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 SEPARATE 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, RECEPTACLE, 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 MEASUREMENTS.

SITE SAFETY

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

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM AND COMPLY TO ALL HEALTH AND SAFETY CODES AND ORDINANCES

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.

MISCELLANEOUS

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

CITY OF MERCER ISLAND
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9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE - 206 275 7605 - WWW.MERCERGOV.ORG

ARCHITECT
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STRUCTURAL ENGINEERING
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LIZ FEKETE - 206 579 8160 - liz@frankcompany.com

GEOTEC
PANGEO, INC
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JOHN ANDERSON - PE | PROJECT MANAGER

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

PROJECT DATA

ALL WORK TO CONFORM TO ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
A. 2021 INTERNATIONAL BUILDING CODE (STRUCTURAL)
B. 2021 INTERNATIONAL RESIDENTIAL CODE (ARCHITECTURAL)
C. 2021 INTERNATIONAL MECHANICAL CODE
D. 2021 UNIFORM PLUMBING CODE
E. 2021 INTERNATIONAL FIRE CODE
F. WASHINGTON STATE ENERGY CODE

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB SPRINKLED

FIRE ALARM:
A NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

THIS SYSTEM MAY TAKE THE PLACE OF LINE-VOLTAGE INTERCONNECTED SMOKE AND CO DETECTORS REQUIRED IN IRC R314.3 AND IRC 315.3

SPRINKLER SYSTEM:
A NFPA 13D (FULL COVERAGE) FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

PROJECT INFORMATION

PROJECT ADDRESS
5236 WEST MERCER WAY, MERCER ISLAND, WA 98125

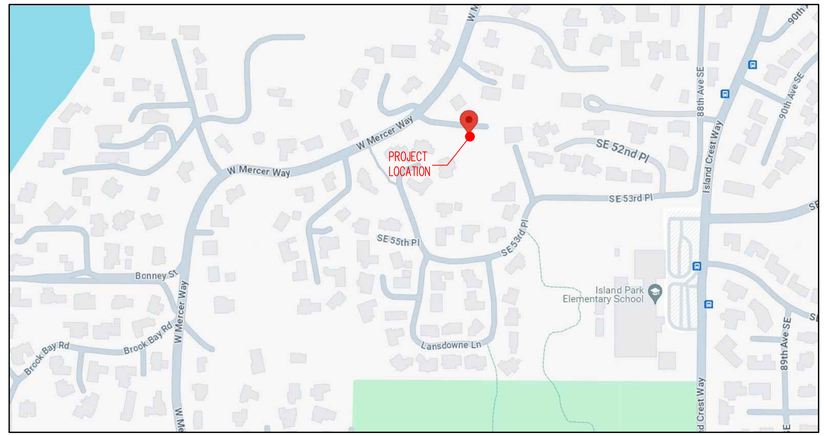
OWNER
LEVEL CAPITAL
ATTN: TERRY VAN NOSTRAND
11250 KIRKLAND WAY, SUITE 100
KIRKLAND, WA 98033
206-595-4545
terry@levelcapital.com

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



PROJECT DRAWING INDEX

GENERAL INFORMATION
CITY COVER SHEET
A0.01 PROJECT NOTES. INFORMATION. INDEX
A0.2 WSEC & VENTILATION
A0.3 SITE SURVEY
A0.4 ARBORIST PLAN

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

ARCHITECTURAL

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A1.0b AVERAGE BUILDING ELEVATION
A1.0c BUILDING AREA
A1.0d LOT COVERAGE AREA
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A1.1b MAIN LEVEL FLOOR PLAN
A1.1c UPPER LEVEL FLOOR PLAN
A1.1d ROOF PLAN

A.2 BUILDING SECTIONS
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A2.2 STAIR SECTION
A2.3 NORTH SECTION
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A2.5 EAST SECTIO
A2.6 WALL SECTIONS

A.3 BUILDING ELEVATION
A3.1 WEST ELEVATION
A3.2 SOUTH ELEVATION
A3.3 NORTH ELEVATION
A3.4 EAST ELEVATION

A.4 DR & WND SCHDS & DETAILS
A4.1 GLAZING SCHEDULE

A.5 CODE REFERENCE SHEETS
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A5.2 GUARDRAIL, GLAZING, EGRESS
A5.3 GARAGE SEPARATION, FRAMING

CIVIL
C0.0 COVER SHEET
C0.1 EXISTING CONDITION
C0.2 TREE PRESERVATION PLAN
C1.0 TESC PLAN AND CONSTRUCTION MANAGEMENT PLAN
C1.1 TESC DETAILS
C2.0 ROAD, GRADING AND STORM PLANS
C2.1 STORM DRAINAGE DETAILS
C2.2 STORM DRAINAGE DETAILS
C3.0 SITE, UTILITY, AND SEWER PLAN
C3.1 SANITARY SIDE SEWER DETAILS
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STRUCTURAL
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S1.2 GENERAL STRUCTURAL NOTES
S2.1 GROUND FLOOR AND FOUNDATION PLAN
S2.2 MAIN FLOOR FRAMING PLANS
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S2.4 ROOF FRAMING PLAN
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S4.1 WOOD FRAMING DETAILS
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SH1.1 GENERAL SHORING NOTES AND DETAILS
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S-0 COVER SHEET
S-1 STRUCTURAL GENERAL NOTES
S-2 SHORING AND TEMPORARY EXCAVATION PLANS
S-3 SOLDIER PILE SECTION AND SCHEDULE

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

MARK	REVISION	DATE
	PERMIT	12/12/2024
	CORRECTION1	09/17/2025
	SETBACK DEVIATION	11/10/2025
	CORRECTION2	01/13/2026

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:
MEDIUM DWELLING UNIT: 8.0 CREDITS
DWELLING UNITS NOT INCLUDED IN #1, #3 OR #4.

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
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	8.0

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
	4
	AIRFLOW IN CFM
4,501-6,000 SF	105 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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MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

MARK	REVISION	DATE
	PERMIT	12/12/2024
	CORRECTION1	09/17/2025
	SETBACK DEVIATION	11/10/2025
	CORRECTION2	01/13/2026

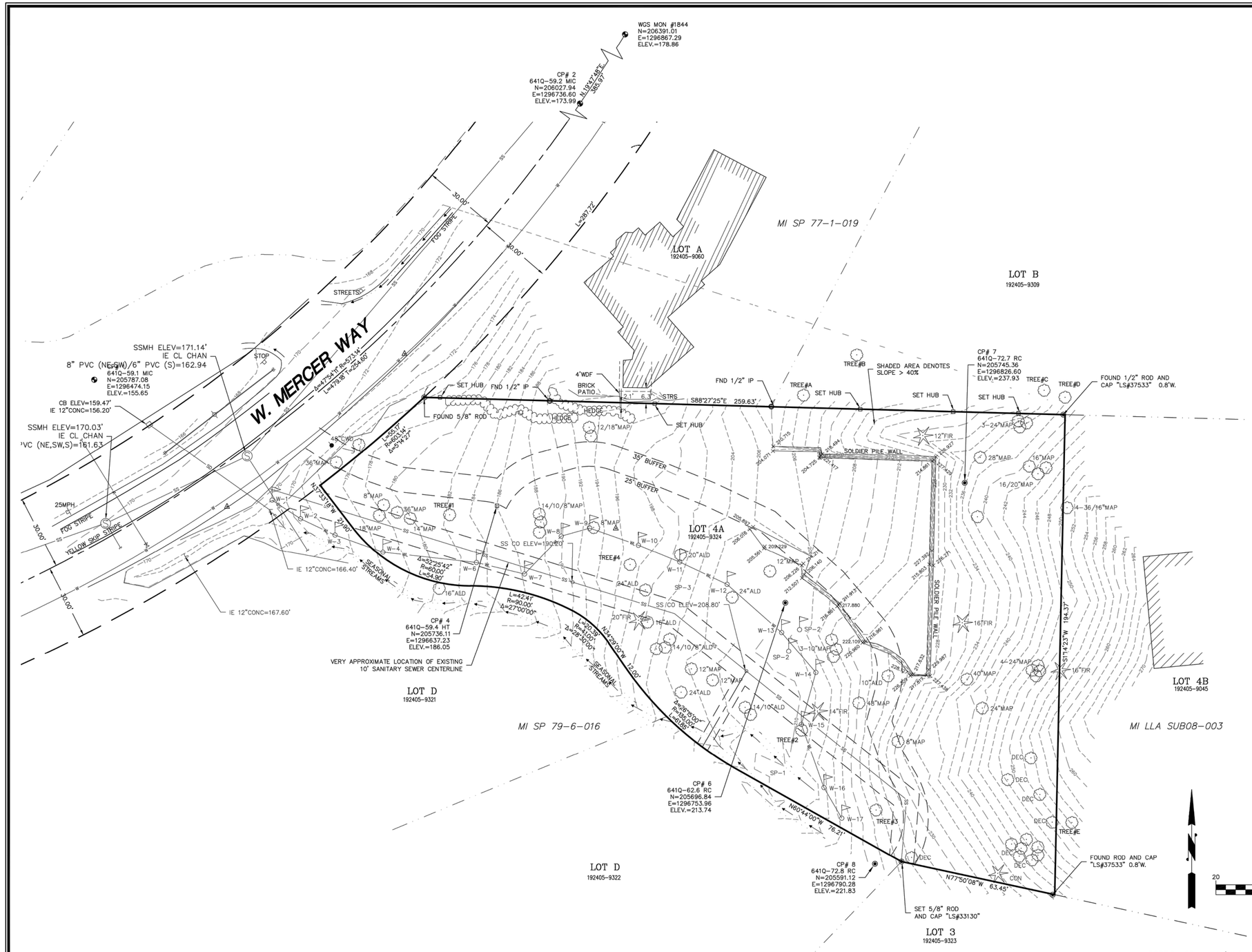
SDCI STAMP:

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 15:12:11-07'00'

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

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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SDCI PERMIT#: XXX

DATE
12/12/2024
09/17/2025

MARK REVISION
PERMIT CORRECTION1

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

N5

2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
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10009 REGISTERED ARCHITECT
SETH LINTON HALE
STATE OF WASHINGTON

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125

SDCI PERMIT#: XXX

MARK	REVISION	DATE
	PERMIT	12/12/2024
	CORRECTION1	09/17/2025
	SETBACK DEVIATION	11/10/2025
	CORRECTION2	01/13/2026

SDCI STAMP:

PROJECT TEAM:

SETH HALE

PROJECT NUMBER:

2023.014

SHEET TITLE:

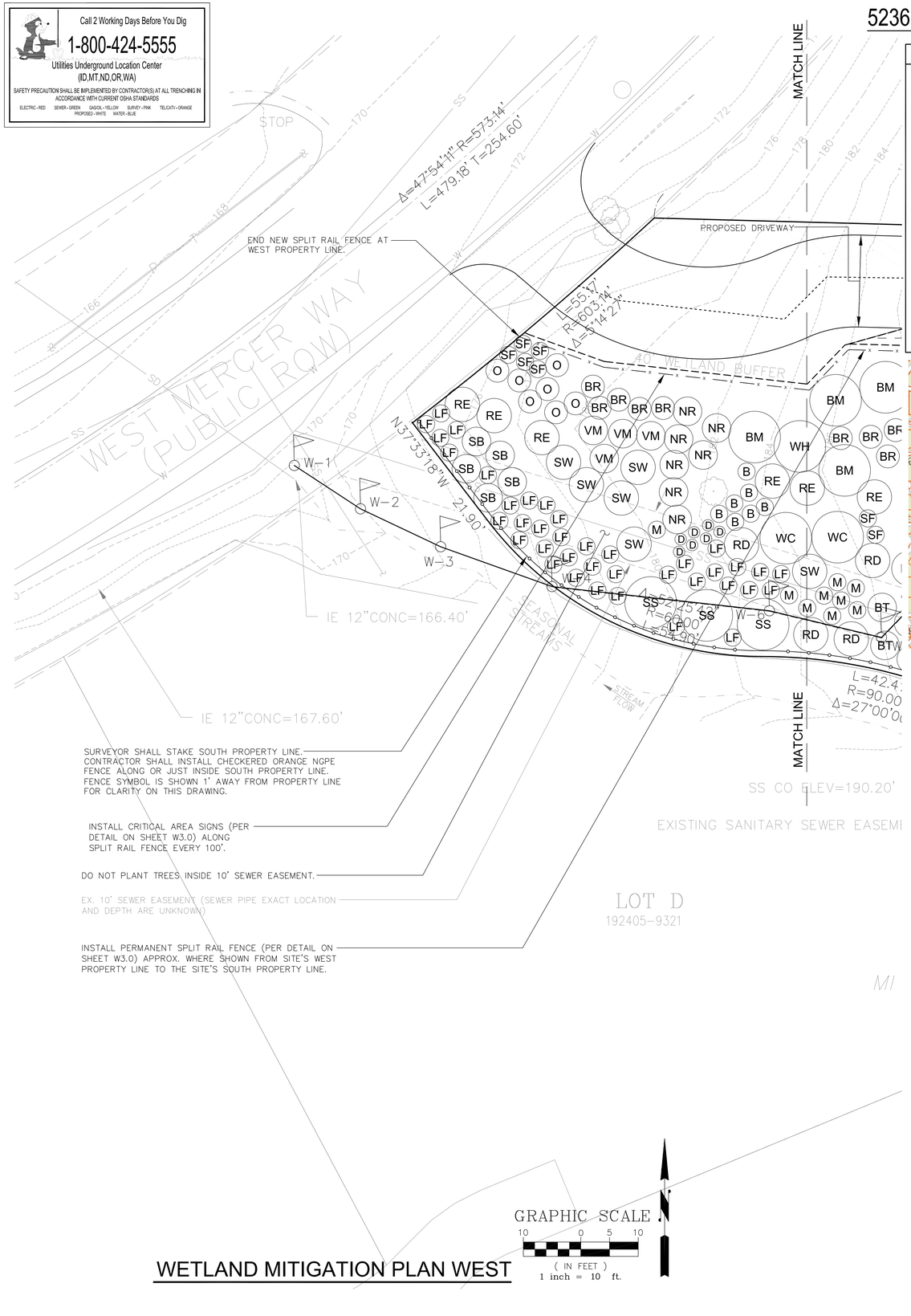
GENERAL
INFORMATION
ARBORIST PLAN
TREE INFO

SHEET NUMBER:

A0.04

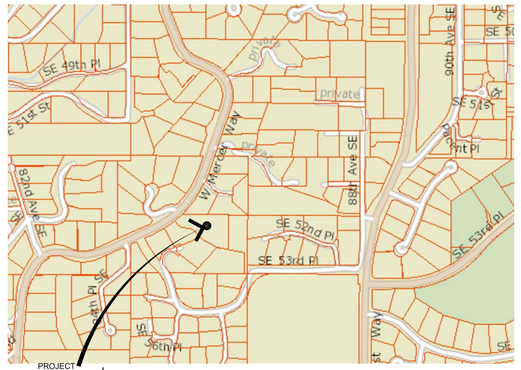
Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)
SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW SURVEY - PINK TELCATV - ORANGE PROPOSED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

5236 WMW SINGLE FAMILY RESIDENTIAL (SFR)



WETLAND LEGEND

WL	WETLAND BOUNDARY	SD	= STORM DRAINAGE (PIPE)
W-#	WETLAND FLAG #	W	= WATER (PIPE)
	WETLAND FLAG	T	= TELEPHONE (CONDUIT)
		P	= POWER (CONDUIT)
	WETLAND	SSCO	= SANITARY SEWER CLEANOUT
	WETLAND BUFFER ADDITION AREA	MI	= MERCER ISLAND
	WETLAND BUFFER SUBTRACTION AREA	SP	= SHORT PLAT
			= STEEP SLOPE
	PROPOSED PERMANENT SPLIT RAIL FENCE	ROW	= RIGHT OF WAY
	PROPOSED TEMPORARY ORANGE CHECKERED NGPE FENCE AND TEMP. BLACK SILT FENCE	WMW	= WEST MERCER WAY
		SF	= SQUARE FEET
SP-#	SAMPLE POINT FLAG #	NTS	= NOT TO SCALE
	EXISTING DECIDUOUS TREE	LLA	= LOT LINE ADJUSTMENT
	EXISTING EVERGREEN TREE	NGPE	= NATIVE GROWTH PROTECTION EASEMENT
	TREE TO BE REMOVED	MICC	= MERCER ISLAND CITY CODE
MAP	MAPLE TREE	CAO	= CRITICAL AREAS ORDINANCE
DEC	DECIDUOUS TREE	SS	= SANITARY SEWER (PIPE)
ALD	ALDER TREE		
CON	CONIFER TREE		
XX	PROPOSED TREE OR SHRUB		



VICINITY MAP SCALE: NTS

SPECIAL NOTES:

1. IN THE YEAR 2017, THE WETLAND WAS ORIGINALLY DELINEATED AND MICC'S REQUIREMENT WAS THEN A 35-FOOT WIDE WETLAND BUFFER. SEVERAL YEARS LATER, MICC WAS AMENDED AND THE NEW WETLAND BUFFER IS 40'.
2. TREE DATA FOR EXISTING TREES IS SHOWN ON THE TOPOGRAPHICAL AND BOUNDARY SURVEY MAP PROVIDED BY OTHERS.
3. 40' WETLAND BUFFER WAS USED FOR PURPOSES OF CALCULATING REQUIRED MITIGATION.

INVASIVE VEGETATION 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.

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

WETLAND MITIGATION PLAN WEST

PROJECT INFORMATION

PROJECT NAME:
5236 WMW SINGLE FAMILY RESIDENCE

TAX PARCEL NUMBER:
192405-9324

CITY PERMIT NUMBER:
CAO 25-004

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

SITE AREA:
37,350 SQUARE FEET / 0.857 ACRES

JURISDICTION:
CITY OF MERCER ISLAND

WETLAND AREA CALCULATIONS:
ONSITE WETLAND AREA
= 6,387 SF
ONSITE 40-FOOT WETLAND BUFFER AREA
= 12,943 SF
ONSITE NON-WETLAND AND NON-BUFFER AREAS
= 18,020 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

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CIVIL ENGINEER:
PACE ENGINEERS
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ARCHITECT:
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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 = 6,387 SF
WETLAND 40-FOOT BUFFER AREA = 12,943 SF
PROPOSED WETLAND BUFFER SUBTRACTION AREA = 703 SF
PROPOSED WETLAND BUFFER AREA = 12,240 SF (WITH SUBTRACTION)
PROPOSED WETLAND BUFFER ADDITION AREA = 1,433 SF
PROPOSED WETLAND BUFFER = 13,673 SF (WITH ADDITION AND SUBTRACTION)
PROPOSED NET REDUCTION AREA IN WETLAND BUFFER = 0 SF
MICC 19.07.190.E.5 REQUIRES MITIGATION TO RESULT IN EQUIVALENT OR GREATER ECOLOGICAL FUNCTION.
PROPOSED WETLAND BUFFER AREA OF 12,240 SF SHALL TO BE RESTORED
PROPOSED WETLAND AREA OF 6,387 SF SHALL BE RESTORED
TOTAL RESTORATION AREA = 13,673+6,387 = 20,060 SF
RESTORATION INCLUDES PLANTING OF 60 NATIVE TREES.

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.	10	TREE	9'	100'	DRIER BUFFER	SHADE TOLERANT
SP	SHORE PINE	PINUS CONTORTA	2 GAL.	15	TREE	9'	60'	WETTER BUFFER	HIGHLY ADAPTABLE
PY	PACIFIC YEW	TAXUS BREVIFOLIA	2 GAL.	4	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.	13	TREE	9'	230'	SATURATED SOILS	SHADE DEPENDENT
WH	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	2 GAL.	8	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.	17	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.	43	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
@	DEER FERN	BLECHUM SPICANT	1 GAL.	11	FERN	2'	2'	WETTER BUFFER	SHADE DEPENDENT

A TOTAL OF 60 TREES ARE PROPOSED.

MARK RIGOS
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ISSAQUAH, WA 98027
(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:
1	09/20/2025

DATE: 01/29/2026

W1.0

WETLAND BUFFER SUBTRACTION AREA=334 SF

4'WDF BRICK PATIO

2.1' 6.3' STRS

PROPOSED DRIVEWAY (SEE CIVIL ENG. PLANS)

TREE TO BE REMOVED OR HAS BEEN REMOVED DURING PRIOR PERMIT.

GARAGE

PROPOSED HOME

8' TO NORTH HOME FACE

SET HUB

SET HUB

SET HUB

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

MATCH LINE

PROPOSED DRIVEWAY

S88°27'25"E / 259.63'

334 SF

40' WETLAND BUFFER

WETLAND BUFFER

PROPOSED WETLAND BUFFER EDGE

BUILDING PAD AREA

RETAINING WALL

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

460 SF

10'

2'

WETLAND BUFFER SUBTRACTION AREAS=369 SF

PROPOSED WETLAND BUFFER EDGE

10' WETLAND BUFFER/BUILDING SETBACK SEE A1.0 AND A1.0a FOR DIMENSIONS

156 SF

WETLAND BUFFER

233 SF

L=42.41'
R=90.00'
Δ=27°00'00"

MATCH LINE

L=20.39'
R=4100'
Δ=28°30'00"

SS CO ELEV=190.20'

NORTH WETLAND BOUNDARY

EXISTING SANITARY SEWER EASEMENT

STREAM FLOW

SEASONAL STREAMS

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

D
9321

MI SP 78-6-016

Δ=26°15'00"
R=135.00'
L=61.85'

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

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

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

SS CO ELEV=208.80'

PLANT TREES PER TREE PLANTING DETAIL ON SHEET W3.0. DO NOT PLANT ANY TREES INSIDE THE 10' WIDE SEWER EASEMENT. THE PROJECT SURVEYOR SHALL STAKE BOTH SIDES OF THE EASEMENT AND CONTRACTOR SHALL PLACE HEAVY DUTY STRING TO CONNECT EASEMENT STAKES. THIS WILL HELP LANDSCAPE CREW NOT PLANT TREES IN EASEMENT.

NORTH WETLAND BOUNDARY WAS RE-DELINEATED IN NOVEMBER 2023. THE WETLAND BOUNDARY DID NOT CHANGE MUCH SINCE THE ORIGINAL WETLAND DELINEATION WAS PERFORMED IN MARCH 2017.

SOUTH WETLAND BOUNDARY WAS NOT DELINEATED.

N60°44'00"W 76.21'

STREAM FLOW

LOT D
192405-9322

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

EXISTING SANITARY SEWER PIPE

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

LOT 3
192405-9323

N77°50'08"W 63.45'

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

END NEW SPLIT RAIL FENCE AT SOUTH PROP. LINE.

S1°14'23"W 194.37'

LOT 4B
192405-9045
MI LLA SUB08-003

STEEP SLOPES

PROPOSED WETLAND BUFFER ADDITIION AREA=1,433 SF

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.

WETLAND MITIGATION PLAN EAST

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(425) 652-6013

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:
1	09/20/2025

DATE: 01/29/2026

W2.0

5236 WMW 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.



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

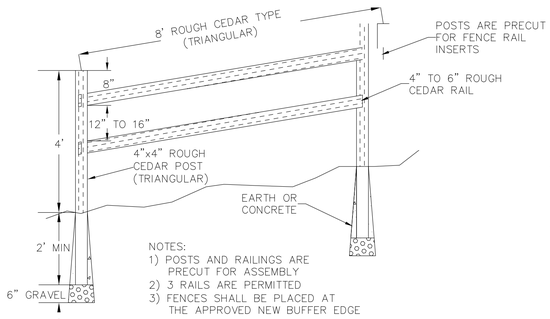
5' TO GRADE

PRE-PRINTED PLASTIC SIGN

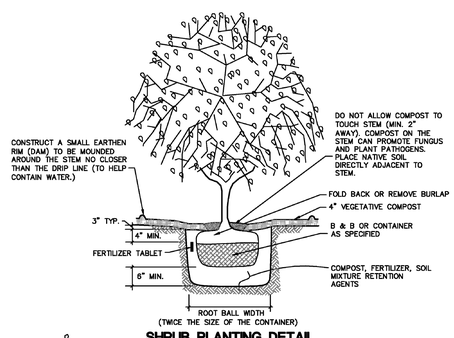
8' 4X4 CEDAR OR PREASURE-TREATED POST SET 3' INTO HOLE

WETLAND/STREAM SIGN INSTALLATION DETAIL
NTS

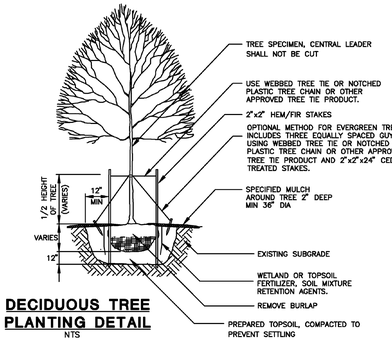
1. WETLAND/STREAM SIGN SHALL BE POSTED AT THE NEW WETLAND BUFFER.
2. ONE SIGN SHALL BE POSTED WHERE SHOWN ON THE PLAN. SIGNS MAY ALSO BE ATTACHED TO FENCES.
3. SIGNS SHALL NOT SAY KING COUNTY ON THEM.



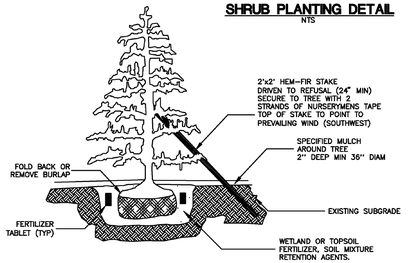
SPLIT-RAIL CEDAR FENCE DETAIL
NTS



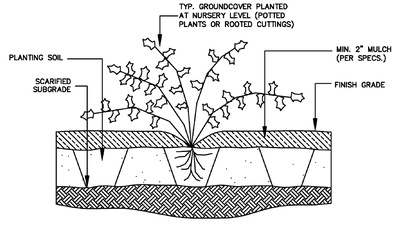
SHRUB PLANTING DETAIL
NTS



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



GROUNDCOVER PLANTING DETAIL
NTS

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

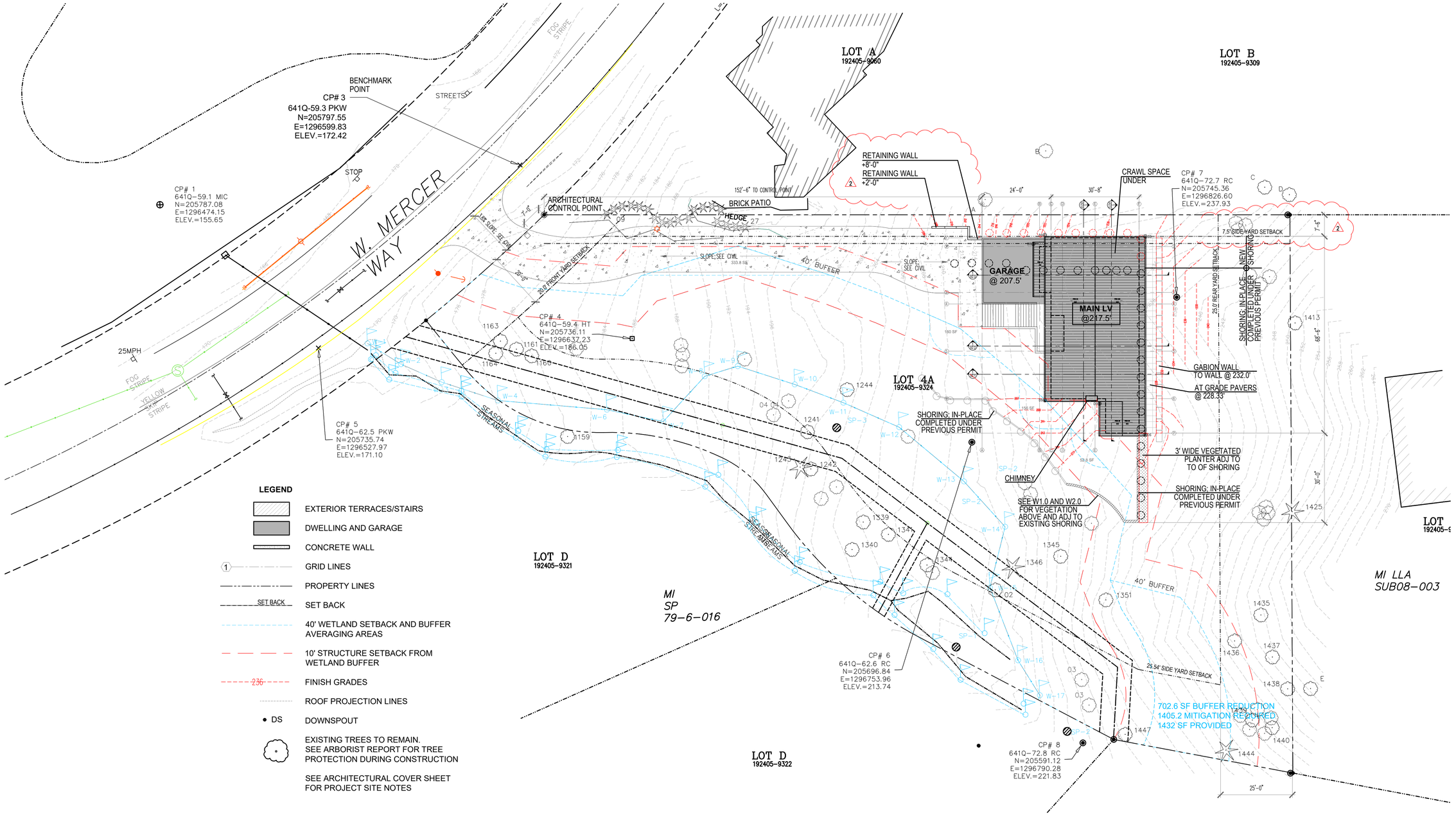
5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

REV.	DATE:
1	09/20/2025

DATE: 01/29/2026

MITIGATION NOTES AND DETAILS

W3.0



LEGEND

- EXTERIOR TERRACES/STAIRS
- DWELLING AND GARAGE
- CONCRETE WALL
- GRID LINES
- PROPERTY LINES
- SET BACK
- 40' WETLAND SETBACK AND BUFFER AVERAGING AREAS
- 10' STRUCTURE SETBACK FROM WETLAND BUFFER
- 236 FINISH GRADES
- 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.

2 REQUIRED SIDE YARD WIDTH= 194.37' x 17% = 33.04'
NORTH PL SIDE YARD = 7.5'
SOUTH PL SIDE YARD = 25.54'

NOTES

- SEE SITE SURVEY A0.3 FOR EXISTING GRADE
- SEE CIVIL DRAWINGS FOR TREE PROTECTION, SITE GRADING DRIVE WAY & SITE UTILITIES
- SEE WETLAND DRAWING FOR SITE MITIGATION REQUIREMENTS
- SEE CIVIL SHEET C0.2 FOR ARBORIST AND TREE REMOVAL, COMPLETED UNDER PREVIOUS PERMIT
- 2 SEE A1.0a FOR ENLARGED WETLAND BUFFER BUILDING SETBACK

(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

MARK	REVISION	DATE
	PERMIT	12/12/2024
	CORRECTION1	09/17/2025
	SETBACK DEVIATION	11/10/2025
	CORRECTION2	01/13/2026

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL SITE PLAN GENERAL PLAN

SHEET NUMBER:
A1.0

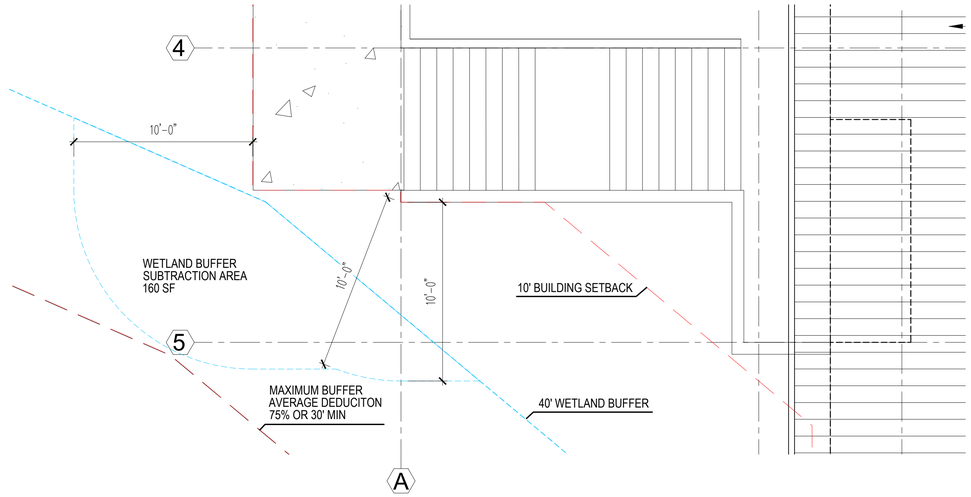
LEGEND

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SEE ARCHITECTURAL COVER SHEET FOR PROJECT SITE NOTES

NOTES

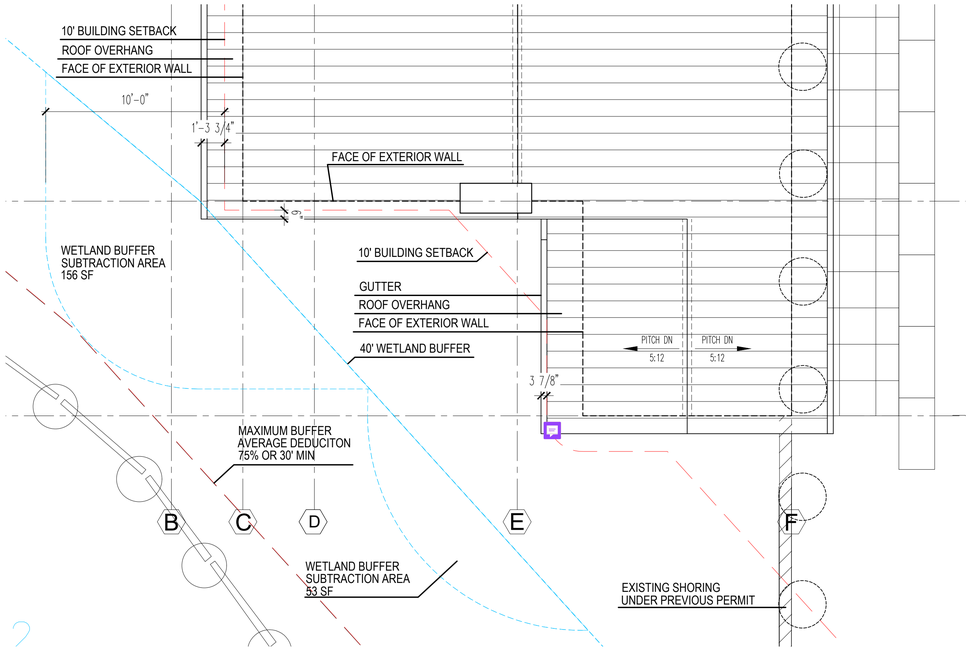
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- SEE WET LAND DRAWING FOR SITE MITTIGATION REQUIREMENTS
- SEE CIVIL SHEET C0.2 FOR ARBORIST AND TREE REMOVAL, COMPLETED UNDER PREVIOUS PERMIT



N

10' BUILDING SETBACK - FROM BUFFER

SCALE 1/4" = 1'



N

10' BUILDING SETBACK - FROM BUFFER

SCALE 1/4" = 1'

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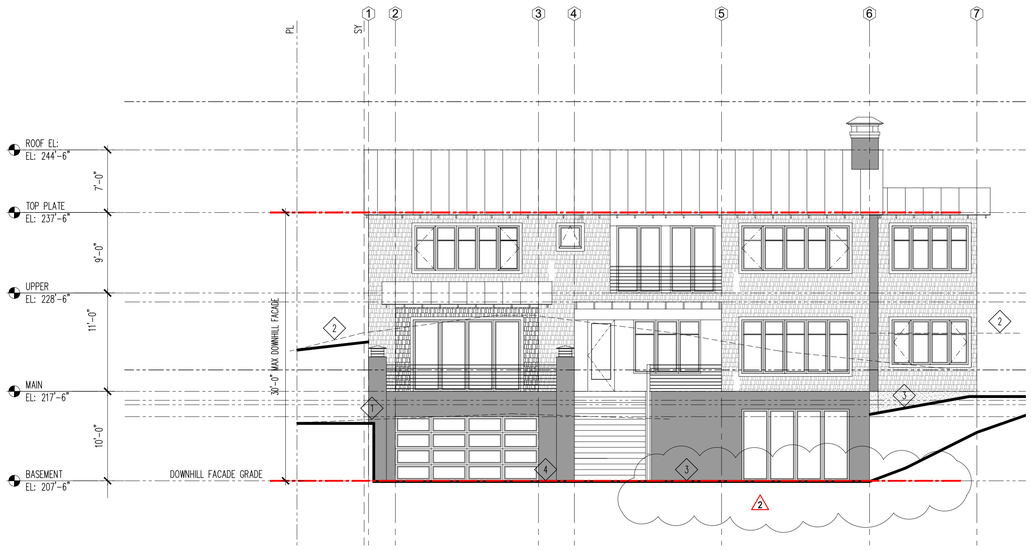
2023.014

SHEET TITLE:

ARCHITECTURAL
ENLARGED
SITE PLAN

SHEET NUMBER:

A1.0a



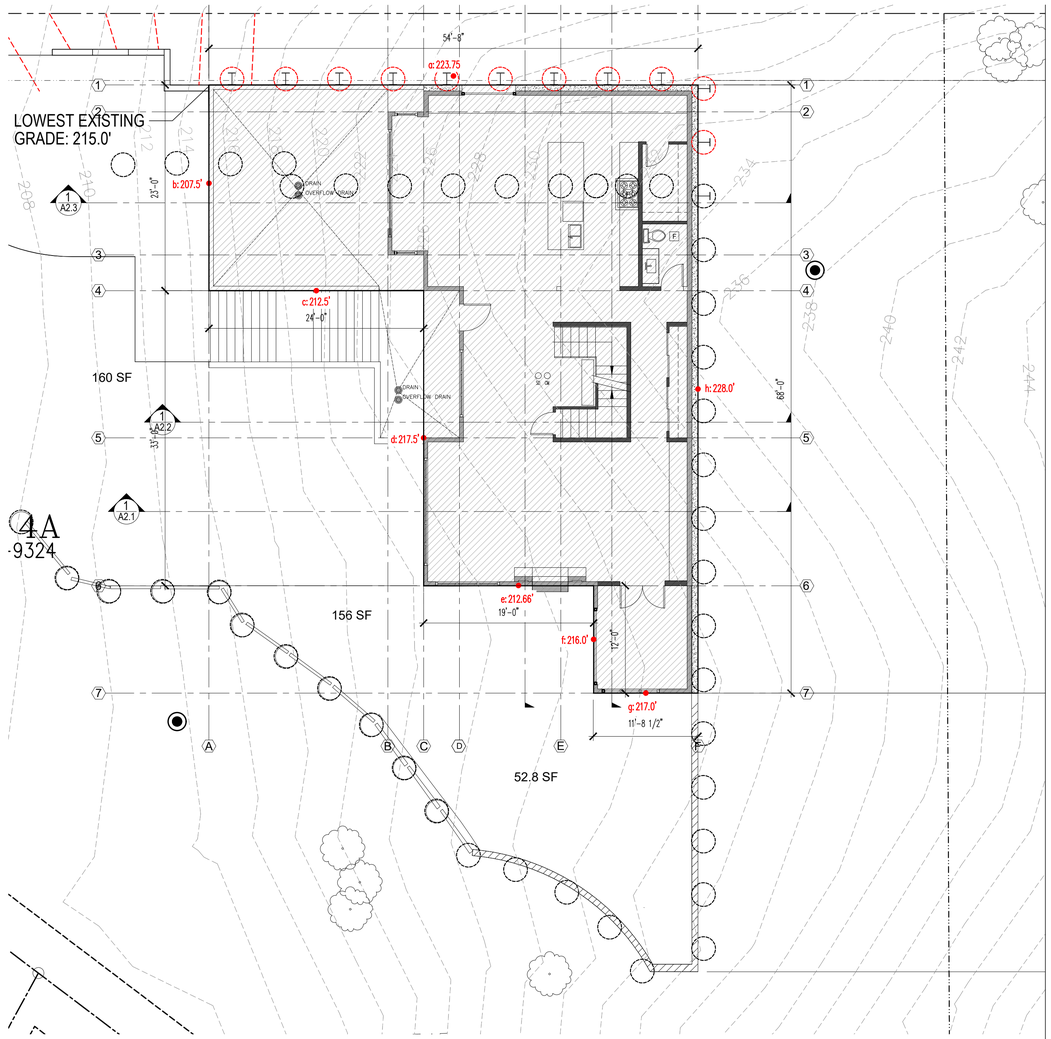
1 DOWNHILL FACADE ELEVATION
BUILDING FOOTPRINT

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 WEST (DOWNHILL FACADE) OF DWELLING
4. FINISH GRADE AT WEST (DOWNHILL FACADE) OF GARAGE

BUILDING HEIGHT	
AVERAGE BUILDING ELEVATION	219.90 FEET
ALLOWABLE BUILDING HEIGHT (ABE + 30 FT)	249.90 FEET
PROPOSED BUILDING HEIGHT	244.5'
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)	30'-0"
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



N

ABE CALCULATION
BUILDING FOOTPRINT

SCALE 1/8" = 1'

AVERAGE BUILDING ELEVATION

$$\frac{223.75'(54.66') + 207.5'(23.00') + 212.5'(24.0') + 217.5'(33.00') + 212.66'(19.0') + 216.0'(12.0') + 217.0'(11.71') + 228.0'(68.0')}{(54.66') + (23.0') + (24.0') + (33.0') + (19.0') + (12.0') + (11.71') + (68.0')} =$$

$$\frac{12,230.18 + 4,772.5 + 5,100.0 + 7,177.5 + 4,040.5 + 2,592.0 + 2,541.07 + 15,504.0}{245.37'} =$$

$$\frac{53,957.75'}{245.37'} = 219.9'$$

AVG BUILDING ELEVATION = 219.9'
MAX BUILDING HEIGHT = 249.9'

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	CORRECTION2	01/13/2026

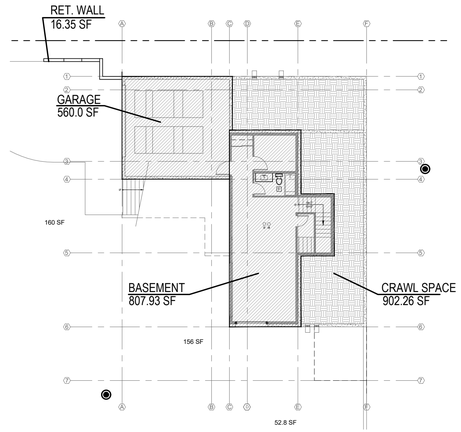
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PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

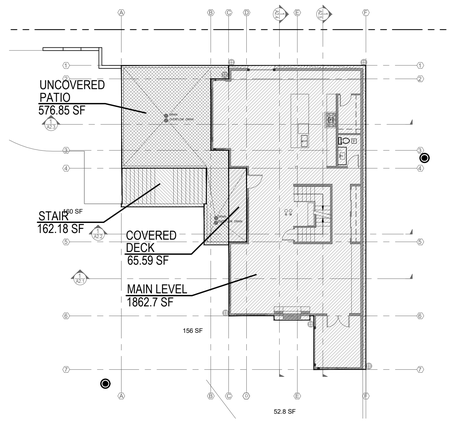
SHEET TITLE:
ARCHITECTURAL
AVERAGE
BUILDING
ELEVATION

SHEET NUMBER:
A1.0b



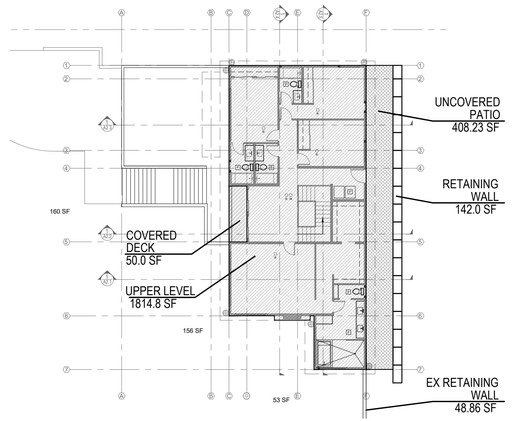
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GROSS AREA
BASEMENT/GARAGE SCALE 1/16" = 1'



N

GROSS AREA
MAIN LEVEL SCALE 1/16" = 1'



N

GROSS AREA
UPPER LEVEL SCALE 1/16" = 1'

LEGEND

- PATIO
- MAIN BUILDING
- COVERED DECK
- STAIR
- CONCRETE WALL
- GRID LINES
- PROPERTY LINES
- SET BACK
- ROOF PROJECTION LINES

HARDSCAPE AREA	
FLOOR NAME	FLOOR AREA (SF)
UNCOVERED DECKS	0 SF
UNCOVERED PATIOS	985.08 SF
WALKWAYS	0 SF
STAIRS	162.18 SF
ROCKERIES/ RET. WALLS	207.21 SF
TOTAL HARDSCAPE	1,354.47 SF
TOTAL PERCENTAGE	3.63%

ALLOWABLE HARDSCAPE	
GROSS LOT AREA	37,350 SF
9% OF LOT AREA:	
ALLOWED HARDSCAPE	3,361.5 SF
PROPOSED GROSS FLOOR AREA	1,354.47 SF
PROPOSED % OF LOT AREA	3.63%

GROSS BUILDING AREA	
FLOOR NAME	FLOOR AREA (SF)
ROOF LEVEL	0 SF
UPPER LEVEL	1,795.5 SF
MAIN LEVEL	1,855.4 SF
BASEMENT	806.9 SF
GARAGE	560.0 SF
ROOFED DECK	50.0 SF
TOTAL GROSS FLOOR AREA	5,067.8 GSF

BASEMENT AREA EXCLUDED	0 SF
ACTUAL TOTAL BUILDING AREA	5,067.8 SF

- SEE SHEET A1.0c FOR LOT COVERAGE CALCULATION

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	5,067.8 SF
PROPOSED % OF LOT AREA	13.57%

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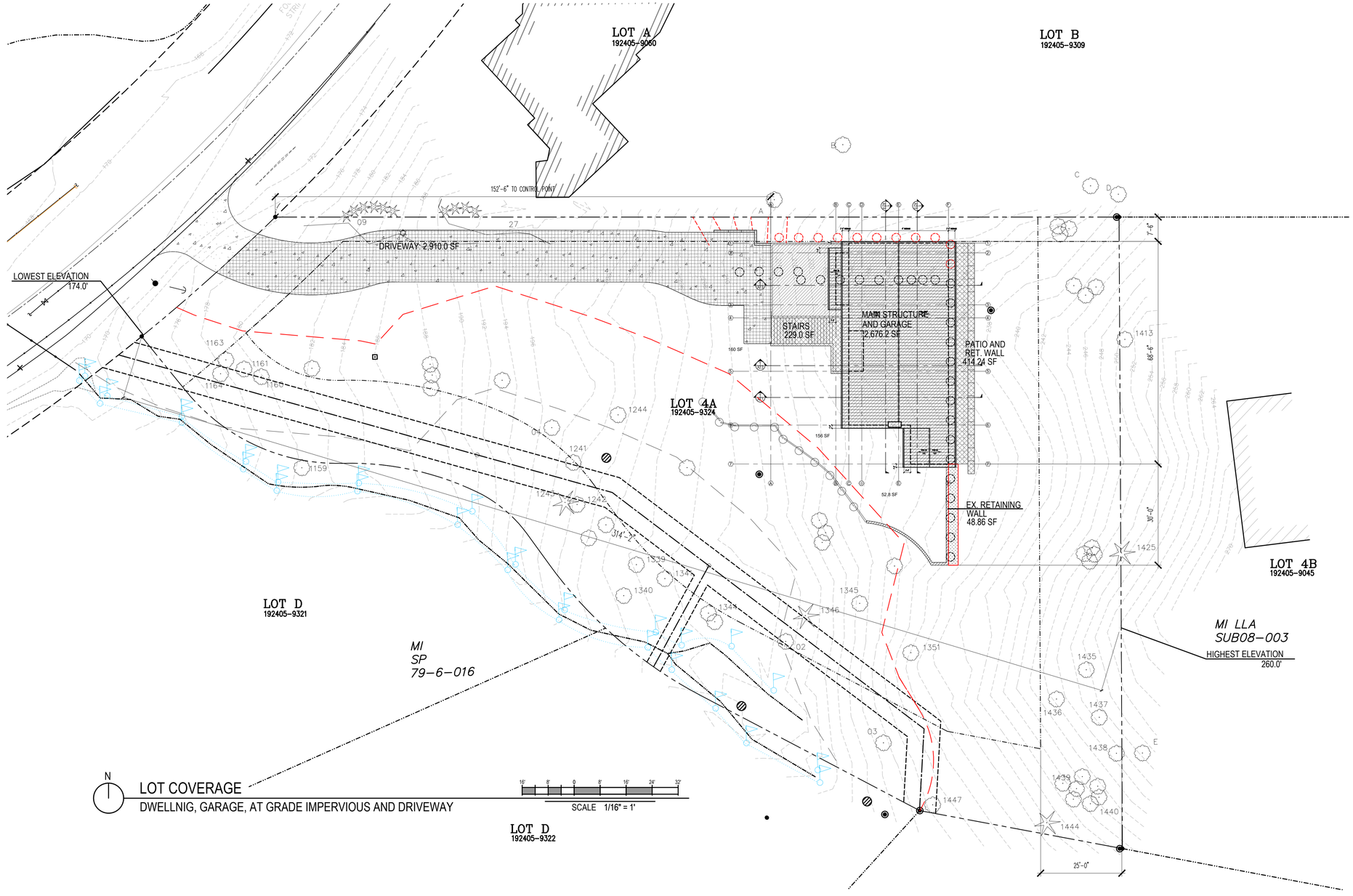
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PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
BUILDING AREA
GROSS FLOOR AREA

SHEET NUMBER:
A1.0c



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 AND GARAGE	2,676.2 SF
PATIOS, DECKS, STAIRS AND RETAINING WALLS	692.1 SF
DRIVEWAY	2,910.0 SF
TOTAL IMPERVIOUS AREA	6,278.3 SF
PROPOSED LOT COVERAGE	16.81%

LEGEND

- MAIN STRUCTURE AND GARAGE WITH ROOF INCLUDED
- STAIR, PATIO, RETAINING WALLS
- DRIVEWAY (IMPERVIOUS)
- LANDSCAPE AREA
- GRID LINES
- PROPERTY LINES
- SET BACK — SET BACK

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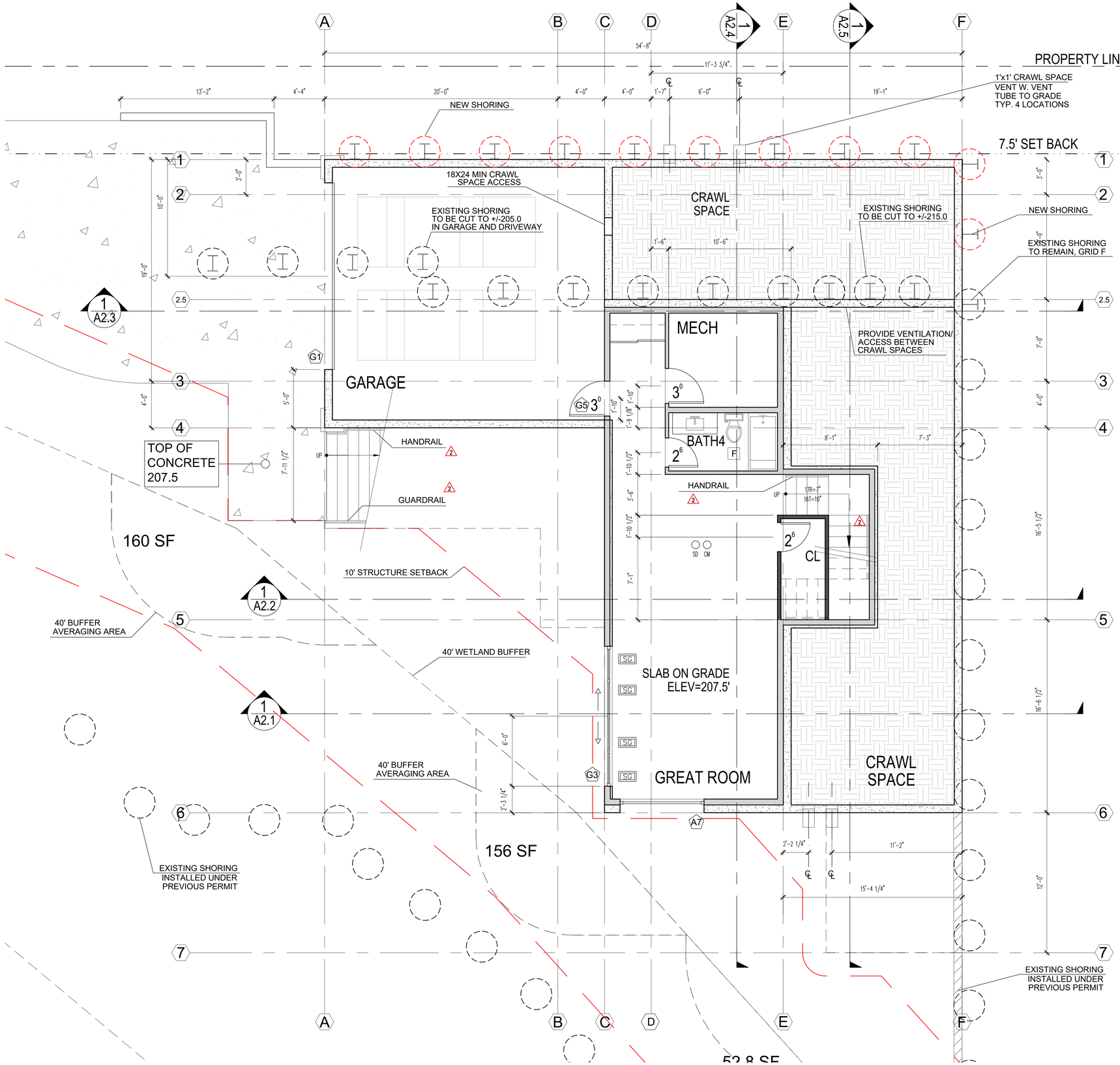
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PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
LOT COVERAGE

SHEET NUMBER:
A1.0d



N

FLOOR PLAN
BASEMENT LEVEL

SCALE 1/4" = 1'

FLOOR AREA	808 SF
GARAGE	560 SF

CRAWL SPACE VENTING

NORTH CRAWL SPACE = 362 SF
362 SF/ 300 = 1.2 SF REQUIRED
12"x12" x 2 VENTS PROVIDE = 2 SF

SOUTH CRAWL SPACE = 480 SF
480 SF/ 300 = 1.6 SF REQUIRED
12"x12" x 2 VENTS PROVIDE = 2 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION
- SEE A5.1 FOR HANDRAIL REQUIREMENTS
- SEE A5.2 FOR GUARDRAIL REQUIREMENTS

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- GRID LINES
- PROPERTY LINES
- SET BACK
- UPPER LV PROJECTION LINES
- SAFETY GLAZING
- HOSE BIB
- DS DOWNSPOUT
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- F VENTILATION FAN

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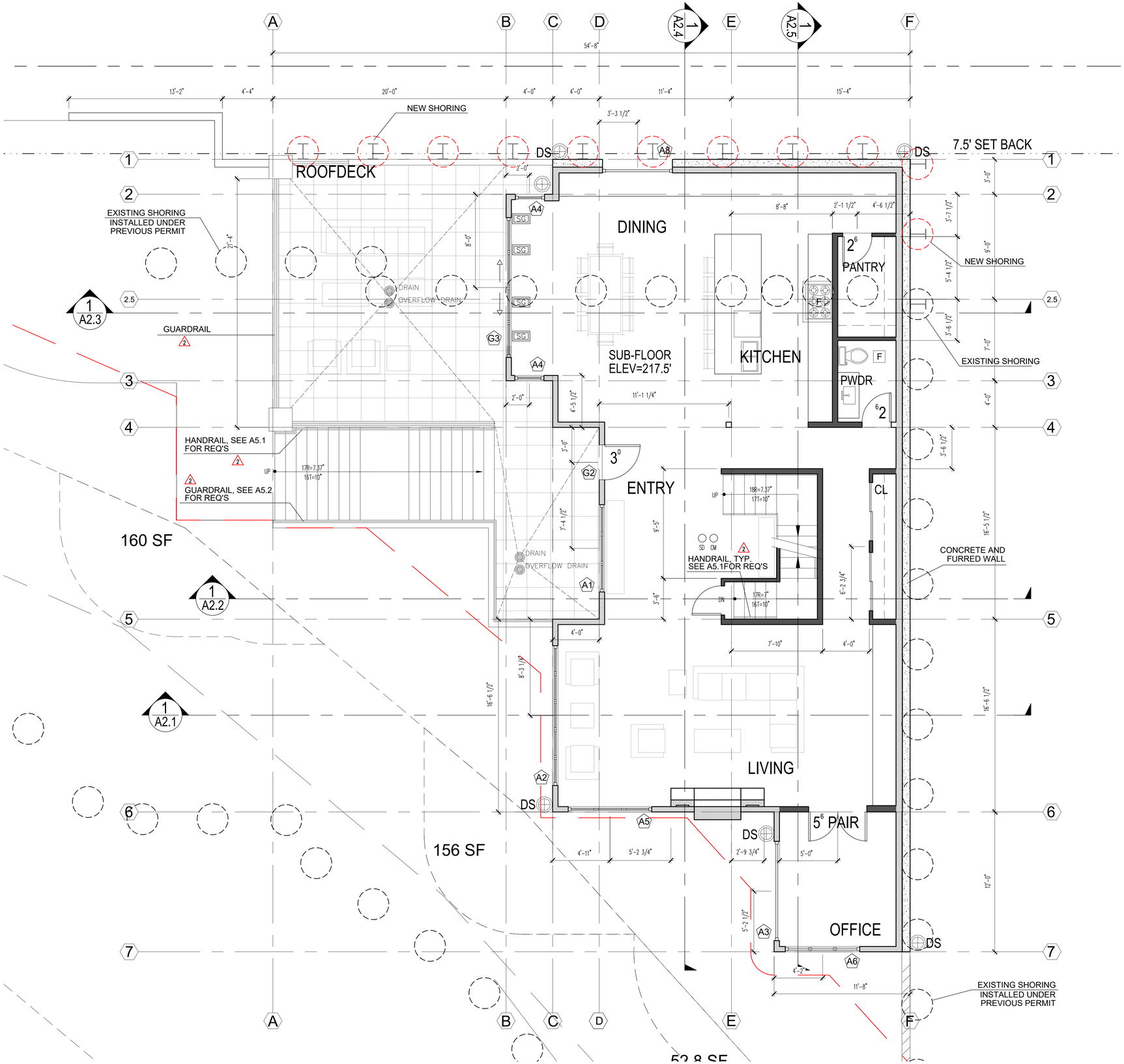
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PROJECT NUMBER:
2023.014

SHEET TITLE:
BASEMENT FLOOR PLAN

SHEET NUMBER:
A1.1a



N

FLOOR PLAN
MAIN LEVEL

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

SCALE 1/4" = 1'

FLOOR AREA	1,855.4 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION
- 2 SEE A5.1 FOR HANDRAIL REQUIREMENTS
- 2 SEE A5.2 FOR GUARDRAIL REQUIREMENTS

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- 1 GRID LINES
- PROPERTY LINES
- SET BACK SET BACK
- UPPER LV PROJECTION LINES
- SG SAFETY GLAZING
- HOSE BIB
- DS DOWNSPOUT
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- F VENTILATION FAN

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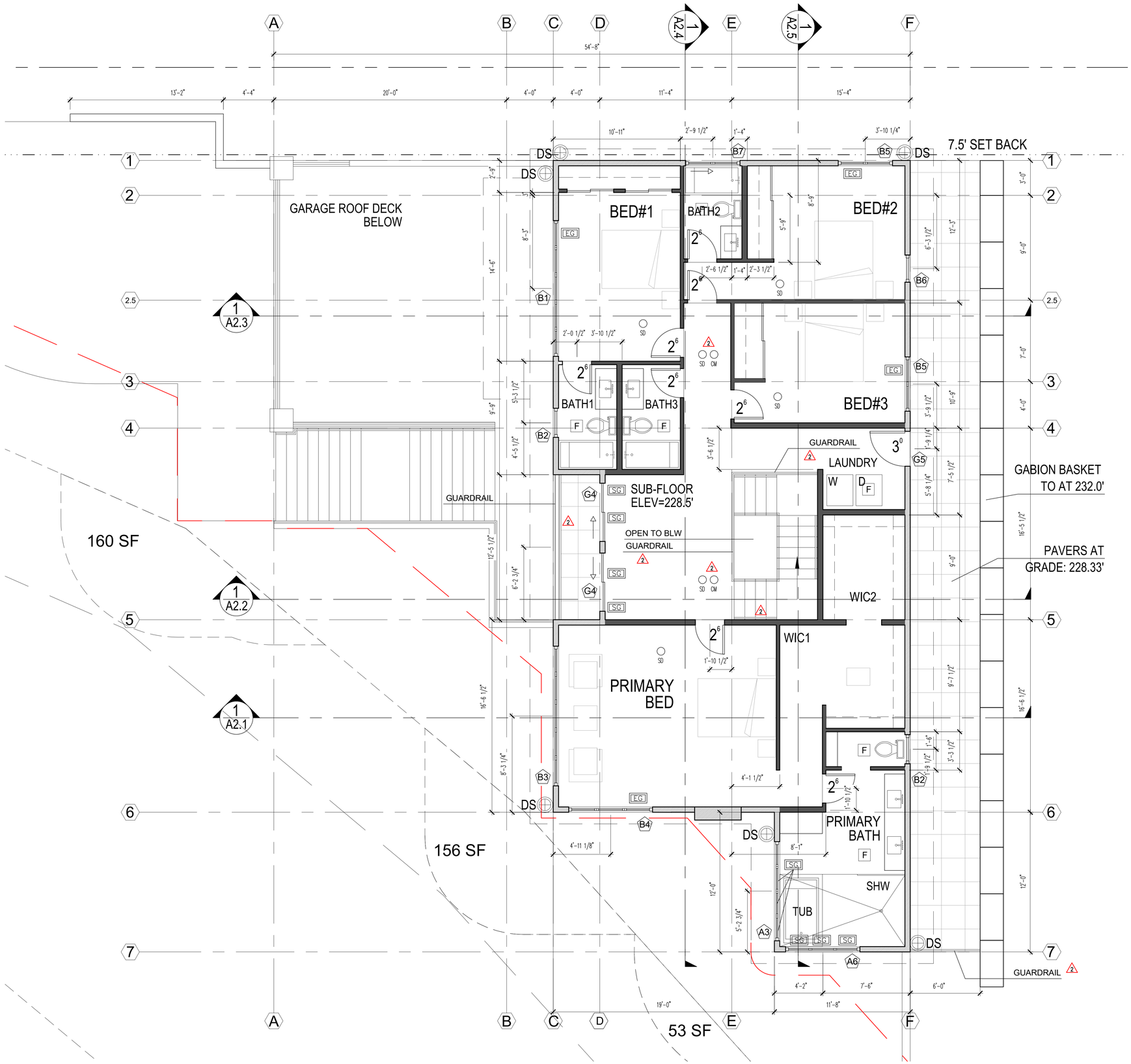
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PROJECT TEAM:
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PROJECT NUMBER:
2023.014

SHEET TITLE:
MAIN FLOOR PLAN

SHEET NUMBER:
A1.1b



N

FLOOR PLAN
UPPER LEVEL

SCALE 1/4" = 1'

FLOOR AREA	1,795.5 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION
- 2 - SEE A5.1 FOR HANDRAIL REQUIREMENTS
- 2 - SEE A5.2 FOR GUARDRAIL REQUIREMENTS

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- 1 GRID LINES
- PROPERTY LINES
- SET BACK SET BACK
- UPPER LV PROJECTION LINES
- SG SAFETY GLAZING
- HOSE BIB
- DS DOWNSPOUT
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- F VENTILATION FAN

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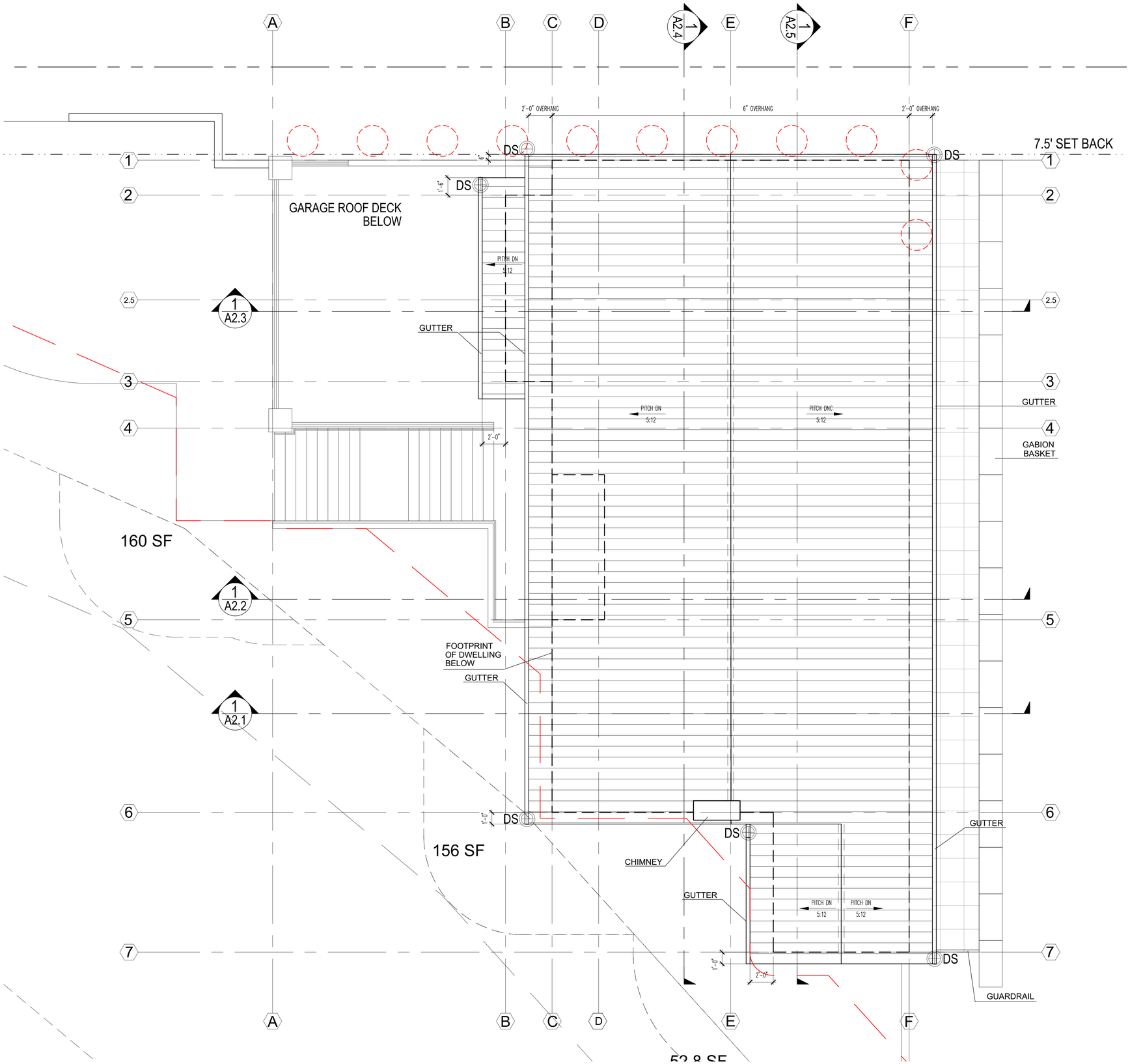
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PROJECT TEAM:
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PROJECT NUMBER:
2023.014

SHEET TITLE:
UPPER LEVEL PLAN

SHEET NUMBER:
A1.1c



N

FLOOR PLAN
ROOF LEVEL

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

SCALE 1/4" = 1'

ROOF AREA	2,274.6 SF

NOTES:

- SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION NOTES
- ALL CABINETS DIMENSIONS ARE TO FACE OF CABINET BOX
- VERIFY WITH OWNER HOSEBIB LOCATION
- SEE A5.1 FOR HANDRAIL REQUIREMENTS
- SEE A5.2 FOR GUARDRAIL REQUIREMENTS

LEGEND:

- 2x6 EXTERIOR FRAMING
- 2x6 INTERIOR FRAMING
- 2x4 INTERIOR FRAMING
- GRID LINES
- PROPERTY LINES
- SET BACK
- UPPER LV PROJECTION LINES
- SAFETY GLAZING
- HOSE BIB
- DS DOWNSPOUT
- SD SMOKE DETECTOR
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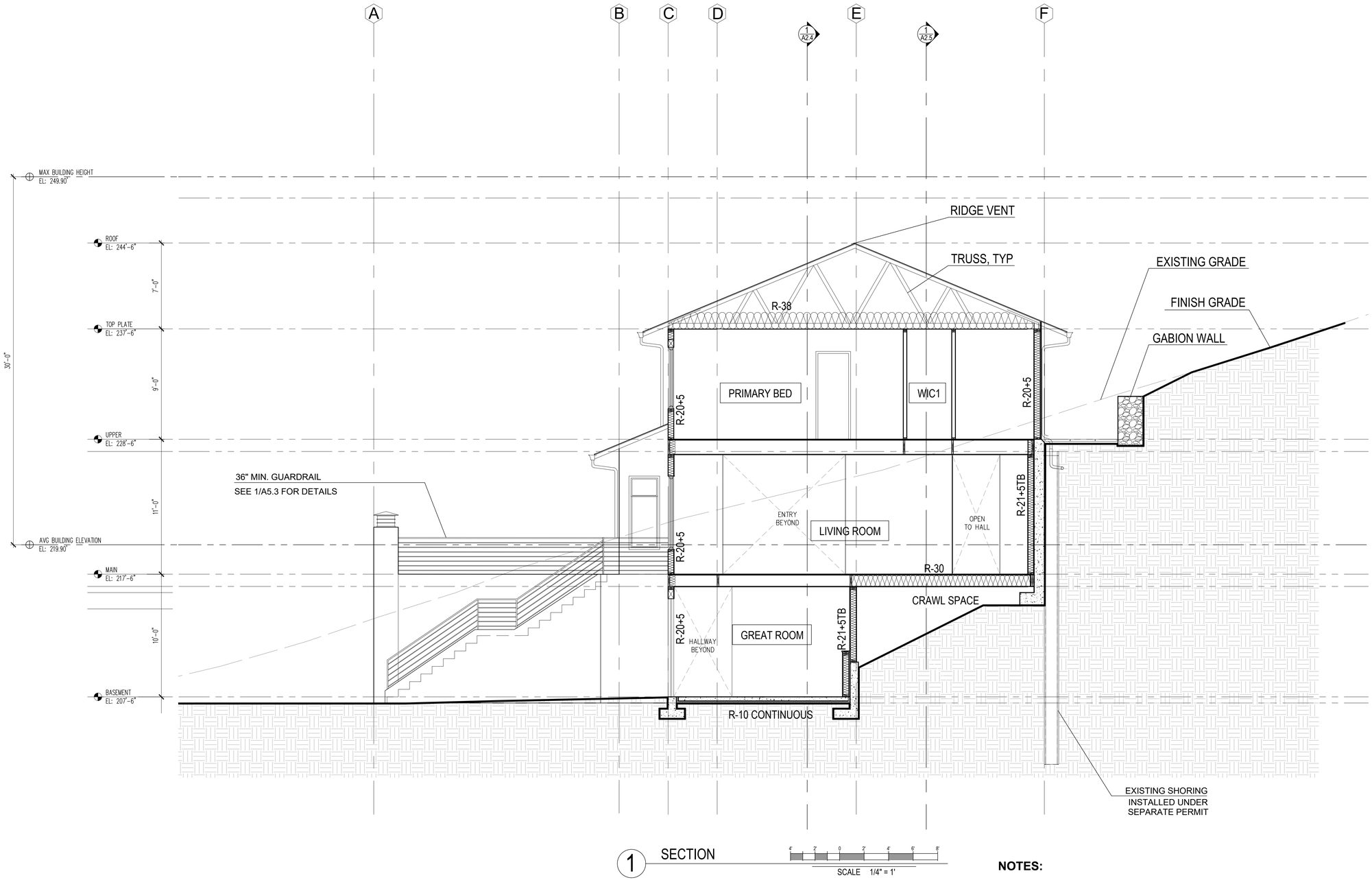
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PROJECT TEAM:
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PROJECT NUMBER:
2023.014

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A1.1d



1 SECTION

SCALE 1/4" = 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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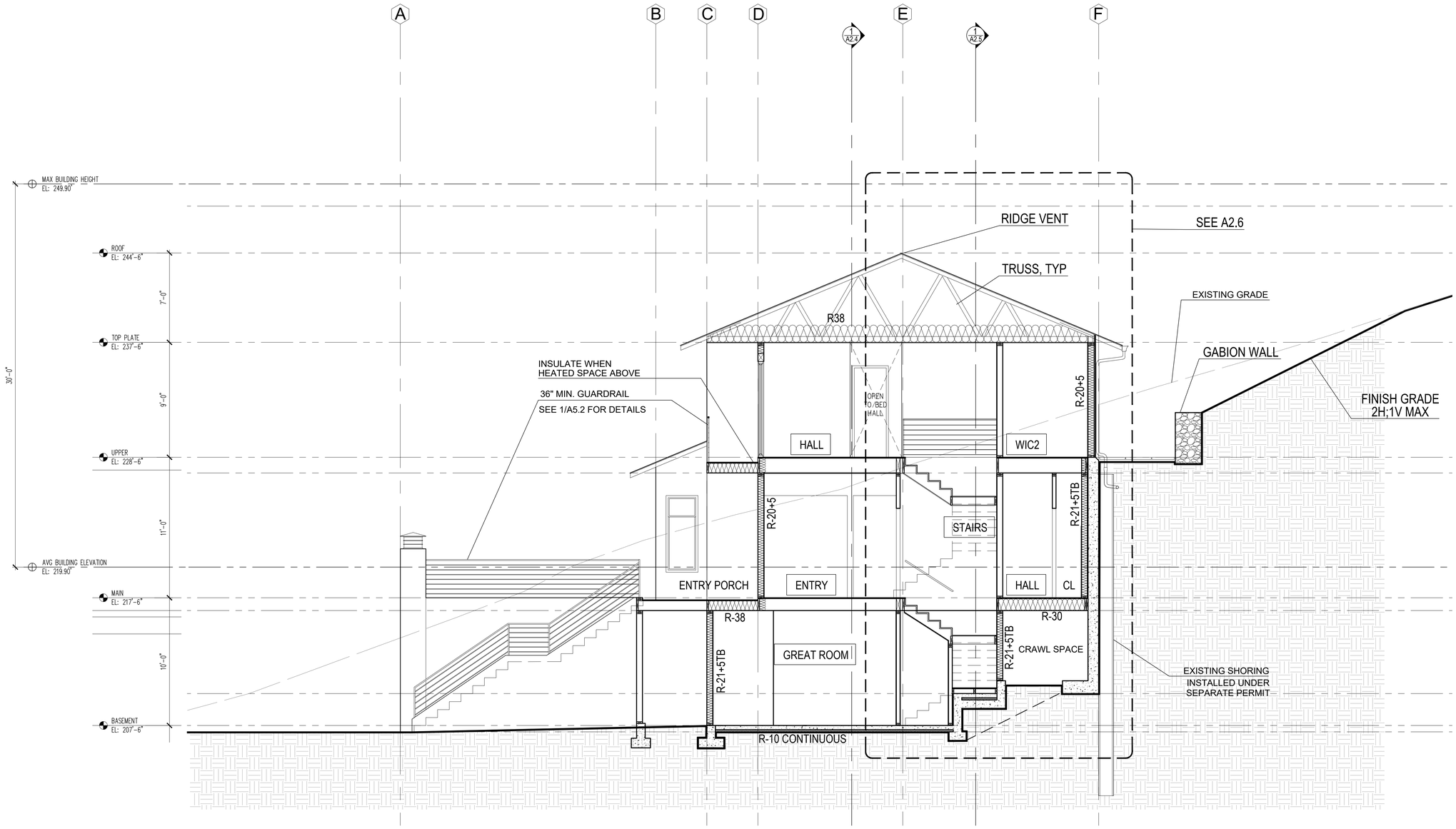
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SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
SOUTH SECTION

SHEET NUMBER:
A2.1



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 A2.6 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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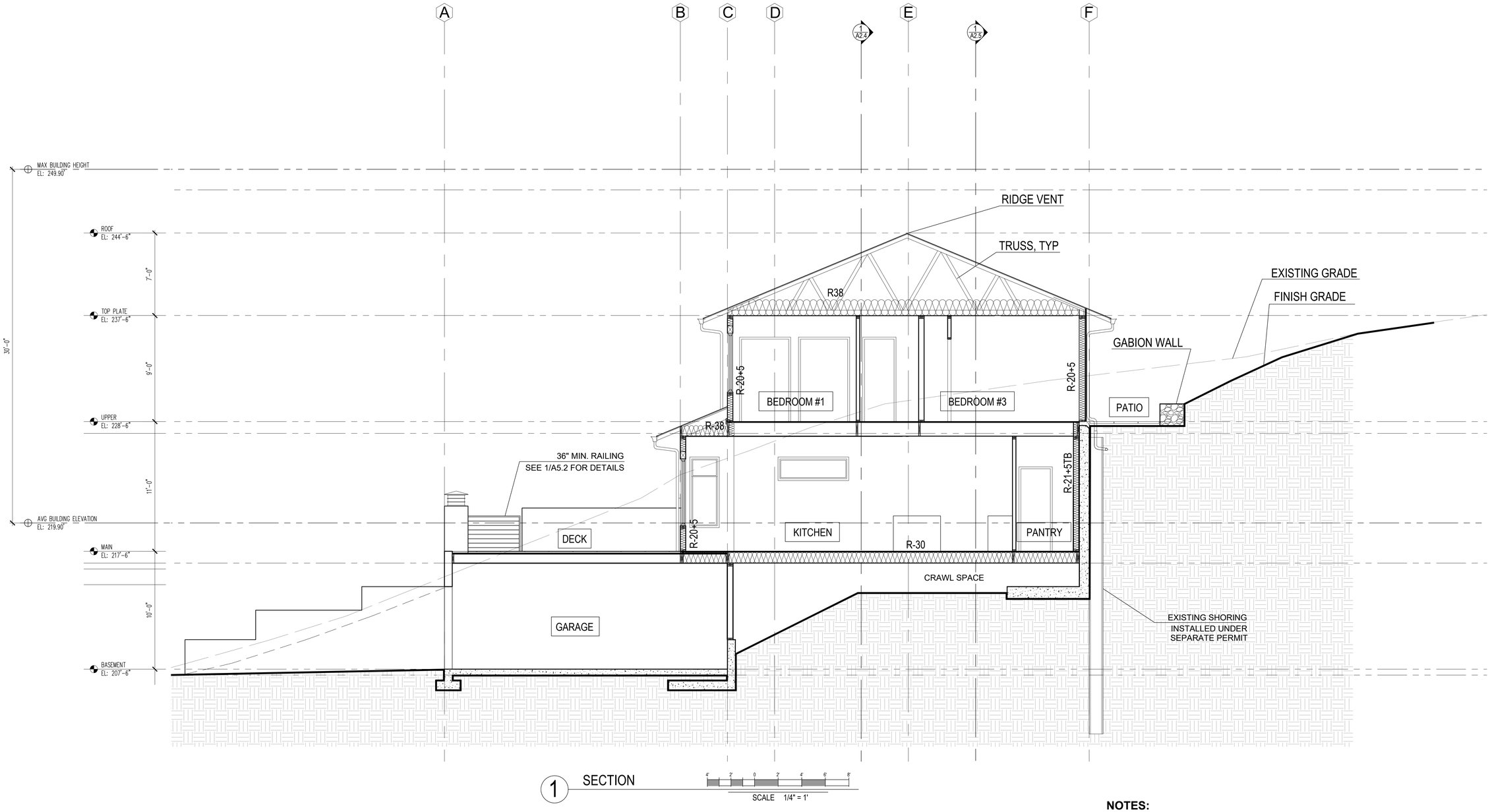
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SETH HALE

PROJECT NUMBER:
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 A2.6 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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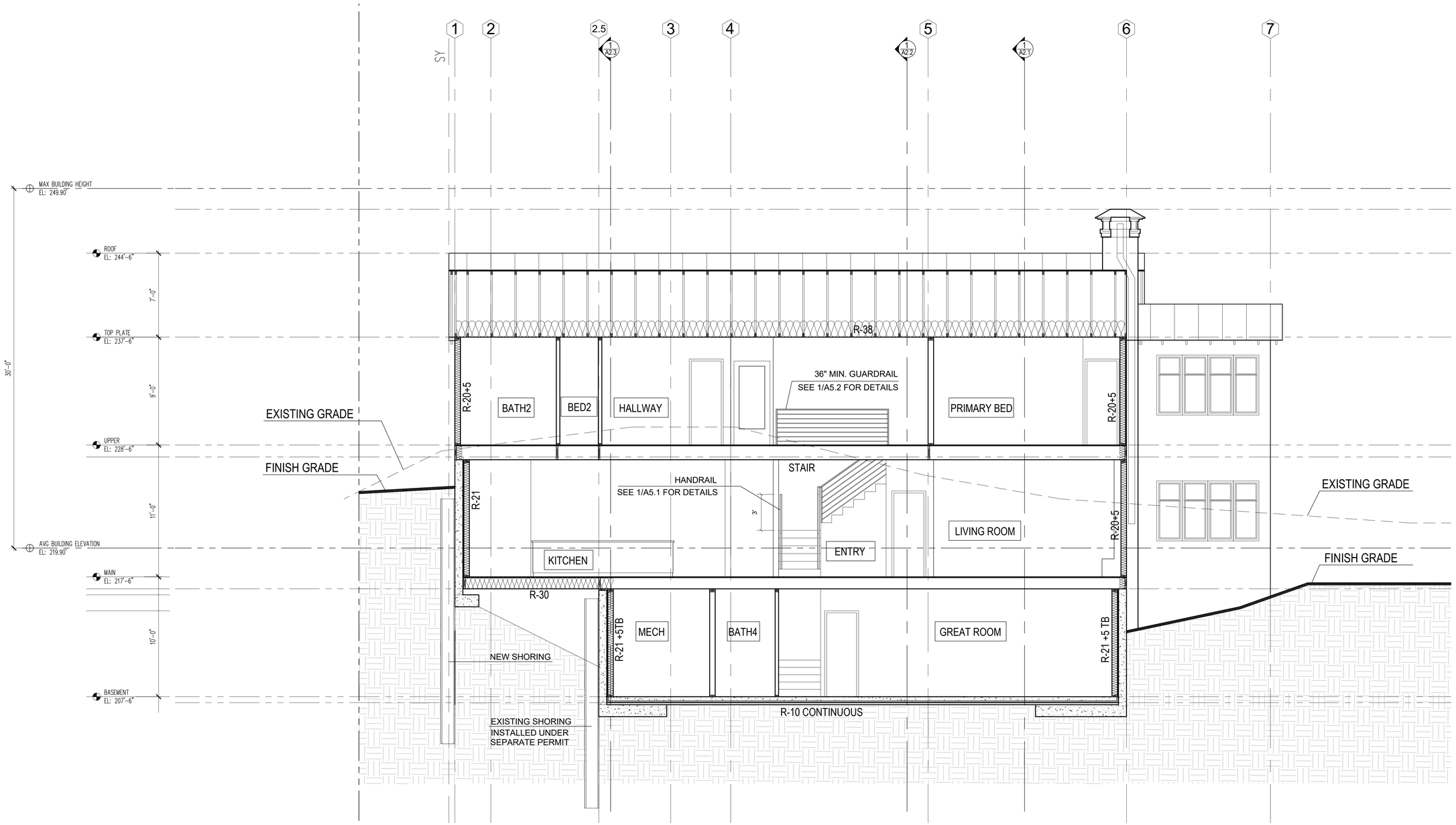
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SETH HALE

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 A2.6 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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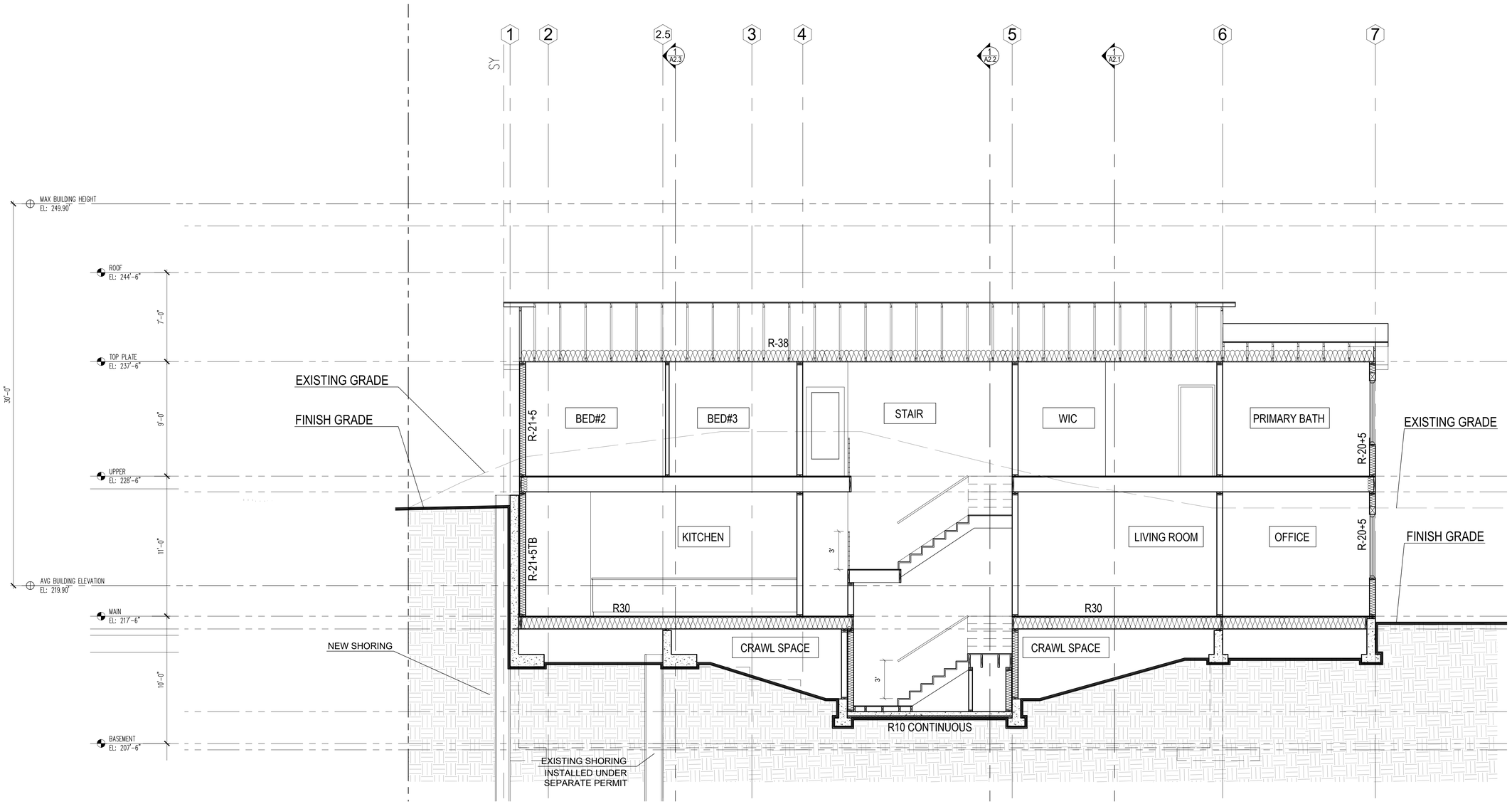
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PROJECT NUMBER:
2023.014

SHEET TITLE:
WEST SECTION

SHEET NUMBER:
A2.4



1 SECTION

SCALE 1/4" = 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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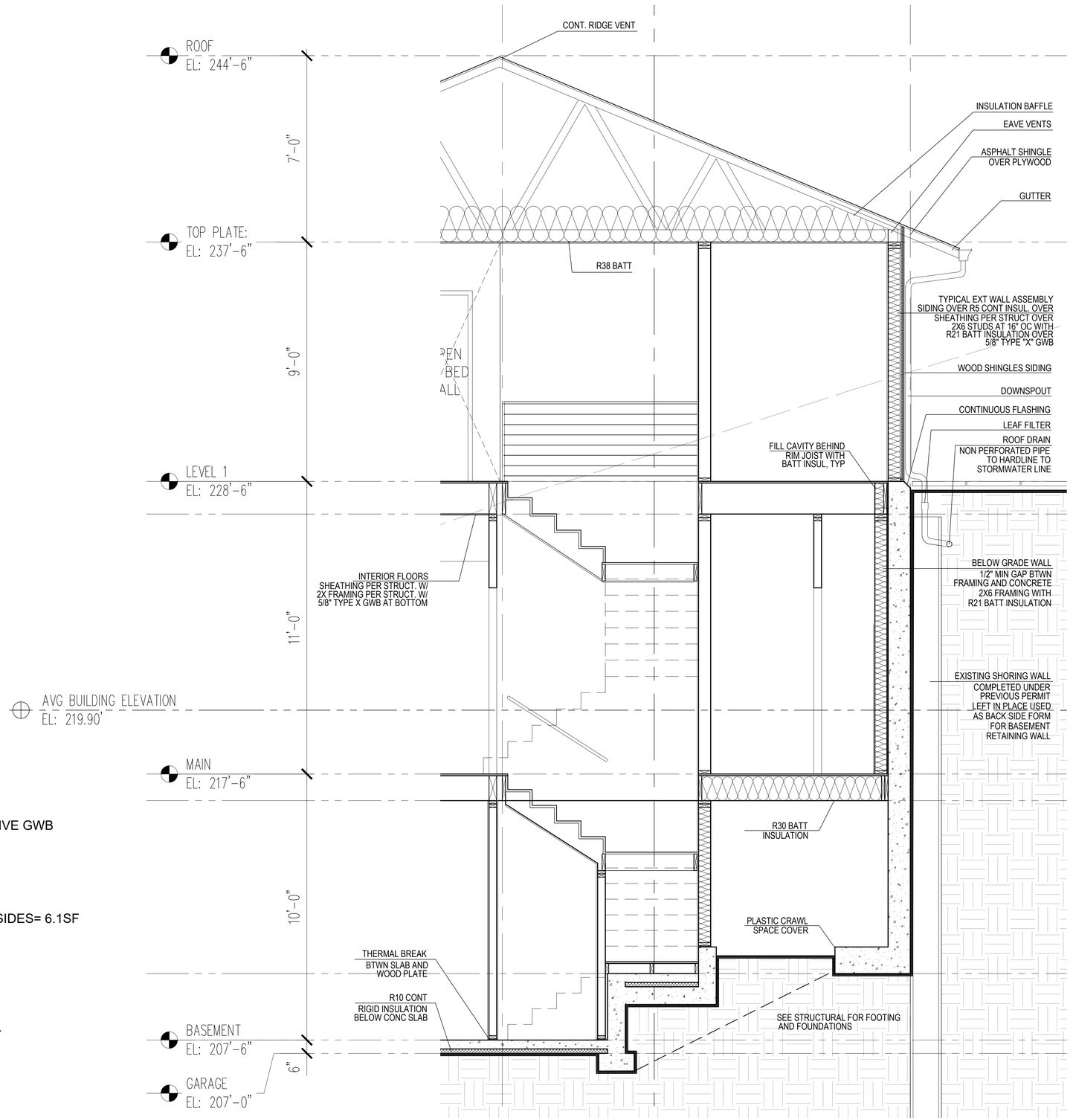
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PROJECT NUMBER:
2023.014

SHEET TITLE:
EAST SECTION

SHEET NUMBER:
A2.5



1 WALL SECTION
EAST WALL

SCALE 1/2" = 1'

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

EAVE VENTILATION
(4) 2"Ø HOLES PER TRUSS BAY x 35= 439.6/144= 3.05 SF x 2 SIDES= 6.1SF

RIDGE VENTILATION
NORTH ROOF: 55.91 LF x .125 SF/LF= 6.99 SF
SOUTH ROOF: 10 LF x 0.125= 1.25 SF

ROOF AREA: 1,888 SF/150 = **12.58 SF** OF VENTING AREA.
PROVIDED 14.34 SF

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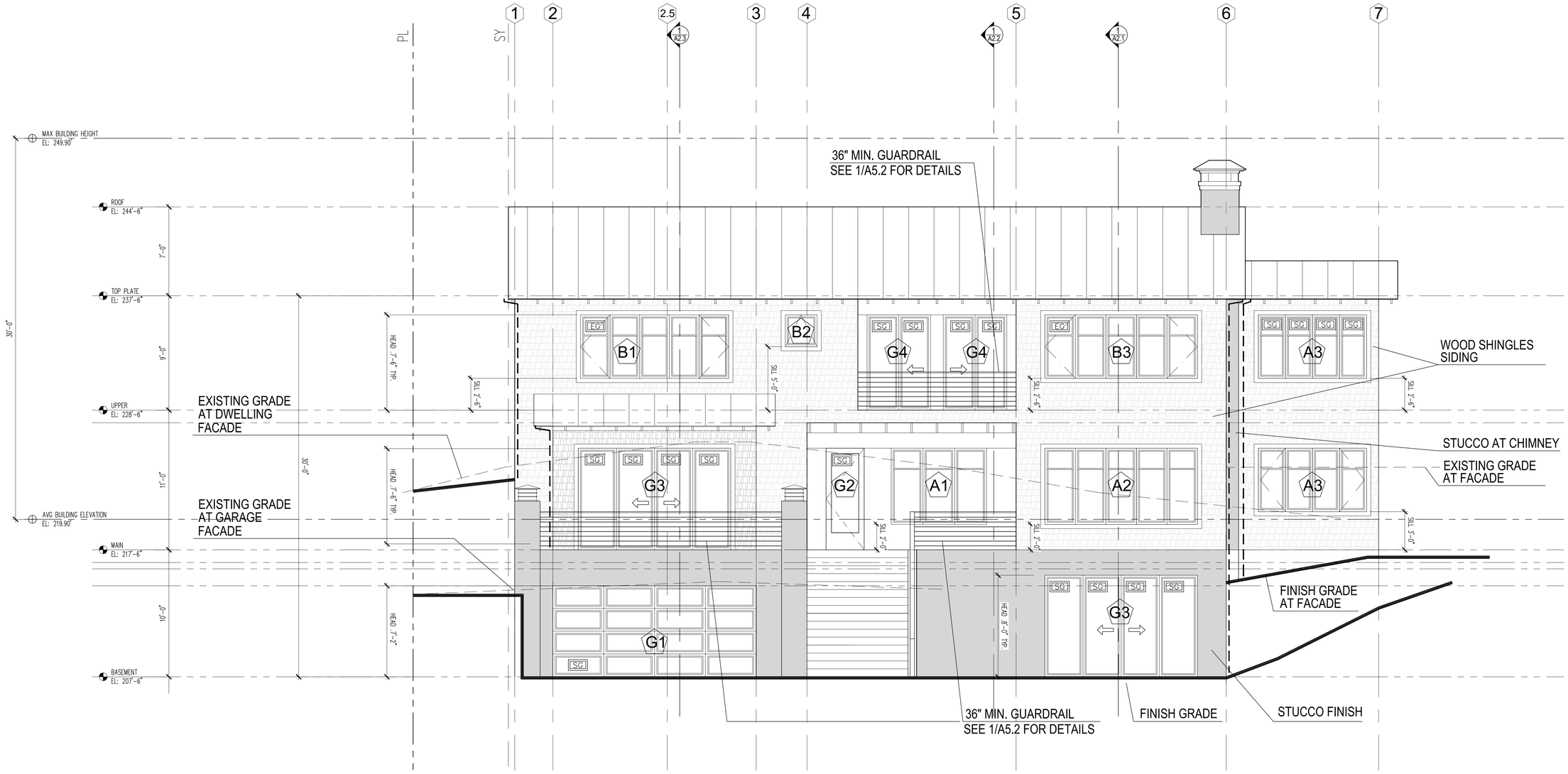
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PROJECT NUMBER:
2023.014

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

EG - EGRESS WINDOW

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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STATE OF WASHINGTON

MERCER ISLAND RESIDENCE

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MERCER ISLAND, WA 98125

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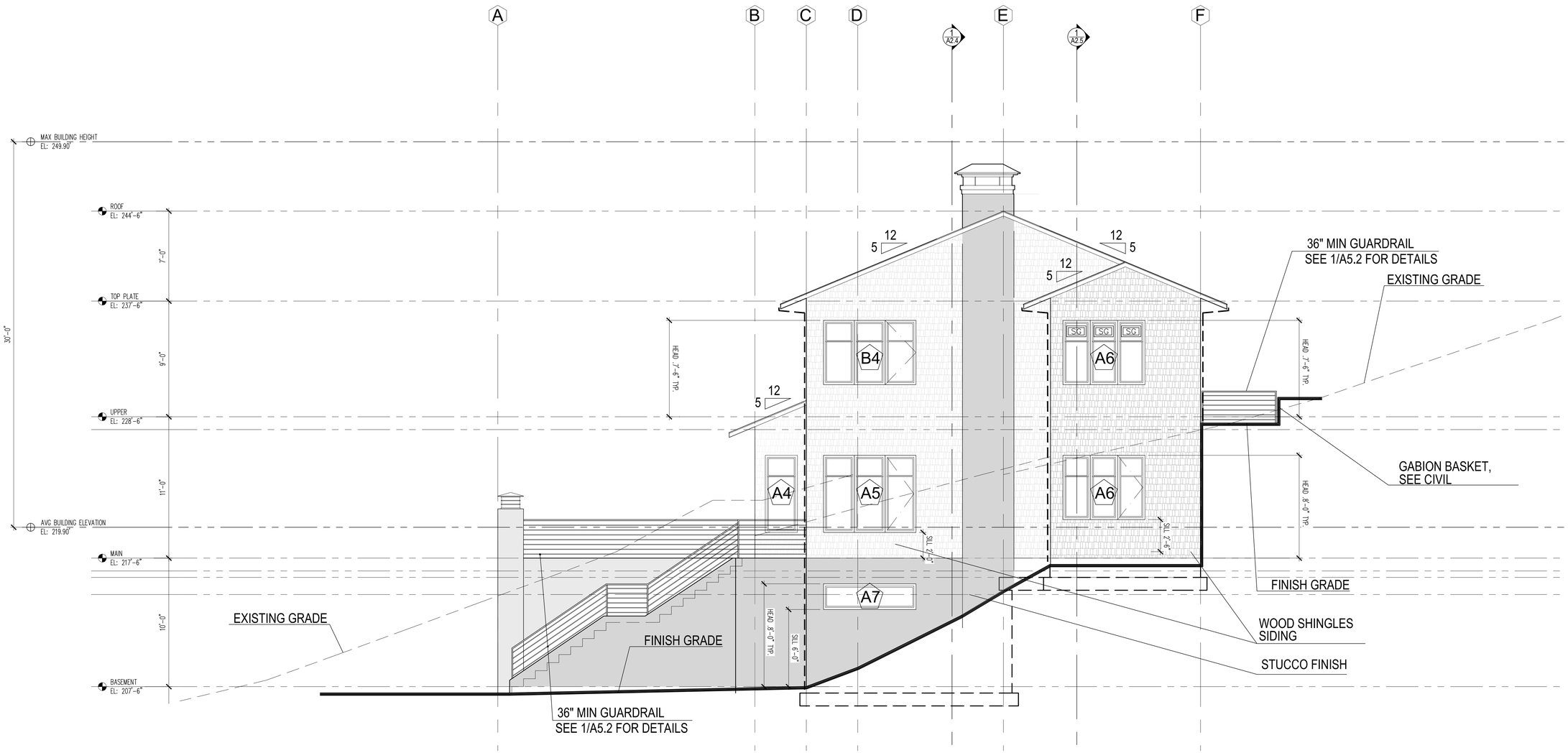
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
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

EG - EGRESS WINDOW

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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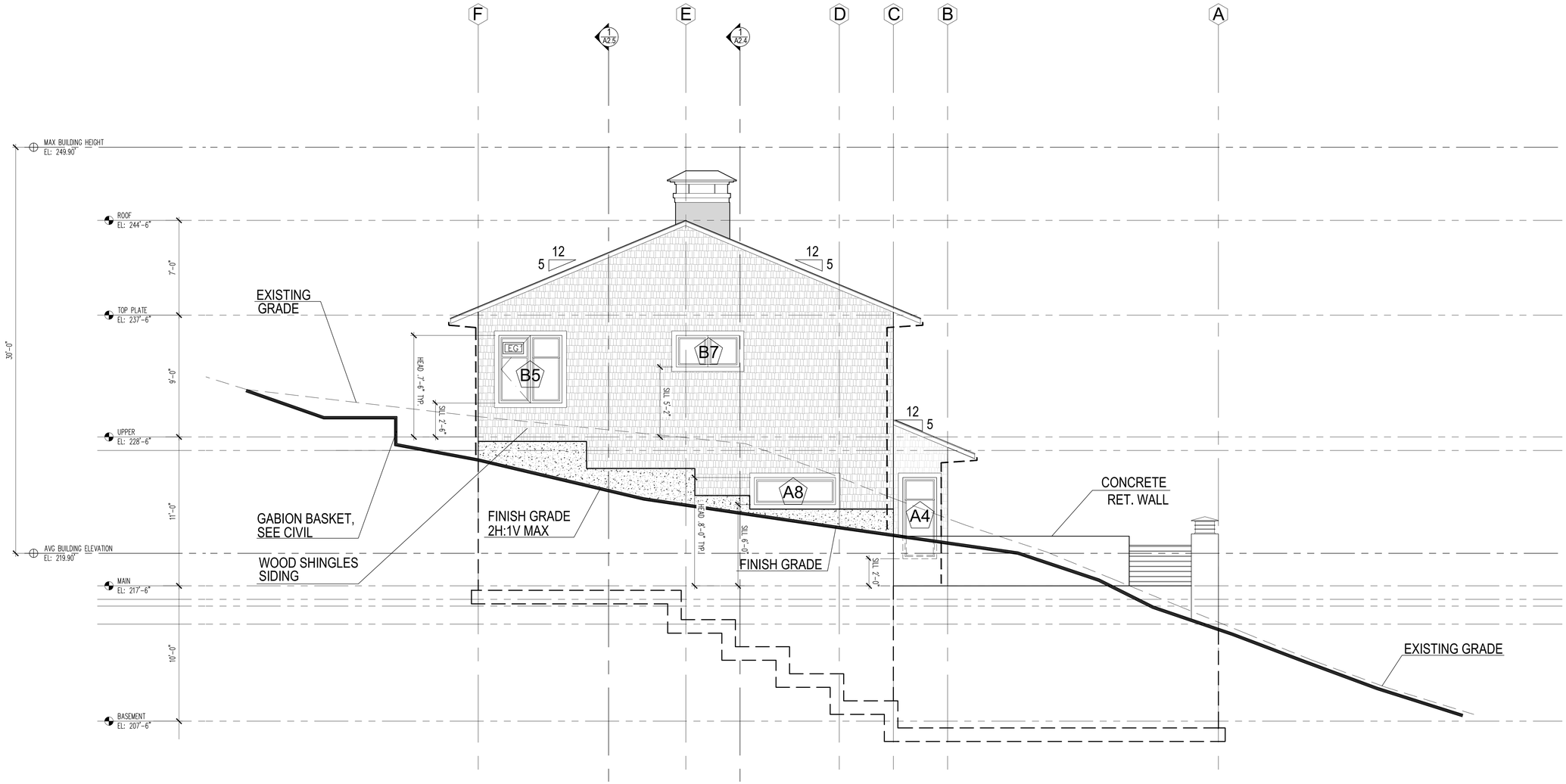
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PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER:
A3.2



1 NORTH ELEVATION

SCALE 1/4" = 1'

SG - SAFETY GLAZING

EG - EGRESS WINDOW

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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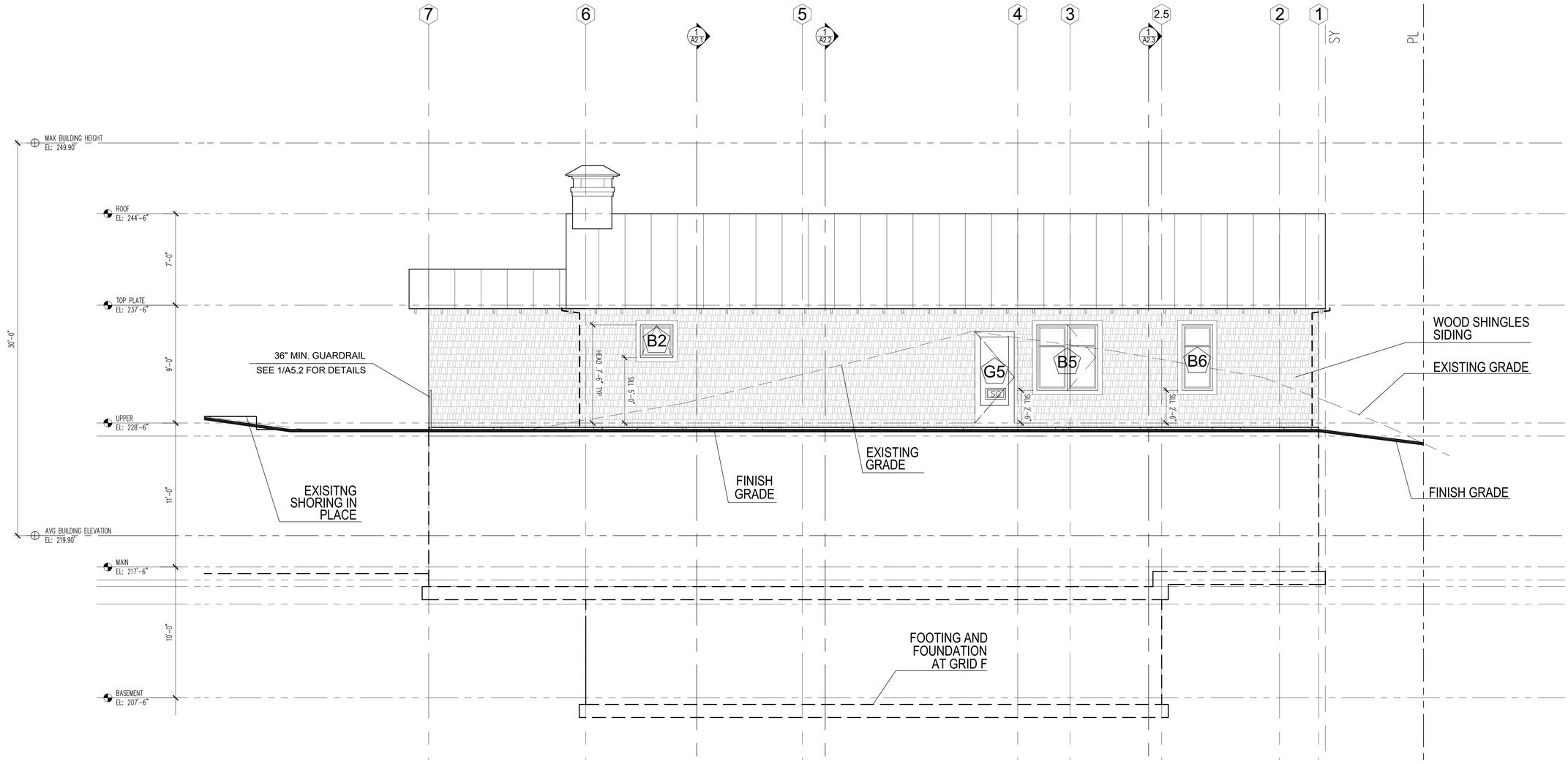
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
NORTH ELEVATION

SHEET NUMBER:
A3.3



1 EAST ELEVATION

SCALE 1/4" = 1'

SG - SAFETY GLAZING

EG - EGRESS WINDOW

DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

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PROJECT NUMBER:

2023.014

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'-2"	114.4 SF	114.4	N/A	N/A	AUTOMATIC GARAGE DOOR
G2		1	3'-0" x 7'-6"	24 SF	24	0.30	7.2	MAIN DOOR
G3		2	12'-0" x 8'-0"	96 SF	192	0.30	57.6	SIDING DOOR, 4 UNITS (TWO FIXED)
G4		2	5'-0" x 7'-6"	37.5 SF	75	0.30	22.5	SLIDING DOOR, 2 UNITS (1 FIXED)
G5		1	3'-0"X7'-0"	21.0 SF	-	0.30		20 MINUTE DOOR, SELF CLOSING
	A1	1	7'-6" x 6'-0"	45 SF	45	0.30	13.5	3 FIXED UNITS
	A2	1	12'-0" x 7'-6"	72 SF	72	0.30	21.6	5 FIXED UNITS
	A3	2	8'-6" x 5'-0"	42.5 SF	85	0.30	25.5	4 UNITS (2 FIXED)
	B1	1	11'-8" x 5'-0"	58 SF	58	0.30	17.4	5 UNITS (3 FIXED)
	B2	1	2'-6" x 2'-6"	6.25 SF	6.25	0.30	1.9	
	B3	1	12'-0" x 5'-0"	60 SF	60	0.30	18.0	5 UNITS (3 FIXED)
				TOTAL	**732**		**185.2**	
SOUTH ELEVATION								
	A4	1	2'-6" x 6'-0"	15 SF	15	0.30	4.5	
	A5	1	7'-2" x 6'-0"	43 SF	43	0.30	12.9	3 UNITS (1 FIXED)
	A6	2	6'-5" x 5'-0"	32 SF	64	0.30	19.2	3 FIXED UNITS
	A7	1	7'-2" x 2'-0"	14.4 SF	14.4	0.30	4.3	
	B4	1	7'-2" x 5'-0"	36 SF	36	0.30	10.8	3 UNITS (1 FIXED)
				TOTAL	**172**		**51.7**	
NORTH ELEVATION								
	A4	1	2'-6" x 6'-0"	15SF	15	0.30	4.5	
	B5	1	4'-8" x 5'-0"	23 SF	23	0.30	6.9	2 UNITS (1 FIXED)
	B7	1	4'-8" x 2'-4"	11 SF	11	0.30	3.3	
	A8	1	6'-0" x 2'-0"	12 SF	12	0.30	3.6	
				TOTAL	**61**		**18.3**	
EAST ELEVATION								
	B2	1	2'-6" x 2'-6"	6.25 SF	6.25	0.30	1.9	
	B5	1	4'-8" x 5'-0"	23 SF	23	0.30	6.9	2 UNITS (1 FIXED)
	B6	1	2'-4" x 5'-0"	6.25 SF	6.25	0.30	1.9	
G5		1	3'-0" x 7'-6"	11.6 SF	11.5	0.30	3.5	BACK DOOR AT LAUNDRY
				TOTAL	**6**		**1.9**	
TOTAL					**971**		**257.1**	

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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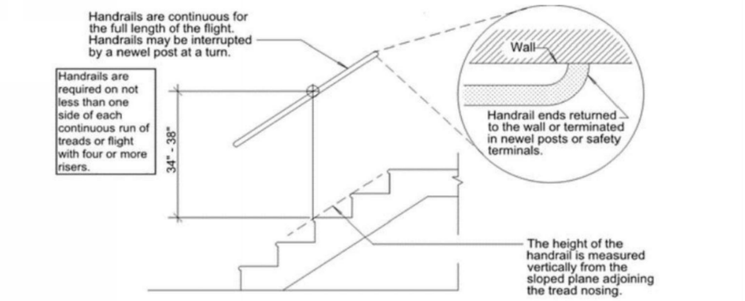
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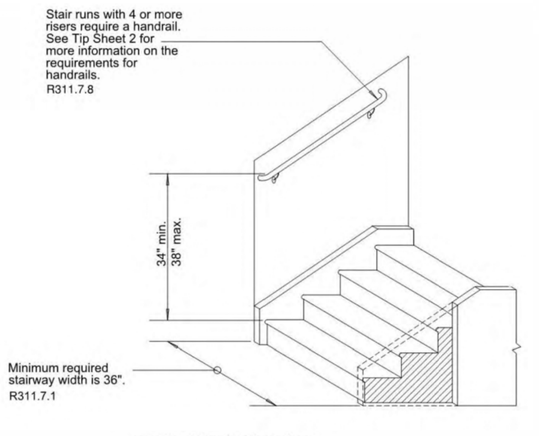
SHEET TITLE:
DOOR & WINDOW SCHEDULE

SHEET NUMBER:
A4.1

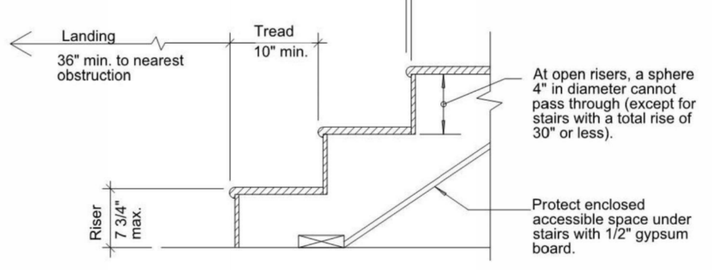
NOTE
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD AND RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5

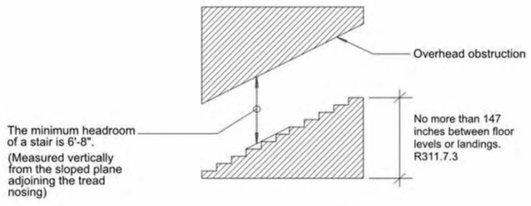
Handrails are required on at least one side of each continuous run of treads or flight with four or more risers.





Typical Stair Elevation





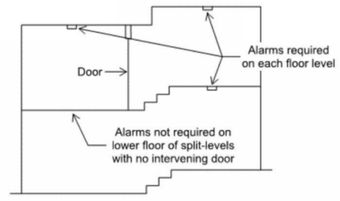
- **Stair treads and risers:** The largest tread or riser within any flight of stairs is not to exceed the smallest by more than 3/8". (R311.7.5)
- **Illumination:**
  - Interior stairways shall be provided with an artificial light source to illuminate landings and treads. There shall be a wall switch 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

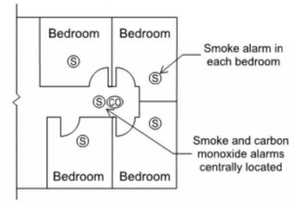
Smoke and carbon monoxide alarms must be provided in all required locations and must be:
- audible in all parts of the house
- installed per manufacturer's instructions

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.



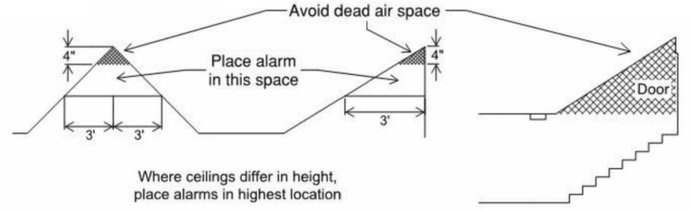
Section View



Plan View

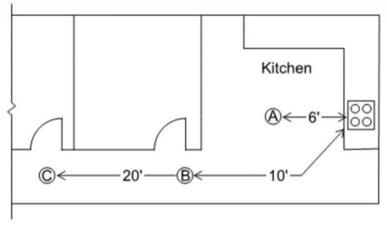
Smoke Alarm Location Limitations

- 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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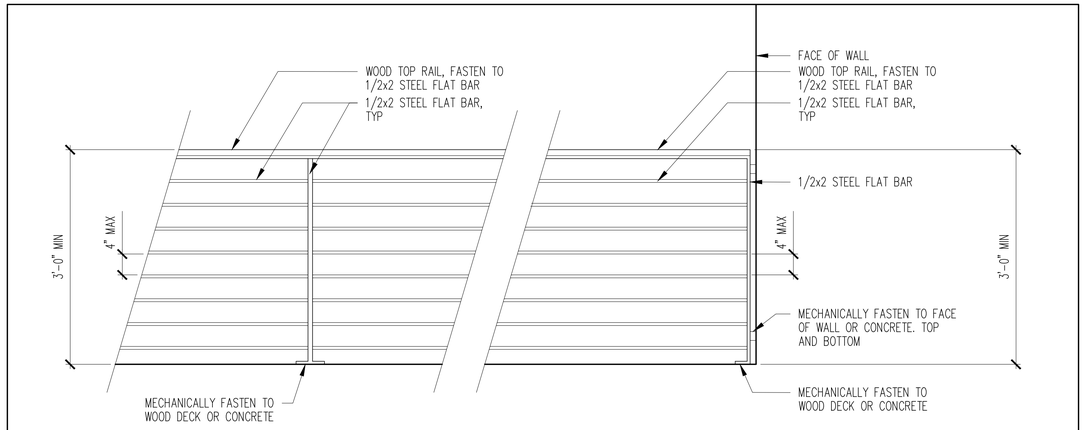
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SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
CODE REFERENCE
STAIR DETAIL
& SMOKE ALARM

SHEET NUMBER:
A5.1

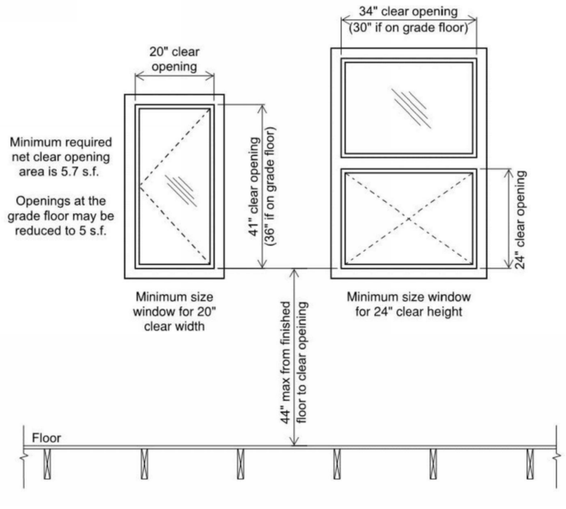


GUARD NOTES:
1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
3. GUARDRAILS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE7.

1 TYPICAL GUARDRAIL

SCALE: 1" = 1'-0"

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

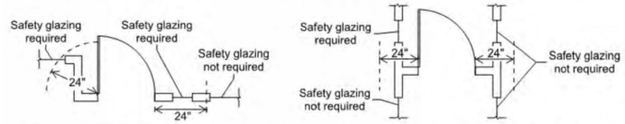
Safety Glazing Markings:

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.

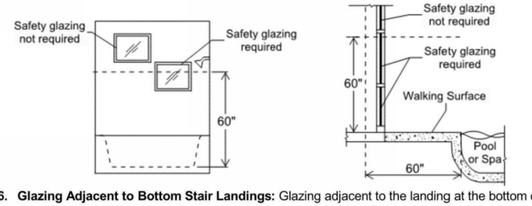
2. **Glazing Adjacent to Doors:** Glazing adjacent to doors is required in the following locations if the bottom edge of the glazing is less than 60 inches above the walking surface: Within 24 inches of either side of the door if glazing is in the same plane as the door, or if glazing is in a wall perpendicular 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.



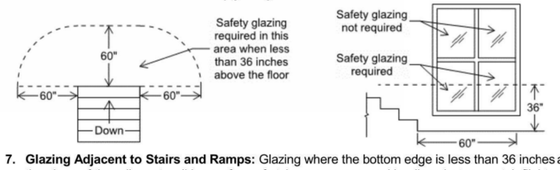
3. **Glazing in Windows:** Safety glazing in windows is required if the individual panel meets **all** of the following requirements:
   - Exposed area of the individual panel is greater than 9 square feet.
   - The bottom edge of the glazing is less than 18 inches from the floor.
   - The top edge of 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

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SHEET TITLE:

CODE REFERENCE: GUARDRAIL, GLAZING GENERAL, EGRESS, FRAMING

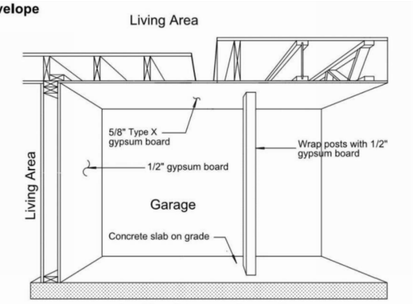
SHEET NUMBER:

A5.2

Table R302.6 - Dwelling-Garage Separation

Separation	Material
From the residence and attics	Not less than ½-inch gypsum board or equivalent applied to the garage side.
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than ½-inch gypsum board or equivalent.
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than ½-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

Envelope



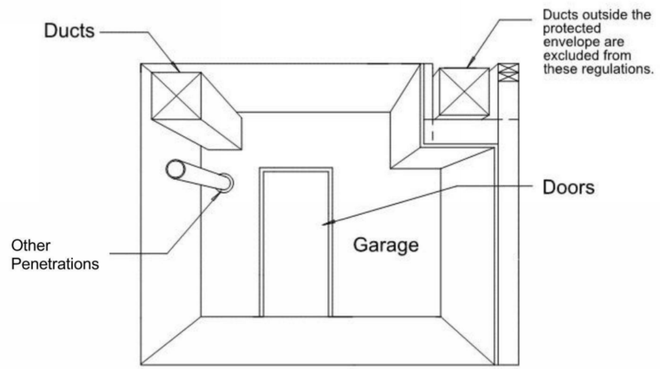
Dwelling / Garage Separation

Fastening per IRC Table R702.3.5:

5/8" Type X at Ceiling:
- Fasten with 6d cooler nails @ 6" o.c. or drywall screws @ 6" o.c. when framing is maximum 24" o.c.

1/2" Gypsum Board at Walls:
- Fasten with 5d cooler nails @ 8" o.c. or drywall screws @ 16" o.c. when framing is maximum 16" o.c.
- Fasten with 5d cooler nails @ 8" o.c. or drywall screws @ 12" o.c. when framing is maximum 24" o.c.

Penetrations (of the protected envelope)

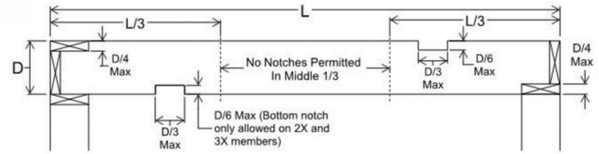


Duct Penetrations:
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage must be a minimum of No. 26 gage sheet metal with no register outlets (openings) into the garage. R302.5.2

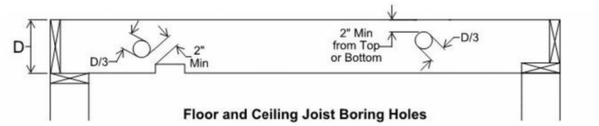
Other Penetrations:
Penetrations through the required separation must be protected at openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements. R302.11 Fireblocking Item 4.

Doors:
Doors separating the garage and living spaces shall be 1-3/8" solid wood, solid or honeycomb core steel doors not less than 1-3/8" thick, or 20-minute rated doors. These doors shall also be equipped with a self-closing device. These doors shall not open into a sleeping room.

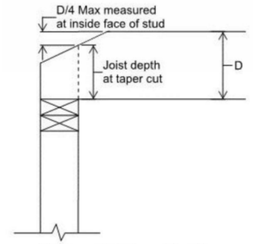
1. CODE REFERENCE
GARAGE SEPARATION



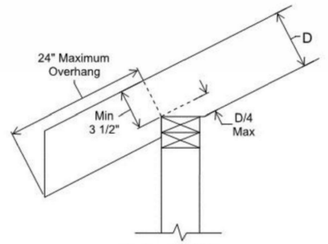
Floor and Ceiling Joist Notching



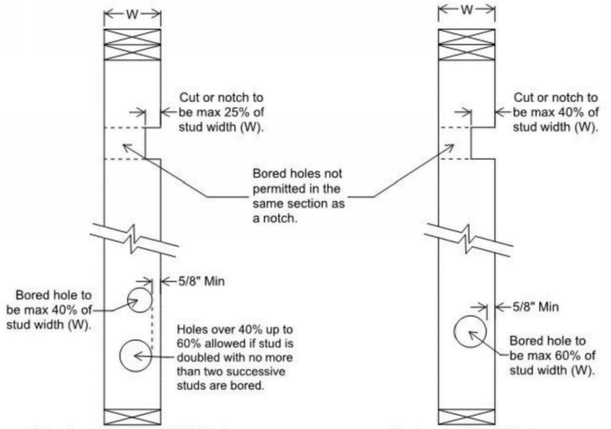
Floor and Ceiling Joist Boring Holes



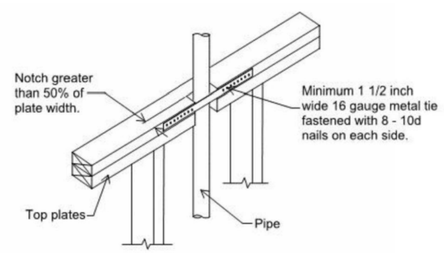
Ceiling Joist Taper Cutting



Rafter Notching



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



Drilling and Notching of Top Plates

2. CODE REFERENCE
NOTCHING OF CONSTRUCTION FRAMING

N5
2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339

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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

MARK	REVISION	DATE
	PERMIT	12/12/2024
1	CORRECTION1	09/17/2025
2	SETBACK DEVIATION	11/10/2025
3	CORRECTION2	01/13/2026

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
CODE REFERENCE: GARAGE SEPARATION FRAMING

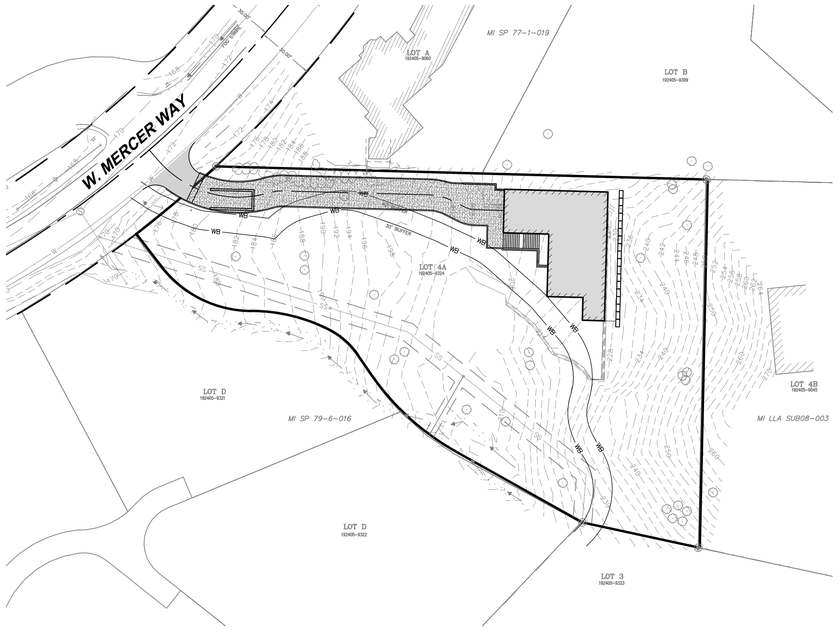
SHEET NUMBER:
A5.3

5236 W MERCER WAY

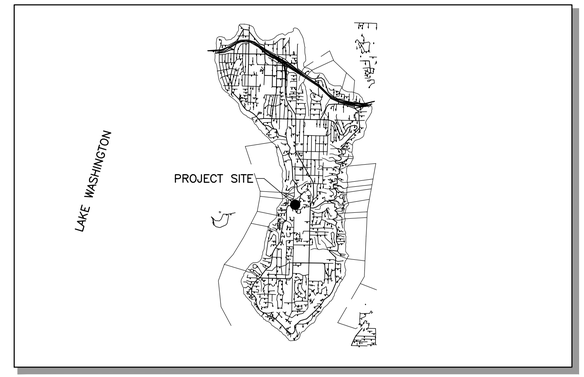
SINGLE FAMILY RESIDENCE
CIVIL ENGINEERING PLANS

JANUARY 2026

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



SITE PLAN
SCALE= 1"=40'



VICINITY MAP
NTS

PROJECT DATA

AREA SUMMARY:

TOTAL SITE AREA:	37,350 SF
TOTAL IMPERVIOUS AREA:	8,000 SF
IMPERVIOUS COVERAGE:	21.4%

EARTHWORK QUANTITIES:

CUT:	3,200* CY
FILL:	50* CY
NET:	3,150* CY (CUT)

* EARTHWORK QUANTITIES FOR PERMITTING PURPOSES ONLY

SETBACKS:

FRONT:	20–FEET
SIDE:	5 MIN. (SUM 15)–FEET EACH SIDE
REAR:	25–FEET

RECORD LEGAL DESCRIPTION:

LOT 4A OF THE REVISED MILLS LOT LINE REVISION.

SURVEY 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.

SITE INFORMATION

ADDRESS:
5236 W MERCER WAY

TAX PARCEL NO.: 192405-9324

ZONING: R-15

UTILITY PURVEYOURS

WATER: CITY OF MERCER ISLAND	**SEWER:** CITY OF MERCER ISLAND
GAS: PUGET SOUND ENERGY	**POWER:** PSE
CABLE: COMCAST	**PHONE:** COMCAST
GARBAGE: REPUBLIC SERVICES	

SHEET INDEX

NO.	TITLE
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C0.2	TREE PRESERVATION PLAN
C1.0	TESC AND CONSTRUCTION MANAGEMENT PLAN
C1.1	TESC DETAILS
C2.0	ROAD, GRADING, AND STORM PLAN
C2.1	STORM DRAINAGE DETAILS
C2.2	STORM DRAINAGE DETAILS
C3.0	SITE, UTILITY, AND SEWER PLAN
C3.1	SANITARY SIDE SEWER DETAILS
C3.2	WATER DETAILS

OWNER/DEVELOPER/CONSULTANTS

APPLICANT / ARCHITECT:
SETH HALE
N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103
(206) 300–5339
SETH@N5ARCHITECTURE.COM

CIVIL ENGINEER:
TYLER CHRISTOFFERSON, P.E.
PACE ENGINEERS, INC.
11255 KIRKLAND WAY
SUITE 300
KIRKLAND, WA 98033
(425) 827–2014
TYLERC@PACEENGRS.COM

GEOTECHNICAL ENGINEER:
JON C. REHKOPF, P.E.
PANGEO, INC.
3213 EASTLAKE AVENUE EAST
SUITE B
SEATTLE, WA 98102
(206) 262–0370
JREHKOPF@PANGEOINC.COM

SURVEYOR:
BILL HAWKINS, P.L.S.
PACE ENGINEERS, INC.
11255 KIRKLAND WAY
SUITE 300
KIRKLAND, WA 98033
(425) 827–2014
BILLH@PACEENGRS.COM

ARBORIST:
RYAN RINGE
ARBOR OPTIONS, LLC
(206) 755–5826
RYAN@ARBOROPTIONS.COM

STRUCTURAL ENGINEER:
TOM WOLF
QUALITY ENGINEERING AND DESIGN
(206) 817–8834
WOLFTOMJ@MSN.COM

WET LAND ENVIRONMENTALIST:
MARK RIGOS
(425) 652–6013
MARKRIGOS@HOTMAIL.COM

CONTRACTOR:
TO BE DETERMINED

FILE NAME: P:\KIR\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-CVR.DWG
SAVE TIME: 1/29/2026 1:31:37 PM PLOT TIME: 1/29/2026 10:15 AM
USER NAME: TYLER CHRISTOFFERSON

NO.	REVISION	DATE

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

TYLER M. CHRISTOFFERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
1/29/26

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

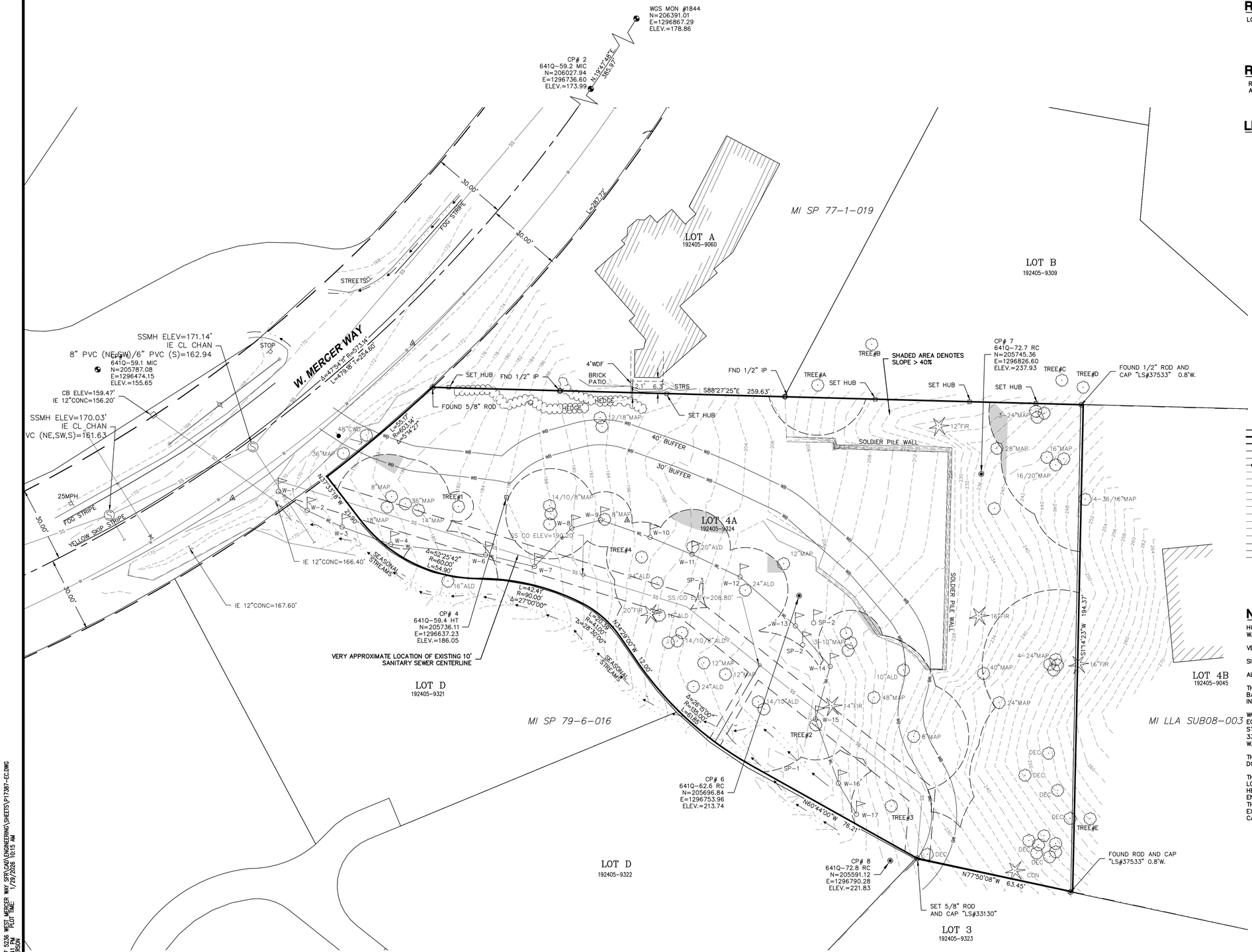
5236 W MERCER WAY
SINGLE FAMILY RESIDENCE
COVER SHEET

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: 1/29/2026
DESIGNED BY: JP	CHECKED BY: TC

PACE PROJECT NO. 17387

SHEET **C0.0**



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

DATE	REVISION	SYM

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

TYLER M. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
1/29/26

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

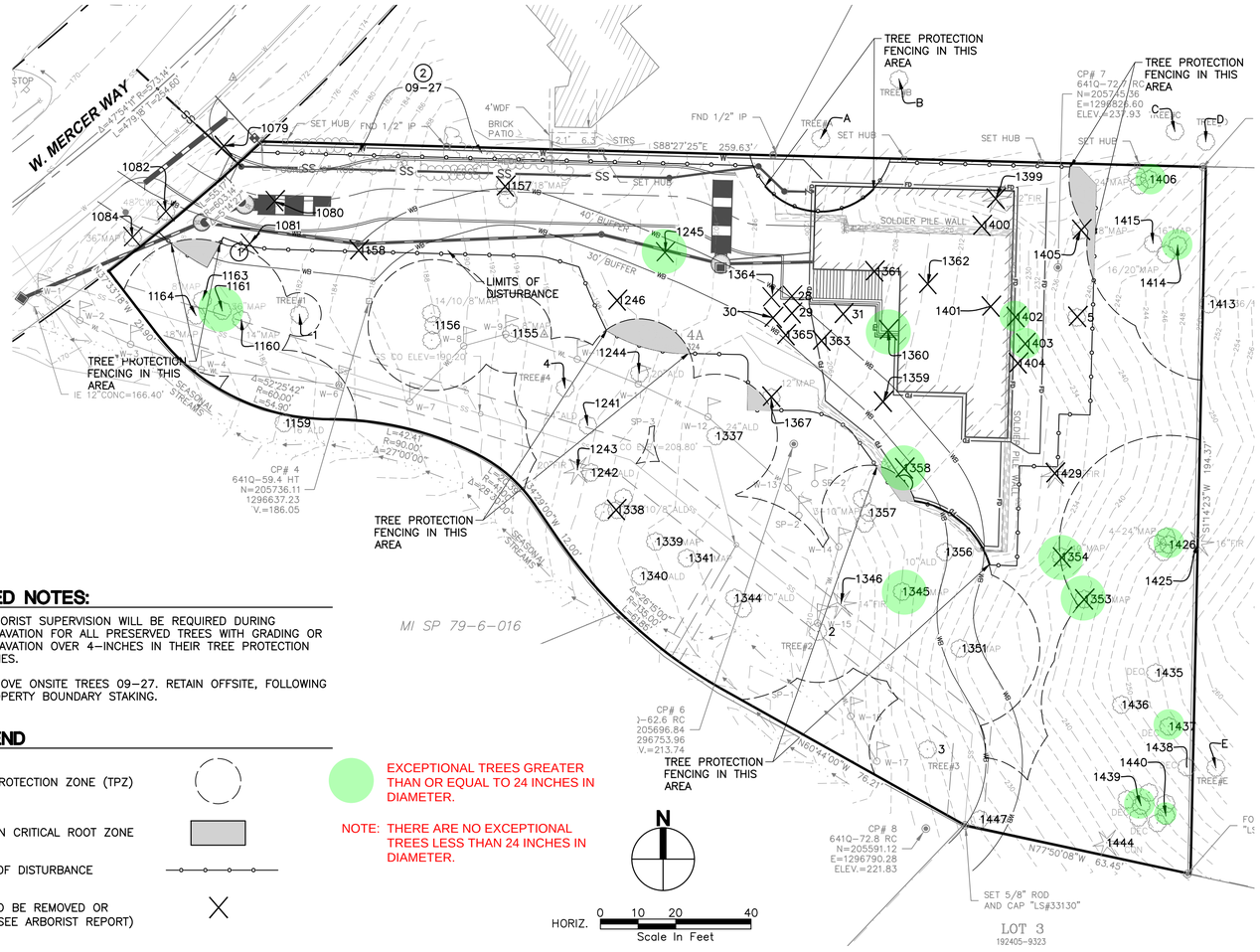
EXISTING CONDITIONS

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	1/29/2026
DESIGNED BY: JP	CHECKED BY: TC
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: 9/16/2025 8:48:41 PM
USER NAME: TYLER CHRISTOPHERSON
PLOT TIME: 1/29/2026 10:15 AM



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.

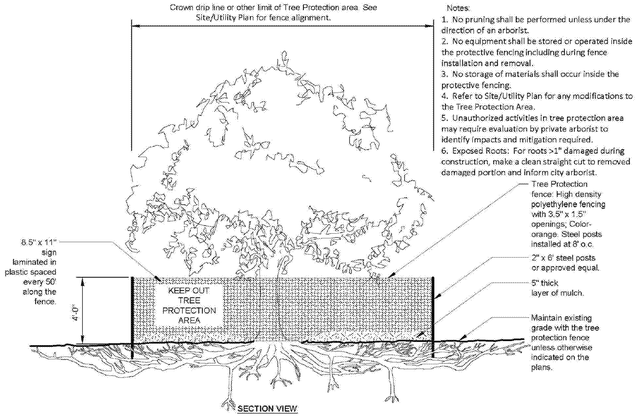
NOTE: THERE ARE NO EXCEPTIONAL TREES LESS THAN 24 INCHES IN DIAMETER.

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

*Note: Tree Protection Zone radius = *33 ft. (drip line radius) except where the east gabion wall excavation intersects with the dripline 17 ft. southwest of the tree.

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

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TYLER A. CHRISTOFERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
1/29/26

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.

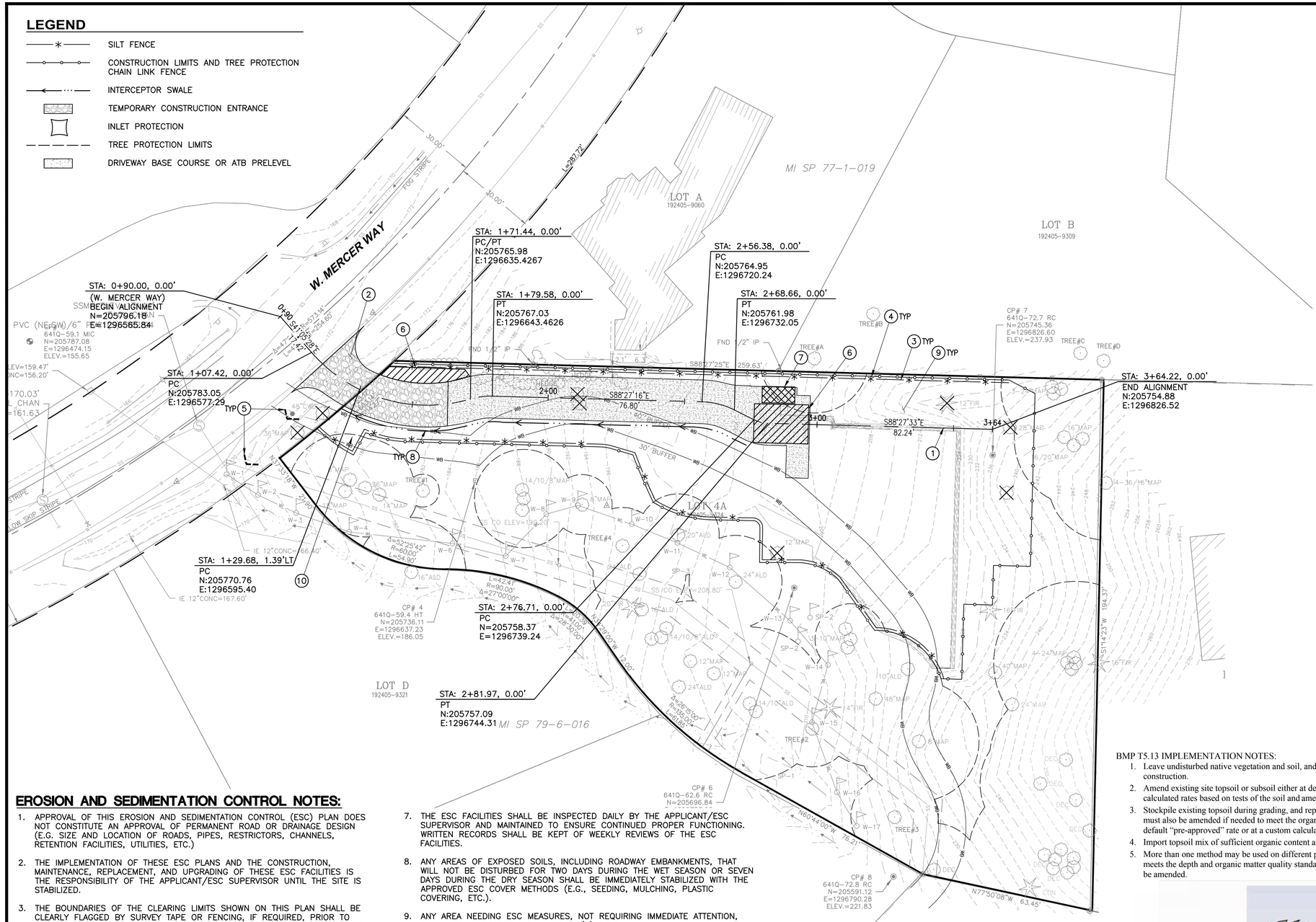
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SHEET C0.2

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SAVE TIME: 9/22/2025 1:58:09 PM
PLOT TIME: 1/29/2026 10:15 AM
USER NAME: TYLER CHRISTOFERSON

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:

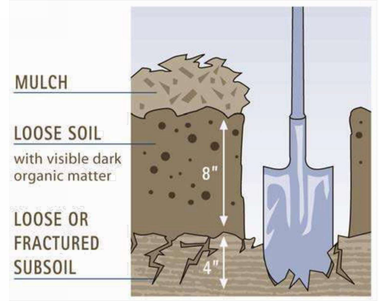
1. TREE REMOVAL TO BE COORDINATED WITH ARBORIST AND THE CITY OF MERCER ISLAND.

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

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5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

TESC AND CONSTRUCTION MANAGEMENT PLAN

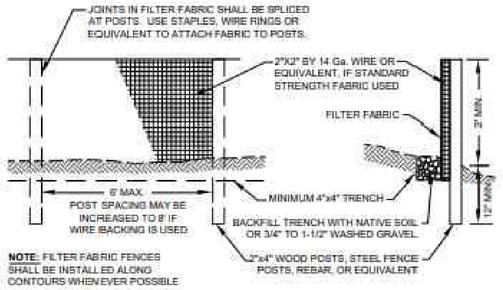
VERIFY SCALE
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0 1"

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SHEET **C1.0**

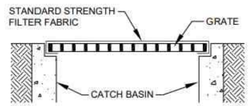
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SAVE TIME: 1/29/2026 10:03:45 AM PLOT TIME: 1/29/2026 10:15 AM
USER NAME: TYLER CHRISTOFFERSON

FIGURE D.2.1.3.A SILT FENCE



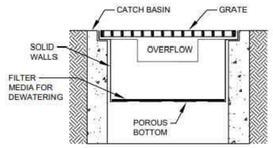
1 HIGH VISIBILITY SILT FENCE
NTS

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.

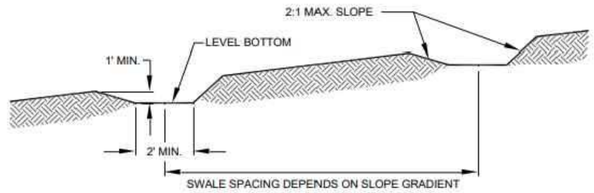
FIGURE C.3.9.B CATCH BASIN INSERT



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.

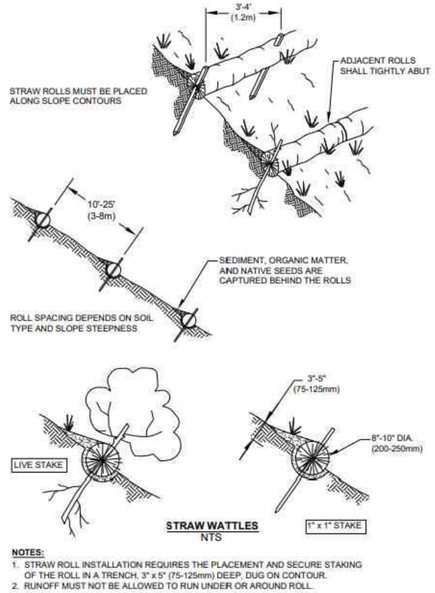
2 INLET PROTECTION
NTS

FIGURE C.3.12.B INTERCEPTOR SWALE



3 INTERCEPTOR SWALE W/ROCK CHECK DAMS
NTS

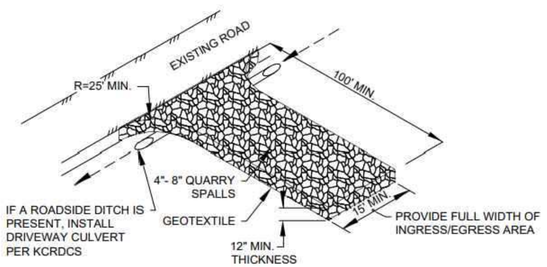
FIGURE D.2.1.2.E STRAW WATTLES



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 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

DATE
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Kirkland, WA 98033
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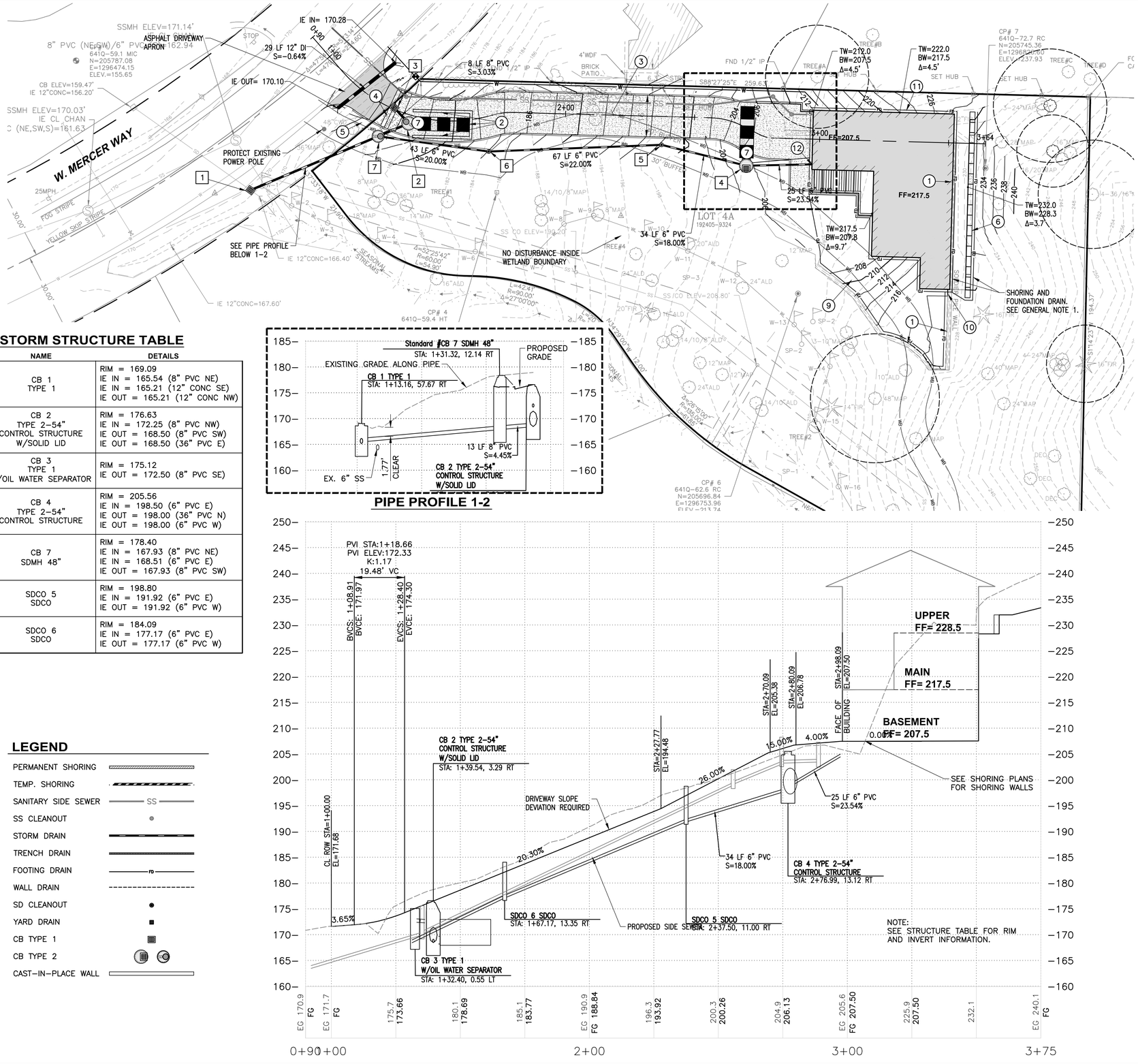
TESC DETAILS

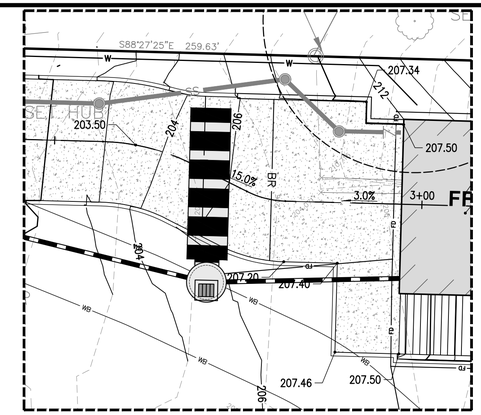
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
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SCALE:	DATE:
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PACE PROJECT NO. 17387	

SHEET C1.1

FILE NAME: P:\KIR\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-TESC.DWG
SAVE TIME: 1/29/2026 10:03:45 AM
PLOT TIME: 1/29/2026 10:15 AM
USER NAME: TYLER CHRISTOPHERSON





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 = 176.63 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 = 175.12 IE OUT = 172.50 (8" PVC SE)
4	CB 4 TYPE 2-54" CONTROL STRUCTURE	RIM = 205.56 IE IN = 198.50 (6" PVC E) IE OUT = 198.00 (36" PVC N) IE OUT = 198.00 (6" PVC W)
7	CB 7 SDMH 48"	RIM = 178.40 IE IN = 167.93 (8" PVC NE) IE IN = 168.51 (6" PVC E) IE OUT = 167.93 (8" PVC SW)
5	SDCO 5 SDCO	RIM = 198.80 IE IN = 191.92 (6" PVC E) IE OUT = 191.92 (6" PVC W)
6	SDCO 6 SDCO	RIM = 184.09 IE IN = 177.17 (6" PVC E) IE OUT = 177.17 (6" PVC W)

PIPE PROFILE 1-2

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 (COMPLETED UNDER PREVIOUS PERMIT)
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. PROPOSED PERMANENT SHORING WALLS
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

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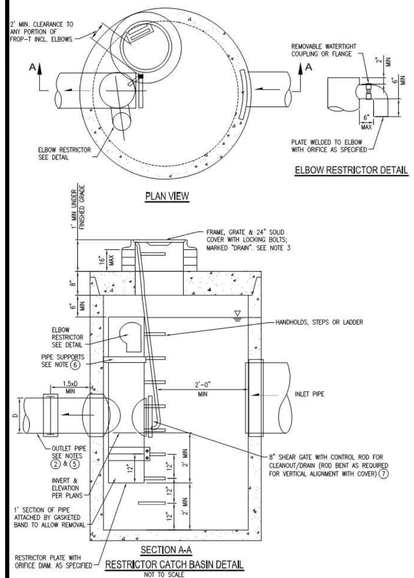
ROAD, GRADING, AND STORM PLAN

VERIFY SCALE
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SCALE:	DATE:
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SHEET C2.0

FILE NAME: P:\VKR\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-GP.DWG
SAVE TIME: 1/29/2026 10:10:54 AM PLOT TIME: 1/29/2026 10:16 AM
USER NAME: TYLER CHRISTOPHERSON



ELBOW RESTRICTOR DETAIL

PLAN VIEW

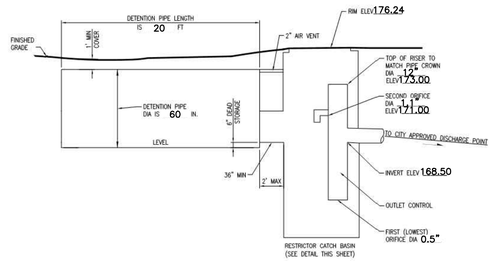
SECTION A-A

RESTRICTOR CATCH BASIN DETAIL
NOT TO SCALE

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: TYLER CHRISTOFFERSON
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



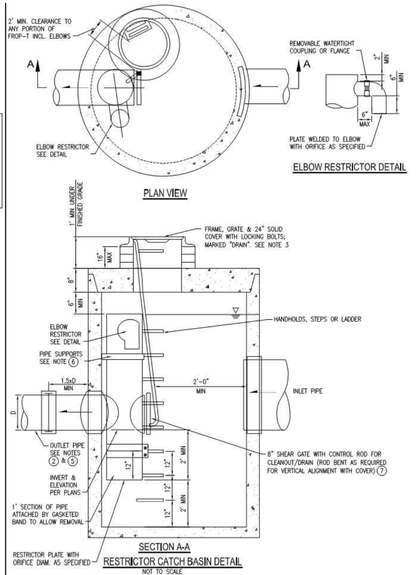
STANDARD PIPE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

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 2033A, 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 MAINTENANCE 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.



ELBOW RESTRICTOR DETAIL

PLAN VIEW

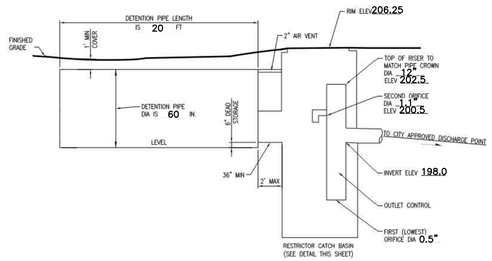
SECTION A-A

RESTRICTOR CATCH BASIN DETAIL
NOT TO SCALE

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: TYLER CHRISTOFFERSON
PERMIT #: _____ PHONE: 425.827.2014
DATE: 10/24/2024
IMPERVIOUS SURFACE AREA (SF): 2,825 DETENTION PIPE DIA (INCH): 60 DETENTION PIPE LENGTH (FT): 20 ORIFICE #1: DIA 0.5 INCH, ELEV 198.0
PIPE MATERIAL: CORRUGATED ALUMINUM PIPE ORIFICE #2: DIA 1.1 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)

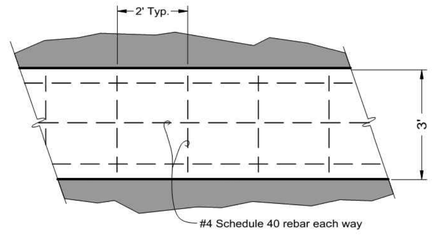
RESTRICTOR CATCH BASIN NOTES:

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 2033A, 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.

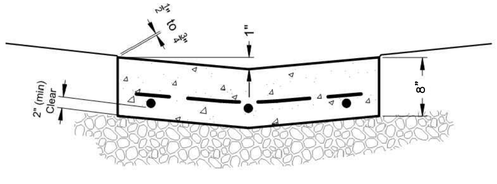
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1 DETENTION SYSTEM DETAIL (WEST)
NTS



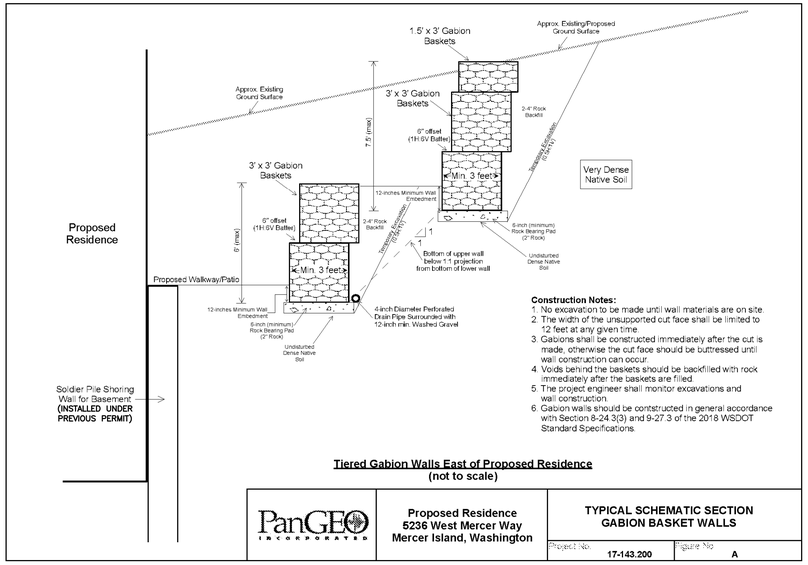
PLAN



TYPICAL SECTION

3 VALLEY GUTTER CURB
NTS

2 DETENTION SYSTEM DETAIL (EAST)
NTS

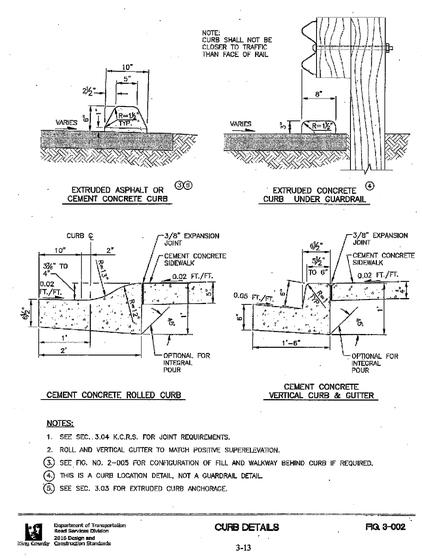


Construction Notes:
1. No excavation to be made until wall materials are on site.
2. The width of the unsupported cut face shall be limited to 12 feet at any given time.
3. Gabions shall be constructed immediately after the cut is made, otherwise the cut face should be buttressed until wall construction 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.

Department of Transportation Road Services Division 2018 Design and Construction Standards — CURB DETAILS — FIG. 3-002
3-13

5 VERTICAL CURB
NTS

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
1/29/26

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

DATE | REVISION | SYM

N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE

STORM DRAINAGE DETAILS

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

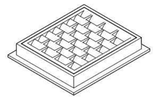
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DESIGNED BY: JP	CHECKED BY: TC

PACE PROJECT NO. 17387

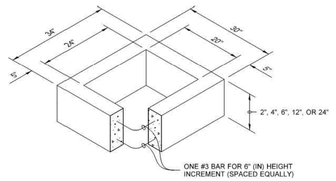
SHEET C2.1

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USER NAME: TYLER CHRISTOFFERSON

DRAWN BY: LISA CYFORD



FRAME AND VANED GRATE



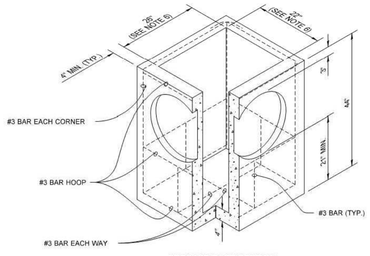
RECTANGULAR ADJUSTMENT SECTION

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"

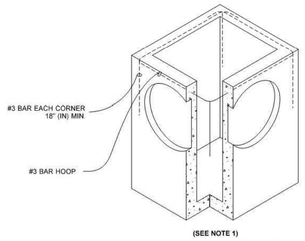
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

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



Heilman, Julie
Jan 25 2017 2:53 PM

CATCH BASIN TYPE 1

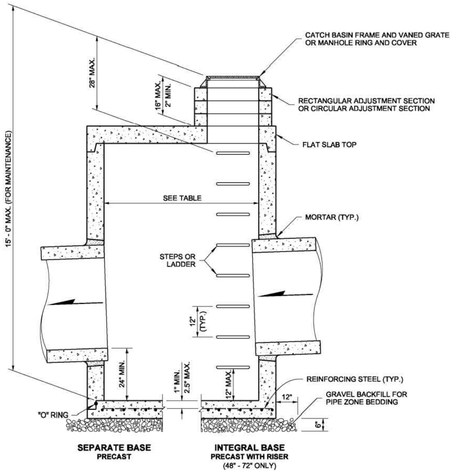
STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Jan 26 2017 11:16 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))**



NOTICE: THIS PLAN IS NOT A LEGAL BOUNDARY SURVEY. IT IS A COMPILATION OF RECORDS, PUBLIC AND PRIVATE, AS THEY APPEAR AVAILABLE TO THE PREPARER. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THOSE FOR WHICH IT WAS PREPARED IS PROHIBITED.

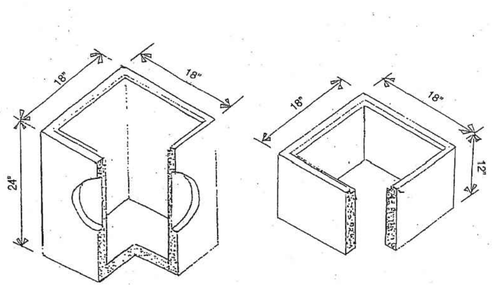
CATCH BASIN TYPE 2

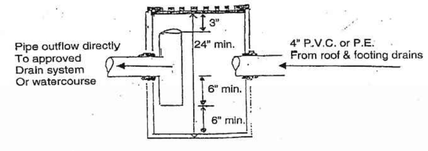
STANDARD PLAN B-10.20-01

SHEET 1 OF 1 SHEET

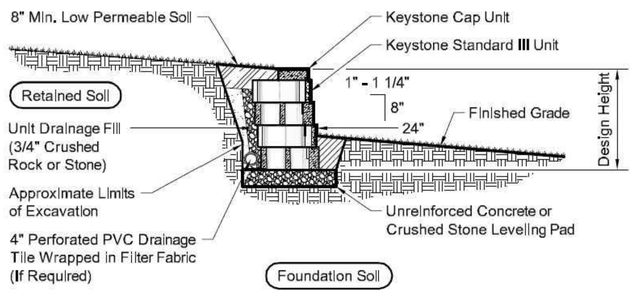
APPROVED FOR PUBLICATION
Pasco Bakotich III 02-07-12
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

2 TYPE 2 CATCH BASIN
NTS





3 CATCH BASIN WITH OIL SEPARATOR
NTS



Typical Gravity Wall Section

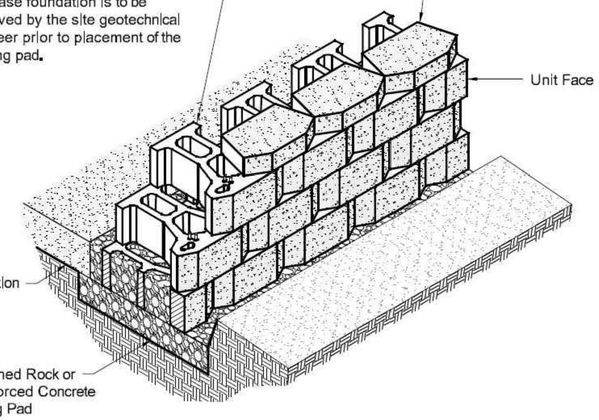
Standard III Unit - 1" Setback

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

DATE	REVISION	SYM

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



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

STORM DRAINAGE DETAILS

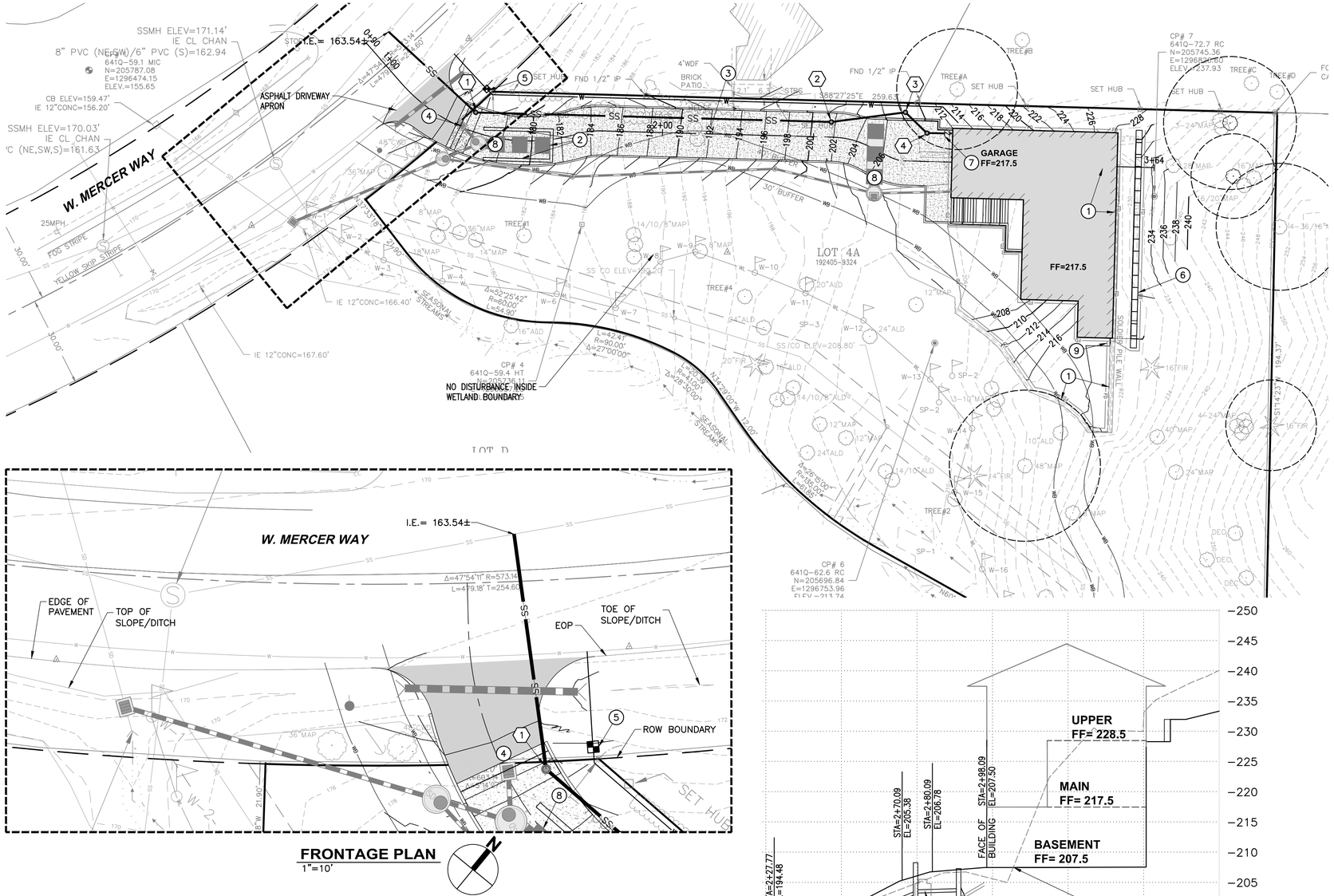
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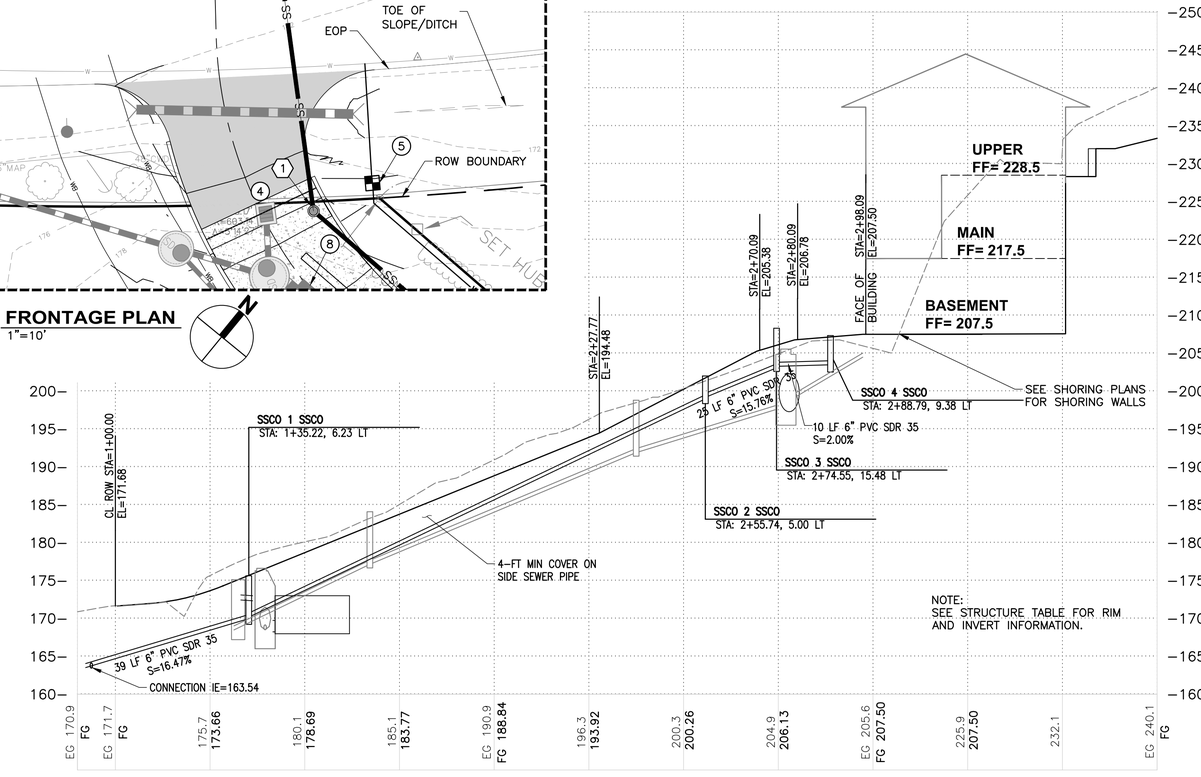
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PACE PROJECT NO. 17387	

SHEET **C2.2**

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PLOT TIME: 1/29/2026 10:16 AM
USER NAME: TYLER CHRISTOPHERSON



FRONTAGE PLAN
1"=10'



SEWER STRUCTURE TABLE

	NAME	DETAILS
1	SSCO 1 SSCO	RIM = 175.64 IE IN = 170.20 (6" PVC SDR 35 E) IE OUT = 170.00 (6" PVC SDR 35 NW)
2	SSCO 2 SSCO	RIM = 202.01 IE IN = 199.20 (6" PVC SDR 35 E) IE OUT = 199.00 (6" PVC SDR 35 W)
3	SSCO 3 SSCO	RIM = 208.35 IE IN = 203.30 (6" PVC SDR 35 SE) IE OUT = 203.10 (6" PVC SDR 35 W)
4	SSCO 4 SSCO	RIM = 207.35 IE OUT = 203.50 (6" PVC SDR 35 NW)

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

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
1/29/26

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

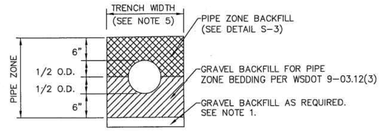
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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AS SHOWN	1/29/2026
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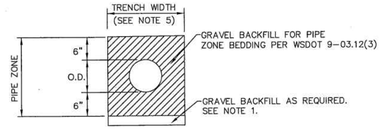
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USER NAME: TYLER CHRISTOFFERSON

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".

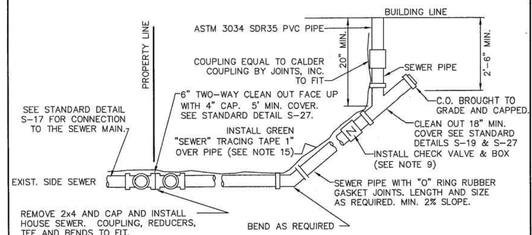
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

PIPE BEDDING

6-5-2009	NO SCALE	S-4

REV DATE | | | | | | APPROVED

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.

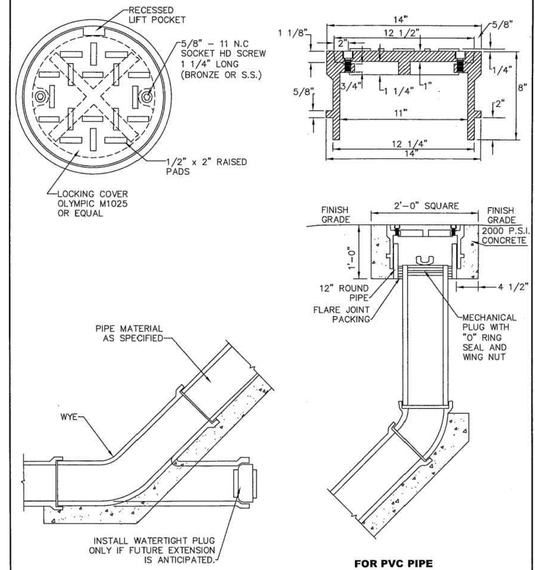
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

HOUSE SEWER CONNECTION

6-5-2009	NO SCALE	S-18

REV DATE | | | | | | APPROVED

2 HOUSE SEWER CONNECTION
NTS



FOR PVC PIPE

NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

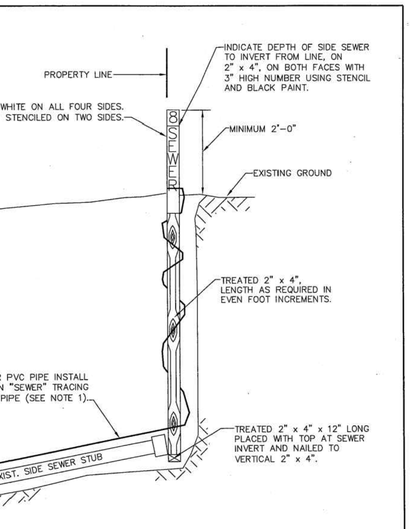
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

CLEAN OUT DETAIL

6-5-2009	NO SCALE	S-19

REV DATE | | | | | | APPROVED

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.

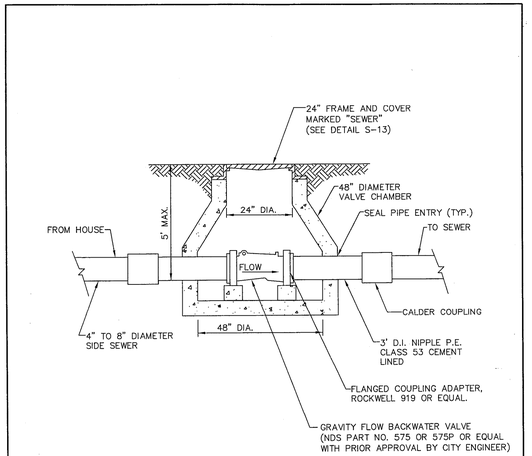
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

SIDE SEWER MARKER POST

6-5-2009	NO SCALE	S-20

REV DATE | | | | | | APPROVED

4 SIDE SEWER MARKER POST
NTS



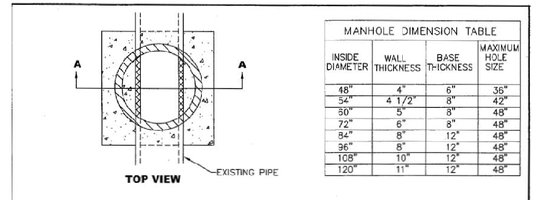
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

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

6-5-2009	NO SCALE	S-26

REV DATE | | | | | | APPROVED

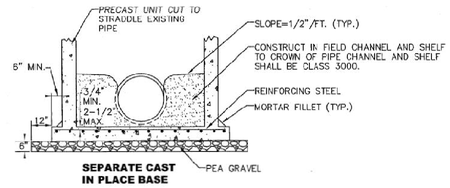
5 BACKFLOW PREVENTION VALVE
NTS



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"



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. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
1/29/26

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

SANITARY SIDE SEWER DETAILS

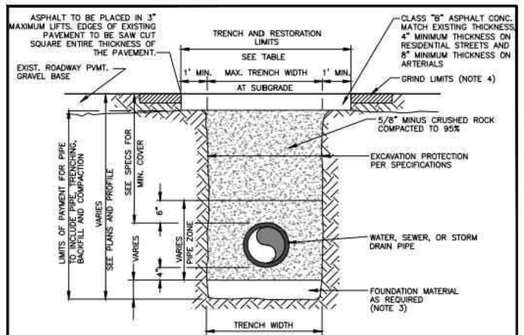
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: AS SHOWN	DATE: 1/29/2026
DESIGNED BY: JP	CHECKED BY: TC

PACE PROJECT NO. 17387

SHEET **C3.1**

FILE NAME: P:\WRV\P17\17387 5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-DET.DWG
SAVE TIME: 9/17/2025 9:42:13 AM PLOT TIME: 1/29/2026 10:17 AM
USER NAME: TYLER CHRISTOPHERSON



WIDTH TRENCH			
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

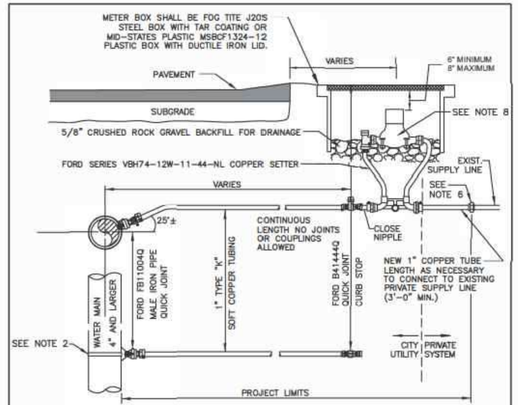
1. CALL IN LOCATES TWO BUSINESS DAYS BEFORE YOU DIG. (1-800-424-5555)
2. IN RIGHT-OF-WAY USE 100% 5/8 MINUS CRUSHED ROCK FOR BEDDING, PIPE ZONE AND BACKFILL
3. FOUNDATION MATERIAL SHALL BE 1 ¼" MINUS CRUSHED ROCK OR OTHER AGGREGATE AS APPROVED BY CITY ENGINEER.
4. GRIND AND OVERLAY LIMITS SHALL EXTEND 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

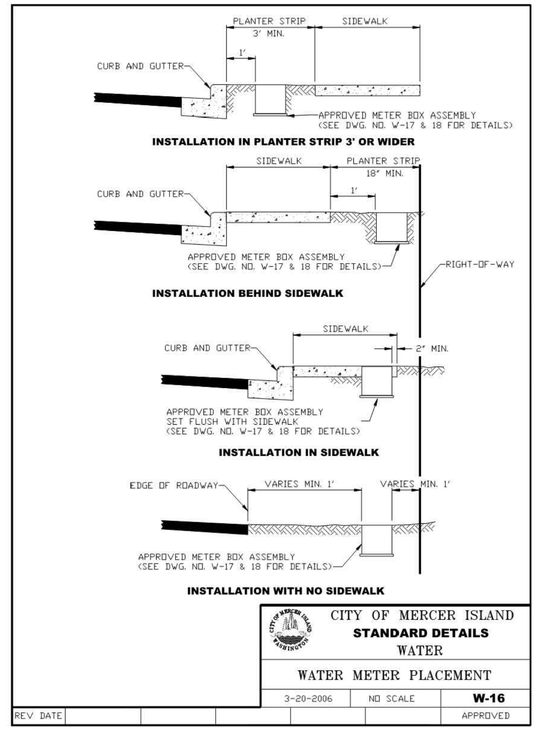
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL DOUBLE STRAPS, ROMAC 202NS, OR APPROVED EQUAL.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, 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

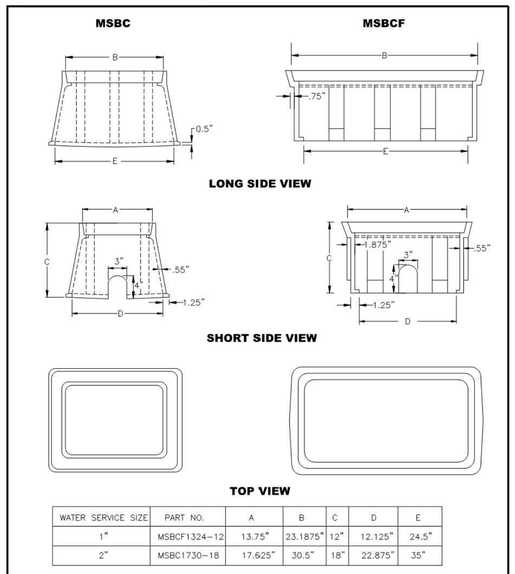


CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

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 M. CHRISTOPHERSON
STATE OF WASHINGTON
47631
REGISTERED
PROFESSIONAL ENGINEER
1/29/26

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: 1/29/2026
DESIGNED BY: JP	CHECKED BY: TC

PACE PROJECT NO. 17387

SHEET **C3.2**

FILE NAME: P:\VDR\P17\17387_5236 WEST MERCER WAY SFR\CAD\ENGINEERING\SHEETS\P17387-DET.DWG
SAVE TIME: 9/17/2025 9:42:13 AM PLOT TIME: 1/29/2026 10:17 AM
USER NAME: TYLER CHRISTOPHERSON

General Structural Notes

The Following Apply Unless Noted Otherwise on the Drawings

Criteria

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE. 1

2. DESIGN LOADING CRITERIA:

   RESIDENTIAL
   - FLOOR LIVE LOAD . . . . . 40 PSF
   - FLOOR LIVE LOAD (BALCONIES) . . . . . 60 PSF

   ROOF
   - ROOF LIVE LOAD . . . . . 25 PSF
   - ROOF LIVE LOAD (TENANT ACCESSIBLE) . . . . . 60 PSF
   - ROOF DEAD LOAD (PHOTO VOLTAIC PANELS) . . . . . 5 PSF

   ENVIRONMENTAL LOADS
   - SNOW . . . . . Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF
   - WIND . . . . . Iw=1.0, GCpi=0.18, 110 MPH, EXPOSURE "C", Kzt=1.6
   - EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE 1
     LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, Vs = 14.0 KIPS
     SITE CLASS=C, Ss=1.45, Sds=1.16, S1=0.50, SD1=0.50, Cs=0.178
     SDC-D, Ie=1.0, R=6.5

   SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. 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.

4. 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.

5. 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.

6. 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 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. 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.

8. 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 AND NOTES 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. 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.

9. 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.

Quality Assurance

10. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION:

SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

Geotechnical

11. 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. 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.

    ALLOWABLE SOIL PRESSURE. . . . . 3000 PSF
    LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . . .50 PCF/35 PCF
    SEISMIC LATERAL EARTH PRESSURE . . . . . 9H PSF 1

    SOILS REPORT REFERENCE:
    "GEOTECHNICAL REPORT, PROPOSED RESIDENCE, 5236 WEST MERCER WAY, MERCER ISLAND, WASHINGTON", PREPARED BY PANGEO, INC., DATED OCTOBER 5, 2017, PROJECT NO. 17-143-200, & "GEOTECHNICAL ADDENDUM NO. 1", DATED JANUARY 22, 2026. 1

Concrete

12. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 CHAPTER 26, AND 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 ACI WEATHER EXPOSURE. DESIGN STRENGTH IS f'c = 2,500 PSI.

13. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE 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 26.12. 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.

14. 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 19.3.2.1 MODERATE EXPOSURE, F1.

15. 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. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60,000 PSI.

16. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-18 AND 318-14. 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 318-14, 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.

17. 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"

18. 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

19. 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

20. EXPANSION BOLTS INTO CONCRETE SHALL BE STRONG BOLT 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.

21. 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. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

Wood

22. 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:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

23. 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 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

24. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARDS NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.2E)	Fb = 2900 PSI,	E = 2200 KSI,	Fv = 290 PSI
LVL (1.9E)	Fb = 2600 PSI,	E = 1900 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

    DESIGN SHOWN ON PLANS FOR PSL, LVL, AND LSL IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER CORPORATION. DESIGN SHOWN ON PLANS FOR BIG BEAMS ARE BASED ON LUMBER MANUFACTURED BY ROSBORO. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

    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.

25. 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 JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

26. 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	15 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	45 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.

27. 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.

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

28. 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.

29. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED)SHALL BE TREATED PER AWPA STANDARD. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A (UP TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

30. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2019. 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 "WIT" 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.

31. WOOD FASTENERS

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.131"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION)FOR REVIEW AND APPROVAL.

    NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

32. WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

    B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

    ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

    UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. 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. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

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Project:

Mercer Island Residence

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Frank Co. Project No.: 0031-2025-06
Design: EAF
Drawn: JAS
Approved: EAF
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Revisions:
1 Permit Corrections 01-26-2026

ELIZABETH A. FRANK — STATE OF WASHINGTON — 37171 — REGISTERED PROFESSIONAL ENGINEER
01-26-2026

For Building Department use:

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General Structural Notes

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General Structural Notes, cont.

The Following Apply Unless Noted Otherwise on the Drawings

Abbreviations

°	DEGREE
@	AT
&	AND
∠	ANGLE
℄	CENTERLINE
ø	DIAMETER
ℙ	PLATE
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
ADJ	ADJACENT
AGGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BOT	BOTTOM
BD	BOARD
BLDG	BUILDING
BLK, BLKG	BLOCK, BLOCKING
BM	BEAM
BOS	BOTTOM OF STEEL
BRG	BEARING
BRKT	BRACKET
BTWN	BETWEEN
C	STANDARD CHANNEL
CC	CENTER TO CENTER
CFS	COLD FORMED STEEL
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT, CONTROL JOINT
CLR	CLEARANCE, CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION, CONNECT
CONST	CONSTRUCTION
CONTR	CONTRACTOR
COORD	COORDINATION, COORDINATE
CORR	CORRUGATED
CP	COMPLETE PENETRATION WELD-ULTRASONIC TEST
CTR	CENTER
CTSK	COUNTERSINK, COUNTERSUNK
CU FT	CUBIC FOOT
CU	CUBIC
d	PENNY (NAILS)
db	BAR DIAMETERS
DBAW	DEFORMED BAR ANCHOR WELDED STUD
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DISC	DISCONTINUED, DISCONTINUOUS
DL	DEAD LOAD
DN	DOWN
DS	DRAG STRUT
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDDED, EMBEDMENT
ENGR	ENGINEER
EQ	EARTHQUATE, EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
ETC	ET CETERA
EW	EACH WAY
EXT	EXTERIOR
EXTD	EXTEND, EXTENDED
FB	FLAT BAR, FLUSH BEAM
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FAR FACE
FIN	FINISH
FL	FLOOR
FLG	FLANGE
FOS	FACE OF STUD
FRMG	FRAMING
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE, GAGE
GALV	GALVANIZED
GT	GIRDER TRUSS
GL	GLUE LAMINATED
GLB	GLUE LAMINATED BEAM
GRND	GROUND
H, HORIZ	HORIZONTAL
HD	HOLDOWN
HGR	HANGER
HP	HP SHAPES, HIGH POINT
HS	HIGH STRENGTH
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
K, KIP	1,000 POUNDS
KO	KNOCK OUT
KSI	KIPS PER SQUARE INCH
LB, #	POUND
LF	LINEAL FOOT
LIN	LINEAL, LINEAR
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LP	LOW POINT
LSL	LONG SLOTTED HOLES
LTW	LIGHT WEIGHT
LVL	LEVEL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL/ ELECTRICAL/ PLUMBING
MF	MOMENT FRAME
MFR	MANUFACTURE, MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MATCH LINE
N	NORTH
NF	NEAR FACE
NFPA	NATIONAL FOREST PRODUCTS ASSOCIATION
NIC	NOT IN CONTRACT
NO., #	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE (HAND)
OPT	OPTION, OPTIONAL
OVS	OVER SIZED HOLES
OWJ	OPEN WEB JOIST
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PEN	PENETRATION
PERP	PERPENDICULAR
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PP	PARTIAL PENETRATION
PREFAB	PREFABRICATED
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED, PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REINF	REINFORCE, REINFORCING, REINFORCEMENT
REF	REFERENCE
REQD	REQUIRED
REQMTS	REQUIREMENTS
RND	ROUND
S	AMERICAN STANDARD SHAPE
SB	SPACE BAR or SUPPORT BAR
SC	SLIP CRITICAL
SCHED	SCHEDULE, SCHEDULED
SECT	SECTION
SER	STRUCTURAL ENGINEER OF RECORD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPCG	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
SSL	SHORT SLOTTED HOLES
STD	STANDARD
STIFF	STIFFENER
STIRR	STIRRUP
STL	STEEL
STR	STRAIGHT
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE, TEMPORARY
THICK	THICKNESS
TOC	TOP OF CURB, TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY INCORPORATED
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA-SONIC TEST
V, VERT	VERTICAL
VG	VERTICAL GRAIN
w/	WITH
w/o	WITHOUT
WF	WIDE FLANGE
WH	WEEP HOLE
WP	WORK POINT
WT	STRUCTURAL TEE CUT FROM W-SHAPE
WTS	WELDED THREADED STUD
WWF	WELDED WIRE FABRIC

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Mercer Island Residence

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01-26-2026

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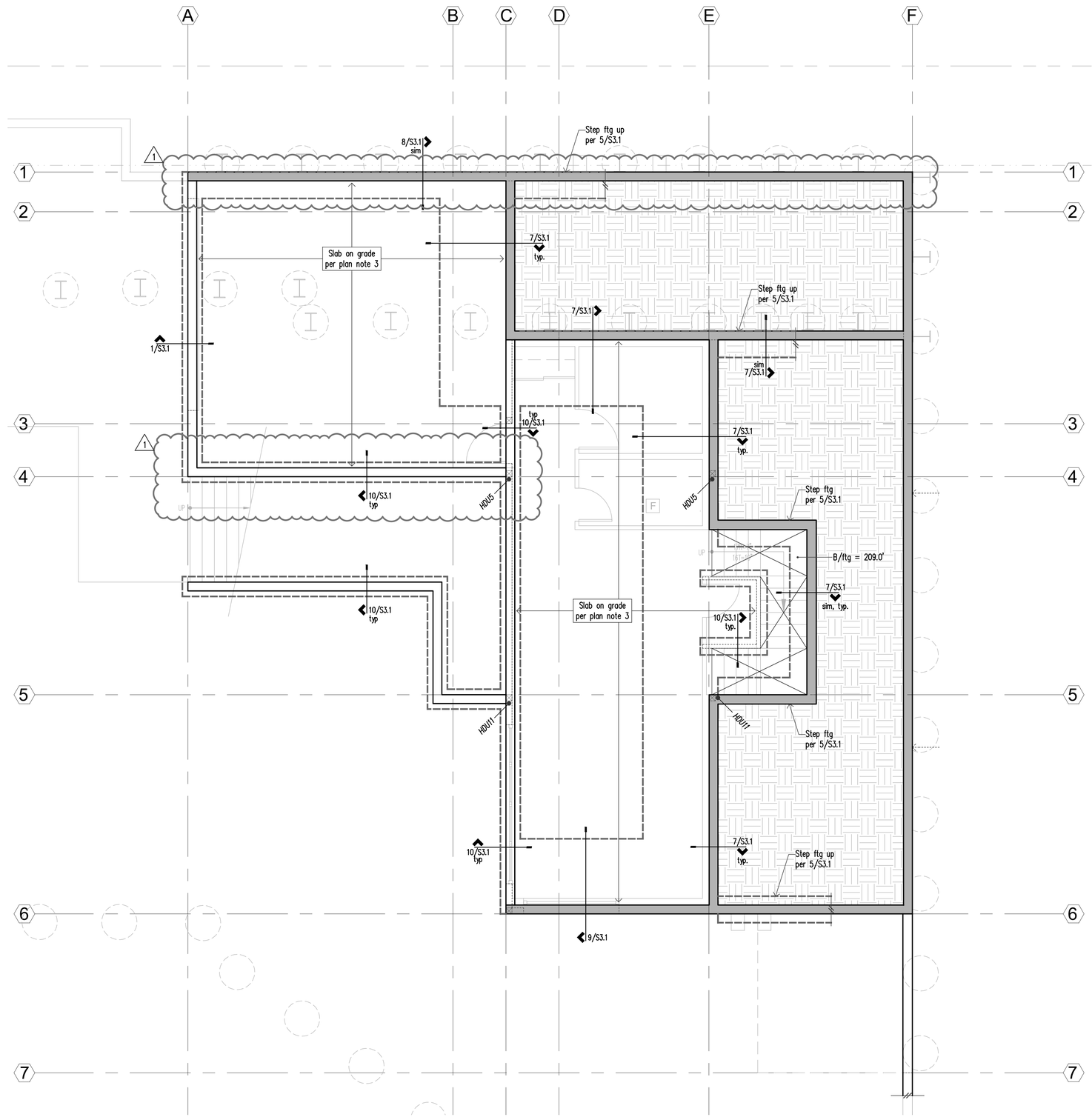
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General Structural Notes (cont'd)

Scale (u.n.o.): na

Sheet No.:

S1.2



Legend

	Concrete Wall at this level	SW_	Shearwall. Refer plan note 5.
	Structural Wood Wall or Post below		Beam
	Structural Wood Wall or Post above		Joist or Beam Hanger
CS16			Holdown. Refer to 6/S4.1
	Concrete Footing		Abrupt change in top of Slab elevation
	Span Direction		
	Extent of Span		

Plan Notes

1. For General Structural Notes refer to S1.1 and S1.2.
2. Dimensions: Verify all dimensions and elevations with architectural drawings. Columns and footings are centered on grid lines u.n.o. All existing dimensions shall be field verified. All dimensions are to centerline of grid, u.n.o.
3. Slab on grade shall be 4" minimum thickness. Reinforce with 6x6 W1.4xW1.4 WWM centered in slab. Provide 10mil vapor barrier below slab over 4" minimum pea gravel capillary break over compacted soils. Provide construction/control joints in slab on grade per 3/S3.1.
4. For subgrade preparation and fill requirements at slabs and footings, refer to General Structural Notes. Bottom of all footings shall be 18" min. below nearest adjacent grade. Refer detail 5/S3.1 for footing step where required.
5. For all ducts, chases, and pipes refer to Mechanical and Electrical drawings. Footings may be lowered to avoid conflicts. Refer to 6/S3.1.
6. For typical corner reinforcing at concrete walls and footings refer to 2/S3.1.
7. "SW" indicates shearwall per schedule 11/S4.1. All exterior walls are SW1, u.n.o.
8. All structural walls shown are bearing walls, min HF#2 studs @ 16"oc, u.n.o. Refer schedule this sheet. Refer to Architectural drawings for additional wall type information.

Ground Floor and Foundation Plan

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

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Project:

Mercer Island Residence

5236 W Mercer Way
Mercer Island, WA

N5
4200 Stone Way N
Seattle, Washington 98103

Frank Co. Project No.: 0031-2025-06
Design: EAF
Drawn: JAS
Approved: EAF
Issue: Permit
Date: 09-22-2025
Revisions:
1 Permit Corrections 01-26-2026

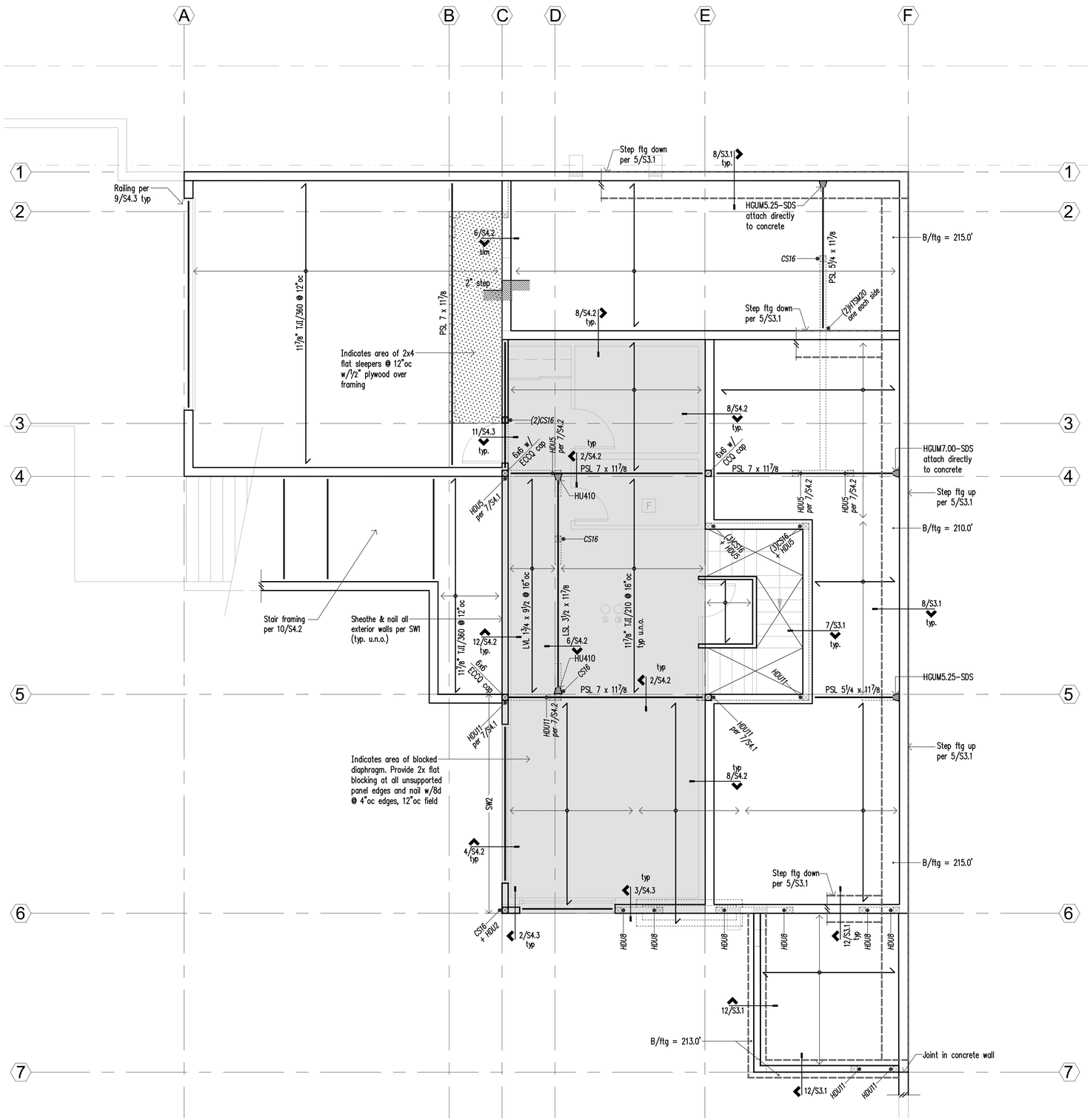
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01-26-2026

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Sheet Contents:

Ground Floor and Foundation Plan

Scale (u.n.o.): 1/4"=1'-0"
Sheet No.: **S2.1**



Main Floor Framing Plan

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

Legend

	Concrete Wall at this level	SW_	Shearwall. Refer plan note 9.
	Structural Wood Wall or Post below		Beam
	Structural Wood Wall or Post above		Joist or Beam Hanger
	Concrete Footing	CS16	Holdown. Refer to 9/S4.1
	Span Direction		Abrupt change in top of Slab elevation
	Extent of Span		

Plan Notes

1. For General Structural Notes refer to S1.1 and S1.2.
2. Dimensions: Verify all dimensions and elevations with Architectural drawings. All dimensions are to centerline of grid, u.n.o.
3. For subgrade preparation and fill requirements at slabs and footings, refer to General Structural Notes. Bottom of all footings shall be 18" min. below nearest adjacent grade. Refer detail 5/S3.1 for footing step where required.
4. For all ducts, chases, and pipes refer to Mechanical and Electrical drawings. Footings may be lowered to avoid conflicts. Refer to 6/S3.1.
5. For typical corner reinforcing at concrete walls and footings refer to 2/S3.1.
6. Typical floor framing consists of 3/4" T&G plywood over TJI joists, direction as shown on plan. Refer to plan for additional spacing requirements.
7. Glue and nail floor sheathing with 8d @ 6"oc edges and over shearwalls, 12"oc field.
8. "SW" indicates shearwall per schedule, 11/S4.1. All exterior walls are SW1, u.n.o.
9. All structural walls shown are bearing walls, min HF#2 studs @ 16"oc, u.n.o. Refer schedule this sheet. Refer to Architectural drawings for additional wall type information.
10. Headers over door and window openings shall be (2)2x8 unless noted otherwise. Refer to 6/S4.1 for additional requirements. Flush headers at exterior walls shall be LSL 3 1/2x11 7/8 min. Strap headers to rim per 9/S4.2.
11. Provide (2) bearing studs minimum each end of all headers and flush beams, unless noted otherwise. Refer to plan for additional requirements.
12. For typical stair framing refer to 10/S4.2.

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Mercer Island, WA

N5
4200 Stone Way N
Seattle, Washington 98103

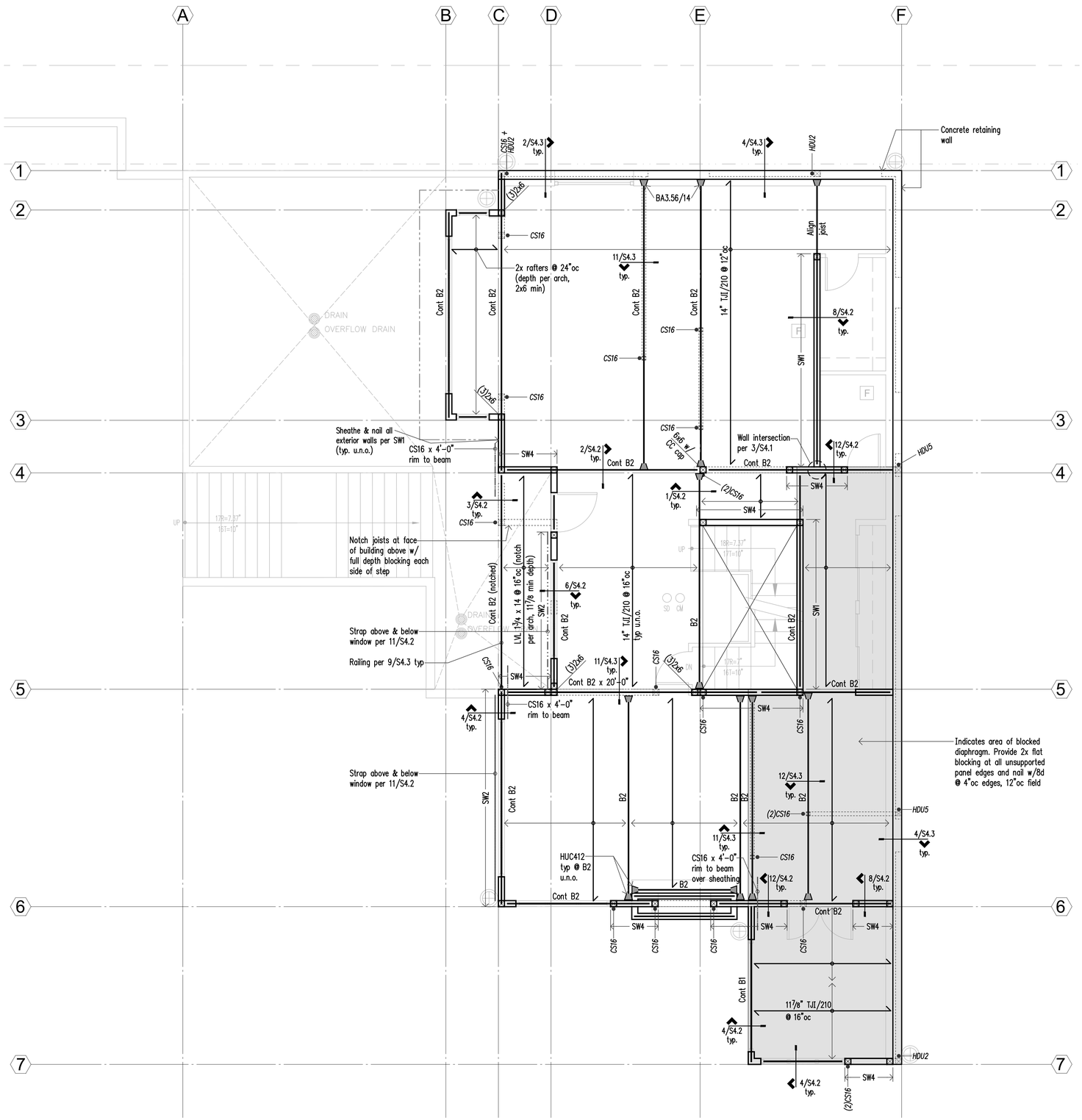
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For Building Department use:

Sheet Contents: Main Floor Framing Plan

Scale (u.n.o.): 1/4"=1'-0"
Sheet No.: S2.2



Upper Floor Framing Plan

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

Legend

	Structural Wood Wall or Post below	SW_	Shearwall. Refer plan note 5.
	Structural Wood Wall or Post above		Beam
	Span Direction		Joist or Beam Hanger
	Extent of Span	CS16	Holdown. Refer to 9/S4.1

Plan Notes

1. For General Structural Notes refer to S1.1 and S1.2.
2. Dimensions: Verify all dimensions and elevations with Architectural drawings. All dimensions are to centerline of grid, u.n.o.
3. Typical floor framing consists of ¾" T&G plywood over TJI joists, direction as shown on plan. Refer to plan for additional spacing requirements.
4. Glue and nail floor sheathing with 8d @ 6"oc edges and over shearwalls, 12"oc field.
5. "SW" indicates shearwall per schedule, 11/S4.1. All exterior walls are SW1, u.n.o.
6. All structural walls shown are bearing walls, min HF#2 studs @ 16"oc, u.n.o. Refer schedule this sheet. Refer to Architectural drawings for additional wall type information.
7. Headers over door and window openings shall be (2)2x8 unless noted otherwise. Refer to 6/S4.1 for additional requirements. Flush headers at exterior walls shall be LSL 3½x14 min. Strap headers to rim per 9/S4.2.
8. Provide (2) bearing studs minimum each end of all headers and flush beams, unless noted otherwise. Refer to plan for additional requirements.
9. For typical stair framing refer to 10/S4.2.

Flush Beam Schedule

Mark	Beam Type
B1	LSL 1¾ x 14
B2	LSL 3½ x 14

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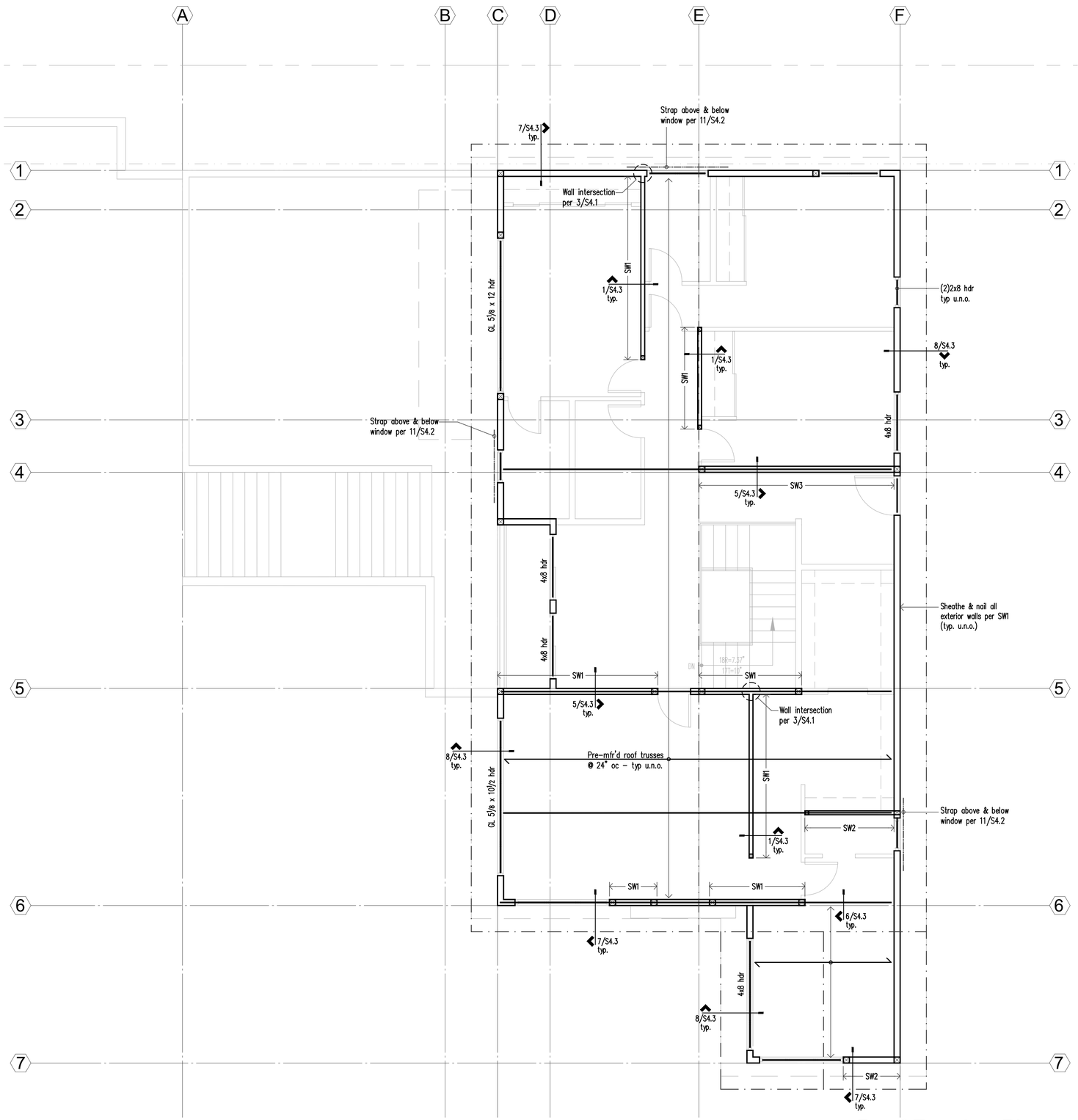
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Sheet Contents: Upper Floor Framing Plan

Scale (u.n.o.): 1/4"=1'-0"
Sheet No.: S2.3



Roof Framing Plan

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

Legend

	Structural Wood Wall or Post below	SW_	Shearwall. Refer plan note 6.
	Structural Wood Wall or Post above		Beam
	Span Direction		Joist or Beam Hanger
	Extent of Span	CS16	Holdown. Refer to 9/S4.1

Plan Notes

1. For General Structural Notes refer to S1.1 and S1.2.
2. Dimensions: Verify all dimensions and elevations with Architectural drawings. All dimensions are to centerline of grid, u.n.o.
3. Typical roof framing consists of ½" APA rated sheathing (span rating 32/16) over trusses per plan, u.n.o. Provide H1 at each end of all trusses, u.n.o.
4. Nail roof sheathing with 8d @ 6"oc edges and over shearwalls, 12"oc field.
5. "SW" indicates shearwall per schedule 11/S4.1. All exterior walls are SW1, u.n.o.
6. All structural walls shown are bearing walls, min HF#2 studs @ 16"oc, u.n.o. Refer schedule this sheet. Refer to Architectural drawings for additional wall type information.
7. Headers over door and window openings shall be (2)2x8 unless noted otherwise. Refer to 6/S4.1 for for additional requirements.
8. Provide (2) bearing studs minimum each end of all girder trusses, headers and flush beams, unless noted otherwise. Refer to plan for additional requirements.
9. For typical stair framing refer to 10/S4.2.

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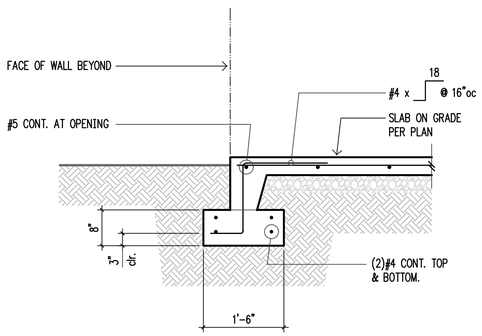
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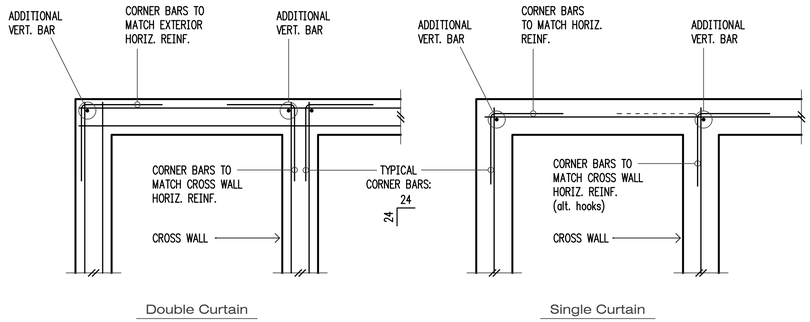
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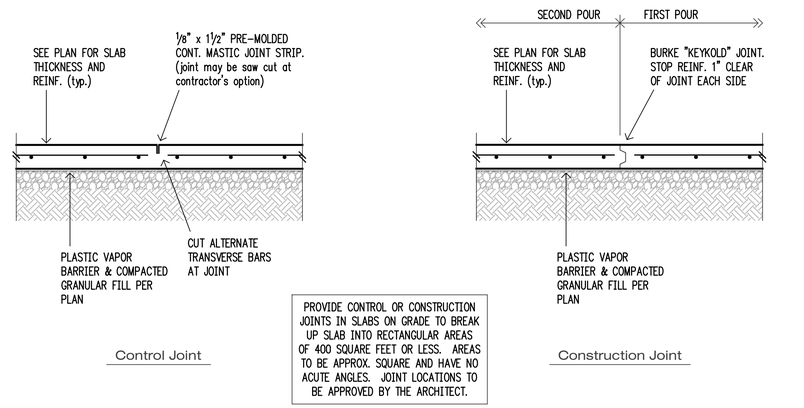
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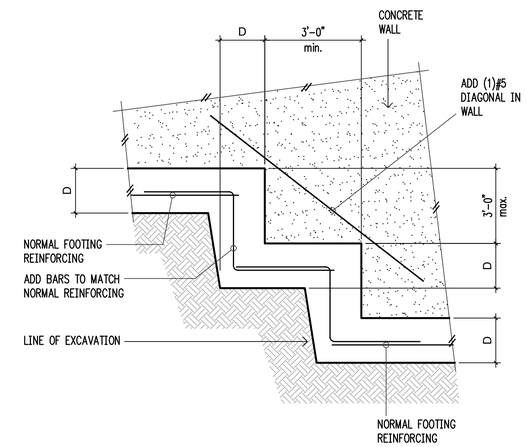
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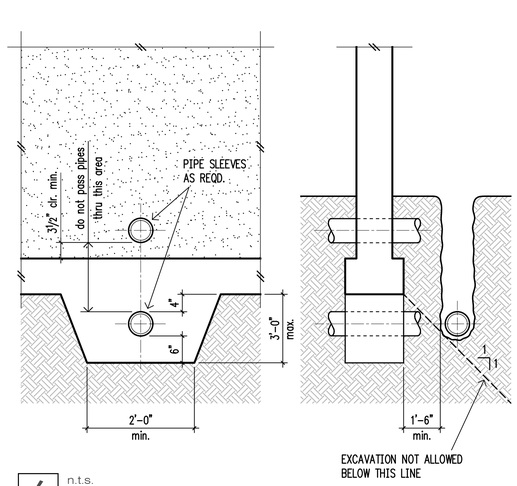
2 n.t.s.
Typical Corner Bars at Concrete Walls and Footings



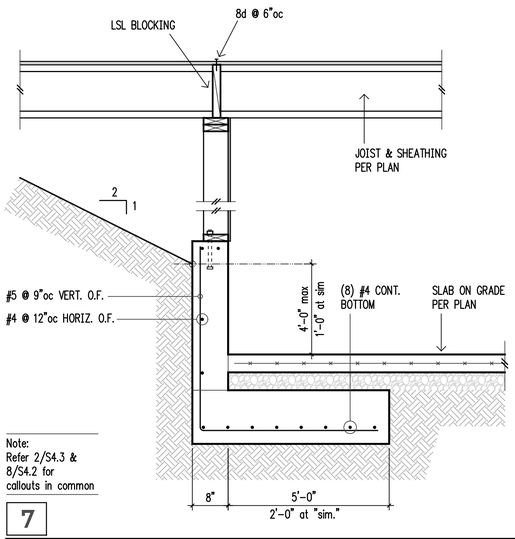
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Typical Slab Joints



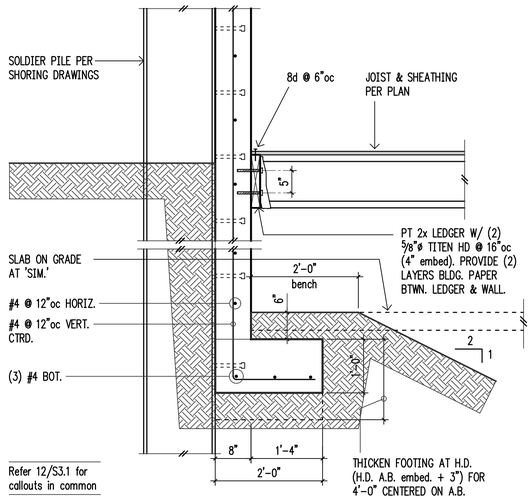
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Typical Stepped Footing



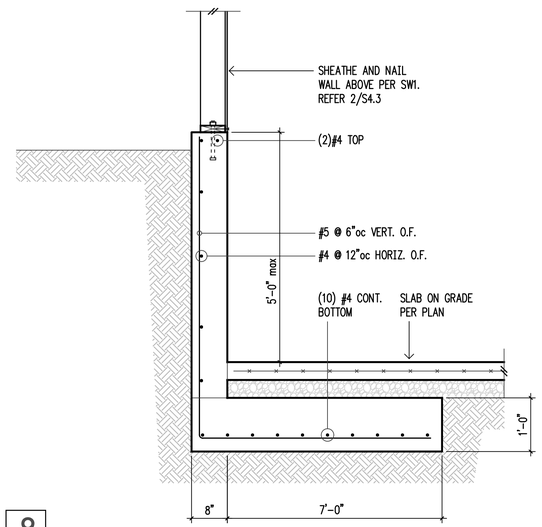
6 n.t.s.
Pipe and Trench Locations



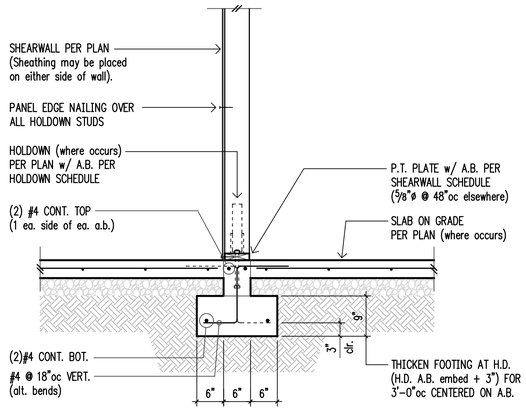
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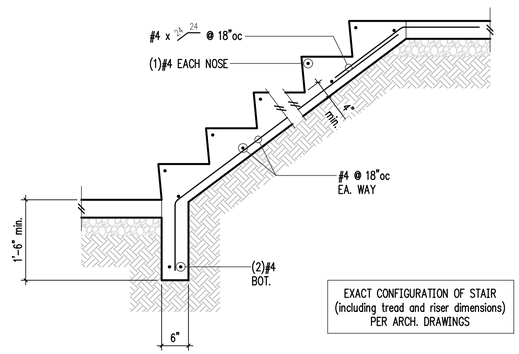


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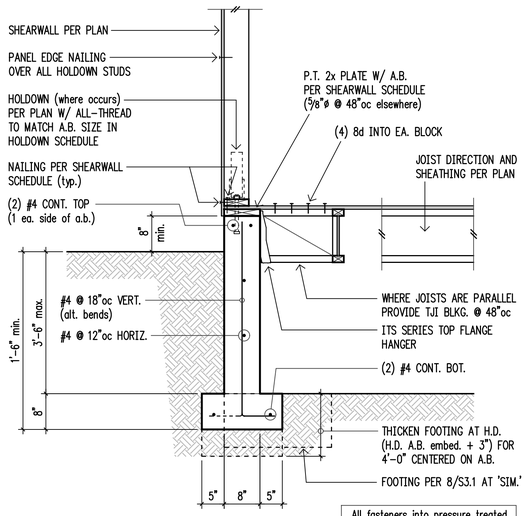
All fasteners into pressure treated wood shall be galvanized or stainless steel per General Notes.

10



EXACT CONFIGURATION OF STAIR (including tread and riser dimensions) PER ARCH. DRAWINGS

11 n.t.s.
Stair on Grade



All fasteners into pressure treated wood shall be galvanized or stainless steel per General Notes.

12

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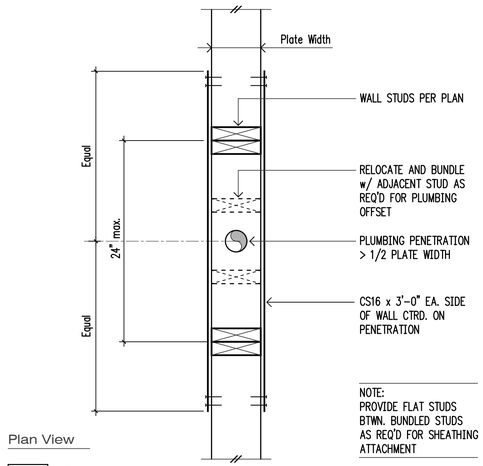
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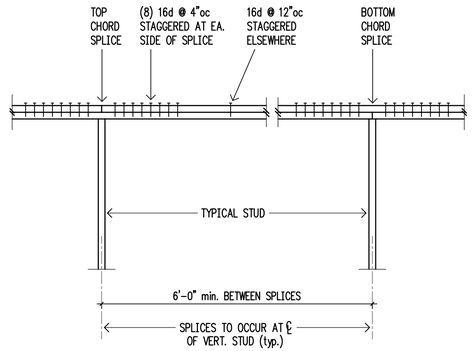
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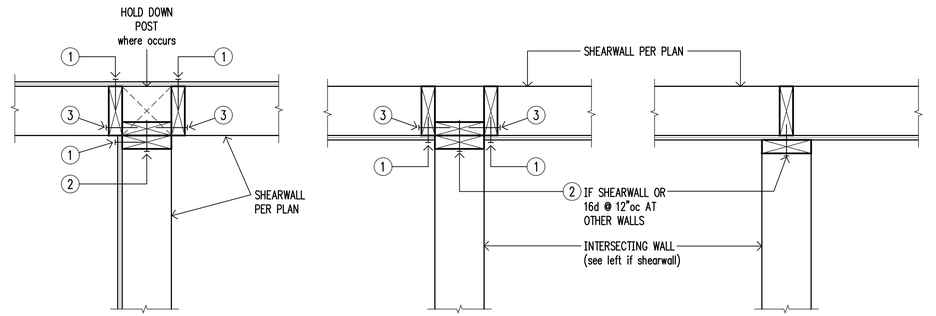
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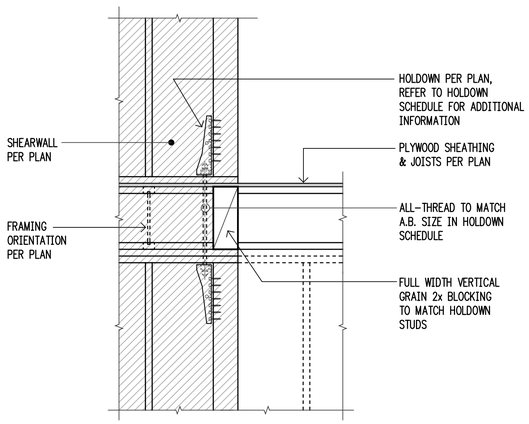
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Typical Penetration Thru Wall Plate



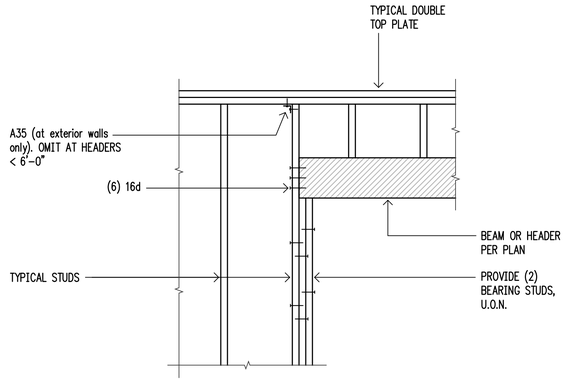
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Typical Top Plate Splice



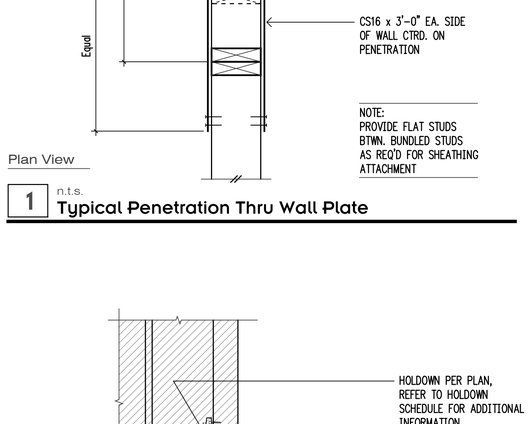
3 n.t.s.
Typical Shearwall Intersections



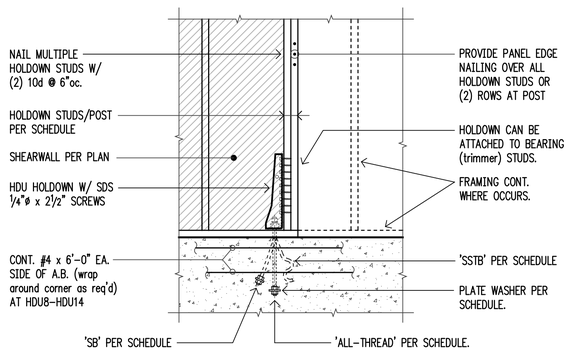
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6 n.t.s.
Typical Header Support



9 n.t.s.
Typical CS Holdown

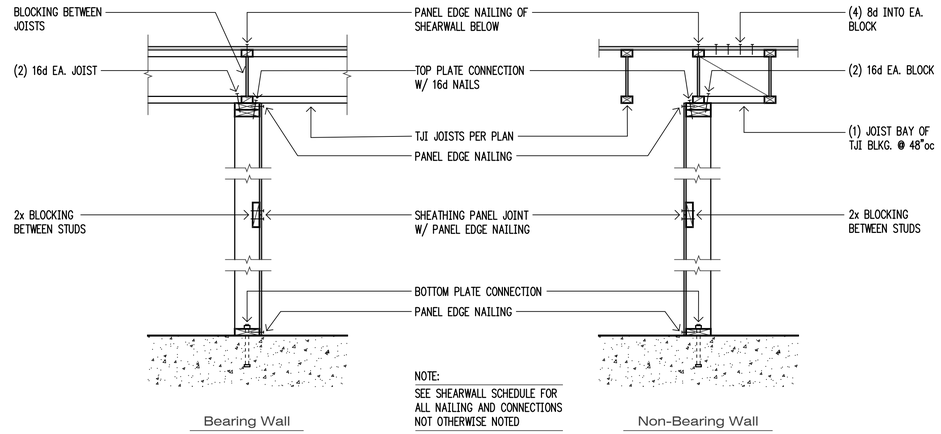


HDU Holdown Schedule

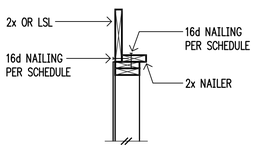
Plan Mark	Stemwall		Footing Anchor Bolt (1)			HD Post (2)	
	A.B.	Embed	All-thread	Washer	Embed	4x Wall	6x Wall
HDU2	5/8"ø – SSTB16(L)	12⅝"	5/8"ø	1/2 x 1¾"sq.	9"	(2)2x4	(2)2x6
HDU5	5/8"ø – SB5/8 x 24	18"	5/8"ø	1/2 x 1¾"sq.	9"	4x6	6x6
HDU8	7/8"ø – SB7/8 x 24	18"	7/8"ø	1/2 x 2½"sq.	12"	4x6	6x6
HDU11	1"ø – SB1 x 30 (3)	24"	1"ø	5/8 x 2¾"sq.	12"	4x8	6x6

HDU Schedule Notes:
(1) A307 ALL-THREAD W/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM OR EQUIVALENT SIMPSON PAB.
(2) MINIMUM SIZE OF POST, UNLESS NOTED OTHERWISE ON FRAMING PLANS.
(3) REQUIRES MINIMUM 8" THICK CONCRETE WALL.

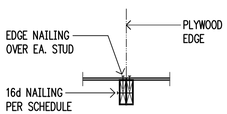
10 n.t.s.
HDU Holdown



7 n.t.s.
Typical Shearwall Construction



Detail A



Detail B

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 & SW4

Shearwall Schedule (1)(2)(6)(7)(8)

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection if TJI	Top Plate Connection if 2x or LSL (9)	Base Plate Connection at Wood	Base Plate Connection at Concrete
SW1	½" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc (10)	16d @ 6"oc	5/8"ø A.B. @ 48"oc
SW2	½" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc (10)	16d @ 4"oc	5/8"ø A.B. @ 32"oc
SW3 (4)	½" CDX PLYWOOD	8d @ 3"oc	(2) rows 16d @ 6"oc	A35 @ 12"oc (10)	16d @ 3"oc	5/8"ø A.B. @ 16"oc
SW4 (4)	½" CDX PLYWOOD	8d @ 2"oc	(2) rows 16d @ 4½"oc	A35 @ 9"oc (10)	(2) rows 16d @ 4½"oc	5/8"ø A.B. @ 12"oc
SW5 (5)	½" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(2) rows 16d @ 3"oc	5/8"ø A.B. @ 16"oc
SW6 (5)	½" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10 @ 8"oc	(2) rows 16d @ 2"oc	5/8"ø A.B. @ 12"oc

(1) BLOCK PANEL EDGES WITH 2x LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
(2) 8d NAILS SHALL BE 0.131"ø x 2½" (common) – 16d NAILS SHALL BE 0.135"ø x 3½" (box)
(3) EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x ¼" PLATE WASHERS. LOCATE EDGE OF PLATE WASHER WITHIN ½" OF THE SHEATHED EDGE OF WALL BOTTOM PLATE.
(4) 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER TO DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
(5) 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 AND SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES.
(6) TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
(7) ALL EXTERIOR WALLS ARE SHEARWALLS, UNLESS NOTED OTHERWISE.
(8) 7/16" O.S.B. MAY BE SUBSITUTED FOR ½" CDX.
(9) LTP4's MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
(10) A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

11 n.t.s.
Shearwall Schedule

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seattle, wa 98116
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Project:
Mercer Island Residence
5236 W Mercer Way
Mercer Island, WA

N5
4200 Stone Way N
Seattle, Washington 98103

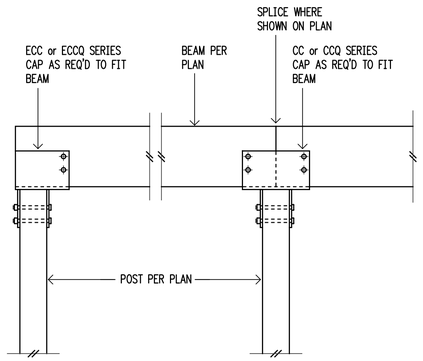
Frank Co. Project No.: 0031-2025-06
Design: EAF
Drawn: JAS
Approved: EAF
Issue: Permit
Date: 09-22-2025
Revisions:
1 Permit Corrections 01-26-2026

ELIZABETH A. FRANK — STATE OF WASHINGTON — 37018 — REGISTERED PROFESSIONAL ENGINEER
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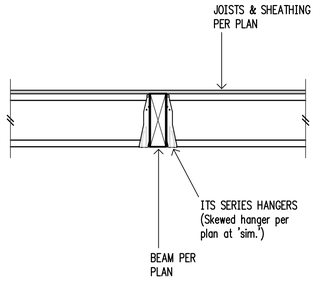
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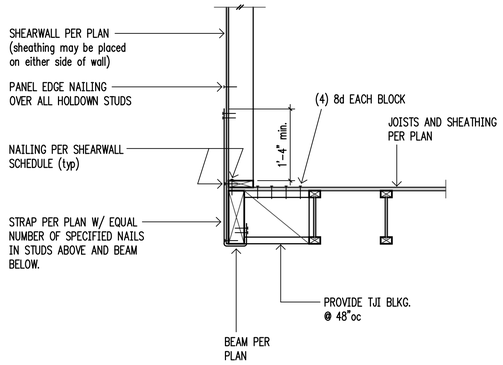
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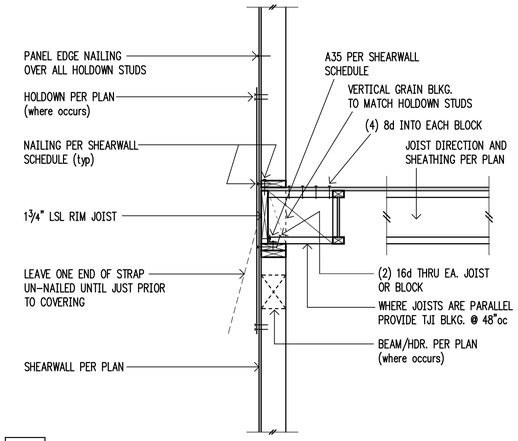
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CC/CCQ Series Connection



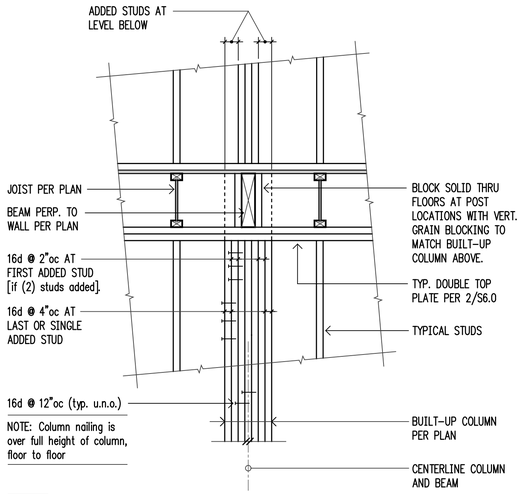
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Flush Beam



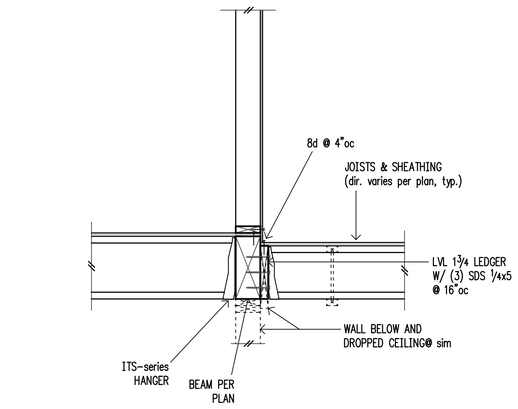
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Exterior Floor Beam (w/TJI's)



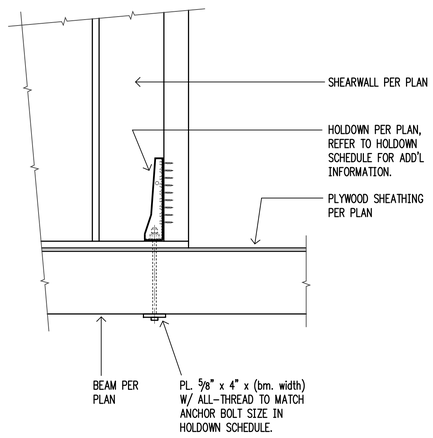
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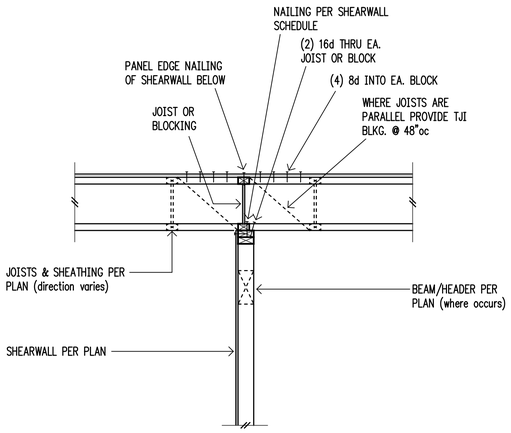
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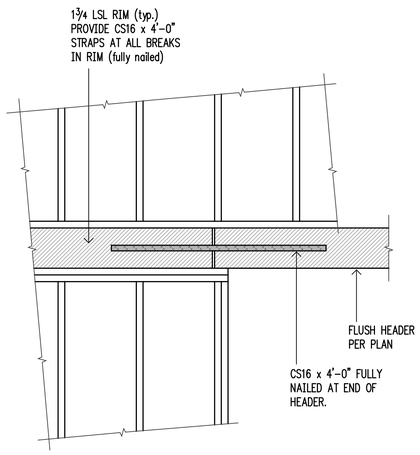
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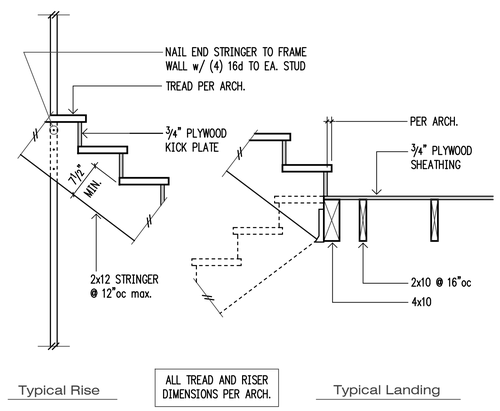
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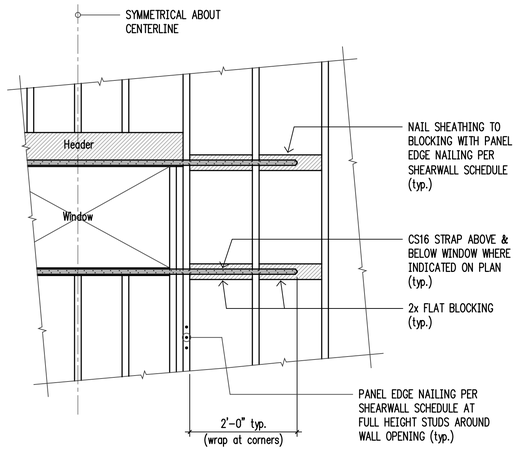
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Interior Shearwall Below



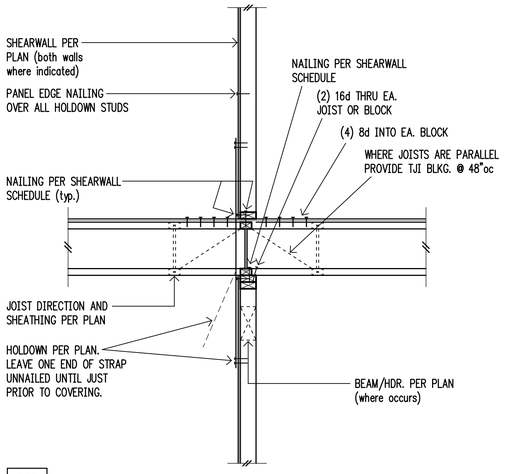
9 n.t.s.
Typical Header / Rim Splice



10 n.t.s.
Typical Stair and Landing Detail



11 n.t.s.
Straps at Wall Opening (above & below)



12

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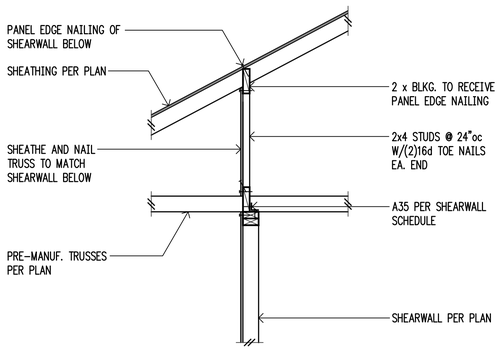
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ELIZABETH A. FRANK STATE OF WASHINGTON 37811 REGISTERED PROFESSIONAL ENGINEER
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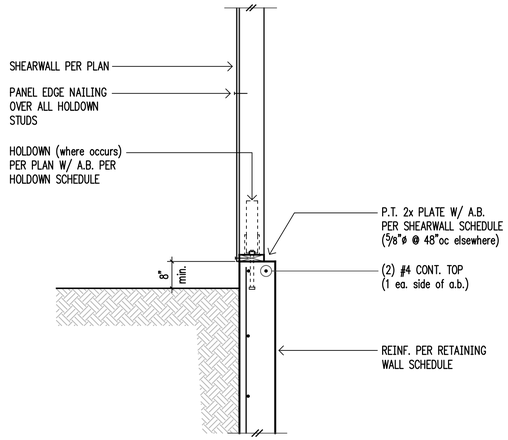
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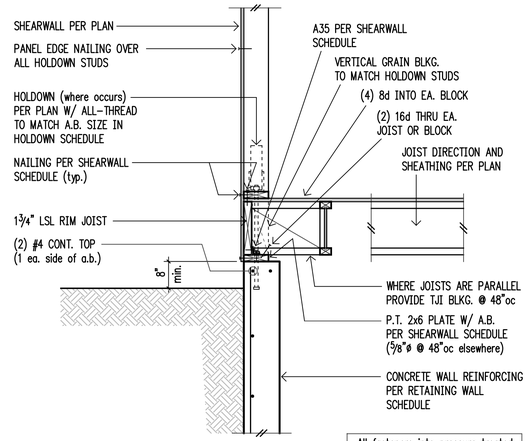
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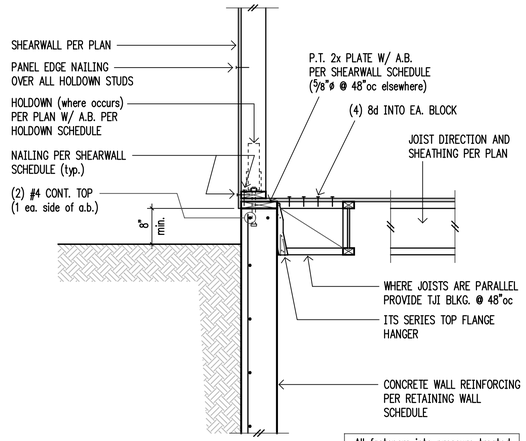


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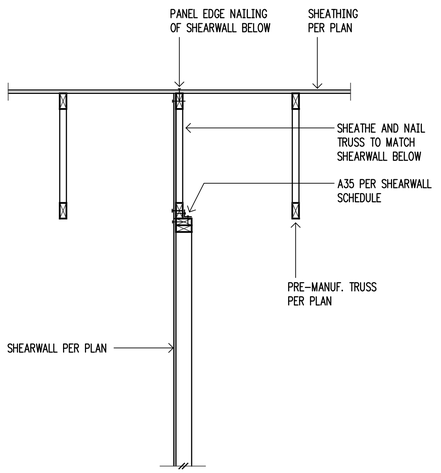
All fasteners into pressure treated wood shall be galvanized or stainless steel per General Notes.

3

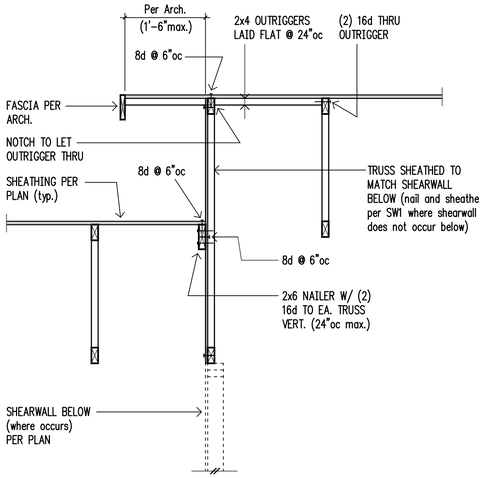


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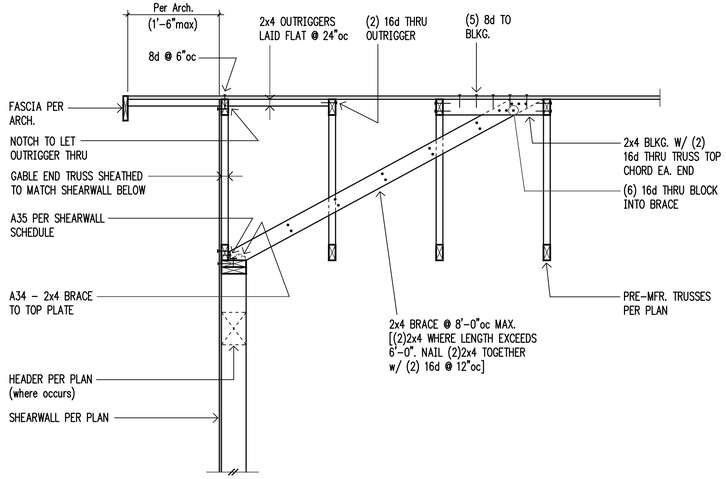
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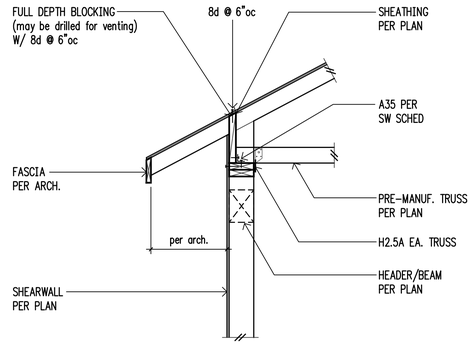
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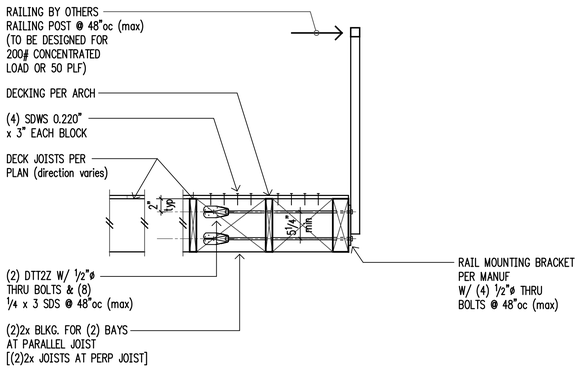
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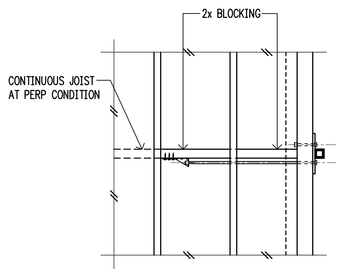
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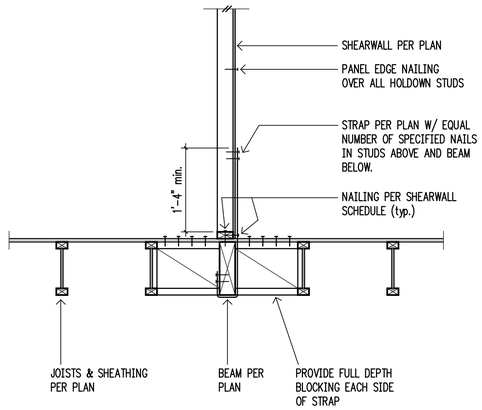


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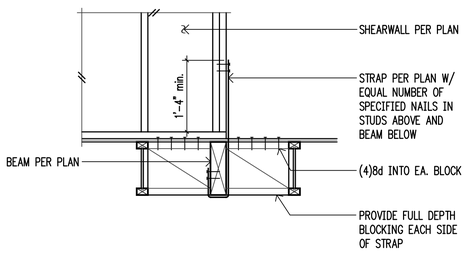


Plan View

9



11



12

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Sheet No.: **S4.3**

General Shoring Notes

The Following Apply Unless Noted Otherwise on the Drawings

General

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OR ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES, OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING APPROPRIATE CLEARANCES FROM UTILITIES. DURING CONSTRUCTION PROJECTS, INSTALLATIONS OF SHORING, SHORING PILES AND SHORING LAGGING SHALL MAINTAIN A SEPARATION FROM CONDUITS, DUCT BANKS, VAULTS AND MANHOLES OF NO LESS THAN ONE FOOT FOR THE DURATION OF CONSTRUCTION.

3. THE GENERAL CONSTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL CUT SLOPES.

4. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF THE WORK AND SHALL BE ATTENDED BY THE OWNER'S REPRESENTATIVES, THE ENGINEER, THE GENERAL CONTRACTOR, THE EXCAVATION SUBCONTRACTOR, THE SHORING SPECIALTY SUBCONTRACTOR, THE GEOTECHNICAL SPECIAL INSPECTOR, THE SDOT REPRESENTATIVE, AND THE CITY REPRESENTATIVE. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, COORDINATE THE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND REPONSIBILITIES.

5. A PRE-CONSTRUCTION MEETING, SEPARATE FROM ANY PRE-CONSTRUCTION MEETING WITH THE CITY SHALL BE HELD PRIOR TO THE START OF EXCAVATIONS ADJACENT TO THE PUBLIC RIGHT-OF-WAY, AND SHALL BE ATTENDED BY THE OWNER'S REPRESENTATIVES, THE GENERAL CONTRACTOR, THE EXCAVATION SUBCONTRACTOR, THE SHORING SPECIALTY SUBCONTRACTOR, THE GEOTECHNICAL SPECIAL INSPECTOR, PROJECT SURVEYORS, AND INSPECTION PERSONNEL. THE MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, TO COORDINATE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND RESPONSIBILITIES.

Criteria

6. CODE REQUIREMENTS: ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION.

7. REFERENCE DOCUMENTS:
   a. TOPOGRAPHIC AND BOUNDARY SURVEY.
   1 b. SOILS REPORT: "GEOTECHNICAL REPORT, PROPOSED RESIDENCE, 5236 WEST MERCER WAY, MERCER ISLAND, WASHINGTON", PREPARED BY PANGEO, INC., DATED OCTOBER 5, 2017, PROJECT NO. 17-143.200. & "GEOTECHNICAL ADDENDUM NO. 1", DATED JANUARY 22, 2026.

8. DESIGN LOADS: ALL SUBSURFACE DESIGN PARAMETERS USED IN THE SHORING DESIGN ARE BASED ON THE SUBSURFACE CHARACTERIZATION PRESENTED IN THE GEOTECHNICAL REPORT REFERENCED ABOVE. THE SOIL PRESSURE USED FOR DESIGN IS INDICATED ON THE SOIL PRESSURE DIAGRAM IN THE PLANS, IN ADDITION TO THE DEAD AND LIVE LOADS.

9. SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

10. SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING LAB.

11. SPECIAL INSPECTION: SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 108 AND 1705 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

    CONCRETE CONSTRUCTION
    STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
    AUGERCAST PILE, CAISSON, OR DRIVEN PILE INSTALLATION

12. UTILITY LOCATION: THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT COMPLETE.

13. SPECIAL CONDITIONS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.

14. SOILS: SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

15. CONCRETE: CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE, AND ACI 318. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 7 DAYS FOR TIEBACKS AND 28 DAYS FOR PILES.

f'c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
-----	1-1/2 Sacks	-----	Pile lean concrete
3,000	6 Sacks	6 Gallons	Pile struct. grout

AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE ALTERNATE MIX DESIGN WILL BE REVIEWED FOR CONFORMANCE TO ACI 318 CHAPTER 26.

16. SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO "GRADING AND DRESSING RULES," WEST COAST LUMBER INSPECTION BUREAU (WCLIB), LATEST EDITION. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW.

Use	Grade	Fb (psi, single use)
4X12 TIMBER LAGGING	DOUGLAS FIR-LARCH NO. 2	875
	HEM-FIR NO. 1	950

TIMBER LAGGING SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1-05 (FOR END USE CLASSIFICATION UC4), TO A MINIMUM RETENTION OF 0.40LBS/CU.FT., USING THE CCA PROCESS (COMMERCIAL PRODUCT NAME OSMOSE OR APPROVED EQUAL). LAGGING SHALL BE 4X12 UNLESS OTHERWISE NOTED ON DRAWINGS.

17. STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS:
   a. STRUCTURAL STEEL: AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS--ALLOWABLE STRESS DESIGN.
   b. WELDING: AWS D1.1. (AWS PREQUALIFIED JOINT DETAILS USE 1/4" MINIMUM WELDS UNLESS NOTED OTHERWISE).
   c. WELDER CERTIFICATION: WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO)

18. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
PLATES, ANGLES, AND RODS	A36	36 KSI
SHAPES	A992	50 KSI
STRUCTURAL BOLTS	A325-N	
WOOD CONNECTION BOLTS	A307	
ANCHOR BOLTS	A307	
WELDING ELECTRODES	E70XX	
HEADED SHEAR STUDS	A108	

19. WATERPROOFING: THE SHORING SYSTEM IS TEMPORARY IN NATURE, IS CONSTRUCTED EXTERNAL TO THE BUILDING ENVELOPE OF THE PERMANENT STRUCTURE, AND SHOULD NOT BE CONSTRUED AS CONTRIBUTING ANY THE LONG-TERM UTILITY OF THE PERMANENT STRUCTURE, UNLESS NOTED OTHERWISE ON THE PLANS. THIS INCLUDES ISSUES RELATING TO DRAINAGE/WATERPROOFING OF THE PERMANENT BASEMENT WALLS. IF THE STRUCTURAL ENGINEER INTENDS TO INCORPORATE ANY ELEMENTS OF THE SHORING SYSTEM INTO THE PERMANENT BUILDING DESIGN (INCLUDING DRAINAGE/WATERPROOFING COMPONENTS), THEY SHOULD BE INDEPENDENTLY EVALUATED FOR THEIR UTILITY FOR INCLUSION AS PART OF THE PERMENENT DESIGN.

Pile and Lagging Construction

20. LAYOUT OF THE SHORING ELEMENTS PERPENDICULAR TO THE BUILDING WALLS SHALL BE BASED ON THE ARCHITECTURAL PLANS TAKING INTO ACCOUNT PERTINENT BUILDING ELEMENTS (E.G. WATERPROOFING) NOT SHOWN ON THESE PLANS.

21. DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

22. VERIFICATION: DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

23. HOLE DIGGING: SHAFTS SHALL BE EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE PLANS. THE EXCAVATION SHALL BE COMPLETED IN A CONTINUOUS OPERATION USING EQUIPMENT CAPABLE OF EXCAVATION THROUGH THE TYPE OF MATERIAL EXPECTED TO BE ENCOUNTERED.

    IF THE SHAFT EXCAVATION IS STOPPED WITH THE APPROVAL OF THE ENGINEER, THE SHAFT SHALL BE SECURED BY INSTALLATION OF A SAFETY COVER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SAFETY OF THE SHAFT AND SURROUNDING SOIL AND THE STABILITY OF THE SIDE WALLS. A TEMPORARY CASING SHOULD BE USED IF NECESSARY TO ENSURE SUCH SAFETY AND STABILITY.

    PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

24. PILE PLACEMENT: ALTERNATE PILES SHALL BE PLACED AND COMPLETED SO THAT AT LEAST 24 HOURS IS ALLOWED FOR THE CONCRETE TO SET PRIOR TO DRILLING ADJACENT PILES.

25. THE MINIMUM REQUIRED STRUCTURAL STEEL SHAPES FOR THE SOLDIER PILES ARE INDICATED IN THE SCHEDULES. ALTERNATIVE STEEL SECTIONS MAY BE USED PROVIDED THAT THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF EACH ALTERNATIVE STEEL SECTION ARE EQUAL TO OR GREATER THAN THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF THE CORRESPONDING STEEL SECTION SHOWN ON THE PLANS. ALTERNATES SHALL BE REVIEWED BY THE SHORING ENGINEER OF RECORD PRIOR TO INSTALLATION.

26. STEEL PILE PLACEMENT TOLERANCES:
    1" INSIDE PERPENDICULAR TO SHORING WALL.
    1" OUTSIDE PERPENDICULAR TO SHORING WALL.
    3" LATERALLY.

27. LAGGING: THE CONTRACTOR SHALL EXCAVATE THE WALL FACE AND INSTALL LAGGIN IN SUCH A MANNER AS TO MAINTAIN A SAFE WORKPLACE AND AVOID EXCESSIVE SLOUGHING AND OVERBREAK. AS A MINIMUM, PRIOR TO PLACING THE SUBSEQUENT SET OF TIMBER LAGGING, DO NOT EXCAVATE MORE THAN FOUR (4) FEET BELOW THE CURRENT DEPTH OF LAGGED WALL FACE. IF FACE STABILITY CONDITIONS REQUIRE, THIS HEIGHT MUST BE REDUCED.

    TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. LAGGING SHALL BE INSTALLED FROM THE TOP OF THE PILE, PROCEEDING DOWNWARD. THE LAGGING SHALL MAKE DIRECT CONTACT WITH THE SOIL. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH FREE-DRAINING FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED.

28. SHORING MONITORING: A SYSTEMATIC PROGRAM OF OBSERVATION SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM DAMAGE. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO STRUCTURAL AND GEOTECHNICAL ENGINEER FOR REVIEW. ADDITIONAL INFORMATION REGARDING SHORING MONITORING IS PROVIDED ON THE PLANS.

Concrete Wall

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 CHAPTER 26, AND 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 ACI WEATHER EXPOSURE. DESIGN STRENGTH IS f'c = 2,500 PSI.

2. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE 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 26.12. 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.

3. 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 19.3.2.1 MODERATE EXPOSURE, F1.

4. 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. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60,000 PSI.

5. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-18 AND 318-14. 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 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

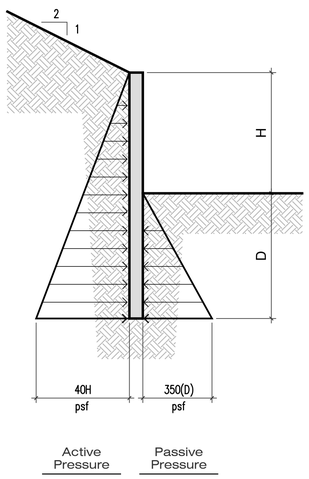
    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

6. 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 (#5 BARS OR SMALLER) . . . . . 1-1/2"
    SLABS AND WALLS (INT. FACE). . . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

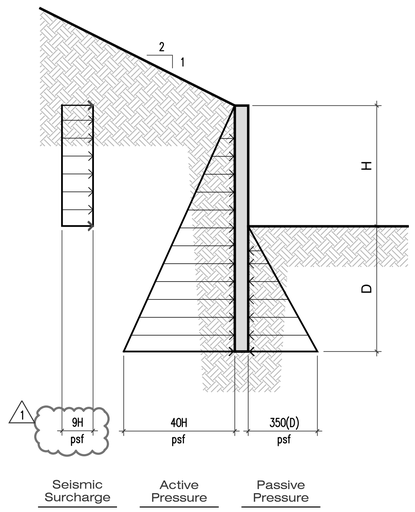
7. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

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

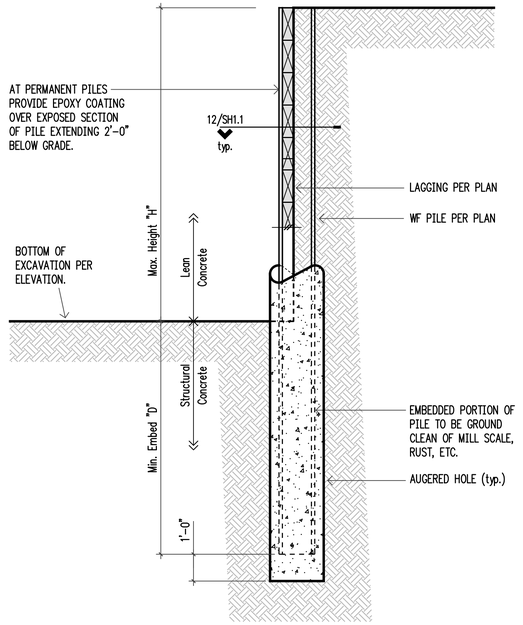
8. HEADED STUDS FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A-108 AND SHALL BE WELDED IN CONFORMANCE WITH A.W.S. REQUIREMENTS.



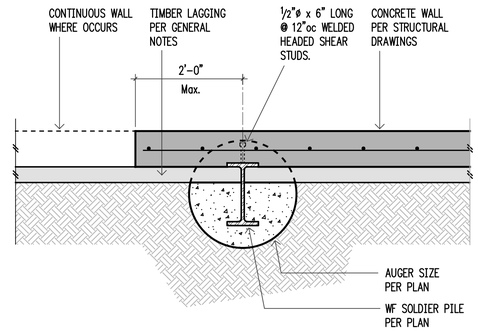
9 Typical Pile Loading Diagram (Temporary)



10 Typical Pile Loading Diagram (Permanent)



11 Cantilever Soldier Pile Section



Plan View

12 n.t.s. Typical Augercast Pile

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FRANK CO
structural engineering
4742 42nd ave. sw, #297
seattle, wa 98116
206.579.8160

Project:

Mercer Island Residence

5236 W Mercer Way
Mercer Island, WA

N5
4200 Stone Way N
Seattle, Washington 98103

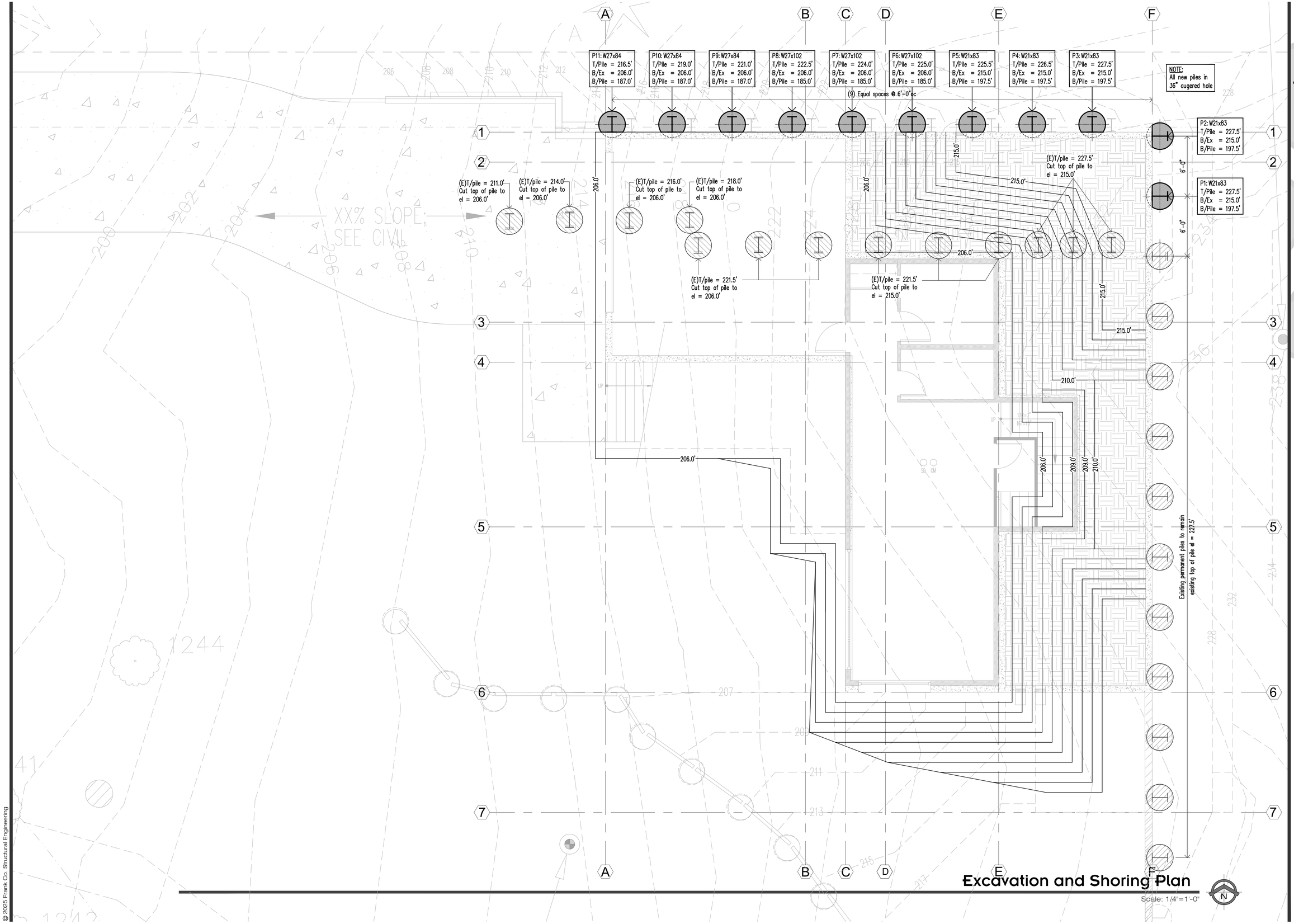
Frank Co. Project No.: 0031-2025-06
Design: EAF
Drawn: JAS
Approved: EAF
Issue: Permit
Date: 09-22-2025
Revisions:
1 Permit Corrections 01-26-2026

ELIZABETH A. FRANK STATE OF WASHINGTON 37181 REGISTERED PROFESSIONAL ENGINEER
01-26-2026

For Building Department use:

Sheet Contents: General Shoring Notes & Details

Scale (u.n.o.): N/A
Sheet No.: **SH1.1**



Excavation and Shoring Plan

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

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structural engineering
4742 42nd ave. sw, #297
seattle, wa 98116
206.579.8160

Project:

Mercer Island Residence

5236 W Mercer Way
Mercer Island, WA

N5
4200 Stone Way N
Seattle, Washington 98103

Frank Co. Project No.:
0031-2025-06

Design: EAF

Drawn: JAS

Approved: EAF

Issue: Permit

Date: 09-22-2025

Revisions:
1 Permit Corrections 01-26-2026

ELIZABETH A. EIKUM
STATE OF WASHINGTON
37911
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
01-26-2026

For Building Department use:

Sheet Contents:

Shoring Plan

Scale (u.n.o.): 1/4"=1'-0"

Sheet No.:

SH2.1

MERCER ISLAND RESIDENCE

5236 W MERCER WAY MERCER ISLAND, WA 98125

PROJECT INFORMATION

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921 NE BOAT STREET
SEATTLE, WA 98105
PHONE: (206) 633-4293

STRUCTURAL ENGINEER
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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

S-0
SHEET

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

MANS 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

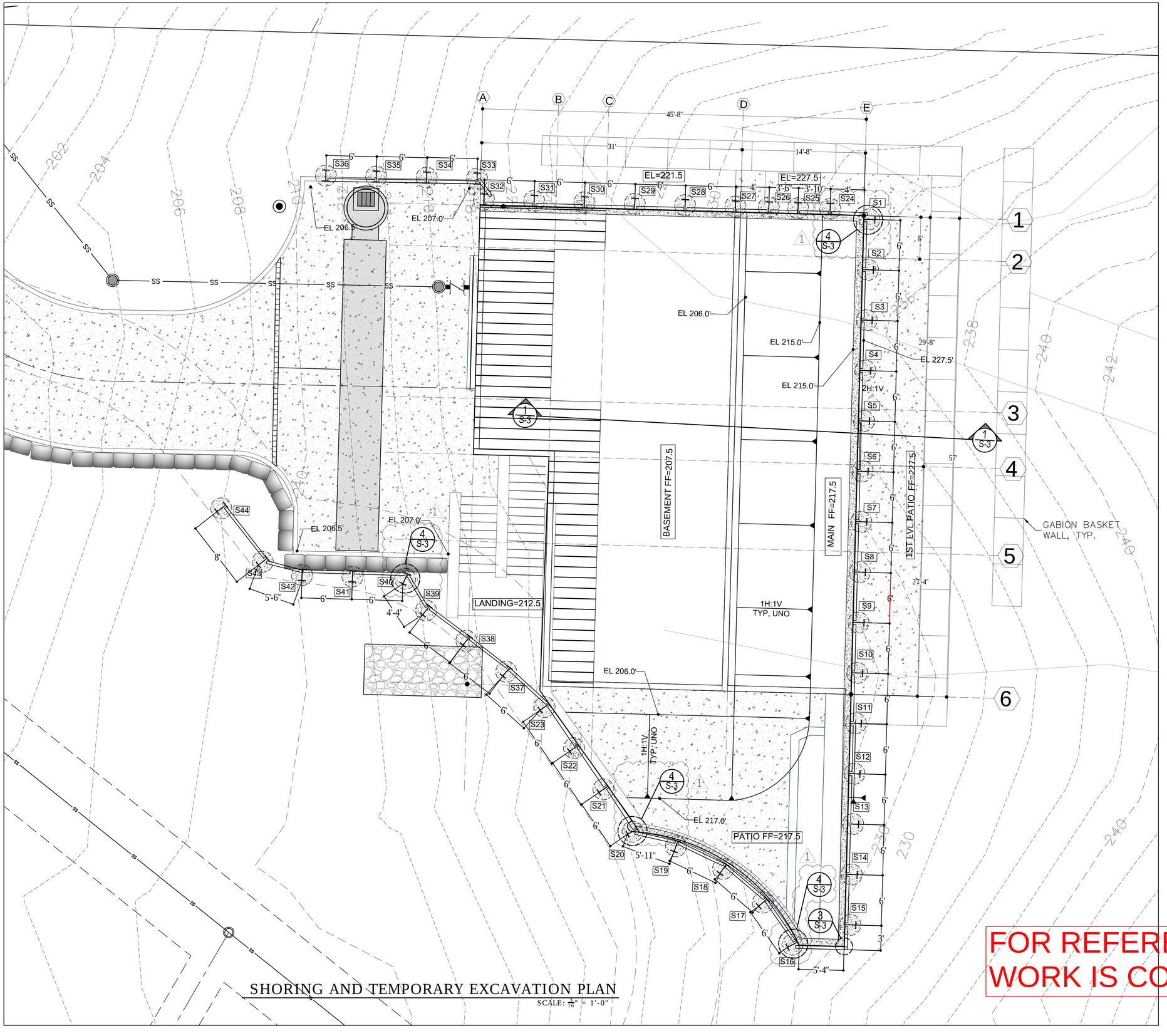
CHECKED BY - MT

SHEET DATE -

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

DESCRIPTION
STRUCTURAL GENERAL NOTES

SHEET
S-1



SHORING AND TEMPORARY EXCAVATION PLAN

SCALE: $\frac{3}{16}$" = 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

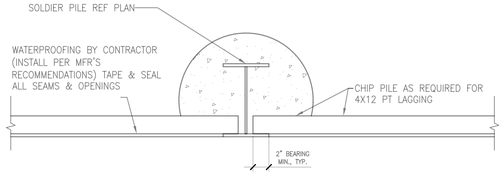
CHECKED BY - MT

SHEET DATE - 12/12/18

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

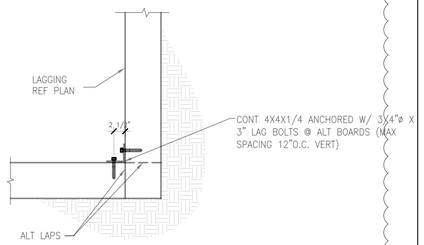
DESCRIPTION
SHORING AND TEMPORARY EXCAVATION PLAN

SHEET
S-2



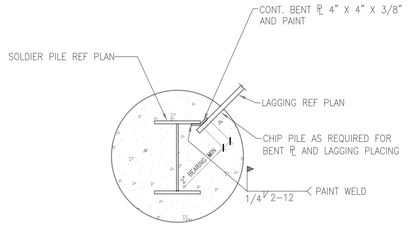
2 SOLDIER PILE SHORING DETAIL

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



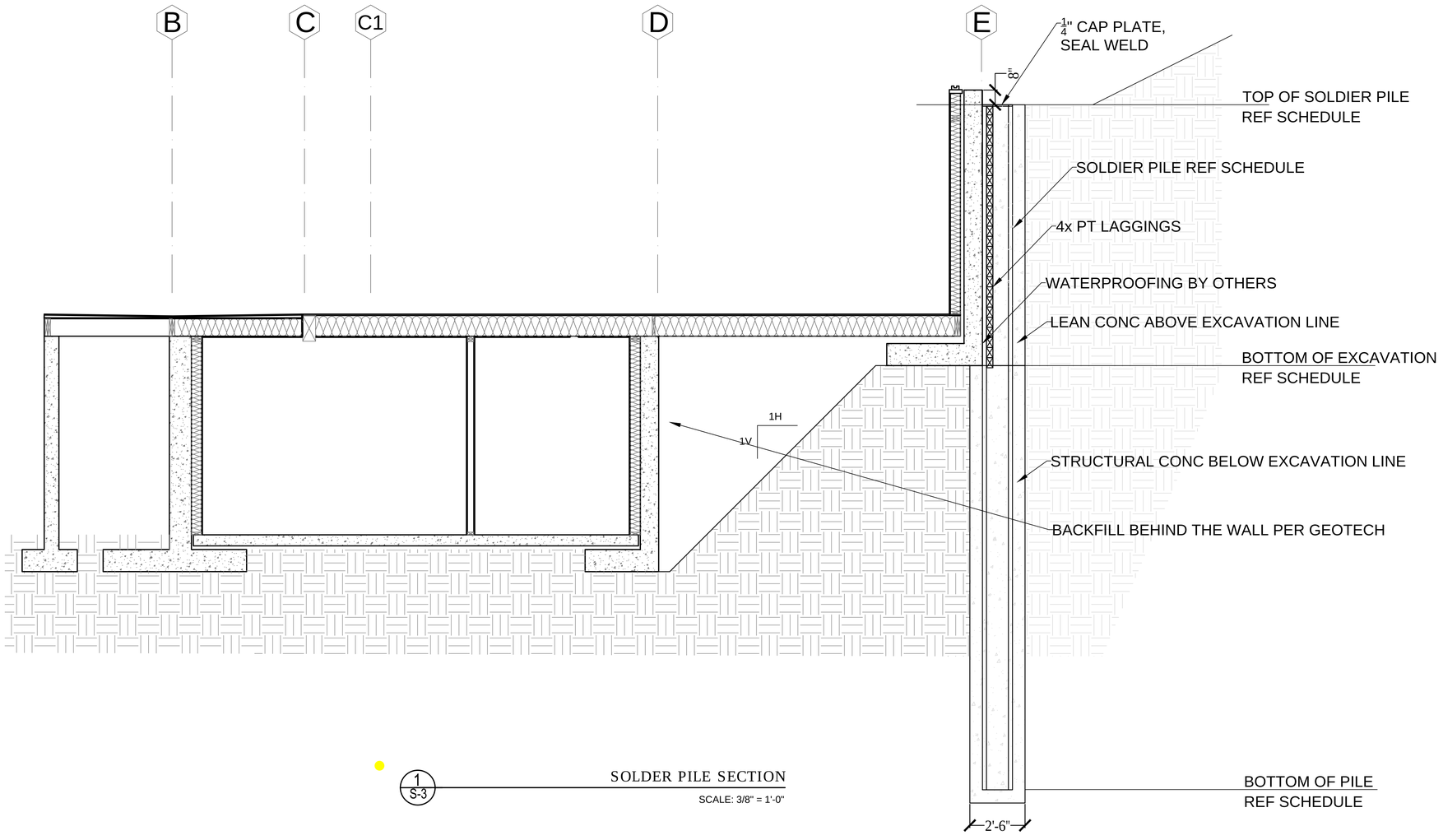
3 CORNER LAGGING DETAIL

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
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

DESCRIPTION: SOLDIER PILE SECTION AND SCHEDULE

SHEET: S-3