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Grand total: 75		

Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
206.624.5670 olsonkundig.com

FUSED ELEMENTS
4525 FOREST AVE SE
MERCER ISLAND, WA 98040

PERMIT SET

09/08/2023

EASEMENTS FROM TITL REPORT
 PROPERTY AND THE TERMS AND CONDITIONS THEREOF:
 RECORDED: APRIL 15, 1989
 REVISION NO.: 01
 AFFECTS: EXISTING ROADS IN PLACE AT THE TIME.
 SURVEYED BY: PLOG ENGINEERING, PLLC
 DATE: DECEMBER 29, 1988
 MODIFICATION OF EASEMENT: NONE
 REVISION NO.: 01
 AFFECTS: EXISTING ROADS IN PLACE AT THE TIME.

BOUNDARY SURVEY NOTES
 1. RECONSTRUCTION FOR THIS SURVEY WAS A 3-SECOND LEICA THEODOLITE (MODEL: TH110) WITH A 150MM OBJECTIVE LENS.
 2. PROCEDURES USED IN THIS SURVEY WERE COMPLETED BY A FIELD SURVEYOR.
 3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
 4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SURVEYED BOUNDARY.
 5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
 6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FACED UNLESS OTHERWISE NOTED.
 7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
 8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES
 1. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND MEASUREMENTS. ACTUAL LOCATIONS OF MEASUREMENTS WILL BE LOCATED AND UTILITIES NOT SHOWN ON THIS SURVEY MAY NOT BE SHOWN.
 2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
 3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL. NEW PLANTINGS ARE INDICATED BY A PLANT SYMBOL. IDENTIFICATION OF TREE SPECIES AND HEALTH WAS NOT PERFORMED.

PROJECT INFORMATION
 SURVEYOR: PLOG ENGINEERING, PLLC
 ADDRESS: 4417 & 4522 FOREST AVE SE
 MERCEY ISLAND, WA 98040
 PHONE: (360) 420-7100
 PROJECT OWNER: BRAD & JUDY CHASE
 PROJECT ADDRESS: 4417 & 4522 FOREST AVE SE
 MERCEY ISLAND, WA 98040
 TAX PARCEL NUMBER: 770010-0185 & 770010-0200
 PARCEL AREA: 4467 & 4522 FOREST AVE SE
 MERCEY ISLAND, WA 98040
 PARCEL AREA: .20X AC. (2,400 SQ. FT.)
 DATE OF SURVEY: MAY 19, 2022

REFERENCE SURVEYS
 BRAD & JUDY CHASE SURVEY
 770010-0185 & 770010-0200
 DATE: APRIL 15, 1989
 REVISION NO.: 01

VERTICAL DATUM & CONTOUR INTERVAL
 ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. CONTOUR INTERVALS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. CONTOUR INTERVALS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983.
 1/2" CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2" OF THE CONTOUR INTERVAL OR 0.12' FOR THIS PROJECT.

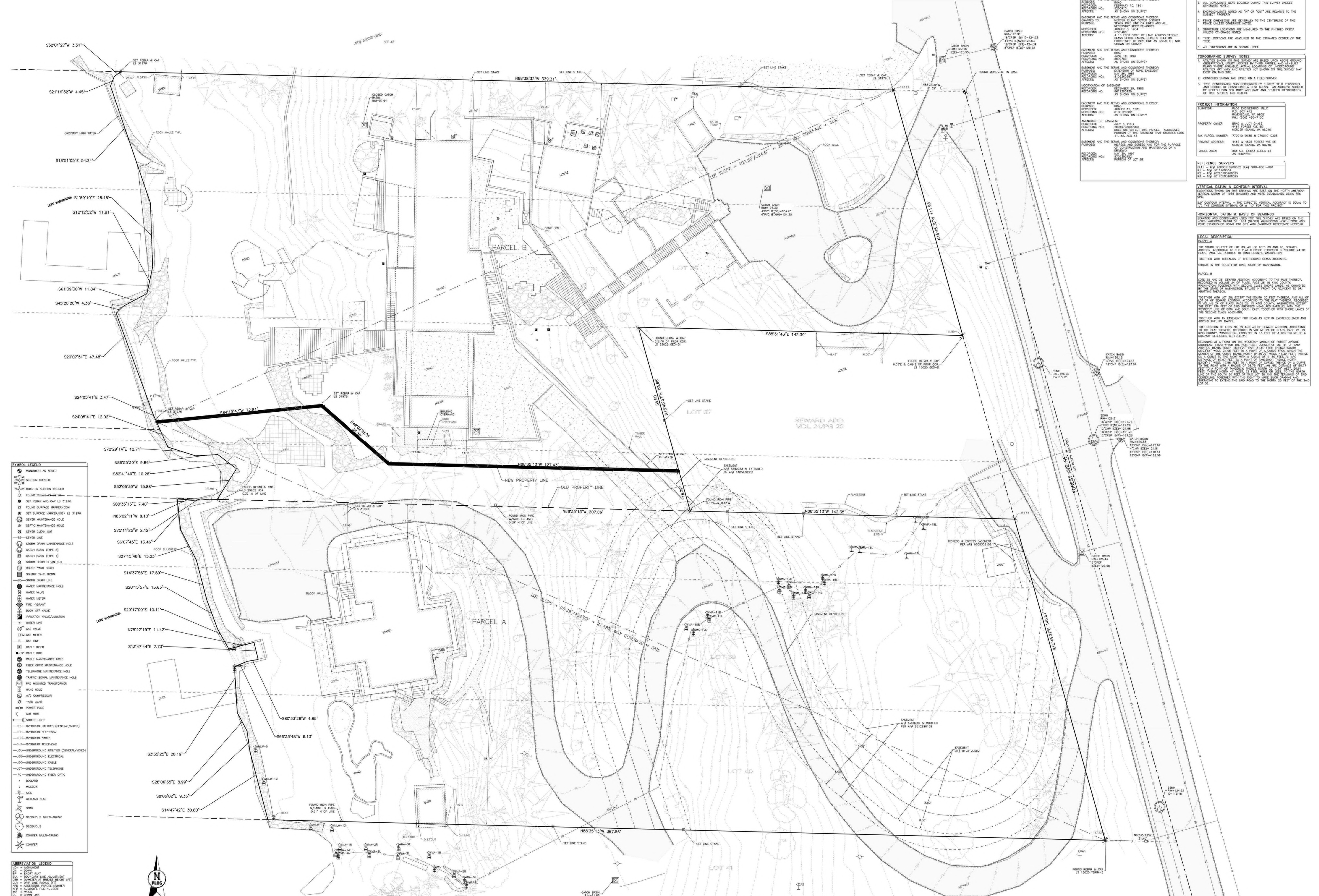
HORIZONTAL DATUM & BASIS OF BEARINGS
 BEARINGS AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. BEARINGS ARE MEASURED TO THE NEAREST 0.1 DEGREE.
 1/2" OF THE CONTOUR INTERVAL OR 0.12' FOR THIS PROJECT.

LEGAL DESCRIPTION
 THE SOUTHWEST CORNER OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26, BEING THE SOUTHWEST CORNER OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26, TOGETHER WITH THAT PART OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26, TOGETHER WITH THAT PART OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26, TOGETHER WITH THAT PART OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26, TOGETHER WITH THAT PART OF LOT 36, ALL OF LOTS 39 AND 40, REMAINDER OF LOTS 37 AND 41 OF BLOCK 28, 26TH AVENUE NORTH, WASHINGTON COUNTY, WASHINGTON STATE, AS SHOWN ON PLAT 24 PG 26.

- SYMBOL LEGEND**
- MONUMENT AS NOTED
 - SECTION CORNER
 - QUARTER SECTION CORNER
 - FOUND-BENEFITS-MPTC
 - SET REBAR AND CAP 1/2" DIA
 - FOUND SURFACE WATER/DRAIN
 - SEWER MAINTENANCE HOLE
 - SEWER MAINTENANCE HOLE
 - SEWER CLEAN OUT
 - SEWER LINE
 - SEWER DRAIN MAINTENANCE HOLE
 - CATCH BASIN (TYPE 2)
 - CATCH BASIN (TYPE 1)
 - SEWER DRAIN CLEAN OUT
 - ROUND YARD DRAIN
 - SQUARE YARD DRAIN
 - SEWER DRAIN LINE
 - WATER MAINTENANCE HOLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - WATER OFF VALVE
 - IRRIGATION VALVE/FUNCTION
 - WATER LINE
 - NEW GAS METER
 - WATER METER
 - CABLE RESEAL
 - NEW CABLE SEAL
 - CABLE MAINTENANCE HOLE
 - FIBER OPTIC MAINTENANCE HOLE
 - TELEPHONE MAINTENANCE HOLE
 - TRAFFIC SIGNAL MAINTENANCE HOLE
 - PAD MOUNTED TRANSFORMER
 - HAND HOLE
 - A/C COMPRESSOR
 - YARD LIGHT
 - POWER POLE
 - GUY WIRE
 - STREET LIGHT
 - UNDERGROUND UTILITIES (GENERAL/HIDDEN)
 - OVERHEAD ELECTRICAL
 - OVERHEAD CABLE
 - OVERHEAD TELEPHONE
 - UNDERGROUND UTILITIES (GENERAL/HIDDEN)
 - UNDERGROUND ELECTRICAL
 - UNDERGROUND CABLE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC
 - BOLLARD
 - WALKER
 - SION
 - WETLAND PLANT
 - SIGN
 - DEODOROUS MULTI-TRUNK
 - CONIFER MULTI-TRUNK
 - CONIFER
- ABBREVIATION LEGEND**
- MON = MONUMENT
 - S = SIGN
 - BLA = BOUNDARY LINE ADJUSTMENT
 - CB = CORNER OF BOUNDARY
 - PLC = PLOT CORNER
 - PLN = PLANT
 - PLW = PLANT WETLAND
 - PLR = PLANT RESERVE
 - PLT = PLANT TYPE
 - PLS = PLANT SIZE
 - PLU = PLANT USE
 - PLV = PLANT VALUE
 - PLW = PLANT WIDTH
 - PLH = PLANT HEIGHT
 - PLD = PLANT DENSITY
 - PLC = PLANT COLOR
 - PLT = PLANT TYPE
 - PLS = PLANT SIZE
 - PLU = PLANT USE
 - PLV = PLANT VALUE
 - PLW = PLANT WIDTH
 - PLH = PLANT HEIGHT
 - PLD = PLANT DENSITY
 - PLC = PLANT COLOR
- GRAPHIC SCALE**
 1" = 10 FEET

POST-BLA LOT COVERAGE ANALYSIS

South Parcel		North Parcel	
Asphalt	8,780	Asphalt	4,127
Under Roof	2,963	Under Roof	5,671
Concrete	1,742	Concrete	5,176
Decks	240	Decks	1,034
Gravel	647	Gravel	179
Total	14,372	Total	16,187
New Parcel Area	56611	New Parcel Area	49297
New Coverage	25.39%	New Coverage	32.84%



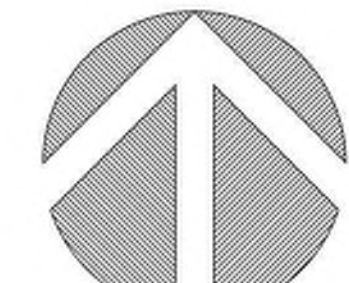
PLOG ENGINEERING
 BOUNDARY & TOPOGRAPHIC SURVEY
 BRAD & JUDY CHASE
 4417 & 4522 FOREST AVE SE
 MERCEY ISLAND, WA 98040
 P.O. Box 412
 Ravensdale, WA 98051
 (360) 420-7100
 www.PlogEngineering.com

PROJECT NO.: 123-22
 REVISION DATE: 05/10/2022
 REVISION NO.: 0
 SHEET: 1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND			
	ASPHALT SURFACE		NAIL AS NOTED
	BUILDING		OIL FILL CAP
	CENTERLINE ROW		POWER METER
	CLEANOUT		POWER (OVERHEAD)
	CULVERT PIPE		POWER POLE
	CONCRETE SURFACE		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	DECK		SEWER LINE
	DITCH (FLOWLINE)		SEWER MANHOLE
	COLUMN		SIGN (AS NOTED)
	FENCE LINE (WOOD)		STORM DRAIN LINE
	GAS LINE		TREE (AS NOTED)
	GAS METER		WATER LINE
	OUT ANCHOR		WATER METER
	INLET (TYPE 1)		WETLAND FLAG
	MONUMENT IN CASE (FOUND)		
	REBAR/IRON PIPE AS NOTED (FOUND)		

INDEXING INFORMATION	
1/4	1/4
1/4	1/4
1/4	1/4
1/4	1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	



(IN FEET)
1 INCH = 10 FT.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 7709/00208
HECKENDORN RESIDENCE
 4525 FOREST AVE SE
 MERCER ISLAND, WA 98040

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

JOB NUMBER:	211063
DATE:	07/07/21
DRAFTED BY:	IDV/GRD
CHECKED BY:	DRT/JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	2 OF 2

FUSED ELEMENTS

4545 FOREST AVENUE SOUTHEAST

MERCER ISLAND, WA 98040

LEGEND / ABBREVIATIONS (EXISTING)

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- WATER LINE
- GAS VALVE
- GAS METER
- GAS LINE
- CABLE RISER
- CTV CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PMT PAD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OHU—OVERHEAD UTILITIES (GENERAL/MIXED)
- OHE—OVERHEAD ELECTRICAL
- OHC—OVERHEAD CABLE
- OHT—OVERHEAD TELEPHONE
- UGU—UNDERGROUND UTILITIES (GENERAL/MIXED)
- UGE—UNDERGROUND ELECTRICAL
- UGC—UNDERGROUND CABLE
- UGT—UNDERGROUND TELEPHONE
- UGF—UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

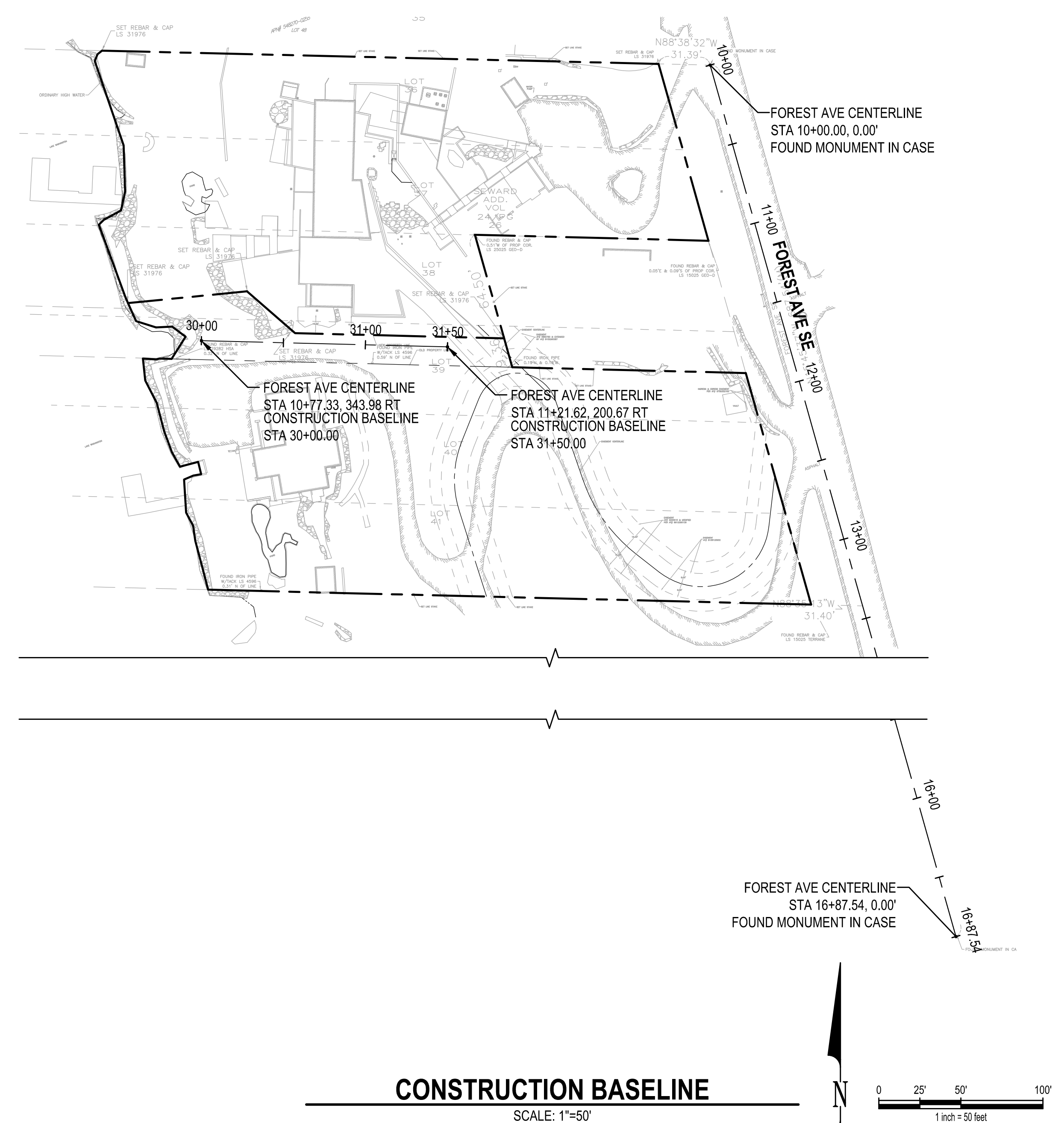
- #### ABBREVIATION LEGEND
- MON = MONUMENT
 - DN = DOWN
 - SP = SHORT PLAT
 - BLA = BOUNDARY LINE ADJUSTMENT
 - DBH = DIAMETER AT BREAST HEIGHT (FT)
 - DLR = DRIP LINE RADIUS (FT)
 - APN = ASSESSOR'S PARCEL NUMBER
 - AF# = AUDITOR'S FILE NUMBER
 - WD = WOOD
 - CL = CHAIN LINK
 - (M) = AS MEASURED
 - (C) = AS CALCULATED
 - (P) = PER PLAT
 - (D) = PER DEED
 - (R#) = PER REFERENCE SURVEY
 - (H) = HELD

LEGEND (PROPOSED)

- PROPERTY LINE
- EASEMENT CENTERLINE
- LIMITS OF WORK
- LIMITS OF SHORING
- SAWCUT
- DEMOLISH SURFACE FEATURE
- STORM DRAIN
- PERFORATED STORM DRAIN
- FOOTING DRAIN
- SANITARY SIDE SEWER
- WATER LINE
- ELECTRICAL SERVICE
- DISPERSION TRENCH
- MAJOR CONTOUR
- MINOR CONTOUR
- SHORING WALL
- CAST IN PLACE RETAINING WALL
- ROCKERY
- CAP
- SEWER CLEANOUT
- SANITARY SEWER BACKFLOW VALVE CHAMBER
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- CLEANOUT
- WATER METER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND & OVERLAY
- CONCRETE SIDEWALK
- GRAVEL FOOTPATH
- SEE LANDSCAPE

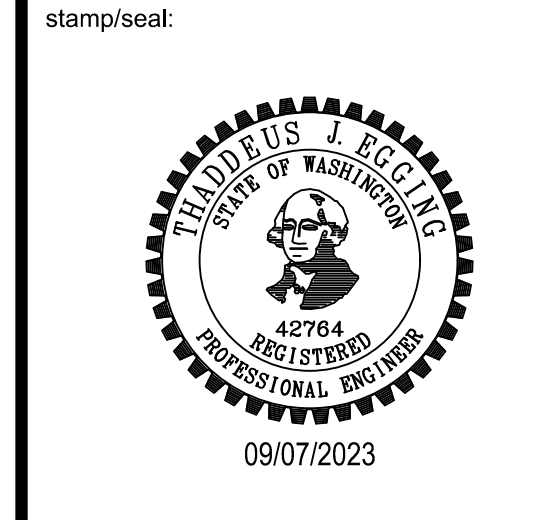
ABBREVIATIONS (PROPOSED)

- ARCH ARCHITECTURE
- BMP BEST MANAGEMENT PRACTICE
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CIP CAST IN PLACE
- CI CITY OF MERCER ISLAND
- CO CLEANOUT
- CSBC CRUSHED SURFACING BASE COURSE
- DTL DETAIL
- DOE DEPARTMENT OF ECOLOGY
- EL ELEVATION
- EX EXISTING
- FD FOOTING DRAIN CLEANOUT
- FL FLOW LINE
- IE INVERT ELEVATION
- MAX MAXIMUM
- MIN MINIMUM
- NTS NOT TO SCALE
- PC POINT OF CURVATURE
- POC POINT OF CONNECTION
- PT POINT OF TANGENCY
- RT RIGHT
- SD STORM DRAIN
- SS SANITARY SIDE SEWER
- STA STATION
- STD STANDARD
- SWMMWV STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON
- TC TOP OF CURB
- TW TOP OF WALL
- TYP TYPICAL
- WSDOT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION



Sheet Number	Sheet Title
C1.00	CIVIL COVER SHEET
C2.00	TESS & DEMOLITION PLAN
C2.50	TREE PROTECTION PLAN
C3.00	GRAVING PLAN
C4.00	PAVING & UTILITY PLAN
C4.50	SUBSURFACE DRAINAGE PLAN
C5.00	CIVIL DETAILS

Project:
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND, WA 98040



project engineer: EAP
project manager: BCR
drawn by: EAP/JVL
checked by: TJE
job no.: 2200707

revisions:

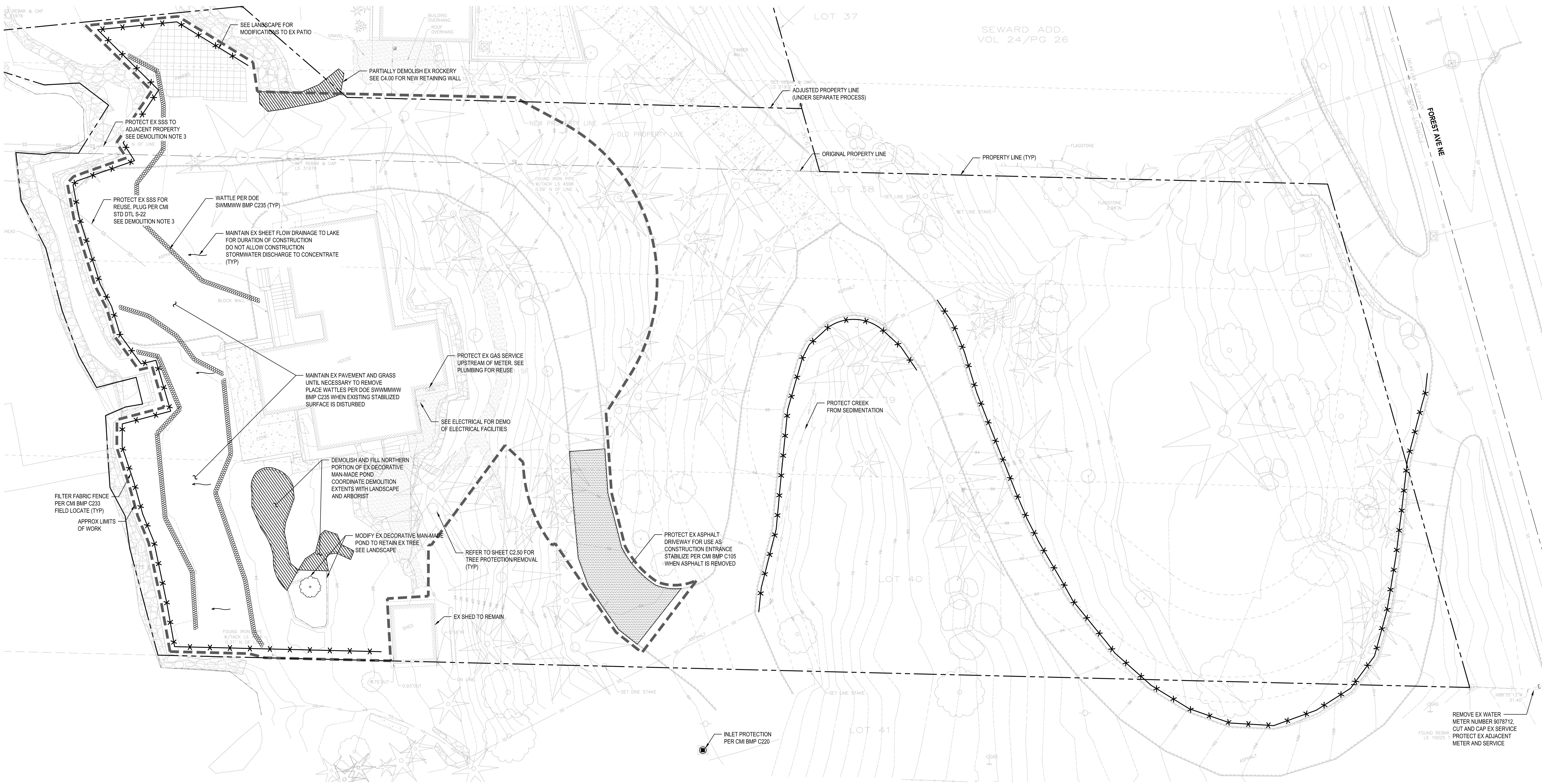
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CIVIL COVER SHEET

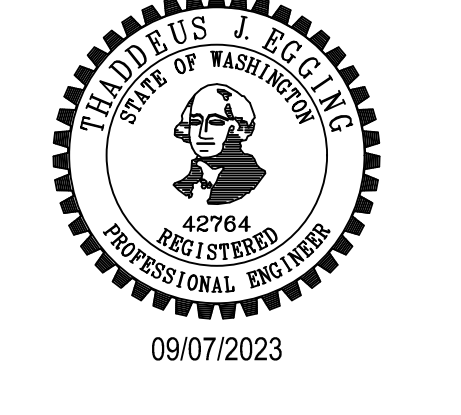
sheet:
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VOL 24/PG 26

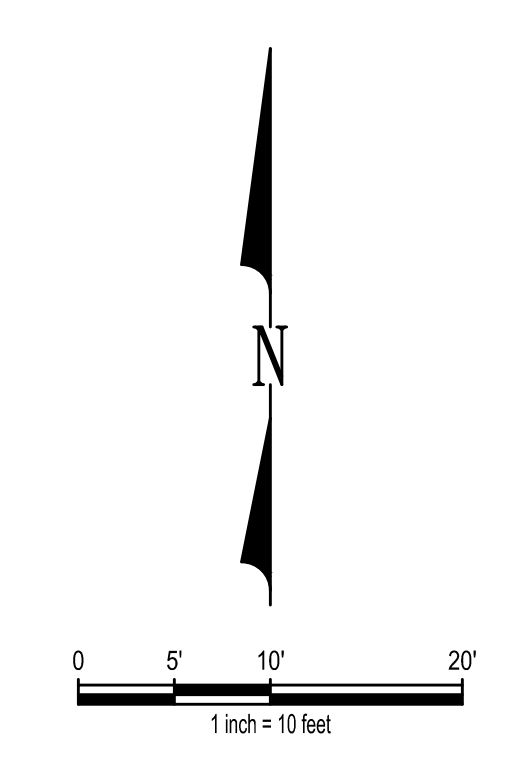
project
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040



LEGEND	
- - - - -	PROPERTY LINE
- - - - -	LIMIT OF WORK
X X X	FILTER FENCE (CMI BMP C233)
●	INLET PROTECTION (CMI BMP C220)
→	RUNOFF DIRECTION
▨	PARTIALLY DEMOLISH EX FEATURE
~ ~ ~ ~ ~	WATTLE (DOE SWMMWW BMP C235)

DEMOLITION NOTES	
1.	DEMOLISH EXISTING BUILDING, SURFACE IMPROVEMENTS AND UTILITIES WITHIN LIMITS OF WORK UNLESS NOTED OTHERWISE. ALL FEATURES OUTSIDE OF THE LIMIT OF WORK ARE INTENDED TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
2.	IF AN UNKNOWN UTILITY SERVICE IS FOUND DURING CONSTRUCTION, NOTIFY THE OWNER AND PROTECT IN PLACE UNLESS DIRECTED OTHERWISE.
3.	EX SIDE SEWER LOCATION SHOWN IS APPROXIMATE BASED ON CITY OF MERCER ISLAND GIS RECORDS. CONFIRM LOCATION PRIOR TO STARTING DEMOLITION.
4.	DISPOSE OF EXCESS DEMOLITION MATERIAL OFF-SITE IN A SAFE AND LEGAL MANNER.

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES	
1.	THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. UPGRADE THE TESC FACILITIES TO ACCOUNT FOR ALL STORM EVENTS.
2.	THE TESC FACILITIES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE CITY OF MERCER ISLAND INSPECTOR.
3.	CATCH BASIN INSERTS SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS AND CATCH BASINS DOWN SLOPE OF DISTURBED AREAS, WITHIN 500 FEET OF THE PROJECT SITE.
4.	WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCK TIRES, SHALL BE CLEAN. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENTATION CONTROL METHODS AS NEEDED OR AS DIRECTED BY THE CITY OF MERCER ISLAND INSPECTOR.



project engineer:	EAP
project manager:	BCR
drawn by:	EAP/JYL
checked by:	TJE
job no.:	220707

revisions:	
no.:	date:
	description:

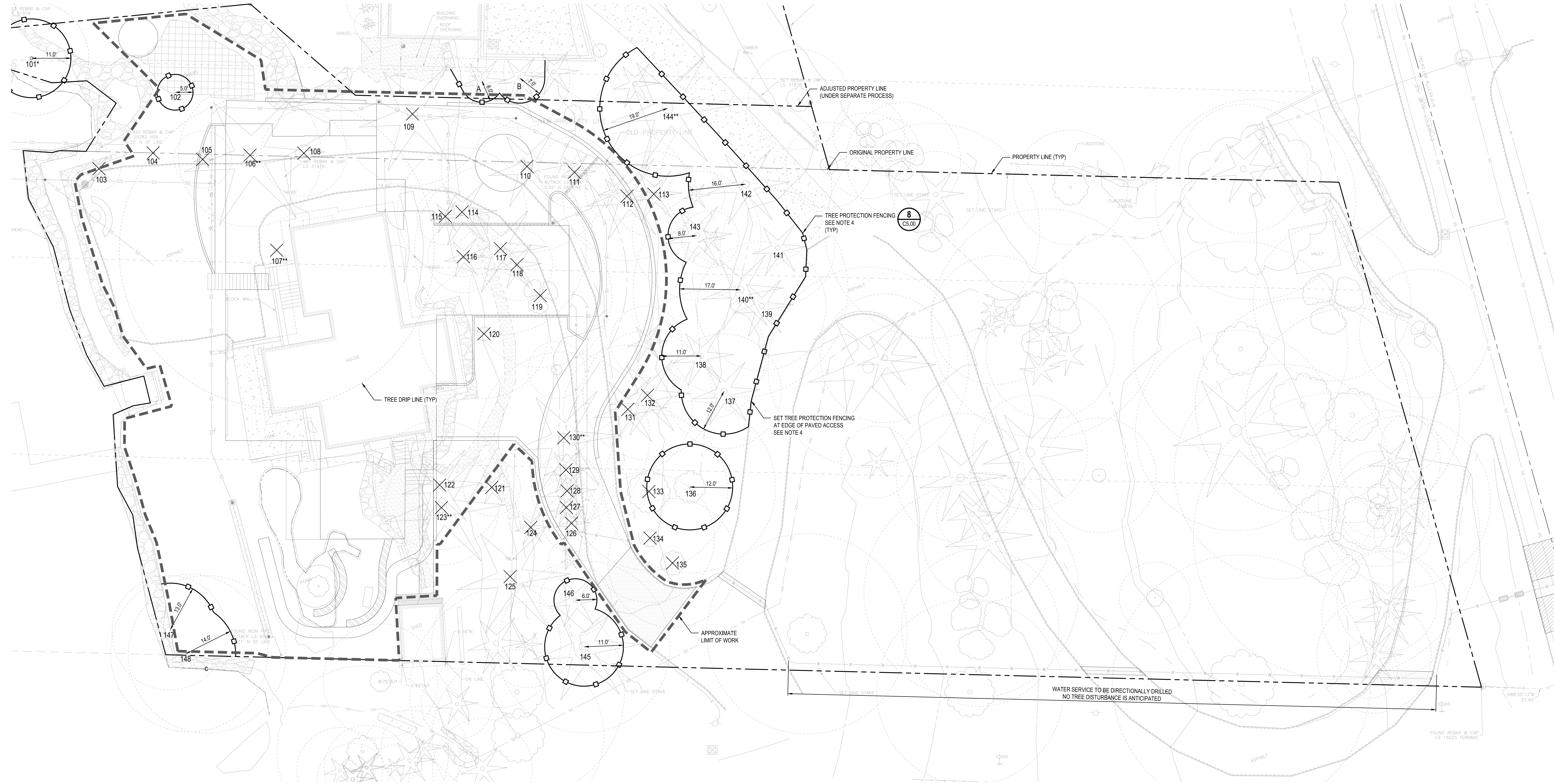
PERMIT SET
08.08.2023

title:
TESC & DEMOLITION PLAN

sheet:
C2.00



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EAP
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LEGEND

	PROPERTY LINE
	TREE PROTECTION FENCING 8 C5.00
	APPROXIMATE LIMIT OF WORK
	TREE TO BE REMOVED
	REGULATED TREE
	EXCEPTIONAL TREE WITH DIAMETER LESS THAN 24 INCHES
	EXCEPTIONAL TREE WITH DIAMETER GREATER THAN 24 INCHES

- NOTES**
- * DENOTES EXCEPTIONAL TREE WITH DIAMETER LESS THAN 24 INCHES
 - ** DENOTES EXCEPTIONAL TREE WITH DIAMETER GREATER THAN OR EQUAL TO 24 INCHES.
 - SEE ARBORIST REPORT PREPARED BY TREE SOLUTIONS, INC. AND DATED JUNE 22, 2023, FOR FURTHER TREE INFORMATION INCLUDING TREE SPECIES AND DIAMETER.
 - DIMENSIONS FOR TREE PROTECTION FENCING ARE INTENDED TO BE FROM CENTER OF TRUNK TO THE RECOMMENDED LIMIT OF DISTURBANCE (RLD) DESCRIBED IN THE PROJECT ARBORIST REPORT, EXCEPT WHERE THE RLOD ENCLOSES AN EXISTING PAVED SITE ACCESS.

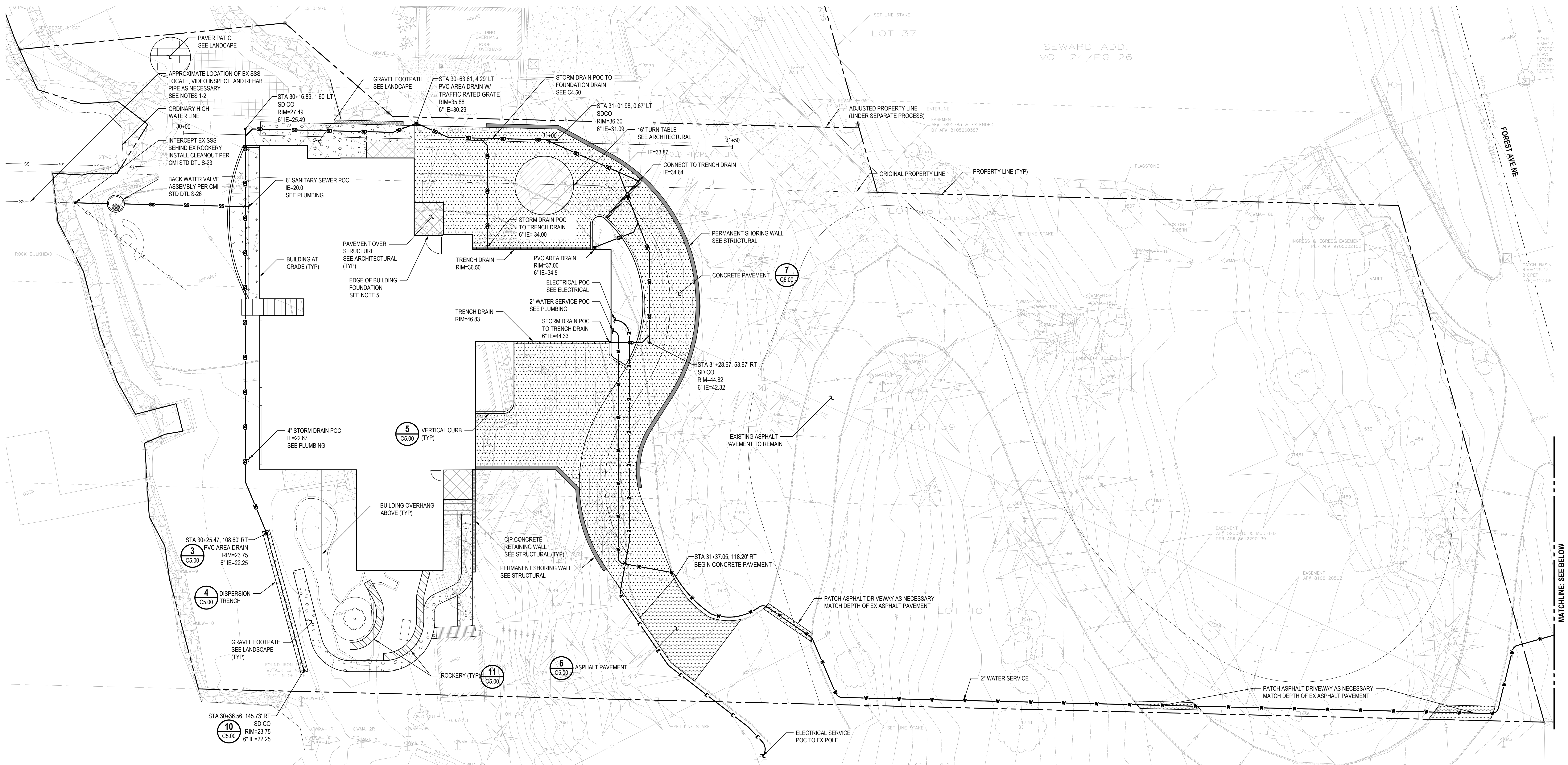
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N

0 5 10 20
1"=10'

811 Call 811
two business days
before you dig

project: FUSED ELEMENTS 4525 FOREST AVE SE MERCER ISLAND WA 98040	stamp/seal: 
project engineer: EAP project manager: BCR drawn by: EAP/JYL checked by: TJE job no.: 2200707	
no.: date: description:	
PERMIT SET 09.08.2023	
title: TREE PROTECTION PLAN	
sheet: C2.50	



SEWARD ADD.
VOL 24/PG 26

PROJECT
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040

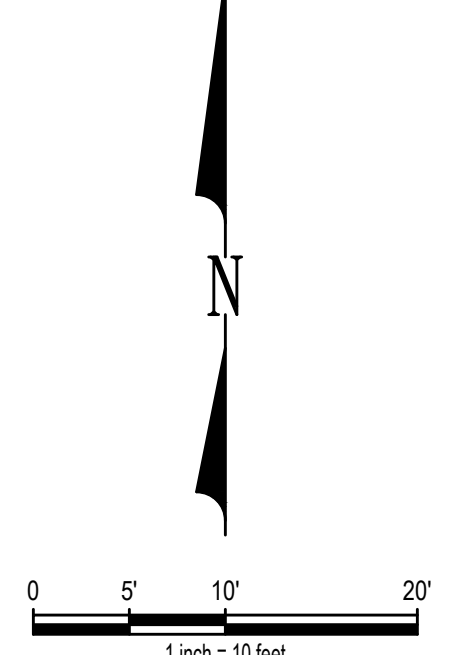
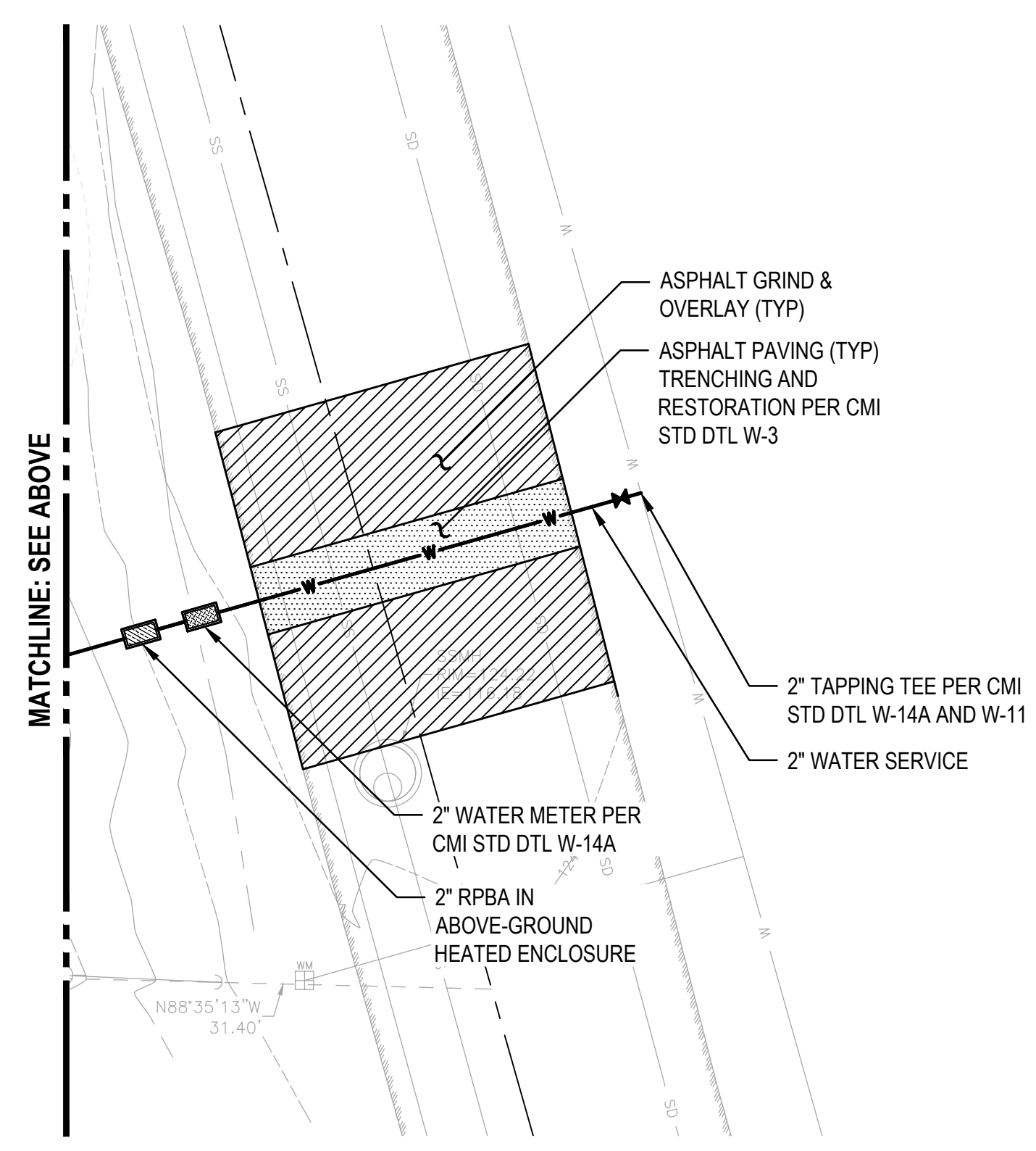


stamp seal:

MATCHLINE: SEE BELOW

LEGEND	
	PROPERTY LINE
	STORM DRAIN
	PERFORATED STORM DRAIN
	SANITARY SIDE SEWER
	WATER LINE
	ELECTRICAL SERVICE
	SHORING WALL
	RETAINING WALL
	ROCKERY (CS.00)
	VERTICAL CURB (CS.00)
	DISPERSION TRENCH (CS.00)
	SANITARY SEWER BACKFLOW VALVE CHAMBER
	STORM DRAIN CATCH BASIN
	WATER METER
	PVC AREA DRAIN (CS.00)
	CLEANOUT (CS.00)
	CONCRETE PAVING
	ASPHALT PAVING
	ASPHALT GRIND & OVERLAY
	GRAVEL FOOTPATH SEE LANDSCAPE
	PAVEMENT OVER STRUCTURE OR BUILDING SLAB SEE ARCHITECTURAL

- NOTES**
- EX SIDE SEWER LOCATION SHOWN IS APPROXIMATE BASED ON CITY OF MERCER ISLAND GIS RECORDS. FIELD VERIFY LOCATION AND DEPTH.
 - SIDE SEWER DISCONNECTION AND RECONNECTION PER CITY OF MERCER ISLAND STANDARD DETAIL S-22.
 - COMMUNICATIONS, AND GAS SERVICES HAVE NOT YET BEEN COORDINATED. IT IS ASSUMED THAT THE SERVICES TO THE EXISTING BUILDING WILL BE REUSED FOR THE NEW DEVELOPMENT.
 - REFER TO LANDSCAPE FOR PLANTING DESIGN AND PEDESTRIAN PAVEMENTS, PAVERS, AND AMENITIES.
 - CONCRETE PAVEMENT TO BE DOWELED INTO BUILDING FOUNDATION AT FLUSH THRESHOLD TO MITIGATE GRADE CHANGE FROM DIFFERENTIAL SETTLEMENT.
 - CONCRETE PANELS SHALL BE JOINTED SO THAT NO PANEL EXCEEDS 14'X14' OR HAS A LENGTH TO WIDTH RATIO OF GREATER THAN 1.25.
 - THE CLOSEST EXISTING HYDRANT IS LOCATED ON THE EAST SIDE OF FOREST AVE SE, APPROXIMATELY 120 FEET NORTH OF THE PROJECT DRIVEWAY ENTRANCE. NO NEW HYDRANTS ARE PROPOSED WITH THIS PROJECT.

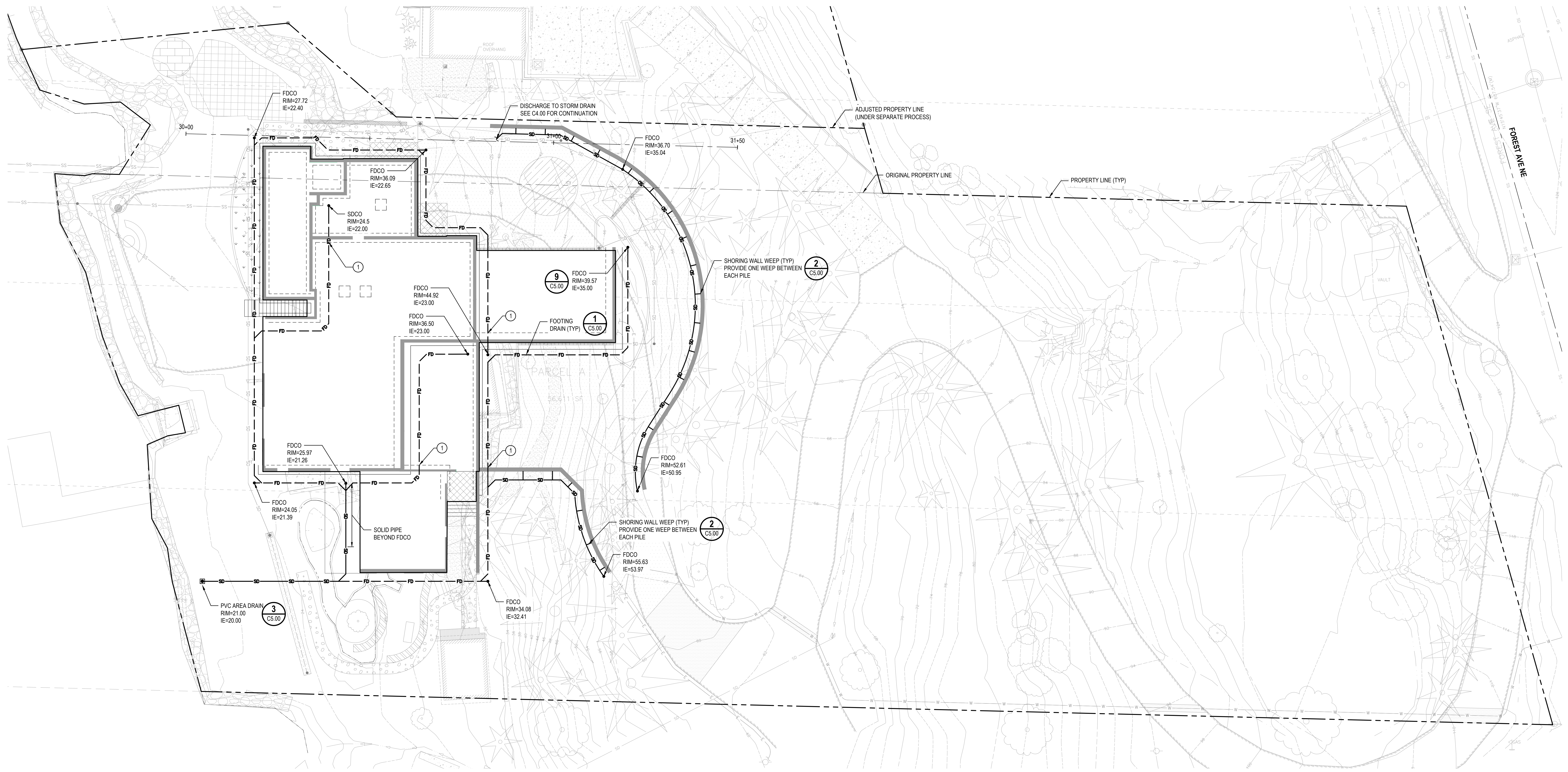


project engineer: EAP
project manager: BCR
drawn by: EAP/JVL
checked by: TJE
job no.: 2200707

no.	date	description

PERMIT SET
09.08.2023
title: PAVING & UTILITY PLAN
sheet: C4.00

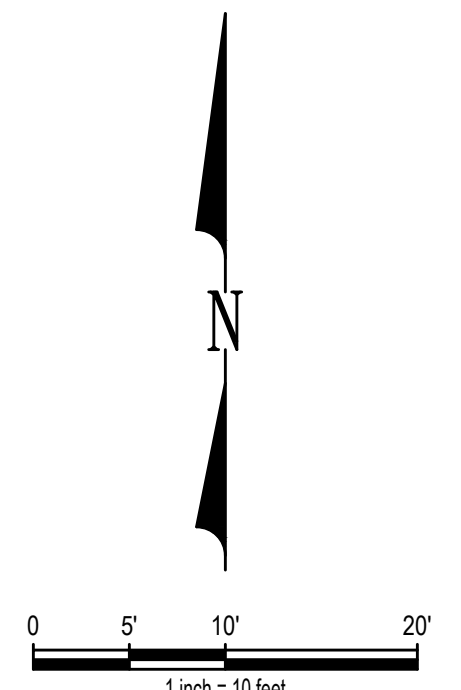




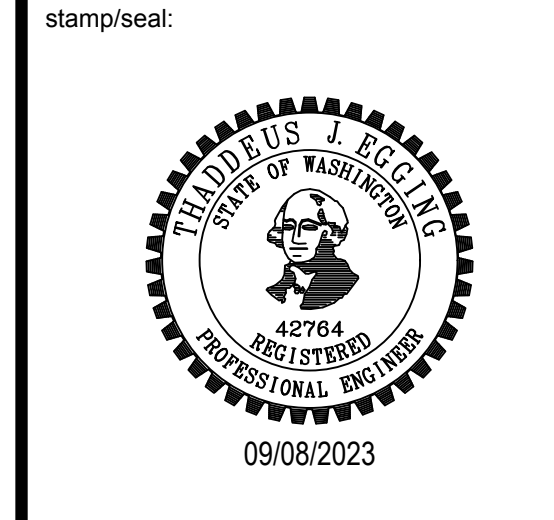
LEGEND

	PROPERTY LINE
	STORM DRAIN
	FOOTING DRAIN
	FOOTING DRAIN CLEANOUT CS.00
	PVC AREA DRAIN

- NOTES**
- 1 SLEEVE PIPE THROUGH FOUNDATION ELEMENT PER STRUCTURAL.
 - 2 ALL PIPE SHALL BE SLOPED AT 0.5% MINIMUM UNLESS NOTED OTHERWISE.



project:
FUSED ELEMENTS
 4525 FOREST AVE SE MERCER ISLAND WA 98040



project engineer: EAP
 project manager: BCR
 drawn by: EAP/JVL
 checked by: TJE
 job no.: 220707

revisions:

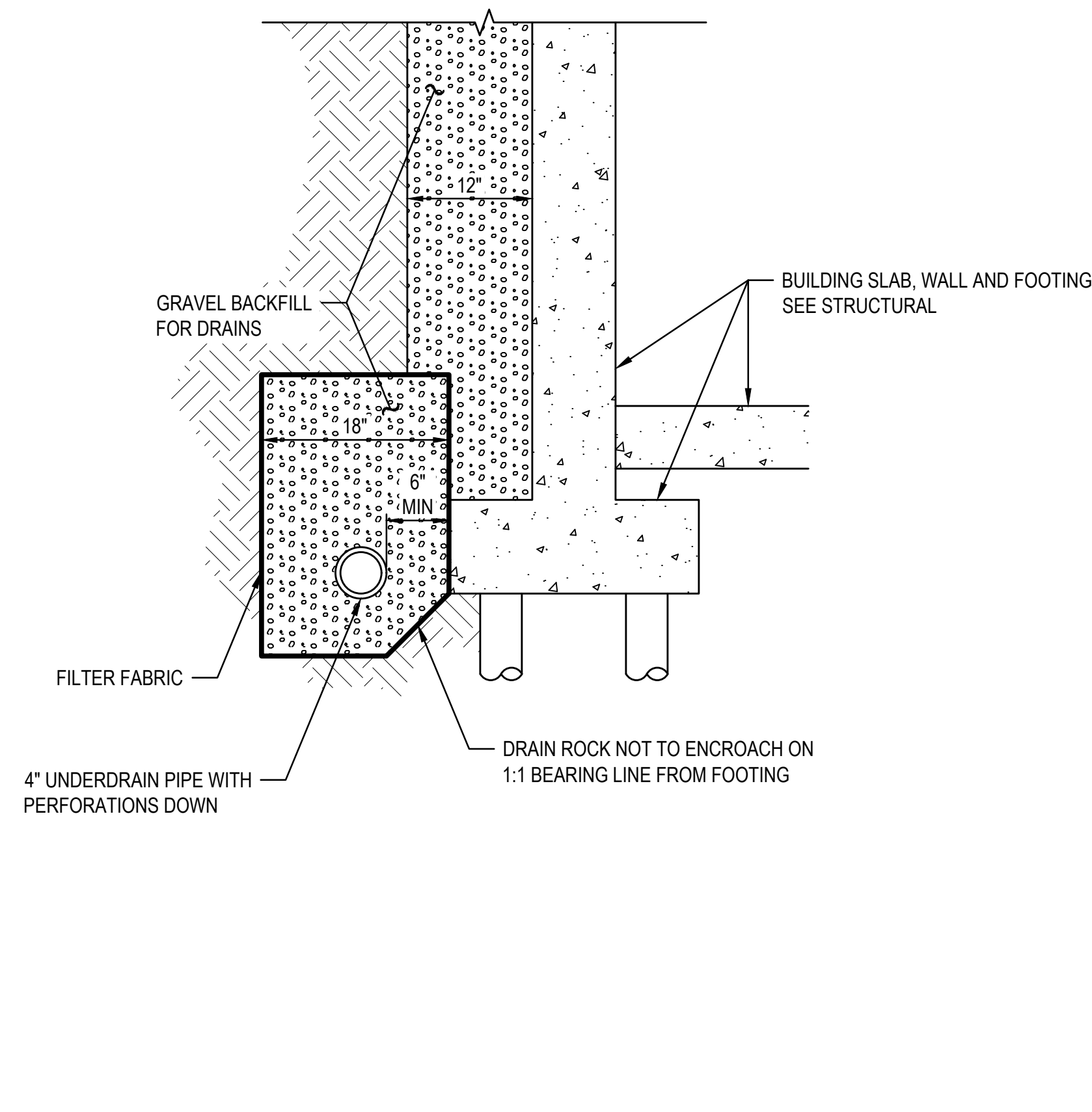
no.	date	description

PERMIT SET
 09.08.2023

title:
SUBSURFACE DRAINAGE PLAN

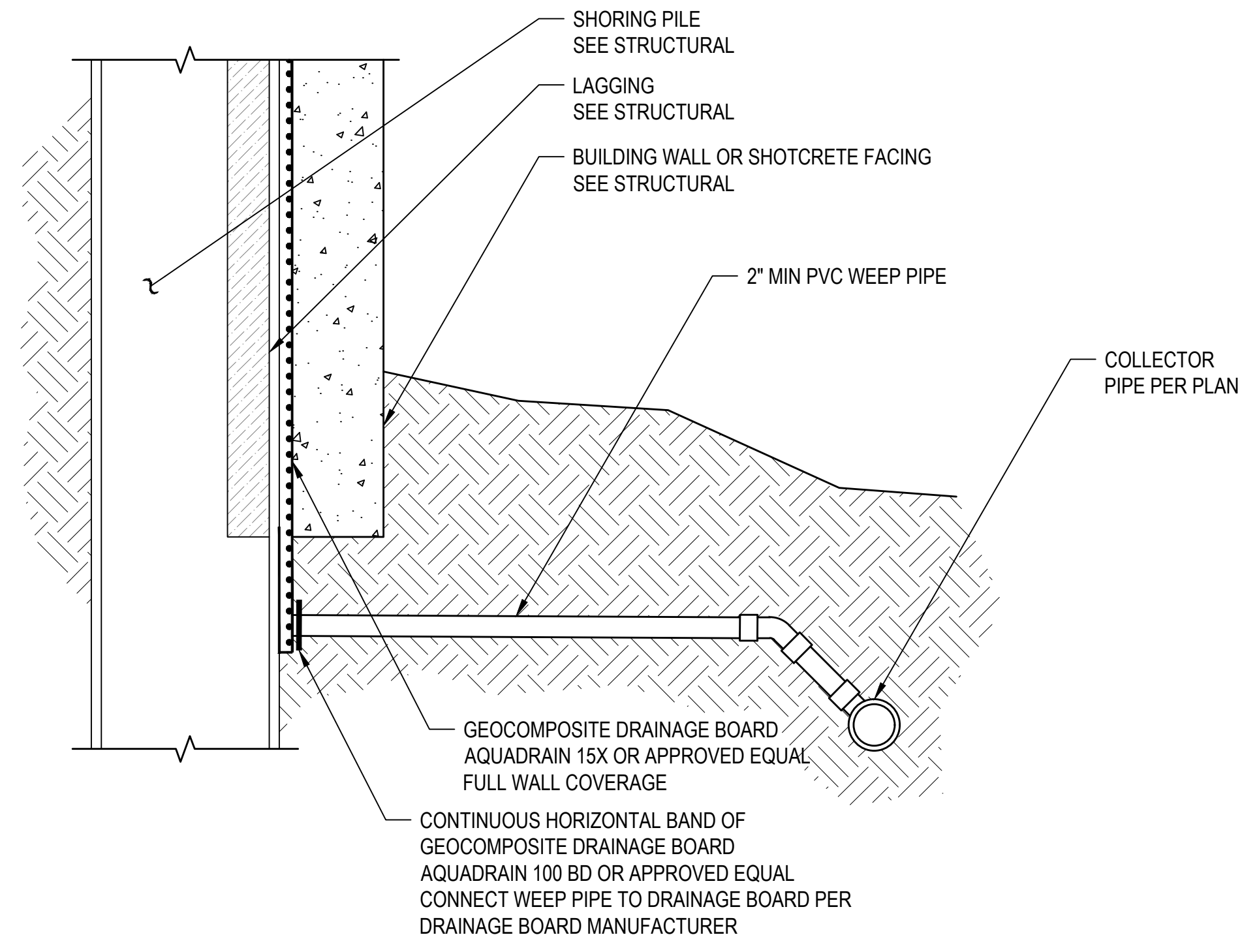
sheet:
C4.50





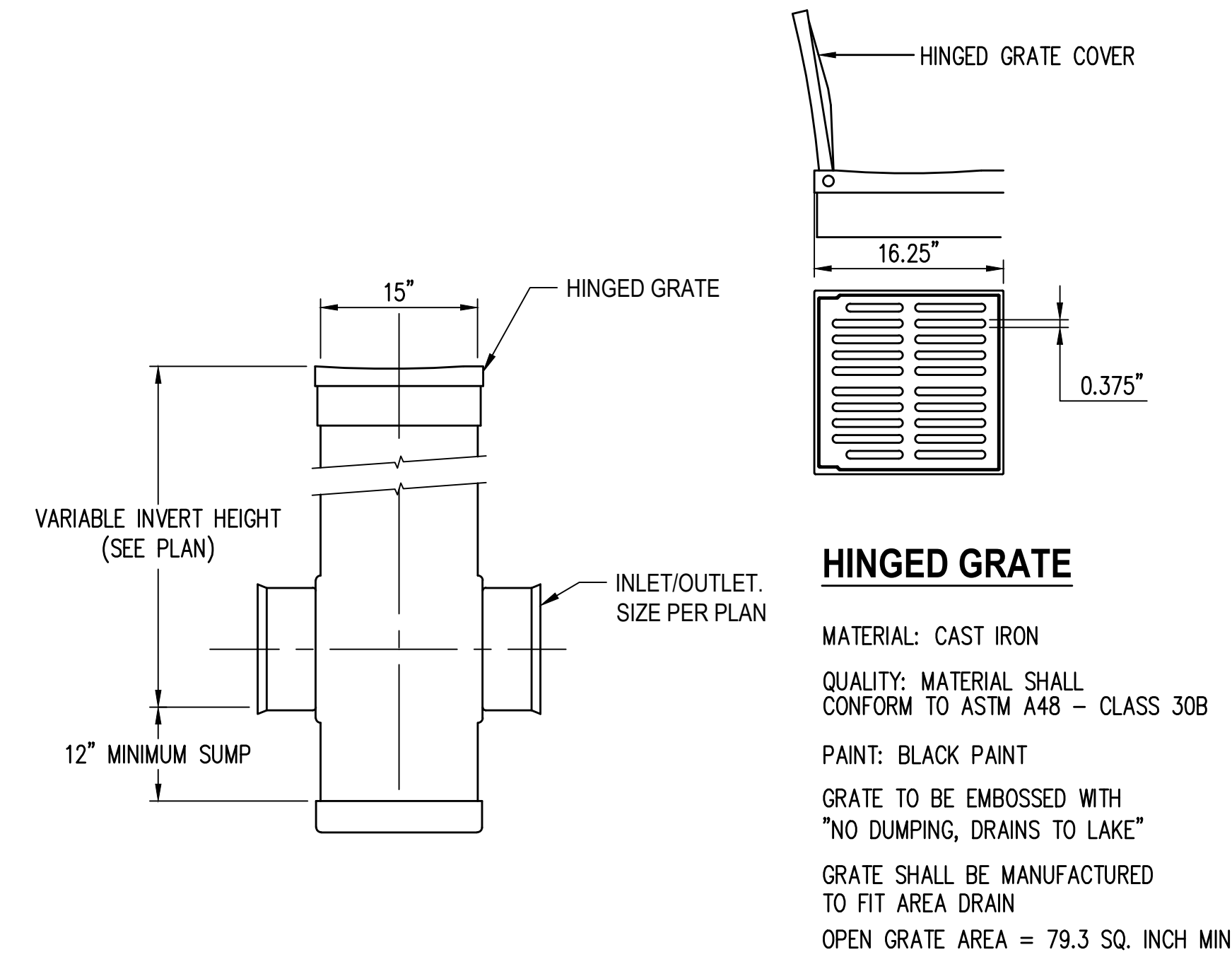
FOOTING DRAIN

1
C4.50



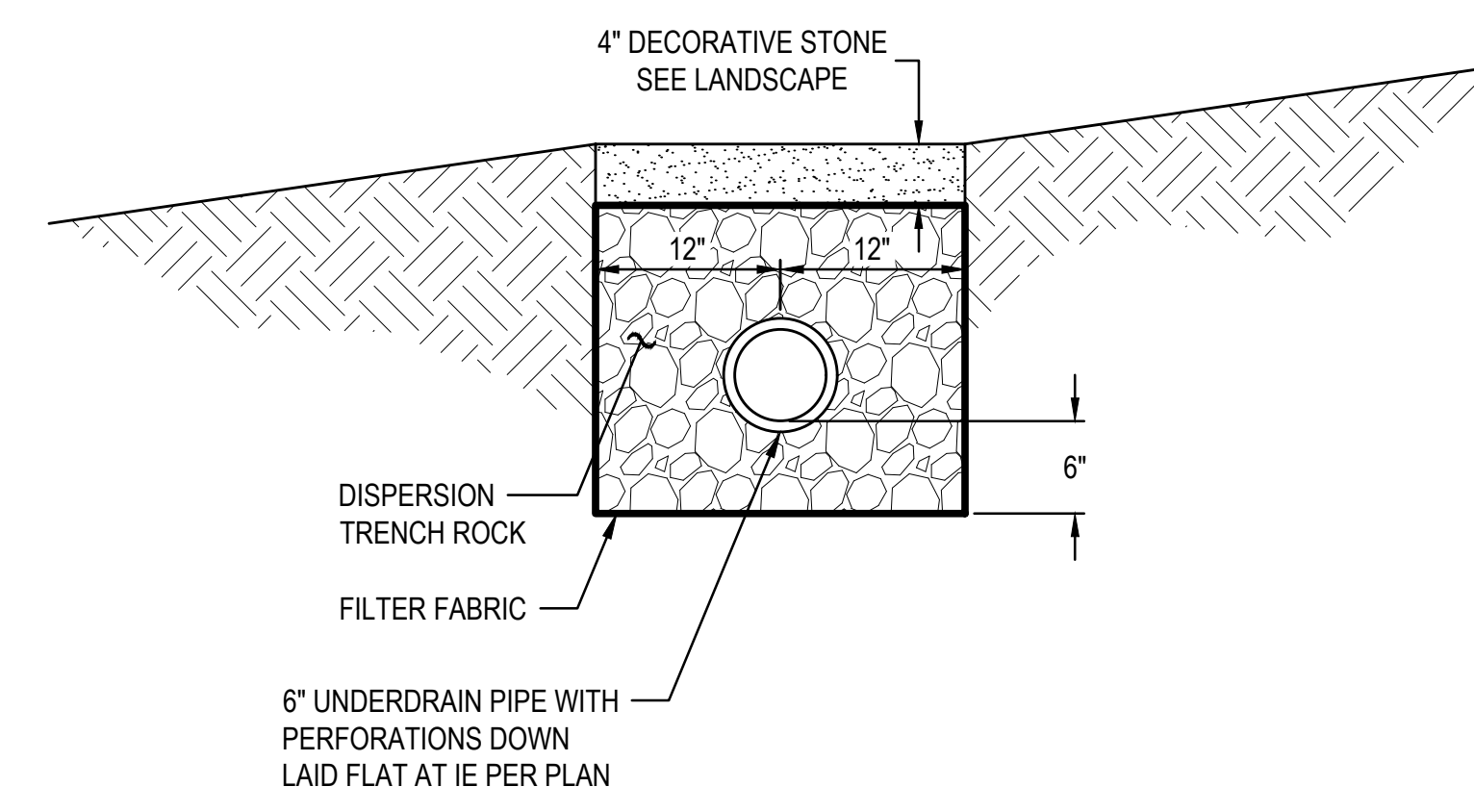
SHORING WALL DRAIN

2
C4.50



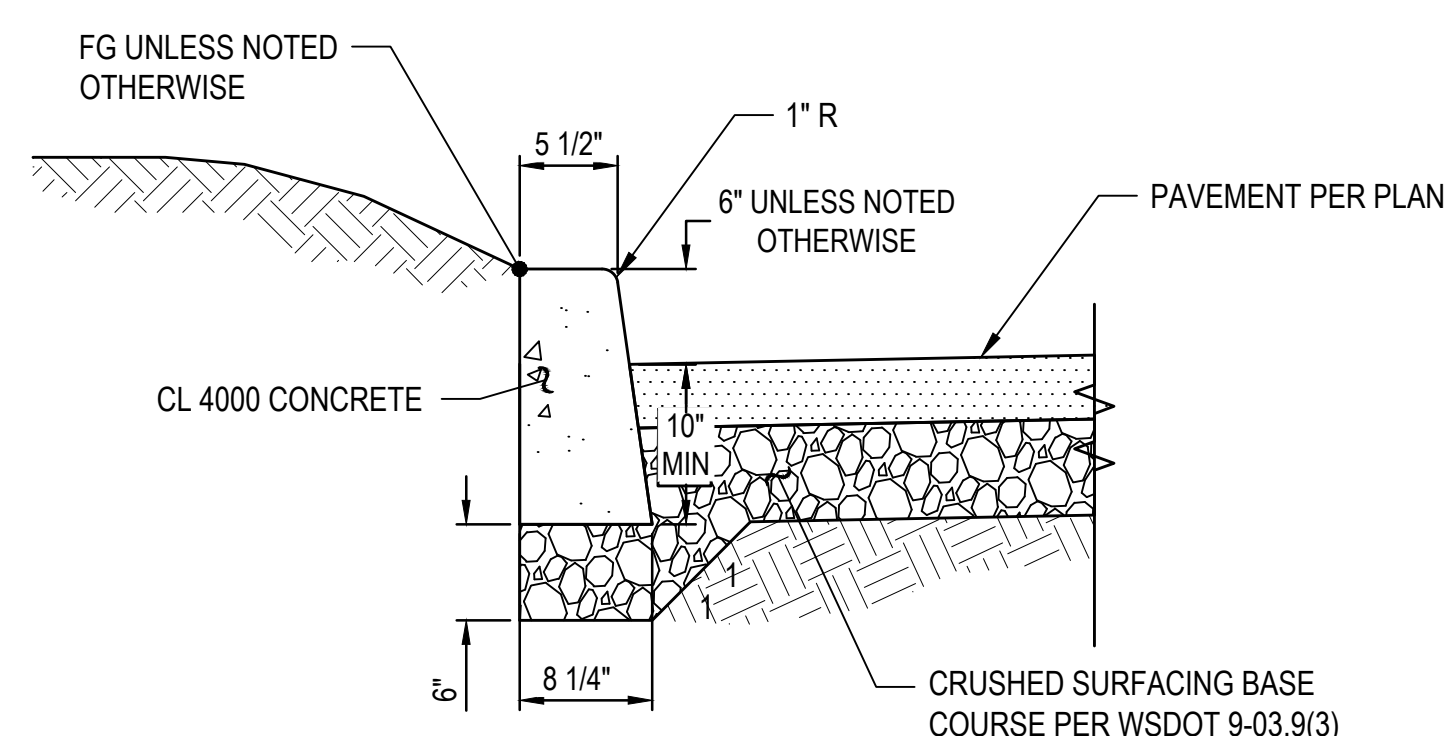
PVC AREA DRAIN

3
C4.00, C4.50



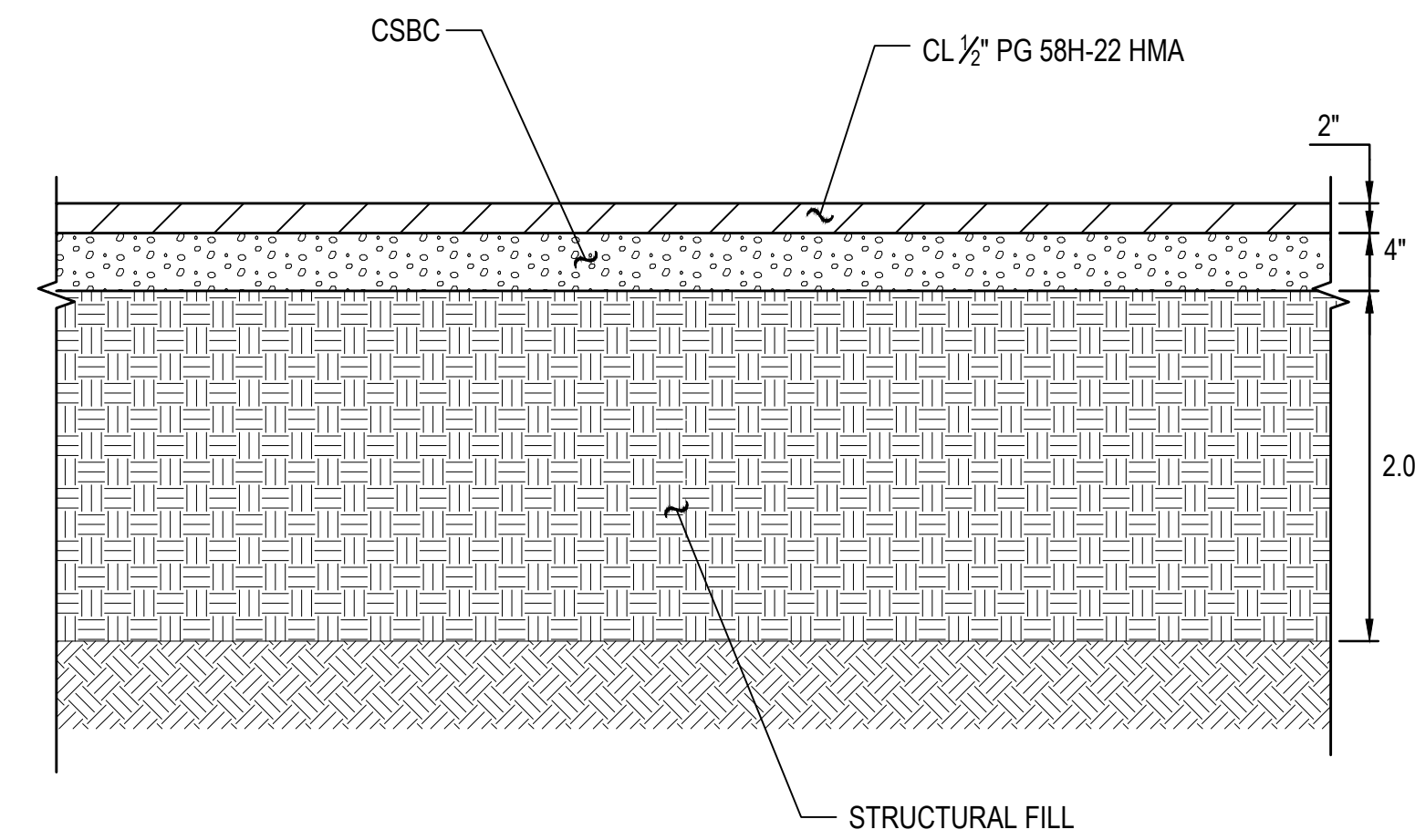
DISPERSION TRENCH

4
C4.00



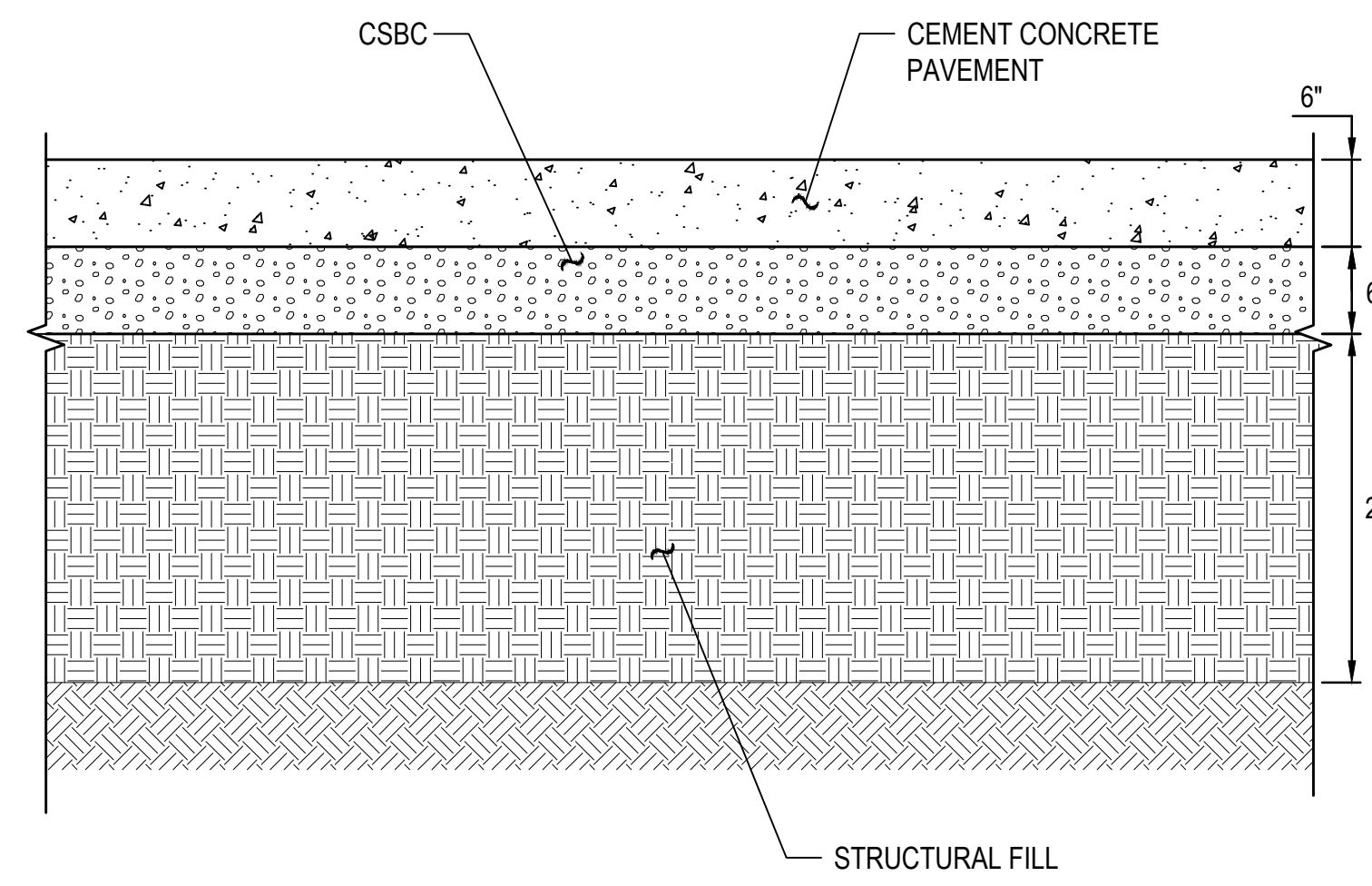
VERTICAL CURB

5
C4.00



ASPHALT PAVEMENT

6
C4.00



CONCRETE PAVEMENT

7
C4.00

TREE PROTECTION AREA (TPZ)
KEEP OUT!
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

- Correction Notices or Stop Work Orders until compliance is achieved
- RE Inspection Fees/financial penalties
- Arborist reports recommending mitigation

Notes:

- No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
- No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
- Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
- Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kennedy@mercergov.org.
- 5' course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized high-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 6' o.c.

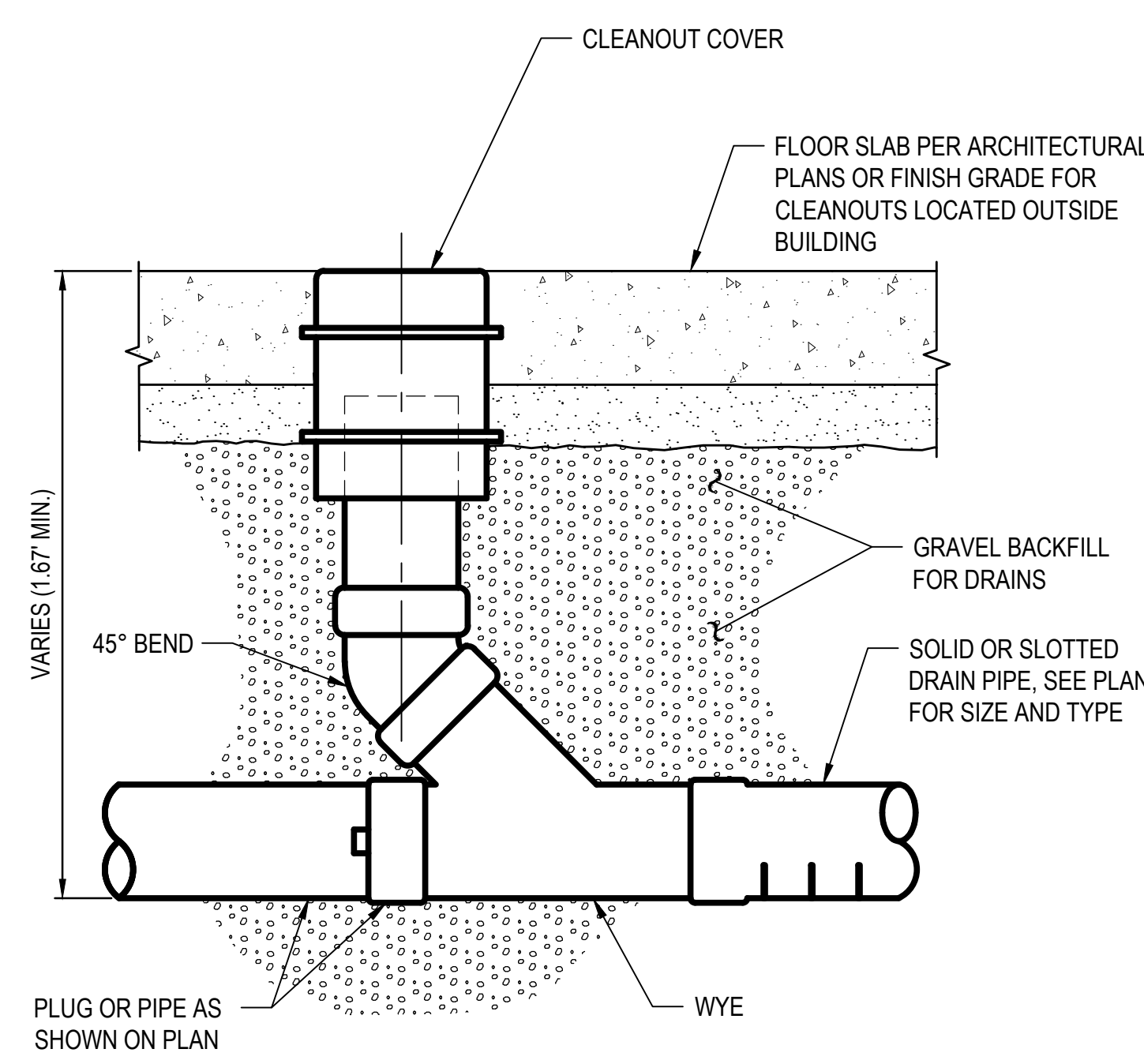
2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

Any Work in the protected area must be with the permission of the City Arborist john.kennedy@mercergov.org

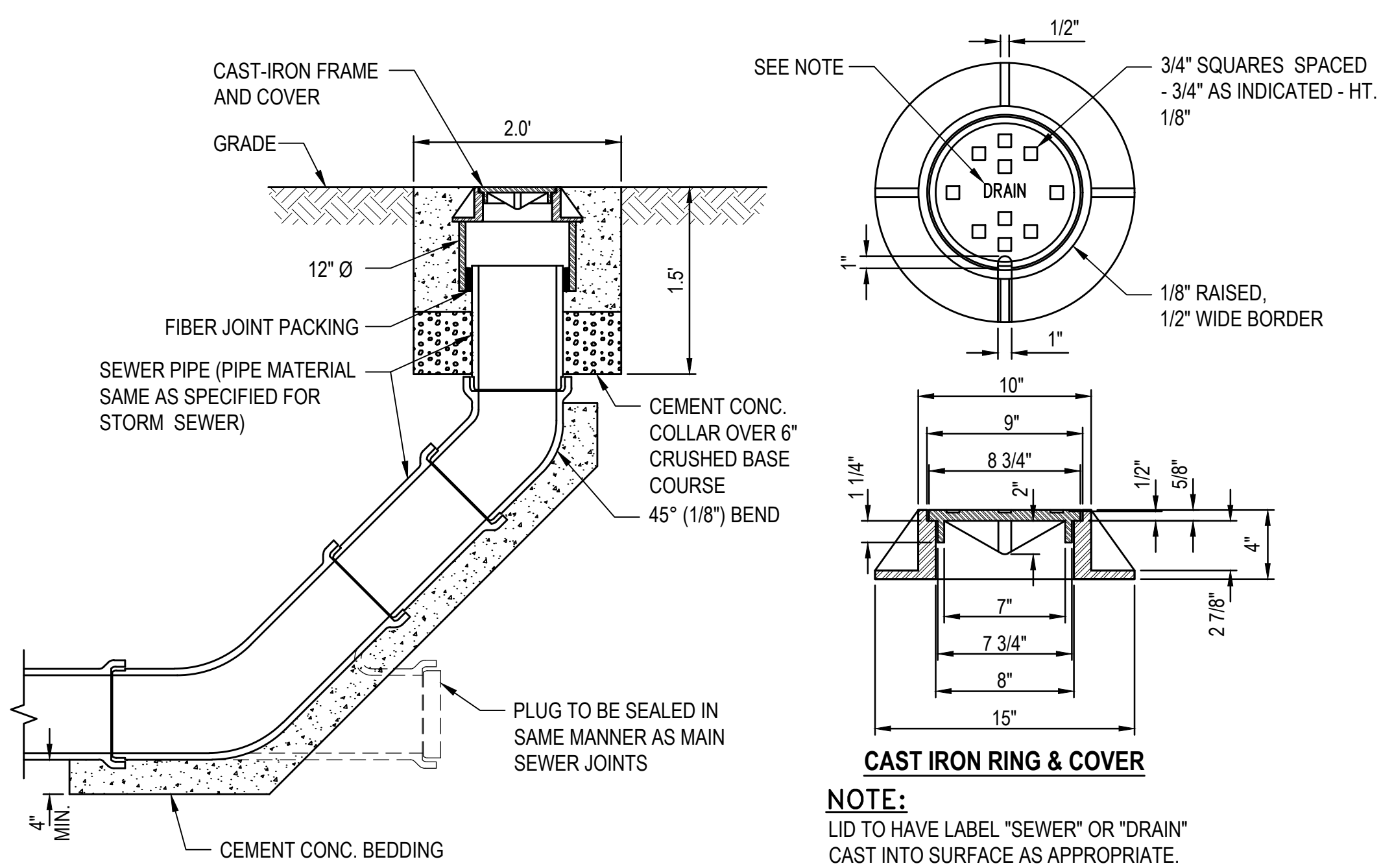
TREE PROTECTION FENCING

8
C2.50



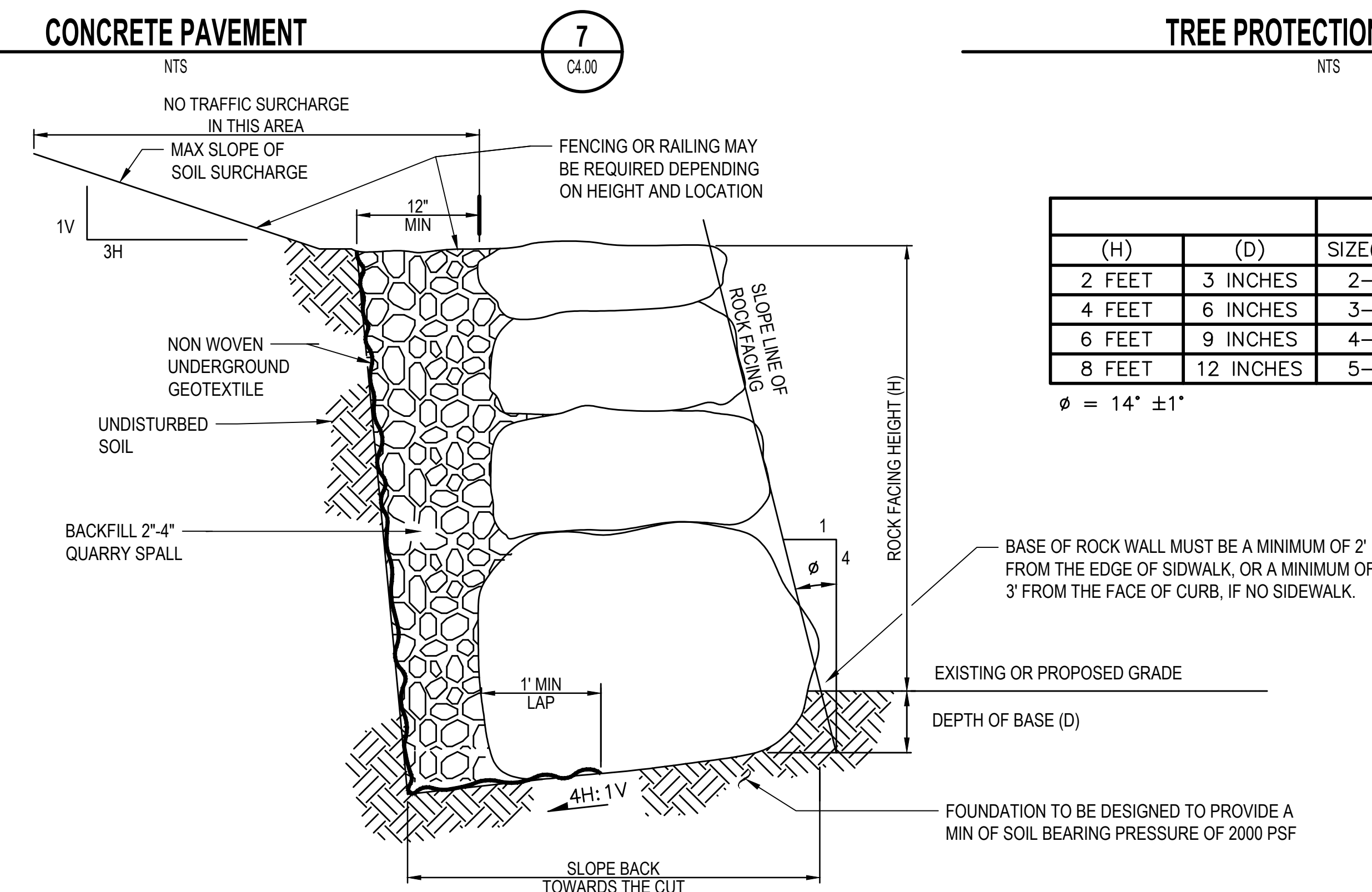
FOOTING DRAIN CLEANOUT DETAIL

9
C4.50



STORM DRAIN CLEANOUT

10
C4.00, C4.50



ROCKERY

11
C3.00, C4.00

(H)	(D)	MINIMUM ROCK	
		SIZE (BASE)	SIZE (TOP)
2 FEET	3 INCHES	2-MAN	1-MAN
4 FEET	6 INCHES	3-MAN	2-MAN
6 FEET	9 INCHES	4-MAN	2-MAN
8 FEET	12 INCHES	5-MAN	2-MAN

φ = 14" ±1"



project engineer: EAP
project manager: BCR
drawn by: EAPJVL
checked by: TJE
job no.: 2200707

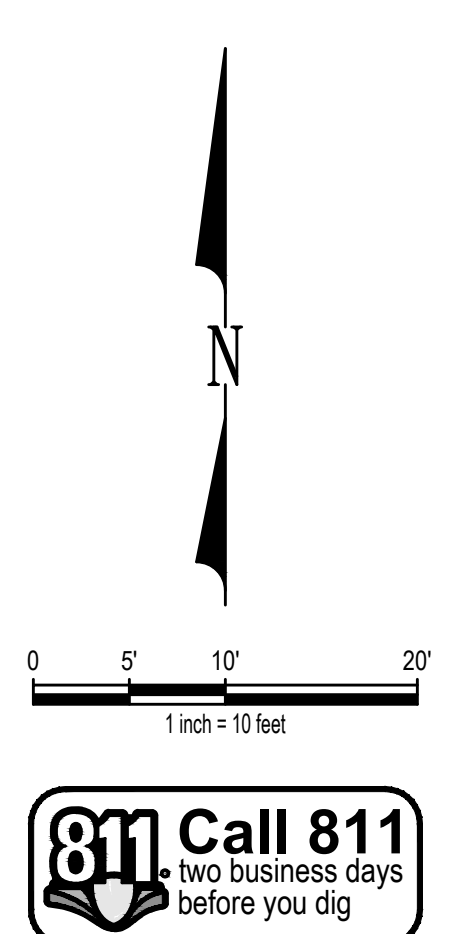
revisions:

no.	date	description





































PERMIT SET
09.08.2023

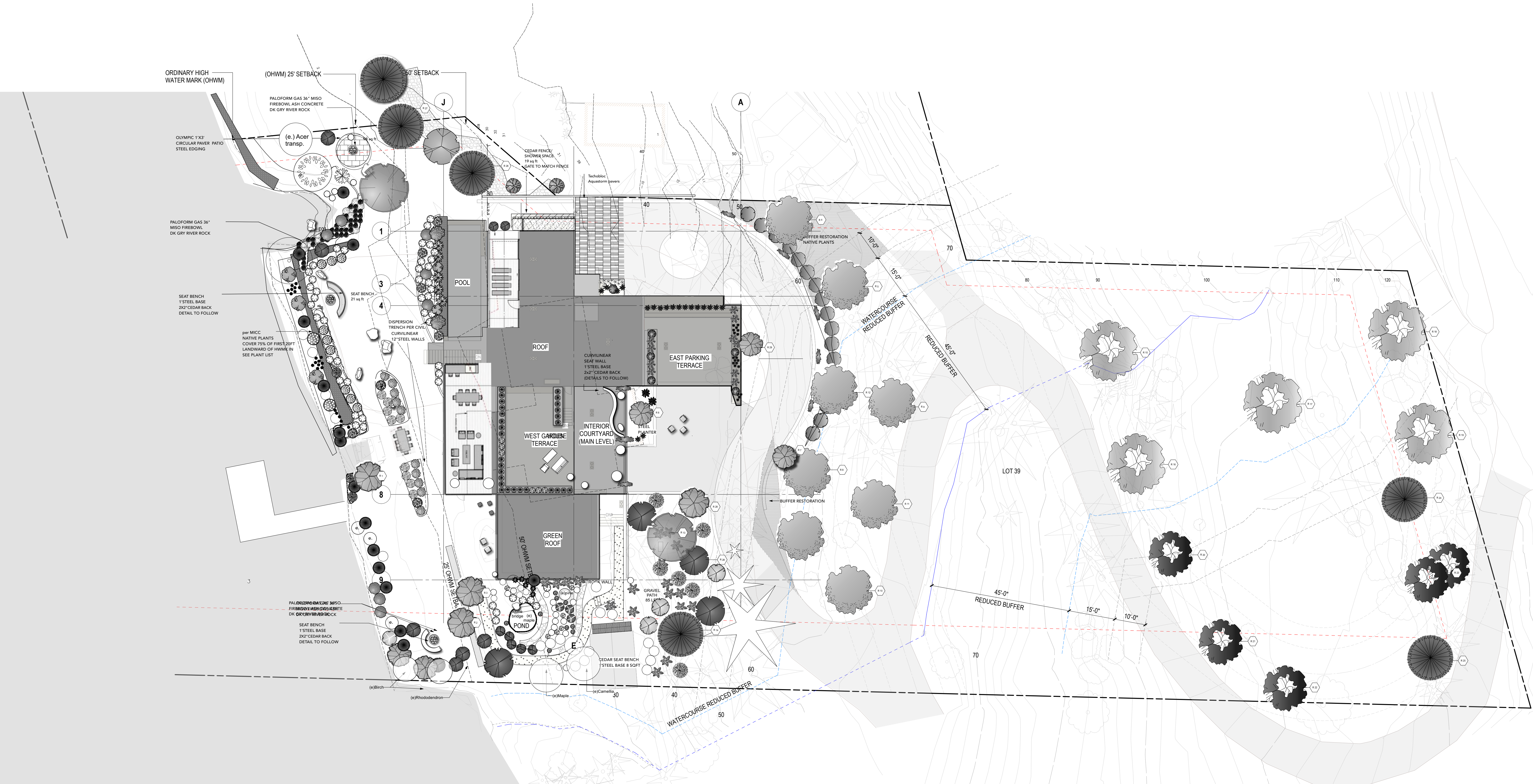
title:
CIVIL DETAILS

sheet:
C5.00

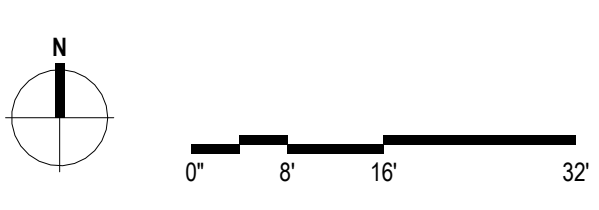


Sep 08, 2023 - 11:06am
 Thishouse1
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Image	ID	Qty	Notes	Botanical Name
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	02	1	Paliform Oak 30" MFC	
	03	1	Paliform Oak 30" MFC	
	04	1	Paliform Oak 30" MFC	
	05	1	Paliform Oak 30" MFC	
	06	1	Paliform Oak 30" MFC	
	07	1	Paliform Oak 30" MFC	
	08	1	Paliform Oak 30" MFC	
	09	1	Paliform Oak 30" MFC	
	10	1	Paliform Oak 30" MFC	
	11	1	Paliform Oak 30" MFC	
	12	1	Paliform Oak 30" MFC	
	13	1	Paliform Oak 30" MFC	
	14	1	Paliform Oak 30" MFC	
	15	1	Paliform Oak 30" MFC	
	16	1	Paliform Oak 30" MFC	
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	18	1	Paliform Oak 30" MFC	
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	29	1	Paliform Oak 30" MFC	
	30	1	Paliform Oak 30" MFC	
	31	1	Paliform Oak 30" MFC	
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	33	1	Paliform Oak 30" MFC	
	34	1	Paliform Oak 30" MFC	
	35	1	Paliform Oak 30" MFC	
	36	1	Paliform Oak 30" MFC	



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



project architect: _____
project manager: _____
drawn by: _____
checked by: _____
job no.: _____

revisions:

no.: _____ date: _____ description: _____

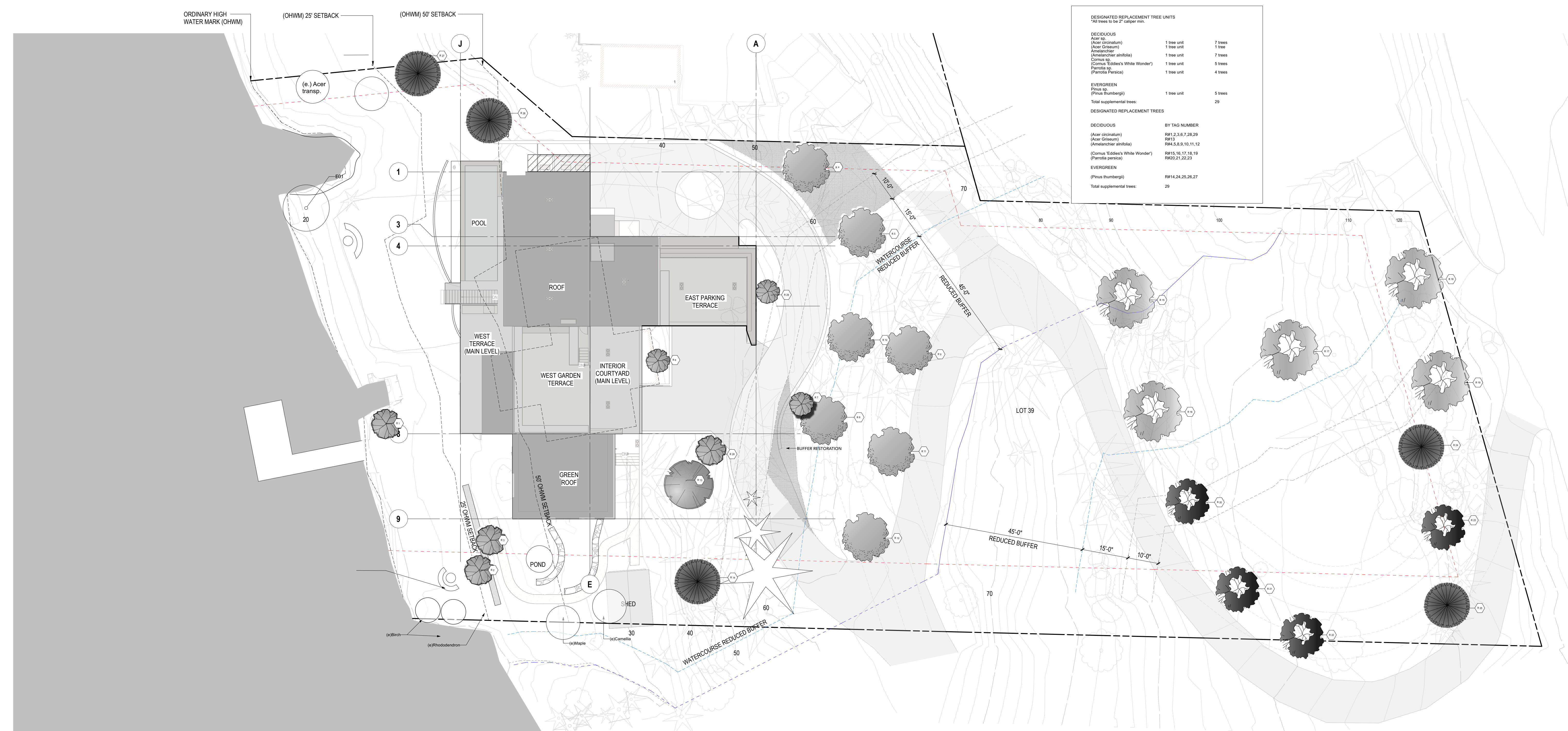
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09/08/2023

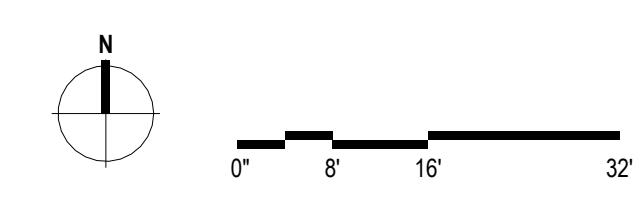
LANDSCAPE PLAN

sheet:
L1.00

stamp/seal:



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



project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

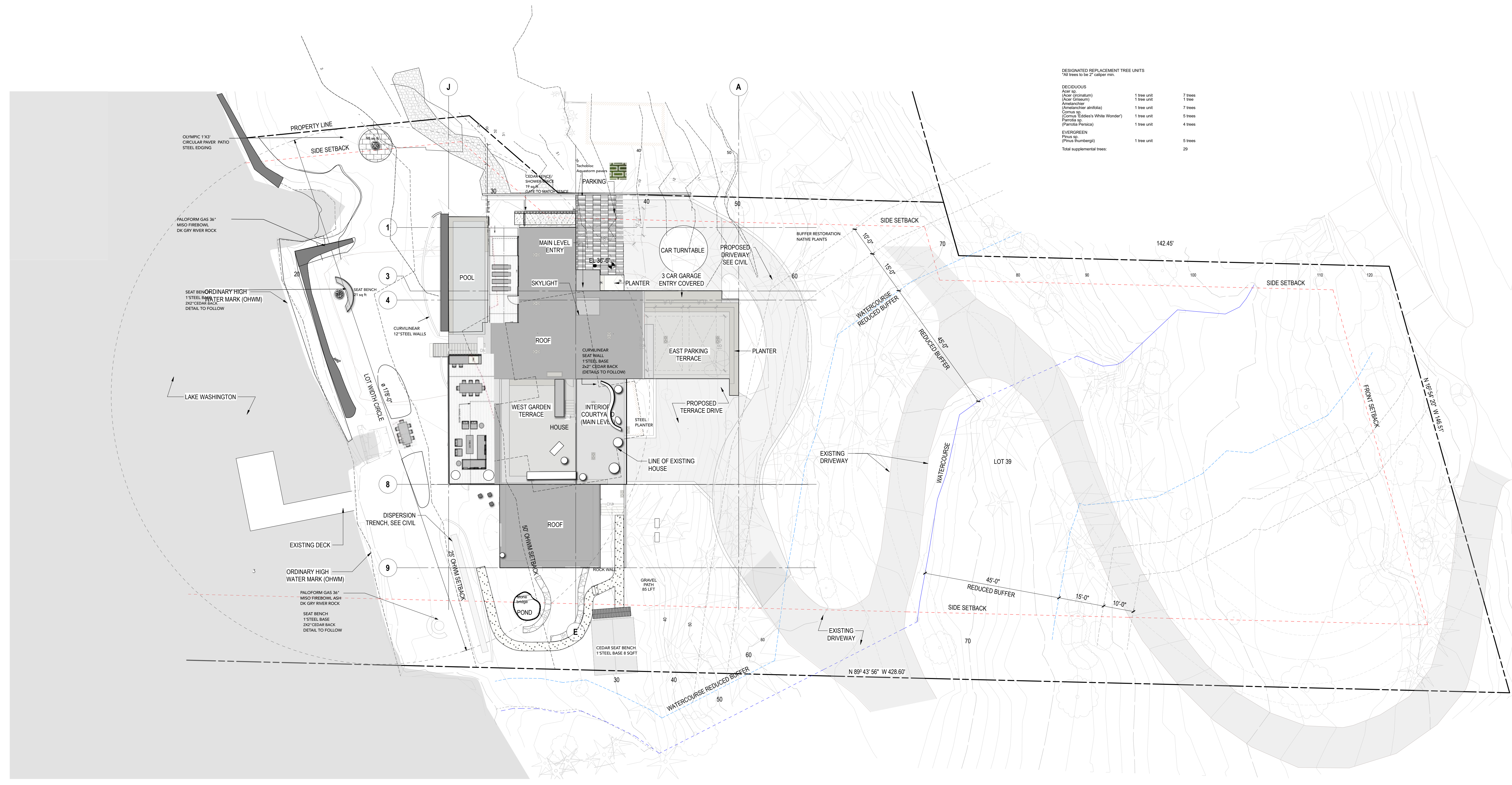
revisions:

no.	date	description

PERMIT SET
 09/08/2023

TREE REPLACEMENT PLAN

stamp/seal:



project architect: _____
project manager: _____
drawn by: _____
checked by: _____
job no.: _____

revisions:

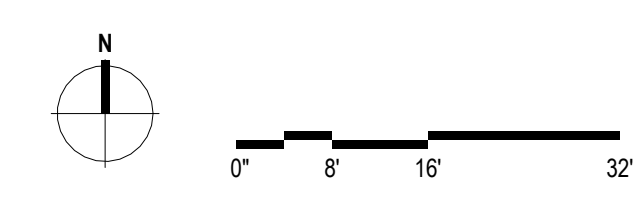
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PERMIT SET
09/08/2023

LANDSCAPE
HARDSCAPES PLAN

sheet:
L1.02

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





WEST ELEVATION



ENTRY LOOKING EAST



ENTRY LOOKING SOUTH



WEST ROOF TERRACE



COURTYARD LOOKING NORTH



EAST PARKING TERRACE



ENTRY LOOKING SOUTH



LIVING LOOKING SOUTH



WEST TERRACE



PRIMARY LOOKING WEST

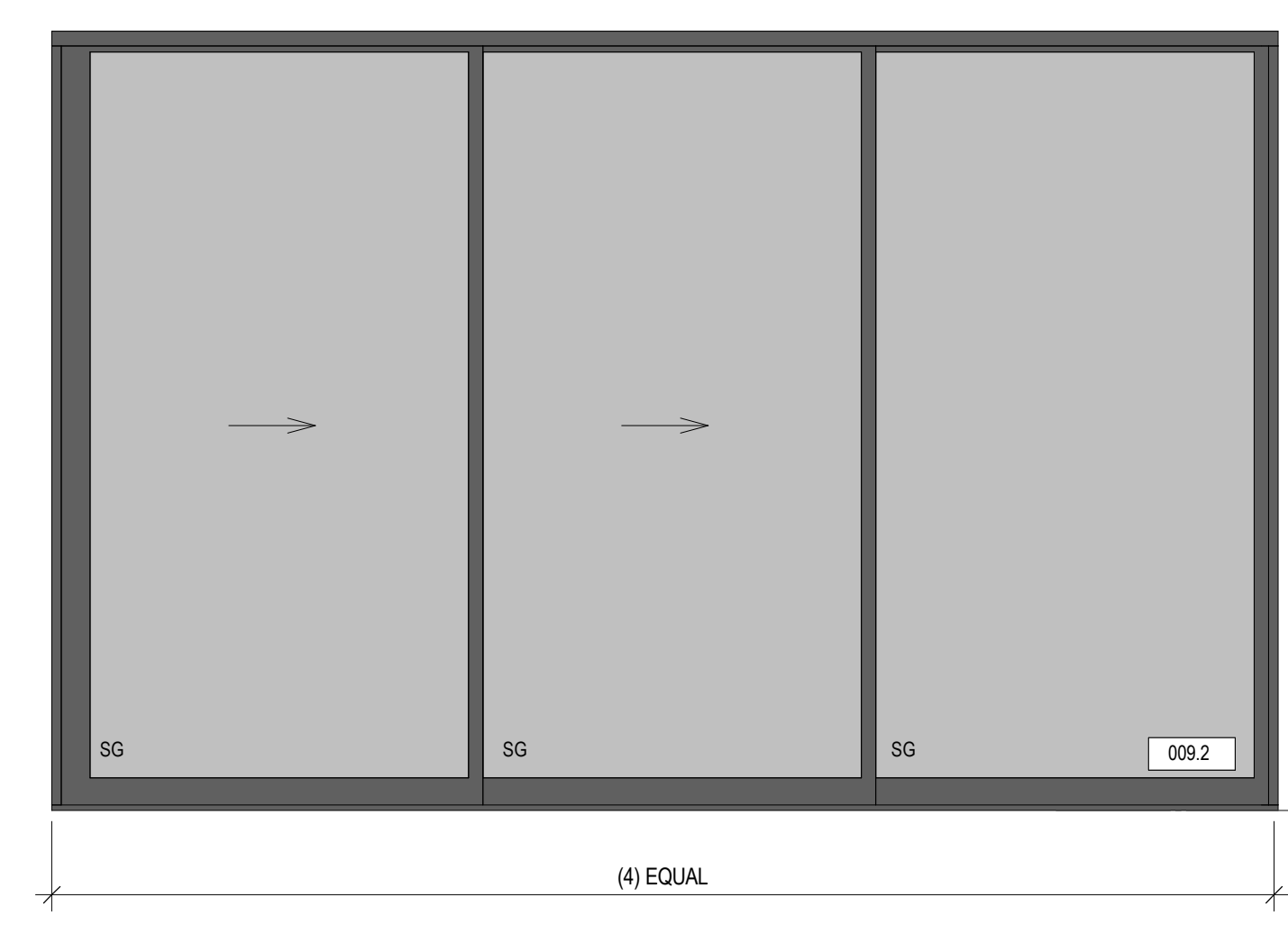


LOOKING AT KITCHEN

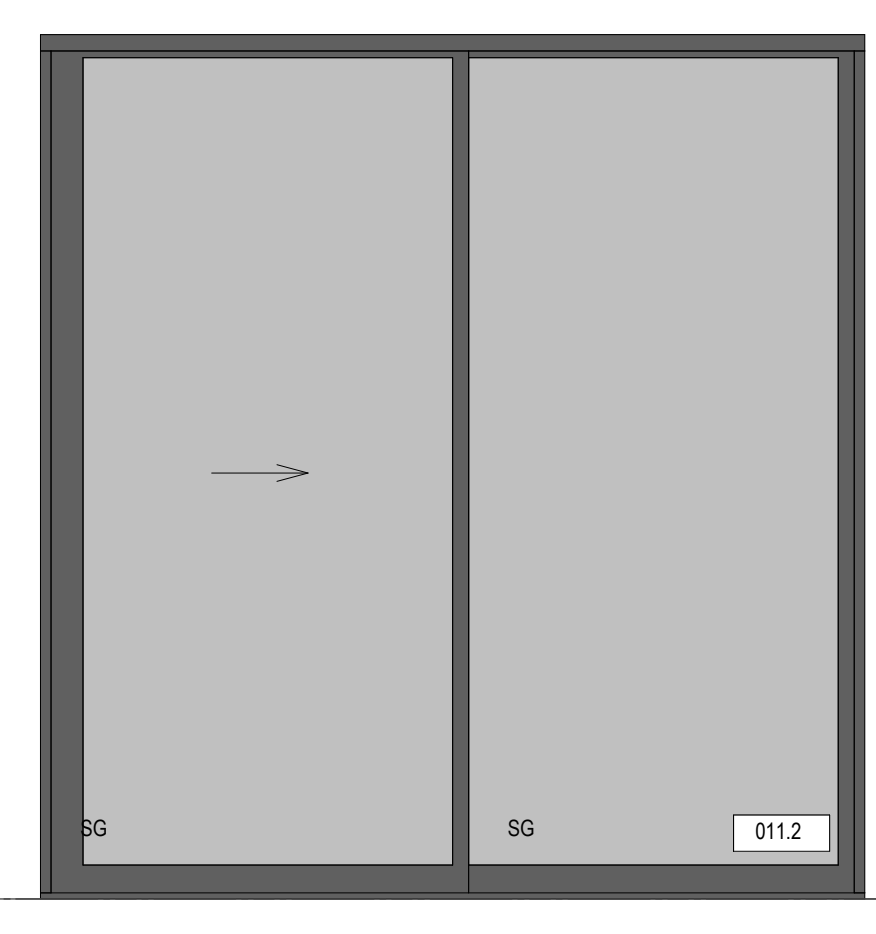


STAIR TO WEST ROOF TERRACE

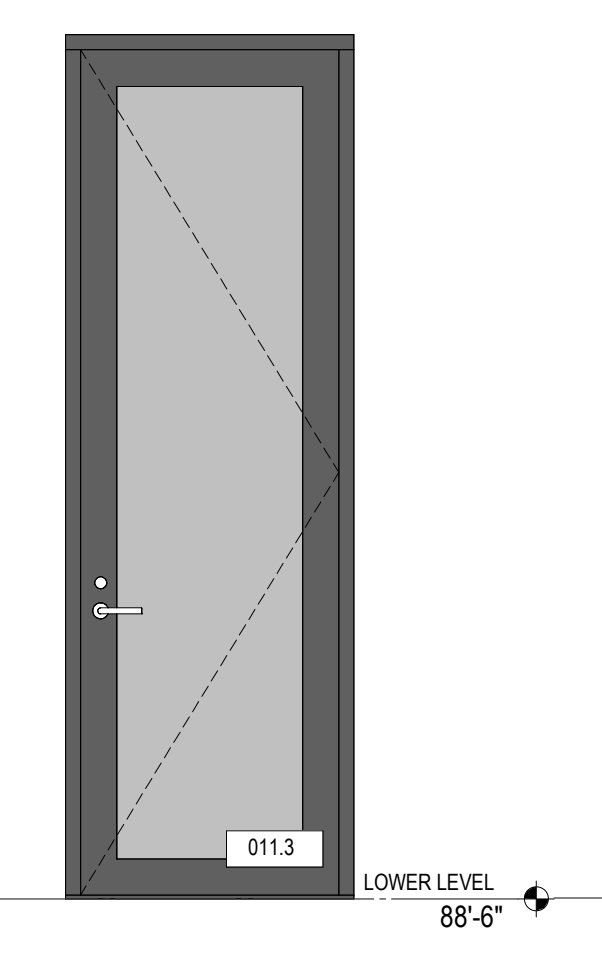
SHEET NOTES
 1. SEE SHEET A0.24 FOR WINDOW AND DOOR SCHEDULES.
WINDOW LEGEND
 E EMERGENCY EGRESS LOCATION
 SG PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE



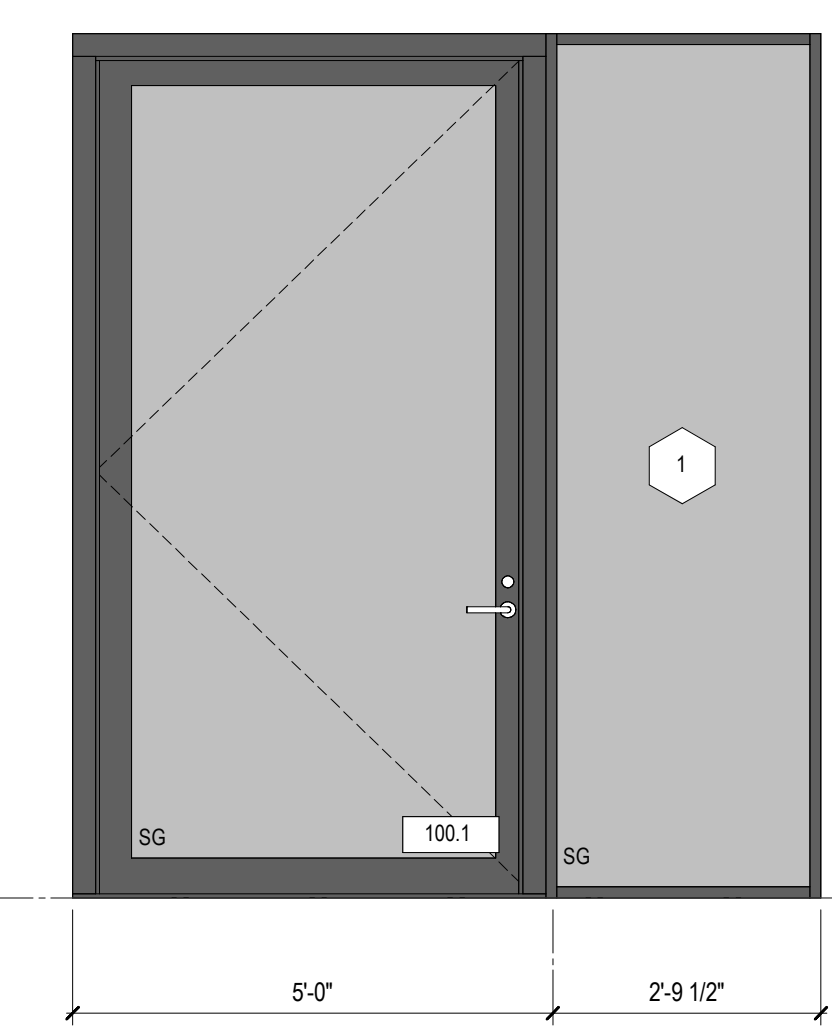
15 WEST - GYM
 SCALE: 1/2" = 1'-0"



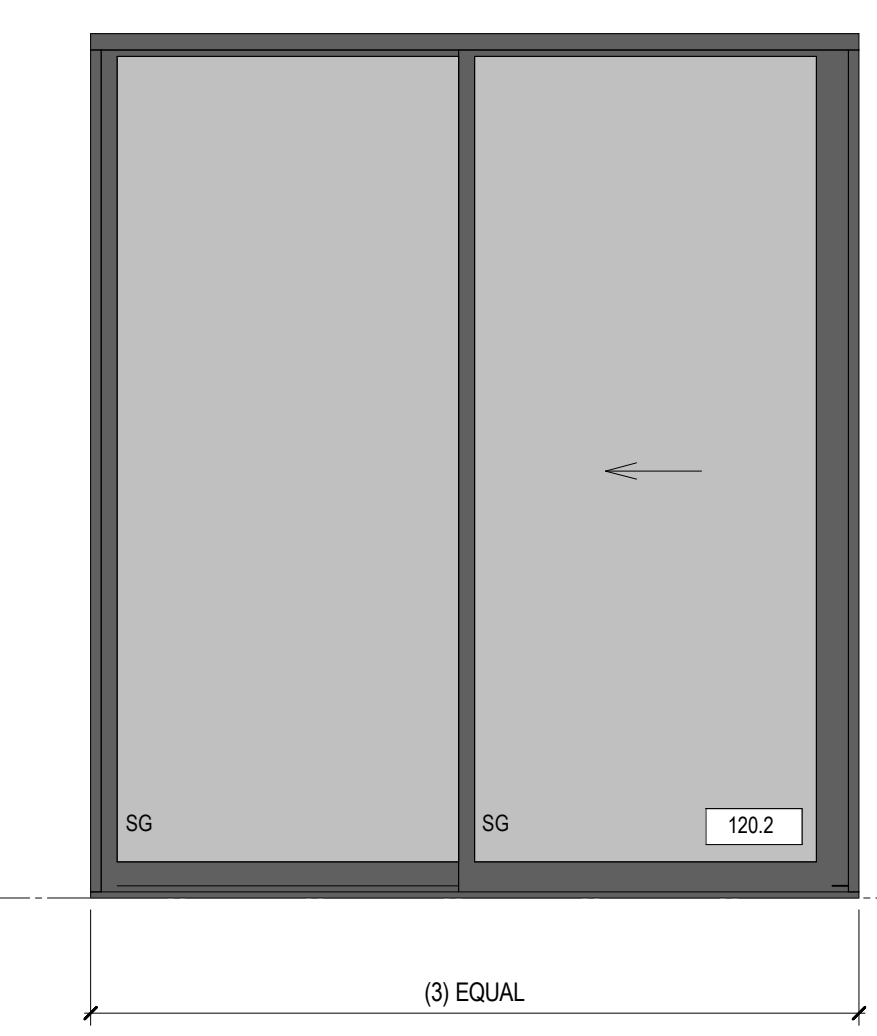
14 WEST - STUDIO
 SCALE: 1/2" = 1'-0"



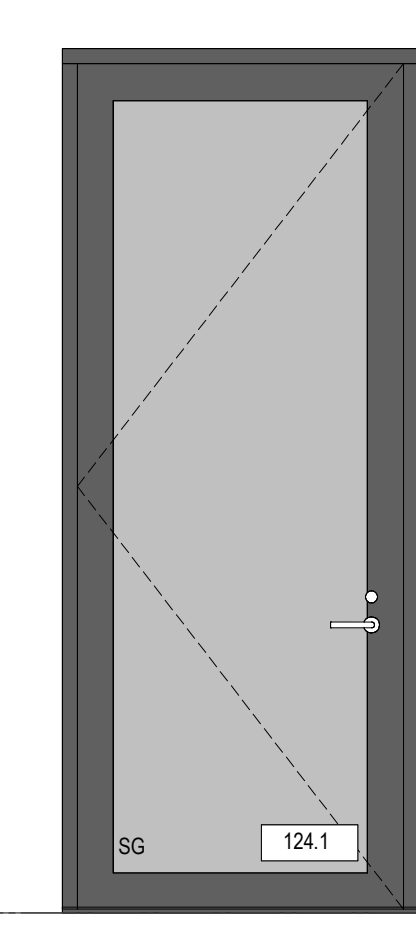
13 SOUTH - STUDIO
 SCALE: 1/2" = 1'-0"



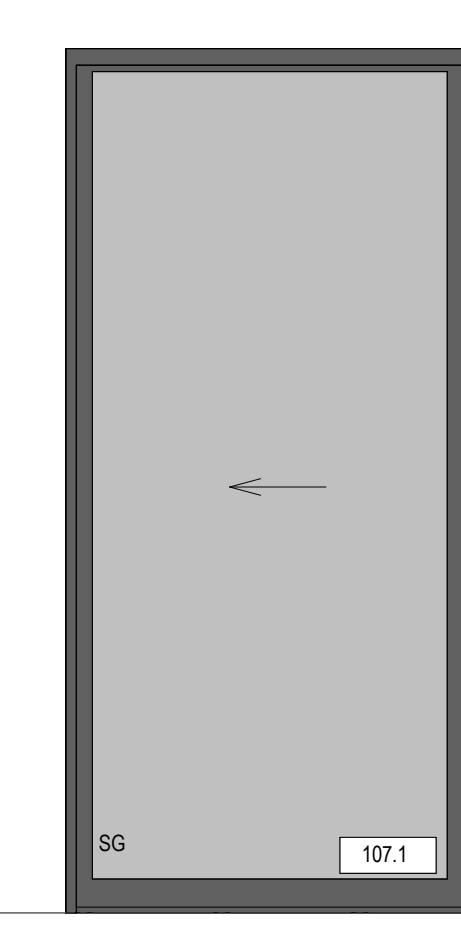
12 NORTH - ENTRY
 SCALE: 1/2" = 1'-0"



11 WEST - MEDIA
 SCALE: 1/2" = 1'-0"



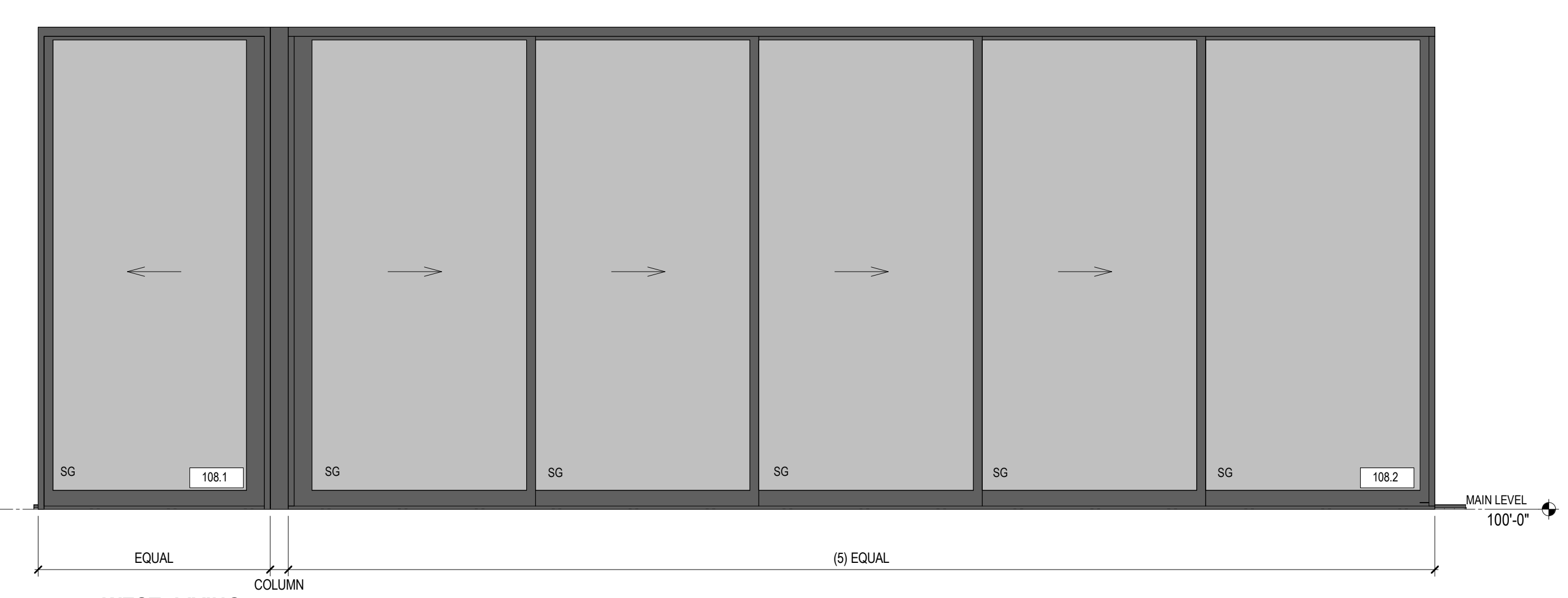
10 WEST - HALL
 SCALE: 1/2" = 1'-0"



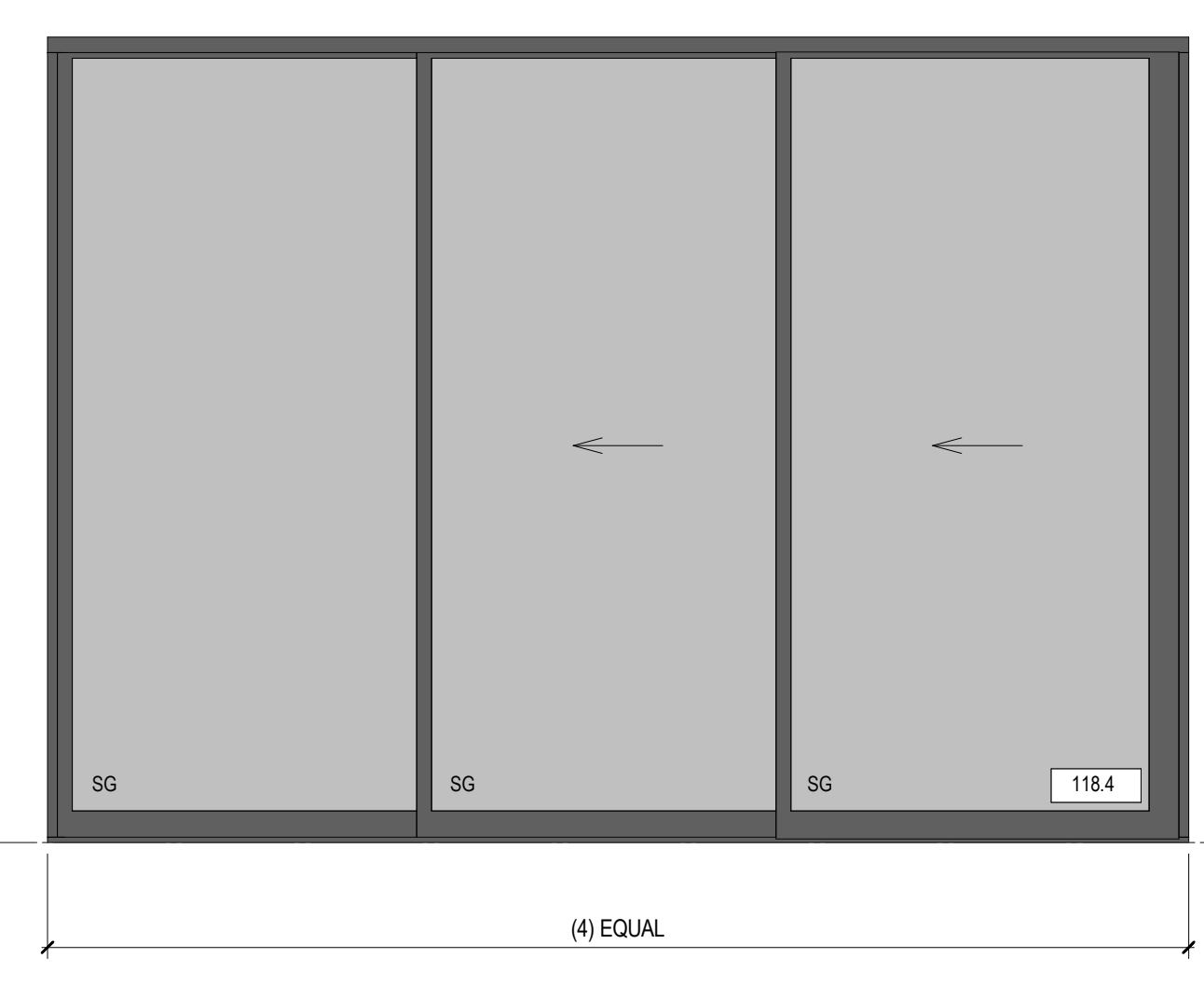
9 NORTH - KITCHEN
 SCALE: 1/2" = 1'-0"



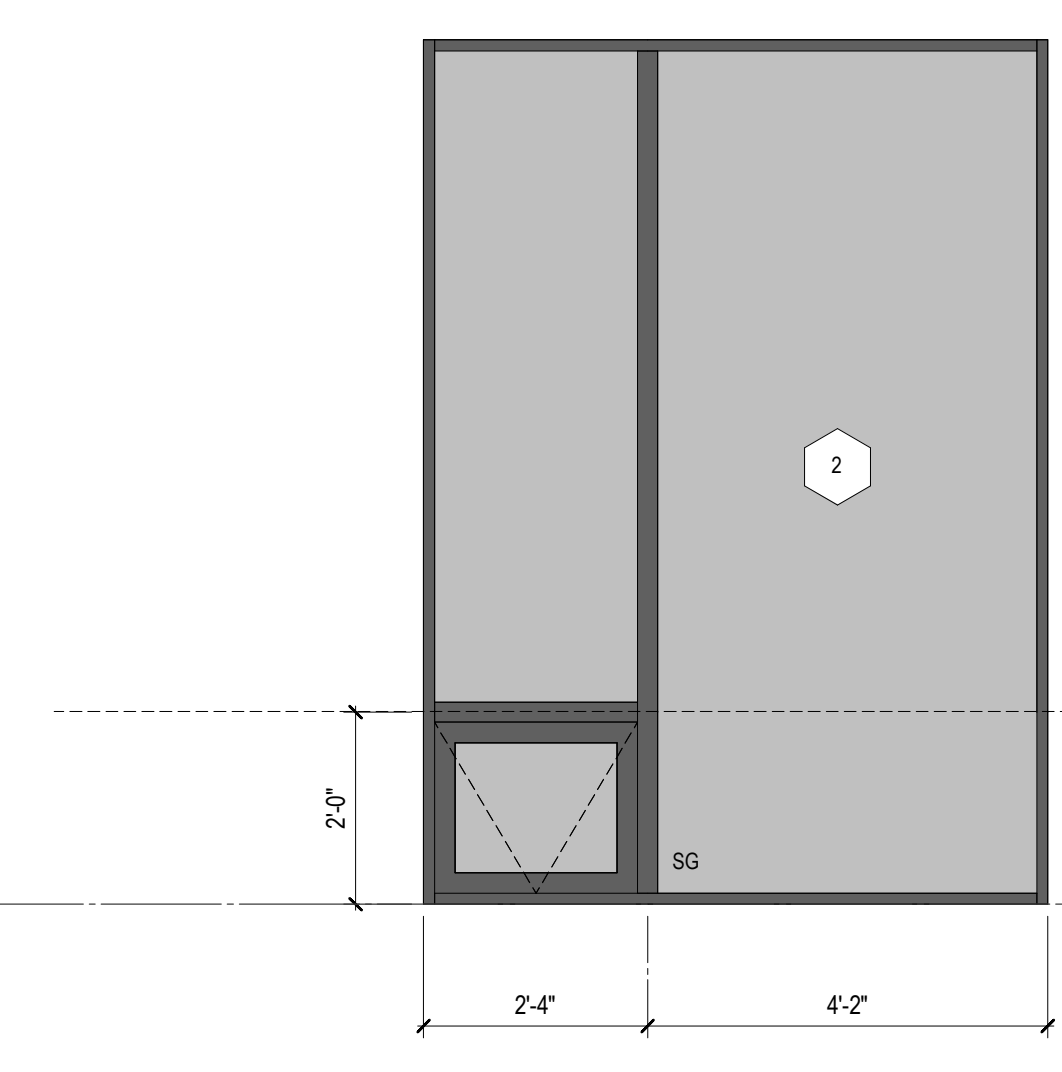
8 WEST - KITCHEN
 SCALE: 1/2" = 1'-0"



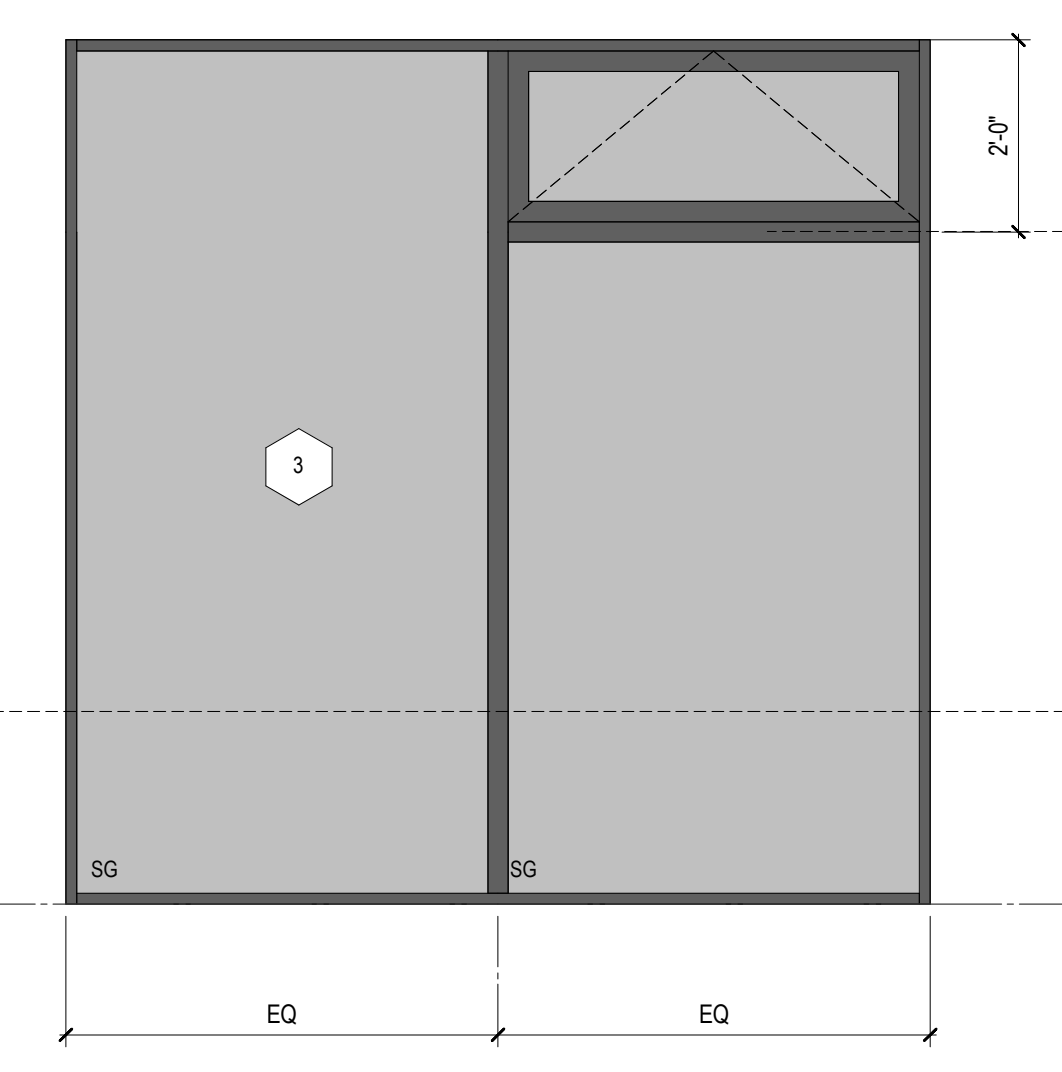
7 WEST - LIVING
 SCALE: 1/2" = 1'-0"



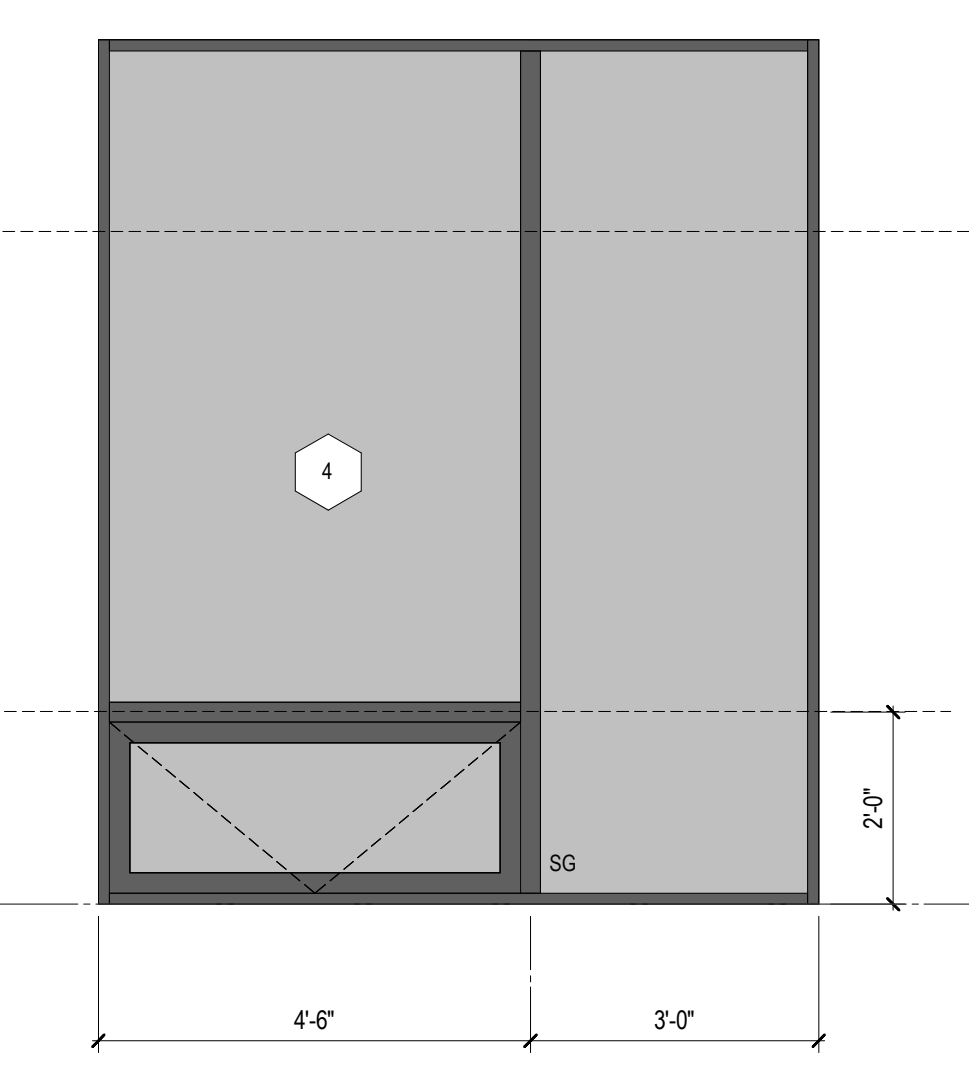
6 WEST E - PRIMARY SLIDING
 SCALE: 1/2" = 1'-0"



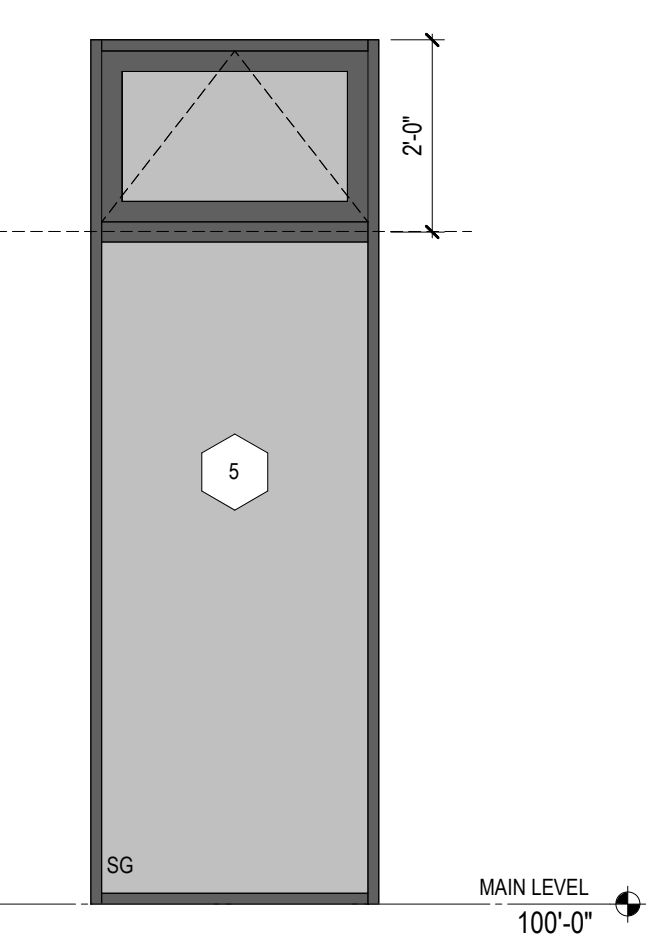
5 WEST - PRIMARY
 SCALE: 1/2" = 1'-0"



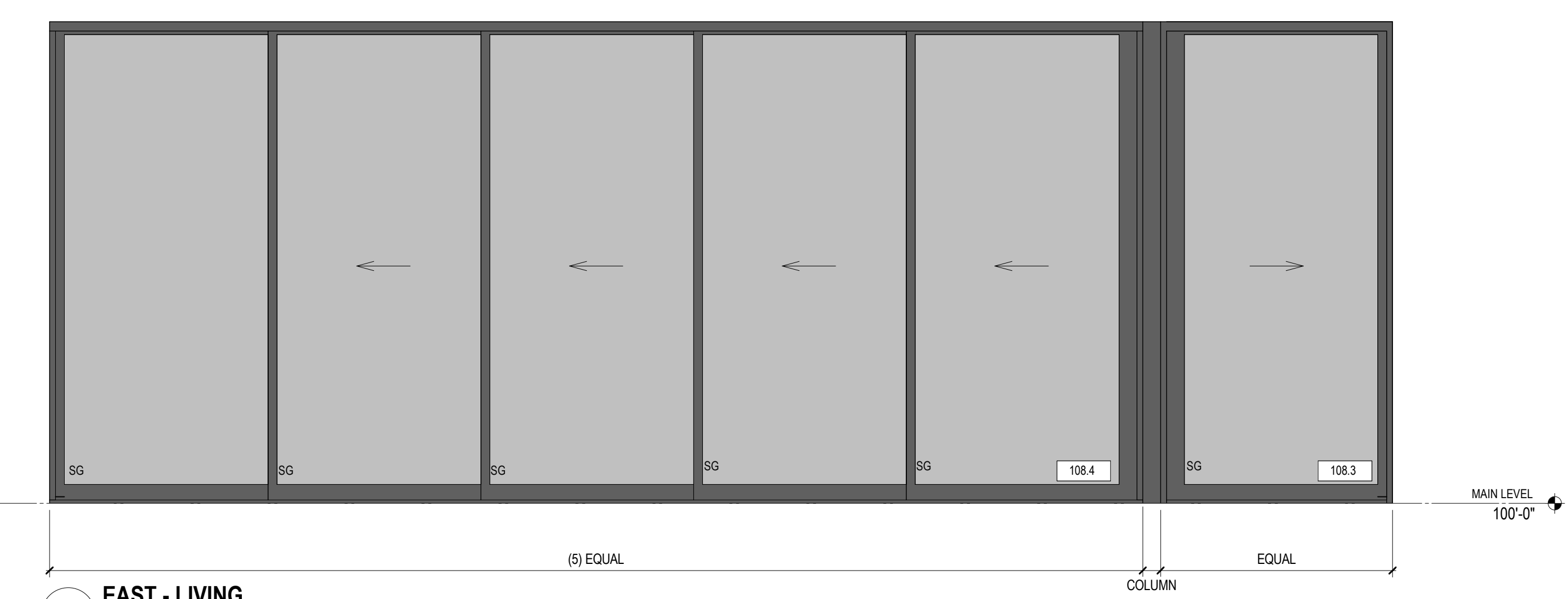
4 SOUTH - PRIMARY
 SCALE: 1/2" = 1'-0"



3 SOUTH - PRIMARY BATH
 SCALE: 1/2" = 1'-0"



2 SOUTH - LAUNDRY
 SCALE: 1/2" = 1'-0"



1 EAST - LIVING
 SCALE: 1/2" = 1'-0"

project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

revisions:

no.	date	description

PERMIT SET
 09/08/2023

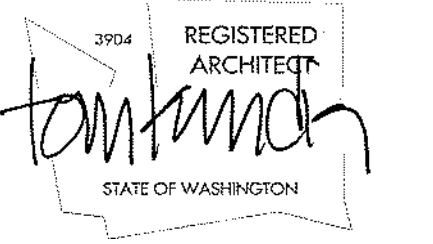
WINDOW SCHEDULES

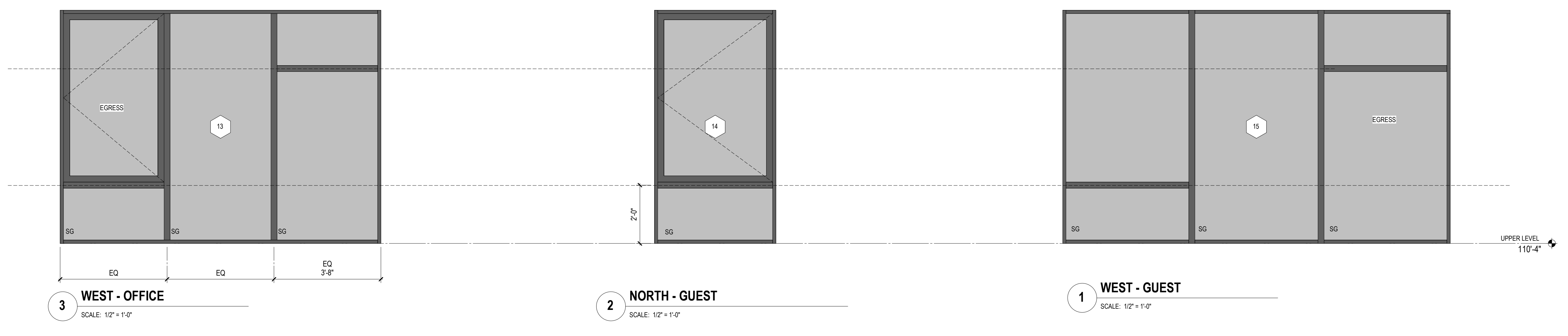
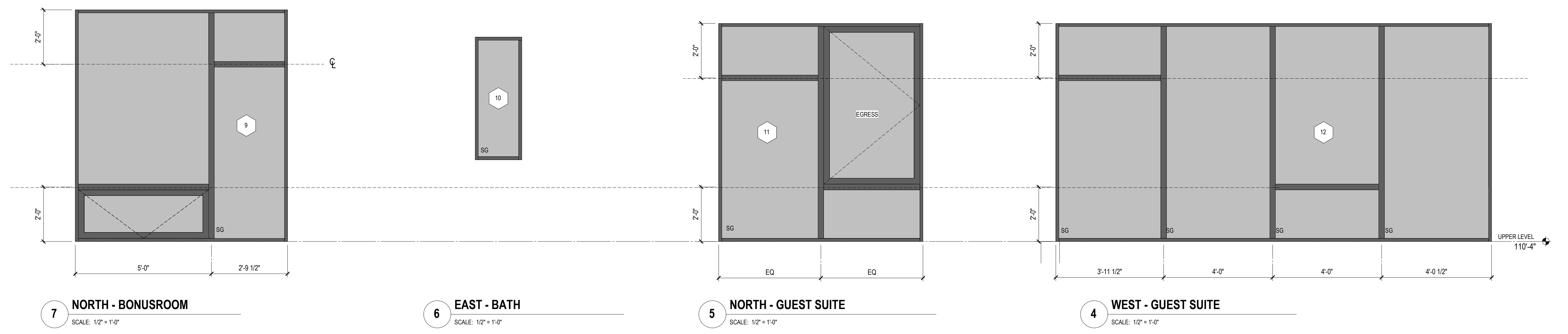
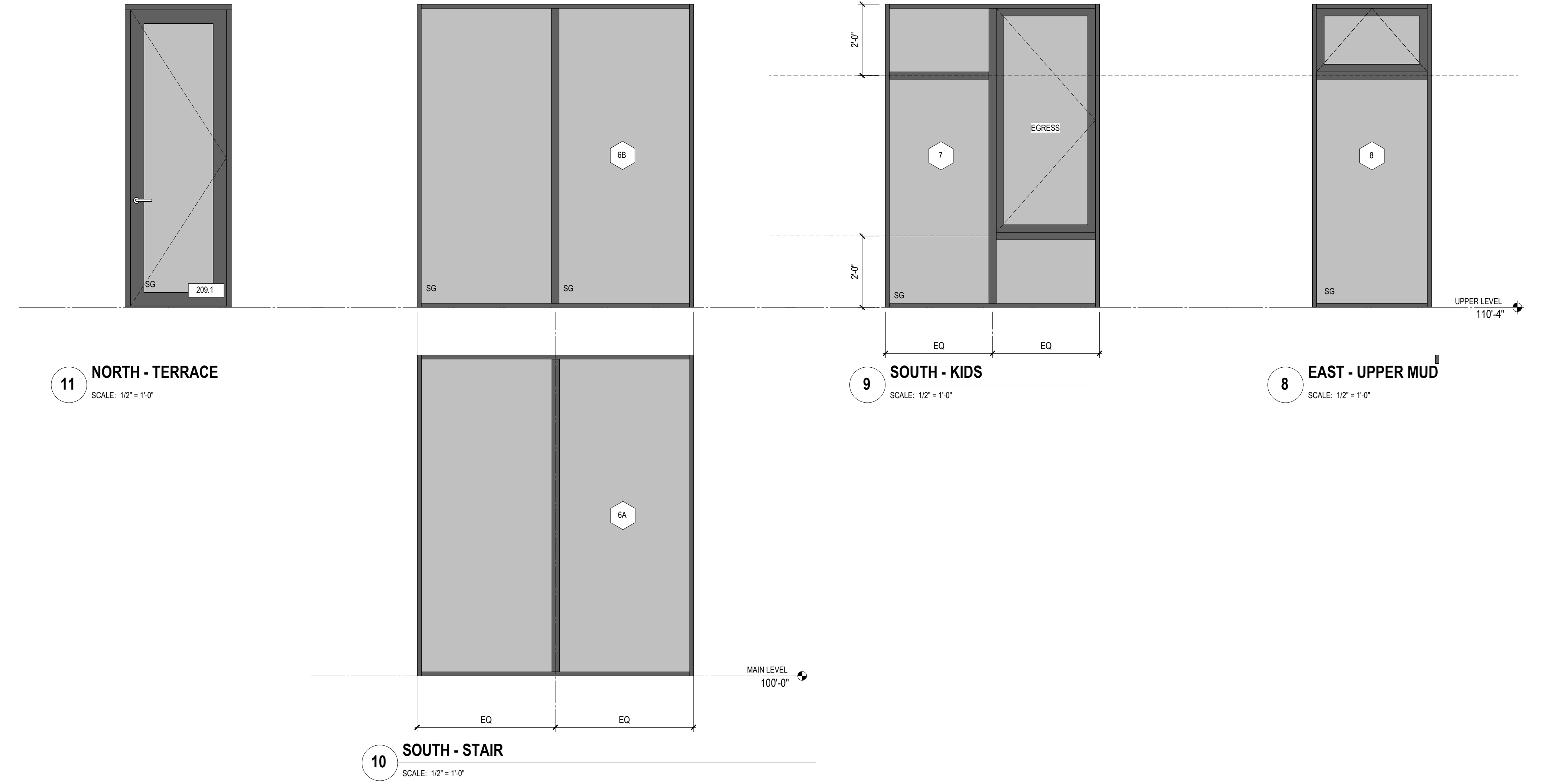
sheet:
A0.20

SHEET NOTES
 1. SEE SHEET A0.24 FOR WINDOW AND DOOR SCHEDULES.

WINDOW LEGEND

E EMERGENCY EGRESS LOCATION
 SG PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE

stamp/seal:




project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

revisions:

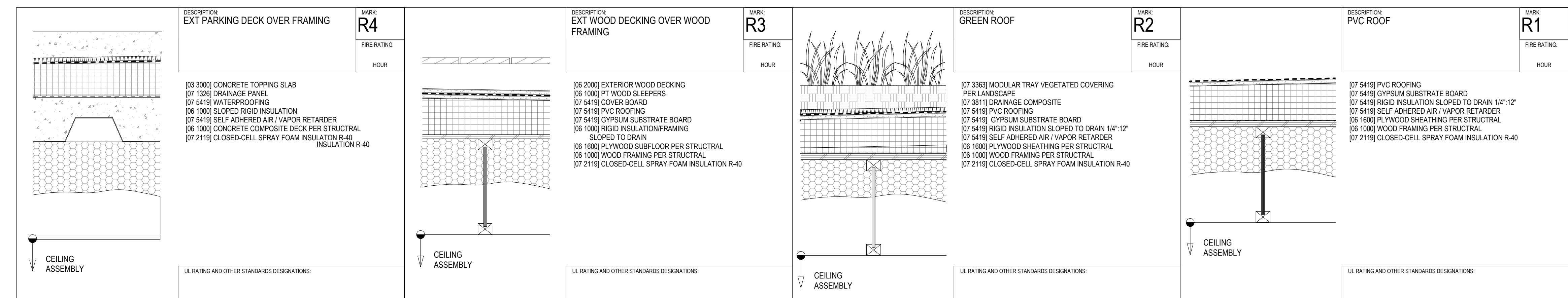
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PERMIT SET
 09/08/2023

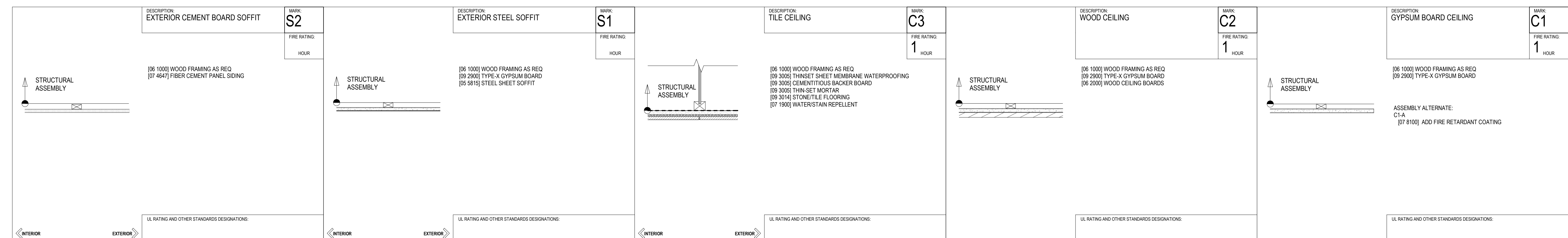
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WINDOW SCHEDULES

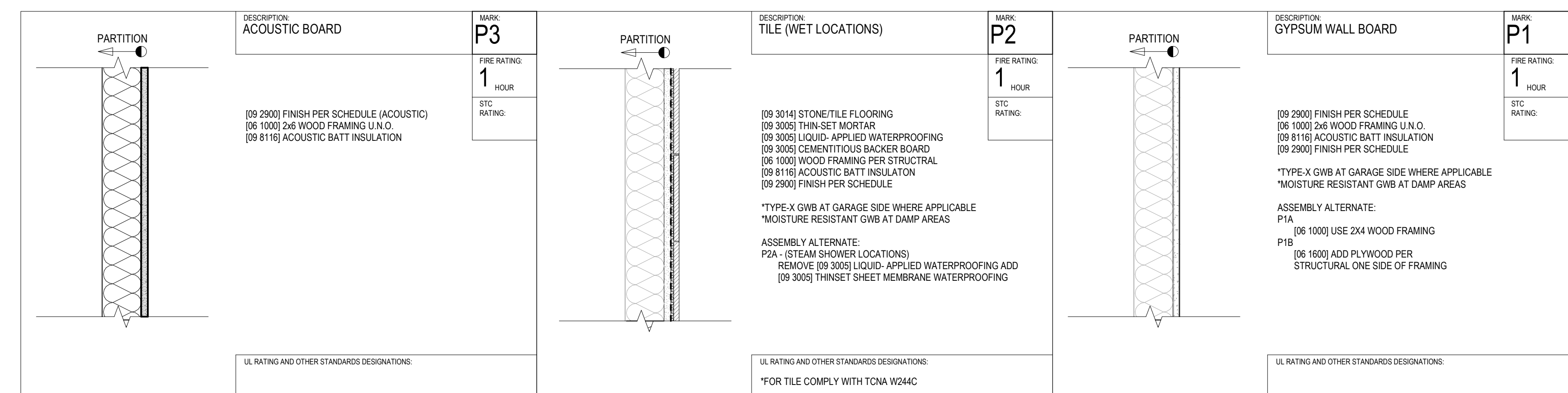
sheet:
A0.21



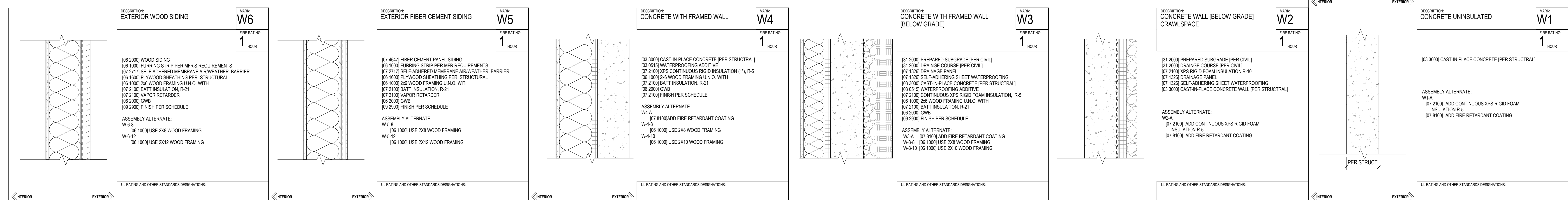
ROOF ASSEMBLIES
SCALE: 1/2" = 1'-0"



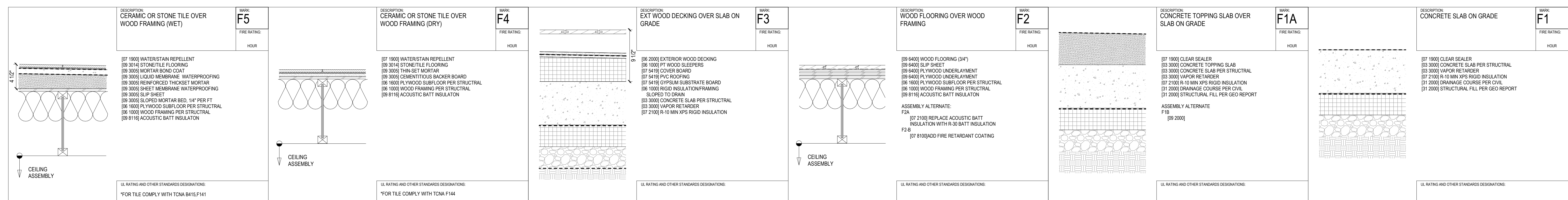
CEILING & SOFFIT ASSEMBLIES
SCALE: 1/2" = 1'-0"



INTERIOR WALL ASSEMBLIES
SCALE: 1/2" = 1'-0"



EXTERIOR WALL ASSEMBLIES
SCALE: 1/2" = 1'-0"



FLOOR ASSEMBLIES
SCALE: 1/2" = 1'-0"

PROJECT: FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040

stamp seal:

project architect:	
project manager:	
drawn by:	
checked by:	
job no.:	

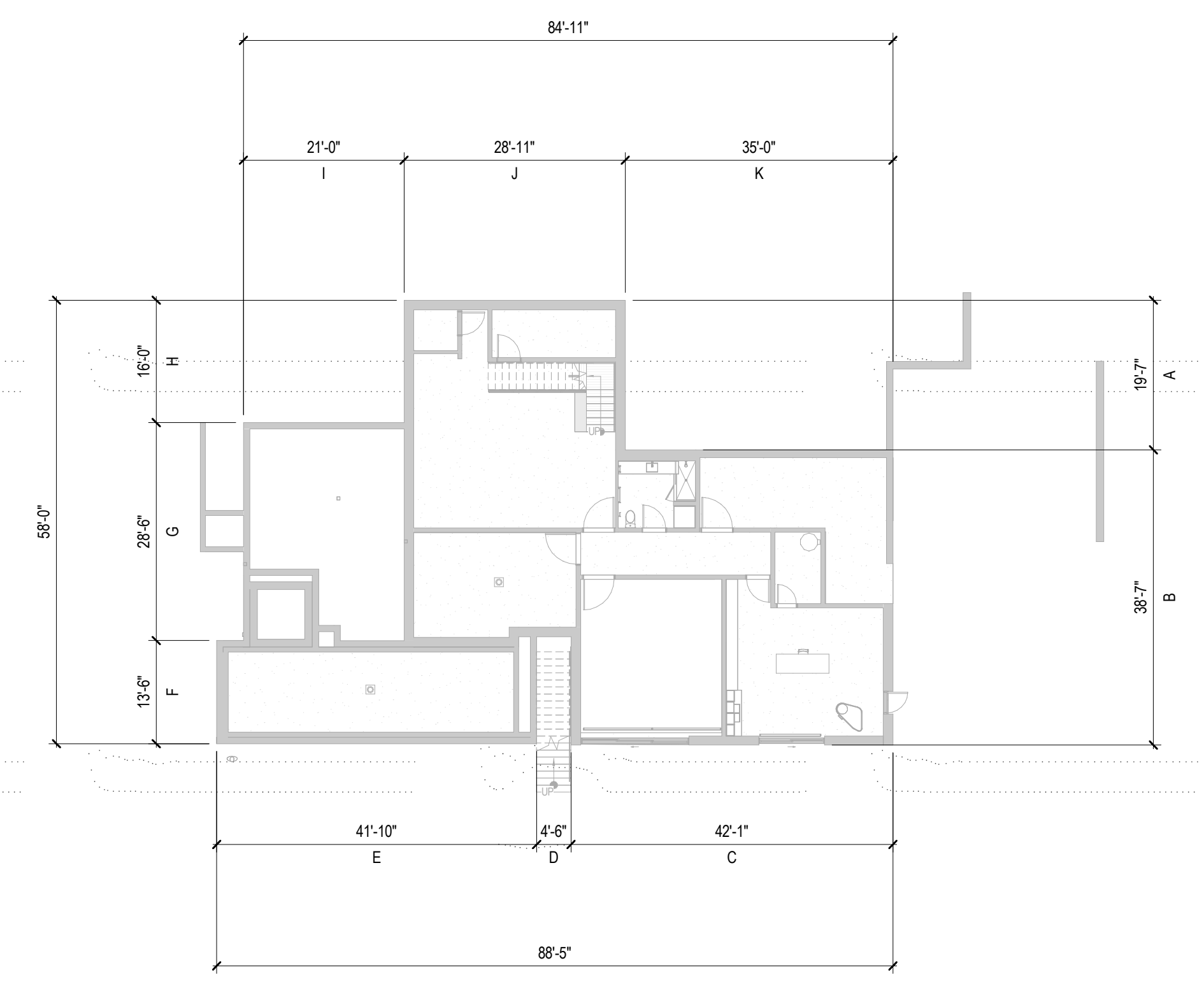
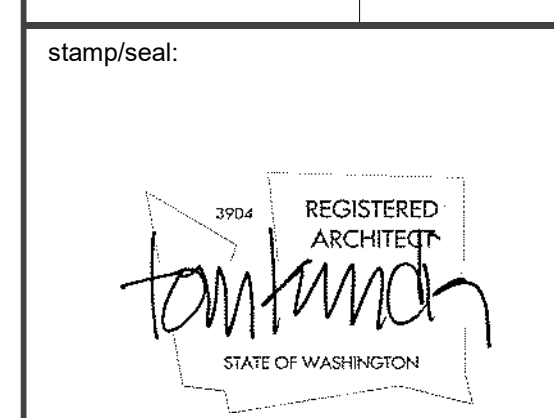
revisions:

no.:	date:	description:

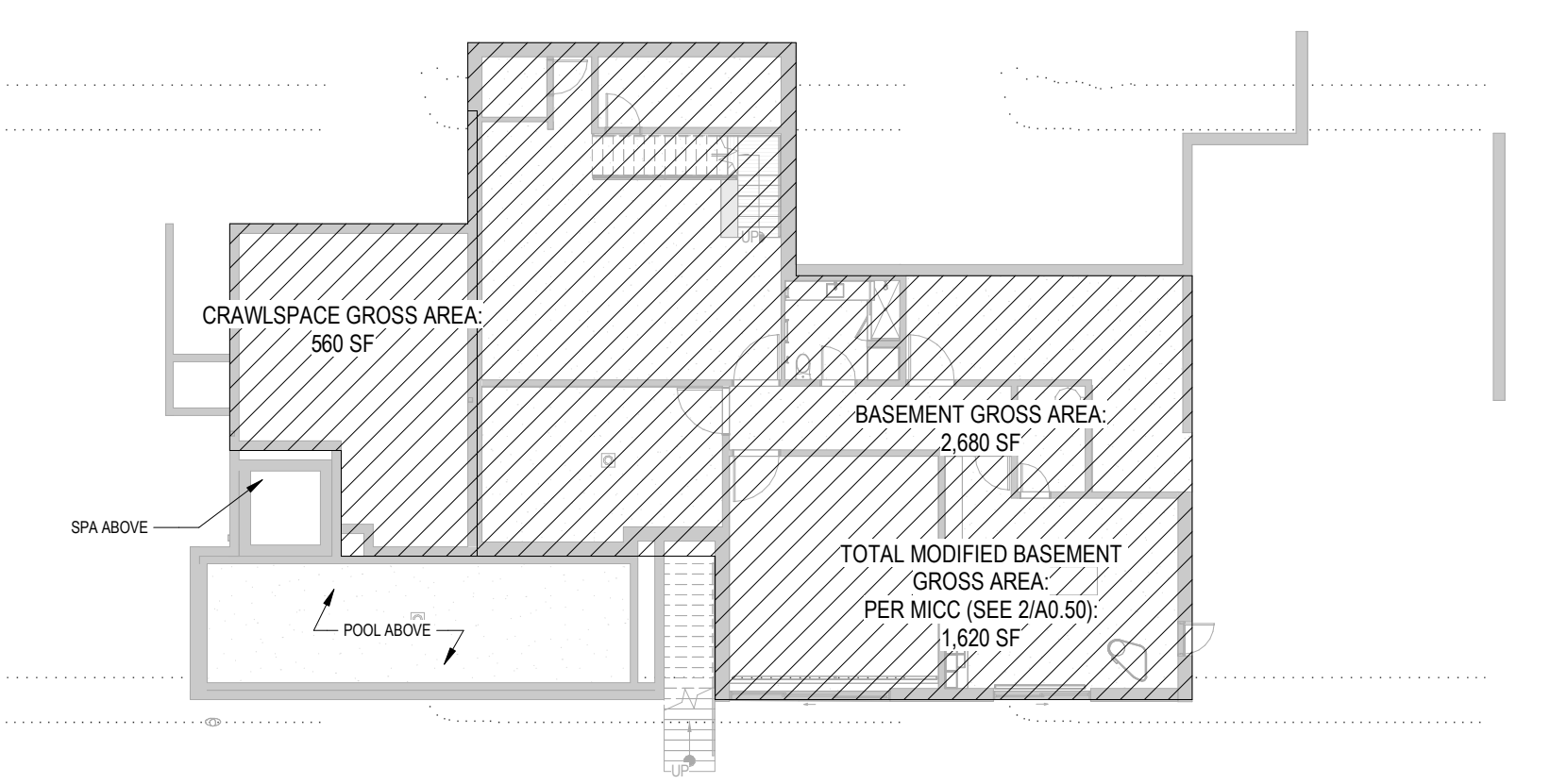
PERMIT SET
09/08/2023

ASSEMBLIES

A0.30



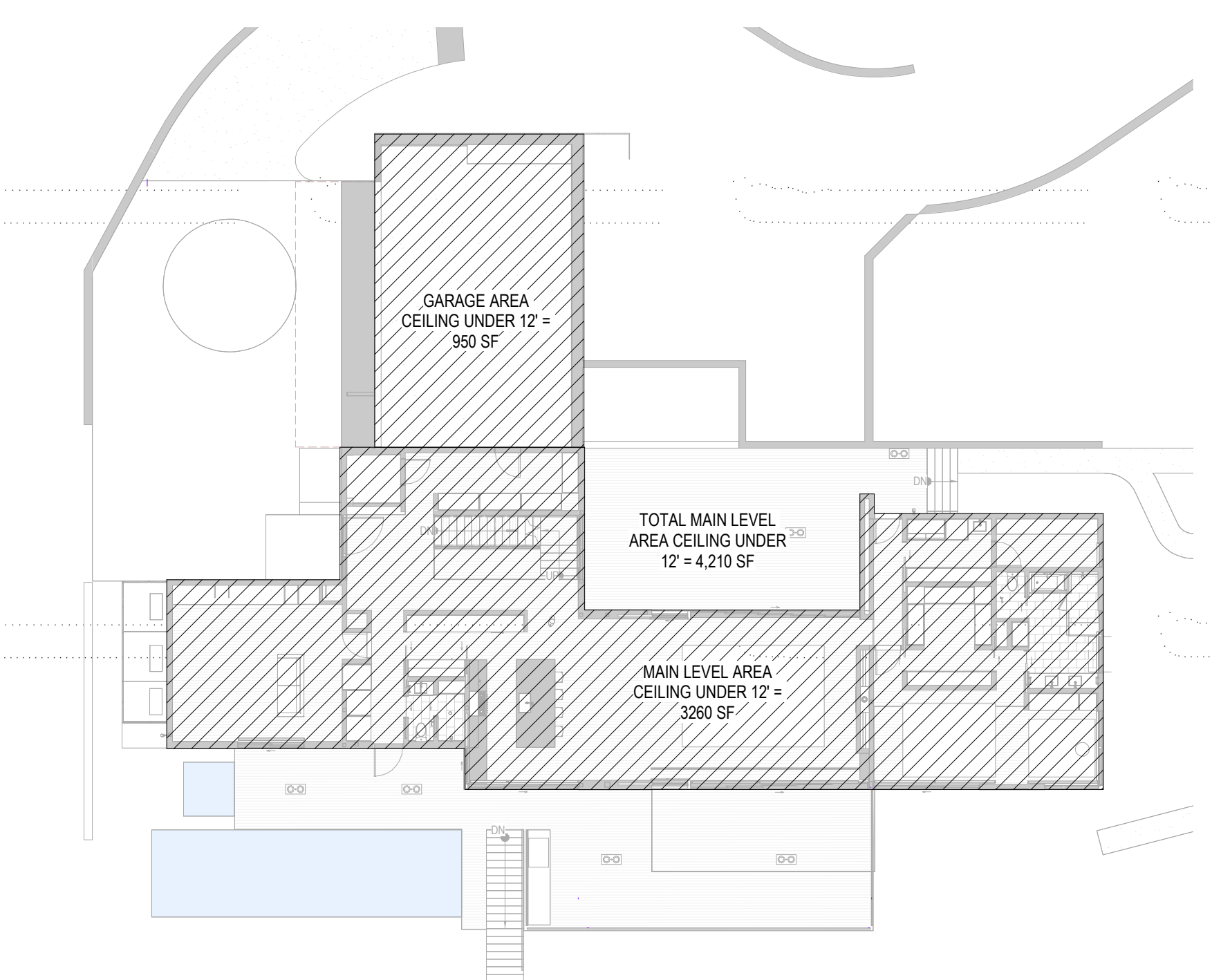
2A BASEMENT FLOOR AREA CALCULATION PER MICC
 SCALE: 1/16" = 1'-0"



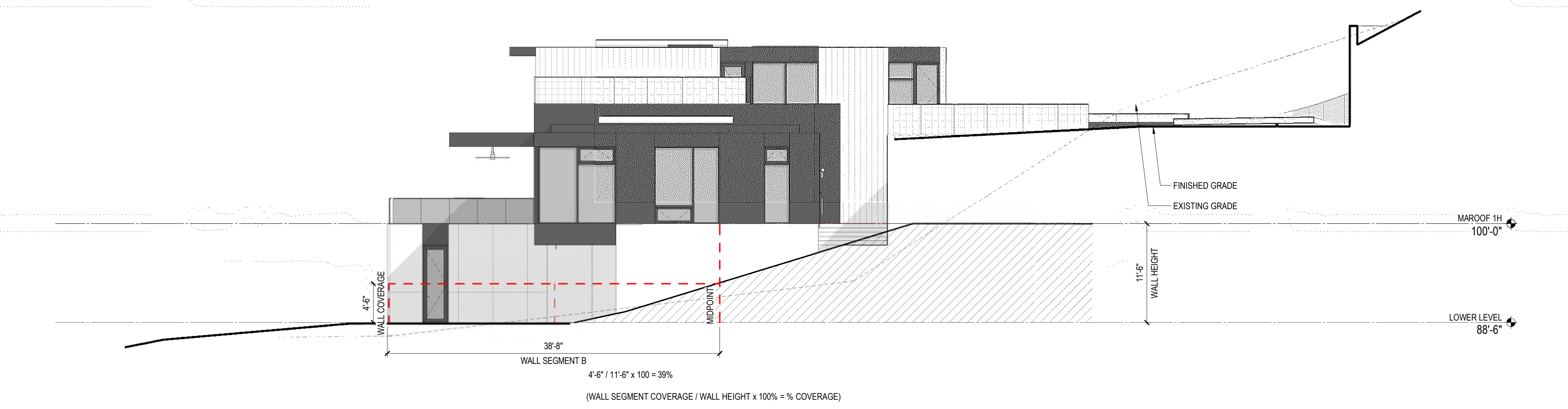
1A BASEMENT LEVEL GROSS SF - 1,620 SF
 SCALE: 1/16" = 1'-0"



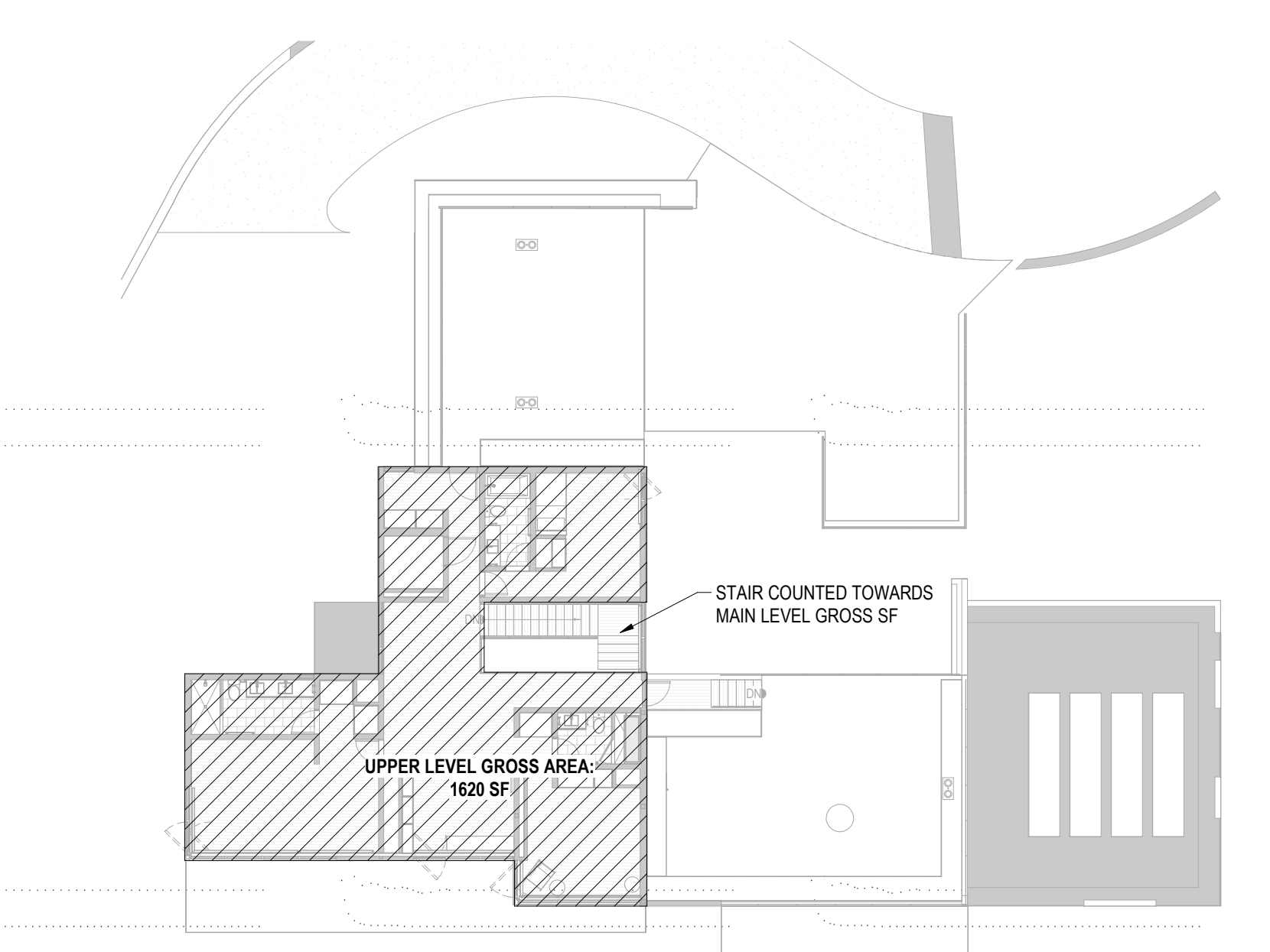
2B BASEMENT FLOOR AREA WALL SEGMENT COVERAGE-NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1B MAIN LEVEL GROSS SF - 4210 SF
 SCALE: 1/16" = 1'-0"



2C BASEMENT FLOOR AREA WALL SEGMENT COVERAGE-SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1C UPPER LEVEL GROSS SF - 1620 SF
 SCALE: 1/16" = 1'-0"

TABLE OF WALL LENGTHS AND COVERAGE			
WALL SEGMENT	LENGTH x	COVERAGE =	RESULT
A	19' 7"	100%	19' 7"
B	38' 0"	0	0
C	42' 11"	0	0
D	4' 6"	0	0
E	41' 10"	0	0
F	13' 8"	35%	4' 8"
G	28' 6"	70%	19' 11"
H	16' 0"	100%	16' 0"
I	21' 0"	100%	21' 0"
J	28' 11"	100%	28' 11"
K	35' 0"	100%	35'
TOTAL	297' 2"	N/A	145' 1"

PORTION OF EXCLUDED FLOOR AREA: $(145' - 1" / 297' - 2") \times 100\% = 50\%$
 (SUM OF RESULTS) (SUM OF LENGTHS) = %
 TOTAL GROSS FLOOR AREA SUBTRACTED: $3,240 \text{ SF} \times 50\% = 1,620 \text{ SF}$
TOTAL BASEMENT GROSS FLOOR AREA PER MICC CALC: 3,240 SF - 1,620 SF = 1,620 SF
 (REFERENCE MICC UNIFIED LAND DEVELOPMENT APPENDIX B)

2D BASEMENT FLOOR AREA CALC PER MICC
 SCALE: 1/2" = 1'-0"

BASEMENT TOTAL GROSS SF:	3,240 SF
BASEMENT AREA EXCLUDED PER MERCER ISLAND DEVELOPMENT CODE CALCULATION (SEE A0.50):	-1,620 SF
TOTAL GROSS AREA	1,620 SF
BASEMENT GROSS SF (MODIFIED):	1,620 SF
MAIN LEVEL CEILING UNDER 12':	4,205 SF
UPPER LEVEL:	1,620 SF
TOTAL:	7,445 SF
ALLOWABLE:	12,000 SF

TOTAL GROSS SF CALCULATION

project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

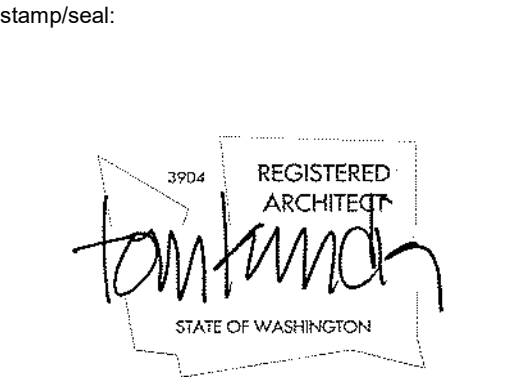
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ZONING - GROSS SQ FT CALCS

sheet: **A0.50**

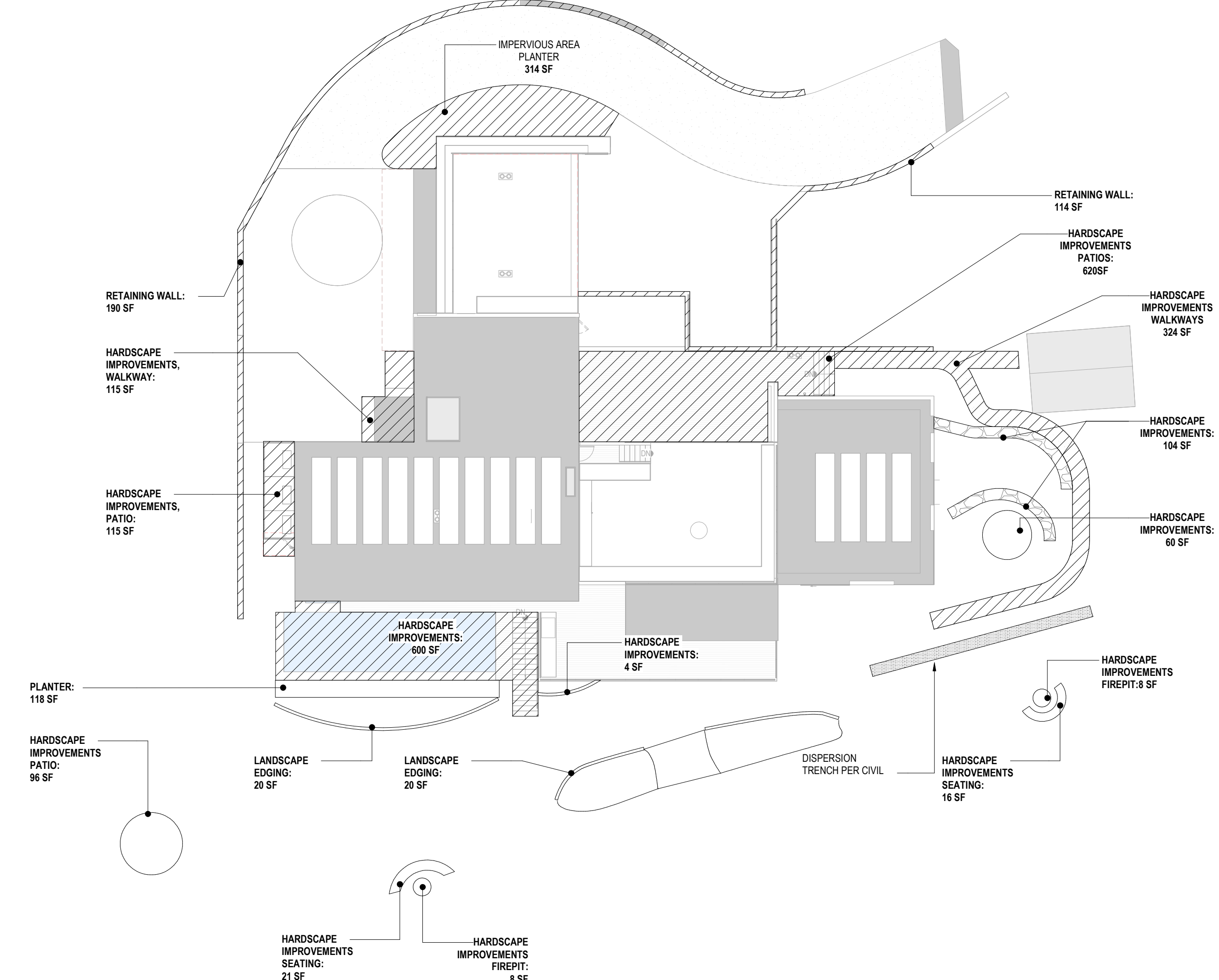
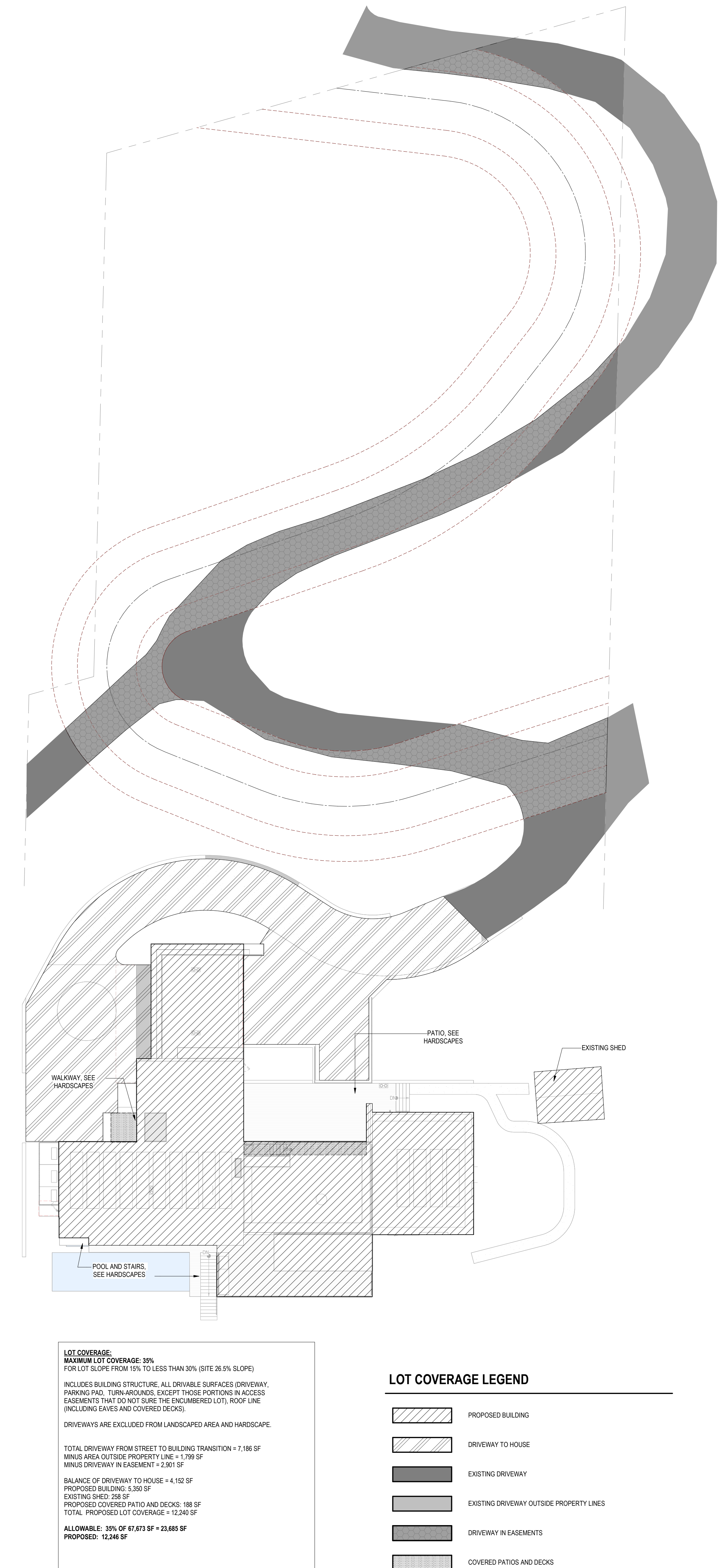


project architect:	
project manager:	
drawn by:	
checked by:	
job no.:	

revisions:		
no.:	date:	description:

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ZONING - AREAS & LOT
 COVERAGE



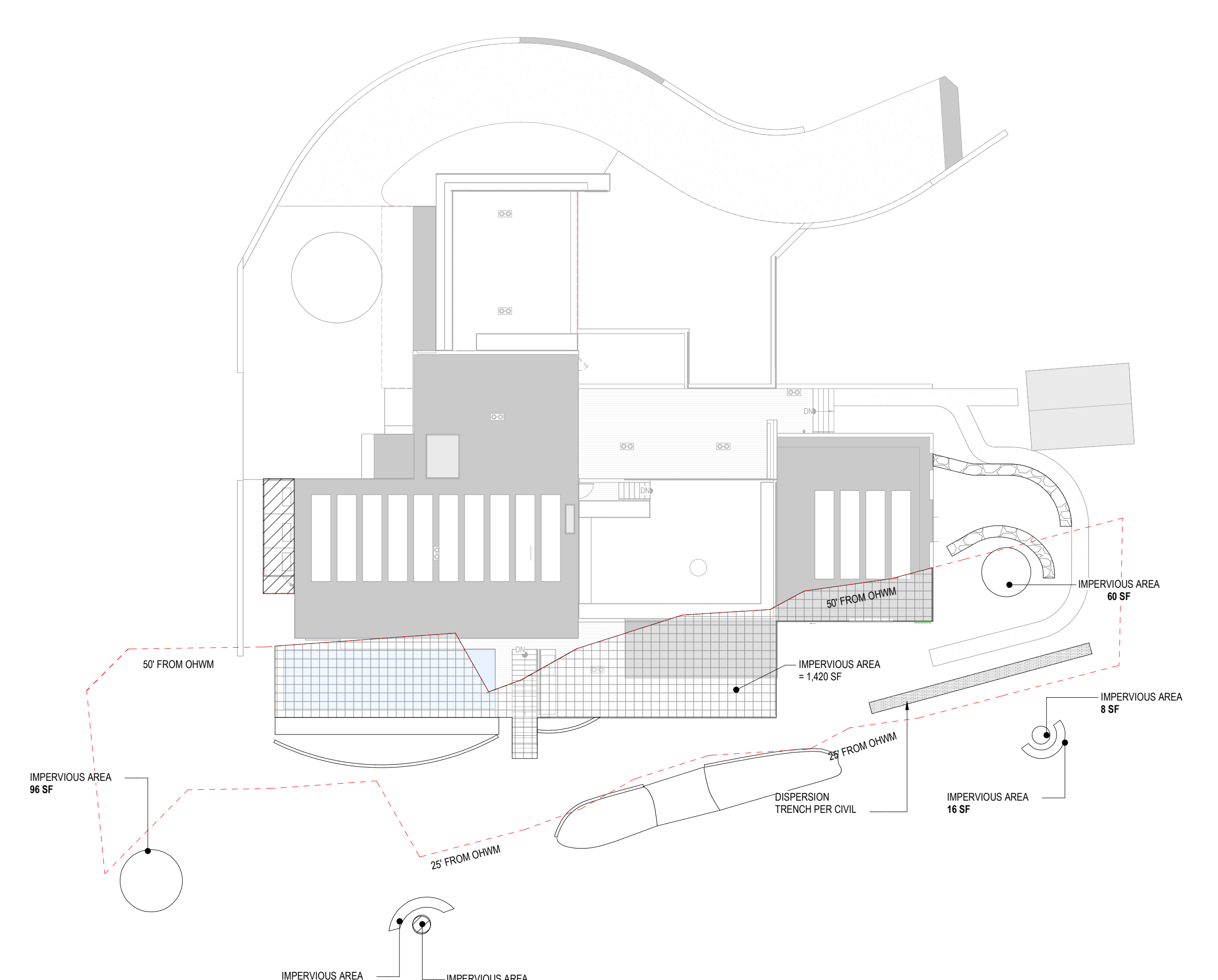
HARDSCAPE:
 100% OF NET LOT AREA MAY CONSIST OF HARDSCAPE IMPROVEMENTS.
 ALLOWED: 9% x 67,873 SF = 6,109 SF
 PROPOSED: 2,681 SF (4% UNDER)

HARDSCAPE INCLUDES HARD ELEMENTS OR STRUCTURES INCORPORATED INTO LANDSCAPING INCLUDING PAVED SURFACES OTHER THAN DRIVING SURFACES OR ROADS, STAIRS, WALKWAYS, DECKS, PATIOS, UNCOVERED STEPS, RETAINING WALLS, ROCKERIES, AND SWIMMING POOLS.

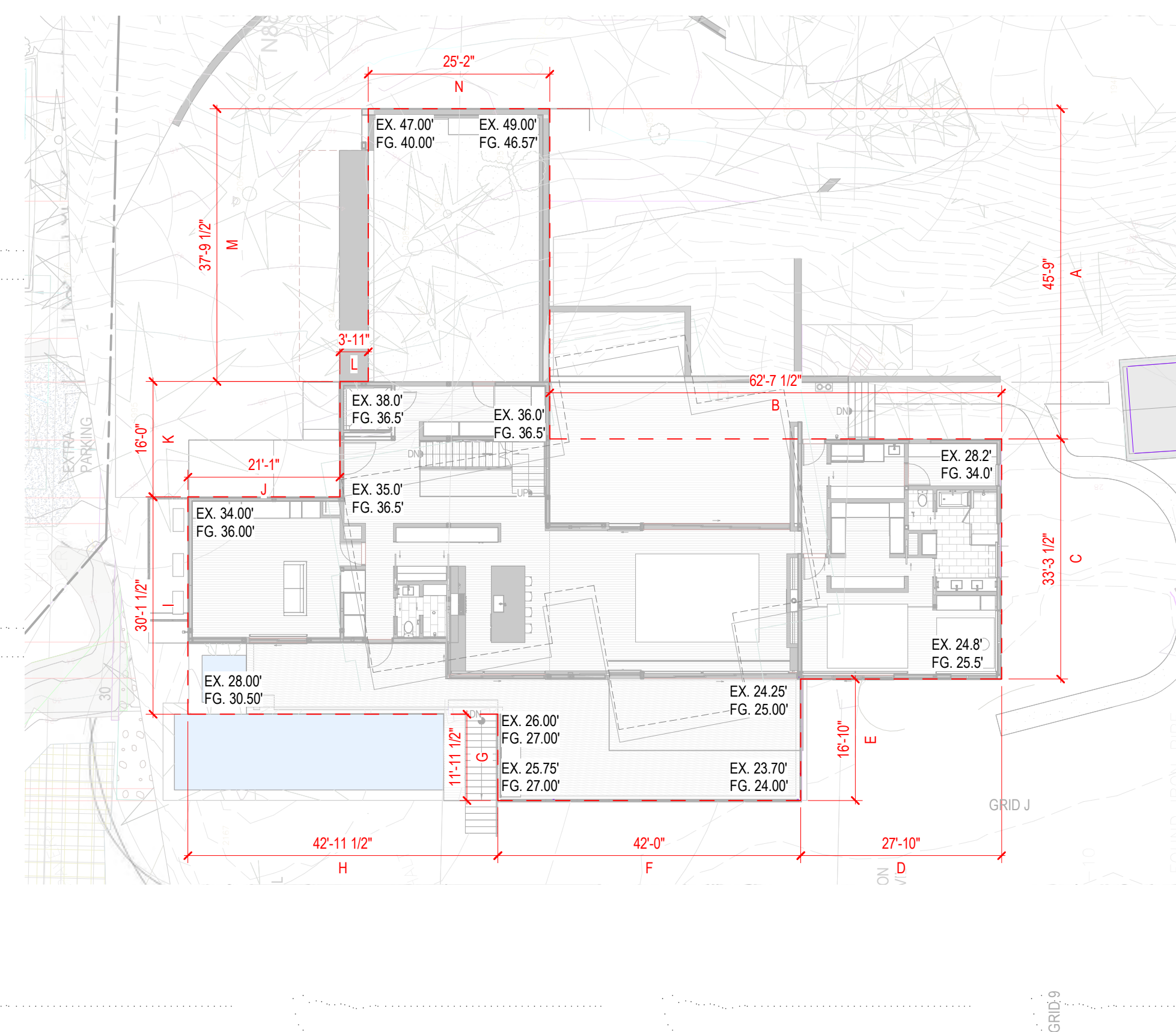
DRIVEWAYS ARE EXCLUDED FROM LANDSCAPED AREA AND HARDSCAPE. INCLUDED IN LOT COVERAGE CALCULATIONS.

LANDSCAPE:
 REQUIRED LANDSCAPE COVERAGE: 6%
 REQUIRED: 4% x 67,873 SF = 2,715 SF
 PROPOSED: 12,263 SF (12,263 - 2,715 = 9,548 SF OVER)

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



2 IMPERVIOUS AREA
 SCALE: 1/16" = 1'-0"



3A AVERAGE ELEVATION BUILDING ELEVATION -PLAN
SCALE: 1/16" = 1'-0"

AVERAGE BUILDING ELEVATION					
INDIVIDUAL WALL SEGMENT	LOWEST ELEVATION (FT)		WALL MID-POINT ELEVATION (FT)	WALL SEGMENT LENGTH (FT)	WEIGHTED SUM OF MID-POINT ELEV (FT) (MID POINT ELEV) x (LENGTH OF WALL SEGMENT)
	POINT 1	POINT 2	(POINT 1 + POINT 2)/2		
A	46.57	36	41.29	45.75	1888.8
B	32.5	28.2	30.35	62.58	839.8
C	28.2	36	26.5	33.29	882.2
D	24.8	24.25	24.525	27.8	681.8
E	24.25	23.7	23.975	16.83	403.5
F	23.7	25.75	24.725	42	1038.5
G	25.75	26	25.875	11.96	309.5
H	26	28	27	42.95	1159.7
I	28	34	31	30.13	934.0
J	34	35	34.5	21.1	727.95
K	35	36.5	35.75	16.00	572.0
L	36.5	36	36.25	3.92	142.1
M	36.5	40	38.25	37.79	1445.5
N	40	46.57	43.29	25.17	1089.5
TOTAL				417.27	12114.9
					29

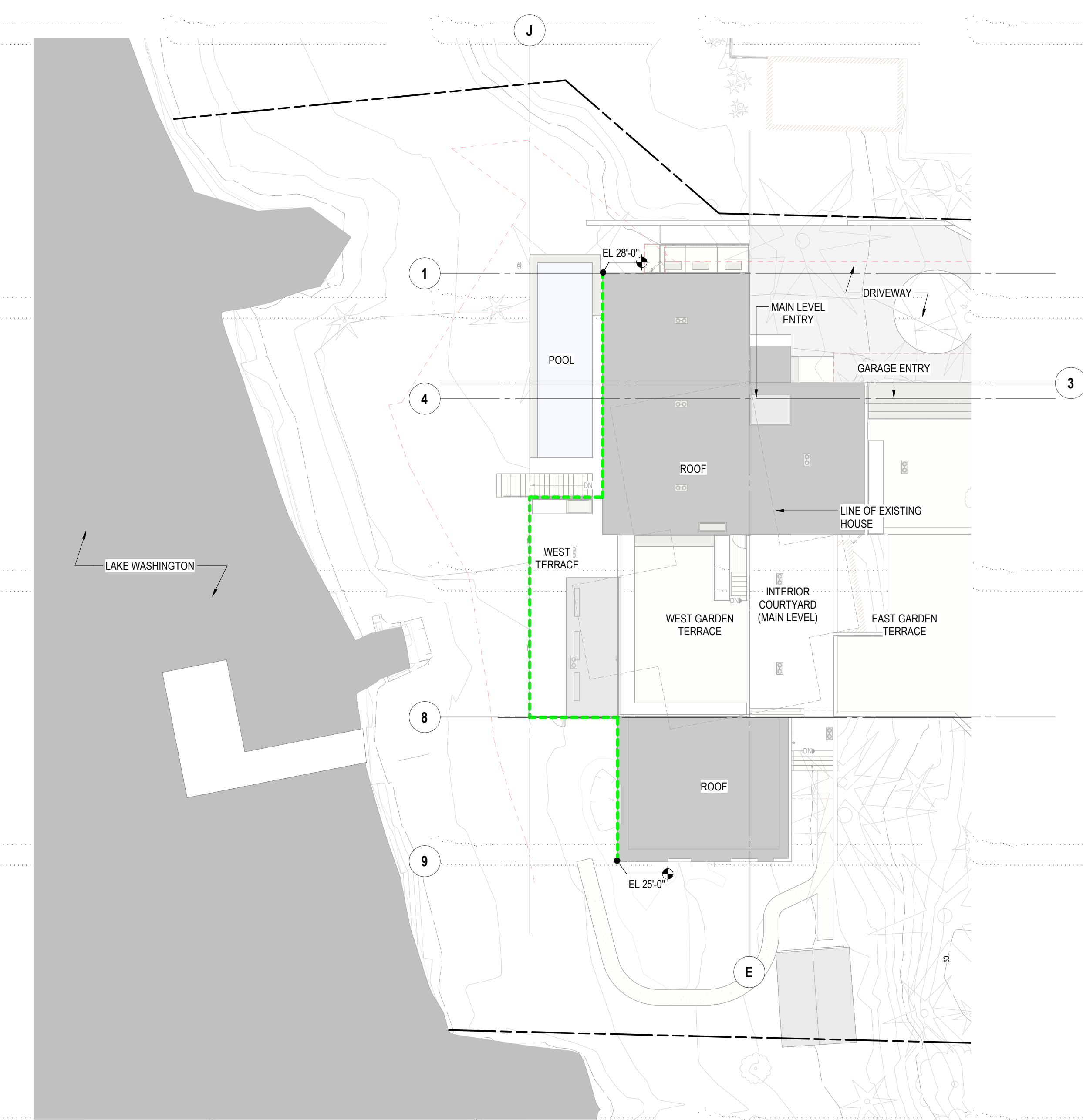
AVERAGE BUILDING ELEVATION (FT) = (WEIGHTED SUM OF THE MIDPOINT ELEVATIONS) / (TOTAL LENGTH OF WALL SEGMENTS)

31.9' SURVEY ELEVATION = 92'-6" = AVERAGE BUILDING ELEVATION
92'-6" + 30' HEIGHT LIMIT = 122'-6" = MAX AVERAGE BUILDING HEIGHT LIMIT

3B AVERAGE BUILDING ELEVATION CALCS
SCALE: 1/2" = 1'-0"

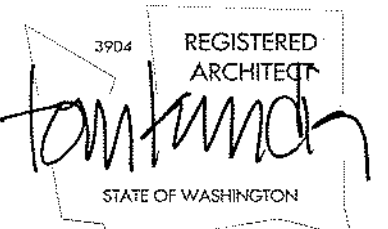


2 WEST ELEVATION- DOWNHILL FACADE
SCALE: 1/8" = 1'-0"



1 SITE PLAN - DOWN HILL FACADE
SCALE: 1/16" = 1'-0"

stamp/seal:



project architect:
project manager:
drawn by:
checked by:
job no.:

revisions:

no. date description:

PERMIT SET
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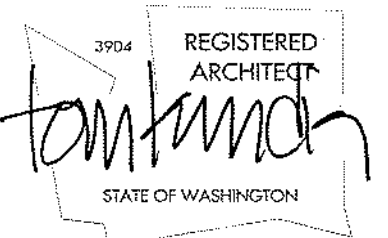
056:

ZONING - BUILDING HEIGHT

sheet:

A0.52

stamp/seat:



DRAWING LEGEND

- 102 — TREE ID PER ARBORIST REPORT
- 101 — EXCEPTIONAL TREE / ID PER ARBORIST REPORT
- DIPLINE OF EXCEPTION TREE
- BUILDABLE AREA AROUND EXCEPTIONAL TREES

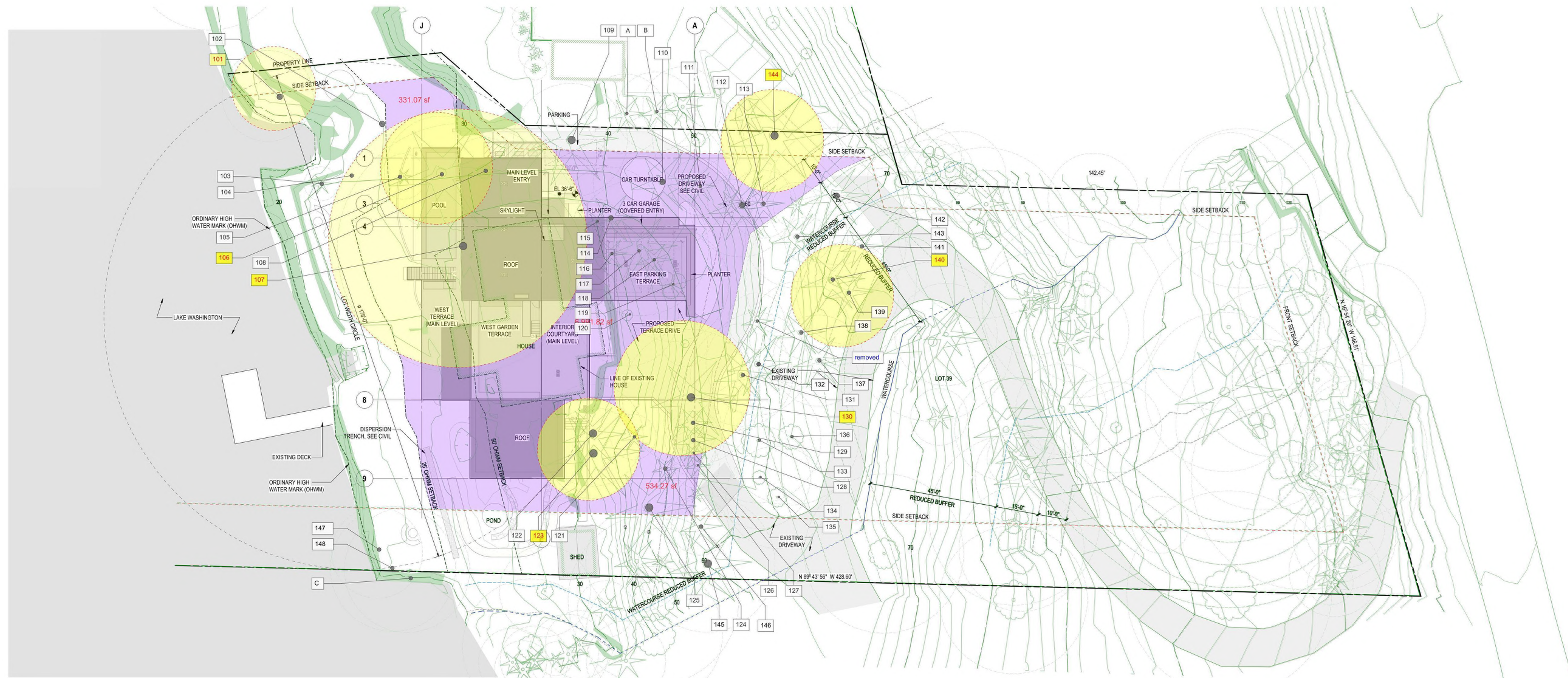
RETENTION / REMOVAL OF EXCEPTIONAL TREES
 (MICC 19.10.060(A)(3))

B. RETENTION WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85% OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER MICC 19.02

7,857 SF BUILDABLE AREA
 AROUND EXCEPTIONAL TREES

12,000 SF MAX ALLOWABLE SF PER MICC
85% x 12,000 SF = 10,200 SF

10,200 SF ALLOWABLE
- 7,857 SF BUILDABLE AREA AROUND EXCEPTIONAL TREES
2,343 SF DEFICIT



project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

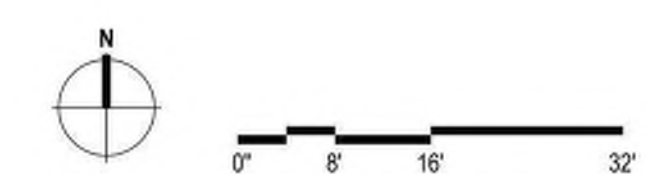
revisions:

 no.: _____ date: _____ description: _____

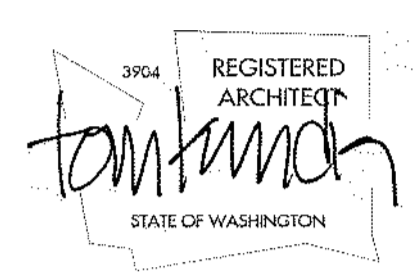
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EXCEPTIONAL
 TREE-BUILDABLE AREA
 EXHIBIT

sheet:
A0.53



stamp/ seal:

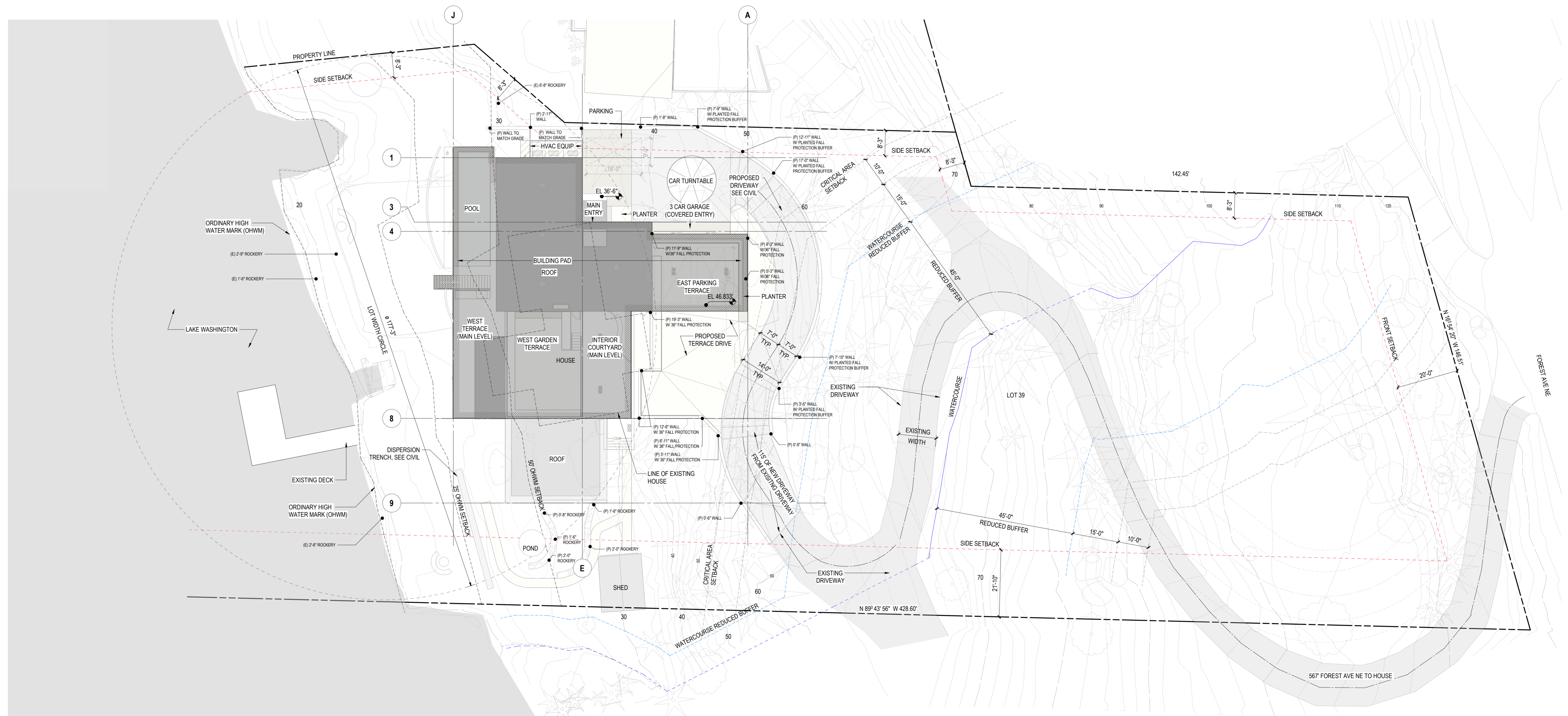


SITE PLAN NOTES

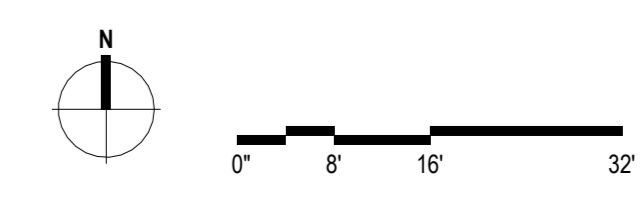
1. SITE SURVEY ELEVATION 36'-0" = MAIN LEVEL BUILDING ELEVATION 100'-0"
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE PLANS
3. SEE ARCHIST REPORT FOR EXISTING TREE LOCATIONS
4. MCC 19.02.020 EACH SINGLE-FAMILY DWELLING WITH A GROSS FLOOR AREA OF 3,000 SQUARE FEET OR MORE SHALL HAVE AT LEAST THREE PARKING SPACES SUFFICIENT IN SIZE TO PARK A PASSENGER AUTOMOBILE. PROVIDED, AT LEAST TWO OF THE STALLS SHALL BE COVERED STALLS.
5. SEE SURVEY FOR ALL EASEMENTS
6. SEE CIVIL FOR ALL PROPOSED (P) WALL HEIGHTS. SEE SURVEYS FOR ALL EXISTING (E) WALLS
7. ALL WALLS GREATER THAN 30" IN HEIGHT THAT ARE ADJACENT TO WALKING SURFACES SHALL COMPLY WITH FALL PROTECTION CODE MINIMUMS.
8. ASSOCIATED LAND USE APPLICATIONS INCLUDE CAR2 AND SHORELINE EXEMPTION PERMIT

SITE PLAN LEGEND

- PROPERTY LINE
- - - SIDE SETBACK
- - - SETBACK EASEMENTS
- 10' EXISTING CONTOURS
- 2' EXISTING CONTOURS
- BUILDING PAD



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



project architect:	_____
project manager:	_____
drawn by:	_____
checked by:	_____
job no.:	_____
revisions:	_____
no.:	_____
date:	_____
description:	_____

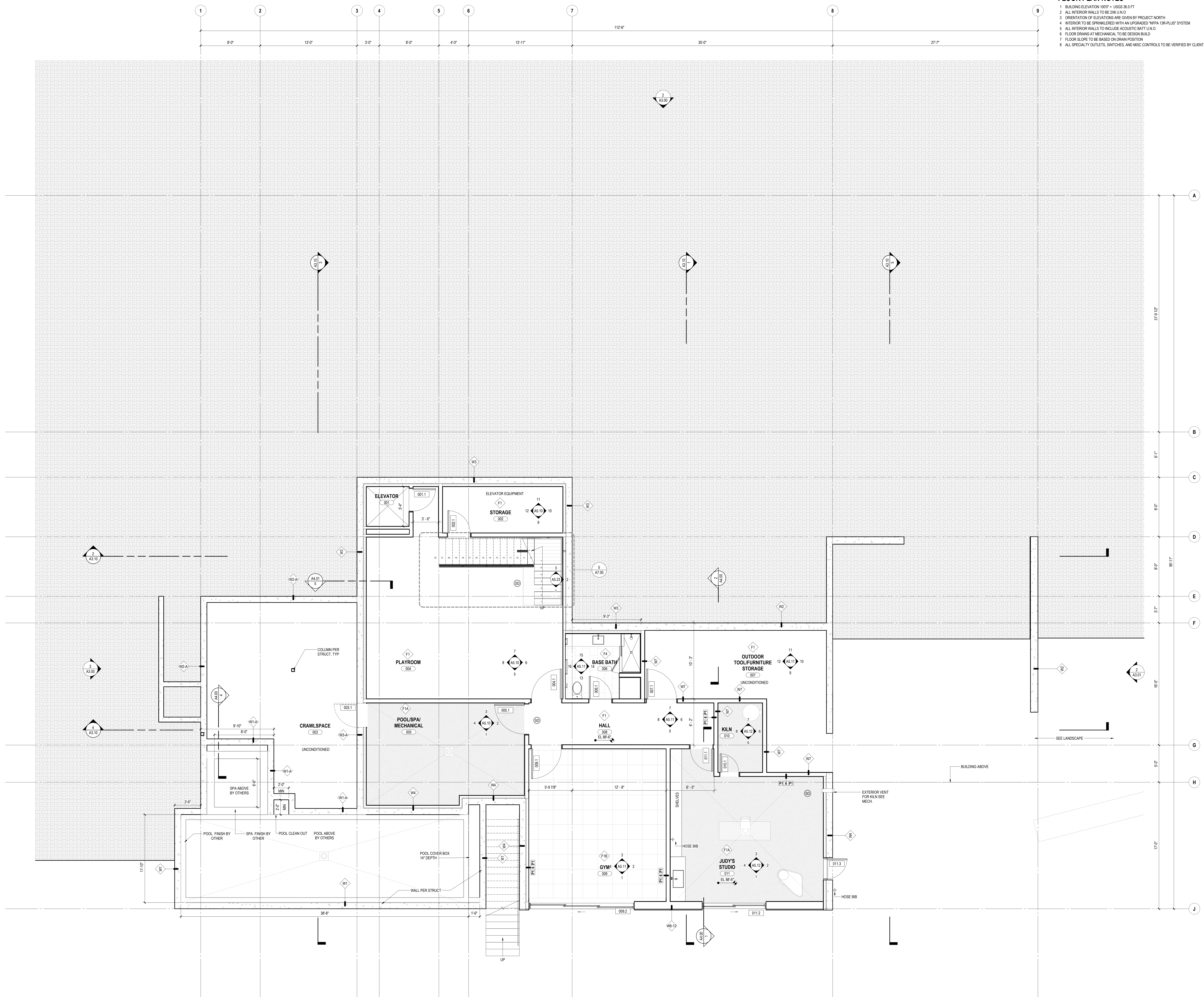
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SITE PLAN

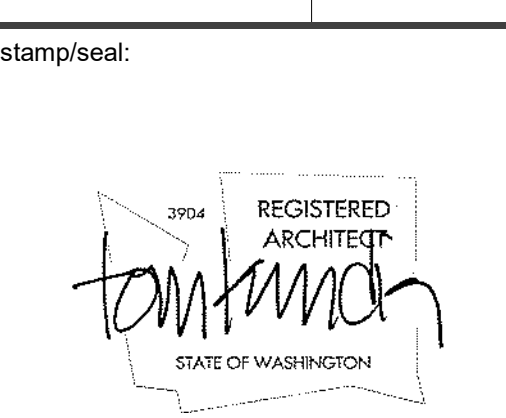
sheet:
A1.00

FLOOR PLAN NOTES

- 1. BUILDING ELEVATION 1020" + USGS 36.5 FT
- 2. ALL INTERIOR WALLS TO BE 2X8 U.N.O.
- 3. ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
- 4. INTERIOR TO BE SPRINKLED WITH AN UPGRADED 'NFPA 13R-PLUS' SYSTEM
- 5. ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.N.O.
- 6. FLOOR DRAINS AT MECHANICAL TO BE DESIGN BUILD
- 7. FLOOR SLOPE TO BE BASED ON DRAIN POSITION
- 8. ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT



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



project architect:	
project manager:	
drawn by:	
checked by:	
job no.:	
revisions:	
no.:	date: description:

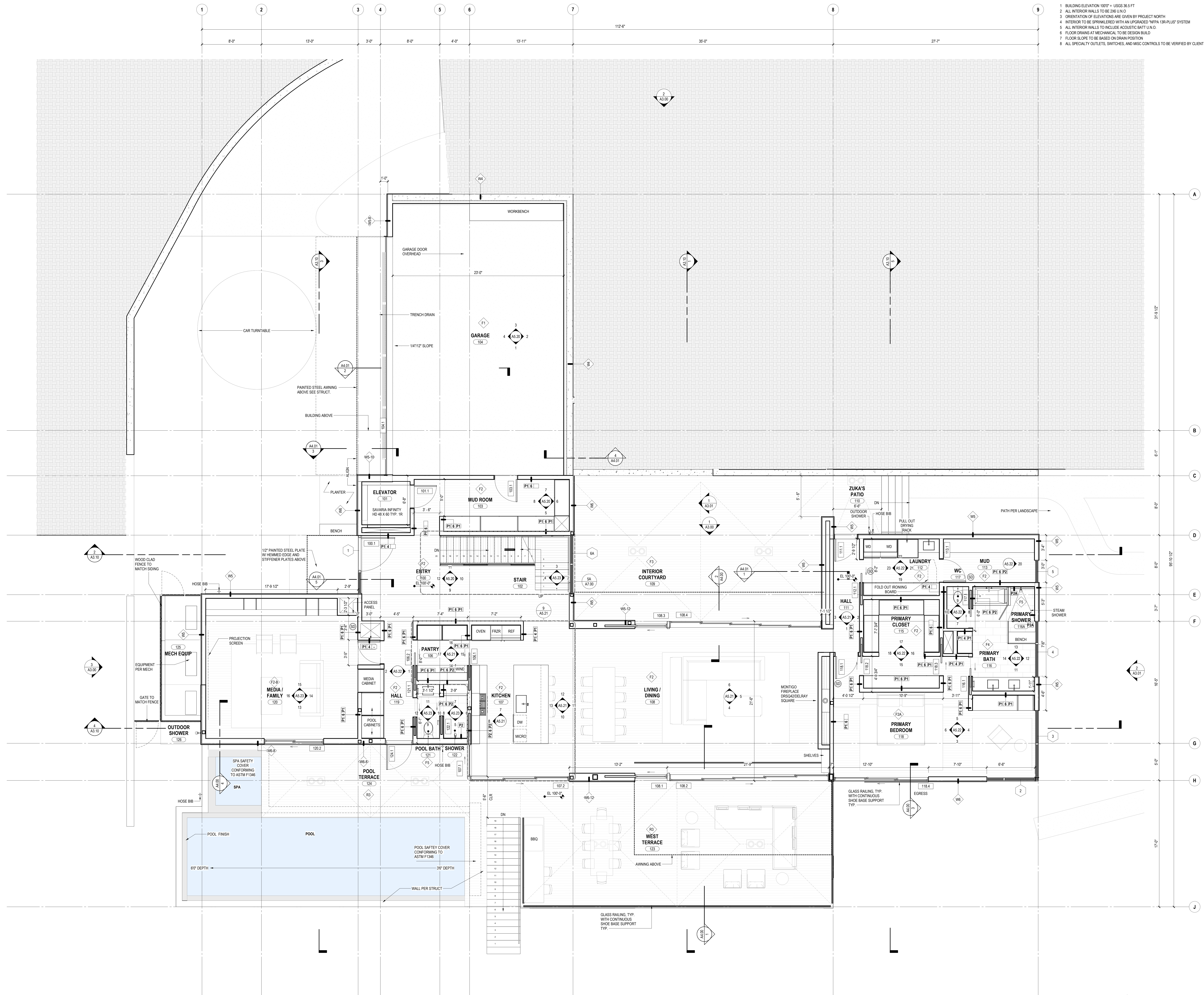
PERMIT SET
09/08/2023

LOWER LEVEL FLOOR PLAN

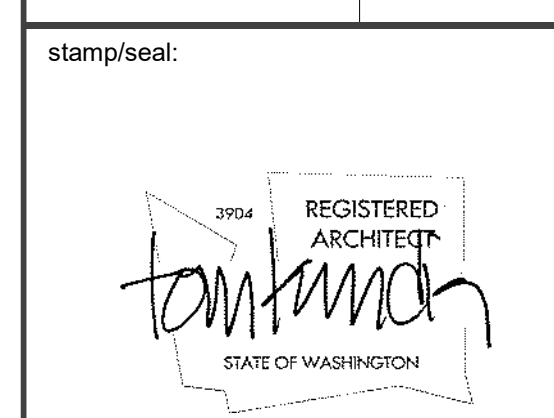
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FLOOR PLAN NOTES

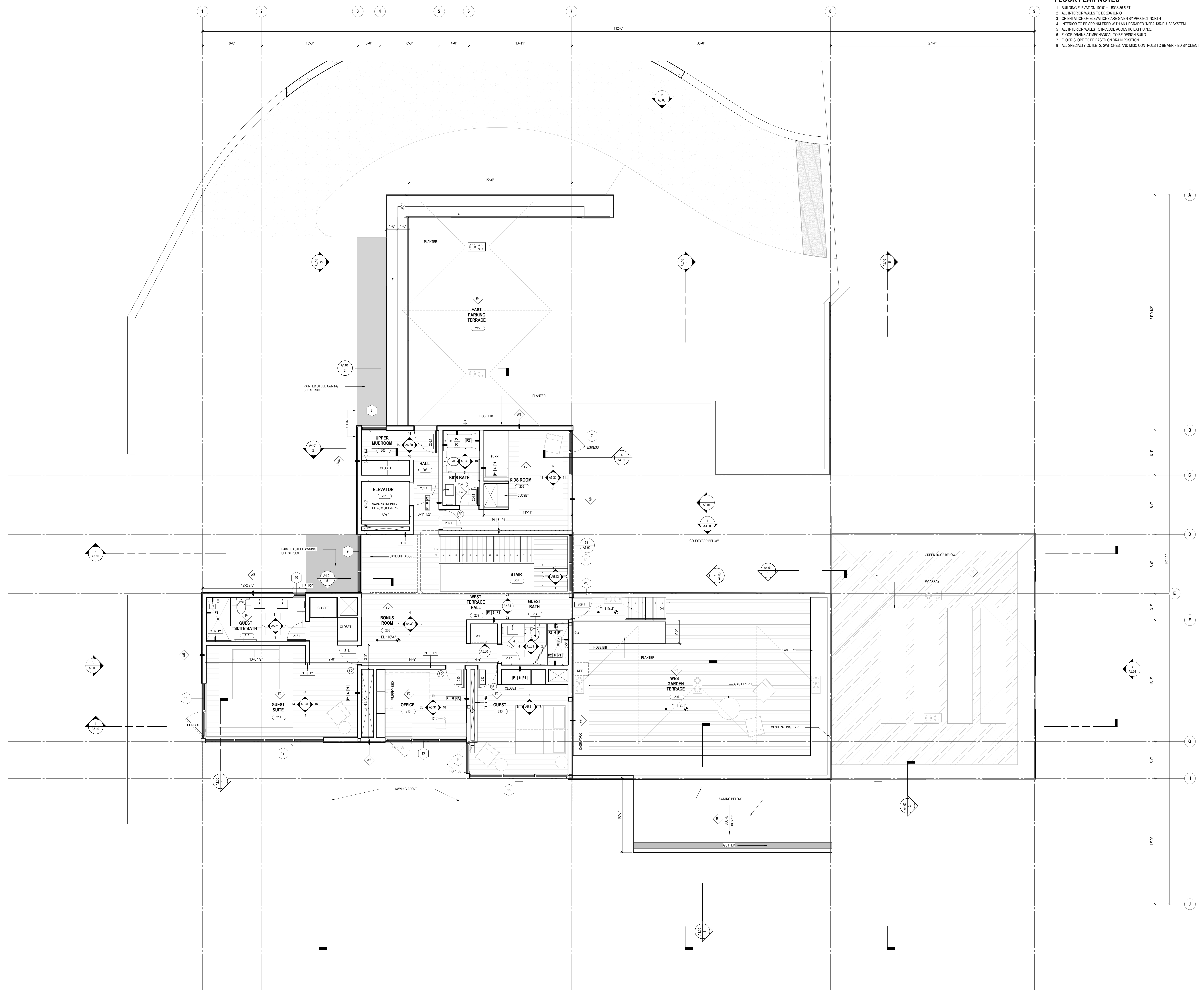
1. BUILDING ELEVATION 100' ± USGS 36.5 FT
2. ALL INTERIOR WALLS TO BE 2X8 U.O.
3. ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
4. INTERIOR TO BE SPRINKLERED WITH AN UPGRADED 'NIPA 13R PLUS' SYSTEM
5. ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.O.
6. FLOOR DRAINS AT MECHANICAL TO BE DESIGN BUILD
7. FLOOR SLOPE TO BE BASED ON DRAIN POSITION
8. ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



project architect:	
project manager:	
drawn by:	
checked by:	
job no.:	
revisions:	
no.:	date: description:

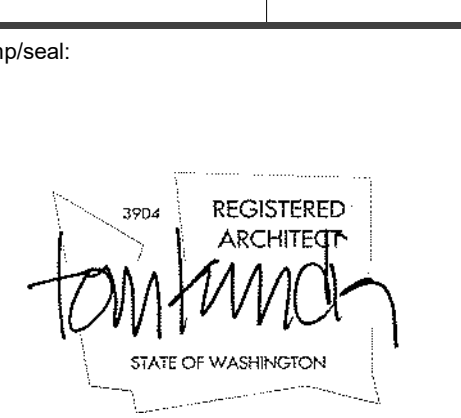


- FLOOR PLAN NOTES**
1. BUILDING ELEVATION 1020' - USGS 36.5 FT
 2. ALL INTERIOR WALLS TO BE 2X8 U.O.
 3. ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
 4. INTERIOR TO BE SPRINKLERED WITH AN UPGRADED "NFPA 13R-PLUS" SYSTEM
 5. ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.O.
 6. FLOOR GRABS AT MECHANICAL TO BE DESIGN BUILD
 7. FLOOR SLOPE TO BE BASED ON DRAIN POSITION
 8. ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT

100 South Jackson St., Suite 600
 Seattle, Washington 98104
 TEL: 206.461.0111
 WWW.OLSONKUNDIG.COM

Olson Kundig
 ARCHITECTS

PROJECT:
FUSED ELEMENTS
 4525 FOREST AVE SE MERCER ISLAND WA 98040



project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

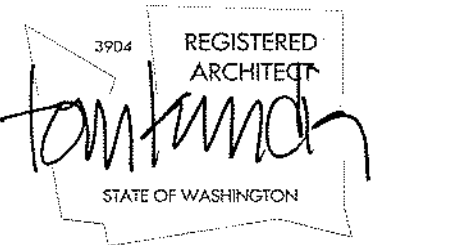
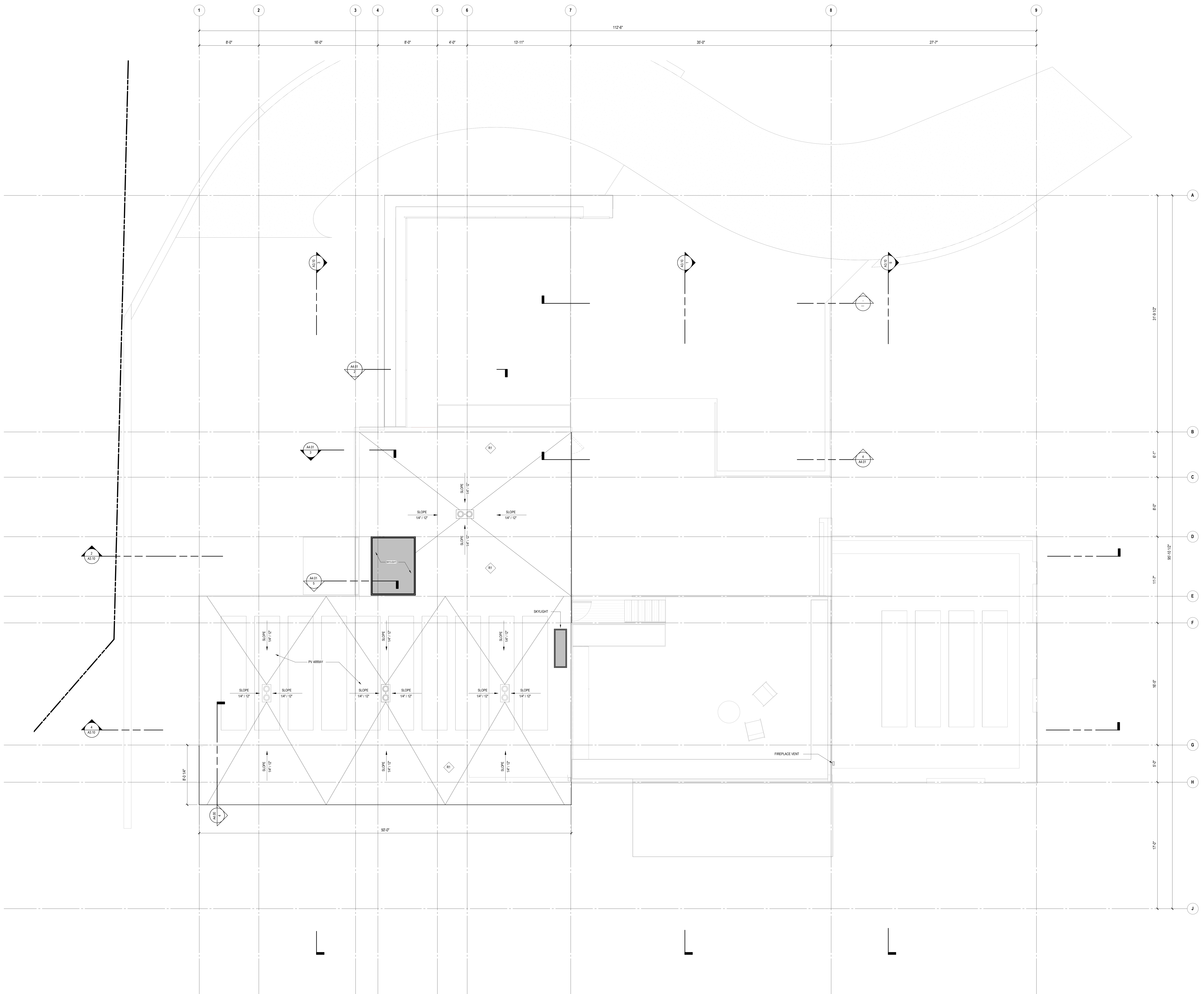
revisions:

no.	date	description

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

PERMIT SET
 09/08/2023

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A2.30



stamp seal:

project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

revisions:

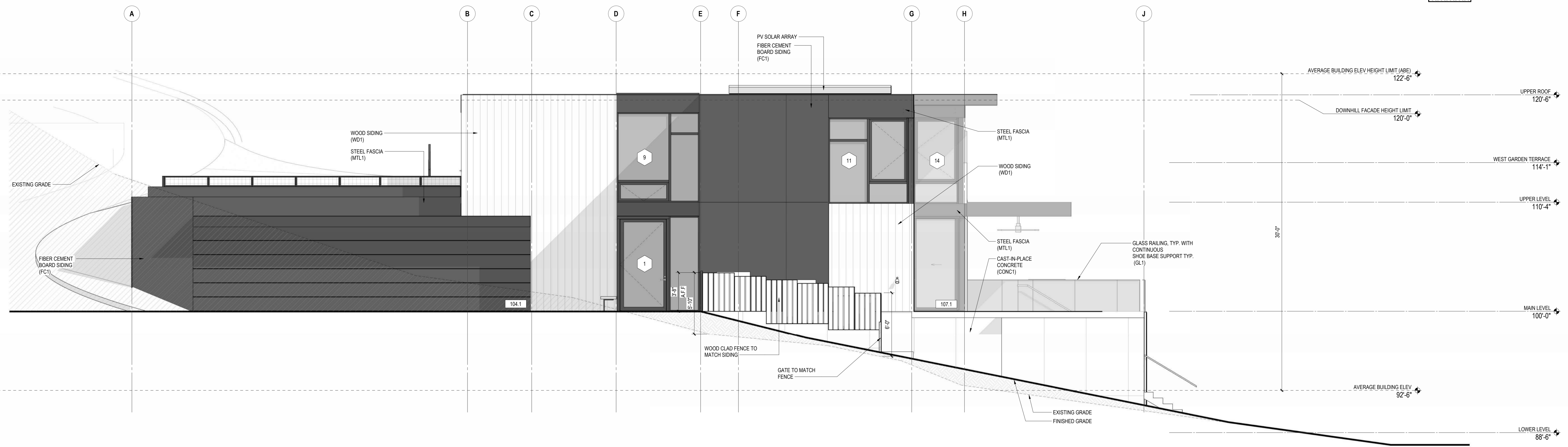
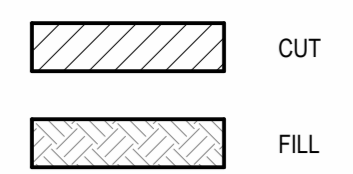
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PERMIT SET
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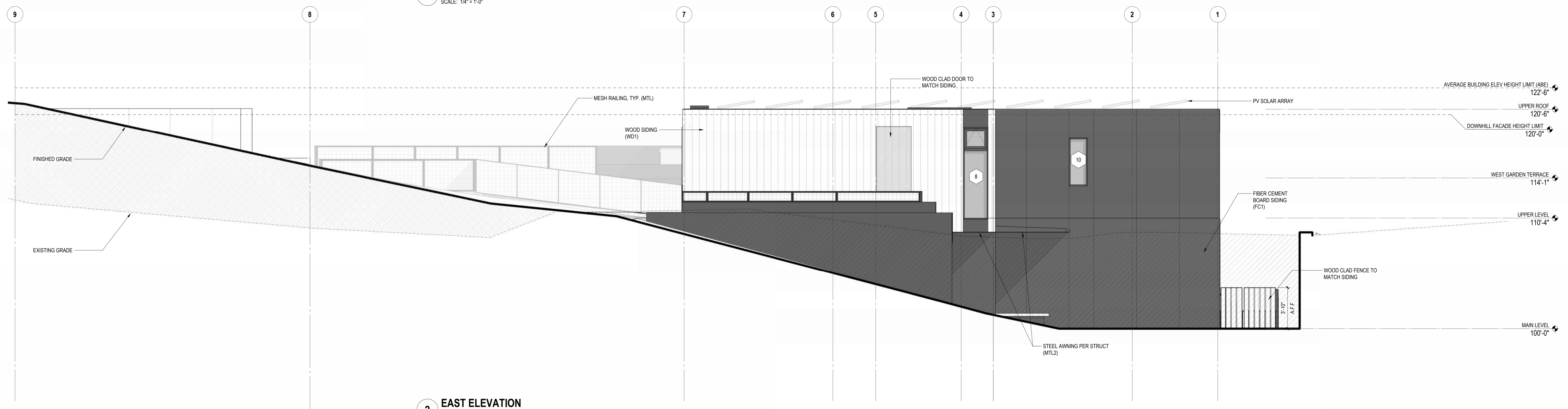
ROOF LEVEL FLOOR PLAN

sheet: **A2.40**

ELEVATION LEGEND

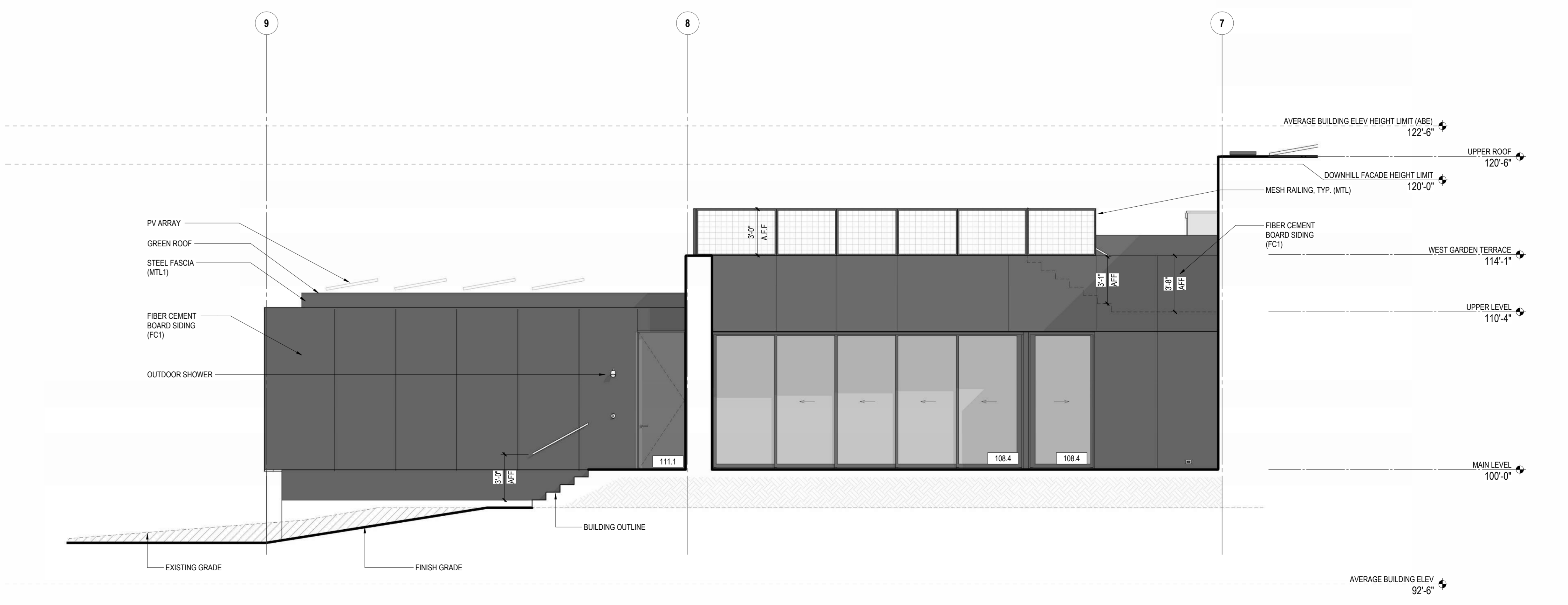


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

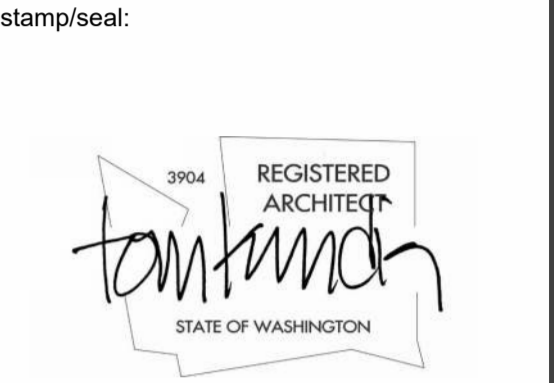
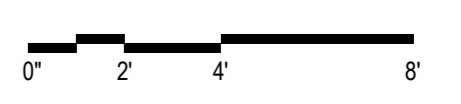


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEY	
	CAST-IN-PLACE CONCRETE (CONCT) SMOOTH PANEL-FORMED CONCRETE WITH EXPOSED TIE HOLES
	PAINTED STEEL TO MATCH WINDOWS (MTL1, MTL2) STEEL SOFFIT STEEL FASCIA EXTERIOR COLUMNS
	METAL WINDOWS THERMALLY BROKEN METAL WINDOWS
	VERTICAL FIBER CEMENT SIDING (FC1) SWISS PEARL LARGO, BLACK OPAL TONES
	VERTICAL WOOD SIDING (WD1) CEDAR SIDING WITH PINE TAR FINISH
	GLASS EXTERIOR GUARDRAILS WITH CONTINUOUS SHOE BASE SUPPORT TYP (GL1)



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



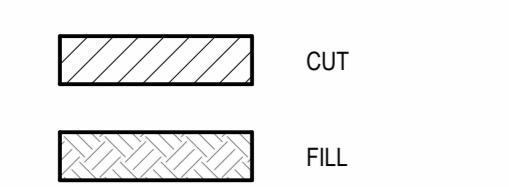
project architect:	_____
project manager:	_____
drawn by:	_____
checked by:	_____
job no.:	_____
revisions:	_____
no.:	_____
date:	_____
description:	_____

PERMIT SET
09/08/2023

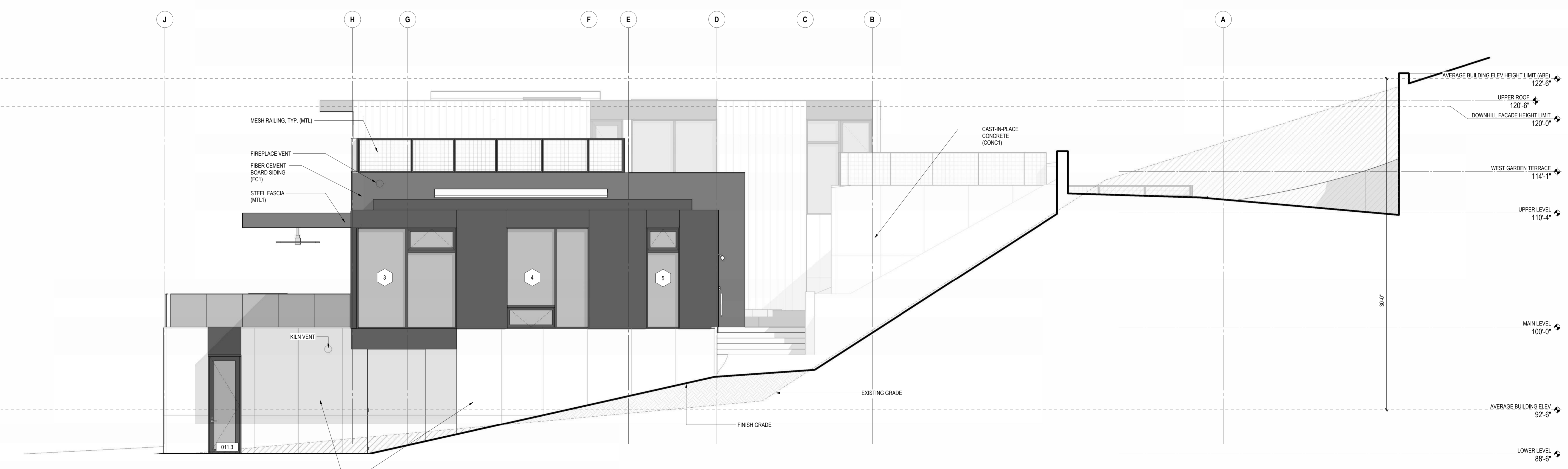
EXTERIOR ELEVATIONS
NORTH AND EAST

sheet: **A3.00**

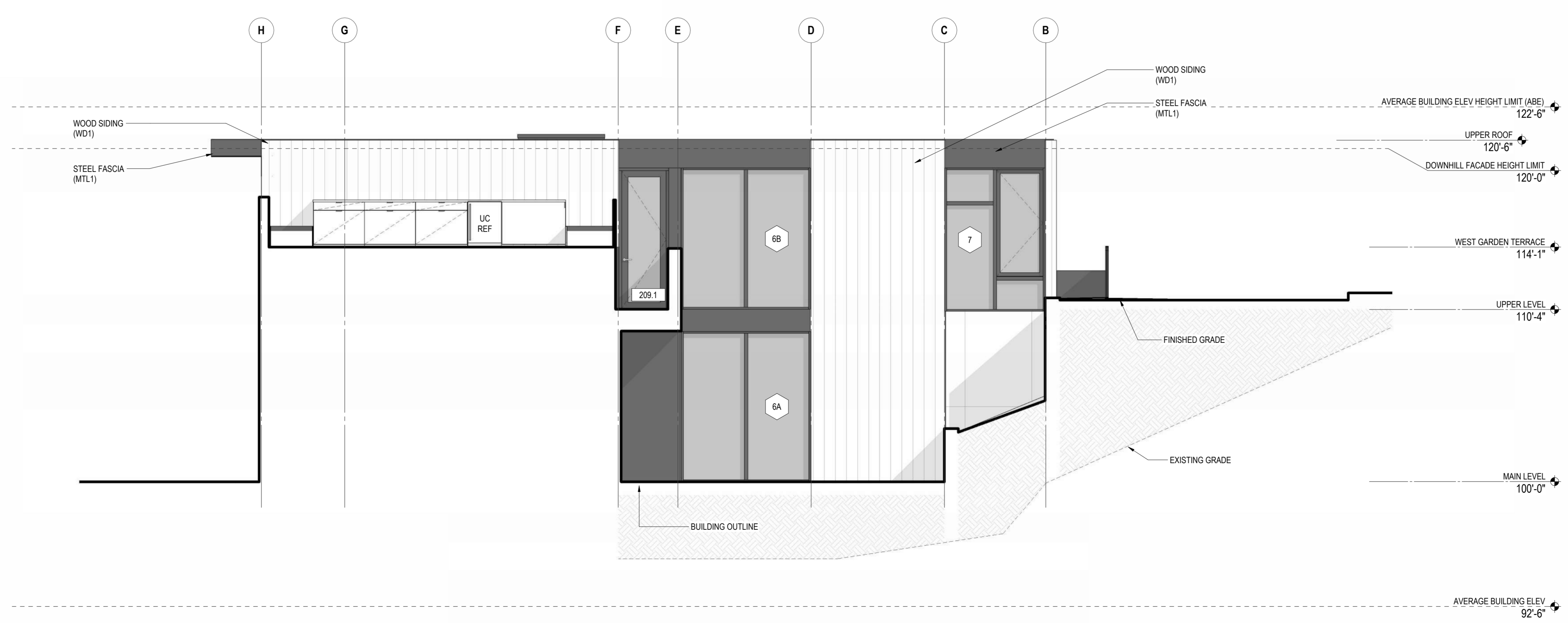
ELEVATION LEGEND



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

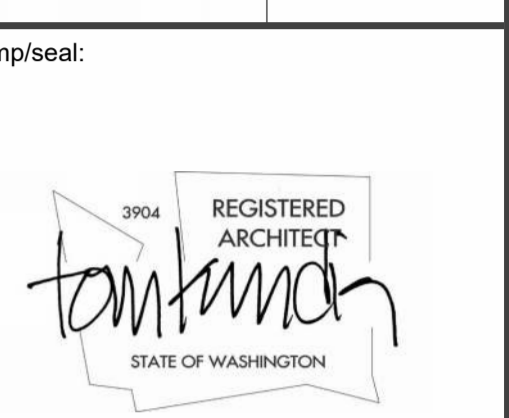
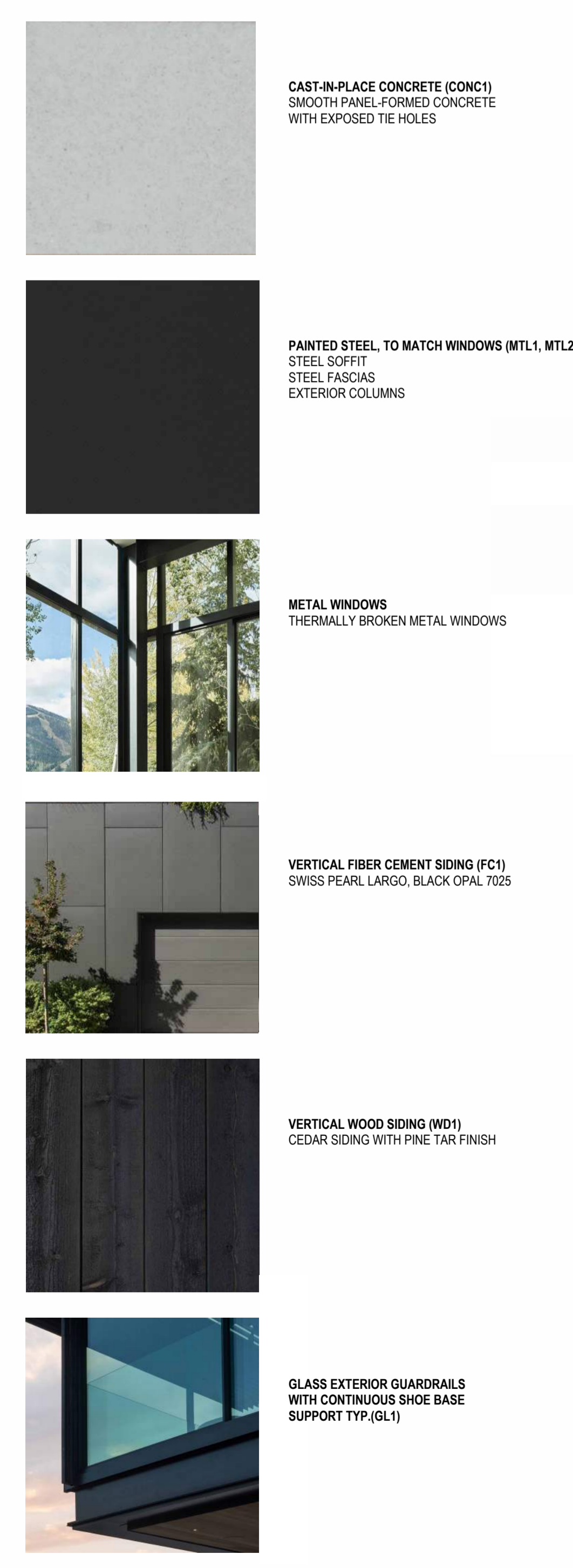


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PARTIAL ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEY



project architect: _____
project manager: _____
drawn by: _____
checked by: _____
job no.: _____

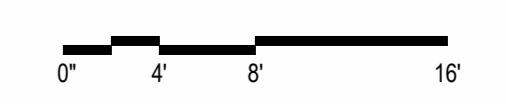
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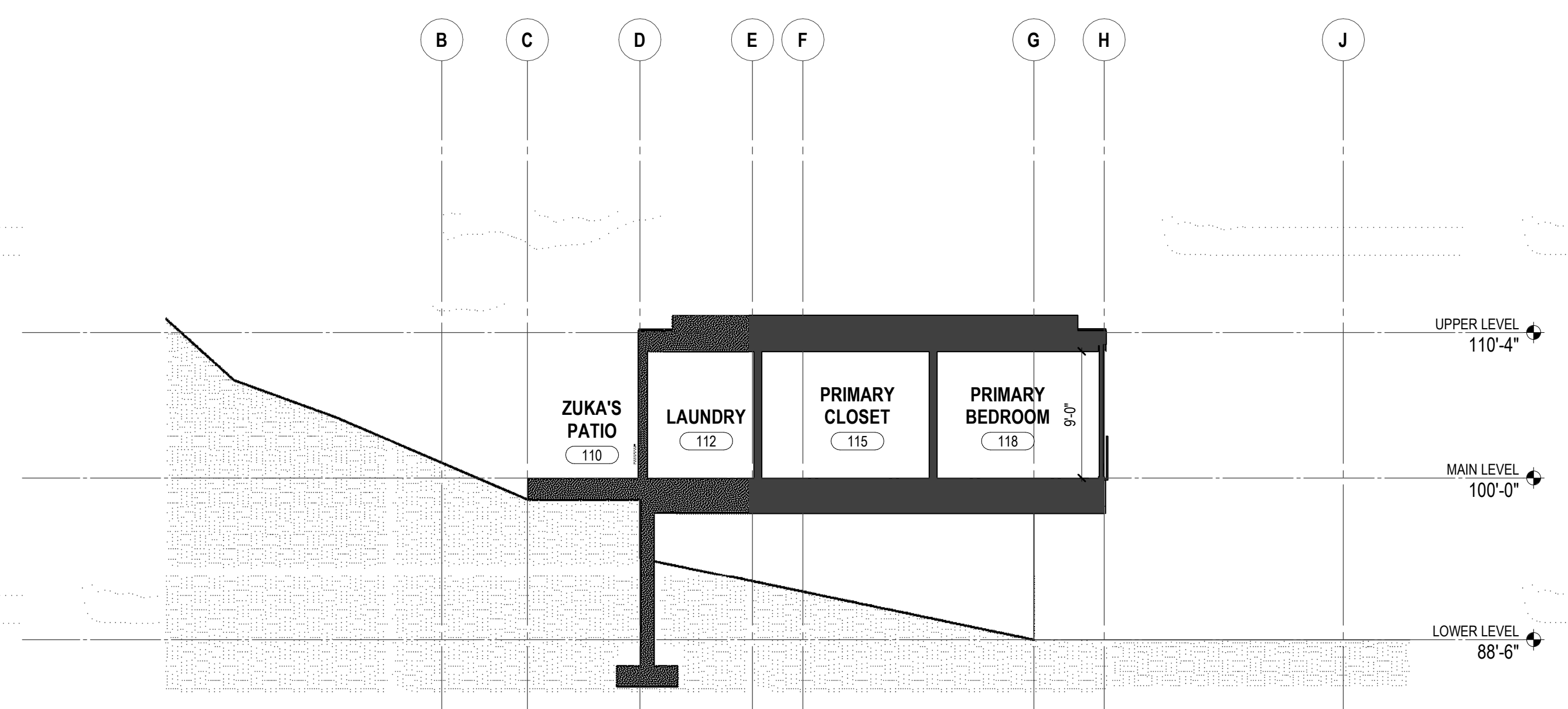
no.	date	description

PERMIT SET
09/08/2023

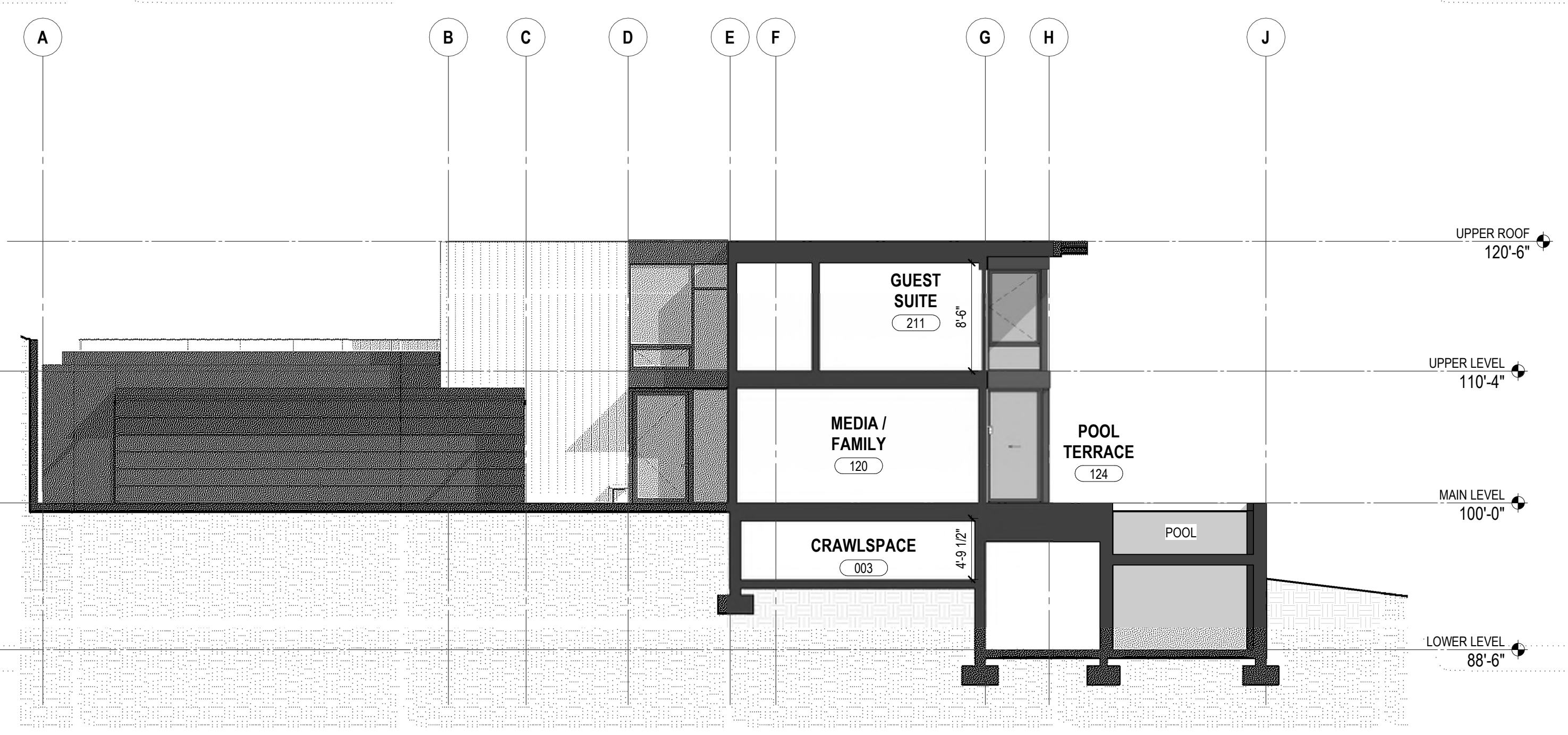
EXTERIOR ELEVATIONS
SOUTH AND WEST

sheet:
A3.01

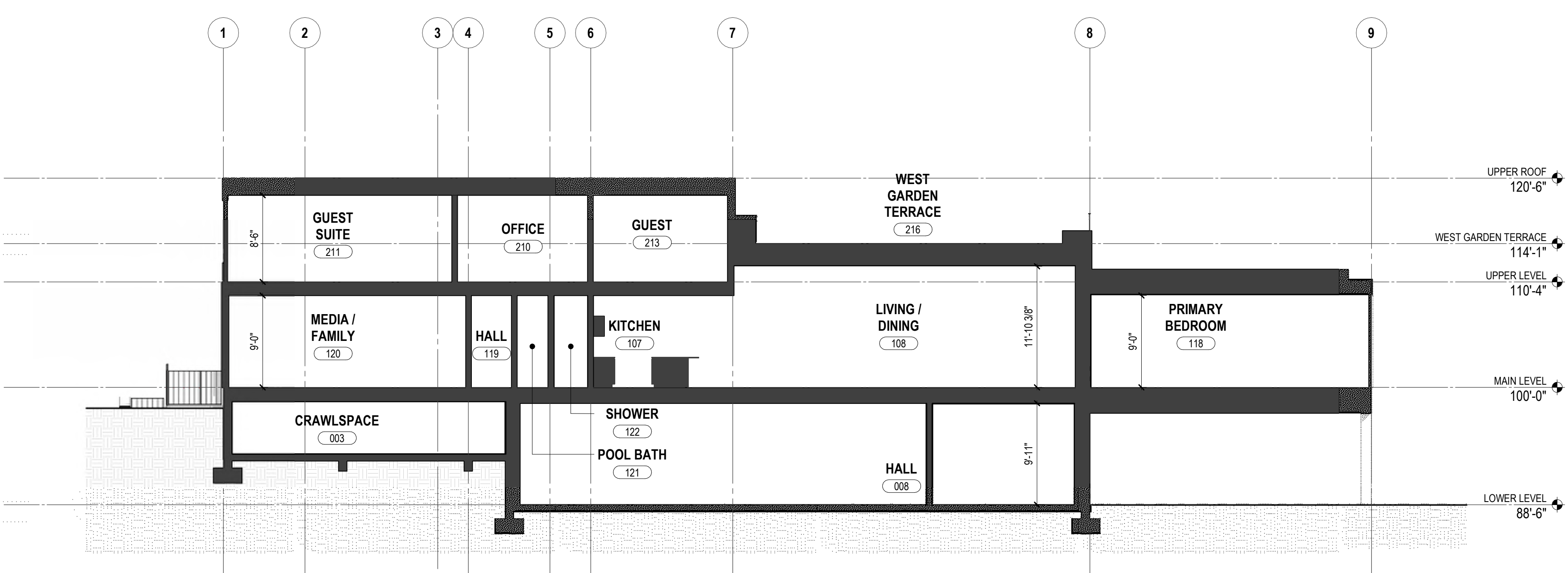




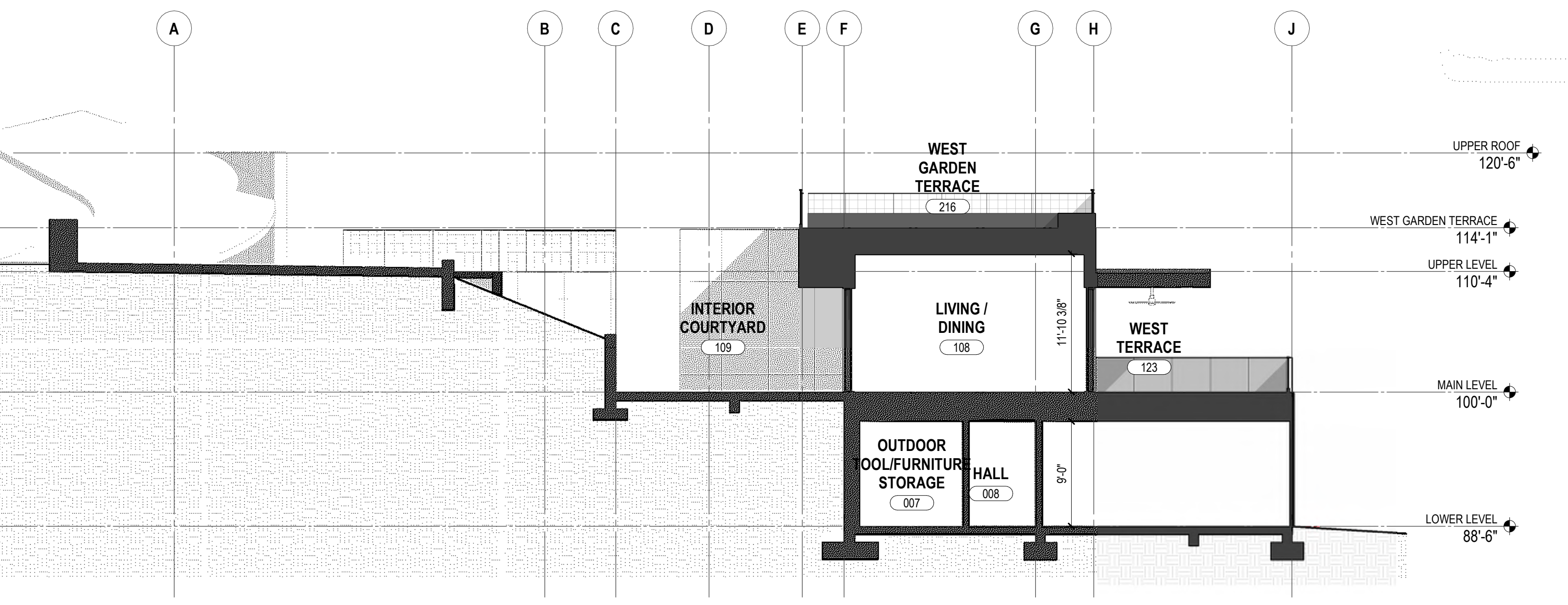
5 E-W SECTION AT PRIMARY SUITE
 SCALE: 1/8" = 1'-0"



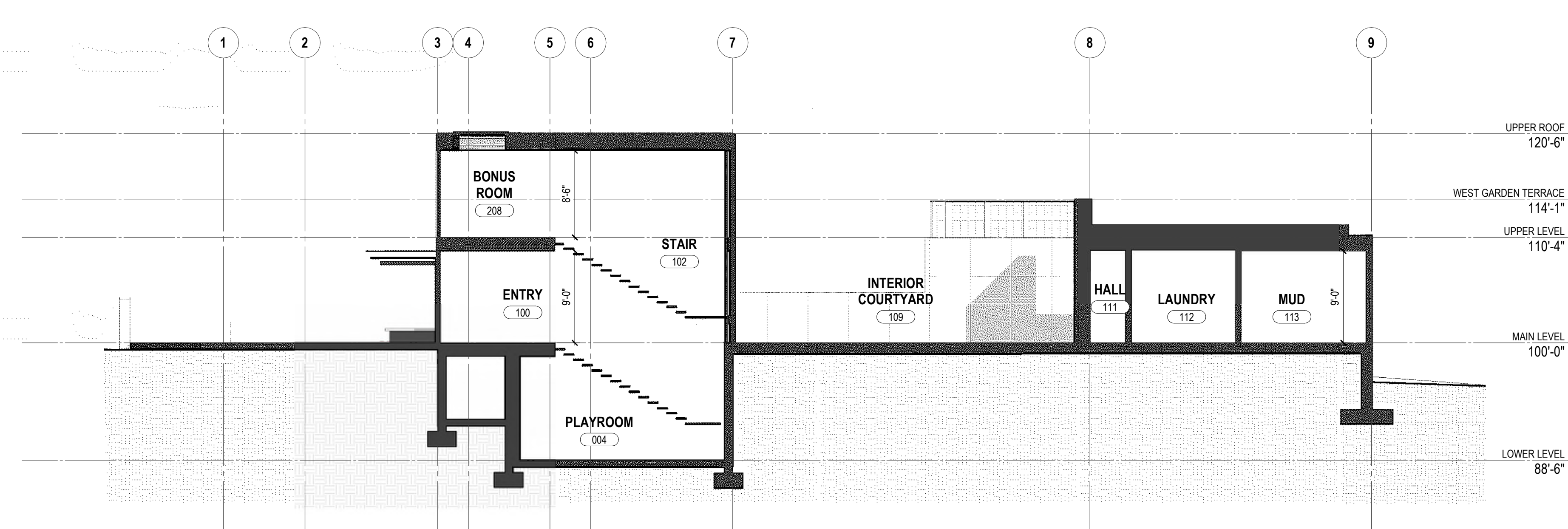
3 E-W SECTION AT GUEST SUITE
 SCALE: 1/8" = 1'-0"



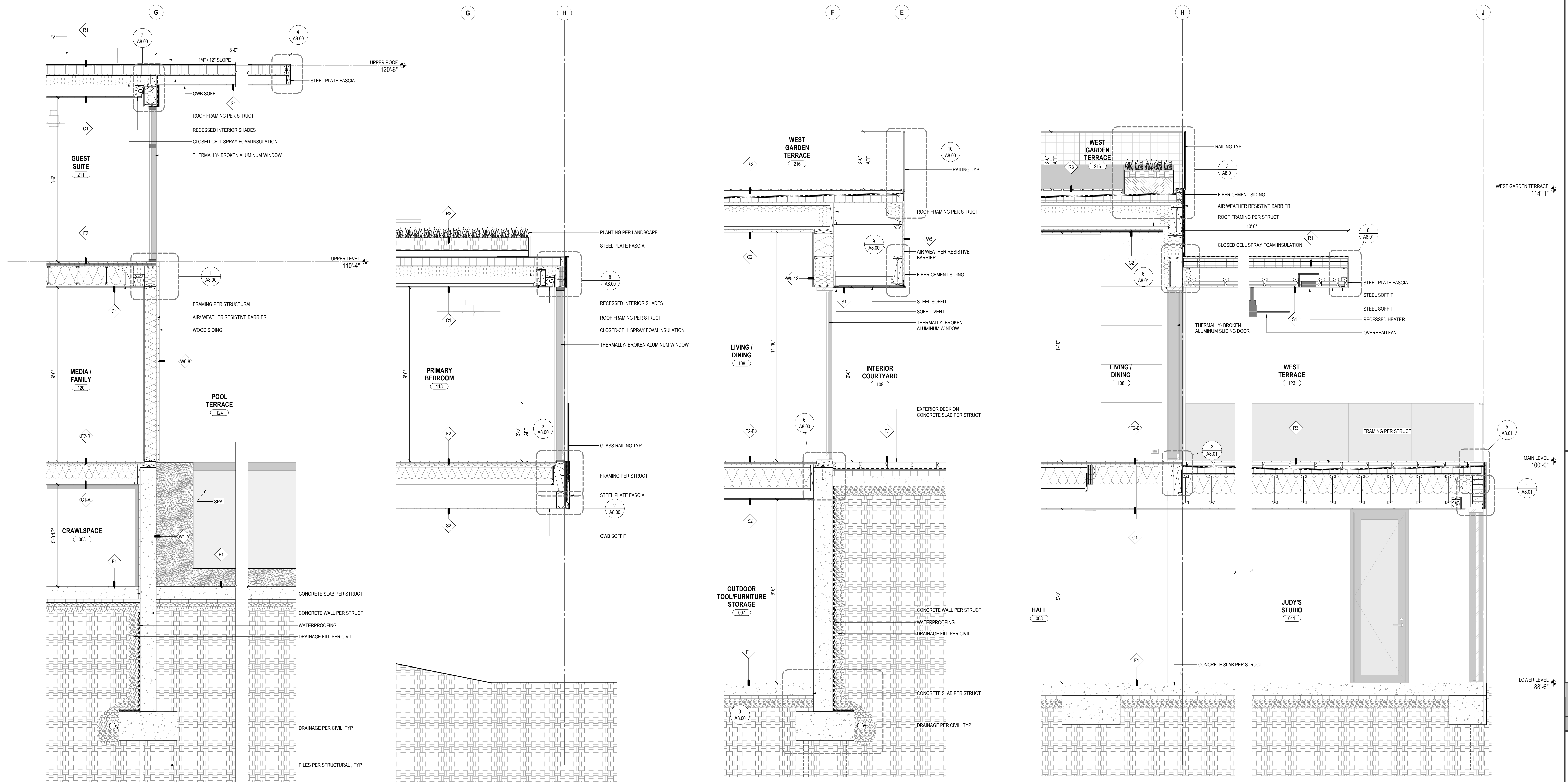
4 N-S LONGITUDINAL AT LIVING
 SCALE: 1/8" = 1'-0"



1 E-W SECTION AT EXT COURTYARD
 SCALE: 1/8" = 1'-0"



2 N-S LONGITUDINAL AT EXT COURTYARD
 SCALE: 1/8" = 1'-0"



project architect:
 project manager:
 drawn by:
 checked by:
 job no.:

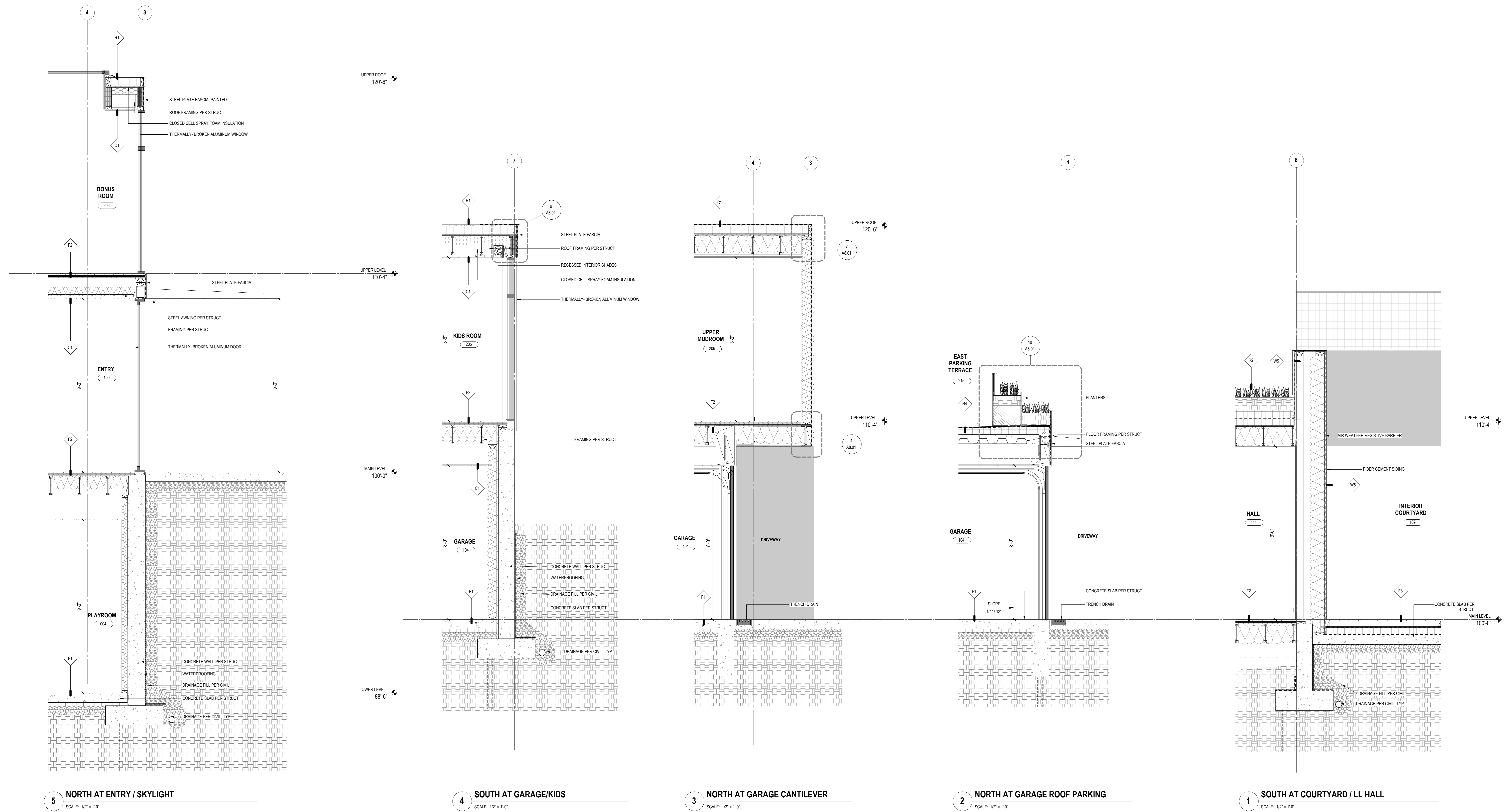
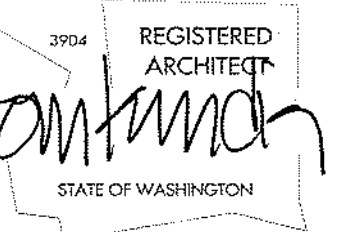
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WALL SECTIONS
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project manager: _____
drawn by: _____
checked by: _____
job no.: _____

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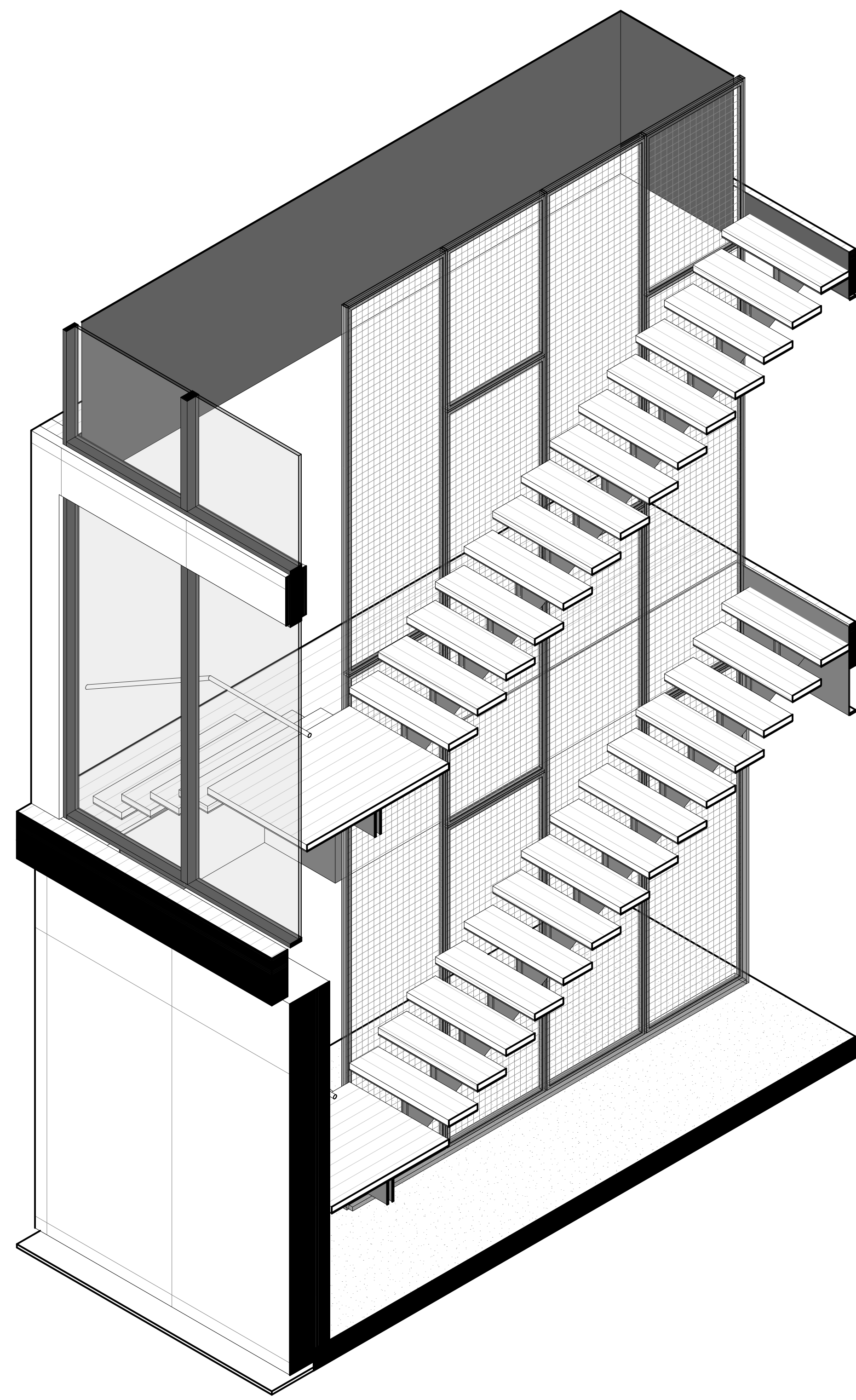
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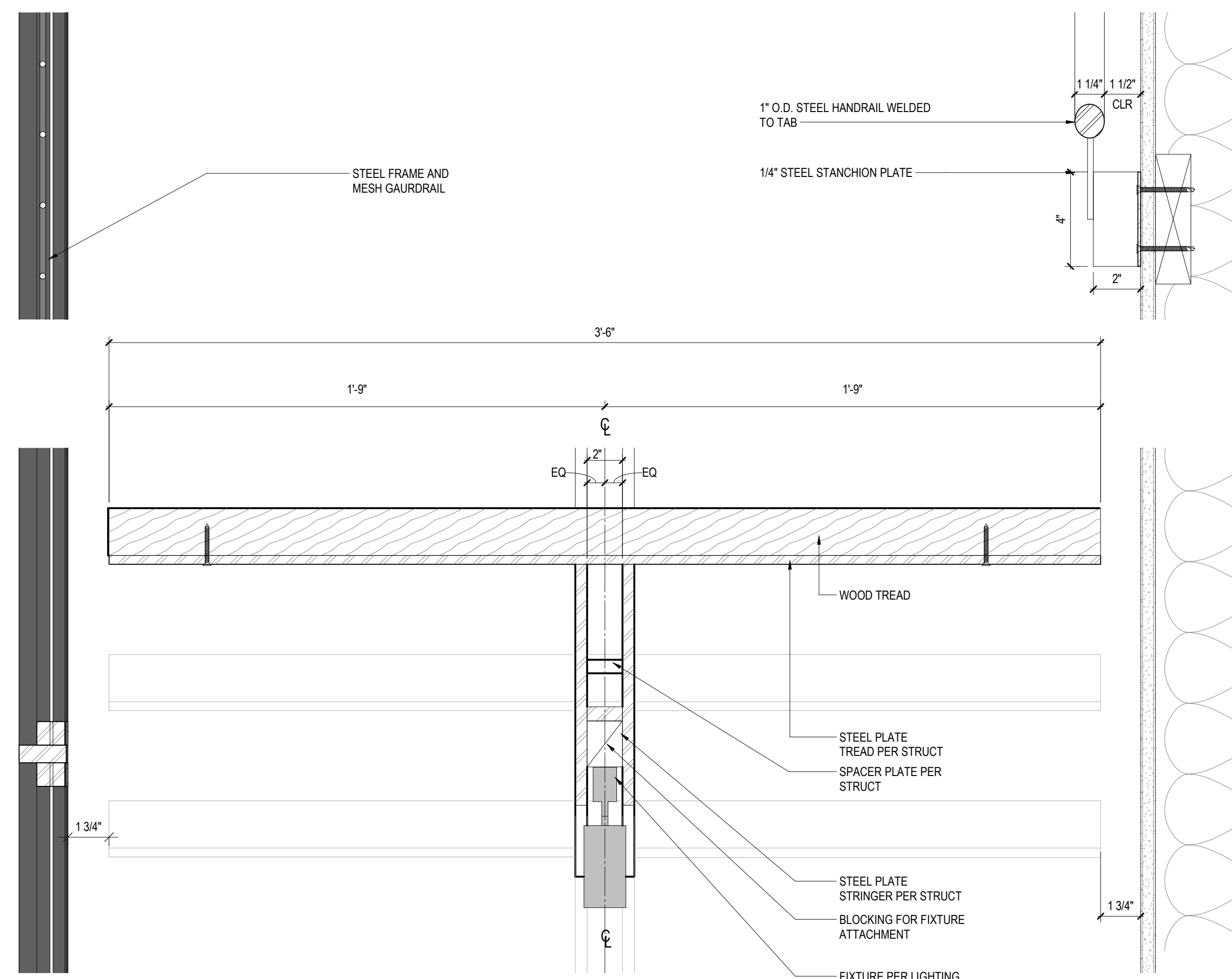
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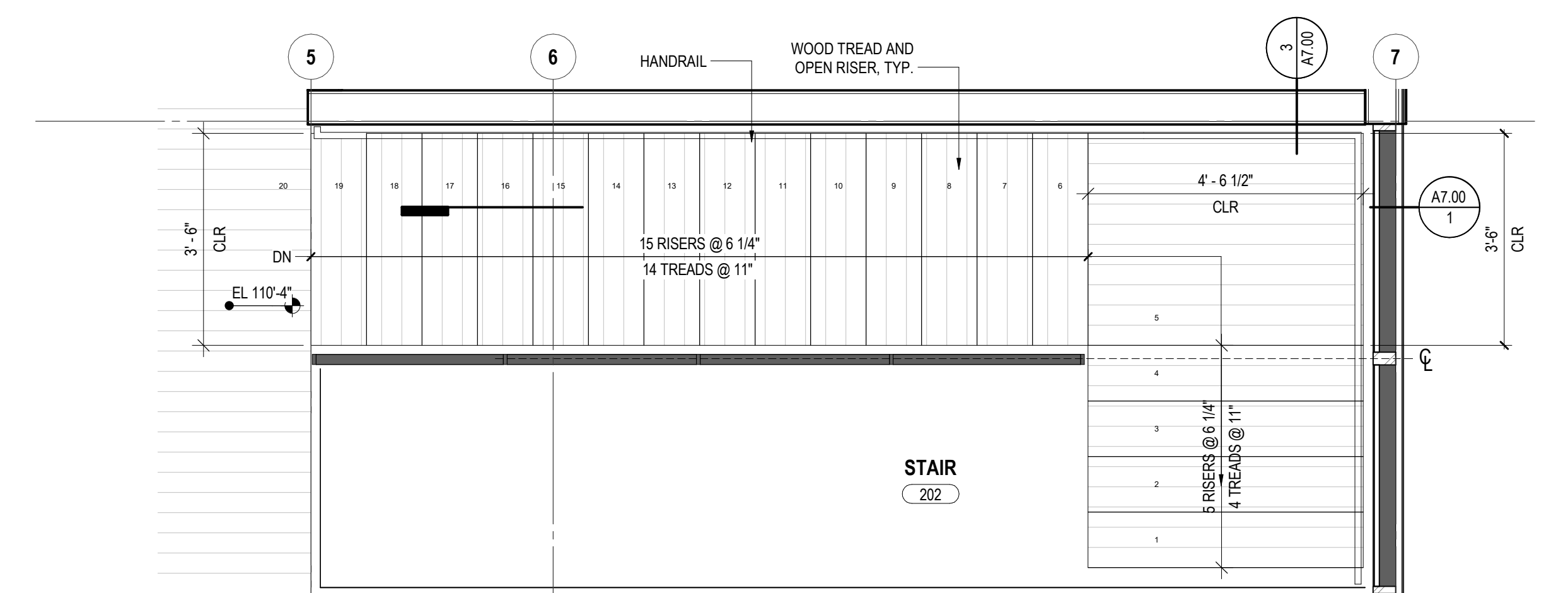
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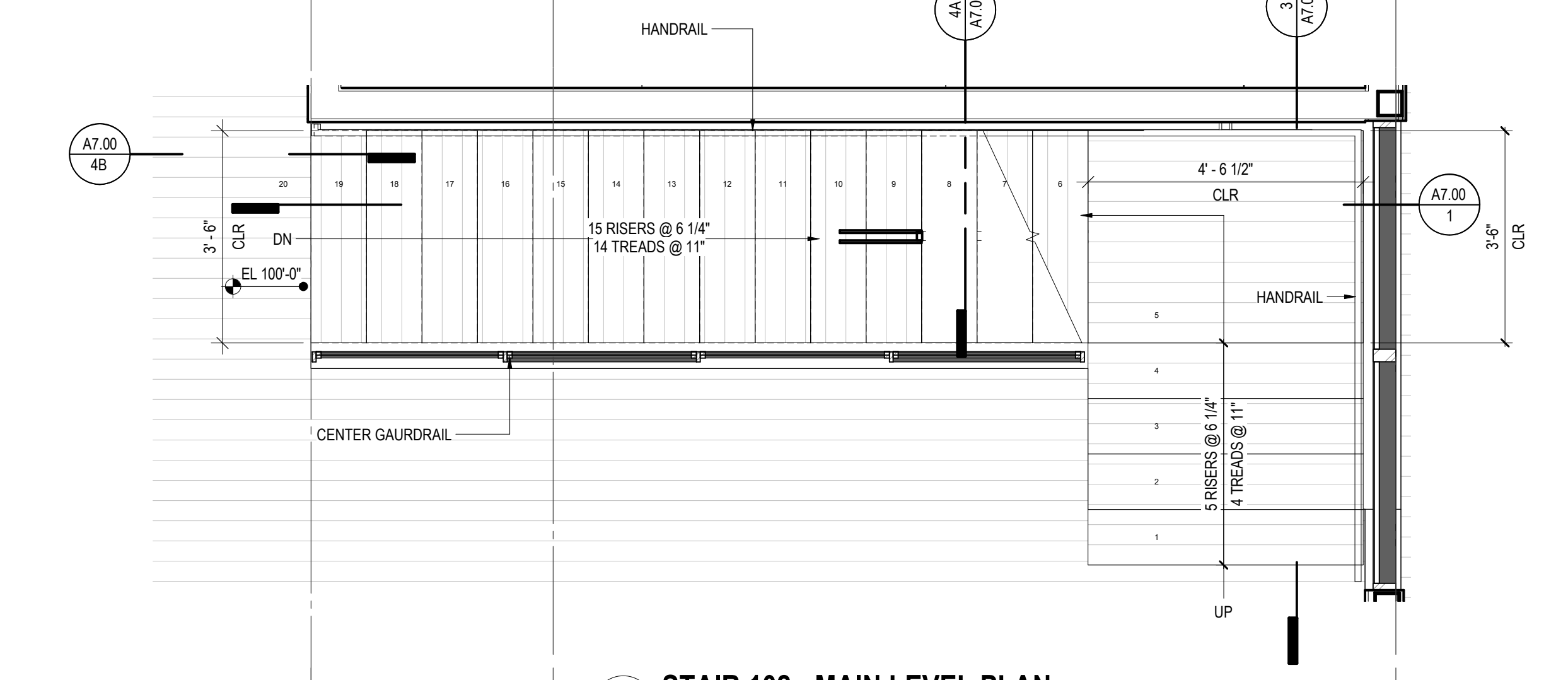
6 STAIR 102 - AXON WEST
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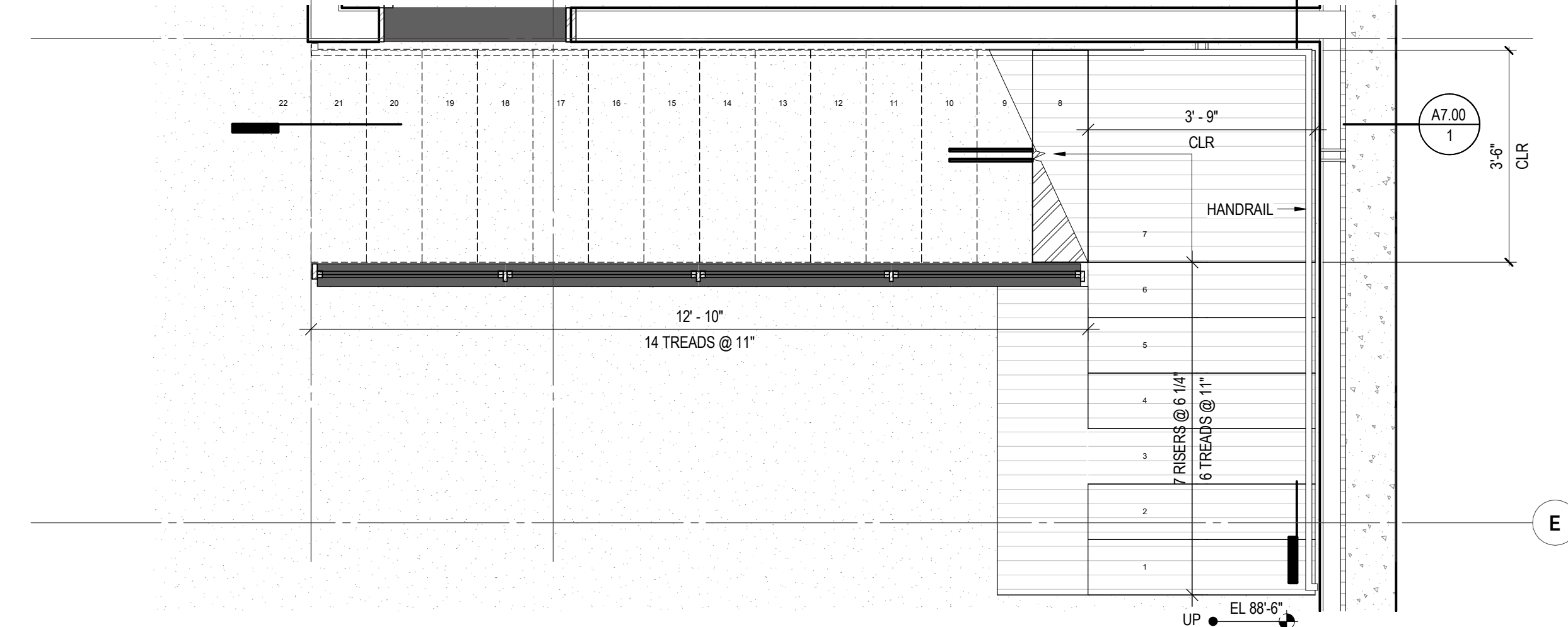
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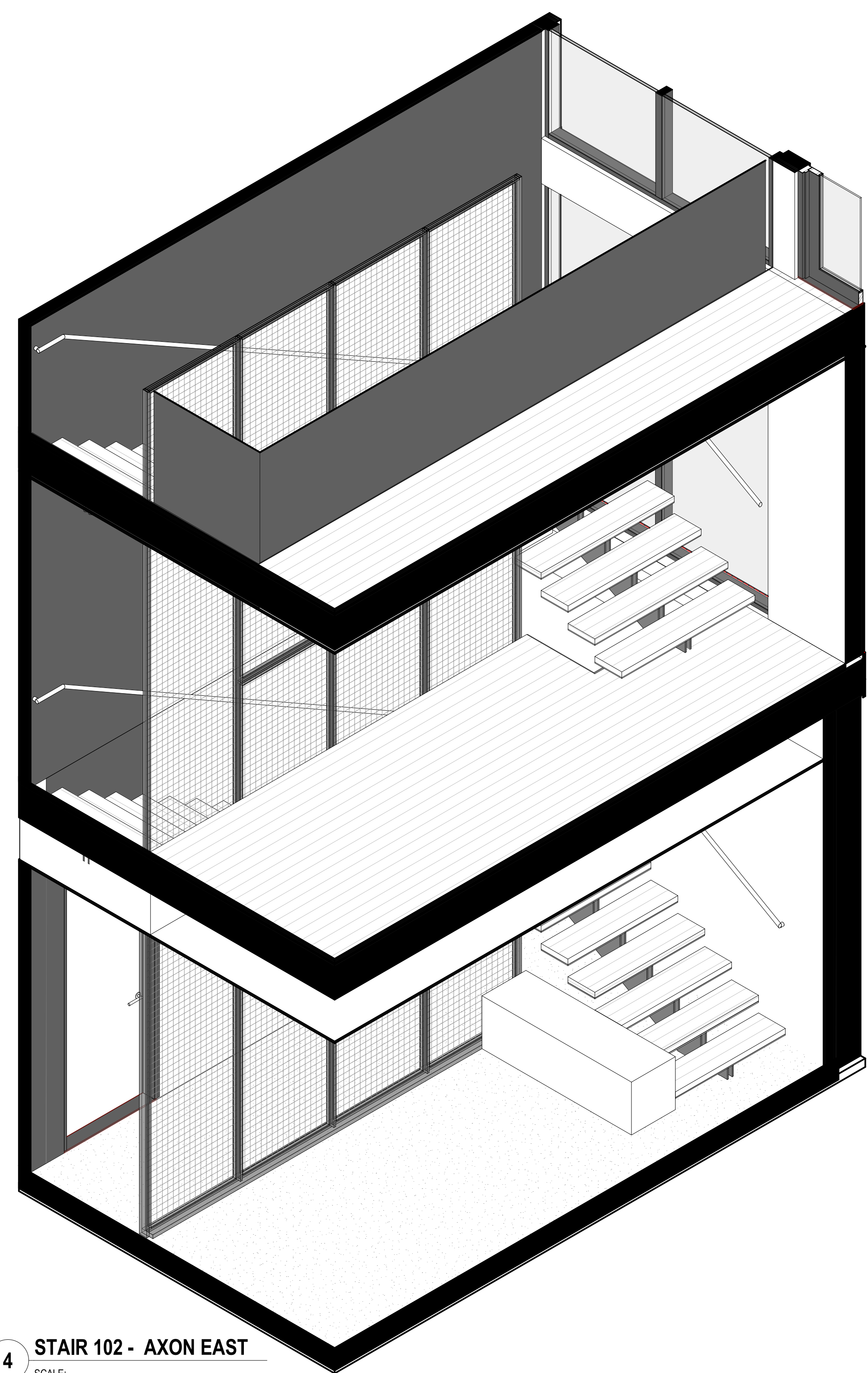
5B STAIR 102 - UPPER LEVEL PLAN
SCALE: 1/2\"/>



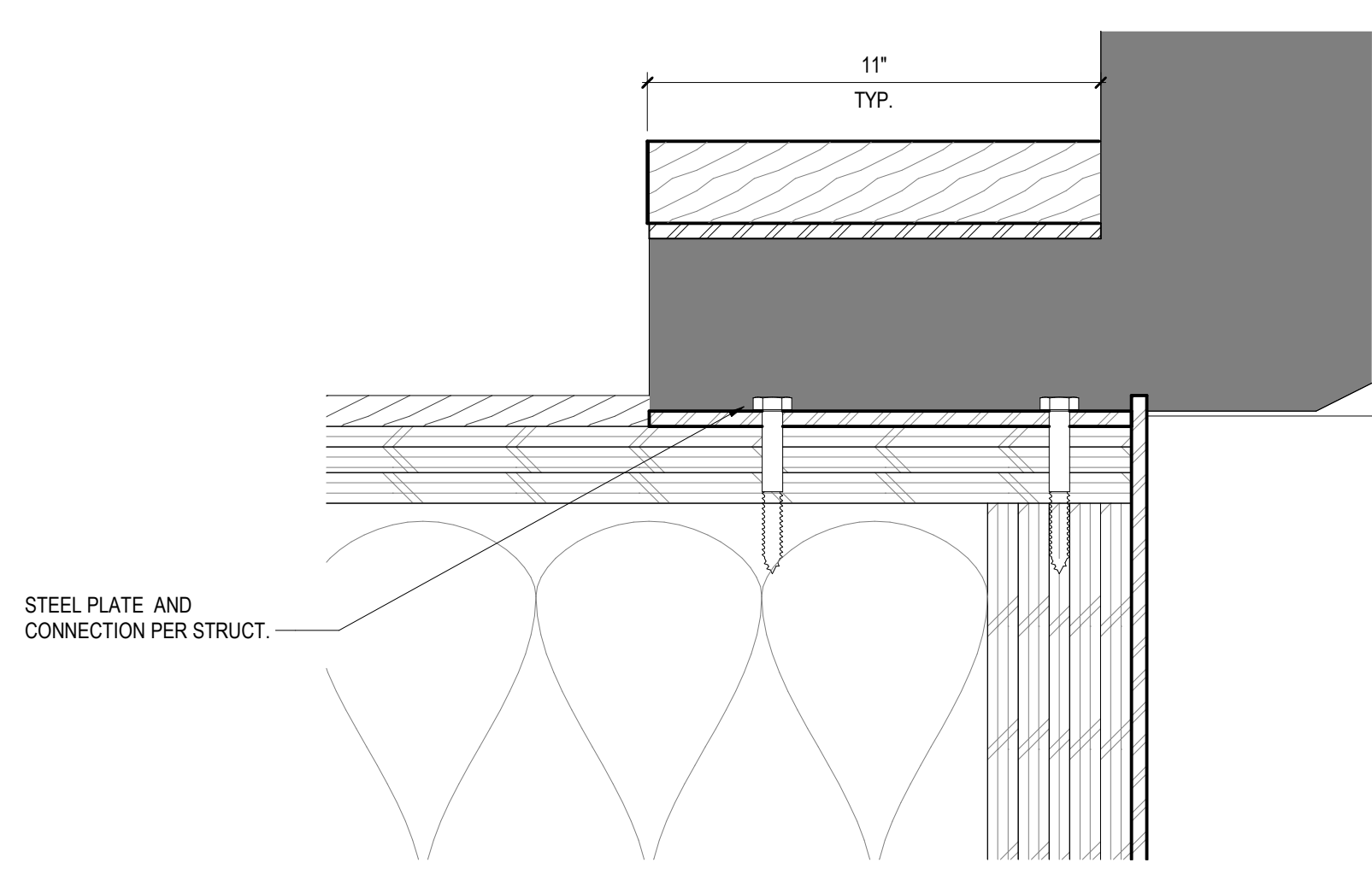
5A STAIR 102 - MAIN LEVEL PLAN
SCALE: 1/2\"/>



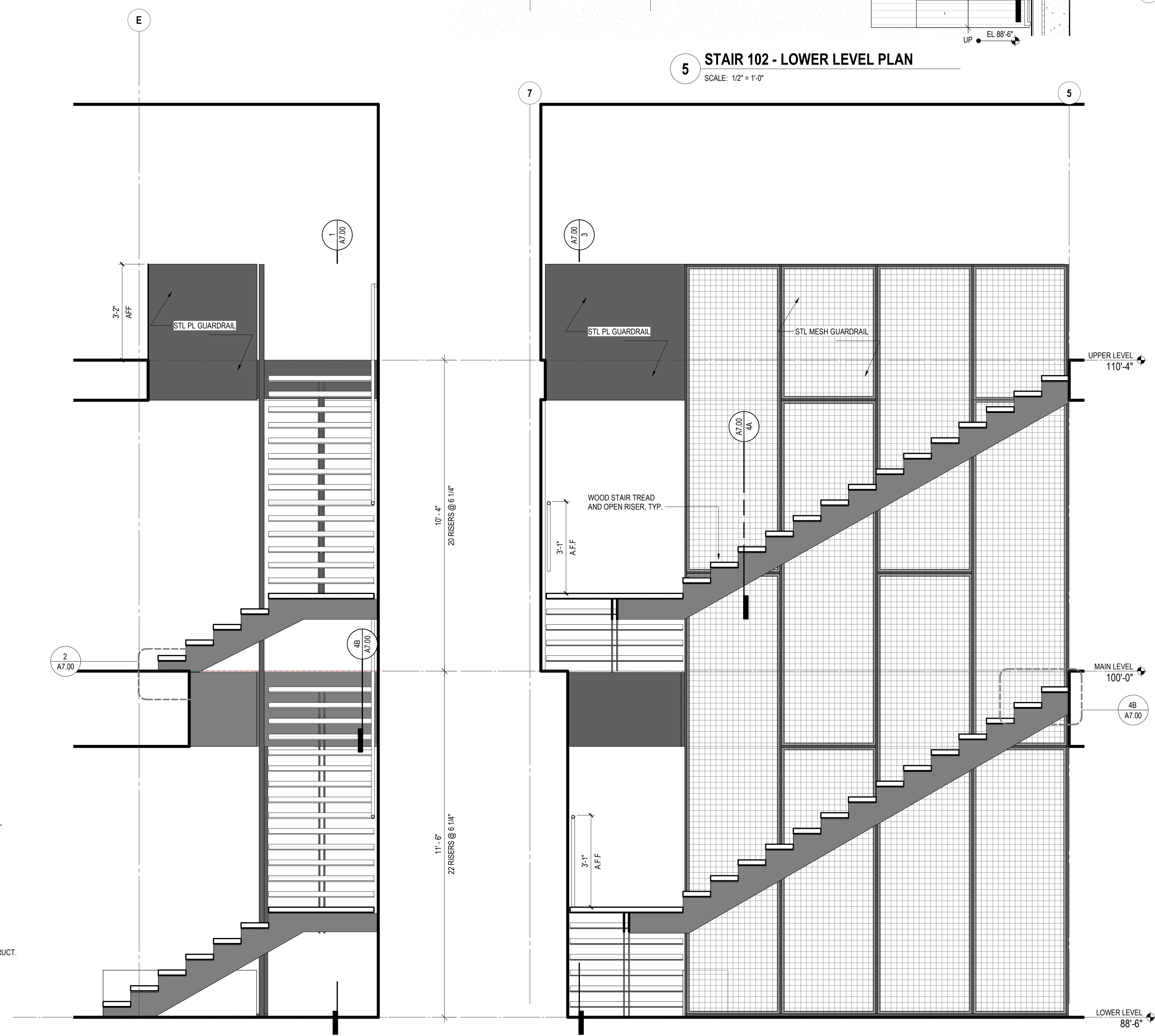
5 STAIR 102 - LOWER LEVEL PLAN
SCALE: 1/2\"/>



4 STAIR 102 - AXON EAST
SCALE:

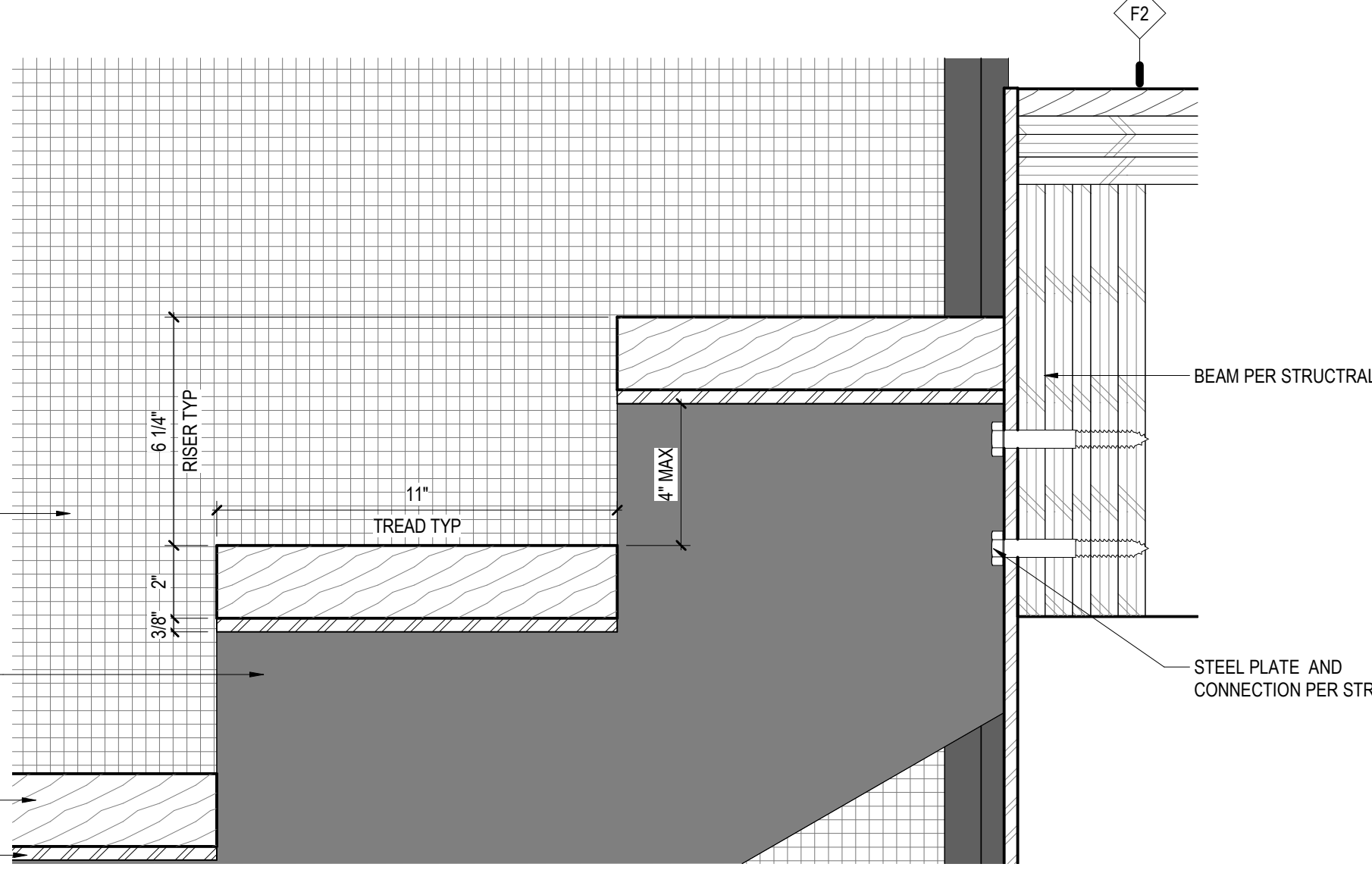


2 TYP STAIR AT LOWER FINISH FLOOR
SCALE: 3\"/>



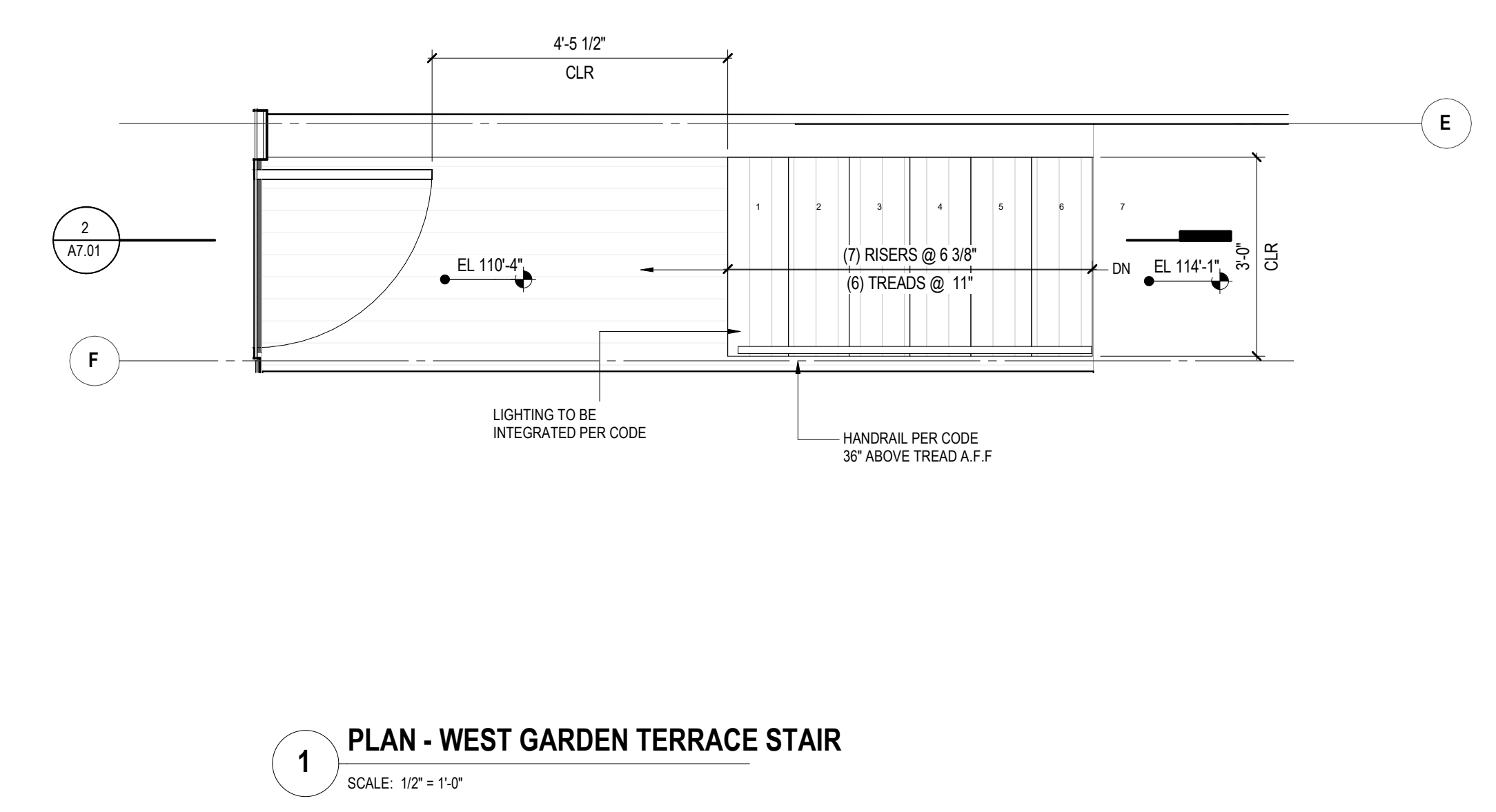
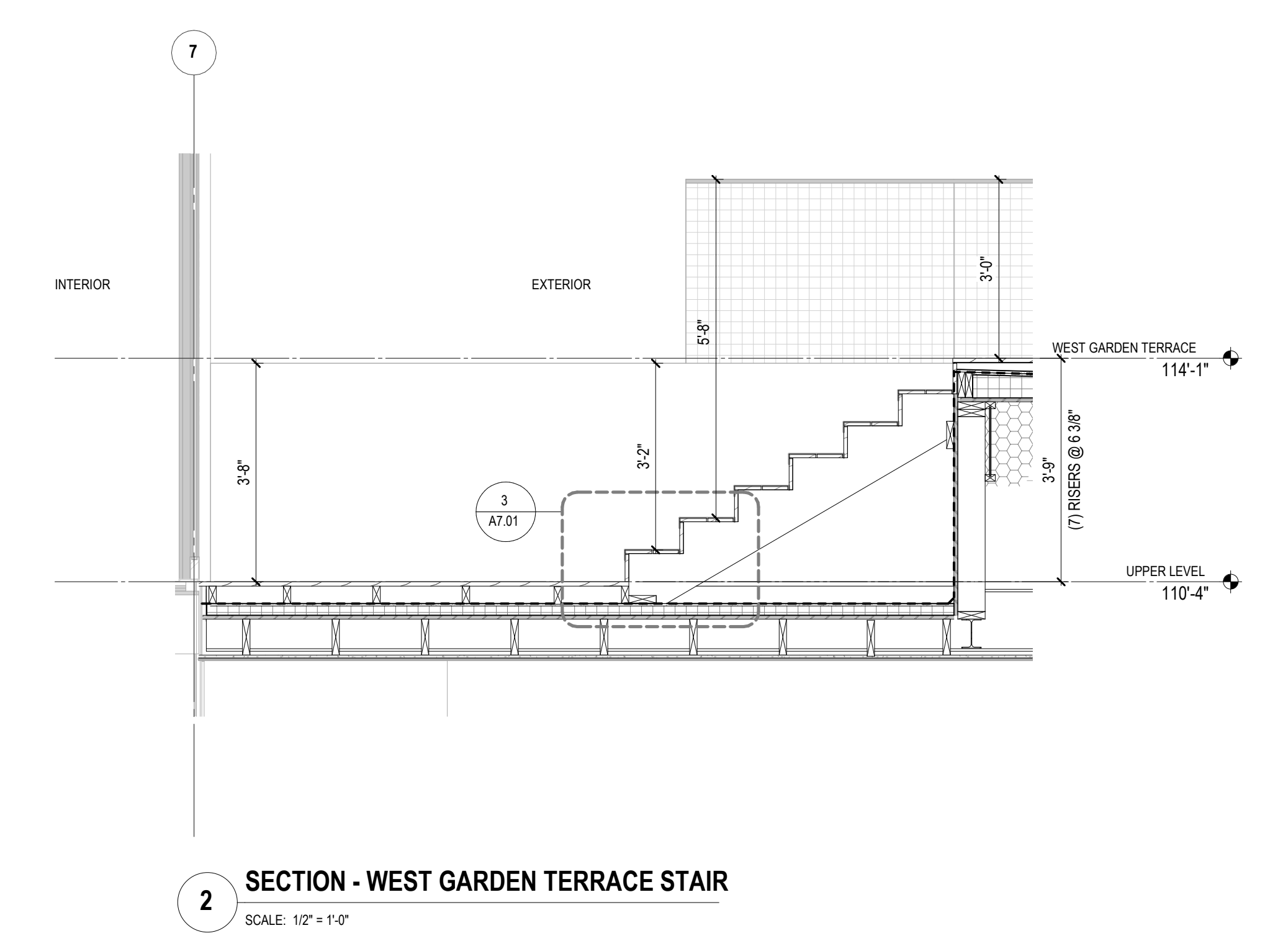
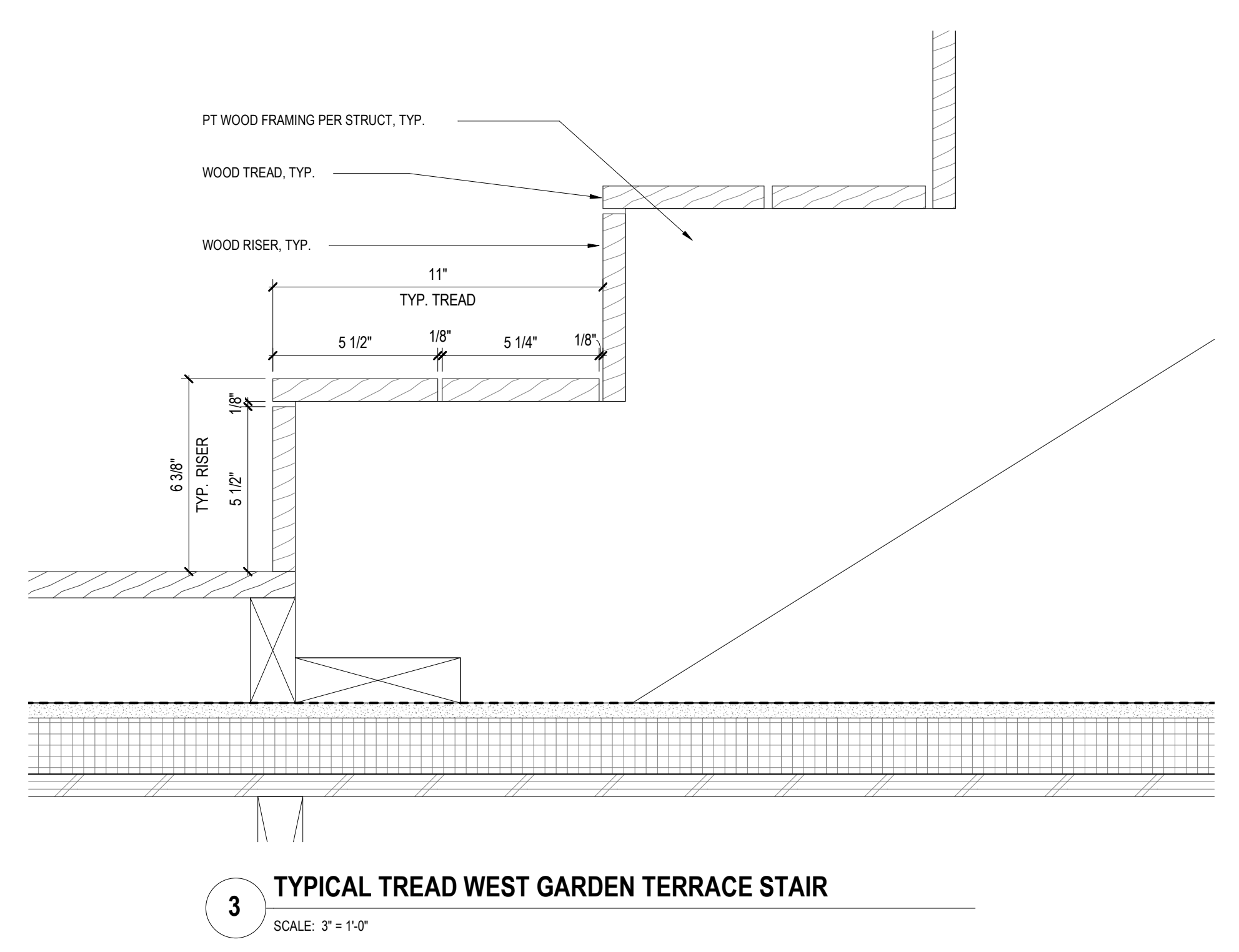
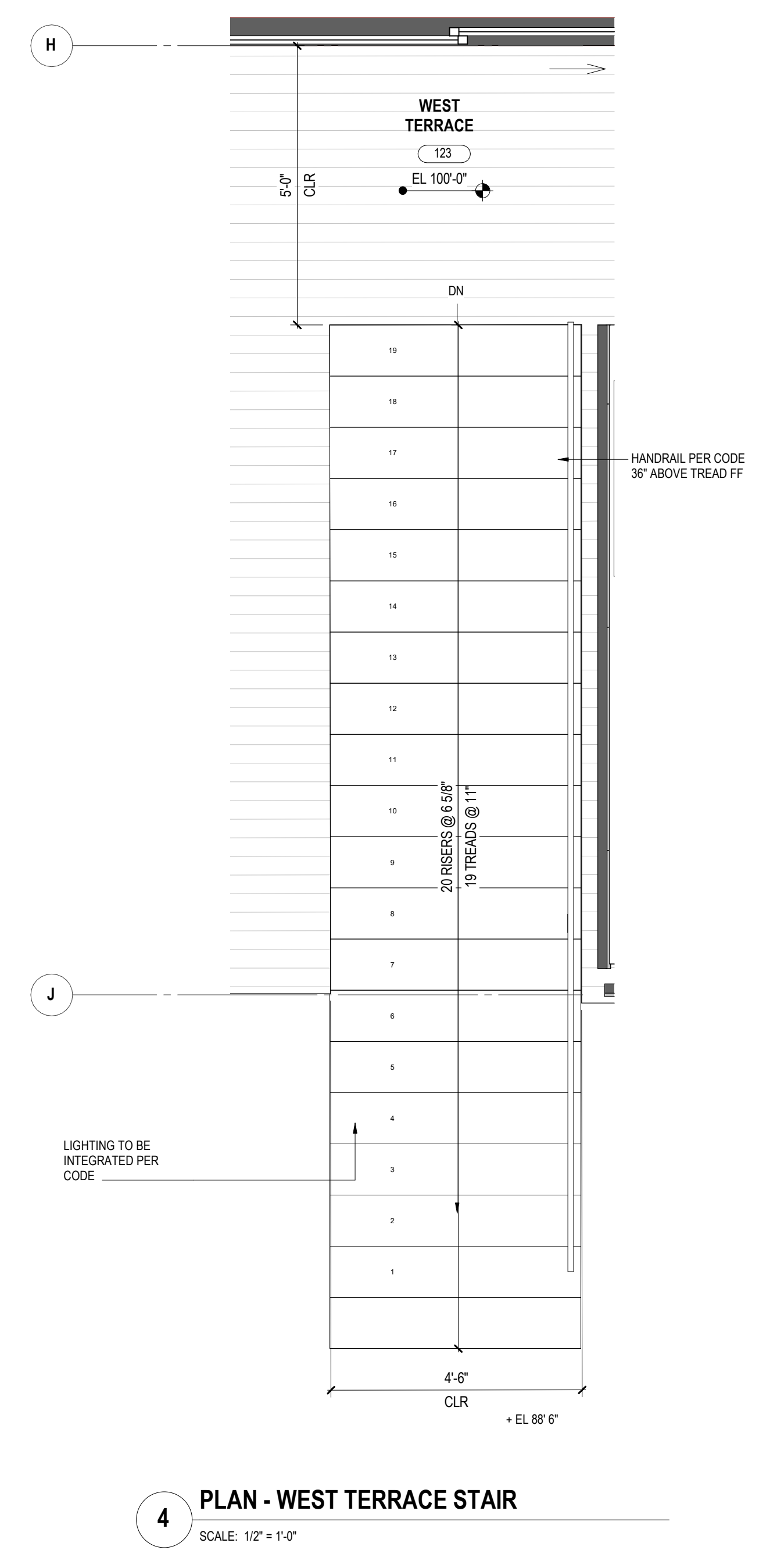
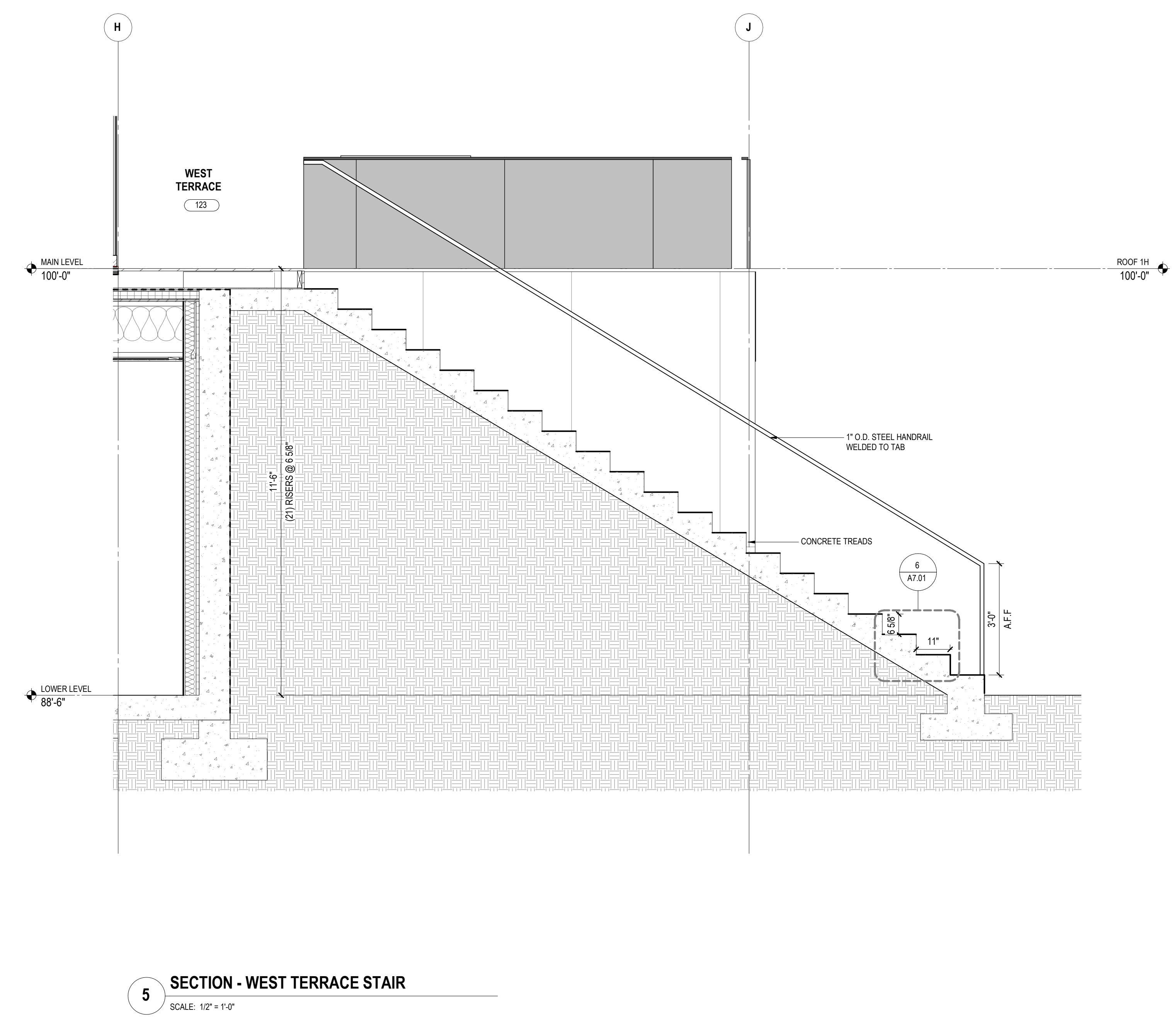
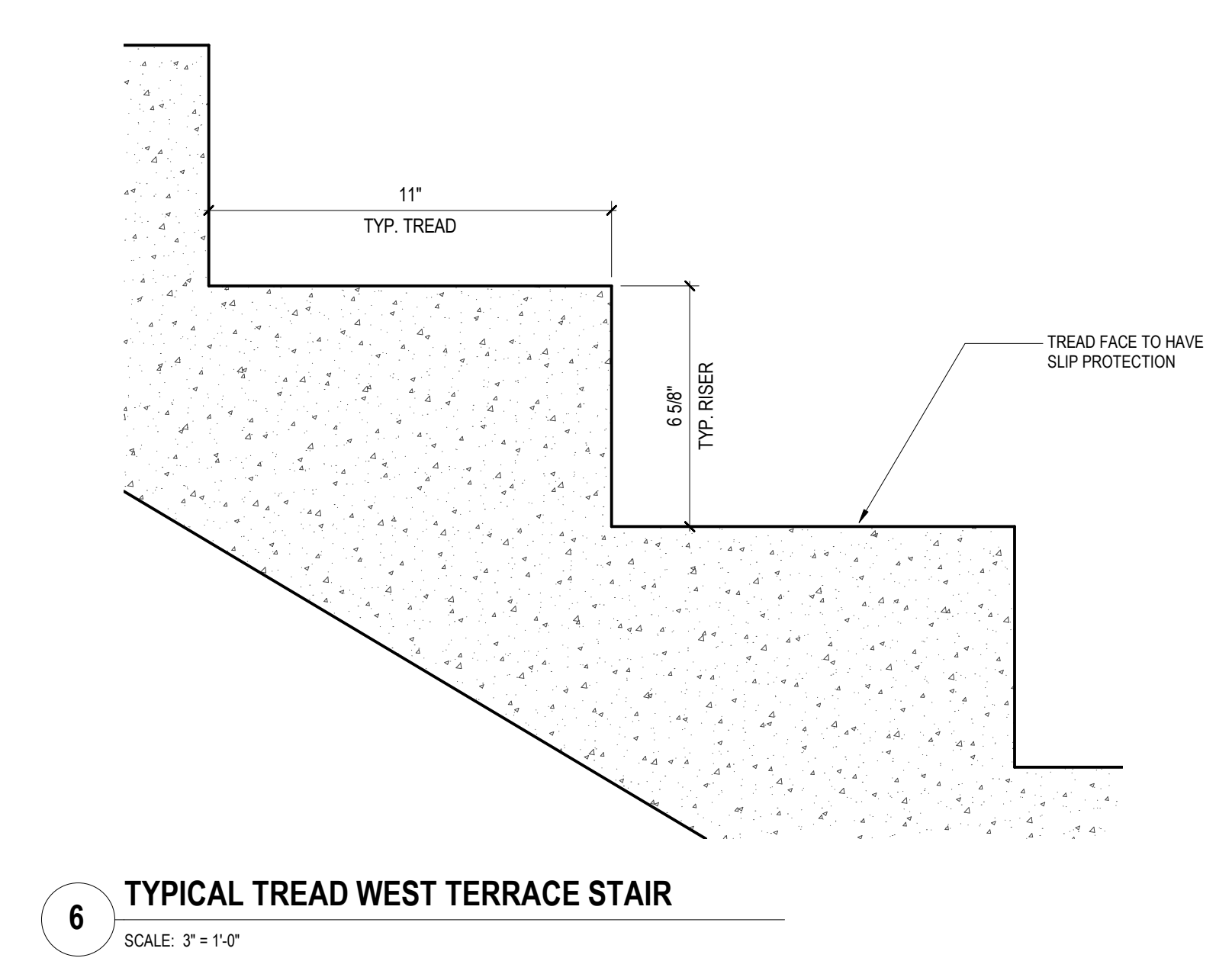
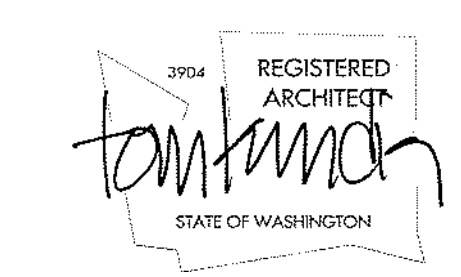
3 STAIR 102 - E-W SECTION
SCALE: 1/2\"/>

1 STAIR 102 - N-S SECTION
SCALE: 1/2\"/>



4B TYP STAIR 102 - TREAD DETAIL
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project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
 job no.: _____

revisions:

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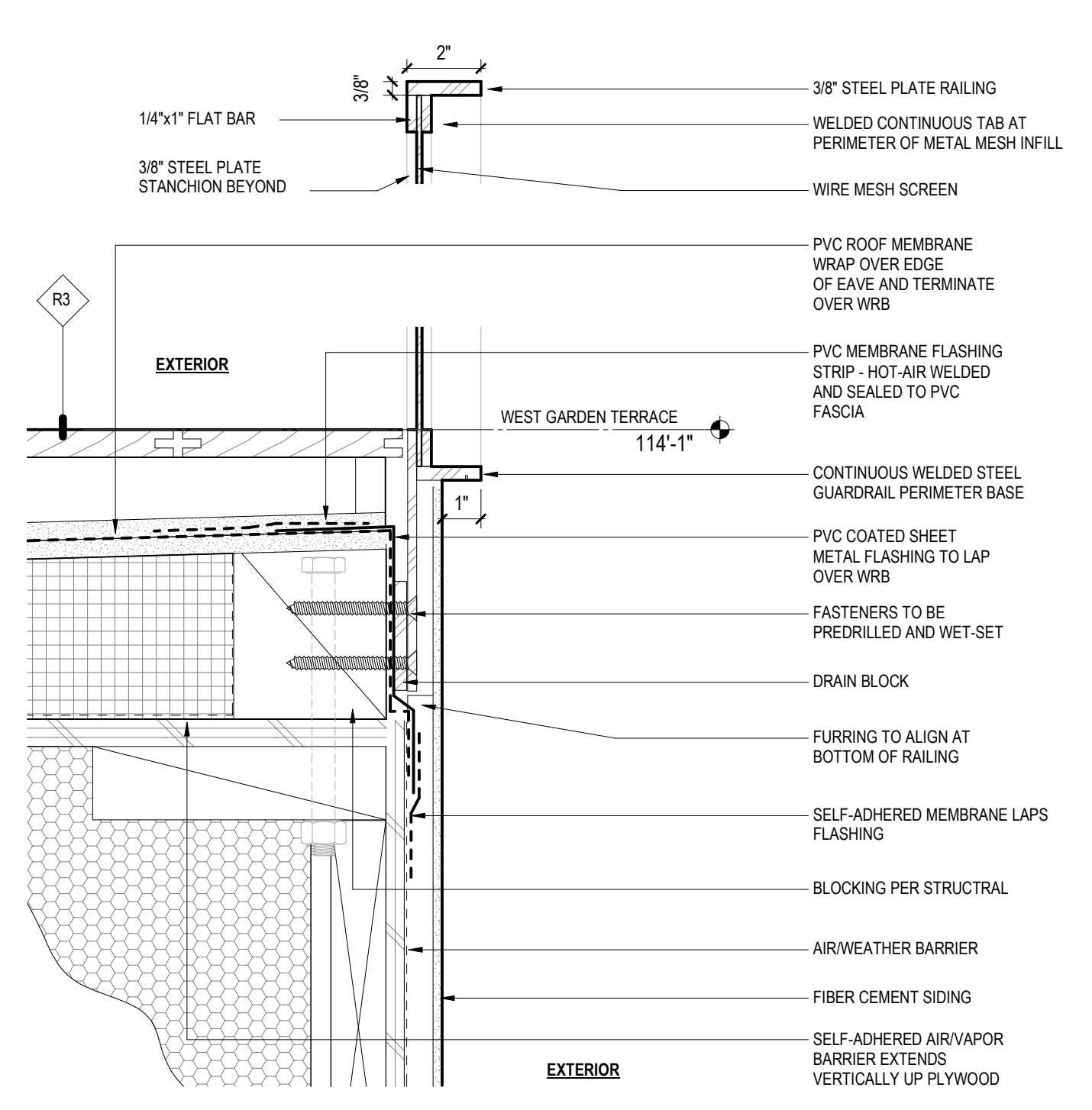
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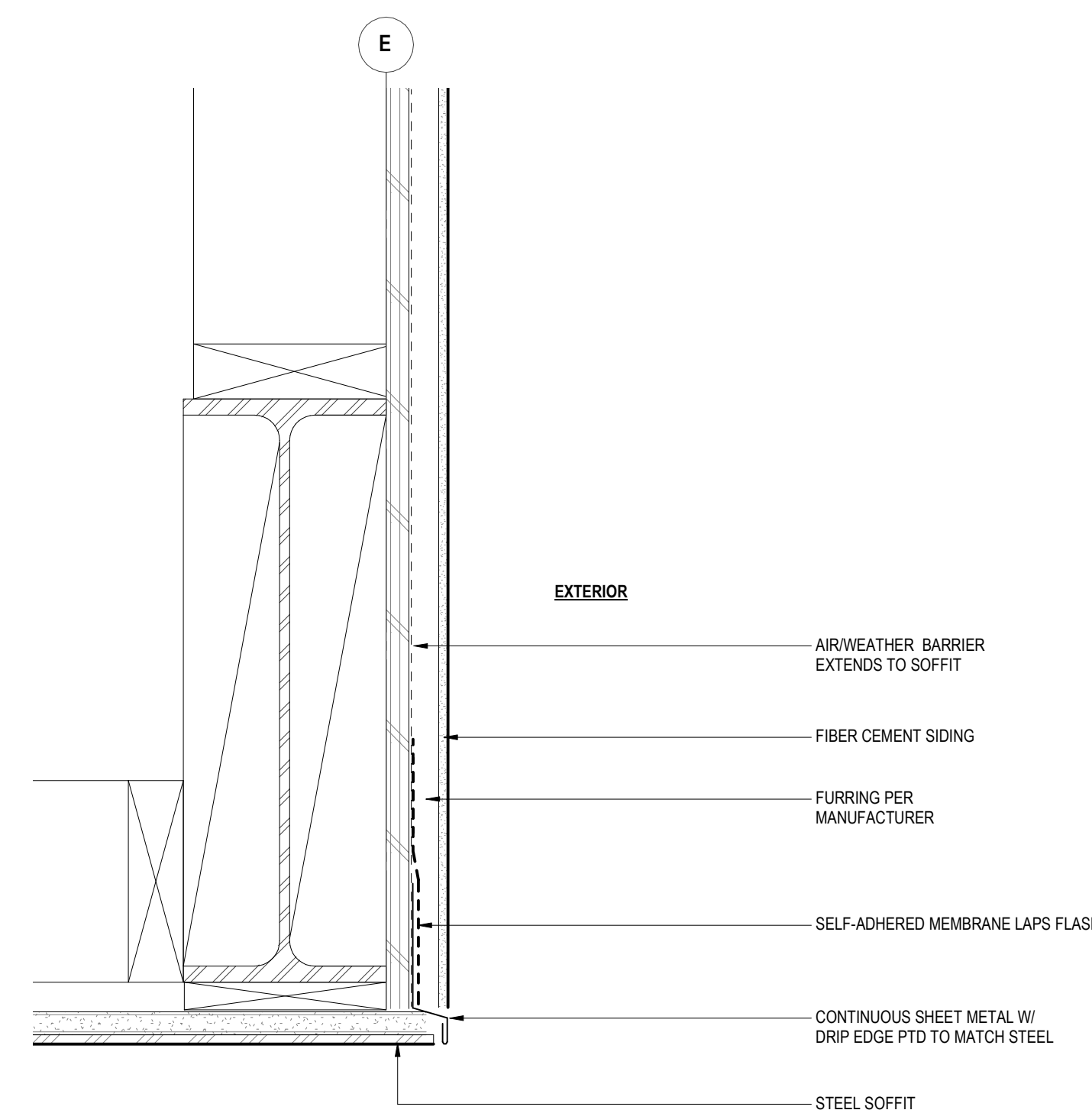
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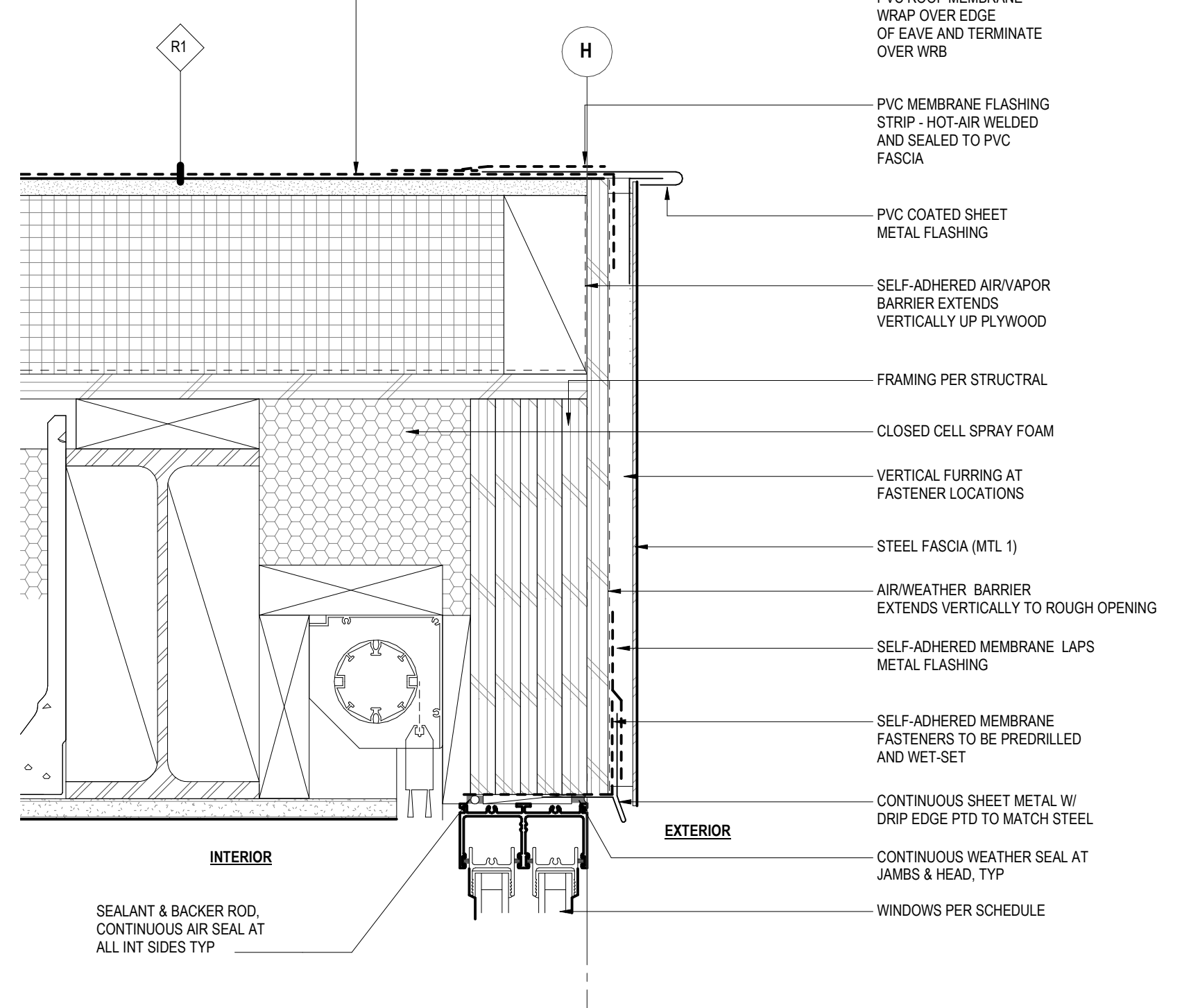
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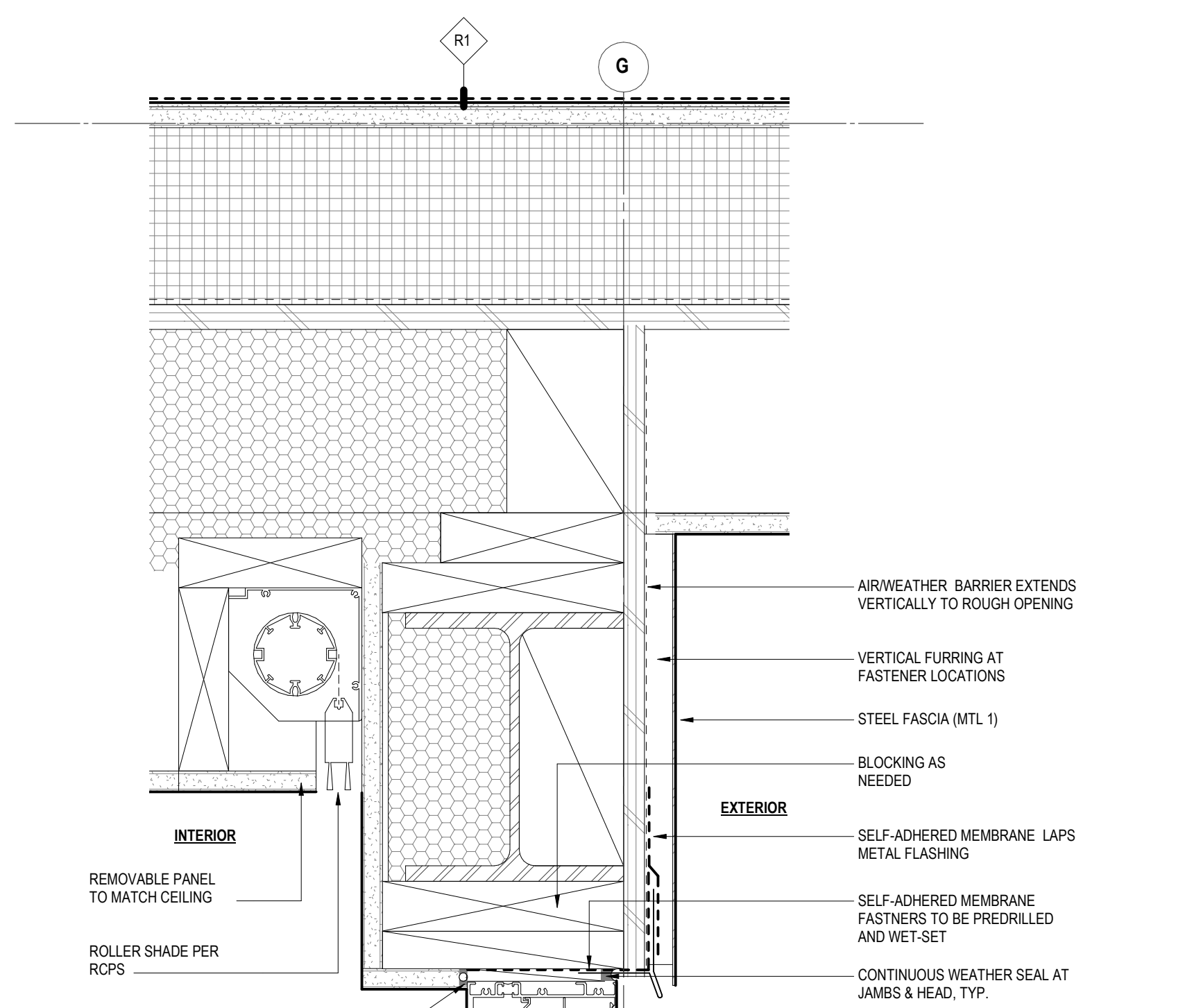
10 RAILING AT TERRACE DECK
 SCALE: 3/4" = 1'-0"



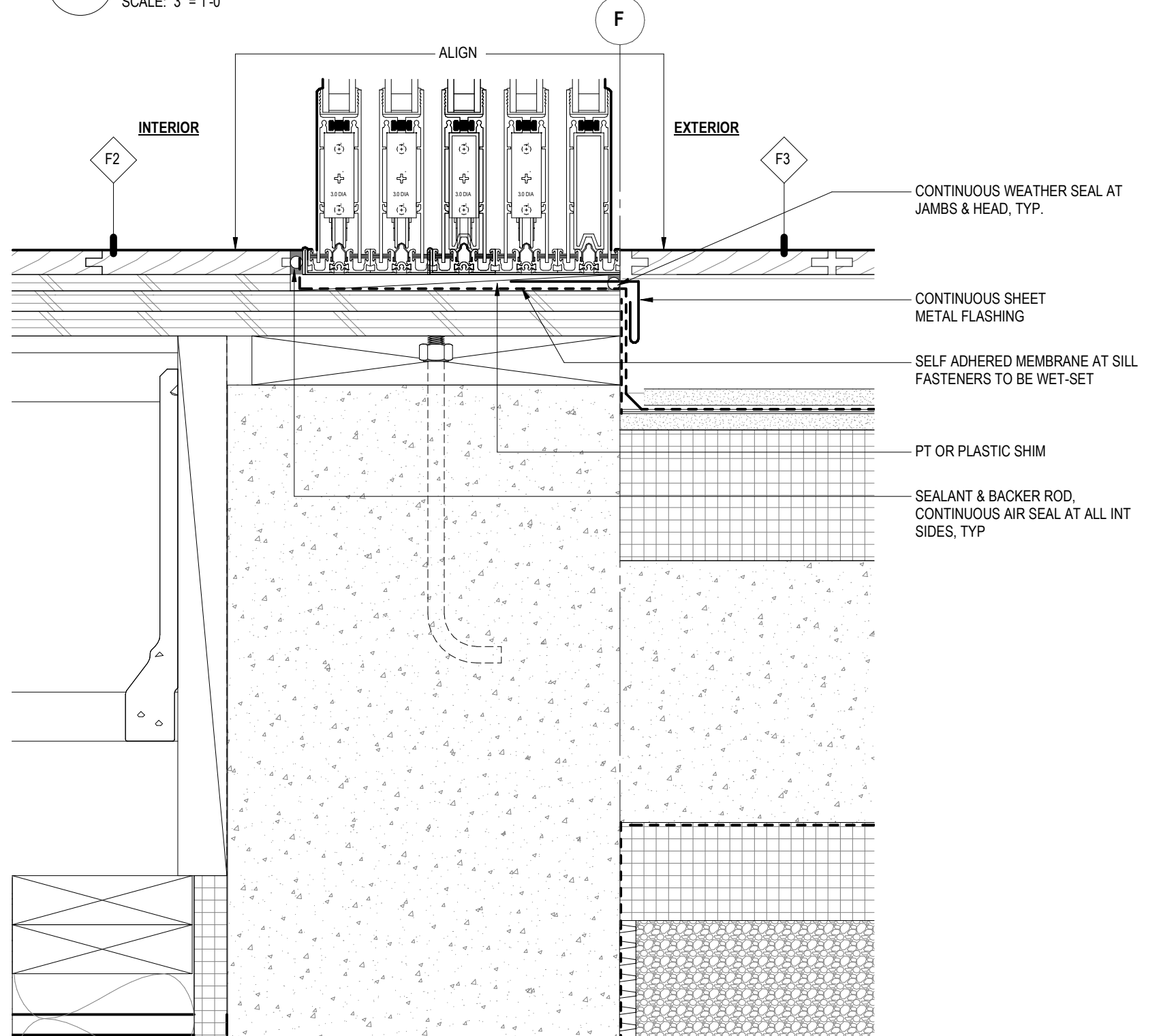
9 SOFFIT/SIDING AT OVERHANG
 SCALE: 3/4" = 1'-0"



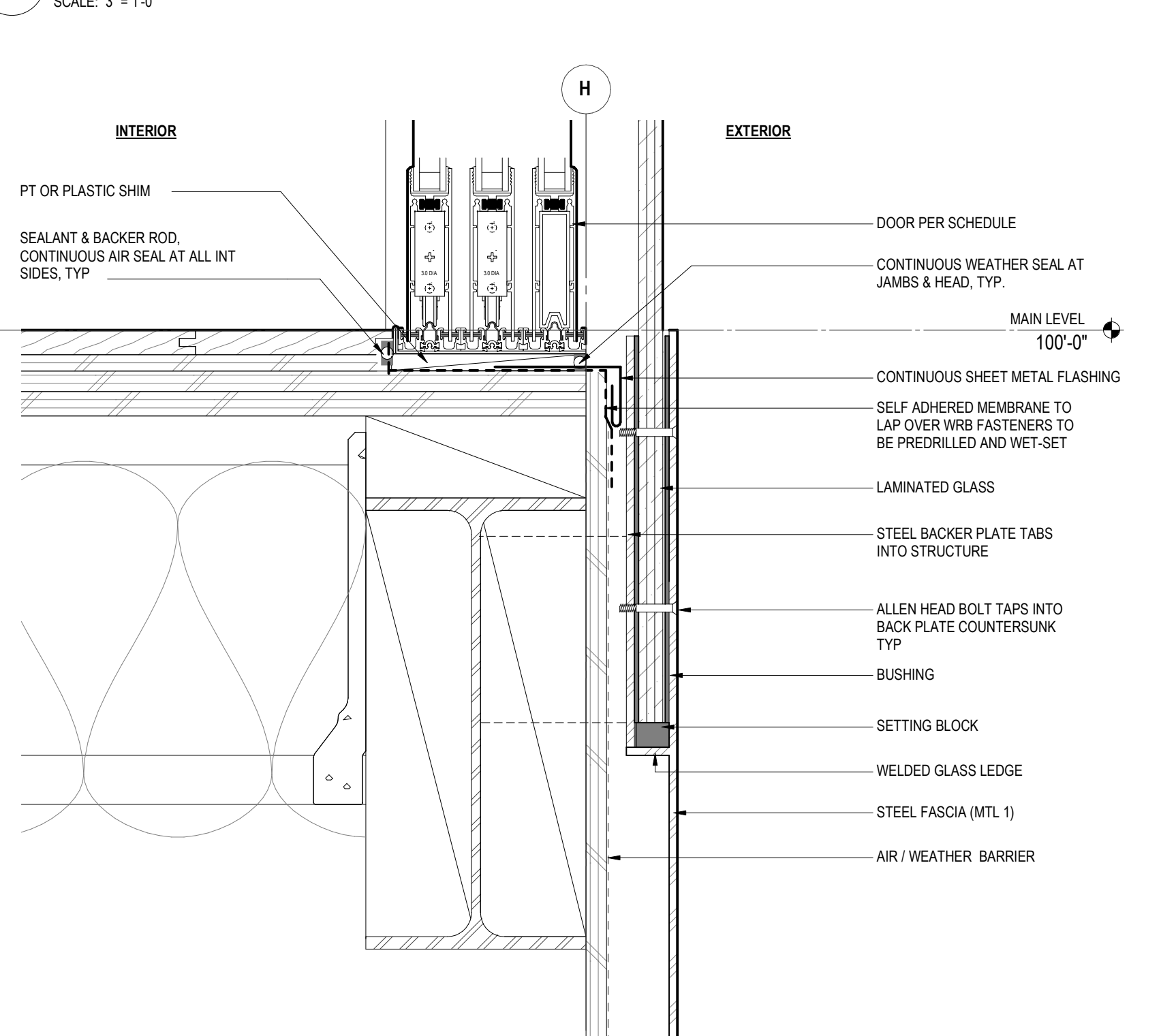
8 DOOR HEAD AT ROOF FASCIA
 SCALE: 3/4" = 1'-0"



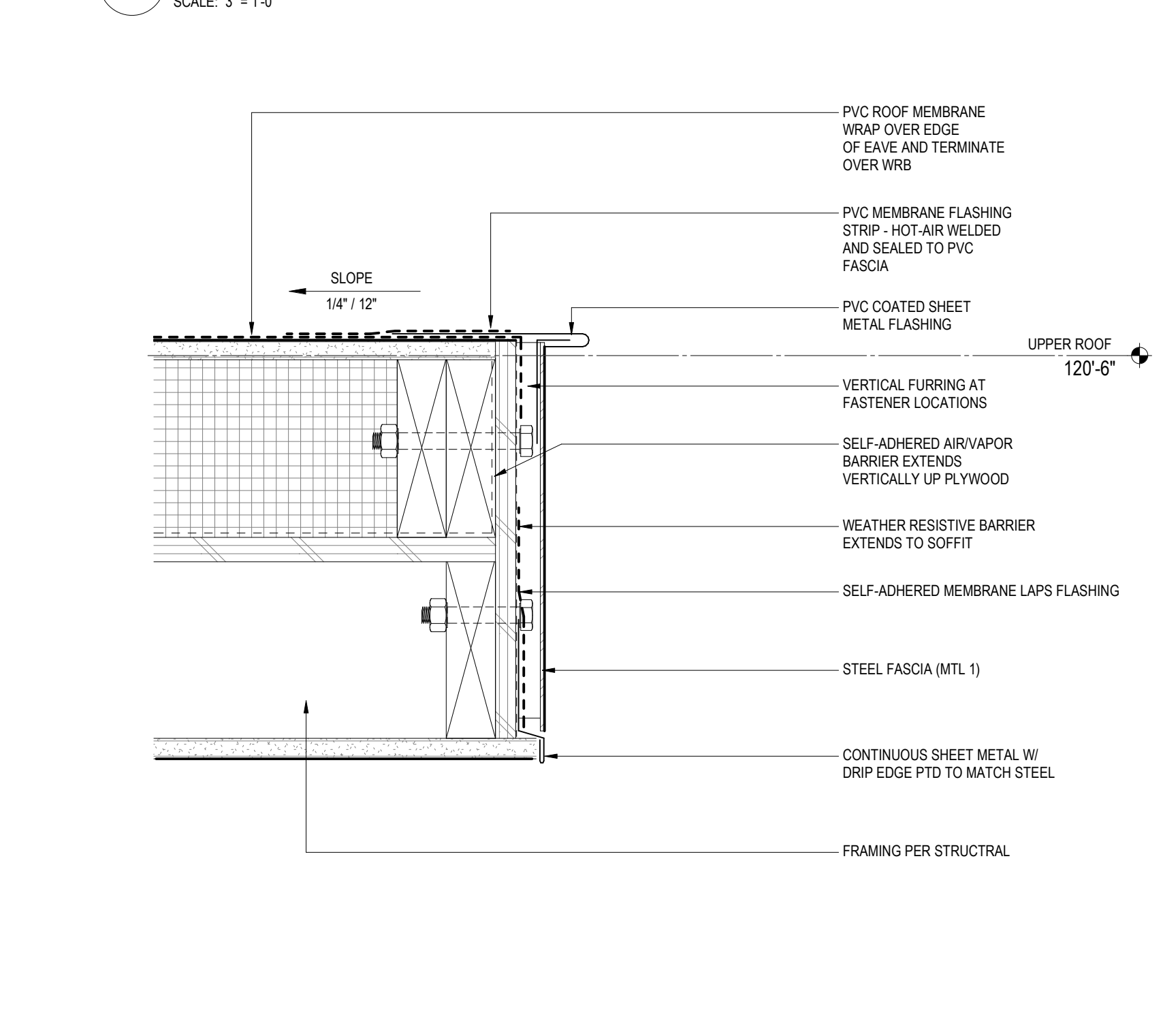
7 WINDOW HEAD AT MTL FASCIA/ROOF OVERHANG
 SCALE: 3/4" = 1'-0"



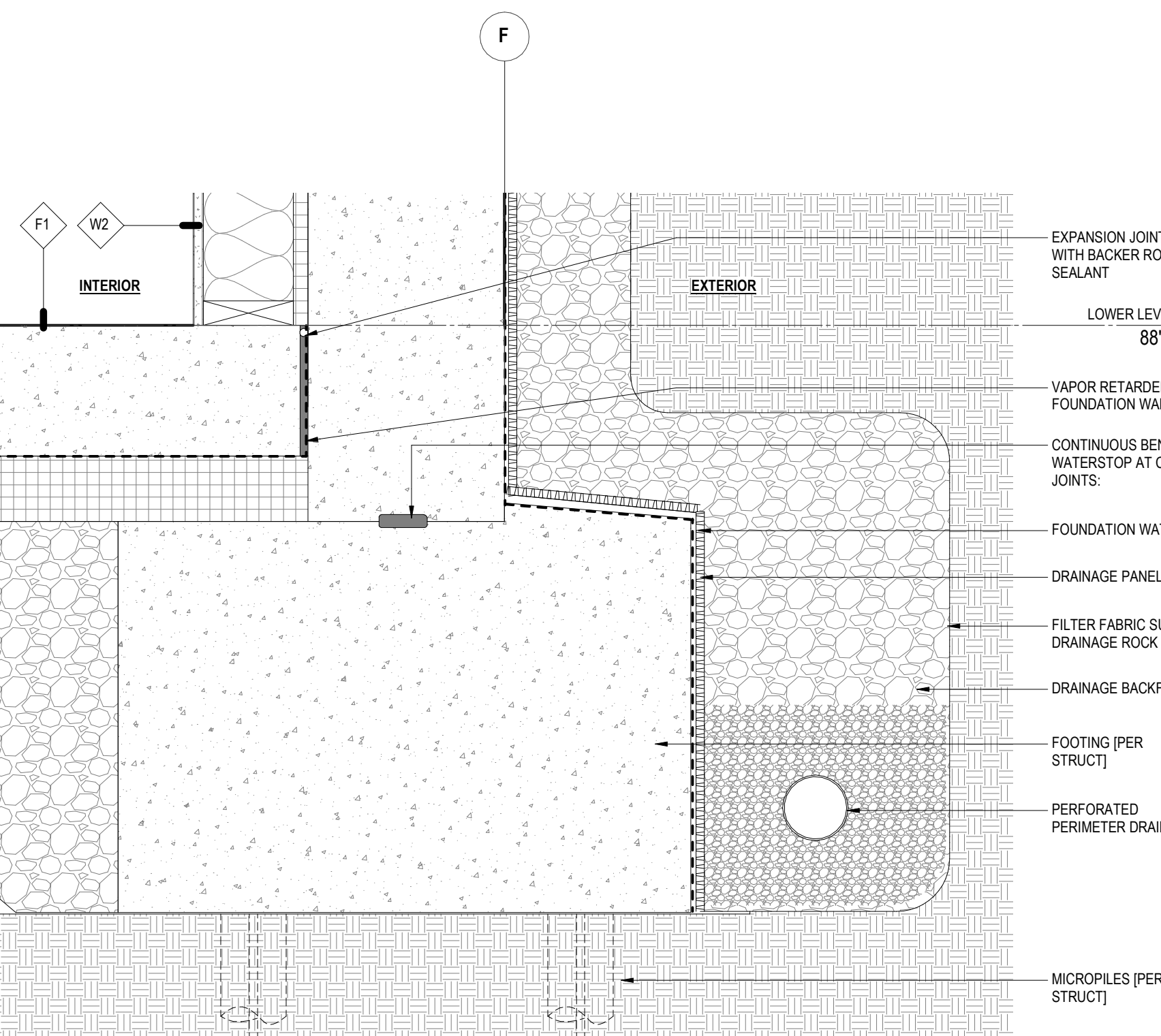
6 DOOR SILL AT INTERIOR COURTYARD
 SCALE: 3/4" = 1'-0"



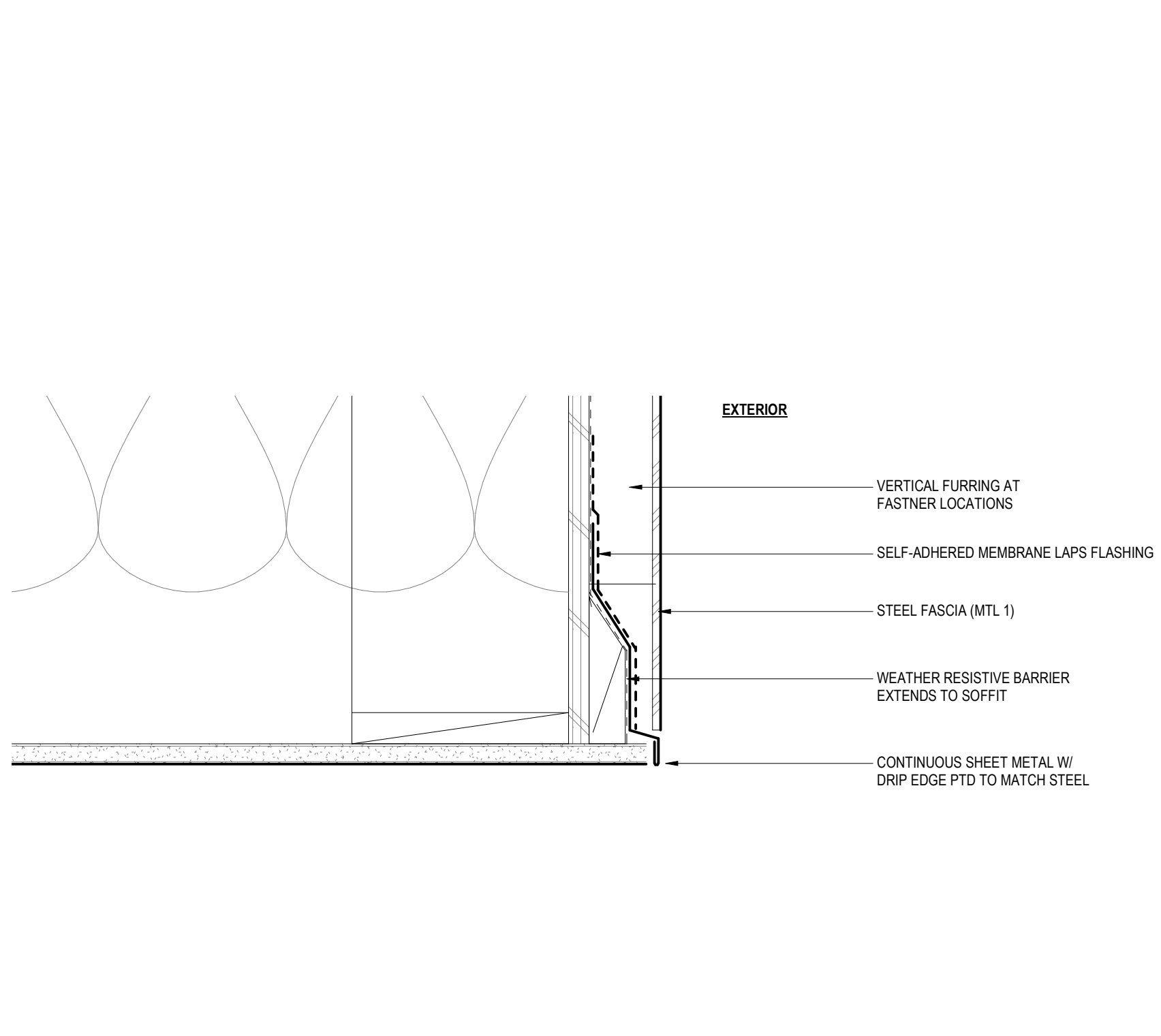
5 DOOR SILL AT GLASS RAILING
 SCALE: 3/4" = 1'-0"



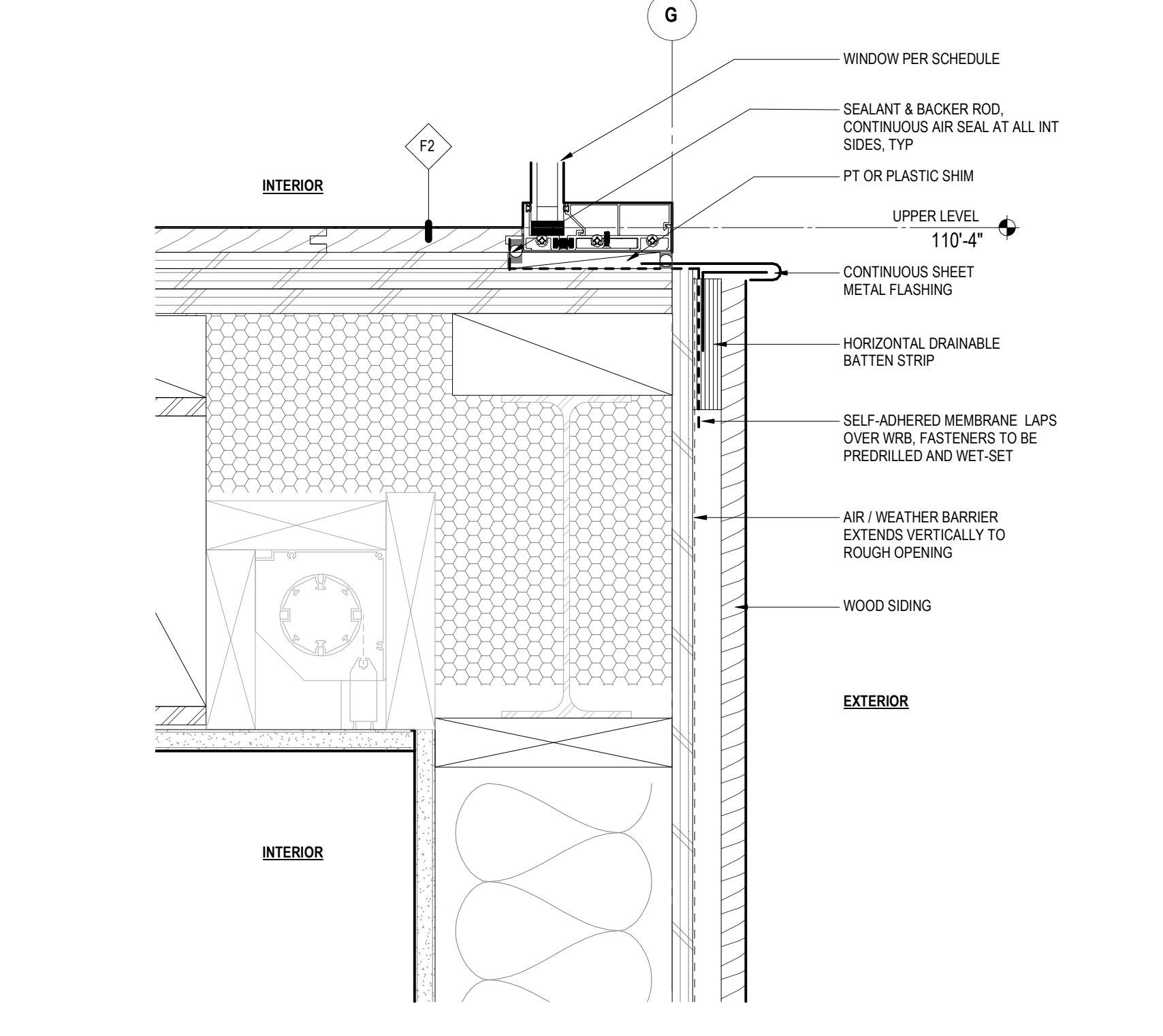
4 MTL FASCIA AT ROOF OVERHANG
 SCALE: 3/4" = 1'-0"



3 SECTION-TYP, FOOTER AT LOWER LEVEL
 SCALE: 1/2" = 1'-0"



2 FASCIA AT FLOOR CANTILEVER
 SCALE: 3/4" = 1'-0"



1 WINDOW SILL AT WOOD SIDING
 SCALE: 3/4" = 1'-0"

project architect: _____
 project manager: _____
 drawn by: _____
 checked by: _____
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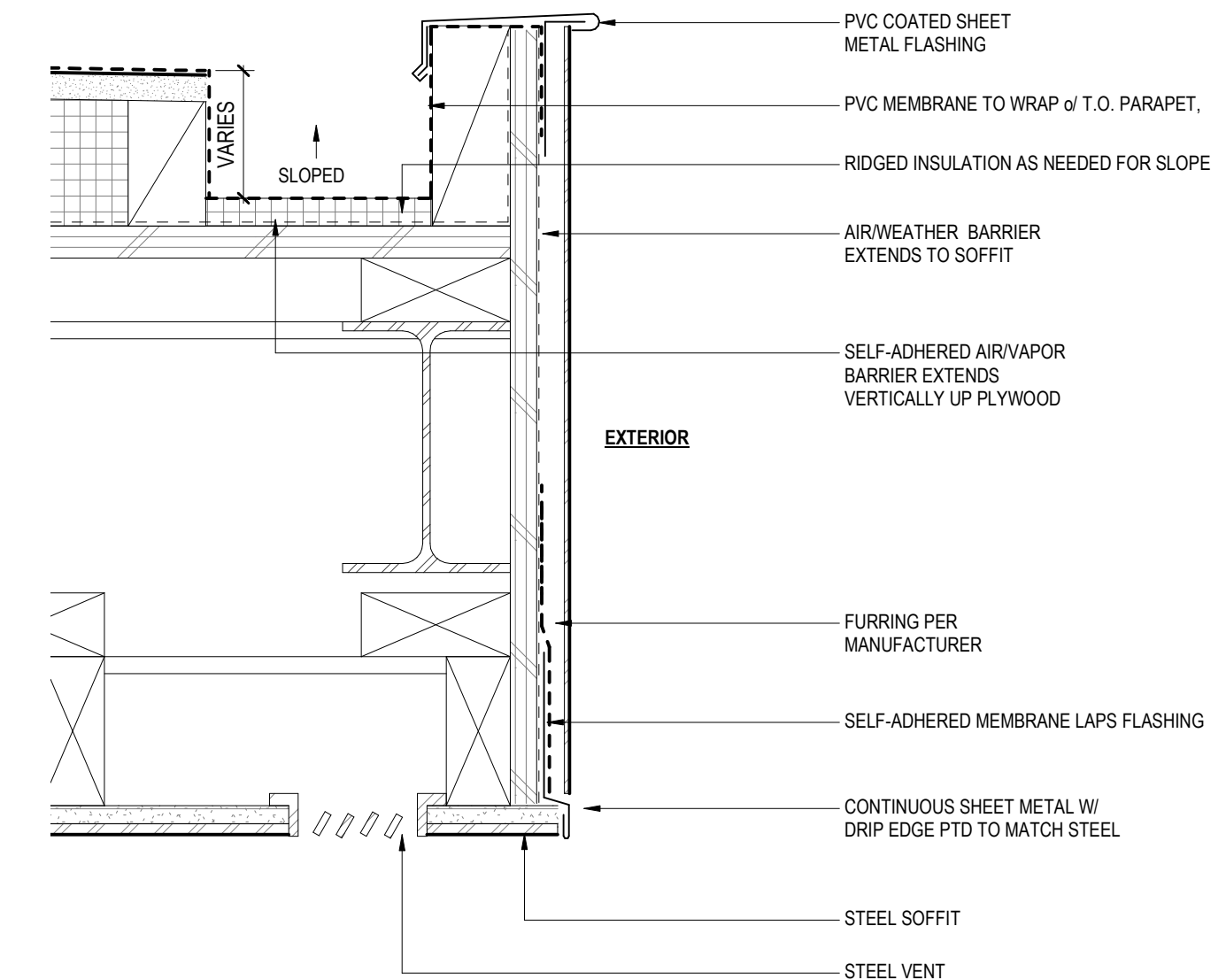
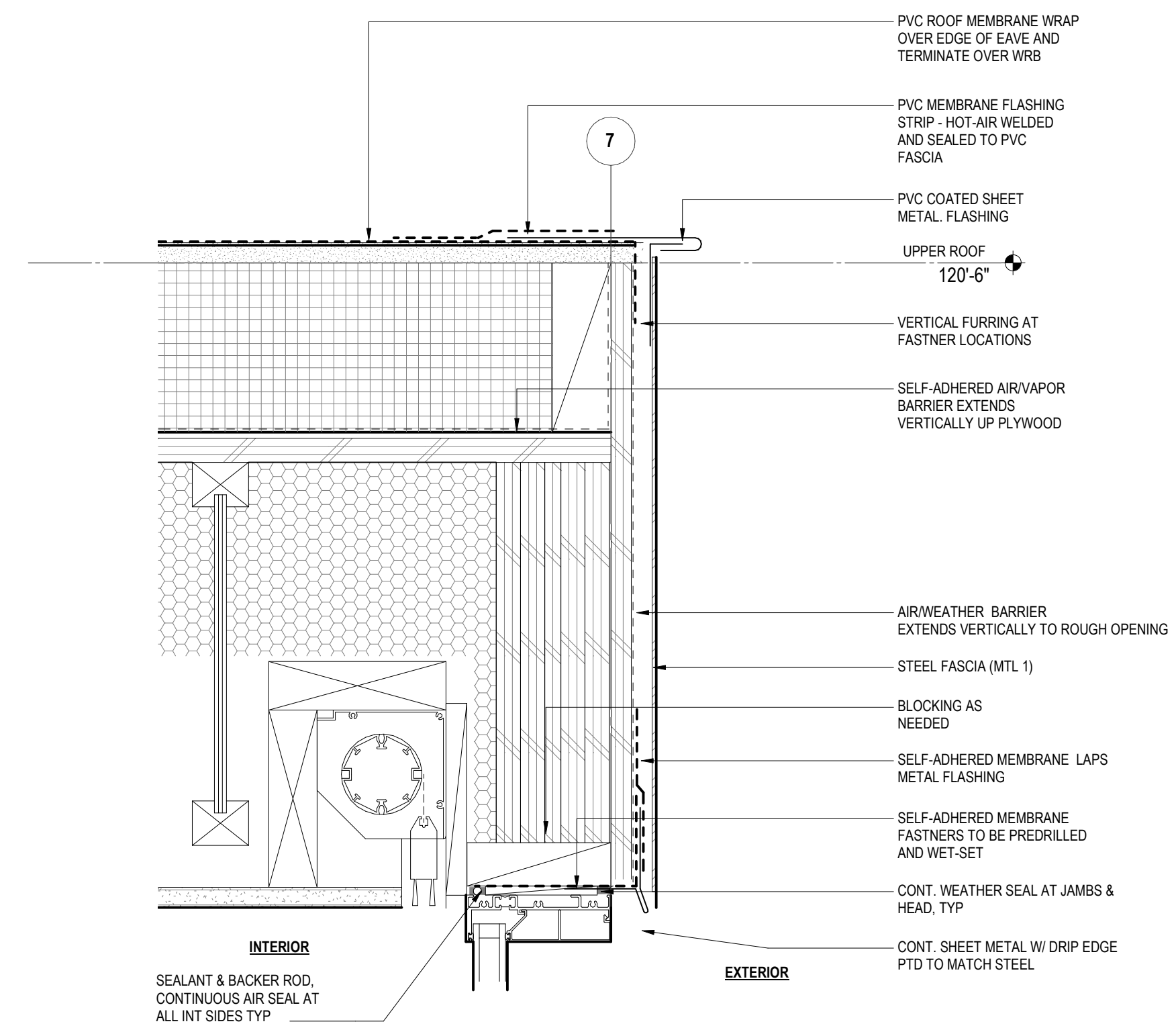
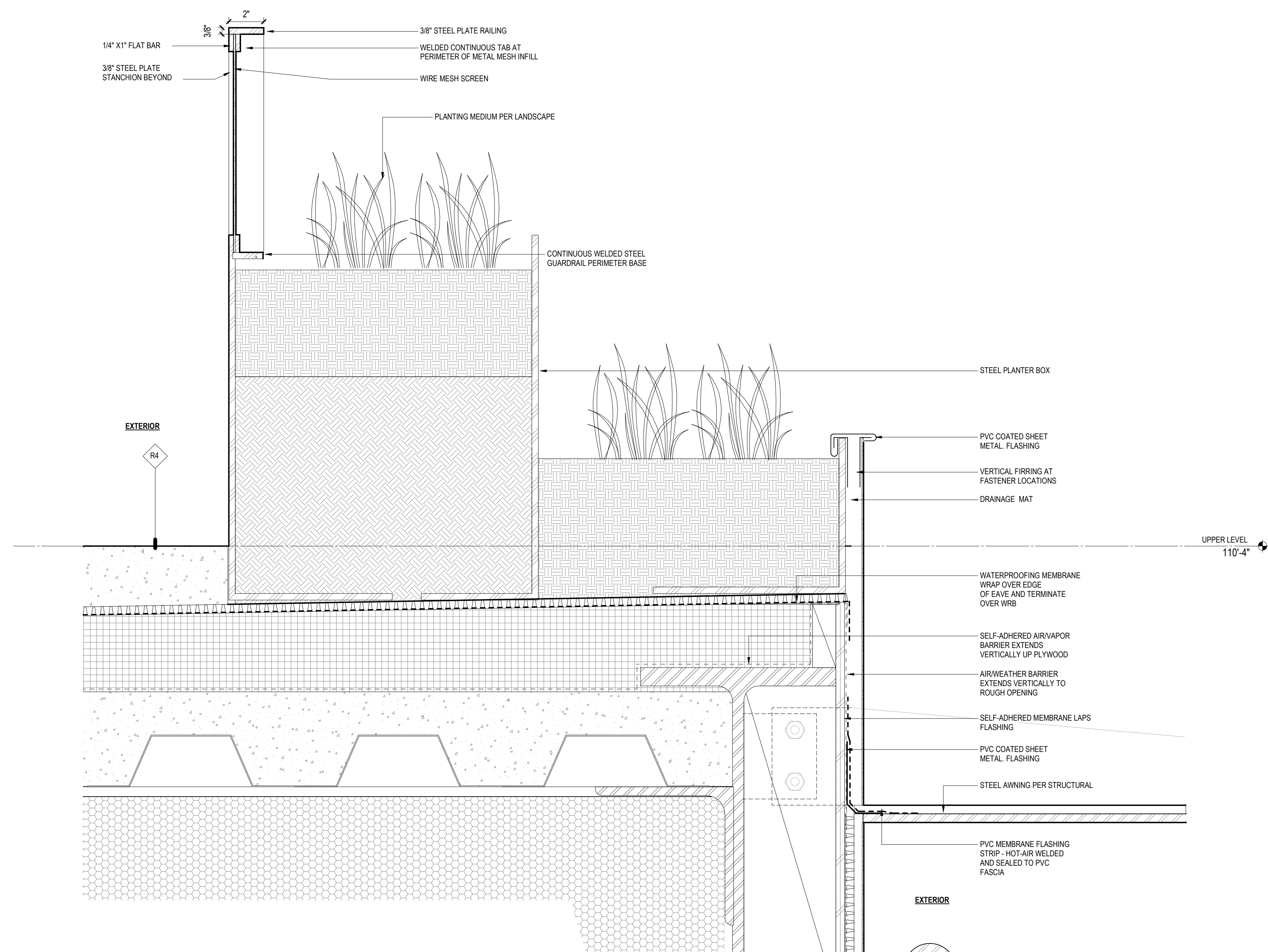
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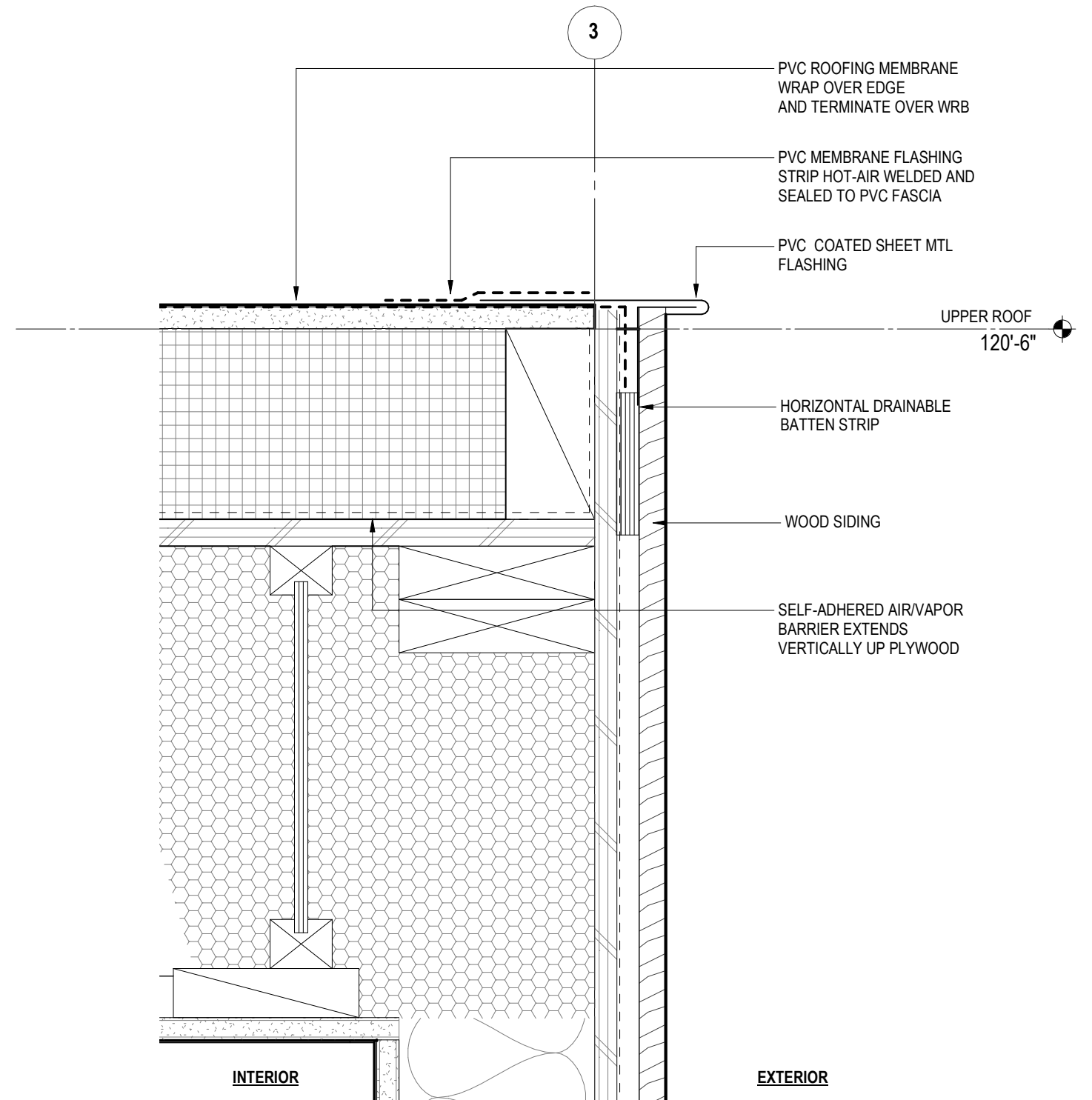
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EXTERIOR DETAILS TYPICAL

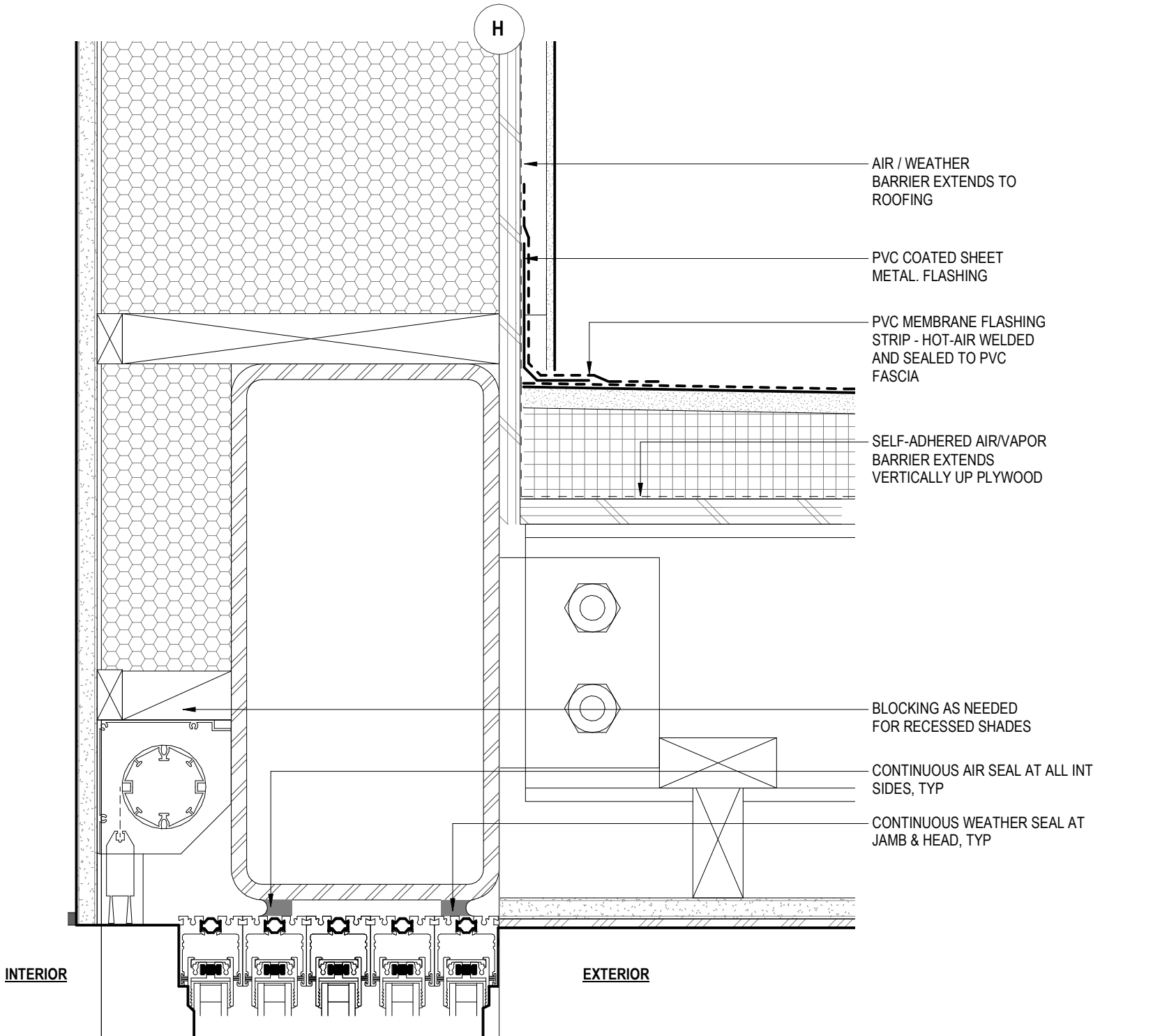
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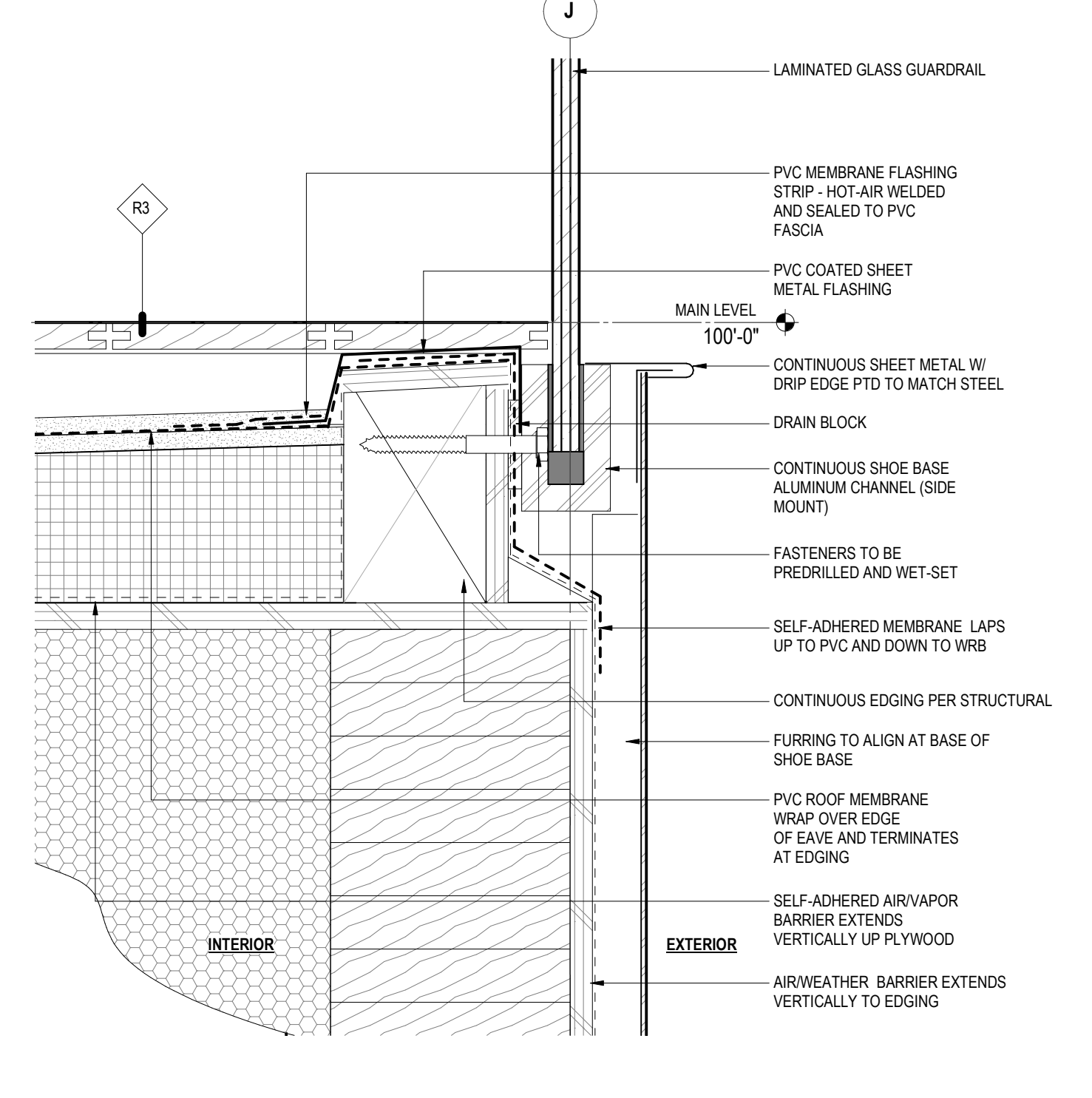
10 GARAGE ROOF AT PLANTER
SCALE: 3" = 1'-0"



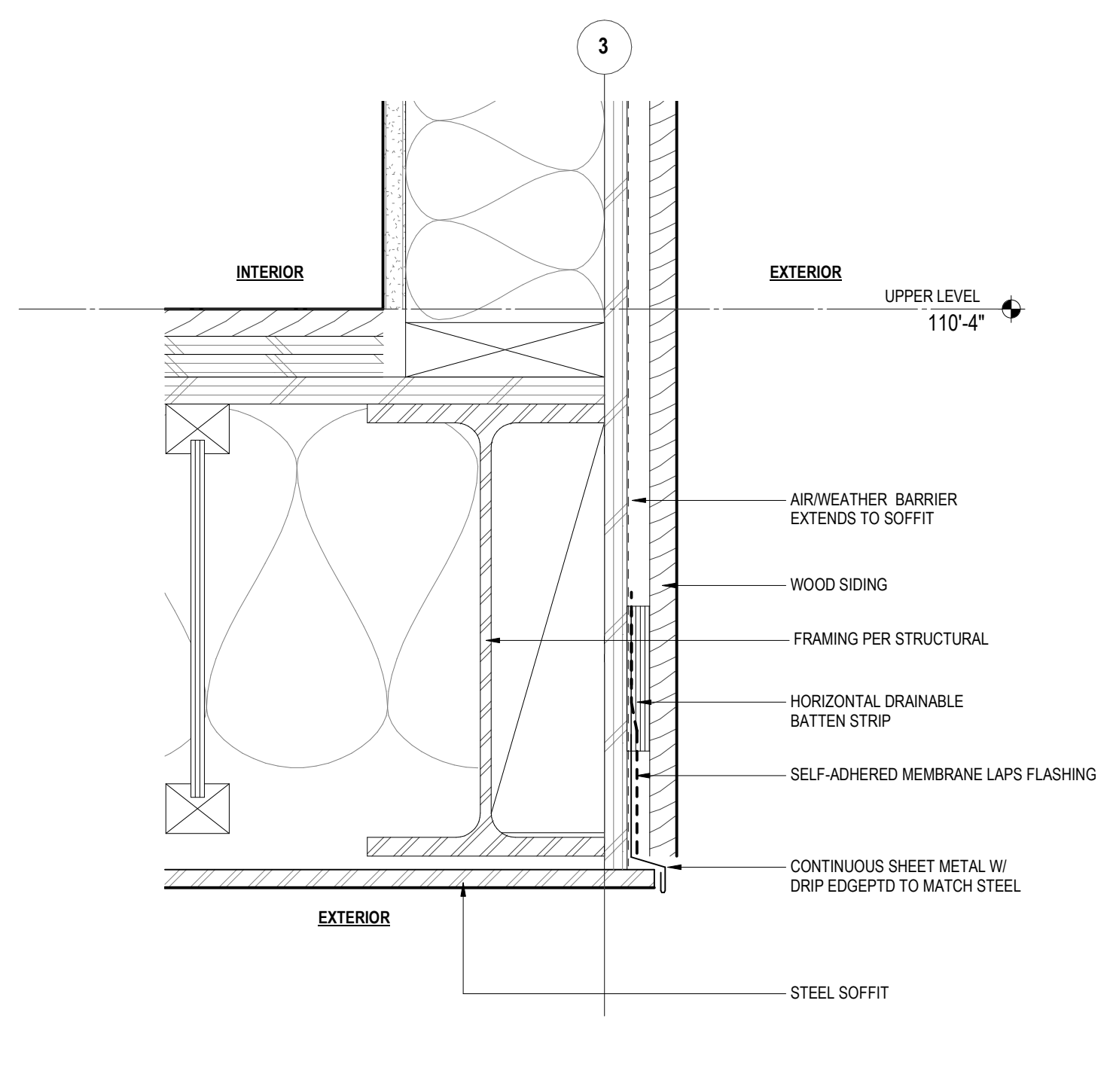
9 WINDOW HEAD AT ROOF FASCIA
SCALE: 3" = 1'-0"



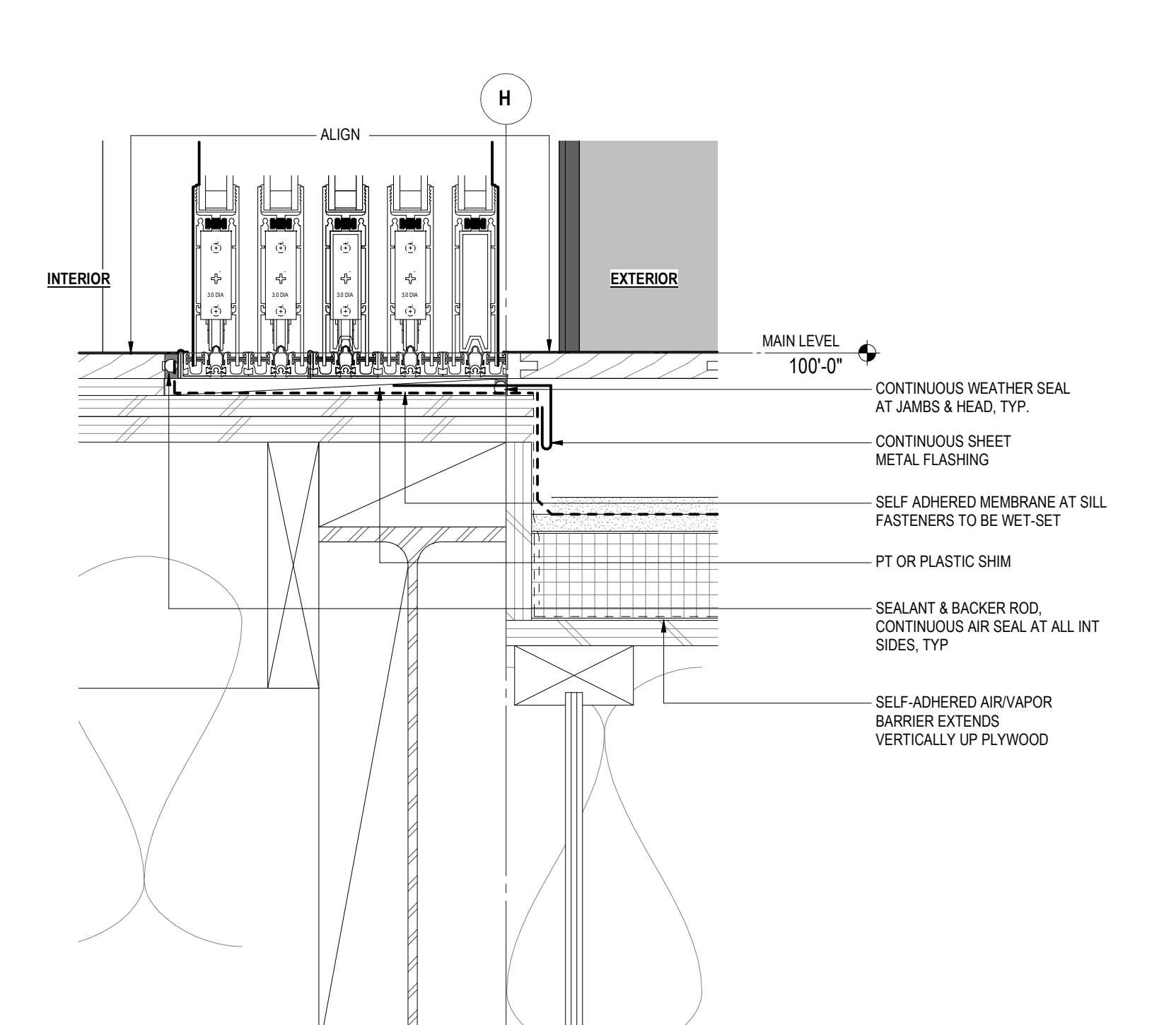
8 MTL FASCIA AT WEST OVERHANG
SCALE: 3" = 1'-0"



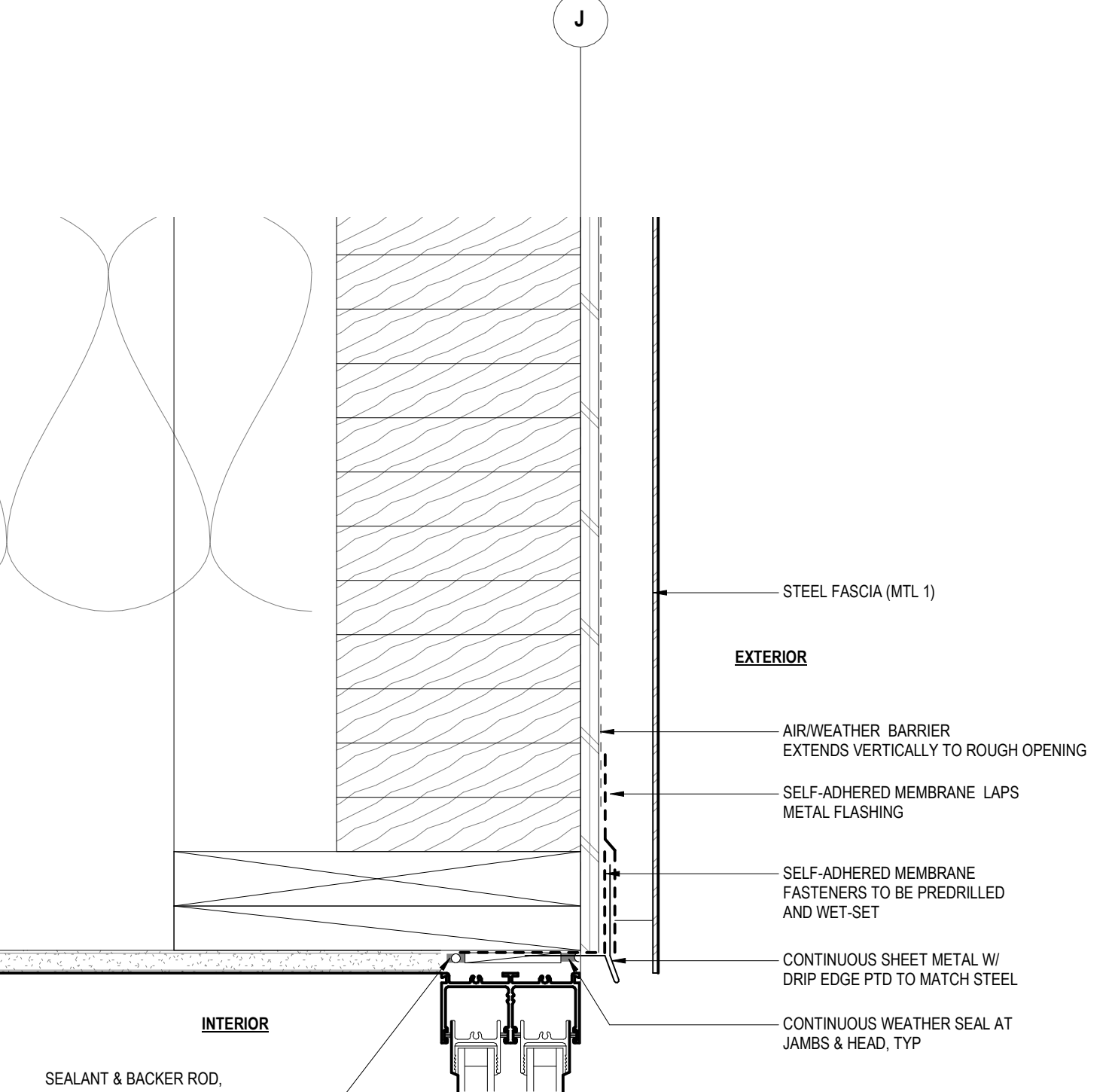
7 ROOF EDGE AT WOOD SIDING
SCALE: 3" = 1'-0"



6 DOOR HEAD AT WEST OVERHANG
SCALE: 3" = 1'-0"



5 RAILING AT WEST TERRACE
SCALE: 3" = 1'-0"



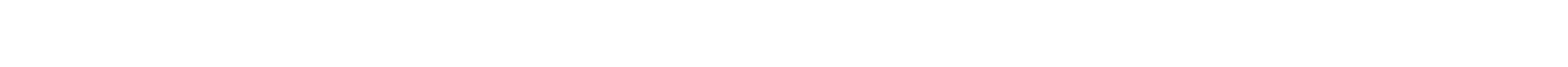
4 SOFFIT AT GARAGE OVERHANG
SCALE: 3" = 1'-0"



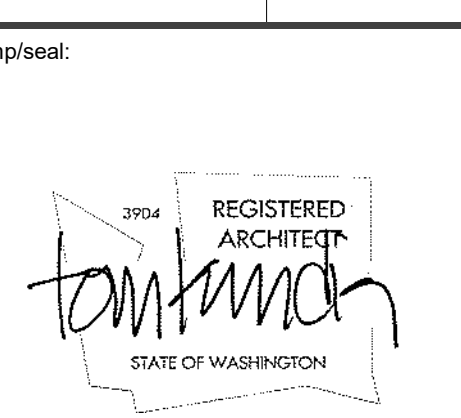
3 RAILING AT TERRACE DECK/PLANTER
SCALE: 3" = 1'-0"



2 DOOR SILL AT WEST TERRACE
SCALE: 3" = 1'-0"



1 DOOR HEAD AT STUDIO MTL FASCIA
SCALE: 3" = 1'-0"

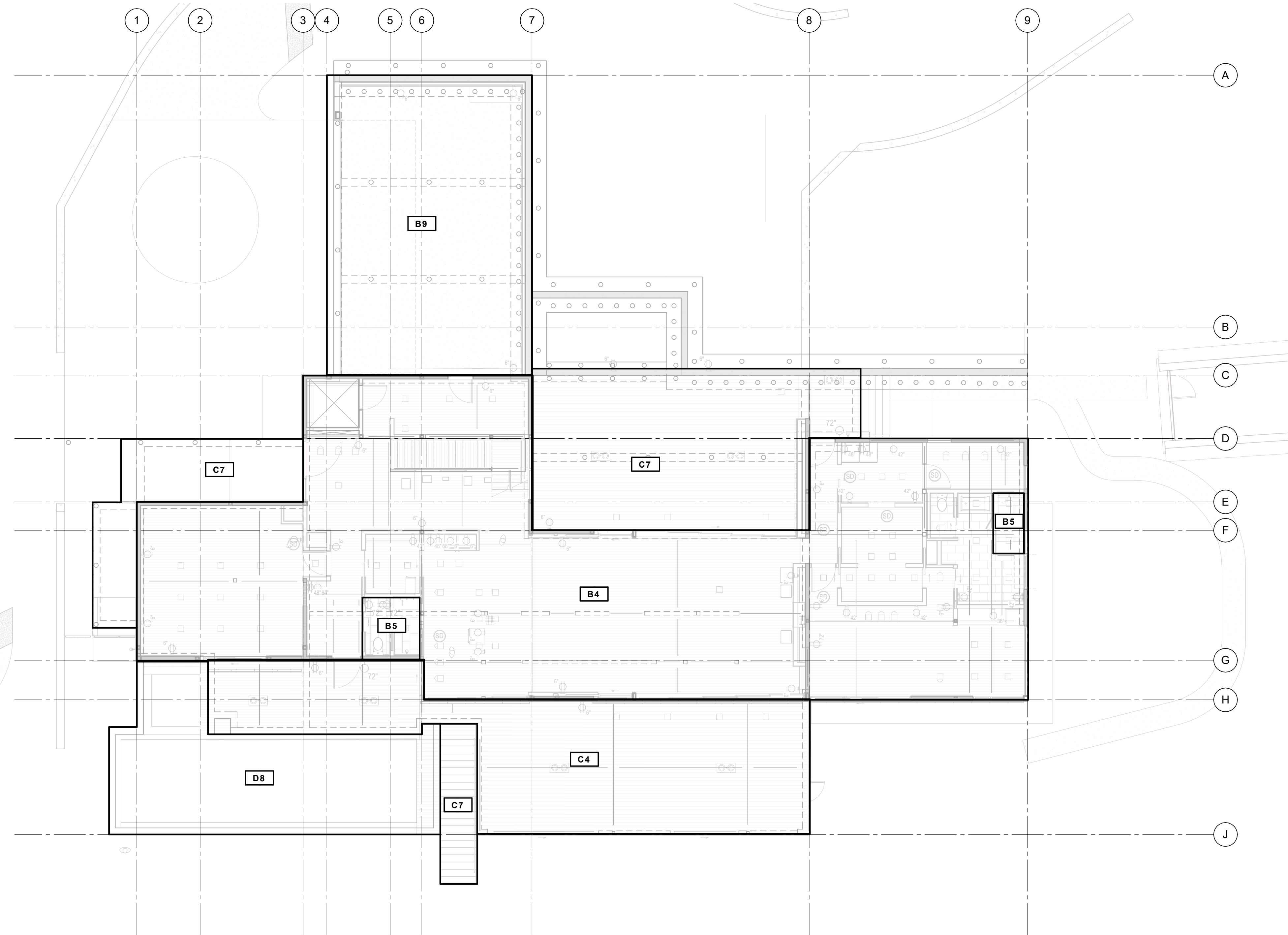


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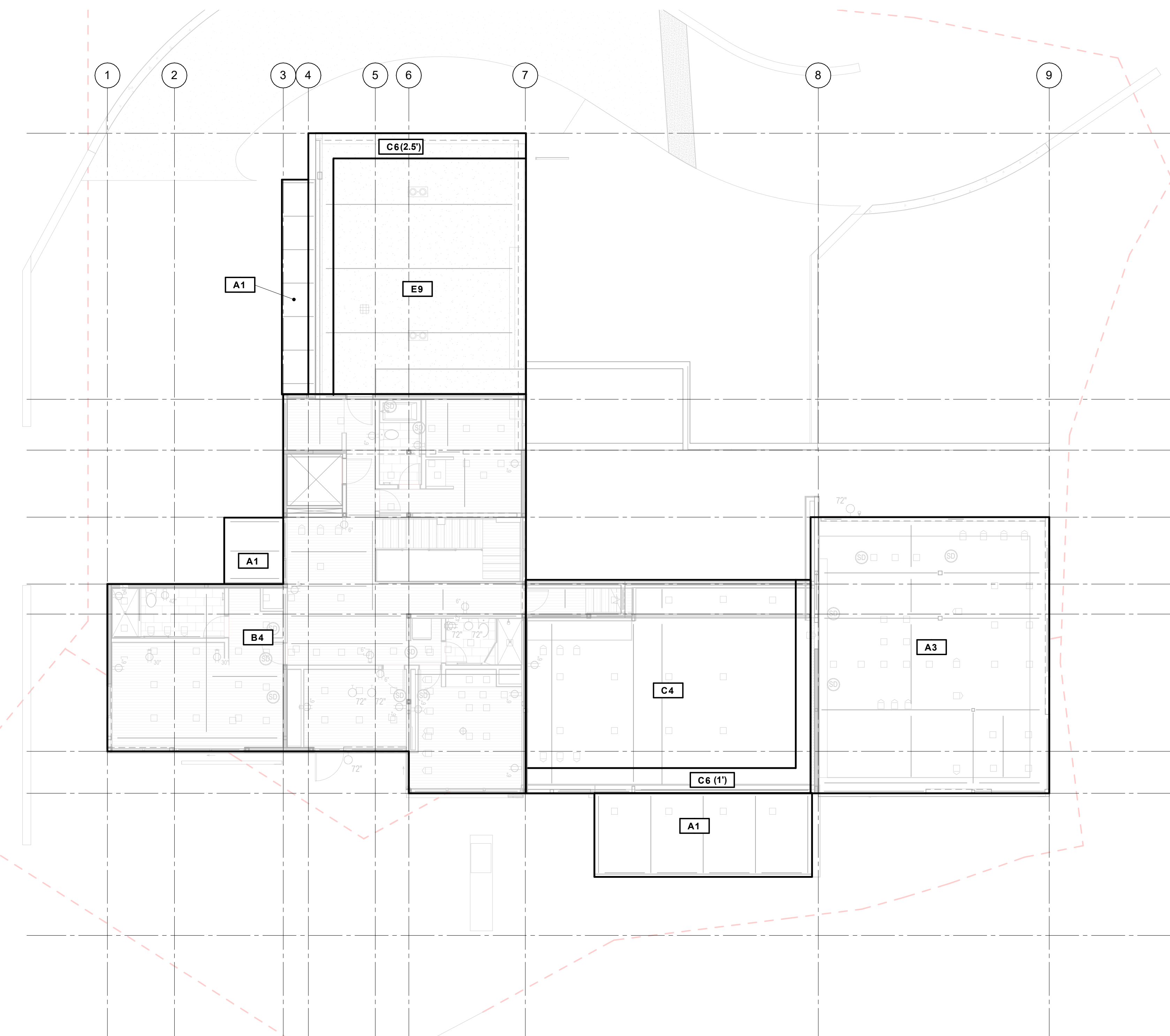
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drawn by:	_____
checked by:	_____
job no.:	_____
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EXTERIOR DETAILS TYPICAL	



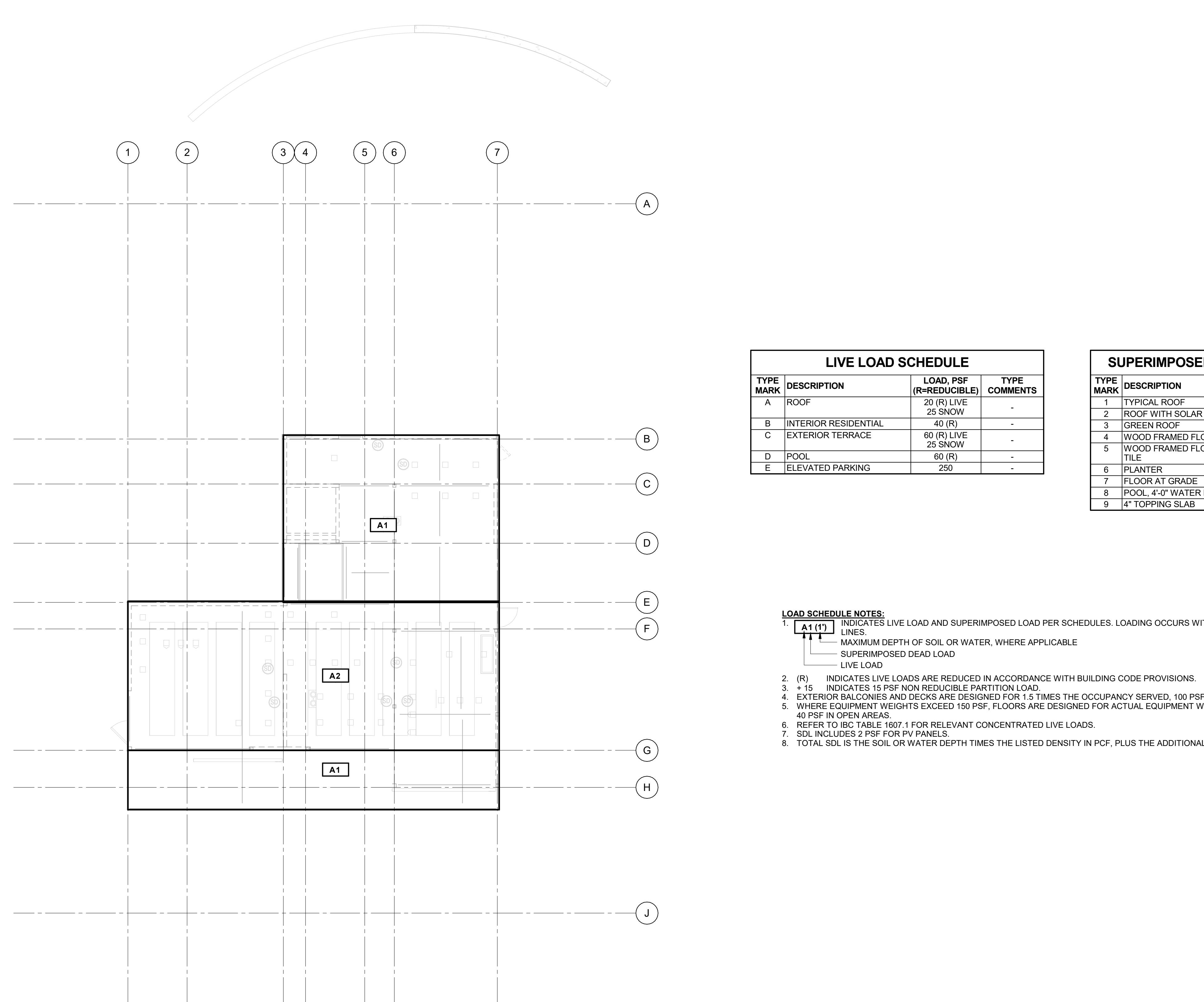
1 LOAD MAP - BASEMENT LEVEL
1/8" = 1'-0"



2 LOAD MAP - MAIN LEVEL
1/8" = 1'-0"



3 LOAD MAP - UPPER LEVEL
1/8" = 1'-0"

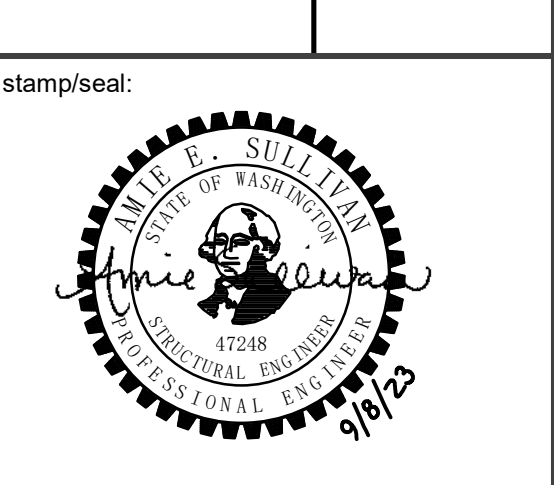


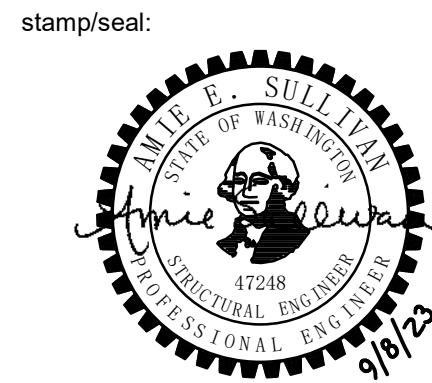
4 LOAD MAP - UPPER ROOF
1/8" = 1'-0"

LIVE LOAD SCHEDULE			
TYPE MARK	DESCRIPTION	LOAD, PSF (R=REDUCIBLE)	TYPE COMMENTS
A	ROOF	20 (R) LIVE 25 SNOW	-
B	INTERIOR RESIDENTIAL	40 (R)	-
C	EXTERIOR TERRACE	60 (R) LIVE 25 SNOW	-
D	POOL	60 (R)	-
E	ELEVATED PARKING	250	-

SUPERIMPOSED DEAD LOAD SCHEDULE			
TYPE MARK	DESCRIPTION	LOAD, PSF	TYPE COMMENTS
1	TYPICAL ROOF	14	-
2	ROOF WITH SOLAR PV ARRAY	16	NOTE 7
3	GREEN ROOF	44	-
4	WOOD FRAMED FLOOR	13	-
5	WOOD FRAMED FLOOR WITH TILE	24	-
6	PLANTER	133	-
7	FLOOR AT GRADE	5	-
8	POOL, 4'-0" WATER HEIGHT	270	-
9	4" TOPPING SLAB	55	-

- LOAD SCHEDULE NOTES:**
1. [A1 (1)] INDICATES LIVE LOAD AND SUPERIMPOSED LOAD PER SCHEDULES. LOADING OCCURS WITHIN REGIONS BOUND BY BOLD LINES.
 MAXIMUM DEPTH OF SOIL OR WATER, WHERE APPLICABLE
 SUPERIMPOSED DEAD LOAD
 LIVE LOAD
 2. (R) INDICATES LIVE LOADS ARE REDUCED IN ACCORDANCE WITH BUILDING CODE PROVISIONS.
 3. + 15 INDICATES 15 PSF NON REDUCIBLE PARTITION LOAD.
 4. EXTERIOR BALCONIES AND DECKS ARE DESIGNED FOR 1.5 TIMES THE OCCUPANCY SERVED, 100 PSF MAXIMUM.
 5. WHERE EQUIPMENT WEIGHTS EXCEED 150 PSF, FLOORS ARE DESIGNED FOR ACTUAL EQUIPMENT WEIGHT + 4" HOUSEKEEPING PAD + 40 PSF IN OPEN AREAS.
 6. REFER TO IBC TABLE 1607.1 FOR RELEVANT CONCENTRATED LIVE LOADS.
 7. SDL INCLUDES 2 PSF FOR PV PANELS.
 8. TOTAL SDL IS THE SOIL OR WATER DEPTH TIMES THE LISTED DENSITY IN PCF, PLUS THE ADDITIONAL SDL LISTED IN THE SCHEDULE.





GENERAL PLAN NOTES:

01. REFERENCE DRAWINGS:
 S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
 S1.01 - LOAD MAPS
 S4.0X - TYPICAL CONCRETE DETAILS
 S5.0X - TYPICAL STEEL DETAILS
 S6.0X - TYPICAL WOOD DETAILS
 S7.0X - TYPICAL WOOD DETAILS
 SHX - SHORING DRAWINGS

FOUNDATION PLAN NOTES:

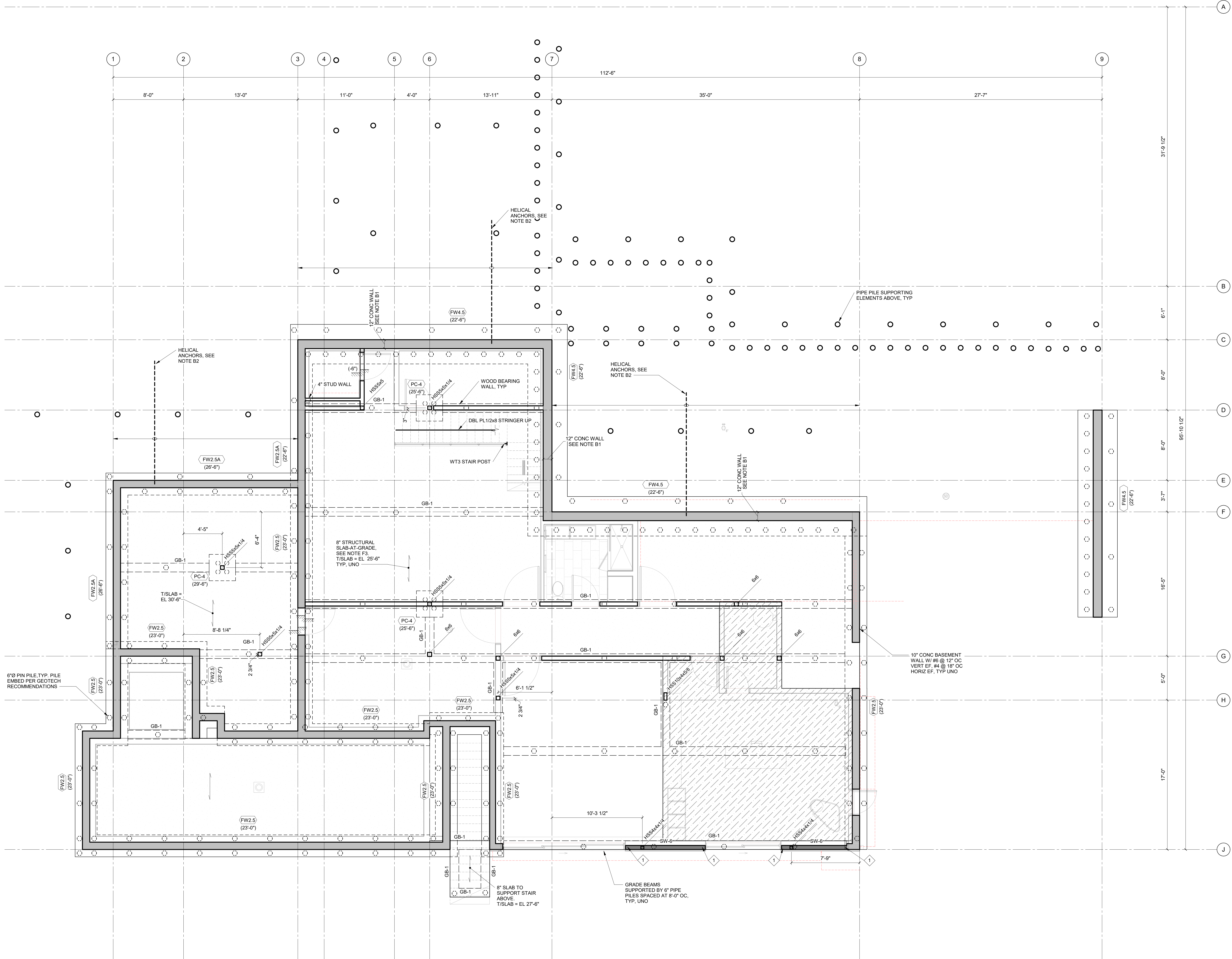
F1. SEE 6/54.01 FOR BEAM SCHEDULE.
 F2. SEE 1/54.02 FOR CONTINUOUS FOOTING SCHEDULE.
 F3. STRUCTURAL SLAB AT-GRADE SHALL BE 8" THICK WITH # 4S @ 10" OC T&S PRIMARY REINF, #4S @ 18" OC T&S REINFORCEMENT, UNO.
 F4. (FWD) INDICATES FOOTING TYPE AND BOTTOM OF FOOTING ELEVATION. SEE 1/54.02.
 F5. (99-07) GB-X INDICATES GRADE BEAM TYPE. SEE 6/54.01.
 F6. (PC-2) INDICATES PILE CAP PER 10/54.02.
 F7. () INDICATES AREA OF TOPPING SLAB OVER SLIP MEMBRANE.
 F8. () INDICATES AREA OF 4" SLAB OVER EPS GEOFOAM.

WOOD FRAMING PLAN NOTES:

W1. SEE THE ARCHITECTURAL DRAWINGS FOR WALL TYPES AND FOR NON-BEARING WALL LOCATIONS. WALL STUDS SHALL BE 2x6 @ 16" OC. LINO WALL HEADERS ARE PER 1/55.01 LINO.
 W2. DIMENSIONS SHOWN ARE TO FACE OF STUD, LINO.
 W3. () INDICATES HOLD-DOWN AND COMPRESSION STUDS PER 2/56.02.
 W4. () INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 3/58.02.
 W5. (SW-6) INDICATES WOOD SHEAR WALL ABOVE PER 9/56.02. "SFW-X" DENOTES PREFABRICATED SIMPSON WOOD STRONG WALL SHEAR WALL.

BASEMENT WALL NOTES:

B1. 12" CONCRETE WALL WITH #7 @ 9" OC VERT OF #7 @ 12" OC VERT IF #4 @ 16" OC HORIZ EF BIDDER-DESIGNED HELICAL ANCHORS TO RESIST 2.7 KIP ALLOWABLE LATERAL LOAD WITHIN EXTENTS SHOWN. CONTRACTOR TO COORDINATE ANCHOR QUANTITY, PLACEMENT, AND ANCHORAGE INTO WALL FOUNDATIONS WITH GEOTECH AND SEOR.
 B2. 10" CONCRETE BASEMENT WALL WITH #6 @ 12" OC VERT EF, #4 @ 18" OC HORIZ EF, TYP UNO.



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

kpff
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 Seattle, WA 98101
 206.622.5822
 kpff.com

project engineer	CRL
project manager	JRS
drawn by	BMF
checked by	AES
job no.:	220638

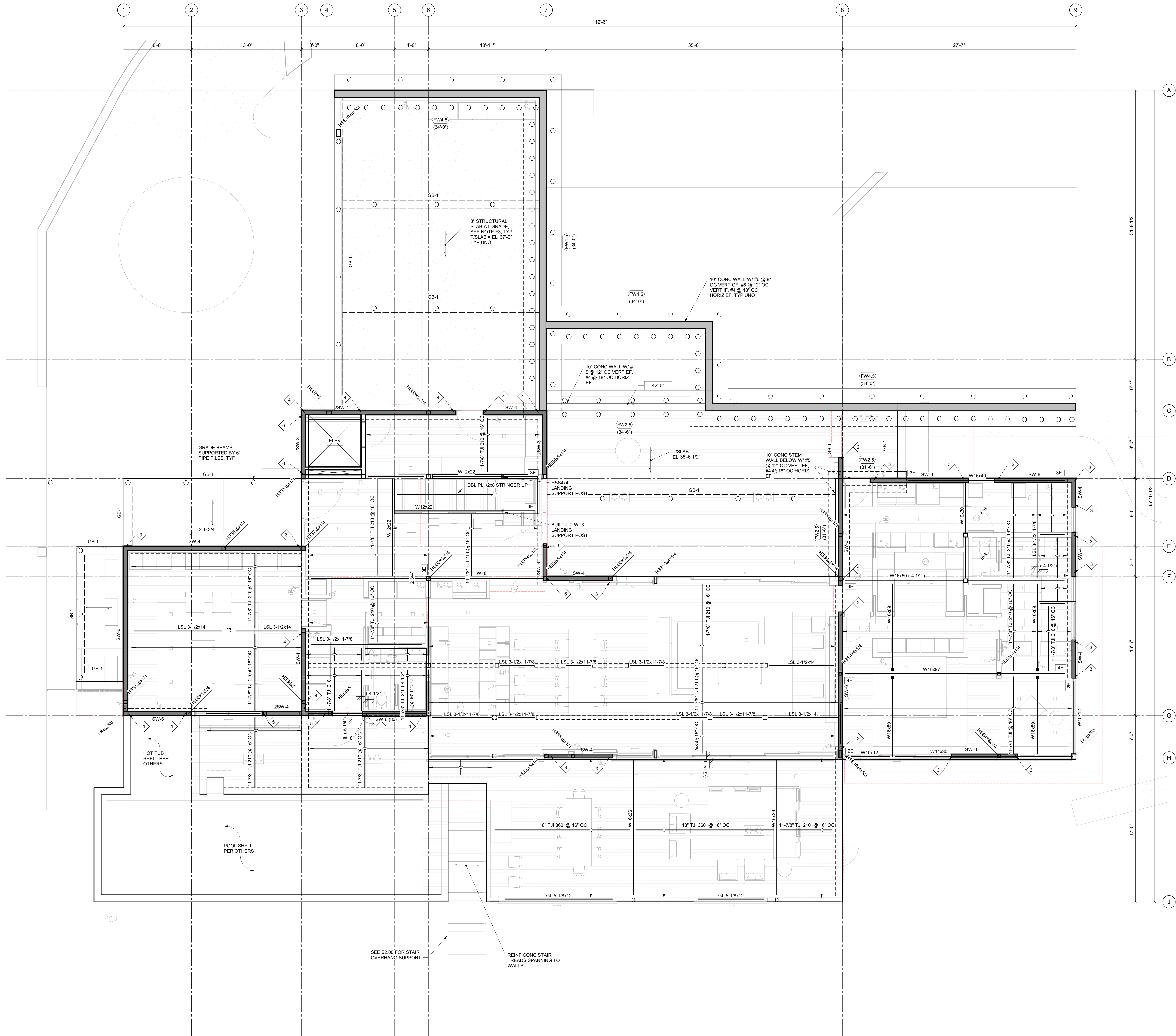
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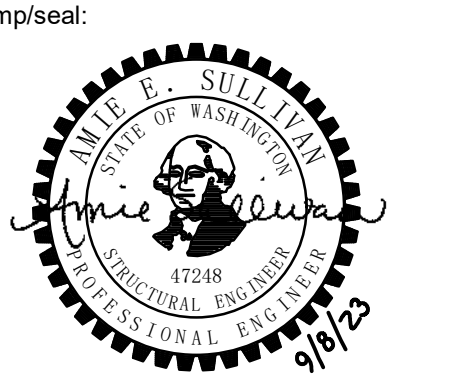
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sheet: FOUNDATION PLAN

S2.00



- GENERAL PLAN NOTES:**
- G1. REFERENCE DRAWINGS:
 - S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
 - S1.01 - LOAD MAPS
 - S4.0X - TYPICAL CONCRETE DETAILS
 - S5.0X - TYPICAL STEEL DETAILS
 - S6.0X - TYPICAL WOOD DETAILS
 - S7.0X - TYPICAL WOOD DETAILS
 - SHX - SHORING DRAWINGS
- FOUNDATION PLAN NOTES:**
- F1. SEE 6/24.01 FOR BEAM SCHEDULE.
 - F2. SEE 1/24.02 FOR CONTINUOUS FOOTING SCHEDULE.
 - F3. STRUCTURAL SLAB-AT-GRADE SHALL BE 8" THICK WITH #4 @ 10" OC T&B PRIMARY REIN; #4 @ 18" OC T&B REINFORCEMENT UNO.
 - F4. (FW0) INDICATES FOOTING TYPE AND BOTTOM OF FOOTING ELEVATION. SEE 6/24.01.
 - F5. GB-X INDICATES GRADE BEAM TYPE. SEE 6/24.01.
 - F6. (FC-2) INDICATES PILE CAP PER 10/24.02.
 - F7. [Symbol] INDICATES AREA OF TOPPING SLAB OVER SLIP MEMBRANE.
 - F8. [Symbol] INDICATES AREA OF 4" SLAB OVER EPS GEOFOAM.
- WOOD FRAMING PLAN NOTES:**
- W1. SEE THE ARCHITECTURAL DRAWINGS FOR WALL TYPES AND FOR NON-BEARING WALL LOCATIONS. WALL STUDS SHALL BE 2X6 @ 16" OC UNO AND WALL HEADERS ARE PER 18/26.01 UNO. TOP OF SHEATHING SHALL BE 35'-11 1/4" THIS LEVEL UNO.
 - W2. FLOOR CONSTRUCTION SHALL BE 2X12 STRUCTURAL RATED SHEATHING. ROOF CONSTRUCTION SHALL BE 1X12 STRUCTURAL RATED SHEATHING. SEE DIAPHRAGM NAILING SCHEDULE PER 1/18.02.
 - W3. DIMENSIONS SHOWN ARE TO FACE OF STUD, UNO.
 - W4. J-1 INDICATES JOIST PER 18/26.01.
 - W5. B-1 INDICATES FLUSH FRAMED BEAM PER 18/26.01.
 - W6. [Symbol] INDICATES HOLD-DOWN AND COMPRESSION STUDS PER 2/26.02.
 - W7. [Symbol] INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 3/26.02.
 - W8. [Symbol] INDICATES HARDWARE PER 1/18.02.
 - W9. [Symbol] INDICATES WOOD SHEAR WALL ABOVE PER 9/26.02. "SW-X" DENOTES PREFABRICATED SIMSPON WOOD STRONG WALL SHEAR WALL.
 - W10. [Symbol]
- STEEL FRAMING PLAN NOTES:**
- S1. TOP OF STEEL SHALL BE 36'-8 3/4" THIS LEVEL UNO.
 - S2. (OXX') INDICATES VERTICAL OFFSET OF TOP OF STEEL RELATIVE TO ELEVATIONS SPECIFIED IN NOTE S1.



project engineer	CRJ
project manager	JRS
drawn by	RMF
checked by	AES
job no.	220638

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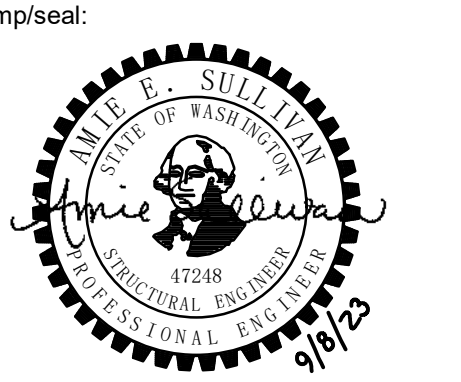
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sheet: **MAIN LEVEL FRAMING PLAN**

S2.01

1 MAIN LEVEL FRAMING AND FOUNDATION PLAN
 1/4" = 1'-0"



project engineer: CRL
 project manager: JRS
 drawn by: RMF
 checked by: AES
 job no.: 220638

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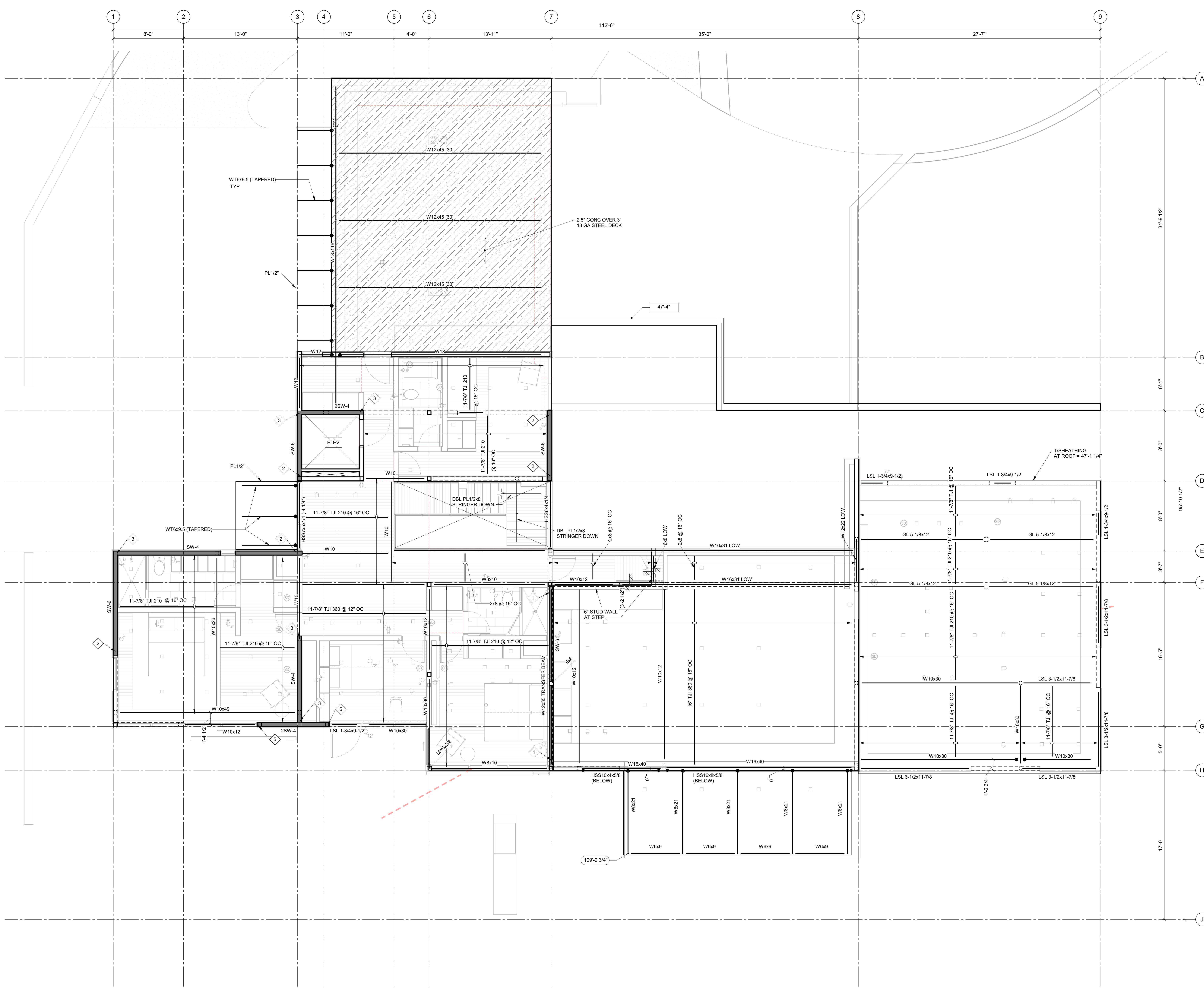
UPPER LEVEL FRAMING PLAN

sheet: **S2.02**

GENERAL PLAN NOTES:
 G1. REFERENCE DRAWINGS:
 S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
 S1.01 - LOAD MAPS
 S4.0X - TYPICAL CONCRETE DETAILS
 S5.0X - TYPICAL STEEL DETAILS
 S6.0X - TYPICAL WOOD DETAILS
 S7.0X - TYPICAL WOOD DETAILS
 SHX - SHORING DRAWINGS

WOOD FRAMING PLAN NOTES:
 W1. SEE THE ARCHITECTURAL DRAWINGS FOR WALL TYPES AND FOR NON-BEARING WALL LOCATIONS. WALL STUDS SHALL BE 2x6 @ 16" OC. UNO WALL HEADERS ARE PER 1836.01 UNO.
 W2. TOP OF SHEATHING SHALL BE 87'-2 1/2" THIS LEVEL, UNO.
 W3. FLOOR CONSTRUCTION SHALL BE 23/32 STRUCTURAL RATED SHEATHING. ROOF CONSTRUCTION SHALL BE 15/32 STRUCTURAL RATED SHEATHING. SEE DIAPHRAGM NAILING SCHEDULE PER 1156.02.
 W4. DIMENSIONS SHOWN ARE TO FACE OF STUD, UNO.
 W5. J-1 INDICATES JOIST PER 1836.01
 W6. B-1 INDICATES FLUSH FRAMED BEAM PER 1836.01
 W7. B-1 INDICATES HOLD-DOWN AND COMPRESSION STUDS PER 236.02
 W8. DIAMETER INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 336.02.
 W9. (A) INDICATES HARDWARE PER 1156.02.
 W10. SW-6 INDICATES WOOD SHEAR WALL ABOVE PER 336.02. "SW-X" DENOTES PREFABRICATED SIMPSON WOOD STRONG WALL SHEAR WALL.

STEEL FRAMING PLAN NOTES:
 S1. TOP OF STEEL SHALL BE 47'-0" THIS LEVEL, UNO.
 S2. (+X-X") INDICATES VERTICAL OFFSET OF TOP OF STEEL RELATIVE TO ELEVATIONS SPECIFIED IN NOTE S1.



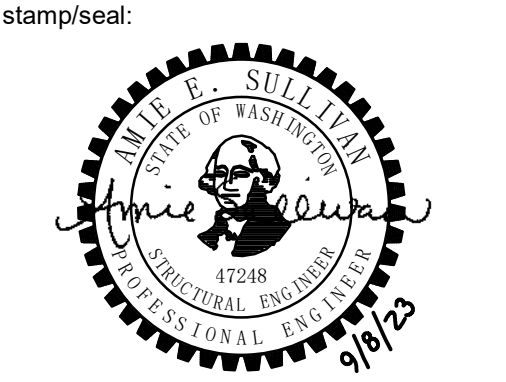
1 UPPER LEVEL FRAMING PLAN
 1/4" = 1'-0"

- GENERAL PLAN NOTES:**
01. REFERENCE DRAWINGS:
 S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
 S1.01 - LOAD MAPS
 S4.0X - TYPICAL CONCRETE DETAILS
 S5.0X - TYPICAL STEEL DETAILS
 S6.0X - TYPICAL WOOD DETAILS
 S7.0X - TYPICAL WOOD DETAILS
 SHX - SHORING DRAWINGS
- WOOD FRAMING PLAN NOTES:**
- W1. SEE THE ARCHITECTURAL DRAWINGS FOR WALL TYPES AND FOR NON-BEARING WALL LOCATIONS: WALL STUDS SHALL BE 2x6 @ 16" OC, UNO WALL HEADERS ARE PER 18/S6.01/UNO.
 W2. TOP OF SHEATHING SHALL BE 57'-1" THIS LEVEL UNO.
 W3. FLOOR CONSTRUCTION SHALL BE 2032 STRUCTURAL RATED SHEATHING - ROOF CONSTRUCTION SHALL BE 1532 STRUCTURAL RATED SHEATHING. SEE DIAPHRAGM NAILING SCHEDULE PER 11/56.02.
 W4. S-1 INDICATES JOIST PER 18/S6.01.
 W5. B-1 INDICATES FLUSH FRAMED BEAM PER 18/S6.01.
 W6. (A) INDICATES HARDWARE PER 1/56.02.
- STEEL FRAMING PLAN NOTES:**
- S1. TOP OF STEEL SHALL BE 56'-10 1/2" THIS LEVEL UNO.
 S2. (+X'-X") INDICATES VERTICAL OFFSET OF TOP OF STEEL RELATIVE TO ELEVATIONS SPECIFIED IN NOTE S1.

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revisions:

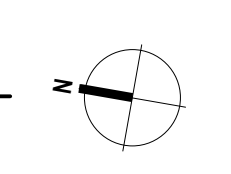
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UPPER ROOF FRAMING
 PLAN

SHEET:
S2.03

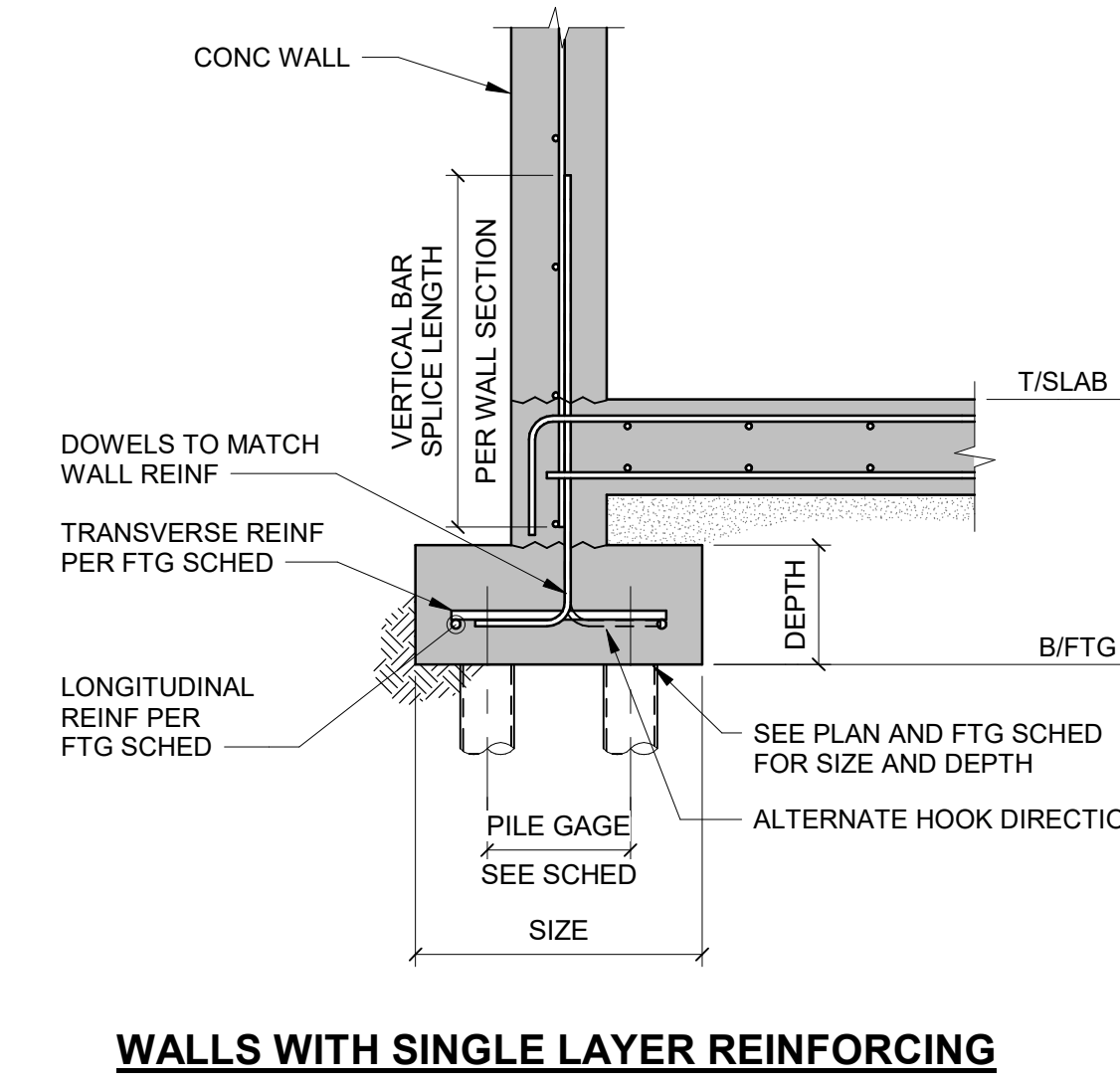
1 UPPER ROOF FRAMING PLAN
 1/4" = 1'-0"



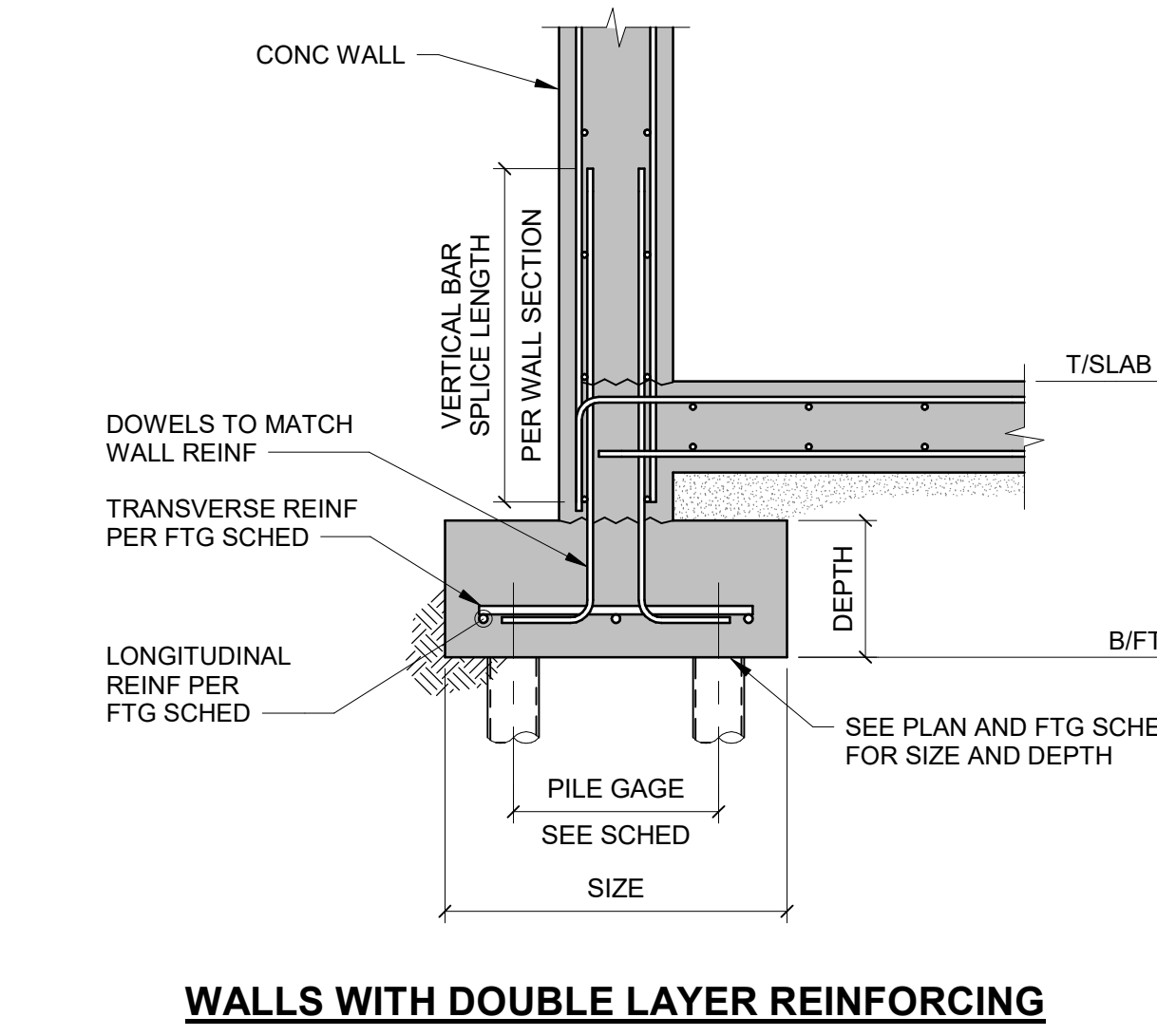
CONTINUOUS FOOTING SCHEDULE						
TYPE MARK	DIMENSIONS		REINFORCING		PILE PIPE	
	WIDTH	DEPTH	TRANSVERSE	LONGITUDINAL	SCH 40 PIPE Ø	GAGE LONGITUDINAL SPACING
FW2.5	2'-6"	1'-6"	-	-	6"	1'-6" 4'-0"
FW2.5A	2'-6"	2'-0"	-	-	-	SEE RETAINING WALL SCHEDULE
FW4.5	4'-6"	2'-0"	-	-	-	SEE RETAINING WALL SCHEDULE

NOTES:
1. SEE S/94.02 FOR TYPICAL FOOTING DETAIL.

1 CONTINUOUS FOOTING SCHEDULE
NO SCALE

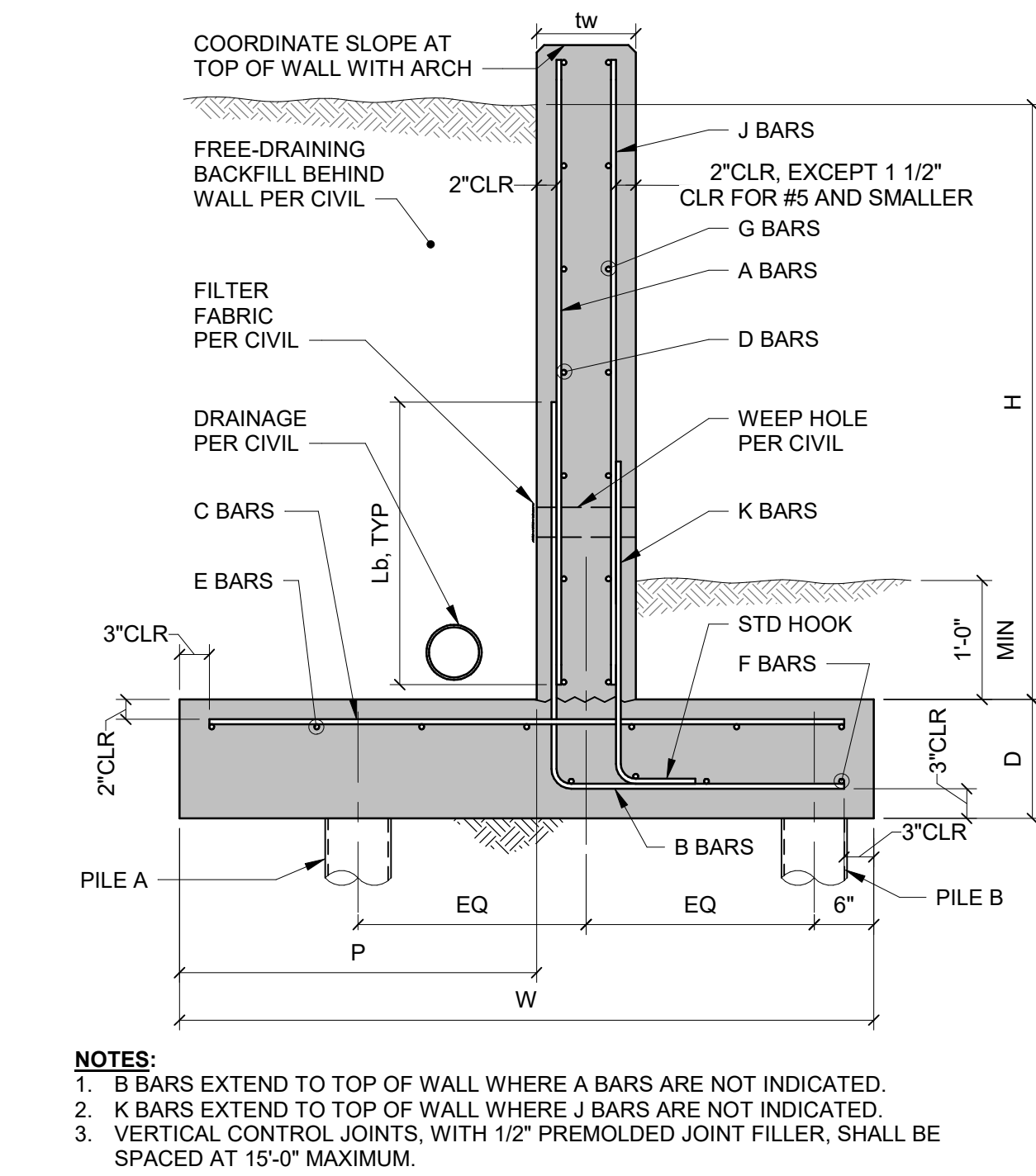


WALLS WITH SINGLE LAYER REINFORCING



WALLS WITH DOUBLE LAYER REINFORCING

3 TYP EXTERIOR CONCRETE WALL FOOTING
NO SCALE

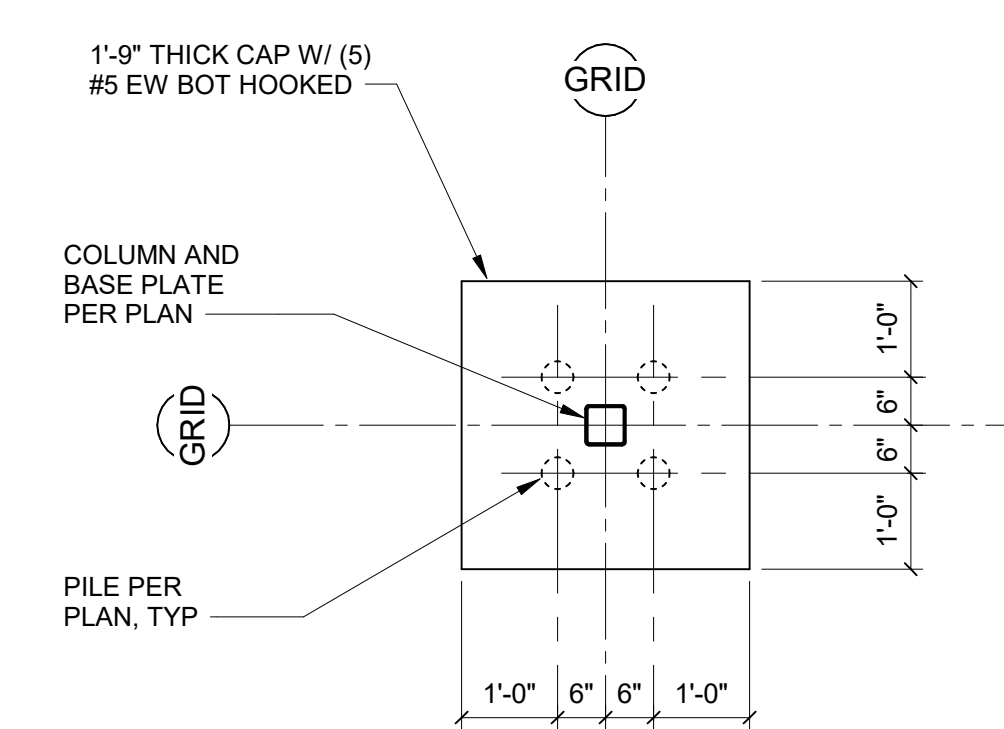


NOTES:
1. B BARS EXTEND TO TOP OF WALL WHERE A BARS ARE NOT INDICATED.
2. K BARS EXTEND TO TOP OF WALL WHERE J BARS ARE NOT INDICATED.
3. VERTICAL CONTROL JOINTS WITH 1/2" PREMOULDED JOINT FILLER SHALL BE SPACED AT 15'-0" MAXIMUM.

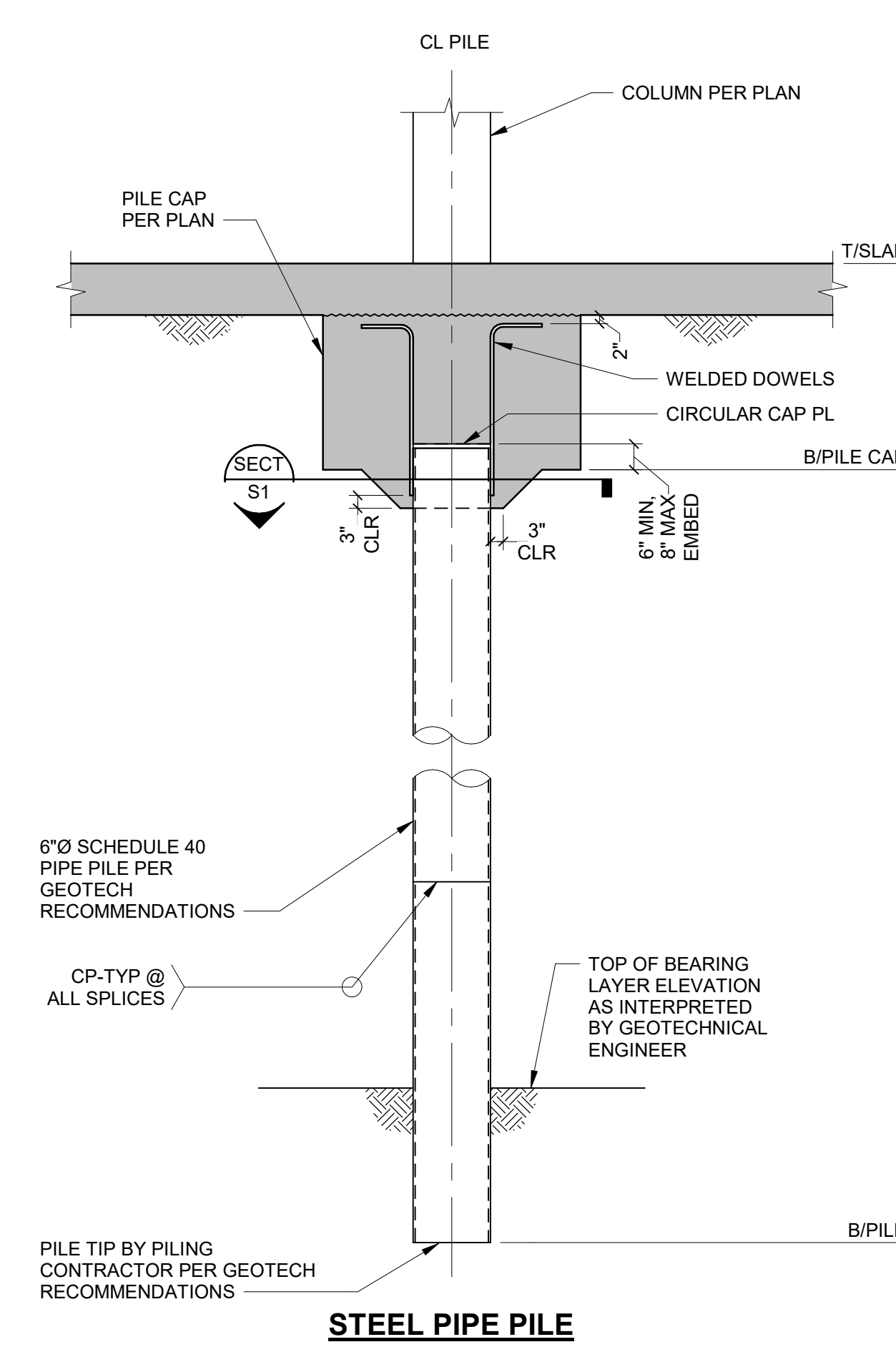
5 CANTILEVERED RETAINING WALL DETAIL
NO SCALE

CANTILEVERED RETAINING WALL SCHEDULE																
H	DIMENSIONS				REINFORCING						PILE PIPE					
	tw	W	D	P	A BARS	B BARS	C BARS	D BARS	E BARS	F BARS	G BARS	J BARS	K BARS	SCH 40 PIPE Ø	PILE PIPE A LONGITUDINAL SPACING	PILE PIPE B LONGITUDINAL SPACING
UP TO 8'-0"	10"	2'-6"	2'-0"	0'-10"	#6 @ 12" OC	#6 @ 12" OC		#4 @ 18" OC			#4 @ 18" OC	#6 @ 12" OC	#6 @ 12" OC	6"	8'-0"	4'-0"
8'-0" TO 13'-0"	12"	4'-6"	2'-0"	1'-6"	#7 @ 9" OC	#7 @ 9" OC		#4 @ 18" OC			#4 @ 16" OC	#7 @ 12" OC	#7 @ 12" OC	6"	6'-0"	2'-0"

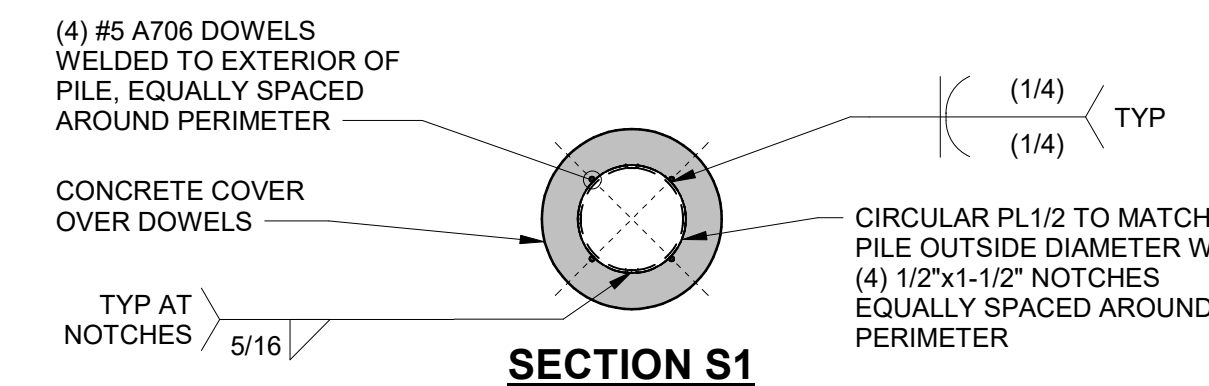
6 CANTILEVERED RETAINING WALL SCHEDULE
NO SCALE



8 PILE CAP PC-4 PLAN
NO SCALE

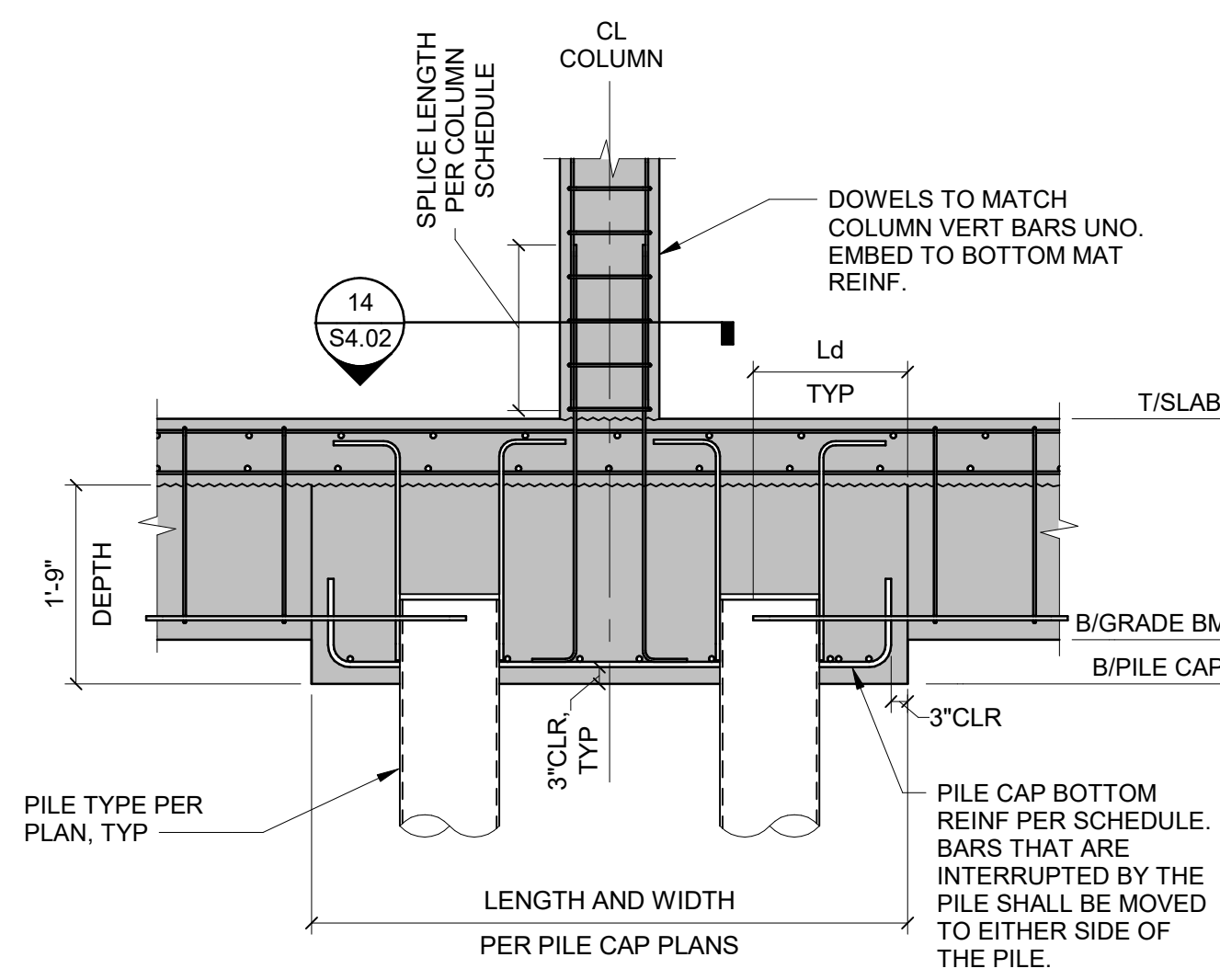


STEEL PIPE PILE

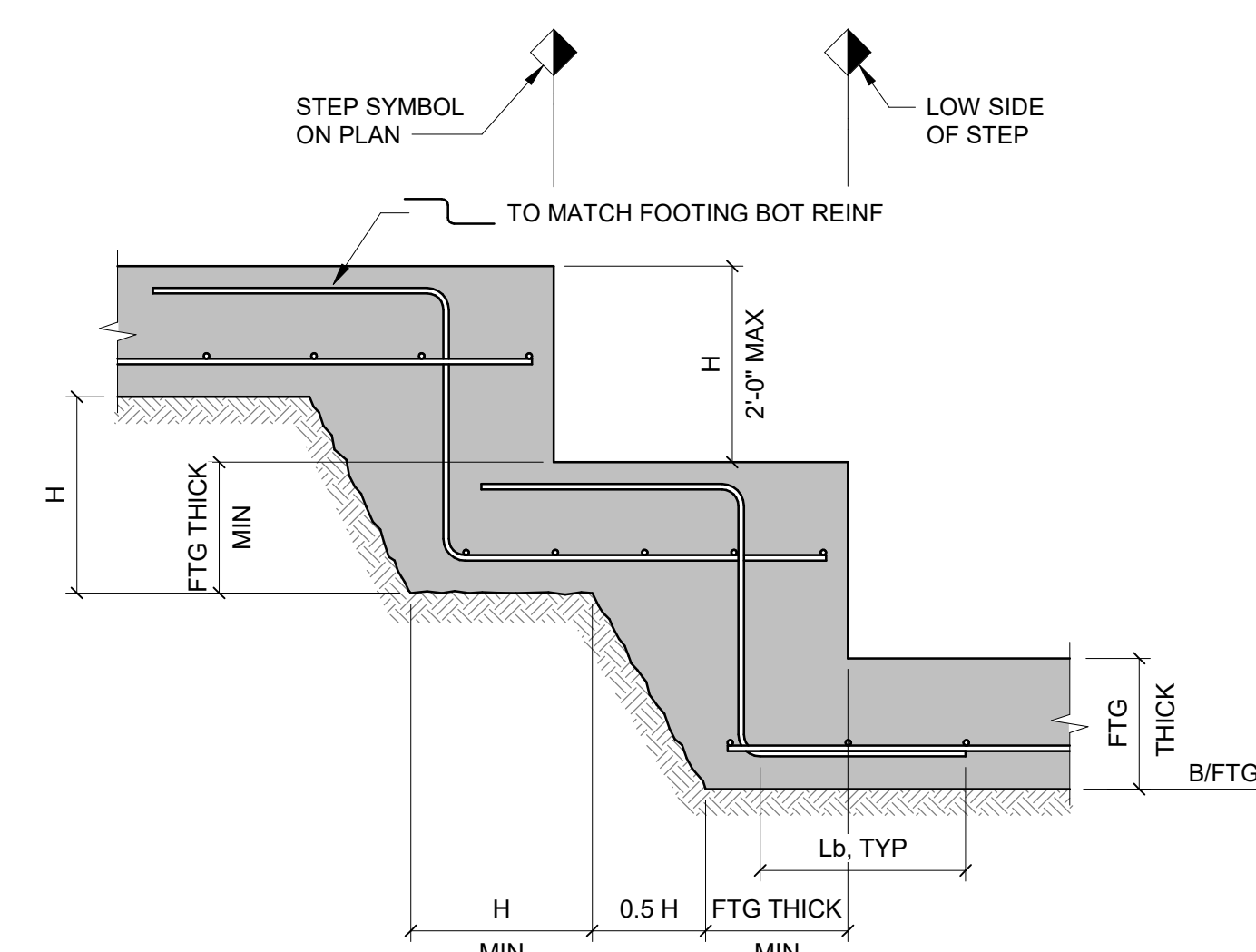


SECTION S1

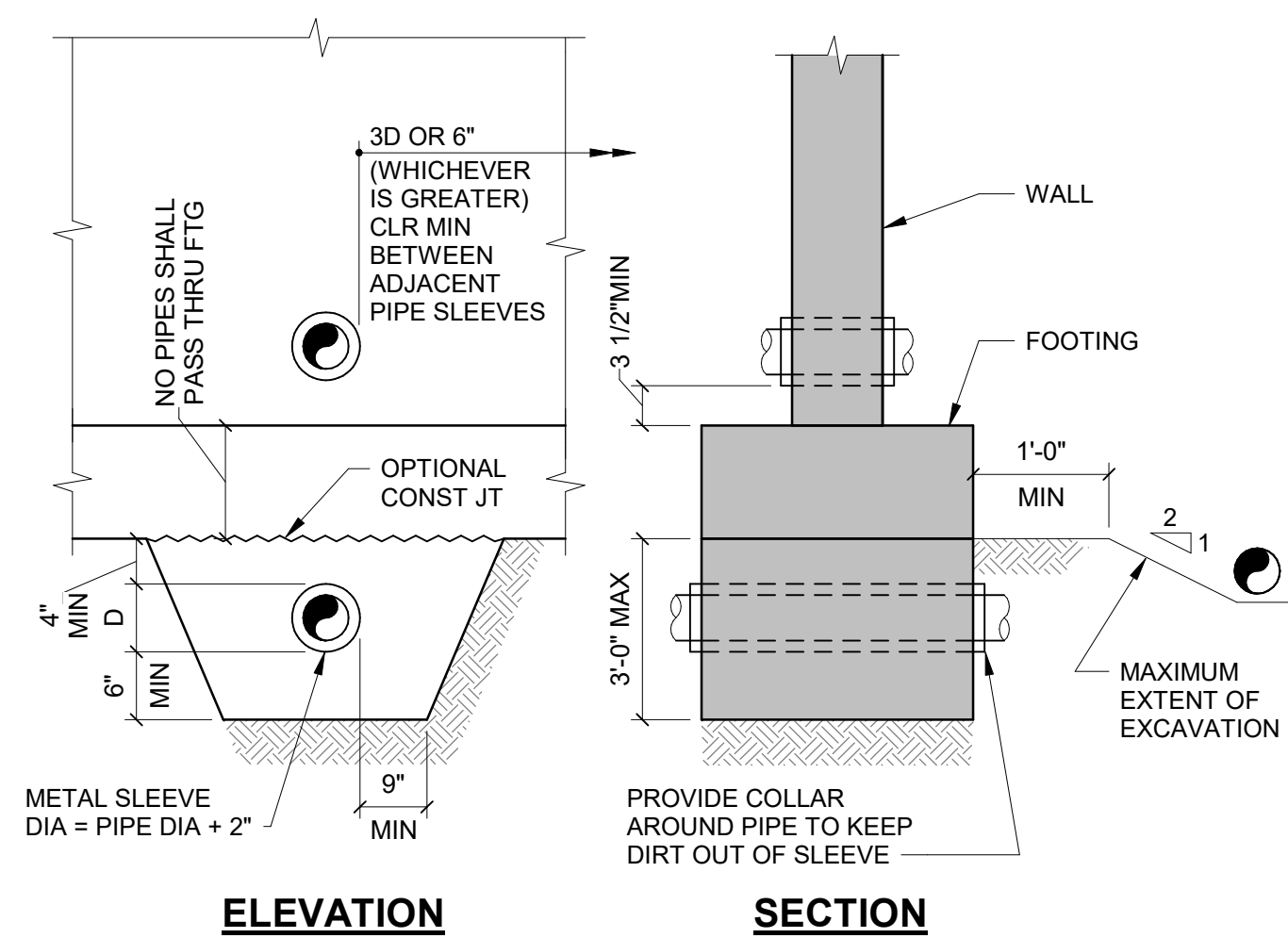
14 STEEL PIPE PILE DETAIL **TYPE S1**
NO SCALE



10 TYP PILE CAP SECTION
NO SCALE



19 TYP STEPPED FOOTING DETAIL
NO SCALE



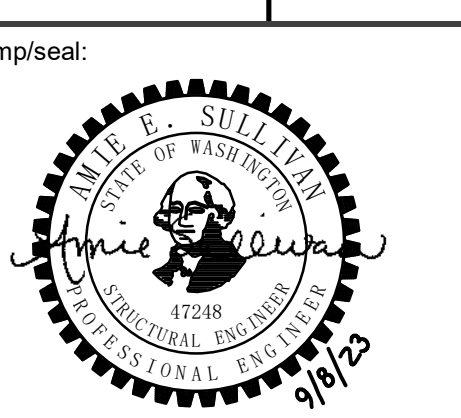
NOTES:
1. STEP FOOTING PER TYPICAL STEPPED FOOTING DETAIL AS REQUIRED TO SATISFY THESE CONDITIONS.
2. GENERAL CONTRACTOR TO COORDINATE EXACT DEPTH AND LOCATION OF PIPE.
3. 'D' SHALL NOT EXCEED 6".

20 TYP DETAIL OF PIPE AT FOOTINGS
NO SCALE

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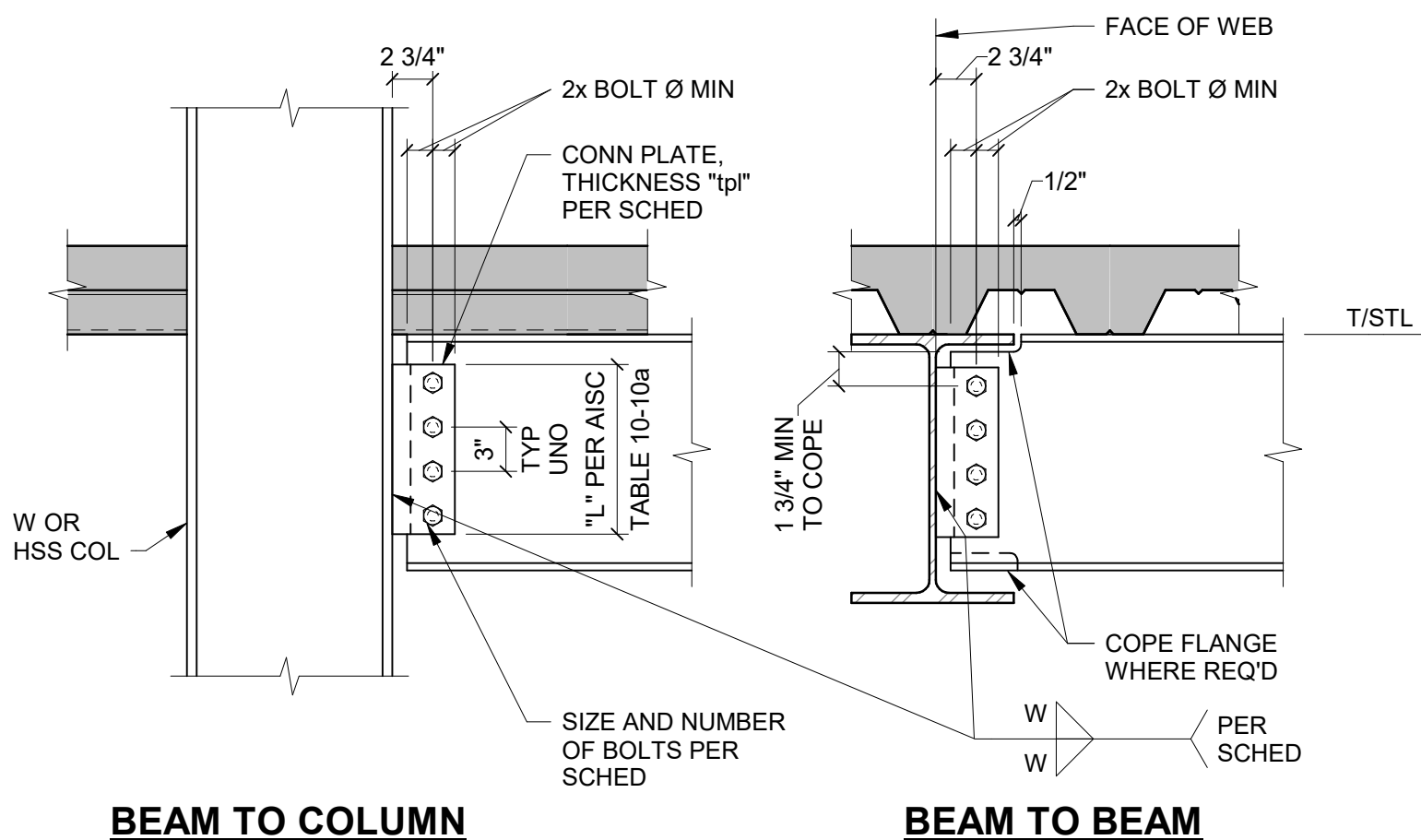
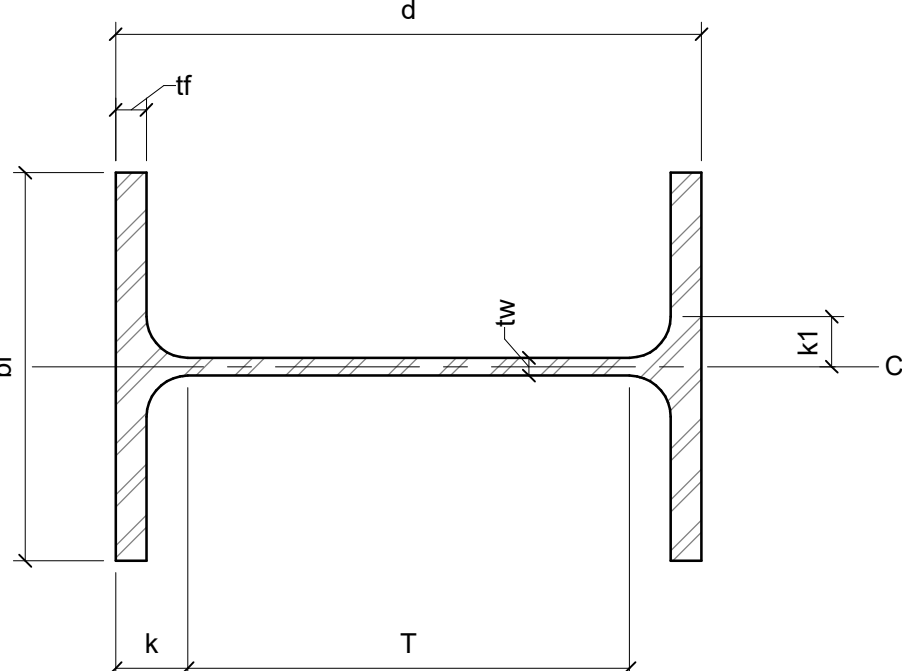
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S4.02

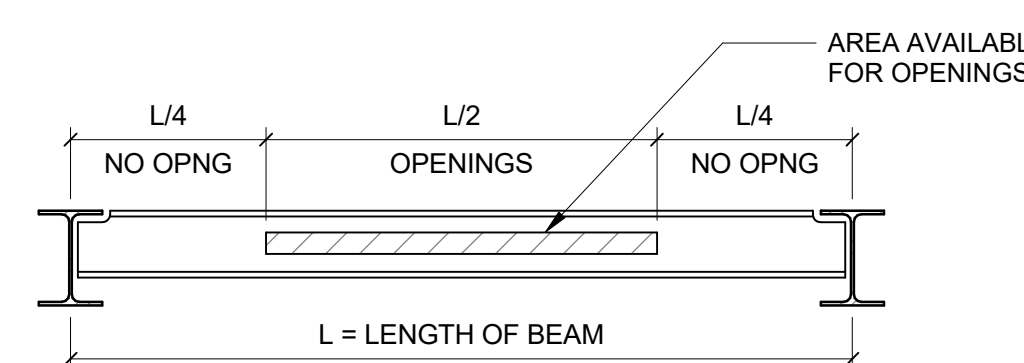
CONNECTION NOTES:

- ALL BOLTED CONNECTIONS TO BE TYPE N WITH FULLY PRETENSIONED ASTM A325-N BOLTS PER AISC STANDARDS EXCEPT WHERE "SNUG TIGHT", "FINGER TIGHT" OR "SLIP CRITICAL" CONNECTIONS ARE INDICATED.
- BOLTS IN BEAM TO BEAM CONNECTIONS MAY BE TIGHTENED TO AISC "SNUG TIGHT" CONDITION UPON APPROVAL OF ENGINEER AND OWNER.
- CONNECTIONS TO HAVE AISC STANDARD ROUND HOLES EXCEPT AS NOTED OTHERWISE.
- BEAM CONNECTIONS TO BE PER THE STANDARD BOLTED BEAM CONNECTION DETAIL UNLESS NOTED OTHERWISE.
- [S] SHOWN ON PLANS INDICATES NUMBER OF BOLTS REQUIRED IF DIFFERENT FROM NUMBER OF BOLTS REQUIRED USING 3/5S.01
- [SE] SHOWN ON PLANS INDICATES NUMBER OF BOLTS REQUIRED IN A DOUBLE ANGLE EMBEDDED PLATE CONNECTION. SEE 11/5S.01
- [FH] SHOWN ON PLANS INDICATES FULL HEIGHT STIFFENER PLATE REQUIRED. SEE
- ALTERNATE CONNECTION DETAILS MAY BE SUBMITTED TO THE ENGINEER FOR REVIEW AND SHALL BE ACCOMPANIED BY CALCULATIONS BEARING THE SEAL AND SIGNATURE OF THE WASHINGTON STATE STRUCTURAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN. ALTERNATE CONNECTIONS SHALL HAVE EQUAL OR GREATER CAPACITY THAN THE CONNECTIONS SHOWN ON THE DRAWINGS.
- FOR MEMBERS DESIGNATED AS PART OF THE SFPS, WELD TABS SHALL BE REMOVED UPON COMPLETION AND COOLING OF THE WELD, AND THE ENDS OF THE WELD SHALL BE MADE SMOOTH AND FLUSH WITH THE EDGES OF ABUTTING PARTS.

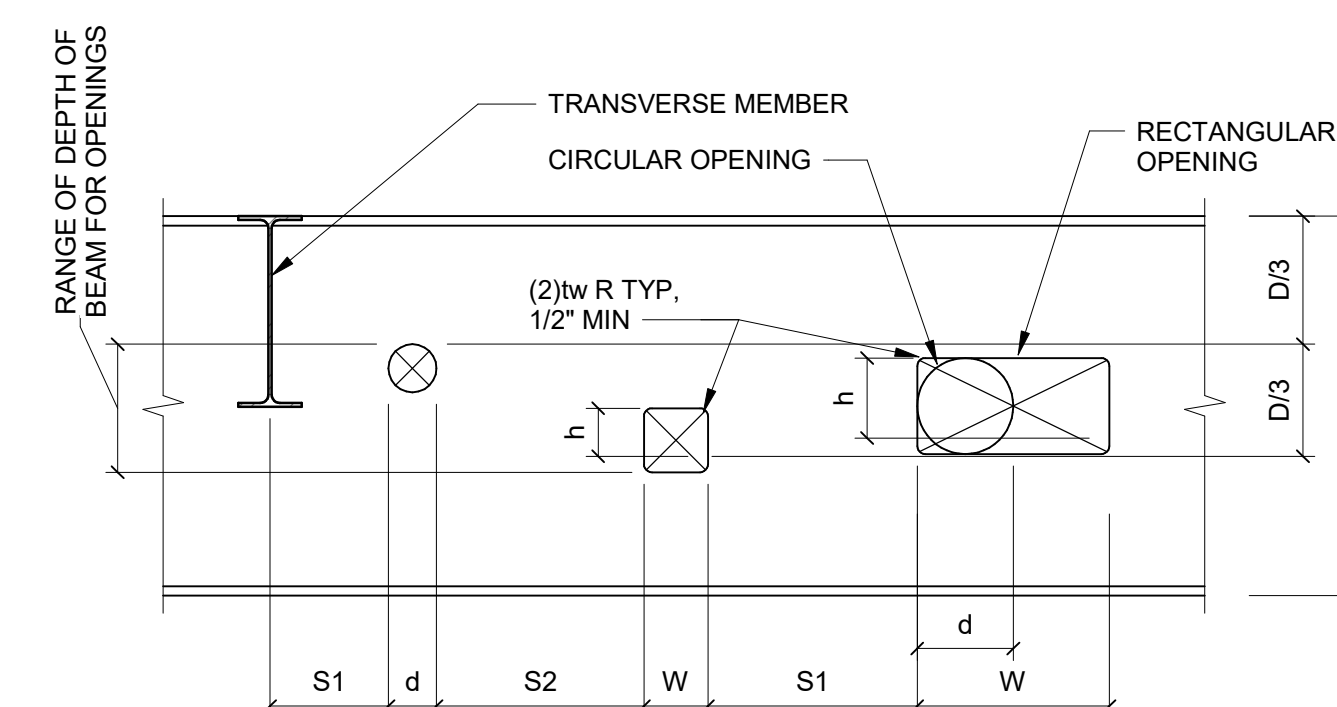


BEAM SIZE	NUMBER AND SIZE OF BOLTS REQUIRED	MIN PLATE THICKNESS "T"	WELD SIZE "W"
W6, C4, C6, C7	(2) 3/4"Ø @ 2" GA	1/4"	3/16"
W8, C8, C9	(2) 3/4"Ø	1/4"	3/16"
W10, C10	(2) 3/4"Ø	1/4"	3/16"
W12, C12	(3) 3/4"Ø	1/4"	3/16"
W14, C15	(3) 3/4"Ø	1/4"	3/16"
W16	(4) 3/4"Ø	1/4"	3/16"
W18	(4) 3/4"Ø	5/16"	1/4"
W21	(5) 3/4"Ø	5/16"	1/4"
W24	(6) 3/4"Ø	5/16"	1/4"
W27	(7) 3/4"Ø	5/16"	1/4"
W30	(8) 1"Ø	3/8"	1/4"
W33	(9) 1"Ø *	1/2"	5/16"
W36	(10) 1"Ø *	1/2"	5/16"
W40	(11) 1"Ø *	1/2"	5/16"
W44	(12) 1"Ø *	1/2"	5/16"

- NOTES:**
1. SHORT SLOTTED HOLES MAY BE USED AT ALL COLUMN CONNECTIONS AS AN OPTION.



RANGE OF WEB OPENINGS ALONG LENGTH OF BEAM



- NOTES:**
d = DIAMETER CIRCULAR OPENING ≤ D/3 S1 = MIN DISTANCE TO CL TRANSVERSE MEMBER = D OR 12", WHICHEVER IS LARGER
h = HEIGHT RECTANGULAR OPENING ≤ D/4 S2 OR S3 = MIN DISTANCE BETWEEN OPENINGS BASED ON LARGER OPENING = (2)d FOR COMPOSITE BEAMS AND THE LARGER OF (3)d, (2)d OR (3)W FOR NONCOMPOSITE BEAMS
W = WIDTH RECTANGULAR OPENING ≤ D/4

OPENING SIZE AND SPACING

- NOTES:**
1. THIS DETAIL MAY BE USED FOR SHOP OR FIELD CUT OPENINGS WITHOUT CONSULTING THE STRUCTURAL ENGINEER. ANY OPENING OUTSIDE OF THESE CONSTRAINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
2. ALL OPENINGS MUST MEET THERMAL CUTTING REQUIREMENTS IN CHAPTER M OF AISC 360.

1 TYP CONNECTION NOTES

NO SCALE

2 TYP ABBREVIATIONS

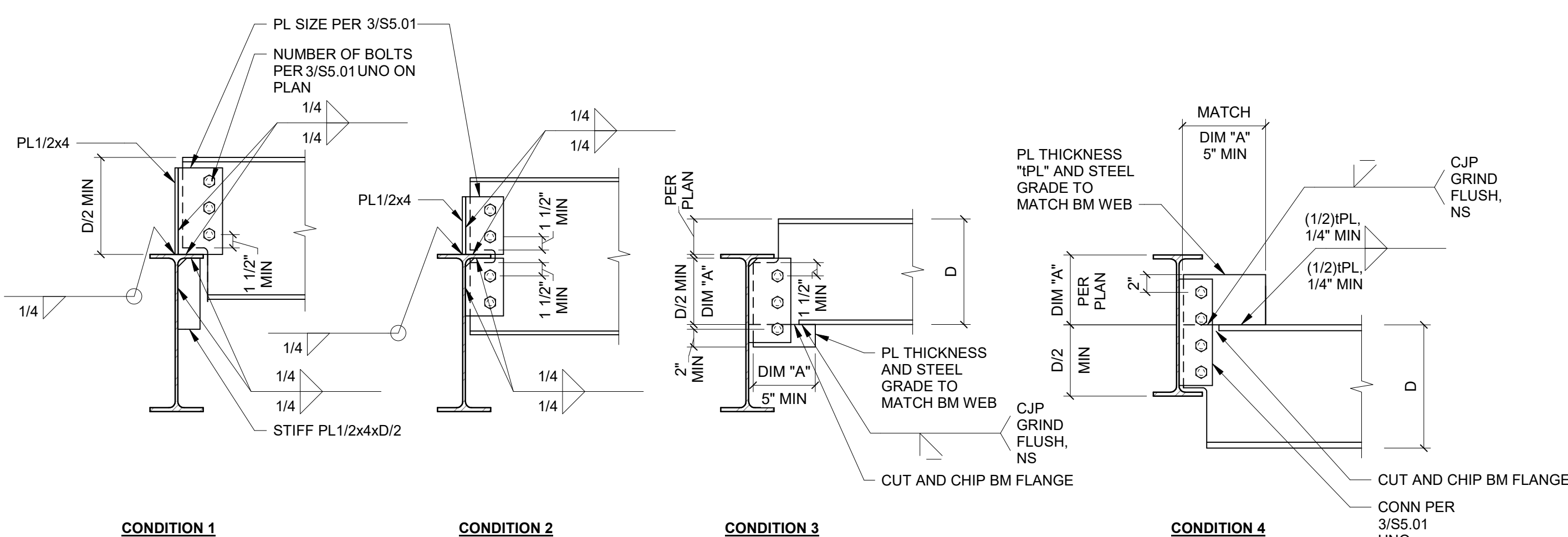
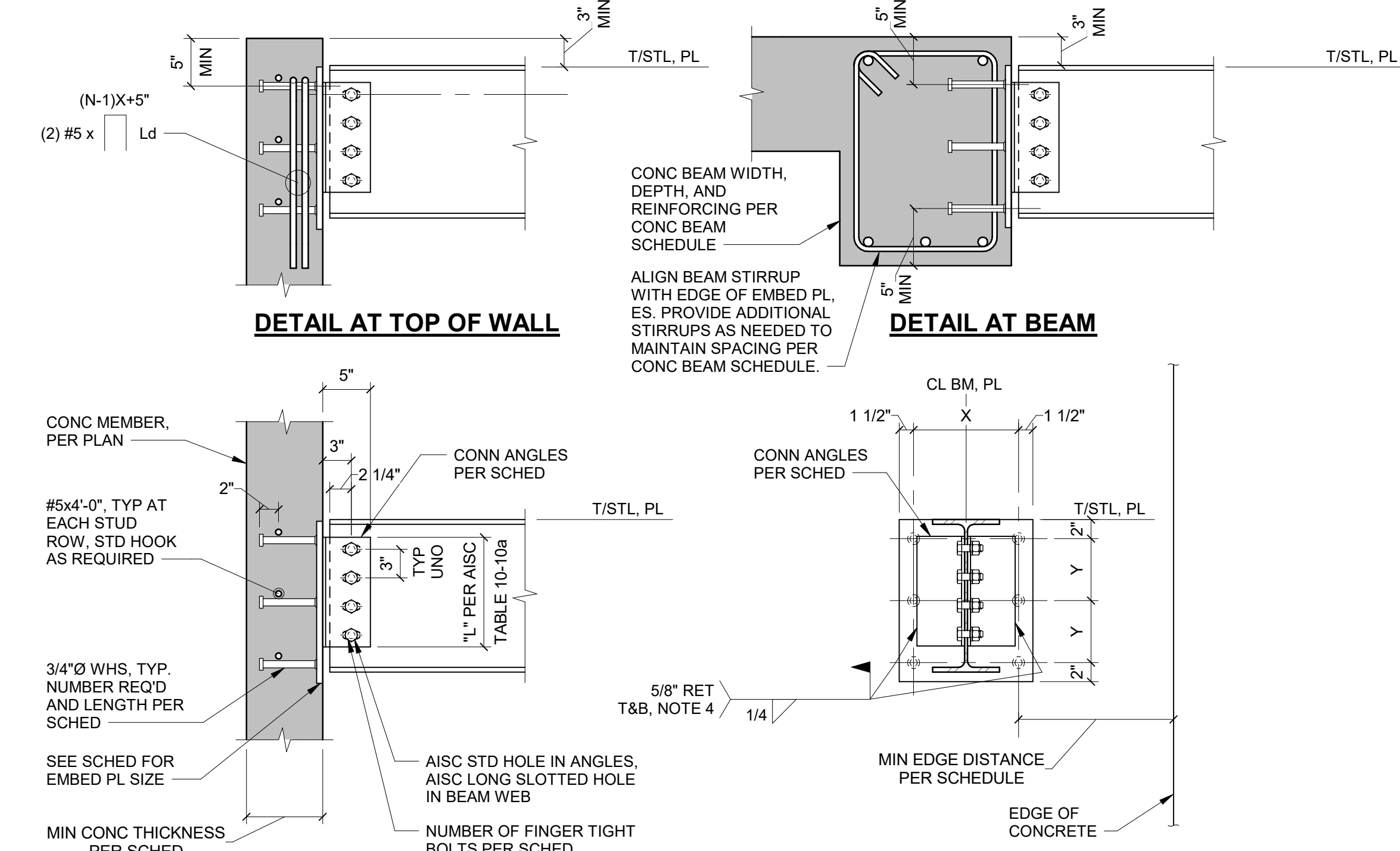
NO SCALE

3 TYP STANDARD BOLTED BEAM CONN (3/4" AND 1" DIAMETER BOLTS)

NO SCALE

TYPE MARK	NUMBER OF BOLTS REQUIRED	PLATE SIZE	NUMBER OF HORIZ ROWS OF STUDS	NUMBER OF STUDS PER ROW, N	STUD SPACING		MIN STUD LENGTH	DOUBLE ANGLE SIZE	MIN CONC THICKNESS	MIN EDGE DISTANCE
					X	Y				
2E	2	PL5/8x10x0'-11"	2	2	7"	7"	5'	L5x3-1/2x5/16	8"	0'-6"
3E	3	PL5/8x11x1'-2"	3	2	8"	5"	5'	L5x3-1/2x5/16	8"	0'-10"
4E	4	PL5/8x14x1'-5"	3	2	11"	6 1/2"	6'	L5x3-1/2x5/16	9"	1'-6"
5E	5	PL3/4x15x1'-8 1/2"	4	2	12"	5 1/2"	6'	L5x3-1/2x5/16	9"	2'-0"
6E	6	PL3/4x15x2'-2"	5	2	12"	5 1/2"	6'	L5x3-1/2x5/16	9"	2'-4"
7E	7	PL1/2x18x2'-4"	5	3	7 1/2"	6"	8'	L5x5x5/16	11"	2'-10"
8E	8	PL1/2x18x2'-6"	5	3	9"	6 1/2"	8'	L5x5x5/16	11"	3'-2"
9E	9	PL1/2x24x3'-8"	6	3	10 1/2"	8"	8'	L5x5x5/16	11"	4'-8"
10E	10	PL1/2x24x4'-4"	7	3	10 1/2"	8"	8'	L5x5x5/16	11"	5'-2"

- NOTES:**
1. BOLTS TO BE FINGER TIGHT, JAMB NUT. DO NOT TIGHTEN FULLY.
2. BOLT DIAMETERS TO BE SAME AS SHOWN ON STANDARD BOLTED BEAM CONNECTION SCHEDULE.
3. TYPICAL WALL REINFORCING NOT SHOWN FOR CLARITY.
4. LENGTH OF WELD RETURN NOT TO EXCEED 1" TO LIMIT FIXITY.

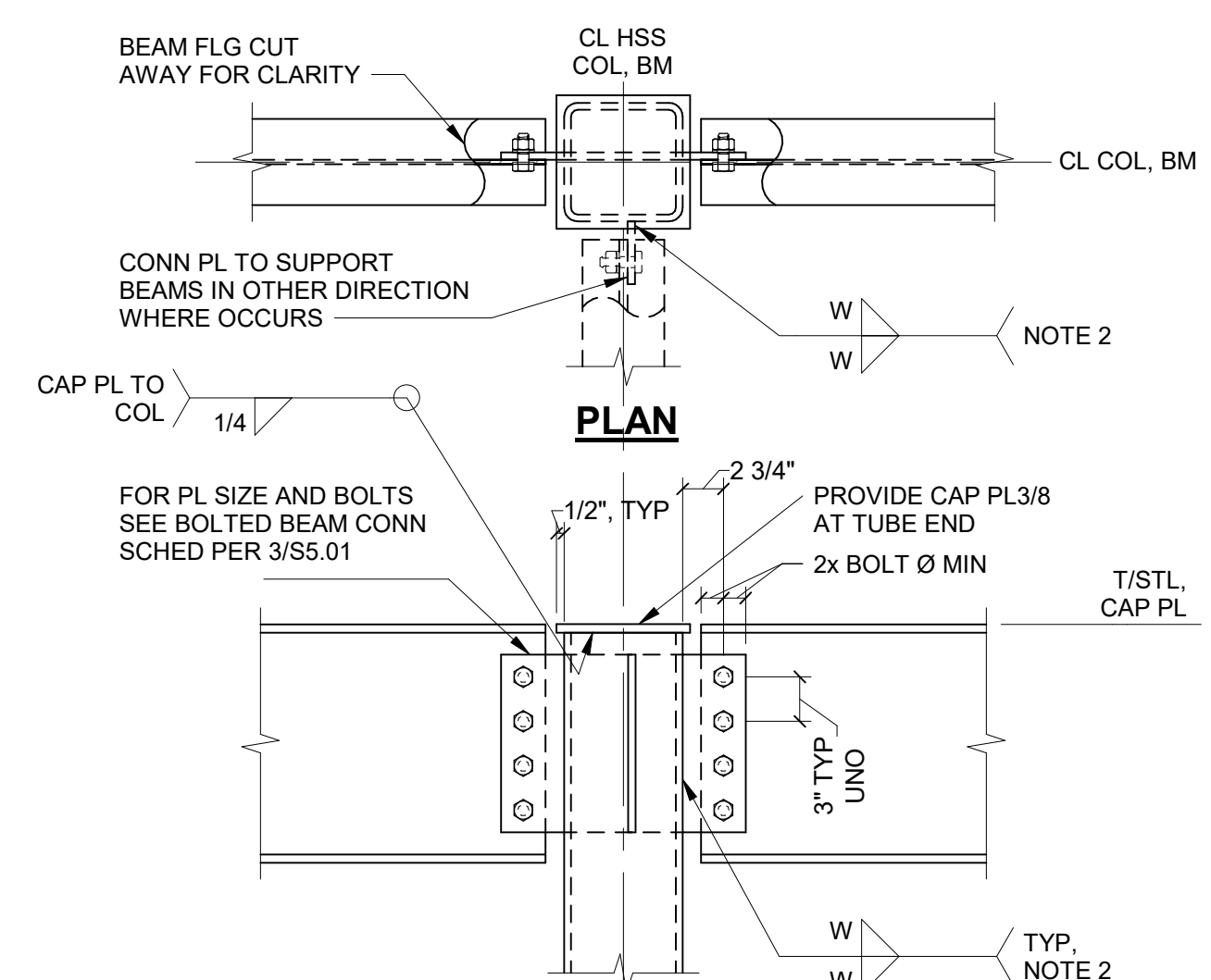


8 TYP CONNECTIONS FOR BEAMS AT DIFFERENT ELEVATION CONDITIONS

NO SCALE

10 TYP BEAM PENETRATIONS

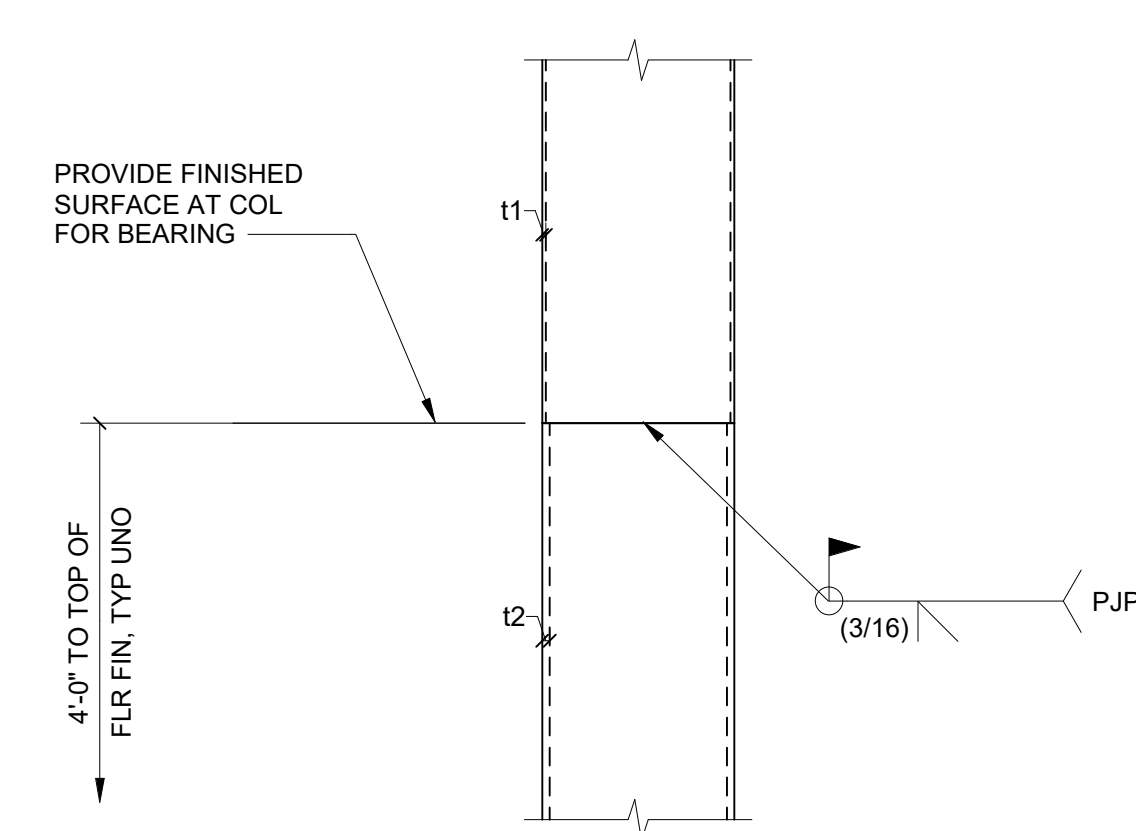
NO SCALE



- NOTES:**
1. WHERE SINGLE BEAM CONNECTION IS REQUIRED ON THROUGH-PLATE, EXTEND PLATE 1/2" PAST EXTERIOR FACE OF COLUMN FOR WELD ACCESS.
2. WELD SIZE "W" PER BOLTED BEAM SCHEDULE. SEE 3/5S.01

11 TYP EMBEDDED PLATE CONNECTION

NO SCALE



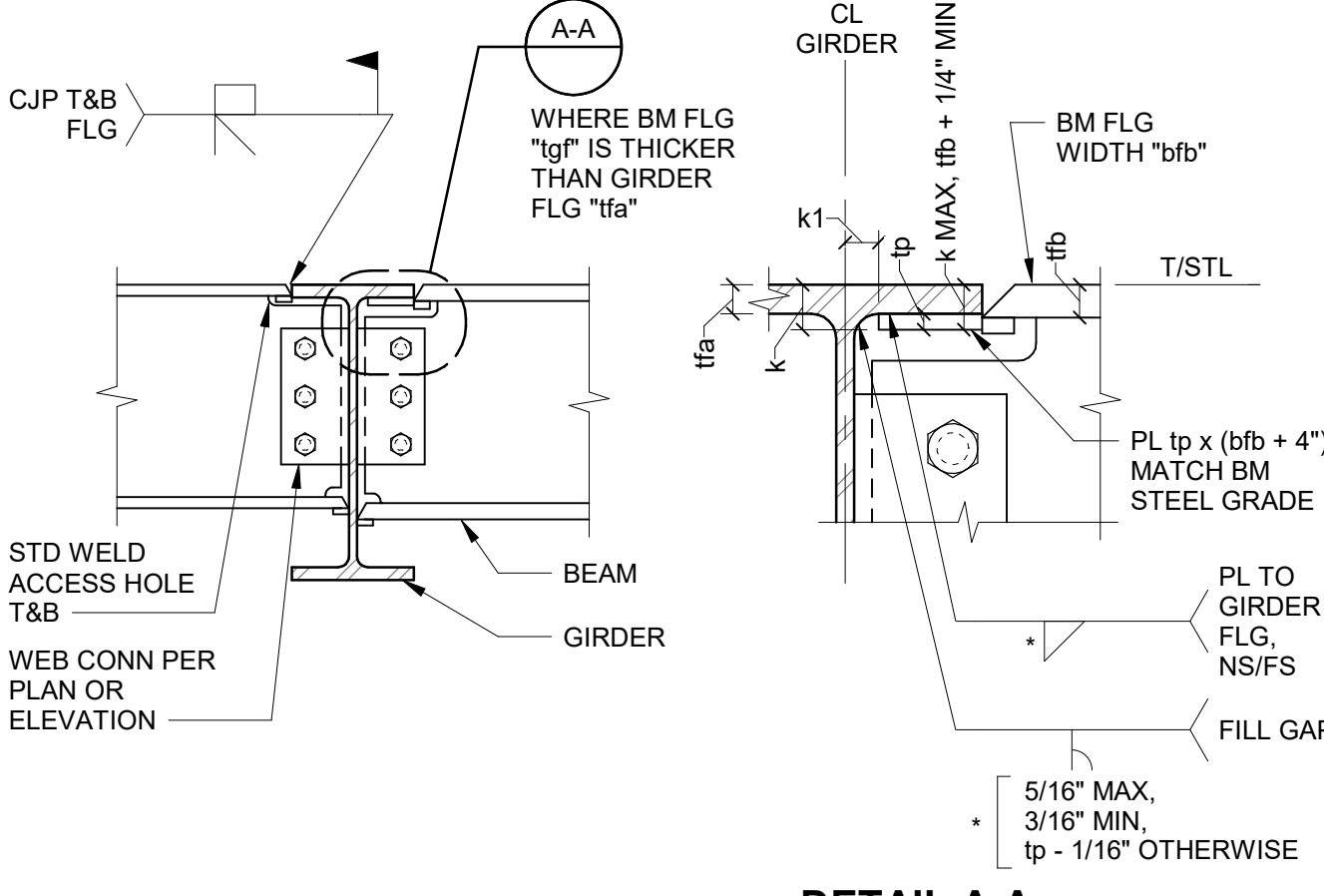
- NOTES:**
1. PROVIDE ERECTION AIDS AS REQUIRED.

18 TYPICAL HSS COLUMN SPLICE

NO SCALE

15 THROUGH-PLATE TO HSS COLUMN TOP

NO SCALE



- NOTES:**
1. USE WHERE INDICATED BY --- ON PLAN.
2. PLATE THICKNESS "T" DEFINED BY REQUIRED TOTAL BUILT-UP BEAM FLANGE THICKNESS DIMENSION TO THE NEAREST 1/16", BUT NOT LESS THAN 1/4".

20 TYP MOMENT DRAG STRUT CONN TO BEAM

NO SCALE

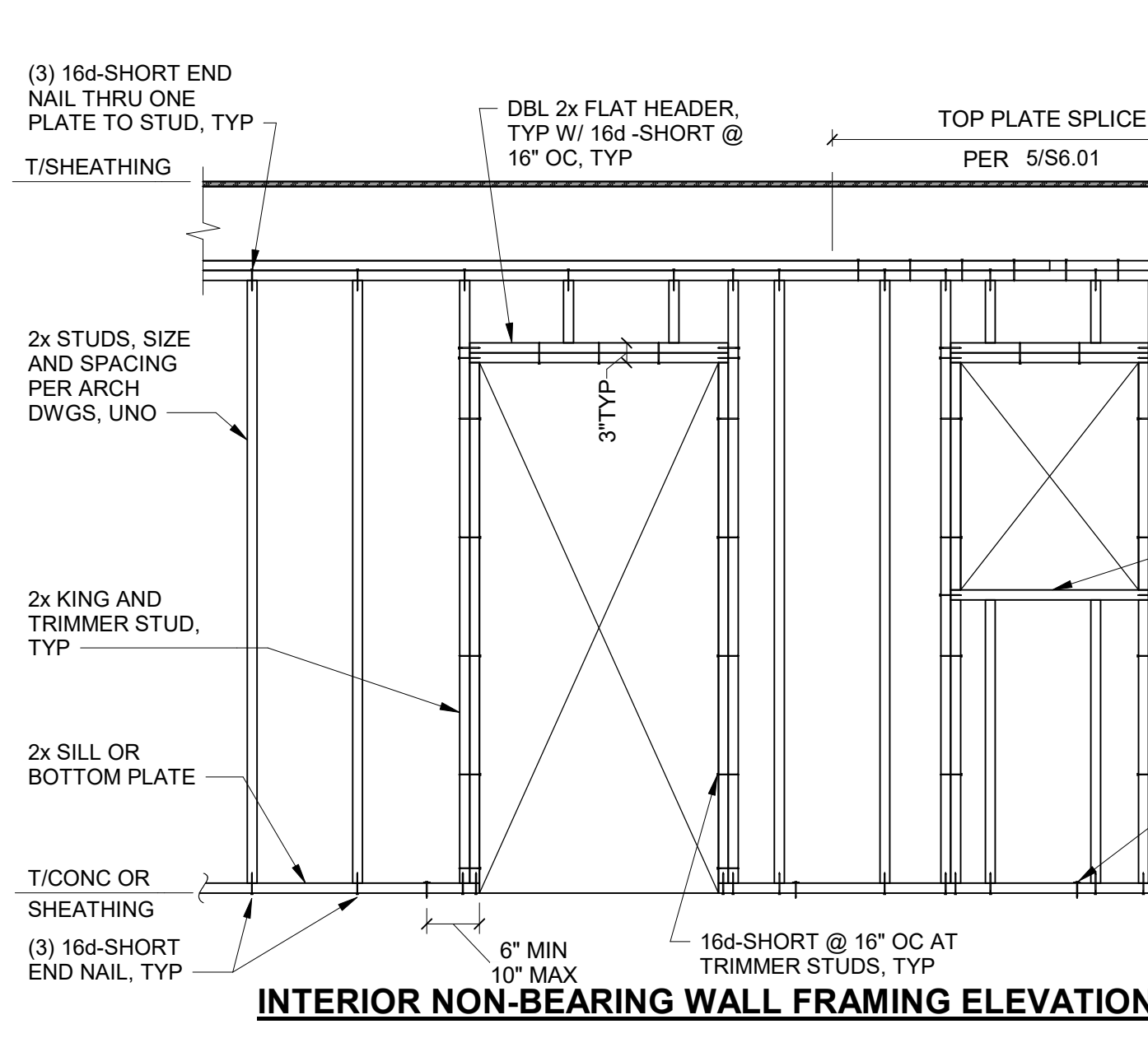


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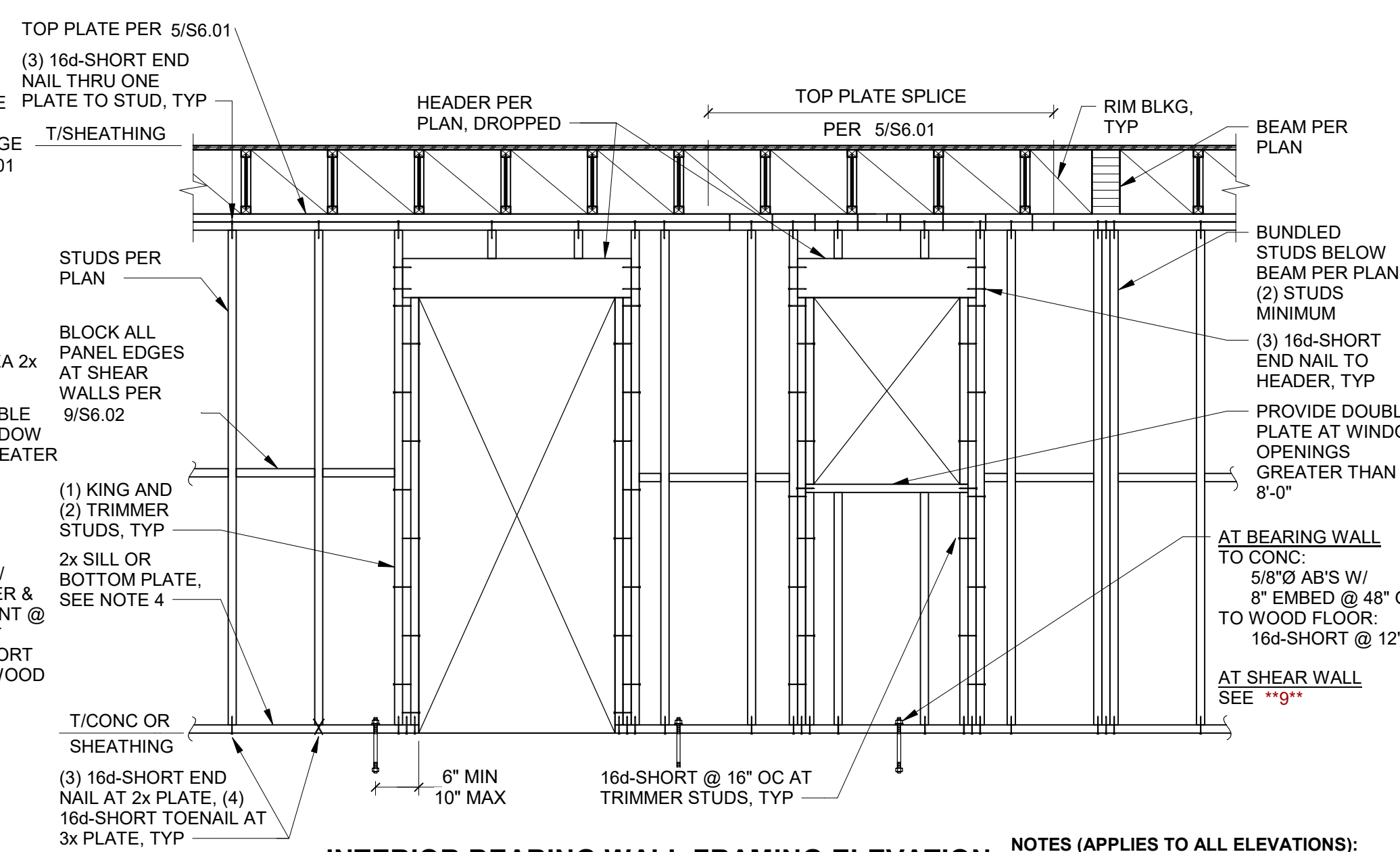
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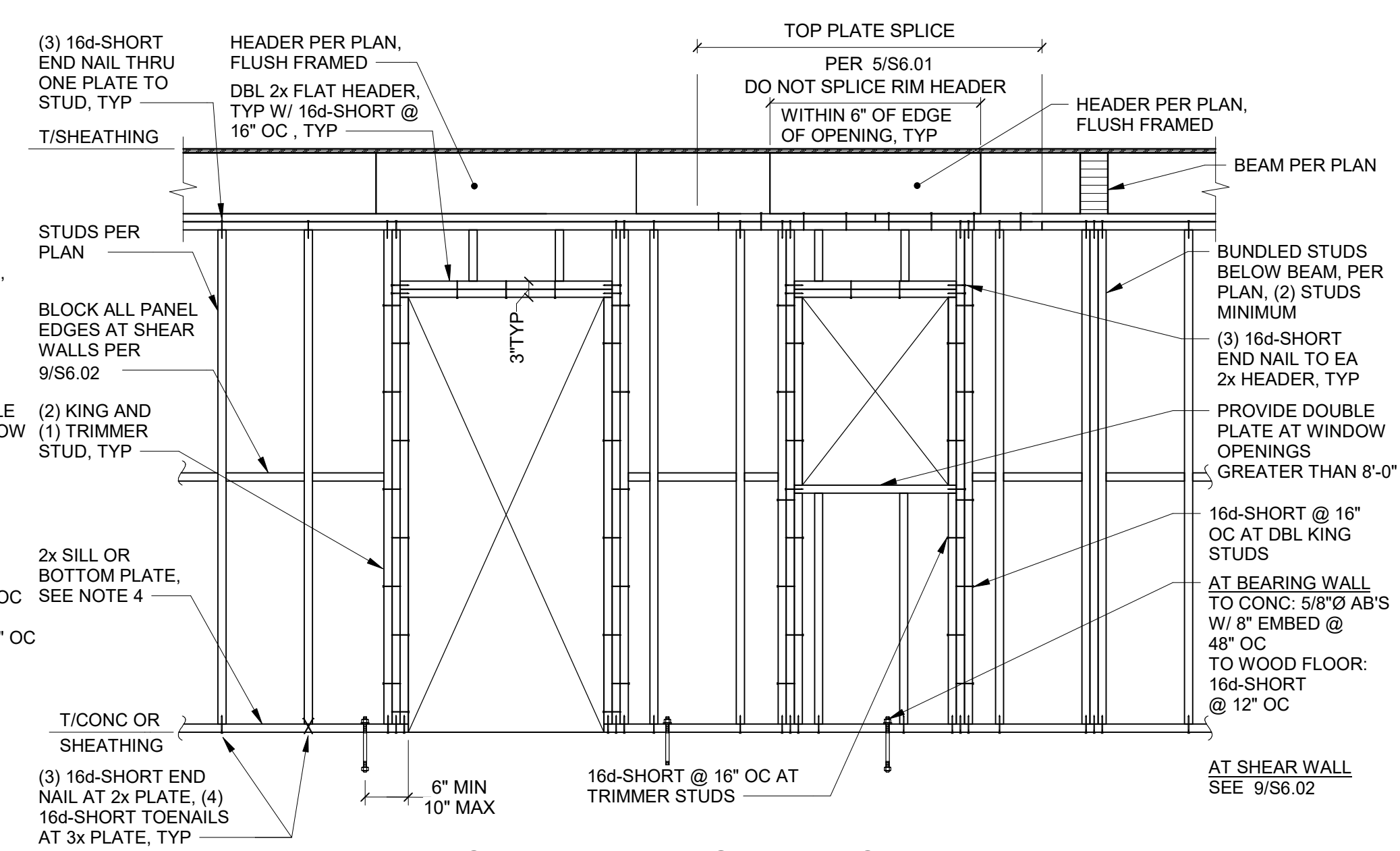
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INTERIOR NON-BEARING WALL FRAMING ELEVATION

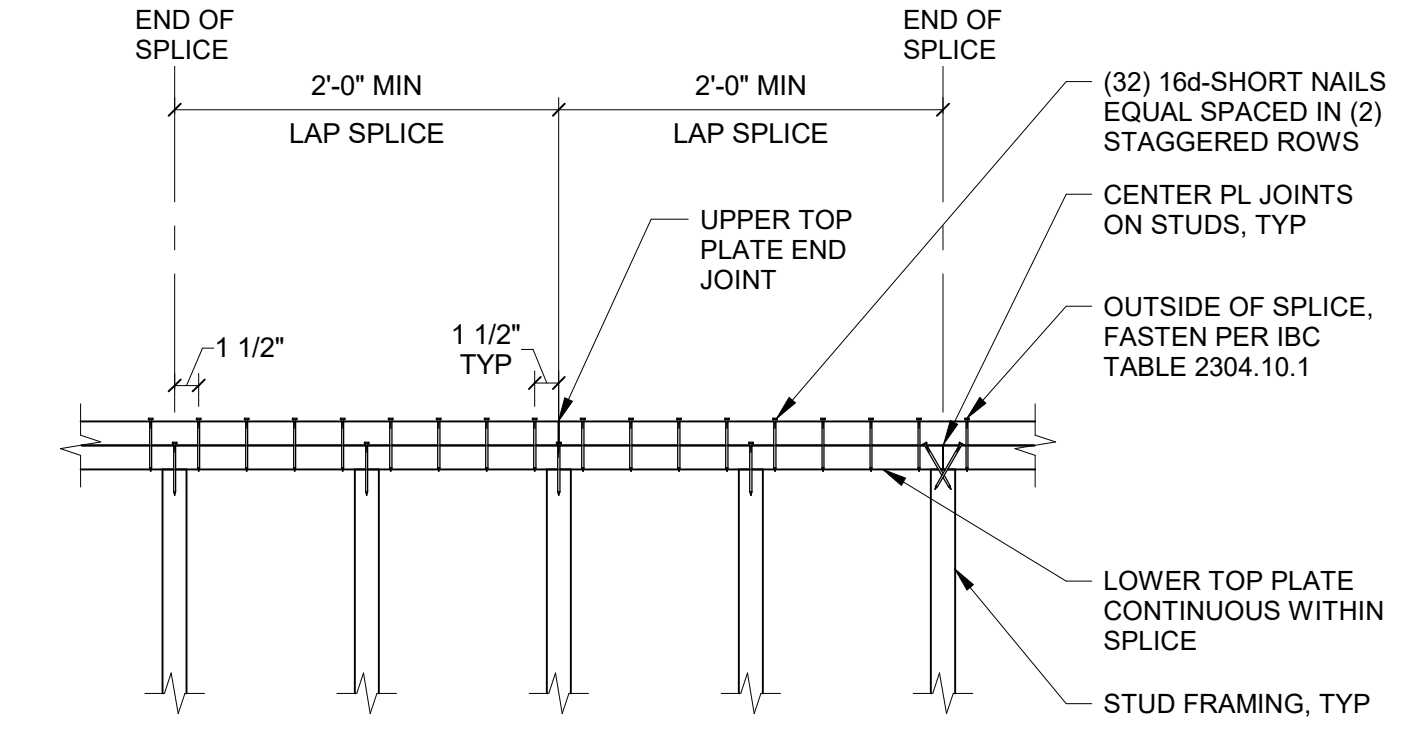


INTERIOR BEARING WALL FRAMING ELEVATION



EXTERIOR WALL FRAMING ELEVATION

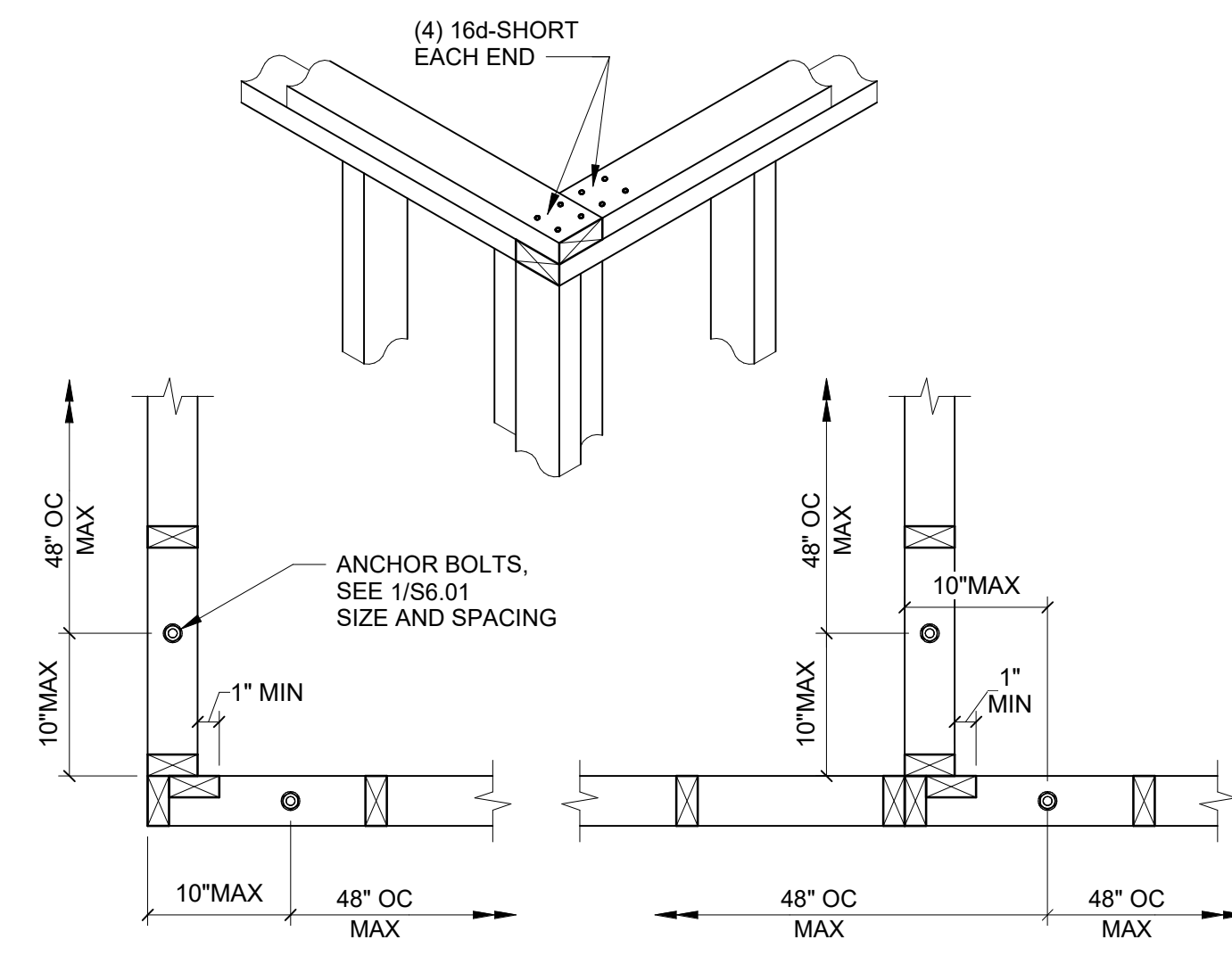
NOTES (APPLIES TO ALL ELEVATIONS):
 1. FRAMING NAILING NOT SHOWN SHALL BE AS INDICATED IN IBC TABLE 2304.10.1
 2. SILL PLATES TO BE PRESSURE-TREATED WHERE IN CONTACT WITH CONCRETE.
 3. SEE 6/56.02 FOR SILL BOLT CONSTRUCTION.
 4. INCREASE SILL PLATE SIZE TO 3X WHERE REQUIRED BY SHEAR WALL SCHEDULE PER 6/56.02



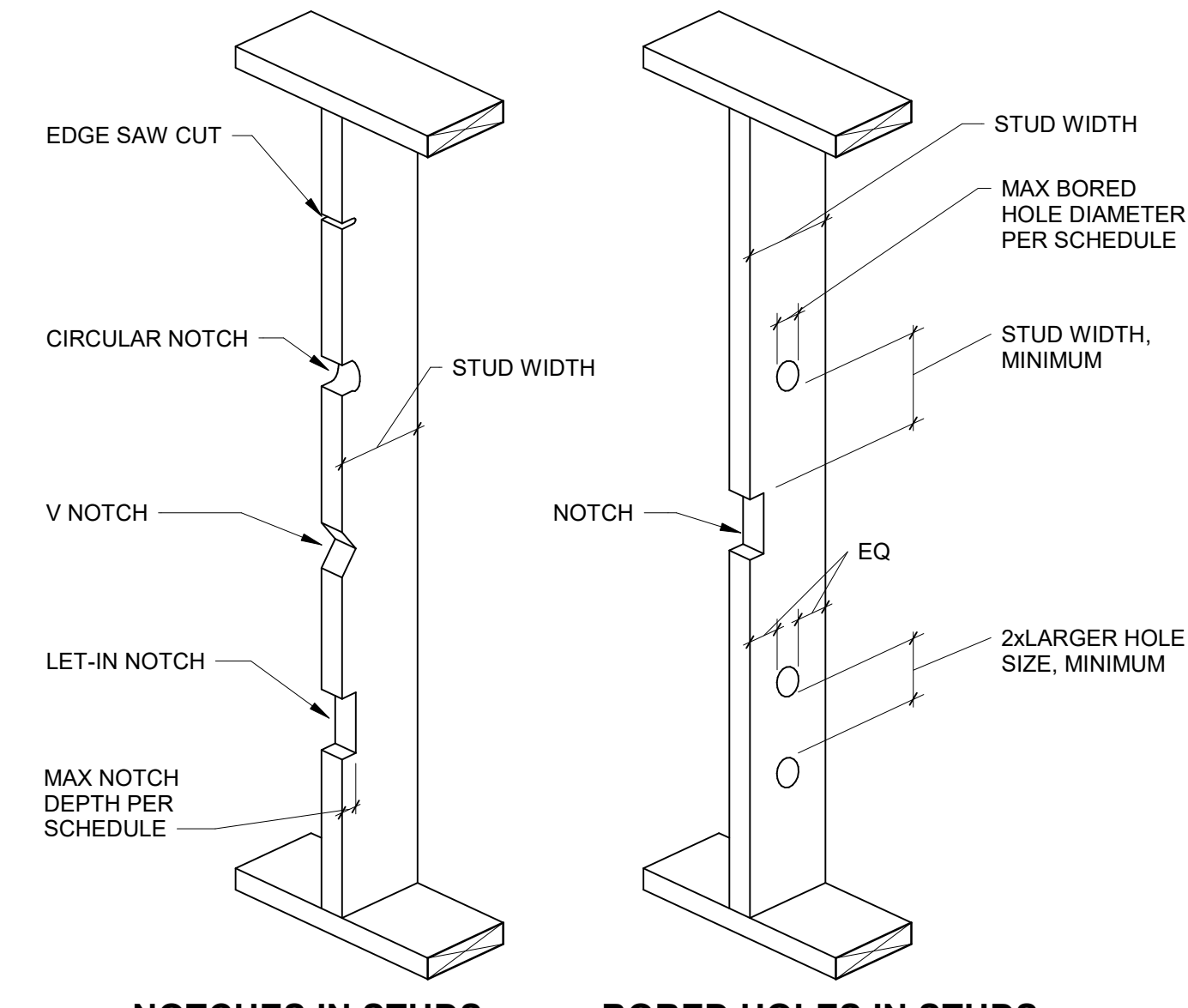
NOTES:
 1. PROVIDE ONE-HALF OF FASTENERS WITHIN THE SPLICE ON EACH SIDE OF THE TOP PLATE END JOINT.
 2. PROVIDE CONTINUOUS TOP PLATES WITHOUT JOINTS WHERE WALLS ARE 12'-0" OR LESS IN LENGTH.

1 TYP STUD WALL FRAMING ELEVATION
NO SCALE

5 TYP TOP PLATE SPLICE
NO SCALE



6 TYP STUD WALL CORNER
NO SCALE

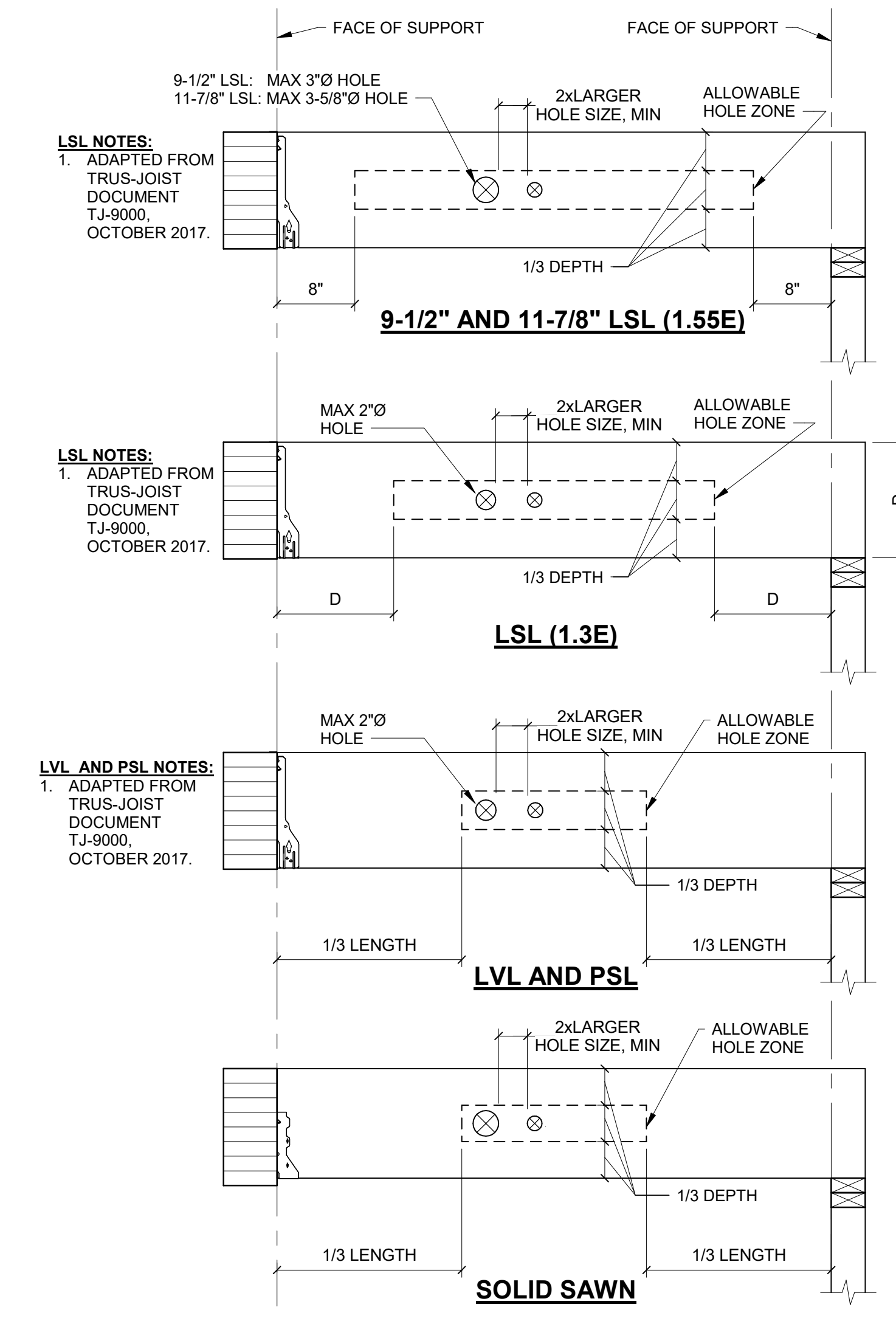


NOTCHES IN STUDS BORED HOLES IN STUDS

EXTERIOR/BEARING/SHEAR WALL STUD PENETRATION		
STUD SIZE	MAX NOTCH DEPTH	MAX BORED HOLE DIAMETER
2x4 & 3x4	7/8"	1-3/8"
2x6 & 3x6	1-3/8"	2-1/8"
2x8 & 3x8	1-3/4"	2-7/8"

NON-BEARING WALL STUD PENETRATION		
STUD SIZE	MAX NOTCH DEPTH	MAX BORED HOLE DIAMETER
2x4 & 3x4	1-3/8"	2"
2x6 & 3x6	2-1/8"	3-1/4"
2x8 & 3x8	2-7/8"	4-1/4"

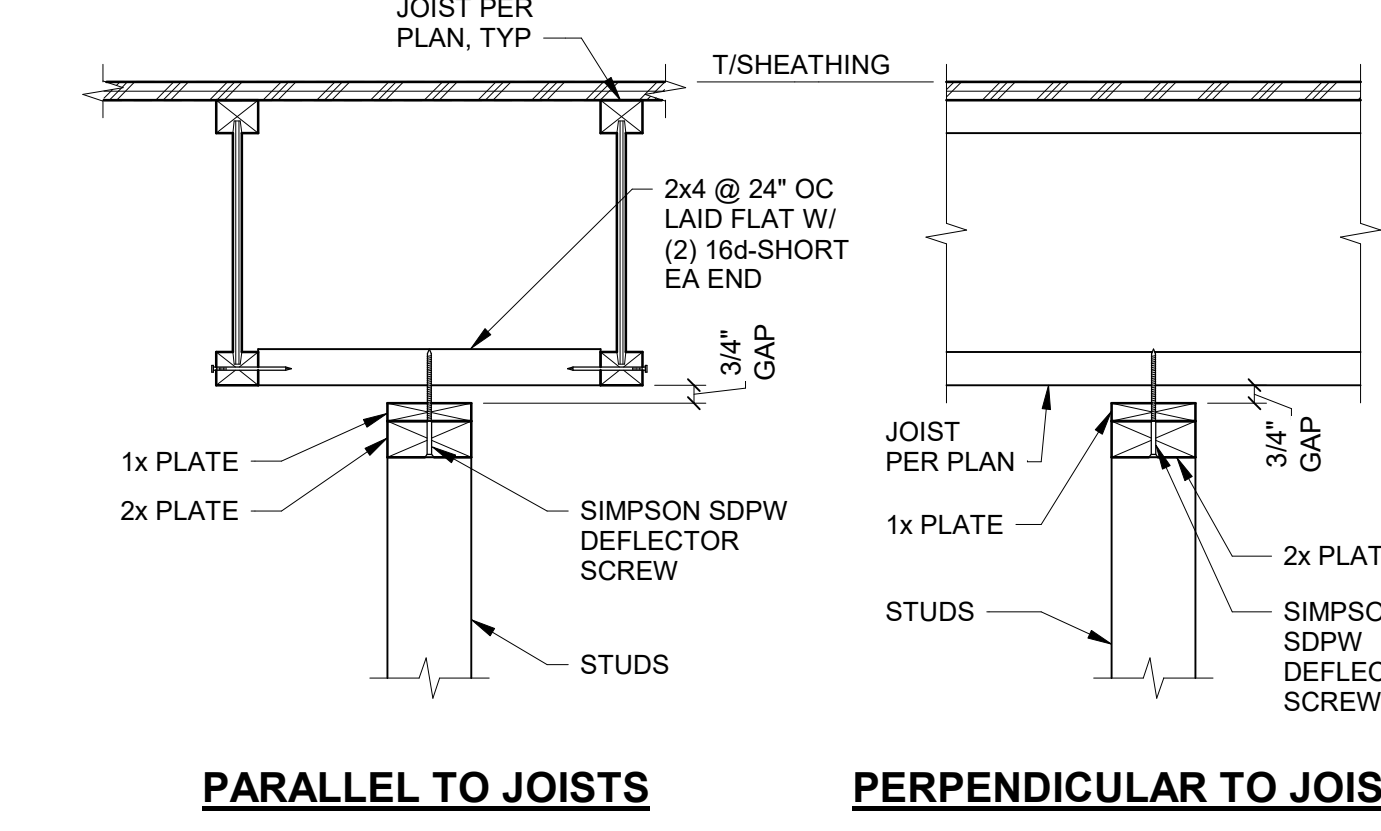
NOTES:
 1. DO NOT NOTCH OR BORE HOLES IN MORE THAN TWO ADJACENT STUDS WITHOUT APPROVAL BY STRUCTURAL ENGINEER.
 2. NOTCHES AND BORED HOLES ARE NOT PERMITTED IN SHEAR WALL COMPRESSION STUDS.



NOTES (APPLIES TO ALL):
 1. ROUND HOLES ONLY. RECTANGULAR HOLES ARE NOT ALLOWED.
 2. HOLE SIZES: THE SIZES GIVEN IN THE TABLE ARE HOLE SIZES, NOT DUCT SIZES.
 3. NO HOLES IN CANTILEVERS.
 4. OTHER HOLES NOT DESCRIBED ABOVE SHALL BE SUBJECT TO APPROVAL OF THE STRUCTURAL ENGINEER PRIOR TO DRILLING.

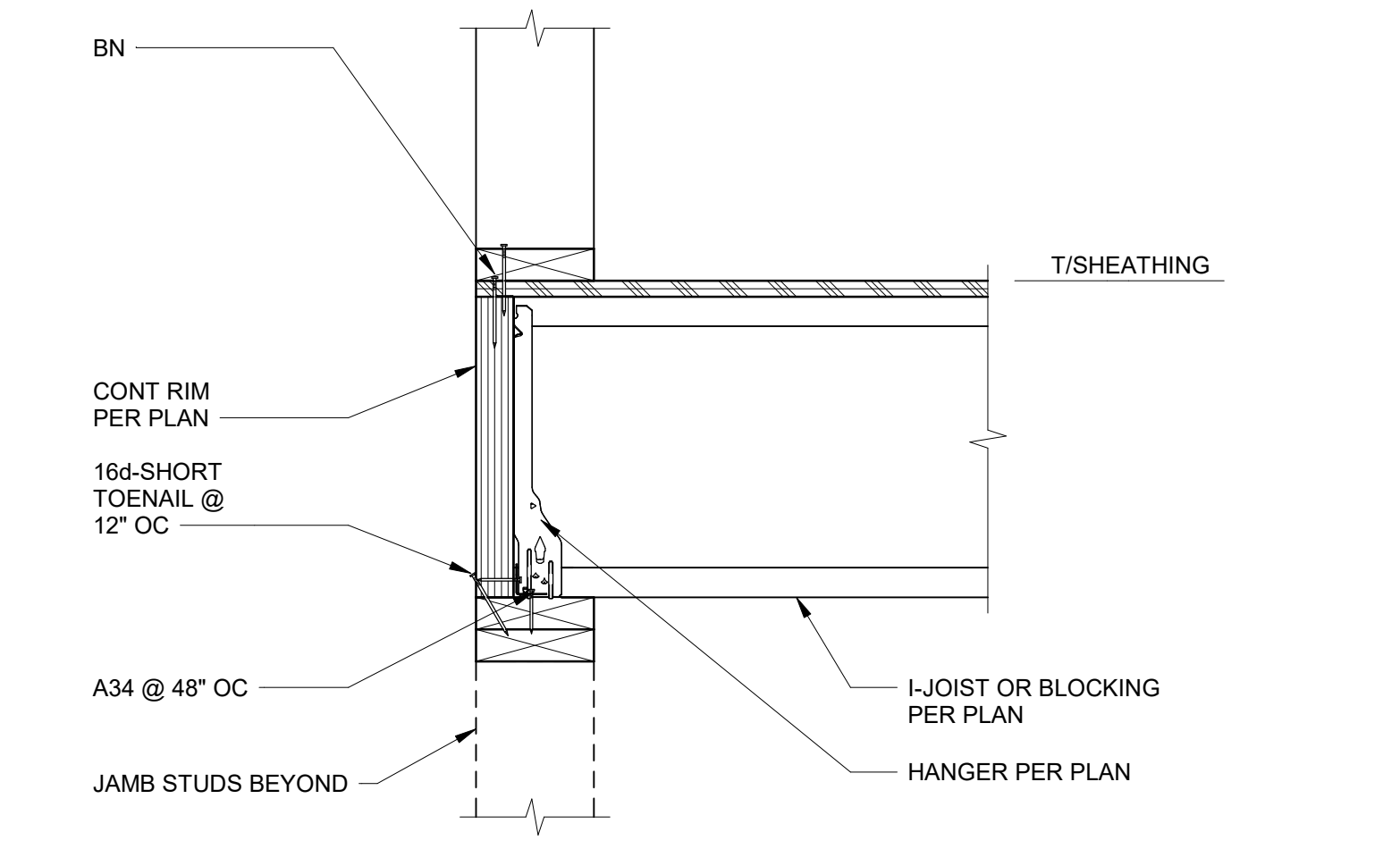
9 TYP INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE
NO SCALE

10 TYP RIM JOIST HEADER
NO SCALE



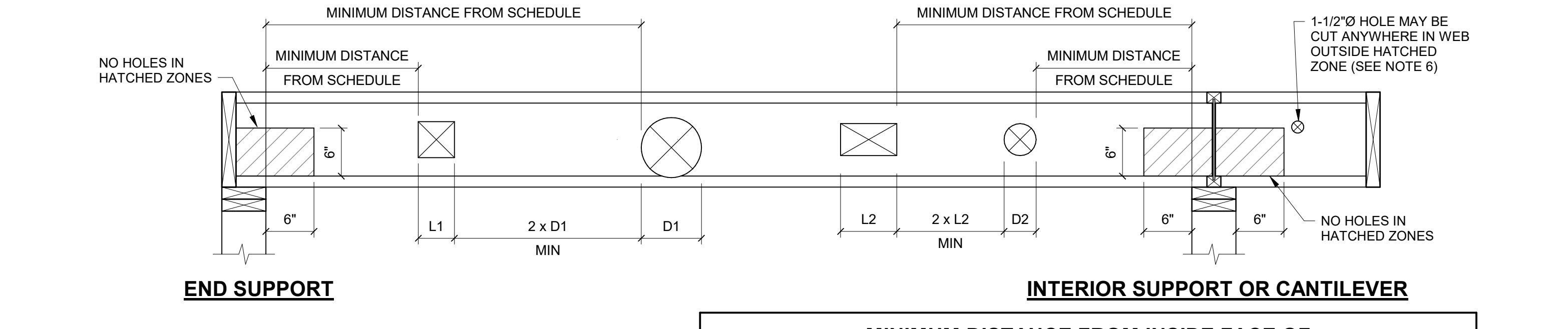
PARALLEL TO JOISTS PERPENDICULAR TO JOISTS

NOTES:
 1. DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE AT ROOF CONSTRUCTION AND WHERE A DEFLECTION SPACE HAS BEEN PROVIDED FOR, THIS REQUIREMENT MAY BE WAIVED.
 2. DO NOT CONNECT CEILING GYP BOARD TO FRAMING WITHIN 24" OF NON-STRUCTURAL PARTITION WALL. OPTION FOR CONTRACTOR TO USE SIMPSON DS DRYWALL STOP TO SUPPORT CEILING SHEATHING.



9 TYP INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE
NO SCALE

10 TYP RIM JOIST HEADER
NO SCALE



NOTES:
 1. ADAPTED FROM TRUS-JOIST DOCUMENT T3-4000, NOVEMBER 2017.
 2. HOLE SIZES: THE SIZES GIVEN IN THE TABLE ARE HOLE SIZES, NOT DUCT SIZES.
 3. MULTIPLE HOLES: WHERE MORE THAN ONE HOLE IS DESIRED, THE AMOUNT OF WOOD BETWEEN HOLES MUST BE EQUAL OR EXCEED TWICE THE DIAMETER OF THE LARGEST HOLE OR TWICE THE SIZE OF THE LARGEST SQUARE HOLE. HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB MINIMUM AT TOP AND BOTTOM OF HOLE.
 4. ANY PENETRATIONS NOT MEETING THE REQUIREMENTS ABOVE MUST HAVE PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.
 5. THIS TABLE IS BASED ON UNIFORMLY LOADED JOISTS. PENETRATIONS SHALL NOT BE PERMITTED AT JOISTS RECEIVING HEADERS OR SUPPORTING BEARING WALLS ABOVE WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.
 6. DO NOT CUT HOLES LARGER THAN 1-1/2" IN CANTILEVERS.

JOIST TYPE	HOLE TYPE	MINIMUM DISTANCE FROM INSIDE FACE OF SUPPORT TO NEAREST EDGE OF HOLE									
		AT END OF SUPPORT				AT INTERIOR SUPPORT OR CANTILEVER					
11-7/8" TJI 230	ROUND	1'-0"	1'-6"	2'-0"	3'-0"	6'-6"	1'-0"	2'-0"	2'-6"	5'-6"	10'-0"
11-7/8" TJI 230	RECTANGULAR	1'-0"	2'-0"	2'-6"	5'-6"	7'-0"	1'-0"	2'-6"	3'-6"	8'-6"	10'-6"

12 TYP WALL STUD PENETRATIONS
NO SCALE

13 TYP HOLES IN WOOD JOISTS AND BEAMS
NO SCALE

14 TYP HOLE CHART FOR I-JOISTS
NO SCALE

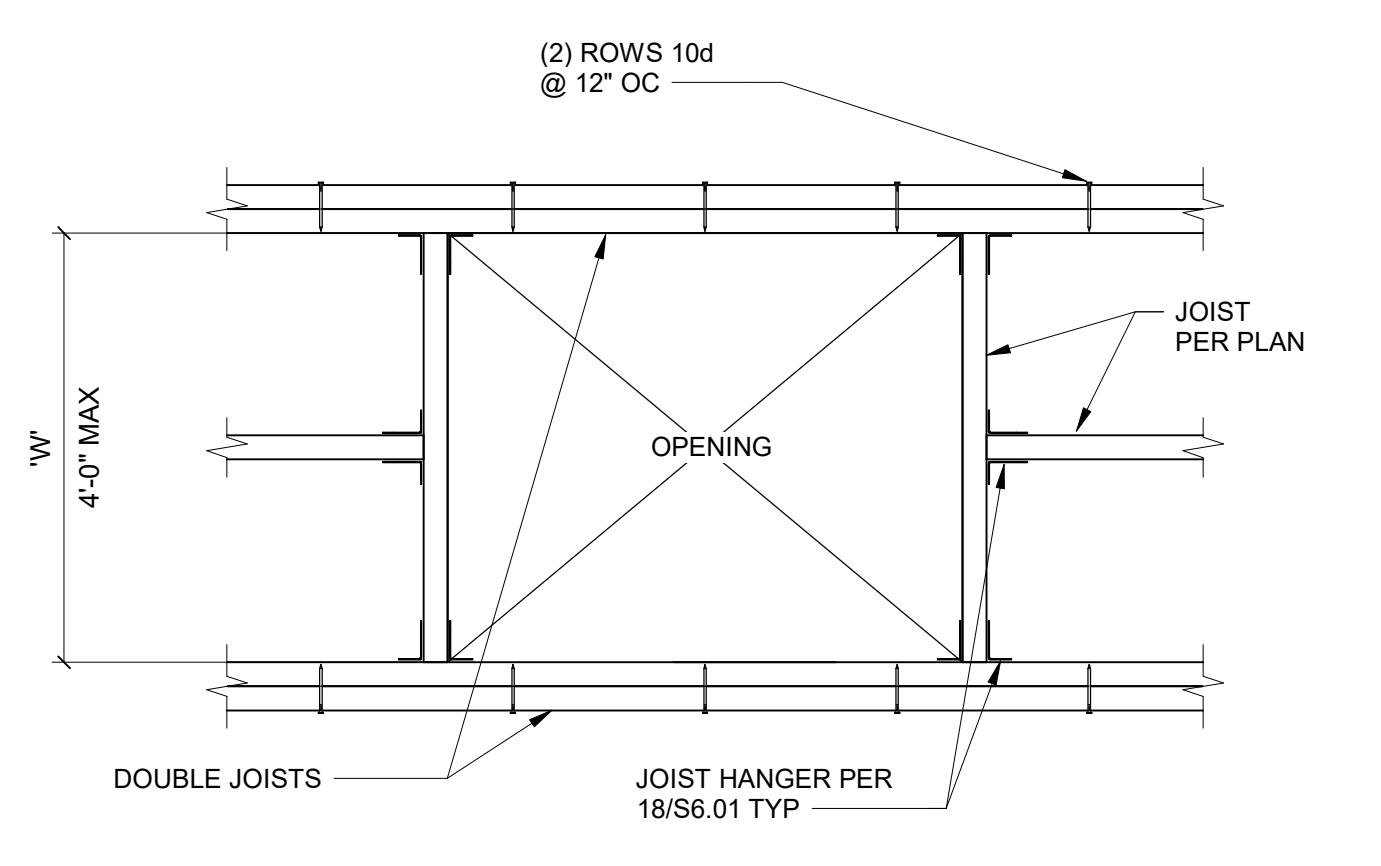
JOIST SCHEDULE	
TYPE MARK	TYPE AND SPACING
J-1	11-7/8" TJI 110 @ 16" OC
-	-
-	-

HEADER SCHEDULE		
WALL TYPE	HEADER SIZE	MAX ROUGH OPENING WIDTH
INTERIOR BEARING OR SHEAR WALL	(2) LSL 1-3/4x7-1/4	6'-6"
EXTERIOR WALL	LSL 3-1/2x11-7/8 RIM	8'-6"

BEAM SCHEDULE	
TYPE MARK	TYPE
B-1	LSL 3-1/2x11-7/8
-	-
-	-

NOTES:
 1. SEE 1/56.01 FOR WALL TYPE AND HEADER ELEVATION.

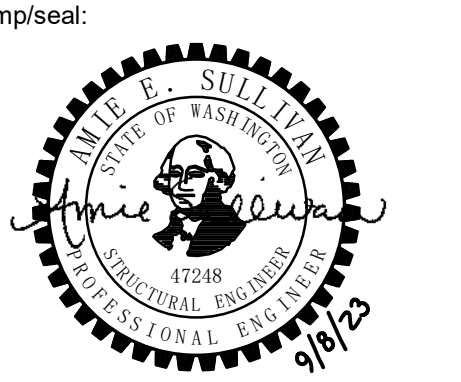
HANGER SCHEDULE			
MEMBER SIZE	FACE MOUNT	TOP FLANGE	TOP FLANGE SKEWED
11-7/8" TJI 110	IUS1.81/11.88	ITS1.81/11.88	LBV1.81/11.88
11-7/8" TJI 210	IUS2.06/11.88	ITS2.06/11.88	LBV2.06/11.88
11-7/8" TJI 230	IUS2.37/11.88	ITS2.37/11.88	LBV2.37/11.88
11-7/8" TJI 360	IUS2.37/11.88	ITS2.37/11.88	LBV2.37/11.88
11-7/8" TJI 560	IUS3.56/11.88	ITS3.56/11.88	LBV3.56/11.88
14" TJI 110	IUS1.81/14	ITS1.81/14	LBV1.81/14
2x6	LUS26	HJ26T	HJ26TF
2x8	LUS26	HJ28T	HJ28TF
LSL 1-3/4x11-7/8	HUS1.81/10	BA1.81/11.88 MAX NAILS	LBV1.81/11.88
LSL 3-1/2x11-7/8	HUS412	BA3.56/11.88 MAX NAILS	LBV3.56/11.88
PSL 3-1/2x11-7/8	HUS412	BA3.56/11.88 MAX NAILS	LBV3.56/11.88
PSL 5-1/4x11-7/8	HUS12	HBS.50/11.88	HWUS.50/11.88



NOTES:
 1. WHEN OPENING DIMENSION 'W' EXCEEDS 4'-0", REFER TO PLANS FOR FRAMING.
 2. WHEN I-JOISTS ARE USED, PROVIDE WEB BLOCKING BETWEEN DOUBLE JOISTS.

18 WOOD JOIST, HEADER, BEAM, AND HANGER SCHEDULES
NO SCALE

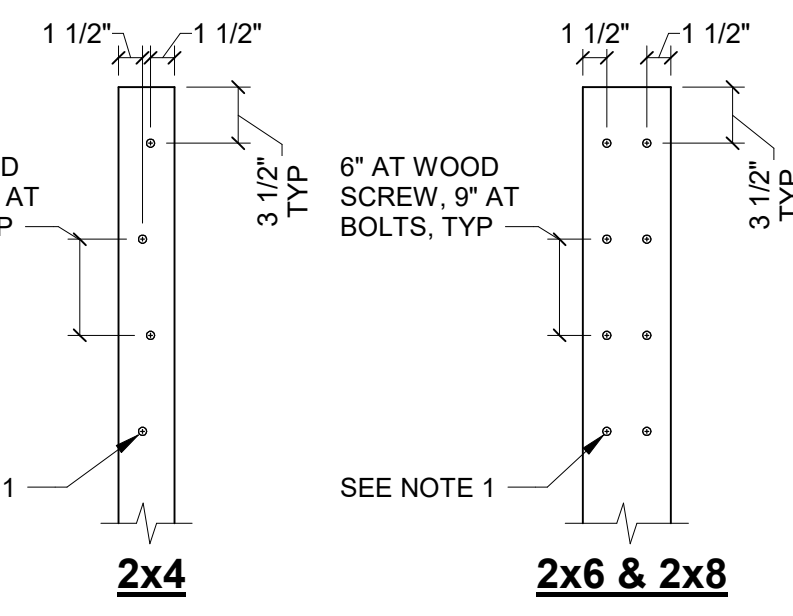
20 TYP FLOOR OPENING PLAN
NO SCALE



HARDWARE SCHEDULE		
TYPE MARK	SIMPSON MODEL #	TYPE COMMENTS
A	CS16	(20) 10d AND 11" END LENGTHS
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-

HOLD-DOWN AND COMPRESSION STUD SCHEDULE					
TYPE MARK	HOLD-DOWN	THREADED ROD SIZE	WASHER PL SIZE	MIN ROD EMBEDMENT	COMPRESSION STUDS, SEE NOTE 1
1	DT12Z-SDS2.5	1/2"Ø	1/2x2 1/2xØ-2 1/2"	-	(2) 2x6
2	HDU4-SDS2.5	5/8"Ø	1/2x2 1/2xØ-2 1/2"	-	(2) 2x6
3	HDU8-SDS2.5	7/8"Ø	1/2x3Ø-3"	-	(2) 2x6
4	HDU11-SDS2.5	1"Ø	1/2x3Ø-3"	-	(2) 2x6
5	(2) HDU14-SDS2.5	1"Ø	1/2x3Ø-3"	-	(3) 2x6
6	(2) HDU14-SDS2.5	1"Ø	1/2x3Ø-3"	-	(4) 2x6

BUILT-UP COLUMN SCHEDULE	
TYPE MARK	STUD SIZE AND QUANTITY
1	(2) 2x6
2	(3) 2x6
3	(4) 2x6



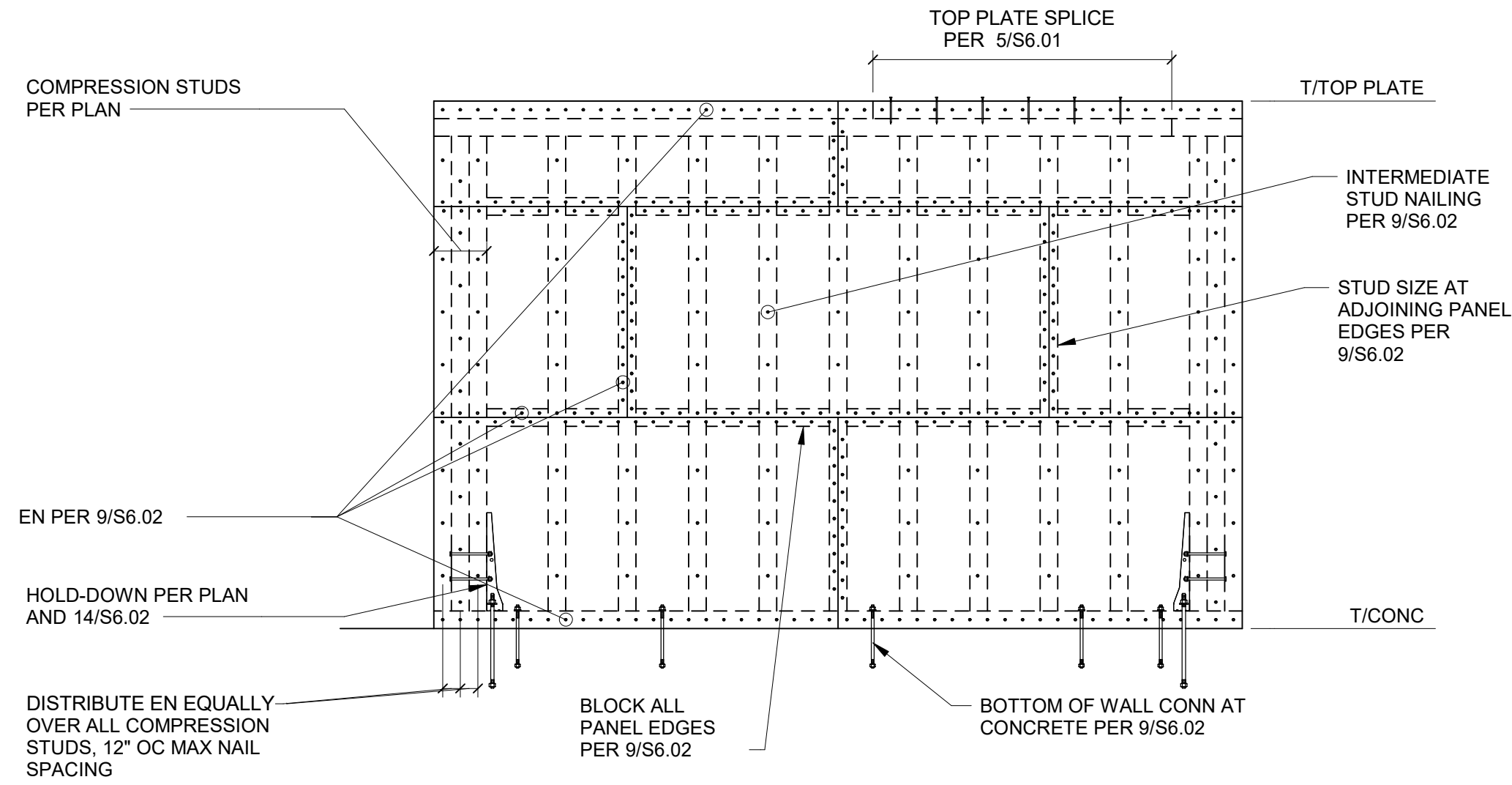
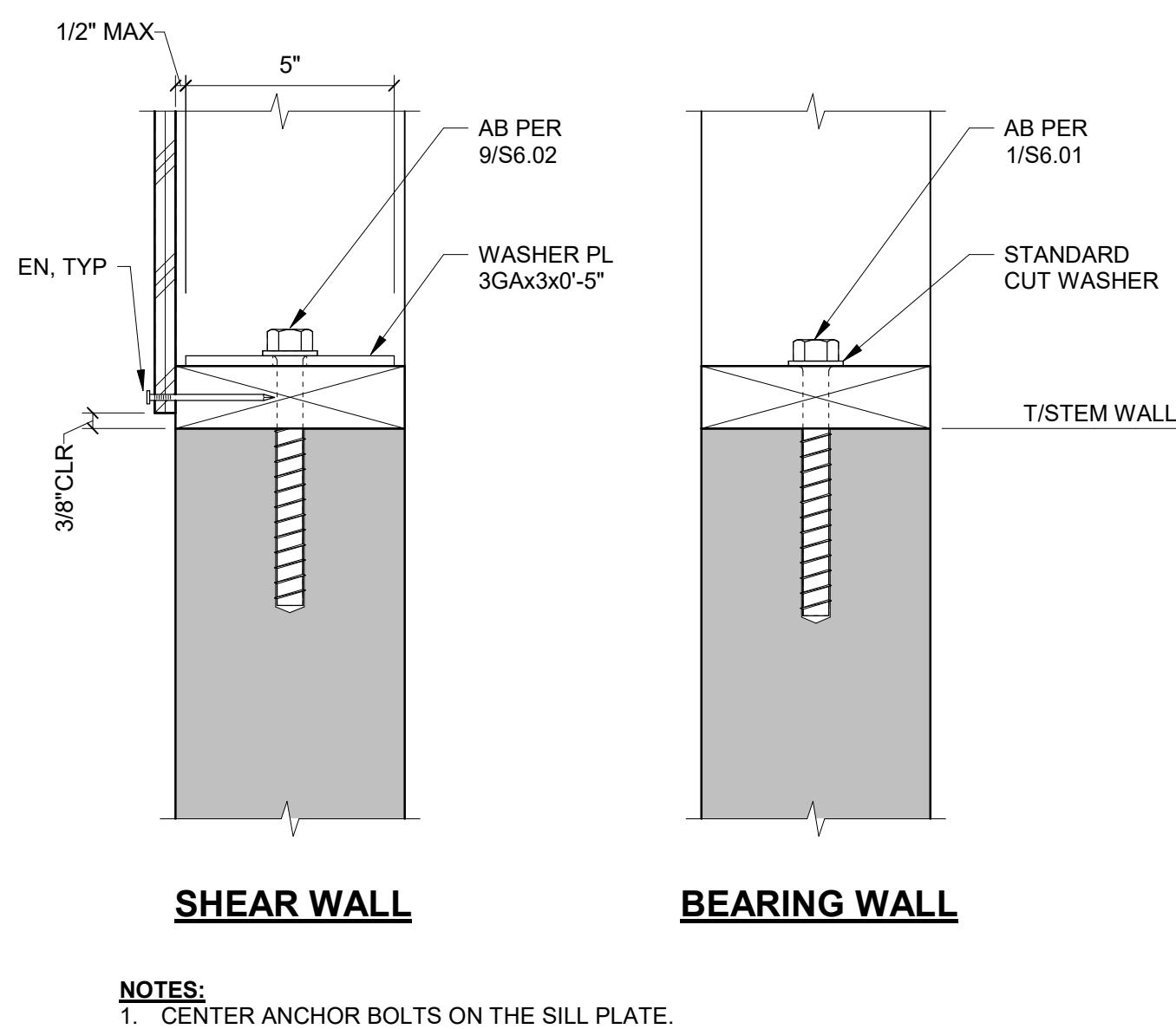
NOTES:
1. FASTEN COMPRESSION STUDS TOGETHER PER 3/96.02.

NOTES:
1. FASTENERS FOR:
2 PLY = SDW22300
3 PLY = SDW24338
4 PLY = SDW22600
5 PLY = 1/2"Ø BOLT

1 HARDWARE SCHEDULE
NO SCALE

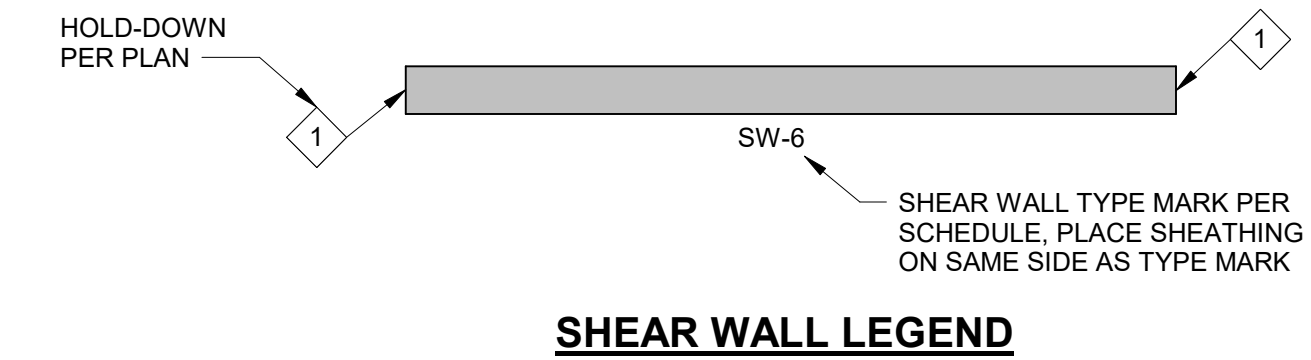
2 HOLD-DOWN AND COMPRESSION STUD SCHEDULE
NO SCALE

3 BUILT-UP COLUMN SCHEDULE
NO SCALE



WOOD SHEAR WALL SCHEDULE								
ALL VALUES ARE BASED ON 2018 IBC AND SDPWS-15 FOR STRUCTURAL PANEL SHEAR WALL WITH FRAMING OF DOUGLAS FIR-LARCH								
TYPE MARK	NUMBER OF SIDES OF SHEATHING	STUD OR BLOCKING SIZE AT ADJOINING PANEL EDGES, SEE NOTE 9	FASTENER SPACING	INTERMEDIATE STUDS, SEE NOTE 10	AT CONCRETE		AT WOOD FLOOR	SEISMIC ALLOWABLE SHEAR (LBS/FT)
					FIELD OF SLAB, SEE NOTE 8	NEAR EDGE, SEE NOTE 8		
SW-6	1	2x	6" OC	12" OC	5/8"Ø AB @ 48" OC	5/8"Ø AB @ 24" OC	SDS25600 @ 16" OC	310
SW-4	1	3x	4" OC	12" OC	5/8"Ø AB @ 48" OC	5/8"Ø AB @ 16" OC	SDS25600 @ 12" OC	460
SW-3	1	3x	3" OC	12" OC	5/8"Ø AB @ 32" OC	5/8"Ø AB @ 12" OC	SDS25600 @ 8" OC	600
SW-2	1	3x	2" OC	12" OC	5/8"Ø AB @ 24" OC	5/8"Ø AB @ 8" OC	SDS25600 @ 8" OC	770
2SW-4	2	3x	4" OC	12" OC	5/8"Ø AB @ 24" OC	5/8"Ø AB @ 8" OC	SDS25600 @ 6" OC	920
2SW-3	2	3x	3" OC	12" OC	5/8"Ø AB @ 16" OC	-	SDS25600 @ 4" OC	1,200

NOTES:
1. SHEATHING NAIL SIZE SHALL BE 0.148"Ø WITH 1-1/2" MINIMUM PENETRATION INTO FRAMING.
2. REFERENCE STRUCTURAL NOTES FOR SHEATHING TYPE AND THICKNESS.
3. INSTALL SHEATHING PANELS EITHER HORIZONTALLY OR VERTICALLY.
4. PLATE WASHERS FOR SILL BOLTS SHALL BE PER 6/56.02
5. WHERE NAIL SPACING IS LESS THAN 4" OC, STAGGER EDGE NAILING 1/2".
6. REFER TO 7/56.02 FOR SHEAR WALL NAILING DETAIL.
7. PRESSURE TREATED SILL PLATE SHALL BE 3x FRAMING.
8. USE NEAR EDGE SPACING WHEN ANCHOR BOLTS ARE WITHIN 12" OF A SLAB EDGE OR SHAFT OPENING, OR ARE PLACED IN A STEM WALL.
9. WALL BOUNDARIES INCLUDE TOP PLATE, BOTTOM PLATE, SILL PLATE, AND COMPRESSION STUDS, UNO.
10. FASTENER SPACING AT INTERMEDIATE MEMBERS SHALL BE 6" OC WHERE STUD SPACING IS 24" OC.
11. AT CONTRACTOR'S OPTION, (2) 2x STUDS MAY BE USED IN LIEU OF 3x STUD FRAMING. SEE 20/56.02 FOR DOUBLE STUD FASTENING.
12. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.

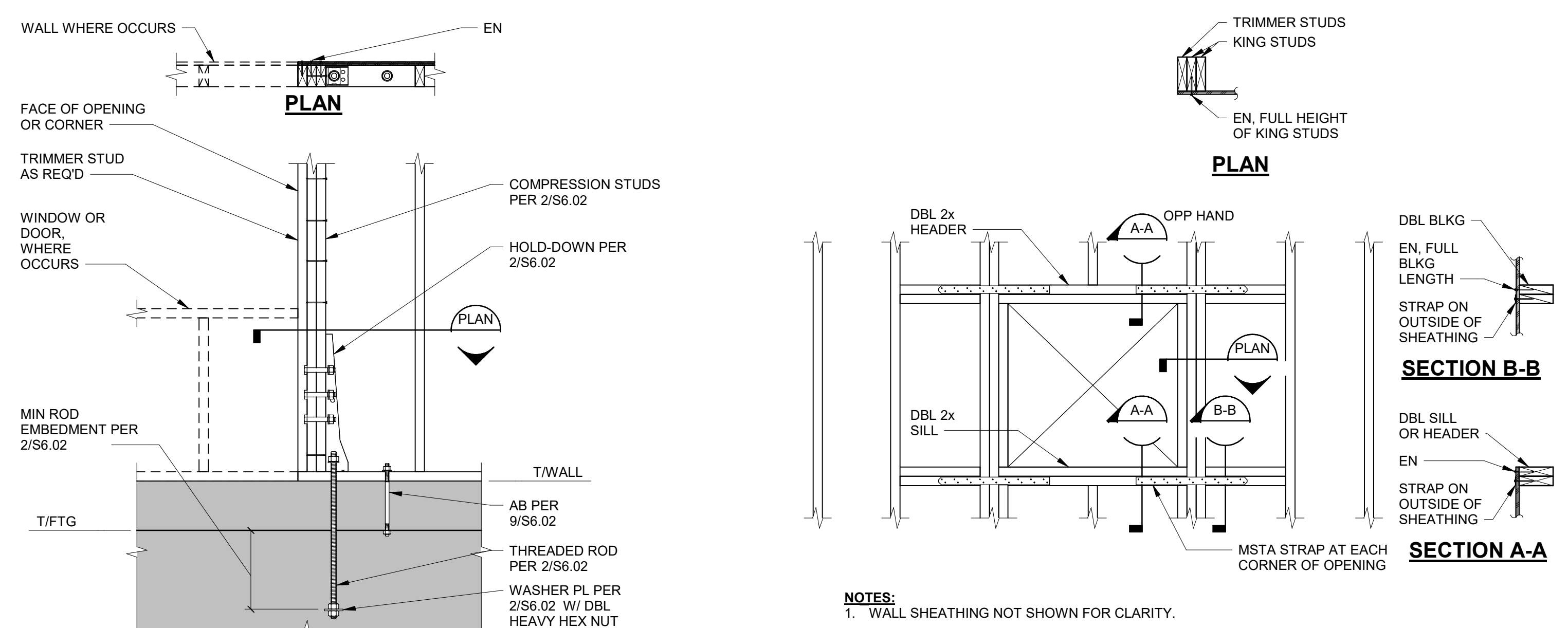
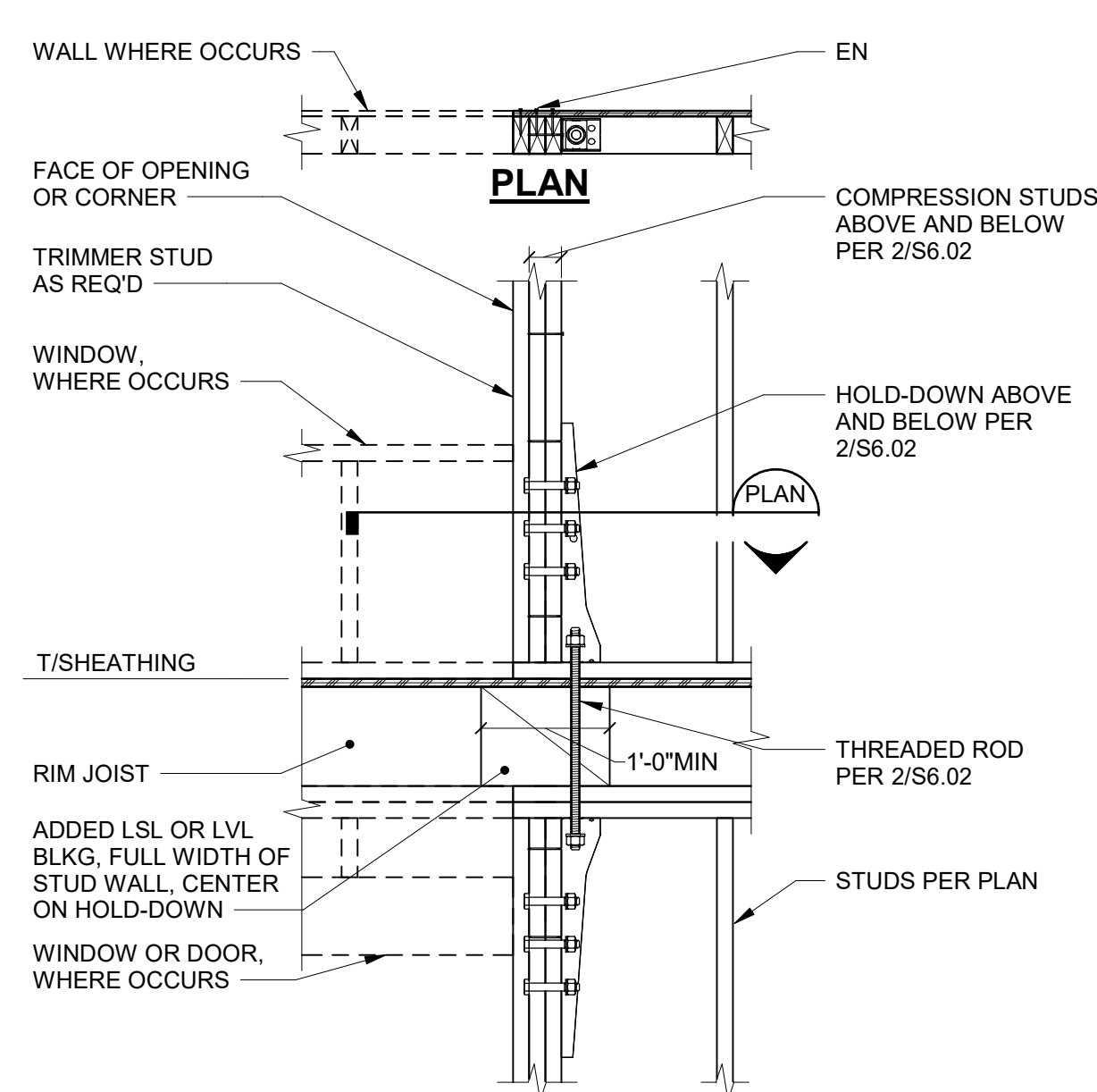
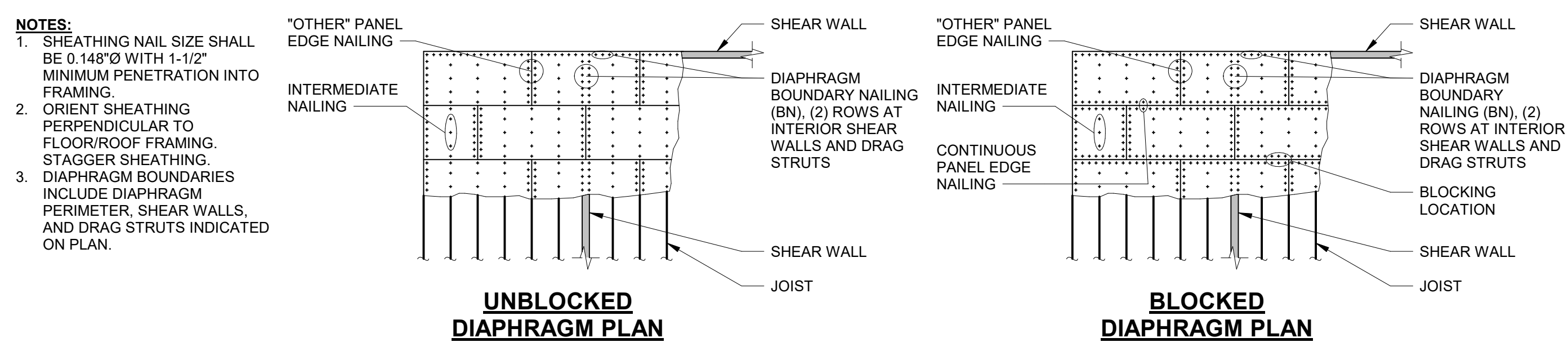


6 TYP ANCHOR BOLTS AT STEM WALL
NO SCALE

7 TYP SHEAR WALL NAILING
NO SCALE

9 WOOD SHEAR WALL SCHEDULE
NO SCALE

ROOF/FLOOR DIAPHRAGM NAILING SCHEDULE									
ALL VALUES ARE BASED ON 2018 IBC AND SDPWS-15 FOR STRUCTURAL PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS FIR-LARCH									
LOCATION	SHEATHING CATEGORY	BLOCKING REQUIRED	MIN FRAMING AND BLKG WIDTH	NUMBER OF LINES OF FASTENERS	FASTENER SPACING			SEISMIC ALLOWABLE SHEAR (LBS/FT)	
					DIAPHRAGM BOUNDARIES, SEE NOTE 3	CONTINUOUS PANEL EDGES	OTHER PANEL EDGES		
FLOOR	23/32	NO	2x	1	6" OC	-	6" OC	12" OC	215
ROOF	19/32	YES	2x	1	4" OC	4" OC	6" OC	12" OC	480

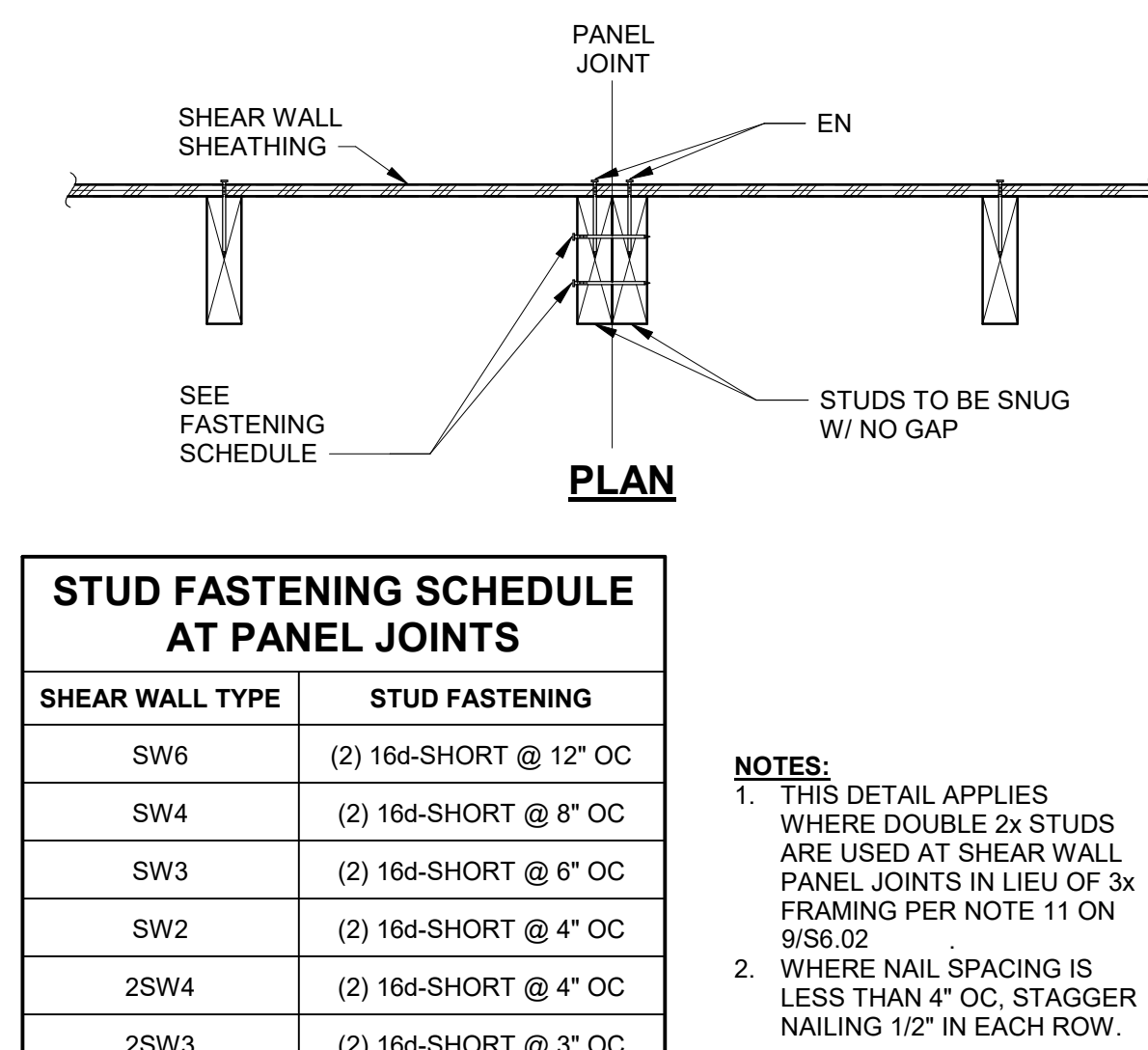
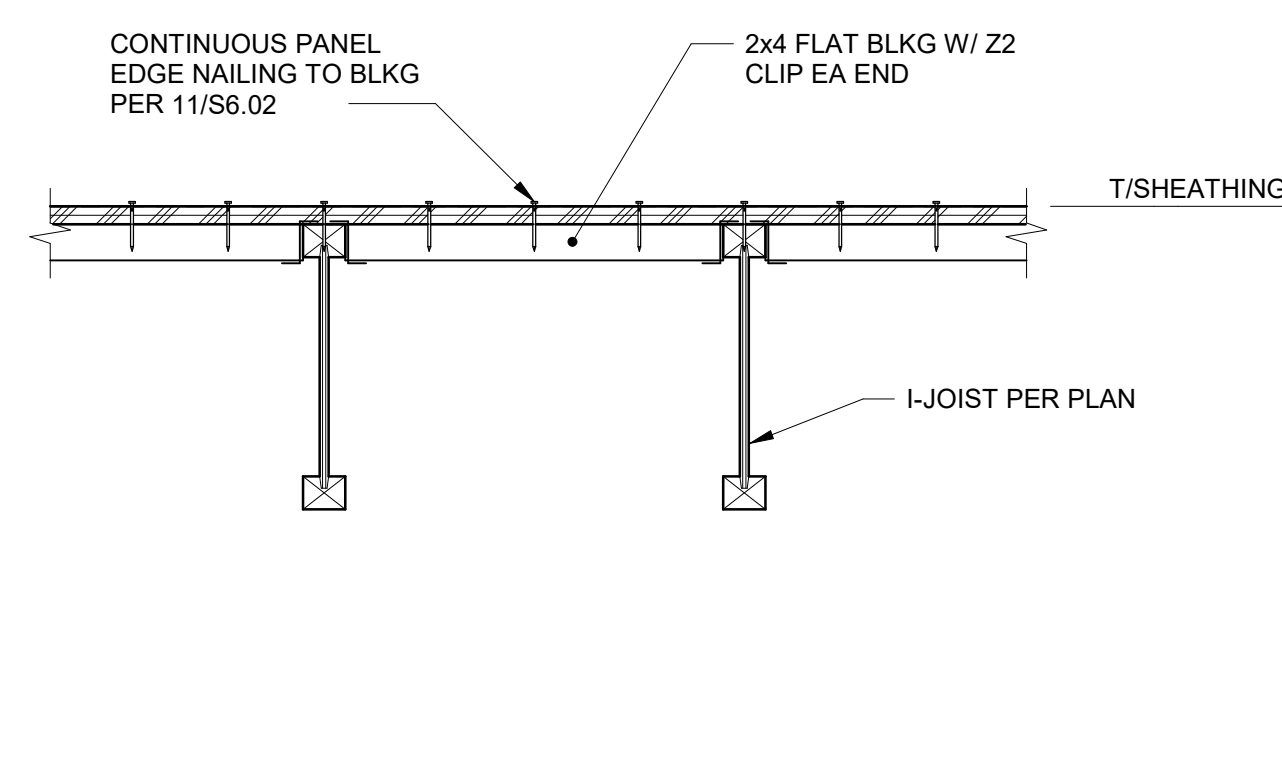
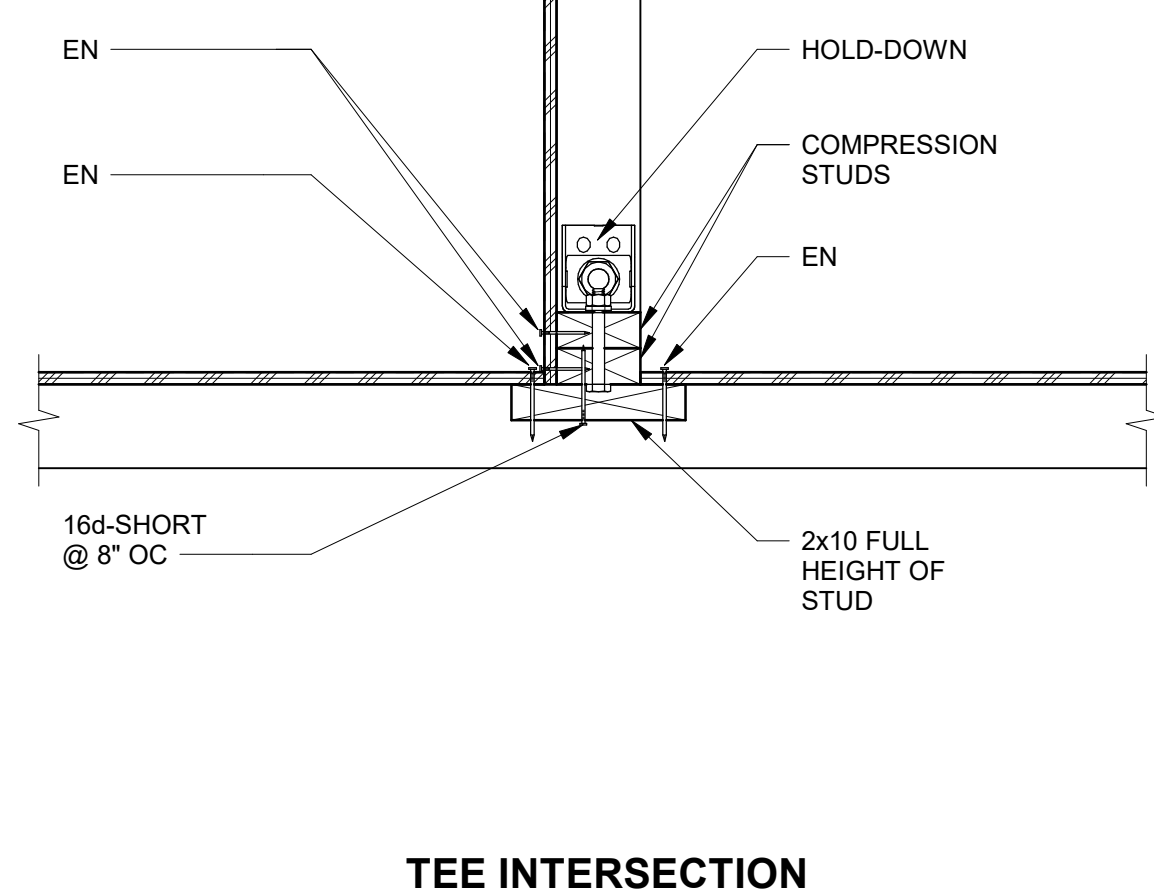
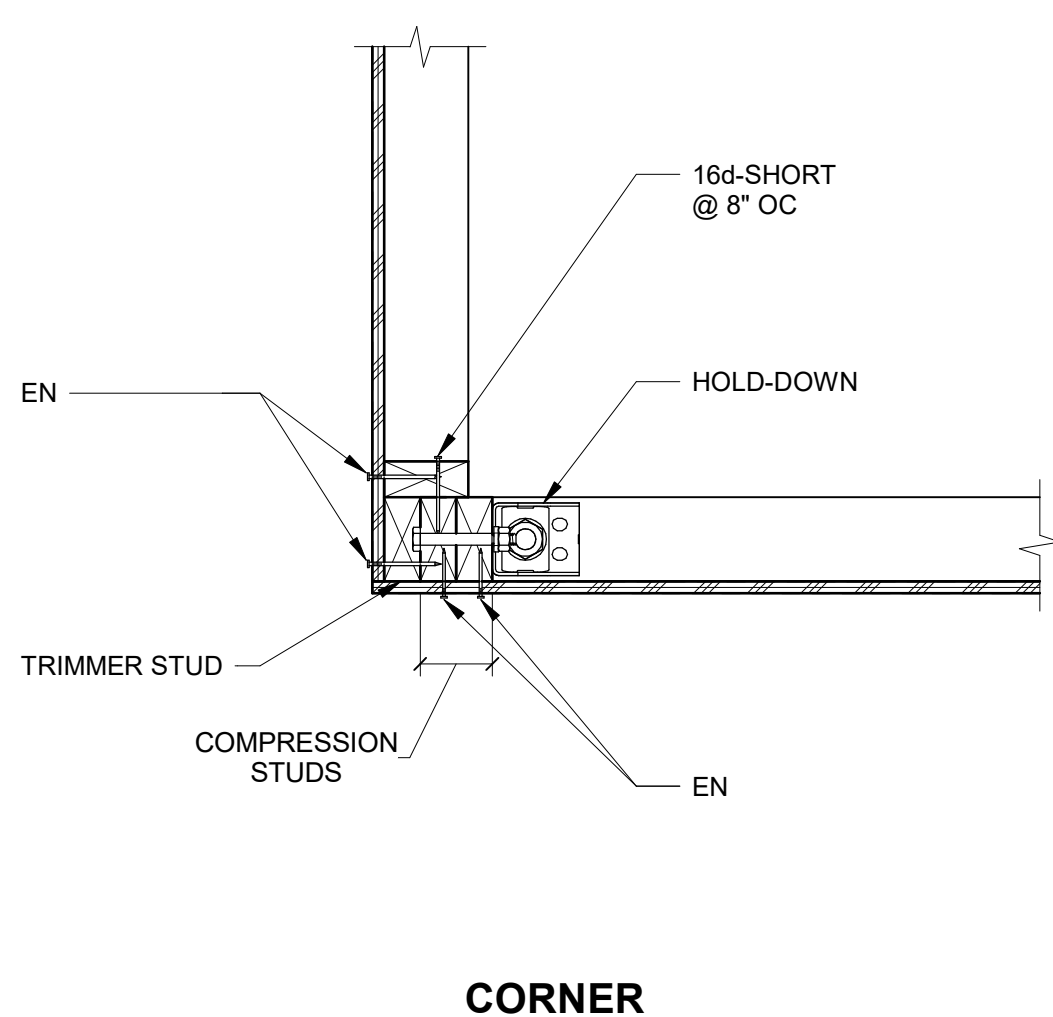


11 ROOF/FLOOR DIAPHRAGM NAILING SCHEDULE
NO SCALE

13 TYP HOLD-DOWN AT FLOOR
NO SCALE

14 TYP HOLD-DOWN AT FOUNDATION
NO SCALE

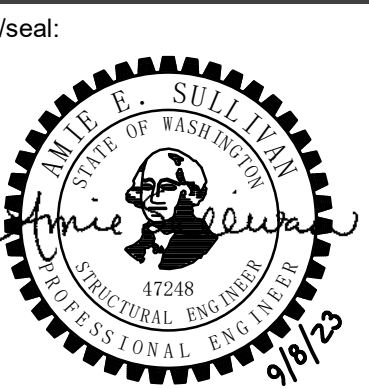
15 STRAPS AROUND SHEAR WALL OPENINGS
NO SCALE



17 TYP COMPRESSION STUD INTERSECTION
NO SCALE

19 TYP DIAPHRAGM BLOCKING AT PANEL EDGES
NO SCALE

20 STUD FASTENING AT SHEAR WALL PANEL JNTS
NO SCALE

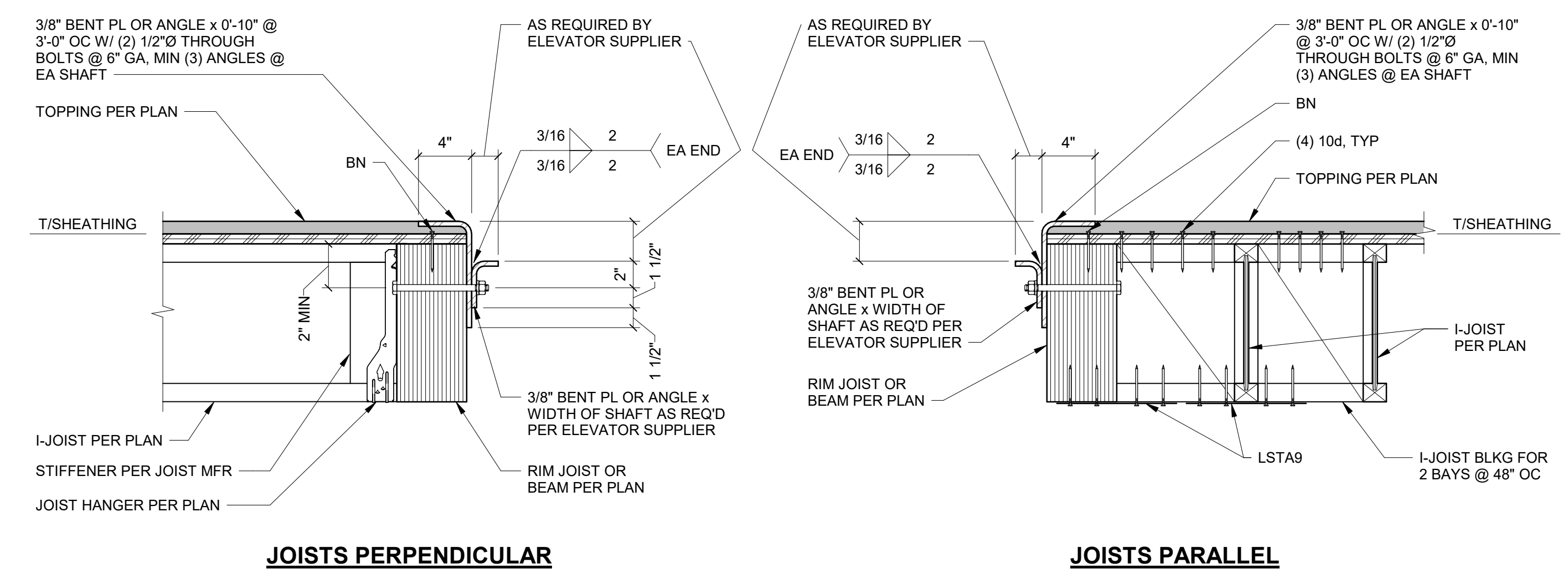


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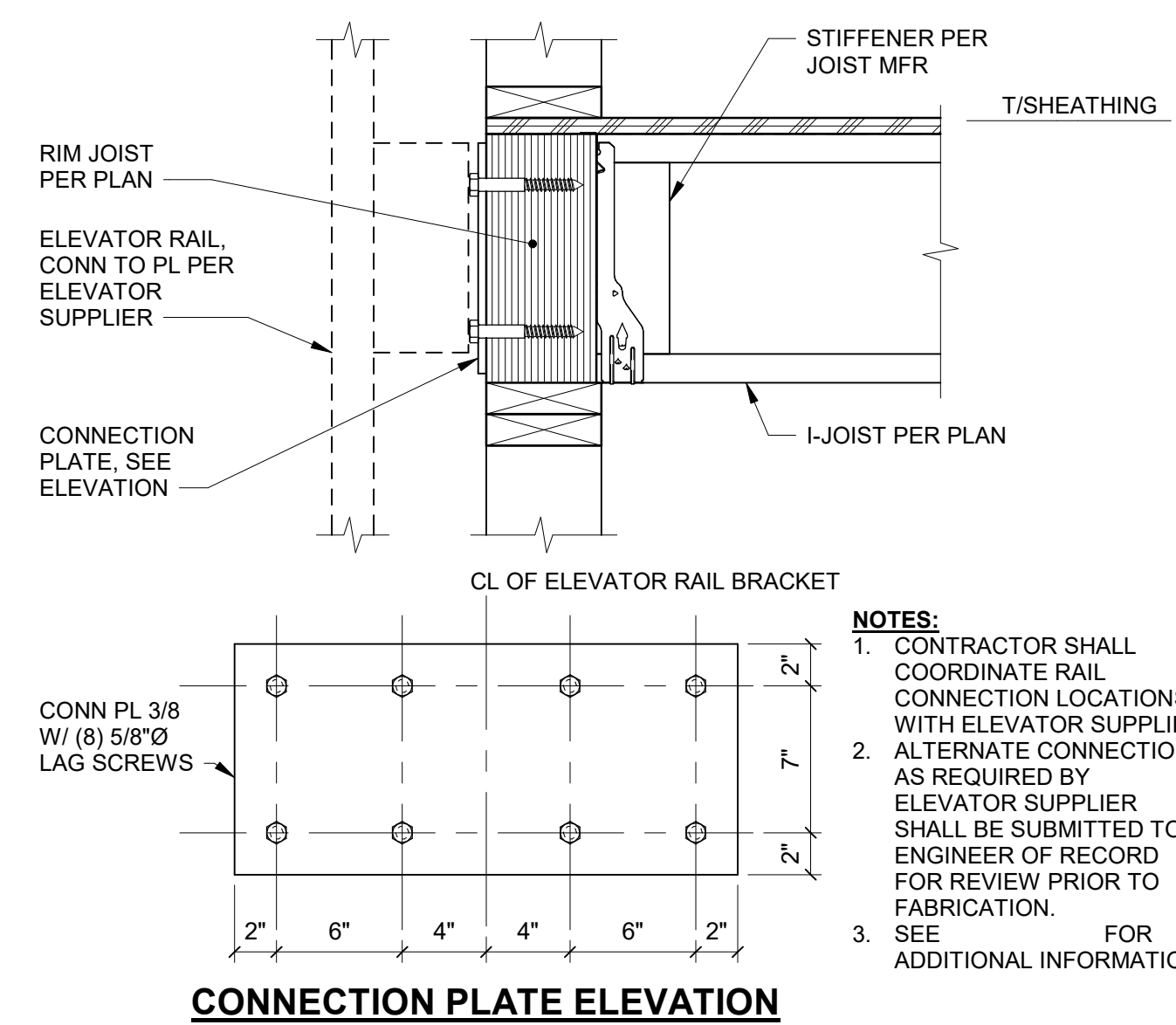


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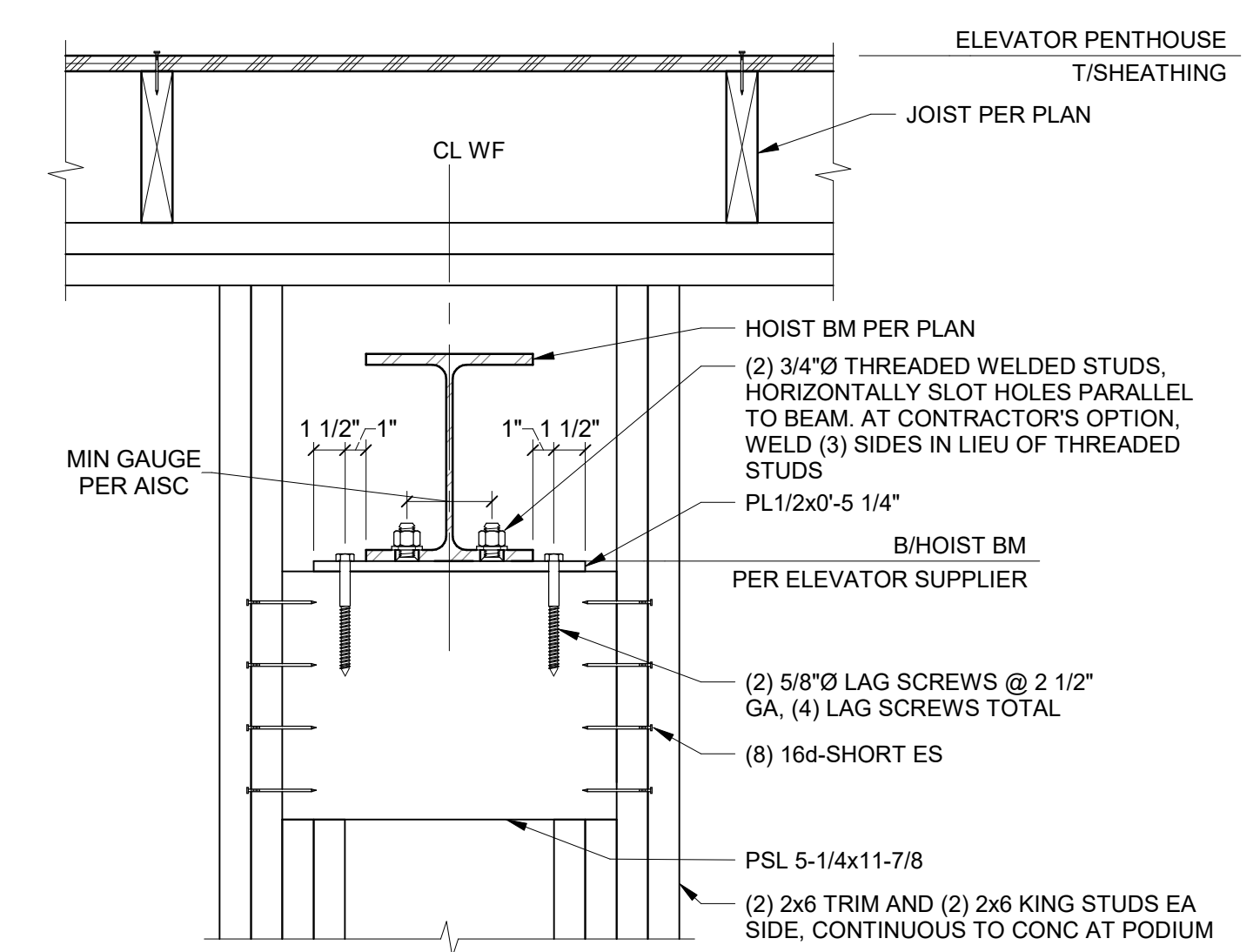
PROJECT:
FUSED ELEMENTS
4525 FOREST AVE SE MERGER ISLAND WA 98040



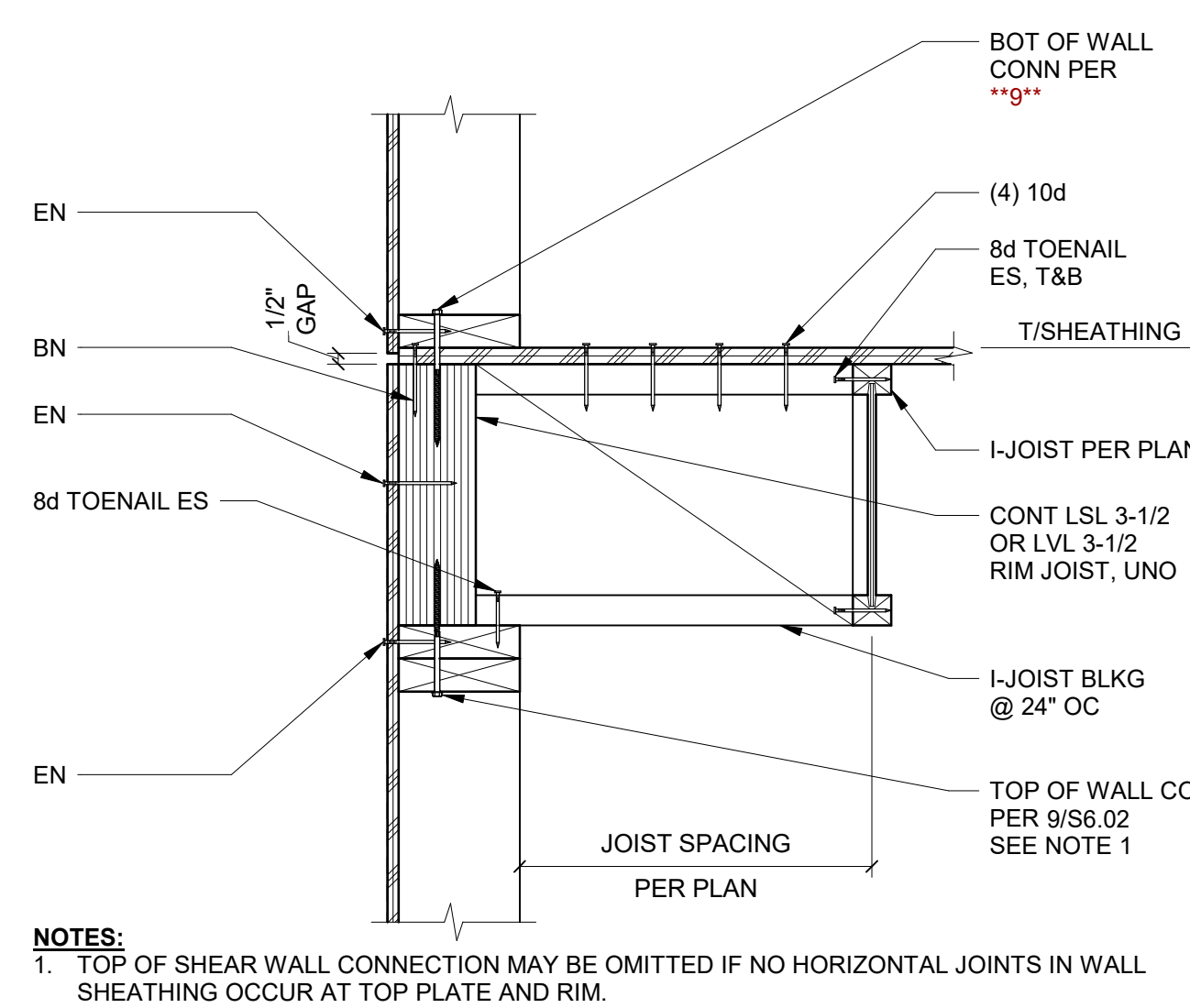
4 TYP ELEVATOR DOOR SILL
NO SCALE



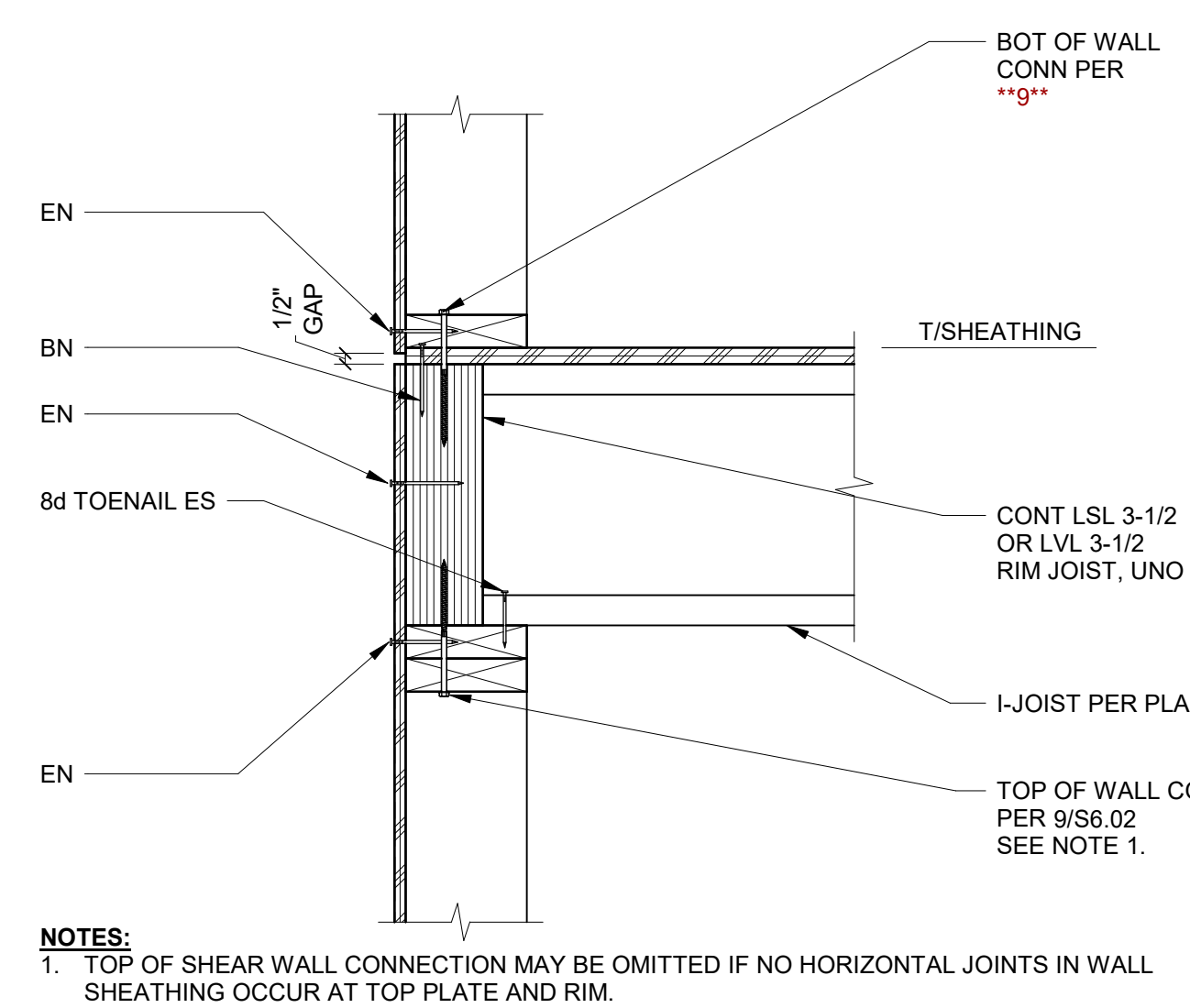
9 TYP ELEVATOR RAIL CONNECTION PLATE
NO SCALE



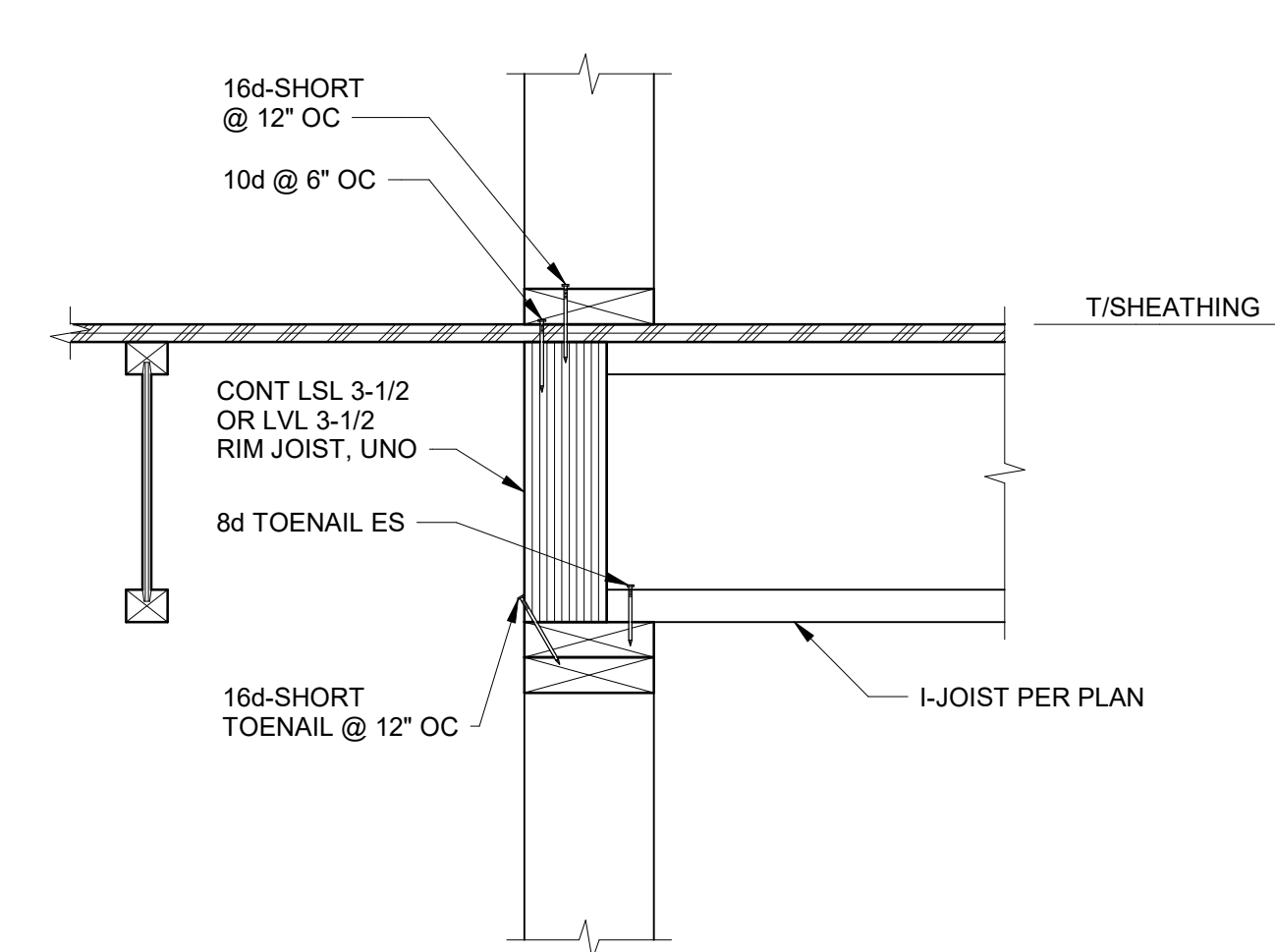
10 TYP ELEVATOR HOIST BEAM CONNECTION
NO SCALE



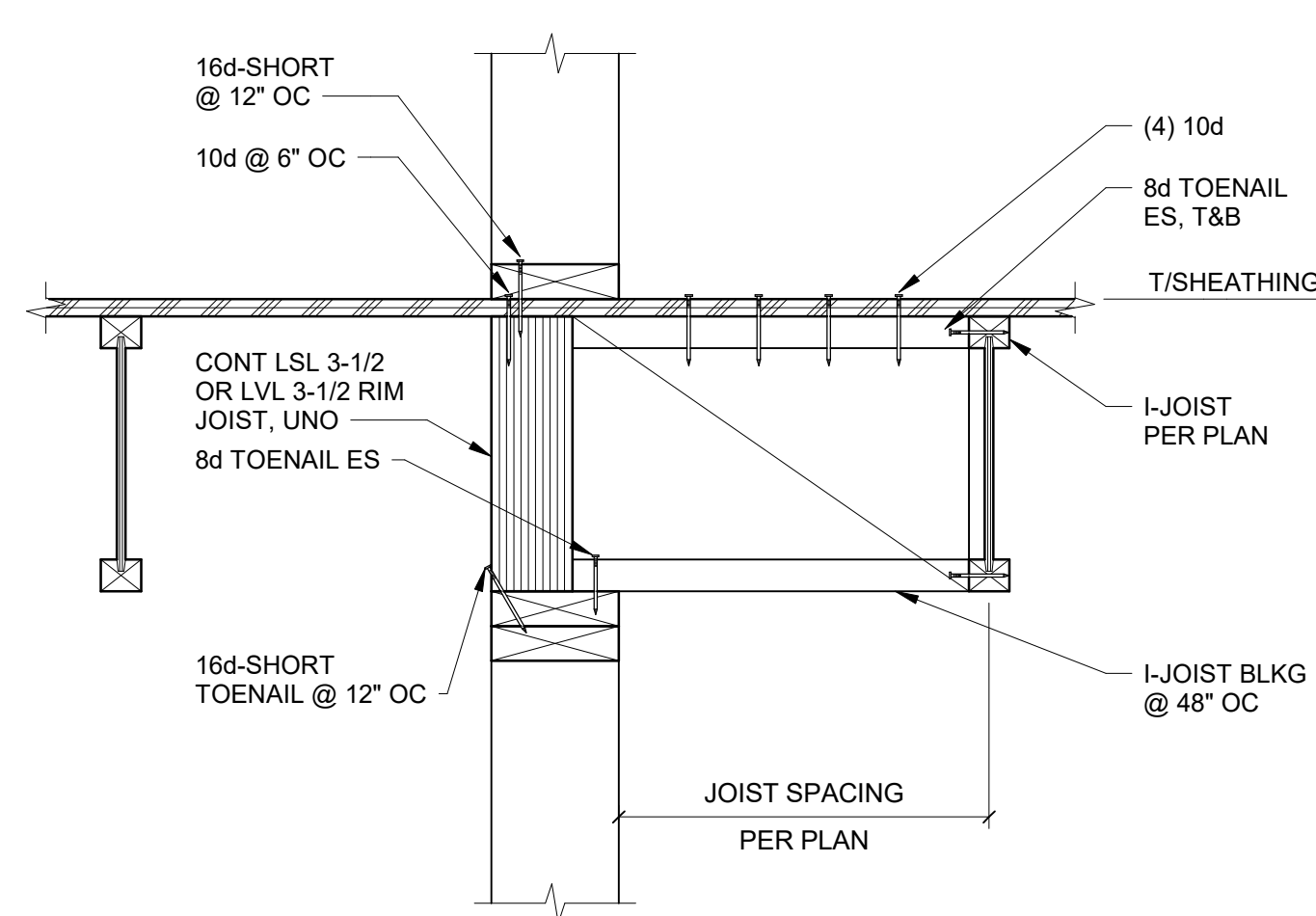
13 TYP EXTERIOR SHEAR WALL - FRAMING PARALLEL (1-SIDED)
NO SCALE



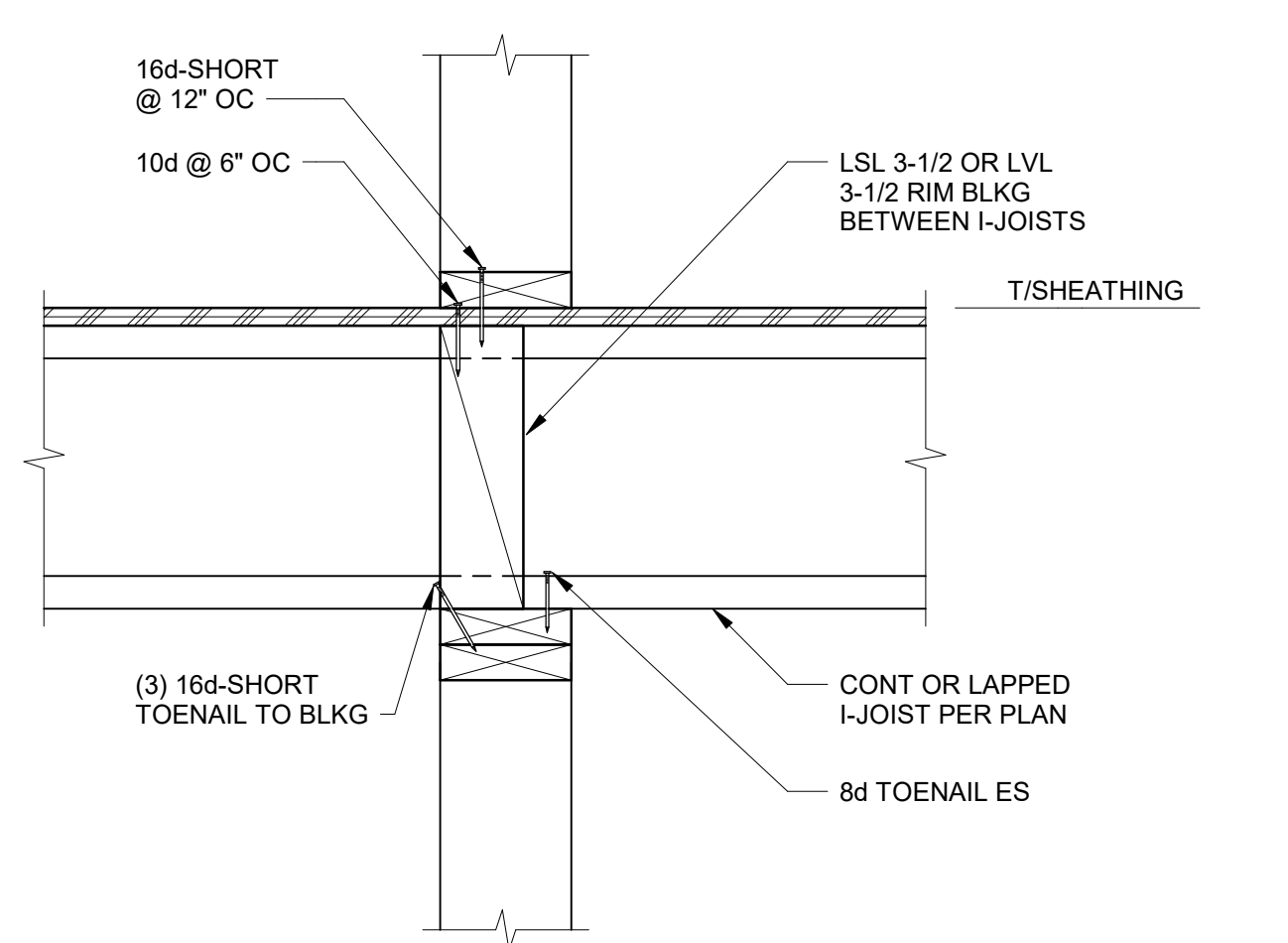
14 TYP EXTERIOR SHEAR WALL - FRAMING PERPENDICULAR (1-SIDED)
NO SCALE



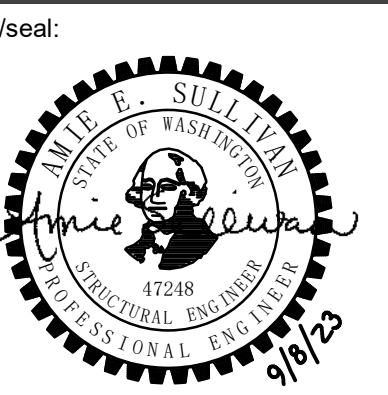
15 TYP INTERIOR BEARING WALL - FRAMING DIRECTION CHANGE
NO SCALE



19 TYP INTERIOR BEARING WALL - FRAMING PARALLEL
NO SCALE



20 TYP INTERIOR BEARING WALL - FRAMING PERPENDICULAR
NO SCALE



stamp/seal:

revisions:

no. date description:

PERMIT
09/08/2023

TYPICAL WOOD DETAILS

sheet:
S6.03

SHORING NOTES

GENERAL SHORING NOTES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AS AMENDED BY THE CITY OF MERCER ISLAND.

- RECOMMENDATIONS FOR PRESTRESSED ROCK AND SOIL ANCHORS" BY THE POST-TENSIONING INSTITUTE, LATEST EDITION.
2. GEOTECHNICAL REPORT BY ASSOCIATED EARTH SCIENCES, INC. DATED AUGUST 16, 2022.

DESIGN LOADS THE SOIL PRESSURES RECOMMENDED IN THE GEOTECHNICAL REPORT WERE USED FOR DESIGN.

SUBMITTALS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS.

INSPECTION SPECIAL INSPECTION PER IBC CHAPTER 17 BY A QUALIFIED GEOTECHNICAL ENGINEER OR INDEPENDENT TESTING LAB WILL BE PROVIDED BY THE OWNER AS INDICATED IN THE STATEMENT OF SPECIAL INSPECTIONS AND TESTING FOR EXCAVATION SHORING.

SPECIAL CONDITIONS CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.

UTILITY LOCATION UTILIZE THE SERVICES OF THE "UTILITY LOCATOR SERVICE" (1-800-424-5555) TO VERIFY THE EXTENT AND LOCATIONS AND ALIGNMENTS OF SITE UTILITIES. IF THE ACTUAL FIELD VERIFIED LOCATIONS OF UTILITIES COULD RESULT IN A CONFLICT WITH THE SHORING, NOTIFY THE ENGINEER IMMEDIATELY. DO NOT DAMAGE EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, VERIFY THAT OVER-HEAD OBSTRUCTIONS, INCLUDING ELECTRICAL LINES, DO NOT INTERFERE WITH THE CONTRACTOR'S DRILLING EQUIPMENT.

CONCRETE CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 19. CONCRETE MIXTURES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

Table with 4 columns: MINIMUM CEMENT PER CUBIC YARD, USE, 4 SACS PER CUBIC YARD, LEAN MIX. Values include 1 1/2 SACS and LEAN MIX.

CONCRETE STRENGTH TEST AGE SHALL BE 28 DAYS, UNLESS NOTED OTHERWISE.

ADMIXTURES SHALL CONFORM TO ASTM C 494. DO NOT USE ADMIXTURES THAT WEAKEN THE CONCRETE MIX.

WATER-REDUCING ADMIXTURES MAY BE INCORPORATED IN CONCRETE MIX DESIGNS, BUT SHALL CONFORM TO ASTM C 494 AND BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CAZIC OR OTHER WATER-SOLUBLE CHLORIDE ADMIXTURES SHALL NOT BE USED.

SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE MIX DESIGN SHALL BE IN CONFORMANCE WITH ACI 318, CHAPTER 19.

CONTROLLED DENSITY FILL CDF SHALL BE PER SECTION 2-09.31(E "BACKFILLING") OF THE 2016 EDITION WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.

TIEBACK GROUT NEAT CEMENT OR SAND/CEMENT MIXTURE WITH A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 1,500 PSI AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, PER ASTM C 159.

PRESTRESSING STEEL UNCOATED SEVEN WIRE STRESS RELIEVED STRAND GRADE 270 SHALL CONFORM TO ASTM A 416.

STEEL REFERENCE SPECIFICATIONS DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: STRUCTURAL STEEL, WELDING, WELDER CERTIFICATION.

STEEL MATERIALS WELD FABRICATION SHAPES (W AND WT), FLANGES (PL), BARS, STRUCTURAL TUBES (STS), STEEL PIPE, WELDING ELECTRODES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANCHORS, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOF OPENINGS, ROOF FACE DIMENSIONS, GROOVE ANCHORS, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND UNEQUAL PARTS.

WELDED HEADED STUDS ALL STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER WITH LENGTH AFTER WELD AS SHOWN ON THE STRUCTURAL DRAWINGS.

WELDING ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS, AND SHALL BE PERFORMED BY WAGO-CERTIFIED WELDERS. ONLY WELDS THAT ARE PREQUALIFIED, AS DEFINED BY AWS, OR QUALIFIED BY TESTING SHALL BE USED.

SAWN LUMBER SAWN LUMBER SHALL CONFORM TO "GRADING AND DRESSING RULES," WEST COAST LUMBER INSPECTION BUREAU (WCLBI), LATEST EDITION. LUMBER SHALL BE ROUGH-CUT AND BE ONE OF THE TWO GRADES LISTED BELOW:

Table with 2 columns: USE, GRADE. Values include DOUGLAS FIR-LARCH NO. 2 and HEM-FIR NO. 1.

TIMBER LAGGING SHALL BE PRESERVATIVE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U04B.

SHORING PROCEDURE

SHAFT DRILLING DRILL PILE AND ANCHOR SHAFTS WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. SEE THE GEOTECHNICAL REPORT FOR POSSIBLE OBSTRUCTIONS.

SOLDIER PILE PLACEMENT TOLERANCES SOLDIER PILES SHALL BE PLACED ACCORDING TO THE MOST STRINGENT OF THE FOLLOWING REQUIREMENTS: 1. THE CENTER OF THE PILE IS WITHIN 3 INCHES HORIZONTAL OF THE PLAN LOCATION...

EXCAVATION BELOW TIEBACKS COMPLETE TIEBACK INSTALLATION AND STRESSING PRIOR TO EXCAVATING MORE THAN 2 FOOT BELOW TIEBACK CENTERLINE LEVEL.

LAGGING BACKFILL VOIDS BETWEEN LAGGING AND SOIL IMMEDIATELY AFTER LAGGING INSTALLATION USING A FREE DRAINING BACKFILL MATERIAL. SELECTED BY THE SHORING CONTRACTOR.

TEST REJECTION A TIEBACK MAY BE REJECTED IF IT DOES NOT MEET THE FOLLOWING CRITERION: 1. FOR PERFORMANCE TESTS, THE ENGINEER WILL EVALUATE THE RESULTS OF EACH PERFORMANCE TEST. INSTALLATION METHODS THAT DO NOT SATISFY THE TESTING REQUIREMENTS WILL BE REJECTED.

TIEBACK LOCK-OFF FOLLOWING SUCCESSFUL PROOF LOADING, LOCK-OFF EACH TIEBACK ANCHOR AT THE LOADS NOTED ON THE PILE AND TIEBACK SCHEDULES. THE MAXIMUM STRESS IN PRESTRESSING STEEL SHALL NOT EXCEED 80 PERCENT OF THE GUTS AT THE DESIGN LOADS.

JACKING AND TEST EQUIPMENT MEASURE THE LOAD ON THE TIEBACKS WITH A PRESSURE GAUGE CALIBRATED WITH THE JACK AND ACCURATE ENOUGH TO READ 100 PSI PRESSURE INCREMENTS. THE PUMP SHALL BE CAPABLE OF APPLYING A LOAD INCREMENT OF LESS THAN 60 SECONDS.

PILE BRACING FOR TIEBACK TESTING STEEL BRACING MAY BE REQUIRED DURING TIEBACK STRESSING AND TESTING TO RESTRAIN THE SOLDIER PILES FROM TILTING, TWISTING AND OVER-TENSIONING OF THE BRACING WILL BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION.

TIEBACK STRESSING AND TESTING

PERFORMANCE TESTING PRIOR TO INSTALLING PRODUCTION TIEBACKS, CONDUCT A MINIMUM OF TWO SUCCESSFUL PERFORMANCE TESTS ON TIEBACKS FOR EACH INSTALLATION METHOD AND SOIL TYPE. ENCOUNTED ON THE PROJECT. INSTALL THE TEST TIEBACKS BY THE SAME METHODS, PERSONNEL, MATERIALS, AND EQUIPMENT AS THE PRODUCTION ANCHORS.

THE MAXIMUM STRESS IN THE PRESTRESSING STEEL SHALL NOT EXCEED 80 PERCENT OF THE GUARANTEED ULTIMATE TENSILE STRENGTH (GUTS) DURING TESTING. PILES AND TIEBACKS MAY REQUIRE EXTRA REINFORCEMENT TO PERMIT STRESSING TO 100 PERCENT OF THE DESIGN TIEBACK LOAD (DTL) AS REQUIRED BY THE PERFORMANCE TEST. TIEBACK DESIGN TEST LOADS SHALL BE THE DESIGN LOADS SHOWN ON THE DRAWINGS.

CONDUCT THE PERFORMANCE TESTS BY INCREMENTALLY LOADING THE TEST TIEBACKS TO A MAXIMUM TEST LOAD OF 150 PERCENT OF DTL IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. RECORD THE TIEBACK MOVEMENTS AT EACH LOAD INCREMENT.

PERFORMANCE LOAD SCHEDULE table with columns: CYCLE, LOAD CYCLE, APPLIED LOAD, HOLD TIME, RECORD AND PLOT MOVEMENT, RECORD AND PLOT RESIDUAL MOVEMENT, CALCULATE AND PLOT ELASTIC MOVEMENT.

APPLY THE MINIMUM ALIGNMENT LOAD (AL) REQUIRED TO ALIGN THE TESTING APPARATUS. NOT TO EXCEED 5 PERCENT OF DTL. SET THE DIAL GAUGES TO "ZERO" AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED.

START THE PERFORMANCE CREEP TEST PERIOD AS SOON AS THE MAXIMUM TEST LOAD (1.50 DTL) IS APPLIED. MEASURE AND RECORD TIEBACK MOVEMENTS DURING THE CREEP PORTION OF THE TEST IN INCREMENTS OF 1, 2, 3, 4, 5, 6, AND 10 MINUTES.

PROOF TESTING COMPLETE PROOF TESTS ON ALL PRODUCTION TIEBACKS NOT SUBJECT TO A PERFORMANCE TEST. THE MAXIMUM STRESS IN THE PRESTRESSING STEEL SHALL NOT EXCEED 80 PERCENT OF GUTS DURING TESTING.

CONDUCT THE PROOF TESTS BY INCREMENTALLY LOADING THE TEST TIEBACKS TO A MAXIMUM TEST LOAD OF 150 PERCENT OF DTL IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. RECORD THE TIEBACKS MOVEMENTS AT EACH LOAD INCREMENT.

PROOF TEST SCHEDULE table with columns: INCREMENT, LOAD INCREMENT, ALIGNMENT LOAD (AL), APPLIED LOAD, HOLD TIME, RECORD AND PLOT MOVEMENT.

APPLY THE MINIMUM ALIGNMENT LOAD (AL) REQUIRED TO ALIGN THE TESTING APPARATUS. NOT TO EXCEED 5 PERCENT OF DTL. SET THE DIAL GAUGES TO "ZERO" AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED.

START THE PROOF CREEP TEST PERIOD AS SOON AS THE MAXIMUM TEST LOAD (1.33DTL) IS APPLIED. MEASURE AND RECORD TIEBACK MOVEMENTS DURING THE CREEP PORTION OF THE TEST IN INCREMENTS OF 1, 2, 3, 4, 5, 6, AND 10 MINUTES.

TEST TIEBACK ACCEPTANCE CRITERIA A TEST TIEBACK IS CONSIDERED ACCEPTABLE WHEN ALL OF THE FOLLOWING CRITERIA ARE MET: 1. FOR PERFORMANCE TESTS, THE TOTAL CREEP MOVEMENT IS LESS THAN 0.04 INCHES BETWEEN THE 1 AND 10 MINUTE READINGS.

MAINTAINING STABILITY OF THE TEMPORARY UNBONDED TEST LENGTH FOR SUBSEQUENT GROUTING IS THE CONTRACTOR'S RESPONSIBILITY. IF THE UNBONDED TEST LENGTH OF PRODUCTION PROOF TEST TIEBACKS CANNOT BE SATISFACTORILY GROUTED SUBSEQUENT TO TESTING, THE PROOF TEST TIEBACK SHALL BECOME SACRIFICIAL AND SHALL BE REPLACED.

TEST REJECTION A TIEBACK MAY BE REJECTED IF IT DOES NOT MEET THE FOLLOWING CRITERION: 1. FOR PERFORMANCE TESTS, THE ENGINEER WILL EVALUATE THE RESULTS OF EACH PERFORMANCE TEST. INSTALLATION METHODS THAT DO NOT SATISFY THE TESTING REQUIREMENTS WILL BE REJECTED.

JACKING AND TEST EQUIPMENT MEASURE THE LOAD ON THE TIEBACKS WITH A PRESSURE GAUGE CALIBRATED WITH THE JACK AND ACCURATE ENOUGH TO READ 100 PSI PRESSURE INCREMENTS.

PILE BRACING FOR TIEBACK TESTING STEEL BRACING MAY BE REQUIRED DURING TIEBACK STRESSING AND TESTING TO RESTRAIN THE SOLDIER PILES FROM TILTING, TWISTING AND OVER-TENSIONING OF THE BRACING WILL BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION.

SHORING MONITORING

PRECONSTRUCTION SURVEY PRIOR TO CONSTRUCTION, COMPLETE A WRITTEN AND PHOTOGRAPHIC LOG OF EXISTING CONDITIONS OF THE ADJACENT CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY THE ABSENCE OF, OR THE INSTALLATION OF, OR THE PERFORMANCE OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

OPTICAL SURVEY SURVEY THE VERTICAL AND HORIZONTAL DISPLACEMENT AT THE TOP OF EVERY OTHER SOLDIER PILE. ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL AND AT DISTANCES UP TO THE WALL HEIGHT, H, BEHIND THE WALL FACE.

ESTABLISH A BASELINE READING OF THE MONITORING POINTS ON THE GROUND SURFACE BEHIND THE SHORING WALLS BEFORE INSTALLING THE SHORING. ESTABLISH A BASELINE READING OF THE SURVEY POINTS ON THE SOLDIER PILES PRIOR TO BEGINNING EXCAVATION.

THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE ALONG WITH SURVEY DATA TO THE AUTHORITY HAVING JURISDICTION (AHJ) ON AT LEAST A WEEKLY BASIS.

MONITORING OF THE SURVEY POINTS SHALL INCLUDE VERTICAL AND HORIZONTAL MEASUREMENTS ACCURATE TO AT LEAST 0.01 FEET.

OPTICAL SURVEY SCHEDULE table with columns: CONSTRUCTION STAGE, MONITORING FREQUENCY. Values include DURING EXCAVATION AND UNTIL WALL MOVEMENTS HAVE STABILIZED.

AFTER EXCAVATION IS COMPLETE AND WALL MOVEMENTS STOPPING MONTHLY HAVE STABILIZED, IF THE DATA INDICATES LITTLE OR NO MOVEMENT.

SUBMIT SURVEY DATA TO THE GEOTECHNICAL ENGINEER, SHORING ENGINEER, AND THE AHJ EACH WEEK. NOTIFY THE AHJ IMMEDIATELY IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENTS OCCUR.

SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE IS COMPLETE UP TO FINAL STREET GRADES.

INCLINOMETERS PROVIDE AND INSTALL INCLINOMETER CASING ON SOLDIER PILES SELECTED BY THE GEOTECHNICAL ENGINEER TO FACILITATE MEASUREMENT OF WALL DEFLECTIONS AS THE EXCAVATION AND SHORING INSTALLATION PROCEEDS.

PROVIDE INCLINOMETER CASINGS CONSISTING OF 2 1/2 INCH OD ABS PLASTIC PIPE WITH INTERNAL LONGITUDINAL GROOVES, AS SUPPLIED BY SLOPE INDICATOR COMPANY (SINC) OR APPROVED EQUAL.

FIRMLY ATTACH INCLINOMETER CASINGS TO THE BACK FACE OF THE STEEL SOLDIER PILE PER DETAIL 130H-01. AFFIX THE BOTTOM OF THE CASING APPROXIMATELY 2 FEET ABOVE THE BOTTOM OF THE SOLDIER PILE.

SECURE THE CASING TO THE STEEL SOLDIER PILE ON MAXIMUM 6 FOOT CENTERS USING C-CLIPS OR STEEL STRAPS TACKLED TO THE FLANGE. PROTECT CASING FROM DAMAGE DURING THE WELDING OPERATIONS.

SHORING WALL DEFLECTION LIMITS AND MITIGATION MEASURES

IF LATERAL MOVEMENTS OF THE SHORING WALL ARE OBSERVED TO EXCEED 0.5 INCH WHERE ABUTTING CITY RIGHT-OF-WAYS OR PRIVATE PROPERTIES, STOP CONSTRUCTION OF THE SHORING WALL IN THE VICINITY OF THE AFFECTED PORTION OF THE SHORING WALL IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS.

THE FREQUENCY OF THE SHORING SURVEY MONITORING PROGRAM WILL BE ALTERED DEPENDING ON HOW MUCH MOVEMENT IS OBSERVED.

IMPLEMENT THE MITIGATION MEASURES DEVELOPED ABOVE IF 1 INCH LATERAL DEFLECTION IS EXCEEDED FOR SHORING SYSTEMS RETAINING CITY RIGHT-OF-WAYS.

PRECONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING WITH SDCI SHORING REVIEW AND INSPECTION, SEPARATE FROM ANY SDCI PRE-CONSTRUCTION MEETING, WILL BE REQUIRED PRIOR TO THE START OF EXCAVATIONS ADJACENT TO THE PUBLIC ROW.

PAINTING

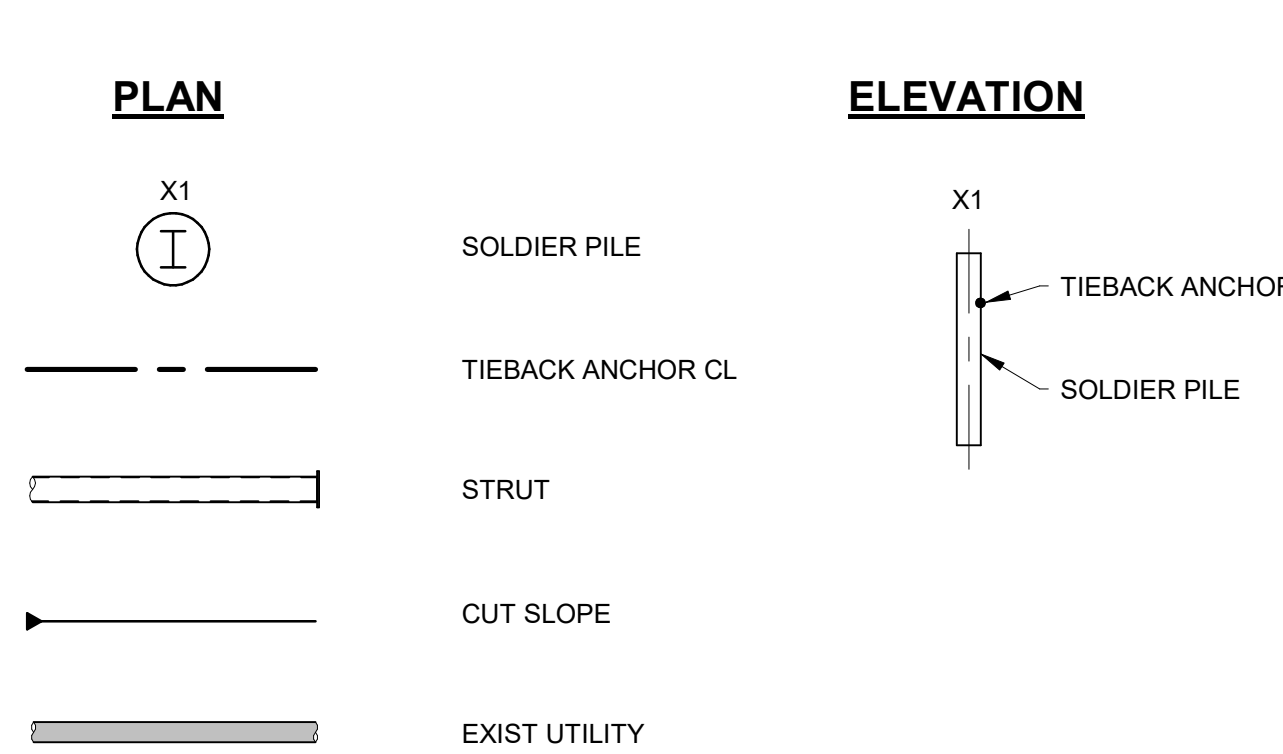
STEEL PAINTING PAINT PERMANENT SOLDIER PILES WITH THE FOLLOWING PAINTING SYSTEM WHERE EXPOSED TO WEATHER.

SURFACE PREPARATION: STEEL STRUCTURES PAINTING COUNCIL (SSPC) SSPC-Sp6 PRIMER: SSPC PAINT SPECIFICATION NO. 1 INTERMEDIATE: PER ARCHITECT FINISH: PER ARCHITECT

SHORING ABBREVIATIONS

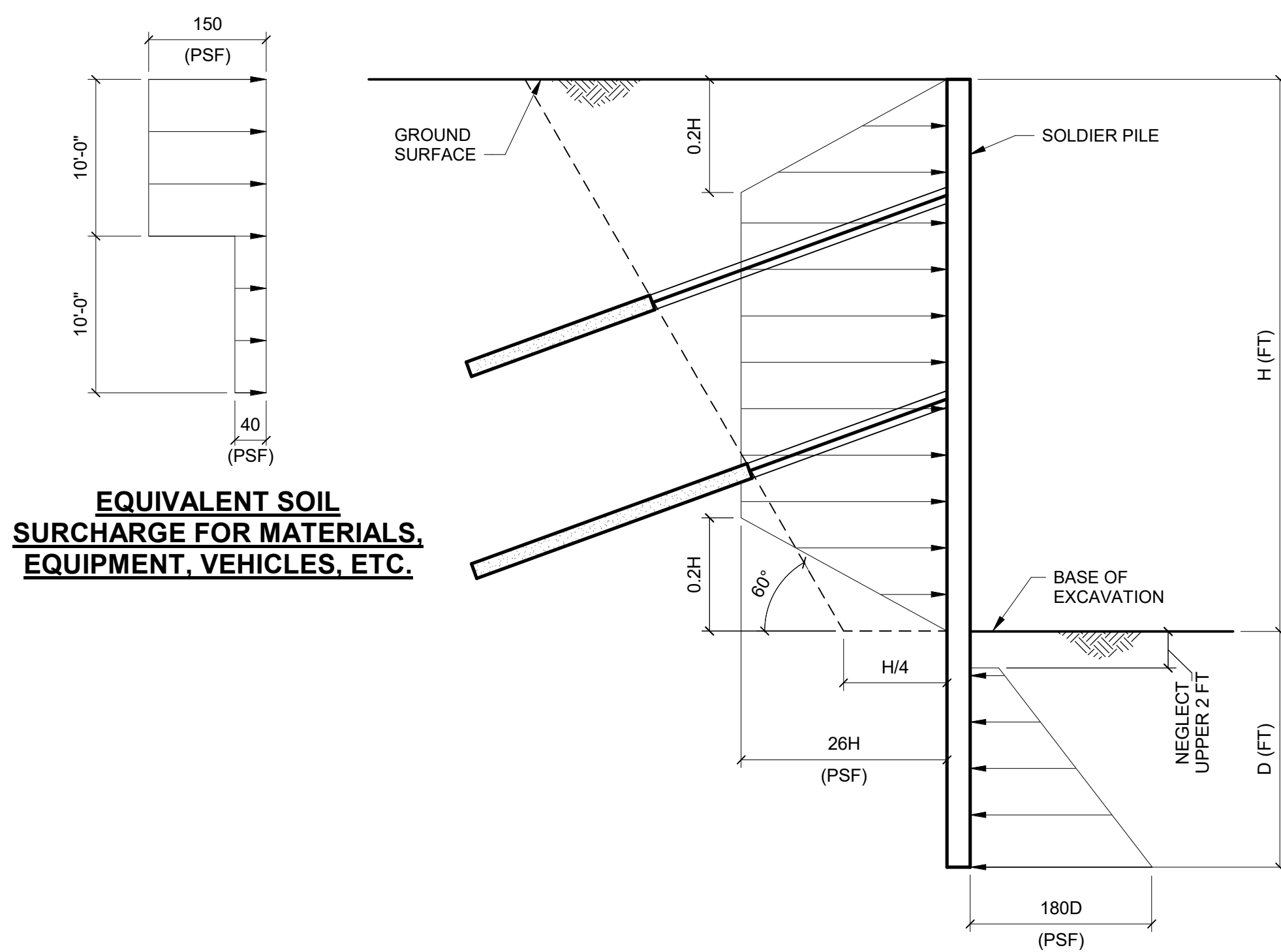
Table with 2 columns: ABBREVIATION, FULL NAME. Values include ARCH, BLDG, CDF, CL, CLR, COC, COCNC, CP, OD, DIA, EL, EQ, EXC, EXIST, FDN, FT, FTG, GS, IN, K, KSF.

SHORING DRAWING SYMBOLS



DESIGN PRESSURES

- ALL DESIGN PRESSURES ARE PER THE GEOTECHNICAL ENGINEER.
2. ACTIVE PRESSURE ACTS OVER PILE SPACING ABOVE BASE OF EXCAVATION AND ONE PILE DIAMETER BELOW BASE OF EXCAVATION.
3. PASSIVE PRESSURE ACTS OVER TWICE THE GROUTED SOLDIER PILE DIAMETER, OR THE PILE SPACING, WHICHEVER IS LESS.

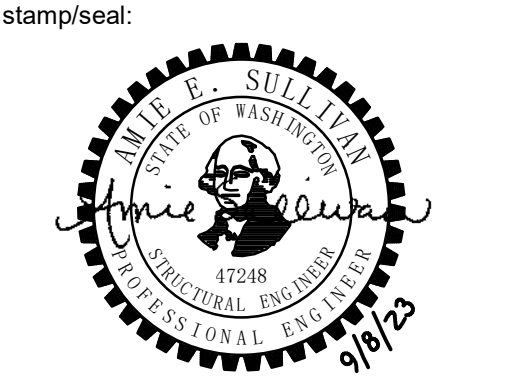


DESIGN LATERAL SOIL PRESSURES MULTIPLE TIEBACK ROWS

DRAWING LIST

Table with 2 columns: SHEET NO., DESCRIPTION. Values include SH0.01 SHORING NOTES, DRAWING LIST, ABBREVIATIONS AND SYMBOLS.

Olson Kundig logo and project information: 4525 FOREST AVE SE, MERCER ISLAND WA 98040



stamp:aiol: Project name: SHORING NOTES, DRAWING LIST, ABBREVIATIONS AND SYMBOLS

project engineer: CRU
project manager: JRS
drawn by: BMB
checked by: AES
job no.: 220038

revisions:
1.
2.
3.

no.: date: description:

PERMIT
09/08/2023

SHORING NOTES, DRAWING LIST, ABBREVIATIONS AND SYMBOLS

sheet: SH0.01

kpfff logo and address: 1601 Fifth Avenue, Suite 1600 Seattle, WA 98101

SHORING SPECIAL INSPECTIONS AND TESTING SCHEDULE table with columns: ITEM, IBC CODE, COMMENTS. Values include SOLDIER PILES, TIEBACK ANCHORS, INSPECTION IN FABRICATION SHOP.

SHORING SPECIAL INSPECTIONS AND TESTING NOTES: 1. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. 2. INSPECTION REQUIREMENTS FOR SYSTEMS DESIGNED BY OTHERS SHALL BE DEFINED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THEIR DESIGN.

SCHEDULES

EQUIP. NO.	SERVICE	MOUNTING/DISCHARGE	AIRFLOW		MIN. OSA	AUX. HEAT, KW (240V)	AUX. HEAT VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	FAN COIL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	BASIS OF DESIGN	CONNECTED OUTDOOR UNIT
			CFM	ESP. IN WG										
FCU-1	JUDY'S STUDIO	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-2
FCU-2	GYM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-2
FCU-3	PLAYROOM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-2
FCU-4	KITCHEN/DINING ROOMS	VERTICAL	900	0.50	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-1
FCU-5	PRIMARY BEDROOM	HORIZONTAL	570	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-1
FCU-6	MEDIA/FAMILY ROOM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-2
FCU-7	ENTRY	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-2
FCU-8	GUEST SUITE	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-3
FCU-9	BONUS/PLAYROOM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-3
FCU-10	OFFICE	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-3
FCU-11	GUEST BEDROOM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-3
FCU-12	KIDS BEDROOM	VERTICAL	400	0.20	(1)	N/A	--	--	(2)	(2)	(2)	(2)	MITSUBISHI NTXAMT12A12A (3)	HP-3

- NOTES: (1) OUTDOOR AIR PROVIDED VIA WHOLE HOUSE VENTILATION SYSTEM.
 (2) INDOOR UNIT POWERED FROM OUTDOOR UNIT.
 (3) PROVIDE MANUFACTURER'S OPTIONAL CONDENSATE PUMP.

EQUIP. NO.	SERVICE	CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	SEER	TOTAL HEATING CAPACITY, BTUH	HSPF	ELECTRICAL VOLTAGE	ELECTRICAL MCA	ELECTRICAL MOCP	WEIGHT, LBS	BASIS OF DESIGN (1)(2)(3)(4)	CONNECTED BRANCH BOX
HP-1	PER PLANS	5.0	60,000	17.8	66,000	10.7	230V/1P	46.0	60	310	MITSUBISHI NTXMSM60A182AA	BC-1
HP-2	PER PLANS	5.0	60,000	17.8	66,000	10.7	230V/1P	46.0	60	310	MITSUBISHI NTXMSM60A182AA	BC-2
HP-3	PER PLANS	5.0	60,000	17.8	66,000	10.7	230V/1P	46.0	60	310	MITSUBISHI NTXMSM60A182AA	BC-3

- NOTES: (1) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION, FILTER DRIVER, REFRIGERANT LINE FLUID, LIQUID SOLENOID VALVE AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 (2) PROVIDE ALL REQUIRED ACCESSORIES FOR LOW-AMBIENT AND LONG-LINE APPLICATIONS.
 (3) ROUTING OF REFRIGERANT LINES FROM INDOOR UNITS TO OUTDOOR UNITS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD COORDINATE ROUTING.
 (4) REFRIGERANT SHALL BE R-410A.

EQUIP. NO.	SERVICE	NUMBER OF PORTS	ELECTRICAL			WEIGHT, LBS	BASIS OF DESIGN (1)(2)	NUMBER OF CONNECTED INDOOR UNITS	CONNECTED INDOOR FAN COIL UNITS	CONNECTED OUTDOOR HEAT PUMP UNIT
			VOLTAGE	MCA	MOCP					
BC-1	PER PLANS	2	(3)	(3)	(3)	22	TAC-MKA31BC	2	FCU-4,5	HP-1
BC-2	PER PLANS	5	(3)	(3)	(3)	25	TAC-MKA51BC	5	FCU-1,2,3,6,7	HP-2
BC-3	PER PLANS	5	(3)	(3)	(3)	25	TAC-MKA51BC	5	FCU-8,9,10,11,12	HP-3

- NOTES: (1) INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
 (2) CONTRACTOR TO FIELD COORDINATE ROUTING OF REFRIGERANT PIPING, REFRIGERANT PIPE ROUTING NOT SHOWN ON PLANS.
 (3) BRANCH BOX CONTROLLER POWERED FROM OUTDOOR HEAT PUMP UNIT.

EQUIP. NO.	SERVICE	TYPE	AIRFLOW		ESP. IN WG	ELECTRICAL VOLTAGE	OPERATION	BASIS OF DESIGN (1)
			CFM	WG				
EF-1	BATHROOM/POWDER ROOM	CEILING MOUNTED	50	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)
EF-2	KILN ROOM	CEILING MOUNTED	100	0.25	120V/1P	FHP	(6)	PANASONIC FV-0511VK2 (4)
EF-3	STORAGE ROOM	CEILING MOUNTED	250	0.25	120V/1P	FHP	(7)	PANASONIC FV-30V03
EF-4	POOL/SPA MECH ROOM	CEILING MOUNTED	200	0.25	120V/1P	FHP	CONTINUOUS	PANASONIC FV-30V03
EF-5	GYM	CEILING MOUNTED	100	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)
EF-6	LAUNDRY ROOM	CEILING MOUNTED	50	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)
EF-7	MUD ROOM 103	CEILING MOUNTED	50	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)
EF-8	MUD ROOM 113	CEILING MOUNTED	50	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)
EF-9	MUD ROOM 206	CEILING MOUNTED	50	0.25	120V/1P	FHP	(2)	PANASONIC FV-0511VK2 (3)(4)(5)

- NOTES: (1) PROVIDE BACKDRAFT DAMPERS ON EXHAUST FANS.
 (2) FAN SHALL RUN VIA MOTION SENSOR.
 (3) 1.0 SONES MAXIMUM.
 (4) FAN SHALL BE ENERGY STAR RATED.
 (5) PROVIDE MANUFACTURER'S OPTIONAL MOTION SENSOR.
 (6) FAN SHALL BE INTERLOCKED WITH WALL THERMOSTAT. FAN SHALL TURN ON WHEN ROOM TEMPERATURE REACHES 70° F.
 (7) FAN SHALL BE INTERLOCKED WITH WALL THERMOSTAT. FAN SHALL TURN ON WHEN ROOM TEMPERATURE REACHES 90° F.

EQUIP. NO.	SERVICE	MOUNTING/DISCHARGE	FAN		ELECTRICAL VOLTAGE	SENSIBLE HEAT RECOVERY EFFICIENCY	BASIS OF DESIGN (1)(2)(3)
			AIRFLOW, CFM	ESP. IN WG			
DDAS-1	PER PLANS	VERTICAL	120	0.4	120V/1P	45 15	PANASONIC FV-20VEC1

- NOTES: (1) INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
 (2) UNIT SHALL RUN CONTINUOUSLY.
 (3) UNIT SHALL HAVE A MINIMUM MERV 8 FILTER.

EQUIP. NO.	BASIS OF DESIGN	AIRFLOW		ELECTRICAL WATTS	MINIMUM FAN EFFICIENCY (1)	FAN EFFICACY
		CFM	WG			
EF-1	PANASONIC FV-0511VK2	50	6.2	1.4 CFM/WATT	8.3 CFM/WATT	
EF-2	PANASONIC FV-0511VK2	100	13.1	1.4 CFM/WATT	7.7 CFM/WATT	
EF-3	PANASONIC FV-30V03	250	66.8	2.8 CFM/WATT	4.1 CFM/WATT	
EF-4	PANASONIC FV-30V03	200	60.0	2.8 CFM/WATT	3.3 CFM/WATT	
EF-5	PANASONIC FV-0511VK2	100	13.1	1.4 CFM/WATT	7.7 CFM/WATT	
EF-6	PANASONIC FV-0511VK2	50	6.2	1.4 CFM/WATT	8.3 CFM/WATT	
EF-7	PANASONIC FV-0511VK2	50	6.2	1.4 CFM/WATT	8.3 CFM/WATT	
EF-8	PANASONIC FV-0511VK2	50	6.2	1.4 CFM/WATT	8.3 CFM/WATT	
EF-9	PANASONIC FV-0511VK2	50	6.2	1.4 CFM/WATT	8.3 CFM/WATT	
DDAS-1	PANASONIC FV-20VEC1	120	45	1.2 CFM/WATT	2.6 CFM/WATT	

- NOTES: (1) PER 2018 WSEC TABLE R403.6.1.

CALLOUT	DESCRIPTION	AIRFLOW		FACE SIZE, IN	BASIS OF DESIGN
		CFM	WG		
CD-1	CEILING DIFFUSER	0-100	8x8		SHOEMAKER 100 O SERIES
CD-2	CEILING DIFFUSER	0-200	12x12		SHOEMAKER 100 O SERIES
CD-3	CEILING DIFFUSER	0-50	6x6		SHOEMAKER 100 O SERIES
CG-1	CEILING GRILLE	0-125	8ø		SHOEMAKER 90 SERIES
CG-2	CEILING GRILLE	0-250	12ø		SHOEMAKER 90 SERIES
CG-3	CEILING GRILLE	0-325	14ø		SHOEMAKER 90 SERIES
EG-1	EXHAUST GRILLE	0-100	8x8		SHOEMAKER 1050 SERIES
FG-1	FLOOR GRILLE	0-100	10x4		SHOEMAKER 375 SERIES
FG-2	FLOOR GRILLE	0-150	10x6		SHOEMAKER 375 SERIES
FG-3	FLOOR GRILLE	0-200	14x6		SHOEMAKER 375 SERIES
FG-4	FLOOR GRILLE	0-250	16x6		SHOEMAKER 375 SERIES
RG-1	RETURN GRILLE	0-100	8x8		SHOEMAKER 1050 SERIES
RG-2	RETURN GRILLE	0-2000	20x20		SHOEMAKER 1050 SERIES
RG-3	RETURN GRILLE	0-750	14x14		SHOEMAKER 1050 SERIES
RG-4	RETURN GRILLE	0-200	10x10		SHOEMAKER 1050 SERIES
RG-5	RETURN GRILLE	0-650	18x12		SHOEMAKER 1050 SERIES
RG-6	RETURN GRILLE	0-325	14x6		SHOEMAKER 1050 SERIES
RG-7	RETURN GRILLE	0-425	18x8		SHOEMAKER 1050 SERIES
RG-8	RETURN GRILLE	0-570	14x14		SHOEMAKER 1050 SERIES
RG-9	RETURN GRILLE	0-600	14ø		SHOEMAKER 90 SERIES
SG-1	SUPPLY GRILLE	0-250	16x6		SHOEMAKER 950 SERIES
SG-2	SUPPLY GRILLE	0-425	20x8		SHOEMAKER 950 SERIES
SG-3	SUPPLY GRILLE	0-175	12x6		SHOEMAKER 950 SERIES
SG-4	SUPPLY GRILLE	0-375	18x8		SHOEMAKER 950 SERIES
SG-5	SUPPLY GRILLE	0-570	14x14		SHOEMAKER 950 SERIES

DUCT TYPE	INSULATION MATERIAL	R-VALUE	VAPOR RETARDER REQUIRED?

NOTES

WHOLE-HOUSE VENTILATION REQUIREMENTS
 EACH DWELLING UNIT OR SLEEPING UNIT SHALL BE EQUIPPED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT COMPLIES WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M1505.4.4(1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. AN "ON/OFF" SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

2018 IRC TABLE M1505.4.4(1)		
AREA TO BE EXHAUSTED	INTERMITTENT	CONTINUOUS
KITCHENS	100 CFM	30 CFM
BATHROOMS-TOILET ROOMS	50 CFM	20 CFM

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF AN ERV/HRV WITH INTEGRAL FANS; AND THE ASSOCIATED DUCTS AND CONTROLS. THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO SUPPLY AND EXHAUST THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS CORRECTED BY THE BALANCED AND/OR DISTRIBUTED WHOLE-HOUSE VENTILATION SYSTEM COEFFICIENTS IN ACCORDANCE WITH SECTION M1505.4.3.1.

UNIT TYPE	TOTAL SQUARE FOOTAGE	NUMBER OF BEDROOMS	2018 IRC CRITERIA (1)(2)				TOTAL CFM PROVIDED BY ERV/HRV
			NUMBER OF BEDROOMS	FLOOR AREA (SQ. FEET)	REQUIRED CFM	VENTILATION QUALITY ADJUSTMENT COEFFICIENT (3)	
HOUSE	6,440	4	4	6,440	94	1.0	102

- NOTE: (1) VENTILATION CRITERIA IS PER THE 2018 IRC, CHAPTER 15, EQUATION 15-1.
 (2) MINIMUM OSA FOR CONTINUOUSLY OPERATING FAN(S)
 (3) ADJUSTMENT COEFFICIENT IS PER 2018 IRC, TABLE M1505.4.3(2) FOR A BALANCED AND DISTRIBUTED WHOLE HOUSE VENTILATION SYSTEM.

2018 IRC TABLE M1505.4.3(2)		
SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

THE BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HWI 920, AS APPLICABLE. INTERMITTENT DRYER EXHAUST, INTERMITTENT RANGE HOOD EXHAUST, AND INTERMITTENT TOILET ROOM EXHAUST AIRFLOW RATES ABOVE THE RESIDENTIAL DWELLING OR SLEEPING UNIT MINIMUM VENTILATION RATE ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATIONS.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS, WHERE REQUIRED BY THE BUILDING OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.7.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS, WHERE REQUIRED BY THE BUILDING OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.7.

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS, WHERE REQUIRED BY THE BUILDING OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.7.

FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATIONS
 PER 2018 IRC 401.4.3, ITEM 3, EXCEPTION, SEPARATION IS NOT REQUIRED BETWEEN INTAKE AIR OPENINGS AND LIVING SPACE RELIEF AIR EXHAUST AIR OPENINGS OF AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, NOT TO INCLUDE COMMON AREAS OUTSIDE OF THE DWELLING OR SLEEPING UNIT, WHERE A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING, LISTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, IS USED TO SEPARATE THE AIR STREAMS. A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN OTHER ENVIRONMENTAL AIR EXHAUST OUTLETS AND OTHER DWELLING OR SLEEPING UNIT FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTINGS SHALL BE MAINTAINED.

ENERGY CODE NOTES

WSEC SECTION R406: ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

EACH DWELLING UNIT IN A RESIDENTIAL BUILDING SHALL COMPLY WITH SUFFICIENT CREDIT OPTIONS FROM SECTION R406. CREDIT FROM BOTH SECTIONS R406.2 AND R406.3 ARE REQUIRED:

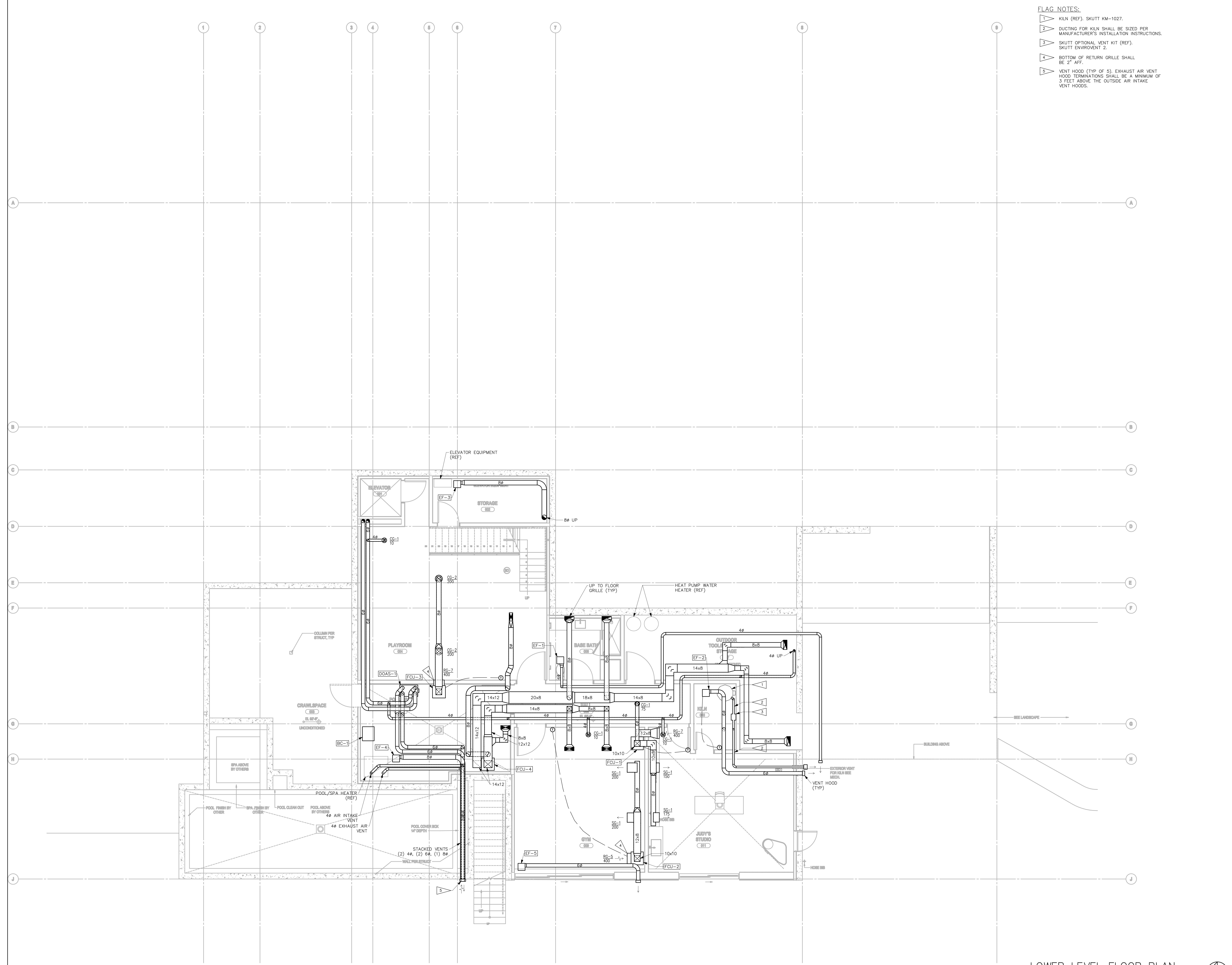
- #1. SMALL DWELLING UNIT: 3.0 CREDITS
 DWELLING UNITS LESS THAN 1500 SQUARE FEET IN CONDITIONED FLOOR AREA WITH LESS THAN 300 SQUARE FEET OF FENESTRATION AREA. ADDITIONS TO EXISTING BUILDING THAT ARE GREATER THAN 500 SQUARE FEET OF HEATED FLOOR AREA BUT LESS THAN 1500 SQUARE FEET.
- #2. MEDIUM DWELLING UNIT: 6.0 CREDITS
 ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1, #3 OR #4.
- #3. LARGE DWELLING UNIT: 7.0 CREDITS
 DWELLING UNITS EXCEEDING 5000 SQUARE FEET OF CONDITIONED FLOOR AREA.
- #4. DWELLING UNITS SERVING R-2 OCCUPANCIES: 4.5 CREDITS
- #5. ADDITIONS LESS THAN 500 SQUARE FEET: 1.5 CREDITS

TABLE R406.2 FUEL NORMALIZATION CREDITS

SYSTEM TYPE	DESCRIPTION	CREDITS	CREDIT TAKEN
1	COMBUSTION HEATING EQUIPMENT MEETING MINIMUM FEDERAL EFFICIENCY STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(4) OR C403.3.2(5)	0.0	--
2	FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(2) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550 / 590	1.0	1.0
3	FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE ONLY (EITHER FORCED AIR OR ZONAL)	-1.0	--
4	FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION	0.5	--
5	ALL OTHER HEATING SYSTEMS	-1.0	--
TOTAL CREDITS			1.0

TABLE R406.3 ENERGY CREDITS

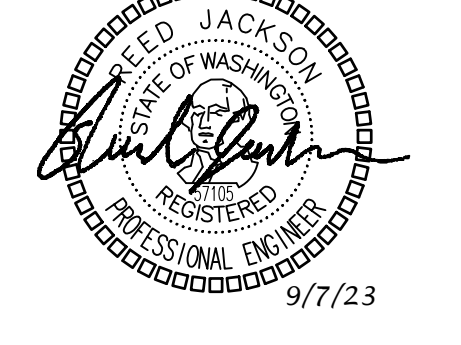
OPTION	DESCRIPTION	CREDITS	CREDIT TAKEN
EFFICIENT BUILDING ENVELOPE OPTIONS			
1	OPTION 1.1	0.5	--
	OPTION 1.2		



- FLAG NOTES:
- ▽ KILN (REF). SKUTT KM-1027.
 - ▽ DUCTING FOR KILN SHALL BE SIZED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ▽ SKUTT OPTIONAL VENT KIT (REF). SKUTT ENVIROVENT 2.
 - ▽ BOTTOM OF RETURN GRILLE SHALL BE 2" AFF.
 - ▽ VENT HOOD (TYP OF S). EXHAUST AIR VENT HOOD TERMINATIONS SHALL BE A MINIMUM OF 3 FEET ABOVE THE OUTSIDE AIR INTAKE VENT HOODS.

195 South Jackson St. Suite 600
 Seattle, Washington 98104 USA
 P: (206) 451-0700
 F: (206) 451-0700
Olson Kundig
 PROJECT:
FUSED ELEMENTS
 4525 FOREST AVE SE MERCEY ISLAND WA 98940

stamp/seat:
ROBISON ENGINEERING, INC.
 18451 ACHUAH ST. SUITE 300
 LYNNWOOD, WASHINGTON
 206.864.3343 TEL
 801 PROJECTIONS 1000000
 CONTRACT # M.E.16.001
 9/7/23



project architect: JAN
 project manager: JAN
 drawn by: JAN
 checked by: PR
 job no.: 1216-001

revisions:

no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023
 title:
LOWER LEVEL FLOOR PLAN
 sheet:
M2.10

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

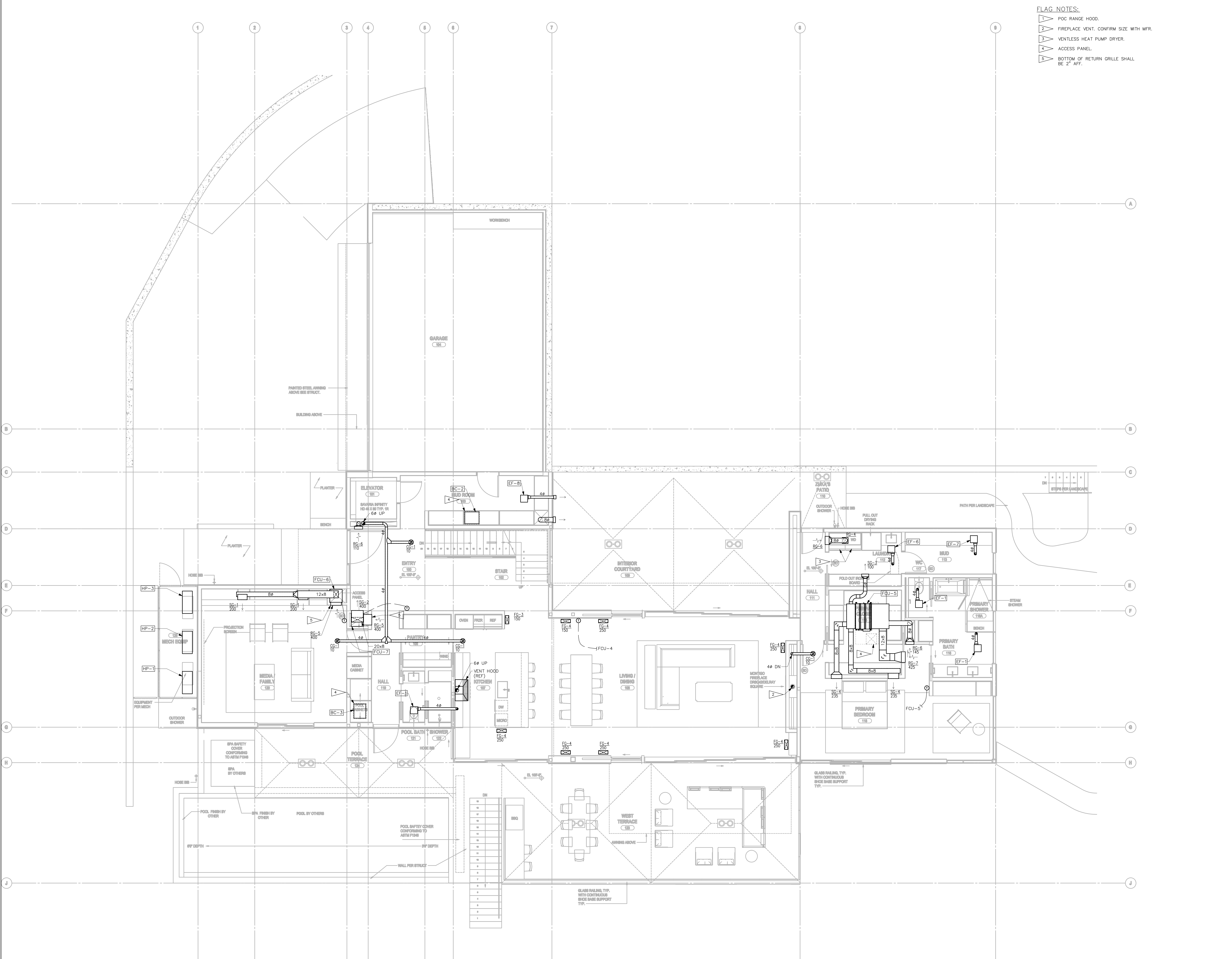
DATE PLOTTED: 2023-08-08 11:56:08 AM
 FILE: C:\PROJECTS\2023\FUSED ELEMENTS RESIDENCE (34456)\DWG\F2_00 FLOOR PLAN.DWG: 08-08-2023 11:57

stamp/seal:

ROBISON ENGINEERING, INC.

18401 AVENUE W. SUITE 300
 LYNNWOOD, WASHINGTON
 206.844.5343 TOLL FREE
 206.844.5343 TEL
 9/17/23

- FLAG NOTES:
- POC RANGE HOOD.
 - FIREPLACE VENT. CONFIRM SIZE WITH MFR.
 - VENTLESS HEAT PUMP DRYER.
 - ACCESS PANEL.
 - BOTTOM OF RETURN GRILLE SHALL BE 2" AFF.



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: PR
 job no.: 1216-001

revisions:

no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET

09/08/2023

sheet:

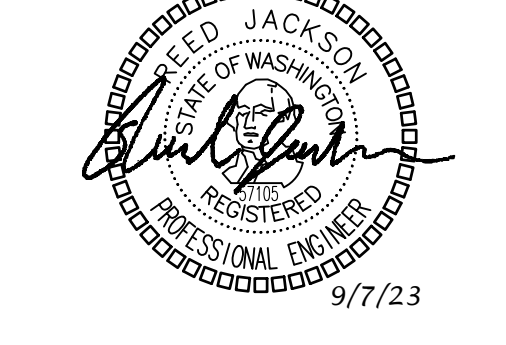
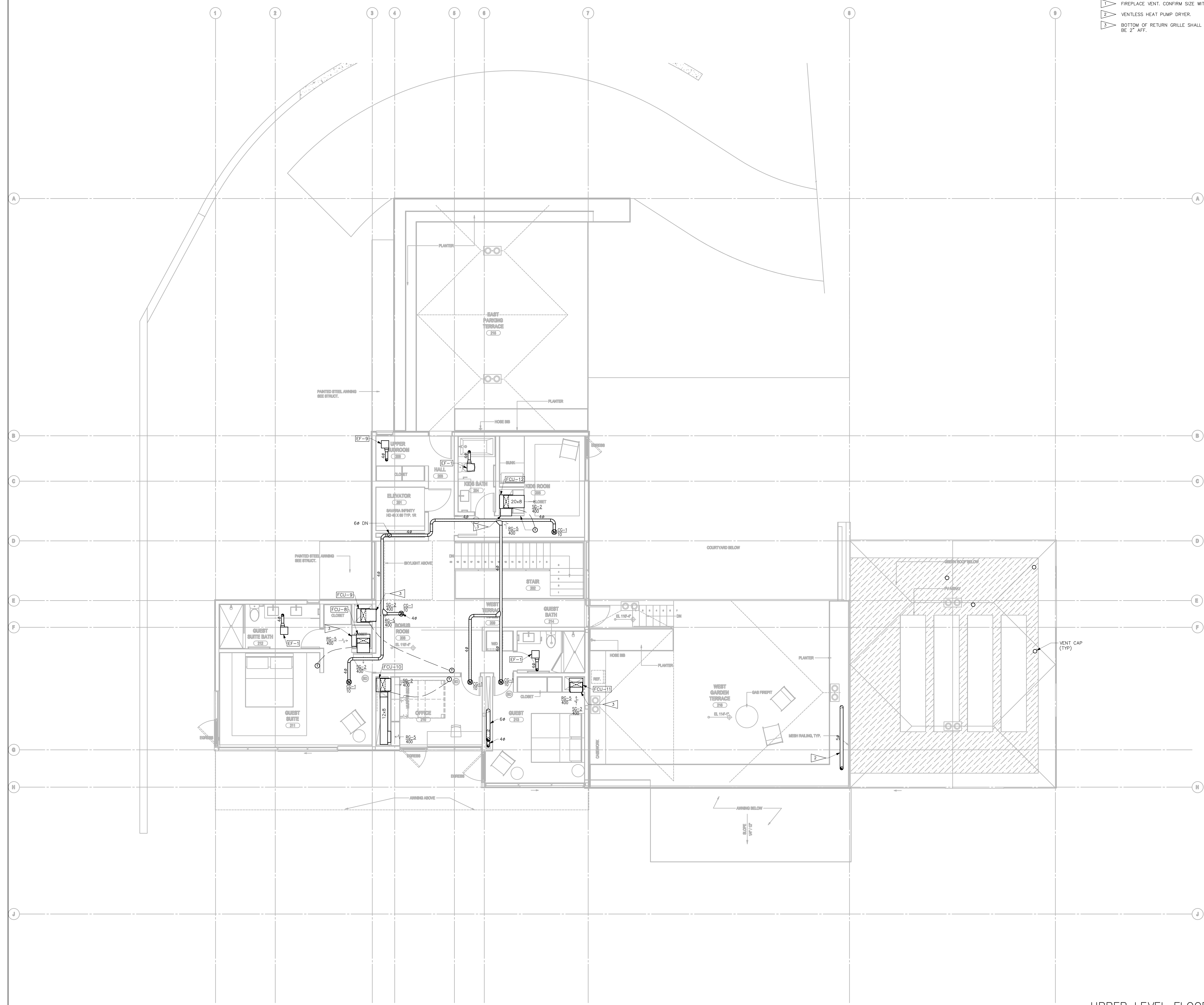
MAIN LEVEL FLOOR PLAN

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

M2.20

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FLAG NOTES:
 ▽ FIREPLACE VENT. CONFIRM SIZE WITH MFR.
 ▽ VENTLESS HEAT PUMP DRYER.
 ▽ BOTTOM OF RETURN GRILLE SHALL BE 2" AFF.



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: PR
 job no.: 1216-001

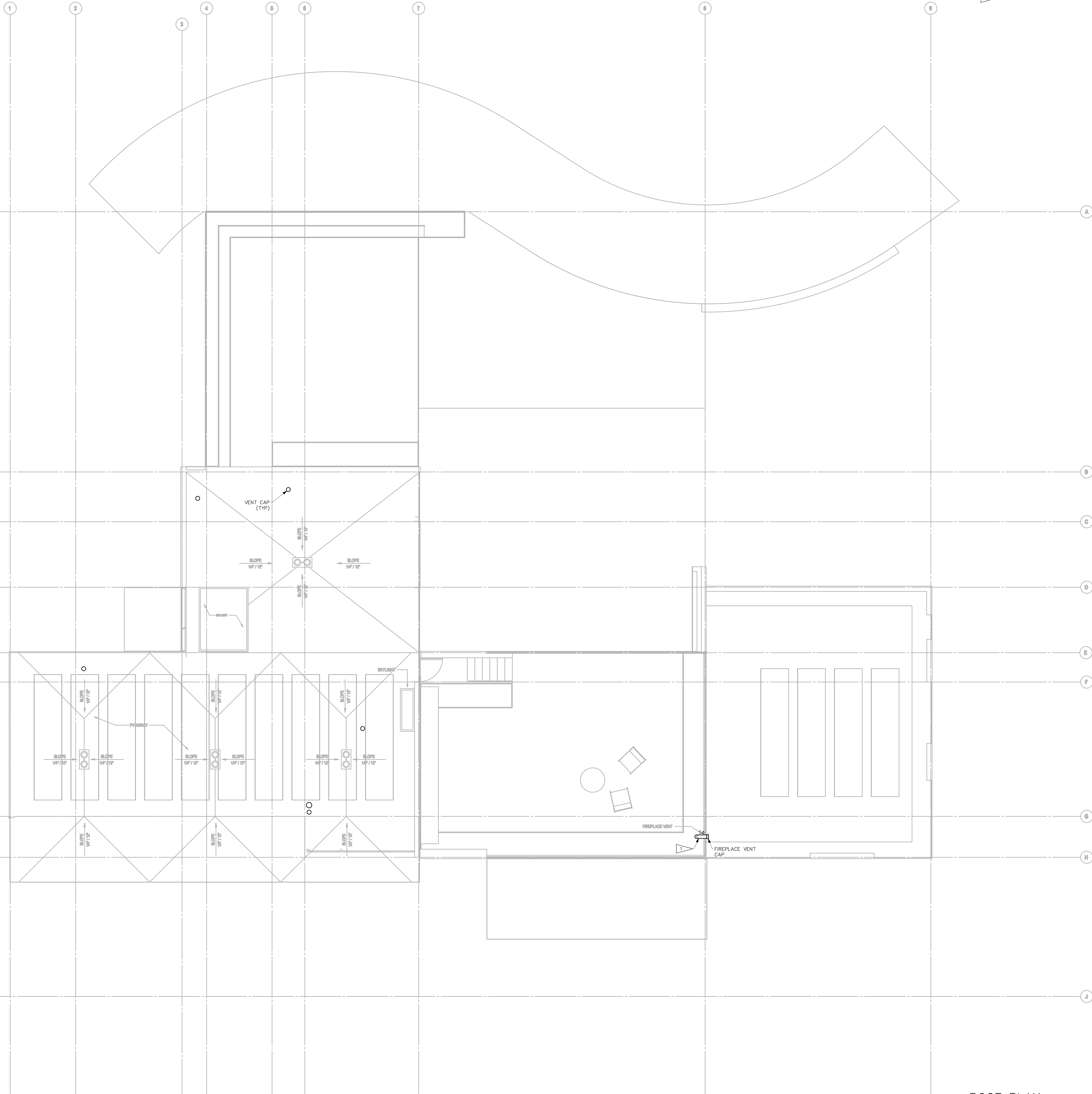
no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023

title:
 UPPER LEVEL FLOOR PLAN

sheet:
 M2.30

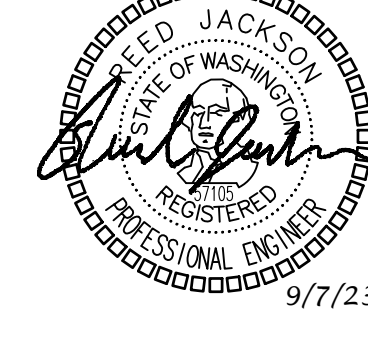
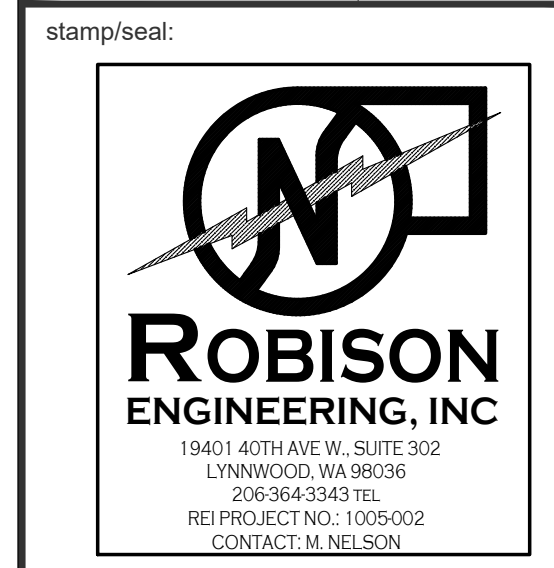
UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FLAG NOTES:
 FIREPLACE VENT, CONFIRM SIZE WITH MFR.

195 South Jackson St. Suite 100
 Seattle, Washington 98144 USA
 P: 206.467.4773
 F: 206.467.6000

Olson Kundig
 project
FUSED ELEMENTS
 4525 FOREST AVE SE MERCER ISLAND, WA 98040



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: PR
 job no.: 1216-001

no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023

title:
ROOF PLAN

sheet:
M2.40

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

EQUIPMENT DATA SHEETS

HEAT PUMP WATER HEATER
NEEA RATING

Residential & Utility Heat Pump Water Heater Qualified Products List. Table with columns: Model, Product Brand, Model#, Capacity, Efficiency, and other technical specifications.

HEAT PUMP WATER HEATER



VOICE® HYBRID ELECTRIC HEAT PUMP WATER HEATER

The Voice Hybrid Electric Heat Pump Water Heater from A.O. Smith is the most cost-effective energy-efficient option available for consumers who want to save money on their utility bills.

How do they work? Voice Hybrid Electric Heat Pump Water Heaters from A.O. Smith is the most cost-effective energy-efficient option available for consumers who want to save money on their utility bills.

Qualities for many states and local utility rebates - Check with distributor. Improved energy efficiency to ensure available hot water at the lowest possible cost.

Choice of operating modes - Select from Efficient, Hybrid, or Electric modes to match heating requirements.

Backup electric elements - Long-lasting backup heating elements help heat water according to environmental conditions, demand, and the chosen operating mode.

Corkboard Anode Rod - The cork board anode rod protects steel core that extends the life of the anode rod.

Optional Air Duct Adapter Kit - Permits installation in confined spaces.

Ten Year Limited Warranty - For complete information, contact us at 800-327-1931 or go to a.o.smith.com.



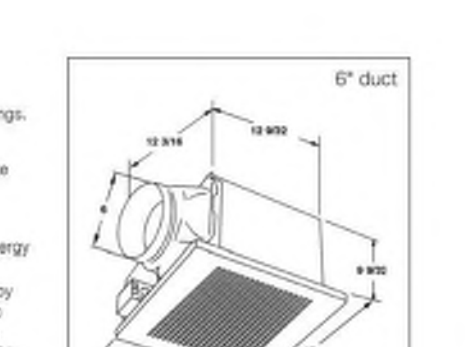
Table with columns: Model, Capacity, and other technical specifications for AC Smith Commercial-Grade Residential Electric Water Heaters.

For Technical Information, Call 800-327-1931. A.O. Smith Corporation reserves the right to make product changes or improvements without prior notice.

EXHAUST FAN



Specification Submittal Data / Panasonic Ventilation Fan. Description: WhisperCeiling FV-30VQ3 is a 4" round, 30 CFM, 120VAC, 1.0W exhaust fan.



Features: WhisperCeiling FV-30VQ3 is a 4" round, 30 CFM, 120VAC, 1.0W exhaust fan. Features include: WhisperCeiling FV-30VQ3 is a 4" round, 30 CFM, 120VAC, 1.0W exhaust fan.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the WhisperCeiling FV-30VQ3 exhaust fan.

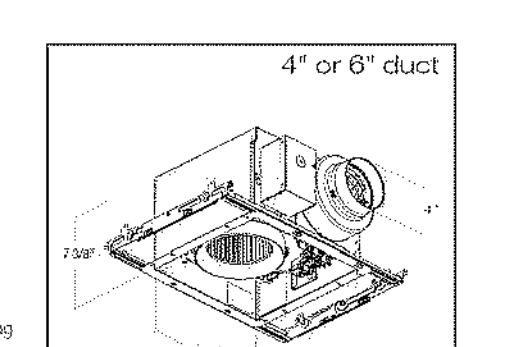
Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the WhisperCeiling FV-30VQ3 exhaust fan.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.

EXHAUST FAN



Specification Submittal Data / Panasonic Ventilation Fan. Description: WhisperGreenSelect FV-0511VW2 is a 6" square, 10 CFM, 120VAC, 0.8W exhaust fan.



Features: WhisperGreenSelect FV-0511VW2 is a 6" square, 10 CFM, 120VAC, 0.8W exhaust fan. Features include: WhisperGreenSelect FV-0511VW2 is a 6" square, 10 CFM, 120VAC, 0.8W exhaust fan.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the WhisperGreenSelect FV-0511VW2 exhaust fan.

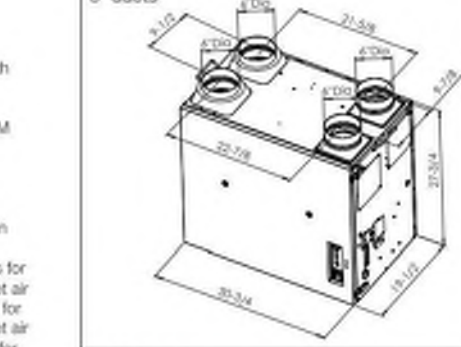
Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the WhisperGreenSelect FV-0511VW2 exhaust fan.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.

ENERGY RECOVERY VENTILATOR



Specification Submittal Data / Panasonic ERV. Description: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV.



Features: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV. Features include: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV.

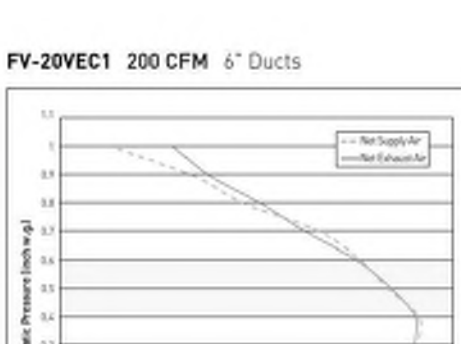
Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the Intelli-Balance 200 Energy Recovery Ventilator.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the Intelli-Balance 200 Energy Recovery Ventilator.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.



Specification Submittal Data / Panasonic ERV. Description: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV.



Features: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV. Features include: Intelli-Balance 200 Energy Recovery Ventilator is a 16" square, 150 CFM, 120VAC, 30W ERV.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the Intelli-Balance 200 Energy Recovery Ventilator.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the Intelli-Balance 200 Energy Recovery Ventilator.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.

HEAT PUMP



Job Name: System Reference. Date: Description: NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.



Features: NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM. Features include: NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.



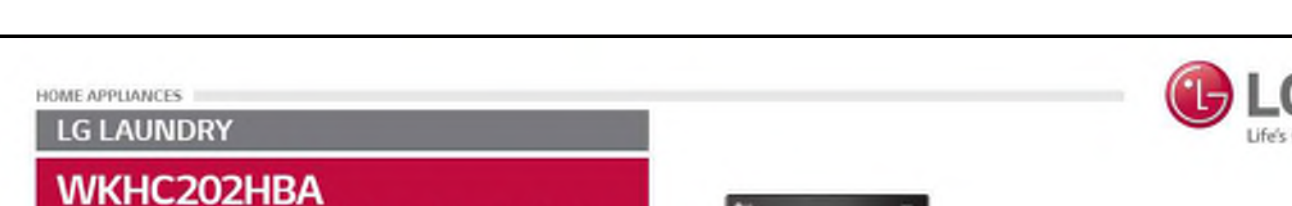
Specifications: NTXMSM60A122AA. Description: NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the NTXMSM60A122AA 5-TON NTXMSM INVERTER HEAT PUMP SYSTEM.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.

VENTLESS DRYER



Ultra Large Capacity 4.5 cu. ft. Wash and 7.2 cu. ft. Dryer. Single Unit Wash/Dry/Deodorize. Full Touch Electronic Control Console™ Panel with LED Display.



Advanced iDD™ Washing - TurboWash™ 360° Steam Technology. AAKA Certified Washer with Allergen™ Cycle. Ventless Heat Pump Dryer with Sensor Dry.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the LG Laundry WKHC202HBA ventless dryer.

Table with columns: Model, Quantity, Comments, Project, Location, and other project details for the LG Laundry WKHC202HBA ventless dryer.

For complete installation instructions visit us at: www.panasonic.com/ventfans. Panasonic Life Solutions Company of America.

Olson Kundig project: FUSED ELEMENTS. 4525 FOREST AVE SE, MERCER ISLAND, WA 98040. Includes contact information and a logo.

ROBISON ENGINEERING, INC. 18401 ACHAVAS ST. SUITE 300. LUMENVALE, WA 98025. Includes contact information and a logo.

Project information section including architect, project manager, date, and description. Includes a 'NOT FOR CONSTRUCTION' stamp and 'PERMIT SET' stamp.

HVAC LOAD CALCULATIONS

Supply Air Requirements table with columns for Location, Current Supply CFM, Requested Supply CFM, Peak, Supply Temperature, etc.

Ventilation Schedule table with columns for Location, Room Type, Ventilation Requirements, Area, etc.

Cooling Load Details - System table with columns for Location, Peak, Roof, Wall, Glass, etc.

Cooling Load Details - Room table with columns for Location, Peak, Roof, Wall, Glass, etc.

Heating Load Details - System and Room table with columns for Location, Peak, Roof, Wall, Glass, etc.

Load Total Summary - System table with columns for Location, Area, Peak, etc.

Load Total Summary - Room table with columns for Location, Area, Peak, etc.

Project Information table with fields for Project Name, Location, Heating/Cooling Safety Factors, etc.

Roof Types table with columns for Room Type, U-Value, ASHRAE Type, etc.

Walls table with columns for Room Number, Length, Height, etc.

Walls table with columns for Room Number, Length, Height, etc.

Walls table with columns for Room Number, Length, Height, etc.

Partitions table with columns for Location, Type, Area, etc.

Door Types table with columns for Door Type, U-Value, ASHRAE Type, etc.

Glass Types table with columns for Glass Type, U-Value, SHGC, etc.

Glass table with columns for Room Number, Area, Type, etc.

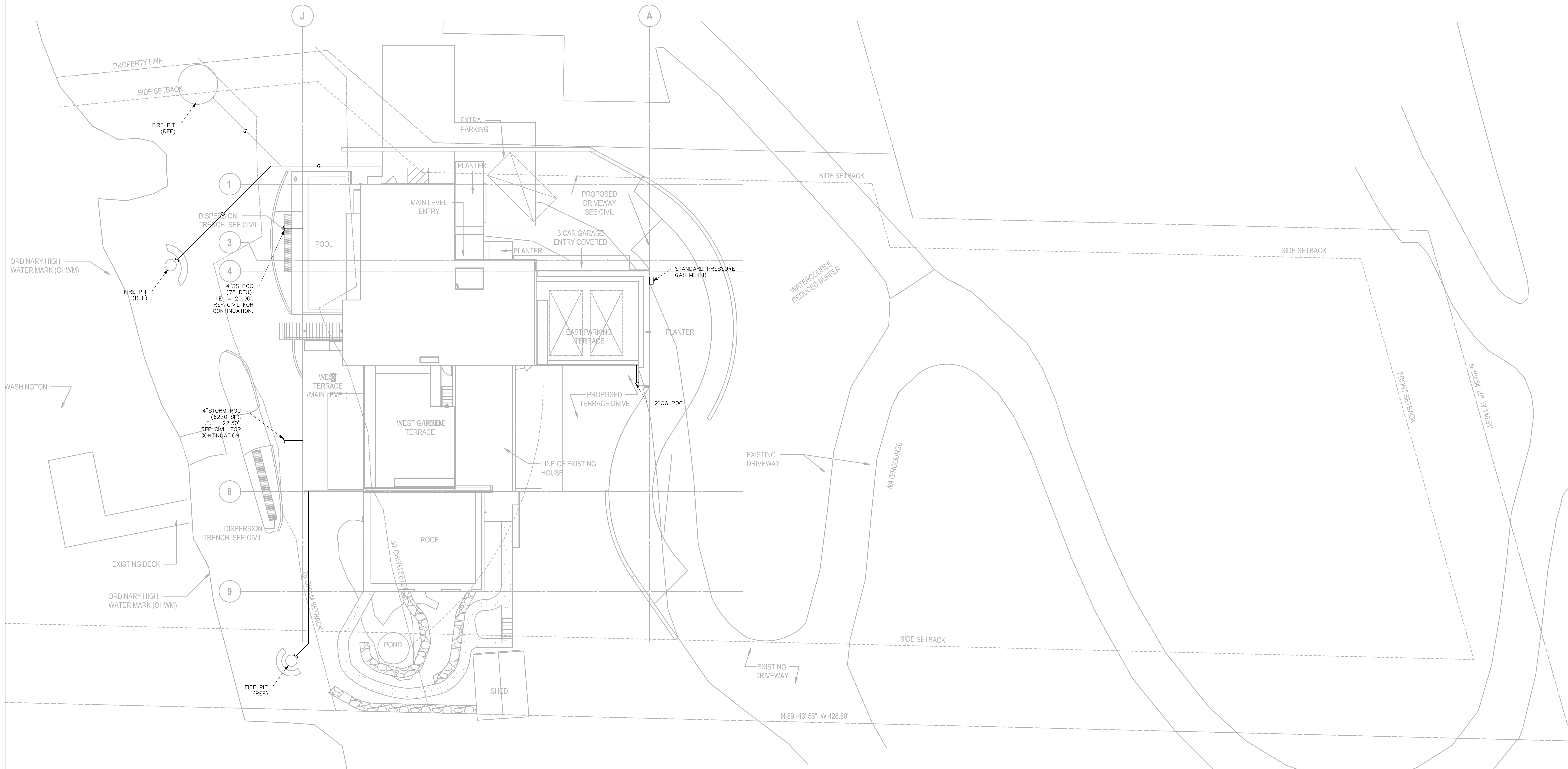
Room Information, Part 1 and Part 2 tables with columns for Number, Area, Cooling, Heating, etc.

Olson Kundig logo and contact information for Fused Elements, including project name and address.

Robison Engineering, Inc. logo and contact information, including a professional seal.

Project management checklist with fields for architect, manager, designer, checker, and job number.

Sheet information section including title 'HVAC LOAD CALCULATIONS', sheet number 'M5.00', and date '09/08/2023'.



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: FR
 job no.: 1216-001

no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023
 title: SITE PLAN

sheet: P1.00

SITE PLAN
 SCALE: 1" = 10'

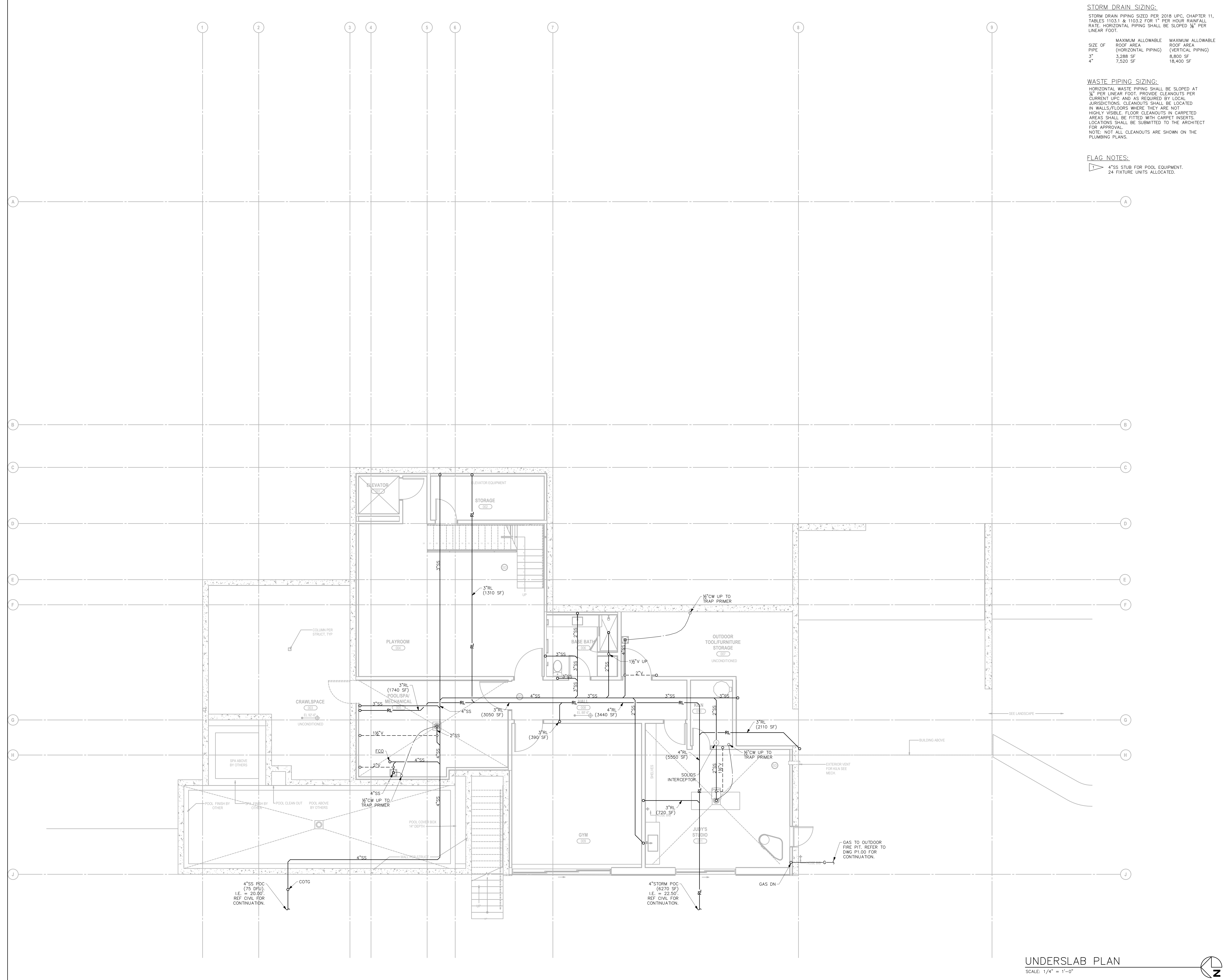
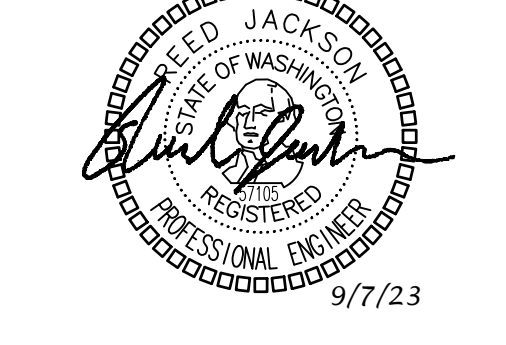
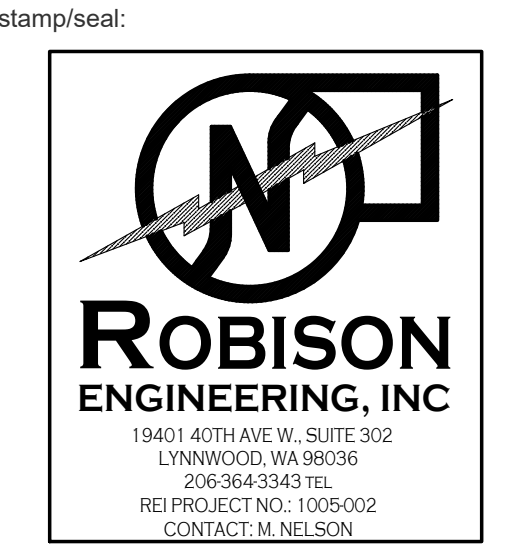
10/21/2023 10:50:00 AM 4525 FOREST AVE SE MERCER ISLAND WA 98040 P1.00 SITE PLAN 09-14-2023 11:32

STORM DRAIN SIZING:
 STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

SIZE OF PIPE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

WASTE PIPING SIZING:
 HORIZONTAL WASTE PIPING SHALL BE SLOPED AT 1/4" PER LINEAR FOOT. PROVIDE CLEANOUTS PER CURRENT UPC AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. FLOOR CLEANOUTS IN CARPETED AREAS SHALL BE FITTED WITH CARPET INSERTS. LOCATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING PLANS.

FLAG NOTES:
 ▽ 4"SS STUB FOR POOL EQUIPMENT.
 24 FIXTURE UNITS ALLOCATED.



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: PR
 job no.: 1216-001

revisions:

no.	date	description

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023

title:
UNDERSLAB PLAN

sheet:
P2.00

DATE PLOTTED: 09/08/2023 10:51:10 AM
 PROJECT: 1216-001 FUSED ELEMENTS RESIDENCE (04462)DWG/P2.00 FLOOR PLAN/ENG: 09-08-2023 10:51

STORM DRAIN SIZING:
STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED $\frac{1}{8}"$ PER LINEAR FOOT.

PIPE SIZE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

FLAG NOTES:

- 1 HVAC EQUIPMENT (REF).
- 2 1" CW STUB FOR POOL/SPA EQUIPMENT.
- 3 DAYLIGHT OVERFLOW RAIN LEADER 6" ABOVE GRADE WITH A BRONZE OVERFLOW NOZZLE.
- 4 CONDENSATE PUMP (REF). CONDENSATE PUMP PROVIDED BY MECHANICAL CONTRACTOR. PIPING BY PLUMBING CONTRACTOR.
- 5 DISCHARGE $\frac{3}{4}"$ SECONDARY CONDENSATE DRAIN TO FLOOR.
- 6 DISCHARGE $\frac{3}{4}"$ CONDENSATE DRAIN TO FLOOR SINK WITH A MINIMUM 1" AIR GAP.

GAS PIPING NOTES:

FOR GAS PIPE SIZES, REFER TO DWG 4.00, DETAIL 11.

WASTE PIPING SIZING:

HORIZONTAL WASTE PIPING SHALL BE SLOPED AT $\frac{1}{4}"$ PER LINEAR FOOT. PROVIDE CLEANOUPS PER CURRENT UPC AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUPS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. FLOOR CLEANOUPS IN CARPETED AREAS SHALL BE FITTED WITH CARPET INSERTS. LOCATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUPS ARE SHOWN ON THE PLUMBING PLANS.

195 South Jackson St., Suite 600
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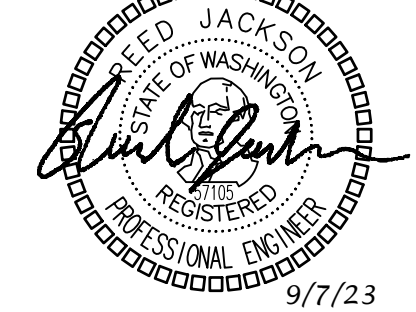
Olson Kundig

project: **FUSED ELEMENTS**
4525 FOREST AVE SE MERGER ISLAND WA 98040

stamp seal:



ROBISON ENGINEERING, INC.
18451 ACHUAH W. SUITE 300
LYNNWOOD, WASHINGTON
206.854.3343 TEL
REG. PROFESSIONAL ENGINEER
CONTRACT # 84.16.0000



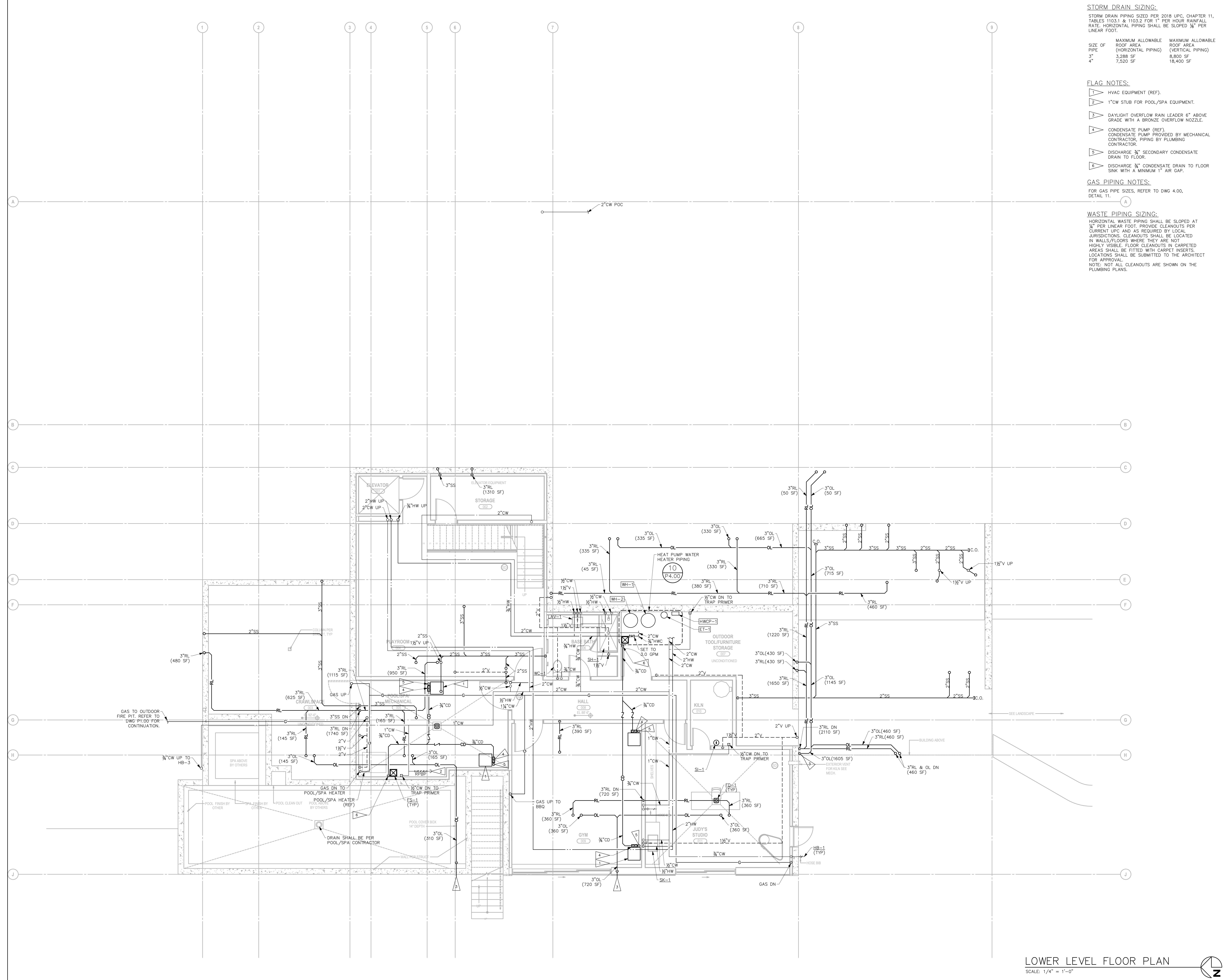
9/7/23

project architect: JAN
project manager: JAN
drawn by: JAN
checked by: PR
job no.: 1216-001

revisions:

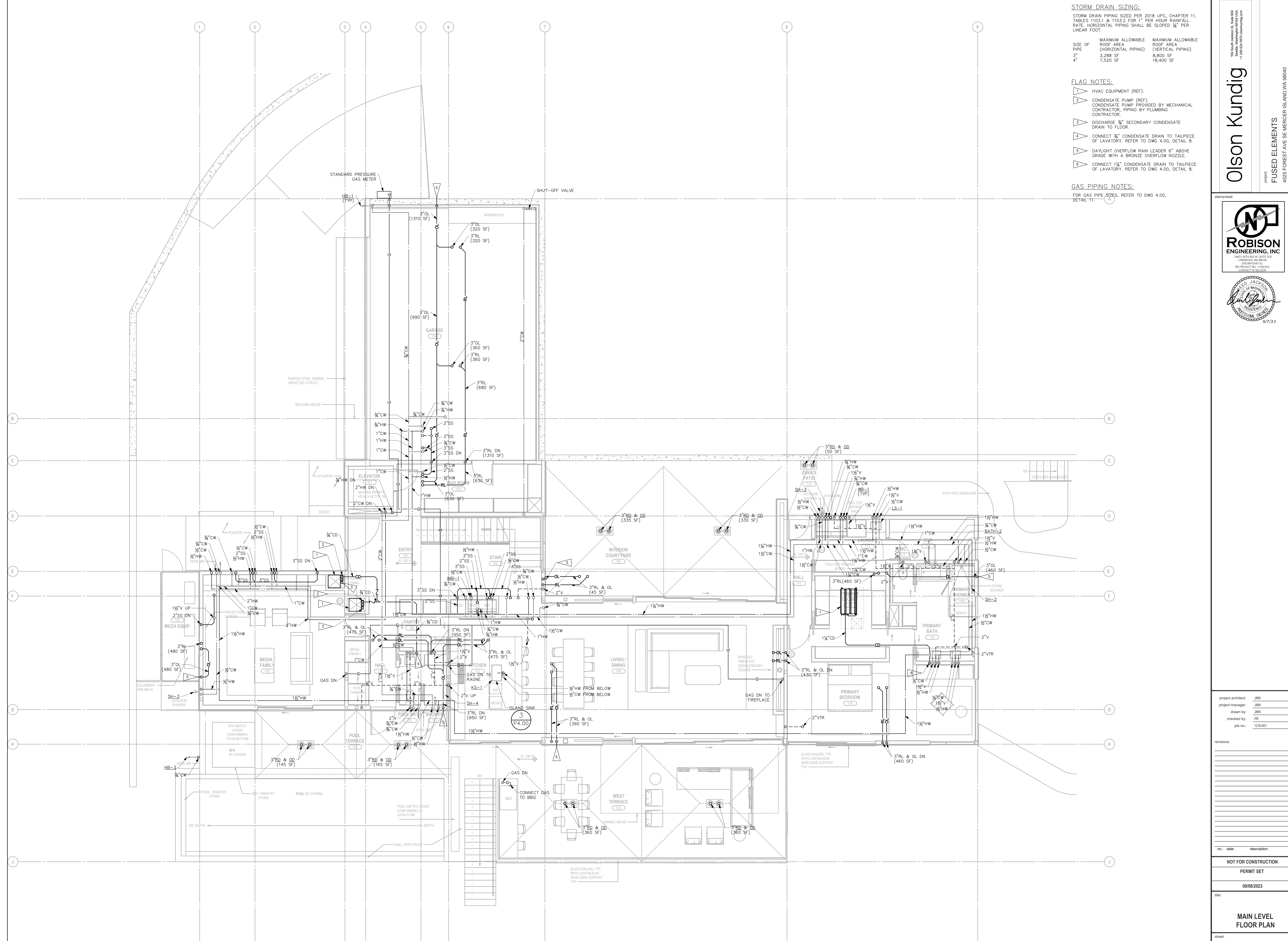
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LOWER LEVEL FLOOR PLAN
sheet: **P2.10**



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

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STORM DRAIN SIZING:
 STORM DRAIN SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

PIPE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

- FLAG NOTES:**
- 1 HVAC EQUIPMENT (REF).
 - 2 CONDENSATE PUMP (REF). CONDENSATE PUMP PROVIDED BY MECHANICAL CONTRACTOR. PIPING BY PLUMBING CONTRACTOR.
 - 3 DISCHARGE 3/4" SECONDARY CONDENSATE DRAIN TO FLOOR.
 - 4 CONNECT 3/4" CONDENSATE DRAIN TO TAILPIECE OF LAVATORY. REFER TO DWG 4.00, DETAIL 8.
 - 5 DAYLIGHT OVERFLOW RAIN LEADER 6" ABOVE GRADE WITH A BRONZE OVERFLOW NOZZLE.
 - 6 CONNECT 1 1/4" CONDENSATE DRAIN TO TAILPIECE OF LAVATORY. REFER TO DWG 4.00, DETAIL 8.

GAS PIPING NOTES:
 FOR GAS PIPE SIZES, REFER TO DWG 4.00, DETAIL 11.

Olson Kundig
 project: **FUSED ELEMENTS**
 4525 FOREST AVE SE MERCEER ISLAND WA 98940

stamp seal:
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 LINDWOOD, WASHINGTON WA 98043
 206 884 5343 TEL
 BE PROJECTIONS 1000000
 CONTRACT 18 M13520
 9/7/23

project architect: JAN
 project manager: JAN
 drawn by: JAN
 checked by: PR
 job no.: 1216-001

revisions:

no.	date	description

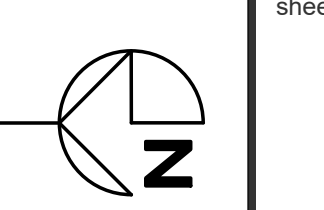
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09/08/2023

title: **MAIN LEVEL FLOOR PLAN**

sheet: **P2.20**

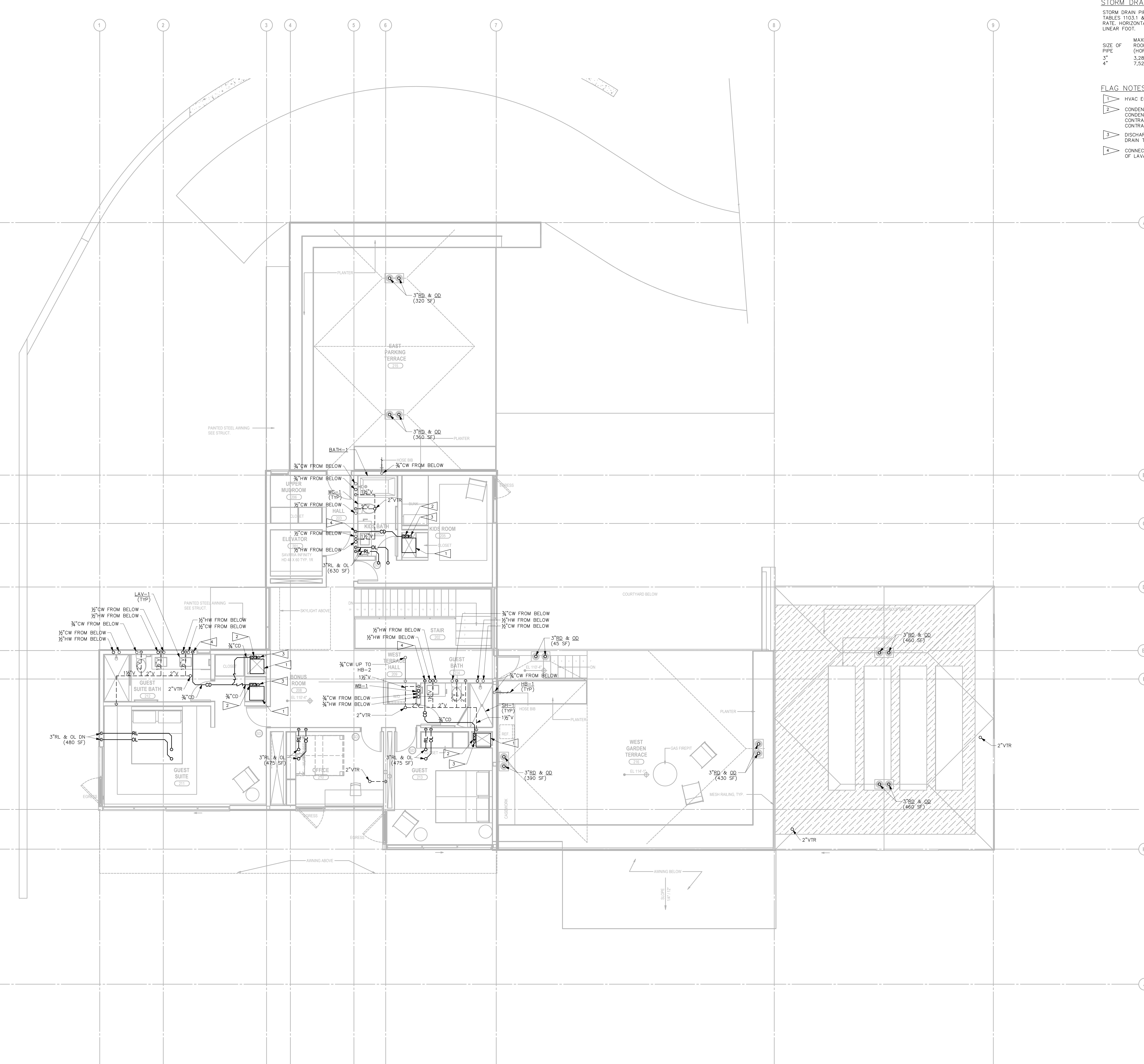
MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



STORM DRAIN SIZING:
STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

SIZE OF PIPE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

- FLAG NOTES:**
- HVAC EQUIPMENT (REF).
 - CONDENSATE PUMP (REF). CONDENSATE PUMP PROVIDED BY MECHANICAL CONTRACTOR; PIPING BY PLUMBING CONTRACTOR.
 - DISCHARGE 3/4" SECONDARY CONDENSATE DRAIN TO FLOOR.
 - CONNECT 3/4" CONDENSATE DRAIN TO TAILPIECE OF LAVATORY. REFER TO DWG 4.00, DETAIL 8.



Olson Kundig
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FUSED ELEMENTS
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REG. PROFESSIONAL ENGINEER
CONTRACT #8 6615009
9/7/23

project architect: JMN
project manager: JMN
drawn by: JMN
checked by: PR
job no.: 1216-001

revisions:

no.	date	description

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PERMIT SET
09/08/2023
UPPER LEVEL FLOOR PLAN

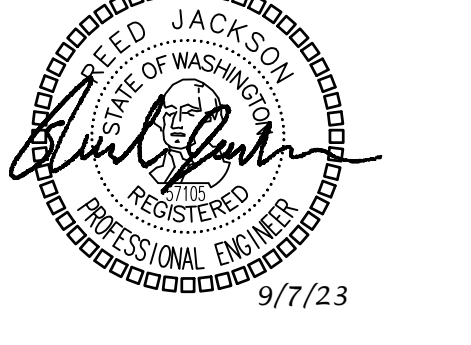
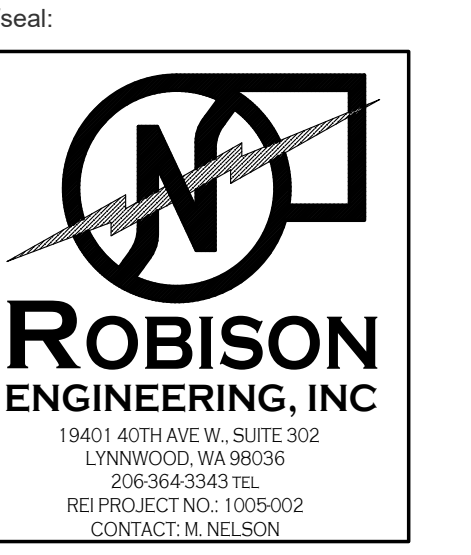
STORM DRAIN SIZING:
 STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11,
 TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL.
 RATE HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER
 LINEAR FOOT.

SIZE OF PIPE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

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Olson Kundig

Project: FUSED ELEMENTS
 4525 FOREST AVE SE MERCER ISLAND WA 98040



project architect: JMN
 project manager: JMN
 drawn by: JMN
 checked by: PR
 job no.: 1216-001

revisions:

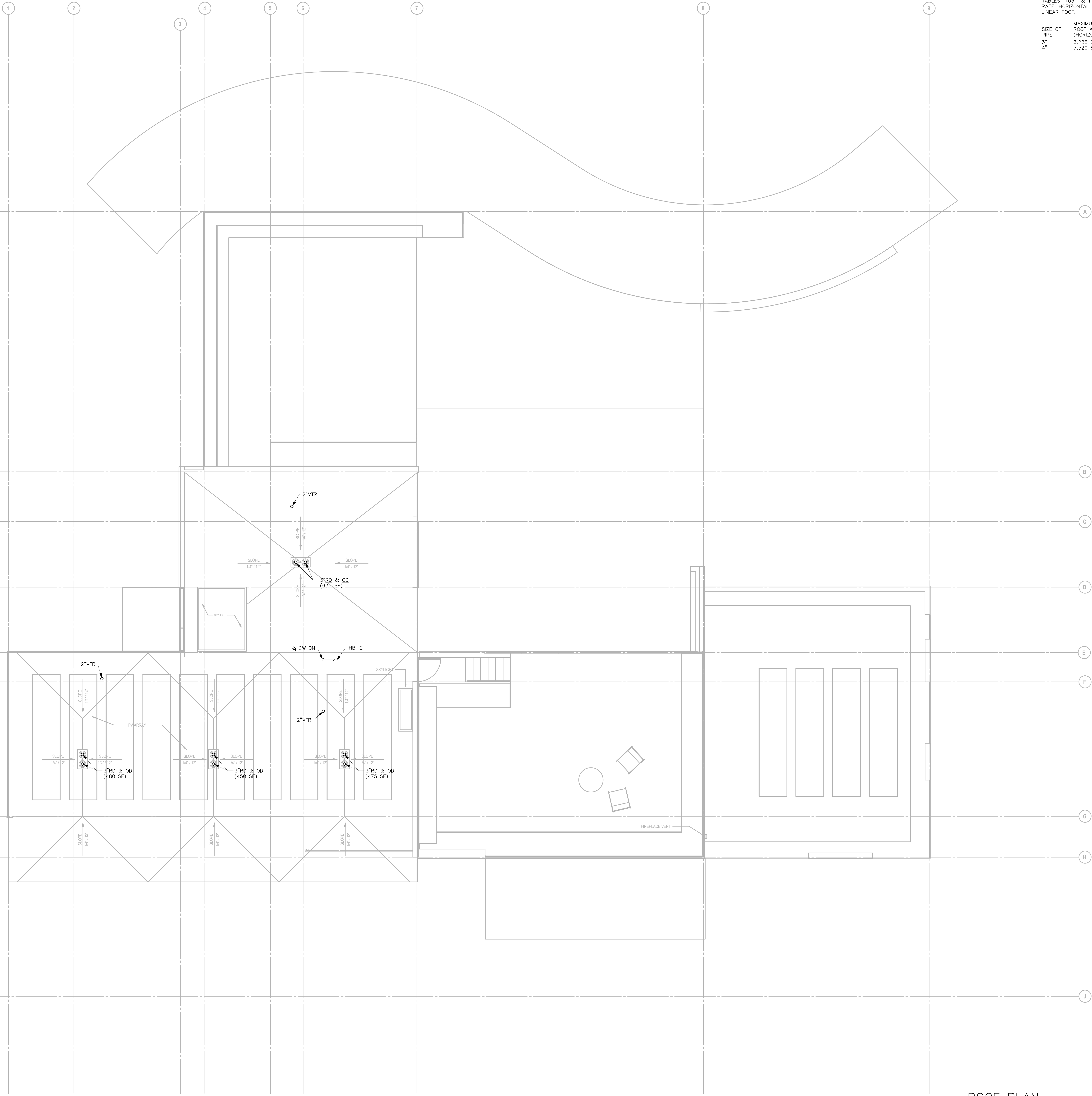
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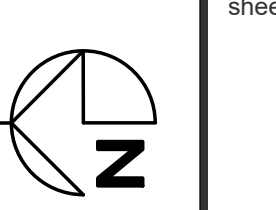
09/08/2023

title:
ROOF PLAN

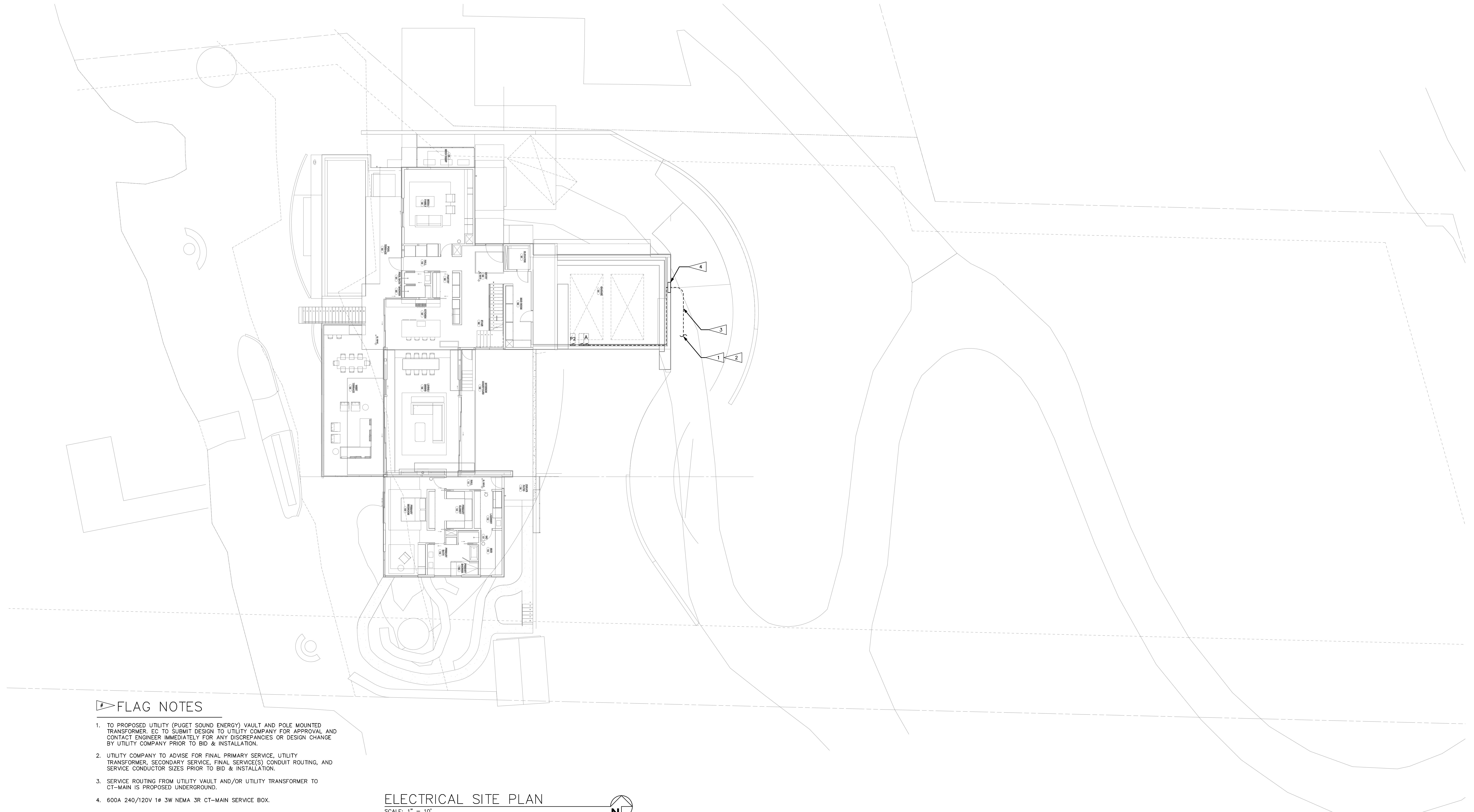
sheet:
P2.40



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



12/19/23 11:21 AM 1216-001 PERMIT SET (04/16/2023) P2.40 FLOOR PLAN(S) 09-08-2023 14:37



FLAG NOTES

1. TO PROPOSED UTILITY (PUGET SOUND ENERGY) VAULT AND POLE MOUNTED TRANSFORMER. EC TO SUBMIT DESIGN TO UTILITY COMPANY FOR APPROVAL AND CONTACT ENGINEER IMMEDIATELY FOR ANY DISCREPANCIES OR DESIGN CHANGE BY UTILITY COMPANY PRIOR TO BID & INSTALLATION.
2. UTILITY COMPANY TO ADVISE FOR FINAL PRIMARY SERVICE, UTILITY TRANSFORMER, SECONDARY SERVICE, FINAL SERVICE(S), CONDUIT ROUTING, AND SERVICE CONDUCTOR SIZES PRIOR TO BID & INSTALLATION.
3. SERVICE ROUTING FROM UTILITY VAULT AND/OR UTILITY TRANSFORMER TO CT-MAIN IS PROPOSED UNDERGROUND.
4. 600A 240/120V 1# 3W NEMA 3R CT-MAIN SERVICE BOX.

ELECTRICAL SITE PLAN
 SCALE: 1" = 10'

project architect: JMN
 project manager: JMN
 drawn by: HDA
 checked by: PR
 job no.: 1216-001

revisions:

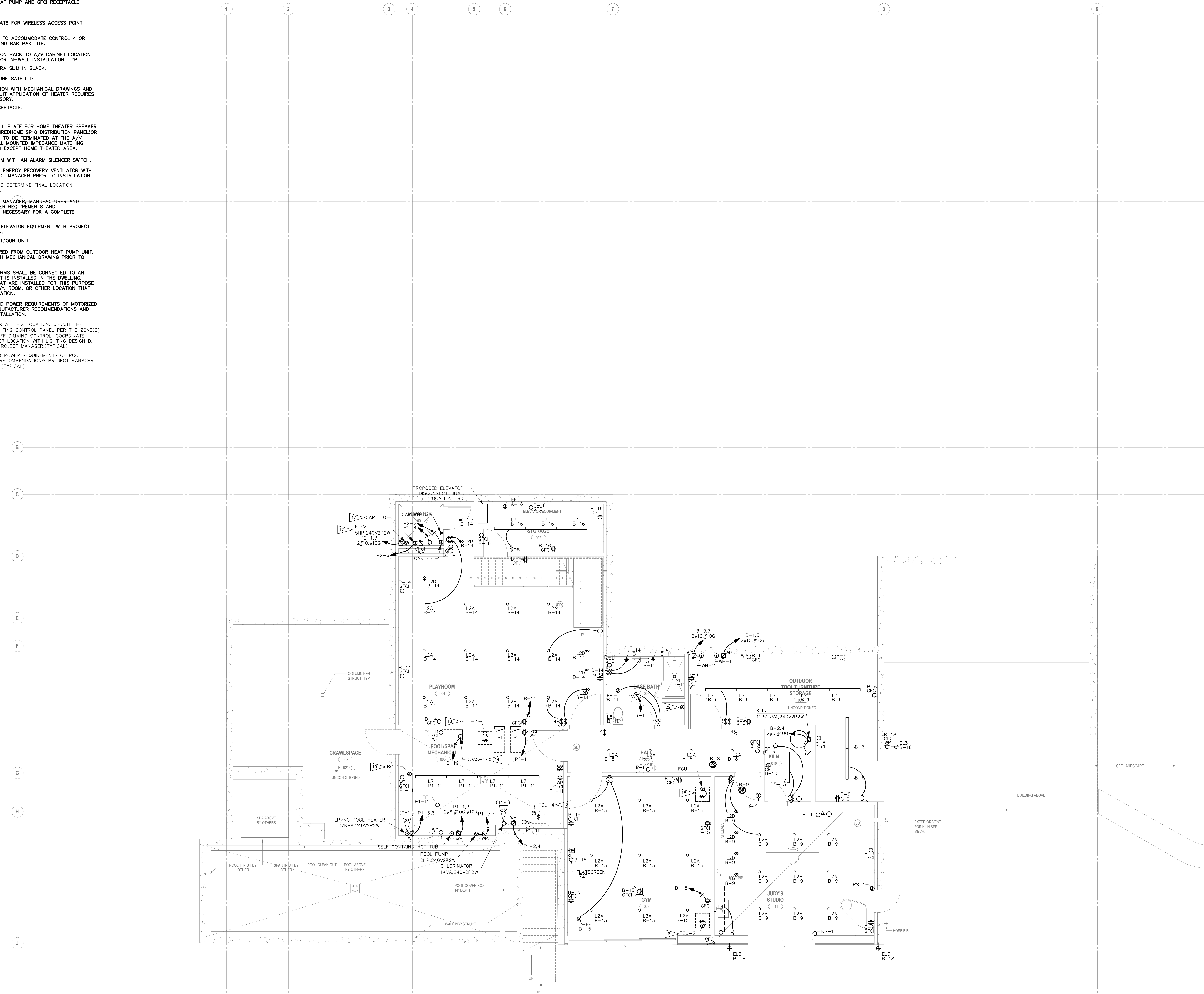
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 09/08/2023

title:
ELECTRICAL SITE PLAN

sheet:
E100

- FLAG NOTES:
- 1 STUB 1" CONDUIT FROM PANEL INTO ATTIC SPACE FOR FUTURE SOLAR PV ARRAY.
 - 2 VERIFY EXACT LOCATION FOR HEAT PUMP AND GFCI RECEPTACLE.
 - 3 TWO RG6, TWO CAT6 OUTLETS.
 - 4 ONE RG6 FOR CABLE TV, ONE CAT6 FOR WIRELESS ACCESS POINT CONNECTION.
 - 5 STRUCTURED MEDIA PANEL. SIZE TO ACCOMMODATE CONTROL 4 OR EQUIVALENT WIRELESS ROUTER AND BAK PAK LITE.
 - 6 PREWIRE AUDIO SPEAKER LOCATION BACK TO A/V CABINET LOCATION WITH #12 AUDIO CABLE RATED FOR IN-WALL INSTALLATION. TYP.
 - 7 RING VIDEO DOOR BELL PRO ULTRA SLIM IN BLACK.
 - 8 RUN RG6 UP TO ATTIC FOR FUTURE SATELLITE.
 - 9 EC TO COORDINATE FINAL LOCATION WITH MECHANICAL DRAWINGS AND PROJECT MANAGER. SINGLE CIRCUIT APPLICATION OF HEATER REQUIRES SINGLE-POINT WIRING KIT ACCESSORY.
 - 10 PROVIDE TAMPER RESISTANT RECEPTACLE.
 - 11 BRILLIANT BRI 2-GANG SWITCH.
 - 12 PROVIDE 5.1 PRECONFIGURED WALL PLATE FOR HOME THEATER SPEAKER RUNS TO TERMINATE. PROVIDE WIREHOME SPIO DISTRIBUTION PANEL(OR SIMILAR) FOR UP TO TEN ROOMS TO BE TERMINATED AT THE A/V CABINET LOCATION. PROVIDE WALL MOUNTED IMPEDANCE MATCHING VOLUME CONTROL IN EACH ROOM EXCEPT HOME THEATER AREA.
 - 13 PROVIDE IONIZATION SMOKE ALARM WITH AN ALARM SILENCER SWITCH.
 - 14 COORDINATE EXACT LOCATION OF ENERGY RECOVERY VENTILATOR WITH MECHANICAL DRAWINGS & PROJECT MANAGER PRIOR TO INSTALLATION.
 - 15 CAST JUNCTION BOX. EC TO FIELD DETERMINE FINAL LOCATION PRIOR TO BID AND INSTALLATION.
 - 16 COORDINATE WITH CONSTRUCTION MANAGER, MANUFACTURER AND OWNER FOR GAS FIREPLACE POWER REQUIREMENTS AND SPECIFICATION. ADJUST WORK AS NECESSARY FOR A COMPLETE FUNCTIONING BUILD.
 - 17 COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH PROJECT MANAGER PRIOR TO INSTALLATION.
 - 18 INDOOR UNIT POWERED FROM OUTDOOR UNIT.
 - 19 BRANCH BOX CONTROLLER POWERED FROM OUTDOOR HEAT PUMP UNIT. COORDINATE FINAL LOCATION WITH MECHANICAL DRAWING PRIOR TO INSTALLATION.
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 - 21 COORDINATE EXACT LOCATION AND POWER REQUIREMENTS OF MOTORIZED SHADES POWER SUPPLY PER MANUFACTURER RECOMMENDATIONS AND PROJECT MANAGER PRIOR TO INSTALLATION.
 - 22 PROVIDE RECESSED JUNCTION BOX AT THIS LOCATION. CIRCUIT THE JUNCTION BOX THROUGH THE LIGHTING CONTROL PANEL PER THE ZONE(S) NOTED ON THE PLANS FOR ON/OFF DIMMING CONTROL. COORDINATE FIXTURE TYPE AND REMOTE DRIVER LOCATION WITH LIGHTING DESIGN D. ARCHITECTURAL DRAWINGS AND PROJECT MANAGER.(TYPICAL)
 - 23 COORDINATE FINAL LOCATION AND POWER REQUIREMENTS OF POOL EQUIPMENT PER MANUFACTURER RECOMMENDATION& PROJECT MANAGER PRIOR TO BID AND INSTALLATION (TYPICAL).



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

Olson Kundig

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Tel: 206.467.1470
www.olsonkundig.com

PROJECT
FUSED ELEMENTS

4525 FOREST AVE SE MERCER ISLAND WA 98040

stamp seal:

ROBISON
ENGINEERING, INC.

14041 AVENUE W. SUITE 310
LYNNWOOD WASHINGTON
206 854 3543 TEL
901 PROJECTING 1000102
CONTACT: G. AZAR

JAMES A. YBARRA
REGISTERED PROFESSIONAL ENGINEER
9/08/23

project architect: JMN

project manager: JMN

drawn by: HDA

checked by: FR

job no.: 1216-001

revisions:

no. date: description:

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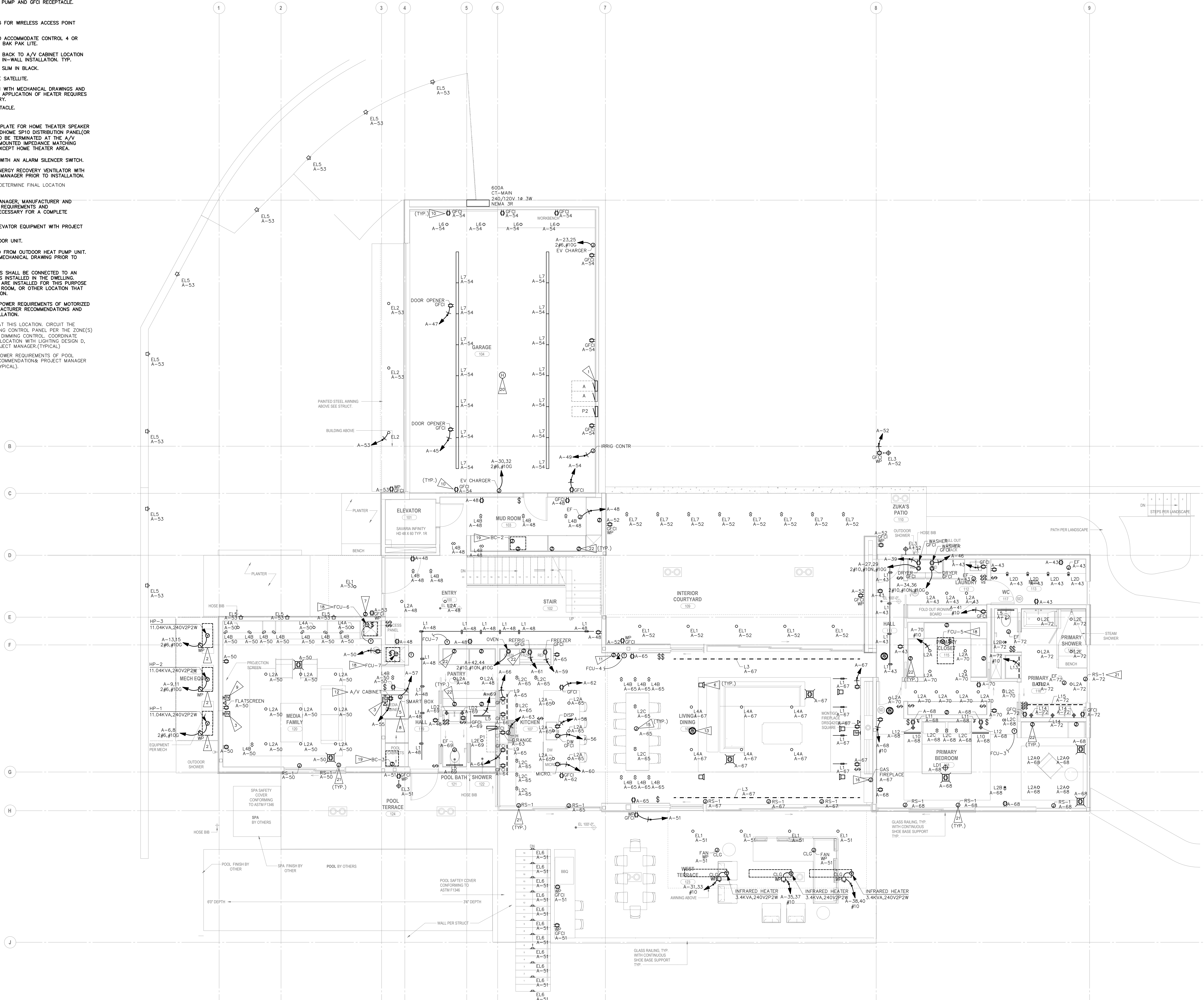
title: ELECTRICAL FLOOR PLANS

sheet: E200

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14041 AVENUE W. SUITE 310 LYNNWOOD WASHINGTON 98040
FUSED ELEMENTS RESIDENCE (04/21)040/2000 - FLOOR PLANS DWG 09-08-2023 13.01

FLAG NOTES:

- 1 STUB 1" CONDUIT FROM PANEL INTO ATTIC SPACE FOR FUTURE SOLAR PV ARRAY.
- 2 VERIFY EXACT LOCATION FOR HEAT PUMP AND GFCI RECEPTACLE.
- 3 TWO RG6, TWO CAT6 OUTLETS.
- 4 ONE RG6 FOR CABLE TV, ONE CAT6 FOR WIRELESS ACCESS POINT CONNECTION.
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- 7 RING VIDEO DOOR BELL PRO ULTRA SLIM IN BLACK.
- 8 RUN RG6 UP TO ATTIC FOR FUTURE SATELLITE.
- 9 EC TO COORDINATE FINAL LOCATION WITH MECHANICAL DRAWINGS AND PROJECT MANAGER. SINGLE CIRCUIT APPLICATION OF HEATER REQUIRES SINGLE-POINT WIRING KIT ACCESSORY.
- 10 PROVIDE TAMPER RESISTANT RECEPTACLE.
- 11 BRILLIANT BRI 2-GANG SWITCH.
- 12 PROVIDE 5.1 PRECONFIGURED WALL PLATE FOR HOME THEATER SPEAKER RUNS TO TERMINATE. PROVIDE WIREHOME SP10 DISTRIBUTION PANEL (OR SIMILAR) FOR UP TO TEN ROOMS TO BE TERMINATED AT THE A/V CABINET LOCATION. PROVIDE WALL MOUNTED IMPEDANCE MATCHING VOLUME CONTROL IN EACH ROOM EXCEPT HOME THEATER AREA.
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MAIN LEVEL FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

195 Booth, Jackson, NJ, Suite 100
Ocean County, NJ 08256
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www.olsonkundig.com

Olson Kundig

Project:
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040



project architect:	JAN
project manager:	JAN
drawn by:	HDA
checked by:	PR
job no.:	1216-001

revisions:

no.: date: description:

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09/08/2023

title:

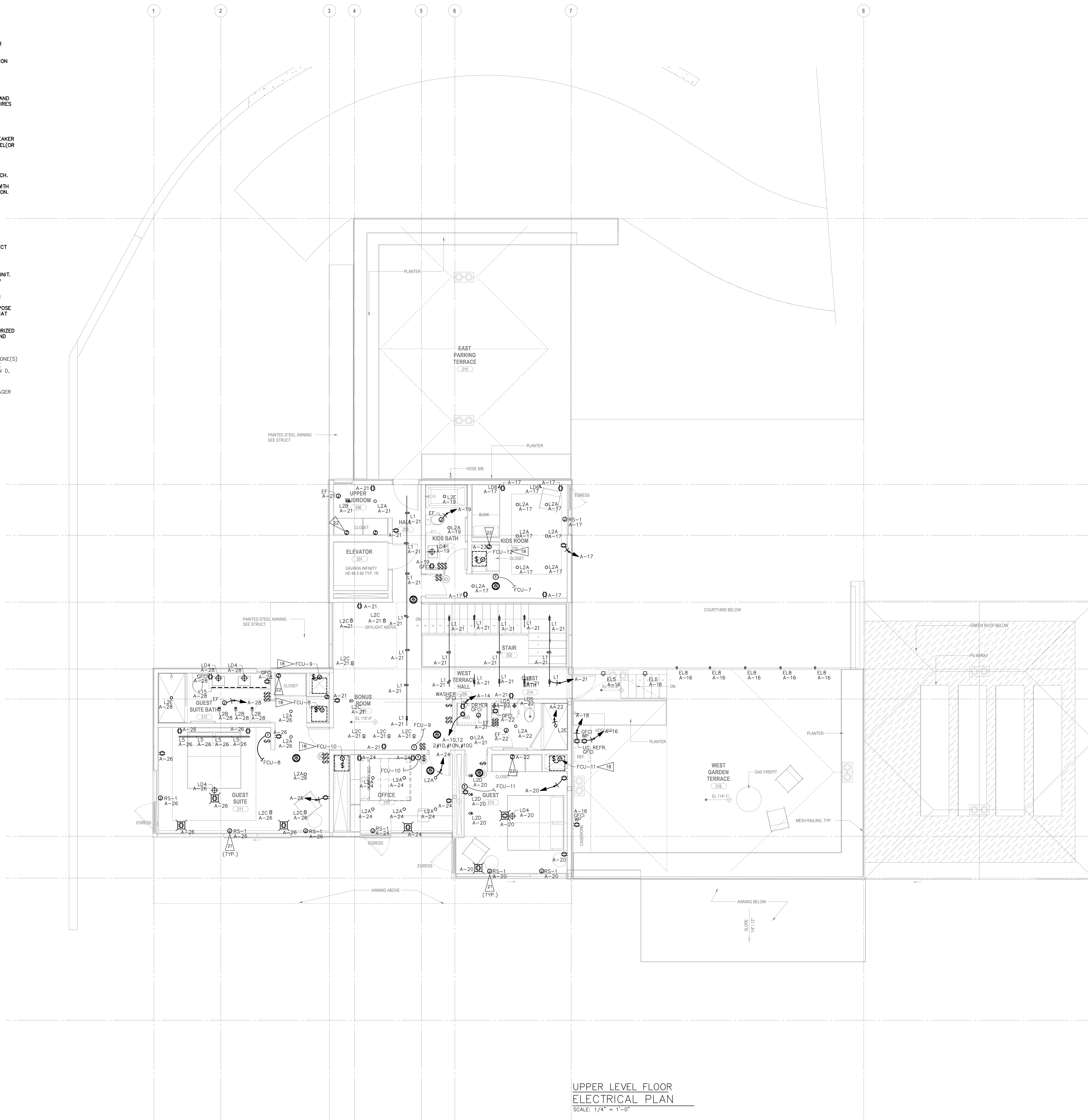
ELECTRICAL FLOOR PLANS

sheet:

E201

FLAG NOTES:

- 1 STUB 1" CONDUIT FROM PANEL INTO ATTIC SPACE FOR FUTURE SOLAR PV ARRAY.
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UPPER LEVEL FLOOR
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

195 South Jackson St. Suite 100
Seattle, Washington 98104 USA
Tel: 206 457 0070
Fax: 206 457 0071
Olson Kundig
Project: FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040

stamp seal:
**ROBISON
ENGINEERING, INC.**
18451 ACHASIE W. SUITE 302
LYNNWOOD, WA 98037
206.384.3483 TEL.
RE: PROJECT NO. 1216-001
CONTACT: D. AZARFI



project architect: JAN
project manager: JAN
drawn by: HDA
checked by: PR
job no.: 1216-001

revisions:

no.	date	description

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09/08/2023

title:
ELECTRICAL
FLOOR PLANS

sheet:
E202

