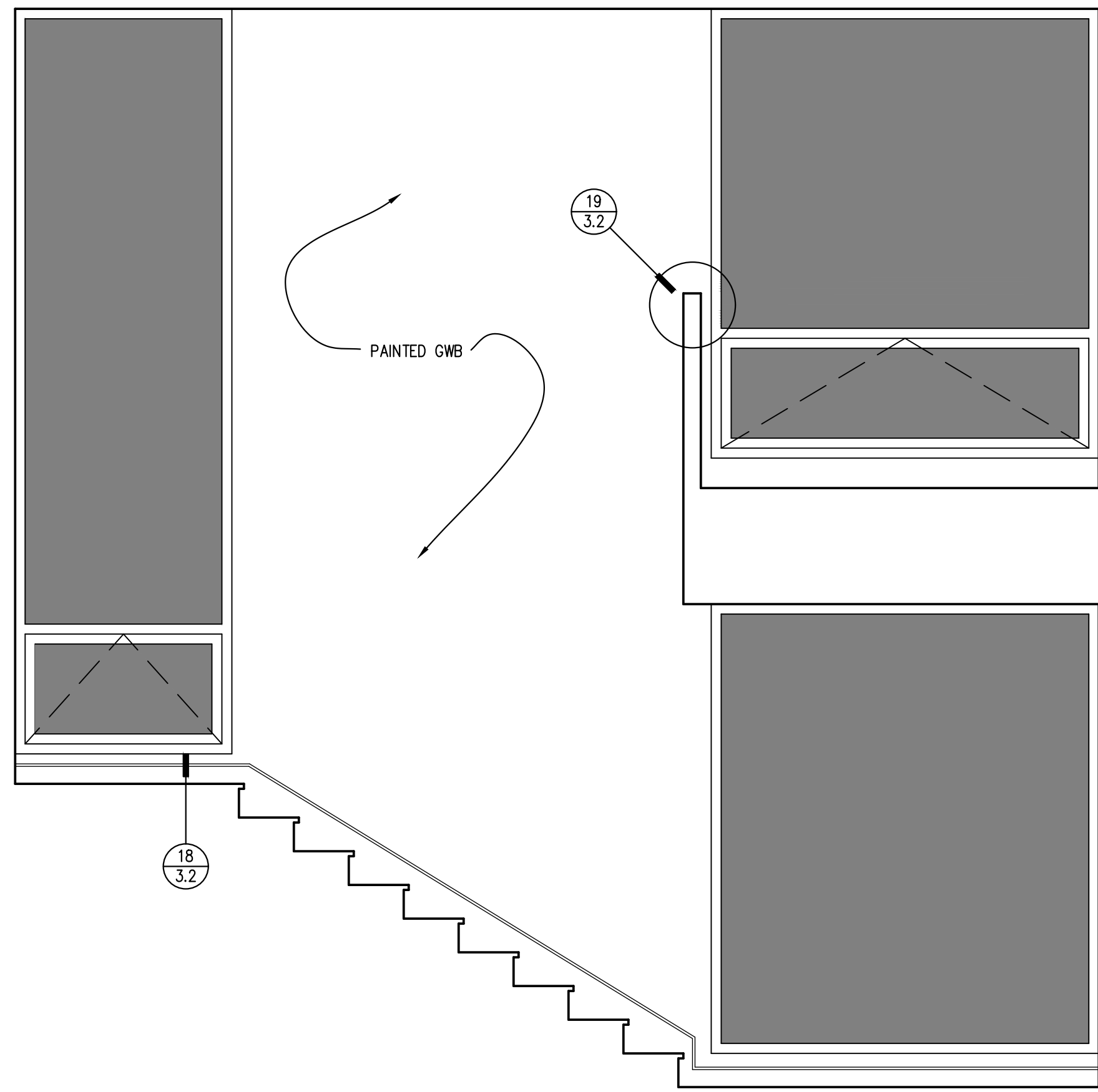
6 JAMB
3" = 1'-0"



7 HEAD
3" = 1'-0"



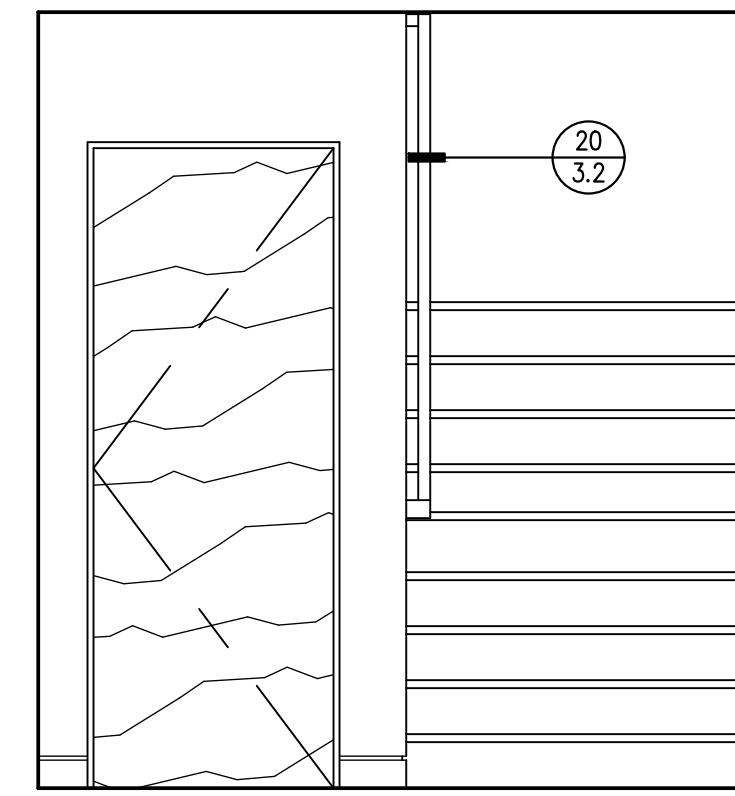
| |
|---------------------|
| 12/19/23 RESPONSE |
| 10/16/23 RESPONSE |
| 9/28/23 PRICING SET |
| No. Date Revision |



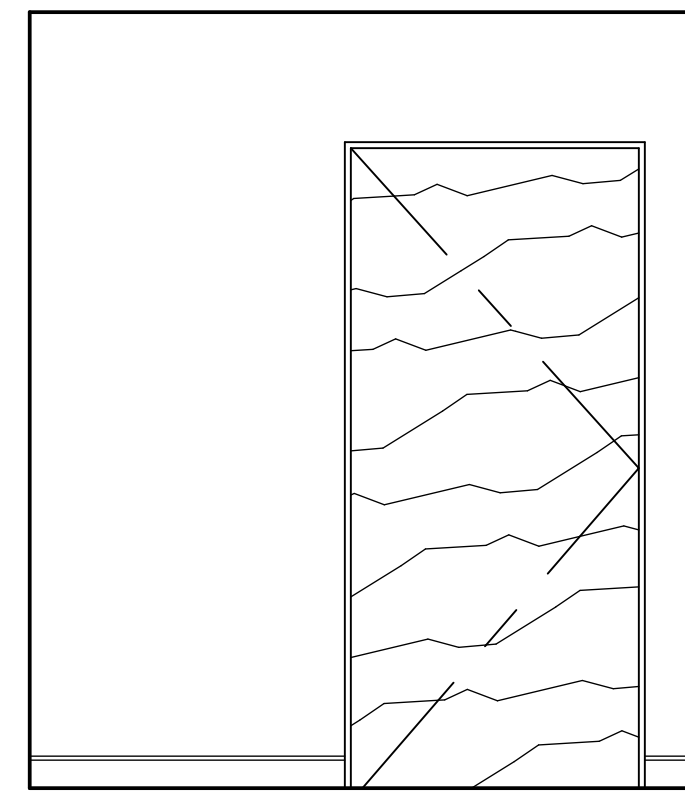
A

ENTRY

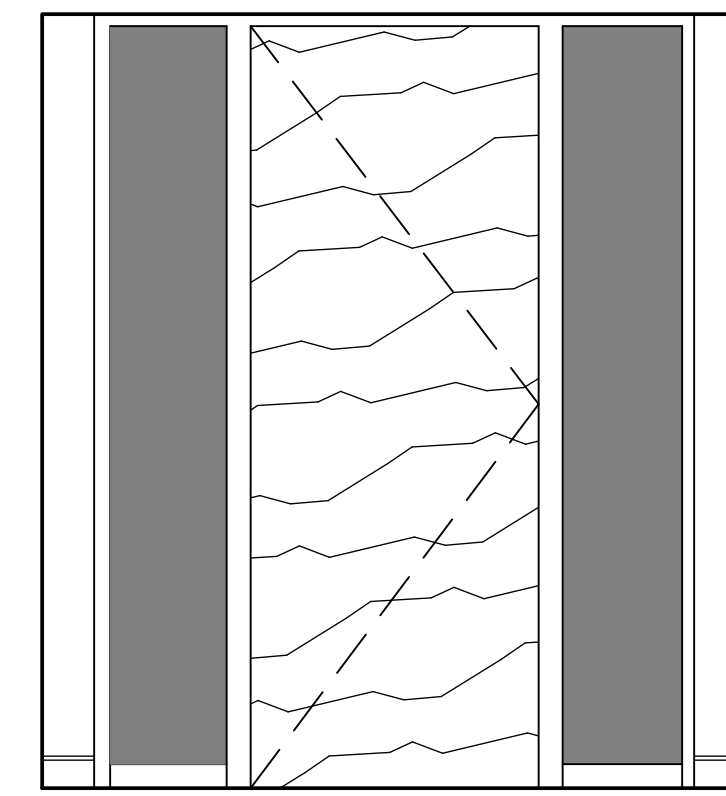
1/2" = 1'-0"



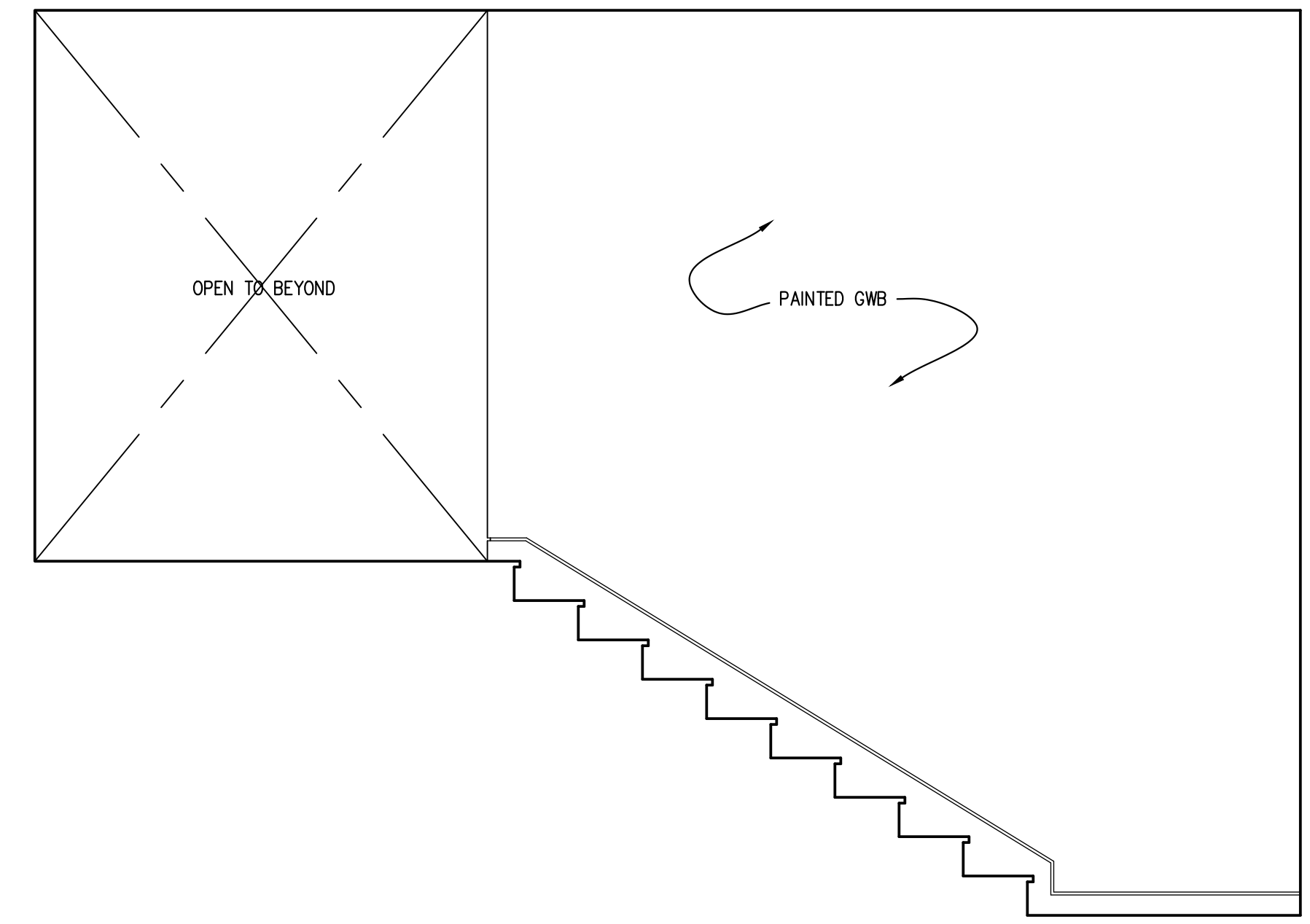
B



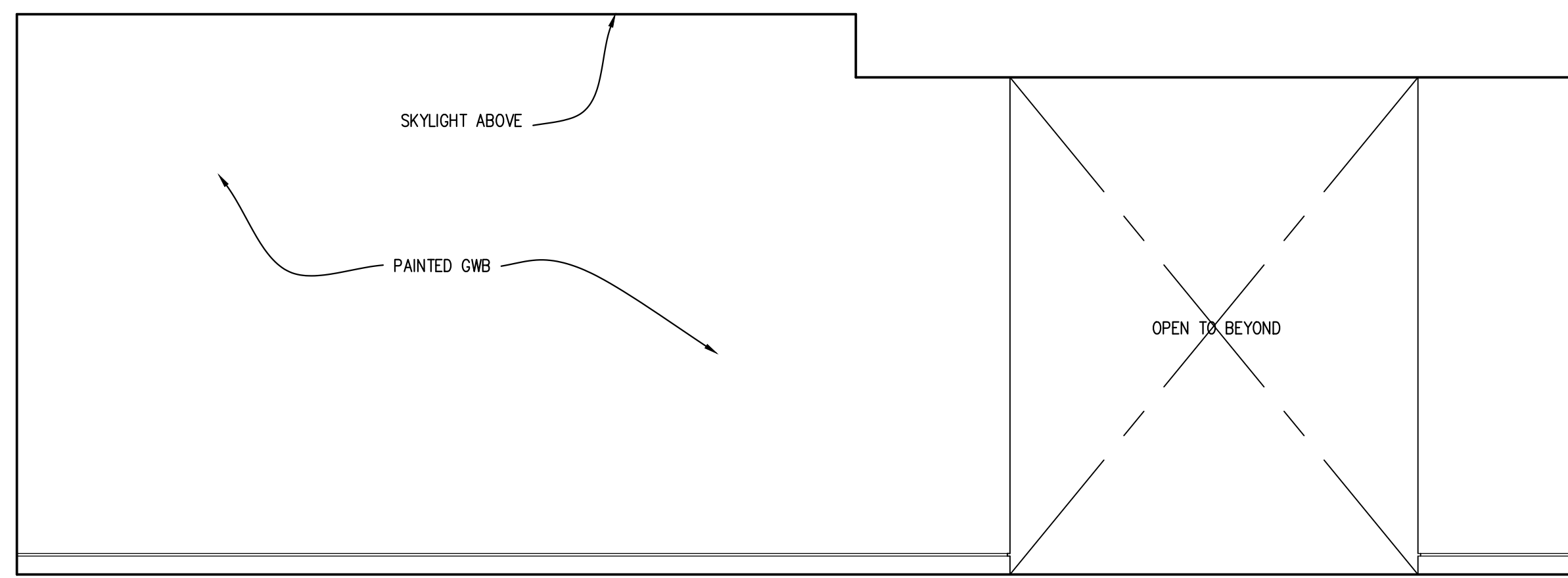
C



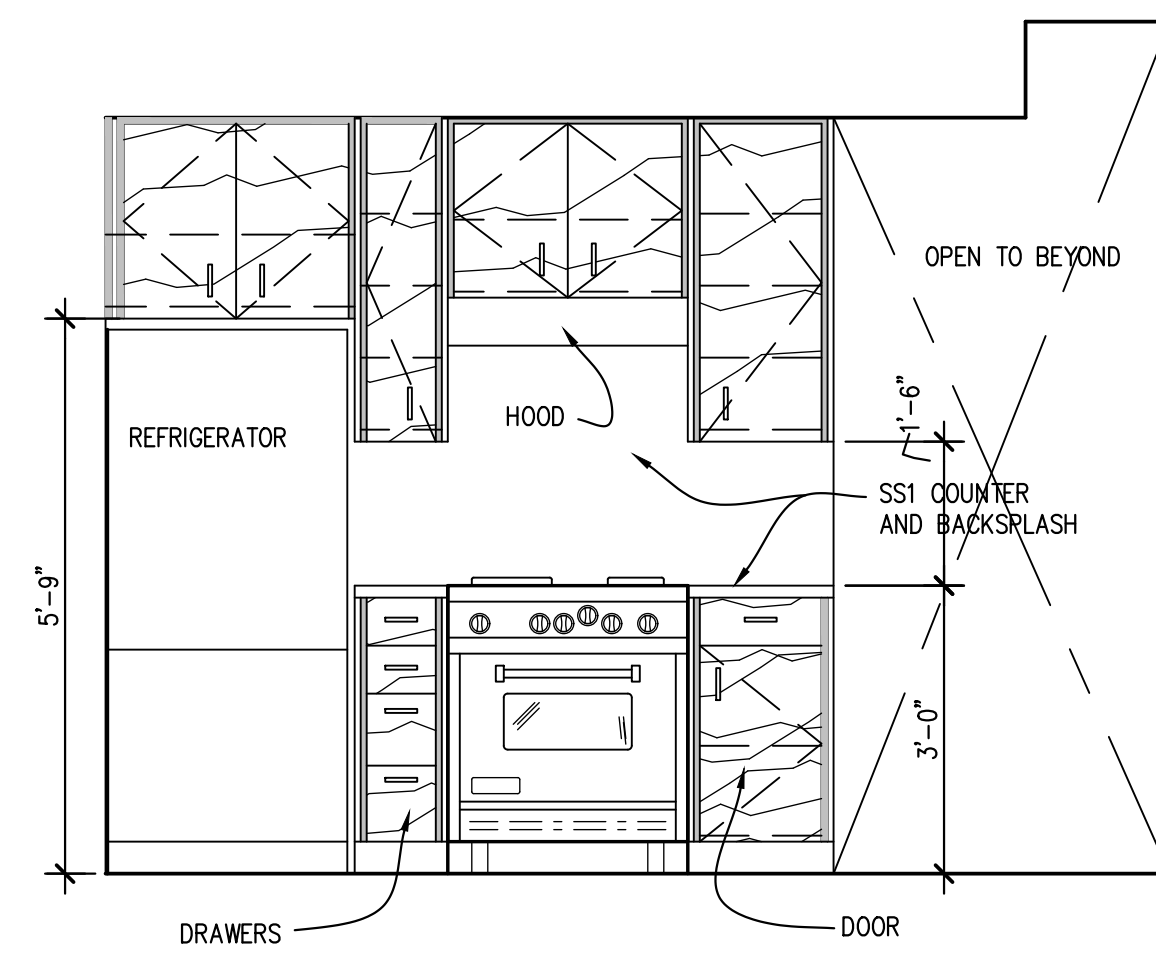
D



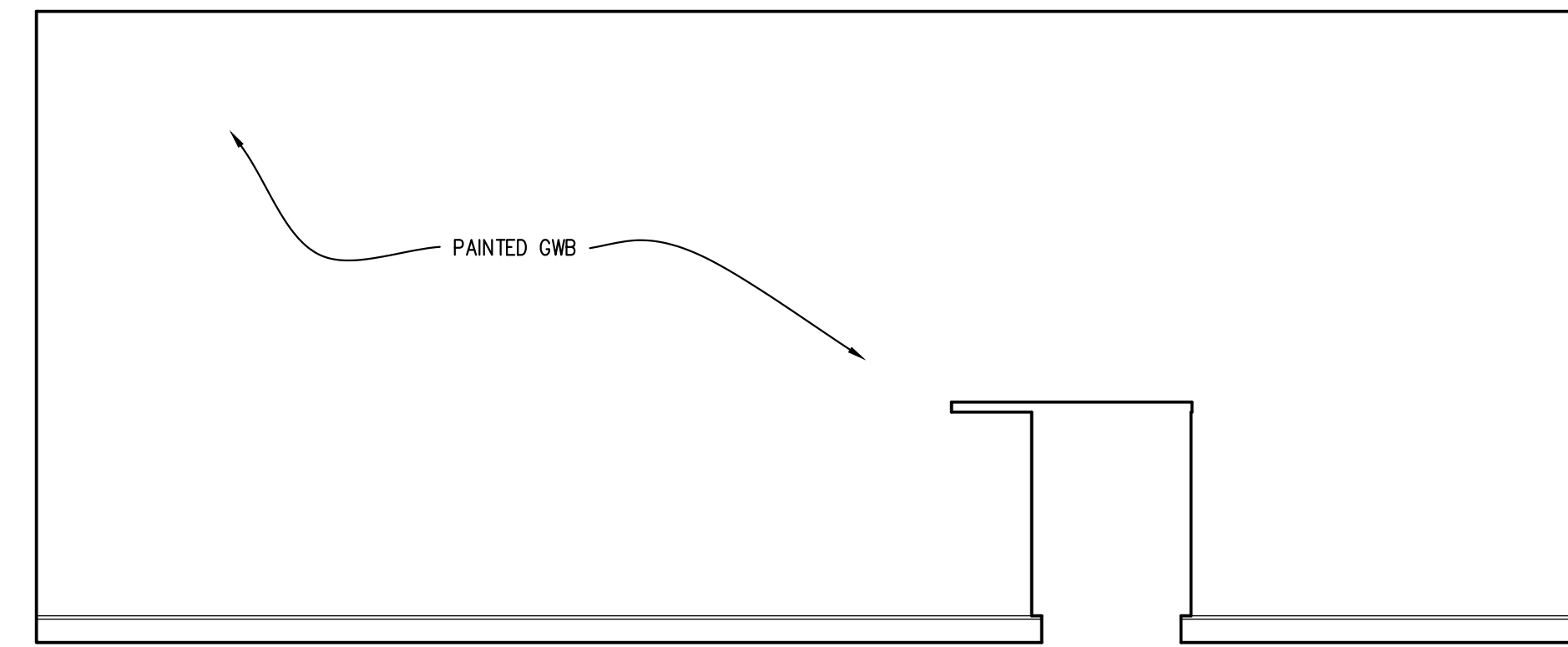
E



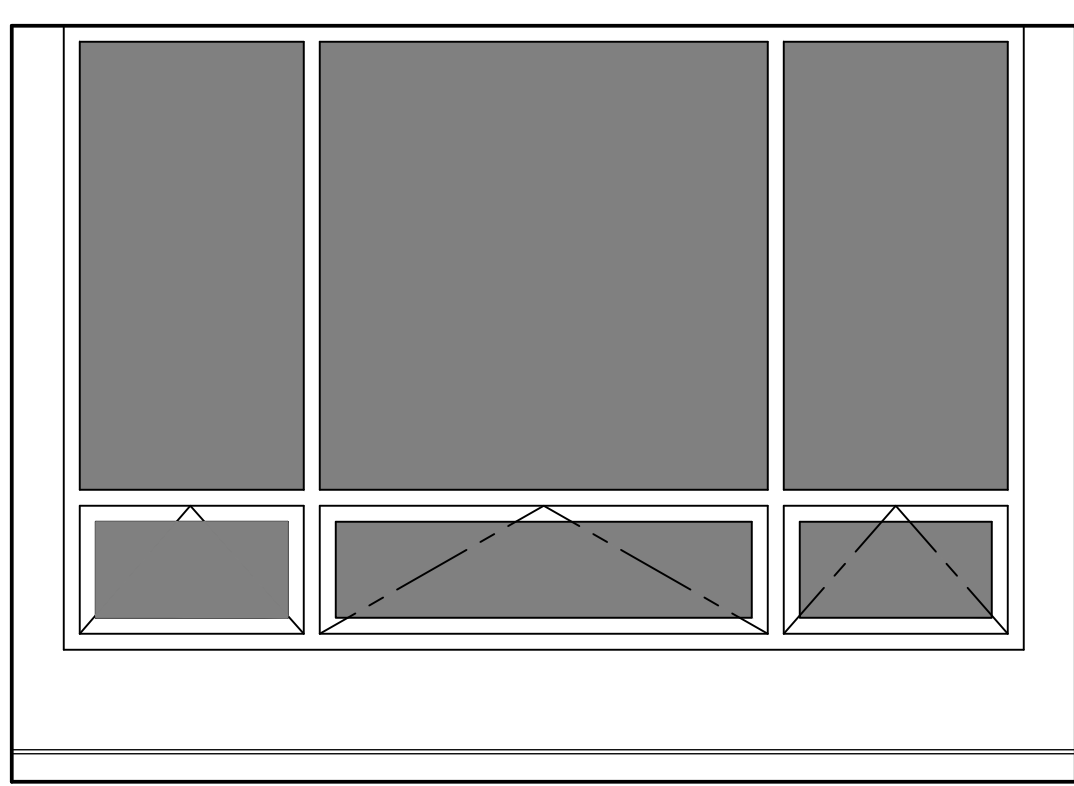
F



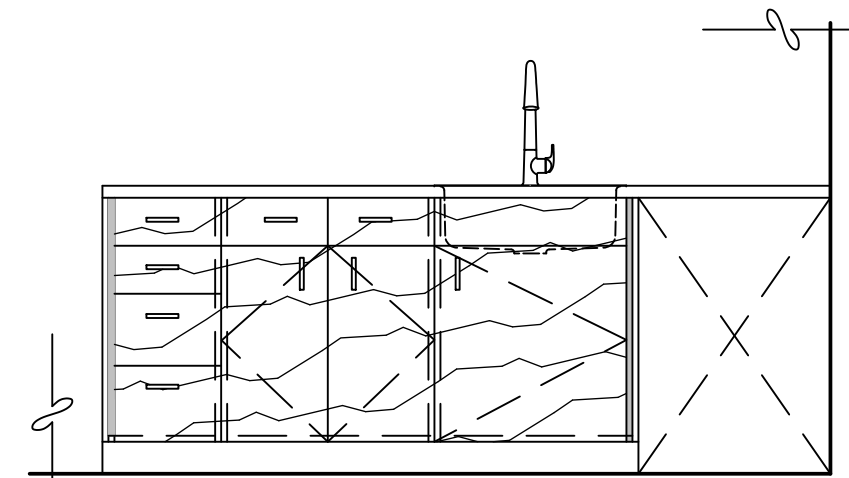
G



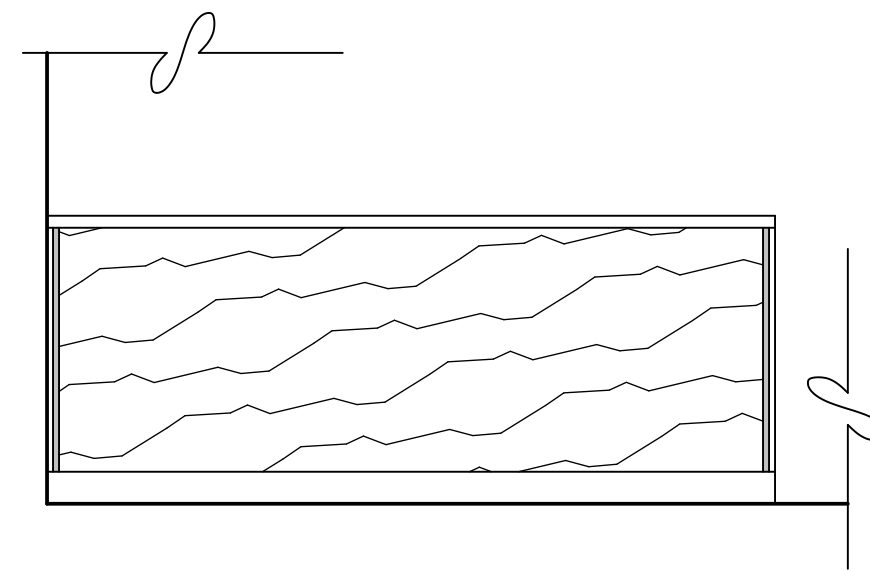
H



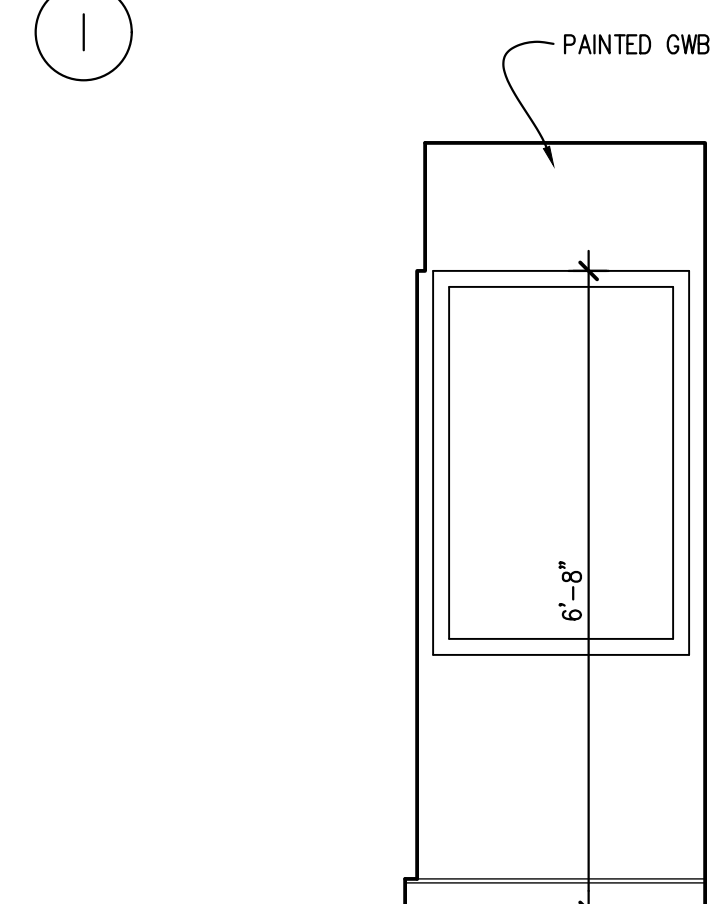
I



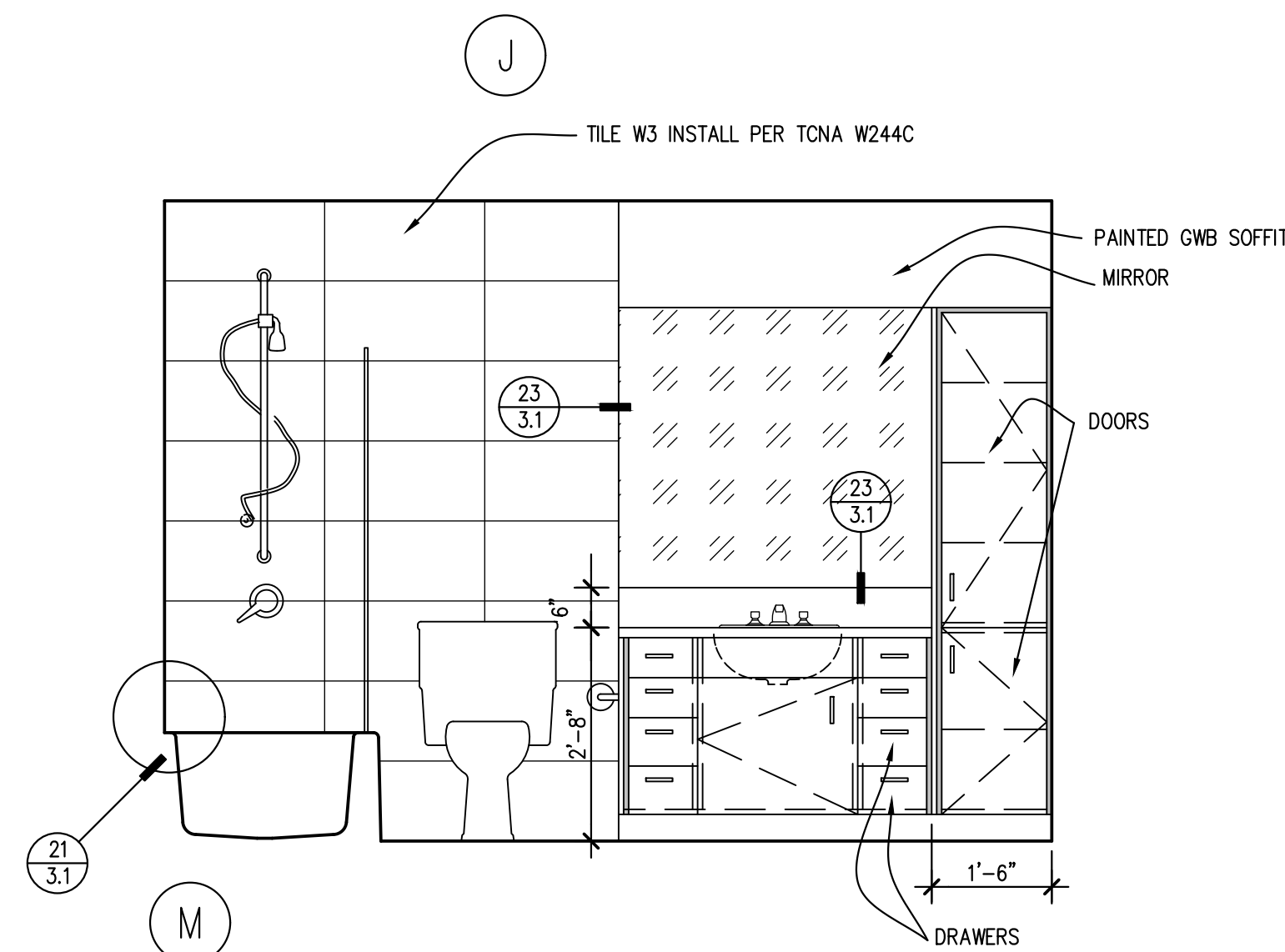
J



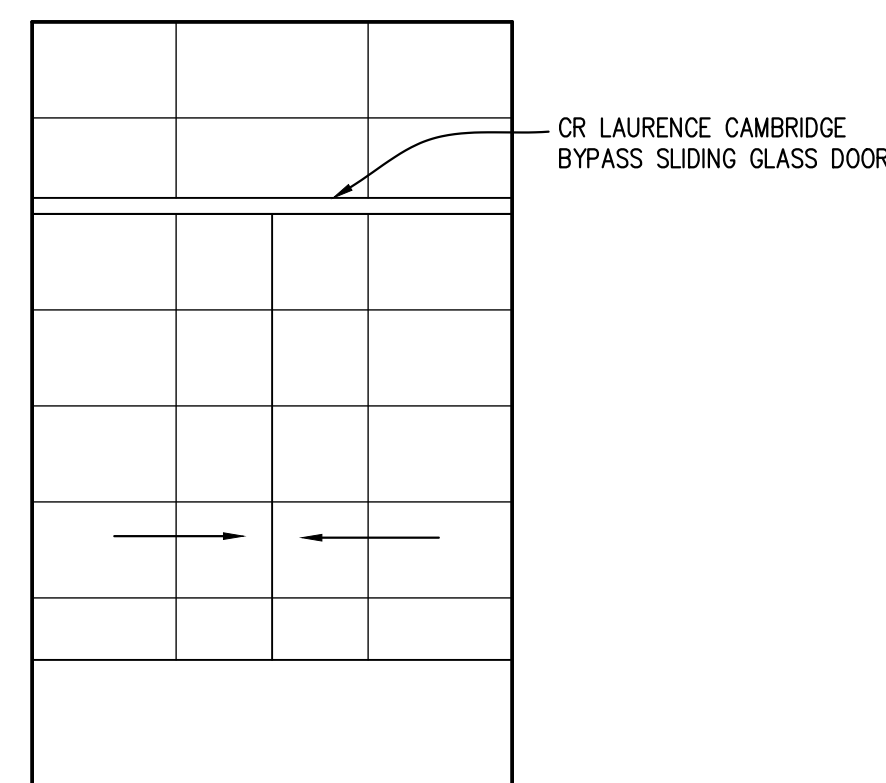
K



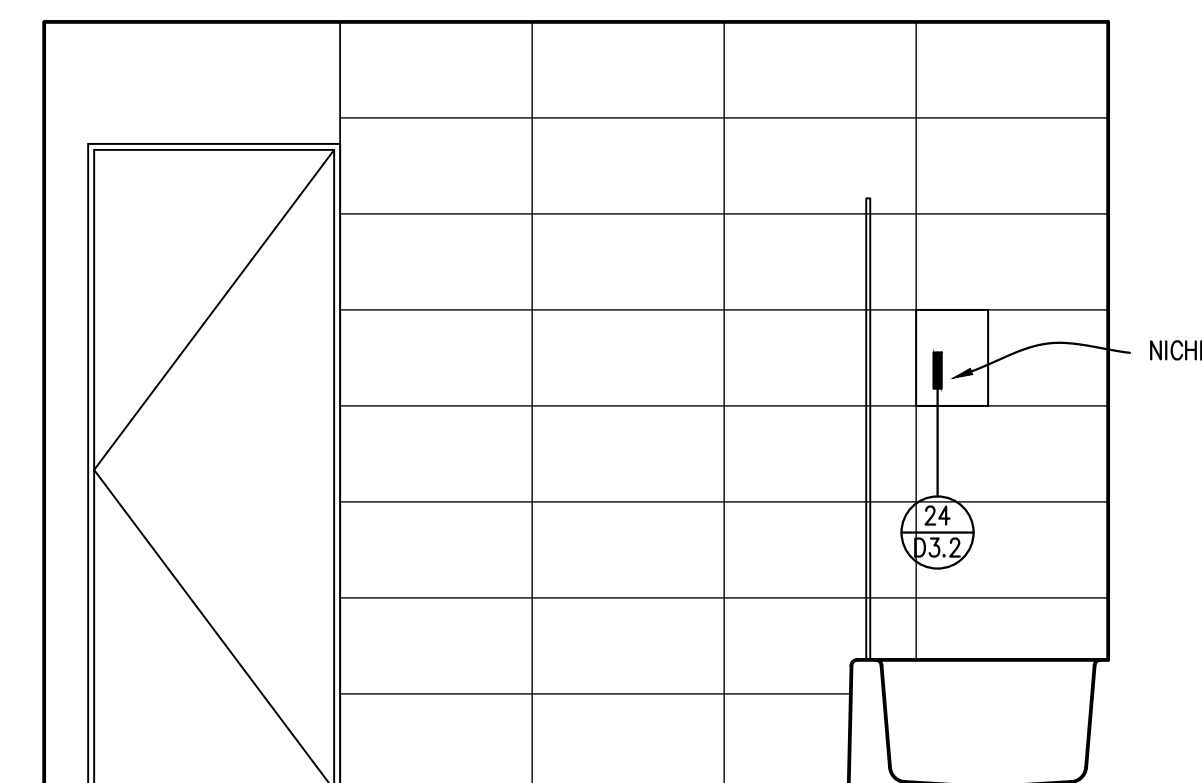
L



M



N



O



| | | |
|----------|-------------|----------|
| 12/19/23 | RESPONSE | |
| 10/16/23 | RESPONSE | |
| 9/28/23 | PRICING SET | |
| No. | Date | Revision |

INTERIOR

SECTION 07531 - TPO MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Shop Drawings of tapered insulation.
- B. Exterior Fire-Test Exposure: ASTM E 108, Class (A)(B)(C).
- C. Warranties: Manufacturer's standard form, without monetary limitation, signed by roofing manufacturer agreeing to repair leaks due to defects in materials or workmanship for period of **10 (10) years**.

PART 2 - PRODUCTS

2.1 ROOFING MATERIALS

- A. TPO Sheet: **80 mils** thick; color to be selected.
 - 1. Products:
 - a. Carlisle Sure-Weld TPO or equivalent
- B. Auxiliary Materials: Recommended by roofing system manufacturer for intended use and as follows:
 - 1. Sure-Weld reinforced flashing, low VOC adhesive, Pressure sensitive cover strip, TPO joint covers, Cut edge sealant and others as recommended by manufacturer.

2.2 BALLAST

- A. Aggregate Ballast: Smooth, washed, black riverbed gravel or other acceptable smooth-faced stone, **3/4 to 1-1/2 inches**.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install TPO sheet according to roofing system manufacturer's written instructions and as follows:
 - B. 1. Sweep loose debris from the substrate.
 - C. 2. Position Sure-Weld Membrane over acceptable substrate and fold membrane back so half the underside is exposed.
 - D. 3. Apply the applicable Carlisle Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic cone medium nap roller at the published application rate on the applicable Product Data Sheet.
 - E. 4. Allow adhesive to dry until tacky and roll coated membrane into coated substrate and avoid wrinkling.
 - F. 5. Brush down the bonded section of membrane immediately with a soft bristle push broom.
 - G. 6. Fold back the un-bonded half of the sheet and repeat the bonding procedure.
 - H. 7. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2" to provide for a minimum 1- 1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.
 - I. 8. Hot air weld the membrane sheets a minimum of 1-1/2" with an Automatic Hot Air Welding Machine.
 - J. 9. Membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner. Wipe the surface when Weathered Membrane Cleaner has been applied with a clean, dry HP Splice Wipe or other white rag to remove cleaner residue prior to hot air welding.

END OF SECTION 07531

SECTION 08211 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Samples for doors, shop drawings.
- B. Quality Standard: **NWDA I.S. I.-A.**

1.2 FLUSH WOOD DOORS

- A. Doors for Transparent Finish: **Premium grade**.
 - 1. Faces: **white oak, rift cut, horizontal grain**.
 - 2. Veneer Matching: **Book and balance match**.
 - 3. Pair matching and **set matching**.
 - 4. Continuous matching for doors with transoms.
- B. Doors for Opaque Finish: **Custom grade**.
 - 1. Faces: **Medium-density overlay**.
- C. Interior Veneer-Faced Solid-Core Doors: **Five-ply, structural composite lumber cores**.
- D. Interior Solid-Core Doors with Hardboard Faces: **Three-ply, particleboard cores**.

1.3 FABRICATION AND FINISHING

- A. Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard.
 - 1. Comply with NFPA 80 for fire-resistance-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
- C. Cut and trim openings to comply with referenced standards.
 - 1. Trim tight openings with moldings indicated.
 - 2. Factory install louvers in prepared openings.
- D. Factory doors indicated for transparent finish with **stain** and manufacturer's standard finish comparable to **AWI System TR-4, conversion varnish**.

PART 2 - EXECUTION

2.1 INSTALLATION

- A. Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors."
 - 1. Install fire-rated doors to comply with NFPA 80.

Align and fit doors in frames with uniform clearances and bevels. **Machine doors for hardware.**

Repair, refinish, or replace factory-finished doors damaged during installation, as directed by Architect.

END OF SECTION 08211

DOOR HARDWARE 08710 - 1

SECTION 08710 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- Allowances: Provide Hardware Allowance in Division 8 Section 8700
- A. Submittals: Hardware Schedule.
- B. Deliver keys to Owner.
- C. For fire-rated openings provide hardware tested and listed by UL or FMG (NFPA 80). On exit devices provide UL or FMG label indicating "Fire Exit Hardware."

PART 2 - PRODUCTS

2.1 HARDWARE

- A. Manufacturers:
 - 1. Baldwin
- B. Hinges:
 - Two hinges for 1-3/8-inch- thick wood doors.
 - 2. Three hinges for 1-3/4-inch- thick doors 90 inches or less in height; four hinges for doors more than 90 inches in height.
- C. Locksets and latchesets:
 - 1. BHMA A156.13, Series 1000, Grade 3 for mortise locks and latches.
 - 2. **Level handles** on locksets and latchesets, Baldwin L022 lever.
 - 3. **Pocket door pulls - see schedule**

Provide wall stops or floor stops for doors without closers.

- D. Provide hardware finishes as follows:
 - 1. Hinges: **Matching finish of lockset/latcheset**.
 - 2. Locksets, Latchesets, and Exit Devices: **Brushed Nickel US15**
 - 3. Other Hardware: **Matching finish of lockset/latcheset**.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Mount hardware in locations recommended by the Door and Hardware Institute, unless otherwise indicated.

END OF SECTION 08710

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: **Product Data for solid-surfacing materials. Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.**
- B. Quality Standard: **Architectural Woodwork Institute's "Architectural Woodwork Quality Standards"**
- C. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is completed, and HVAC system is operating.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Hardboard: **AHA A135.4**.
- B. Medium-Density Fiberboard: **ANSI A208.2, Grade MD.**
- C. Particleboard: **not allowed**.
- D. Softwood Plywood: **DOC PS 1.**
- E. Hardwood Plywood and Face Veneers: **HPVA HP-1.**
- F. Solid-Surfacing Material:
 - 1. Products:
 - a. See finish schedule

2.2 CABINET HARDWARE AND ACCESSORY MATERIALS

- A. Hardware Standards: Comply with BHMA A156 series standards.
- B. Exposed Hardware Finishes: Comply with BHMA A156.18 for BHMA code number indicated.
 - 1. Finish: **Satin Chrome: BHMA 626 or BHMA 652 or Satin Stainless Steel: BHMA 630.**
- C. Furring, Blocking, Shims, and Hanging Strips: **Softwood or hardwood** lumber, kiln dried to 15 percent moisture content.

2.3 INTERIOR WOODWORK

- A. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scrubbing and trimming.
- B. Backcut or groove backs of flat trim members, kerf backs of other wide, flat members, except for members with ends exposed in finished Work.
- C. Interior Standing and Running Trim for Transparent Finish: **Premium grade, made from white oak, rift sawn.**
- D. Interior Standing and Running Trim for Opaque Finish: **Premium grade, made from any closed-grain hardwood.**
- E. Wood Cabinets (Casework) for Transparent Finish: **Premium grade**.
 - 1. AWI Type of Cabinet Construction: **Reveal overlay, see details.**
 - 2. Wood Species for Exposed Surfaces: **White oak, rift sawn or cut.**
 - 3. Grain Matching: Run and match grain **horizontal** for drawer fronts, doors, and fixed panels.
 - 4. Matching of Veneer Leaves: **Slip and balance match.**
 - 5. Semiexposed Surfaces Other Than Drawer Bodies: **Same species and cut as exposed surfaces.**
 - 6. Drawer Sides and Backs: **Solid hardwood, stained to match exposed surfaces.**
 - 7. Drawer Bottoms: **Hardwood plywood.**

2.4 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK

- A. Finishes: Same grades as items to be finished.
- B. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation.
 - 1. Apply one coat of sealer or primer to concealed surfaces of woodwork.
 - 2. Apply a vinyl wash coat to woodwork made from closed-grain wood before staining and finishing.
 - 3. After staining, if any, apply paste wood filler to open-grain woods and wipe off excess. Tint filler to match stained wood.
- C. Transparent Finish: **AWI Finish System TR-4, conversion varnish.**

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Condition woodwork to prevailing conditions before installing.
- B. Install woodwork to comply with **AWI Section 10** for grade specified.
- C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches for level and plumb.
- D. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- E. Install trim with minimum number of joints possible, using full-length pieces to greatest extent possible. Stagger joints in adjacent and related members.
- F. Anchor countertops securely to base units. Seal space between backsplash and wall.
- G. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing.
- H. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to risers, and glue and nail treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts.

3.2 CABINET HARDWARE AND ACCESSORY SCHEDULE

- A. Butt Hinges: 2-3/4-inch, 5-knuckle steel hinges made from 0.095-inch-thick metal, BHMA A156.9, B01361 for flush doors and BHMA A156.9, B01521 for overlay doors.
- B. Concealed (European-Type) Hinges: Clip top Blumotion BHMA A156.9, B01602.
- C. Pulls: TOPKNOB EUROPA TAB PULL BRUSHED SATIN NICKEL.
- D. Catches: **Magnetic catches, BHMA A156.9, B03141.**
- E. Adjustable Shelf Standards: BHMA A156.9, B04071; with shelf rests, BHMA A156.9, B04081.
- F. Drawer Slides: Blum Movento under-mounted, zinc-plated steel drawer slides with steel ball bearings, complying with BHMA A156.9, Grade 1 and rated for the following loads:
 - 1. Box Drawer Slides: **75 lbf.**
 - 2. File Drawer Slides: **150 lbf.**
 - 3. Pencil Drawer Slides: **45 lbf.**
- G. Door Locks: BHMA A156.11, E07121.
- H. Drawer Locks: BHMA A156.11, E07041.
- I. Grommets for Cable Passage through Countertops: 1-inch- OD brown, molded-plastic grommets with brown plastic cap.

END OF SECTION 06402

SECTION 07210 - BUILDING INSULATION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data.
- B. Surface-Burning Characteristics: ASTM E 84, and as follows:
 - 1. Flame-Spread Index: 25 or less where exposed, otherwise, as indicated in Part 2 "Insulation Products" Article.
 - 2. Smokes/Developed Index: 450 or less.

PART 2 - PRODUCTS

2.1 INSULATION PRODUCTS

- Foamed-in-Place Insulation: closed cell spray applied polyurethane foam insulation.
 - 1. Product: **Icyene ProSeal LE, R-7.1** per inch
 - C. Fiberglass Insulation Kraft Faced Batt Insulation: ASTM C 665, Type I, Class C preformed formaldehyde free glass fiber batt type, Kraft paper faced one side.
 - B. Acoustic Batt Insulation: ASTM C 665, **Type I, unfaced** with fibers manufactured from **rock wool**, with flame-spread index of 25 or less.
- 2.2 ACCESSORIES
 - Vapor Retarder: **Polyethylene, Reinforced polyethylene 6 mil** thick.
 - C. Eave Ventilation Troughs: **Preformed, rigid** fiberboard or plastic sheets designed to fit between roof framing members and to provide cross-ventilation between attic spaces and vented eaves.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated. Cut and fit tightly around obstructions and fit voids with insulation.
- B. Extend vapor retarder to extremities of areas to be protected from vapor transmission. Secure in place with adhesives or other anchorage. Locate seams at framing members, overlap, and seal with tape.

END OF SECTION 07210

SECTION 04810 - UNIT MASONRY ASSEMBLIES

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Samples for **face brick and colored mortar**.
- B. Comply with AD 530/1/ASCE 6/TMS 602.
- C. Mockups: Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.

PART 2 - PRODUCTS

2.1 MASONRY UNITS

- A. Face Brick: **Grade SW, Type FBX**.
 - 1. Products:
 - a. Mutual Materials (Jackson Valencia 425-452-2430)
 - 2. Size: **Standard match existing**
 - 3. Solid brick with exposed surfaces finished for ends of sills and caps.
 - 4. Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

2.2 MORTAR AND GROUT

- A. Mortar: **Ready-mixed mortar, ASTM C 1142, may be used at Contractor's option.**
 - 1. Do not use calcium chloride in mortar.
 - 2. For masonry below grade or in contact with earth, use Type M.

For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions, and for other applications where another type is not indicated, use Type M.

2.3 REINFORCEMENT, TIES, AND ANCHORS

- A. Veneer Anchors: Two-piece adjustable masonry veneer anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to studs, and acceptable to authorities having jurisdiction.
 - 1. Products:
 - a. see detail **9 on sheet 44.4**

2.4 EMBEDDED FLASHING MATERIALS

- A. Sheet Metal Flashing: **Stainless steel, 0.0150 inch thick or Copper, 18-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing, 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere.**

2.5 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Premolded strips complying with ASTM D 1056, Grade 2A1.
- B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall; made from styrene-butadiene rubber or PVC.
- C. Weep Holes: **Round polyethylene tubing, 3/8-inch OD (Cotton or polyester rope, 1/4 to 3/8 inch in diameter, 24 inches long).**

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Cut masonry units with saw. Install with cut surfaces and end, where possible, cut edges concealed.
- B. Mix units for exposed unit masonry from several pavers or cubes as they are placed to produce uniform blend of colors and textures.

Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

- C. Stopping and Resuming Work: Rack back units; do not touch.
- D. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.
- E. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
- F. Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.

3.2 UNTELS

- A. Install steel lintels where indicated.

3.3 FLASHING AND WEEP HOLES

- A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of water in the wall, and where indicated.
- B. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with mortar.
- 1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.
- C. Tint weep material used in weep holes flush with outside face of wall after mortar has set.

3.4 CLEANING

- A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
- B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse unit masonry.

Wet wall surfaces with water before applying acidic cleaner; then remove cleaner promptly by rinsing thoroughly with clear water.

END OF SECTION 04810

SECTION 01701 - EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 - GENERAL

1.1 CLOSEOUT SUBMITTALS

- A. Record Drawings: Maintain a set of the Contract Drawings as Record Drawings. Mark to show installation that varies from the Work originally shown.
- Operation and Maintenance Data: Organize data into three-ring binders with identification on front and spine of each binder and pocket folders for folded sheet information. Include the following:
- 1. Manufacturer's operation and maintenance brochures.
 - 2. Emergency instructions.
 - 3. Spare parts list.
 - 4. Wiring diagrams.
 - 5. Copies of warranties.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances; substrates within installation tolerances; and application conditions within environmental limits. Proceed with installation only after unsatisfactory conditions have been corrected.
- B. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
- C. Prepare substrates and adjoining surfaces according to manufacturer's written instructions, including, but not limited to, filler and primer application.
- D. Take field measurements as required to fit the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation.

3.2 CUTTING AND PATCHING

- A. Do not cut structural member[s] or operational element[s] without prior written approval of Architect.
- B. For patching, provide materials whose installed performance will equal or surpass that of existing materials. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces to the fullest extent possible.

3.3 INSTALLATION

- A. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.
- B. Clean Project site and work areas daily, including common areas.

3.4 FINAL CLEANING

- A. Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:
 - 1. Remove labels that are not permanent.
 - 2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
 - 3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean.
 - 4. Vacuum carpeted surfaces and wax resilient flooring.
 - 5. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and lamps.
 - 6. Clean the site. Sweep paved areas; remove stains, spills, and foreign deposits. Rake grounds to a smooth, even-textured surface.

3.5 CLOSEOUT PROCEDURES

- A. Substantial Completion: Before requesting Substantial Completion inspection, complete the following:
 - 1. Advise Owner of pending insurance changeover requirements.
 - 2. Submit specific warranties, maintenance agreements, and similar documents.
 - 3. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 - 4. Submit Record Drawing[s] and Specifications, operation and maintenance manuals, [property surveys], and similar final record information.
 - 5. Deliver tools, spare parts, extra materials, and similar items.
 - 6. Changeover locks and transmit keys to Owner.
 - 7. Complete startup testing of systems and instruction of operation and maintenance personnel.
 - 8. Remove temporary facilities and controls.
 - 9. Advise Owner of changeover information related to Owner's occupancy, operation, and maintenance.
 - 10. Complete final cleaning requirements, including touchup painting.

- B. Touch up and otherwise repair and restore named exposed finishes to eliminate visual defects.

On receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the certificate will be issued.

C. Request inspection for certification of Final Completion, once the following are complete:

- 1. Submit a copy of Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
- 2. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
- D. Architect will reinspect the Work on receipt of notice that the Work has been completed.
 - 1. On completion of reinspection, Architect will prepare a final Certificate for Payment. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.

3.6 DEMONSTRATION AND TRAINING

- A. Provide experienced instructors for each piece of equipment that requires operation and maintenance to provide instruction to Owner's personnel. Include a detailed record of the following:
 - 1. Include instruction for system design and operational philosophy; review of documentation, operations, adjustments, troubleshooting, maintenance, and repair.

END OF SECTION 01701

SECTION 01752 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Unless otherwise indicated, demolished materials become Contractor's property. Remove from Project site.

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

STEEL

31. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

- A. AISC - STEEL CONSTRUCTION MANUAL, 15TH EDITION
- B. AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- C. 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

32. STRUCTURAL STEEL, WIDE FLANGE (W AND WT) SHAPES SHALL CONFORM TO ASTM A992, $F_y = 50$ KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, $F_y = 35$ KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, $F_y = 50$ KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, $F_y = 36$ KSI.

33. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

34. ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F459 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

35. ALL A307 CONNECTION BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

36. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. ALL WELDING SHALL BE PERFORMED BY WELDERS WITH AWS / W.A.B.O. CERTIFICATION WITH THE MATERIAL AND METHOD REQUIRED.

SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. MINIMUM WELDING SHALL BE 3/16-INCH. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD ARROWS ARE SHOWN WHERE A FIELD WELD IS REQUIRED BY THE STRUCTURAL DESIGN; THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL DELIVERY AND ERECTION.

37. WELDING OF LATERAL FORCE RESISTING MEMBERS SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D11 AND APPROVED BY THE STRUCTURAL ENGINEER BEFORE WORK BEGINS. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. WELDING ELECTRODES SHALL BE E70T8-K2 OR E70T6 WITH A MINIMUM SPECIFIED CHAMFER V-NOTCH (CVN) OF 20 ft-lbs AT -20 DEGREES FAHRENHEIT AND 40 ft-lbs AT 70 DEGREES FAHRENHEIT. REMOVE BOTTOM FLANGE WELD TAB AT MOMENT FRAME CONNECTIONS AND REINFORCE WITH 5/16" FILLET WELD IN CONFORMANCE WITH FEMA-353 RECOMMENDATIONS. WELD ACCESS HOLE DETAILING AT MOMENT FRAME CONNECTIONS SHALL CONFORM WITH FEMA-350 AND FEMA-353 RECOMMENDATIONS.

WOOD

38. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.L.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

| | |
|---|------------------------------|
| <u>JOISTS</u> (2X, 3X, AND 4X MEMBERS) | DOUGLAS FIR OR HEM-FIR NO. 2 |
| <u>BEAMS AND STRINGERS</u> (INCLUDING 6 X AND LARGER MEMBERS) | DOUGLAS FIR NO. 1 |
| <u>POSTS AND TIMBERS</u> | DOUGLAS FIR NO. 1 |
| <u>STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING</u> (AS NOTED ON PLANS / DETAILS) | DOUGLAS FIR OR HEM-FIR NO. 2 |

39. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 240$ PSI, $E = 1,800$ KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 240$ PSI, $E = 1,800$ KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 2, $F_c = 1,900$ PSI, $F_{c90} = 1,800$ PSI, $F_{t90} = 1,700$ PSI, $E = 1,700$ KSI (4 LAMS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

40. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2554 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

$$F_b = 2600 \text{ PSI}, E = 2.0 \times 10^6 \text{ PSI}, F_v = 285 \text{ PSI}$$

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE MEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

41. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2554. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

RIM JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS AT SHEAR WALLS):

$$F_b = 1700 \text{ PSI}, E = 1.3 \times 10^6 \text{ PSI}, F_v = 400 \text{ PSI}$$

BEAMS AND HEADERS:

$$F_b = 2325 \text{ PSI}, E = 1.55 \times 10^6 \text{ PSI}, F_v = 310 \text{ PSI}$$

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE MEYERHAEUSER CORPORATION.

ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

42. WOOD I-JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

43. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE, EXPOSURE I, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC P5-1 OR P5-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6' O.C. EDGES, 12" O.C. IN THE FIELD.

44. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

45. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

46. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

| DRAWING ID | NAIL NAME | NAIL DIAMETER | NAIL LENGTH |
|------------|------------|---------------|-------------|
| "6d" | 6d Common | 0.113" | 2" |
| "8d Box" | 8d Box | 0.113" | 2-1/2" |
| "8d" | 8d Common | 0.131" | 2-1/2" |
| "10d-F" | 10d Framer | 0.131" | 3" |
| "10d" | 10d Shear | 0.148" | 2-1/4" |
| "16d" | 16d Sinker | 0.148" | 3-1/4" |

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

47. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

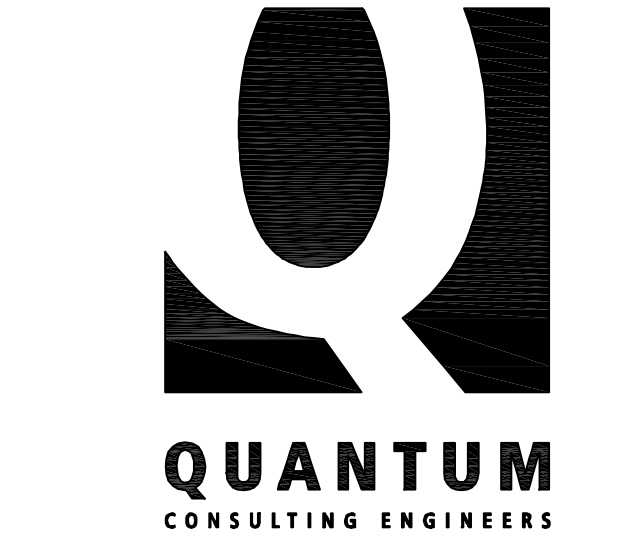
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8' O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8' O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8' O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GMB AND 5/8" GMB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

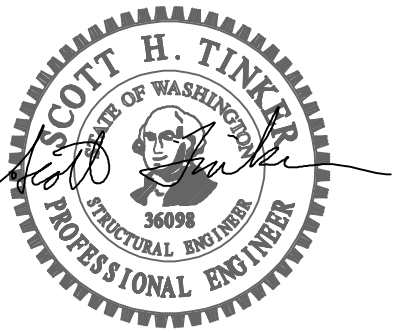
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8' O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.



1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL. 206.957.3900
WWW.QUANTUMCE.COM

SEAL:



PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|------------|----------|
| REV 2 | 12/15/23 |
| REV 1 | 10/13/23 |
| PERMIT SET | 6/7/23 |

ISSUES: 0 REVISIONS: 1

P.M. SHT

P.E. MKS

DRAWN BY: TA

SCALE: AS SHOWN

DATE: 6/7/23

JOB NO. 23127.01

SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.1



QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL. 206.957.3900
www.quantumce.com

SEAL:



PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

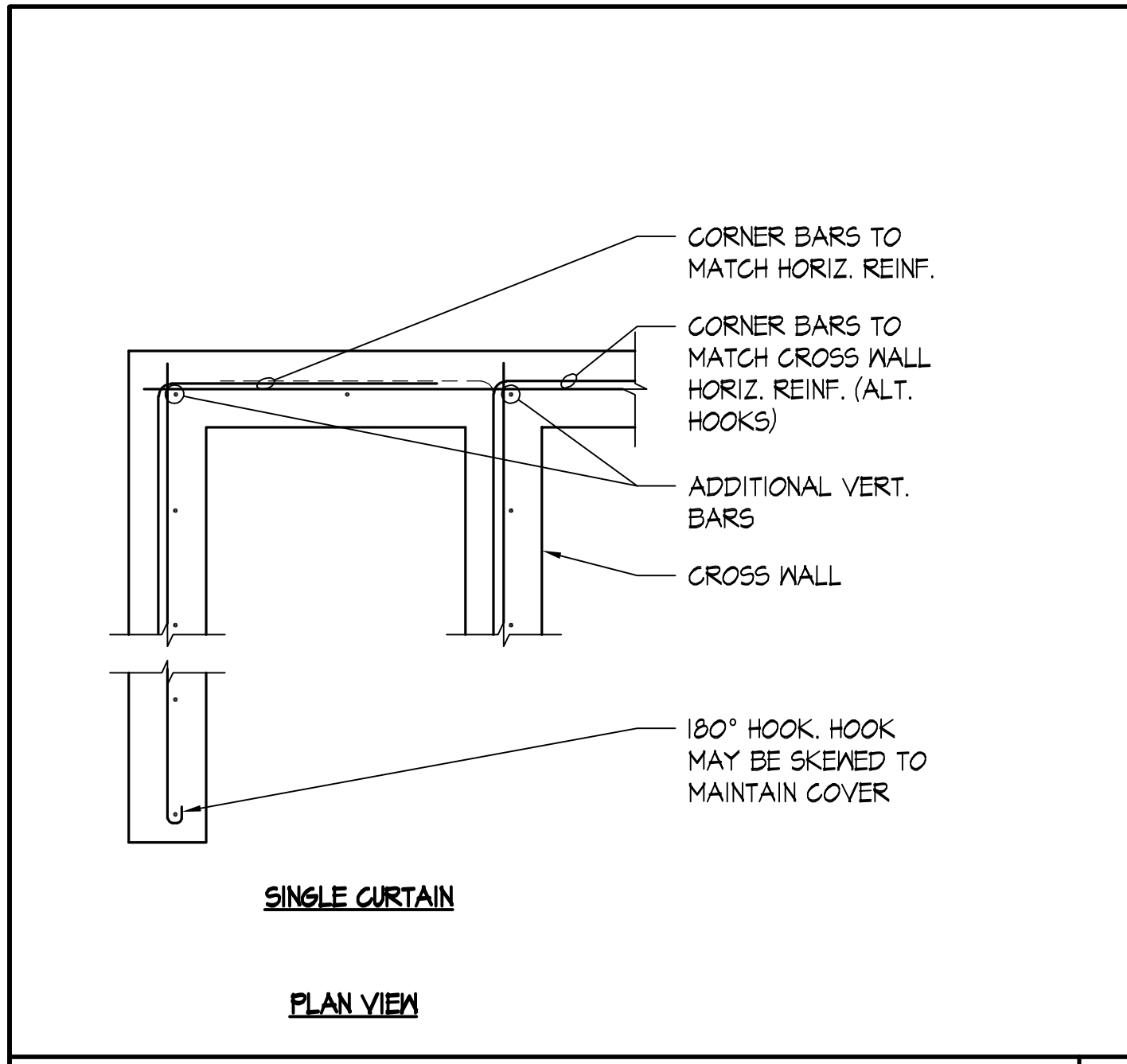
| REV | DESCRIPTION | DATE | BY |
|------------|-------------|----------|----|
| REV 2 | | 12/15/23 | |
| REV 1 | | 10/13/23 | |
| PERMIT SET | | 6/7/23 | |

| NO. | DESCRIPTION | DATE | BY |
|--------------|-------------|------|----|
| ISSUES: | | | |
| REVISIONS: | | | |
| P.M. | SHT | | |
| P.E. | MKS | | |
| DRAWN BY: | TA | | |
| SCALE: | AS SHOWN | | |
| DATE: | 6/7/23 | | |
| JOB NO. | 23127.01 | | |
| SHEET TITLE: | | | |

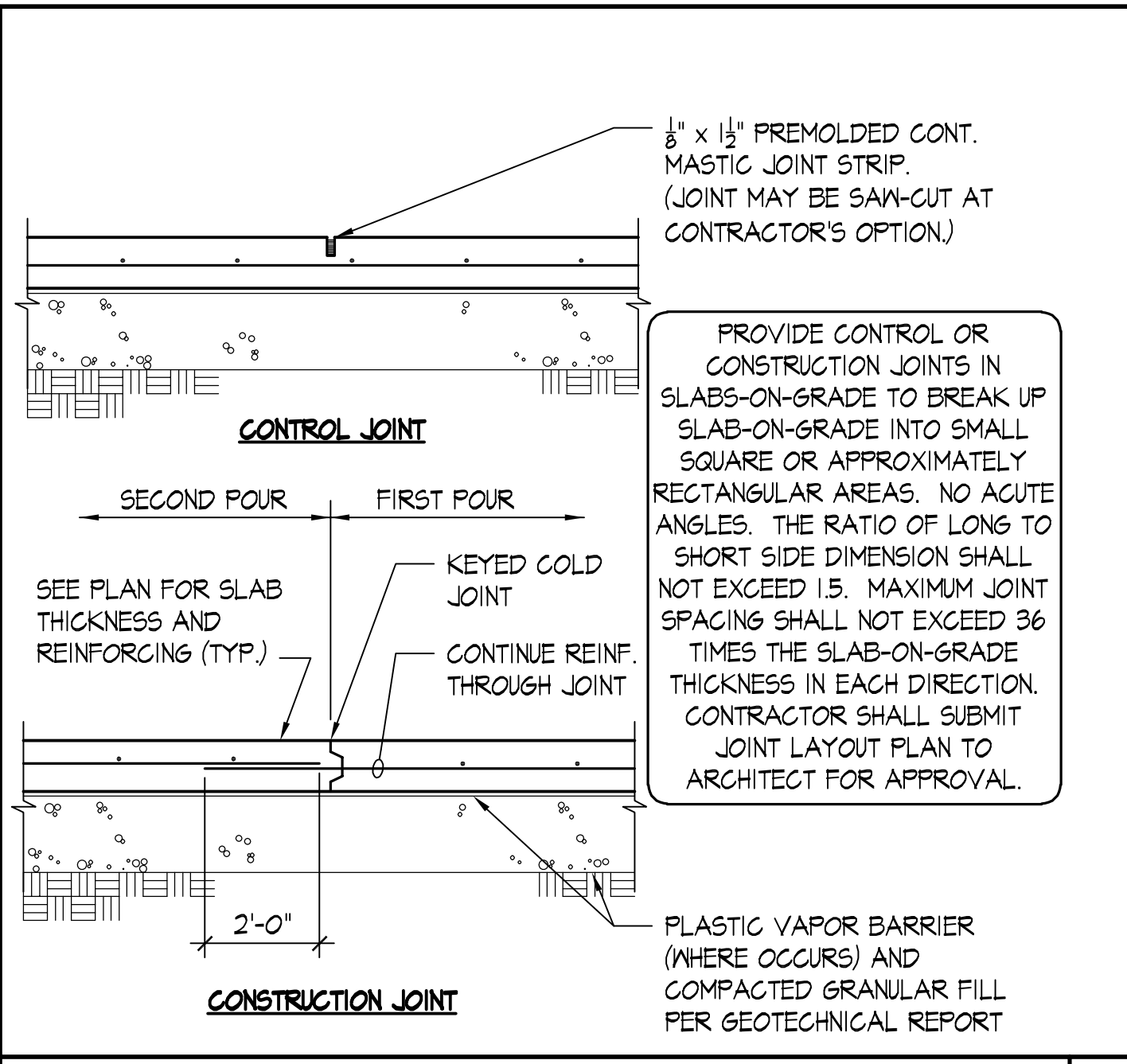
FOUNDATION DETAILS

SHEET NO.

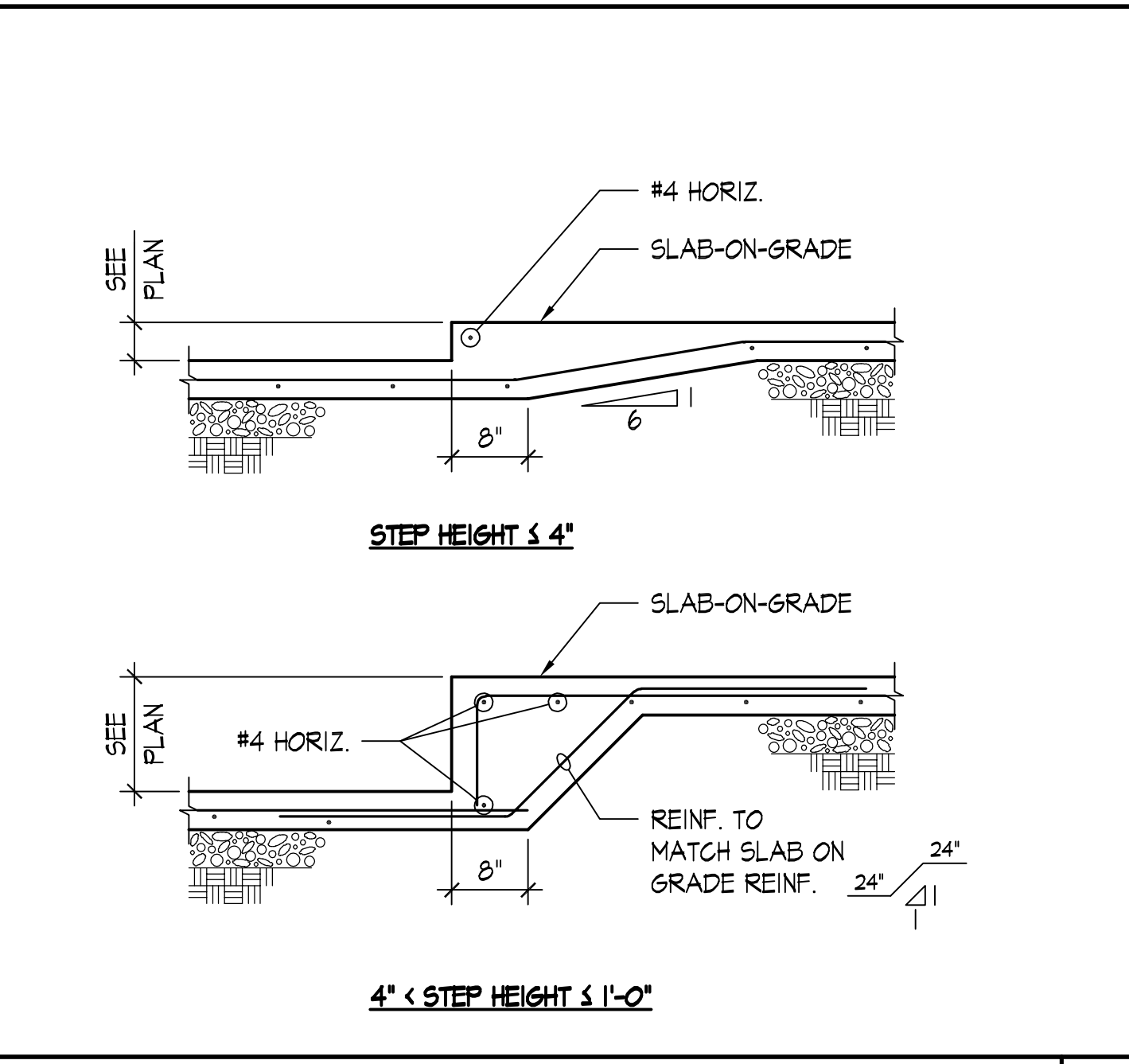
S3.0



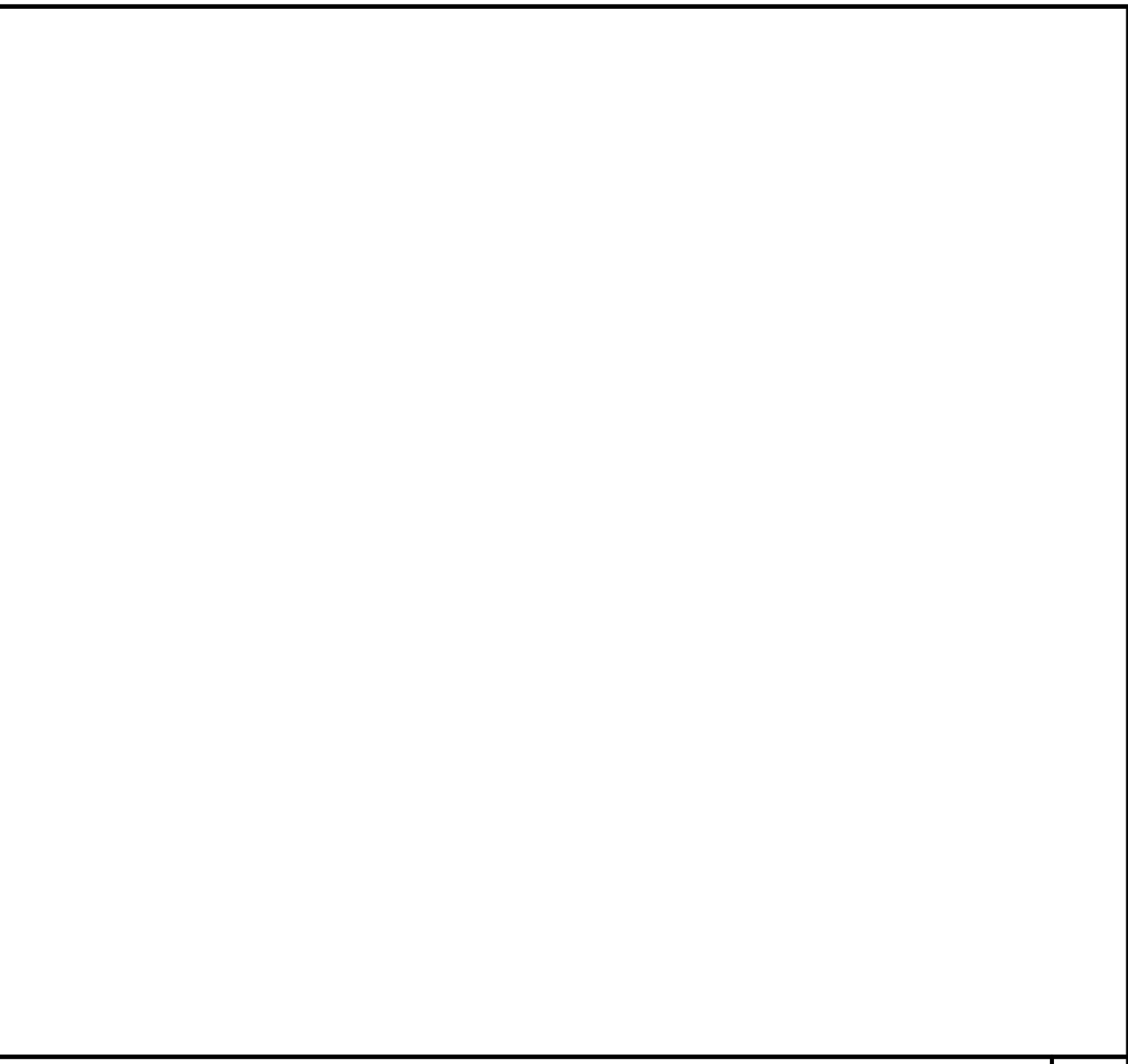
TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS SCALE: NONE | 1



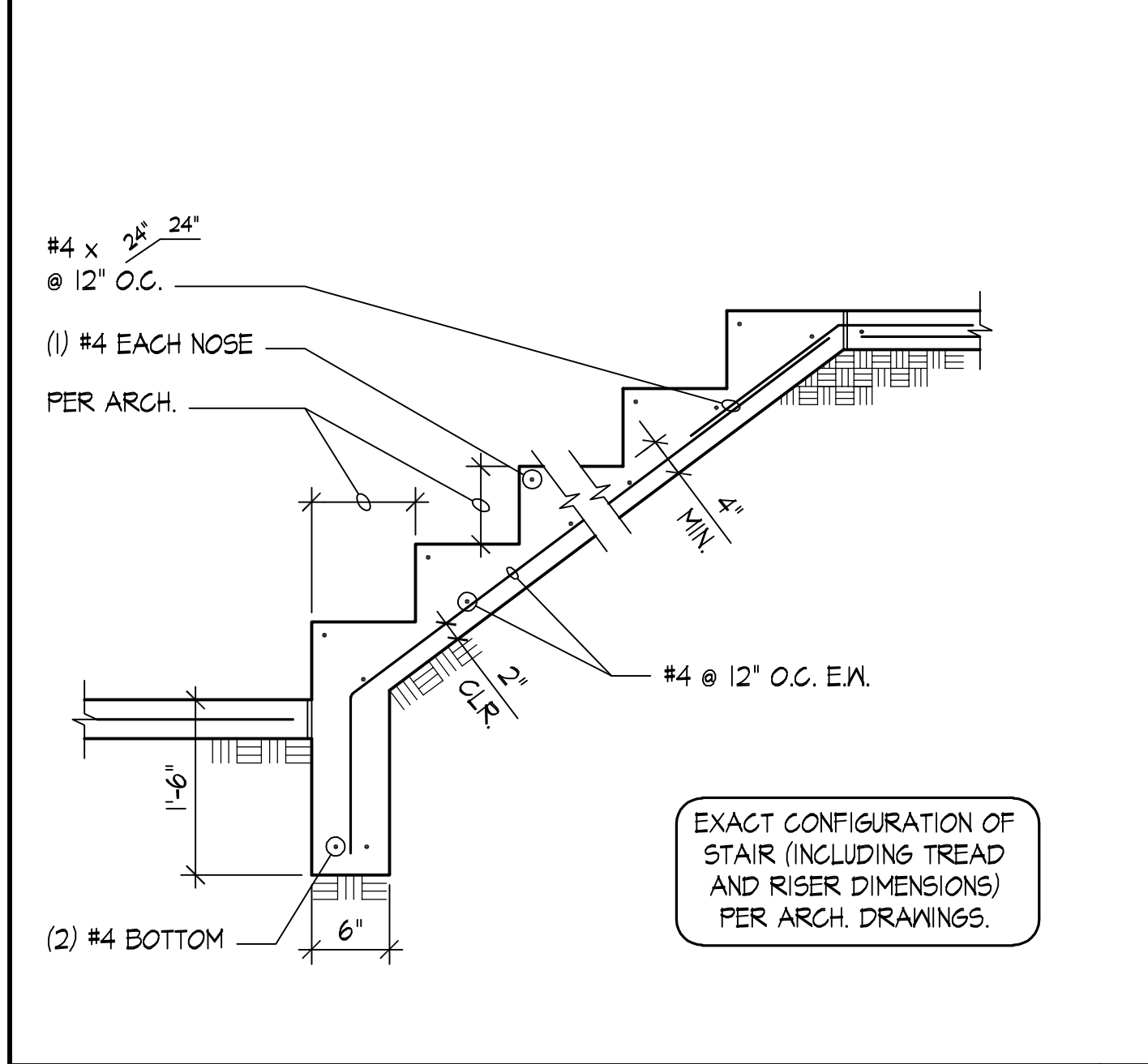
TYPICAL SLAB-ON-GRADE JOINTS SCALE: NONE | 2



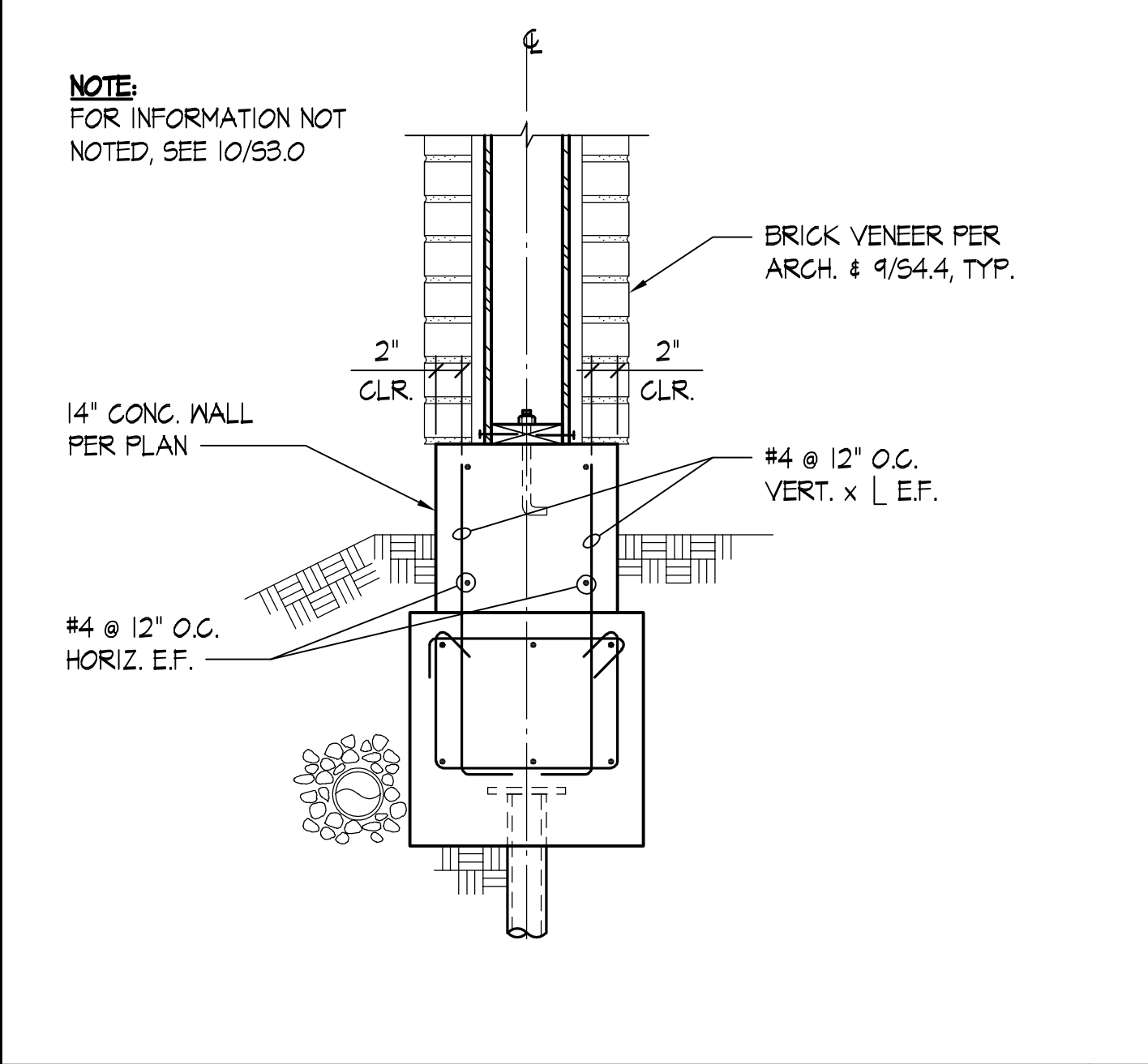
TYPICAL SLAB-ON-GRADE STEP DETAIL SCALE: NONE | 3



DETAIL SCALE: NONE | 4



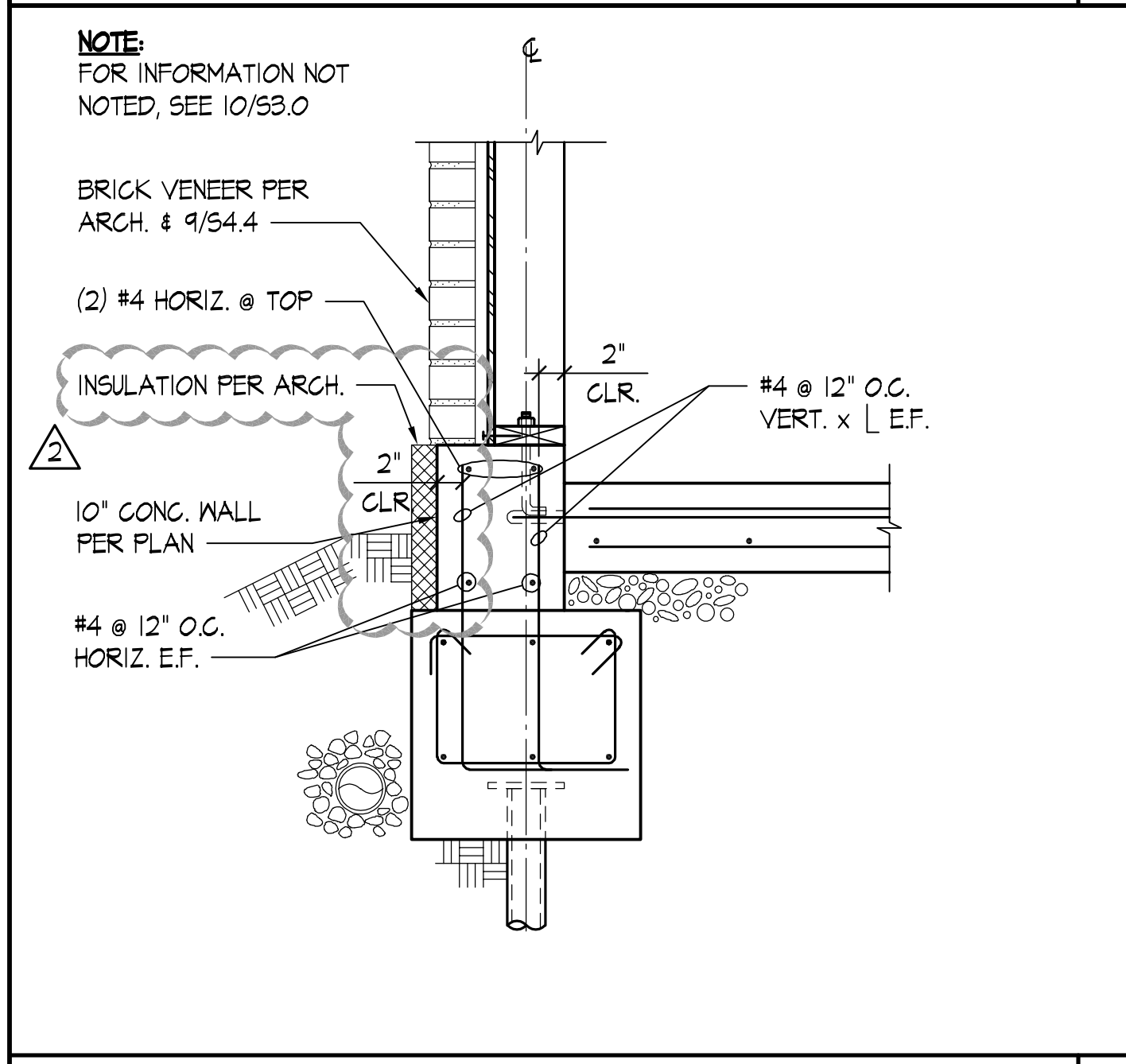
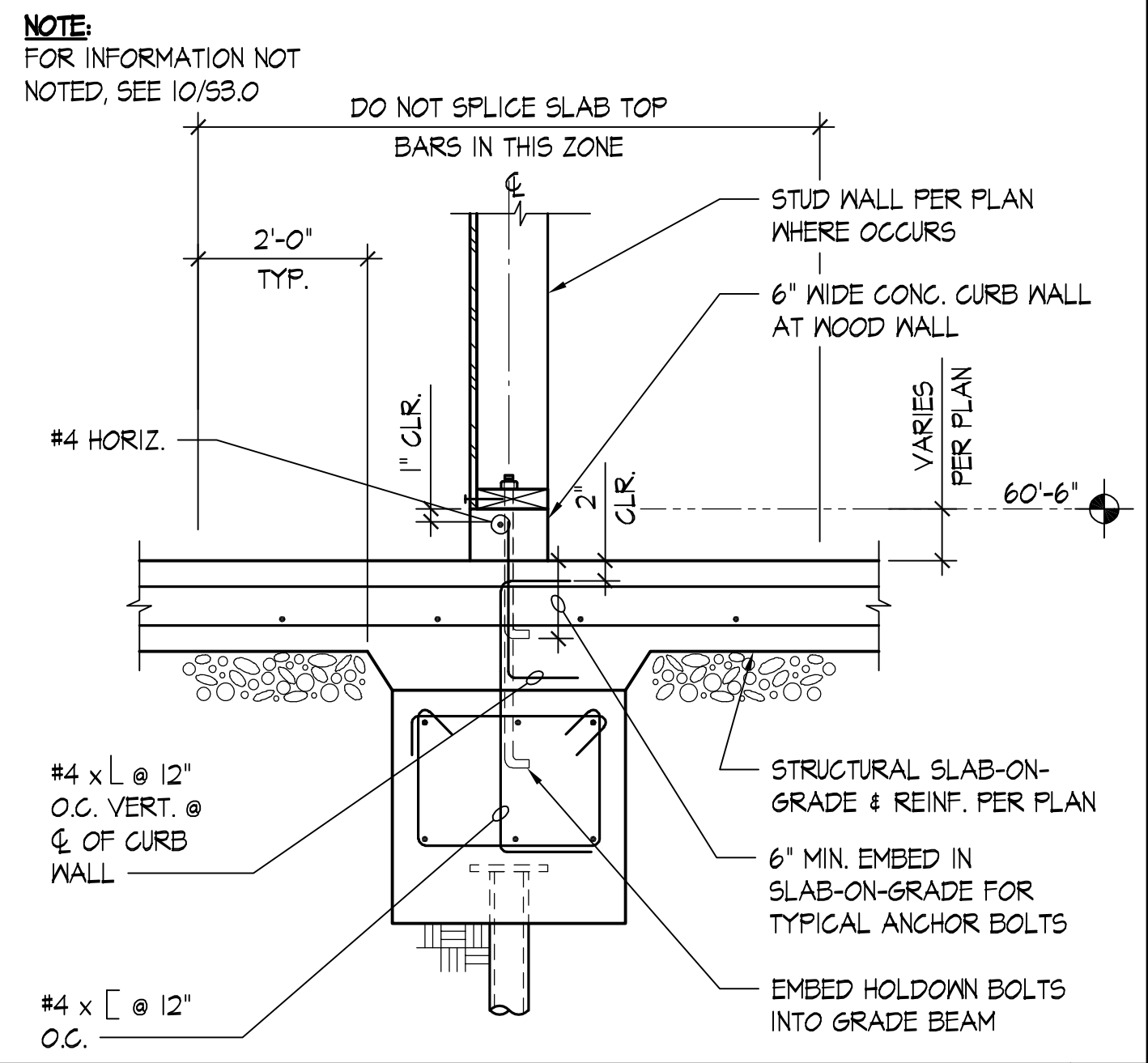
TYPICAL STAIR ON GRADE SCALE: NONE | 5



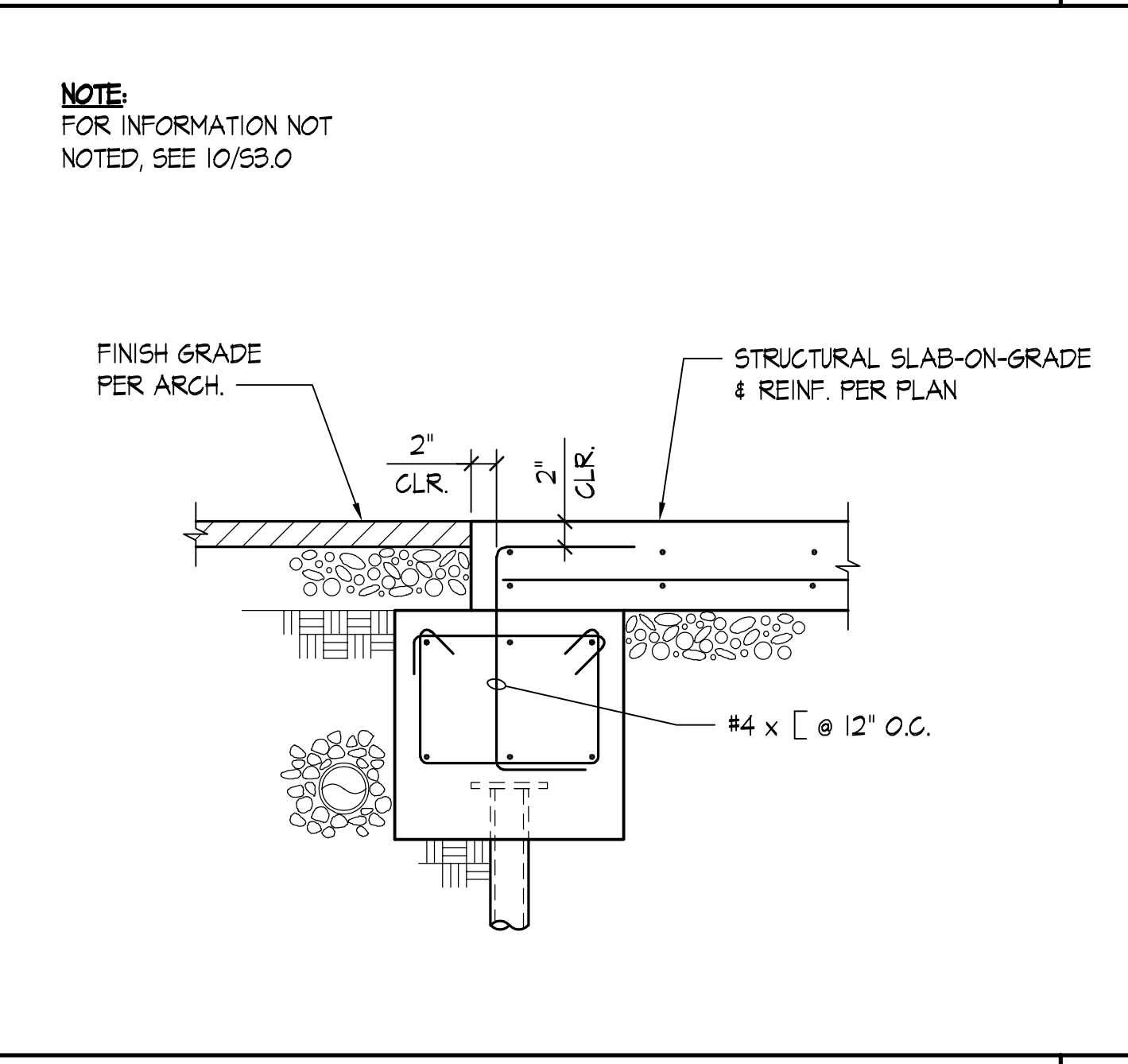
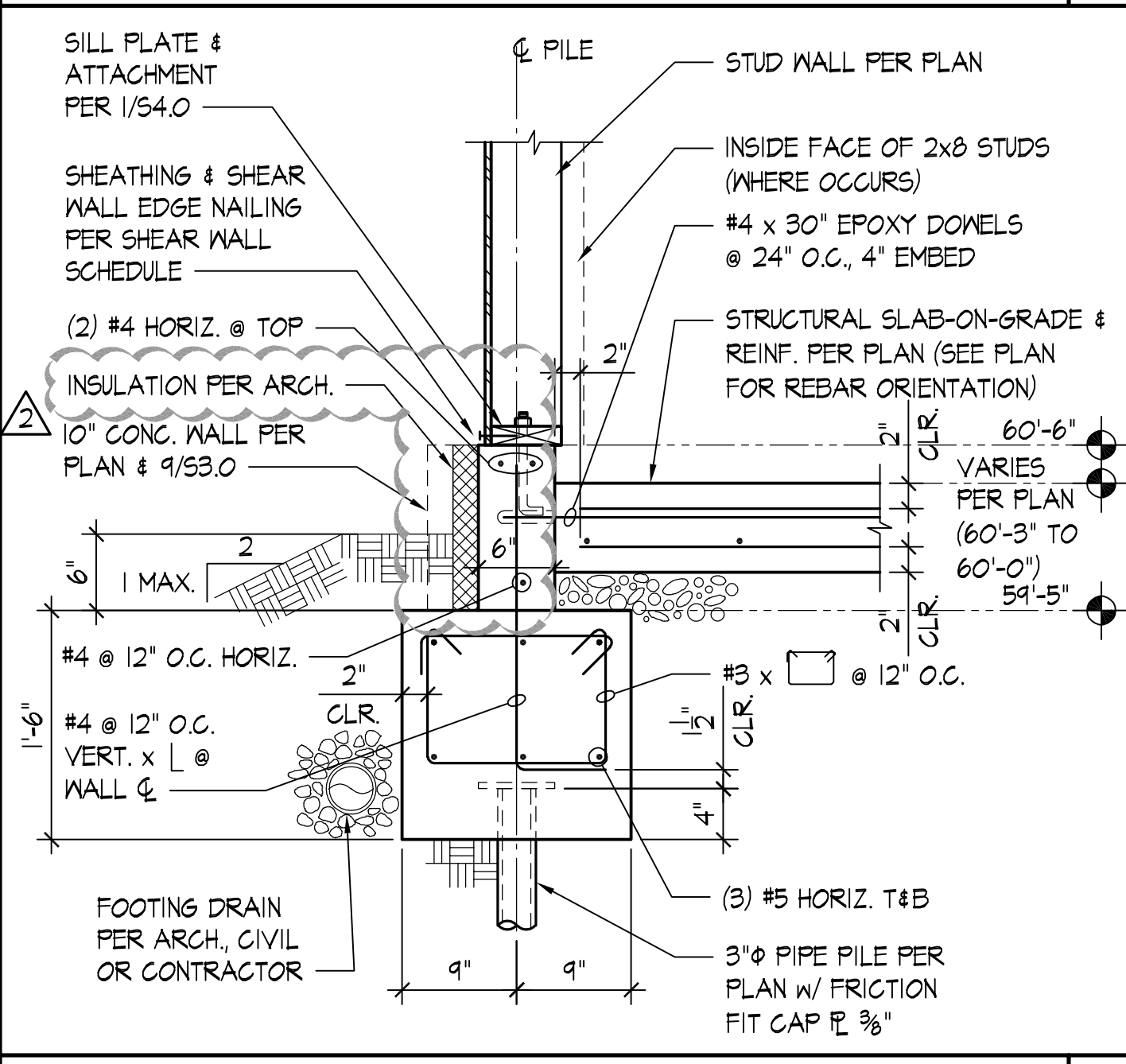
PIPE PILE FOUNDATION - EXTERIOR W/ VENEER BOTH SIDES SCALE: NONE | 6



TYPICAL THICKENED SLAB AT DOOR SCALE: NONE | 7



PIPE PILE FOUNDATION - EXTERIOR W/ VENEER SCALE: NONE | 9



TYPICAL THICKENED SLAB AT DOOR SCALE: NONE | 11

SCALE: NONE | 12

| MARK | SIZE | DEPTH | REINFORCING | REMARKS |
|----------|---------------|-------|----------------------------------|---------|
| F2.0 | 2'-0" x 2'-0" | 10" | (2) #4 EA. WAY | |
| F2.5 | 2'-6" x 2'-6" | 10" | (3) #4 EA. WAY | |
| F3.0 | 3'-0" x 3'-0" | 12" | (4) #4 EA. WAY | |
| F4.0 | 4'-0" x 4'-0" | 12" | (6) #4 EA. WAY | |
| F3.0x4.0 | 3'-0" x 4'-0" | 12" | (6) #4 TRANSV. (4) #4 LONGIT. | |

SPREAD FOOTING SCHEDULE SCALE: NONE | 12

File: 127-a332.dwg Plotdate: Thu, 12/14/2023 2:40 pm

SEAL:



PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|------------|----------|
| REV 2 | 12/15/23 |
| REV 1 | 10/13/23 |
| PERMIT SET | 6/7/23 |

| NO. | DESCRIPTION | DATE | BY |
|--------------|-------------|------|--------------|
| ISSUES: 0 | | | REVISIONS: 1 |
| P.M. | | | SHT |
| P.E. | | | MKS |
| DRAWN BY: | TA | | |
| SCALE: | AS SHOWN | | |
| DATE: | 6/7/23 | | |
| JOB NO. | 23127.01 | | |
| SHEET TITLE: | | | |

TYPICAL WOOD DETAILS

SHEET NO.

S4.0

LOCATE ANCHOR BOLTS AT SHEAR WALLS SUCH THAT EDGE OF PLATE WASHER IS 1/2" (MAX.) FROM WALL SHEATHING OR RIM JOIST

MIN. (2) BOLTS IN EACH SILL SECTION
SILL PLATE AND ATTACHMENT PER SHEAR WALL SCHEDULE (AT NON-SHEAR WALLS; MIN. 2x SILL PLATE w/ 5/8" ANCHOR BOLTS @ 48" O.C.; EMBED MIN. 1" INTO CONCRETE)

WHERE SILL PLATE IS DRILLED OR NOTCHED MORE THAN 1/3 OF THE PLATE WIDTH, INSTALL ONE BOLT EACH SIDE OF NOTCH

(7) BOLT DIA. MIN. (12" MAX.)

TYPICAL SILL PLATE BOLTING - PLAN VIEW

SCALE: NONE

STUD, BLKG. OR PLATE AS OCCURS

PANEL JOINT
SPACING PER SHEAR WALL SCHEDULE

(3) EQ. SPACES, TYP.

PANEL JOINT

PANEL EDGE

NOTE:
STAGGER EACH LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

TYPICAL STAGGERED NAILING

SCALE: NONE

2

PANEL EDGE NAILING PER PLAN
SHEATHING PER PLAN
FIELD NAILING AT INTERMEDIATE FRAMING MEMBERS PER PLAN
SHEATHING JOINT, PANEL EDGE NAILING PER PLAN, TYP.
WHERE FULLY BLOCKED DIAPHRAGMS ARE SPECIFIED ON THE PLANS, PROVIDE 2x4 FLAT BLKG. AT SHEATHING JOINTS, SEE DETAIL A

PANEL EDGE NAILING PER PLAN, SEE 2/54.0
2x4 FLAT BLKG.

DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQ'D)

PANEL EDGE NAILING PER PLAN
2x4 NAILER w/ 10d-F NAILS @ 6" O.C.
JOIST BEYOND AT JOIST SPLICE WHERE OCCURS

DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

NOTES:
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING

SCALE: NONE

6

HOLDOWN STUDS OR POST PER PLAN, (2) 2x MIN.
SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
SHEAR WALL EDGE NAILING AT EACH HOLDOWN STUD OR POST
HOLDOWN STRAP PER PLAN (EACH SIDE WHERE NOTED ON PLAN)
SHEATHING PER PLAN
SOLID BLOCKING TO MATCH HOLDOWN STUDS
FRAMING CONTINUOUS WHERE OCCURS
10d-F NAILS @ 8" O.C. TYP. AT BUILT-UP STUDS

PRE-BENT HOLDOWN STRAP PER PLAN (WRAP AROUND BEAM BELOW CENTER STRAP ON STUDS)
BEGINNING OF NAILS INTO POST
FACE NAIL INTO BEAM
HEADER PER PLAN AND 10/54.1
STRAP EACH END OF HEADER TO MATCH HOLDOWN STRAP (WRAP AROUND BEAM ABOVE)
HOLDOWN STUDS OR POST PER PLAN, (2) 2x MIN.

| HOLDOWN STRAP | MIN. NUMBER OF NAILS EACH END | MIN. STRAP END LENGTH "A" |
|---------------|-------------------------------|---------------------------|
| C516 | (15) 8d | 1'-4" |
| MSTC66 | (38) 16d SINKERS | 2'-6" |
| CMST12 | (49) 16d SINKERS | 3'-0" |

TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP

SCALE: NONE

10

| SHEAR WALL TYPE | SHEAR WALL SHEATHING (1) | PANEL EDGE FRAMING (2) (7) | PANEL EDGE NAILING (3) | BOTTOM PLATE ATTACHMENT | | TOP PLATE ATTACHMENT | | |
|-----------------|---------------------------|----------------------------|-------------------------------|---|--|----------------------|---|-----------------|
| | | | | 2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW | ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4) (5) | | RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) | |
| | | | | | 3x PLATE | 2x PLATE | INTERIOR WALL | EXTERIOR WALL |
| SN-6 | 15/32" APA ONE-SIDE SHTG. | 2x | 0.148" x 2 1/4" @ 6" O.C. | 0.148" x 3 1/4" @ 6" O.C. (9) | 5/8" @ 48" O.C. | 5/8" @ 48" O.C. | A35 @ 16" O.C. | LTP4 @ 16" O.C. |
| SN-4 | 15/32" APA ONE-SIDE SHTG. | 3x OR (2) 2x | 0.148" x 2 1/4" @ 4" O.C. (8) | 0.148" x 3 1/4" @ 4" O.C. (9) | 5/8" @ 32" O.C. | 5/8" @ 24" O.C. | A35 @ 12" O.C. | LTP4 @ 12" O.C. |
| SN-3 | 15/32" APA ONE-SIDE SHTG. | 3x OR (2) 2x | 0.148" x 2 1/4" @ 3" O.C. (8) | 0.148" x 3 1/4" @ 3" O.C. (9) | 5/8" @ 32" O.C. | 5/8" @ 24" O.C. | A35 @ 8" O.C. | LTP4 @ 8" O.C. |
| SN-2 | 15/32" APA ONE-SIDE SHTG. | 3x OR (2) 2x | 0.148" x 2 1/4" @ 2" O.C. (8) | (2) ROWS 0.148" x 3 1/4" @ 4" O.C. (10) | 5/8" @ 24" O.C. | 5/8" @ 16" O.C. | A35 @ 6" O.C. | LTP4 @ 8" O.C. |

NOTES:

- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
- ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.148" x 2-1/4" @ 12" O.C.
- EMBED CAST-IN-PLACE 5/8" ANCHOR BOLTS 1" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE, SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- PROVIDE 0.131" x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131" x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
- ALTERNATIVE TO 3x STUDS IS (2) 2x STUDS NAILED TOGETHER WITH 0.148" x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- STAGGER THE PANEL EDGE NAILS PER 2/54.0.
- RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 1/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
- RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 1/4" AT EXTERIOR WALLS, 3 1/2" AT INTERIOR WALLS. STAGGER NAILS SIMILAR TO 2/54.0.

SHEAR WALL SCHEDULE - 10d NAILS

SCALE: NONE

8

SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
UP TO 1/2" OF FLAT SHIM MAY BE PLACED HERE TO AID IN INSTALLATION OF HOLDOWN
HOLDOWN STUDS OR POST PER PLAN (2) 2x MIN.
SHEAR WALL EDGE NAILING AT EACH HOLDOWN STUD OR POST
CONNECTORS TO HOLDOWN STUD AS REQUIRED BY MFR. SEE SCHEDULE
HOLDOWN PER PLAN
10d-F NAILS @ 8" O.C. TYP. AT BUILT-UP STUDS
FRAMING CONTINUOUS WHERE OCCURS
SQUASH BLOCKS
TOP OF CONG. PER PLAN
CONCRETE REINFORCING
CAST-IN-PLACE HEADED ANCHOR BOLT AND STD. WASHER, OR ALL-THREAD WITH DOUBLE HEAVY HEX NUTS AND STD. WASHER. (USE THREADED ADHESIVE ANCHOR ROD AT EXISTING FOUNDATION - DRILL AND EPOXY, TYP. SEE GENERAL STRUCTURAL NOTES)
RIM JOIST
EMBEDMENT LENGTH PER SCHEDULE

| HOLDOWN | ANCHOR BOLT Ø | ANCHOR BOLT IN CONCRETE EMBED LENGTH | CONNECTORS TO HOLDOWN STUDS |
|---------|---------------|--------------------------------------|-----------------------------|
| HDU2 | 5/8" Ø | 13" | (6) 1/4" x 2 1/2" SDS |
| HDU4 | 5/8" Ø | 13" | (10) 1/4" x 2 1/2" SDS |
| HDU5 | 5/8" Ø | 13" | (14) 1/4" x 2 1/2" SDS |
| HDU8 | 7/8" Ø | 18" | (20) 1/4" x 2 1/2" SDS |
| HDU11 | 1" Ø | 20" | (30) 1/4" x 2 1/2" SDS |

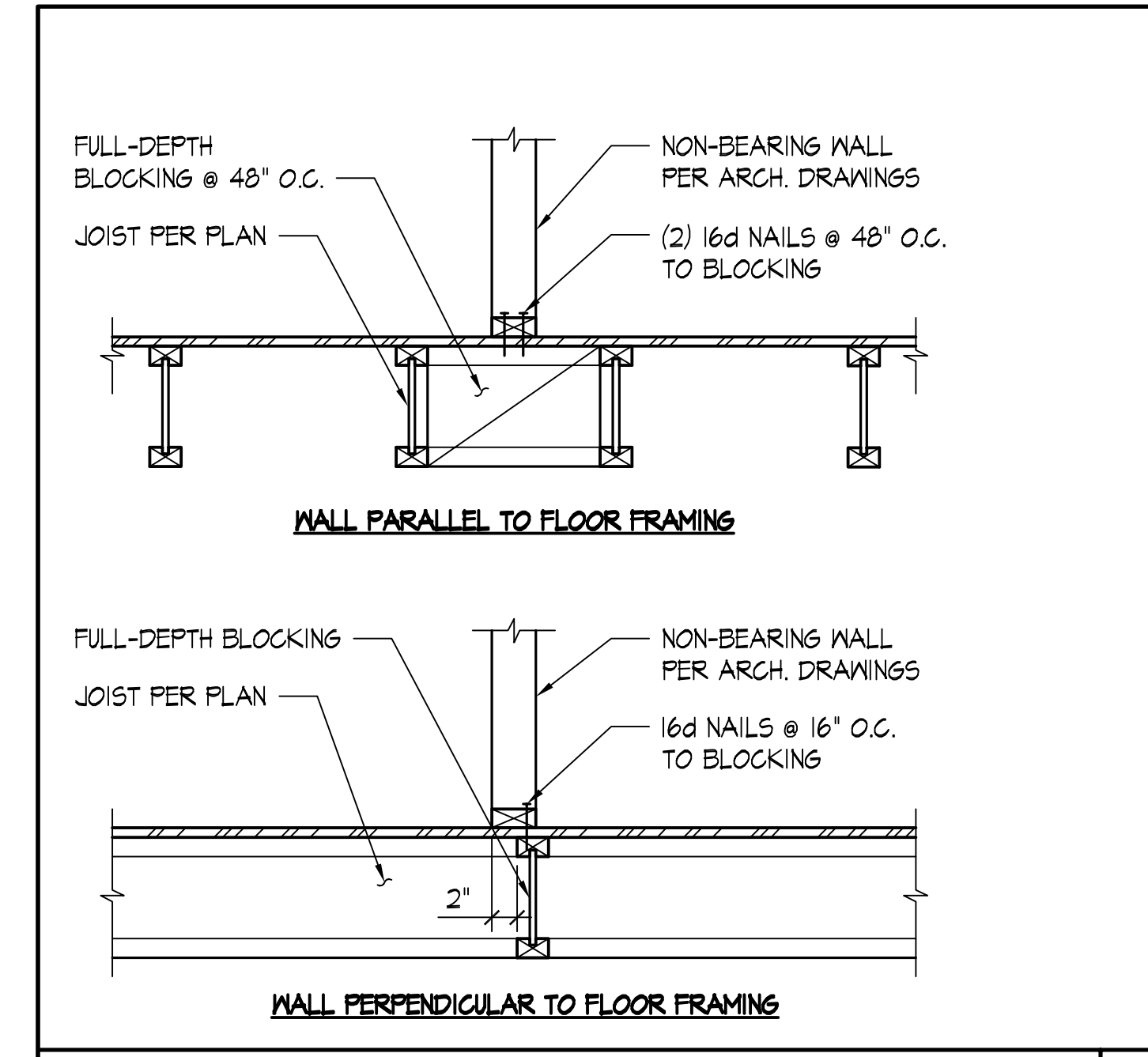
NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

TYPICAL HOLDOWN TO CONCRETE AT RIM JOIST

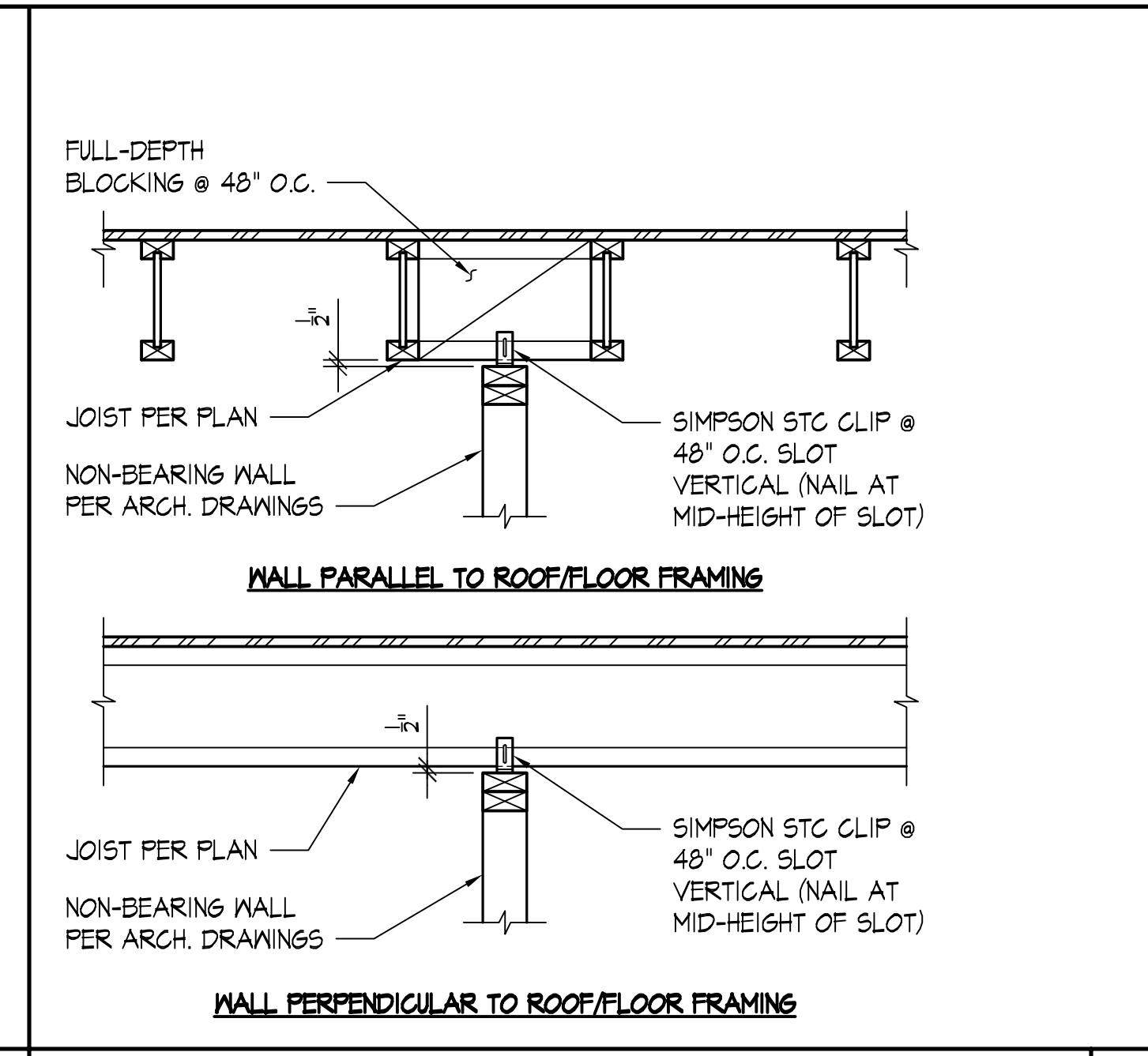
SCALE: NONE

12

File: 127-44050.dwg PlotDate: Thu, 12/14/2023 2:23 pm



TYPICAL NON-BEARING WALL SUPPORT (BOTTOM) - 1-JOIST SCALE: NONE |



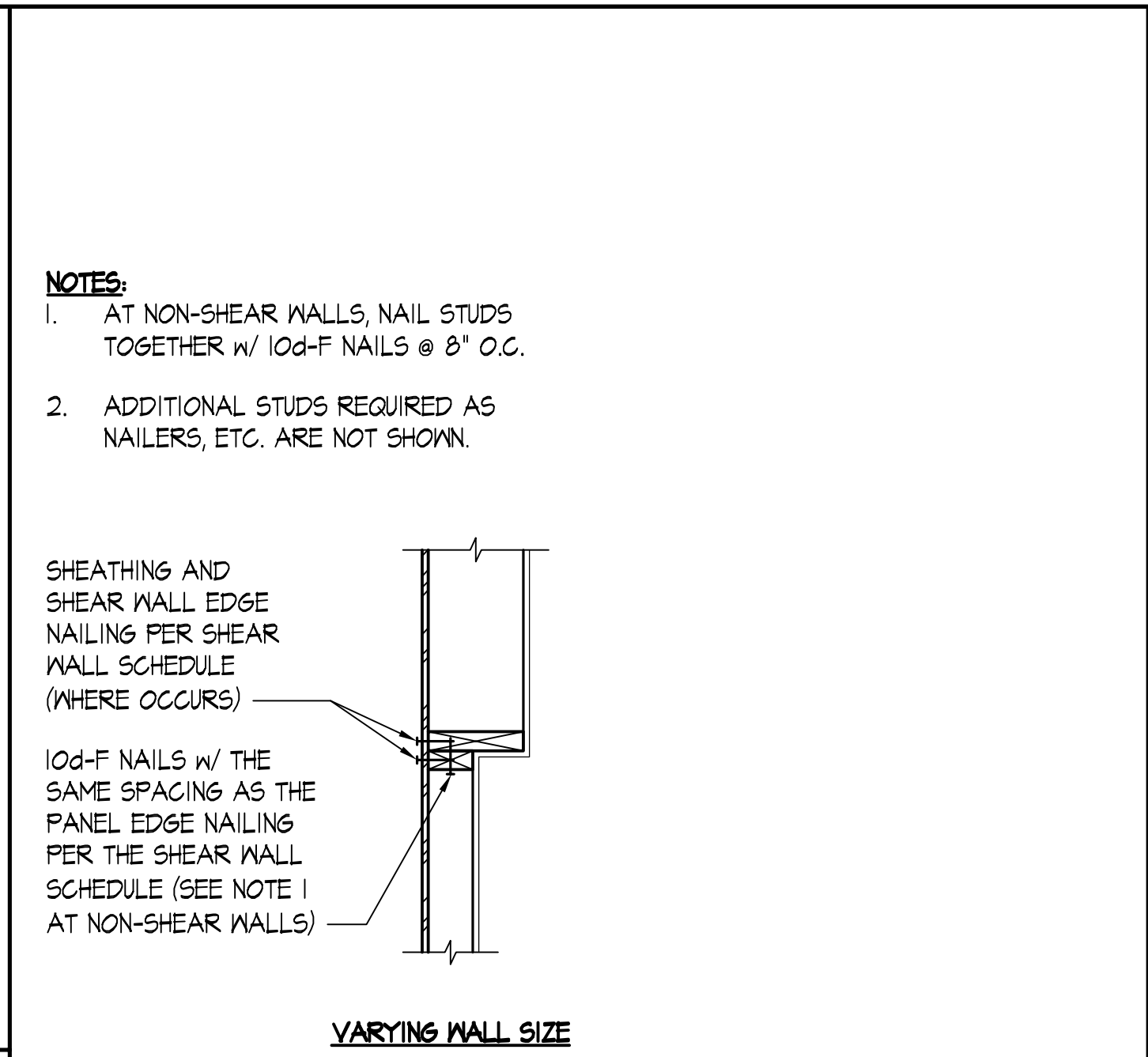
TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - 1-JOIST SCALE: NONE | 2

CEILING JOIST SCHEDULE

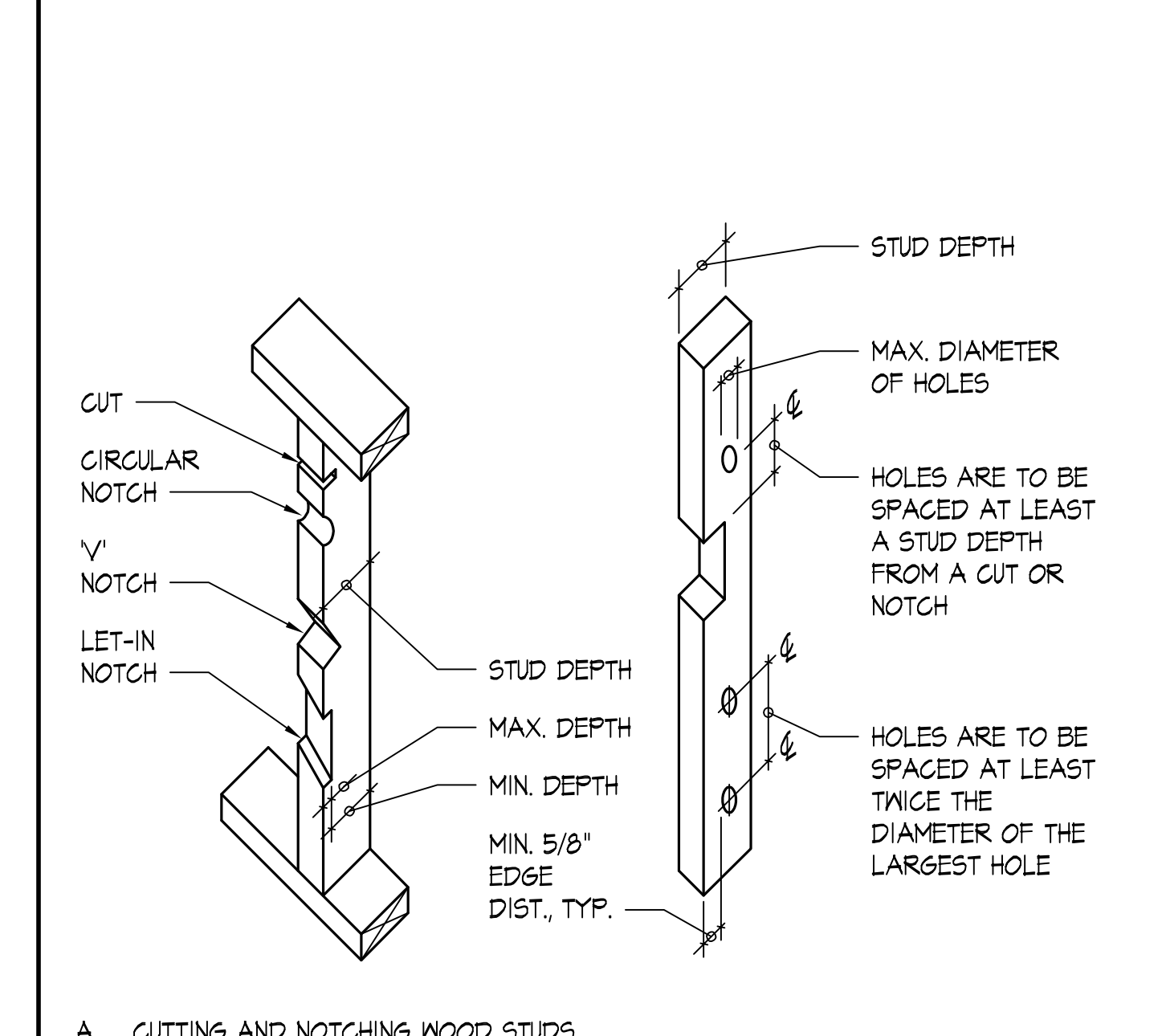
| SIZE | MAX. SPAN |
|------------------------------------|------------------|
| 2x4 @ 24" O.C. 2x4 @ 16" O.C. | 8'-0" 9'-2" |
| 2x6 @ 24" O.C. 2x6 @ 16" O.C. | 12'-6" 14'-4" |
| 2x8 @ 24" O.C. 2x8 @ 16" O.C. | 16'-6" 19'-0" |
| 2x10 @ 24" O.C. 2x10 @ 16" O.C. | 21'-2" 24'-3" |

NOTES:
CEILING JOIST TABLE BASED ON HF #2, F_b=850 PSI (REPETITIVE MEMBER USE), F_v = 150 PSI, E=1.3x10⁶ PSI, DEFL. < L/240
ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

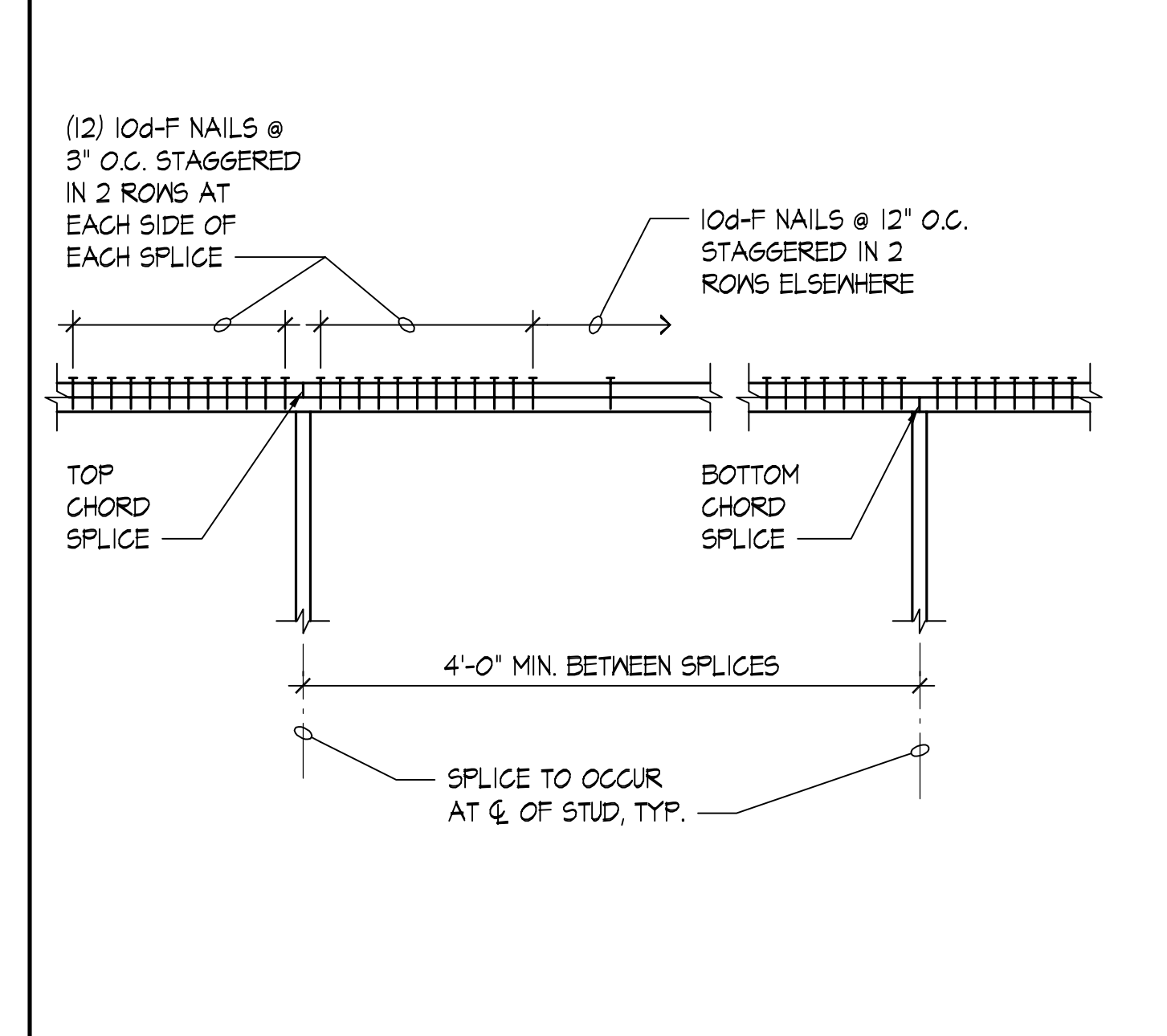
CEILING JOIST SCHEDULE SCALE: NONE | 3



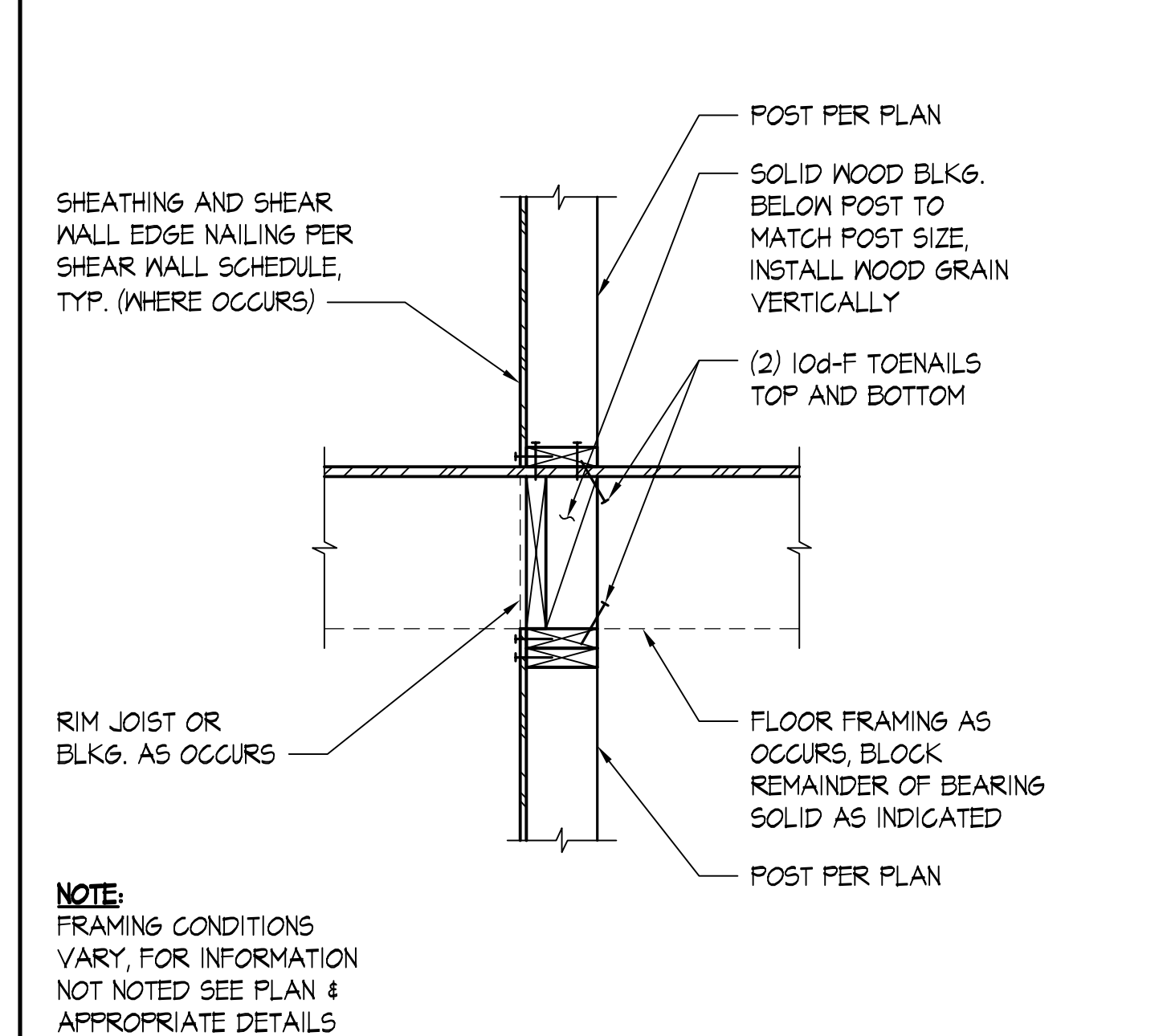
TYPICAL WALL INTERSECTIONS - RESIDENTIAL SCALE: NONE | 8



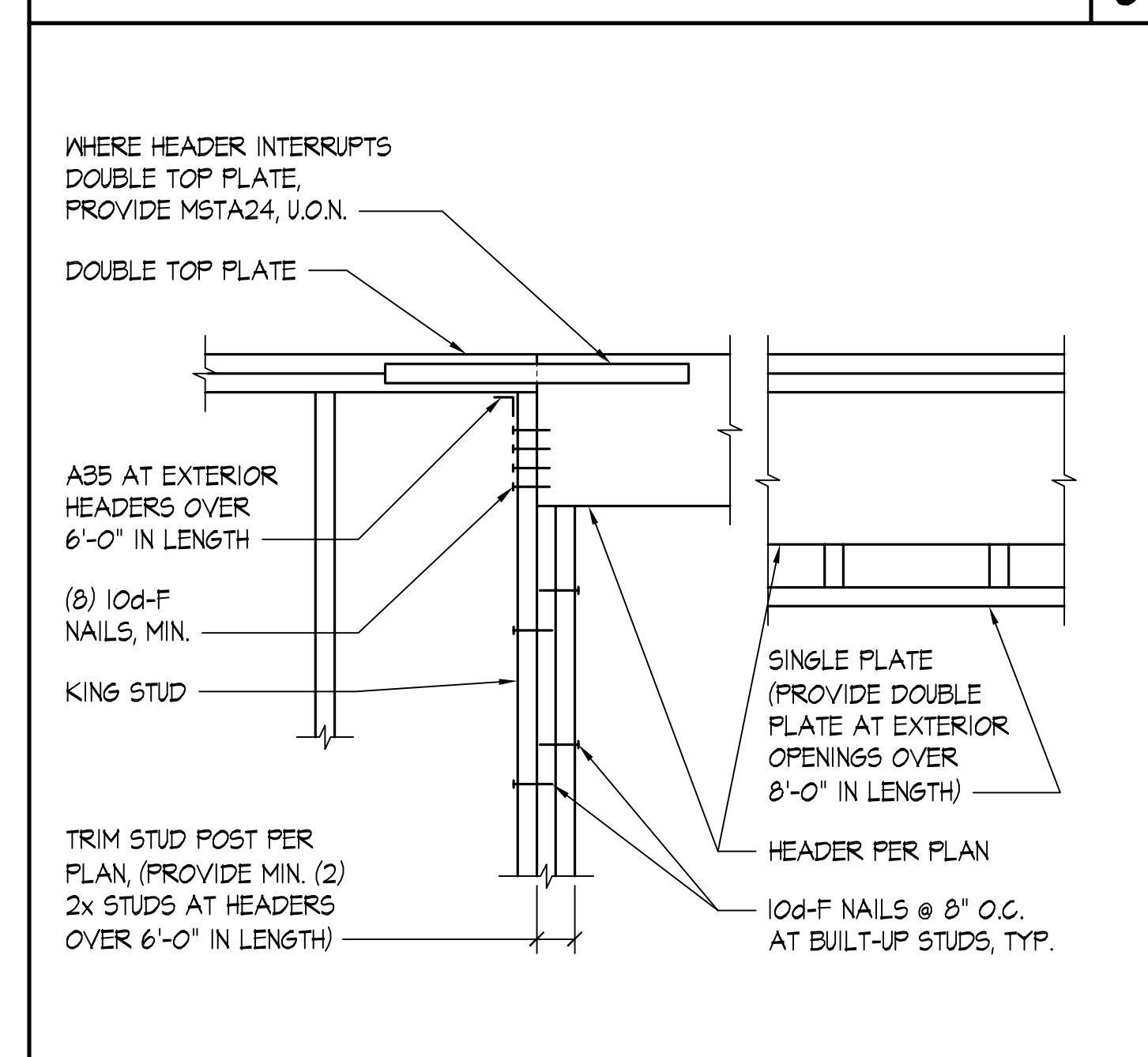
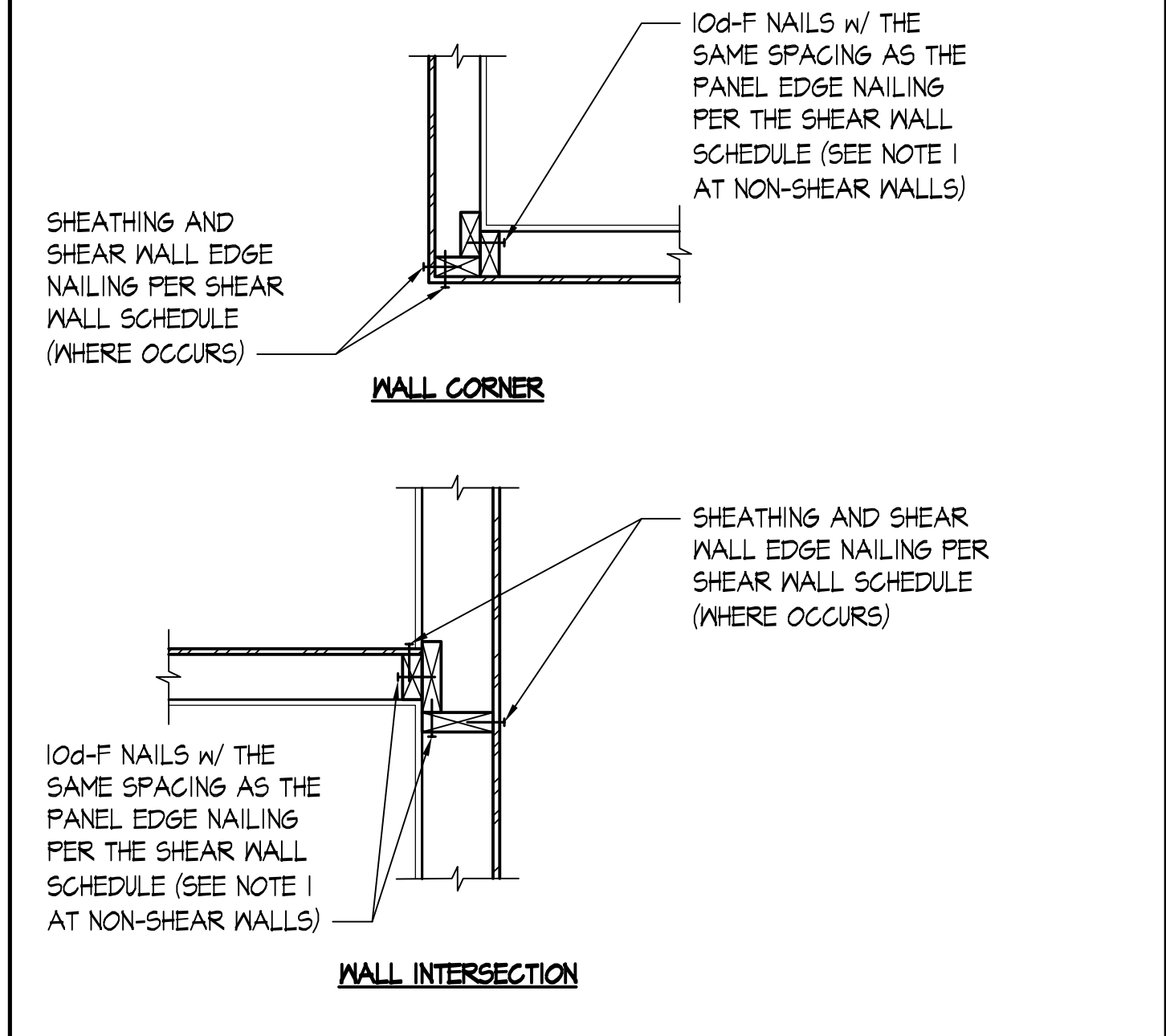
TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE | 9



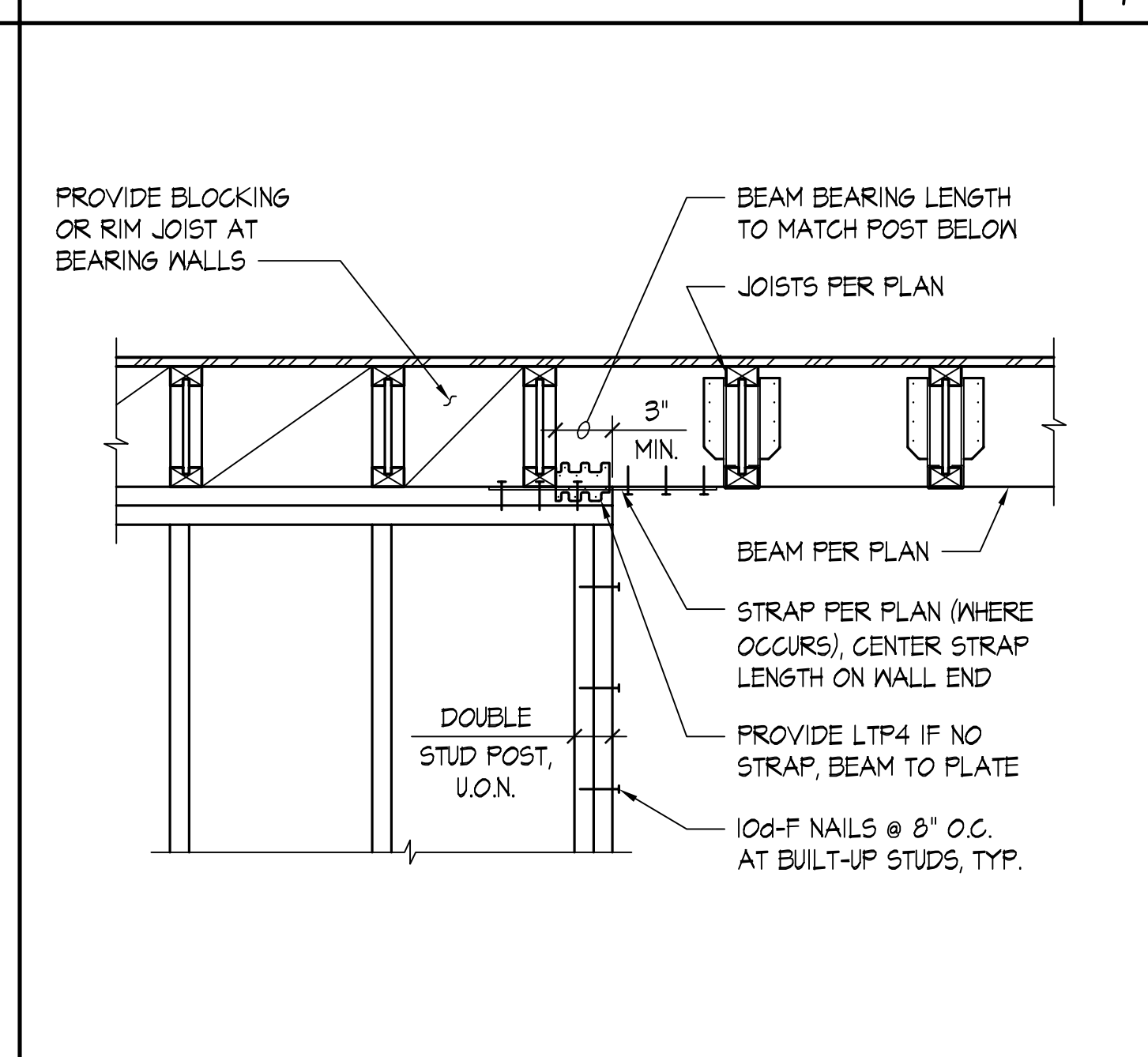
TYPICAL TOP PLATE SPLICE SCALE: NONE | 6



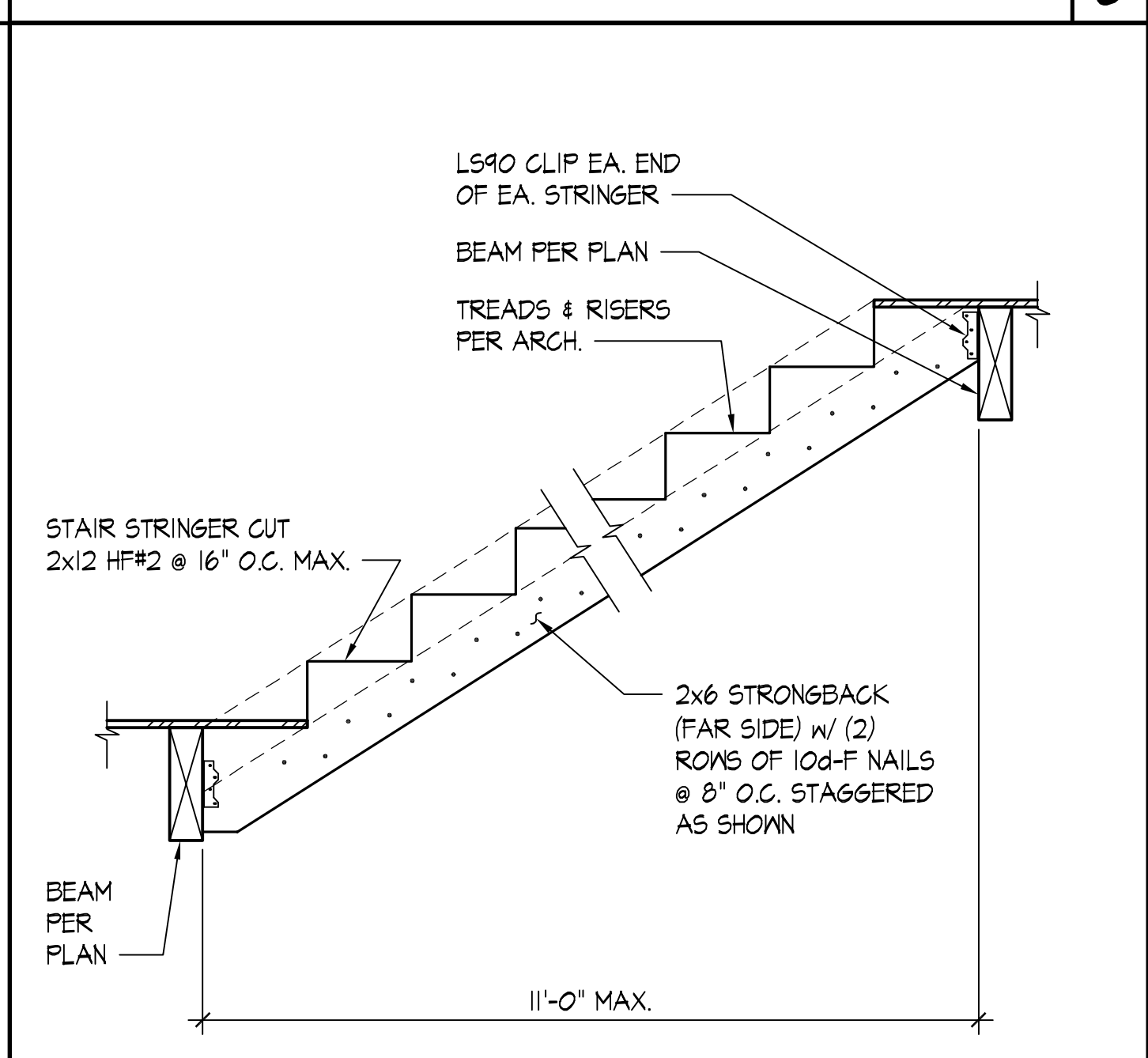
TYPICAL POST AT FLOOR SCALE: NONE | 7



TYPICAL HEADER SCALE: NONE | 10



TYPICAL FLUSH BEAM SCALE: NONE | 11



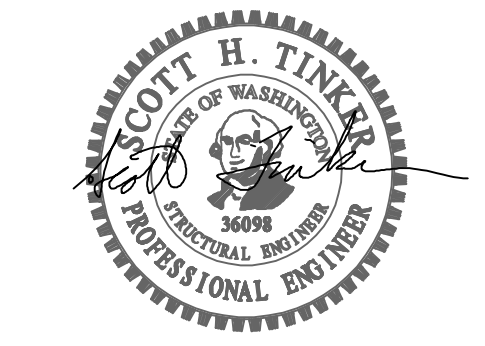
TYPICAL STAIR STRINGER SCALE: NONE | 12



QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
www.quantumce.com

SEAL:



PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

| REV | DESCRIPTION | DATE | BY |
|------------|-------------|----------|----|
| REV 2 | | 12/15/23 | |
| REV 1 | | 10/13/23 | |
| PERMIT SET | | 6/7/23 | |

ISSUES: ○ REVISIONS: △

| NO. | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
| P.M. | SHT | | |
| P.E. | MKS | | |
| DRAWN BY: | TA | | |
| SCALE: | AS SHOWN | | |
| DATE: | 6/7/23 | | |
| JOB NO. | 23127.01 | | |

SHEET TITLE:

TYPICAL WOOD DETAILS

SHEET NO.

S4.1

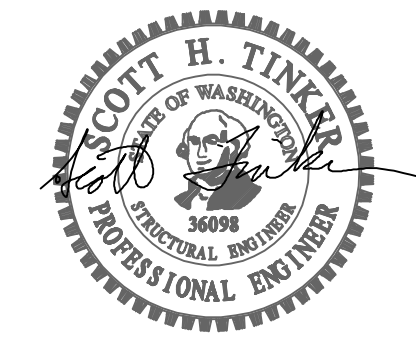
File: 127-4407.dwg Plotter: Tm, 12/14/2023 2:53 pm



QUANTUM CONSULTING ENGINEERS

1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL. 206.957.3900 www.quantumce.com

SEAL:



PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY MERCER ISLAND, WA 98040

APPROVAL:

Table with 3 columns: NO., DESCRIPTION, DATE, BY. Includes revision and permit set information.

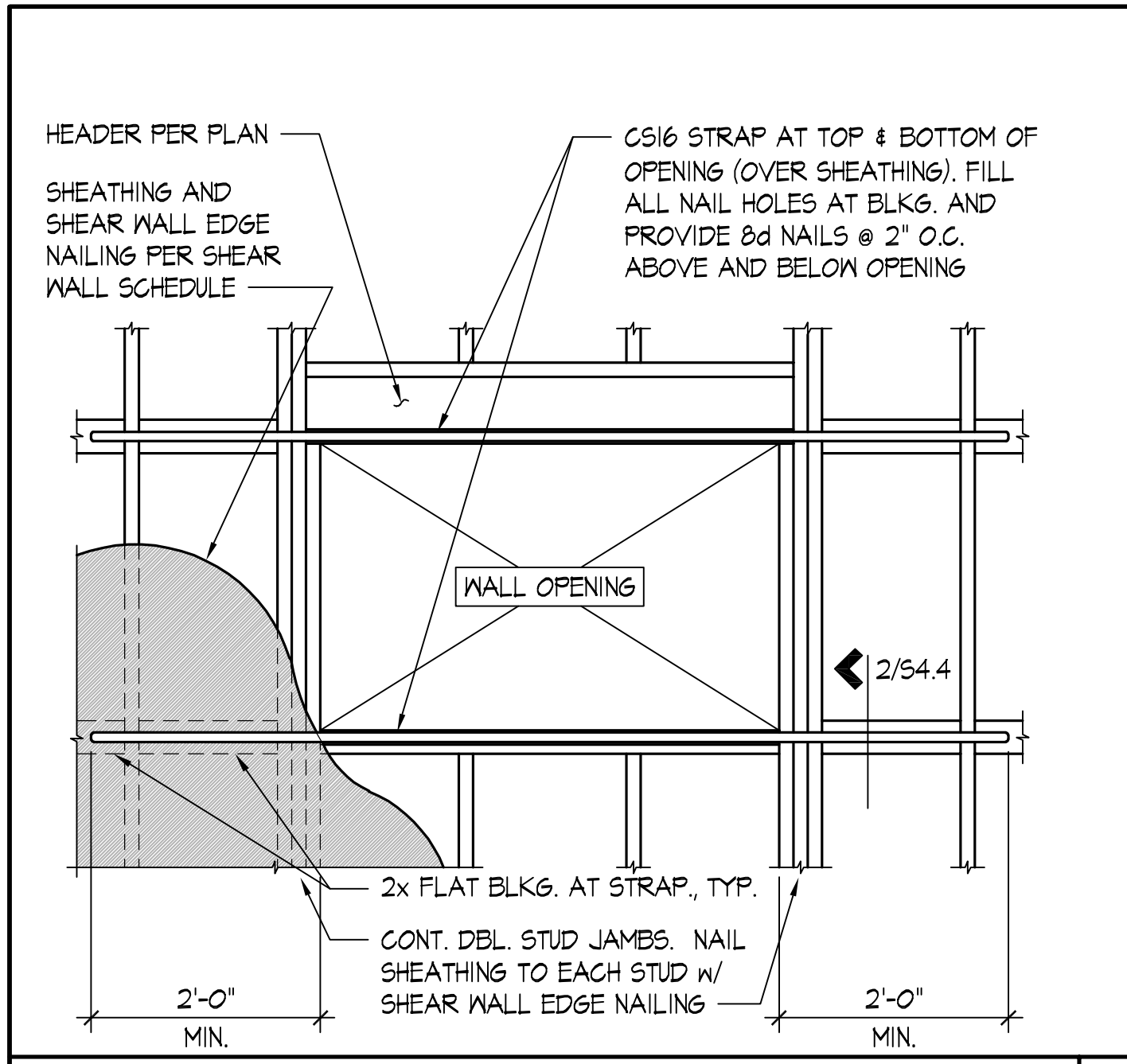
Table with 3 columns: NO., DESCRIPTION, DATE, BY. Includes revision and permit set information.

Table with 3 columns: NO., DESCRIPTION, DATE, BY. Includes revision and permit set information.

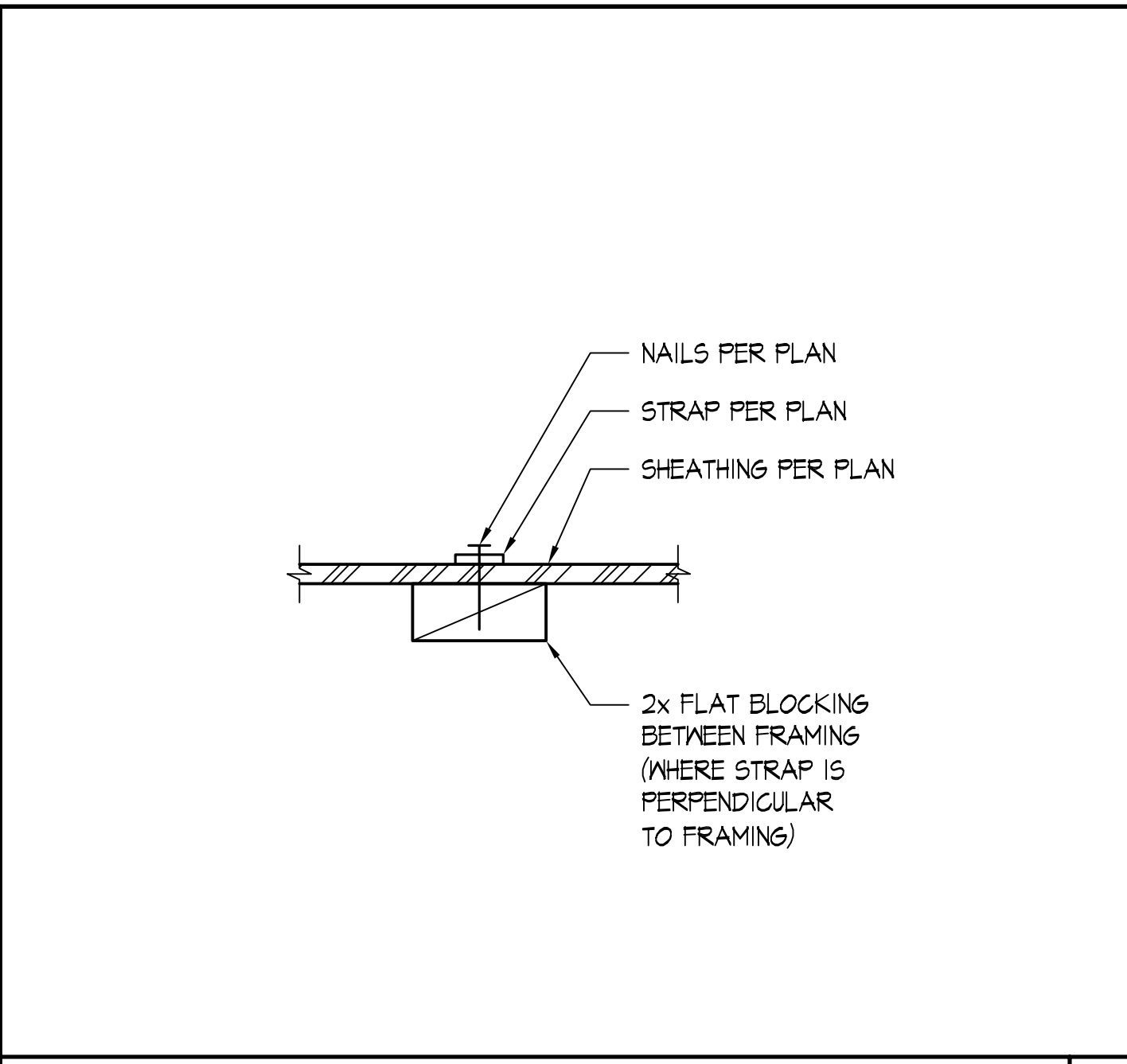
TYPICAL WOOD DETAILS

SHEET NO.

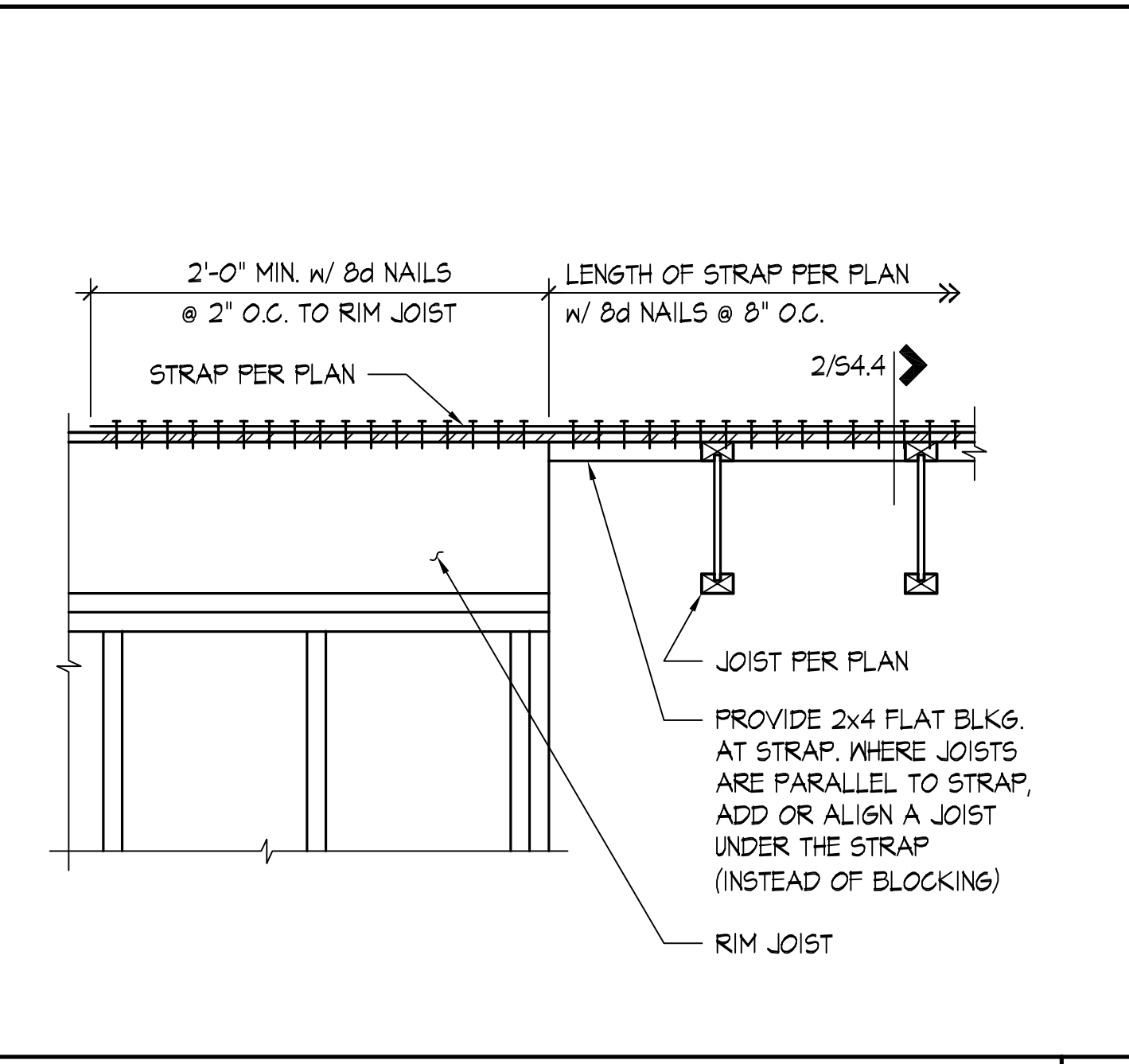
S4.4



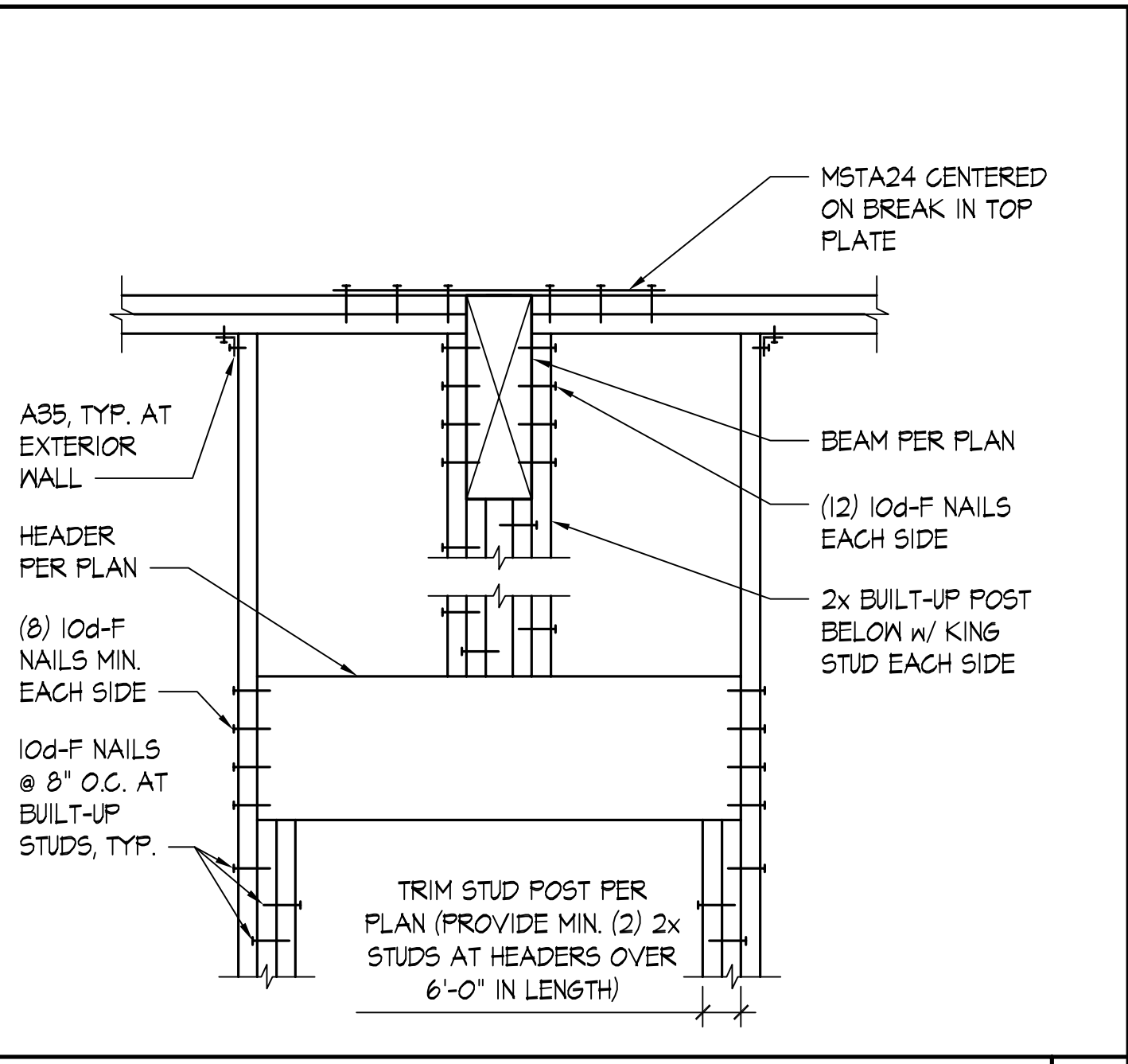
STRAPPING AROUND SHEAR WALL OPENING SCALE: NONE 1



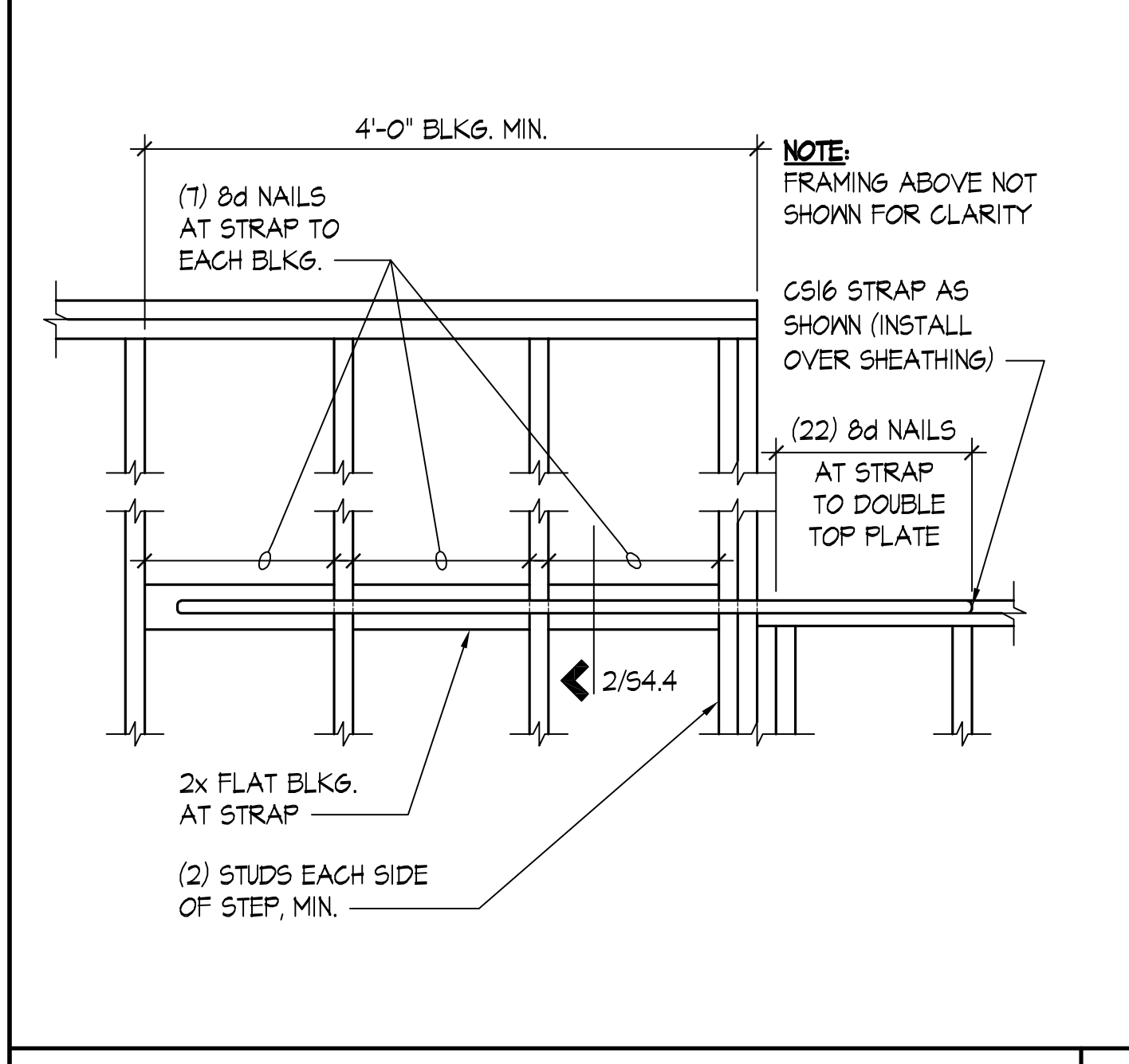
STRAP TO BLOCKING DETAIL SCALE: NONE 2



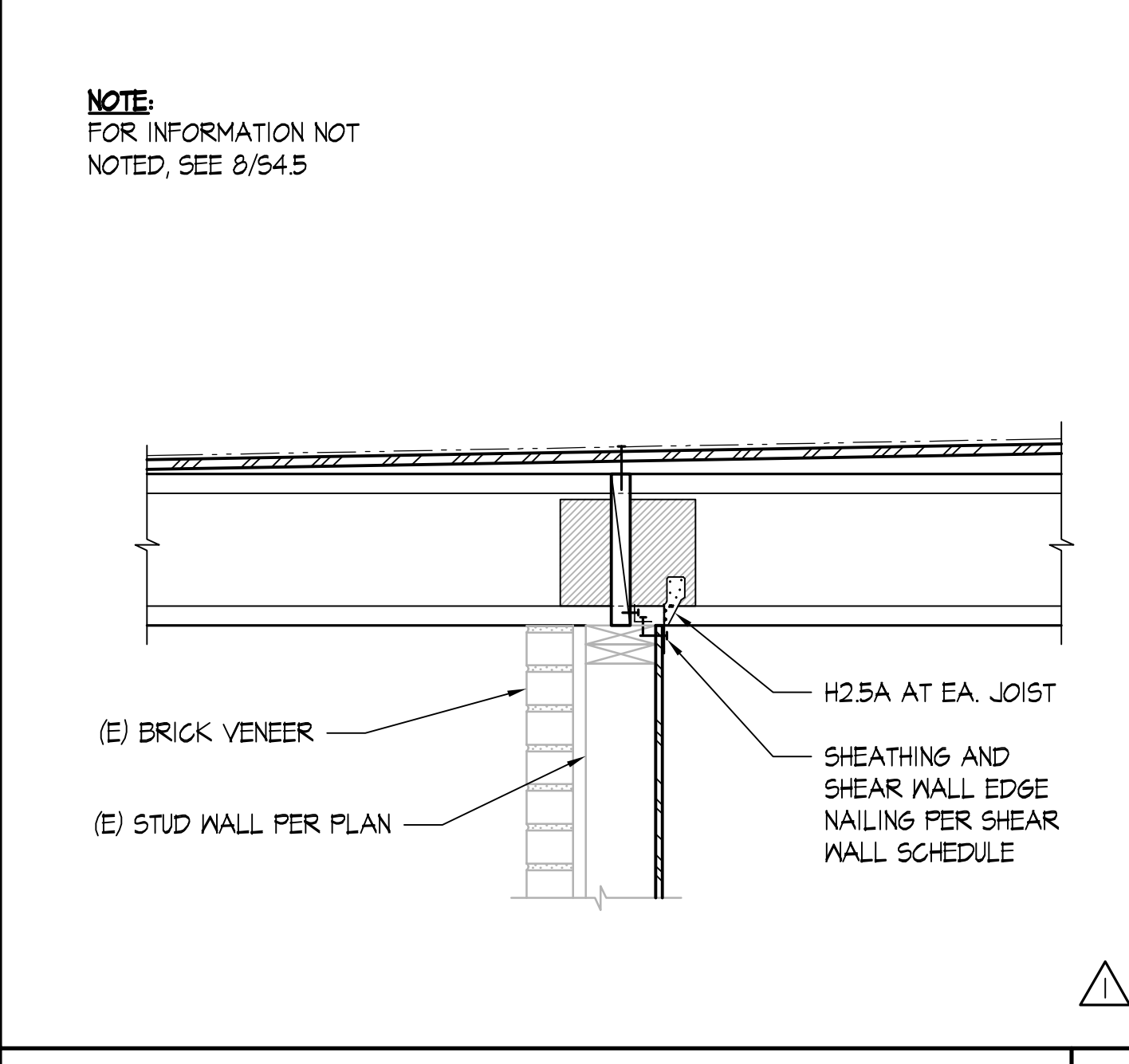
TYPICAL DRAG STRUT DETAIL SCALE: NONE 3



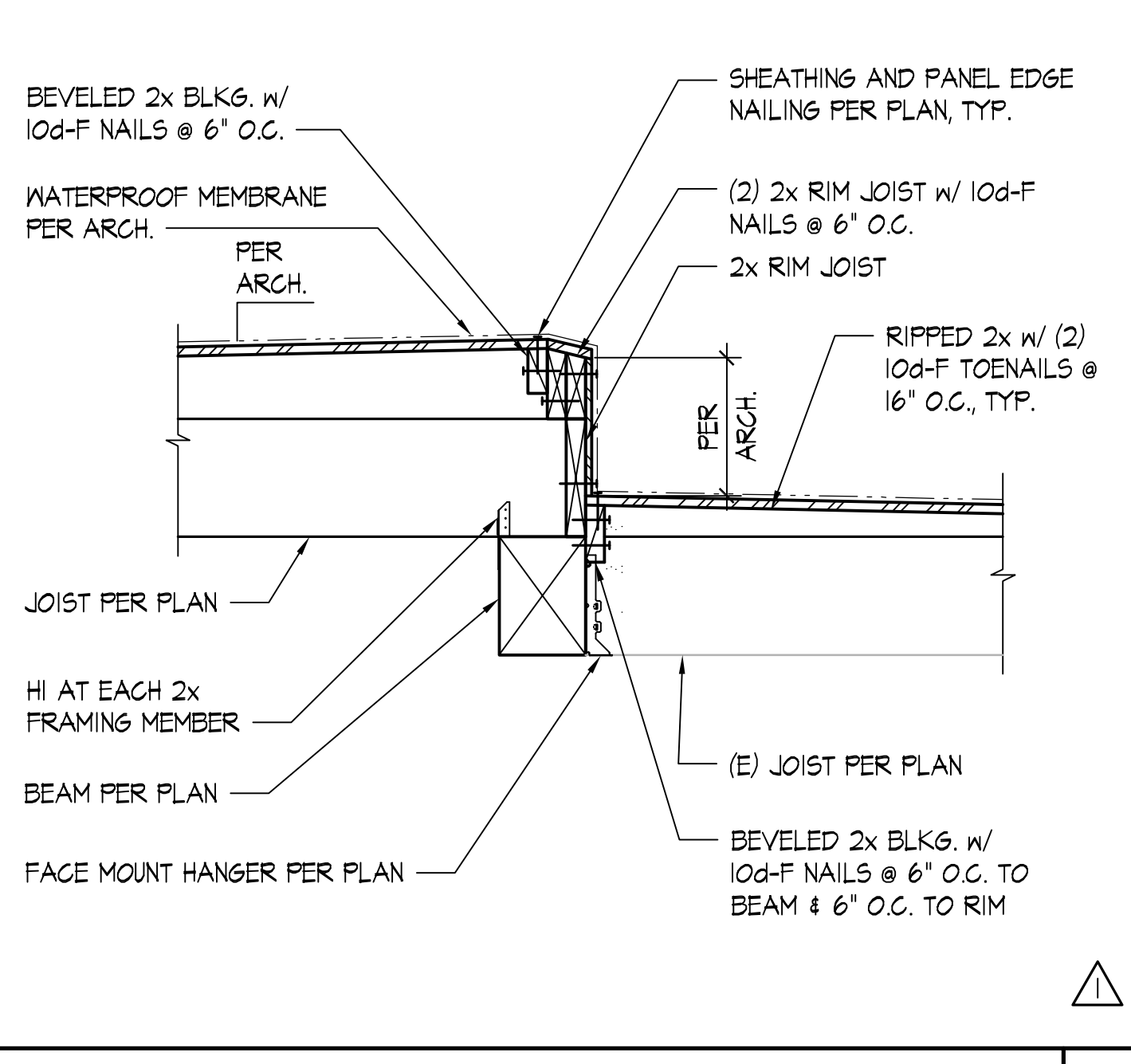
TYPICAL DROP BEAM TO WALL SUPPORT (OVER HEADER) SCALE: NONE 4



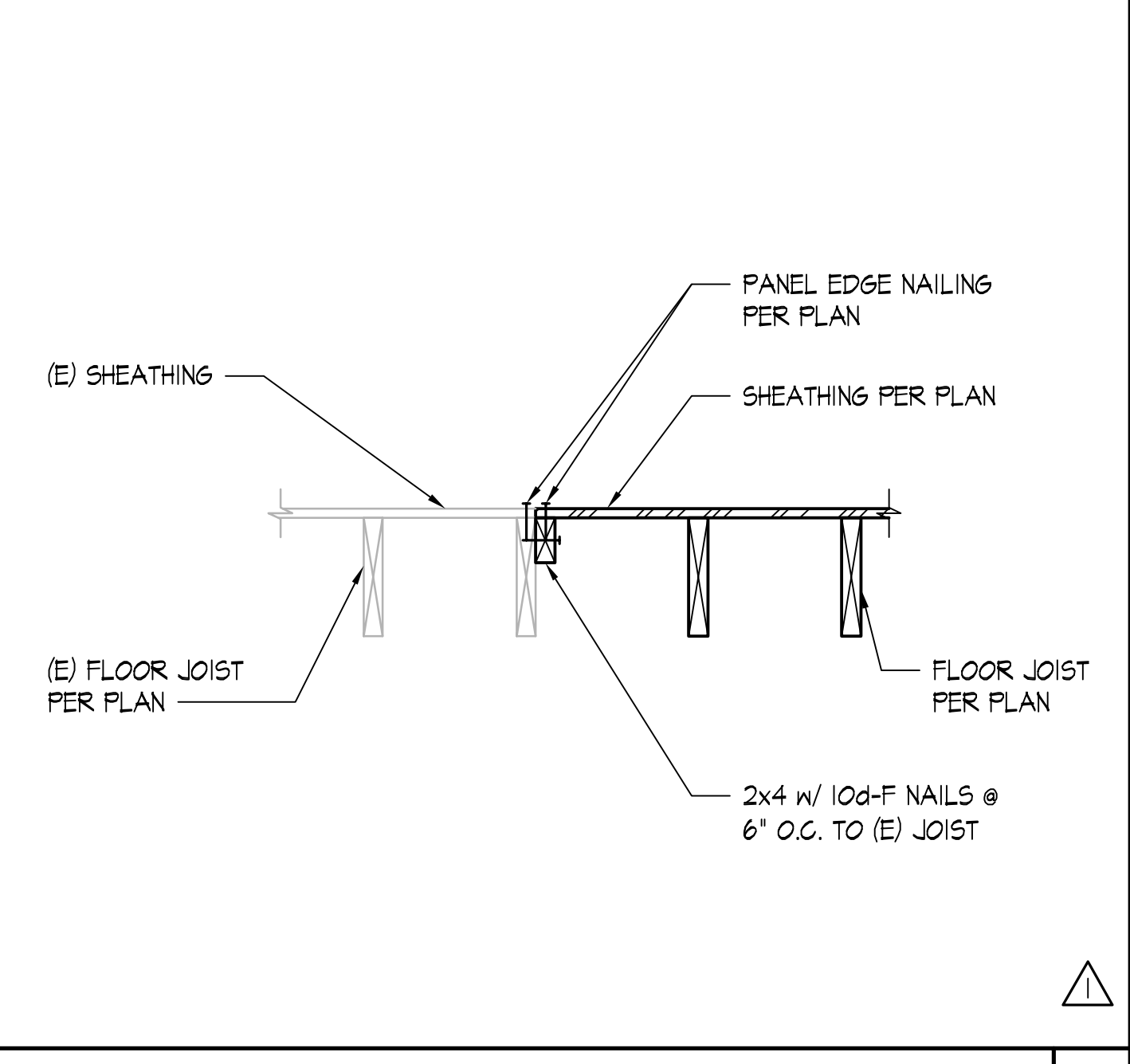
TYPICAL PLATE HEIGHT STEP SCALE: NONE 5



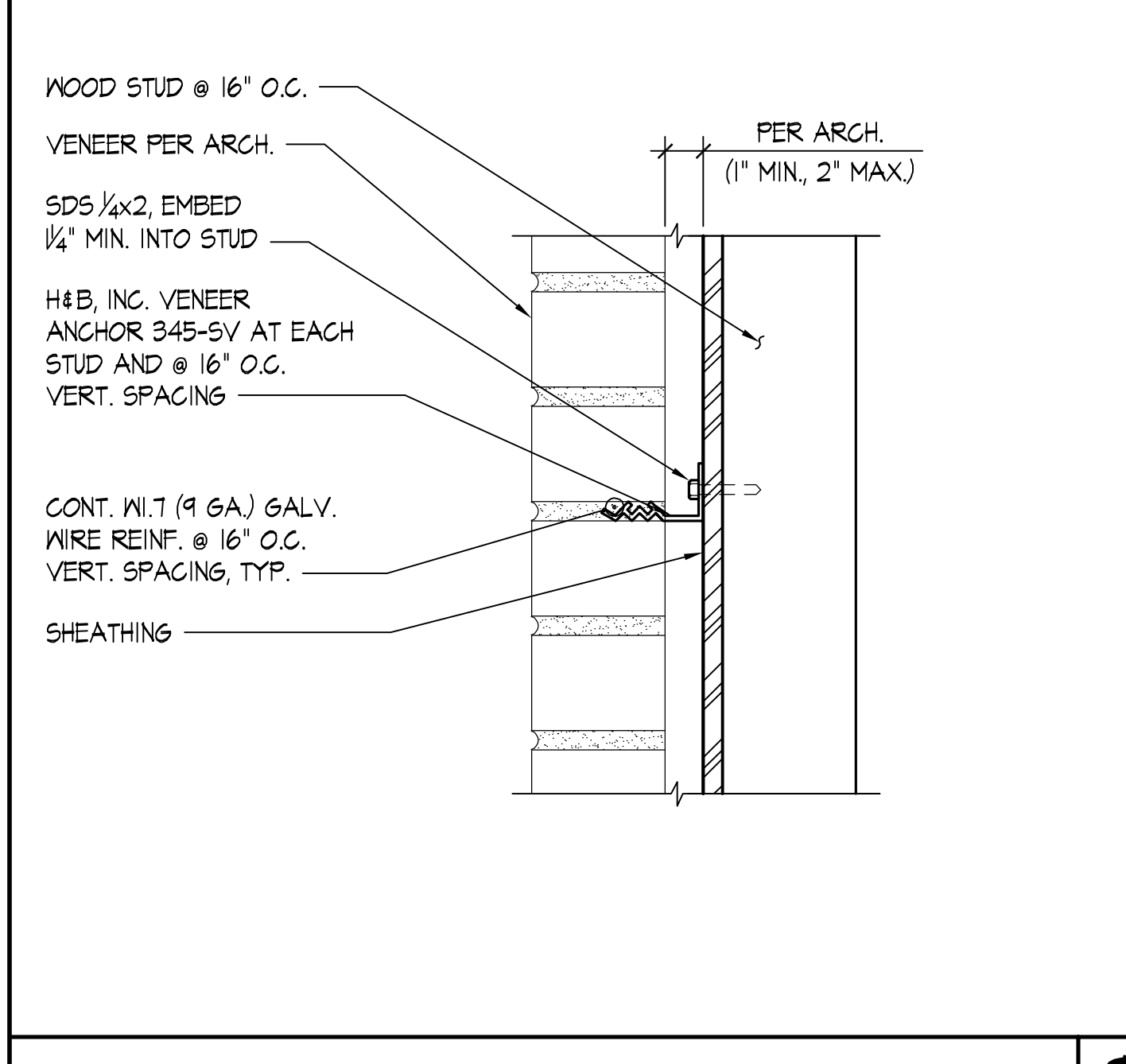
DETAIL SCALE: NONE 6



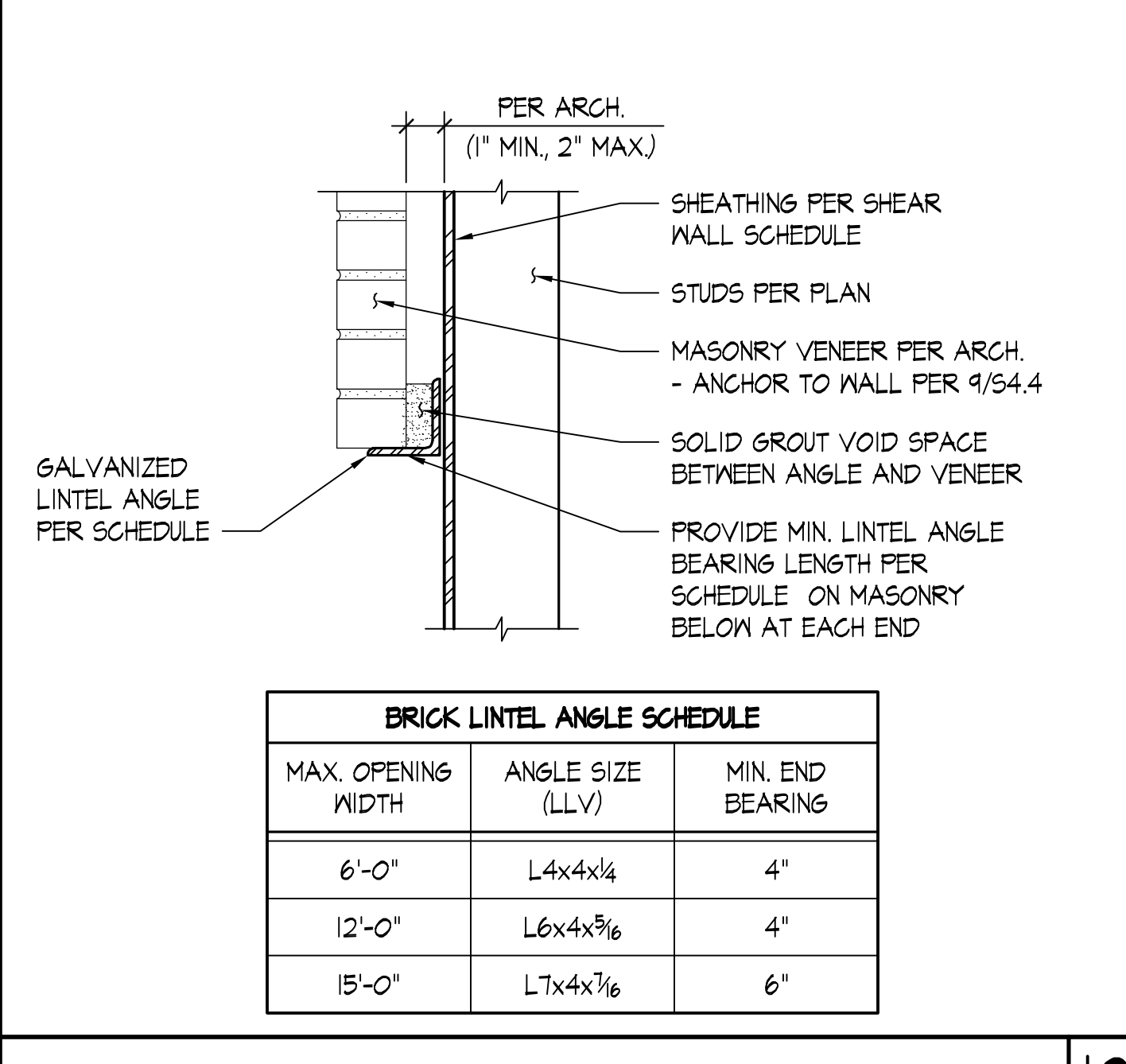
TYPICAL ROOF STEP SCALE: NONE 7



TYPICAL FLOOR JOIST AT EXISTING FRAMING SCALE: NONE 8

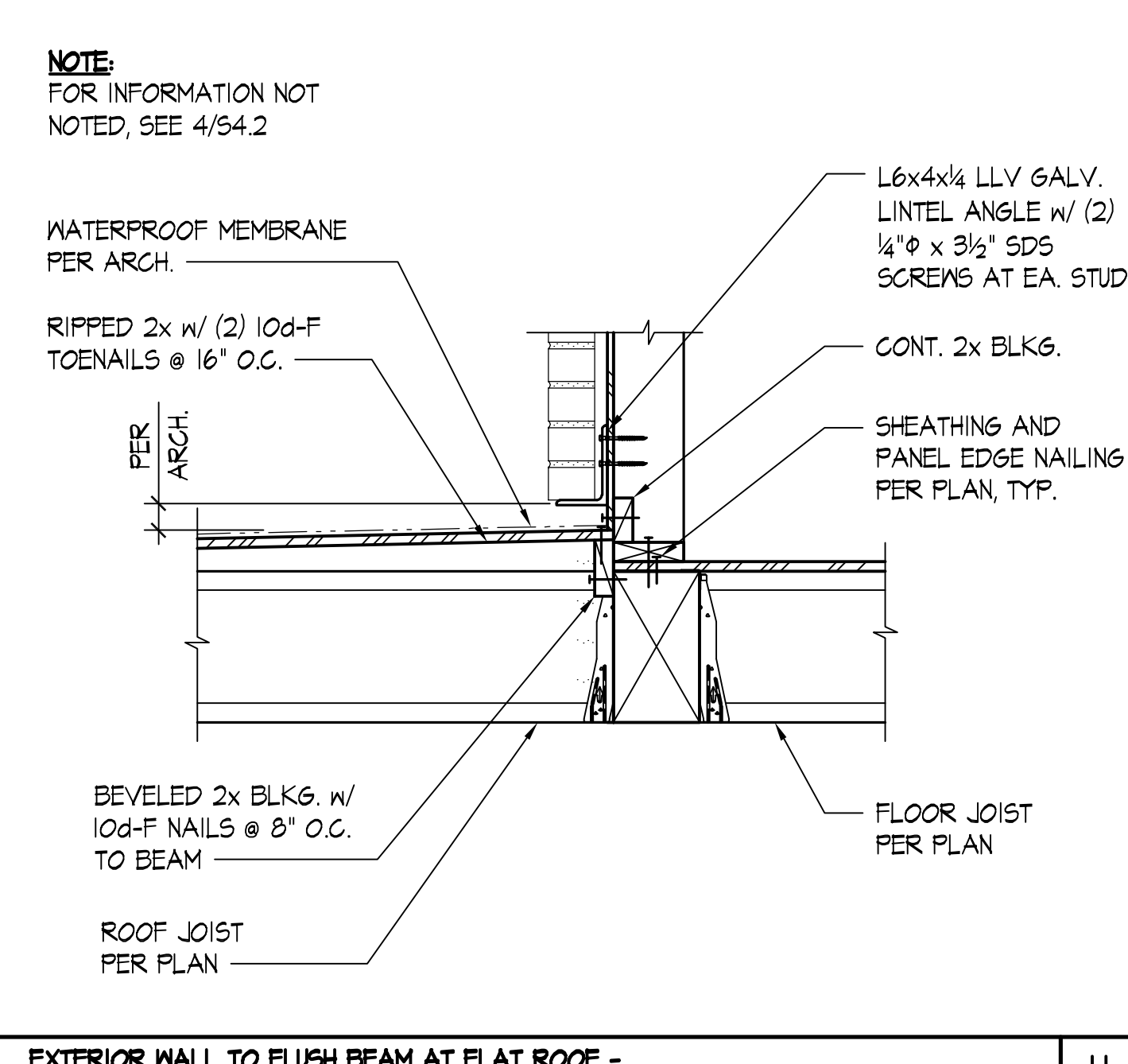


MASONRY VENEER ANCHORAGE DETAIL - WOOD STUD WALL SCALE: NONE 9

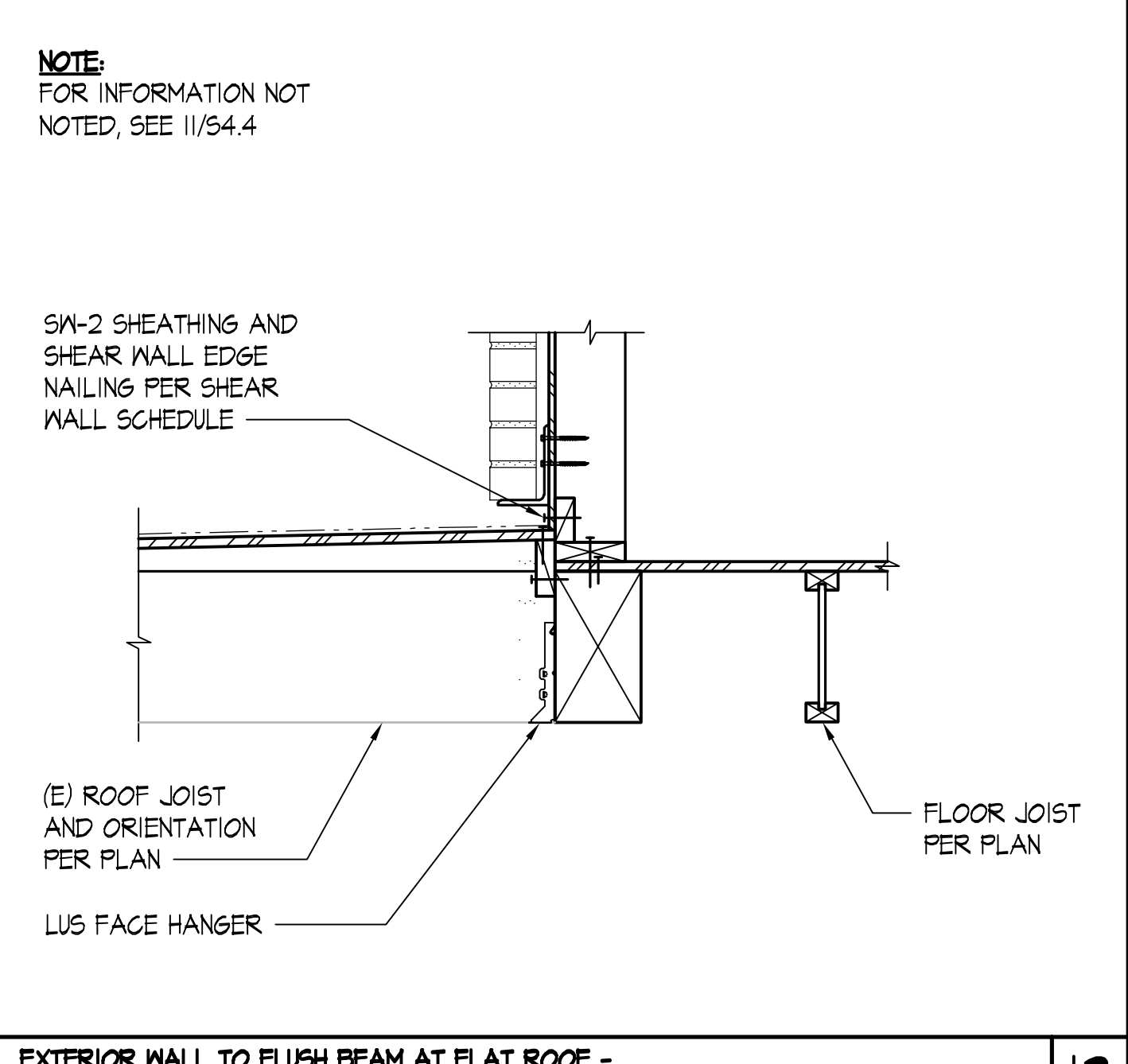


BRICK LINTEL ANGLE SCHEDULE table with columns: MAX. OPENING WIDTH, ANGLE SIZE (LLV), MIN. END BEARING. Rows: 6'-0" (L4x4x4, 4"), 12'-0" (L6x4x3/16, 4"), 15'-0" (L7x4x3/16, 6").

BRICK LINTEL ANGLE SCHEDULE SCALE: 1 1/2"=1'-0" 10

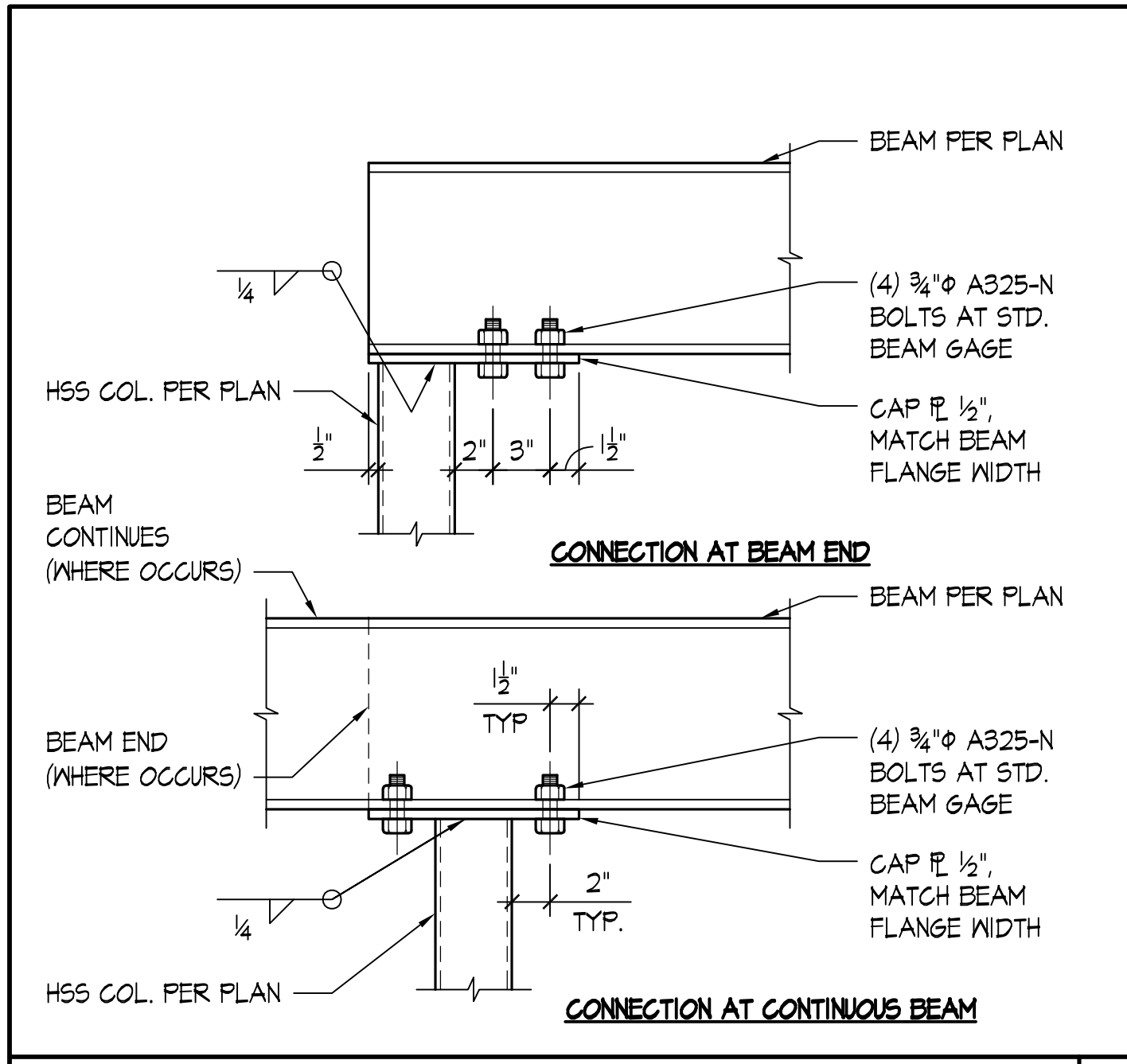


EXTERIOR WALL TO FLUSH BEAM AT FLAT ROOF - FLOOR JOIST PERPENDICULAR SCALE: NONE 11

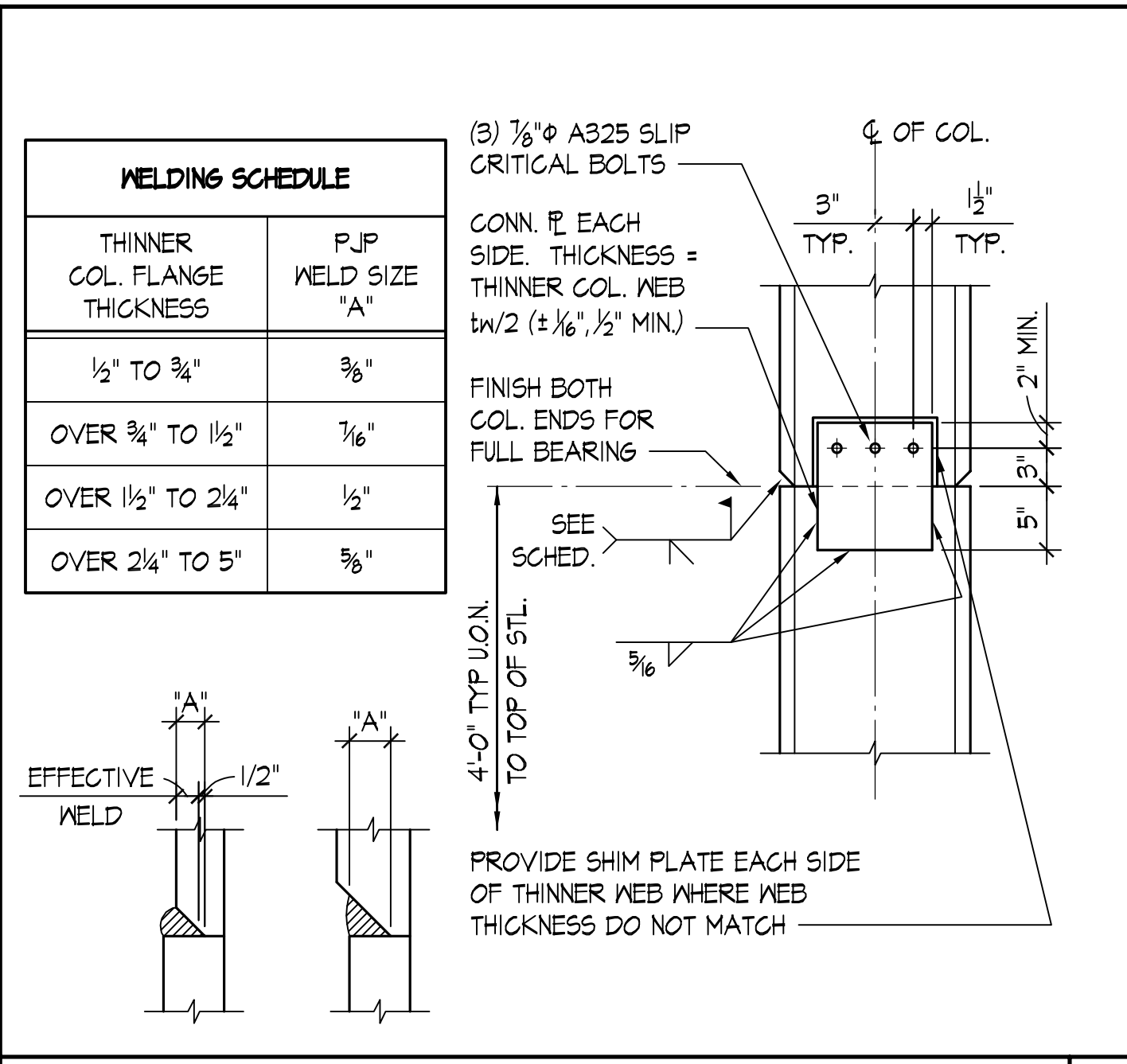


EXTERIOR WALL TO FLUSH BEAM AT FLAT ROOF - FLOOR JOIST PARALLEL SCALE: NONE 12

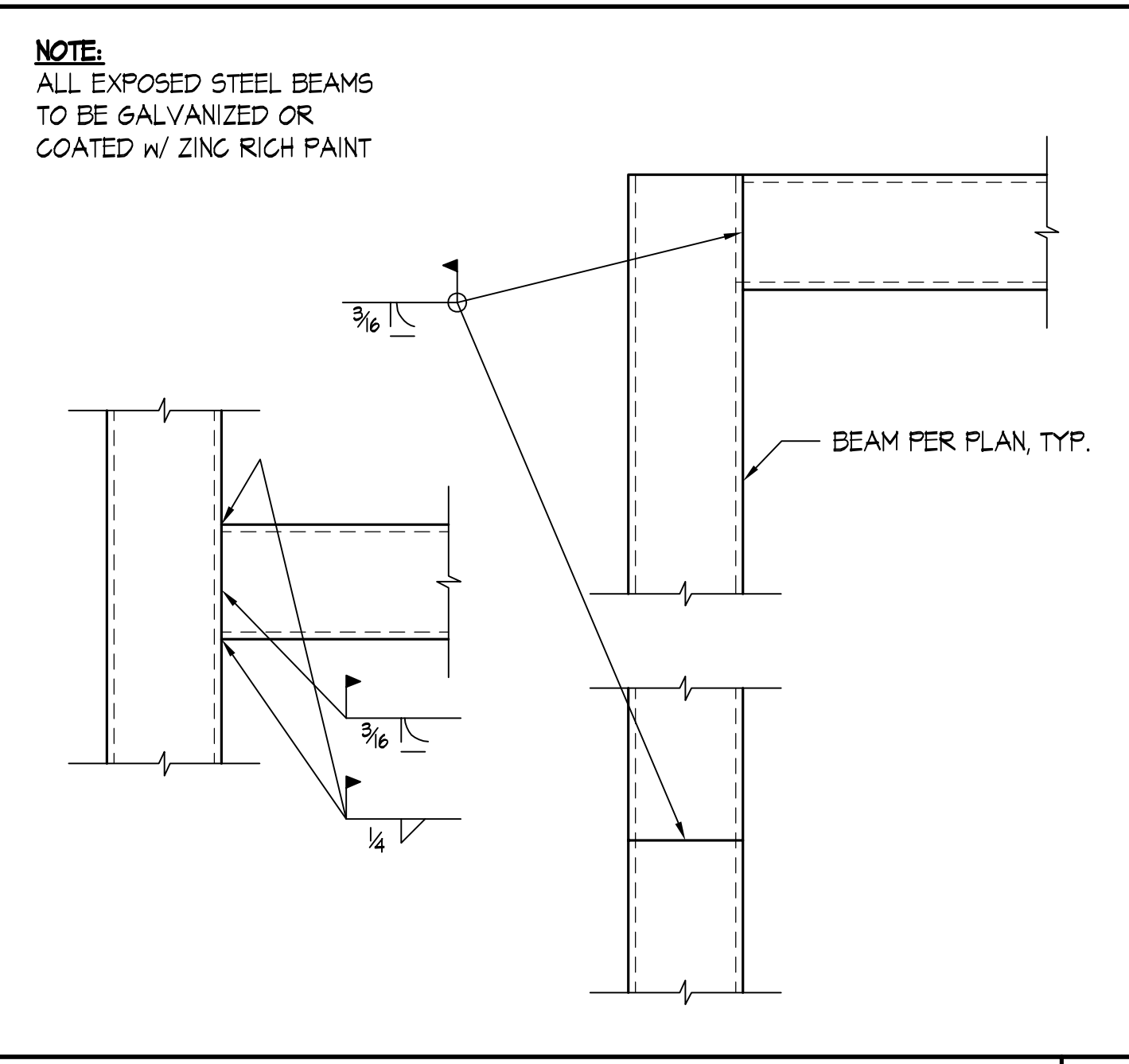
File: 127-4405.dwg Plotter: 12/14/2022 2:24 pm



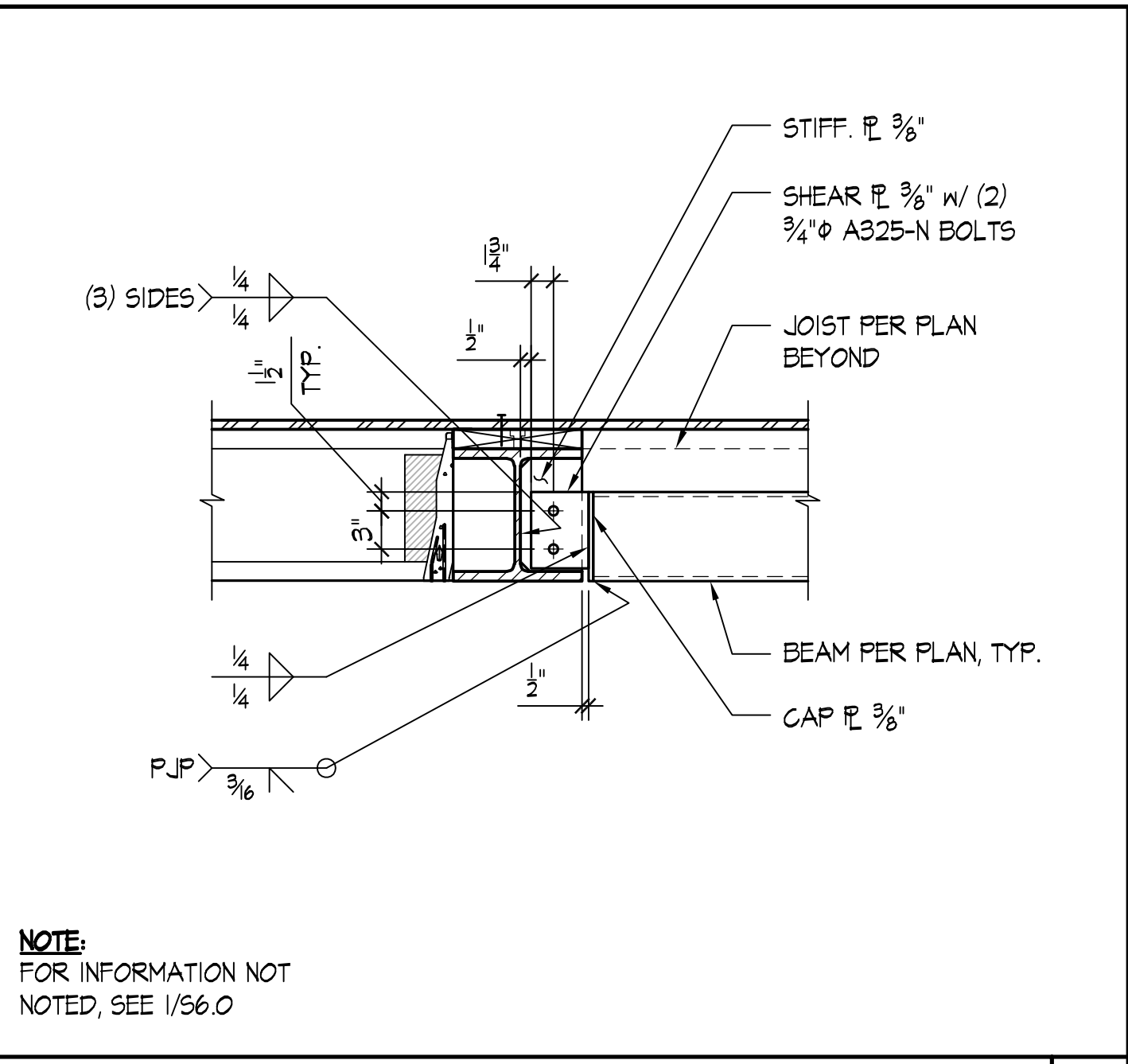
TYPICAL BEAM BEARING ON HSS COLUMN SCALE: NONE



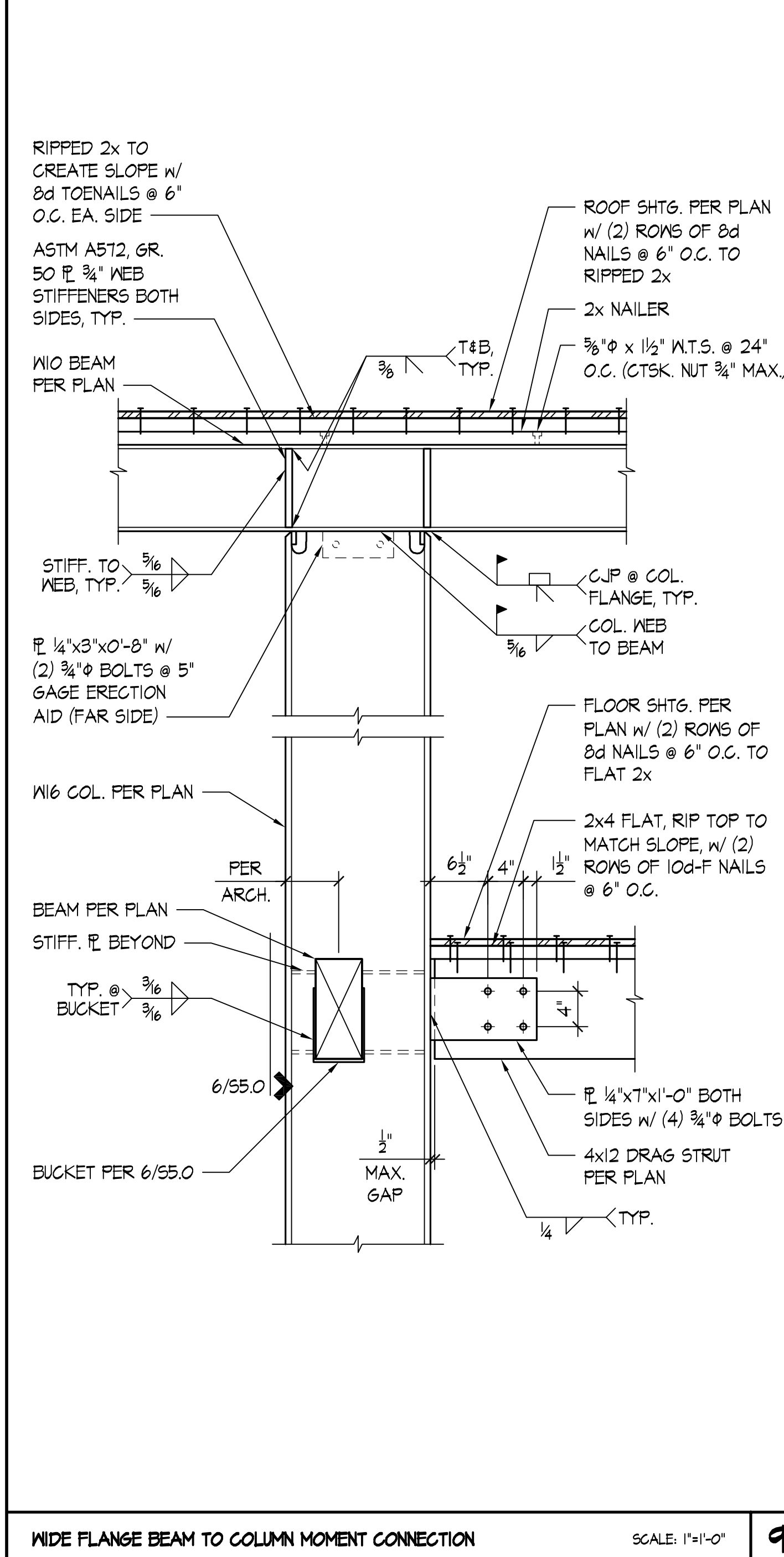
TYPICAL WIDE FLANGE GRAVITY COLUMN SPLICE SCALE: NONE



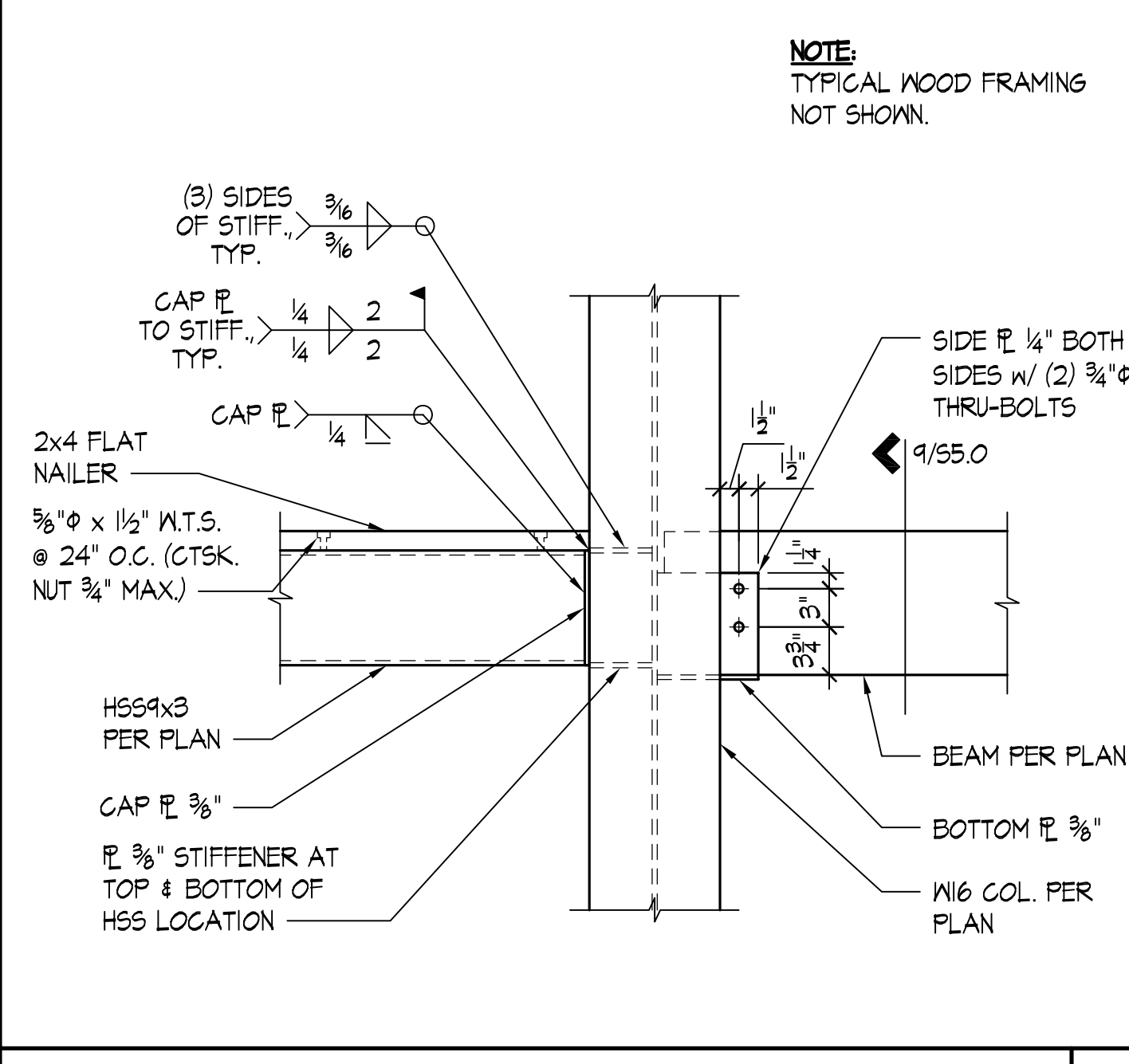
TYPICAL HSS BEAM WELDED CONNECTION SCALE: NONE



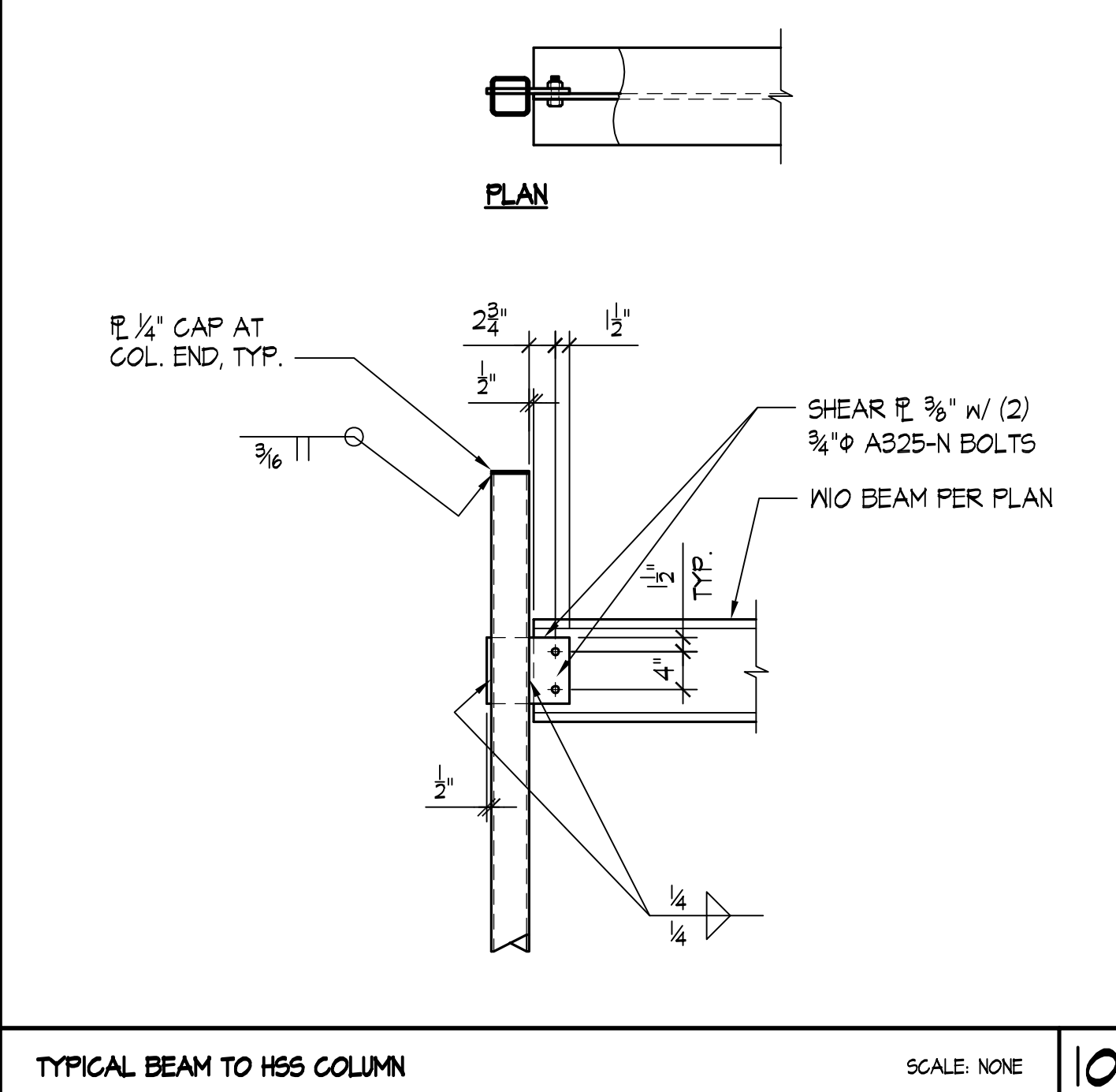
HSS BOLTED BEAM CONNECTION SCALE: 1"=1'-0"



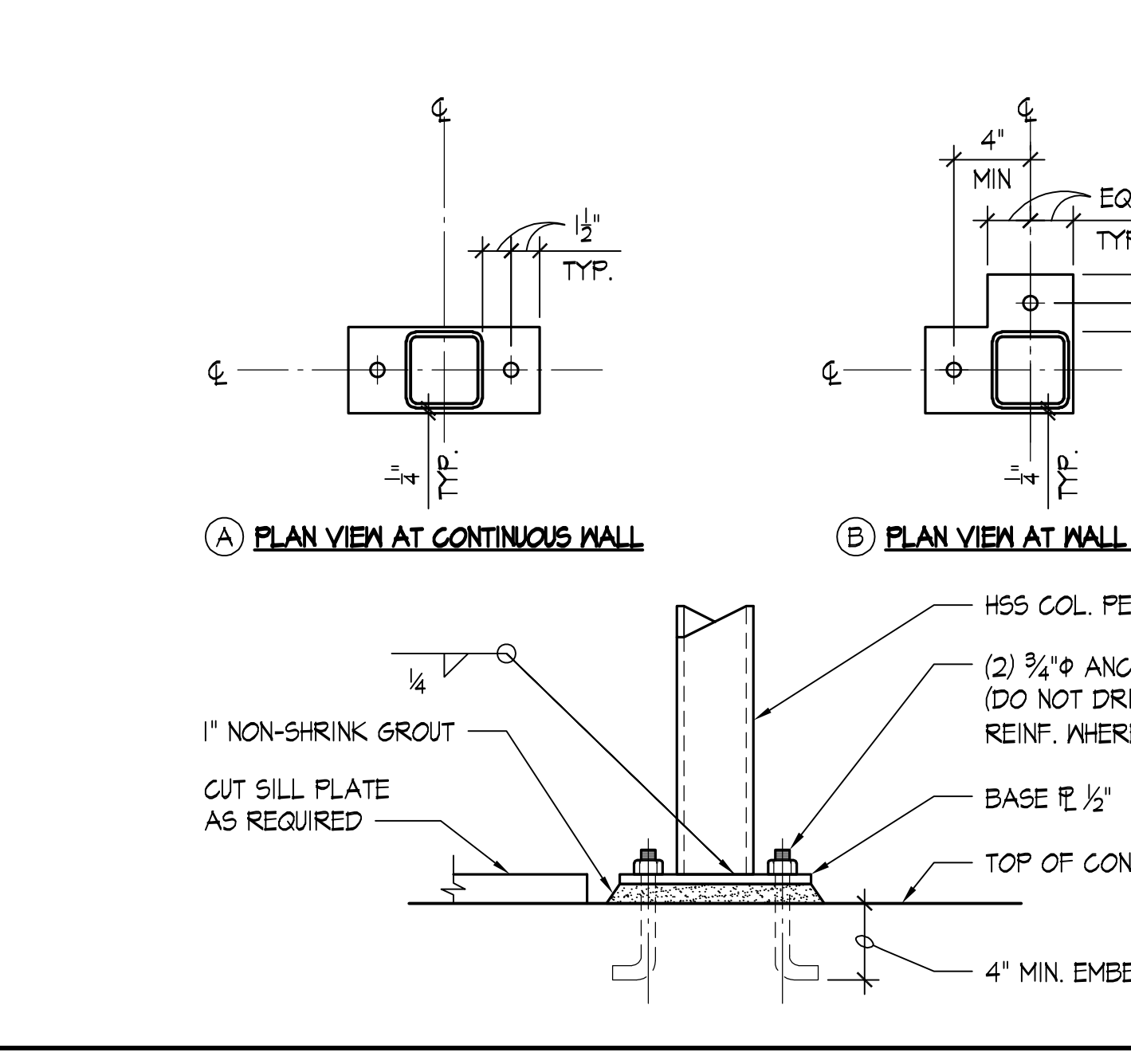
WIDE FLANGE BEAM TO COLUMN MOMENT CONNECTION SCALE: 1"=1'-0"



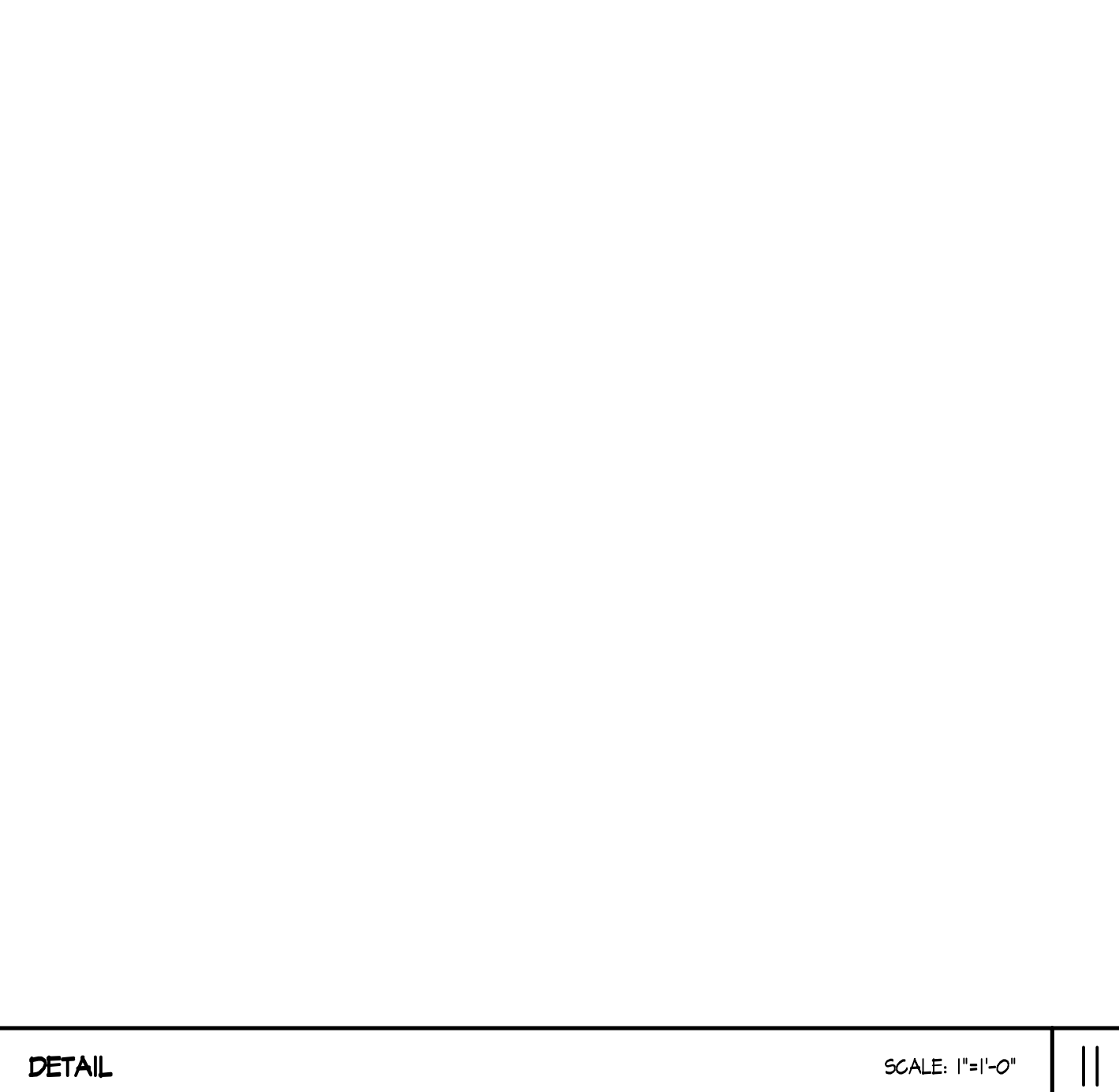
BEAM TO COLUMN WEB MOMENT CONNECTION SCALE: 1"=1'-0"



TYPICAL BEAM TO HSS COLUMN SCALE: NONE



TYPICAL HSS COLUMN BASE PLATES SCALE: NONE



TYPICAL HSS STRINGER SCALE: 1"=1'-0"

QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL. 206.957.3900
www.quantumce.com

SCOTT H. TINKER
PROFESSIONAL ENGINEER

PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|------------|-------------|----------|----|
| REV 2 | | 12/15/23 | |
| REV 1 | | 10/13/23 | |
| PERMIT SET | | 6/7/23 | |

ISSUES: () REVISIONS: (/)

P.M. SHT
P.E. MKS
DRAWN BY: TA
SCALE: AS SHOWN
DATE: 6/7/23
JOB NO. 23127.01
SHEET TITLE:

STEEL DETAILS

SHEET NO.

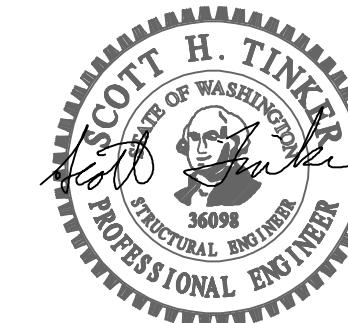
S5.0



QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL. 206.957.3900
www.quantumce.com

SEAL:



PROJECT:

**HONG AND KAO
RESIDENCE**

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

APPROVAL:

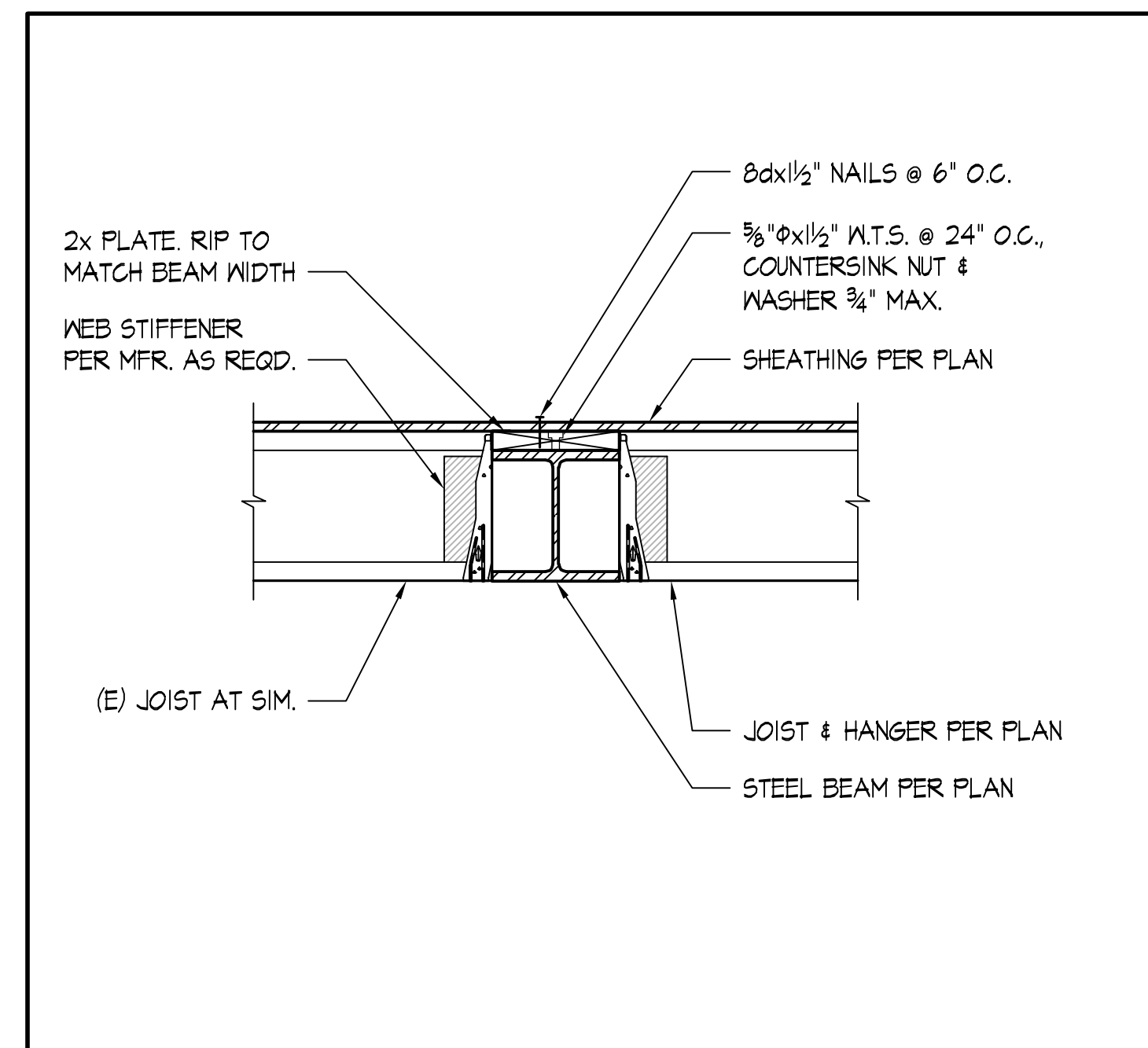
| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | | | |
|--------------|-------------|------|--------------|
| REV 2 | 12/15/23 | | |
| REV 1 | 10/13/23 | | |
| PERMIT SET | 6/7/23 | | |
| NO. | DESCRIPTION | DATE | BY |
| ISSUES: | | | REVISIONS: Δ |
| P.M. | | SHT | |
| P.E. | | MKS | |
| DRAWN BY: | TA | | |
| SCALE: | AS SHOWN | | |
| DATE: | 6/7/23 | | |
| JOB NO. | 23127.01 | | |
| SHEET TITLE: | | | |

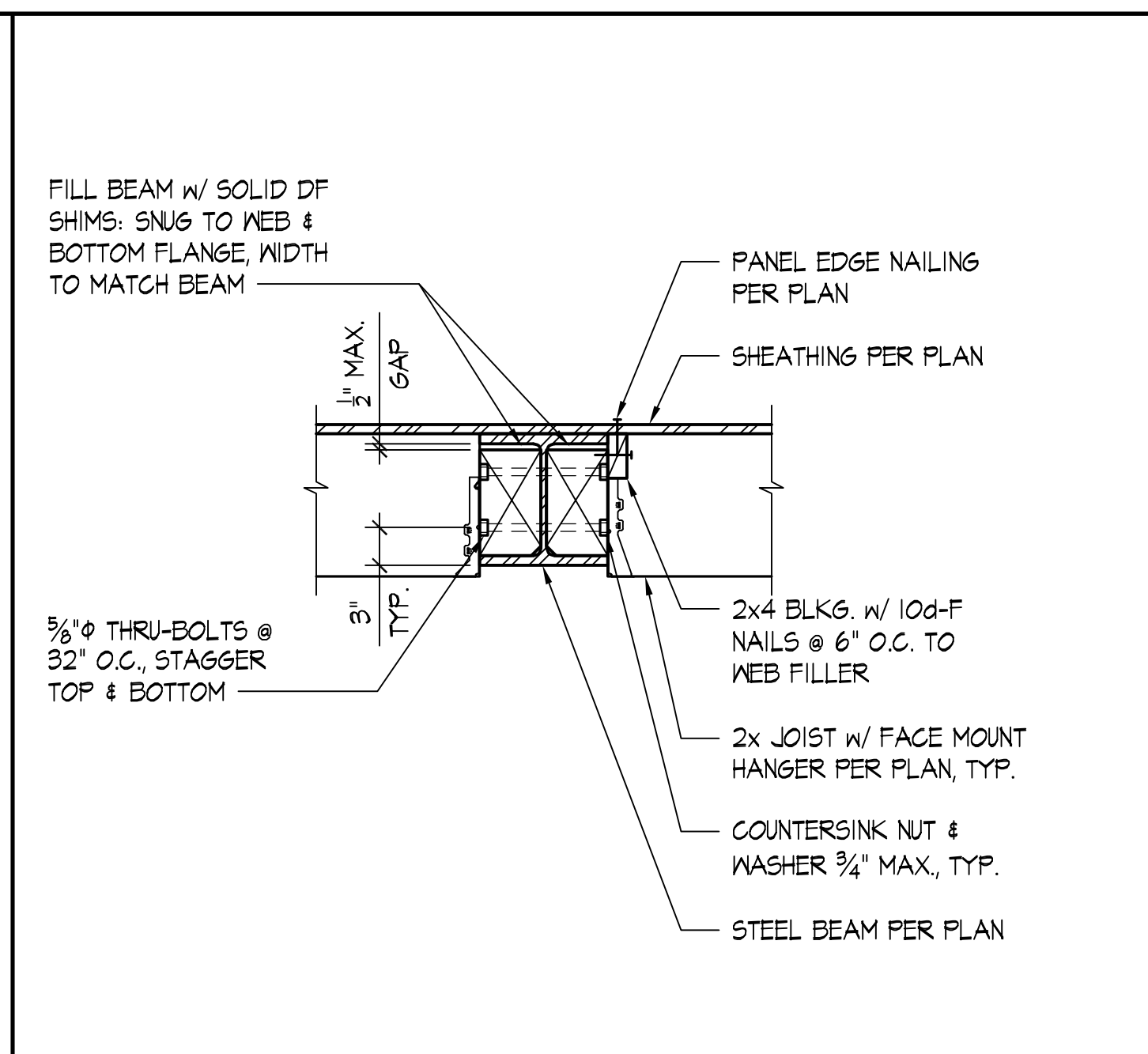
**WOOD AND STEEL
DETAILS**

SHEET NO.

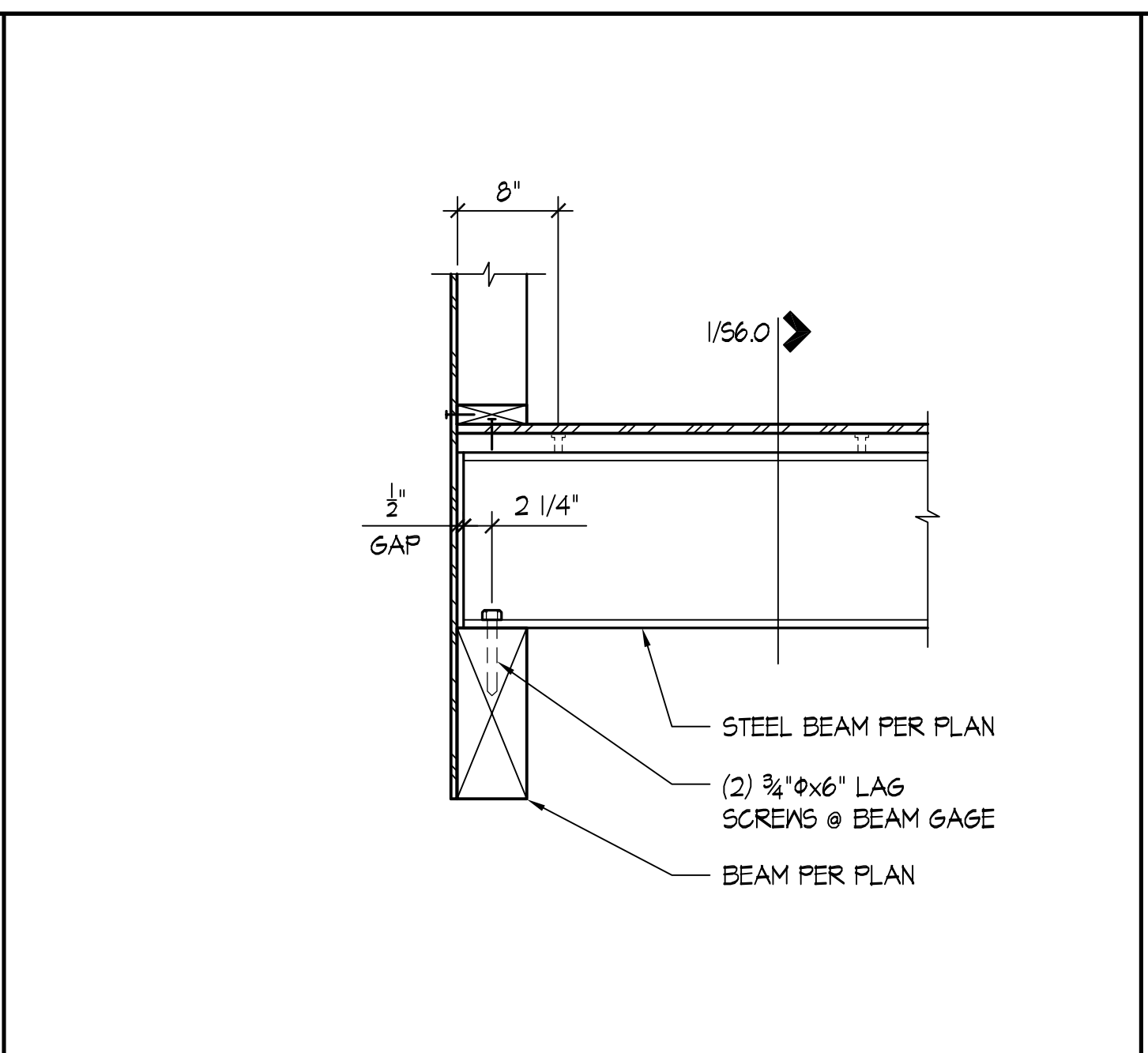
S6.0



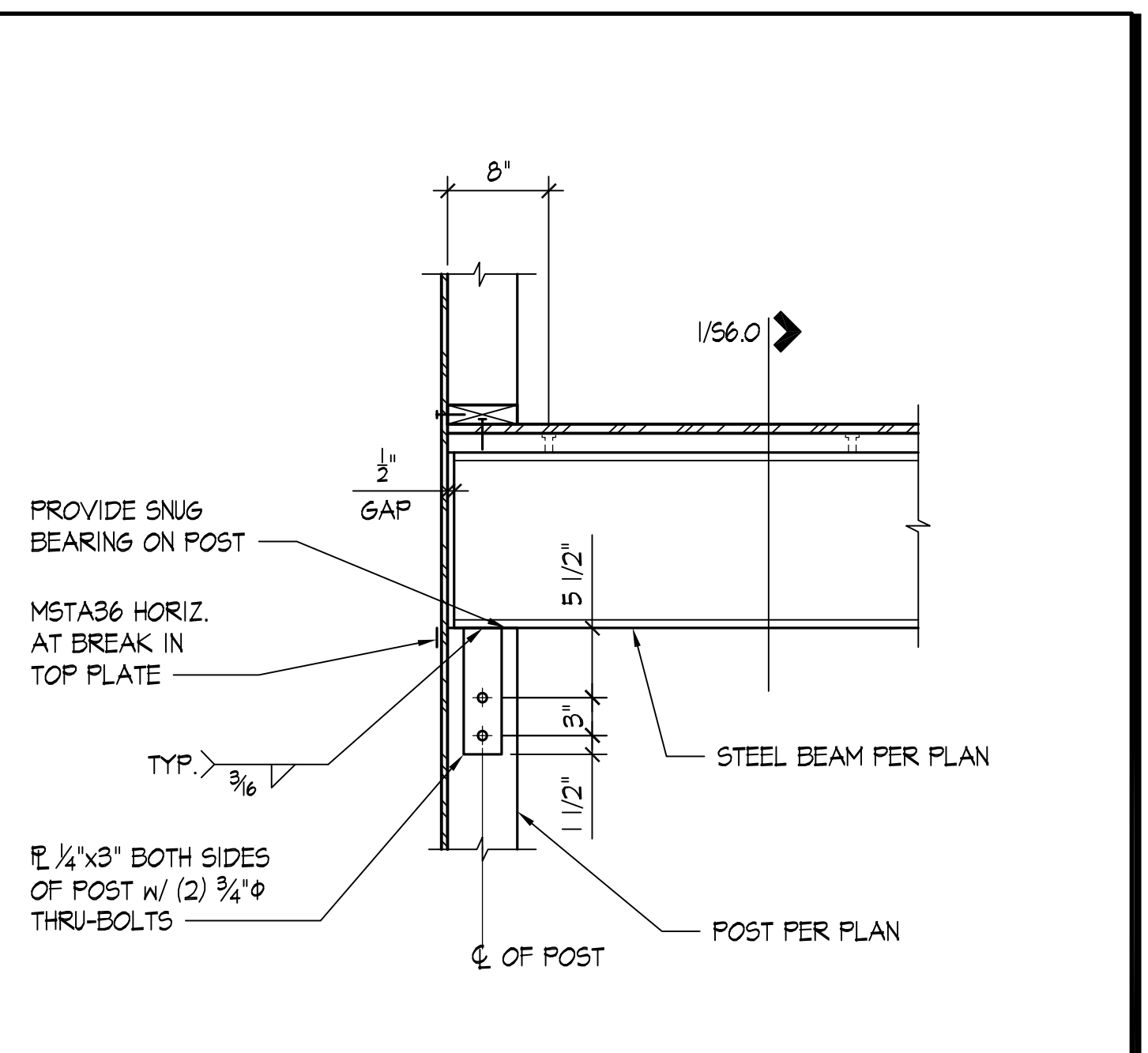
TYPICAL WOOD JOIST TO STEEL BEAM W/ 2x PLATE SCALE: 1"=1'-0"



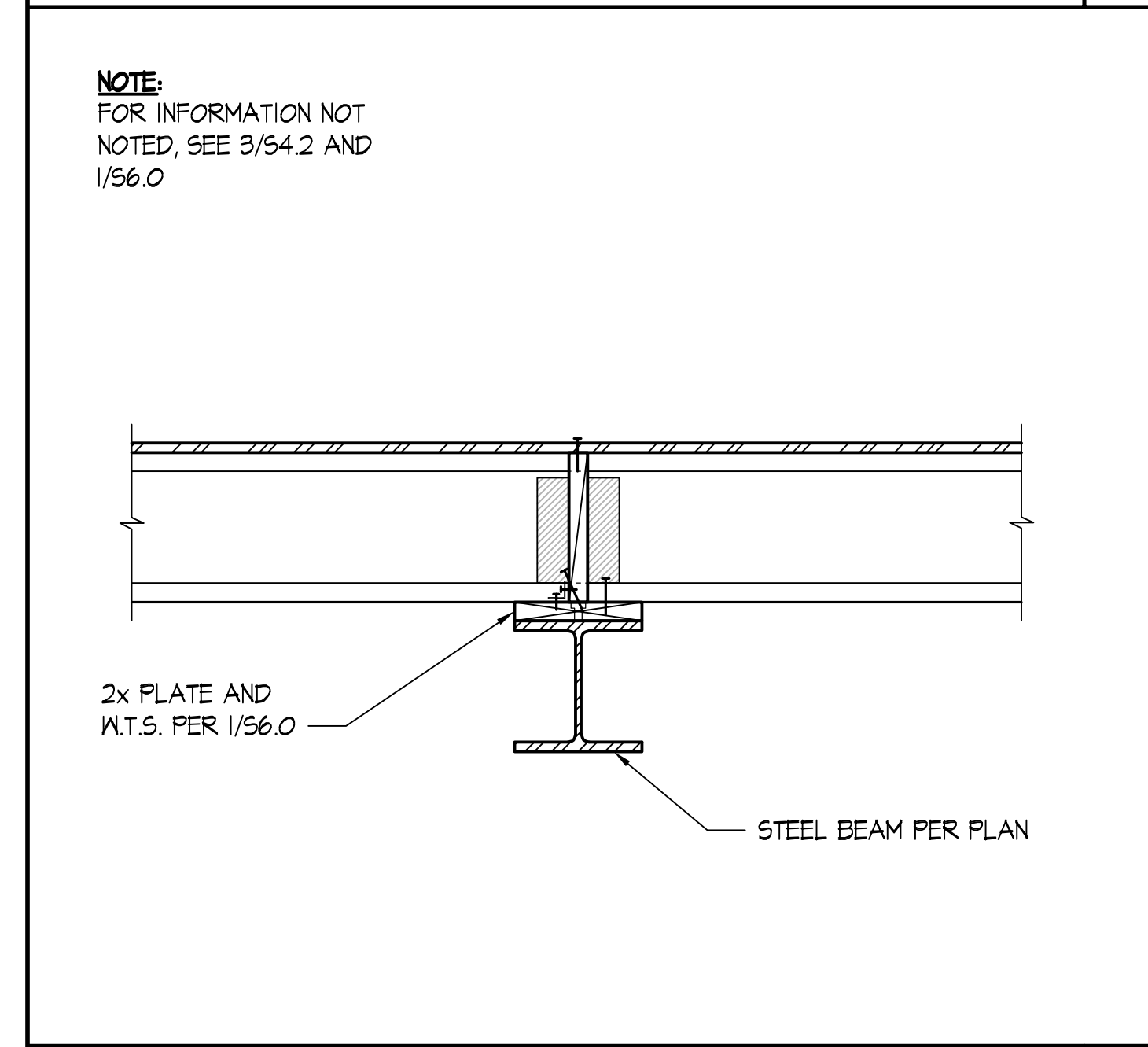
TYPICAL WOOD JOIST TO STEEL BEAM - FACE MOUNT HANGER SCALE: 1"=1'-0"



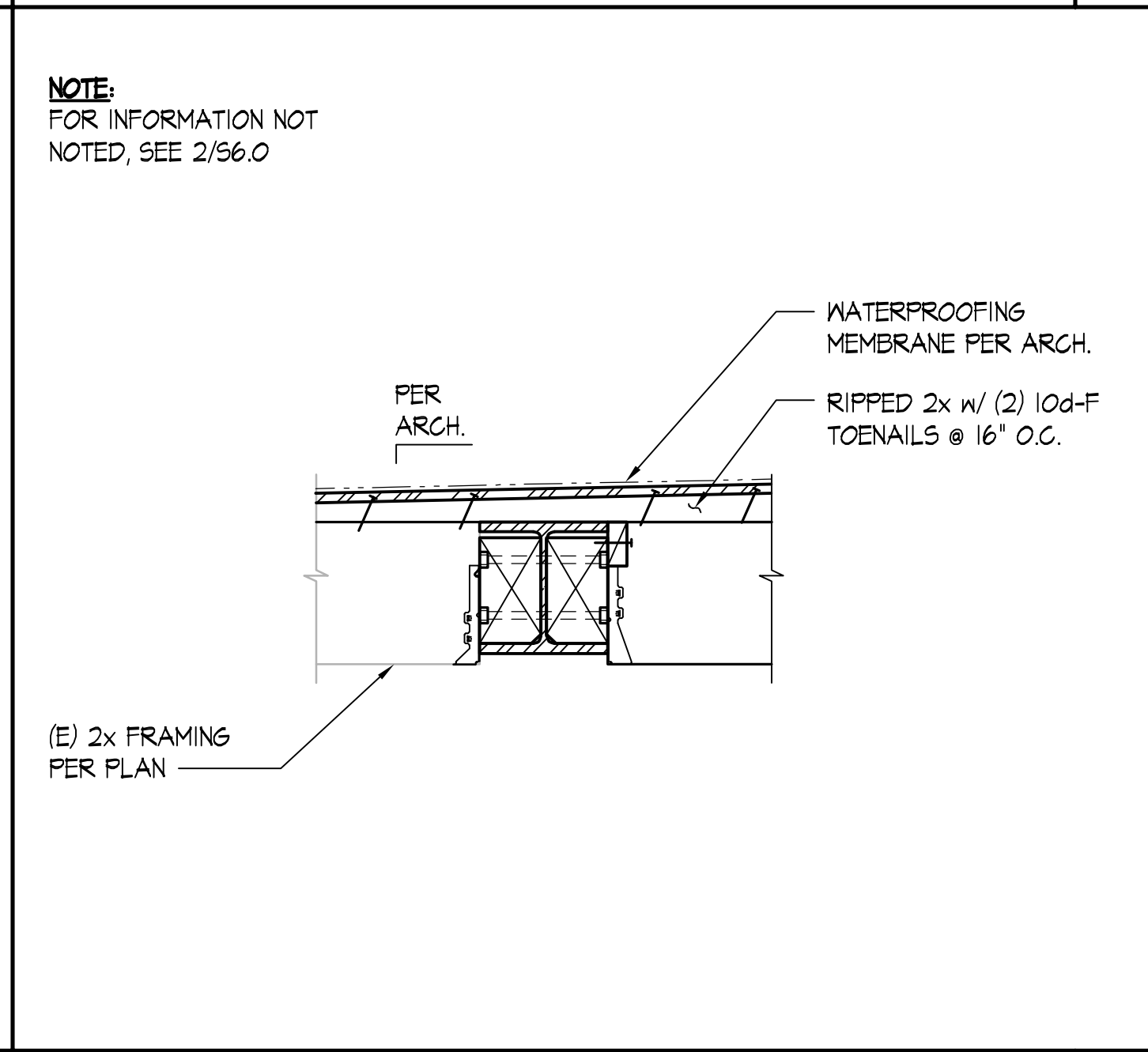
TYPICAL WOOD BEAM SUPPORTING STEEL BEAM SCALE: 1"=1'-0"



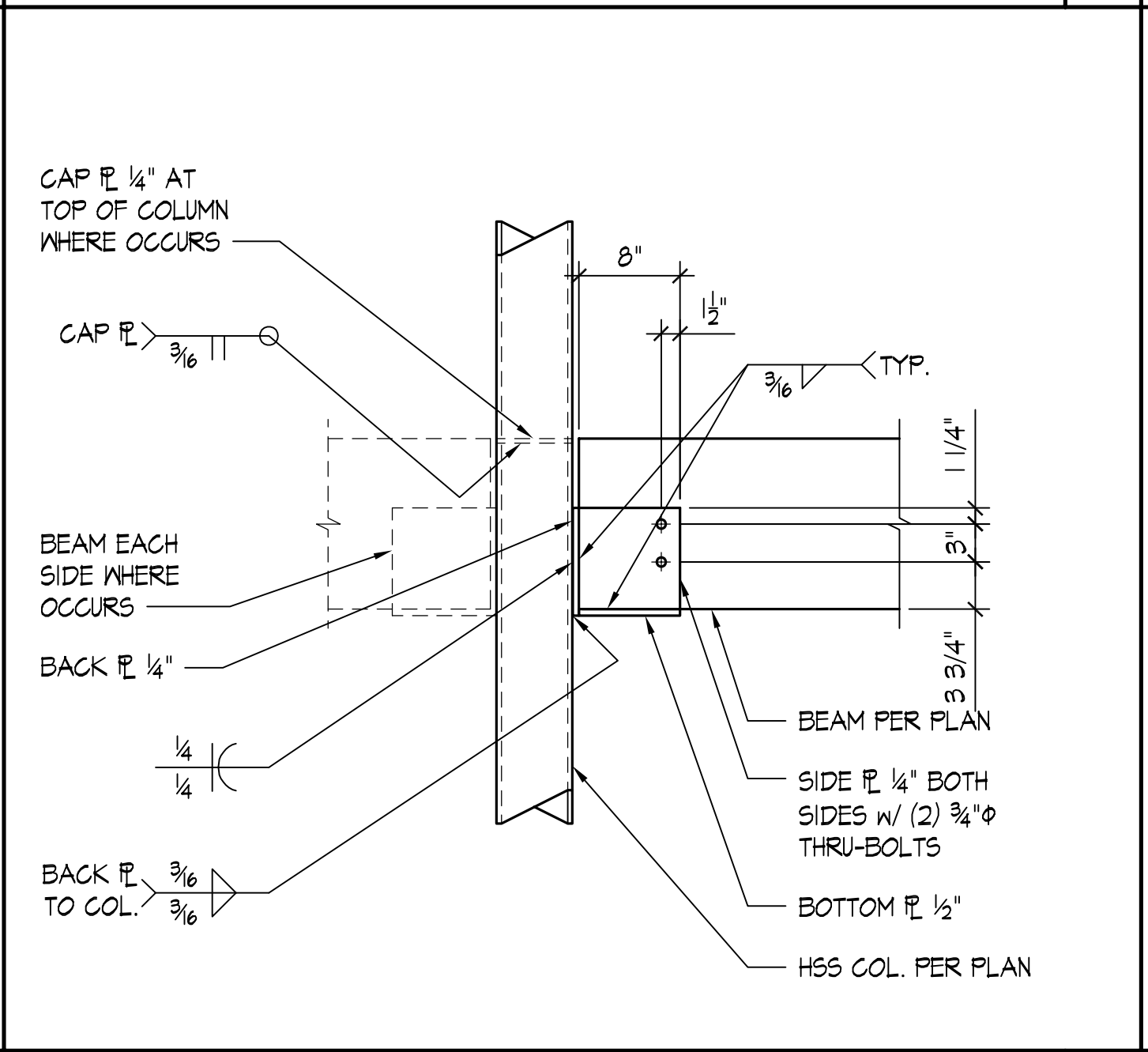
TYPICAL WOOD POST SUPPORTING STEEL BEAM SCALE: 1"=1'-0"



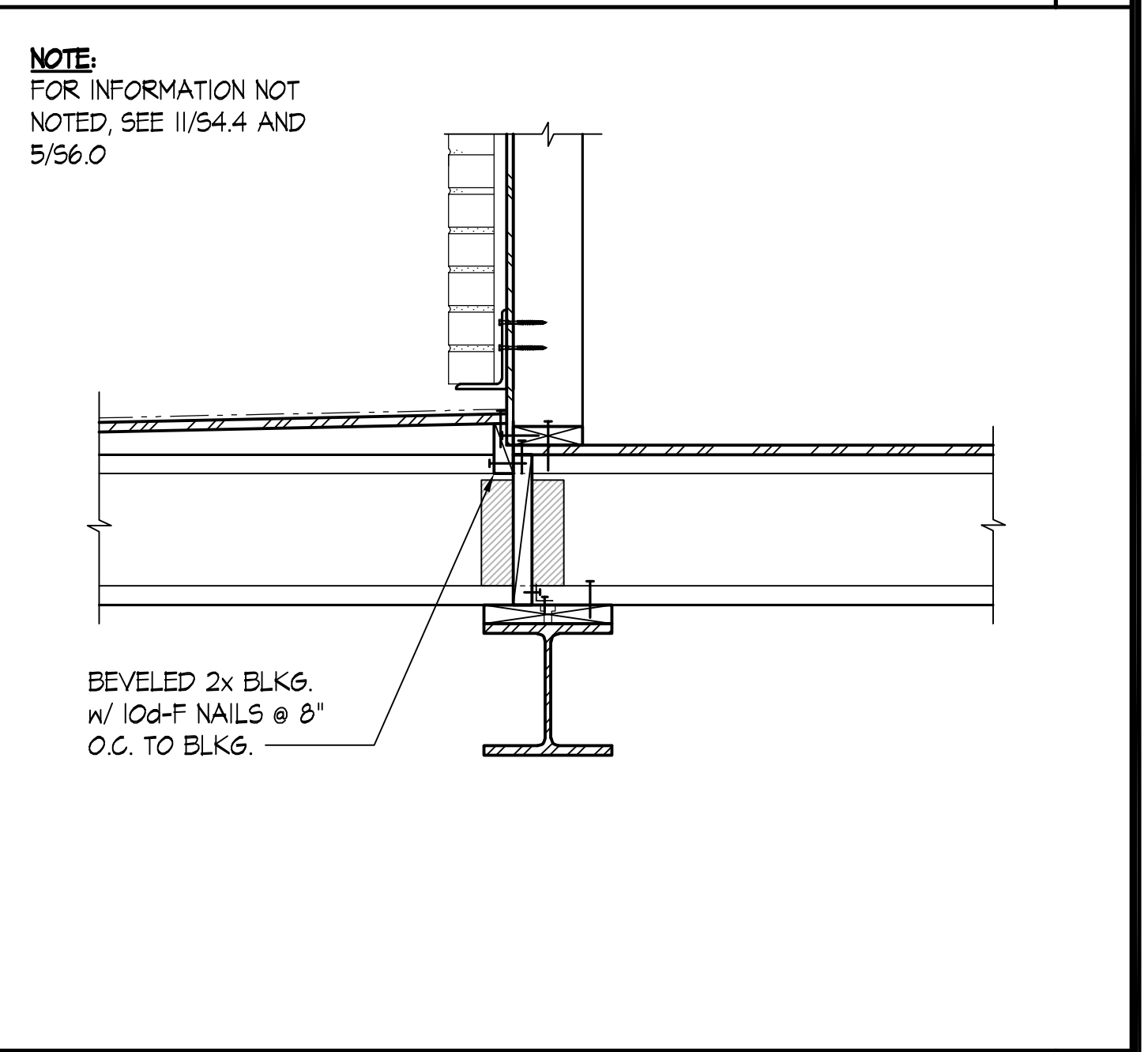
WOOD JOIST TO DROPPED STEEL BEAM SCALE: 1"=1'-0"



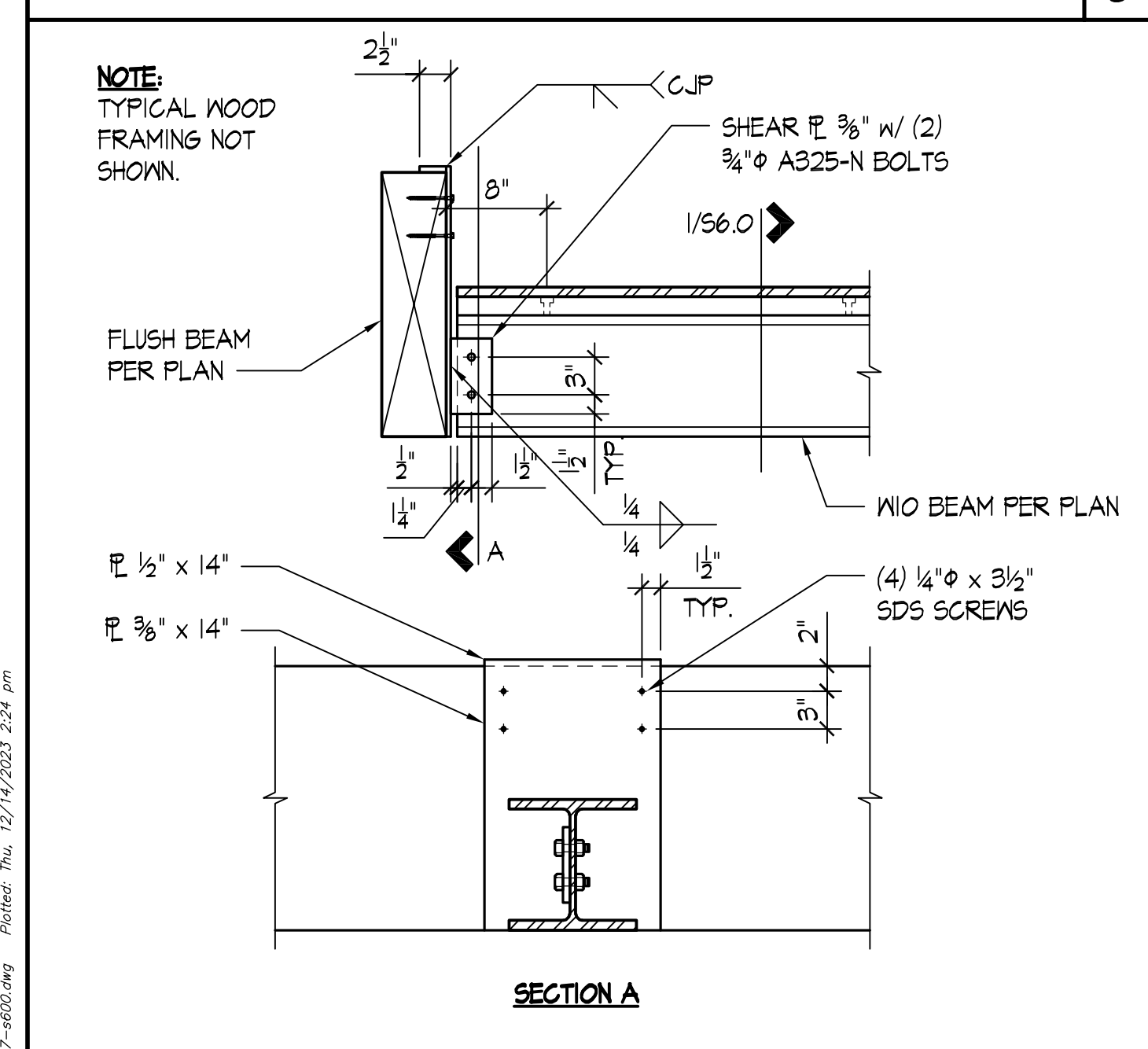
WOOD JOIST TO STEEL BEAM AT FLAT ROOF SCALE: 1"=1'-0"



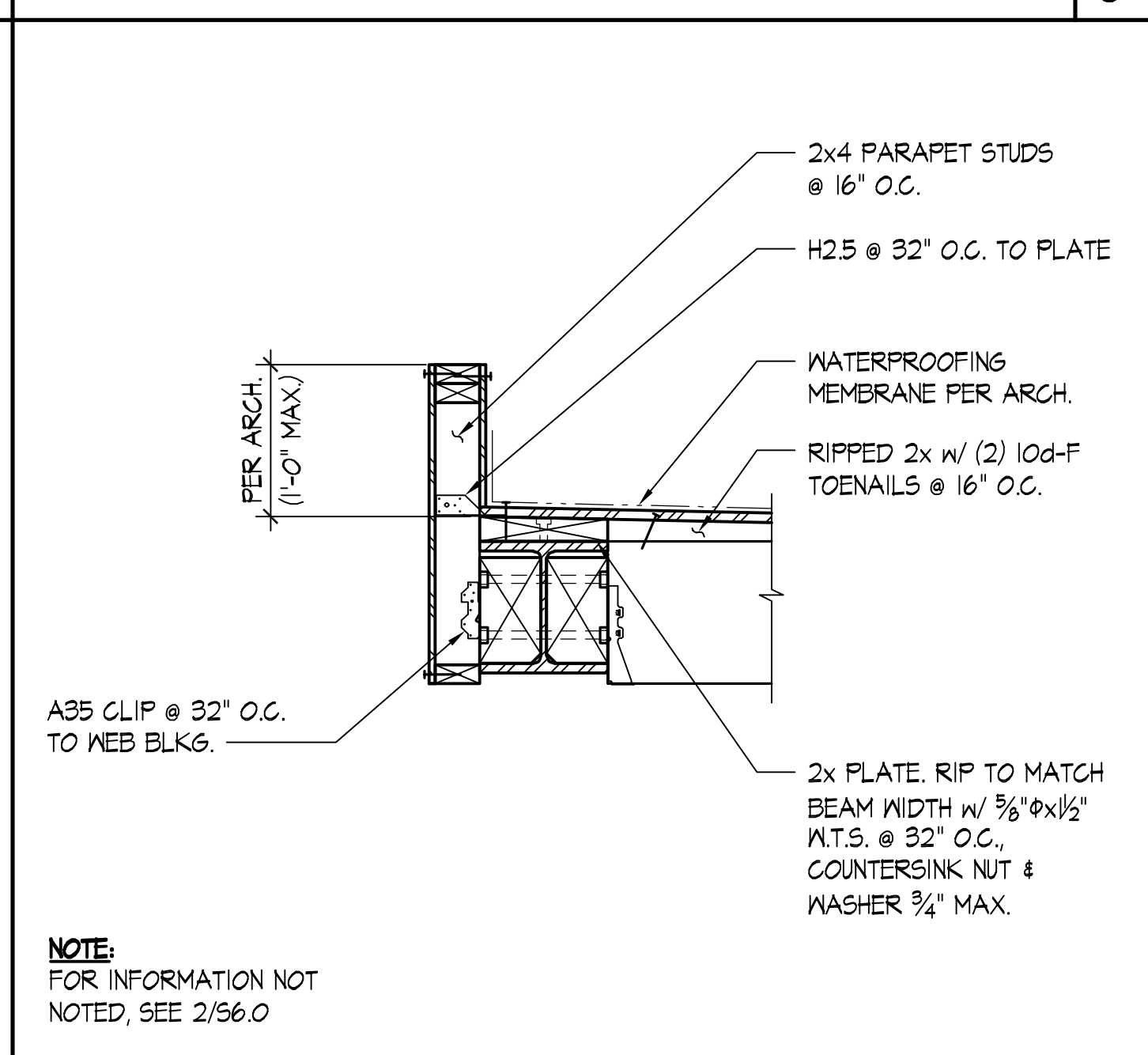
TYPICAL WOOD BEAM BUCKET AT HSS COLUMN SCALE: 1"=1'-0"



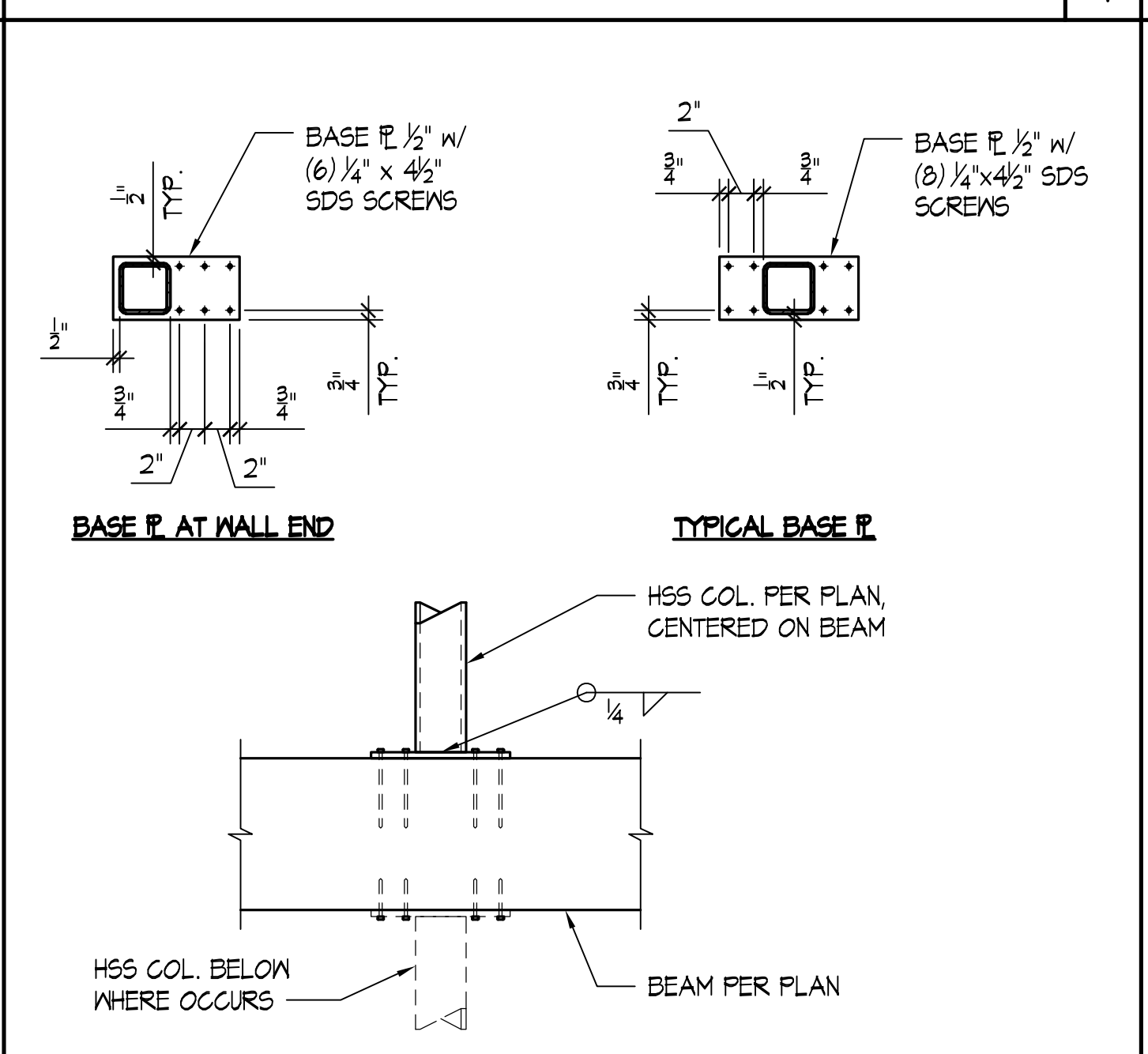
EXTERIOR WALL TO STEEL BEAM AT FLAT ROOF - FLOOR JOIST PERPENDICULAR SCALE: 1"=1'-0"



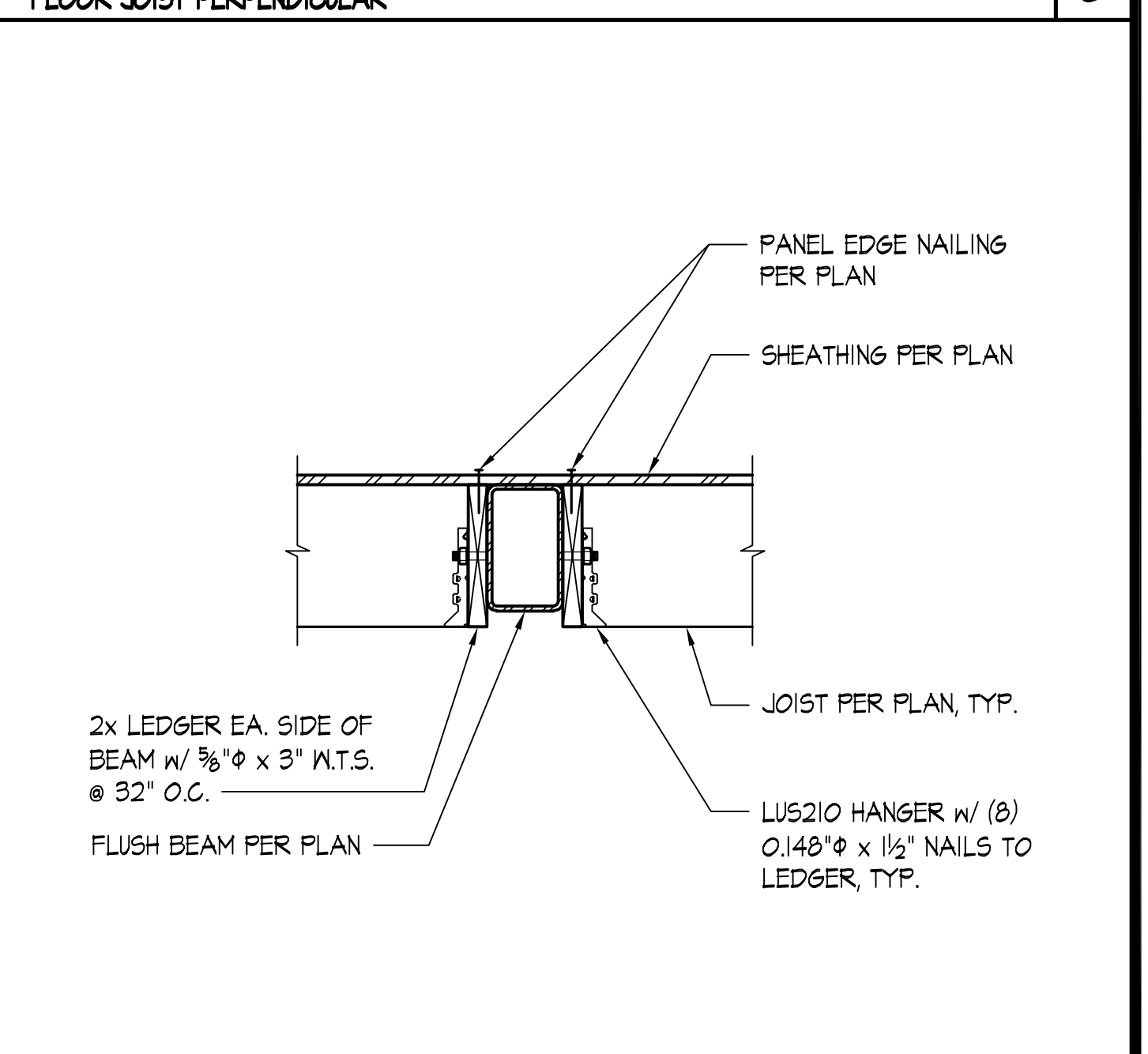
TYPICAL FLUSH BEAM SUPPORTING STEEL BEAM SCALE: 1"=1'-0"



PARAPET AT STEEL BEAM SCALE: 1"=1'-0"



HSS COLUMN AT GL. BEAM SCALE: NONE



FLUSH STEEL BEAM AT FLOOR SCALE: NONE

File: 127-4602.dwg Plotter: Tbx 12/14/2023 2:24 pm