GENERAL NOTES

PERMITS

1. THIS DRAWING SET IS DEVELOPED AS REQUIRED FOR ATTAINING A BUILDING PERMIT AND IDENTIFYING AESTHETIC DESIGN ELEMENTS OF THE PROJECT. THIS SET IS NOT INTENDED, COORDINATED OR COMPLETED AS A DETAILED CONSTRUCTION DOCUMENT SET.

2. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE SUBMITTED UNDER SEPERATE PERMIT AND COORDINATED BY THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE AND SCHEDULE ALL REQUIRED CITY INSPECTIONS

4. THE ELECTRICAL SUBCONTRACTOR SHALL SUBMIT TO THE OWNER AND CONTRACTOR FOR APPROVAL ELECTRICAL PLANS SHOWING ALL LIGHT FIXTURE, SWITCH, RECEPTICLE, AND EQUIPMENT LOCATIONS BEFORE CONSTRUCTION BEGINS.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ANY SUBCONTRACTOR'S WORK INTO THE PROJECT, TO SECURE COMPLIANCE WITH THE DRAWINGS AND CODES. ALONG WITH THE ACCURATE VERIFICATION AND LOCATION OF PENETRATIONS THROUGH FOUNDATION WALLS, STRUCTURAL MEMBERS AND BUILDING SPACES.

6. INSTALLATION CONFLICT: IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN.

7. THE ROLE OF THE ARCHITECT INCLUDES CONSTRUCTION ADMINISTRATION AND REVIEW OF CONSTRUCTION CHANGES, SUBSTITUTIONS AND CLARIFICATIONS REVIEWED WITH THE CONTRACTOR, OWNER PRIOR TO FABRICATION AND OR INSTALLATION

DIMENSIONING

1. GRID LINES ARE LOCATED AT THE FACE OF CONCRETE FOUNDATION WALL. DIMENSIONS ARE TO FACE OF FRAMING AND/OR EXTERIOR CONCRETE FOUNDATION GRID LINES.

2. DIMENSIONS WITHIN DETAILS AND ENLARGED PLANS IDENTIFY FACE OF FINISHES.

3. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN TO CONFIRM COORDINATION WITH ACTUAL FIELD FRAMING CONDITIONS.

4. DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASURMENTS.

SITE SAFTY

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SECURE THE SAFETY OF OCCUPANTS AND WORKERS AT ALL TIMES.

2. IT IS THE RESPONCIBILITY OF THE CONTRACTOR TO CONFORM AND COMPLY TO ALL HEALTH AND SAFTY CODES AND ORDINANTES

CHANGE ORDERS

1. THE ARCHITECT IS NOT AUTHORIZED TO APPROVE ANY COST INCREASES.

2. ALL COST INCREASES FOR ANY REASON MUST BE AUTHORIZED BY THE OWNER PRIOR TO COMMENCING THE WORK REQUIRING THE COST INCREASE.

SHOP DRAWINGS, AND PRODUCT INFORMATION

SUBMITTALS SHOP DRAWINGS AND PRODUCT INFORMATION SUBMITTALS FOR FINAL COORDINATION AND REVIEW, IN ADDITION TO THE MECHANICAL, ELECTRICAL AND PLUMBING APPLIANCES AND EQUIPMENT IS TO BE REVIEWED FOR DESIGN INTENT BY THE ARCHITECT BEFORE PURCHASING. SHOP DRAWINGS ARE TO INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

-COLOR AND/OR MATERIAL SAMPLES OF ALL EXTERIOR AND INTERIOR FINISH COMPONENTS THAT WILL BE VISIBLE

- EXTERIOR AND INTERIOR DOOR AND WINDOW PRODUCT INFORMATION

- DOORS AND WINDOWS ARE TO BE ORDERED BASED ON ACTUAL SITE MEASUREMENT OF ROUGH OPENINGS.

- ARCHITECTS REVIEW OF SHOP DRAWINGS DOES NOT ALLOW FOR PRICE INCREASES

- A CHANGE ORDER IS REQUIRED FOR ANY PRICE INCREASES.

MISSELLANIOUS

1. ABBREVIATIONS: THROUGH OUT THE PLAN ARE ABBREVIATIONS WHICH ARE OF COMMON USE. THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATIONS IN QUESTION.

2. THESE DRAWINGS ARE COPYRIGHTED BY JOSEPH GREIF ARCHITECTS. THEY CAN NOT BE RE-USED, ADDED TO, MODIFIED OR REFERENCED TO WITHOUT THE WRITEN CONSENT OF THE ARCHITECT

FLASHING AND DRAINAGE

ALL EXTERIOR FLASHING AND COUNTER FLASHING IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT TO MAKE WEATHERPROOF IN COOPERATION WITH A WATERPROOFING CONSULTANT

SPECIFIC WATERPROOFING AND FLASHING NOTES:

PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS

ALL EXTERIOR WOOD TRIM IS TO BE PRIMED AND PAINTED OR STAINED ALL SIDES

ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND METAL FLASHED WHERE POSSIBLE

USE PLASTIC WOOD AT ANY LOCATION WHERE EARTH COULD MAKE CONTACT WITH FRAMING MATERIALS

INSPECTIONS IN THE WATERPROOFING CONSULTANT SHALL BE (BUT NOT LIMITED TO THE FOLLOWING:

PRE-CONSTRUCTION MEETING ON SITE
BEFORE FOUNDATION IS BACKFILLED
BEFORE BASEMENT AND GARAGE SLABS ARE POURED
BEFORE WINDOWS AND DOORS ARE INSTALLED
BEFORE ROOFING IS INSTALLED

CODE SPECIFIC DETAILS

GLAZING CODE REQUIREMENTS
SEE A5.2 FOR REFERENCE DETAILS

EGRESS OPENING REQUIREMENTS
SEE A5.2 FOR REFERENCE DETAILS

STAIRS AND RAILINGS
SEE A5.1 FOR REFERENCE DETAILS

SMOKE DETECTORS
SEE A5.1 FOR REFERENCE DETAILS

CARBON MONOXIDE ALARMS
SEE A5.1 FOR REFERENCE DETAILS

NOTCHING OF CONSTRUCTION FRAMING
SEE A5.3 FOR REFERENCE DETAIL

PROJECT DIRECTORY

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PHONE 45 827 2014 - WWW.PACEENGRS.COM
JOHN ANDERSON - PE | PROJECT MANAGER

ARBORIST
ARBOR OPTIONS,LLC
RYAN RINGE - PRINCIPAL - 206 755 5826 - ryan@arboroptions.com

PROJECT INFORMATION

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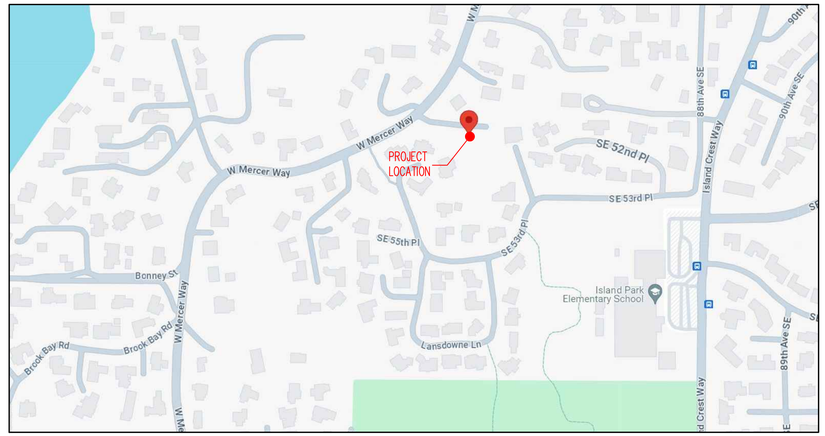
206-595-4545
terry@levelcapital.com

PROJECT DESCRIPTION
CONSTRUCTION OF NEW SINGLE FAMILY HOUSE ON AN UNDEVELOPED LOT WITH STEEPSLOPS AND WETLANDS

LEGAL DESCRIPTION
LOT 4A OF THE REVISED MILLS LOT LINE REVISION. PORTION OF : NW ¼, SW ¼, NW ¼. SECTION 19, T, 24N, R S E W M

PARCEL NUMBER: 192405-9324
ZONING: R-15

PROJECT LOCATION MAP



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A0.2 WSEC & VENTILATION
A0.3 SITE SURVEY
A0.4 ARBORIST PLAN

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SUPPLEMENTAL DOCUMENTS

1) CITY OF MERCER ISLAND BUILDING PERMIT APPLICATION
2) SITE DEVELOPMENT WORKSHEET
3) GEOTECHNICAL REPORT
4) ENERGY CODE INFORMATION SHEET
5) STRUCTURAL CALCULATION
6) STORM DRAINAGE REPORT
7) WATER SIZING WORKSHEET
8) FIRE AREA VALUATION FORM
9) ARBORIST REPORT
10) CRITICAL AREA REVIEW APPLICATION
11) CONCURRENT REVIEW
12) MERCER ISLAND COVER SHEET
13) DEVELOPMENT APPLICATION FORM
14) SEPA
15) TRANSPORTATION CONCURRENCY
16) CRITICAL AREA STUDY
17) TREE INVENTORY

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SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION
PERMIT

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
A0.01

2021 WSEC AND IRC VENTILATION WORKSHEET (EFFECTIVE MARCH 2024)

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

COMPONENT:	FENESTRATION:		CEILING WITH ATTIC:	VAULTED CEILING:	WOOD FRAMED WALL (INT):	FRAMED FLOOR:	BELOW GRADE WALL:	SLAB R-VALUE & DEPTH:
	VERTICAL:	OVERHEAD:						
PRESCRIPTIVE VALUE:	0.30	0.50	R60	R38	~~20+5 OR 13+10~~ R20+5	R30	~~10/15/21 INT + 5TB~~ R21+5TB	~~10, 4 FT~~ R10 CONTINUOUS INSULATION UNDER HEATED SLAB ON GRADE FLOORS

2021 WSEC - TABLE R406.2

CREDITS REQUIRED:
LARGE DWELLING UNIT: 9.0 CREDITS
DWELLING UNITS EXCEEDING 5,000 SF OF CONDITIONED FLOOR AREA.

TABLE R406.2 ENERGY EQUALIZATION CREDITS

SYSTEM TYPE:	DESCRIPTION OF PRIMARY HEATING SOURCE:	CREDITS
4.	FOR HEATING SYSTEMS USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.	3.0

TABLE R406.3 ENERGY CREDITS

OPTION:	DESCRIPTION:	CREDITS
2.1	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals, or for R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft2 maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation	1.0
3.7	HIGH EFFICIENCY HVAC Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF2 of 9 (HSPF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. Exception: In homes with total heating loads of 24,000 or less using multi-zone mini-split systems with nominal ratings of 24,000 or less, the minimum HSPF s to claim this credit shall be 8.19 HSPF2 (or 9 HSPF).	2.0
5.1	EFFICIENT WATER HEATING A drain water heat recovery unit(s) shall be installed, which captures waste water heat from at least two showers, including tub/shower combinations. It is acceptable, but not required, for sink water to be connected. Unit shall have a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled.	0.5
5.6	EFFICIENT WATER HEATING Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above	2.0
7.1	APPLIANCE PACKAGE All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards: 1. Dishwasher, standard – Energy Star rated, Most Efficient 2021 or Dishwasher, compact – Energy Star rated (Version 6.0) 2. Refrigerator (if provided) – Energy Star rated (Version 5.1) 3. Washing machine (Residential) – Energy Star rated (Version 8.1) 4. Dryer – Energy Star rated, Most Efficient 2022	0.5
	TOTAL ENERGY CREDITS	9.0

GLAZING SCHEDULE

SEE A4.1 FOR DETAILS

SECTION M1505 - MECHANICAL VENTILATION

M1505.3: EXHAUST EQUIPMENT
EXHAUST FANS AND WHOLE HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING THE MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51.

M1505.4.1 SYSTEM DESIGN:
THE WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE HOUSE VENTILATION SHALL MEET THE REQUIREMENTS OF SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4 AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS IN ACCORDANCE WITH SECTION M1505.4.2. . THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES REQUIRED BE SECTION M1505.4.3 AS MODIFIED BY WHOLE HOUSE VENTILATION COEFFICIENTS IN SECTION M1505.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATES REQUIRED BY SECTION M1505.4.2. UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS IN ACCORDANCE WITH SECTION M14=505.4.3.2.

M1505.4.1.4 BALANCED WHOLE-HOUSE VENTILATION SYSTEM
A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHASUT FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10% OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIR FLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HVI 920 AS APPLICABLE. LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCE AIRFLOW CALCULATION.

M1505.4.3 MECHANICAL VENTILATION RATE
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1.

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA: (SQUARE FEET)	NUMBER OF BEDROOMS
	5 OR MORE
	AIRFLOW IN CFM
6,001-7,500 SF	120 CFM

TABLE M1505.4.4
MINIMUM LOCAL EXHAUST RATES

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	IN ACCORDANCE WITH SECTION M1505.4.4.3 100 CFM, 6" SMOOTH DIAMETER, 3 ELBOWS MAXIMUM
BATHROOMS-TOILET ROOMS	50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

FIRE SPRINKLER AND ALARMS

NFPA 13R FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. THEY ARE TO BE DESIGNED UNDER A SEPARATE PERMIT.
SUBMIT SHOP DRAWINGS SHOWING PROPOSED LAYOUT OF FIXTURE HEAD LOCATIONS AND CONTROLS PER ARCHITECTURAL REVIEW AND DESIGN COORDINATION.
NFPA 13R SPRINKLER SYSTEM REQUIRES A 1.5" METER AND 2" SUPPLY LINE OR GREATER, IF REQUIRED BY SPRINKLER DESIGNER.
A NFPA 72 CHAPTER 29 COMPLIANT MONITORED FIRE ALARM SYSTEM IS REQUIRED.
HEAT DETECTION THAT IS INTERCONNECTED WITH HOUSEHOLD SMOKE DETECTION IS REQUIRED.
ALL SMOKE DETECTORS/SOUNDERS SHALL MUST ACTIVATE UPON WATER FLOW OF THE SPRINKLER SYSTEM.
FIRE ALARM SYSTEMS MAY TAKE THE PLACE OF A "TYPICAL" LINE VOLTAGE SMOKE DETECTOR SYSTEM WHEN PERMITTED AND INSTALLED PER NFPA 72 - CHAPTER 29 AND CITY OF MERCER ISLAND REQUIREMENTS. IRC 314.7.1 - 314,7,4.

FIRE CODE ALTERNATIVE

TO ALLEVIATE ACCESS DEFICIENCIES THE PROJECT WILL UTILIZE 5/8" TYPE X GWB THROUGHOUT

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DATE 12/12/2024

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PERMIT

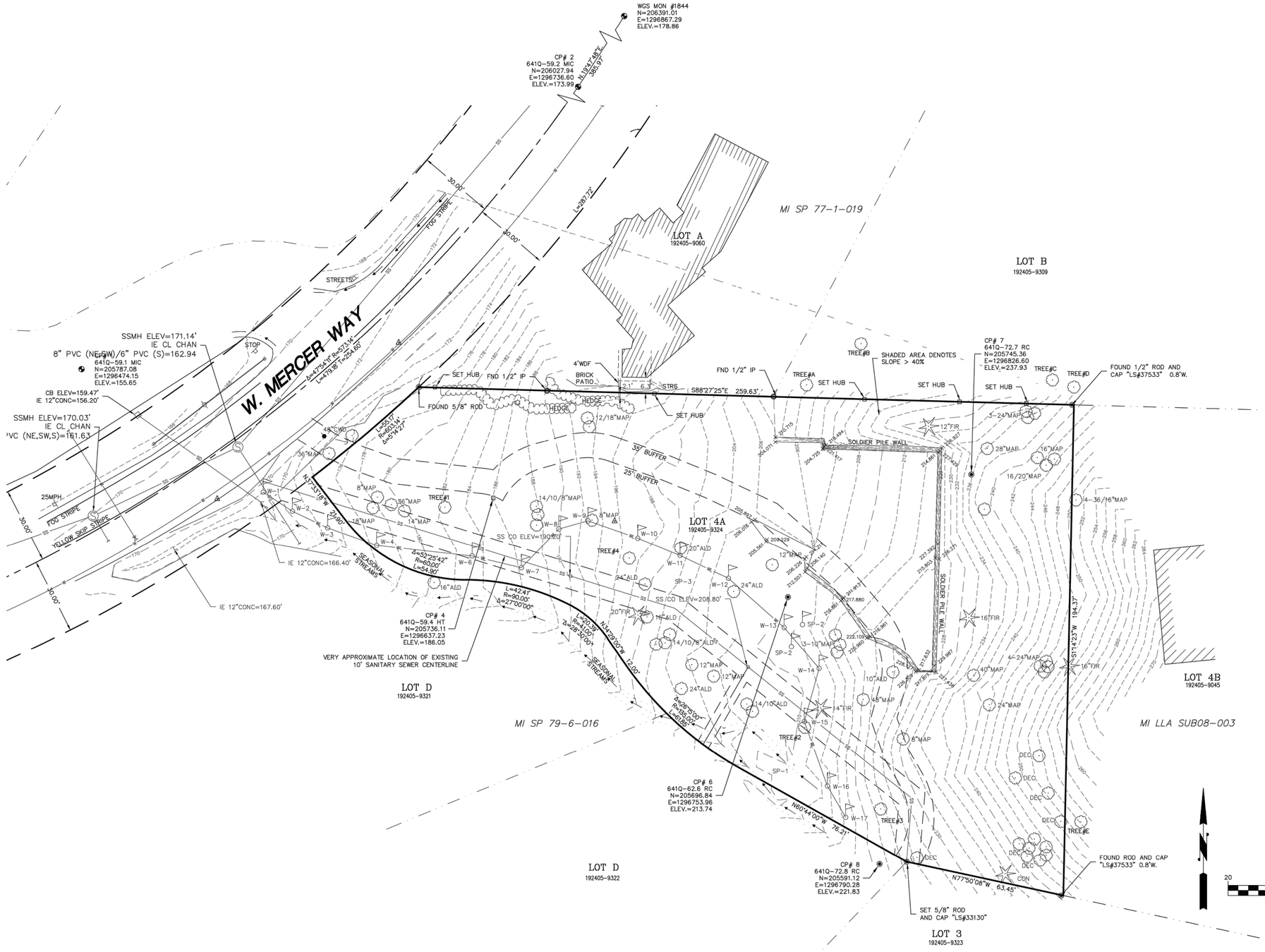
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL INFORMATION
ENERGY CODE COMPLIANCE

SHEET NUMBER:
A0.02



RECORD LEGAL DESCRIPTION:

LOT 4A OF THE REVISED MILLS LOT LINE REVISION.

REFERENCES:

REVISED MILLS LOT LINE REVISION, MI LLA #SUB08-003. VOL. 265, PG. 020. AF#20090710900001

LEGEND

- WATER VALVE
- HYDRANT
- SOIL TEST PIT
- WETLAND FLAG
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- GUY ANCHOR
- POWER TRANSFORMER
- POWER/TELEPHONE VAULT
- POWER METER
- TELEPHONE/TV RISER
- GAS VALVE
- JUNCTION BOX
- GAS METER
- STREET LIGHT
- LUMINAIRE
- SPOT ELEVATION
- SIGN
- MAILBOX
- ROCKERY
- CONIFEROUS TREE
- DECIDUOUS TREE
- CASED MONUMENT
- MAGNETIC NAIL W/ WASHER
- REBAR AND CAP
- HUB AND TACK

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- DITCH LINE
- FLOW LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- G — GAS LINE
- UP — UNDERGROUND POWER LINES
- UT — UNDERGROUND TELEPHONE LINES
- UTV — UNDERGROUND CABLE TV LINES
- UFO — UNDERGROUND FIBER OPTIC LINES
- P — OVERHEAD POWER LINES
- OHL — OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

SHADED AREA DENOTES SLOPE > 40%

NOTES:

HORIZONTAL DATUM: NAD 1983/91 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.

VERTICAL DATUM: NAVD 88 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.

SITE AREA: 37,350 SQUARE FEET, MORE OR LESS.

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL ,2017, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

PORTION OF: NW 1/4, SW 1/4, NW 1/4, SECTION 19, T. 24 N., R. 5 E., W.M.

WILLIAM R. HAWKINS — STATE OF WASHINGTON — 23078 — REGISTERED PROFESSIONAL LAND SURVEYOR
2024.04.10 10:12:11-07'00'

CAD/CALC WRH					
DRAWN CPB					
PLAT CHK WRH					
	REVISED WETLAND FLAGS, BUFFERS AND WALL	4/16/24	DLB	WRH	
SYM	REVISION	DATE	BY	APP'D	

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014
www.paceengrs.com

5236 W MERCER WAY

DATE	4/10/2024
SCALE	1" = 20'
SURVEY TEAM	BL/RMc/PA/RD
FIELD BOOK	641Q, 641T
DWG FILE	:\FILE

TOPOGRAPHIC SURVEY
FOR
LEVEL CAPITAL LLC

PROJECT NO.
17387A
SHEET 1 OF 1

N5

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SETH LINTON HALE
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DATE
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MARK REVISION
PERMIT

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL INFORMATION
SITE SURVEY

SHEET NUMBER:
A0.03

SEE CIVIL SHEET C0.2
FOR ARBORIST & TREE
INFORMATION

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SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION
PERMIT

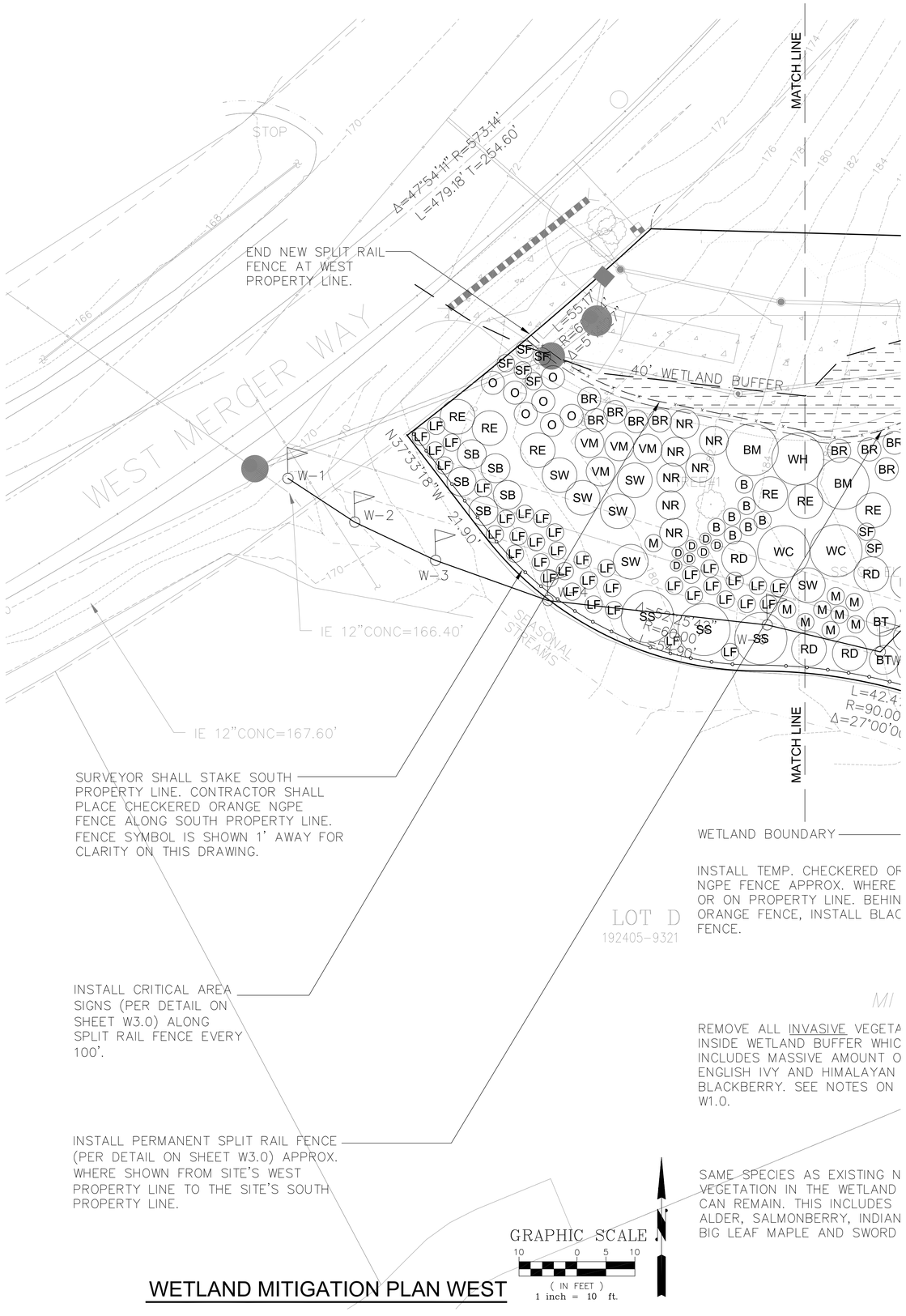
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL
INFORMATION
ARBORIST PLAN
TREE INFO

SHEET NUMBER:
A0.04



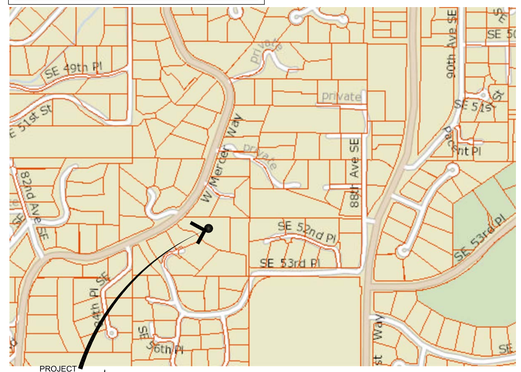
WETLAND MITIGATION PLAN WEST

MILLS SINGLE FAMILY RESIDENTIAL (SFR)

WETLAND LEGEND

WL	WETLAND BOUNDARY
W-#	WETLAND FLAG #
	WETLAND FLAG
	WETLAND
	WETLAND BUFFER ADDITION AREA
	WETLAND BUFFER SUBTRACTION AREA
	PROPOSED PERMANENT SPLIT RAIL FENCE
	PROPOSED TEMPORARY ORANGE CHECKERED NGPE FENCE AND TEMP. BLACK SILT FENCE
SP-#	SAMPLE POINT FLAG #
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
MAP	MAPLE TREE
DEC	DECIDUOUS TREE
ALD	ALDER TREE
CON	CONIFER TREE
XX	PROPOSED TREE OR SHRUB

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)
SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
ELECTRIC=RED SEWER=GREEN GAS/OIL=YELLOW SURVEY=PINK TELCATV=ORANGE PROPOSED=WHITE WATER=BLUE



VICINITY MAP SCALE: NTS

SPECIAL NOTES:

1. TREE DATA FOR EXISTING TREES IS SHOWN ON THE TOPOGRAPHICAL AND BOUNDARY SURVEY PROVIDED BY OTHERS.
2. 40' WETLAND BUFFER WAS USED FOR PURPOSES OF CALCULATING REQUIRED MITIGATION.

INVASIVE REMOVAL NOTES:

BEFORE INSTALLING PLANTINGS FOR RESTORATION AREAS, TAKE NOTE OF ANY INVASIVE WEED SPECIES FOUND ON-SITE. CONTROL OF THESE SPECIES IS VERY IMPORTANT IN RESTORATION AREAS IN ORDER TO ALLOW FOR THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS THAT MIGHT OTHERWISE HAVE DIFFICULTY COMPETING WITH THESE AGGRESSIVE PLANTS.

WHERE ENCOUNTERED, INVASIVE WEEDS SHOULD BE REMOVED MANUALLY WITHOUT THE USE OF PESTICIDE (INCLUDES HERBICIDE), EXCEPT IN RARE CASES WHEN APPLIED BY A STATE LICENSED PESTICIDE APPLICATOR. MANUAL REMOVAL CAN BE ACCOMPLISHED BY GRUBBING OUT PLANTS AND ROOTS ENTIRELY (INCLUDING SEED PODS, FRUITS AND LEAVES) WITHOUT SIMULTANEOUSLY SPREADING MORE SEEDS. THE IDEAL TIME FOR REMOVAL IS PRIOR TO FLOWERING IN SPRING OR SUMMER. IF REMOVAL IS TO OCCUR AFTER FLOWERING, IT IS RECOMMENDED THAT FLOWERS BE CUT OFF AND DISPOSED OF PRIOR TO GRUBBING. GRUBBED OUT MATERIALS SHOULD BE DISPOSED OF OFF-SITE IMMEDIATELY, SINCE MANY OF THESE SPECIES ARE STILL CAPABLE OF PROPAGATING POST-REMOVAL. DO NOT USE WEED MATERIALS FOR MULCH AND DO NOT PUT INTO COMPOST OR YARD WASTE BINS.

ONCE THE INVASIVE SPECIES HAVE BEEN REMOVED, YOU CAN ASSESS SITE SOIL QUALITY. CERTAIN INVASIVE SPECIES SUCH AS SCOTCH BROOM DISPERSES THOUSANDS OF SEEDS PER PLANT. IN EXTREME CASES, TOPSOIL REMOVAL MAY BE NECESSARY TO EVACUATE THE INVASIVE SEED BANK. DENSE NATIVE PLANTING IS RECOMMENDED AND HAS PROVEN SUCCESSFUL AT PREVENTING WEEDY AND/OR INVASIVE SPECIES FROM REEMERGING.

PROJECT INFORMATION

PROJECT NAME:
5236 WMW SINGLE FAMILY RESIDENCE

TAX PARCEL NUMBER:
192405-9324

SITE ADDRESS:
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

SITE AREA:
15,682 SQUARE FEET / 0.36 ACRES

JURISDICTION:
CITY OF MERCER ISLAND

AREA CALCULATIONS:
ONSITE WETLAND AREA
= XXXX SF
ONSITE 40-FOOT WETLAND BUFFER AREA
= XXXX SF

PURPOSE OF MITIGATION IS TO IMPROVE FUNCTIONS AND VALUES OF WETLAND AND WETLAND BUFFER.

SHEET INDEX:

W1.0 WETLAND MITIGATION PLAN WEST
W2.0 WETLAND MITIGATION PLAN EAST
W3.0 MITIGATION NOTES AND DETAILS

PROPERTY OWNER:
LEVEL CAPITAL, LLC
11250 KIRKLAND WAY, SUITE 100
KIRKLAND, WA 98033
(425) 605-3104

APPLICANT:
N5 ARCHITECTURE
SETH HALE
4200 STONE WAY NORTH
SEATTLE, WA 98103
(206) 300-5339
SETH@N5ARCHITECTURE.COM

CIVIL ENGINEER:
PACE ENGINEERS
DAN WESTLEY, P.E.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
(425) 827-2014

ARCHITECT:
N5 ARCHITECTURE
SETH HALE
4200 STONE WAY NORTH
SEATTLE, WA 98103
(206) 300-5339
SETH@N5ARCHITECTURE.COM

SURVEYOR:
PACE ENGINEERS, INC.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
(425) 827-2014

WETLAND BIOLOGIST:
MARK RIGOS, P.E.
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013
MARKRIGOS@HOTMAIL.COM

ARBORIST:
ARTIST TOUCH
ADAM HARKE
9608 WALL STREET
SNOHOMISH, WA 98296
(360) 739-5236

GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS INC.
MARC McGINNIS
2401 10TH AVE EAST
SEATTLE, WA 98102
(425) 747-5618

"NO NET LOSS" TABLE FOR 40 FOOT WETLAND BUFFER
WETLAND AREA = 6,985 SF
WETLAND 40-FOOT BUFFER AREA = 12,685 SF
PROPOSED WETLAND BUFFER SUBTRACTION AREA = 4,014 SF
PROPOSED WETLAND BUFFER AREA = 8,671 SF (WITH SUBTRACTION)
PROPOSED WETLAND BUFFER ADDITION AREA = 975 SF
PROPOSED WETLAND BUFFER = 9,646 SF (WITH ADDITION AND SUBTRACTION)
PROPOSED NET REDUCTION AREA IN WETLAND BUFFER = 3,039 SF
MERCER ISLAND CODE 19.07 DOES NOT HAVE A SPECIFIC MITIGATION CRITERIA FOR RESTORATION, BUT MI CODE CITES "NO NET LOSS".
"NO NET LOSS" = AN ECOLOGICAL CONCEPT WHEREBY CONSERVATION LOSSES IN ONE GEOGRAPHIC OR OTHERWISE DEFINED AREA ARE EQUALED BY CONSERVATION GAINS IN FUNCTION IN ANOTHER AREA.
BECAUSE MI CODE DOES NOT HAVE SPECIFIC MITIGATION RATIOS, KING COUNTY CODE 21A.24.340 WAS FOLLOWED FOR MITIGATION RATIOS, WHICH ARE:
WETLAND BUFFER RESTORATION AT 1:1 RATIO
ENTIRE WETLAND BUFFER AREA OF 9,646 SF IS PROPOSED TO BE RESTORED
WETLAND RESTORATION AT 1:1 RATIO
ALMOST ENTIRE WETLAND AREA OF 6,985 SF IS PROPOSED TO BE RESTORED
TOTAL RESTORATION AREA = 16,631 SF
RESTORATION OF BUFFER AND WETLAND (16,631 SF) > DECREASE IN WETLAND BUFFER 4,014-975=3,039 SF

PLANT MATERIALS FOR WETLAND AND WETLAND BUFFER RESTORATION

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TOTAL NUMBER	STRATUM	SPACING ON CENTER	MAX HEIGHT	SITE PLACEMENT	LIGHT NEEDS
BM	BIG LEAF MAPLE	ACER MACROPHYLLUM	2 GAL.	5	TREE	9'	100'	DRIER BUFFER	SHADE TOLERANT
SP	SHORE PINE	PINUS CONTORTA	2 GAL.	4	TREE	9'	60'	WETTER BUFFER	HIGHLY ADAPTABLE
PY	PACIFIC YEW	TAXUS BREVIFOLIA	2 GAL.	1	TREE	9'	80'	WETTER BUFFER	SHADE TOLERANT
SS	SITKA SPRUCE	PICEA SITCHENSIS	2 GAL.	7	TREE	9'	230'	SATURATED SOILS	SHADE INTOLERANT
WC	WESTERN RED CEDAR	THUJA PLICATA	2 GAL.	12	TREE	9'	230'	SATURATED SOILS	SHADE DEPENDENT
WH	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	2 GAL.	7	TREE	9'	200'	DRIER BUFFER	SHADE DEPENDENT
PW	PACIFIC WILLOW	SALIX LASIANDRA	2 GAL.	3	TREE	9'	50'	SATURATED SOILS	HIGHLY ADAPTABLE
SW	SITKA WILLOW	SALIX SITCHENSIS	2 GAL.	11	SHRUB	6'	20'	SATURATED SOILS	SHADE TOLERANT
RD	RED-OSIER DOGWOOD	CORNUS STOLONIFERA	2 GAL.	31	SHRUB	6'	20'	SATURATED SOILS	SHADE TOLERANT
VM	VINE MAPLE	ACER CIRCINATUM	2 GAL.	8	SHRUB	5'	25'	WETTER BUFFER	SHADE DEPENDENT
SB	SALMONBERRY	RUBUS SPECTABILIS	2 GAL.	48	SHRUB	5'	15'	WETTER BUFFER	HIGHLY ADAPTABLE
RE	RED ELDERBERRY	SAMBUCUS RACEMOSA	2 GAL.	22	SHRUB	6'	20'	WETTER BUFFER	HIGHLY ADAPTABLE
IP	INDIAN PLUM	OEMLERIA CERASIFORMIS	2 GAL.	20	SHRUB	6'	15'	DRIER BUFFER	SHADE DEPENDENT
NR	NOOTKA ROSE	ROSA NUTKANA	2 GAL.	7	SHRUB	5'	10'	WETTER BUFFER	SHADE TOLERANT
BT	BLACK TWINBERRY	LONICERA INVOLUCRATA	2 GAL.	26	SHRUB	5'	10'	SATURATED SOILS	SHADE TOLERANT
BR	BALD-HIP ROSE	ROSA GYMNOCARPA	2 GAL.	13	SHRUB	4'	7'	DRIER BUFFER	SHADE TOLERANT
O	SHORT OREGON GRAPE	BERBERIES NERVOSA	2 GAL.	49	SHRUB	4'	4'	DRIER BUFFER	SHADE TOLERANT
SF	WESTERN SWORD FERN	POLYSTICHUM MUNITUM	2 GAL.	82	FERN	3'	5'	DRIER BUFFER	SHADE TOLERANT
B	SMALL FRUITED BULRUSH	SCIRPUS MICROCARPUS	1 GAL.	27	RUSH	4.5'	3'	SATURATED SOILS	SHADE TOLERANT
LF	LADY FERN	ATHYRIUM FILIX-FEMINA	1 GAL.	145	FERN	3'	4'	WETTER BUFFER	SHADE TOLERANT
M	TALL MANNAGRASS	GLYCERIA ELATA	1 GAL.	51	GRASS	3'	4.5'	WATER'S EDGE	SHADE DEPENDENT
D	DEER FERN	BLECHUM SPICANT	1 GAL.	11	FERN	2'	2'	WETTER BUFFER	SHADE DEPENDENT

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:

DATE: 05/25/2024

W1.0

MATCH LINE

4'WDF

BRICK PATIO

2.1' 6.3' STRS

HEDGE

PROPOSED DRIVEWAY

S88°27'25"E / 259.63'

PROPOSED HOME

TREE#B

TREE#A

SET HUB

SET HUB

SET HUB

TREE#C

TREE#D

FOUND 1/2" ROD AND CAP "LS#37533" 0.8'W.

WETLAND BUFFER SUBTRACTION AREA=4,014 SF

DO NOT PLANT TREES IN THE EXISTING SANITARY SEWER EASEMENT. SHRUBS ARE ACCEPTABLE THOUGH. CONTRACTOR SHALL PROTECT EXISTING SEWER PIPE.

STEEP SLOPES

40' WETLAND BUFFER

WETLAND BUFFER

TREE#28

TREE#29

TREE#5

TREE#3

TREE#4

L=42.41'
R=90.00'
Δ=27°00'00"

L=20.39'
R=41.00'
Δ=28°30'00"

N44°00'00"W 110.09'

L=61.85'
R=150.00'
Δ=23°37'30"

N60°44'00"W 76.21'

S1°14'23"W 194.37'

N77°50'08"W 63.45'

WETLAND BOUNDARY

INSTALL TEMP. CHECKERED ORANGE NGPE FENCE APPROX. WHERE SHOWN OR ON PROPERTY LINE. BEHIND ORANGE FENCE, INSTALL BLACK SILT FENCE.

REMOVE ALL INVASIVE VEGETATION INSIDE WETLAND BUFFER WHICH INCLUDES MASSIVE AMOUNT OF ENGLISH IVY AND HIMALAYAN BLACKBERRY. SEE NOTES ON SHEET W1.0.

SAME SPECIES AS EXISTING NATIVE VEGETATION IN THE WETLAND BUFFER CAN REMAIN. THIS INCLUDES RED ALDER, SALMONBERRY, INDIAN PLUM, BIG LEAF MAPLE AND SWORD FERN.

PLANT SHRUBS PER SHRUB PLANTING DETAIL ON SHEET W3.0.

PLANT TREES PER TREE PLANTING DETAIL ON SHEET W3.0.

WETLAND BOUNDARY WAS RE-DELINEATED IN THE YEAR 2013.

SOUTH WETLAND BOUNDARY WAS NOT DELINEATED.

SEASONAL STREAMS

MI SP 79-6-016

MI LLA SUB08-003

LOT D
192405-9322

LOT 4B
192405-9045

LOT 3
192405-9323

WETLAND BUFFER ADDITION AREA = 975 SF (FROM 40' BUFFER TO NEW BUFFER)

INSTALL PERMANENT SPLIT RAIL FENCE PER DETAIL ON SHEET W3.0 FROM SITE'S WEST PROPERTY LINE TO SOUTH PROPERTY LINE.

PROPOSED WETLAND BUFFER

AREA IS CURRENTLY WELL VEGETATED, BUT SIGNIFICANT HIMALAYAN BLACKBERRY SHALL BE REMOVED AND REPLACED WITH NATIVE PLANTS.

FOUND ROD AND CAP "LS#37533" 0.8'W.

END NEW SPLIT RAIL FENCE AT SOUTH PROP. LINE.

EXISTING SANITARY SEWER PIPE

SET 5/8" ROD AND CAP "LS#33130"

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

WETLAND MITIGATION PLAN EAST

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:

DATE: 05/25/2024

W2.0

MILLS SINGLE FAMILY RESIDENTIAL (SFR)

GENERAL NOTES:

1. THE GOAL OF THIS MITIGATION PLAN IS TO PROVIDE EQUIVALENT OR GREATER HABITAT ASSOCIATED WITH STREAM AND WETLAND BUFFER RESTORATION. IT IS A 5-YEAR MONITORING PERIOD.

2. VEGETATION WILL HAVE 100% SURVIVAL RATE AFTER YEAR 1 AND 85% AFTER YEAR 2. VEGETATION WILL HAVE AN 80% SURVIVAL RATE THROUGH THE MONITORING PERIOD. THERE WILL BE LESS THAN 10% AERIAL COVER BY NON-NATIVE INVASIVE SPECIES IN THE MITIGATION AREA DURING THE ENTIRE MONITORING PERIOD.

3. SHRUB COVER WILL BE GREATER THAN 60% AFTER YEAR 1, AND GREATER THAN 60% AFTER YEAR 2, AND GREATER THAN 85% AFTER YEAR 5.

4. NON-NATIVE INVASIVE PLANTS WILL NOT MAKE UP MORE THAN 10% OF COVER IN ANY GROWING SEASON.

5. IF ANY MONITORING REPORT OR CITY INSPECTION SHOWS THAT MITIGATION IS NOT MEETING THESE PERFORMANCE STANDARDS, BOND HOLDER WILL WORK WITH CITY TO PERFORM CORRECTIVE ACTIONS APPROPRIATE TO THE MITIGATION: E.G., FAILING PLANTS WILL BE REPLACED, OTHER PLANT SPECIES WILL BE SUBSTITUTED, NON-NATIVE INVASIVE WILL BE REMOVED BY HAND WITHOUT PESTICIDES, ETC.

6. WHEN IT IS AVAILABLE, CONTACT INFORMATION MUST BE PROVIDED TO CITY FROM THE APPLICANT THAT INCLUDES NAMES, ADDRESSES, AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTING, AND PERFORMING REQUIRED MAINTENANCE AND MONITORING.

7. FOR THE FIRST YEAR FOLLOWING INSTALLATION, WATER THE MITIGATION AREA AT A RATE OF ONE INCH PER WEEK FROM JUNE THROUGH OCTOBER, IN WEEKS WHEN THERE IS LESS THAN ONE INCH OF RAINFALL. ALSO, THE MITIGATION AREA SHALL BE WATERED AS APPROPRIATE DURING THE VARIOUS SEASONS TO ENSURE A HIGH SHRUB SURVIVAL RATE.

8. IMPLEMENTATION OF THE MITIGATION PLAN MUST OCCUR DURING THE FIRST DORMANT SEASON FOLLOWING INSTALLATION. INSTALLATION MUST BE INSPECTED AND APPROVED BY CITY. THE INSTALLATION INSPECTION WILL VERIFY THAT SOILS HAVE BEEN DECONSOLIDATED AND AMENDED, PLANTS ARE INSTALLED ACCORDING TO DESIGN AND IN GOOD HEALTH, AREA HAS BEEN SEEDED, AND OTHER CONDITIONS HAVE BEEN MET. NURSERY INVOICES MUST BE PROVIDED TO INSPECTOR. ONCE APPROVED, MONITORING PERIOD BEGINS.

9. MONITORING PERIOD WILL BE FOR FIVE YEARS, WITH RESULTS OF ANNUAL MONITORING EVENTS REPORTED TO THE CITY. MONITORING MAY BE EXTENDED IF FINAL INSPECTION SHOWS RESTORATION HAS NOT ACHIEVED PERFORMANCE STANDARDS, UNTIL SUCH TIME AS PERFORMANCE STANDARDS HAVE BEEN MET.

10. MONITORING MUST INCLUDE DESCRIPTION/DATA FOR:
-PLANT SURVIVAL, VIGOR, AND ESTIMATED AERIAL COVERAGE
-OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
-RECEIPTS FOR OFFSITE DISPOSAL OF ANY DUMPING, WEEDS, OR INVASIVE PLANTS
-4"x6" COLOR PHOTOGRAPHS FROM PERMANENT PHOTO-POINTS AS SHOWN ON REVISED MITIGATION PLANS

11. THE MITIGATION AREA/BUFFER MUST BE IDENTIFIED USING PERMANENT SENSITIVE AREA BOUNDARY SIGNS INSTALLED IN TWO LOCATIONS. SIGNS ARE AVAILABLE FOR SALE AT THE KING COUNTY DPER CASHIER.

12. ANY DEFICIENCY DISCOVERED DURING ANY MONITORING OR INSPECTION VISIT MUST BE CORRECTED WITHIN 60 DAYS.

13. PRIOR TO BEGINNING ANY WORK, THE APPLICANT MUST PROVIDE A RESTORATION BOND OR ASSIGNMENT OF FUNDS PER CITY PROCEDURES. A BOND QUANTITY WORKSHEET WILL NEED TO BE COMPLETED BASED ON ALL ELEMENTS OF THE MITIGATION PLAN. THE TOTAL COST, PLUS CONTINGENCY FEES, WILL BE THE AMOUNT OF THE RESTORATION BOND THE APPLICANT IS REQUIRED TO PROVIDE. NOTE THAT THE APPROVED BOND WILL INCLUDE REQUIRED START DATE FOR MITIGATION CONSTRUCTION. BONDS ARE ELIGIBLE FOR REDUCTION TO MAINTENANCE STATUS AFTER SUCCESSFUL INSTALLATION INSPECTION, PROVIDING THAT IT ALSO MEETS PERFORMANCE STANDARDS ESTABLISHED IN THE MITIGATION PLAN AND CITY SENSITIVE AREA MITIGATION GUIDELINES (OCTOBER 2000).

14. STANDARDS: ALL WORK AND MATERIALS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND TO THE SPECIFICATIONS AND DETAILS SHOWN ON THESE PLANS.

15. CONTRACTOR'S QUALIFICATIONS: ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR CITY ECOLOGIST.

16. SITE CONDITIONS: THE APPLICANT SHALL IMMEDIATELY NOTIFY CITY OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE SITE CONDITIONS. THE LOCATIONS OF PLANTS AND THE QUANTITIES OF PLANTS SHOWN MAY BE MODIFIED IN THE FIELD BY THE LANDSCAPE DESIGNER AND / OR THE WETLAND BIOLOGIST BASED ON FIELD CONDITIONS AT THE TIME OF PLANTING.

17. PLANTS: PLANTS IN NUMBER AND SIZE ARE REQUIRED IN ACCORDANCE WITH APPROVED PLANS.

A. ORIGIN: PLANT MATERIALS SHALL BE NATIVE PLANTS, NURSERY GROWN IN THE PUGET SOUND AREA OF WASHINGTON. DUG PLANTS MAY ONLY BE USED UPON APPROVAL OF THE CITY.

B. HANDLING: PLANTS SHALL BE HANDLED SO AS TO AVOID ALL DAMAGE, INCLUDING BREAKING, BRUISING, ROOT DAMAGE, SUNBURN, DRYING, FREEZING OR OTHER INJURY. PLANTS MUST BE COVERED DURING TRANSPORT. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE IN A MANNER THAT COULD DAMAGE BRANCHES. PROTECT PLANT ROOTS WITH SHADE AND WET SOIL IN THE TIME PERIOD BETWEEN DELIVERY AND INSTALLATION. DO NOT LIFT CONTAINER STOCK BY TRUNKS, STEMS, OR TOPS. DO NOT REMOVE FROM CONTAINERS UNTIL READY TO PLANT. WATER ALL PLANTS AS NECESSARY TO KEEP MOISTURE LEVELS APPROPRIATE TO THE SPECIES HORTICULTURAL REQUIREMENTS. PLANTS SHALL NOT BE ALLOWED TO DRY OUT. ALL PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY UPON INSTALLATION. SOAK ALL CONTAINERIZED PLANTS THOROUGHLY PRIOR TO INSTALLATION. BARE ROOT PLANTS ARE SUBJECT TO THE FOLLOWING SPECIAL REQUIREMENTS, AND SHALL NOT BE USED UNLESS PLANTED BETWEEN NOVEMBER 1 AND MARCH 1, AND ONLY WITH THE PERMISSION OF THE LANDSCAPE DESIGNER AND CITY ECOLOGIST. BARE ROOT PLANTS MUST HAVE ENOUGH FIBROUS ROOT TO INSURE PLANT SURVIVAL. ROOTS MUST BE COVERED AT ALL TIMES WITH MUD AND/OR WET STRAW, MOSS, OR OTHER SUITABLE PACKING MATERIAL UNTIL TIME OF INSTALLATION. PLANTS WHOSE ROOTS HAVE DRIED OUT FROM EXPOSURE WILL NOT BE ACCEPTED AT INSTALLATION INSPECTION.

C. STORAGE: PLANTS STORED BY THE APPLICANT FOR LONGER THAN ONE MONTH PRIOR TO PLANTING SHALL BE PLANTED IN NURSERY ROWS, AND TREATED IN A MANNER SUITABLE TO THAT SPECIES HORTICULTURAL REQUIREMENTS. PLANTS MUST BE REINSPECTED BY THE WETLAND BIOLOGIST AND / OR LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

D. DAMAGED PLANTS: DAMAGED DRIED OUT, OR OTHERWISE MISHANDLED PLANTS WILL BE REJECTED AT INSTALLATION INSPECTION. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED FROM THE SITE.

E. PLANT NAMES: PLANT NAMES SHALL COMPLY WITH THOSE GENERALLY ACCEPTED IN THE NATIVE PLANT NURSERY TRADE. ANY QUESTION REGARDING PLANT SPECIES OR VARIETY SHALL BE REFERRED TO THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST OR CITY ECOLOGIST. ALL PLANT MATERIALS SHALL BE TRUE TO SPECIES AND VARIETY AND LEGIBLY TAGGED.

F. PLANT SUBSTITUTIONS: PLANT SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PERMISSION OF THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR CITY ECOLOGIST. SAME SPECIES SUBSTITUTIONS OF LARGER SIZE DO NOT REQUIRE SPECIAL PERMISSION.

G. QUALITY AND CONDITION: PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED, VIGOROUS, WITH WELL-DEVELOPED ROOT SYSTEMS, AND FREE OF PESTS AND DISEASES. DAMAGED, DISEASED, PEST-INFESTED, SCRAPED, BRUISED, DRIED OUT, BURNED, BROKEN, OR DEFECTIVE PLANTS WILL BE REJECTED. PLANTS WITH PRUNING WOUNDS OVER 1" IN DIAMETER WILL BE REJECTED.

H. ROOTS. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINERIZED, UNLESS EXPLICITLY AUTHORIZED BY THE LANDSCAPE DESIGNER. ROOT BOUND PLANTS OR B&B PLANTS WITH DAMAGED, CRACKED OR LOOSE ROOTBALLS WILL BE REJECTED. BARE ROOT PLANTINGS OF WOODY MATERIAL IS ALLOWED ONLY WITH PERMISSION FROM THE LANDSCAPE DESIGNER.

I. SIZES. PLANT SIZES SHALL BE AT LEAST THE SIZE INDICATED IN THE PLANT SCHEDULE. LARGER STOCK IS ACCEPTABLE PROVIDED THAT IT HAS NOT BEEN CUT BACK TO SIZE SPECIFIED, AND THAT THE ROOT BALL IS PROPORTIONATE TO THE SIZE OF THE PLANT. MEASUREMENTS, CALIPER, BRANCHING AND BALLING AND BURLAPPING SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).

J. FORM: EVERGREEN TREES, IF USED, SHALL HAVE SINGLE TRUNKS AND SYMMETRICAL, WELL-DEVELOPED FORM. DECIDUOUS TREES SHALL BE SINGLE TRUNKED UNLESS SPECIFIED AS MULTI-STEM IN THE PLANT SCHEDULE. SHRUBS SHALL HAVE MULTIPLE STEMS, AND BE WELL-BRANCHED.

K. PLANTING: PLANTING SHALL BE DONE IN ACCORDANCE WITH ILLUSTRATED DETAILS IN THE MITIGATION PLAN SET AND ACCEPTED INDUSTRY STANDARDS.

L. WEEDING: EXISTING AND EXOTIC VEGETATION IN THE MITIGATION AND BUFFER AREAS WILL BE HAND WEEDED FROM AROUND ALL NEWLY INSTALLED PLANTS AT THE TIME OF INSTALLATION. NO CHEMICAL CONTROL OF VEGETATION ON ANY PORTION OF THE SITE IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CITY.

M. COMPOST: ALL LANDSCAPED AREAS DENUDED OF VEGETATION AND ALL PLANTING PIT AREAS SHALL RECEIVE NO LESS THAN 2" OF COMPOST AFTER PLANTING. COMPOST SHALL BE KEPT WELL AWAY (AT LEAST 2") FROM THE TRUNKS AND STEMS OF WOODY PLANTS. COMPOST SHALL BE CEDAR GROVE PURE COMPOST OR APPROVED EQUAL. NO BARK PRODUCTS OR SAWDUST WILL BE PERMITTED. WEED-FREE STRAW MAY BE REQUIRED FOR APPLICATION OVER COMPOST FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

N. SITE CONDITIONS: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE DESIGNER AND WETLAND BIOLOGIST OF DRAINAGE OR SOIL CONDITIONS LIKELY TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF PLANTS. PLANTING OPERATIONS SHALL NOT BE CONDUCTED UNDER THE FOLLOWING CONDITIONS: FREEZING WEATHER, WHEN THE GROUND IS FROZEN, EXCESSIVELY WET WEATHER, EXCESSIVELY WINDY WEATHER, OR IN EXCESSIVE HEAT.

O. PLANT LOCATIONS: LOCATIONS SHALL BE AS DEPICTED IN THE APPROVED PLAN SET. THE LANDSCAPE DESIGNER AND / OR WETLAND BIOLOGIST MAY CHANGE THE LOCATIONS OF PLANTINGS SHOWN ON PLANS BASED ON FIELD CONDITIONS.

P. PLANTING IN PITS: PLANTING PITS SHALL BE CIRCULAR OR SQUARE WITH VERTICAL SIDES, AND SHALL BE 6" DEEPER AND 12" LARGER IN DIAMETER THAN THE ROOT BALL OF THE PLANT. BREAK UP THE SIDES OF THE PIT IN COMPACTED SOILS. SET PLANTS UPRIGHT IN PITS, WITH CROWN OF ROOT BALL 2"-3" ABOVE FINAL GRADE. BURLAP SHALL BE REMOVED FROM THE PLANTING PIT. BACKFILL SHALL BE TAMPED DOWN FIRMLY.

Q. WATER: PLANTS SHALL BE WATERED MIDWAY THROUGH BACKFILLING, AND AGAIN UPON COMPLETION OF BACKFILLING. A RIM OF EARTH SHALL BE MOUNDED AROUND THE BASE OF THE TREE OR SHRUB NO CLOSER THAN THE DRIP LINE, EXCEPT ON STEEP SLOPES OR IN HOLLOWS. PLANTS SHALL BE WATERED A SECOND TIME WITHIN 24-48 HOURS AFTER INSTALLATION.

R. INTERMEDIATE INSPECTIONS: ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND /OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.

18. HAND SEEDING: SEEDING IS REQUIRED AS DESCRIBED IN APPROVED PLANS,

A. TIMING: SEEDING SHALL NOT TAKE PLACE UNTIL MULCHING IS COMPLETE. CONTRACTOR SHALL INSURE THAT AREAS TO RECEIVE SEED ARE CLEAN OF DEBRIS AND THAT FINAL GRADES ARE CORRECT. SEEDING SHALL BE PERFORMED AFTER OTHER PLANT INSTALLATION IS COMPLETE. SEEDING IS THE FINAL STEP OF THE INITIAL INSTALLATION; SITE SHALL BE CLOSED TO ALL VEHICLES AND FOOT TRAFFIC SHALL BE MINIMIZED AFTER SEEDING IS COMPLETE. SEEDING SHALL NOT TAKE PLACE WHEN THE GROUND IS FROZEN OR IN WINDY WEATHER. SEEDS SHALL BE HAND BROADCAST OR BY MECHANICAL HAND POWERED SPREADER, WITH AS EVEN DISTRIBUTION AS FEASIBLE. AREAS WITHIN 6"-12" OF STEMS OF INSTALLED PLANTS SHALL NOT BE SEEDED.

B. SEED MIX: USE WETLAND SEED MIX IN WETLAND AREA AND BUFFER SEED MIX FOR WETLAND BUFFER AREAS. THE MIX SHOULD BE COMPOSED OF WEIGHT PERCENTAGES SPECIFIED IN THE TABLE. ALL SEED MATERIALS SHALL BE FREE OF WEED SEEDS OR OTHER FOREIGN MATTER DETRIMENTAL TO PLANT GROWTH. NOTE: SEED MIX SHOULD BE ORDERED AS EARLY AS POSSIBLE TO INSURE AN ADEQUATE SUPPLY OF SPECIFIED NATIVE SEED. SEED MIX SHALL NOT INCLUDE CLOVER, PERENNIAL GRASS OR TURF GRASS.

C. POST SEEDING EROSION CONTROL: SCATTER 2" OF CERTIFIED WEED-FREE STRAW ON ALL BARE GROUND AFTER SEEDING IS COMPLETE AND INSPECTED, FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

19. MAINTENANCE: MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH CITY SENSITIVE AREAS MITIGATION GUIDELINES (2000) AND APPROVED PLANS.

A. SURVIVAL: THE APPLICANT SHALL BE RESPONSIBLE FOR THE HEALTH OF 100% OF ALL NEWLY INSTALLED PLANTS FOR ONE GROWING SEASON AFTER INSTALLATION HAS BEEN ACCEPTED BY CITY ECOLOGIST (SEE PERFORMANCE STANDARDS). A GROWING SEASON IS DEFINED AS OCCURRING FROM SPRING (MARCH 15 – MARCH 15, FOLLOWING YEAR). FOR FALL INSTALLATION, THE GROWING SEASON WILL BEGIN THE FOLLOWING SPRING. THE APPLICANT SHALL REPLACE ANY PLANTS THAT ARE FAILING, WEAK, DEFECTIVE IN MANNER OF GROWTH, OR DEAD DURING THIS GROWING SEASON, AS DIRECTED BY THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

B. INSTALLATION TIMING FOR REPLACEMENT PLANTS: THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST SHALL DETERMINE TIMING OF THE INSTALLATION FOR REPLACEMENT PLANTS.

C. DURATION AND EXTENT: IN ORDER TO ACHIEVE PERFORMANCE STANDARDS, THE APPLICANT SHALL HAVE THE MITIGATION AREA MAINTAINED FOR THE DURATION OF THE MONITORING PERIOD, 5 YEARS. MAINTENANCE WILL INCLUDE WATERING, WEEDING AROUND BASE OF INSTALLED PLANTS, PRUNING, FERTILIZING, REPLACEMENT, REMOVAL OF DEAD MATERIAL (OTHER THAN FALLEN LOGS, LARGE WOODY DEBRIS, ETC), RESTAKING, AND ANY OTHER MEASURES NEEDED TO INSURE PLANT SURVIVAL. ALL MAINTENANCE SHALL BE DIRECTED BY THE LANDSCAPE DESIGNER AND / OR WETLAND BIOLOGIST.

D. STANDARDS FOR REPLACEMENT PLANTS: REPLACEMENT PLANTS SHALL MEET THE SAME STANDARDS FOR SIZE AND TYPE AS THOSE SPECIFIED FOR ORIGINAL INSTALLATION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST. REPLACEMENT PLANTS SHALL BE INSPECTED AS DESCRIBED ABOVE FOR THE ORIGINAL INSTALLATION.

E. REPLANTING: PLANTS THAT HAVE SETTLED IN THEIR PLANTING PITS TOO DEEP, TOO SHALLOW, LOOSE, OR CROOKED SHALL BE REPLANTED AS DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

20. MONITORING: MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED MITIGATION / RESTORATION MONITORING PLAN.

A. VEGETATION MONITORING: SAMPLING POINTS OR TRANSECTS WILL BE ESTABLISHED FOR VEGETATION MONITORING, AND PHOTO-POINTS ESTABLISHED FROM WHICH PHOTOS WILL BE TAKEN THROUGHOUT THE MONITORING PERIOD. LINEAR TRANSECTS ARE THE PREFERRED METHOD FOR VEGETATION MONITORING FOR THIS SITE. NO LESS THAN ONE (1) – 25 METER TRANSECTS WILL BE ESTABLISHED IN THE RESTORATION AREA. PERMANENT TRANSECT LOCATION(S) MUST BE IDENTIFIED ON RESTORATION SITE PLANS IN THE FIRST MONITORING REPORT (THEY MAY BE DRAWN ON APPROVED RESTORATION PLANS BY HAND). EACH TRANSECT SHALL DETAIL HERB, SHRUB, AND TREE AERIAL COVER AT RADII OF 1M, 5M, AND 10M RESPECTIVELY, USING THE BRAUN-BLANQUET RELEVE METHOD OR OTHER ACCEPTABLE FIELD METHOD.

B. PHOTOPOINTS: NO LESS THAN THREE (3) PHOTOPOINTS WILL BE ESTABLISHED – PHOTOGRAPHS WILL BE TAKEN FROM AT LEAST THREE (3) POINTS WITHIN THE RESTORATION AREA TO VISUALLY DEPICT THE CONDITION OF THE RESTORATION AREA.

C. REPORTS: MONITORING REPORTS SHALL BE SUBMITTED AFTER THE END OF EACH GROWING SEASON (BY NOVEMBER 15) FOR FIVE (5) CONSECUTIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION INSPECTION. MONITORING REPORTS MUST INCLUDE DESCRIPTION / DATA FOR:

I. PLANT SURVIVAL, VIGOR, AND AERIAL COVERAGE FROM EVERY PLANT COMMUNITY (TRANSECT DATA)
II. SITE HYDROLOGY, INCLUDING EXTENT OF INUNDATION, SATURATION, DEPTH TO GROUNDWATER, FUNCTION OF
ANY HYDROLOGIC STRUCTURES, INPUTS, OUTLETS, ETC.
III. SLOPE CONDITION, SITE STABILITY, ANY STRUCTURES OR SPECIAL FEATURES
IV. BUFFER CONDITIONS, E.G. SURROUNDING LAND USE, USE BY HUMANS, WILD AND DOMESTIC CREATURES
V. OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
VI. SOILS, INCLUDING TEXTURE,
MUNSELL COLOR, ROOTING AND OXIDIZED RHIZOSPHERES
VII. RECEIPTS FOR OFF-SITE DISPOSAL OF ANY
DUMPING, WEEDS, OR INVASIVE PLANTS
VIII. RECEIPTS FOR ANY STRUCTURAL REPAIR OR REPLACEMENT
IX. 4" X 6" COLOR PHOTOGRAPHS TAKEN FROM PERMANENT PHOTO-POINTS AS SHOWN ON MONITORING PLAN.

D. CONTINGENCY PLAN: SHOULD ANY MONITORING REPORT REVEAL THE MITIGATION HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, A CONTINGENCY PLAN WILL BE SUBMITTED. THE CONTINGENCY PLAN MAY RANGE IN COMPLEXITY FROM A LIST OF PLANTS SUBSTITUTED, TO CROSS-SECTIONS OF PROPOSED ENGINEERED STRUCTURES. ONCE APPROVED, IT MAY BE INSTALLED, AND WILL REPLACE THE APPROVED MITIGATION PLAN. IF THE FAILURE IS SUBSTANTIAL, THE CITY MAY EXTEND THE MONITORING PERIOD FOR THAT MITIGATION.

PREPARATION AND PLANTING NOTES:

1. ENSURE THAT ALL NON-NATIVE VEGETATION SUCH AS HIMALAYAN BLACKBERRY HAS BEEN REMOVED IN THE MITIGATION AREAS.

2. DECONSOLIDATE DISTURBED SOIL TO A MINIMUM DEPTH OF 12". SPREAD 2" (TWO INCHES) OF VEGETATIVE COMPOST OVER BARE SOILS WITHIN MITIGATION AREA.

3. MIX INTO SOIL TO A DEPTH OF 12" (TWELVE INCHES) USING A ROTOTILLER OR A SHOVEL.

4. PUT PLANTS IN THEIR PLACES ACCORDING TO THE APPROVED BASIC MITIGATION PLAN.

5. DIG SQUARE BOTTOMED HOLES FOR PLANTS, TWICE THE SIZE OF CONTAINER (SEE SHRUB PLANTING DETAIL).

6. SCORE EDGES OF PLANTING HOLE WITH SHOVEL, SO THAT ROOTS CAN TRAVEL OUTSIDE HOLE.

7. LOOSEN PLANT ROOTS SLIGHTLY, AND PLACE IN CENTER OF HOLE, UPRIGHT AND LEVEL WITH GROUND SURFACE.

8. AFTER ALL PLANTS HAVE BEEN PLANTED, HANDSEED OVER THE ENTIRE RESTORATION AREA. USE APPROXIMATELY 1-2 POUNDS OF GRASS SEED MIX PER 1,000 SQ. FT. OF MITIGATION AREA USING THE SEED MIXES NOTED BELOW.

9. WATER THE MITIGATION PLANTS WITH WATER RIGHT AFTER PLANTING. CONTINUE TO WATER AS NECESSARY TO ENSURE PLANT SURVIVAL.

10. PLAN SHOWS PLANTS ARRANGED IN NATURALIZED CLUSTERS. PLAN SHOWS CERTAIN PLANTS IN THE WETTER BUFFER AND DRIER BUFFER, ACCORDING TO THEIR WATER AND LIGHT NEEDS.

5' TO GRADE

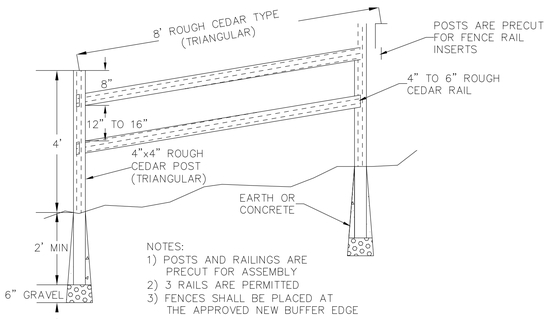
PRE-PRINTED PLASTIC SIGN

ATTACH SIGN TO POST WITH TWO 5/16 GALVANIZED LAG BOLTS WITH WASHERS

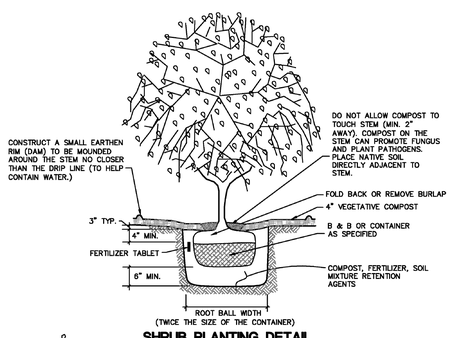
8' 4X4 CEDAR OR PREASURE-TREATED POST SET 3' INTO HOLE

WETLAND/STREAM SIGN INSTALLATION DETAIL
NTS

1. WETLAND/STREAM SIGN SHALL BE POSTED AT THE NEW WETLAND BUFFER.
2. ONE SIGN SHALL BE POSTED WHERE SHOWN ON THE PLAN. SIGNS MAY ALSO BE ATTACHED TO FENCES.
3. SIGNS SHALL NOT SAY KING COUNTY ON THEM.



SPLIT-RAIL CEDAR FENCE DETAIL
NTS



SHRUB PLANTING DETAIL
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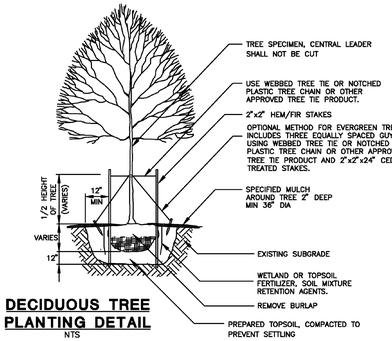
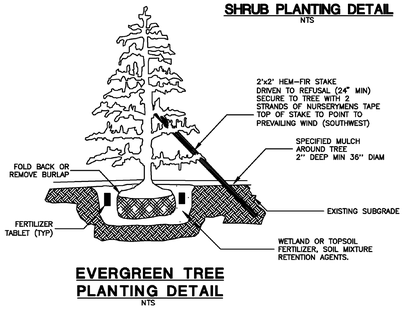


DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
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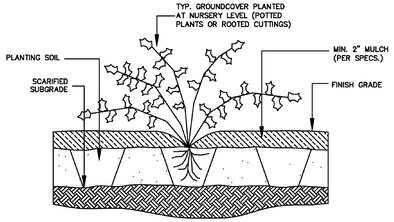


GROUNDCOVER PLANTING DETAIL
NTS

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

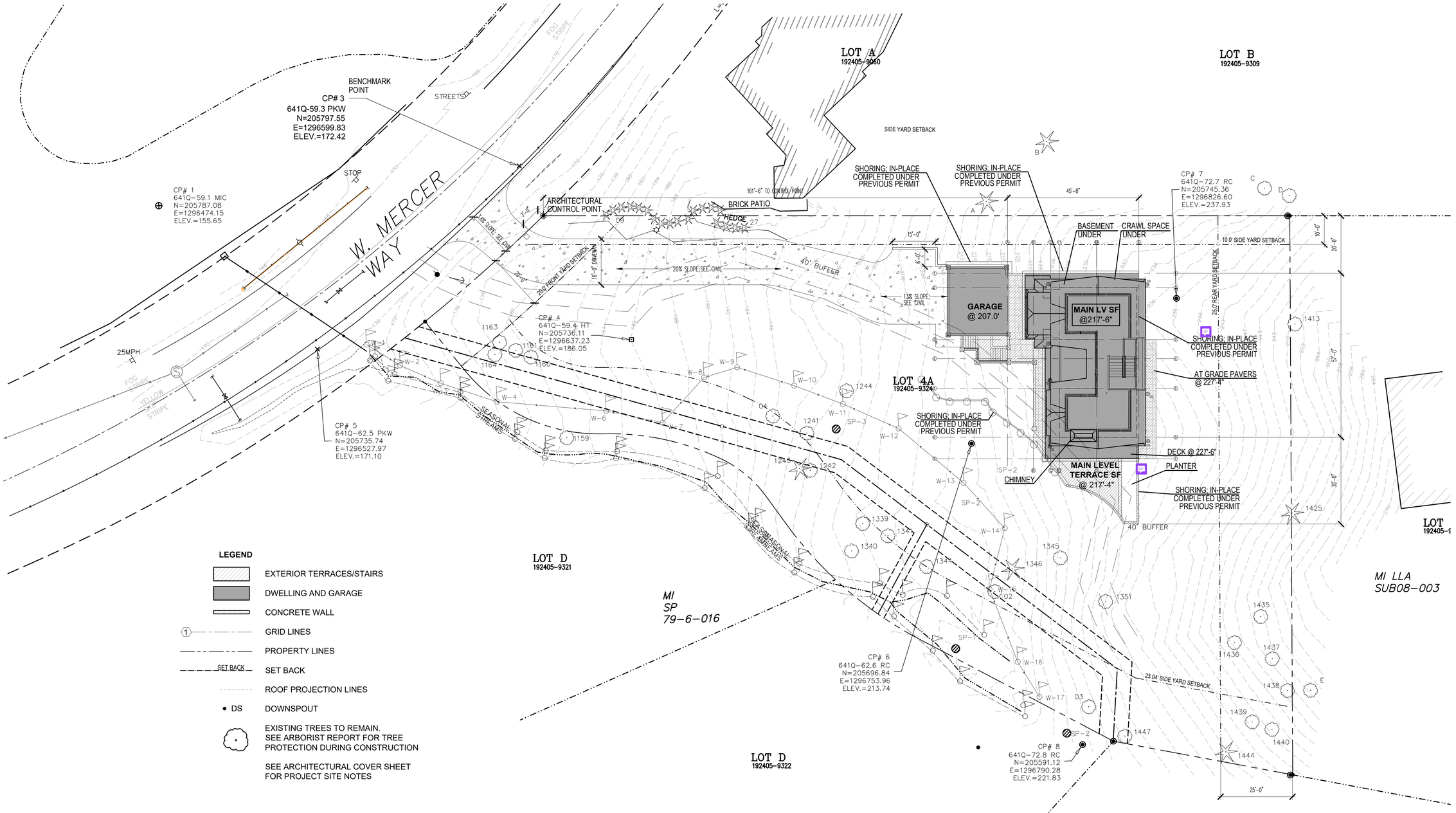
5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:

DATE: 05/25/2024

MITIGATION NOTES AND DETAILS

W3.0



LEGEND

- EXTERIOR TERRACES/STAIRS
- DWELLING AND GARAGE
- CONCRETE WALL
- GRID LINES
- PROPERTY LINES
- SET BACK
- ROOF PROJECTION LINES
- DS — DOWNSPOUT
- EXISTING TREES TO REMAIN. SEE ARBORIST REPORT FOR TREE PROTECTION DURING CONSTRUCTION

SEE ARCHITECTURAL COVER SHEET FOR PROJECT SITE NOTES

MINIMUM SIDE YARD SETBACK:

LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH.

REQUIRED SIDE YARD WIDTH= 194.37' x 17% = 33.04'
NORTH PL SIDE YARD = 10.0'
SOUTH PL SIDE YARD = 23.04'

NOTES

- SEE SITE SURVEY A0.3 FOR EXISTING GRADE
- SEE CIVIL DRAWINGS FOR TREE PROTECTION, SITE GRADING DRIVE WAY & SITE UTILITIES
- SEE WET LAND DRAWING FOR SITE MITTIGATION REQUIREMENTS
- SEE CIVIL SHEET C0.2 FOR ARBORIST AND TREE REMOVAL, COMPLETED UNDER PREVIOUS PERMIT

(IN FEET)
1 inch = 16ft.

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10009 REGISTERED ARCHITECT SETH LENTON HALE STATE OF WASHINGTON

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125

SDCI PERMIT#: XXX

DATE 12/12/2024

MARK REVISION
PERMIT

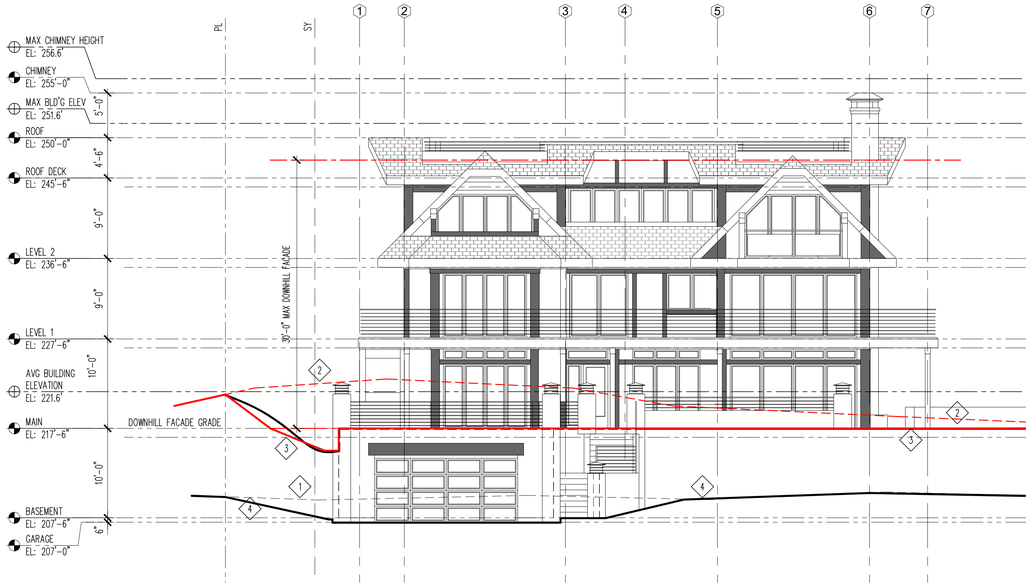
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
SITE PLAN
GENERAL PLAN

SHEET NUMBER:
A1.0



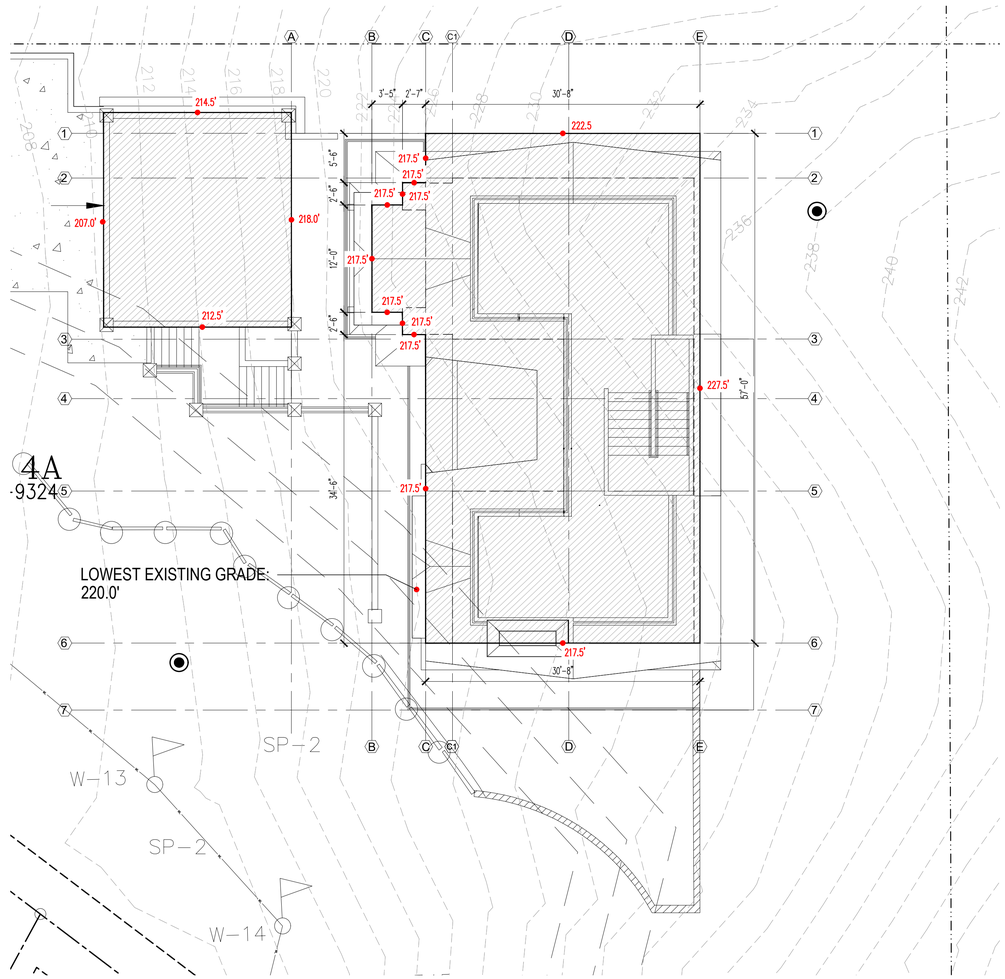
1 DOWNHILL FACADE ELEVATION
BUILDING FOOTPRINT

SCALE 1/8" = 1'

KEY NOTES:

1. EXISTING GRADE AT WEST FACADE OF GARAGE
2. EXISTING GRADE AT WEST FACADE DWELLING
3. FINISH GRADE AT DOWNHILL FACADE OF DWELLING
4. FINISH GRADE AT WEST FACADE OF GARAGE; GARAGE IS SEPARATE STRUCTURE

BUILDING HEIGHT	
AVERAGE BUILDING ELEVATION	221.6 FEET
ALLOWABLE BUILDING HEIGHT (ABE + 30 FT)	251.6 FEET
PROPOSED BUILDING HEIGHT	250'-0"
BENCHMARK ELEVATION	172.42 FEET
BENCHMARK DESCRIPTION AT W MERCER WAY SEE A0.3 SITE SURVEY	CP #3 641Q-59.3 PKW N=205797.55 E=1296599.83
MAXIMUM HEIGHT OF TOP EXTERIOR WALL FACADE ABOVE LOWEST EXISTING GRADE (30 FT MAX)	25'-6"
ABE & ALLOWED BUILDING HEIGHT SHOWN ON ELEVATIONS-PLAN SHEET #	A1.0a, A3.1,A3.2, A3.3,A3.4
TOPO SURVEY ACCURACY ATTESTED ON PLAN SHEET #	A0.3



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ABE CALCULATION
BUILDING FOOTPRINT

SCALE 1/8" = 1'

AVERAGE BUILDING ELEVATION

$$\frac{222.5'(30.67') + 227.5'(57.0') + 217.5'(20.67') + 217.5'(34.5') + 217.5'(2.58') + 217.5'(2.5') + 217.5'(3.42') + 217.5'(12.0') + 217.5'(3.42') + 217.5'(2.5') + 217.5'(2.58') + 217.5'(5.5')}{(30.67') + (57.0') + (20.67') + (34.5') + (2.58') + (2.5') + (3.42') + (12.0') + (3.42') + (2.5') + (2.58') + (5.5')} =$$

$$\frac{6824.1 + 12967.5 + 4495.7 + 7503.8 + 561.2 + 543.8 + 743.9 + 2610.0 + 743.9 + 543.8 + 561.2 + 1196.3}{177.34'} =$$

$$\frac{39295.2}{177.34'} = 221.6'$$

AVG BUILDING ELEVATION = 221.6'
MAX BUILDING HEIGHT = 251.6'

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MARK	REVISION	DATE
	PERMIT	12/12/2024

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
AVERAGE BUILDING ELEVATION

SHEET NUMBER:
A1.0a

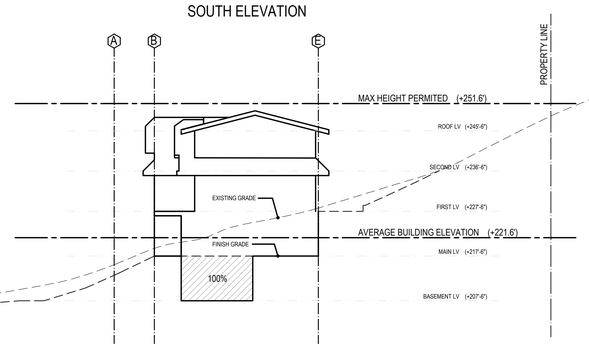
HARDSCAPE AREA	
FLOOR NAME	FLOOR AREA (SF)
UNCOVERED DECKS	1,111 SF
UNCOVERED PATIOS	607 SF
WALKWAYS	0 SF
STAIRS	108 SF
ROCKERIES/ RET. WALLS	61 SF
TOTAL HARDSCAPE	1,887 SF
TOTAL PERCENTAGE	5.1%

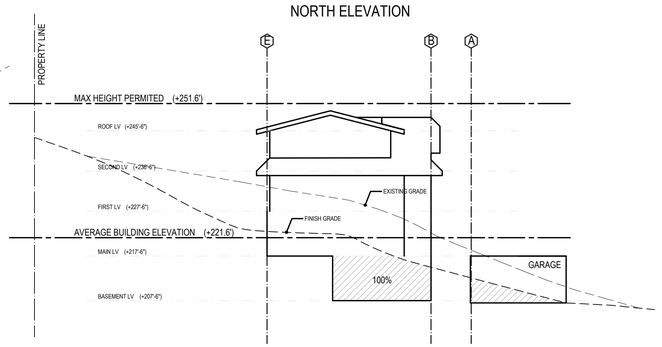
ALLOWABLE HARDSCAPE	
GROSS LOT AREA	37,350 SF
9% OF LOT AREA:	
ALLOWED HARDSCAPE	3,361.5 SF
PROPOSED GROSS FLOOR AREA	1,887 SF
PROPOSED % OF LOT AREA	5%

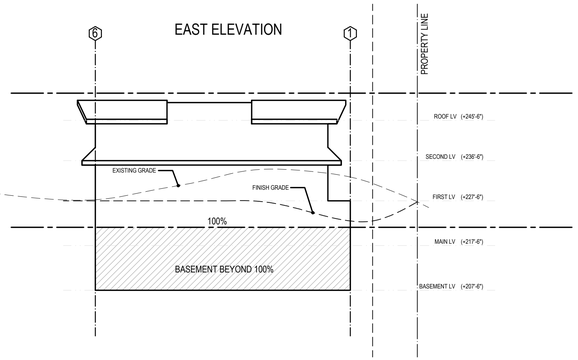
GROSS BUILDING AREA	
FLOOR NAME	FLOOR AREA (SF)
ROOF LEVEL	0 SF
LEVEL3	1,267 SF
LEVEL2	1,542 SF
LEVEL1	1,841 SF
BASEMENT	984 SF
GARAGE	518 SF
TOTAL GROSS FLOOR AREA	6152 GSF

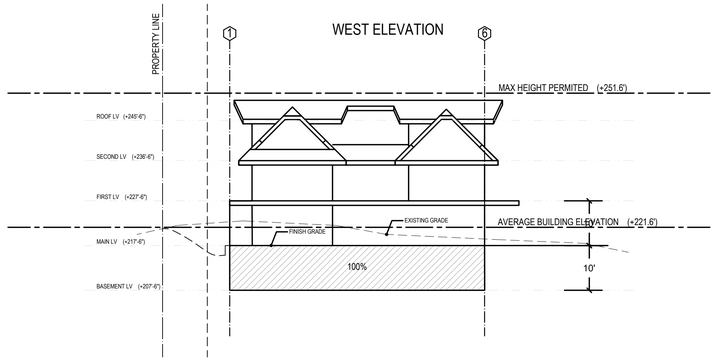
BASEMENT AREA EXCLUDED	984 SF
ACTUAL TOTAL BUILDING AREA	5,168 SF

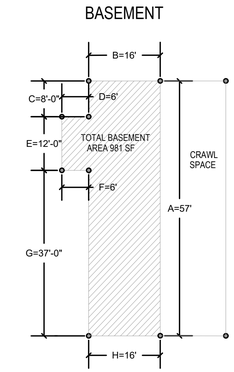
- SEE SHEET A1.0c FOR LOT COVERAGE CALCULATION











LEGEND

- BUILDING AREA
- GRID LINES
- PROPERTY LINES
- SET BACK
- ROOF PROJECTION LINES

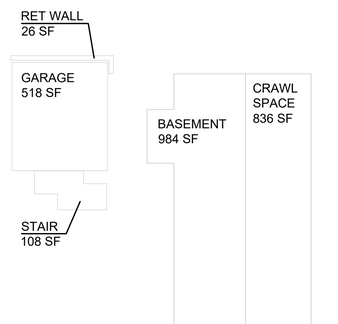
ALLOWABLE GROSS FLOOR AREA	
GROSS LOT AREA	37,350 SF
12,000 SF OR 40% OF LOT AREA:	
ALLOWED GROSS FLOOR AREA	12,000 SF
PROPOSED GROSS FLOOR AREA	6,152 SF
PROPOSED % OF LOT AREA	16%

BASEMENT GROSS FLOOR AREA CALCULATION

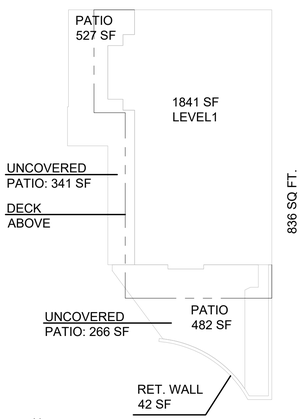
984 SF x [(57'x100%) + (16'x100%) + (8'x100%) + (6'x100%) + (12'x100%) + (6'x100%) + (37x100%) + (16'x100%) = (57'+16'+8'+9'+6'+12' + 6' + 37' + 16')

984 SF x 100% = 984 SF BASEMENT PORTION EXCLUDED FROM GROSS AREA

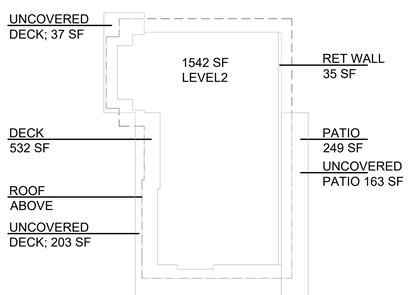
- GROSS BASEMENT AREA = 0 SF



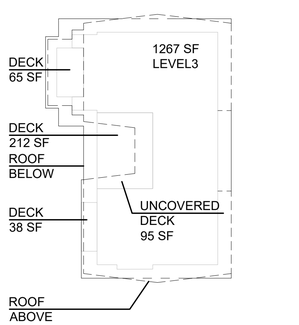
N GROSS AREA
BASEMENT/GARAGE SCALE 1/16" = 1'



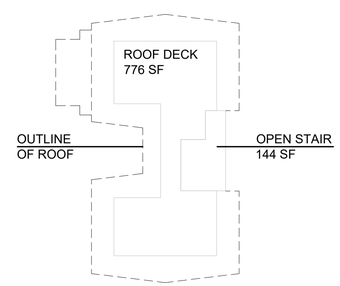
N GROSS AREA
LEVEL1 SCALE 1/16" = 1'



N GROSS AREA
LEVEL2 SCALE 1/16" = 1'



N GROSS AREA
LEVEL3 SCALE 1/16" = 1'



N GROSS AREA
ROOF SCALE 1/16" = 1'

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MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125

SDCI PERMIT#: XXX

DATE 12/12/2024

MARK REVISION
PERMIT

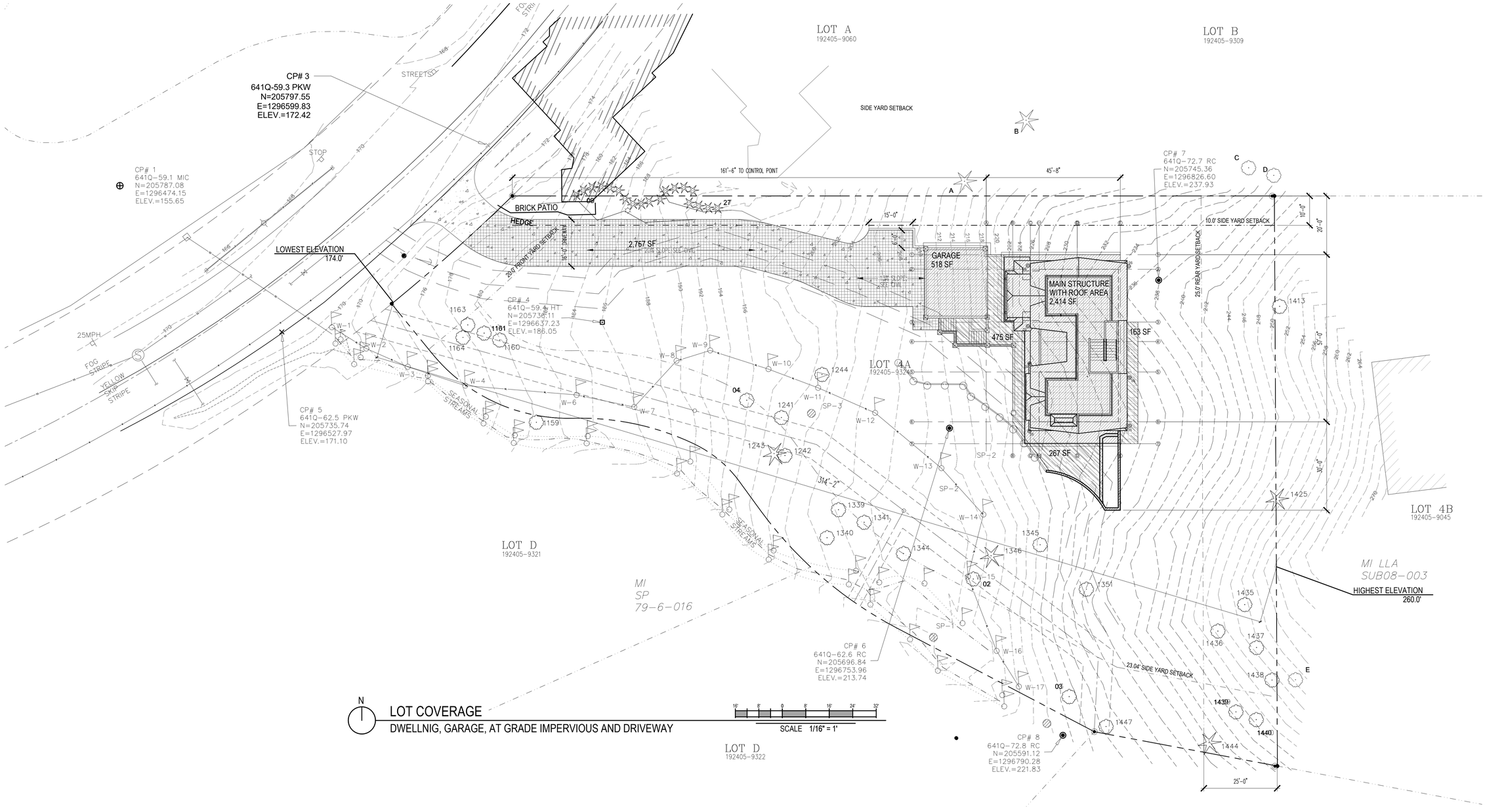
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
BUILDING AREA
GROSS FLOOR AREA

SHEET NUMBER:
A1.0b



LOT SLOPE	
HIGHEST ELEVATION POINT OF LOT	260 FEET
LOWEST ELEVATION POINT OF LOT	174 FEET
ELEVATION DIFFERENCE	86 FEET
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	314.17 FEET
LOT SLOPE	27.4 %

LOT COVERAGE	
GROSS LOT AREA	37,350 SF
ALLOWED LOT COVERAGE (35%)	13,072.5 SF
MAIN STRUCTURE W/ROOF AREA	2,414 SF
GARAGE	518 SF
COVERED PATIOS AND DECKS	1001 SF
DRIVEWAY	2,757 SF
TOTAL IMPERVIOUS AREA	6,394 SF
PROPOSED LOT COVERAGE	17.2%

LEGEND

- MAIN STRUCTURE AND GARAGE WITH ROOF INCLUDED
- IMPERVIOUS DECK
- DRIVEWAY (IMPERVIOUS)
- LANDSCAPE AREA
- GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK

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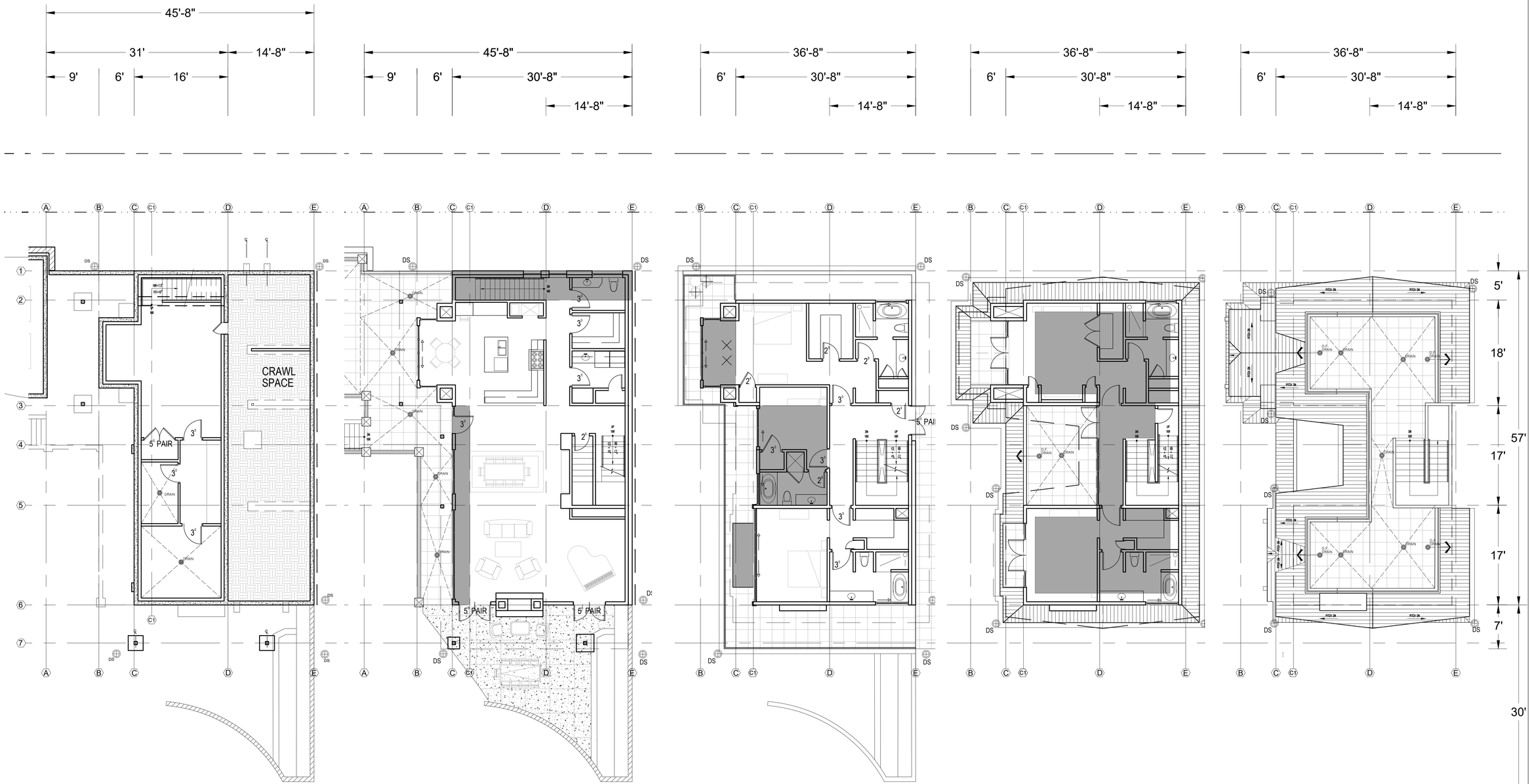
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
LOT COVERAGE

SHEET NUMBER:
A1.0c



1 BASEMENT LEVEL
UNDER GROUND BELOW EXISTING GRADE

2 LEVEL1

3 LEVEL2

4 LEVEL3

5 ROOF

8' 4' 0 4' 8' 12' 16'
SCALE 1/8" = 1'

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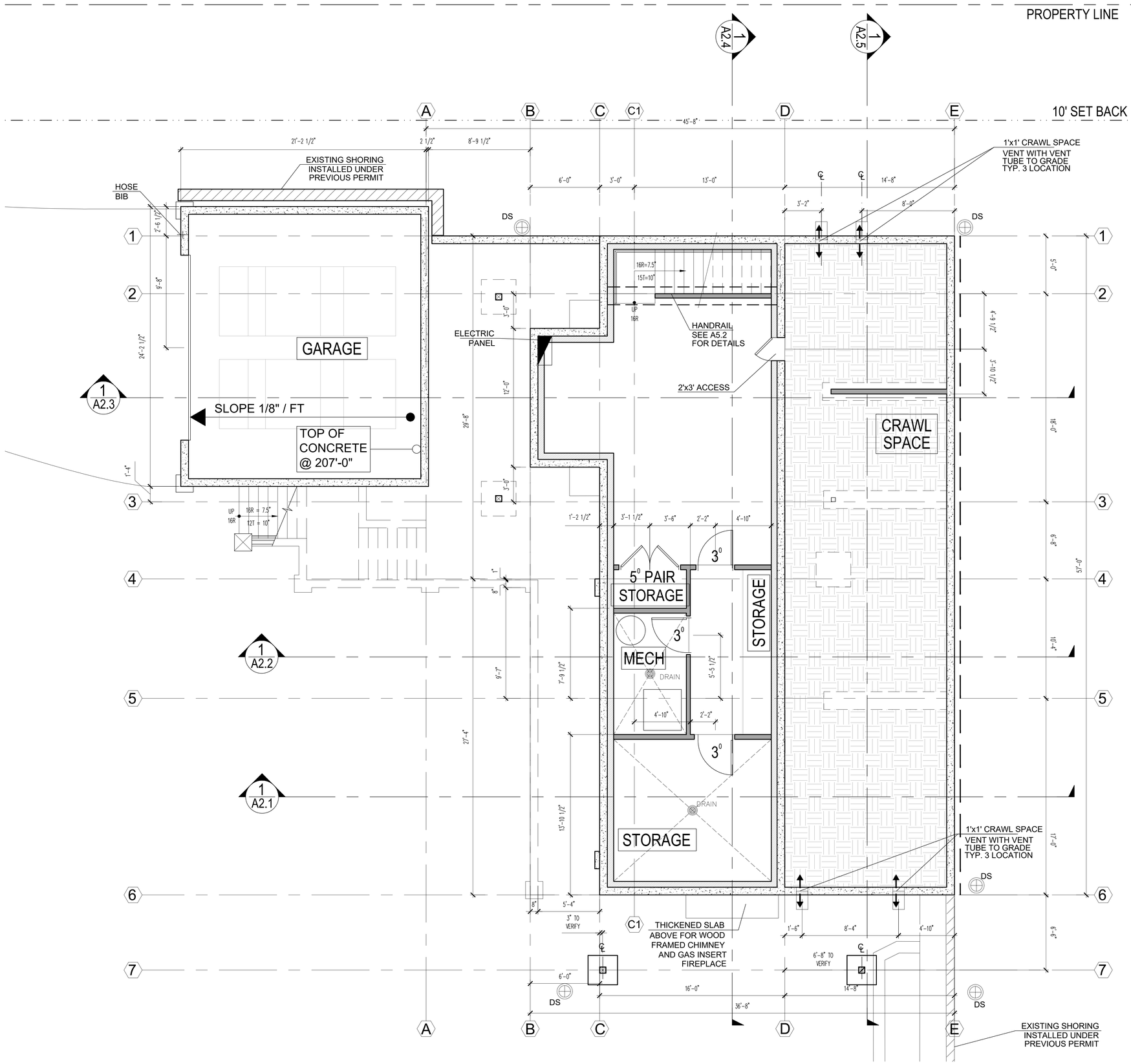
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
FLOORPLAN
KEY PLANS

SHEET NUMBER:
A1.1



N

FRAMING PLAN
BASEMENT LEVEL

SCALE 1/4" = 1'

FLOOR AREA	984 SF

CRAWL SPACE VENTING
CRAWL SPACE = 780 SF
780 SF/ 300 = 2.6 SF REQUIRED
12"x12" x 4 VENTS PROVIDE = 4 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND

- EXTERIOR TERRACE OVER HEATED SPACE. 2" LOWER THAN INTERIOR UPPER LV SF
- 2x6 EXTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- FLAT WALL — FLAT WALL
- GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK
- UPPER LV PROJECTION LINES
- SG — SAFETY GLAZING
- HOSE BIB
- DS — DOWNSPOUT

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PROJECT TEAM:
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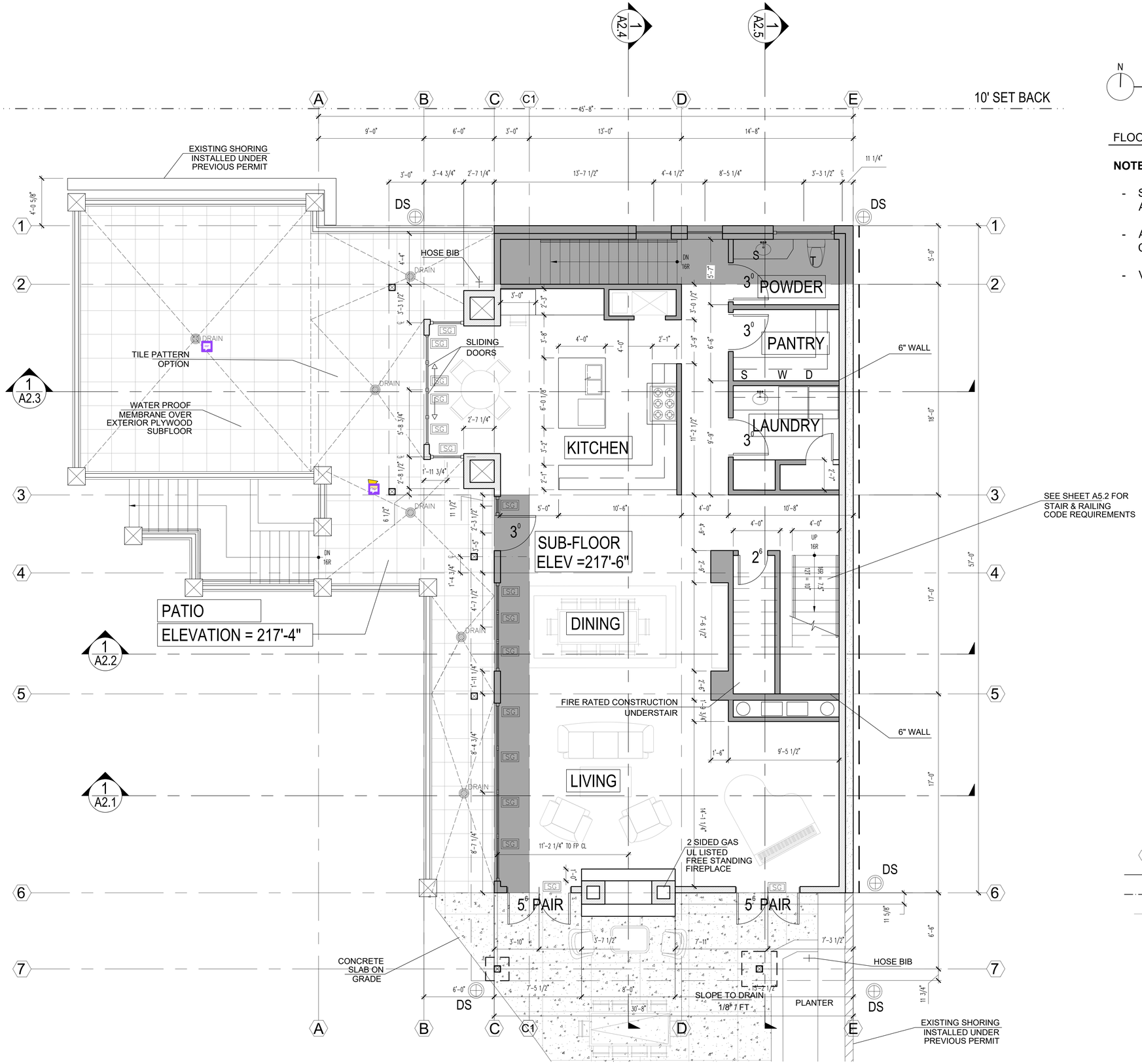
PROJECT NUMBER:
2023.014

SHEET TITLE:
BASEMENT FLOOR PLAN

SHEET NUMBER:
A1.1a



N

FRAMING PLAN
MAIN LEVEL

SCALE 1/4" = 1'

FLOOR AREA	1,820 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND

- EXTERIOR TERRACE OVER HEATED SPACE. 2" LOWER THAN INTERIOR UPPER LV SF
- 2x6 EXTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- FLAT WALL — FLAT WALL
- GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK
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- SG — SAFETY GLAZING
- HOSE BIB
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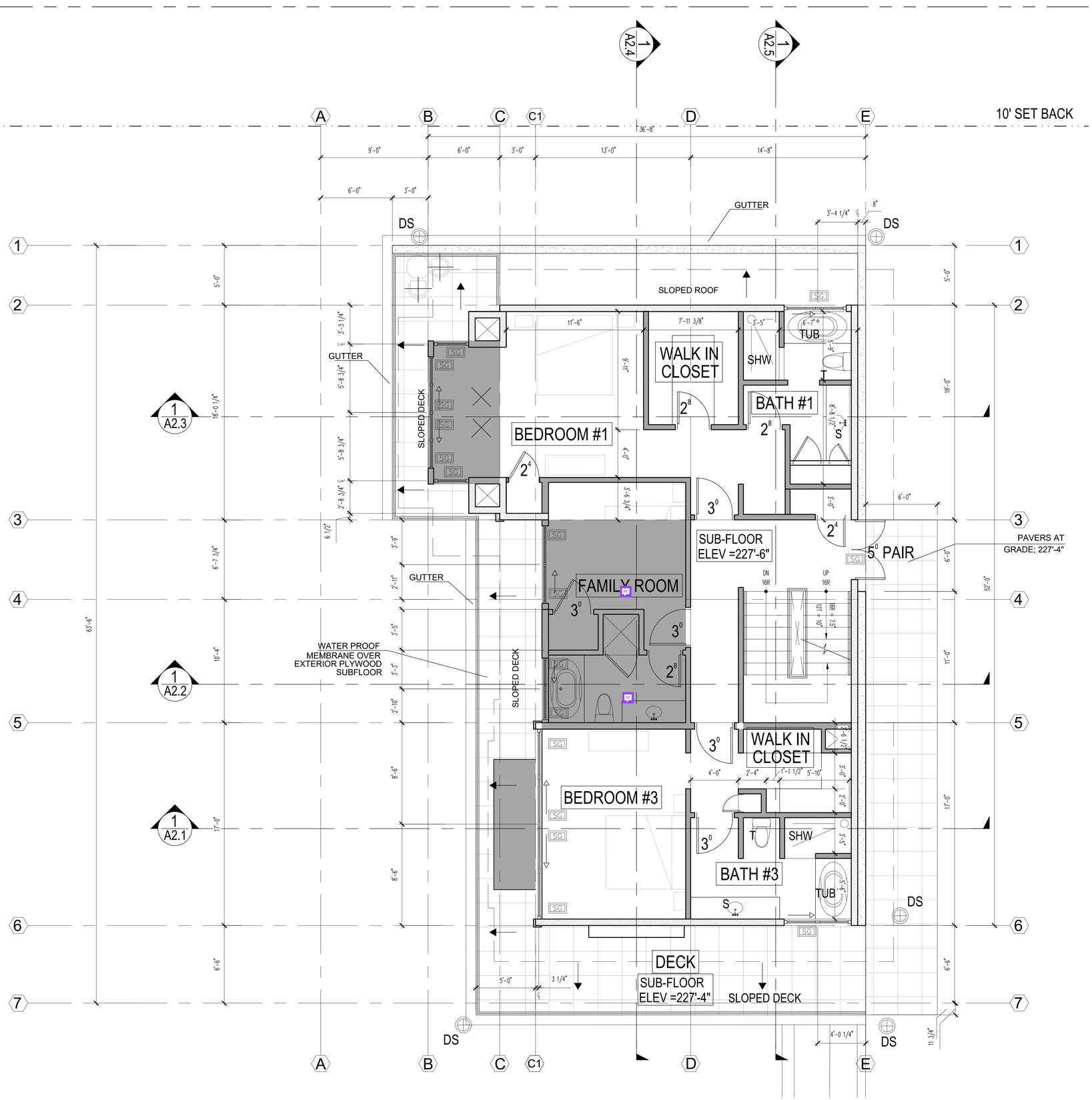
PROJECT NUMBER:
2023.014

SHEET TITLE:
MAIN FLOOR PLAN

SHEET NUMBER:
A1.1b



N

FRAMING PLAN

FIRST LEVEL

4' 2' 0 2' 4' 6' 8'

SCALE 1/4" = 1'

FLOOR AREA	1,533 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND

- EXTERIOR TERRACE OVER HEATED SPACE. 2" LOWER THAN INTERIOR UPPER LV SF
- 2x6 EXTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- FLAT WALL — FLAT WALL
- 1 — GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK
- UPPER LV PROJECTION LINES
- SG — SAFETY GLAZING
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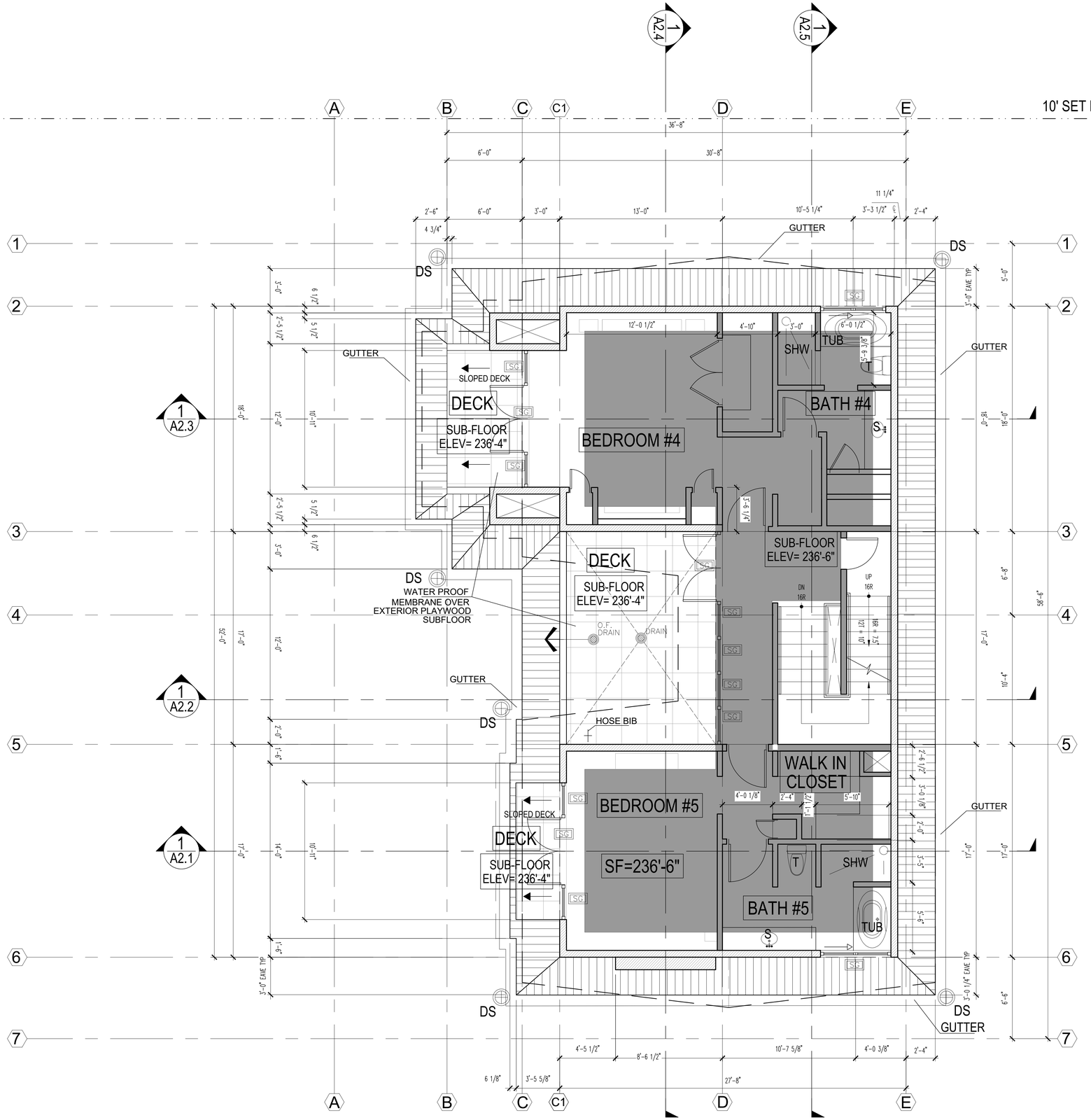
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A1.1c



N

FRAMING PLAN
SECOND LEVEL

SCALE 1/4" = 1'

FLOOR AREA 1,228 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND

- EXTERIOR TERRACE OVER HEATED SPACE. 2" LOWER THAN INTERIOR UPPER LV SF
- 2x6 EXTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- FLAT WALL — FLAT WALL
- 1 — GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK
- UPPER LV PROJECTION LINES
- SG — SAFETY GLAZING
- HOSE BIB
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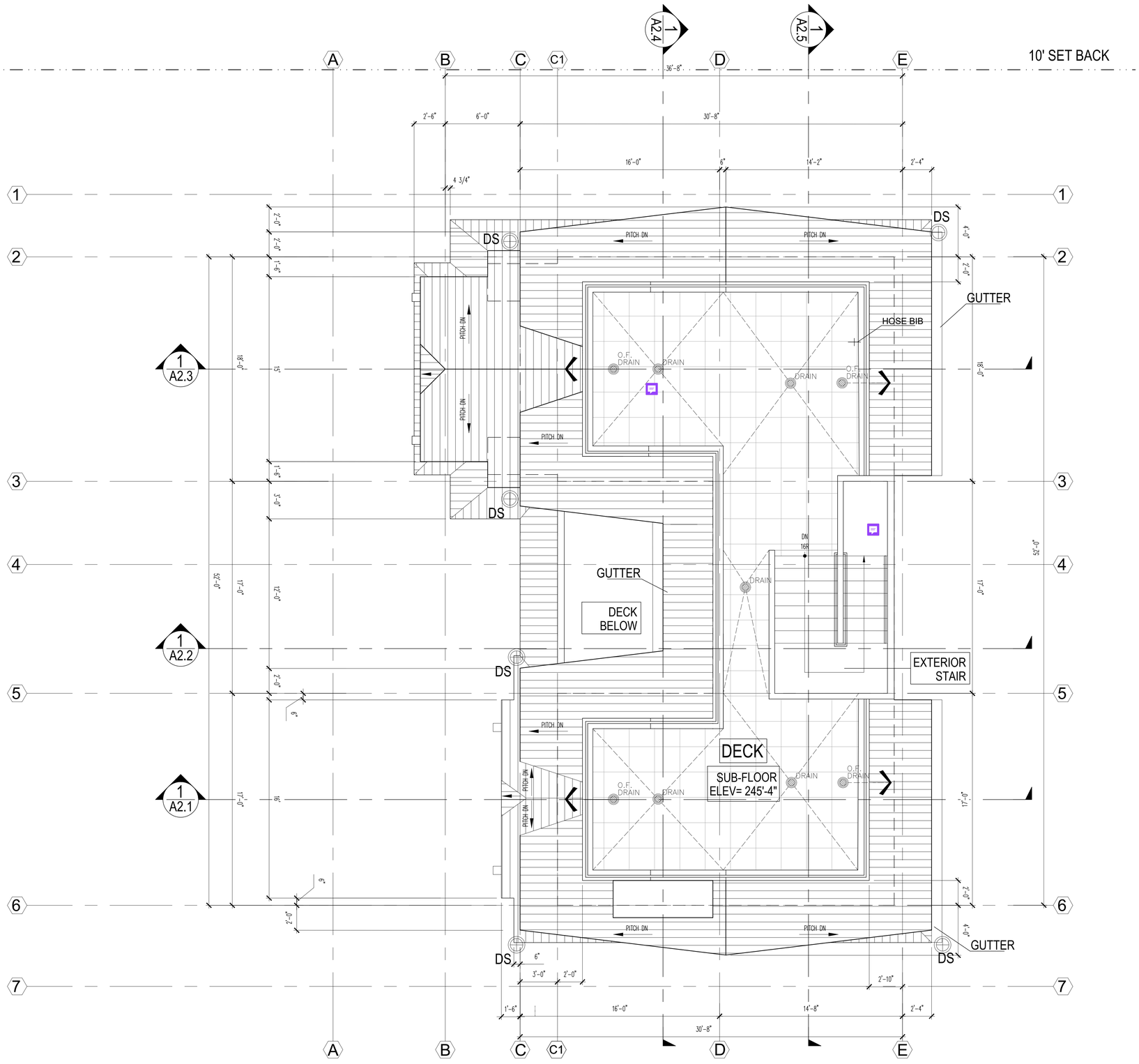
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A1.1d



N

FRAMING PLAN
ROOF LEVEL

4' 2' 0 2' 4' 6' 8'

SCALE 1/4" = 1'

ROOF DECK	773 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION

LEGEND

- EXTERIOR TERRACE OVER HEATED SPACE. 2" LOWER THAN INTERIOR UPPER LV SF
- 2x6 EXTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- FLAT WALL — FLAT WALL
- 1 — GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK
- UPPER LV PROJECTION LINES
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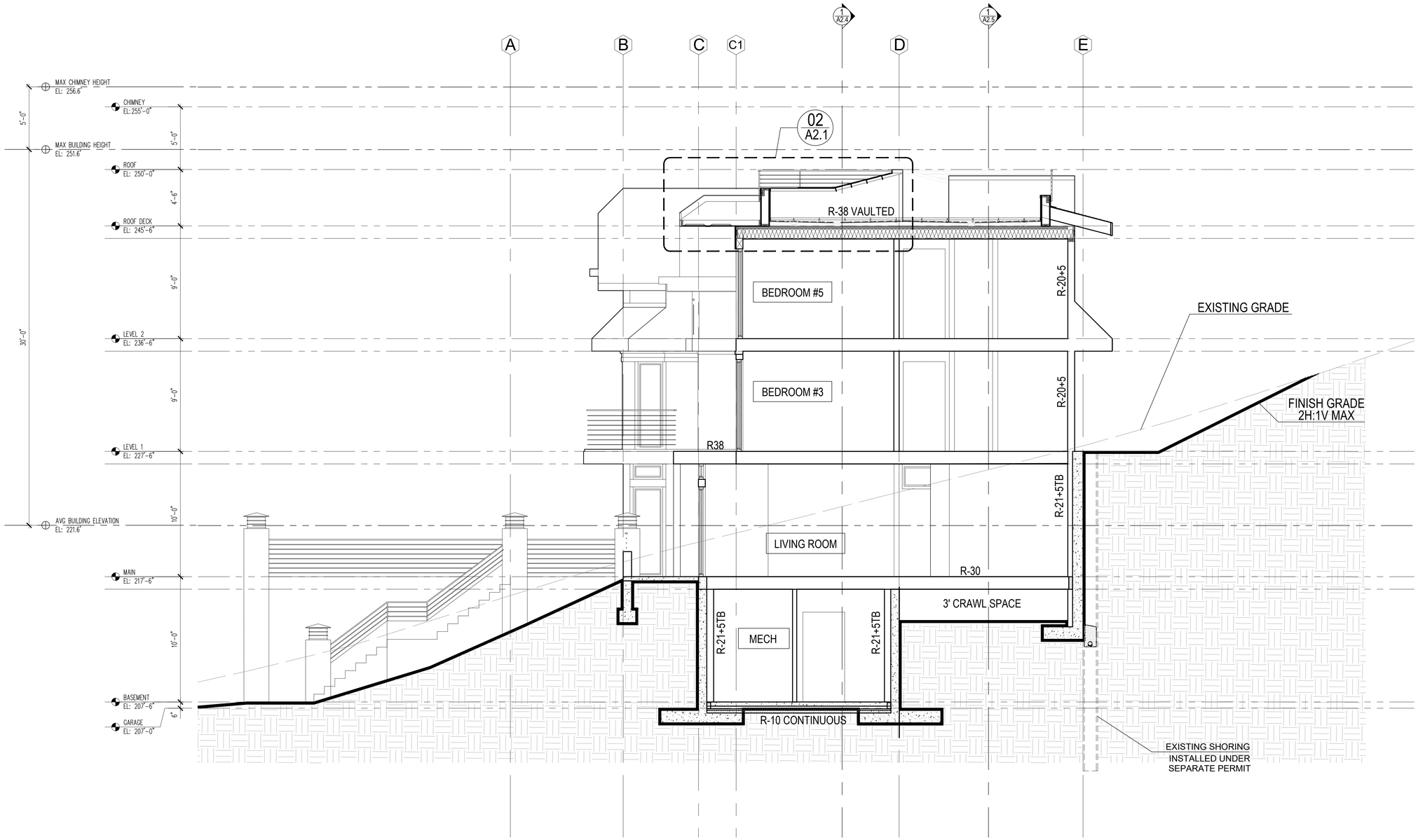
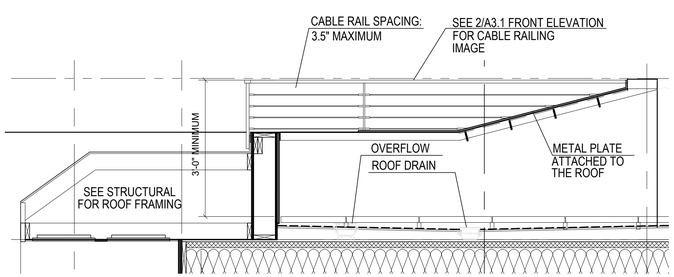
SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A1.1e



1 SECTION

SCALE 1/4" = 1'



2 ROOF DETAIL TYPICAL

SCALE 1/2" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.5 FOR STAIR DETAILS
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS

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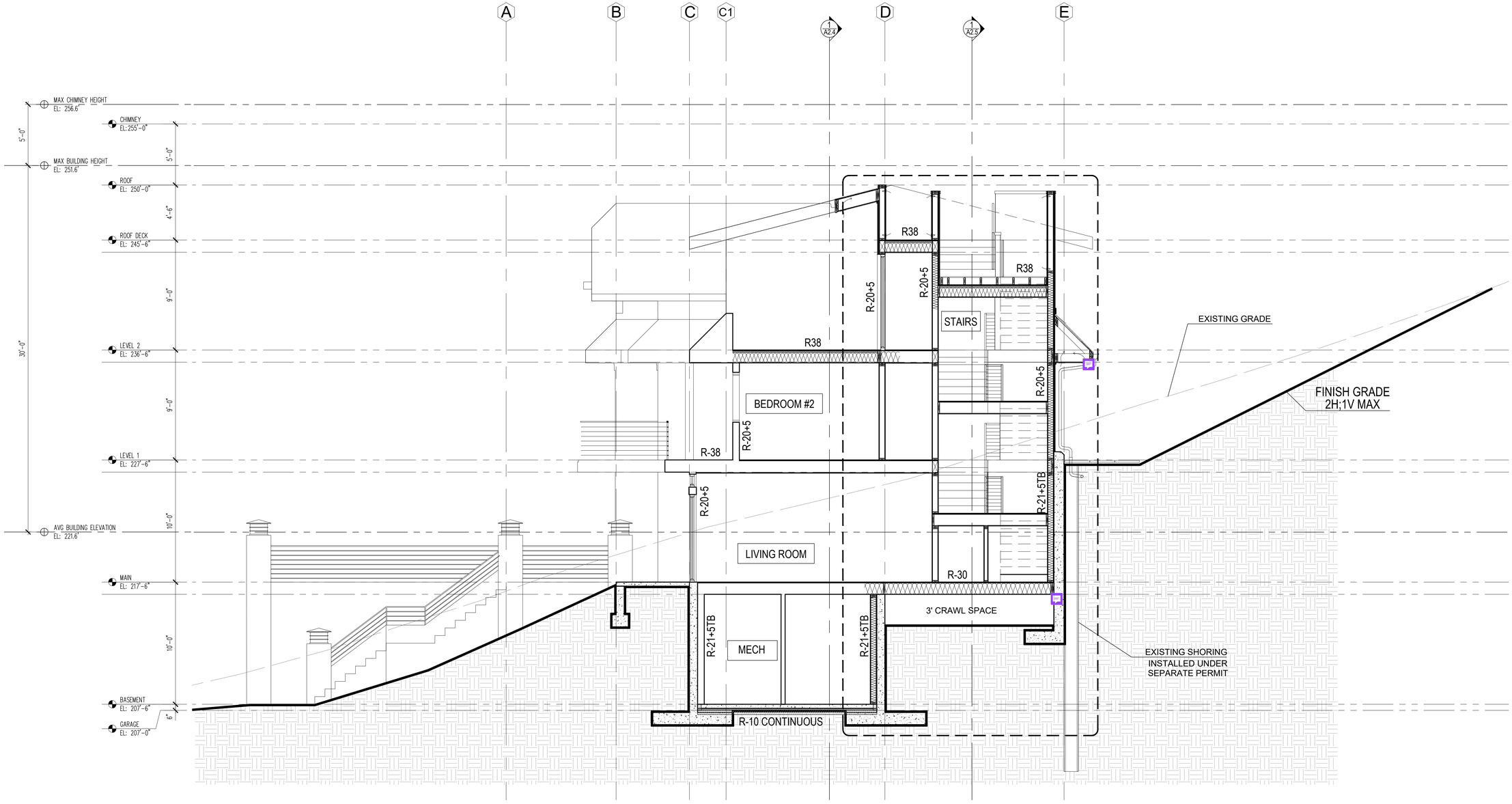
PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL SOUTH SECTION

SHEET NUMBER:
A2.1



1 SECTION

SCALE 1/4" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE 2/A2.5 FOR STAIR DETAILS
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS

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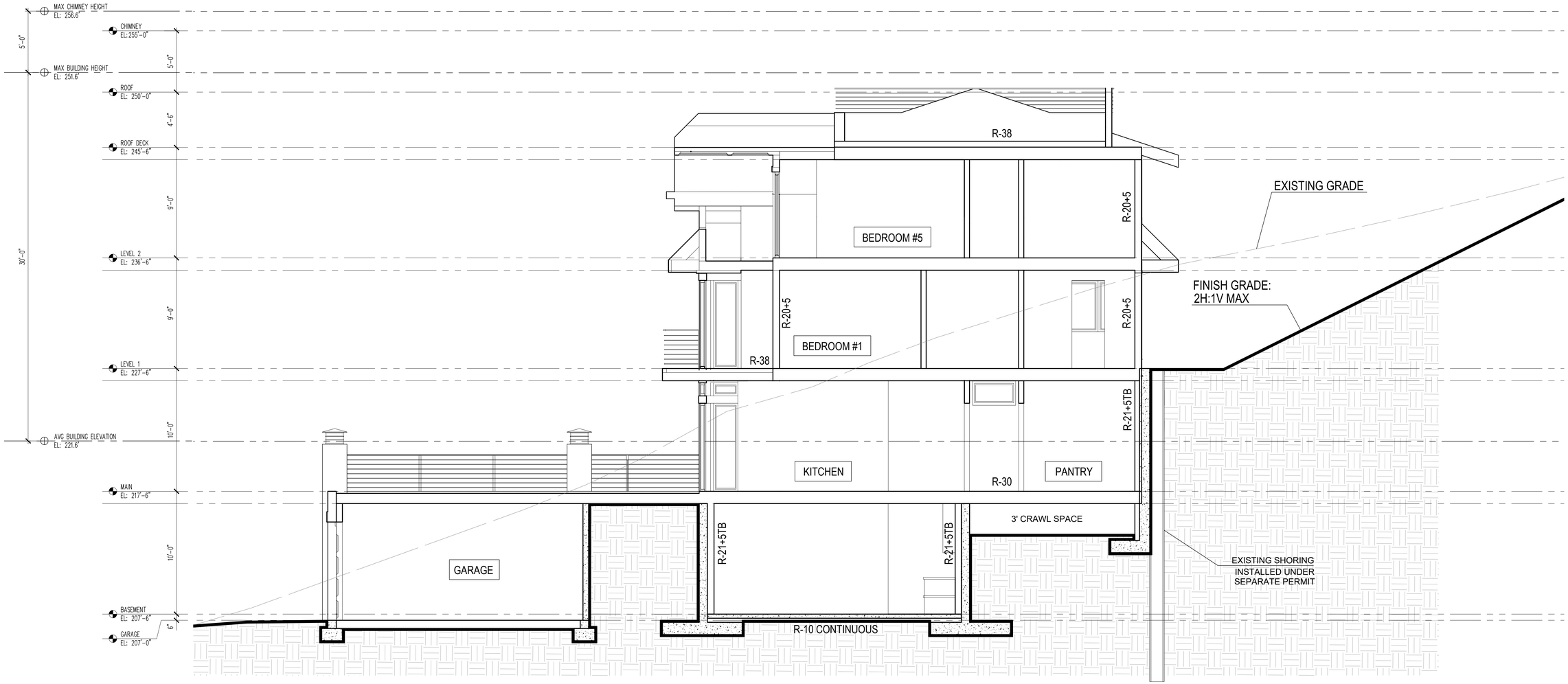
2023.014

SHEET TITLE:
STAIR SECTION

SHEET NUMBER:
A2.2



1 SECTION

SCALE 1/4" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.5 FOR STAIR DETAILS
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS

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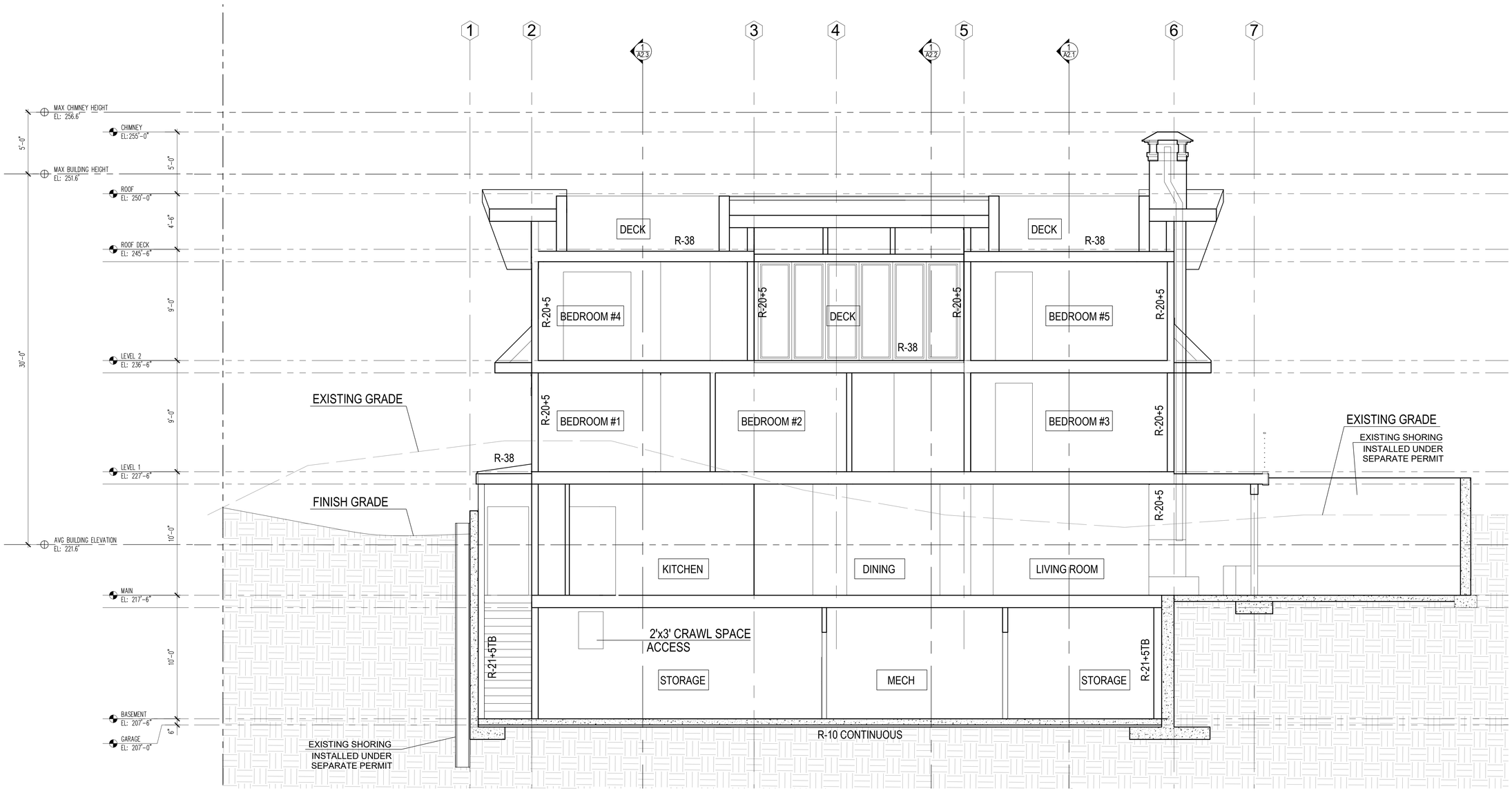
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
NORTH SECTION

SHEET NUMBER:
A2.3



1 SECTION

4' 2' 0 2' 4' 6' 8'

SCALE 1/4" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.5 FOR STAIR DETAILS
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS

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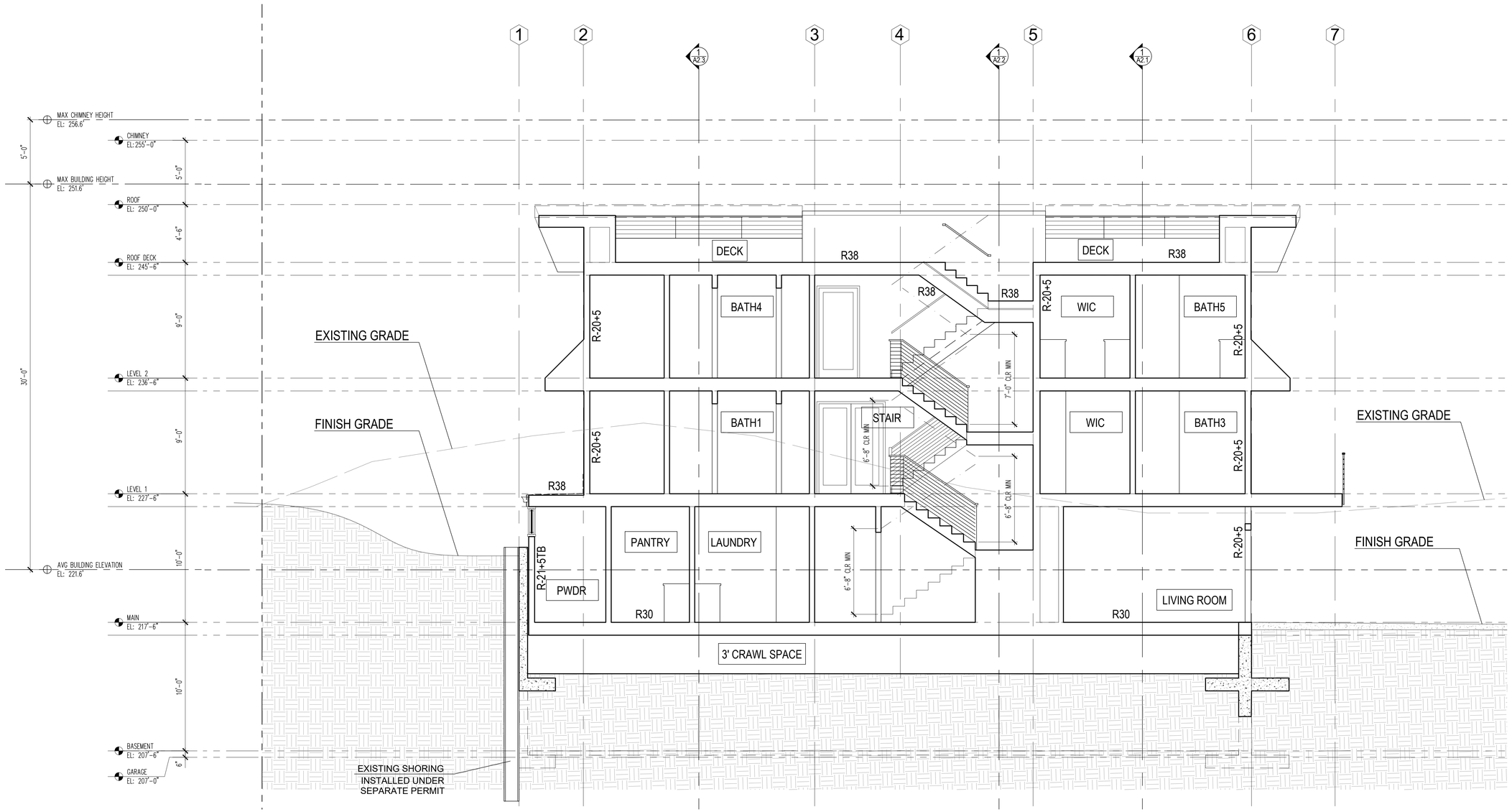
SETH HALE

PROJECT NUMBER:
2023.014

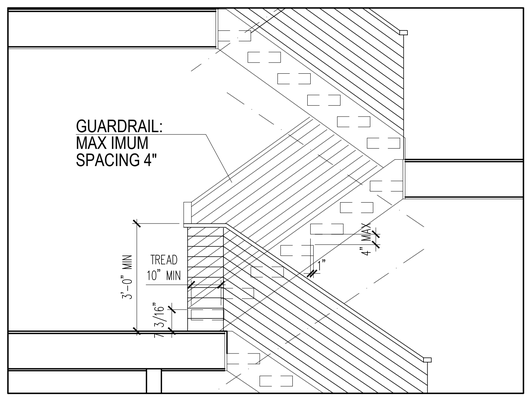
SHEET TITLE:
WEST SECTION

SHEET NUMBER:
A2.4



1 SECTION

SCALE 1/4" = 1'



2 STAIR DETAIL
TYPICAL

SCALE 1/2" = 1'

NOTES:

- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD & RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5

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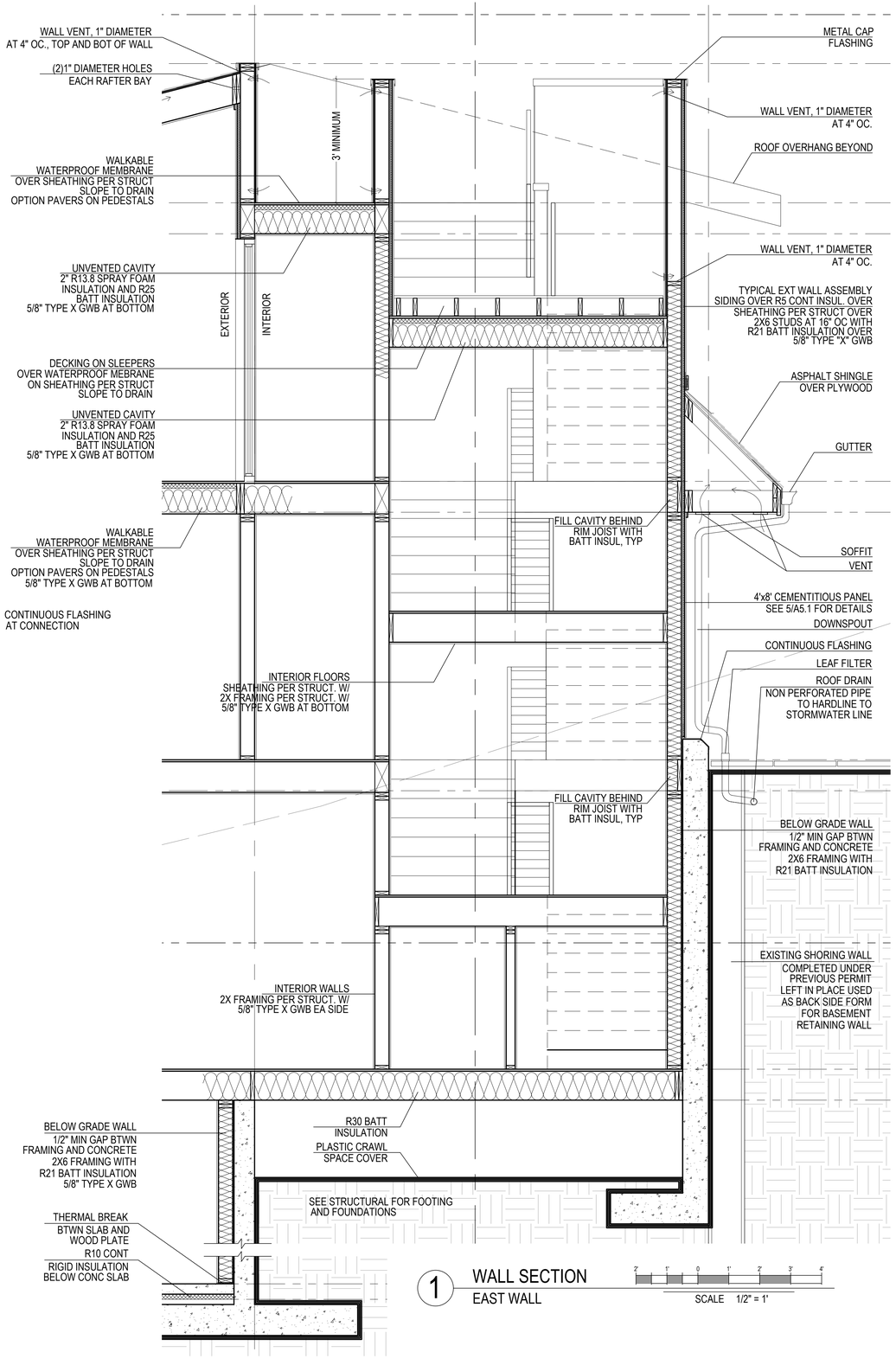
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
EAST SECTION

SHEET NUMBER:
A2.5



NOTE:

- VERIFY ALL WATERPROOFING REQUIREMENTS WITH WATERPROOFING ENGINEER TYP.
- PROVIDE 5/8" TYPE X GWB AT ALL SURFACES TO RECEIVE GWB

ROOF VENTILATION
REFERENCE IRC R806
1 SQ FT OF VENTING PER 150 SQ FT OF AREA TO BE VENTED
1" AIR SPACE MINIMUM REQ'D ABOVE ROOF INSULATION.
SEE REFLECTED CEILING PLAN & SECTION FOR CONTINUOUS VENTING LOCATION

1ST LEVEL DECK	545 SF/150 = **3.64 SF** OF VENTING AREA. PROVIDE 25 SF
2ND LEVEL ROOF	555 SF/150 = **3.70 SF** OF VENTING AREA. PROVIDE 30 SF
ROOF LEVEL	990 SF/150 = **6.60 SF** OF VENTING AREA. PROVIDE 30 SF

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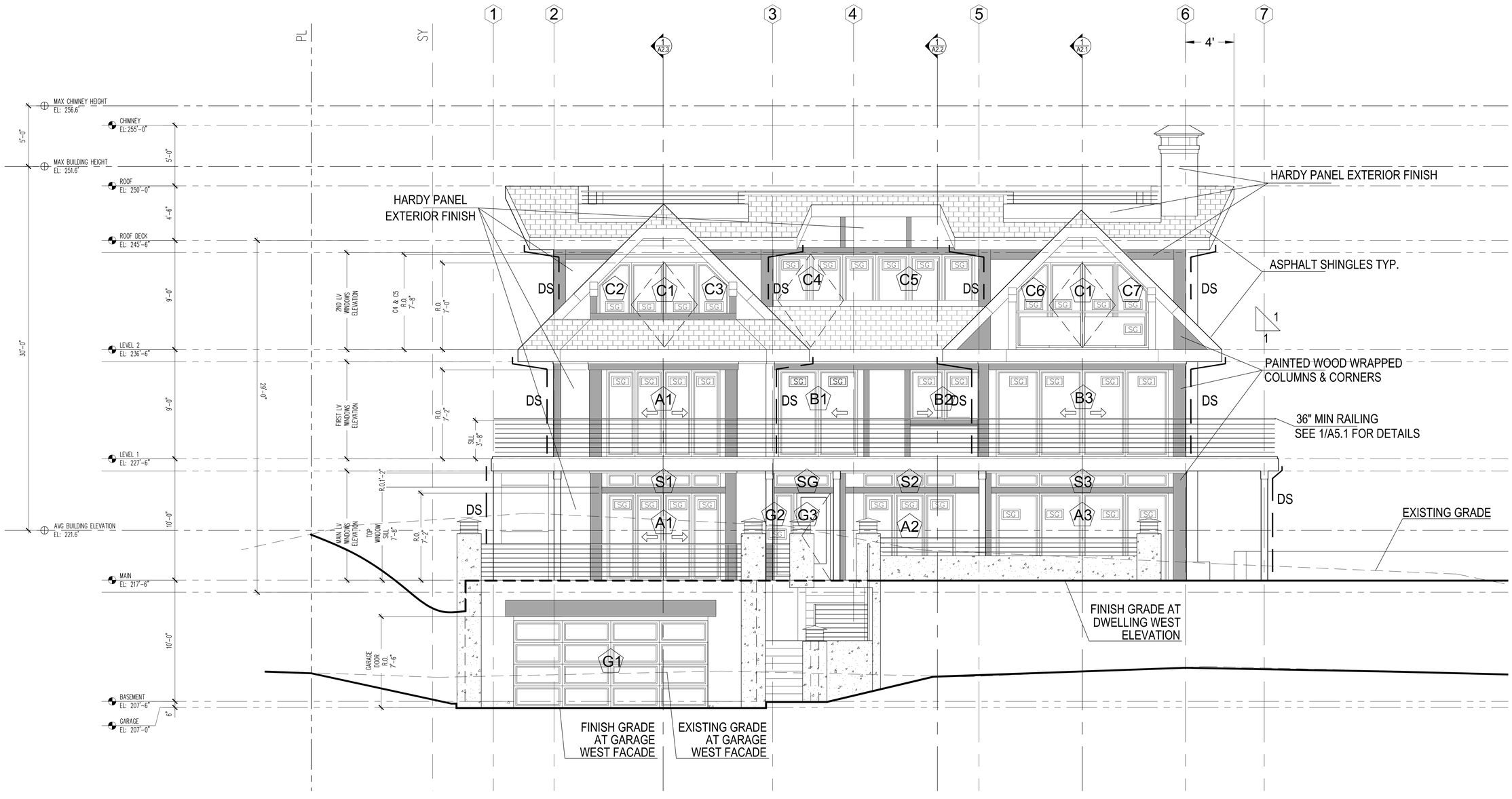
2023.014

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
A2.6



1 WEST ELEVATION

SCALE 1/4" = 1'

2" X 3/8" BLADED STEEL POWDER COATED POST, 1/8" S.S. CABLES, AND S.S. ACORN TENSION NUT

2 CABLE RAILING DESIGN INTENT

NOT TO SCALE

SG - SAFETY GLAZING

DS - DOWNSPOUT

NOTE:

- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD AND RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQ'D BY IRC TABLE R301.5

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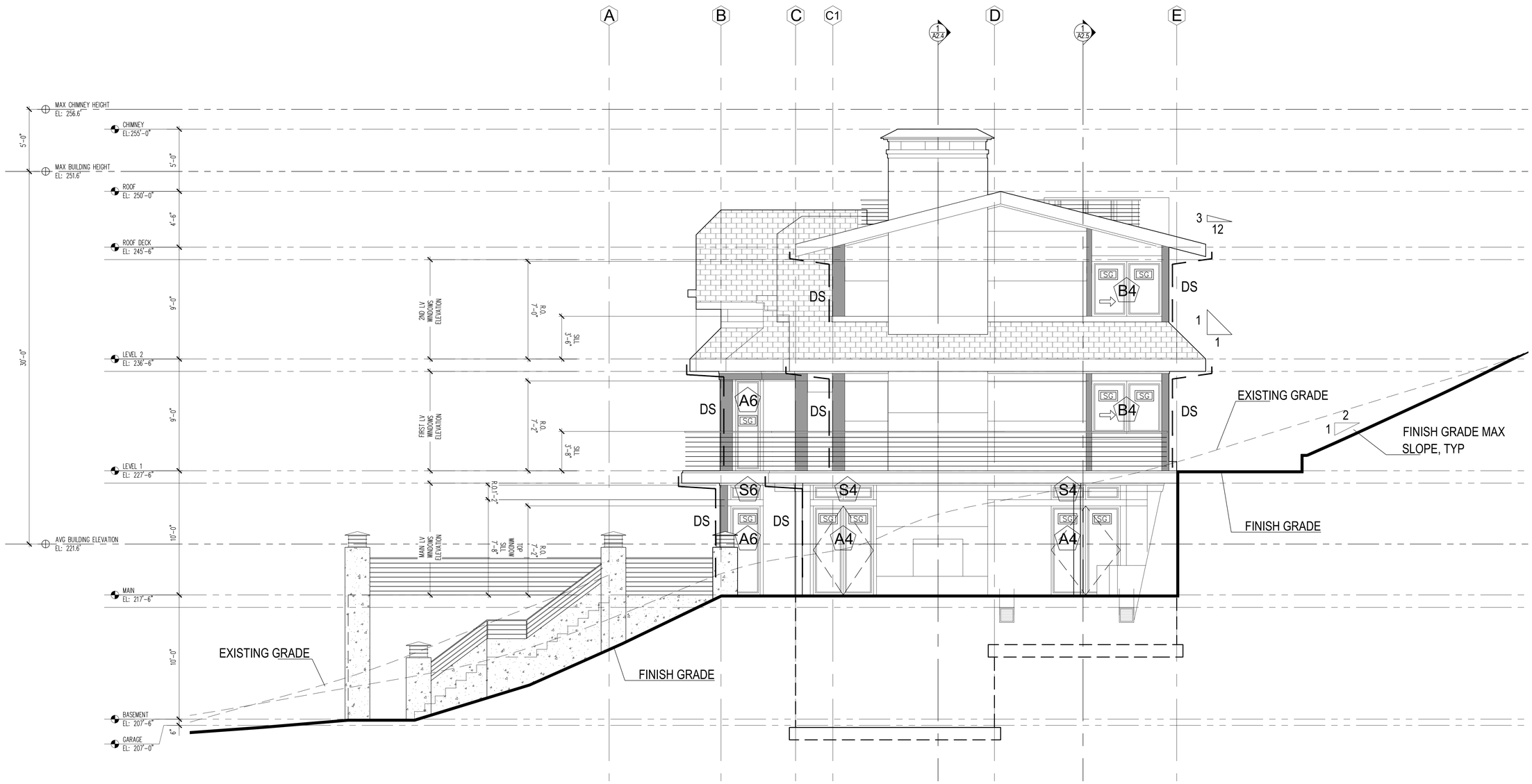
2023.014

SHEET TITLE:
ARCHITECTURAL WEST ELEVATION

SHEET NUMBER:
A3.1



1 SOUTH ELEVATION

4' 2' 0 2' 4' 6' 8'

SCALE 1/4" = 1'

SG - SAFETY GLAZING

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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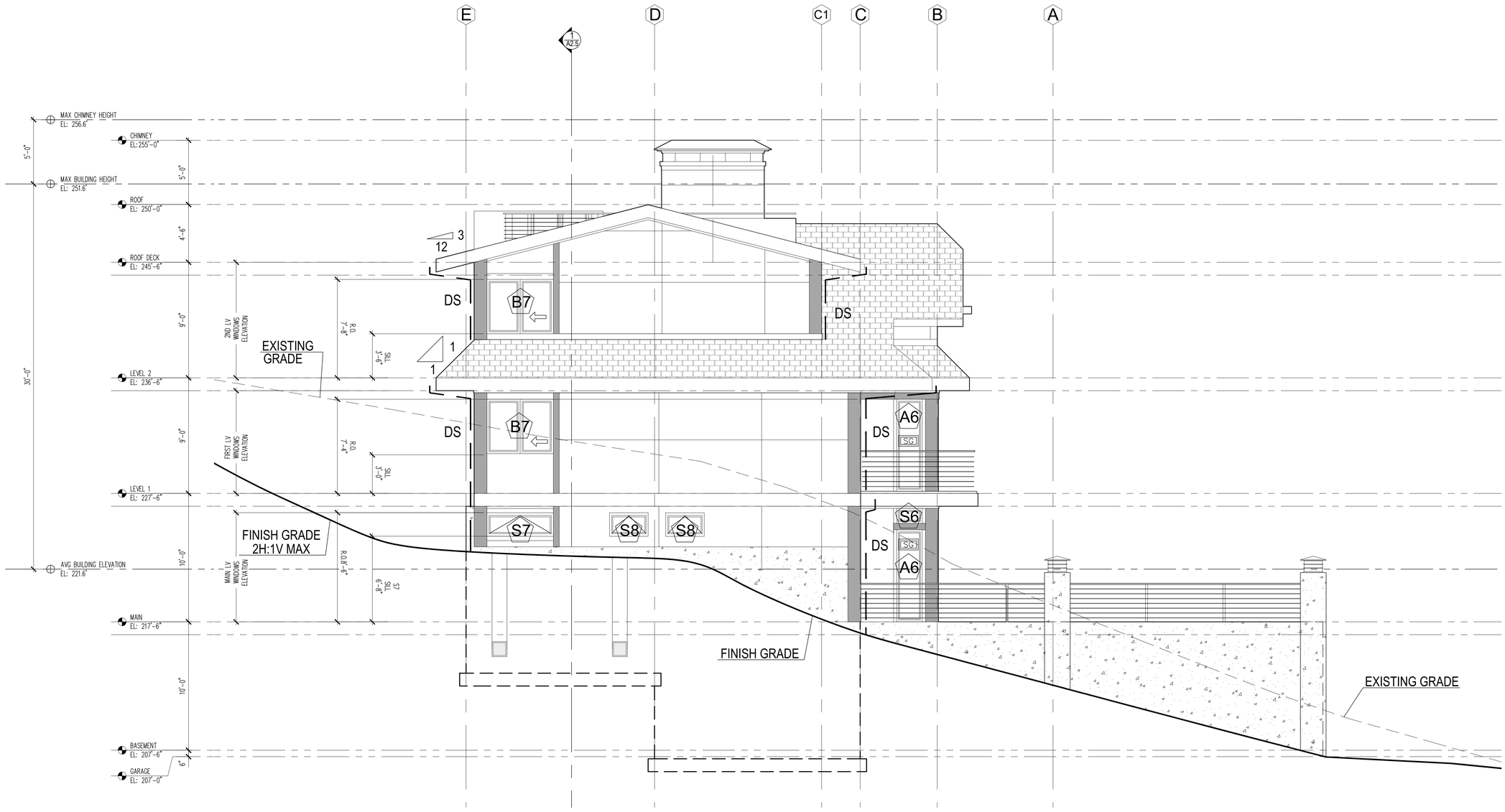
PROJECT NUMBER:
2023.014

SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER:
A3.2



1 NORTH ELEVATION

SCALE 1/4" = 1'

SG - SAFETY GLAZING

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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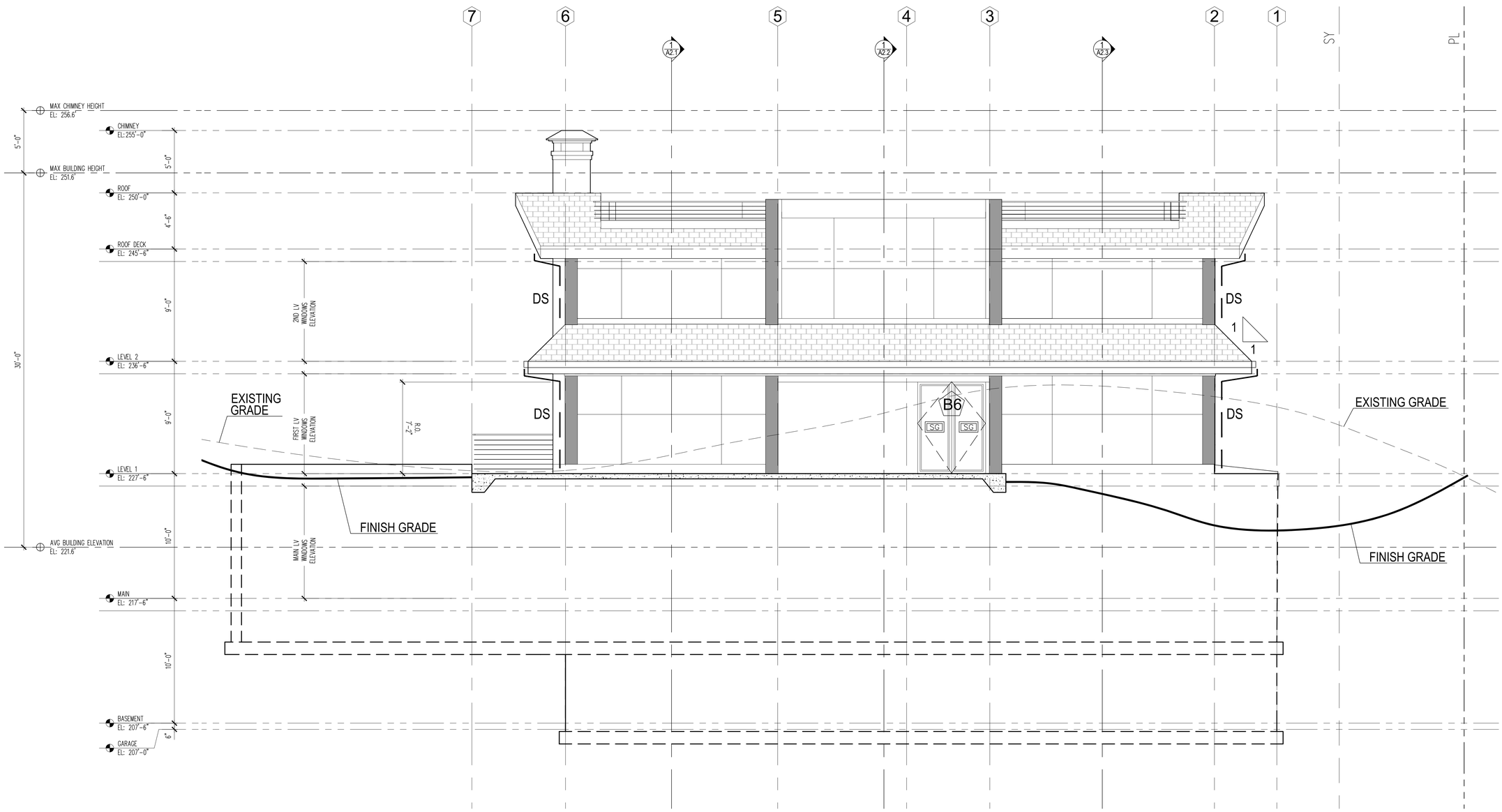
SHEET TITLE:
NORTH ELEVATION

SHEET NUMBER:
A3.3



1 EAST ELEVATION

SCALE 1/4" = 1'

SG - SAFETY GLAZING

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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SHEET TITLE:
EAST ELEVATION

SHEET NUMBER:
A3.4

GLAZING SCHEDULE

DOOR REFERENCE	WINDOW REFERENCE	QTY	GLAZING EACH	TOTAL AREA SF	-	U FACTOR	UA	NOTES
WEST ELEVATION								
G1		1	16'-0" x 7'-0"	112 SF	-	N/A	N/A	AUTOMATIC GARAGE DOOR
	G2	1	1'-6" x 7'-2"	10.75 SF	10.75	0.30	3.2	FIXED SIDE LITE
G3		1	3'-0" x 7'-2"	21.5 SF	21.5	0.30	6.5	MAIN DOOR, SOLID DOOR
	A1	2	9'-4" x 7'-2"	66.9 SF	133.8	0.30	40.1	4 UNITS (2 FIXED)
	A2	1	7'-6" x 7'-2"	54 SF	54	0.30	16.2	3 FIXED UNITS
	A3	1	14'-2" x 7'-2"	101.5 SF	101.5	0.30	30.5	4 FIXED UNITS
	S1	1	9'-4" x 1'-2"	10.9 SF	10.9	0.30	3.3	4 FIXED UNITS (MATCHED W/ LOWER WINDOW)
	S2	1	7'-6" x 1'-2"	8.8 SF	8.8	0.30	2.6	3 FIXED UNITS (MATCHED W/ LOWER WINDOW)
	S3	1	14'-2" x 1'-2"	21.25 SF	21.25	0.30	6.4	4 FIXED UNITS (MATCHED W/ LOWER WINDOW)
	SG	1	4'-8" x 1'-2"	5.45 SF	5.45	0.30	1.6	1 FIXED UNIT (MATCHED W/ LOWER DOOR/WINDOW)
	B1	1	6'-6" x 7'-2"	46.6 SF	46.6	0.30	14.0	
	B2	1	5'-0" x 4'-2"	20.8 SF	20.8	0.30	6.2	
	B3	1	14'-2" x 7'-2"	101.5 SF	101.5	0.30	30.5	
	C1	2	5'-4" x 6'-8"	35.5SF	71.0	0.30	21.3	
	C2	1	2'-8" x 6'-8"	17.78 SF	17.78	0.25	4.4	CUSTOM, FIXED
	C3	1	2'-8" x 6'-8"	17.78 SF	17.78	0.30	5.3	CUSTOM, FIXED
	C4	1	5'-6" x 7'-6"	41.25 SF	41.25	0.30	12.4	
	C5	1	11'-4" x 7'-6"	85 SF	85	0.30	25.5	
	C6	1	2'-8" x 6'-8"	17.78 SF	17.78	0.30	5.3	CUSTOM, FIXED
	C7	1	2'-8" x 6'-8"	17.78 SF	17.78	0.30	5.3	CUSTOM, FIXED
				TOTAL	**805**		**240.7**	
SOUTH ELEVATION								
	A4	2	5'-6" x 7'-2"	39.42 SF	78.83	0.30	23.6	
	A6	2	2'-4" x 7'-2"	16.72 SF	33.44	0.30	10.0	
	S4	2	5'-6" x 1'-2"	6.42 SF	12.83	0.30	3.8	2 FIXED UNITS (MATCHED W/ LOWER WINDOW)
	S6	1	2'-4" x 1'-2"	2.72 SF	2.72	0.30	0.8	1 FIXED UNIT (MATCHED W/ LOWER WINDOW)
	B4	2	5'-2" x 4'-2"	21.5 SF	43	0.30	12.9	
				TOTAL	**171**		**51.2**	
NORTH ELEVATION								
	A6	2	2'-0" x 7'-2"	14.33 SF	28.67	0.30	8.6	
	S6	1	2'-0" x 1'-2"	3 SF	3	0.30	0.9	
	S7	1	5'-2" x 1'-10"	7 SF	7	0.30	2.1	
	B7	2	5'-2" x 4'-2"	21.5 SF	43	0.30	12.9	
	S8	2	3'-0" x 1'-10"	13.5 SF	27	0.30	8.1	
	-	2	-	-	-	-		
				TOTAL	**109**		**32.6**	
EAST ELEVATION								
	B6	1	5'-0" x 7'-2"	35.8 SF	35.8	0.30	10.7	
				TOTAL	**36**		**10.7**	
TOTAL					**1121**		**335.3**	

NOTE:

- SEE ELEVATION PLANS FOR WINDOW ELEVATIONS
- SEE ELEVATION FOR WINDOW/DOOR FUNCTION
- SEE PLAN AND ELEVATIONS FOR SAFETY GLAZING LOCATIONS
- ALL FENESTRATION WILL BE NFRC CERTIFIED

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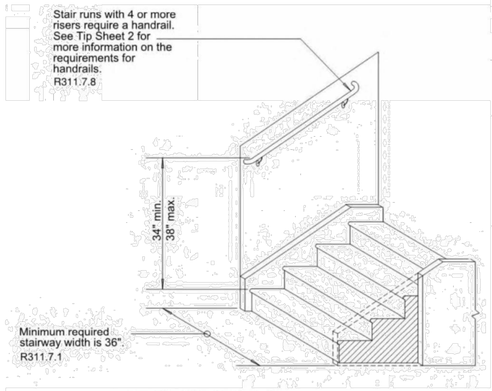
2023.014

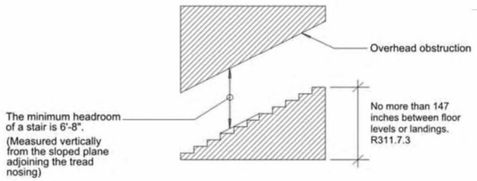
SHEET TITLE:
DOOR & WINDOW SCHEDULE

SHEET NUMBER:
A4.1

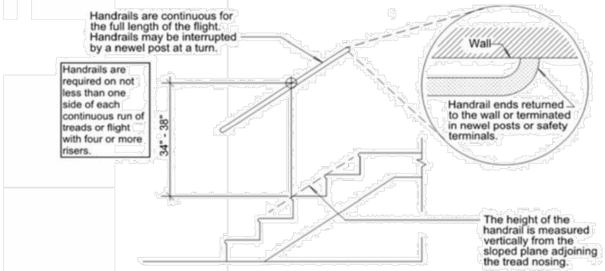
NOTE
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD AND RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5

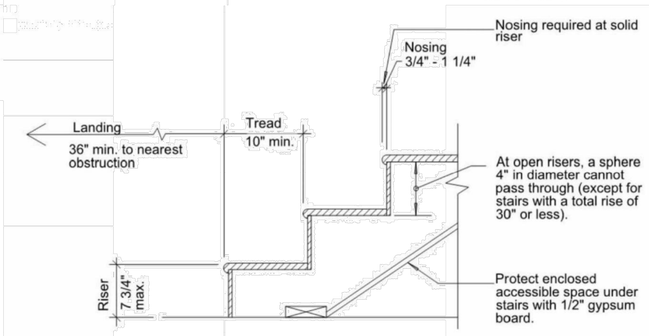


Typical Stair Elevation



Handrails are required on at least one side of each continuous run of treads or flight with four or more risers.





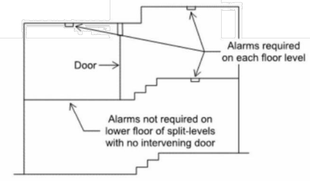
- **Stair treads and risers:** The largest tread or riser within any flight of stairs is not to exceed the smallest by more than 3/8". (R311.7.5)
- **Illumination:**
  - Interior stairways shall be provided with an artificial light source to illuminate landings and treads. There shall be a wall switch at each floor level to control the light source where the stairway has 6 or more risers. (R303.7)
  - Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway, and located at the bottom landing where accessing a basement. (R303.8)
- **Handrails:** Handrails are required on at least one side for stairways with four or more risers. See Tip Sheet 2 for additional information regarding handrails. (R311.7.8)
- **Landings required:** Landings are required at the top and the bottom of stairways. A floor landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs. (R311.7.6)
- **Landing dimensions:** A landing extending the width of the stair and measuring a minimum of 36" in the direction of travel is required at the top and bottom of every stairway. (R311.7.6)
- **Circular, winding or spiral stairways**: For exceptions related to the construction of circular, winding, or spiral stairways. (R311.7.5.2.1 & R311.7.10)

CODE REFERENCE
STAIRS AND RAILING

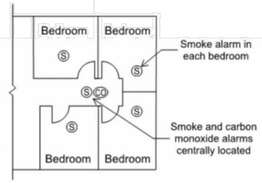
Smoke and carbon monoxide alarms must be provided in all required locations and must be:
- audible in all parts of the house
- installed per manufacturer's instructions

New Houses (IRC R314 & R315)
Smoke alarms and carbon monoxide alarms are required and must be connected to the main electrical system with battery backup.

Required Locations
- Smoke alarms shall be located in each sleeping room and in napping areas in a family home child care.
- Smoke alarms and carbon monoxide alarms shall be located outside each sleeping area in the immediate vicinity of the bedrooms.
- Smoke alarms and carbon monoxide alarms shall be located on every floor level, including basements (does not include crawlspace and uninhabitable attics).
- In split level floor plans, at the upper level, provided there is no intervening door between adjacent levels and the lower level is less than a full story below the upper level
- A carbon monoxide alarm is required in a bedroom when a fuel-burning appliance is installed in the bedroom or its attached bathroom.
- A combination alarm (combined smoke and carbon monoxide alarm) is acceptable in any required location.

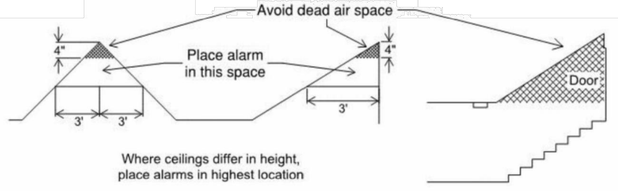


Section View



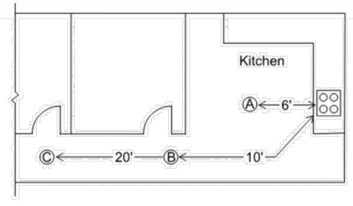
Plan View

Smoke Alarm Location Limitations
- Wall mounted alarms must be not more than 12 inches from the adjoining ceiling surface.
- Avoid placing alarms less than 3 feet from supply registers of a forced air heating or cooling system and do not place alarms in the direct airflow of the registers.
- Avoid placing alarms within 3 feet horizontally from doors to bathrooms containing a bathtub or shower.
- Do not place alarms in spaces where temperatures may be above or below the alarm's operating temperature range.
- Do not place alarms within 3 feet of the blades of a ceiling fan.
- Alarms in peaked or sloped ceilings must be within 3 feet of the peak, measured horizontally, but not in the highest 4 inches of the ceiling, measured vertically. (See figure below)
- Avoid placing alarms in dead air spaces. (See figure below)



Where ceilings differ in height, place alarms in highest location

Smoke Alarms near Cooking Appliances



A. Photoelectric smoke alarms must not be less than 6 feet from a permanent cooking appliance.

B. Ionization smoke alarms with an alarm-silencing switch must not be less than 10 feet from a permanent cooking appliance.

C. Ionization smoke alarms without an alarm-silencing switch must not be less than 20 feet from a permanent cooking appliance.

Carbon Monoxide Alarm Location Limitations
- Do not place alarms directly above or beside fuel-burning appliances.
- Do not place alarms in direct sunlight.
- Do not place alarms in low areas where children can reach. Do not place alarms behind curtains or any structure that might prevent carbon monoxide from reaching the sensor.

CODE REFERENCE
SMOKE DETECTORS

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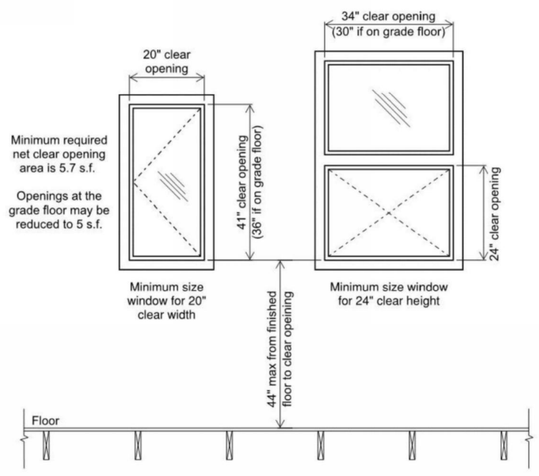
2023.014

SHEET TITLE:
CODE REFERENCE
STAIR DETAIL
& SMOKE ALARM

SHEET NUMBER:
A5.1

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.



CODE REFERENCE

EGRESS OPENING

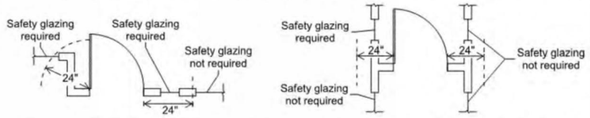
Safety Glazing Markings:

Where safety glazing is required, each pane must be provided with a manufacturer's label defining the type of glass and safety glazing standard to which it complies. The label must be permanently etched, fired, or embossed, on the glass or be a type that once applied cannot be removed without being destroyed.

Safety Glazing Required Locations:

1. **Glazing in Doors:** Safety glazing is required in fixed and operable panels of swinging, sliding, and bifold doors. Safety glazing is not required in a door if the glazed openings do not allow the passage of a 3 inch sphere, or the glazing in the door is decorative.

2. **Glazing Adjacent to Doors:** Glazing adjacent to doors is required in the following locations if the bottom edge of the glazing is less than 60 inches above the walking surface: Within 24 inches of either side of the door if glazing is in the same plane as the door, or if glazing is in a wall perpendicular to the door within 24 inches on the hinge side of an inswing door. Safety glazing is not required if there is an intervening wall or permanent barrier between the door and the glazing.

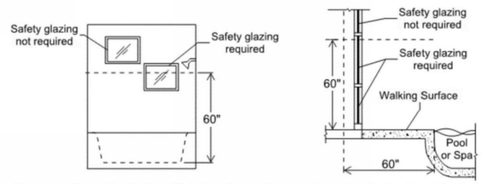


3. **Glazing in Windows:** Safety glazing in windows is required if the individual panel meets **all** of the following requirements:
   - Exposed area of the individual panel is greater than 9 square feet.
   - The bottom edge of the glazing is less than 18 inches from the floor.
   - The top edge of the glazing is more than 36 inches above the floor.
   - There is a walking surface within 36 inches, measured horizontally, from the glazing.

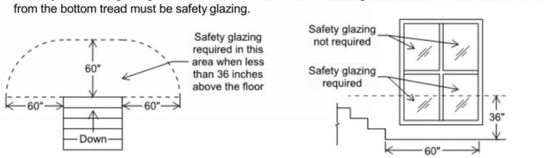
   Exceptions:
   - Decorative glazing.
   - Where a horizontal rail capable of resisting 50 pounds per lineal foot of force without making contact with the glass is installed on the accessible side of the glazing 34-38 inches above the walking surface.

4. **Glazing in Railings and Guards:** All glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, is required to be safety glazing.

5. **Glazing and Wet Surfaces:** Glazing in walls, enclosures, or fences around showers, bathtubs, pools, hot tubs, spas, saunas, and steam rooms where the bottom edge of the glazing is less than 60 inches from the standing or walking surface is required to be safety glazing. Safety glazing is not required where the glazing is more than 60 inches, horizontally, from the edge of the water.

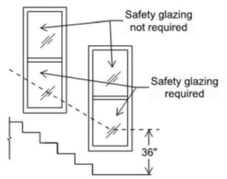


6. **Glazing Adjacent to Bottom Stair Landings:** Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc from the bottom tread must be safety glazing.



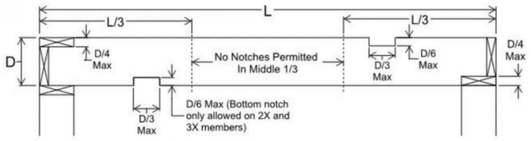
7. **Glazing Adjacent to Stairs and Ramps:** Glazing where the bottom edge is less than 36 inches above the plane of the adjacent walking surface of stairways, ramps, and landings between stair flights and ramp runs, must be safety glazing.

   Exceptions:
   - Where a horizontal rail capable of resisting 50 pounds per lineal foot of force without making contact with the glass is installed on the accessible side of the glazing 34-38 inches above the walking surface.
   - Glazing more than 36 inches horizontally from the walking surface is not required to be safety glazing.

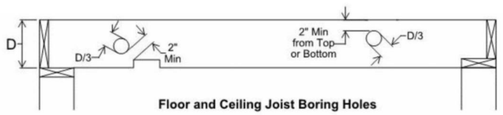


CODE REFERENCE

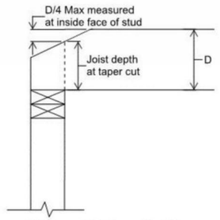
GLAZING CODE REQUIREMENTS



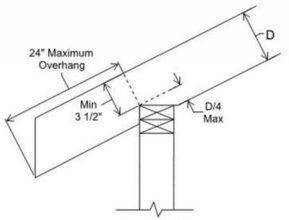
Floor and Ceiling Joist Notching



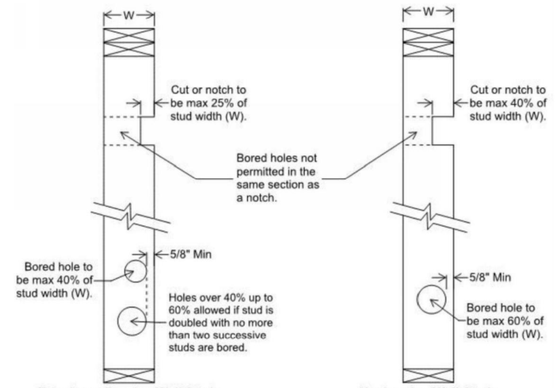
Floor and Ceiling Joist Boring Holes



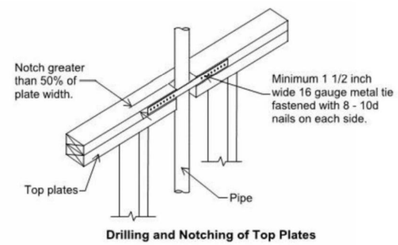
Ceiling Joist Taper Cutting



Rafter Notching



Exterior or Bearing Wall Studs **Nonbearing Wall Studs**



Drilling and Notching of Top Plates

2. CODE REFERENCE

NOTCHING OF CONSTRUCTION FRAMING

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SHEET TITLE:

CODE REFERENCE: GLAZING GENERAL, EGRESS, FRAMING

SHEET NUMBER:

A5.2

5236 W MERCER WAY

SINGLE FAMILY RESIDENCE
CIVIL ENGINEERING PLANS

NOVEMBER 2024

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p. 425.827.2014
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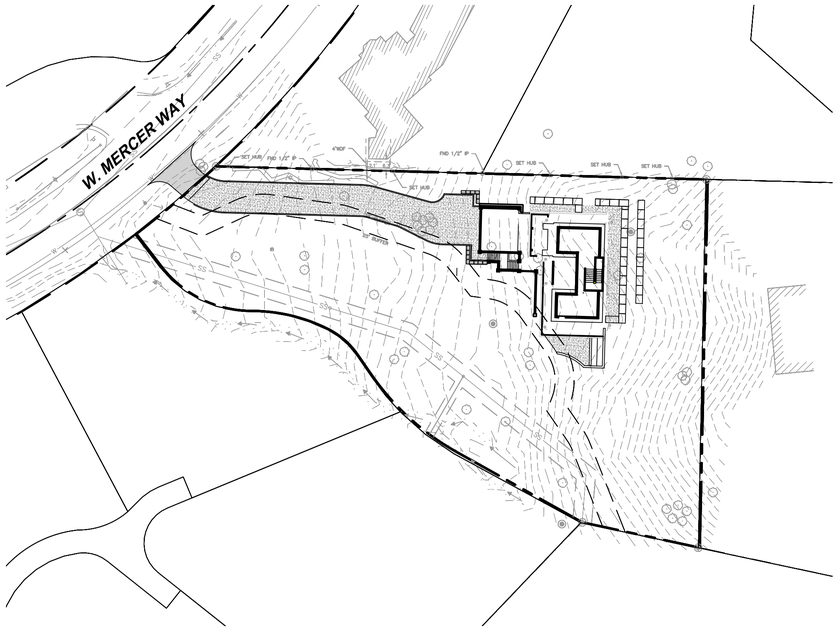
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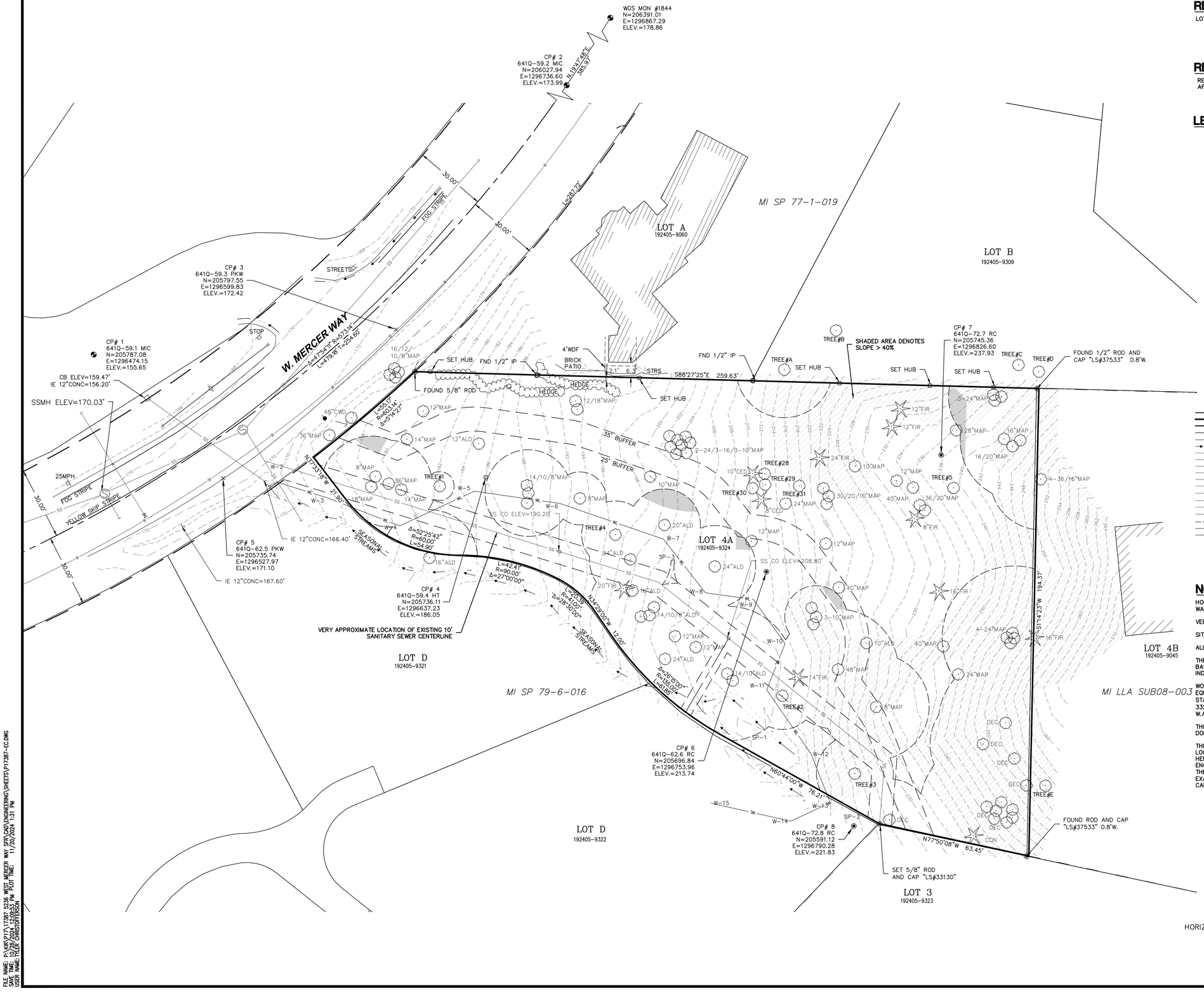


RECORD LEGAL DESCRIPTION:

LOT 4A OF THE REVISED MILLS LOT LINE REVISION.

REFERENCES:

REVISED MILLS LOT LINE REVISION, MI LLA #SUB08-003. VOL. 265, PG. 020.
AF#20090710900001

LEGEND

- WATER VALVE
- HYDRANT
- SOIL TEST PIT
- WETLAND FLAG
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- GUY ANCHOR
- POWER TRANSFORMER
- POWER/TELEPHONE VAULT
- POWER METER
- TELEPHONE/TV RISER
- GAS VALVE
- JUNCTION BOX
- GAS METER
- STREET LIGHT
- LUMINAIRE
- SPOT ELEVATION
- SIGN
- MAILBOX
- ROCKERY
- CONIFEROUS TREE
- DECIDUOUS TREE
- CASED MONUMENT
- MAGNETIC NAIL W/ WASHER
- REBAR AND CAP
- HUB AND TACK

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- DITCH LINE
- FLOW LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- G — GAS LINE
- UP — UNDERGROUND POWER LINES
- UT — UNDERGROUND TELEPHONE LINES
- UTV — UNDERGROUND CABLE TV LINES
- UFO — UNDERGROUND FIBER OPTIC LINES
- P — OVERHEAD POWER LINES
- OHL — OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

SHADED AREA DENOTES SLOPE > 40%

NOTES:

HORIZONTAL DATUM: NAD 1983/91 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.

VERTICAL DATUM: NAVD 88 BASED ON FOUND MONUMENTS IN WEST MERCER WAY.

SITE AREA: 37,350 SQUARE FEET, MORE OR LESS.

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL ,2017, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

SYM	REVISION	DATE

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
11/25/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

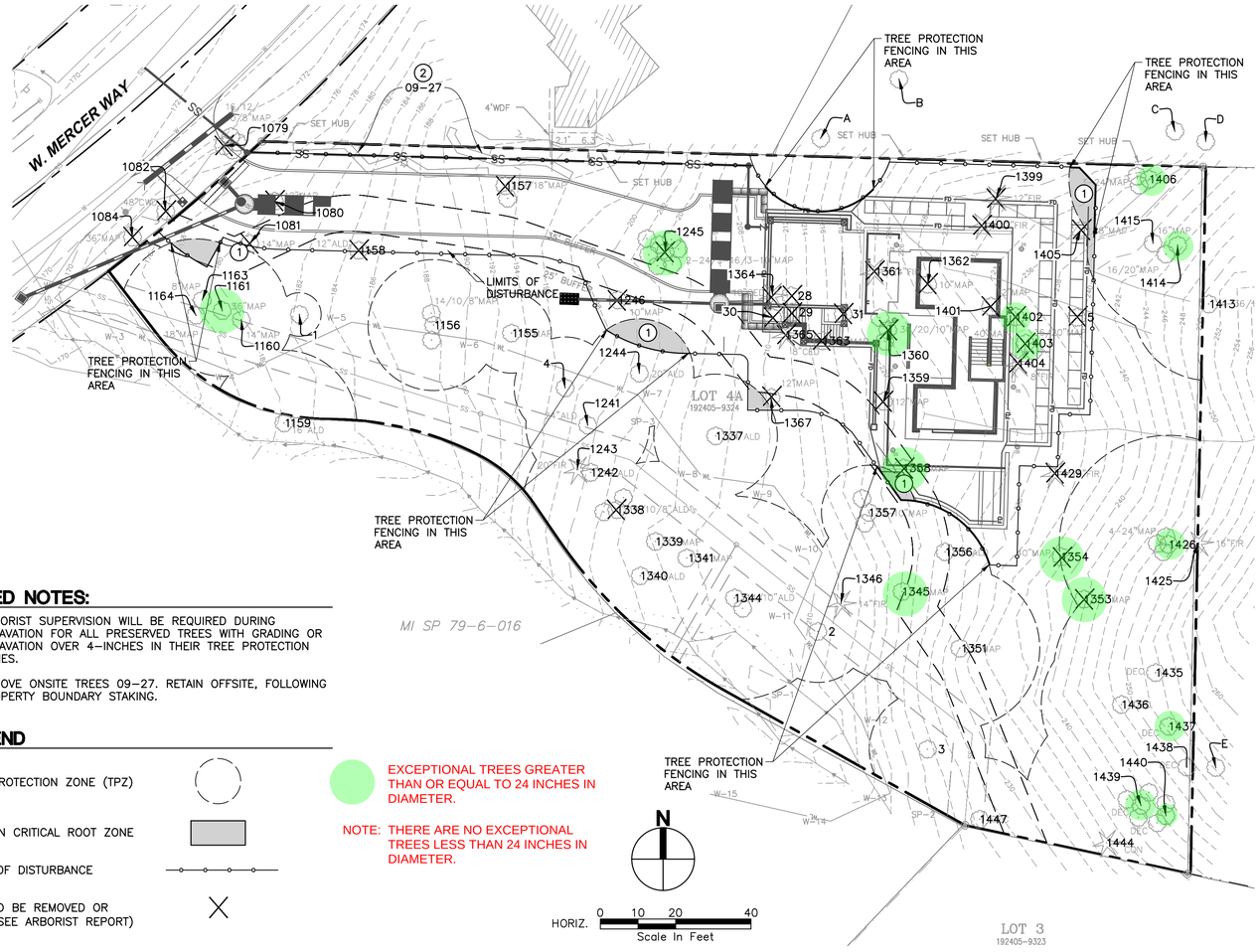
EXISTING CONDITIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	DATE:
AS SHOWN	11/20/2024
DESIGNED BY: JF	CHECKED BY: JA
PACE PROJECT NO. 17387	

SHEET C0.1

FILE NAME: P:\KIR\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-EC.DWG
SAVE TIME: 10/28/2024 12:29:53 PM PLOT TIME: 11/20/2024 1:31 PM
USER NAME: TYLER CHRISTOPHERSON



KEYED NOTES:

1. ARBORIST SUPERVISION WILL BE REQUIRED DURING EXCAVATION FOR ALL PRESERVED TREES WITH GRADING OR EXCAVATION OVER 4-INCHES IN THEIR TREE PROTECTION ZONES.
2. REMOVE ONSITE TREES 09-27. RETAIN OFFSITE, FOLLOWING PROPERTY BOUNDARY STAKING.

LEGEND

TREE PROTECTION ZONE (TPZ)

WORK IN CRITICAL ROOT ZONE

LIMITS OF DISTURBANCE

TREE TO BE REMOVED OR SNAG (SEE ARBORIST REPORT)

EXCEPTIONAL TREES GREATER THAN OR EQUAL TO 24 INCHES IN DIAMETER.

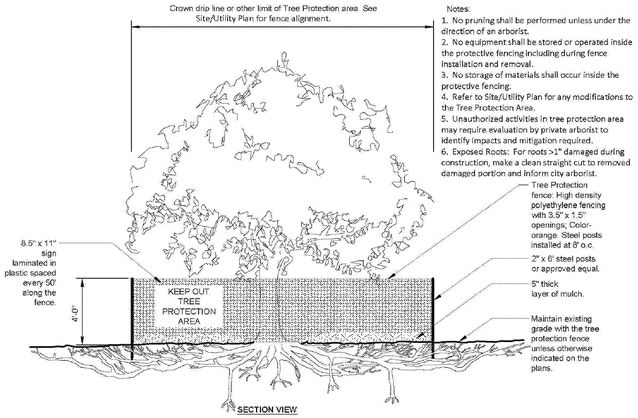
NOTE: THERE ARE NO EXCEPTIONAL TREES LESS THAN 24 INCHES IN DIAMETER.

GENERAL NOTES:

1. SEE ARBORIST PLAN AND ARBORIST REPORT FOR ADDITIONAL INFORMATION.
2. RETAINED TREE #1439 (41.1" BIGLEAF MAPLE, NON-WETLANDS TREE) HAS A LARGE DEAD STEM THAT SHOULD BE REMOVED OR SHORTENED BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. RETAINED TREE #1156 (23.1" BIGLEAF MAPLE, 35' WETLANDS BUFFER TREE) HAS A LARGE DEAD INTERIOR STEM THAT SHOULD BE REMOVED BEFORE BUILDING OCCUPANCY. ALL RETAINED TREES WITH IVY GROWING UP THE TRUNK SHOULD HAVE THE IVY CUT AT THE BASE OF THE TREE.
3. RETAINED TREES #1426 (48.9" BIGLEAF MAPLE, NON-WETLANDS TREE) AND #1415 (11.6" BIGLEAF MAPLE, NON-WETLANDS TREE) HAVE CONDITIONS OR DEFECTS WARRANTING FUTURE ARBORIST INSPECTIONS. THEY SHOULD BE INSPECTED AT 5-YEAR MINIMUM INTERVALS TO ENSURE THAT THE STRUCTURAL INTEGRITY OF THE TREES IS STILL INTACT.
4. SUBJECT PROPERTY TREES #1158, 1400, 1429, 1354, 1353, 1415, AND ROW TREE #1084 ARE EITHER IN POOR CONDITION WITH LIMITED LIFE SPANS OR ARE HAZARD TREES AND REMOVAL OR CONVERSION INTO WILDLIFE SNAGS IS RECOMMENDED.
5. CONSIDER CONVERTING REQUIRED TREE REMOVALS INTO WILDLIFE SNAGS INSTEAD OF COMPLETE REMOVAL OF ALL WOOD, WHERE POSSIBLE.
6. ARBORIST SUPERVISION BY A CERTIFIED ARBORIST IS REQUIRED FOR ALL EXCAVATION THAT TAKES PLACE WITHIN THE DRIP LINES OF TREE #'S 1406, 1161, 1156, 1337, 1345
7. TREE #1244 AND 1357 (35' WETLANDS BUFFER TREES) ARE TOO CLOSE TO PROPOSED DEVELOPMENT (DRIVEWAY) BUT WE WILL ATTEMPT TO RETAIN THROUGH ARBORIST SUPERVISION/ ROOT PRUNING. IF THE ARBORIST DETERMINES IN THE FIELD DURING EXCAVATION ACTIVITIES THAT THE TREES MAY RETAINED, THEY WILL BE RETAINED AND PROTECTED.
8. TREES #06-27 ARE ALL PART OF A LEYLAND CYPRESS HEDGE THAT MEANDERS BETWEEN THE NORTH ADJACENT PROPERTY AND THE SUBJECT PROPERTY. THE TREES ARE LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, AND ARE NUMBERED FROM WEST TO EAST (TREE #6 WESTERNMOST TREE AND TREE #27 EASTERNMOST TREE).

PROBABLE LOCATIONS OF LEYLAND CYPRESS HEDGE TREES #6-27 ARE TREES #6-8, 15-19, AND 24-27 LOCATED ON THE SUBJECT PROPERTY; AND TREES #9-14 & 20-23 LOCATED ON THE NORTH ADJACENT PROPERTY. ALL ADJACENT PROPERTY CYPRESS TREES WILL BE RETAINED AND PROTECTED, AND ALL SUBJECT PROPERTY CYPRESS TREES WILL BE REMOVED.

IF THE CONSTRUCTION STAGING AREA IS LOCATED CLOSER THAN 6 FT. TO THE ADJACENT PROPERTY CYPRESS TREES, A ½" MINIMUM THICKNESS STEEL PLATE IS TO BE PLACED ON THE GROUND TO AVOID COMPACTION, AND THE TPZ PROTECTION FENCE MAY BE TEMPORARILY REDUCED TO LESS THAN 6 FT.



1 **TREE PROTECTION DETAIL**
NTS

Subject Property Significant Trees

Tree #	Species	DBH (in.)	Drip line Radius (ft.)	TPZ Radius (ft.)	Retain Yes/ No	Arborist Supervision Required During Excavation?
	(Non-Wetlands)					
1080	Bigleaf Maple	11.9	18	N/A	No	
1157	Bigleaf Maple	19.1	22	N/A	No	
1245	Bigleaf Maple	47.3	32	N/A	No	
1363	Bigleaf Maple	23.1	34	N/A	No	
1365	Western Red Cedar	6.6	8	N/A	No	
1364	Western Red Cedar	10.1	17	N/A	No	
1361	Douglas Fir	20.7	23	N/A	No	
1360	Bigleaf Maple	43.4	34	N/A	No	
1359	Bigleaf Maple	12.8	17	N/A	No	
1362	Bigleaf Maple	12.1	25	N/A	No	
1400	Western Hemlock	10.5	13	N/A	No	
1399	Western Hemlock	10	13	N/A	No	
1401	Bigleaf Maple	10.8	19	N/A	No	
1402	Bigleaf Maple	37.4	30	N/A	No	
1403	Bigleaf Maple	39.4	29	N/A	No	
1404	Western Hemlock	8	15	N/A	No	
1405	Bigleaf Maple	23.3	30	N/A	No	
1406	Bigleaf Maple	38.6	33	*33/17	Yes	Yes
1415	Bigleaf Maple	11.6	12	12	Yes	
1414	Bigleaf Maple	28.9	30	25	Yes	
5	Bigleaf Maple	7.6	17	N/A	No	
1429	Western Hemlock	16	16	N/A	No	
1354	Bigleaf Maple	47.3	35	N/A	No	
1353	Bigleaf Maple	34.7	10/20	N/A	No	
1426	Bigleaf Maple	48.9	32	32	Yes	
1425	Western Hemlock	14.6	20	20	Yes	
1435	Bigleaf Maple	26.2	28	28	Yes	
1437	Bigleaf Maple	34.7	29	29	Yes	
1438	Bigleaf Maple	28.5	31	31	Yes	
1436	Bigleaf Maple	10.2	22	22	Yes	
1439	Bigleaf Maple	41.1	32	32	Yes	
1440	Bigleaf Maple	41.5	32	32	Yes	
1444	Western Red Cedar	19.1	18	18	Yes	
06-27	Leyland Cypress	3.5-5	4-7	6	*Yes/ No	

*Note: Probable locations of Trees #6-27 are Trees #6-8, 15-19, and 24-27 located on the subject property, and Trees #9-14 & 20-23 located on the north adjacent property. All adjacent property Cypress trees will be retained and protected, and all subject property Cypress trees will be removed.

If the construction staging area is located closer than 6 ft. to the adjacent property Cypress trees, a ½? minimum thickness steel plate is to be placed on the ground to avoid compaction, and the TPZ protection fence may be temporarily reduced to less than 6 ft.

28	Western Red Cedar	5.2	12	N/A	No	
29	Western Red Cedar	2.8	7	N/A	No	
30	Western Red Cedar	1.9	7	N/A	No	
31	Western Red Cedar	2.1	6	N/A	No	
	(35 Wetlands Buffer Trees)					
1081	Bigleaf Maple	21.7	18	N/A	No	
1161	Bigleaf Maple	33.2	30	18	Yes	Yes
1160	Bigleaf Maple	13.7	26	14	Yes	
1163	Bigleaf Maple	6.4	14	14	Yes	
1164	Bigleaf Maple	20.9	26	21	Yes	
1158	Red Alder	20	21	N/A	No	
1	Bigleaf Maple	6.2	18	6	Yes	
1156	Bigleaf Maple	23.1	22	18	Yes	Yes
1155	Bigleaf Maple	7.6	21	8	Yes	
1246	Bigleaf Maple	9	20	N/A	No	
1244	Red Alder	19.7	16	N/A	No	*Yes

*Tree #1244 is too close to proposed development (driveway) but we will attempt to retain through arborist supervision/ root pruning. If the arborist determines in the field during excavation activities that the tree may retained, it will be retained and protected.

1337	Red Alder	23	26	17	Yes	*Yes

*Tree #1357 is too close to proposed development (driveway) but we will attempt to retain through arborist supervision/ root pruning. If the arborist determines in the field during excavation activities that the tree may retained, it will be retained and protected.

1367	Bigleaf Maple	10.1	21	N/A	No	
1358	Bigleaf Maple	36.8	36	N/A	No	
1357	Bigleaf Maple	18.4	30	N/A	No	
1345	Bigleaf Maple	44.3	39	24	Yes	Yes
1346	Western Hemlock	18.1	18	18	Yes	
2	Bigleaf Maple	7.1	14	14	Yes	
1356	Pacific Dogwood	10.6	19	N/A	No	
1351	Bigleaf Maple	9.3	22	22	Yes	
3	Bigleaf Maple	6.7	16	16	Yes	
1447	Bigleaf Maple	10	17	17	Yes	
	(Wetlands Trees)					
1241	Red Alder	20.5	17	17	Yes	
4	Bigleaf Maple	18.1	26	18	Yes	
1242	Red Alder	13.8	11	11	Yes	
1243	Western Hemlock	15.7	11	11	Yes	
1338	Red Alder	20.2	26	26	Yes	
1339	Bigleaf Maple	12	22	22	Yes	
1340	Red Alder	21.4	24	24	Yes	
1341	Bigleaf Maple	13	22	22	Yes	
1344	Red Alder	17.2	28	28	Yes	
	Encroaching Adjacent Property Significant Trees					
A	Western Red Cedar	26	20	20	Yes	
B	Western Hemlock	22	26	26	Yes	
C	Bigleaf Maple	16	24	24	Yes	
D	Bigleaf Maple	17	24	24	Yes	
E	Bigleaf Maple	40	30	30	Yes	
1413	Bigleaf Maple	42	34	34	Yes	
1159	Red Alder	20	20	20	Yes	
	R.O.W. (Right-Of-Way) Trees					
1079	Bigleaf Maple	20.1	36	N/A	No	
1082	Black Cottonwood	41.9	29	N/A	No	
1084	Bigleaf Maple	29.5	25	N/A	No	

DATE	REVISION	SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
11/20/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

TREE PRESERVATION PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	DATE:
AS SHOWN	11/20/2024
DESIGNED BY: JF	CHECKED BY: JA

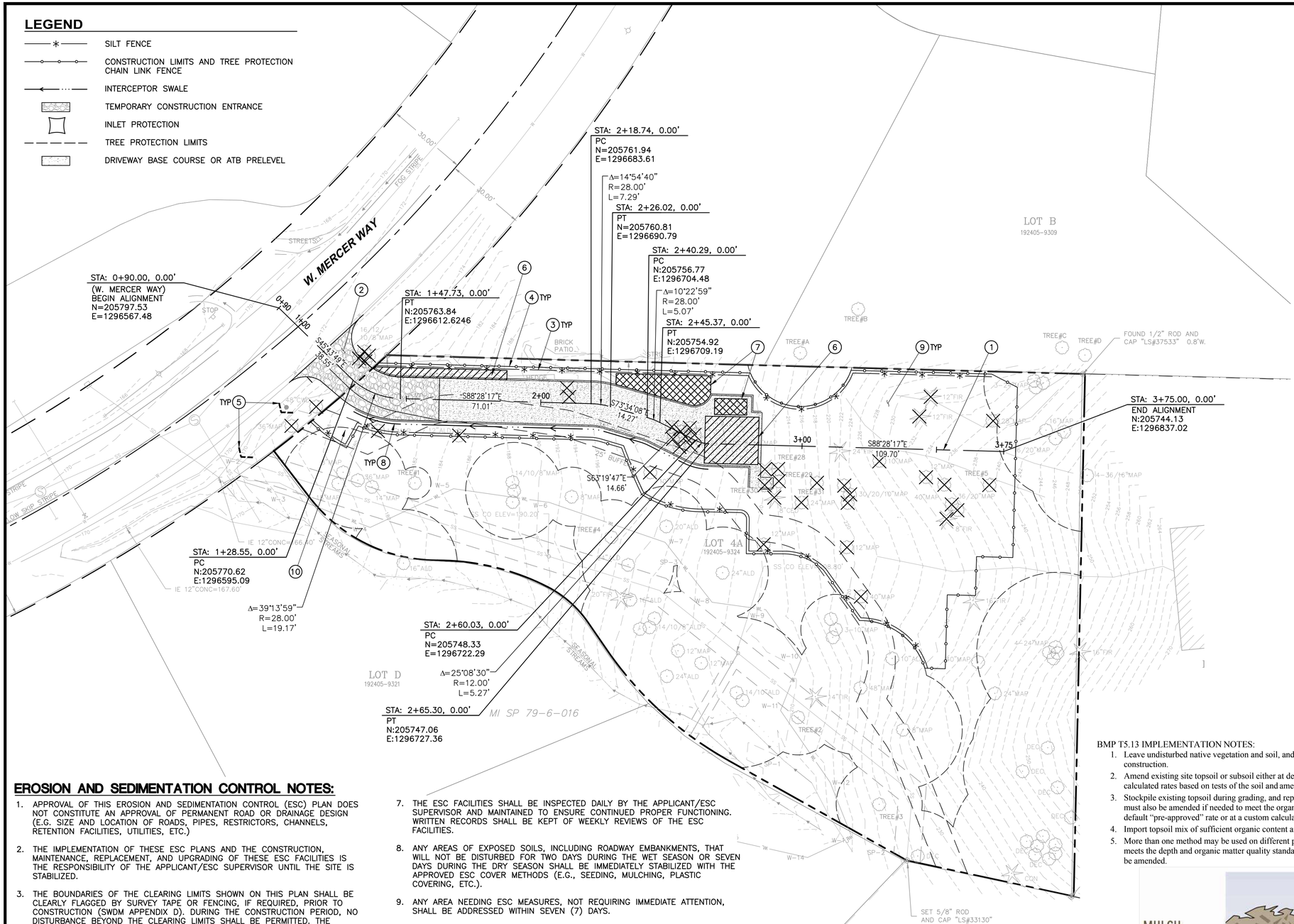
PACE PROJECT NO. 17387

SHEET **C0.2**

FILE NAME: P:\KIR\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-TREE.DWG
SAVE TIME: 11/20/2024 1:31 PM
PLOT TIME: 11/20/2024 9:22:10 AM
USER NAME: TYLER CHRISTOPHERSON

LEGEND

- SILT FENCE
- CONSTRUCTION LIMITS AND TREE PROTECTION CHAIN LINK FENCE
- INTERCEPTOR SWALE
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TREE PROTECTION LIMITS
- DRIVEWAY BASE COURSE OR ATB PRELEVEL



EROSION AND SEDIMENTATION CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL THE SITE IS STABILIZED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
13. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR FOR REVIEW.

TESC AND CONSTRUCTION MANAGEMENT NOTES

1. CONSTRUCTION CETNERLINE PER DETAILS ON THIS SHEET. TEMPORARY SHORING WALLS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4 ON SHEET C1.1.
3. INSTALL HIGH VISIBILITY SILT FENCE PER DETAIL 1 ON SHEET C1.1.
4. CONSTRUCTION LIMITS AND TREE PROTECTION CHAIN LINK FENCE PER DETAIL ON SHEET C0.2.
5. INSTALL STRAW WATTLES PER DETAIL 5 ON SHEET C1.1.
6. CONSTRUCTION STAGING AND PARKING AREA.
7. MATERIAL STOCKPILE LOCATION.
8. INSTALL INTERCEPTOR SWALE WITH ROCK CHECK DAMS PER DETAIL 3 ON SHEET C1.1.
9. USE BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH OR BETTER FOR ALL DISTURBED LANDSCAPE AREAS PER DETAIL 1 ON THIS SHEET.
10. TURBIDITY TESTING LOCATION IF DETERMINED NECESSARY BY ON-SITE INSPECTION OR ESC SUPERVISOR

GENERAL NOTES:

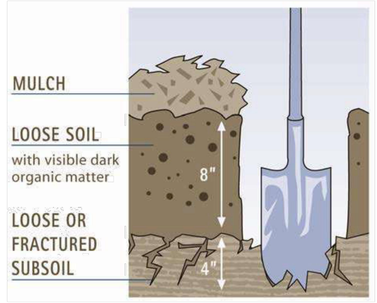
1. TREE REMOVAL TO BE COORDINATED WITH ARBORIST AND THE CITY OF MERCER ISLAND.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION LIMITS AND TREE PROTECTION CHAIN LINK FENCE, ALONG IDENTIFIED CONSTRUCTION LIMITS.
2. INSTALL PERMANENT DOWNSTREAM PIPED CONVEYANCE INCLUDING CB5 AND CB2. SEE SHEET C2.0.
3. INSTALL STORM DRAIN INLET PROTECTION.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE AND PERMANENT DRIVEWAY CULVERT.
5. GRADE AND INSTALL CONSTRUCTION STAGING / PARKING AREA.
6. GRADE AND DESIGNATE STOCKPILE AREAS.
7. INSTALL TEMPORARY INTERCEPTOR SWALE AND SEDIMENT CONTROL MEASURES.
8. BEGIN DRIVEWAY CLEARING AND GRADING.
9. INSTALL UTILITIES LOCATED IN DRIVEWAY CORRIDOR.
10. INSTALL DRIVEWAY, GRADE WALLS, DRIVEWAY ACCESS BASE COURSE OR ATB PRELEVEL.
11. INSTALL GABION BASKET WALLS.
12. INSTALL BUILDING FOUNDATION SHORING.
13. CONSTRUCT BUILDING AND REMAINING HARDSCAPE FEATURES.
14. CONNECT UTILITIES.
15. STABILIZE SITE.
16. REMOVE REMAINING TESC FEATURES.
17. CONDUCT ALL ACTIVITIES IN ACCORDANCE WITH ESC NOTES, THIS SHEET.

BMP T5.13 IMPLEMENTATION NOTES:

1. Leave undisturbed native vegetation and soil, and protect from compaction during construction.
2. Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil and amendment.
3. Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.
4. Import topsoil mix of sufficient organic content and depth to meet the requirements.
5. More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.



1 **DETAIL**
NTS

N

HORIZ. 0 10 20 40
Scale In Feet

DATE	REVISION	SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
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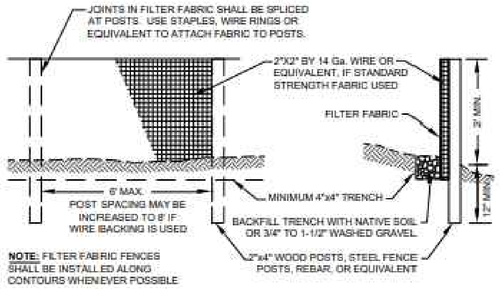
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	DATE:
AS SHOWN	11/20/2024
DESIGNED BY: JF	CHECKED BY: JA
PACE PROJECT NO. 17387	

SHEET **C1.0**

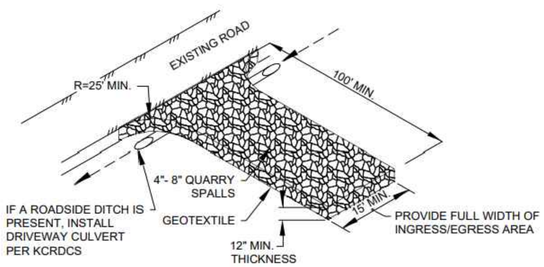
FILE NAME: P:\KIR\P17\17387_5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-TESC.DWG
SAVE TIME: 11/20/2024 1:23:08 PM
USER NAME: TYLER CHRISTOPHERSON
PLOT TIME: 11/20/2024 1:31 PM

FIGURE D.2.1.3.A SILT FENCE



1 HIGH VISIBILITY SILT FENCE
NTS

FIGURE D.2.1.4.A STABILIZED CONSTRUCTION ENTRANCE

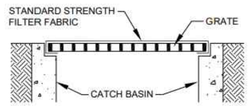


NOTES:

- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

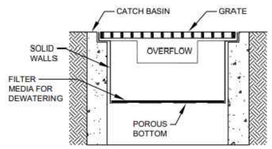
4 STABILIZED CONSTRUCTION ENTRANCE
NTS

FIGURE C.3.9.A FILTER FABRIC PROTECTION



NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

FIGURE C.3.9.B CATCH BASIN INSERT

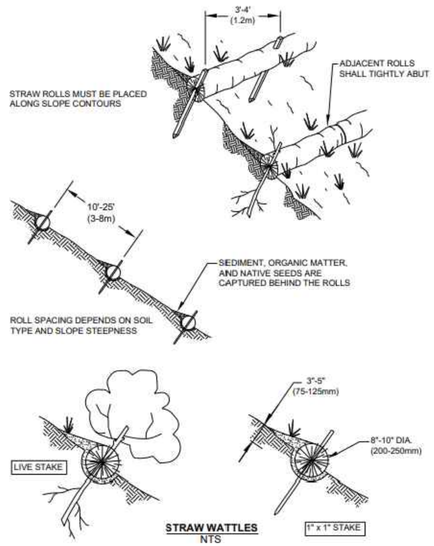


NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS:

- A MIN. 0.5 C.F. OF STORAGE,
- THE MEANS TO DEWATER THE STORED SEDIMENT,
- AN OVERFLOW, AND
- CAN BE EASILY MAINTAINED.

2 INLET PROTECTION
NTS

FIGURE D.2.1.2.E STRAW WATTLES



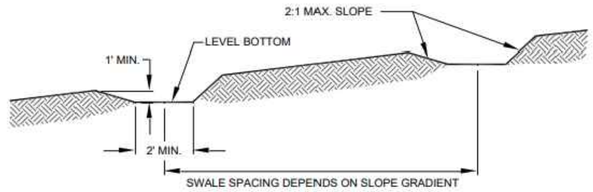
STRAW WATTLES
NTS

NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" x 5" (75-125mm) DEEP, DUG ON CONTOUR.
2. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

5 STRAW WATTLES
NTS

FIGURE C.3.12.B INTERCEPTOR SWALE



3 INTERCEPTOR SWALE W/ROCK CHECK DAMS
NTS

DATE	REVISION	SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
11/20/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

TESC DETAILS

VERIFY SCALE
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PACE PROJECT NO. 17387

SHEET C1.1

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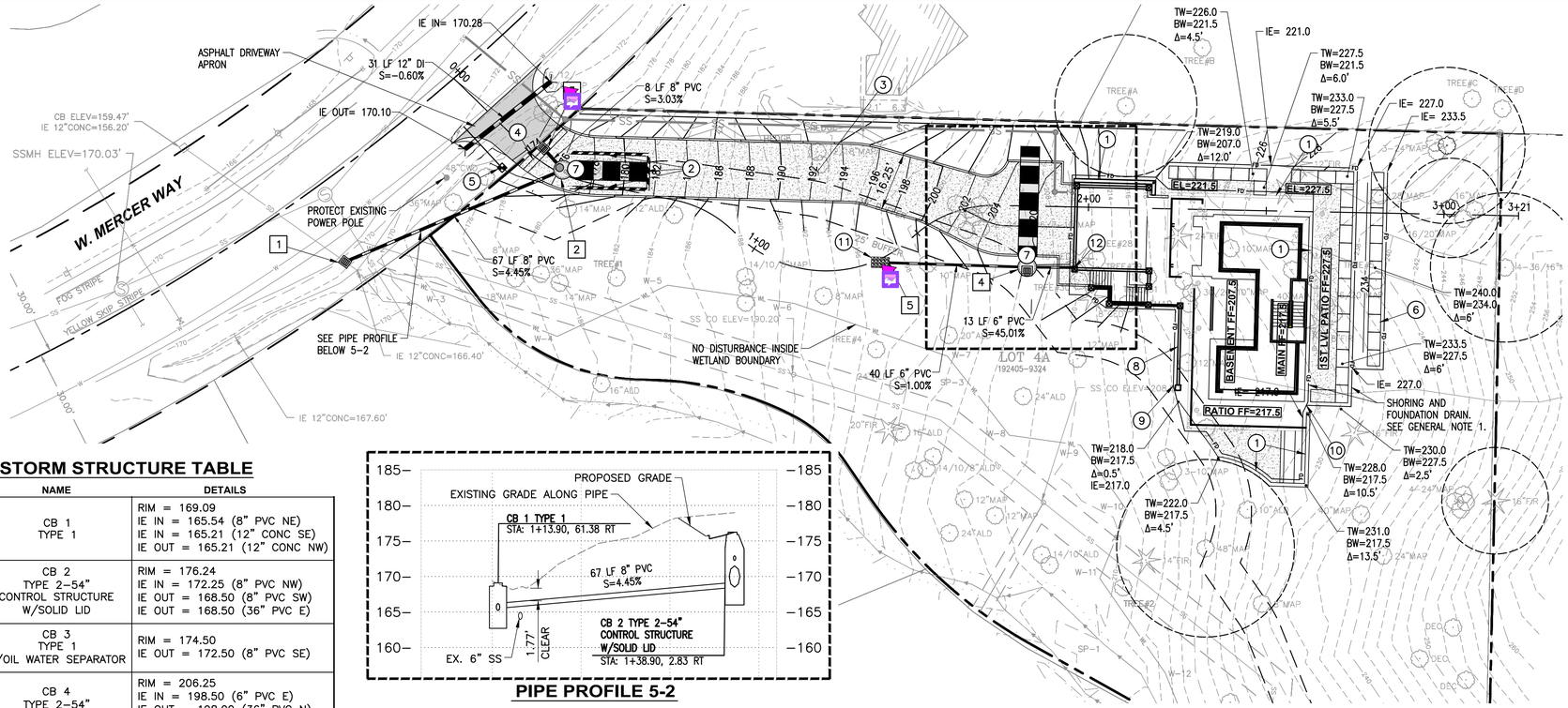
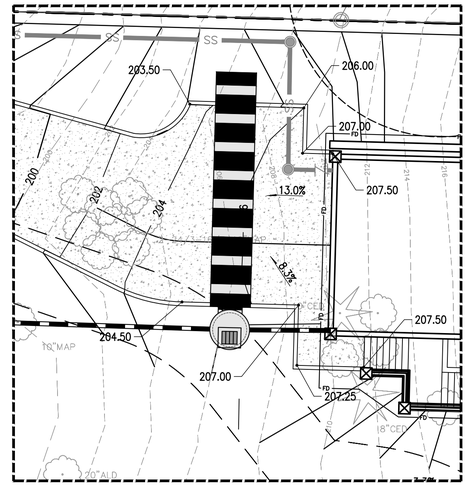




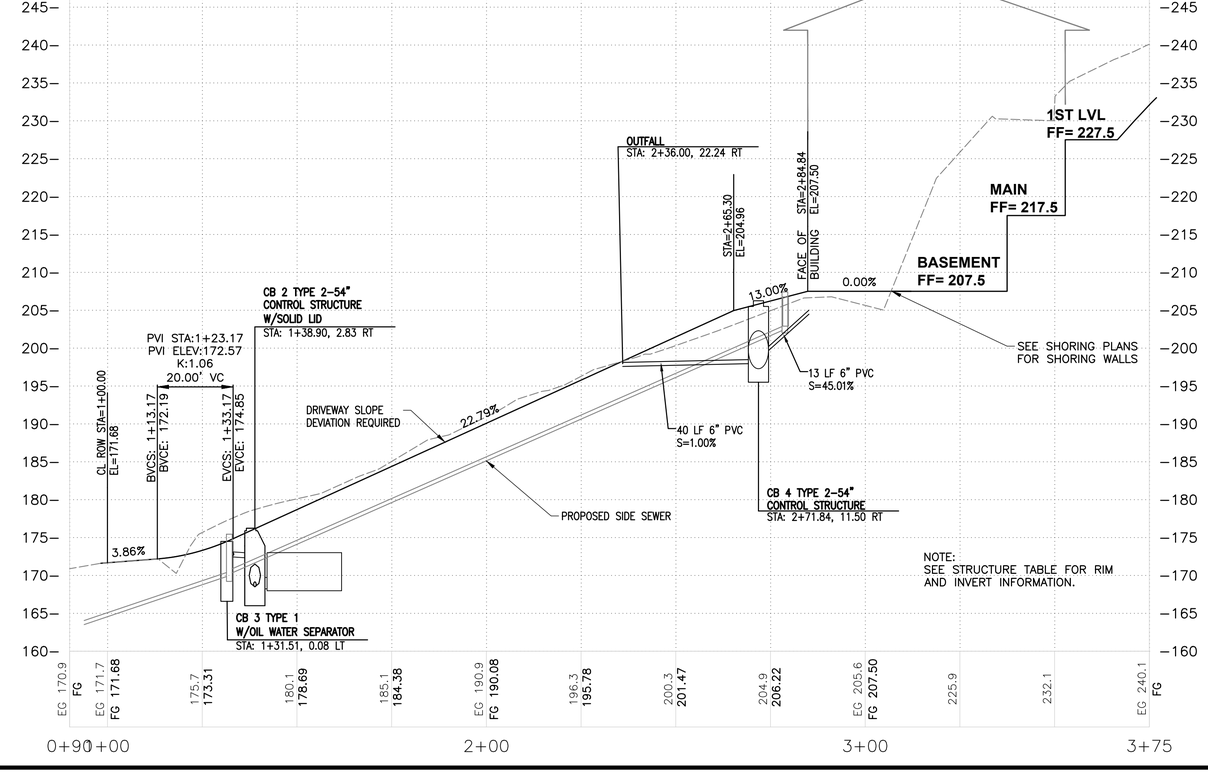
DRIVEWAY GRADING

1"=10'

STORM STRUCTURE TABLE

	NAME	DETAILS
1	CB 1 TYPE 1	RIM = 169.09 IE IN = 165.54 (8" PVC NE) IE IN = 165.21 (12" CONC SE) IE OUT = 165.21 (12" CONC NW)
2	CB 2 TYPE 2-54" CONTROL STRUCTURE W/SOLID LID	RIM = 176.24 IE IN = 172.25 (8" PVC NW) IE OUT = 168.50 (8" PVC SW) IE OUT = 168.50 (36" PVC E)
3	CB 3 TYPE 1 W/OIL WATER SEPARATOR	RIM = 174.50 IE OUT = 172.50 (8" PVC SE)
4	CB 4 TYPE 2-54" CONTROL STRUCTURE	RIM = 206.25 IE IN = 198.50 (6" PVC E) IE OUT = 198.00 (36" PVC N) IE OUT = 198.00 (6" PVC W)
5	OUTFALL	IE IN = 197.60 (6" PVC E)

PIPE PROFILE 5-2



LEGEND

- PERMANENT SHORING
- TEMP. SHORING
- SANITARY SIDE SEWER — SS
- SS CLEANOUT
- STORM DRAIN
- TRENCH DRAIN
- FOOTING DRAIN — FD
- WALL DRAIN
- SD CLEANOUT
- YARD DRAIN
- CB TYPE 1
- CB TYPE 2
- CAST-IN-PLACE WALL

KEY NOTES

1. PERMANENT SHORING WALLS
2. TEMPORARY SHORING WALLS
3. 6" CONCRETE DRIVEWAY WITH ⅜" TRACTION GROOVES ON SECTIONS WITH SLOPES GREATER THAN 20%, AND VERTICAL CURB AND GUTTER. SEE DETAIL 5, SHEET C2.1.
4. VALLEY GUTTER AT EDGE OF ASPHALT. SEE DETAIL 3, SHEET C2.1.
5. 1" WATER METER, MINIMUM.
6. GABION BASKET WALL (TYP), SEE DETAIL 4, SHEET C2.1.
7. CMP DETENTION PIPE, SEE DETAILS ON SHEET C2.1.
8. FINAL WALL DESIGN SHALL BE COMPLETED BY THE BLOCK WALL MANUFACTURER, BASED ON GEOTECTNICAL PARAMETERS PRESENTED IN THE GEOTECHNICAL REPORT, SECTION 6.6.
9. CONNECT FOOTING DRAIN TO WALL DRAIN.
10. CONNECT GABION BASKET WALL FOOTING DRAINS TO SOLDIER PILE SHORING FOOTING DRAIN.
11. CRUSHED ROCK RIP ROCK PAD AT PIPE OUTFALL.
12. 6" ROOF DRAIN OUTLET, S=2.00% MIN.

GENERAL NOTES:

1. REFERENCE SHORING AND STRUCTURAL DETAILS FOR SHORING AND FOUNDATION DRAIN OUTLET DETAILS.
2. BASEMENT FLOOR SHORING-FOUNDATION DRAIN OUTLET SD @ 2.0% MIN.
3. YARD DRAIN OUTLET SD @ 2.0% MIN
4. STORM CONVEYANCE PIPE SHALL BE SDR 35 PVC.
5. GABION BASKET WALL CONSTRUCTED PRIOR TO PERMANENT SHORING CONSTRUCTION. SEE SHORING AND STRUCTURAL PLANS.
6. BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH OR BETTER FOR ALL DISTURBED LANDSCAPE AREAS.

HORIZ. 0 10 20 40 Scale In Feet

VERT. 0 5 10 20 Scale In Feet

N

DATE
REVISION
SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
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4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

ROAD, GRADING, AND STORM PLAN

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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PACE PROJECT NO. 17387

SHEET C2.0

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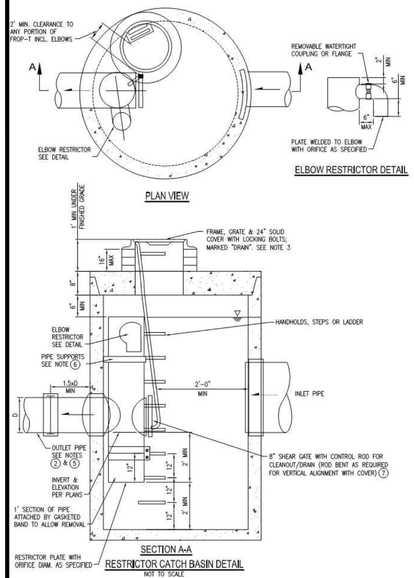
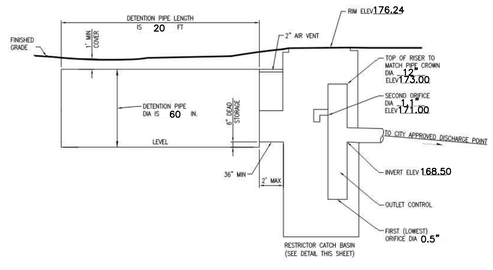
USER NAME: TYLER CHRISTOPHERSON



Attachment 1
CITY OF MERCER ISLAND
STANDARD DETENTION SYSTEM WORKSHEET
(FOR IMPERVIOUS AREA OF 5,000 SF OR LESS)

OWNER: _____ ADDRESS: 5236 W. MERCER WAY MERCER ISLAND, WA PREPARED BY: JOHN ANDERSON
PERMIT #: _____ PHONE: 425.827.2014
DATE: 1024/2024
IMPERVIOUS SURFACE AREA (SF): 3,000 DETENTION PIPE DIA (INCH): 60 DETENTION PIPE LENGTH (FT): 20 ORIFICE #1: DIA 0.5 INCH, ELEV 168.50
PIPE MATERIAL: CORRUGATED ALUMINUM PIPE ORIFICE #2: DIA 1.1 INCH, ELEV 171.00

FOOTING DRAINS SHALL NOT BE CONNECTED TO DETENTION SYSTEM



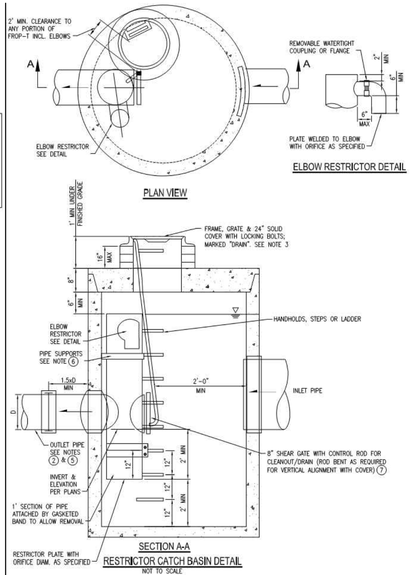
STANDARD PIPE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

RESTRICTOR CATCH BASIN NOTES:

1. USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LCPE, A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION 2L32A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
   THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION).
   IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
   A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
   INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
   THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
   ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

STANDARD DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.



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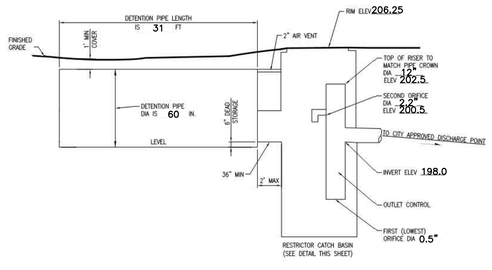
PERMIT #: _____ PHONE: 425.827.2014
DATE: 10/24/2024
IMPERVIOUS SURFACE AREA (SF): 4,850 DETENTION PIPE DIA (INCH): 60 DETENTION PIPE LENGTH (FT): 31 ORIFICE #1: DIA 0.5 INCH, ELEV 198.0
PIPE MATERIAL: CORRUGATED ALUMINUM PIPE ORIFICE #2: DIA 2.2 INCH, ELEV 200.5

FOOTING DRAINS SHALL NOT BE CONNECTED TO DETENTION SYSTEM



STANDARD PIPE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

RESTRICTOR CATCH BASIN NOTES:

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STANDARD DETENTION SYSTEM NOTES:

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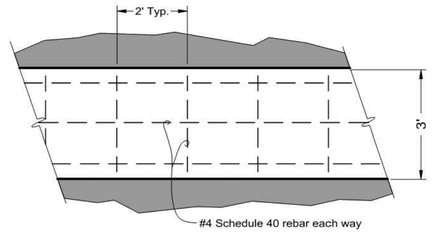
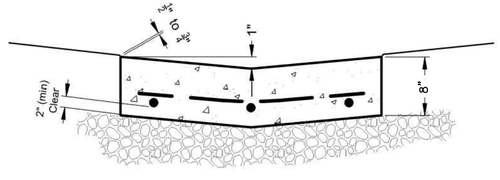
1 DETENTION SYSTEM DETAIL (WEST)
NTS



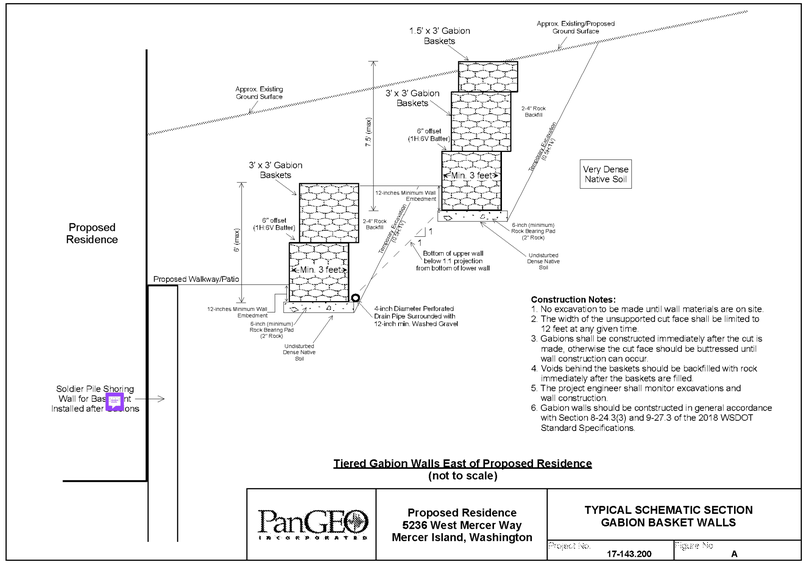
PLAN



TYPICAL SECTION

3 VALLEY GUTTER CURB
NTS

2 DETENTION SYSTEM DETAIL (EAST)
NTS

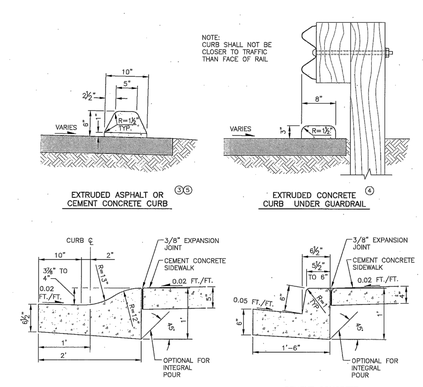


Construction Notes:
1. No excavation to be made until wall materials are on site.
2. The width of the unsupported cut face shall be limited to 12 feet at any given time.
3. Gabions shall be constructed immediately after the cut is made, otherwise the cut face should be buttressed until wall construction can occur.
4. Voids behind the baskets should be backfilled with rock immediately after the baskets are filled.
5. The project engineer shall monitor excavations and wall construction.
6. Gabion walls should be constructed in general accordance with Section 8-24.3(3) and 9-27.3 of the 2018 WSDOT Standard Specifications.

Tiered Gabion Walls East of Proposed Residence
(not to scale)

PanGEO INCORPORATED	Proposed Residence 5236 West Mercer Way Mercer Island, Washington	TYPICAL SCHEMATIC SECTION GABION BASKET WALLS
		Project No. 17-143.200 / Figure No. A

4 GABION BASKET WALLS
NTS



NOTES:
1. SEE SEC. 3.04 K.C.R.S. FOR JOINT REQUIREMENTS.
2. ROLL AND VERTICAL GUTTER TO MATCH POSITIVE SUPERELEVATION.
3. SEE FIG. NO. 2-005 FOR CONFIGURATION OF FILL AND WALKWAY BEHIND CURB IF REQUIRED.
4. THIS IS A CURB LOCATION DETAIL, NOT A GUARDRAIL DETAIL.
5. SEE SEC. 3.03 FOR EXTRUDED CURB ANCHORAGE.

King County Department of Transportation Road Services Division 2016 Design and Construction Standards

CURB DETAILS 3-13 FIG. 3-002

5 VERTICAL CURB
NTS

DATE | REVISION | SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
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TYLER A. CHRISTOPHERSEN — STATE OF WASHINGTON — 47631 — REGISTERED PROFESSIONAL ENGINEER — 11/20/24

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SHEET C2.1

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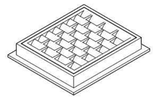
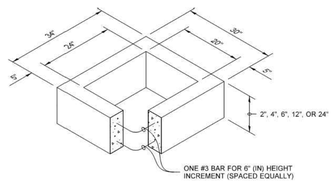
USER NAME: TYLER CHRISTOPHERSEN

DRAWN BY: LISA CYFORD



FRAME AND VANED GRATE



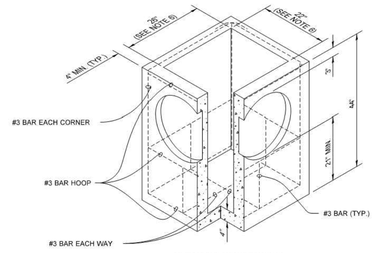
RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	**MAXIMUM INSIDE DIAMETER (INCHES)**
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ **(STD. SPEC. SECT. 9-05.20)**	12"
SOLID WALL PVC **(STD. SPEC. SECT. 9-05.12(1))**	15"
PROFILE WALL PVC **(STD. SPEC. SECT. 9-05.12(2))**	15"

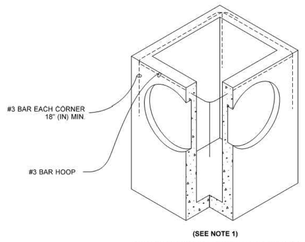
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

JULIE HEILMAN STATE OF WASHINGTON 41810 REGISTERED PROFESSIONAL ENGINEER

Heilman, Julie
Jan 25 2017 2:53 PM

CATCH BASIN TYPE 1

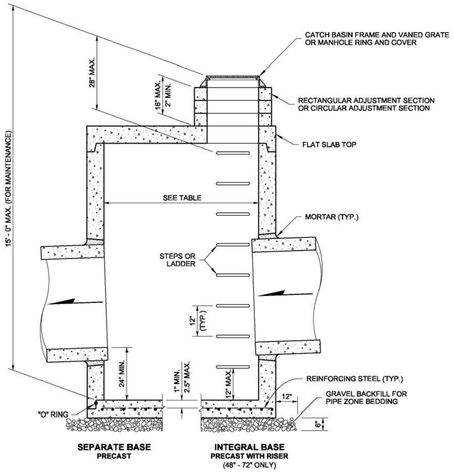
STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Jan 26 2017 6:48 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

1 TYPE 1 CATCH BASIN
NTS

DRAWN BY: LISA CYFORD



SEPARATE BASE
PRECAST

INTEGRAL BASE
PRECAST WITH RISER
(48" - 72" ONLY)

NOTES

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification 9-04.3**.

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	**MIN. WALL THICKNESS**	**MIN. BASE THICKNESS**	**MAXIMUM KNOCKOUT SIZE**	**MINIMUM DISTANCE BETWEEN KNOCKOUTS**
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES					
CATCH BASIN DIAMETER	**PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER**				
	CONCRETE	**ALL METAL**	**CPSSP ①**	**SOLID WALL PVC ②**	**PROFILE WALL PVC ③**
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe **(Standard Specification 9-05.20)**
② **(Standard Specification 9-05.12(1))**
③ **(Standard Specification 9-05.12(2))**

CASEY M. KRAMER STATE OF WASHINGTON 44535 REGISTERED PROFESSIONAL ENGINEER

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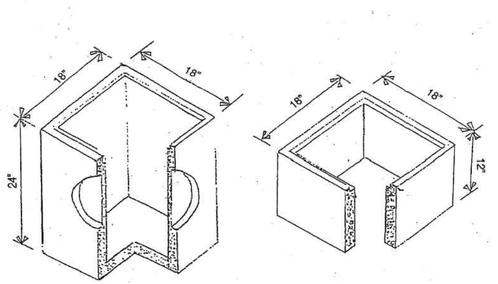
CATCH BASIN TYPE 2

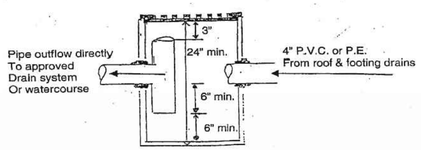
STANDARD PLAN B-10.20-01

SHEET 1 OF 1 SHEET

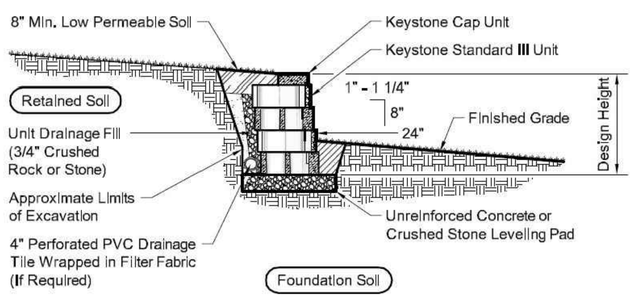
APPROVED FOR PUBLICATION
Pasco Bakotich III 02-07-12
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

2 TYPE 2 CATCH BASIN
NTS





3 CATCH BASIN WITH OIL SEPARATOR
NTS



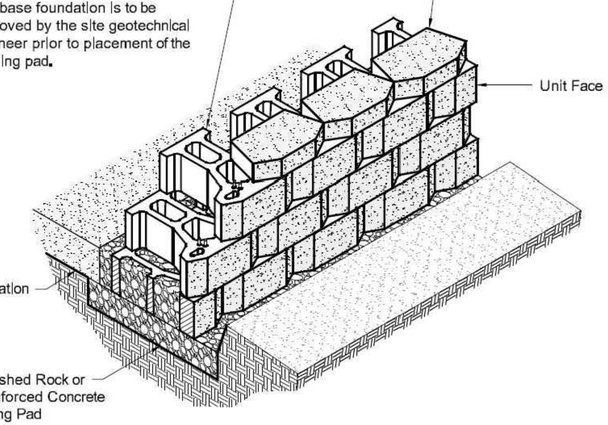
Typical Gravity Wall Section
Standard III Unit - 1" Setback

Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Standard III Unit	
Width:	18"
*Depth:	21"
Height:	8"
*Weight:	92 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	45 lbs



Standard III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region

1 TYPICAL GRAVITY WALL SECTION
NTS

TYLER A. CHRISTOPHERSEN STATE OF WASHINGTON 47631 REGISTERED PROFESSIONAL ENGINEER 11/20/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

SYM	REVISION	DATE

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
www.paceengrs.com

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

STORM DRAINAGE DETAILS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	DATE:
AS SHOWN	11/20/2024
DESIGNED BY: JF	CHECKED BY: JA
PACE PROJECT NO.	17387

SHEET **C2.2**

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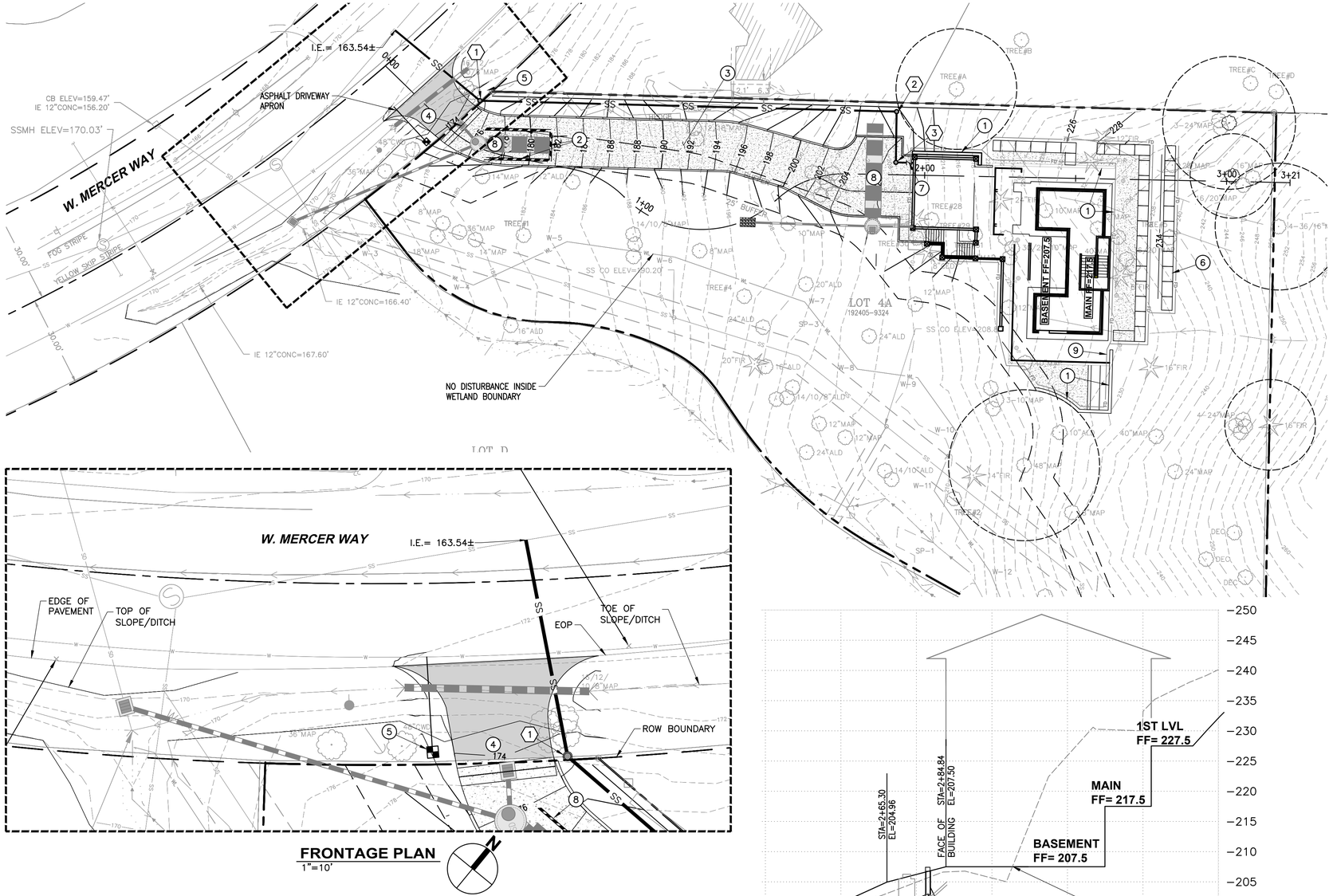
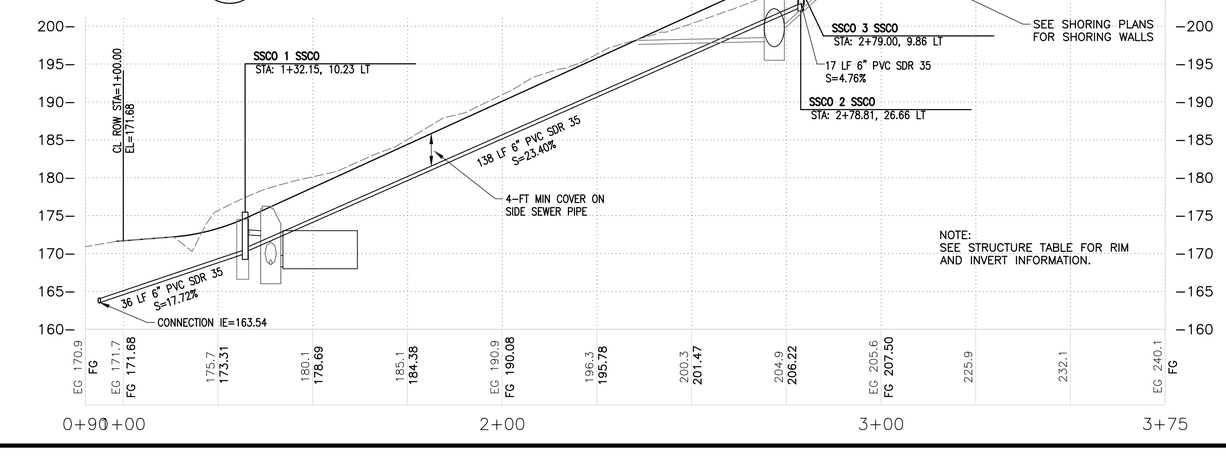
USER NAME: TYLER CHRISTOPHERSEN



FRONTAGE PLAN
1"=10'



SEWER STRUCTURE TABLE

	NAME	DETAILS
1	SSCO 1 SSCO	RIM = 175.45 IE IN = 170.20 (6" PVC SDR 35 E) IE OUT = 170.00 (6" PVC SDR 35 NW)
2	SSCO 2 SSCO	RIM = 207.42 IE IN = 202.70 (6" PVC SDR 35 S) IE OUT = 202.50 (6" PVC SDR 35 W)
3	SSCO 3 SSCO	RIM = 206.76 IE OUT = 203.50 (6" PVC SDR 35 N)

KEY NOTES

1. PERMANENT SHORING WALLS
2. TEMPORARY SHORING WALLS
3. CONCRETE DRIVEWAY WITH VERTICAL CURB AND GUTTER.
4. VALLEY GUTTER AT EDGE OF ASPHALT. SEE DETAIL 3, SHEET C2.1.
5. 1" WATER METER, MINIMUM.
6. GABION BASKET WALL (TYP), SEE DETAIL 4, SHEET C2.1.
7. SIDE SEWER BACKFLOW PREVENTION VALVE, SEE DETAIL 5, SHEET C3.1. VERIFY BUILDING SEWER CONNECTION DEPTH PRIOR TO CONSTRUCTION. ADJUST DEPTH IF NECESSARY.
8. CMP DETENTION PIPE, SEE DETAILS ON SHEET C2.1.
9. CONNECT GABION BASKET WALL FOOTING DRAINS TO SOLDER PILE SHORING FOOTING DRAIN.

GENERAL NOTES:

1. REFERENCE SHORING AND STRUCTURAL DETAILS FOR SHORING AND FOUNDATION DRAIN OUTLET DETAILS.
2. BASEMENT FLOOR SHORING–FOUNDATION DRAIN OUTLET SD @ 2.0% MIN.
3. YARD DRAIN OUTLET SD @ 2.0% MIN
4. STORM CONVEYANCE PIPE SHALL BE SDR 35 PVC.
5. FIRE PROTECTION SYSTEM REQUIRED AND SHALL BE DESIGNED BY A FIRE SPRINKLER DESIGNER.
6. GABION BASKET WALL CONSTRUCTED PRIOR TO PERMANENT SHORING CONSTRUCTION. SEE SHORING AND STRUCTURAL PLANS.
7. FIRE PROTECTION SYSTEM REQUIRED AND SHALL BE DESIGNED BY A FIRE SPRINKLER DESIGNER.
8. CONSULT FIRE SPRINKLER DESIGNER FOR FINAL METER AND SUPPLY LINE SIZING.

LEGEND

- PERMANENT SHORING
- TEMP. SHORING
- SANITARY SIDE SEWER — SS
- SS CLEANOUT
- STORM DRAIN
- TRENCH DRAIN
- FOOTING DRAIN — FD
- WALL DRAIN
- SD CLEANOUT
- YARD DRAIN
- CB TYPE 1
- CB TYPE 2

HORIZ. 0 10 20 40 Scale In Feet
VERT. 0 5 10 20 Scale In Feet

N

DATE	REVISION	SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
11/21/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

SITE, UTILITY, AND SEWER PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	DATE:
AS SHOWN	11/20/2024
DESIGNED BY: JF	CHECKED BY: JA
PACE PROJECT NO. 17387	

SHEET C3.0

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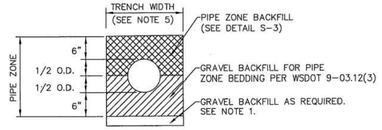
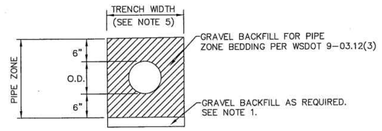
SAVE TIME: 11/20/2024 1:27:17 PM
PLOT TIME: 11/20/2024 1:34 PM
USER NAME: TYLER CHRISTOPHERSON

BEDDING FOR RIGID PIPE MATERIAL



BEDDING FOR FLEXIBLE PIPE MATERIAL



NOTES

1. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL. REPLACE WITH GRAVEL BACKFILL PER WSDOT 9-03.12(3) AS DIRECTED BY THE CITY ENGINEER.
2. PROVIDE UNIFORM SUPPORT UNDER BARREL.
3. HAND TAMP UNDER HAUNCHES.
4. COMPACT BEDDING AND BACKFILL MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE. HAND TAMP ONLY UNTIL MINIMUM 6" ABOVE TOP OF PIPE.
5. 30" MAXIMUM TRENCH WIDTH FOR PIPE UP TO AND INCLUDING 12", FOR PIPE LARGER THAN 12", USE O.D. PLUS 16".

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

PIPE BEDDING

6-5-2009	NO SCALE	S-4

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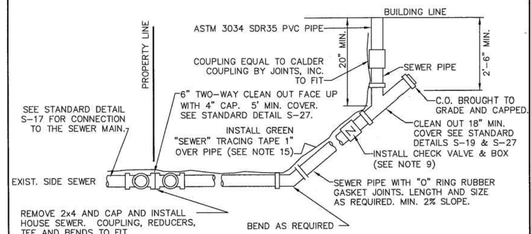
1 PIPE BEDDING
NTS



BUILDING CONNECTION

NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH ⅛ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    6" – BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

HOUSE SEWER CONNECTION

6-5-2009	NO SCALE	S-18

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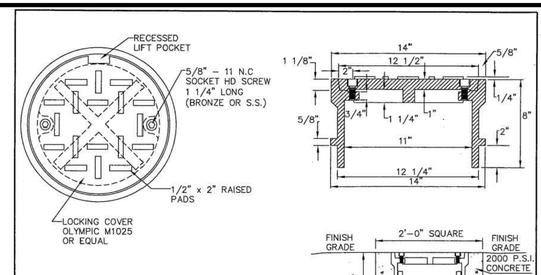
2 HOUSE SEWER CONNECTION
NTS



FOR PVC PIPE

NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

CLEAN OUT DETAIL

6-5-2009	NO SCALE	S-19

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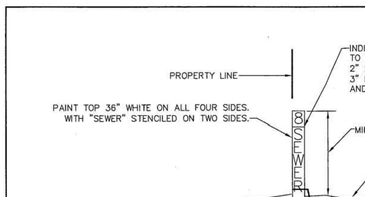
3 CLEAN OUT DETAIL
NTS



NOTES

1. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

SIDE SEWER MARKER POST

6-5-2009	NO SCALE	S-20

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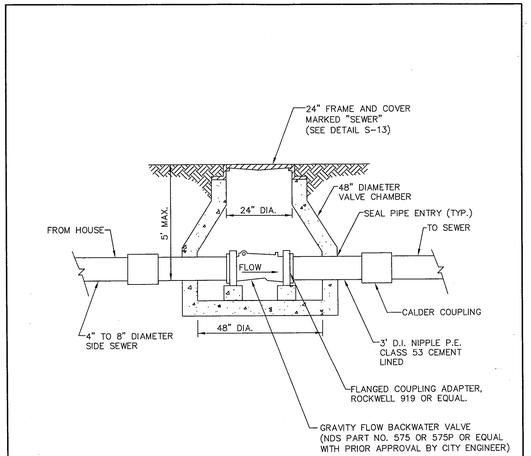
4 SIDE SEWER MARKER POST
NTS



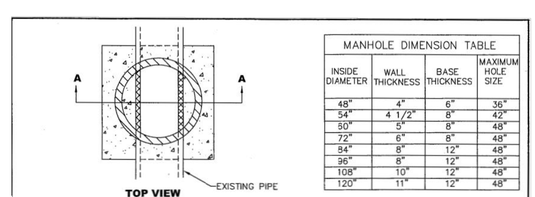
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)

6-5-2009	NO SCALE	S-26

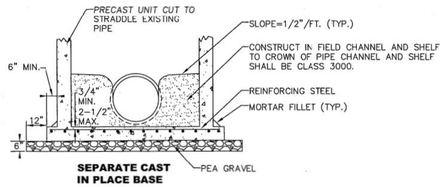
REV DATE | | | | | | | APPROVED

5 BACKFLOW PREVENTION VALVE
NTS



TOP VIEW

MANHOLE DIMENSION TABLE			
INSIDE DIAMETER	WALL THICKNESS	BASE THICKNESS	MAXIMUM HOLE SIZE
48"	4"	6"	36"
54"	4 1/2"	8"	42"
60"	5"	8"	48"
72"	6"	8"	48"
84"	8"	12"	48"
96"	8"	12"	48"
108"	10"	12"	48"
120"	11"	12"	48"



SEPARATE CAST IN PLACE BASE

NOTES

1. EXISTING PIPE SHALL BE SUPPORTED AT ALL TIMES.
2. NO WEIGHT OF THE PRECAST UNIT SHALL BEAR ON THE EXISTING PIPE.
3. CONCRETE FOR CAST-IN-PLACE BASE SHALL BE CLASS 4000.
4. PRECAST MANHOLE SECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD PLAN FOR THE SPECIFIED MANHOLE SIZE AND TYPE.
5. MANHOLE SECTIONS SHALL NOT BE INSTALLED UNTIL CONCRETE BASE HAS SET FOR 12 HOURS.
6. THE EXISTING MAIN SHALL BE LEFT IN PLACE AND THE TOP PORTION OF THE MAIN SHALL BE REMOVED. THE BOTTOM PORTION OF THE MAIN SHALL BE TIED IN AS THE CHANNEL OF THE NEW MANHOLE.
7. GROUT ALL OPENINGS TO ENSURE WATER TIGHT STRUCTURE.
8. A FLEXIBLE PIPE-TO-MANHOLE CONNECTOR SHALL BE EMPLOYED IN ALL CONNECTIONS OF RIGID AND FLEXIBLE PIPES TO NEW PRECAST CONCRETE MANHOLES. THE CONNECTOR SHALL BE "KOR-N-SEAL" WITH "WEDGE KORBAND" MANUFACTURED BY NPC. INC., OR APPROVED EQUAL.
9. BASE REINFORCING STEEL SHALL BE PER MANUFACTURER'S RECOMMENDATION.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

NEW MANHOLE OVER AN EXISTING SEWER LINE

6-5-2009	NO SCALE	S-15

REV DATE | | | | | | | APPROVED

6 NEW MANHOLE OVER AN EXISTING SEWER LINE
NTS

DATE	REVISION	SYM

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOPHERSEN
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
11/20/24

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N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

SANITARY SIDE SEWER DETAILS

VERIFY SCALE
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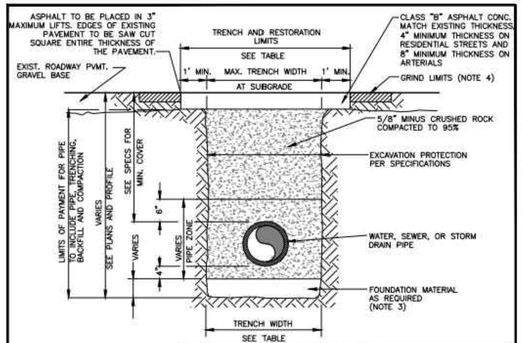
PACE PROJECT NO. 17387

SHEET C3.1

FILE NAME: P:\WRK\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-DET.DWG
SAVE TIME: 11/19/2024 11:44:18 AM PLOT TIME: 11/20/2024 1:34 PM
USER NAME: TYLER CHRISTOPHERSON



PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

NOTES

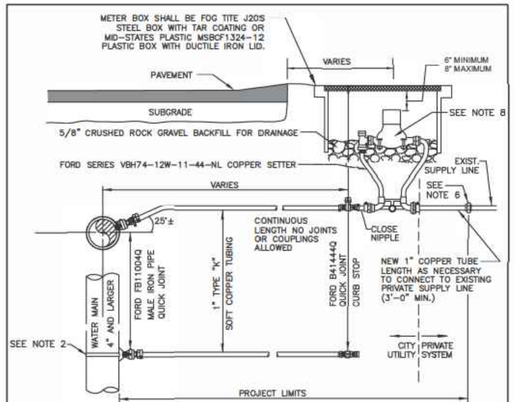
1. CALL IN LOCATES TWO BUSINESS DAYS BEFORE YOU DIG. (1-800-424-5555)
2. IN RIGHT-OF-WAY USE 100% 5/8 MINUS CRUSHED ROCK FOR BEDDING, PIPE ZONE AND BACKFILL
3. FOUNDATION MATERIAL SHALL BE 1 ¾" MINUS CRUSHED ROCK OR OTHER AGGREGATE AS APPROVED BY CITY ENGINEER.
4. GRIND AND OVERLAY LIMITS SHALL EXTEND A MINIMUM OF 10' PAST THE END OF TRENCH AREAS.
5. SEAL ALL FINAL PATCHING AND PAVING SEAMS WITH LIQUID ASPHALT. SQUEEGEE OR MOP THE SEALER. COVER WITH DRY SAND.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

TRENCH SECTION

3-29-2021	NO SCALE	**W-3**
		APPROVED

1 TRENCH SECTION
NTS



NOTES

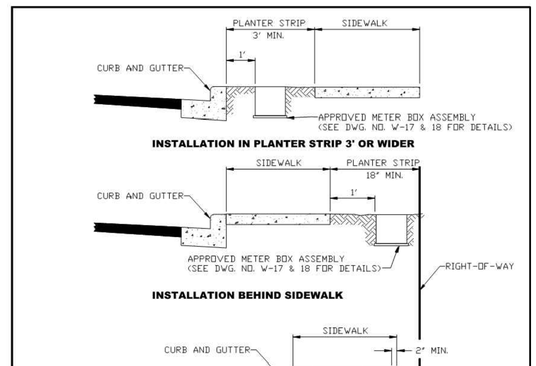
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL DOUBLE STRAPS, ROMAC 202NS, OR APPROVED EQUAL.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONTALLY STAGGERED.
4. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
5. UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
6. WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
7. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
8. WATER METER SUPPLIED BY CITY.
9. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
10. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

1" WATER METER INSTALLATION

REV DATE				05-02-2023	NO SCALE	**W-13**
						APPROVED

2 1" WATER METER INSTALLATION
NTS

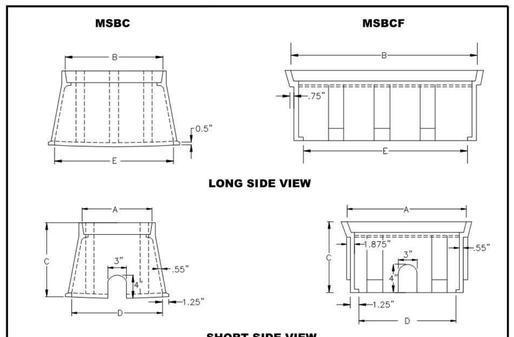


CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

WATER METER PLACEMENT

REV DATE				3-20-2006	NO SCALE	**W-16**
						APPROVED

3 WATER METER PLACEMENT
NTS



WATER SERVICE SIZE	PART NO.	A	B	C	D	E
1"	MSBCF1324-12	13.75"	23.1875"	12"	12.125"	24.5"
2"	MSBC1730-18	17.625"	30.5"	18"	22.875"	35"

NOTES:

1. METER BOX SHALL BE MID-STATES PLASTICS AS SHOWN, WITH A DUCTILE IRON LID WITH A FLIP OR HINGED INSPECTION LID TO INCLUDE A 3/4" PICK HOLE.
2. PLASTIC WATER METER BOXES SHALL NOT BE INSTALLED WITHIN A DRIVING OR PARKING AREA.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

1" & 2" PLASTIC WATER METER BOX

REV DATE				12-23-2013	NO SCALE	**W-18A**
						APPROVED

4 1" & 2" PLASTIC WATER METER BOX
NTS

SYM	REVISION	DATE

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p: 425.827.2014
www.paceengrs.com

TYLER A. CHRISTOFFERSON — STATE OF WASHINGTON — 47631 — REGISTERED PROFESSIONAL ENGINEER — 11/20/24

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

WATER DETAILS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: AS SHOWN	DATE: 11/20/2024
DESIGNED BY: JF	CHECKED BY: JA

PACE PROJECT NO. 17387

SHEET **C3.2**

FILE NAME: P:\WIP\P17\17387_5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-DET.DWG
SAVE TIME: 11/19/2024, 11:44:18 AM PLOT TIME: 11/20/2024, 1:34 PM
USER NAME: TYLER CHRISTOFFERSON

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2[illegible] EDITION).

2. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS,

3. DESIGN LOADING CRITERIA:
   HANDRAILS AND GUARDS
   GUARDRAILS/BALCONY RAILS . . . . . 50 PSF
   GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS
   RESIDENTIAL
   FLOOR LIVE LOAD . . . . . 40 PSF
   ENVIRONMENTAL LOADS
   SNOW . . . . . Pf=25 PSF
   WIND . . . . . GCpi=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "D"
   EARTHQUAKE . . . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   LATERAL SYSTEM
   LIGHT FRAMED SHEAR WALLS, R=6.5
   SITE CLASS D, Ss=1.45G, Sds=0.967, S1=0.503
   SD1=0.503, SDC D, Ie=1.0

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

5. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

7. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

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

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

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

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

    CONNECTOR PLATE WOOD ROOF TRUSSES
    STRUCTURAL STEEL

    APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

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

STATE OF WASHINGTON · THOMAS J. WOLFE · 24162 · REGISTERED PROFESSIONAL ENGINEER

12/12/2024

Thomas J. Wolfe

Digital Signer:Thomas J. Wolfe
DN:C=US, E=wolfetonj@msn.com, O=Quality Engineering and Design, CN=Thomas J. Wolfe
Date:12/12/2024 13:50:41 -08:00

GEOTECHNICAL

13. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

    LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED). . . . . 50 PCF/35 PCF
    ALLOWABLE PASSIVE EARTH PRESSURE (F.S. OF 1.5 INCLUDED). . . . . 350 PCF
    COEFFICIENT OF FRICTION (F.S. OF 1.5 INCLUDED). 0.3
    SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . .7H PSF

    SOILS REPORT REFERENCE: FILE #14-213, OCTOBER 2017 , PANGEO INCORPORATED, SEATTLE, WASHINGTON

CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

15. A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

16. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, TABLE 4.4.1 MODERATE EXPOSURE, F1.

17. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

18. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

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

    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER). . . . . .2"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . . . . .1-1/2"
    COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1-1/2"
    SLABS AND WALLS (INT. FACE). . . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

20. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

21. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

MASONRY

24. MASONRY VENEER, 5" MAXIMUM THICKNESS, SHALL BE ANCHORED TO BACKING WALLS PER SECTION 1405.6 OF THE INTERNATIONAL BUILDING CODE WITH "RJ-711" OR "HB-200" ADJUSTABLE VENEER ANCHORS AS MANUFACTURED BY WIRE-BOND, INC. ANCHORS SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY. ATTACHMENTS SHALL BE WITH CORROSION RESISTANT FASTENERS AND CONNECT TO FRAMING MEMBERS OR CONCRETE OR MASONRY BACKING. INSTALL ANCHORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SHEAR LUGS OF EACH ANCHOR SHALL ENGAGE A NO. 9 GAUGE JOINT REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

25. ADHERED MASONRY VENEER, 2-5/8" MAXIMUM THICKNESS, SHALL BE ADHERED TO BACKING WALLS PER SECTION 1405.10 OF THE INTERNATIONAL BUILDING CODE. ADHERED MASONRY SHALL BE ABLE TO DEVELOP SHEAR STRENGTH OF 50 PSI MINIMUM BETWEEN THE BACKING AND THE UNIT IN ACCORDANCE WITH ASTM C 482 OR SHALL BE ADHERED PER ARTICLE 3.3C OF TMS602/ACI530.1/ASCE 6.

STEEL

26. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

    A. AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.

    B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS.
    - AS NOTED IN THE CONTRACT DOCUMENTS.
    - BY THE DELETION OF PARAGRAPH 4.4.1.
    - REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

    C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

27. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GR.B) OR ASTM A1085	46 KSI
(ROUND)		42 KSI
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

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

29. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

30. SHOP PRIME ALL STEEL EXCEPT:

    A. STEEL ENCASED IN CONCRETE.
    B. SURFACES TO BE WELDED.
    C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
    D. MEMBERS TO BE GALVANIZED.
    E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
    F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
    G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

31. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

32. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

33. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

34. METAL CHIMNEYS SHALL BE ANCHORED AT ROOF AND CEILING WITH TWO 1-1/2"X1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSULATION AND NAILED WITH SIX 8d NAILS PER STRAP TO THE ROOF AND CEILING FRAMING.

WOOD

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

JOISTS AND BEAMS:	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		HEM-FIR NO. 2

36. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

37. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.2E)	Fb = 2900 PSI,	E = 2200 KSI, Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI,	E = 2000 KSI, Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI, Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

39. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	10 PSF

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

40. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

    ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

    FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

    WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

    PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

41. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

42. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

43. WOOD TREATED FOR FIRE RESISTANCE SHALL MEET THE REQUIREMENTS OF ASTM E 84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO WETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO AWPA UCFB.

44. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVAIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

45. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

    ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

    WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

    ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL NOTES

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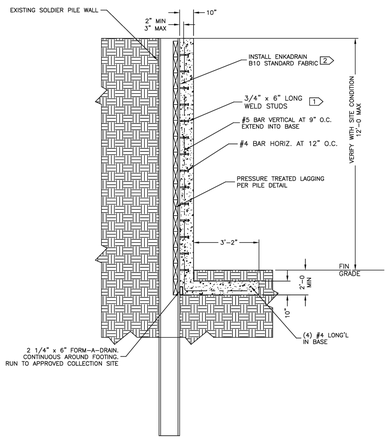
MERCER ISLAND, WA 98125

INIT
DR

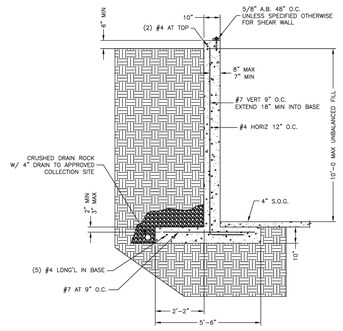


SECTION F1

USE FOR UP TO 12'-0 RETAINED EARTH WITH NO BACKSLOPE
SCALE: NONE

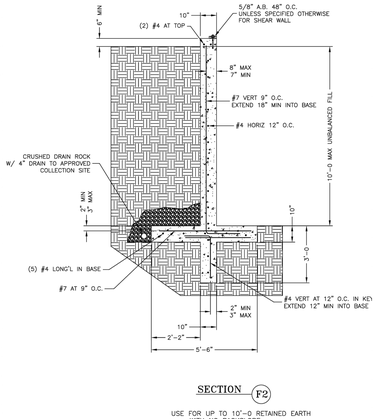
1> INSTALL HEADED STUDS, 3/4" DIAMETER x 6" EMBED LENGTH. INSTALL AT 12" O.C. INSTALL TOP STUD AT 6" BELOW TOP OF PILE. INSTALL STUDS ON PILE CENTERLINE.

2> INSTALL ENKADRAIN PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. ENSURE THAT RIGID DRAIN IS ISOLATED FROM SOIL BY ENKADRAIN FABRIC. USE ENKADRAIN STANDARD FABRIC, MODEL B10 AS A MINIMUM REQUIREMENT.



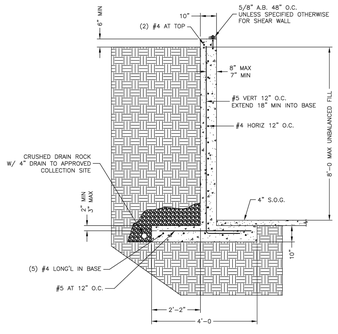
SECTION F3

USE FOR UP TO 10'-0 RETAINED EARTH WITH NO BACKSLOPE WITH SLAB ON GRADE
SCALE: NONE



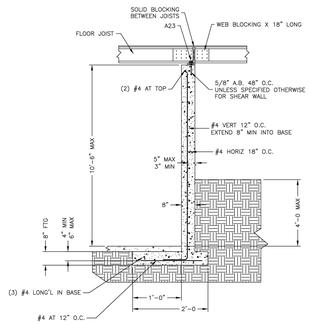
SECTION F2

USE FOR UP TO 10'-0 RETAINED EARTH WITH NO BACKSLOPE
SCALE: NONE

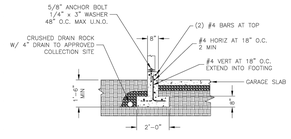


SECTION F5

USE FOR UP TO 8'-0 RETAINED EARTH WITH NO BACKSLOPE WITH SLAB ON GRADE
SCALE: NONE

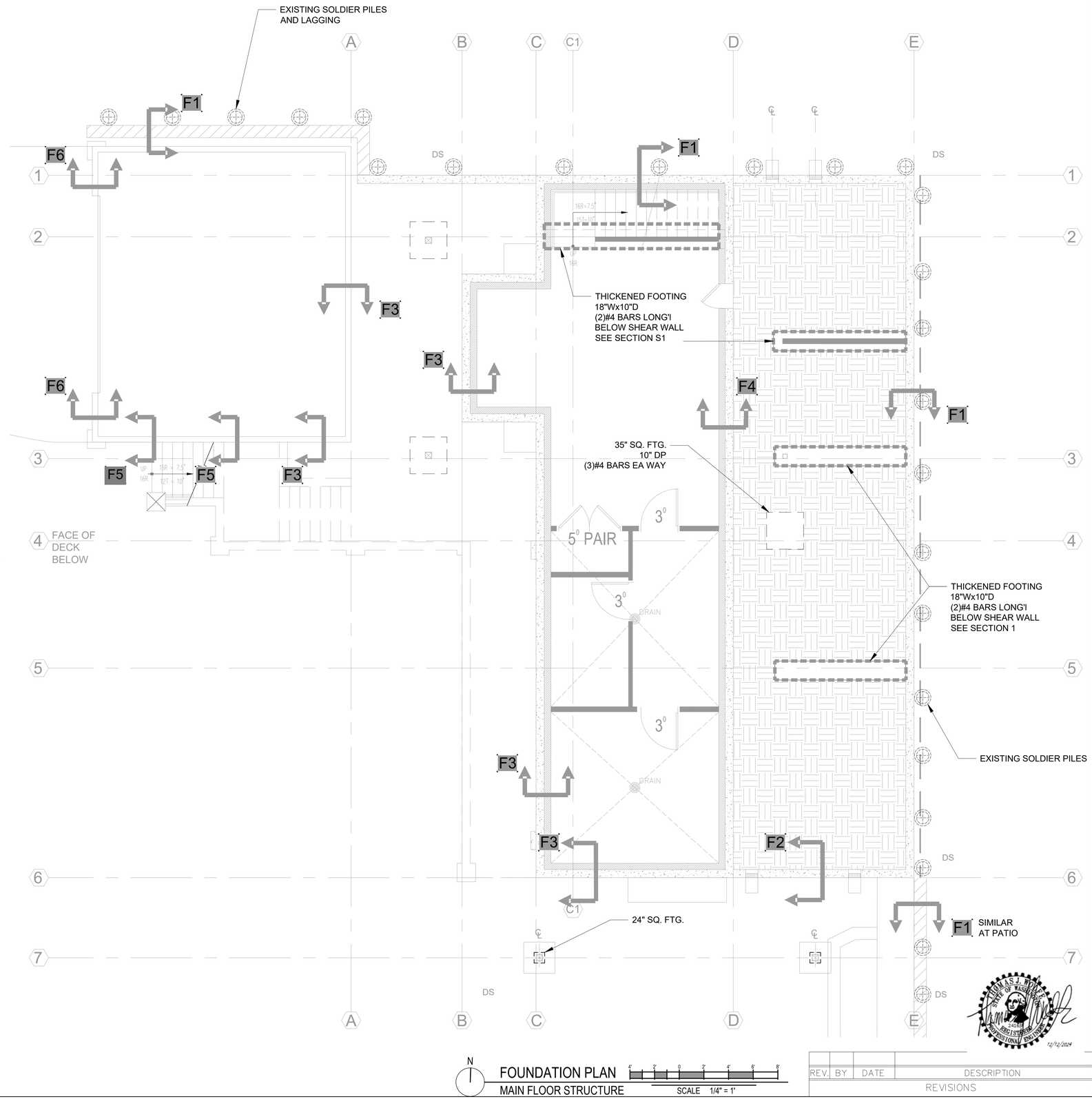


SECTION F4



SECTION F6

SCALE: NONE



N

FOUNDATION PLAN
MAIN FLOOR STRUCTURE

SCALE 1/4" = 1'

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL
FOUNDATION PLAN AND SECTIONS

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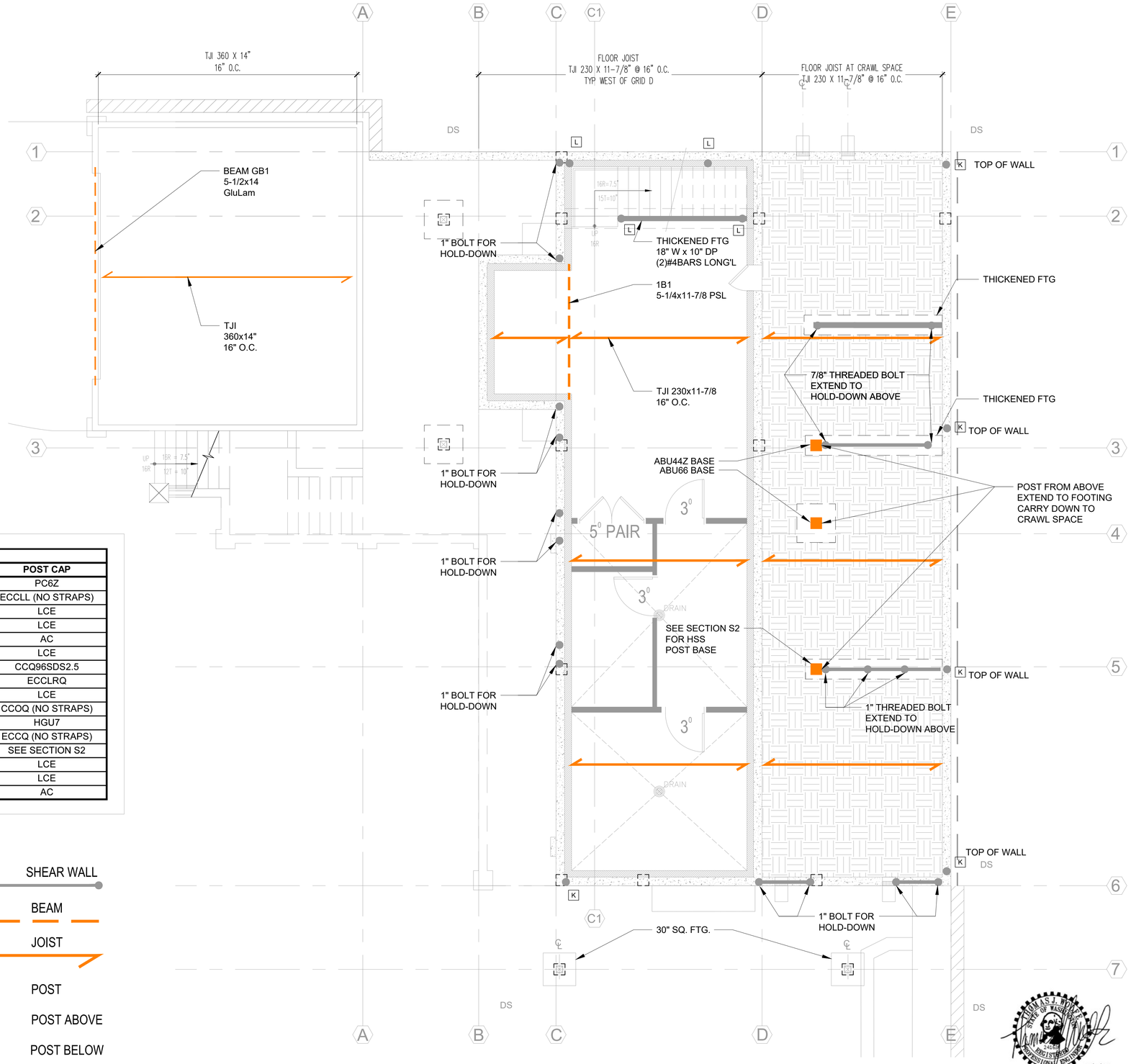
STATE OF WASHINGTON
JAMES J. HOPKINS
24187
REGISTERED
PROFESSIONAL ENGINEER
12/12/2024

S.2



FIRST FLOOR POSTS			
POST NUMBER	SUPPORTED MEMBERS	SIZE	POST CAP
2P15	2B1N+2B5S+3P2	6x6	PC6Z
2P111	2B1S+2B11+3P29	HSS 4x4x1/4	ECCLL (NO STRAPS)
2P2	2B2	4x4	LCE
2P3	2B3	6x6	LCE
2P4	2B4+2B3	4X4	AC
2P5	2B5	4X6	LCE
2P6	2B6	6X6	CCQ96SDS2.5
2P89	2B8+2B9+DP7+3P10	6X6	ECCLRQ
2P9	2B9+DP7	4X4	LCE
2P11	2B11+3P9	HSS4x4x1/4	CCOQ (NO STRAPS)
2P13N	2P13+2P14+DP3	HSS 4X4X1/4	HGU7
2P13S	2B13+2B16+DP3	HSS 4X4X1/4	ECCQ (NO STRAPS)
2P14	2B14	HSS 4x4x1/4	SEE SECTION S2
2P15W	2B15	4x4	LCE
2P15E	2B15	6x6	LCE
2P17	2B17	6x6	AC

LEGEND:

SHEAR WALL

BEAM

JOIST

POST

POST ABOVE

POST BELOW

STRUCTURAL PLAN
MAIN FLOOR STRUCTURE

N

SCALE 1/4" = 1'

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL
MAIN FLOOR STRUCTURE

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THOMAS J. MOTT
24167
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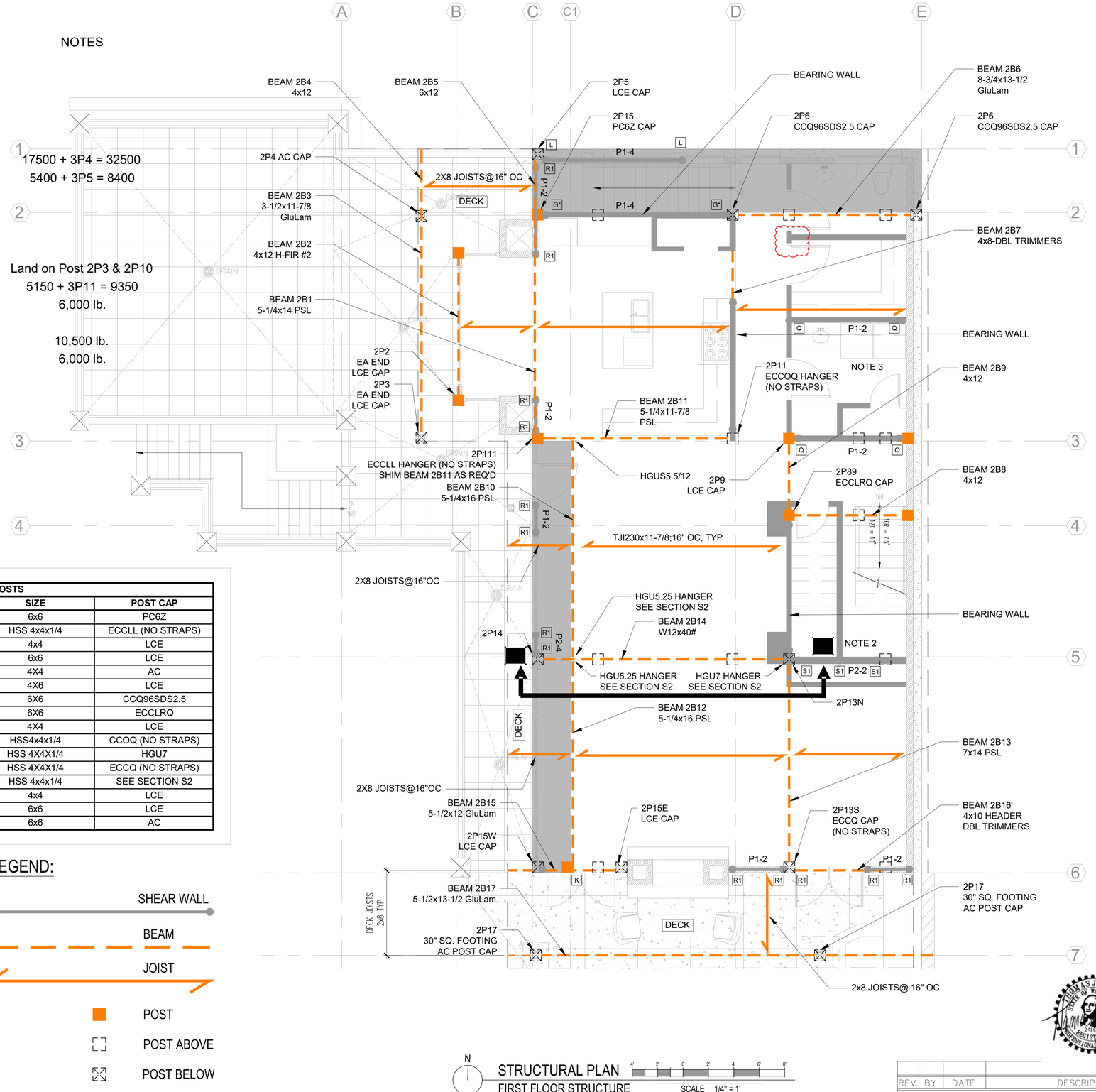
PROFESSIONAL ENGINEER
12/12/2024

S.3

NOTES



FIRST FLOOR POSTS			
POST NUMBER	SUPPORTED MEMBERS	SIZE	POST CAP
2P15	2B1N+2B5S+3P2	6x6	PC6Z
2P111	2B1S+2B11+3P29	HSS 4x4x1/4	ECCLL (NO STRAPS)
2P2	2B2	4x4	LCE
2P3	2B3	6x6	LCE
2P4	2B4+2B3	4X4	AC
2P5	2B5	4X6	LCE
2P6	2B6	6X6	CCQ96SDS2.5
2P89	2B8+2B9+DP7+3P10	6X6	ECCLRQ
2P9	2B9+DP7	4X4	LCE
2P11	2B11+3P9	HSS4x4x1/4	CCOQ (NO STRAPS)
2P13N	2P13+2P14+DP3	HSS 4X4X1/4	HGU7
2P13S	2B13+2B16+DP3	HSS 4X4X1/4	ECCQ (NO STRAPS)
2P14	2B14	HSS 4x4x1/4	SEE SECTION S2
2P15W	2B15	4x4	LCE
2P15E	2B15	6x6	LCE
2P17	2B17	6x6	AC

NOTES:

NOTE 1: INSTALL MST48 AT MAIN FLOOR WITH STHD14 TO FOOTING (SEE DETAIL)
NOTE 2: INSTALL HDU14-SDS2.5 TO 6x6 STUD. EXTEND 1" THREADED ROD TO FOOTING BELOW.
NOTE 3: INSTALL HDU8-SDS2.5 to DBL. STUD. EXTEND 7/8" THREADED ROD TO FOOTING BELOW.

LEGEND:

SHEAR WALL

BEAM

JOIST

POST

POST ABOVE

POST BELOW

N

STRUCTURAL PLAN
FIRST FLOOR STRUCTURE

SCALE 1/4" = 1'

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL
FIRST FLOOR STRUCTURE

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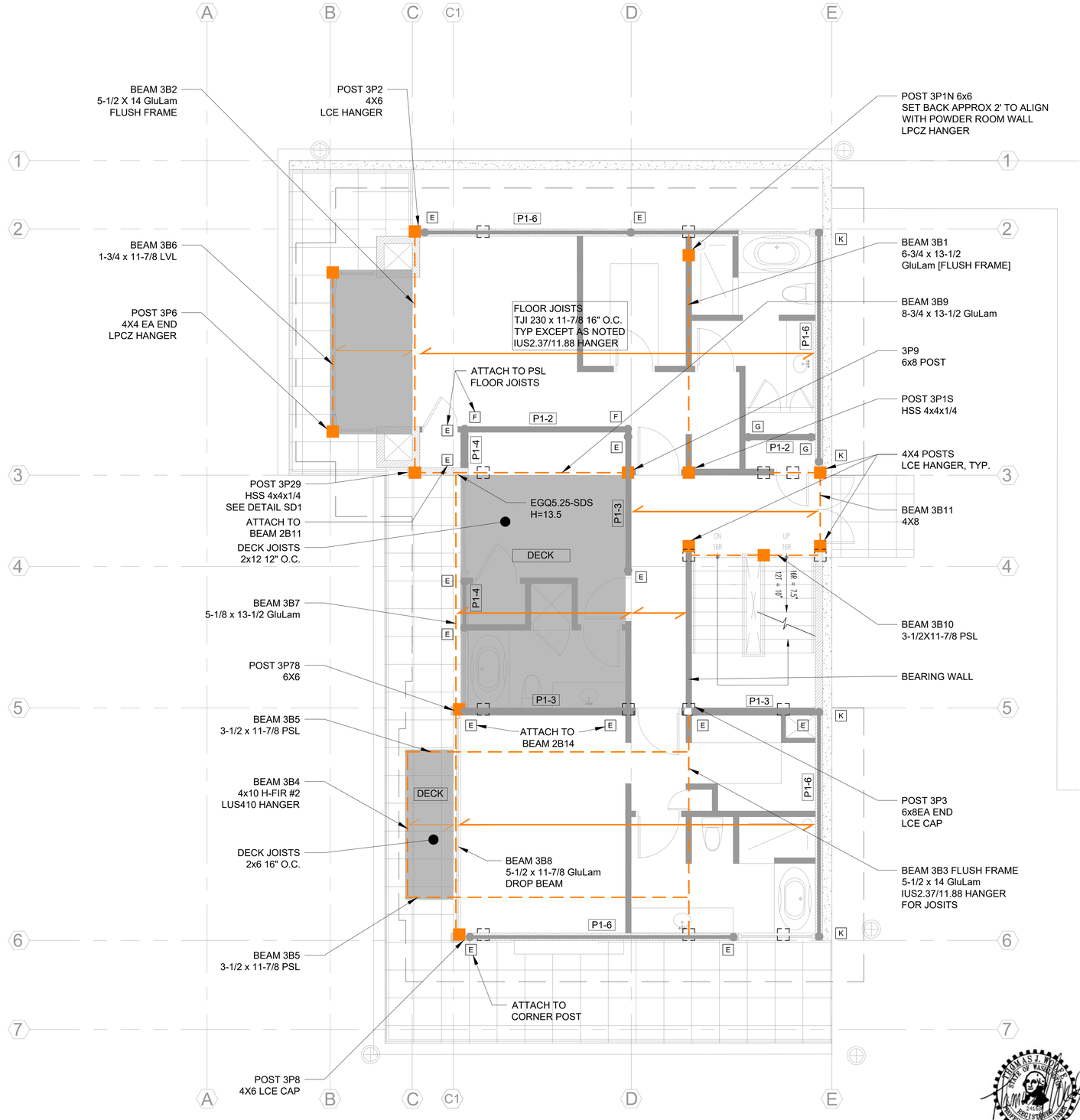
S.4



LEGEND:

- SHEAR WALL
- BEAM
- JOIST
- POST
- POST ABOVE
- POST BELOW

N

STRUCTURAL PLAN
SECOND FLOOR STRUCTURE

SCALE 1/4" = 1'

REV.	BY	DATE	DESCRIPTION
REVISIONS			

12/12/2024

MARCER ISLAND RESIDENCE
5236 MERCER WAY
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STRUCTURAL
SECOND FLOOR STRUCTURE

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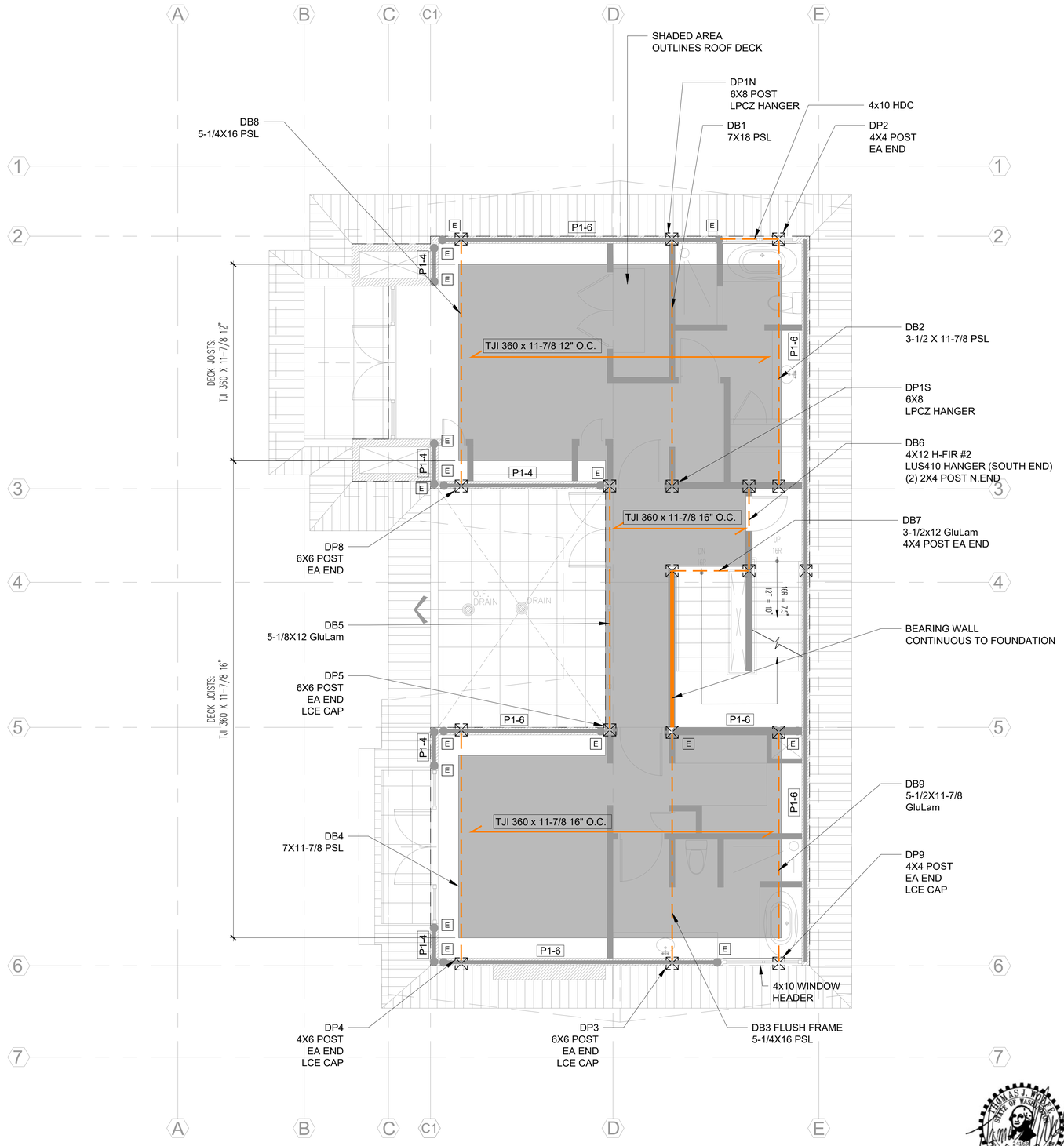

LEGEND:

- SHEAR WALL
- BEAM
- JOIST
- POST
- POST ABOVE
- POST BELOW

N

STRUCTURAL PLAN
ROOF FLOOR STRUCTURE

SCALE 1/4" = 1'

12/12/2024

REV.	BY	DATE	DESCRIPTION
REVISIONS			

STRUCTURAL
ROOF STRUCTURE

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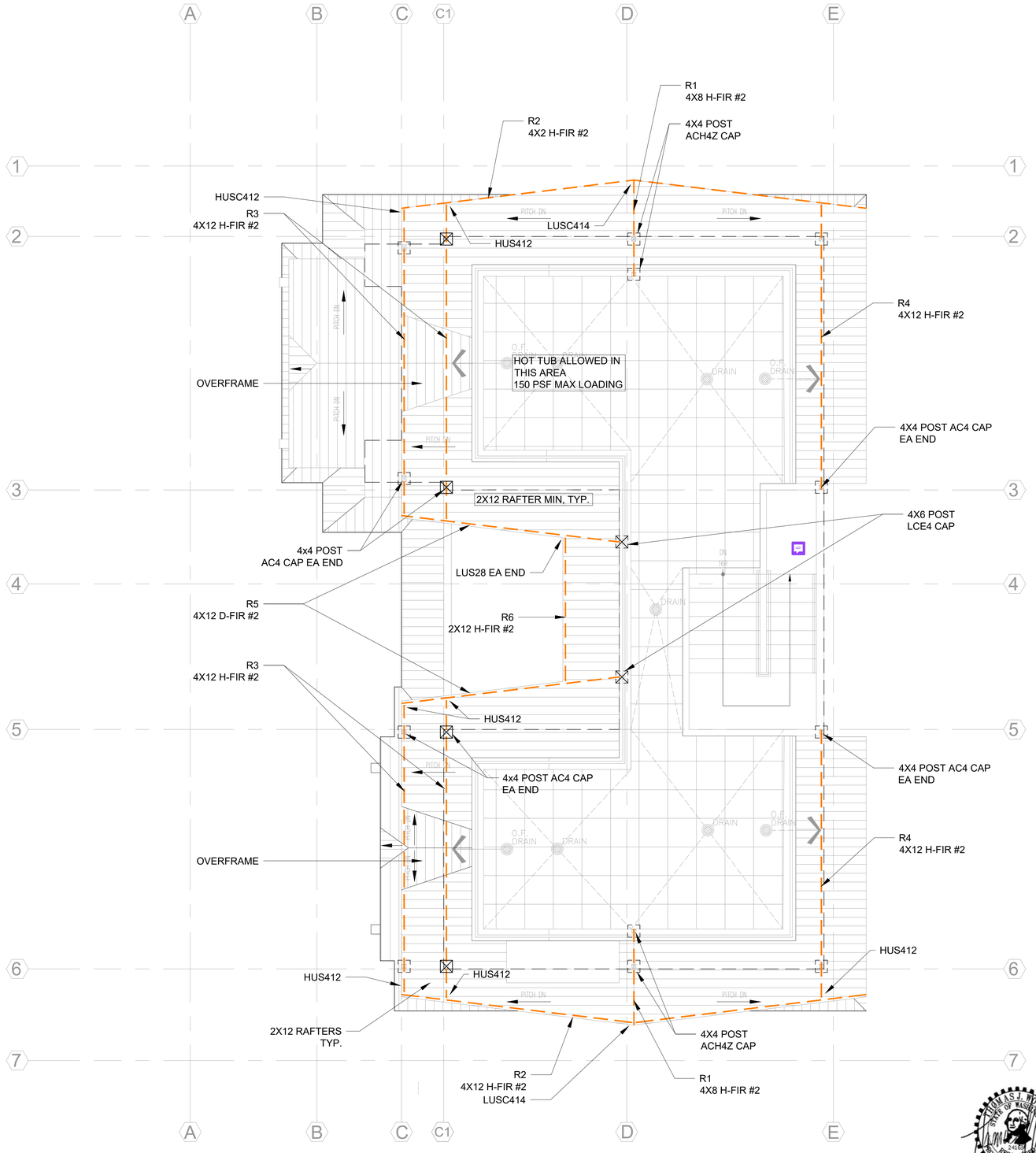

LEGEND:

SHEAR WALL

BEAM

JOIST

POST

POST ABOVE

POST BELOW

N

STRUCTURAL PLAN
ROOF STRUCTURE

SCALE 1/4" = 1'

12/12/2024

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL
ROOF STRUCTURE

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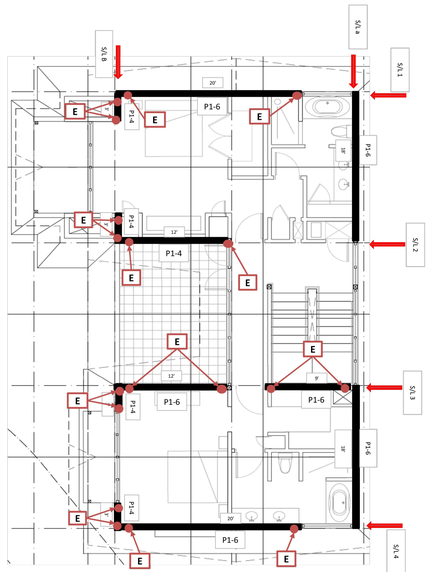
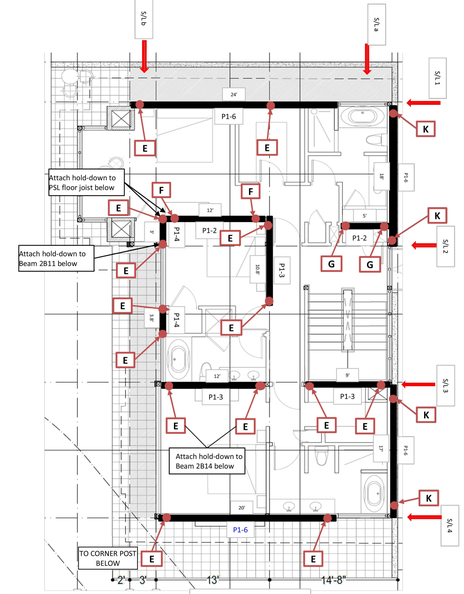
Lateral Engineering Sketches



3rd Floor Shear Plan

Lateral Engineering Sketches



2nd Floor Shear Plan

Lateral Engineering Sketches

SHEAR WALL SCHEDULE

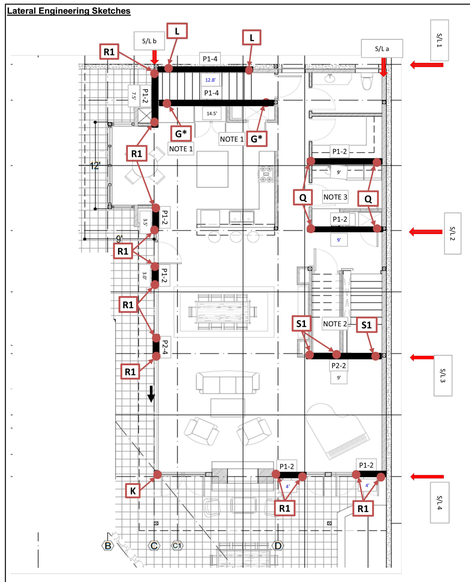
DESIGNATION	NAIL SIZE	NAIL SPACING EDGE	NAIL SPACING FIELD	BLOCKING Y / N	BOTTOM PLATE ANCHORAGE	DESIGN LOAD (PLF)
P1-6	8d	6"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 32" O.C.	242
P1-4	8d	4"	12"	YES	(2) 16d AT 6" O.C. OR 5/8" BOLTS AT 24" O.C.	353
P1-3	8d	3"	12"	YES	(3) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	456
P1-2	8d	2"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	595
P2-6	8d	6"	12"	YES	(2) 16d AT 5" O.C. OR 5/8" BOLTS AT 24" O.C.	484
P2-4	8d	4"	12"	YES	(3) 16d AT 5" O.C. OR 3/4" BOLTS AT 24" O.C.	707
P2-3	8d	3"	12"	YES	(4) 16d AT 5" O.C. OR 3/4" BOLTS AT 20" O.C.	911
P2-2	8d	2"	12"	YES	(4) 16d AT 4" O.C. OR 3/4" BOLTS AT 16" O.C.	1190

SHEAR WALL SCHEDULE NOTES
1. P1 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON ONE SIDE
   P2 SHEAR WALL TO HAVE 7/16" A.P.A. RATED PLYWOOD OR ORIENTED STRAND BOARD (O.S.B.) ON BOTH SIDES
2. FOR P1-3 THROUGH P2-4 WALLS, 3X STUDS ARE REQUIRED AT ALL PANEL EDGES
3. NAILS ARE COMMON IN THE SIZE INDICATED
4. FOR DOUBLE SIDED SHEAR WALLS (P2-X), SEAMS SHALL BE STAGGERED ON EACH SIDE (NO TWO SEAMS ON SAME STUD).
5. PANEL EDGES TO BE BLOCKED WITH FULL WIDTH 2X NOMINAL FRAMING FOR P1-6 AND P1-4 WALLS. PANEL EDGES FOR P1-3 THROUGH P2-4 WALLS SHALL BE BLOCKED WITH 3X NOMINAL FRAMING. PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
6. ANCHOR BOLTS SHALL BE EMBEDDED IN CONCRETE A MINIMUM OF 7", AND SHALL BE INSTALLED WITH 3" SQUARE X 0.229" WASHERS.

KEY TO LATERAL ENGINEERING SKETCHES

- E — Designates Hold-Down Location. See schedule on following page for hold-down type
- Shear Wall
- P#-# — Shear Wall Designation. See Schedule for details
- Thickened footing below shear wall. 18" wide x 10" deep w/ (2) #4 bars long'l

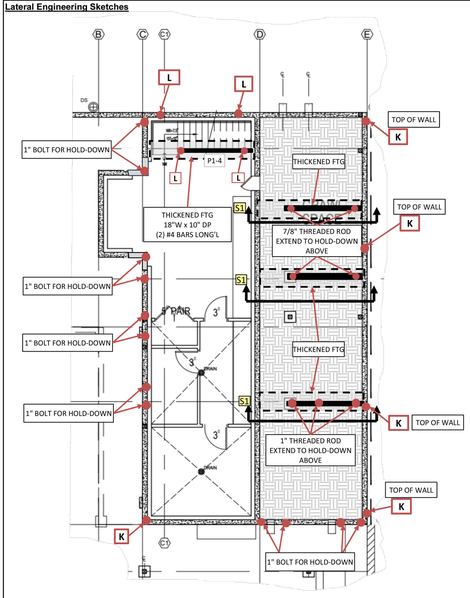
Lateral Engineering Sketches



NOTE 1: Install MST48 at Main Floor with STHD14 to Footing (see Detail)
NOTE 2: Install HDU14-SDS2.5 to 6x6 stud. Extend 1" threaded rod to footing below
NOTE 3: Install HDU8-SDS2.5 to Dbl stud. Extend 7/8" threaded rod to footing below

1st Floor Shear Plan

Lateral Engineering Sketches



FOUNDATION PLAN SHOWING SHEAR WALLS/HOLD-DOWNS

Lateral Engineering Sketches

HOLDDOWN SCHEDULE

DESIGNATION	DESCRIPTION	ALLOWABLE DESIGN LOAD (lb)		
A	CMST12	9,215 (End length=44" w/ (49) 10d each end)		
B	CMST14	6,490 (End Length = 34" w/ (38) 10d each end)		
C	CS16	1,700 (End Length = 12" w/ (11) 10d each end)		
D	CS14	2,490 (End Length = 16" w/ (15) 10d each end)		WOOD TO WOOD CONNECTION
E	MST37	3,815		
F	MST48	4,460		
G	MSTI60	5,800		
		6" Wall	8" Wall	
H	LSTHD8	1,695	1,695	CONCRETE STRAP (Based on 2000 psi Concrete)
J	STHD8	2,345	3,195	
K	STHD10	3,185	3,725	
L	STHD14	4,805	5,785	
M	HDU2-SDS2.5	3,075		BOLTED TO CONCRETE NAILED TO STUDS
O	HDU4-SDS2.5	4,565 (5/8" bolt)		
P	HDU5-SDS2.5	5,645 (5/8" bolt)		
Q	HDU8-SDS2.5	6970 (w/ 3 1/2" thick end studs**)		BOLTED TO CONCRETE SCREWED TO STUDS
R1	HDU11-SDS2.5	9535 (w/ 5 1/2" thick end studs**)		
R2	HDU11-SDS2.5	11175 (w/ 7 1/4" thick end studs**)		
S1	HDU14-SDS2.5	14390 (w/ 7 1/4" thick end studs**)		
S2	HDU14-SDS2.5	14925 (w/ 5 1/2 x 5 1/2 thick end studs)		

** Dimension shown is in direction parallel to SDS screws. Dimension perpendicular to screws (wall thickness) is 3 1/2" minimum except for Type S2 which requires a 6x6 post.

HOLD-DOWNS LISTED ABOVE ARE SIMPSON STRONG-TIE

12/12/2024

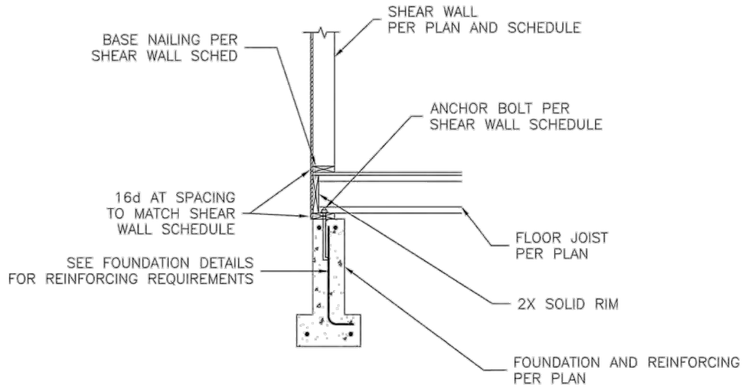
MARCER ISLAND RESIDENCE
5236 MERCER WAY
MERCER ISLAND, WA 98125

STRUCTURAL
SHEAR WALLS

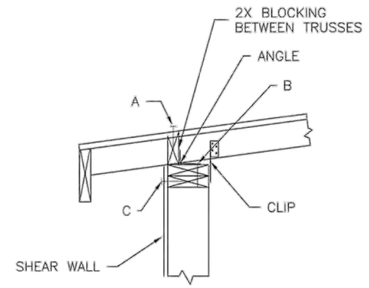
DRAWN BY: INIT
APPROVED: INIT

P.O. Box 2372
Woodinville, WA 98072
Phone: (206) 817-8634

REV.	BY	DATE	DESCRIPTION
			REVISIONS

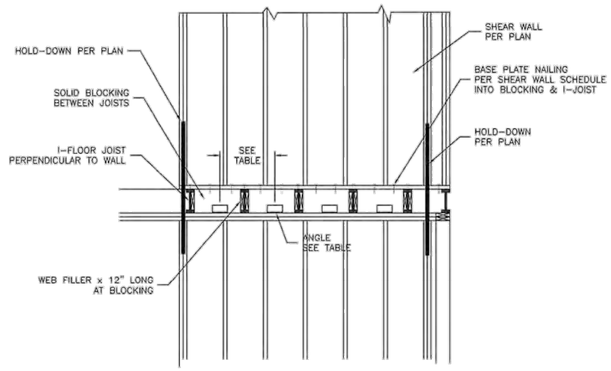


SHEAR WALL ANCHORAGE



ROOF DIAPHRAGM TO EXTERIOR SHEAR WALL

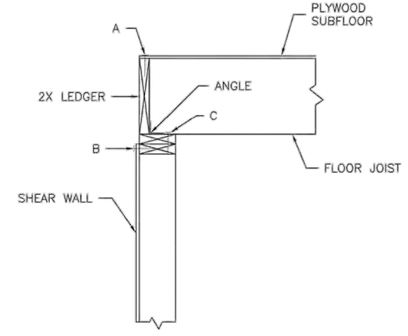
SHEAR WALL	ANGLE		NAIL						CLIP
			A		B		C		
TYPE	TYPE	SPACING	SIZE	SPACING	SIZE	SPACING	SIZE	SPACING	TYPE
P1-6	A34	18"	10d	6"	10d	6"	10d	6"	H1
P1-4	A34	12"	10d	4"	10d	4"	10d	4"	H1
P1-3	A23	12"	10d	3"	10d	3"	10d	3"	H1
P1-2	A23	9"	10d	2"	10d	2"	10d	2"	H1



SHEAR WALL CONNECTION

JOISTS PERPENDICULAR TO SHEAR WALL

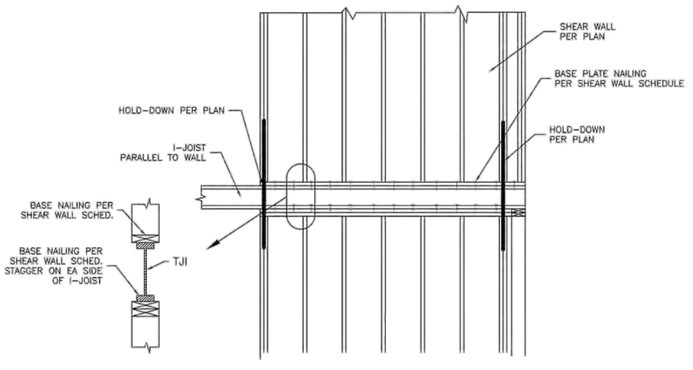
SHEAR WALL	ANGLE	
TYPE	TYPE	SPACING
P1-6	A23	24"
P1-4	A23	18"
P1-3	A23	12"
P1-2	A23	9"



FLOOR DIAPHRAGM TO SHEAR WALL BELOW

FLOOR JOISTS PERPENDICULAR

SHEAR WALL	ANGLE		NAIL					
			A		B		C	
TYPE	TYPE	SPACING	SIZE	SPACING	SIZE	SPACING	SIZE	SPACING
P1-6	A23	24"	10d	6"	10d	6"	10d	6"
P1-4	A23	18"	10d	4"	10d	4"	10d	4"
P1-3	A23	12"	10d	3"	10d	3"	10d	3"
P1-2	A23	9"	10d	2"	10d	2"	10d	2"



SHEAR WALL CONNECTION

JOISTS PARALLEL TO SHEAR WALL

SHEAR WALL	ANGLE	
TYPE	TYPE	SPACING
P1-6	A23	24"
P1-4	A23	18"
P1-3	A23	12"
P1-2	A23	9"

REV.	BY	DATE	DESCRIPTION
REVISIONS			

STRUCTURAL
CONNECTION DET. ROOF DIAPHRAGM

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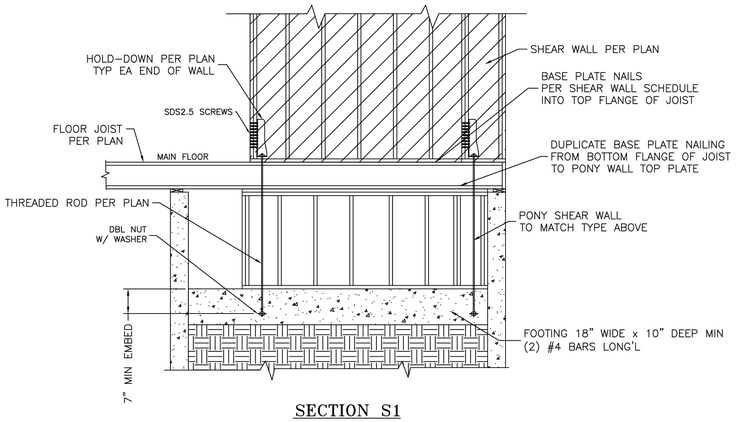
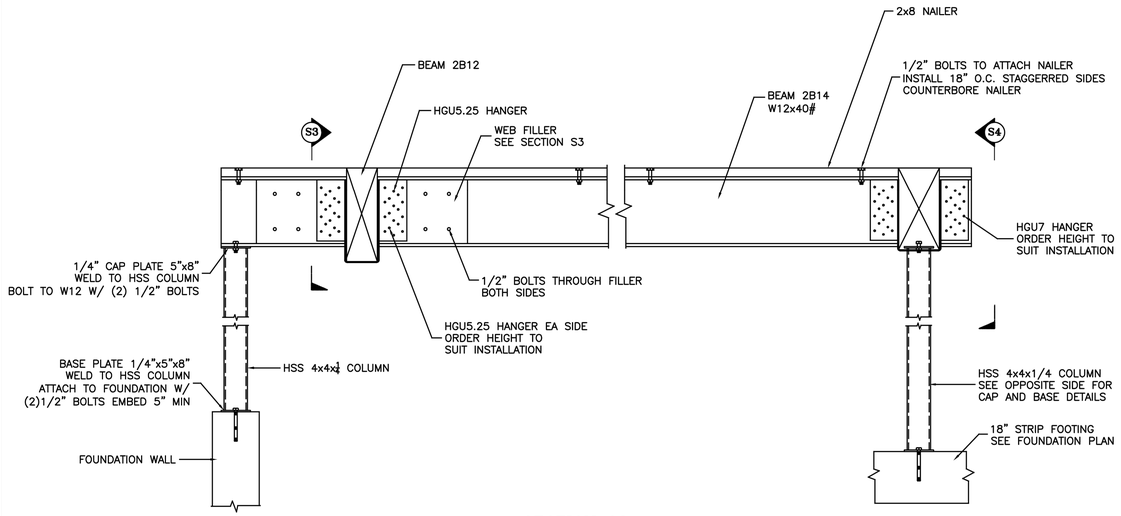
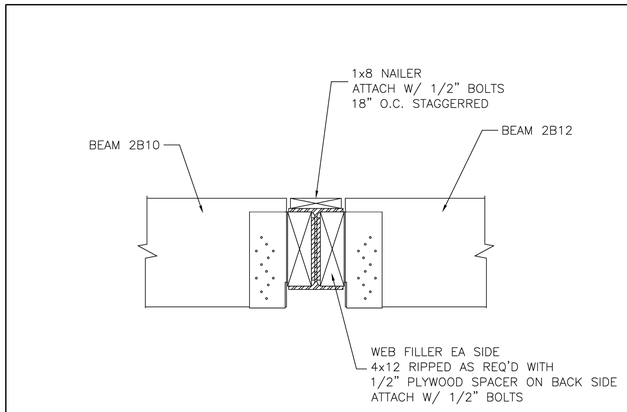


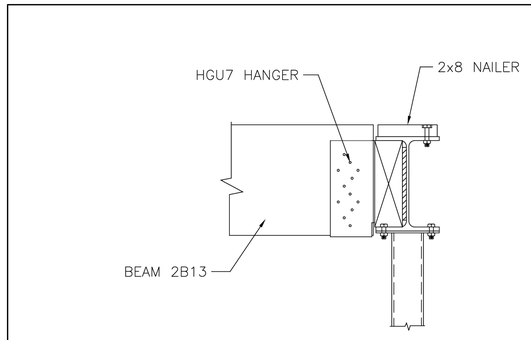
SECTION S1



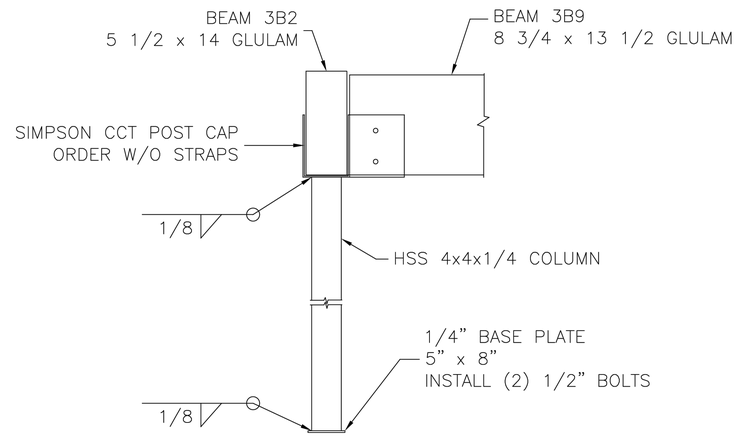
SECTION S2



SECTION S3



SECTION S4



DETAIL SD1

REV.	BY	DATE	DESCRIPTION
			REVISIONS

STRUCTURAL
DETAILS

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5236 MERCER WAY
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S.10

MERCER ISLAND RESIDENCE

5236 W MERCER WAY MERCER ISLAND, WA 98125

PROJECT INFORMATION

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STRUCTURAL ENGINEER
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16240 118TH LN NE
BOTHELL, WA 98011
CONTACT: MANS THURFJELL, PE
EMAIL: MTHURFJELL@L120ENGINEERING.COM
PHONE: (206) 790-9502

CODES

ENGINEERED PER:	2015 (IRC) INTERNATIONAL RESIDENTIAL CODE
	2015 (IBC) INTERNATIONAL BUILDING CODE

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
AYC	ALASKAN YELLOW CEDAR
BB	BOX BEAM
BF	BOTTOM FLUSH
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BP	BOTTOM PLATE
BRG	BEARING
BTWN	BETWEEN
BSMT	BASEMENT
B/W	BOTTOM OF WALL
CANT	CANTILEVER
CJ	CONTROL JOINT
CLG.	CEILING
CLJ	CEILING JOIST
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
DET	DETAIL
DF	DOUGLAS FIR (SOUTH)
DFL	DOUGLAS FIR LARCH
DIM	DIMENSION
DJ	DOUBLE JOIST
DIA	DIAMETER
DN	DOWN
DS	DOWN SPOUT
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING (PANEL)
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
FB	FLUSH BEAM
FIN	FINISH
FL	FLOOR
FLSHG	FLASHING
FND	FOUNDATION
FP	FIREPLACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GR	GRADE
GYP	GYPSUM WALL BOARD
HDG	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
HGT	HEIGHT
HT	HEIGHT
IN	INCH
JT	JOINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NB	NON-BEARING
NO	NUMBER
OC	ON CENTER
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAF	RAFTER
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
SF	SQUARE FOOT
SIM	SIMILAR
SPF	SPRUCE PINE FIR
STD	STANDARD
SYP	SOUTHERN YELLOW PINE
T/	TOP OF
T/C	TOP OF CONCRETE
T/P	TOP OF PLATE
T/S	TOP OF STEEL
T/W	TOP OF WALL
TF	TOP FLUSH
TJ	TRIPLE JOIST
T/BM	TOP OF BEAM
T/SLAB	TOP OF SLAB
TP	TOP PLATE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UPA	UNDER POST ABOVE
UWA	UNDER WALL ABOVE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WC	WESTERN CEDAR
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

SHEET INDEX

ARCHITECTURAL DRAWINGS

S-0	COVER SHEET
S-1	STRUCTURAL GENERAL NOTES
S-2	SHORING AND TEMPORARY EXCAVATION PLAN
S-3	SOLDIER PILE SECTION AND SCHEDULE

FOR REFERENCE -
WORK IS COMPLETE

MANS R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	PERMIT REVISION	4/20/18	
2	PERMIT REVISION	12/12/18	
-			

PROJECT NAME
MERCER ISLAND RESIDENCE

PROJECT NUMBER
S180115

DRAWN BY - MR

CHECKED BY - MT

SHEET DATE -

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
COVER SHEET

SHEET
S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

1. CODE: 2015 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.
2. GEOTECHNICAL REPORT PROVIDED BY PanGEO INC. DATED OCT. 5, 2017.
3. DESIGN EARTH PRESSURE:

   ACTIVE PRESSURE: 40 PCF EQUIVALENT FLUID DENSITY
   PASSIVE PRESSURE: 350 PCF ACTING ON 2x DRILLED SHAFT DIAMETER

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
   MINIMUM STRUCTURAL CONCRETE STRENGTH (28 DAYS).....2,500 PSI
   LEAN CONCRETE STRENGTH .....300 PSI
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. 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
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

STRUCTURAL AND MISC. STEEL

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
   WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
   ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)
   ALL STEEL SHALL BE PRIME AND PAINT FOR CORROSION PROTECTION.

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3., AND USE ONLY CERTIFIED WELDERS. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:
   LAGGING: 4x - PRESSURE TREATED, #1 HEM-FIR OR BETTER
3. PRESSURE TREATED WOOD: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" IN ACCORDANCE WITH IBC SECTION 2304.11. "DECAY AND TERMITE PROTECTION" SHALL CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK. ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL.

SHORING WALL DRAINAGE

1. WALL DRAINAGE MATERIAL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT. DRAINAGE MAT SHALL BE INSTALLED ON THE FACE OF WOOD LAGGING. PROVIDE FULL COVERAGE OF DRAINAGE MAT. LAP DRAINAGE MAT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE CONNECTION AT THE BASE OF SHORING WALLS TO THE UNDERSLAB DRAINAGE SYSTEM USING DRAINAGE GRATE CONNECTORS THAT ARE COMPATIBLE WITH THE DRAINAGE MAT. EACH DRAINAGE MAT SHOULD BE CONNECTED TO A SUBDRAIN USING A DRAINAGE GRATE CONNECTOR.

SHORING MONITORING

1. A SYSTEMATIC PROGRAM OF OBSERVATION SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE MOVEMENT OF THE SHORING WALLS. INITIAL SURVEY POINTS SHOULD BE PLACED AT STRATEGIC LOCATION ALONG ADJACENT RETAINING WALL, RIGHT OF WAY ALIGNMENTS THAT WILL ALLOW FOR PERIOD MEASUREMENT DURING AND AFTER THE SHORING INSTALLATION. MONITORING POINTS ARE TO BE ESTABLISHED AT THE TOPS OF AT LEAST TWO SOLDIER PILES PRIOR TO PROCEEDING WITH EXCAVATION. PRIOR TO THE START OF CONSTRUCTION, THE GEOTECHNICAL ENGINEER, THE PROJECT OWNER, AND THE CONSTRUCTION CONTRACTOR SHOULD REVIEW RELEVANT PROJECT PLANS AND DEVELOP A MONITORING PROGRAM FOR THE SITE.
2. A LICENSED SURVEYOR (NOT THE CONTRACTOR) MUST DO THE SURVEYING AT LEAST ONCE A WEEK.
3. SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER REVIEW AND APPROVAL BY SDCI.
4. THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE ALONG WITH SURVEY DATA TO SDCI ON AT LEAST A WEEKLY BASIS. IMMEDIATELY AND DIRECTLY, NOTIFY SDCI IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS.
5. IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, WALL DESIGNER, AND SDCI IF 1 INCH OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACH 1 INCH. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO 1 INCH, TYP., EXCEPT NORTH WALL LIMIT TO 1 3/4".. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM.

PERMANENT SHORING CONSTRUCTION NOTES

1. CLEAR THE SITE AND SET UP A SAFE AREA FOR DRILLER.
2. DRILL VERTICAL SHAFTS SUCH THAT THE TOP OF SHAFT IS WITHIN 3"+/- OF PLAN LOCATION. PILE SHAFTS SHALL BE DRILLED TO WITHIN 1% OF PLUMB, WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES.
3. POUR CONCRETE MIX INTO THE DRILLED HOLES AND INSTALL SOLDIER PILES. STEEL PILES ARE TO BE PLACED SO THAT THE CENTERLINE IS WITHIN 1" +/- OF PLAN LOCATION AND SHALL BE WITHIN 1% OF PLUMB.
4. NO EXCAVATION ALLOWED UNTIL CONCRETE HAS CURED AND REACHED ITS DESIGN STRENGTH.
5. EXCAVATE 4'-0" MAX LIFTS AND INSTALL LAGGING RIGHT AWAY. IT IS THE RESPONSIBILITY OF THE SHORING CONTRACTOR TO PLACE THE LAGGING IN SUCH A MANNER THAT PREVENTS SOIL FAILURE, SLOUGHING, OR LOSS OF GROUND. VOIDS BEHIND THE LAGGING SHALL BE BACKFILLED PER RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
6. CONTINUE STEP 5 UNTIL THE BOTTOM OF THE EXCAVATION IS REACHED.

SHOP DRAWINGS AND SUBMITTALS

1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
   A) REINFORCING STEEL
   B) MISCELLANEOUS STEEL
   C) GLU-LAMINATED BEAMS
   D) PRE-MANUFACTURED WOOD TRUSSES
2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
   A) CONCRETE DESIGN MIX
   B) CONCRETE INSERTS
   C) EPOXY ADHESIVES

INSPECTIONS

1. REFERENCE STANDARDS: IBC 110.
   INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.

ALTERNATES:

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

JOBSITE SAFETY:

1. THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

FOR REFERENCE -
WORK IS COMPLETE

HANS R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY

PROJECT NAME
MERCER ISLAND RESIDENCE

PROJECT NUMBER
S180115

DRAWN BY - MR

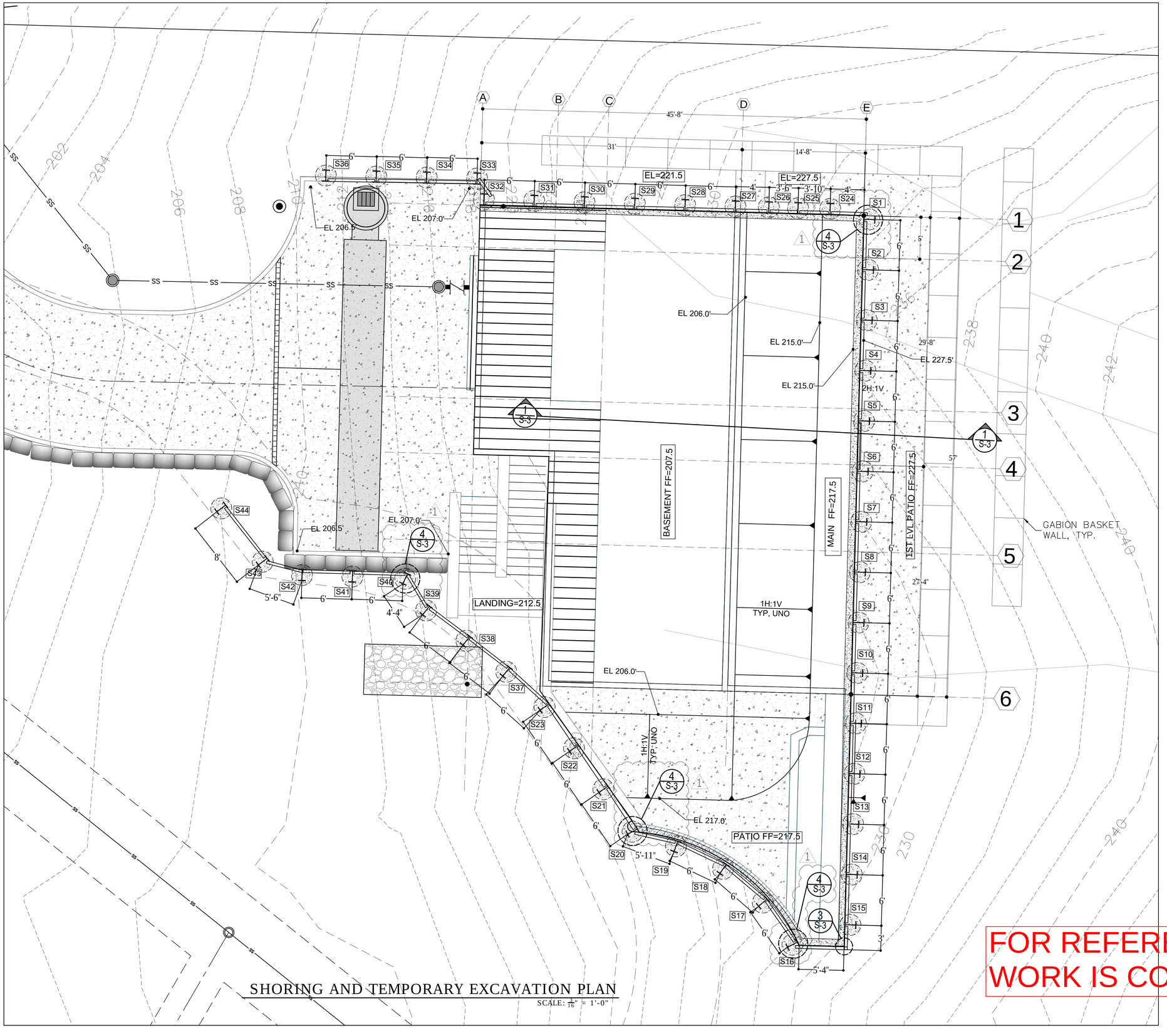
CHECKED BY - MT

SHEET DATE -

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
STRUCTURAL GENERAL NOTES

SHEET
S-1



SHORING AND TEMPORARY EXCAVATION PLAN

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

FOR REFERENCE - WORK IS COMPLETE

HANS R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	PERMIT REVISION	4/20/18	
2	PERMIT REVISION	12/12/18	
-			

PROJECT NAME
MERCER ISLAND RESIDENCE

PROJECT NUMBER
S180115

DRAWN BY - MR

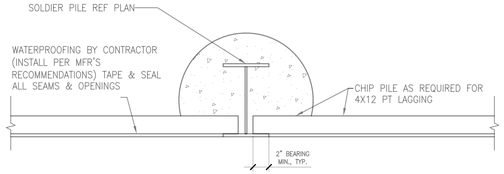
CHECKED BY - MT

SHEET DATE - 12/12/18

SCALE
24X36 SHEET: 3/16"=1'-0"

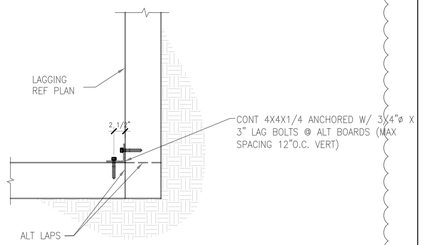
DESCRIPTION
SHORING AND TEMPORARY EXCAVATION PLAN

SHEET
S-2



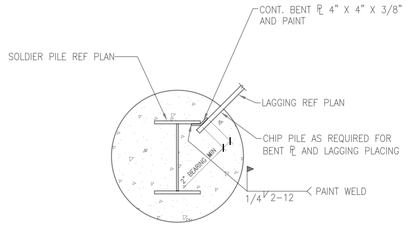
2 SOLDIER PILE SHORING DETAIL

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



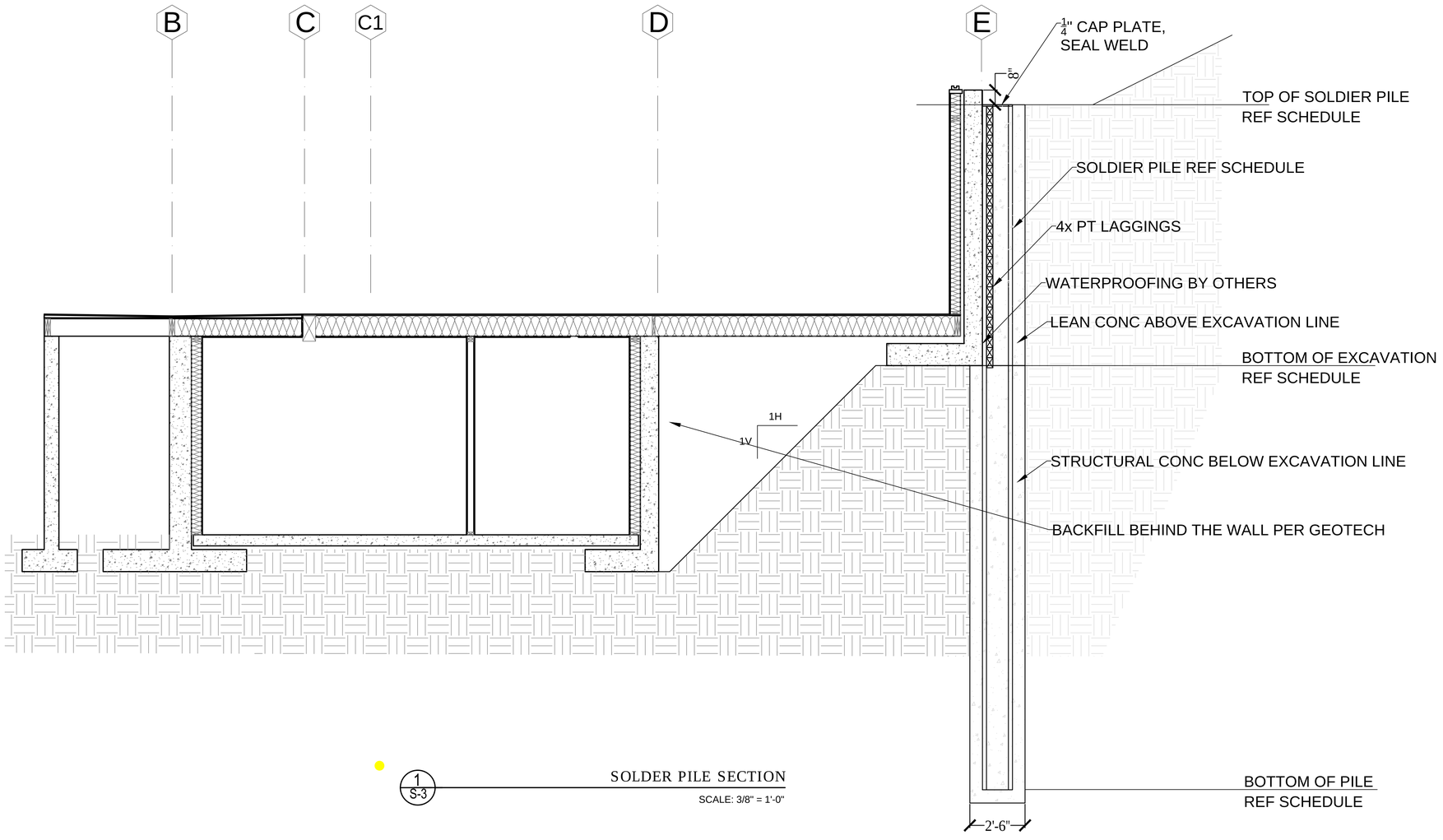
3 CORNER LAGGING DETAIL

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



4 CORNER LAGGING DETAIL

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



1 S-3 SOLDER PILE SECTION

SCALE: 3/8" = 1'-0"

SOLDIER PILE SCHEDULE

MARK	PILE SIZE	TOP OF PILE ELEVATION	BOTTOM OF EXCAVATION	BOT OF PILE ELEVATION	PILE LENGTH (ft)
S1	W16X67	227.5'	215.0'	198.5'	29
S2	W16X67	227.5'	215.0'	198.5'	29
S3	W16X67	227.5'	215.0'	198.5'	29
S4	W16X67	227.5'	215.0'	198.5'	29
S5	W16X67	227.5'	215.0'	198.5'	29
S6	W16X67	227.5'	215.0'	198.5'	29
S7	W16X67	227.5'	215.0'	198.5'	29
S8	W16X67	227.5'	215.0'	198.5'	29
S9	W16X67	227.5'	215.0'	198.5'	29
S10	W16X67	227.5'	215.0'	198.5'	29
S11	W16X67	227.5'	215.0'	198.5'	29
S12	W16X67	228.0'	217.0'	199.0'	29
S13	W16X67	229.0'	217.0'	200.0'	29
S14	W16X67	230.0'	217.0'	203.0'	27
S15	W16X67	230.0'	217.0'	203.0'	27
S16	W16X67	228.0'	217.0'	201.0'	27
S17	W16X67	227.0'	217.0'	200.0'	27
S18	W16X67	225.0'	217.0'	198.0'	27
S19	W16X67	224.0'	217.0'	197.0'	27
S20	W16X67	222.0'	217.0'	195.0'	27
S21	W16X67	221.0'	209.0'	194.0'	27
S22	W16X67	220.0'	207.0'	193.0'	27
S23	W16X67	218.0'	206.0'	192.0'	26
S24	W21X211	227.5'	215.0'	183.5'	44
S25	W21X211	227.5'	212.0'	183.5'	44
S26	W21X211	227.5'	209.0'	183.5'	44
S27	W16X89	221.5'	206.0'	188.5'	33
S28	W16X89	221.5'	206.0'	188.5'	33
S29	W16X89	221.5'	206.0'	188.5'	33
S30	W16X89	221.5'	206.0'	188.5'	33
S31	W16X89	221.5'	206.0'	188.5'	33
S32	W16X89	221.5'	206.0'	188.5'	33
S33	W16X89	218.0'	207.0'	185.0'	33
S34	W21x211	216.0'	201.0'	172.0'	44
S35	W21x211	214.0'	196.0'	170.0'	44
S36	W21x211	211.0'	200.0'	167.0'	44
S37	W16X50	217.0'	212.5'	197.0'	20
S38	W16X50	216.0'	212.5'	196.0'	20
S39	W16X50	214.0'	207.0'	194.0'	20
S40	W16X50	214.0'	207.0'	194.0'	20
S41	W16X50	212.0'	200.0'	185.0'	27
S42	W16X50	210.0'	206.5'	190.0'	20
S43	W16X50	209.0'	206.5'	189.0'	20
S44	W16X50	208.0'	206.5'	188.0'	20

FOR REFERENCE - WORK IS COMPLETE

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

	DESCRIPTION	DATE	BY
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2	PERMIT REVISION	12/12/18	

PROJECT NAME: MERCER ISLAND RESIDENCE

PROJECT NUMBER: S180115

DRAWN BY - MR

CHECKED BY - MT

SHEET DATE - 12/12/18

SCALE: 24X36 SHEET

DESCRIPTION: SOLDIER PILE SECTION AND SCHEDULE

SHEET: S-3