

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, 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. City Installation, Applicant Installation, etc.

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, On site infiltration system 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

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. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

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, Right-of-way use or work / easement, etc.

TO BE COMPLETED BY CPD

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

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

APPROVED ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection.

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. Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT



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

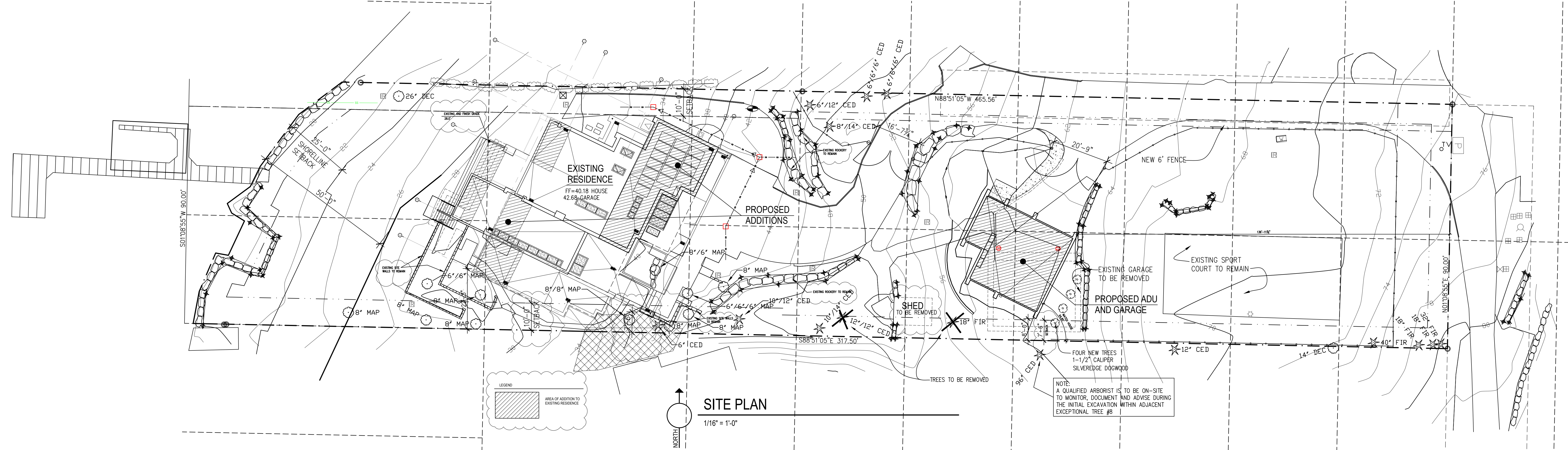
PROJECT NAME: PROJECT ADDRESS:

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



1/11/24 RESPONSE  
12/19/23 RESPONSE  
10/16/23 RESPONSE  
9/28/23 PRICING SET

No. Date Revision



**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 AMENDMENTS 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.

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 ERECTED 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 DOCUMENTS 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 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=100=12.8% LOT SLOPE

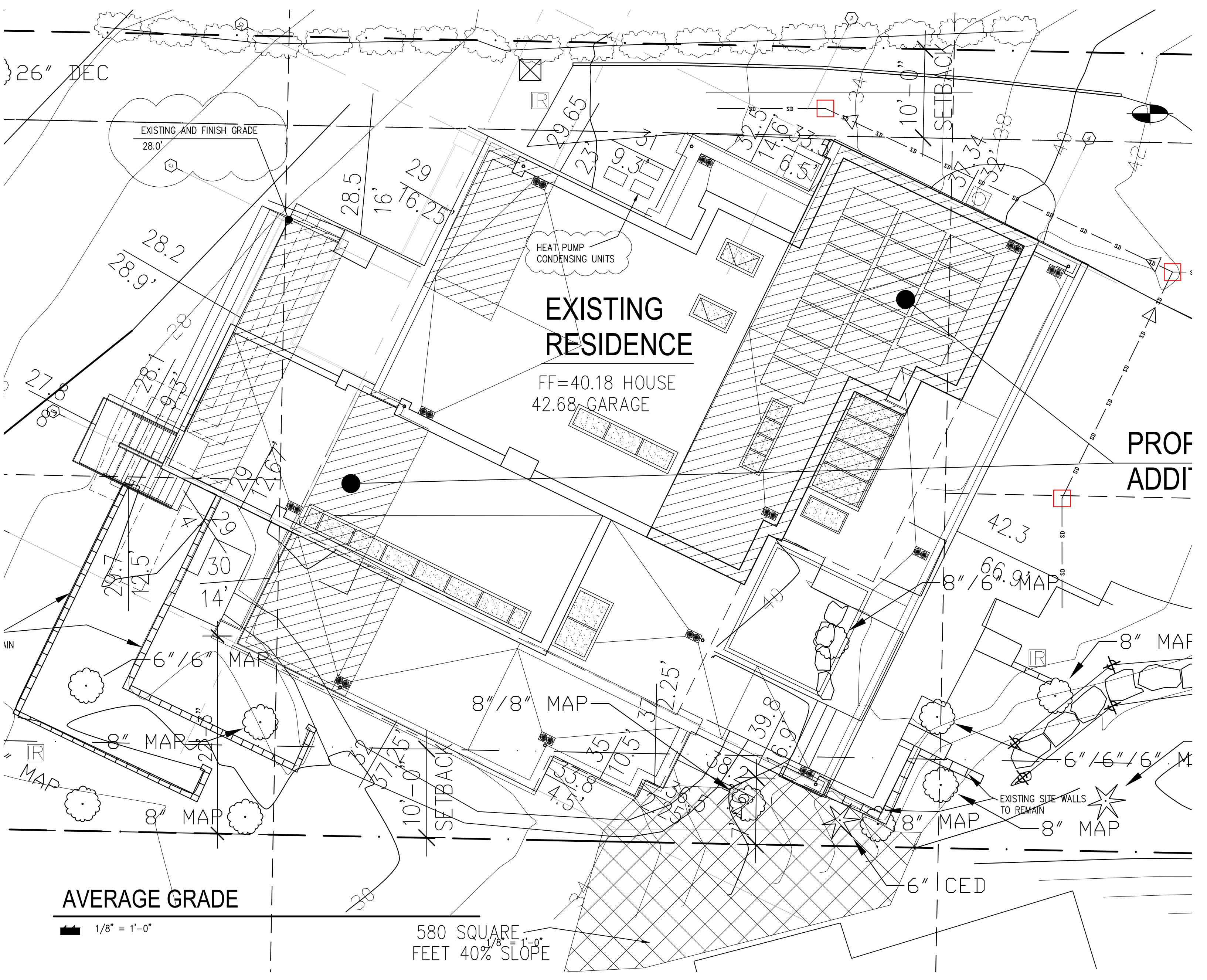
**FIRE SPRINKLERS**

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 CMI STANDARDS.

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

**SHEET INDEX**

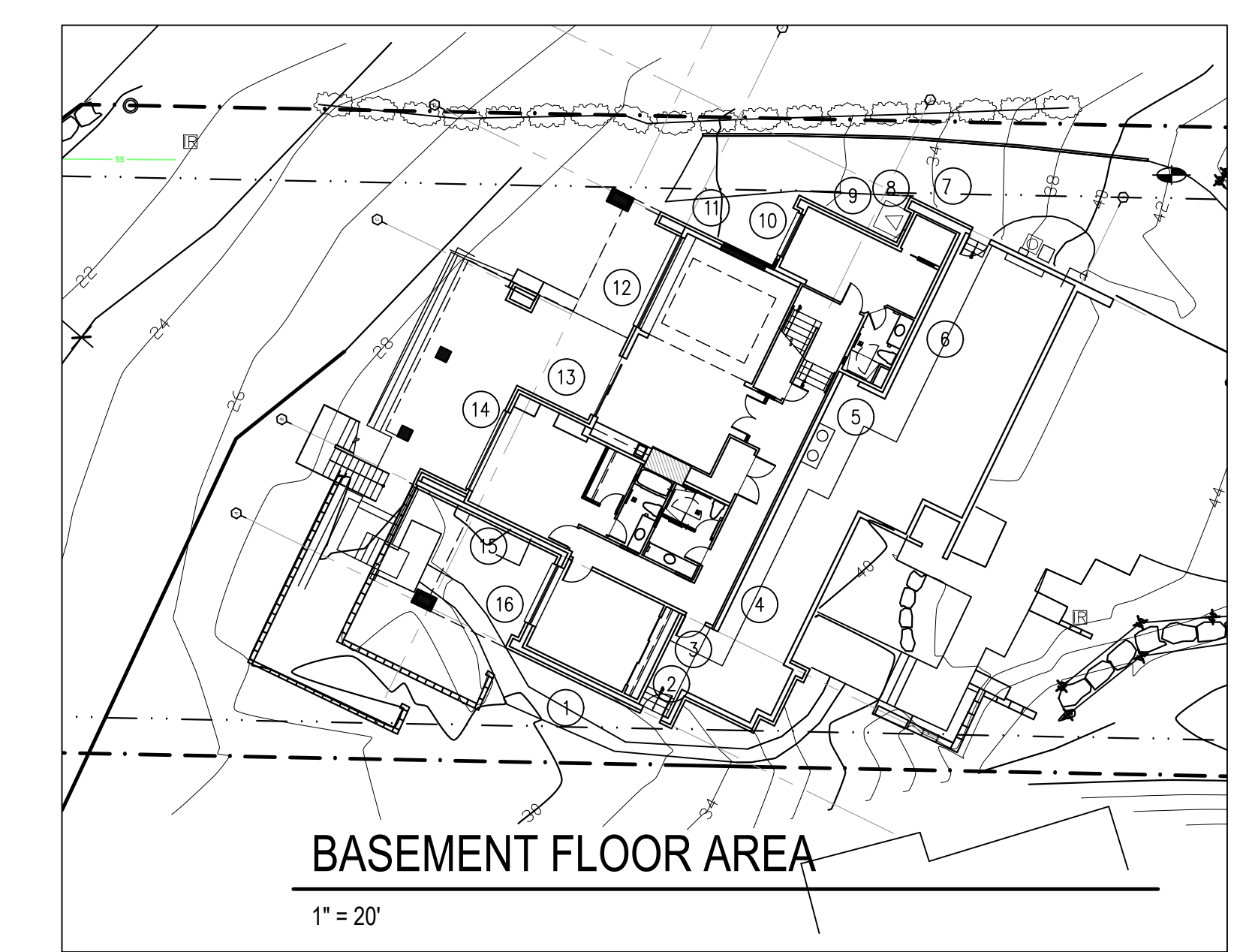
SF	MERCER ISLAND COVER SHEET	S.1	FOUNDATION PLAN
1.0	SITE PLAN	S.2	MAIN FLOOR FRAMING PLAN
1.1	FLOOR AREA ILLUSTRATION	S.3	UPPER FLOOR/ LOWER ROOF FRAMING PLAN
1.2	WALL ALTERATION PLAN	S.4	ROOF FRAMING PLAN
0.0	SITE SURVEY	E.1	LOWER FLOOR ELECTRICAL PLAN
C-1	CSWMP PLAN	E.2	MAIN FLOOR ELECTRICAL PLAN
C-2	BRANAGE PLAN	E.3	UPPER FLOOR ELECTRICAL PLAN
C-3	DETAILS	M.1	LOWER FLOOR DUCT CONCEPT
G-001	COVER SHEET	M.2	MAIN FLOOR DUCT CONCEPT
L001	EXISTING VEGETATION WEST	M.3	UPPER FLOOR DUCT CONCEPT
L002	EXISTING VEGETATION EAST		
L003	SITE IMPACTS WEST	D.0	DADU SITE PLAN
L004	SITE IMPACTS EAST	D.0	DADU PLANS
L005	SITE PREP WEST	D.1	DADU SCHEDULES AND NOTES
L006	SITE PREP EAST	D.2	DADU ELECTRICAL PLANS AND NOTES
L007	PLANTING PLAN - WEST	D.3	DADU ELEVATIONS AND SECTIONS
L008	PLANTING PLAN - EAST	D.3	DADU WALL SECTIONS AND DETAILS
L009	DETAILS	D.3	DADU DETAILS
2.0	LOWER FLOOR DEMOLITION PLAN	D.4	DADU INTERIOR ELEVATIONS
2.1	MAIN FLOOR DEMOLITION PLAN	D.5	DADU SPECIFICATIONS
2.2	UPPER FLOOR DEMOLITION PLAN		
2.3	ROOF DEMOLITION PLAN	S.0	GENERAL STRUCTURAL NOTES
3.0	LOWER FLOOR PLAN	S.1	GENERAL STRUCTURAL NOTES
3.1	MAIN FLOOR PLAN	S.2	GENERAL STRUCTURAL NOTES
3.2	UPPER FLOOR PLAN	S.3	DETAILS
3.3	ROOF PLAN	S.3	DETAILS
3.31	ROOF DETAILS	S.3	DETAILS
4.0	SCHEDULES	S.4	TYPICAL WOOD DETAILS
4.1	SCHEDULES	S.4	TYPICAL WOOD DETAILS
4.2	DETAILS	S.4	FLOOR DETAILS
4.3	DETAILS	S.4	DECK DETAILS
4.6	LOWER FLOOR REFLECTED CEILING PLAN	S.4	WOOD DETAILS
4.7	MAIN FLOOR REFLECTED CEILING PLAN	S.4	WOOD DETAILS
4.8	UPPER FLOOR REFLECTED CEILING PLAN	S.4	WOOD DETAILS
5.0	EXTERIOR ELEVATIONS	S.4	PARAPET AND FLAT ROOF DETAILS
5.1	EXTERIOR ELEVATIONS	S.5	STEEL DETAILS
6.0	BUILDING SECTIONS	S.6	WOOD AND STEEL DETAILS
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		



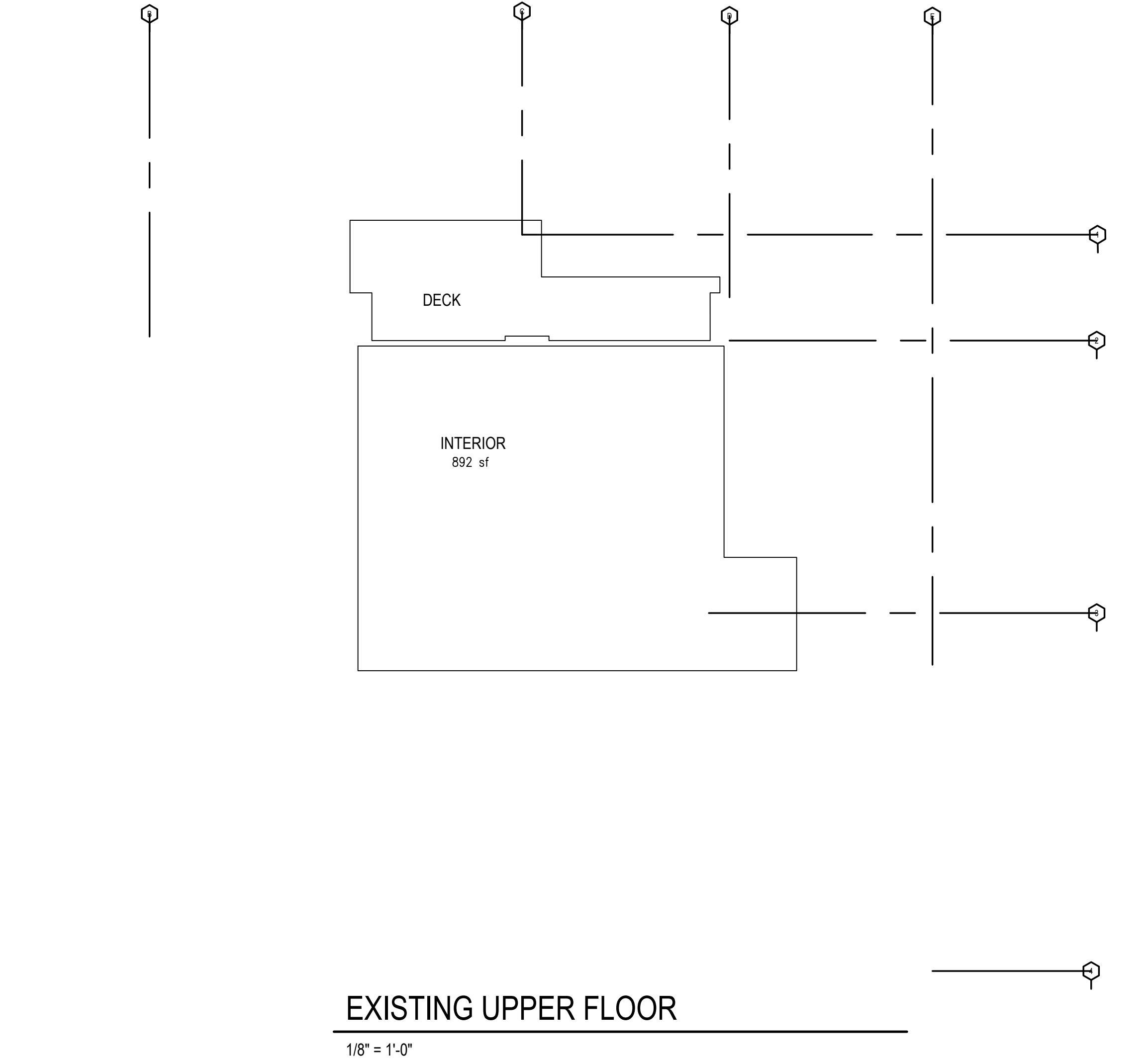
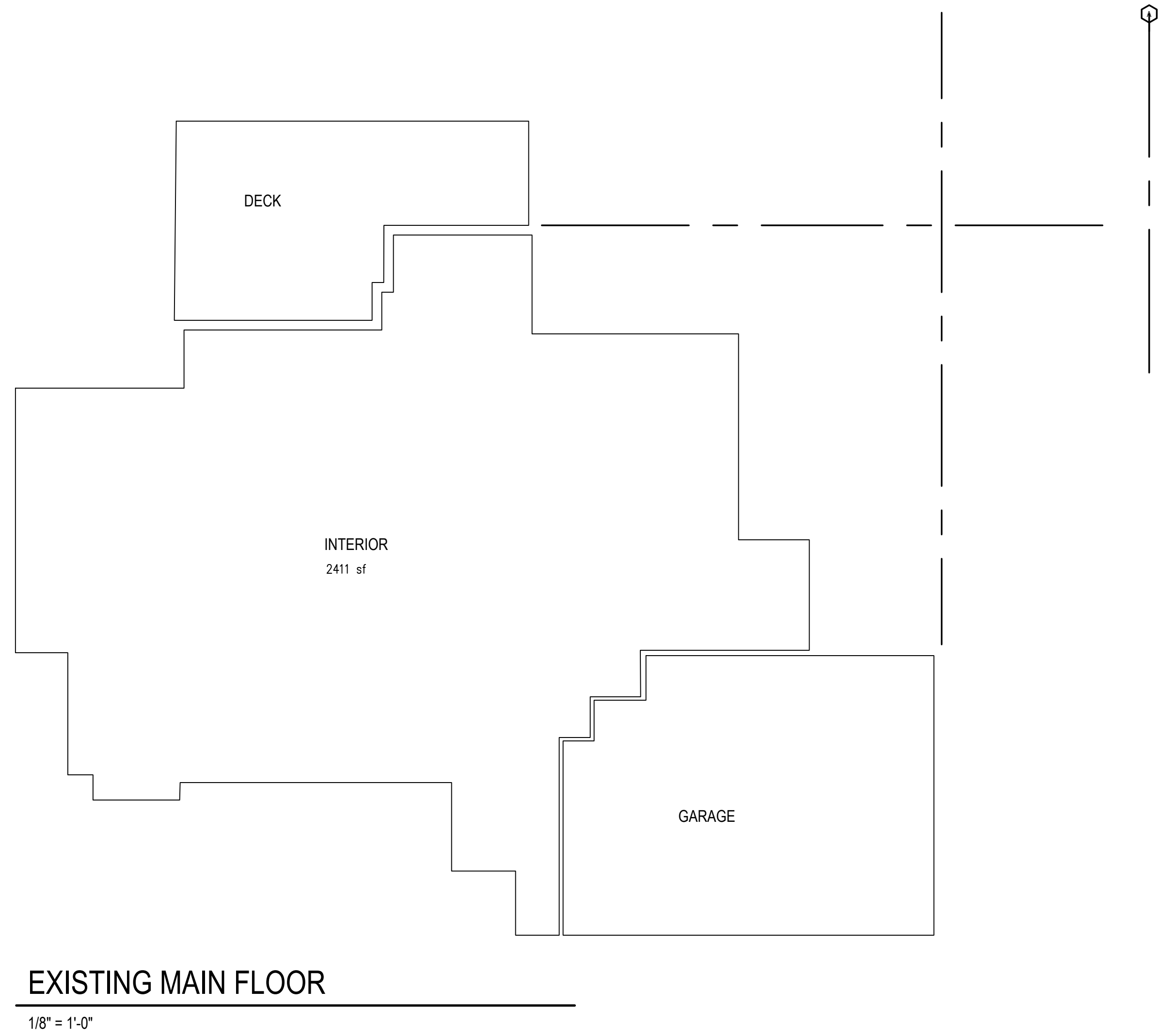
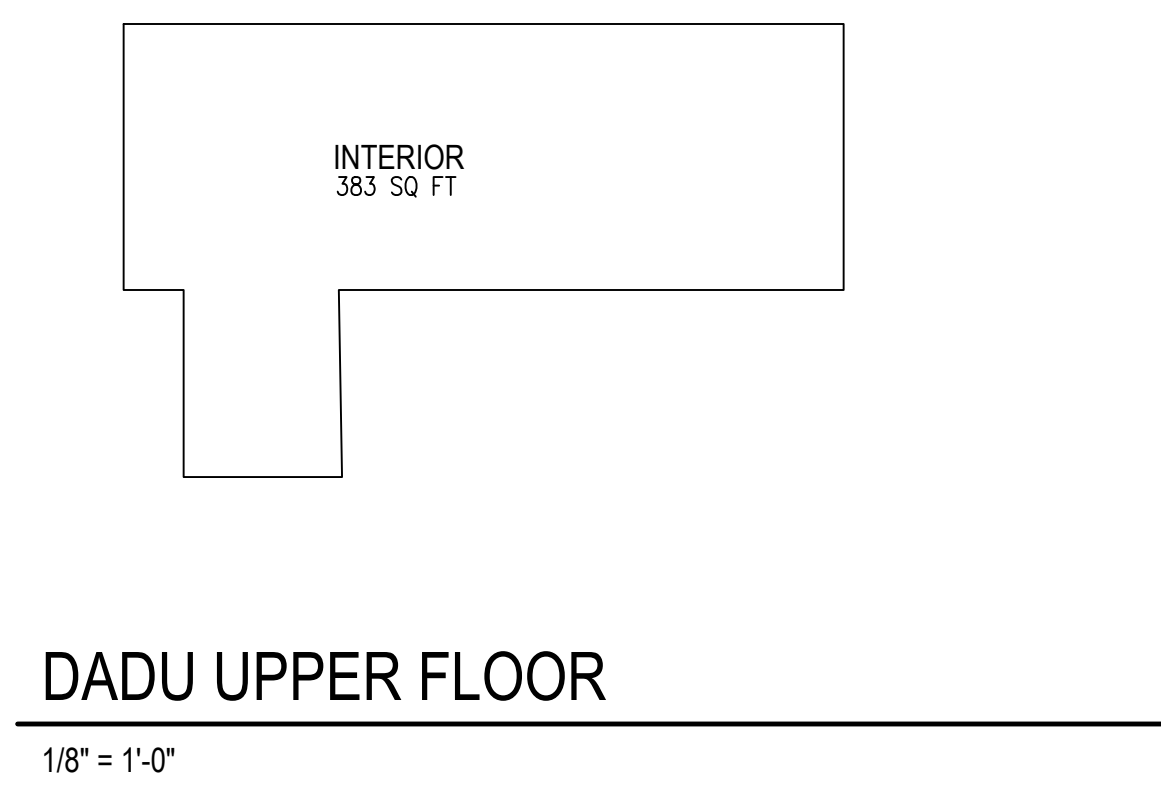
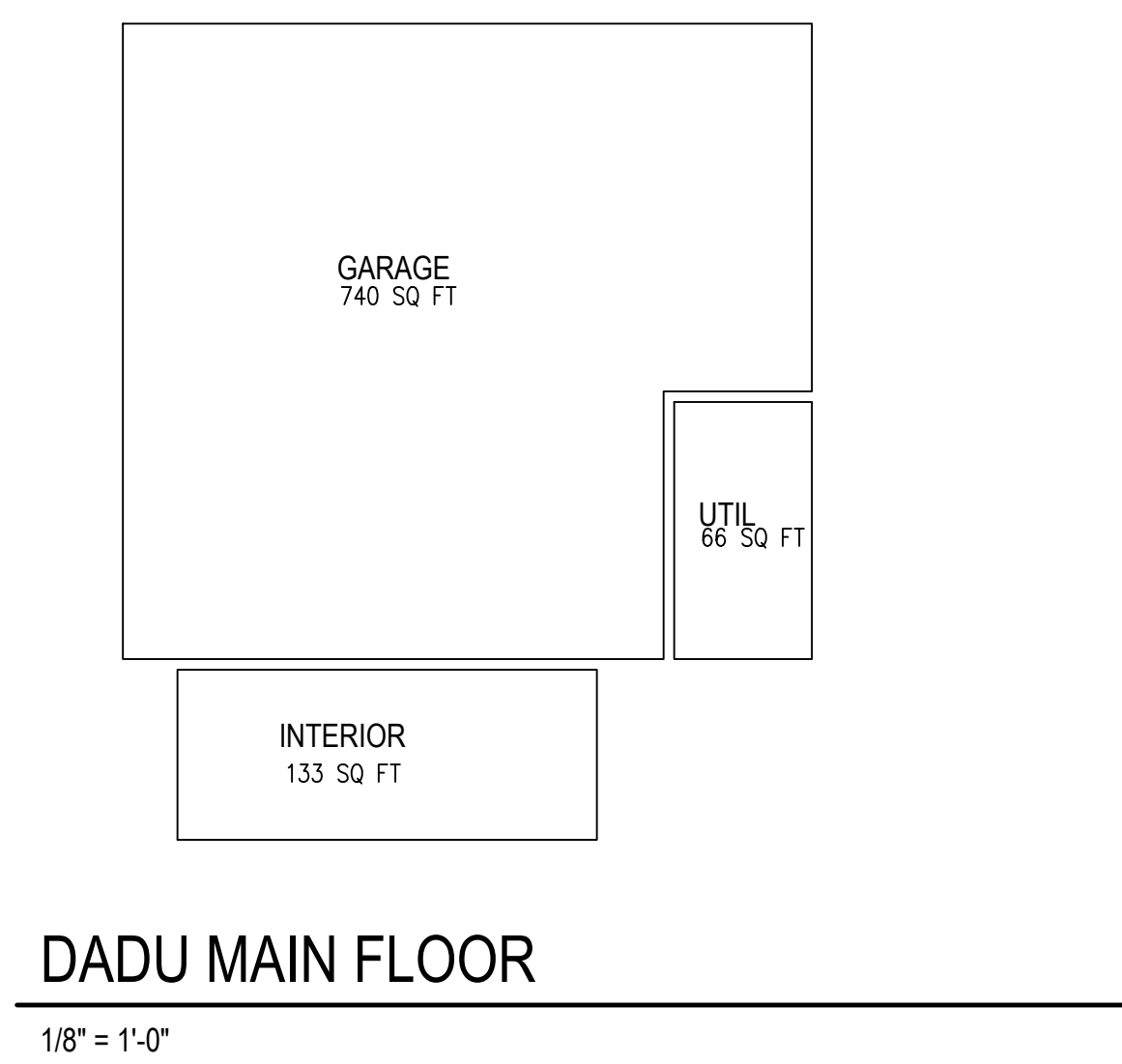
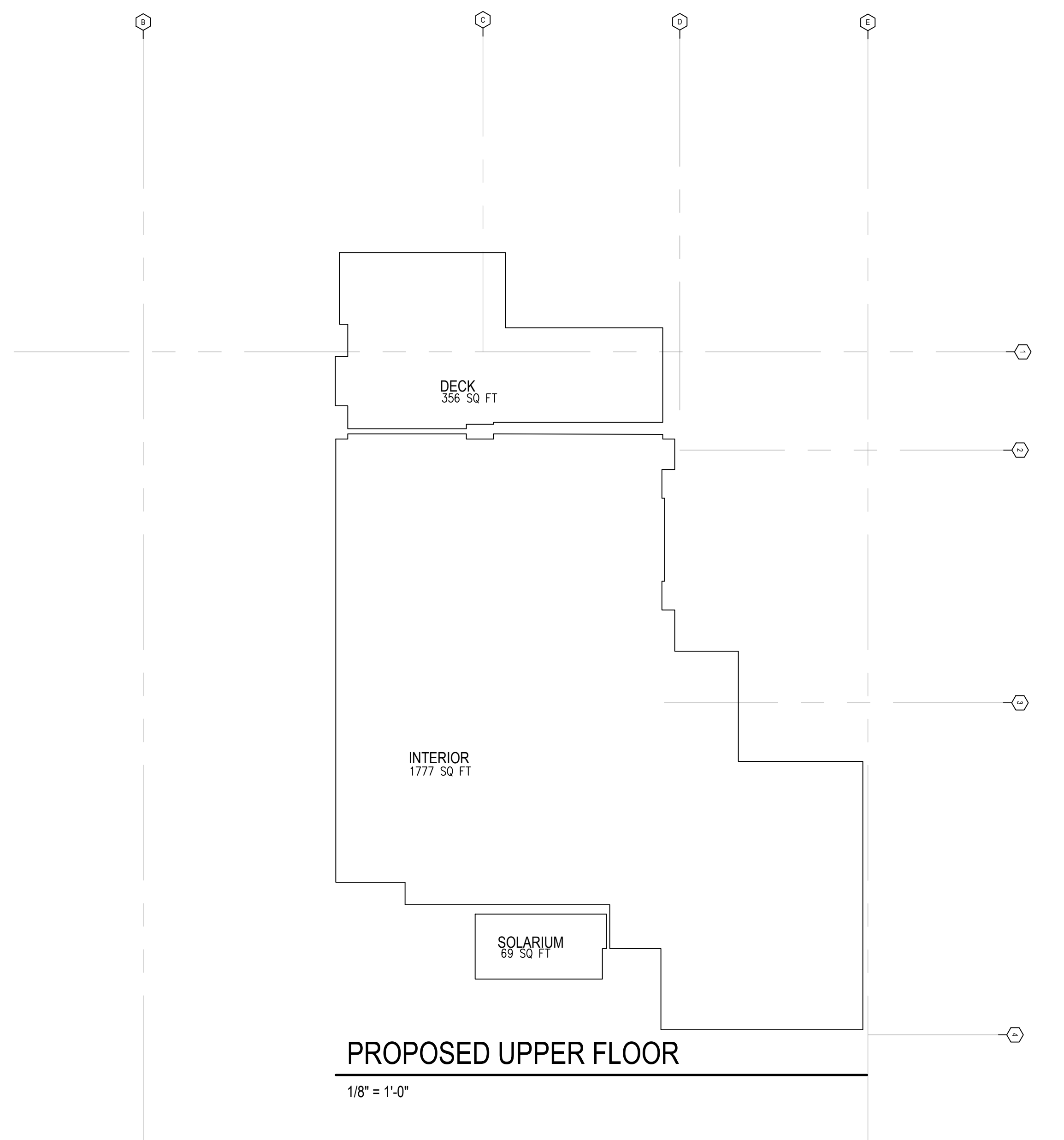
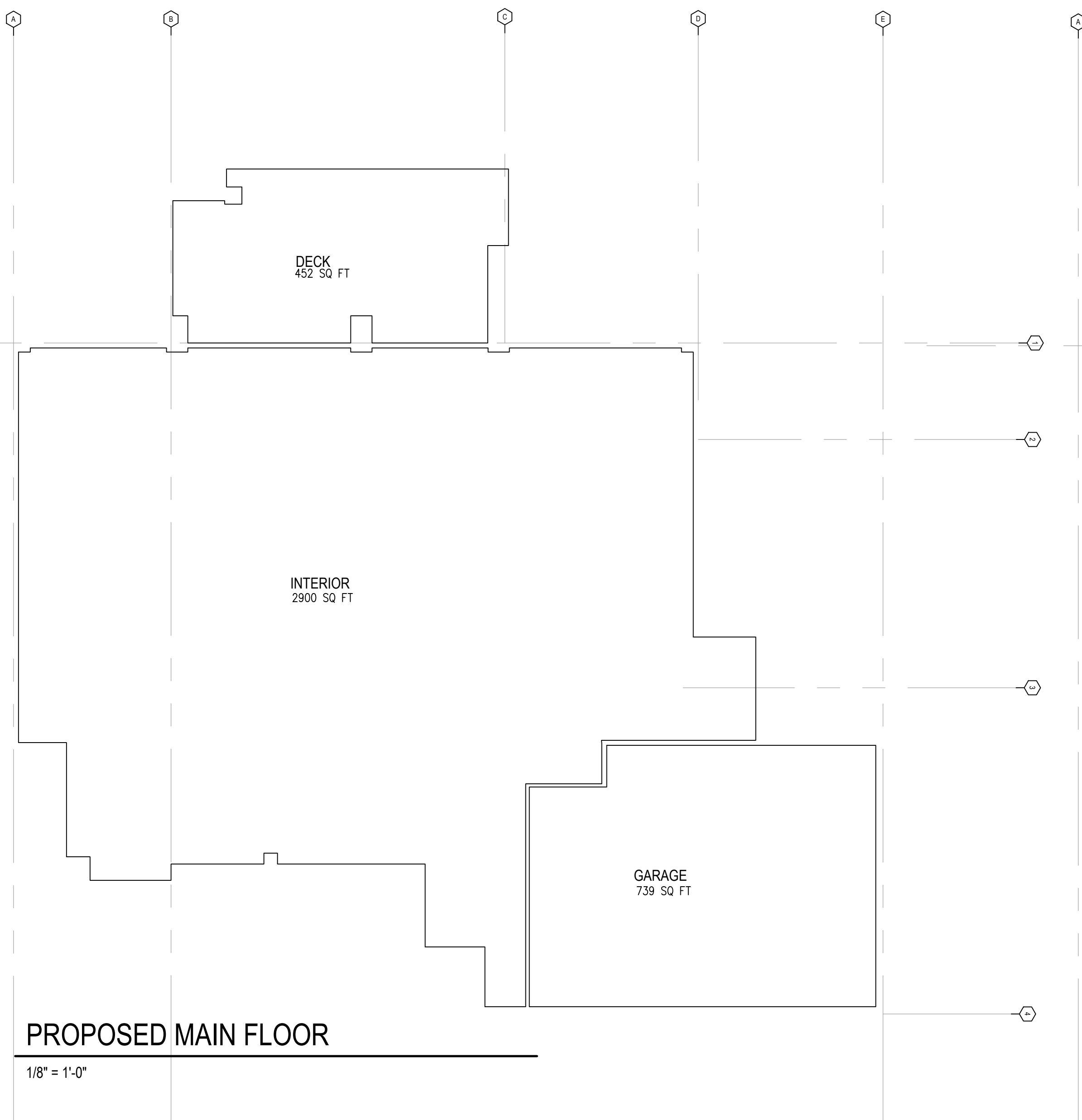
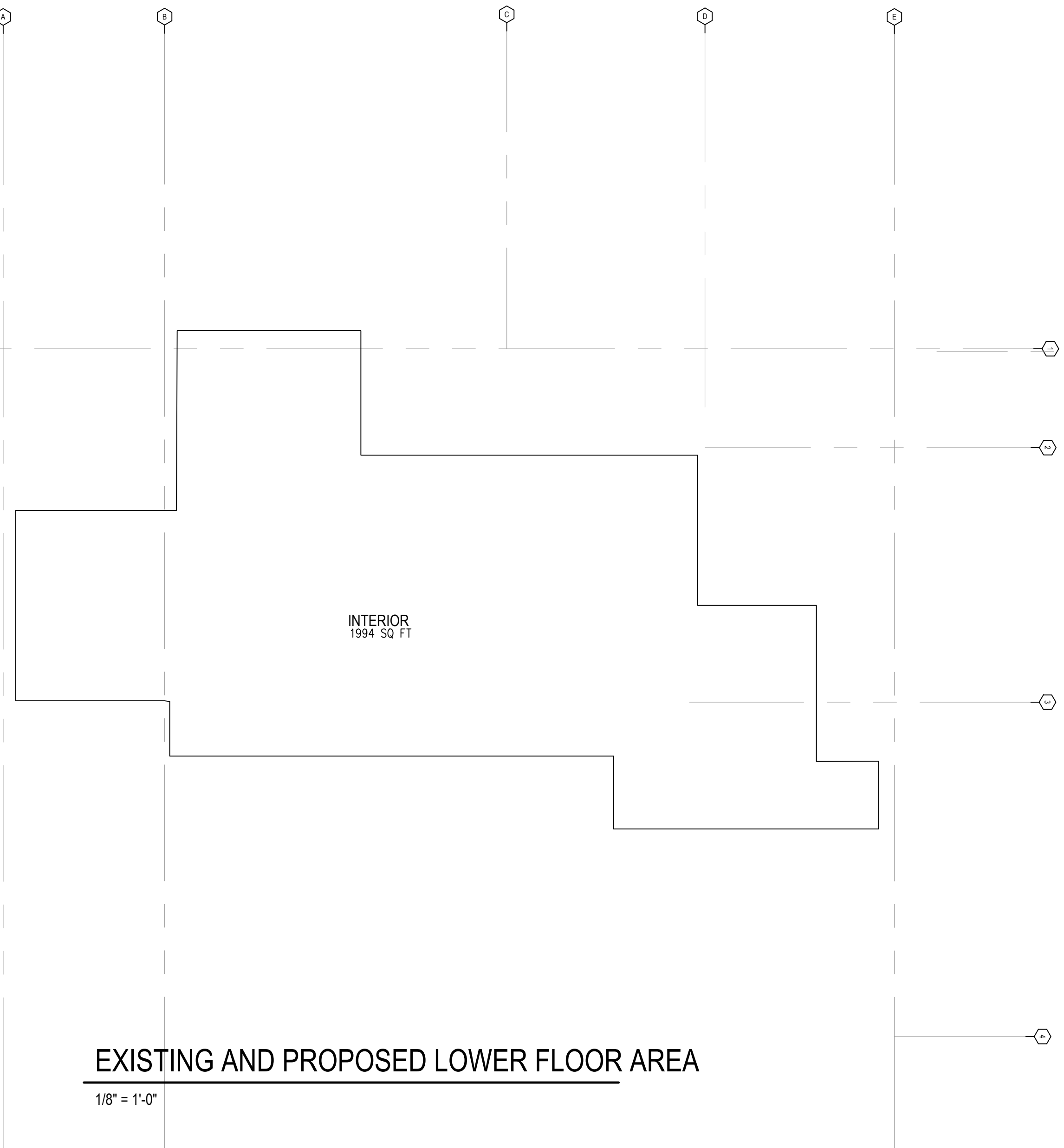
length	elevation	axb
32	37.34	1194.88
6.5	33.5	217.75
14.6	32.5	474.5
9.3	31	288.3
23	29.65	681.95
16.25	29	471.25
16	28.5	456
28.9	28.2	814.98
9.3	28.1	261.33
8	27.8	222.4
12.5	29.7	371.25
4	29	116
14	30	420
37.25	32	1192
4.5	33.8	152.1
10.5	35	367.5
2.25	36.5	82.125
2.25	37	83.25
7.2	38.2	275.04
16.9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

34.04 average grade

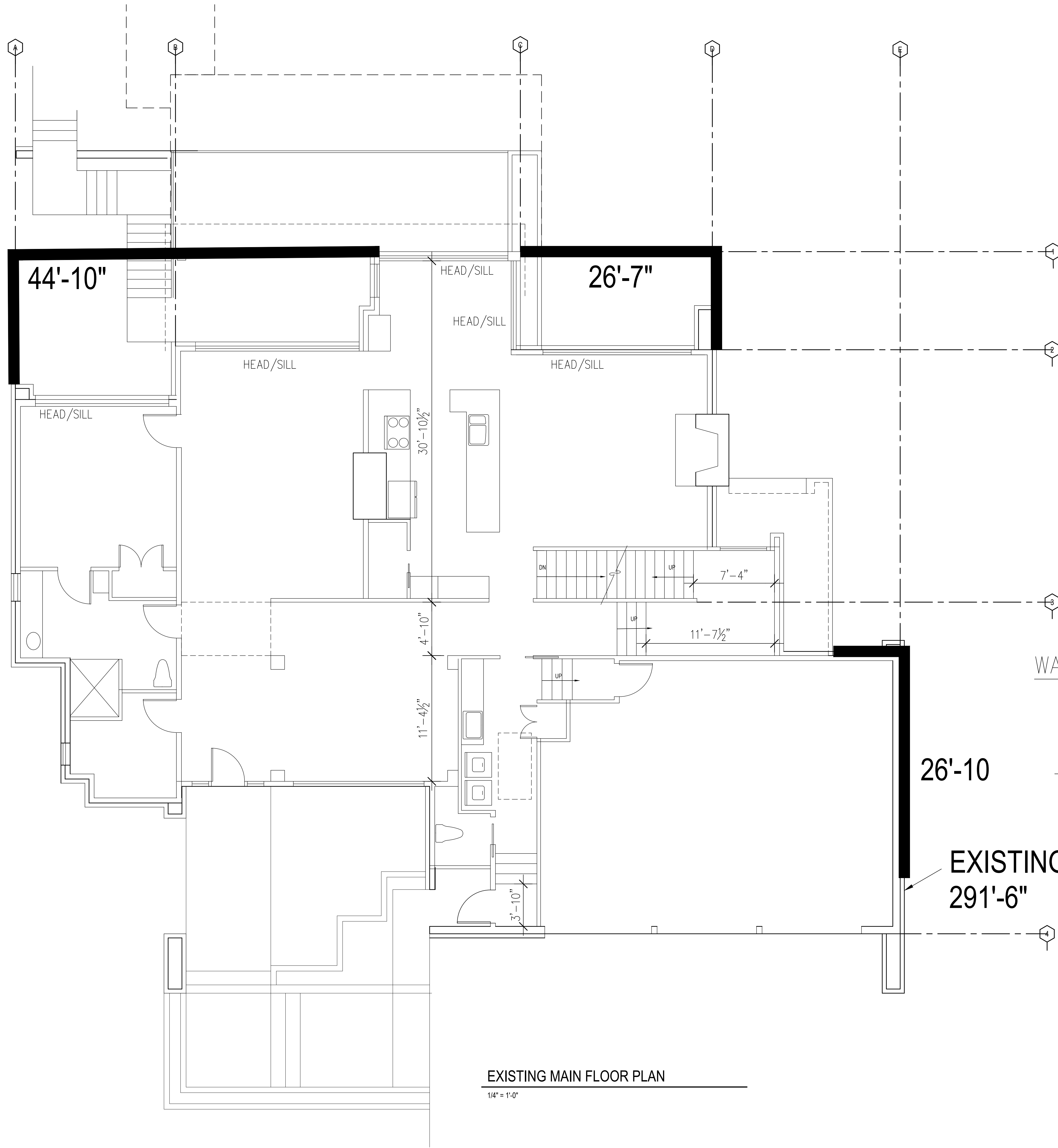
**BASEMENT FLOOR AREA CALCULATION**



**BASEMENT FLOOR AREA**  
1" = 20"



1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision



EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"

WALL LENGTH

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

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



1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No.	Date	Revision
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WALL ALTERATION

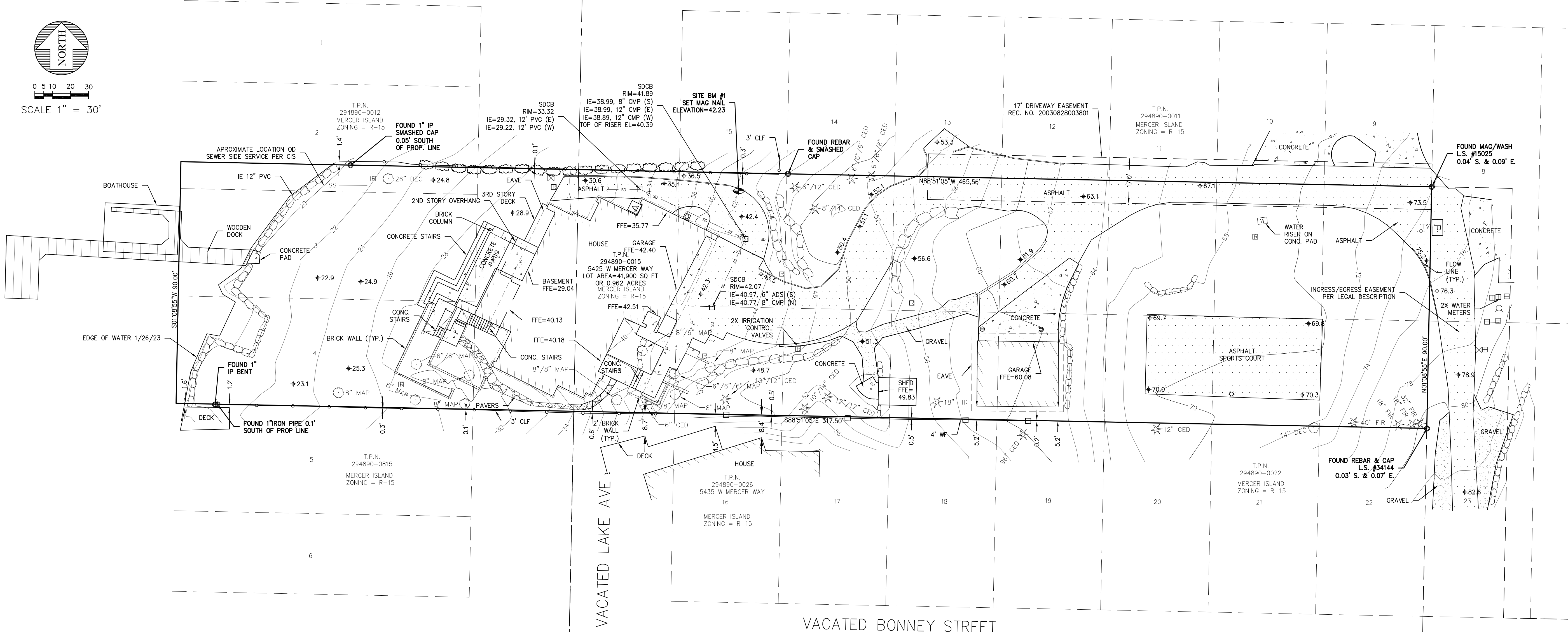
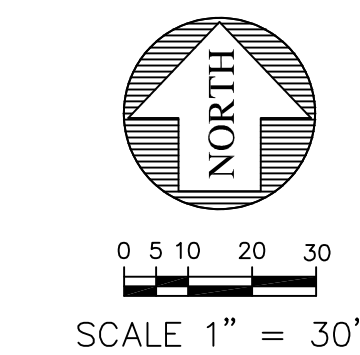
# STEVE KAO & HUI HONG TOPOGRAPHIC SURVEY

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



### 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		

### 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:
 

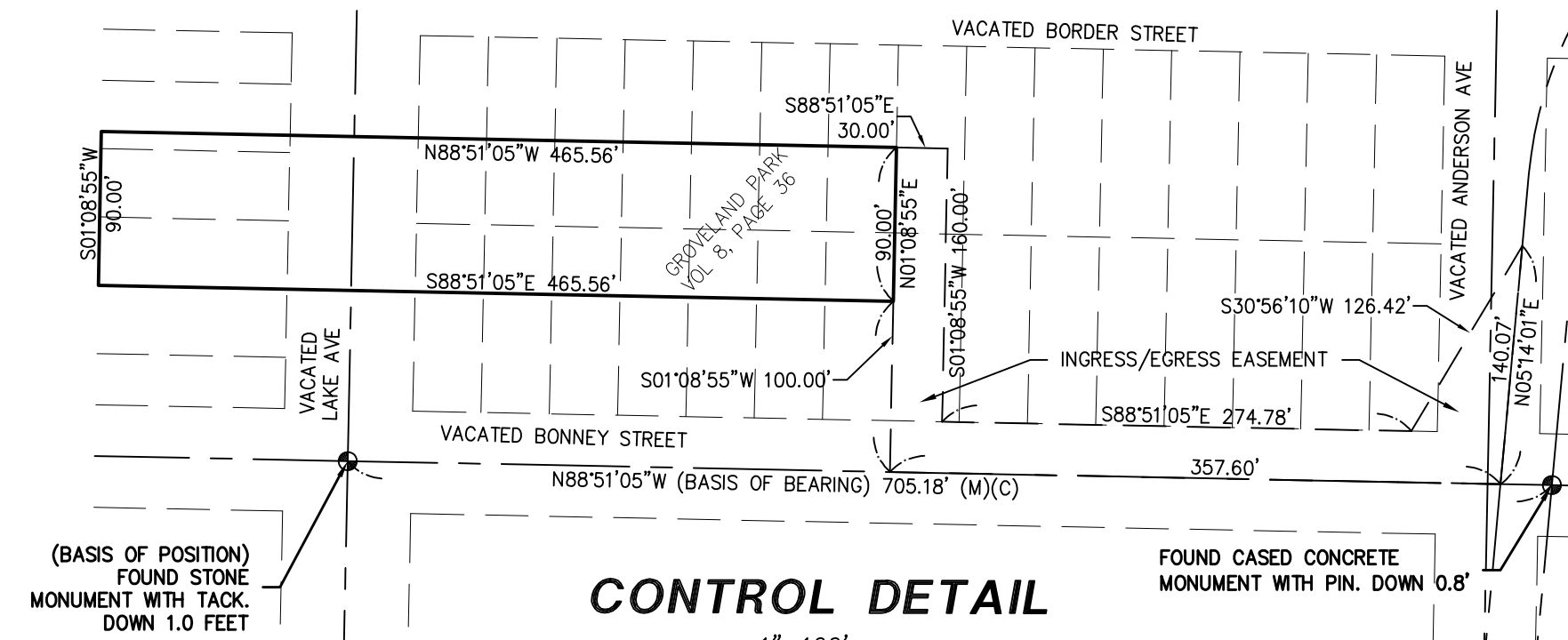
GRANTEE: WASHINGTON NATURAL GAS COMPANY

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)



REVISIONS	BY	DATE

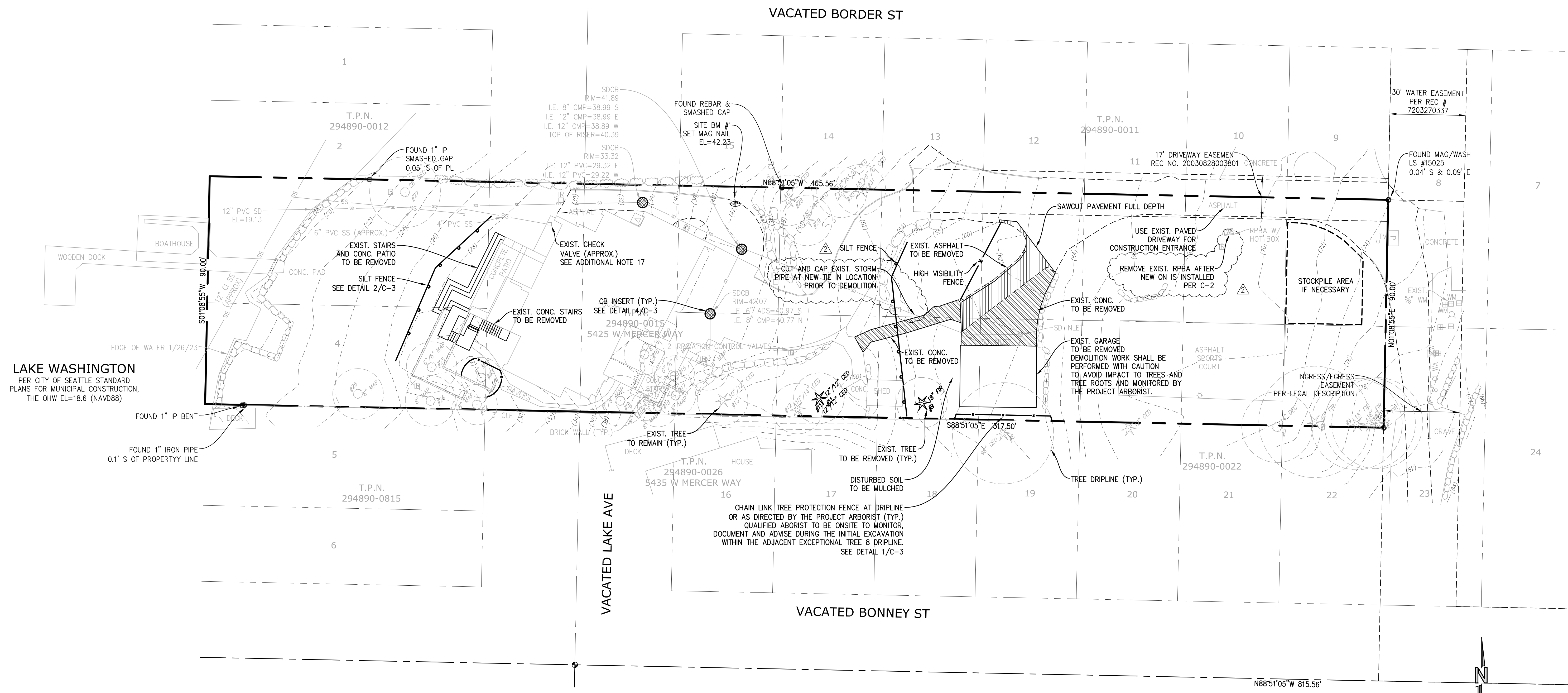


TOPOGRAPHIC SURVEY  
FOR  
STEVE KAO & HUI HONG



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

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).

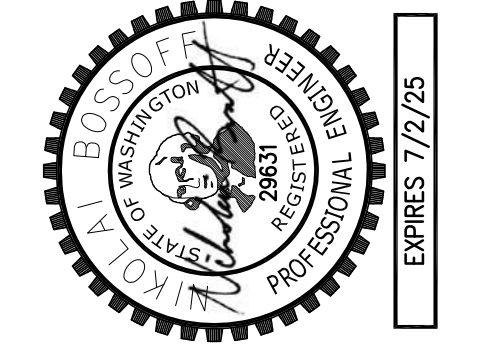
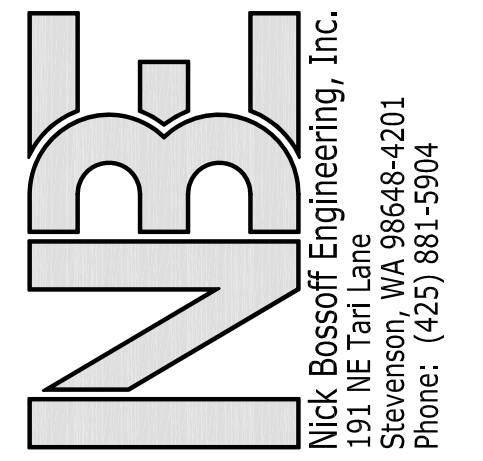
**HORIZONTAL DATUM**  
 NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE NETWORK.

**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

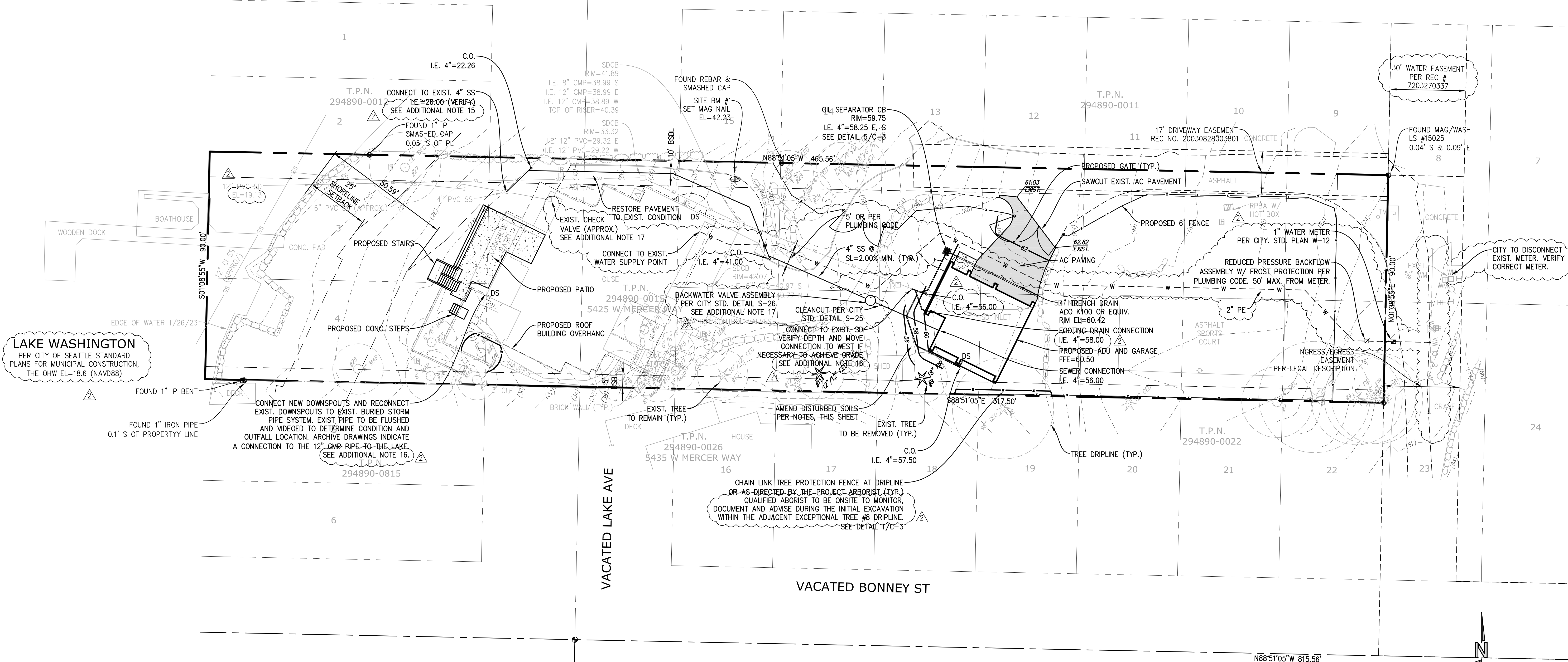
N. BOSSOFF, P.E.  
 PROJECT MANAGER  
 NB  
 DESIGNED: TKB  
 DRAWN: CBAP-2301  
 JOB NUMBER: CBAP-2301.pln.dwg  
 FILE NAME:

**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



**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:

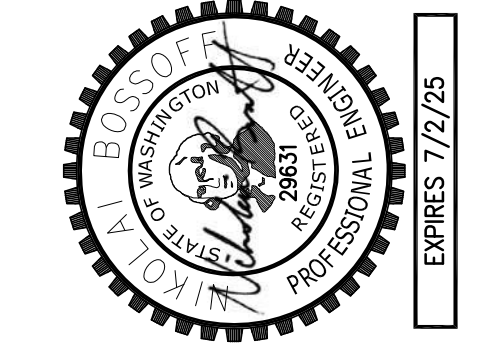
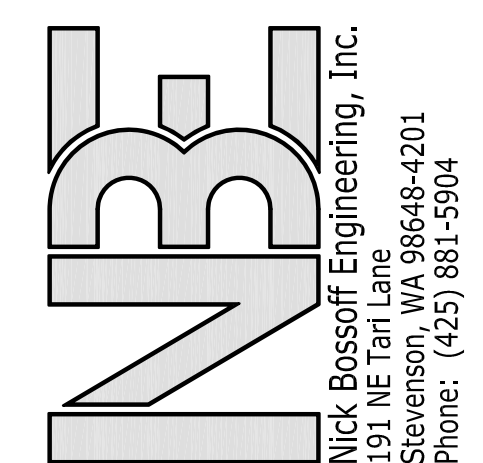
- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE 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.
- MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
- USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
  - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE 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.
  - 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:

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

**ADDITIONAL NOTES:**

- ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
- VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
- 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.
- AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
- 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.
- 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.
- ALL EXISTING UNDERGROUND STORM PIPE SYSTEM MUST BE VIDEOED W/ INSPECTION REPORT PROVIDED TO CITY FOR APPROVAL PRIOR TO CONNECTING THE NEW/EXISTING DOWNSPOUTS.
- 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.



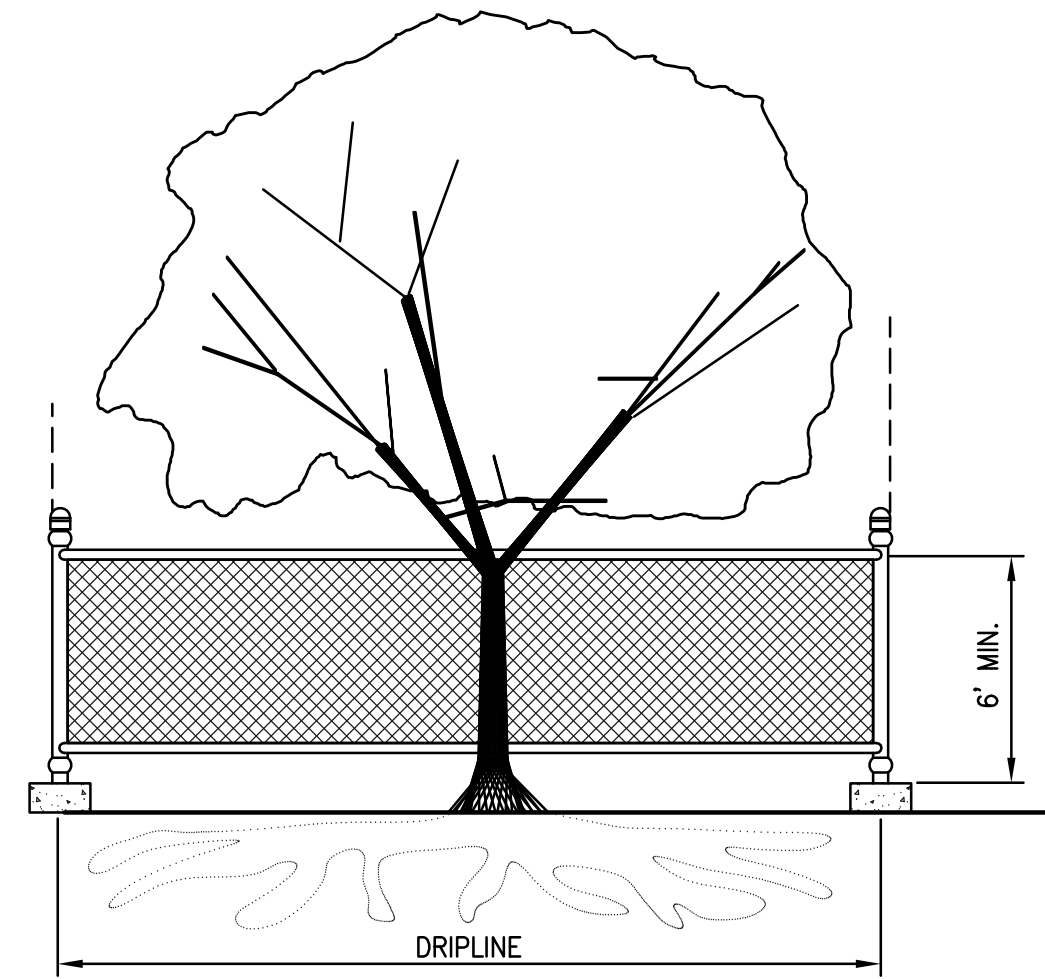
NO.	DATE	REVISION
1	06/07/23	PERMIT SUBMITTAL
2	10/05/23	CITY COMMENTS

N. BOSSOFF, P.E.  
PROJECT MANAGER: 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: **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



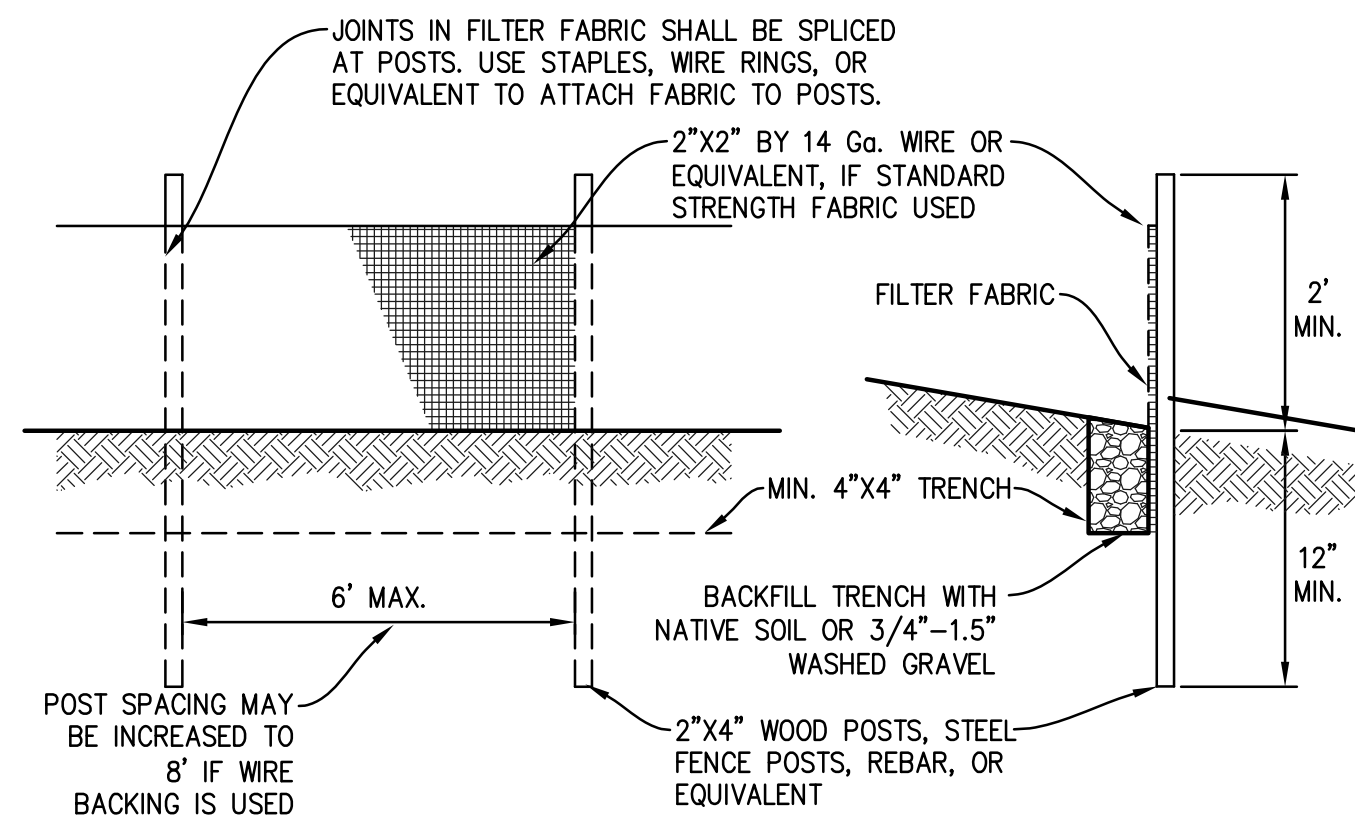
**TREE PROTECTION DURING CONSTRUCTION**

- 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



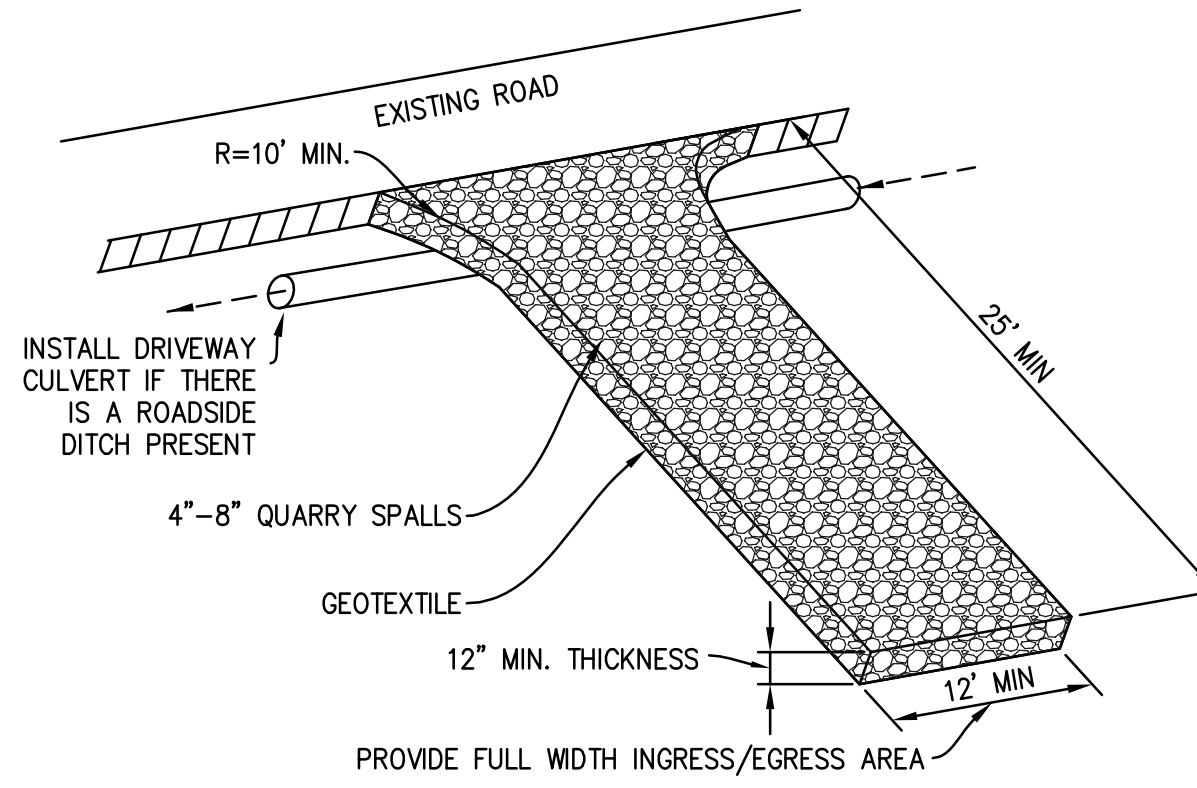
**MAINTENANCE STANDARDS**

- 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



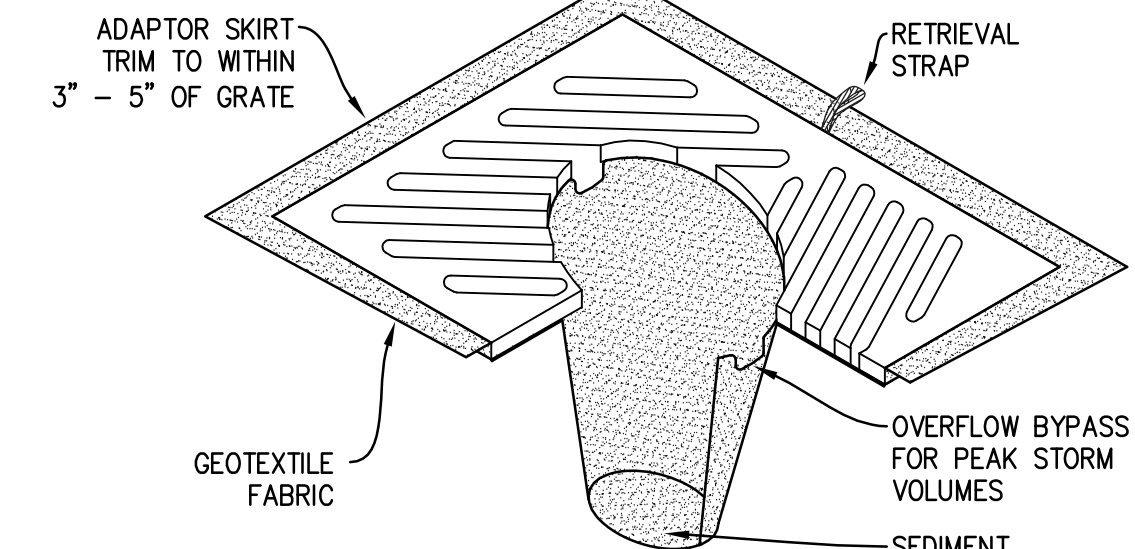
**MAINTENANCE STANDARDS**

- 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 LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



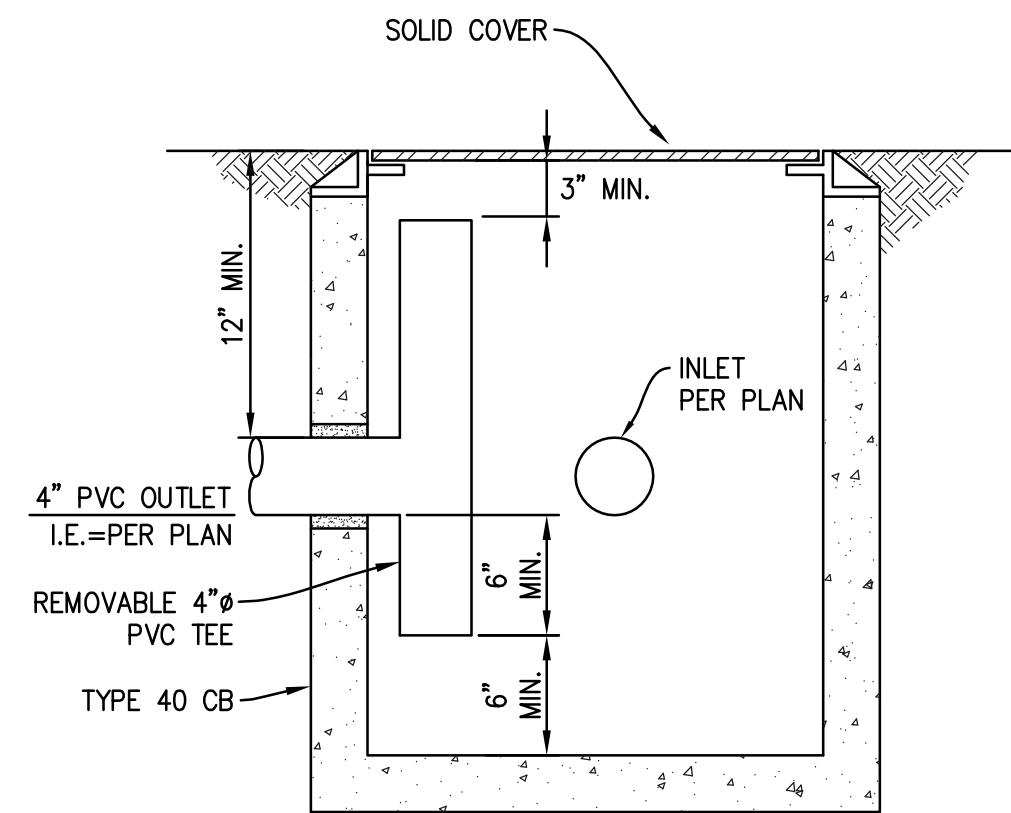
**NOTES**

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

CB INSERT

SCALE: NTS

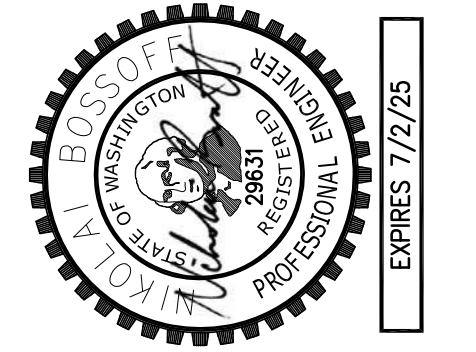
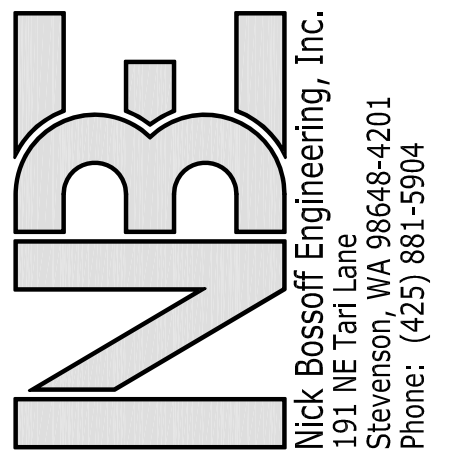
4



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

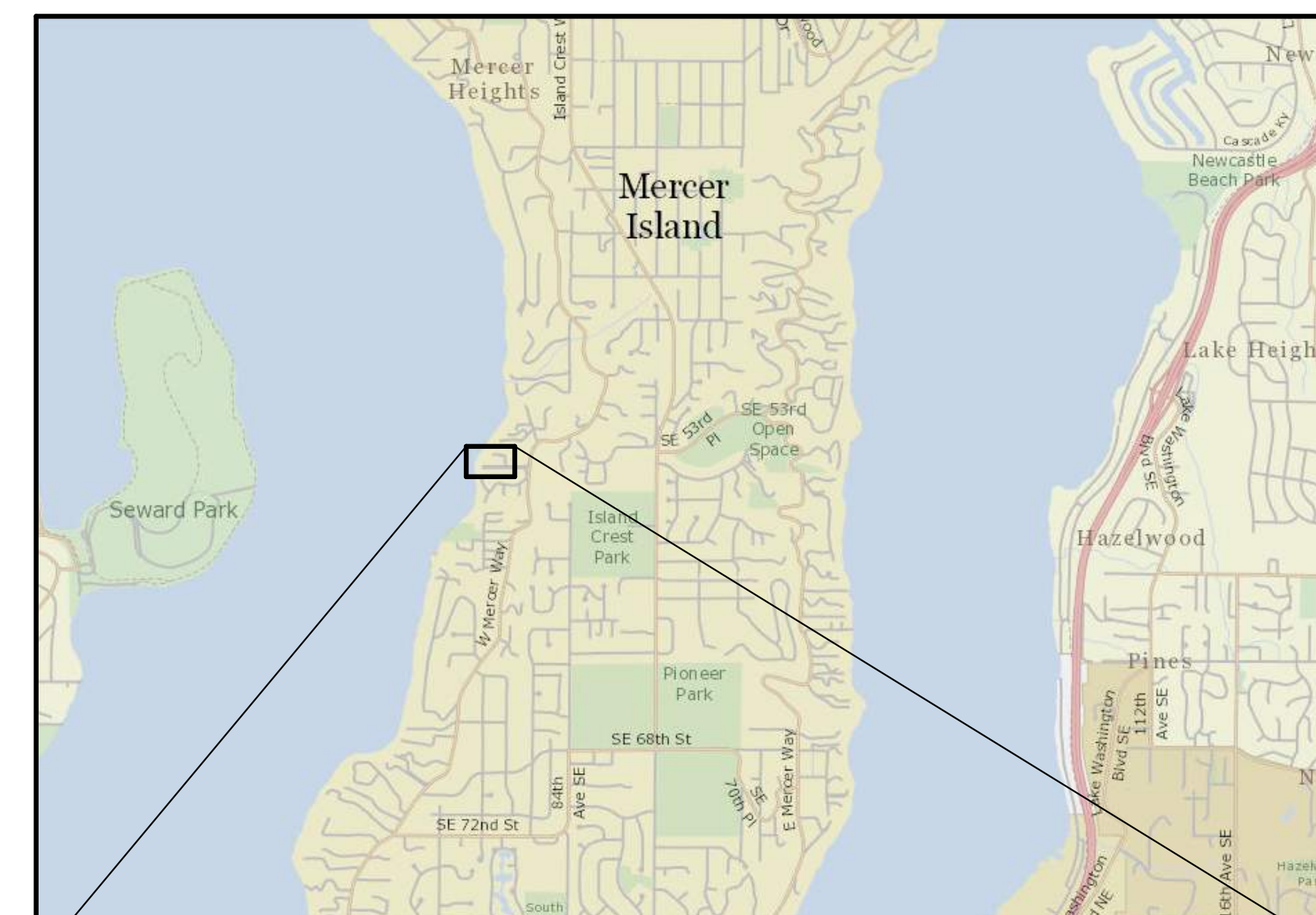
## PROJECT INFORMATION

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

ASSESSOR PARCEL NO: 2948900015

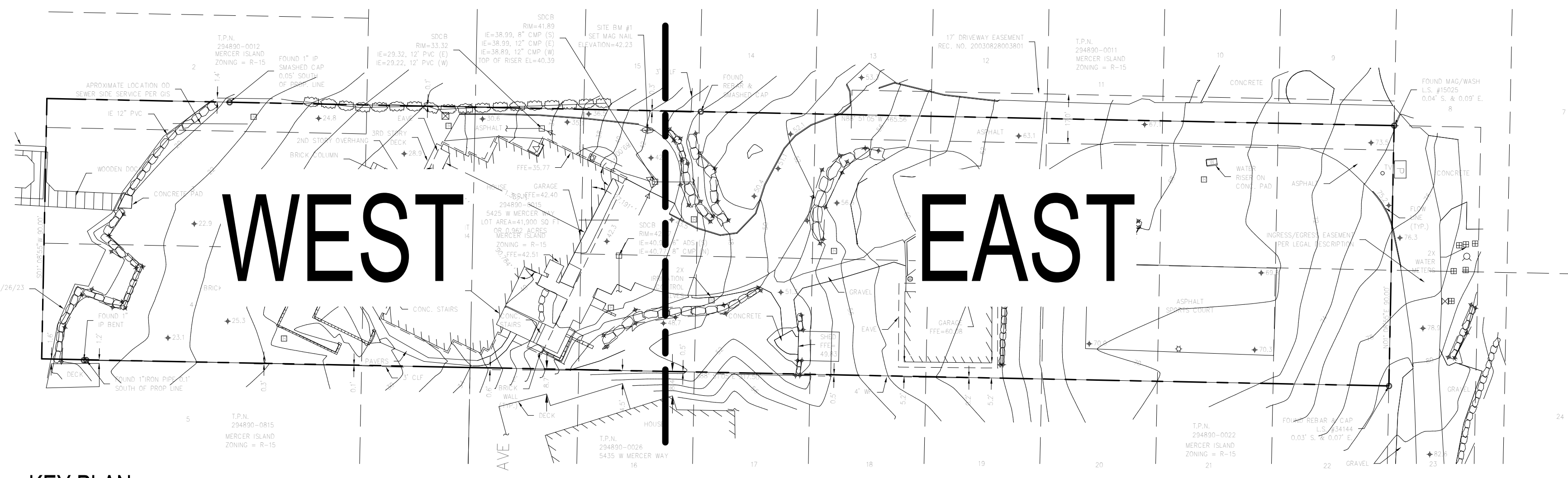
LEGAL DESCRIPTION: GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

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 DCG|WATERSHED CO. ON 8/14/2023

NO.	DATE	BY	DESCRIPTION

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



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**HONG & KAO RESIDENCE**  
 5425 W. MERCER WAY  
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 230306

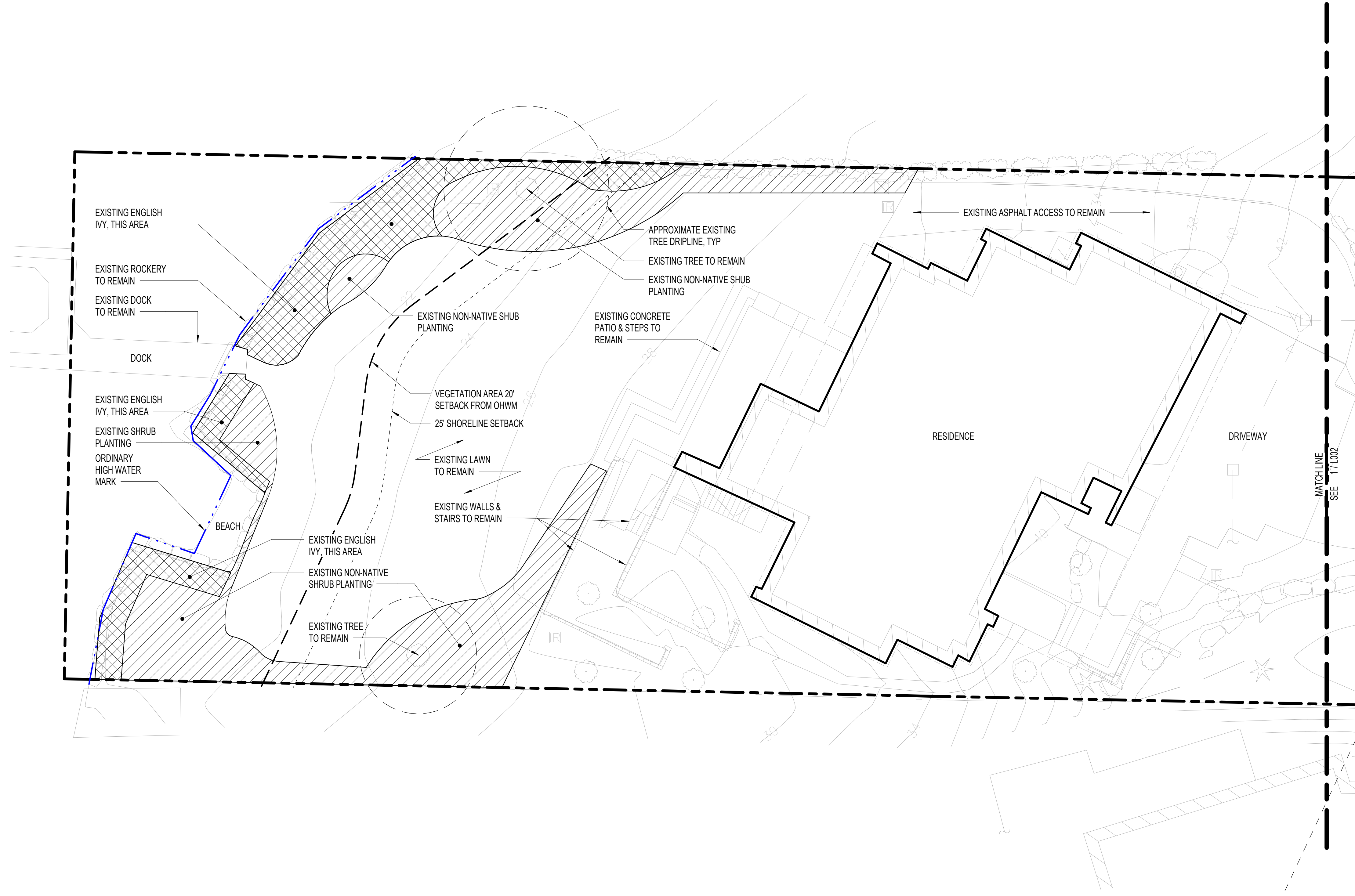
**SCHEMATIC DESIGN**

EXISTING VEGETATION & CRITICAL AREA CONDITIONS - WEST

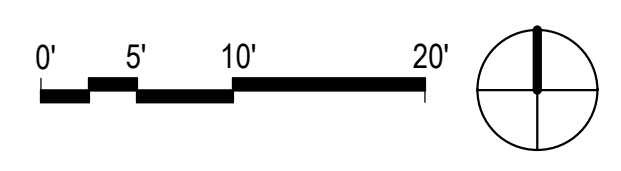
DATE: 01/01/23  
 PLAN NUMBER:

**L001**

SHEET 2 OF 10



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



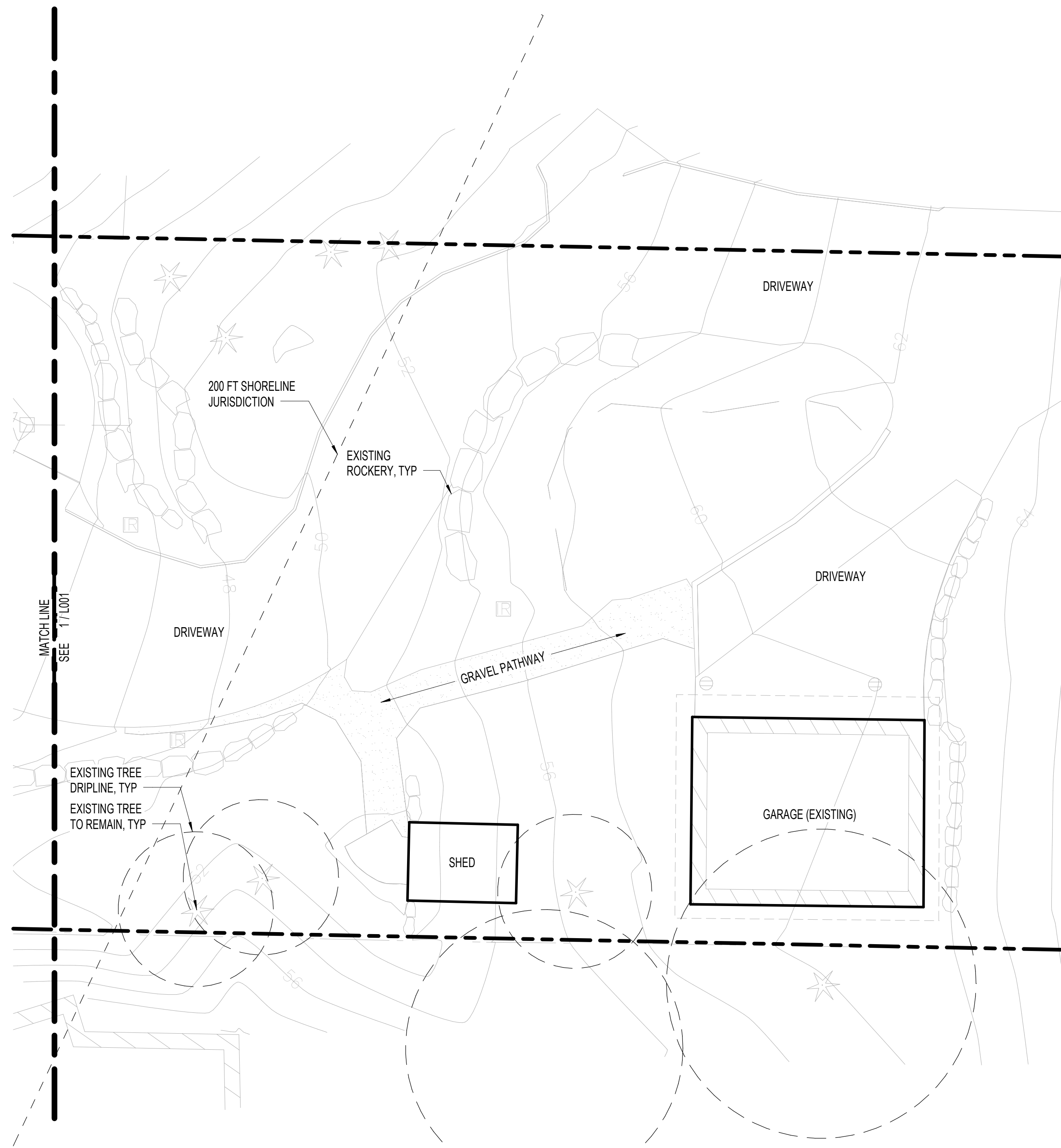
CHECK BY: Chester  
 DRAWN BY: Autor  
 DESIGNED BY: Dwayne  
 PROJECT MANAGER: XXX  
 PRINCIPAL: XXX

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)



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

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: 425.827.8136  
 www.dcgwatershed.com  
 750 Sixth Street South  
 Kirkland, WA 98033



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**HONG & KAO RESIDENCE**  
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 230306

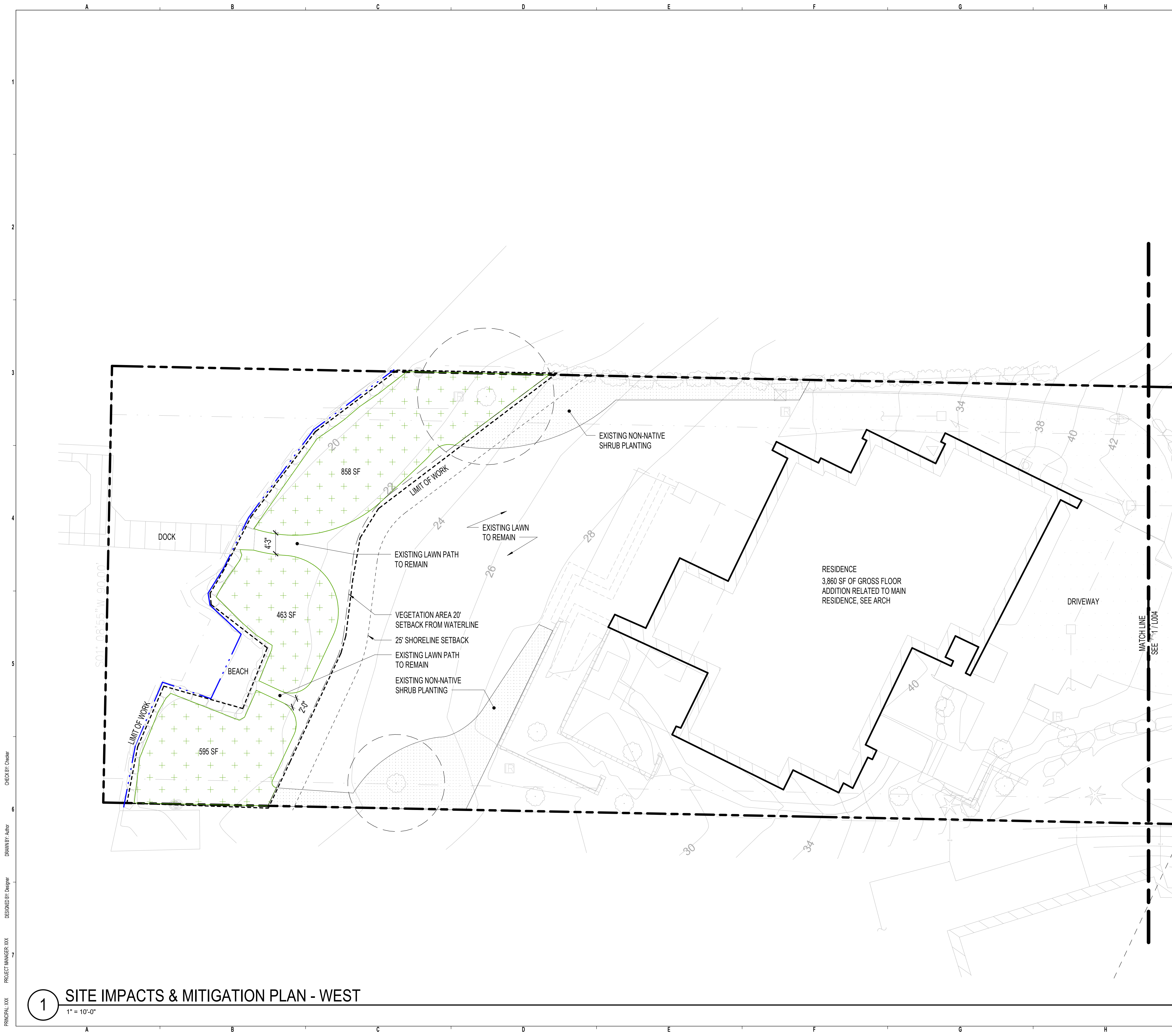
**SCHEMATIC DESIGN**

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 | WHIDBEY ISLAND



**SITE IMPACTS & MITIGATION LEGEND**

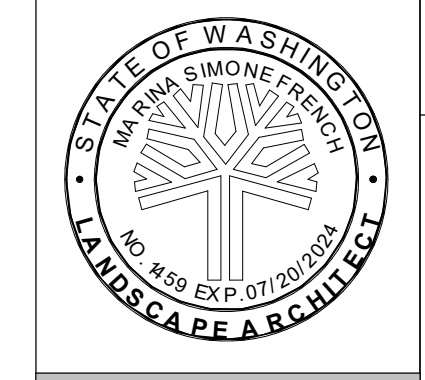
EXISTING	
NO.	DESCRIPTION
---	PROPERTY LINE
---	ORDINARY HIGH WATER MARK (APPROXIMATE)
PROPOSED	
NO.	DESCRIPTION
---	LIMIT OF MITIGATION PLANTING WORK
---	20' SHORELINE BUFFER (2351.8 SF)
+	PROPOSED MITIGATION AREA 2337.9 X 75% = 1903.4 SF MITIGATION REQUIRED PER MICC 19.13.050.K.4 1916 SF MITIGATION 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: 425.827.8336  
 www.dcgwatershed.com  
 750 Sixth Street South  
 Kirkland, WA 98033



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(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

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

**SCHEMATIC DESIGN**

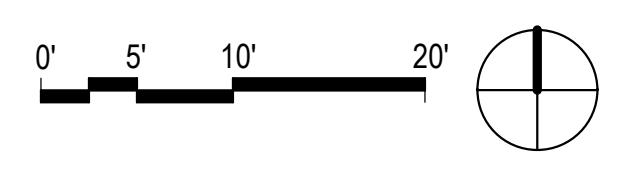
SITE IMPACTS & MITIGATION PLAN - WEST

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



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**HONG & KAO RESIDENCE**  
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 MERCER ISLAND, WA 98040  
 230306

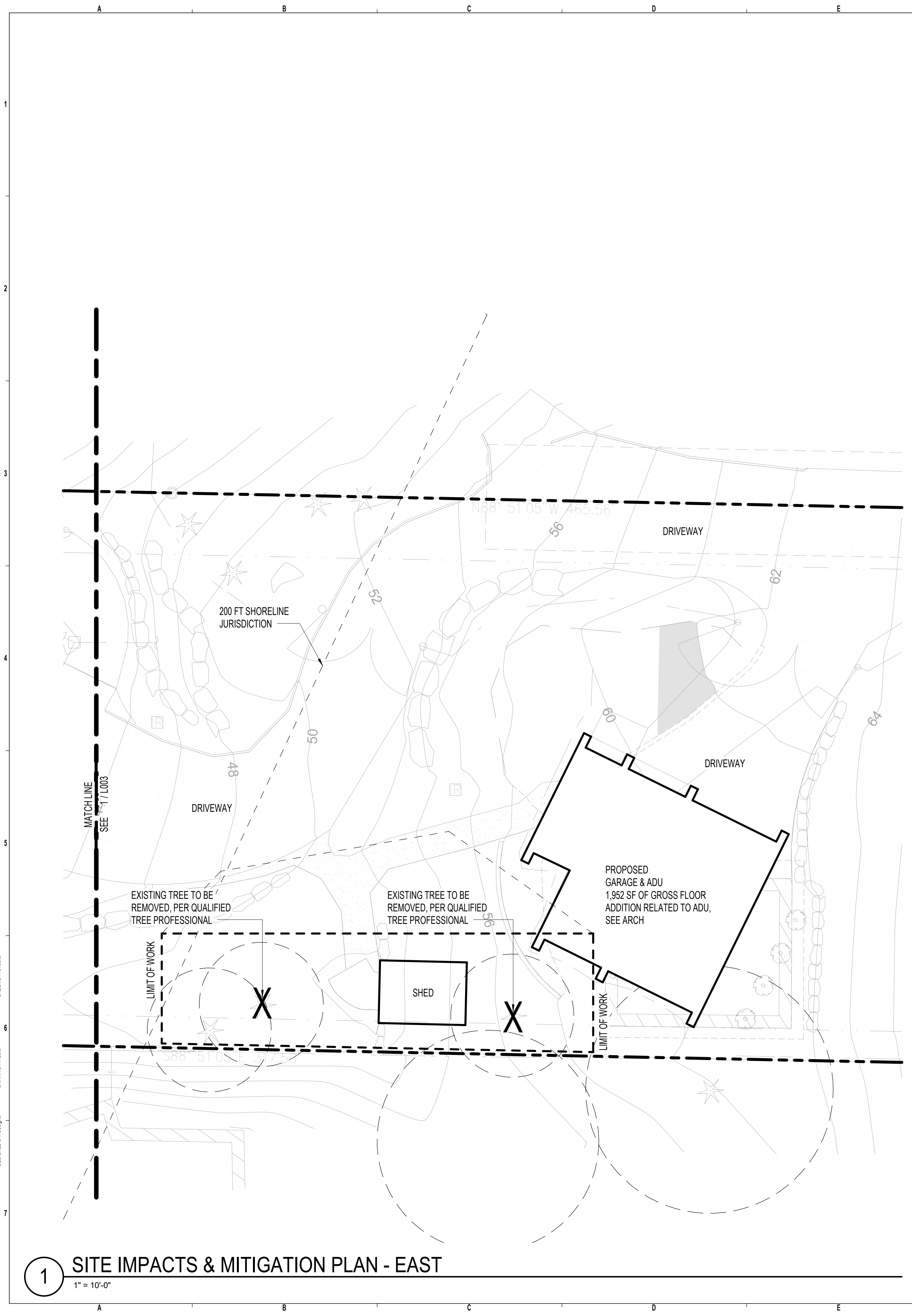
**SCHEMATIC DESIGN**

SITE IMPACTS & MITIGATION PLAN - EAST

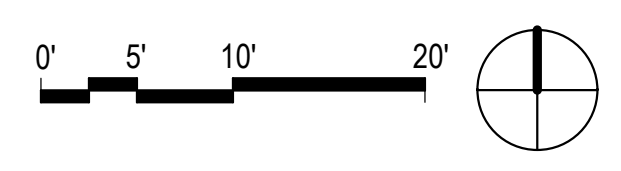
DATE: 01/01/23  
 PLAN NUMBER:

**L004**

SHEET 5 OF 10



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



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

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

### SITE IMPACTS & MITIGATION LEGEND

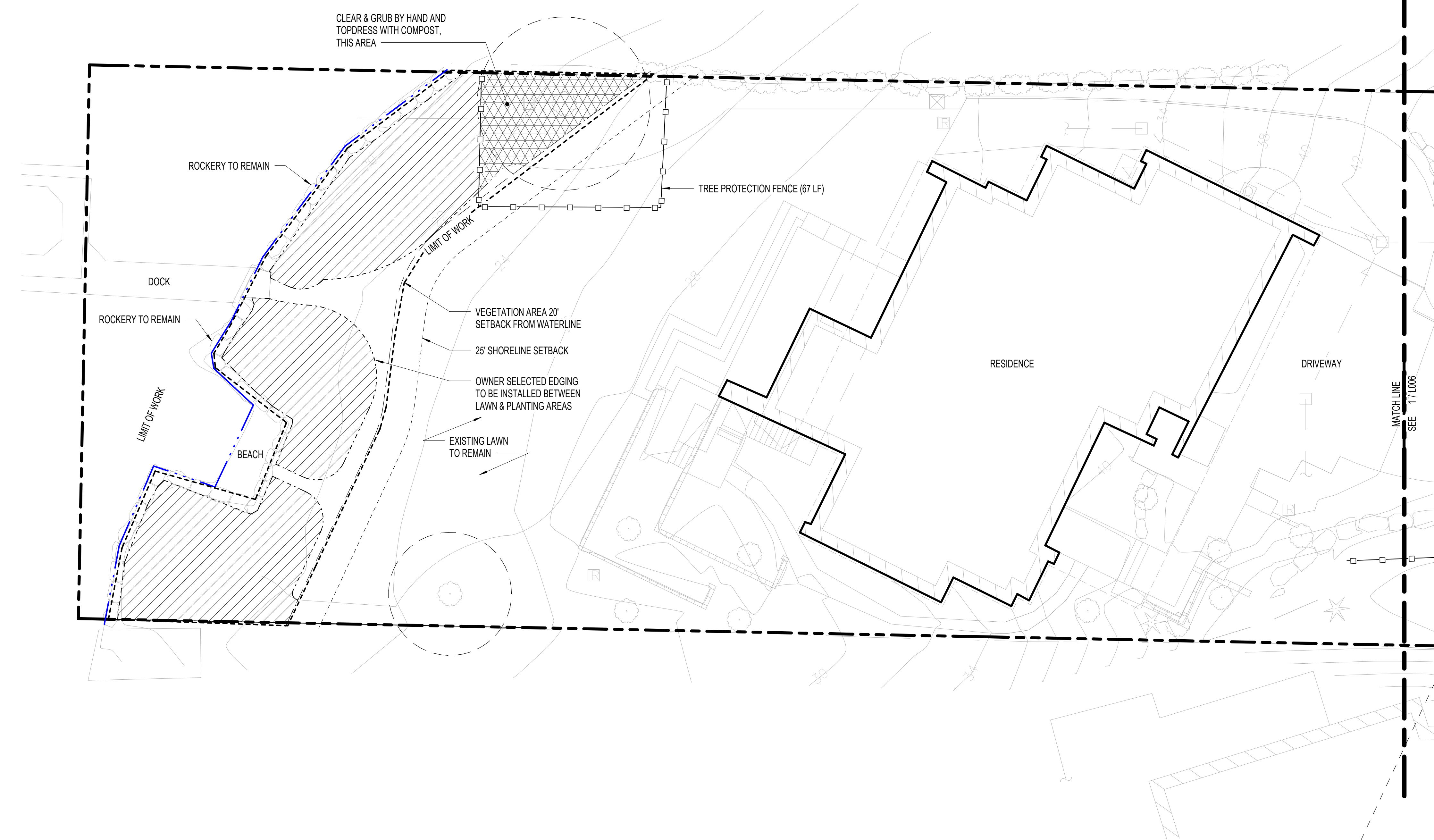
EXISTING	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ORDINARY HIGH WATER MARK (APPROXIMATE)

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

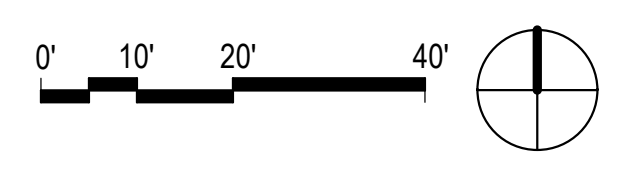
### SHEET NOTES

- 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"



NO.	DATE	BY	DESCRIPTION

**DGG WATERSHED**  
 P: 425.822.5242  
 F: 425.827.8136  
 www.dggwatershed.com  
 750 Sixth Street South  
 Kirkland, WA 98033



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(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

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

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DGG 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 DGG 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

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



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 BEFORE YOU DIG**

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

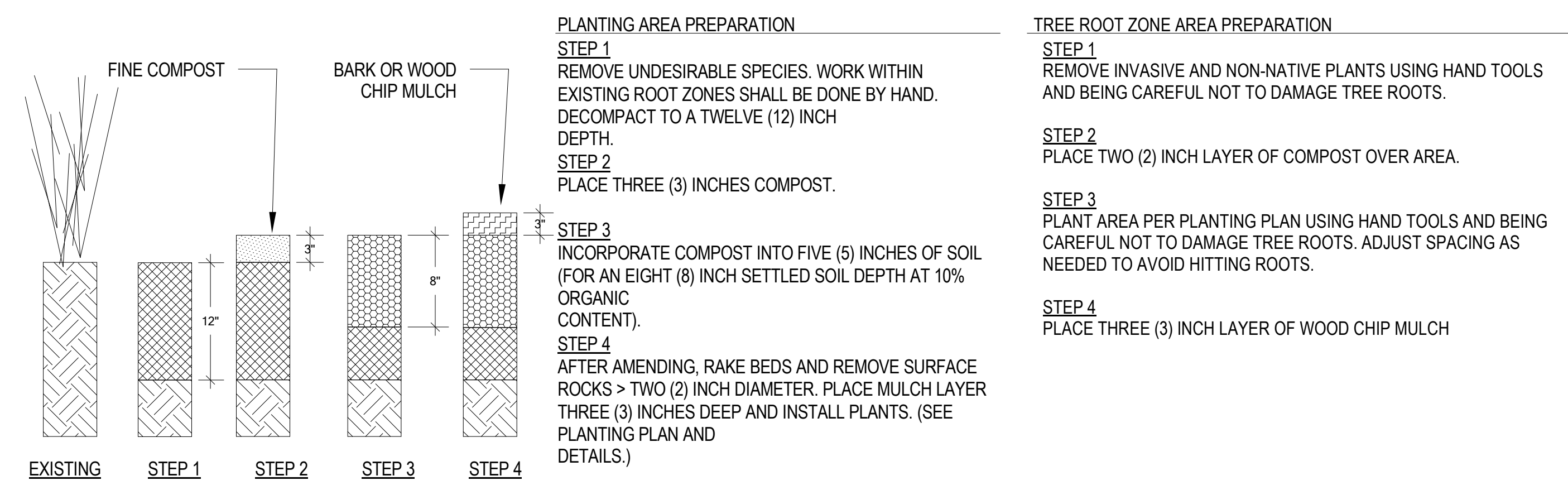
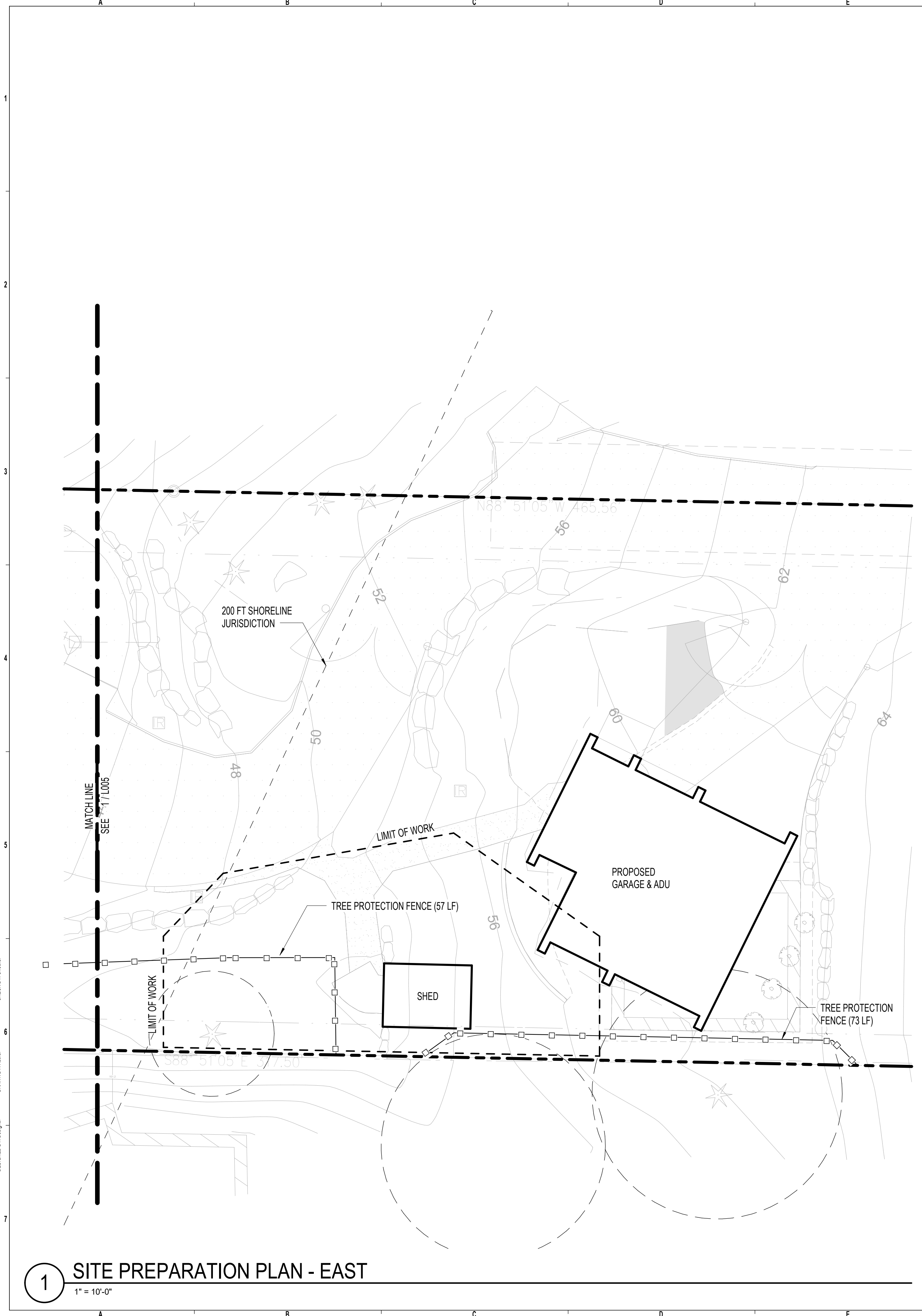
**HONG & KAO RESIDENCE**  
 5425 W. MERCER WAY  
 MERCER ISLAND, WA 98040  
 230306

**SCHEMATIC DESIGN**

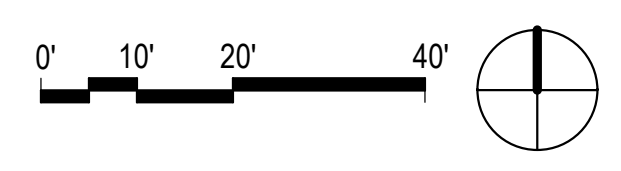
SITE PREPARATION PLAN - EAST

DATE: 07/12/23  
 PLAN NUMBER:

**L006**  
 SHEET 7 OF 10



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



**1 SITE PREPARATION PLAN - EAST**  
 1" = 10'-0"

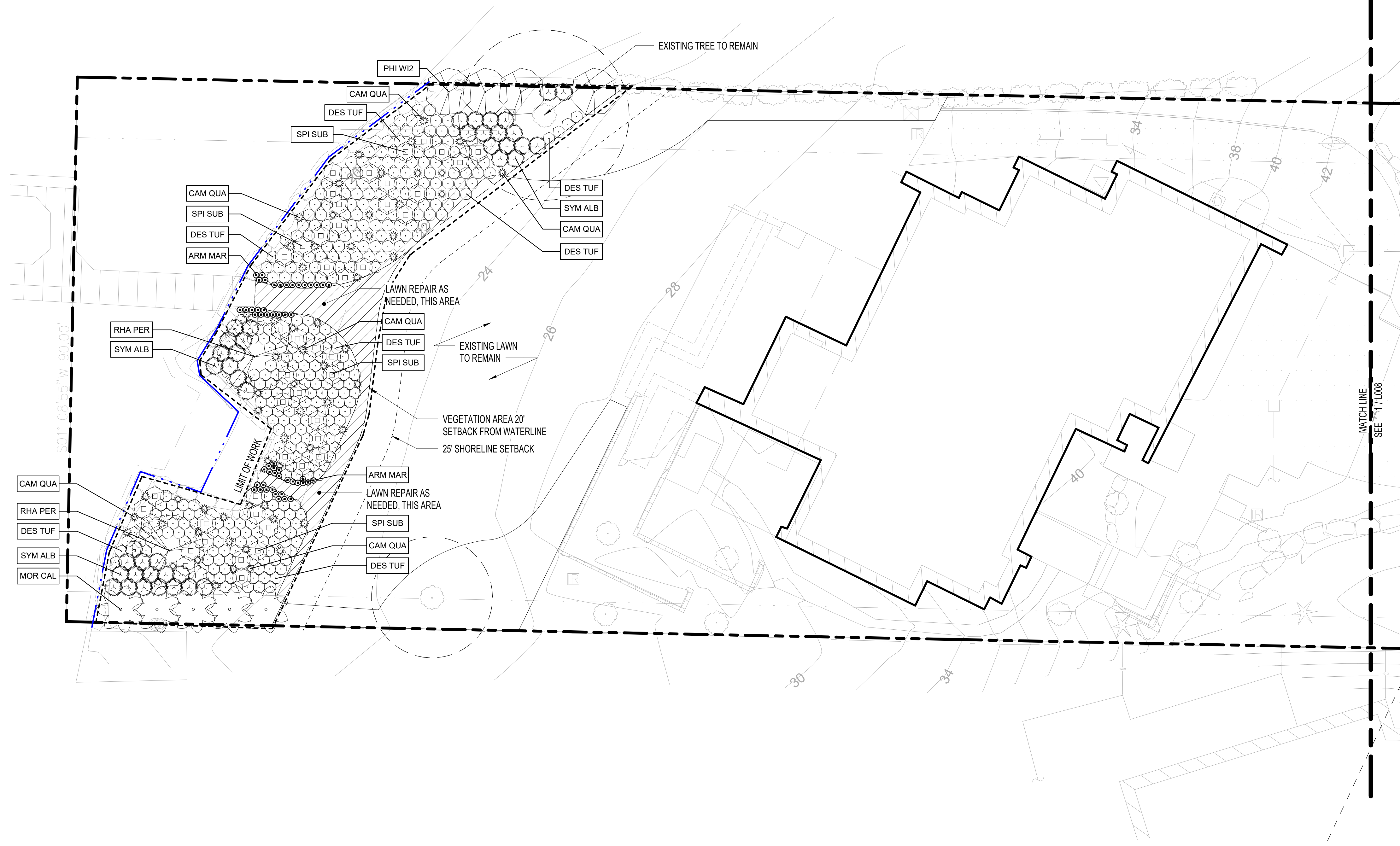
PROJECT MANAGER: XXX  
 DESIGNED BY: Designer  
 DRAWN BY: Author  
 CHECK BY: Checker  
 PRINCIPAL: XXX

### PLANT SCHEDULE

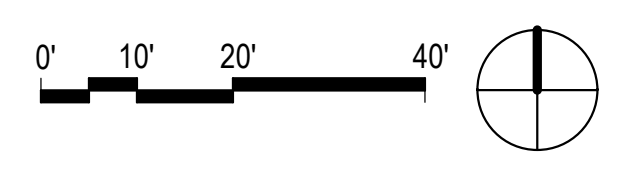
Count	Plant Code	Botanical Name	Common Name	Size	Cont.	Remarks
<b>Trees</b>						
4	PIN SHO	Pinus contorta	Shore Pine	Min. 2" cal.	B & B	
2	RHA PER	Rhamnus purshiana	Cascara	Min. 2" cal.	B & B	
<b>Native Shrubs</b>						
5	MOR CAL	Morella californica	California Wax Myrtle	2 Gallon		
4	PHI WI2	Philadelphus 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		
<b>Native Groundcovers</b>						
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"



NO.	DATE	BY	DESCRIPTION

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



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

**SCHEMATIC DESIGN**

PLANTING PLAN & SCHEDULE - WEST

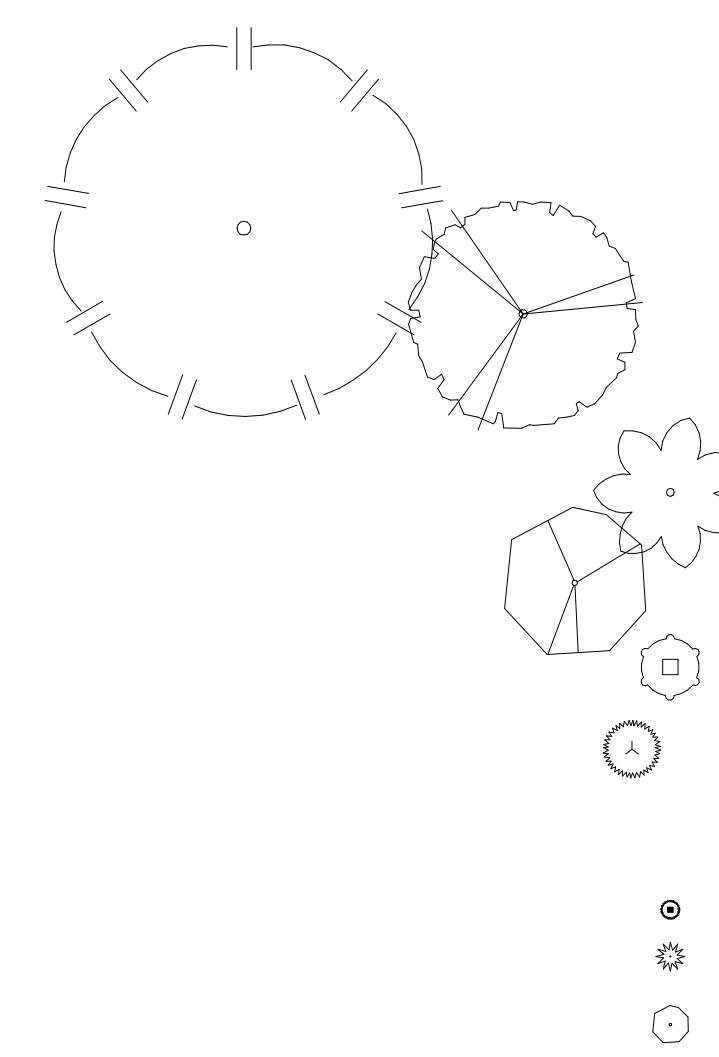
DATE: 07/12/23  
 PLAN NUMBER:

**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.

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





### PLANT SCHEDULE

Count	Plant Code	Botanical Name	Common Name	Size	Cont.	Remarks
<b>Trees</b>						
4	PIN SHO	Pinus contorta	Shore Pine	Min. 2" cal.	B & B	
2	RHA PER	Rhamnus purshiana	Cascara	Min. 2" cal.	B & B	
<b>Native Shrubs</b>						
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		
<b>Native Groundcovers</b>						
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

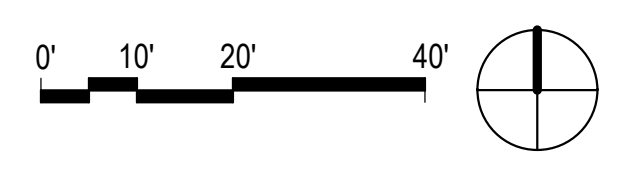
**SCHEMATIC DESIGN**

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

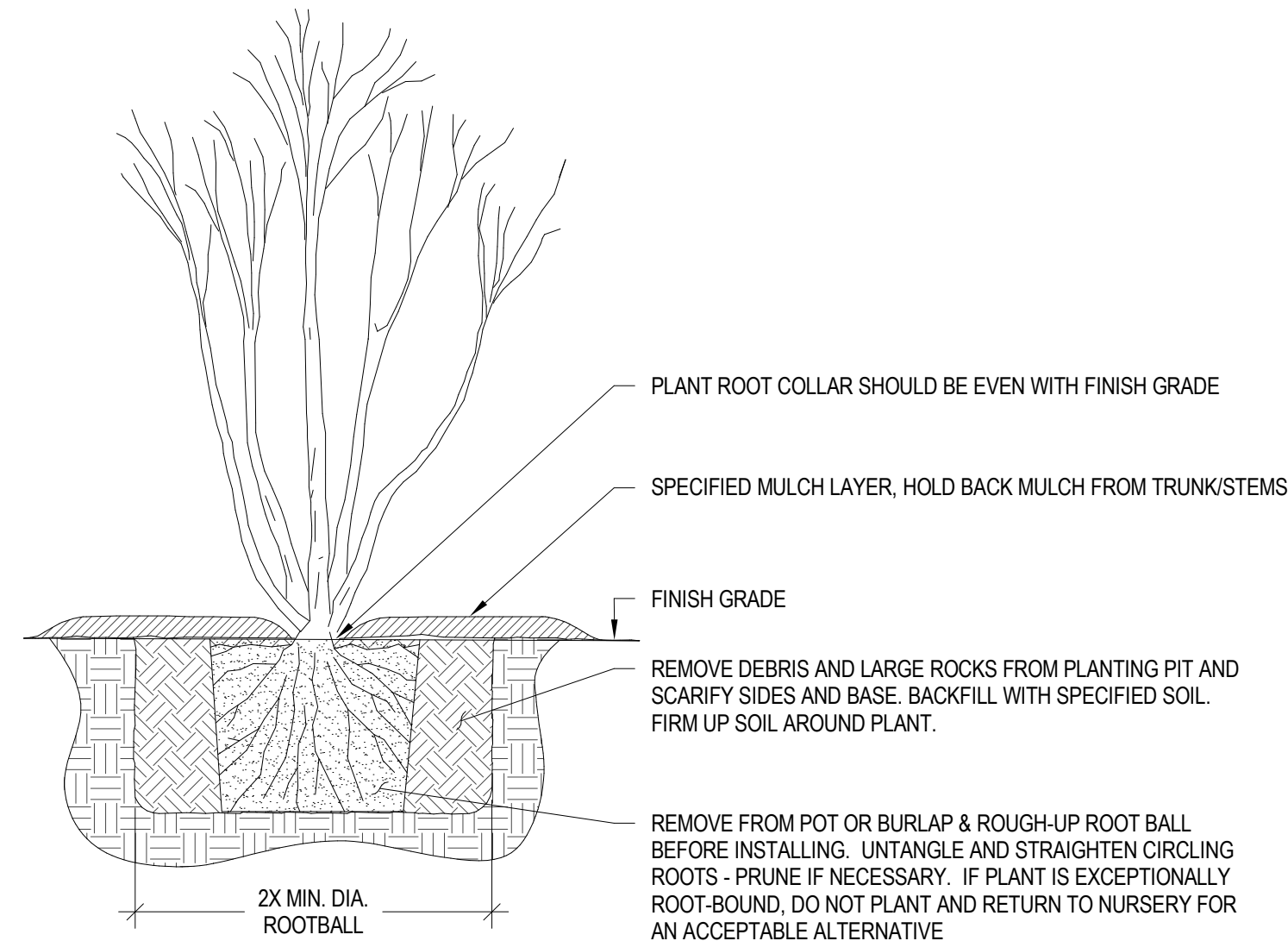
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

#### 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.

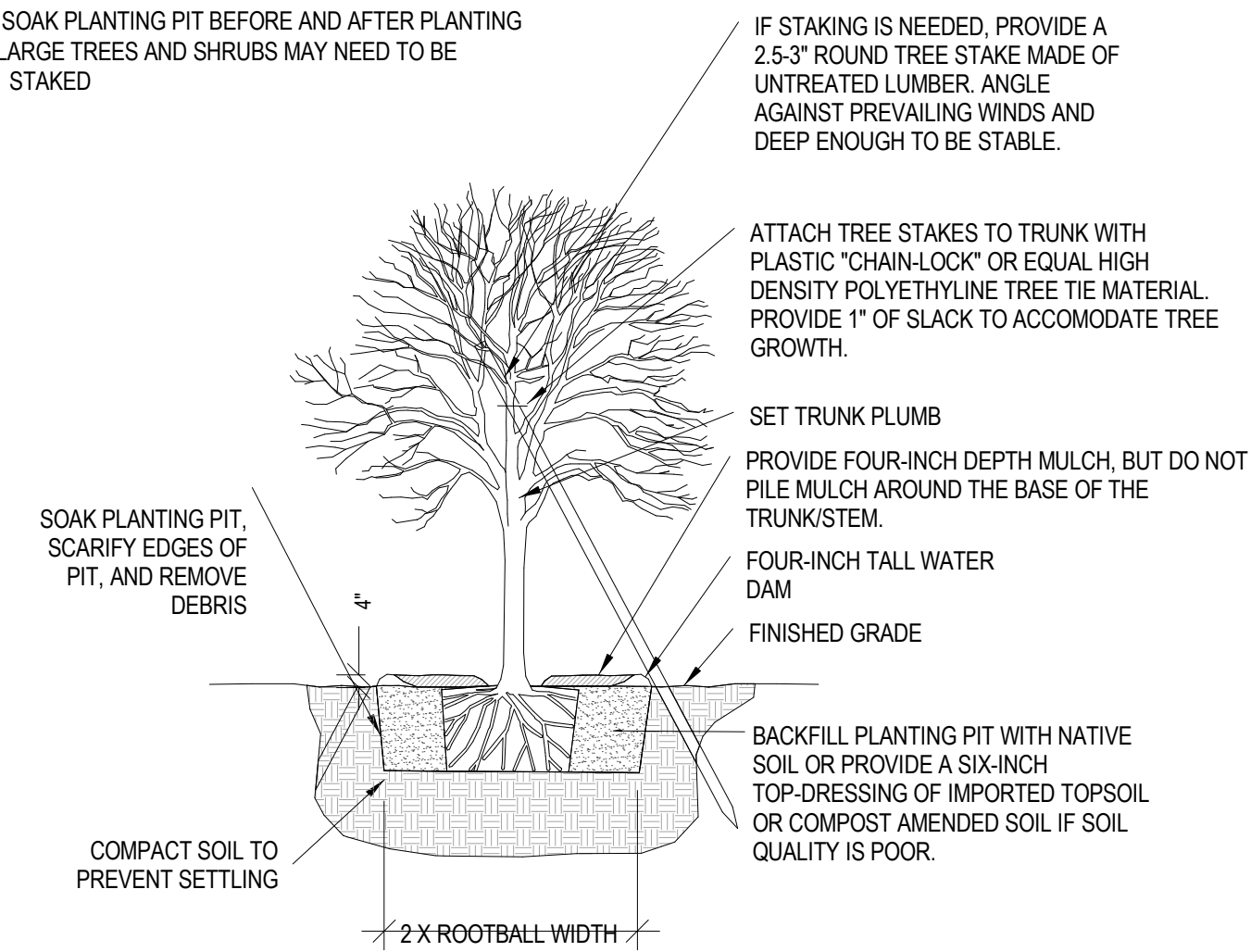


## 2 CONTAINER PLANTING

NTS

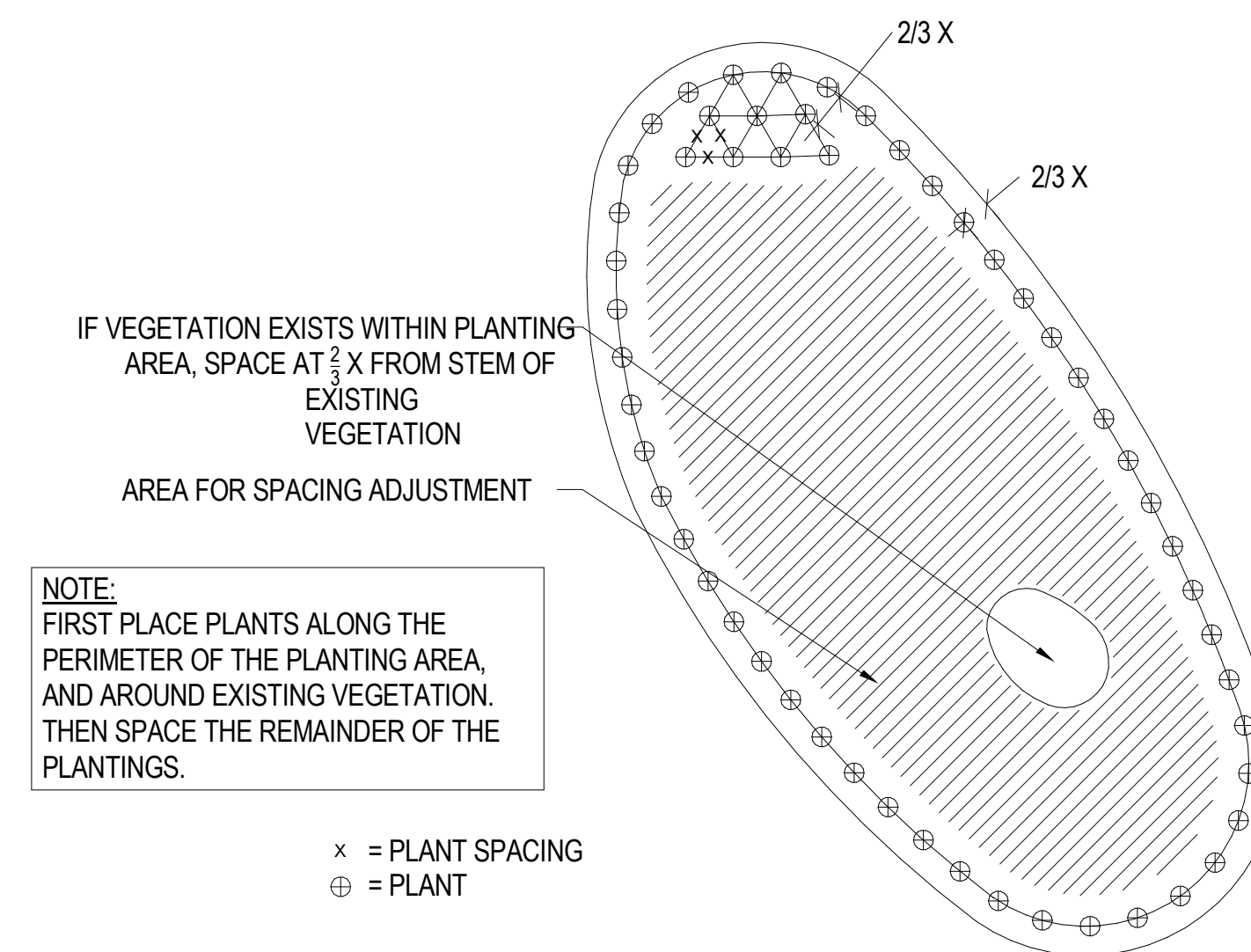
## NOTES:

- 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  
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(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: Aubrey  
 DESIGNED BY: Daighe  
 PROJECT MANAGER: XXX  
 PRINCIPAL: XXX

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

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

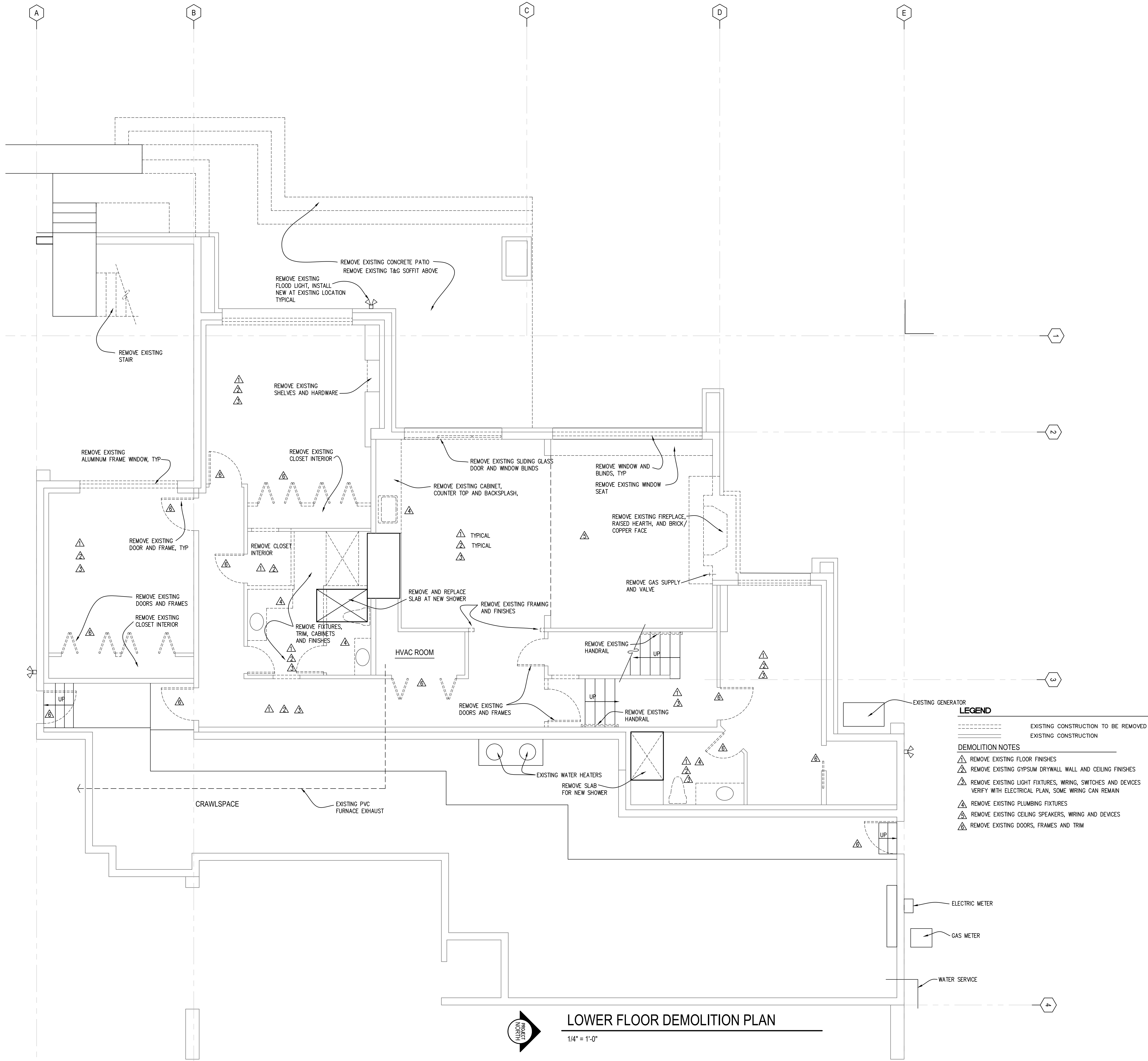
THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

**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, 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	0.5 CREDITS
3. HIGH EFFICIENCY HVAC EQUIPMENT	
3.5 AIR SOURCE DUCTED HEAT PUMP MIN. HSPF 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 TO BE INSTALLED IN COMPLIANCE WITH IRC R324	3.0 CREDITS
TOTAL PROVIDED: 7.0 CREDITS	
TESTING: TEST AIR LEAKAGE CHANGES WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.G. (50 PASCALS)	

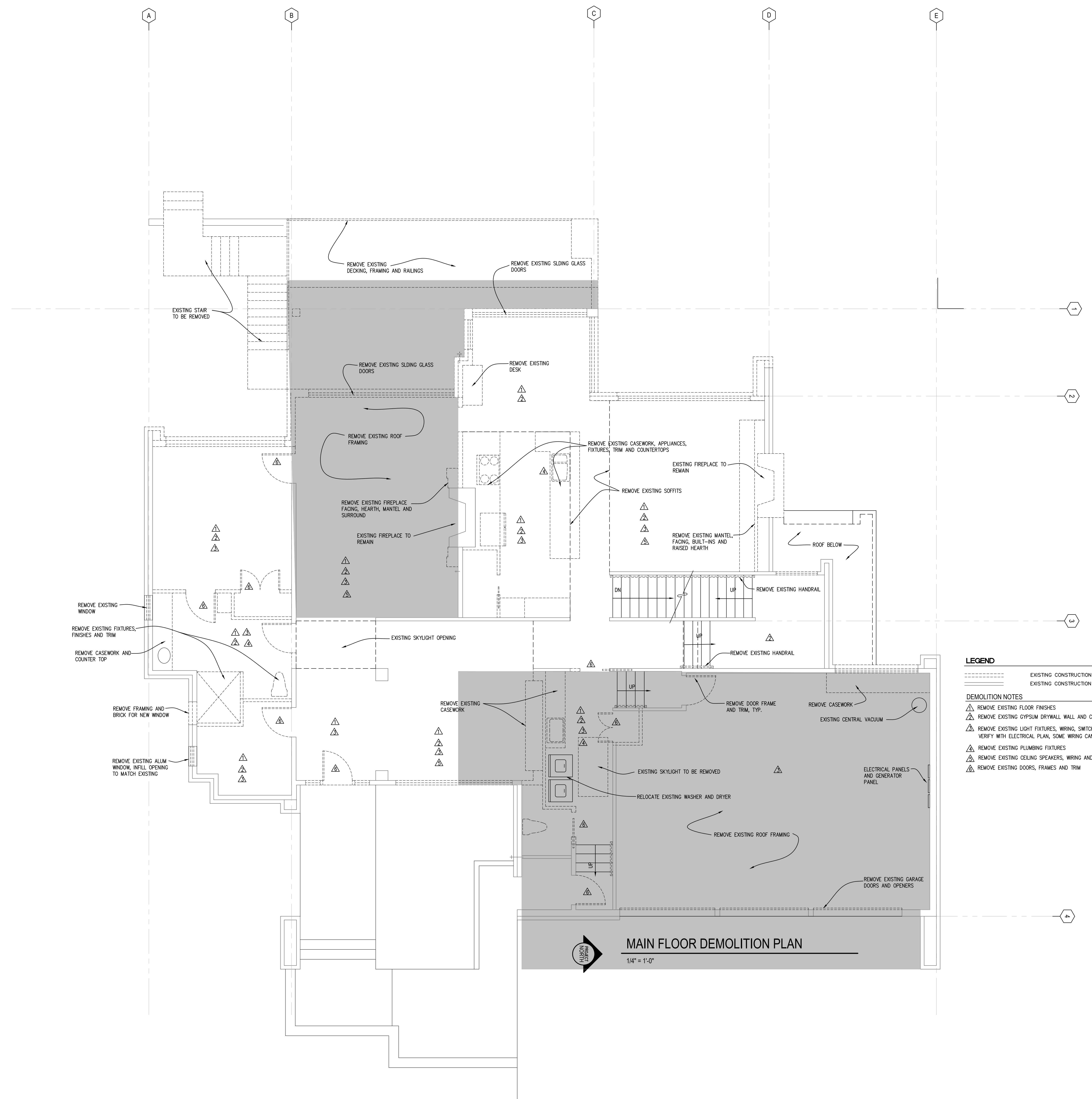
**WHOLE HOUSE VENTILATION**  
 INTEGRATE WHOLE HOUSE VENTILATION WITH AIR HANDLER FANS THAT ARE VARIABLE SPEED WITH LOW SPEED OPERATION NOT GREATER THAN 25% OF RATED SUPPLY AIRFLOW. OUTDOOR AIR INTAKE OPENINGS MUST MEET THE PROVISIONS OF R303.5 AND R303.6 AND MUST INCLUDE MOTORIZED DAMPERS ACTIVATED 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



1/11/24 RESPONSE
12/19/23 RESPONSE
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



1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No.	Date	Revision

**DEMOLITION PLAN**

**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.

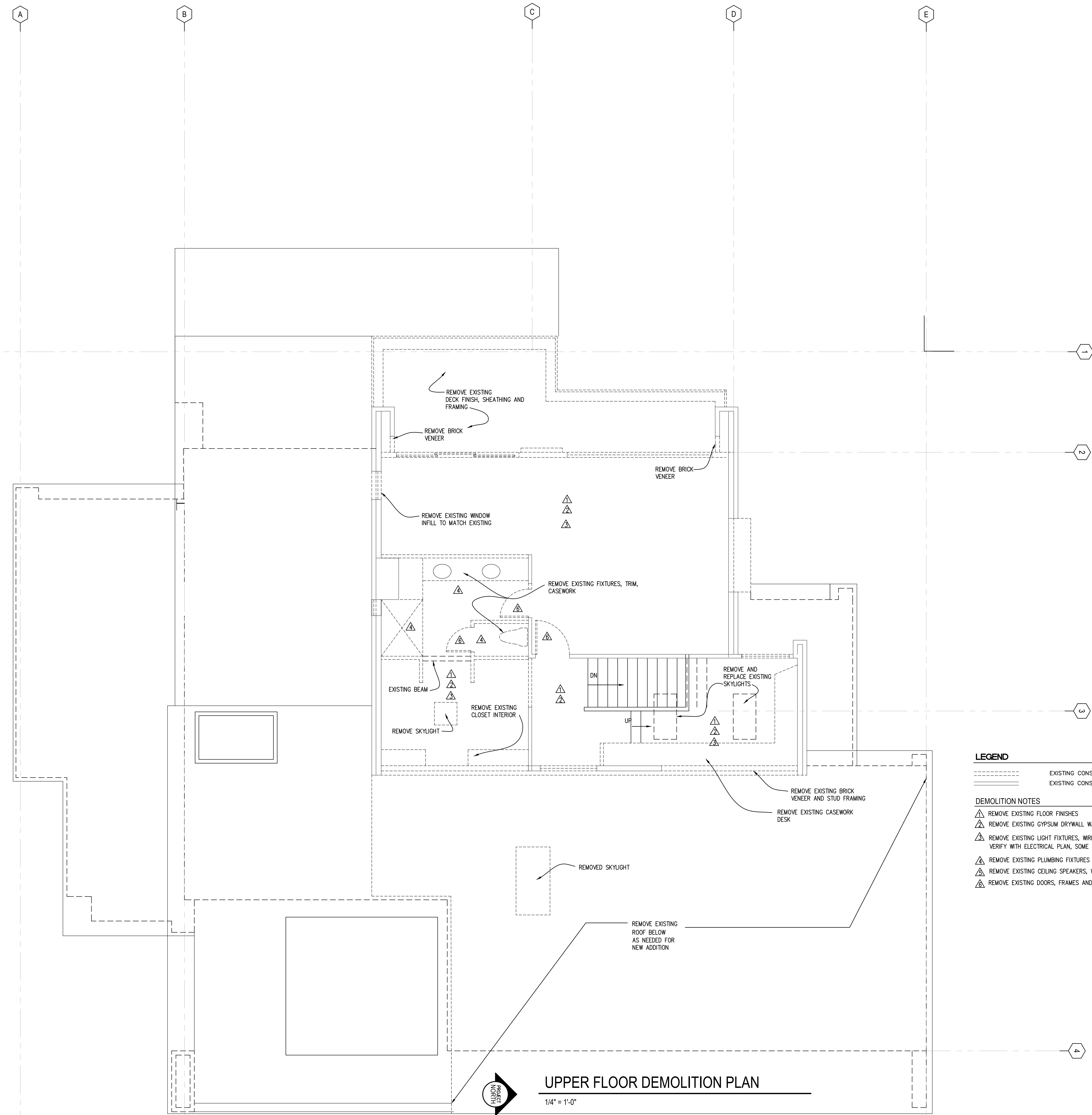
**TABLE R402.4.1.1  
AIR BARRIER AND INSULATION INSTALLATION**

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.

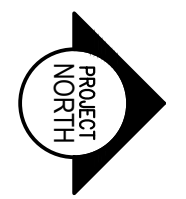
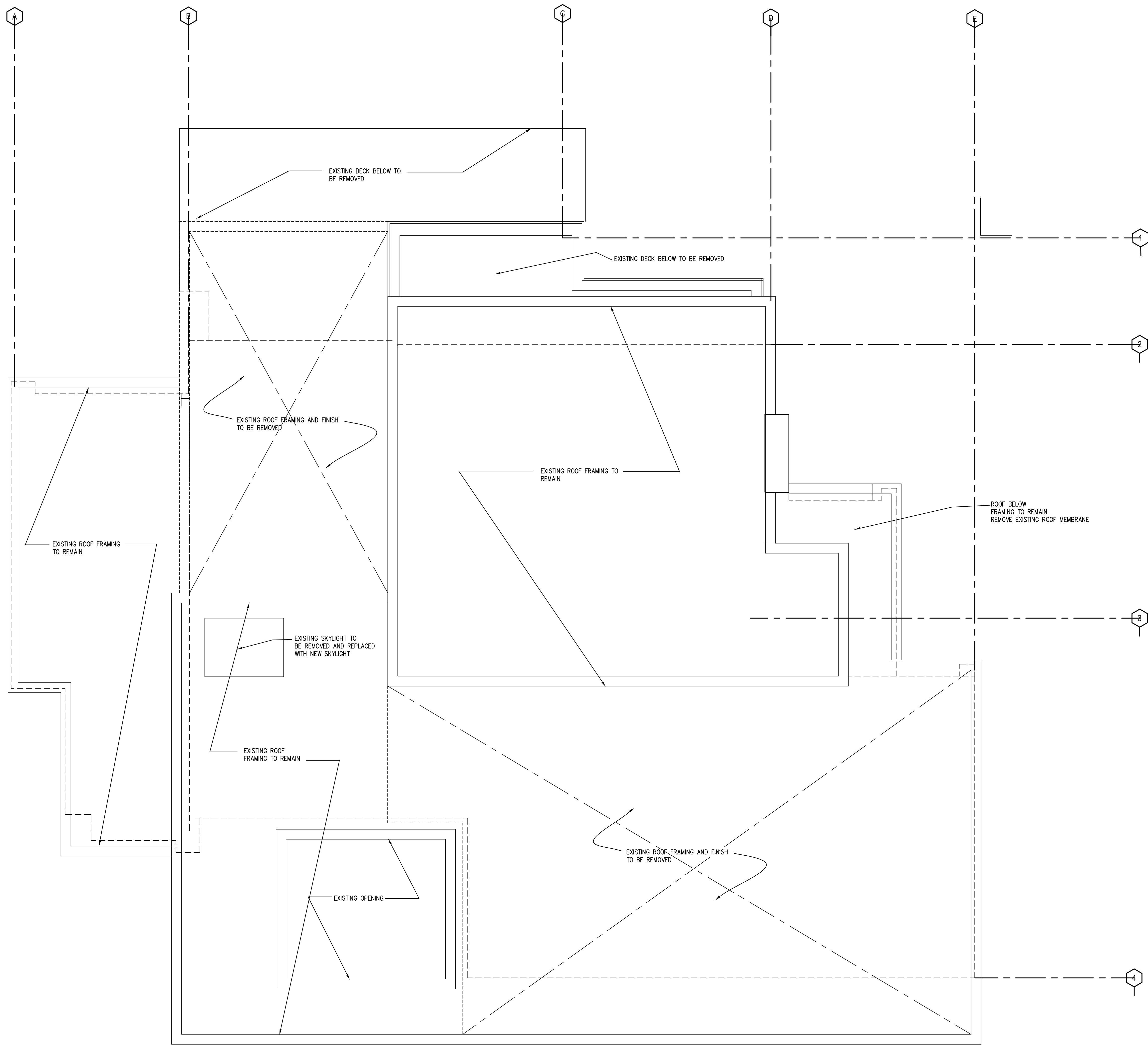


**UPPER FLOOR DEMOLITION PLAN**

1/4" = 1'-0"



1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision



**ROOF DEMOLITION PLAN**

1/4" = 1'-0"

NOTE:  
ALL EXISTING ROOF MEMBRANE TO BE REMOVED.



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

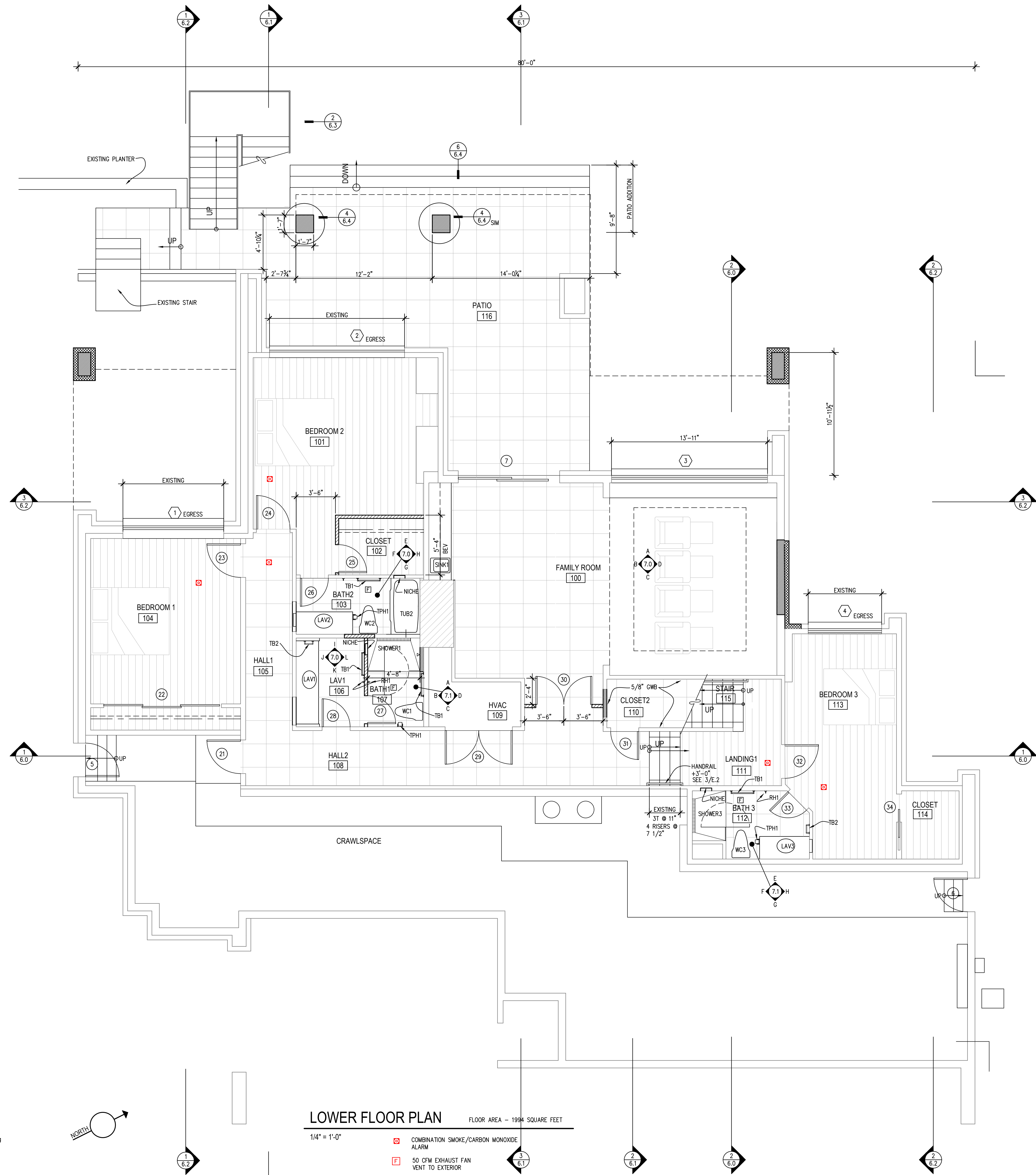
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

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

**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

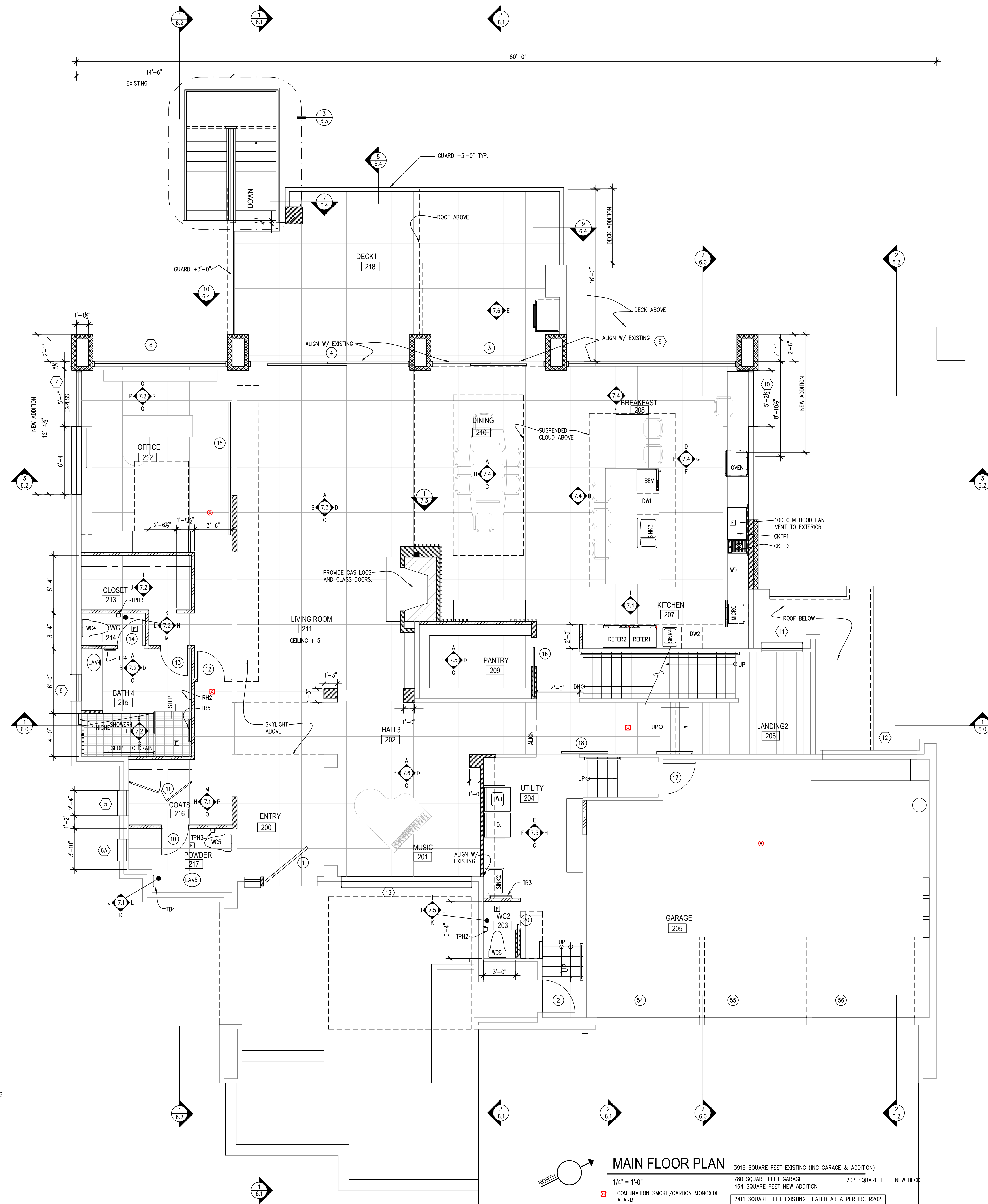
**NOTE:**  
 SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.



1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET

No. Date Revision

**LOWER FLOOR**



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**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	

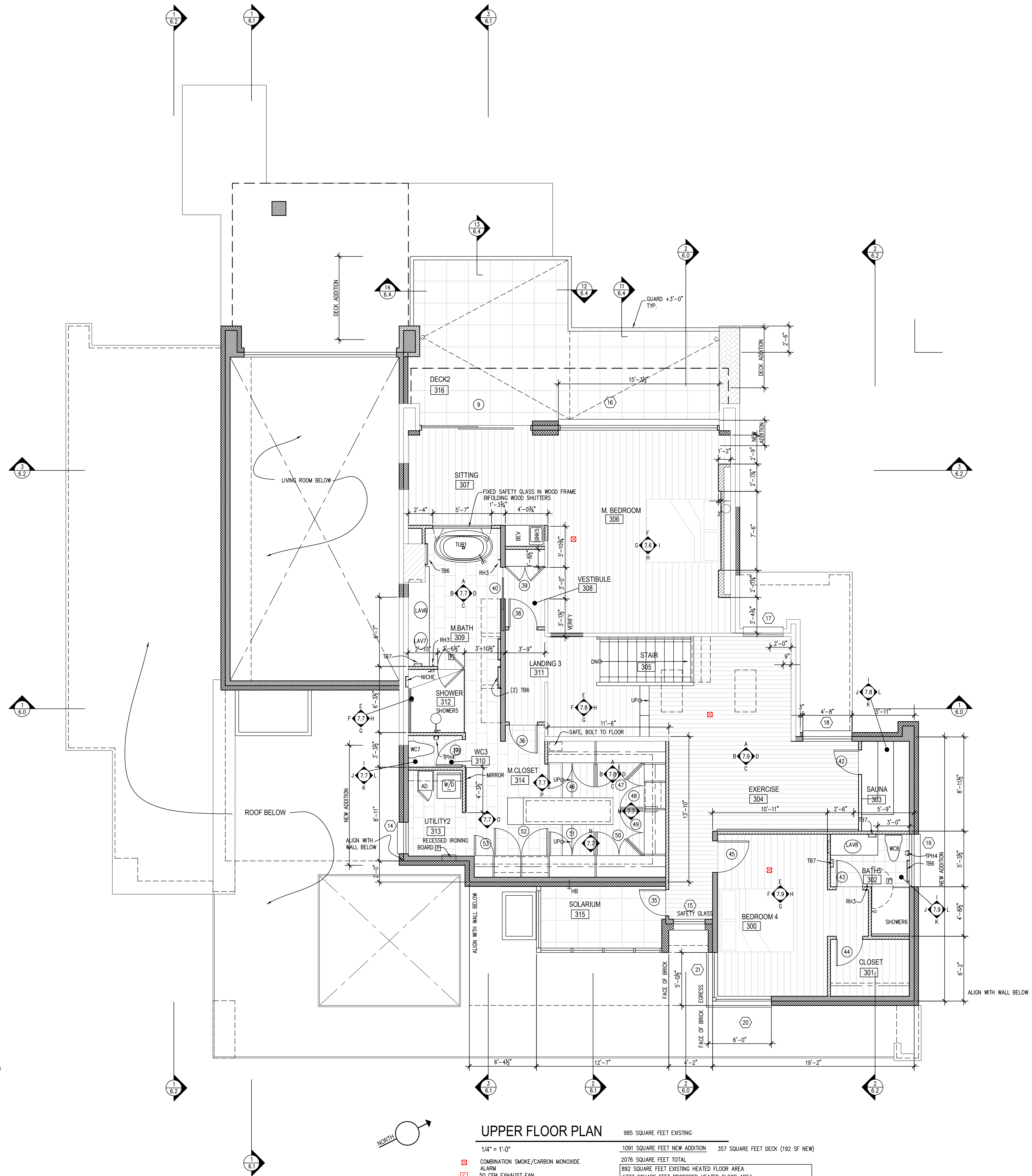


1/11/24 RESPONSE  
12/19/23 RESPONSE  
10/16/23 RESPONSE  
9/28/23 PRICING SET

No. Date Revision



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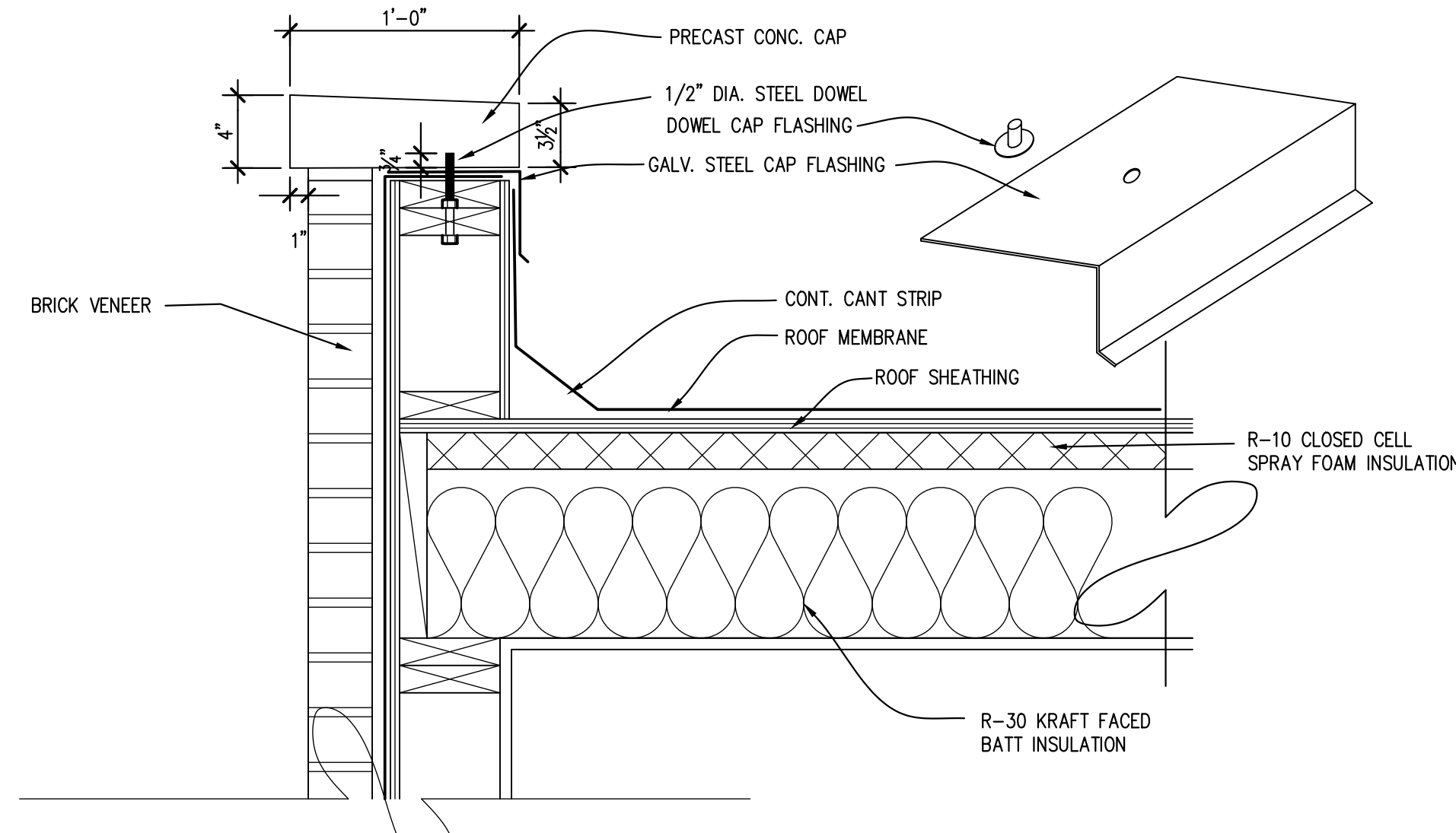


**UPPER FLOOR PLAN**

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	

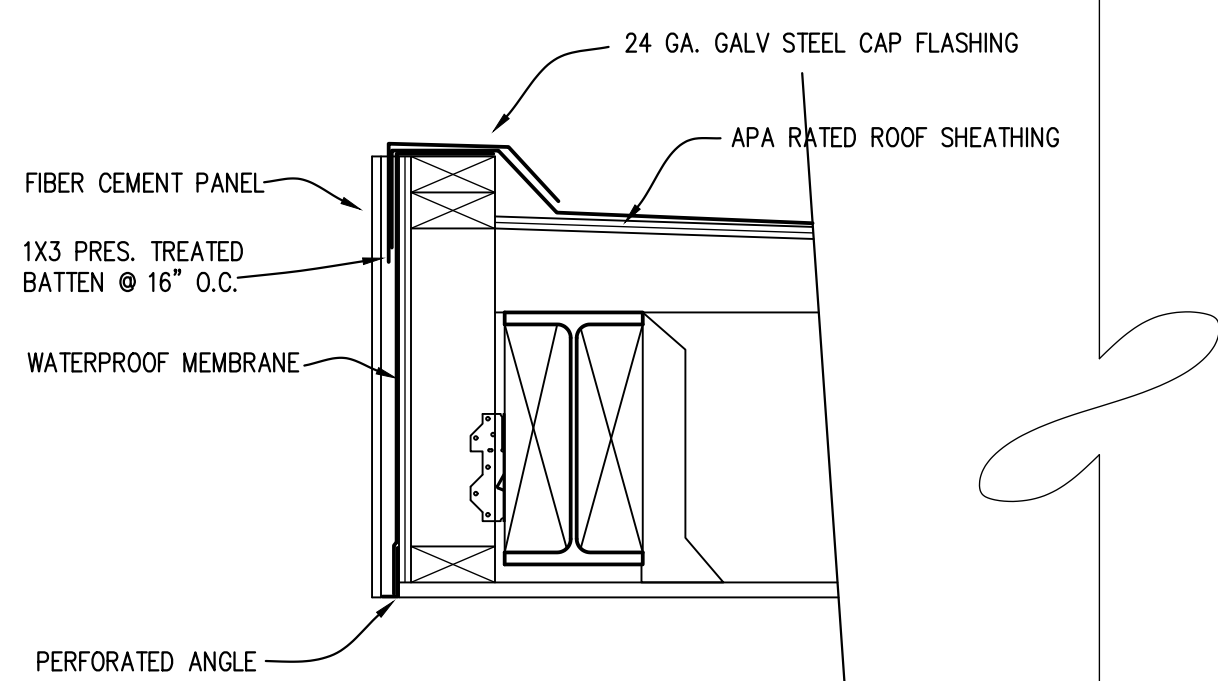
1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision

UPPER FLOOR



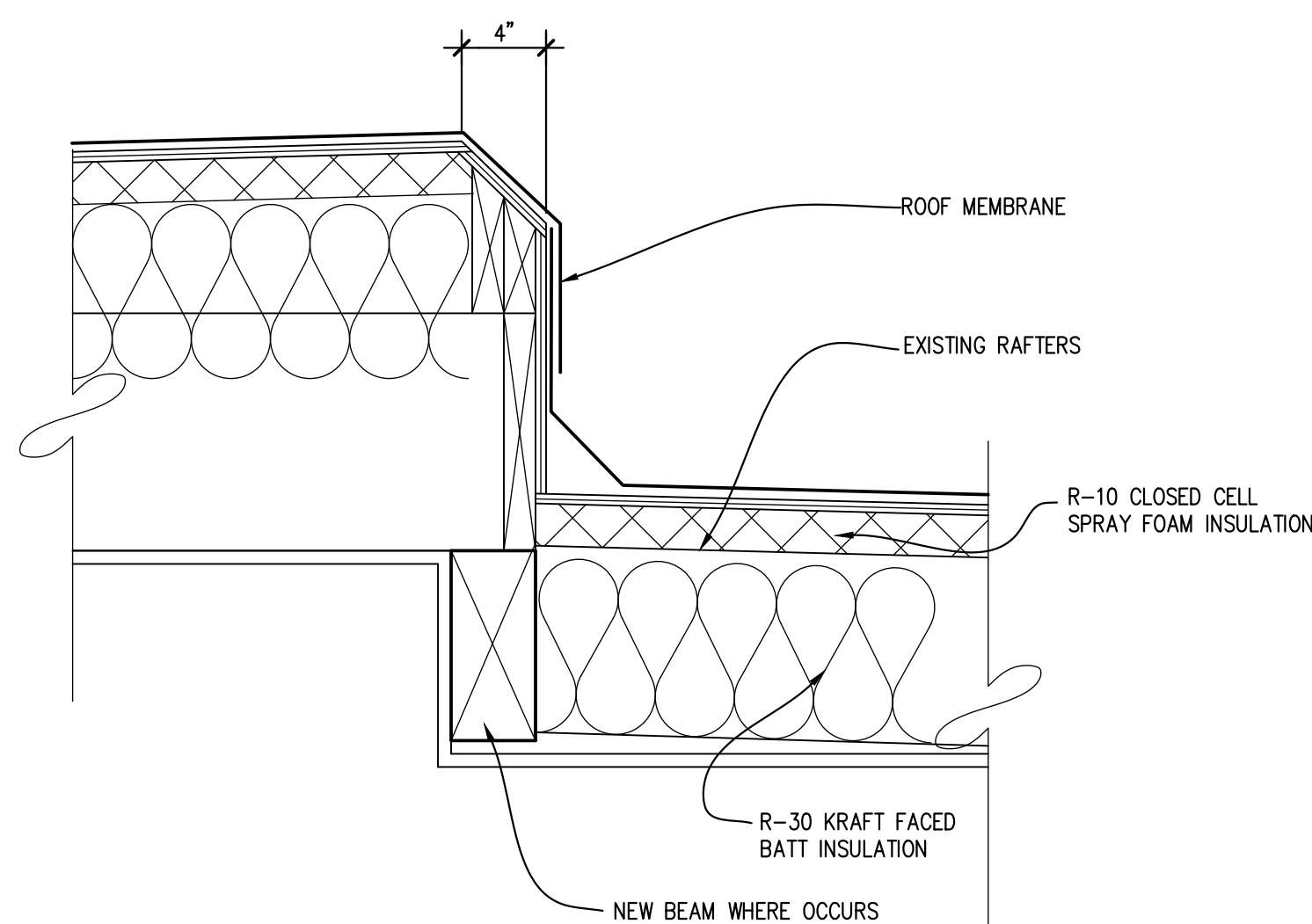
1 DETAIL

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



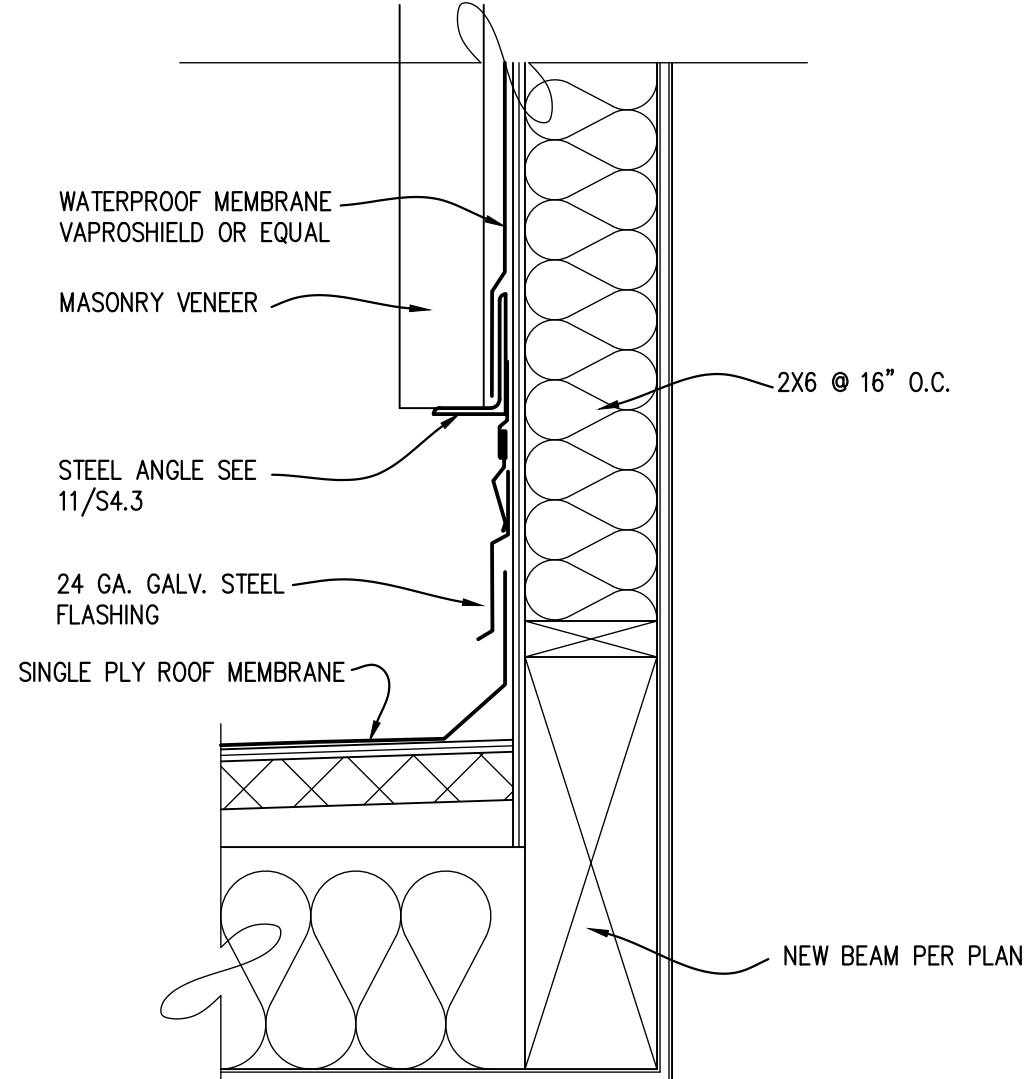
2 DETAIL

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



3 DETAIL

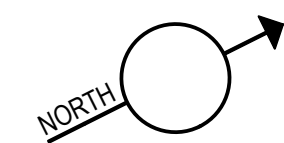
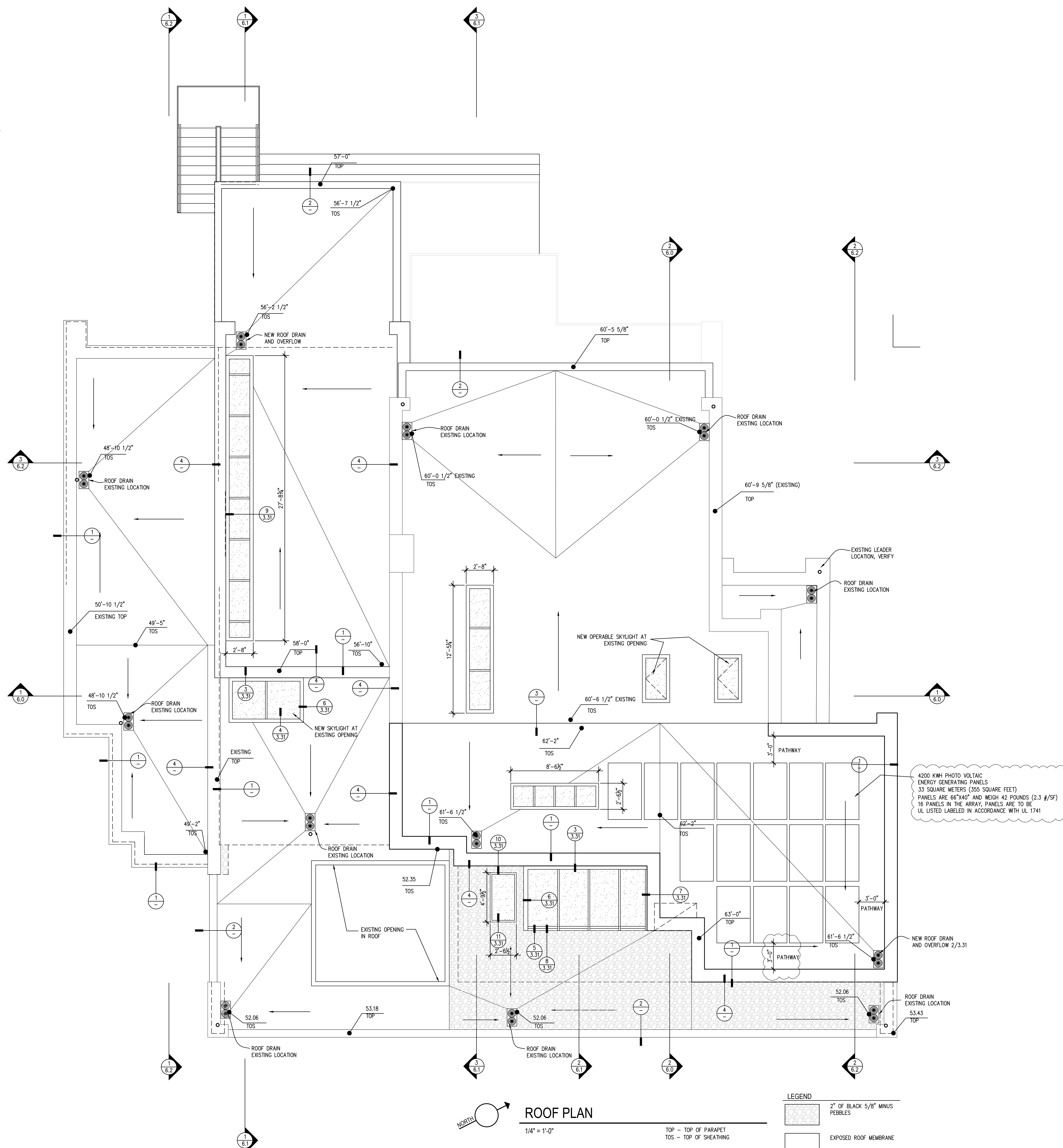
1-1/2" = 1'-0"



4 DETAIL

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

X-GRID.dwg

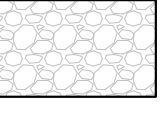
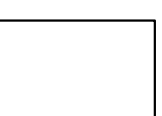


ROOF PLAN

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'x6' WITH 1" THICK 1/4" DIA. GLASS

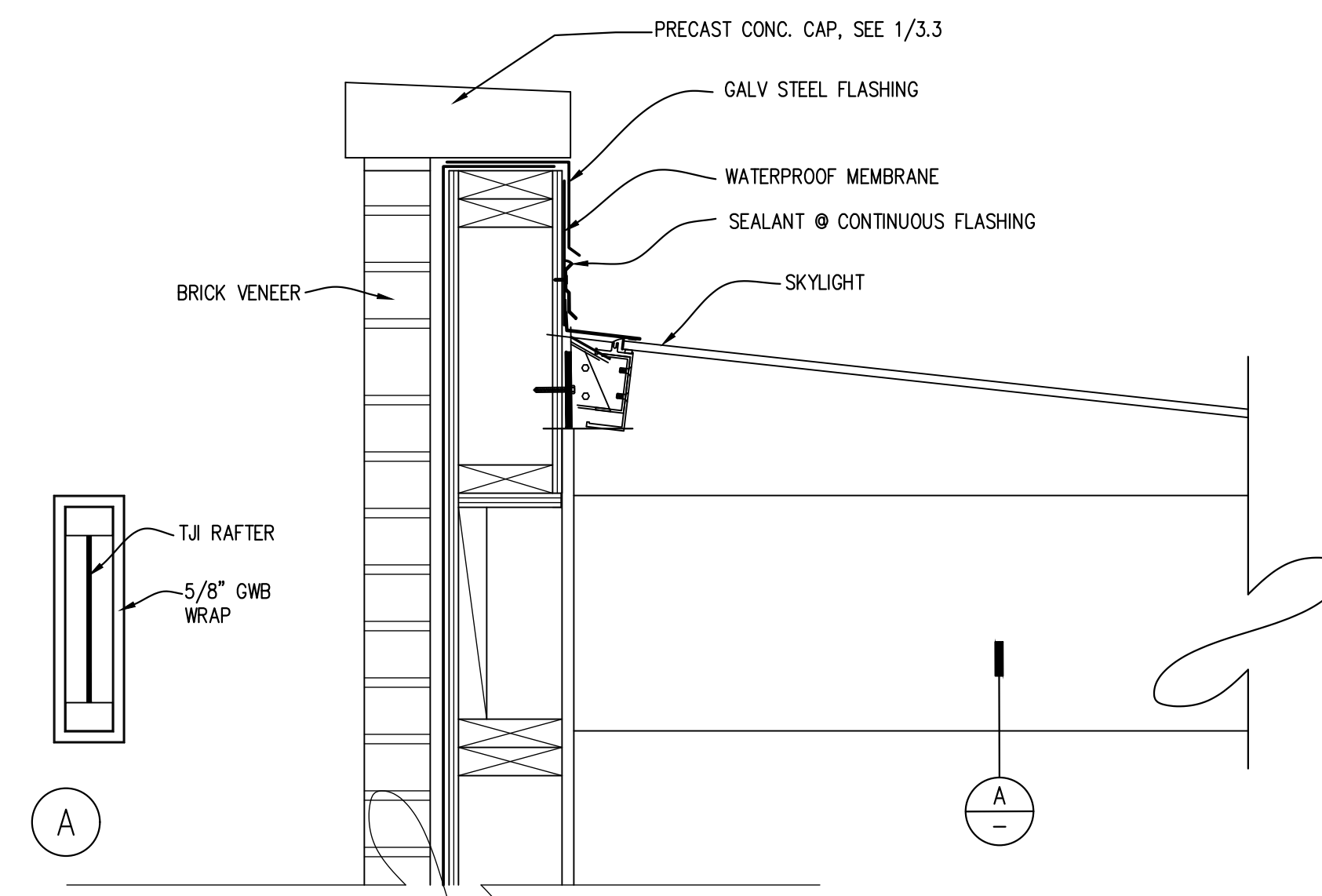
4200 KWH PHOTO VOLTIC ENERGY GENERATING PANELS  
33 SQUARE METERS (355 SQUARE FEET)  
PANELS ARE 66"x40" AND WEIGH 42 POUNDS (2.3 #/SF)  
16 PANELS IN THE ARRAY, PANELS ARE TO BE UL LISTED LABELED IN ACCORDANCE WITH UL 1741



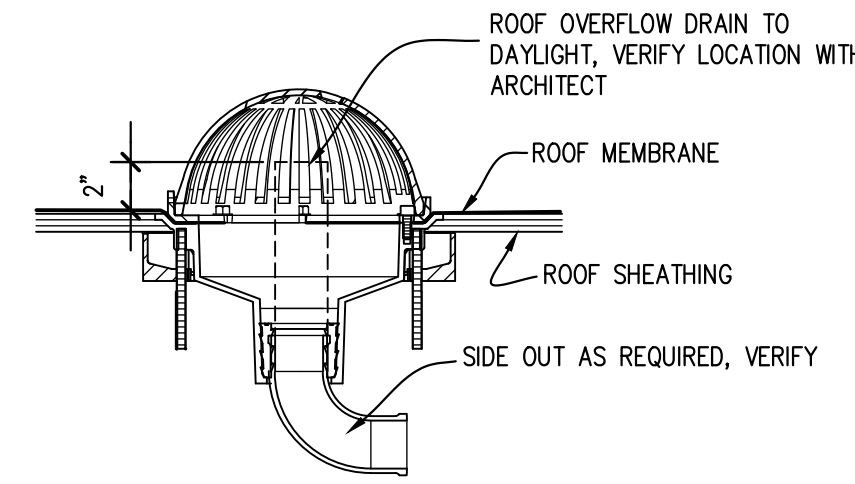
1/11/24 RESPONSE	
12/19/23 RESPONSE	
10/16/23 RESPONSE	
9/28/23 PRICING SET	
No.	Date
	Revision

ROOF PLAN

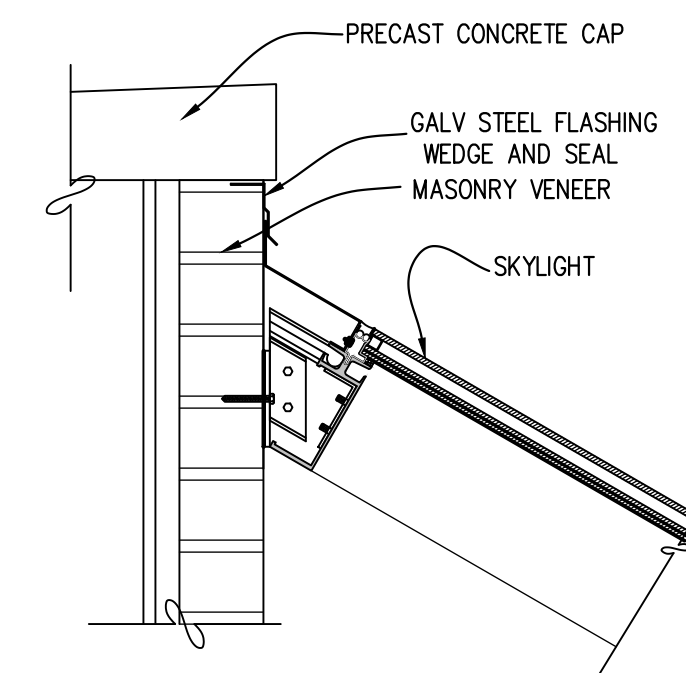
Sheet No.	3.3
Project No.	2222
Date:	9/8/23



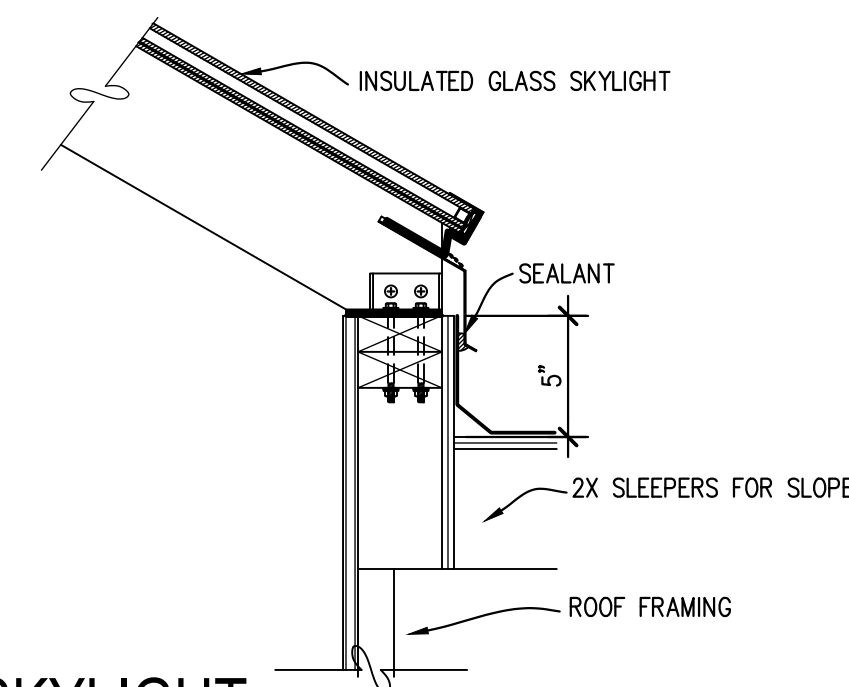
1 DETAIL  
1-1/2" = 1'-0"



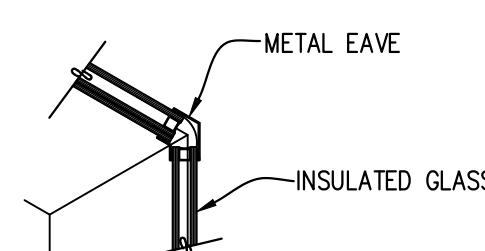
2 ROOF DRAIN  
1-1/2" = 1'-0"



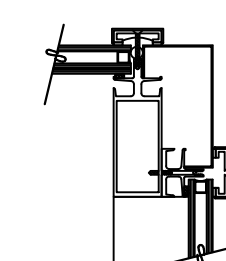
3 GREENHOUSE  
1-1/2" = 1'-0"



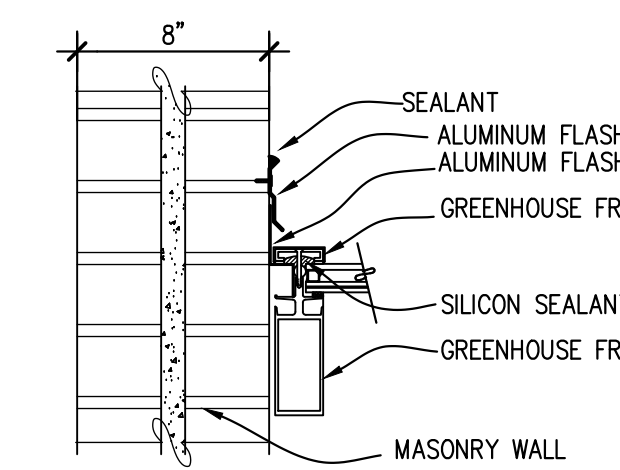
4 SKYLIGHT  
1-1/2" = 1'-0"



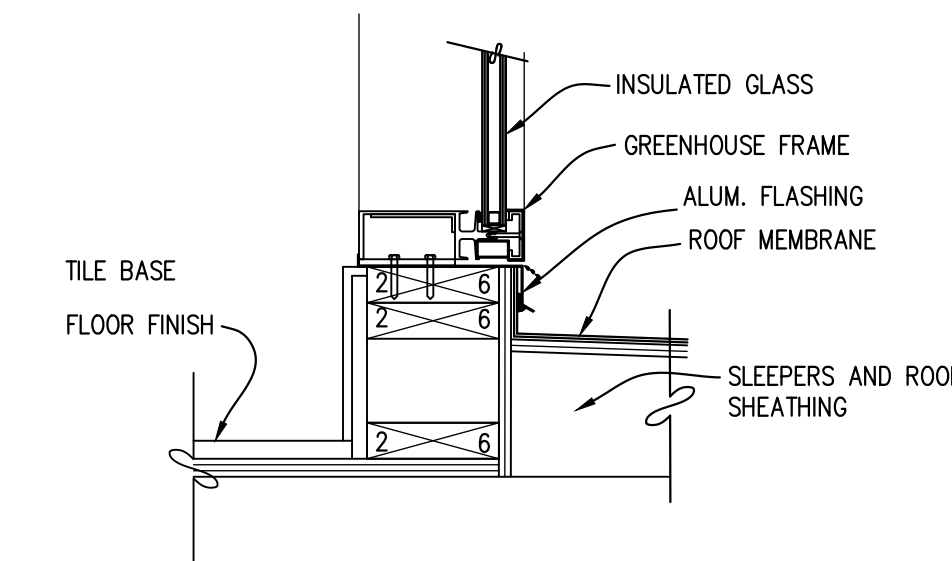
5 GREEN HOUSE  
1-1/2" = 1'-0"



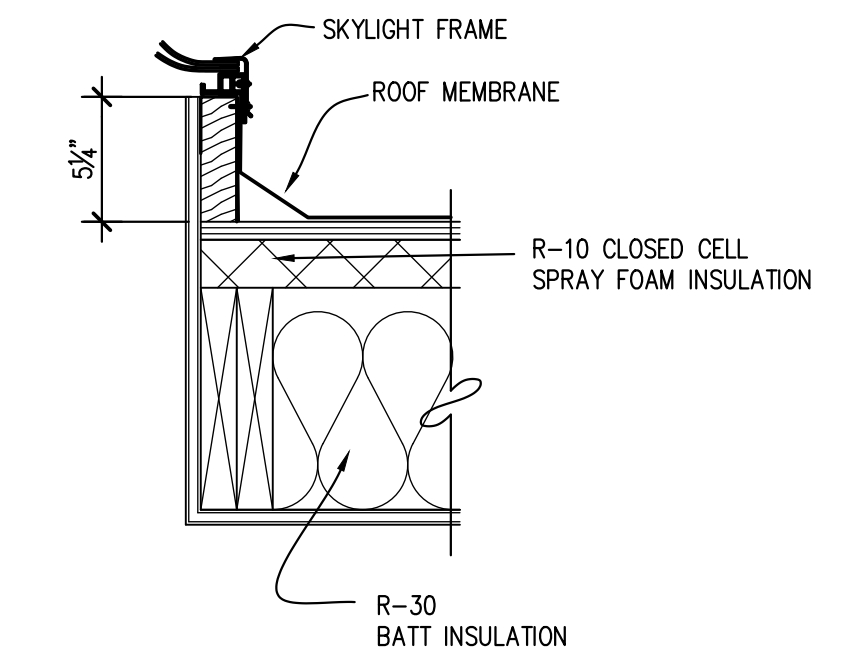
6 GREENHOUSE  
1-1/2" = 1'-0"



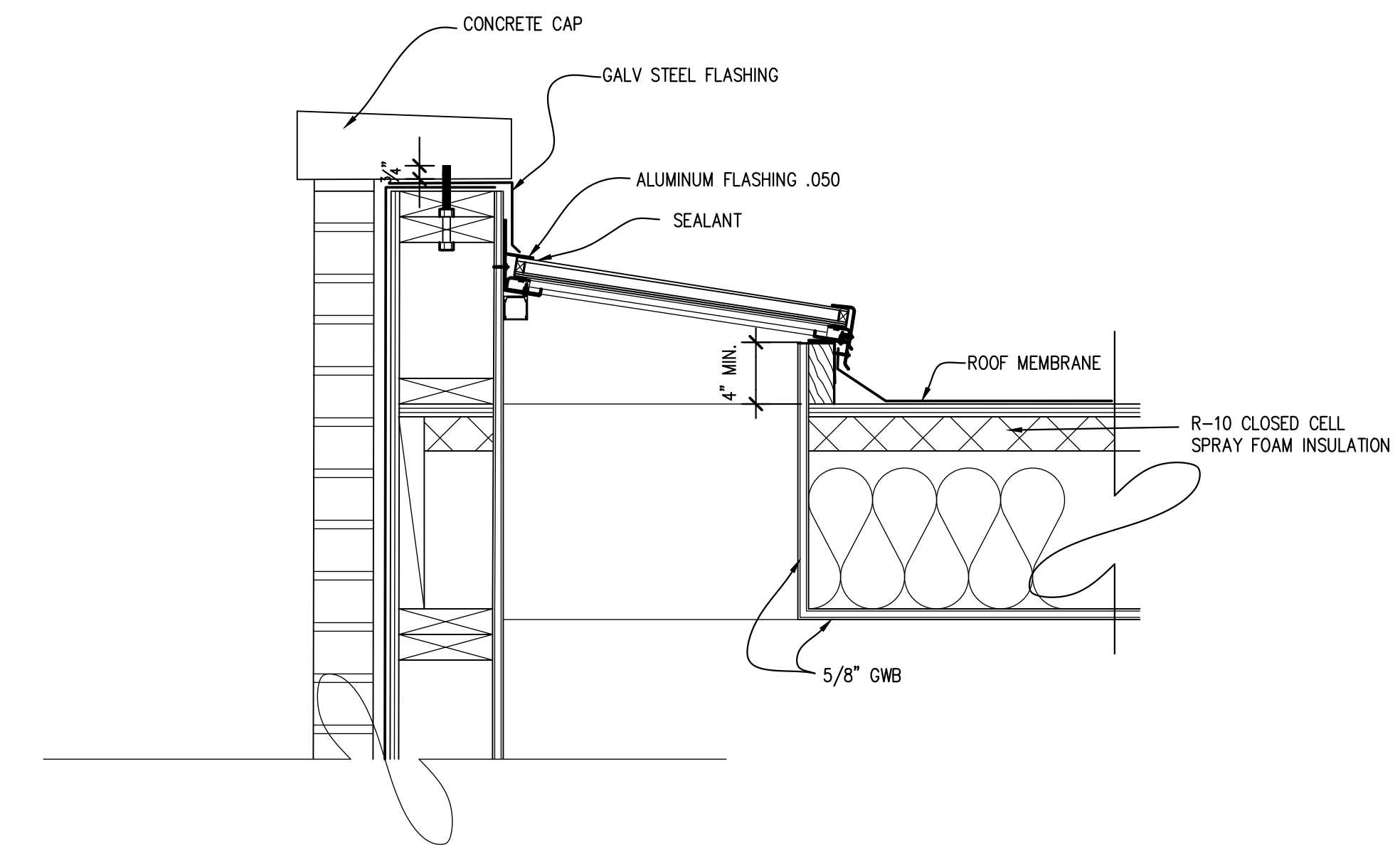
7 GREENHOUSE RAKE  
1-1/2" = 1'-0"



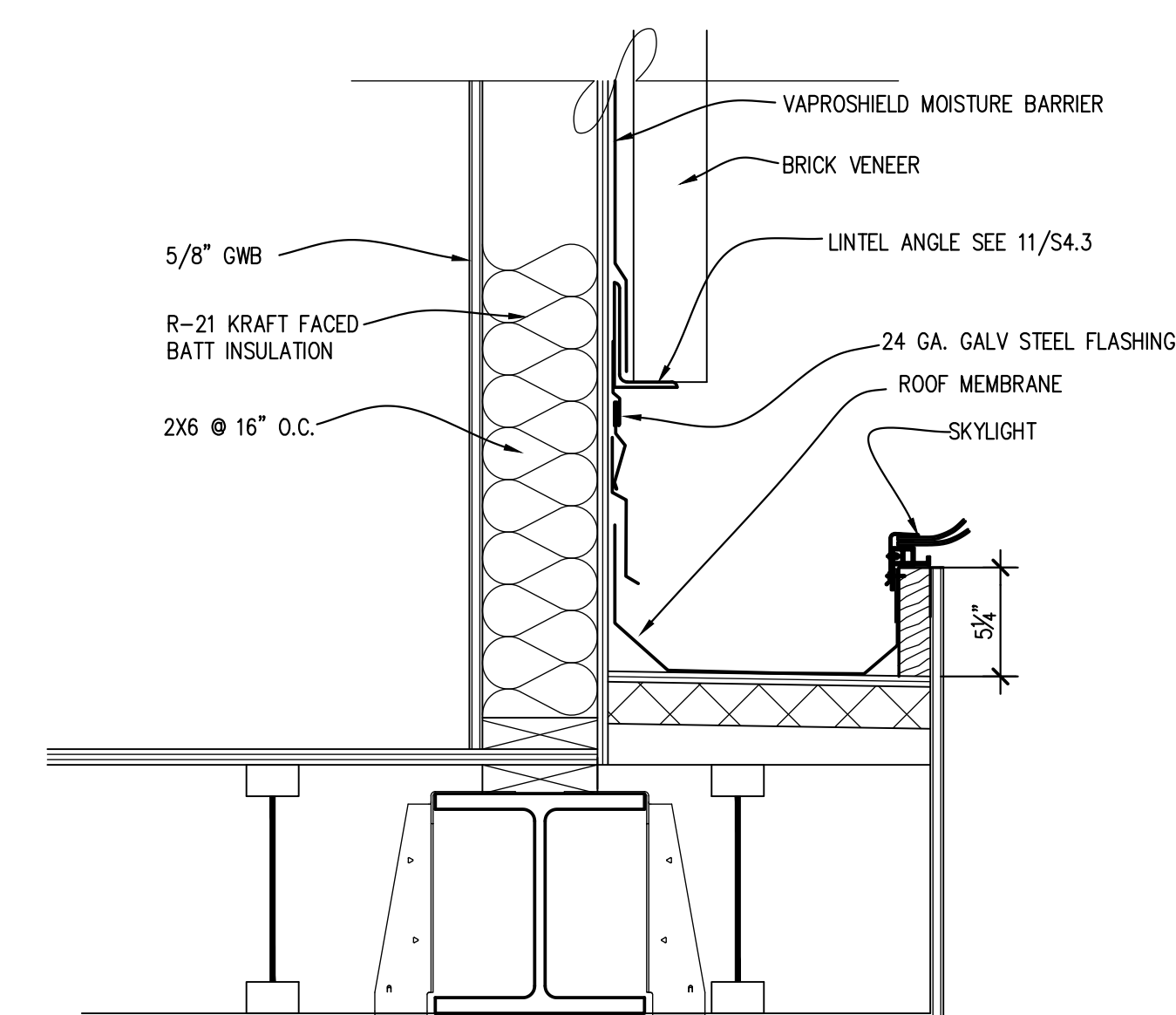
8 GREENHOUSE  
1-1/2" = 1'-0"



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



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



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

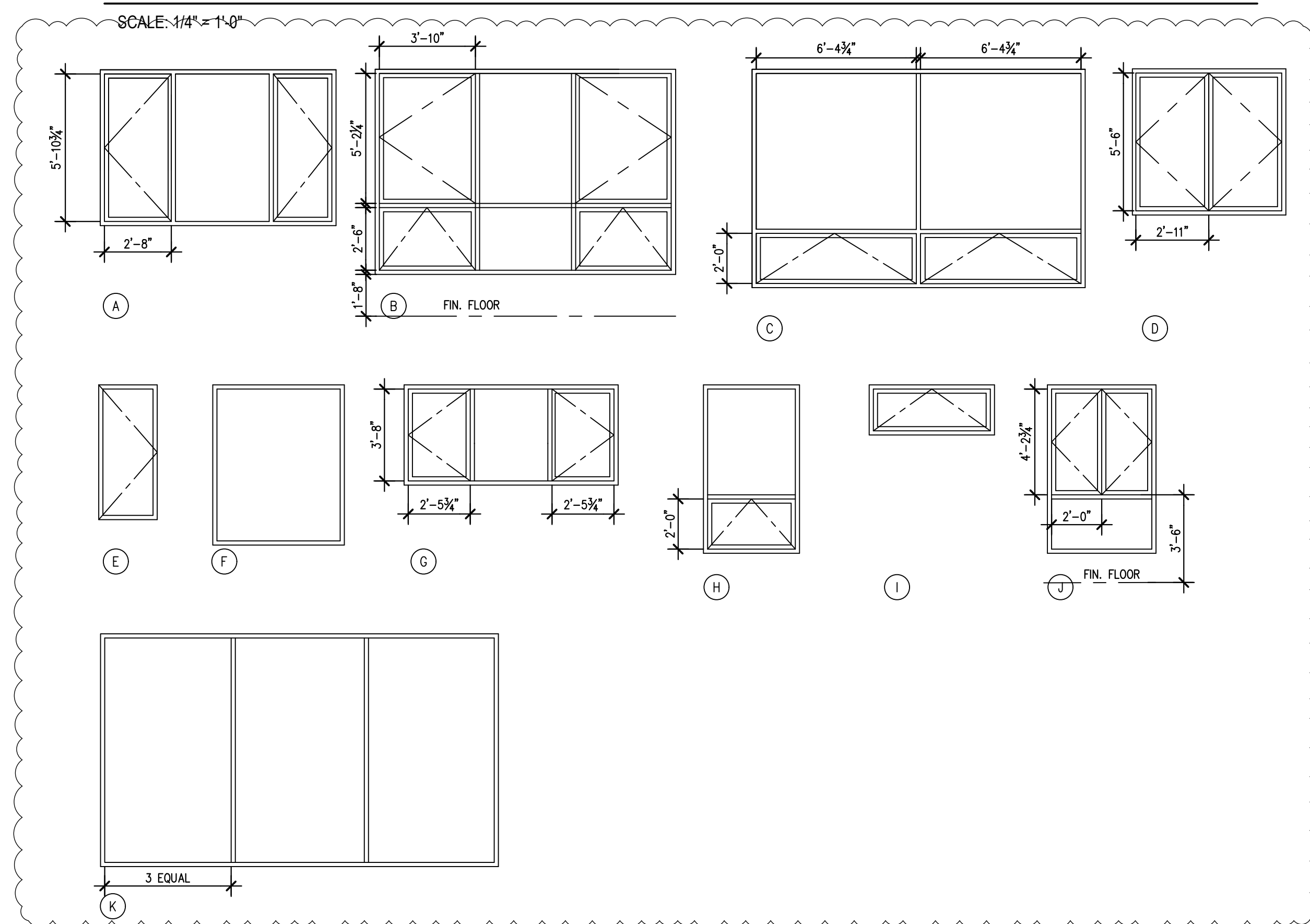


1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

WINDOWS BY: MARVIN  
ALUMINUM CLAD FRAMES-INSULATED-HIGH-PERFORMANCE-GLAZING  
WHERE FALL PROTECTION IS NOTED COMPLY WITH ASTM F2090

#	ROUGH OPENING		HEAD HEIGHT	TYPE	DETAILS				REMARKS			
	WIDTH	HEIGHT			U-VALUE	HEAD DET./SH/1#	JAMB DET./SH/1#	JAMB DET./SH/1#		SILL DET./SH/1#		
1	9'-0"	6'-8"	10'-3"	A	.30	4/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING	EGRESS	SAFETY GLASS
2	12'-0"	7'-10"	9'-3"	B	.30	4/4.3	3/4.3	3/4.3	2/4.3	EXISTING WIDTH	EGRESS	
3	13'-11"	8'-6"	10'-3"	C	.30	1/4.3	3/4.3	5/4.3	2/4.3			
4	6'-6"	5'-0"	8'-8"	D	.30	6/4.3	3/4.3	3/4.3	2/4.3		EGRESS	
5	2'-4"	4'-10"	7'-11" EXISTING	E	.30	6/4.3	3/4.3	3/4.3	2/4.3			
6	2'-4"	4'-10"	7'-11" EXISTING	E	.30	6/4.3	3/4.3	3/4.3	2/4.3	OBSCURE GLASS LLUMAR MATTE FROST GLACIER		
6A	2'-4"	4'-10"	7'-11" EXISTING	E	.30	6/4.3	3/4.3	3/4.3	2/4.3	OBSCURE GLASS LLUMAR MATTE FROST GLACIER		
7	5'-4"	7'-9"	7'-11"	D	.30	11/4.3	7/4.3	15/4.3	2/4.3	EGRESS PROVIDE FALL PROTECTION, SAFETY GLASS		
8	12'-6"	7'-9"	7'-11"	F	.30	14/4.3	8/4.3	8/4.3	12/4.3	SAFETY GLASS		
9	15'-10"	9'-6"	9'-8"	K	.30	1/4.3	8/4.3	8/4.3	12/4.3	SAFETY GLASS		
10	5'-2"	6'-10"	9'-8"	E	.30	6/4.3	7/4.3	15/4.3	2/4.3			
11	3'-8"	5'-9"	6'-8"	F	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING SAFETY GLASS		
12	8'-8"	4'-0"	7'-6"	G	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING PROVIDE FALL PROTECTION		
13	12'-1"	8'-0"	9'-8"	C	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING WIDTH		
14	3'-0"	6'-6"	9'-6"	E	.30	6/4.3	3/4.3	3/4.3	2/4.3			
15	3'-0"	7'-0"	8'-0"	E	.30	6/4.3	3/4.3	3/4.3	2/4.3	SAFETY GLASS		
16	15'-3"	8'-3"	8'-3"	C	.30	1/4.3	8/4.3	8/4.3	13/4.3	SAFETY GLASS		
17	3'-8"	6'-9"	7'-4"	H	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING PROVIDE FALL PROTECTION SAFETY GLASS		
18	4'-8"	6'-9"	7'-4"	H	.30	6/4.3	3/4.3	3/4.3	2/4.3	PROVIDE FALL PROTECTION SAFETY GLASS		
19	5'-0"	2'-0"	8'-0"	I	.30	6/4.3	3/4.3	3/4.3	2/4.3			
20	5'-3"	7'-0"	8'-0"	H	.30	6/4.3	3/4.3	10/4.3	2/4.3		EGRESS	
21	4'-3"	7'-0"	8'-0"	J	.30	6/4.3	10/4.3	3/4.3	2/4.3			

### WINDOW TYPES

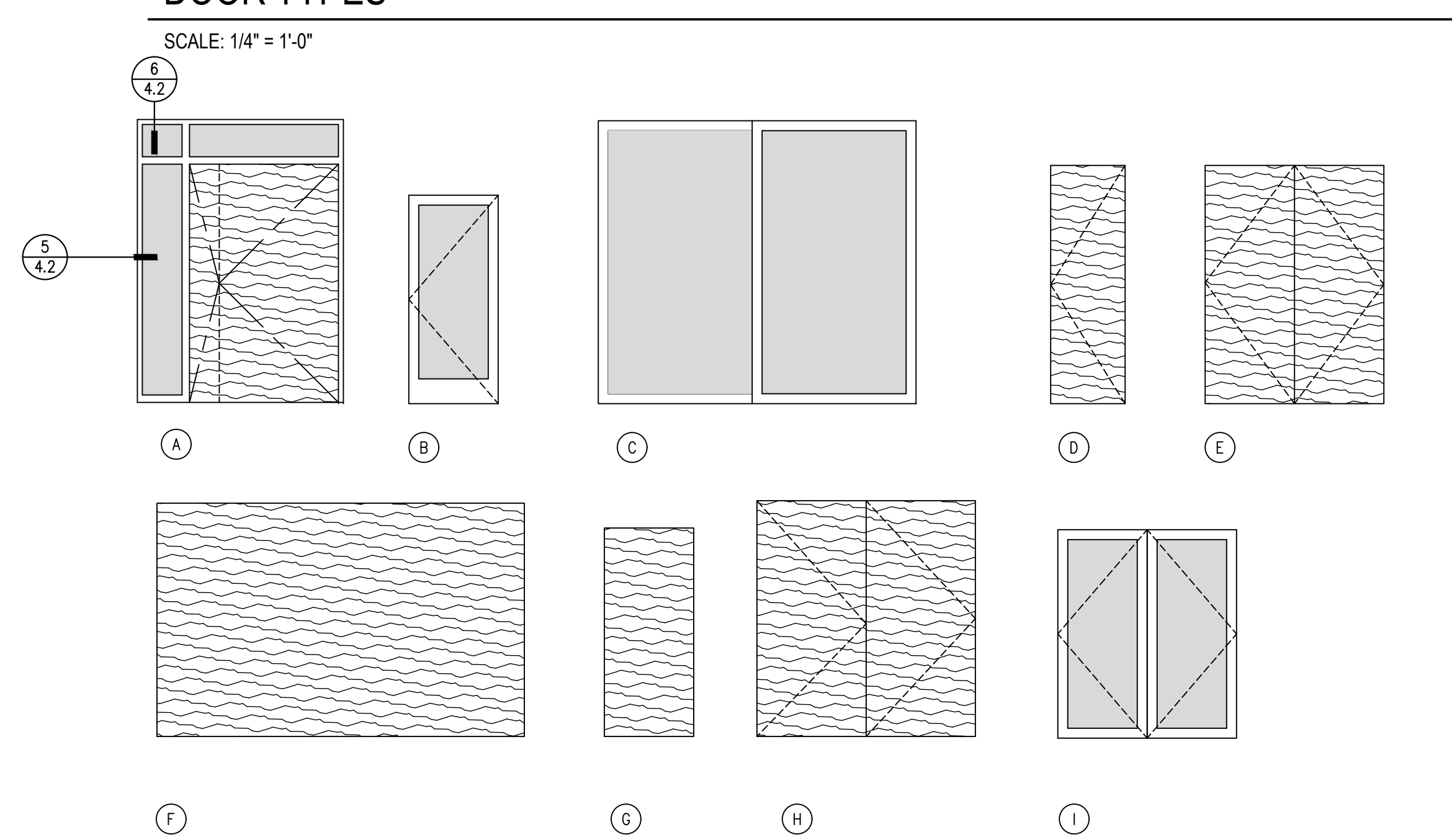


EXTERIOR DOORS BY: QUANTUM  
ALUMINUM CLAD FRAMES-INSULATED-HIGH-PERFORMANCE-GLAZING  
EXT. FINISH: \_\_\_\_\_ INT. FINISH: \_\_\_\_\_  
HARDWARE: \_\_\_\_\_

INTERIOR DOORS TO BE SOLID CORE

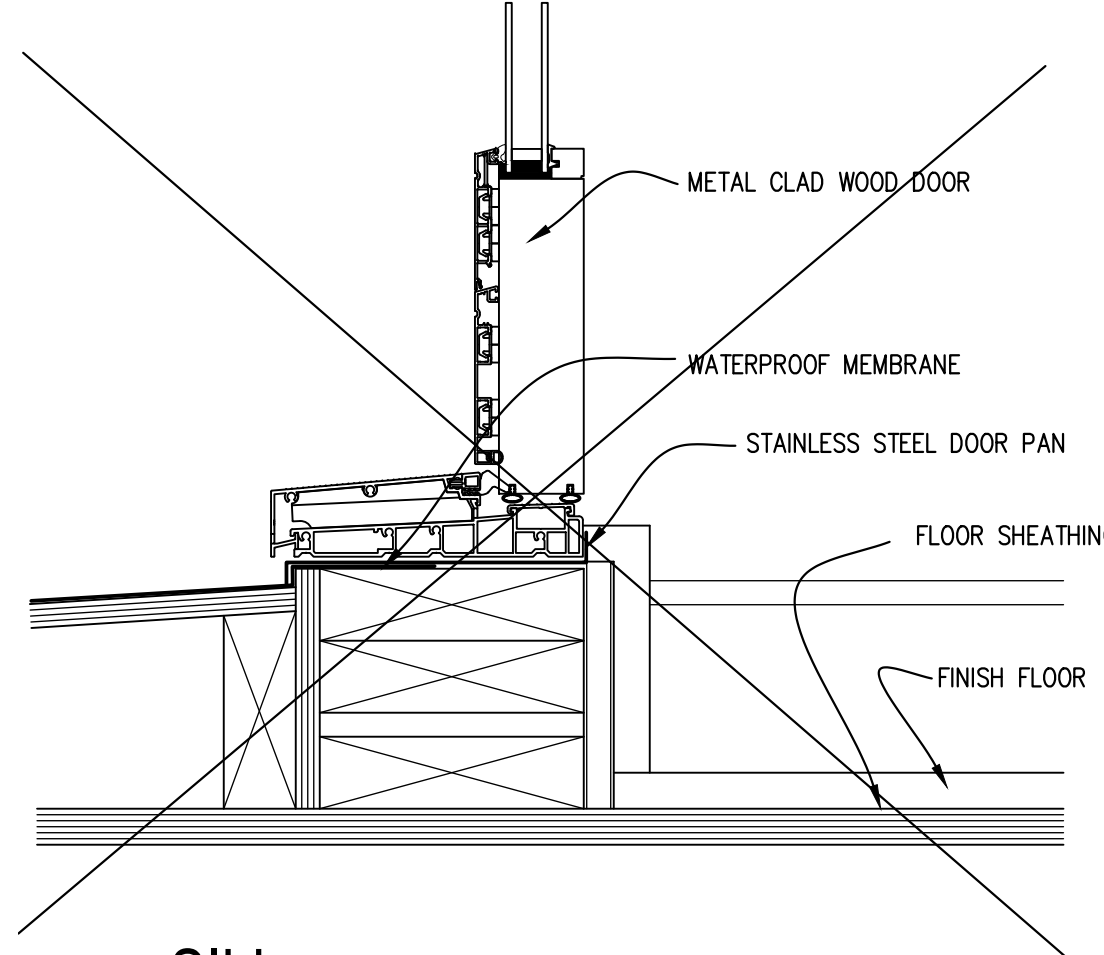
#	DOOR DIMENSION		HARDWARE	TYPE	DETAILS				FUNCTIONS												REMARKS			
	WIDTH	HEIGHT			U-VALUE	HEAD DET./SH/1#	JAMB DET./SH/1#	JAMB DET./SH/1#	SILL DET./SH/1#	LOOK/SET	LATCHSET	DEAD/BLT	PRIVACY	FLUSH/BOLTS	KNOB/PULL	CLOS. LATCH	ROLLER	WHEELS	WEATHERST.					
1	5'-0"	8'-0"		1	A	.30	1/4.2	2/4.2	3/4.2	4/4.2														RIXSON 375 PIVOT
2	3'-0"	7'-0"		3	B	.30	7/4.2	8/4.2	8/4.2	37/4.2														EXISTING ROUGH OPENING
3	10'-8"	9'-6"		3	C	.30	9/4.2	10/4.2	10/4.2	11/4.2														EXISTING ROUGH OPENING
4	14'-11"	9'-6"		3	C	.30	12/4.2	10/4.2	10/4.2	11/4.2														EXISTING ROUGH OPENING
5																								
6																								
7	9'-0"	9'-0"		3	C	.30	33/4.2	34/4.2	34/4.2	35/4.2														EXISTING ROUGH OPENING
8	NOT USED																							
9	10'-8"	8'-2"		3	C	.30	9/4.2	10/4.2	10/4.2	11/4.2														
10	2'-6"	7'-10"		2	D		15/4.2	15/4.2	15/4.2															
11	PR 3'-0"	7'-10"		4	E		18/4.2	16/4.2	17/4.2															RIXSON 128-3/4
12	2'-6"	7'-10"		2	D		15/4.2	15/4.2	15/4.2															
13	2'-6"	7'-10"		2	D		15/4.2	15/4.2	15/4.2															
14	2'-6"	7'-10"		2	D		15/4.2	15/4.2	15/4.2															
15	12'-4"	7'-10"		6	F		19/4.2		19/4.2															BARN DOOR HARDWARE
16	2'-8"	8'-0"		5	G		22/4.2	20/4.2	21/4.2															POCKET DOOR
17	2'-8"	7'-0"		2	G		15/4.2	15/4.2	15/4.2															SOLID CORE WITH CLOSER
18	4'-4"	9'-6"		6	F		19/4.2																	BARN DOOR HARDWARE
19	NOT USED																							
20	2'-8"	8'-0"		5	G		22/4.2	23/4.2	21/4.2															POCKET DOOR
21	3'-0"	8'-0"		5	G		15/4.2 SM	15/4.2 SM	15/4.2 SM															
22	39 3'-6"	8'-0"		5	G		24/4.2	25/4.2	26/4.2															SLIDING DOOR
23	3'-0"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
24	3'-0"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
25	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
26	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
27	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
28	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
29	PR 3'-0"	8'-0"		5	G		15/4.2	15/4.2	15/4.2															
30	PR 2'-6"	8'-0"		5	G		15/4.2	15/4.2	15/4.2															
31	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
32	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
33	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
34	2'-6"	8'-0"		5	G		22/4.2	20/4.2	21/4.2															POCKET DOOR
35	2'-8"	8'-0"		5	G		7/4.2	8/4.2	8/4.2															
36	2'-8"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
37	2'-8"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
38	2'-8"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
39	PR 1'-10"		1-3/8" THICK	E			27/4.2	28/4.2	28/4.2															PIVOT DOORS
40	3'-2"	8'-0"		5	G		30/4.2	21/4.2	26/4.2 SM															POCKET DOOR
41	NOT USED																							
42																								
43	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															SAUNA DOOR
44	2'-6"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
45	3'-0"	8'-0"		2	D		15/4.2	15/4.2	15/4.2															
46	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
47	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
48	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
49	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
50	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
51	PR 2'-2 1/2"	6'-3"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
52	PR 2'-6"	7'-6"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
53	2'-0"	7'-6"		I			38/4.2		39/4.2															OBSCURE GLASS LLUMAR MATTE FROST GLACIER
54	9'-6"	7'-0"					41/4.2	16/4.3	40/4.2															GARAGE DOOR EXISTING OPENING
55	9'-6"	7'-0"					41/4.2	40/4.2	40/4.2															GARAGE DOOR EXISTING OPENING
56	9'-6"	7'-0"					41/4.2	40/4.2	40/4.2															* SIMILAR GARAGE DOOR

### DOOR TYPES

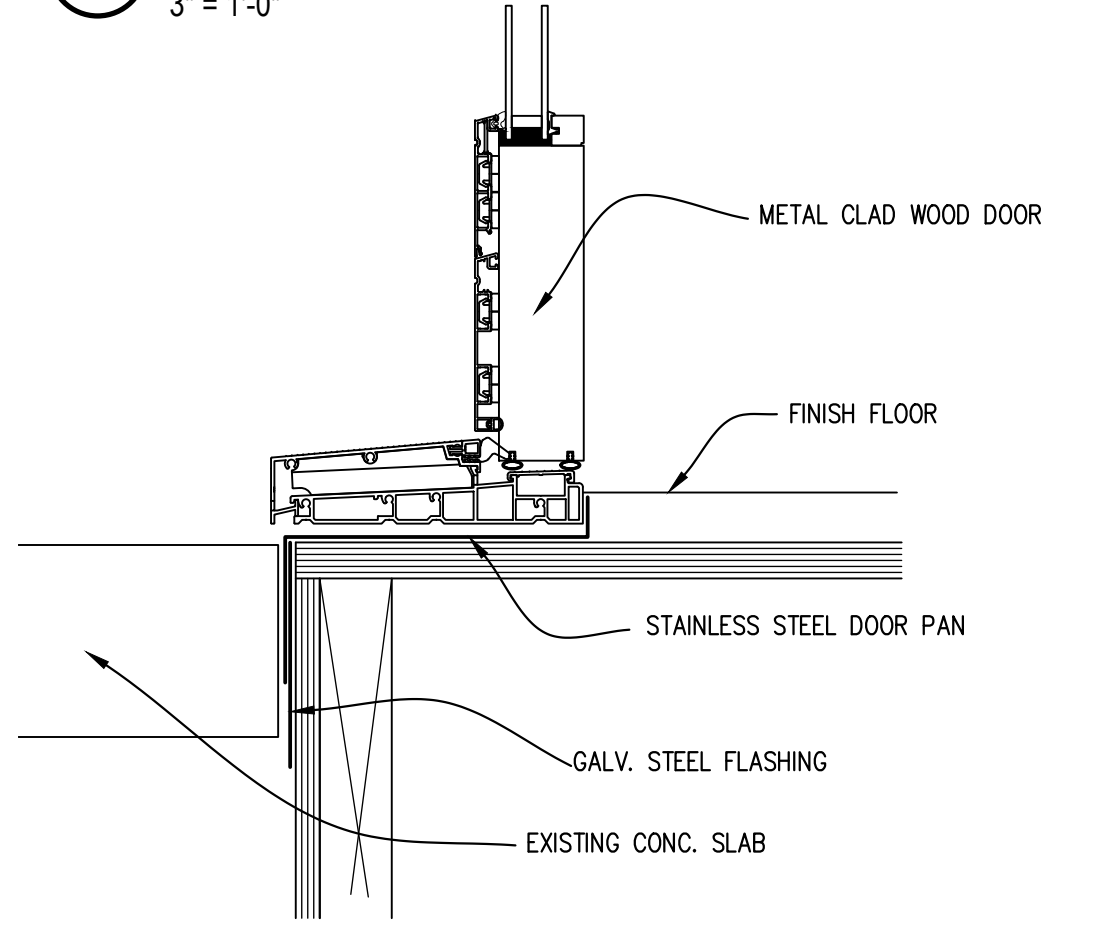


- DOOR HARDWARE NOTES:**
- BALDWIN PALM SPRINGS 85397.026.190 SATIN BLACK, EMTEK CYLINDER BUMPER 1-1/2" 225719 FLAT BLACK RIXSON MODEL 370 CENTER HUNG PIVOT
  - PASSAGE DOOR HARDWARE TO BE BALDWIN MORTISE LATCH (6110.056.R) LOZZ LEVER, AND 5032 ROSE, 056 SATIN NICKEL. SEE SCHEDULE FOR FUNCTION HINGES, STRIKES AND MISC. PARTS ARE TO MATCH FINISH OF LEVER, EMTEK CYLINDER BUMPER 1-1/2" SATIN NICKEL
  - HARDWARE PROVIDED BY DOOR MANUFACTURER
  - RIXSON 128-3/4, PULLS TO BE SELECTED
  - POCKET DOOR PULLS TO BE BALDWIN SANTA MONICA SMALL FINISH 056 SATIN NICKEL. SEE SCHEDULE FOR FUNCTION
  - BARN DOOR TRACK TO BE MWE TWIN ST.1011.TW BRUSHED CHROME OR EQUIVALENT, PULLS TO BE MWE LUNA TG.1511.30
  - PASSAGE DOOR HARDWARE TO BE BALDWIN MORTISE LATCH (6110.056.R) LOZZ LEVER, AND 5032 ROSE, 056 SATIN NICKEL. BLANK ON INTERIOR SEE SCHEDULE FOR FUNCTION HINGES, STRIKES AND MISC. PARTS ARE TO MATCH FINISH OF LEVER, EMTEK CYLINDER BUMPER 1-1/2" SATIN NICKEL 0426266 BALL CATCH 102

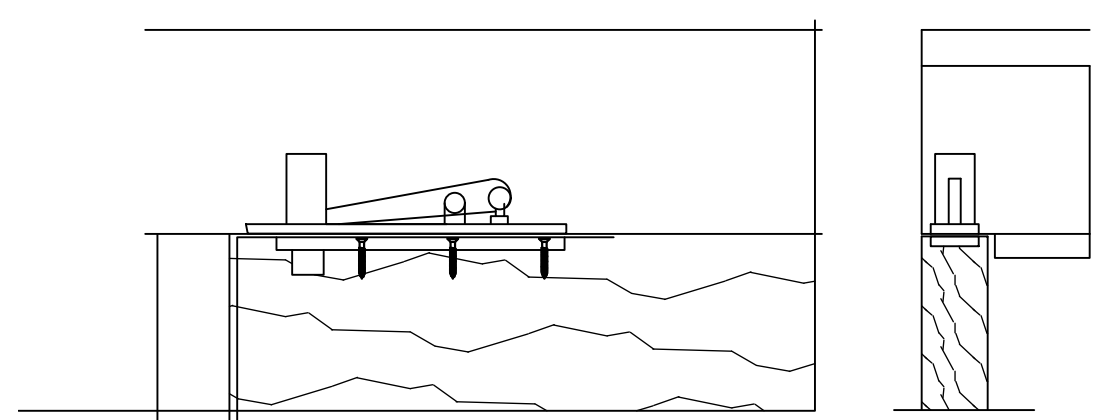




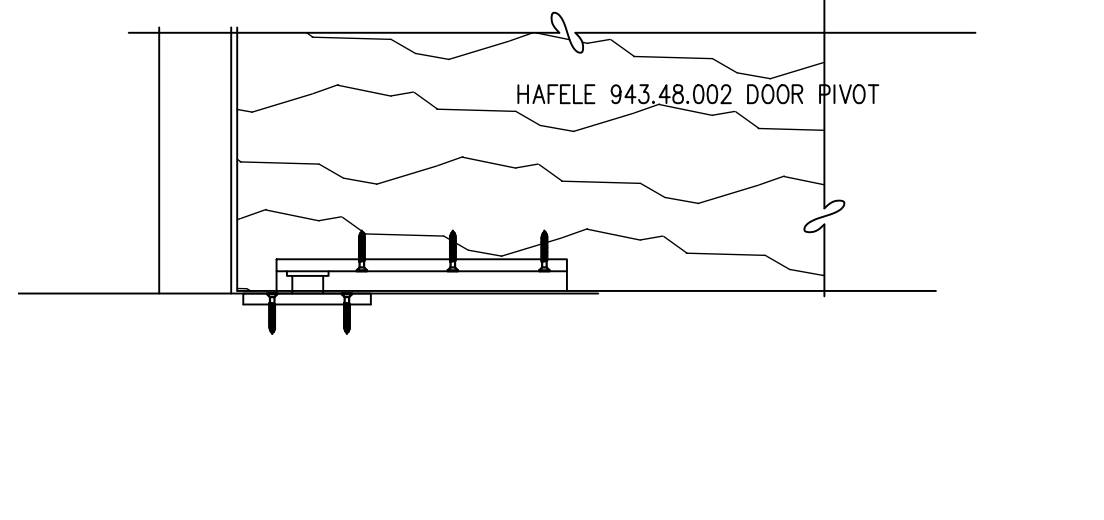
36 SILL  
3" = 1'-0"



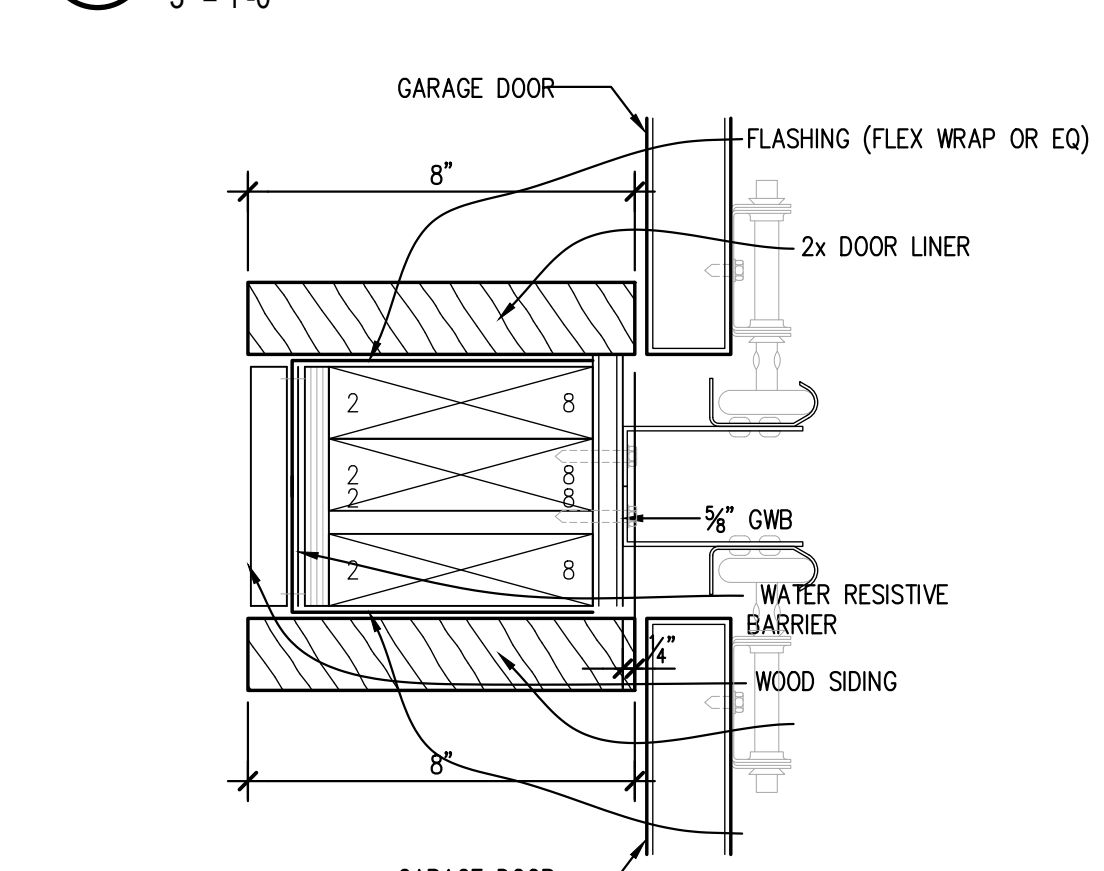
37 THRESHOLD  
3" = 1'-0"



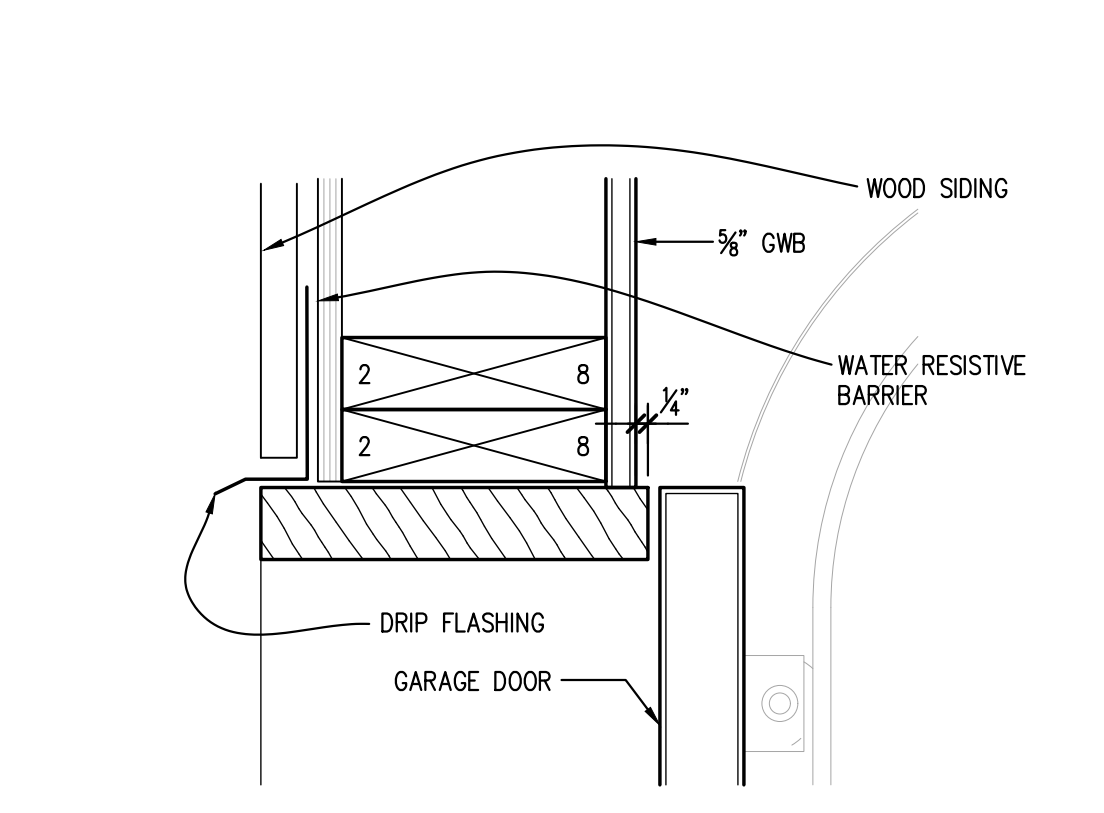
38 HEAD  
3" = 1'-0"



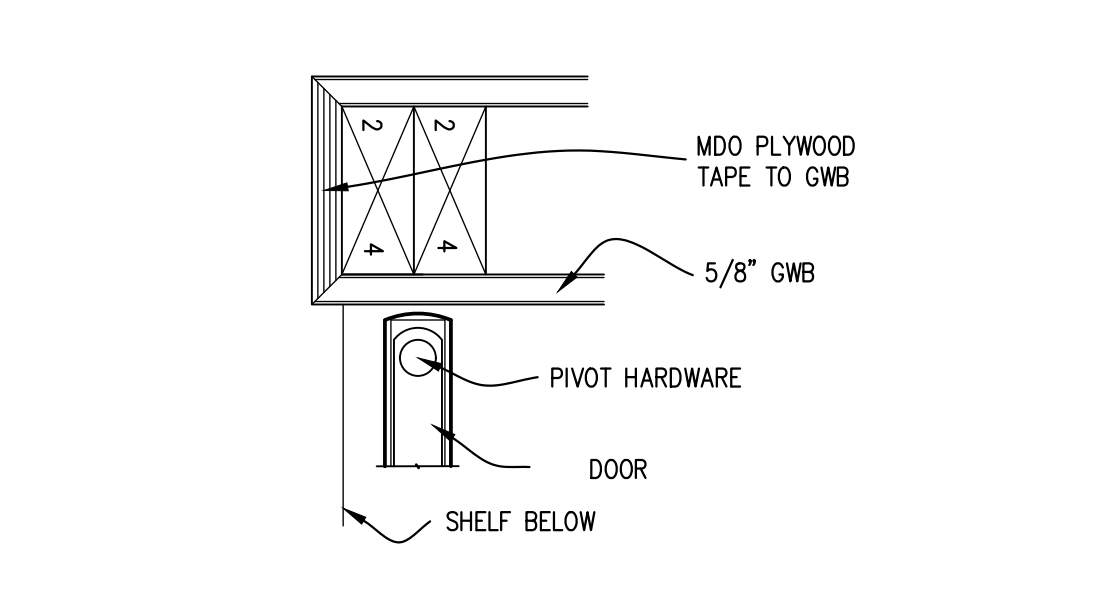
39 THRESHOLD  
3" = 1'-0"



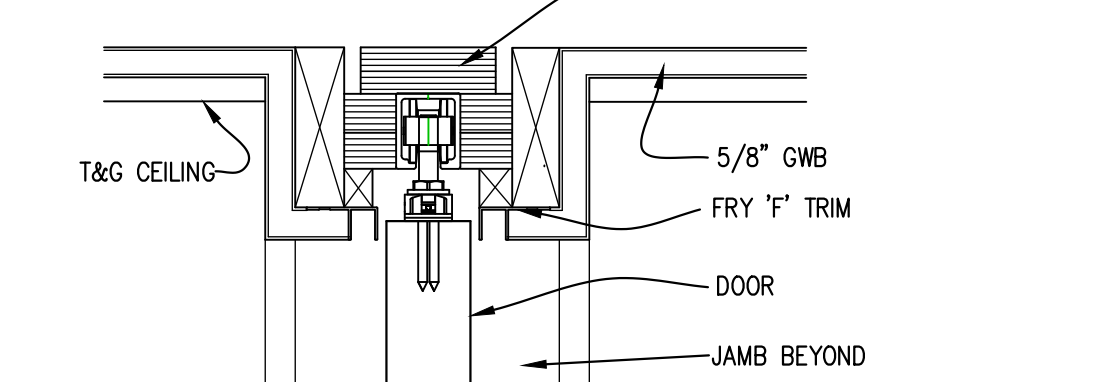
40 JAMB  
3" = 1'-0"



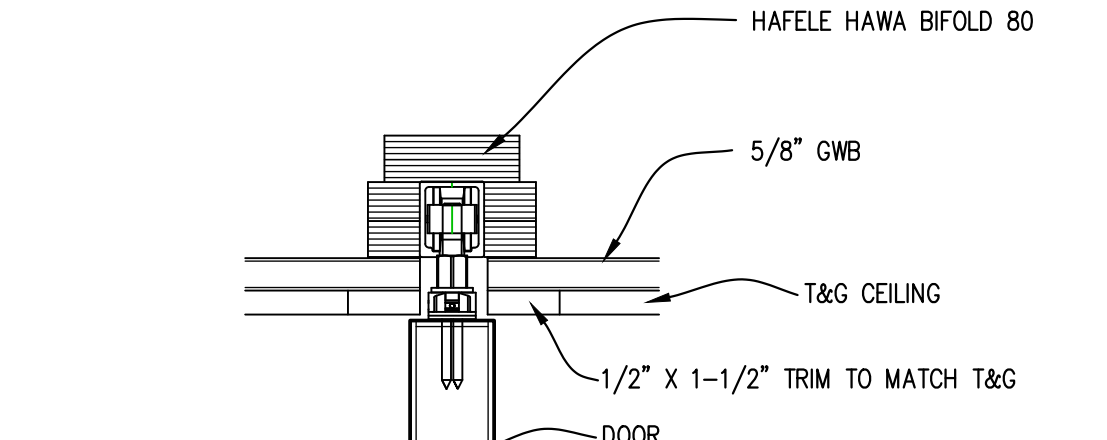
41 HEAD  
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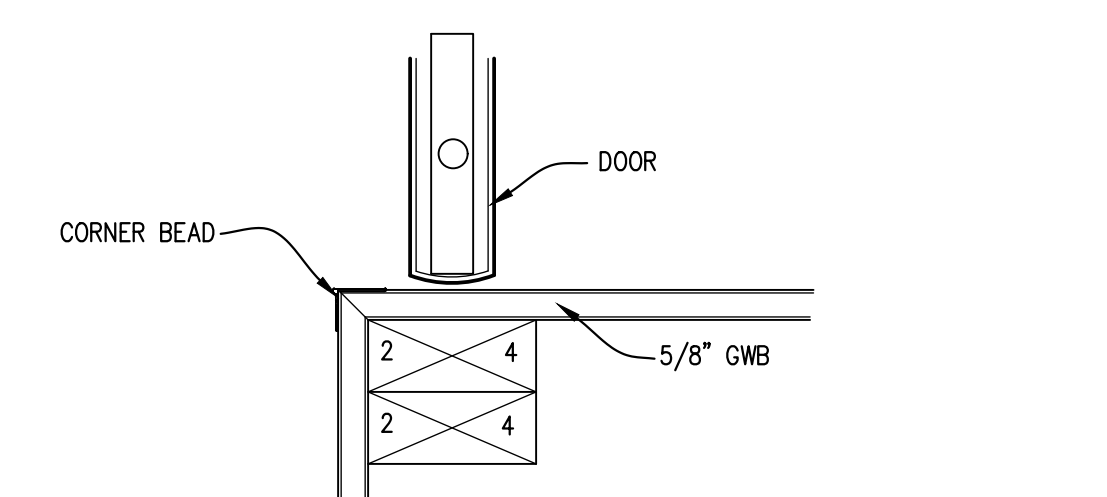
29 JAMB  
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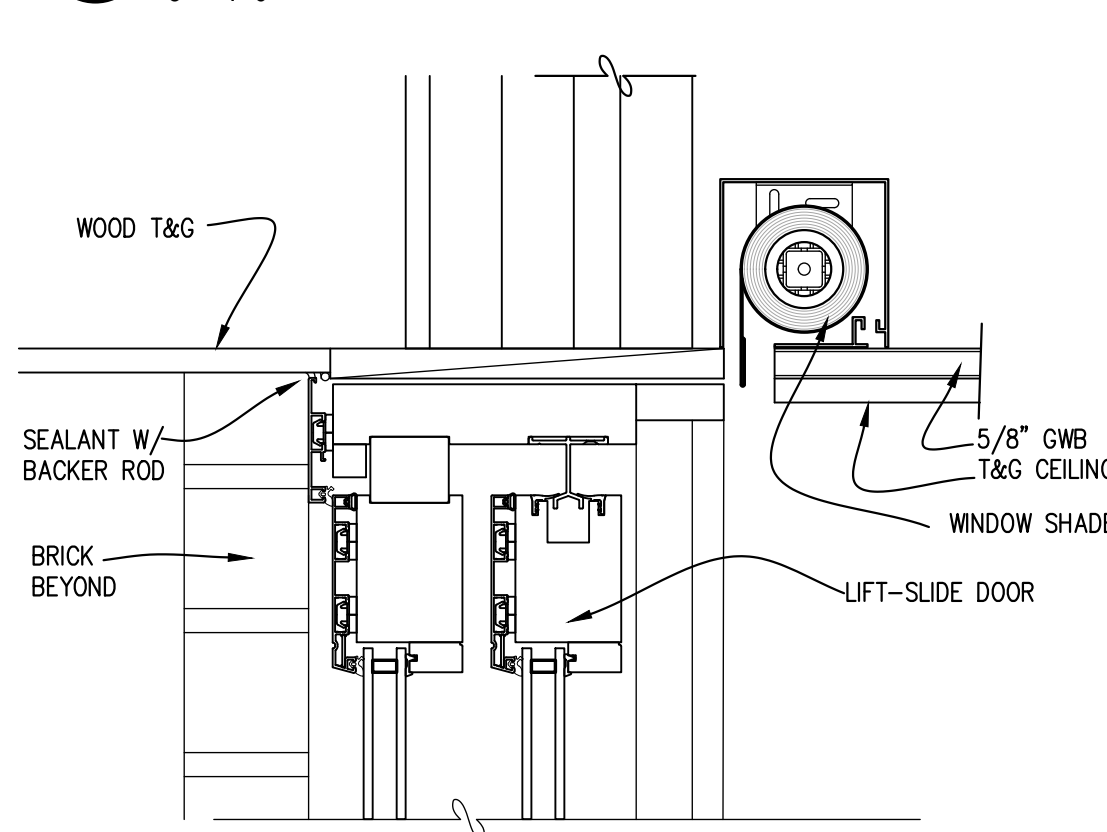
30 HEAD  
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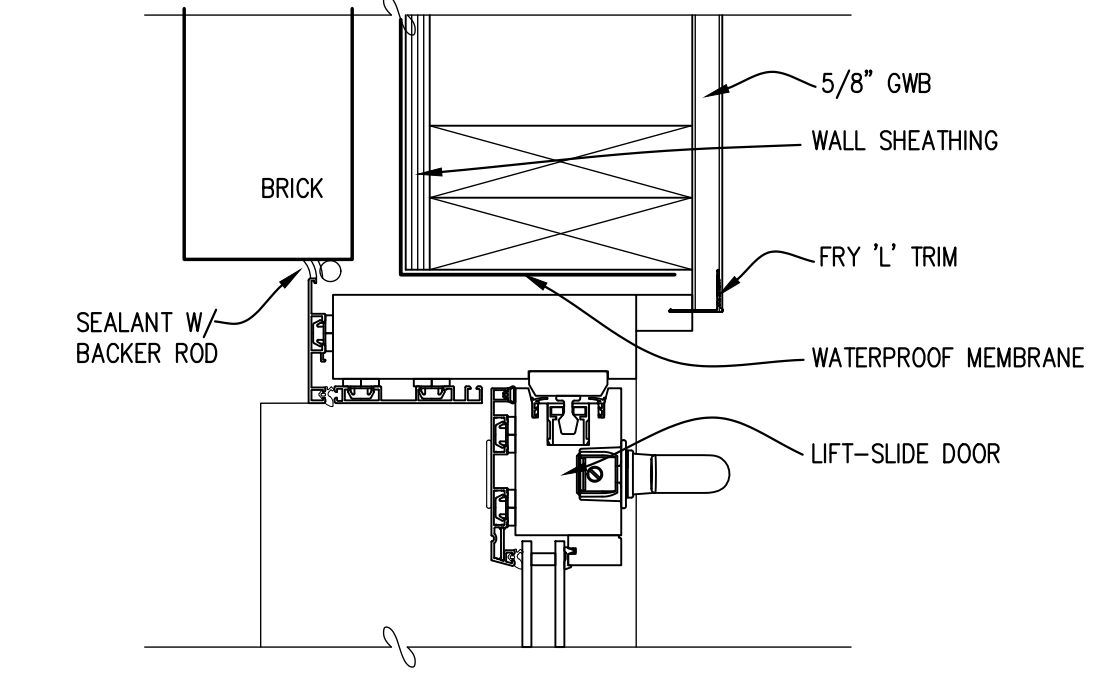
31 HEAD  
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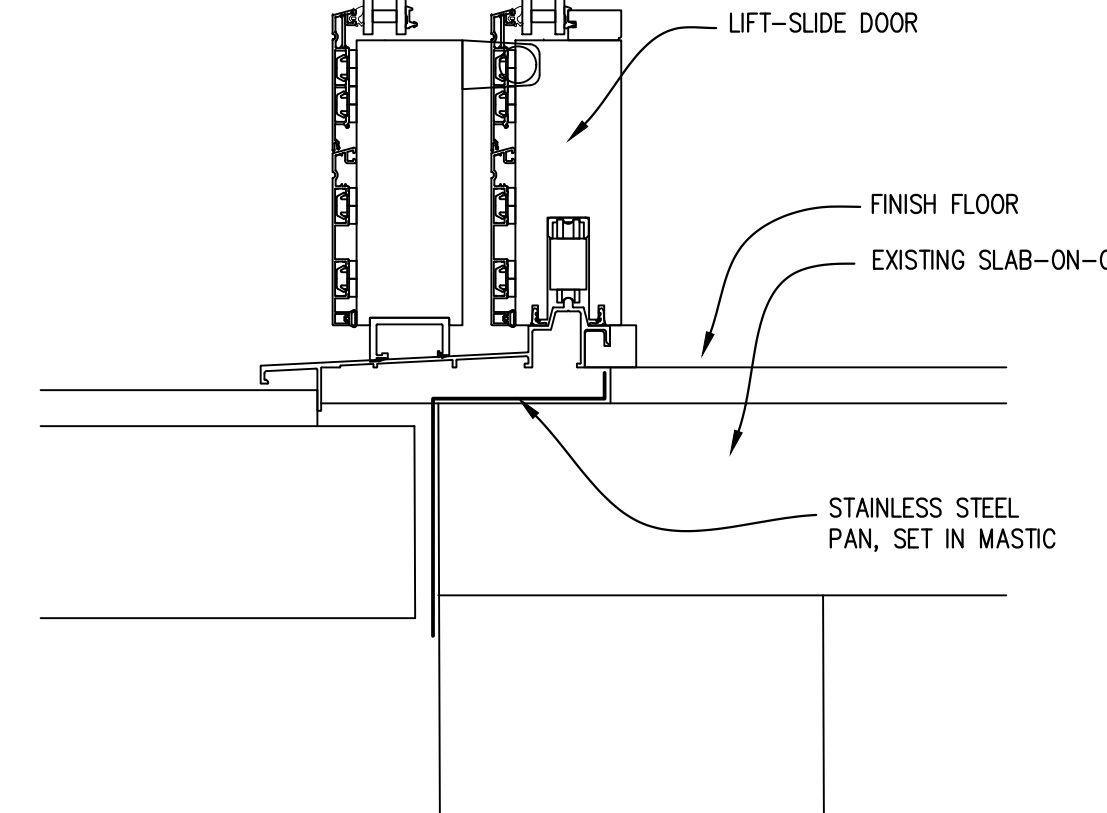
32 JAMB  
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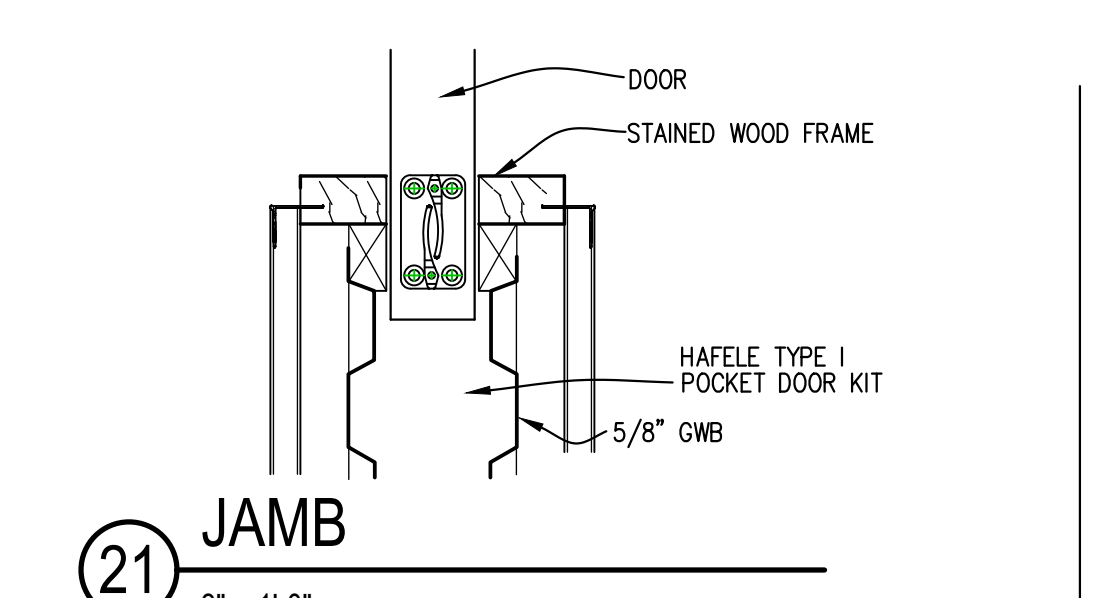
33 HEAD  
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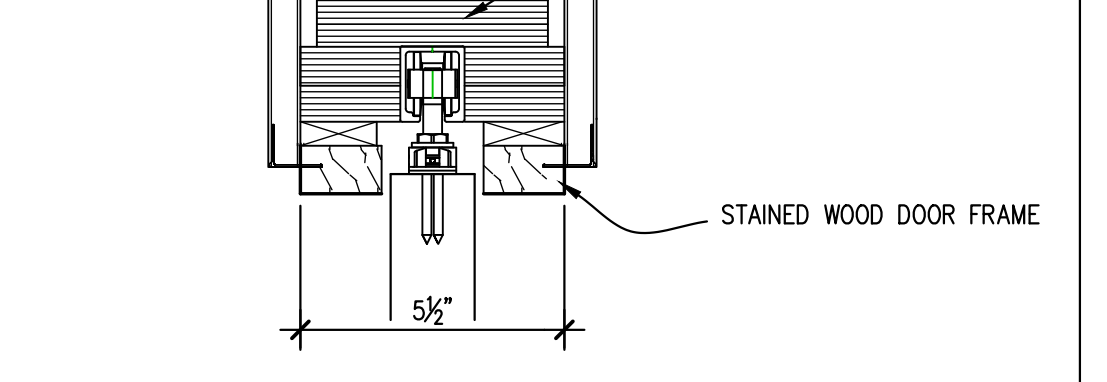
34 JAMB  
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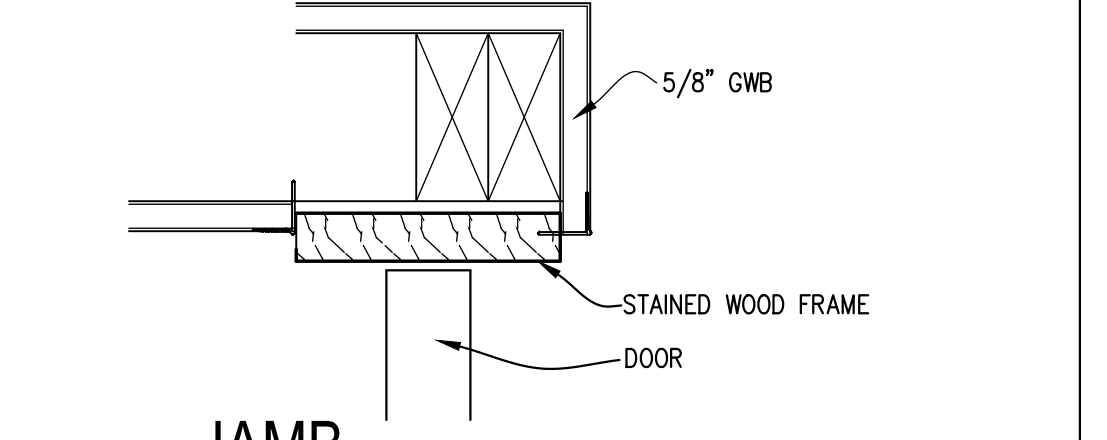
35 SILL  
3" = 1'-0"



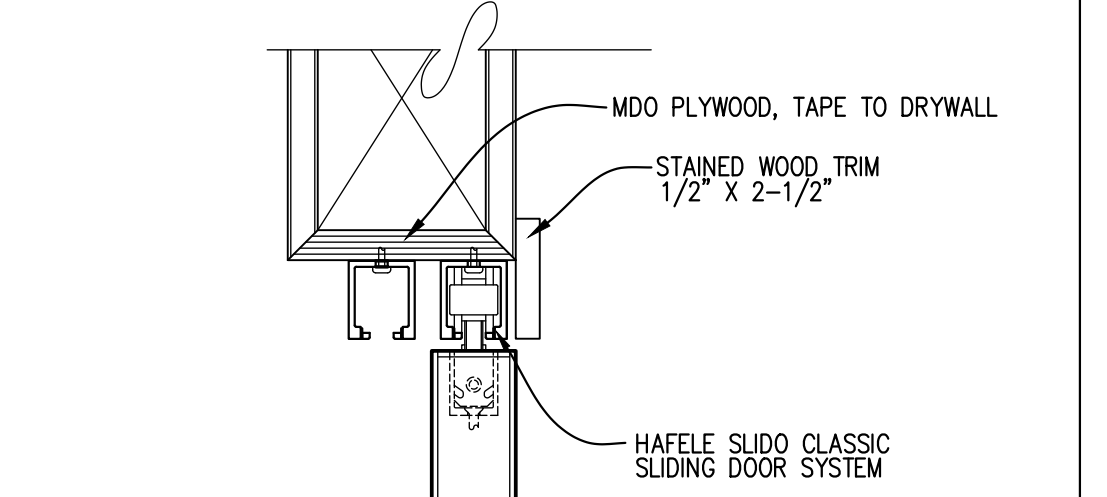
21 JAMB  
3" = 1'-0"



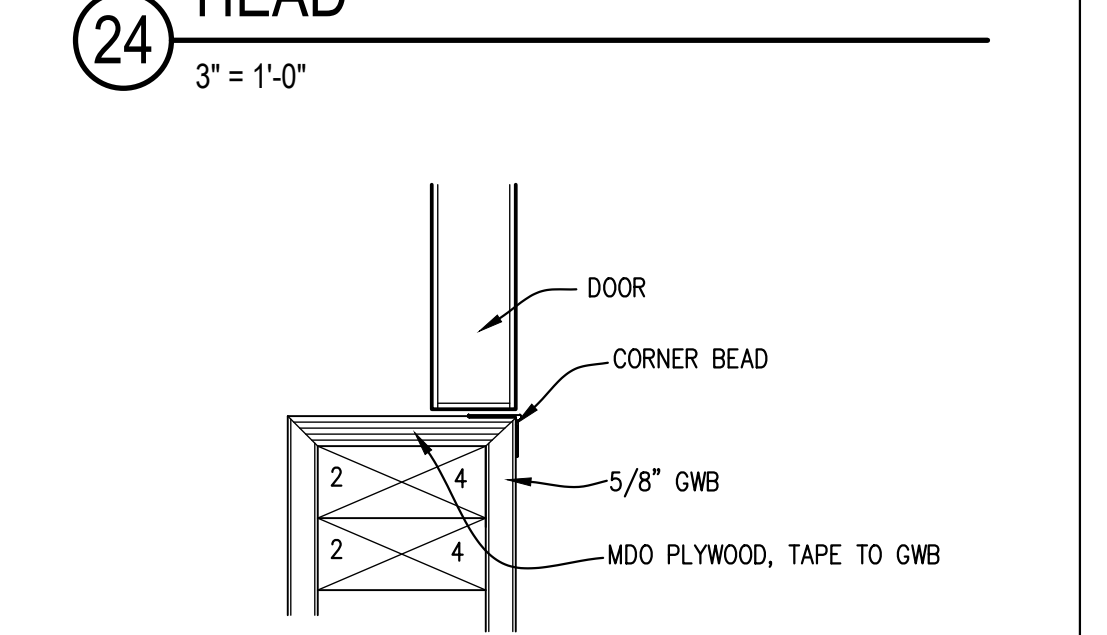
22 HEAD  
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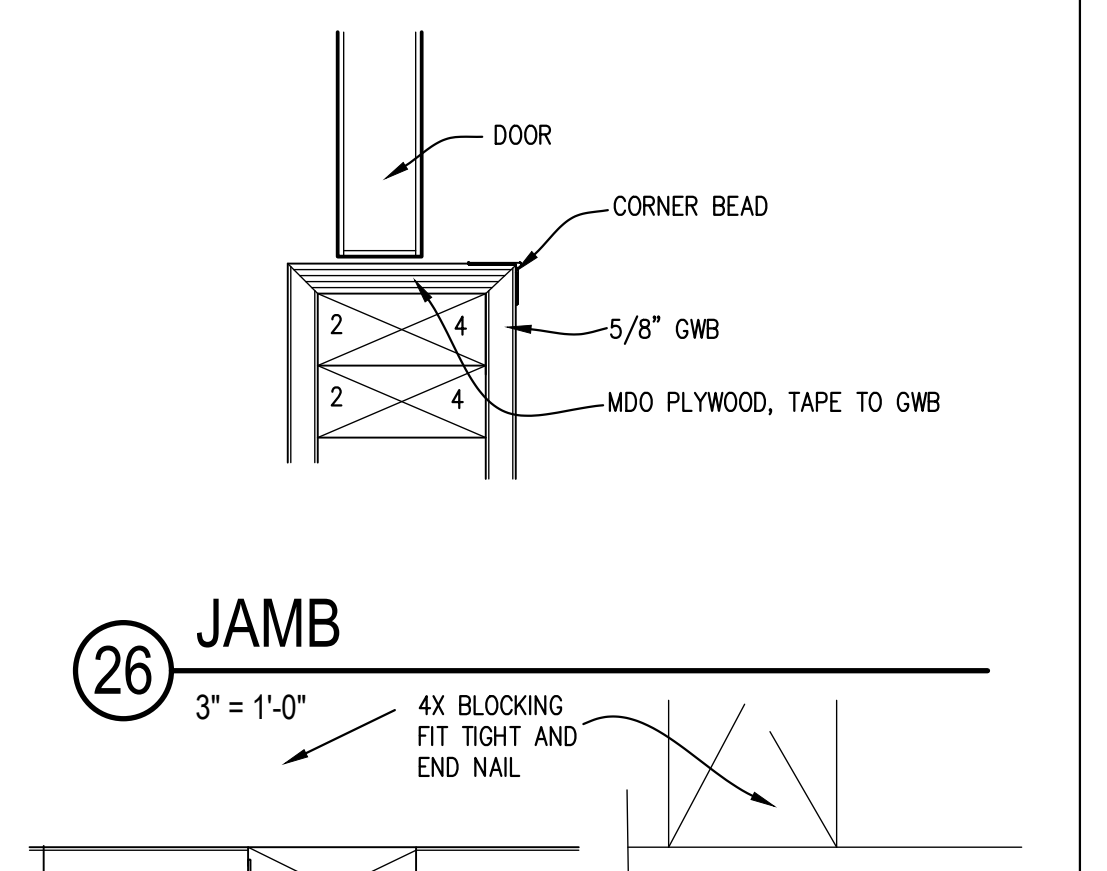
23 JAMB  
3" = 1'-0"



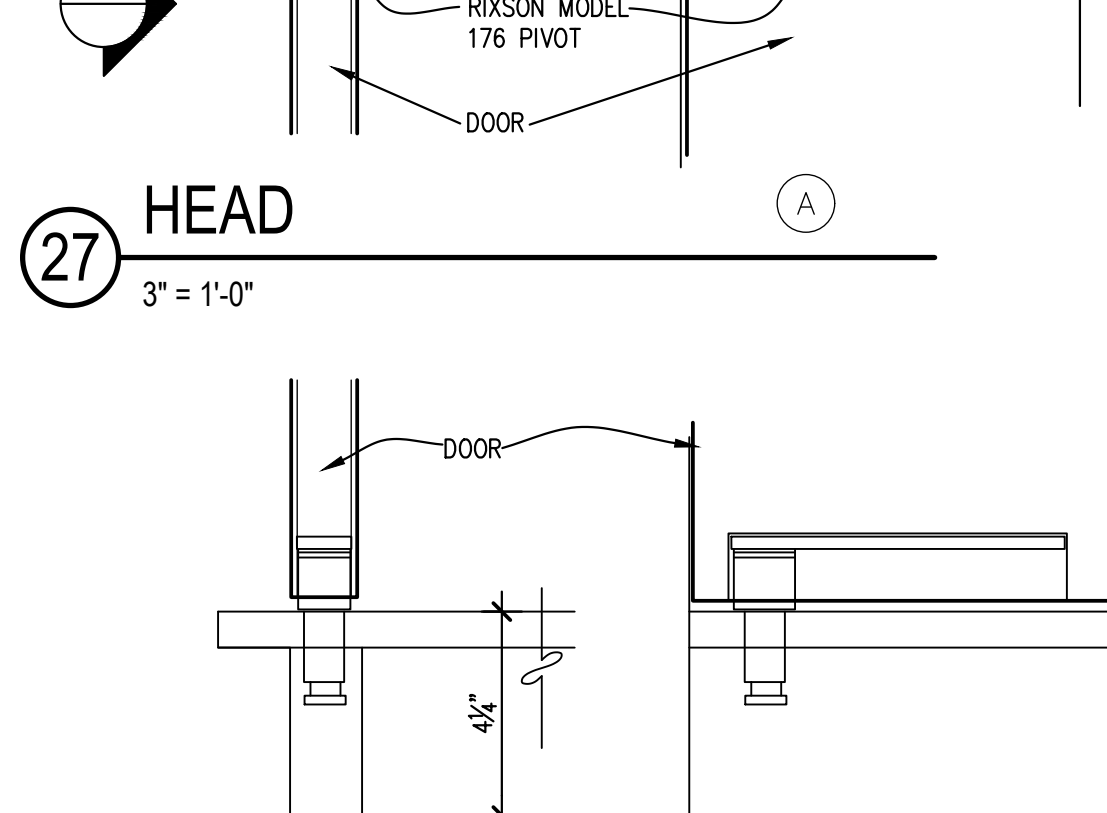
24 HEAD  
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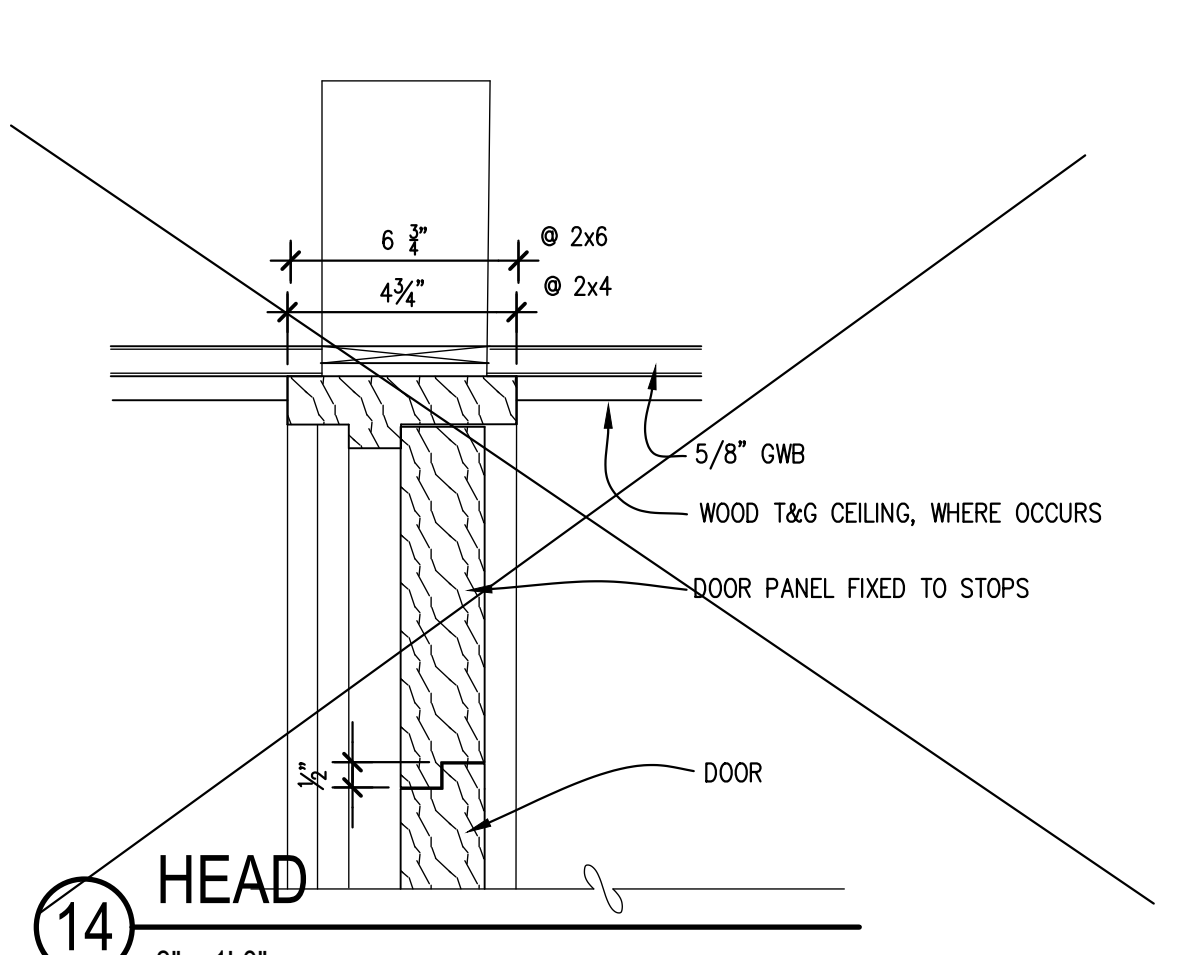
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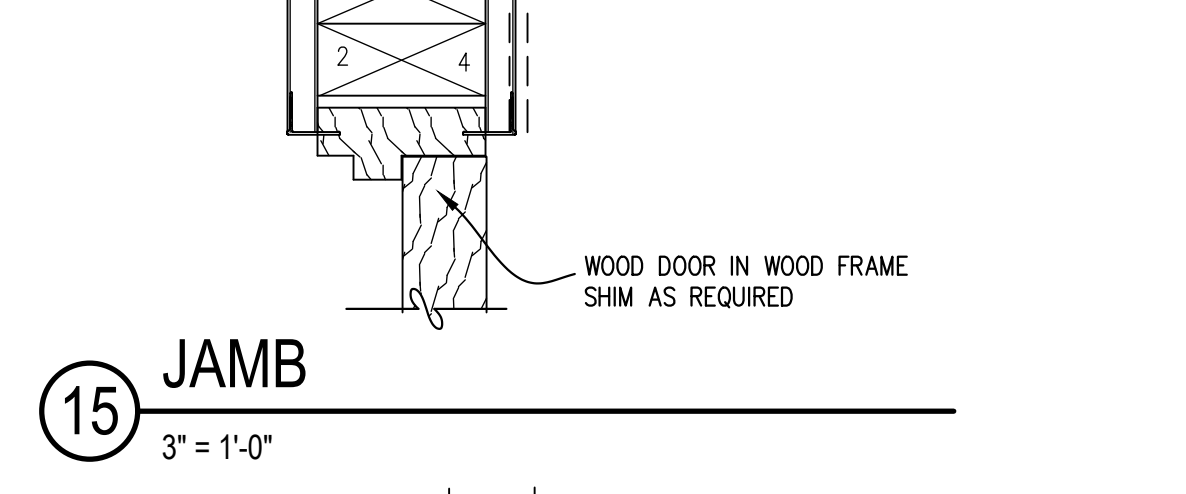
26 JAMB  
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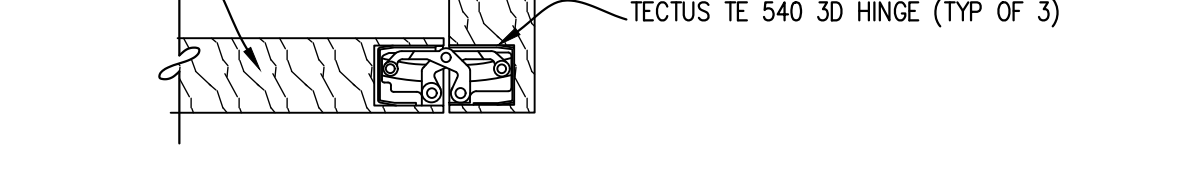
27 HEAD  
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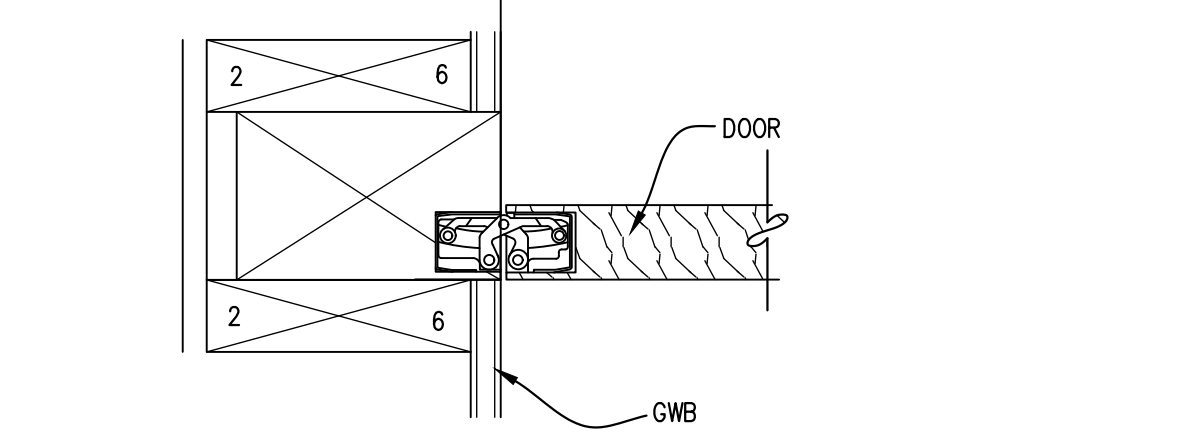
14 HEAD  
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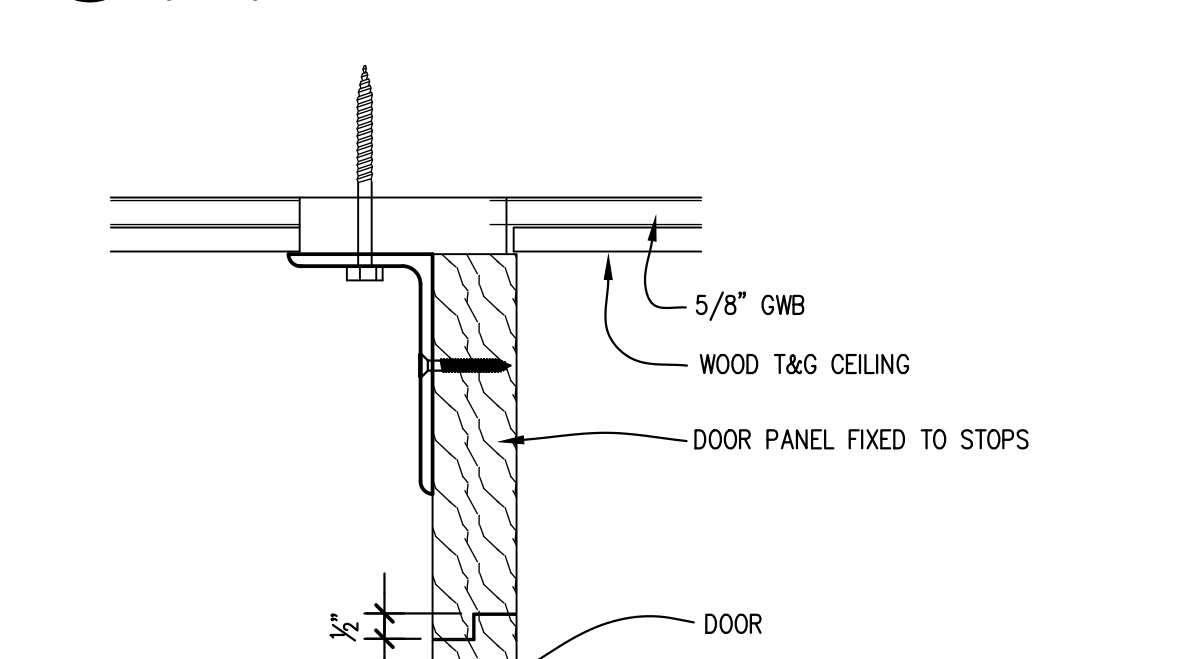
15 JAMB  
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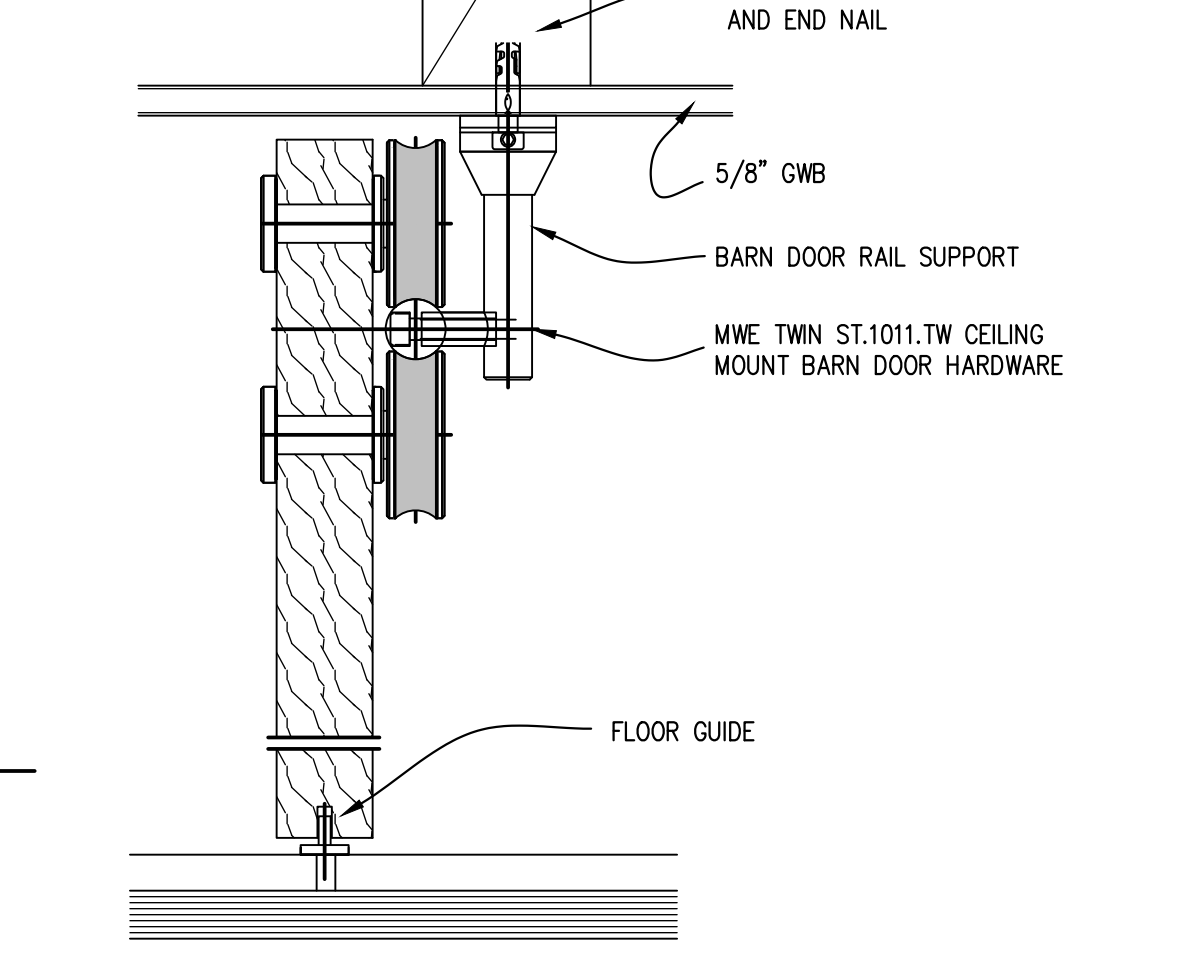
16 JAMB  
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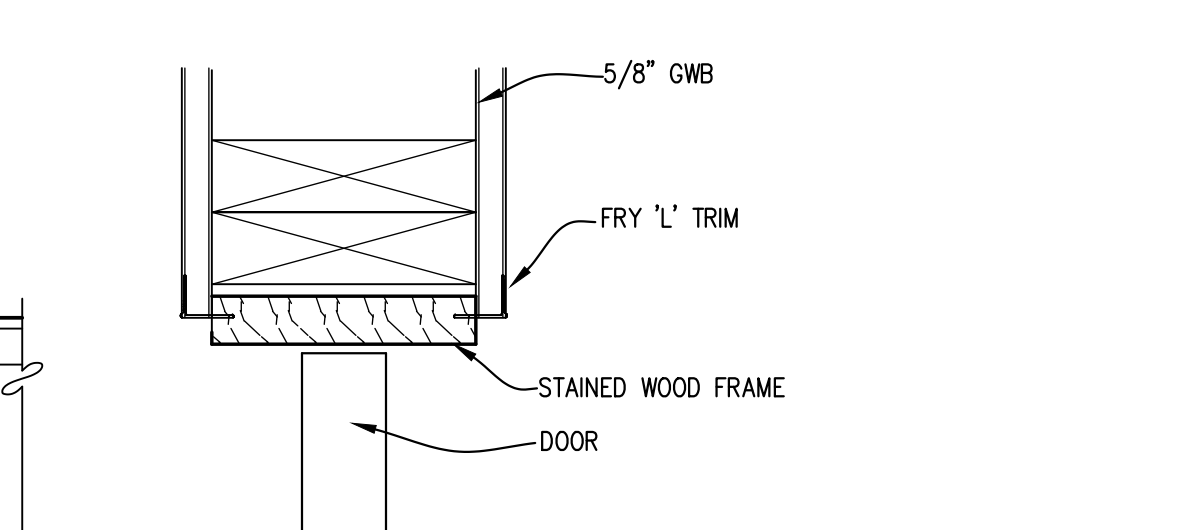
17 JAMB  
3" = 1'-0"



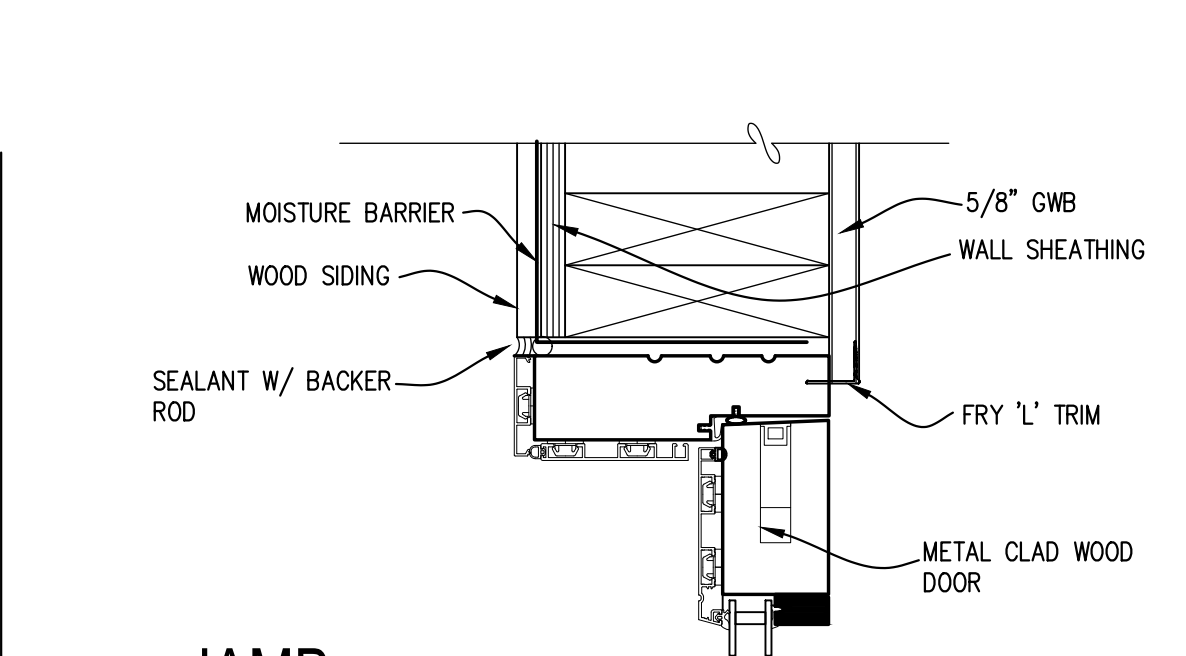
18 HEAD  
3" = 1'-0"



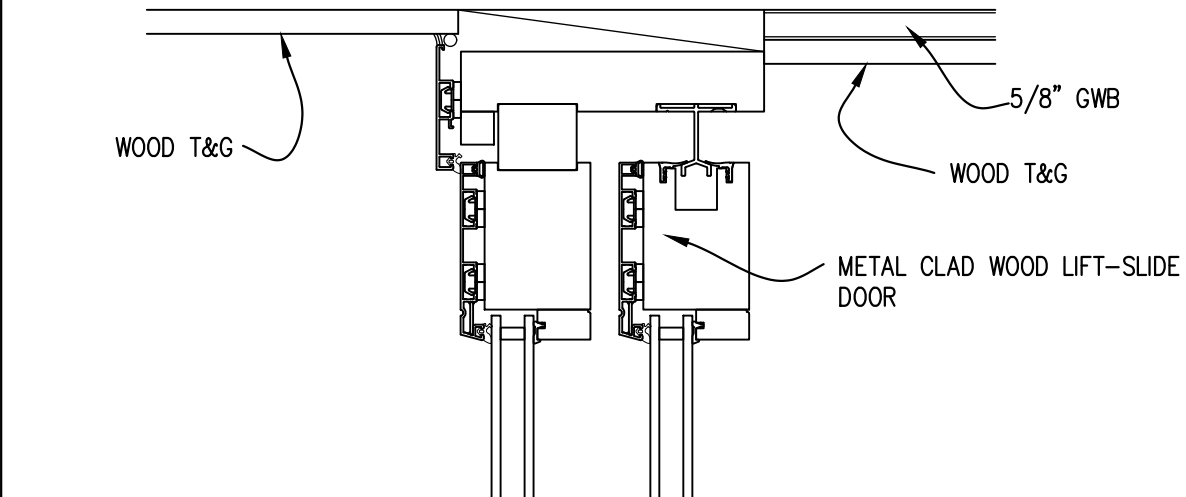
19 HEAD  
3" = 1'-0"



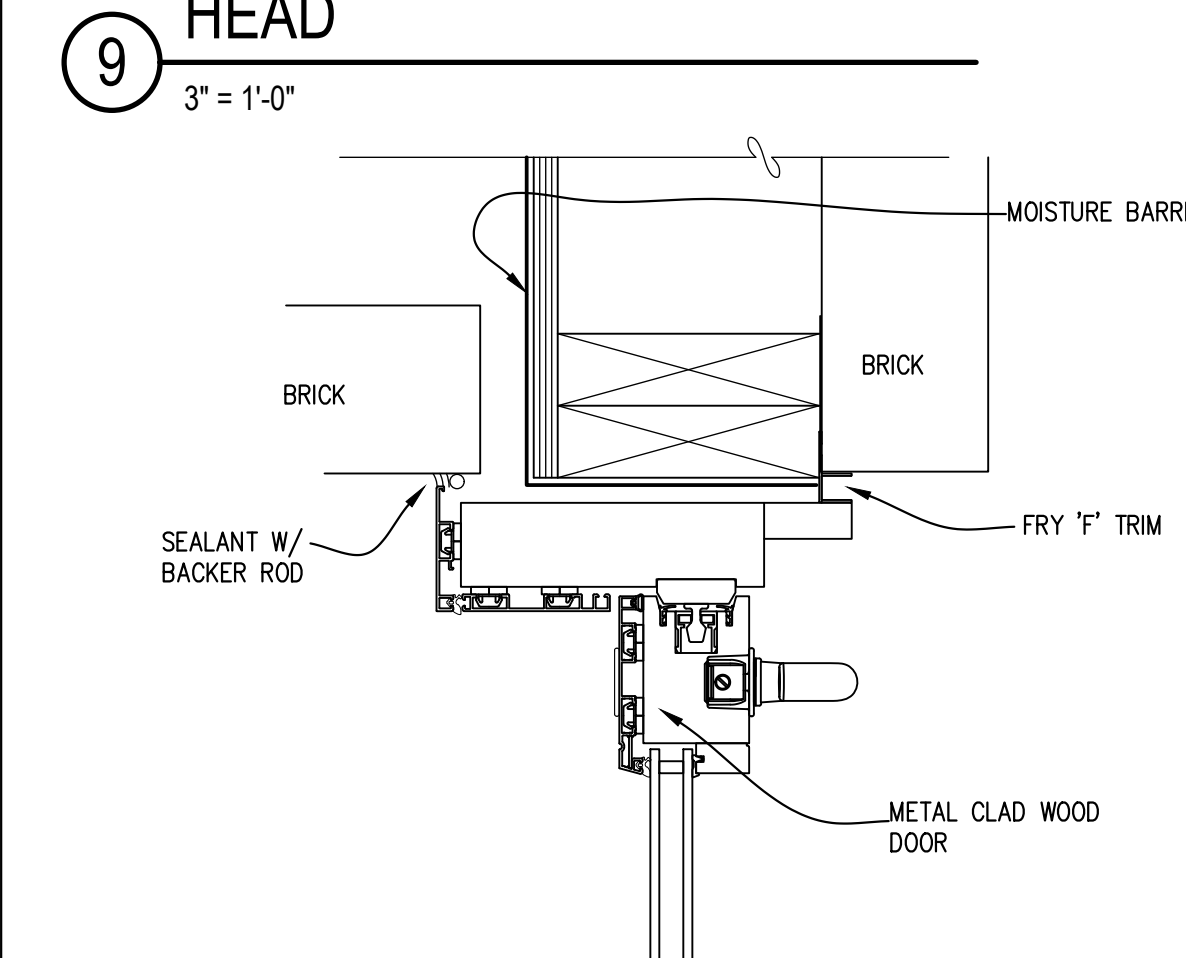
20 JAMB  
3" = 1'-0"



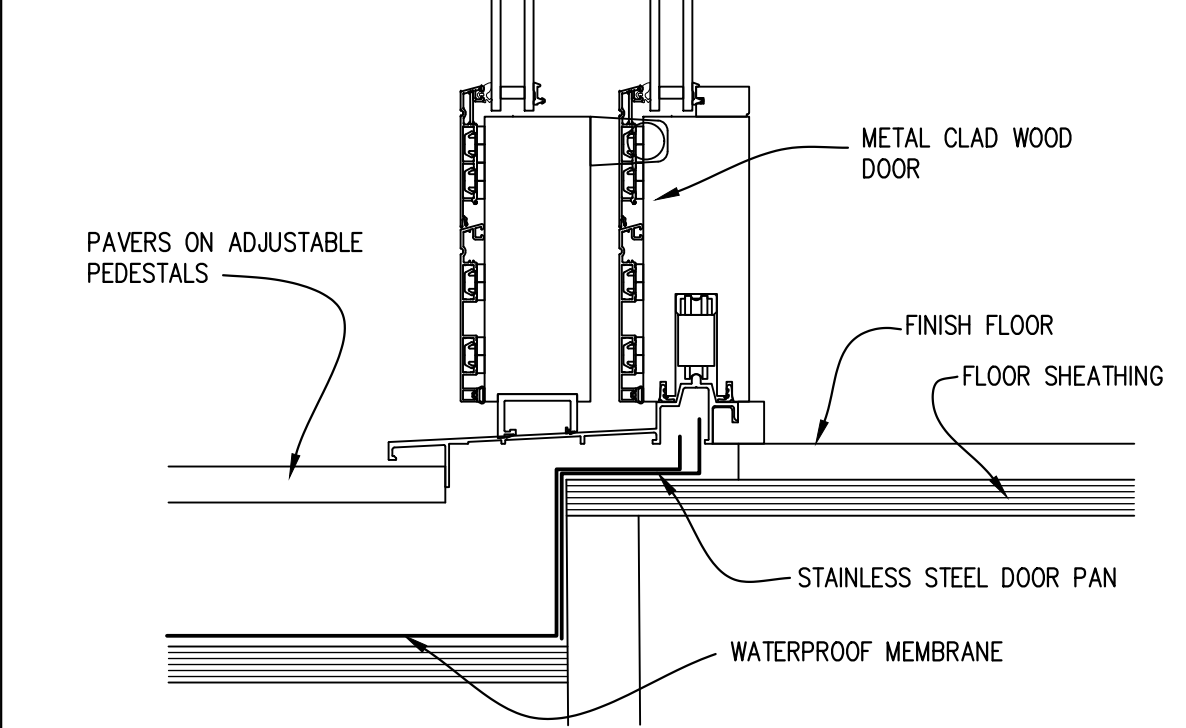
8 HEAD/JAMB SIM.  
3" = 1'-0"



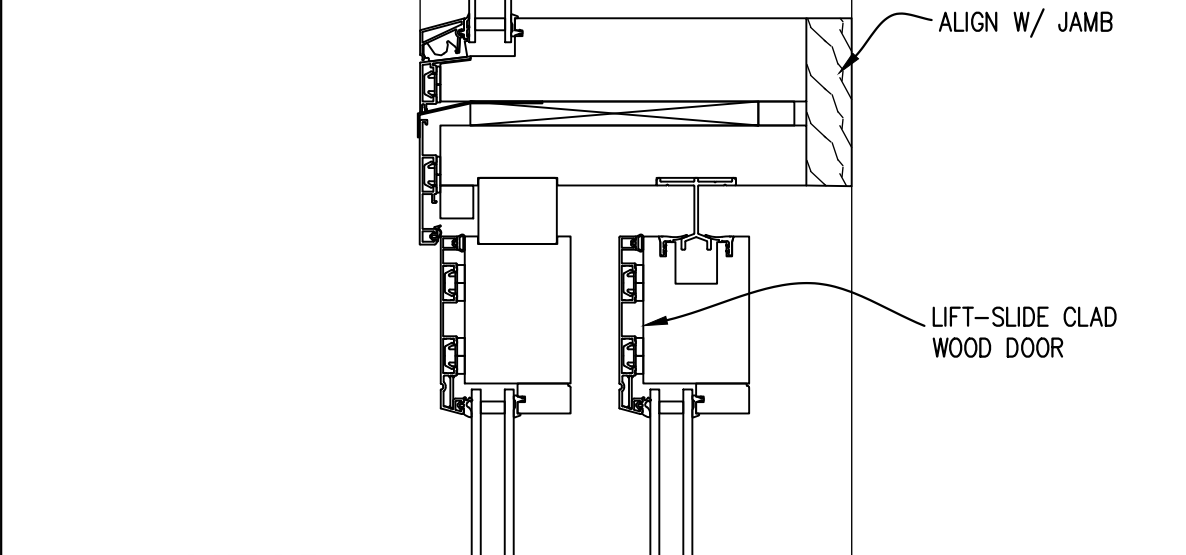
9 JAMB  
3" = 1'-0"



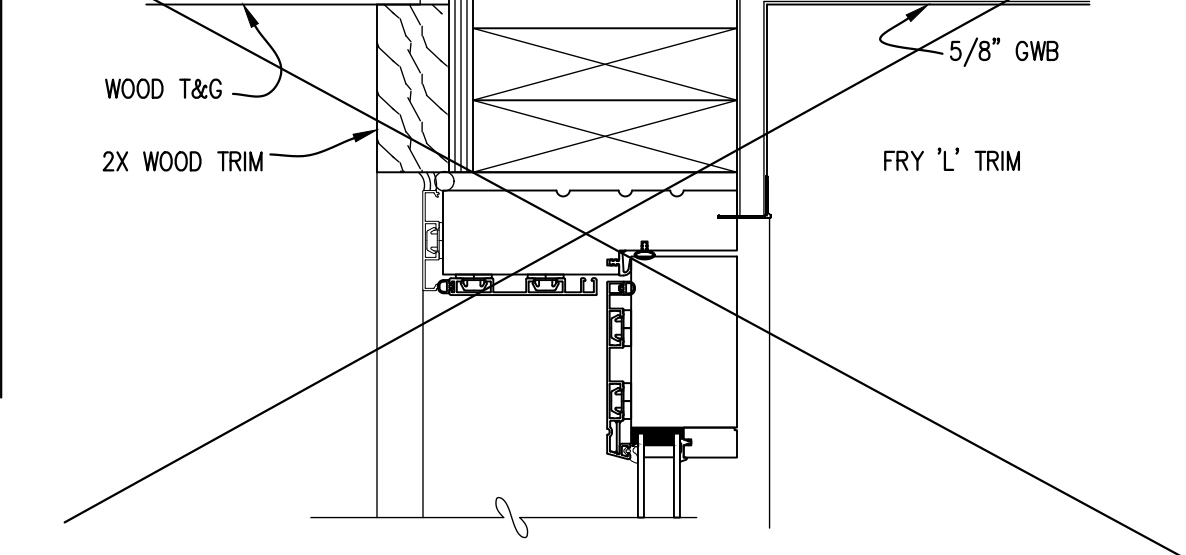
10 HEAD  
3" = 1'-0"



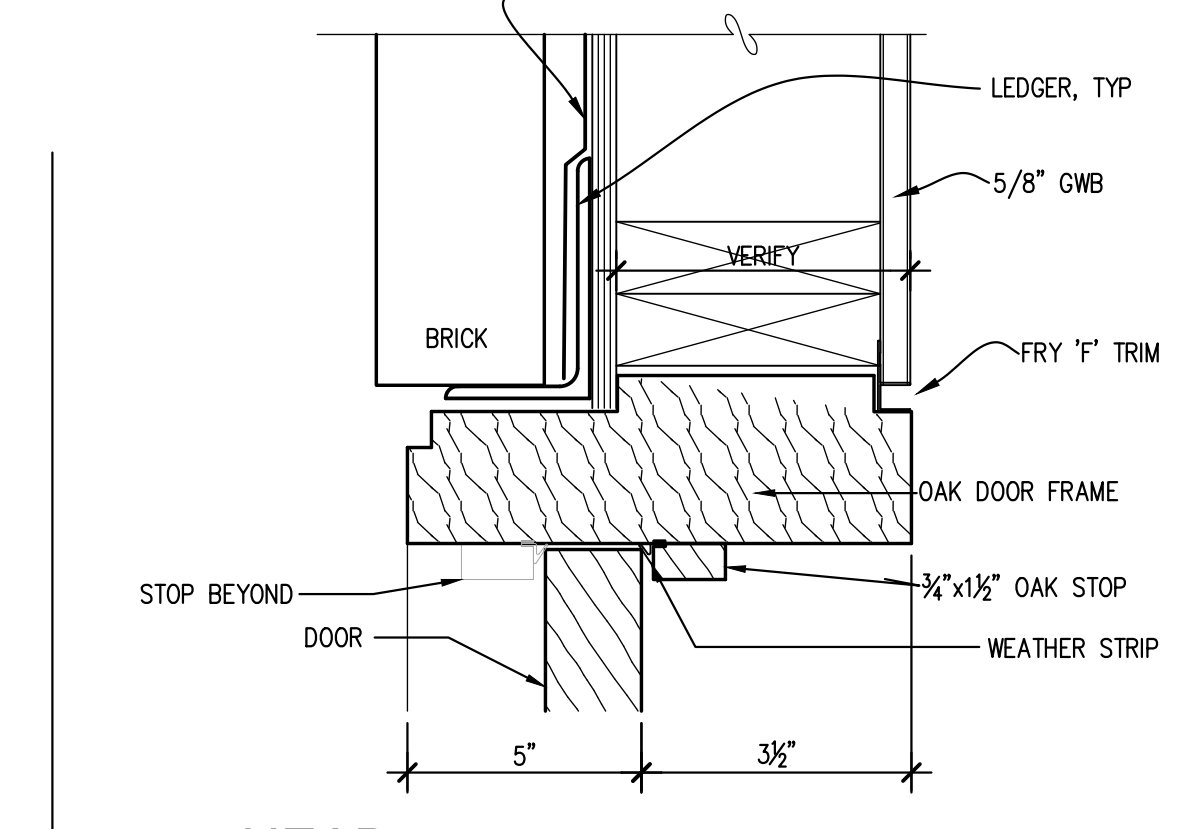
11 JAMB  
3" = 1'-0"



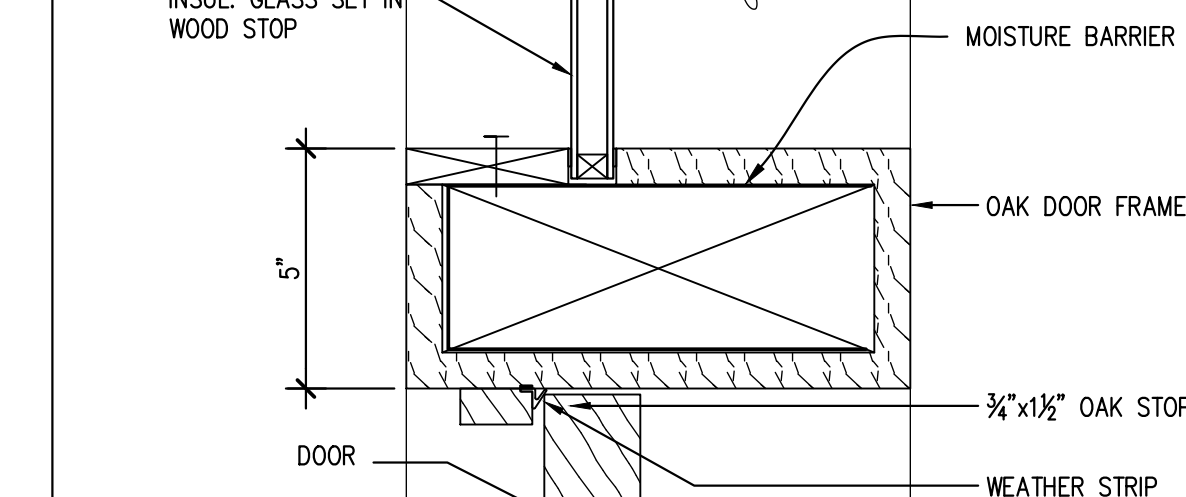
12 HEAD  
3" = 1'-0"



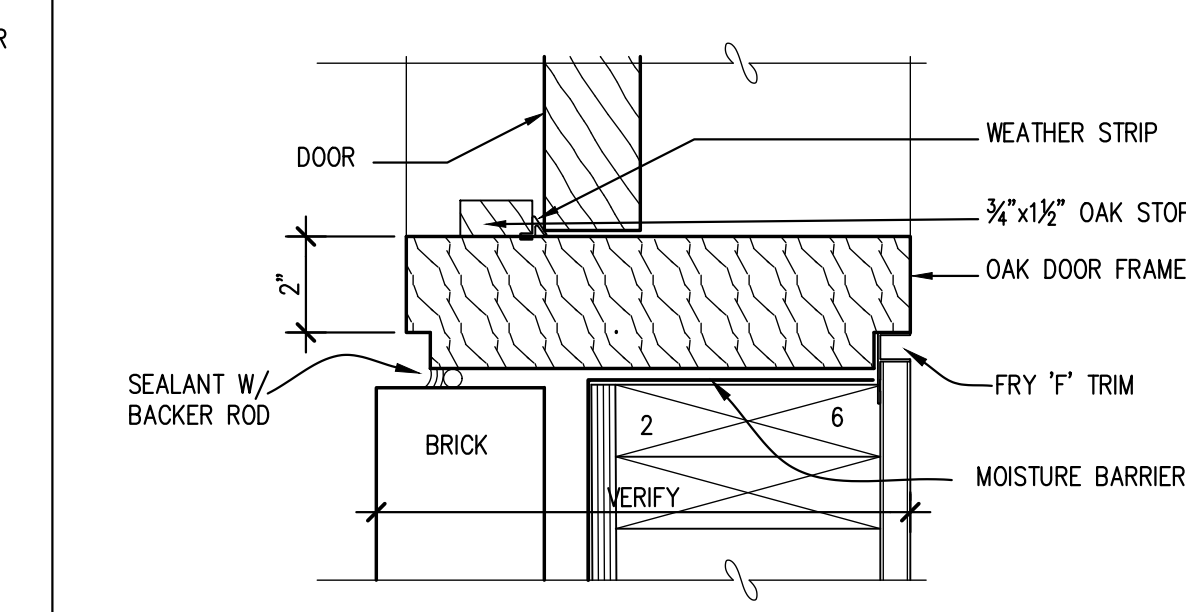
13 HEAD/JAMB SIM.  
3" = 1'-0"



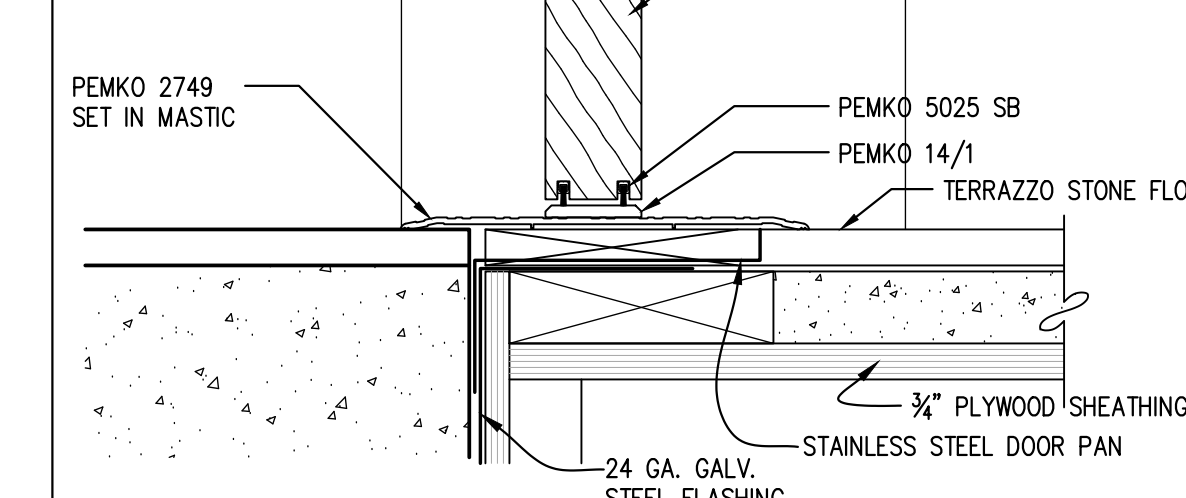
1 HEAD  
3" = 1'-0"



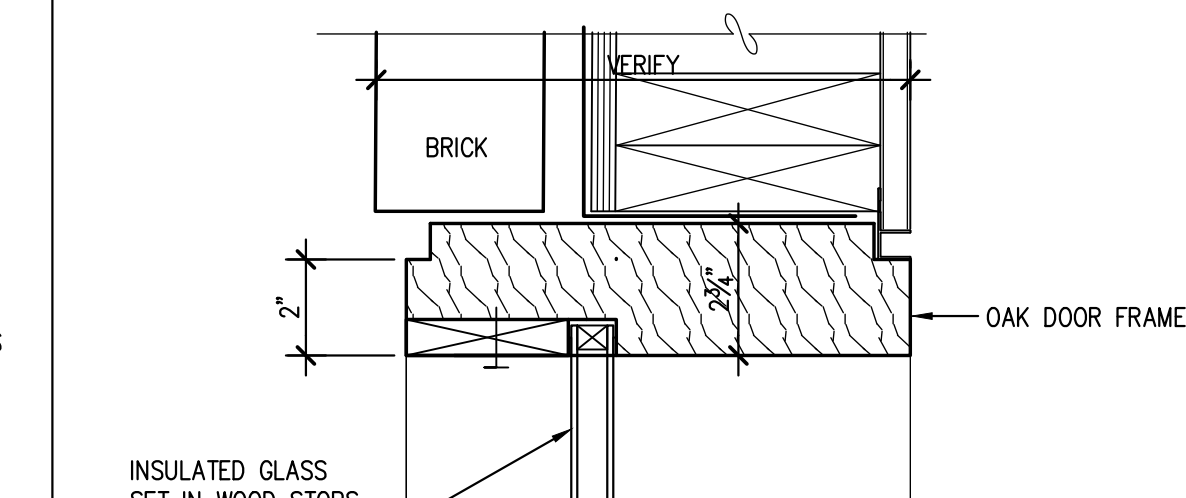
2 JAMB  
3" = 1'-0"



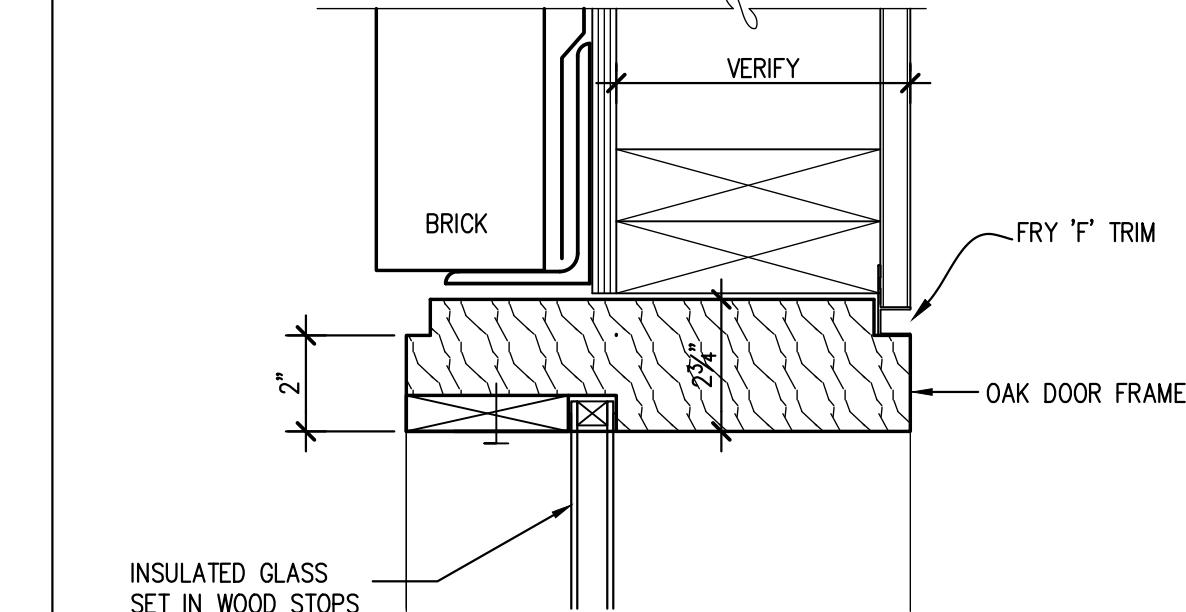
3 JAMB  
3" = 1'-0"



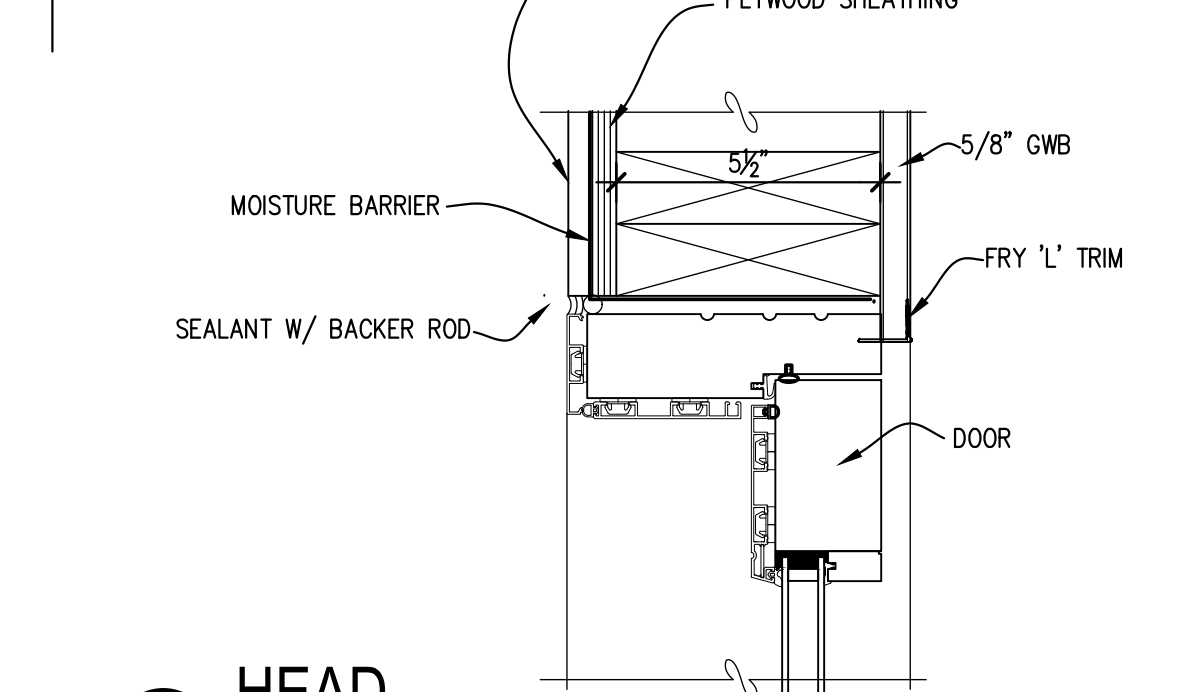
4 THRESHOLD  
3" = 1'-0"



5 JAMB  
3" = 1'-0"



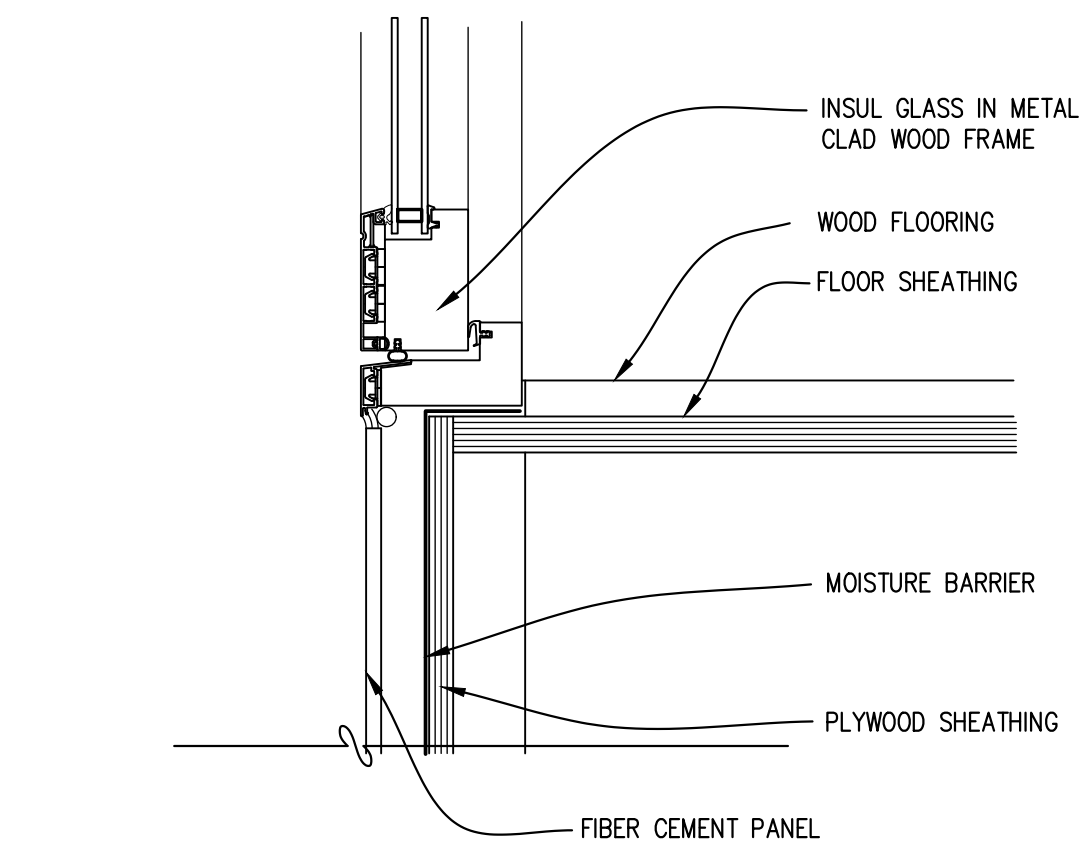
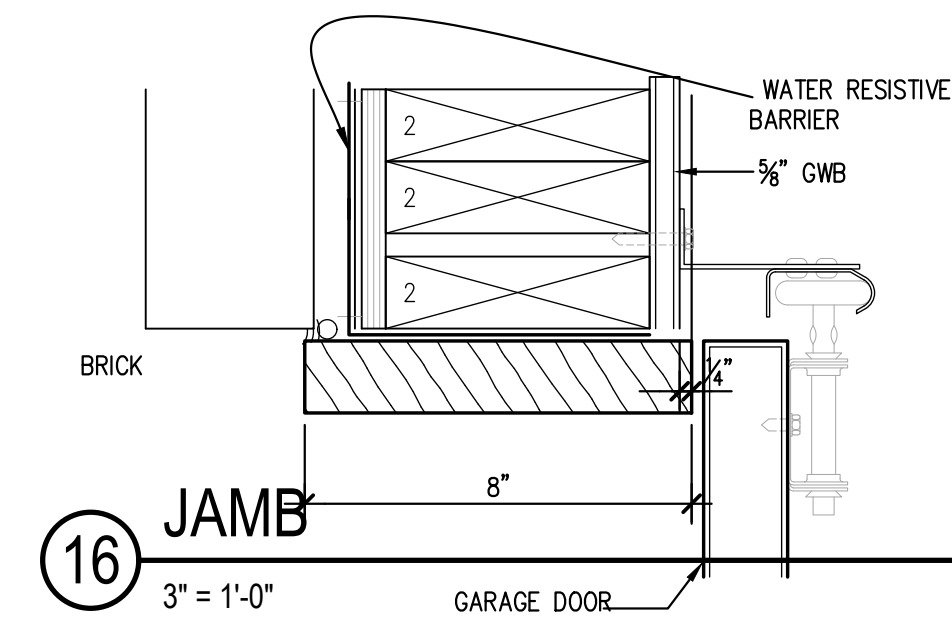
6 HEAD  
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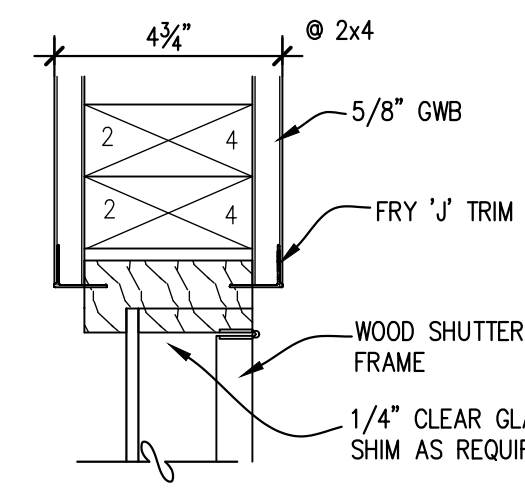
7 HEAD  
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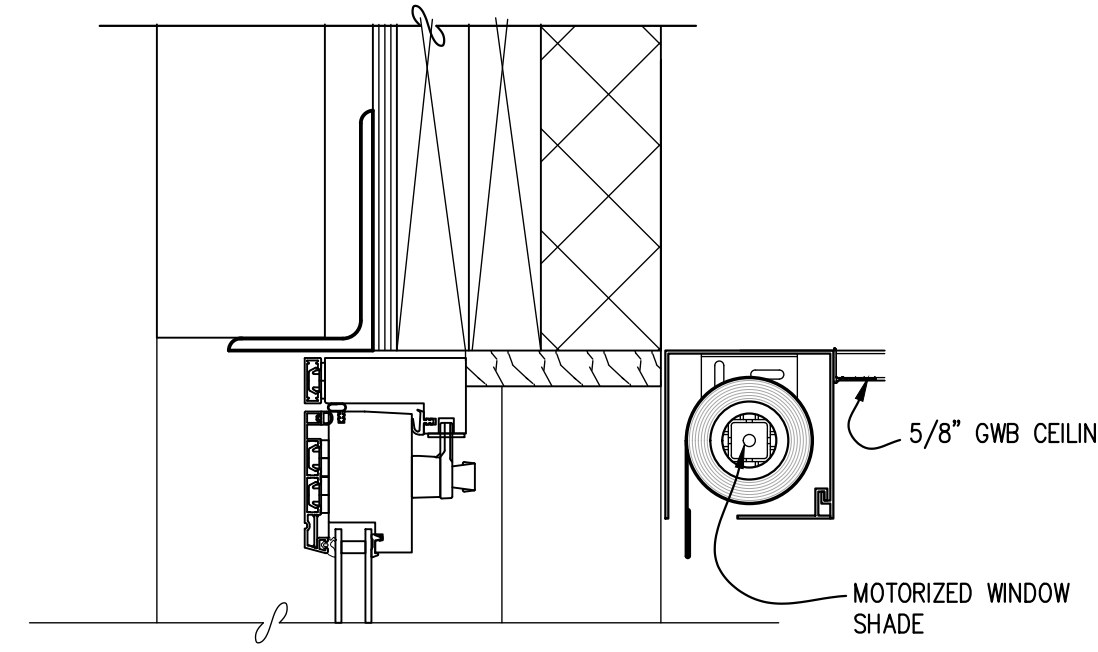
1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision



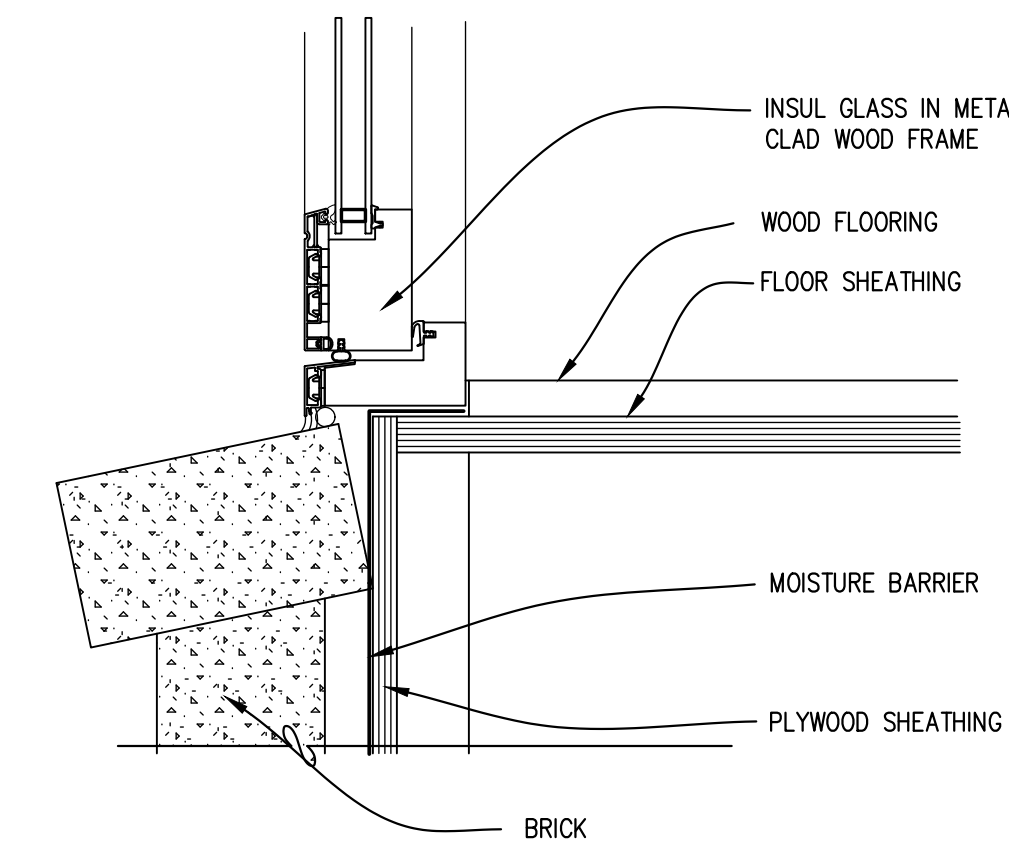
17 SILL  
3" = 1'-0"



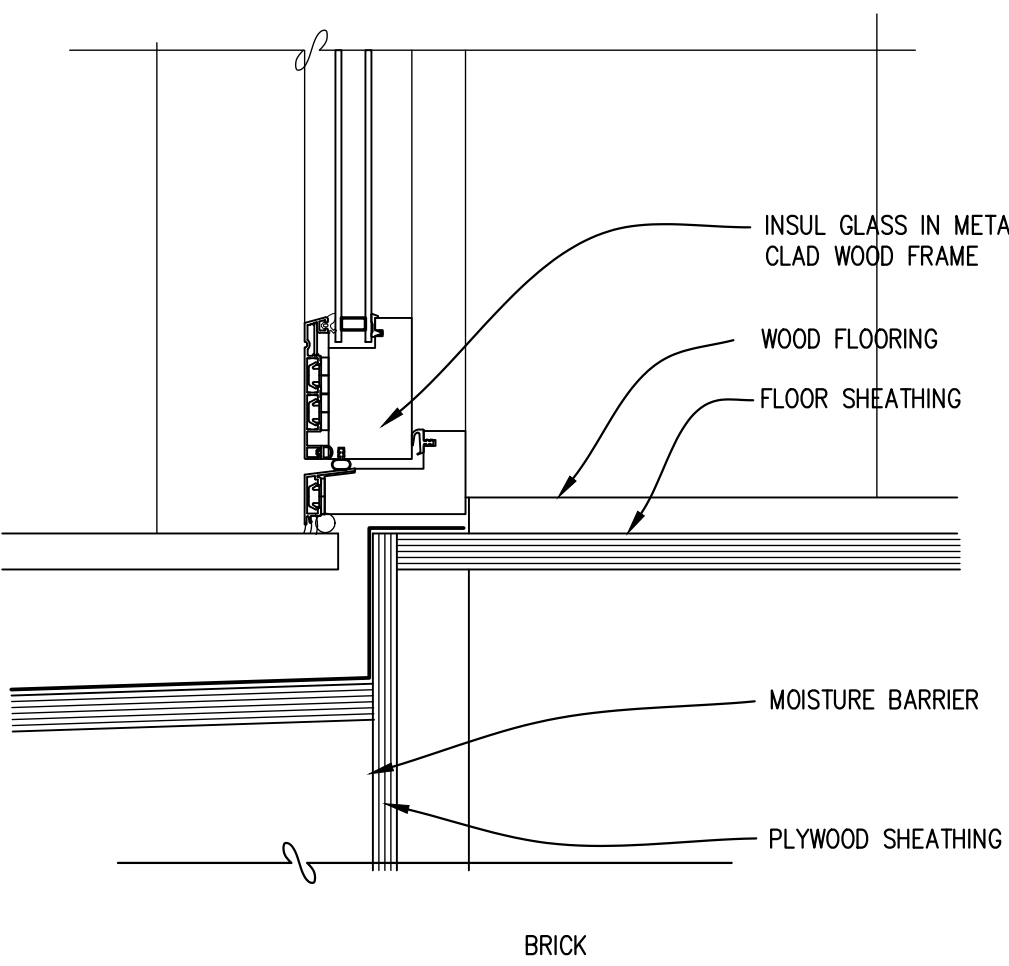
18 JAMB  
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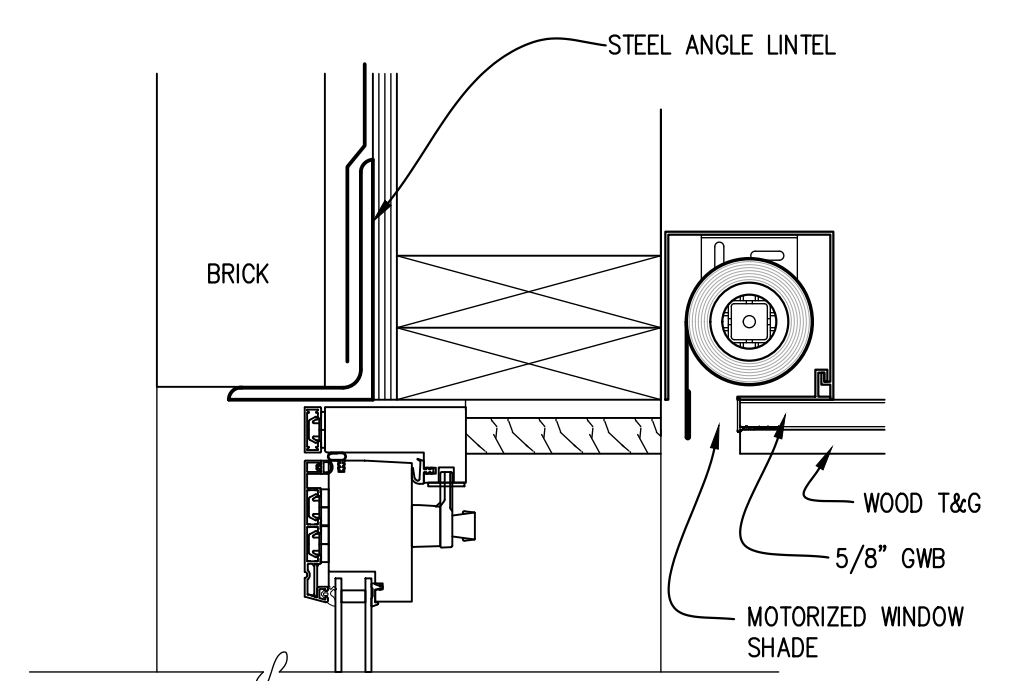
11 HEAD  
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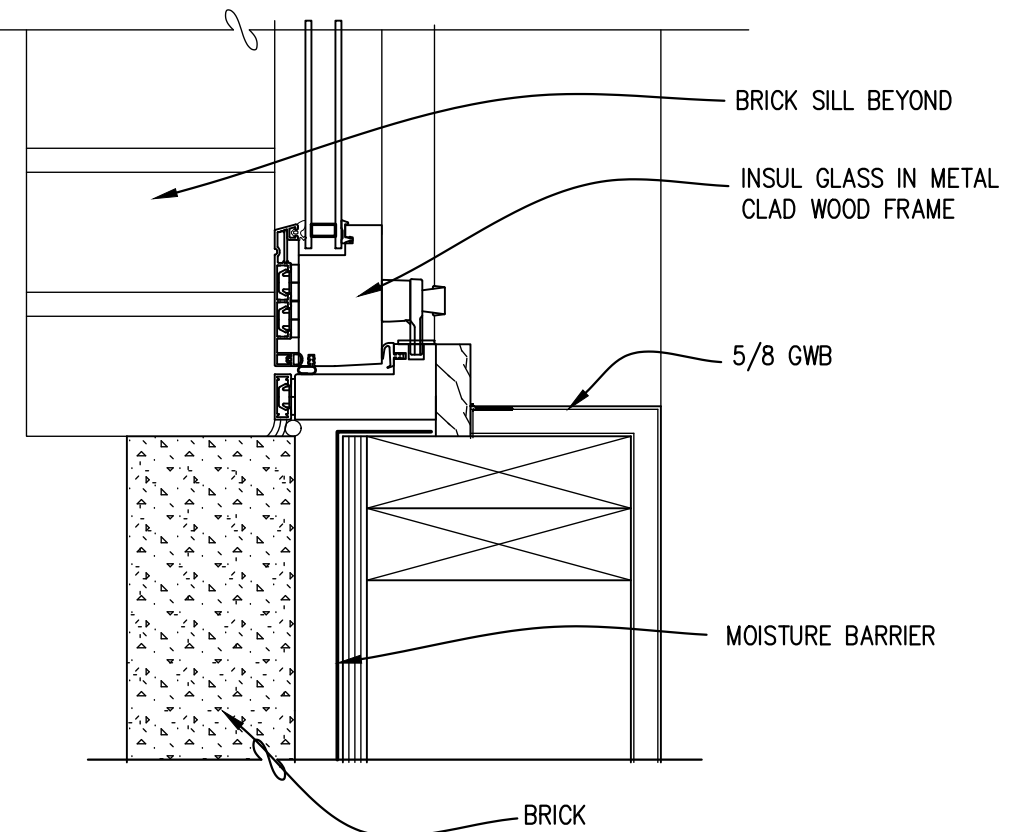
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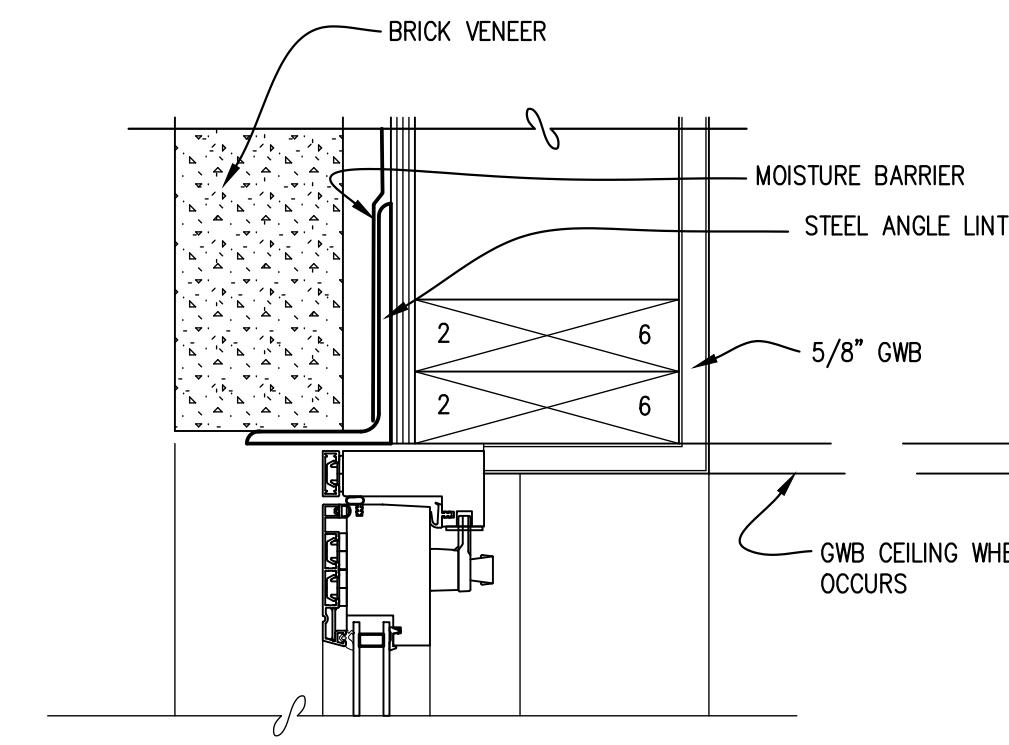
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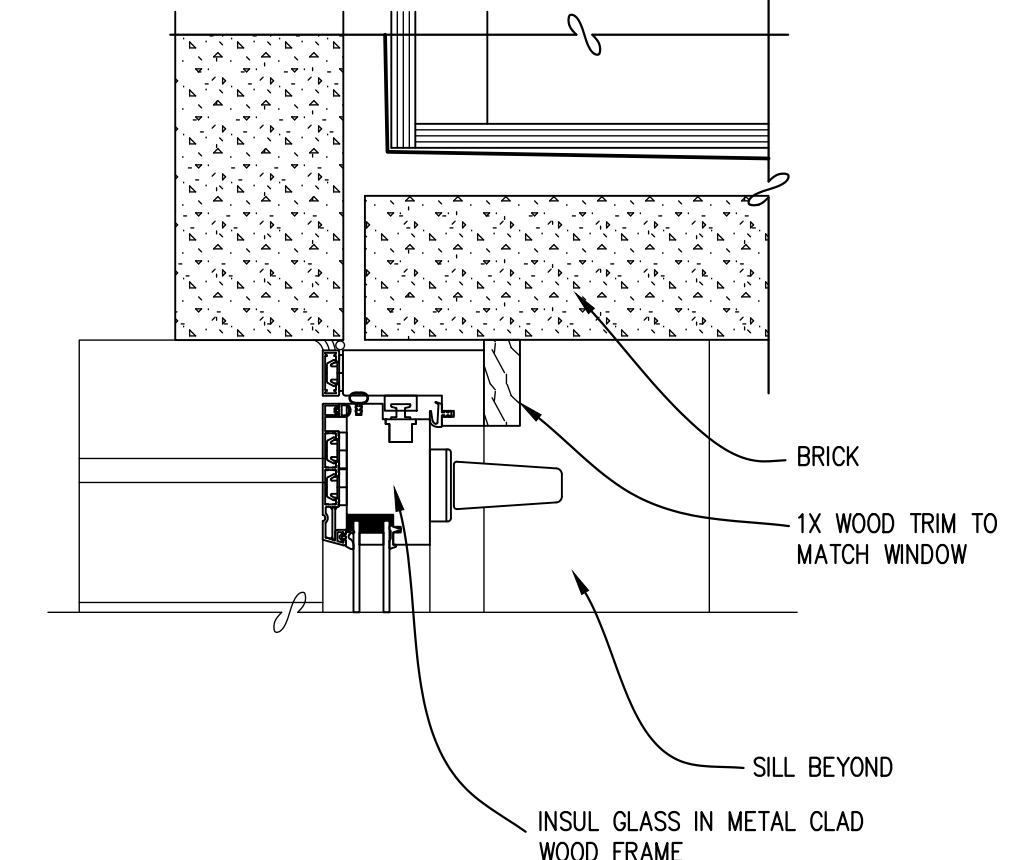
14 HEAD  
3" = 1'-0"



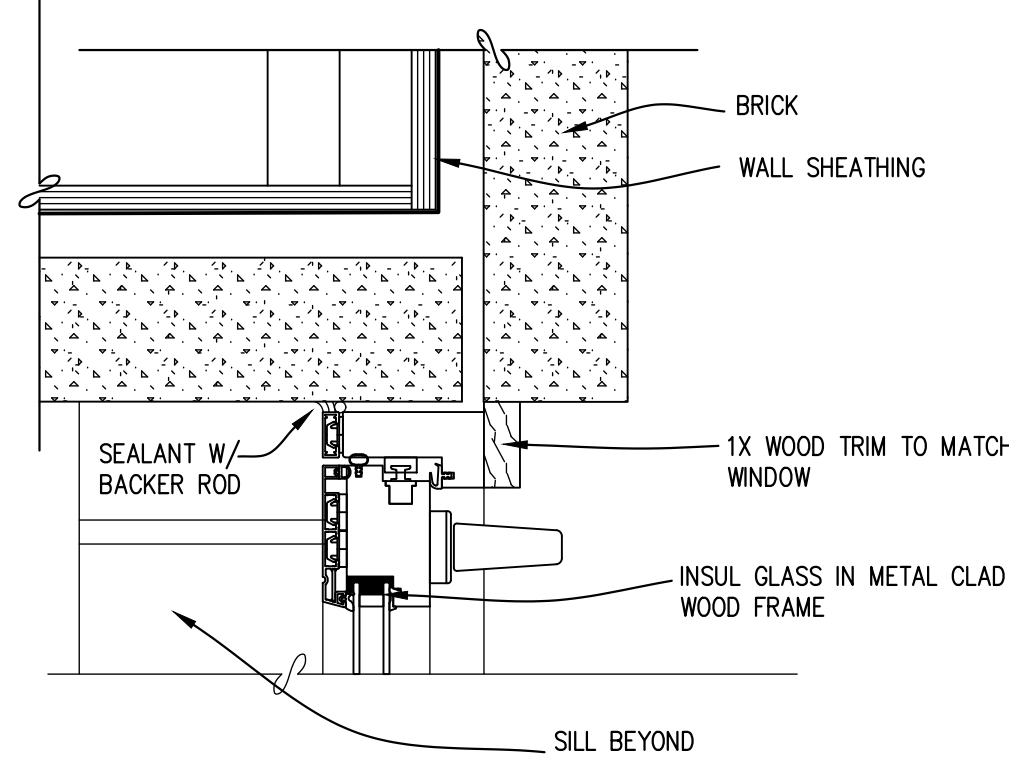
15 JAMB  
3" = 1'-0"



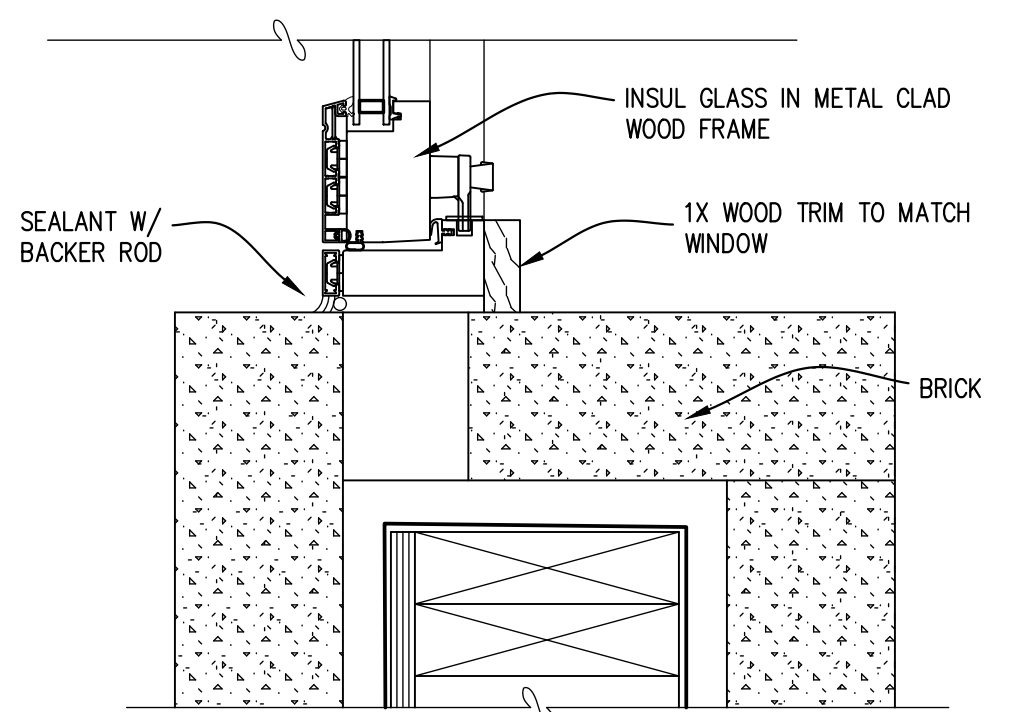
6 HEAD  
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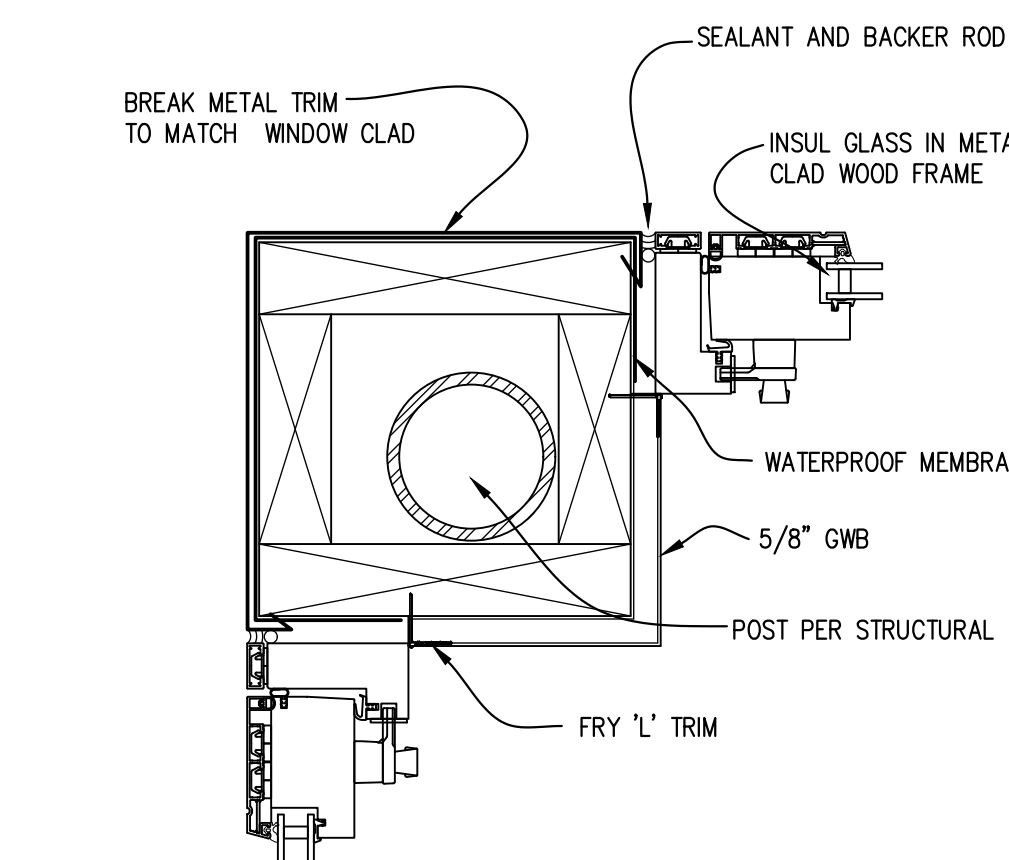
7 JAMB  
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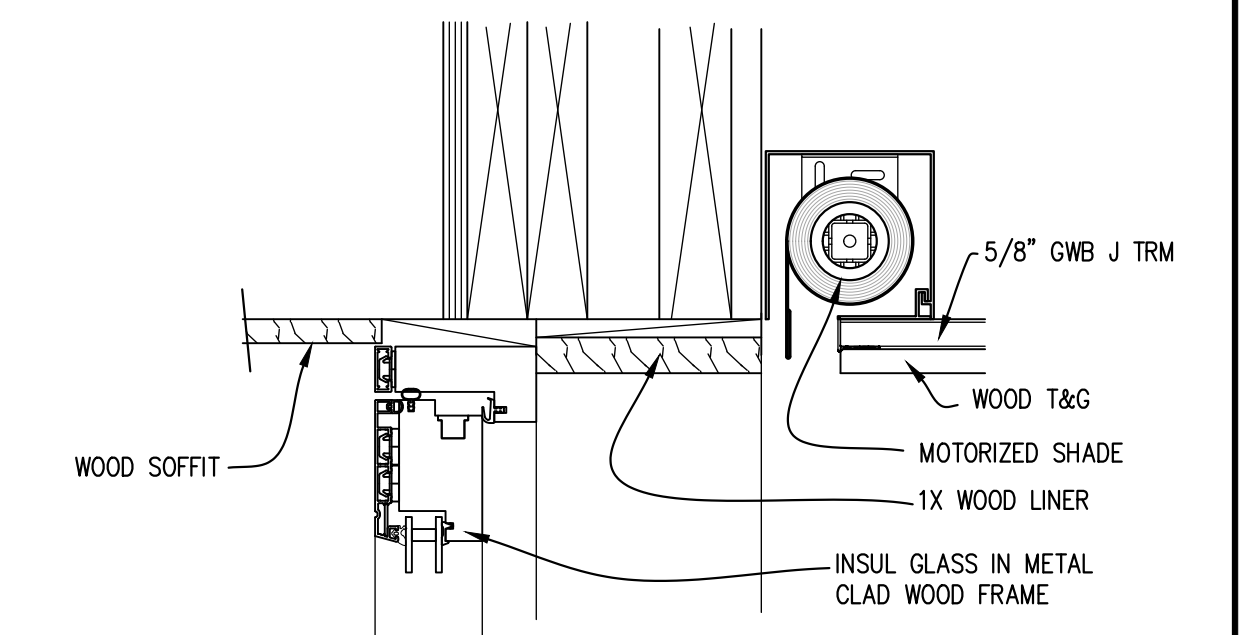
8 JAMB  
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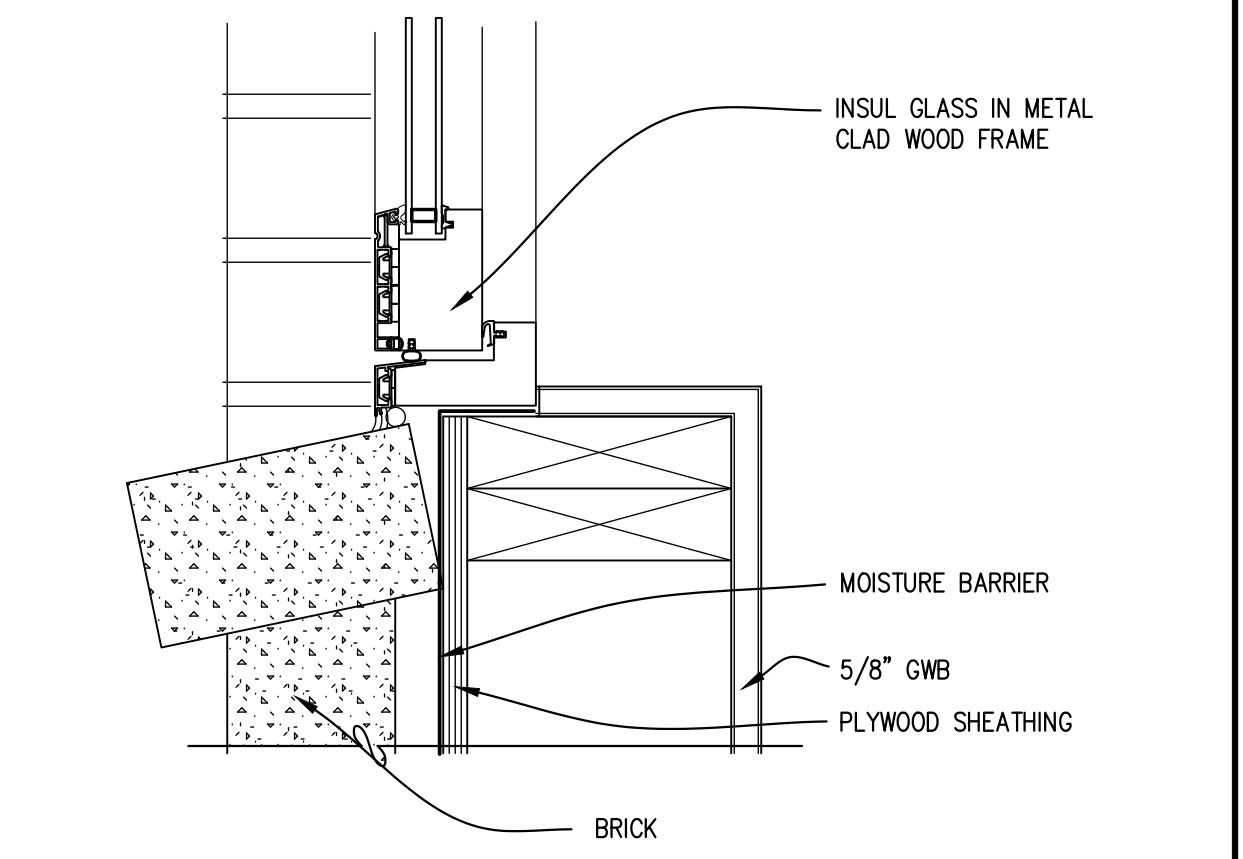
9 JAMB  
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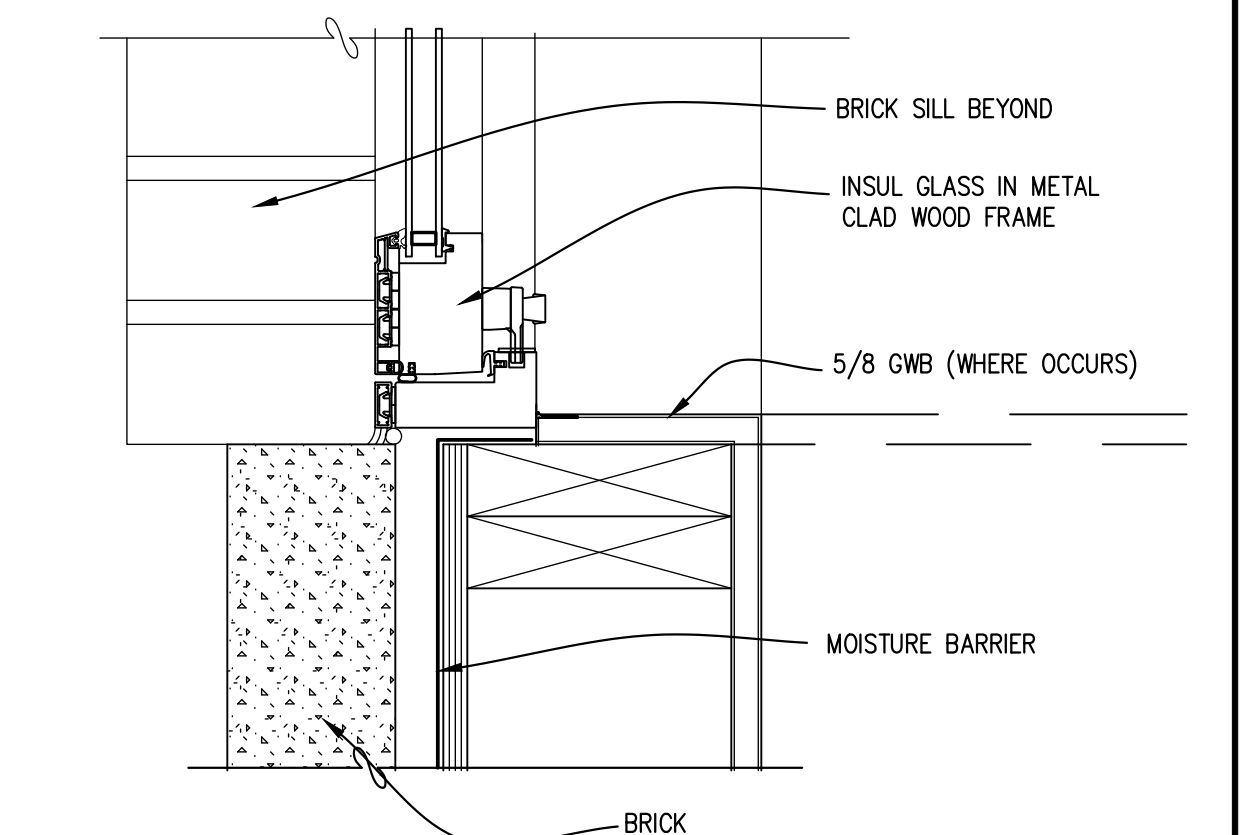
10 JAMB  
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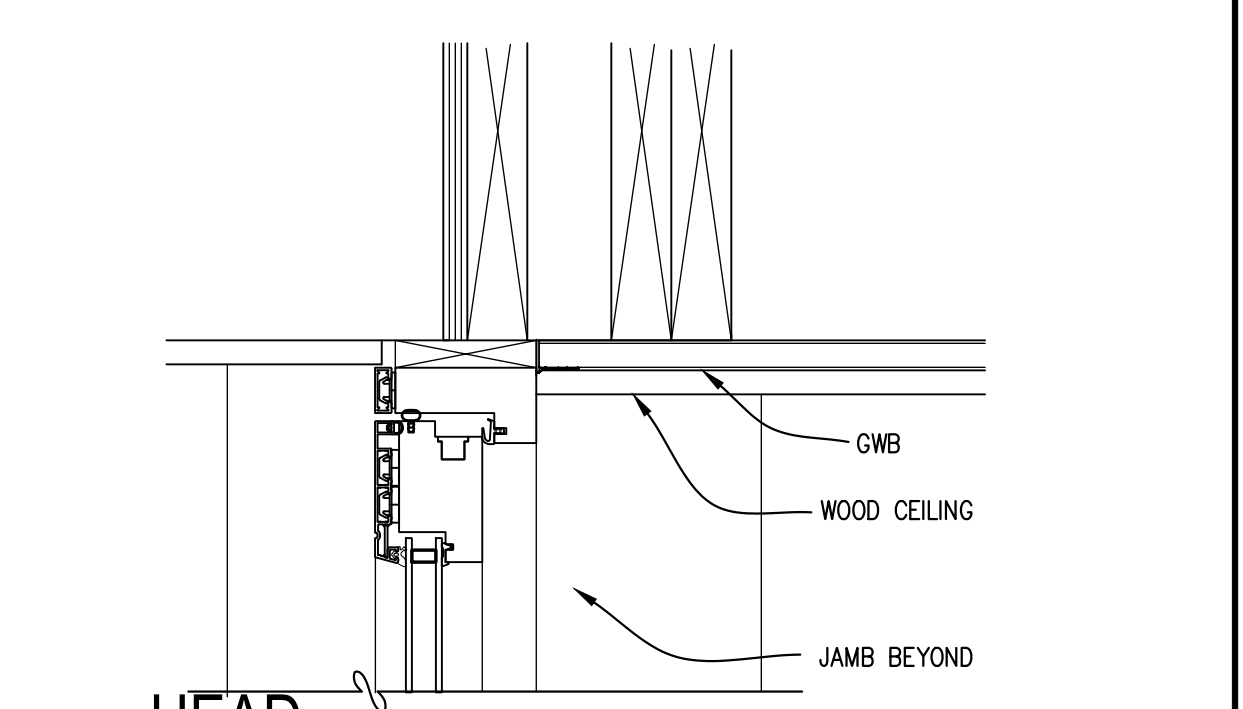
1 HEAD  
3" = 1'-0"



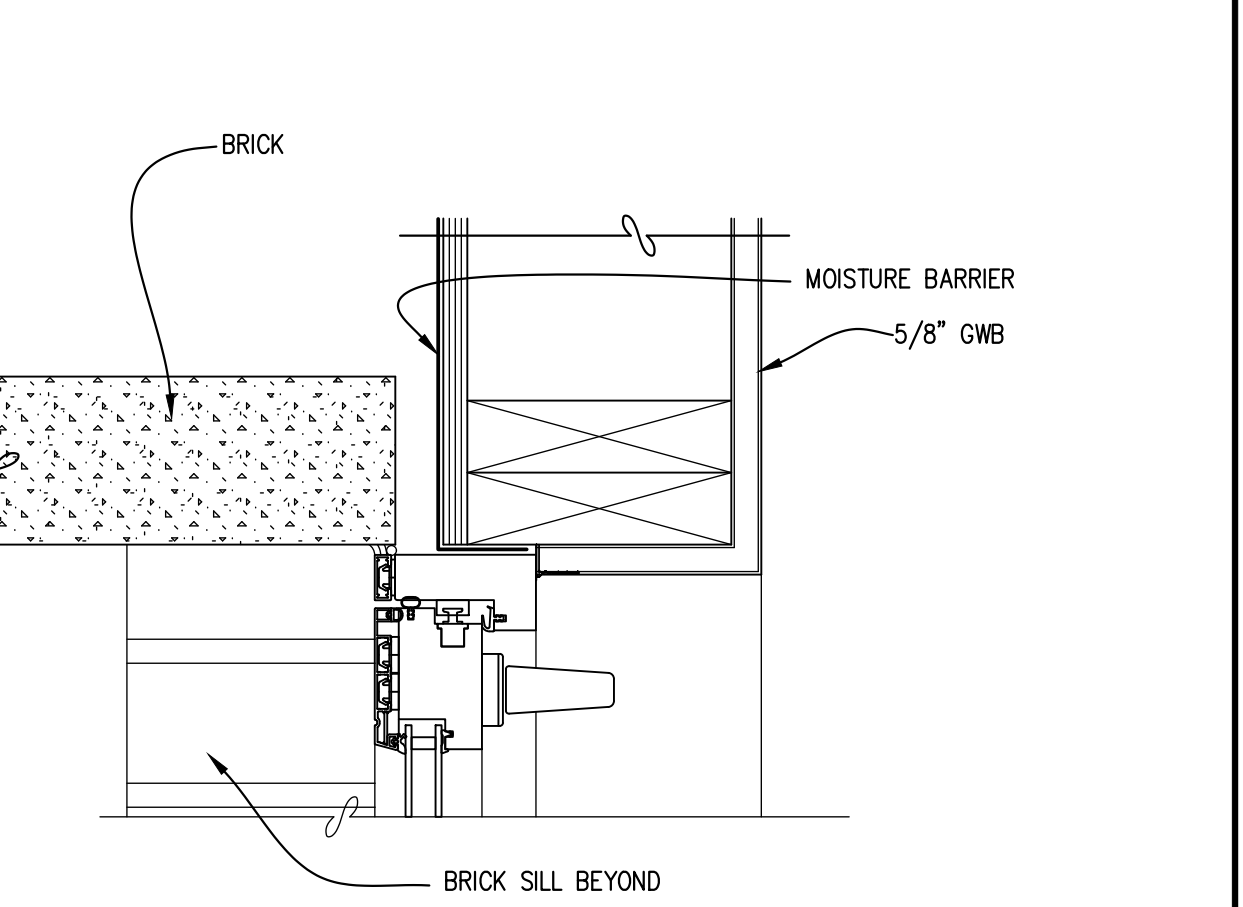
2 SILL  
3" = 1'-0"



3 JAMB  
3" = 1'-0"



4 HEAD  
3" = 1'-0"

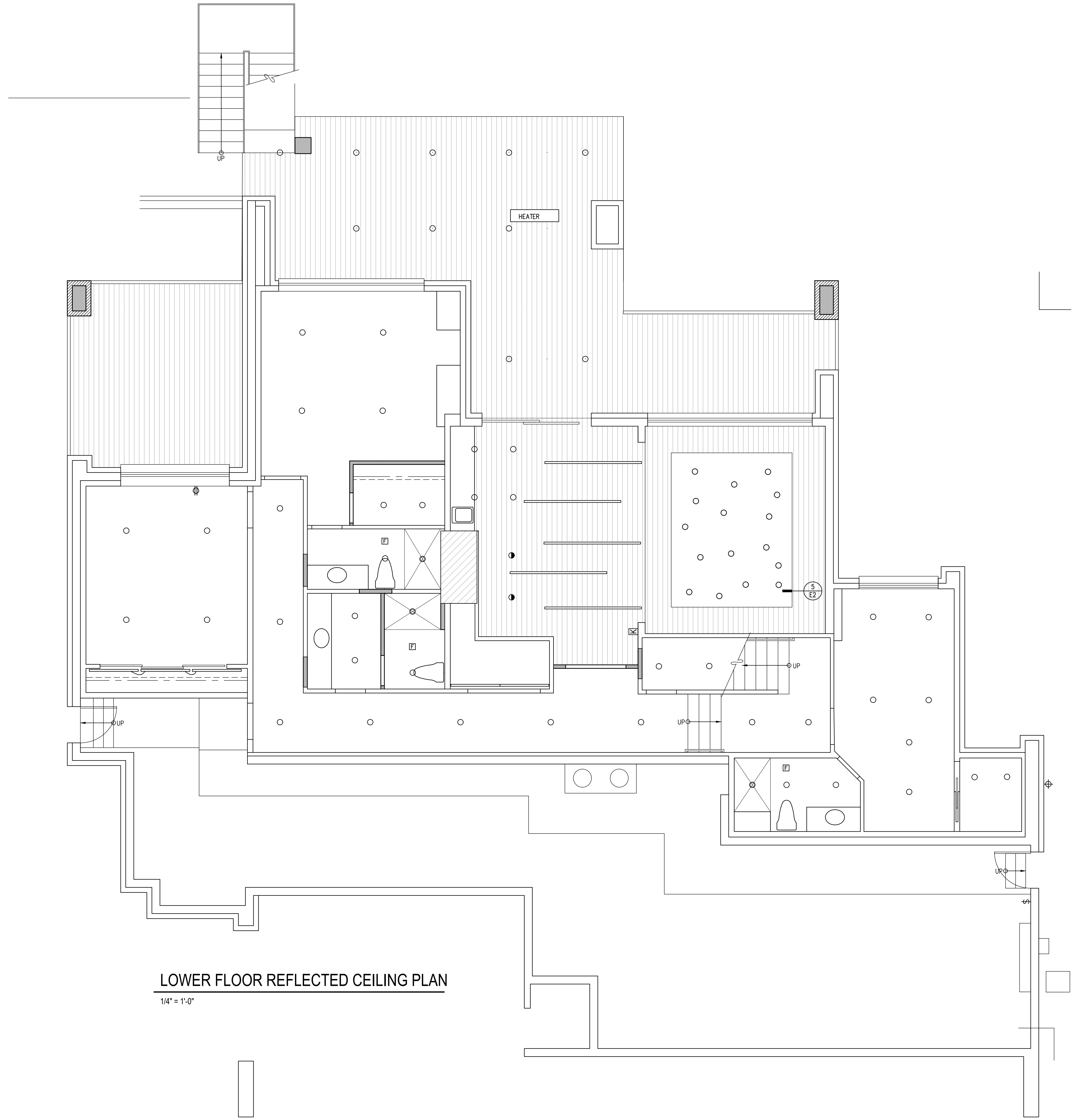


5 JAMB  
3" = 1'-0"



1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

DETAILS



**LOWER FLOOR REFLECTED CEILING PLAN**  
 1/4" = 1'-0"

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

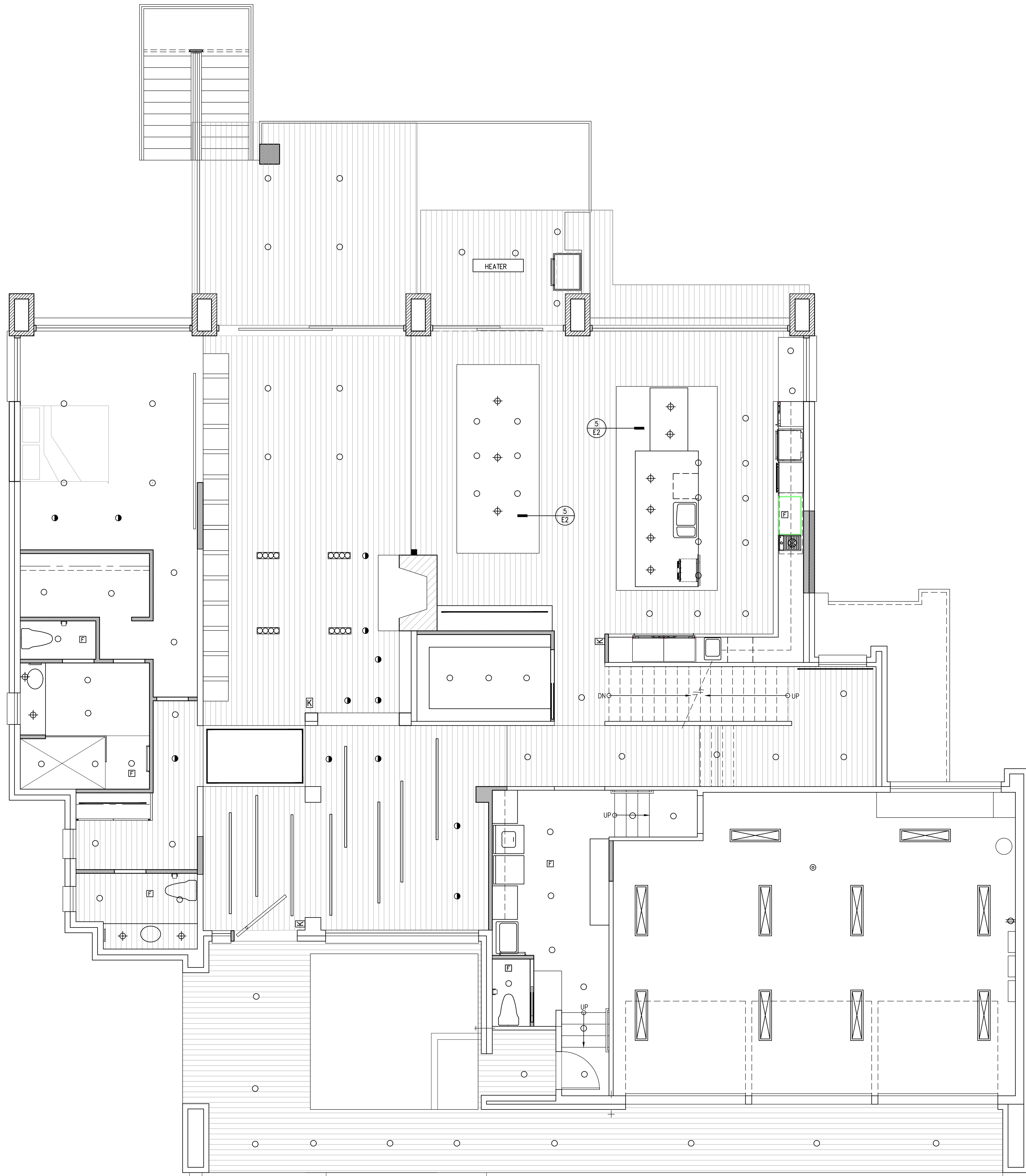


1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET

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

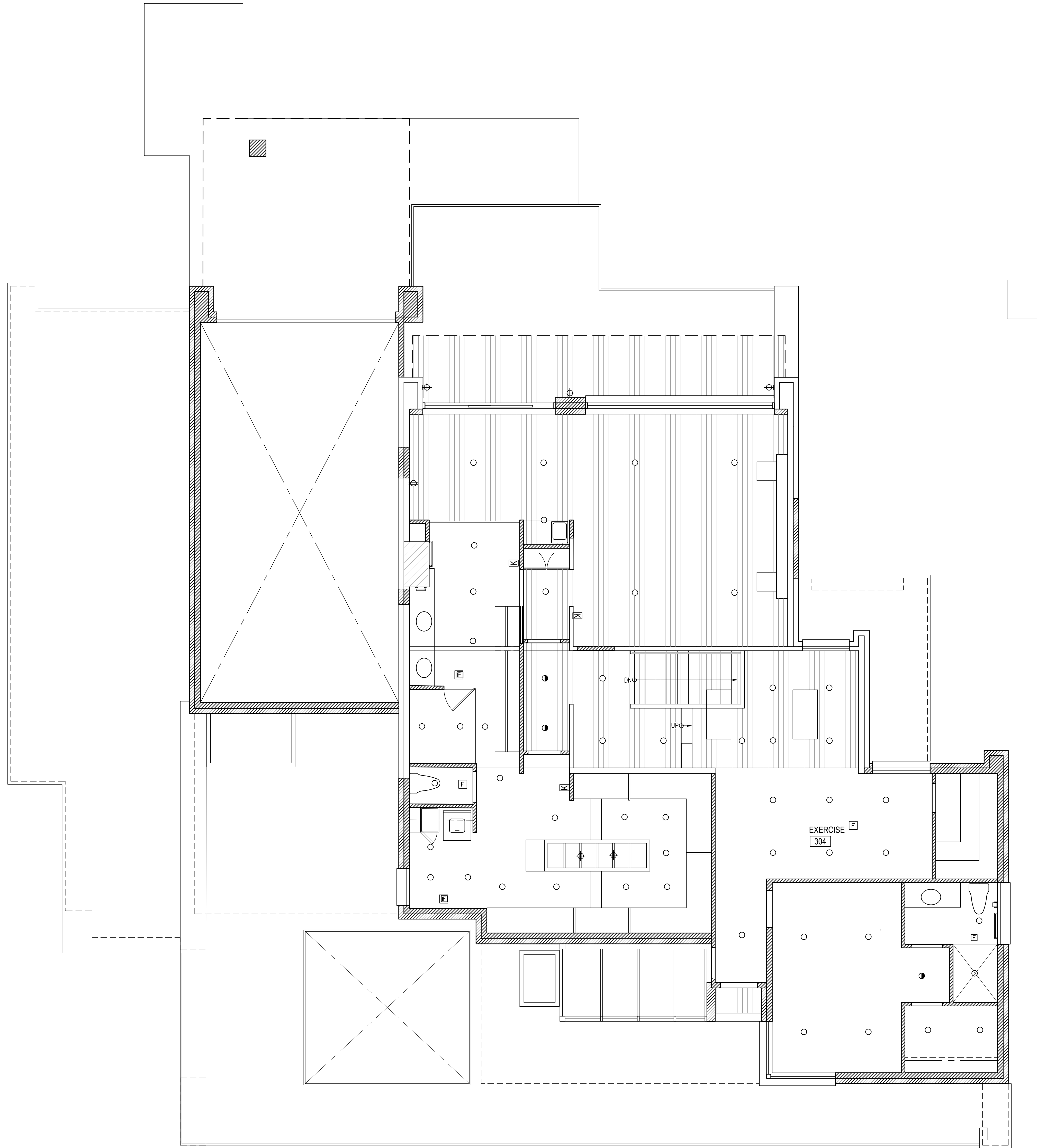
Sheet No. **4.7**  
Project No. 2222  
Date: 9/8/23

1	1/11/24	RESPONSE
	12/19/23	RESPONSE
	10/16/23	RESPONSE
	9/28/23	PRICING SET
No.	Date	Revision



**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"

HONG AND KAO RESIDENCE

5425 W. MERCER WAY  
MERCER ISLAND, WA 98040

UPPER FLOOR  
RCP

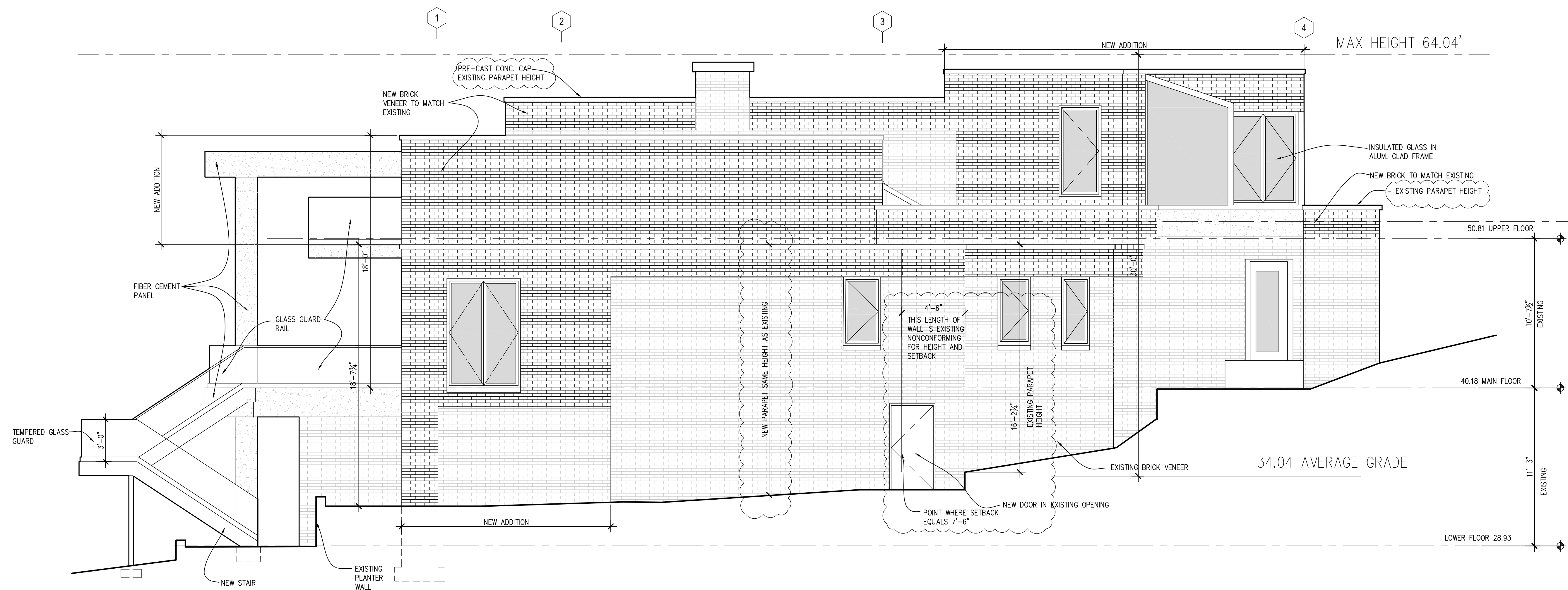
Sheet No. 4.8  
Project No. 2222  
Date: 9/8/23

1	1/11/24 RESPONSE	
	12/19/23 RESPONSE	
	10/16/23 RESPONSE	
	9/28/23 PRICING SET	
No.	Date	Revision



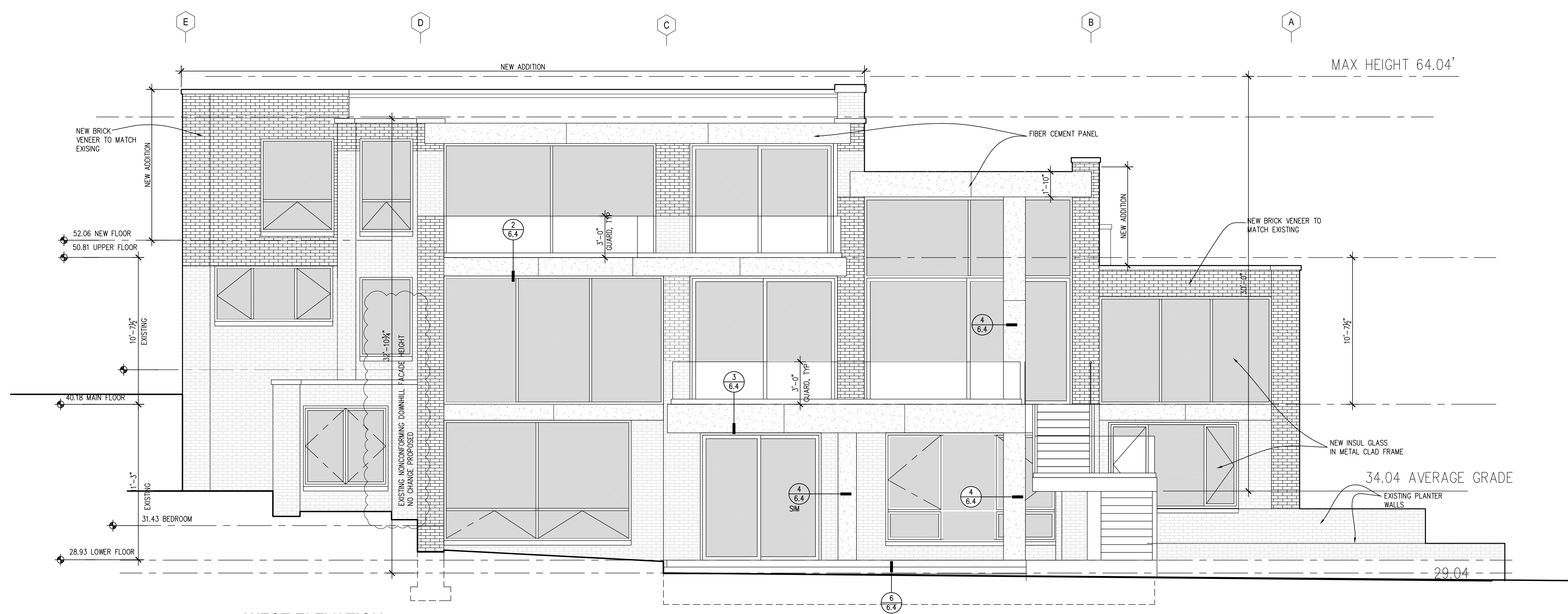
CHESMORE|BUCK  
Architecture  
27 100TH AVENUE NE, SUITE 100  
BELLEVUE, WA 98004

FAX: 425-679-0804  
PHONE: 425-679-0907



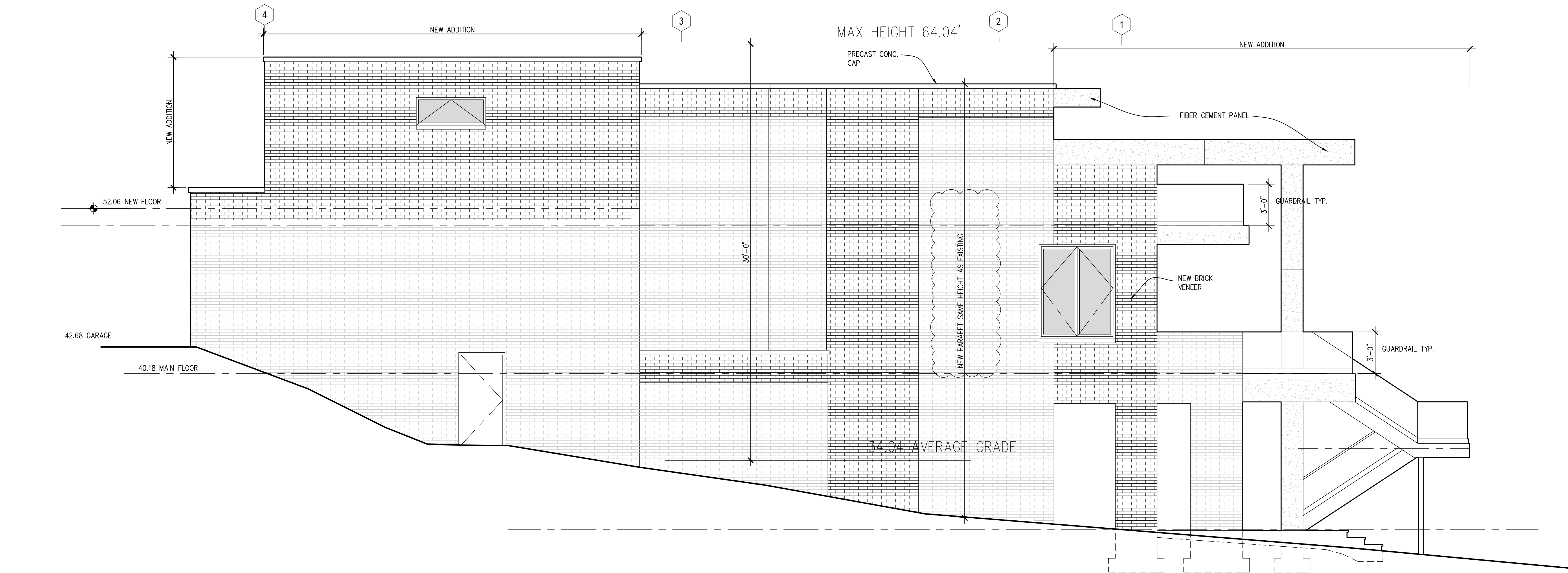
**SOUTH ELEVATION**

1/4" = 1'-0"



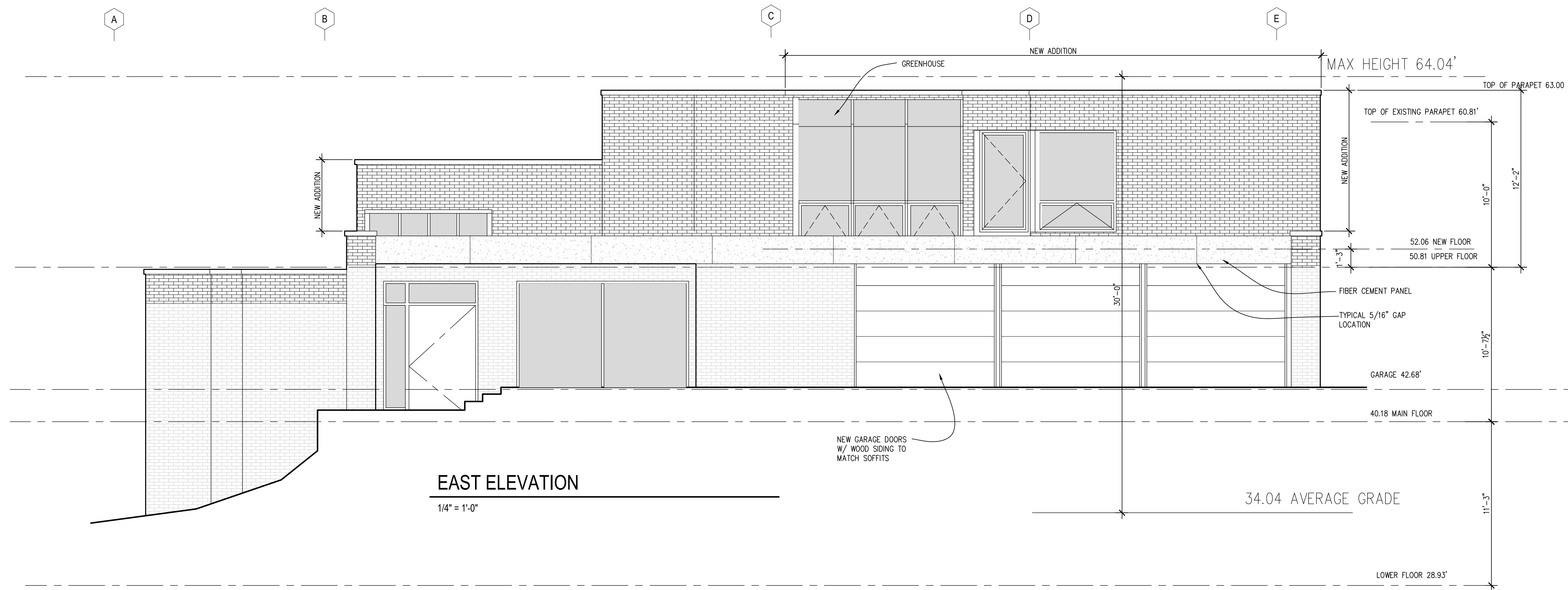
**WEST ELEVATION**

1/4" = 1'-0"



**NORTH ELEVATION**

1/4" = 1'-0"



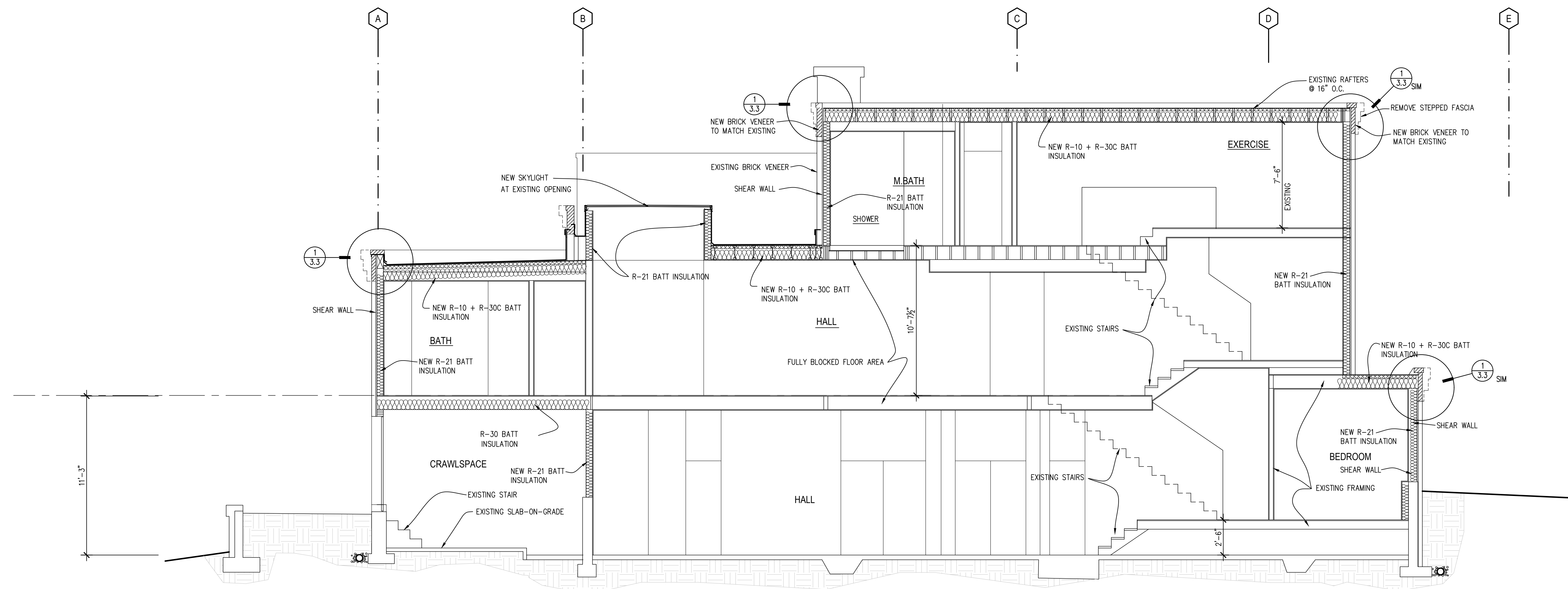
**EAST ELEVATION**

1/4" = 1'-0"

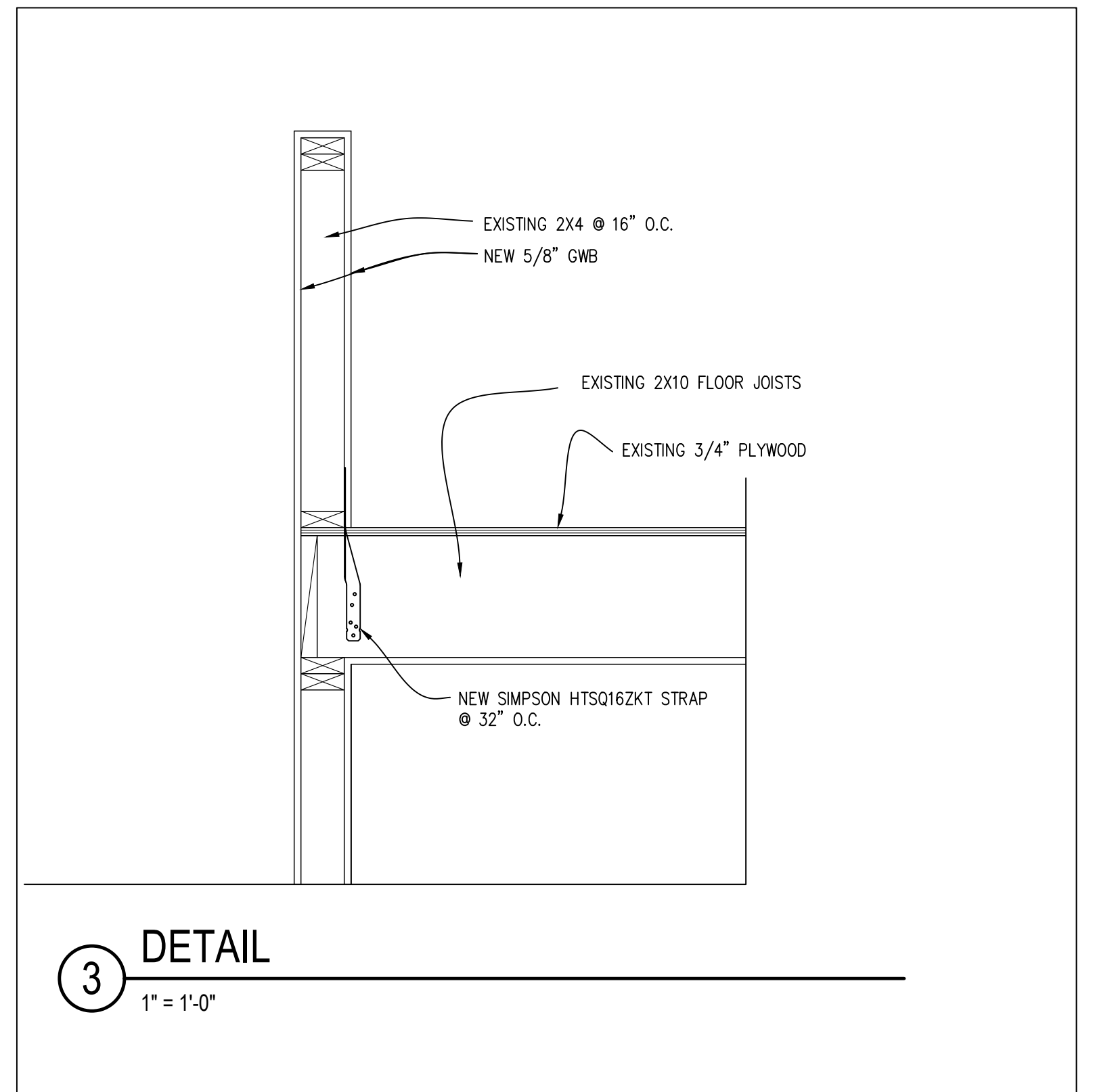


1	1/11/24	RESPONSE
	12/19/23	RESPONSE
	10/16/23	RESPONSE
	9/28/23	PRICING SET

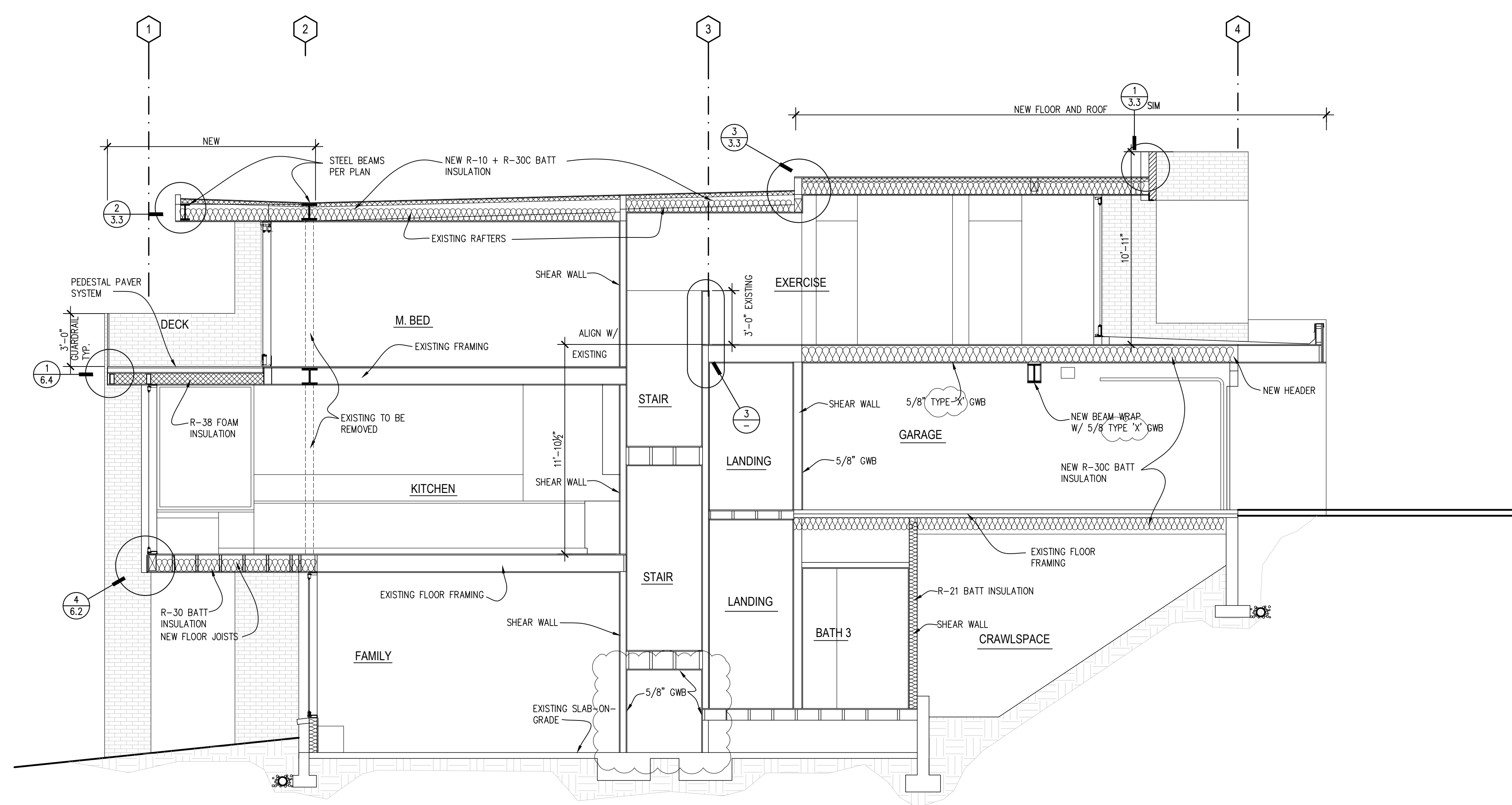
No. Date Revision



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



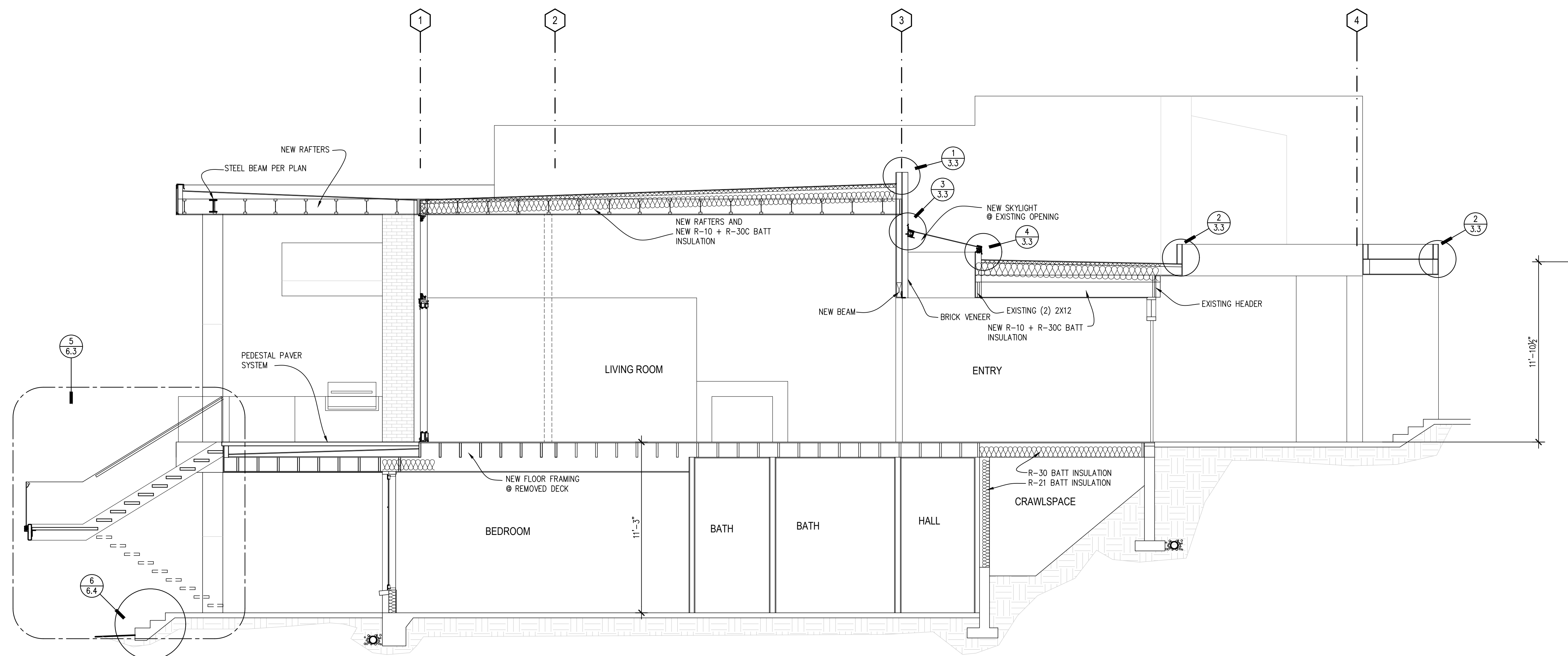
**3 DETAIL**  
1" = 1'-0"



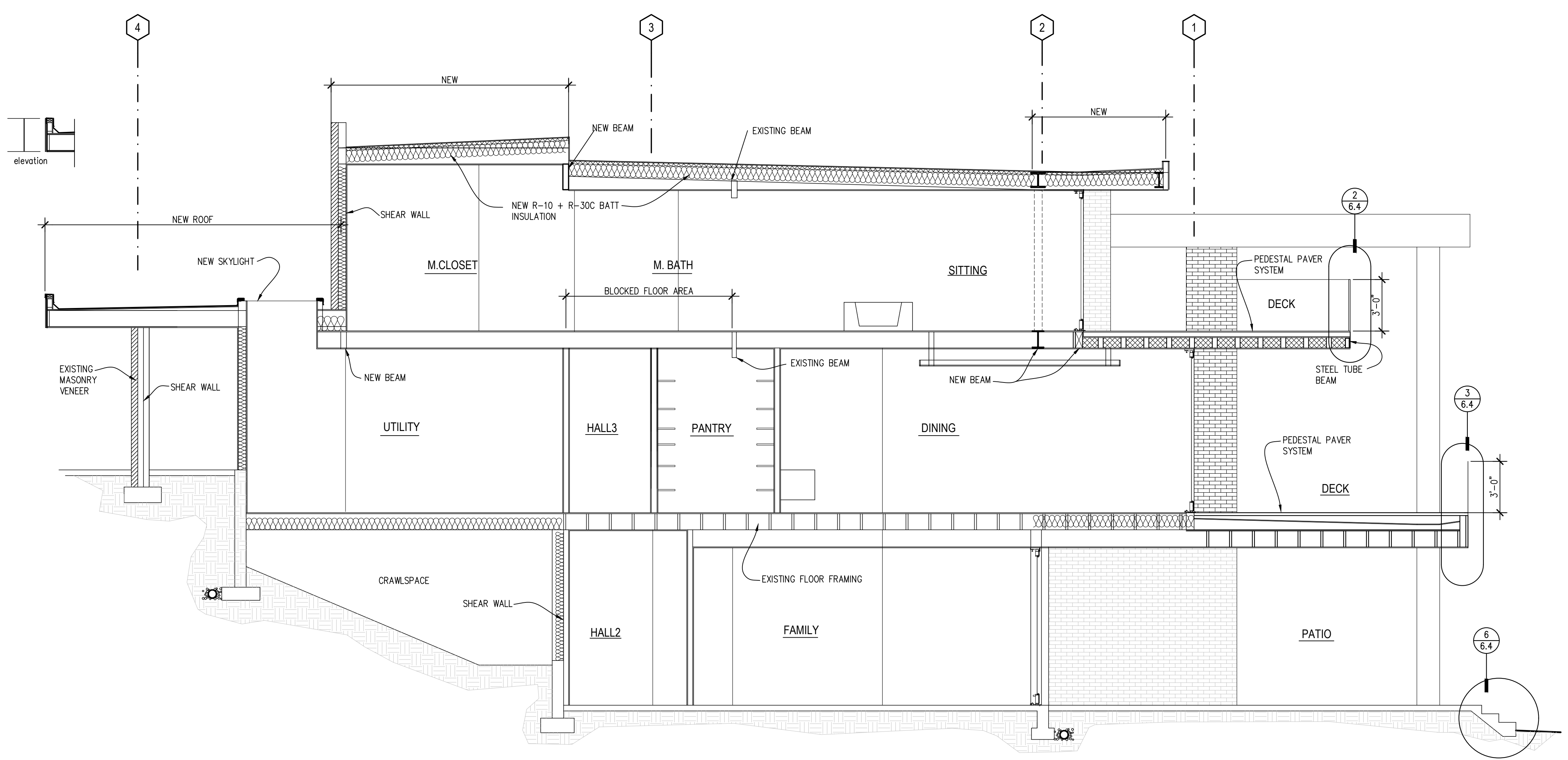
**2 BUILDING SECTION**  
1/4" = 1'-0"



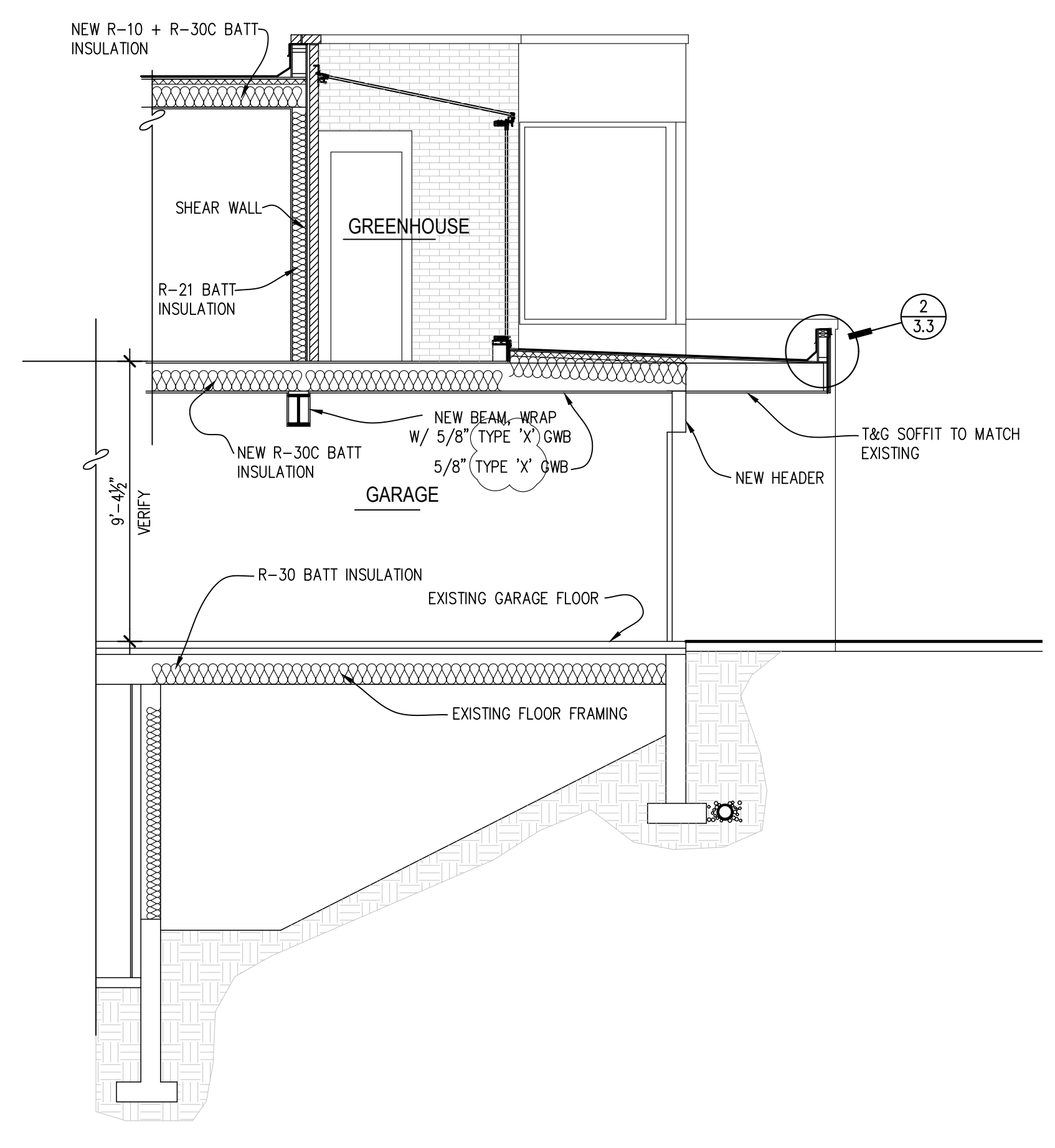
1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision



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



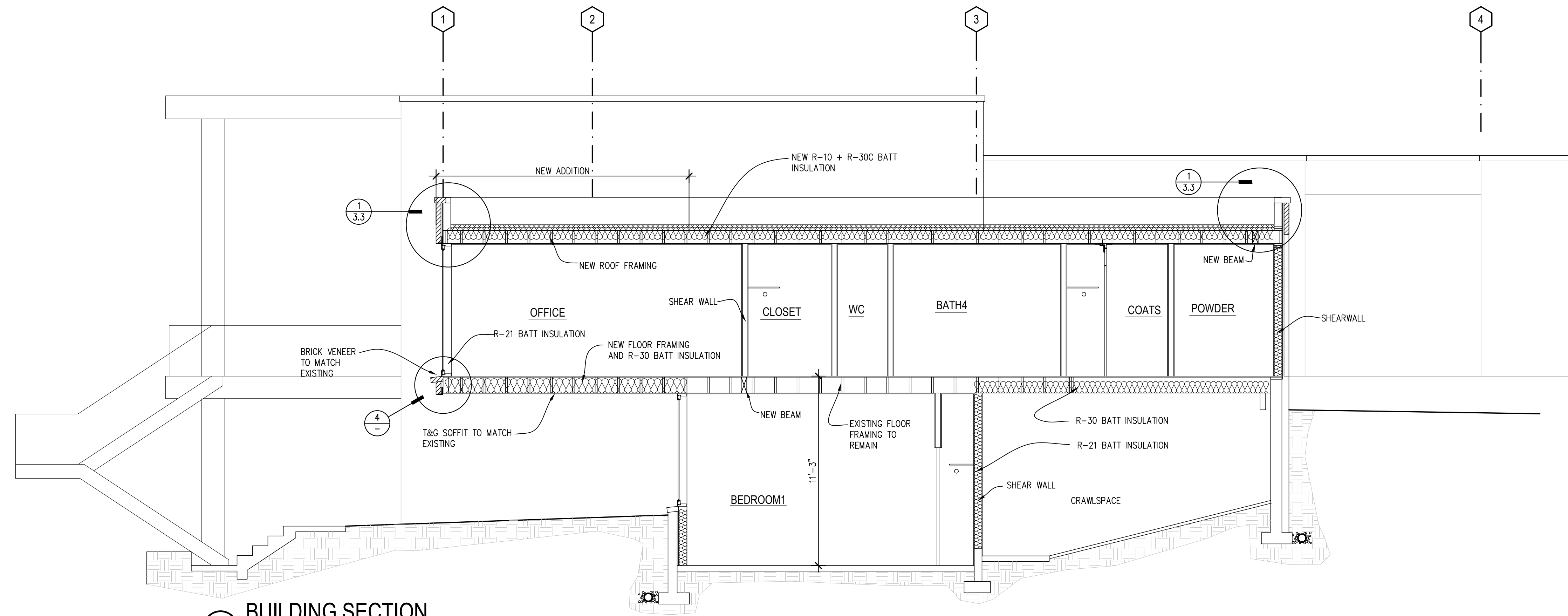
**3 BUILDING SECTION**  
1/4" = 1'-0"



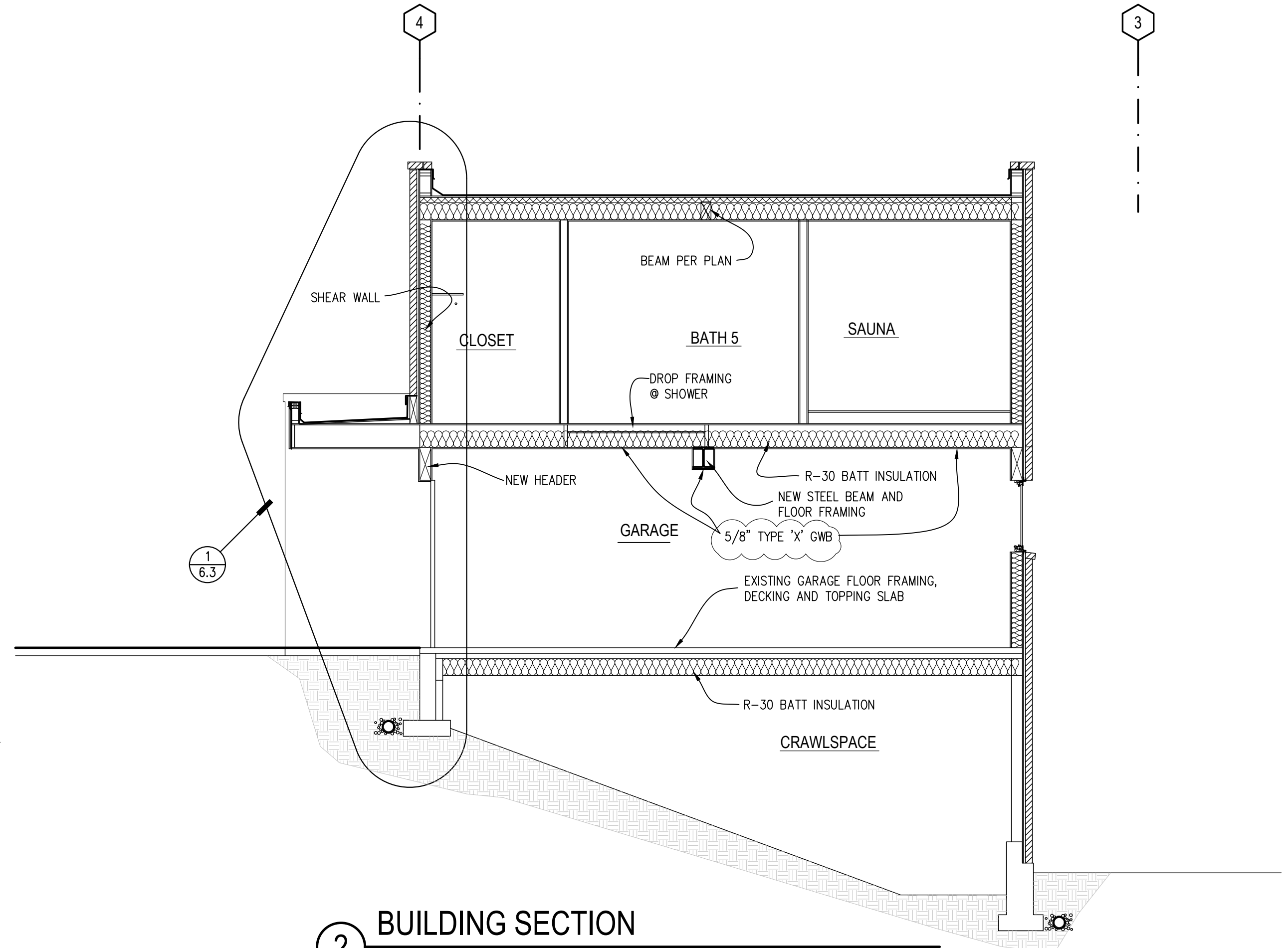
**2 BUILDING SECTION**  
1/4" = 1'-0"



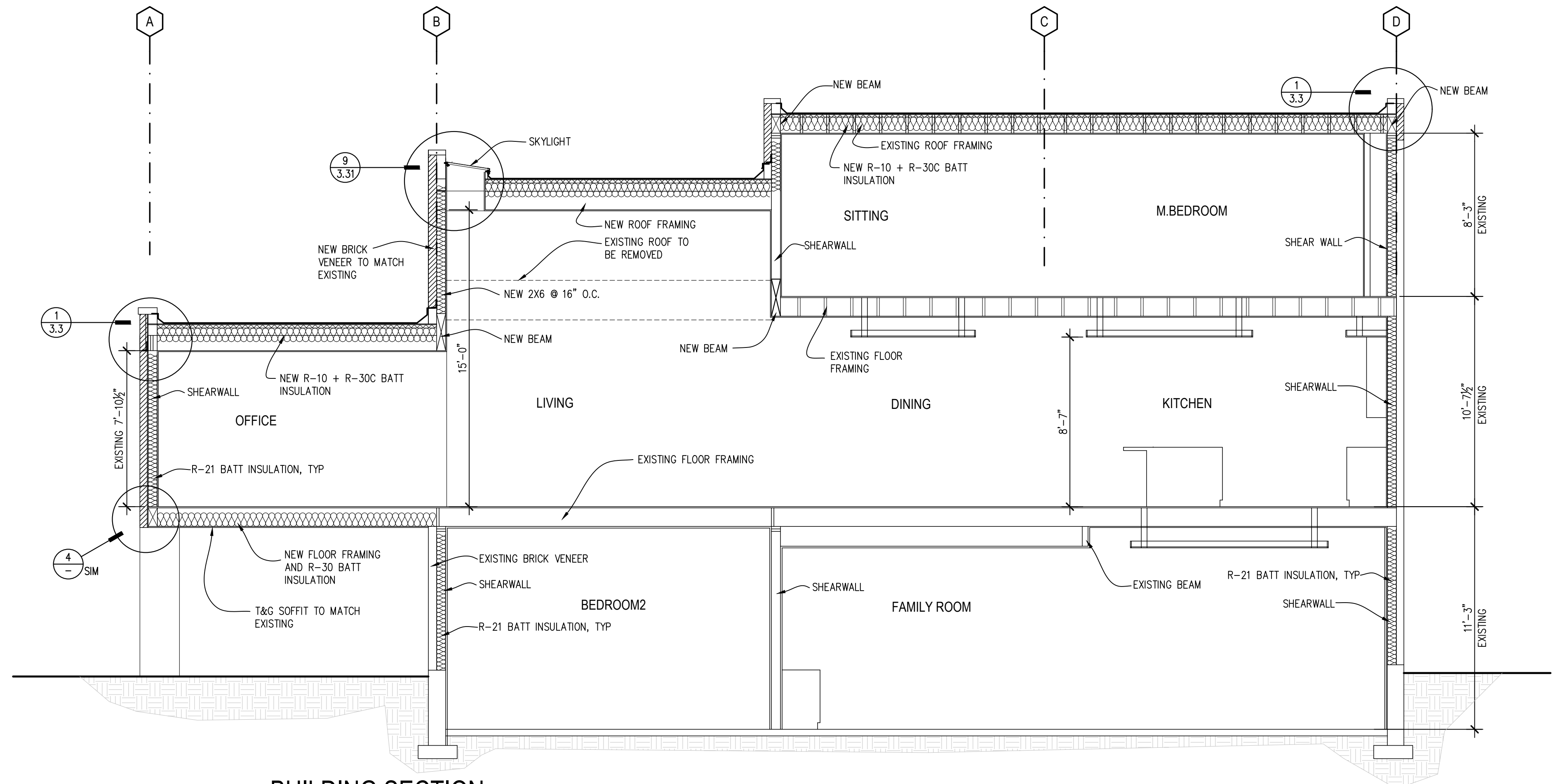
1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision



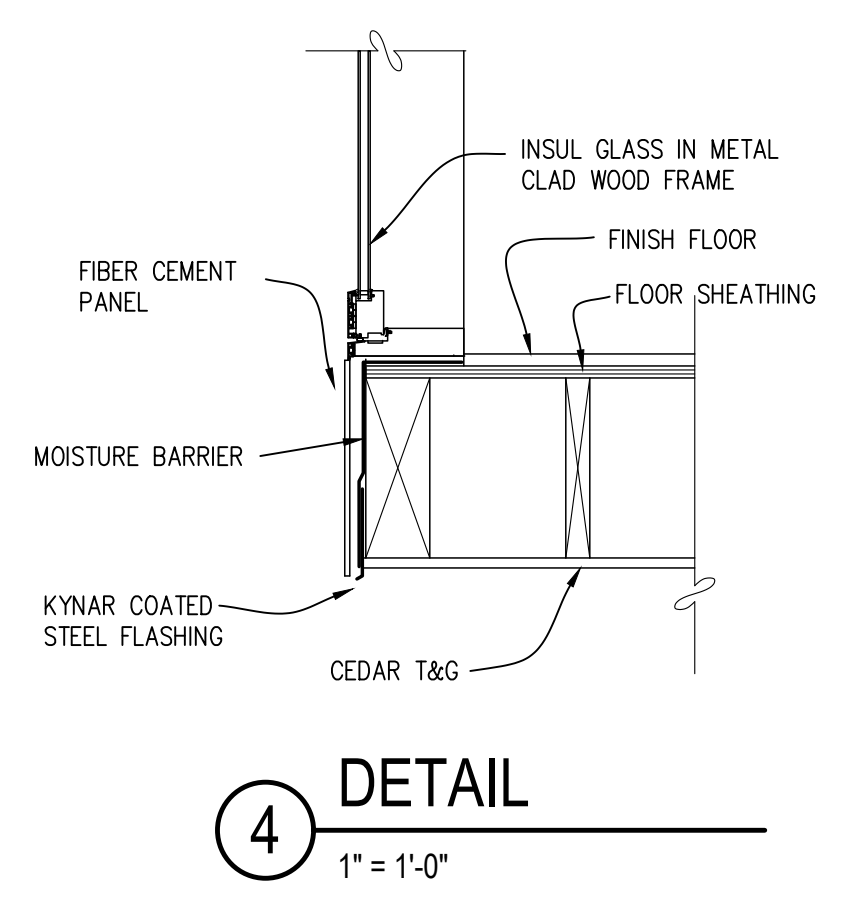
1 BUILDING SECTION  
1/4" = 1'-0"



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



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



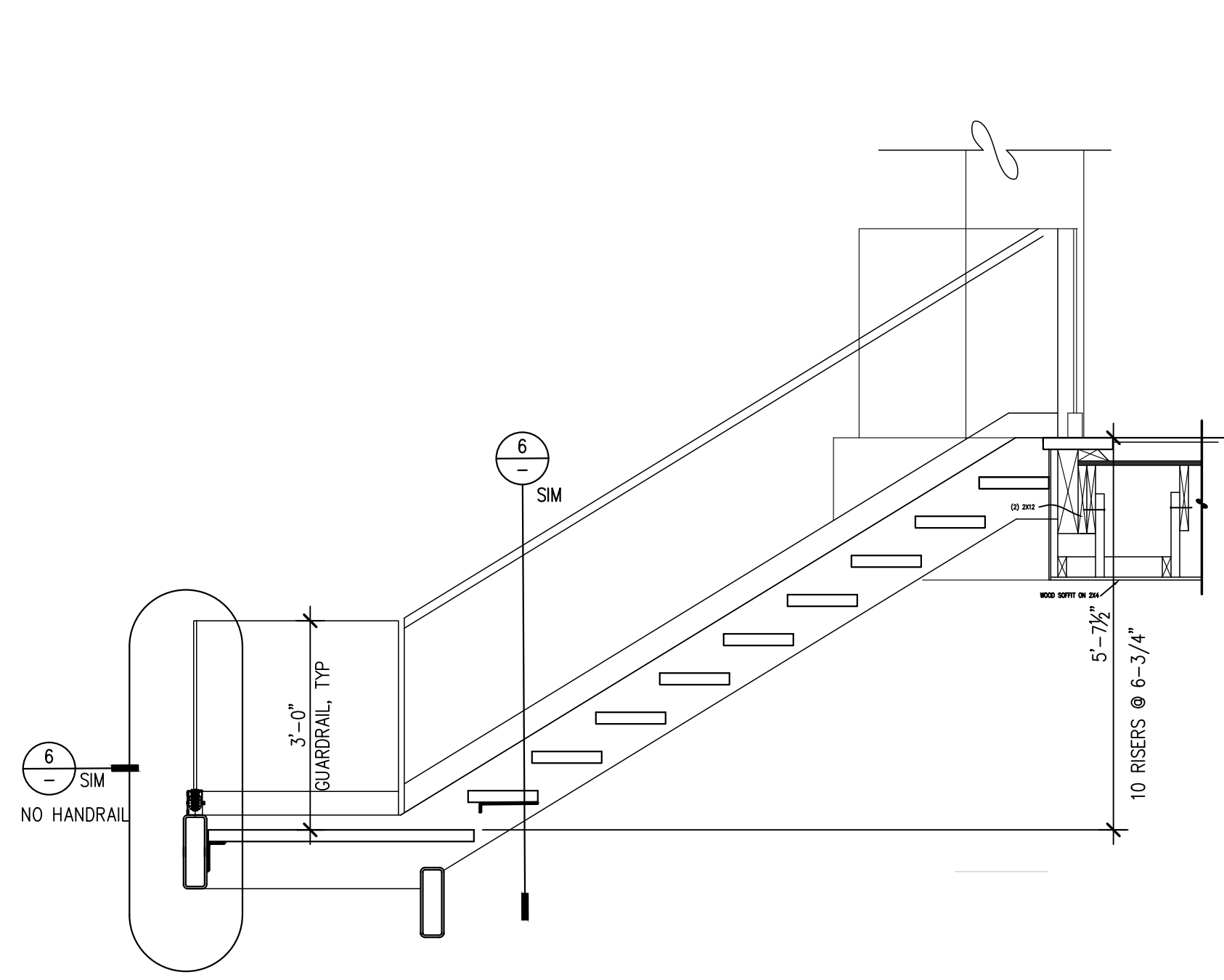
4 DETAIL  
1" = 1'-0"



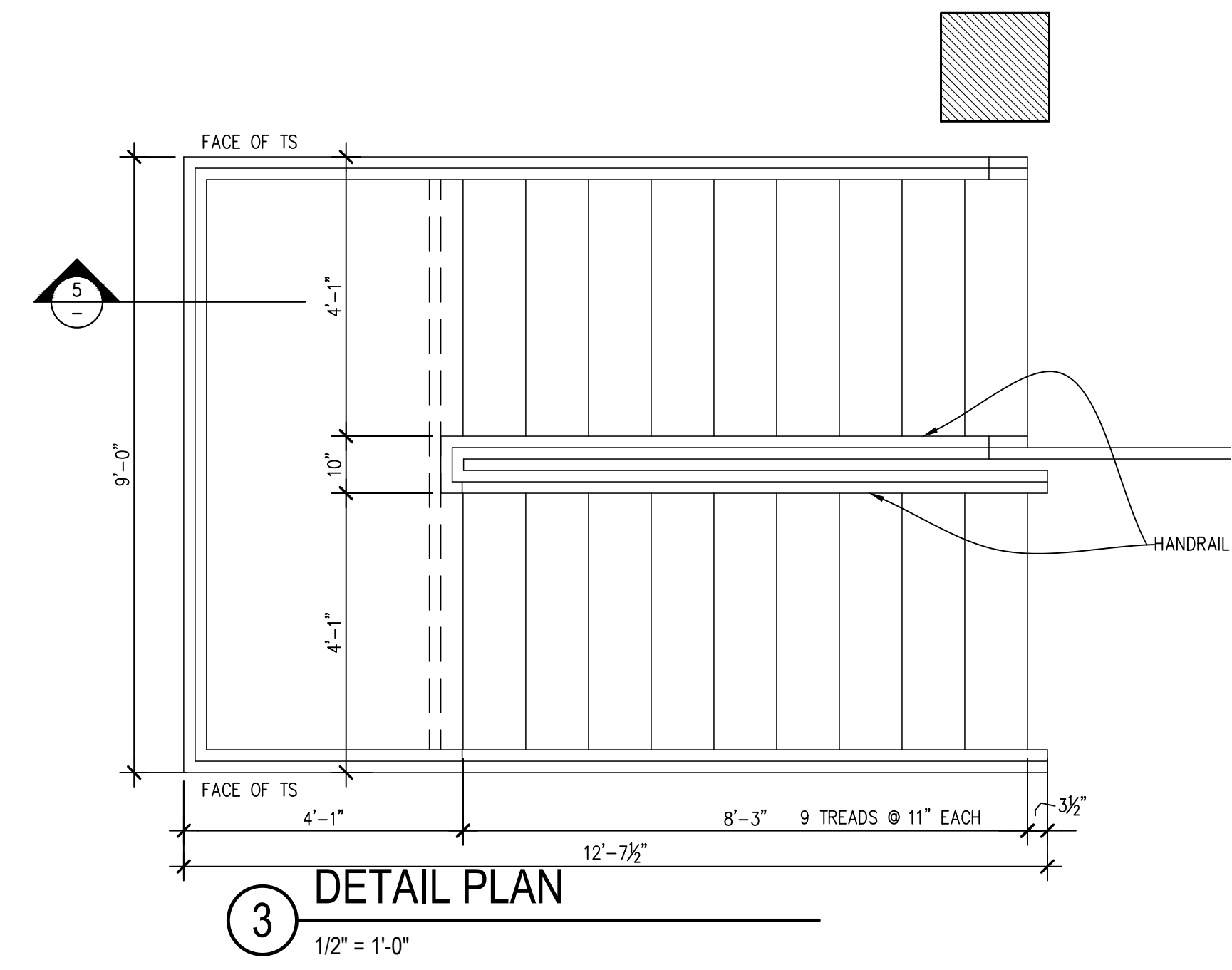
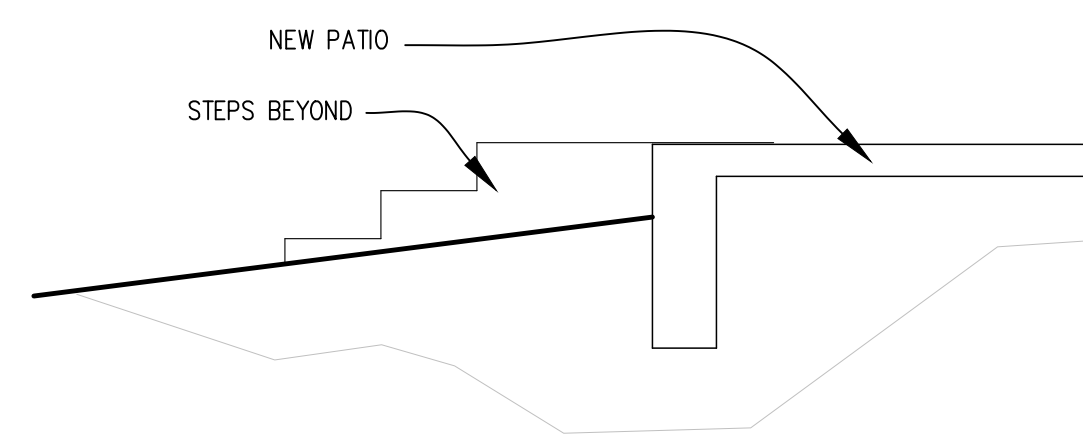
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

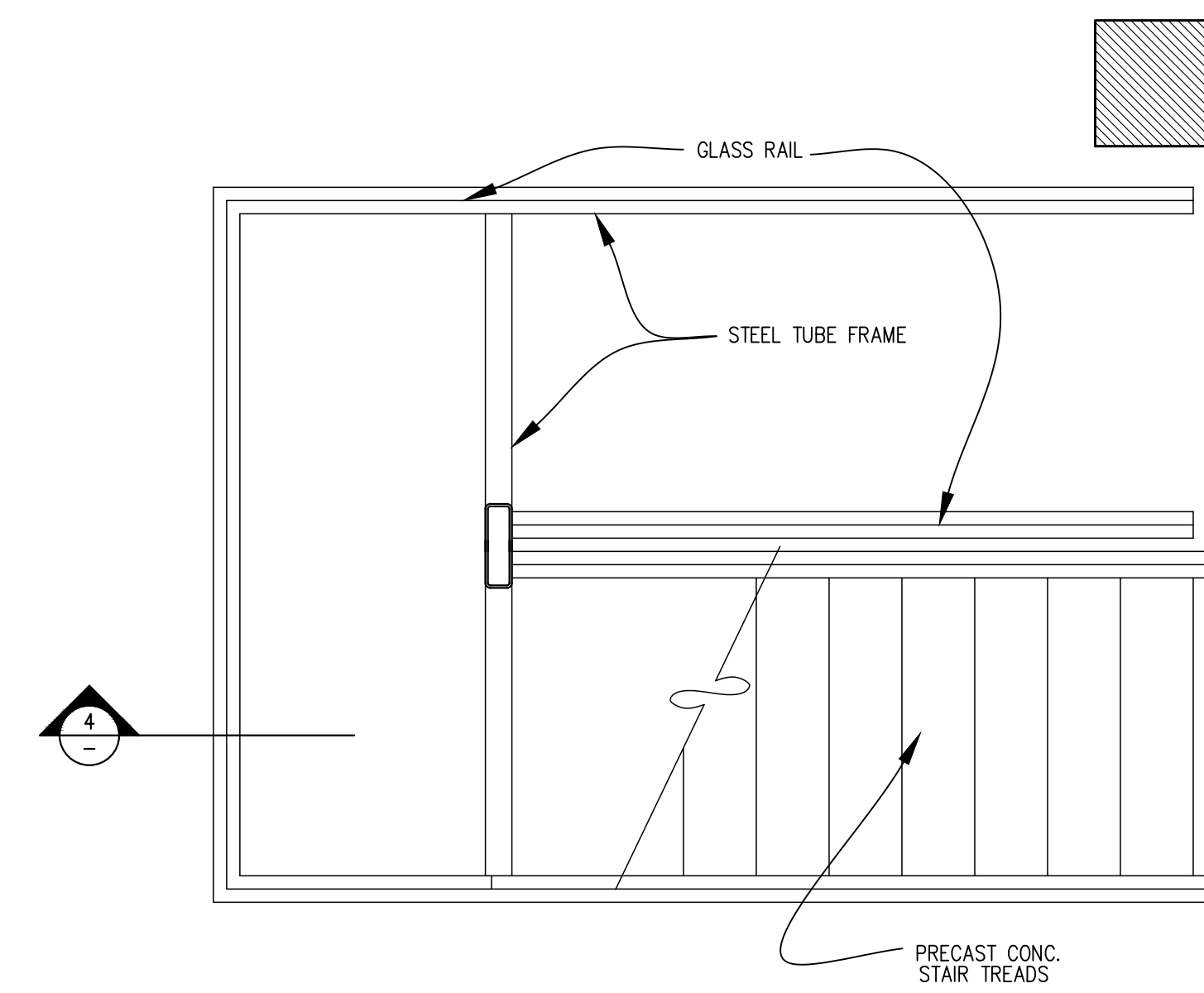
SECTION



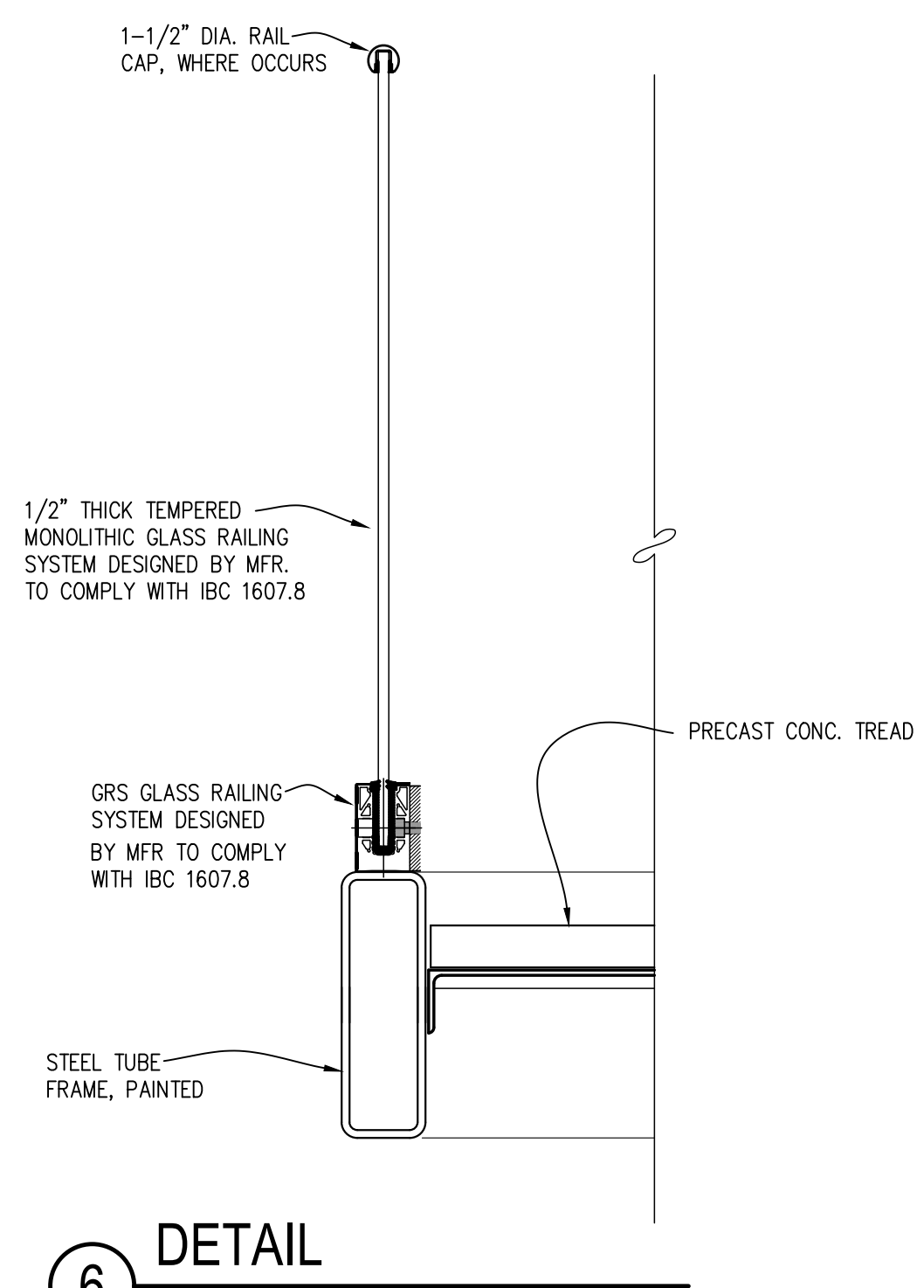
5 DETAIL PLAN  
1/2" = 1'-0"



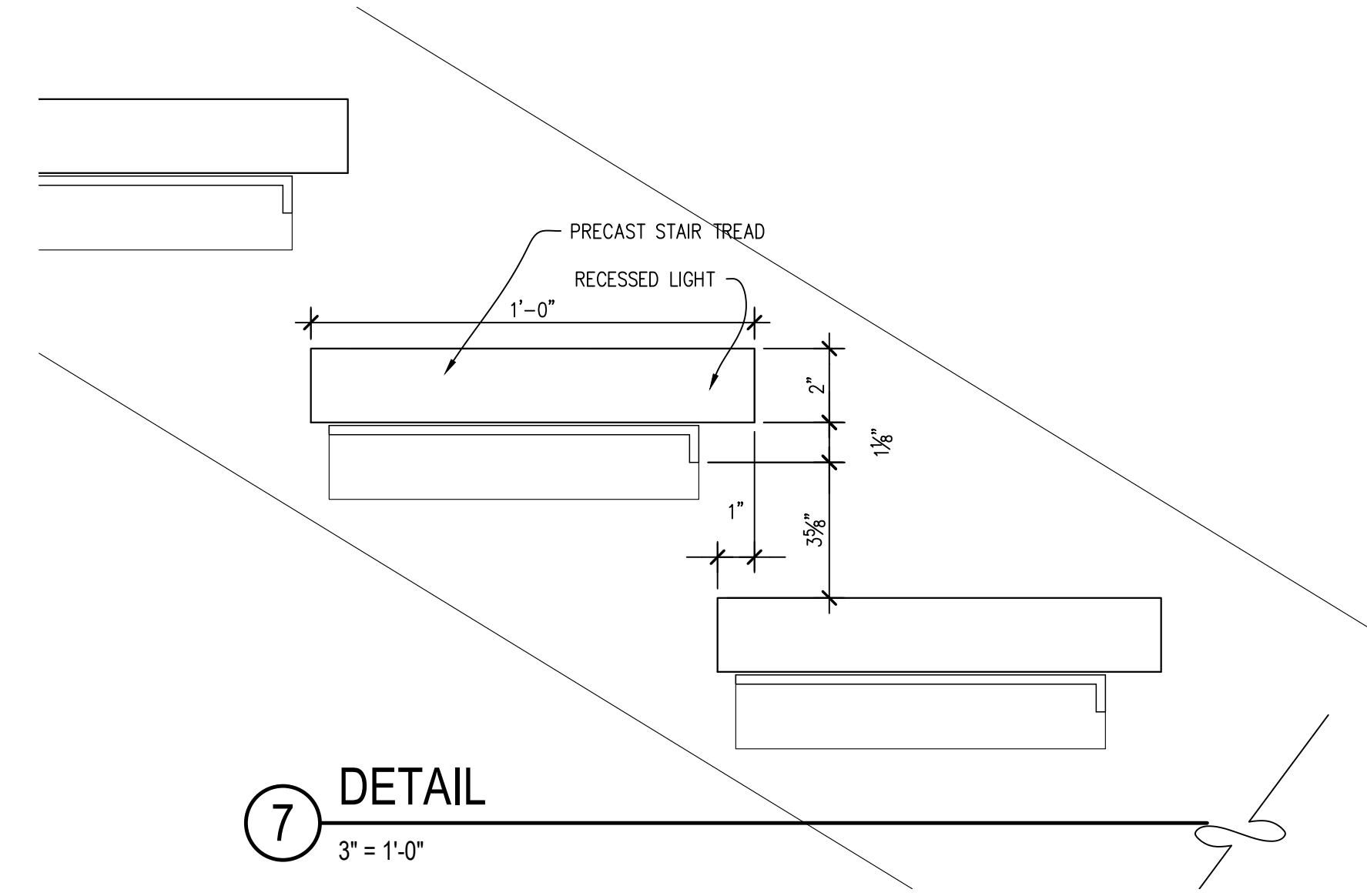
3 DETAIL PLAN  
1/2" = 1'-0"



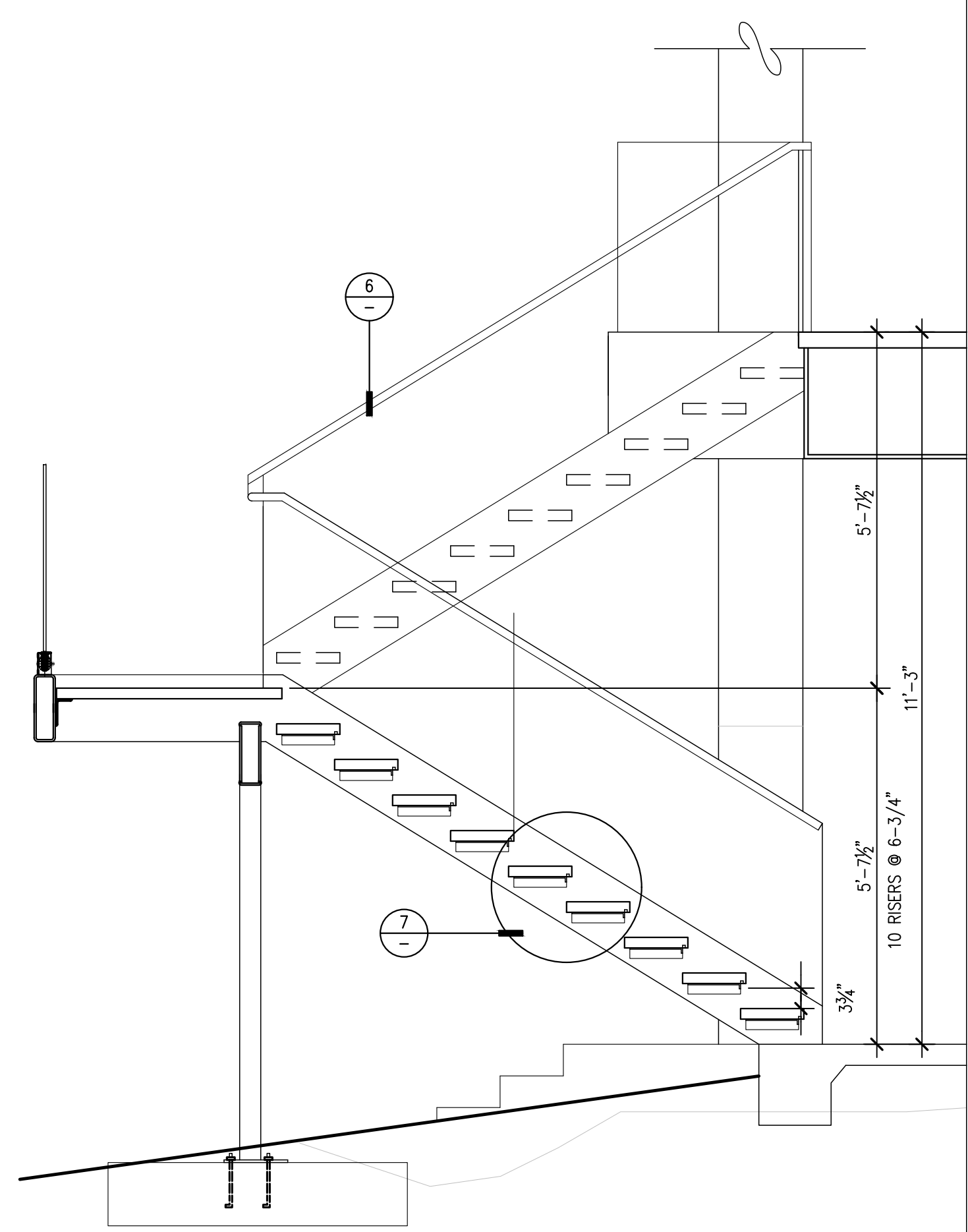
2 DETAIL PLAN  
1/2" = 1'-0"



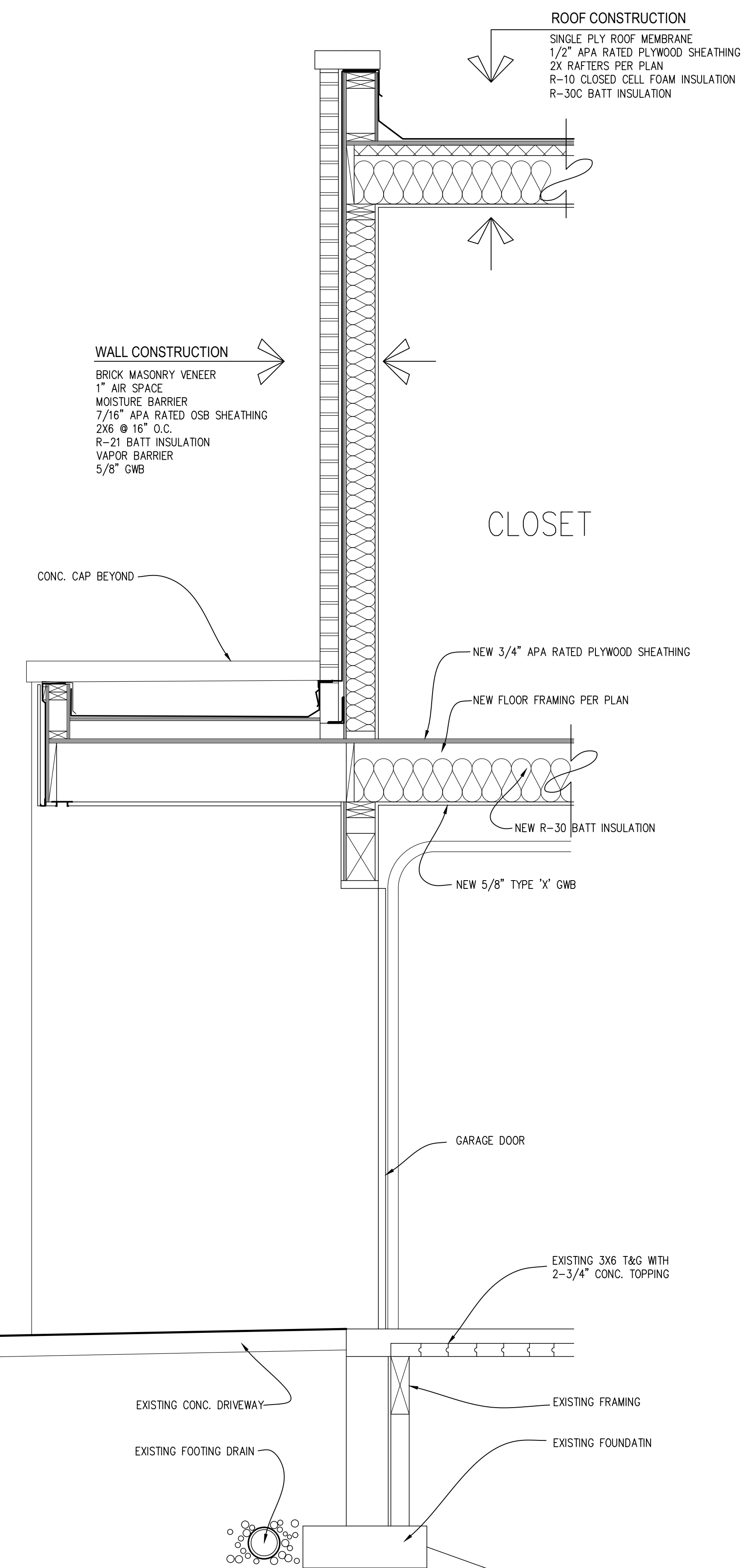
6 DETAIL  
1-1/2" = 1'-0"



7 DETAIL  
3" = 1'-0"



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

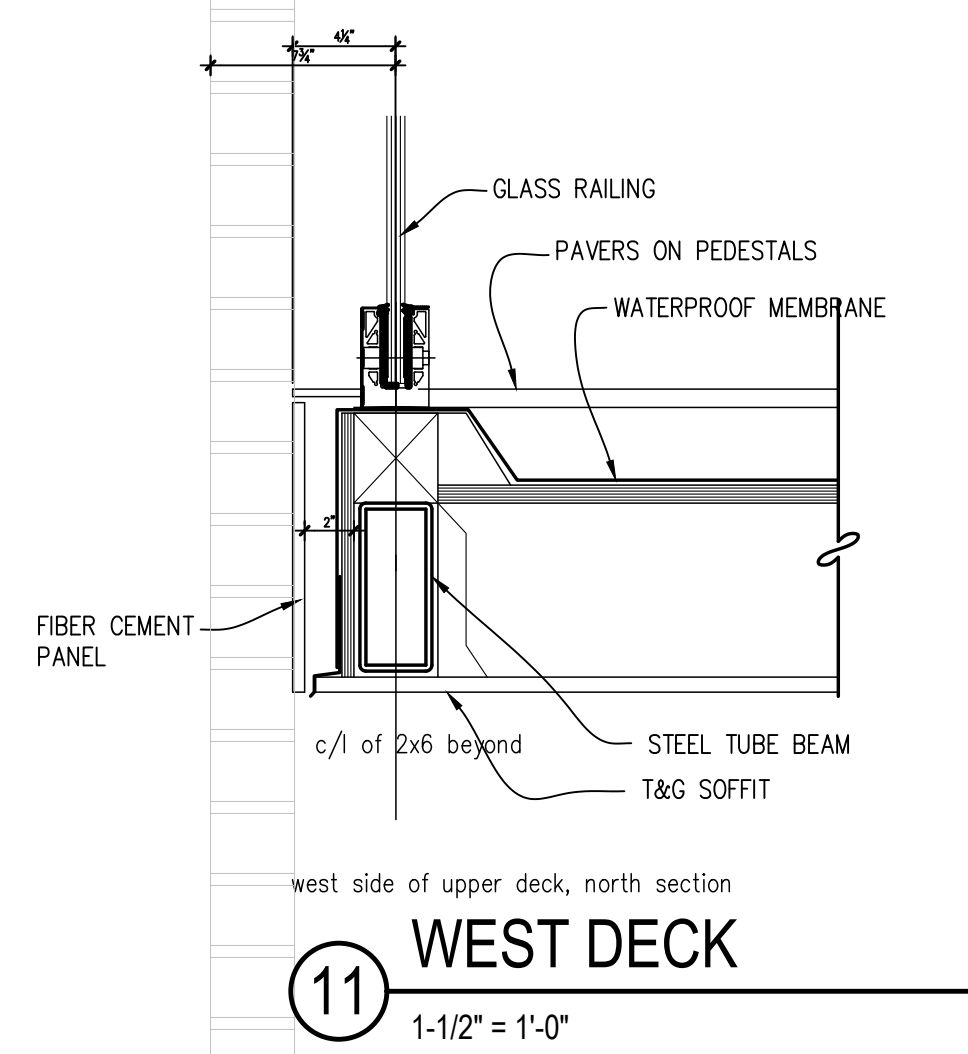


1 WALL SECTION  
3/4" = 1'-0"

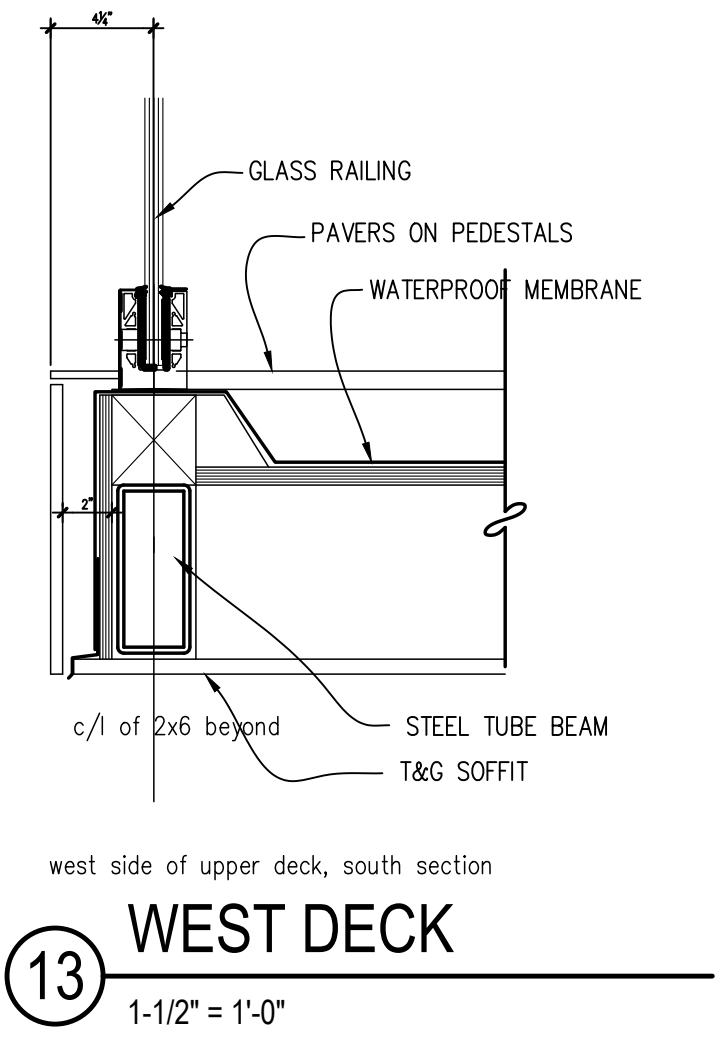


1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

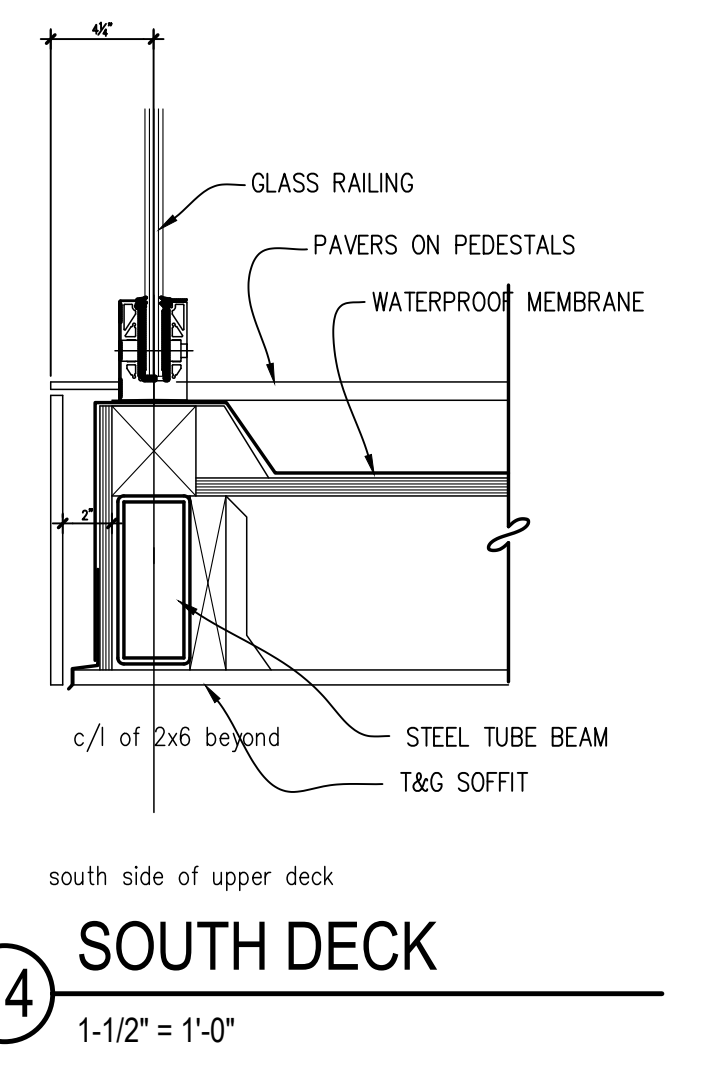




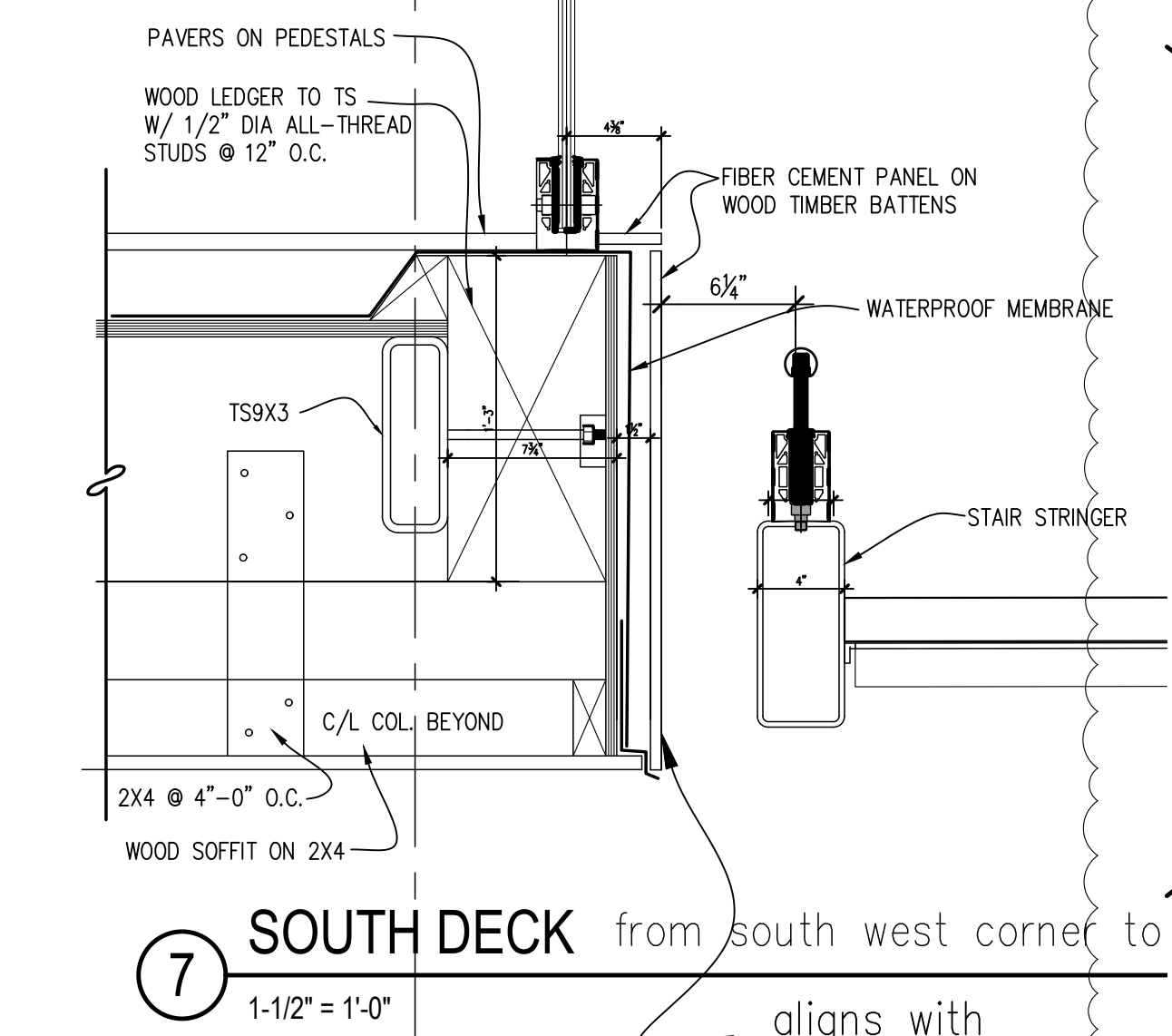
**11 WEST DECK**  
1-1/2" = 1'-0"



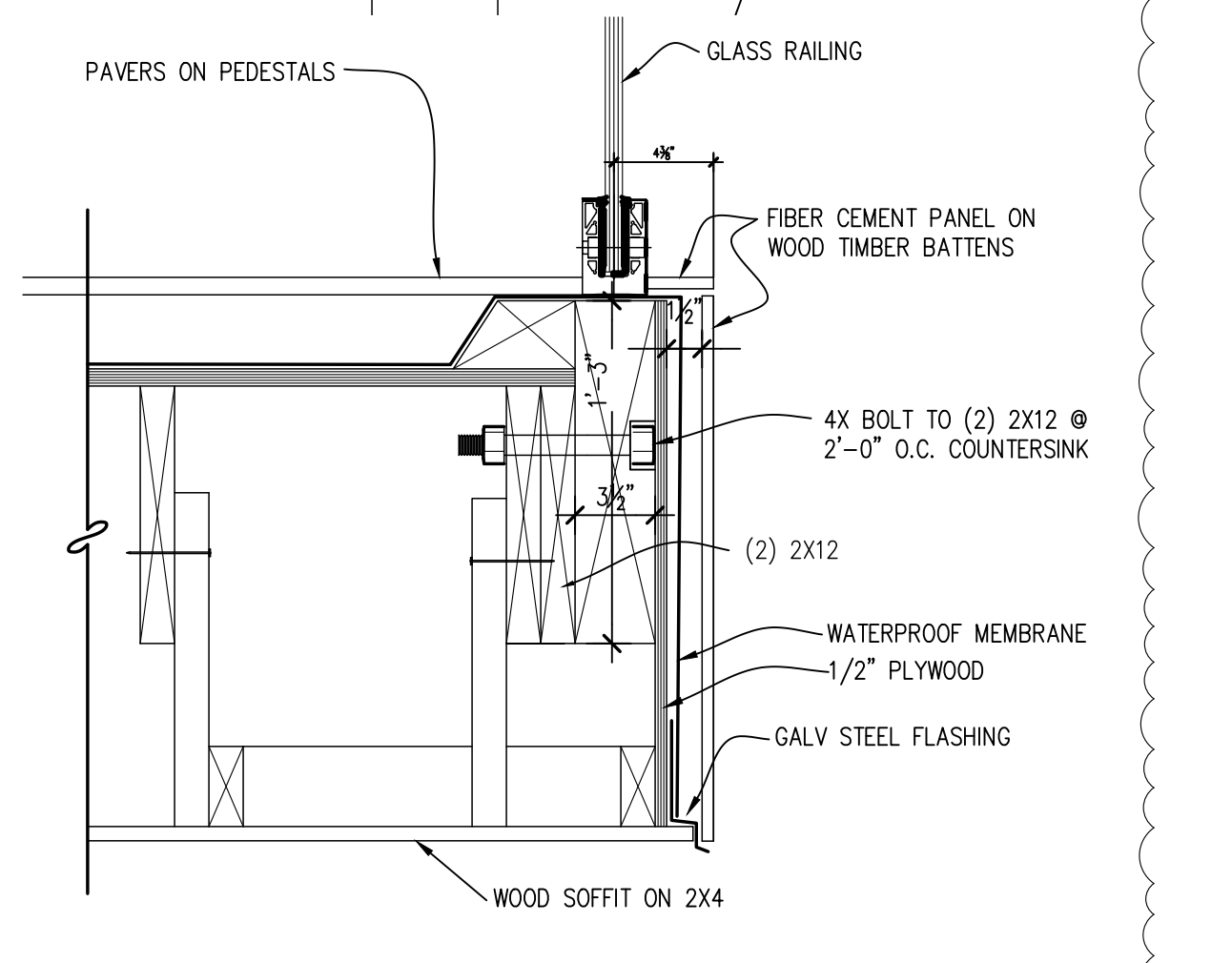
**13 WEST DECK**  
1-1/2" = 1'-0"



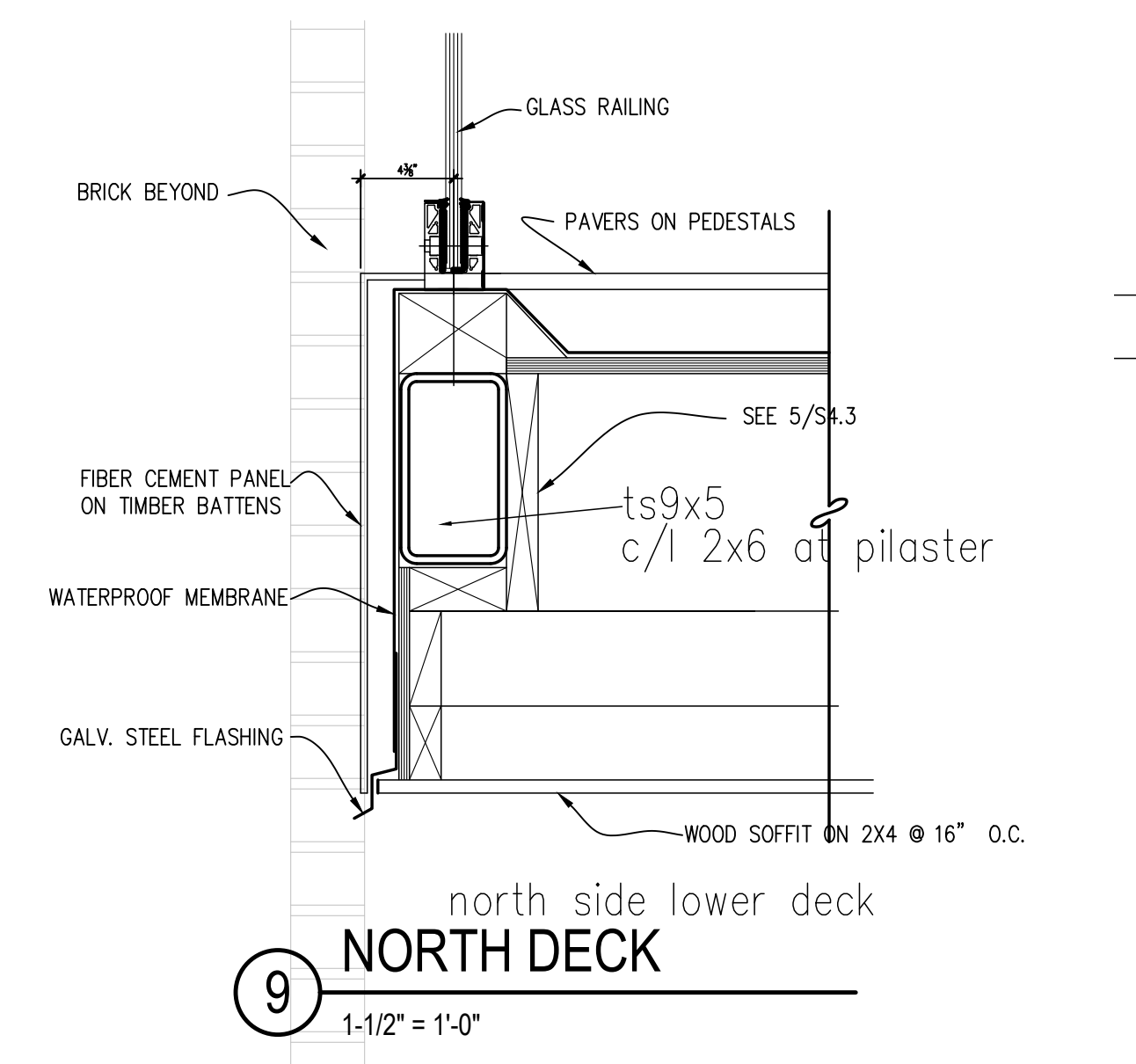
**14 SOUTH DECK**  
1-1/2" = 1'-0"



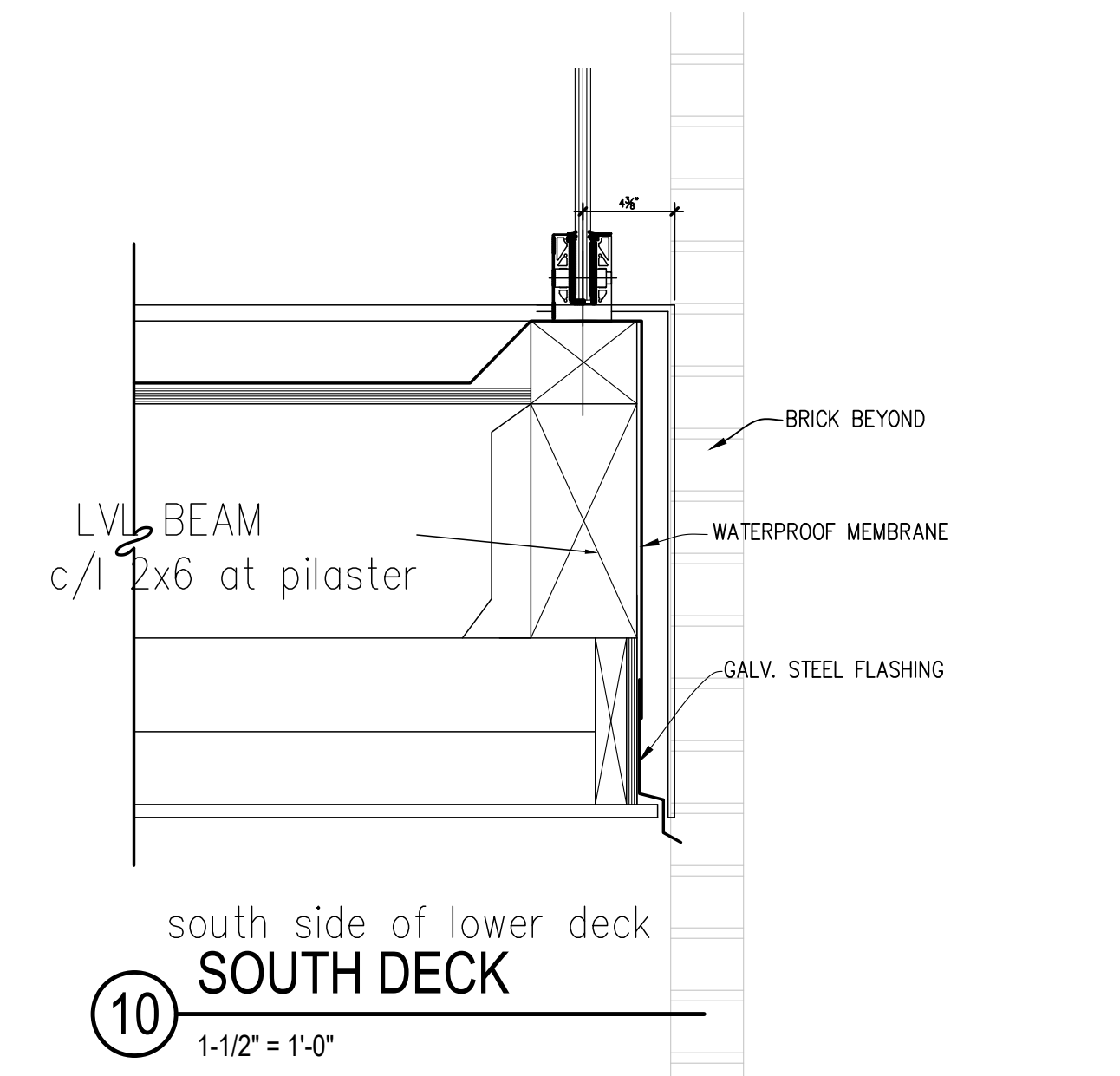
**7 SOUTH DECK** from south west corner to  
1-1/2" = 1'-0"



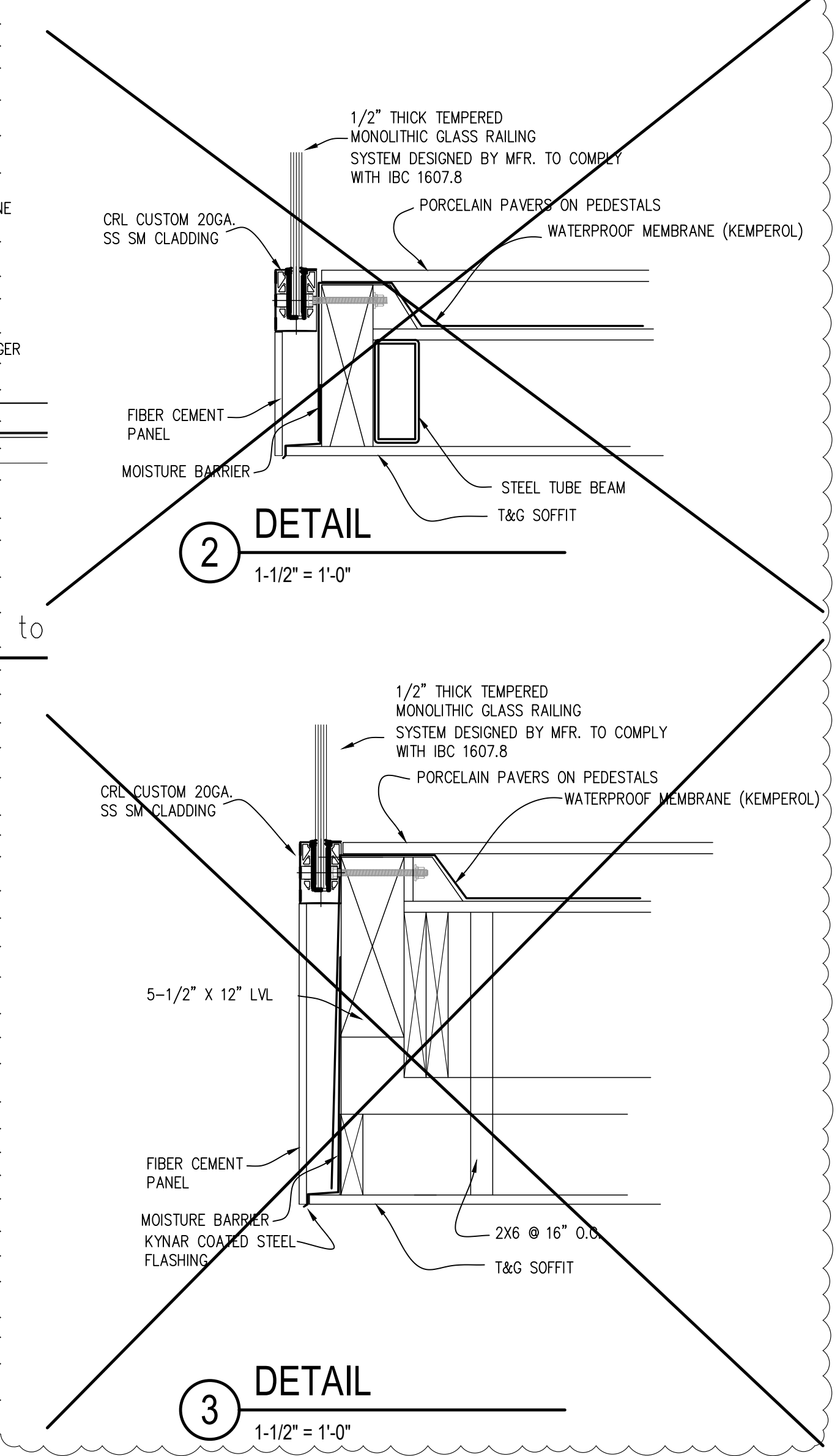
**8 WEST DECK**  
1-1/2" = 1'-0"



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

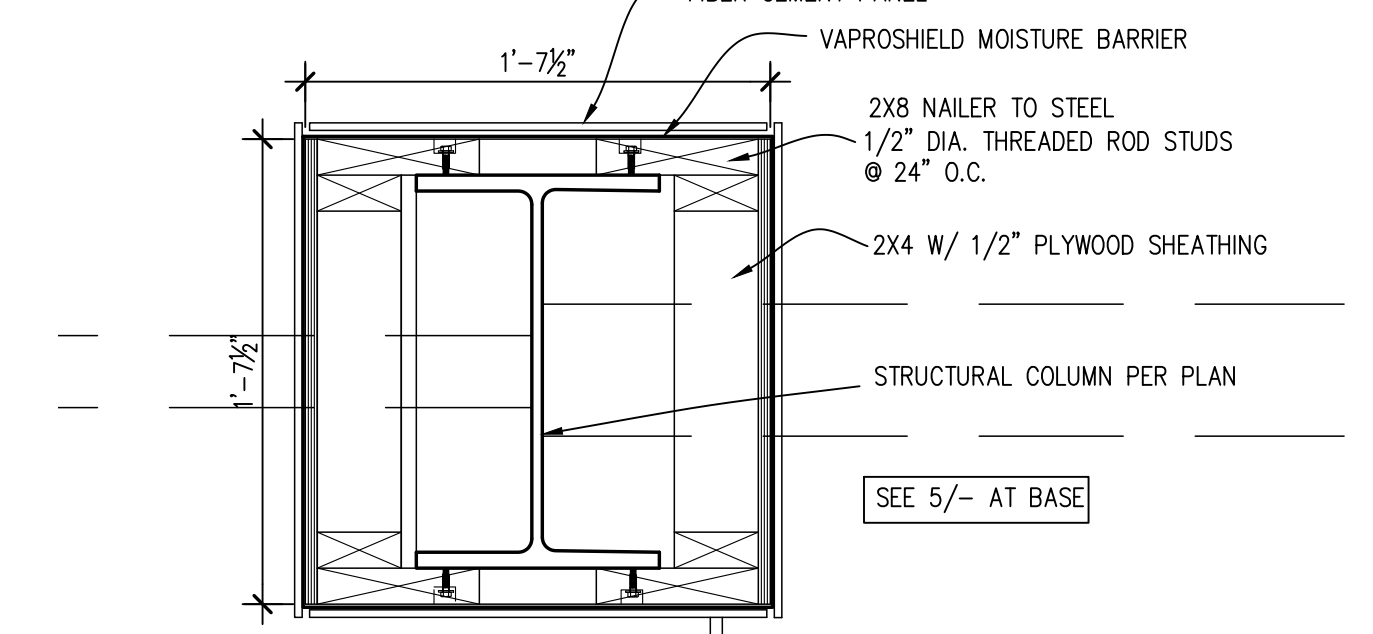


**10 SOUTH DECK**  
1-1/2" = 1'-0"

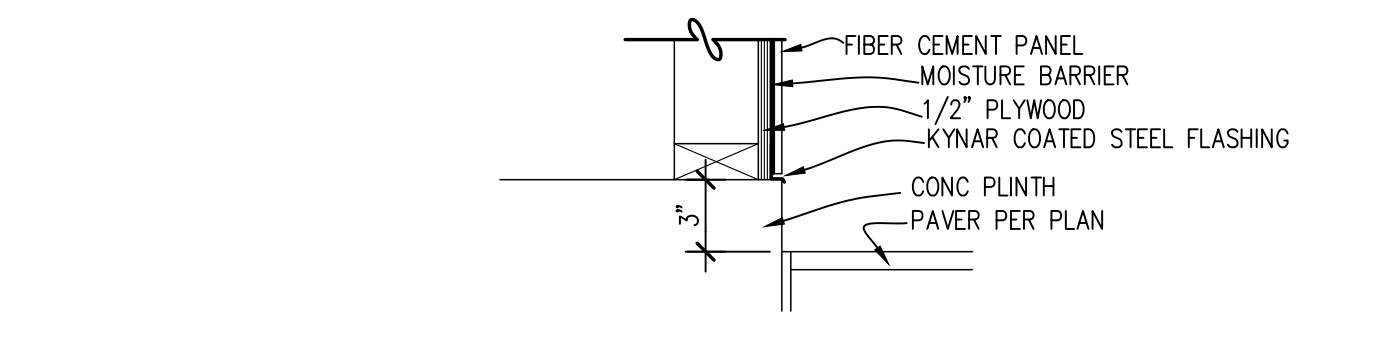


**2 DETAIL**  
1-1/2" = 1'-0"

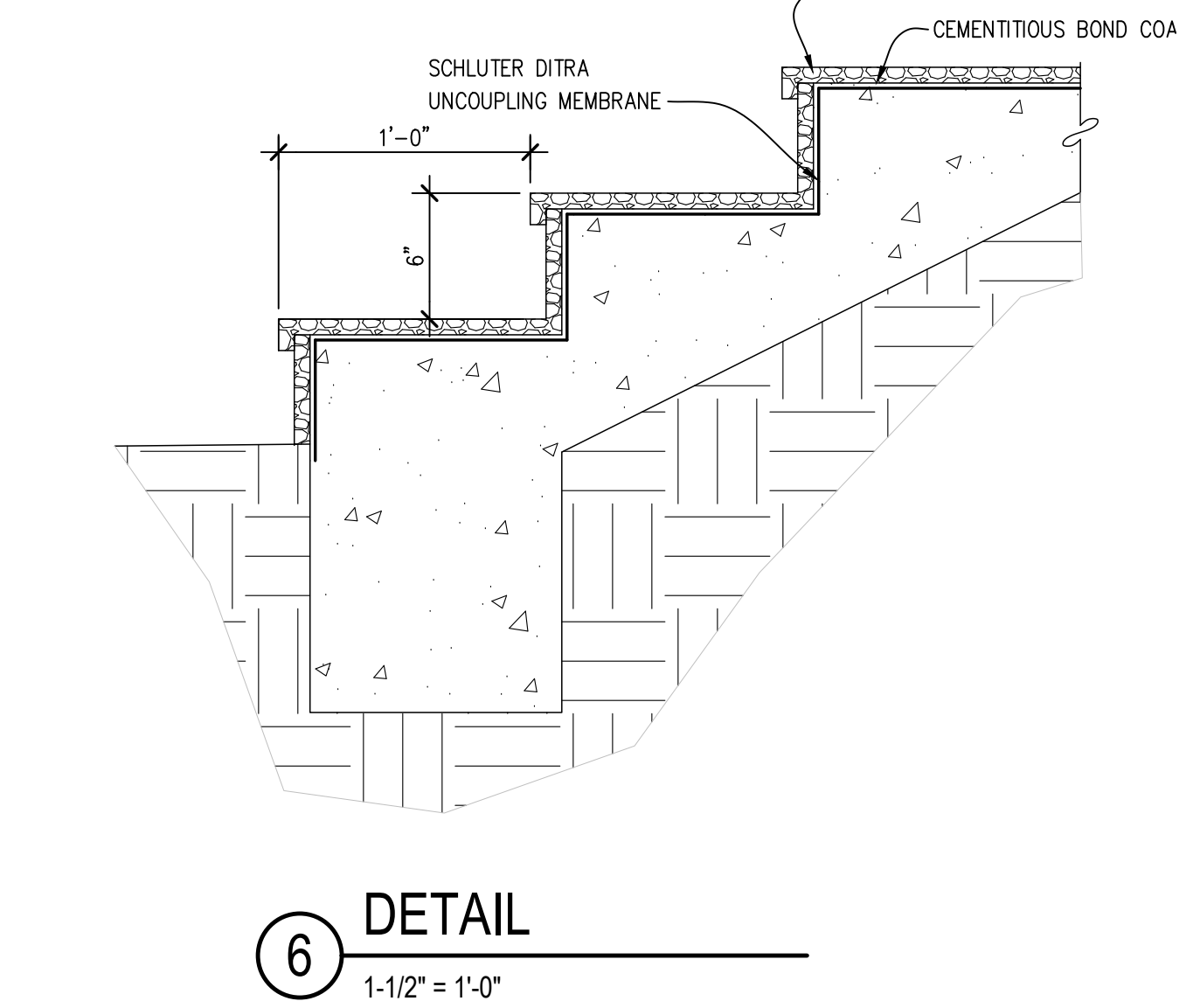
**3 DETAIL**  
1-1/2" = 1'-0"



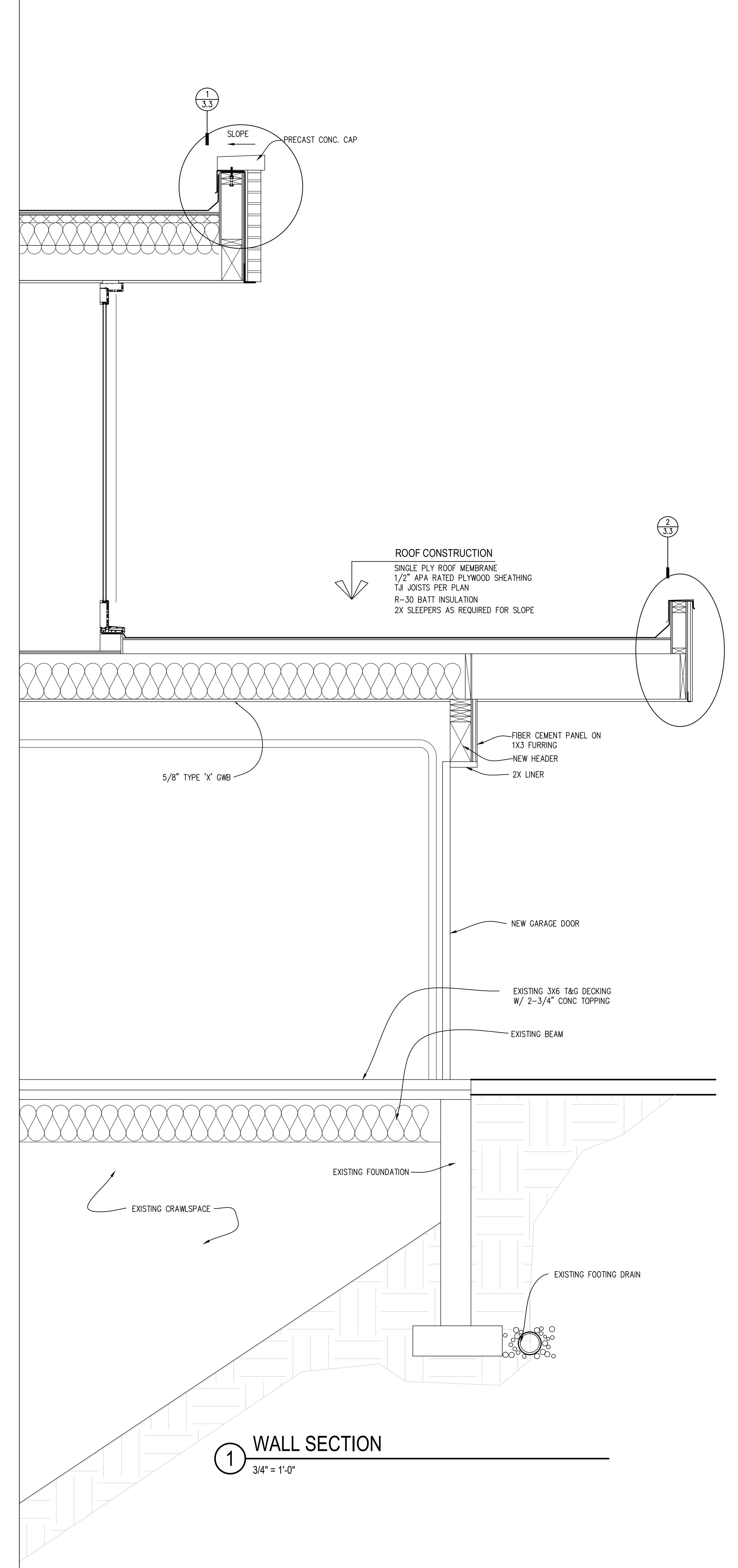
**4 DETAIL**  
1-1/2" = 1'-0"



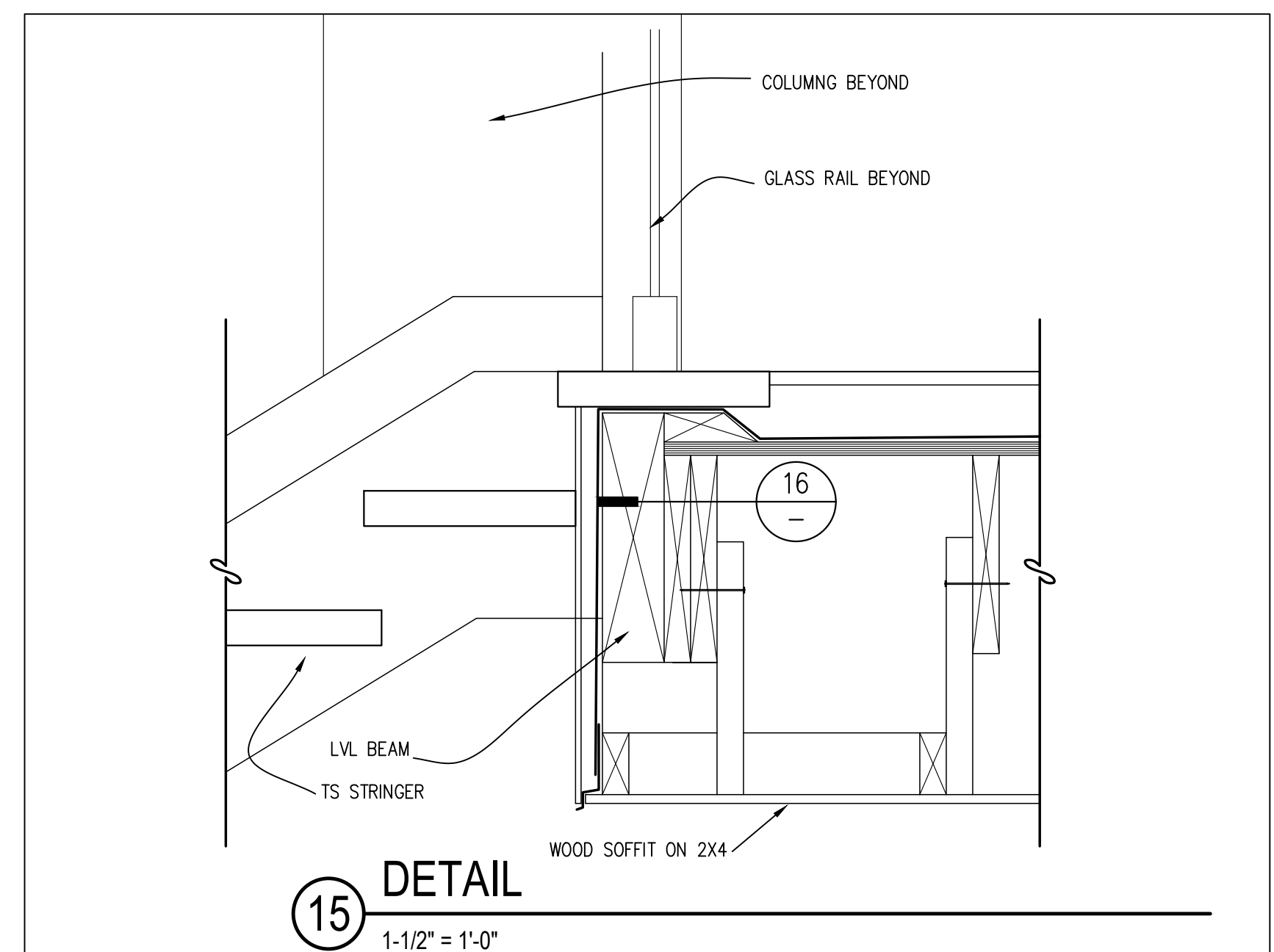
**5 DETAIL**  
1-1/2" = 1'-0"



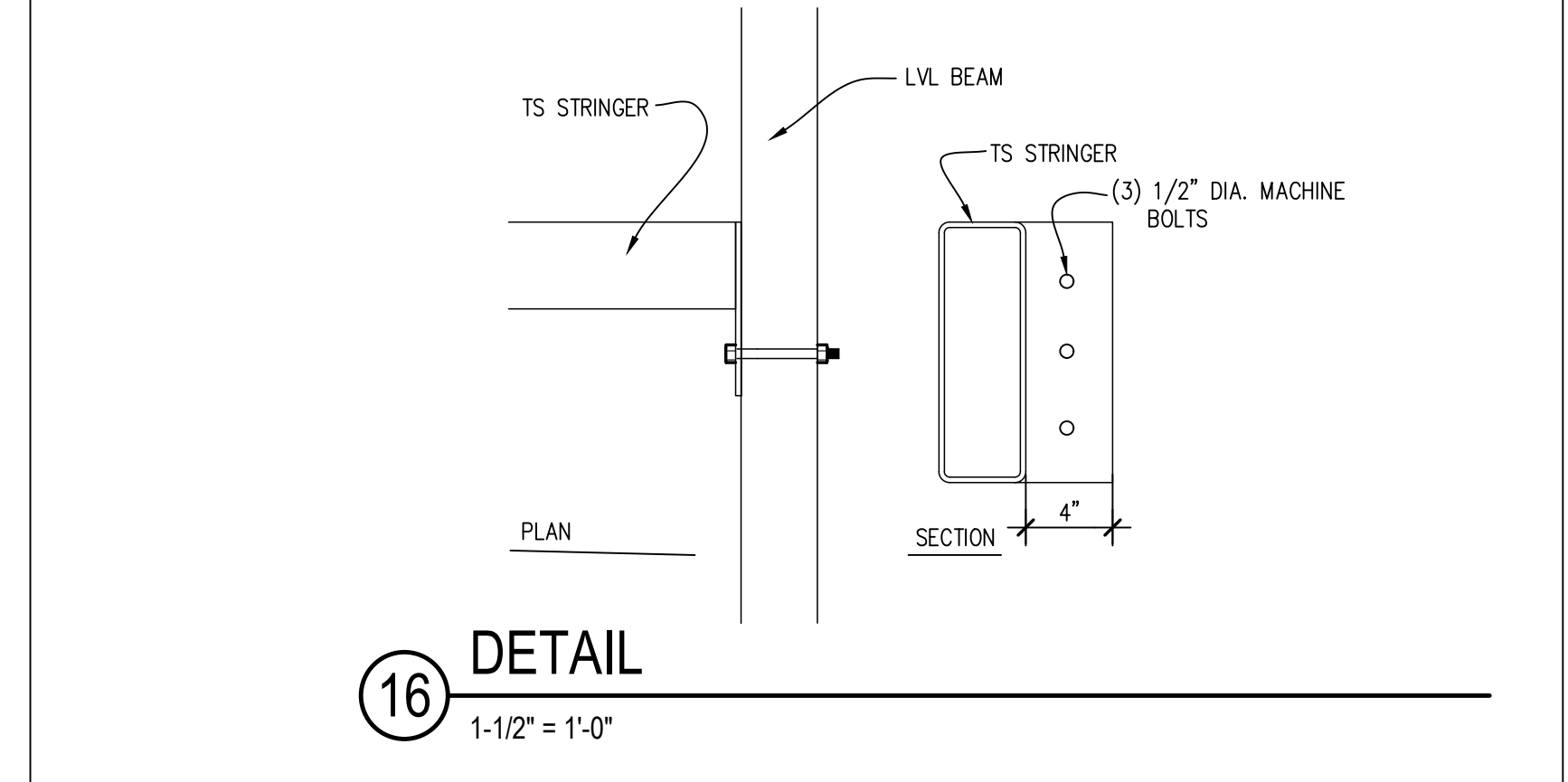
**6 DETAIL**  
1-1/2" = 1'-0"



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



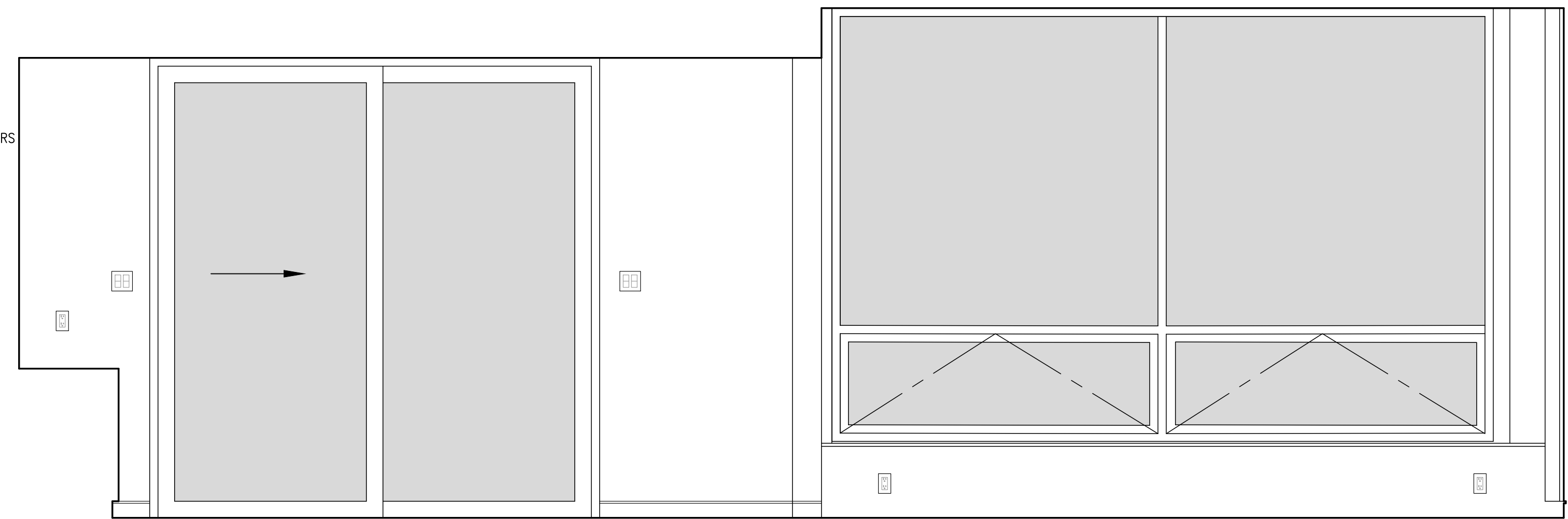
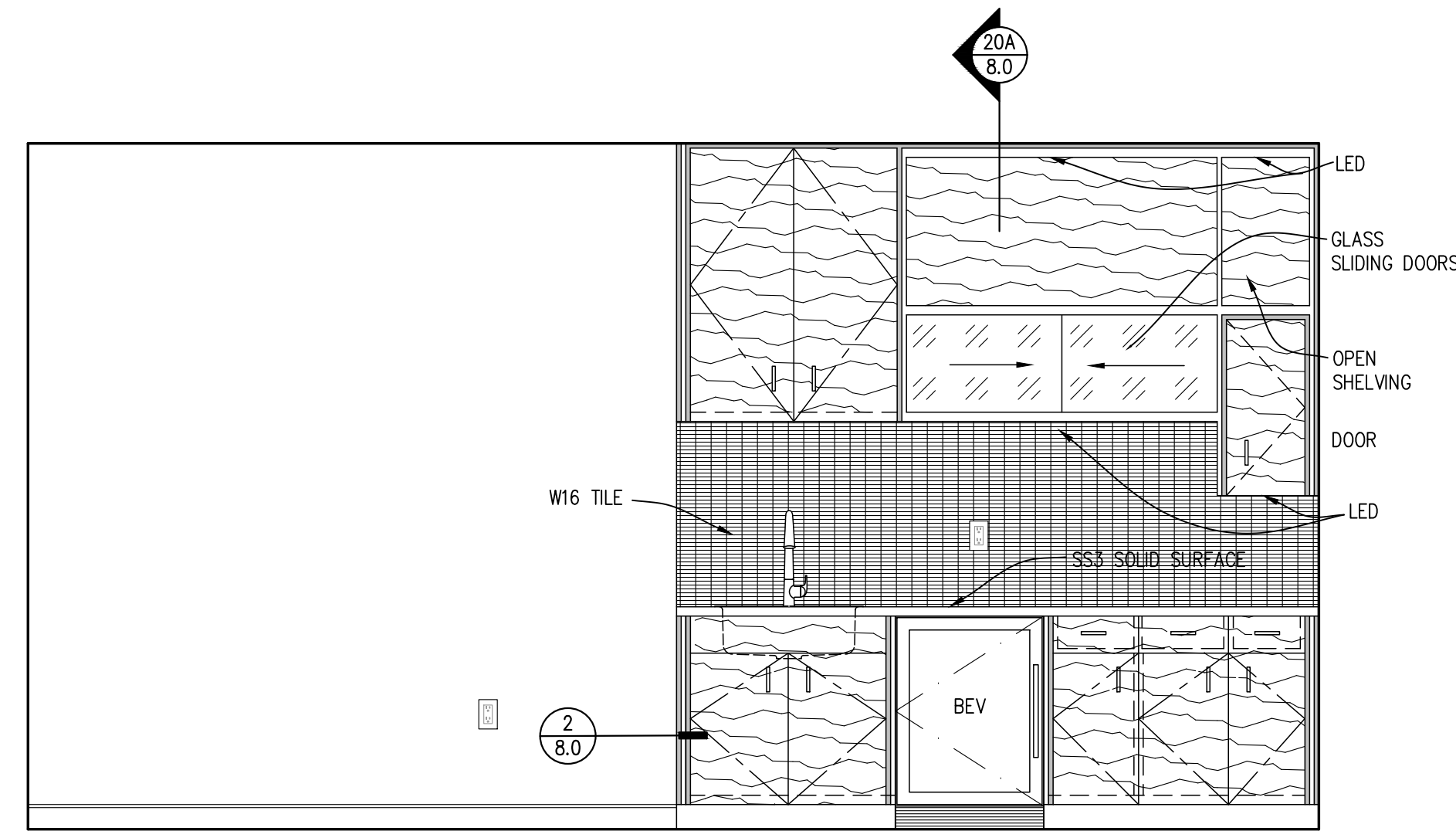
**15 DETAIL**  
1-1/2" = 1'-0"



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



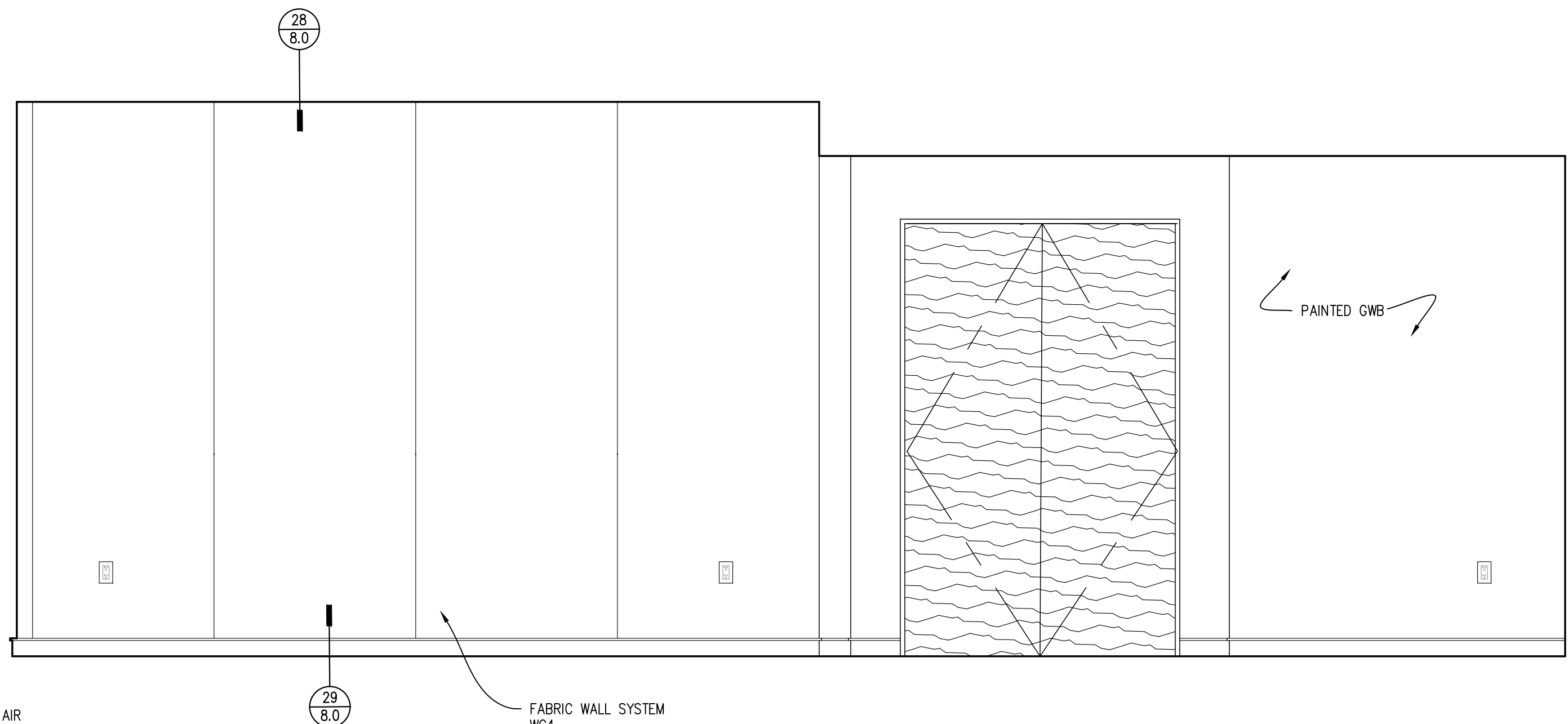
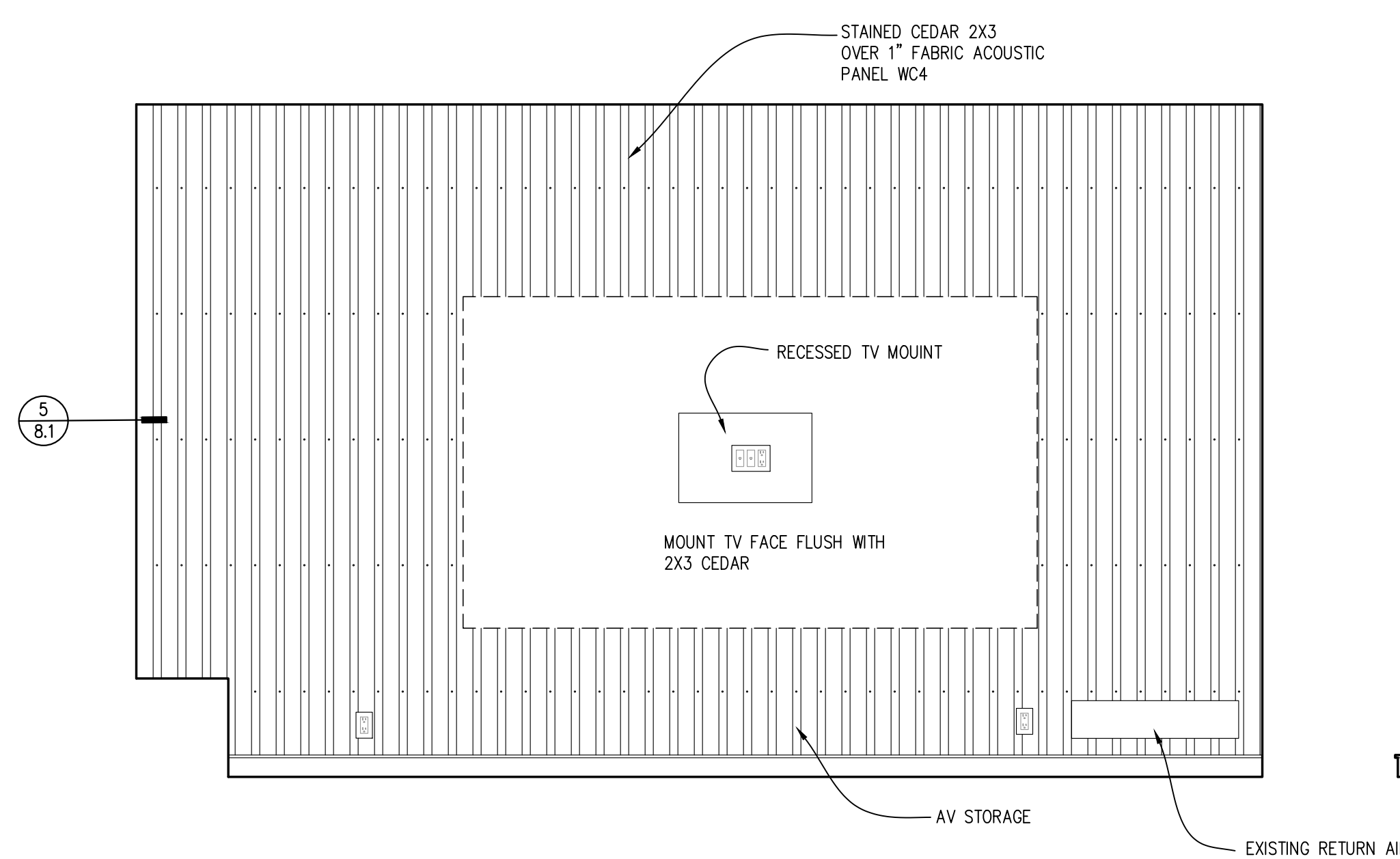
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET
No.	Date
	Revision



B

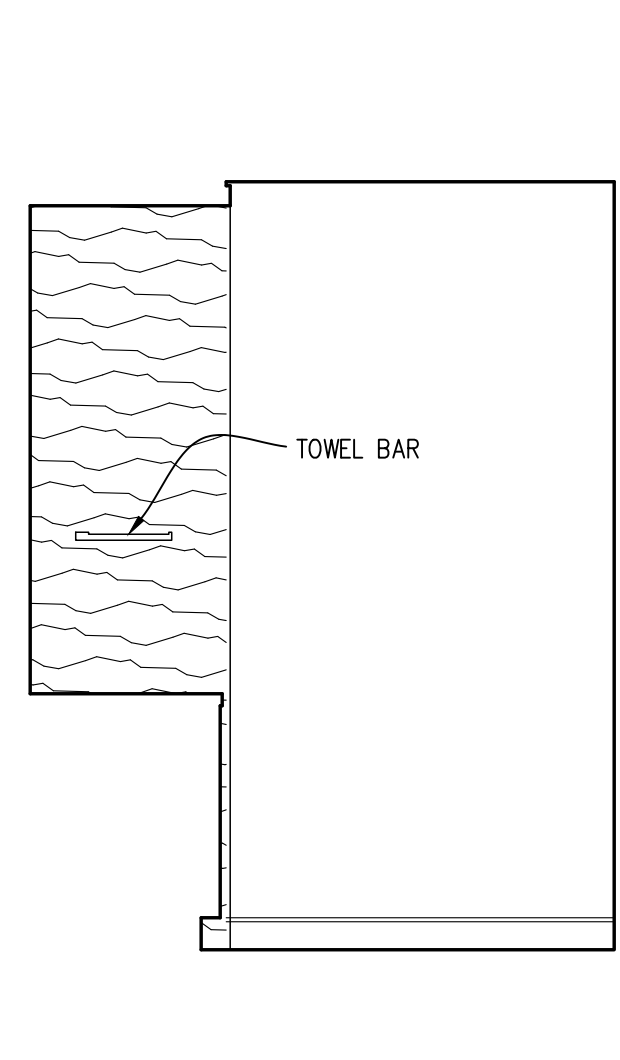
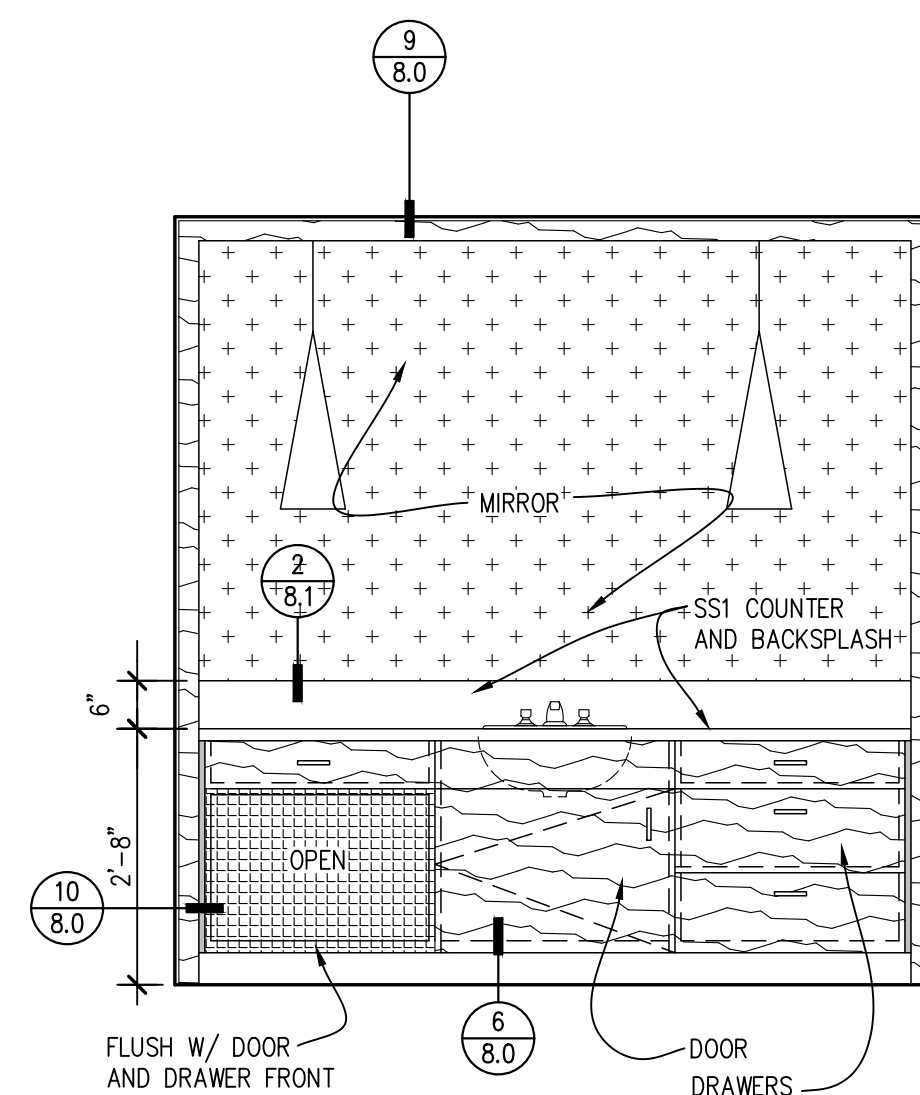
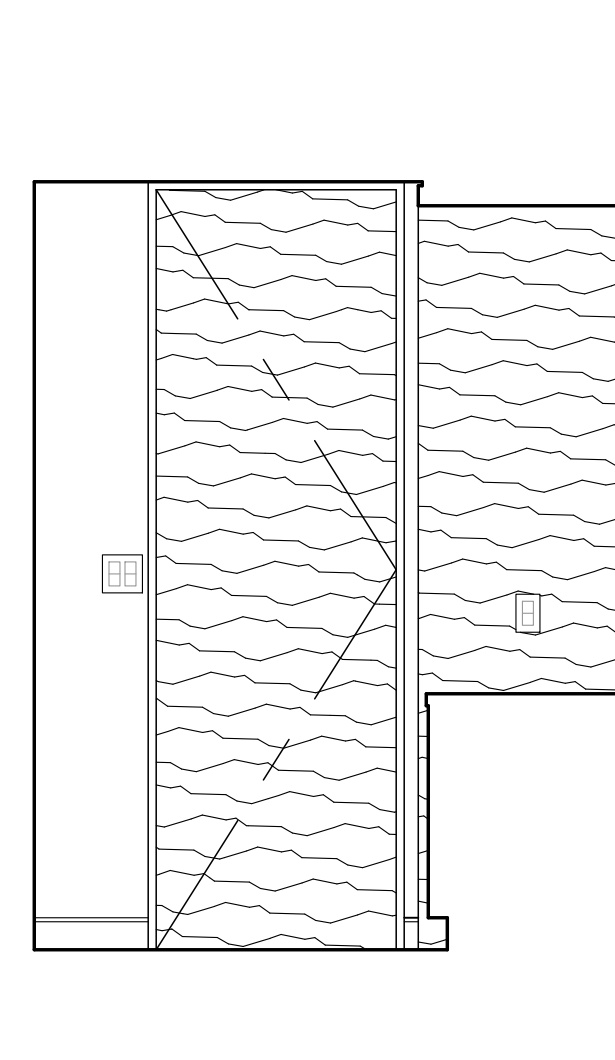
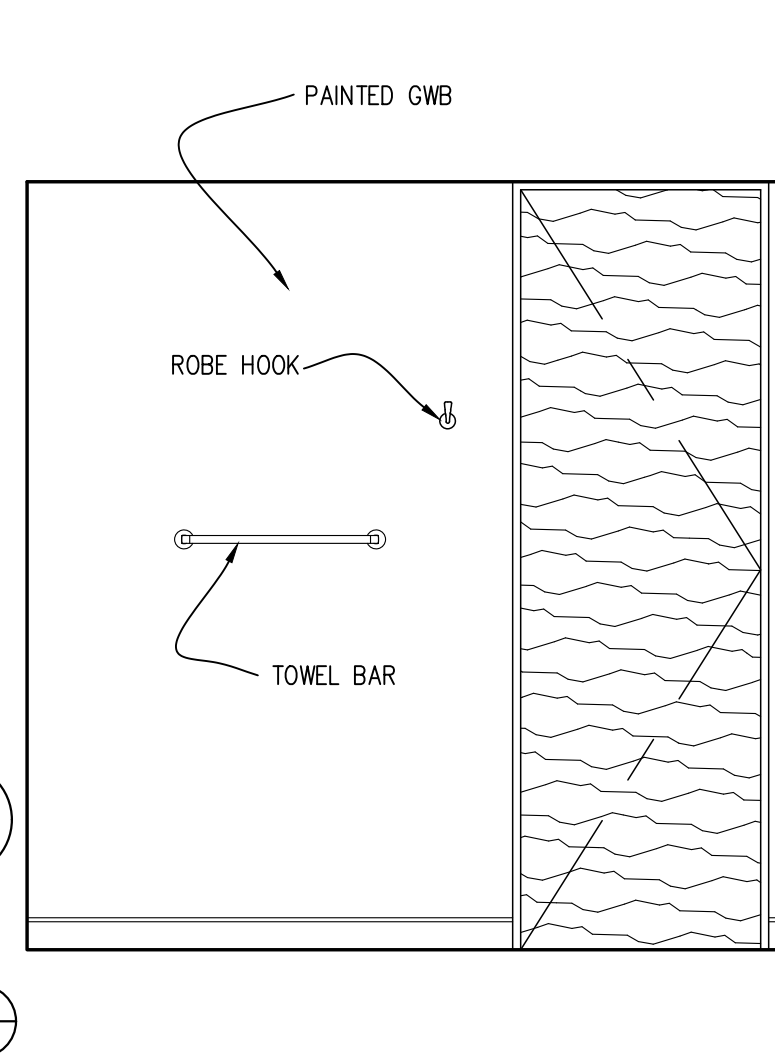
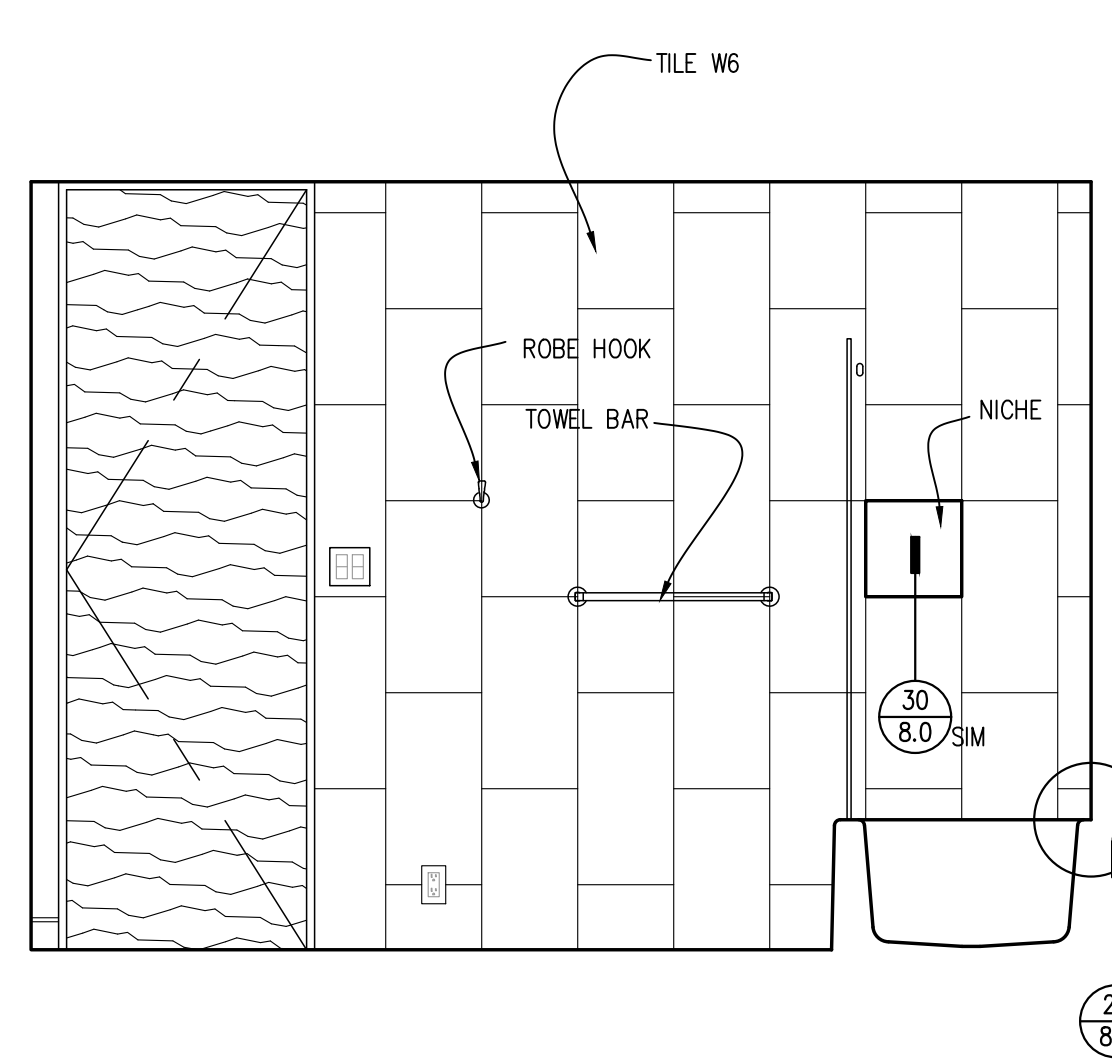
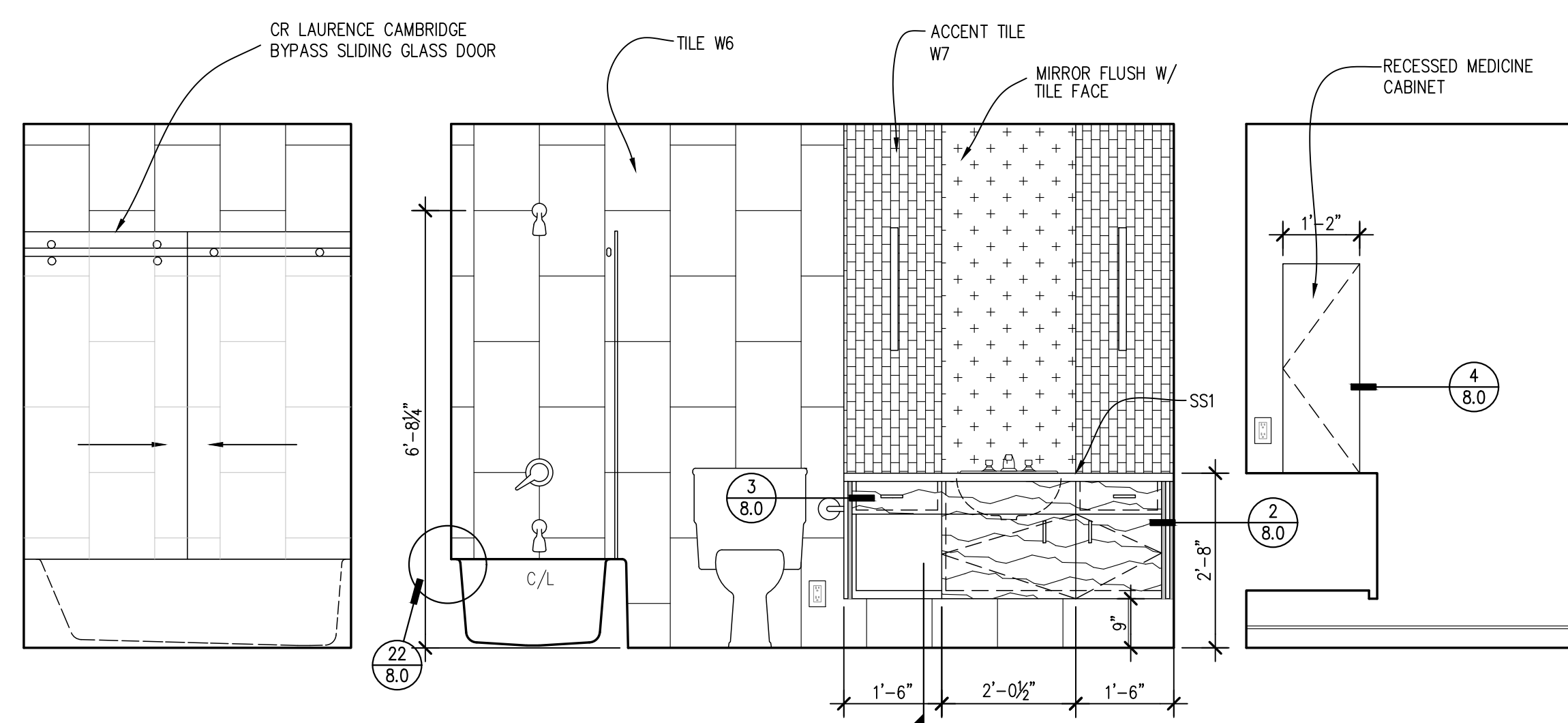
A

**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

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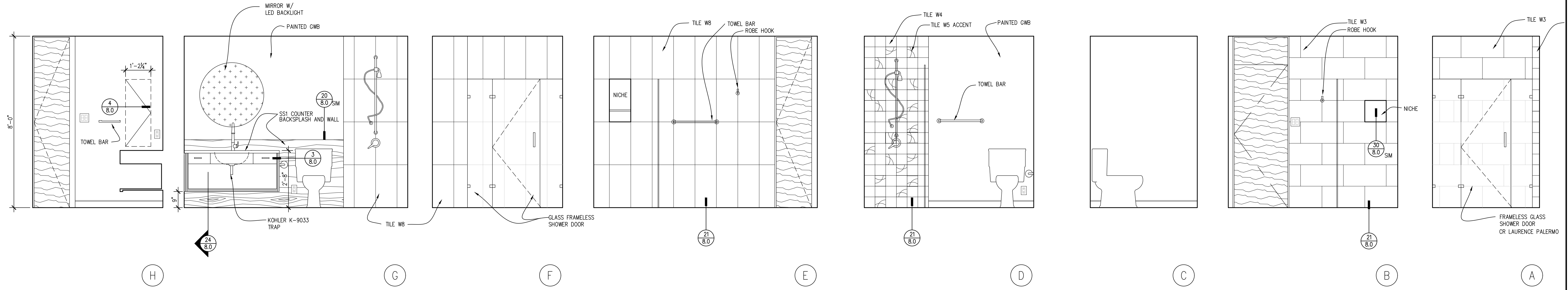
**BATH 2 #103** CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" BRUSHED NICKEL  
1/2" = 1'-0"

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



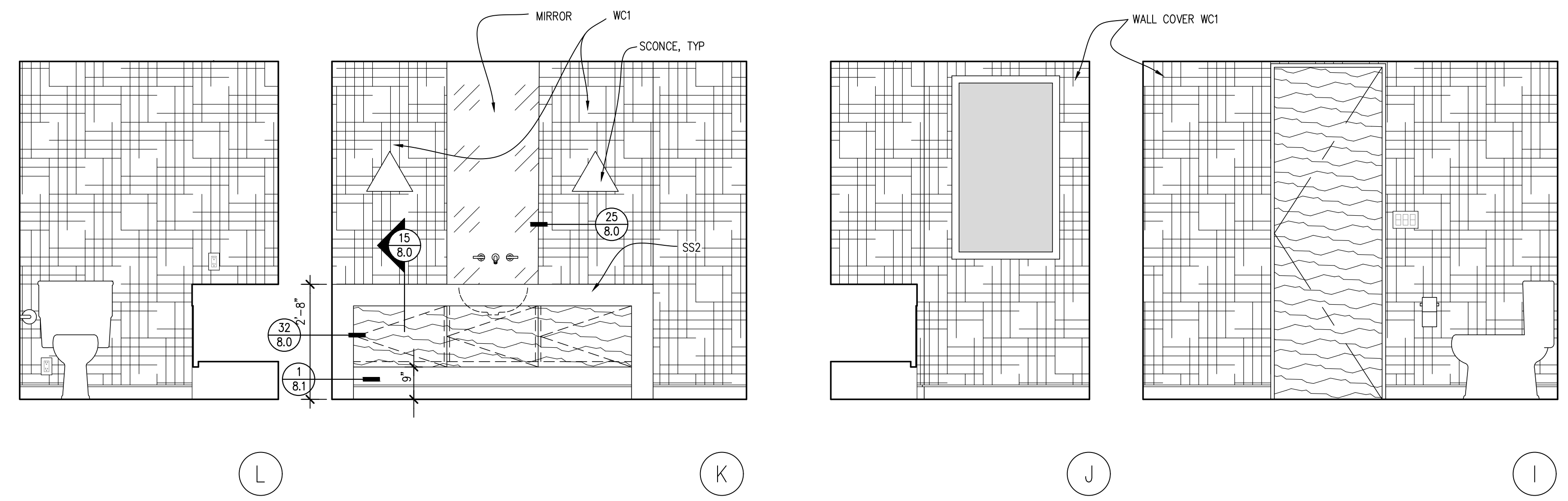
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

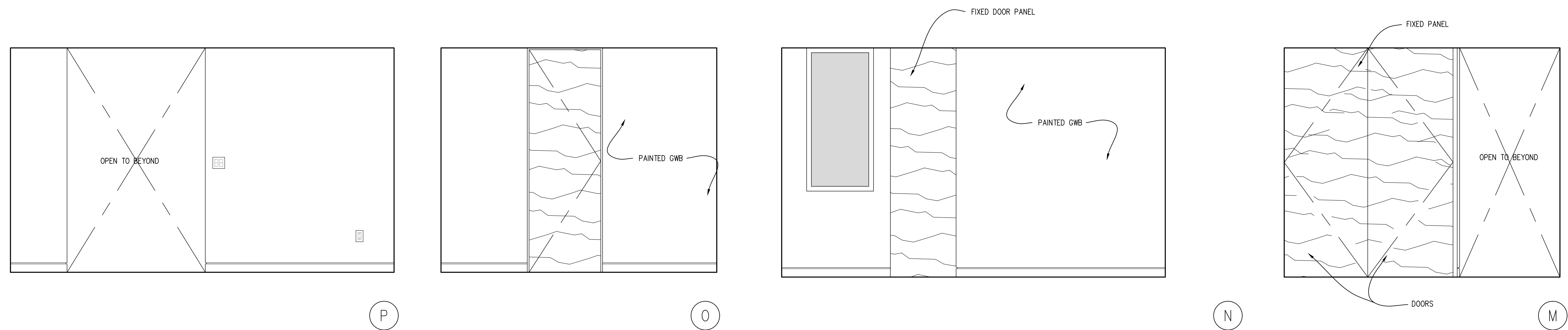


**BATH 3 #112** CABINET PULLS TO BE TOP KNOBS EUROPA TAB BRUSHED NICKEL  
1/2" = 1'-0"

**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"

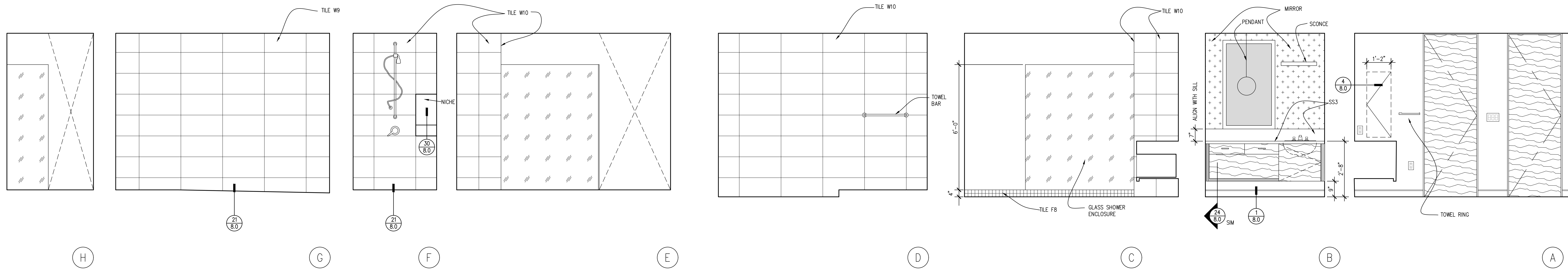


1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

INTERIOR ELEVATIONS

Sheet No. **7.1**  
Project No. 2222  
Date: 9/8/23

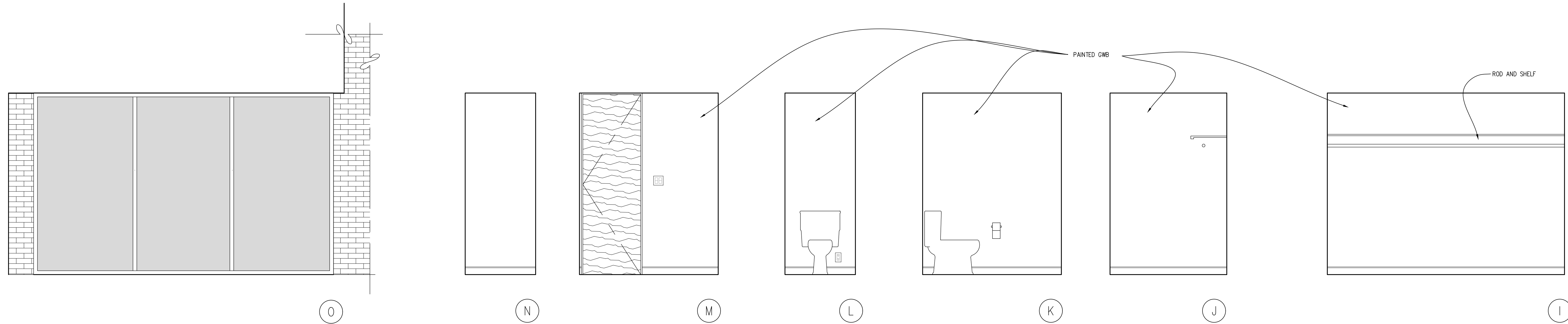


**SHOWER 4**

1/2" = 1'-0"

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

1/2" = 1'-0"

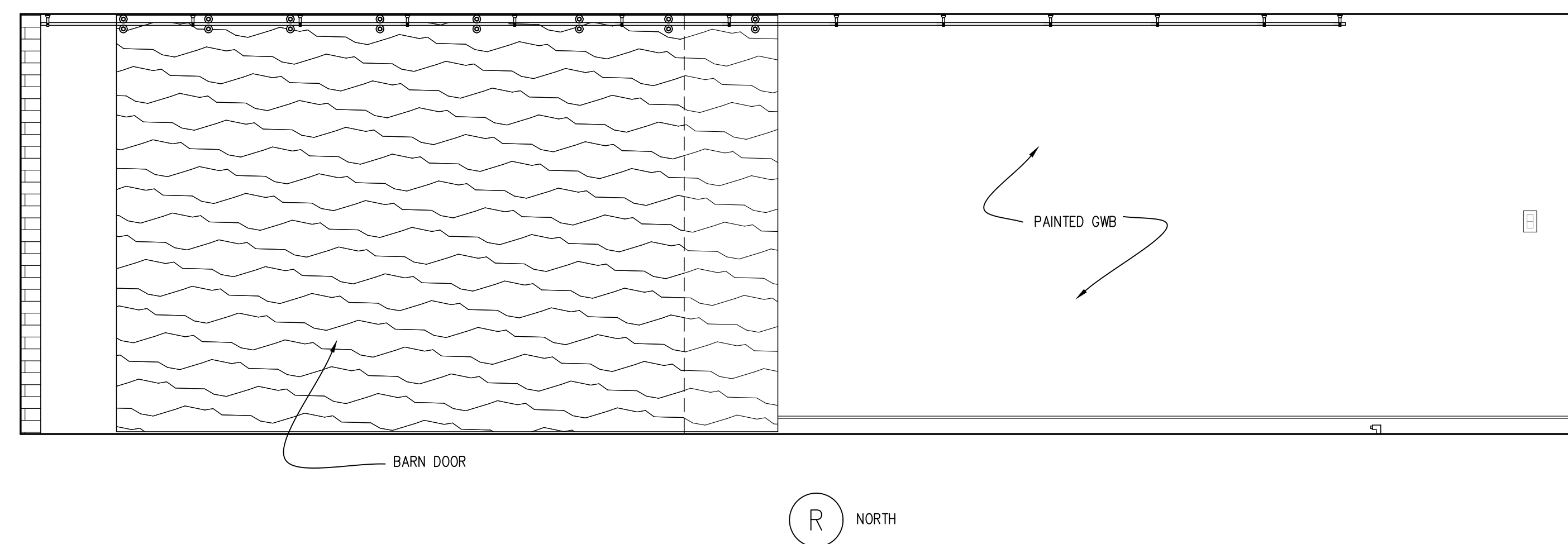


**WC #214**

1/2" = 1'-0"

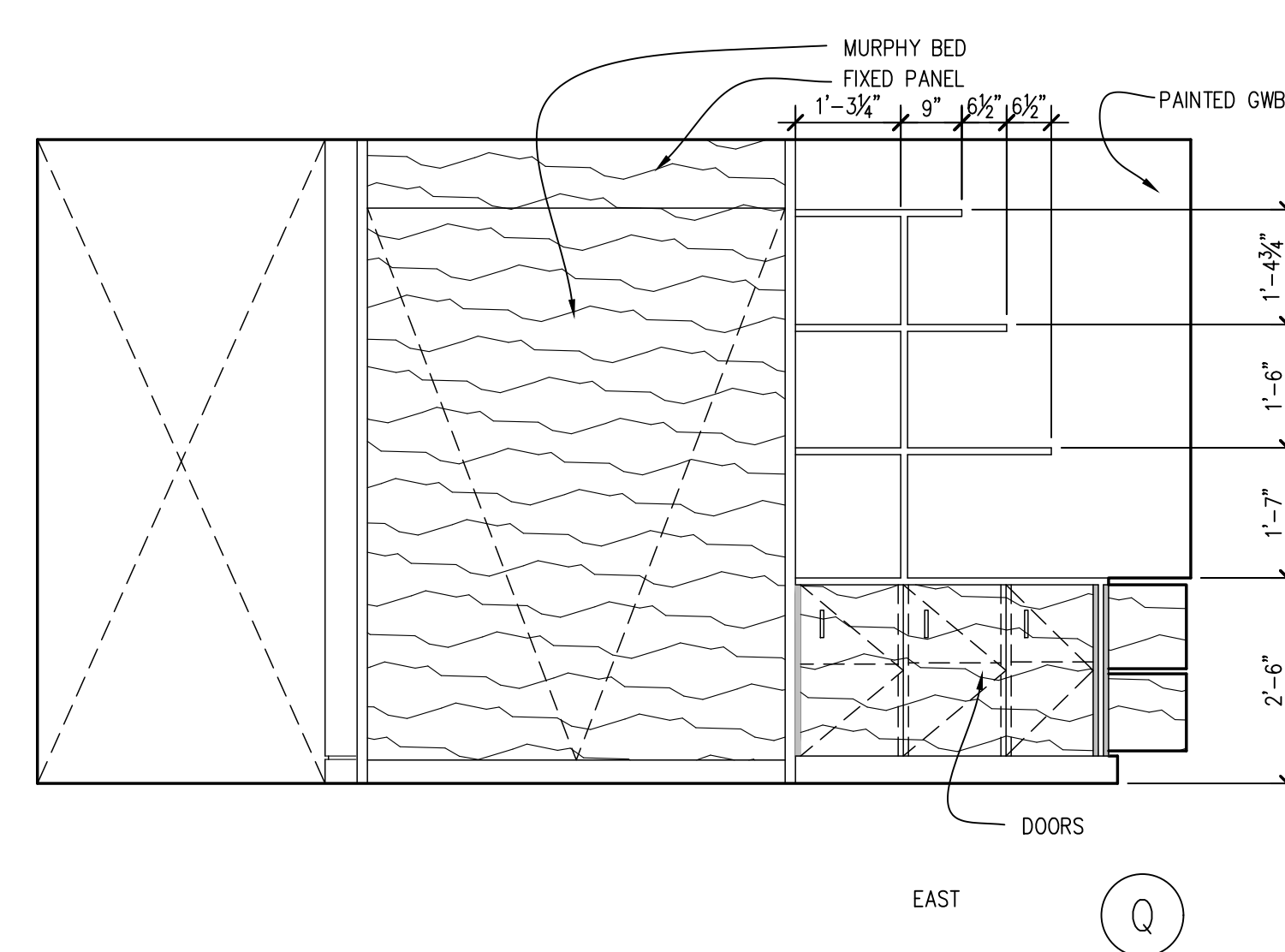
**CLOSET #213**

1/2" = 1'-0"



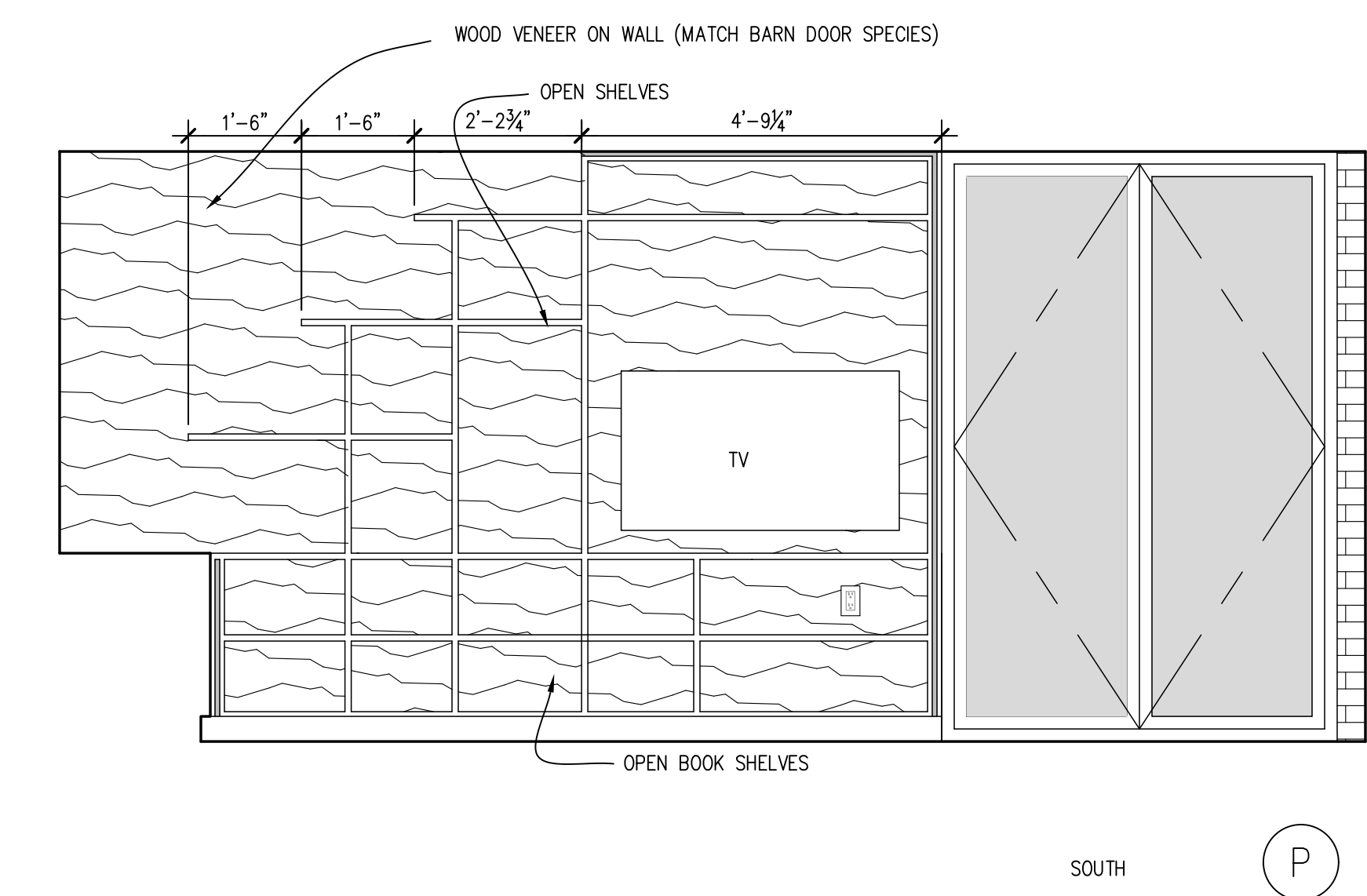
**OFFICE #212**

1/2" = 1'-0"



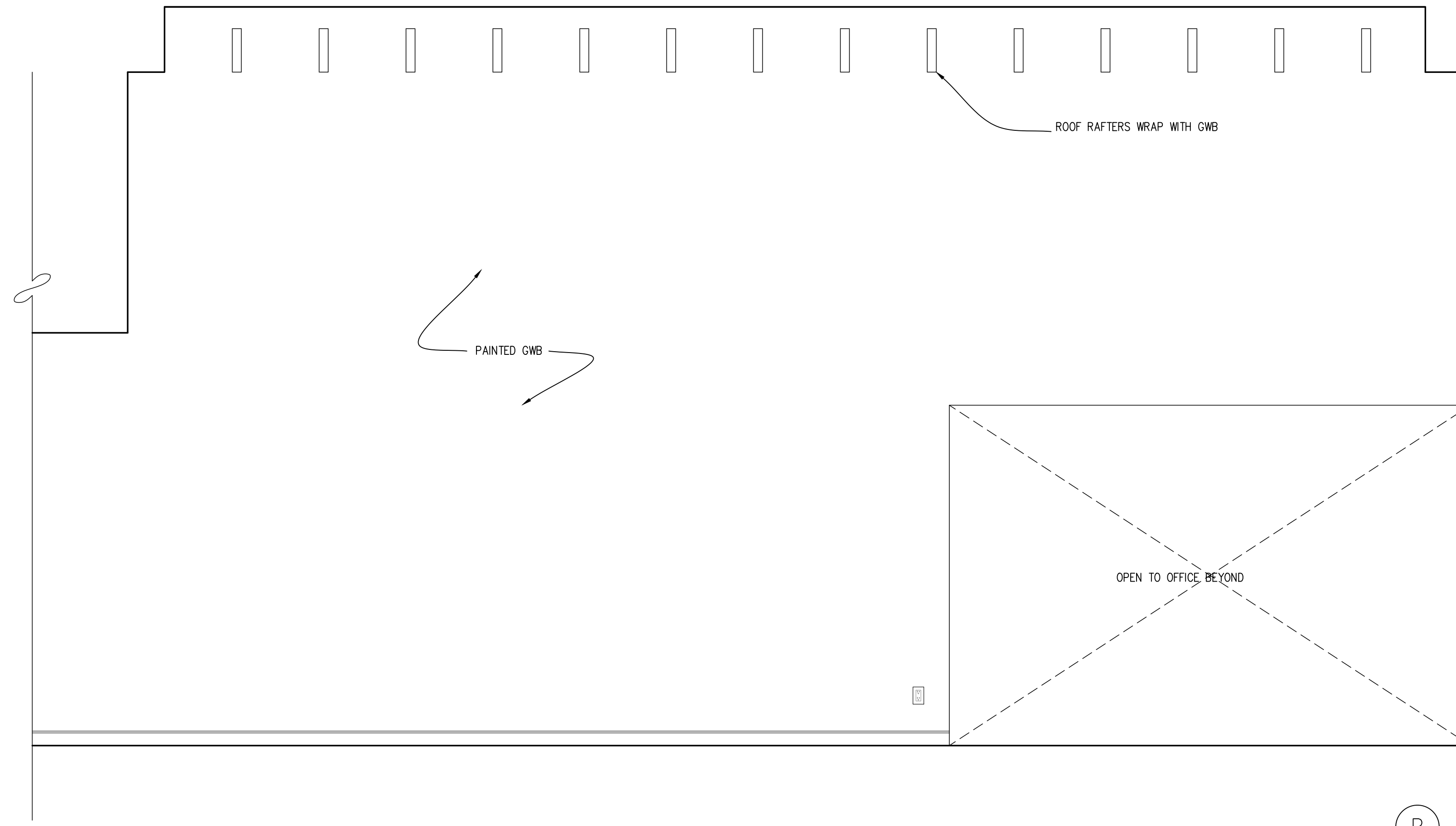
**OFFICE 'B'**

1/2" = 1'-0"

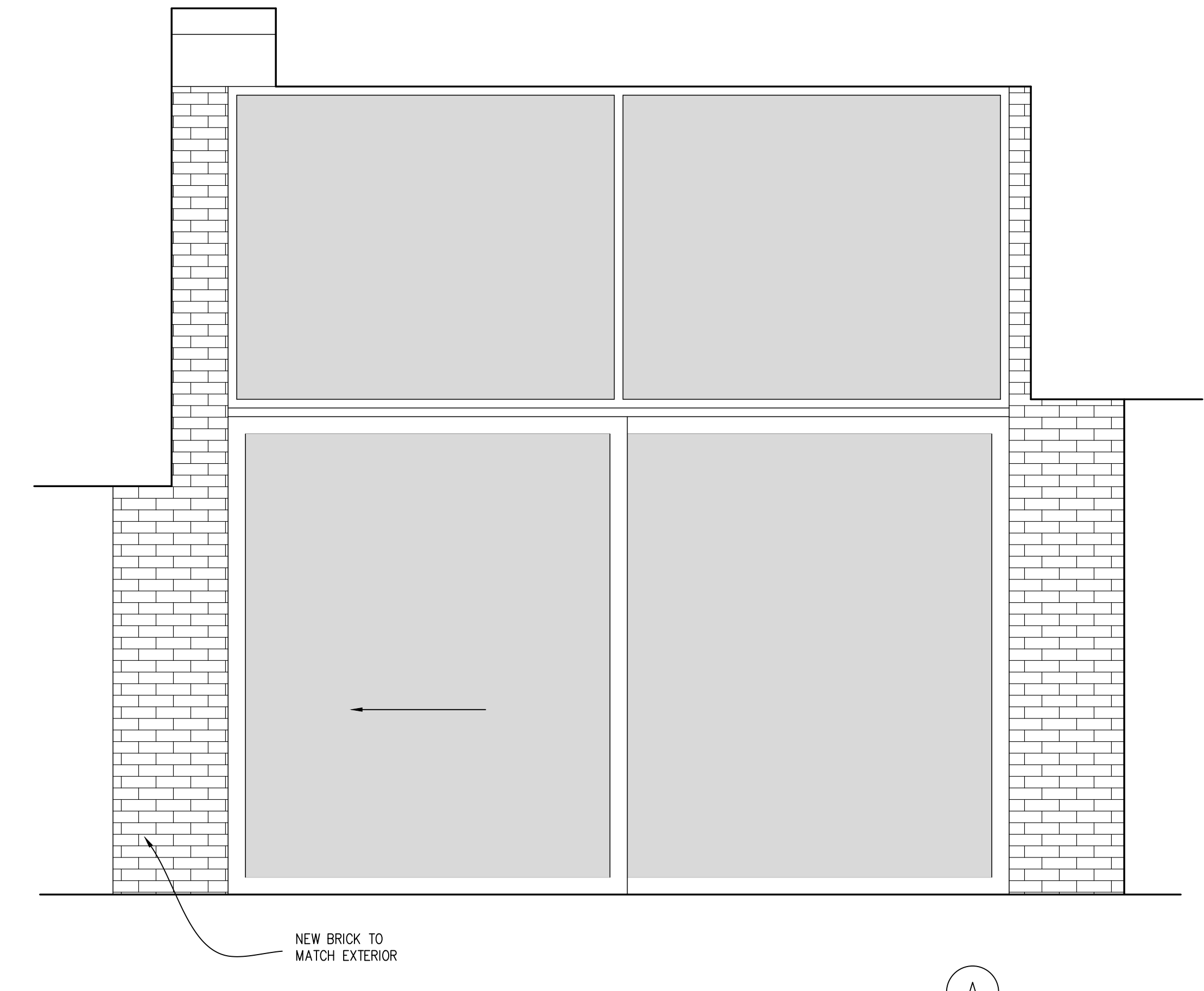


1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

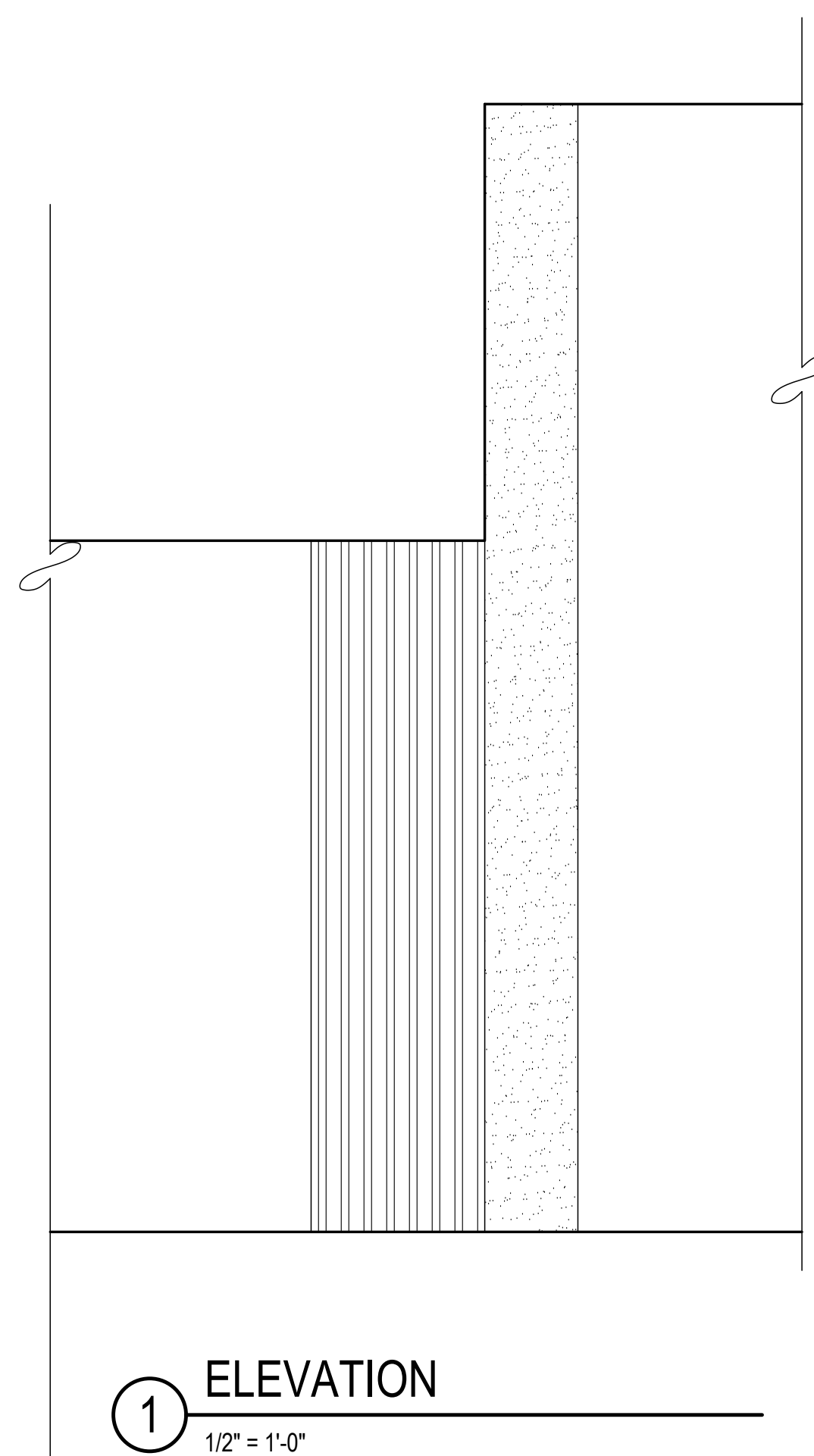
**INTERIOR ELEVATIONS**



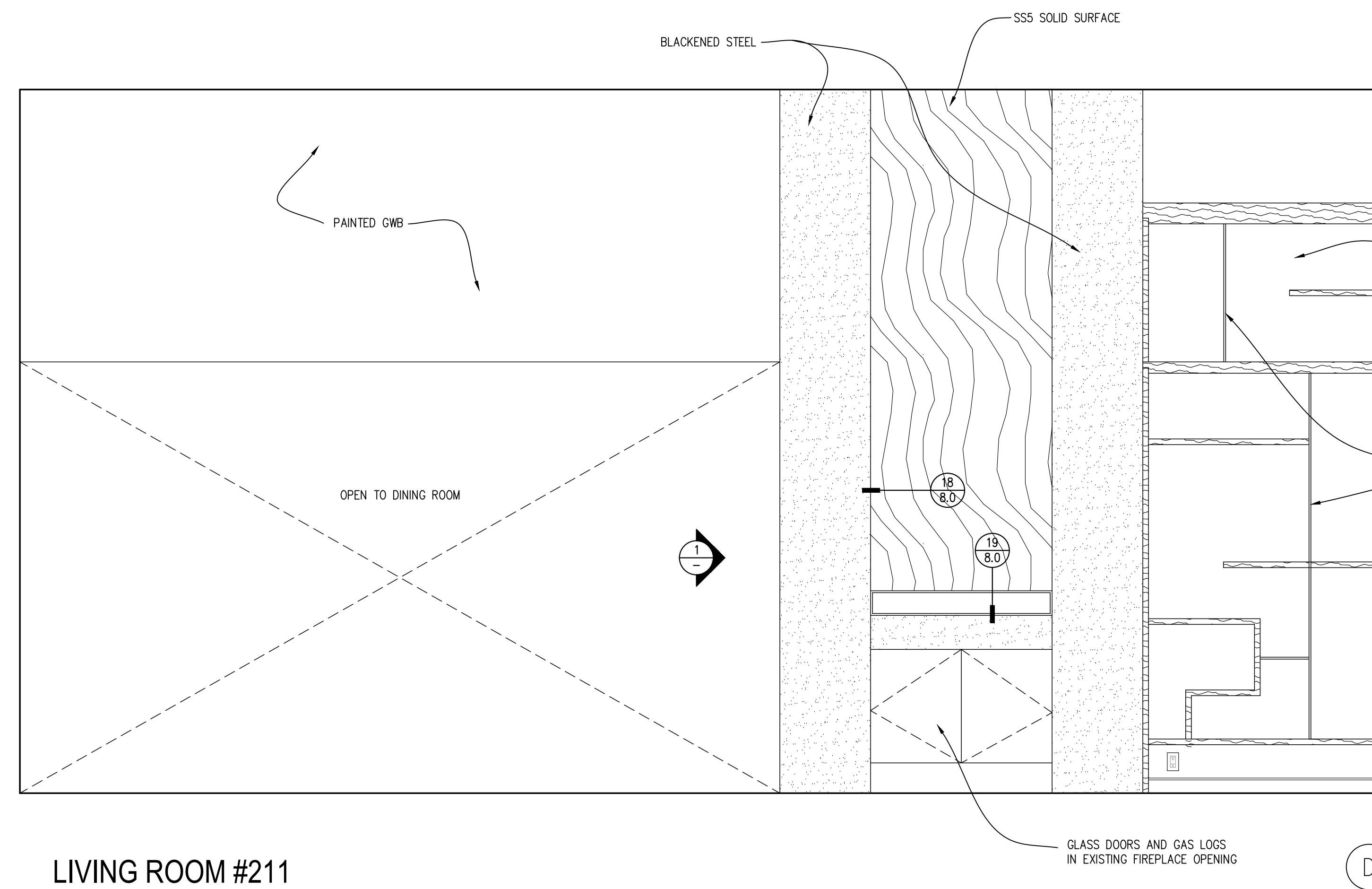
B



A

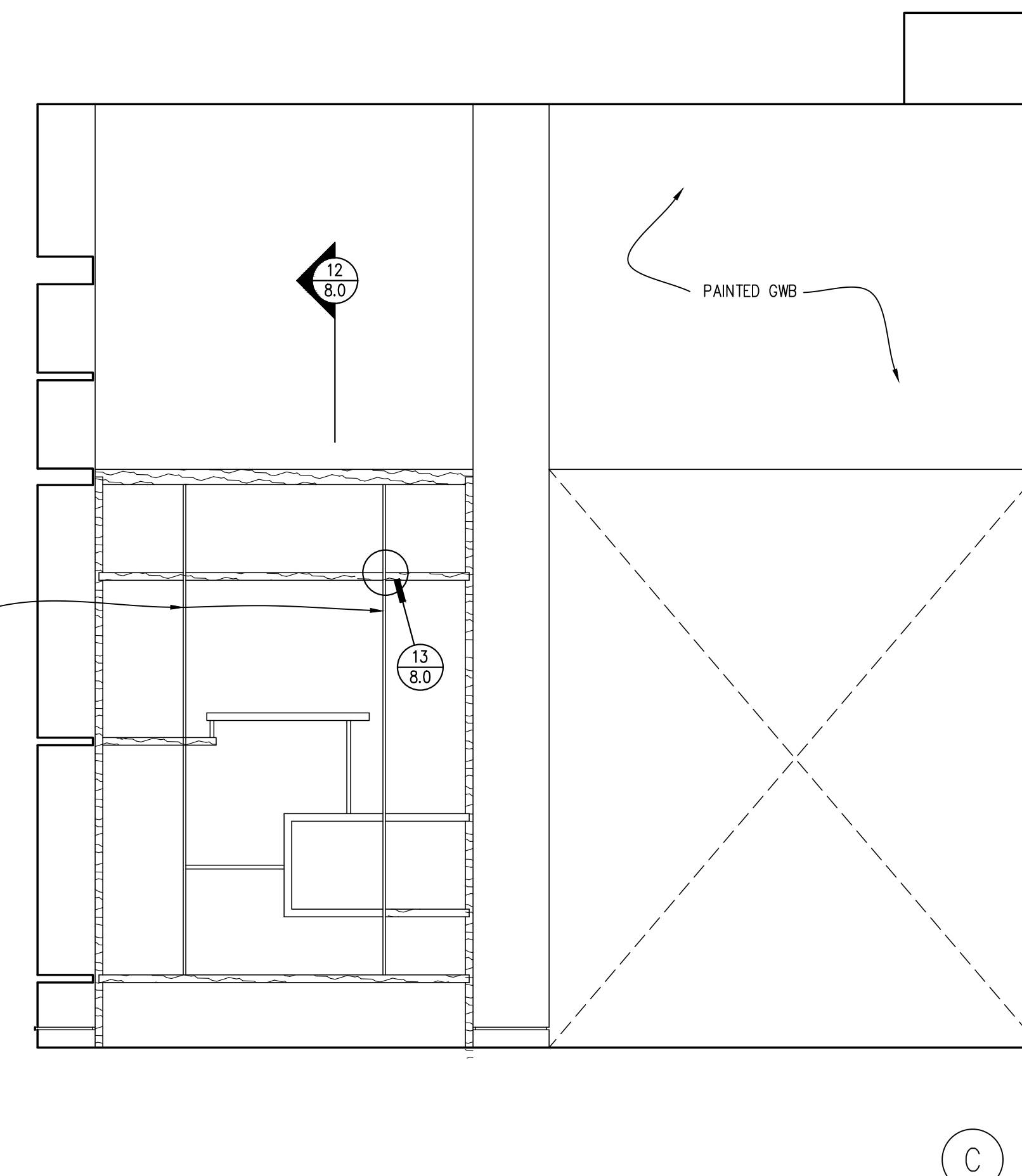


1 ELEVATION  
1/2" = 1'-0"



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

D

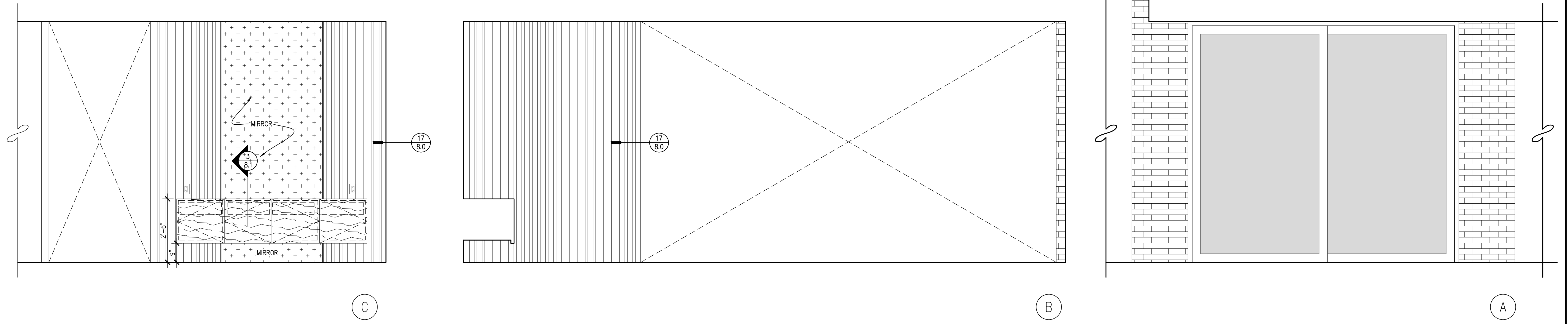


C



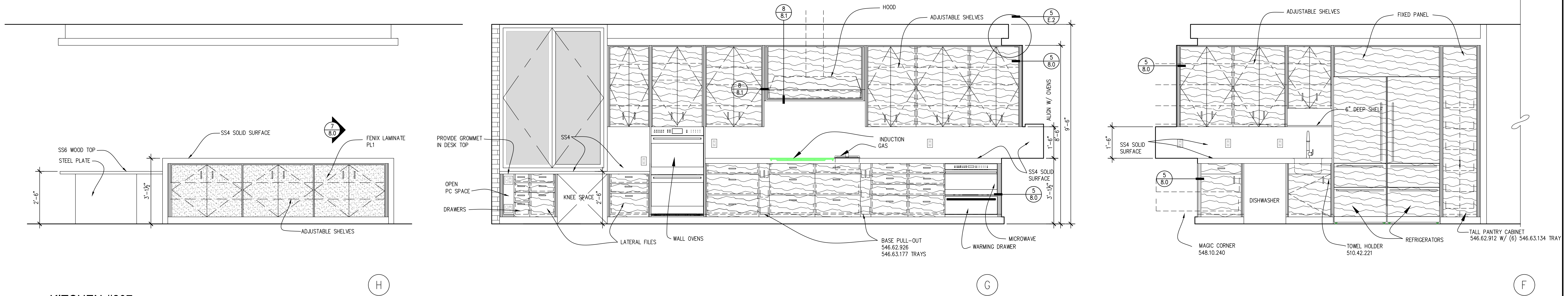
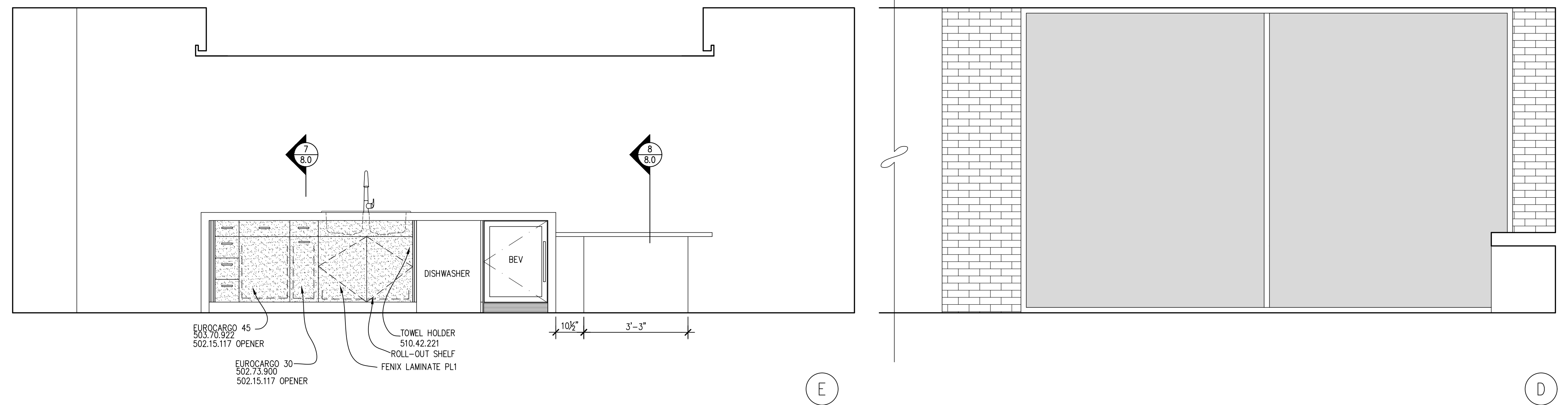
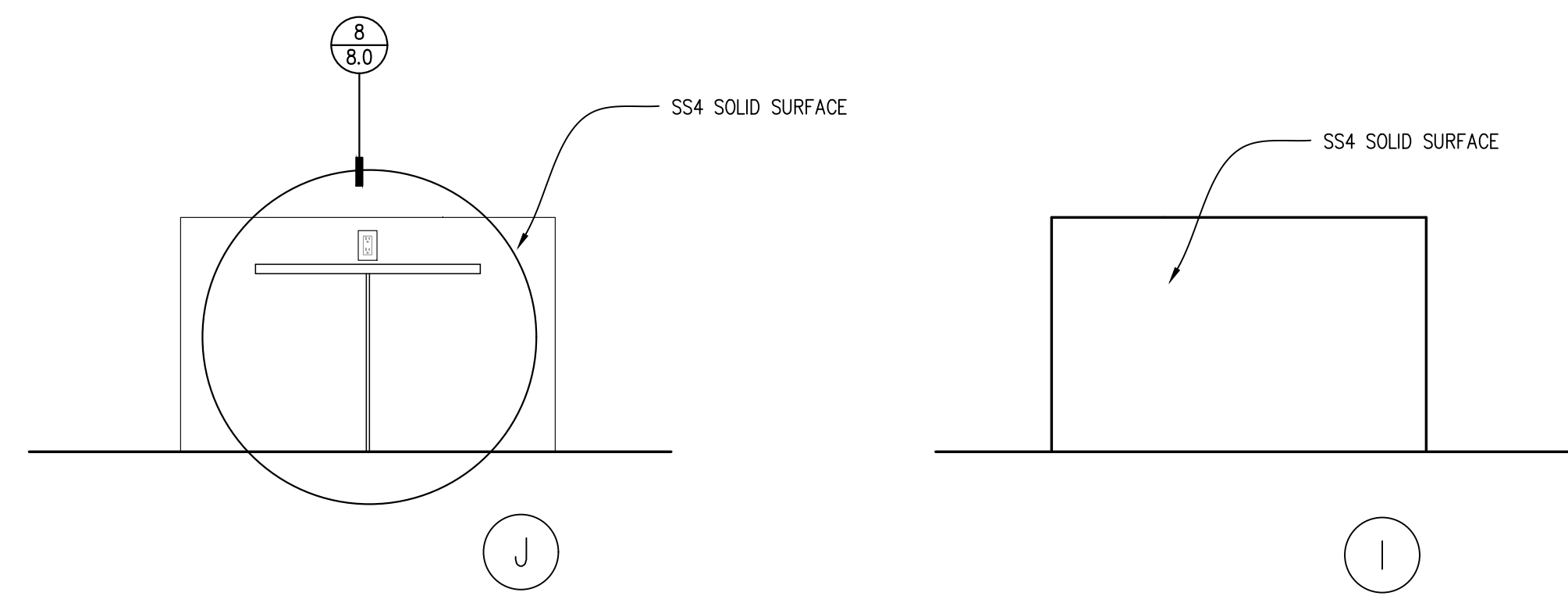
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision



**DINING #210**

1/2" = 1'-0"



**KITCHEN #207**

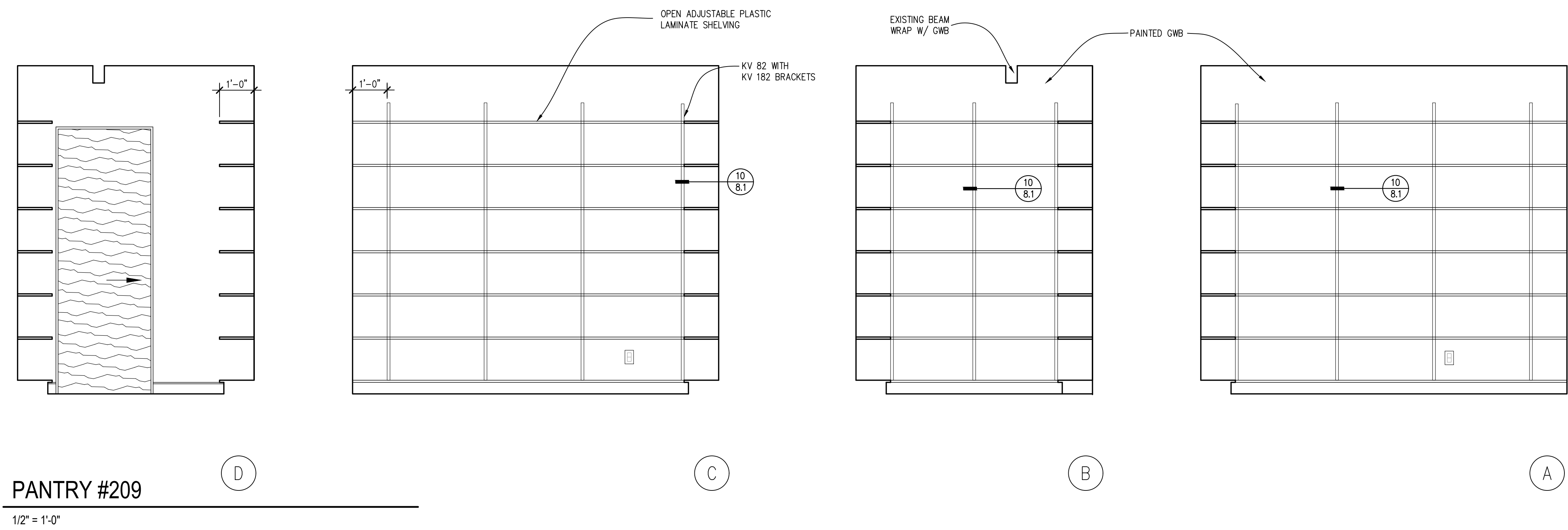
CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY

1/2" = 1'-0"

PANTRY PULL TOP KNOBS HARTRIDGE PULL 18", ASH GRAY

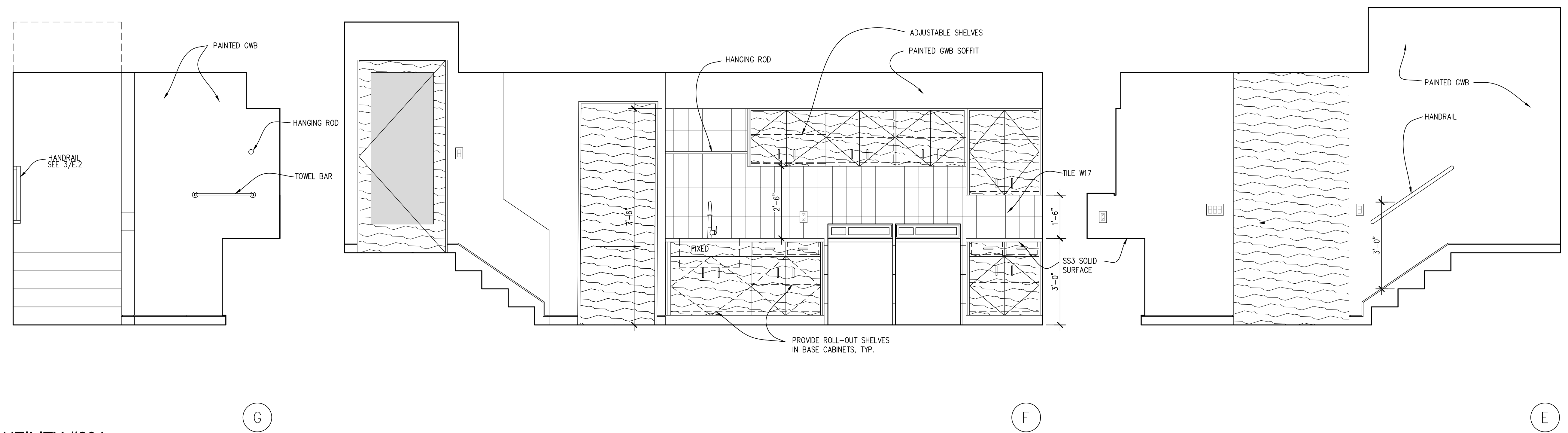


1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision



PANTRY #209

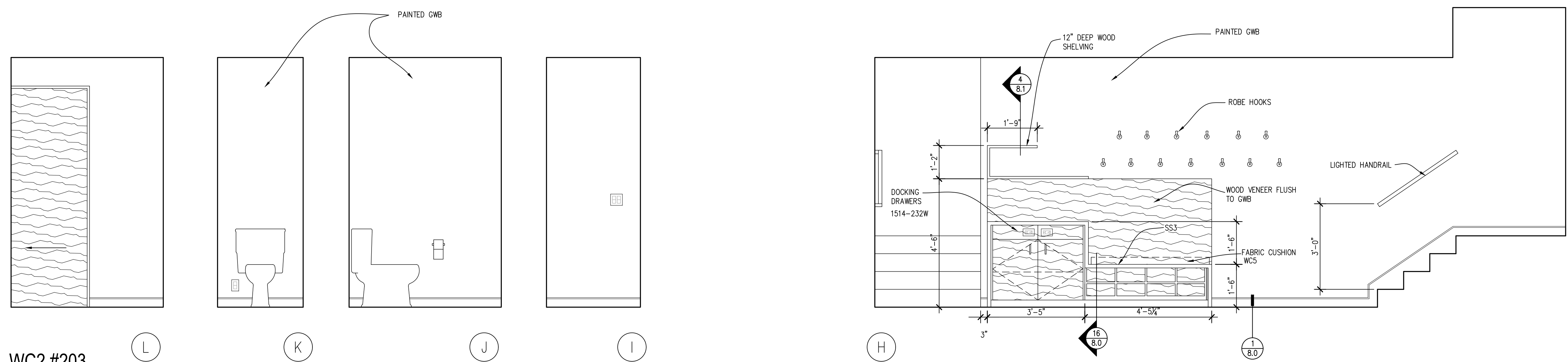
1/2" = 1'-0"



UTILITY #204

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

1/2" = 1'-0"



WC #203

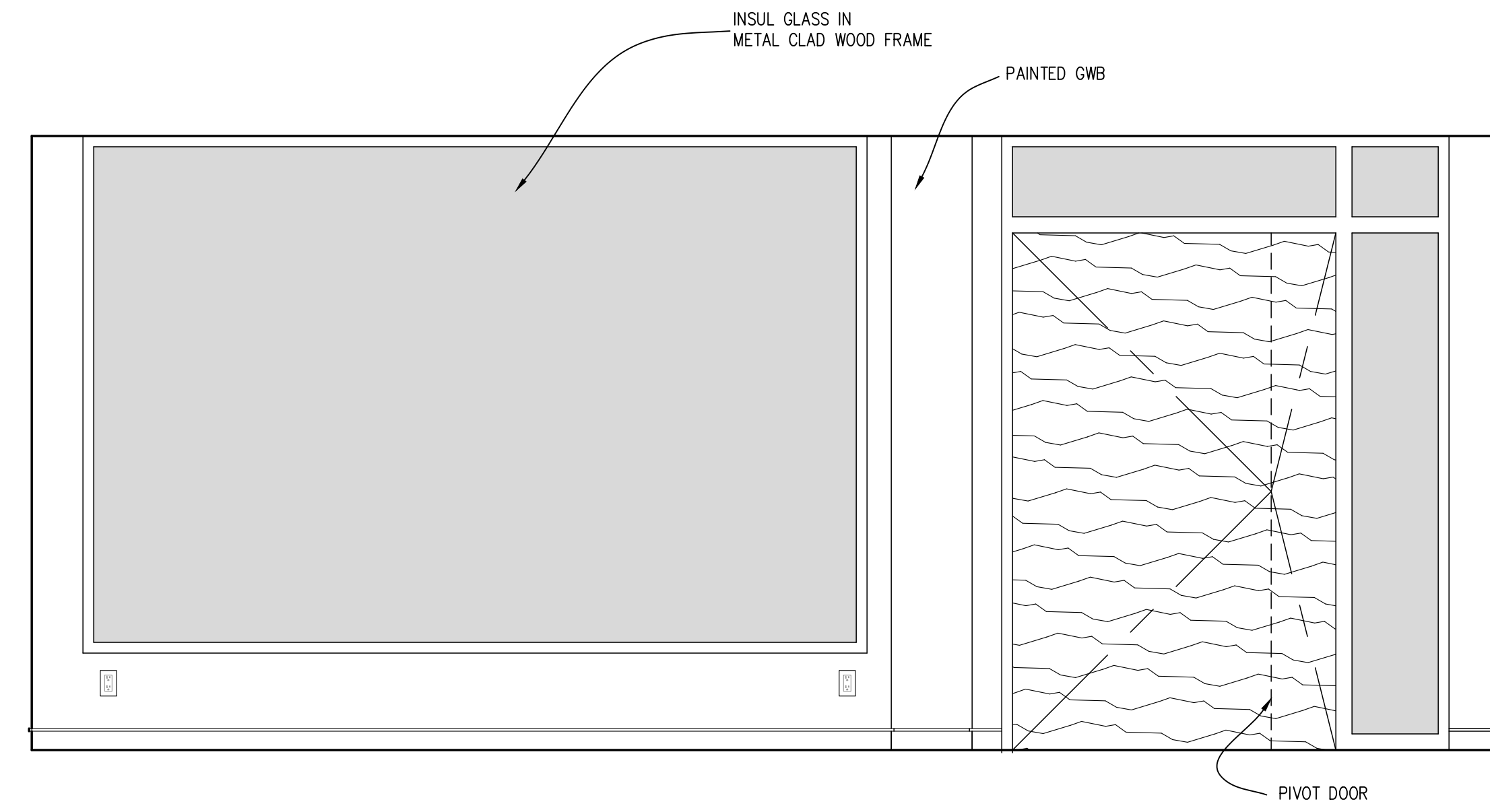
1/2" = 1'-0"



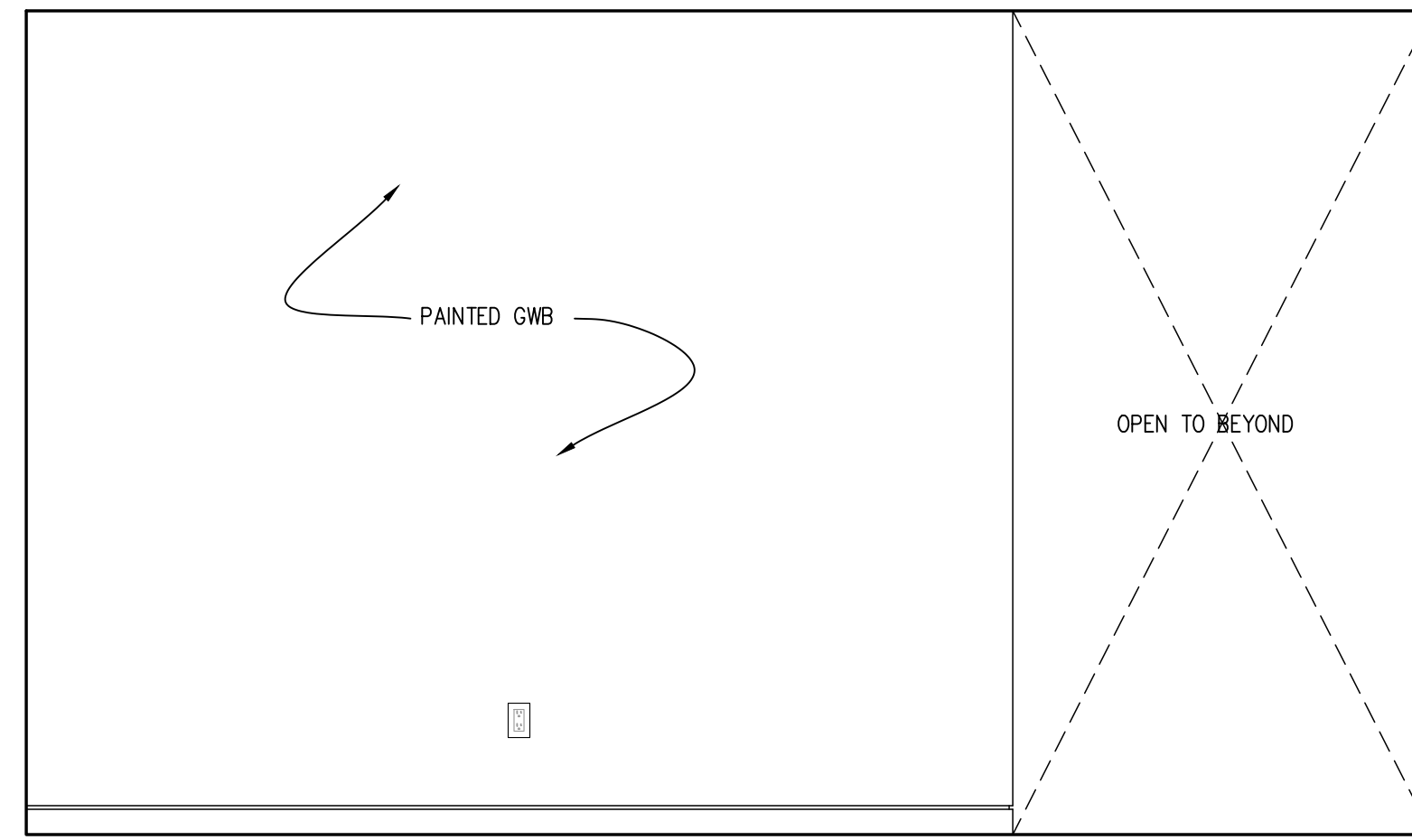
1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET

No. Date Revision

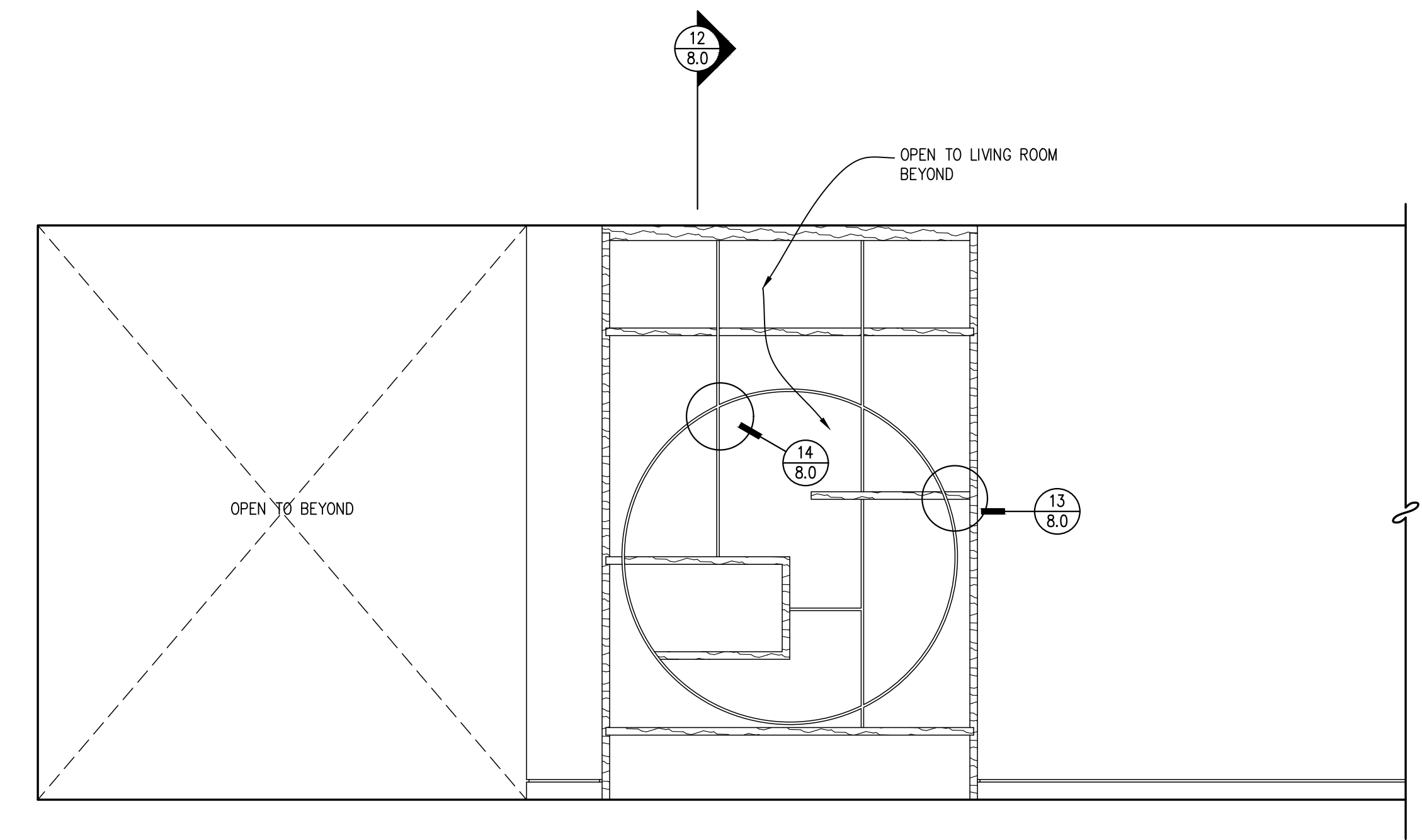
INTERIOR ELEVATIONS



C



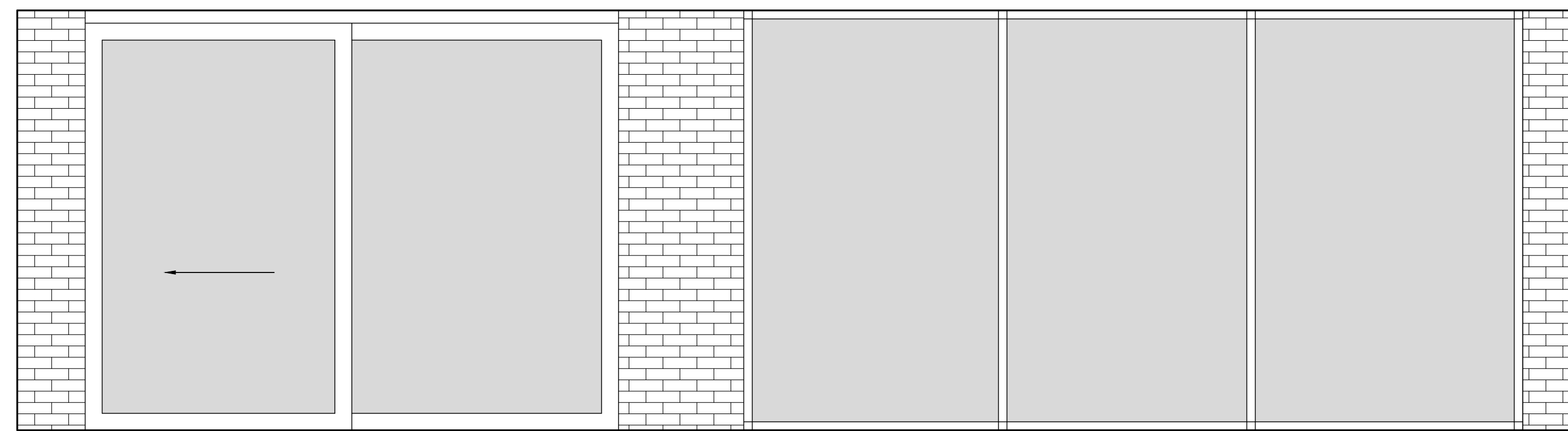
B



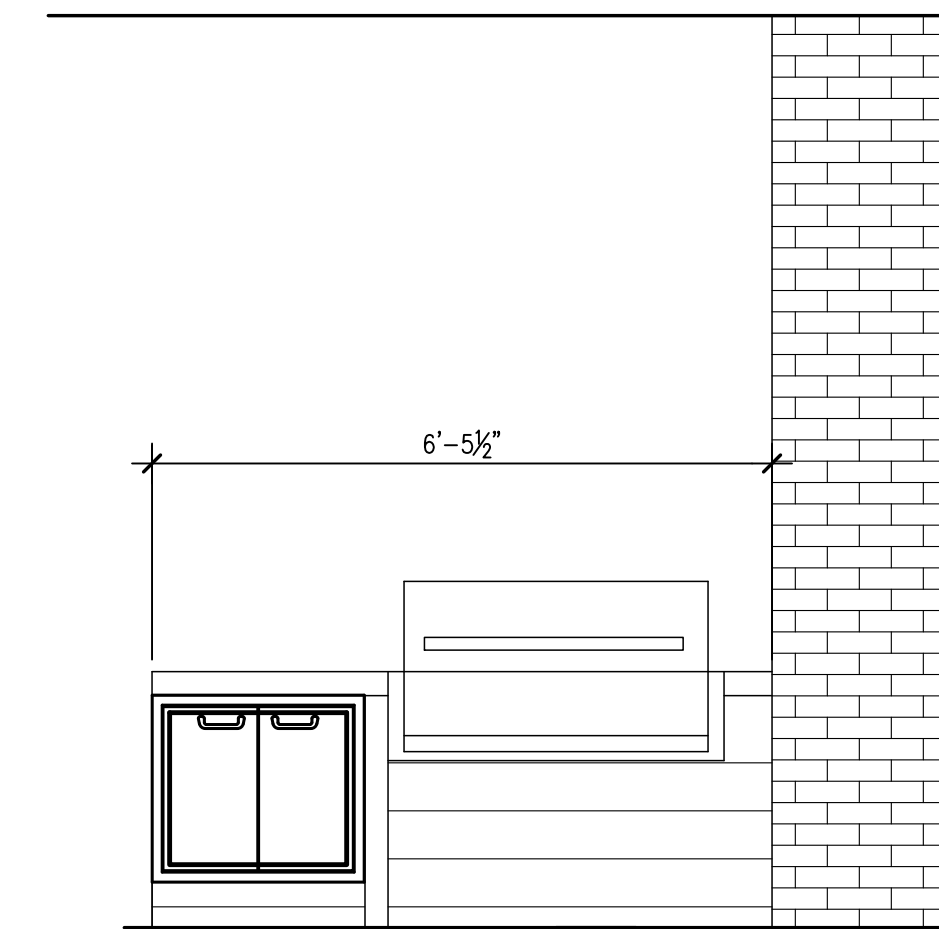
A

ENTRY/MUSIC #200/202

1/2" = 1'-0"



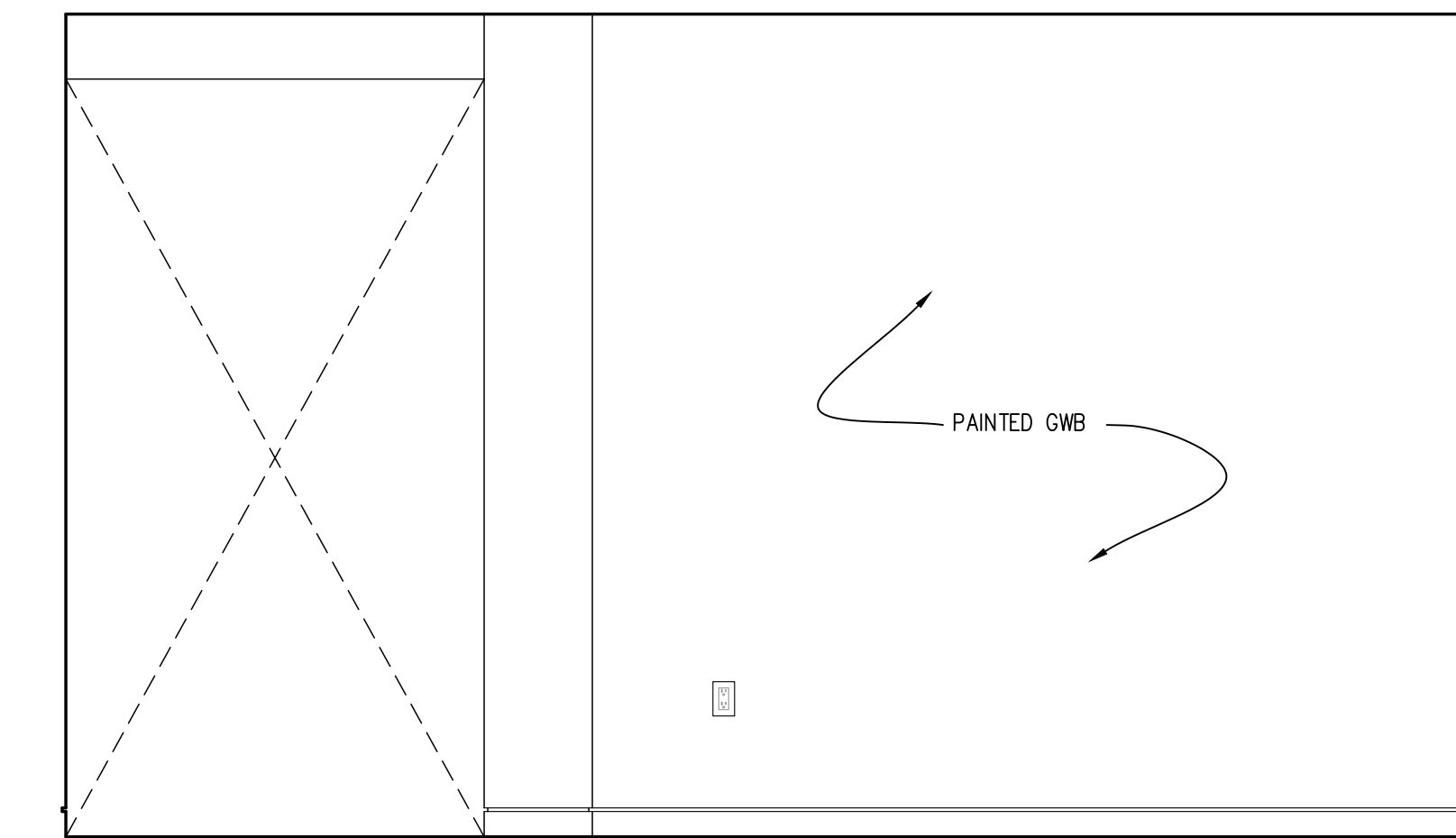
F



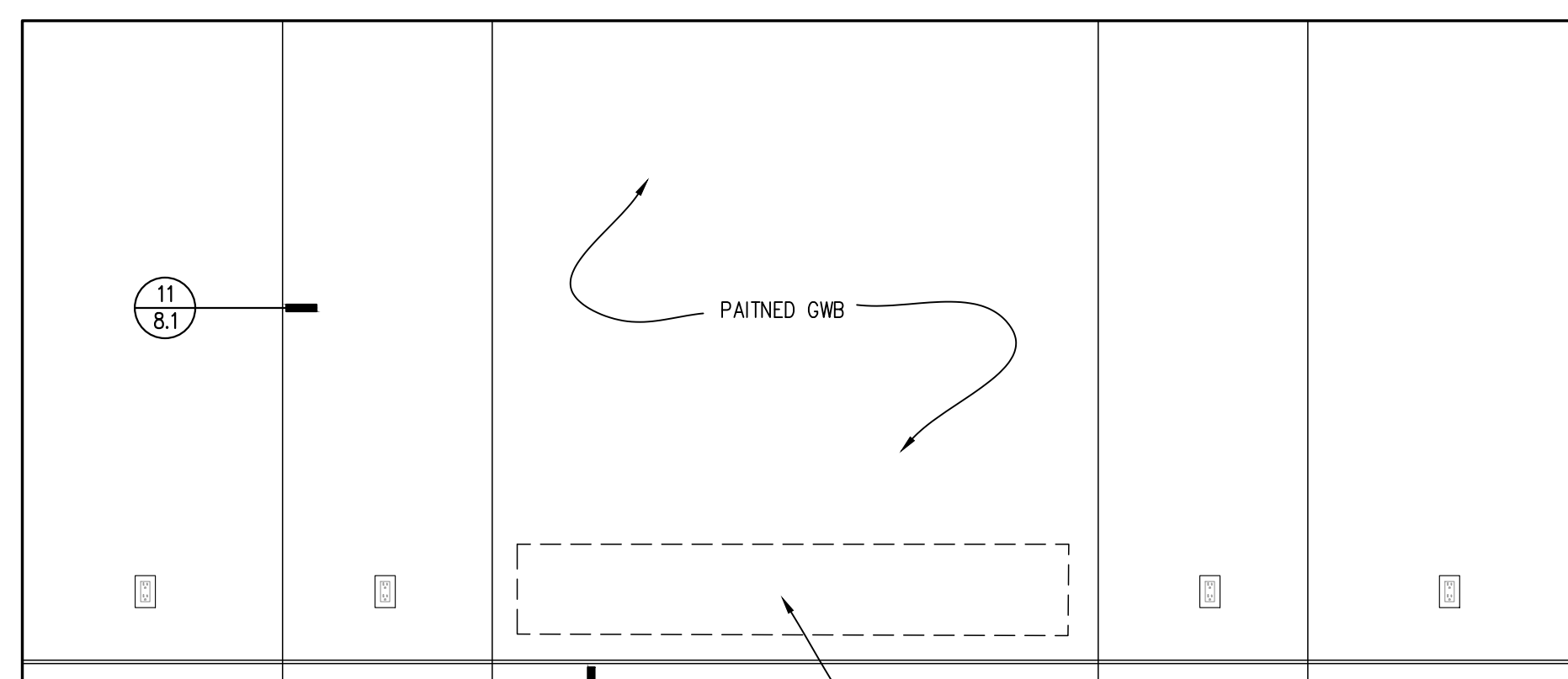
E

DECK

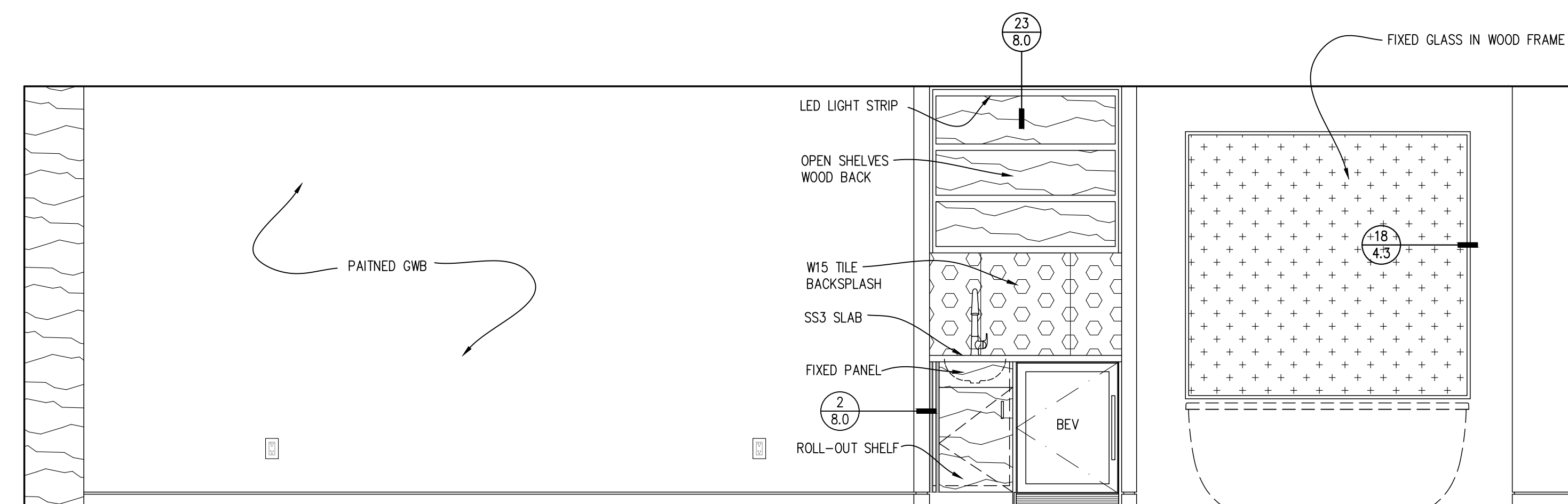
1/2" = 1'-0"



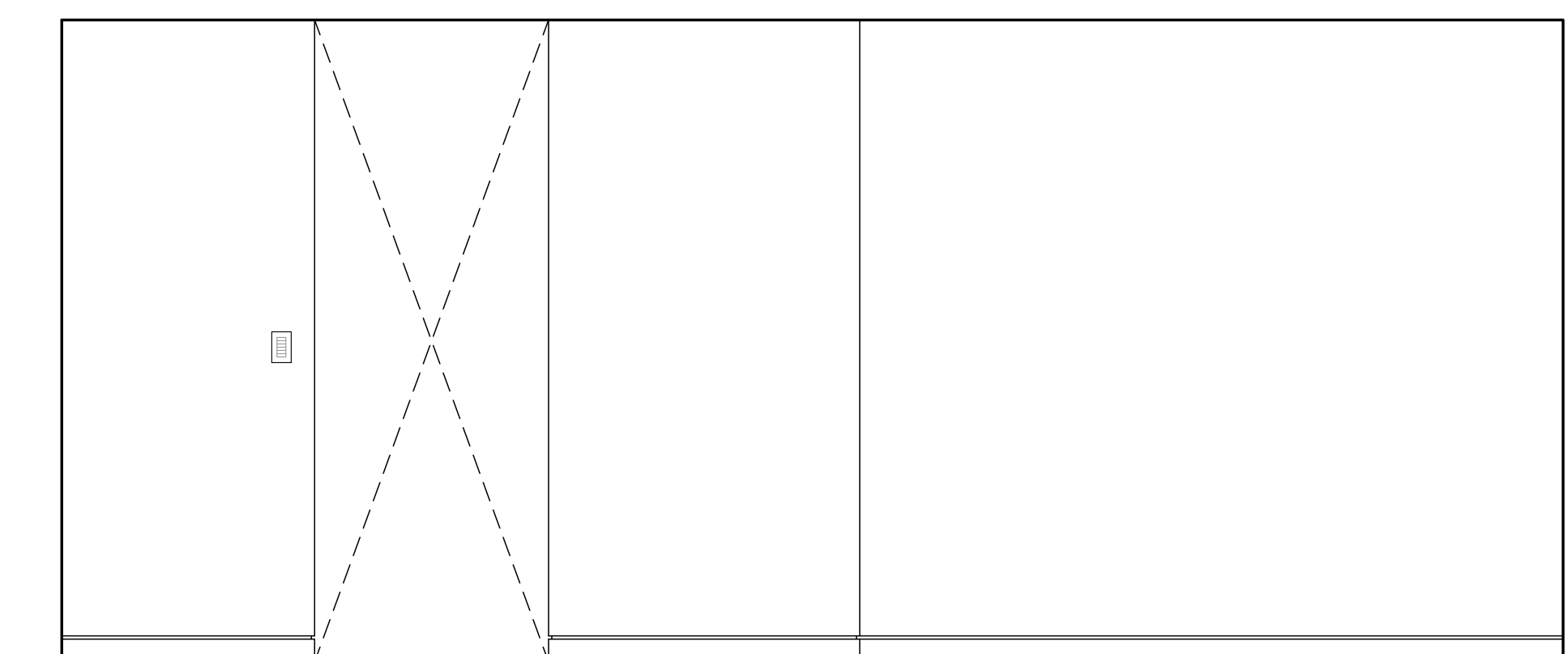
D



I



H



G

M. BEDROOM #306

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

1/2" = 1'-0"



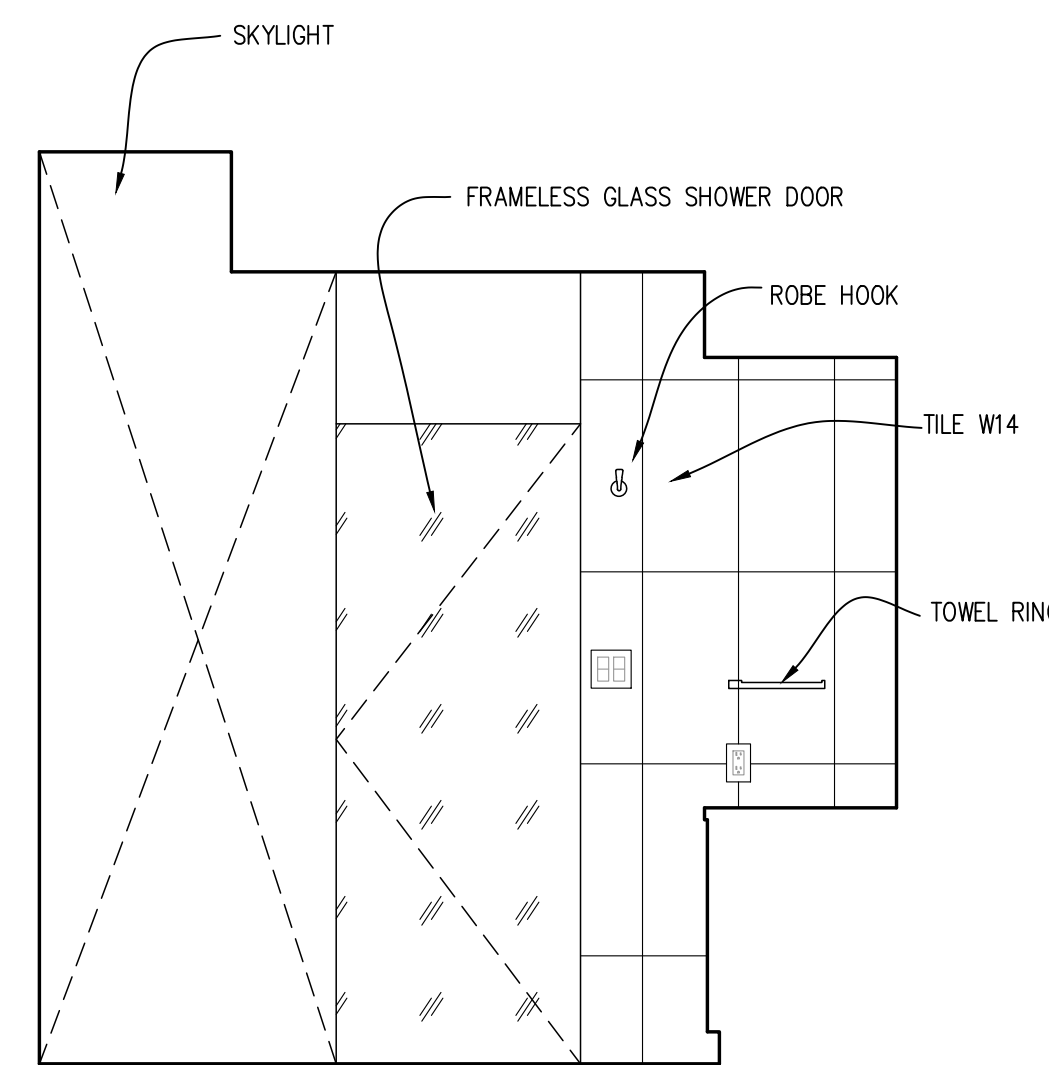
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

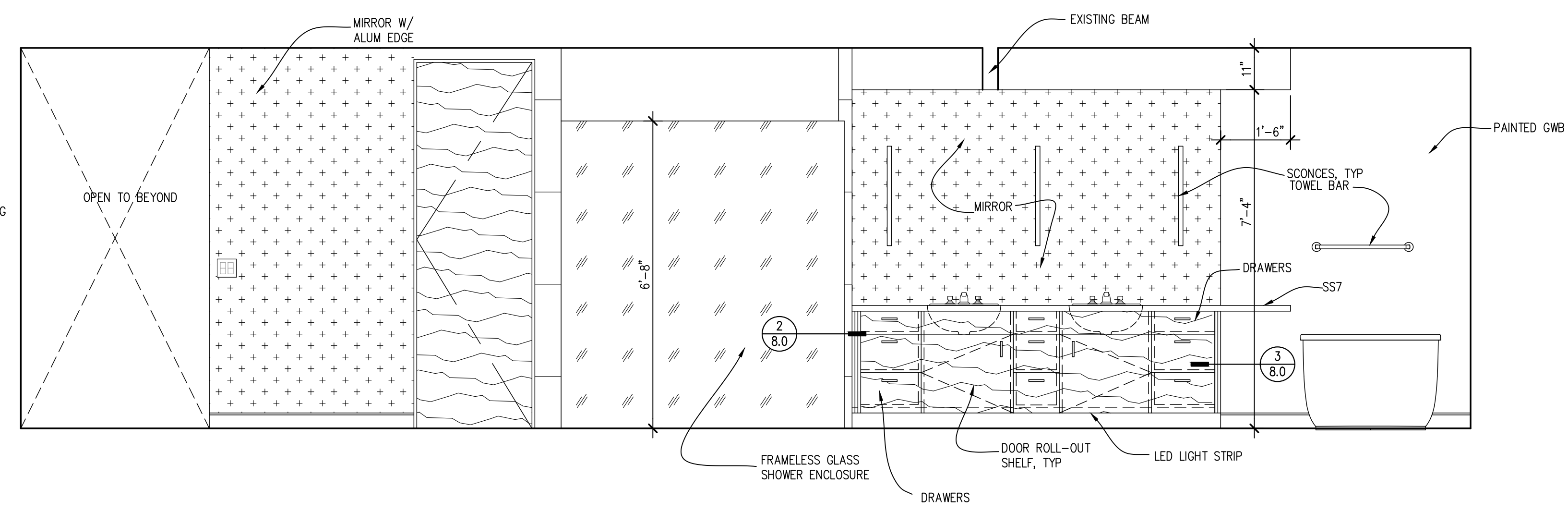
INTERIOR ELEVATIONS

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

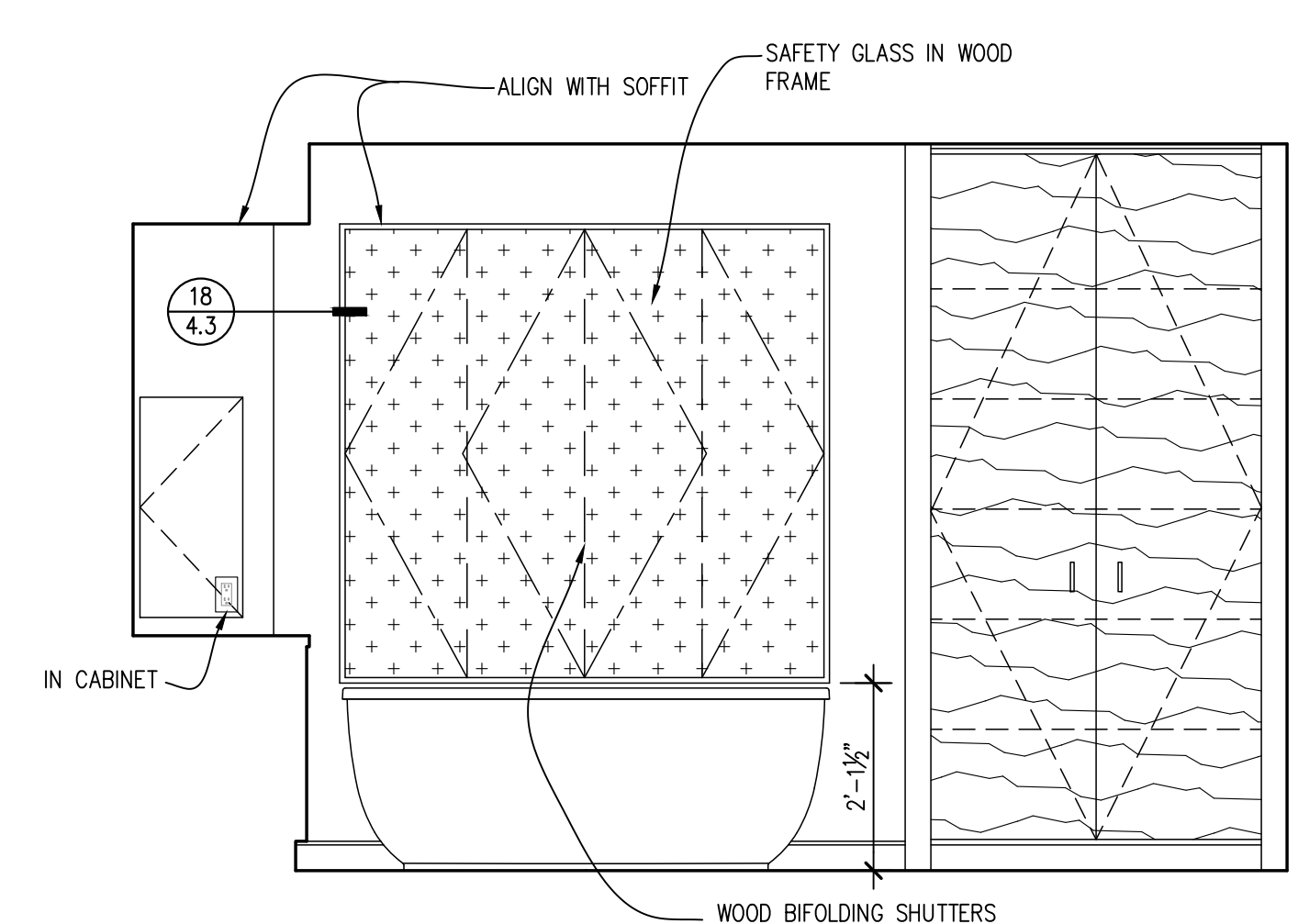




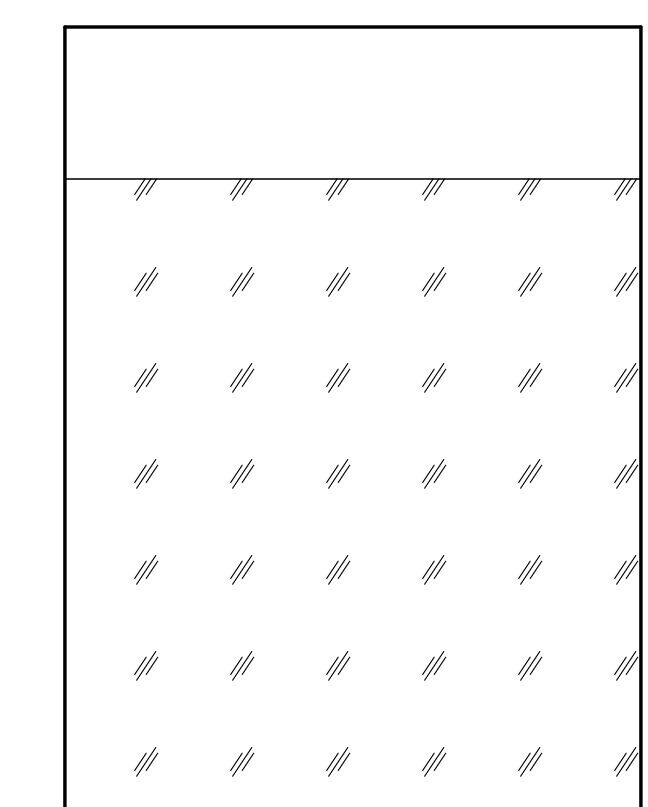
C



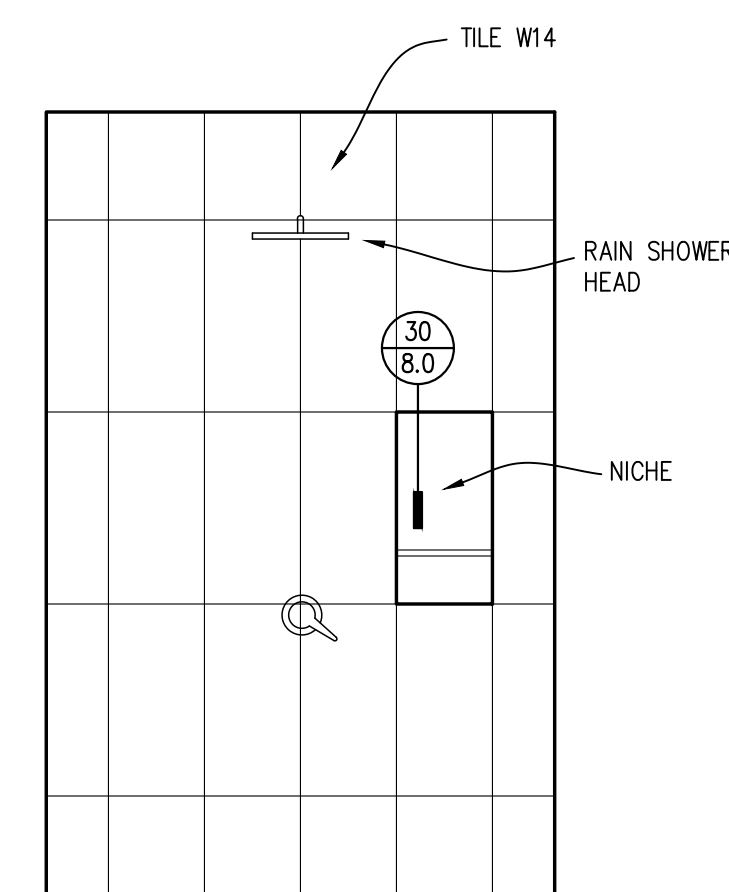
B



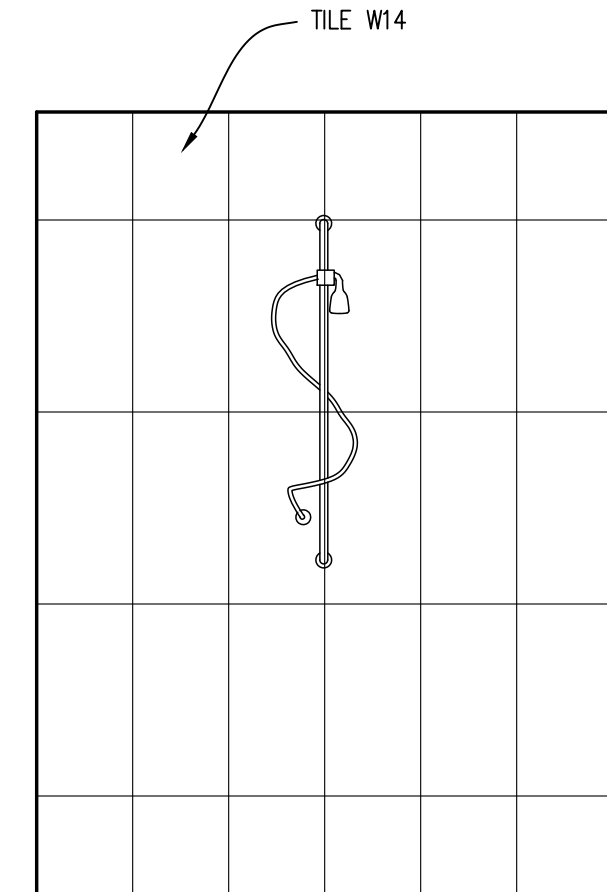
A



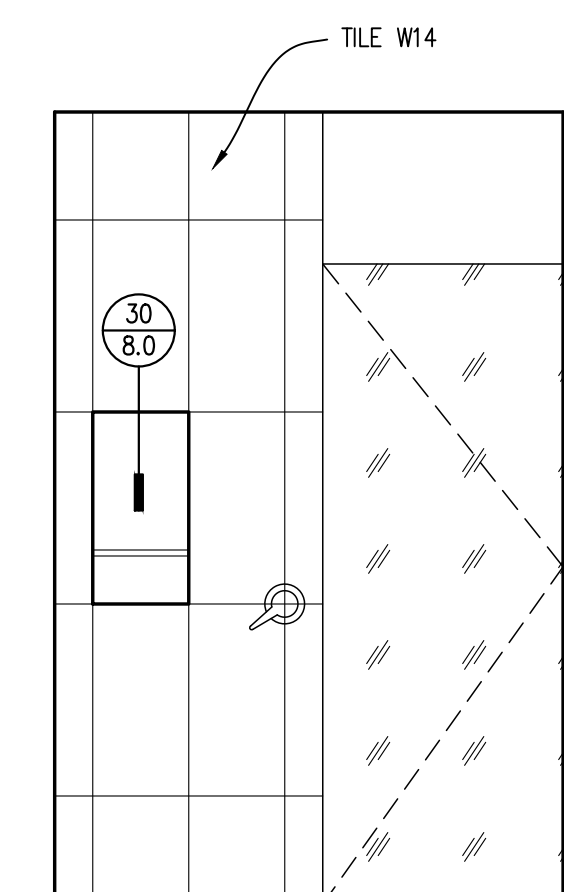
H



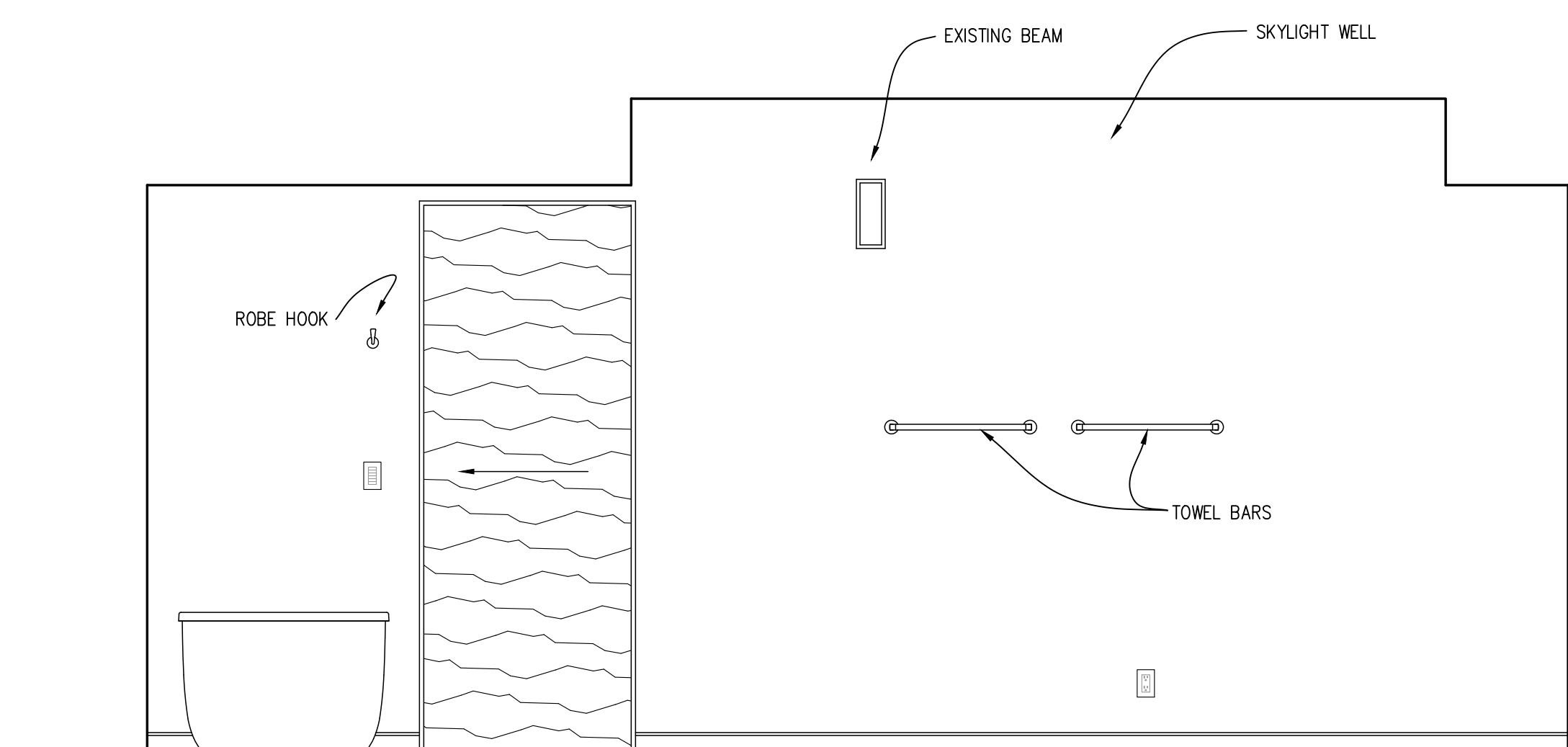
G



F



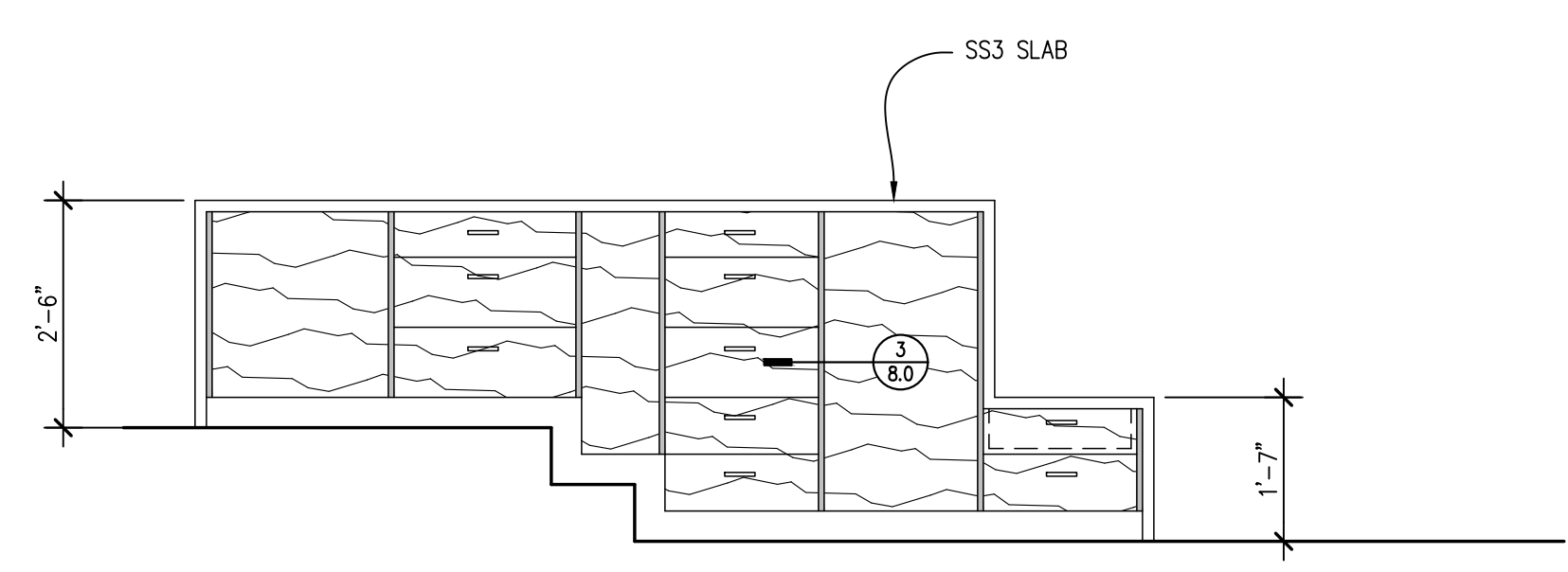
E



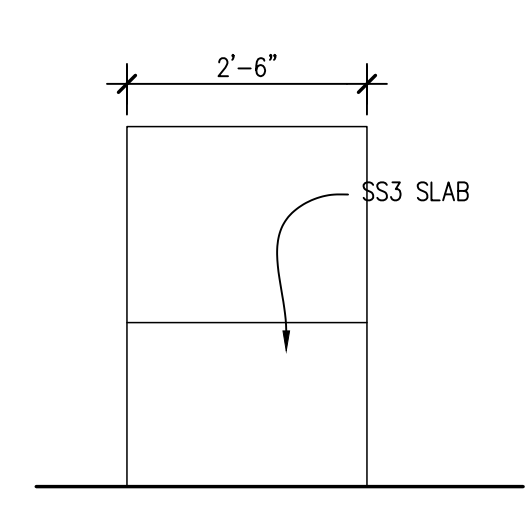
D

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

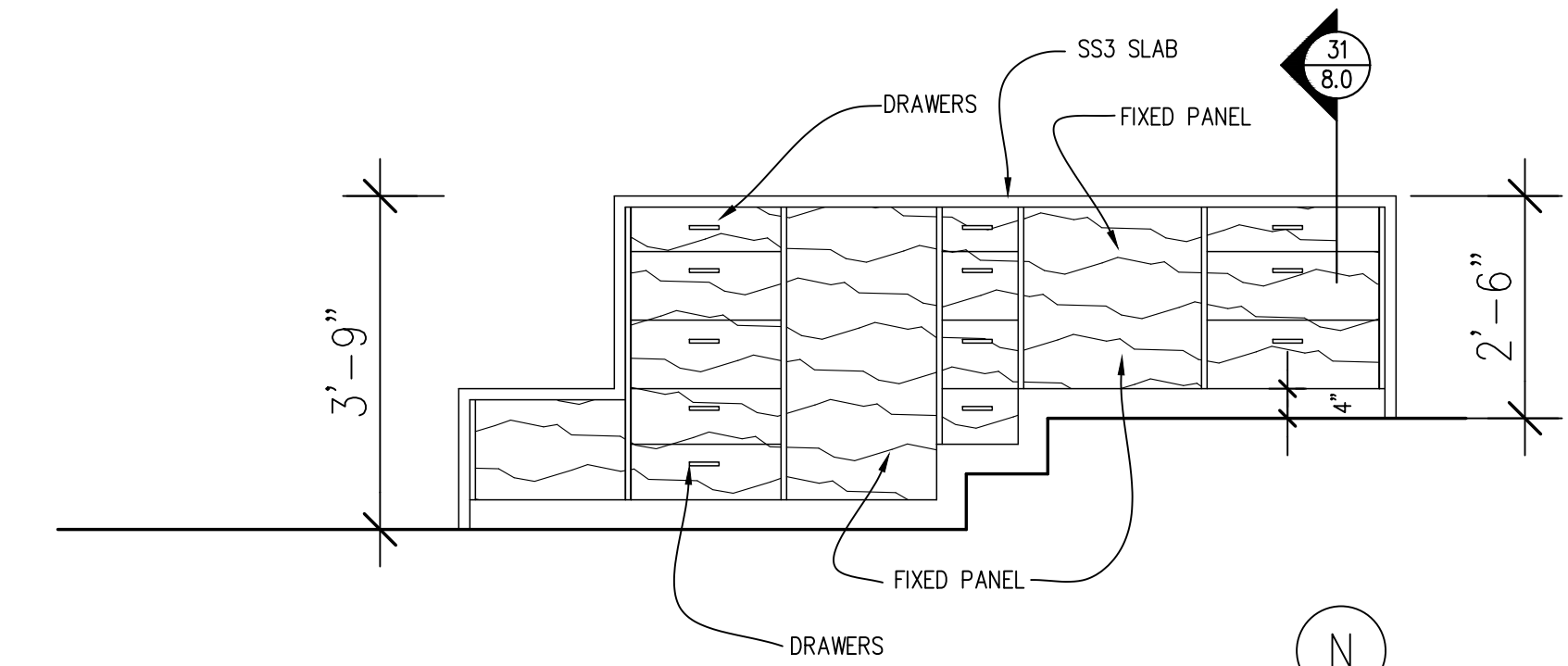
**M.BATH #309** CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE  
1/2" = 1'-0"



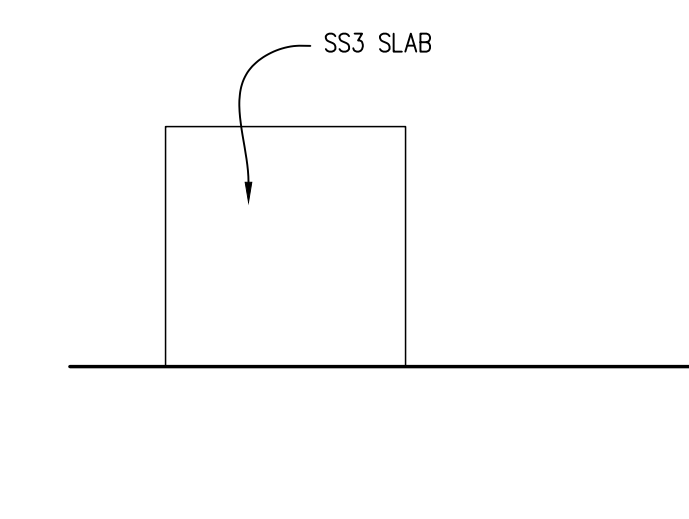
P



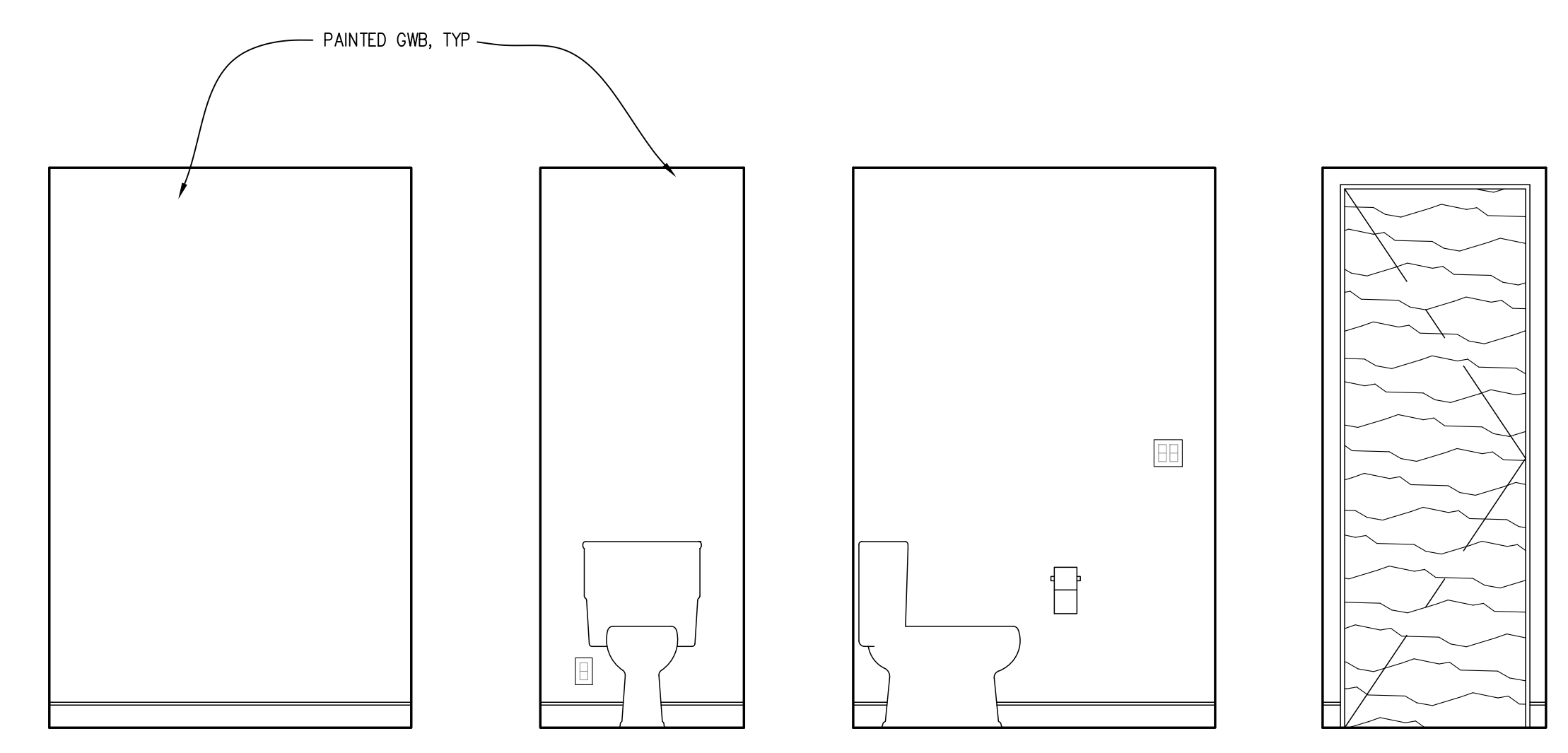
O



N



M



L

K

J

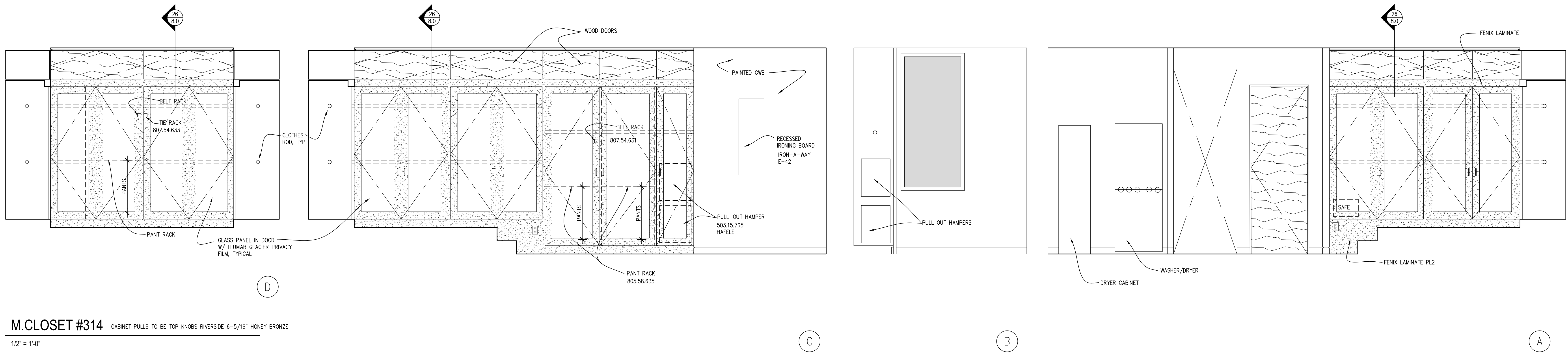
I

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

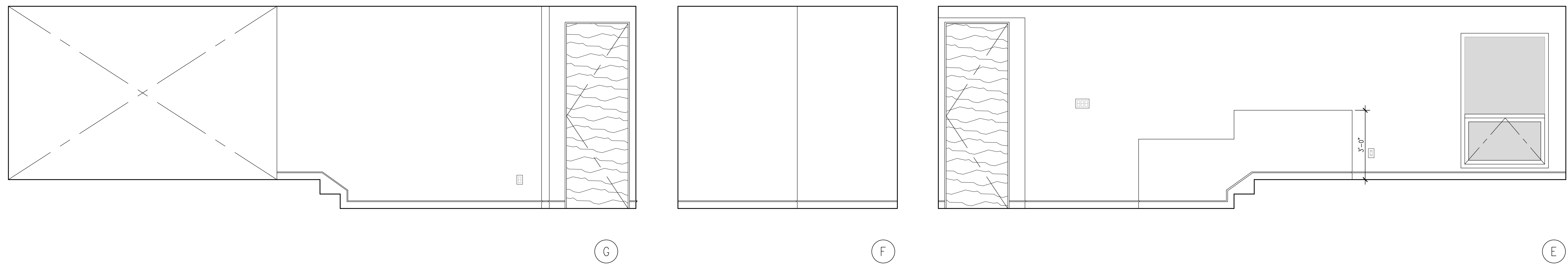
**M.CLOSET ISLAND #314** CABINET PULLS TO BE TOP KNOBS RIVERSIDE 3-3/4" HONEY BRONZE  
1/2" = 1'-0"



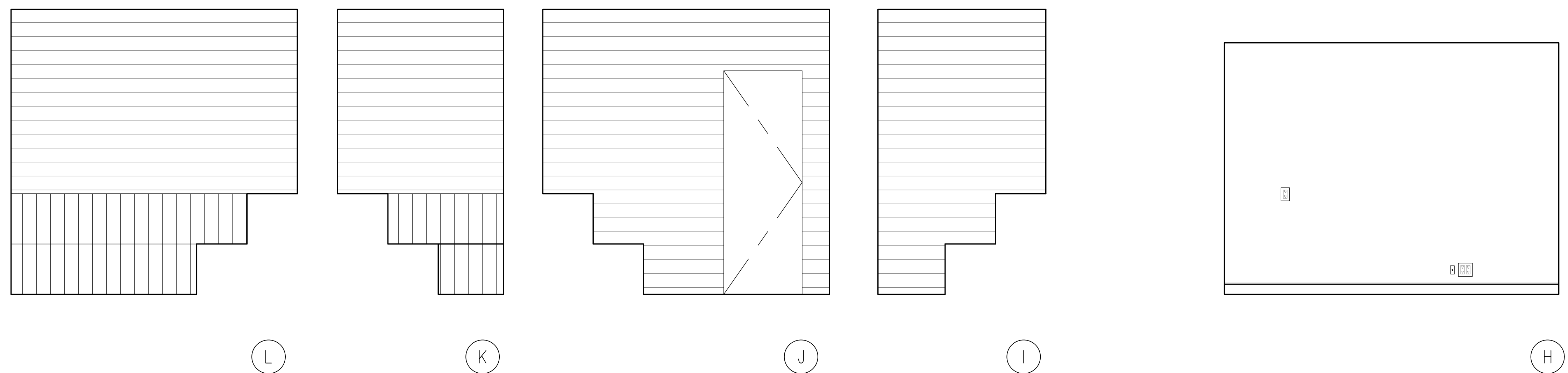
1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision



**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"



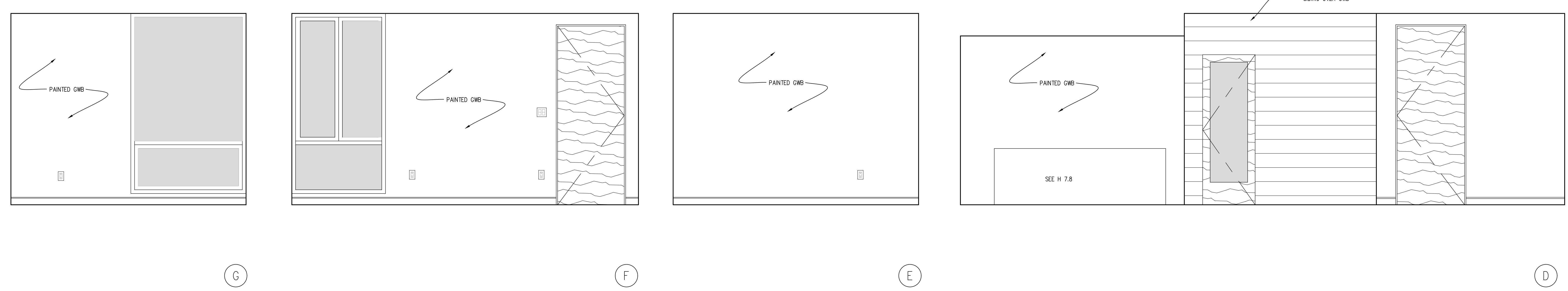
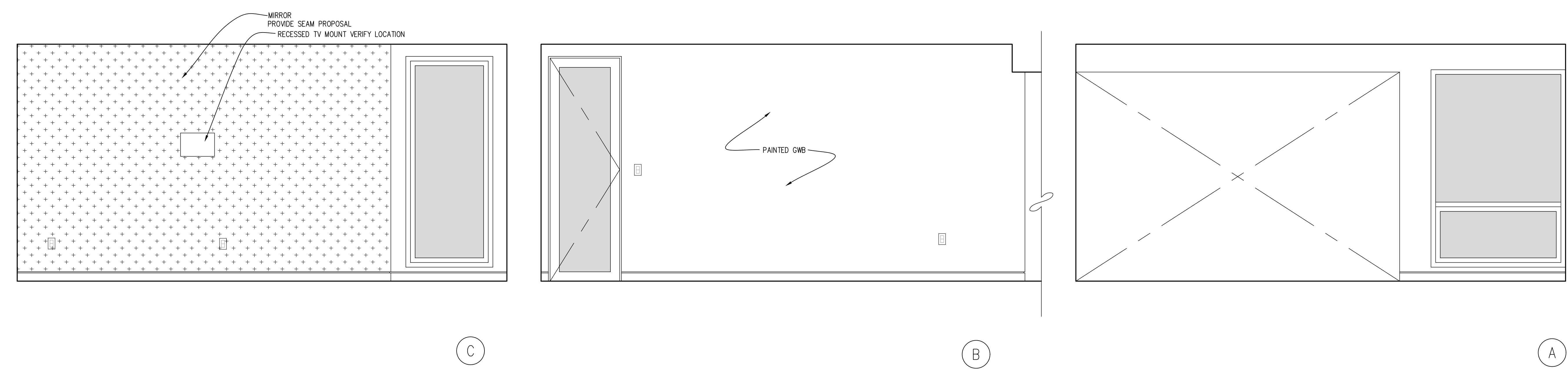
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision



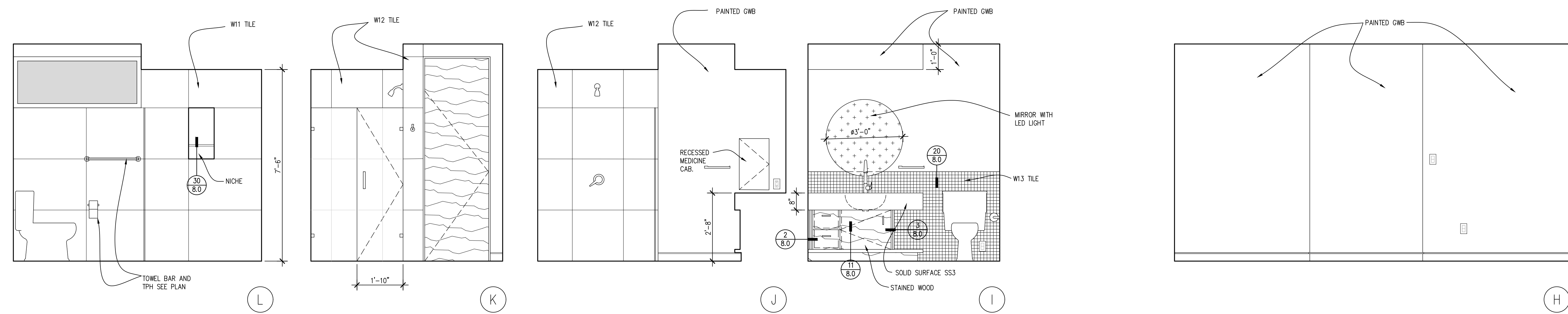
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision



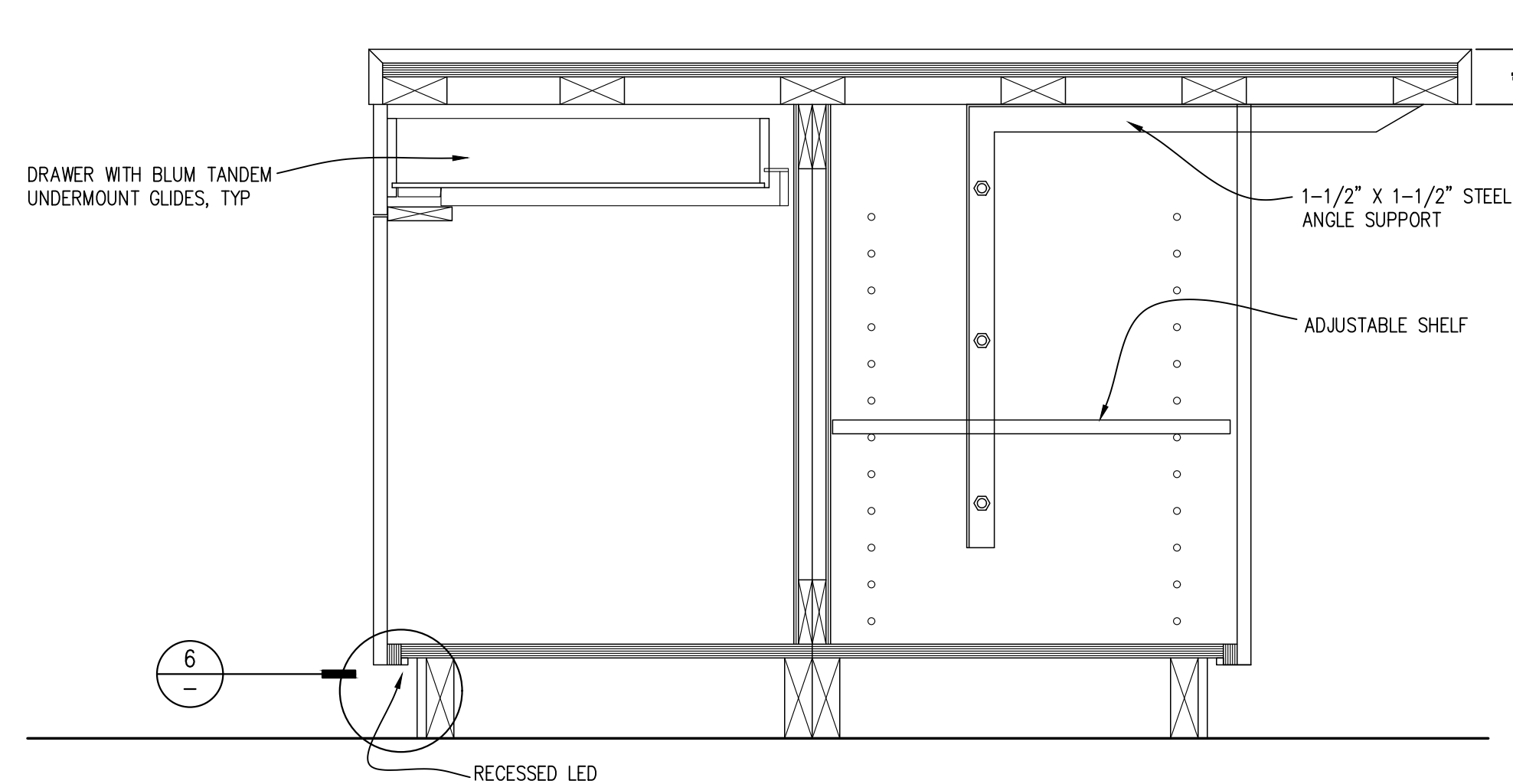
**EXERCISE 304**

1/2" = 1'-0"

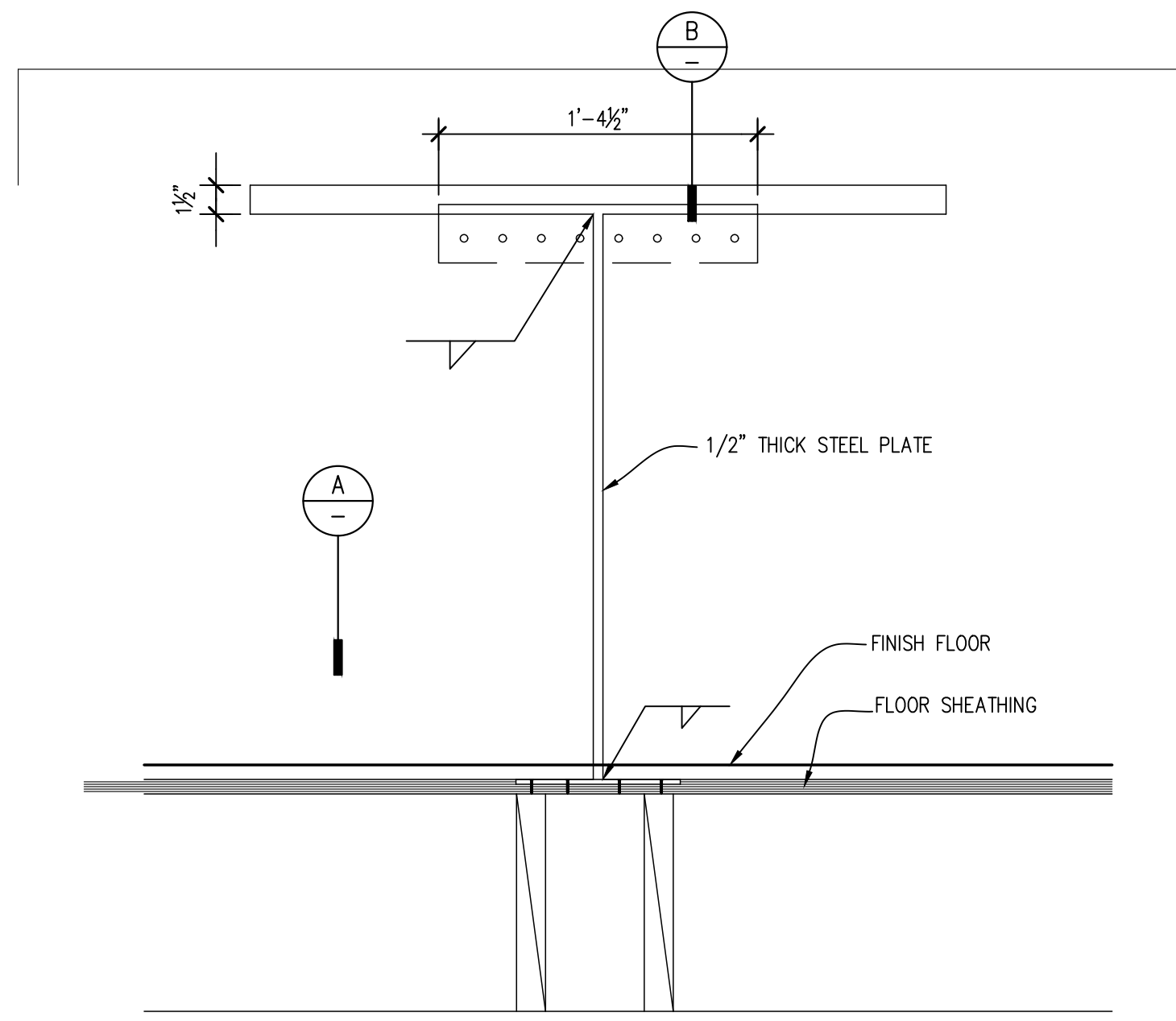


**BATH5 #302** CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY  
1/2" = 1'-0"

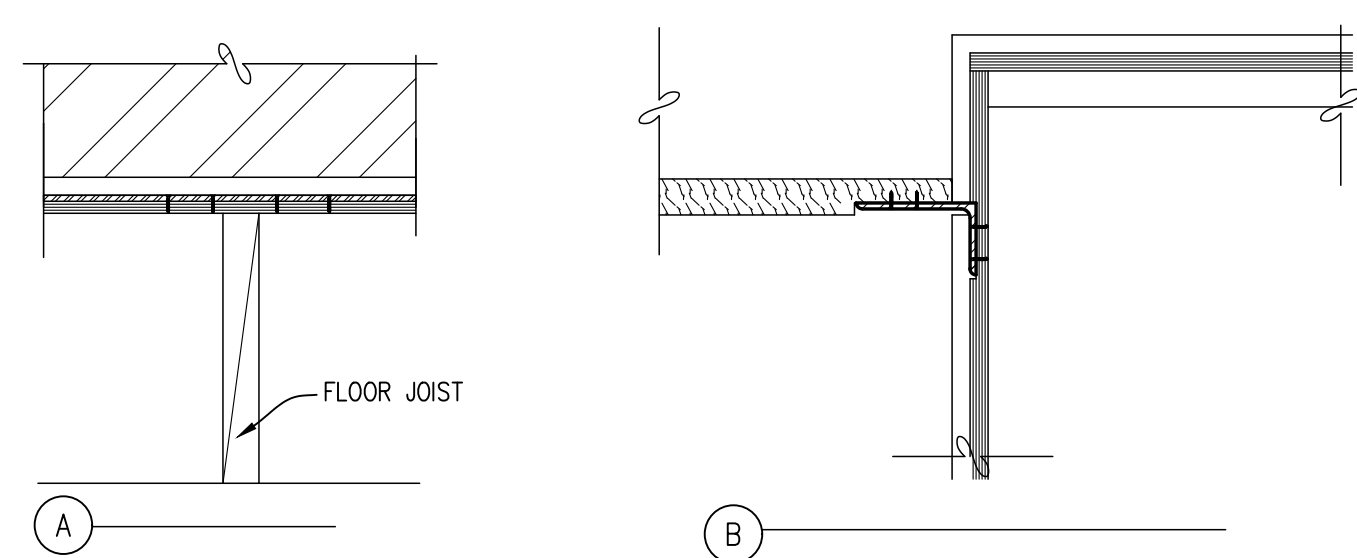
**BEDROOM4 #300**  
1/2" = 1'-0"



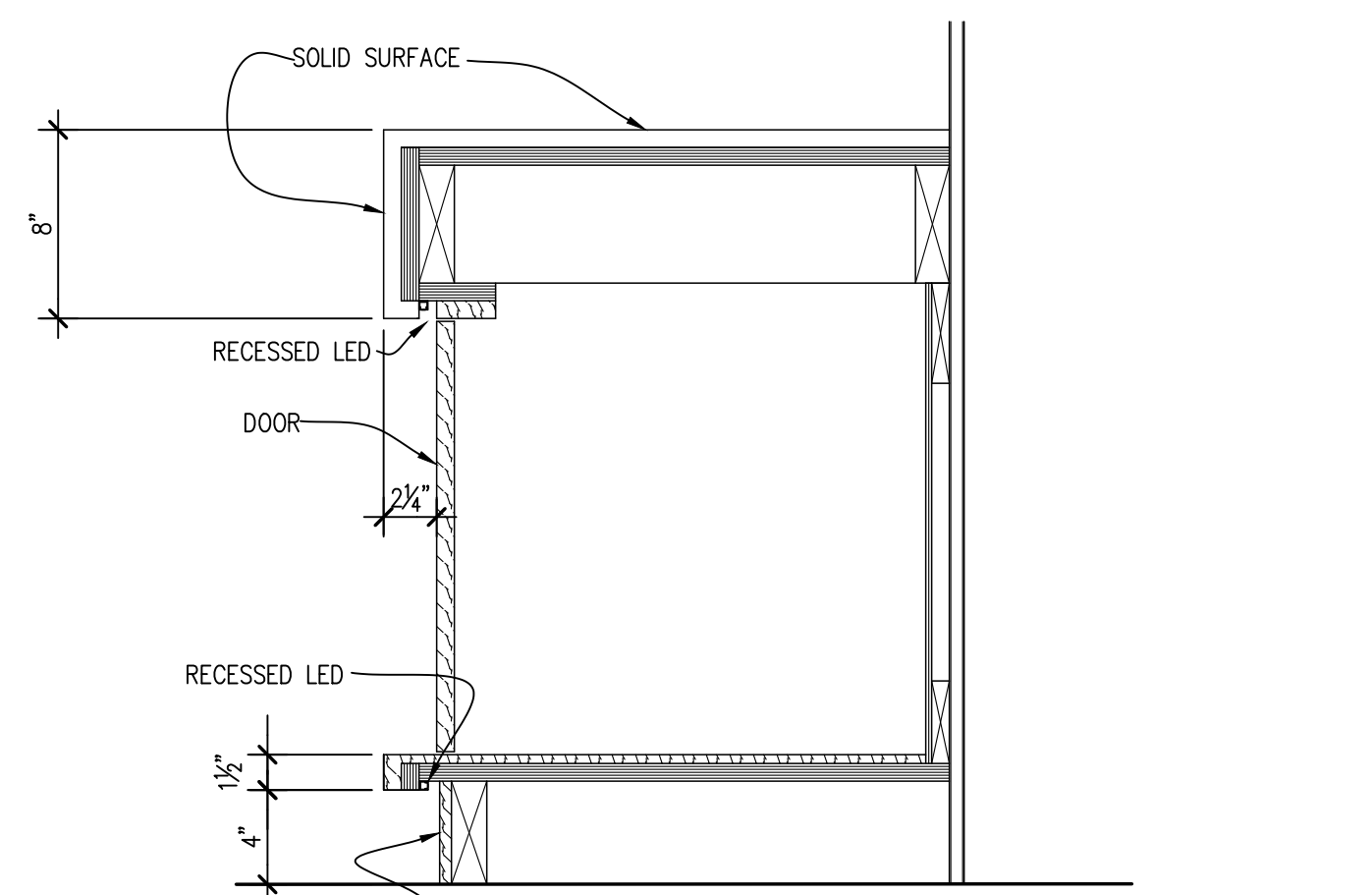
**7 SECTION**  
1-1/2" = 1'-0"



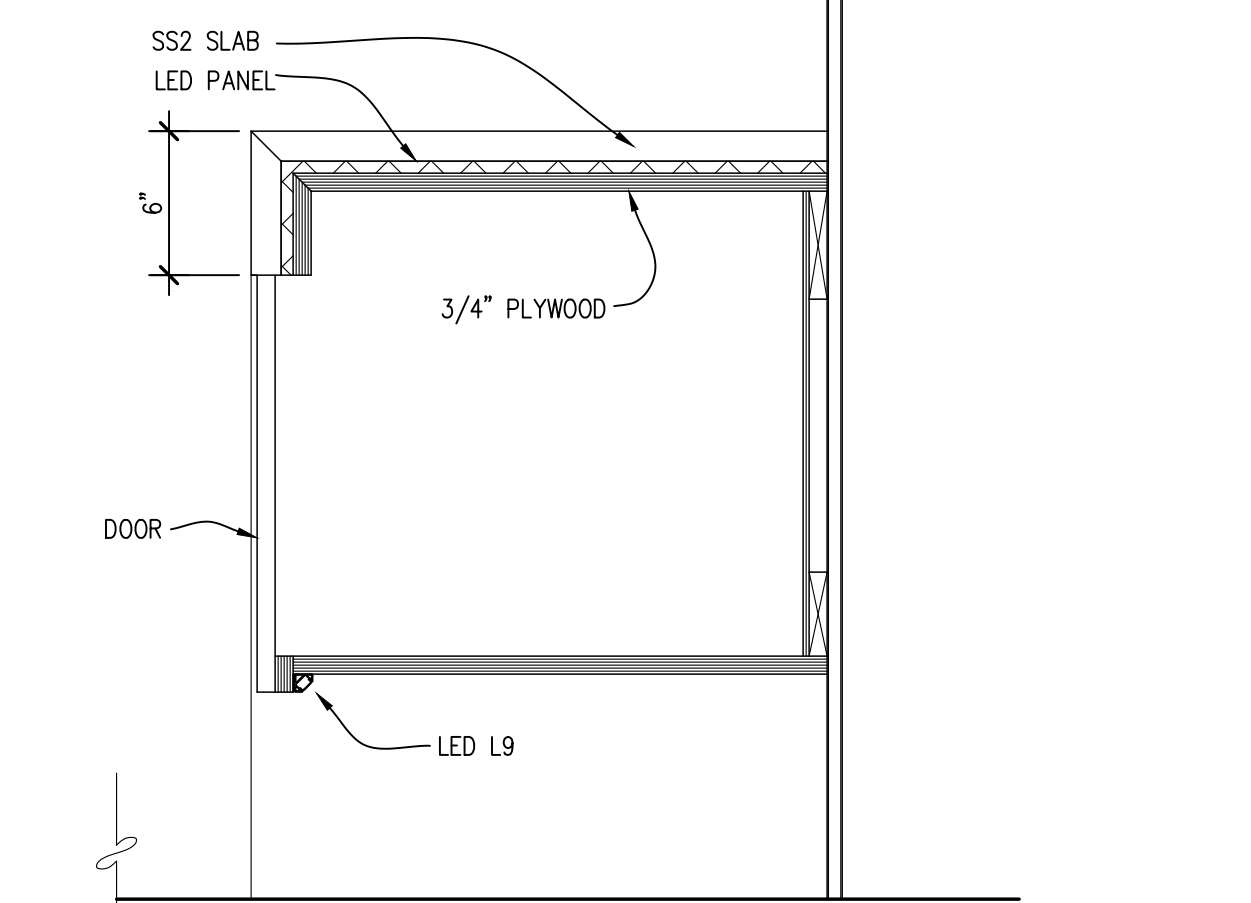
**8 SECTION**  
1-1/2" = 1'-0"



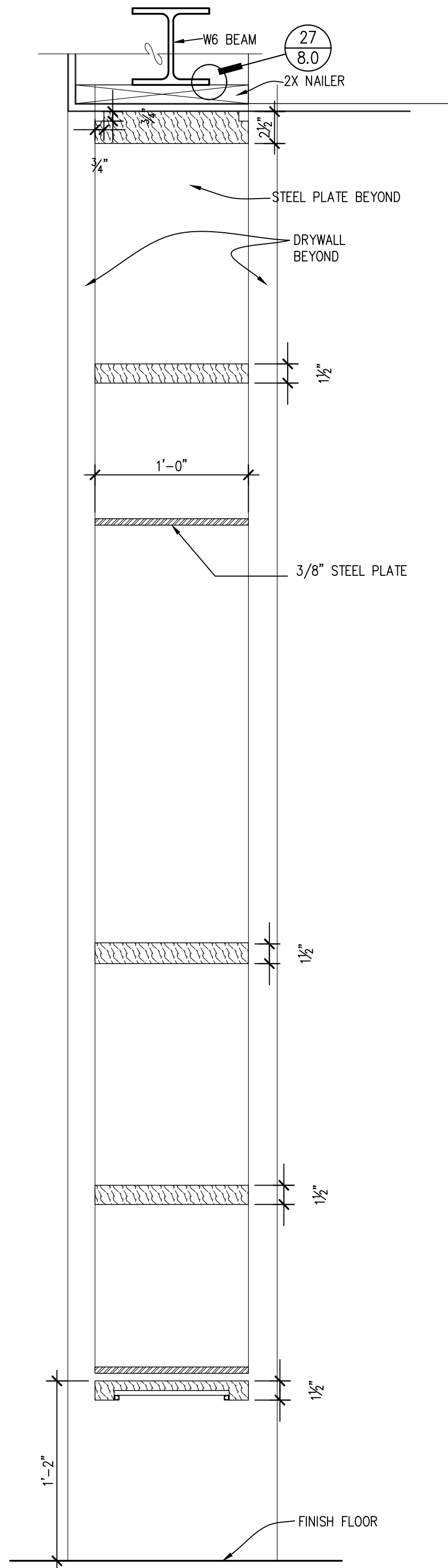
**12 SECTION**  
1-1/2" = 1'-0"



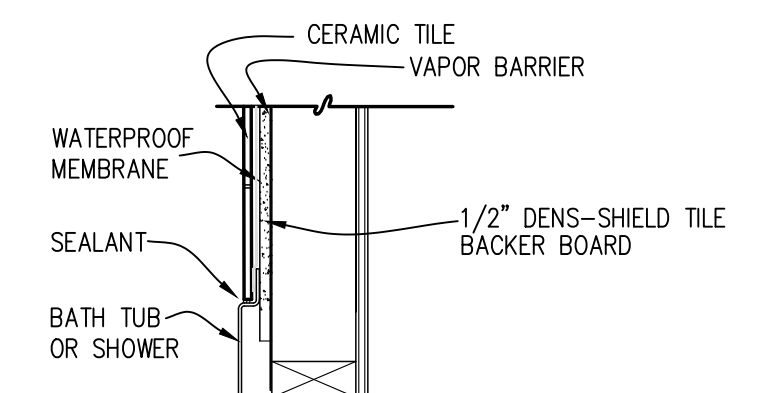
**11 SECTION**  
1-1/2" = 1'-0"



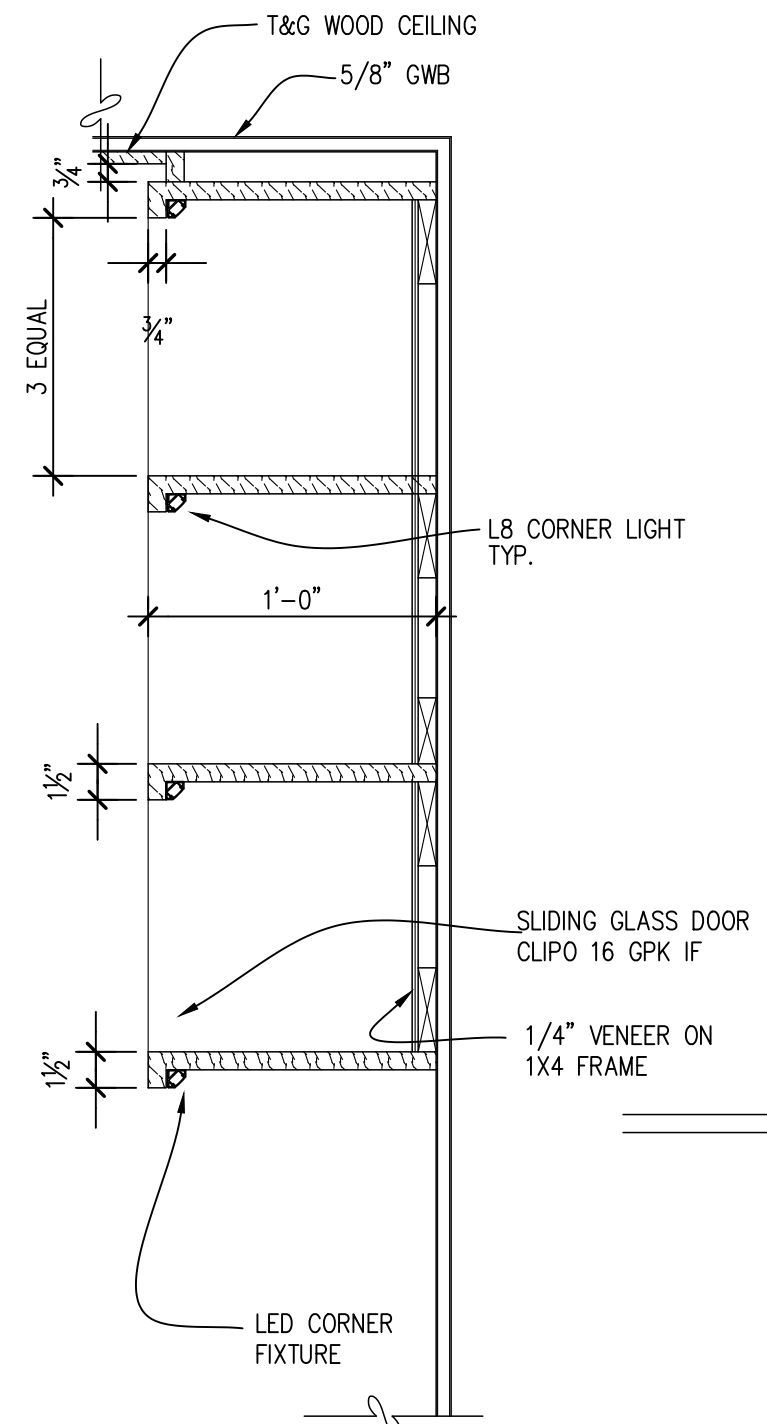
**15 SECTION**  
1-1/2" = 1'-0"



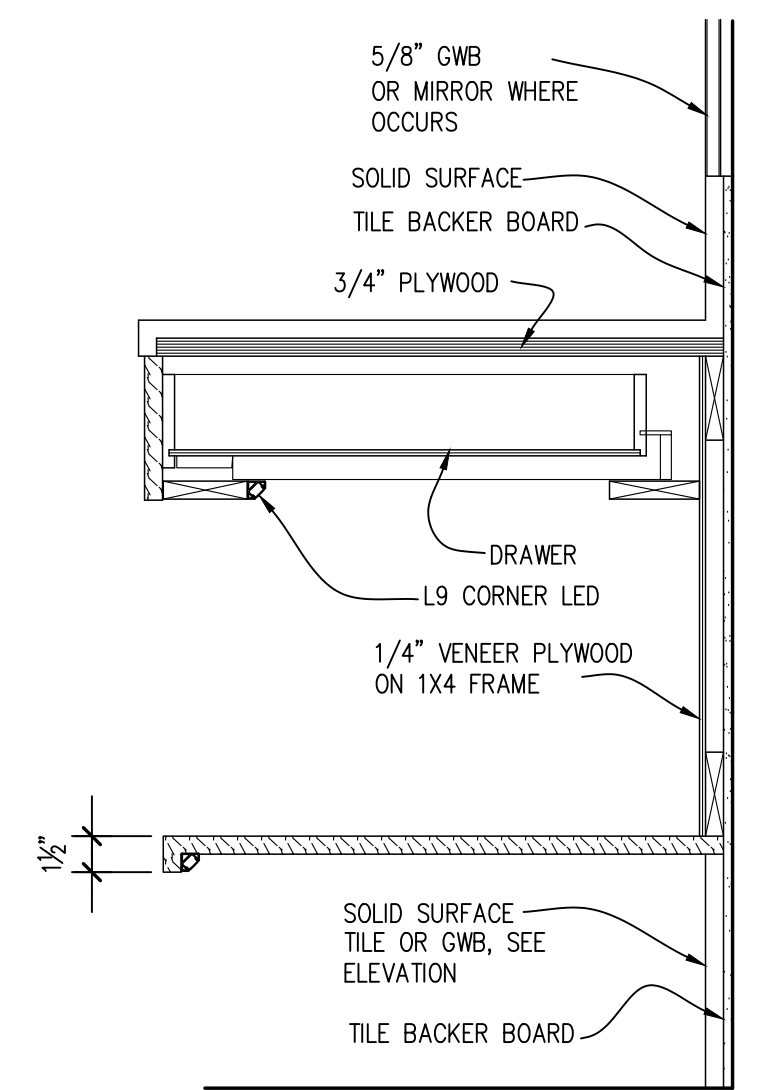
**21 SECTION**  
1-1/2" = 1'-0"



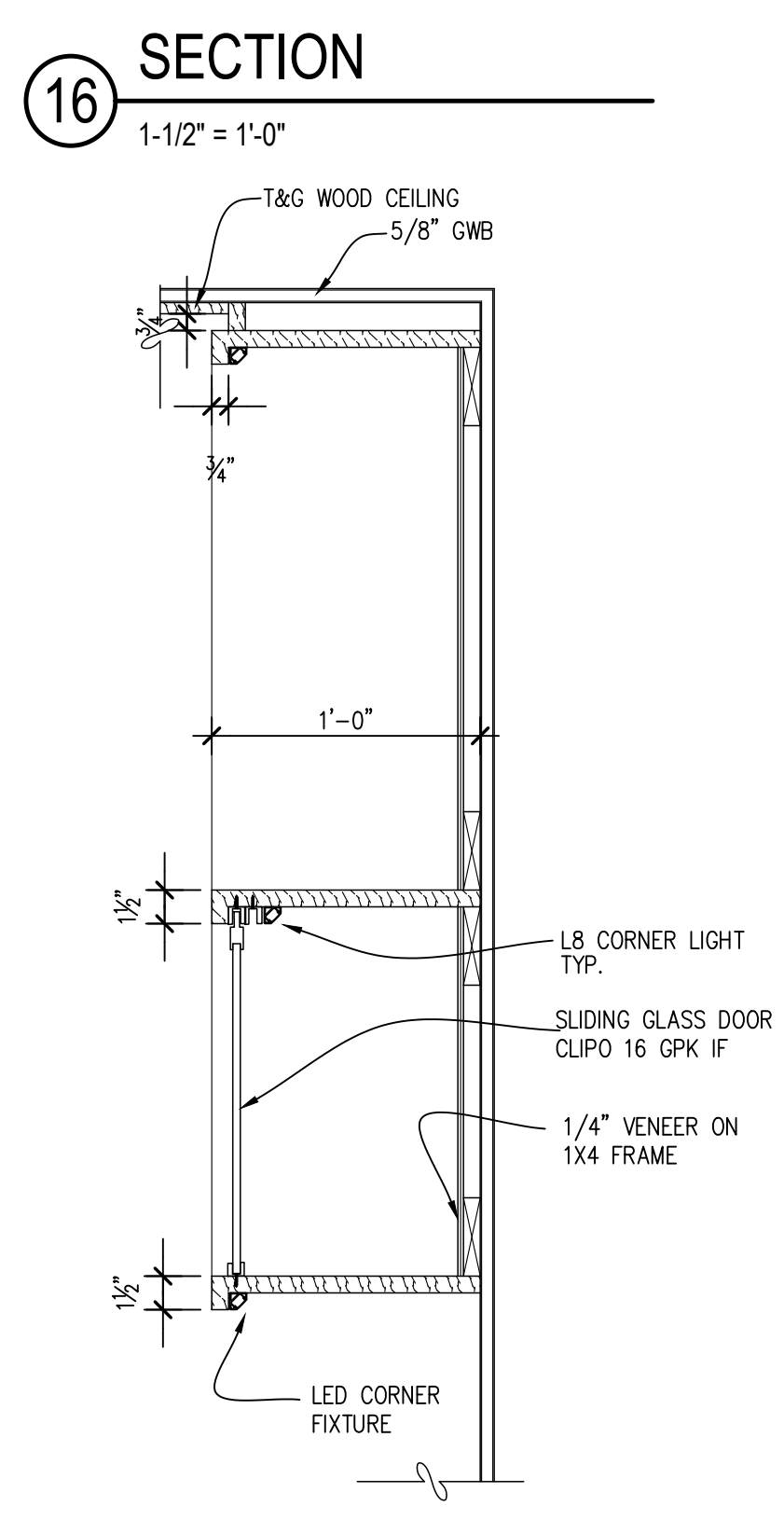
**22 SECTION**  
1-1/2" = 1'-0"



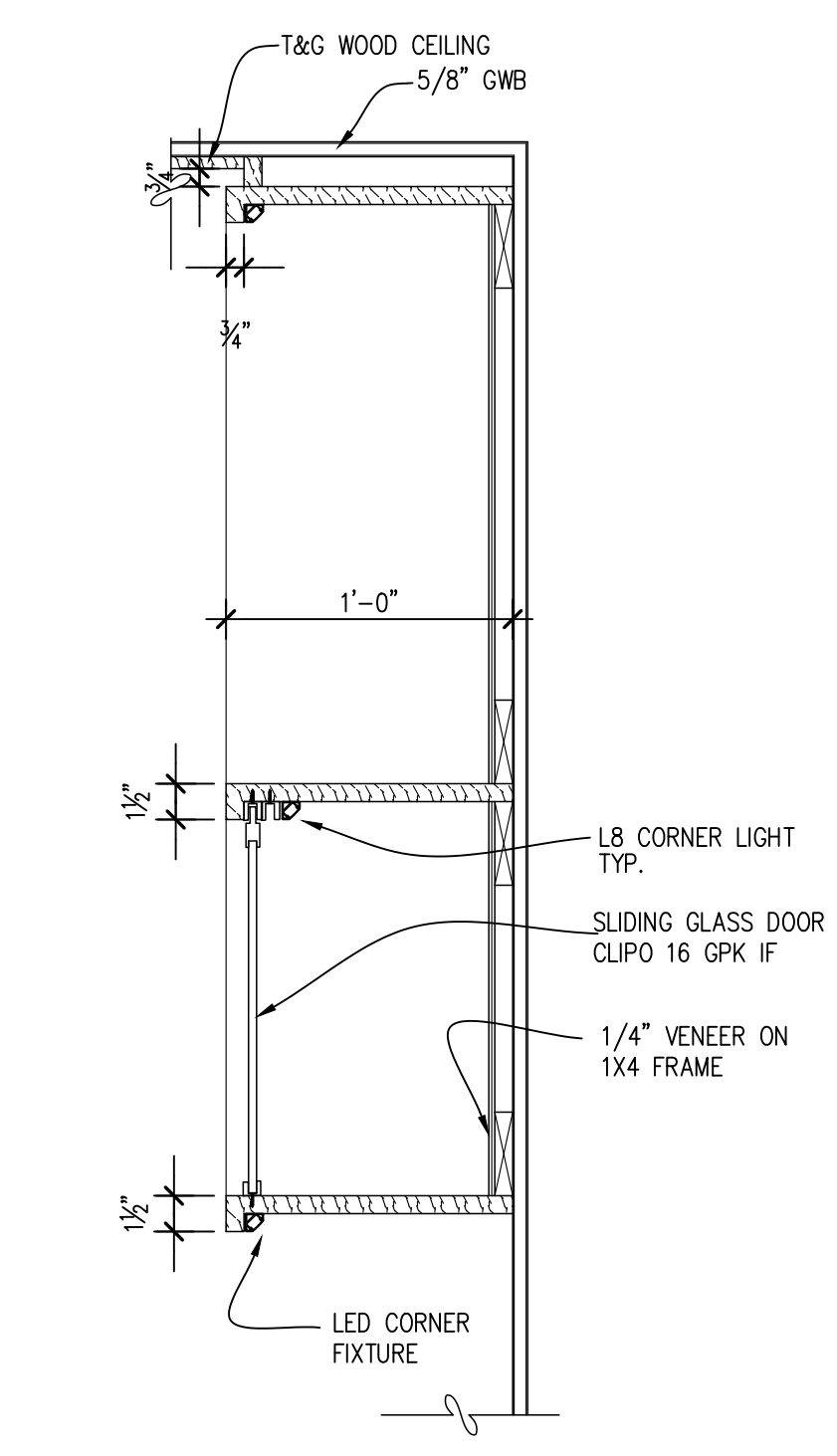
**23 SECTION**  
1-1/2" = 1'-0"



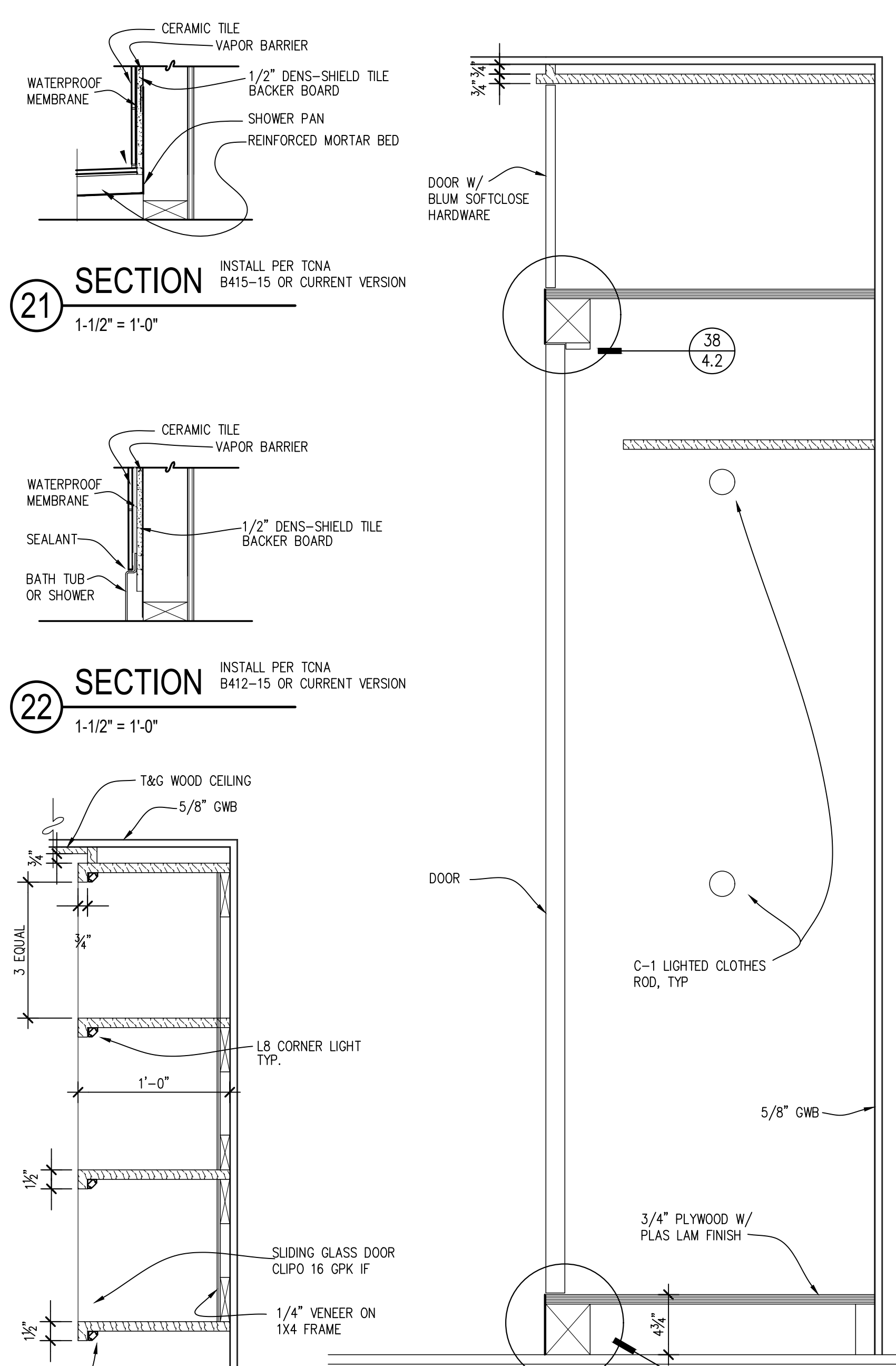
**24 SECTION**  
1-1/2" = 1'-0"



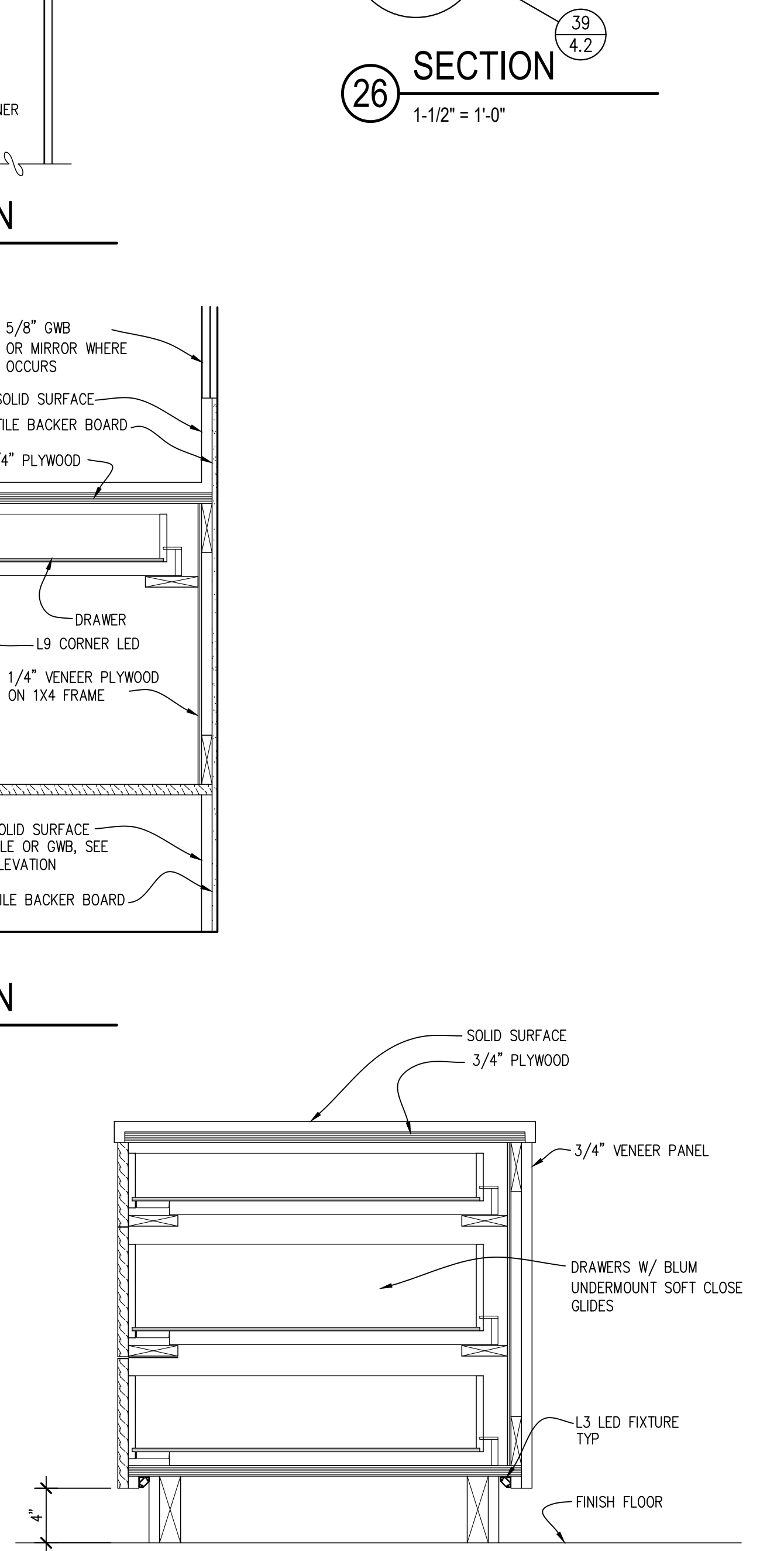
**16 SECTION**  
1-1/2" = 1'-0"



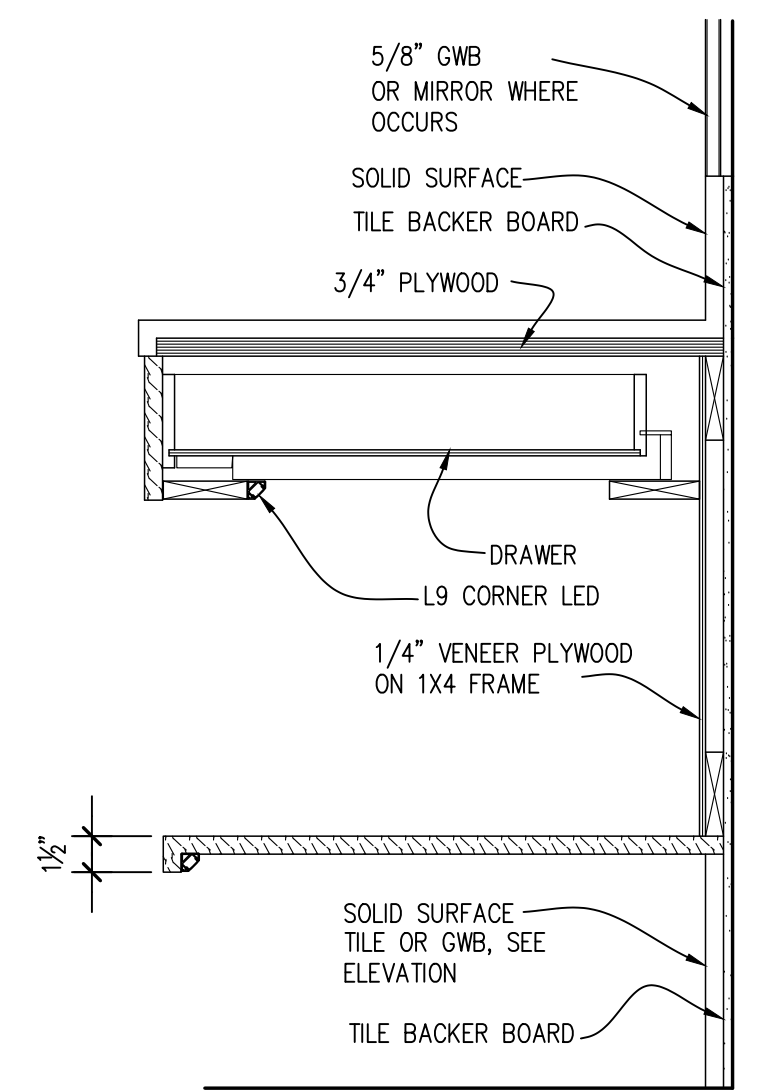
**20A DETAIL**  
1-1/2" = 1'-0"



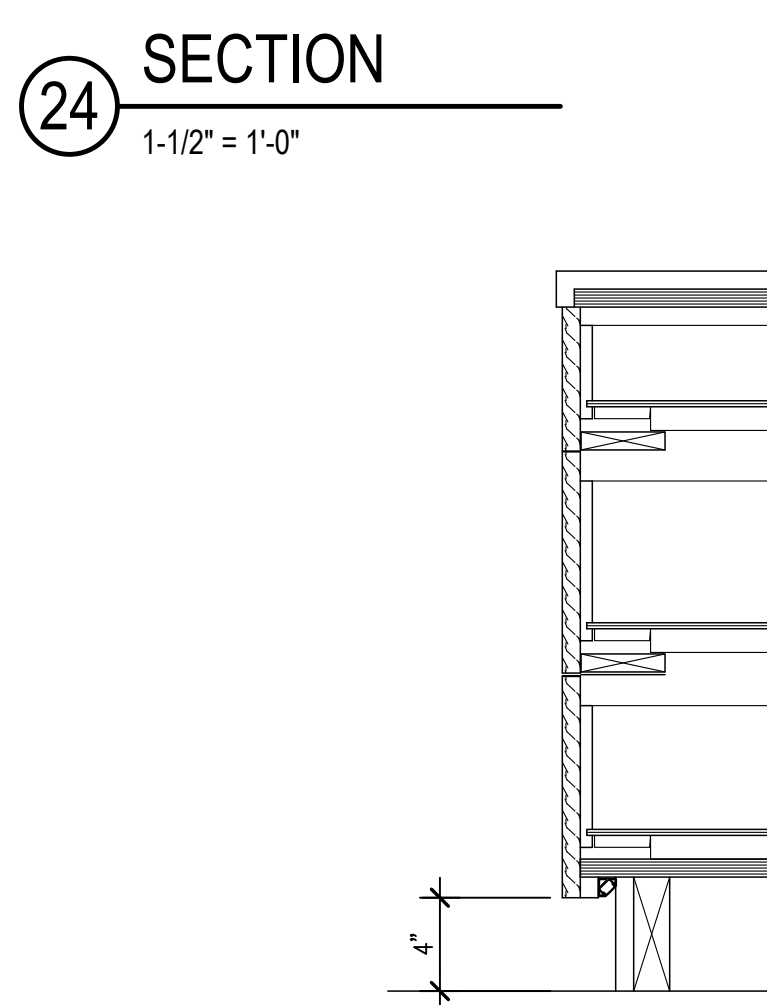
**26 SECTION**  
1-1/2" = 1'-0"



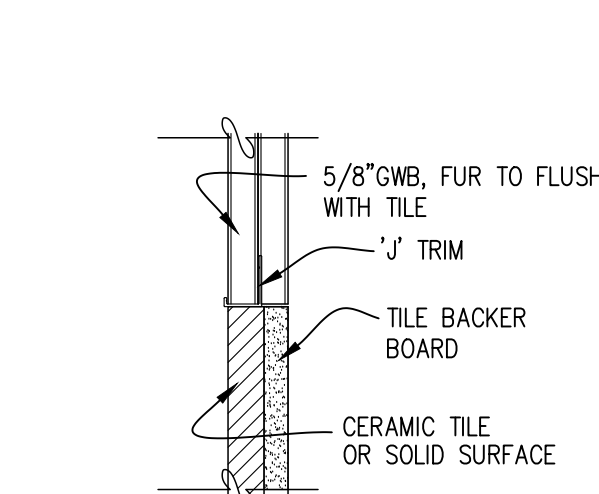
**31 DETAIL**  
1-1/2" = 1'-0"



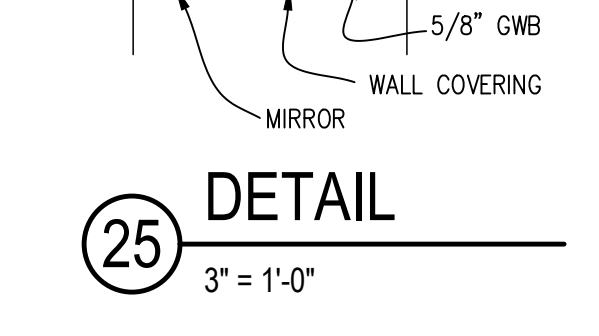
**23 SECTION**  
1-1/2" = 1'-0"



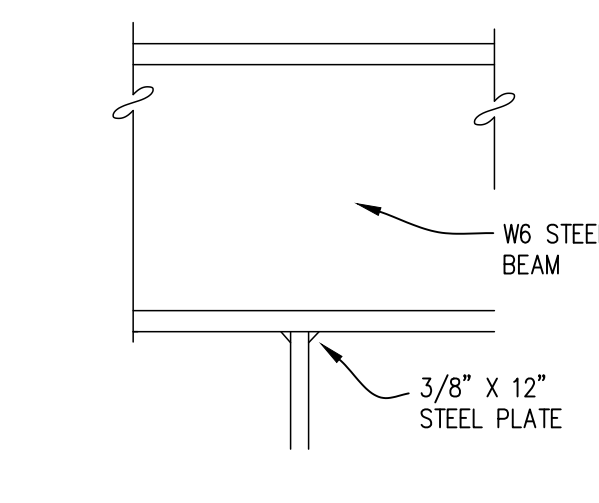
**32 DETAIL**  
3" = 1'-0"



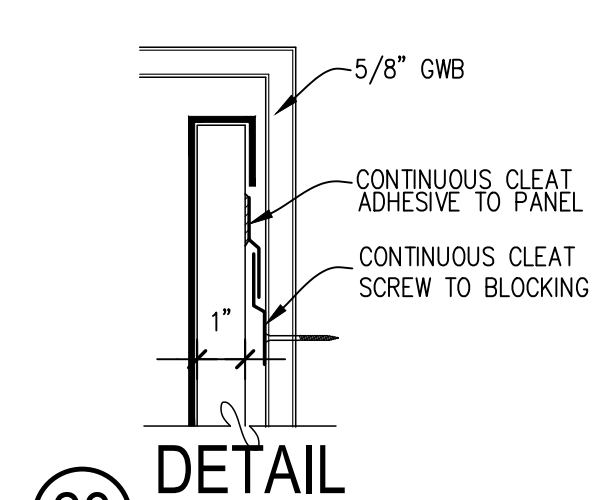
**20 DETAIL**  
3" = 1'-0"



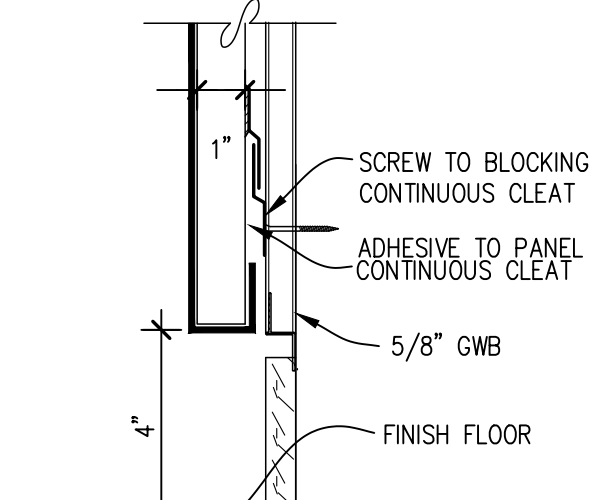
**25 DETAIL**  
3" = 1'-0"



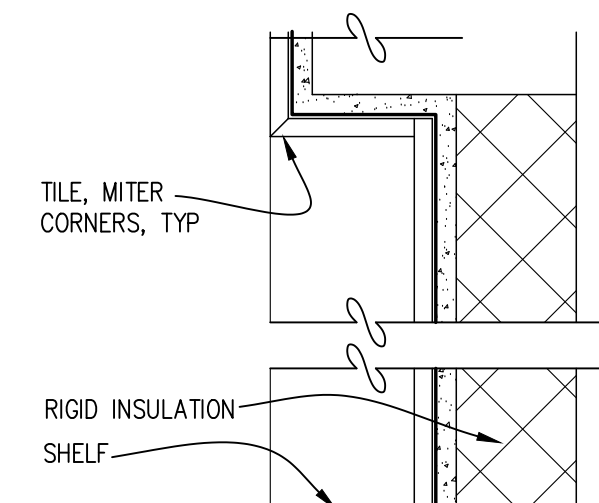
**27 DETAIL**  
3" = 1'-0"



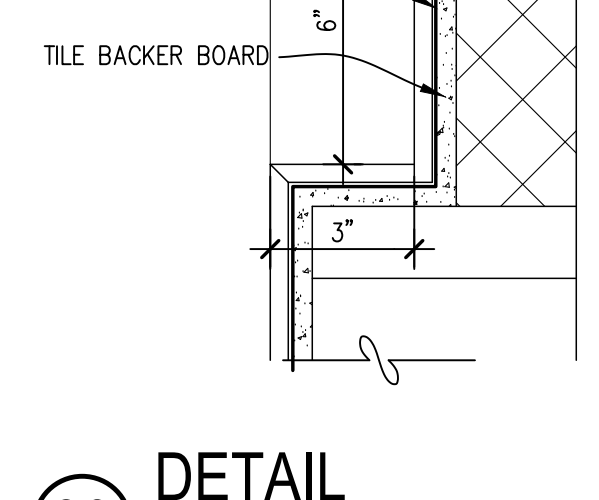
**28 DETAIL**  
3" = 1'-0"



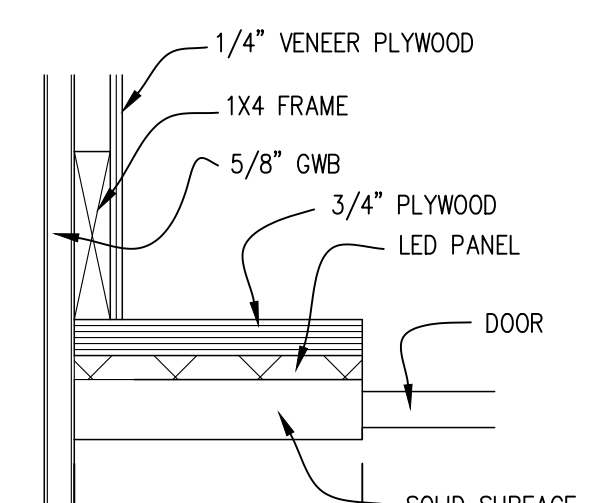
**29 DETAIL**  
3" = 1'-0"



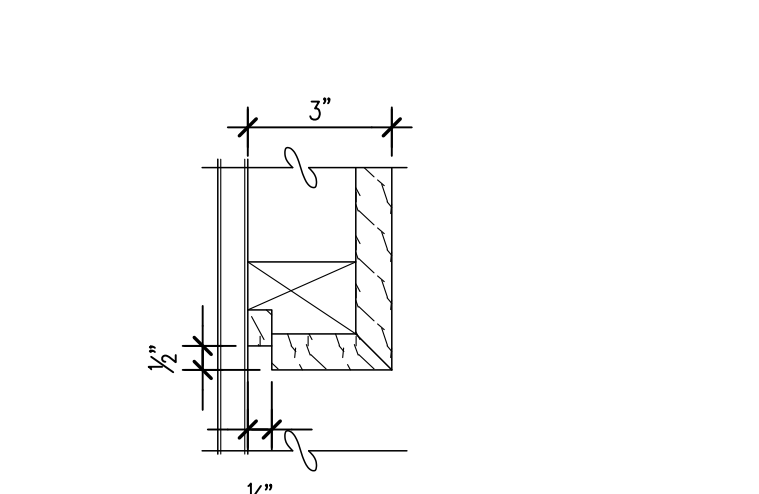
**30 DETAIL**  
3" = 1'-0"



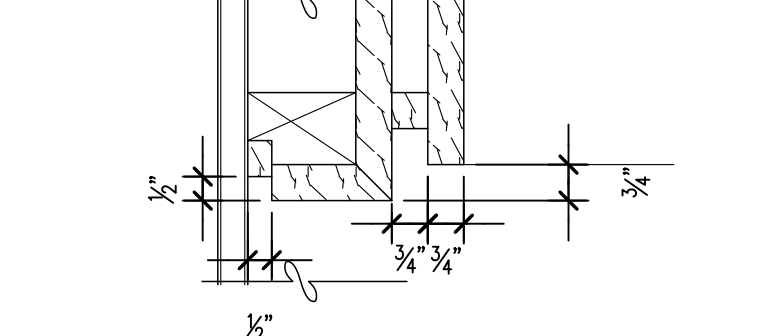
**30 DETAIL**  
3" = 1'-0"



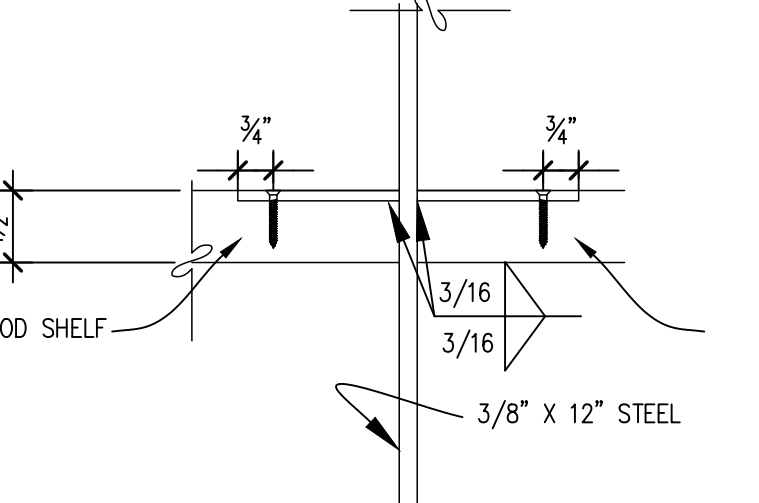
**32 DETAIL**  
3" = 1'-0"



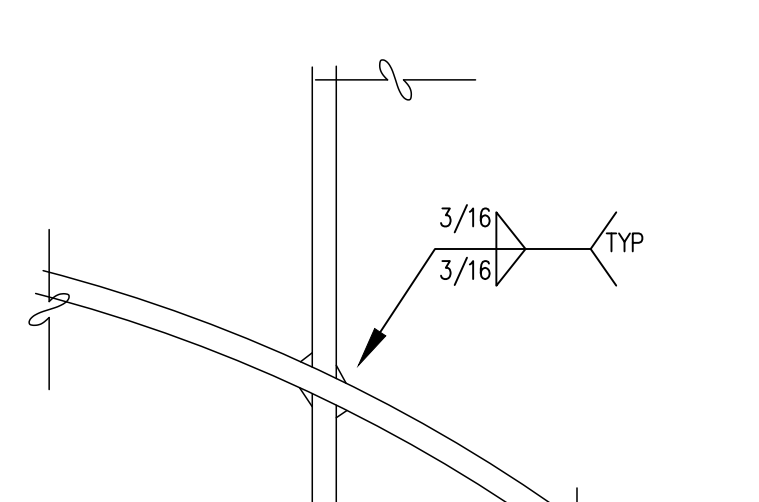
**9 DETAIL**  
3" = 1'-0"



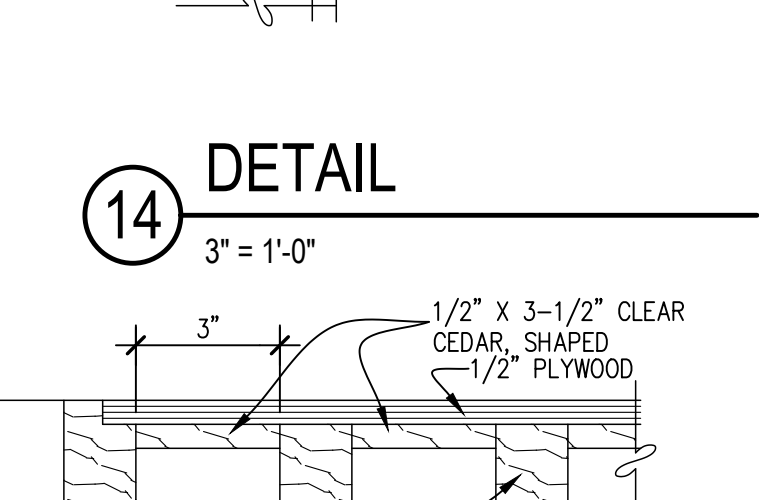
**10 DETAIL**  
3" = 1'-0"



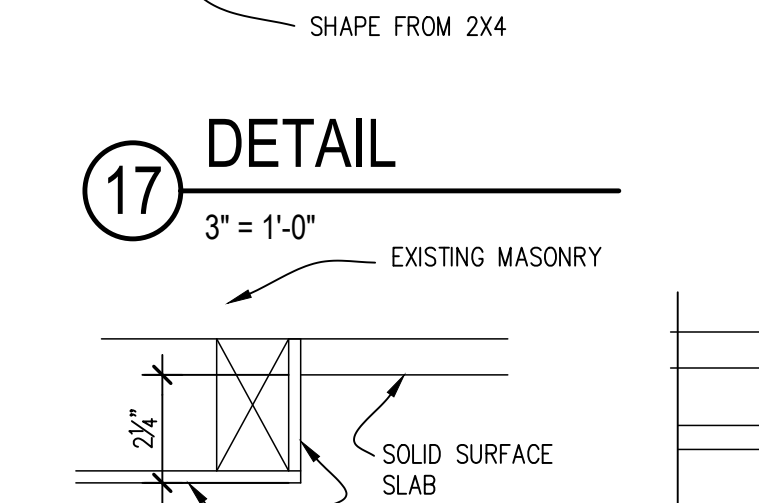
**13 DETAIL**  
3" = 1'-0"



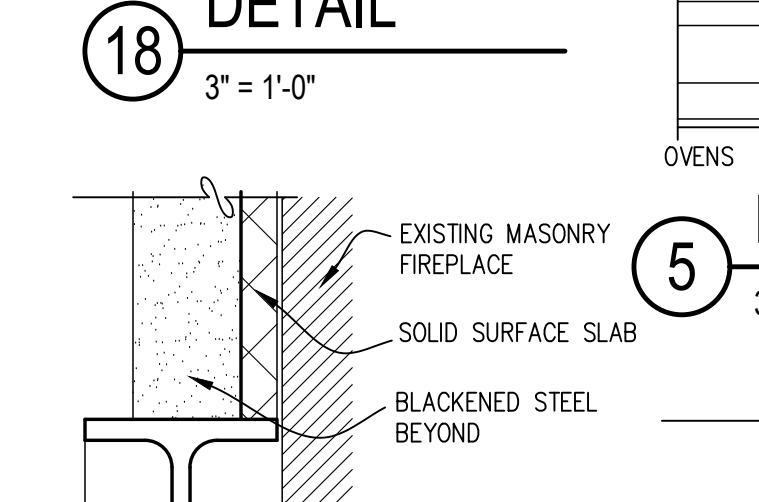
**14 DETAIL**  
3" = 1'-0"



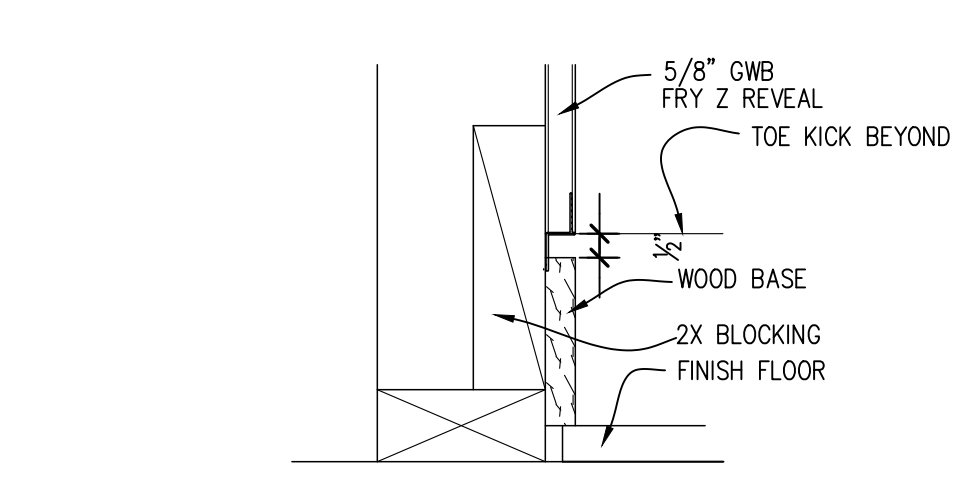
**17 DETAIL**  
3" = 1'-0"



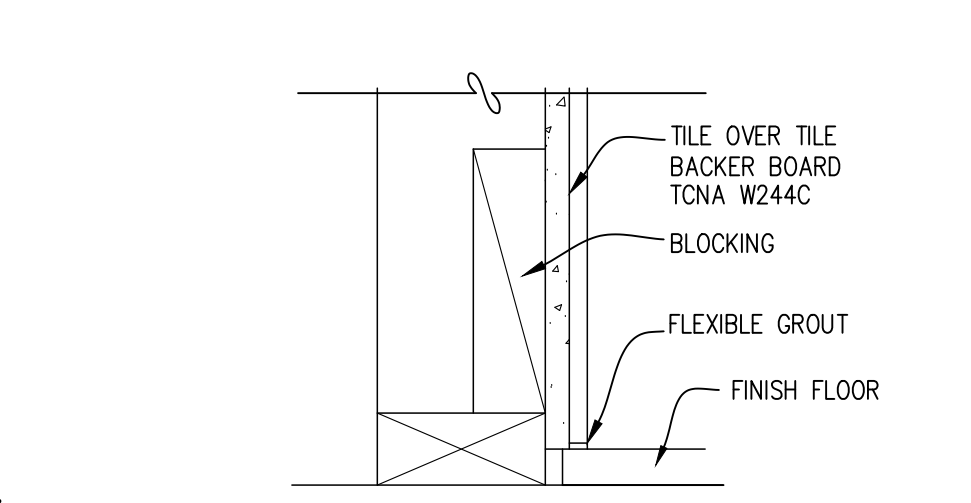
**18 DETAIL**  
3" = 1'-0"



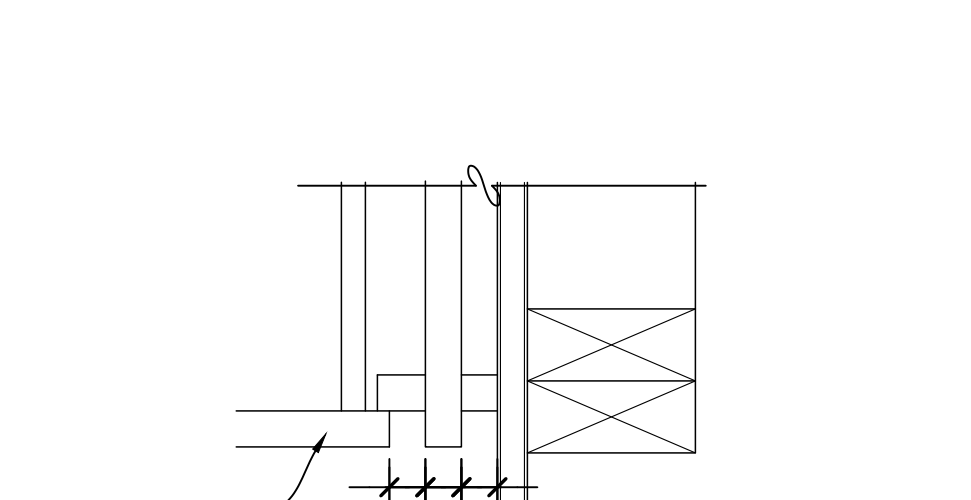
**19 DETAIL**  
3" = 1'-0"



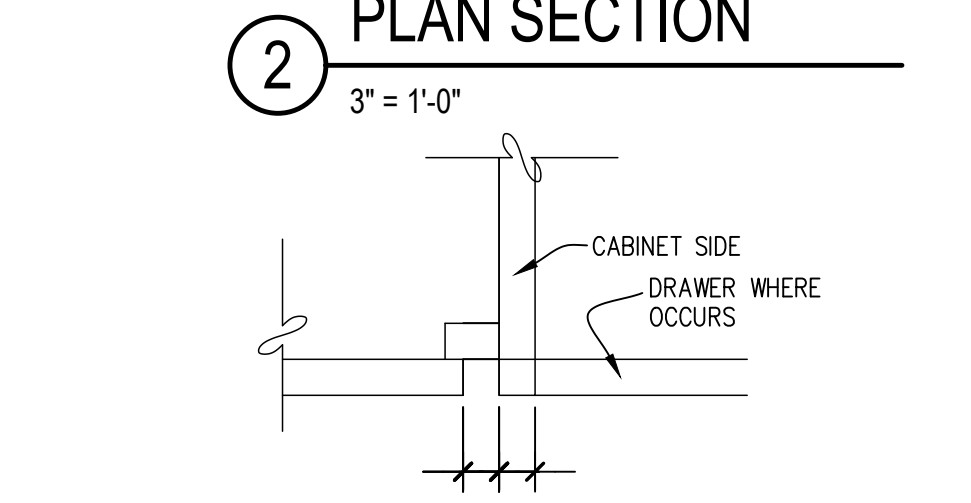
**1 BASE** SEE DETAIL 2/E-2 WHERE L2 OCCURS  
3" = 1'-0"



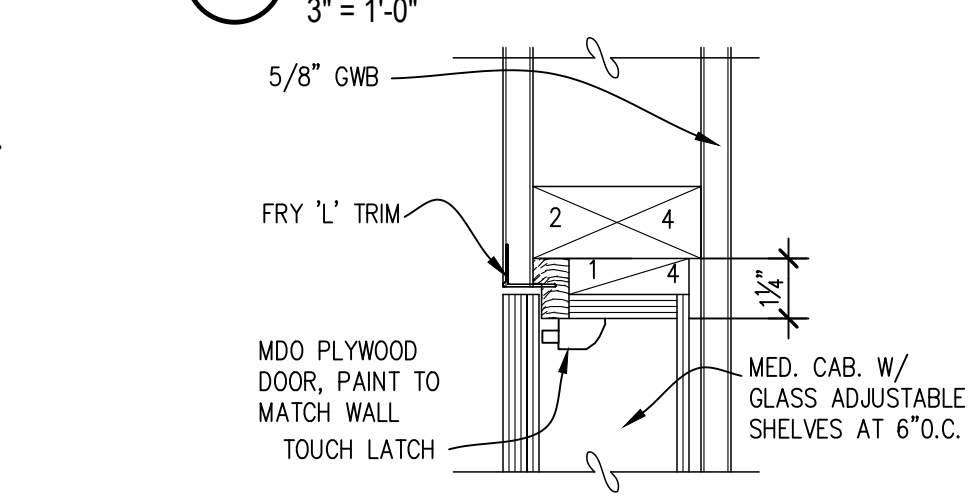
**1A BASE**  
3" = 1'-0"



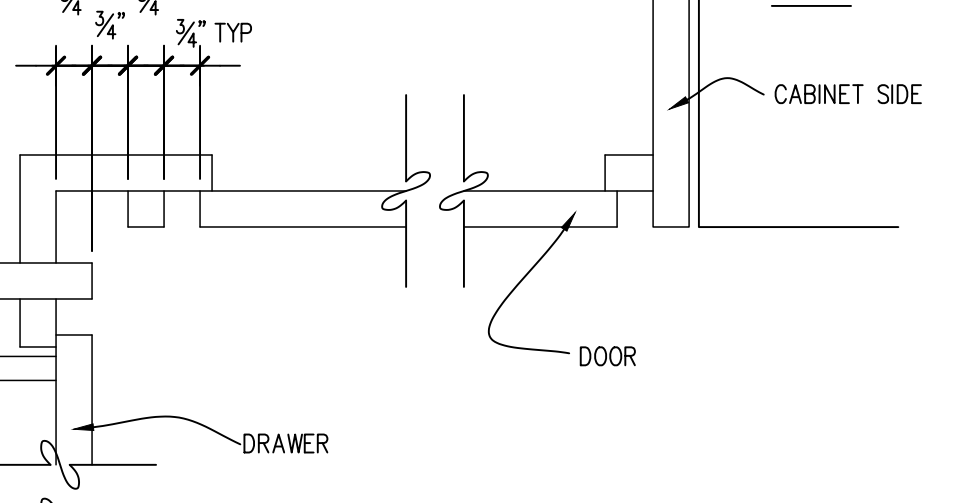
**2 PLAN SECTION**  
3" = 1'-0"



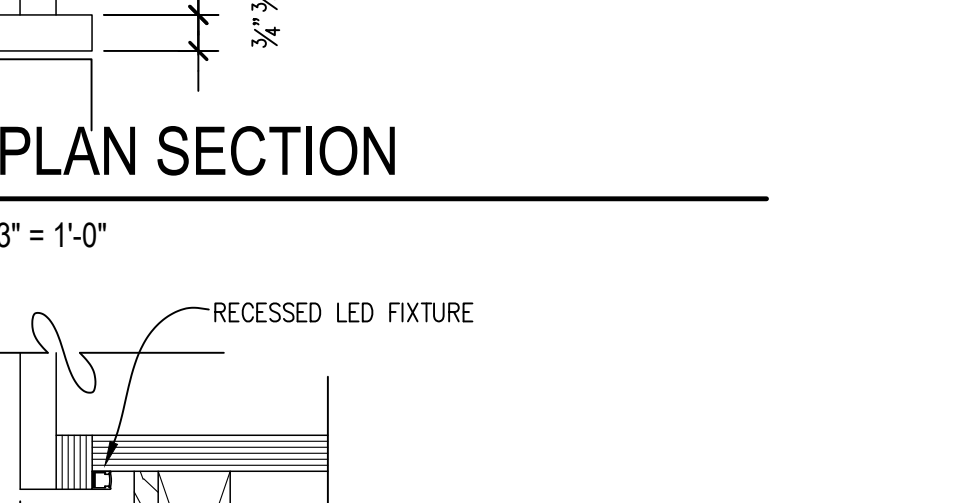
**3 DETAIL**  
3" = 1'-0"



**4 DETAIL**  
3" = 1'-0"



**5 PLAN SECTION**  
3" = 1'-0"



**6 DETAIL**  
3" = 1'-0"

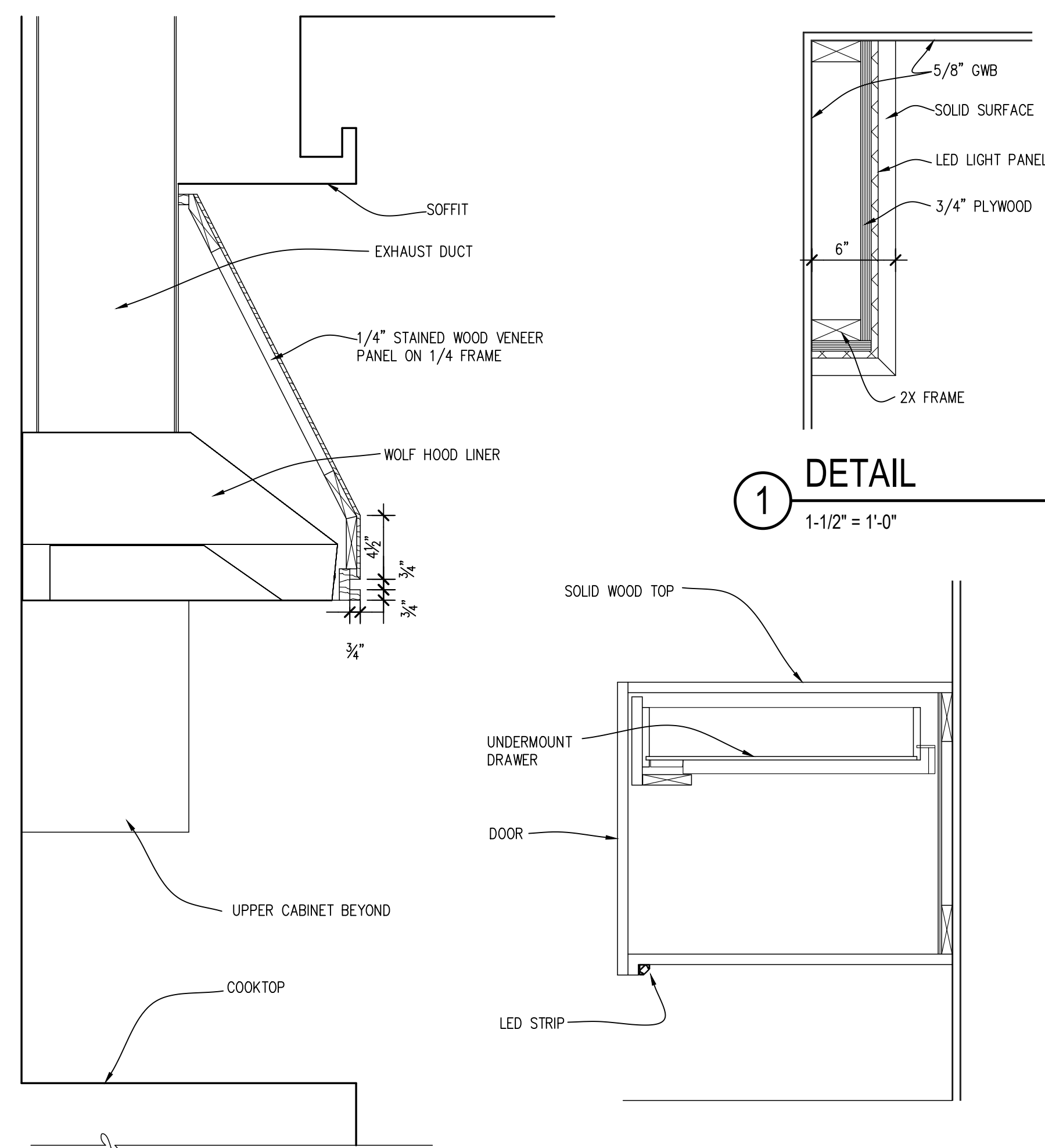
**HONG AND KAO RESIDENCE**  
5425 W. MERCER WAY  
MERCER ISLAND, WA 98040

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

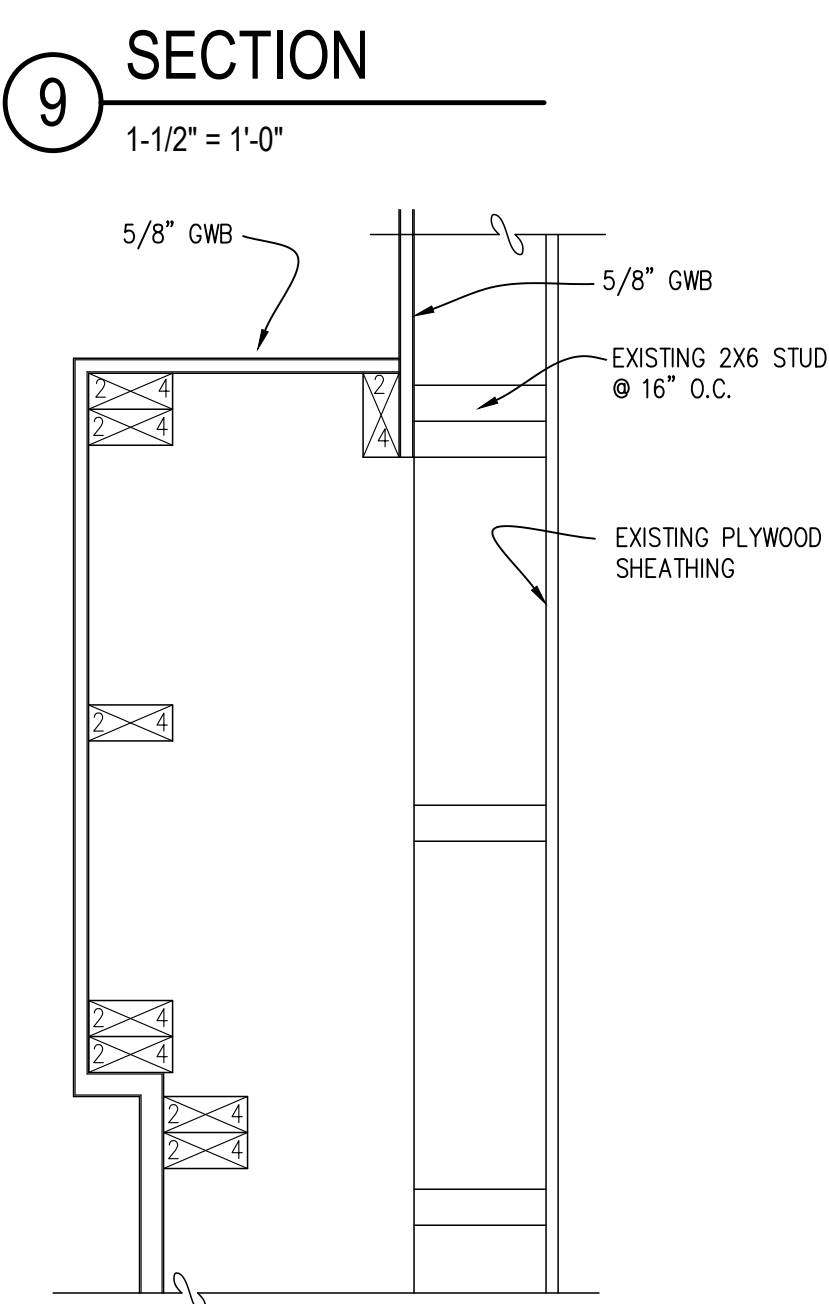
1/11/24 RESPONSE  
12/19/23 RESPONSE  
10/16/23 RESPONSE  
9/28/23 PRICING SET

No. Date Revision

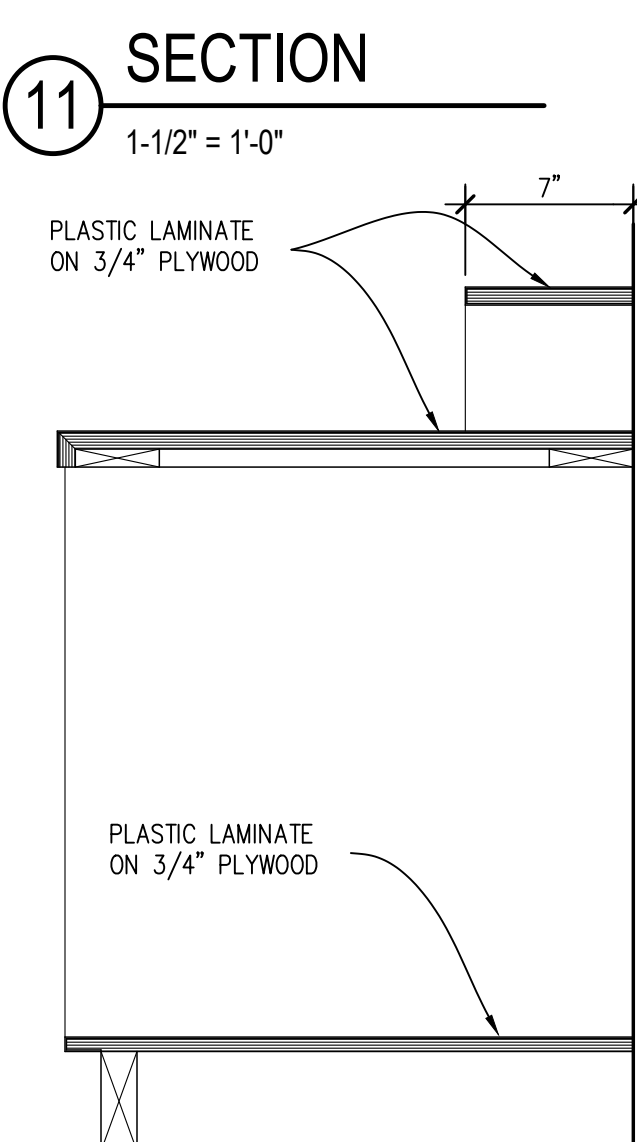
Sheet No. **8.0**  
Project No. 2222  
Date: 9/8/23



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

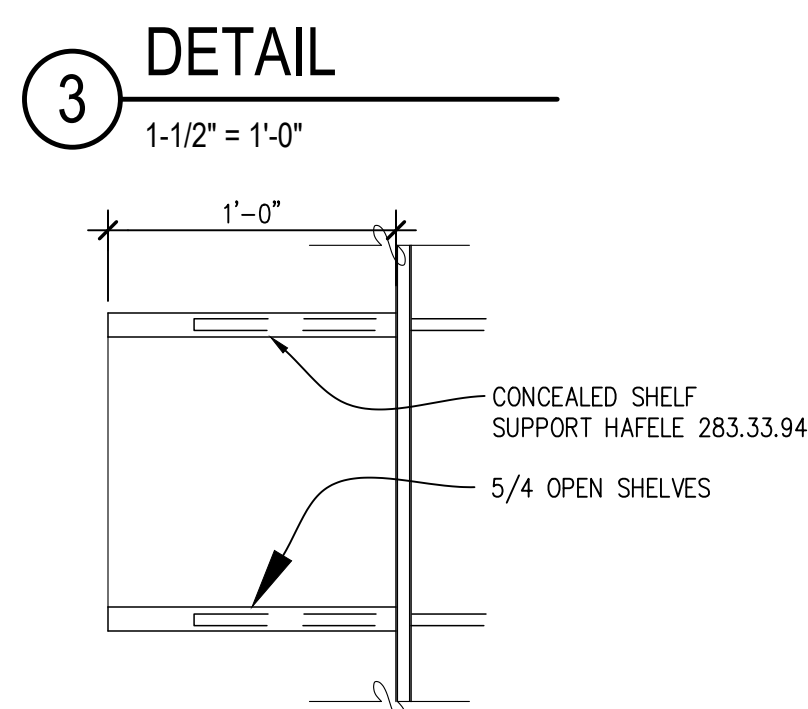


**9** SECTION  
1-1/2" = 1'-0"

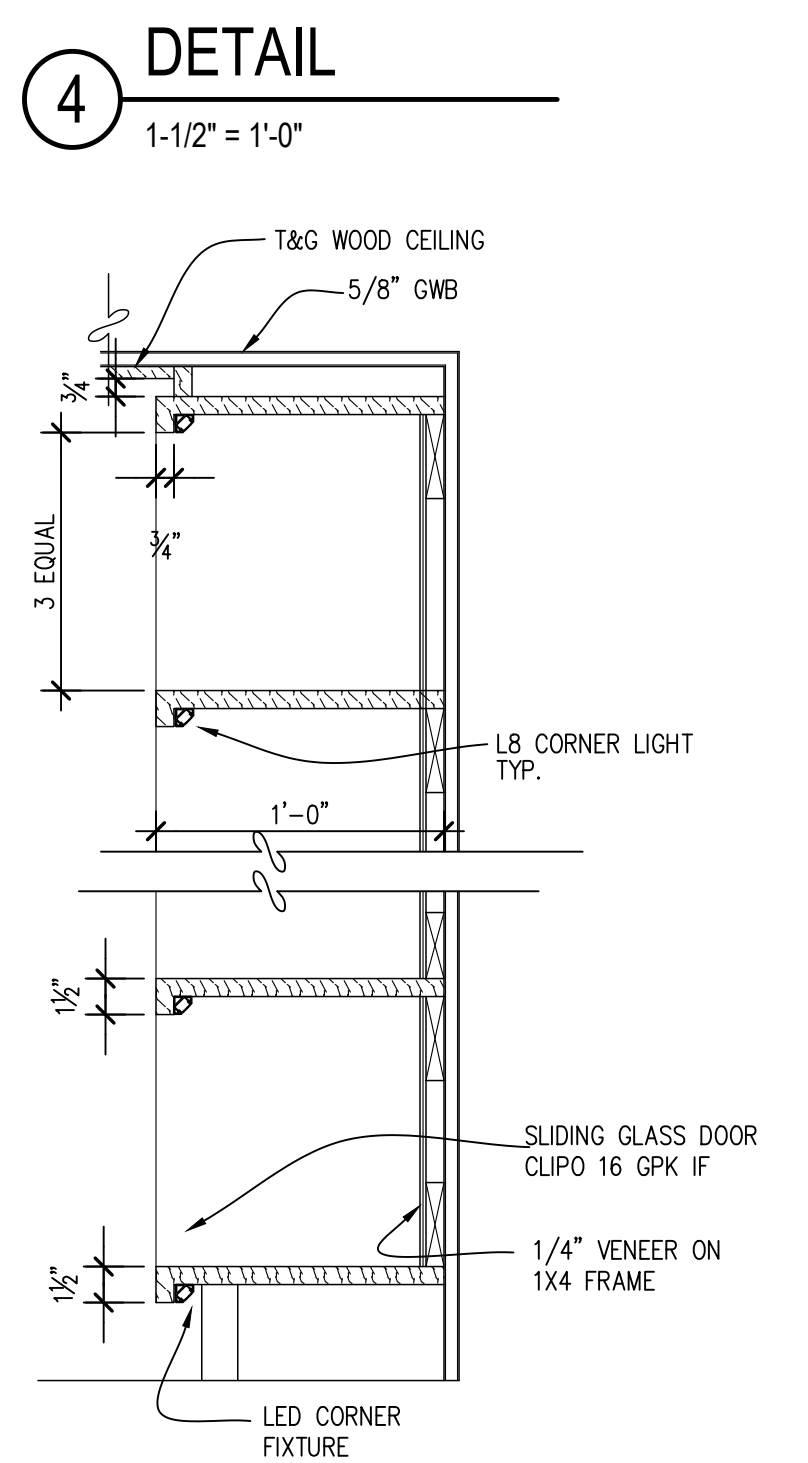


**11** SECTION  
1-1/2" = 1'-0"

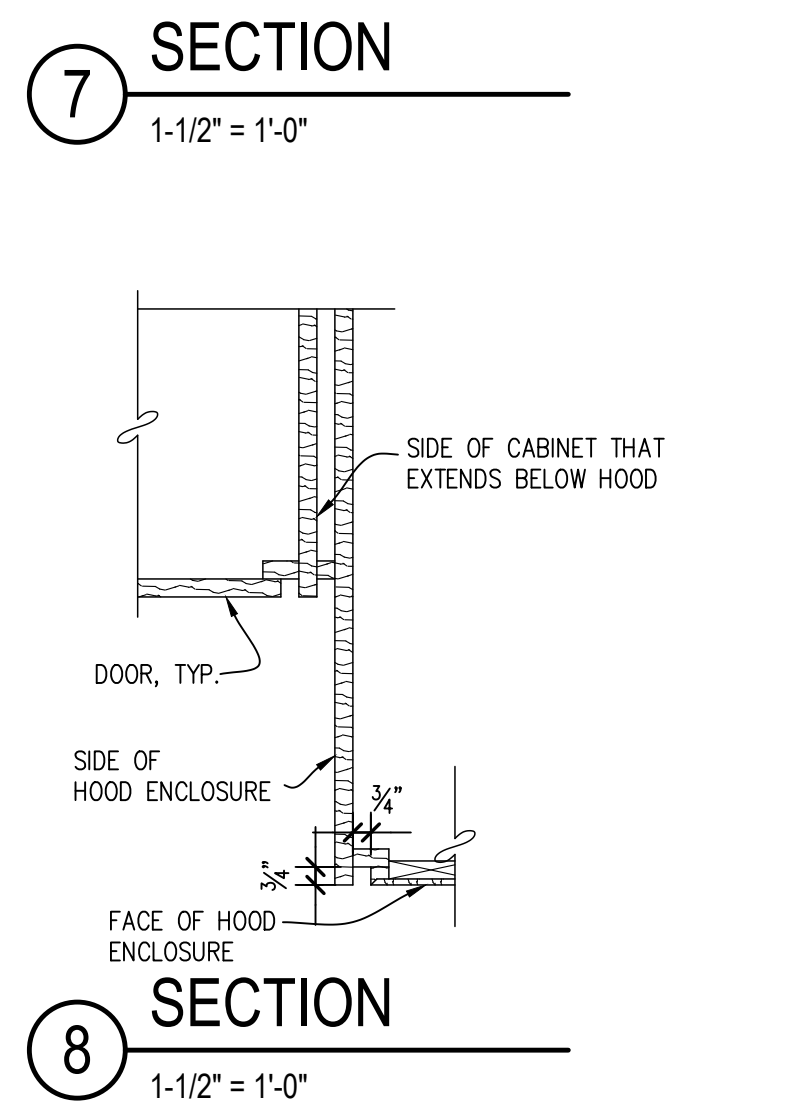
**13** SECTION  
1-1/2" = 1'-0"



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

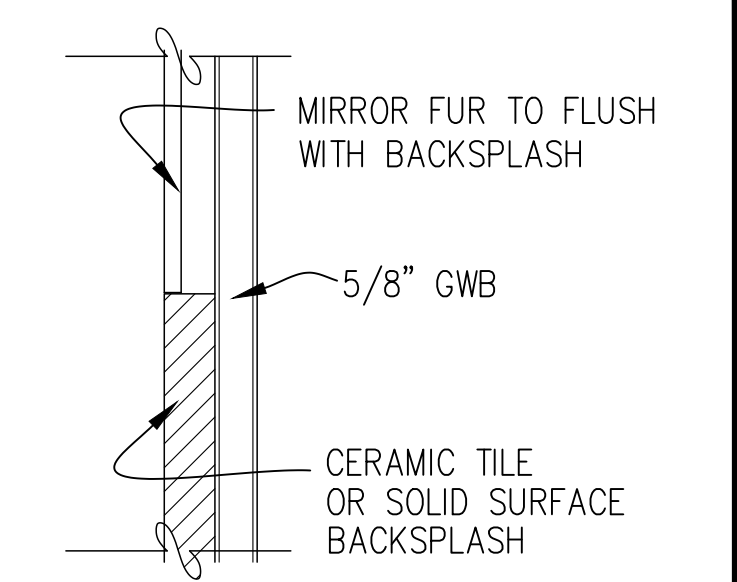


**4** DETAIL  
1-1/2" = 1'-0"

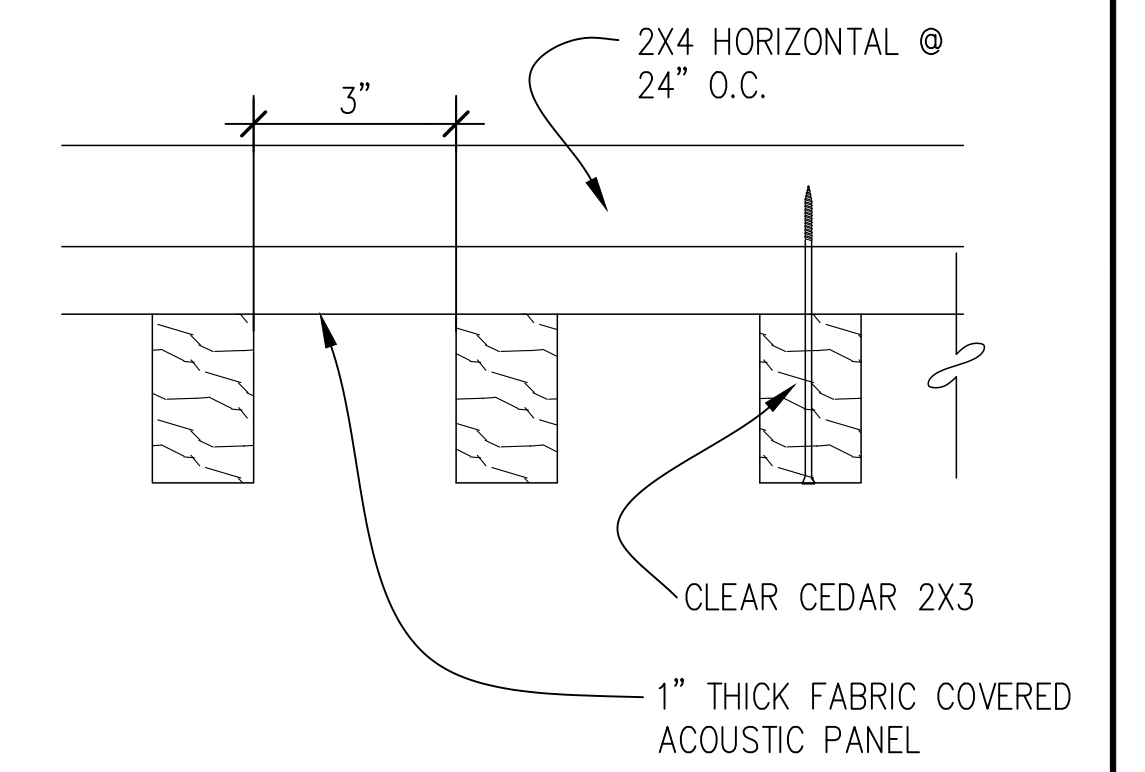


**7** SECTION  
1-1/2" = 1'-0"

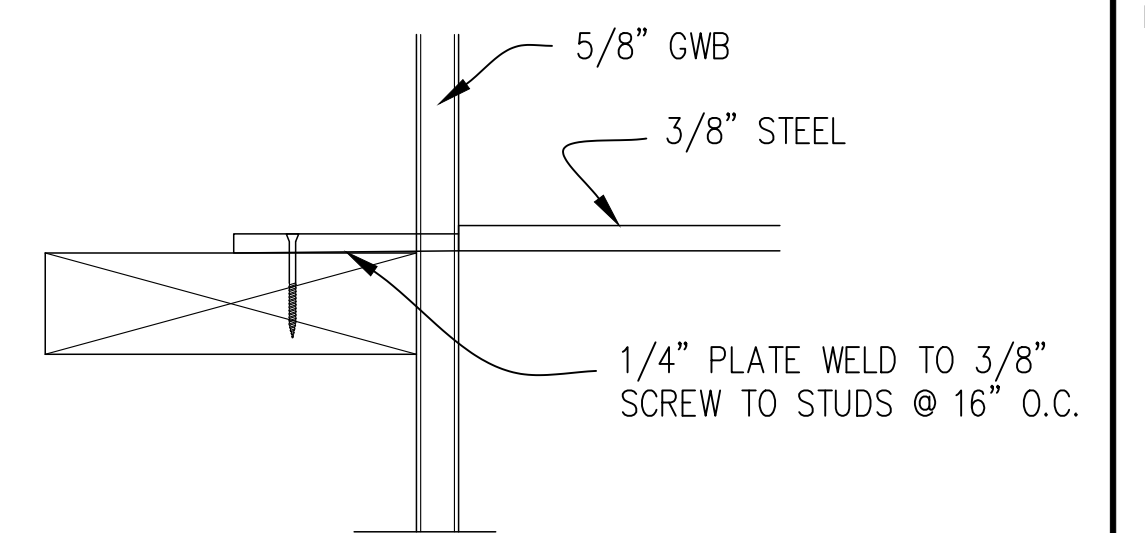
**8** SECTION  
1-1/2" = 1'-0"



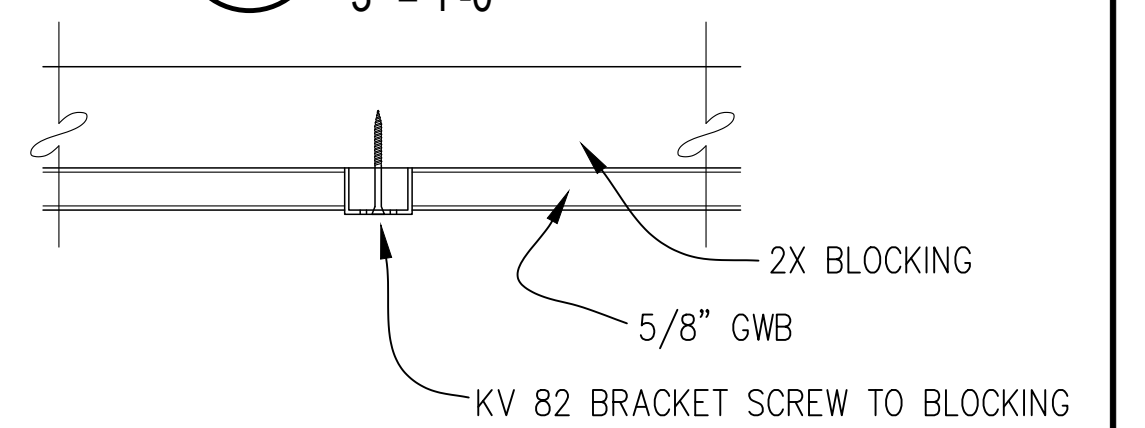
**2** DETAIL  
3" = 1'-0"



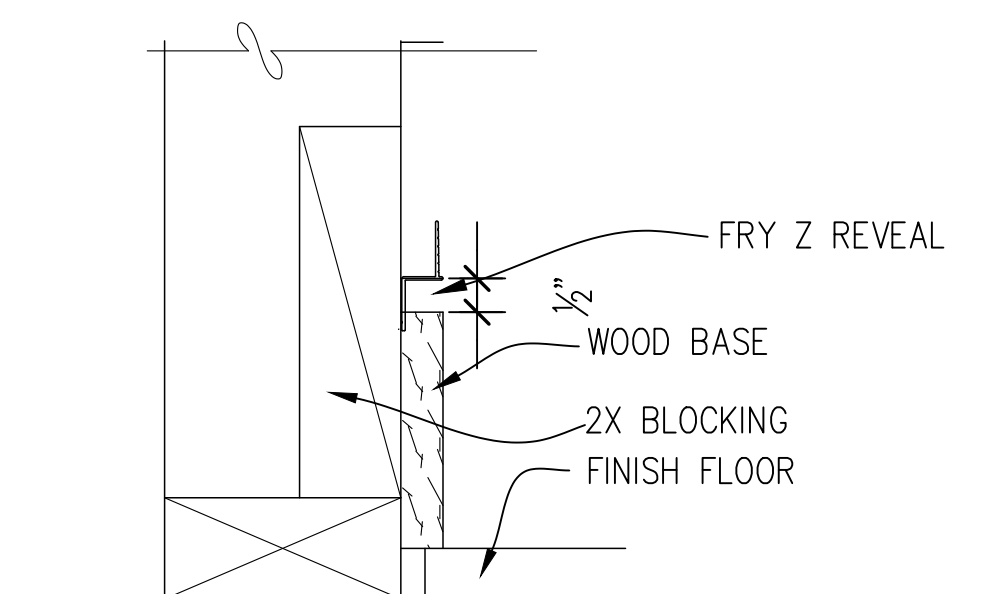
**5** DETAIL  
3" = 1'-0"



**6** DETAIL  
3" = 1'-0"

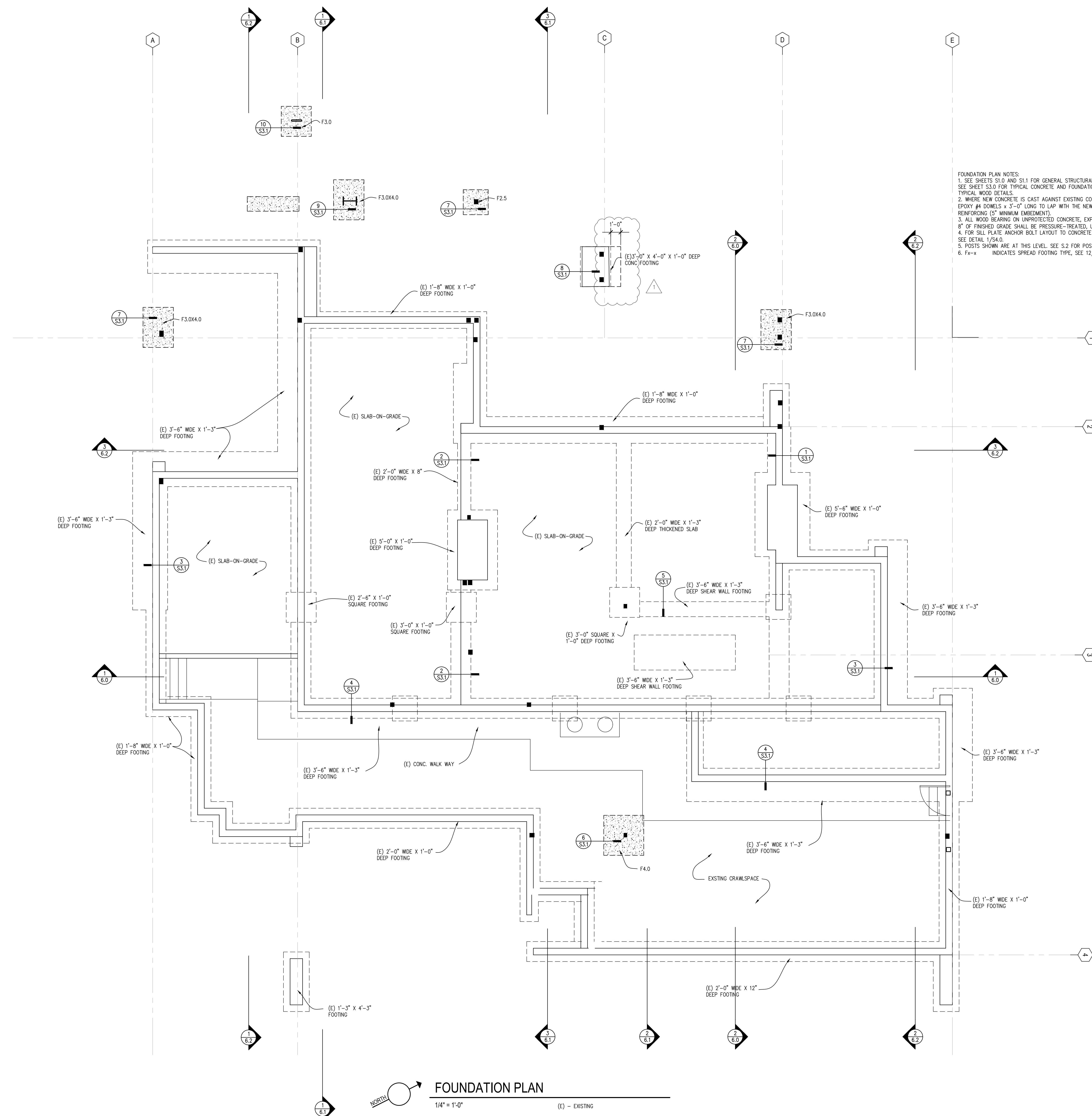


**10** DETAIL  
3" = 1'-0"



**12** DETAIL  
3" = 1'-0"





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

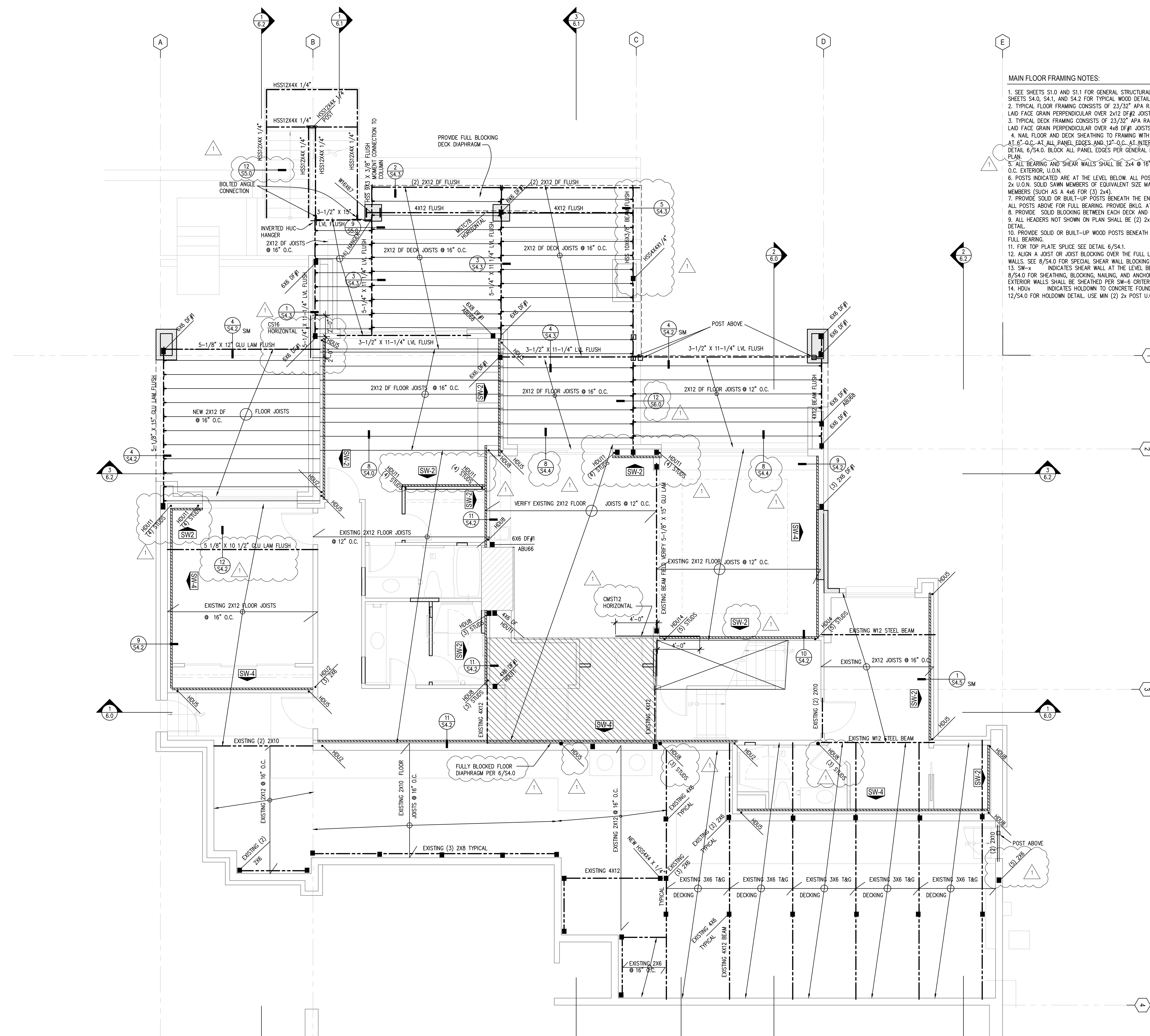


1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

FOUNDATION

Sheet No. **S.1**  
 Project No. 2222  
 Date: 9/8/23



**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

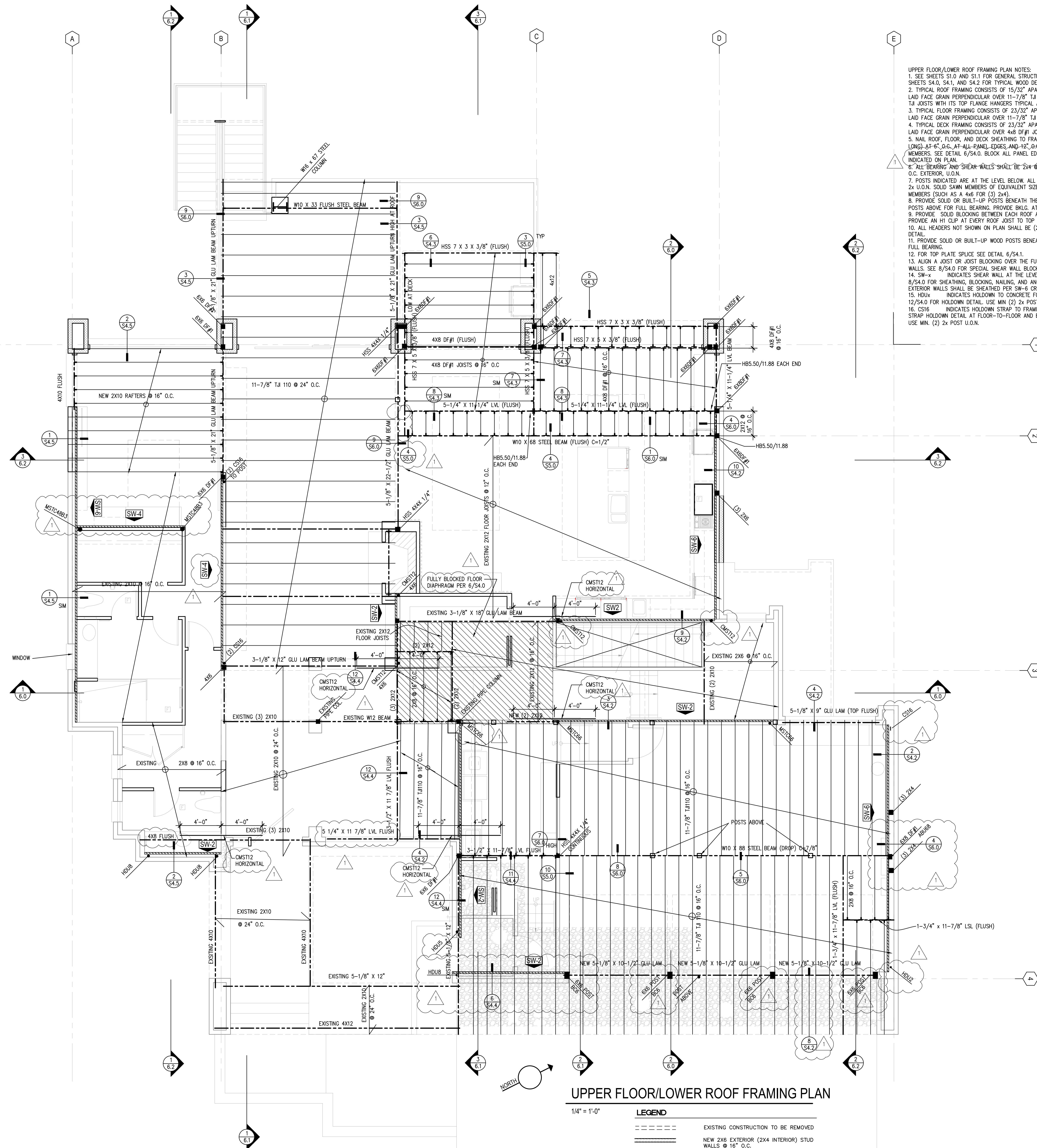
- MAIN FLOOR FRAMING NOTES:**
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, AND S4.2 FOR TYPICAL WOOD DETAILS.
  - TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2X12 DF#2 JOISTS @ 16" O.C., U.O.N.
  - 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.
  - 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.
  - 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 (SUJH 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 BKG. AT JOISTS PER DETAIL 7/S4.1.
  - PROVIDE SOLID BLOCKING BETWEEN EACH DECK AND FLOOR JOIST AT SUPPORTS.
  - 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-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.
  - HDUX INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDDOWN DETAIL. USE MIN (2) 2x POST U.O.N.



1/11/24 RESPONSE
12/19/23 RESPONSE
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**MAIN FLOOR FRAMING PLAN**





- 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 6/54.0. 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 7/54.1.
  - 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 10/54.1 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 6/54.1.
  - ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
  - SW-4 INDICATES SHEAR WALL AT THE LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
  - HDUB INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDDOWN DETAIL. USE MIN (2) 2x POST U.O.N.
  - CS16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 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"

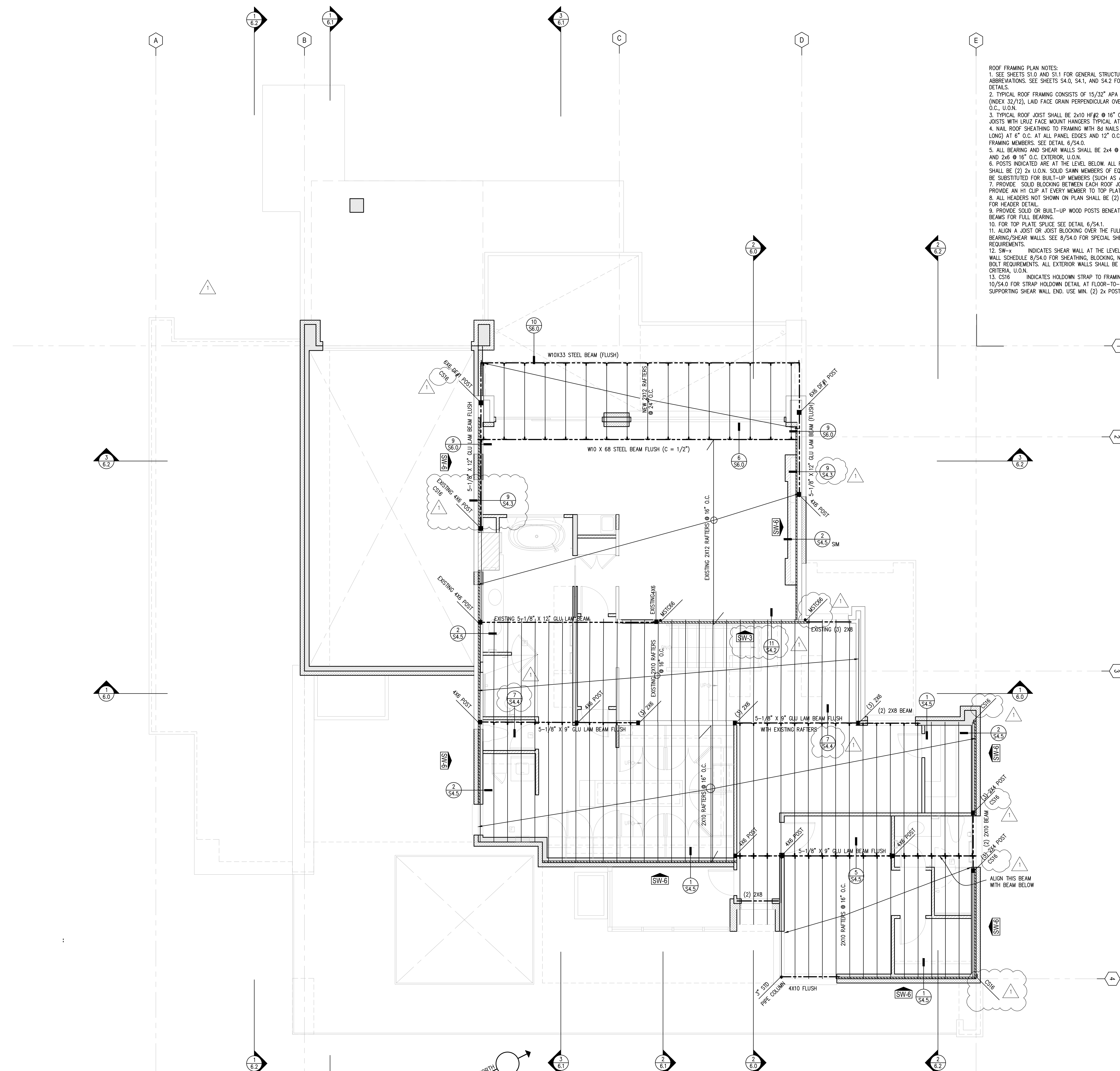
LEGEND

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



1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
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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



1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

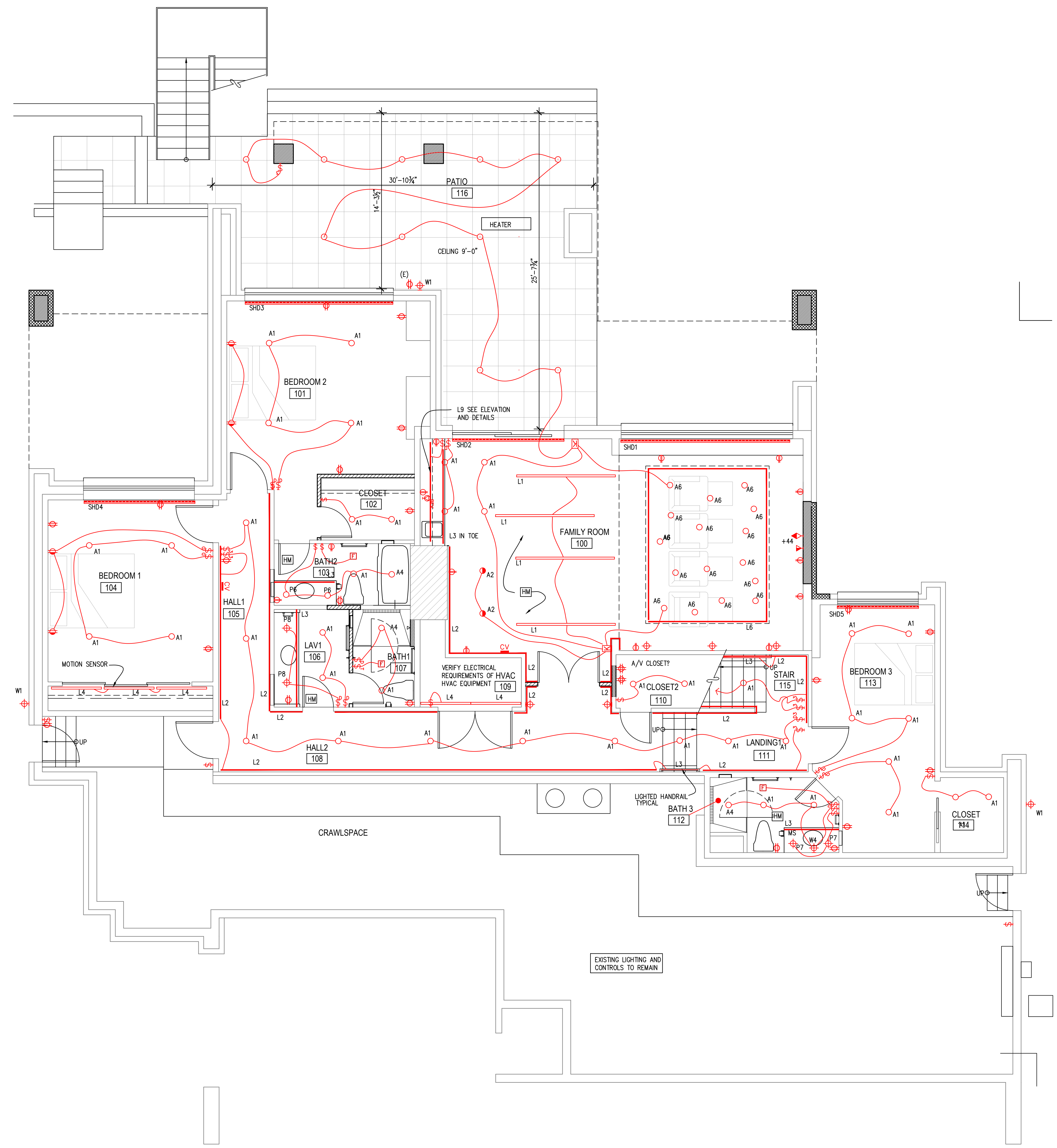
**ROOF FRAMING PLAN**

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

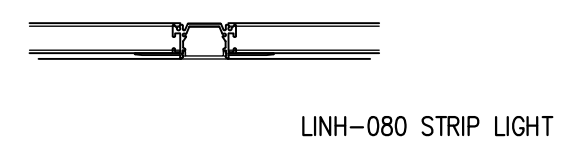


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12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

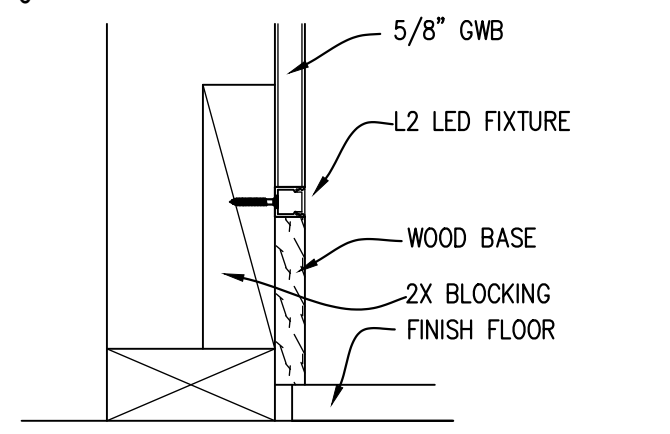
○	RECESSED LIGHT/ROUND TRIM	⚡	SWITCH
◻	RECESSED LIGHT/SQUARE TRIM	⚡	3-WAY SWITCH
⊕	WALL MOUNTED LIGHT	⚡	DIMMING SWITCH
⊕	SURFACE/PENDANT LIGHT	⚡	SWITCH W/ TIMER
⊕	WALLWASH LIGHT	⚡	SWITCH W/ OCCUPANCY SENSOR
⊕	FLOOD LIGHT	⊕	6-BUTTON KEYPAD, LUTRON
⊕	STRIP LIGHT	⊕	SMART DIMMER SWITCH, LUTRON
⊕	STEP LIGHT	⊕	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



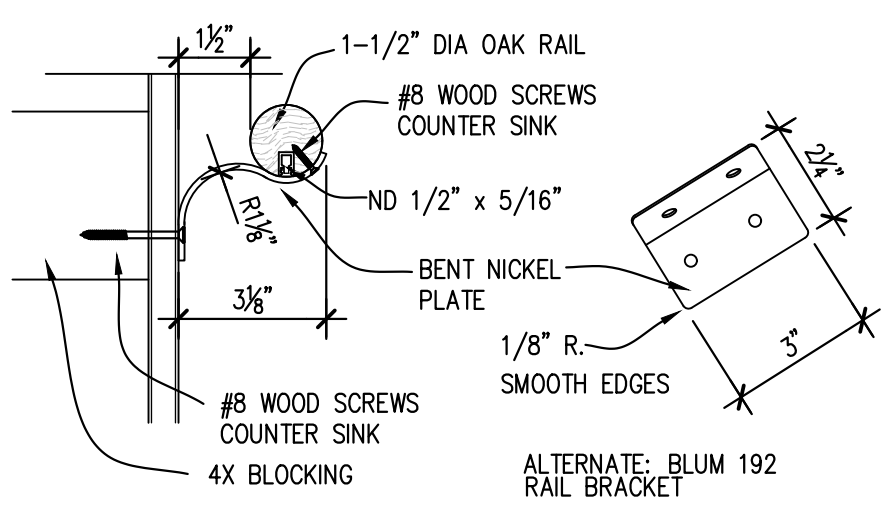
**LOWER FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"  
NOTE:  
SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.



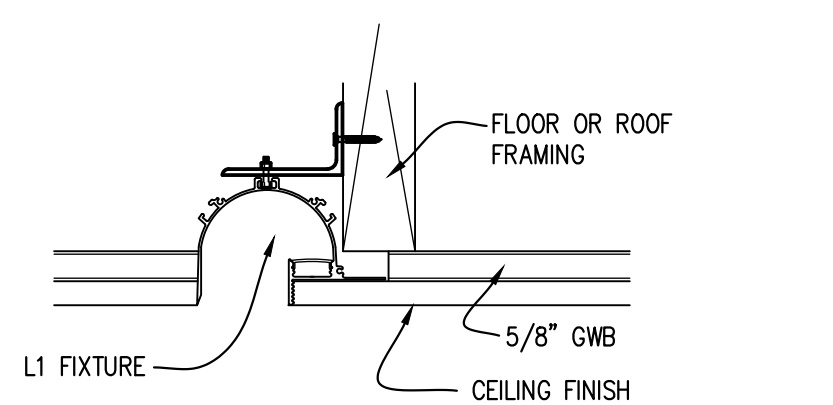
1 DETAIL  
3" = 1'-0"



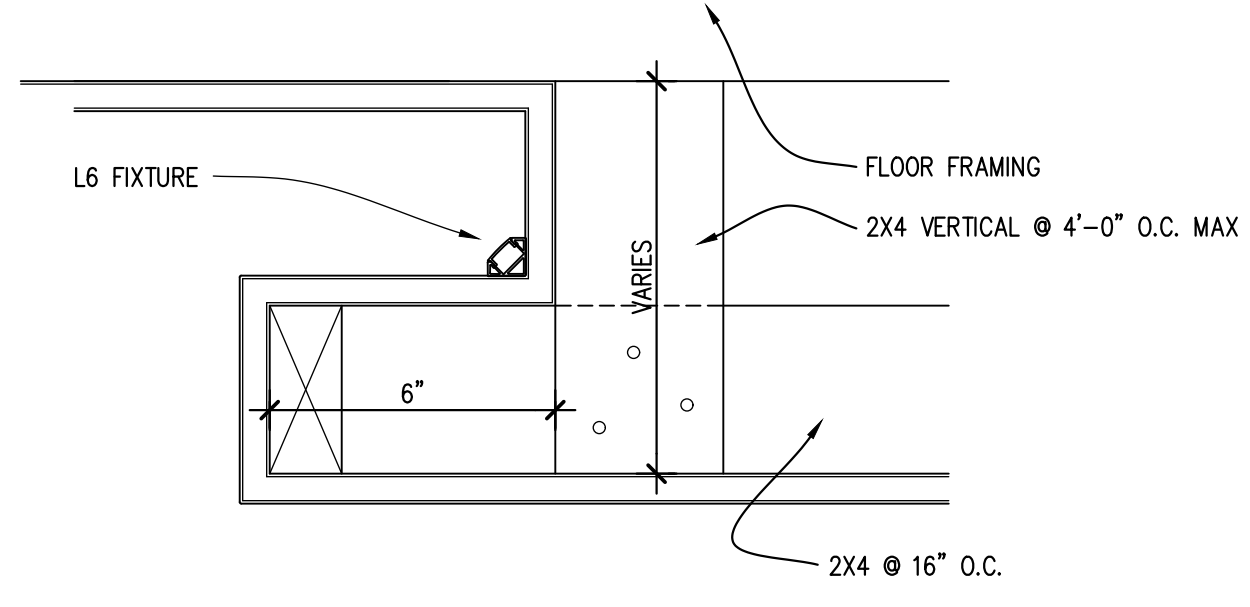
2 DETAIL  
3" = 1'-0"



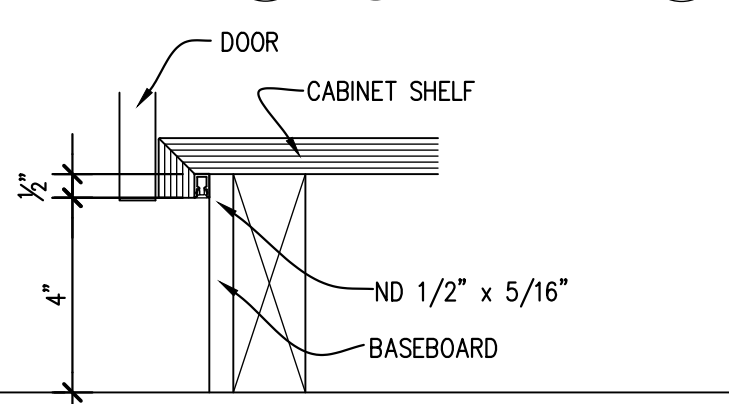
3 DETAIL  
3" = 1'-0"



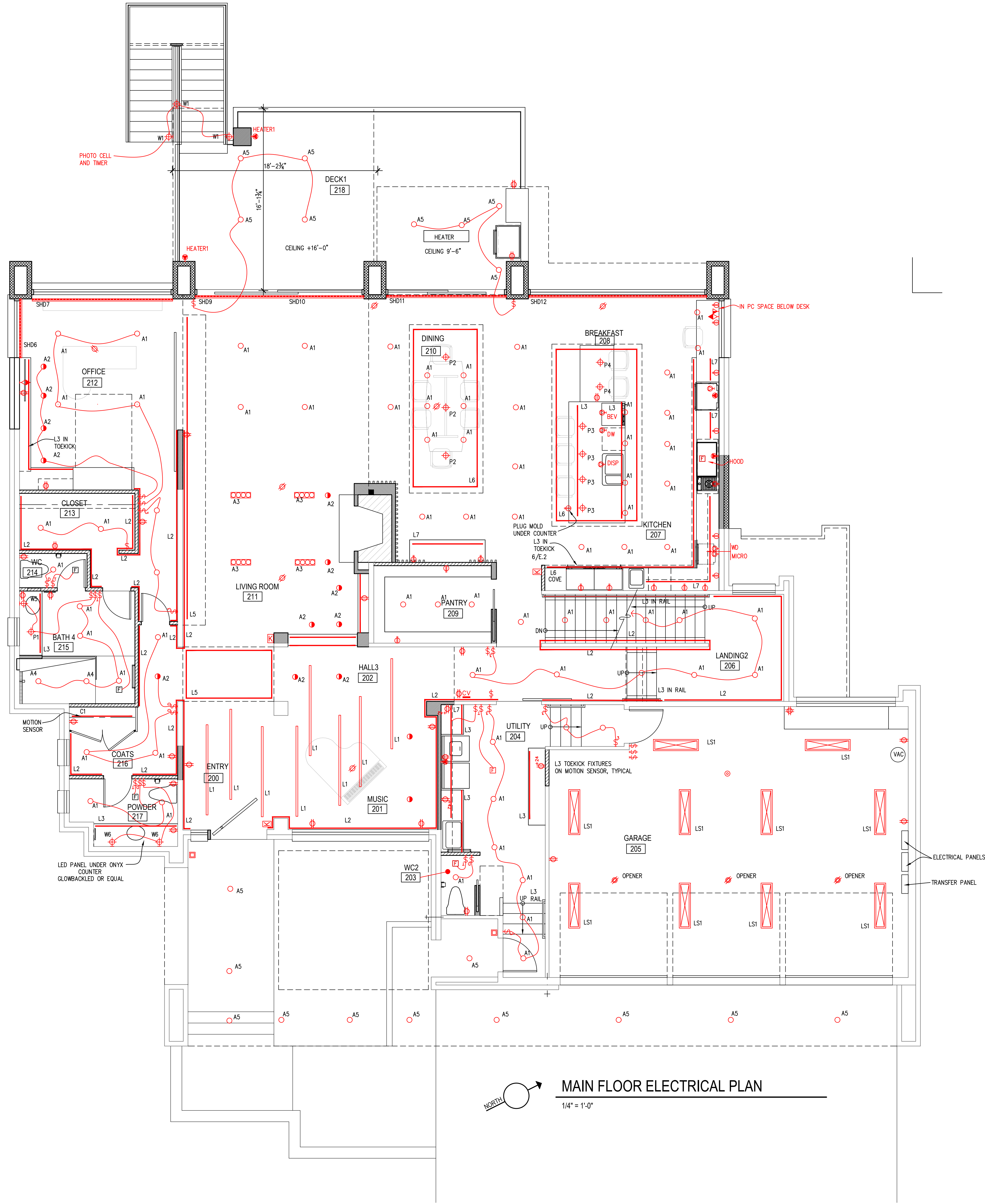
4 DETAIL  
3" = 1'-0"



5 DETAIL  
3" = 1'-0"



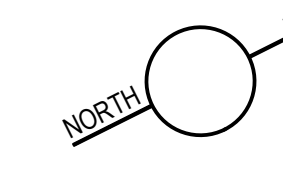
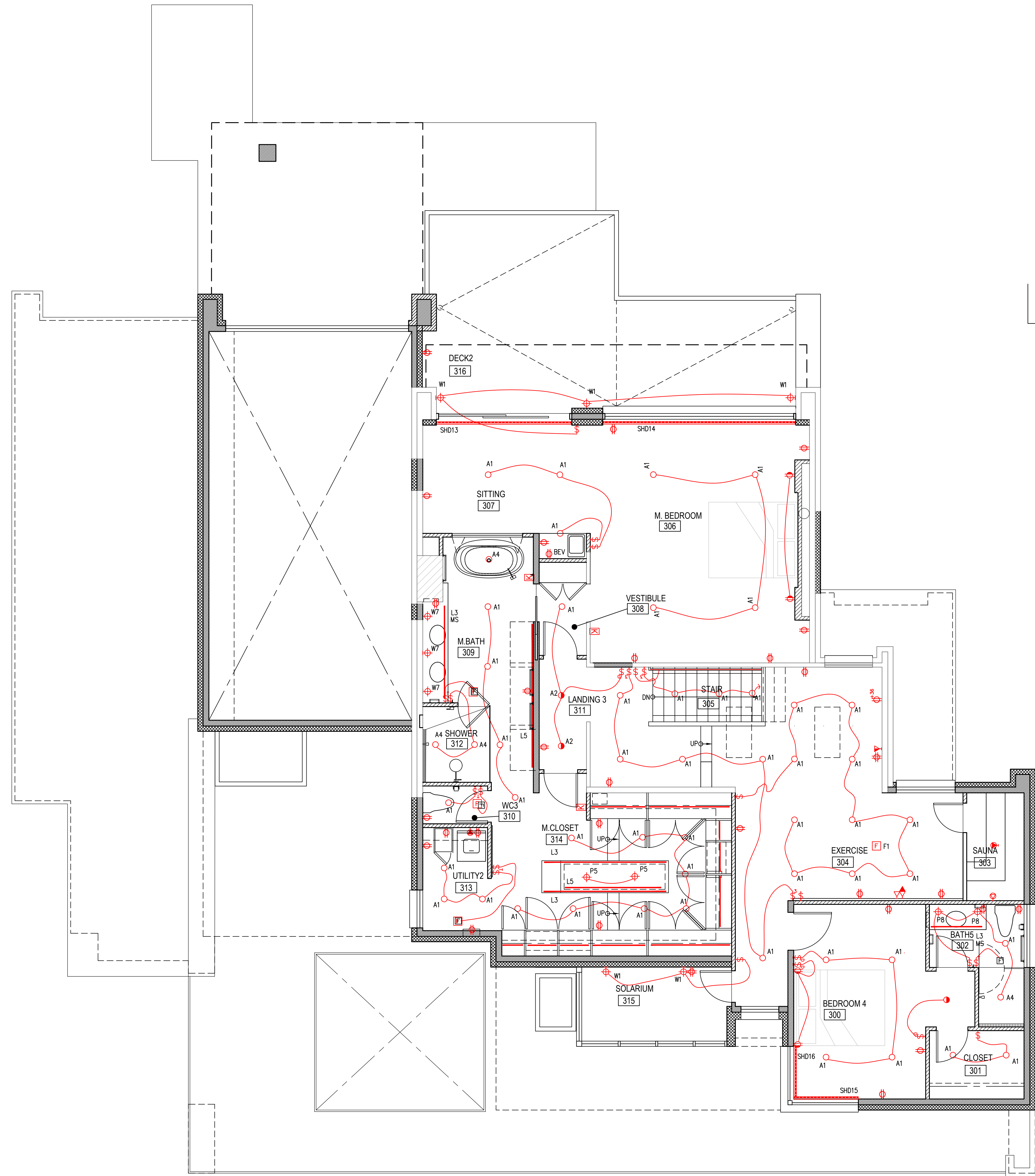
6 DETAIL  
3" = 1'-0"



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



1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
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No. Date Revision



UPPER FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

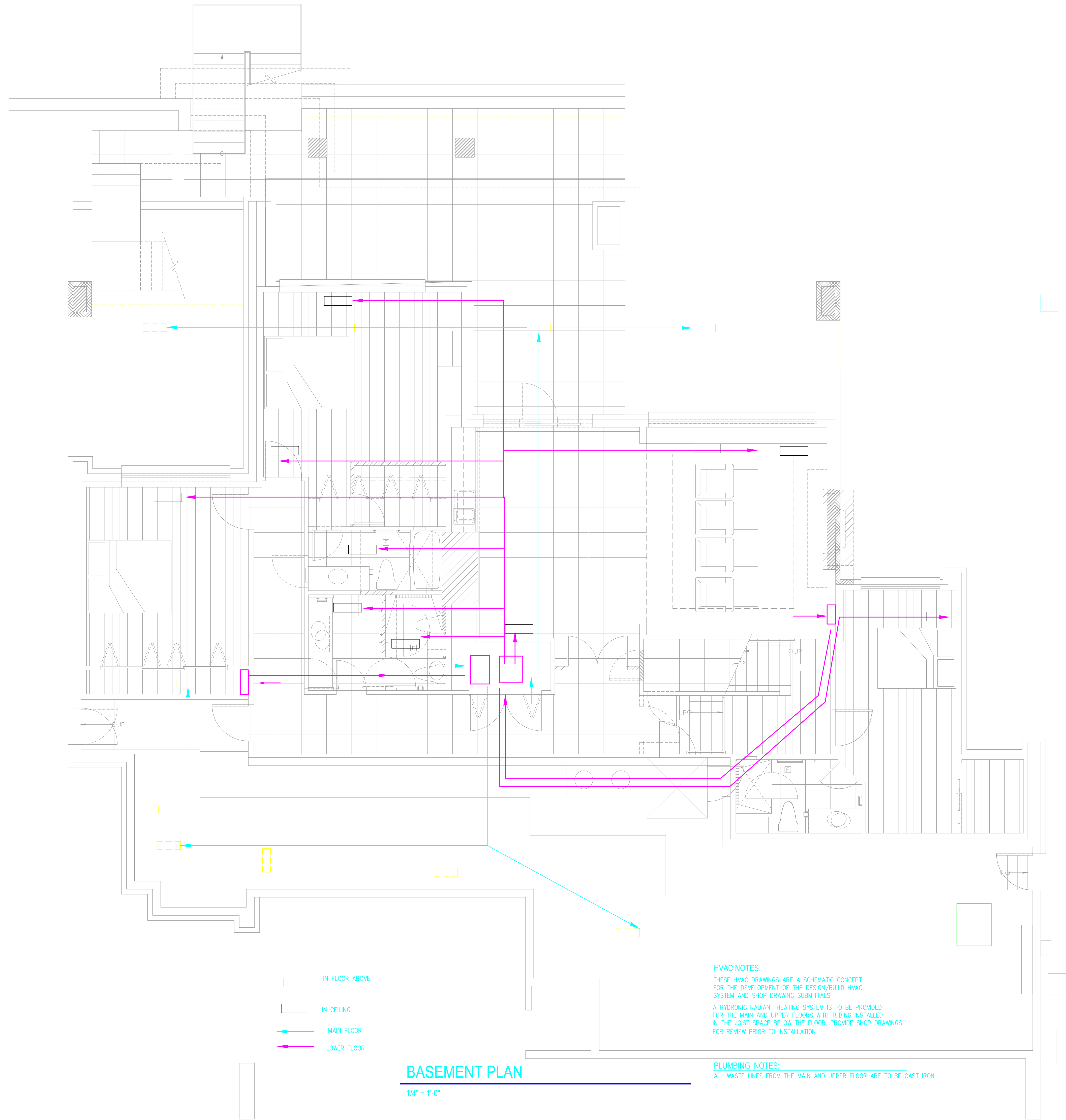


1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision

UPPER FLOOR ELECTRICAL





**BASEMENT PLAN**

1/4" = 1'-0"

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

**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

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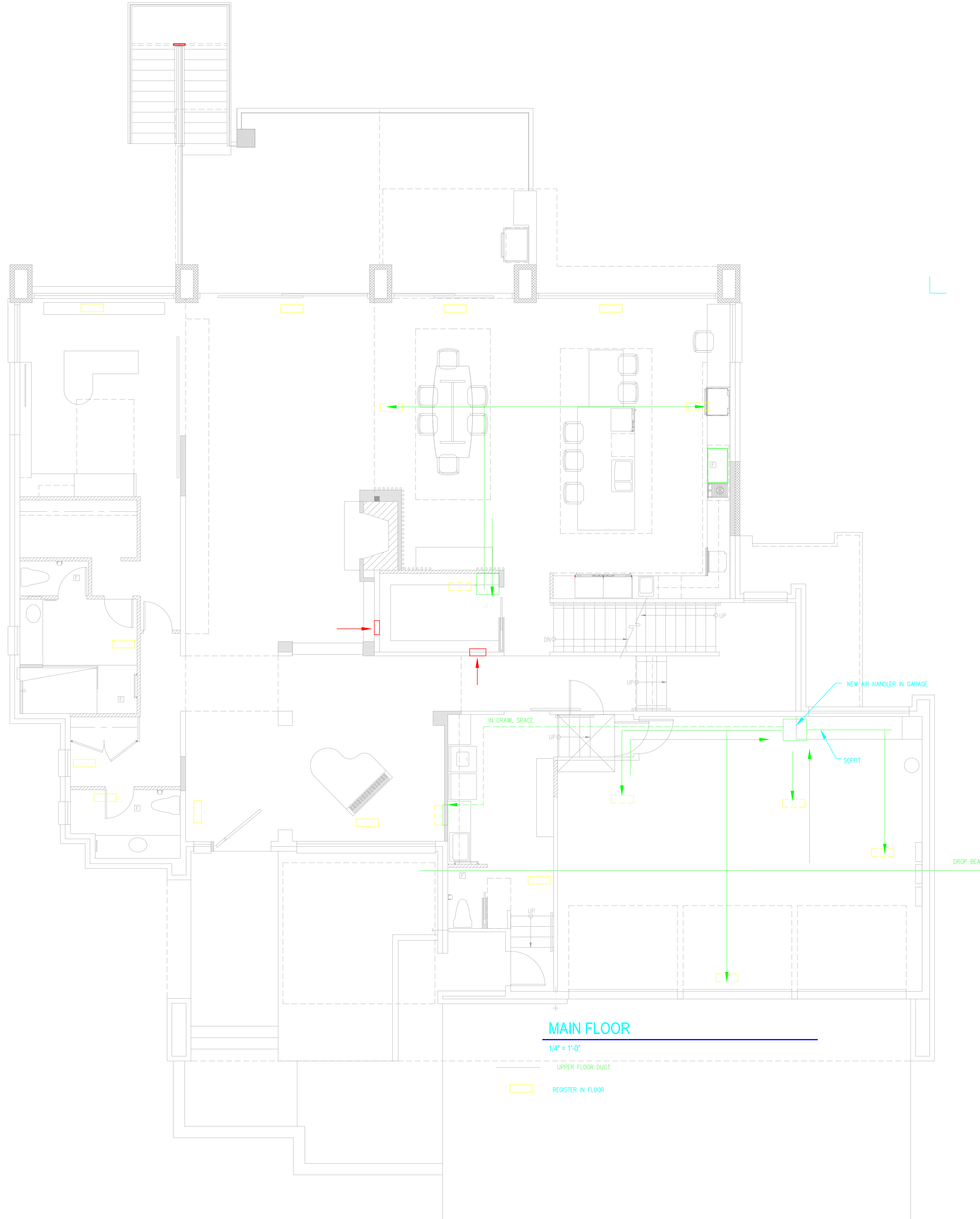
1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No.	Date	Revision
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**LOWER FLOOR HVAC**

Sheet No.	<b>M.1</b>
Project No.	2222
Date:	9/8/23

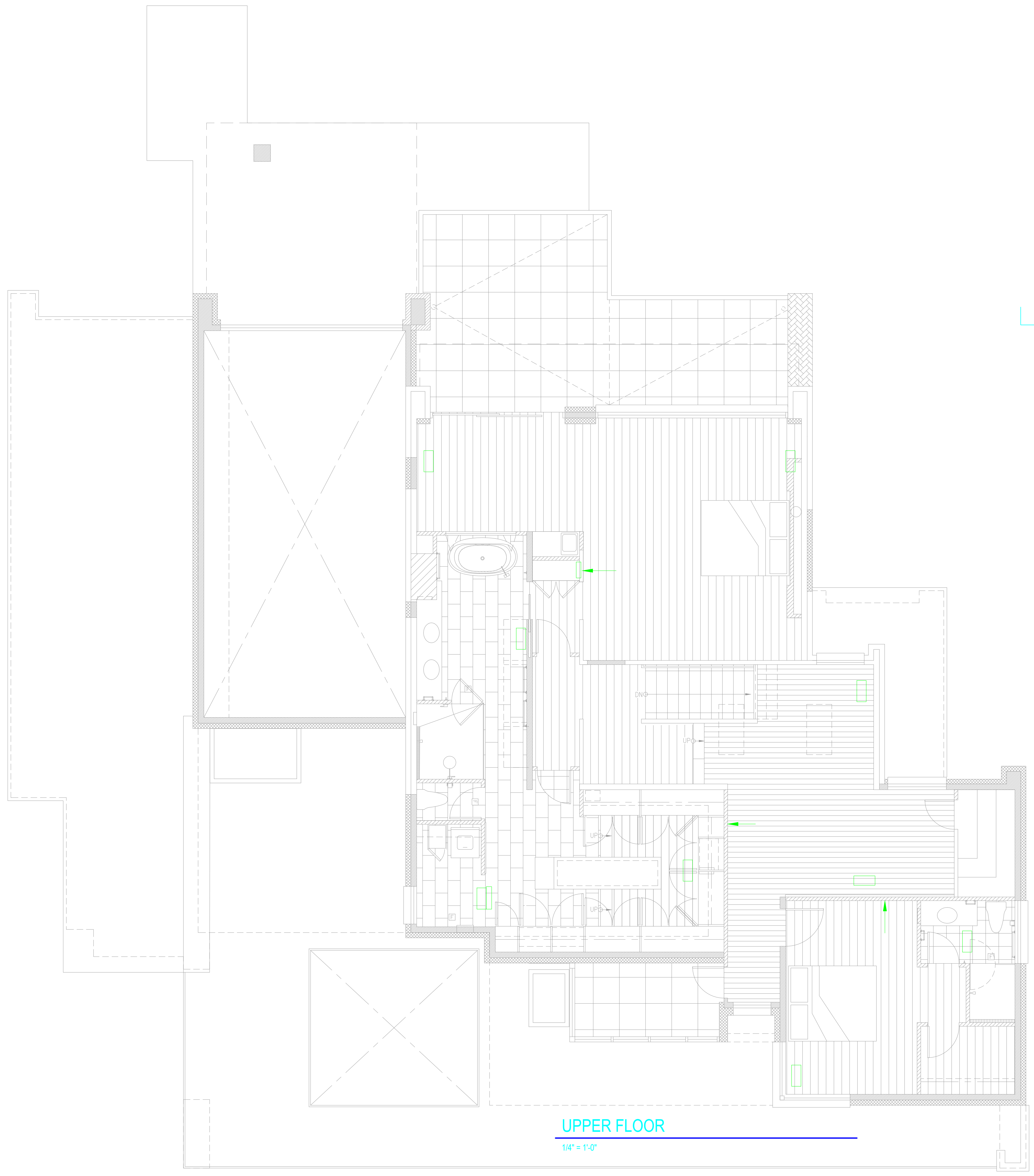
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1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET

No. Date Revision





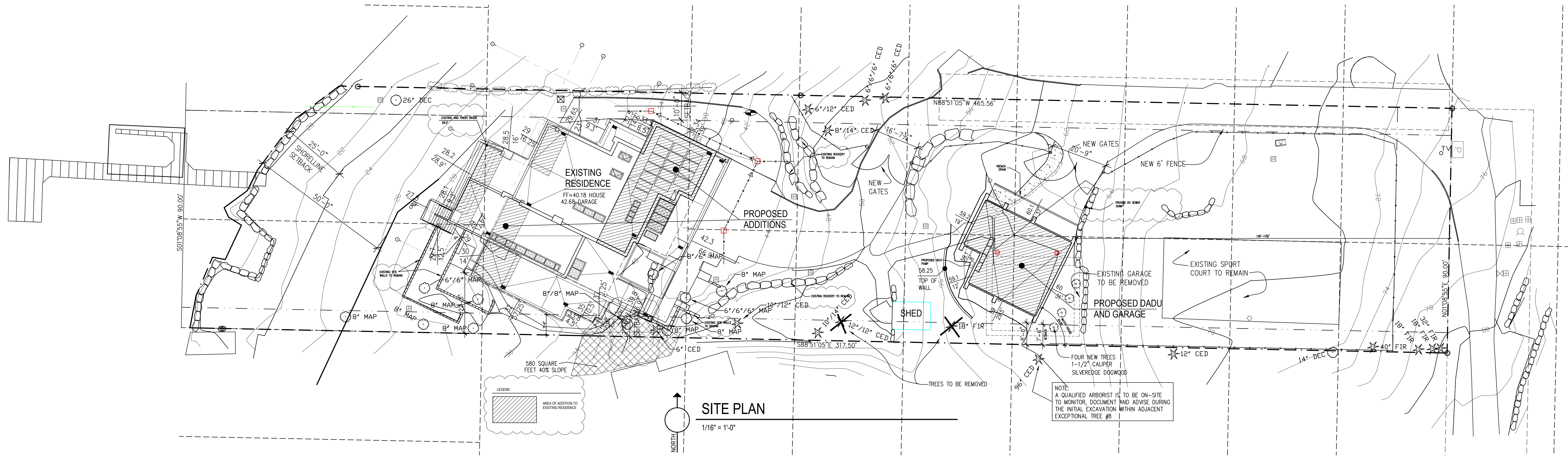
UPPER FLOOR

1/4" = 1'-0"

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No.	Date	Revision
1	9/28/23	PRICING SET
	10/16/23	RESPONSE
	12/19/23	RESPONSE
	1/11/24	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.

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 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:	S.F.
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.

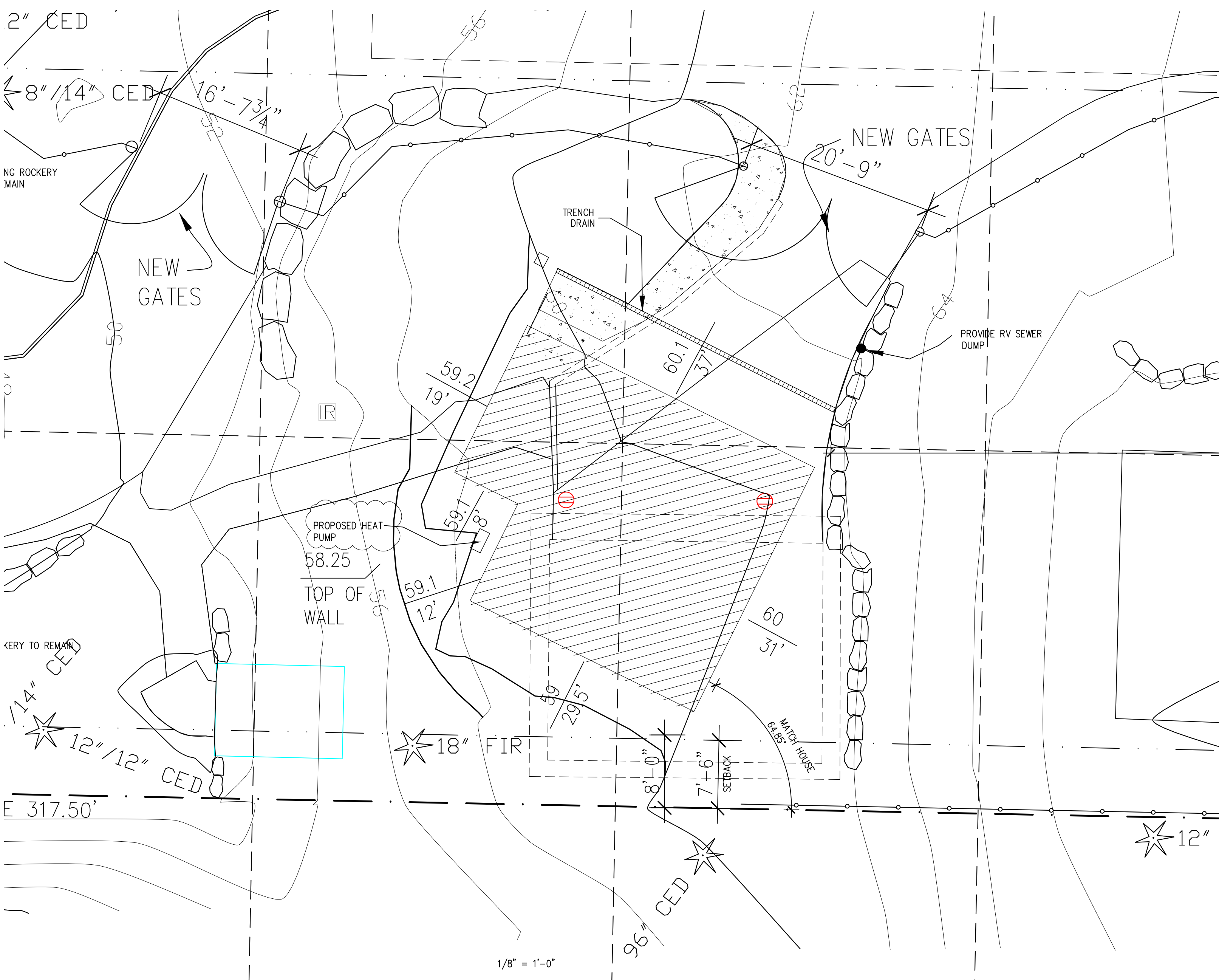
ALLOWABLE GROSS FLOOR AREA 12,000 S.F.

**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	



No.	Date	Revision
1	1/11/24	RESPONSE
	12/19/23	RESPONSE
	10/16/23	RESPONSE
	9/28/23	PRICING SET

SITE PLAN

D1.0

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

**FOUNDATION NOTES:**

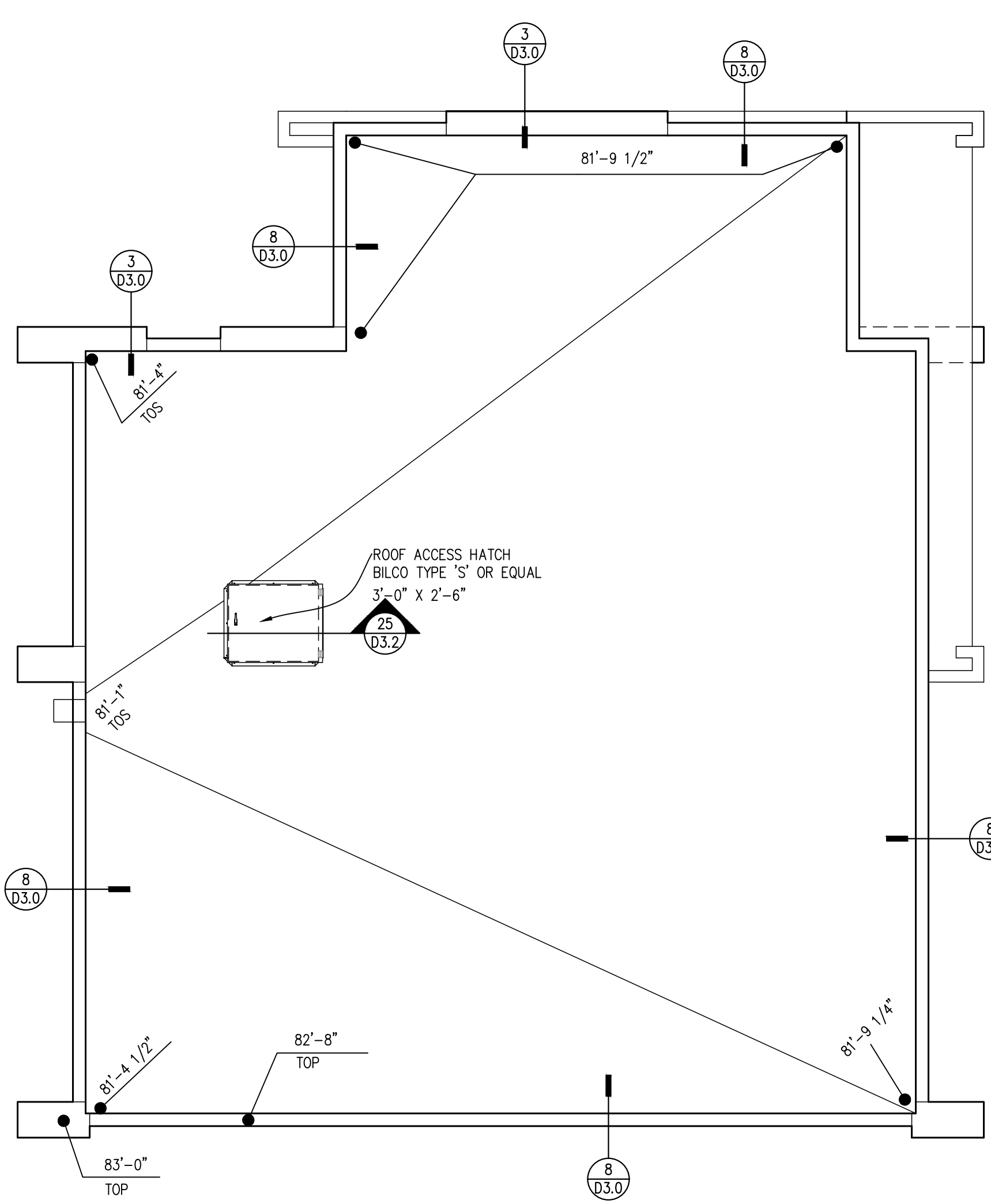
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
- HOLD DOWN INDICATES HOLD-DOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLD-DOWN 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 7/8" TJI @ 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.

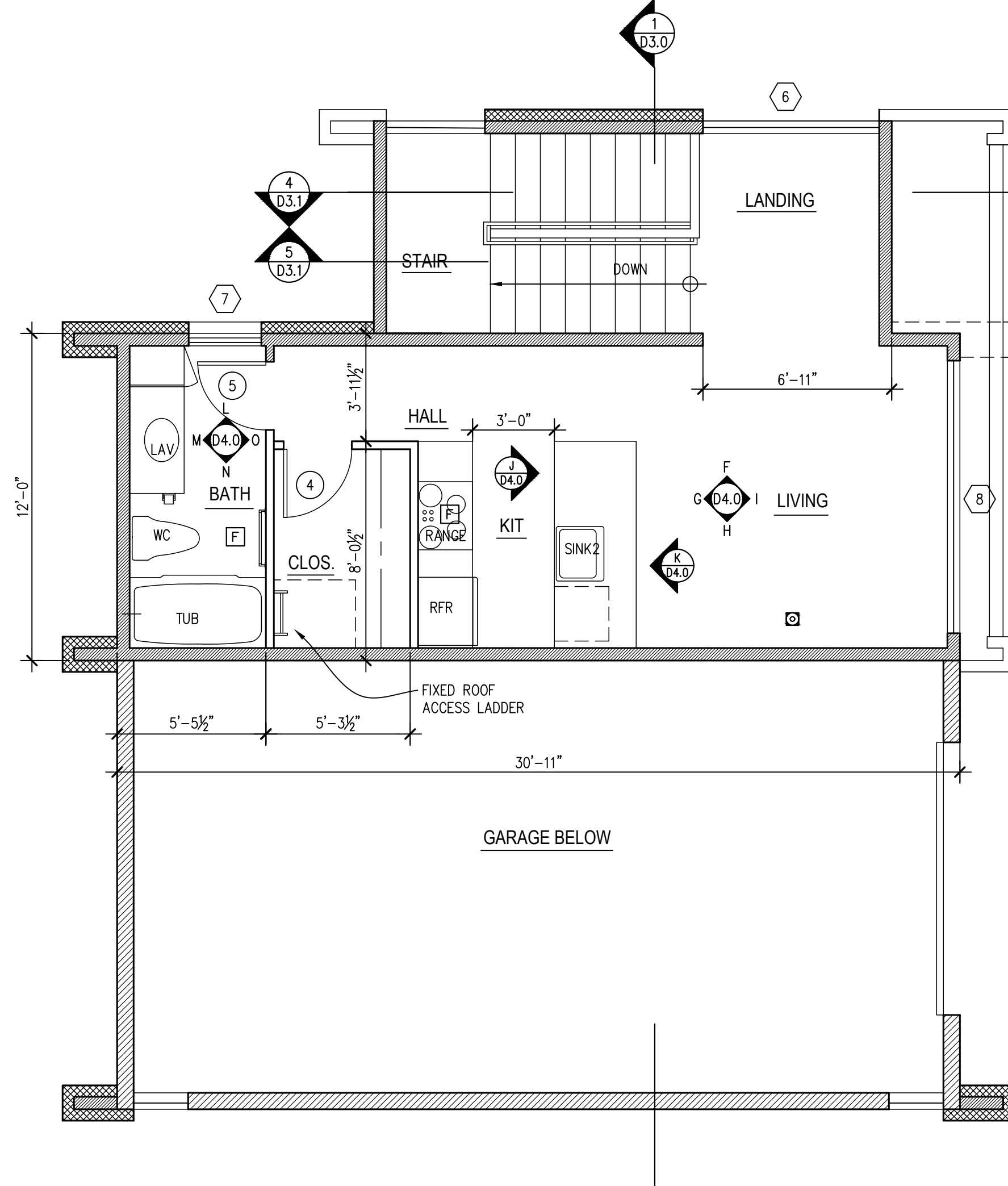
**FLOOR FRAMING NOTES:**

- 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 1/2" 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 HOLD-DOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLD-DOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.



**ROOF PLAN**

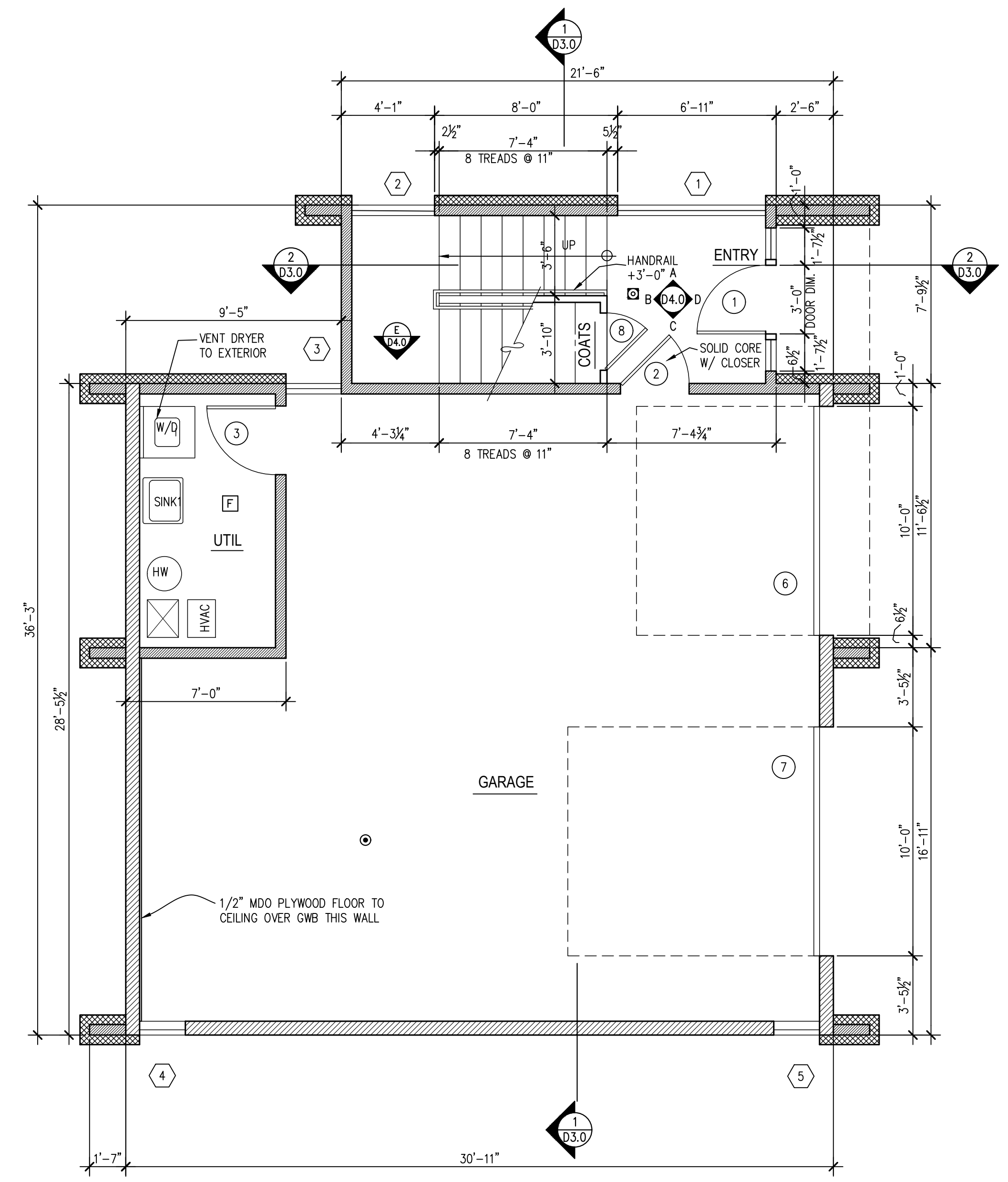
1/4" = 1'-0"



**UPPER FLOOR**

383 SQUARE FEET CONDITIONED FLOOR AREA

1/4" = 1'-0"

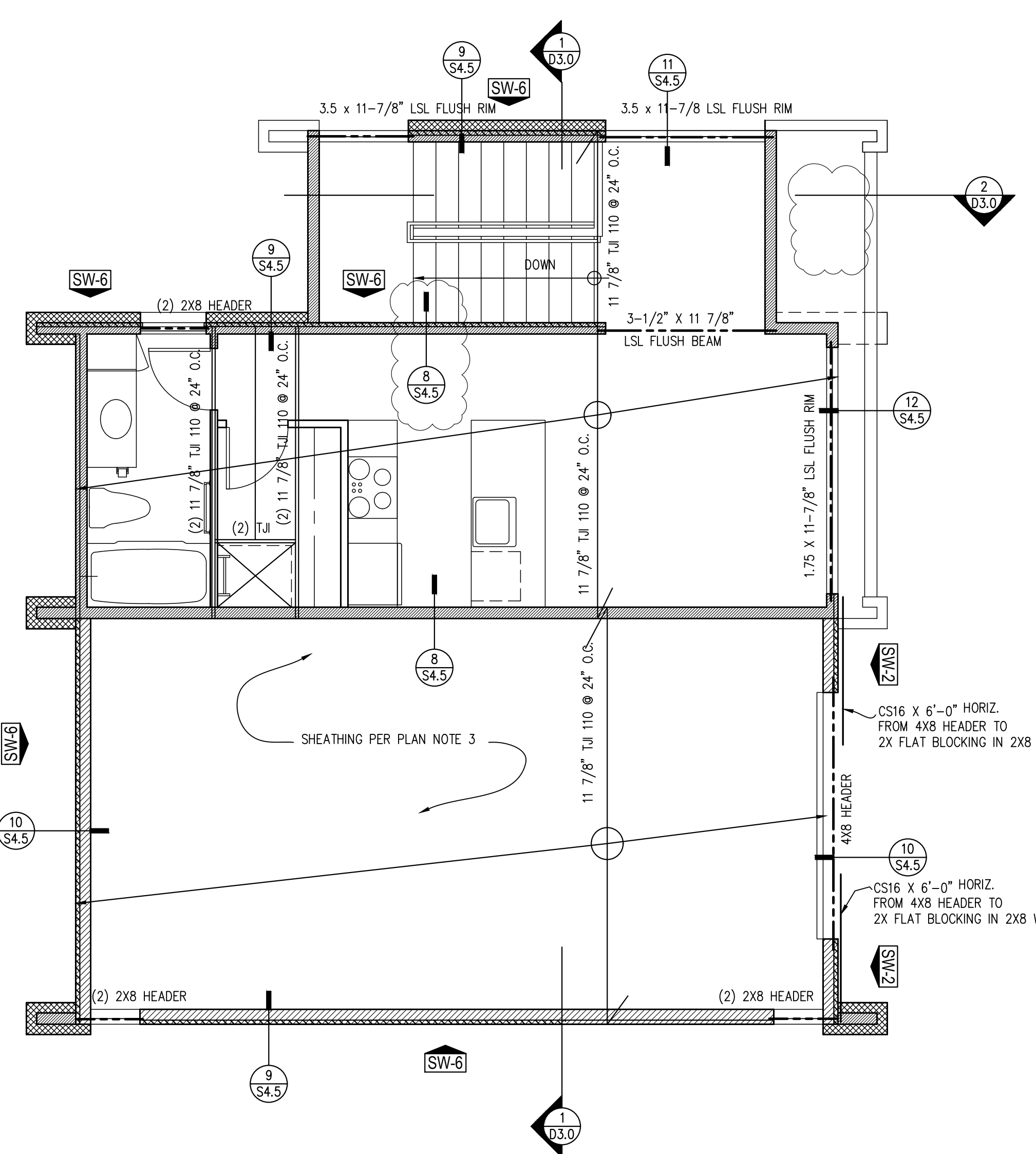


**MAIN FLOOR**

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

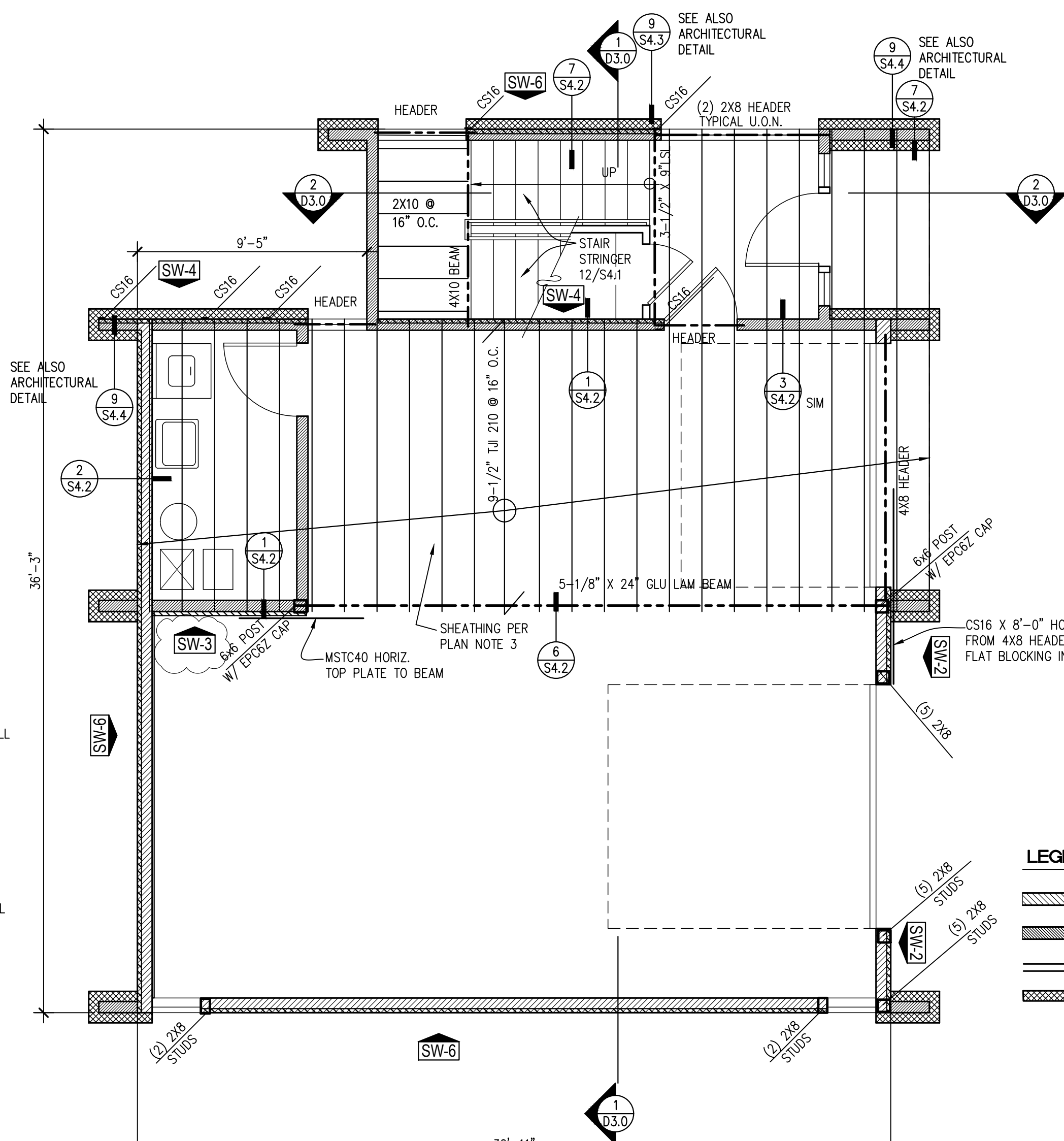
1/4" = 1'-0"

- 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 (S3.0/M)
  - ⊙ HEAT DETECTOR
  - ⊞ EXHAUST FAN (VENT TO EXTERIOR) 50 CFM, 100 CFM AT HOOD



**ROOF FRAMING PLAN**

1/4" = 1'-0"

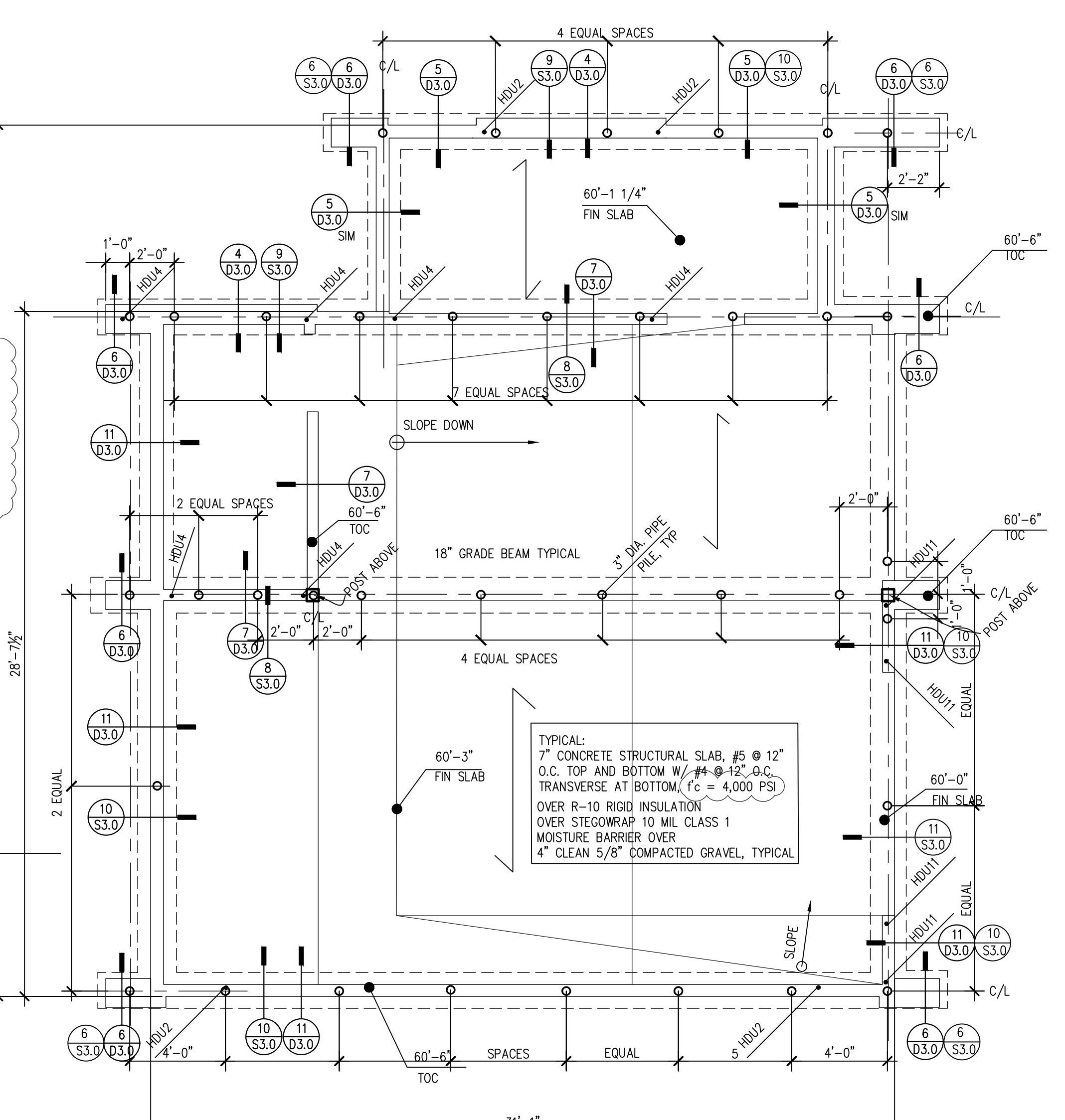


**UPPER FLOOR FRAMING PLAN**

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 STUDS @ 16" O.C.
  - NEW 2x4 STUDS @ 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	1/11/24	RESPONSE
	12/19/23	RESPONSE
	10/16/23	RESPONSE
	9/28/23	PRICING SET

DADU PLANS

D2.0  
Sheet No. \_\_\_\_\_  
Project No. 2222  
Date: 9/8/23

**SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS**

R406.3 SMALL DWELLING UNIT ..... 3.0 CREDITS REQUIRED

FUEL NORMALIZATION CREDITS  
SYSTEM TYPE 2 LISTED HEAT PUMP..... 1.0 CREDITS

2. AIR LEAKAGE CONTROL  
2.2 REDUCE AIR LEAKAGE TO 2.0 AIR CHANGES..... 1.0 CREDITS  
MAXIMUM PER HOUR AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS OR IRC M1505.4 OR IRC 403.4 SHALL BE MET WITH HEAT RECOVERY VENTILATION SYSTEM WITH MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65

3. HIGH EFFICIENCY HVAC EQUIPMENT  
3.2 AIR SOURCE DUCTED HEAT PUMP MIN. HSPFF 9.5..... 1.0 CREDITS

TOTAL PROVIDED..... 3.0 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.

**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 BATT S 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.

**ROOM FINISH SCHEDULE**

ROOM NAME	MATERIAL												FINISH												REMARKS
	FLOOR		BASE		CASING		WALLS		CEILING		FLOOR		BASE		CASING		WALLS		CEILING						
	MTL	DET.#/SHT.#	DR.	WNL	N	E	S	W	MTL	HEIGHT	FLOOR	BASE	DR.	WNL	N	E	S	W	CEILING						
ENTRY	F2	B1	18/3,2	-	-	-	WT	WT	WT	C-1	8'-0"	-	-	-	-	-	-	-	-						
GARAGE	F1	B2	-	-	-	WS	WS	WS	C-1	9'-1 1/2"	S1	X1	-	-	-	-	-	-	-						
UTILITY	F1	B2	-	-	-	WS	WS	WS	C-1	9'-1"	S1	X1	-	-	-	-	-	-	-						
STAIR	F3	B1	18/3,2	-	-	WT	WT	WT	C-1	18'-0"	S2	-	-	-	-	-	-	-	-						
LANDING	F3	B1	18/3,2	-	-	WT	WT	WT	C-1	8'-0"	S2	-	-	-	-	-	-	-	-						
LIVING	F3	B1	18/3,2	-	-	WT	WT	WT	C-1	8'-0"	S2	-	-	-	-	-	-	-	-						
KITCHEN	F3	B1	18/3,2	-	-	WT	WT	WT	C-1	8'-0"	S2	-	-	-	-	-	-	-	-						
CLOSET	F2	B1	18/3,2	-	-	WT	WT	WT	C-1	8'-0"	S2	-	-	-	-	-	-	-	-						
BATH	F3	B1	18/3,2	-	-	WT	WT	WT	C-1	8'-0"	S2	-	-	-	-	-	-	-	-						
COATS	F2	B1	-	-	-	WS	WS	WS	C-1	VARIABLE	-	-	-	-	-	-	-	-	-						

**LEGEND**

FLOORS	WALLS	FINISHES
F1 - MTL: CONCRETE SLAB-ON-GRADE FINISH: LIGHT BROOM	W1 - DRYWALL MTL: 5/8" TYPE 'X' GYPSUM WALL BOARD FINISH: LEVEL 5 SMOOTH	X1 - FACTORY FINISH
F2 - TILE MTL: TERRAZZO TILE MFR: ANN SACKS MODEL: TERRAZZO RENATA COLOR: OASHERE SIZE: 24" X 24", OR 12" X 24" COD: IT	W2 - MIRROR W3 - TILE MTL: STATEMENTS PATTERN: MIKASA COLOR: BIANCO SIZE: 12" X 24" W4 - TILE MTL: ACCENT TILE MFR: CROSSVILLE - UNITED TILE PATTERN: YIN-YANG COLOR: BONSAI YUO/1.51.SMOS SIZE: 1/2" X 1-1/2" STACKED	P1 - PAINT MTL: ACRYLIC LATEX PAINT MFR: COLOR: SHEEN: P2 - PAINT MTL: ACRYLIC LATEX PAINT MFR: COLOR: SHEEN: S1 - SEALER MTL: WATERBORNE DENSE STONE SEALER MFR: STAIN PROOF S2 - SEALER MTL: PREMIUM IMPREGNATING SEALER MFR: STAIN-PROOF
F3 - LVP MTL: LUXURY VINYL PLANKS MFR: PROVENZA-WATERPROOF/MAX CORE COLLECTION: UPTOWN CHIC COLOR: TO BE SELECTED SIZE:	W5 - DRYWALL MTL: 5/8" TYPE 'X' GYPSUM DRYWALL FINISH: LEVEL FOUR SMOOTH	
<b>BASE</b> B1 - WOOD BASE MTL: POPLAR SIZE: 1 X 4 B2 - RUBBER BASE MTL: RUBBER COVE BASE MFR: ROPPE COLOR: TBD	<b>SOLID SURFACE</b> SS1 - QUARTZ SOLID SURFACE MFR: CAMBRIA MATTE MTL: LAKEDALE LUXURY SERIES FINISH: MATTE THICKNESS: 20M, 3CM SS2 - QUARTZ SOLID SURFACE MFR: STRATUS QUARTZ COLOR: LEWNA FINISH: POLISHED THICKNESS: 3/4" SLAB	
	<b>CEILING</b> C1 - DRYWALL MTL: 5/8" TYPE 'X' GYPSUM WALL BOARD FINISH: LEVEL 5 SMOOTH	

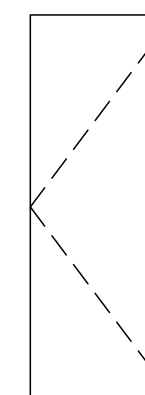
**DOOR SCHEDULE**

ALL INTERIOR DOORS TO BE SOLID CORE

#	DOOR DIMENSION (NOTE: VERIFY DOOR HEIGHT)		TYPE	U-VALUE	DETAILS				LOCKSET	LATCHSET	DEADBOLT	PRIVACY	FLUSH BOLTS	KNOB PULL	CLOS. LATCH	POCK. ROLLER	BUTTS	CLOSER	WEATHERST.	REMARKS
	WIDTH	HEIGHT			HEAD	JAMB	JAMB	SILL												
1	3'-0"	8'-0"	-	A .30	1/3,2	2/3,2	3/3,2	4/3,2	●	○	○	○	○	○	○	○	○	○	○	● WITH SIDELIGHTS SAFETY GLASS
2	3'-0"	6'-8"	-	A .30	5/3,2	5/3,2	5/3,2	4/3,2	○	○	○	○	○	○	○	○	○	○	○	● SOLID CORE WITH CLOSER
3	3'-0"	6'-8"	-	A .30	5/3,2	5/3,2	5/3,2	-	○	○	○	○	○	○	○	○	○	○	○	-
4	2'-6"	6'-8"	-	A .30	5/3,2	5/3,2	5/3,2	-	○	○	○	○	○	○	○	○	○	○	○	-
5	2'-6"	6'-8"	-	A .30	5/3,2	5/3,2	5/3,2	-	○	○	○	○	○	○	○	○	○	○	○	-
6	10'-0"	8'-0"	-	-	7/3,2	6/3,2	6/3,2	-	○	○	○	○	○	○	○	○	○	○	○	○ GARAGE DOOR OPENER LIFTMASTER 8500W
7	10'-0"	12'-0"	-	-	9/3,2	8/3,2	8/3,2	-	○	○	○	○	○	○	○	○	○	○	○	○ GARAGE DOOR OPENER LIFTMASTER 8500W
8	2'-6"	6'-8"	-	A .30	5/3,2	5/3,2	5/3,2	-	○	○	○	○	○	○	○	○	○	○	○	-

**DOOR TYPES**

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



Ⓐ

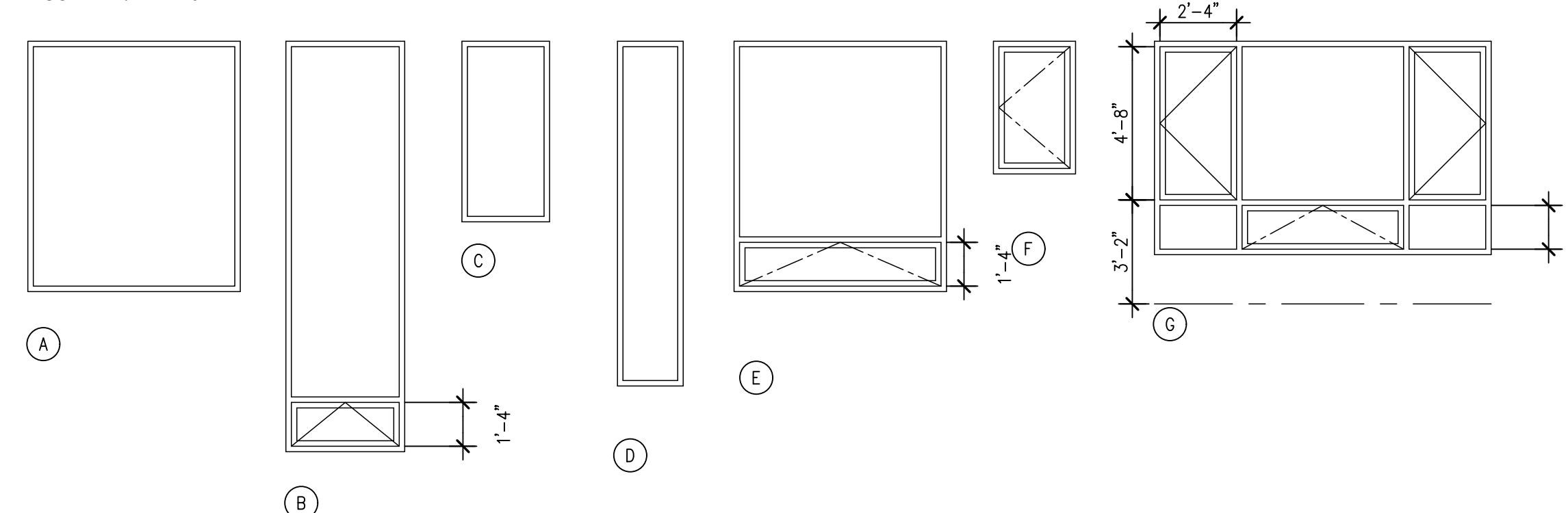
**WINDOW SCHEDULE**

WINDOWS BY: MARVIN  
ALUMINUM GLAZ FRAMES; INSULATED HIGH PERFORMANCE GLAZING  
WHERE FALL PROTECTION IS NOTED COMPLY WITH ASTM F2090

#	ROUGH OPENING		ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	DETAILS				REMARKS
	WIDTH	HEIGHT				HEAD	JAMB	JAMB	SILL	
1	6'-5"	7'-6"	8'-0"	A	.30	10/3,2	12/3,2	12/3,2	11/3,2	SAFETY GLASS
2	3'-7"	12'-5"	18'-0"	B	.30	10/3,2	12/3,2	12/3,2-14/3,2	11/3,2	SAFETY GLASS - FALL PROTECTION REQUIRED
3	2'-5"	5'-6"	6'-10"	C	.30	15/3,2	12/3,2	13/3,2	11/3,2	-
4	2'-0"	10'-6"	12'-0"	D	.30	15/3,2	12/3,2	14/3,2	11/3,2	SAFETY GLASS
5	2'-0"	10'-6"	12'-0"	D	.30	15/3,2	11/3,2	12/3,2	11/3,2	SAFETY GLASS
6	6'-5"	7'-7"	8'-0"	E	.30	10/3,2	12/3,2	14/3,2	11/3,2	SAFETY GLASS - FALL PROTECTION REQUIRED
7	2'-8"	4'-0"	6'-10"	F	.30	16/3,2	12/3,2	12/3,2	17/3,2	SAFETY GLASS
8	10'-0"	6'-6"	8'-0"	G	.30	10/3,2	14/3,2	14/3,2	11/3,2	FALL PROTECTION REQUIRED - EGRESS

**WINDOW TYPES**

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



**APPLIANCE SCHEDULE**

O.P.C.I. = OWNER TO PROVIDE/CONTRACTOR TO INSTALL

MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
DW	-	-	-	-	-	-
RANGE	-	-	-	-	-	-
REFER	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

**PLUMBING FIXTURE SCHEDULE**

MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	REMARKS
LAV	-	KOHLER	LADENA K-2214	-	HANSGRÖHE 71710821	-
TUB	TUB	JACUZZI	UKS0328XXXXX, WF 35826 DRAIN	-	HANSGRÖHE 34233520 TRIM CROSSBIE VALVE, 2603882Y HEAD	28632820 BATH, 27458823 ELBOW, 72411821 SPOUT 28417ENO HOSE
SINK1	-	EL MUSTEE	14CP COMBO	-	-	INCLUDES FAUCET AND STOPPER
SINK2	-	KOHLER	K-3335	STAINLESS	BRZO 61063LF-BLGL	K-8799 DRAIN & STRAINER
WC	TOILET	SIGNATURE HARDWARE	447355	-	K-10349-0 SEAT	-
-	-	-	-	-	-	-

**SPECIALTIES SCHEDULE**

MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

**CHESTMORE|BUCK**  
*architecture*

27 100TH AVENUE NE, SUITE 100  
BELLEVUE, WA 98004

FAX: 425-679-0804  
PHONE: 425-679-0907



1/11/24 RESPONSE  
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

DADU SCHEDULES  
D2.1

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



1/11/24	RESPONSE
12/19/23	RESPONSE
10/16/23	RESPONSE
9/28/23	PRICING SET
No.	Date Revision

### ELECTRICAL SYMBOLS

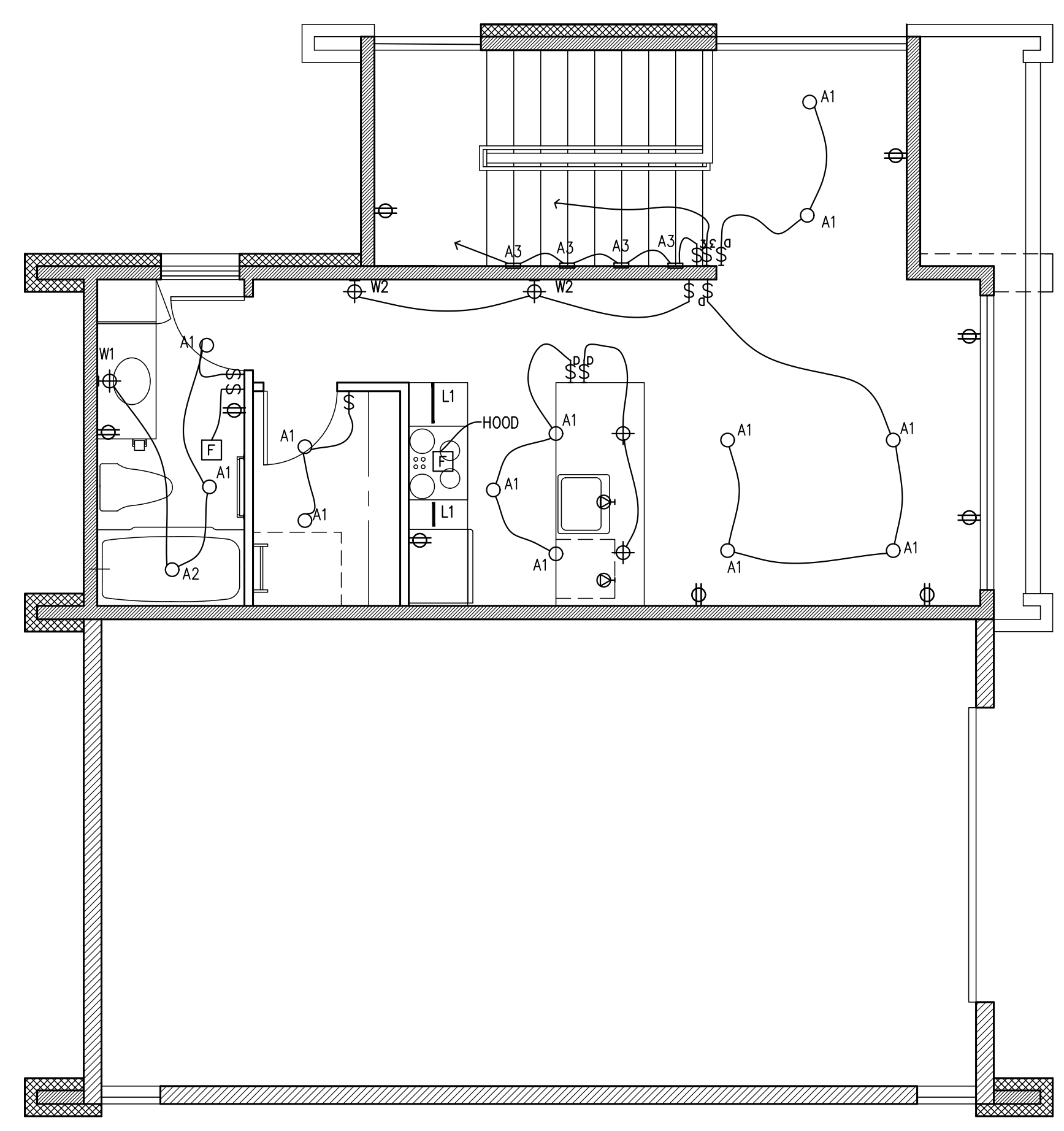
○	RECESSED LIGHT/ROUND TRIM	⚡	SWITCH
◻	RECESSED LIGHT/SQUARE TRIM	⚡	3-WAY SWITCH
⊕	WALL MOUNTED LIGHT	⚡	DIMMING SWITCH
⊕	SURFACE/PENDANT LIGHT	⚡	SWITCH W/ TIMER
●	WALLWASH LIGHT	⚡	SWITCH W/ OCCUPANCY SENSOR
⊕	FLOOD LIGHT	⊞	6-BUTTON KEYPAD, LUTRON
—	STRIP LIGHT	⊞	SMART DIMMER SWITCH, LUTRON
—	STEP LIGHT	⊞	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

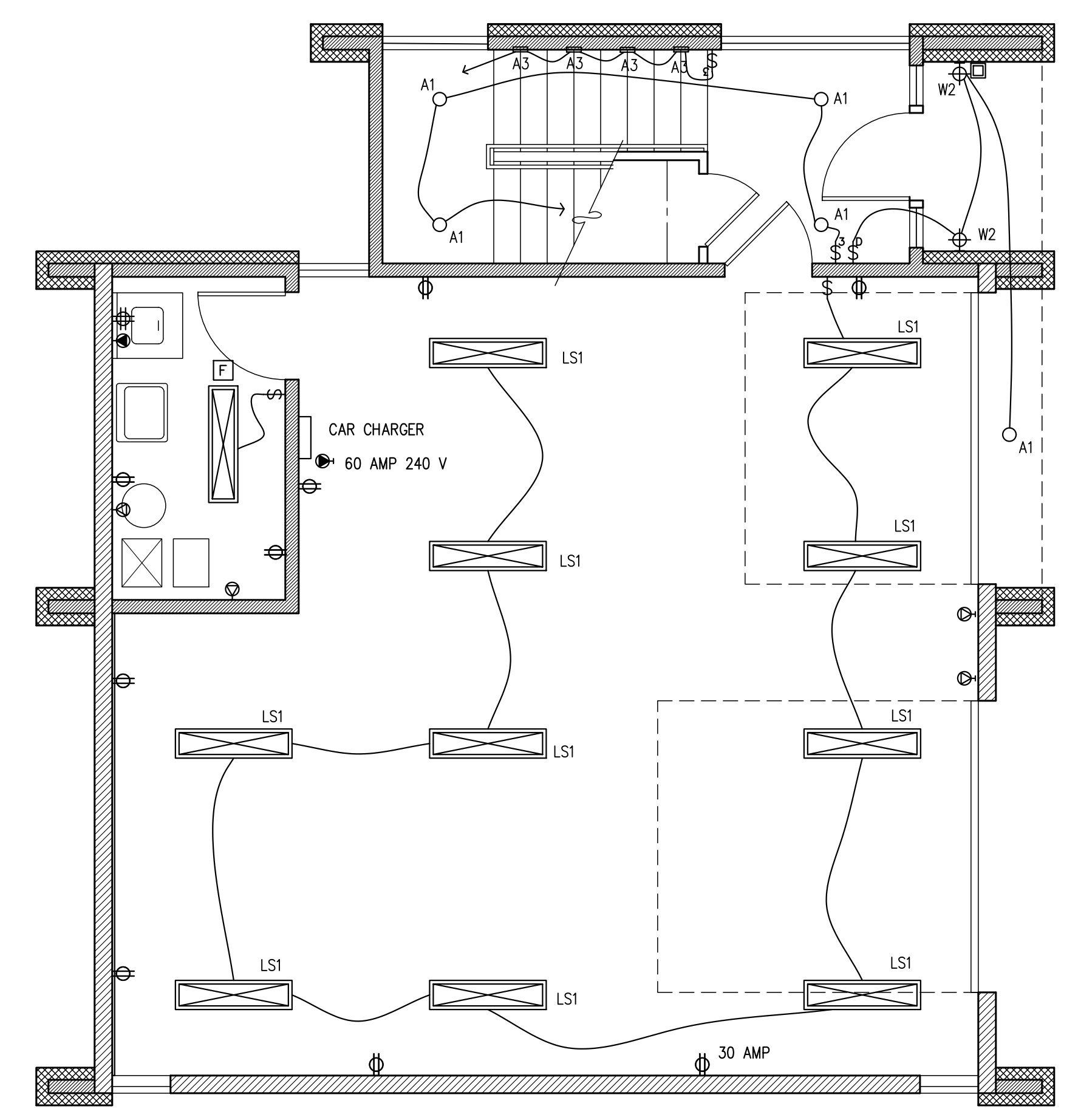
MARK	DESCRIPTION	MANUF.	MODEL NO.	FINISH / TRIM	LAMP
A1	DOWNLIGHT	NORA	NLCBS-4W51-85-30-MPW	NHSIC-485LE3LT	-
A2	SHOWER LIGHT	NORA	NL-427W-	NSERIC-407A1/20	20W/LED
A3	STEP LIGHT	NORA	NSW-851/32BN		3W/LED
F	FAN	PANASONIC	FV-0511VFC1	-	N/A
LS1	SURFACE	NORA	NLSTR-4L1334W		24W
L1	UNDERCABINET	NWLED	LINF12-NT-F-MB-30K		
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**

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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.

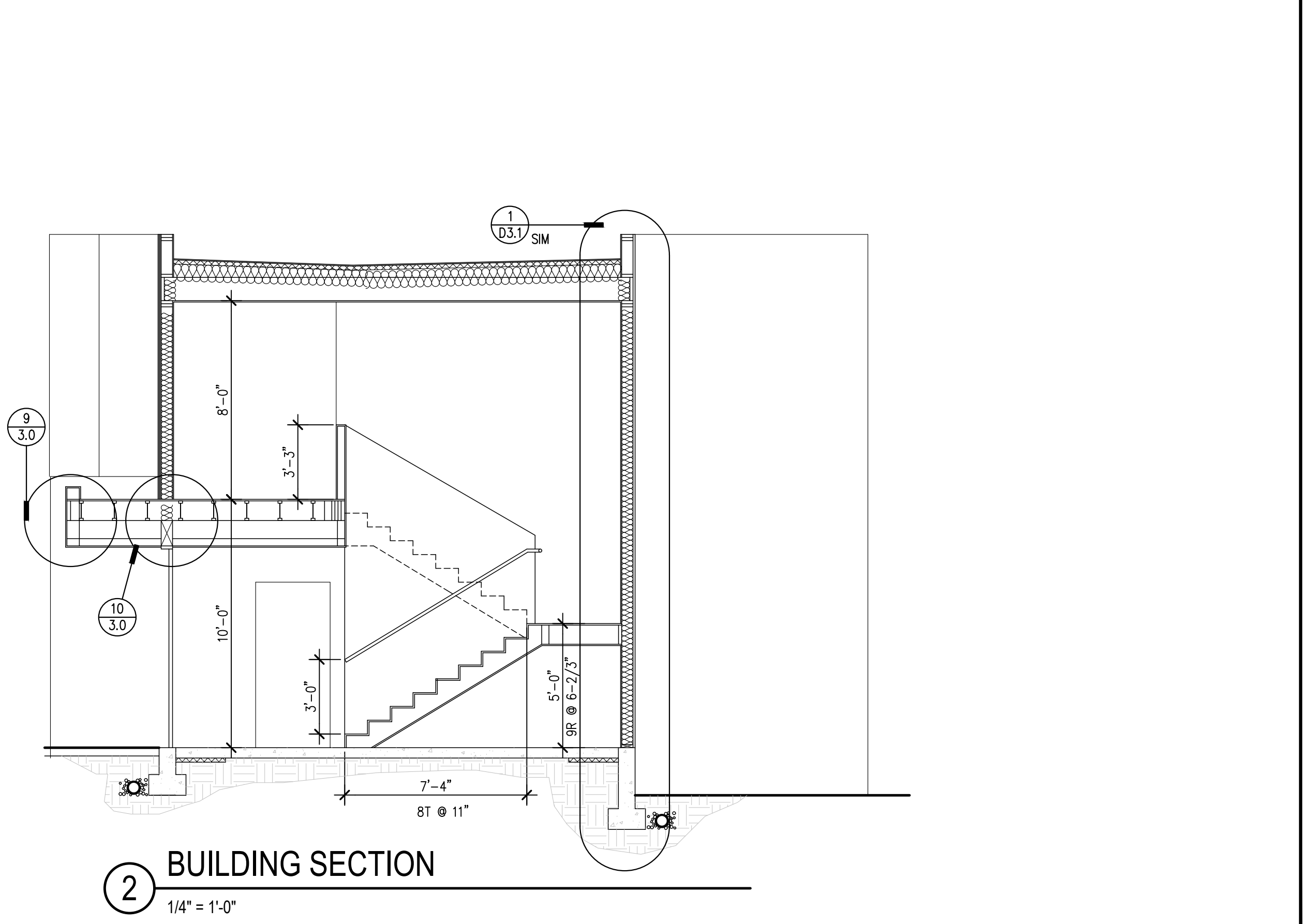
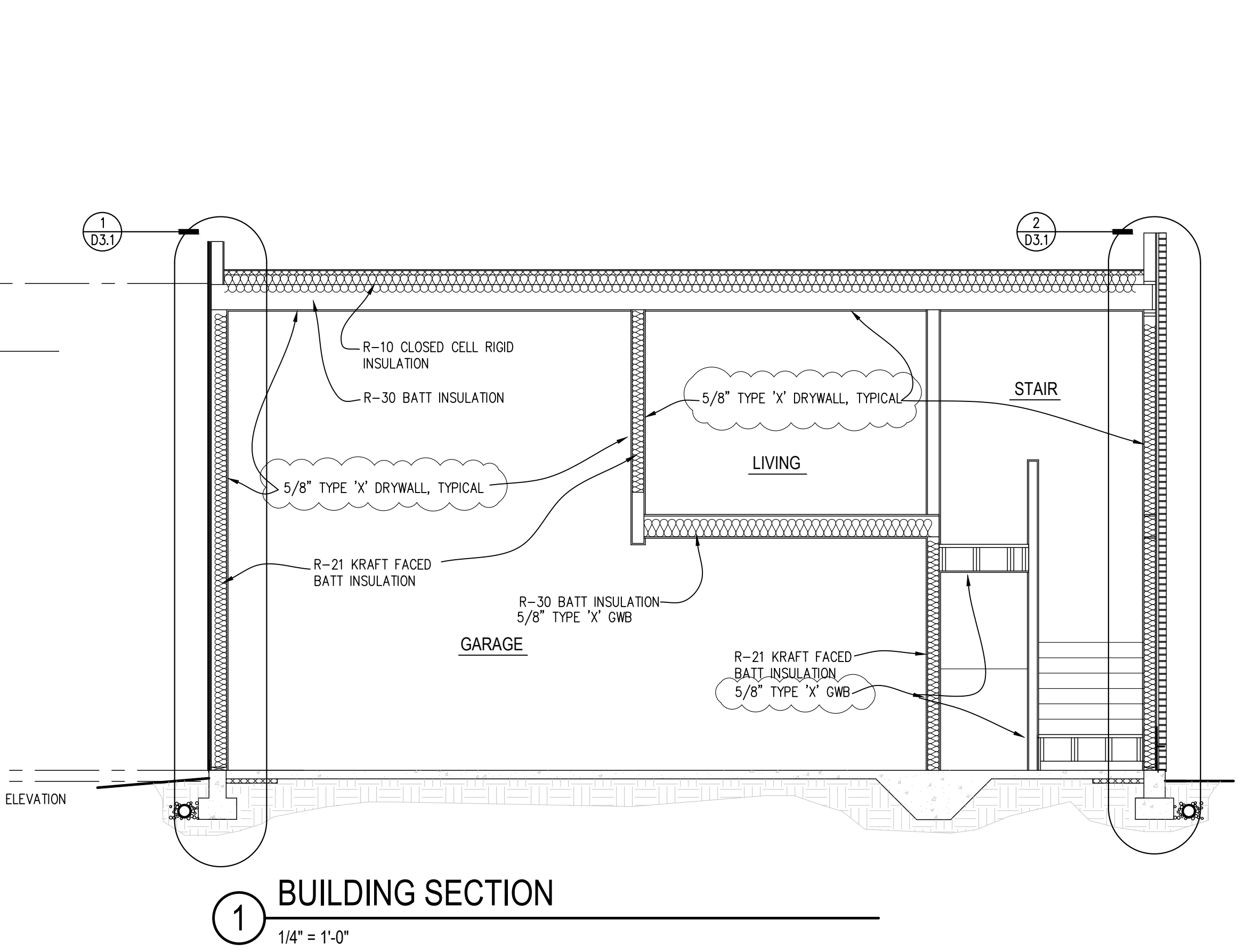
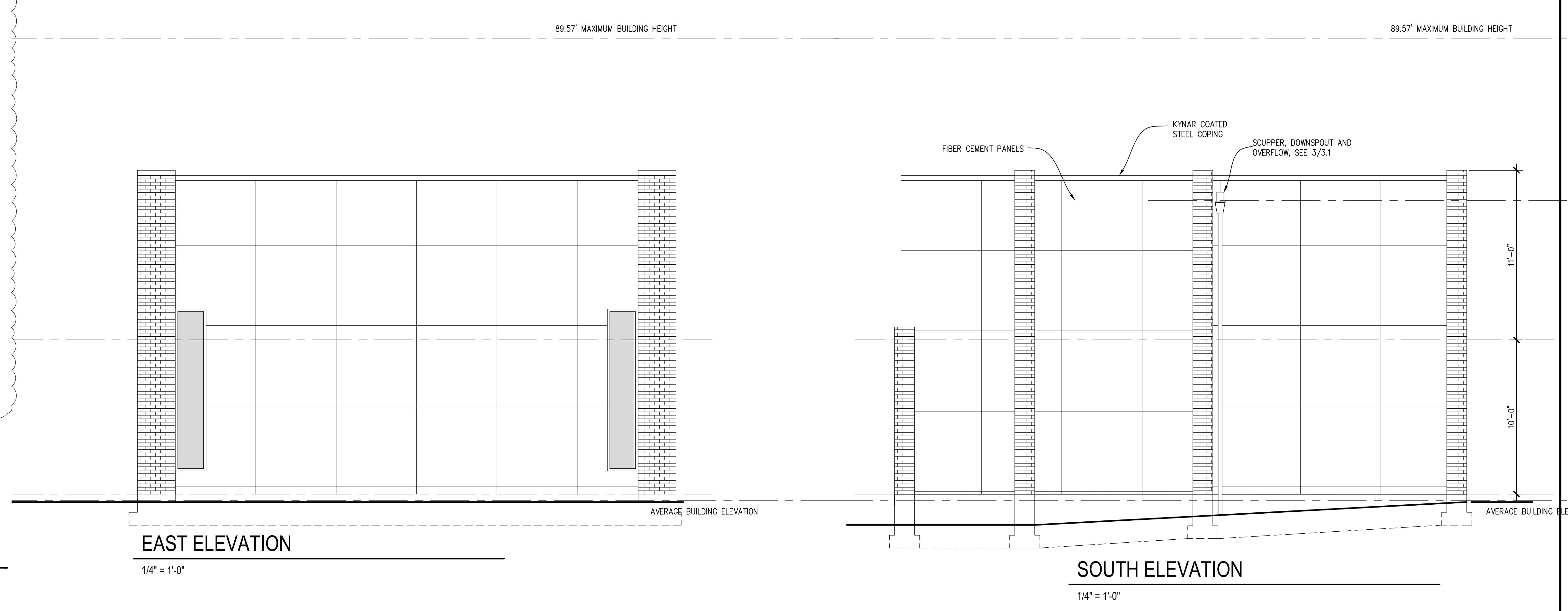
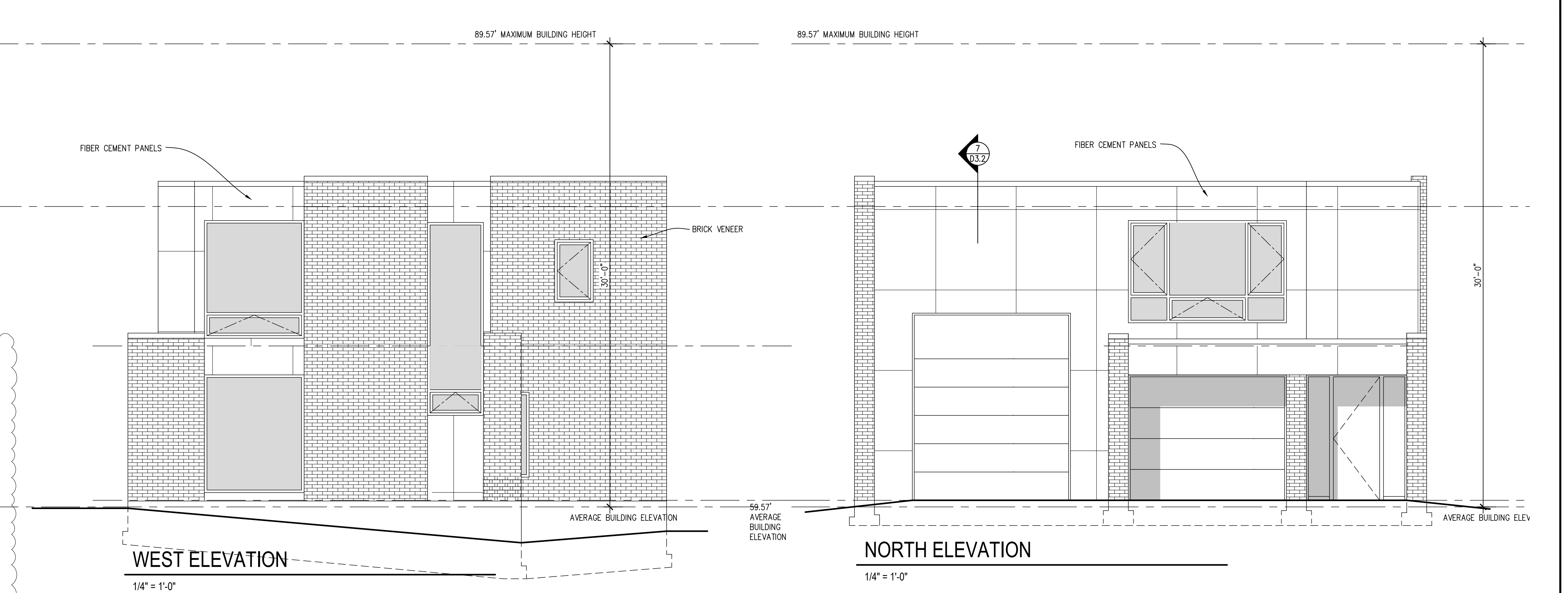
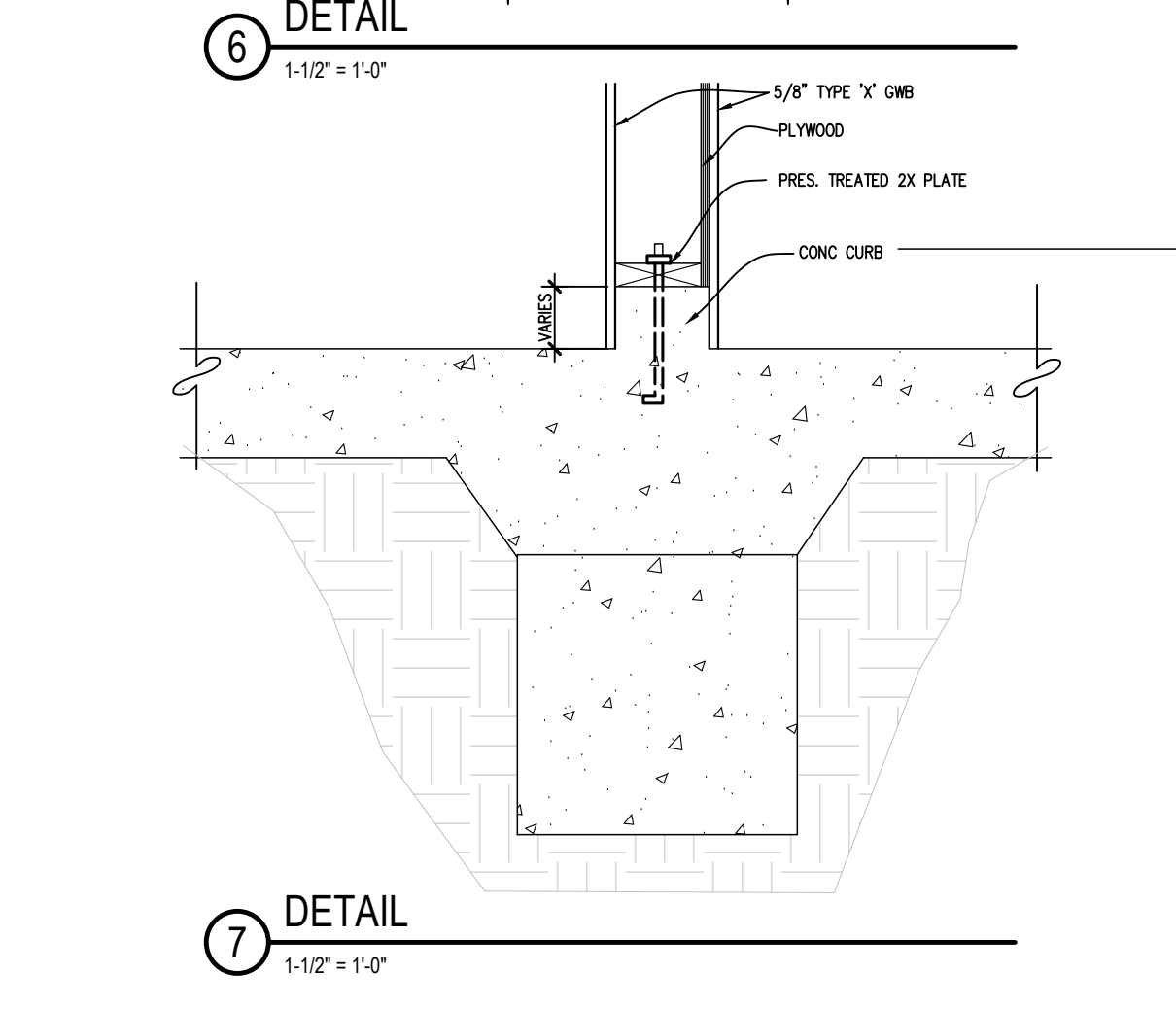
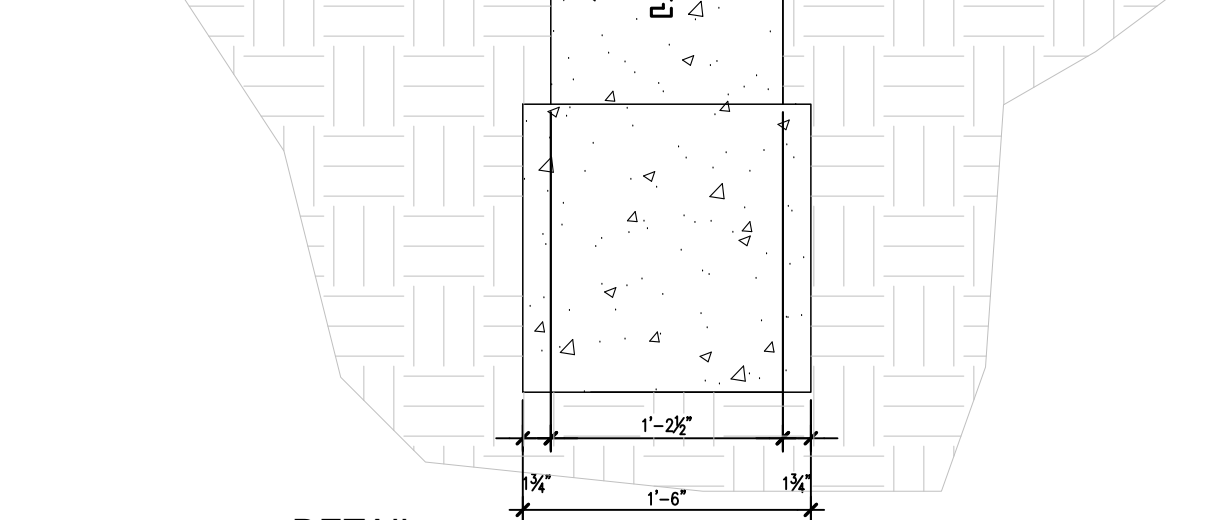
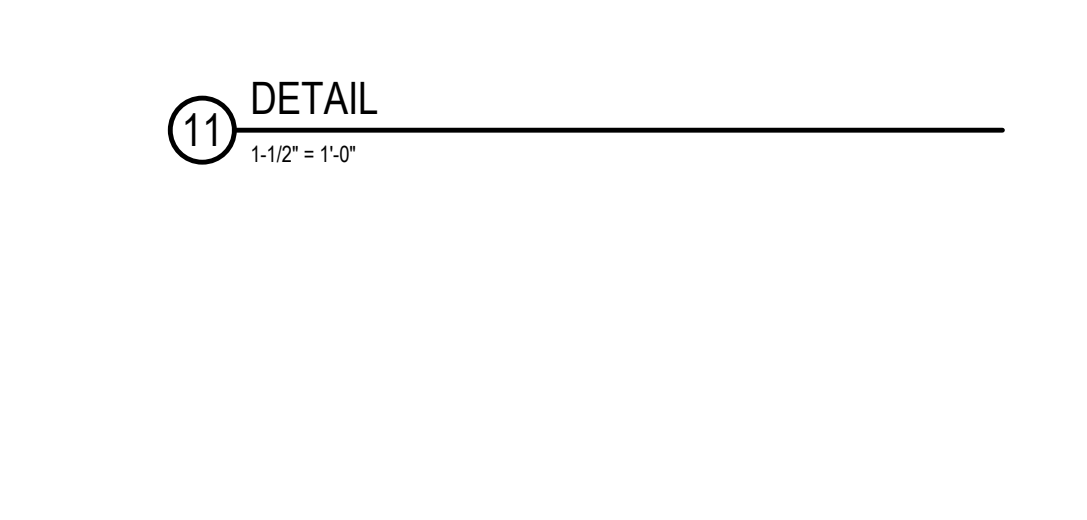
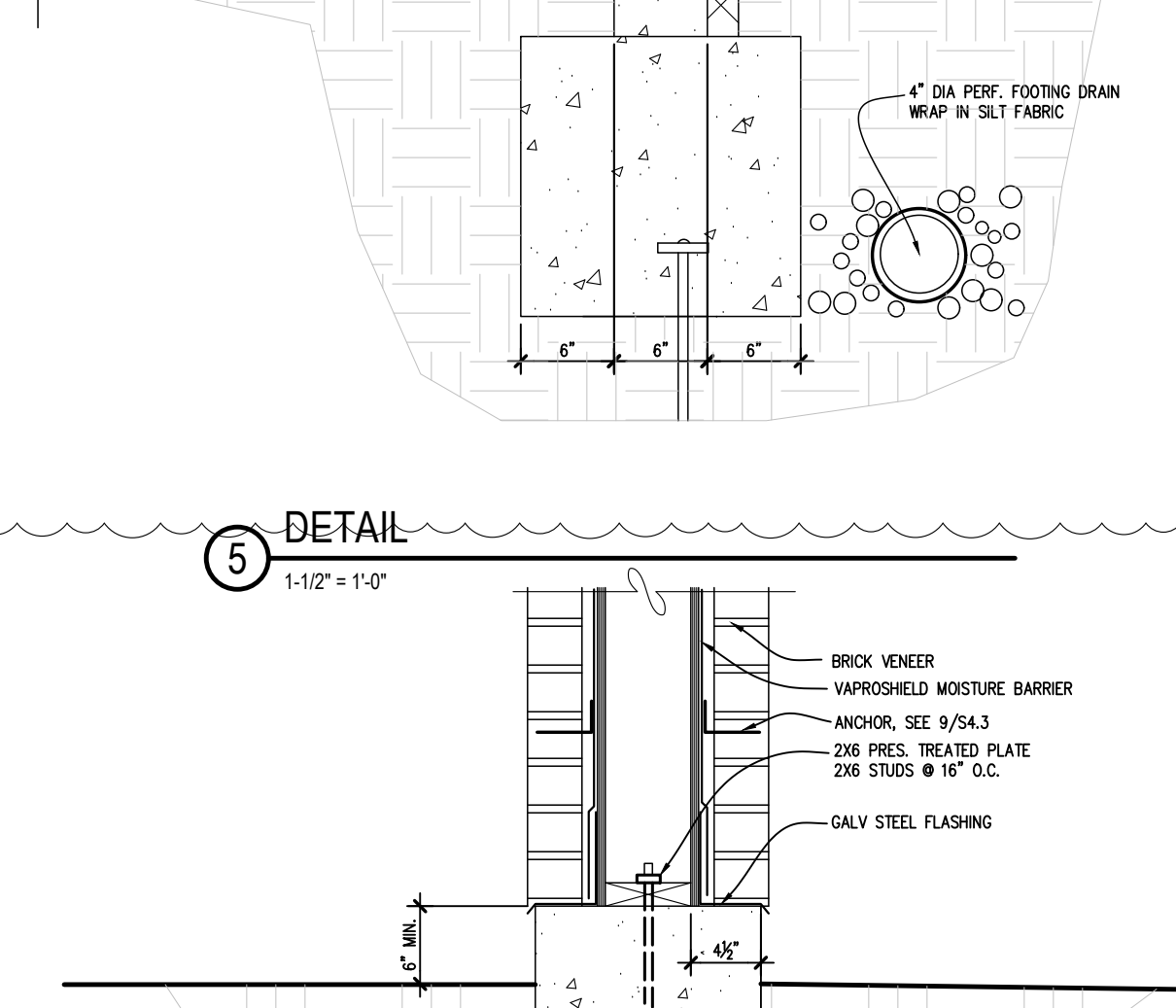
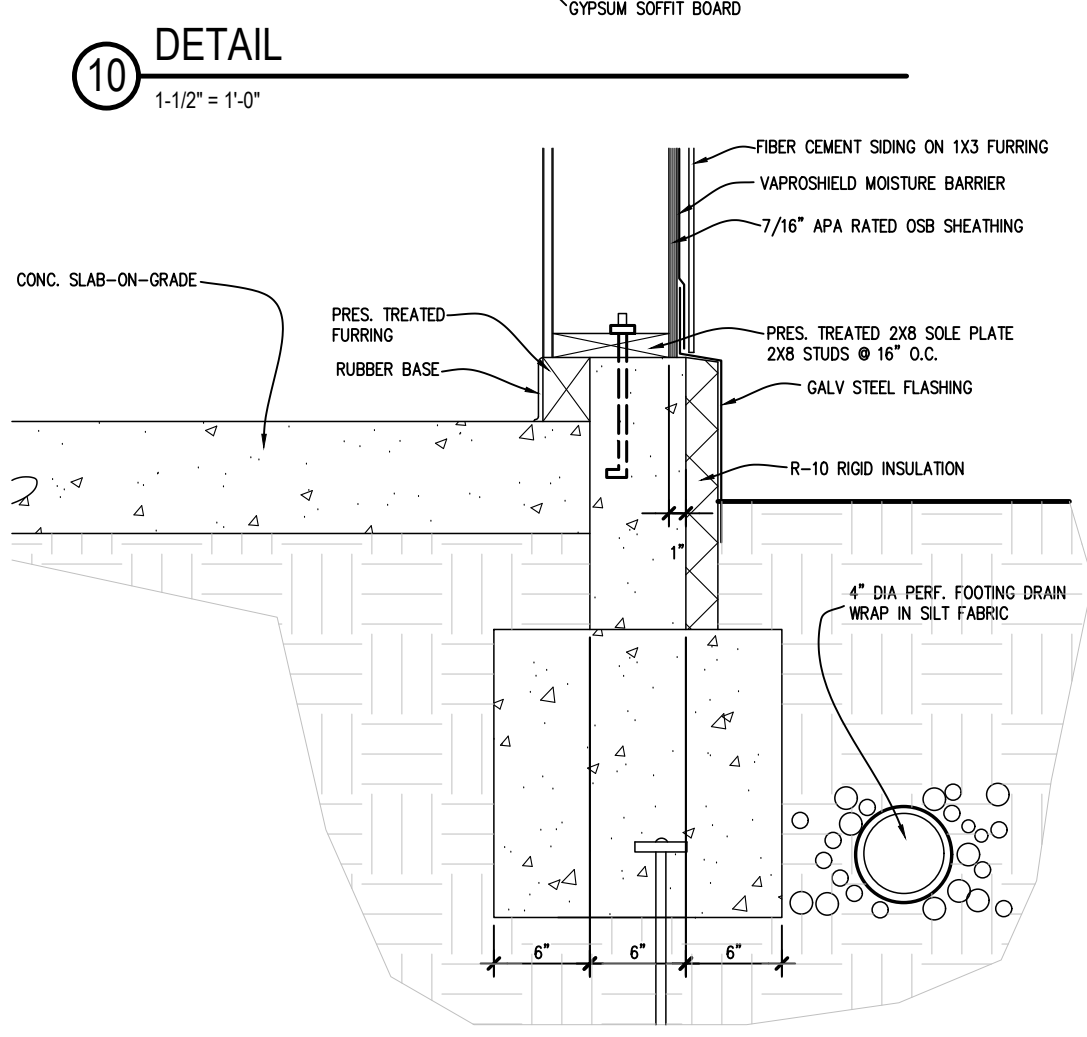
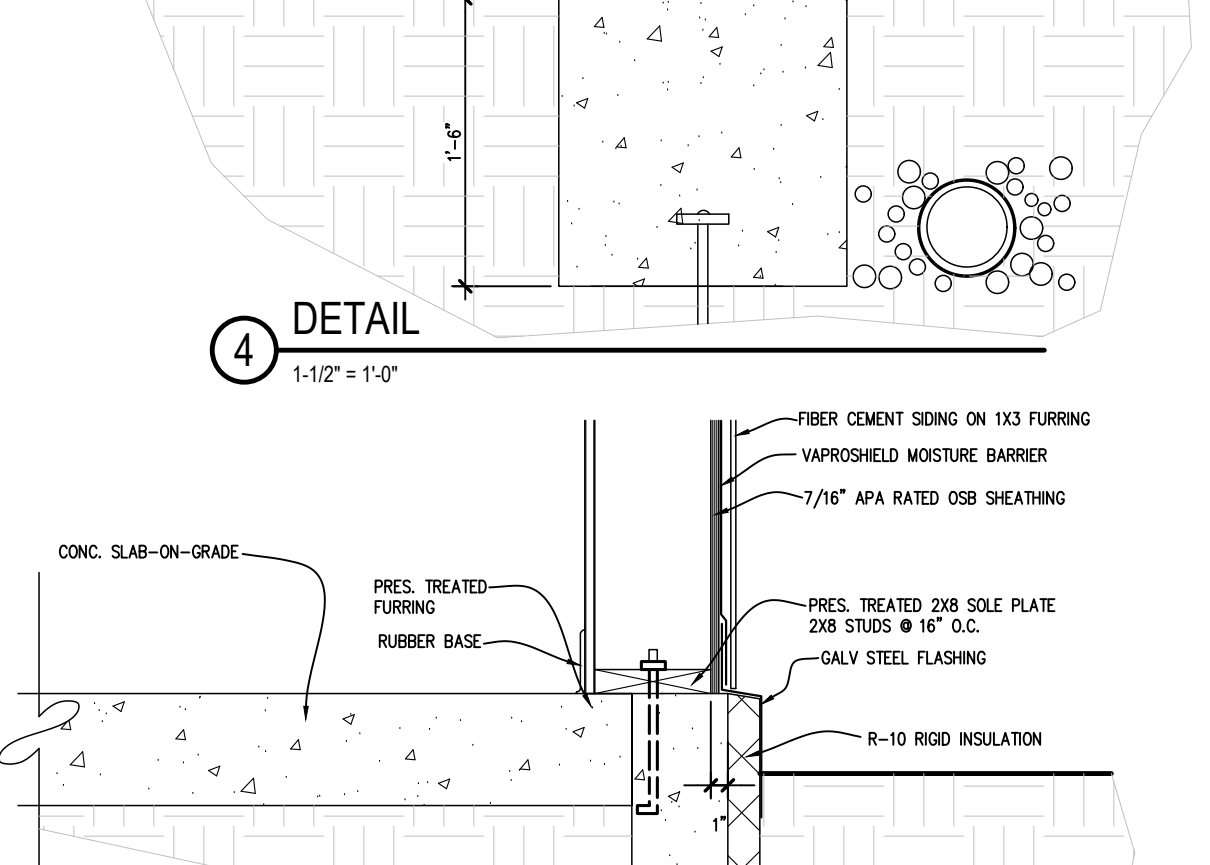
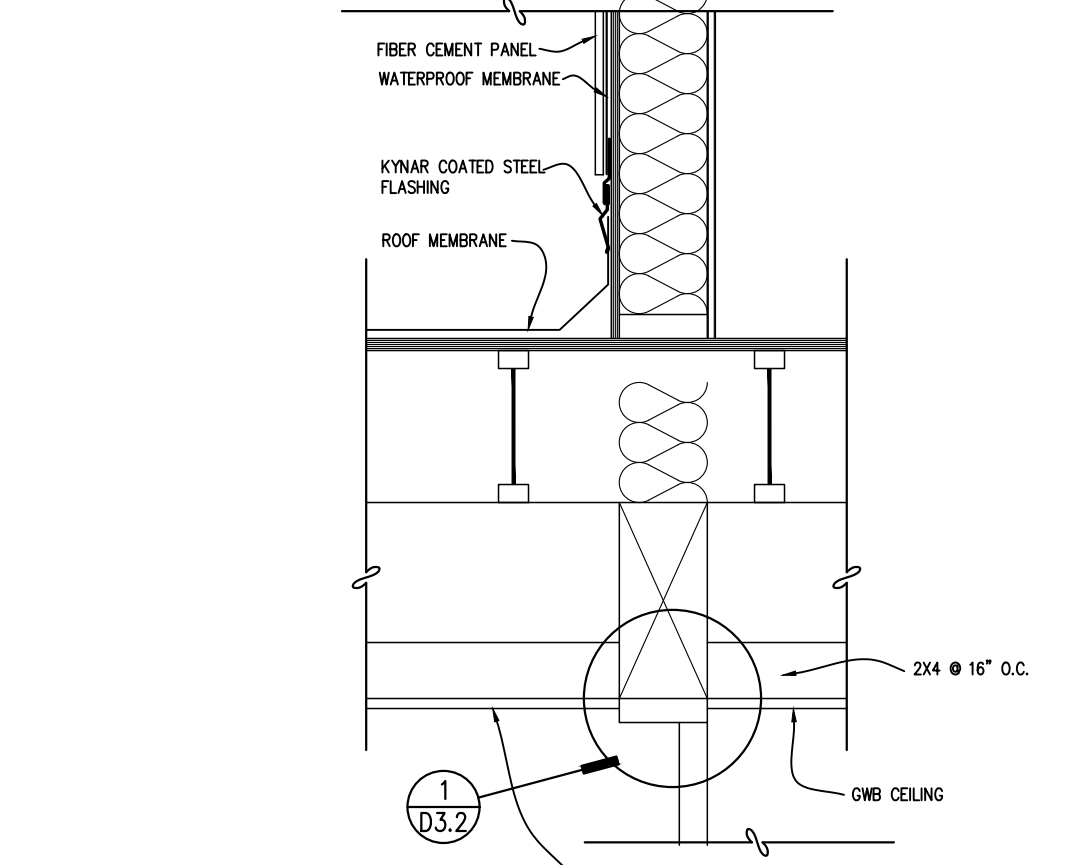
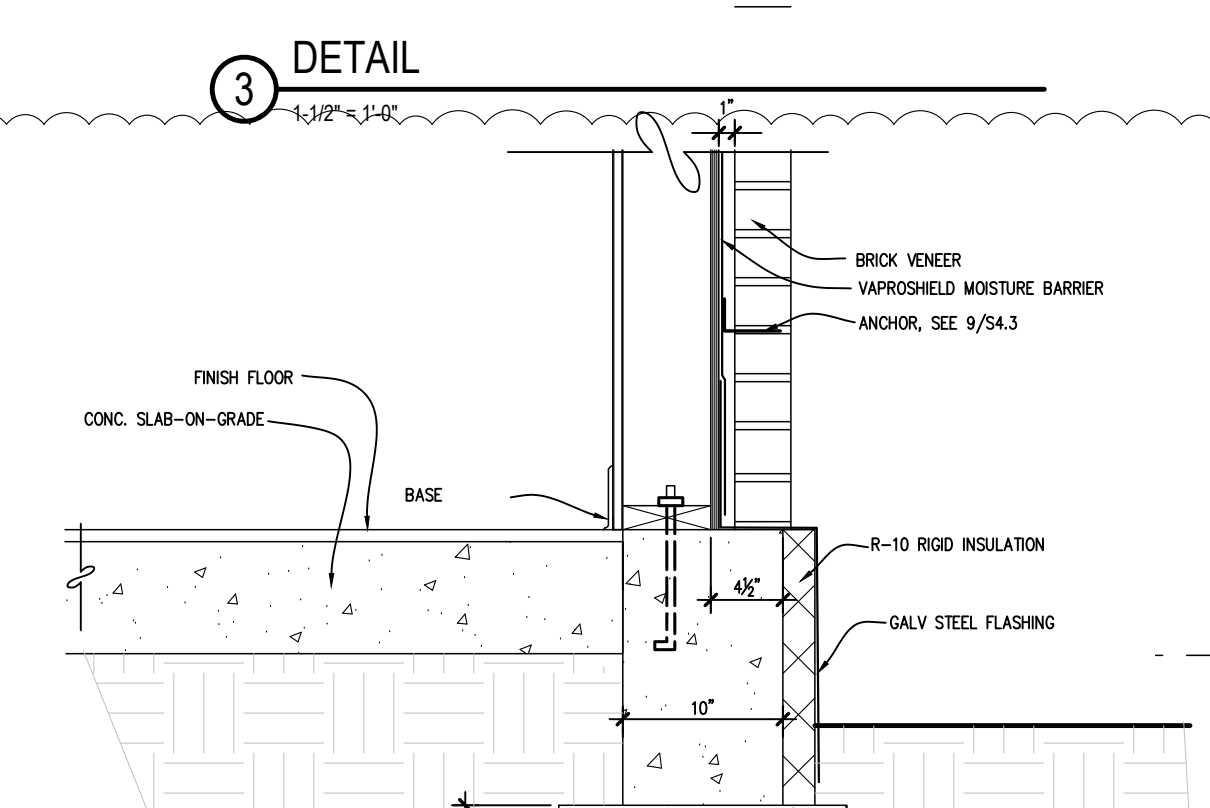
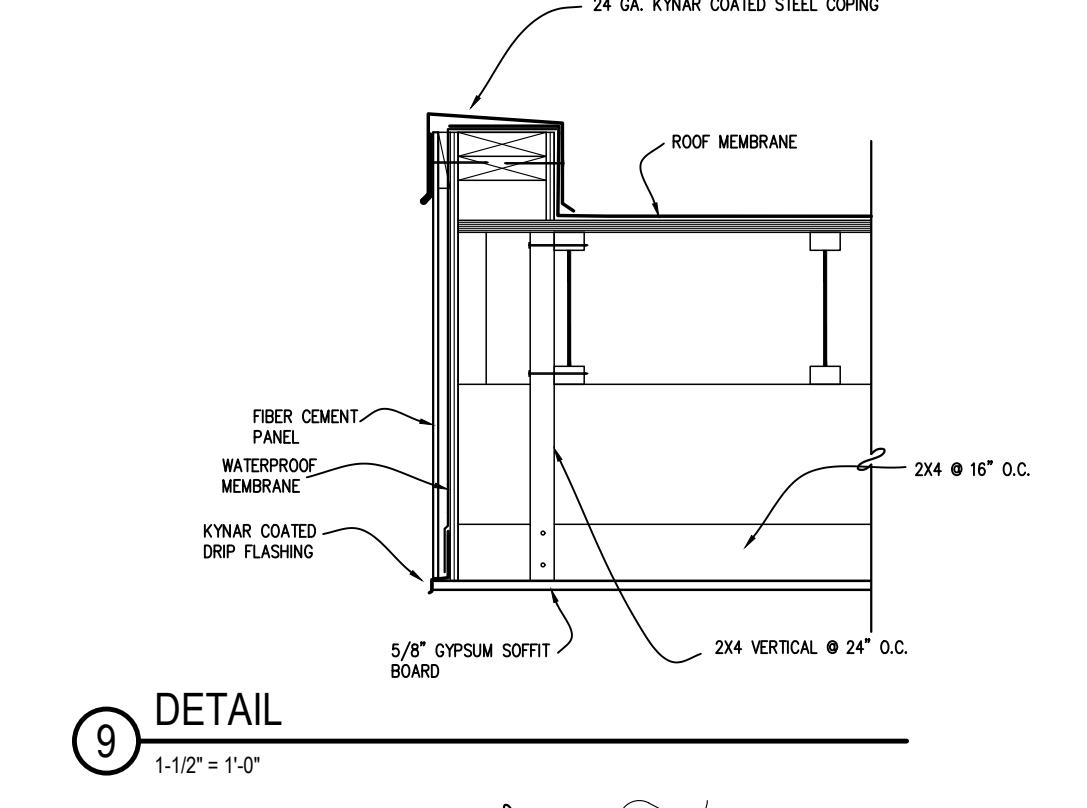
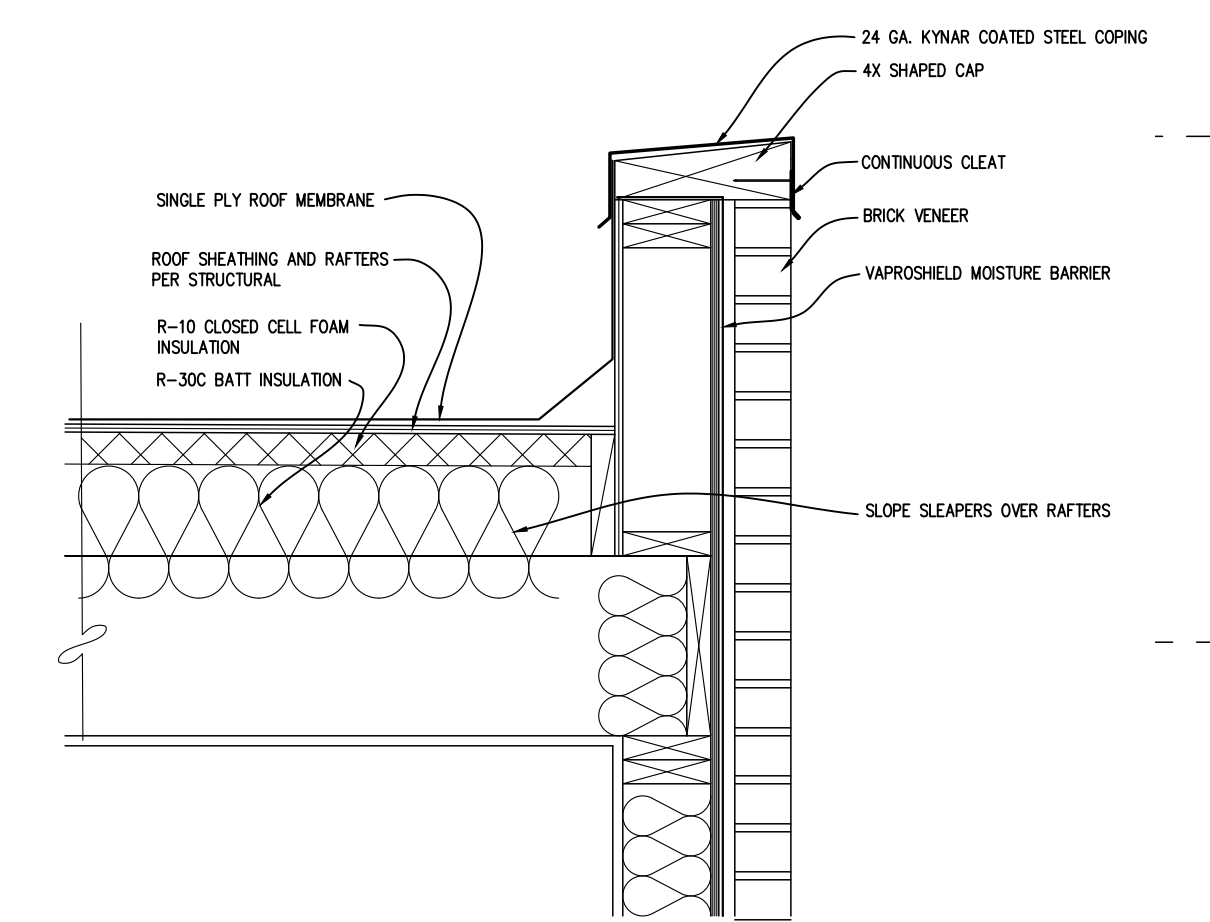
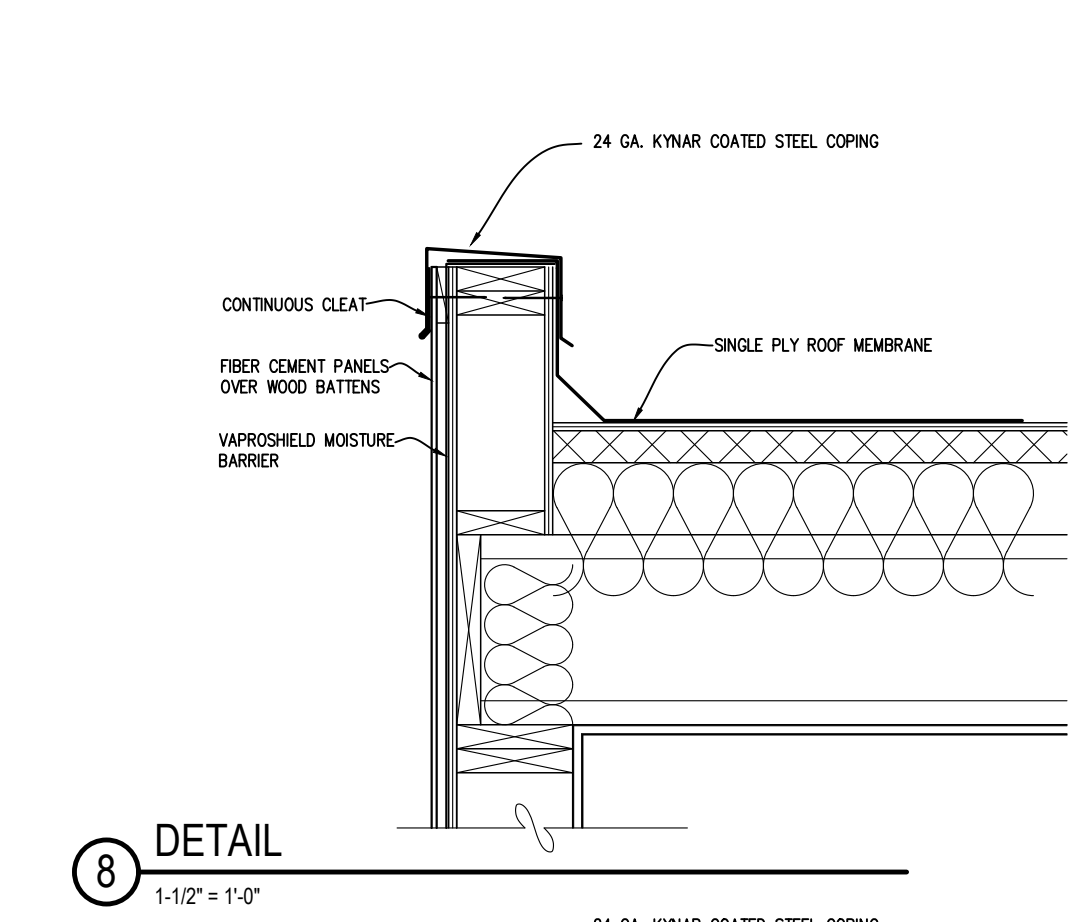
**GLAZING**

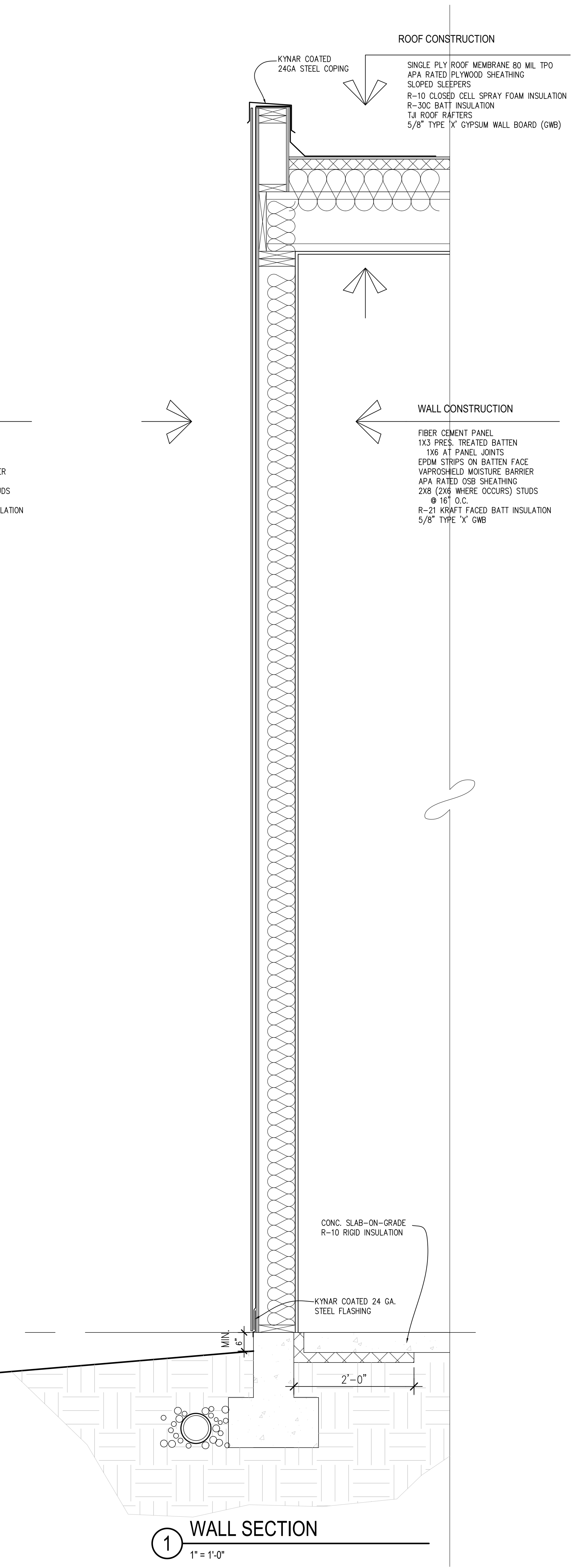
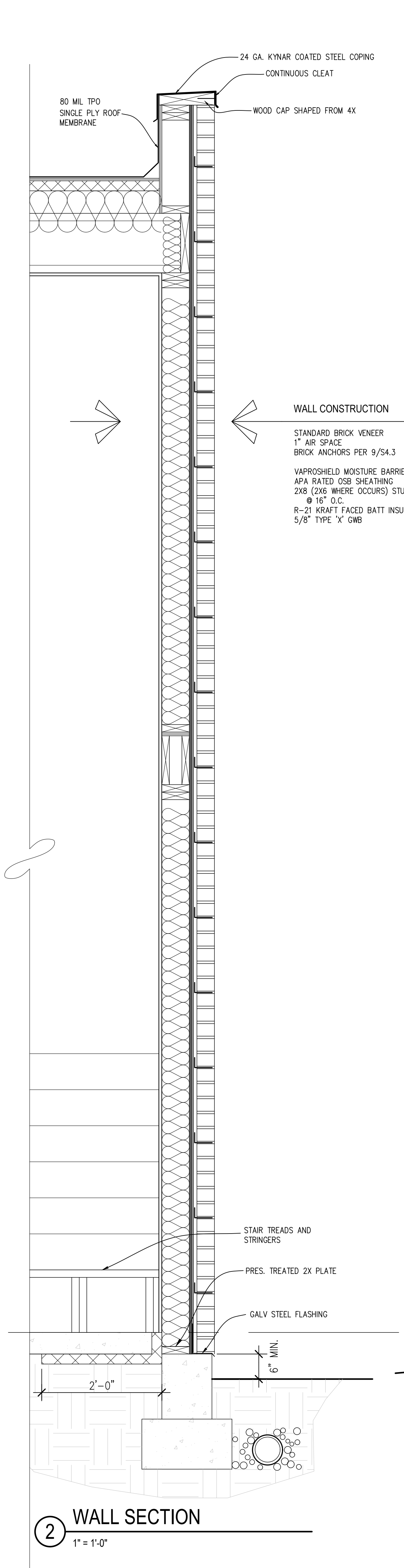
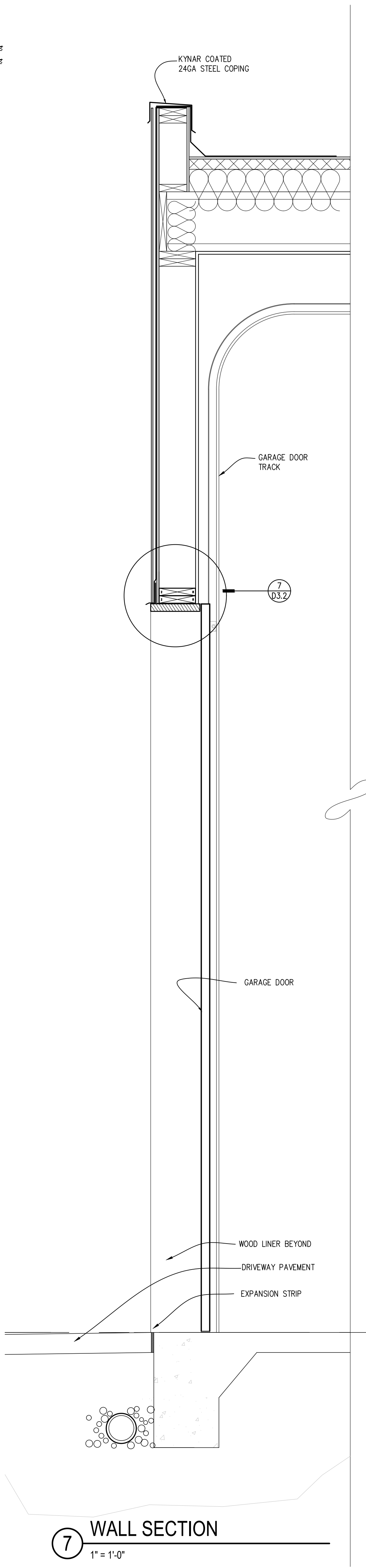
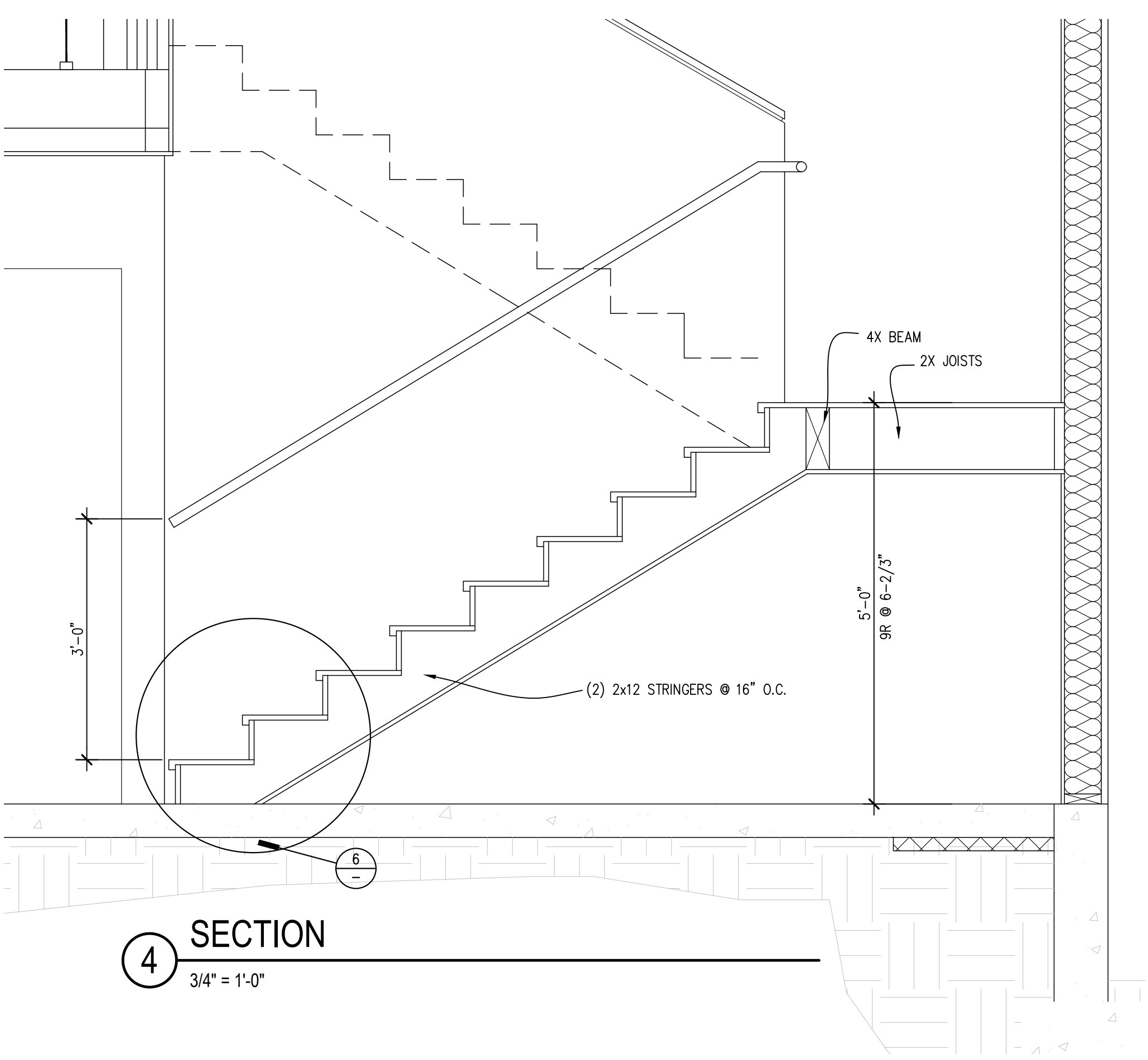
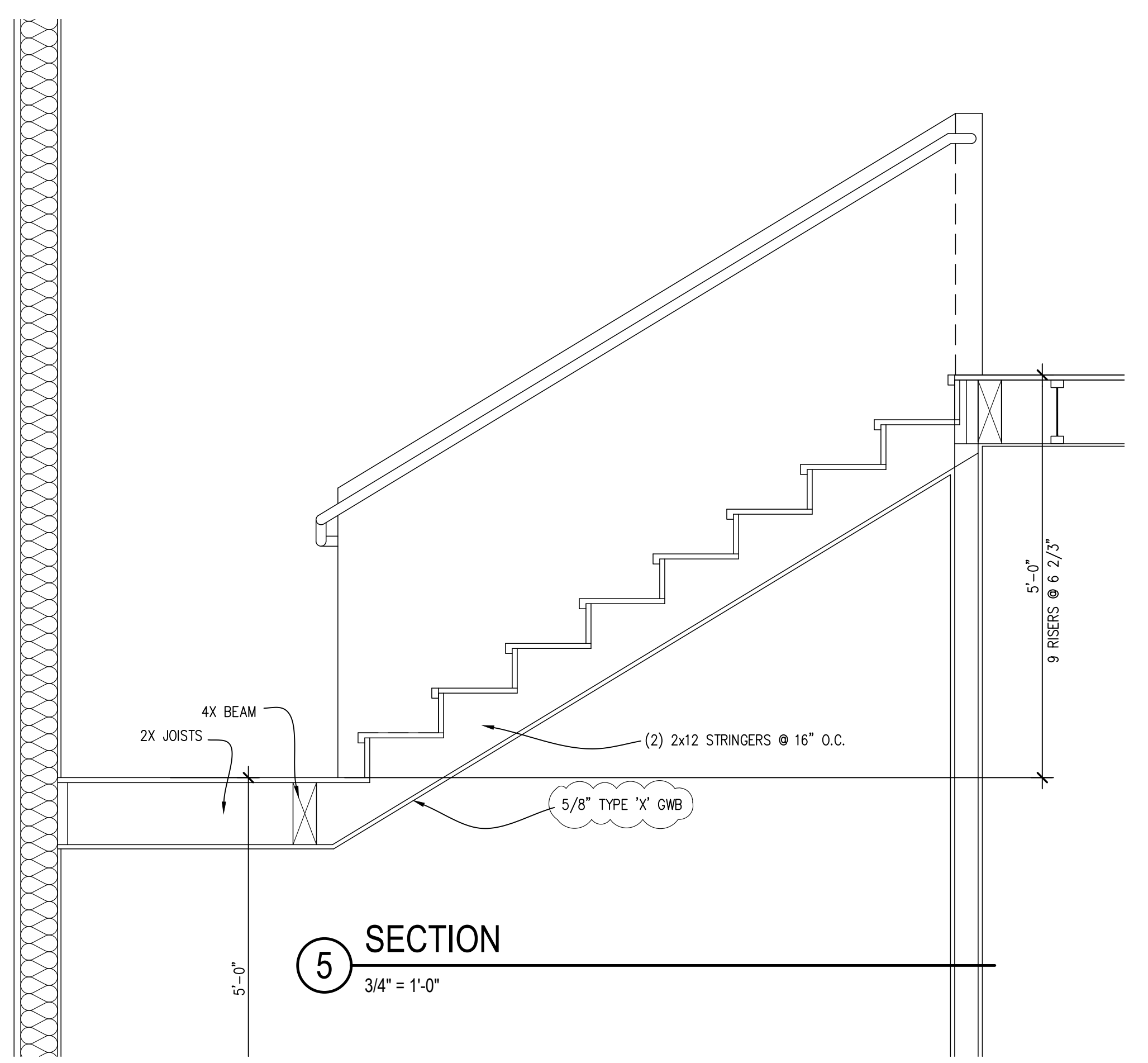
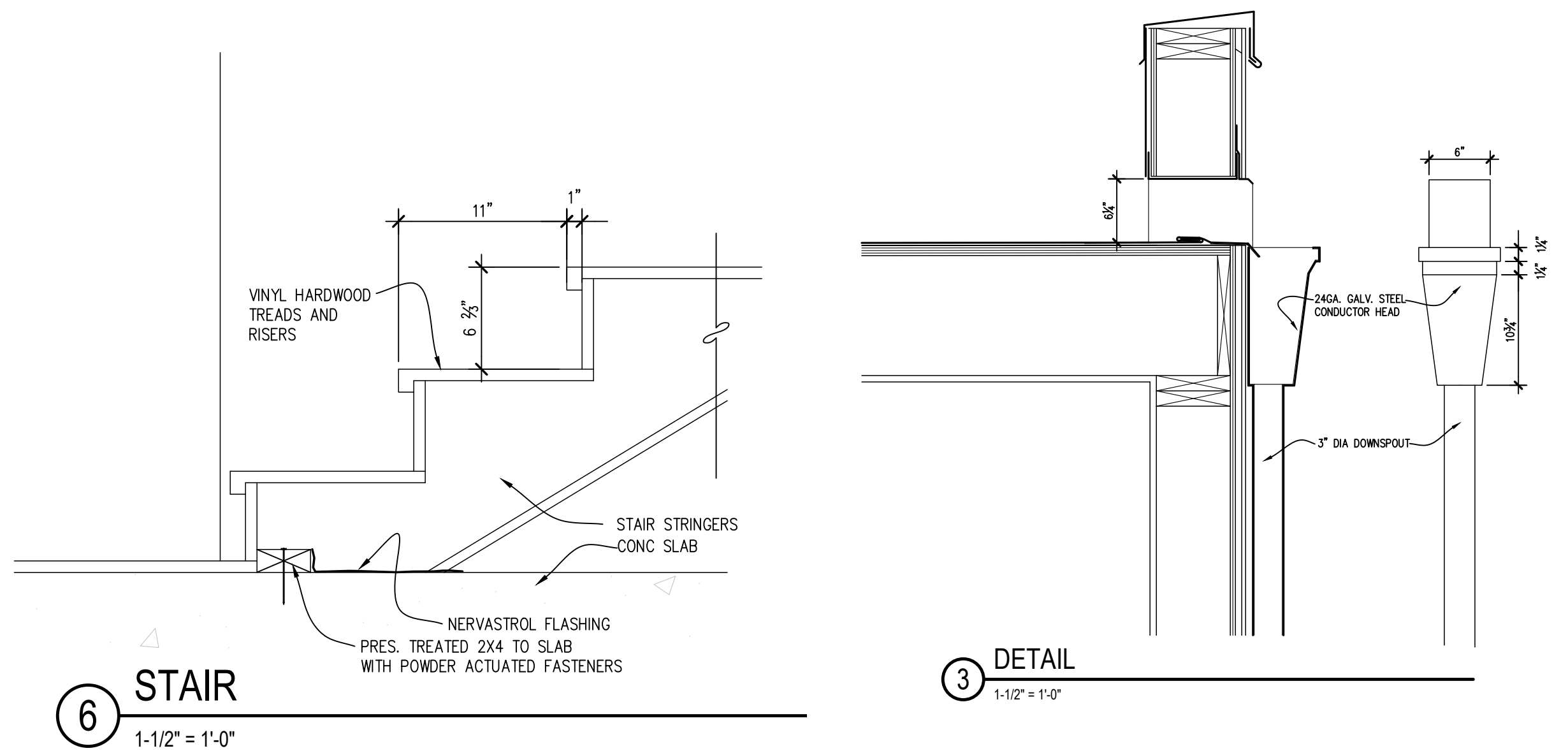
TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW. EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

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

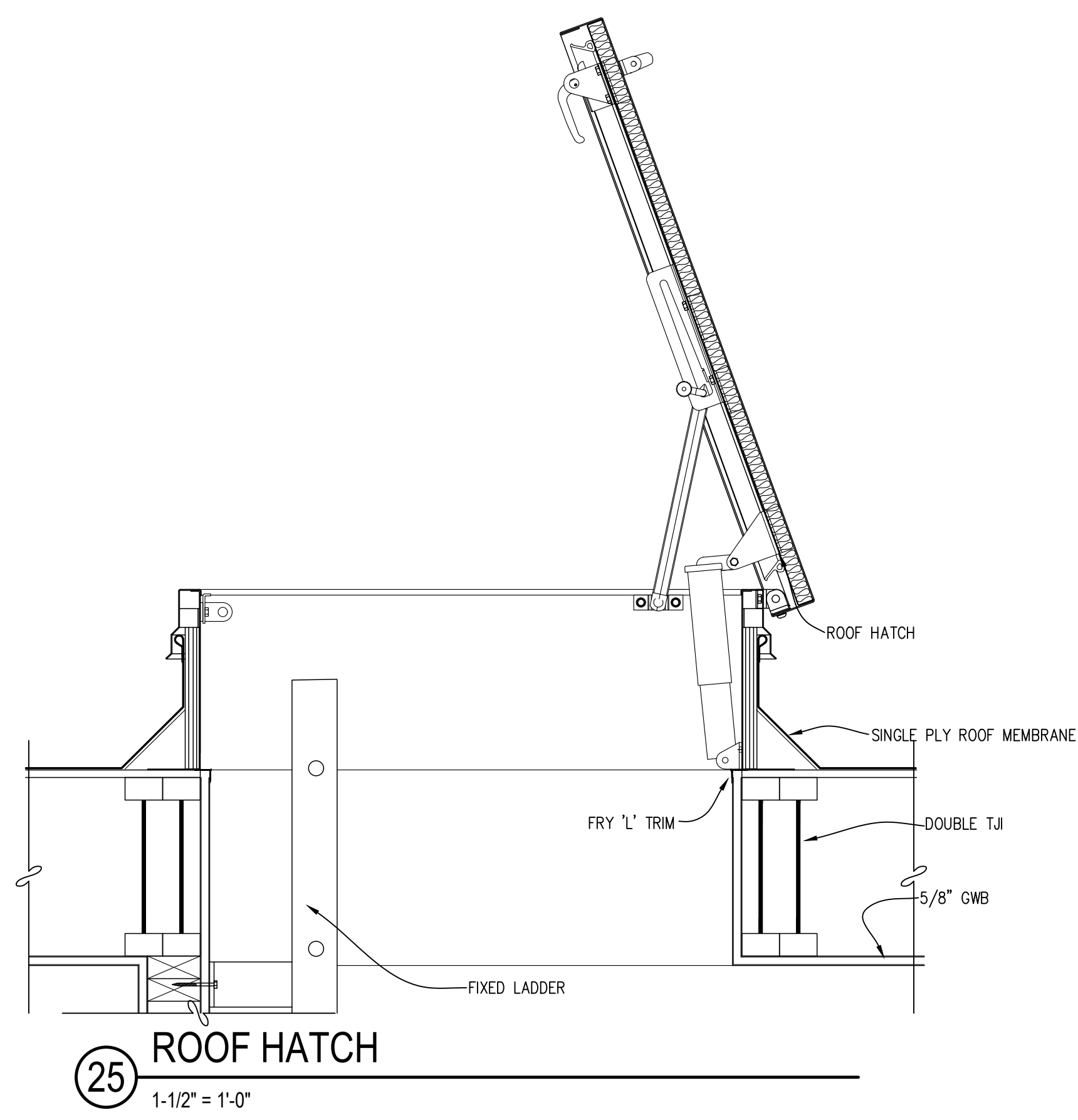
GLAZING IN RAILINGS REGARDLESS OF HEIGHT.  
GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN UBC STANDARD NO. 24-2, PART II.  
GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS 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 RAMPS 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

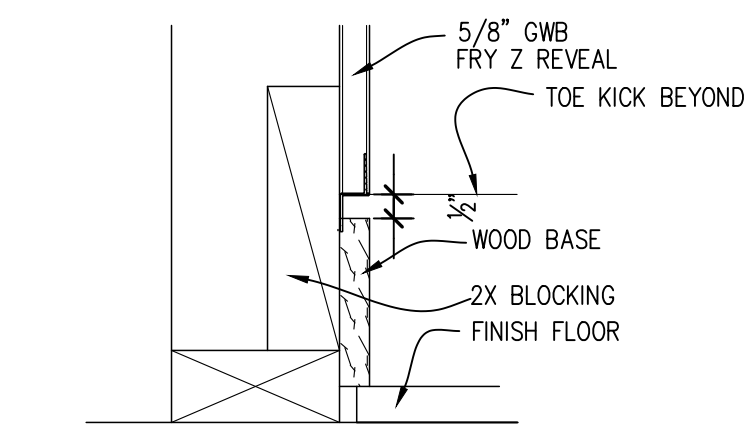




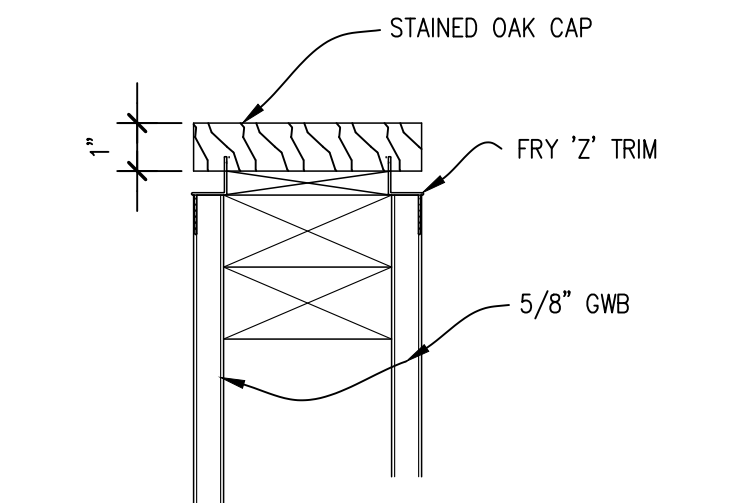
1/11/24 RESPONSE
12/19/23 RESPONSE
10/16/23 RESPONSE
9/28/23 PRICING SET
No. Date Revision



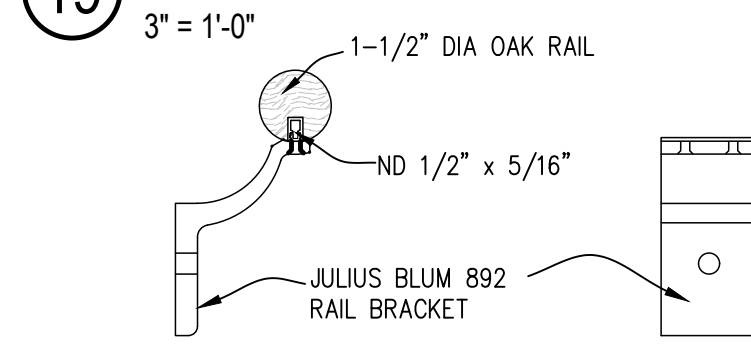
25 ROOF HATCH  
1-1/2" = 1'-0"



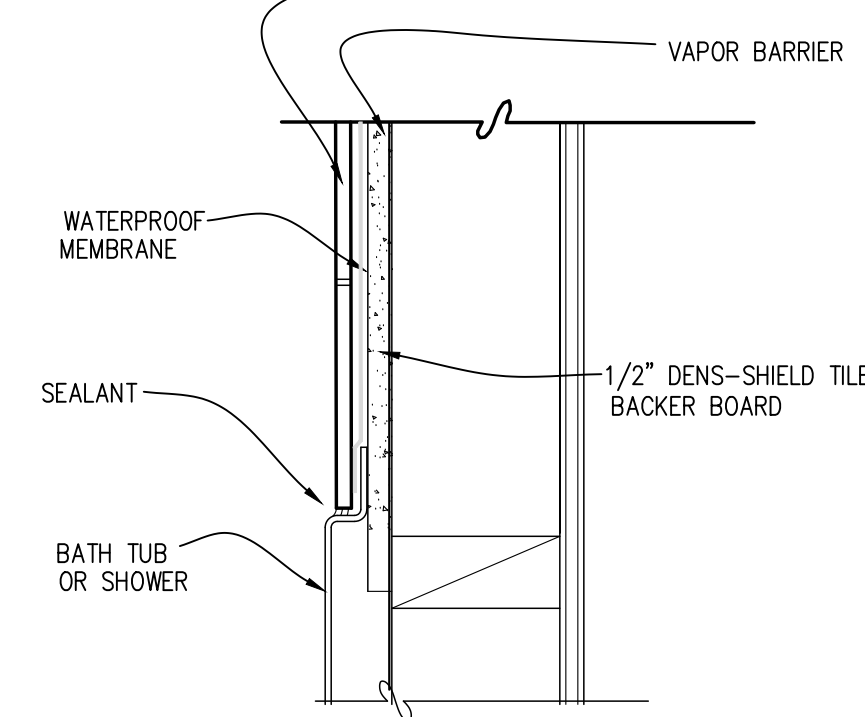
18 BASE  
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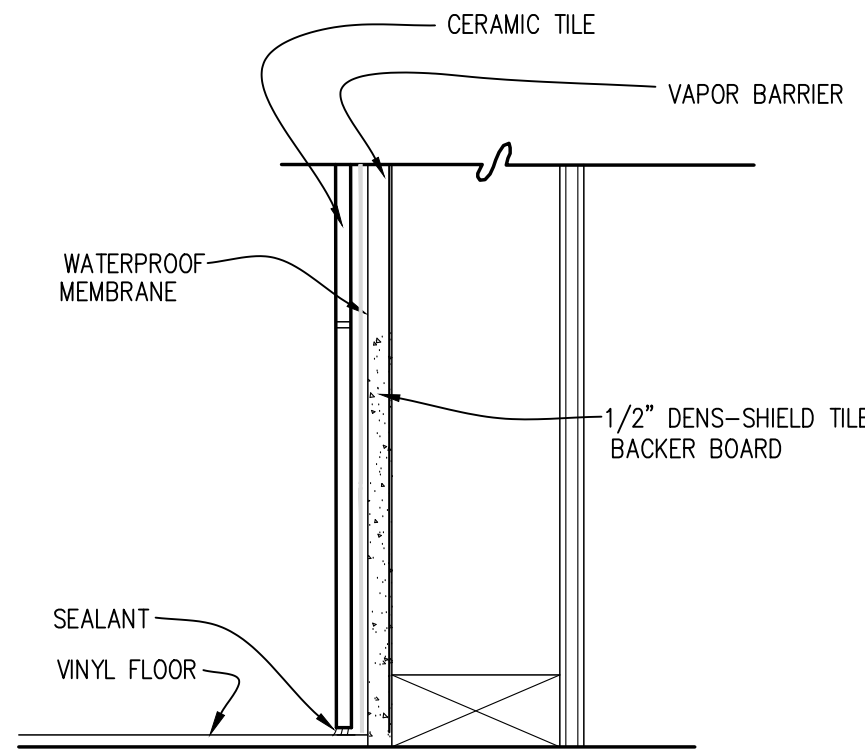
19 CAP  
3" = 1'-0"



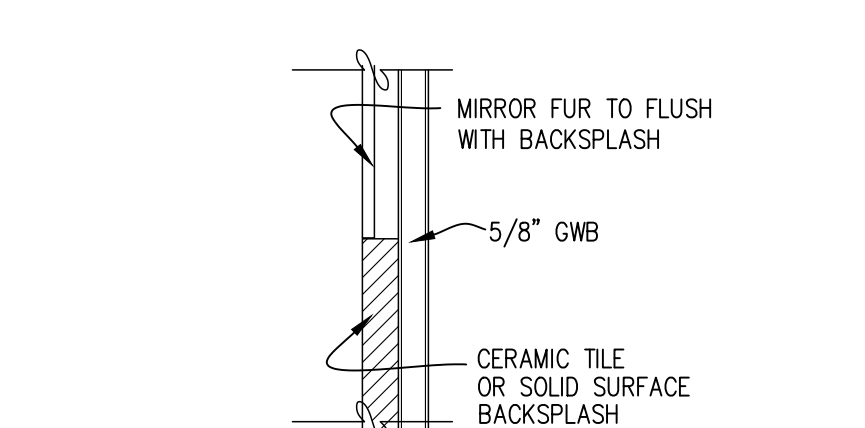
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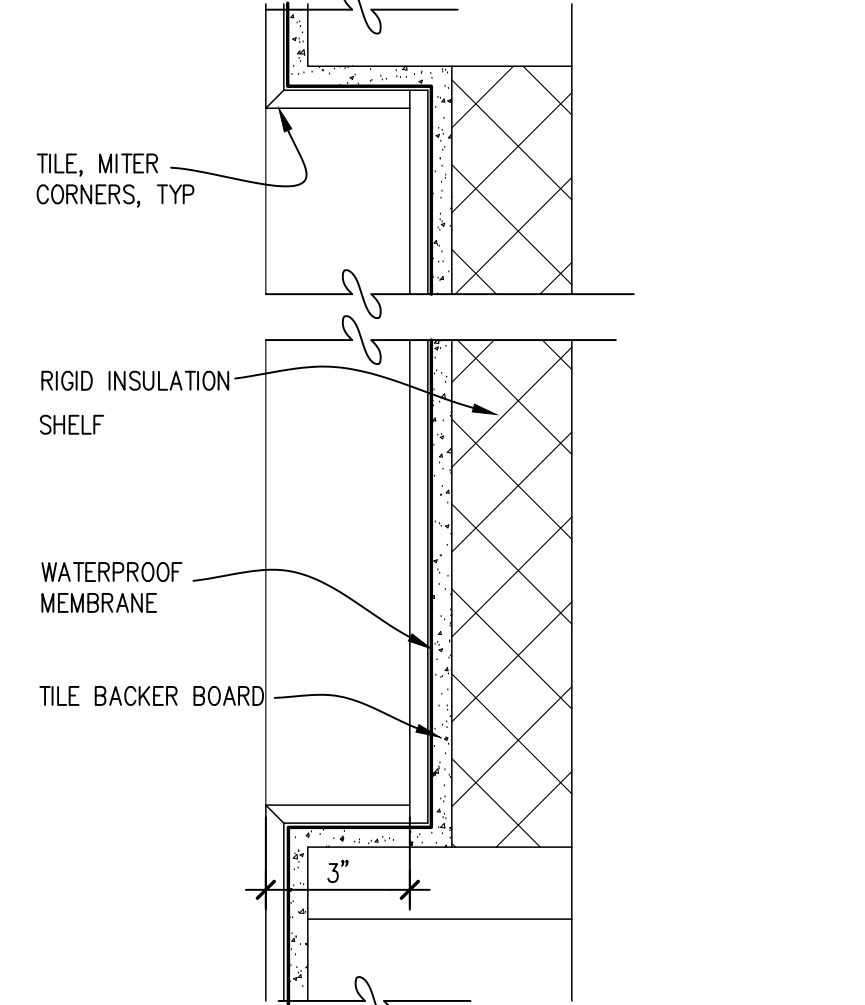
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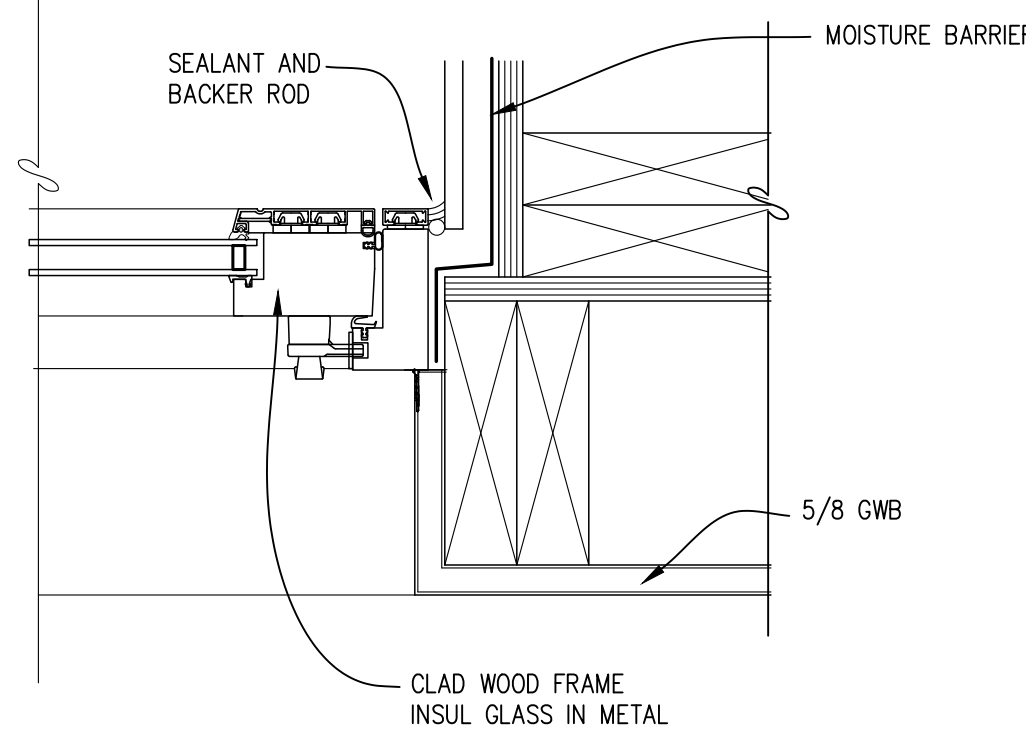
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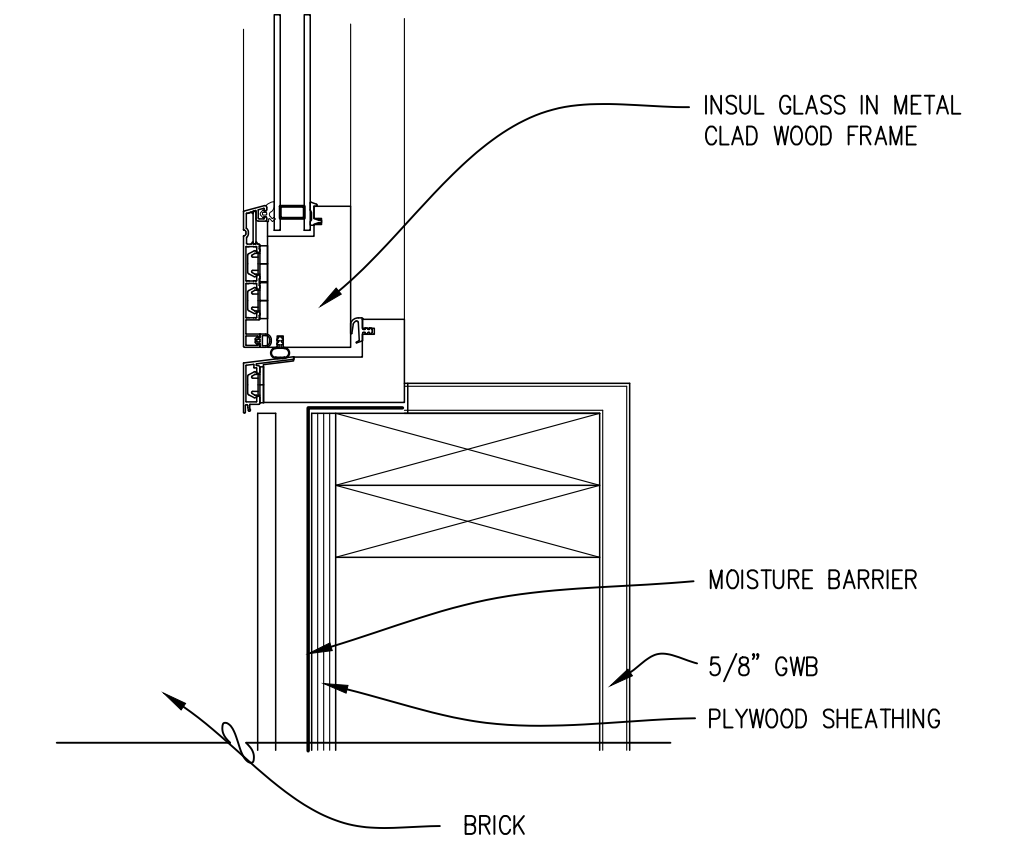
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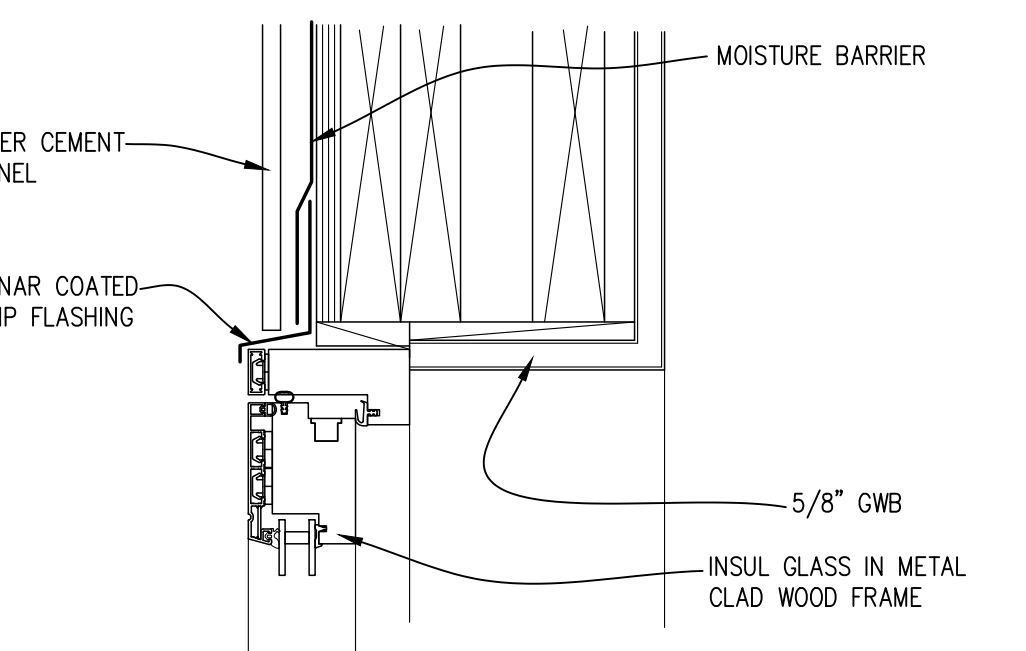
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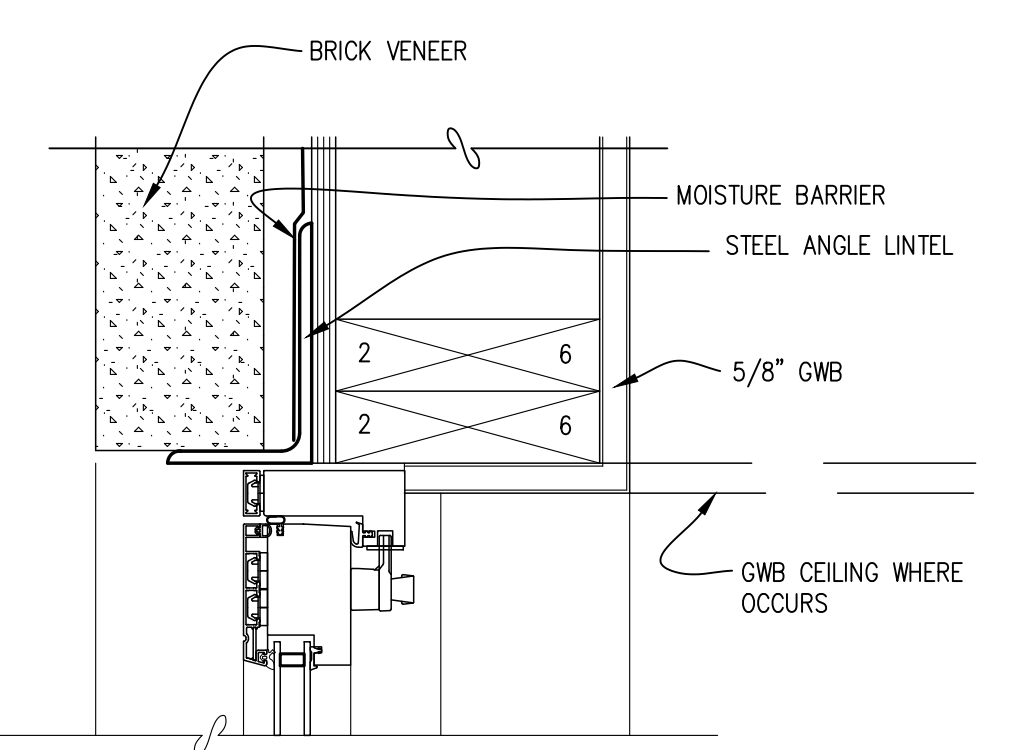
13 JAMB  
3" = 1'-0"



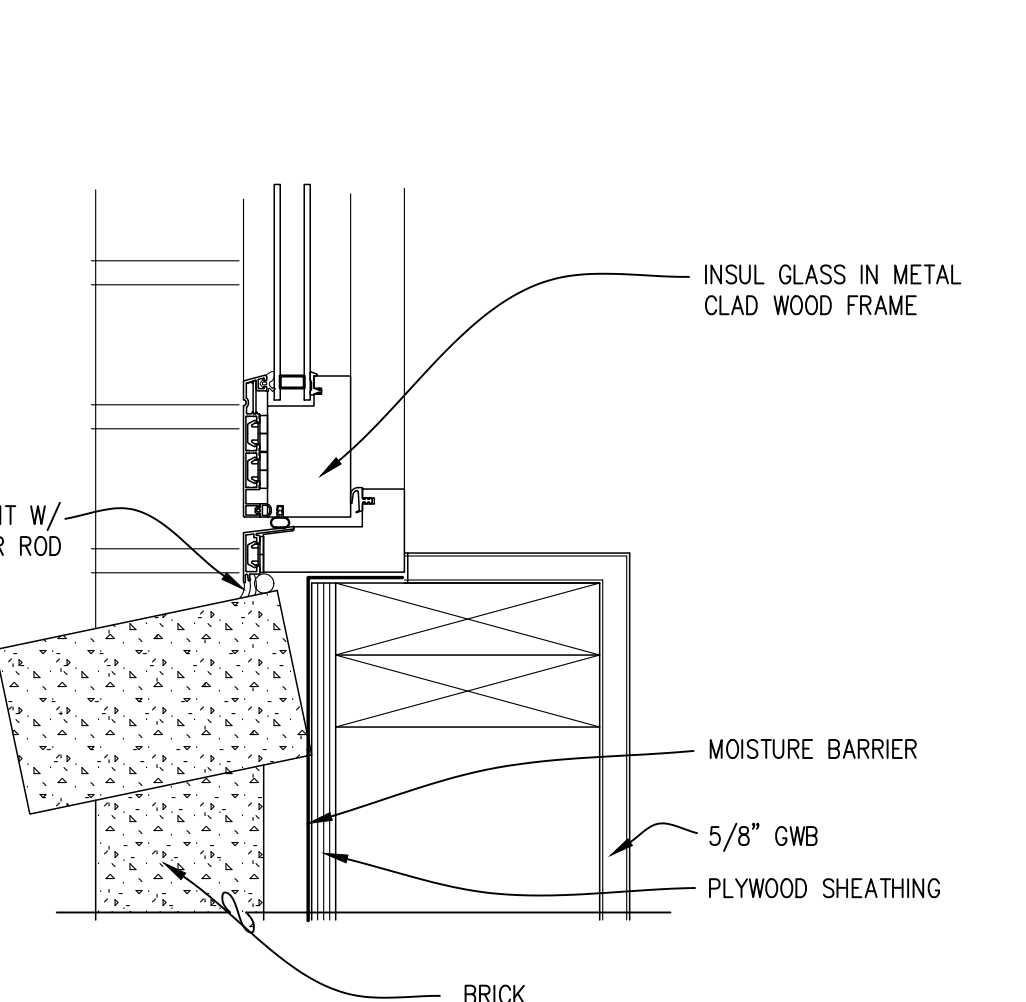
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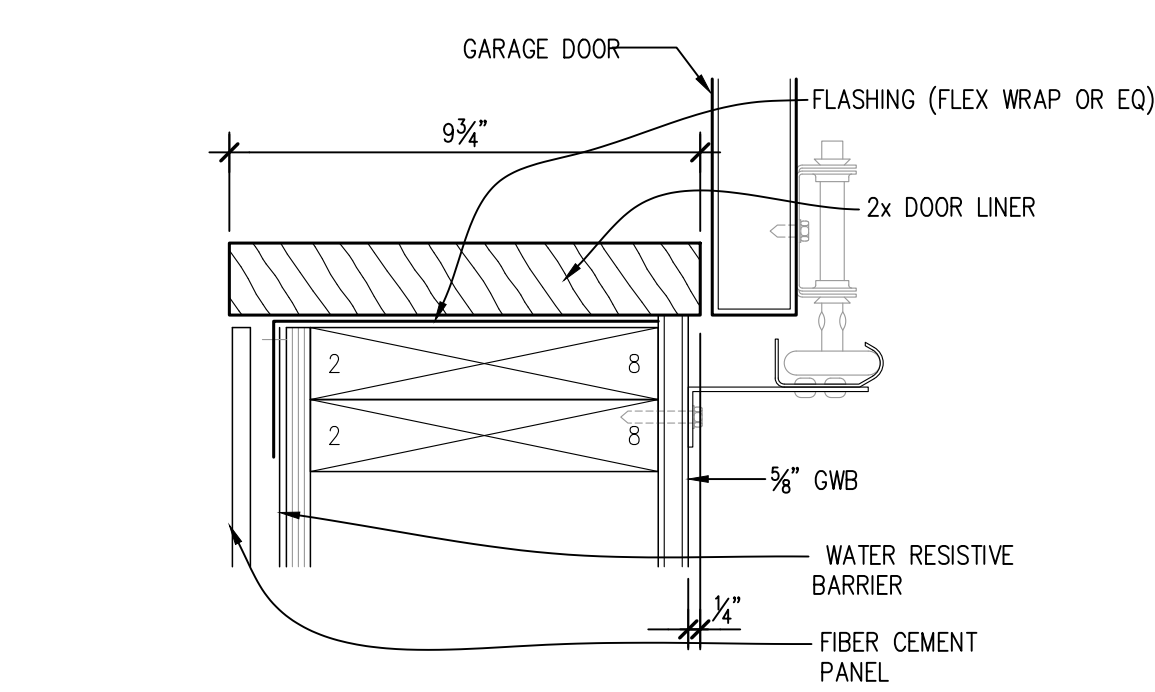
15 HEAD  
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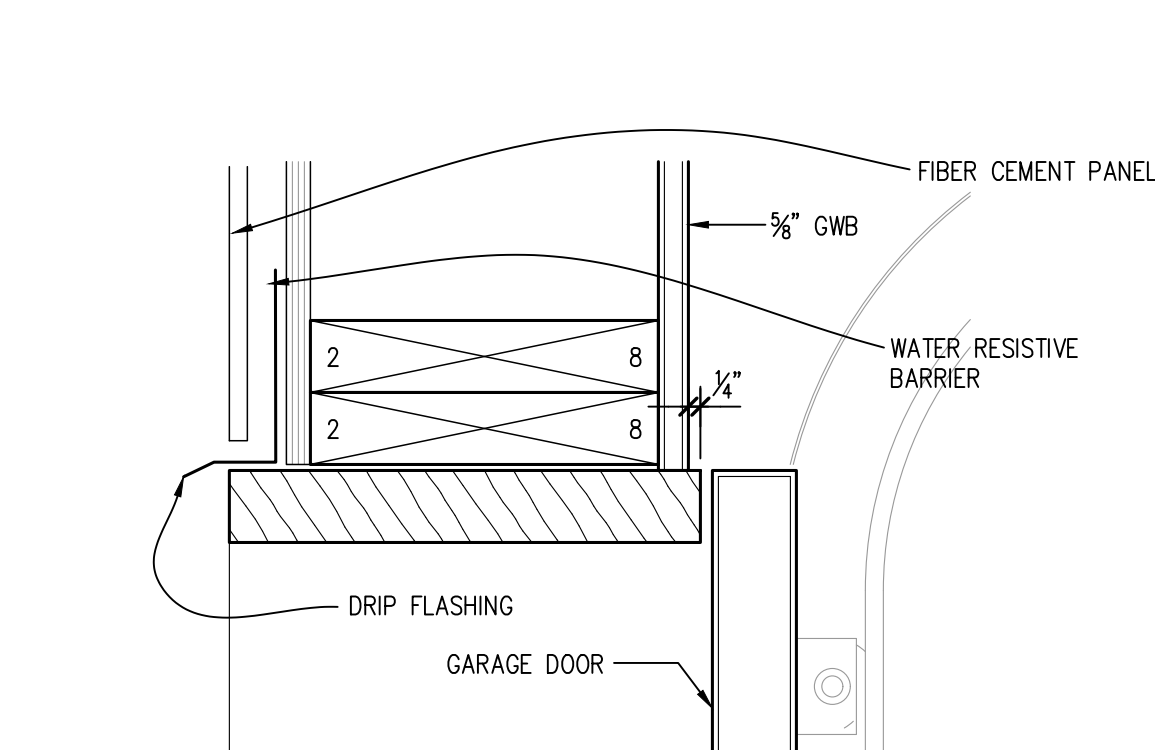
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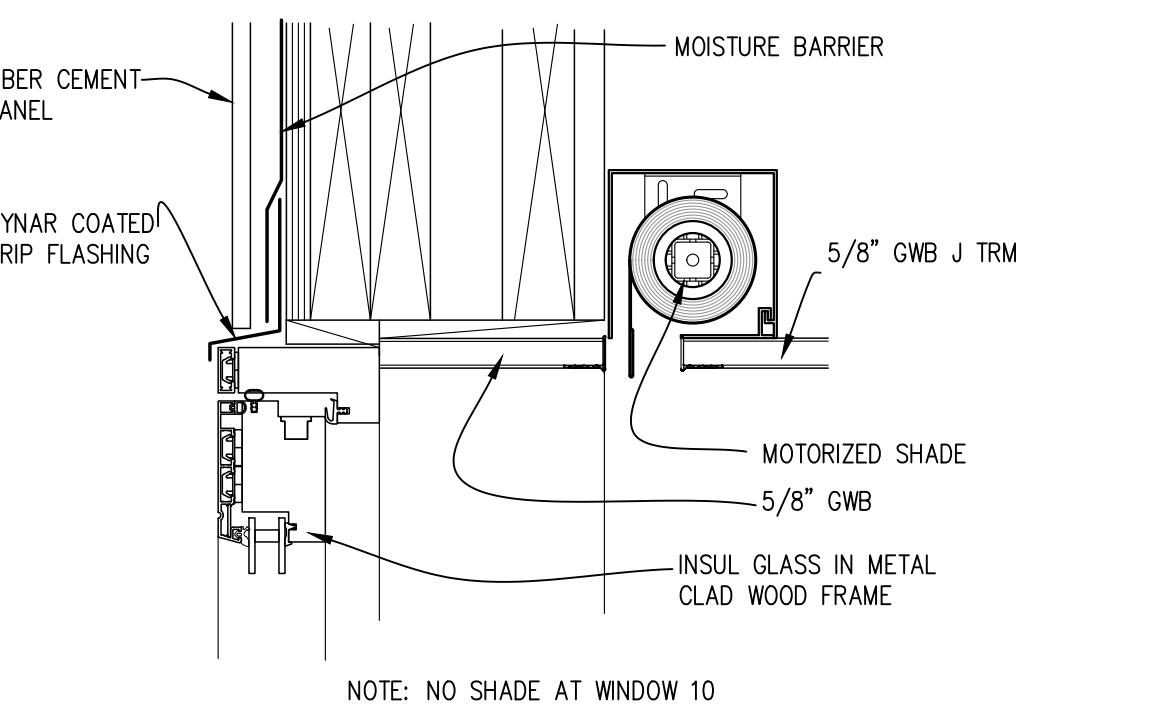
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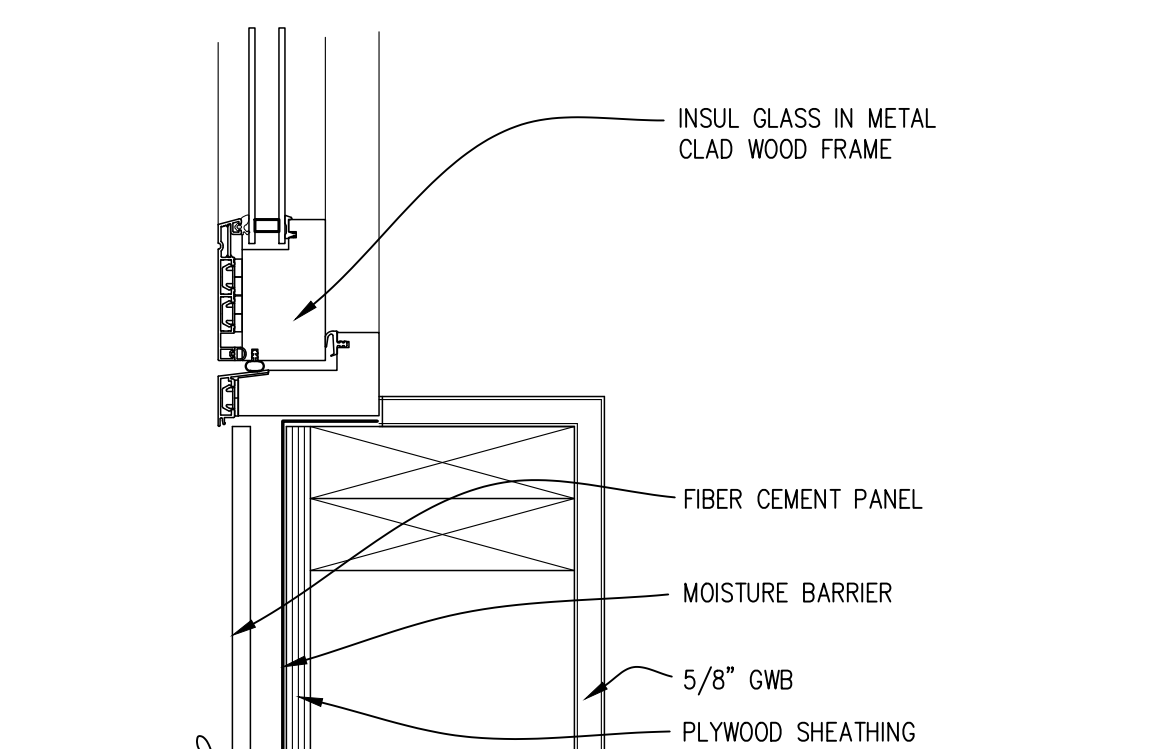
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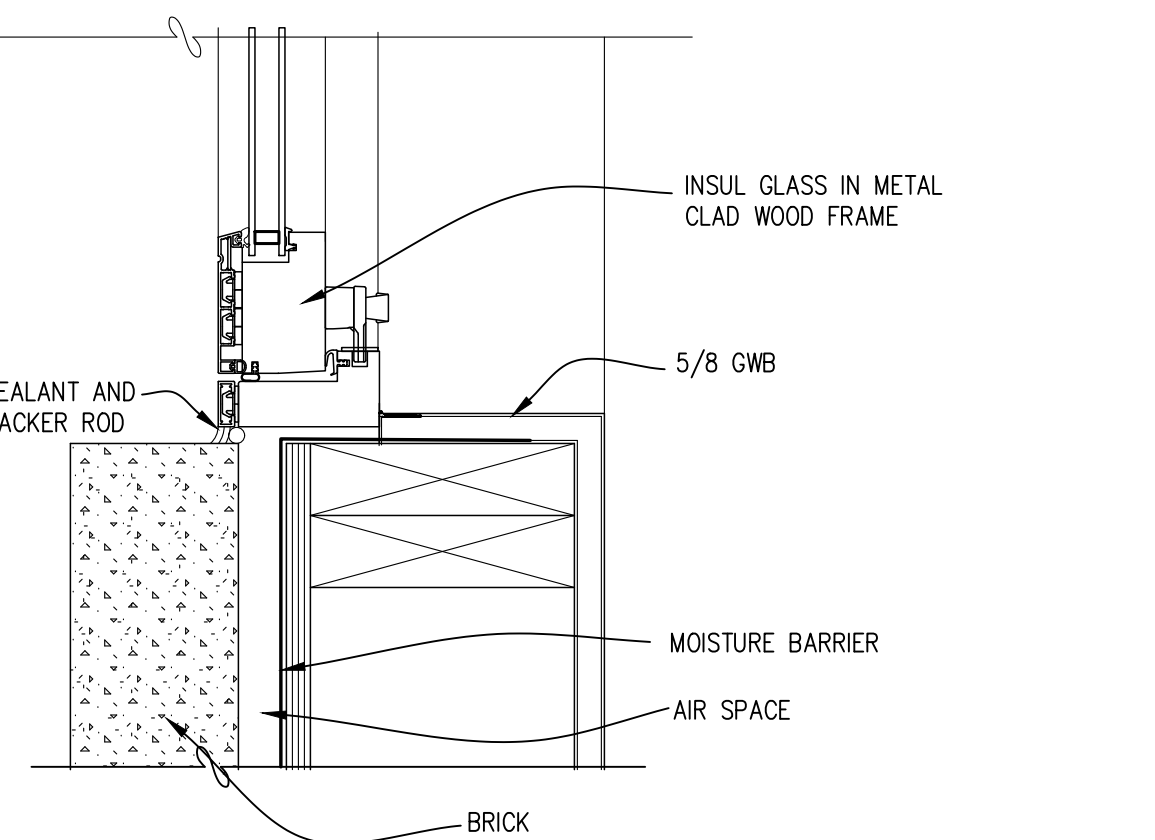
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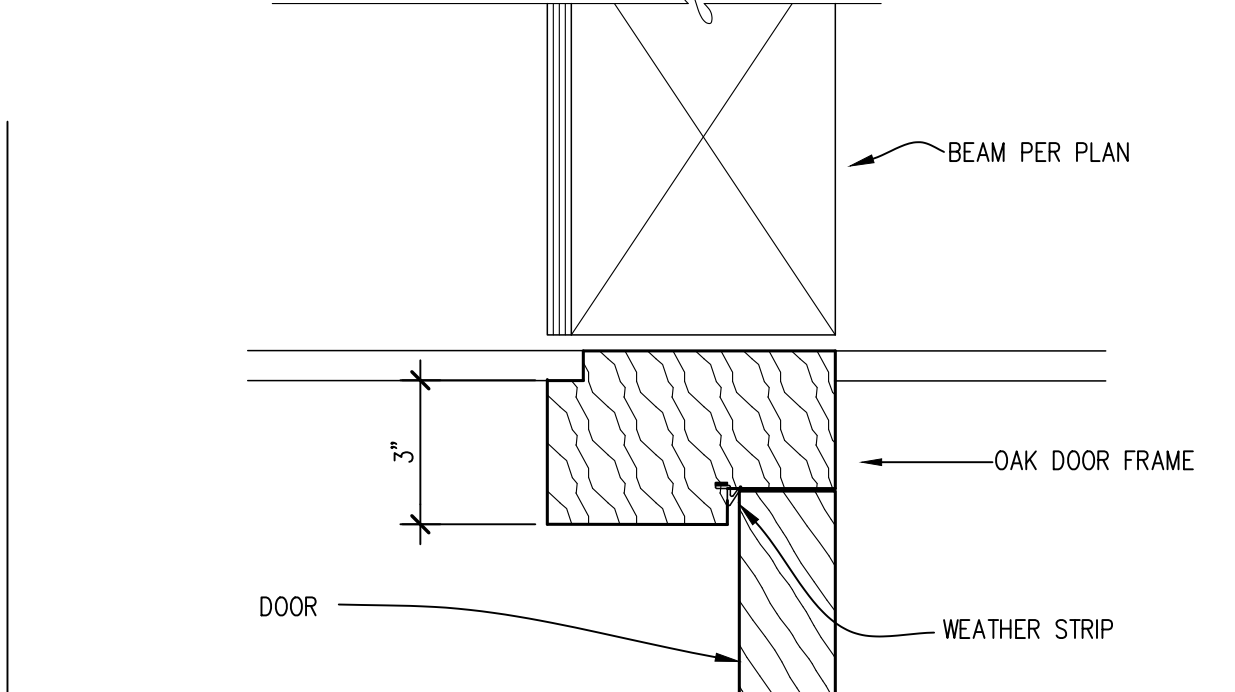
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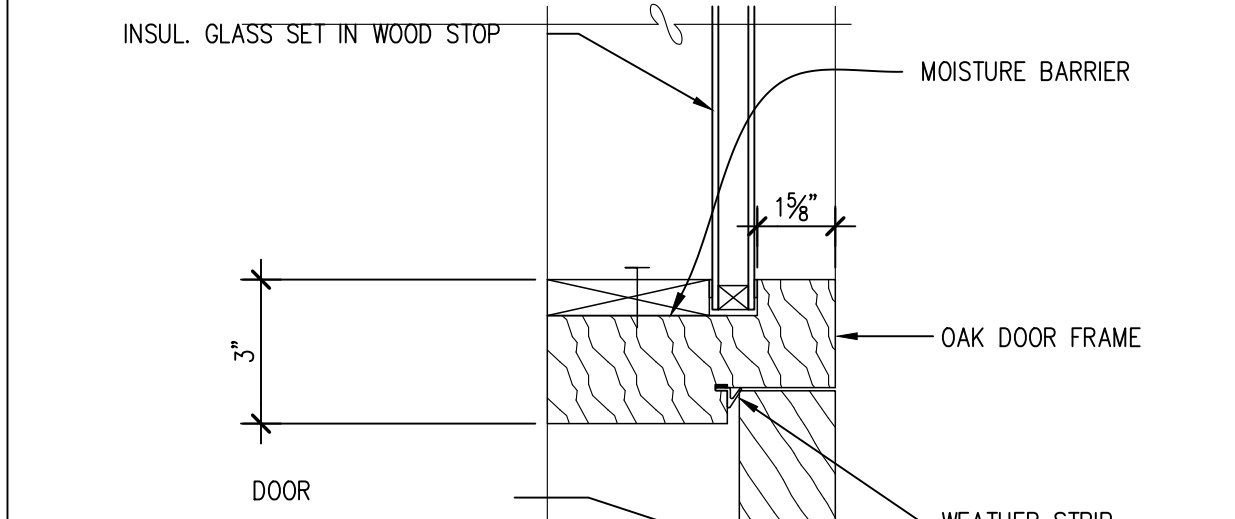
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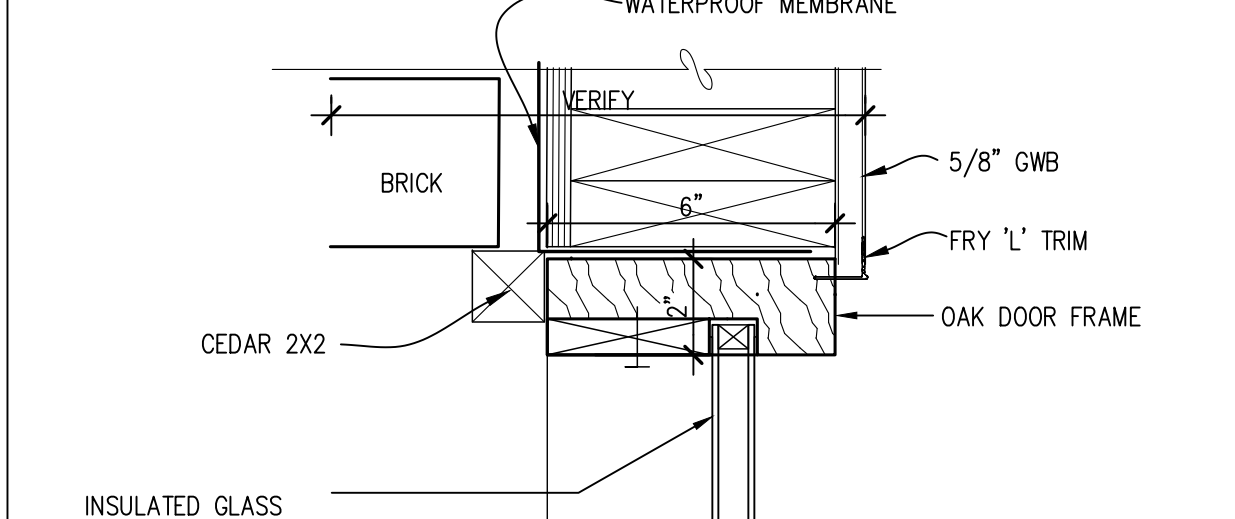
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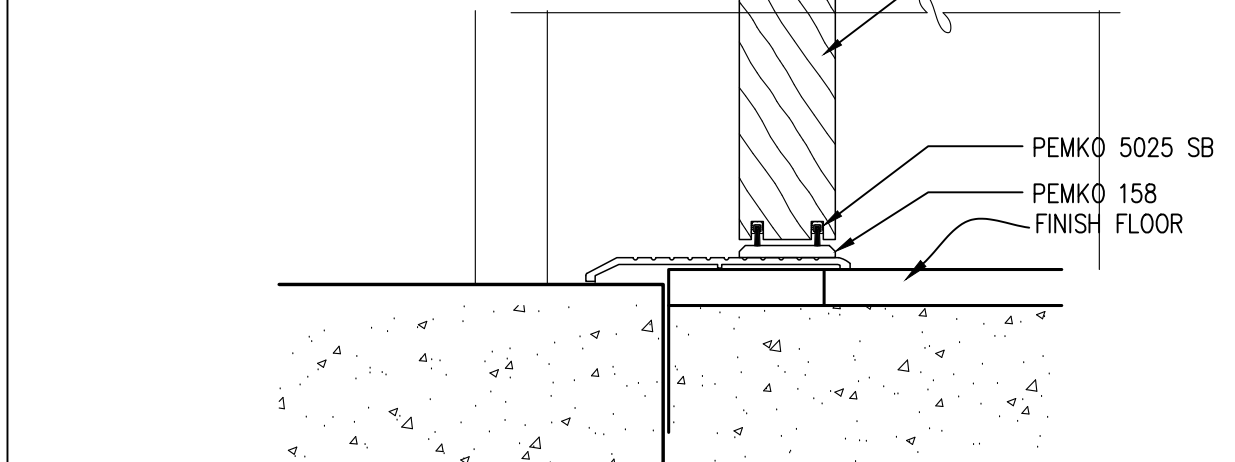
1 HEAD  
3" = 1'-0"



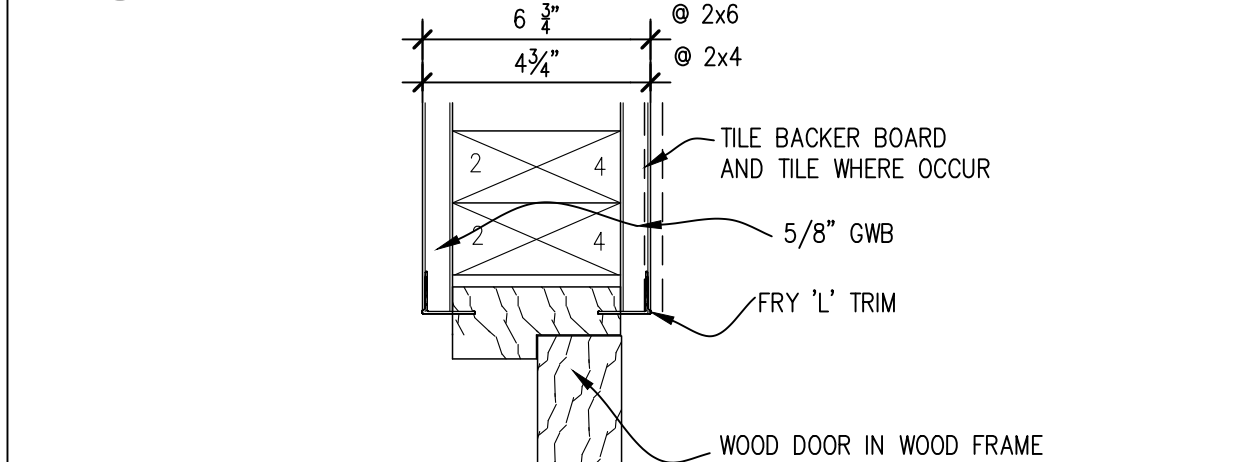
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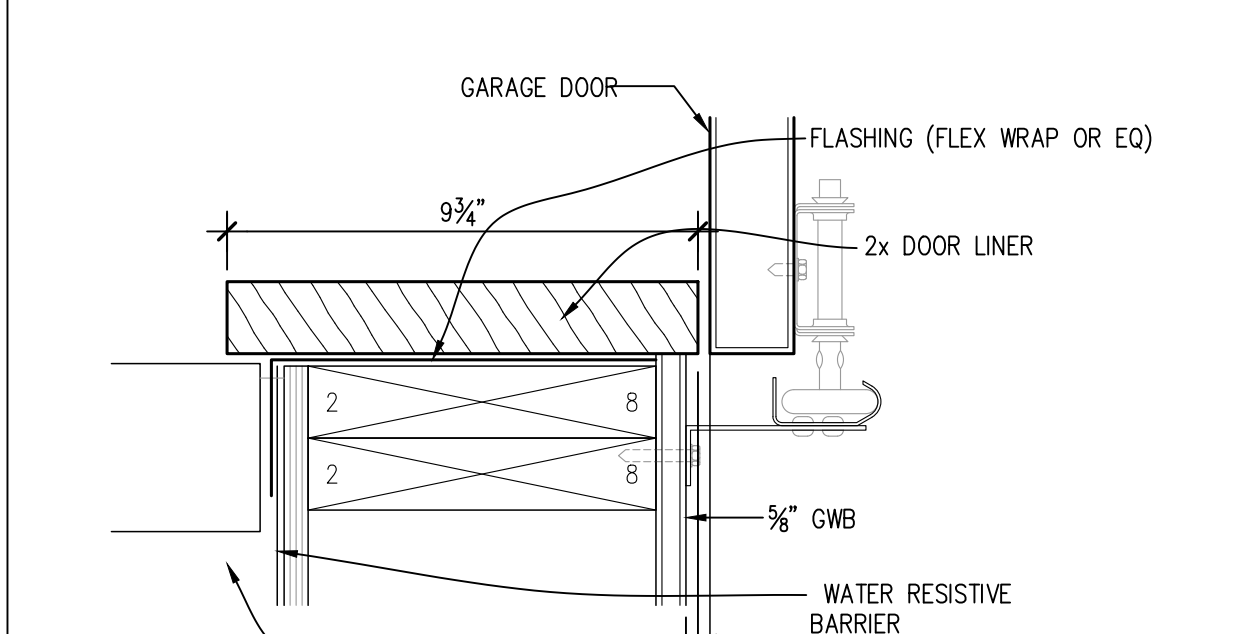
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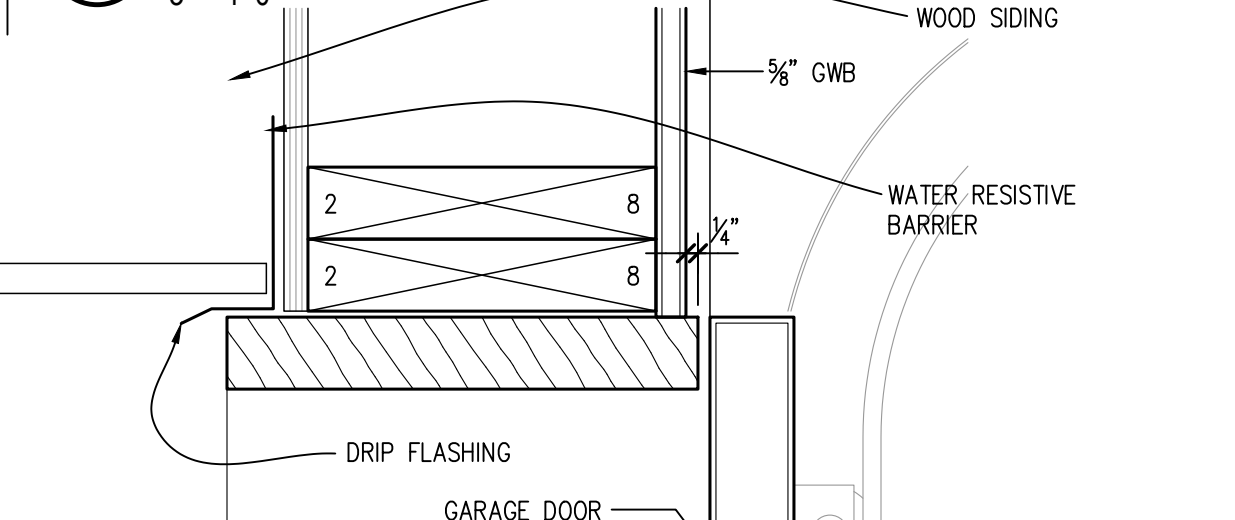
4 THRESHOLD  
3" = 1'-0"



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



6 JAMB  
3" = 1'-0"



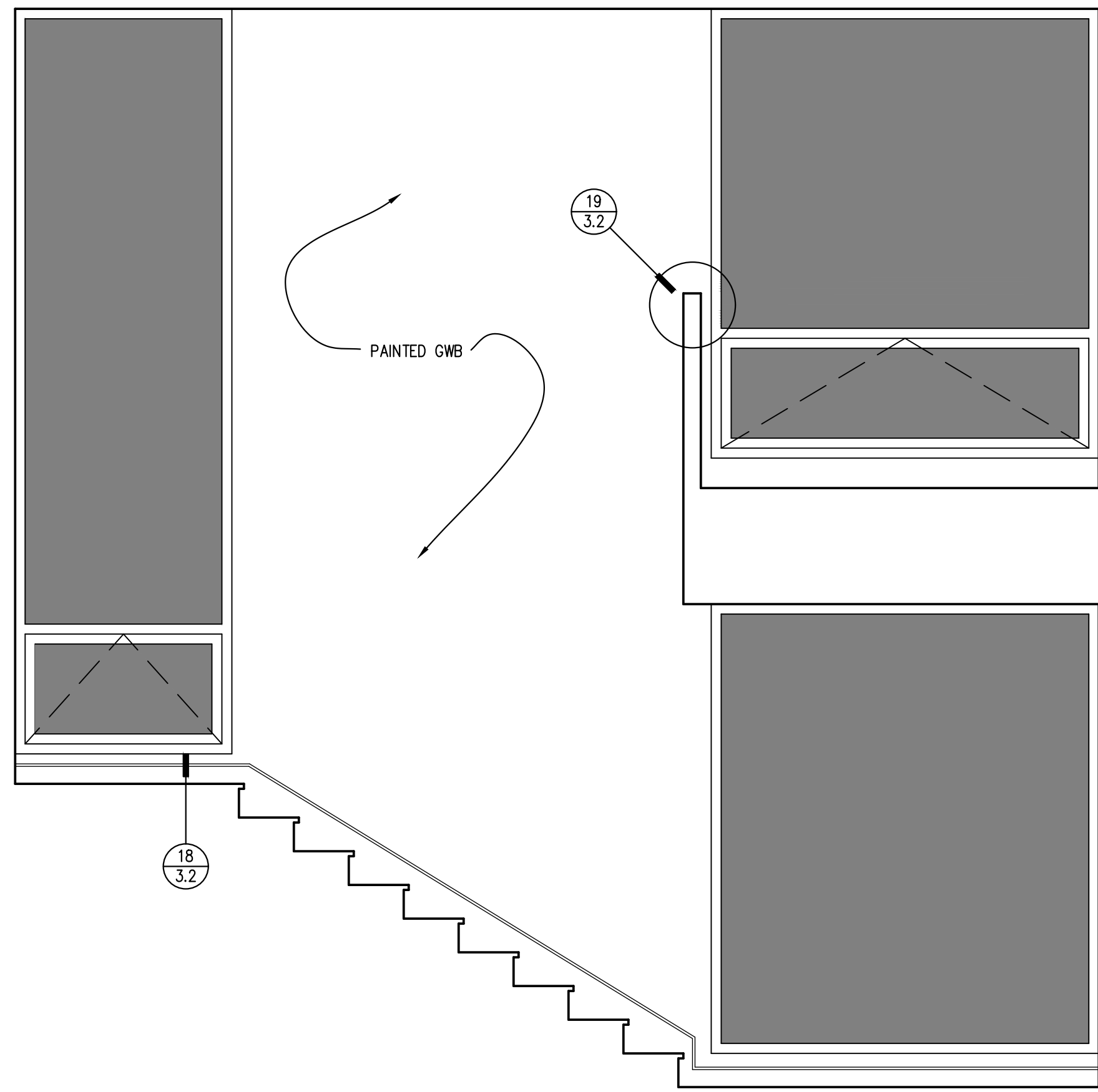
7 HEAD  
3" = 1'-0"



1/11/24 RESPONSE
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9/28/23 PRICING SET

No. Date Revision

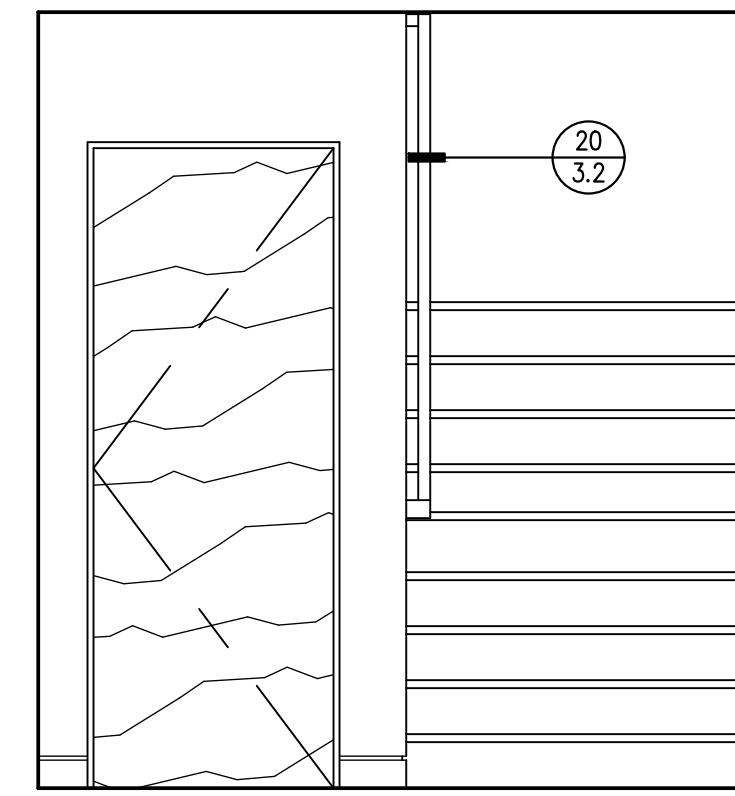




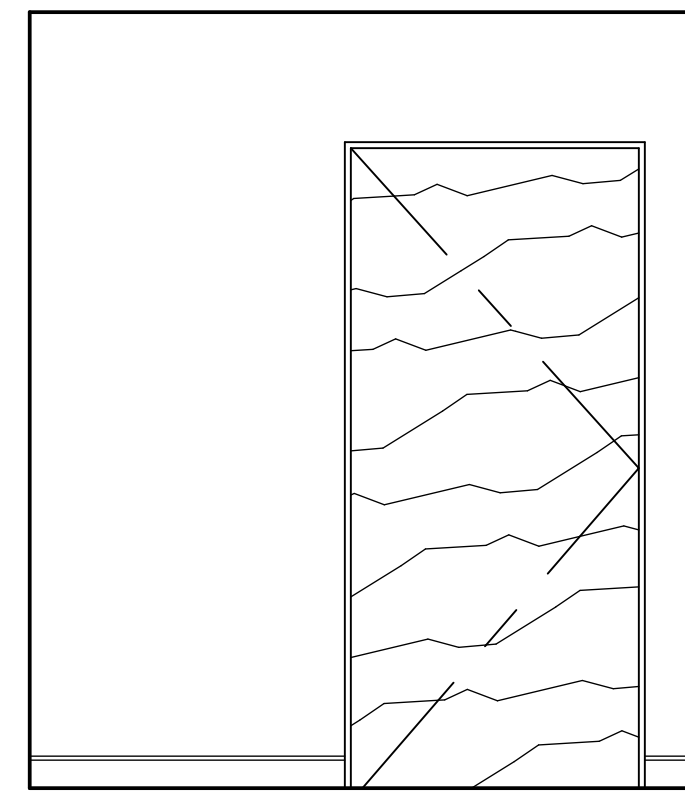
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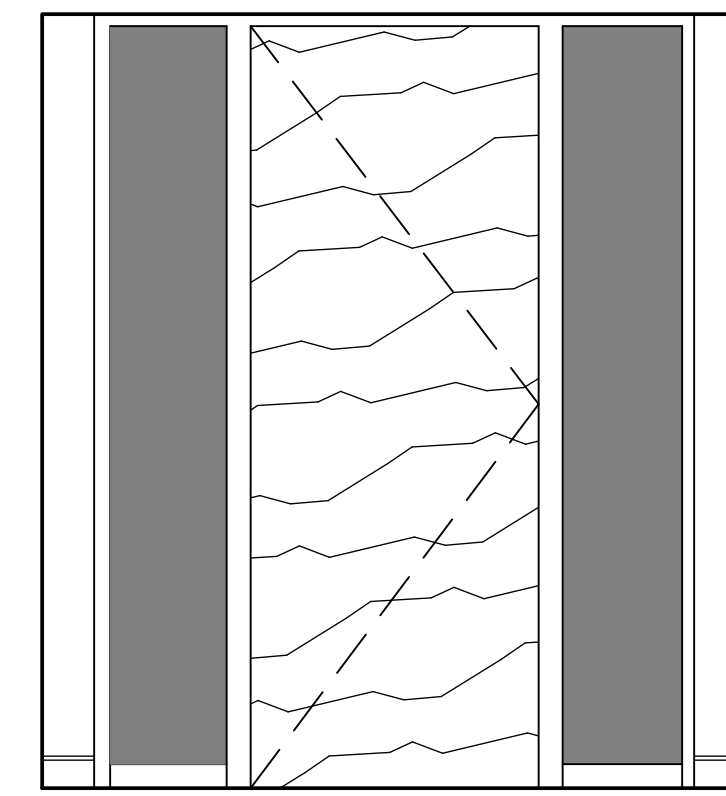
1/2" = 1'-0"



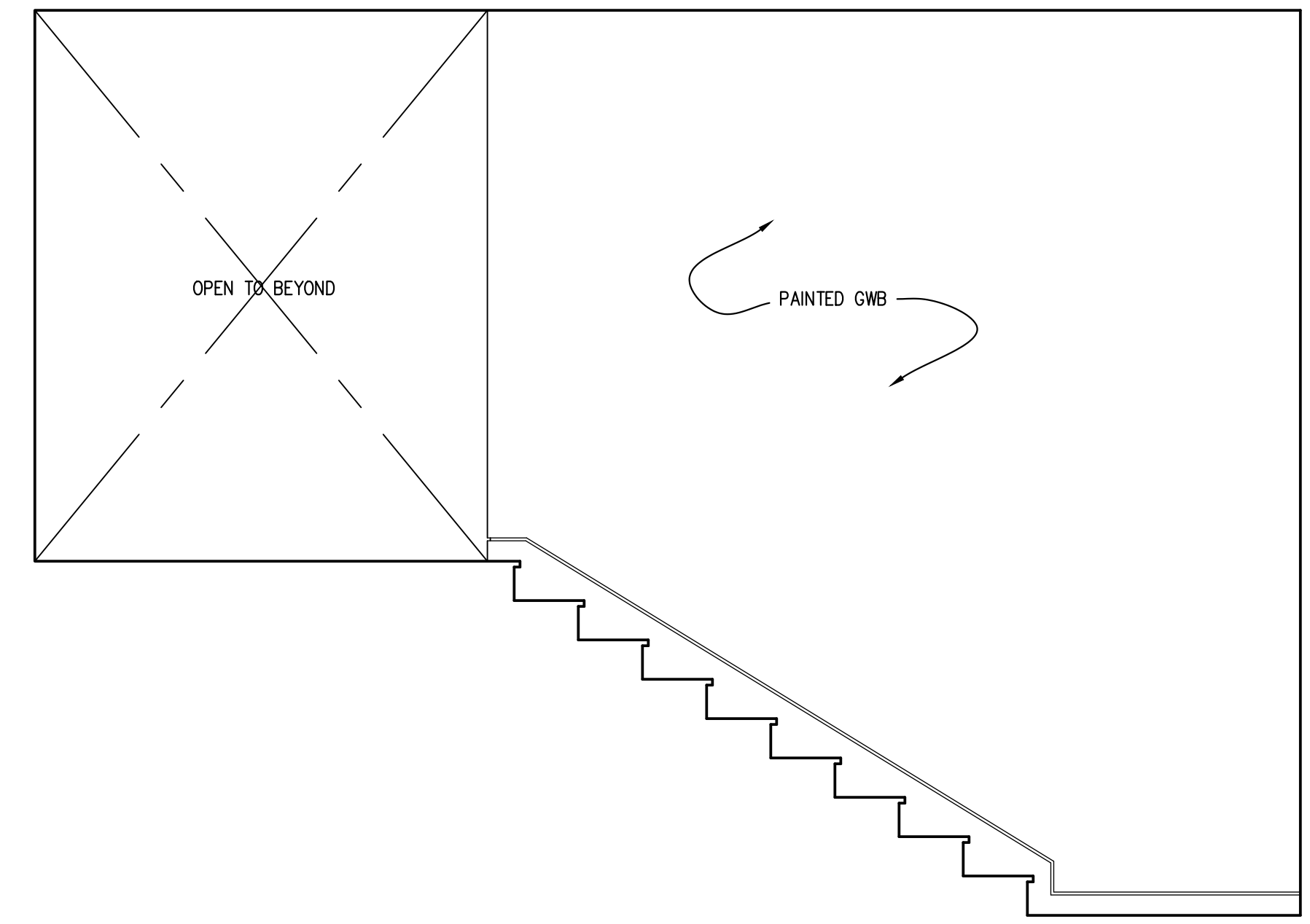
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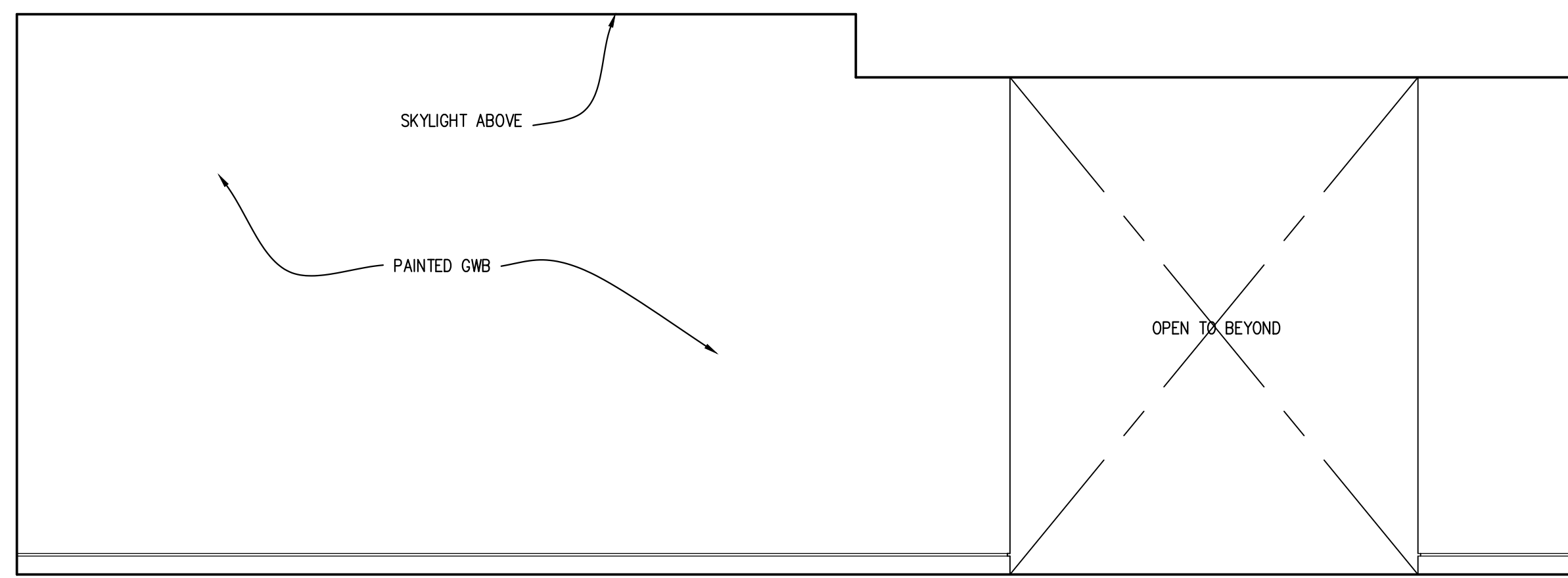
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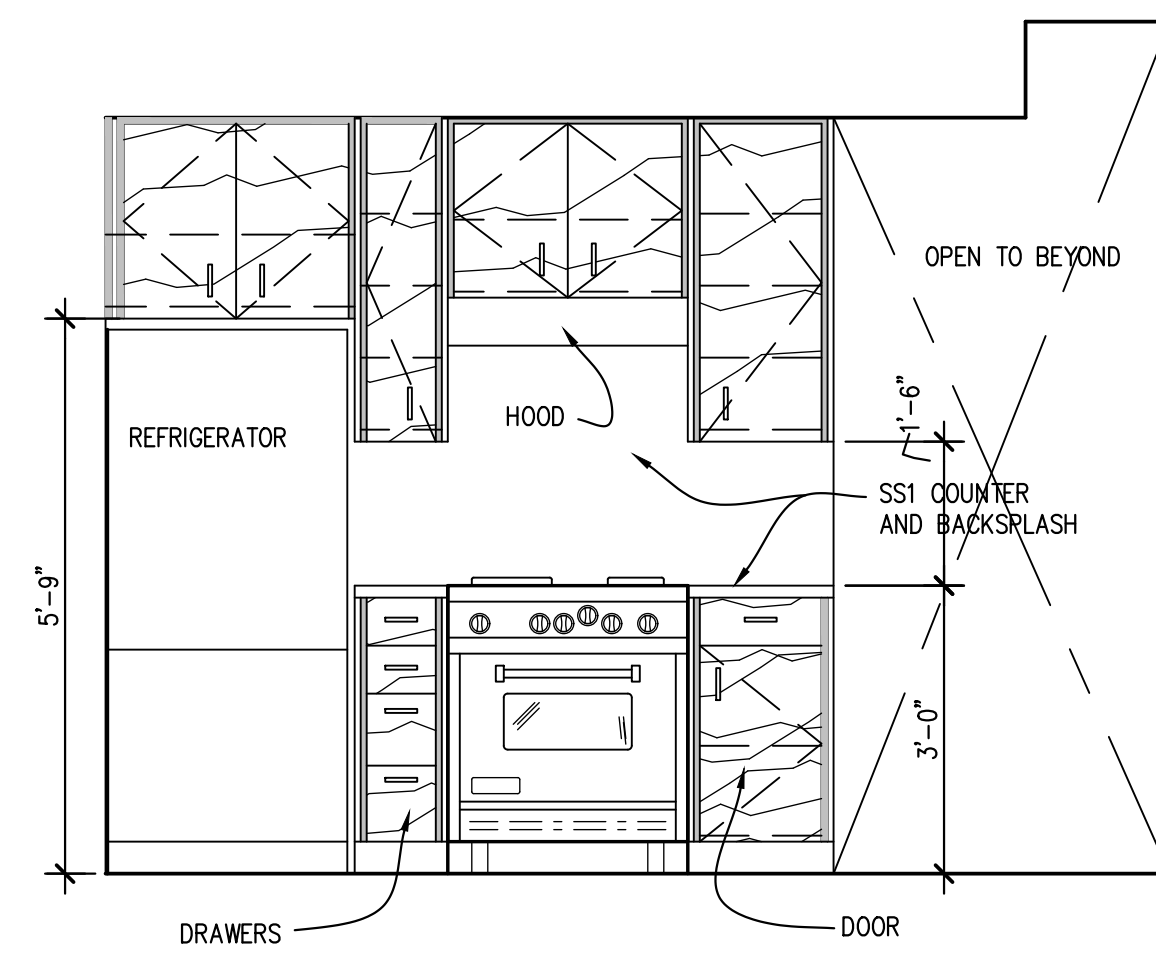
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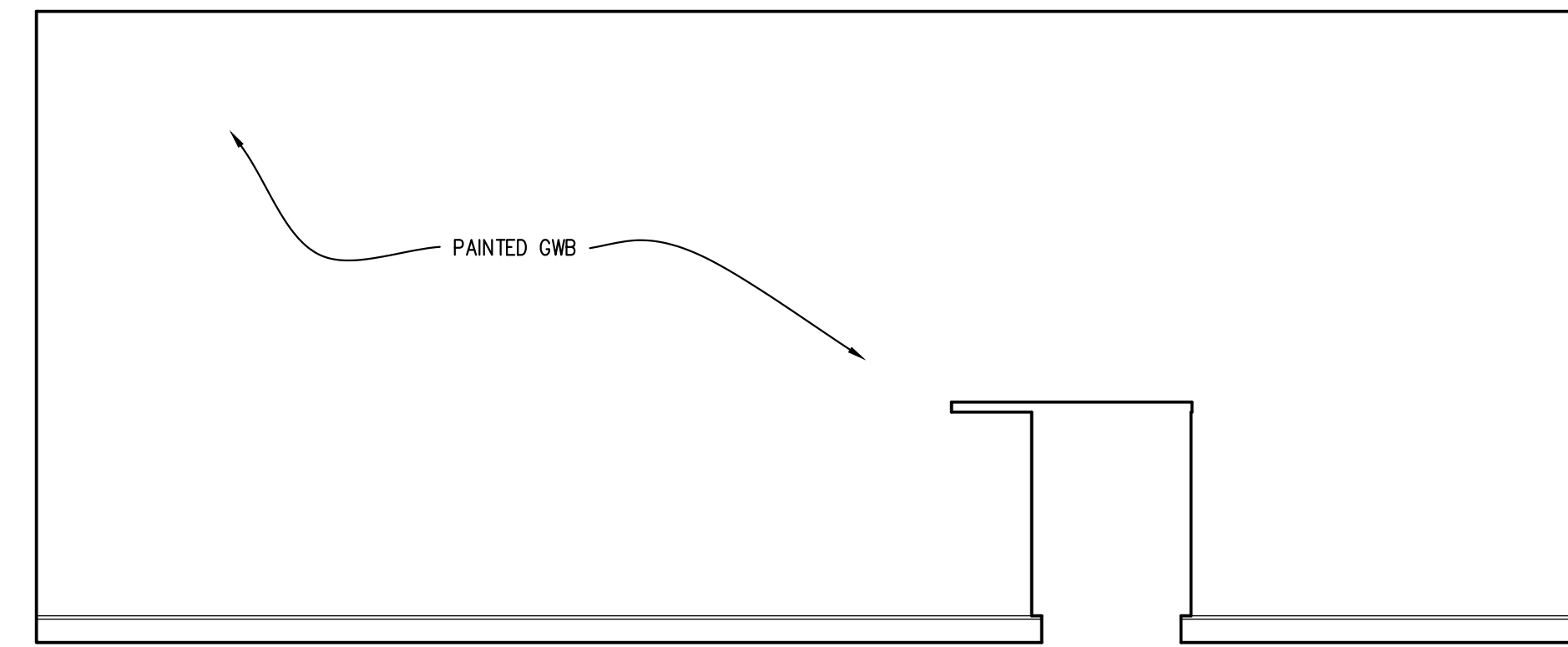
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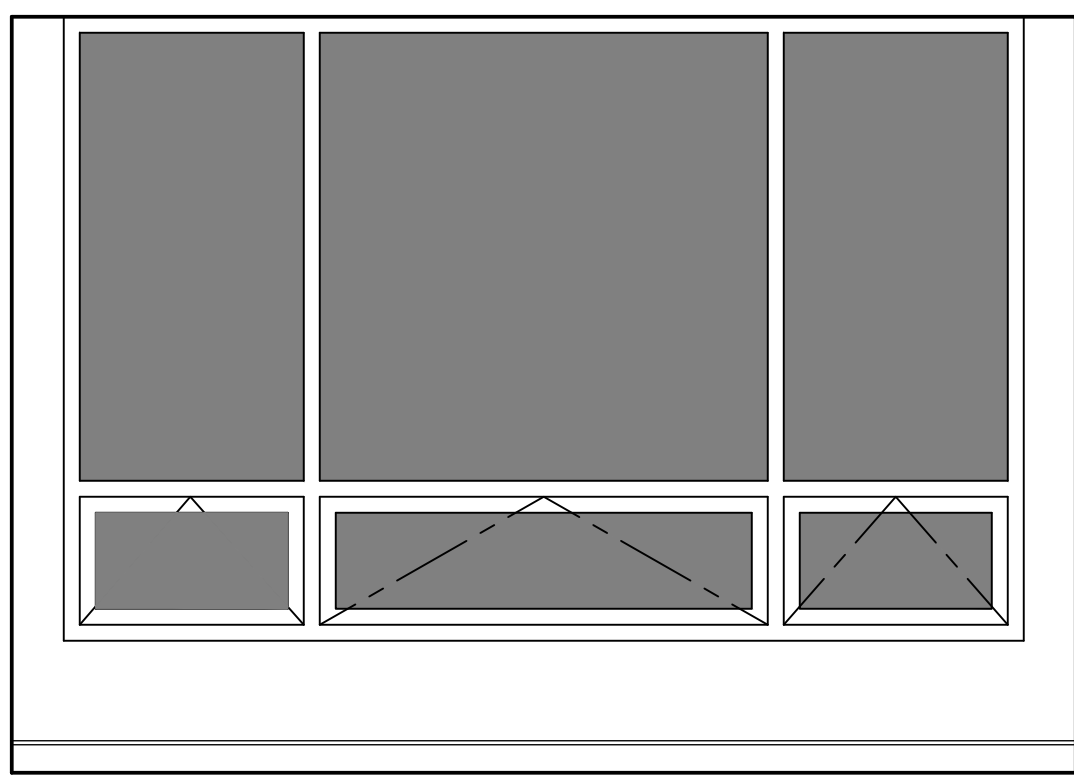
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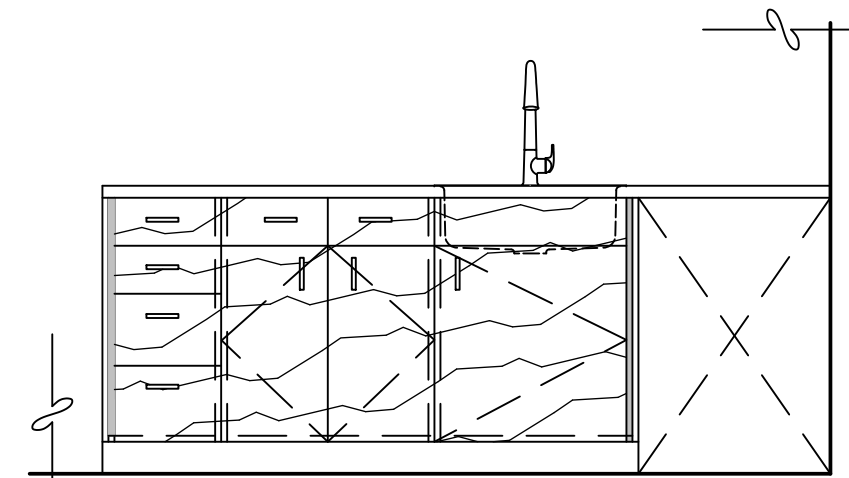
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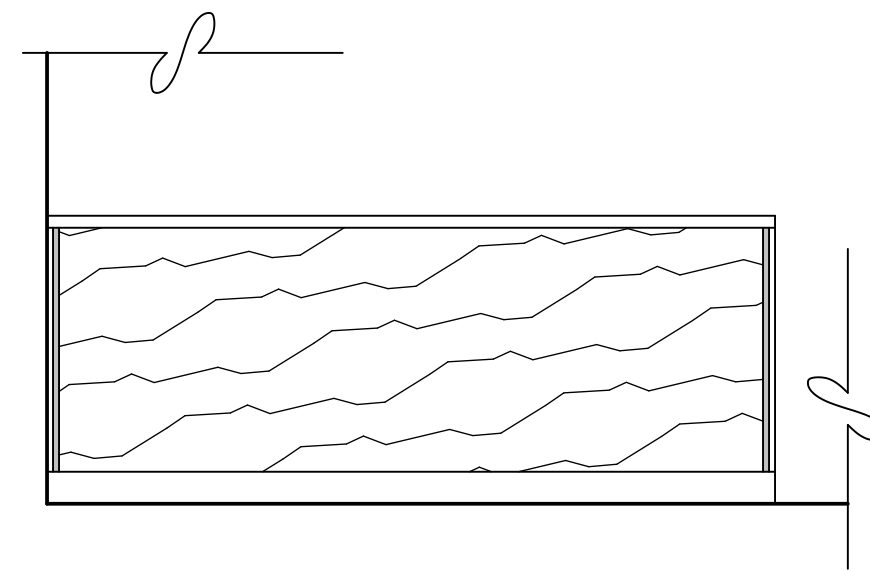
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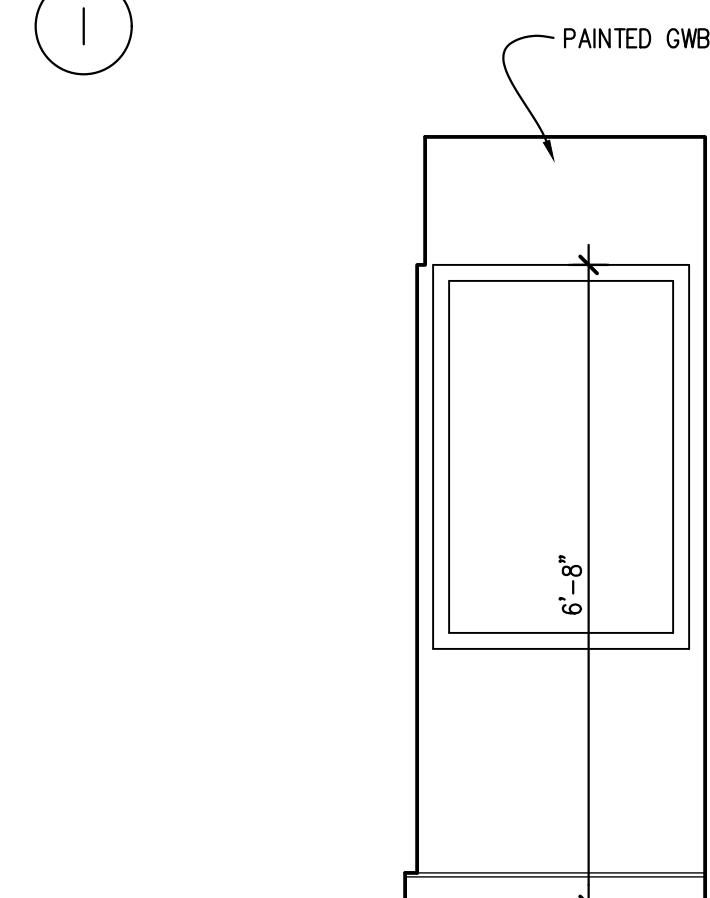
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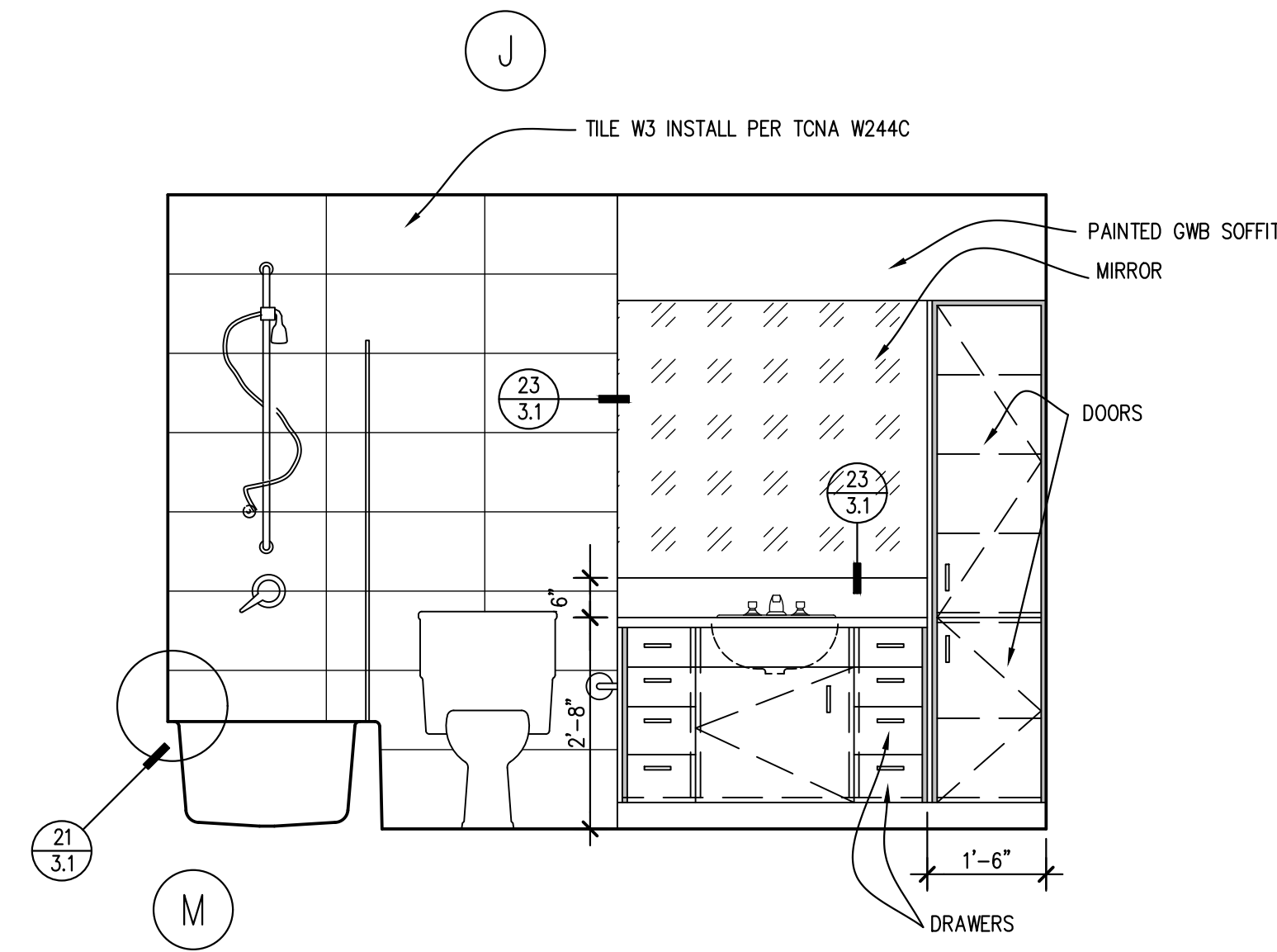
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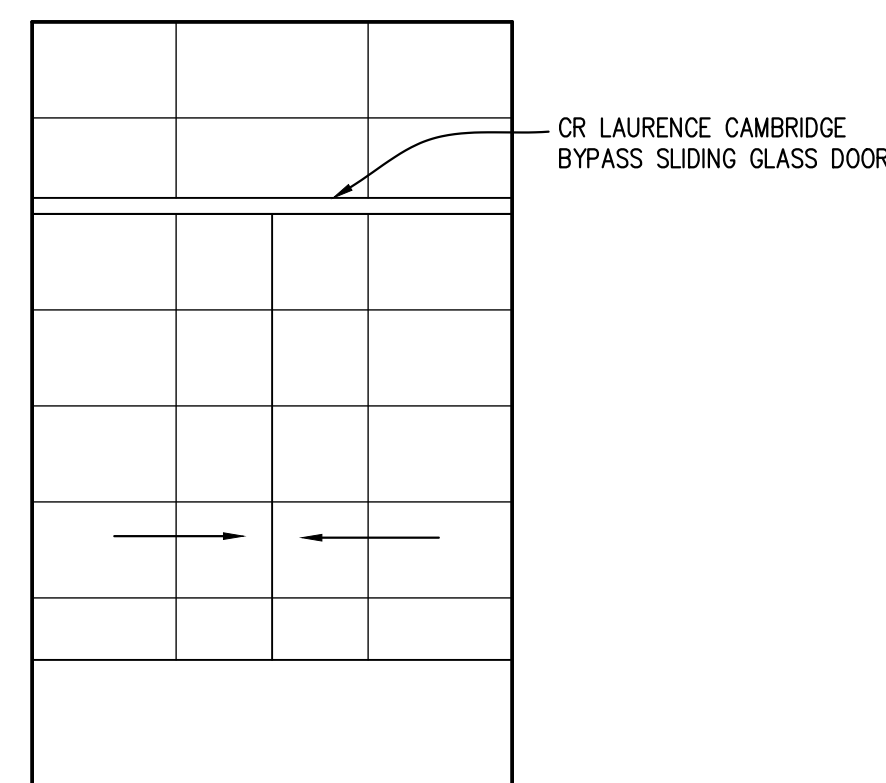
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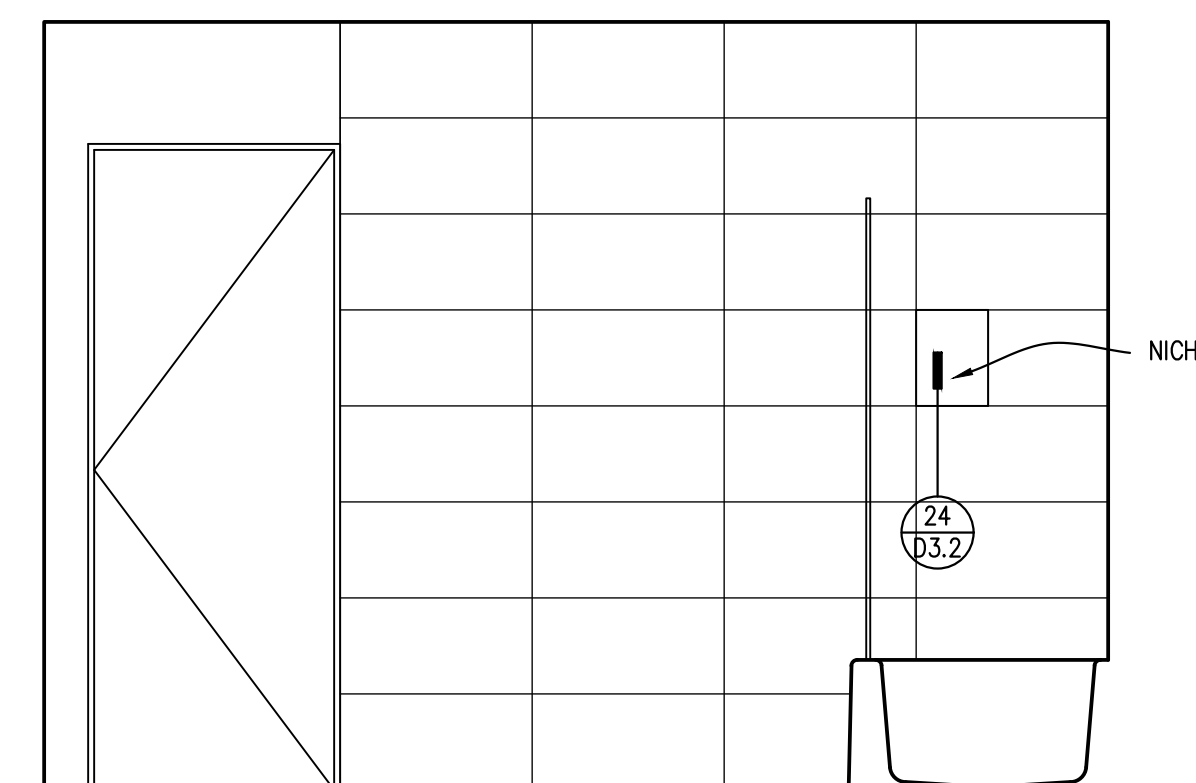
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1/11/24	RESPONSE	
12/19/23	RESPONSE	
10/16/23	RESPONSE	
9/28/23	PRICING SET	
No.	Date	Revision

INTERIOR



## GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

### CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

#### DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
ROOF RAIN ON SNOW LOAD	5 PSF
ROOF DEAD LOAD ALLOWANCE FOR PV PANELS	5 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR LIVE LOAD (EXTERIOR DECKS AND BALCONIES)	60 PSF
FLOOR LIVE LOAD (PARKING GARAGE)	50 PSF
GUARDRAILS/BALCONY RAILS	200 LBS

WIND :	ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 (PART 1 - BUILDINGS OF ALL HEIGHTS)
	RISK CATEGORY II
	91 MPH
	EXPOSURE 'C'
	TOPOGRAPHIC FACTOR Kzt = 1.0
MAIN HOUSE WIND BASE SHEAR, NORTH/SOUTH Vn = 32.6 K	MAIN HOUSE WIND BASE SHEAR, EAST/WEST Vn = 38.9 K
	DADU WIND BASE SHEAR, NORTH/SOUTH Vn = 11.6 K
	DADU WIND BASE SHEAR, EAST/WEST Vn = 10.9 K

EARTHQUAKE :	ANALYSIS PROCEDURE: IBC 'EQUIVALENT LATERAL FORCE PROCEDURE'
	SEISMIC DESIGN CATEGORY (SDC) = D
	RISK CATEGORY = II
	SEISMIC SITE CLASS = D
	IMPORTANCE FACTOR Ie = 1.0
	MAPPED MCE Ss = 1.45; S1 = 0.51
	DESIGN ACCELERATION Sds = 0.91; Sd1 = 0.61
	SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5
	SEISMIC RESPONSE COEFFICIENT: Cs = 0.149
	MAIN HOUSE SEISMIC BASE SHEAR Vs = 88.2 K
	DADU SEISMIC BASE SHEAR Vs = 10.8 K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

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

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

11. SHOP DRAWINGS STRUCTURAL STEEL AND GLUED LAMINATED MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.

13. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

14. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE PERFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:  
STAIRS, RAILINGS.

15. SPECIAL INSPECTION: CONCRETE, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING), EXPANSION BOLTS AND THREADED EXPANSION INSERTS, SCREW ANCHORS, EPOXY GROUTED INSTALLATIONS, AND DRIVEN PILE INSTALLATION SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

### GEOTECHNICAL

16. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:

ALLOWABLE SOIL BEARING PRESSURE	2,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
SEISMIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED)	8H PSF/5H PSF
PASSIVE SOIL PRESSURE	350 PCF
SOIL COEFFICIENT OF FRICTION	0.35
PILE CAPACITY (3 INCH)	12 KIPS

GEOTECHNICAL REPORT REFERENCE: #6-5881 BY GEO GROUP NORTHWEST, INC. DATED MAY 20, 2023.

17. PIPE PILES SHALL BE GALVANIZED SCHEDULE-40 (STD) ASTM A53 (TYPE E OR S, GRADE A OR B) 3 INCH NOMINAL PIPE DRIVEN TO REFUSAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. THE ALLOWABLE AXIAL COMPRESSION CAPACITY SHALL BE 12 KIPS. SECTIONS OF PIPE SHALL BE CONNECTED TOGETHER WITH COMPRESSION FITTED SLEEVE COUPLERS.

18. PIPE PILING INSPECTION SHALL BE CONTINUOUSLY PERFORMED BY THE GEOTECHNICAL ENGINEER DURING PLACEMENT TO CONFIRM THAT THE PILES ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT. AT LEAST 3% OF THE 3 INCH PILES SHALL BE LOAD TESTED IN ACCORDANCE WITH ASTM D1143. MAXIMUM PILE MIS-LOCATION SHALL BE 2" Laterally. ACTUAL PILE LENGTH SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

### RENOVATION

19. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

20. ALL EXTERIOR WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS: SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETEIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. NOTIFY THE STRUCTURAL ENGINEER AS TO THE FINDINGS OF THIS INSPECTION.

21. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

### CONCRETE

22. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF  $f'_c = 2,500$  PSI AT THE HOUSE, AND 4,000 PSI AT THE DADU. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH  $f'_c$  OF 3,000 PSI IN ACCORDANCE WITH IBC SECTION 1904.1, AND ACI 318 TABLE 19.3.2. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

23. REINFORCING STEEL SHALL CONSIST OF #4 BARS, GRADE 40,  $f_y = 40,000$  PSI AND #5 BARS, GRADE 60,  $f_y = 60,000$  PSI, CONFORMING TO ASTM A615 AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UPER GROUND) PER ELECTRICIAN.

#### 24. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE)	1"

CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
6" WALLS	#4 @ 18" (1 CURTAIN)	#4 @ 12" (1 CURTAIN)
8" WALLS	#4 @ 16" (1 CURTAIN)	#4 @ 10" (1 CURTAIN)
10" WALLS	#4 @ 15" (2 CURTAIN)	#4 @ 16" (2 CURTAIN)

25. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM C1107 AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (5000 PSI MINIMUM).

### ANCHORAGE

26. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3031 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

27. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

28. DRIVE PINS, SHOT PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE FASTENERS AS MANUFACTURED BY HILTI CORPORATION. WHEN CALLED FOR IN THE DRAWINGS, PROVIDE THE APPROPRIATE FASTENER AS NOTED IN THE TABLE BELOW FOR EACH GIVEN APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORTS NO. ESR-2269 FOR THE X-U FASTENERS AND ESR-2374 FOR THE X-GP FASTENERS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE AND 4" CENTER TO CENTER SPACING. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.

ALLOWABLE APPLICATION	ALLOWABLE FASTENER TYPE	SHEAR CAPACITY (LBS)	TENSION CAPACITY (LBS)
2X TREATED LUMBER TO CONCRETE (2000 PSI MIN.)	X-GP T2 P8 S23 w/ 1.33" EMBED	250	175
2X LUMBER TO STRUCTURAL STEEL (3/16" MIN, 36 OR 50 KSI)	X-U 52 MX PLUS R-23 WASHERS	250	175

29. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-35" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

### MASONRY

30. MASONRY VENEER SHALL HAVE #17 (9 GAUGE) WIRE JOINT REINFORCEMENT SPACED AT 16" O.C. VERTICALLY AND SHALL BE ANCHORED TO BACKING WALLS PER IBC SECTION 1404.6 WITH SHEET METAL ANCHORS, WIRE ANCHORS OR ADJUSTABLE ANCHORS. MECHANICALLY CONNECT THE ANCHORS TO THE JOINT REINFORCEMENT WITH CLIPS OR HOOKS THAT WILL ENGAGE OR ENCLOSE THE WIRE. THE WIRE SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN ANCHORS PERMITTED.

SHEET METAL ANCHORS (NON-CORRUGATED) SHALL BE AT LEAST 7/8" WIDE, 0.03" THICK, COMPLY WITH TMS 402/602 REQUIREMENTS AND BE SPACED AT 16" O.C. VERTICALLY AND A MAX. OF 24" O.C. HORIZONTALLY.

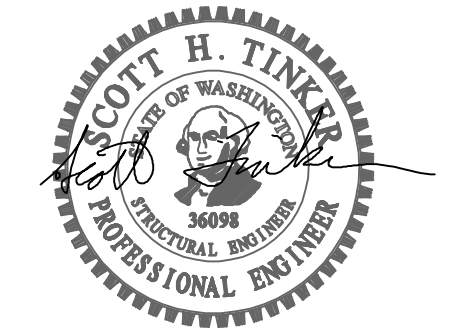
THE MAXIMUM HEIGHT OF CONTINUOUS BRICK VENEER FROM A CONCRETE FOUNDATION SHALL BE 30 FEET. PROVIDE VERTICAL EXPANSION JOINTS IN CONTINUOUS VENEER @ 25' O.C. MAX. TYPICAL U.O.N. LINTEL ANGLES OVER OPENINGS 6'-0" WIDE OR LESS SHALL BE L4" X 4" X 1/4" HOT DIP GALVANIZED, U.N.O. AND SHALL BEAR ON A MINIMUM OF 4" OF MASONRY EACH END.



**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

**GENERAL  
STRUCTURAL  
NOTES**

SHEET NO.

**S1.0**

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, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, Fy = 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 CHAMFY 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 N.C.L.L.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Table listing wood materials: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2; BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1; POSTS AND TIMBERS DOUGLAS FIR NO. 1; STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (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, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 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, Fc = 1,900 PSI, Fcb = 1,800 PSI, Fdb = 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:

Fb = 2600 PSI, E = 2.0 x 10^6 PSI, Fv = 285 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):

Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

BEAMS AND HEADERS:

Fb = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 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 1, 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:

Table with columns: DRAWING ID, NAIL NAME, NAIL DIAMETER, NAIL LENGTH. Rows include 6d, 8d Box, 8d, 10d-F, 10d, 16d.

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" 6MB AND 5/8" 6MB 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.

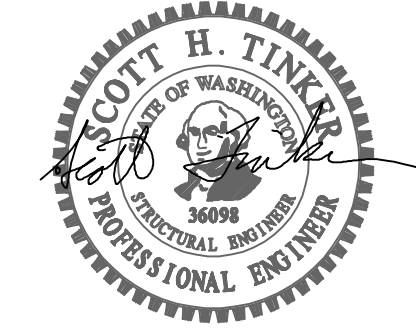
D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCG/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL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



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:

Empty grid table for notes or additional information.

Revision table with columns: REV, DESCRIPTION, DATE. Includes REV 2 (12/15/23) and REV 1 (10/13/23).

Permit Set table with columns: NO., DESCRIPTION, DATE, BY. Includes PERMIT SET (6/7/23).

Issues and Revisions table with columns: ISSUES, REVISIONS.

Project information table with columns: 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.











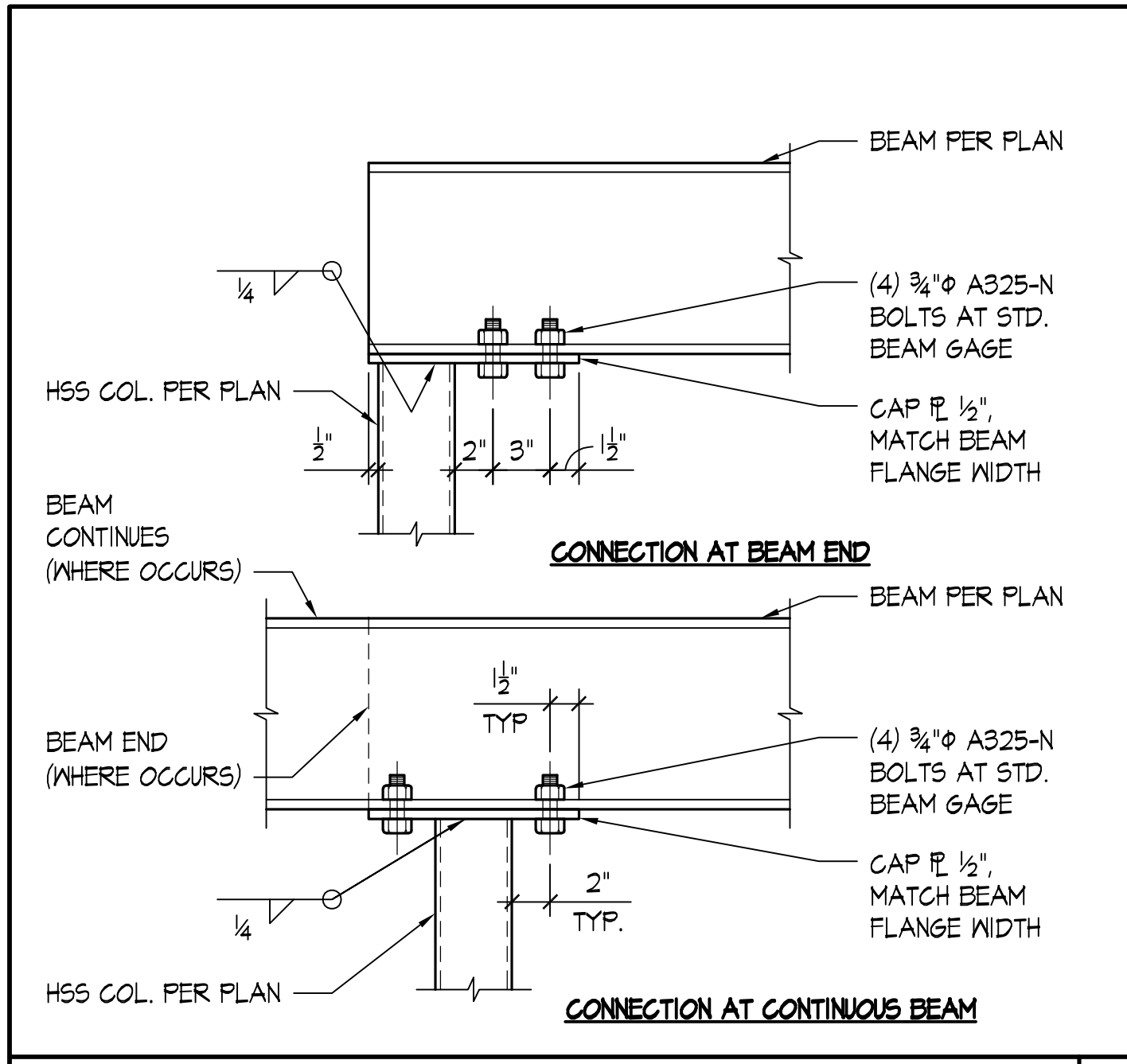




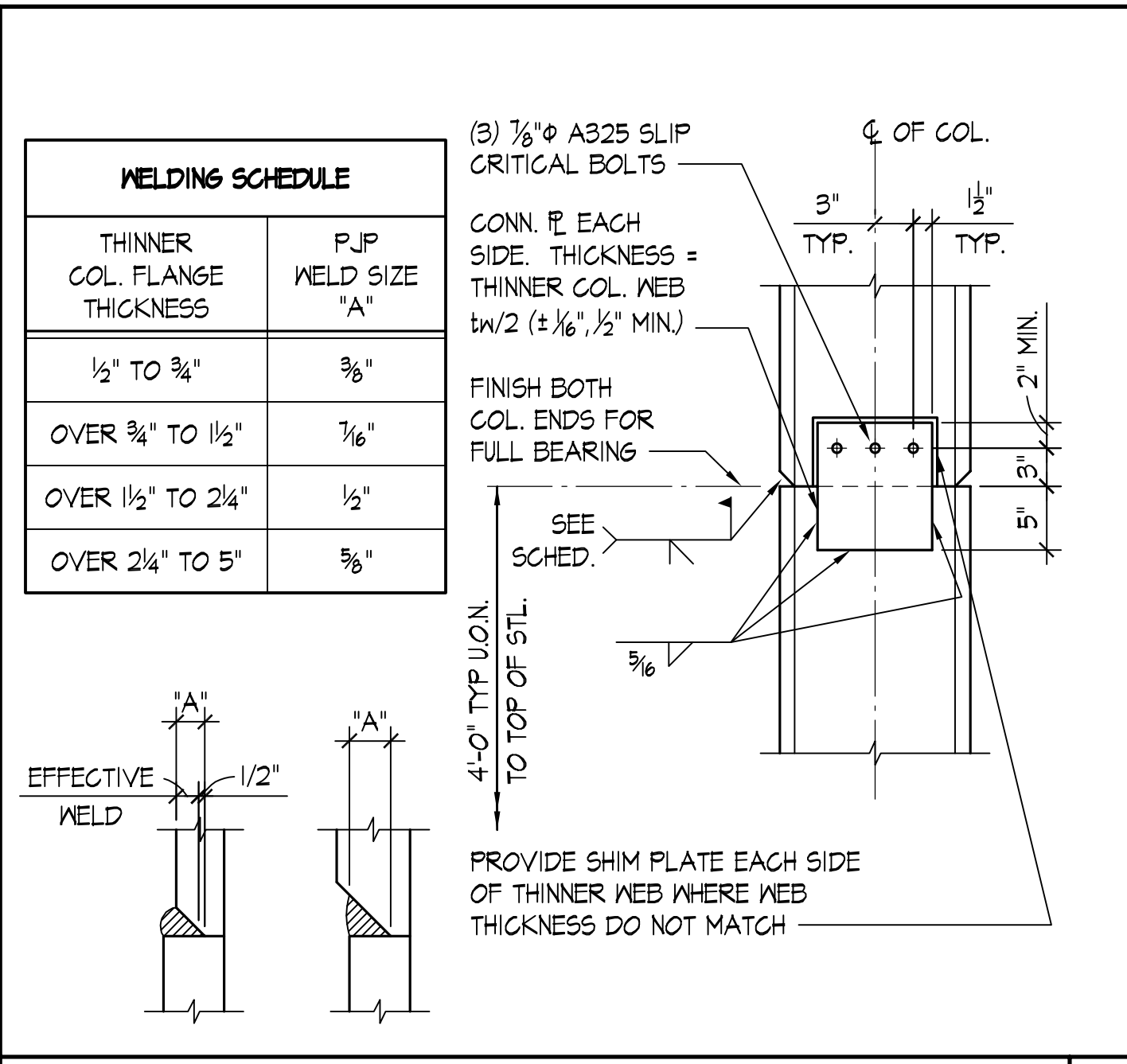




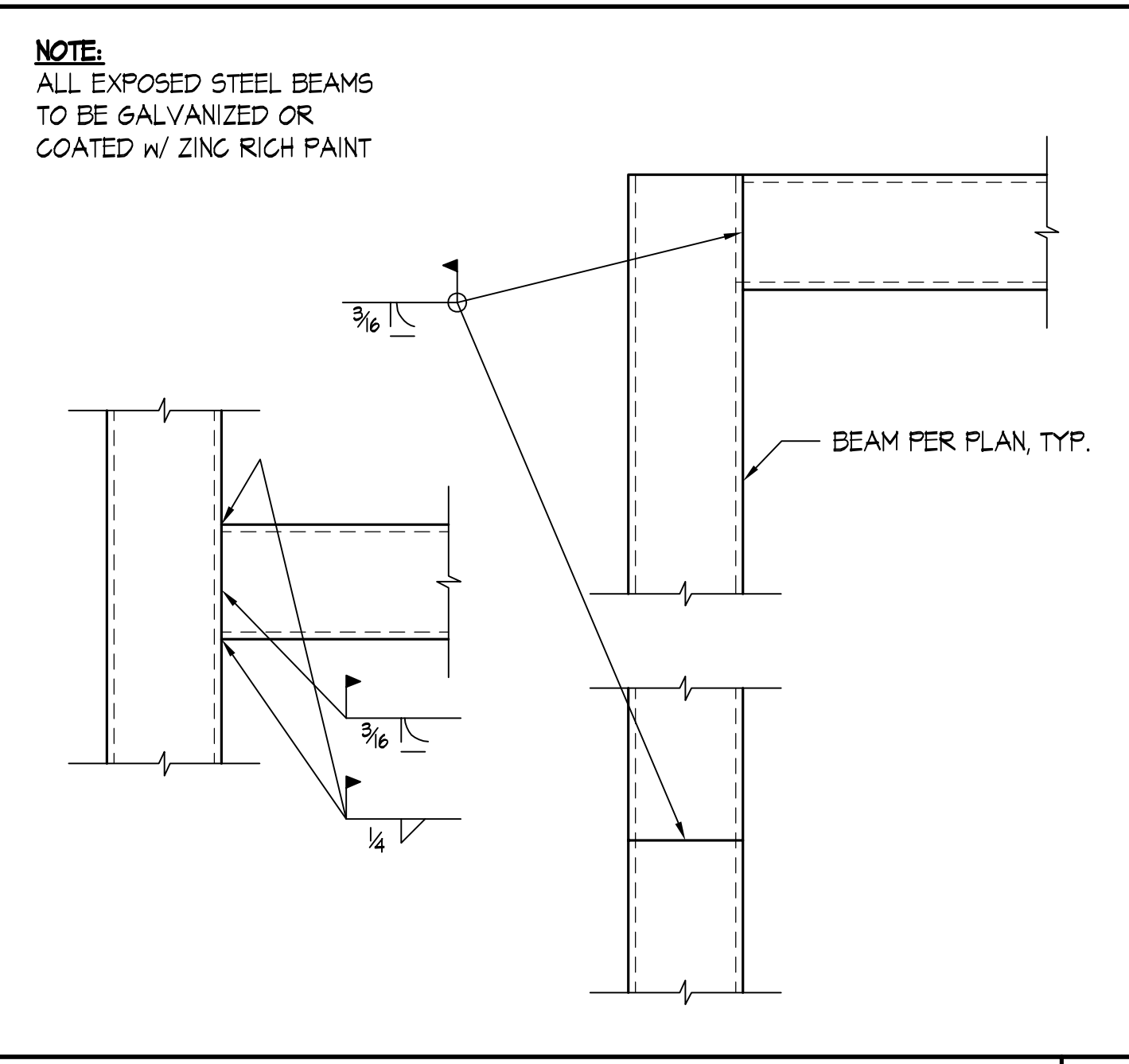




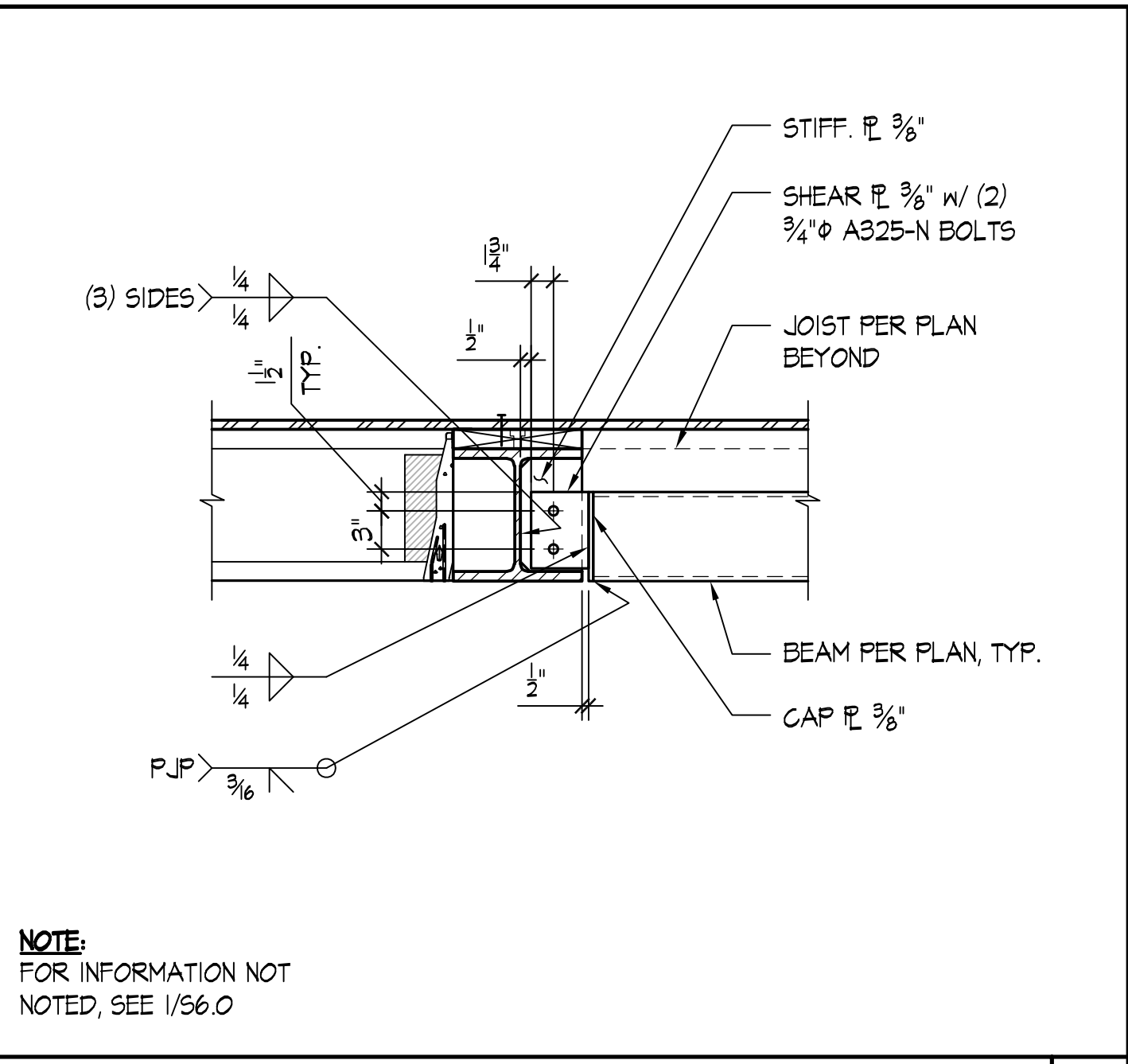
TYPICAL BEAM BEARING ON HSS COLUMN SCALE: NONE



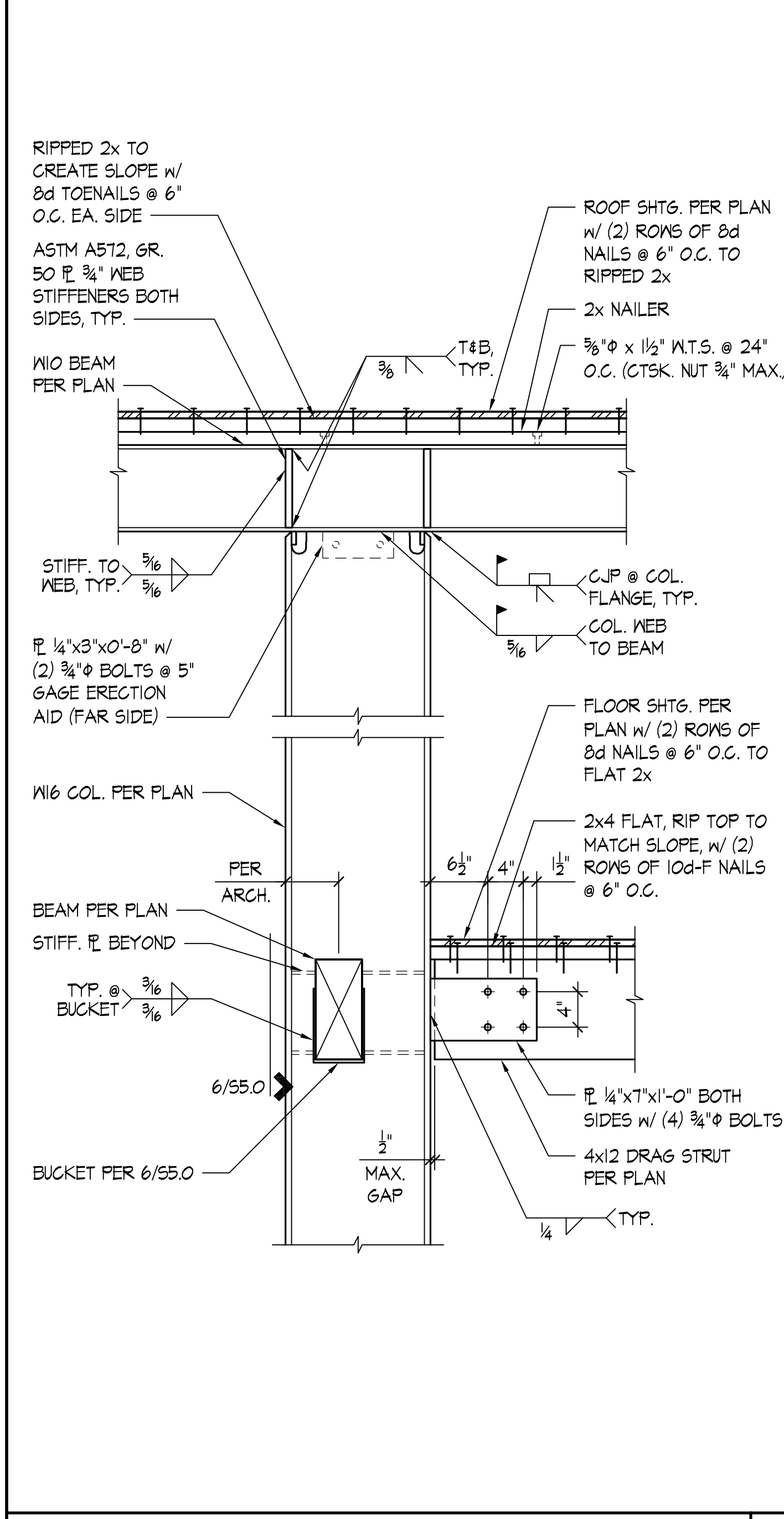
TYPICAL WIDE FLANGE GRAVITY COLUMN SPLICE SCALE: NONE 2



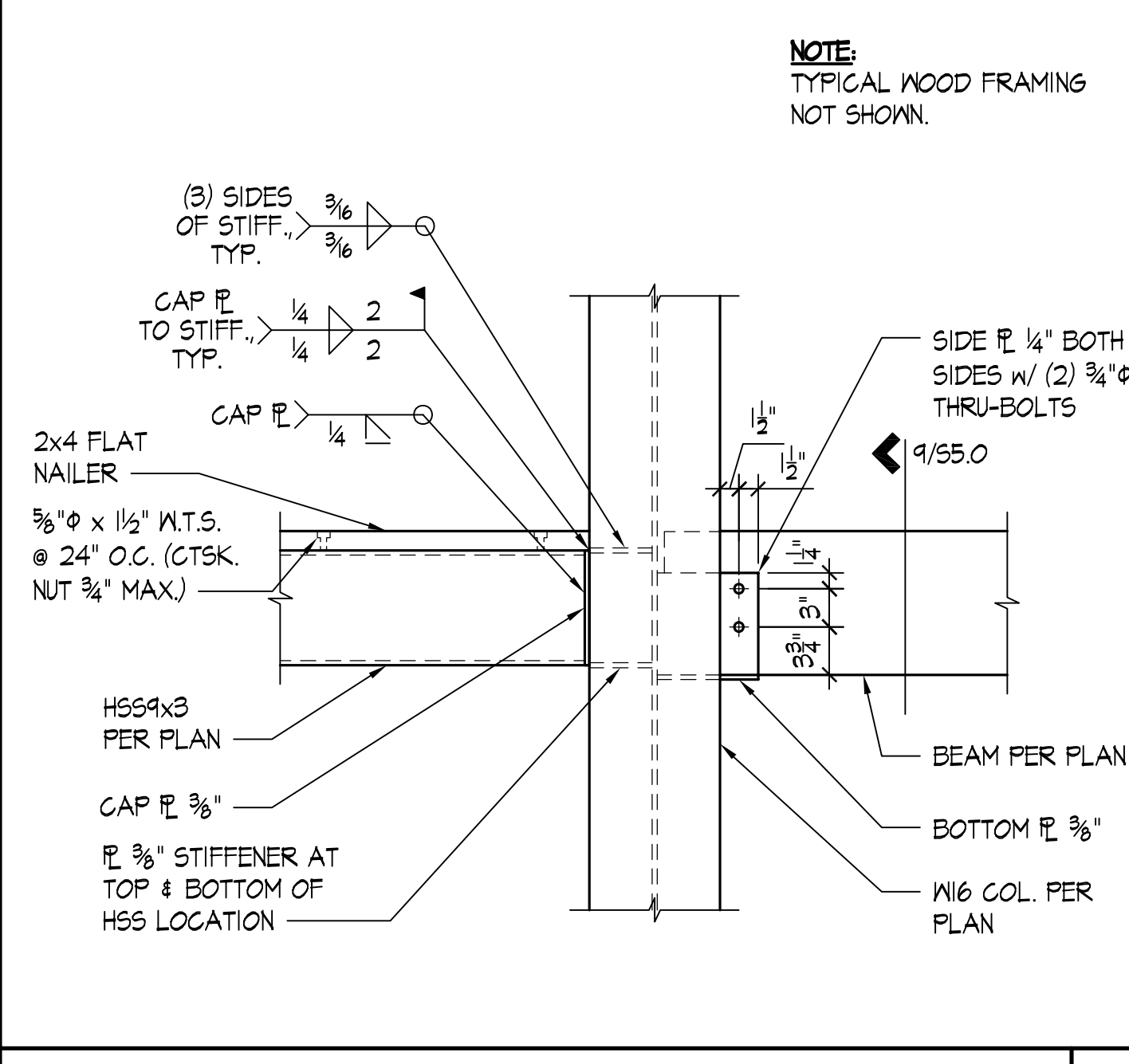
TYPICAL HSS BEAM WELDED CONNECTION SCALE: NONE 3



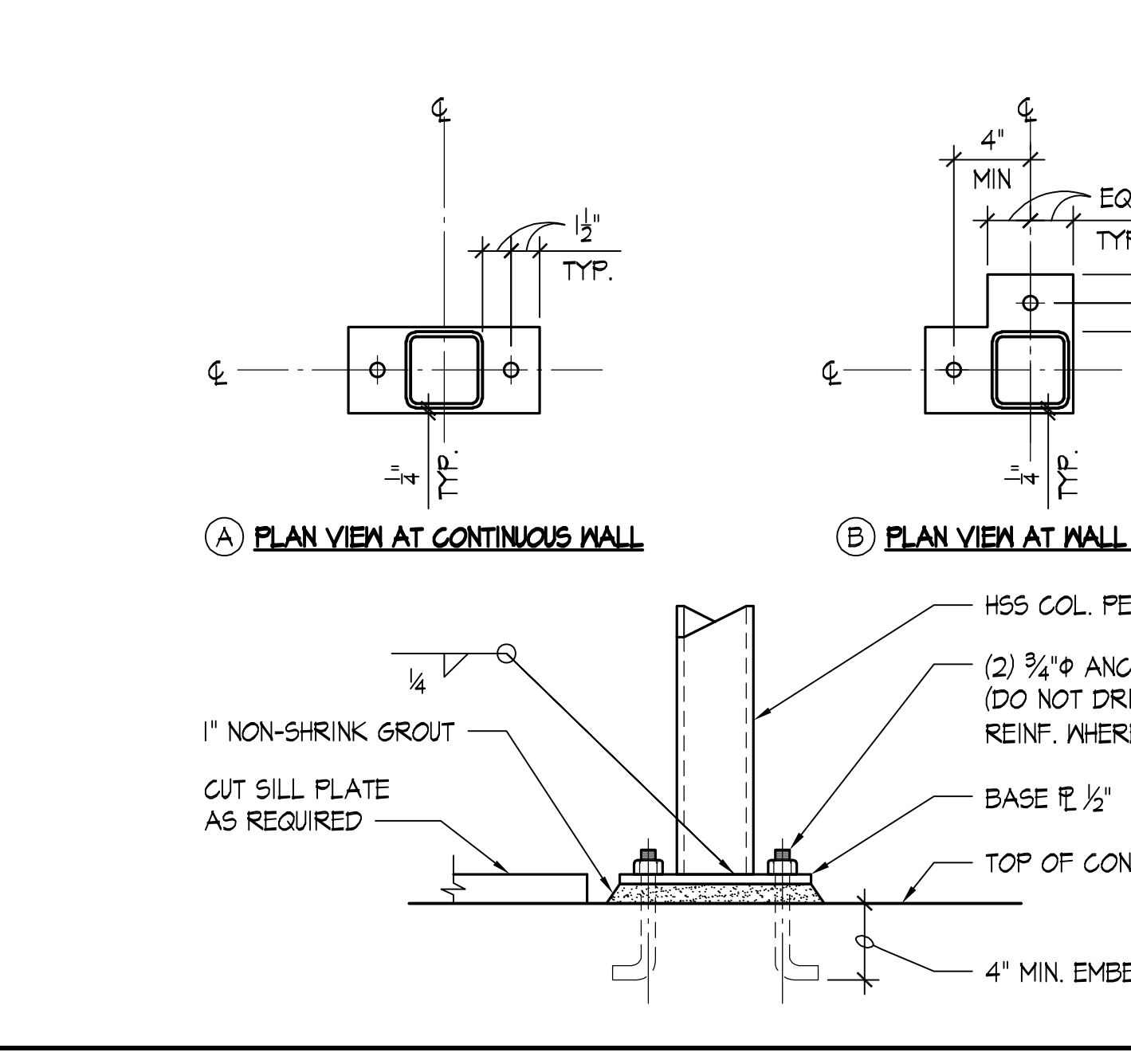
HSS BOLTED BEAM CONNECTION SCALE: 1"=1'-0" 4



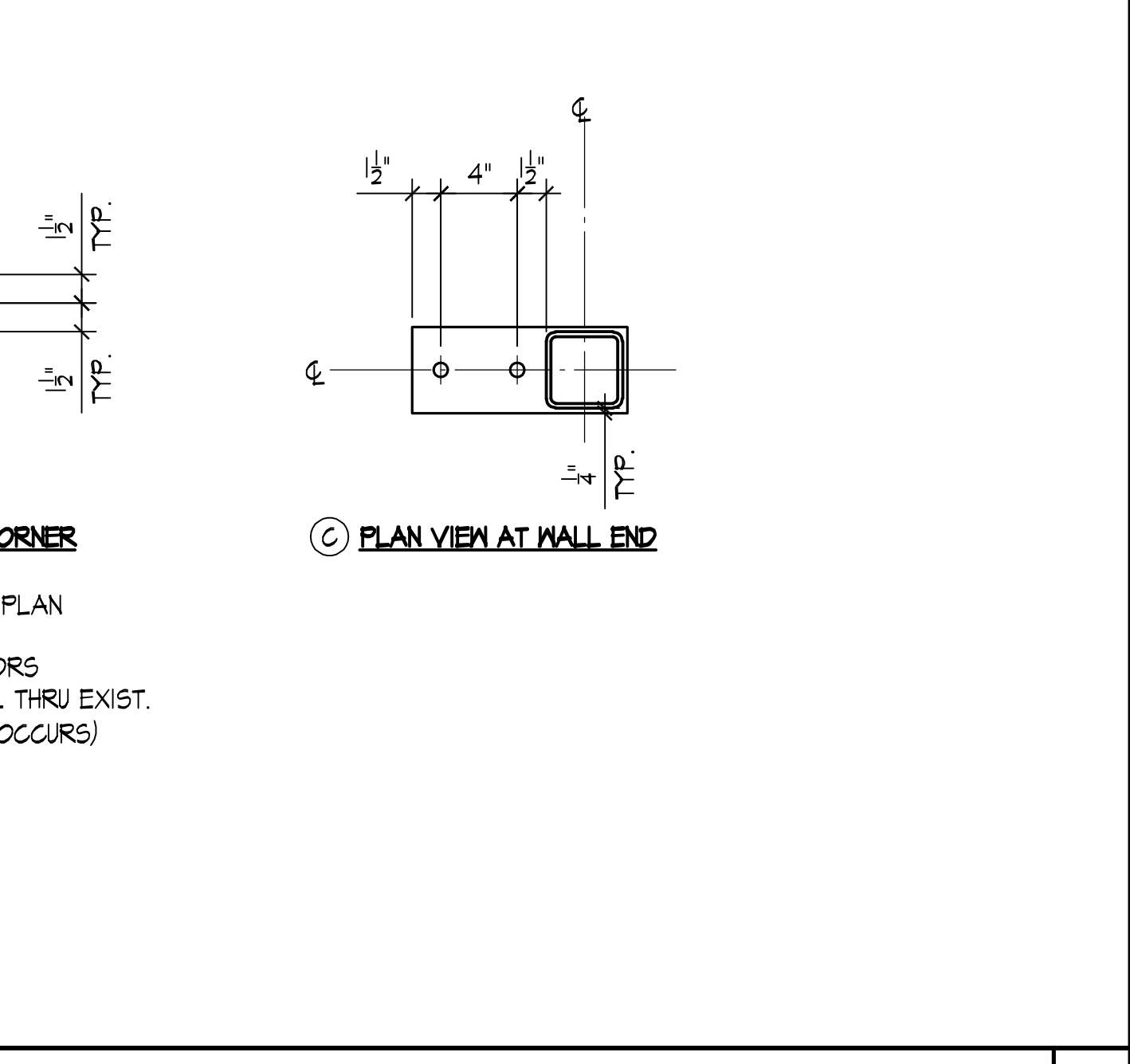
WIDE FLANGE BEAM TO COLUMN MOMENT CONNECTION SCALE: 1"=1'-0" 9



TYPICAL BEAM TO HSS COLUMN SCALE: NONE 10



TYPICAL HSS COLUMN BASE PLATES SCALE: NONE 8



TYPICAL HSS STRINGER SCALE: 1"=1'-0" 12

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**

File: 127-4050.dwg Plotter: Thu, 12/14/2023 2:24 pm

