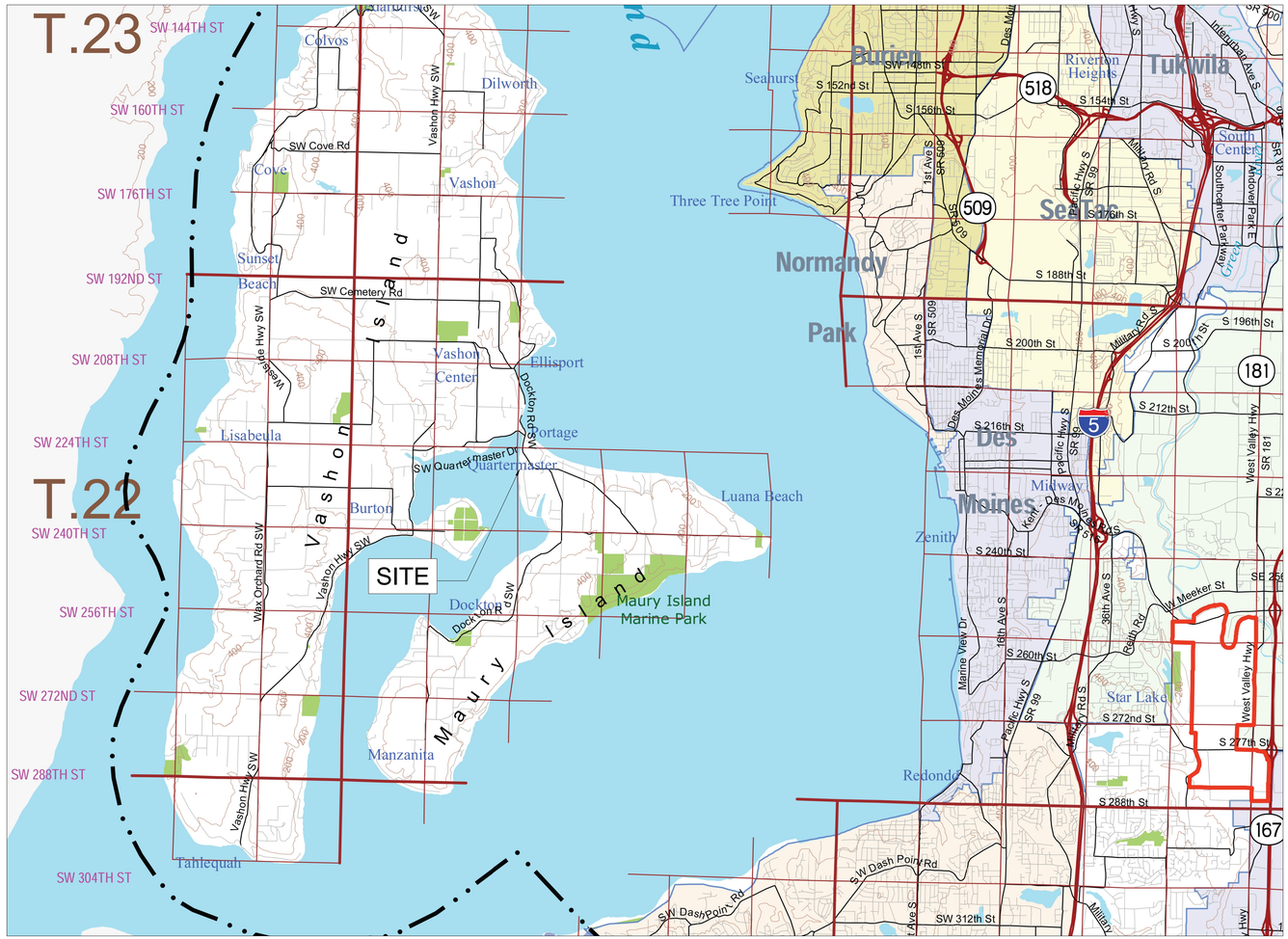
MOORE BULKHEAD

KING COUNTY, WASHINGTON

SECTION 16, TOWNSHIP 22 NORTH, RANGE 03 EAST



VICINITY MAP

NOT TO SCALE

SITE ADDRESS

22819 KINGSBURY ROAD SW
VASHON, WASHINGTON 98070
PARCEL NO. 162203-9105

OWNER / DEVELOPER

KAITLIN AND JIM MOORE
22819 KINGSBURY ROAD SW
VASHON, WASHINGTON 98070

CONTRACTOR

T.B.D.

CIVIL ENGINEER

LEON ENVIRONMENTAL, LLC
8047 BURKE AVE N
SEATTLE, WASHINGTON 98103
(206) 948-5366

BENCHMARK AND DATUM

DATUM IS ASSUMED:
TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON INFORMATION PROVIDED BY KING COUNTY GIS. THE TOPOGRAPHY WAS GENERALLY CONFIRMED IN THE FIELD. CONTENT PROVIDED HEREIN MAY BE DEEMED RELIABLE BUT IS NOT GUARANTEED. THIS IS NOT A SURVEY.
VALUES FOR OHW AND HTL ARE RELATIVE TO A DATUM OF MLLW = 0.

LEGAL DESCRIPTION

S 100 FT OF N 275 FT OF GL 5 W OF GEO EDWARDS REVN RD & TD LDS ADJ LESS C/M RGTS IN TD LDS
PLAT BLOCK:
PLAT LOT:

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.

SHEET INDEX

VICINITY PLAN & PROJECT INFORMATION	C1
SITE PLAN	C2
PROPOSED PLAN & SECTION	C3
DETAIL & NOTES	C4

PRIVATE IMPROVEMENTS

_____
DEVELOPMENT ENGINEER DATE

KING COUNTY ORDINANCE NUMBER(S) _____

THESE ACTIONS MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION:

1. CONTACT THE APPLICANT'S RETAINED ENGINEER TO COORDINATE REQUIRED INSPECTIONS.

2. APPOINT A TRAINED ESC LEAD WHO SHALL BE PROVIDED A COPY OF THE ESC PLAN & INSPECTION SCHEDULE.

3. CONTACT _____, THE AREA INSPECTOR, AT ____-____-_____, TO COORDINATE THE PRECONSTRUCTION MEETING AND COUNTY INSPECTIONS.

FAILURE TO OBTAIN REQUIRED INSPECTIONS MAY ENDANGER OR DELAY PROJECT APPROVAL.

ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE KING COUNTY PUBLIC WORKS DEPARTMENT.

LEON Environmental, LLC

General Notes

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Firm Name and Address

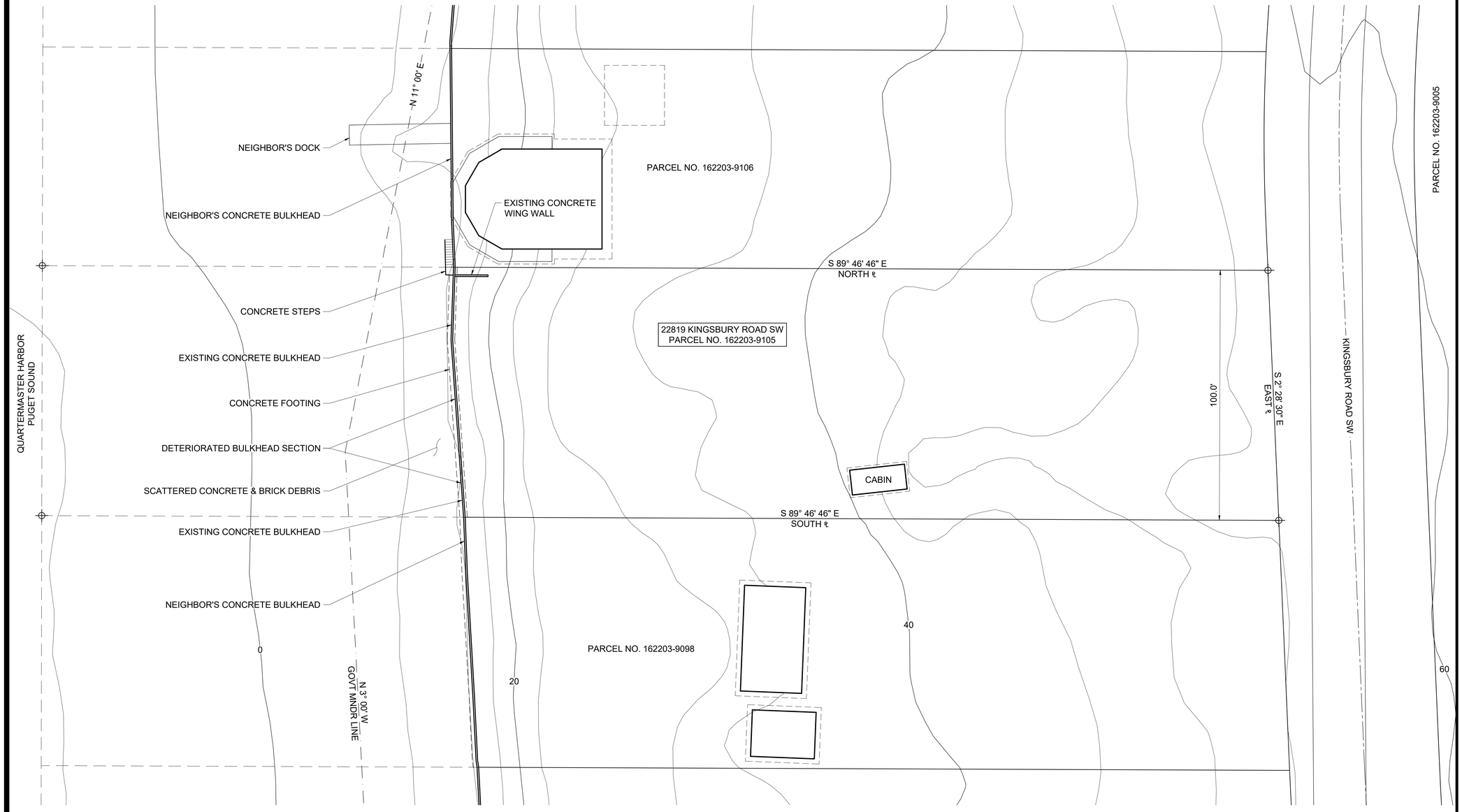
LEON ENVIRONMENTAL, LLC
8047 Burke Ave N
Seattle, Washington 98103
(206) 948-5366

STEPHEN T. KICINSKI — STATE OF WASHINGTON — 25752 — REGISTERED PROFESSIONAL ENGINEER
Stephen T. Kicinski
2/24/26

Project Name and Address

MOORE BULKHEAD
22819 Kingsbury Road SW
Vashon, Washington 98070

Project	Sheet
MOORE (R10264)	C1
Date: 24 FEB 2026	
Drafter: DSD / Engineer: STK	



NOTE: SITE PLAN HAS BEEN ESTABLISHED THROUGH KING COUNTY GIS INFORMATION, AND QUARTER SECTION MAP NW162203, BUT DOES NOT CONSTITUTE A LEGAL SURVEY AND SHOULD BE CONSIDERED APPROXIMATE ONLY.

N

SITE PLAN - EXISTING

1" = 20'-0"

0 20 40 60

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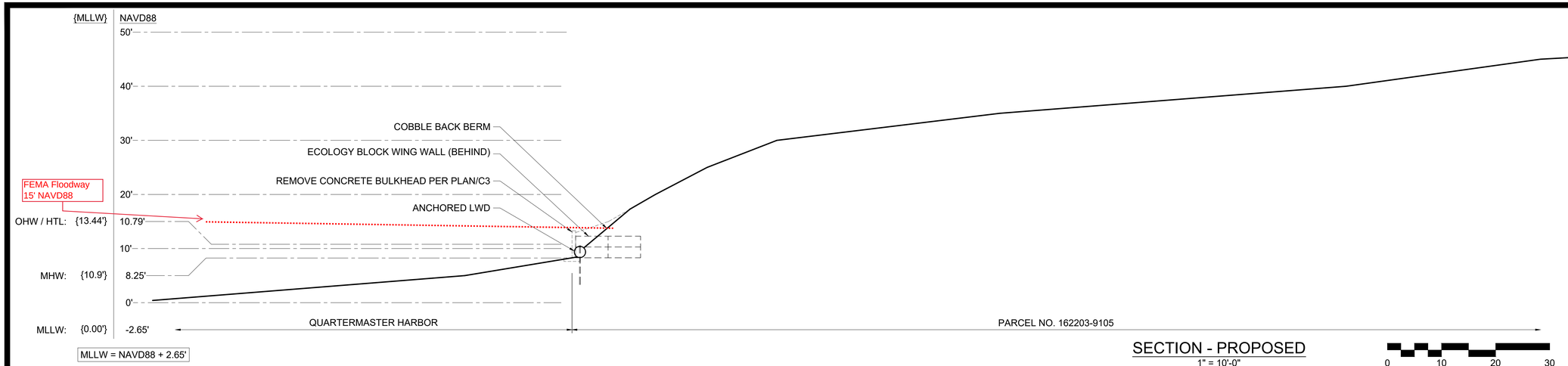
STATE OF WASHINGTON
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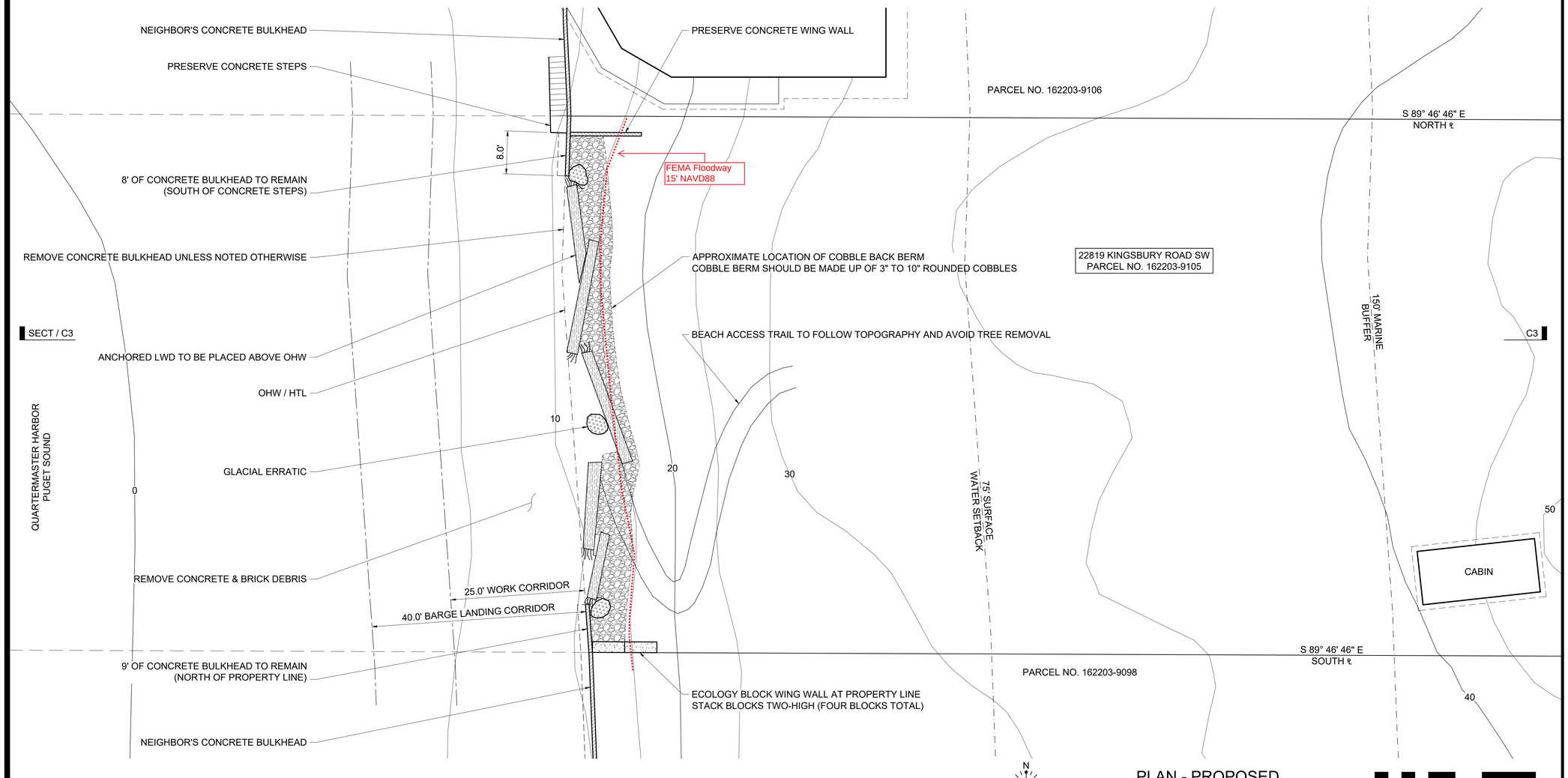
Project	Sheet
MOORE (R10264)	C2
Date: 24 FEB 2026	
Drafter: DSD / Engineer: STK	



SECTION - PROPOSED

1" = 10'-0"

0 10 20 30



PLAN - PROPOSED

1" = 10'-0"

0 10 20 30

LEON Environmental, LLC

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Seattle, Washington 98103
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Stephen T. Kicinski
2/24/26
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STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

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MOORE BULKHEAD
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Vashon, Washington 98070

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MOORE (R10264)	C3
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GENERAL STRUCTURAL NOTES
(Unless Noted Otherwise)

CODES AND SPECIFICATIONS

1. International Building Code - 2021 edition
2. ASCE / SEI 7-22 Minimum Design Loads for Buildings and Other Structures
3. AF&PA NDS-21 / SDPWS 2021
4. ACI 318-19 Building Code Requirements for Structural Concrete
5. AWS D1.1 / D1.1M:2020 / Structural Welding Code-Steel

SOIL CONSTRUCTION

1. Extend footings to undisturbed soil or over-excavate and add fill compacted to 95% Modified Proctor. All footings shall be 18 inches minimum below adjacent finish grade or minimum frost depth, whichever is greater.

SPECIAL INSPECTION - SEISMIC

1. Structural steel - for ordinary steel moment frames, ultrasonic and magnetic particle testing of complete joint penetration groove welds are only required for designated demand critical welds.
2. Structural wood - periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and holdowns. Special inspection is not required for:
   a) Wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system where the fastener spacing of the sheathing is 4 inches or more on center.
   b) Group R-3 structures.
   c) Group R-1 and R-2 structures three stories and less in height.
   d) Epoxy-grouted anchor bolts in Group R-1 and R-2 structures where anchor bolt spacing is 4 inches or more on center or where the anchor bolt tensile capacity is less than 5000 pounds.

STRUCTURAL OBSERVATION

1. Structural observation is required when specifically designated as being required by the registered design professional or the building official.

PIPE PILES

1. Pipe shall conform to ASTM A53 Grade B. Unless noted otherwise, pipe is not required to be galvanized.
2. Pipe shall be driven to refusal and tested (as required) per Geotechnical Engineer's requirements.
3. Helical anchors shall be Chance anchors or equivalent, with minimum capacities as shown on the drawings, and driven to the depth recommended by the Geotechnical Engineer.

REINFORCED CONCRETE

1. f'c = 2500 psi at 28 days for footings, slabs and walls. Min 5 ½ sacks of cement per cubic yard of concrete and maximum of 6-3/4 gallons of water per 94 lb. sack of cement.
2. Maximum aggregate size is 1-1/2". Maximum slump = 4 inches.
3. Mixing and placement of all concrete shall be in accordance with the IBC and ACI 318. Proportions of aggregate to cement shall be such as to produce a dense, workable mix which can be placed without segregation or excess free surface water. Provide ¾ inch chamfer on all exposed concrete edges unless otherwise indicated on architectural drawings.
4. No special inspection is required.
5. Vibrate all concrete walls. Segregation of materials shall be prevented.

REINFORCING STEEL

1. Concrete reinforcement shall be detailed, fabricated and placed in accordance with ACI 318.
2. Reinforcing steel shall be grade 40 minimum and deformed billet steel conforming to ASTM A615.
3. Welded wire mesh shall conform to ASTM A185.
4. Reinforcing steel shall be accurately placed and adequately secured in position. The following protection for reinforcement shall be provided:

	Min Cover(in.)
Cast against and permanently exposed to earth-	3
Exposed to earth or weather-	2
Slabs and walls at interior face	¾

5. Lap continuous reinforcing bars 32 bar diameters (1'-6" min) in concrete. Corner bars consisting of 32 bar diameter (1'-6" min) bend shall be provided for all horizontal reinforcement. Lap welded wire mesh edges 1.5 mesh minimum. This criteria applies unless noted otherwise.

RETAINING WALLS

1. Concrete floor slabs to be poured and cured and floor framing above shall be complete before backfilling behind retaining walls.
2. Minimum reinforcement cover to be 3".
3. Concrete strength to be f'c = 2500 psi at 28 days.

TIMBER

1. Unless noted otherwise, all sawn lumber shall be kiln dried and graded/marked in conformance with WCLIB standard grading for west coast lumber. Lumber shall meet the following minimum criteria:
   4x and larger — DF #2 (Fb=875 psi)
   3x and smaller — SPF #2 (Fb=875 psi) or HF #2 (Fb=850 psi)
2. All wood in contact with ground or concrete to be pressure-treated with a wood preservative.
3. Wall studs shall be: 2x4 at 16" oc - interior walls
   2x6 at 16" oc - exterior walls
4. Provide (2)2x6 header over openings not noted otherwise.
5. Provide solid blocking in floor space under all posts and wall members connected to holdowns.
6. Provide double floor joists under all partition walls parallel to floor joists and along the perimeter of all diaphragm openings.
7. Provide double blocking between floor joists under all partition walls perpendicular to floor joists.

WOOD CONNECTORS, FASTENERS AND PRESSURE TREATED WOOD

1. All wood connectors shall be Simpson or approved equal.
2. All nails shall be common wire nails unless noted otherwise.
3. All nailing shall meet the minimum nailing requirements of Table 2304.9.1 of the International Building Code.
4. All wood connectors and associated steel fasteners (except anchor bolts and holdown anchors, 1/2" diameter and larger) in contact with any preservative-treated wood shall conform to one of the following corrosion protection configuration options:
   a) All wood connectors and associated steel fasteners shall be Type 303, 304, 306 or 316 stainless steel when actual wood preservative retention levels exceed the following levels:

Treatment	Retention level (pcf)
ACQ	Greater than 0.40
MCQ	Greater than 0.34
CA-B	Greater than 0.21
CA-C & MCA	Greater than 0.15
µCA-C	Greater than 0.14

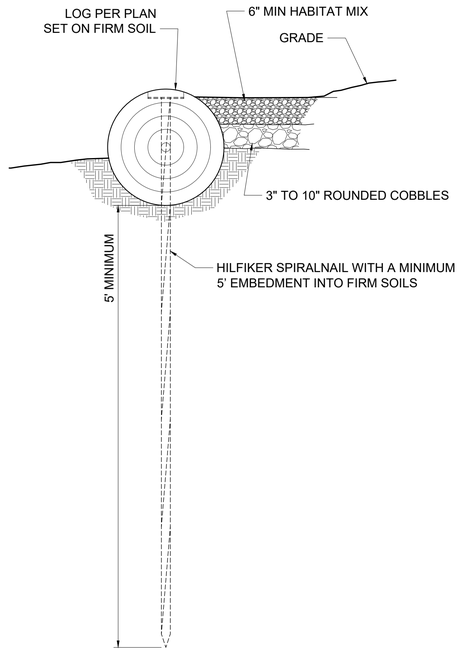
   b) When actual wood preservative retention levels do not exceed the levels in 4.a) above, all wood connectors and fasteners shall be hot-dipped galvanized by one of the following methods:
      1) Continuous hot-dipped galvanizing per ASTM A653, type G185.
      2) Batch or Post hot-dipped galvanizing per ASTM 123 for individual connectors and as per ASTM A153 for fasteners. Fasteners, other than nails, timber rivets, wood screws and lag screws, may be hot-dipped galvanized as per ASTM B695, Class 55 minimum.
   c) Plain carbon steel fasteners in SBX/DOT and zinc borate preservative treated wood in an interior, dry environment shall be permitted.
5. Do not mix stainless steel and hot-dipped galvanized wood connectors and fasteners.
6. All anchor bolts shall be as specified in the general notes on the shearwall schedule.
7. Where a connector strap connects two wood members, install one half of the total required nails or bolts in each member.
8. All bolts in wood members shall conform to ASTM A307.
9. Provide standard cut washers under the head of all bolts and lag screws bearing on wood.
10. All trusses and/or rafters bearing on exterior walls shall be connected to the top plate with an H1 hurricane tie on alternating roof members, unless noted otherwise on the drawings.

STEEL CONSTRUCTION

1. Structural steel shall be ASTM A992 (wide flange shapes) or A53-Grade B (pipe) or A36 (other shapes and plate) unless noted otherwise.
2. All fabrication and erection shall comply with AISC specifications and codes.
3. All welding shall be as shown on the drawings and in accordance with AWS and AISC standards. Welding shall be performed by WABO certified welders using E70XX electrodes. Only pre-qualified welds (as defined by AWS) shall be used.

GENERAL CONSTRUCTION

1. All materials, workmanship, design, and construction shall conform to the project drawings, specifications, and the International Building Code.
2. Structural drawings shall be used in conjunction with architectural drawings for bidding and construction. Contractor shall verify dimensions and conditions for compatibility and shall notify the architect of any discrepancies prior to construction.
   Discrepancies: The contractor shall inform the engineer in writing, during the bidding period, of any and all discrepancies or omissions noted on the drawings and specifications or of any variations needed in order to conform to codes, rules and regulations. Upon receipt of such information, the engineer will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
3. The contractor shall provide temporary bracing as required until all permanent framing and connections have been completed.
4. The contractor shall coordinate with the building department for all permits and building department required inspections.
5. Do not scale drawings. Use only written dimensions.
6. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and the structural engineer.
7. Contractor initiated changes shall be submitted in writing to the architect and structural engineer for approval prior to fabrication or construction.
8. All structural systems which are to be composed of field erected components shall be supervised by the supplier during manufacturing, delivery, handling, storage, and erection in accordance with instructions prepared by the supplier.
9. Contractor shall be responsible for all safety precautions and the methods, techniques, sequences, or procedures required to perform the work.
10. Shop drawing review: Dimensions and quantities are not reviewed by the engineer of record, therefore, must be reviewed by the contractor. Contractor shall review and stamp all shop drawings prior to submitting for review by the engineer of record. Submissions shall include a reproducible and one copy. Reproducible will be marked and returned. Re-submittals of previously submitted shop drawings shall have all changes clouded and dated with a sequential revision number. Contractor shall review and stamp all revised and resubmitted shop drawings prior to submittal and review by the engineer of record. In the event of conflict between the shop drawings and design drawings/specifications, the design drawings/specifications shall control and be followed.



LOG ANCHORAGE SECTION
NOT TO SCALE

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General Notes

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