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SHEET INDEX				
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A8.04	EXTERIOR DETAILS	X	X	X
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SHEET INDEX				
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S2.01	MAIN LEVEL FRAMING PLAN	X	X	X
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S6.01	TYPICAL STEEL DETAILS	X	X	X
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SHEET INDEX				
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ELECTRICAL				
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E1.00	ELECTRICAL SITE PLAN	X	X	X
E2.00	ELECTRICAL FLOOR PLANS	X	X	X
E2.01	ELECTRICAL FLOOR PLANS	X	X	X
E2.02	ELECTRICAL FLOOR PLANS	X	X	X

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

159 South Jackson St. Suite 600
 Seattle, Washington 98104 USA
 +1 206 624 5670 olsonkundig.com

PERMIT SET

04/09/2024

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like AT (Glass), CL (Glue Laminated), GL (Solid Core), etc.

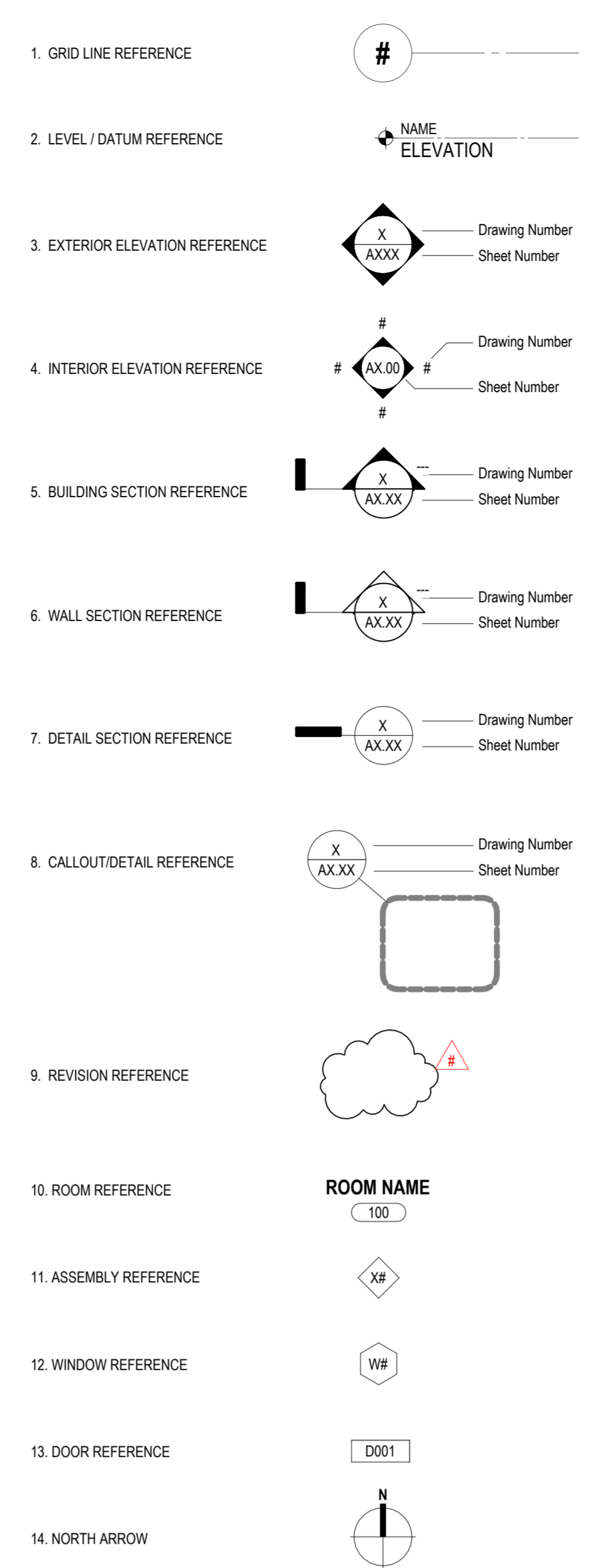
ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like GLASS (Glass), GLUE LAMINATED (Glue Laminated), SOLID CORE (Solid Core), etc.

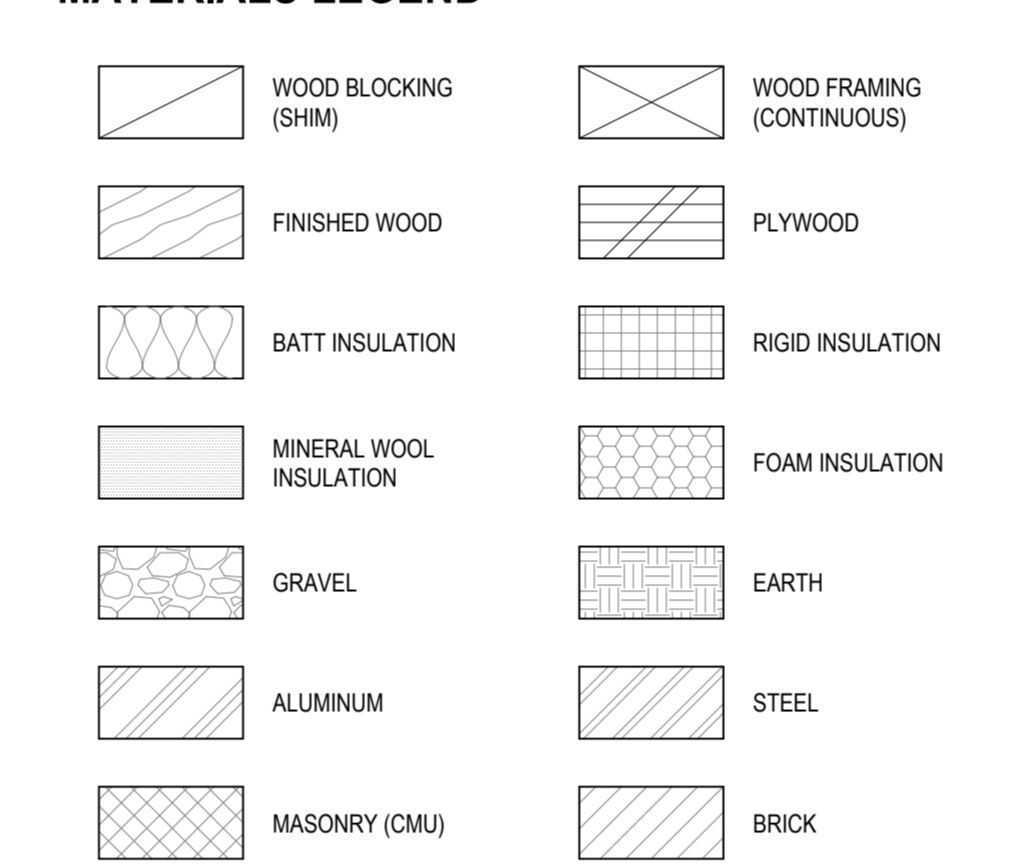
ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like SOLID CORE (Solid Core), SCHED (Schedule), SMOKE DETECTOR (Smoke Detector), etc.

GENERAL SYMBOLS LEGEND



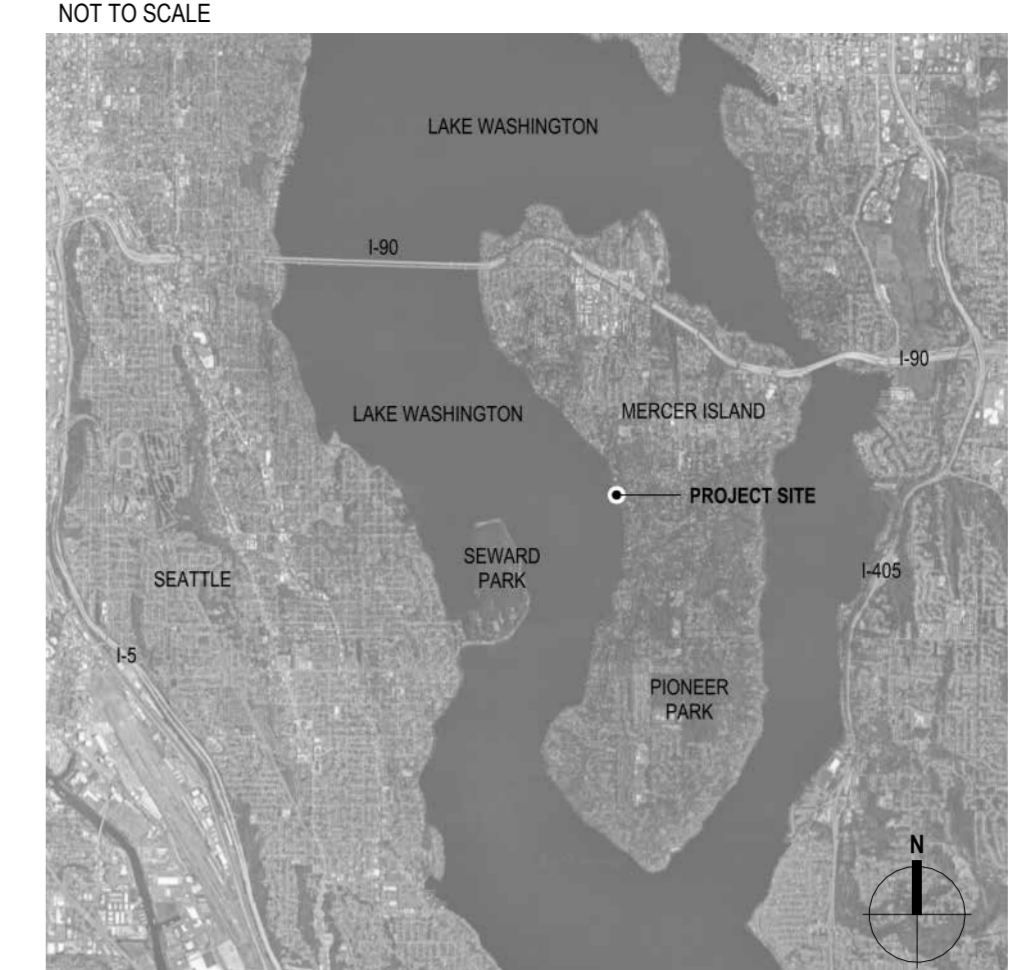
MATERIALS LEGEND



BUILDING CODE / ZONING SUMMARY

PROJECT ADDRESS: 4525 FOREST AVE SE MERCER ISLAND, WA 98040
ASSessor's PARCEL NUMBER: 770010-0205
LEGAL DESCRIPTION: THE SOUTH 30 FEET OF LOT 38, ALL OF LOTS 39 AND 40, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF...

VICINITY MAP



LOCATION MAP



PROJECT DIRECTORY

CLIENT: BRAD AND JUDY CHASE
4525 FOREST AVE SE
MERCER ISLAND, WA 98040
PHONE: 206.856.3706
CONTACT: BRAD AND JUDY CHASE
EMAIL: bradandjudy@ms.com

ARCHITECT: OLSON KUNDIG
159 SOUTH JACKSON STREET, SUITE 600
SEATTLE, WA 98104
PHONE: 206.626.9150
PRINCIPAL ARCHITECT: TOM KUNDIG
EMAIL: tom@olsonkundig.com
CONTACT: ELISA HENNING
EMAIL: elisa@olsonkundig.com

CONTRACTOR: EAH CONSTRUCTION
5021 216TH PLACE SE
BOTHELL, WA 98021
PHONE: 425.458.4049
CONTACT: BRETT HEATH
EMAIL: eahconstruction1987@gmail.com

STRUCTURAL: AME SULLIVAN
1601 5TH AVENUE, SUITE 1600
SEATTLE, WA 98101
PHONE: 206.462.9823
CONTACT: AME SULLIVAN
EMAIL: ame.sullivan@ame.com

GEOTECH ENGINEER: ASSOCIATED EARTH SCIENCES INCORPORATED
911 5TH AVE
MERCER ISLAND, WA 98033
PHONE: 425.827.7701
CONTACT: JEFFREY LAUB
EMAIL: jlaub@aesgeo.com

SURVEYOR: PLOS ENGINEERING
PO BOX 412
BEND, OR 97701
PHONE: 503.325.7130
CONTACT: MARK PLOG
EMAIL: mark@plogengineering.com

LANDSCAPE: SPRING GREENWORKS
PHONE: 206.769.8392
CONTACT: ROBIN PARSONS
EMAIL: robin@springgreenworks.com

LIGHTING: NITEO
1803 18TH AVENUE, SUITE 605
SEATTLE, WA 98101
PHONE: 620.291.5437
CONTACT: JASON EDLING
EMAIL: jason@niteo-lighting.com

MEP: ROBSON ENGINEERING INC.
19401 40TH AVE W SUITE 302
LYNNWOOD, WA 98036
PHONE: 206.354.1916
CONTACT: JON ROBSON
EMAIL: jrobson@robsonengineering.com

ENVIRONMENTAL: WETLAND
8001 164TH AVE NORTHEAST, SUITE 200,
PMB 141 REDMOND, WA
PHONE: 206.329.8100
CONTACT: JENNIFER MARRIOTT
EMAIL: jem@wetland.com

GENERAL NOTES

- 1. FIELD VERIFY ALL ROUGH OPENINGS BEFORE ORDERING DOORS
2. EXTERIOR DOOR SIZE ARE DOOR PANEL SIZES UNO
3. EXTERIOR DOOR SIZE ARE DOOR PANEL SIZES UNO
4. REFER TO DETAILS FOR JAMB AND HEAD INFORMATION
5. ALL DOORS TO BE SOLID CORE
6. EXTERIOR SLIDING GLASS DOORS ARE SHOWN ON THE WINDOW SCHEDULE
7. ALL SAFETY GLASS SHOWER DOORS EXCLUDED FROM SCHEDULE SEE INTERIOR ELEVATIONS FOR SIZES

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

stamp: seal REGISTERED ARCHITECT tom kundig STATE OF WASHINGTON

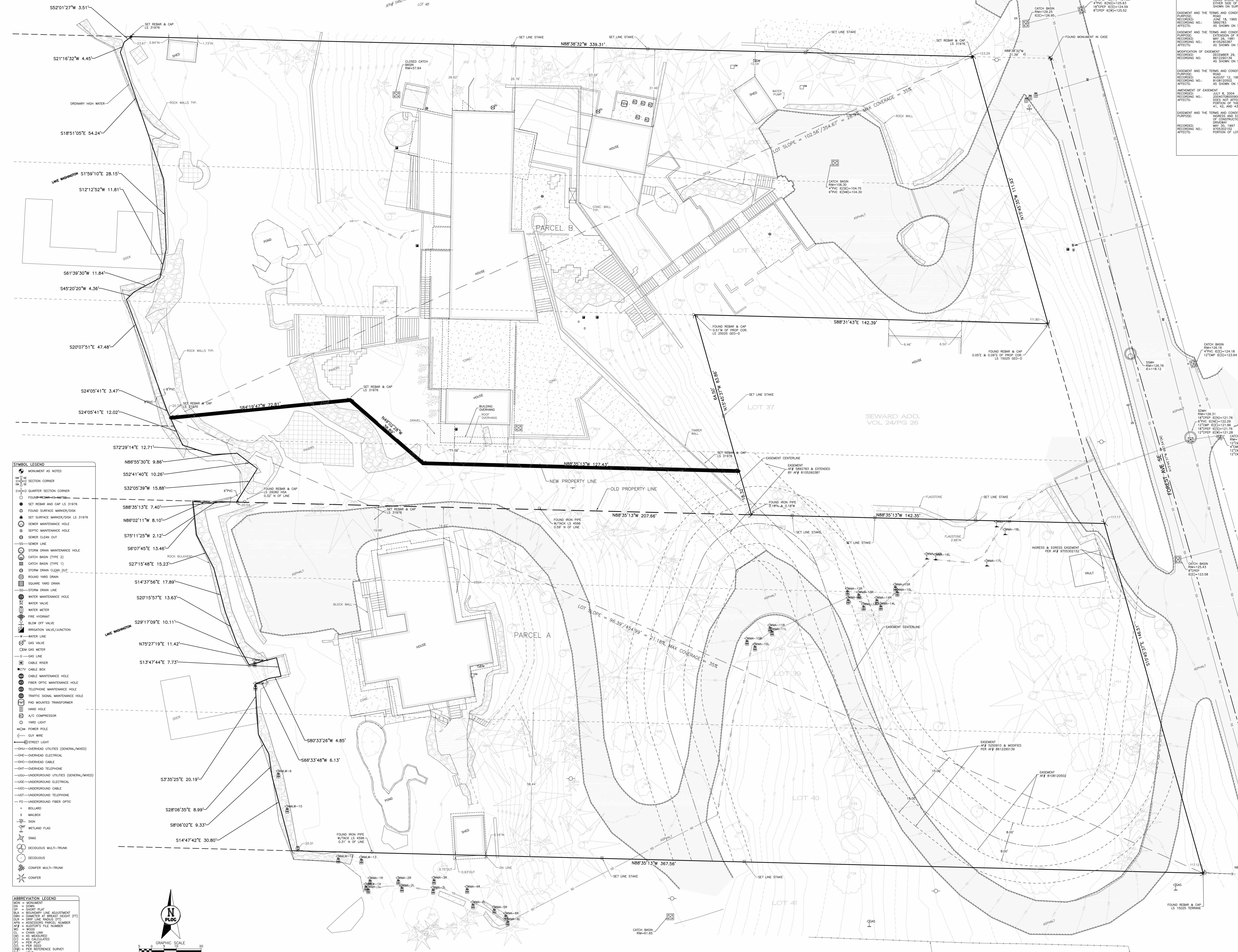
project architect: _____
project manager: _____
drawn by: _____
checked by: _____
job no.: _____

no.: _____ date: _____ description: _____

PERMIT SET
04/09/2024

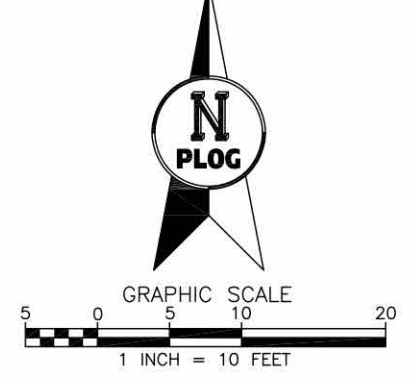
GENERAL NOTES AND PROJECT INFORMATION

sheet: G0.00



SYMBOL LEGEND table containing symbols for monuments, corners, drains, maintenance holes, valves, meters, lines, and other survey features.

ABBREVIATION LEGEND table containing abbreviations for monuments, symbols, bearings, distances, and other survey terms.



POST-BLA LOT COVERAGE ANALYSIS table comparing South Parcel and North Parcel with columns for Area Type, Area, and Coverage Percentage.

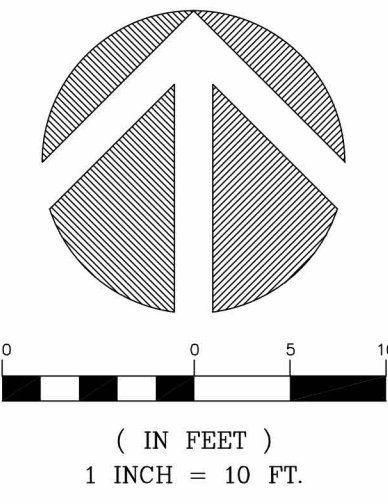
BOUNDARY SURVEY NOTES, EASEMENTS FROM TITLE REPORT, and TOPOGRAPHIC SURVEY NOTES sections providing legal and technical details of the survey.

LEGAL DESCRIPTION sections detailing the specific descriptions for Parcel A and Parcel B, including lot dimensions and easement details.

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 MANHOLE
GAS LINE	STORM DRAIN LINE
GAS METER	TREE (AS NOTED)
GUY ANCHOR	WATER LINE
INLET (TYPE 1)	WATER METER
MONUMENT IN CASE (FOUND)	WETLAND FLAG
REBAR/IRON PIPE AS NOTED (FOUND)	

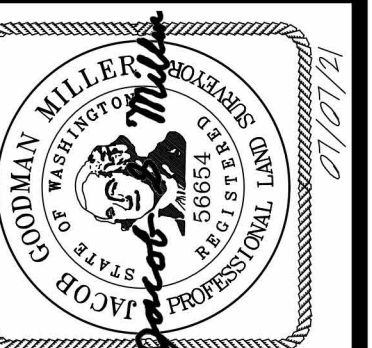
INDEXING INFORMATION	
W2E14	SE 1/4
SECTION 12	
TOWNSHIP 24N	
RANGE 04E W.M.	
COUNTY KING	



measure success

TOPOGRAPHIC & BOUNDARY SURVEY

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/GKD
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
- CABLE BOX
- 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
- 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
- FO—UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

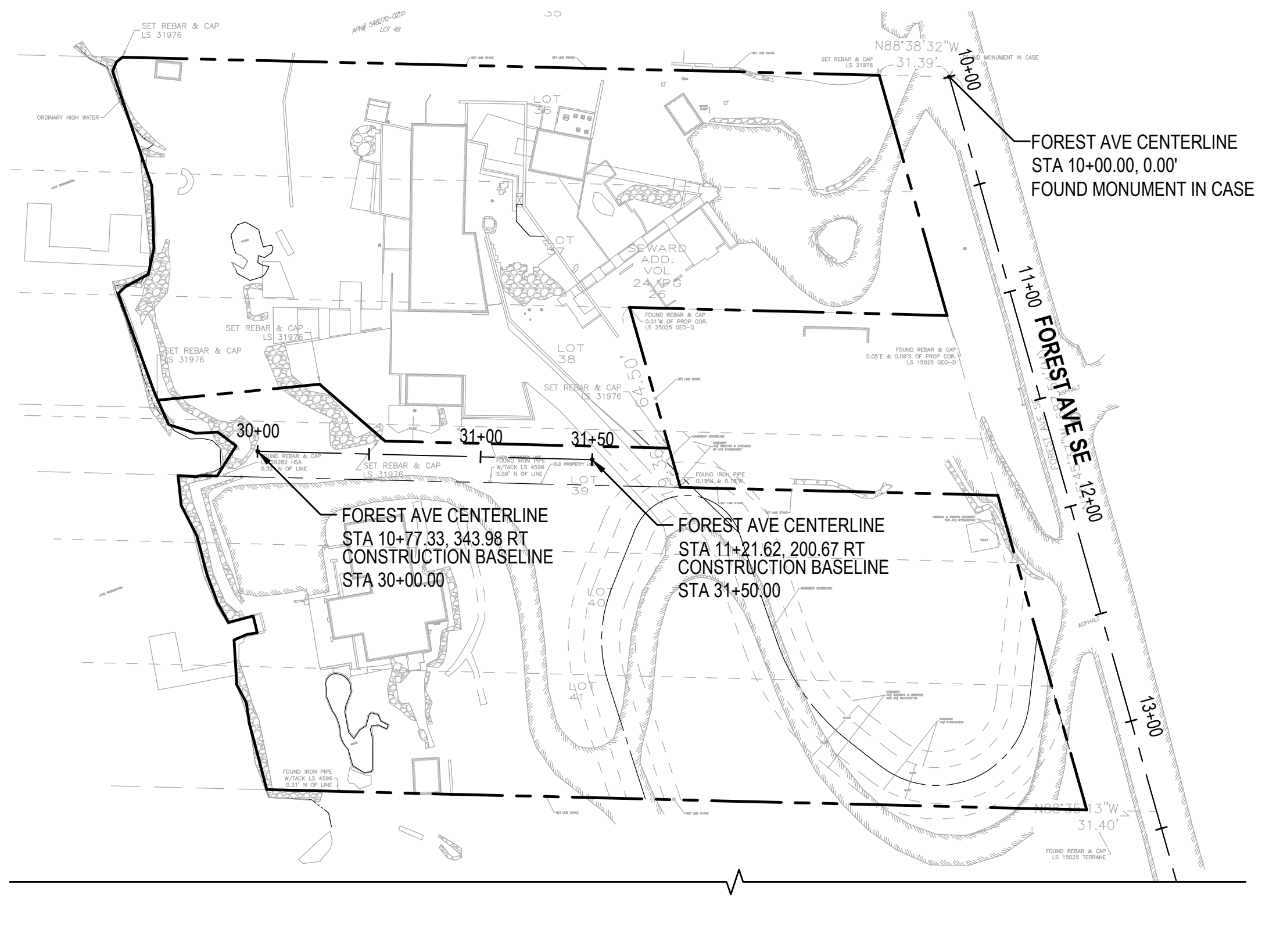
- MON = MONUMENT
- DN = DOWN
- SP = SHORT PLAT
- BLA = BOUNDARY LINE ADJUSTMENT
- DBH = DIAMETER AT BREAST HEIGHT (FT)
- DLR = DRIP LINE RADIUS (FT)
- APN = ASSESSOR'S PARCEL NUMBER
- AF# = AUDITOR'S FILE NUMBER
- WD = WOOD
- CL = CHAIN LINK
- (M) = AS MEASURED
- (C) = AS CALCULATED
- (P) = PER PLAT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

LEGEND (PROPOSED)

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

ABBREVIATIONS (PROPOSED)

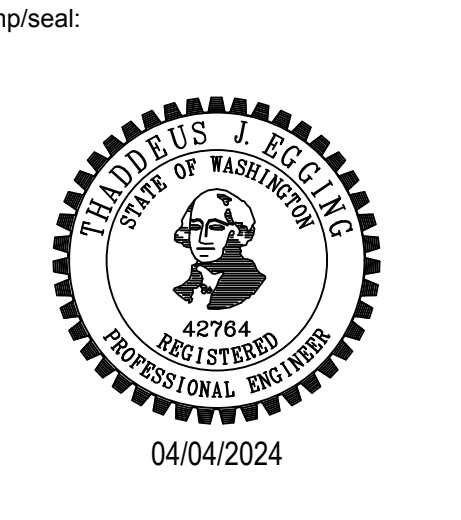
- ARCH ARCHITECTURE
- BMP BEST MANAGEMENT PRACTICE
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CIP CAST IN PLACE
- CI CITY OF MERCER ISLAND
- CO CLEANOUT
- CSBC CRUSHED SURFACING BASE COURSE
- DTL DETAIL
- DOE DEPARTMENT OF ECOLOGY
- EL ELEVATION
- EX EXISTING
- FDCO FOOTING DRAIN CLEANOUT
- FL FLOW LINE
- 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
- SWMMWW STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON
- TC TOP OF CURB
- TW TOP OF WALL
- TYP TYPICAL
- WSDOT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION



CIVIL SHEET INDEX	
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C1.00	CIVIL COVER SHEET
C2.00	TESS & DEMOLITION PLAN
C2.50	TREE PROTECTION PLAN
C3.00	GRADING PLAN
C4.00	PAVING & UTILITY PLAN
C4.50	SUBSURFACE DRAINAGE PLAN
C5.00	CIVIL DETAILS
C5.01	CIVIL DETAILS



project:
FUSED ELEMENTS
4545 FOREST AVE SE MERCER ISLAND WA 98040



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

revisions:

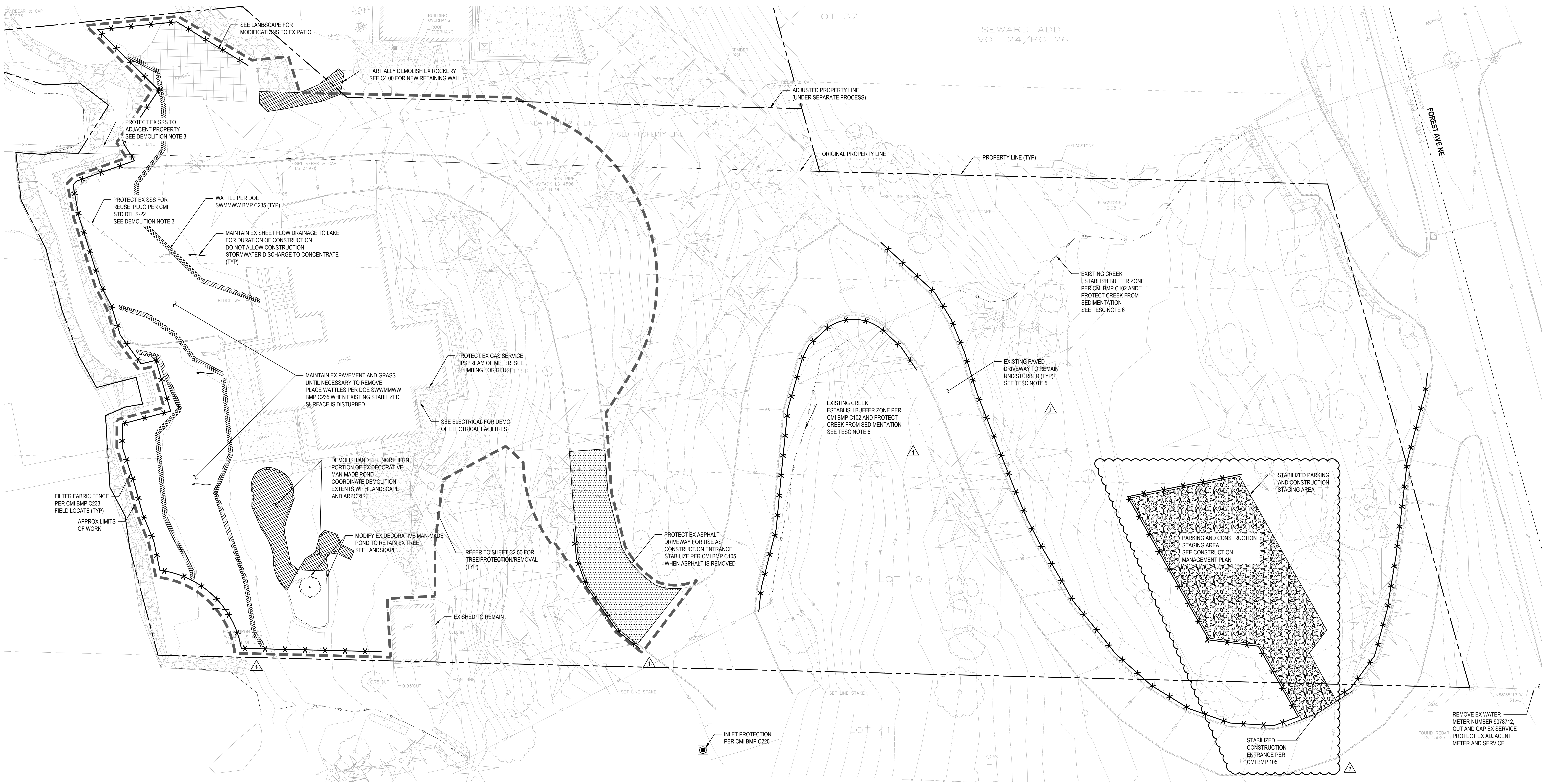
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2	04/05/24	R2 PERMIT

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09.08.2023

CIVIL COVER SHEET

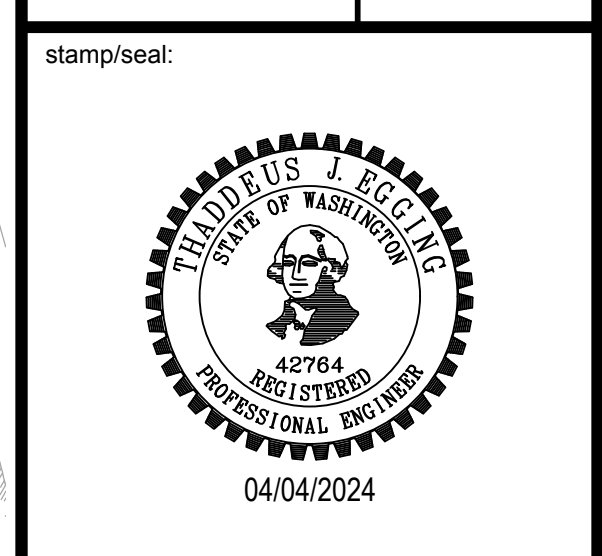
sheet:
C1.00





SEWARD ADD.
VOL 24/Pg 26

project
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040



LEGEND

	PROPERTY LINE
	LIMIT OF WORK
	FILTER FENCE (CMI BMP C233)
	INLET PROTECTION (CMI BMP C220)
	RUNOFF DIRECTION
	WATTLE (DOE SWMMWW BMP C235)
	PARTIALLY DEMOLISH EX FEATURE
	STABILIZED CONSTRUCTION ENTRANCE (CMI BMP C105)

- DEMOLITION NOTES**
- 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.
 - IF AN UNKNOWN UTILITY SERVICE IS FOUND DURING CONSTRUCTION, NOTIFY THE OWNER AND PROTECT IN PLACE UNLESS DIRECTED OTHERWISE.
 - EX SIDE SEWER LOCATION SHOWN IS APPROXIMATE BASED ON CITY OF MERCER ISLAND GIS RECORDS. CONFIRM LOCATION PRIOR TO STARTING DEMOLITION.
 - DISPOSE OF EXCESS DEMOLITION MATERIAL OFF-SITE IN A SAFE AND LEGAL MANNER.

- TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES**
- 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.
 - THE TESC FACILITIES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE CITY OF MERCER ISLAND INSPECTOR.
 - 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.
 - 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.
 - EXISTING PAVED DRIVEWAY UPHILL OF THE LIMITS OF DISTURBANCE SHALL REMAIN PAVED AND BE KEPT FREE OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM ALL TRUCKS AND EQUIPMENT PRIOR TO LEAVING DISTURBED PORTION OF THE PROJECT SITE.
 - EXISTING CREEK SHALL BE PROTECTED FROM SEDIMENTATION AND ALL DISTURBANCE BY CONSTRUCTION ACTIVITIES. UPGRADE OR IMPLEMENT ADDITIONAL SEDIMENTATION BMPs SUCH AS CMI BMP C203: WATER BARS, BMP C231: BRUSH BARRIER, BMP C232: GRAVEL FILTER BERM, AND BMP C235: WATTLES IF NECESSARY TO PROTECT CREEK.
 - ALL CONSTRUCTION STAGING, STORAGE, AND PARKING SHALL OCCUR ON PRIVATE PROPERTY. CONSTRUCTION STAGING, STORAGE, AND PARKING IN THE FOREST AVENUE RIGHT-OF-WAY OR CMI PARCEL TO THE SOUTH IS NOT ALLOWED.

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

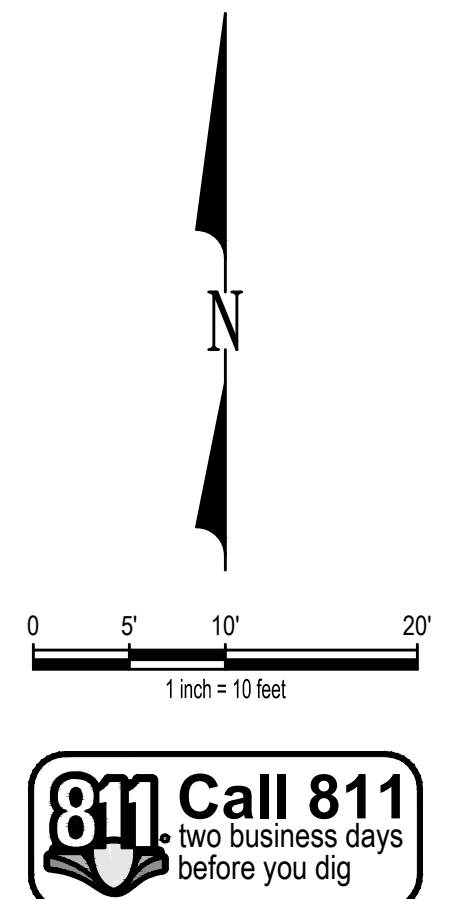
revisions:

2	04/05/24	R2 PERMIT
1	02/23/24	R1 PERMIT
no.	date	description

PERMIT SET
09.08.2023

title:
TESC & DEMOLITION PLAN

sheet:
C2.00



Apr 04, 2024 - 3:23pm
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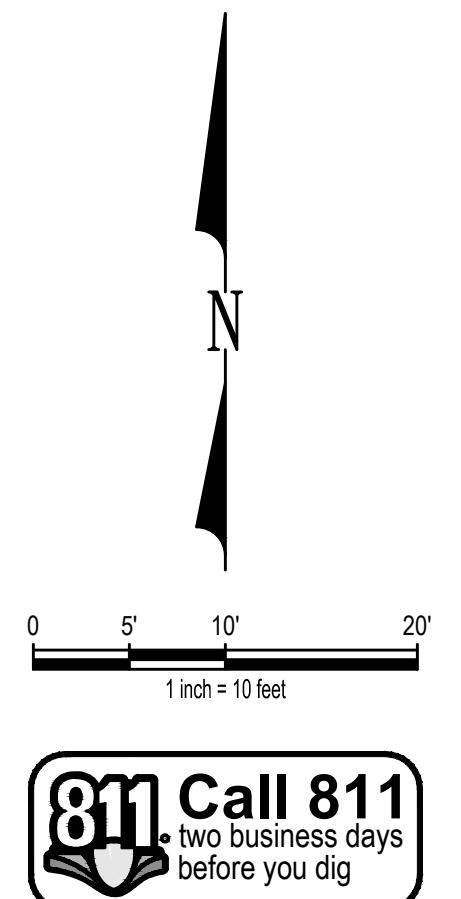


LEGEND

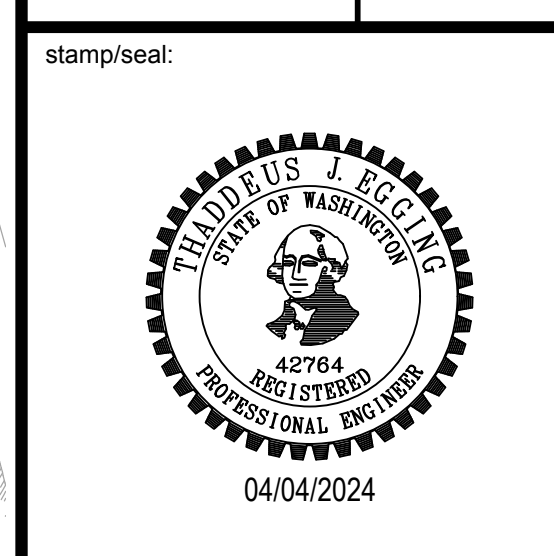
	PROPERTY LINE
	TREE PROTECTION FENCING 8 CS.00
	APPROXIMATE LIMIT OF WORK
	TREE TO BE REMOVED
	REGULATED TREE
	EXCEPTIONAL TREE WITH DIAMETER LESS THAN 24 INCHES
	EXCEPTIONAL TREE WITH DIAMETER GREATER THAN 24 INCHES

- 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 AT MINIMUM FROM CENTER OF TRUNK TO THE RECOMMENDED LIMIT OF DISTURBANCE (RLOD) DESCRIBED IN THE PROJECT ARBORIST REPORT, EXCEPT WHERE THE RLOD ENDOACHES ON EXISTING PAVED SITE ACCESS.

Apr 04, 2024 - 3:23pm
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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:

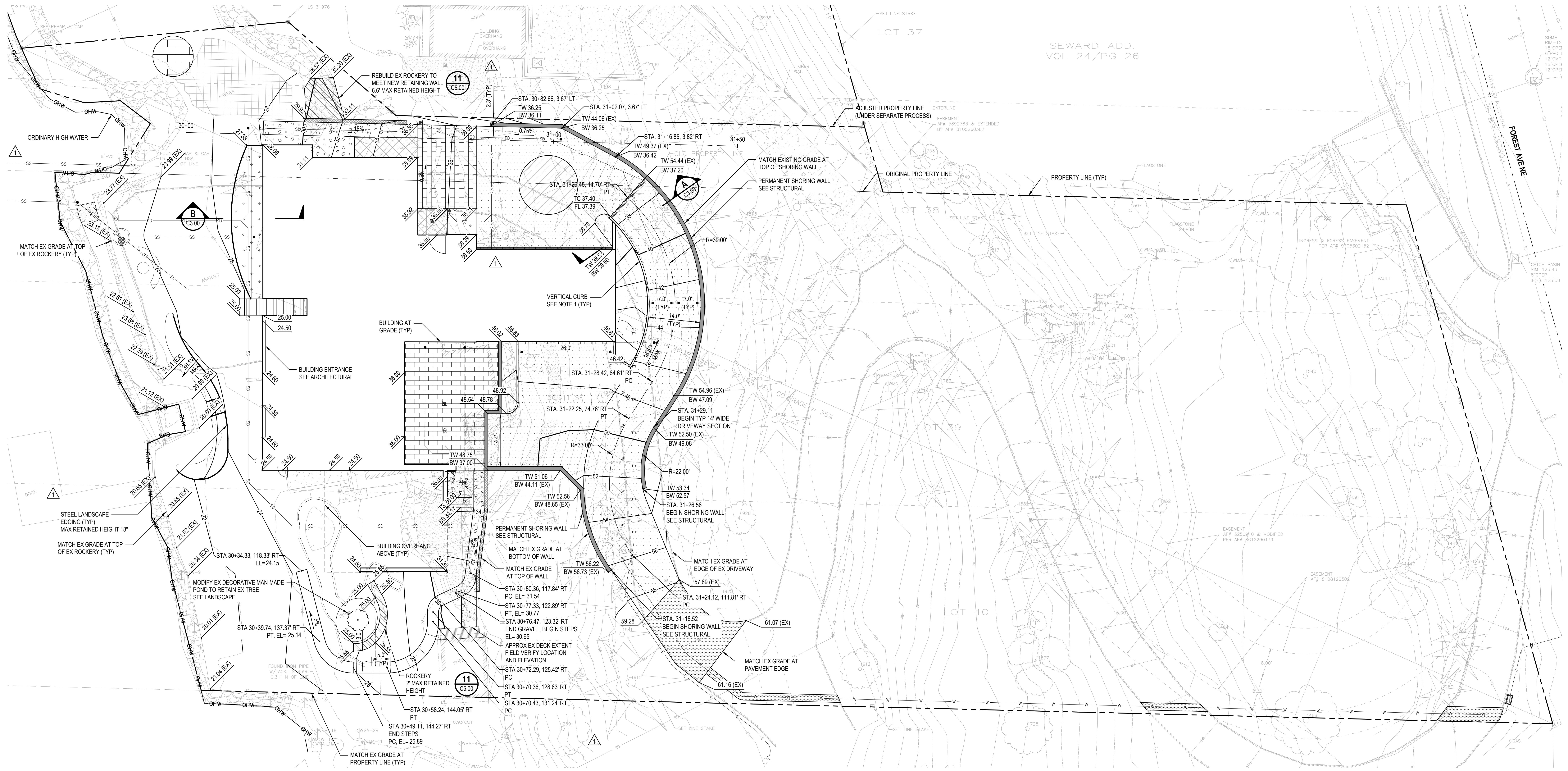
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1	02/23/24	R1 PERMIT
no.	date	description:

PERMIT SET
 09.08.2023

title:
TREE PROTECTION PLAN

sheet:
C2.50

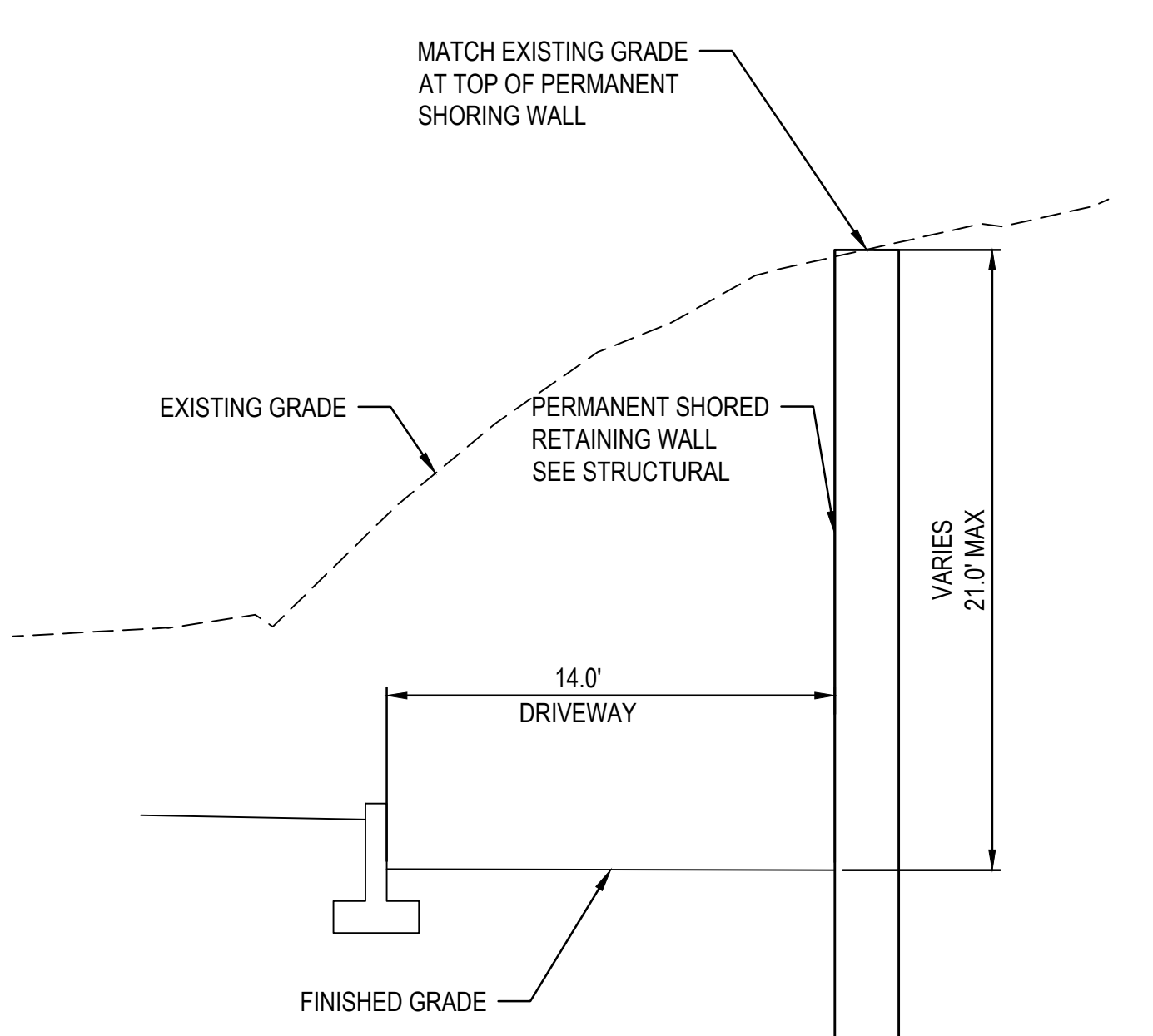




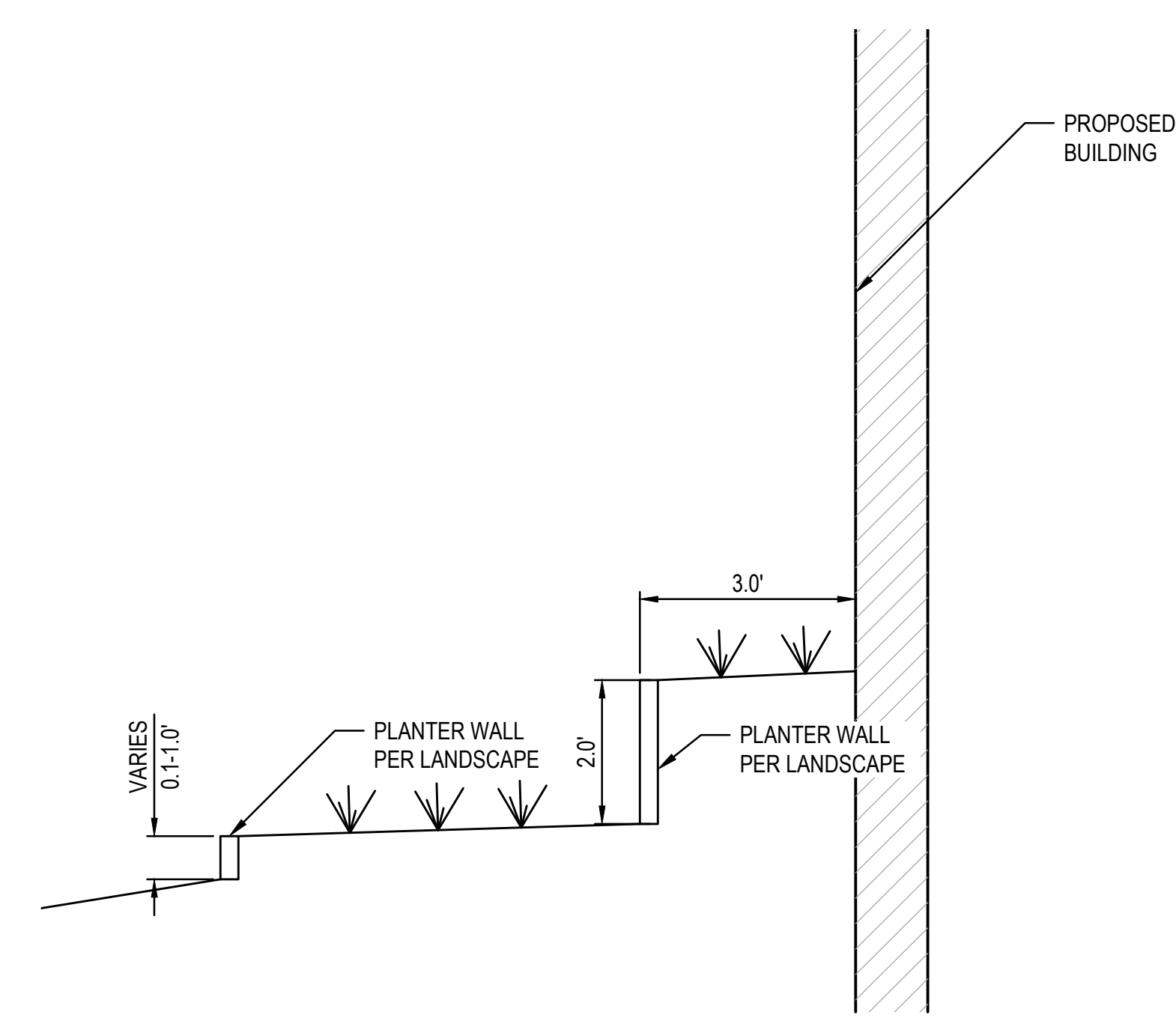
LEGEND

	PROPERTY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE BREAK
	SHORING WALL
	RETAINING WALL
	ROCKERY 11 C3.00
	VERTICAL CURB
	PAVEMENT OVER STRUCTURE OR BUILDING SLAB SEE ARCHITECTURAL
	GRAVEL FOOTPATH SEE LANDSCAPE

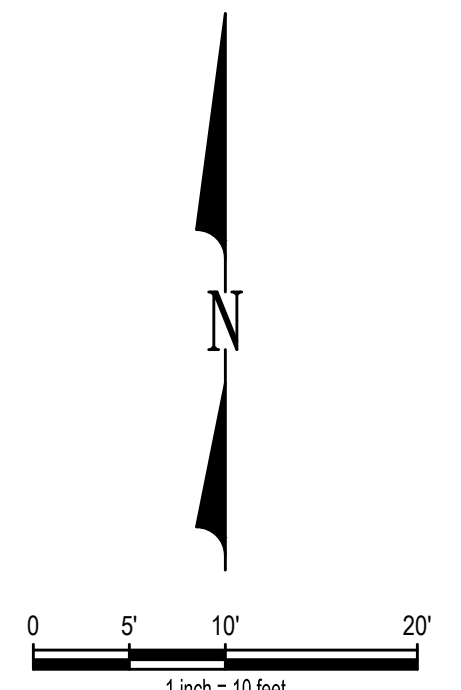
- NOTES**
- CURB SPOTS PROVIDED REFER TO ELEVATION AT THE FLOW LINE. REFER TO VERTICAL CURB DETAIL FOR ELEVATION AT TOP OF CURB.
 - REFER TO ARCHITECTURAL FOR ALL GRADING OVER STRUCTURE.



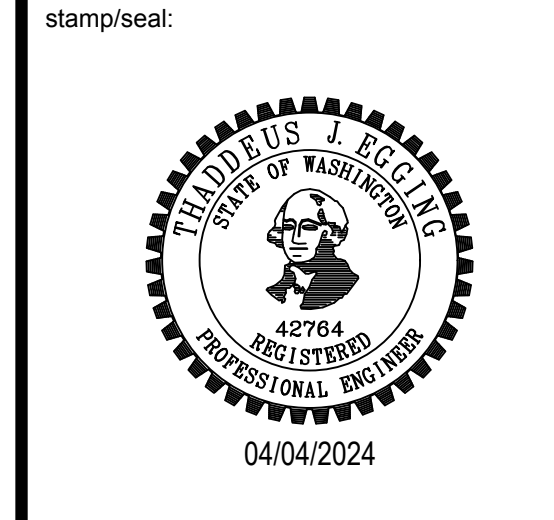
TYPICAL DRIVEWAY WALL SECTION A
SCALE 1" = 5' C3.00



TYPICAL PLANTER SECTION B
SCALE 1" = 5' C3.00



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

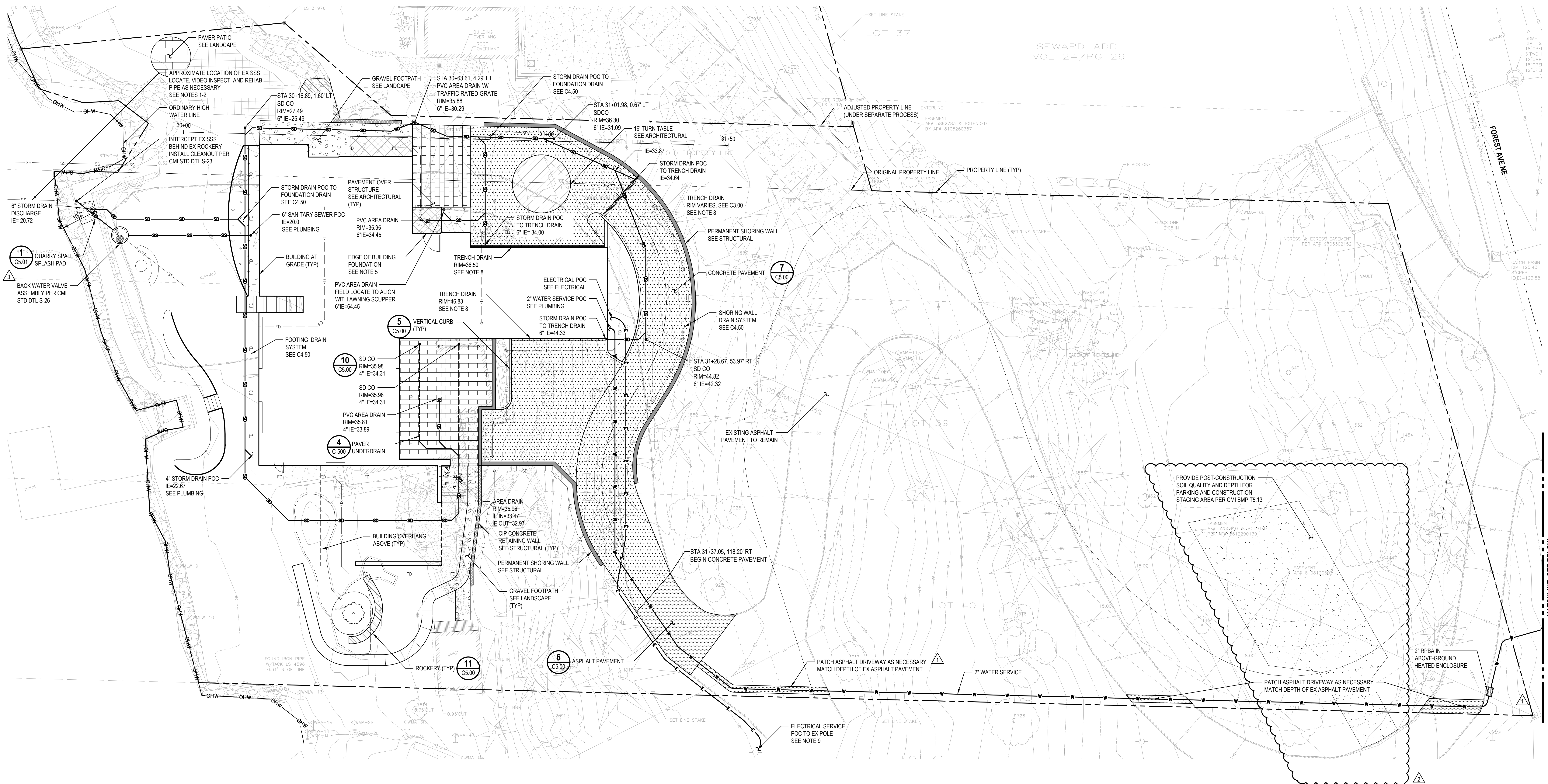
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1	02/23/24	R1 PERMIT
no.	date:	description:

PERMIT SET
09.08.2023

title: **GRADING PLAN**

sheet: **C3.00**



SEWARD ADD.
VOL 24/PG 26

PROJECT
FUSED ELEMENTS
4525 FOREST AVE SE MERCER ISLAND WA 98040

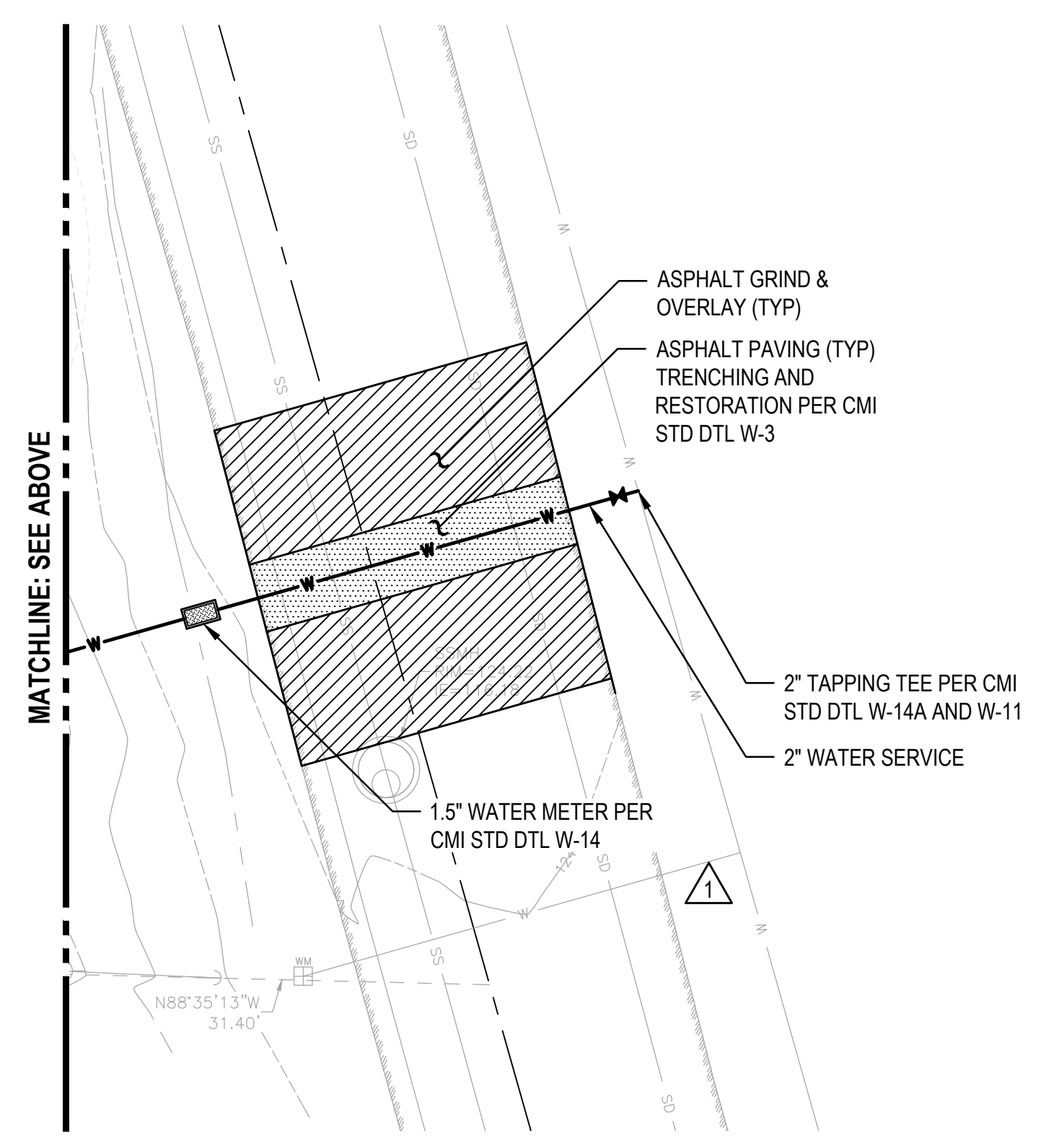


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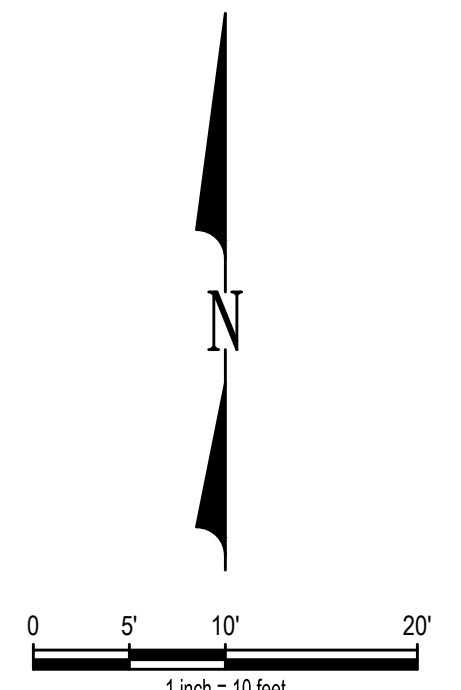
MATCHLINE: SEE BELOW

LEGEND	
	PROPERTY LINE
	STORM DRAIN
	PERFORATED STORM DRAIN
	SANITARY SIDE SEWER
	WATER LINE
	ELECTRICAL SERVICE
	SHORING WALL
	RETAINING WALL
	ROCKERY (11) CS.00
	VERTICAL CURB (5) CS.00
	SANITARY SEWER BACKFLOW VALVE CHAMBER
	STORM DRAIN CATCH BASIN
	WATER METER
	PVC AREA DRAIN
	CLEANOUT (3) CS.00
	RPBA (10) CS.00

NOTES	
1.	EX SIDE SEWER LOCATION SHOWN IS APPROXIMATE BASED ON CITY OF MERCER ISLAND GIS RECORDS. FIELD VERIFY LOCATION AND DEPTH.
2.	SIDE SEWER DISCONNECTION AND RECONNECTION PER CITY OF MERCER ISLAND STANDARD DETAIL S-22.
3.	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.
4.	REFER TO LANDSCAPE FOR PLANTING DESIGN AND PEDESTRIAN PAVEMENTS, PAVERS, AND AMENITIES.
5.	CONCRETE PAVEMENT TO BE DOWELED INTO BUILDING FOUNDATION AT FLUSH THRESHOLD TO MITIGATE GRADE CHANGE FROM DIFFERENTIAL SETTLEMENT.
6.	CONCRETE PANELS SHALL BE JOINTED SO THAT NO PANEL EXCEEDS 14'X14' OR HAS A LENGTH TO WIDTH RATIO OF GREATER THAN 1.25.
7.	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.
8.	TRENCH DRAIN SHALL BE ACO KLASSIKRAIN K200 OR AN APPROVED EQUAL, AND SHALL INCLUDE IN-LINE CATCH BASIN WITH SUMP AT THE DOWNSTREAM END. GRATE SHALL BE DUCTILE IRON, LOADING CLASS B, AND BE ADA COMPLIANT AND HEEL PROOF.
9.	OBTAIN RIGHT-OF-WAY USE PERMIT FROM THE CITY OF MERCER ISLAND PRIOR TO CONSTRUCTING ANY UTILITIES IN THE RIGHT-OF-WAY.



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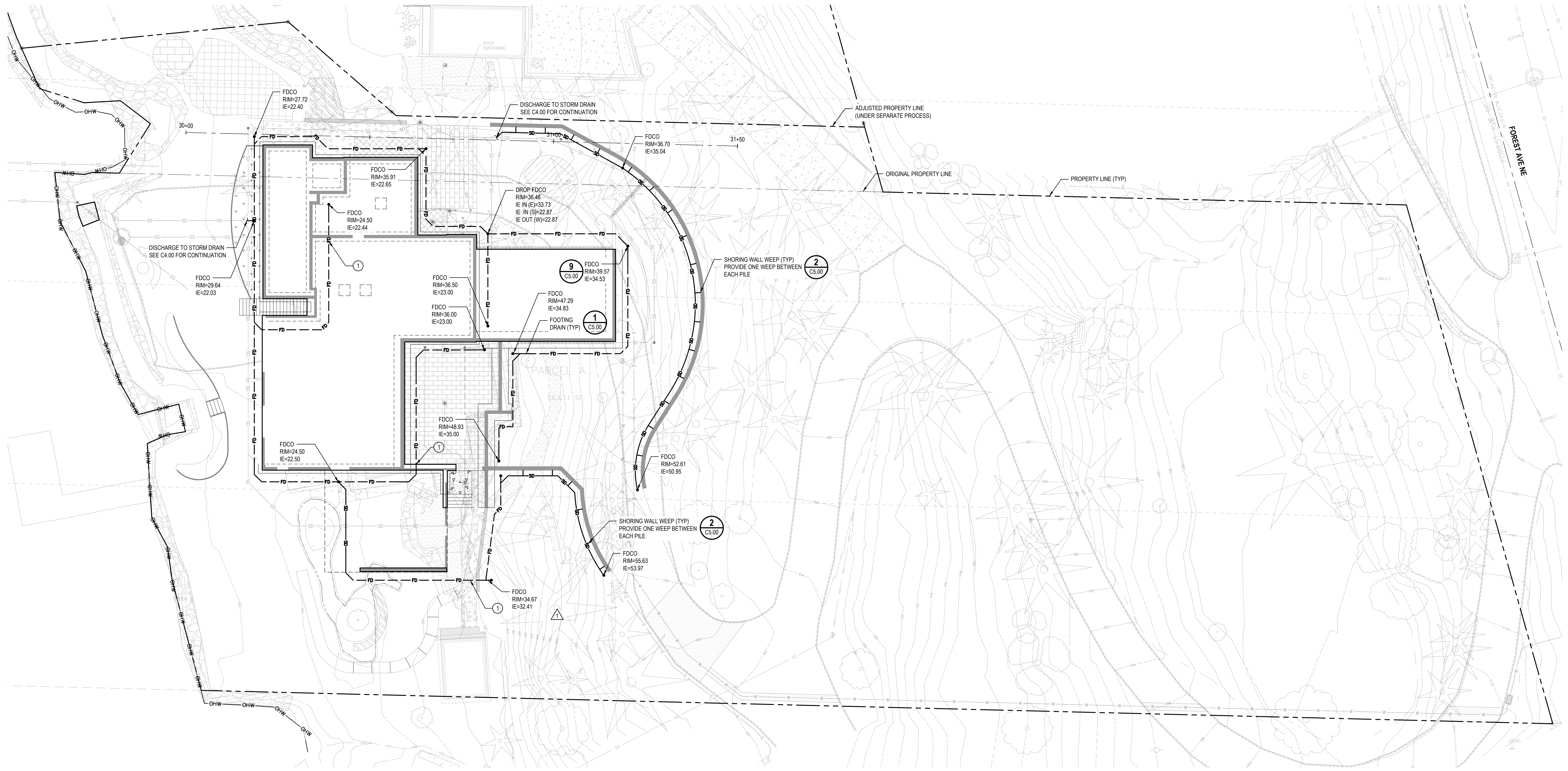


project engineer:	EAP
project manager:	BCR
drawn by:	EAP/JVL
checked by:	TJE
job no.:	2200707
revisions:	
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1	02/23/24 R1 PERMIT
no.:	date:
description:	

PERMIT SET
09.08.2023
title:
PAVING & UTILITY PLAN

sheet:
C4.00





LEGEND

---	PROPERTY LINE
SD	STORM DRAIN
FD	FOOTING DRAIN
•	FOOTING DRAIN CLEANOUT
■	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.

9
CS.00

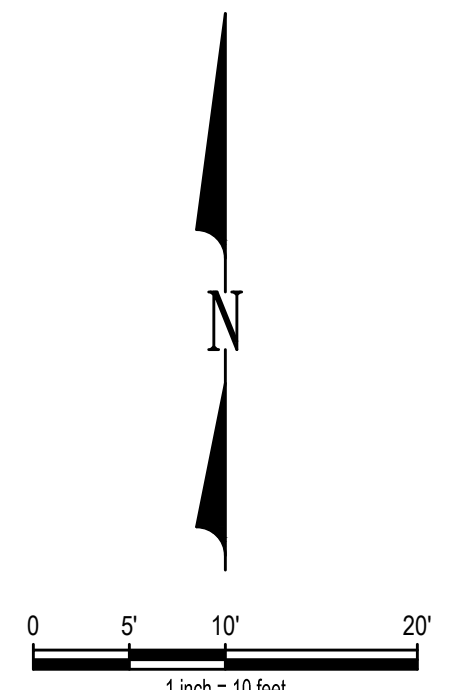
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CS.00

2
CS.00

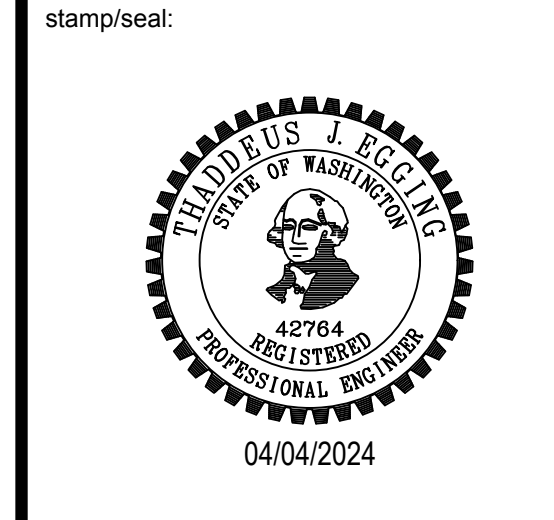
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CS.00

1
CS.00

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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:

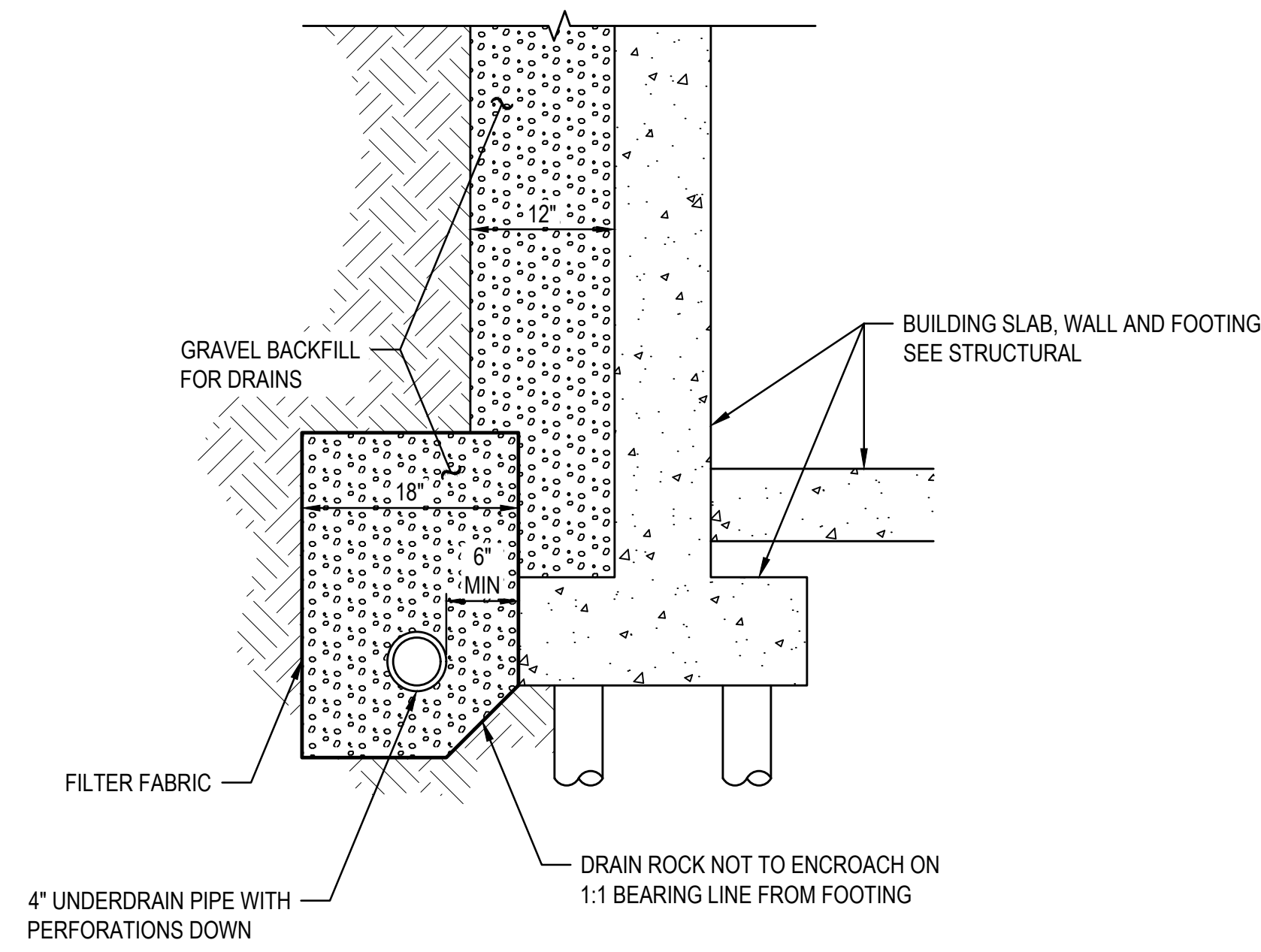
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no.	date:	description:

PERMIT SET
09.08.2023

title:
SUBSURFACE DRAINAGE PLAN

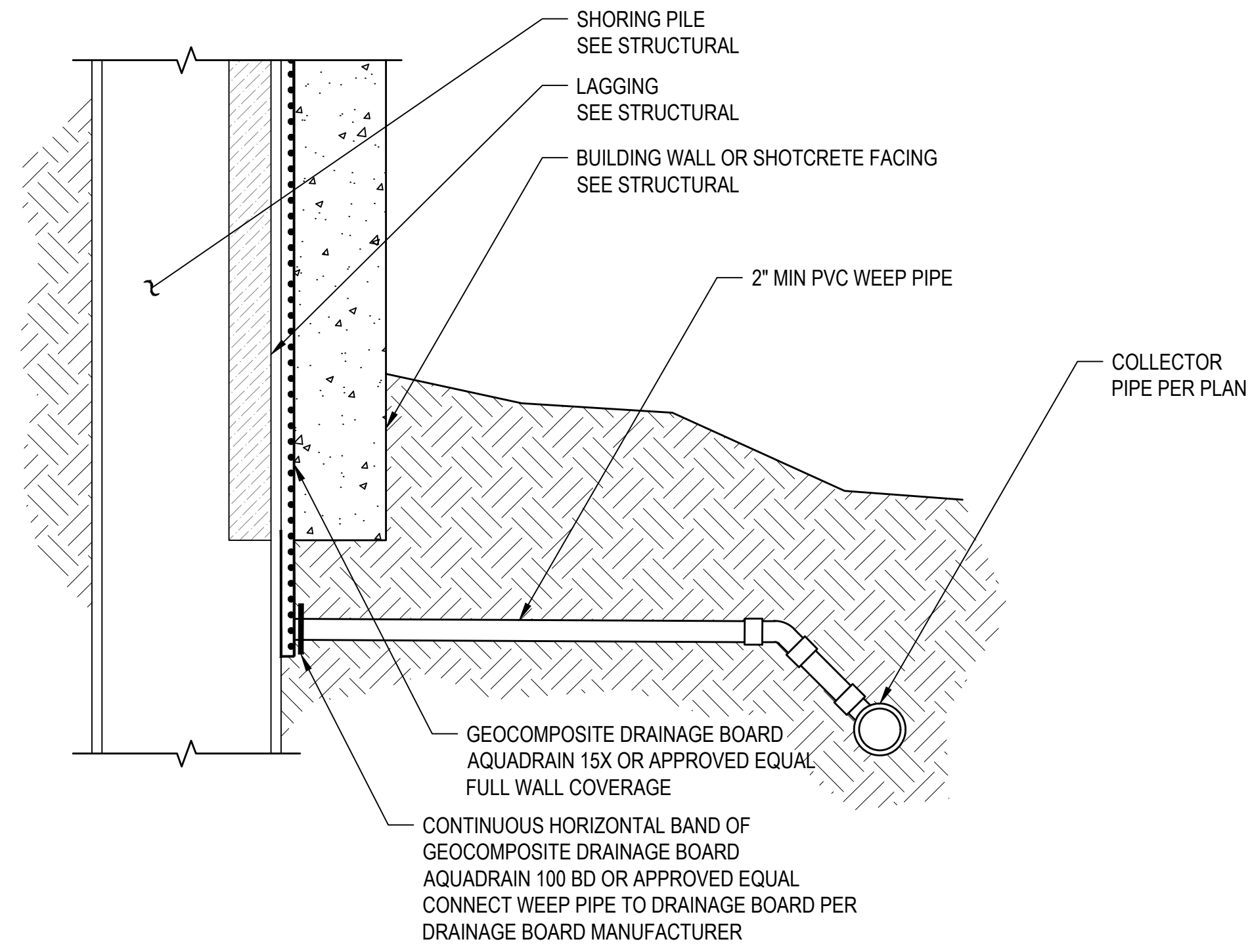
sheet:
C4.50





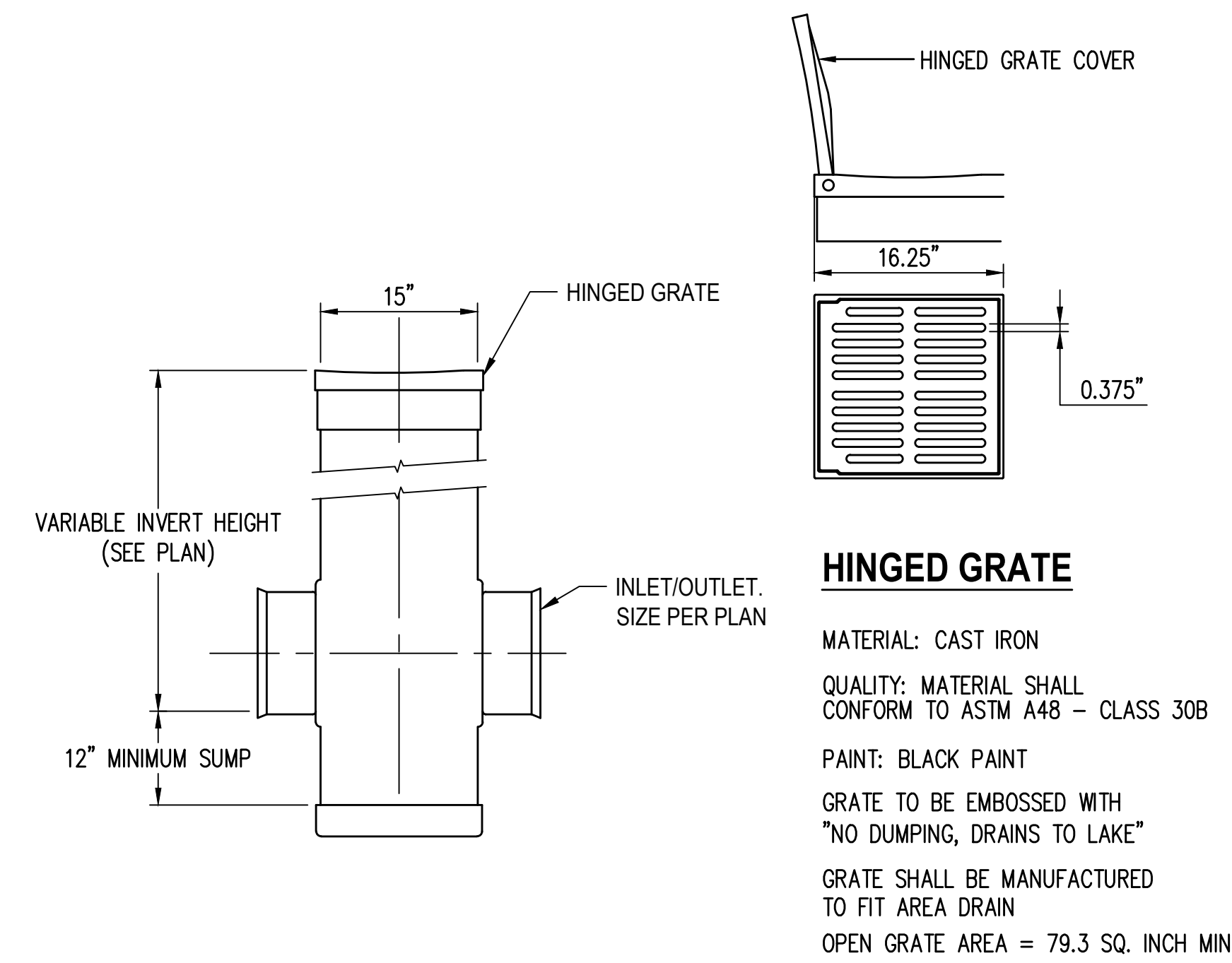
FOOTING DRAIN

1
C4.50



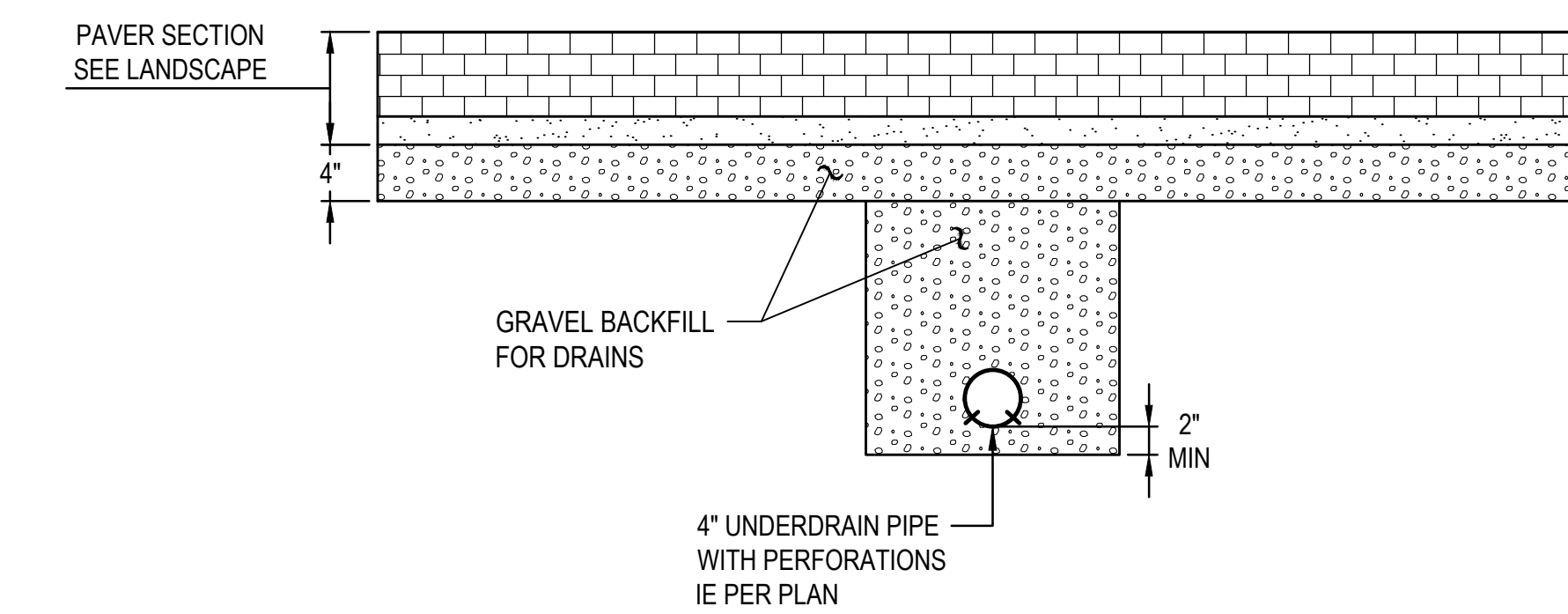
SHORING WALL DRAIN

2
C4.50



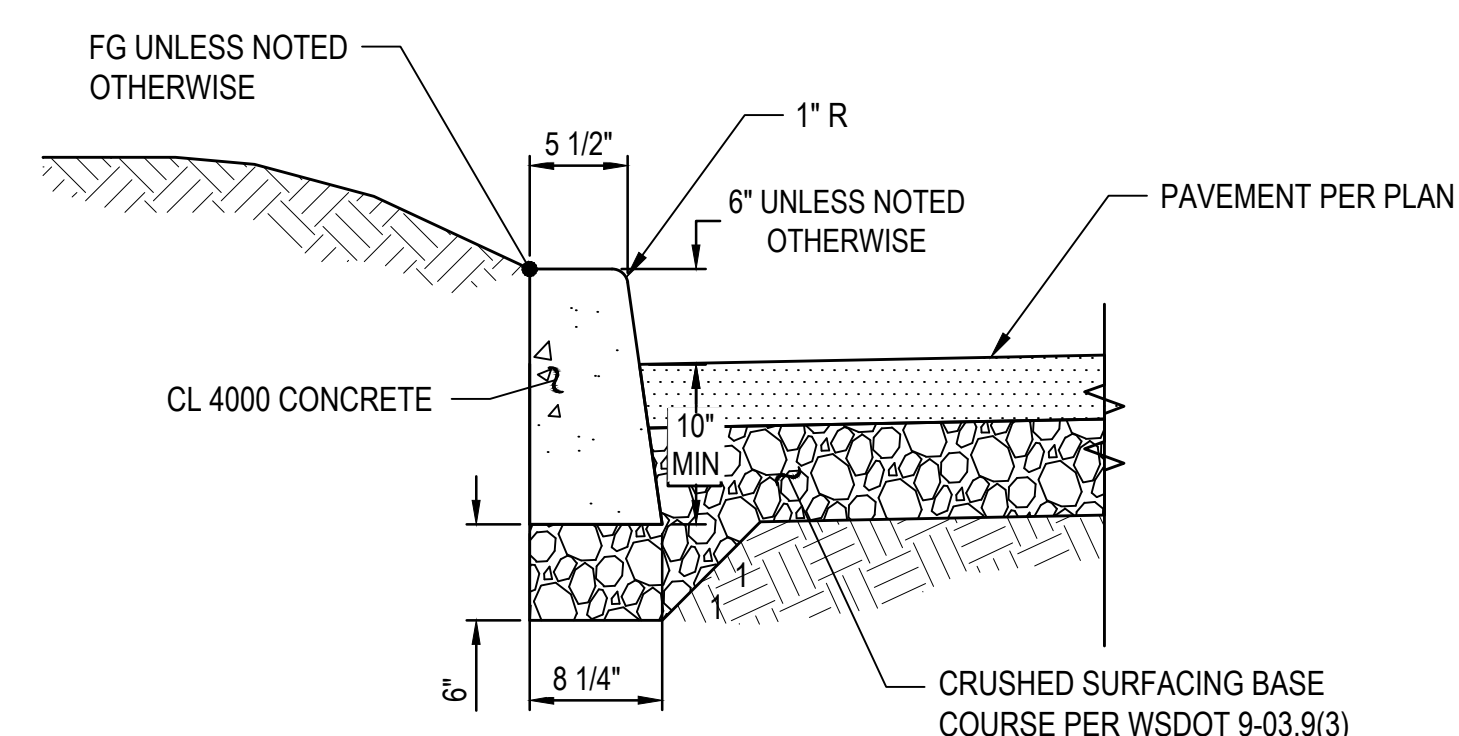
PVC AREA DRAIN

3
C4.00, C4.50



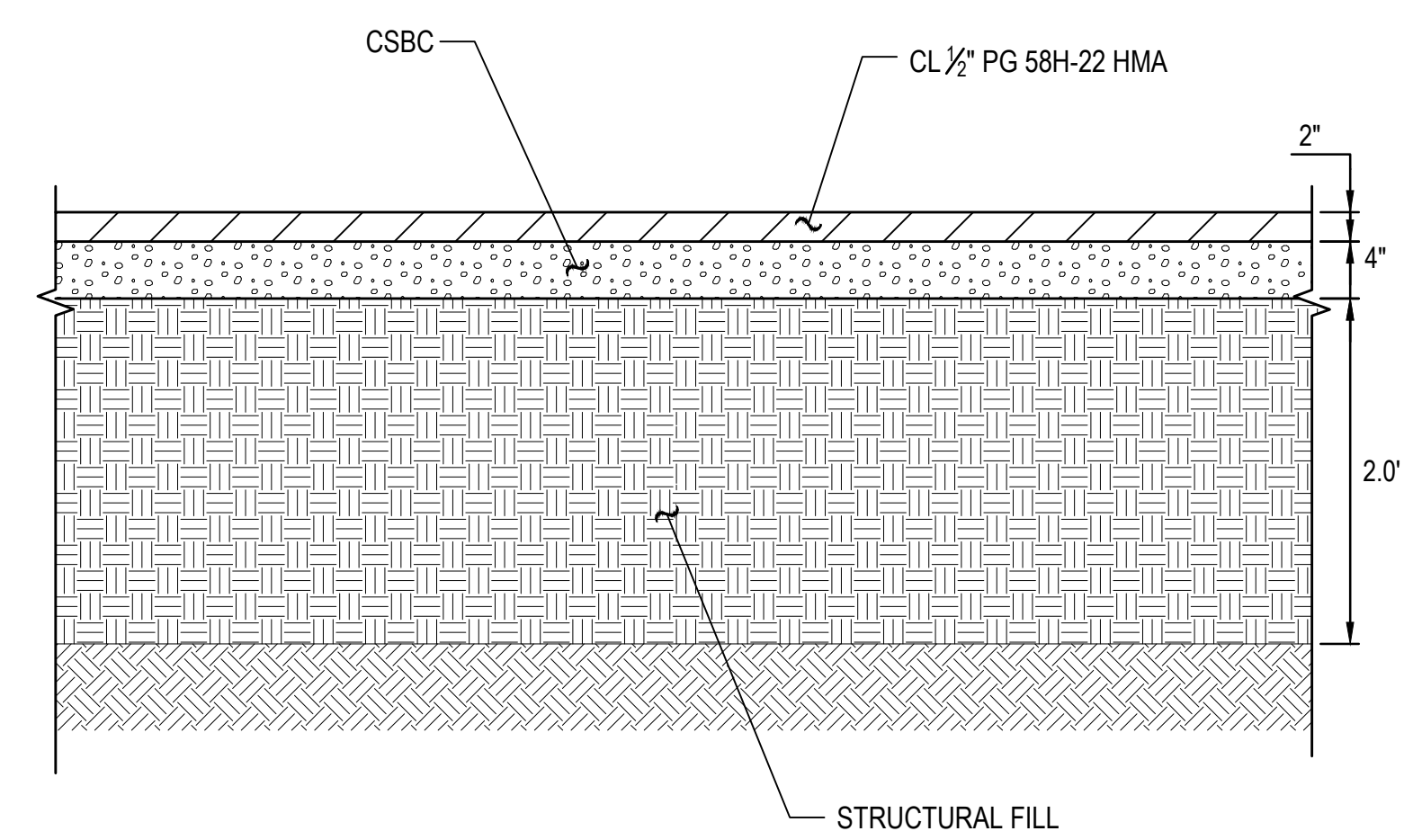
PAVER UNDERDRAINS

4
C4.00



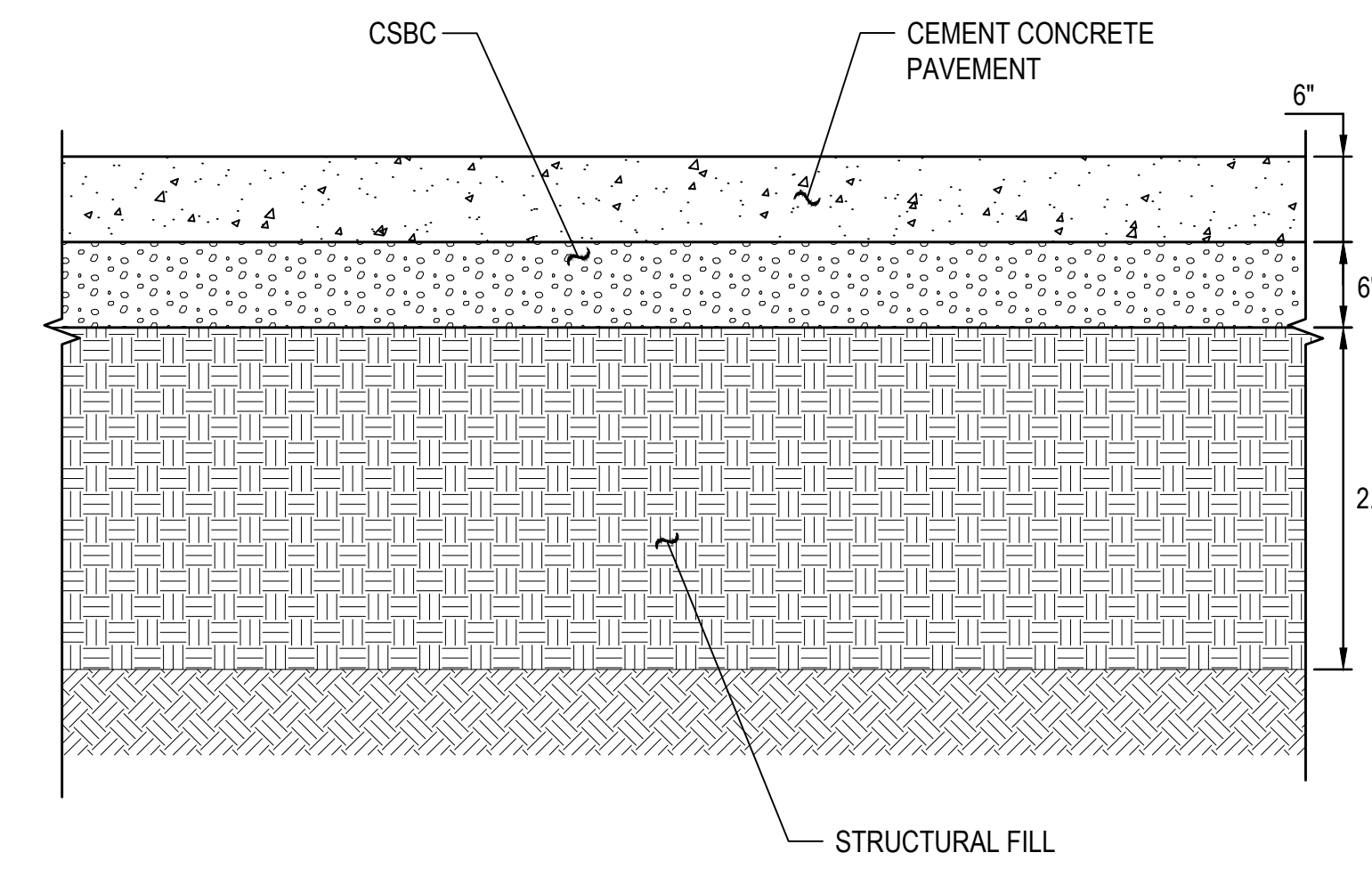
VERTICAL CURB

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

Cover the top and/or other side of tree protection area. See Drawings/Plan for fence placement.

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 AREA (TPZ)

KEEP OUT!

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- Notes**

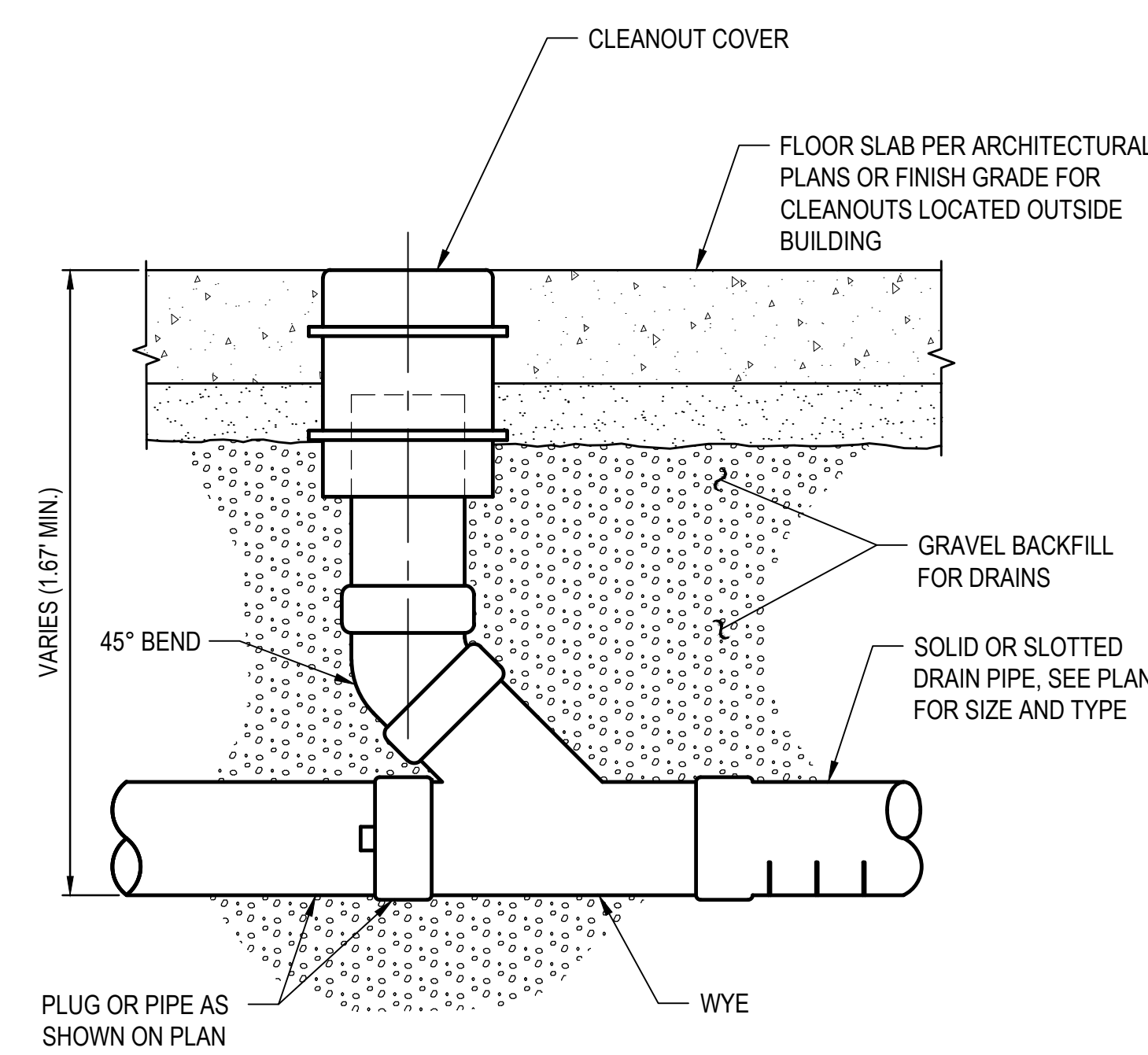
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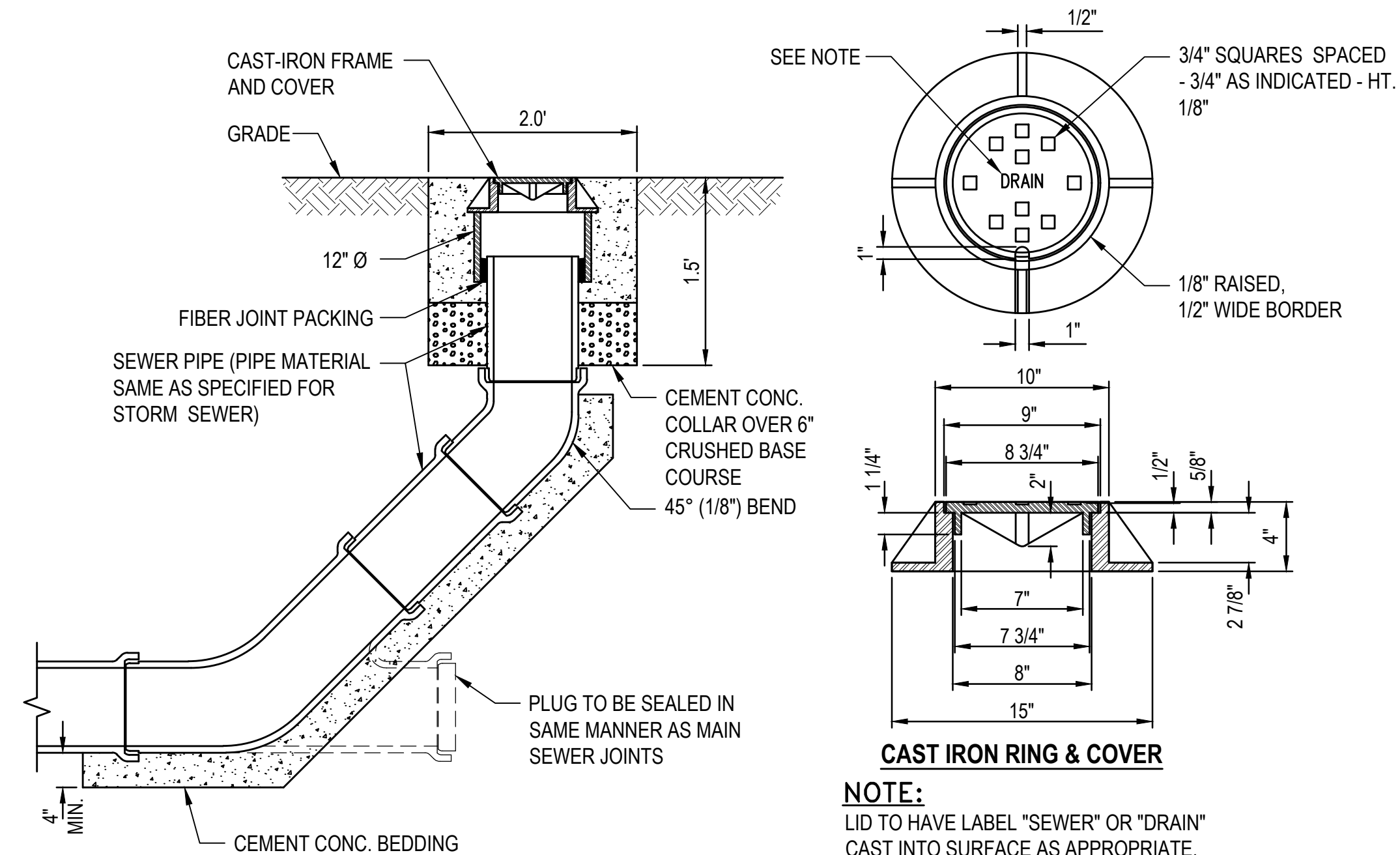
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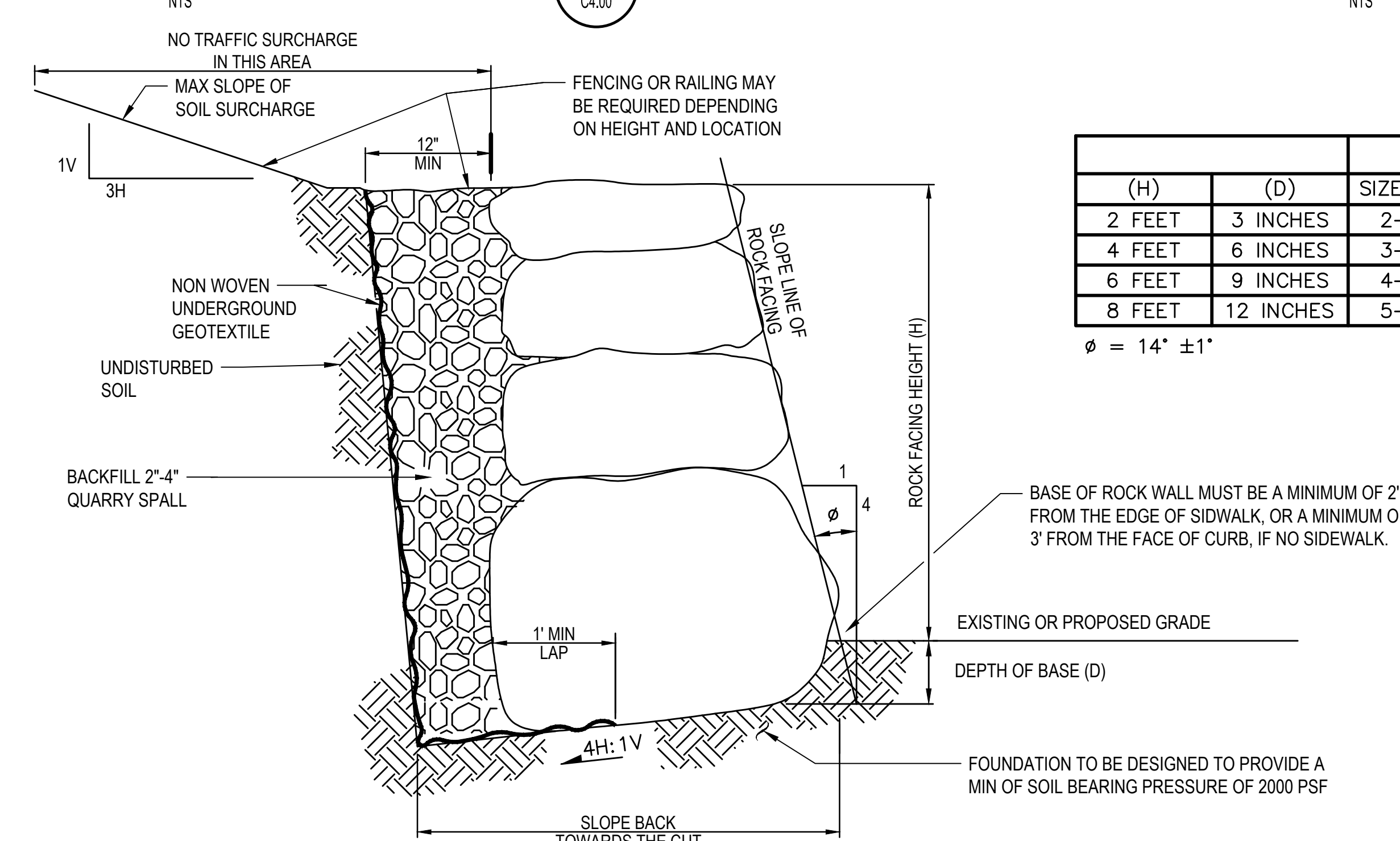
FOOTING DRAIN CLEANOUT DETAIL

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

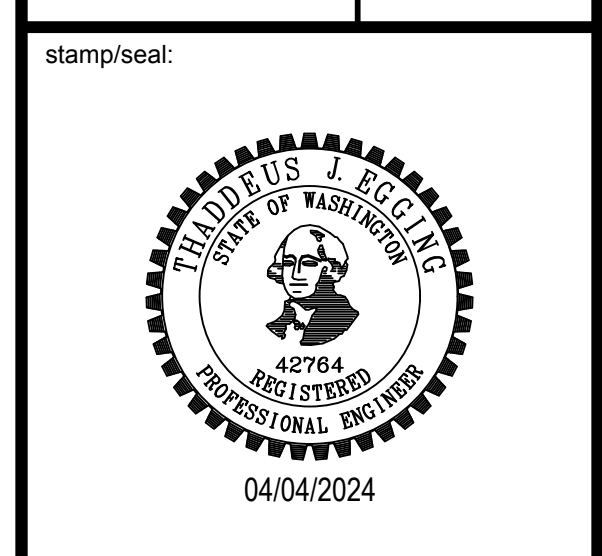
φ = 14" ± 1"

BASE OF ROCK WALL MUST BE A MINIMUM OF 2' FROM THE EDGE OF SIDEWALK, OR A MINIMUM OF 3' FROM THE FACE OF CURB, IF NO SIDEWALK.

EXISTING OR PROPOSED GRADE

DEPTH OF BASE (D)

FOUNDATION TO BE DESIGNED TO PROVIDE A MIN OF SOIL BEARING PRESSURE OF 2000 PSF



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

revisions:

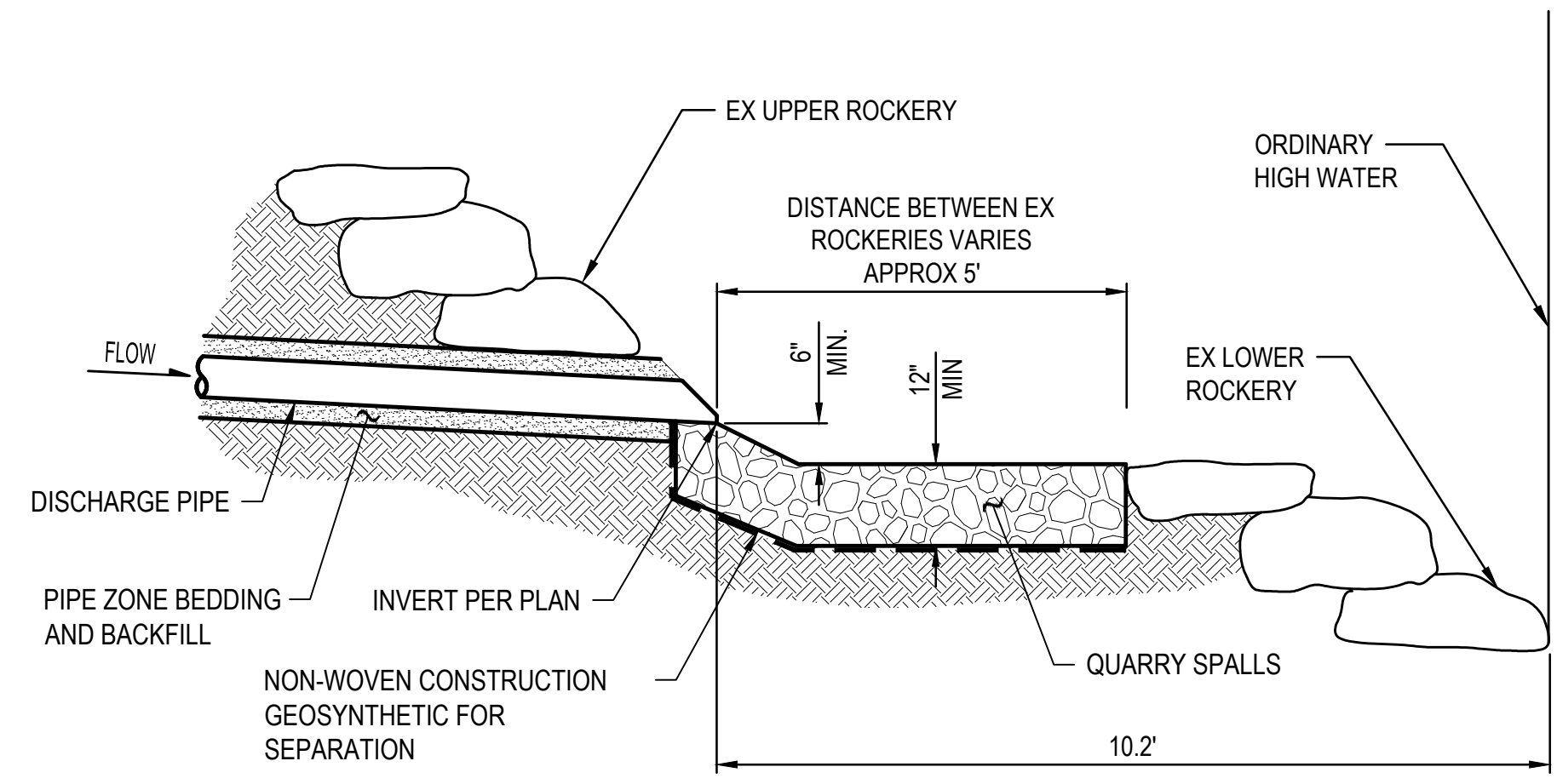
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09.08.2023

title:
CIVIL DETAILS

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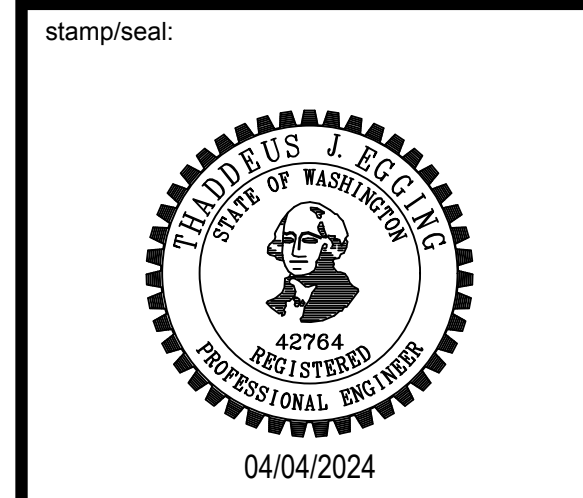
SPLASH PAD
NTS

1
C4.00



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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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PERMIT SET
09.08.2023

title:
CIVIL DETAILS

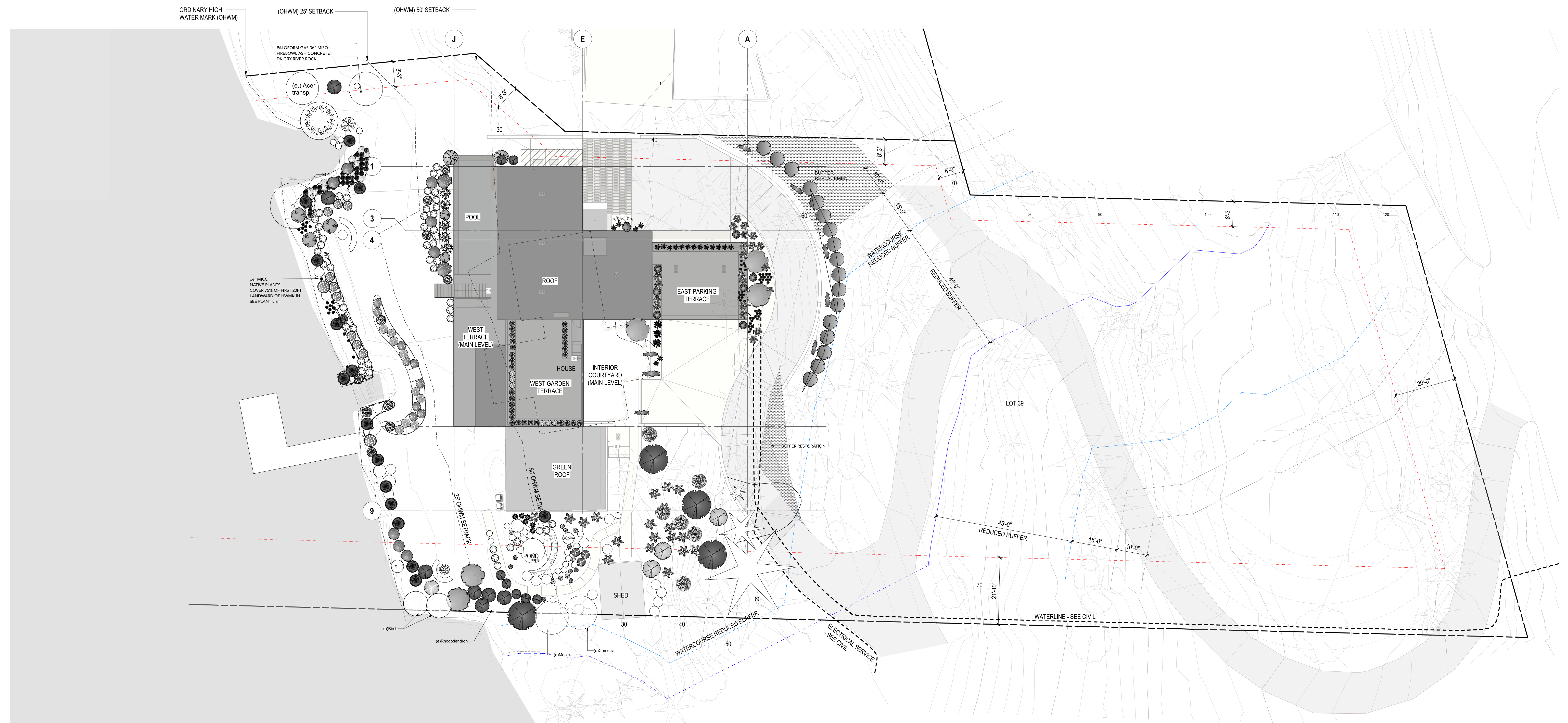
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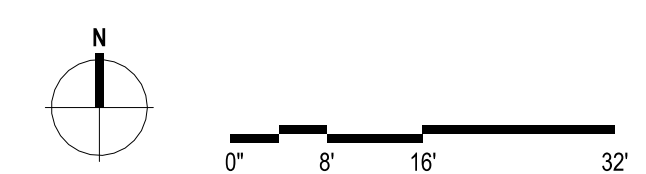
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SHEET NOTES

1 BOTH BUFFER REPLACEMENT AND RESTORATION AREAS TO BE ENHANCED WITH A MIX OF NATIVE SHRUBS, FERNS AND GROUND COVERS SUCH AS CORNUS SERICEA, RIBES SANGUINEUM, VACCINIUM OVATUM, AND CASSIPAA QUAMASH.



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



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

revisions:

3	04/06/24	R3 PERMIT
1	02/23/24	R1 PERMIT
no.	date:	description:

PERMIT SET
 04/09/2024

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LANDSCAPE PLAN

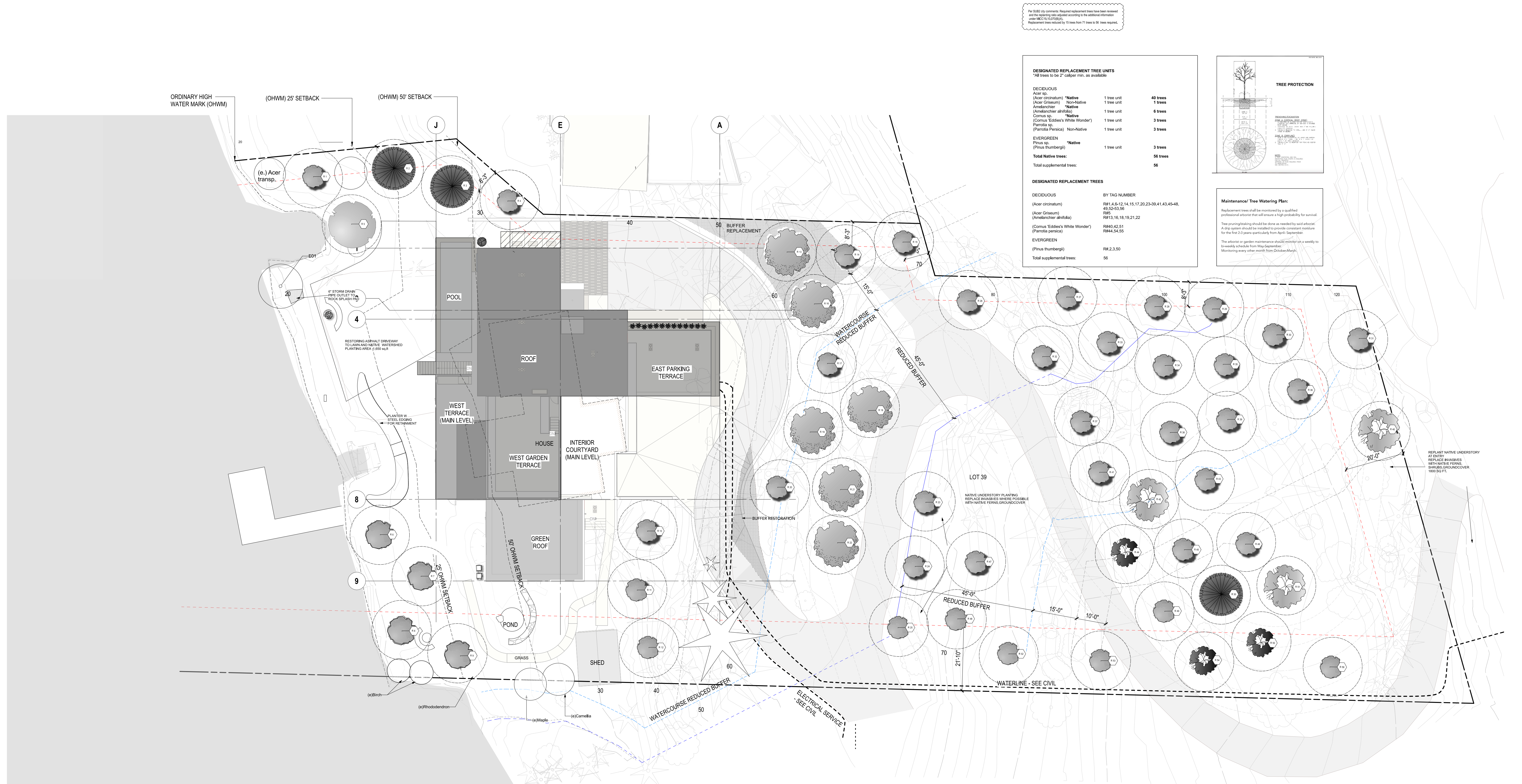
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stamp/seat

SHEET NOTES

1 BOTH BUFFER REPLACEMENT AND RESTORATION AREAS TO BE ENHANCED WITH A MIX OF NATIVE SHRUBS, FERNS AND GROUND COVERS SUCH AS CORNUS SERICEA, RBES SANGUINEUM, VACCINIUM OVATUM, AND CASSIASSA QUAMASH.

Plant ID	Qty	Botanical Name	Common Name	Setback (')	Remarks
1	1	Quercus douglasii	Red Oak	10'	
2	1	Quercus laevis	White Oak	10'	
3	1	Quercus agrifolia	Live Oak	10'	
4	1	Quercus macrocarpa	Shingle Oak	10'	
5	1	Quercus imberbis	Black Oak	10'	
6	1	Quercus lobata	Valley Oak	10'	
7	1	Quercus garryana	Garry Oak	10'	
8	1	Quercus hypoleuca	White Oak	10'	
9	1	Quercus muhlenbergii	White Oak	10'	
10	1	Quercus bicolor	White Oak	10'	
11	1	Quercus prinus	White Oak	10'	
12	1	Quercus macrocarpa	Shingle Oak	10'	
13	1	Quercus agrifolia	Live Oak	10'	
14	1	Quercus laevis	White Oak	10'	
15	1	Quercus douglasii	Red Oak	10'	
16	1	Quercus muhlenbergii	White Oak	10'	
17	1	Quercus bicolor	White Oak	10'	
18	1	Quercus prinus	White Oak	10'	
19	1	Quercus macrocarpa	Shingle Oak	10'	
20	1	Quercus agrifolia	Live Oak	10'	
21	1	Quercus laevis	White Oak	10'	
22	1	Quercus douglasii	Red Oak	10'	
23	1	Quercus muhlenbergii	White Oak	10'	
24	1	Quercus bicolor	White Oak	10'	
25	1	Quercus prinus	White Oak	10'	
26	1	Quercus macrocarpa	Shingle Oak	10'	
27	1	Quercus agrifolia	Live Oak	10'	
28	1	Quercus laevis	White Oak	10'	
29	1	Quercus douglasii	Red Oak	10'	
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32	1	Quercus prinus	White Oak	10'	
33	1	Quercus macrocarpa	Shingle Oak	10'	
34	1	Quercus agrifolia	Live Oak	10'	
35	1	Quercus laevis	White Oak	10'	
36	1	Quercus douglasii	Red Oak	10'	
37	1	Quercus muhlenbergii	White Oak	10'	
38	1	Quercus bicolor	White Oak	10'	
39	1	Quercus prinus	White Oak	10'	
40	1	Quercus macrocarpa	Shingle Oak	10'	
41	1	Quercus agrifolia	Live Oak	10'	
42	1	Quercus laevis	White Oak	10'	
43	1	Quercus douglasii	Red Oak	10'	
44	1	Quercus muhlenbergii	White Oak	10'	
45	1	Quercus bicolor	White Oak	10'	
46	1	Quercus prinus	White Oak	10'	
47	1	Quercus macrocarpa	Shingle Oak	10'	
48	1	Quercus agrifolia	Live Oak	10'	
49	1	Quercus laevis	White Oak	10'	
50	1	Quercus douglasii	Red Oak	10'	



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

0" 8' 16' 32'

spring greenworks

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

revisions:

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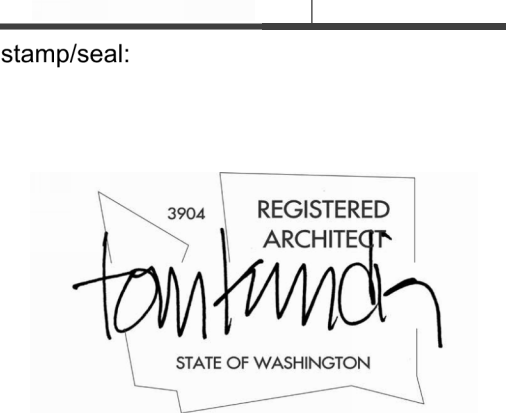
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PERMIT SET
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TREE REPLACEMENT PLAN

sheet:
L1.01



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

revisions:

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no.	date:	description:

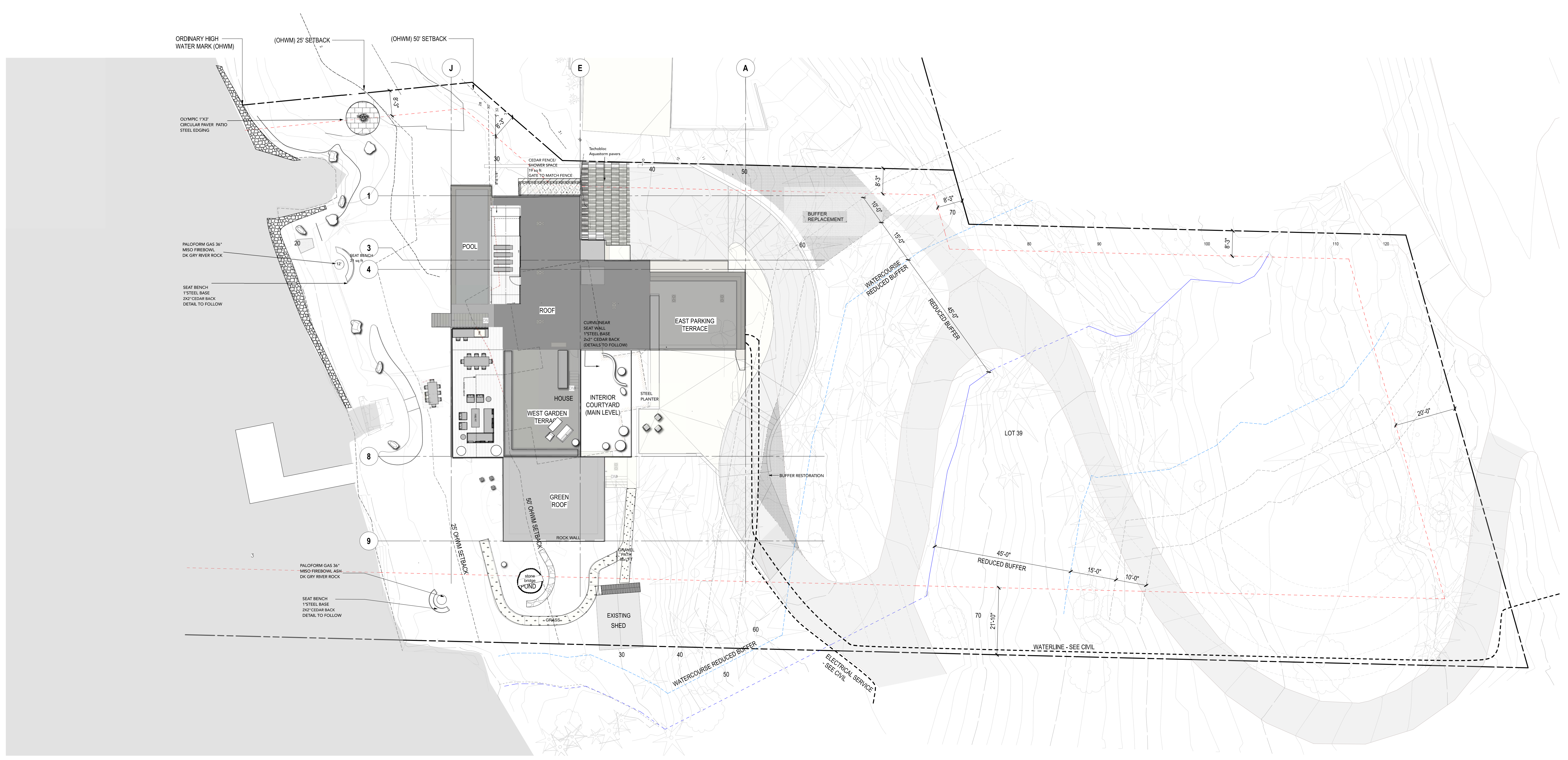
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**LANDSCAPE
 HARDSCAPES PLAN**

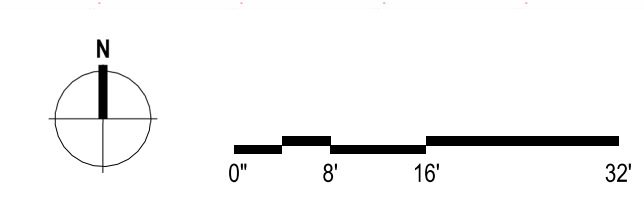
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SHEET NOTES

1 BOTH BUFFER REPLACEMENT AND RESTORATION AREAS TO BE ENHANCED WITH A MIX OF NATIVE SHRUBS, FERNS AND GROUND COVERS SUCH AS CORNUS SERICEA, RBES SANGUINEUM, VACCINIUM OVATUM, AND CASMIRIA QUAMISH.



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





WEST ELEVATION



ENTRY LOOKING EAST



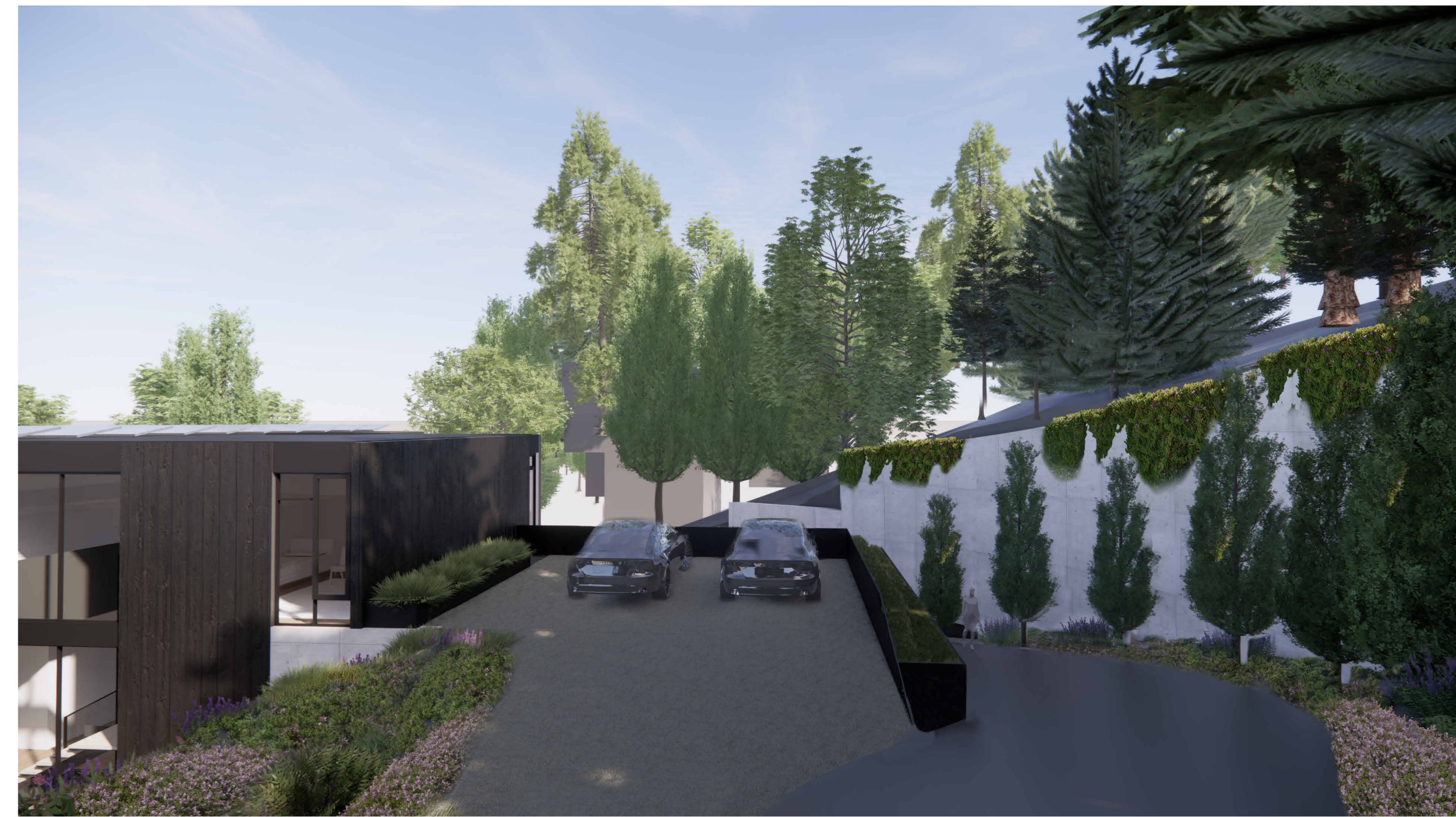
ENTRY LOOKING SOUTH



WEST ROOF TERRACE



COURTYARD LOOKING NORTH



EAST PARKING TERRACE



ENTRY LOOKING SOUTH



LIVING LOOKING SOUTH



WEST TERRACE



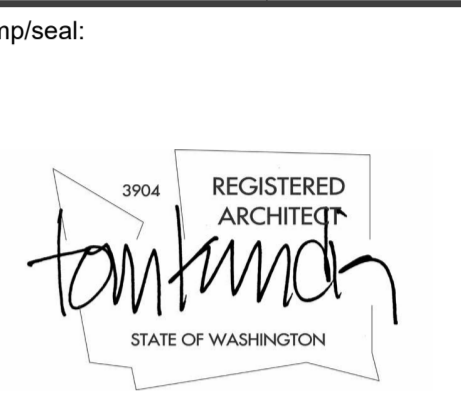
PRIMARY LOOKING WEST



LOOKING AT KITCHEN



STAIR TO WEST ROOF TERRACE



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

no.	date	description

PERMIT SET
04/09/2024

150:
BUILDING PERSPECTIVES

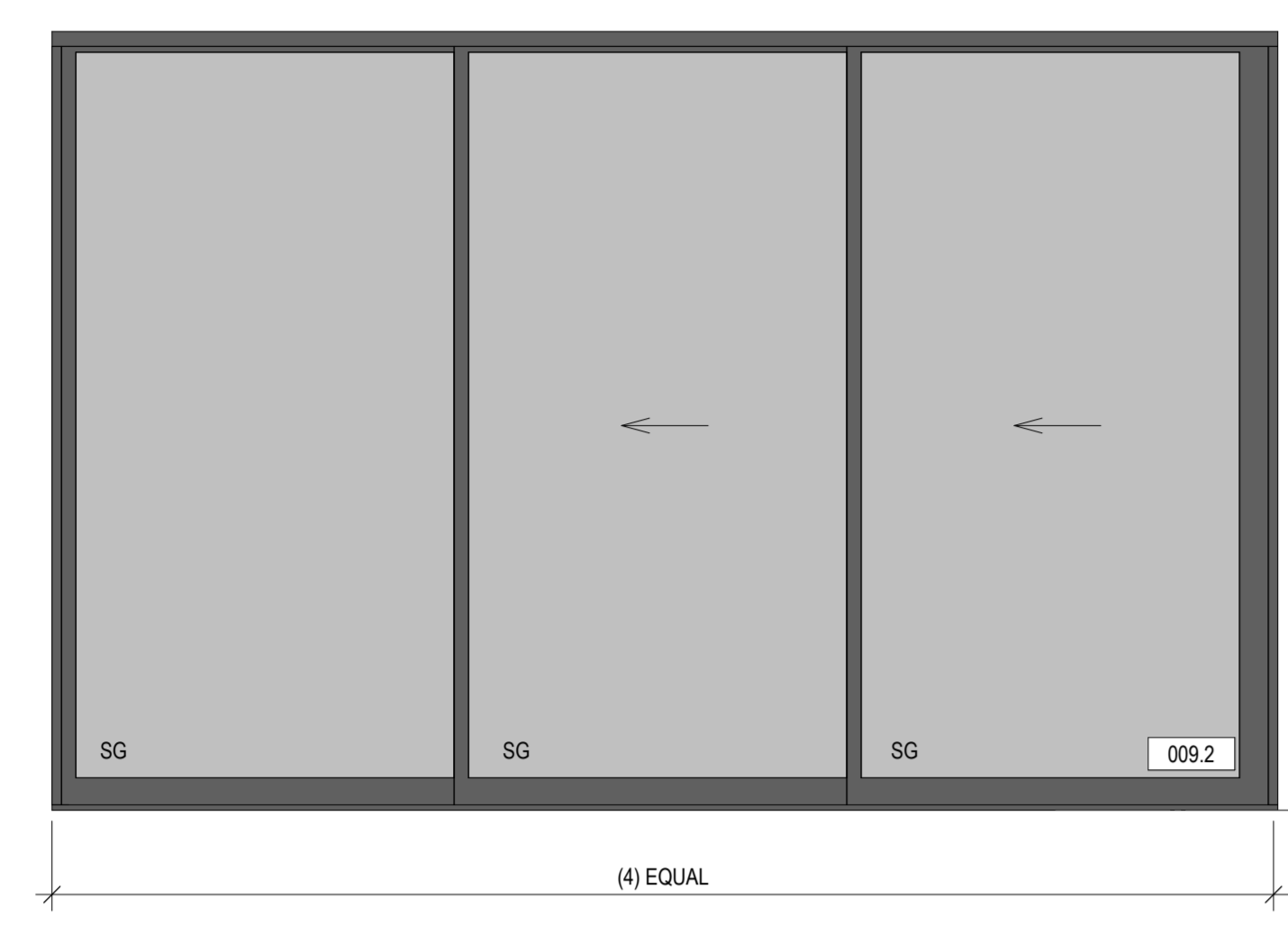
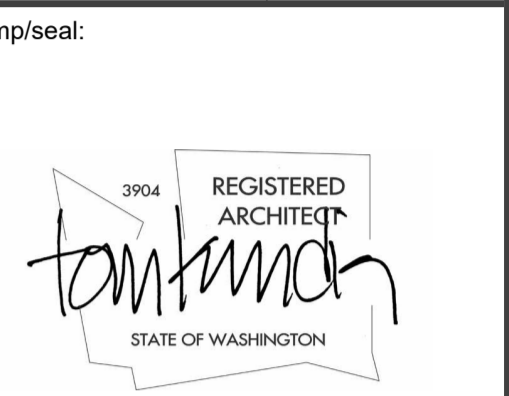
sheet:
A0.03

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

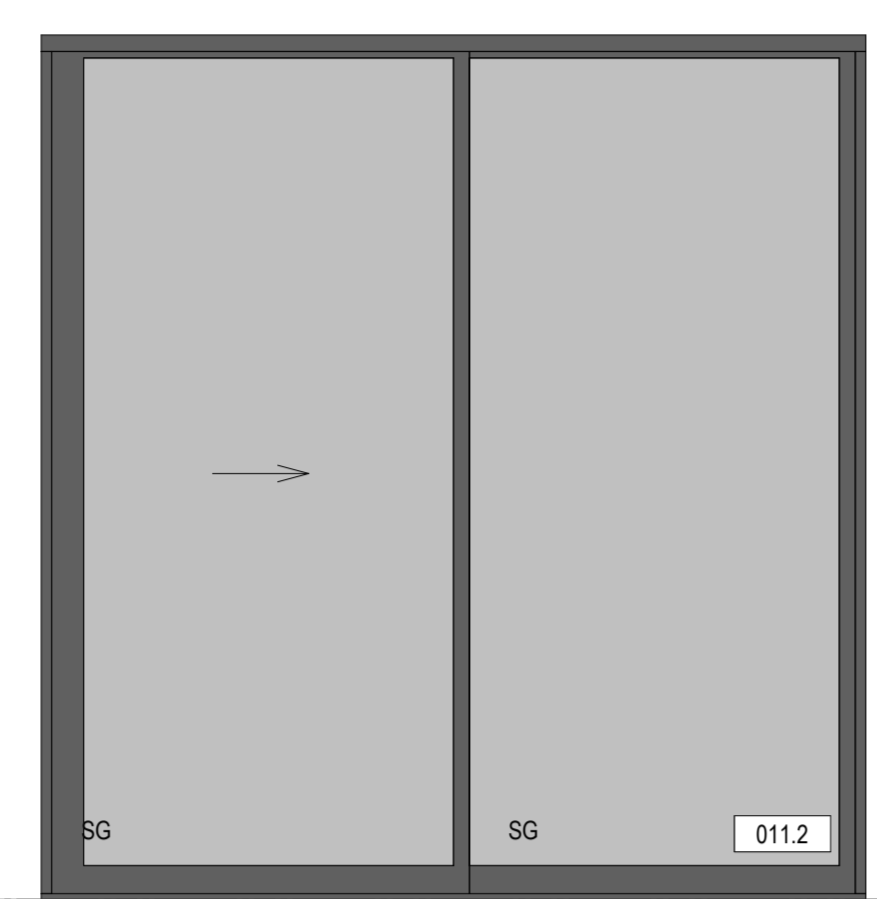
100 South Juniper St. Suite 800
 Seattle, Washington 98104 USA
 P: 206.461.6917
 olsonkundig.com

Olson Kundig

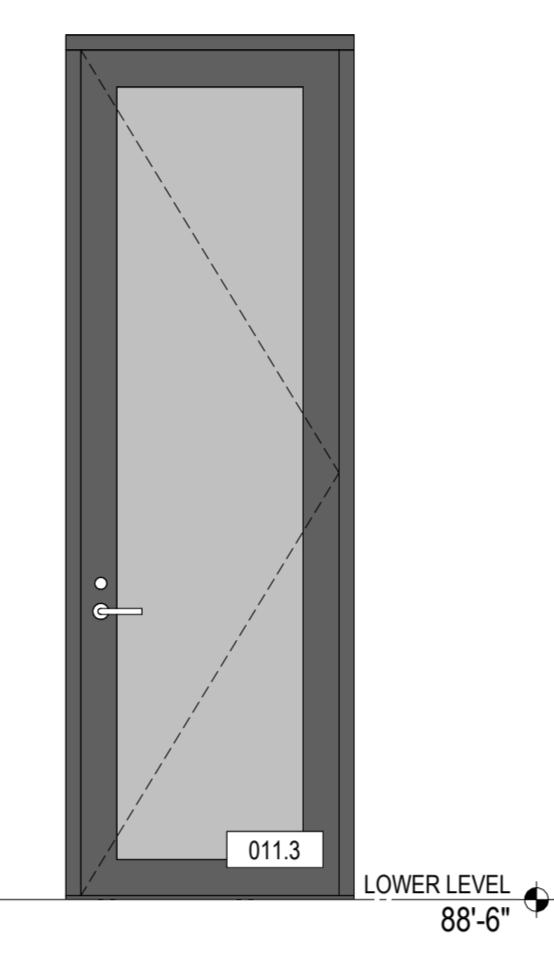
PROJECT:
FUSED ELEMENTS
 4525 FOREST AVE SE MERCER ISLAND WA 98040



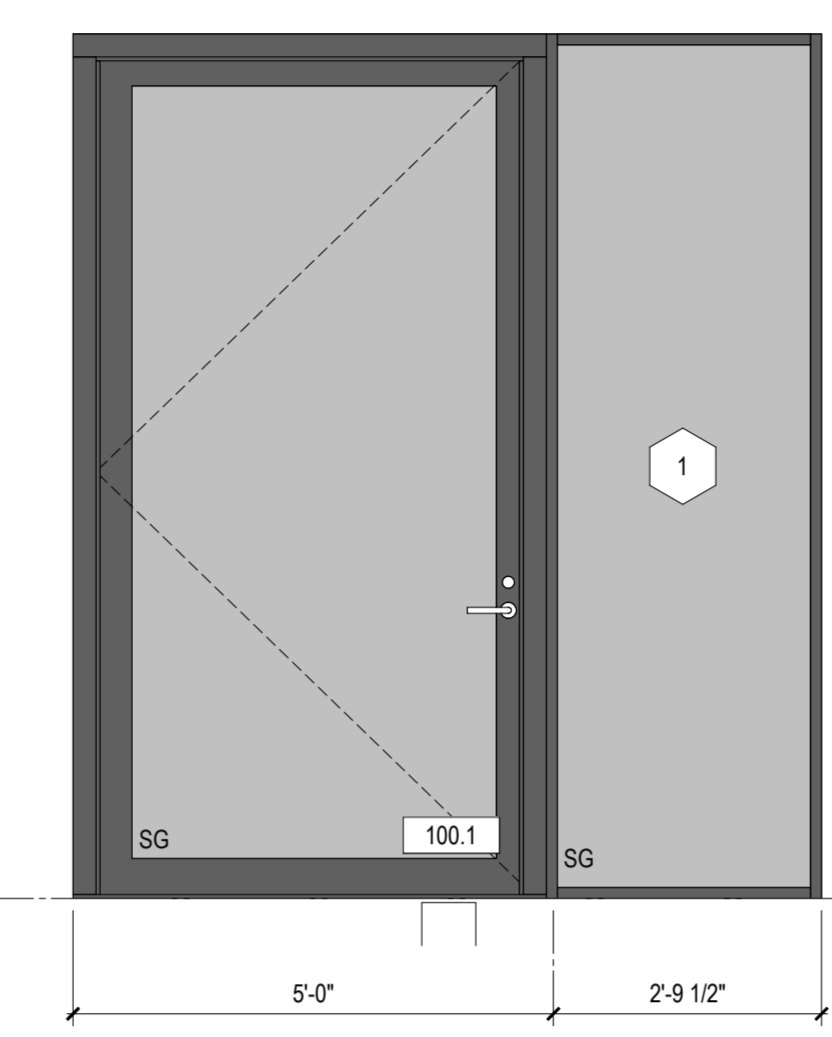
15 WEST - GYM
 SCALE: 1/2" = 1'-0"



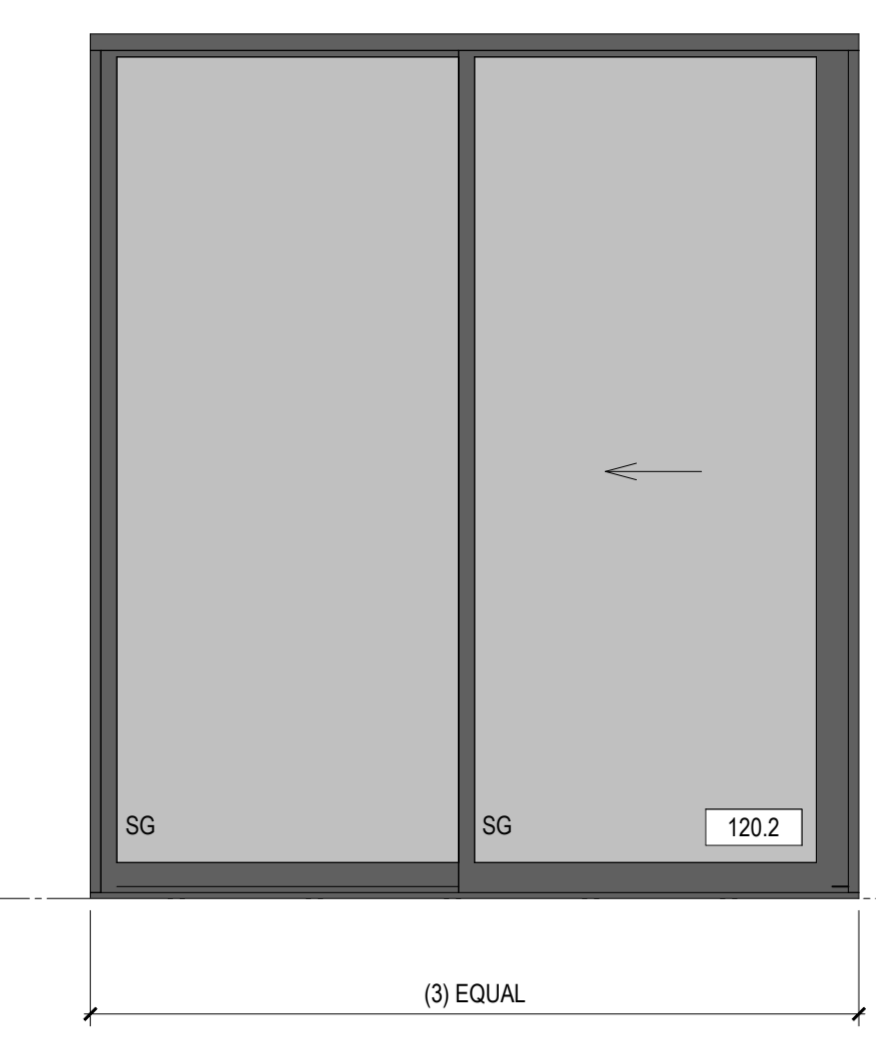
14 WEST - STUDIO
 SCALE: 1/2" = 1'-0"



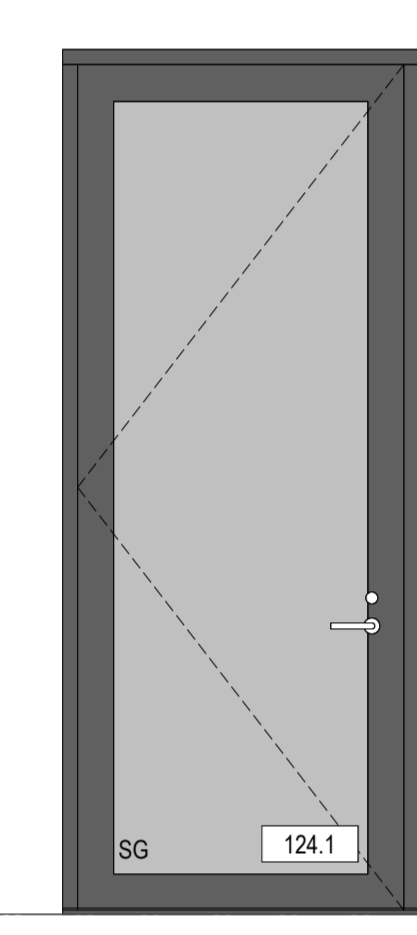
13 SOUTH - STUDIO
 SCALE: 1/2" = 1'-0"



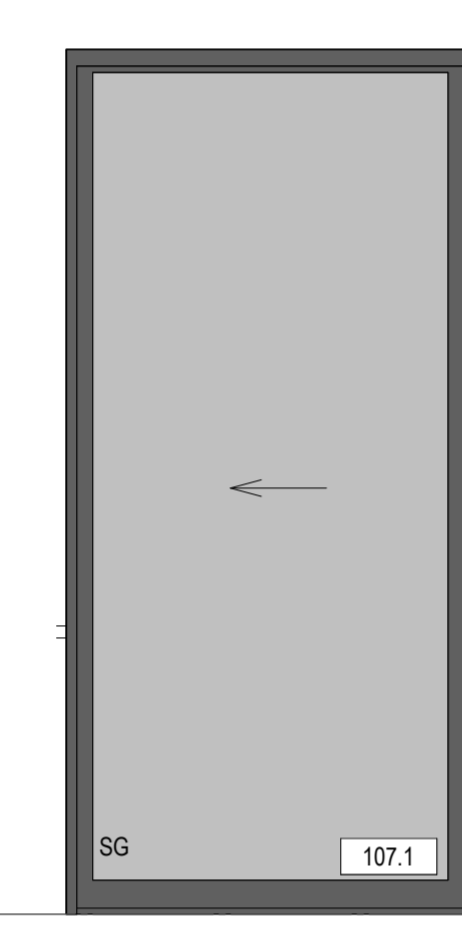
12 NORTH - ENTRY
 SCALE: 1/2" = 1'-0"



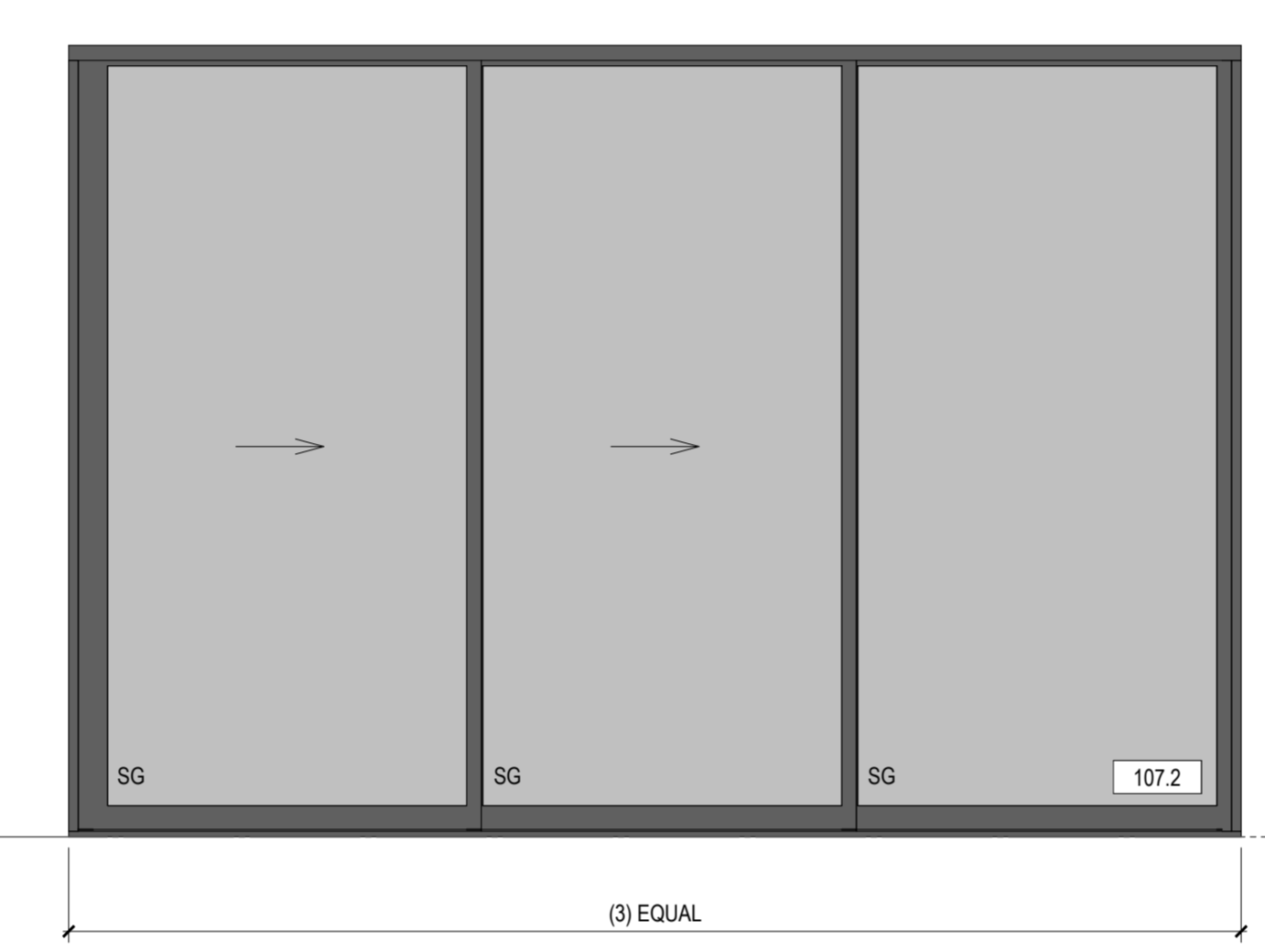
11 WEST - MEDIA
 SCALE: 1/2" = 1'-0"



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



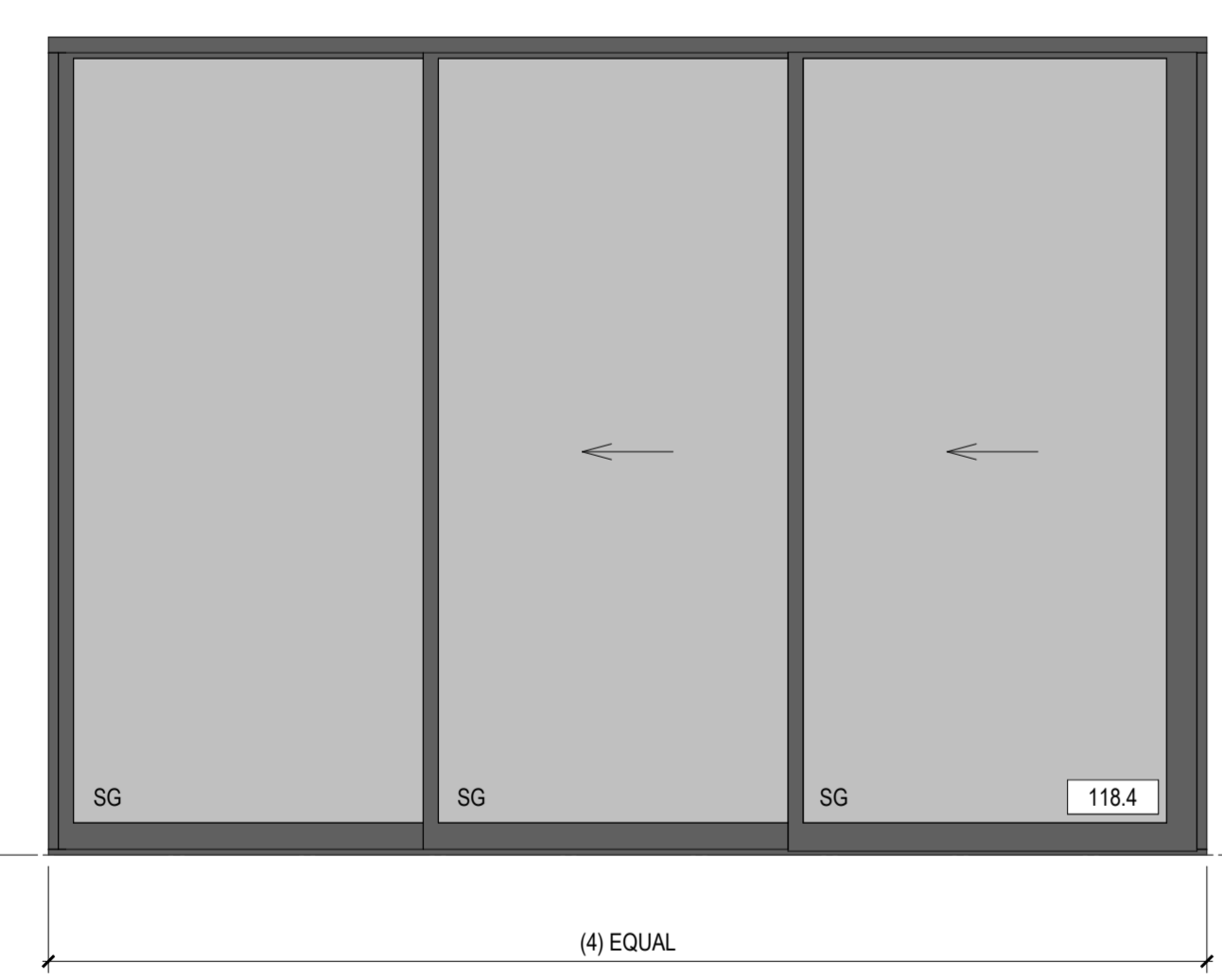
9 NORTH - KITCHEN
 SCALE: 1/2" = 1'-0"



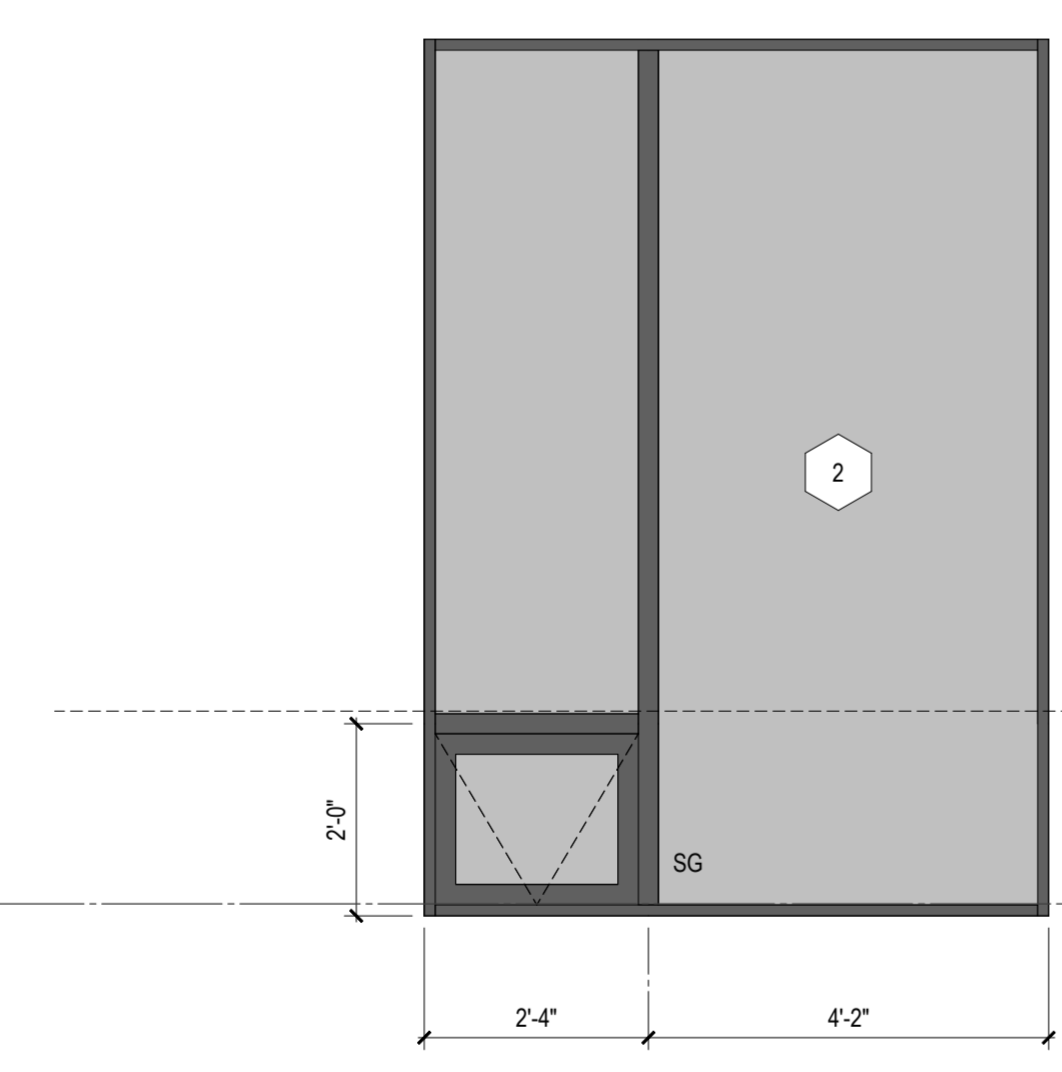
8 WEST - KITCHEN
 SCALE: 1/2" = 1'-0"



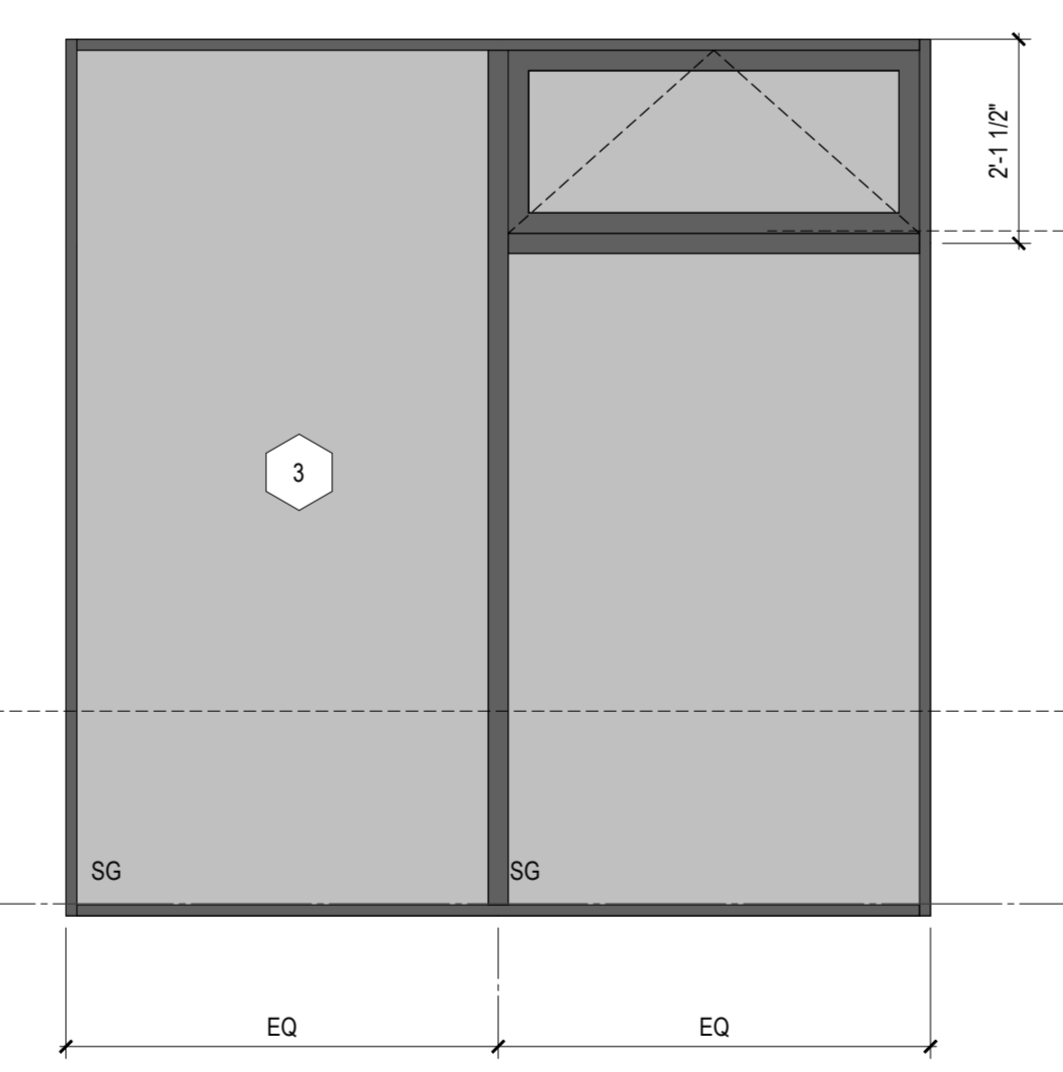
7 WEST - LIVING
 SCALE: 1/2" = 1'-0"



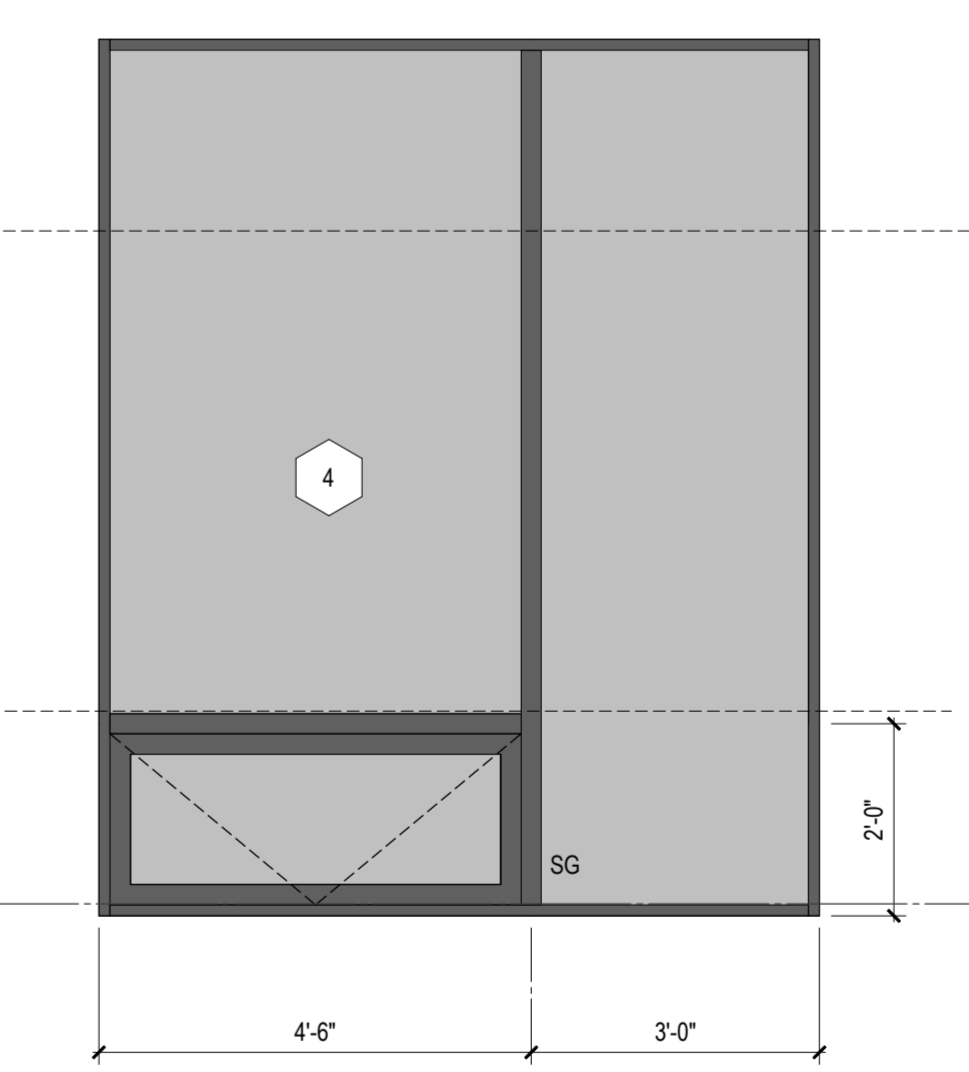
6 WEST E - PRIMARY SLIDING
 SCALE: 1/2" = 1'-0"



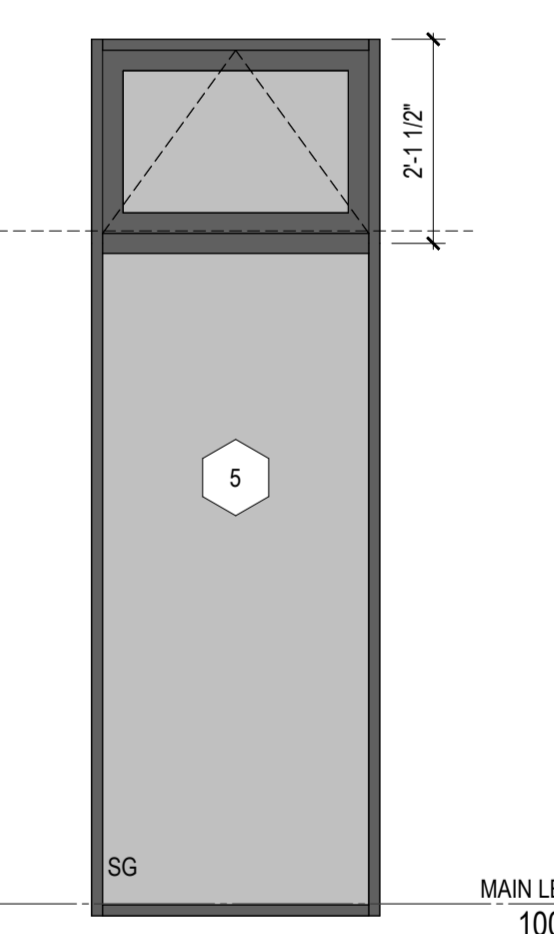
5 WEST - PRIMARY
 SCALE: 1/2" = 1'-0"



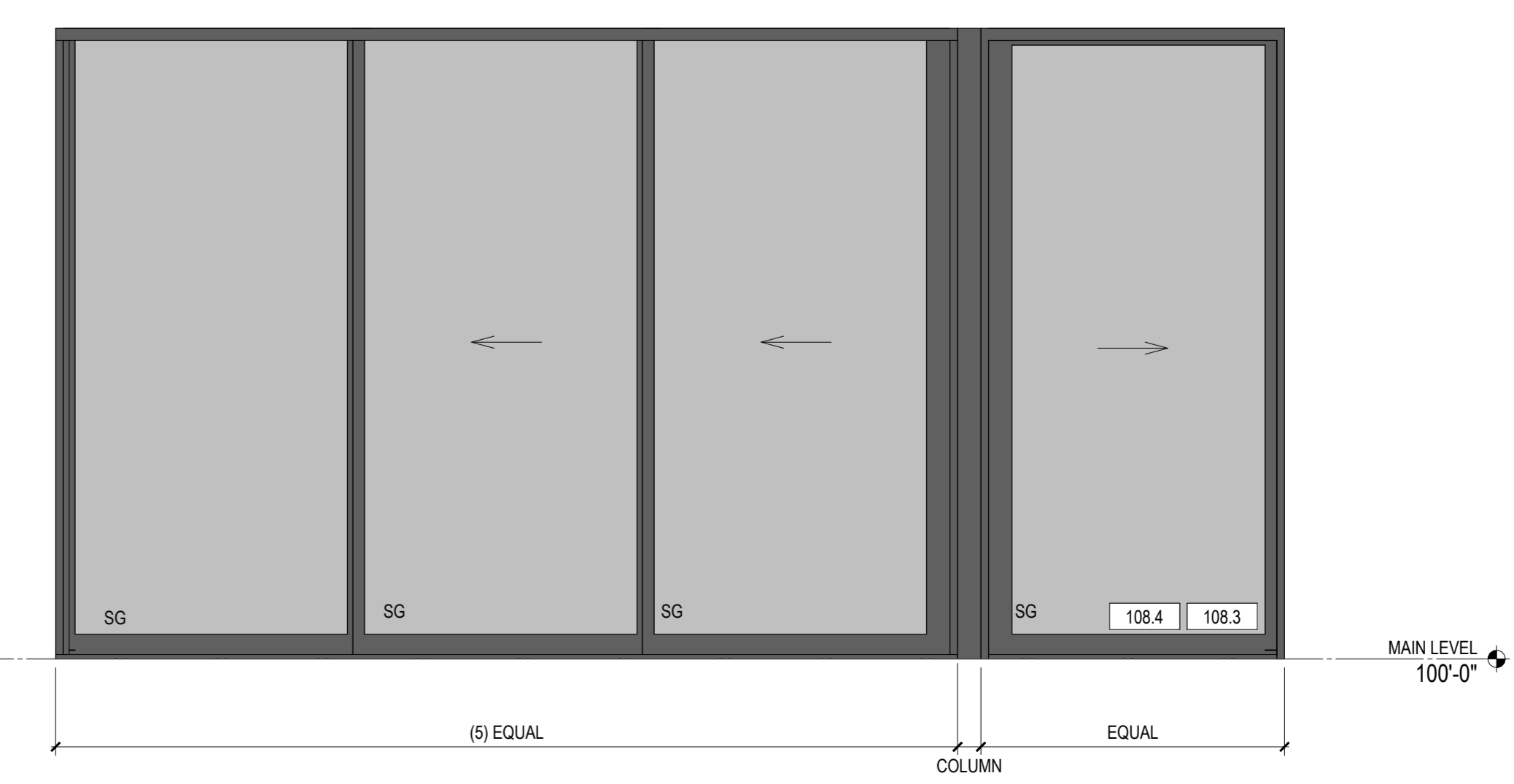
4 SOUTH - PRIMARY
 SCALE: 1/2" = 1'-0"



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
 04/09/2024

ISS: _____

WINDOW SCHEDULES

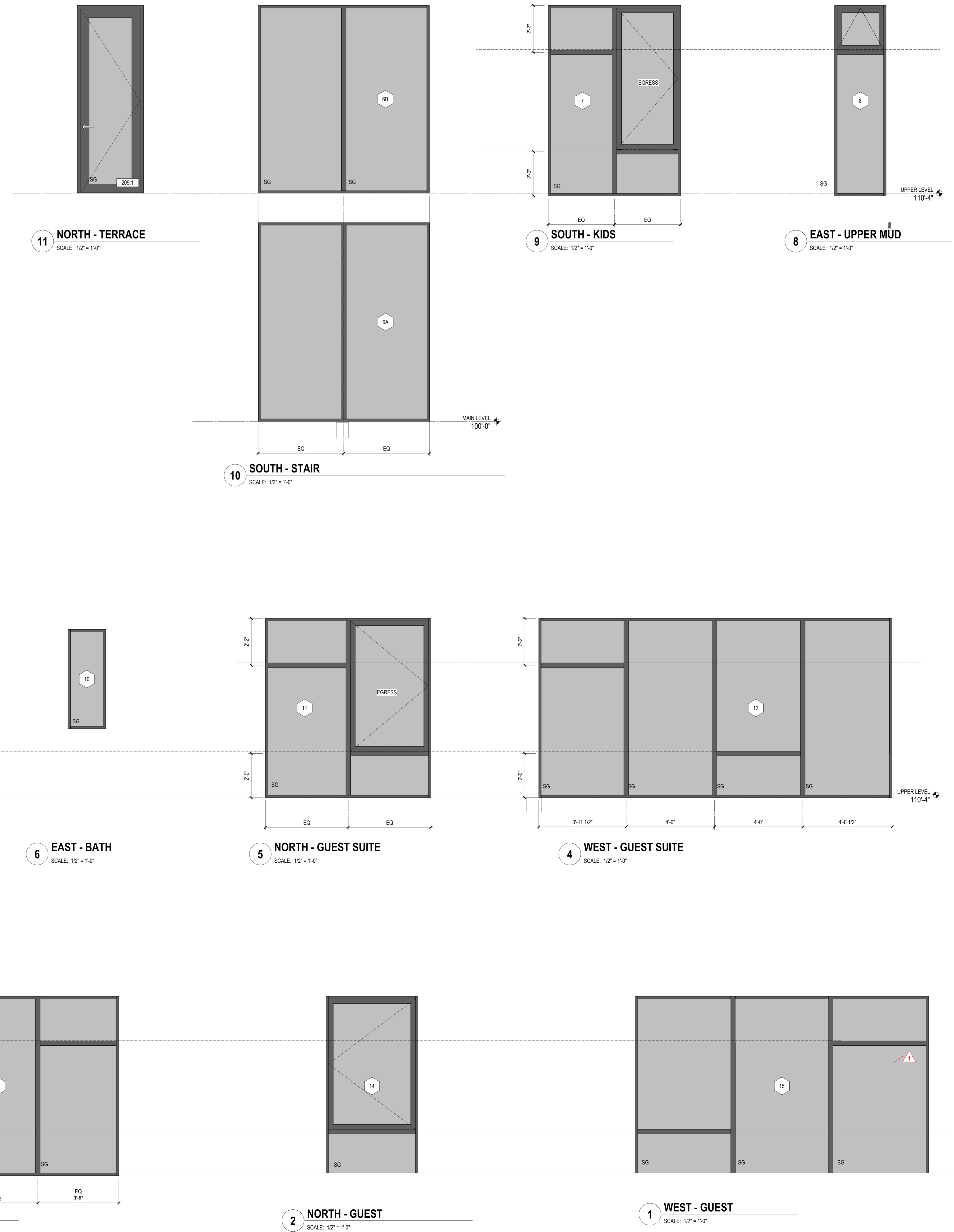
sheet:

A0.20

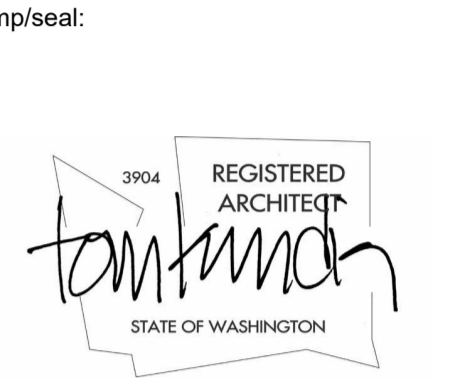
SHEET NOTES
1. SEE SHEET A0.24 FOR WINDOW AND DOOR SCHEDULES.

WINDOW LEGEND

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



Olson Kundig
PROJECT:
FUSED ELEMENTS
4525 FOREST AVE SE MERCEER ISLAND, WA 98040



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

revisions:

1	02/23/24	R1 PERMIT
no.	date	description

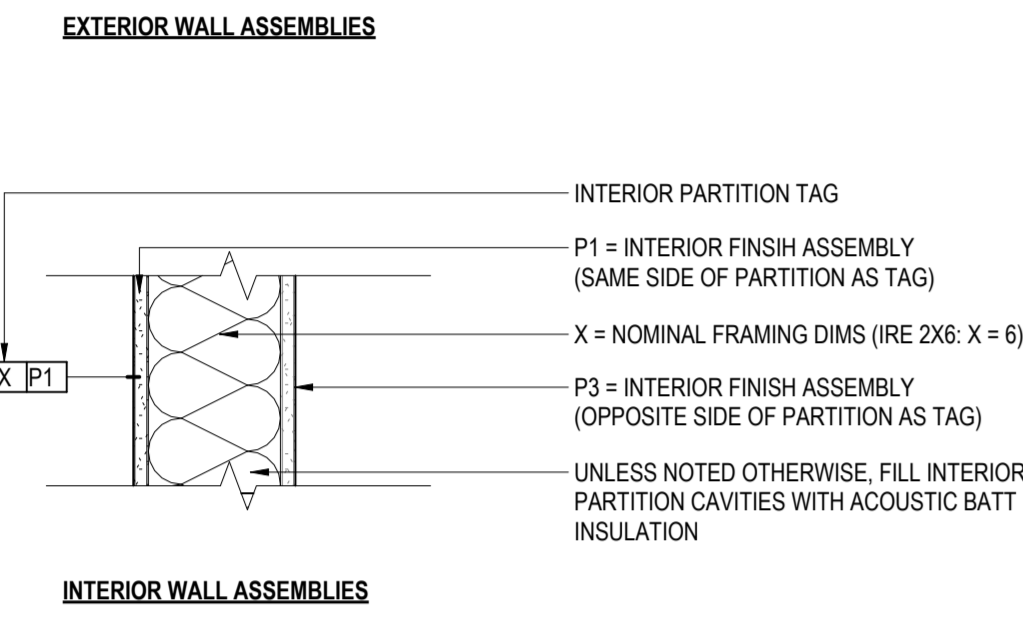
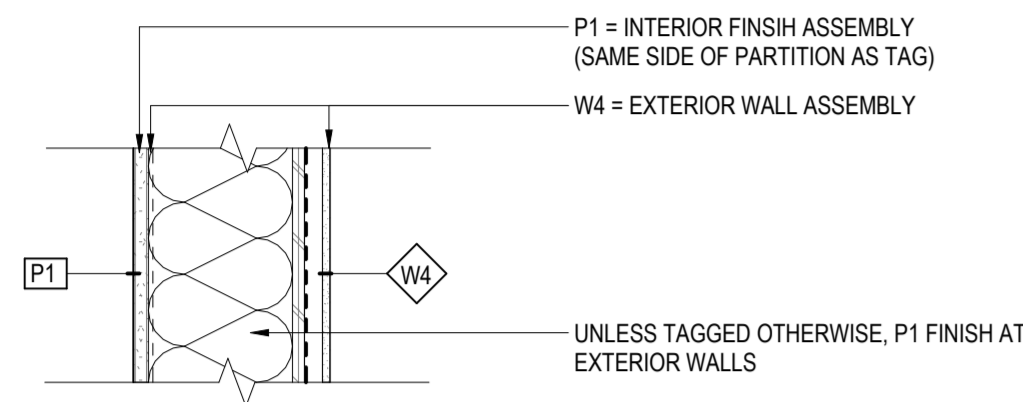
PERMIT SET
04/09/2024

150:
150: **WINDOW SCHEDULES**

sheet:
A0.21

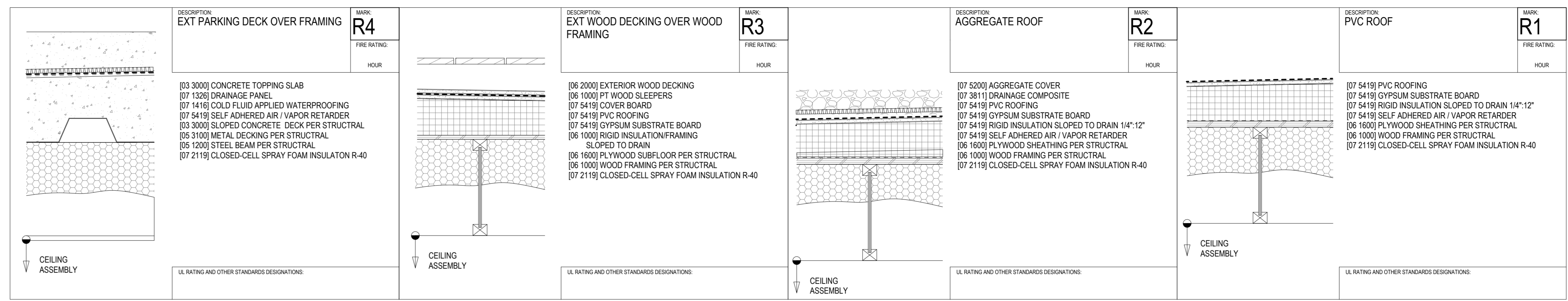
ASSEMBLY NOTES

1. ALL INTERIOR PARTITIONS TO INCLUDE ACOUSTIC BATT INSULATION U.N.O.
2. REFER TO PLANS FOR INTERIOR PARTITIONS STUD SIZE
3. INSTALL 1-HR RATED GYPSUM IN ALL INTERIOR SPACES TO MEET MERCER ISLAND APPROVED FIRE CODE ALTERNATIVE PROTECTIONS



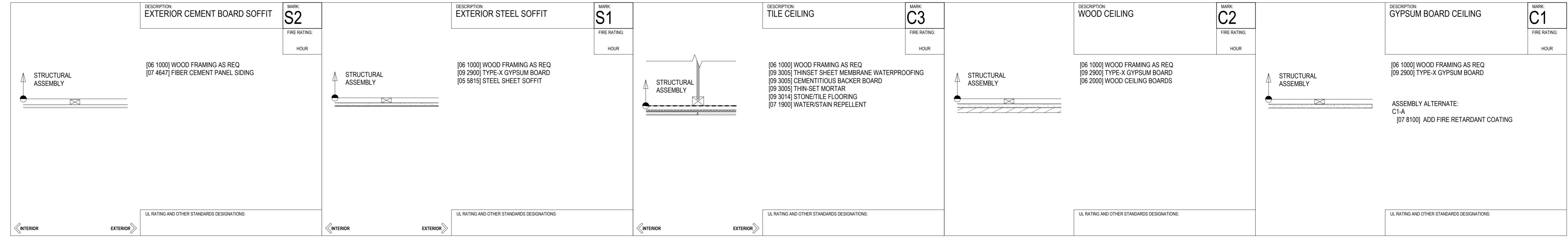
ASSEMBLY - EXTERIOR / INTERIOR WALL LEGEND

SCALE: 1/12" = 1'-0"



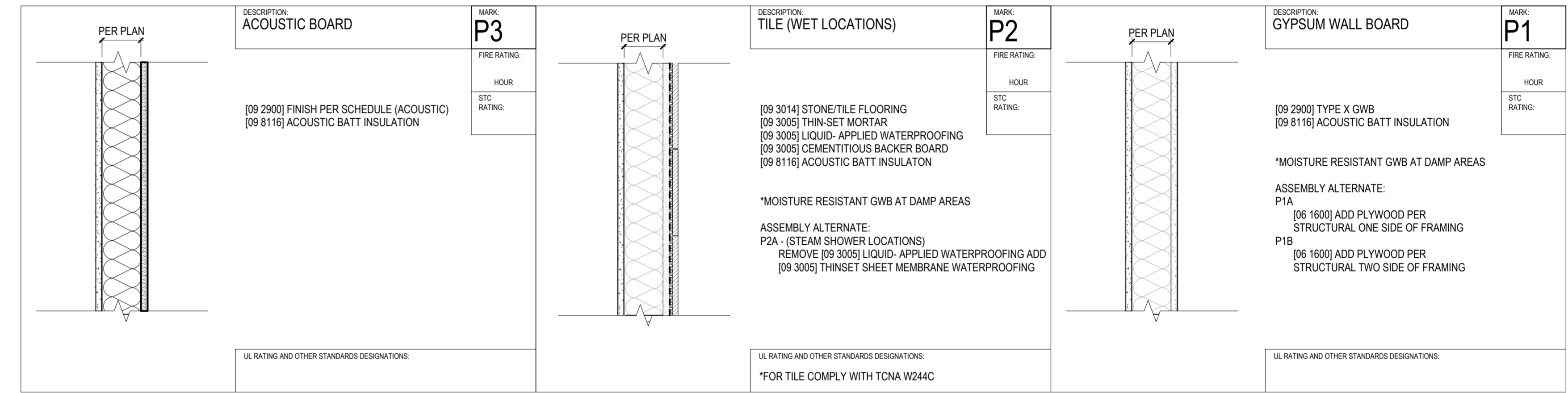
ROOF ASSEMBLIES

SCALE: 1/12" = 1'-0"



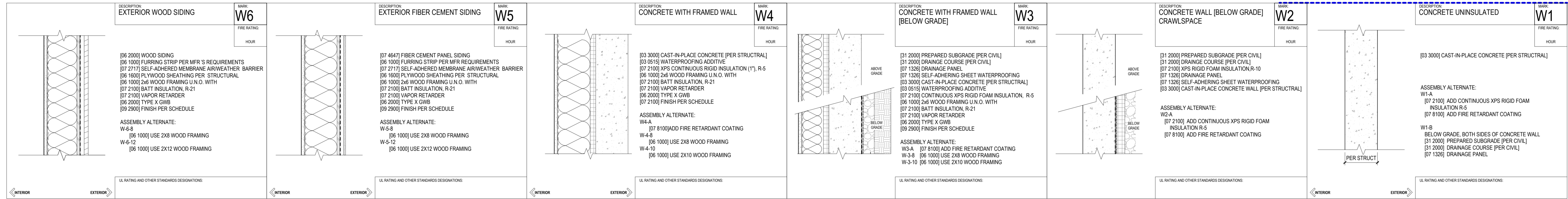
CEILING & SOFFIT ASSEMBLIES

SCALE: 1/12" = 1'-0"



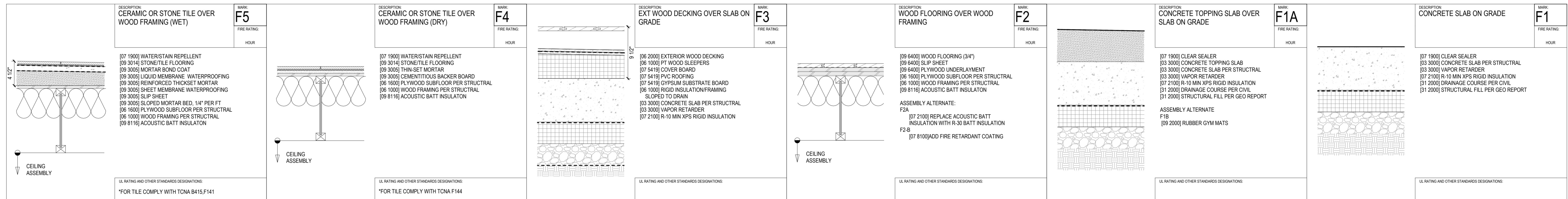
INTERIOR WALL ASSEMBLIES

SCALE: 1/12" = 1'-0"



EXTERIOR WALL ASSEMBLIES

SCALE: 1/12" = 1'-0"



FLOOR ASSEMBLIES

SCALE: 1/12" = 1'-0"

stamp: seal



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

revisions:

no.: _____ date: _____ description: _____

PERMIT SET
 04/09/2024

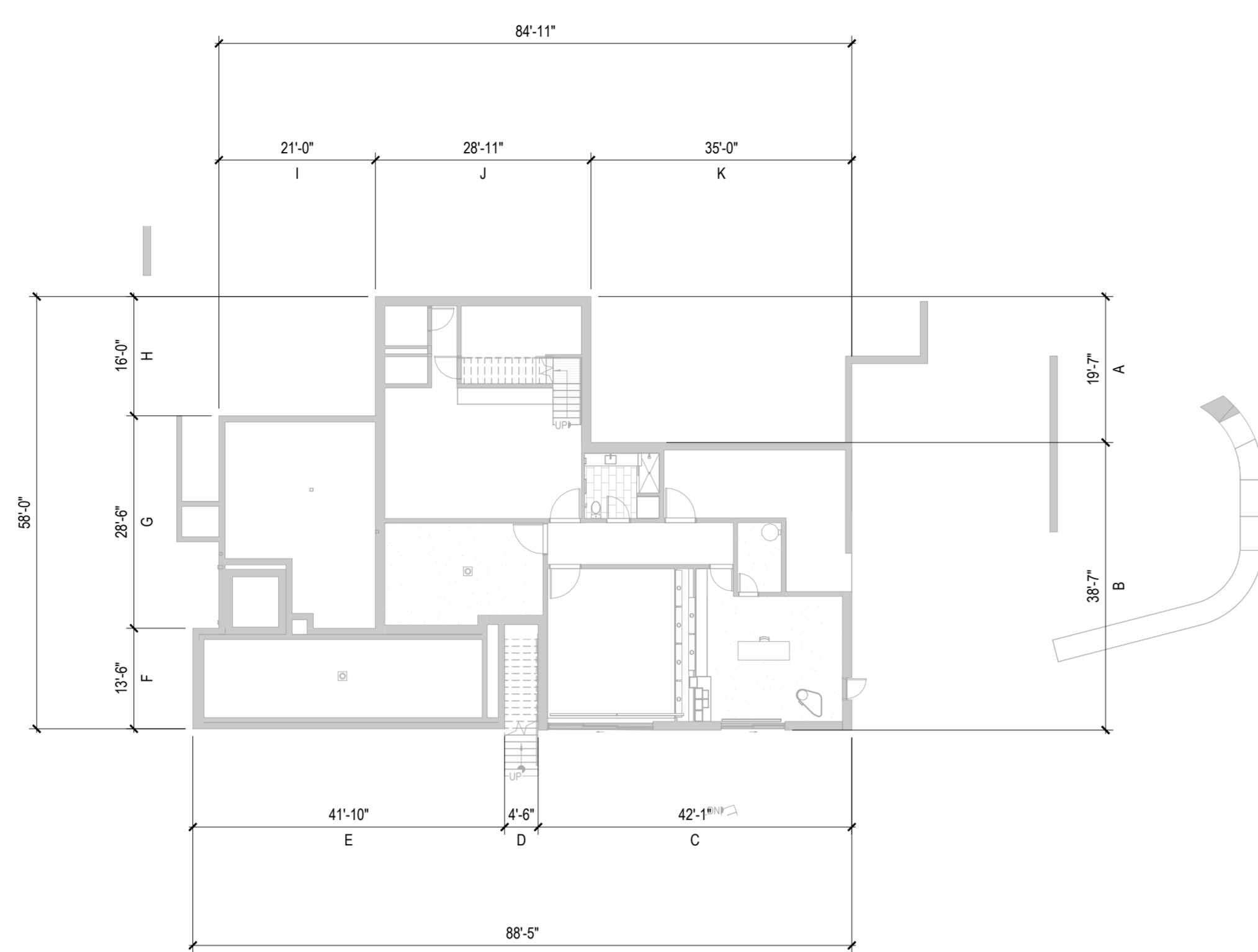
950:

ASSEMBLIES

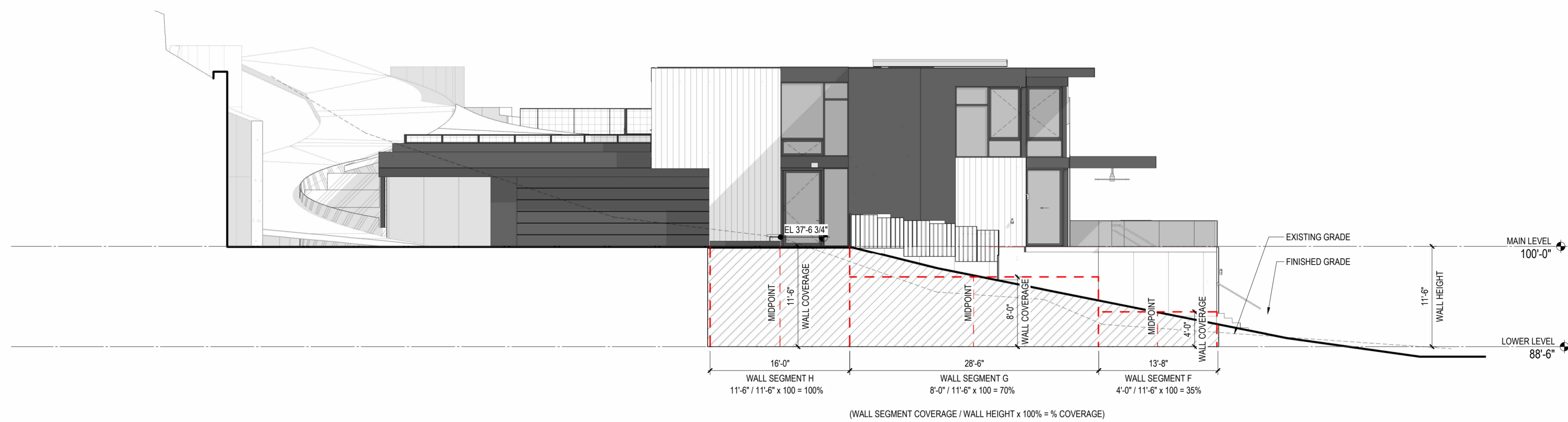
sheet:

A0.30

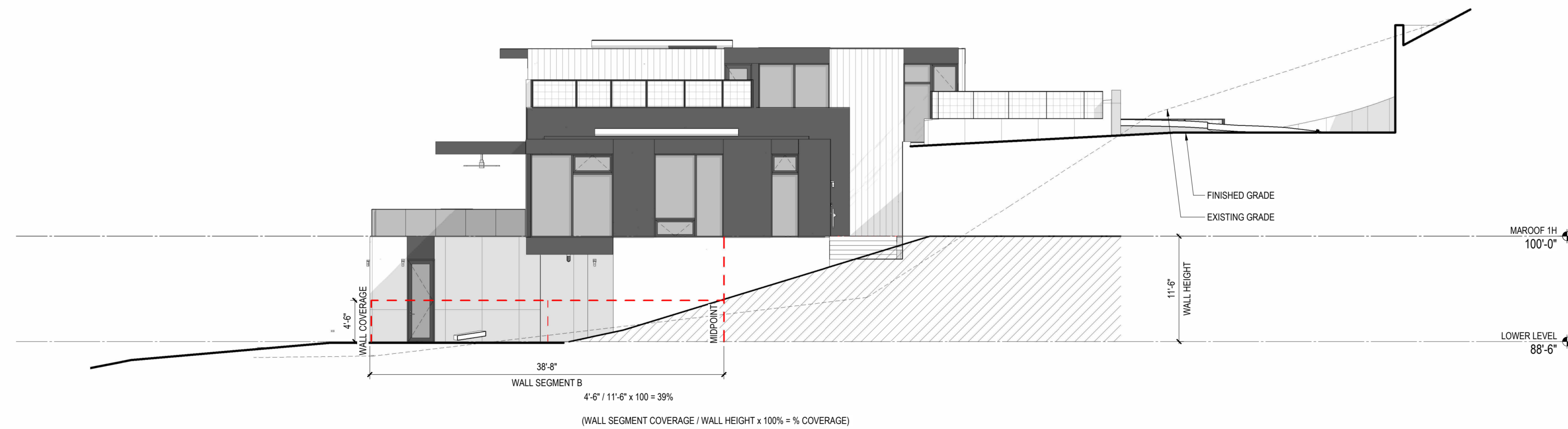
stamp/seal:



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



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

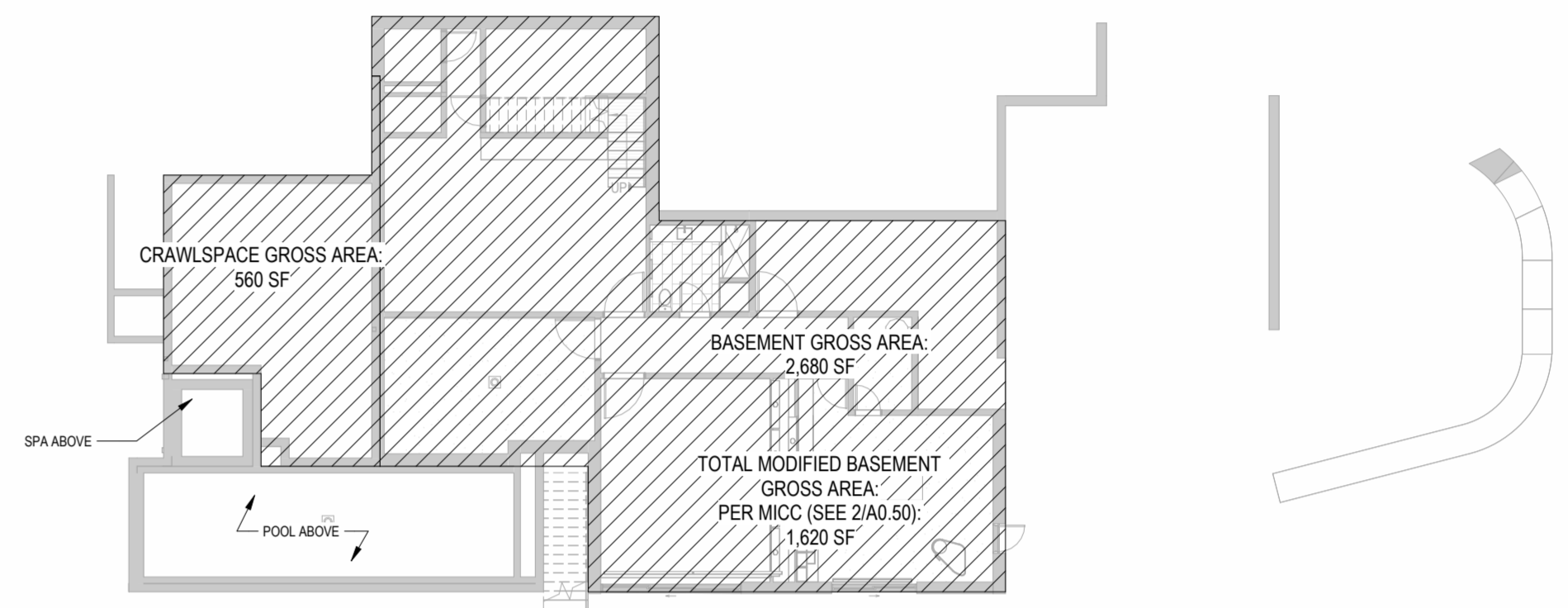


2C BASEMENT FLOOR AREA WALL SEGMENT COVERAGE-SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

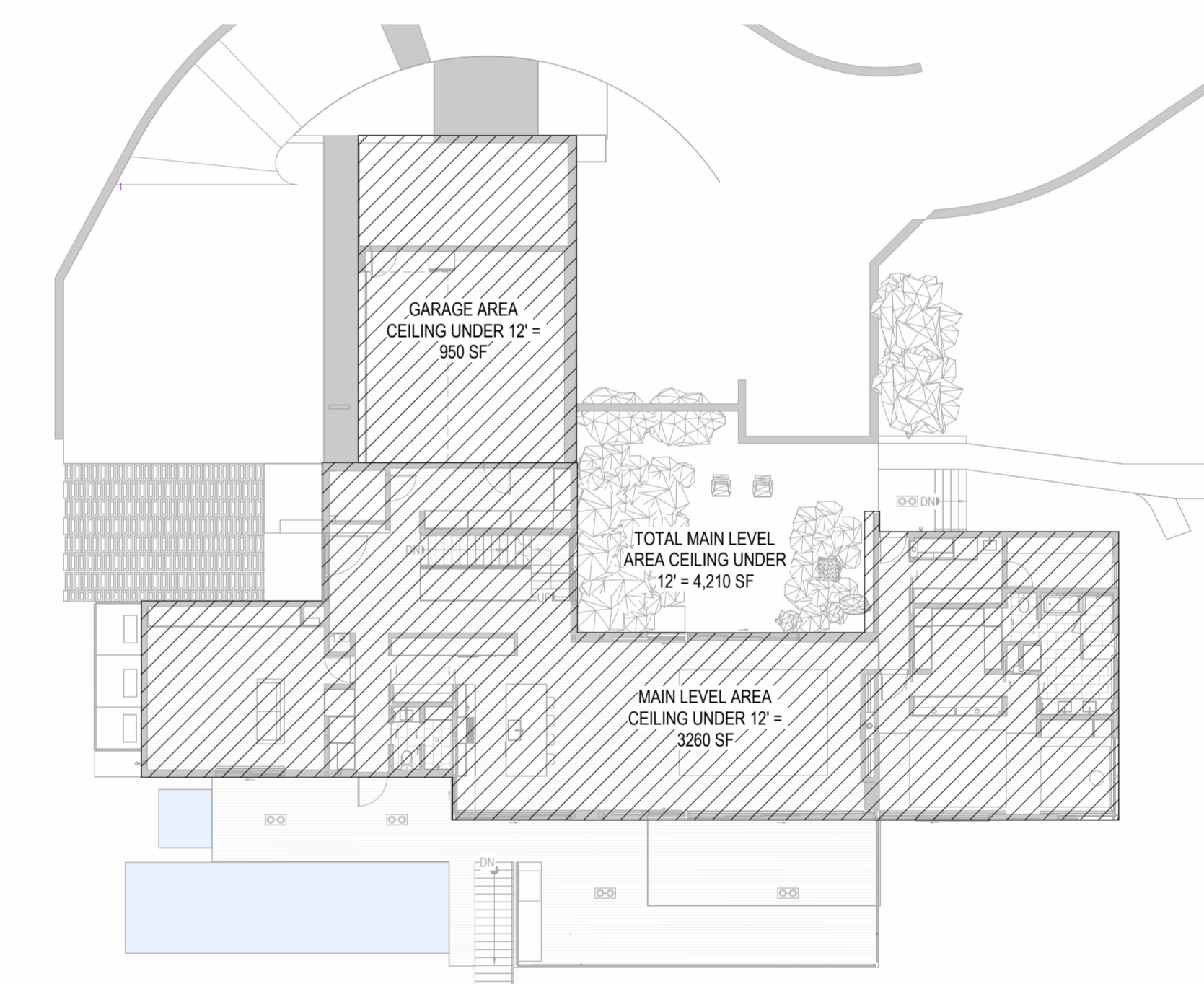
WALL SEGMENT	LENGTHx	COVERAGE =	RESULT
A	19' 7"	100%	19' 7"
B	38' 5"	0	0
C	42' 11"	0	0
D	4' 0"	0	0
E	41' 10"	0	0
F	13' 6"	35%	4' 8"
G	28' 6"	70%	19' 11"
H	16' 0"	100%	16' 0"
I	21' 0"	100%	21' 0"
J	28' 11"	100%	28' 11"
K	35' 0"	100%	35'
TOTAL	297' 2"	N/A	145' 4"

PORTION OF EXCLUDED FLOOR AREA (145'-11" / 297'-2") x 100% = 50%
 (SUM OF RESULTS) / (SUM OF LENGTHS) = %
 TOTAL GROSS FLOOR AREA SUBTRACTED: 3,249 SF x 50% = 1,620 SF
TOTAL BASEMENT GROSS FLOOR AREA PER MICC CALC: 3,249 SF - 1,620 SF = 1,620 SF
 (REFERENCE MICC UNIFIED LAND DEVELOPMENT APPENDIX B)

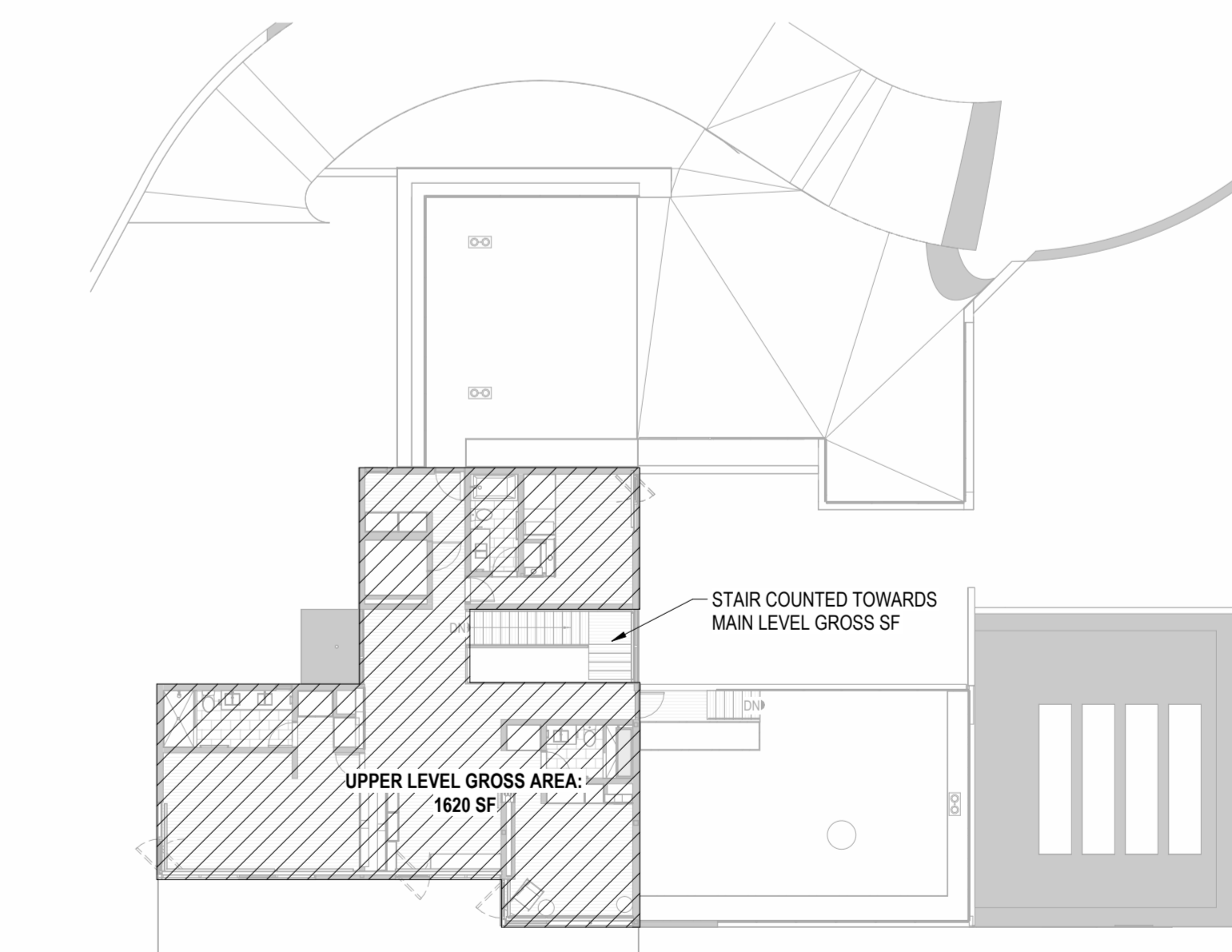
2D BASEMENT FLOOR AREA CALC PER MICC
SCALE: 1/2" = 1'-0"



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



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



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

BASEMENT TOTAL GROSS SF:	3,249 SF
BASEMENT AREA EXCLUDED PER MERCER ISLAND DEVELOPMENT CODE CALCULATION (SEE A1.50):	-1,620 SF
TOTAL GROSS AREA BASEMENT GROSS SF (MODIFIED):	1,620 SF
MAIN LEVEL - CEILING UNDER 12':	4,210 SF
UPPER LEVEL -	1,620 SF
TOTAL:	7,449 SF
ALLOWABLE:	12,000 SF

TOTAL GROSS SF CALCULATION

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

revisions:

no.: date: description:

PERMIT SET
04/09/2024

ZONING - GROSS SQ FT CALCS

sheet:
A0.50

stamp/seal:



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

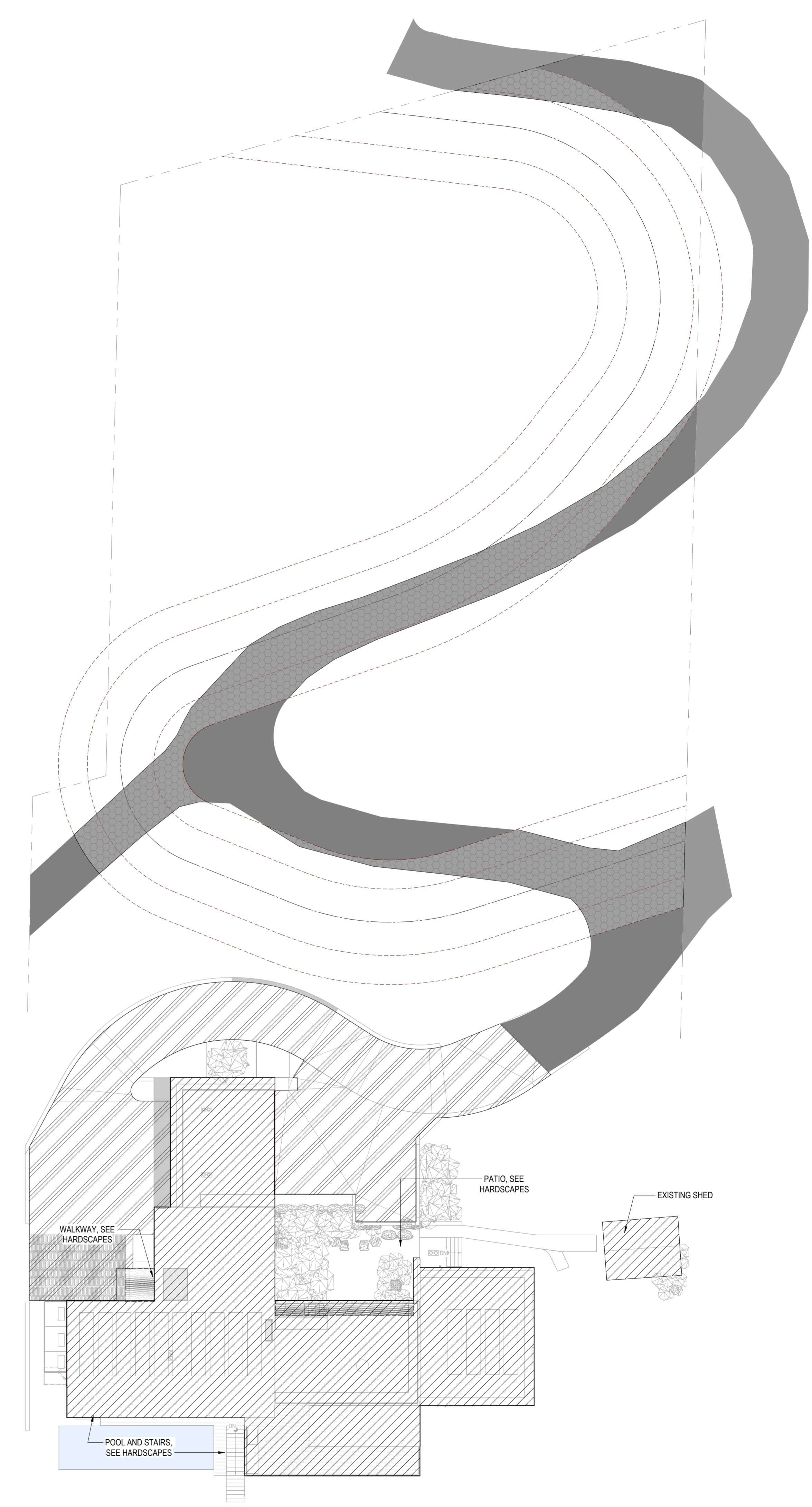
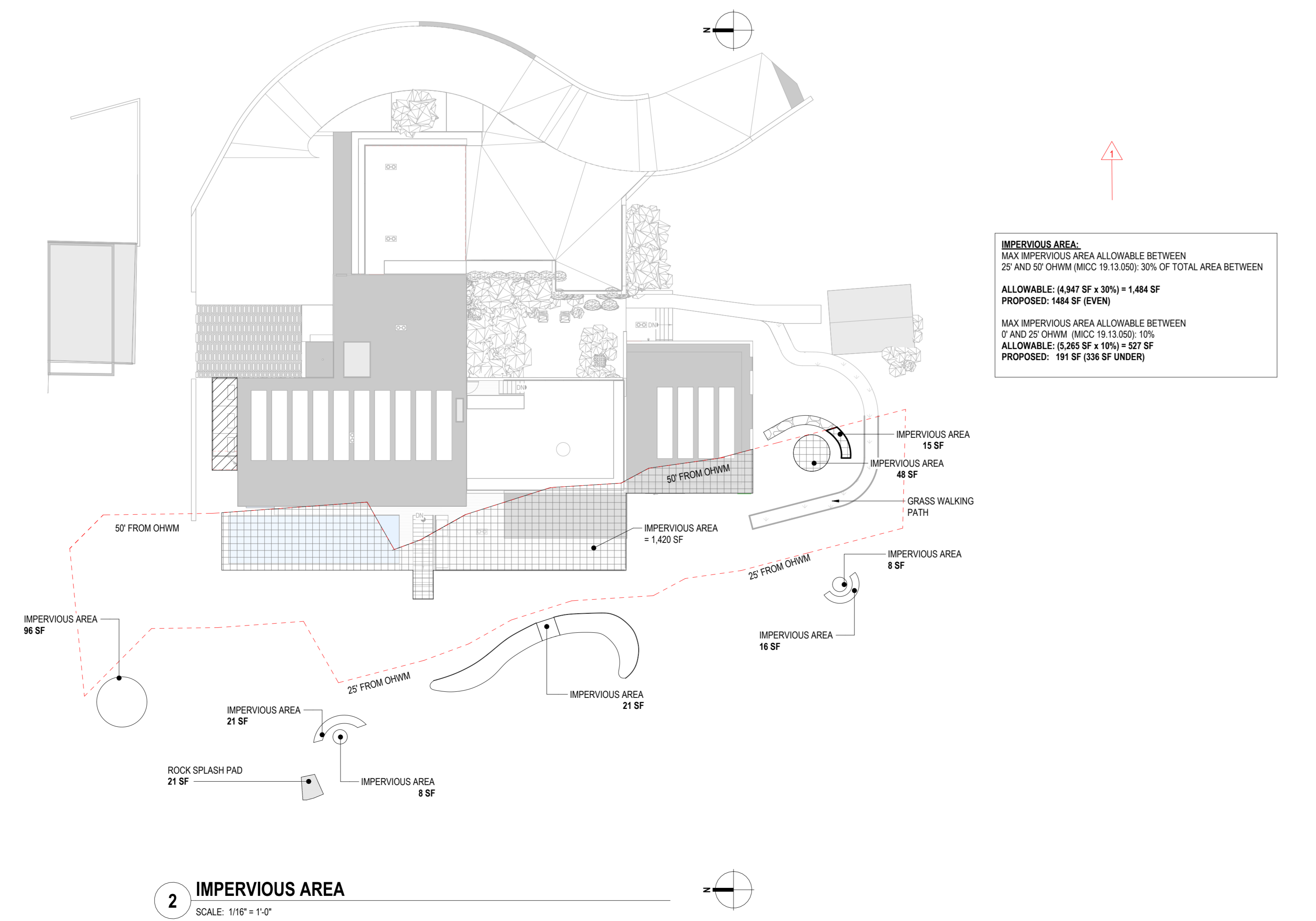
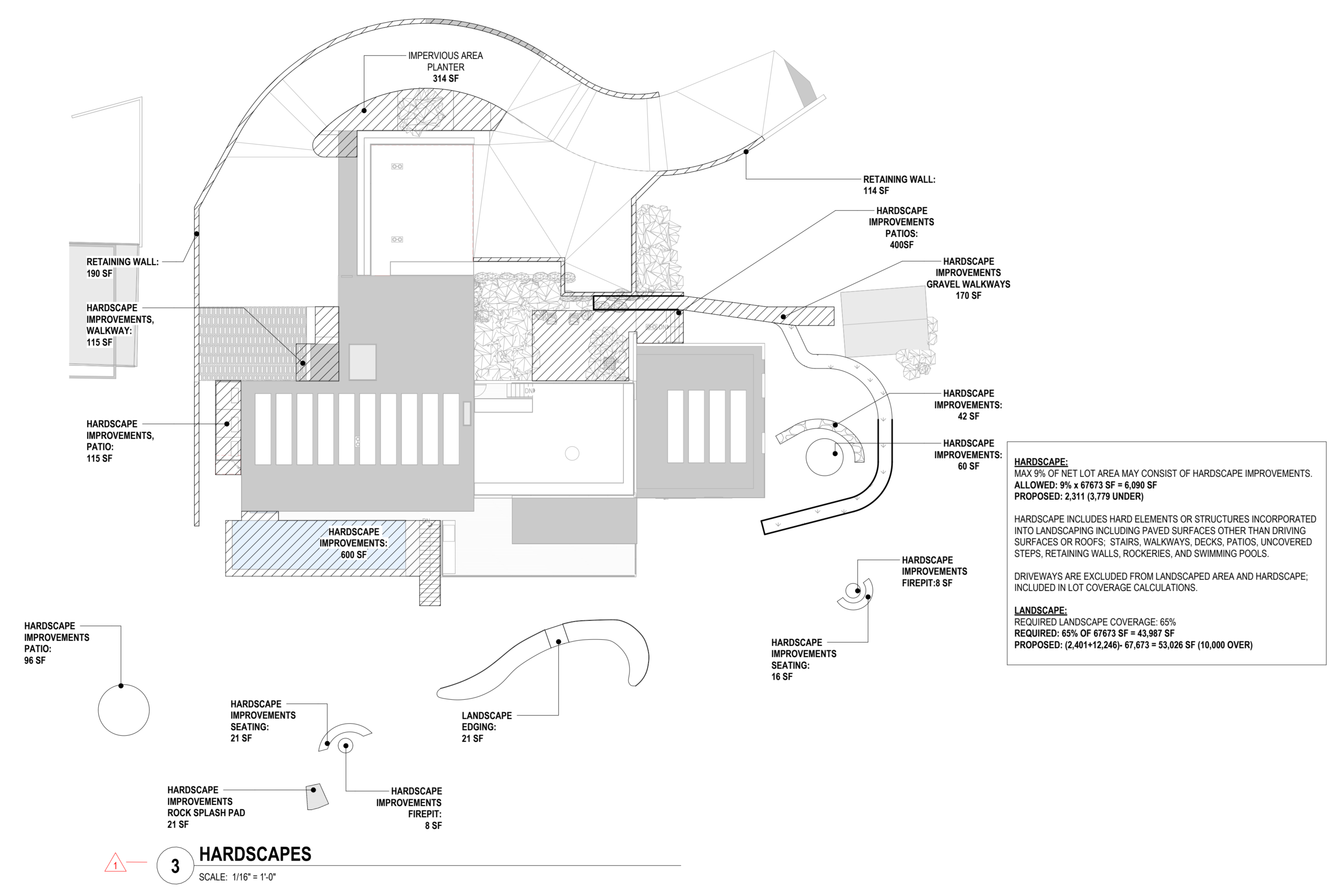
revisions:

1 02/23/24 R1 PERMIT
no. date description:

PERMIT SET
04/09/2024

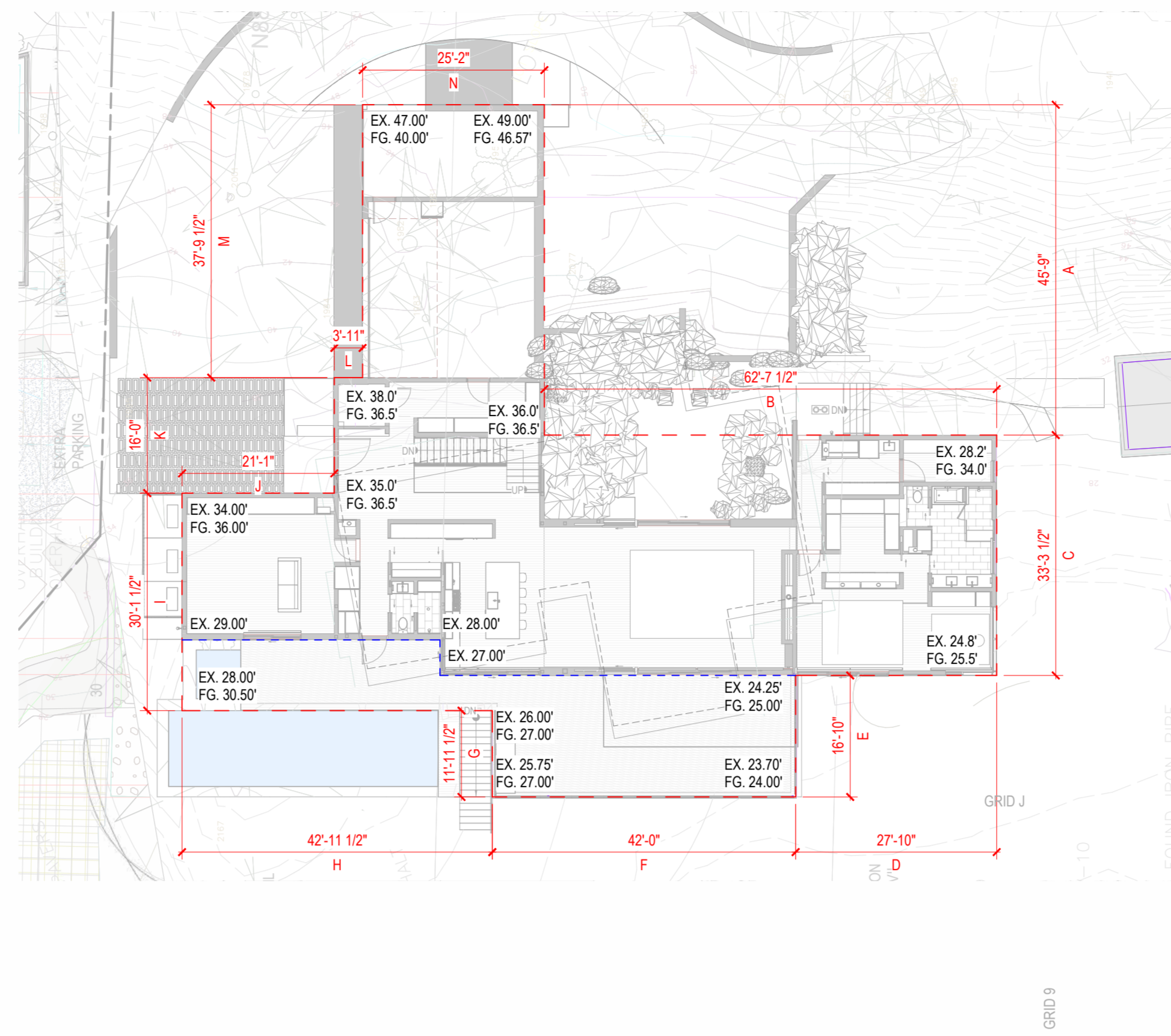
ZONING - AREAS & LOT COVERAGE

sheet:
A0.51



LOT COVERAGE LEGEND

- PROPOSED BUILDING
- DRIVEWAY TO HOUSE
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY OUTSIDE PROPERTY LINES
- DRIVEWAY IN EASEMENTS
- COVERED PATIOS AND DECKS



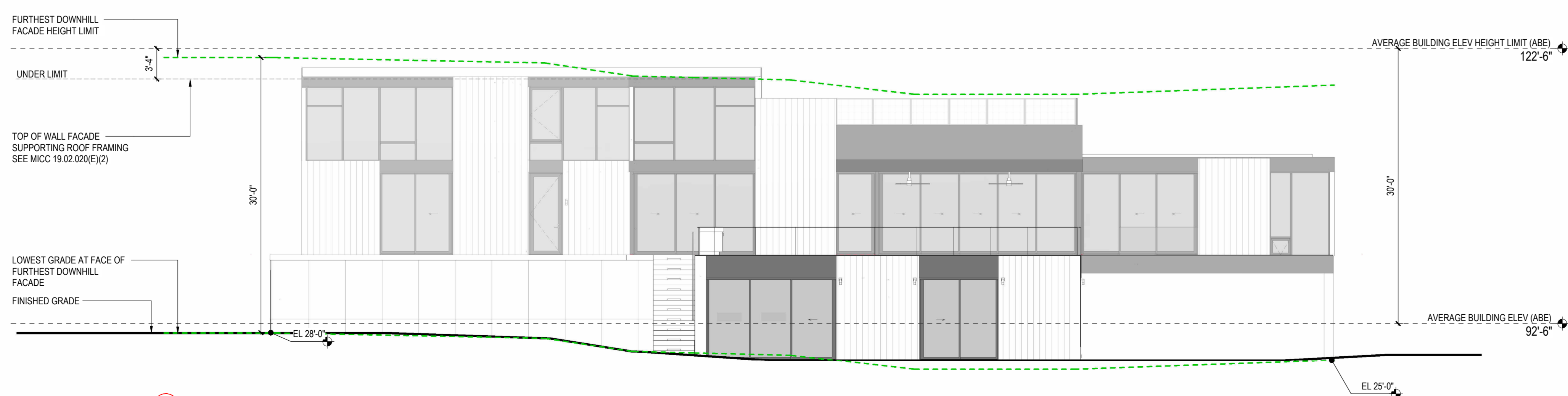
3A AVERAGE ELEVATION BUILDING ELEVATION - PLAN
SCALE: 1/16" = 1'-0"

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	24.75	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/real:



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

revisions:

2 04/09/24 R2 PERMIT
1 02/23/24 R1 PERMIT
no.: date: description:

PERMIT SET
04/09/2024

950:

ZONING - BUILDING HEIGHT

sheet:

A0.52

stamp/real:



DRAWING LEGEND

- 102 ● TREE ID PER ARBORIST REPORT
- 101 ● EXCEPTIONAL TREE / ID PER ARBORIST REPORT
- DRIPLINE 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

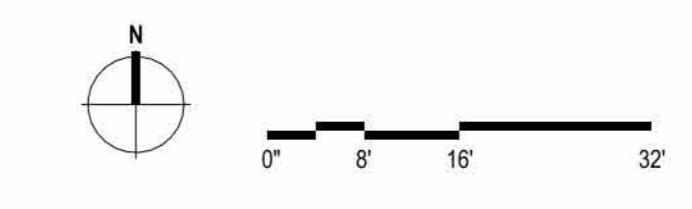
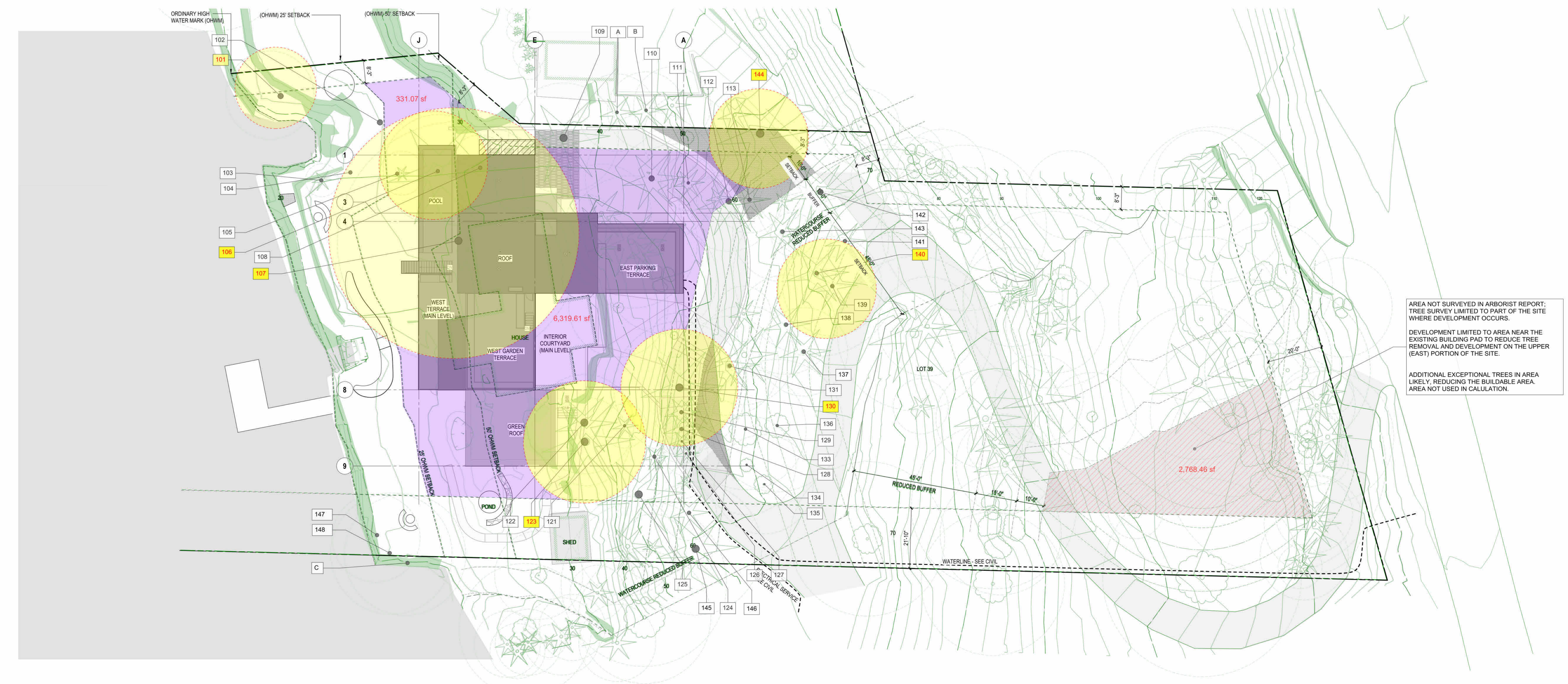
<p>6,651 SF BUILDABLE AREA AROUND EXCEPTIONAL TREES (EXCLUDING SE PART OF SITE)</p> <p>12,000 SF MAX ALLOWABLE SF PER MICC 85% x 12,000 SF = 10,200 SF</p> <p>10,200 SF ALLOWABLE - 6,651 SF BUILDABLE AREA AROUND EXCEPTIONAL TREES 3,549 SF DEFICIT</p>	<p>ALTERNATE CALCULATION INCLUDING SE PART OF THE SITE</p> <p>9,419 SF BUILDABLE AREA AROUND EXCEPTIONAL TREES (INCLUDING SE PART OF SITE)</p> <p>10,200 SF ALLOWABLE - 9,419 SF BUILDABLE AREA AROUND EXCEPTIONAL TREES 781 SF DEFICIT</p>
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MICC 19.07.180 WATERCOURSES

19.07.180.B.1. DEVELOPMENT WITHIN WATERCOURSES AND/OR BUFFERS IS PROHIBITED UNLESS ONE OF THE FOLLOWING CONDITIONS APPLIES:
(NOTE: NONE OF THESE APPLY TO THIS PROJECT, 4525 FOREST AVE SE)

- THE PROPOSED ACTIVITY IS SPECIFICALLY EXEMPT PURSUANT TO SECTION 19.07.130.
- A CRITICAL AREA REVIEW 1 APPLICATION IS REVIEWED AND APPROVED FOR ONE OF THE MODIFICATIONS IN SECTION 19.07.130; OR
- THE PROPOSED ACTIVITY IS PERMITTED UNDER SUBSECTION D OF THIS SECTION, DEVELOPMENT STANDARDS-ADDITIONAL CRITERIA FOR SPECIFIC ACTIVITIES.

19.07.180.C.7 BUILDINGS AND OTHER STRUCTURES SHALL BE SET BACK A MINIMUM OF TEN FEET FROM THE EDGES OF A WATERCOURSE BUFFER.



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

revisions:

no. date description:

PERMIT SET
04/09/2024

950: **EXCEPTIONAL TREE-BUILDABLE AREA EXHIBIT**

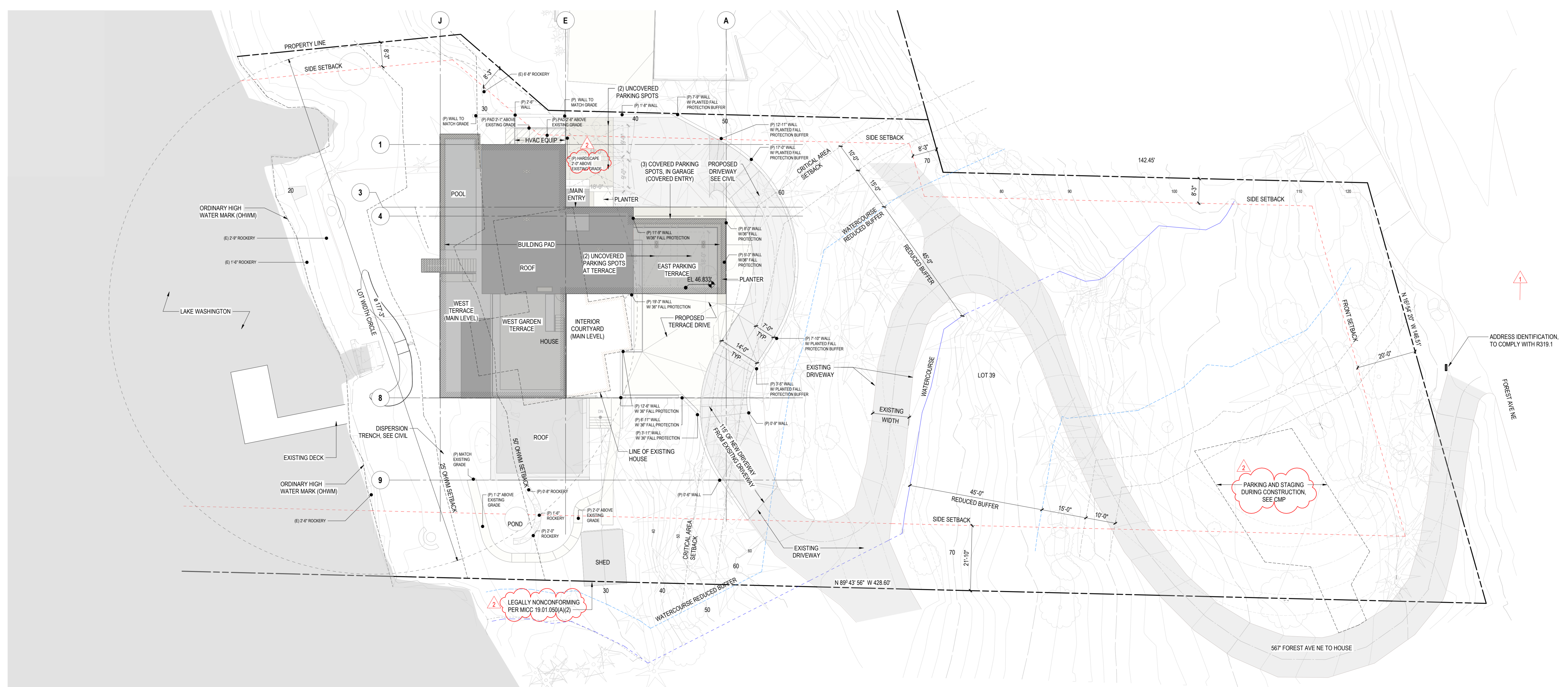
sheet: **A0.53**

SITE PLAN NOTES

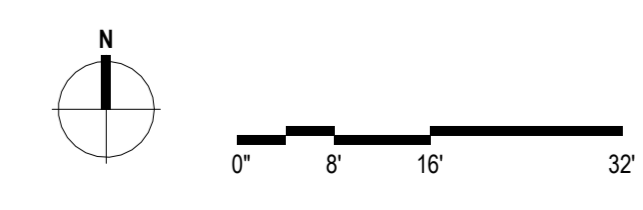
1. SITE SURVEY ELEVATION 36'-4" = MAIN LEVEL BUILDING ELEVATION 100'-0"
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE PLANS
3. SEE ARCHITECT REPORT FOR EXISTING TREE LOCATIONS
4. MCC 19.02.020 EACH SINGLE-FAMILY DWELLING WITH A GROSS FLOOR AREA OF 3,000 SQUARE FEET OR MORE SHALL HAVE AT LEAST THREE 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 CARZ AND SHORELINE EXEMPTION PERMIT
9. ADDRESS IDENTIFICATION LOCATED AT FOREST AVE NE TO COMPLY WITH SECTION R319.1

SITE PLAN LEGEND

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



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



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

revisions:	_____
_____	_____
_____	_____
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2	04/09/24	R2 PERMIT
1	02/23/24	R1 PERMIT
no.:	date:	description:

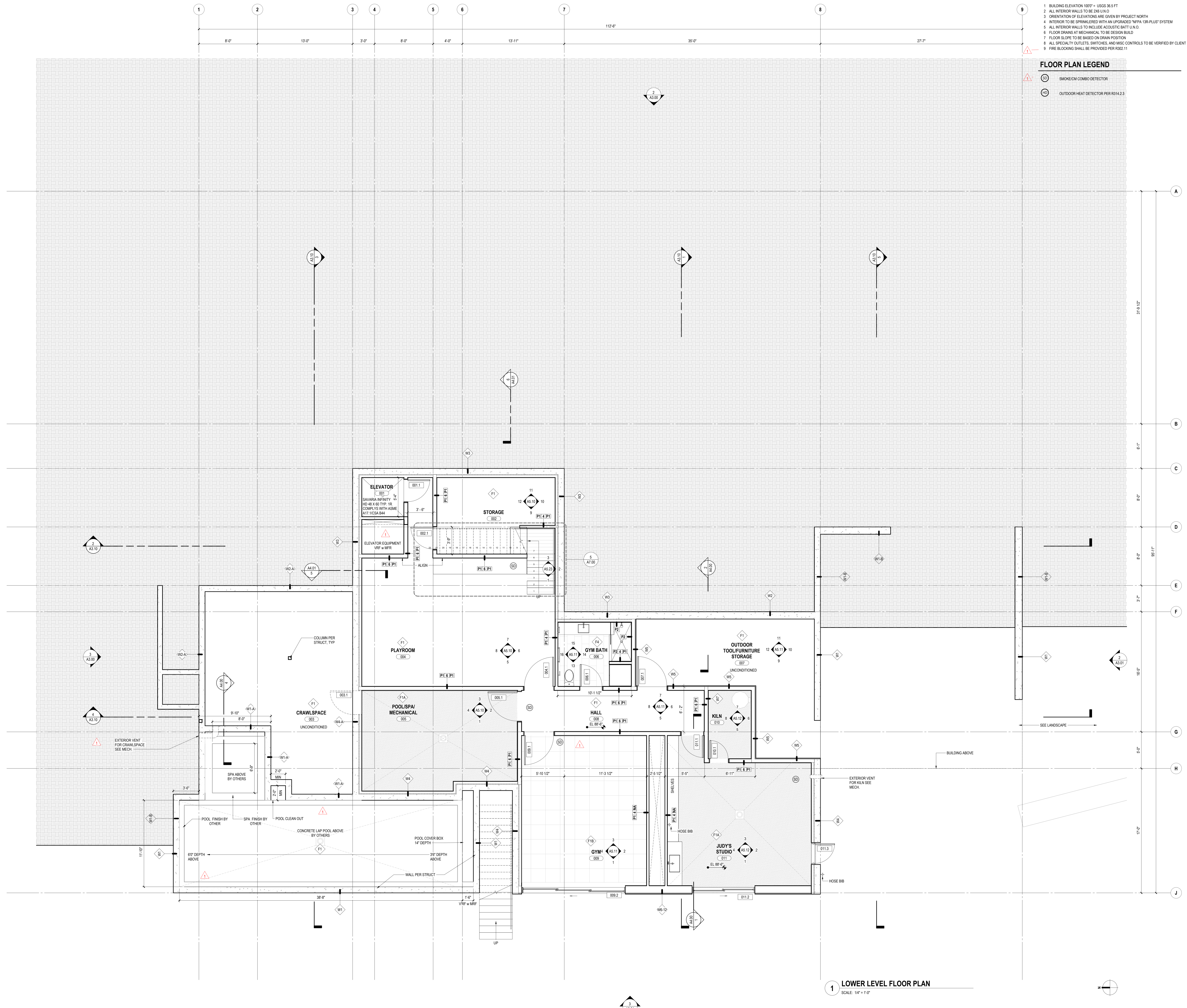
PERMIT SET	
04/09/2024	

SITE PLAN

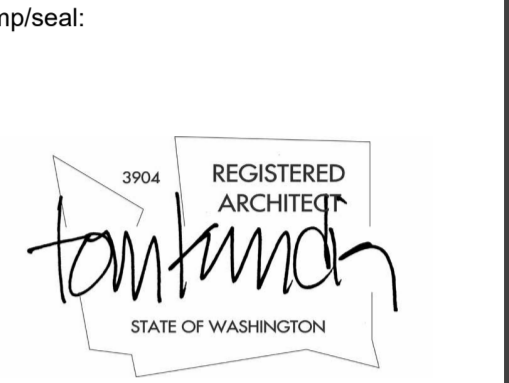
sheet: **A1.00**

- FLOOR PLAN NOTES**
- BUILDING ELEVATION 100" ± USGS 36.5 FT
 - ALL INTERIOR WALLS TO BE 2X8 U.O.
 - ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
 - INTERIOR TO BE SPRINKLED WITH AN UPGRADED "NFPA 13R PLUS" SYSTEM
 - ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.O.
 - FLOOR DRAINS AT MECHANICAL TO BE DESIGN BUILD
 - FLOOR SLOPE TO BE BASED ON DRAIN POSITION
 - ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT
 - FIRE BLOCKING SHALL BE PROVIDED PER R02.11

- FLOOR PLAN LEGEND**
- △ SMOKE/CM COMBO DETECTOR
 - OUTDOOR HEAT DETECTOR PER R314.2.3



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



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

revisions:

no.	date	description
1	02/23/24	R1 PERMIT

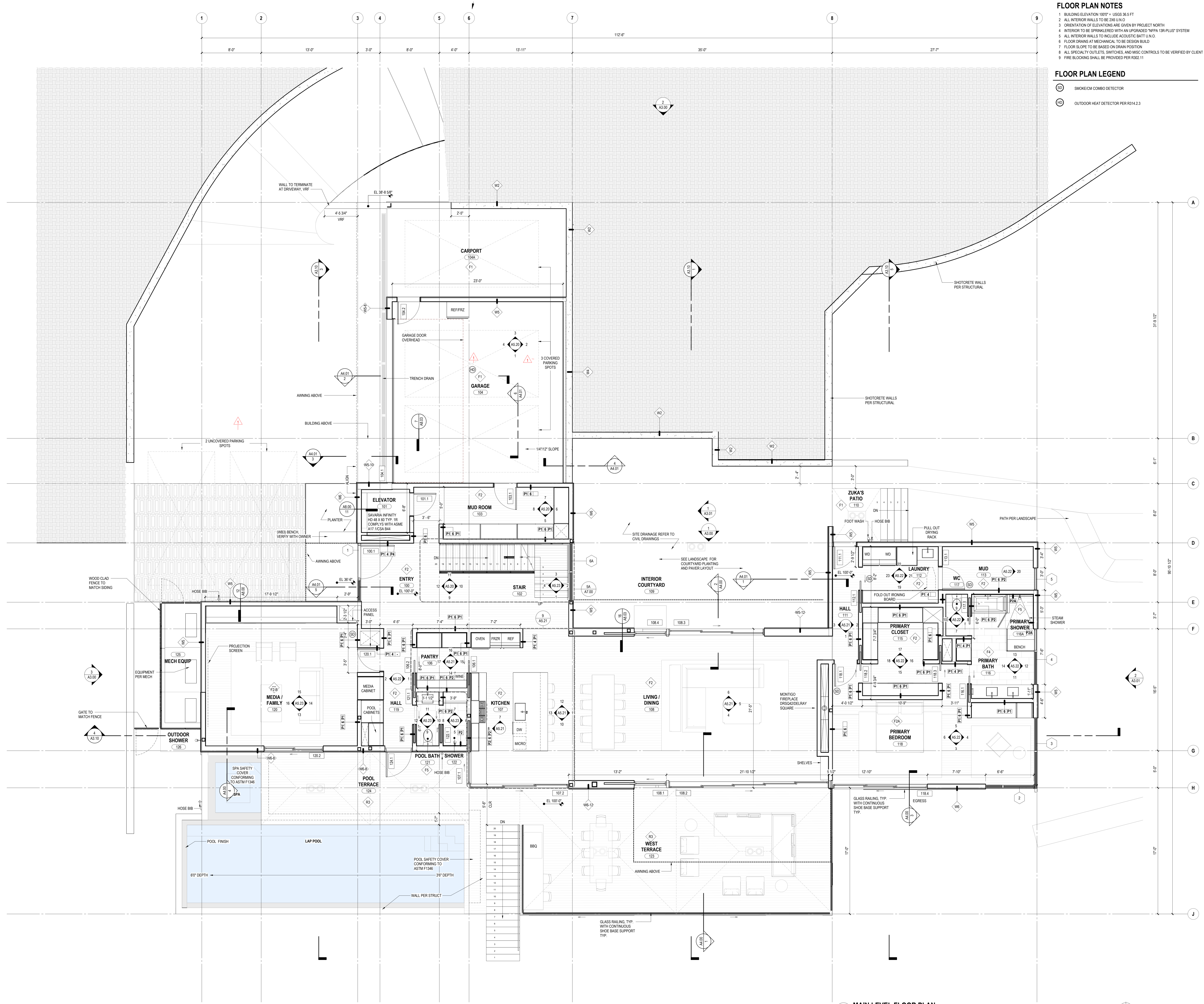
PERMIT SET
04/09/2024

LOWER LEVEL FLOOR PLAN

sheet:
A2.10

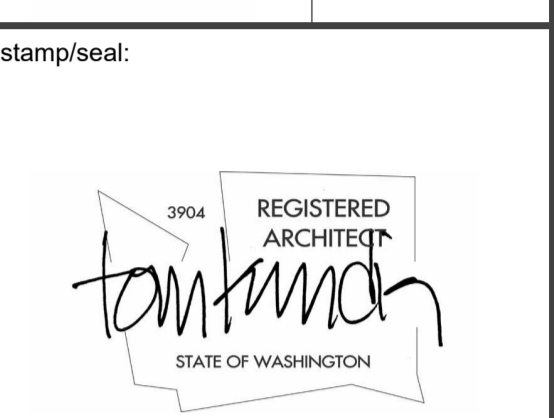
- FLOOR PLAN NOTES**
- BUILDING ELEVATION 100" ± USGS 36.5 FT
 - ALL INTERIOR WALLS TO BE 2x8 U.N.O.
 - ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
 - INTERIOR TO BE SPRINKLERED WITH AN UPGRADED "NFPA 13R PLUS" SYSTEM
 - ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.N.O.
 - FLOOR DRAINS AT MECHANICAL TO BE DESIGN BUILD
 - FLOOR SLOPE TO BE BASED ON DRAIN POSITION
 - ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT
 - FIRE BLOCKING SHALL BE PROVIDED PER R02.11

- FLOOR PLAN LEGEND**
- SMOKE/CO COMBO DETECTOR
 - OUTDOOR HEAT DETECTOR PER R314.2.3



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

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



stamp: _____

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

revisions:

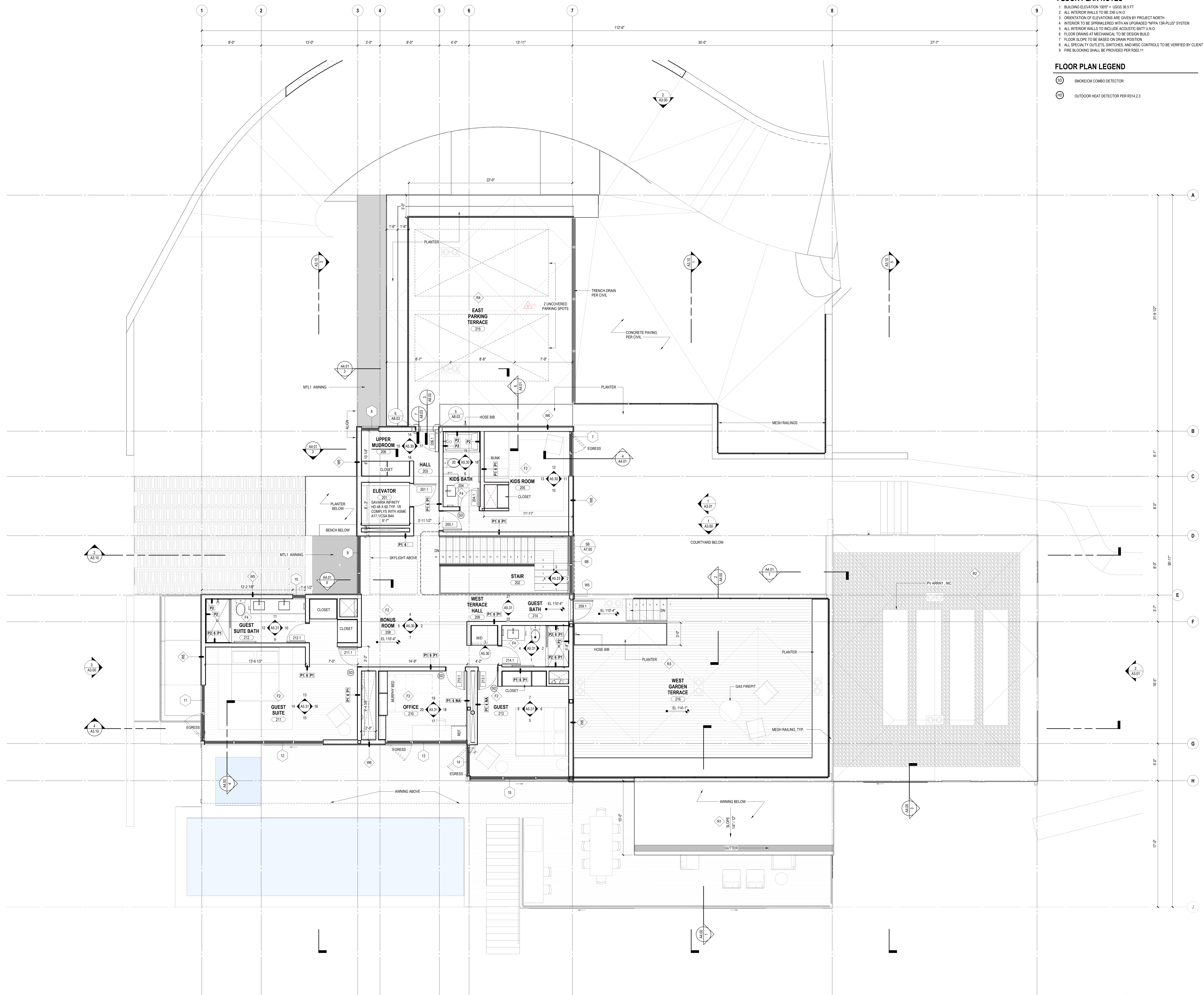
1	02/23/24	R1 PERMIT
no.	date:	description:

PERMIT SET
04/09/2024

950: _____

MAIN LEVEL FLOOR PLAN

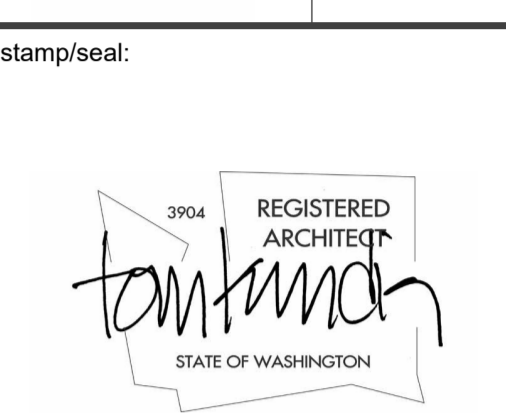
sheet: **A2.20**



- FLOOR PLAN NOTES**
- BUILDING ELEVATION 100'0" - USGS 36.5 FT
 - ALL INTERIOR WALLS TO BE 2x8 U.N.O.
 - ORIENTATION OF ELEVATIONS ARE GIVEN BY PROJECT NORTH
 - INTERIOR TO BE SPRINKLERED WITH AN UPGRADED "NFPA 13R PLUS" SYSTEM
 - ALL INTERIOR WALLS TO INCLUDE ACOUSTIC BATT U.N.O.
 - FLOOR DRAINS AT MECHANICAL TO BE DESIGN BUILD
 - FLOOR SLOPE TO BE BASED ON DRAIN POSITION
 - ALL SPECIALTY OUTLETS, SWITCHES, AND MISC CONTROLS TO BE VERIFIED BY CLIENT
 - FIRE BLOCKING SHALL BE PROVIDED PER R02.11

- FLOOR PLAN LEGEND**
- SMOKE/CO COMBO DETECTOR
 - OUTDOOR HEAT DETECTOR PER R214.2.3

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



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

revisions:

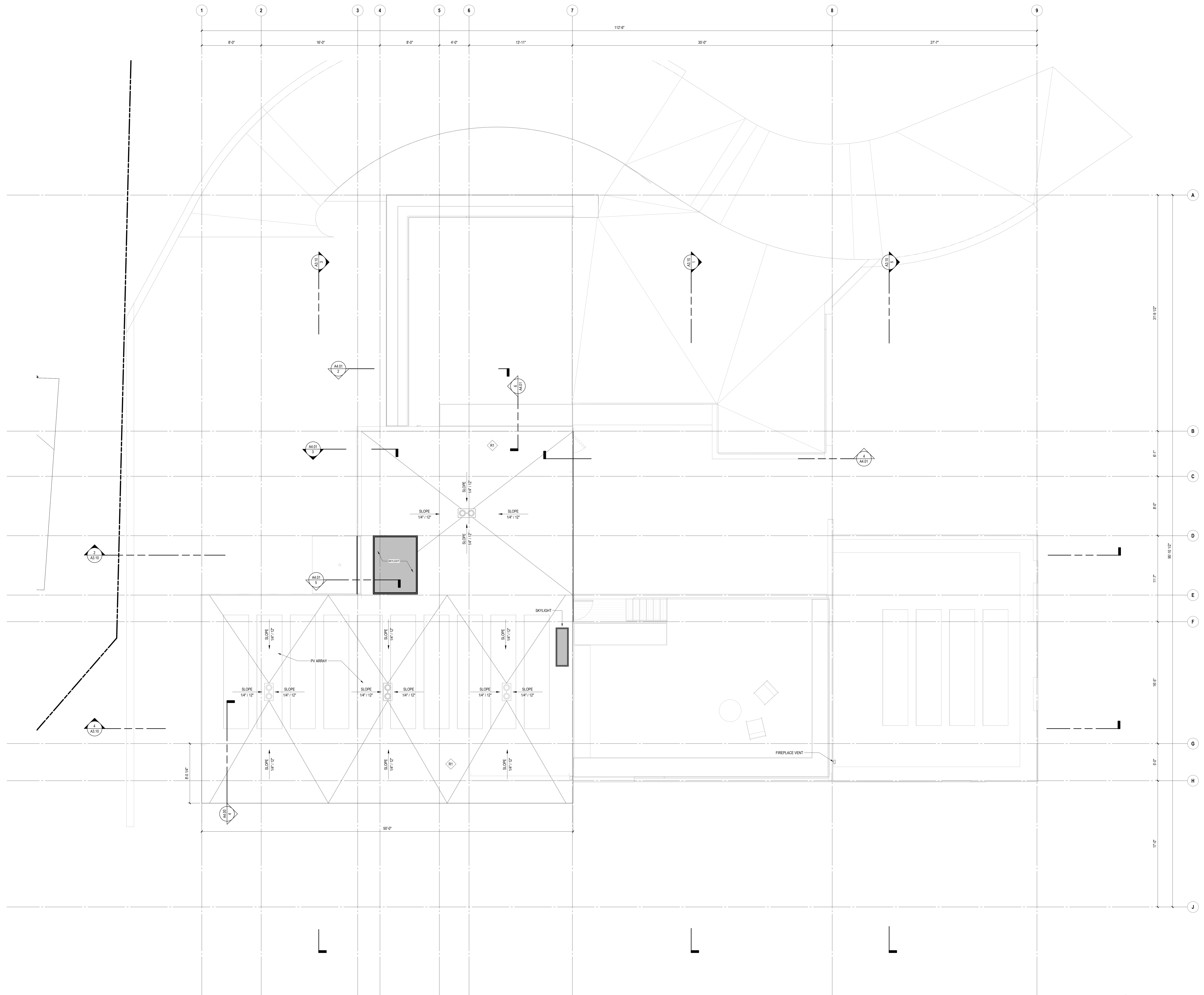
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no.	date	description

PERMIT SET
 04/09/2024

UPPER LEVEL FLOOR PLAN

sheet: **A2.30**

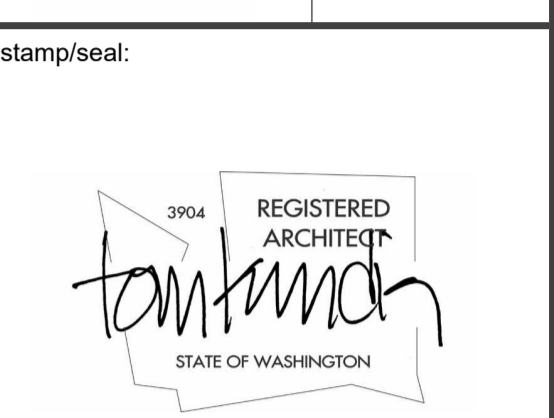
1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

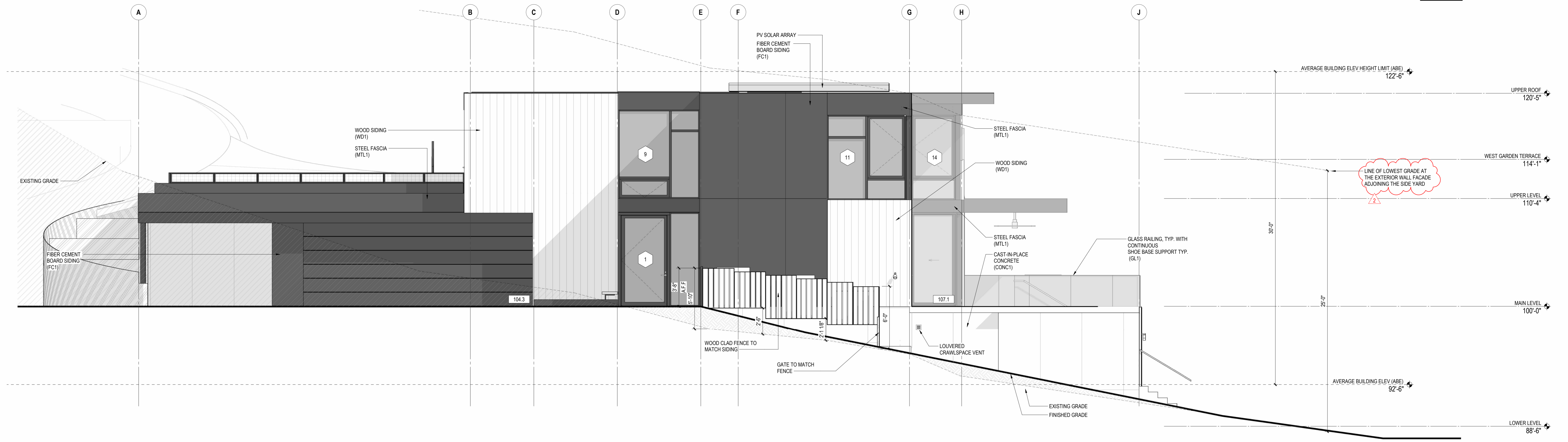
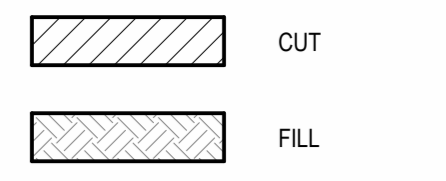
PERMIT SET
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ISSUE:

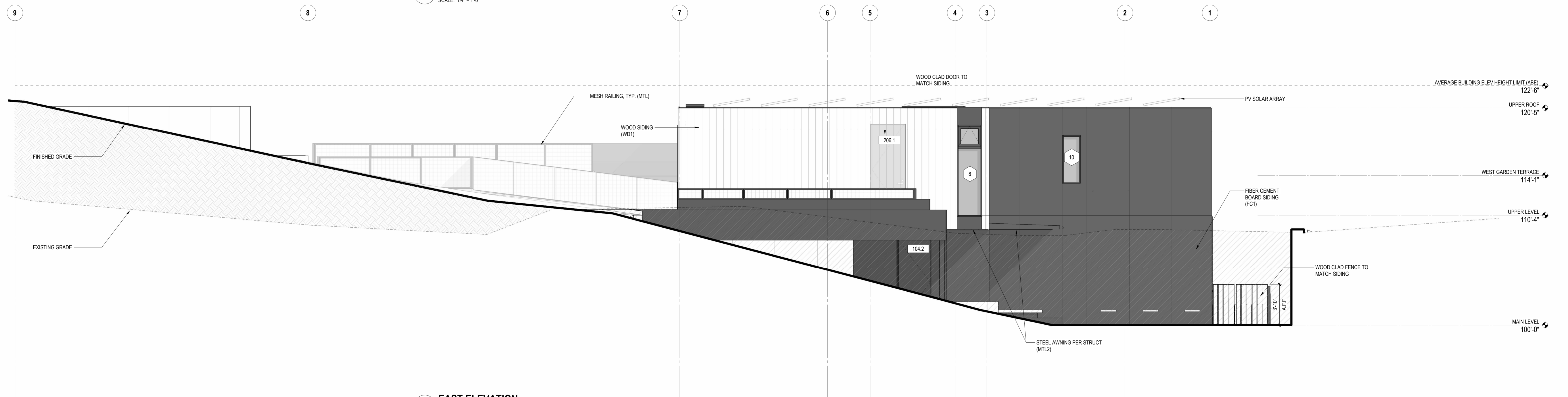
ROOF LEVEL FLOOR PLAN

sheet:
A2.40

ELEVATION LEGEND



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

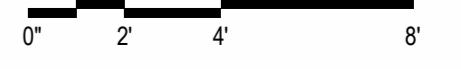
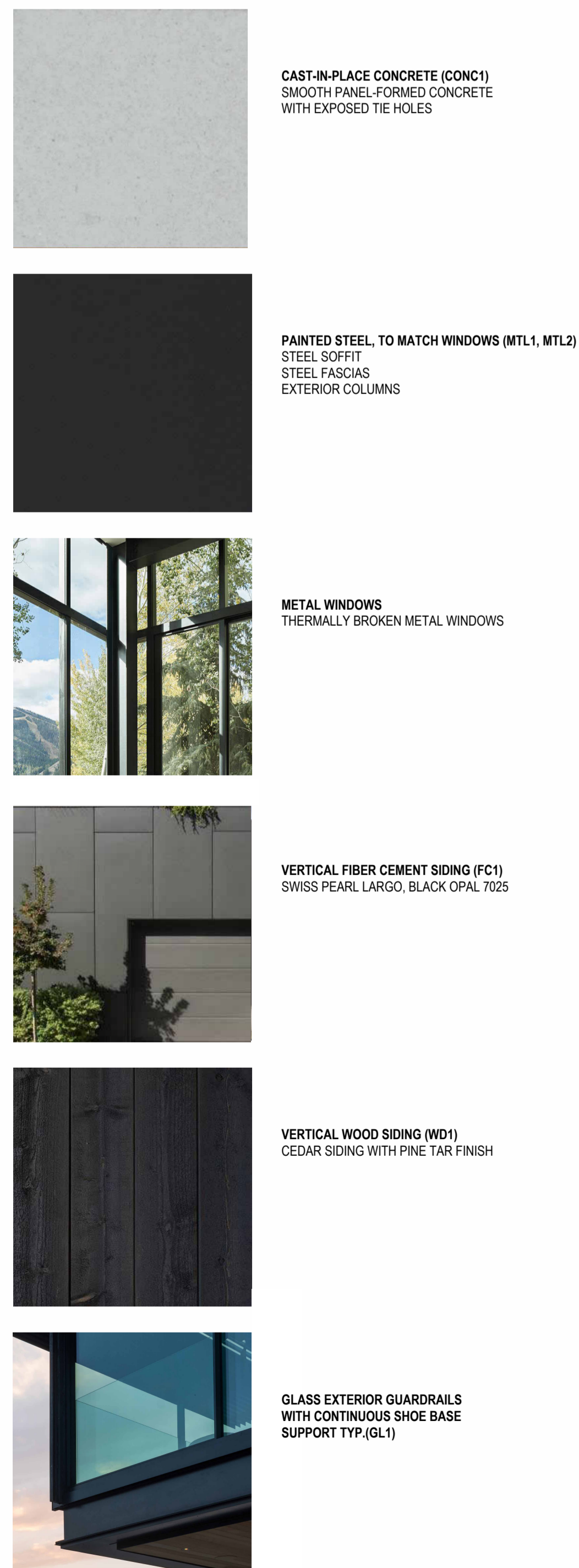


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

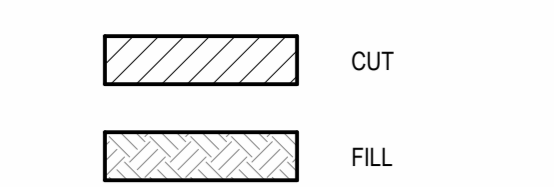


1 PARTIAL ELEVATION - EAST
SCALE: 1/4" = 1'-0"

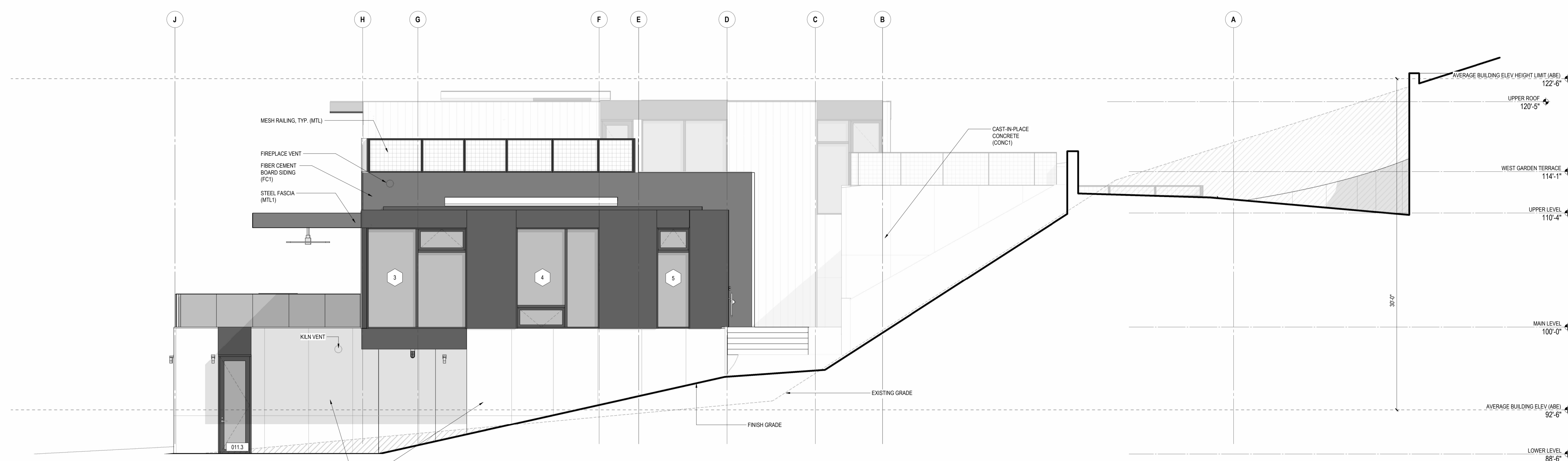
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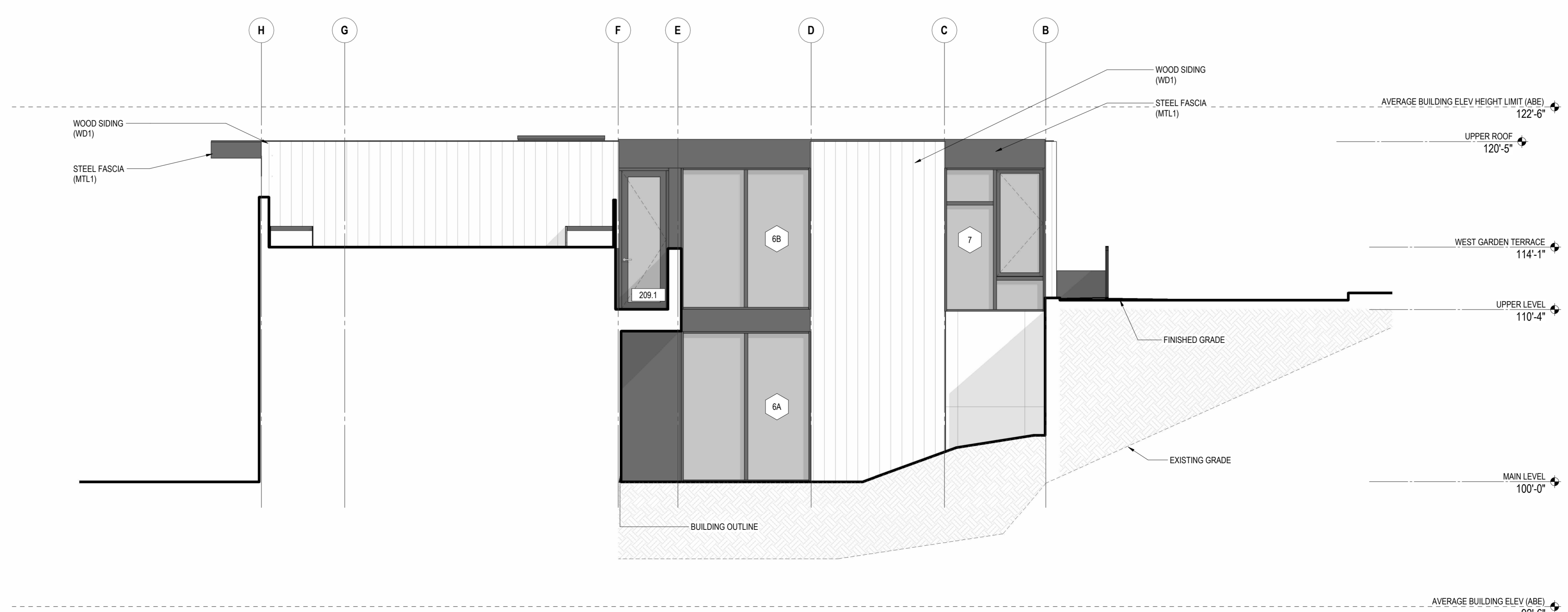
ELEVATION LEGEND



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

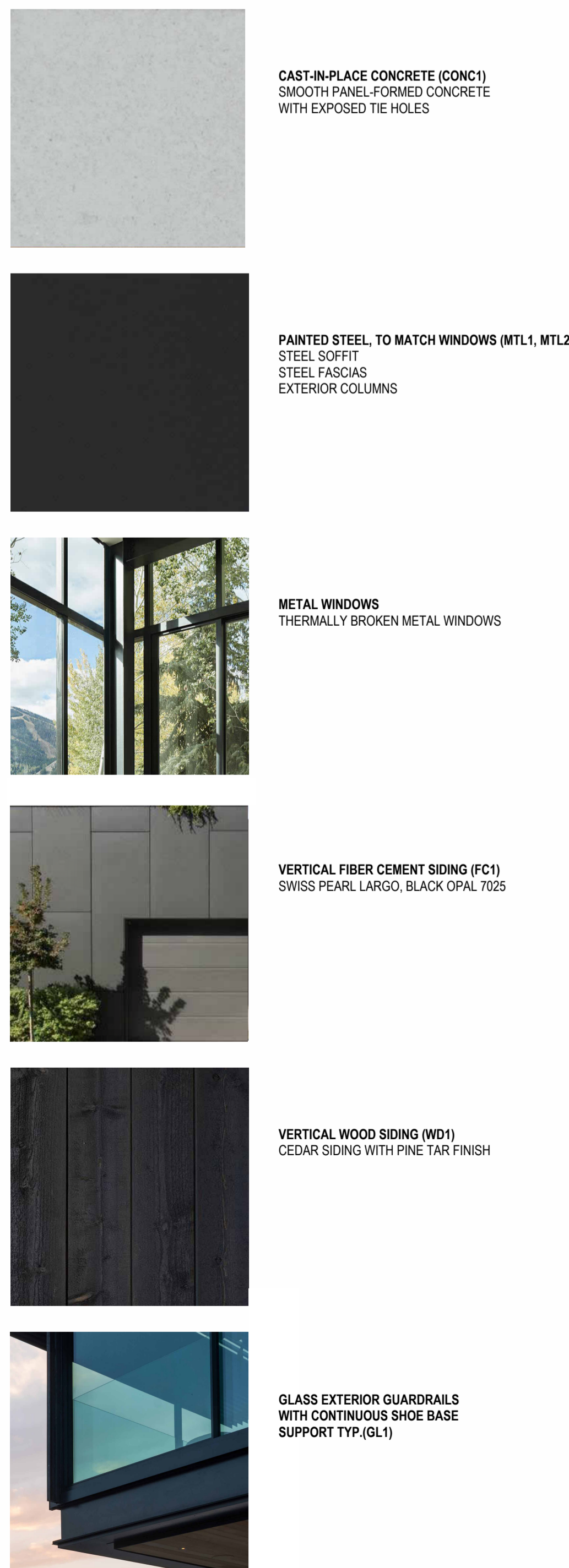


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

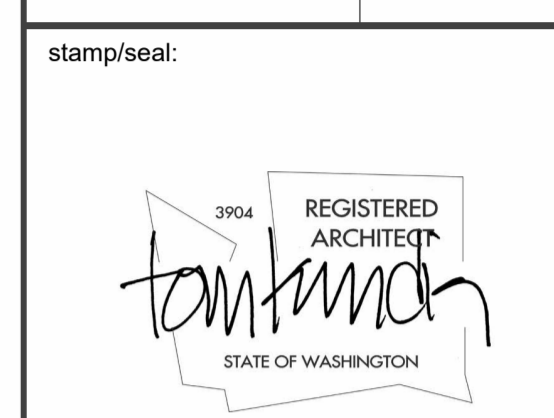


1 PARTIAL ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEY



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



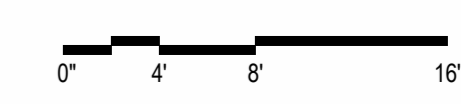
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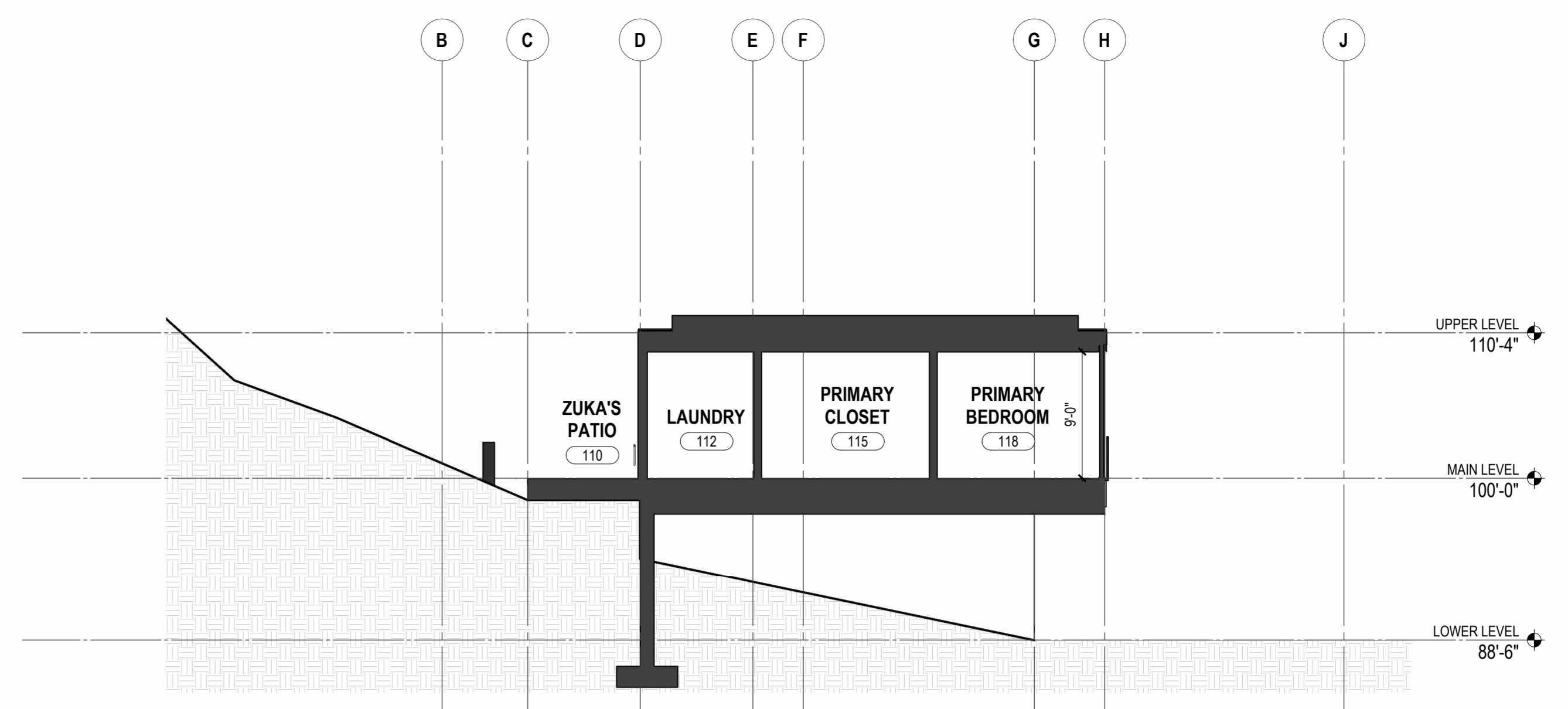
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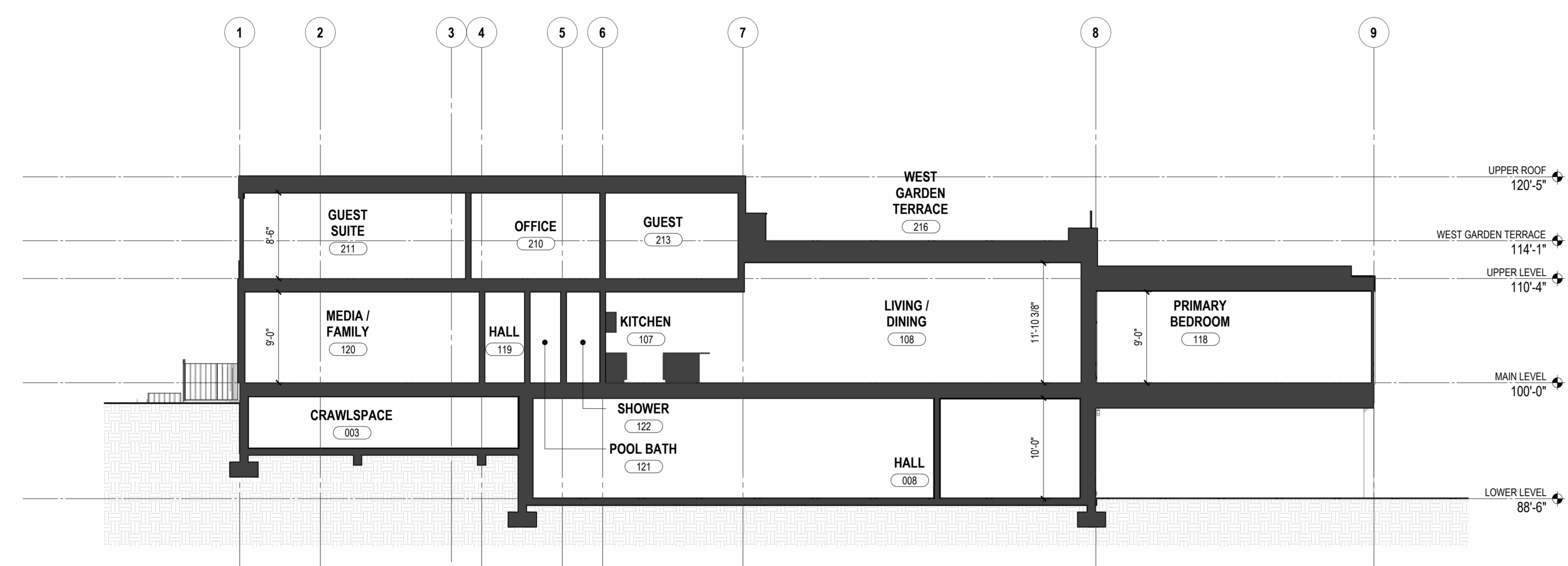
EXTERIOR ELEVATIONS
SOUTH AND WEST

sheet:
A3.01

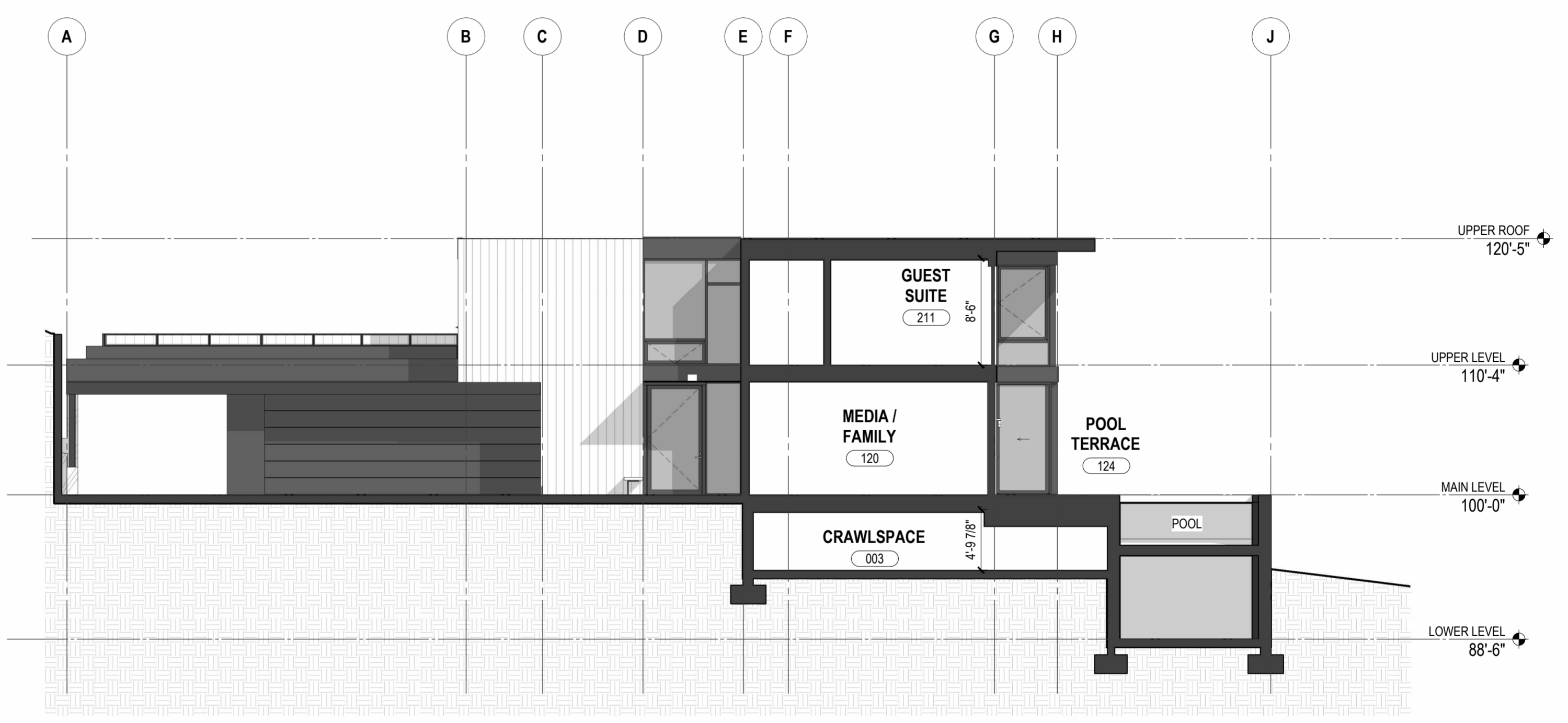




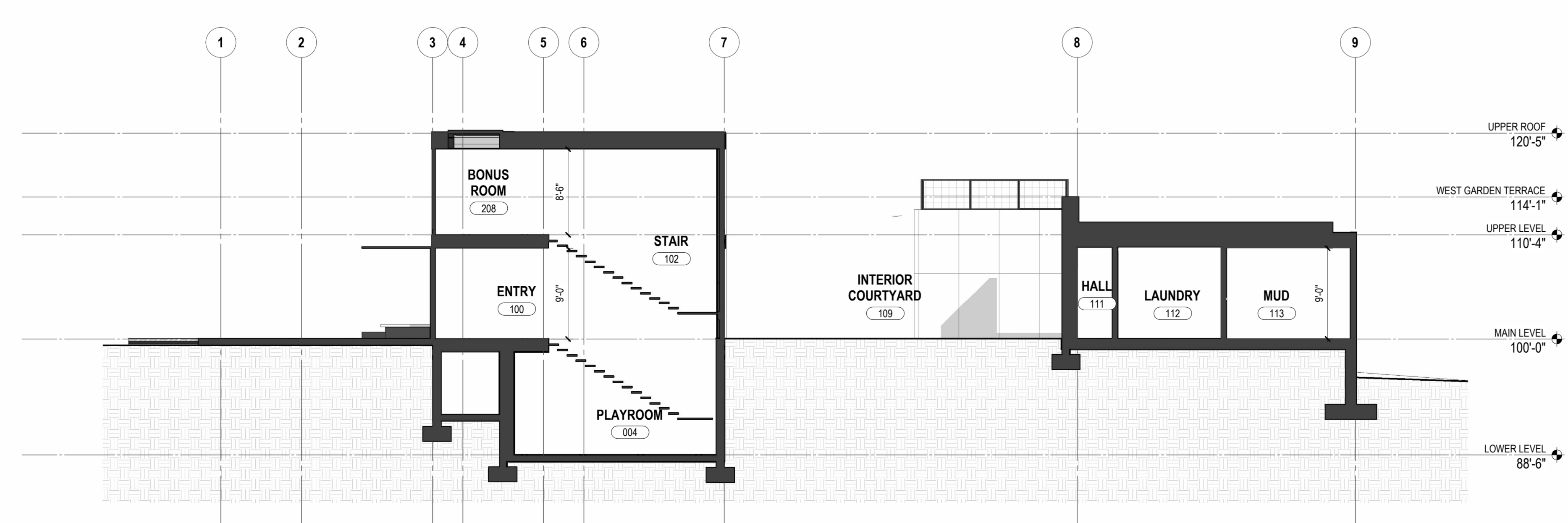
5 E-W SECTION AT PRIMARY SUITE
SCALE: 1/8" = 1'-0"



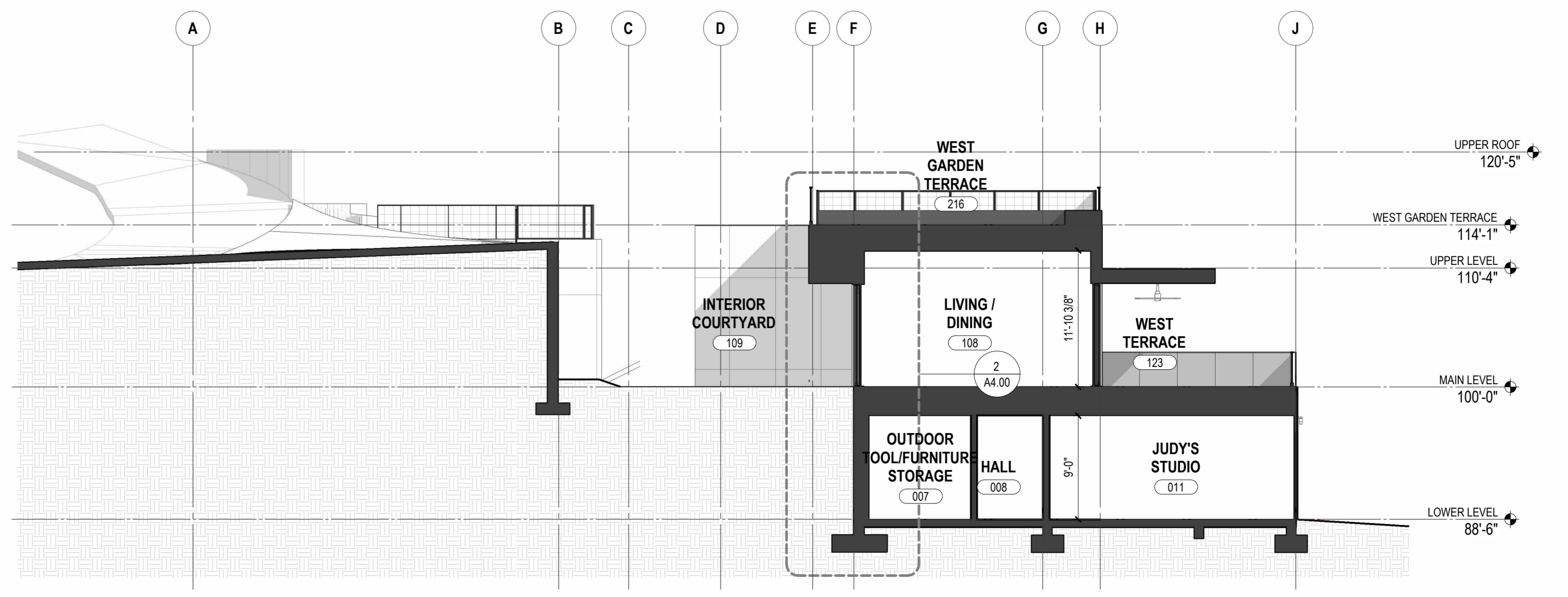
4 N-S LONGITUDINAL AT LIVING
SCALE: 1/8" = 1'-0"



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



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



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

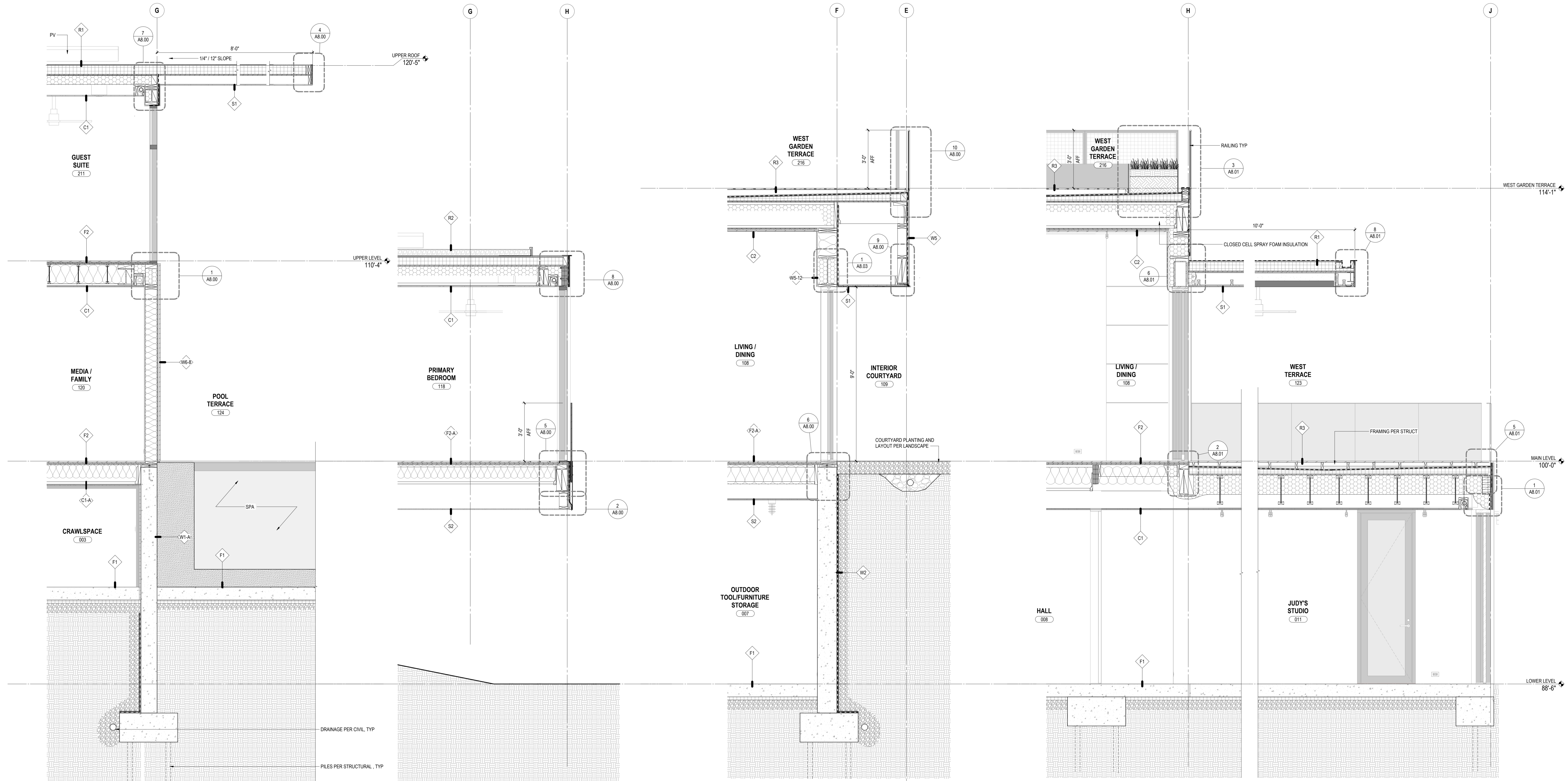
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project manager:	_____
drawn by:	_____
checked by:	_____
job no.:	_____

revisions:	_____
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no.:	date: description:

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04/09/2024

950:
BUILDING SECTIONS

sheet:
A3.10

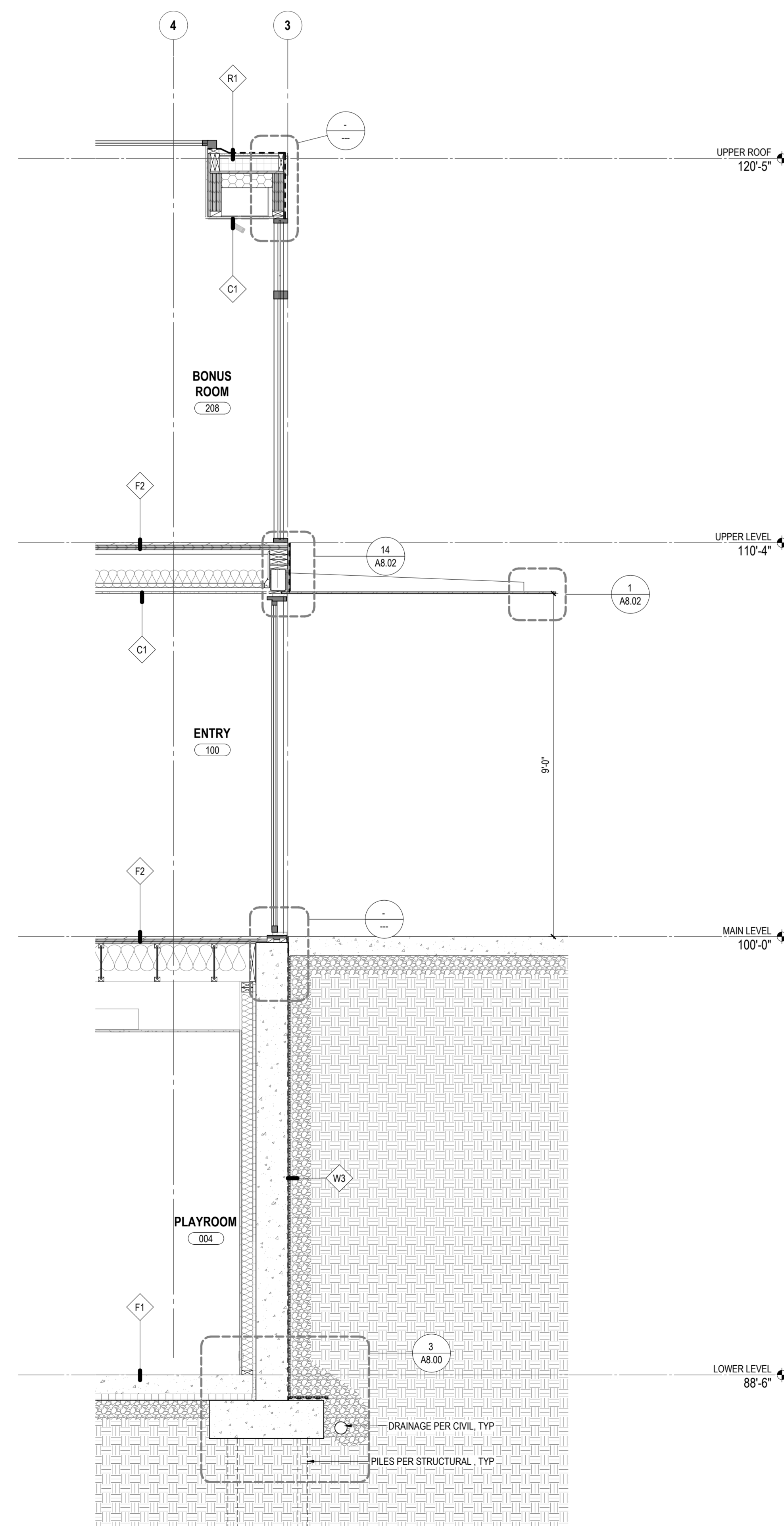


4 WEST GUEST WALL AT OVERHANG / SPA
 SCALE: 1/2" = 1'-0"

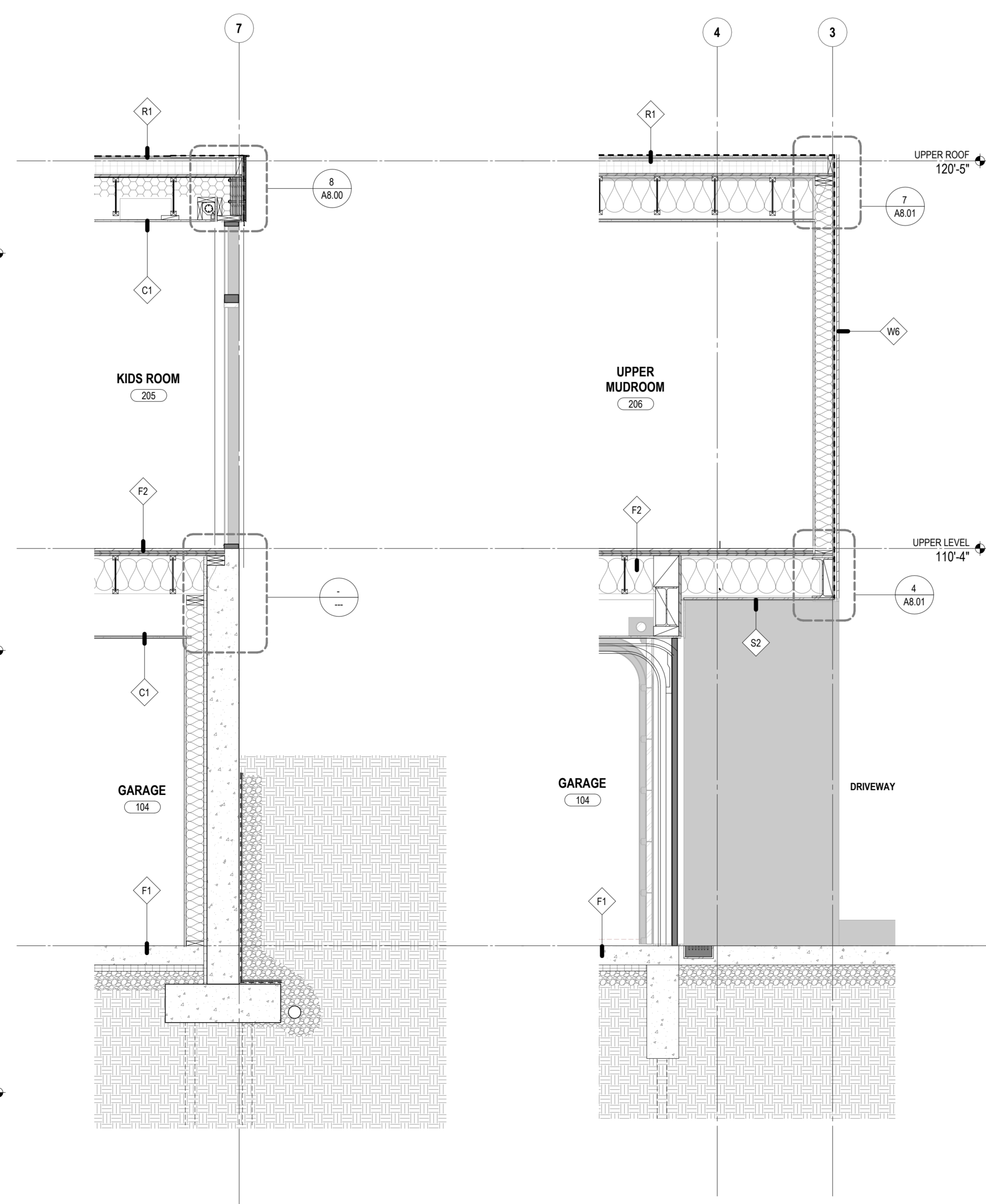
3 WEST AT PRIMARY SUITE/KAYAKE
 SCALE: 1/2" = 1'-0"

2 WEST LIVING WALL AT COURTYARD
 SCALE: 1/2" = 1'-0"

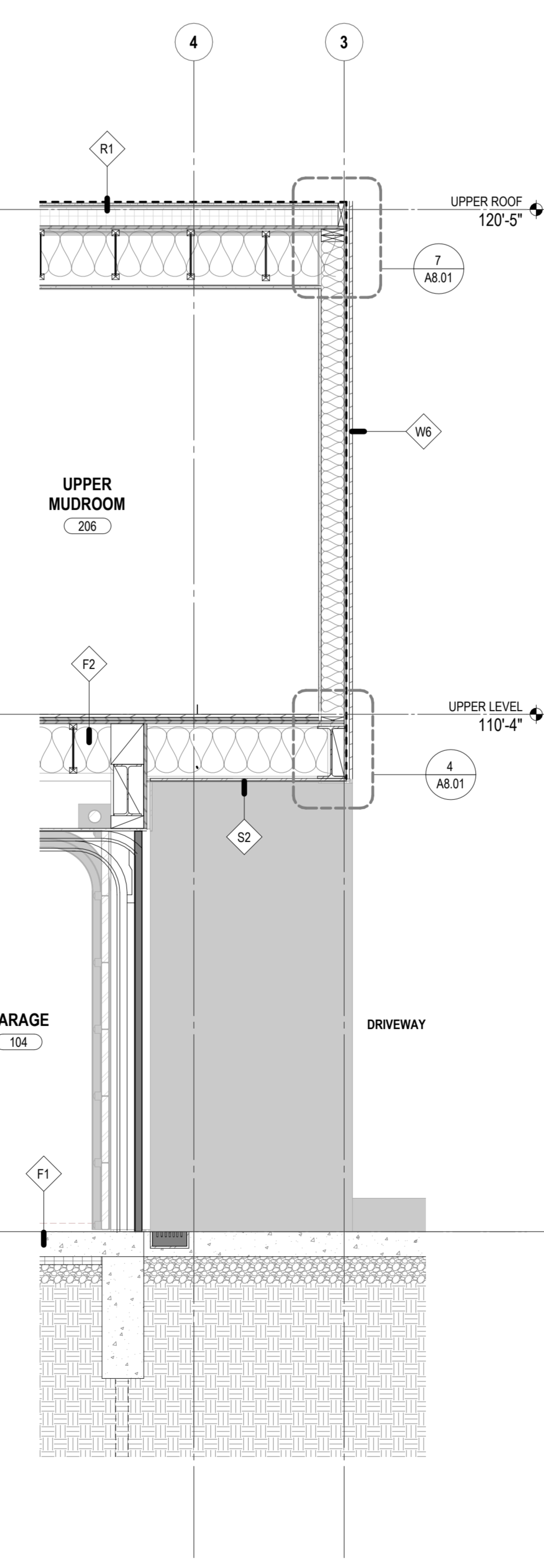
1 WEST LIVING WALL AT OVERHANG
 SCALE: 1/2" = 1'-0"



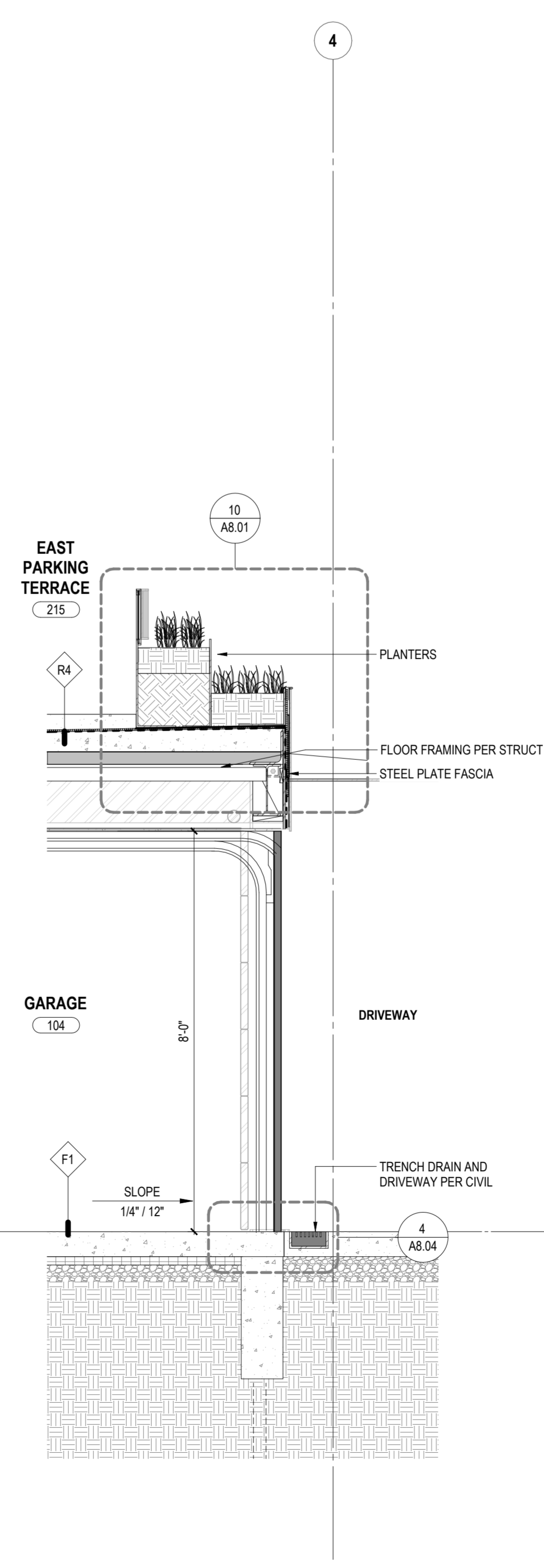
5 NORTH AT ENTRY / SKYLIGHT
SCALE: 1/2" = 1'-0"



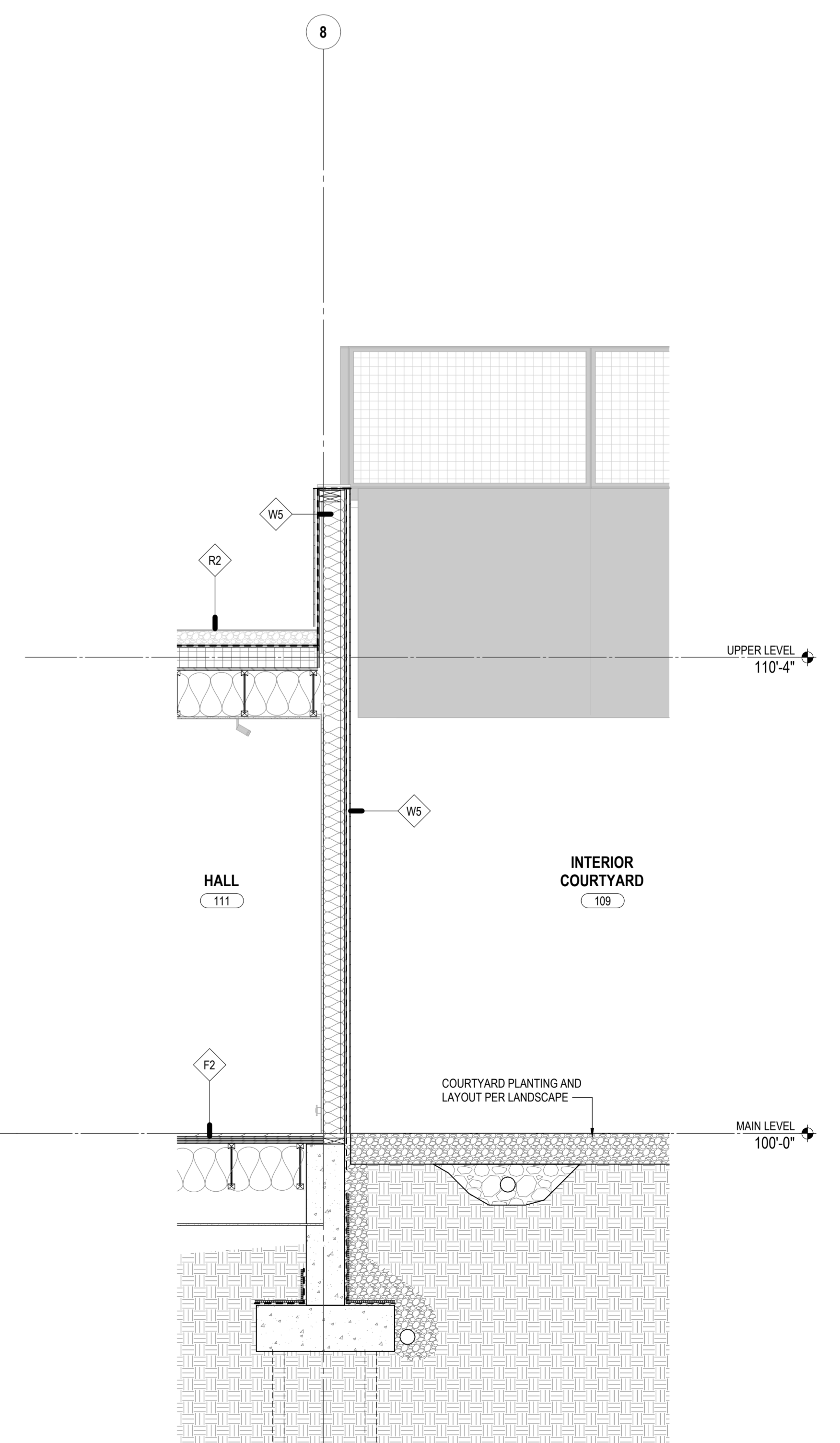
4 SOUTH AT GARAGE/KIDS
SCALE: 1/2" = 1'-0"



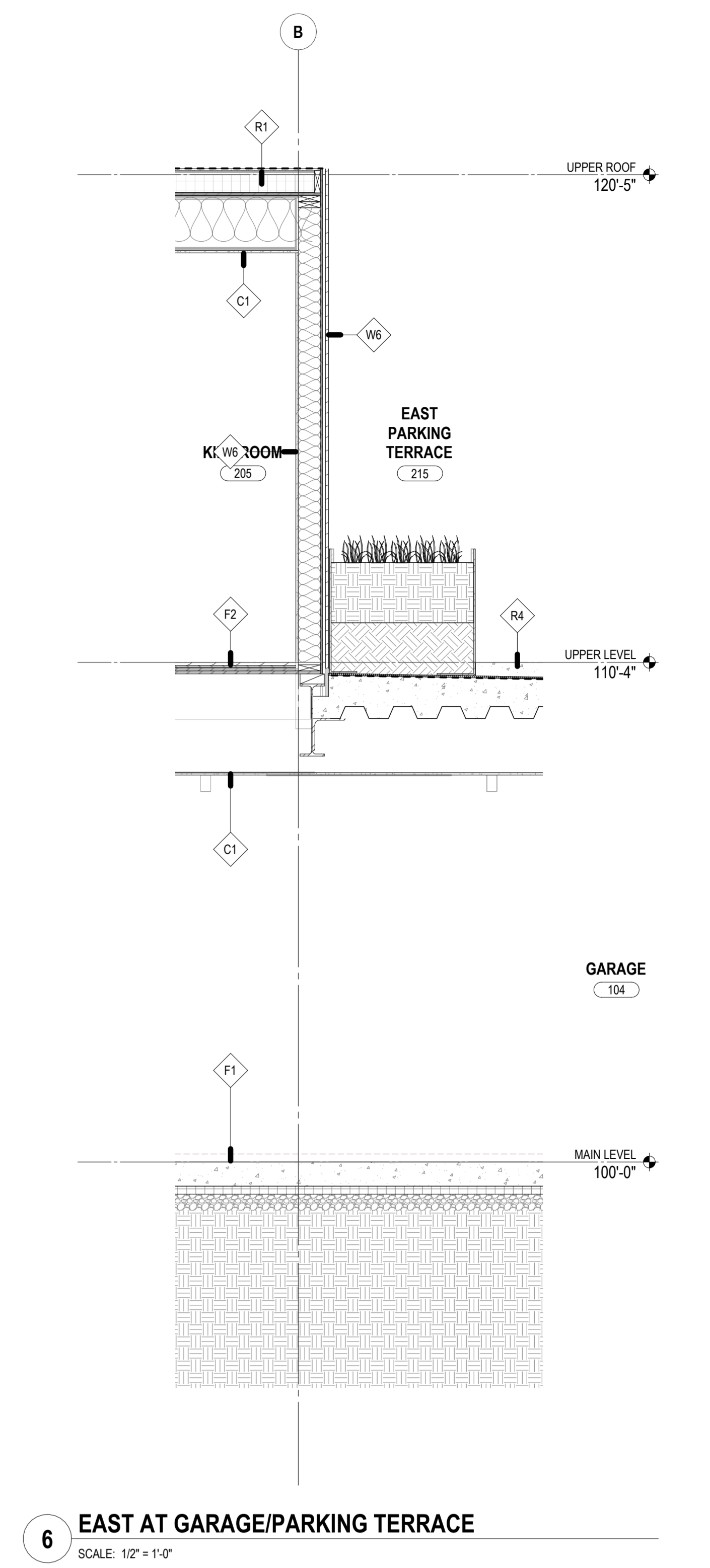
3 NORTH AT GARAGE CANTILEVER
SCALE: 1/2" = 1'-0"



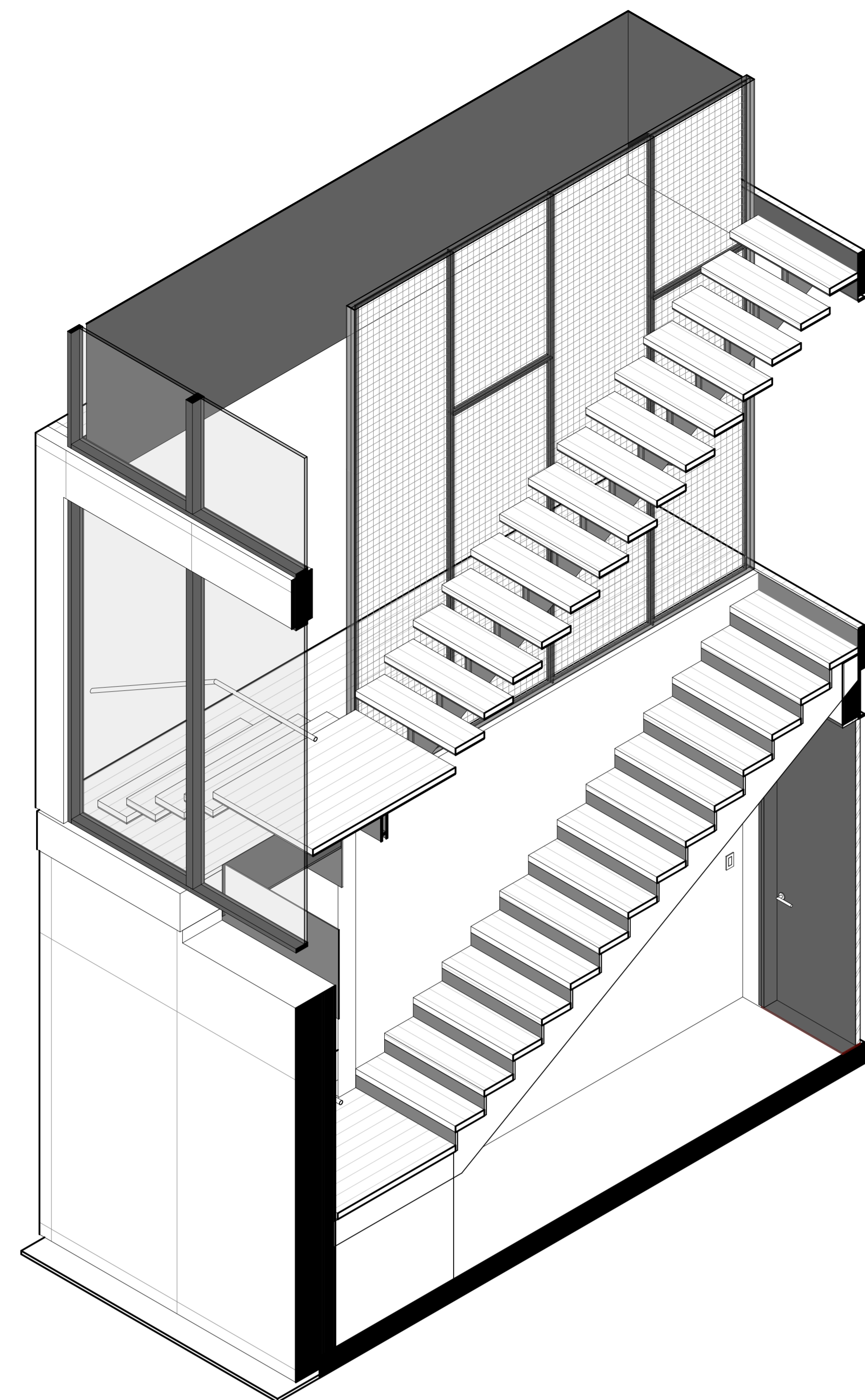
2 NORTH AT GARAGE ROOF PARKING
SCALE: 1/2" = 1'-0"



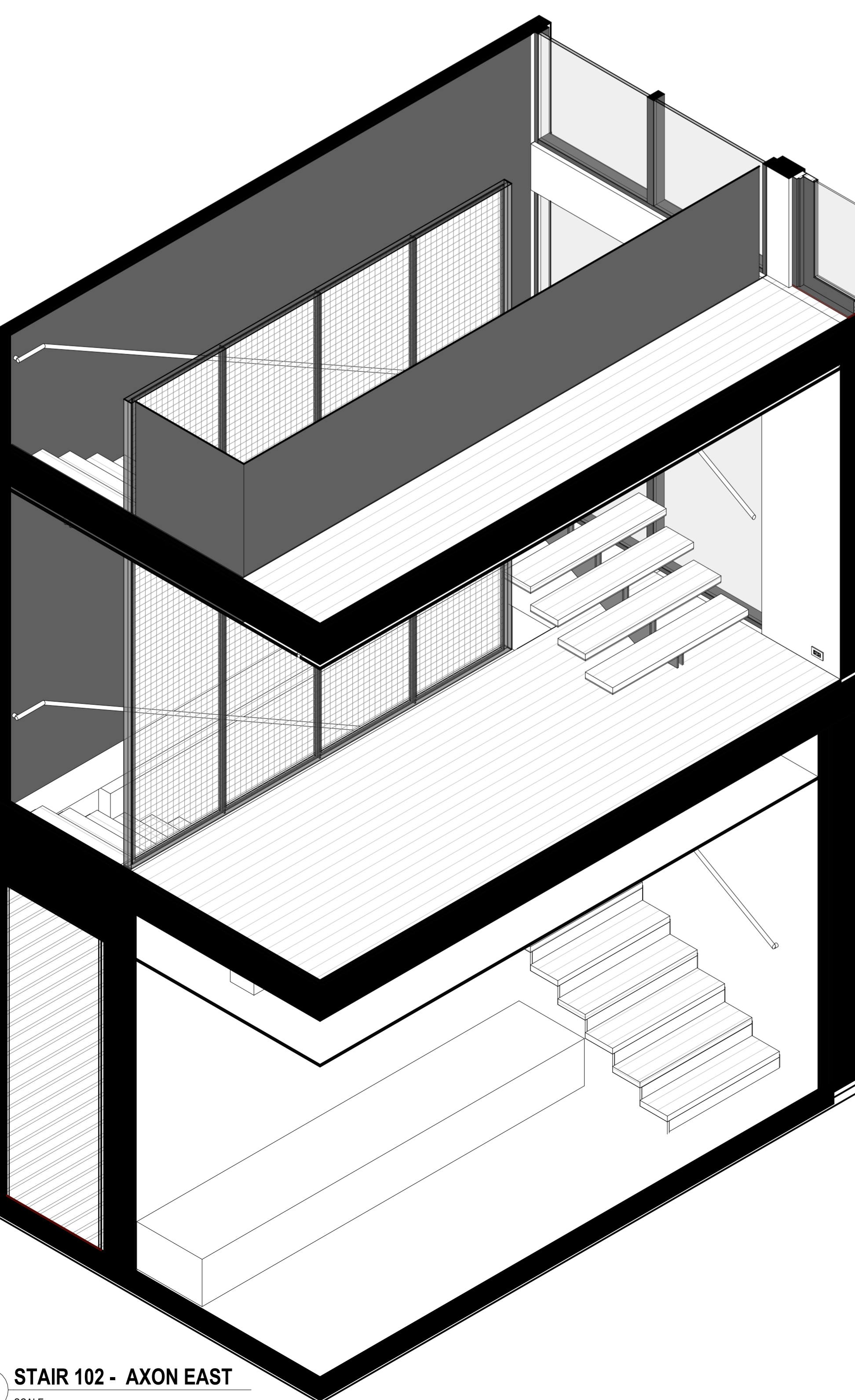
1 SOUTH AT COURTYARD / LL HALL
SCALE: 1/2" = 1'-0"



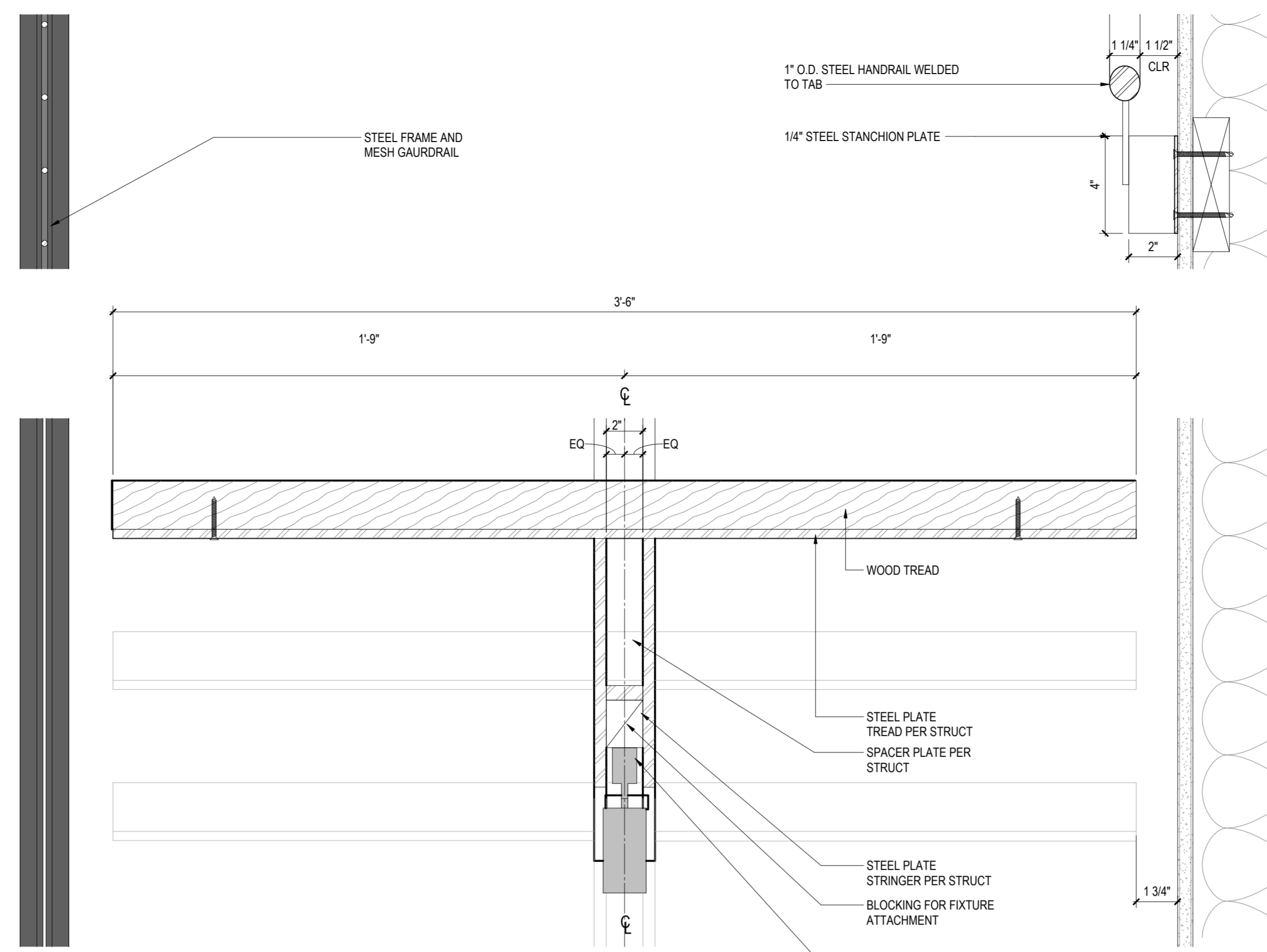
6 EAST AT GARAGE/PARKING TERRACE
SCALE: 1/2" = 1'-0"



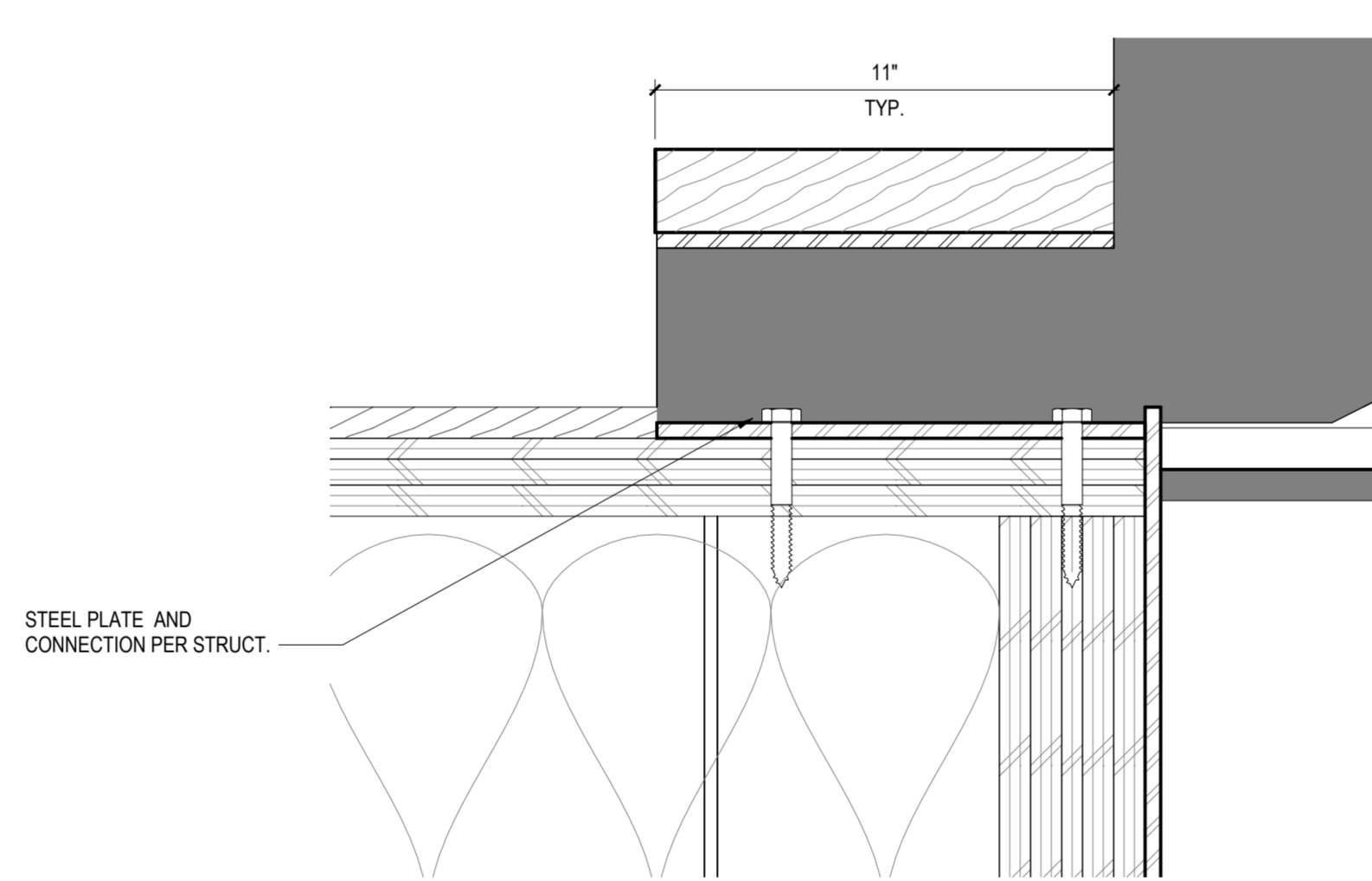
6 STAIR 102 - AXON WEST
SCALE:



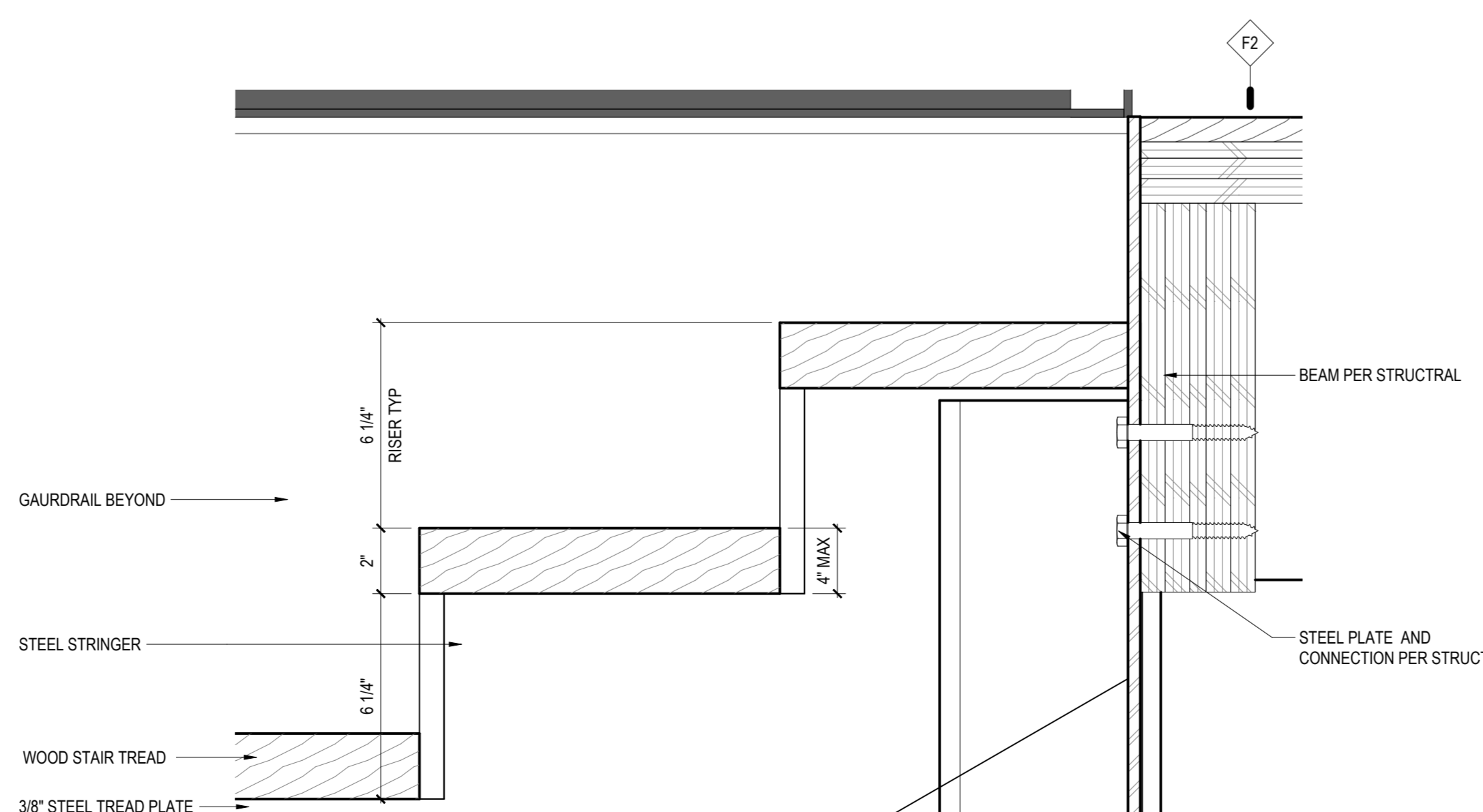
4 STAIR 102 - AXON EAST
SCALE:



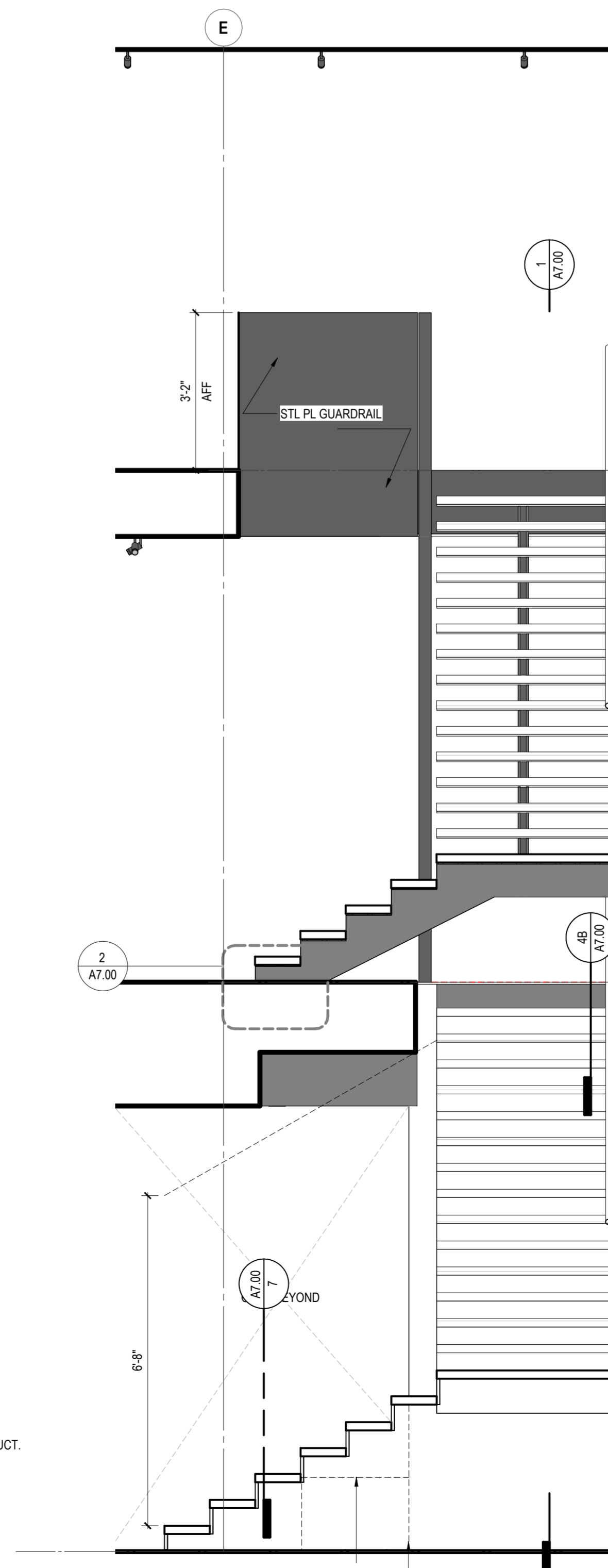
4A STAIR 102 - SECTION
SCALE: 3" = 1'-0"



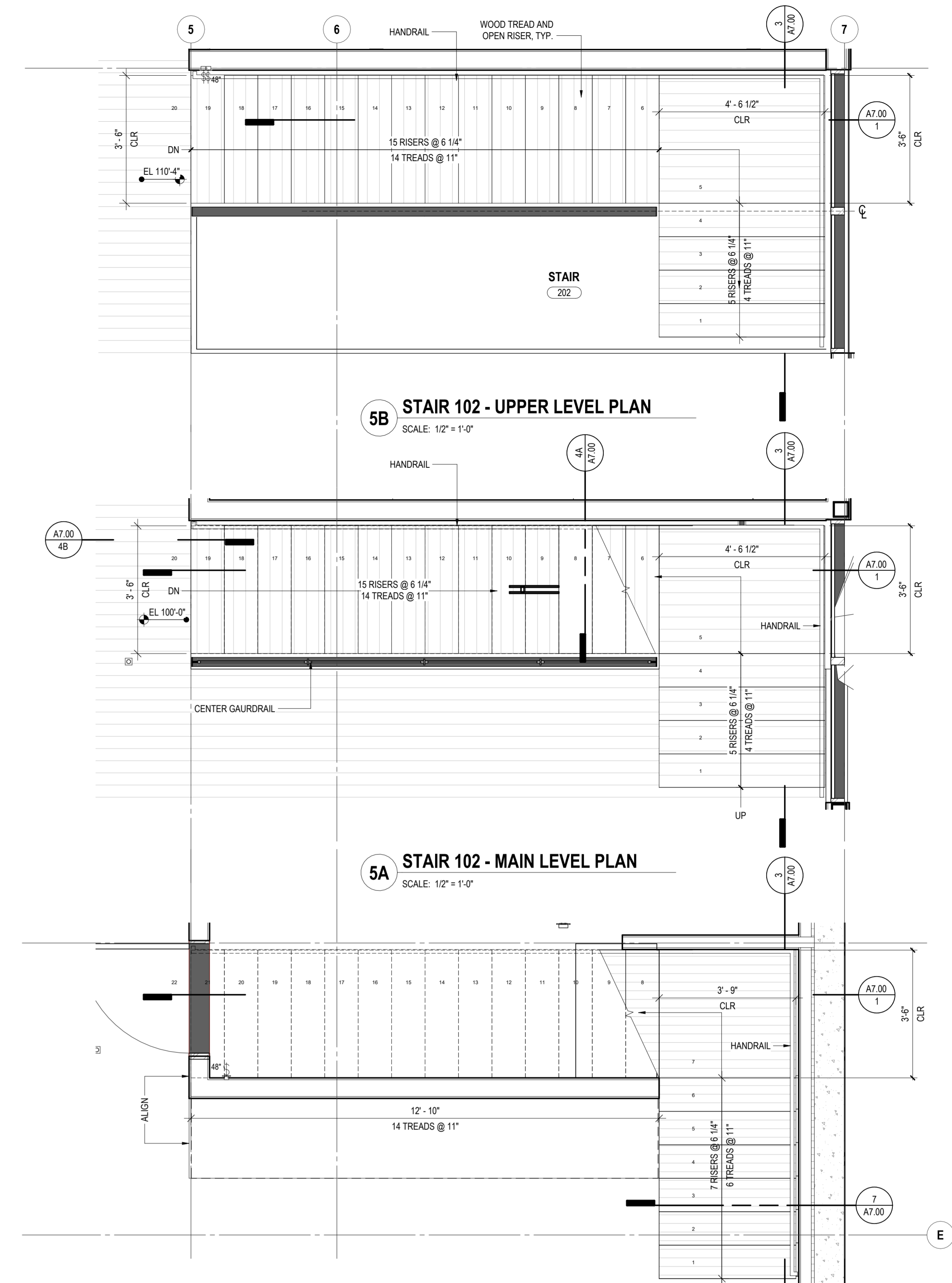
2 TYP STAIR AT MAIN LEVEL FINISH FLOOR
SCALE: 3" = 1'-0"



4B TYP STAIR 102 - TREAD DETAIL
SCALE: 3" = 1'-0"

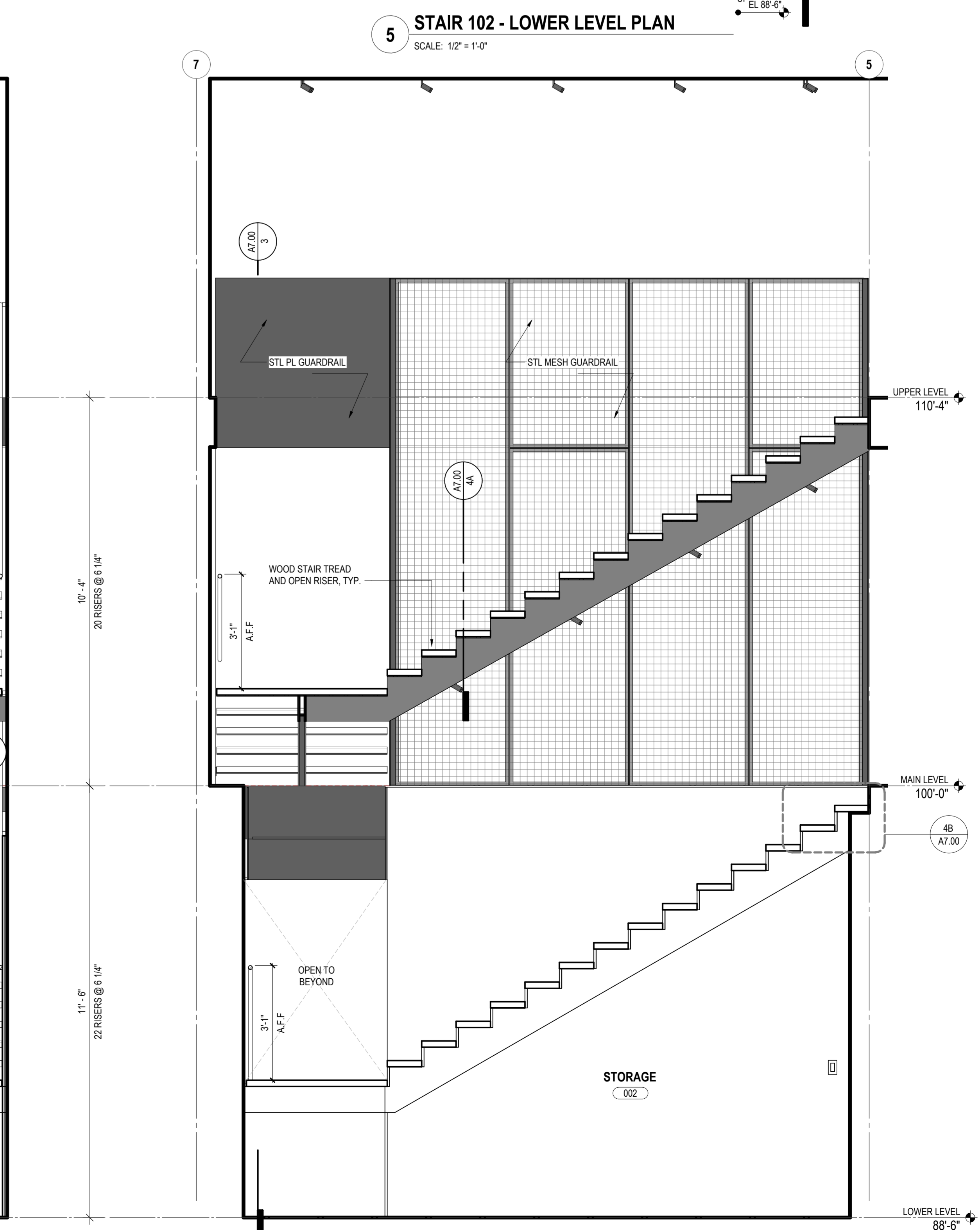


3 STAIR 102 - E-W SECTION
SCALE: 1/2" = 1'-0"



5B STAIR 102 - UPPER LEVEL PLAN
SCALE: 1/2" = 1'-0"

5A STAIR 102 - MAIN LEVEL PLAN
SCALE: 1/2" = 1'-0"



1 STAIR 102 - N-S SECTION
SCALE: 1/2" = 1'-0"

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project: **FUSED ELEMENTS**
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stamp/seal:
2014 REGISTERED ARCHITECT
tammy h
STATE OF WASHINGTON

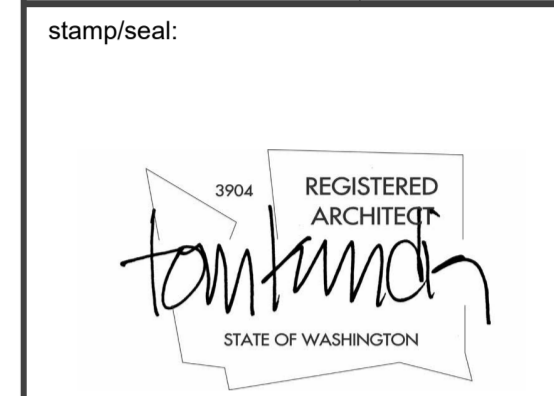
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project manager: _____
drawn by: _____
checked by: _____
job no.: _____

revisions:

no. date description:

PERMIT SET
04/09/2024

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sheet: **A7.00**
VERTICAL CIRCULATION



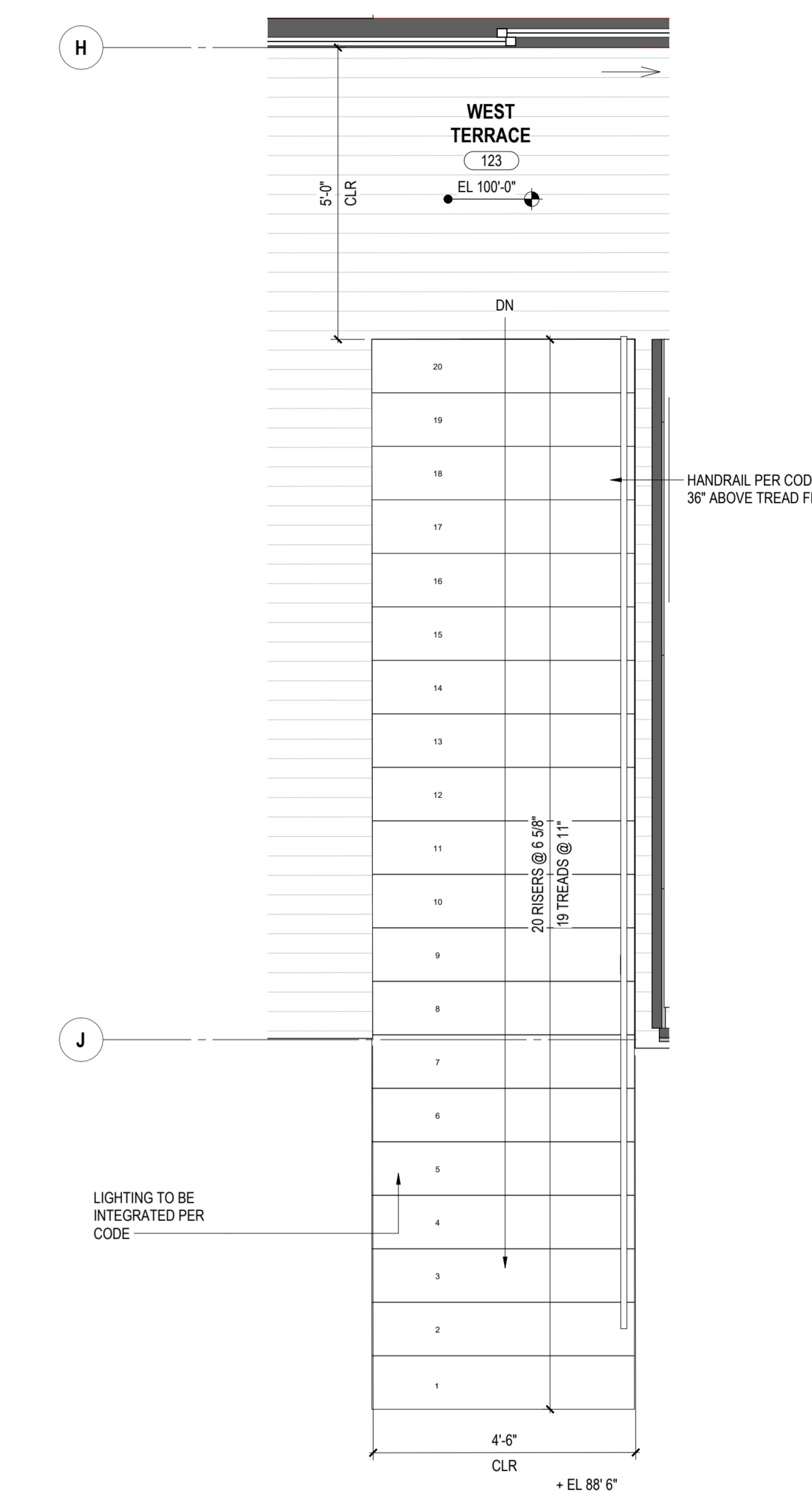
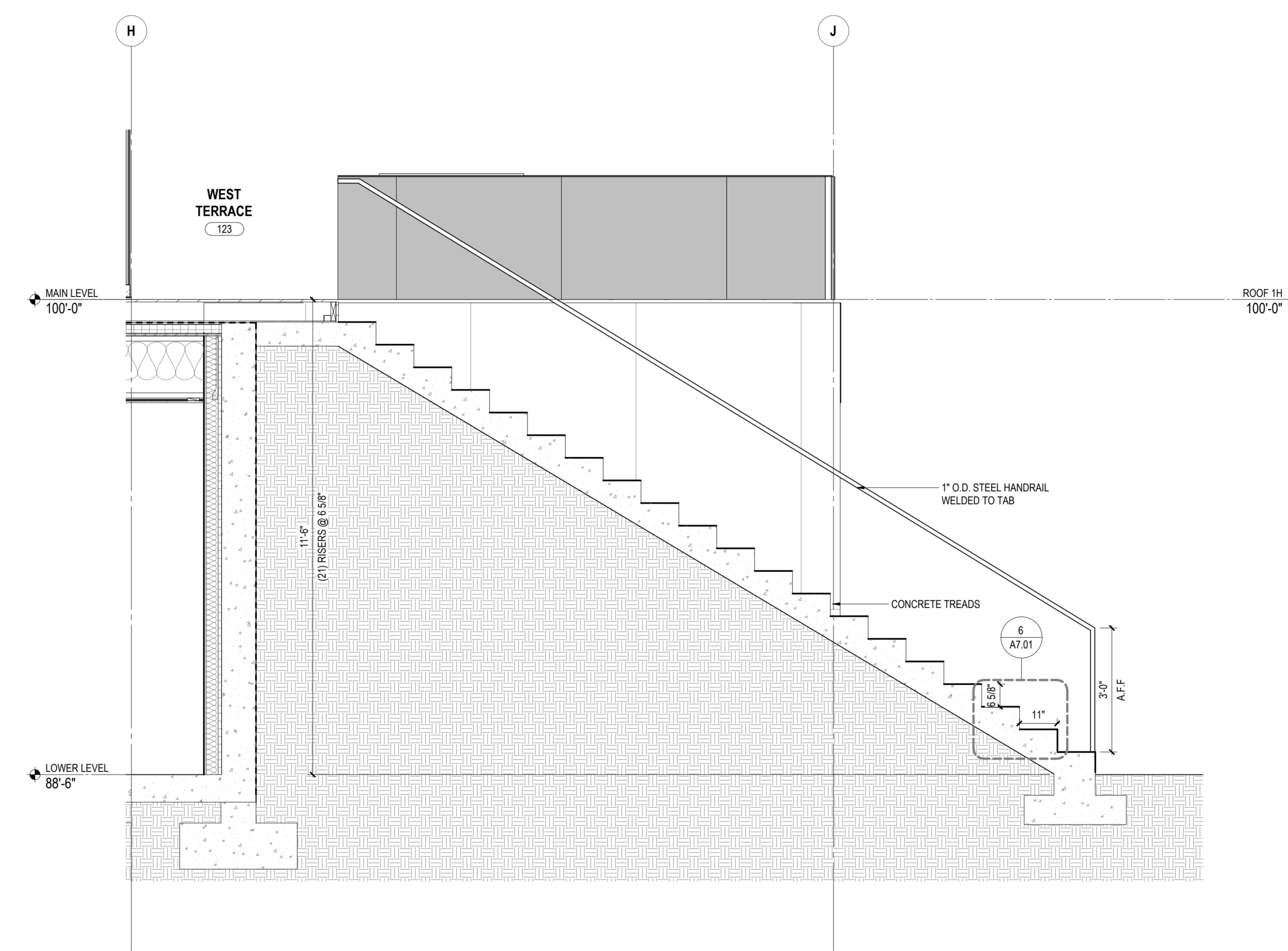
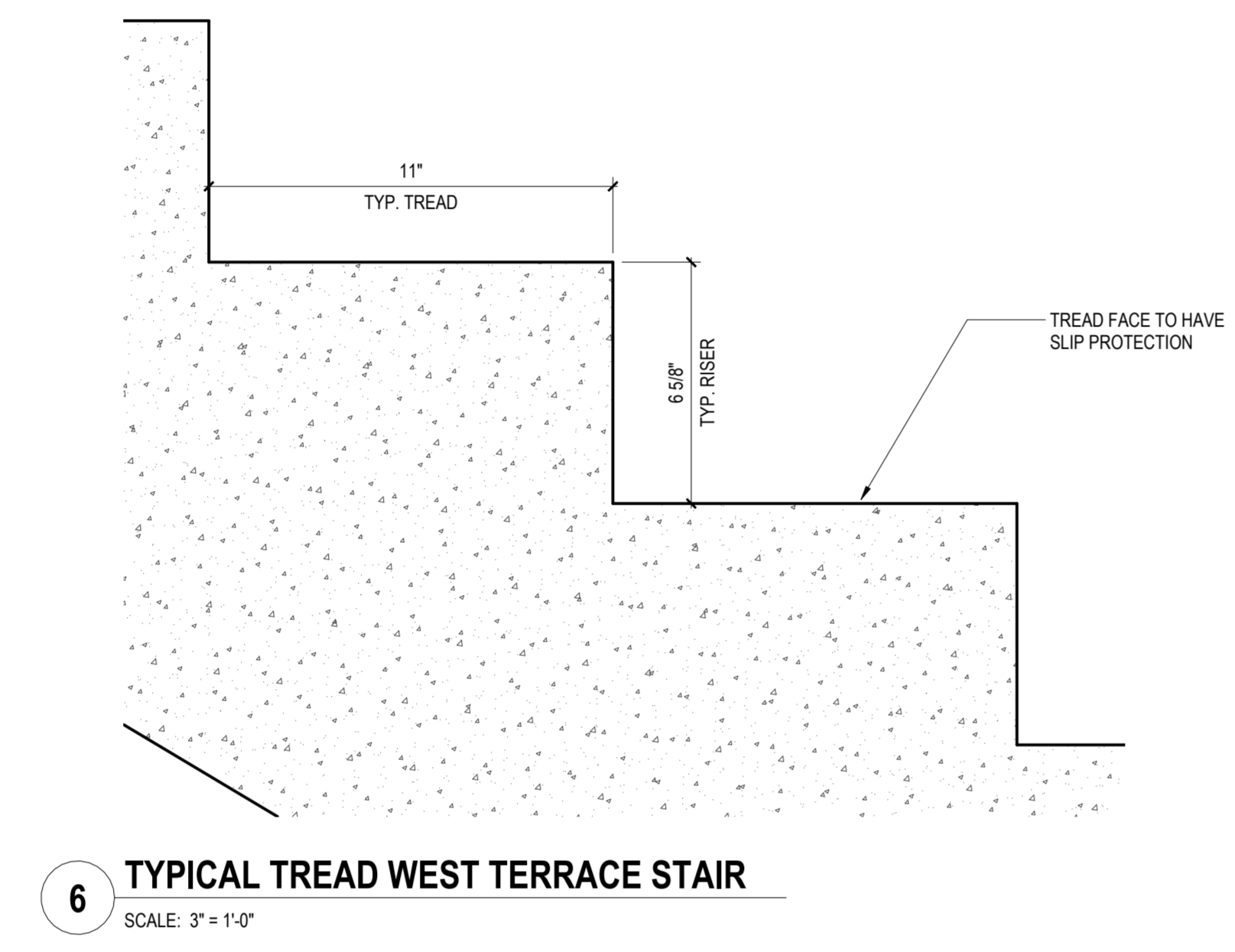
stamp/ seal:
 2024 REGISTERED ARCHITECT
 STATE OF WASHINGTON

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 project manager: _____
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revisions:

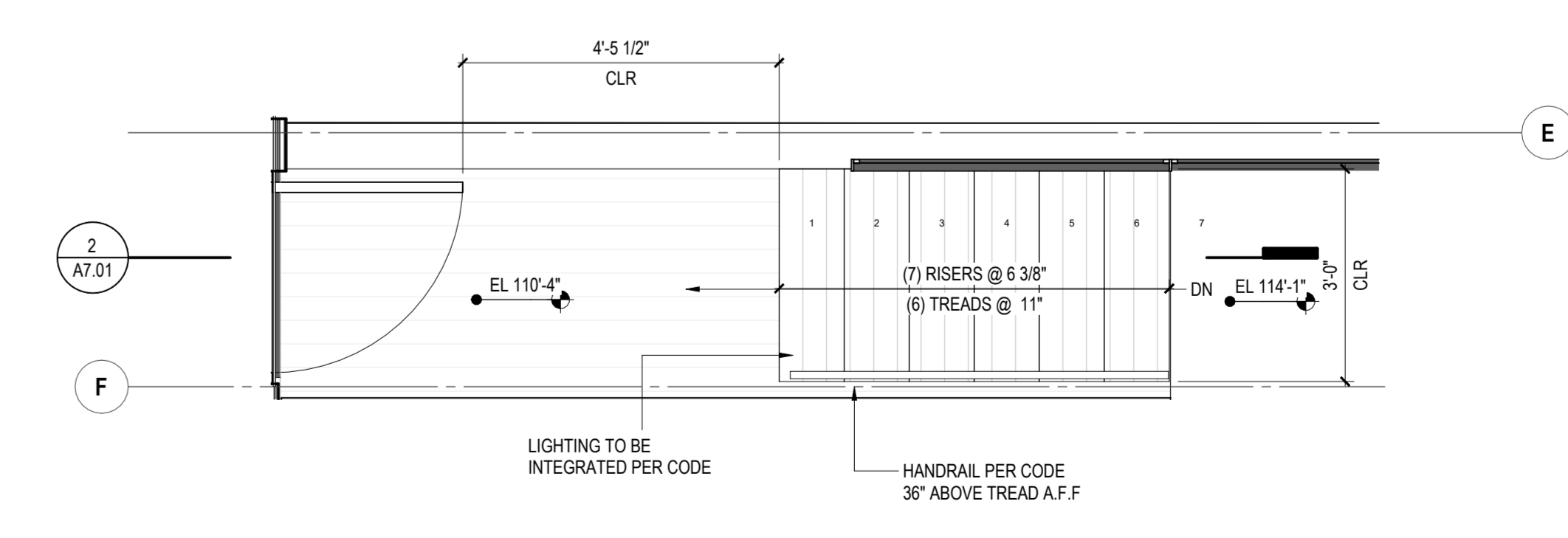
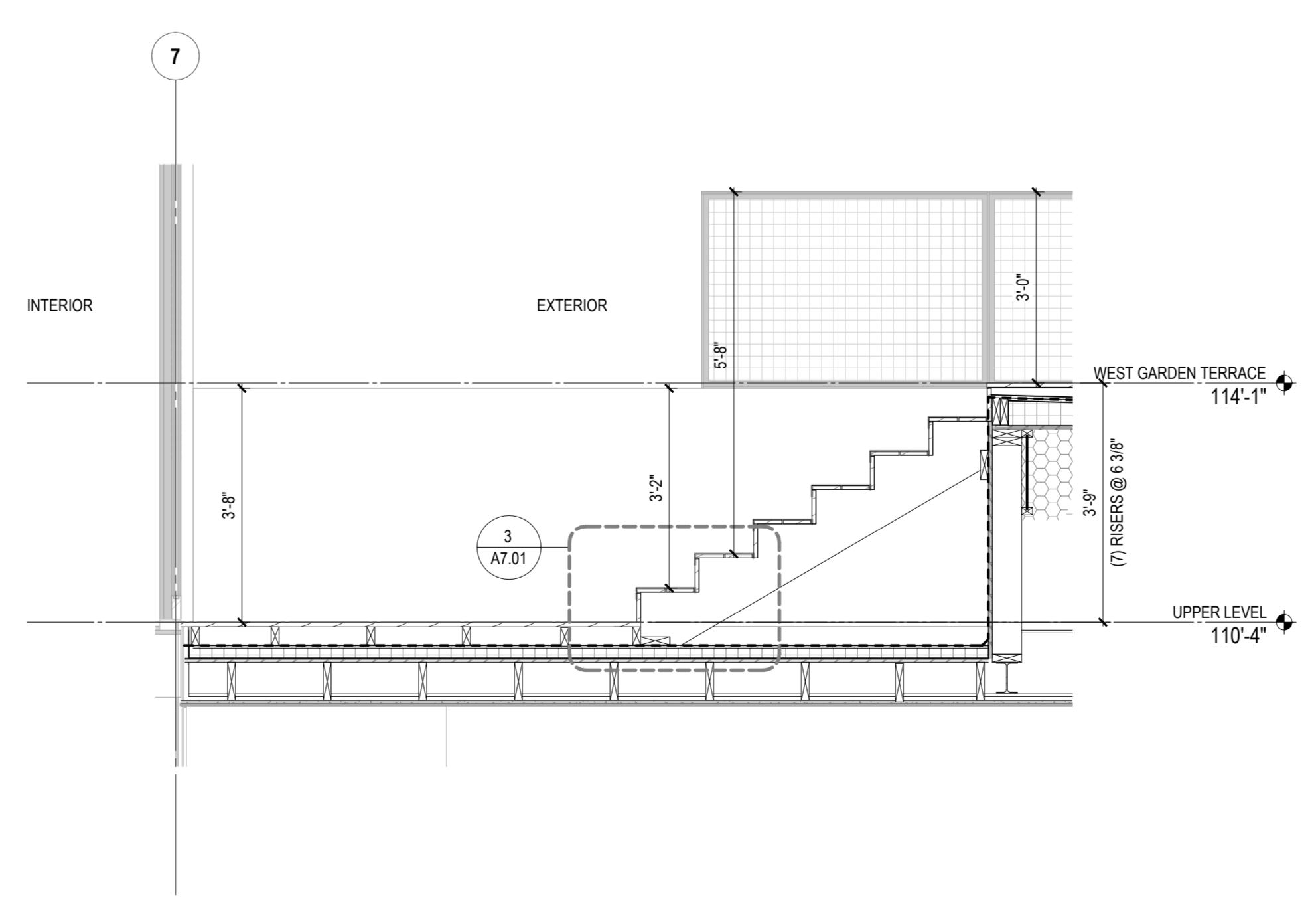
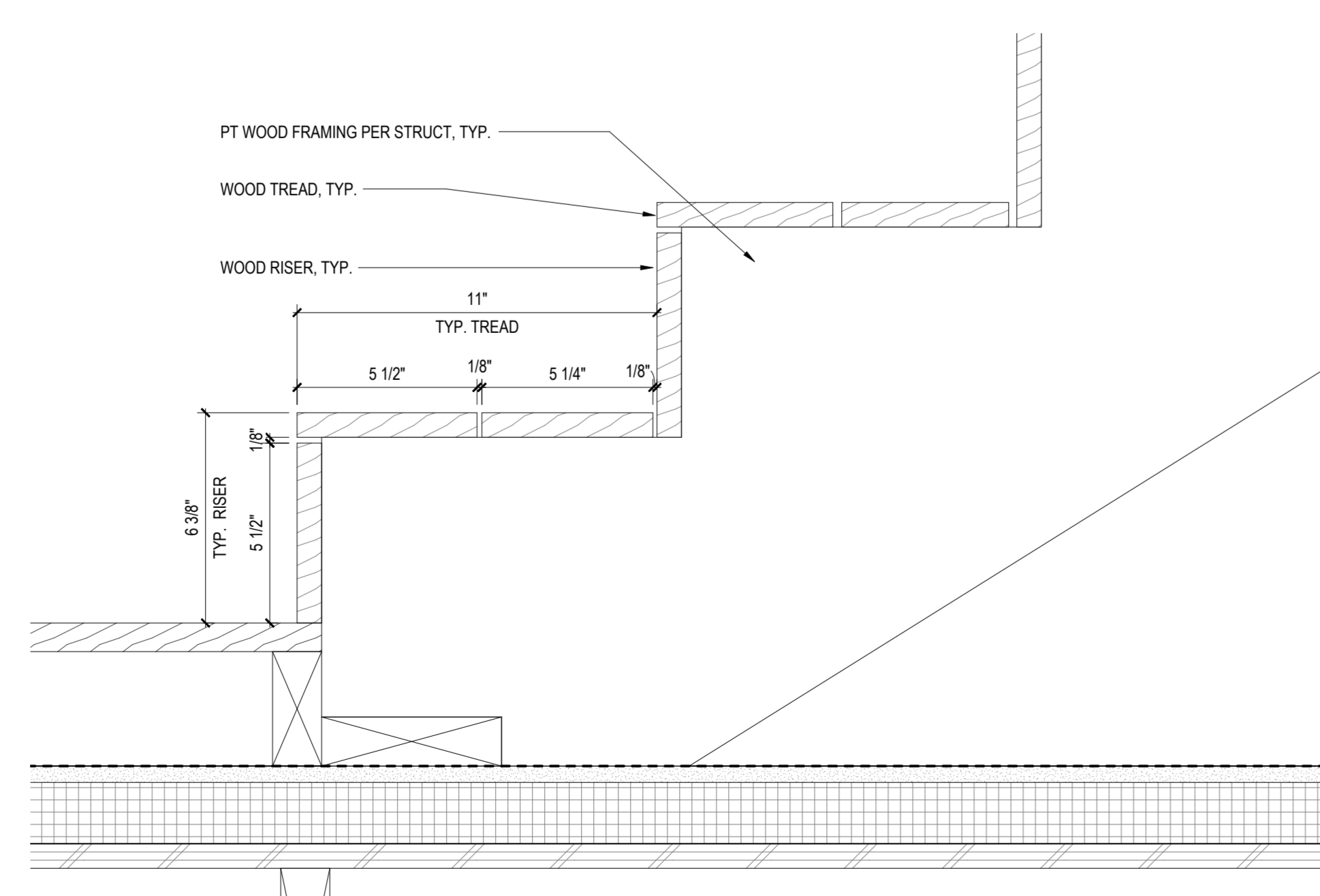
no. date description:

PERMIT SET
 04/09/2024
 950:
VERTICAL CIRCULATION
 sheet:
A7.01



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

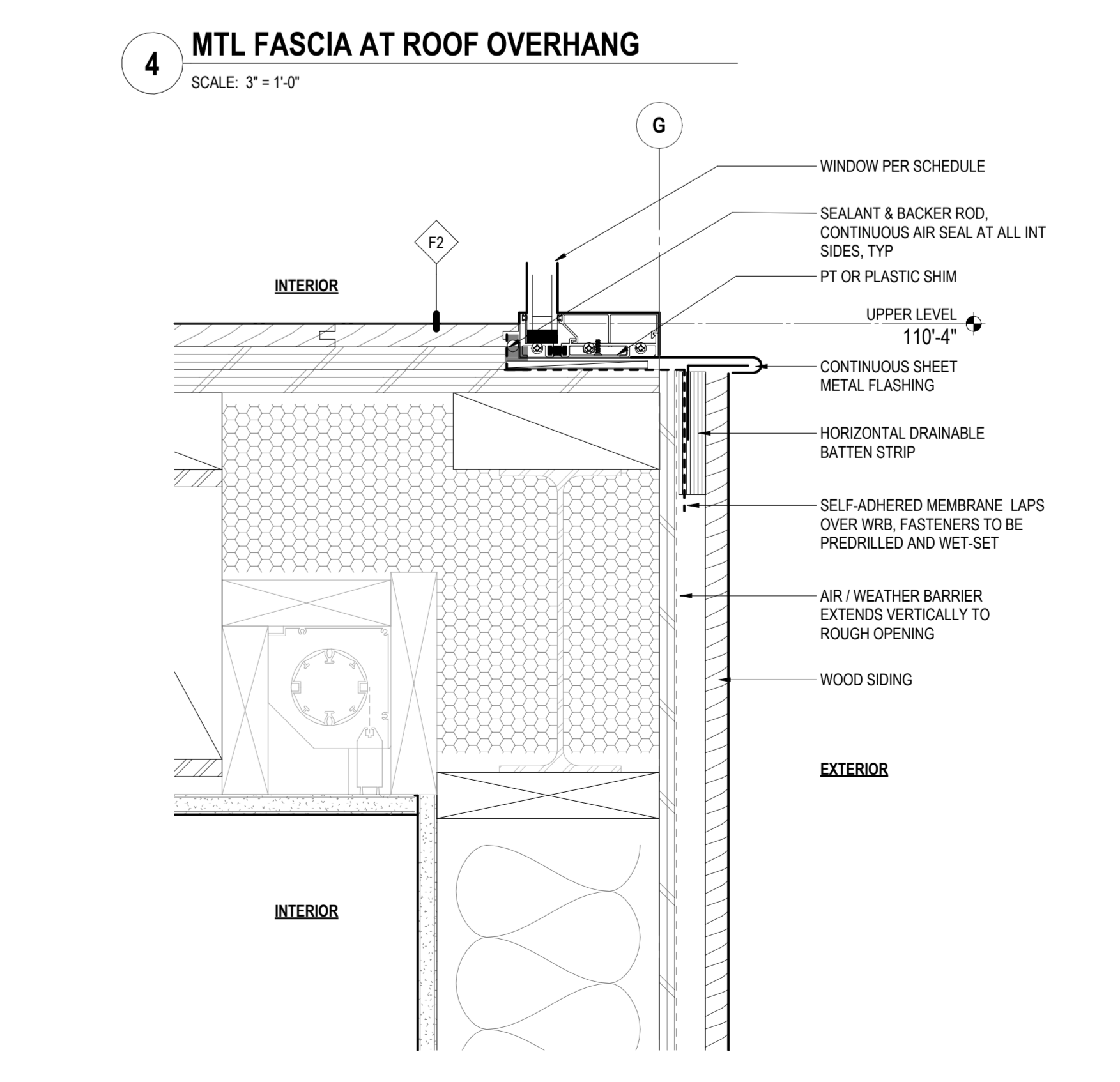
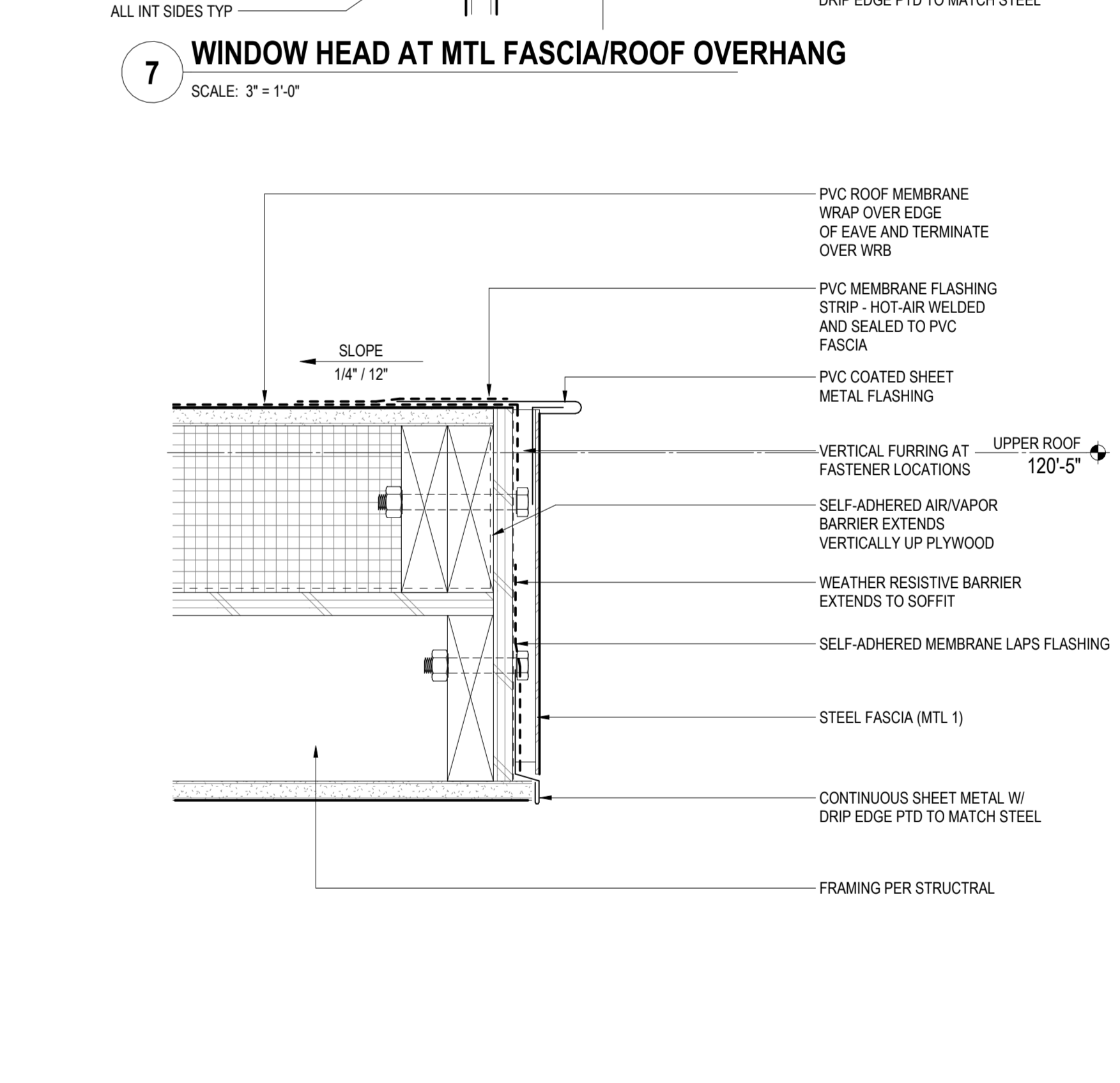
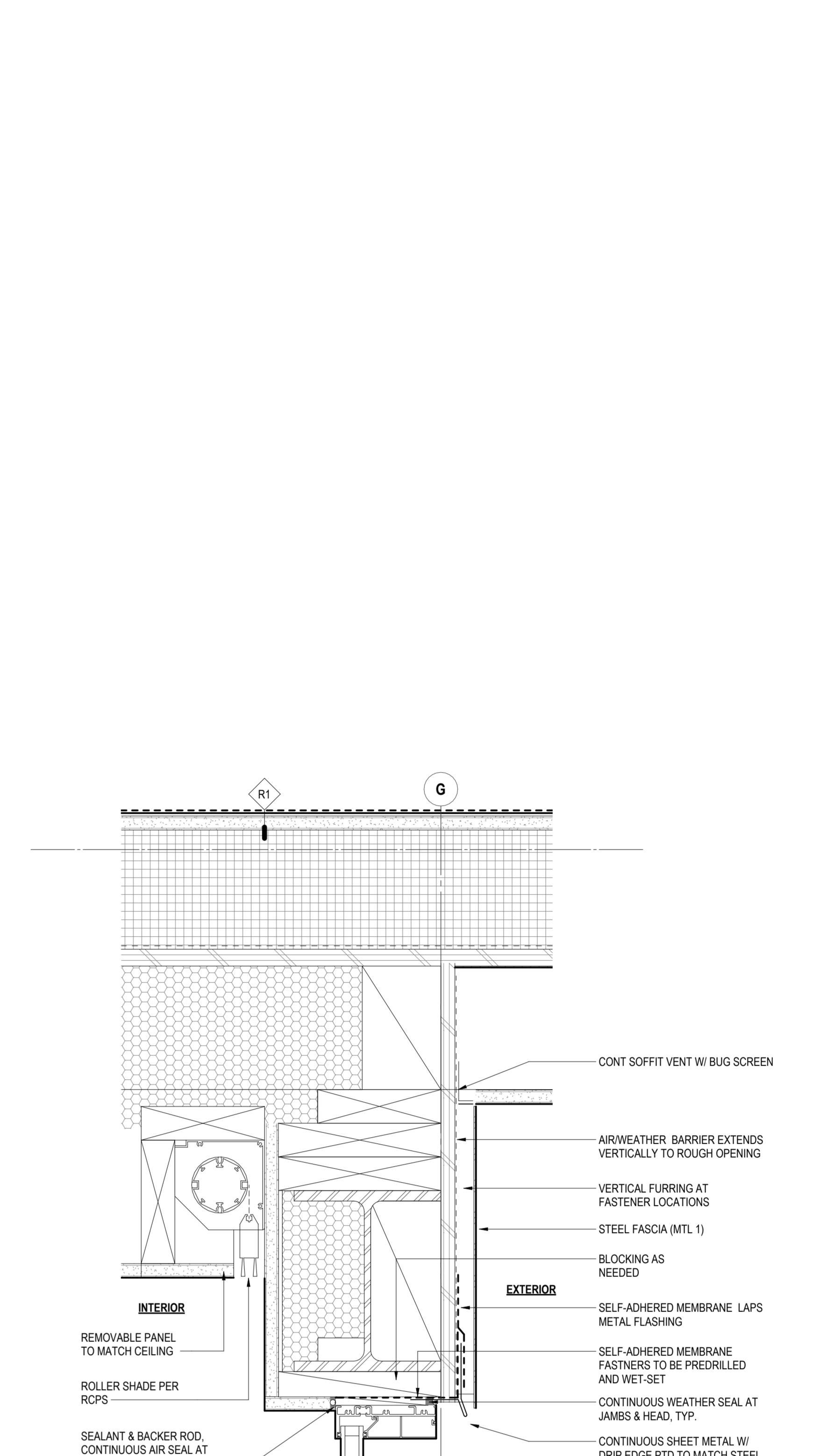
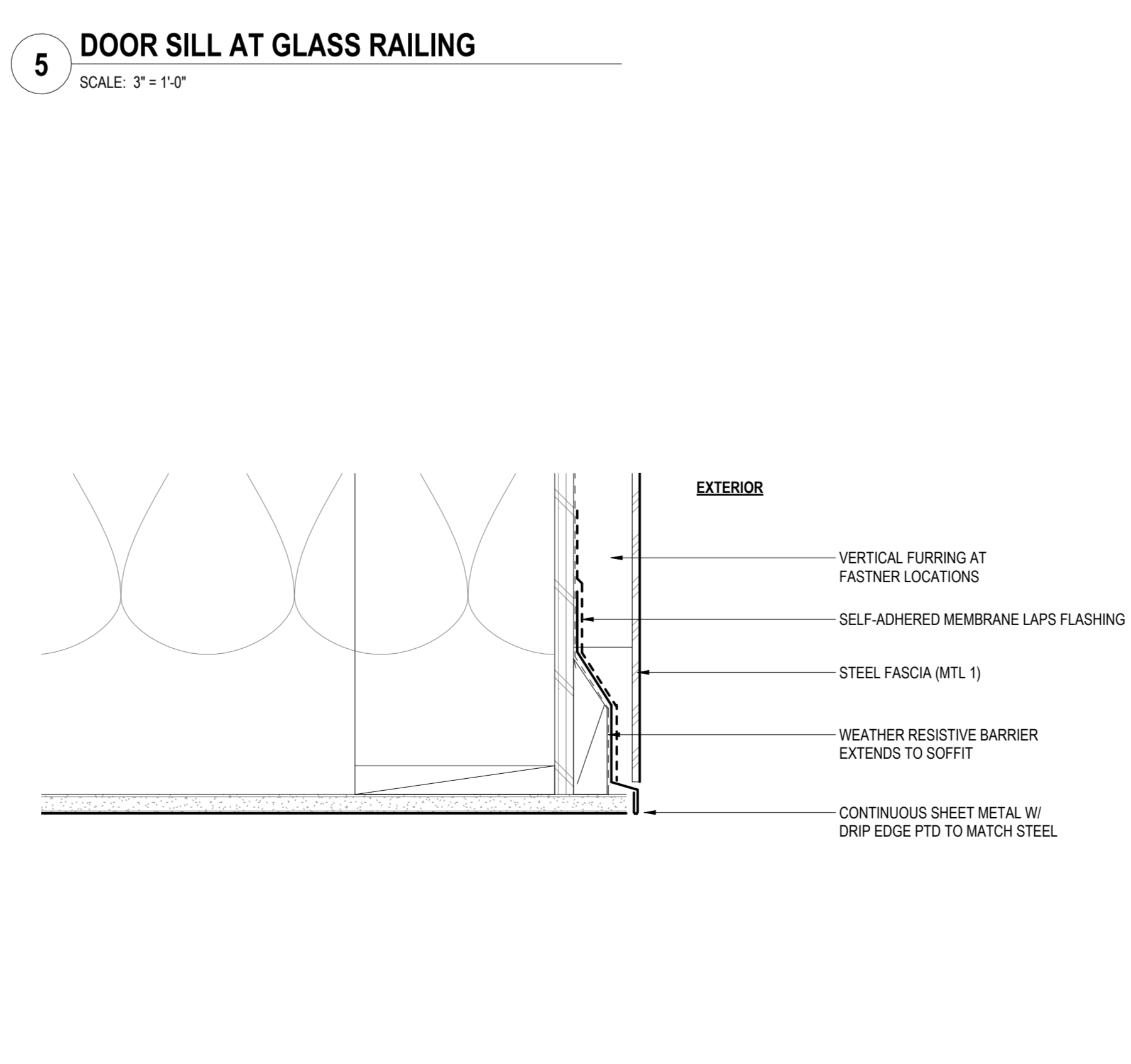
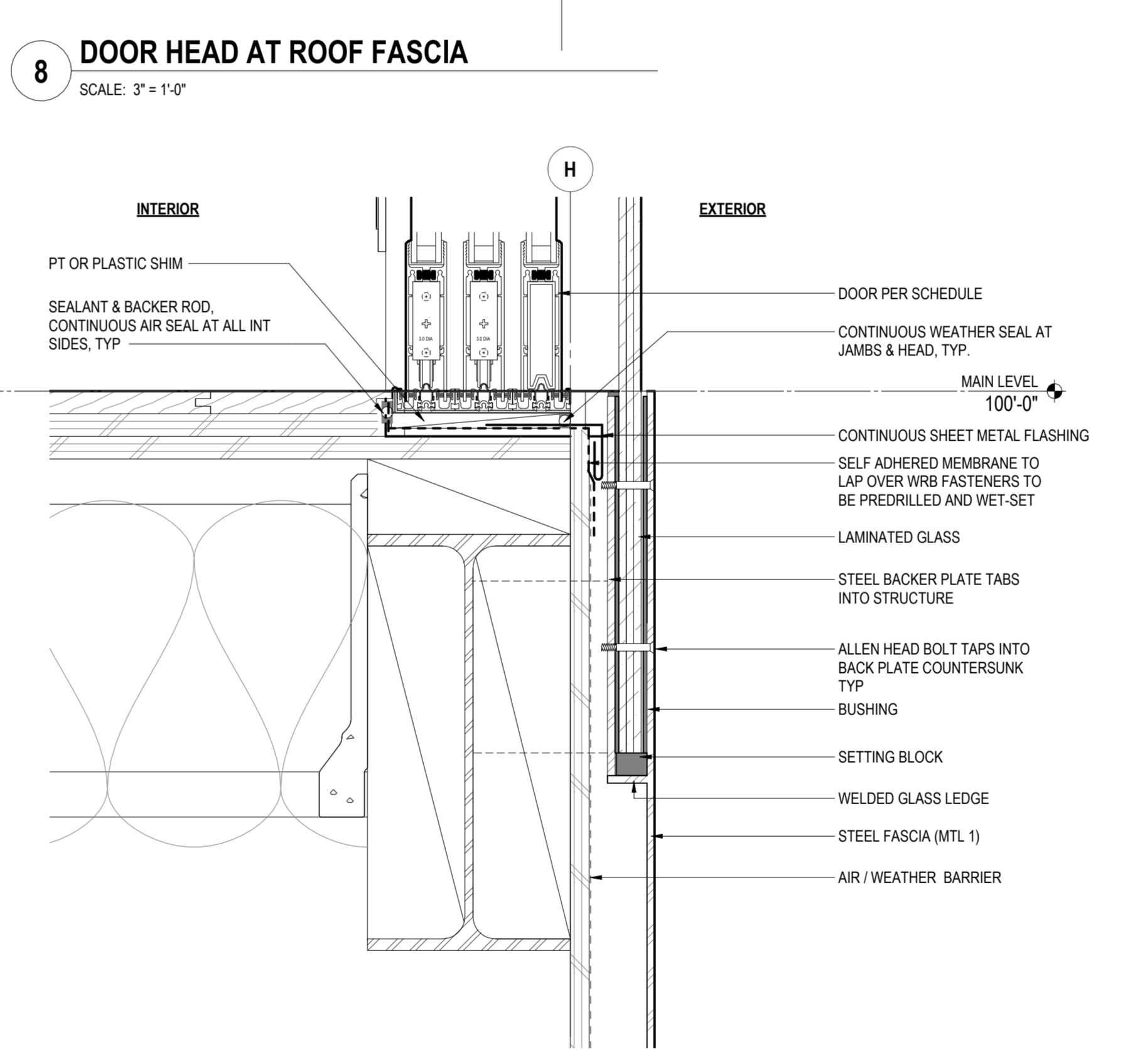
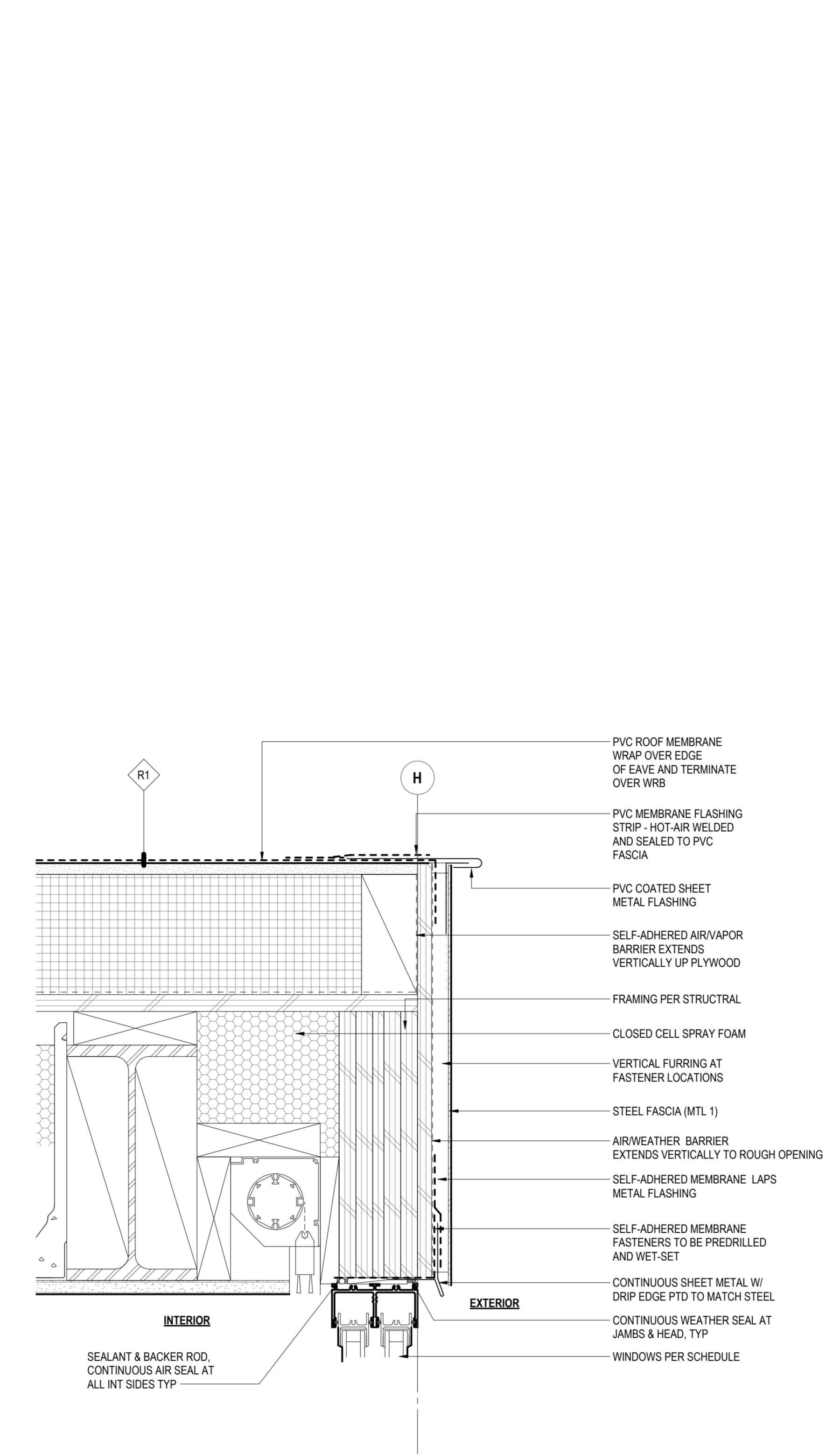
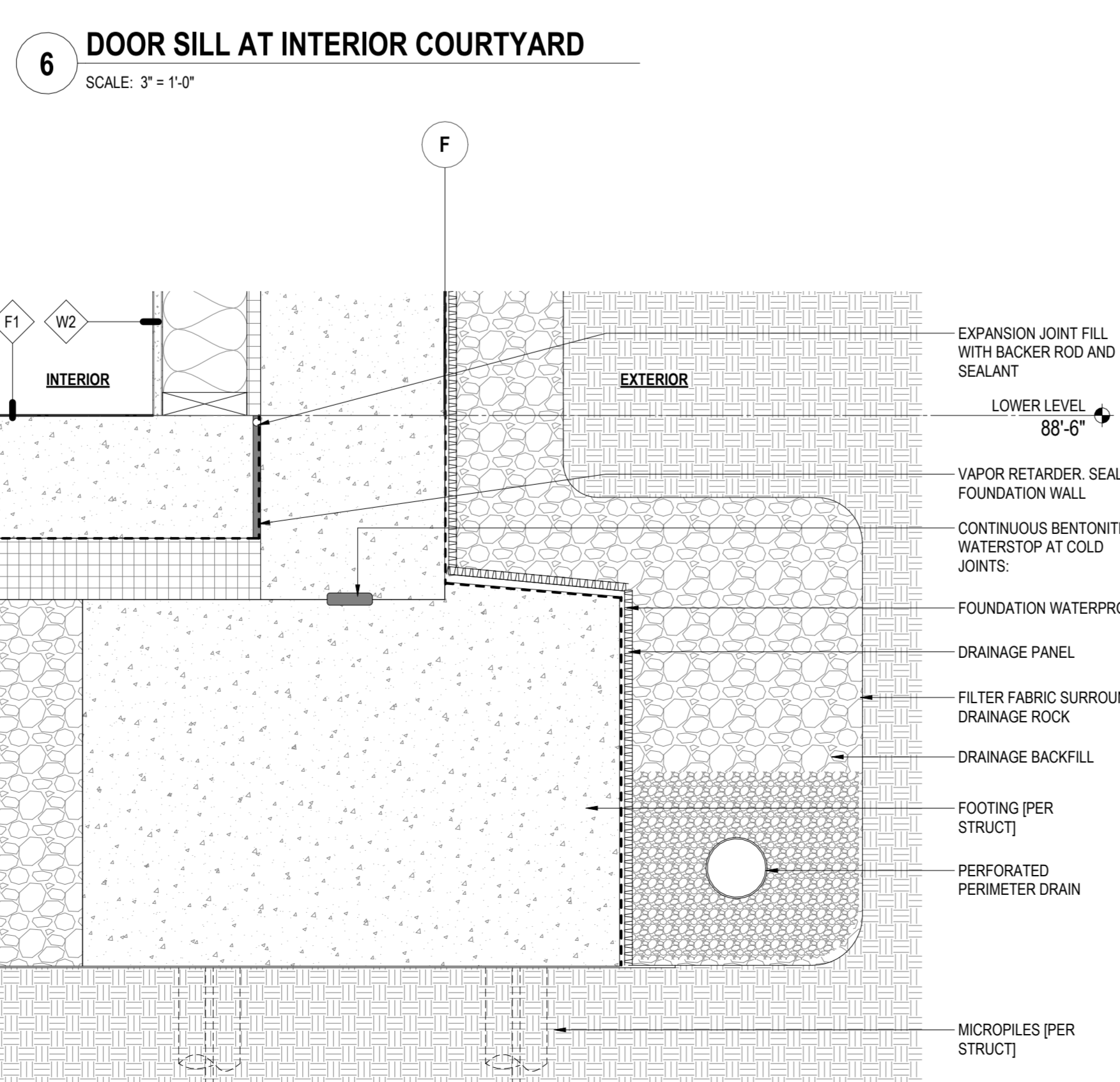
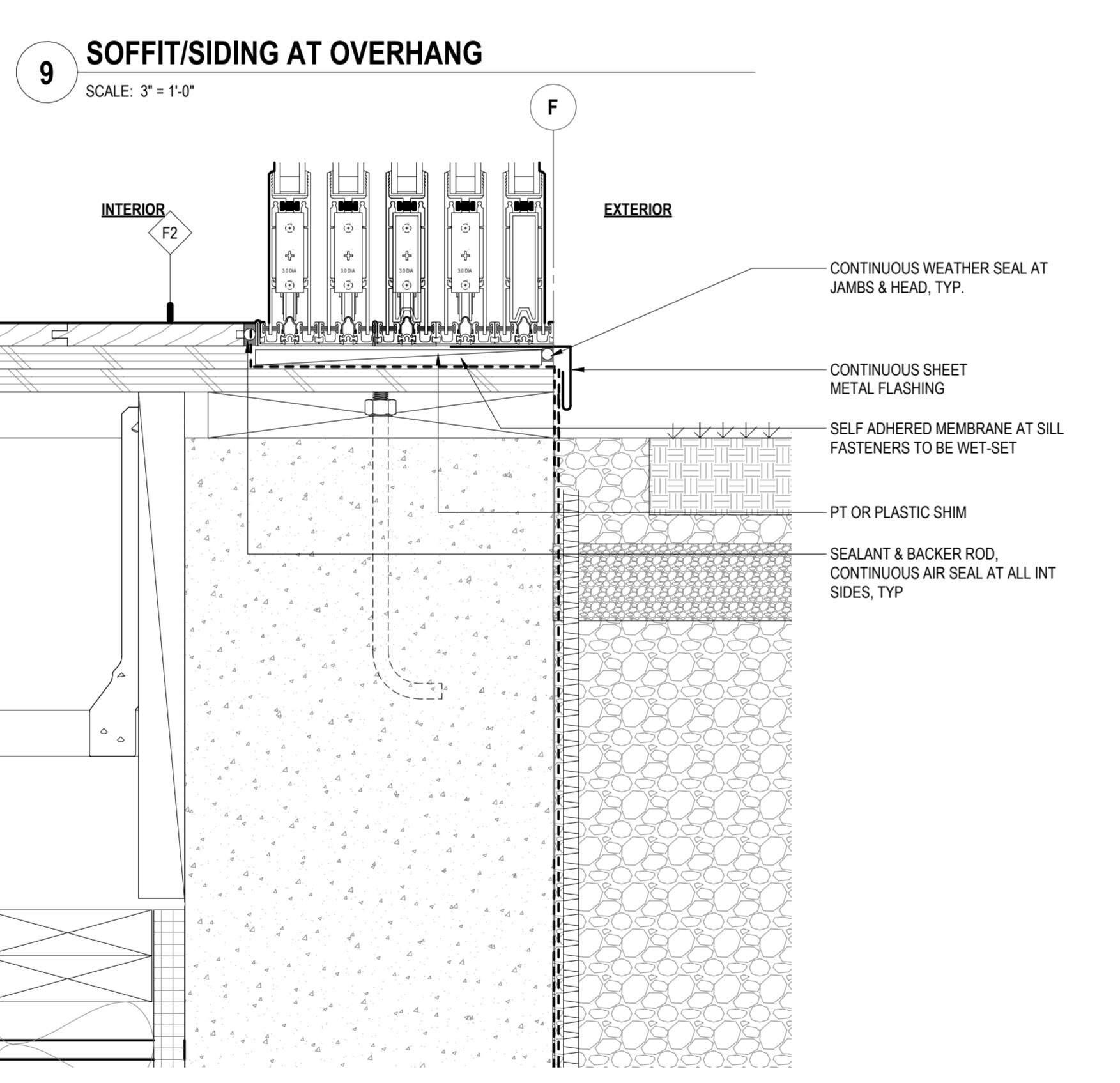
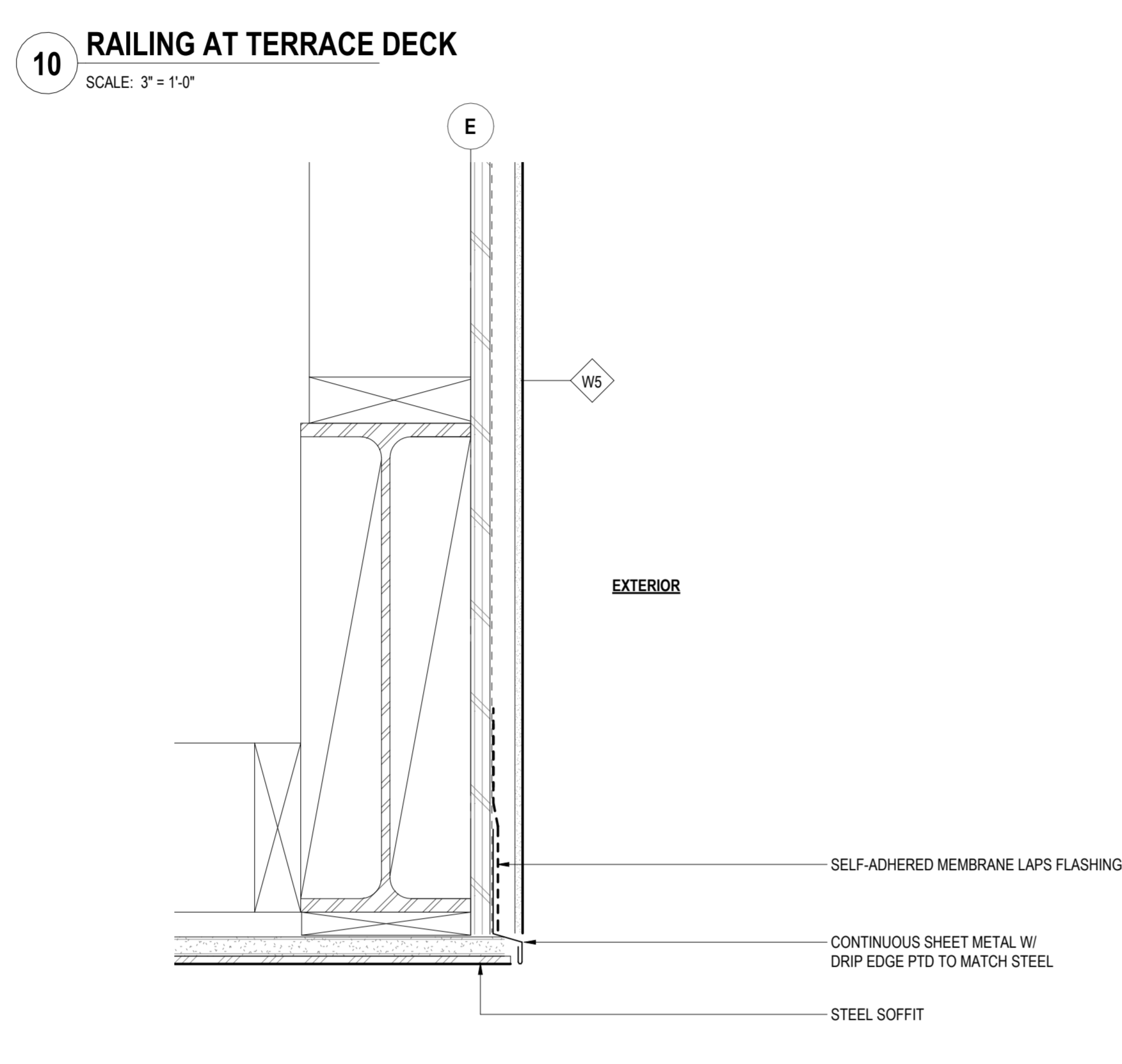
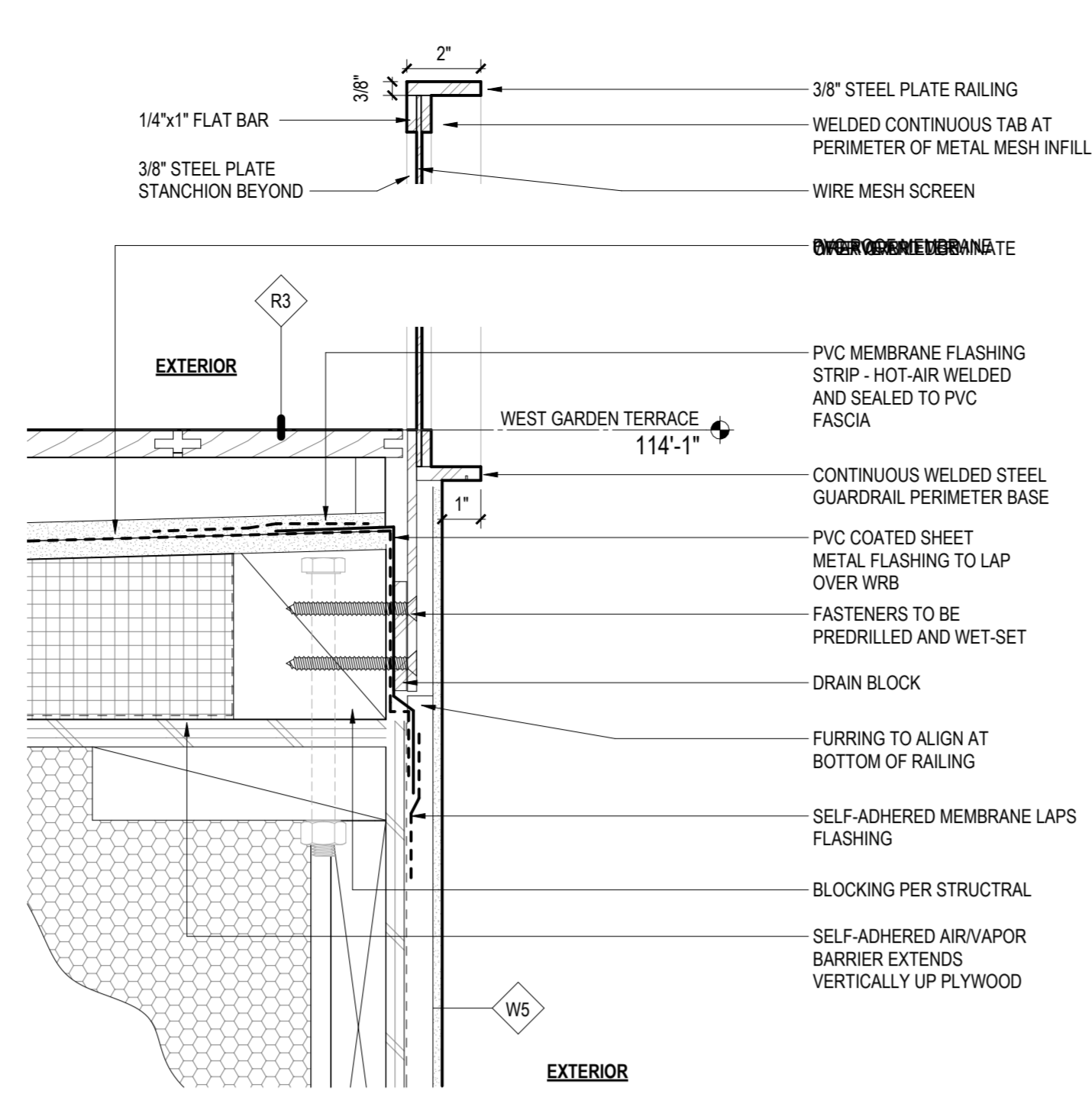
4 PLAN - WEST TERRACE STAIR
 SCALE: 1/2" = 1'-0"



3 TYPICAL TREAD WEST GARDEN TERRACE STAIR
 SCALE: 3" = 1'-0"

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

1 PLAN - WEST GARDEN TERRACE STAIR
 SCALE: 1/2" = 1'-0"



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

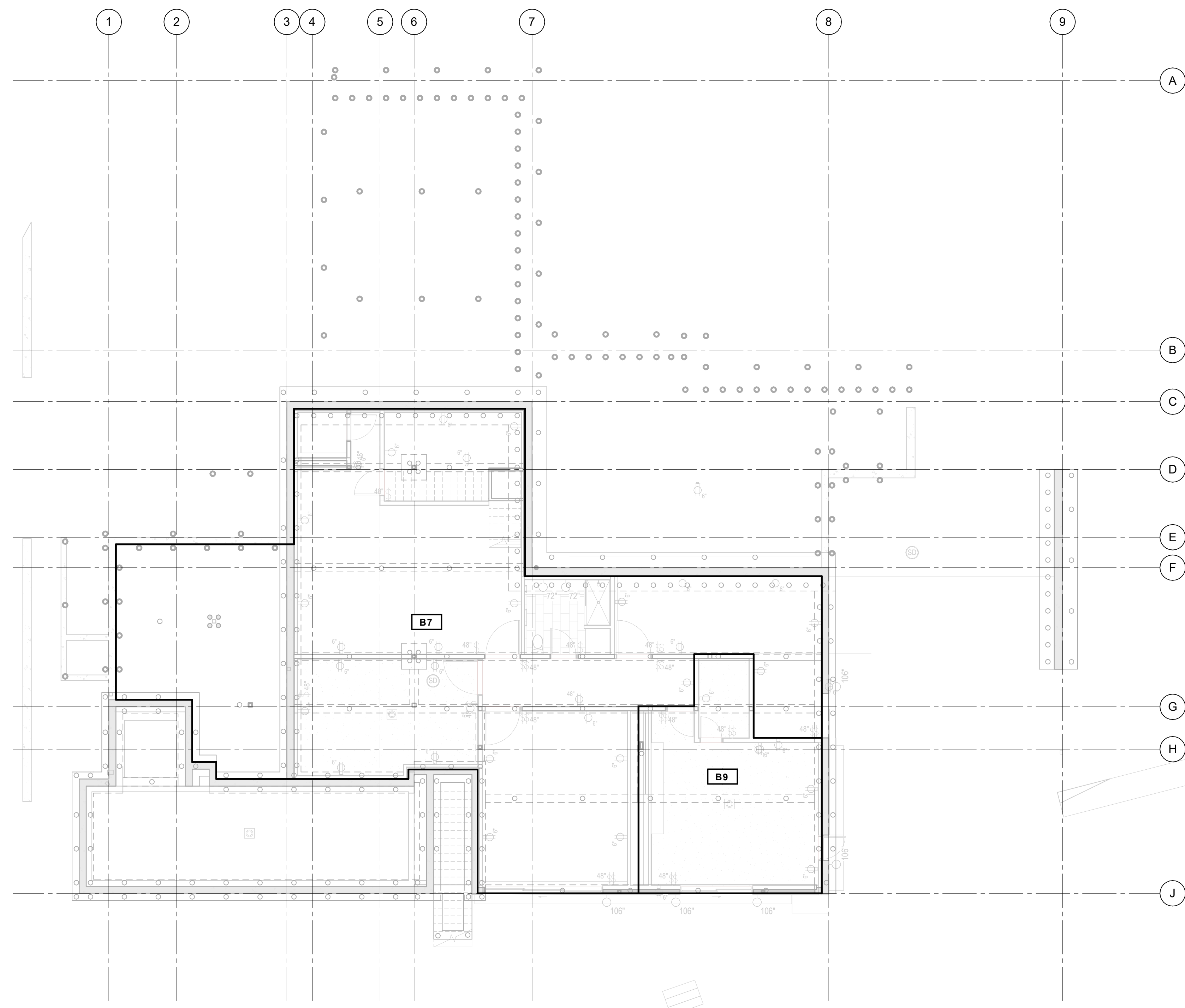
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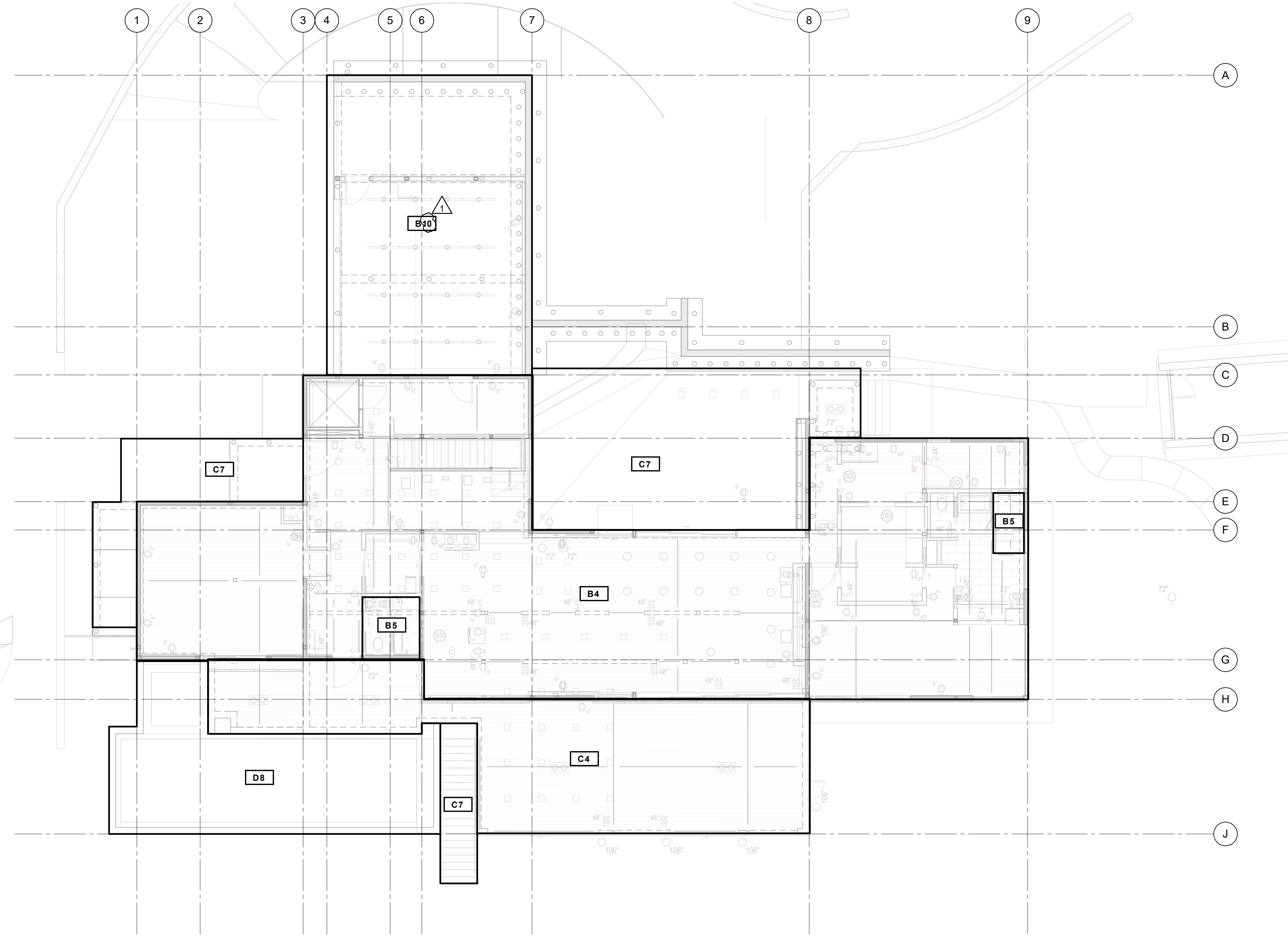
PERMIT SET
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EXTERIOR DETAILS TYPICAL

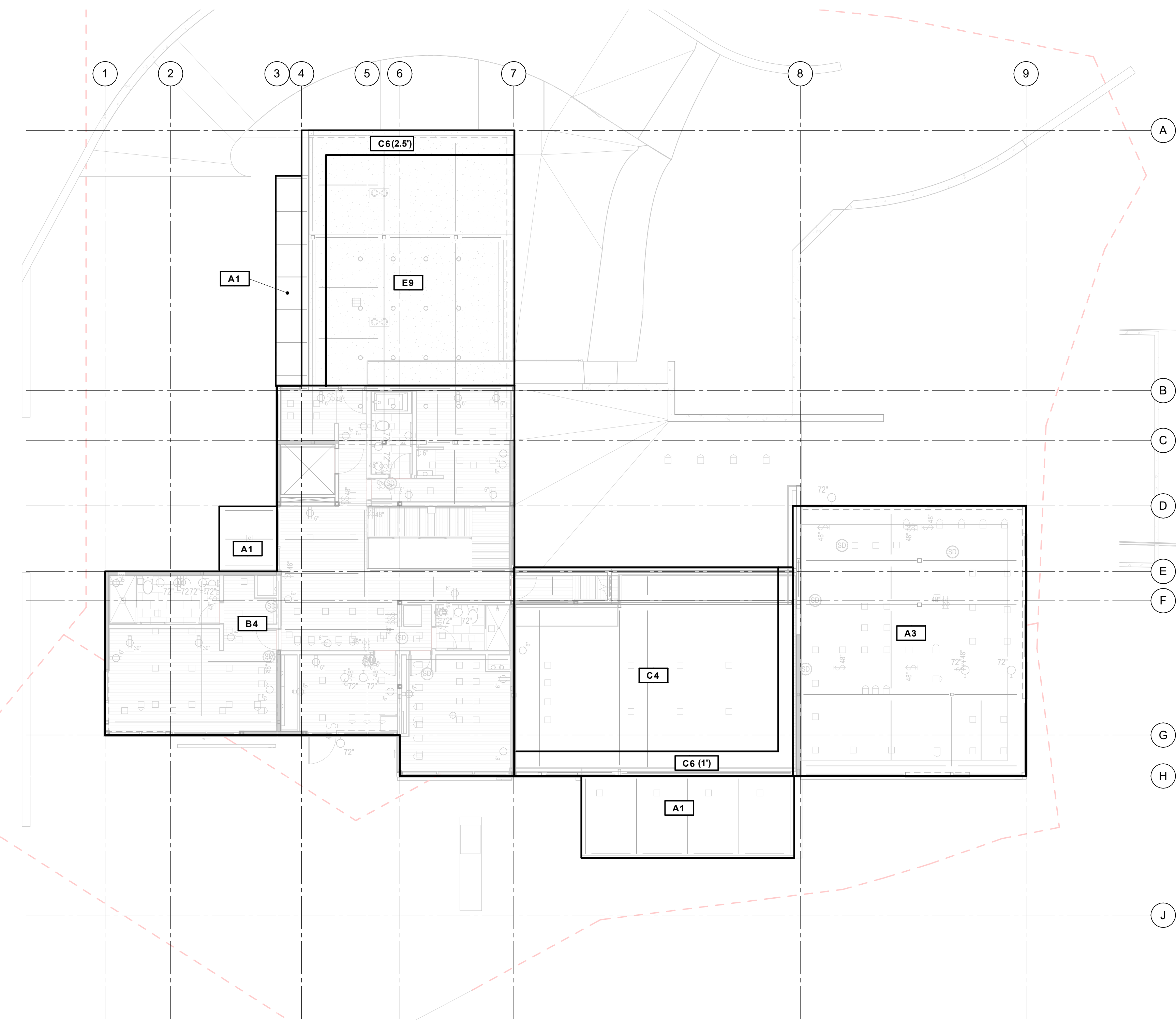
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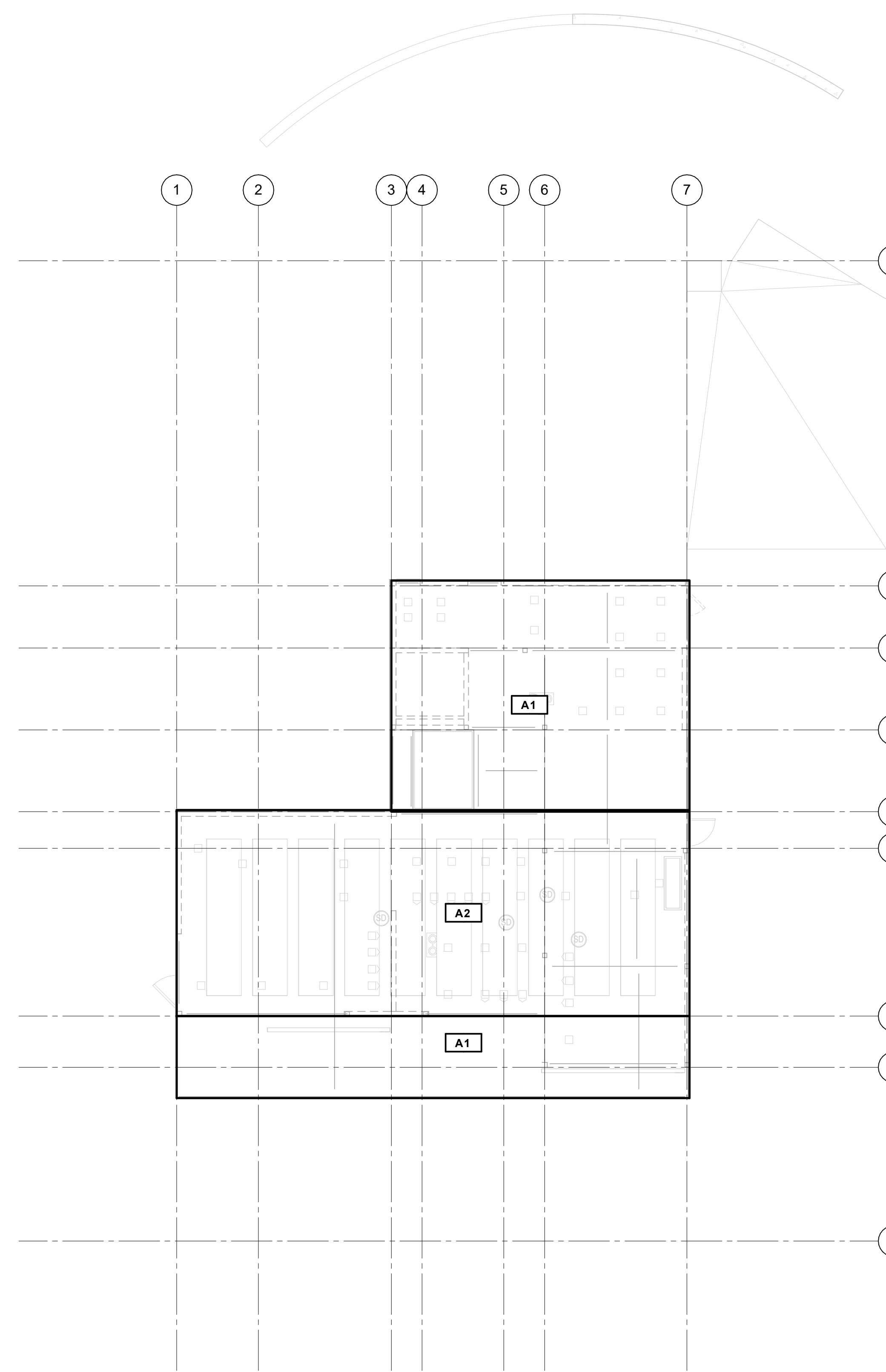
1 LOAD MAP - BASEMENT LEVEL
1/8" = 1'-0"



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	-
10	15 1/2" AVERAGE TOPPING SLAB	74	-

- LOAD SCHEDULE NOTES:**
- 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
 - (R) INDICATES LIVE LOADS ARE REDUCED IN ACCORDANCE WITH BUILDING CODE PROVISIONS.
 - + IS INDICATES 15 PSF NON REDUCIBLE PARTITION LOAD.
 - EXTERIOR BALCONIES AND DECKS ARE DESIGNED FOR 1.5 TIMES THE OCCUPANCY SERVED, 100 PSF MAXIMUM.
 - WHERE EQUIPMENT WEIGHTS EXCEED 150 PSF, FLOORS ARE DESIGNED FOR ACTUAL EQUIPMENT WEIGHT + 4" HOUSEKEEPING PAD + 40 PSF IN OPEN AREAS.
 - REFER TO IBC TABLE 1607.1 FOR RELEVANT CONCENTRATED LIVE LOADS.
 - SDL INCLUDES 2 PSF FOR PV PANELS.
 - TOTAL SDL IS THE SOIL OR WATER DEPTH TIMES THE LISTED DENSITY IN PCF, PLUS THE ADDITIONAL SDL LISTED IN THE SCHEDULE.





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

revisions:

no.	date	description

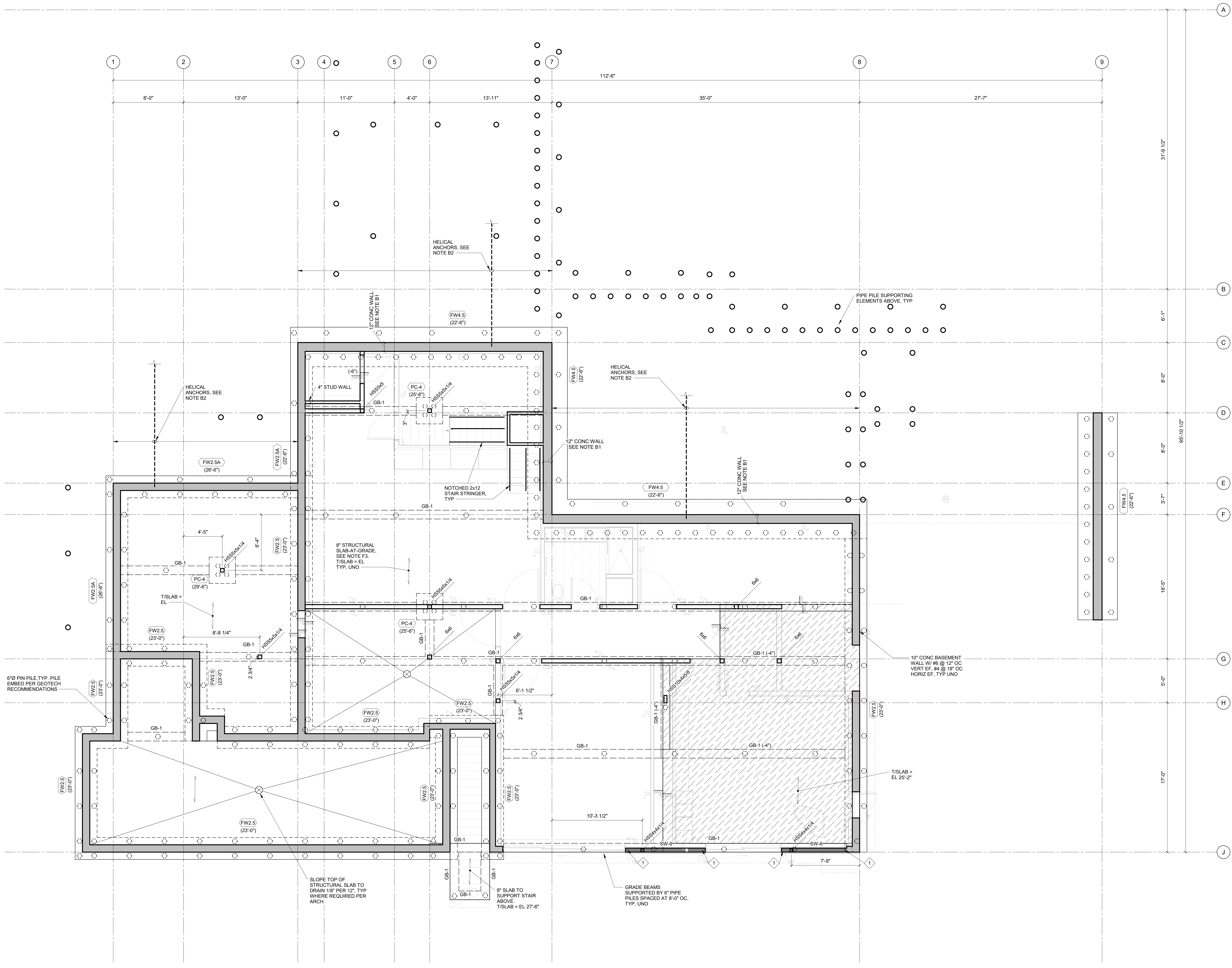
1 02/23/24 R1 PERMIT
no. date description

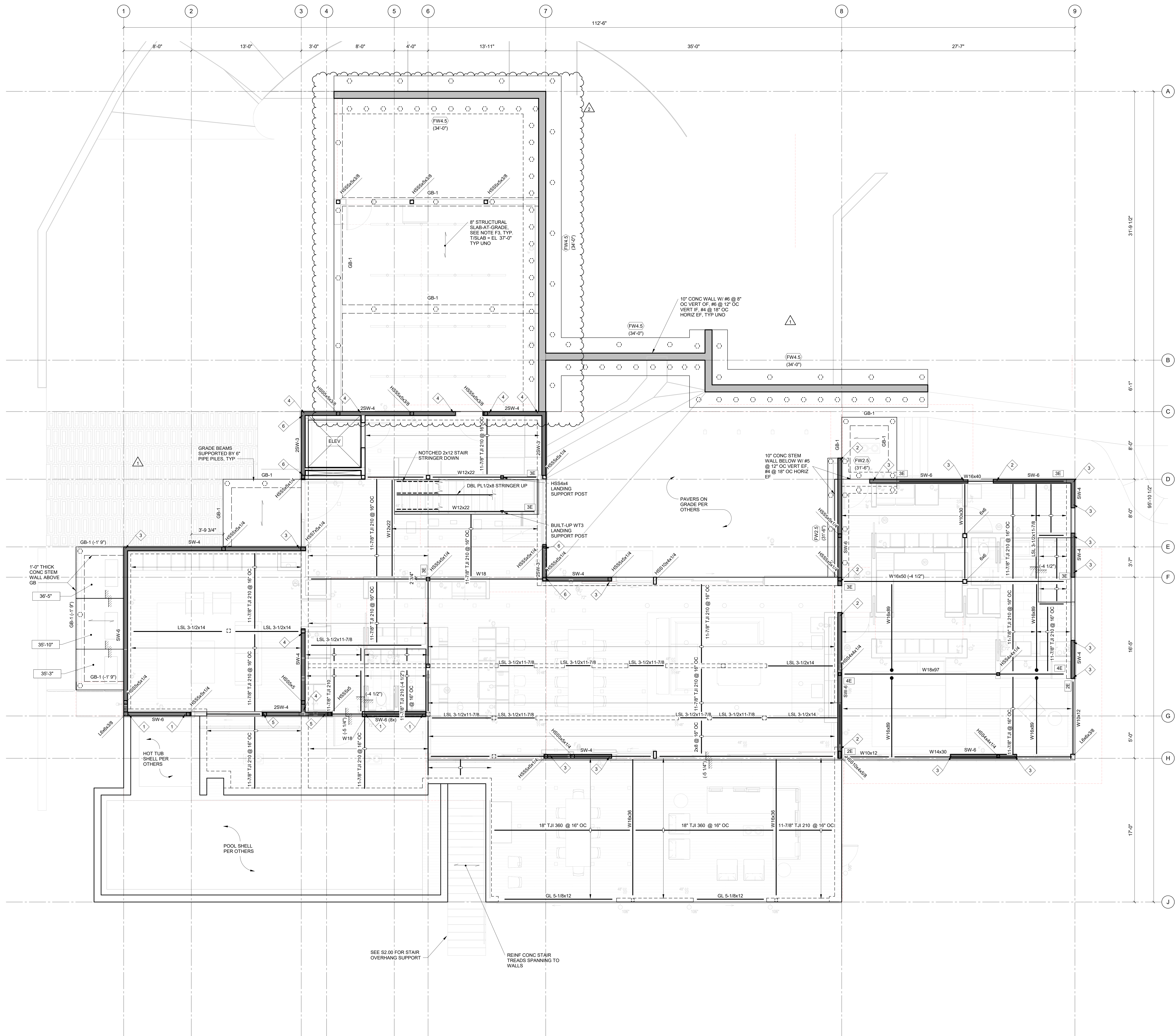
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FOUNDATION PLAN

sheet:
S2.00

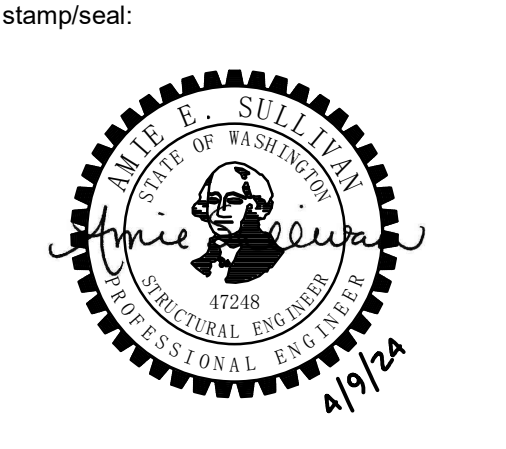
- GENERAL PLAN NOTES:**
- F1. REFERENCE DRAWINGS:
 - S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
 - S1.01 - LOAD MAPS
 - S4.0X - TYPICAL CONCRETE DETAILS
 - S5.0X - TYPICAL STEEL DETAILS
 - S6.0X - TYPICAL WOOD DETAILS
 - S7.0X - TYPICAL WOOD DETAILS
 - SHX - SHORING 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 #4 @ 10" OC T&S PRIMARY REINF, #4 @ 18" OC T&S REINFORCEMENT, UNO.
 - F4. (FWD) INDICATES FOOTING TYPE AND BOTTOM OF FOOTING ELEVATION. SEE 1/54.02.
 - GB-X INDICATES GRADE BEAM TYPE. SEE 6/54.01.
 - F5. (99-07) INDICATES GRADE BEAM TYPE. SEE 6/54.01.
 - F6. (PC-2) INDICATES AREA OF TOPPING SLAB OVER SLIP MEMBRANE.
 - F7. (PC-2) 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. UNO WALL HEADERS ARE PER 1/55.01 UNO. DIMENSIONS SHOWN ARE TO FACE OF STUD, UNO.
 - W2. INDICATES HOLD-DOWN AND COMPRESSION STUDS PER 5/56.02.
 - W3. (5) INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 3/58.02.
 - W4. (3) INDICATES WOOD SHEAR WALL ABOVE PER 9/56.02. "SW-X" DENOTES PREFABRICATED SIMPSON WOOD STRONG WALL SHEAR WALL.
 - W5. SW-6
- 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. PROVIDE 6" MIN CLEARANCE FROM HELICAL ANCHOR TO ANY STEEL PIPE PILE. CONTRACTOR TO COORDINATE EXACT ANCHOR LOCATION WITH BIDDER-DESIGNER. ANTICIPATED CONSTRUCTION SEQUENCE IS INSTALLATION OF HELICAL ANCHORS BEFORE MAIN LEVEL PIPE PILES.





- 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 6/34.01 FOR BEAM SCHEDULE.
F2. SEE 1/34.02 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) (99'-0") INDICATES FOOTING TYPE AND BOTTOM OF FOOTING ELEVATION. SEE 6/34.01.
F5. GB-X INDICATES GRADE BEAM TYPE. SEE 6/34.01.
F6. (FC-2) INDICATES PILE CAP PER 10/34.02.
F7. [Hatched Box] INDICATES AREA OF TOPPING SLAB OVER SLIP MEMBRANE.
F8. [Hatched Box] 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. WALL HEADERS ARE PER 18/56.01 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 18/56.01
W5. 6-1 INDICATES FLUSH FRAMED BEAM PER 18/56.01
W6. [Diamond] INDICATES HOLD-DOWN AND COMPRESSION STUDS PER 2/58.02
W7. [Diamond] INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 3/56.02
W8. [Diamond] INDICATES HARDWARE PER 1/56.02
W9. [Diamond] INDICATES WOOD SHEAR WALL ABOVE PER 9/56.02. "SSW-X" DENOTES PREFABRICATED SIMPSON WOOD STRONG WALL SHEAR WALL.
W10. [Diamond] SW-6
- STEEL FRAMING PLAN NOTES:**
- S1. TOP OF STEEL SHALL BE 36'-3 3/4" THIS LEVEL UNO.
S2. (X-X') INDICATES VERTICAL OFFSET OF TOP OF STEEL RELATIVE TO ELEVATIONS SPECIFIED IN NOTE S1.

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



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

revisions:	

2	04/09/24	R2 PERMIT
1	02/23/24	R1 PERMIT
no.	date:	description:

PERMIT
09/08/2023

stamp/seal:



project engineer: CRL
project manager: JRS
drawn by: BMF
checked by: AES
job no.: 220038

revisions:

1 04/09/24 R2 PERMIT
no. date description:

PERMIT
09/08/2023

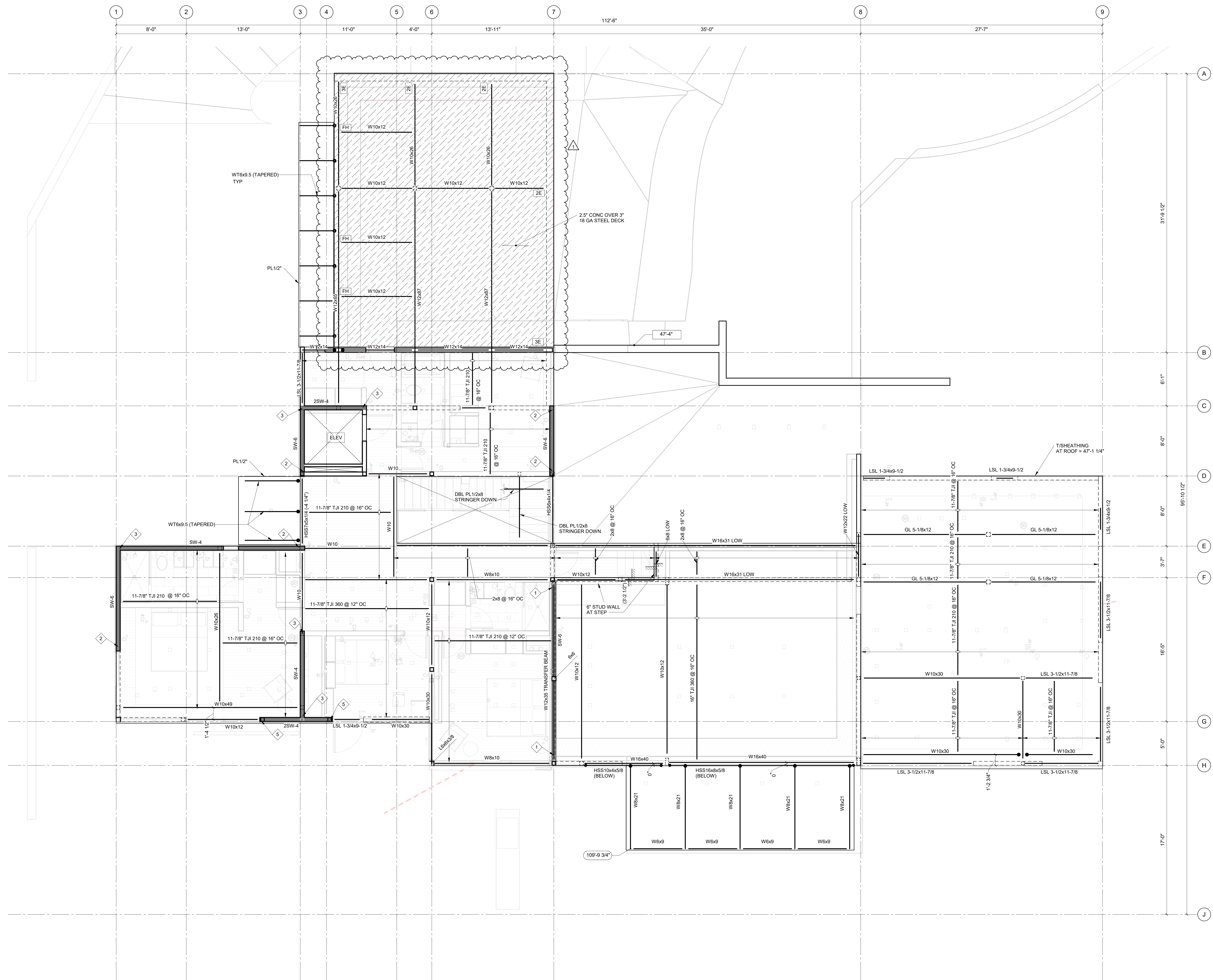
UPPER LEVEL FRAMING PLAN

sheet:
S2.02

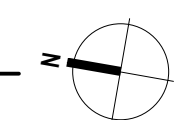
GENERAL PLAN NOTES:
01. REFERENCE DRAWINGS:
S0.0X - STRUCTURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
S1.01 - LOAD MAPS
S4.0X - TYPICAL CONCRETE DETAILS
S5.0X - TYPICAL STEEL DETAILS
S6.0X - TYPICAL WOOD DETAILS
S7.0X - TYPICAL WOOD DETAILS
SHX - SHORING DRAWINGS

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 1836.01 UNO.
W2. TOP OF SHEATHING SHALL BE 47'-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. 3 INDICATES NUMBER OF BUNDLED STUDS LOCATED UNDER BEAM ABOVE PER 336.02.
W9. (A) INDICATES HARDWARE PER 156.02.
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.



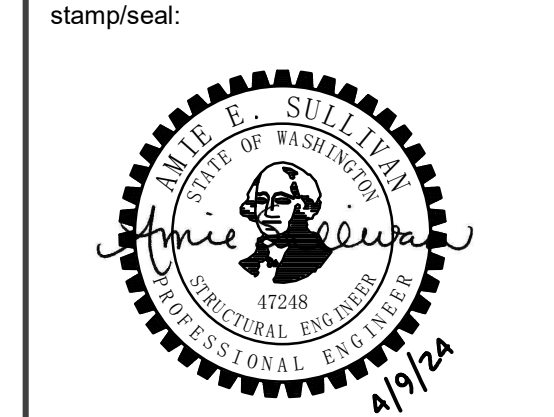
1 UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"



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 18/56.01/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 18/56.01.
 W5. B-1 INDICATES FLUSH FRAMED BEAM PER 18/56.01
 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.



project engineer: CBL
 project manager: JRS
 drawn by: RMF
 checked by: AES
 job no.: 220038

revisions:

no.	date	description

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

PERMIT
 09/08/2023

UPPER ROOF FRAMING PLAN

sheet:
S2.03

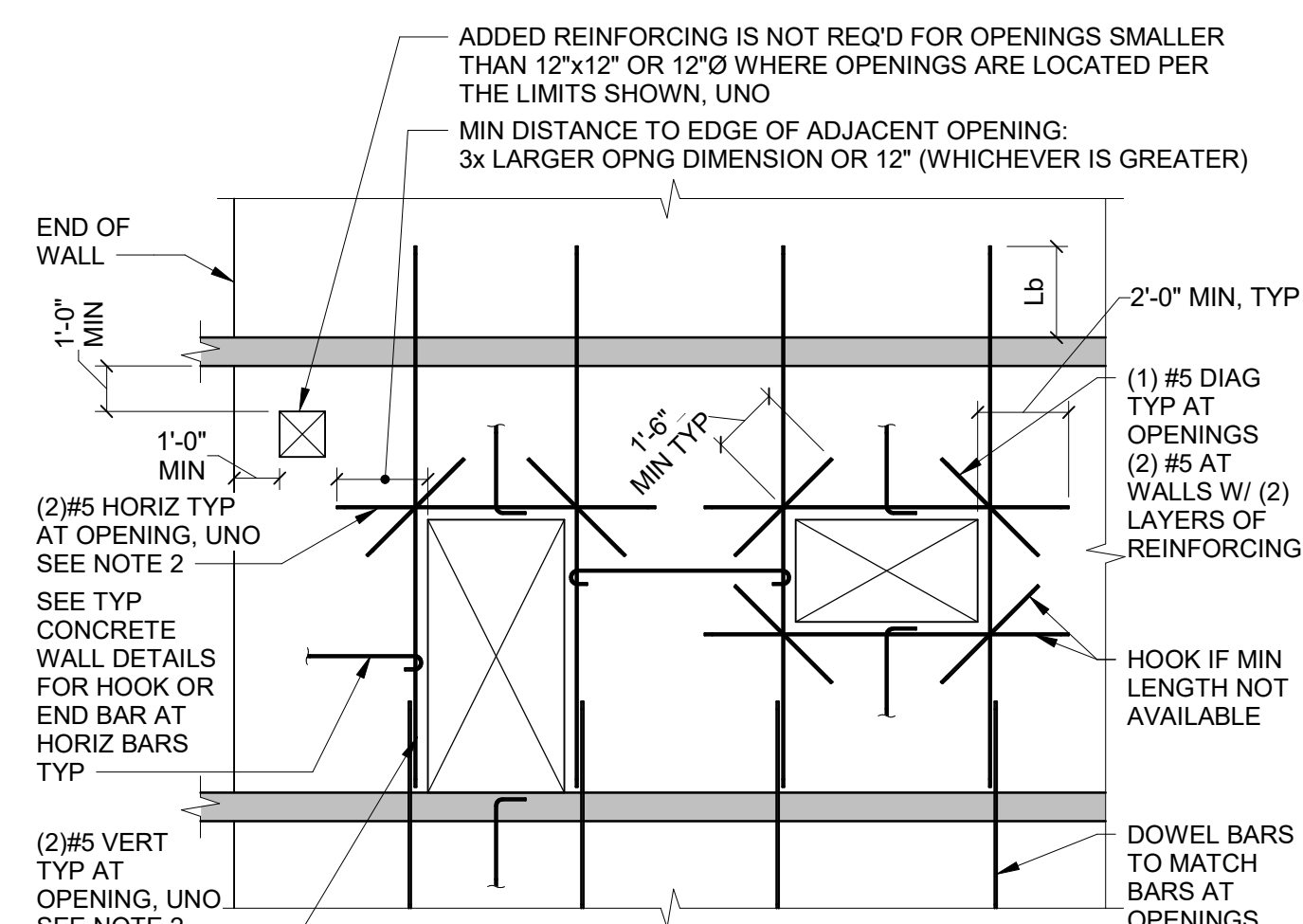
f _c = 4,000 PSI						
f _y = 60,000 PSI						
SIZE	Ld	Ldt	Lb	Lbt	Lth	
#4	19 (28)	25 (37)	25 (37)	32 (48)	9	
#5	24 (36)	31 (46)	31 (46)	40 (60)	12	
#6	28 (43)	37 (55)	37 (55)	48 (72)	14	
#7	42 (62)	54 (81)	54 (81)	70 (105)	17	
#8	47 (71)	62 (92)	62 (92)	80 (120)	19	
#9	54 (80)	70 (104)	70 (104)	90 (136)	21	
#10	60 (90)	78 (117)	78 (117)	102 (153)	24	
#11	67 (100)	87 (130)	87 (130)	113 (170)	27	
#14	80 (120)	104 (157)	N/A	N/A	32	
#18	107 (161)	139 (209)	N/A	N/A	43	

ABBREVIATIONS

db = BAR DIAMETER
 Ld = TENSION DEVELOPMENT LENGTH
 Ldt = TENSION DEVELOPMENT LENGTH FOR A TOP BAR
 Lb = CLASS B LAP SPICE LENGTH, 1.3 Ld
 Lbt = CLASS B LAP SPICE LENGTH FOR A TOP BAR, 1.3 Lbt
 Lth = TENSION DEVELOPMENT LENGTH FOR A STANDARD HOOK

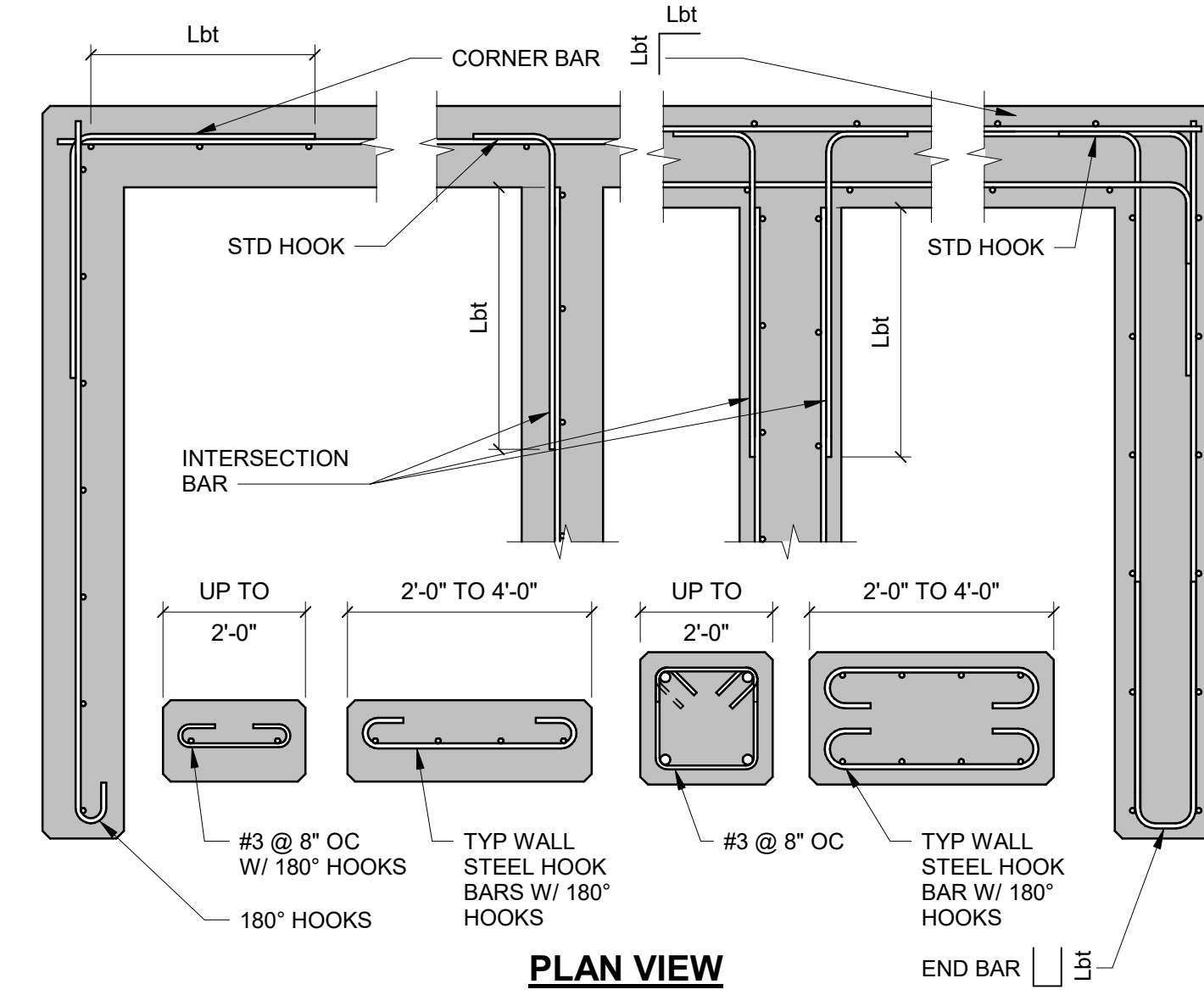
NOTES:

- USE THE LENGTHS IN THIS SCHEDULE, UNLESS NOTED OTHERWISE.
- USE LENGTH (IN \square) WHEN BAR COVER IS db OR LESS OR BAR CLEAR SPACING IS 2db OR LESS.
- A TOP BAR IS A HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW IT.
- FOR GRADE 80 BARS, MULTIPLY ABOVE VALUES BY 1.33.

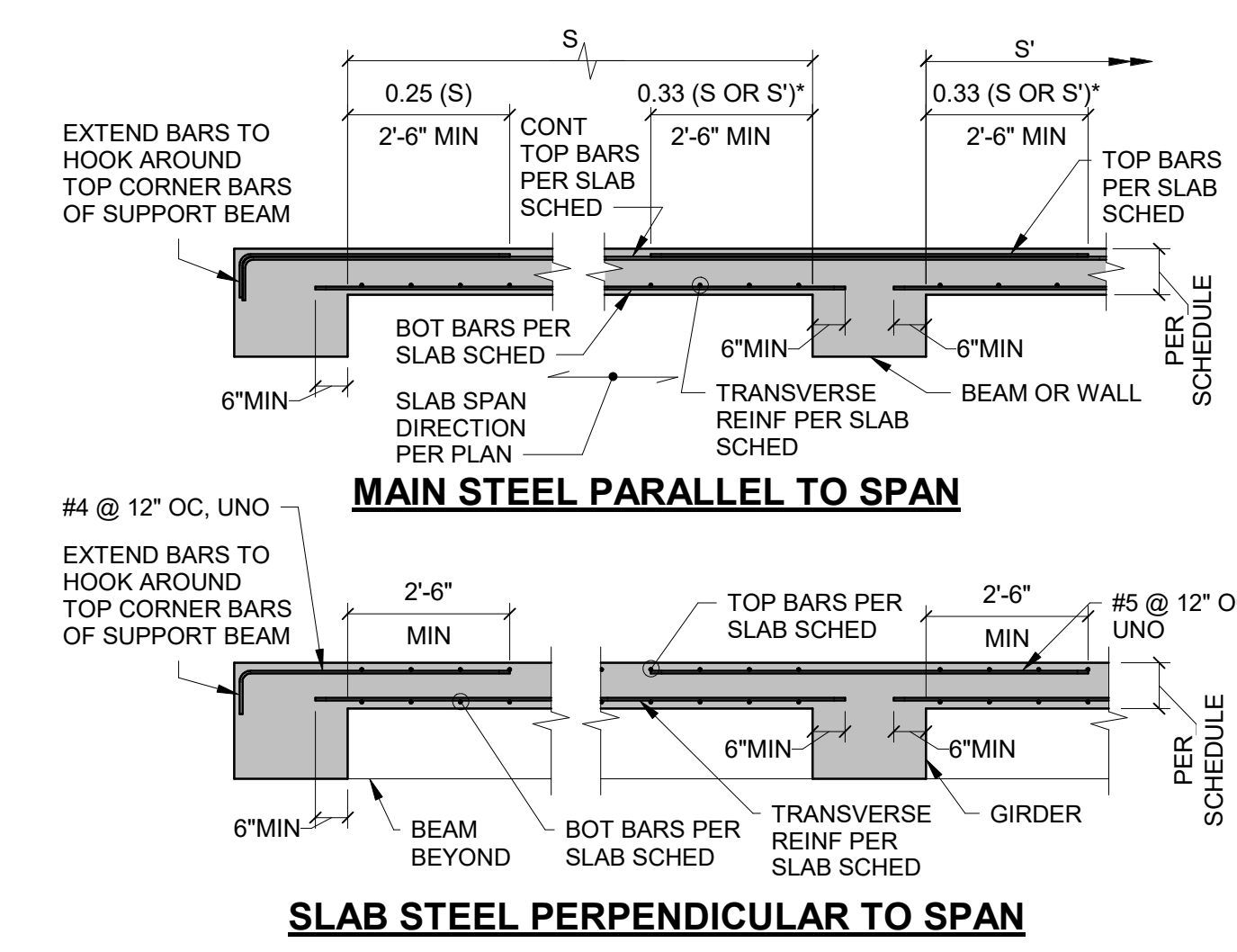


NOTES:

- BAR SHOWN ARE IN ADDITION TO WALL REINFORCING NOTED ELSEWHERE.
- PROVIDE AN ADDITIONAL BAR FOR EACH HORIZONTAL OR VERTICAL BAR INTERRUPTED BY OPENING.
- PROVIDE HOOKS AT ALL INTERRUPTED BARS AS SHOWN.



3 TYP CONCRETE WALL DETAILS
NO SCALE

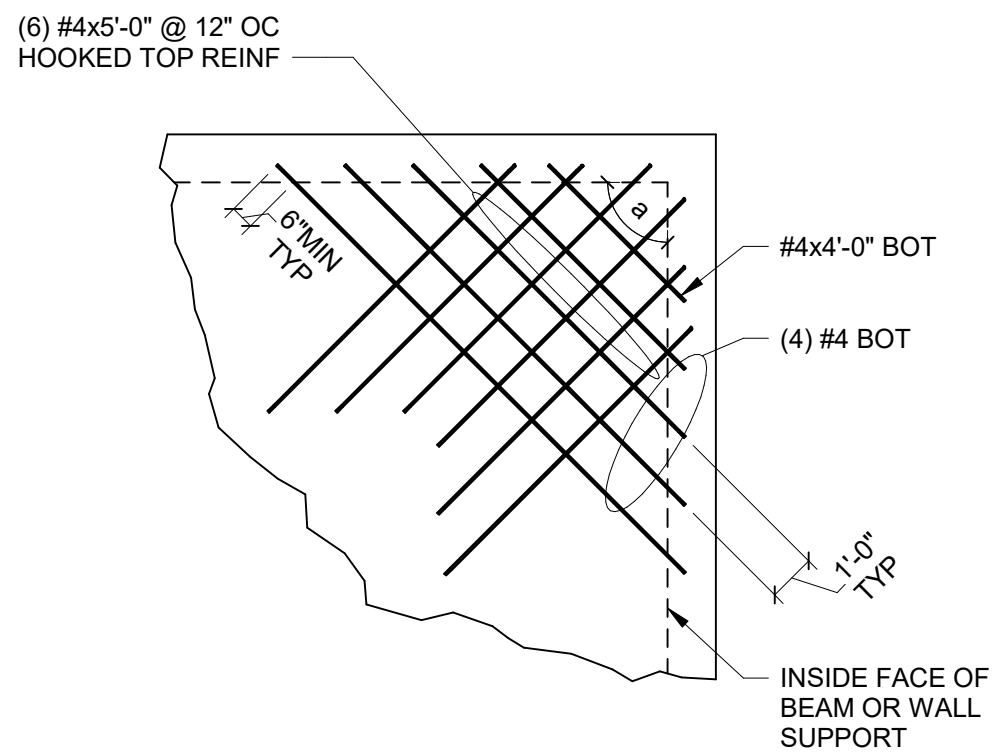


NOTES:

- S WHICHEVER IS GREATER.
- LAP SPICE CONTINUOUS TOP BARS Ld AT MID SPAN.
- BEAM AND GIRDER REINFORCING NOT SHOWN FOR CLARITY.

4 TYP ONE-WAY LAB REINF PLACEMENT
NO SCALE

5 BARS AT RESTRAINED CORNERS
NO SCALE



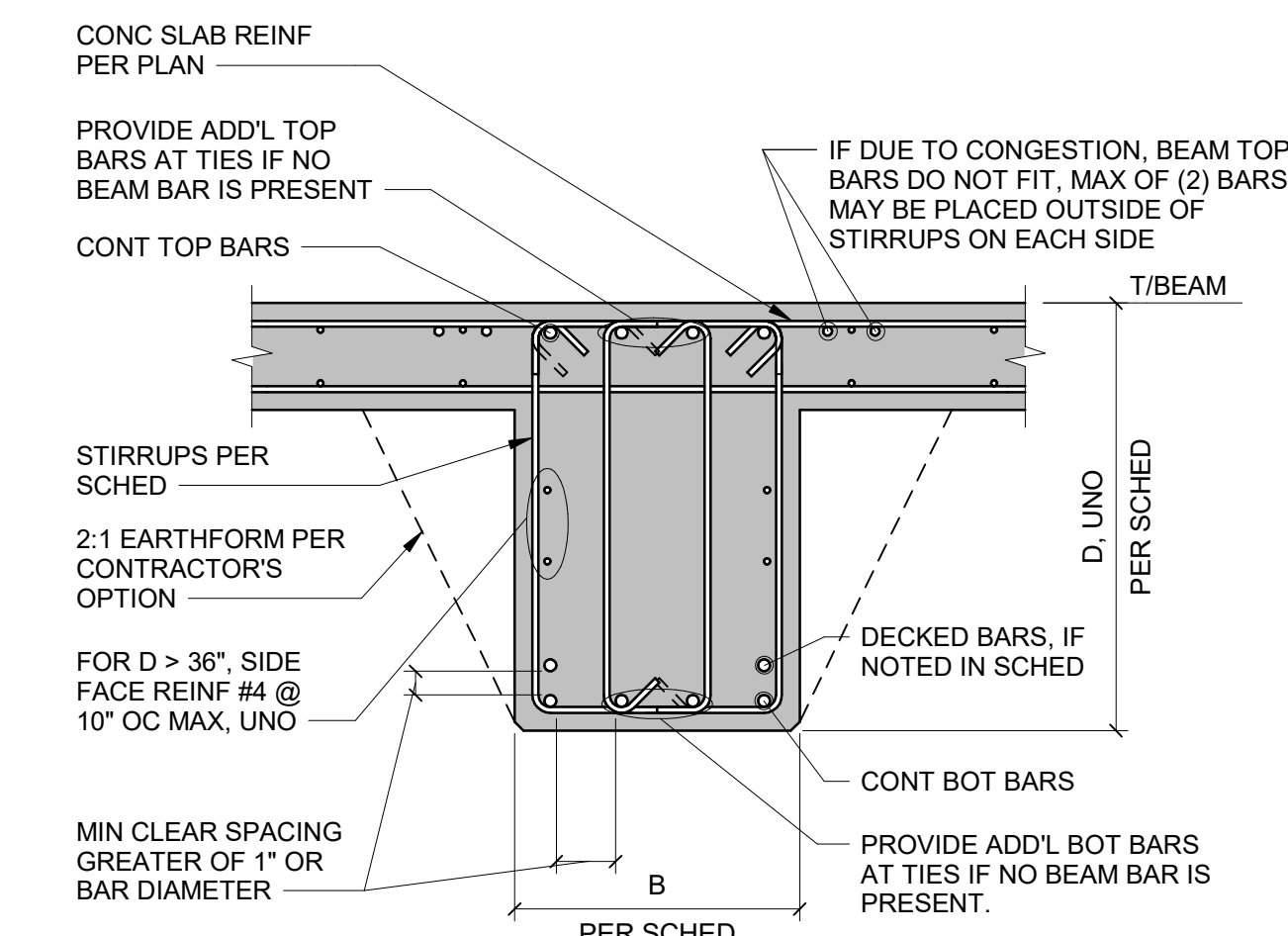
NOTES:

- CORNER BARS ARE NOT REQUIRED WHERE ANGLE $\theta > 135^\circ$.

1 DEVELOPMENT AND SPLICE LENGTH SCHED
12" = 1'-0"

2 TYP CONCRETE WALL REINFORCING
NO SCALE

CONCRETE GRADE BEAM SCHEDULE										
TYPE MARK	SIZE (IN)	LONGITUDINAL REINFORCEMENT						STIRRUPS	TYPE COMMENTS	
		B	D	TOP LEFT	TOP RIGHT	BOT	ADDED			
GB-1	12	18	(3) #5	-	(3) #5	-	(3) #5	-	#4 T2	PROVIDE PIN PILES @ 8'-0" OC UNO

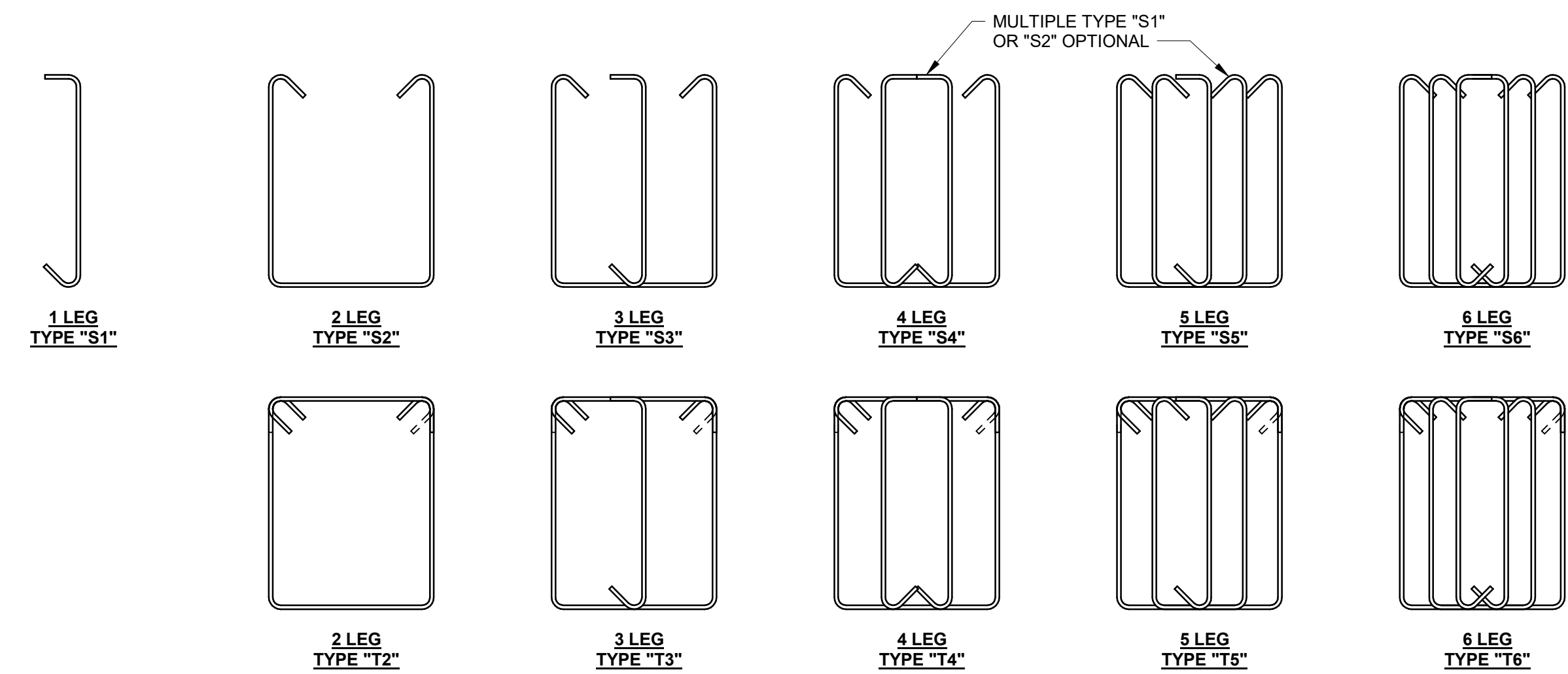


NOTES:

- MAXIMUM SPACING BETWEEN ADJACENT TOP OR BOTTOM BEAM BARS SHALL NOT BE GREATER THAN 10". PROVIDE ADDITIONAL BARS IF NECESSARY TO AVOID EXCEEDING MAXIMUM SPACING. ADDITIONAL BARS SHOULD MATCH OTHER BAR SIZE PER SCHEDULE.

8 TYP GRADE BEAM SECTION
NO SCALE

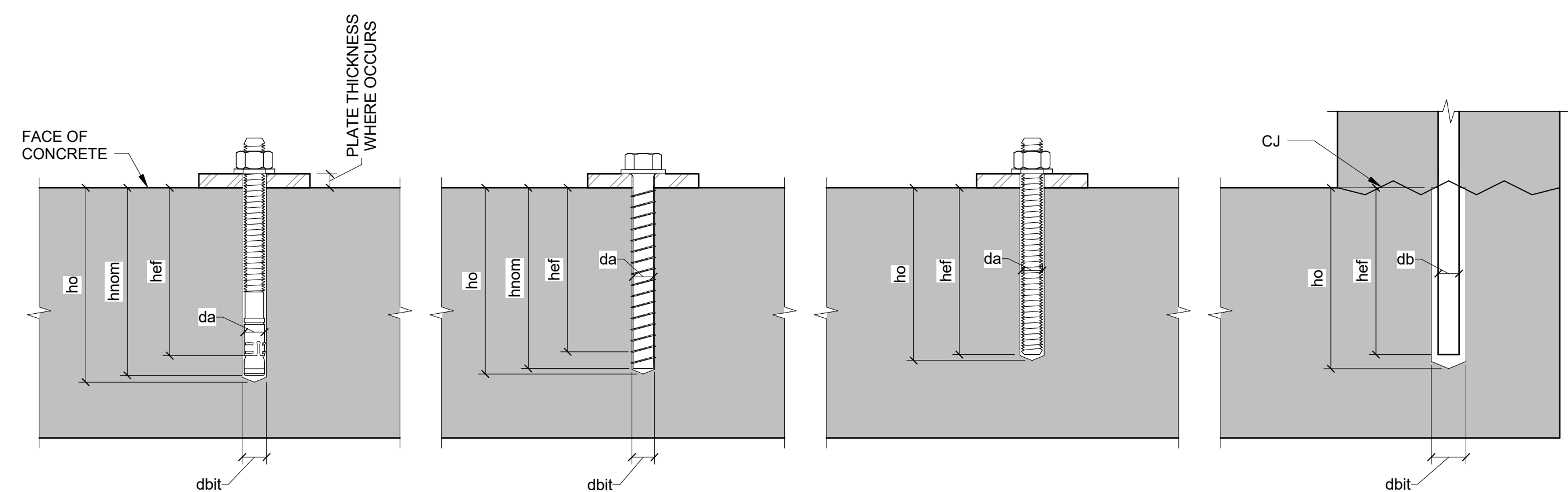
9 BEAM STIRRUPS AND TIES
NO SCALE



NOTES:

- FOR STIRRUP TYPES WITH CAP TIE, ALTERNATE SIDE OF CAP TIE WITH 135° HOOK AT BEAMS WITH SLAB ON ONE SIDE. LOCATE ALL 135° HOOKS TO SIDE WITH NO SLAB AT BEAMS WITHOUT SLAB ON EITHER SIDE. USE 135° HOOKS AT BOTH ENDS.

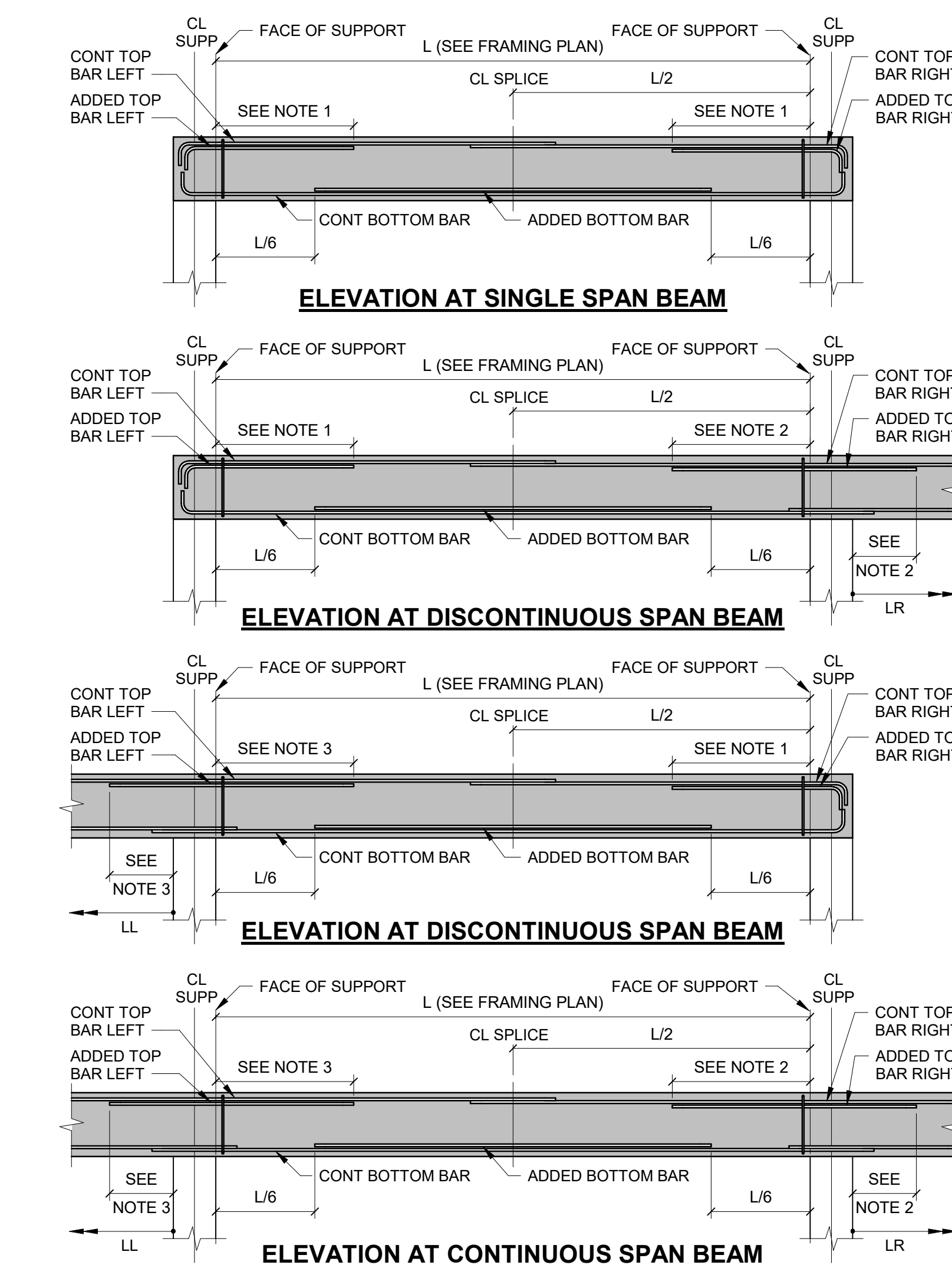
6 GRADE BEAM SCHEDULE
NO SCALE



ABBREVIATIONS

h_{eff} = EFFECTIVE EMBEDMENT PER DRAWINGS
 h_{nom} = NOMINAL EMBEDMENT REQUIRED TO ACHIEVE EFFECTIVE EMBEDMENT PER EVALUATION REPORT. FOR EXPANSION ANCHORS, THIS APPLIES TO THE CONDITION PRIOR TO APPLICATION OF TORQUE.
 h_o = MINIMUM HOLE DEPTH PER EVALUATION REPORT
 da, db = DIAMETER OF ANCHOR/BAR PER DRAWINGS
 dbt = DIAMETER OF DRILL BIT PER EVALUATION REPORT

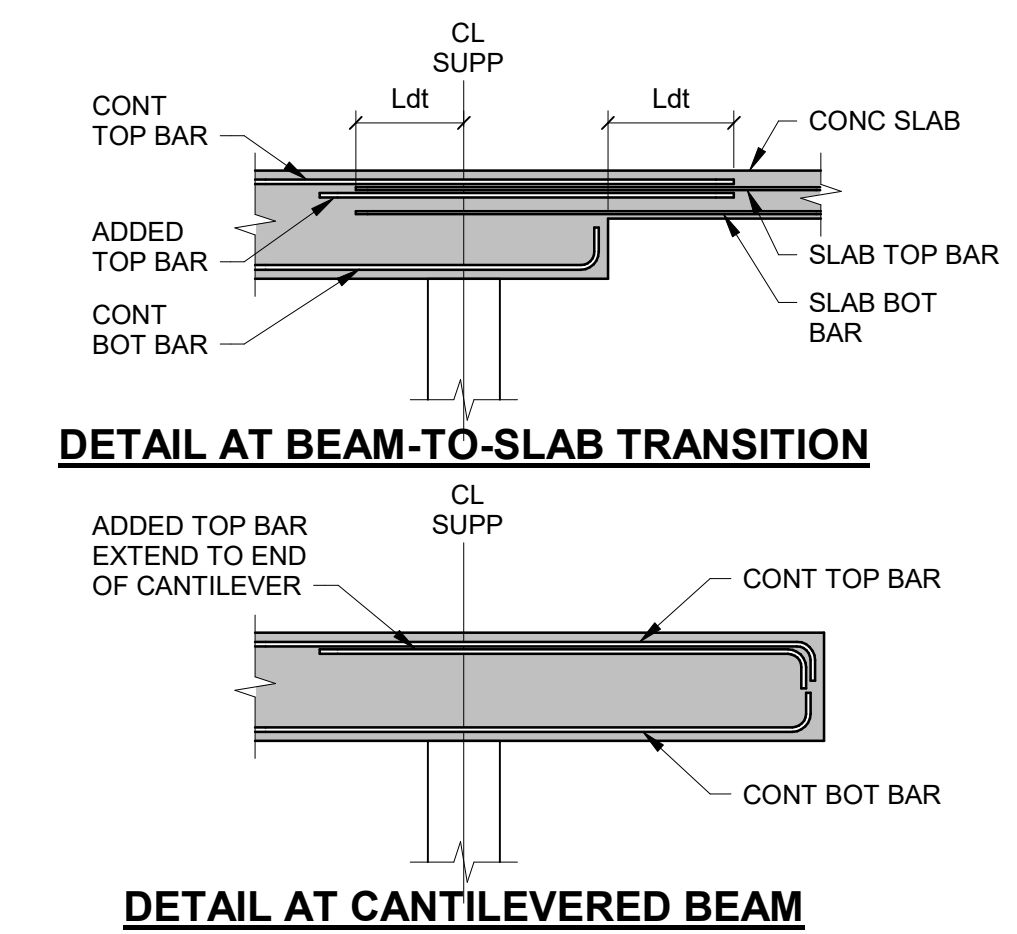
11 TYPICAL POST-INSTALLED ANCHORS
NO SCALE



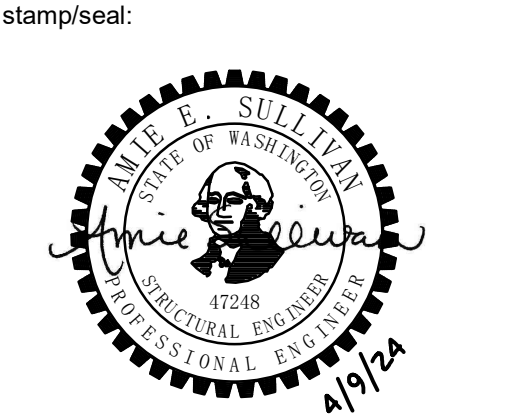
NOTES:

- GREATER OF L/3 AND 2'-6".
- GREATER OF L/3, LR/3, AND 2'-6".
- GREATER OF L/3, LR/3, AND 2'-6".
- SPLICE CONTINUOUS TOP BARS LH AND CONTINUOUS BOTTOM BARS LB UNO.
- CANT BEAMS ARE CANTILEVERED. EXTEND TOP AND BOT BARS TO END OF CANTILEVER.
- SPLICE MAY BE OMITTED BY USING CONTINUOUS BAR IF LEFT AND RIGHT TOP BARS ARE SAME SIZE.
- MINIMUM OF (2) TOP AND (2) BOTTOM LONGITUDINAL BARS SHALL BE PLACED THROUGH EACH COLUMN.

19 TYP BEAM ELEVATIONS
NO SCALE



DETAIL AT CANTILEVERED BEAM



stamp seal



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project engineer: CRL
 project manager: JRS
 drawn by: BMF
 checked by: AES
 job no.: 220038

no.: date: description:

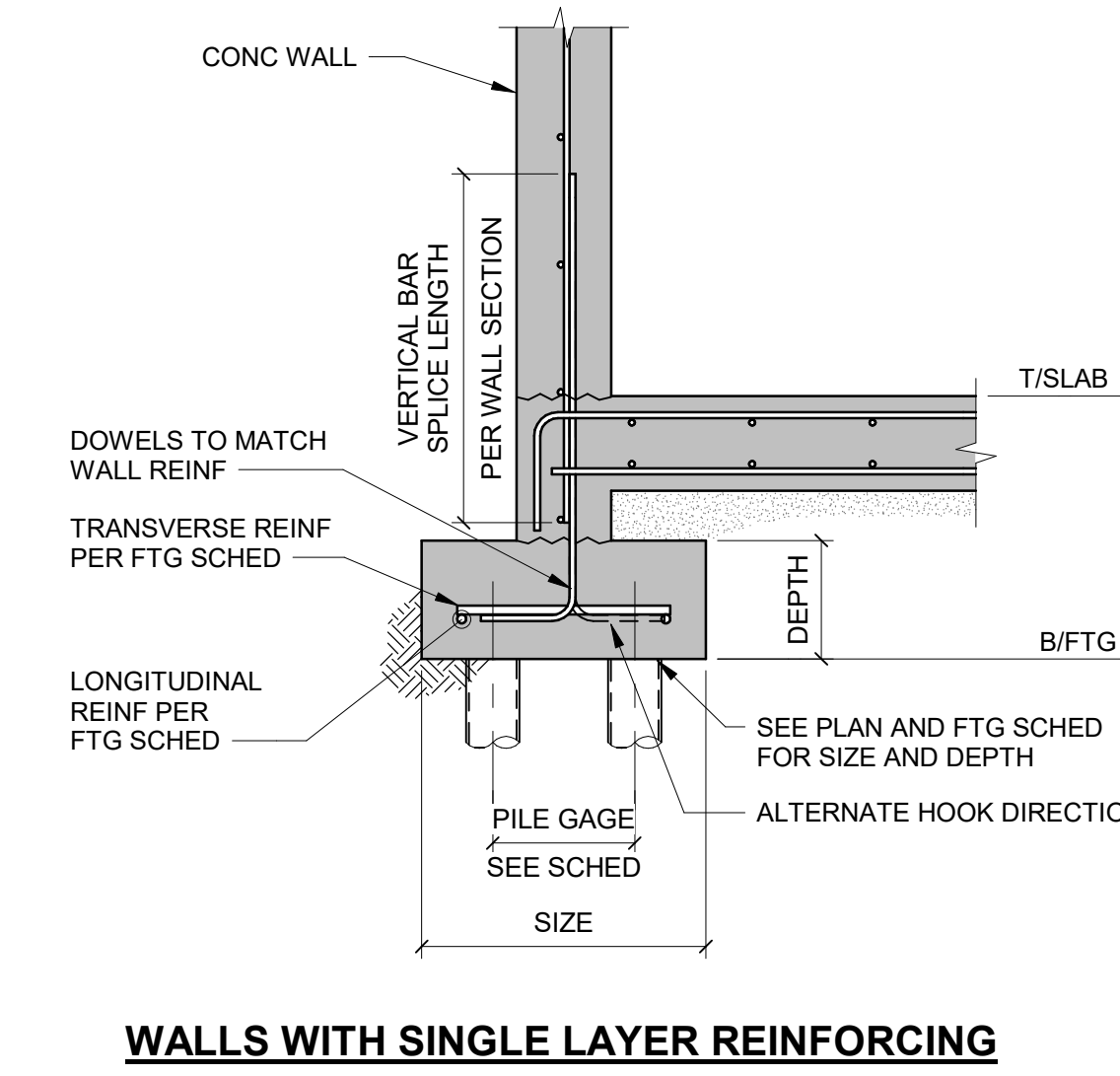
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 09/08/2023

TYPICAL CONCRETE DETAILS
 sheet: S4.01

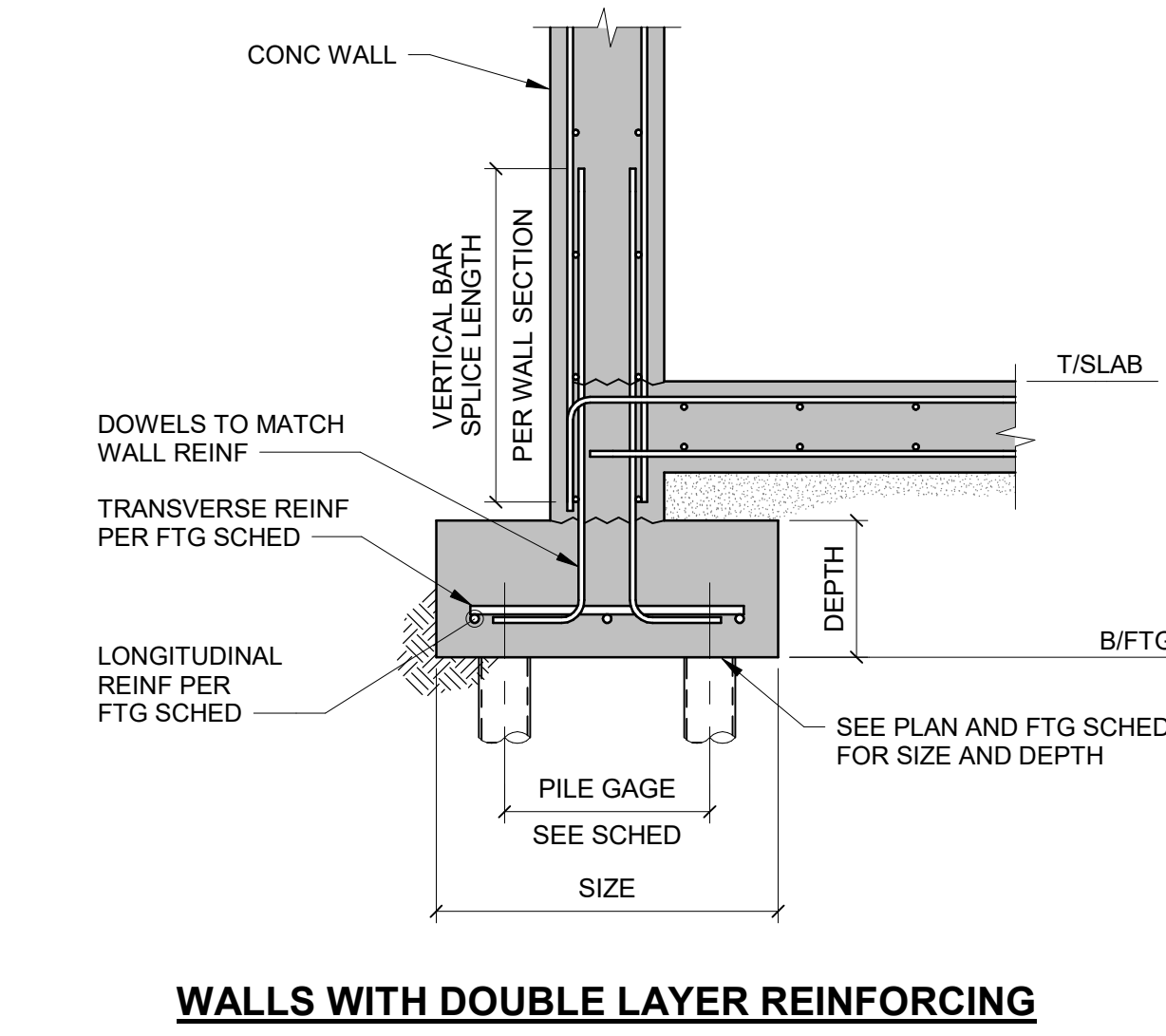
CONTINUOUS FOOTING SCHEDULE							
TYPE MARK	DIMENSIONS		REINFORCING			PILE PIPE	
	WIDTH	DEPTH	TRANSVERSE	LONGITUDINAL	SCH 40 PIPE Ø	GAGE	LONGITUDINAL SPACING
FW2.5	2'-6"	1'-6"	-	-	6"	1'-6"	4'-0"
FW2.5A	2'-6"	2'-0"	-	-	-	-	SEE RETAINING WALL SCHEDULE
FW4.5	4'-6"	2'-0"	-	-	-	-	SEE RETAINING WALL SCHEDULE

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

1 CONTINUOUS FOOTING SCHEDULE
NO SCALE

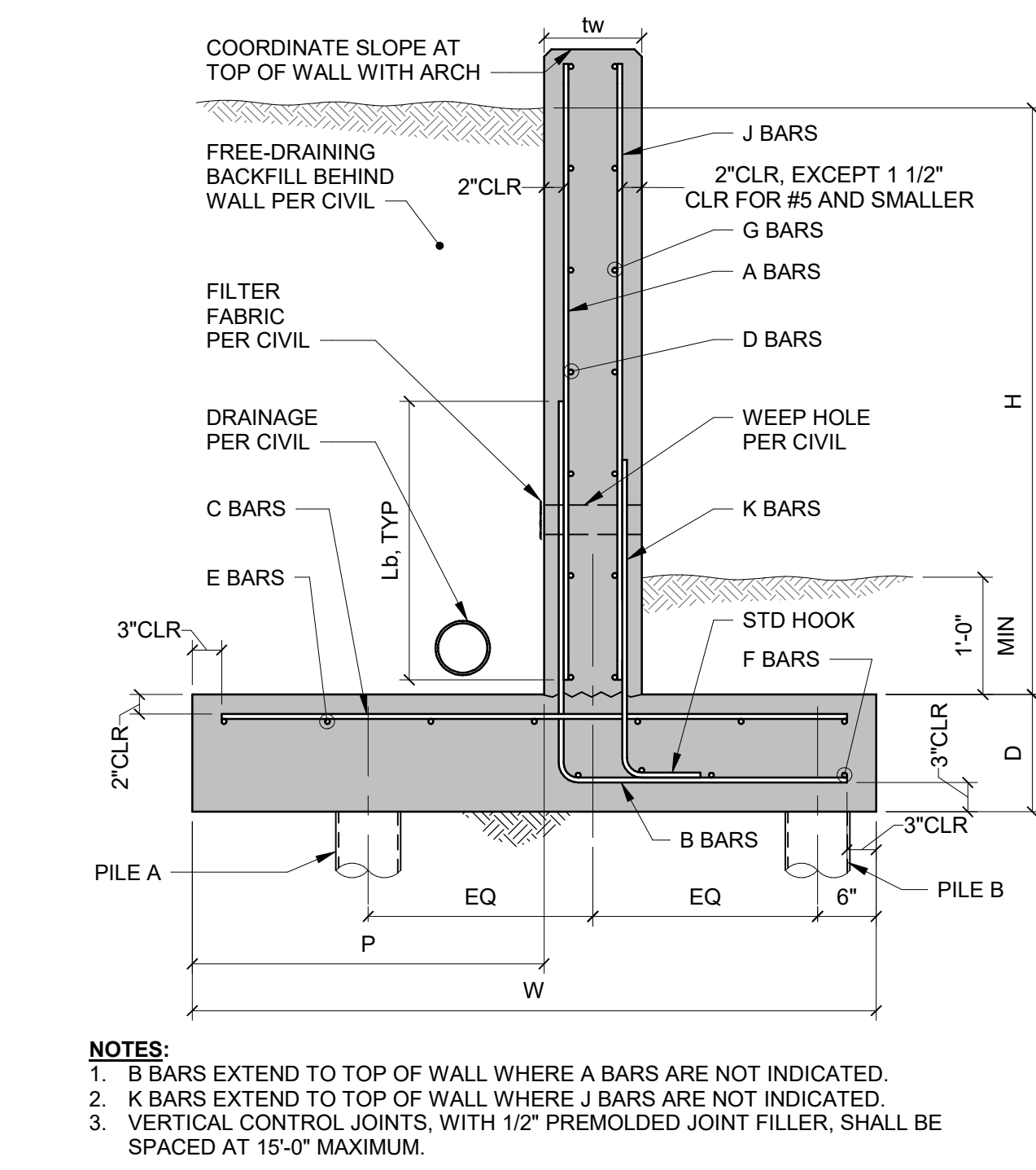


WALLS WITH SINGLE LAYER REINFORCING



WALLS WITH DOUBLE LAYER REINFORCING

3 TYP EXTERIOR CONCRETE WALL FOOTING
NO SCALE

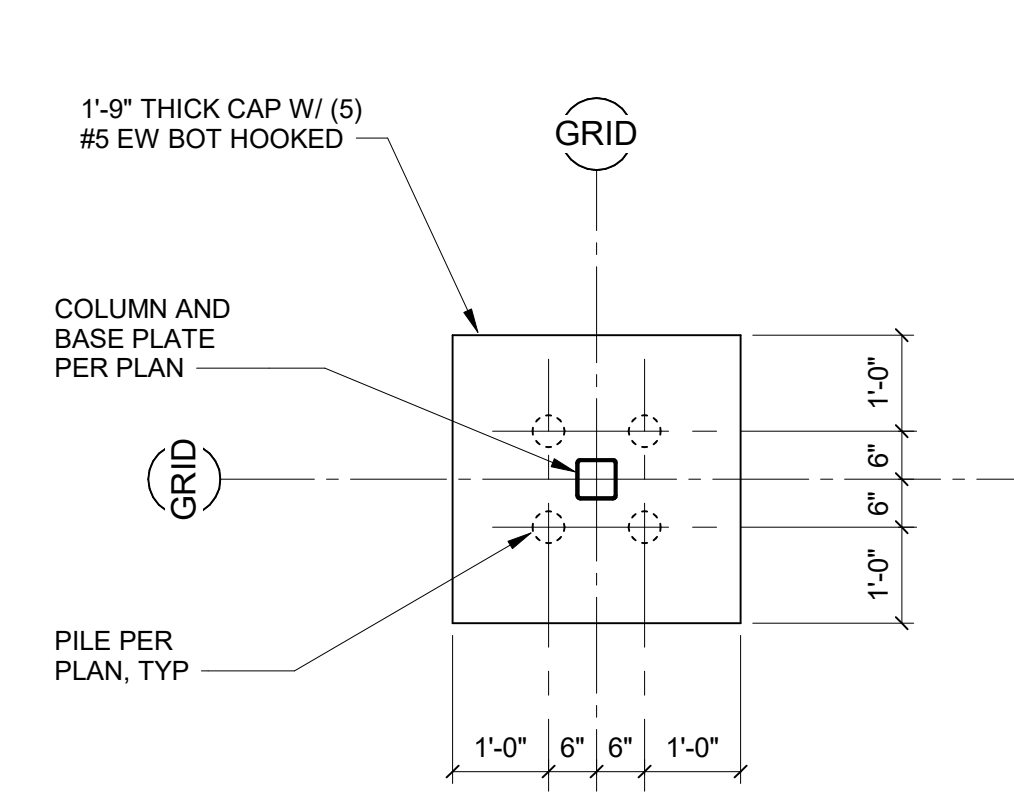


5 CANTILEVERED RETAINING WALL DETAIL
NO SCALE

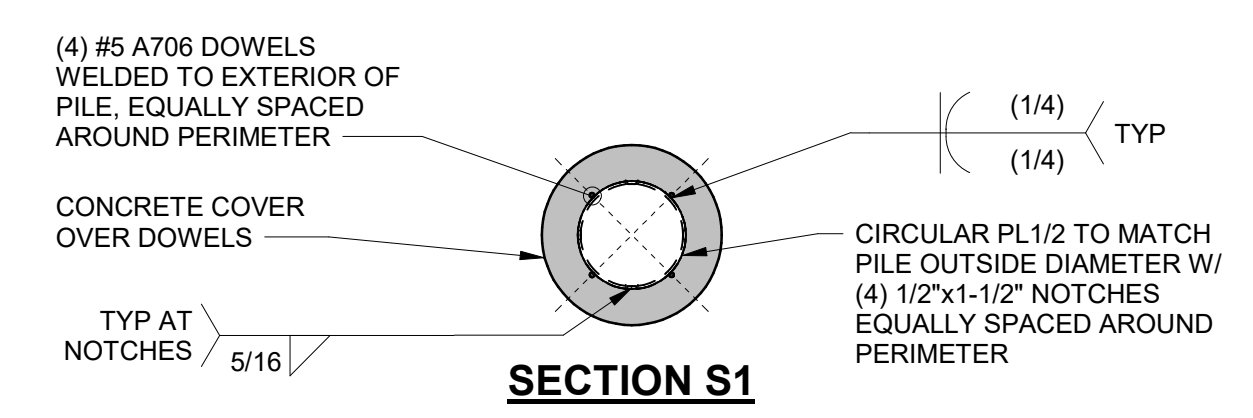
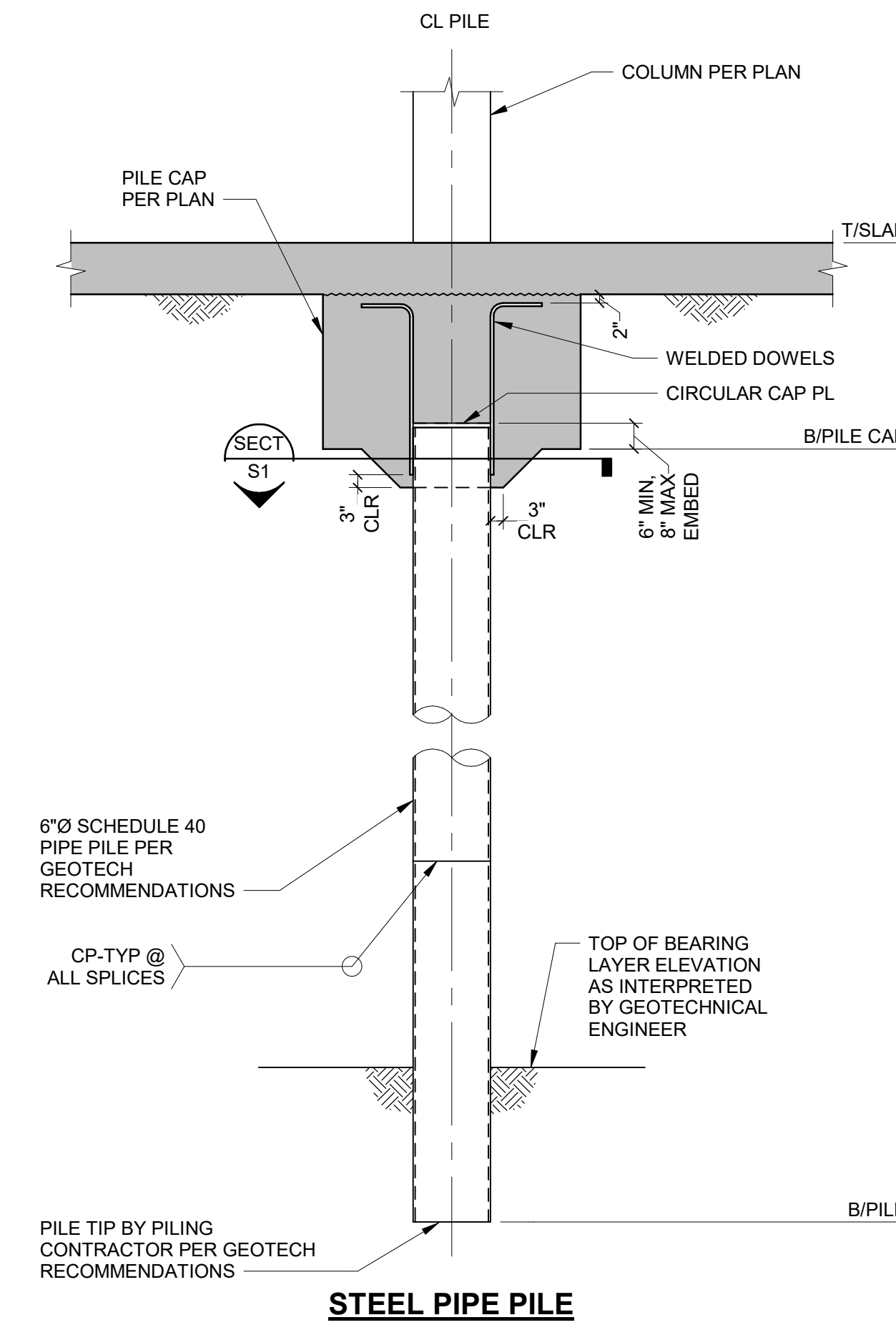
NOTES:
1. B BARS EXTEND TO TOP OF WALL WHERE A BARS ARE NOT INDICATED.
2. K BARS EXTEND TO TOP OF WALL WHERE J BARS ARE NOT INDICATED.
3. VERTICAL CONTROL JOINTS WITH 1/2" PREMOULDED JOINT FILLER SHALL BE SPACED AT 15'-0" MAXIMUM.

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'-9"	#7 @ 9" OC	#7 @ 9" OC		#4 @ 18" OC			#4 @ 18" OC	#7 @ 12" OC	#7 @ 12" OC	6"	6'-0"	2'-0"

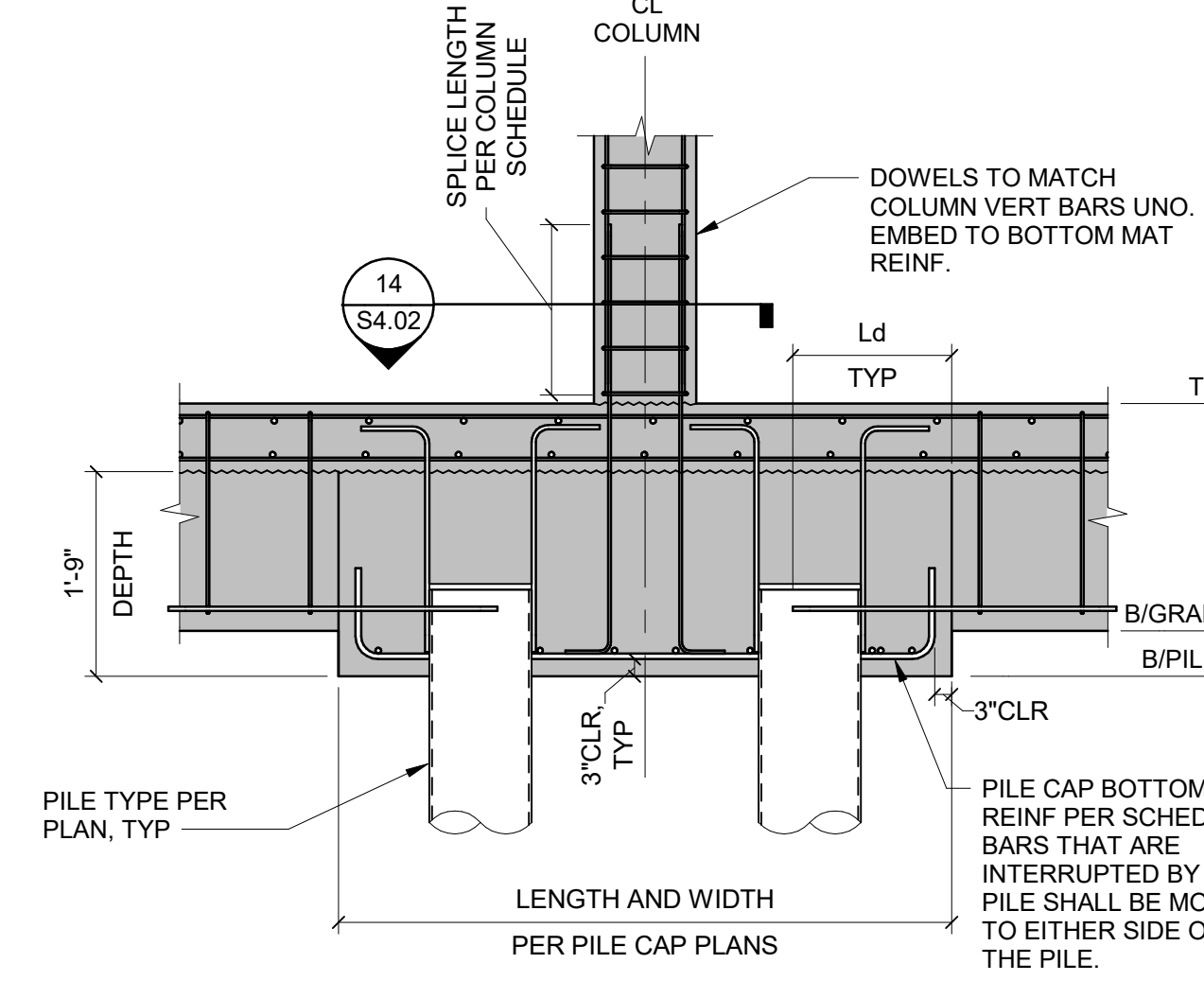
6 CANTILEVERED RETAINING WALL SCHEDULE
NO SCALE



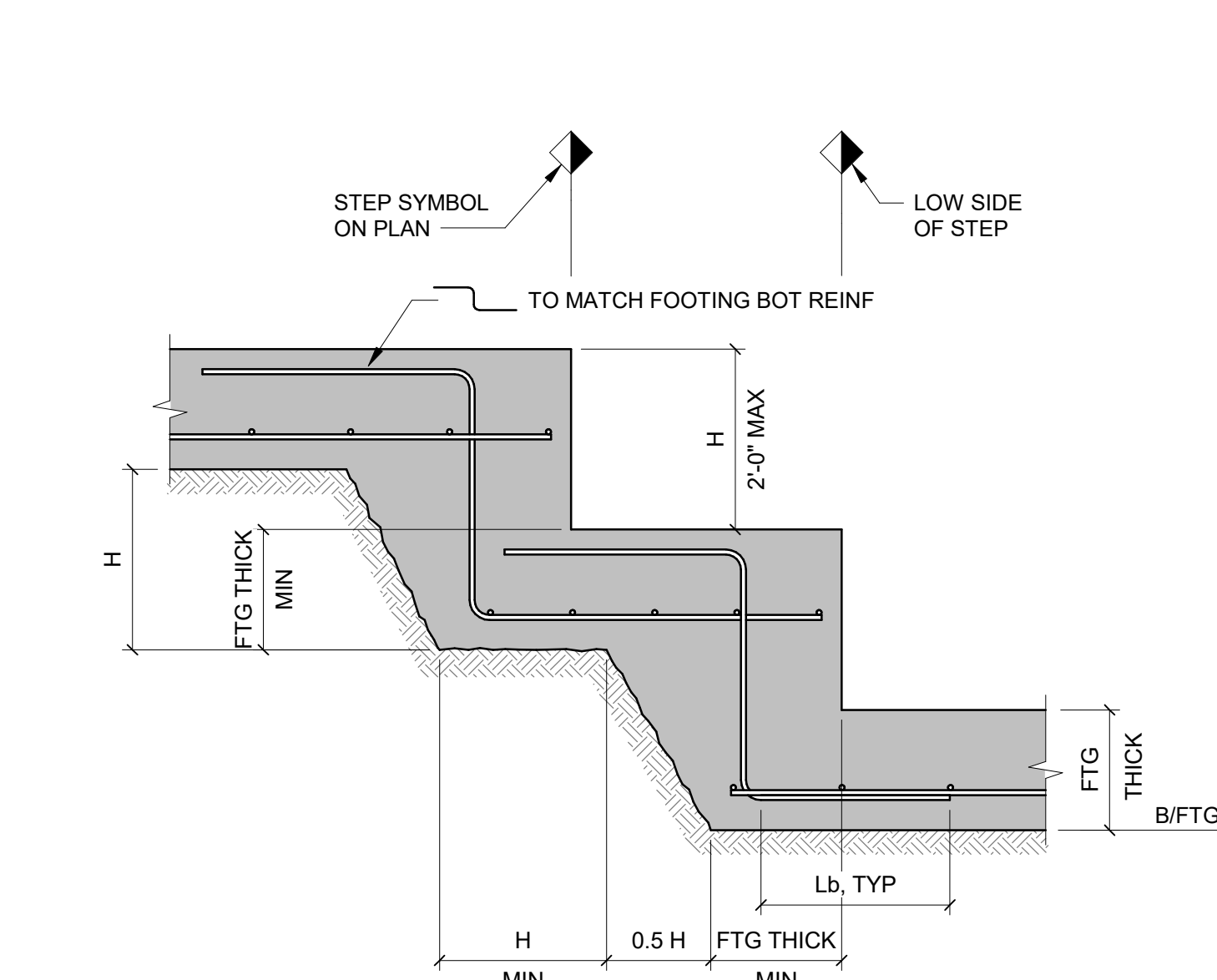
8 PILE CAP PC-4 PLAN
NO SCALE



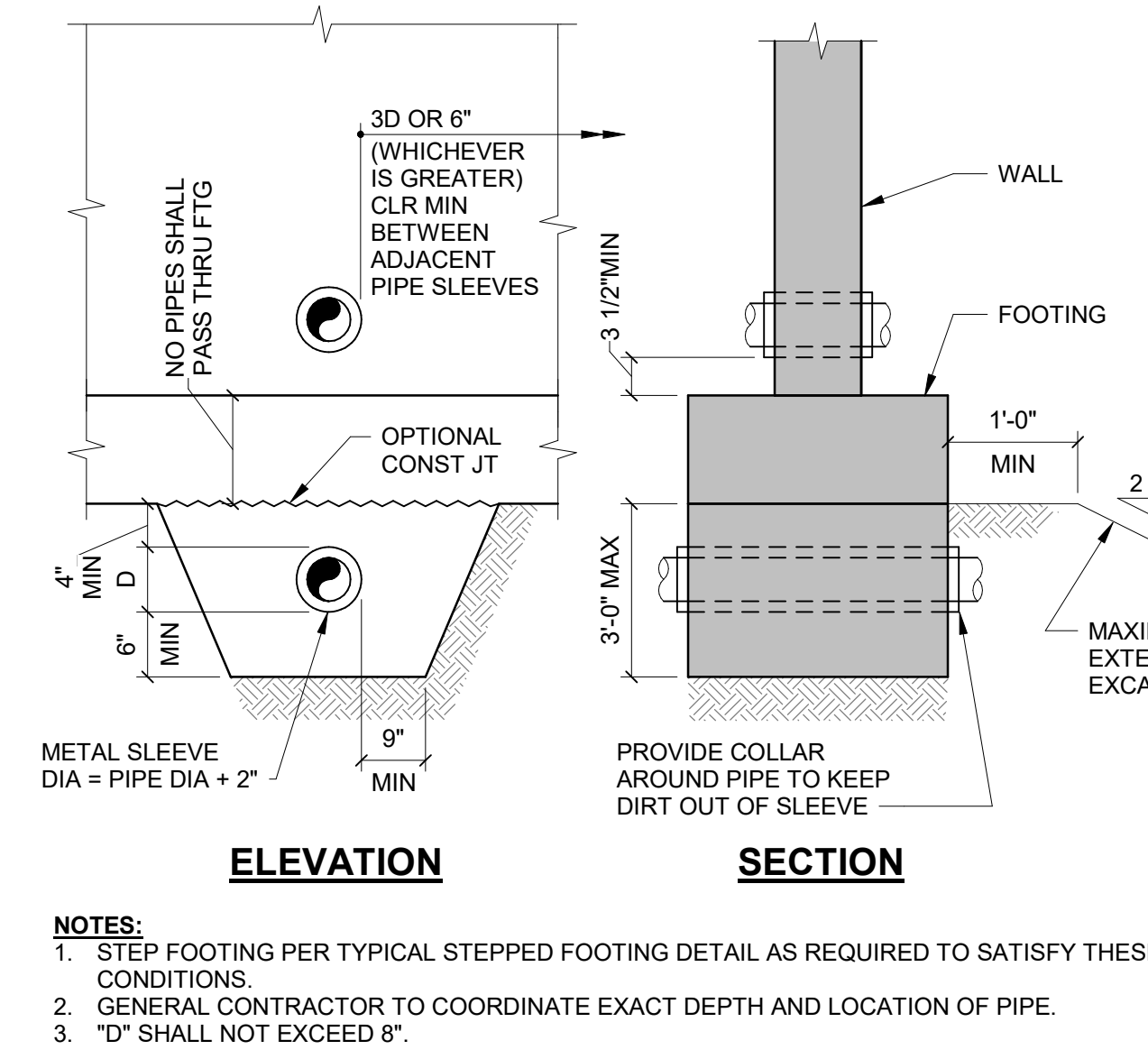
14 STEEL PIPE PILE DETAIL **TYPE S1**
NO SCALE



10 TYP PILE CAP SECTION
NO SCALE



19 TYP STEPPED FOOTING DETAIL
NO SCALE



20 TYP DETAIL OF PIPE AT FOOTINGS
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".

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Olson Kundig

PROJECT:
FUSED ELEMENTS
4825 FOREST AVE SE MERGER ISLAND WA 98040



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revisions:

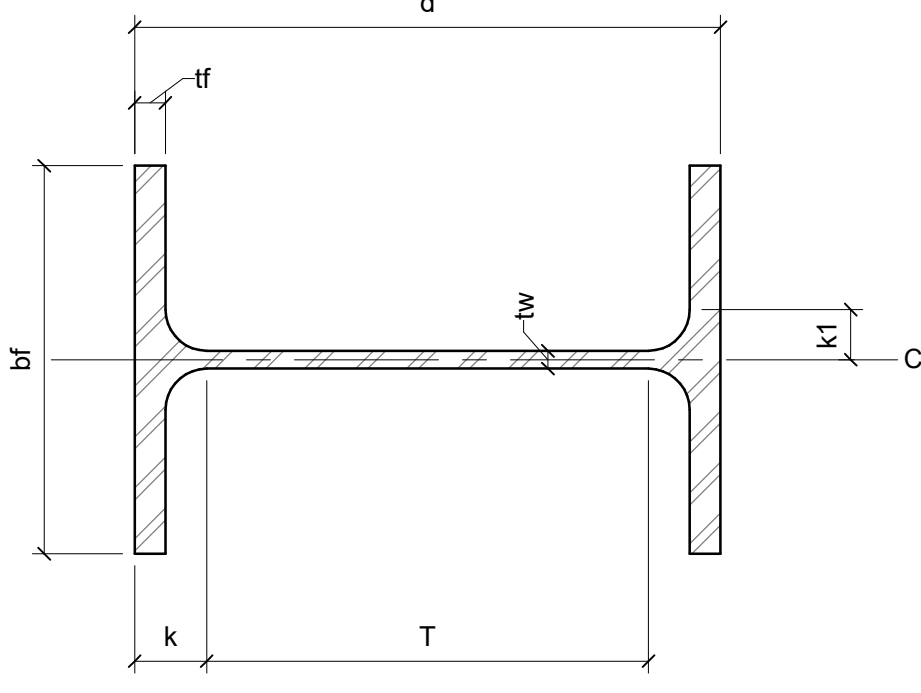
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09/08/2023

sheet:
S4.02

CONNECTION NOTES:

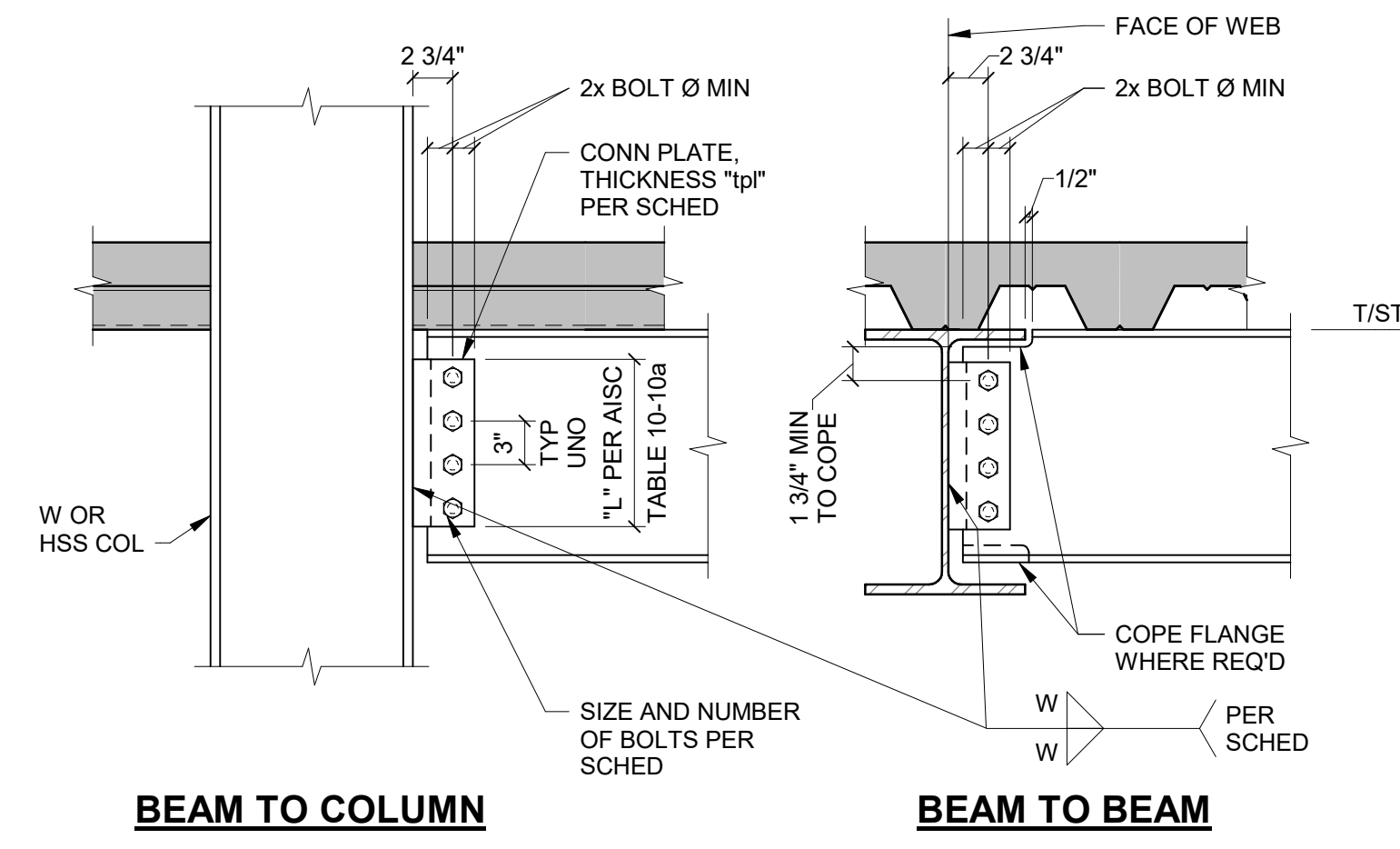
- ALL BOLTED CONNECTIONS TO BE TYPE N WITH FULLY PRETENSIONED ASTM A325-N BOLTS PER AISC STANDARD EXCEPT WHERE "SLUG TIGHT", "FINGER TIGHT" OR "SLIP CRITICAL" CONNECTIONS ARE INDICATED.
- BOLTS IN BEAM TO BEAM CONNECTIONS MAY BE TIGHTENED TO AISC "SLUG TIGHT" CONDITION UPON APPROVAL OF ENGINEER AND OWNER.
- 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 TO COLUMN

NOTES:

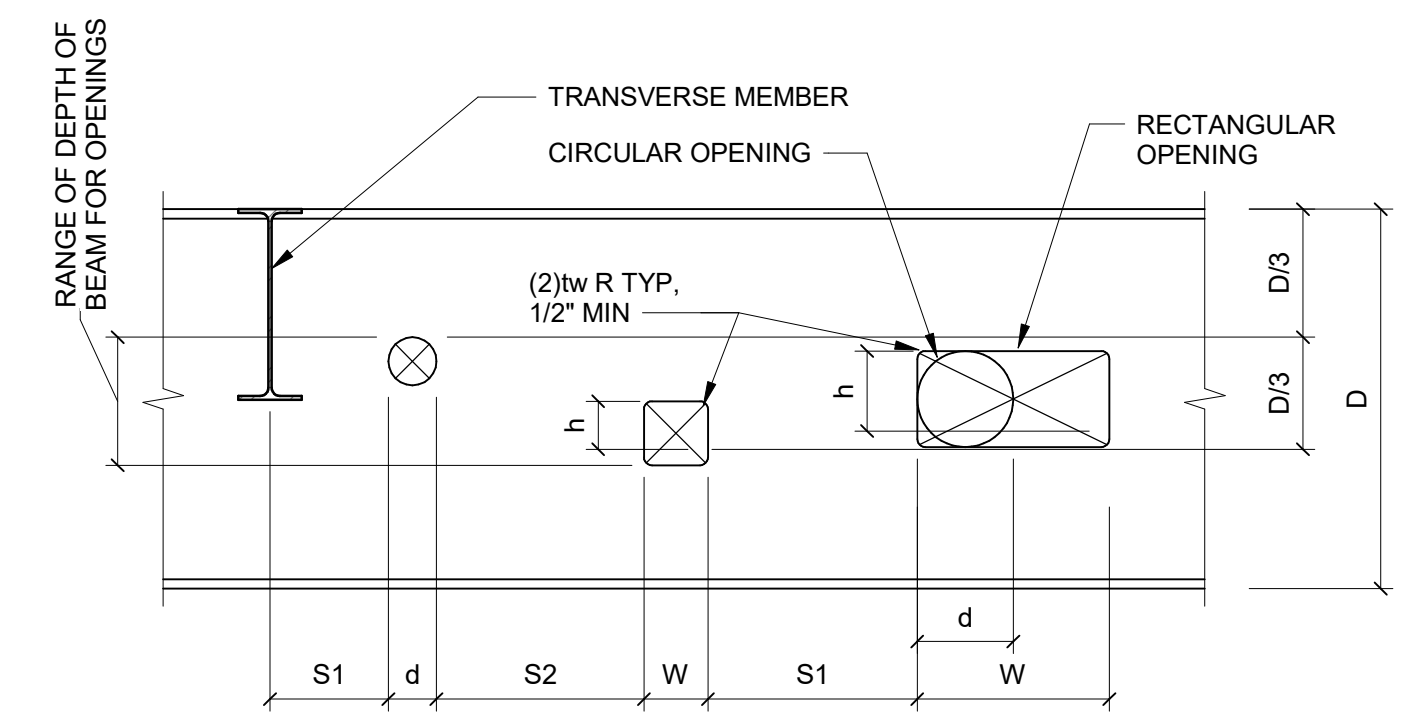
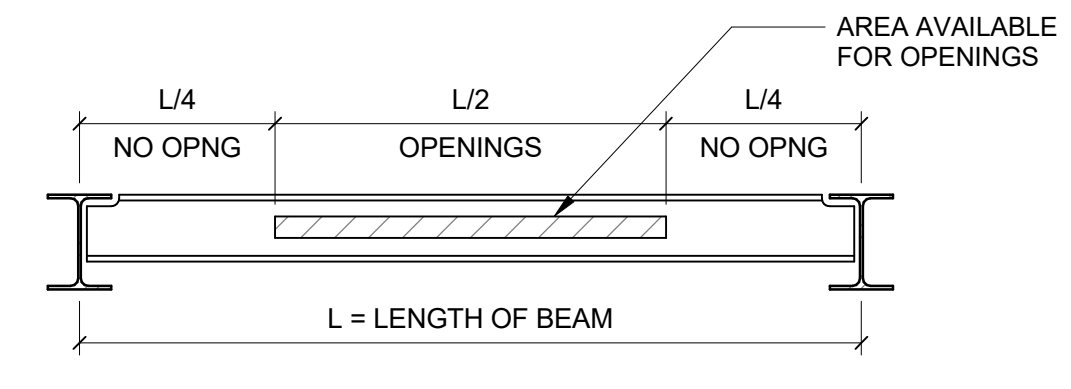
- SHORT SLOTTED HOLES MAY BE USED AT ALL COLUMN CONNECTIONS AS AN OPTION.



BEAM TO BEAM

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

RANGE OF WEB OPENINGS ALONG LENGTH OF BEAM



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

OPENING SIZE AND SPACING

- 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.
- ALL OPENINGS MUST MEET THERMAL CUTTING REQUIREMENTS IN CHAPTER M OF AISC 360.

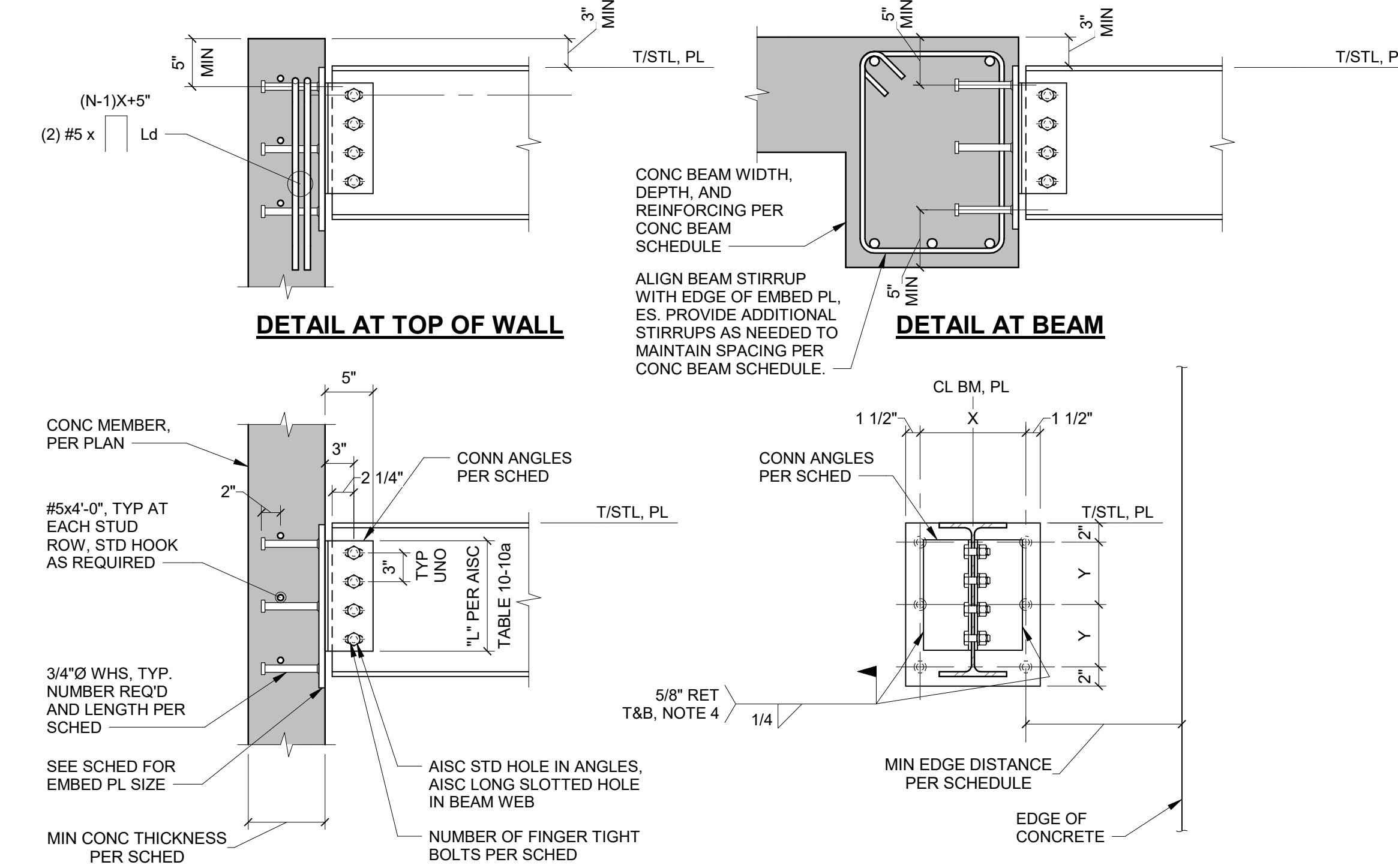
1 TYP CONNECTION NOTES
NO SCALE

2 TYP ABBREVIATIONS
NO SCALE

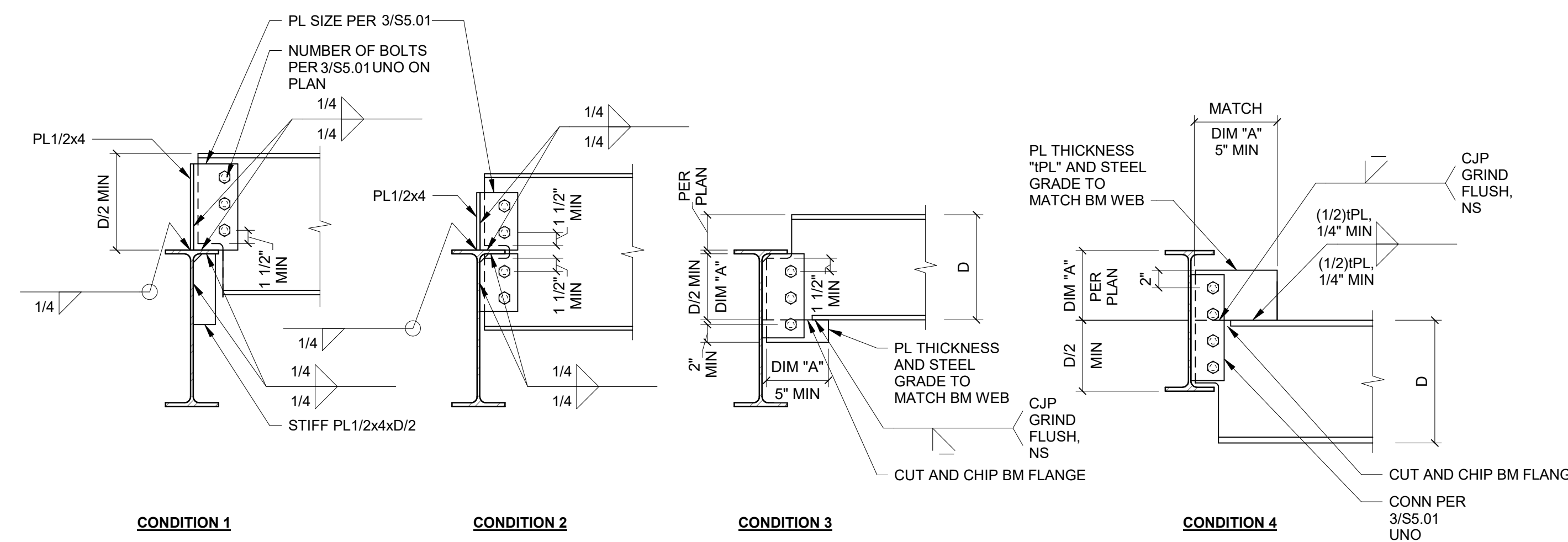
3 TYP STANDARD BOLTED BEAM CONN (3/4" AND 1" DIAMETER BOLTS)
NO SCALE

EMBEDDED PLATE CONNECTION SCHEDULE										
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"

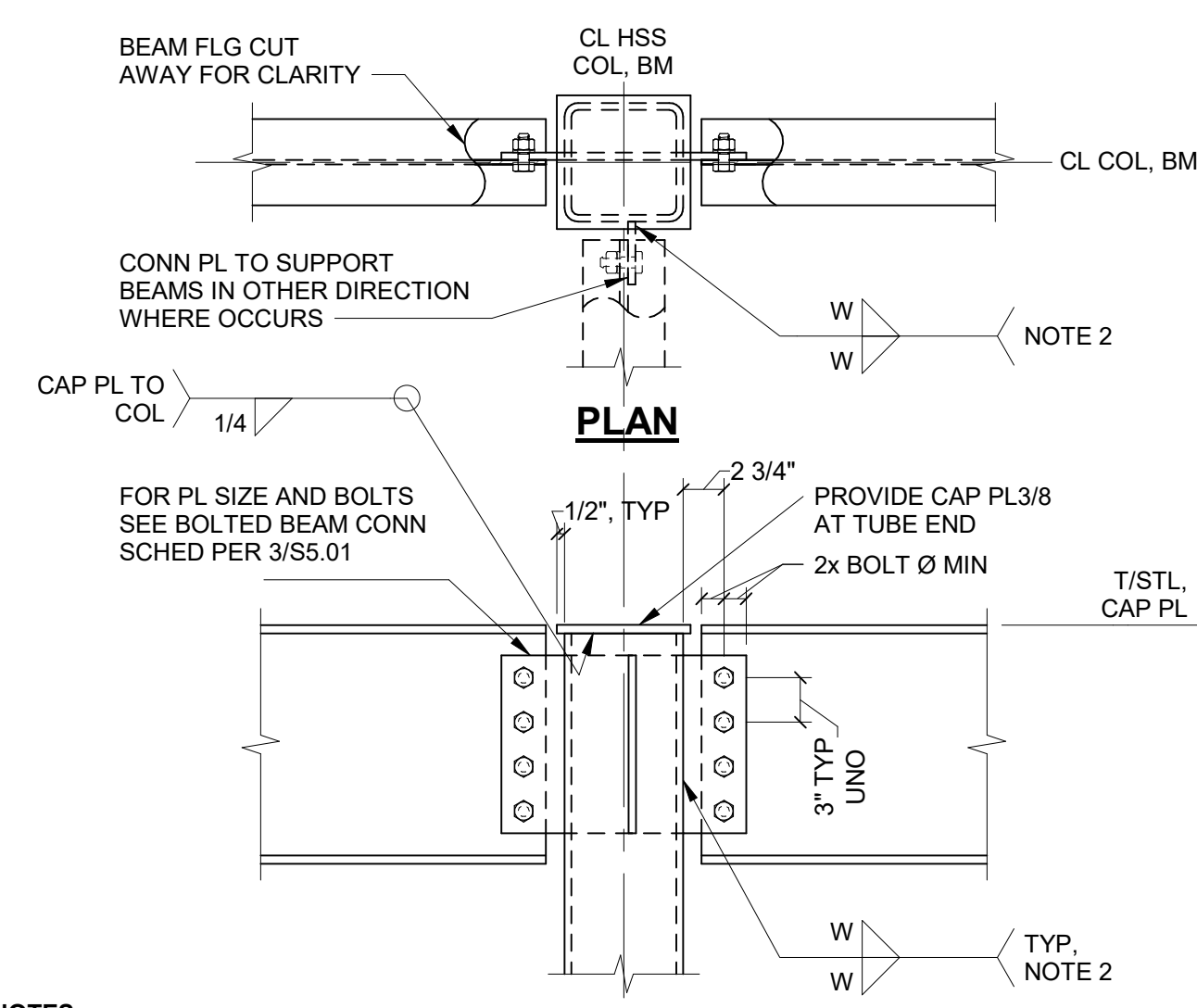
- NOTES:**
- BOLTS TO BE FINGER TIGHT. JAMB NUT. DO NOT TIGHTEN FULLY.
 - BOLT DIAMETERS TO BE SAME AS SHOWN ON STANDARD BOLTED BEAM CONNECTION SCHEDULE.
 - TYPICAL WALL REINFORCING NOT SHOWN FOR CLARITY.
 - LENGTH OF WELD RETURN NOT TO EXCEED 1" TO LIMIT FIXITY.



8 TYP CONNECTIONS FOR BEAMS AT DIFFERENT ELEVATION CONDITIONS
NO SCALE

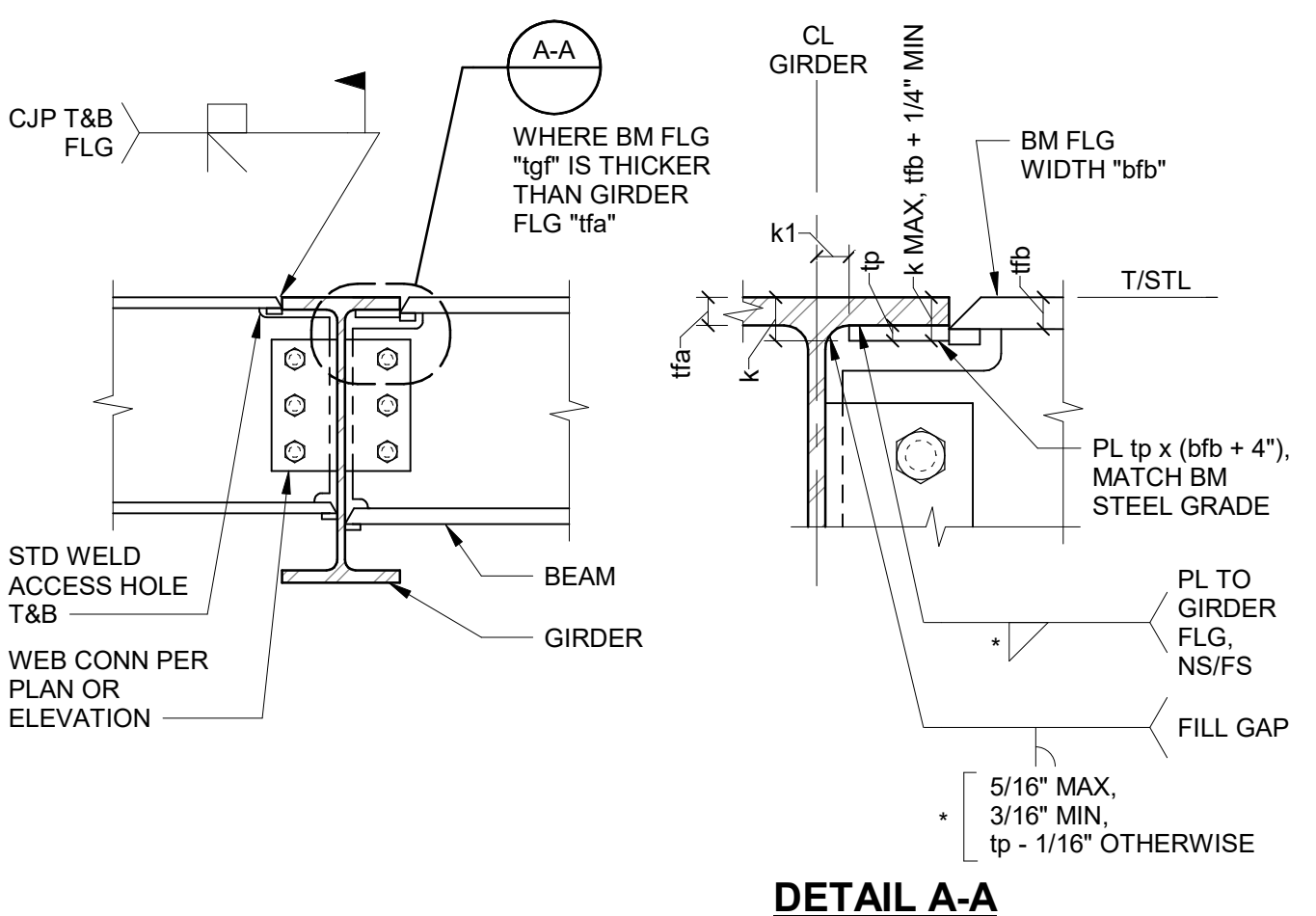


10 TYP BEAM PENETRATIONS
NO SCALE



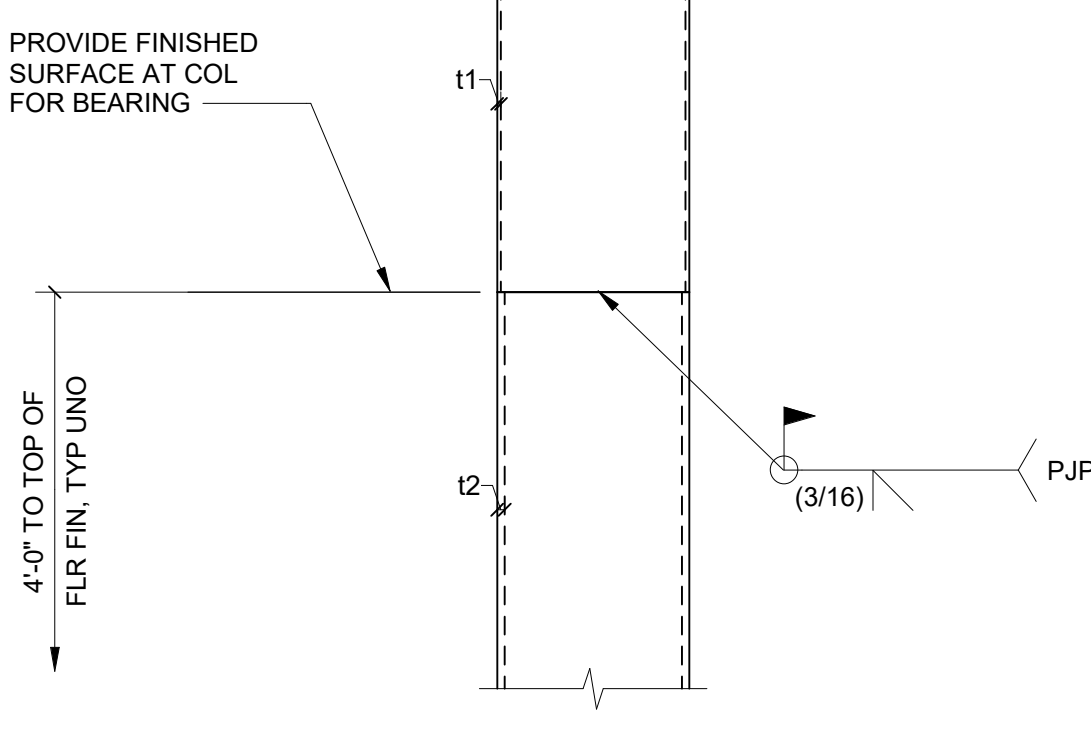
- NOTES:**
- WHERE SINGLE BEAM CONNECTION IS REQUIRED ON THROUGH-PLATE, EXTEND PLATE 1/2" PAST EXTERIOR FACE OF COLUMN FOR WELD ACCESS.
 - WELD SIZE "W" PER BOLTED BEAM SCHEDULE. SEE 3/5S.01

15 THROUGH-PLATE TO HSS COLUMN TOP
NO SCALE



- NOTES:**
- USE WHERE INDICATED BY \dashrightarrow ON PLAN.
 - PLATE THICKNESS "tp" 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



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

18 TYPICAL HSS COLUMN SPLICE
NO SCALE

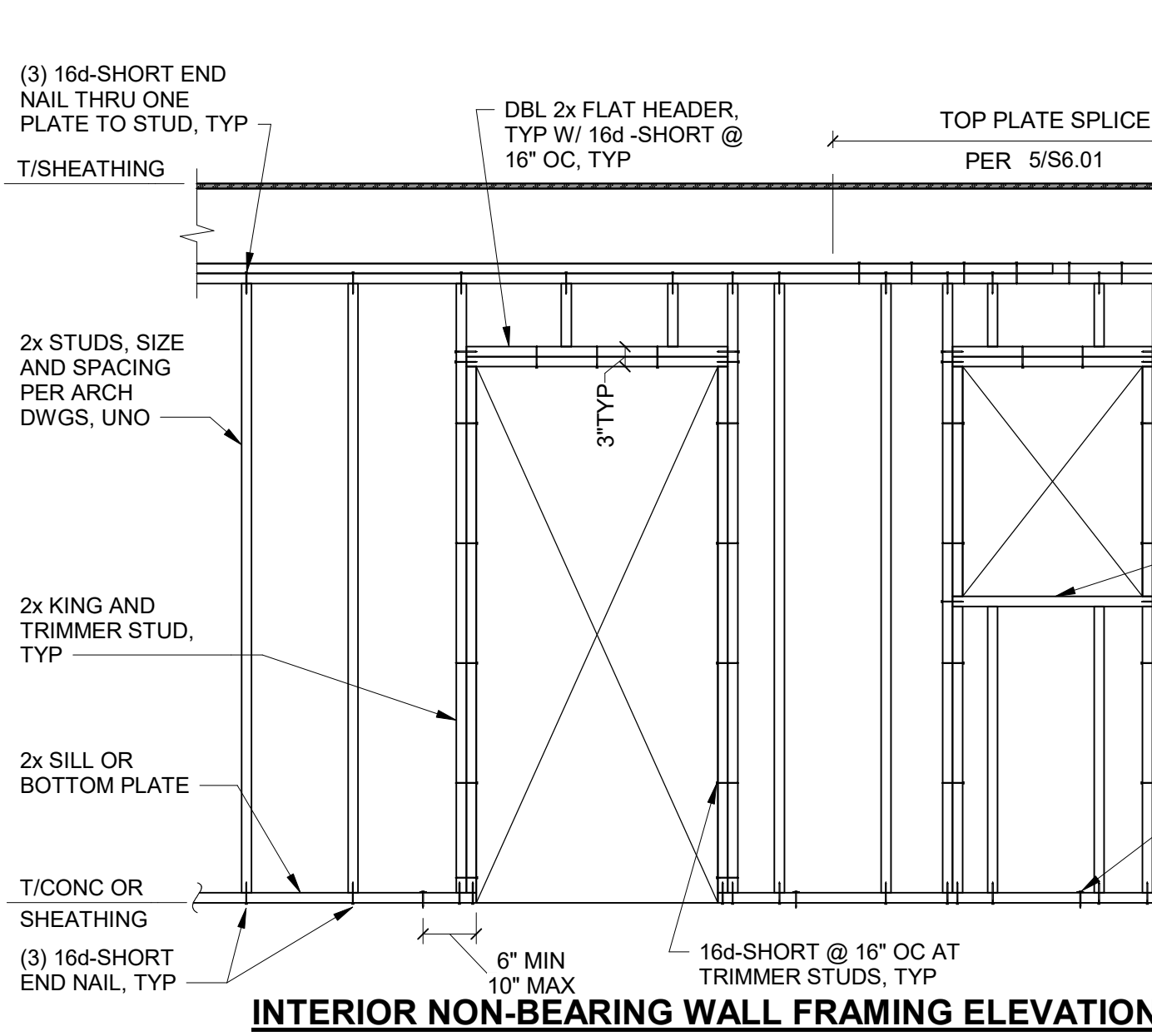


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checked by:	AES
job no.:	220638

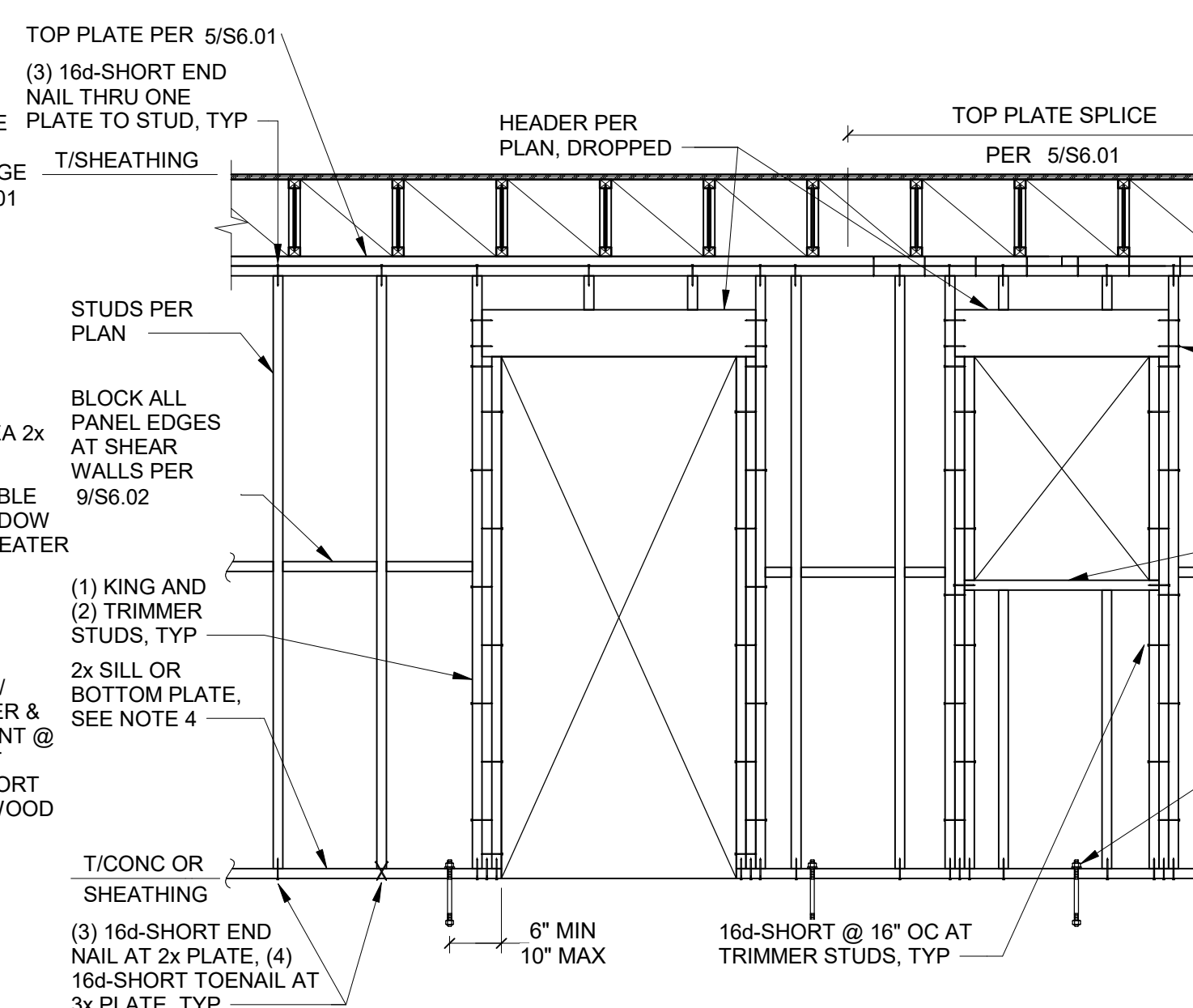
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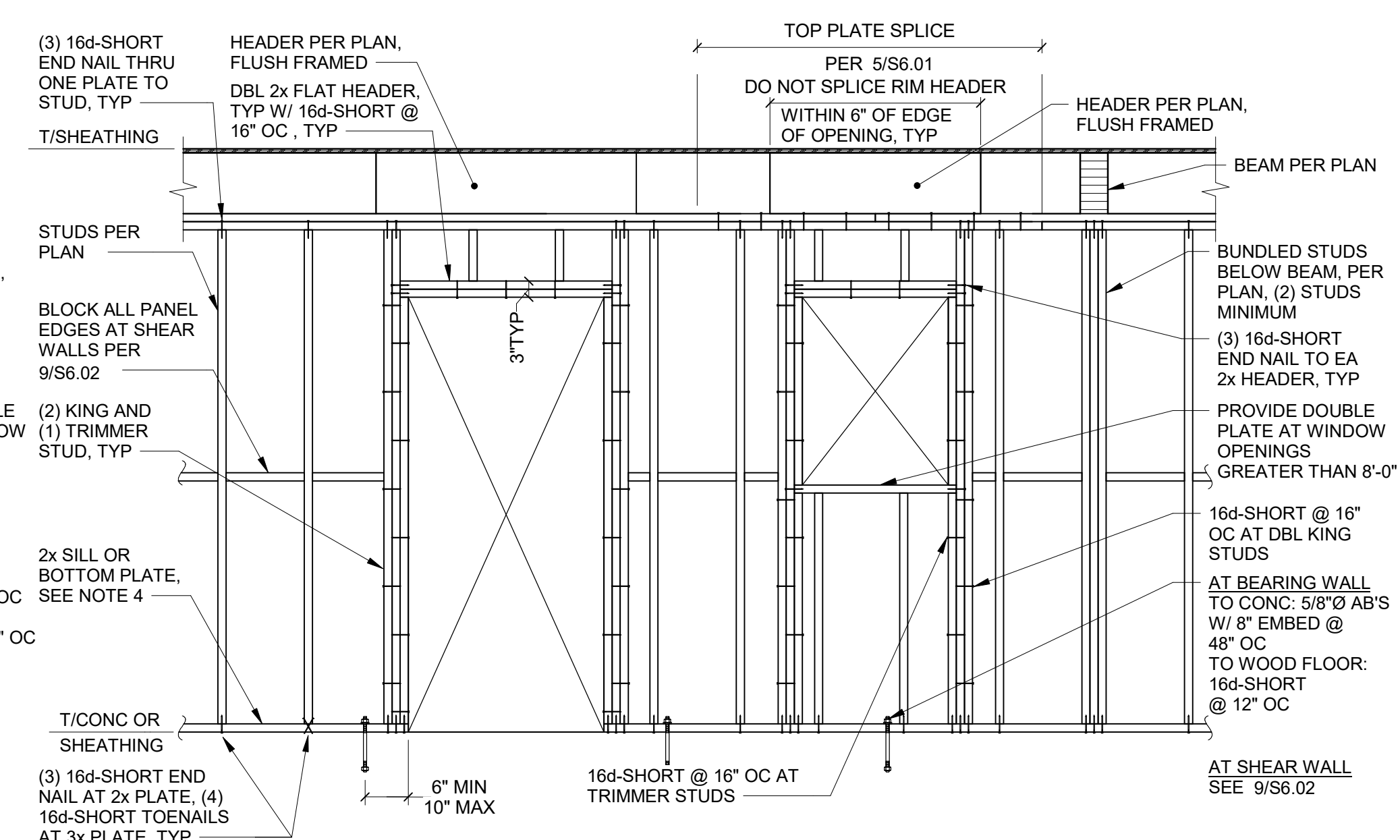
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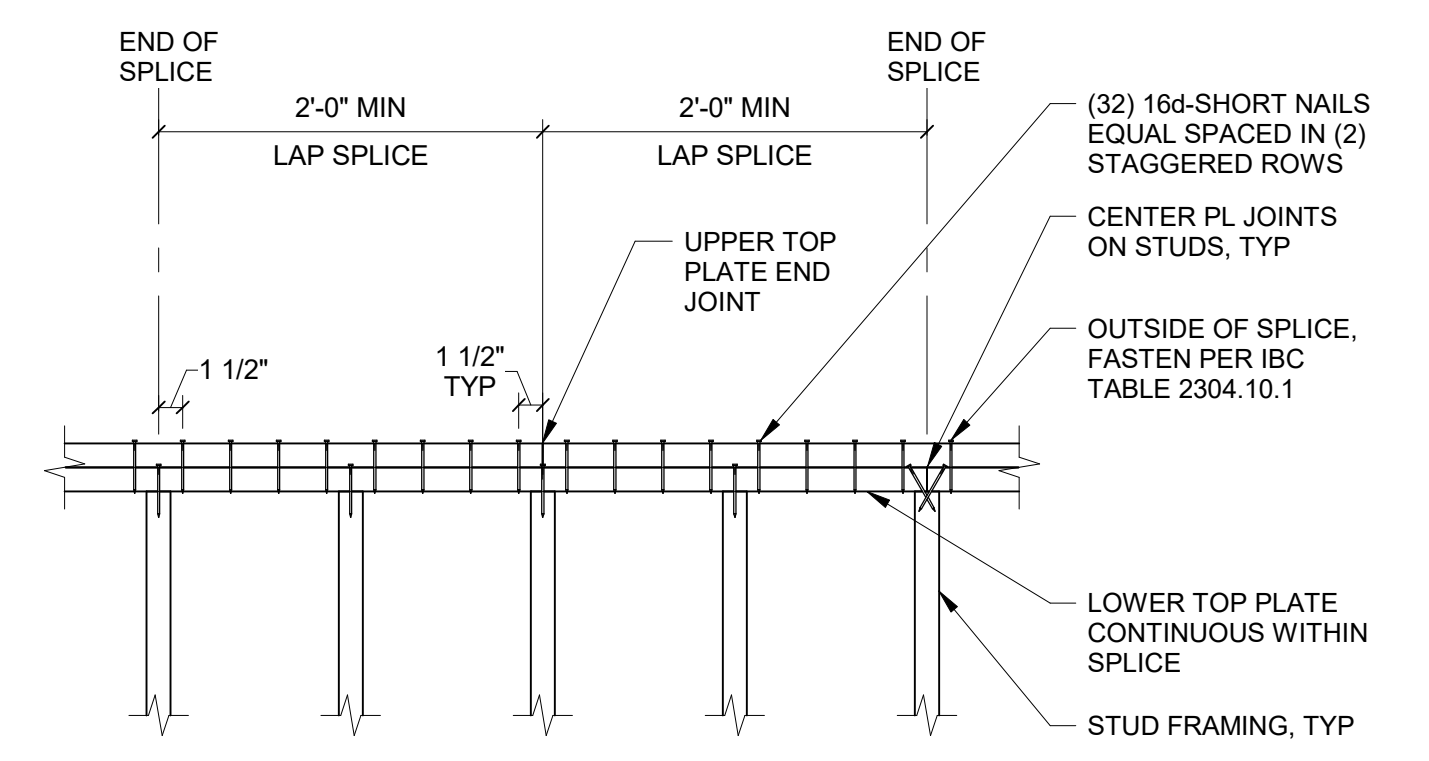
INTERIOR NON-BEARING WALL FRAMING ELEVATION



INTERIOR BEARING WALL FRAMING ELEVATION

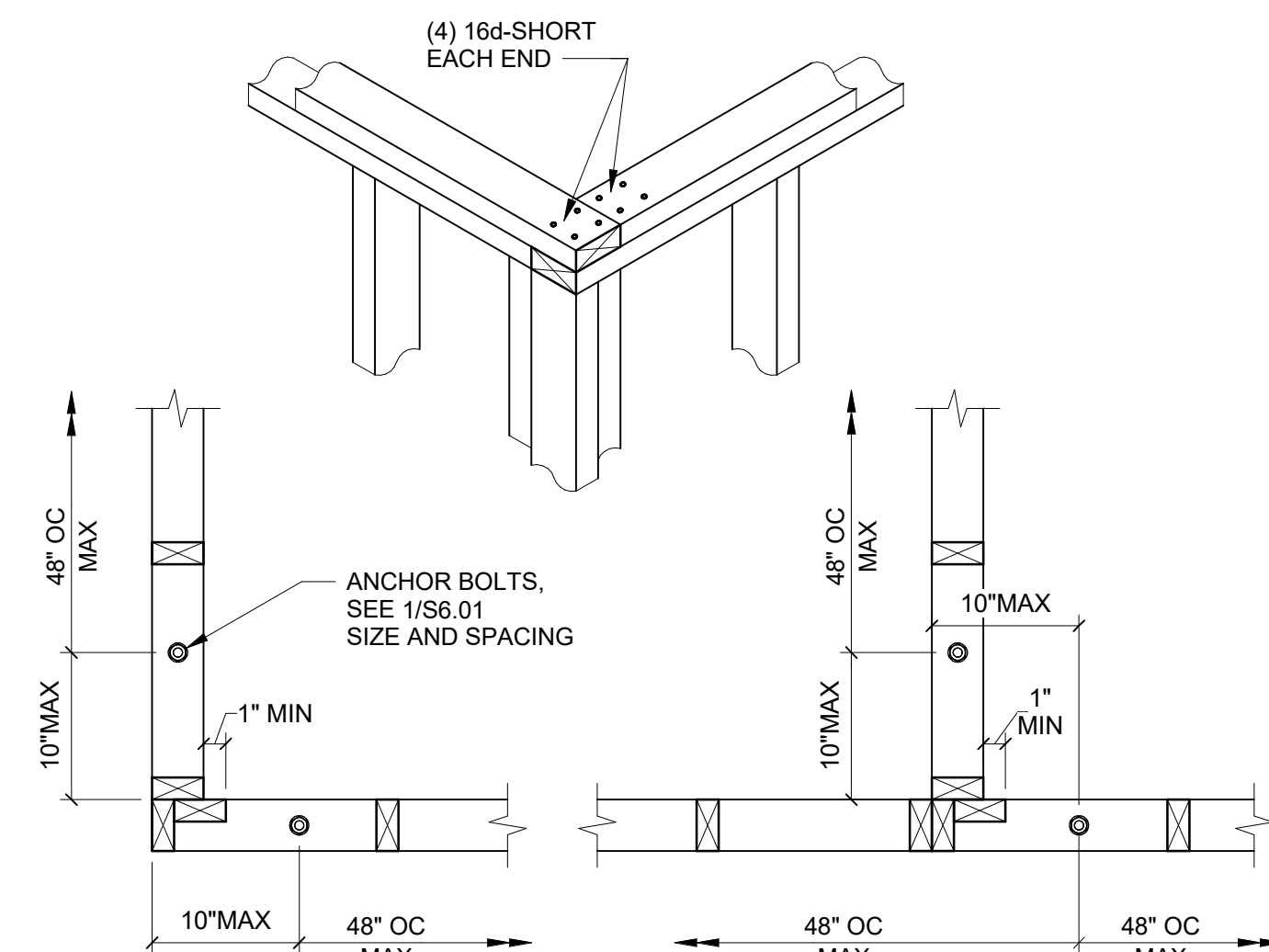


EXTERIOR WALL FRAMING ELEVATION

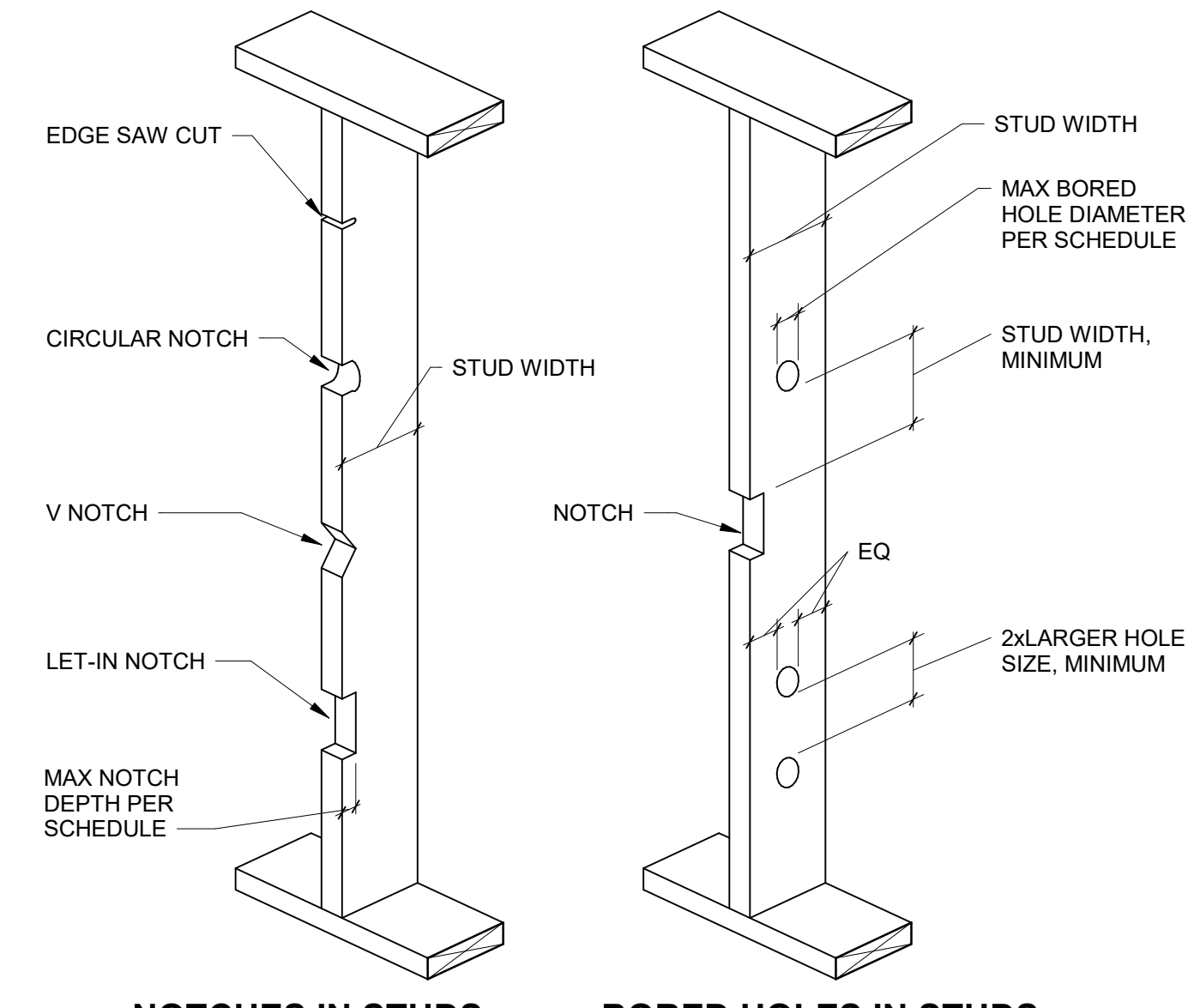


NOTES:
 1. PROVIDE ONE-HALF OF FASTENERS WITHIN THE SPLICE ON EACH SIDE OF THE TOP PLATE END JOINT.
 2. PROVIDE CONTINUOUS TOP PLATES WITHOUT JOINTS WHERE WALLS ARE 12'-0" OR LESS IN LENGTH.

1 TYP STUD WALL FRAMING ELEVATION
NO SCALE



6 TYP STUD WALL CORNER
NO SCALE



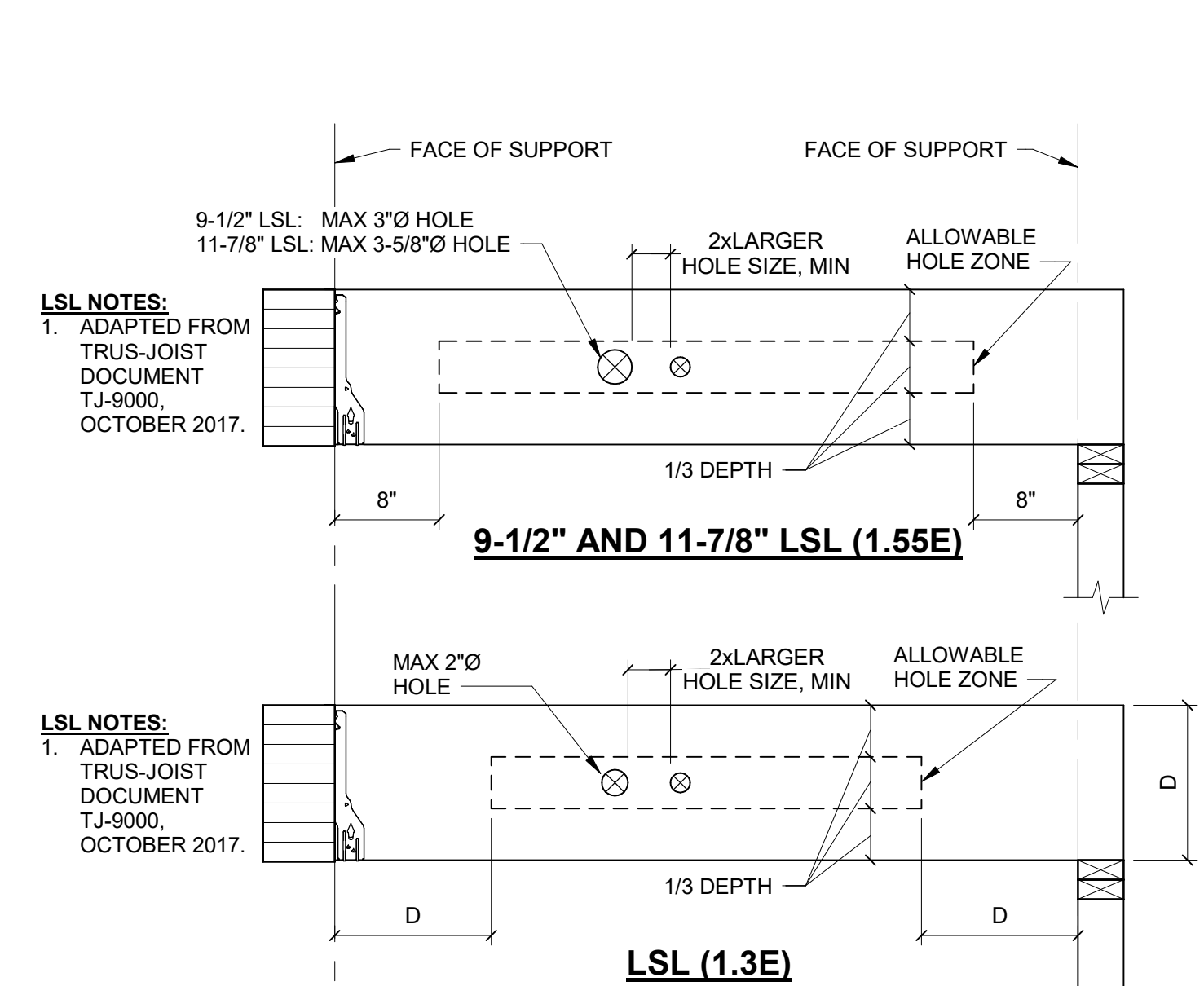
NOTCHES IN STUDS BORED HOLES IN STUDS

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"

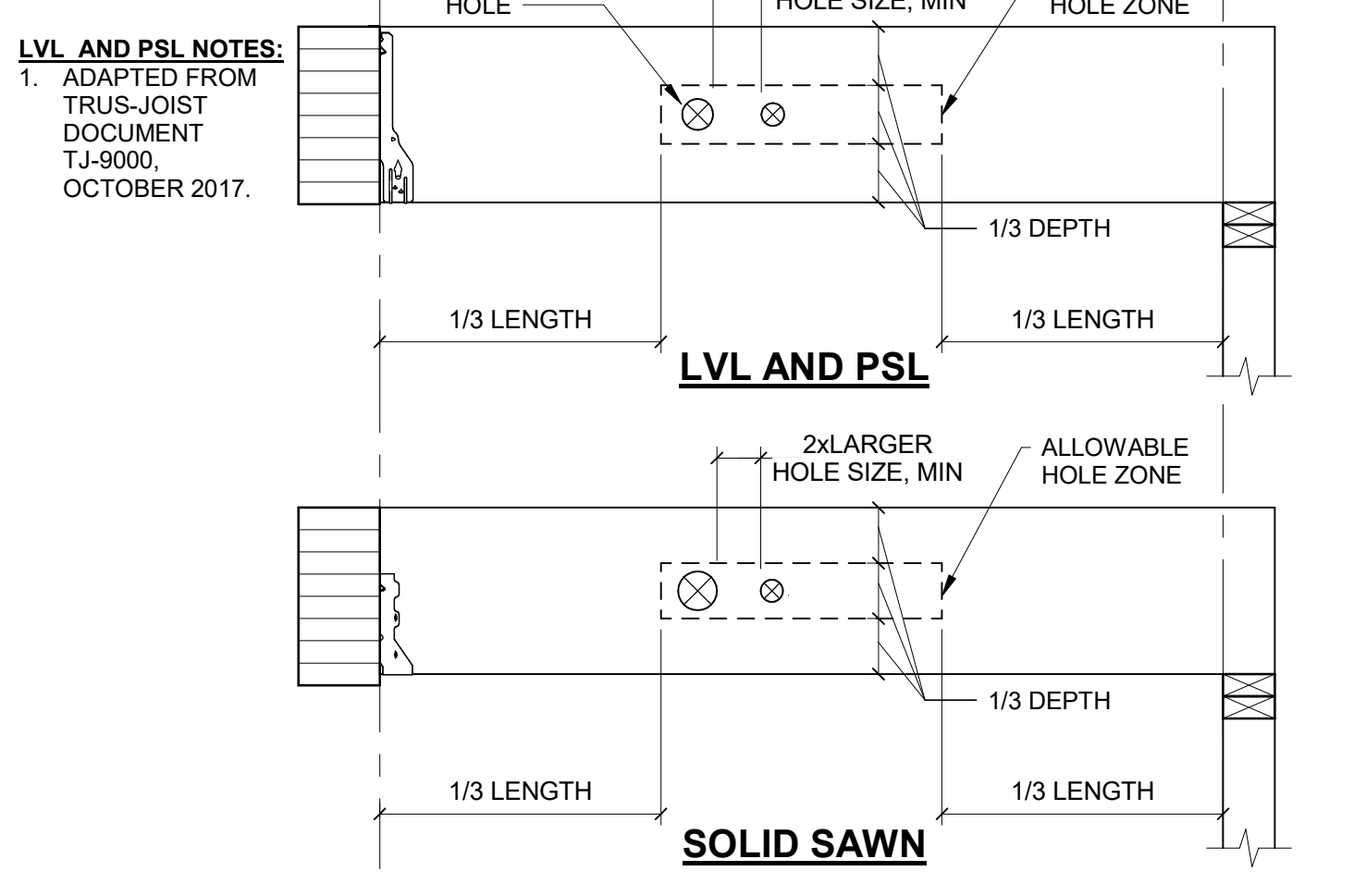
NON-BEARING WALL STUD PENETRATION		
STUD SIZE	MAX NOTCH DEPTH	MAX BORED HOLE DIAMETER
2x4 & 3x4	1-3/8"	2"
2x6 & 3x6	2-1/8"	3-1/4"
2x8 & 3x8	2-7/8"	4-1/4"

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 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



LSL (1.55E) LSL (1.3E)



LVL AND PSL SOLID SAWN

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

12 TYP WALL STUD PENETRATIONS
NO SCALE

13 TYP HOLES IN WOOD JOISTS AND BEAMS
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"

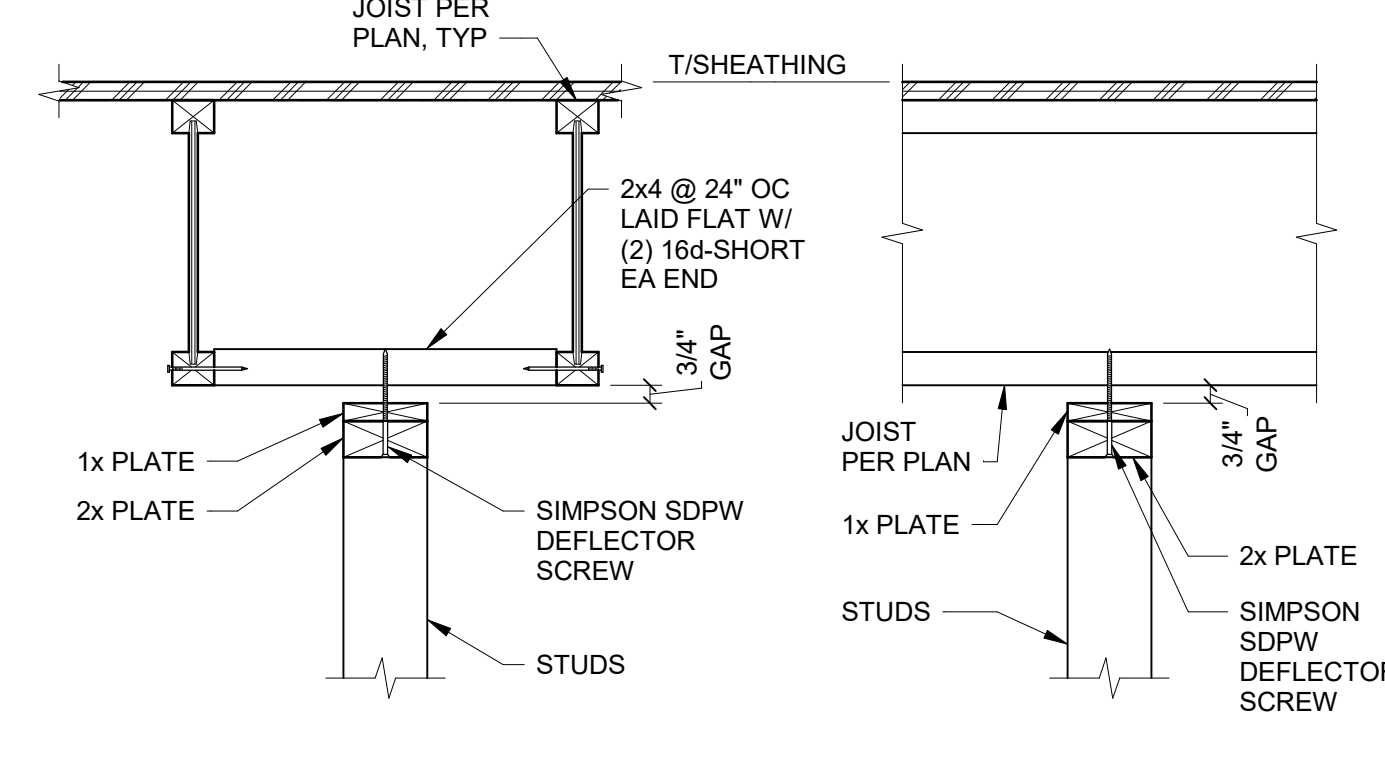
BEAM SCHEDULE	
TYPE MARK	TYPE
B-1	LSL 3-1/2x11-7/8
-	-
-	-

NOTES:
 1. SEE 6/56.01 FOR WALL TYPE AND HEADER ELEVATION.

14 TYP HOLE CHART FOR I-JOISTS
NO SCALE

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 W/WEB STIFFENER	LBV1.81/14 W/WEB STIFFENER
2x6	LUS26	HJ26F	HJ26TF
2x8	LUS26	HJ28F	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	HWVUS.50/11.88

5 TYP TOP PLATE SPLICE
NO SCALE

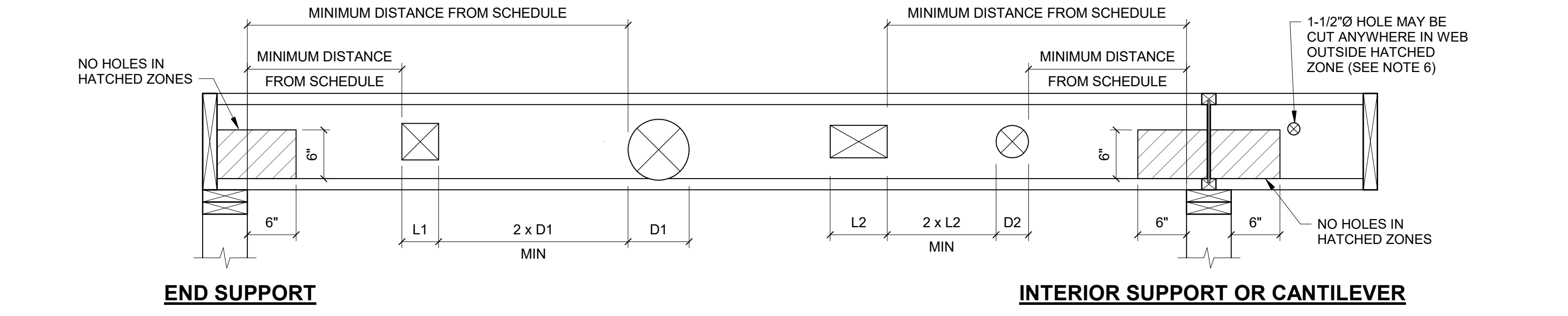
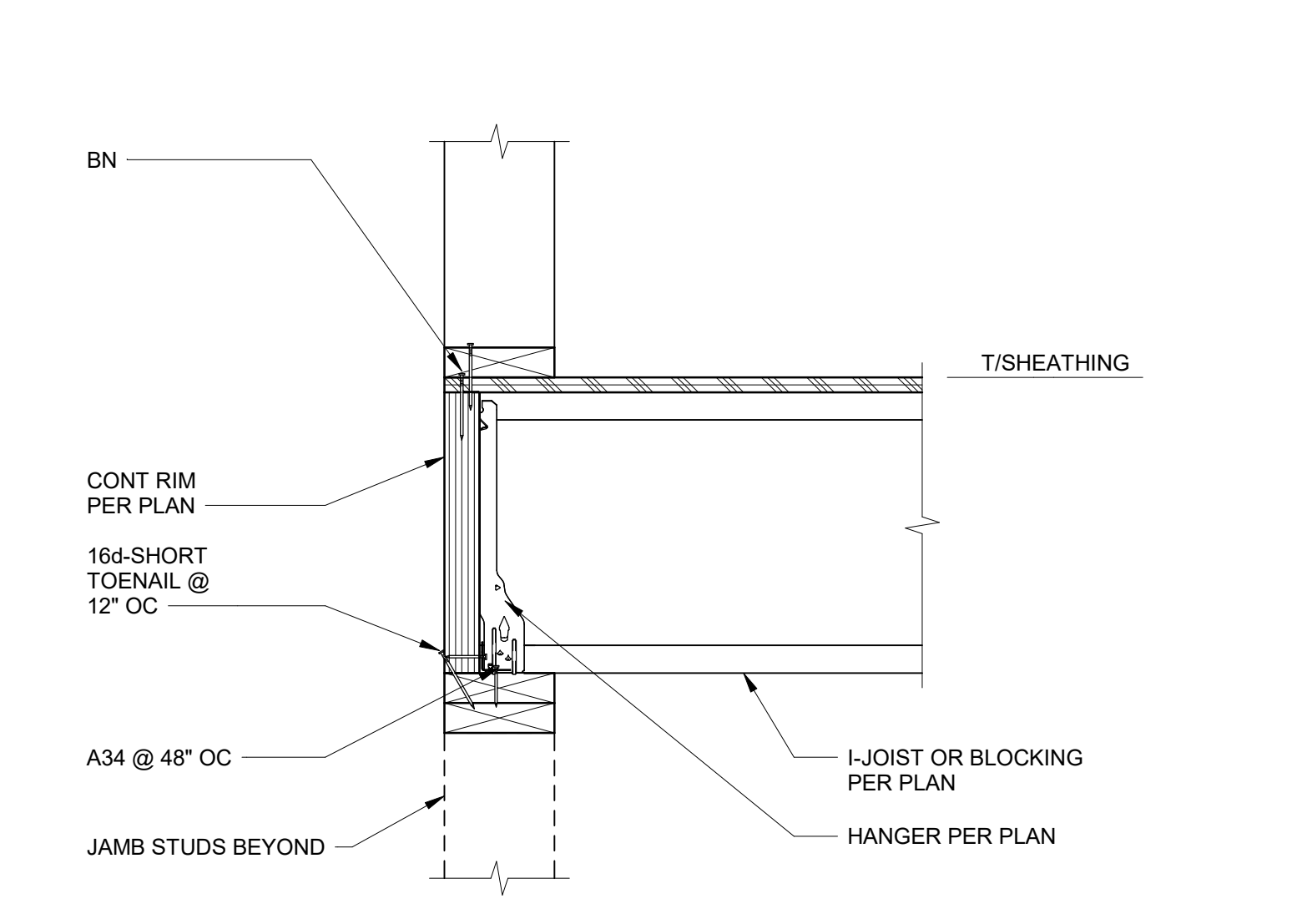


PARALLEL TO JOISTS PERPENDICULAR TO JOISTS

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

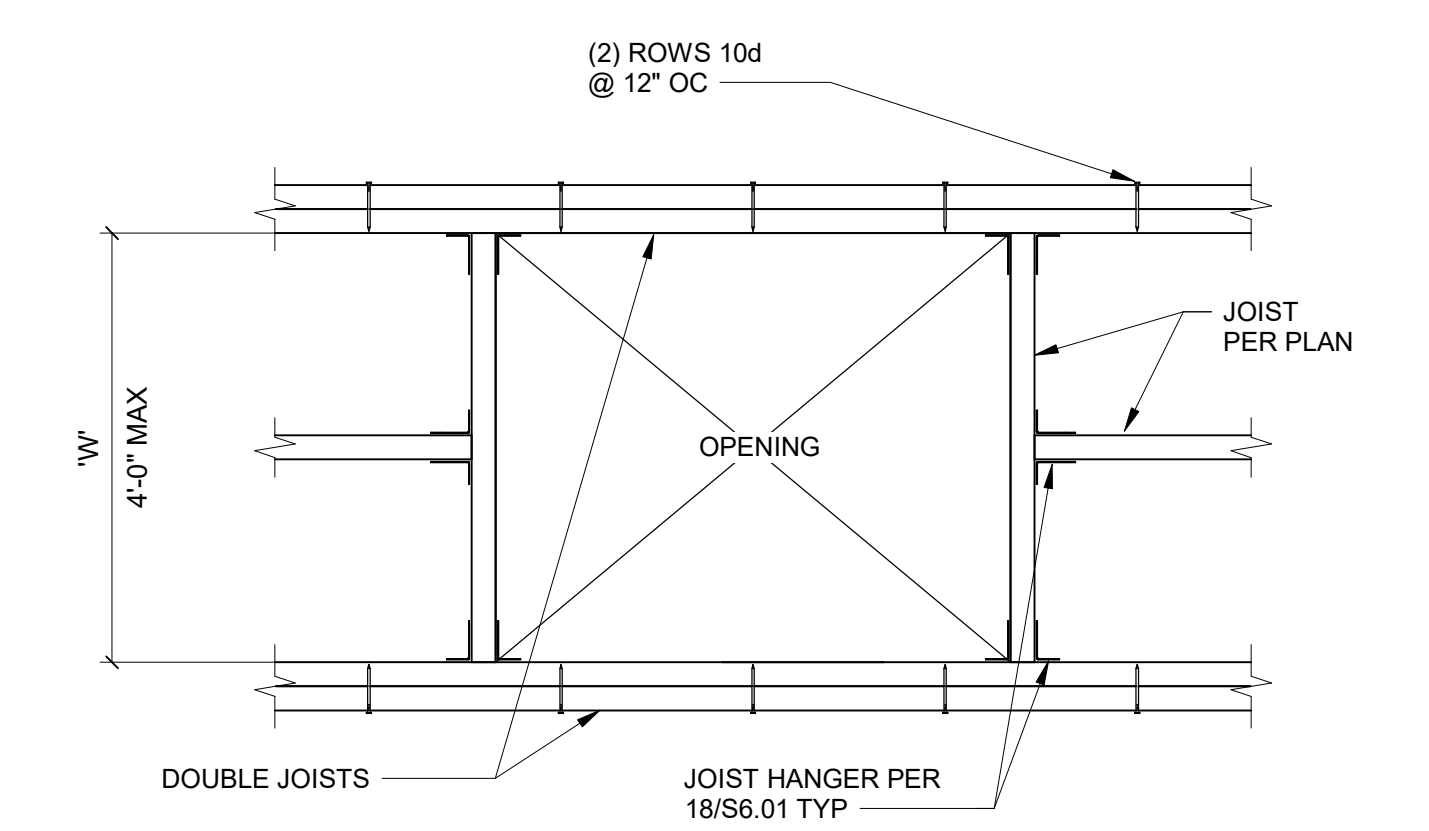


NOTES:
 1. ADAPTED FROM TRUS-JOIST DOCUMENT T1-4000, NOVEMBER 2017.
 2. HOLE SIZES: THE SIZES GIVEN IN THE TABLE ARE HOLE SIZES, NOT DUCT SIZES.
 3. MULTIPLE HOLES: WHERE MORE THAN ONE HOLE IS DESIRED, THE AMOUNT OF WOOD BETWEEN HOLES MUST BE EQUAL OR EXCEED TWICE THE DIAMETER OF THE LARGEST HOLE OR 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"	2'	3'	4'	6'-1/2"	8'-7/8"
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"

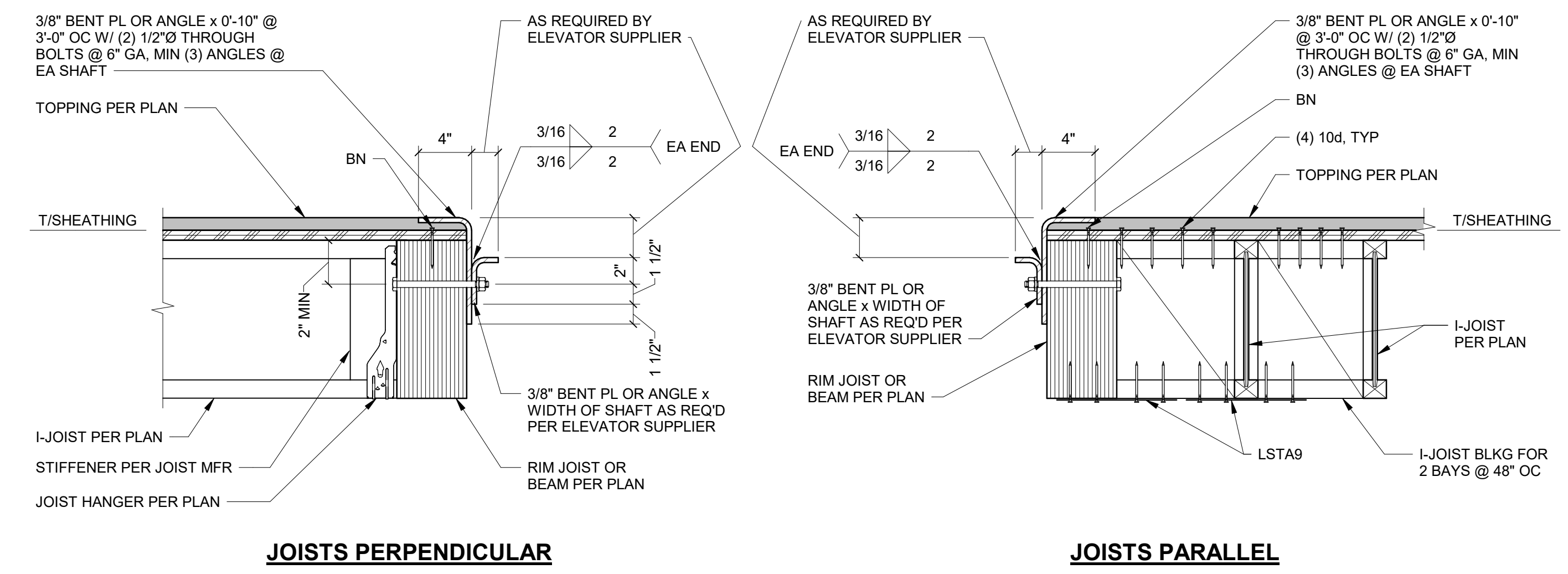
18 WOOD JOIST, HEADER, BEAM, AND HANGER SCHEDULES
NO SCALE

20 TYP FLOOR OPENING PLAN
NO SCALE

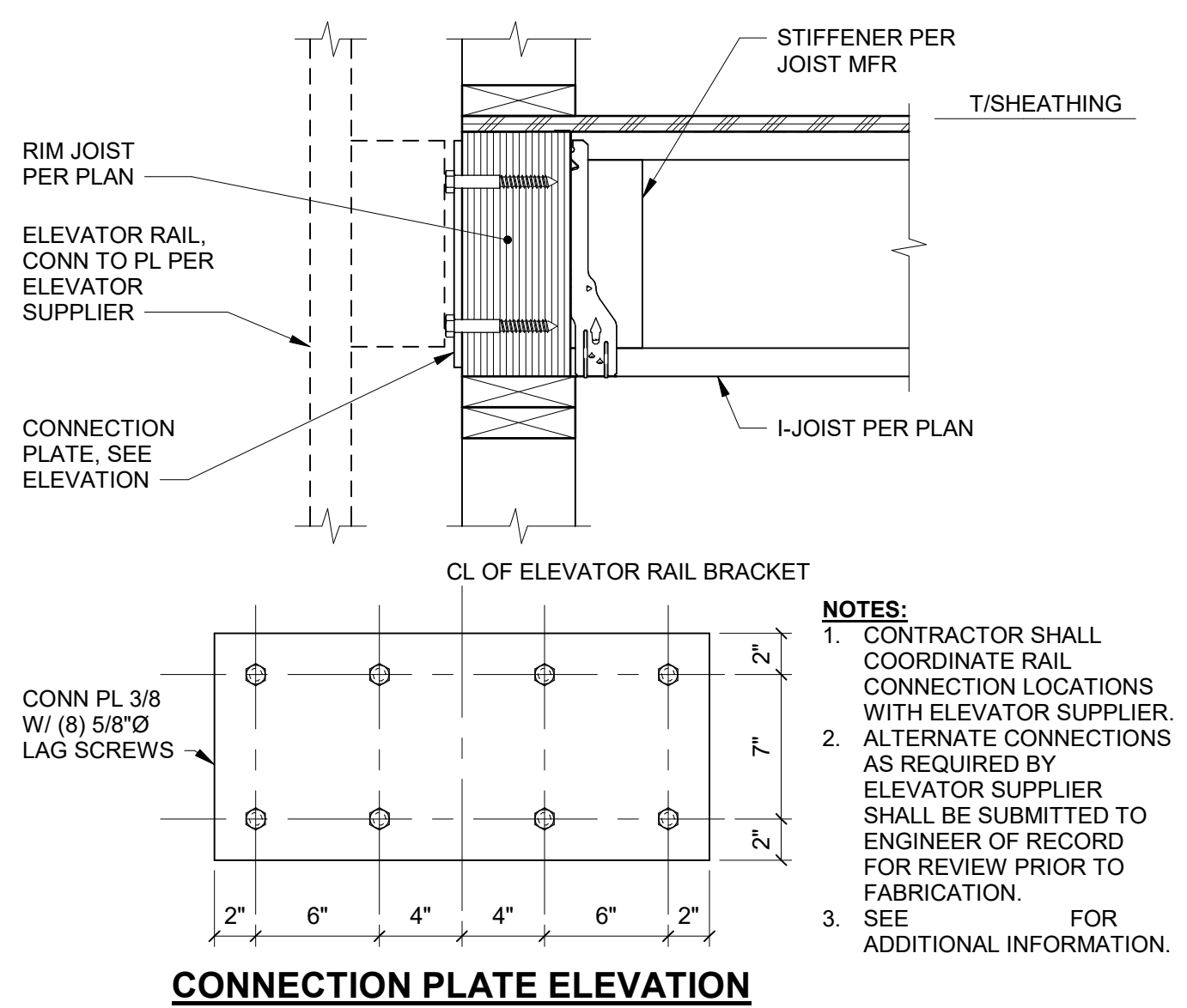


NOTES:
 1. WHEN OPENING DIMENSION 'W' EXCEEDS 4'-0", REFER TO PLANS FOR FRAMING.
 2. WHEN I-JOISTS ARE USED, PROVIDE WEB BLOCKING BETWEEN DOUBLE JOISTS.

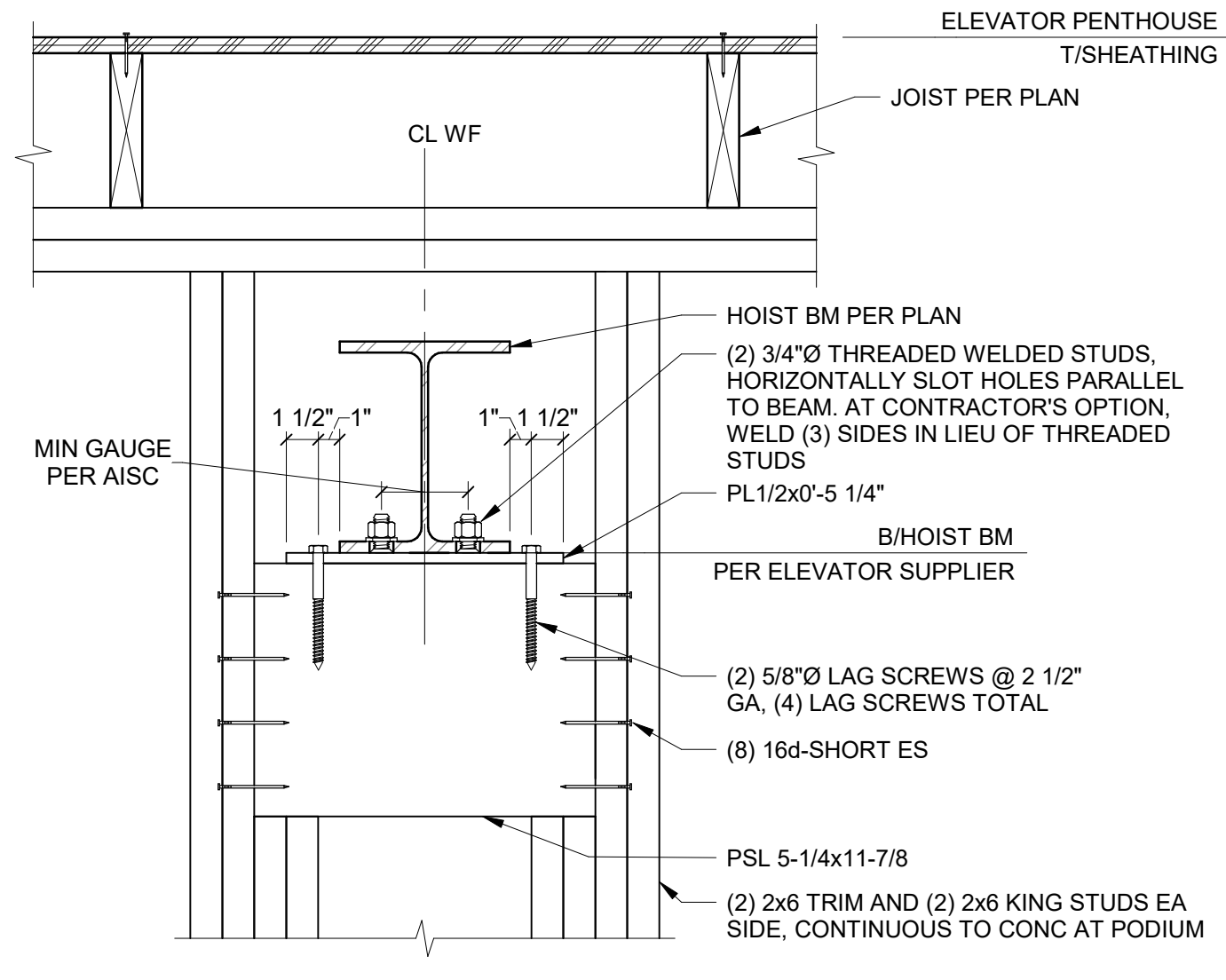




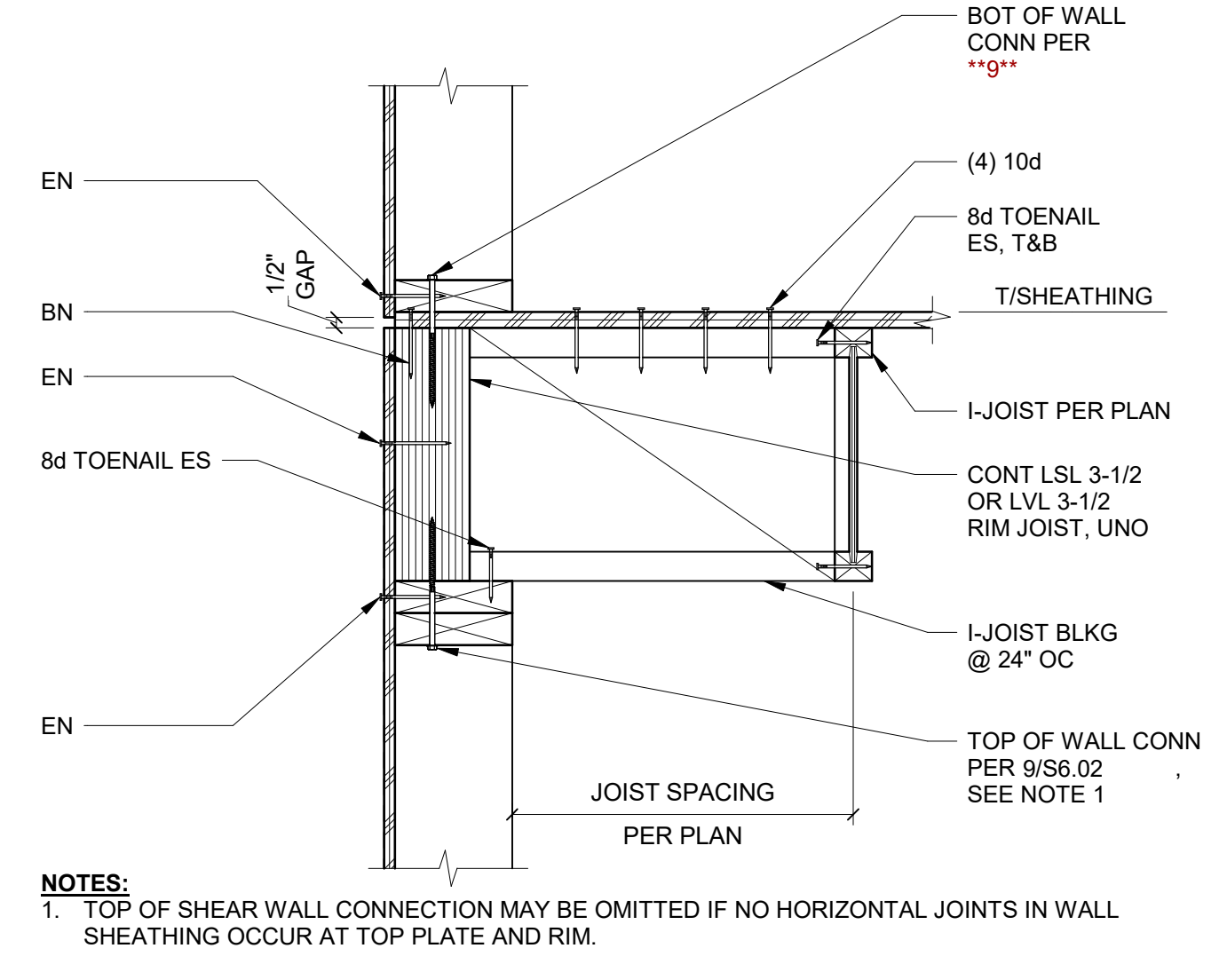
4 TYP ELEVATOR DOOR SILL
NO SCALE



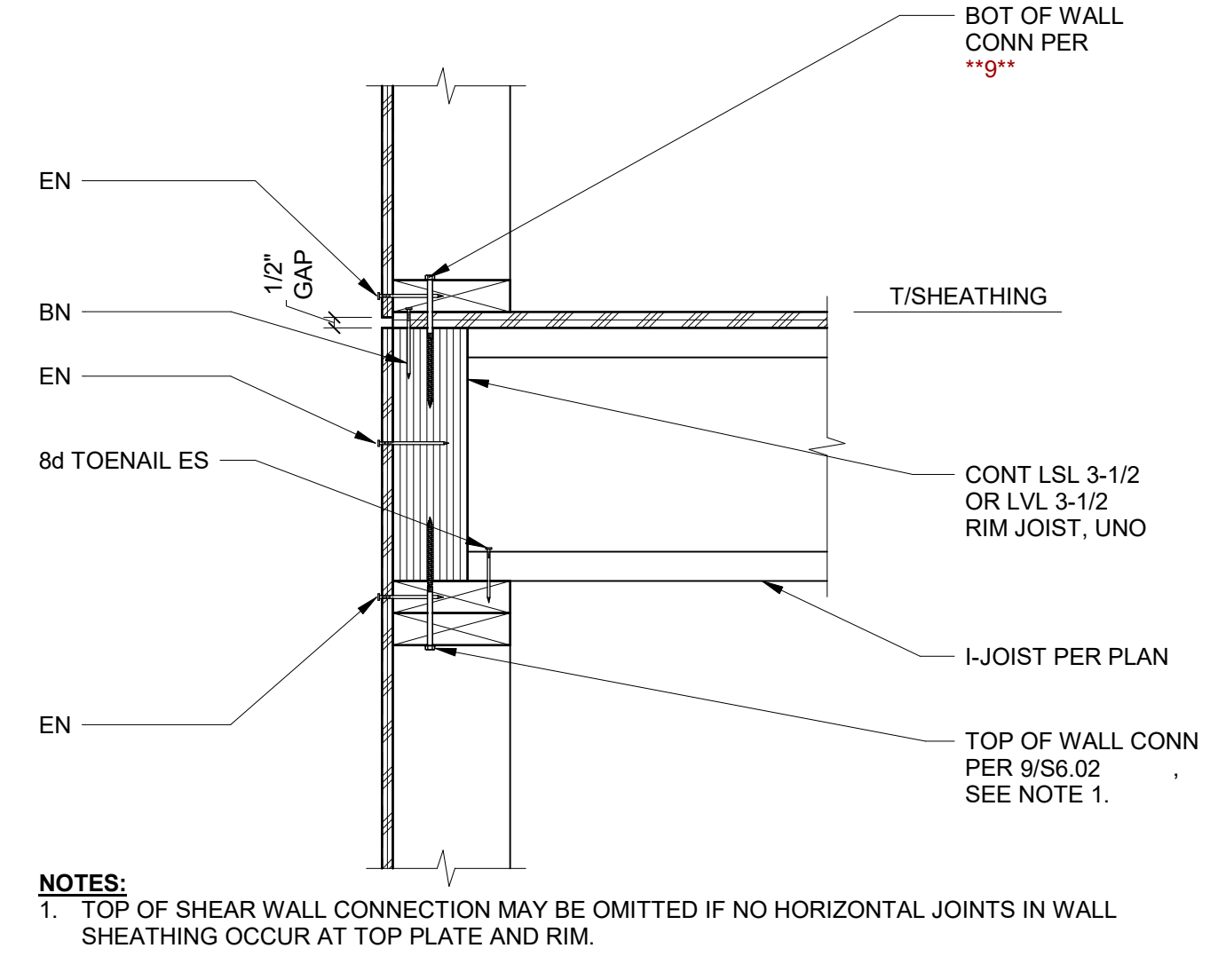
9 TYP ELEVATOR RAIL CONNECTION PLATE
NO SCALE



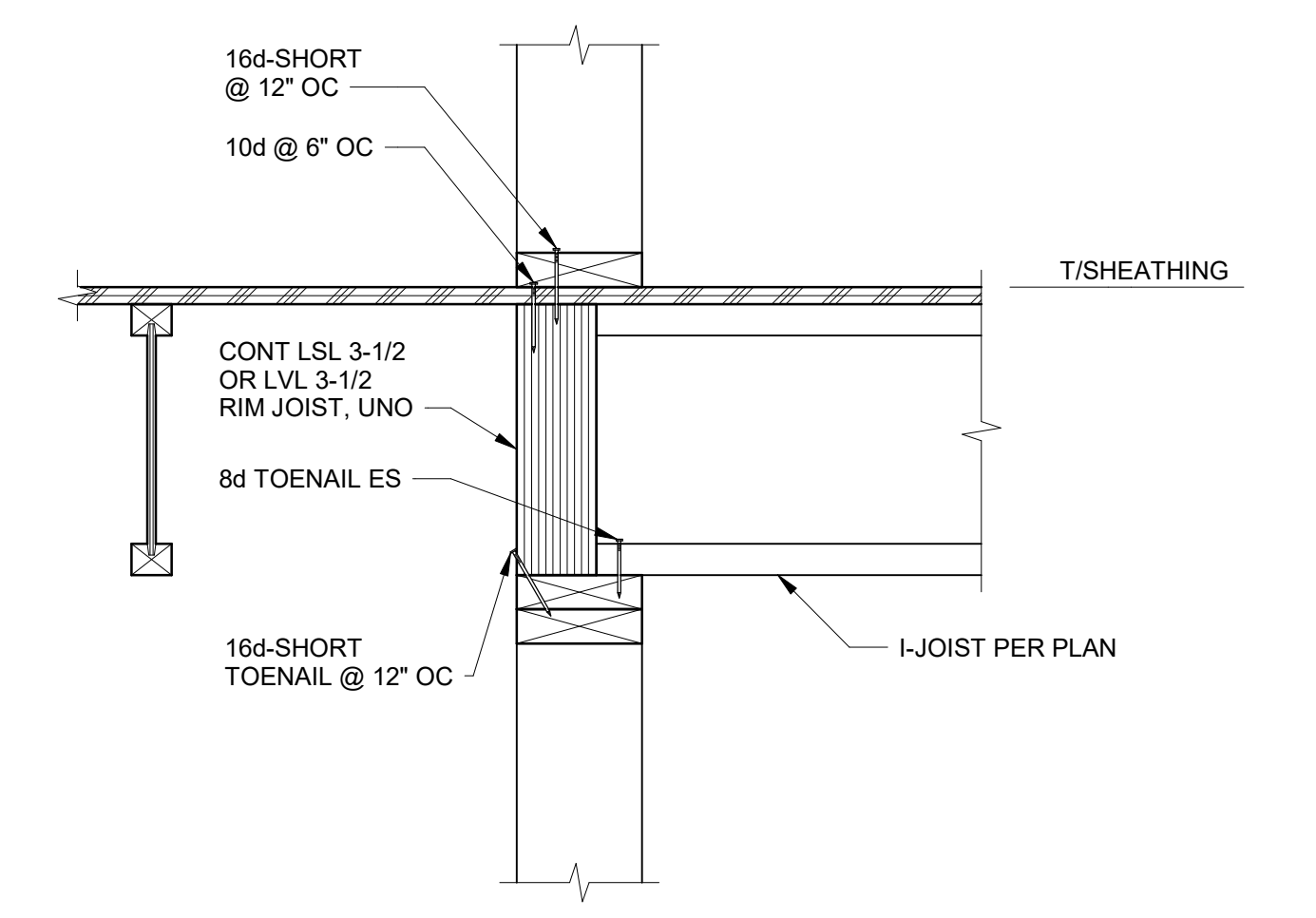
10 TYP ELEVATOR HOIST BEAM CONNECTION
NO SCALE



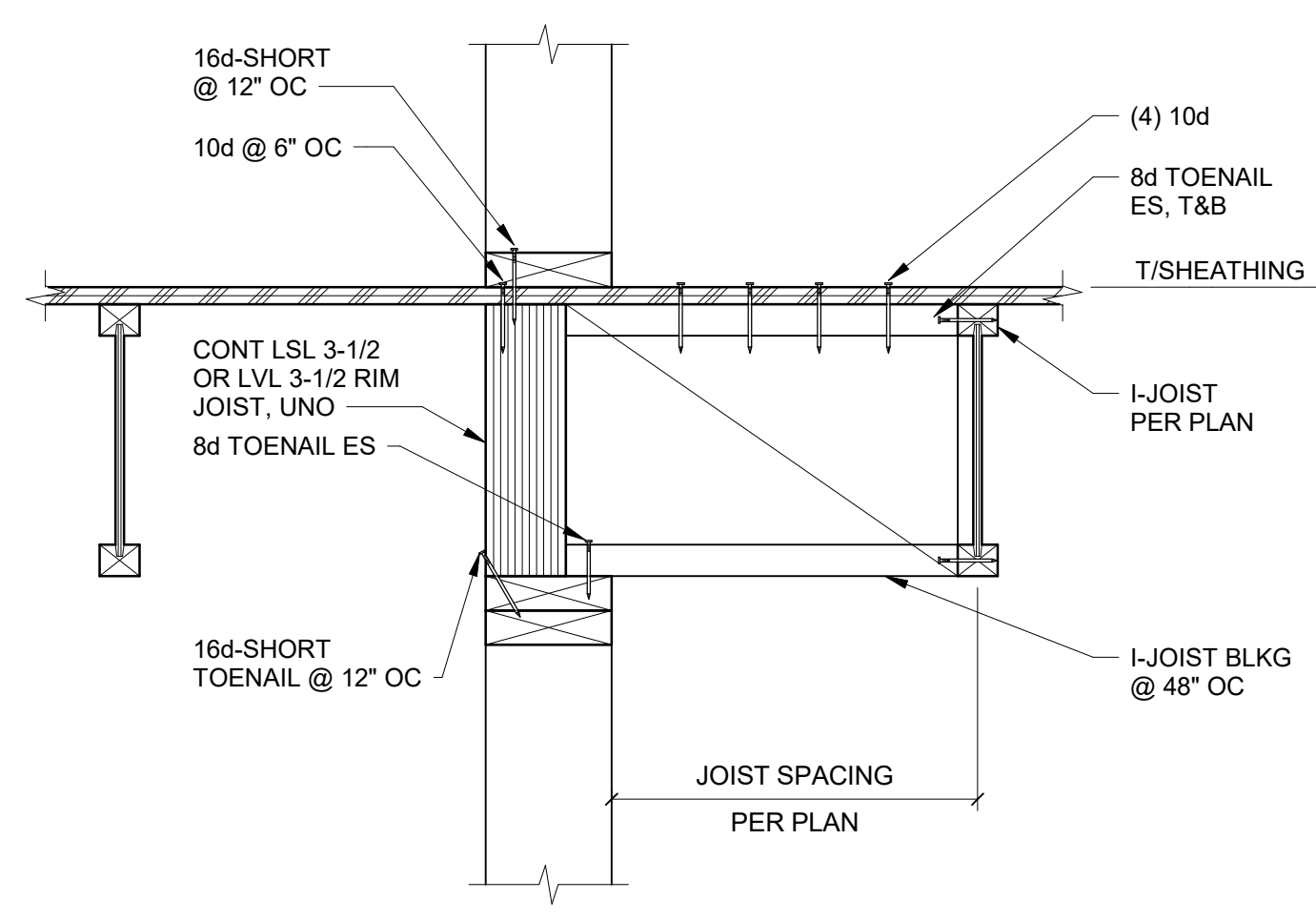
13 TYP EXTERIOR SHEAR WALL - FRAMING PARALLEL (1-SIDED)
NO SCALE



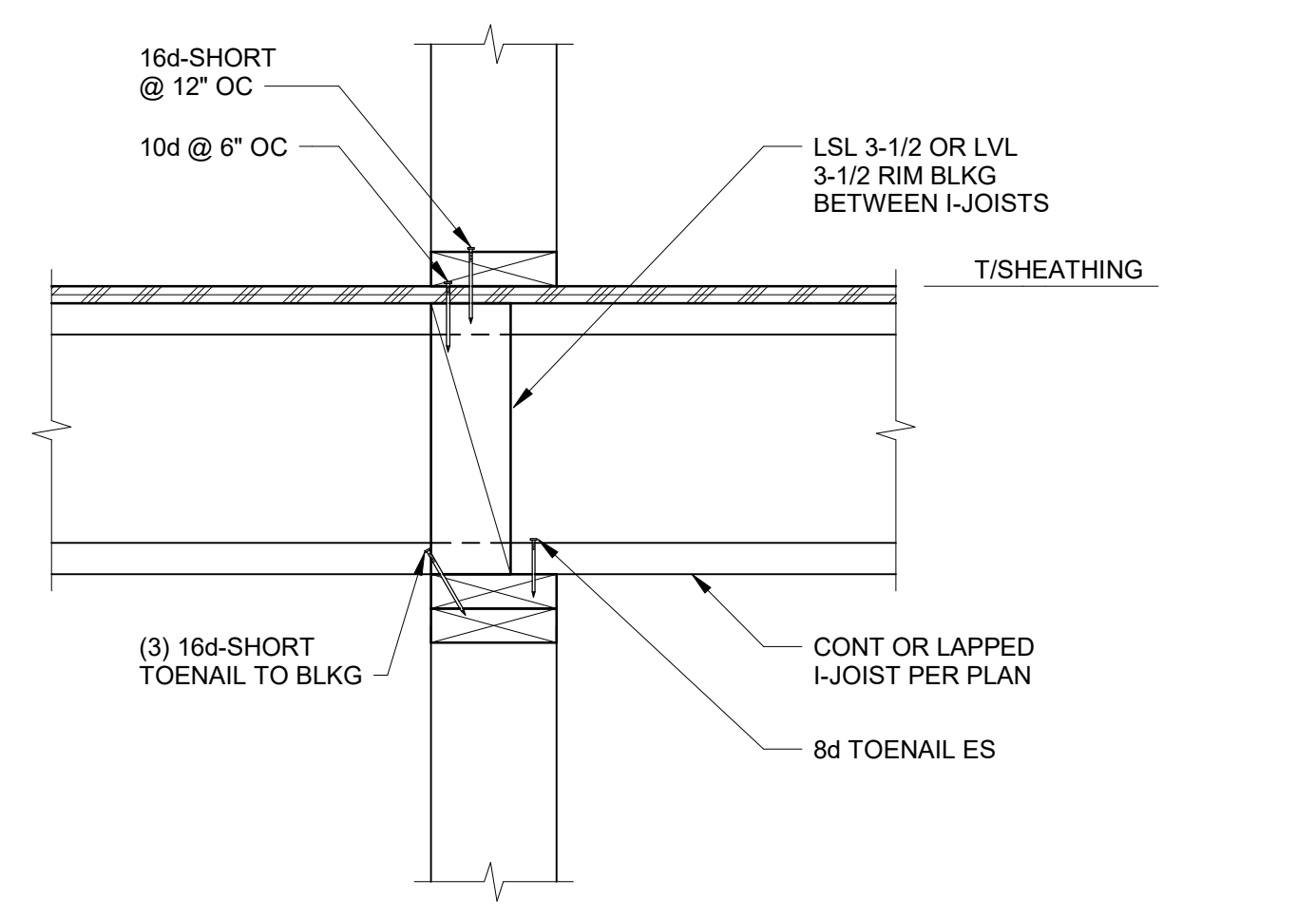
14 TYP EXTERIOR SHEAR WALL - FRAMING PERPENDICULAR (1-SIDED)
NO SCALE



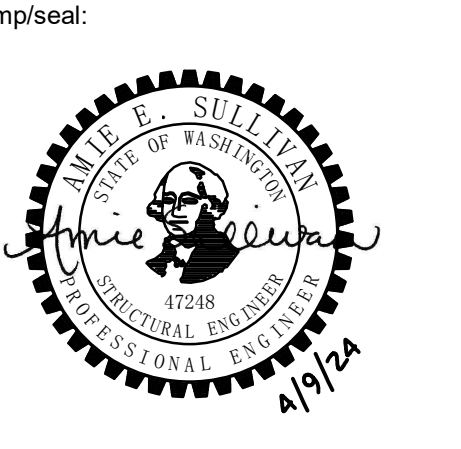
15 TYP INTERIOR BEARING WALL - FRAMING DIRECTION CHANGE
NO SCALE



19 TYP INTERIOR BEARING WALL - FRAMING PARALLEL
NO SCALE



20 TYP INTERIOR BEARING WALL - FRAMING PERPENDICULAR
NO SCALE



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

revisions:

no.: date: description:
PERMIT
09/08/2023

- SHORING PLAN NOTES:**
1. DIMENSIONS OF BUILDING STRUCTURE ARE FOR REFERENCE ONLY. COORDINATE ALL WORK WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
 2. PILES ARE ASSUMED TO BE INSTALLED FROM EXISTING GRADE (±).
 3. TRAFFIC AND CONSTRUCTION LOADING IS INDICATED ON THE SHORING NOTES.
 4. **SP-X** INDICATES SOLDIER PILE TYPE PER 19SH4.01

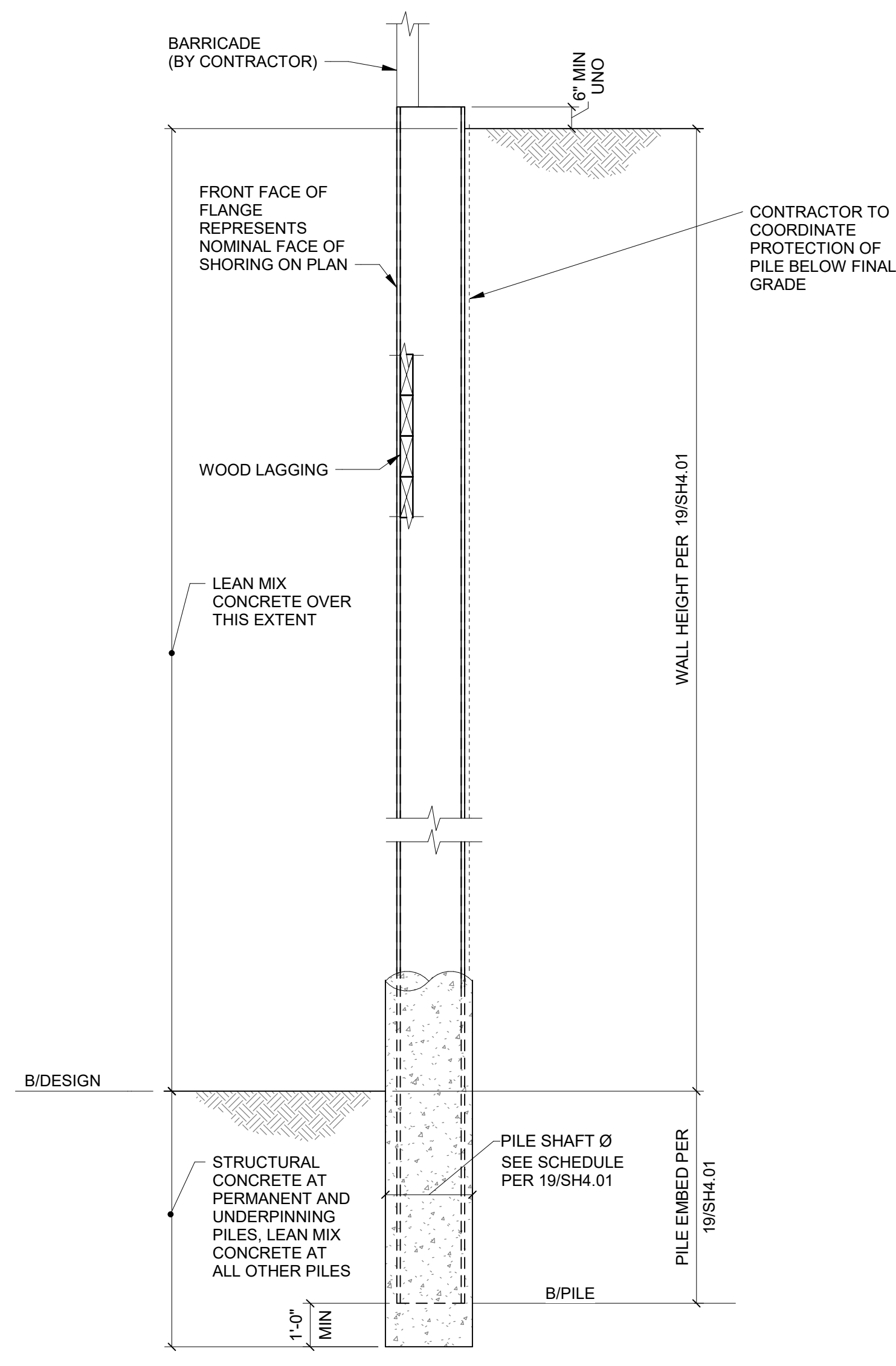


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checked by	AES
job no.	2200638

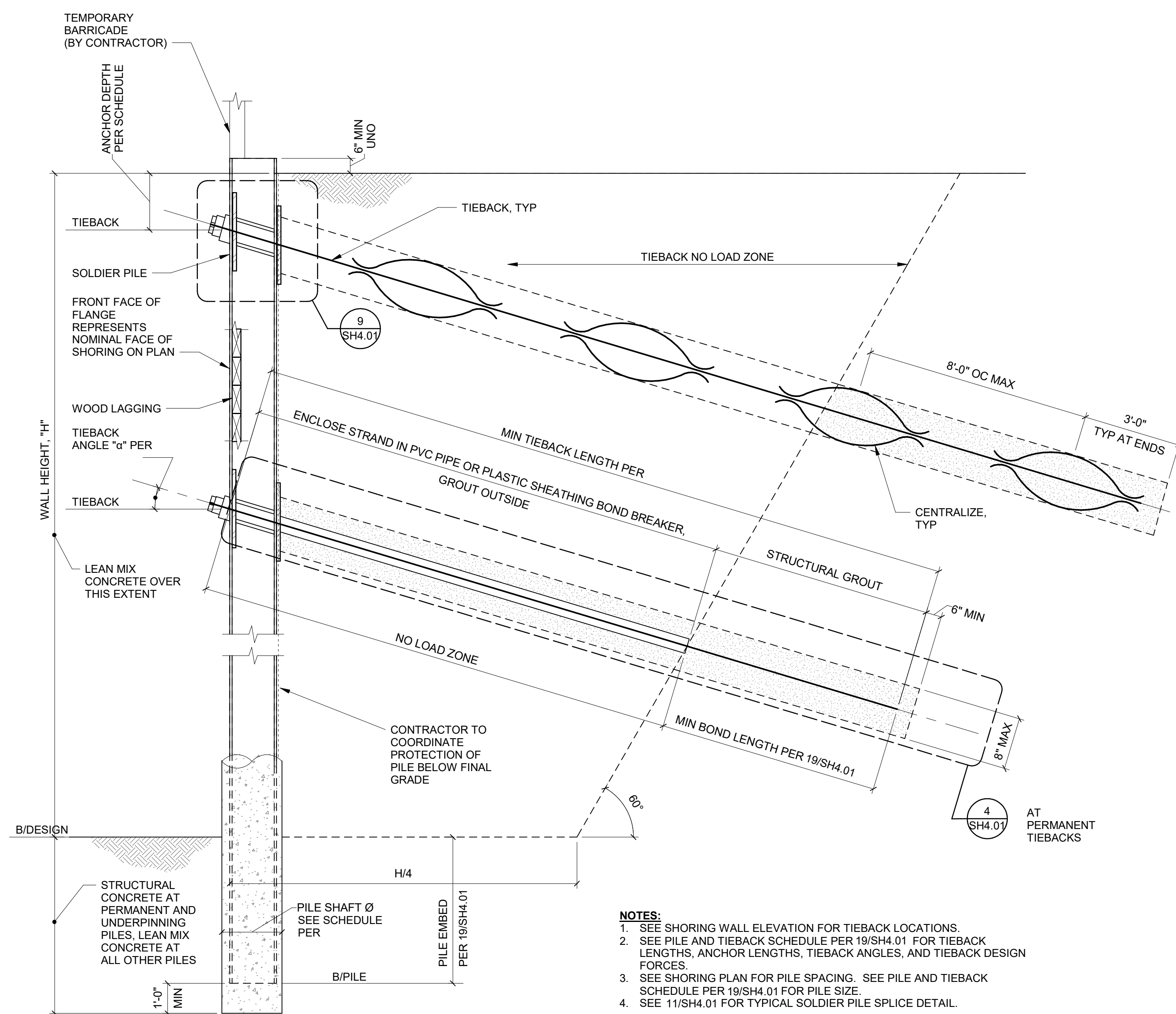
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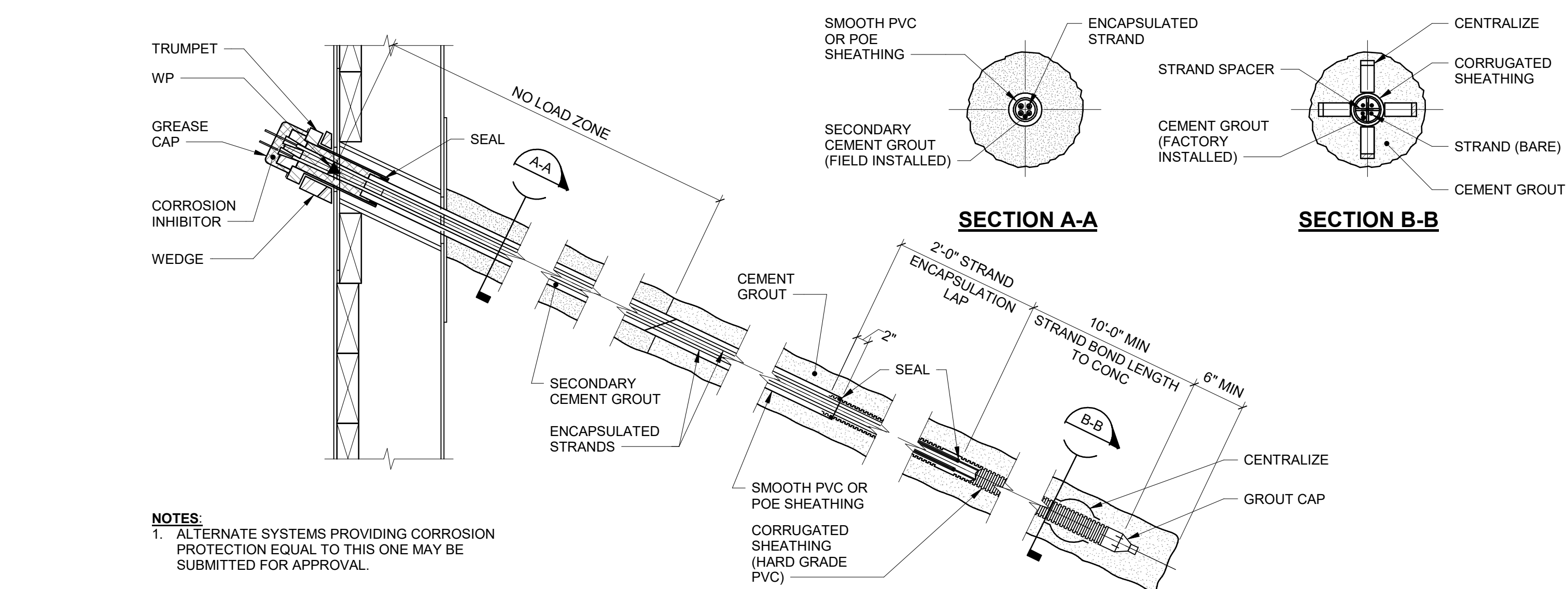
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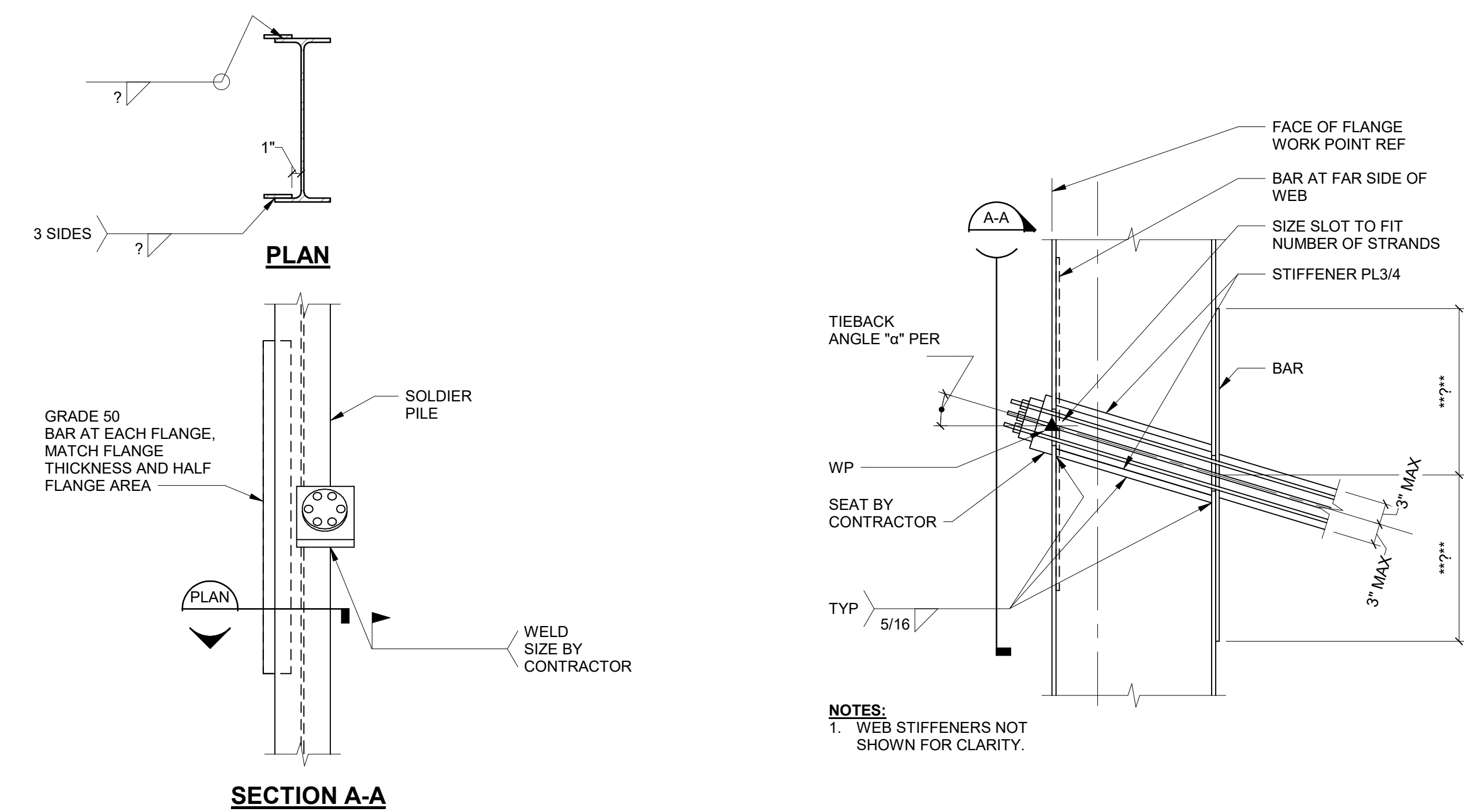
6 TYP CANTILEVERED SOLDIER PILE SECTION
NO SCALE



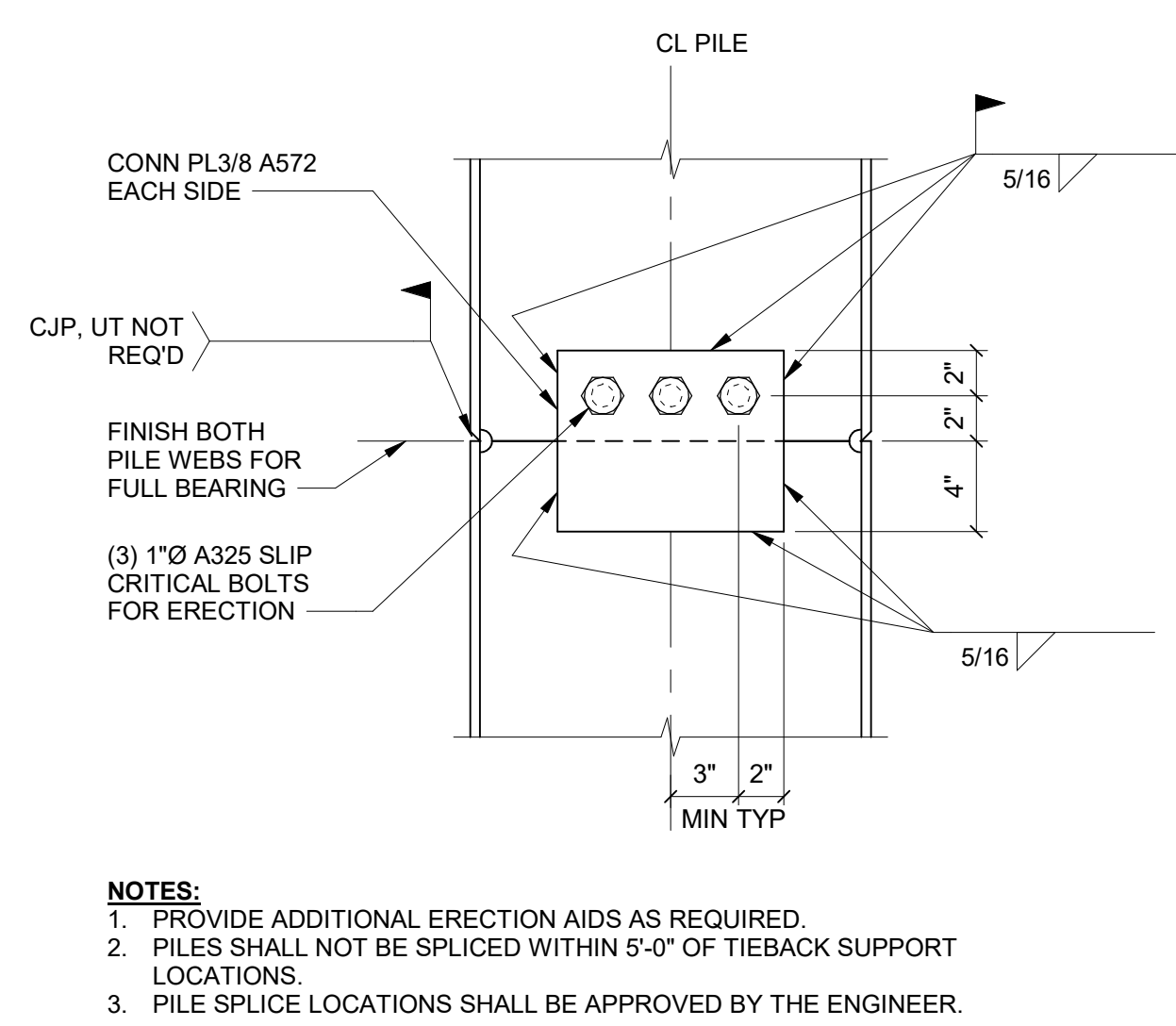
7 TYP SOLDIER PILE AND TIEBACK SECTION
NO SCALE



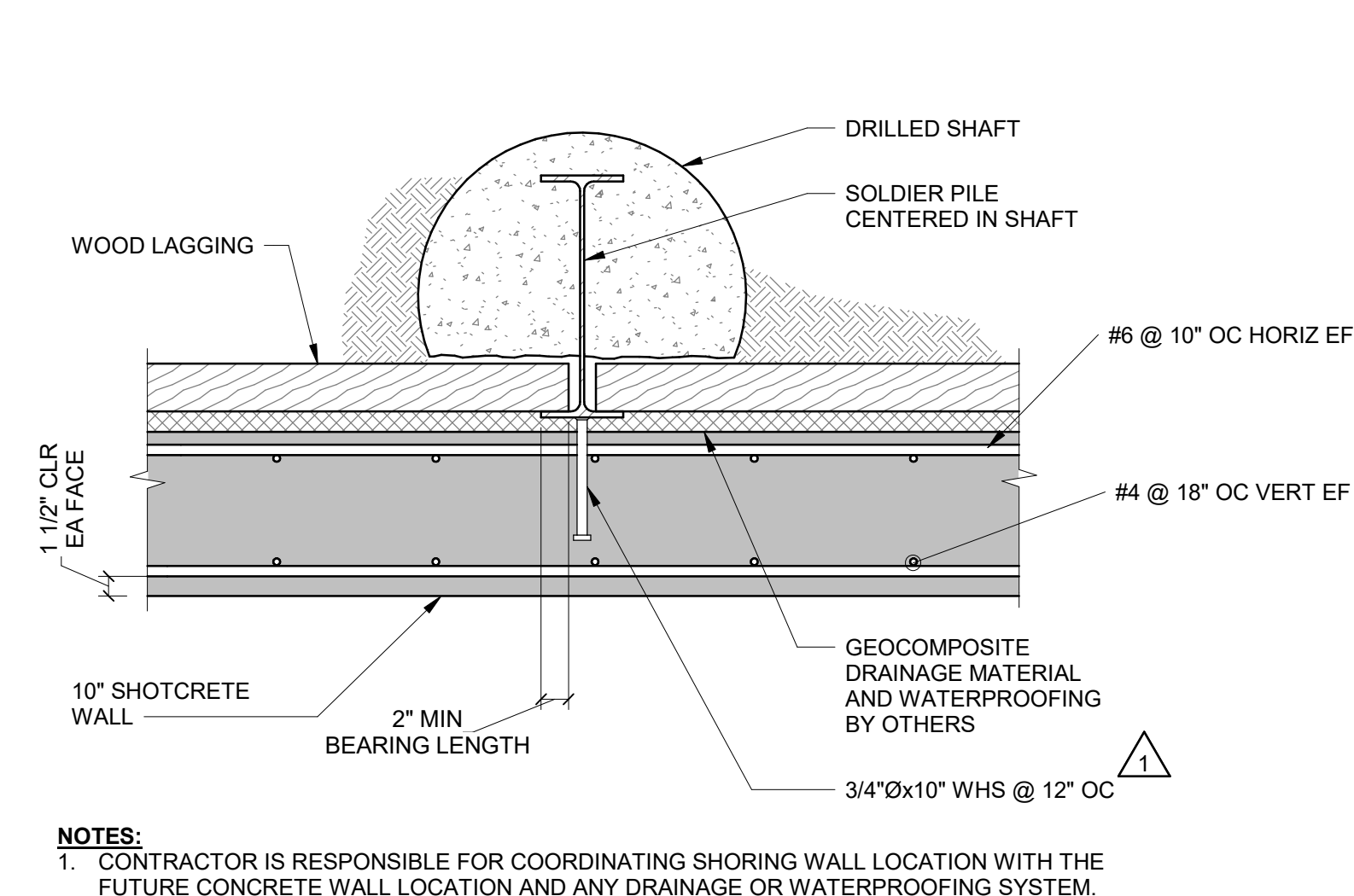
4 TYP PERMANENT TIEBACK SECTION
NO SCALE



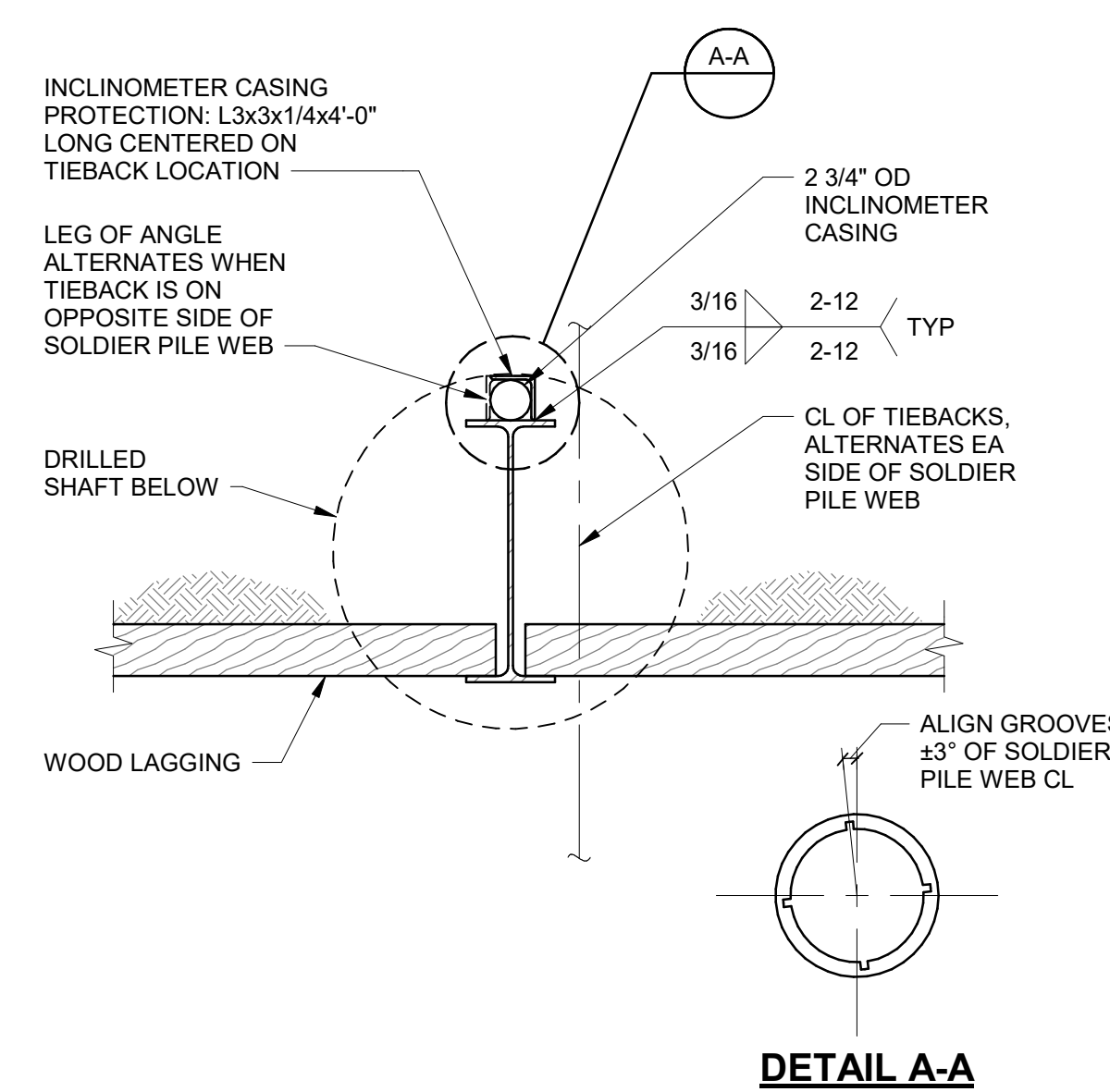
9 TYP TIEBACK ANCHORAGE
NO SCALE



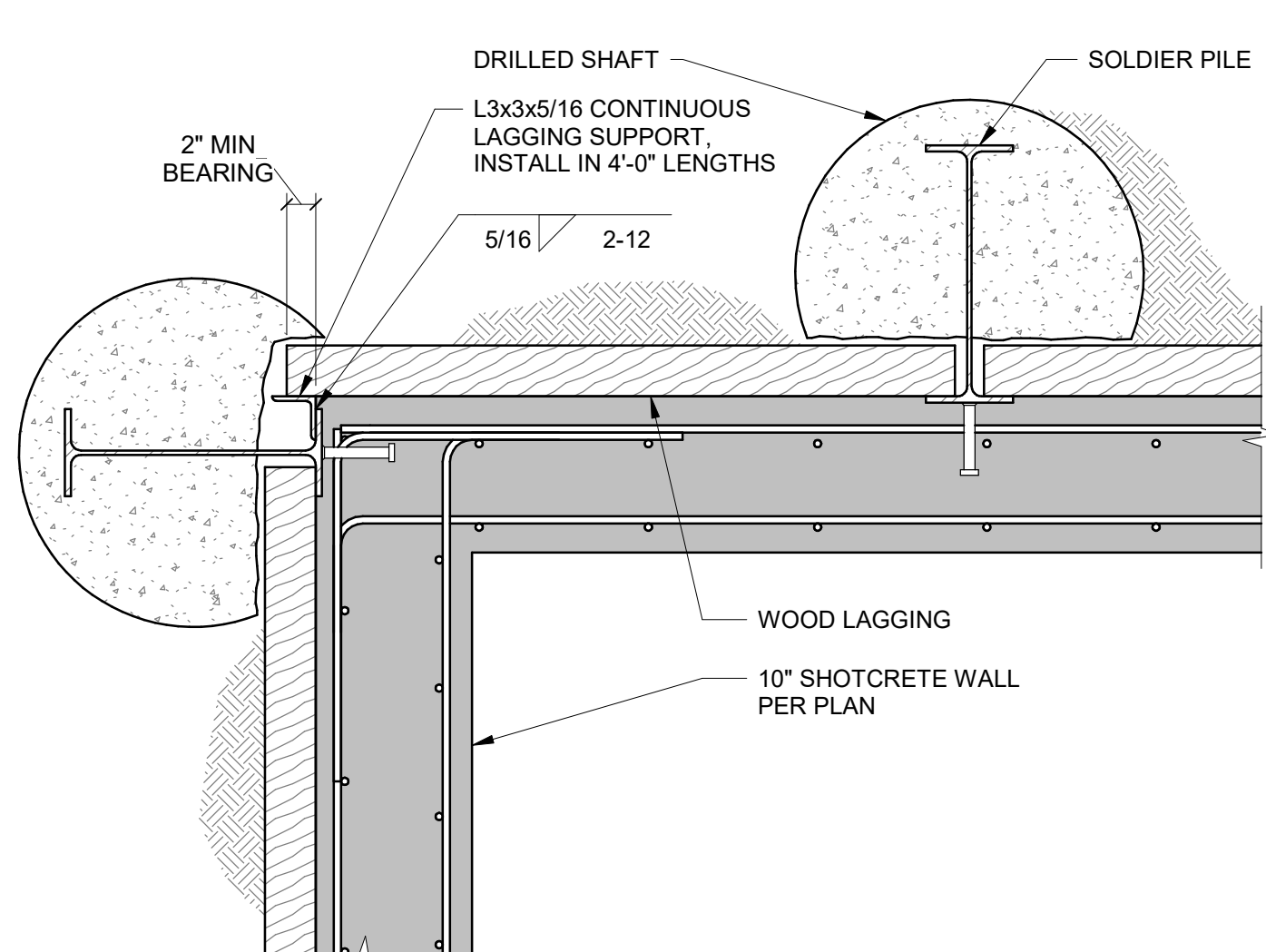
11 TYP SOLDIER PILE SPLICE
NO SCALE



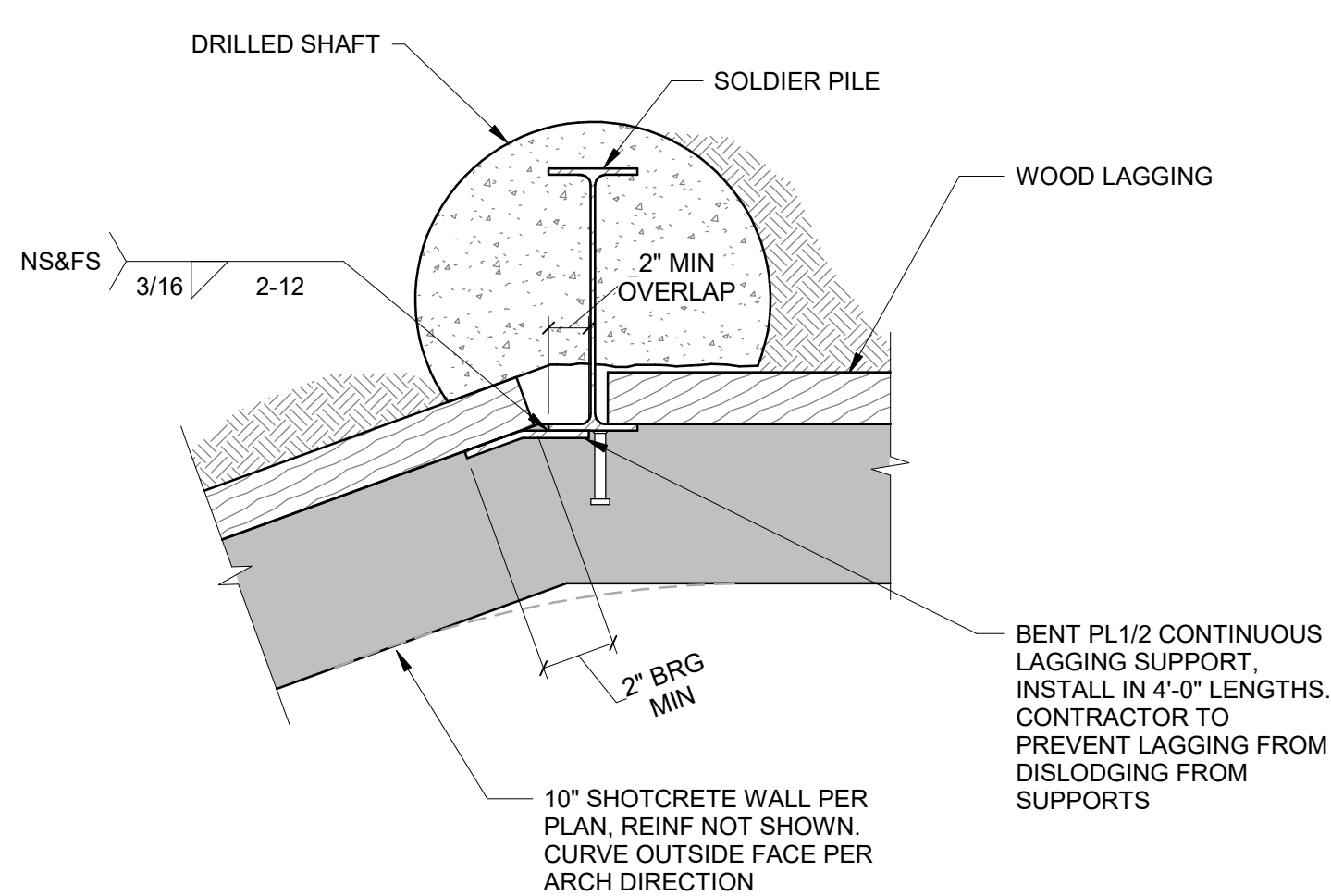
12 TYP SOLDIER PILE DETAIL
NO SCALE



13 TYP DETAIL AT INCLINOMETER
NO SCALE



16 LAGGING DETAIL (INSIDE CORNER)
NO SCALE

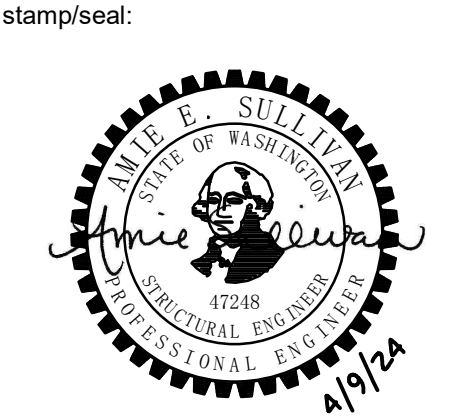


17 SHORING WALL BEND DETAIL
NO SCALE

SHORING WALL PILE AND TIEBACK SCHEDULE					
PILE NUMBER	SP-1	SP-2	SP-3	SP-4	SP-5
SECTION	W12x30	W12x30	W12x106	W12x53	W12x87
MAX WALL HEIGHT (FT)	6	6	10	17	21
EMBED DEPTH (FT)	12.5	14.5	19.5	10	10
PILE LENGTH (FT)	18.5	20.5	29.5	27	31
DRILLED SHAFT DIA (IN)	24	24	24	24	24
ANCHOR DEPTH (FT)	-	-	-	7	9
θ (DEG)	-	-	-	20	20
TIEBACK LENGTH (FT)	-	-	-	40	55
BOND LENGTH (FT)	-	-	-	27	41
# 0.6-IN DIA STRANDS	-	-	-	3	4
DESIGN LOAD (K)	-	-	-	84	128
KICKOFF LOAD (K)	-	-	-	84	128

NOTES:
1. PROVIDE (2) ADDITIONAL STRANDS FOR TIEBACKS RECEIVING 200% DESIGN STRESS VERIFICATION TEST LOADS.

19 SHORING WALL PILE AND TIEBACK SCHEDULE
NO SCALE



project engineer: CBL
project manager: JRS
drawn by: BMF
checked by: AES
job no.: 2200638

revisions:

2	04/09/24	R2 PERMIT
1	02/23/24	R1 PERMIT

no.: date: description:

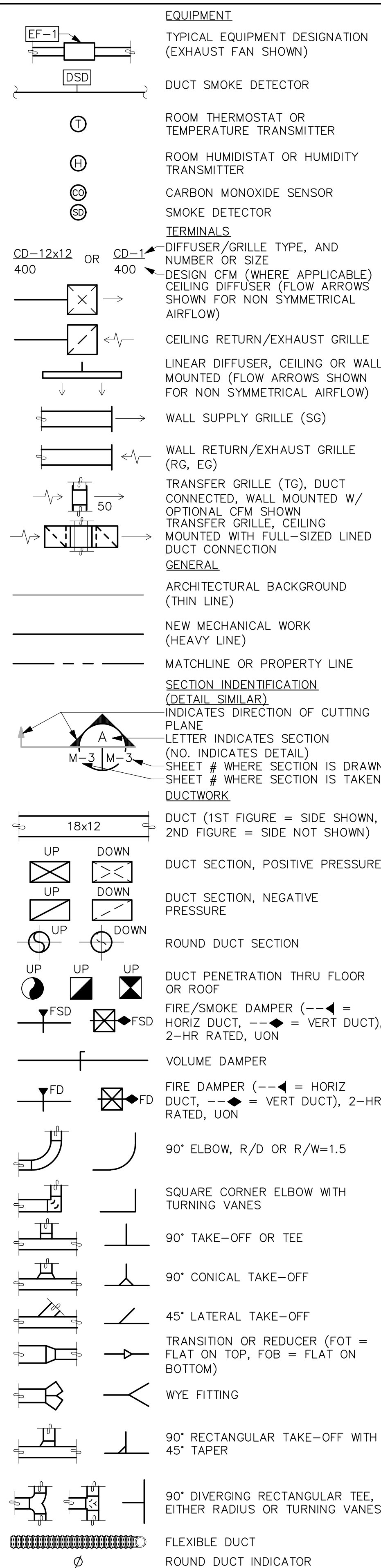
PERMIT
09/08/2023

TYPICAL SHORING DETAILS

sheet:
SH4.01

LEGEND

Legend table listing abbreviations and their corresponding descriptions, including ACU (AIR CONDITIONING UNIT), AHJ (AUTHORITY HAVING JURISDICTION), and others.



GENERAL NOTES

GENERAL NOTES - MECHANICAL. REFERENCE TO RELATED WORK: 'RF' INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR OTHER TRADES).

COORDINATION REQUIREMENTS. DUCTWORK: LOCATE AND COORDINATE THE EXACT LOCATION OF DUCTWORK WITH STRUCTURAL PLANS AND WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF ANY STRUCTURE OR EQUIPMENT.

HVAC NOTES. ATTACHMENTS: AIR DISTRIBUTION OUTLETS AND LOUVERS SHALL HAVE ALL REQUIRED ACCESSORIES AND ATTACHMENTS FOR A COMPLETE CONNECTION TO THE SPECIFIC TYPE OF STRUCTURE THAT THEY ARE BEING ATTACHED TO.

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT.

PRE-CON MEETING

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK.

Table listing attendees for the pre-con meeting: MECHANICAL SHEET METAL (2 HOURS), PLUMBING (2 HOURS), ELECTRICAL (2 HOURS), GENERAL CONTRACTOR (ALL SESSIONS).

APPLICABLE CODES

- THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES: -2018 INTERNATIONAL RESIDENTIAL CODE (WITH STATE OF WASHINGTON AMENDMENTS), -2018 UNIFORM PLUMBING CODE (WITH STATE OF WASHINGTON AMENDMENTS), -2018 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS.

Olson Kundig logo and address: 1955 Bohn, Johnson St., Suite 600, Seattle, Washington 98104 USA.

stamp seal area



DRAWING INDEX

Drawing index table with columns for DWG, DESCRIPTION, INCLUDED IN SET (PERMIT SET, REVISION SET, PERMIT REVISION SET), and SHEETS WITH REVISIONS.

Project metadata table: project architect: JLN, project manager: JLN, drawn by: JLN, checked by: PR, job no.: 1216-001.

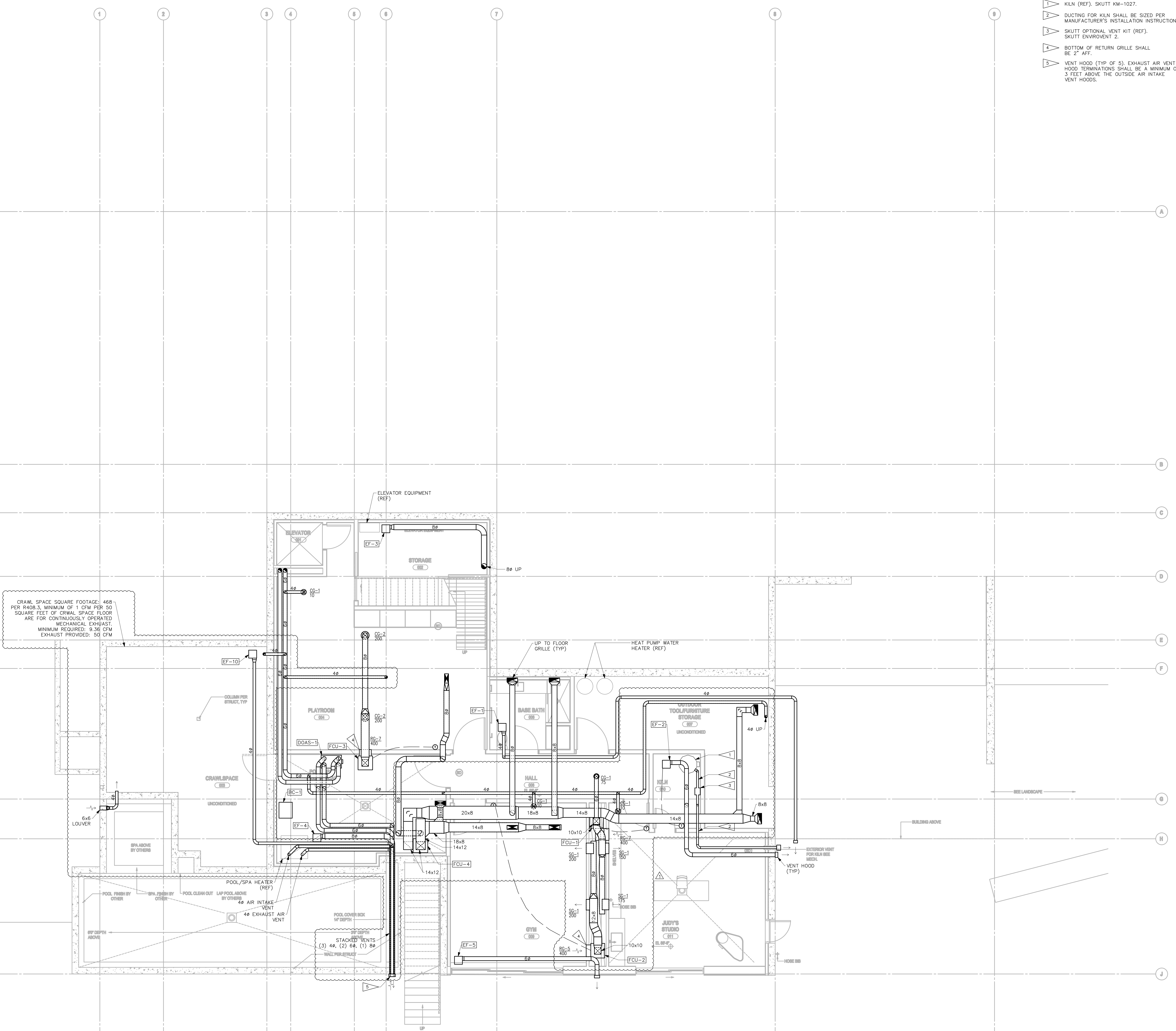
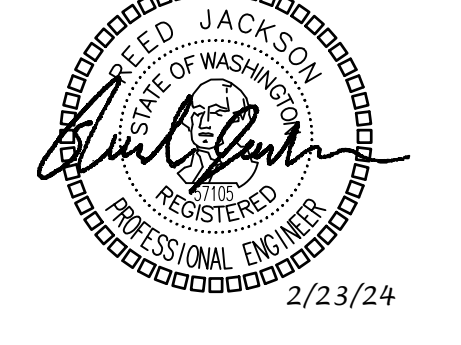
Revisions table: 1 2/23/24 PERMIT REVISION SET.

Not for construction / Permit set table.

Title: LEGEND, GENERAL NOTES, DRAWING INDEX

Sheet: M0.00

- FLAG NOTES:**
- 1 KILN (REF). SKUTT KM-1027.
 - 2 DUCTING FOR KILN SHALL BE SIZED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 3 SKUTT OPTIONAL VENT KIT (REF). SKUTT ENVIROVENT 2.
 - 4 BOTTOM OF RETURN GRILLE SHALL BE 2" AFF.
 - 5 VENT HOOD (TYP OF 5). EXHAUST AIR VENT HOOD TERMINATIONS SHALL BE A MINIMUM OF 3 FEET ABOVE THE OUTSIDE AIR INTAKE VENT HOODS.



CRAWL SPACE SQUARE FOOTAGE: 468
PER R408.3, MINIMUM OF 1 CFM PER 50
SQUARE FEET OF CRAWL SPACE FLOOR
ARE FOR CONTINUOUSLY OPERATED
MECHANICAL EXHAUST.
MINIMUM REQUIRED: 9.36 CFM
EXHAUST PROVIDED: 50 CFM

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

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

revisions:
1 2/23/24 PERMIT REVISION SET

no.: date: description:

NOT FOR CONSTRUCTION
PERMIT SET

2/23/2024

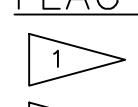
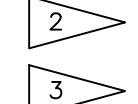
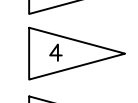
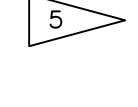

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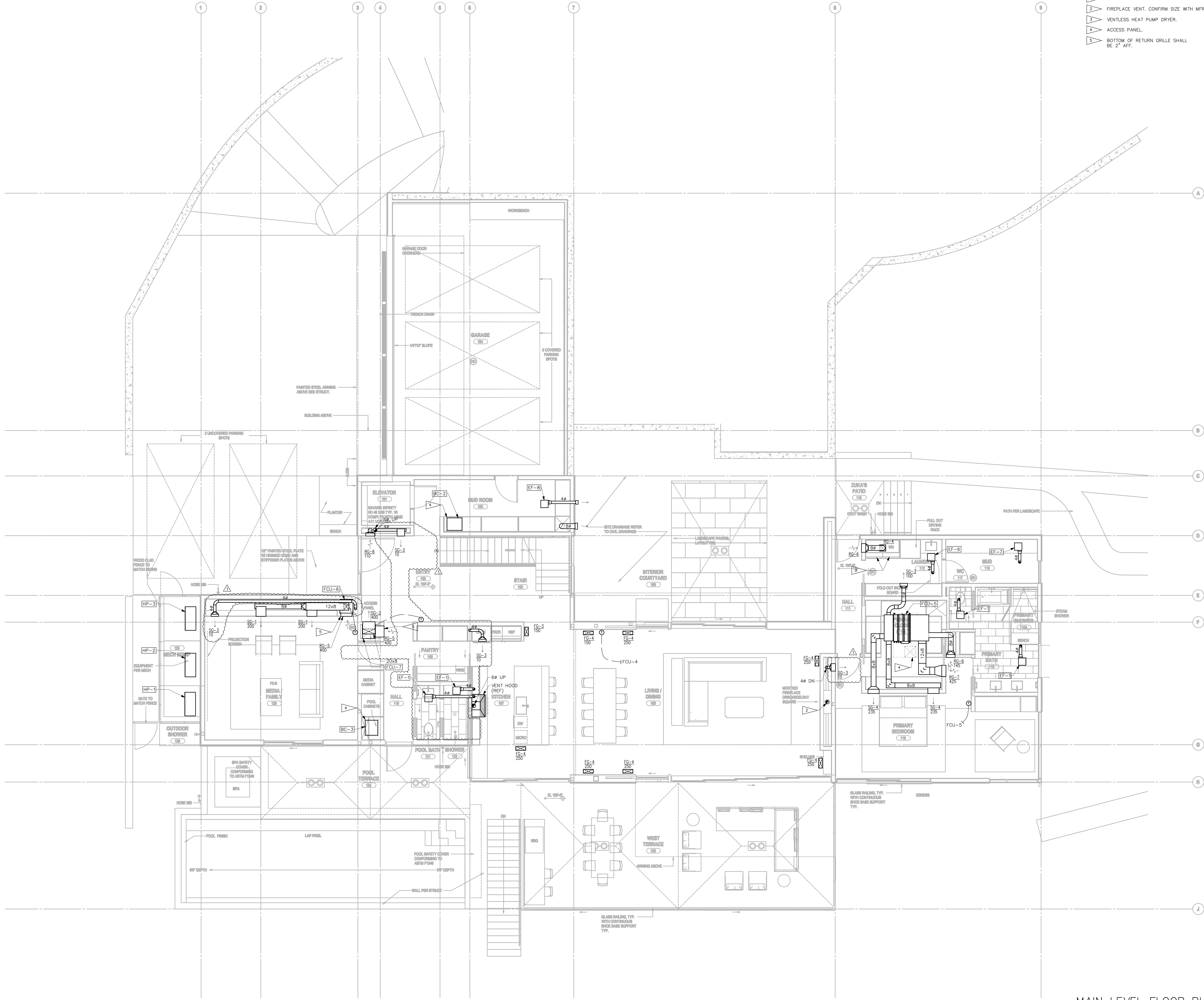
LOWER LEVEL FLOOR PLAN

sheet:

M2.10

DATE PLOTTED: 2/23/24 10:00 AM
PROJECT: FUSED ELEMENTS RESIDENCE (204)KUN012_20 FLOOR PLANS: 00-00-2023 14.37

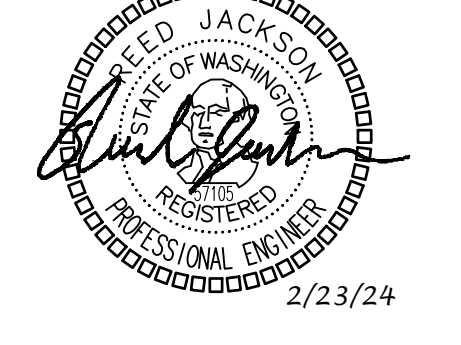
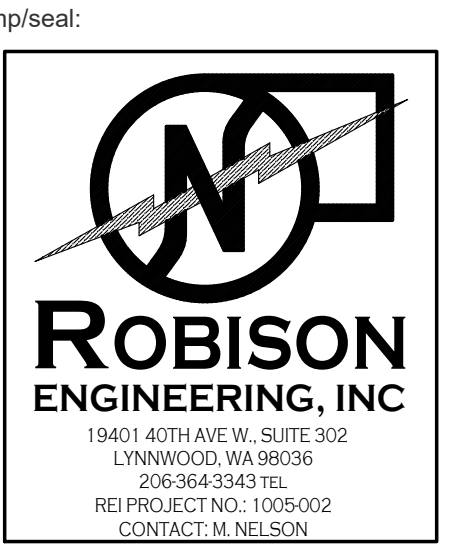
- FLAG NOTES:
-  POC RANGE HOOD.
 -  FIREPLACE VENT. CONFIRM SIZE WITH MFR.
 -  VENTLESS HEAT PUMP DRYER.
 -  ACCESS PANEL.
 -  BOTTOM OF RETURN GRILLE SHALL BE 2" AFF.



155 South Jackson St. Suite 100
Seattle, Washington 98104 USA
Tel: 206.441.4477
www.olsonkundig.com

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:
1 2/23/24 PERMIT REVISION SET

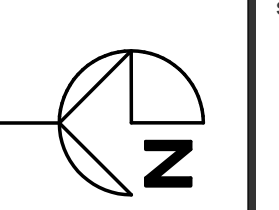
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NOT FOR CONSTRUCTION
PERMIT SET

2/23/2024

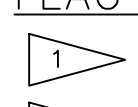
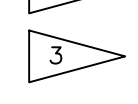

title:
MAIN LEVEL FLOOR PLAN

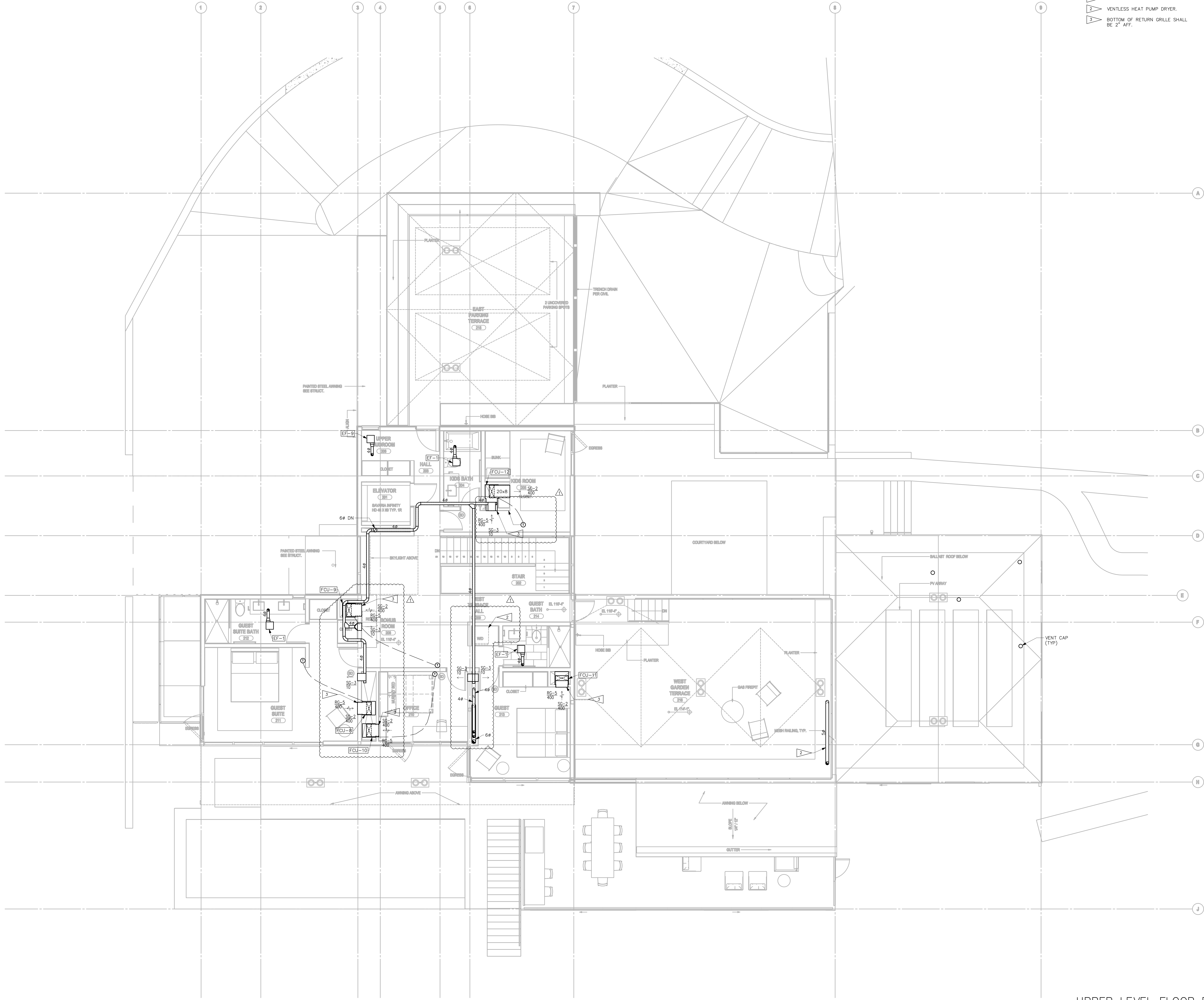
sheet:
M2.20

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



DATE PLOTTED: 2/23/2024 10:00:00 AM
PROJECT: FUSED ELEMENTS RESIDENCE (04/24/2024) P2_20 FLOOR PLAN DWG: 04-08-2024 14:37

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



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

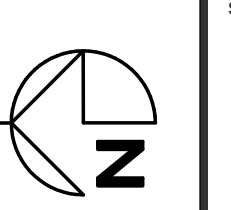
no.	date	description
1	2/23/24	PERMIT REVISION SET

NOT FOR CONSTRUCTION
 PERMIT SET
 2/23/2024


UPPER LEVEL FLOOR PLAN

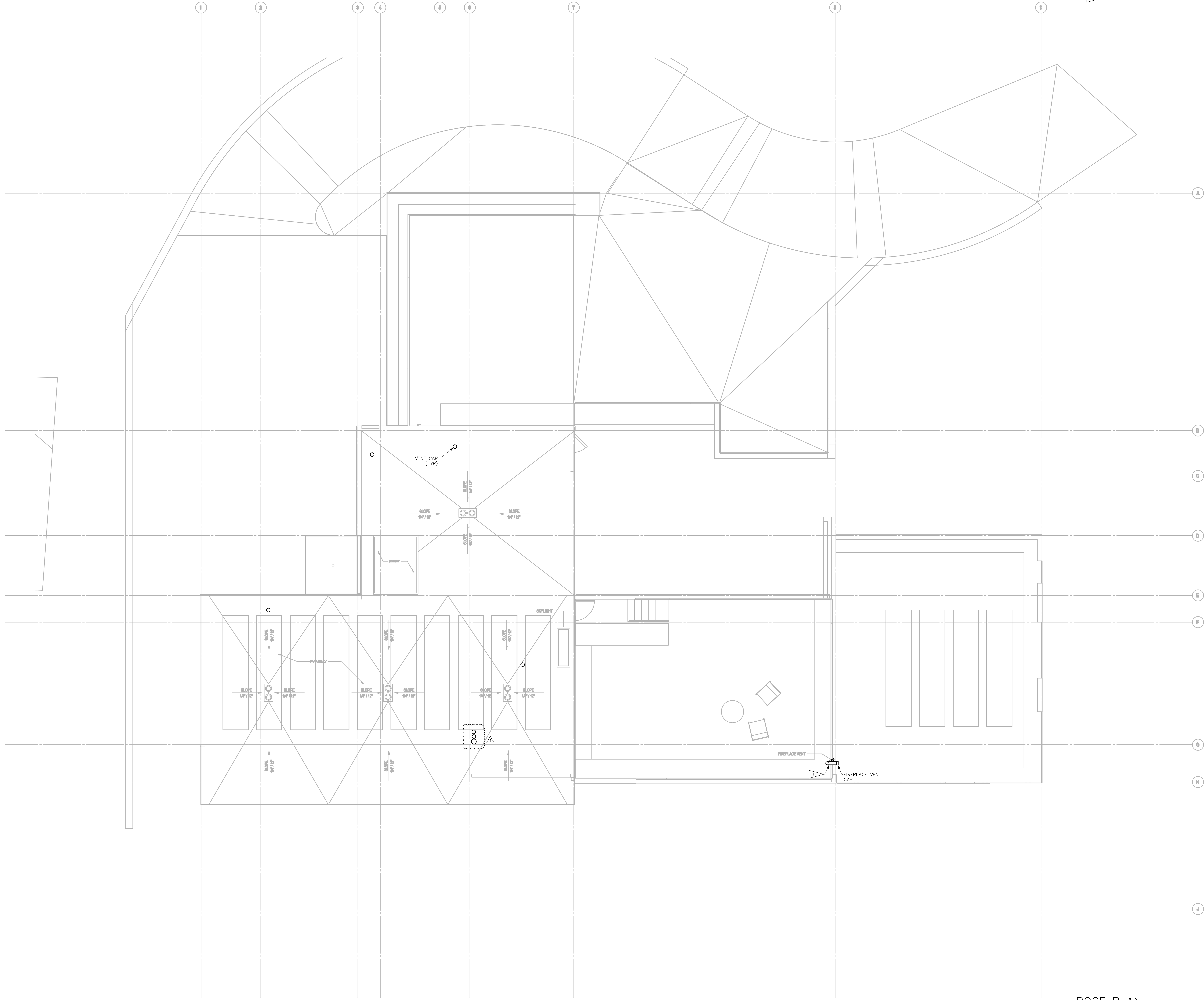
sheet: **M2.30**

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



UPPER LEVEL FLOOR PLAN - FUSED ELEMENTS RESIDENCE (04/26/2024) P2_20 FLOOR PLAN.DWG: 04-08-2024 14:37

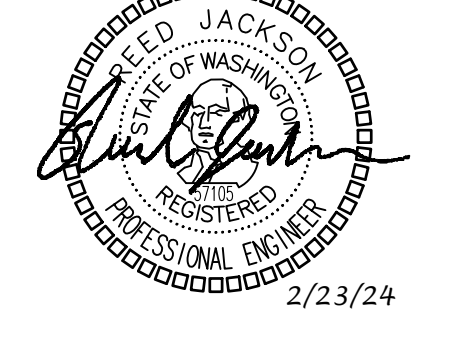
FLAG NOTES:
 FIREPLACE VENT. CONFIRM SIZE WITH MFR.



155 South Jackson St. Suite 100
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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:
 1 2/23/24 PERMIT REVISION SET

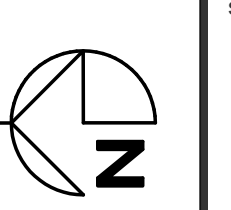
no.: date: description:
 NOT FOR CONSTRUCTION
 PERMIT SET

2/23/2024

title:
ROOF PLAN

sheet:
M2.40

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



HVAC LOAD CALCULATIONS

Supply Air Requirements table showing current and required CFM for various zones across different seasons.

Heating Load Details - System and Room table showing heating loads for various rooms and systems.

Load Total Summary - System and Room tables summarizing total heating and cooling loads.

Project Information, Roof Types, Roofs, Wall Types, and Walls tables providing project details and building envelope data.

Partitions, Door Types, and Doors tables detailing interior partitions and door specifications.

Glass Types, Glass, Room Information Part 1, and Room Information Part 2 tables detailing window and room characteristics.

Olson Kundig logo and project information including address, project name, and contact details.

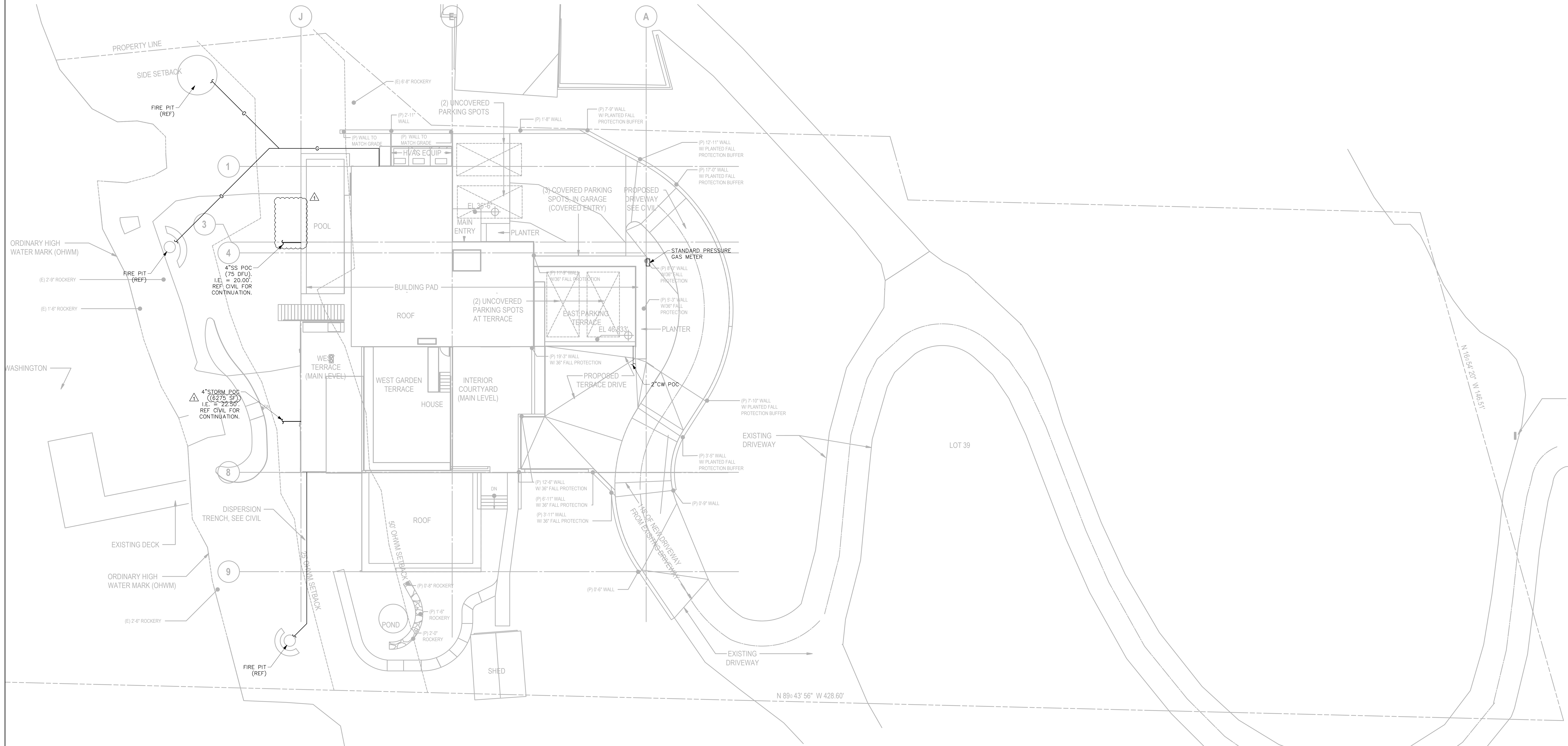
Professional Engineer seal for Robison Engineering, Inc., dated 2/23/24.

Revisions table with columns for number, date, description, and revision set.

Project architect, manager, and designer information: JBN.

Project title: HVAC LOAD CALCULATIONS.

Sheet number: M5.00.



SITE PLAN
SCALE: 1" = 10'



stamp/seal:
PROBATION PERIOD
2/23/24

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

revisions:
1 2/23/24 PERMIT REVISION SET

no. date description:

NOT FOR CONSTRUCTION
PERMIT SET

2/23/2024

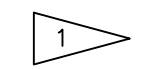

title:
SITE PLAN

sheet:
P1.00

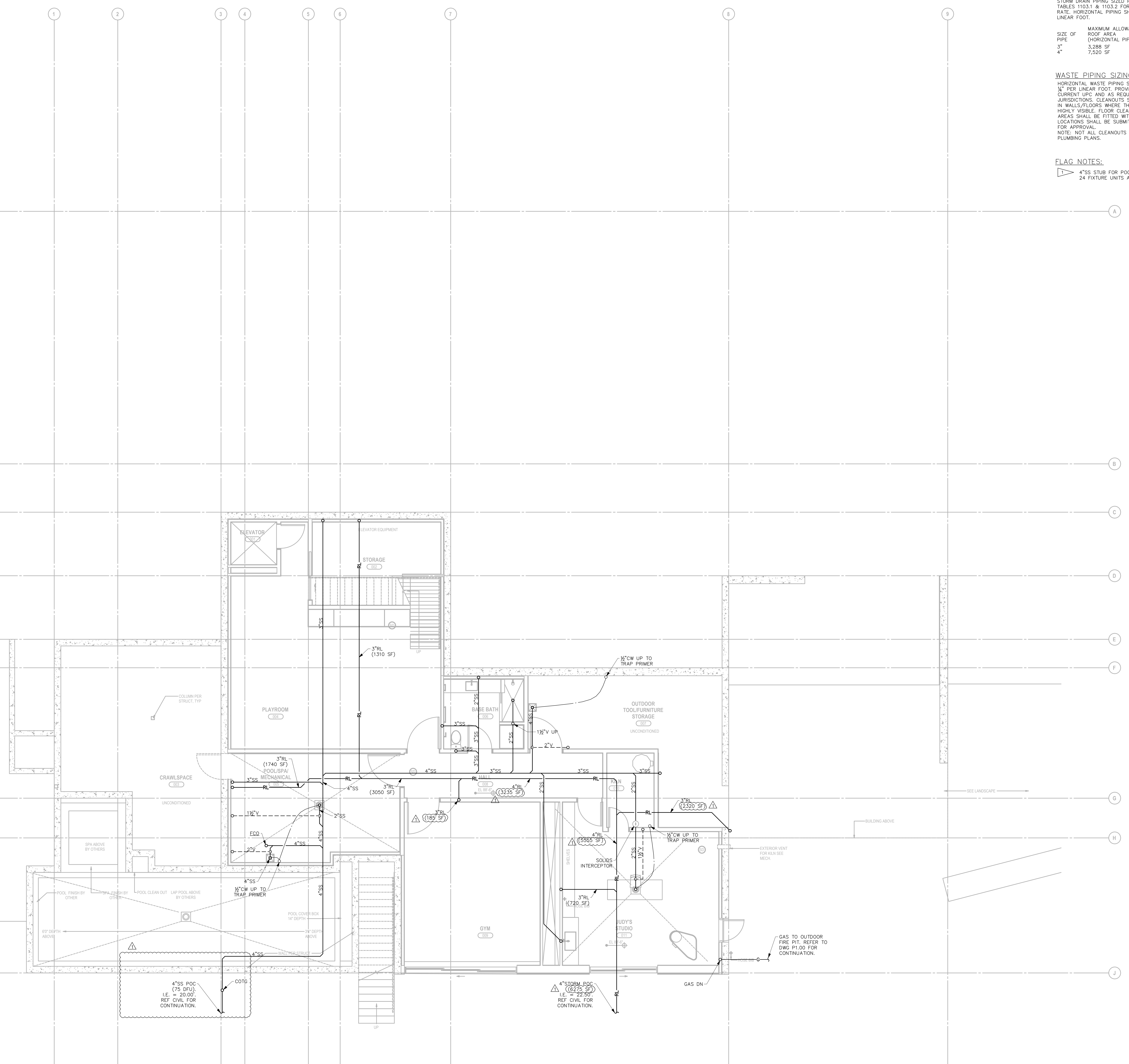
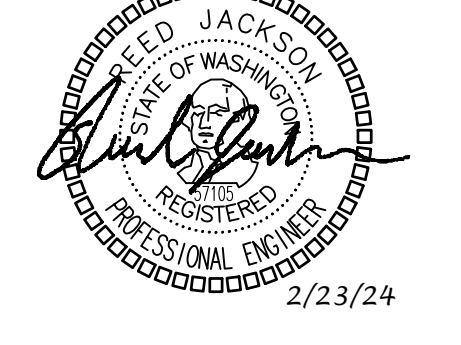
STORM DRAIN SIZING:
STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

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.

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:
 1 2/23/24 PERMIT REVISION SET

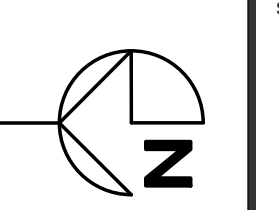
no.: date: description:

NOT FOR CONSTRUCTION
 PERMIT SET
 2/23/2024

title:
UNDERSLAB PLAN

sheet:
P2.00

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



1/23/24 12:15 PM PROJECT: FUSED ELEMENTS RESIDENCE (24)REVISED_P2.00 FLOOR PLANS: 08-08-2023 14:37

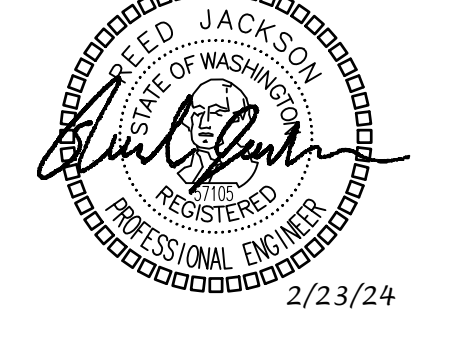
STORM DRAIN SIZING:
STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

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:**
- 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 3/4" SECONDARY CONDENSATE DRAIN TO FLOOR.
 - 6 DISCHARGE 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 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.



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

revisions:
1 2/23/24 PERMIT REVISION SET

no. date description:

NOT FOR CONSTRUCTION
PERMIT SET

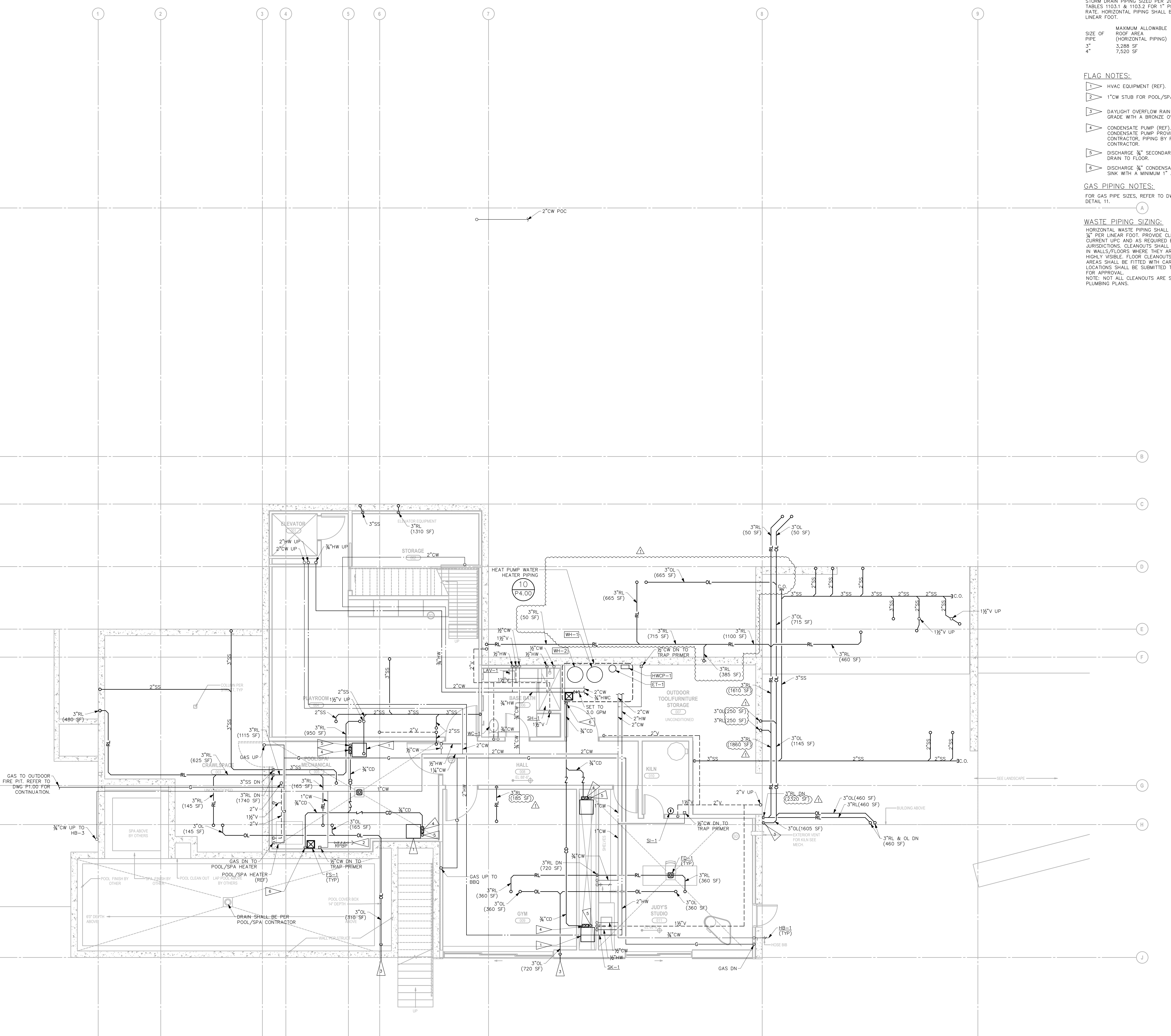
2/23/2024

title:

LOWER LEVEL FLOOR PLAN

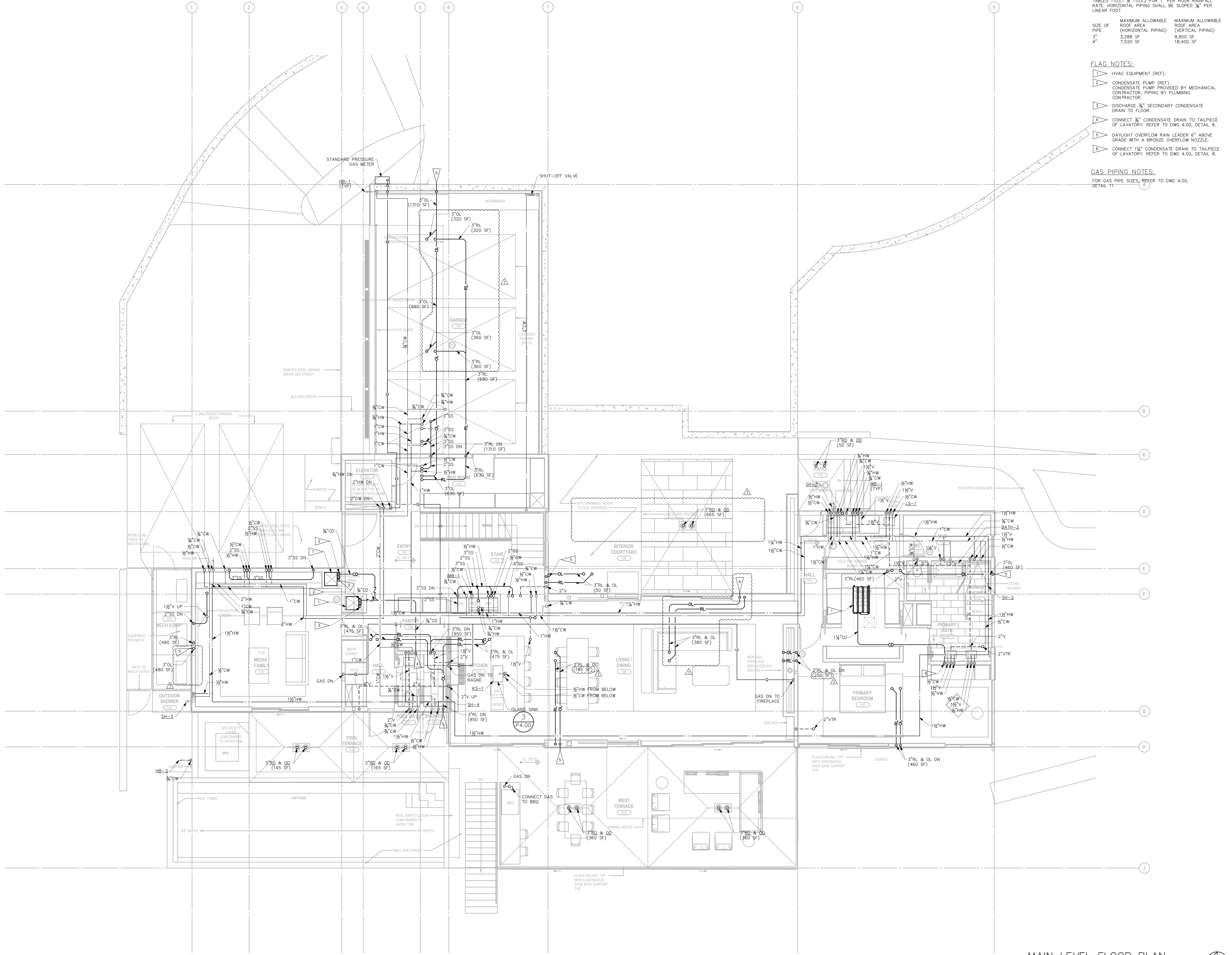
sheet:

P2.10



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

DATE PLOTTED: 2/23/2024 10:00:00 AM
PROJECT: FUSED ELEMENTS RESIDENCE (204)KUNDIG_P2.10 FLOOR PLANS 08-08-2023 14:37



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.

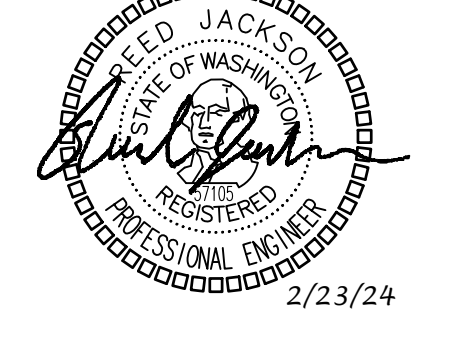
SIZE OF PIPE	MAXIMUM ALLOWABLE ROOF AREA (HORIZONTAL PIPING)	MAXIMUM ALLOWABLE ROOF AREA (VERTICAL PIPING)
3"	3,288 SF	8,800 SF
4"	7,520 SF	18,400 SF

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.
- DAYLIGHT OVERFLOW RAIN LEADER 6" ABOVE GRADE WITH A BRONZE OVERFLOW NOZZLE.
- 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 MERCER ISLAND WA 98040



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

revisions:
 1 2/23/24 PERMIT REVISION SET

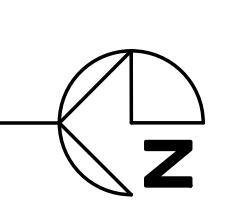
no.: date: description:
 NOT FOR CONSTRUCTION
 PERMIT SET

2/23/2024

title:
 MAIN LEVEL FLOOR PLAN

sheet:
 P2.20

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

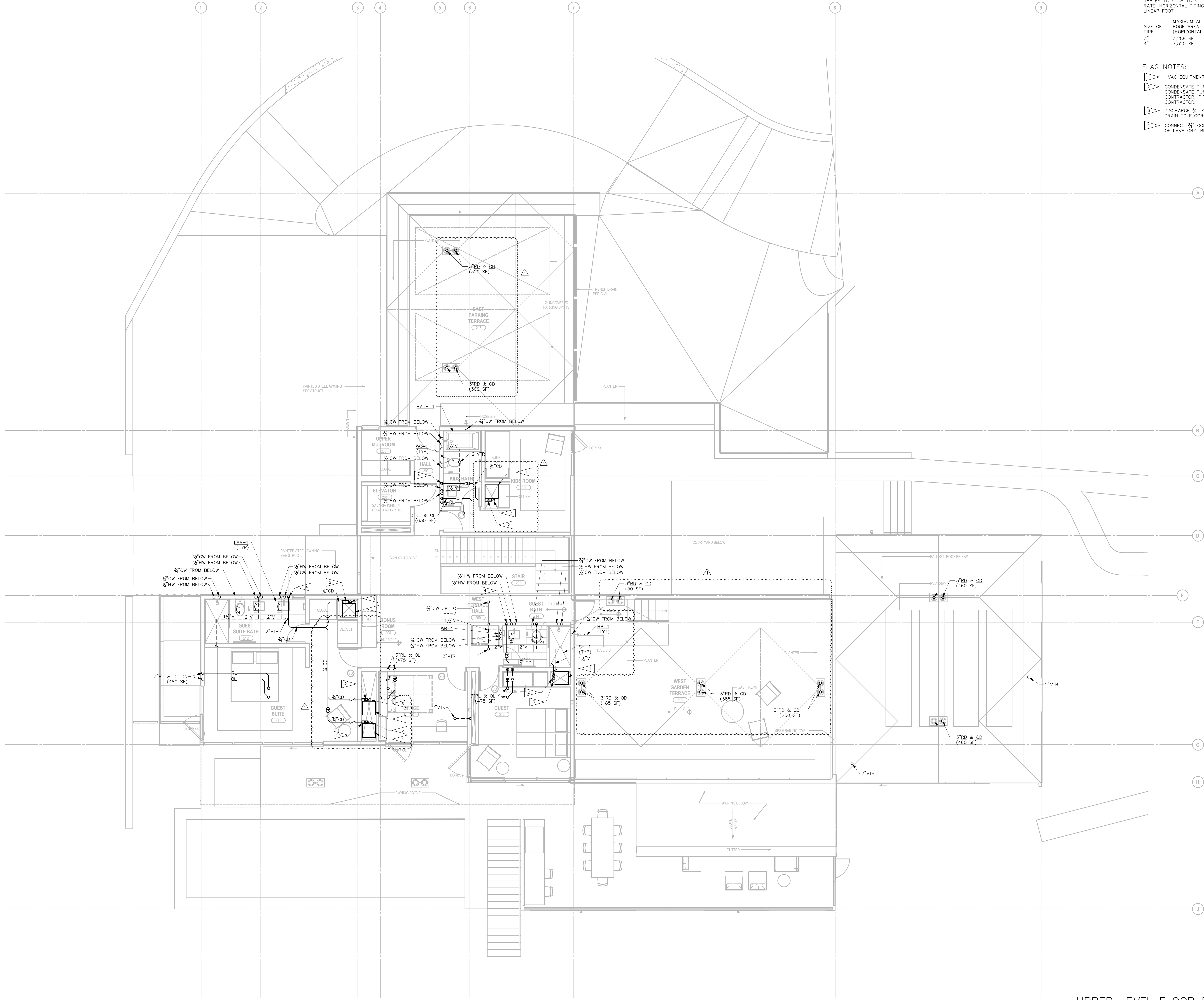


DATE PLOTTED: 2/23/2024 10:00:00 AM
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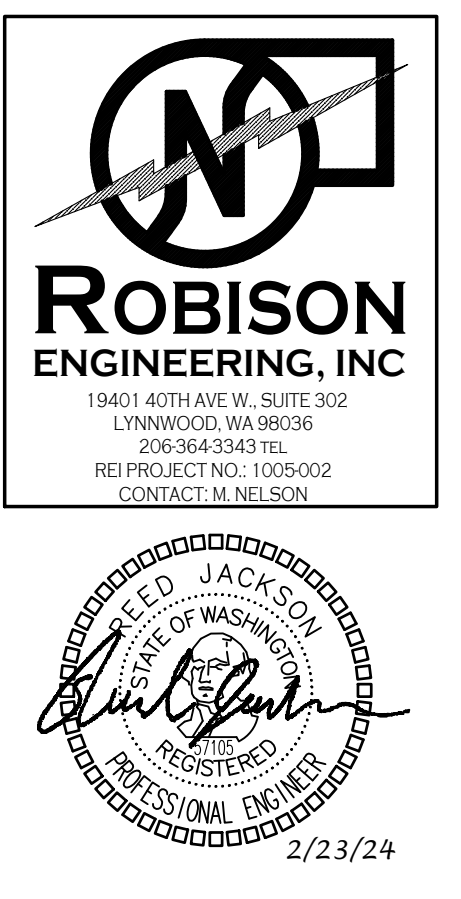
STORM DRAIN SIZING:
 STORM DRAIN PIPING SIZED PER 2018 UPC, CHAPTER 11, TABLES 1103.1 & 1103.2 FOR 1" PER HOUR RAINFALL RATE. HORIZONTAL PIPING SHALL BE SLOPED 1/8" PER LINEAR FOOT.

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
 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:

1	2/23/24	PERMIT REVISION SET
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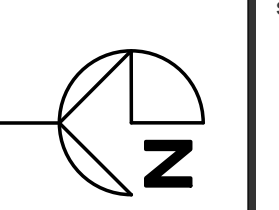
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NOT FOR CONSTRUCTION
 PERMIT SET
 2/23/2024

title:
UPPER LEVEL FLOOR PLAN

sheet:
P2.30

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

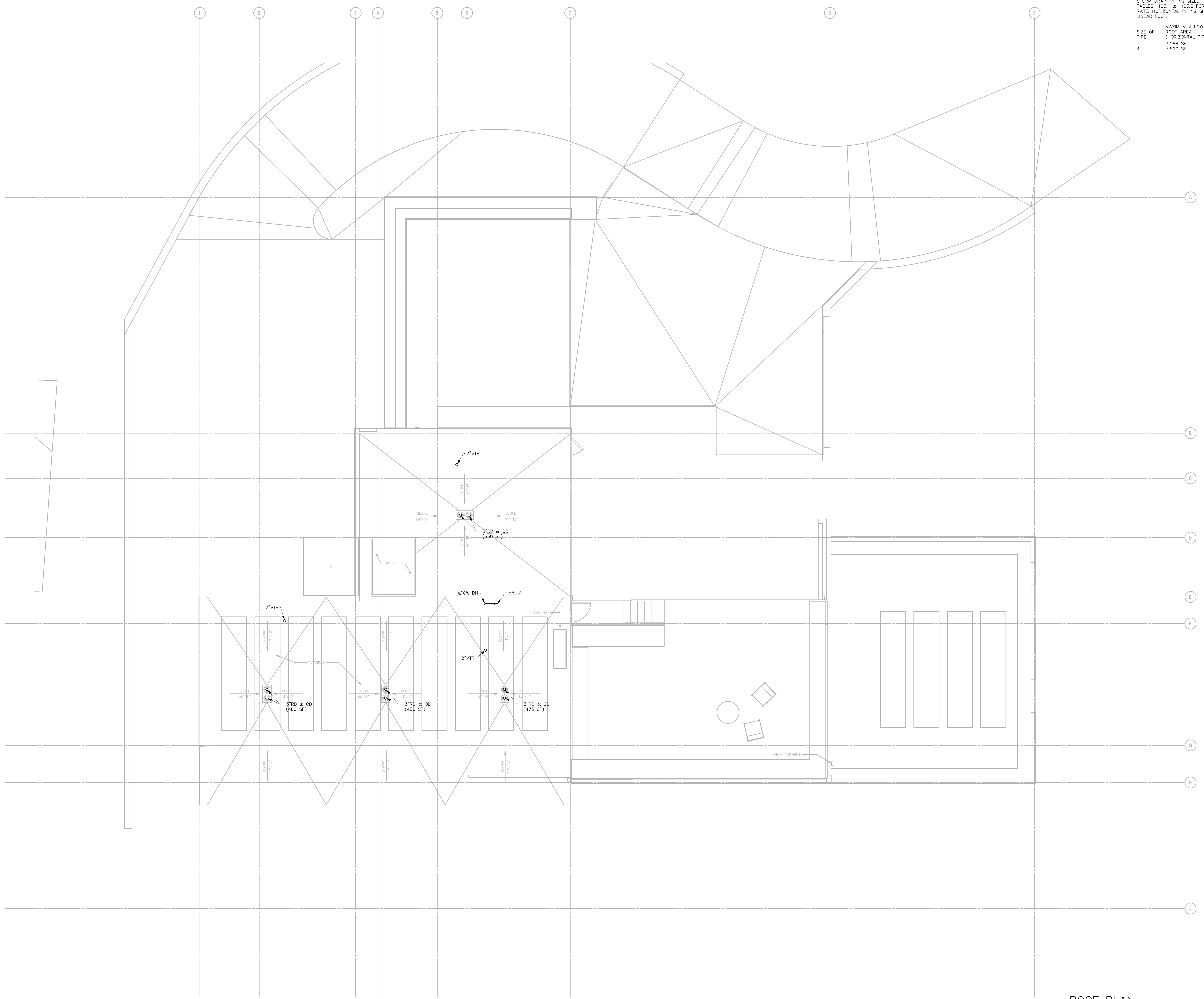
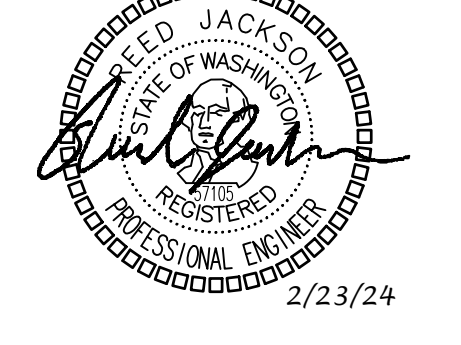


1/23/24 11:59 AM PROJECT: FUSED ELEMENTS RESIDENCE (24)K120M02_20 FLOOR PLANS: 00-00-2023 14 37

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

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



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

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

revisions:

1	2/23/24	PERMIT REVISION SET
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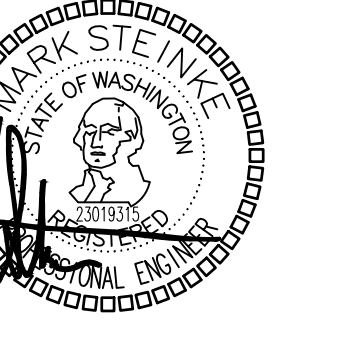
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 NOT FOR CONSTRUCTION
 PERMIT SET
 2/23/2024

title:
ROOF PLAN

sheet:
P2.40

1/20/2024 12:12 PM ROBISON ENGINEERING, INC.
 W:\0204\111216-001 FUSED ELEMENTS RESIDENCE (04452)\DWG\P2_00 FLOOR PLAN\DWG 00-00-2023 14.rvt

stamp/seal:



02/23/24



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: JRN
 project manager: JRN
 drawn by: HDA
 checked by: FR
 job no.: 1216-001

revisions:

no.	date	description

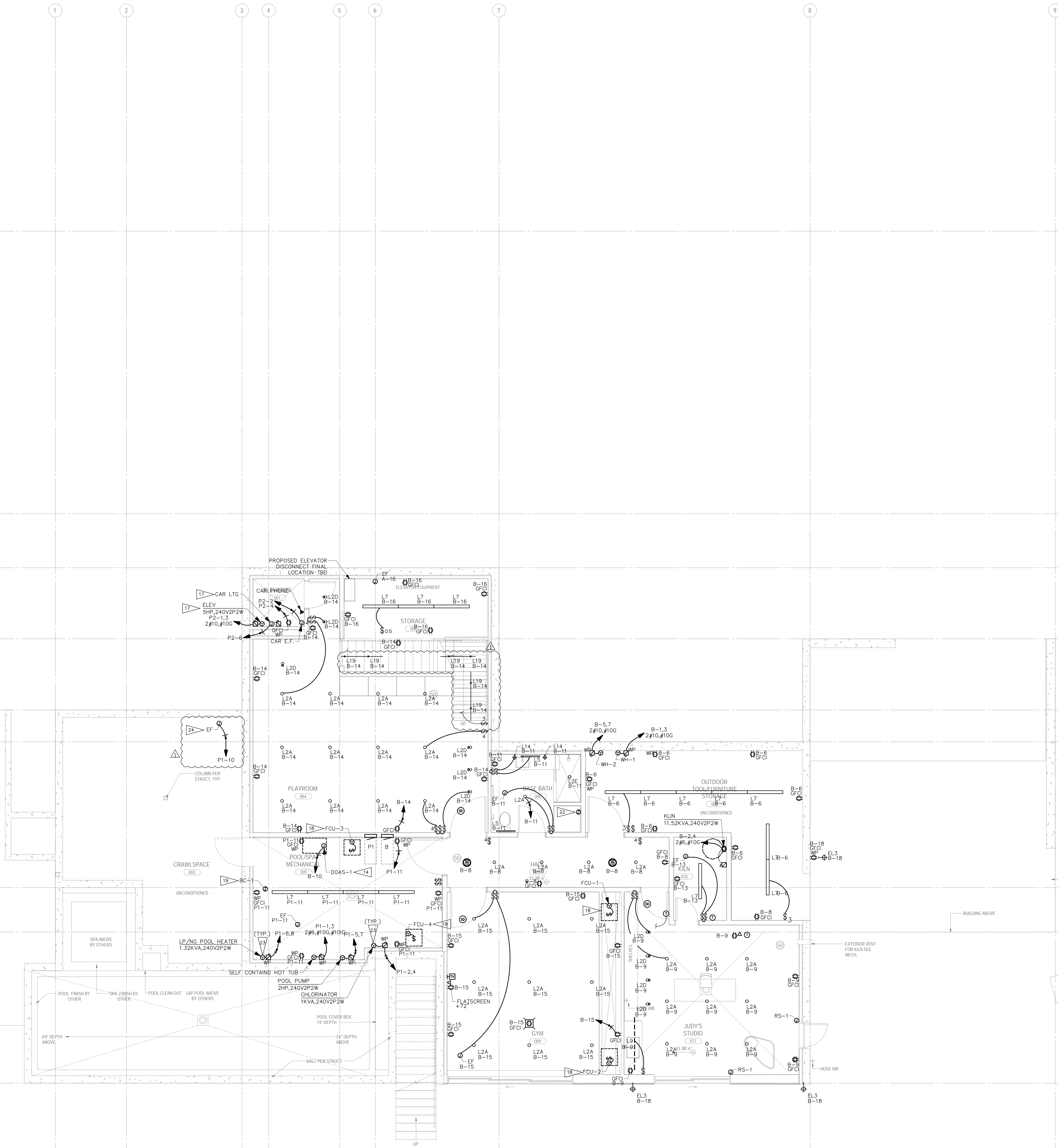
NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023

title:
ELECTRICAL SITE PLAN

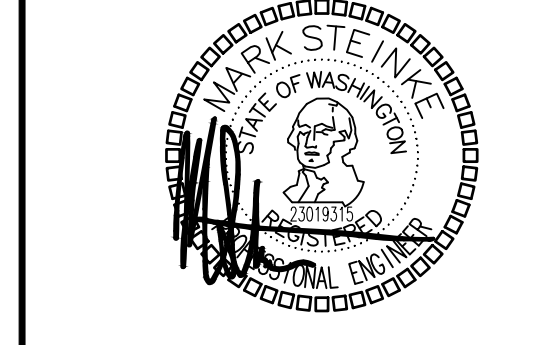
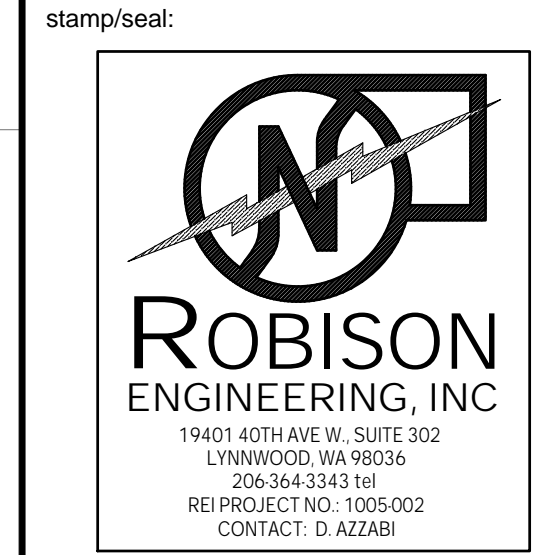
sheet:
E1.00

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.
- 20 HEAT DETECTORS AND HEAT ALARMS SHALL BE CONNECTED TO AN ALARM OR A SMOKE ALARM THAT IS INSTALLED IN THE DWELLING. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM, OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
- 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 RECOMMENDATIONS & PROJECT MANAGER PRIOR TO BID AND INSTALLATION (TYPICAL)
- 24 PROVIDE EXHAUST FAN FOR CRAWL SPACE PER MECHANICAL DRAWING. COORDINATE EXACT LOCATION & POWER REQUIREMENTS PER MANUFACTURER RECOMMENDATION & PROJECT MANAGER PRIOR TO BID AND INSTALLATION.



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

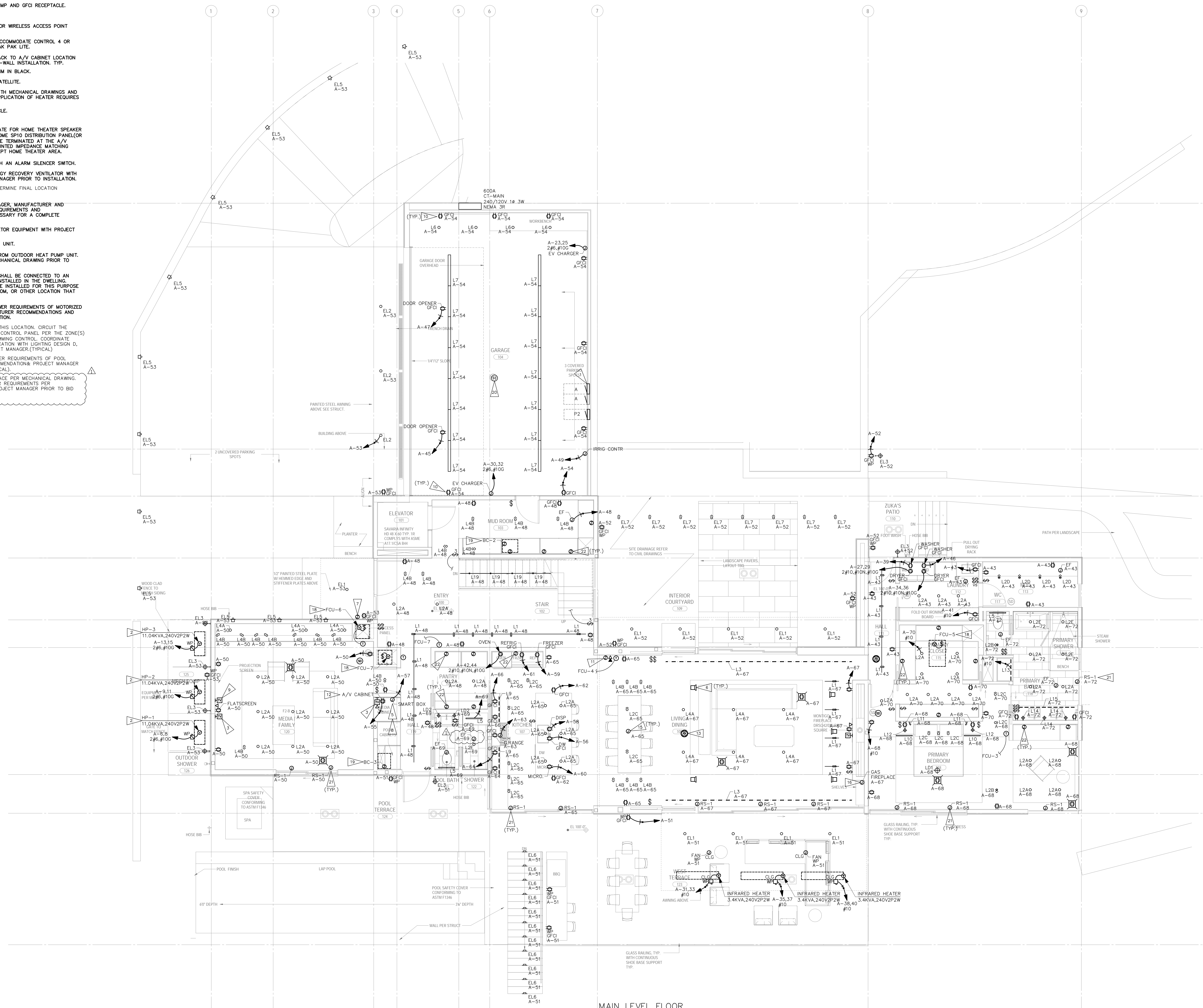


02/23/24

project architect:	JAN
project manager:	JAN
drawn by:	HDA
checked by:	FR
job no.:	1216-001
revisions:	
no.:	date: description:

NOT FOR CONSTRUCTION	
PERMIT SET	
09/08/2023	
title: ELECTRICAL FLOOR PLANS	
sheet: E2.00	

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



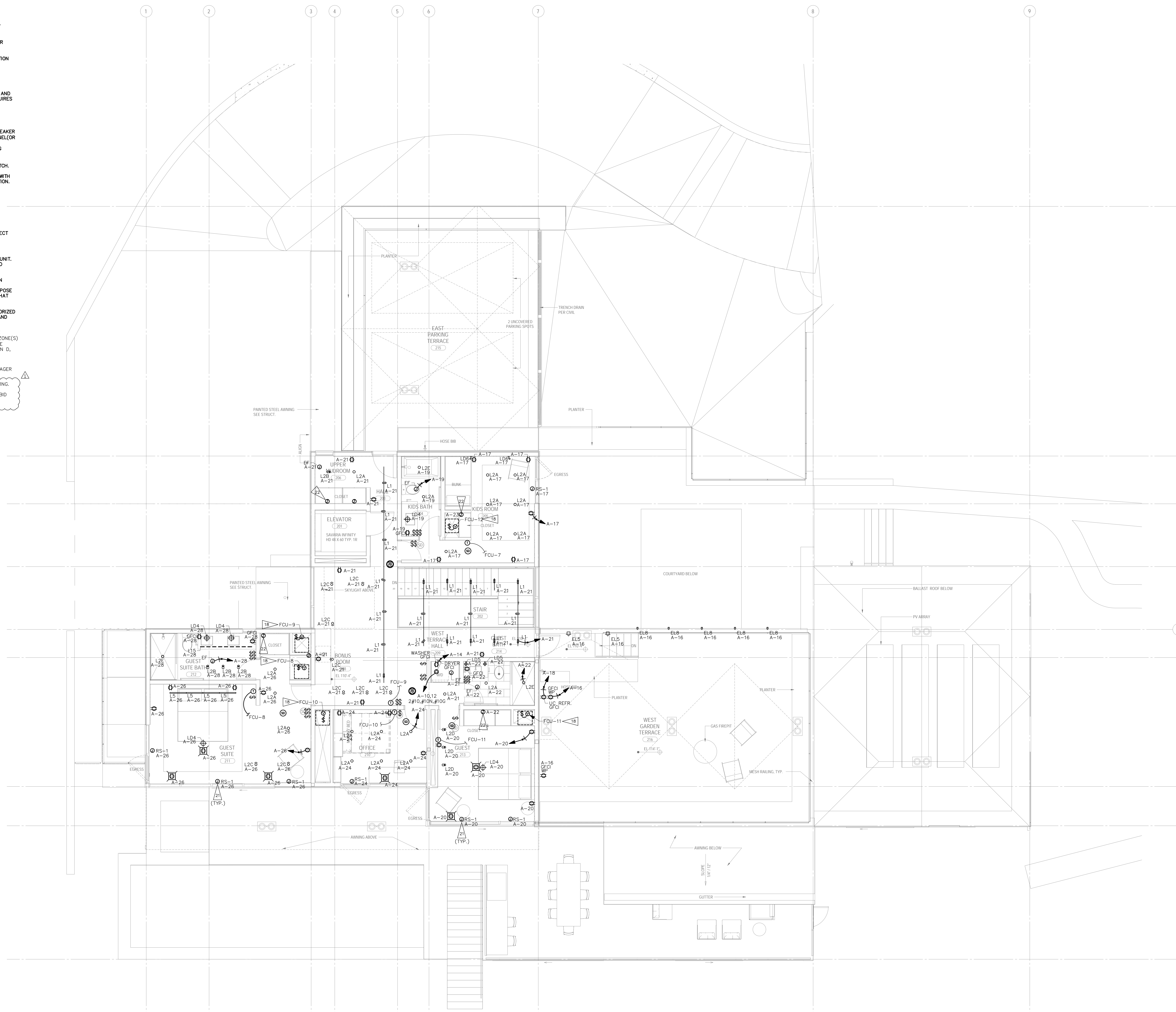
02/23/24

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

no.:	description:
NOT FOR CONSTRUCTION	
PERMIT SET	
date:	09/08/2023
title:	ELECTRICAL FLOOR PLANS

FLAG NOTES:

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

Olson Kundig
 project: FUSED ELEMENTS
 4525 FOREST AVE SE MERCEY ISLAND WA 98040

stamp seal:

ROBISON
 ENGINEERING, INC.
 14001 10TH AVE SE, SUITE 300
 LYNNWOOD, WA 98037
 206.244.3343 FAX
 WEBSITE: WWW.ROBISON-ENG.COM
 CONTACT: D. ALZARI

no.	date	description:

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

NOT FOR CONSTRUCTION
 PERMIT SET
 09/08/2023

title:
 ELECTRICAL
 FLOOR PLANS

sheet:
 E2.02

(TWO SECTIONAL PANEL)

Panel A: ROOM MOUNTING SURFACE, VOLTS 240/120V 2P 3W, BUS AMPS 600, MAIN BKR MLO, NEUTRAL 100%, LUGS STANDARD. Includes circuit descriptions for PANEL B, PANEL P1, L2 HP-1, L2 HP-2, L2 HP-3, L2 KIDS RM LIGHTING, L2 KIDS BATHRM EX FAN, L2 MUDRM/HALL/BONUSRM EX FAN, L1 GARAGE EV CHARGER, L1 LAUNDRY DRYER, L1 WEST TERRACE INFRARED HEATER, L1 LAUNDRY WASHER, L1 LAUNDRY SMALL APPLIANCE, L1 HALL/LAUNDRY/MUD EX FAN, L1 GARAGE DOOR OPENER, L1 GARAGE DOOR OPENER, L1 GARAGE IRRIG CONTR, L1 WEST TERRACE FAN, L1 EXTERIOR LIGHTING, L1 MEDIA RM A/V CABINET, L1 MEDIA RM SMART BOX, L1 KITCH FREEZER, L1 KITCH REFRIG, L1 KITCH GAS RANGE, HOOD, L1 KITCH LIGHT, LIGHTING, L1 LIVING FIREPLACE, FLATSCREEN, LIGHTING, L1 POOL BATH/SHOWER EX FAN, LIGHTING, RECEPT, RS-1, EX DOCK POWERWASH, EX DOCK LTG, SPARE, FUTURE PV.

(LOWER LEVEL PANEL)

Panel B: ROOM MOUNTING SURFACE, VOLTS 240/120V 2P 3W, BUS AMPS 200, MAIN BKR MLO, NEUTRAL 100%, LUGS STANDARD. Includes circuit descriptions for B1 WH-1, B1 WH-2, B1 JUDY'S STUDIO LIGHTING, B1 BASE BATH EX FAN, B1 KLUN RM EX FAN, LIGHTING, B1 GYM EX FAN, FLATSCREEN, LIGHTING, RECEPT, SPARE, B1 KLUN, B1 MECH STORAGE LIGHTING, B1 MECH STORAGE/HALL CO/SD, LIGHTING, RECEPT, B1 PLAY ROOM LIGHTING, B1 STORAGE LIGHTING, B1 EXT LIGHTING, RECEPT, SPARE.

(POOL)

Panel P1: ROOM MOUNTING SURFACE, VOLTS 240/120V 2P 3W, BUS AMPS 100, MAIN BKR MLO, NEUTRAL 100%, LUGS STANDARD. Includes circuit descriptions for SELF CONTAINED HOT TUB, CHLORINATOR, POOL PUMP, LP/NG POOL HEATER, POOL LTG, CRAWL SPACE EX FAN, SPARE, L1 KITCH DISHWASHER, L1 KITCH DISPOSAL, L1 KITCH MICROWAVE, L1 KITCH SMALL APPLIANCE, L1 KITCH SMALL APPLIANCE, L1 PRIMARY BEDRM LIGHTING, RECEPT, RS-1, L1 PRIMARY WC LIGHTING, RECEPT, RS-1, EX LANDSCAPEZ LTG, EX LANDSCAPEZ LTG, SPARE, FUTURE PV.

(ELEVATOR)

Panel P2: ROOM MOUNTING SURFACE, VOLTS 240/120V 2P 3W, BUS AMPS 100, MAIN BKR MLO, NEUTRAL 100%, LUGS STANDARD. Includes circuit descriptions for ELEV, CAR EX FAN, ELEV RECEPT, CAR LTG, SPARE, SPARE, SPARE, SPARE.

CT-MAIN

ROOM MOUNTING SURFACE, VOLTS 240/120V 2P 3W, BUS AMPS 600, MAIN BKR 600, NEUTRAL 100%, LUGS STANDARD. Includes circuit descriptions for PANEL A. Includes summary table for DWELLING UNIT LIGHTING, DWELLING UNIT SMALL-APPLIANCE, LAUNDRY, LIGHTING, APPLIANCE, COOKING RANGES, ELECTRIC DRYER, LARGEST MOTOR, MOTORS, RECEPTACLES, NONCONTINUOUS HEATING, COOLING, TOTAL LOAD, BALANCED LOAD.

FEEDER SCHEDULE

Table with columns: ID, FEEDER AMPS, CONDUIT AND FEEDER, FEEDING THESE DEVICES. Includes entries for 600, 200, and 100 amp feeders.

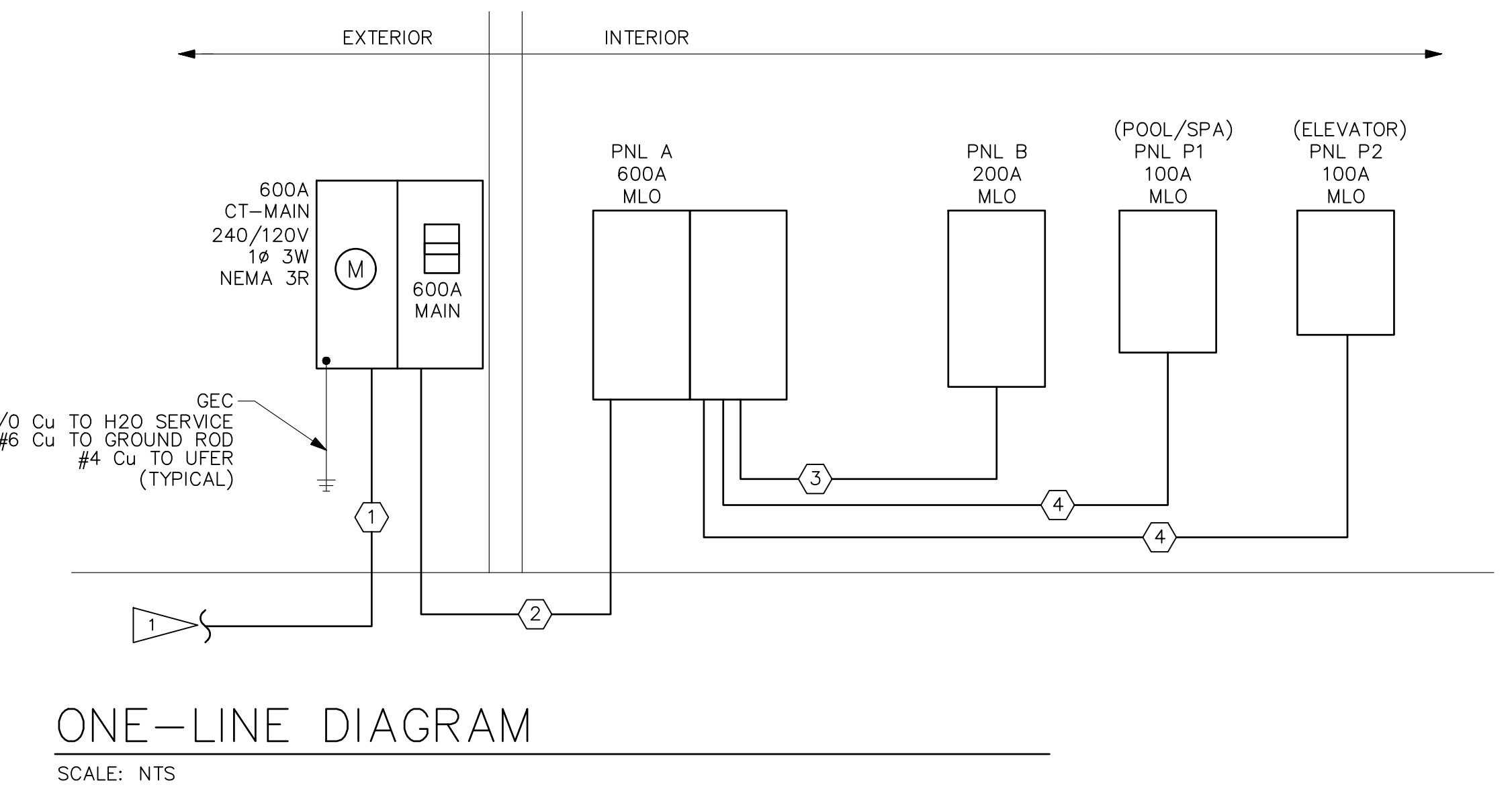
FUSED LUMINAIRE SCHEDULE

Table with columns: CALLOUT, SYMBOL, DESCRIPTION, TOTAL VA, VOLTS, NOTE 1. Lists various lighting fixtures such as EXTERIOR WET LISTED CANOPY LIGHT, EXTERIOR RECESSED DOWNLIGHT, EXTERIOR SCIENCE, EXTERIOR WALL RECESSED STEP LIGHT, EXTERIOR STEP LIGHT, IN-GRADE COURTYARD LIGHT, HANDRAIL STANCHION LIGHT, LV TRACK MOUNTED MONOPOINT, FIXED DOWNLIGHT, ADJUSTABLE DOWNLIGHT NARROW DISTRIBUTION, ADJUSTABLE DOWNLIGHT WIDE DISTRIBUTION, WALL WASH, WET LOCATION LISTED, UPLIGHT ON CANOPY, DOWNLIGHT+ADJUSTABLE MONOPOINT NARROW DIST, DOWNLIGHT+ADJUSTABLE MONOPOINT WIDE DIST, HIGH EFFICIENCY STRIP LIGHT IN COVE/NICHE, FIXED DOWNLIGHT, BACK OF HOUSE STRIPLIGHT, LV TRACK MOUNTED SMALL MONOPOINT, UNDERCOUNTER LIGHT IN KITCHEN, LINEAR LED NIGHT LIGHT, BEDSIDE READING LIGHT, BEDSIDE SCIENCE, CASEWORK LIGHT, MASTER BATH VANITY LIGHT, BATH NIGHT LIGHT AT CASEWORK, LINEAR LED CLOSED LIGHT, FLUSH MOUNT JELLY JAR LIGHT, LOW VOLTAGE TRACK (BUSWAY) MOUNTED, DECORATIVE FLUSH MOUNT IN MASTER BEDROOM, SCIENCE POWDER ROOM, DECORATIVE PENDANT FLUSH MOUNT IN BEDROOM, BATHROOM VANITY PENDANT, SCIENCE SHARED BATHROOM, KIDS NIGHT/READING LIGHT.

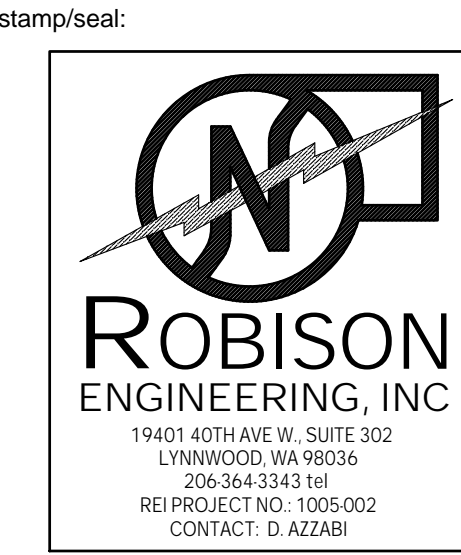
NOT ALL USED. CONFIRM FINAL MODEL/MAKE & QUANTITY PRIOR TO ORDERING.

FLAG NOTES

- 1. TO PROPOSED UTILITY (PUGET SOUND ENERGY) VAULT AND PAD 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 FOR UPDATED PLANS.



ONE-LINE DIAGRAM SCALE: NTS



02/23/24

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

revisions: no. date description: NOT FOR CONSTRUCTION PERMIT SET

09/08/2023 ONE-LINE DIAGRAM & SCHEDULES sheet: E3.00