

GENERAL NOTES

PERMITS

1. THIS DRAWING SET IS DEVELOPED AS REQUIRED FOR ATTAINING A BUILDING PERMIT AND IDENTIFYING AESTHETIC DESIGN ELEMENTS OF THE PROJECT. THIS SET IS NOT INTENDED, COORDINATED OR COMPLETED AS A DETAILED CONSTRUCTION DOCUMENT SET.
2. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE SUBMITTED UNDER SEPERATE PERMIT AND COORDINATED BY THE CONTRACTOR.
3. CONTRACTOR IS TO COORDINATE AND SCHEDULE ALL REQUIRED CITY INSPECTIONS
4. THE ELECTRICAL SUBCONTRACTOR SHALL SUBMIT TO THE OWNER AND CONTRACTOR FOR APPROVAL ELECTRICAL PLANS SHOWING ALL LIGHT FIXTURE, SWITCH, RECEPTICLE, AND EQUIPMENT LOCATIONS BEFORE CONSTRUCTION BEGINS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ANY SUBCONTRACTOR'S WORK INTO THE PROJECT, TO SECURE COMPLIANCE WITH THE DRAWINGS AND CODES, ALONG WITH THE ACCURATE VERIFICATION AND LOCATION OF PENETRATIONS THROUGH FOUNDATION WALLS, STRUCTURAL MEMBERS AND BUILDING SPACES.
6. INSTALLATION CONFLICT: IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN.
7. THE ROLE OF THE ARCHITECT INCLUDES CONSTRUCTION ADMINISTRATION AND REVIEW OF CONSTRUCTION CHANGES, SUBSTITUTIONS AND CLARIFICATIONS REVIEWED WITH THE CONTRACTOR, OWNER PRIOR TO FABRICATION AND OR INSTALLATION

DIMENSIONING

1. GRID LINES ARE LOCATED AT THE FACE OF CONCRETE FOUNDATION WALL. DIMENSIONS ARE TO FACE OF FRAMING AND/OR EXTERIOR CONCRETE FOUNDATION GRID LINES.
2. DIMENSIONS WITHIN DETAILS AND ENLARGED PLANS IDENTIFY FACE OF FINISHES.
3. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN TO CONFIRM COORDINATION WITH ACTUAL FIELD FRAMING CONDITIONS.
4. DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.

SITE SAFTY

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SECURE THE SAFETY OF OCCUPANTS AND WORKERS AT ALL TIMES.
2. IT IS THE RESPONCIBILITY OF THE CONTRACTOR TO CONFORM AND COMPLY TO ALL HEALTH AND SAFTY CODES AND ORDINANTES

CHANGE ORDERS

1. THE ARCHITECT IS NOT AUTHORIZED TO APPROVE ANY COST INCREASES.
2. ALL COST INCREASES FOR ANY REASON MUST BE AUTHORIZED BY THE OWNER PRIOR TO COMMENCING THE WORK REQUIRING THE COST INCREASE.

SHOP DRAWINGS, AND PRODUCT INFORMATION

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

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

- EXTERIOR AND INTERIOR DOOR AND WINDOW PRODUCT INFORMATION

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

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

- A CHANGE ORDER IS REQUIRED FOR ANY PRICE INCREASES.

MISSELLANIOUS

1. ABBREVIATIONS: THROUGH OUT THE PLAN ARE ABBREVIATIONS WHICH ARE OF COMMON USE. THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATIONS IN QUESTION.
2. THESE DRAWINGS ARE COPYRIGHTED BY JOSEPH GREIF ARCHITECTS. THEY CAN NOT BE RE-USED, ADDED TO, MODIFIED OR REFERENCED TO WITHOUT THE WRITTEN 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
DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE - 206 275 7605 - WWW.MERCERGOV.ORG

ARCHITECT
N5 ARCHITECTURE
4200 STONE WAY N SEATTLE, WA 98103
SETH HALE- PRINCIPAL - 206 300 5339- seth@n5architecture.com

STRUCTURAL ENGINEERING
QUALITY ENGINEERING AND DESIGN
TOM WOLF - 206 817 8834 - wolf@msn.com

GEOTEC
PANGEO, INC
3213 EASTLAKE AVENUE EAST, SUITE B | SEATTLE, WA 98102
PHONE - 206 262 0370 - WWW.MERCERGOV.ORG
JON C. REHKOPF - 206 940 8895 - jrehkopf@pangeo.com

WET LAND ENVIROMENTALIST
MARK RIGOS - 425 652 6013 - markrigos@hotmail.com

SURVEYOR AND CIVIL ENGINEERING
PACE
11255 KIRKLAND WAY | SUITE 300 | KIRKLAND, WA 98033
PHONE 45 827 2014 - WWW.PACEENGRS.COM
JOHN ANDERSON - PE | PROJECT MANAGER

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

PROJECT INFORMATION

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

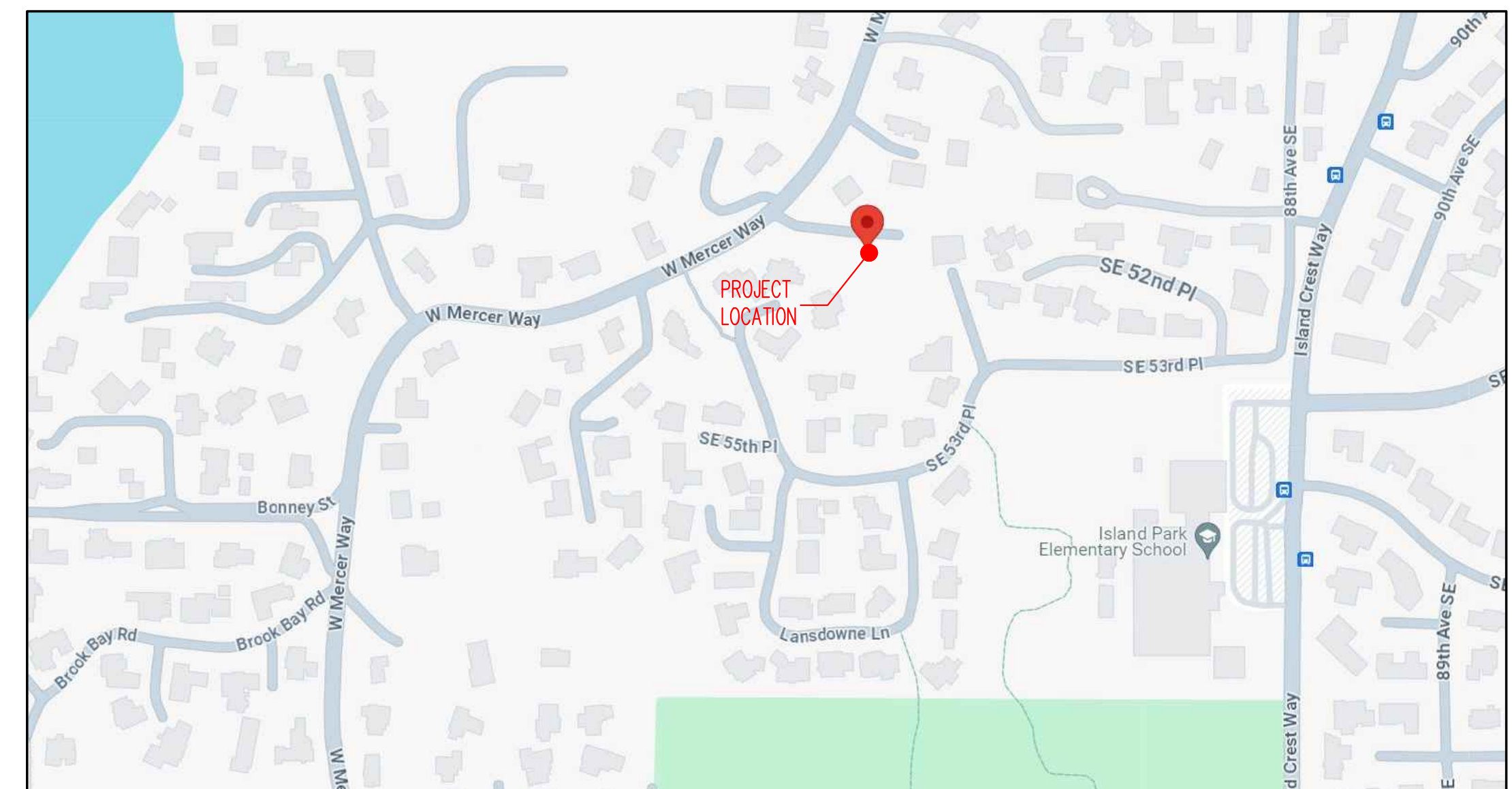
OWNER
LEVEL CAPITAL
ATTN: TERRY VAN NOSTRAND
11250 KIRKLAND WAY, SUITE 100
KIRKLAND, WA 98033
206-595-4545
terry@levelcapital.com

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

WETLAND

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

ARCHITECTURAL

A.1 PLAN SHEETS
A1.0 SITE PLAN
A1.0a AVERAGE BUILDING ELEVATION
A1.0b BUILDING AREA
A1.0c LOT COVERAGE AREA

A1.1 FLOOR PLAN KEY PLANS

A1.1a BASEMENT LV FRAMING PLAN
A1.1b MAIN LV FRAMING PLAN
A1.1c 1ST LV FRAMING PLAN
A1.1d 2ND LV FRAMING PLAN
A1.1e ROOF LEVEL FRAMING PLAN

A.2 BUILDING SECTIONS

A2.1 SOUTH SECTION
A2.2 STAIR SECTION
A2.3 NORTH SECTION
A2.4 WEST SECTION
A2.5 EAST SECTION
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

A5.1 CODE COMPLIANCE FRAMING
A5.2 STAIR & GLAZING GENERAL CODE

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

CIVIL; CONTINUED

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

STRUCTURAL

S.1 GENERAL STRUCTURE NOTES
S.2 FOUNDATION PLAN & SECTIONS
S.3 BASEMENT STRUCTURE
S.4 FIRST FLOOR STRUCTURE
S.5 SECOND FLOOR STRUCTURE
S.6 DECK STRUCTURE
S.7 ROOF STRUCTURE
S.8 SHEAR WALLS
S.9 CONNECTION DETAIL ROOF DIAPHRAGM
S.10 STRUCTURAL DETAILS

SHORING - FOR REFERENCE

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



2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
COPYRIGHT © 2023
N5 ARCHITECTURE LLC.
ALL RIGHTS RESERVED.



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SOC1 PERMIT#: XXX

DATE
12/12/2024

MARK
REVISION
PERMIT

SOCI STAMP:

PROJECT TEAM:

SETH HALE

PROJECT NUMBER:

2023.014

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

A0.01

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

2021 WSEC - TABLE R406.2

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

| TABLE R406.2 ENERGY EQUALIZATION CREDITS | | |
|--|--|---------|
| SYSTEM TYPE: | DESCRIPTION OF PRIMARY HEATING SOURCE: | CREDITS |
| 4. | FOR HEATING SYSTEMS USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590. | 3.0 |

TABLE R406.3 ENERGY CREDITS

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

GLAZING SCHEDULE

SEE A4.1 FOR DETAILS

SECTION M1505 - MECHANICAL VENTILATION

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

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

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

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

| TABLE M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS | |
|--|--------------------|
| DWELLING UNIT FLOOR AREA: (SQUARE FEET) | NUMBER OF BEDROOMS |
| 6,001-7,500 SF | 5 OR MORE |
| | AIRFLOW IN CFM |
| | 120 CFM |

| TABLE M1505.4.4 MINIMUM LOCAL EXHAUST RATES | |
|--|---|
| AREA TO BE EXHAUSTED | EXHAUST RATES |
| KITCHENS | IN ACCORDANCE WITH SECTION M1505.4.4.3 100 CFM, 6" SMOOTH DIAMETER, 3 ELBOWS MAXIMUM |
| BATHROOMS-TOILET ROOMS | 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS |

FIRE SPRINKLER AND ALARMS

NFPA 13R FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. THEY ARE TO BE DESIGNED UNDER A SEPARATE PERMIT.
 SUBMIT SHOP DRAWINGS SHOWING PROPOSED LAYOUT OF FIXTURE HEAD LOCATIONS AND CONTROLS PER ARCHITECTURAL REVIEW AND DESIGN COORDINATION.
 NFPA 13R SPRINKLER SYSTEM REQUIRES A 1.5" METER AND 2" SUPPLY LINE OR GREATER, IF REQUIRED BY SPRINKLER DESIGNER.
 A NFPA 72 CHAPTER 29 COMPLIANT MONITORED FIRE ALARM SYSTEM IS REQUIRED. HEAT DETECTION THAT IS INTERCONNECTED WITH HOUSEHOLD SMOKE DETECTION IS REQUIRED.
 ALL SMOKE DETECTORS/SOUNDERS SHALL MUST ACTIVATE UPON WATER FLOW OF THE SPRINKLER SYSTEM.
 FIRE ALARM SYSTEMS MAY TAKE THE PLACE OF A "TYPICAL" LINE VOLTAGE SMOKE DETECTOR SYSTEM WHEN PERMITTED AND INSTALLED PER NFPA 72 - CHAPTER 29 AND CITY OF MERCER ISLAND REQUIREMENTS. IRC 314.7.1 - 314.7.4.

FIRE CODE ALTERNATIVE

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



2562 DEXTER AVENUE N
 SEATTLE, WA 98109 | 206-300-5339
 COPYRIGHT © 2023
 N5 ARCHITECTURE LLC.
 ALL RIGHTS RESERVED.



MERCER ISLAND RESIDENCE

5238 W MERCER WAY
 MERCER ISLAND, WA 98125
 SDCI PERMIT#: XXX

DATE
 12/12/2024

MARK
 REVISION
 PERMIT

SDCI STAMP:



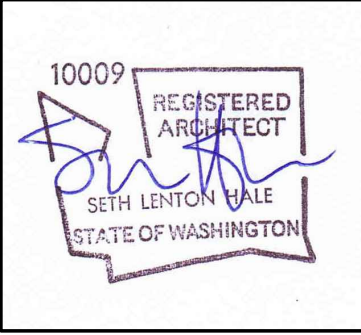
PROJECT TEAM:
 SETH HALE

PROJECT NUMBER:
 2023.014

SHEET TITLE:
 GENERAL INFORMATION ENERGY CODE COMPLIANCE

SHEET NUMBER:

A0.02



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SOC# PERMIT# XXX

DATE
12/12/2024

REVISION
PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

PERMIT

MARK

DATE

REVISION

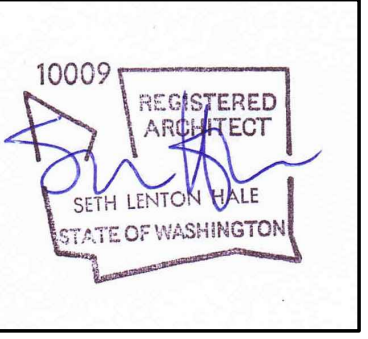
PERMIT

MARK

DATE



2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
COPYRIGHT © 2023
N5 ARCHITECTURE LLC.
ALL RIGHTS RESERVED.



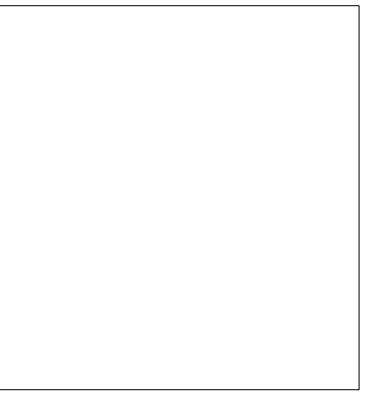
MERCER ISLAND RESIDENCE

5238 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

REVISION
PERMIT
MARK

SDCI STAMP:



PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
GENERAL
INFORMATION
ARBORIST PLAN
TREE INFO

SHEET NUMBER:

A0.04

SEE CIVIL SHEET C0.2
FOR ARBORIST & TREE
INFORMATION

MILLS SINGLE FAMILY RESIDENTIAL (SFR)

PROJECT INFORMATION

PROJECT NAME:
5236 WMW SINGLE FAMILY RESIDENCE

TAX PARCEL NUMBER:
192405-9324

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

SITE AREA:
15,682 SQUARE FEET / 0.36 ACRES

JURISDICTION:
CITY OF MERCER ISLAND

AREA CALCULATIONS:

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

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

SHEET INDEX:

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

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

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

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

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

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

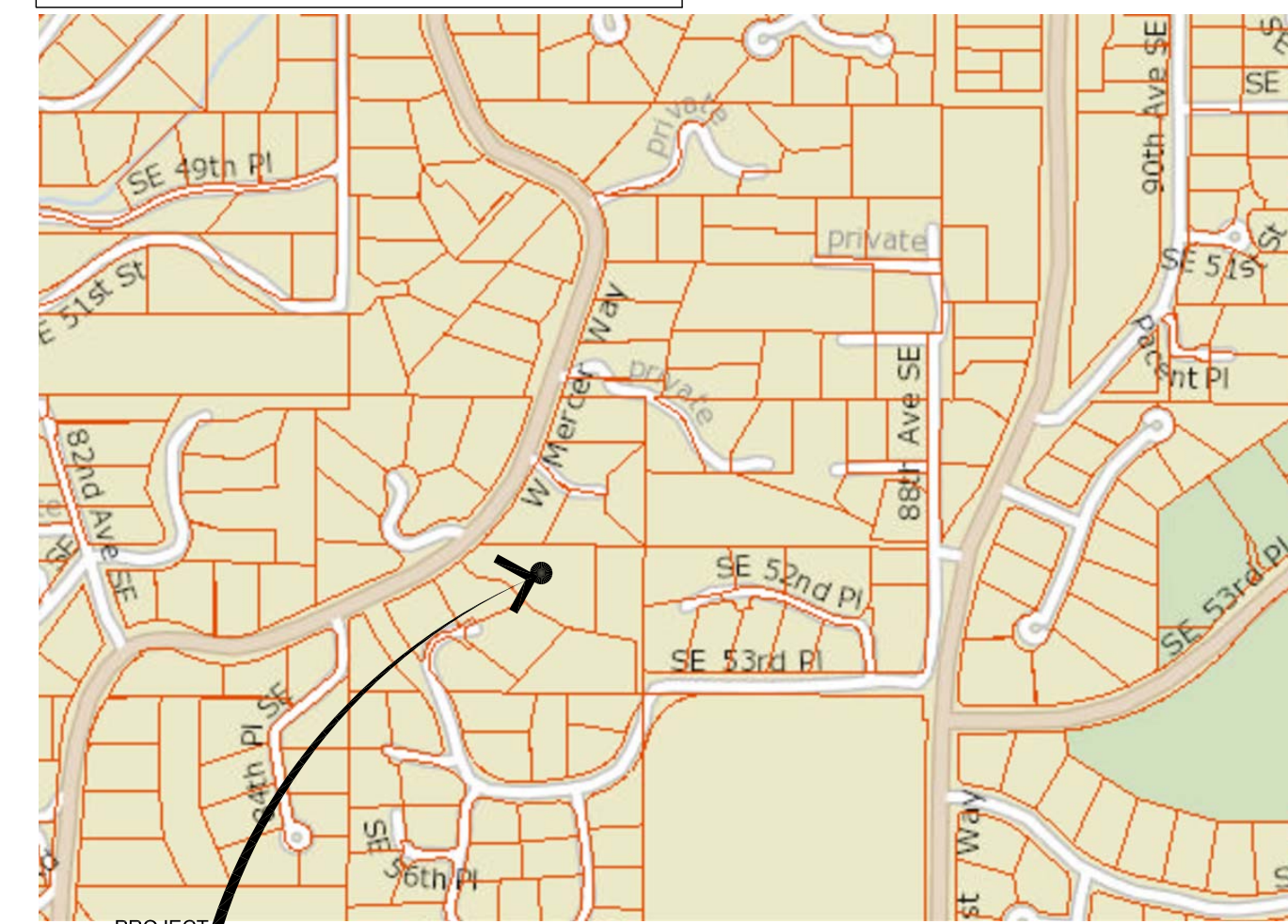
GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS INC.
MARC MCGINNIS
2401 10TH AVE EAST
SEATTLE, WA 98102
(425) 747-5618

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

WETLAND LEGEND

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

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



VICINITY MAP SCALE: NTS

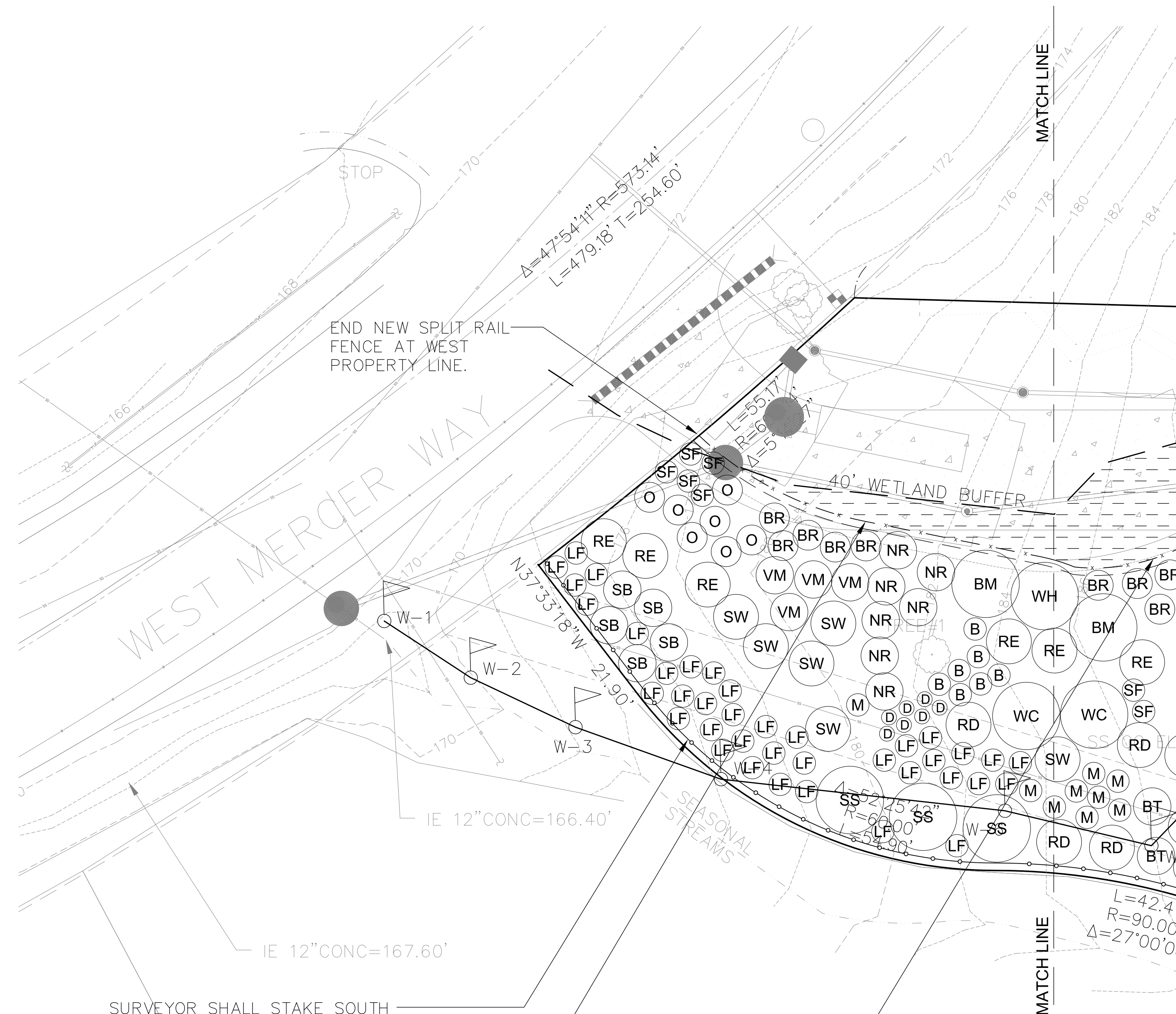
"NO NET LOSS" TABLE FOR 40 FOOT WETLAND BUFFER

| |
|--|
| WETLAND AREA = 6,985 SF |
| WETLAND 40-FOOT BUFFER AREA = 12,685 SF |
| PROPOSED WETLAND BUFFER SUBTRACTION AREA = 4,014 SF |
| PROPOSED WETLAND BUFFER AREA = 8,671 SF (WITH SUBTRACTION) |
| PROPOSED WETLAND BUFFER ADDITION AREA = 975 SF |
| PROPOSED WETLAND BUFFER = 9,646 SF (WITH ADDITION AND SUBTRACTION) |
| PROPOSED NET REDUCTION AREA IN WETLAND BUFFER = 3,039 SF |

MERCER ISLAND CODE 19.07 DOES NOT HAVE A SPECIFIC MITIGATION CRITERIA FOR RESTORATION, BUT MI CODE CITES "NO NET LOSS".

"NO NET LOSS" = AN ECOLOGICAL CONCEPT WHEREBY CONSERVATION LOSSES IN ONE GEOGRAPHIC OR OTHERWISE DEFINED AREA ARE EQUALED BY CONSERVATION GAINS IN FUNCTION IN ANOTHER AREA. BECAUSE MI CODE DOES NOT HAVE SPECIFIC MITIGATION RATIOS, KING COUNTY CODE 21A.24.340 WAS FOLLOWED FOR MITIGATION RATIOS, WHICH ARE:

| |
|---|
| WETLAND BUFFER RESTORATION AT 1:1 RATIO |
| ENTIRE WETLAND BUFFER AREA OF 9,646 SF IS PROPOSED TO BE RESTORED |
| WETLAND RESTORATION AT 1:1 RATIO |
| ALMOST ENTIRE WETLAND AREA OF 6,985 SF IS PROPOSED TO BE RESTORED |
| TOTAL RESTORATION AREA = 16,631 SF |
| RESTORATION OF BUFFER AND WETLAND (16,631 SF) > DECREASE IN WETLAND BUFFER 4,014-975=3,039 SF |



SURVEYOR SHALL STAKE SOUTH PROPERTY LINE. CONTRACTOR SHALL PLACE CHECKERED ORANGE NGPE FENCE ALONG SOUTH PROPERTY LINE. FENCE SYMBOL IS SHOWN 1' AWAY FOR CLARITY ON THIS DRAWING.

INSTALL CRITICAL AREA SIGNS (PER DETAIL ON SHEET W3.0) ALONG SPLIT RAIL FENCE EVERY 100'.

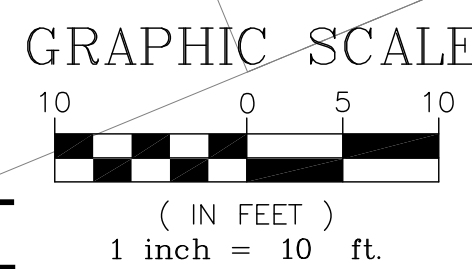
INSTALL PERMANENT SPLIT RAIL FENCE (PER DETAIL ON SHEET W3.0) APPROX. WHERE SHOWN FROM SITE'S WEST PROPERTY LINE TO THE SITE'S SOUTH PROPERTY LINE.

WETLAND BOUNDARY

INSTALL TEMP. CHECKERED OF NGPE FENCE APPROX. WHERE OR ON PROPERTY LINE. BEHIN ORANGE FENCE, INSTALL BLAC FENCE.

REMOVE ALL INVASIVE VEGETA INSIDE WETLAND BUFFER WHIC INCLUDES MASSIVE AMOUNT O ENGLISH IVY AND HIMALAYAN BLACKBERRY. SEE NOTES ON W1.0.

SAME SPECIES AS EXISTING N VEGETATION IN THE WETLAND CAN REMAIN. THIS INCLUDES ALDER, SALMONBERRY, INDIAN BIG LEAF MAPLE AND SWORD



SPECIAL NOTES:

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

INVASIVE REMOVAL NOTES:

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

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

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

PLANT MATERIALS FOR WETLAND AND WETLAND BUFFER RESTORATION

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

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

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

| REV. | DATE: |
|------|-------|
| | |
| | |
| | |

DATE: 05/25/2024

W1.0



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

WETLAND BUFFER SUBTRACTION AREA=4,014 SF

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

STEEP SLOPES

LOT 4B
192405-9045

MI LLA SUB08-003

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

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

PROPOSED WETLAND BUFFER

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

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

END NEW SPLIT RAIL FENCE AT SOUTH PROP. LINE.

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

5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

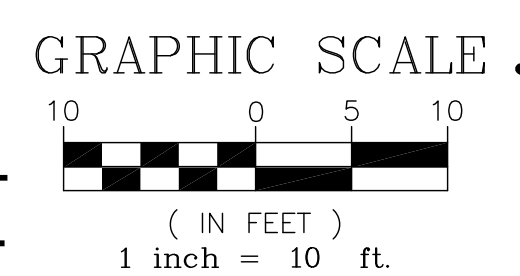
| REV. | DATE: |
|------|-------|
| | |
| | |
| | |

DATE: 05/25/2024

W2.0

LOT D
192405-9322

WETLAND MITIGATION PLAN EAST



EXISTING SANITARY SEWER PIPE

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

LOT 3
192405-9323

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

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

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

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

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

WETLAND BOUNDARY WAS RE-DELINEATED IN THE YEAR 2013.

SOUTH WETLAND BOUNDARY WAS NOT DELINEATED.

L=42.41'
R=90.00'
Δ=27°00'00"

L=20.39'
R=41.00'
Δ=28°30'00"

MI SP 79-6-016

S11°14'23"W 194.37'

N60°44'00"W 76.21'

N77°50'08"W 63.45'

MATCH LINE

MATCH LINE

D
9321

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 COMPLETED PRIOR TO THE FIRST DORMANT SEASON. THE CONTRACTOR MUST 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 DP&R 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, SUNBURSTING, FROSTING, 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 OR 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 DENUDDED 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 MOUNDDED AROUND THE BASE OF THE TREE OR SHRUB NO CLOSER THAN THE DRIP LINE, EXCEPT ON STEEP SLOPES OR IN HOLLOWES. 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 LOCATIONS 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 RADI OF 1M, 5M, AND 10M RESPECTIVELY, USING THE BRAUN-BLANQUET RELEVÉ METHOD OR OTHER ACCEPTABLE FIELD METHOD.
- B. PHOTOPOINTS: AT LEAST 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.

MILLS SINGLE FAMILY RESIDENTIAL (SFR)



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

5' TO GRADE

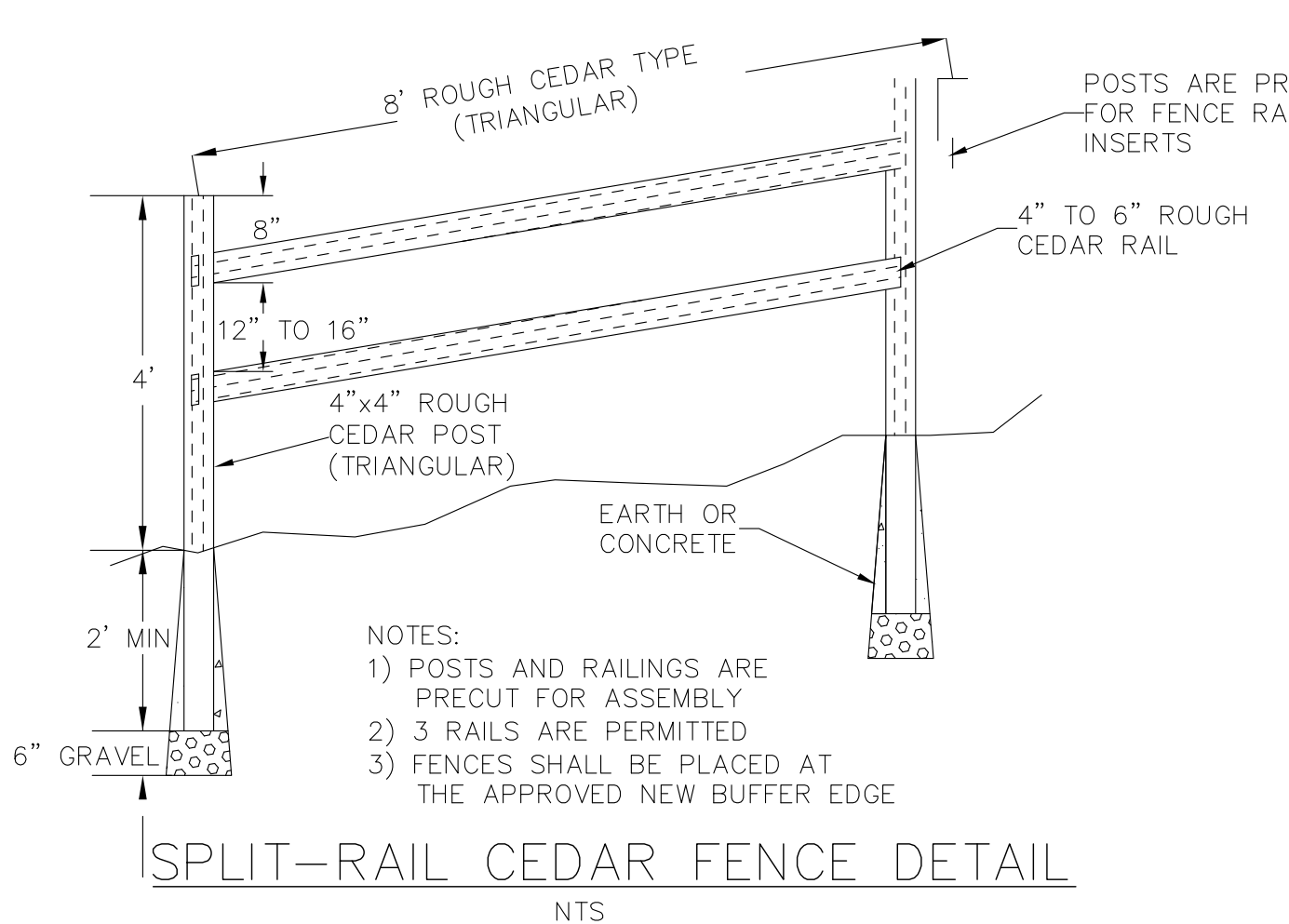
PRE-PRINTED PLASTIC SIGN

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

WETLAND/STREAM SIGN INSTALLATION DETAIL

NTS

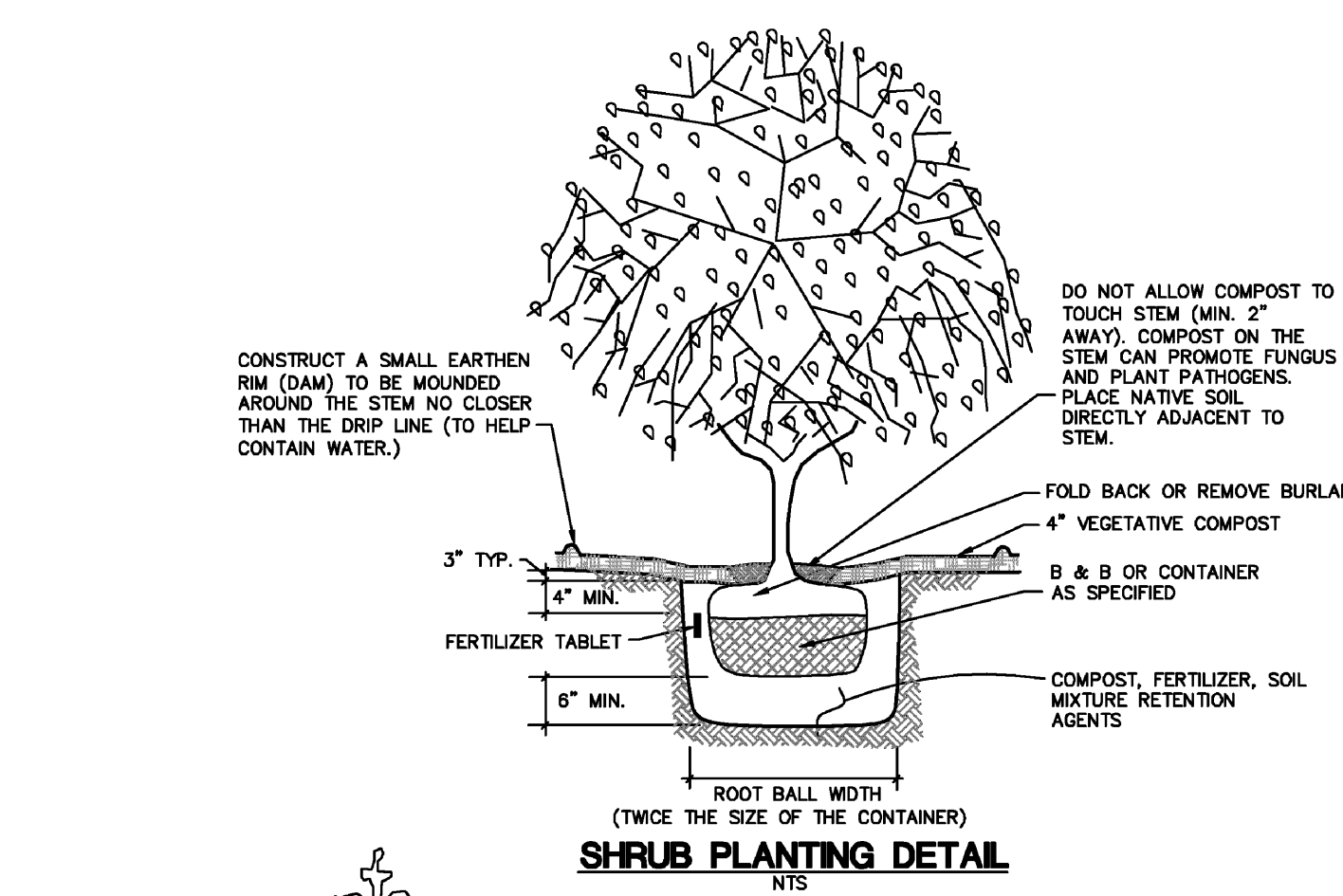
1. WETLAND/STREAM SIGN SHALL BE POSTED AT THE NEW WETLAND BUFFER.
2. ONE SIGN SHALL BE POSTED WHERE SHOWN ON THE PLAN. SIGNS MAY ALSO BE ATTACHED TO FENCES.
3. SIGNS SHALL NOT SAY KING COUNTY ON THEM.



NOTES:
1) POSTS AND RAILINGS ARE PRECUT FOR ASSEMBLY
2) 3 RAILS ARE PERMITTED
3) FENCES SHALL BE PLACED AT THE APPROVED NEW BUFFER EDGE

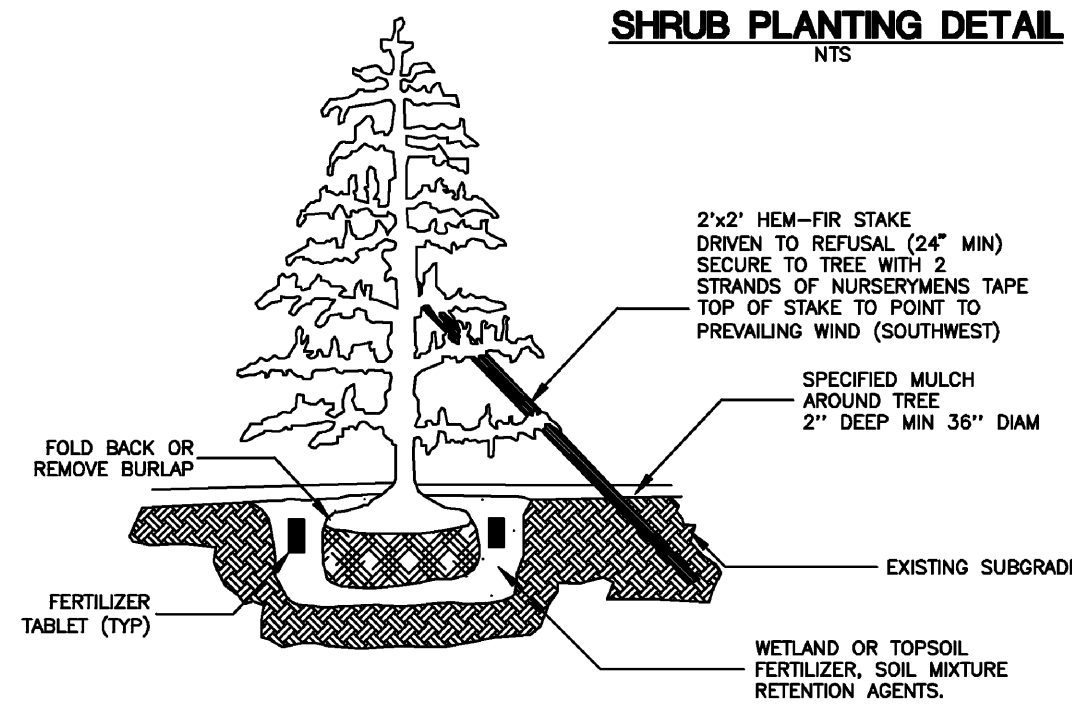
SPLIT-RAIL CEDAR FENCE DETAIL

NTS



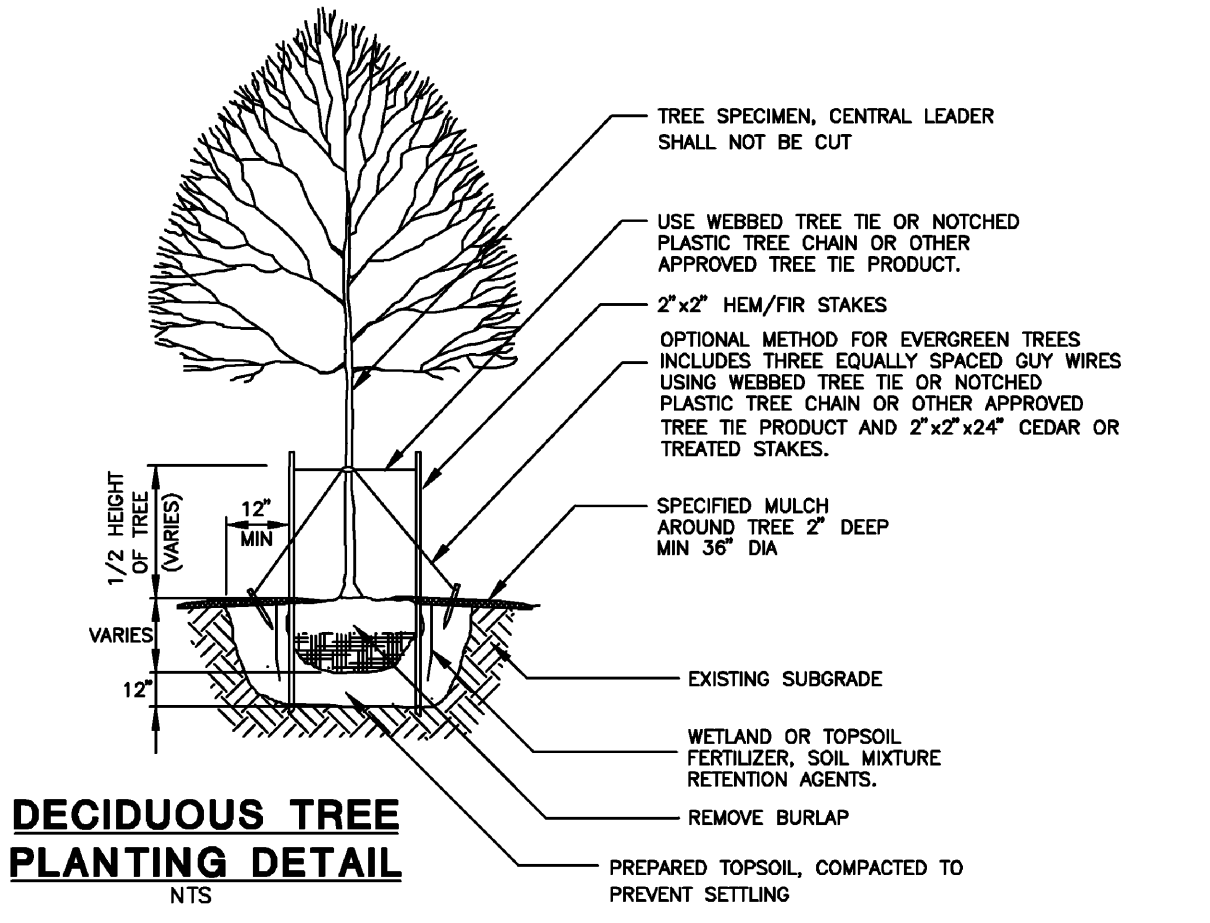
SHRUB PLANTING DETAIL

NTS



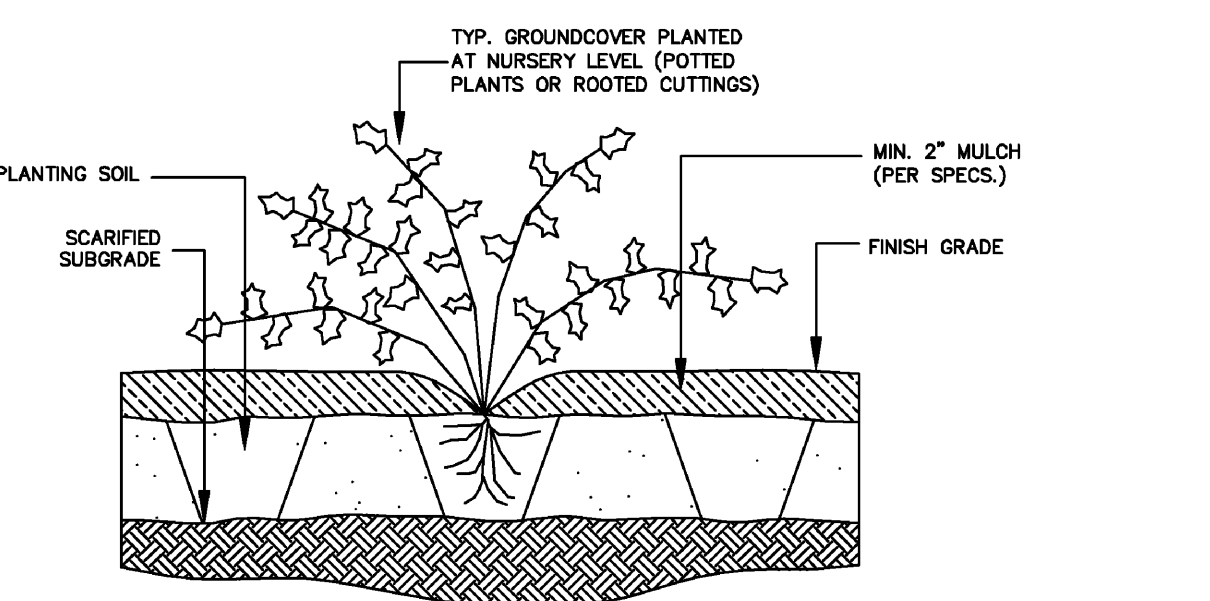
EVERGREEN TREE PLANTING DETAIL

NTS



DECIDUOUS TREE PLANTING DETAIL

NTS



GROUNDCOVER PLANTING DETAIL

NTS

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

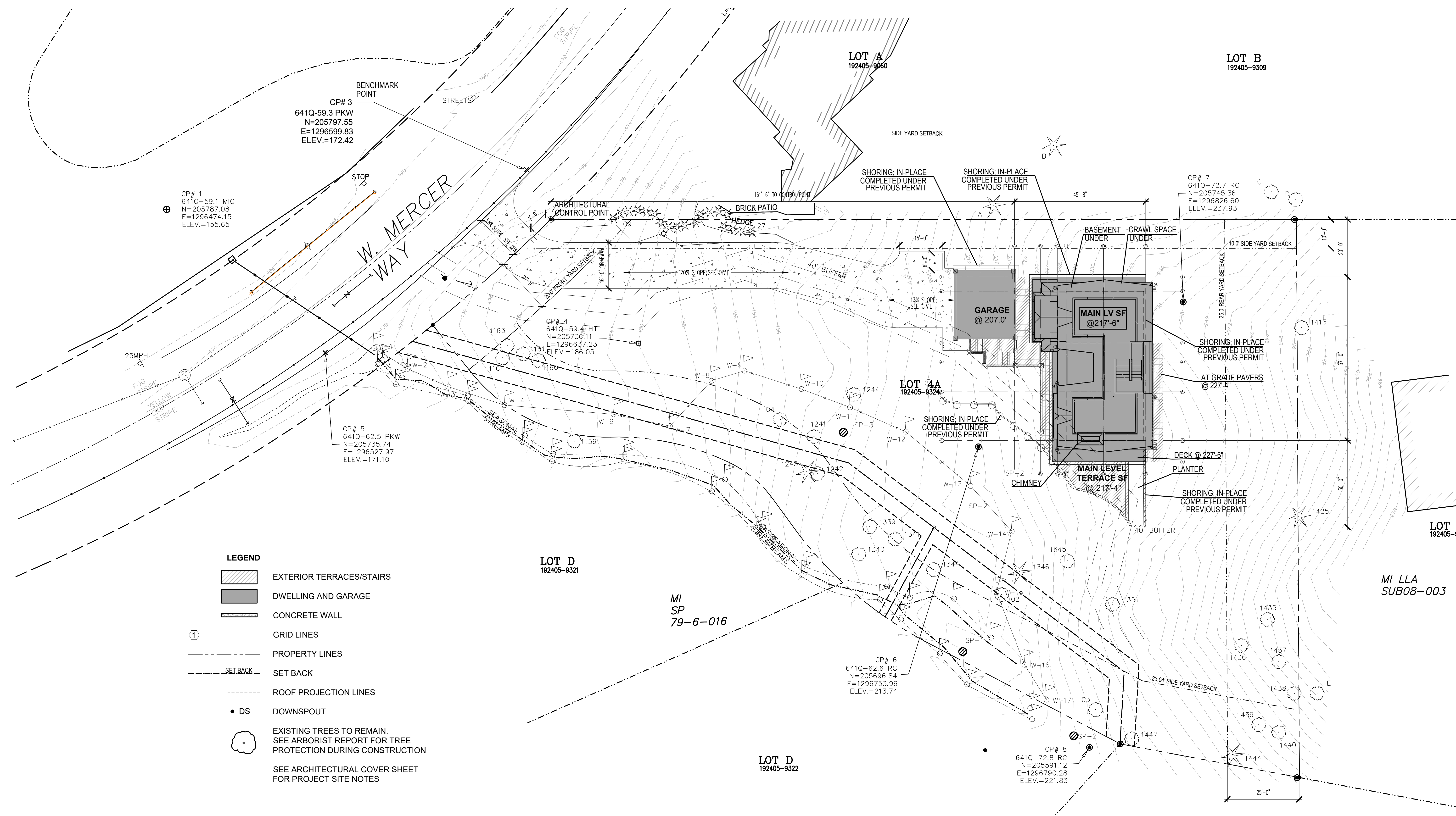
5236 WMW
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

| REV. | DATE: |
|------|-------|
| | |
| | |
| | |
| | |

DATE: 05/25/2024

MITIGATION NOTES AND DETAILS

W3.0



- LEGEND**
- EXTERIOR TERRACES/STAIRS
 - DWELLING AND GARAGE
 - CONCRETE WALL
 - GRID LINES
 - PROPERTY LINES
 - SET BACK
 - ROOF PROJECTION LINES
 - DS DOWNSPOUT
 - EXISTING TREES TO REMAIN. SEE ARBORIST REPORT FOR TREE PROTECTION DURING CONSTRUCTION
 - SEE ARCHITECTURAL COVER SHEET FOR PROJECT SITE NOTES

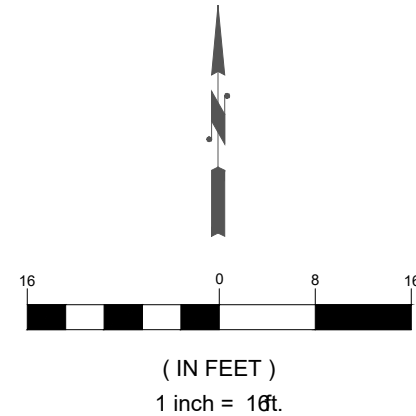
MINIMUM SIDE YARD SETBACK:

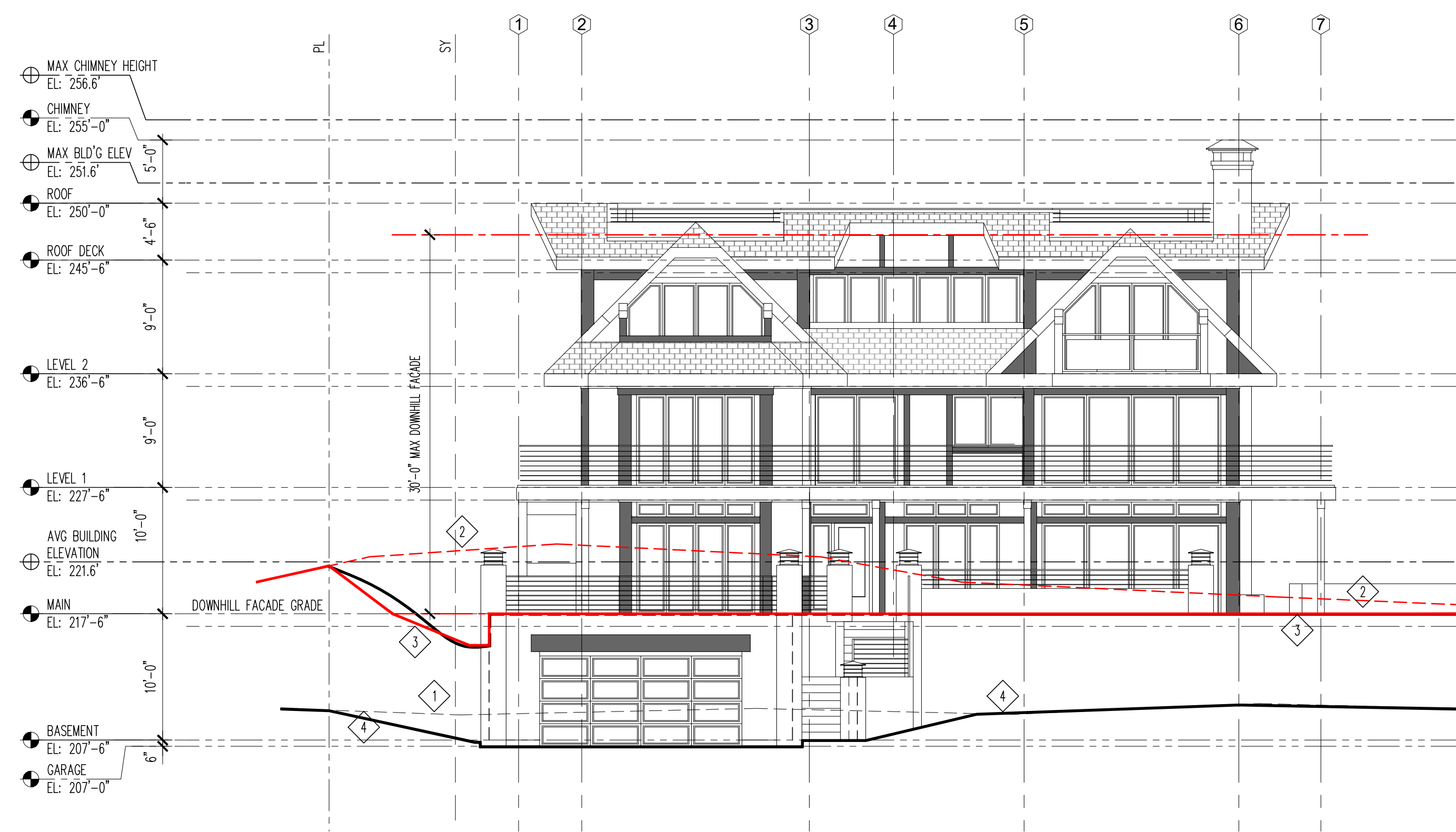
LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH.

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

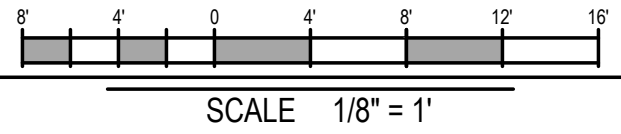
NOTES

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





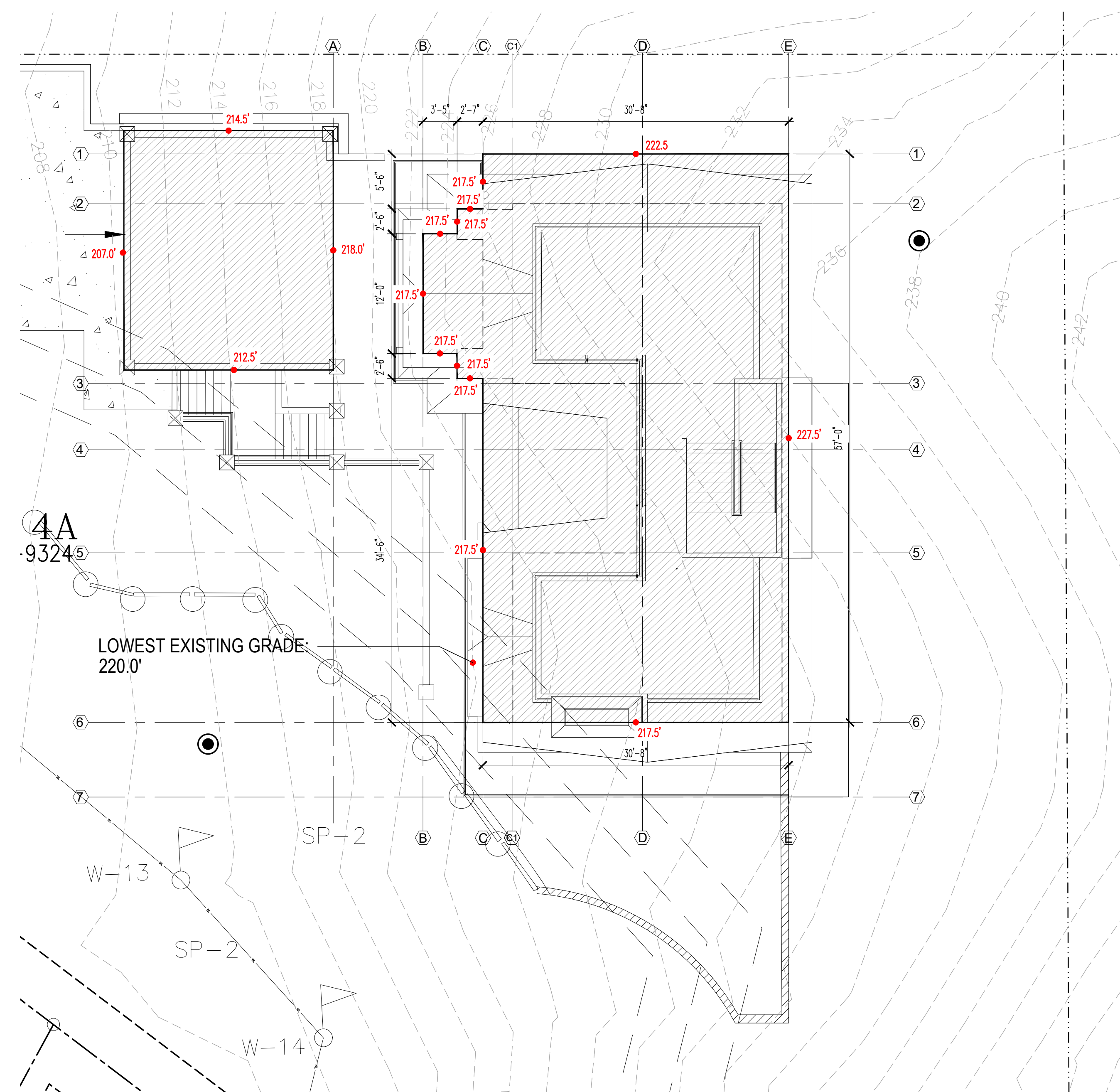
1 DOWNHILL FACADE ELEVATION
BUILDING FOOTPRINT



KEY NOTES:

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

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



ABE CALCULATION
BUILDING FOOTPRINT

AVERAGE BUILDING ELEVATION

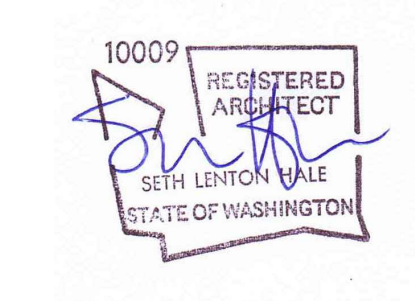
$$\frac{222.5(30.67') + 227.5(57.0') + 217.5(20.67') + 217.5(34.5') + 217.5(2.58') + 217.5(2.5') + 217.5(3.42') + 217.5(12.0') + 217.5(3.42') + 217.5(2.5') + 217.5(2.58') + 217.5(5.5')}{(30.67') + (57.0') + (20.67') + (34.5') + (2.58') + (2.5') + (3.42') + (12.0') + (3.42') + (2.5') + (2.58') + (5.5')} = 221.6'$$

$$\frac{6824.1 + 12967.5 + 4495.7 + 7503.8 + 561.2 + 543.8 + 743.9 + 2610.0 + 743.9 + 543.8 + 561.2 + 1196.3}{177.34'} = 221.6'$$

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



2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
COPYRIGHT © 2023
N5 ARCHITECTURE LLC.
ALL RIGHTS RESERVED.



MERCER ISLAND RESIDENCE
5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

REVISION
PERMIT

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
AVERAGE
BUILDING
ELEVATION

SHEET NUMBER:

A1.0a

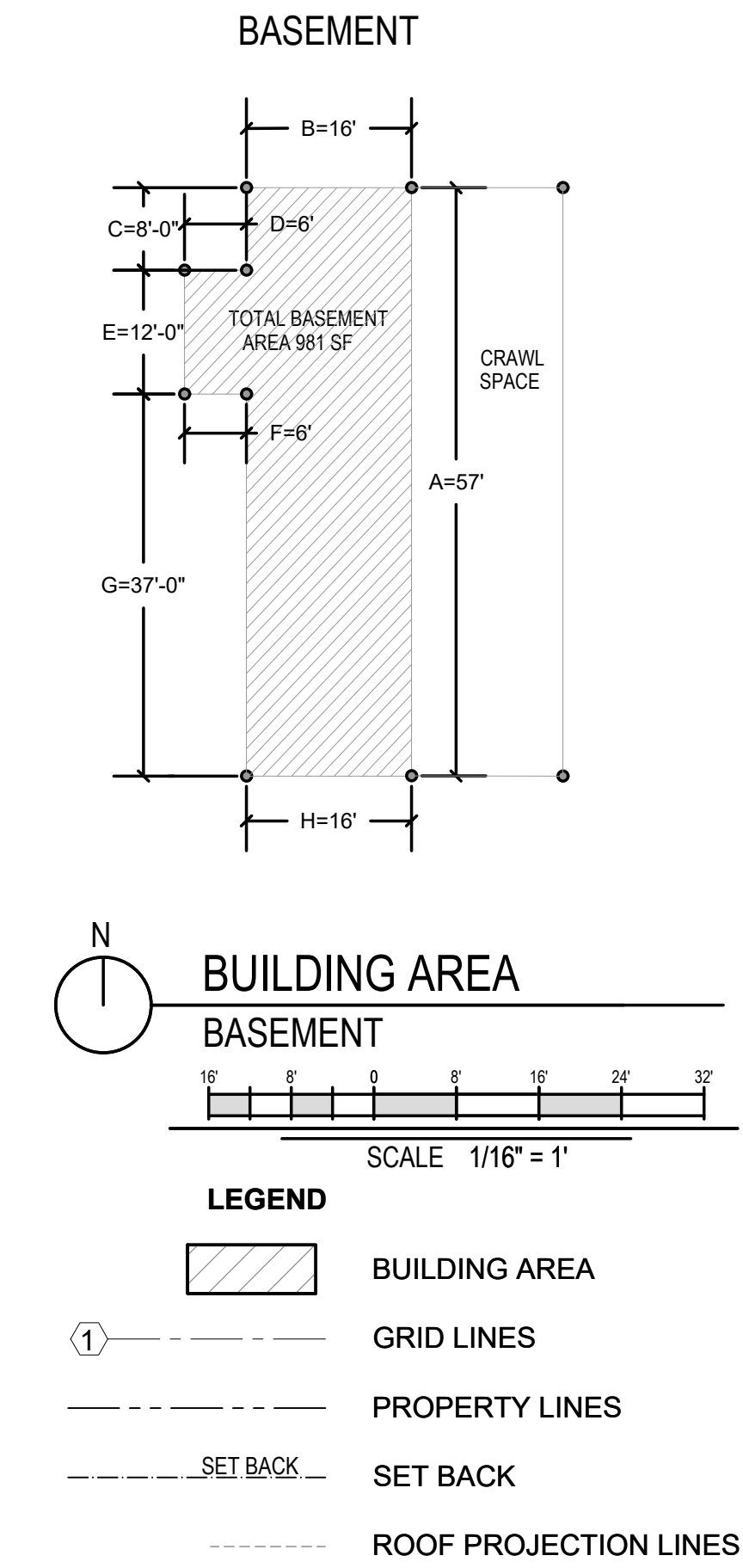
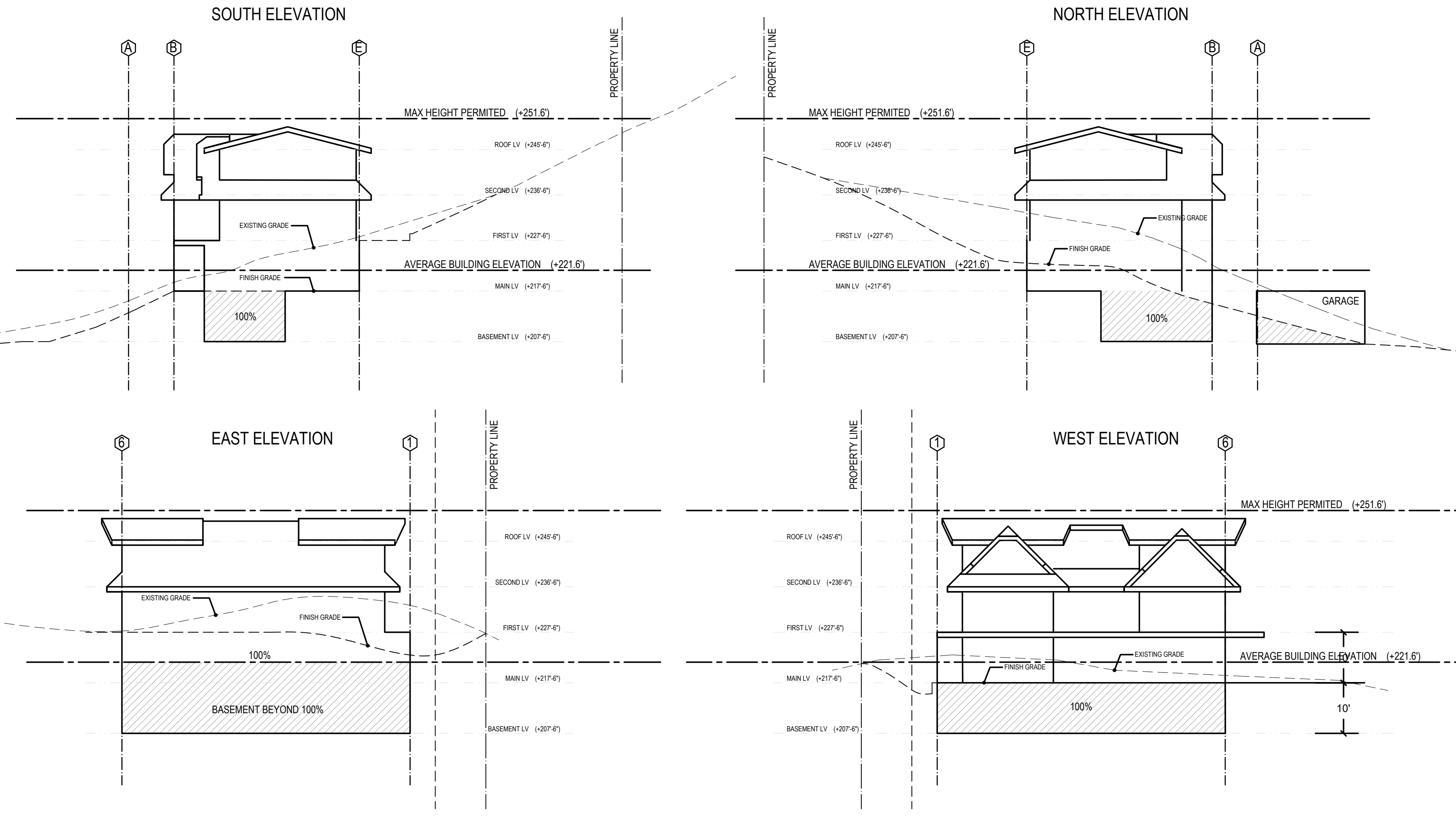
| HARDSCAPE AREA | |
|-----------------------|-----------------|
| FLOOR NAME | FLOOR AREA (SF) |
| UNCOVERED DECKS | 1,111 SF |
| UNCOVERED PATIOS | 607 SF |
| WALKWAYS | 0 SF |
| STAIRS | 108 SF |
| ROCKERIES/ RET. WALLS | 61 SF |
| TOTAL HARDSCAPE | 1,887 SF |
| TOTAL PERCENTAGE | 5.1% |

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

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

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

- SEE SHEET A1.0c FOR LOT COVERAGE CALCULATION

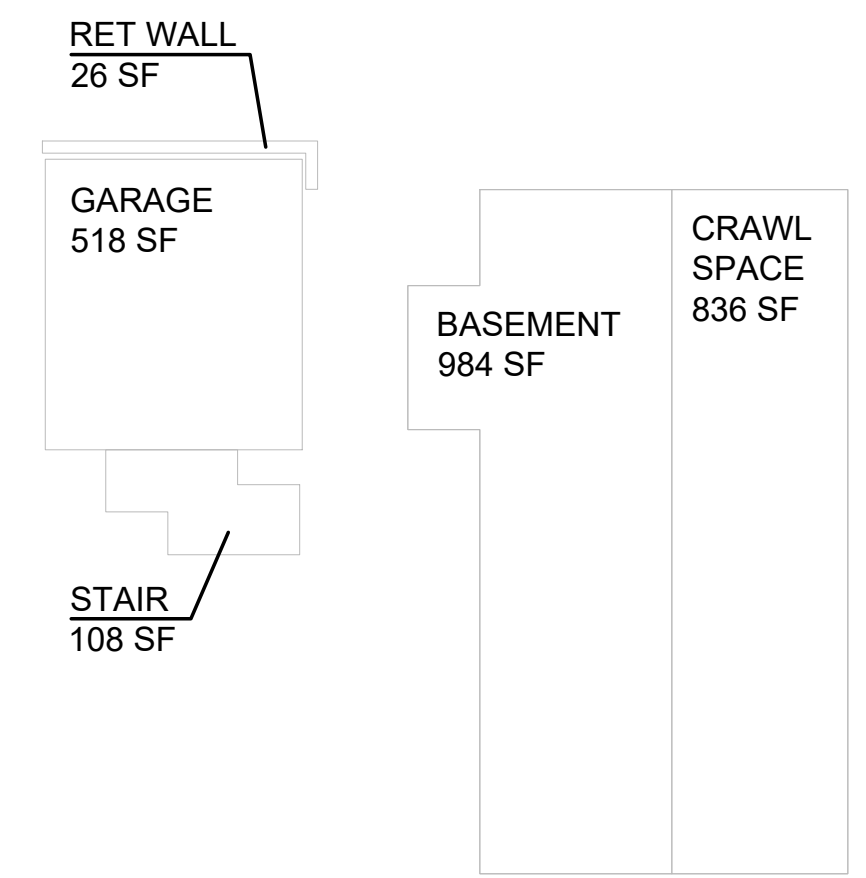


| ALLOWABLE GROSS FLOOR AREA | |
|-------------------------------|-----------|
| GROSS LOT AREA | 37,350 SF |
| 12,000 SF OR 40% OF LOT AREA: | |
| ALLOWED GROSS FLOOR AREA | 12,000 SF |
| PROPOSED GROSS FLOOR AREA | 6,152 SF |
| PROPOSED % OF LOT AREA | 16% |

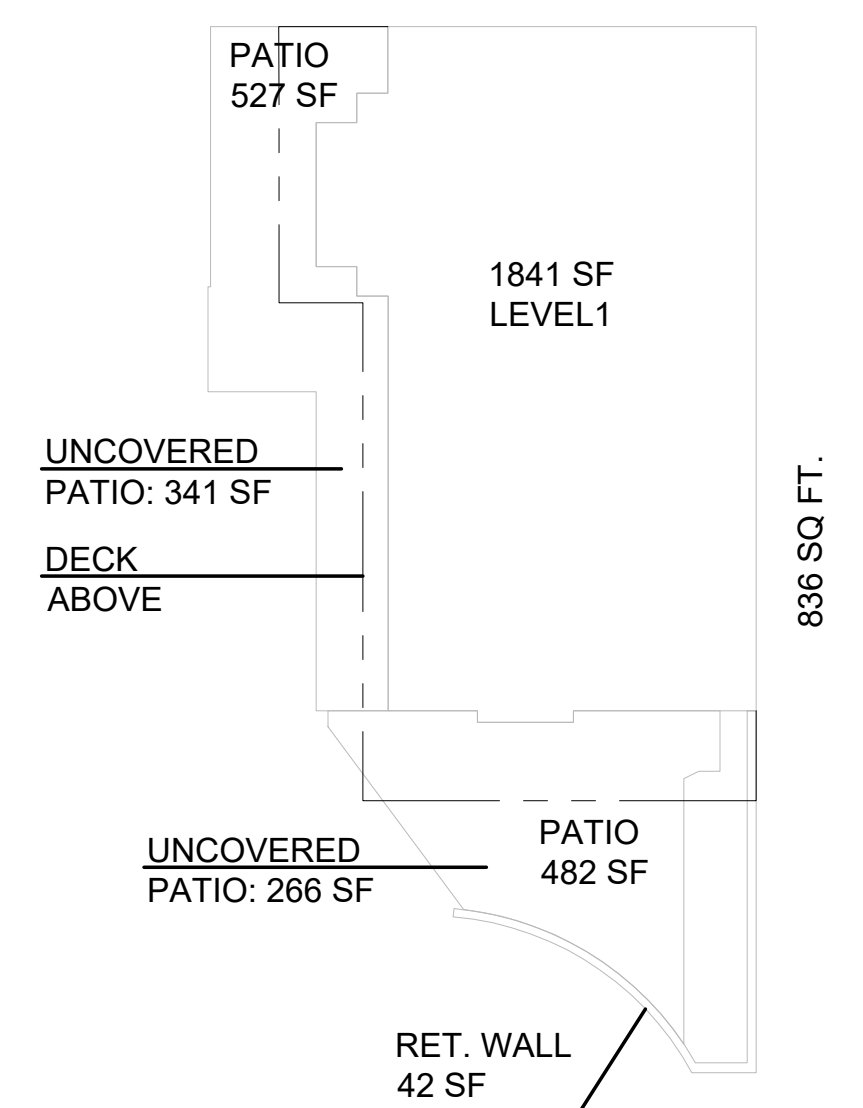
BASEMENT GROSS FLOOR AREA CALCULATION

$$984 \text{ SF} \times \frac{[(57' \times 100\%) + (16' \times 100\%) + (8' \times 100\%) + (6' \times 100\%) + (12' \times 100\%) + (6' \times 100\%) + (37' \times 100\%) + (16' \times 100\%)]}{(57' + 16' + 8' + 9' + 6' + 12' + 6' + 37' + 16')} =$$

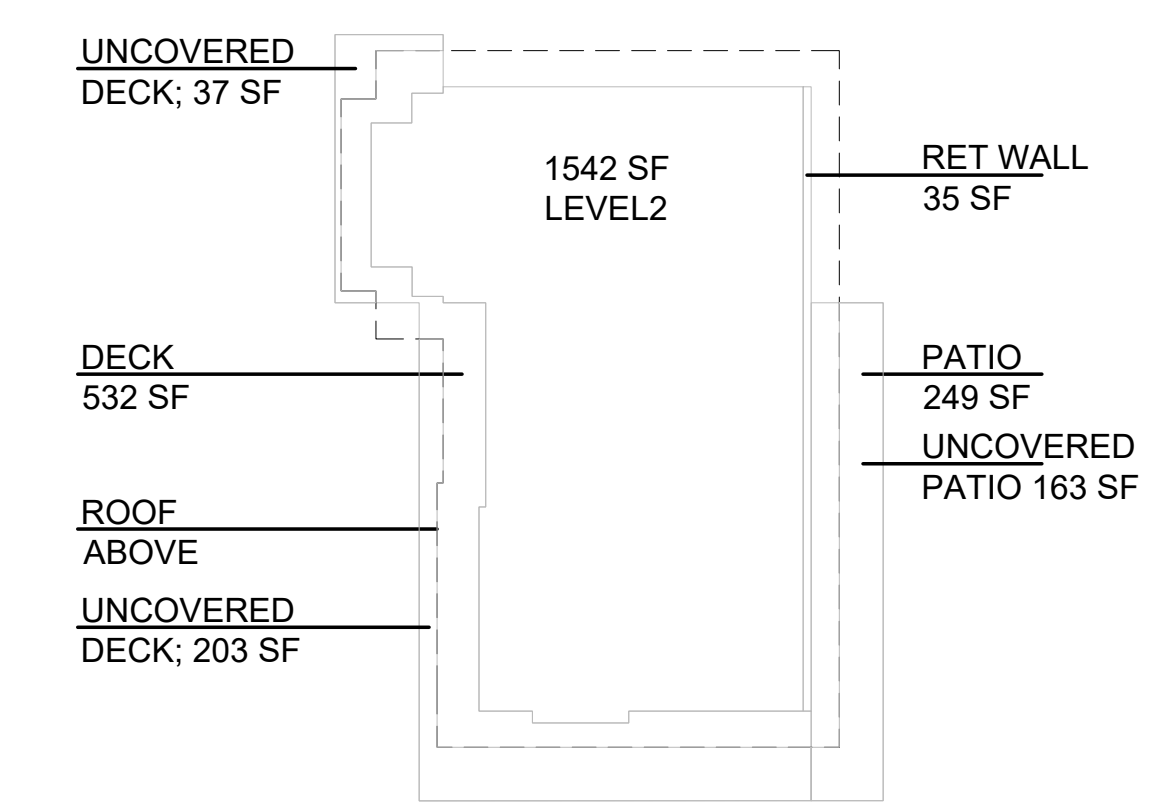
984 SF x 100% = 984 SF BASEMENT PORTION EXCLUDED FROM GROSS AREA
- GROSS BASEMENT AREA = 0 SF



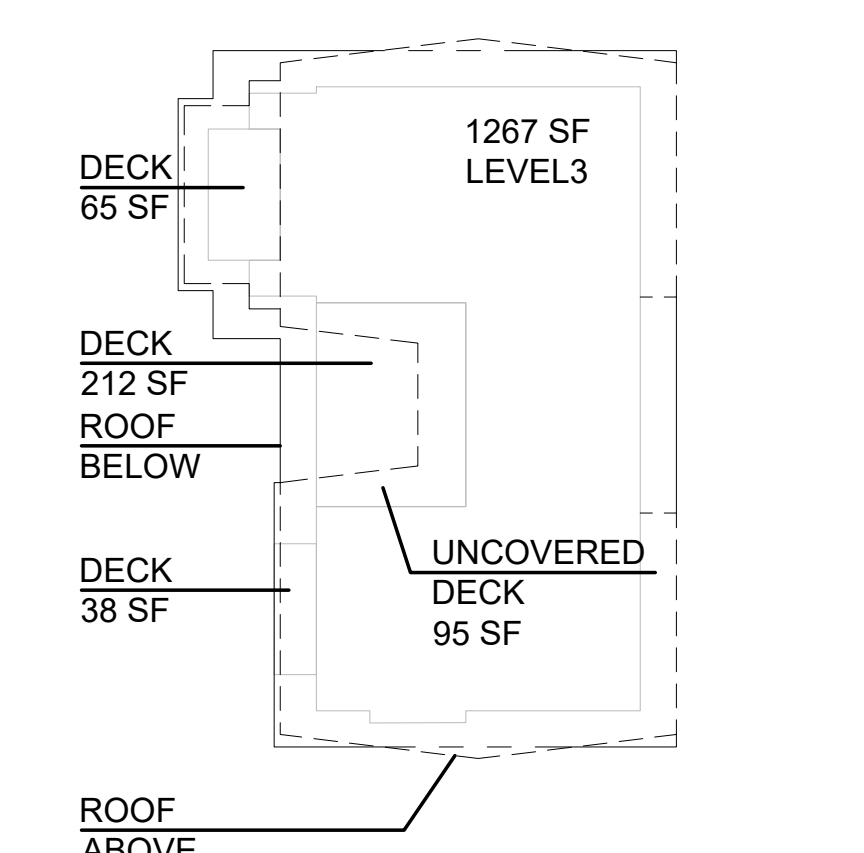
GROSS AREA
BASEMENT/GARAGE SCALE 1/16" = 1'



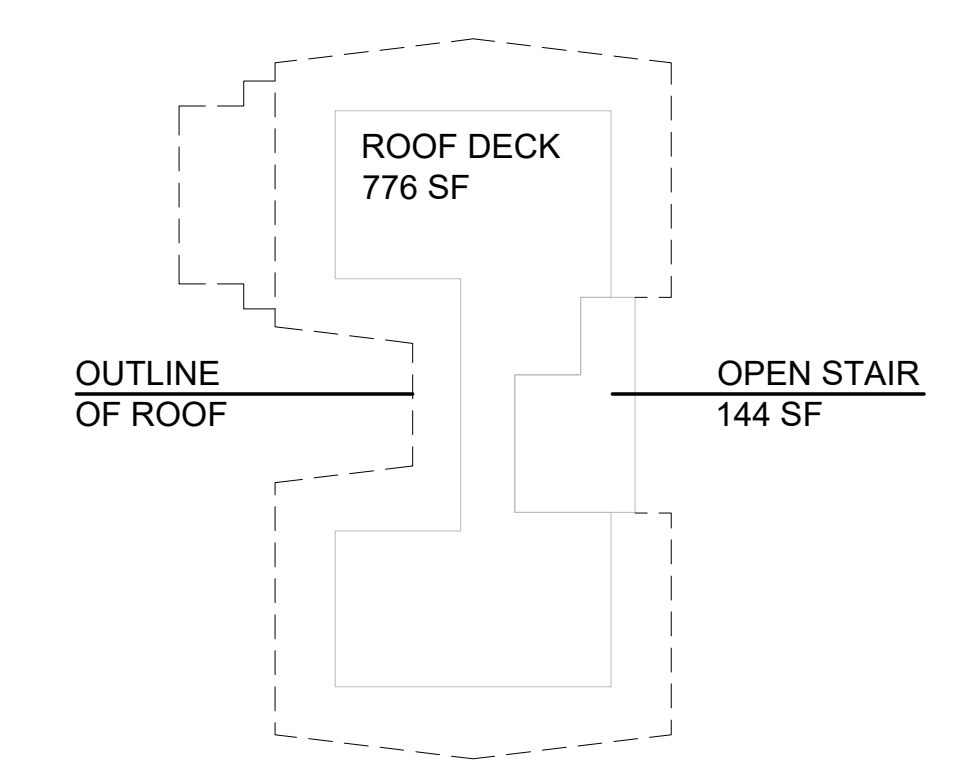
GROSS AREA
LEVEL1 SCALE 1/16" = 1'



GROSS AREA
LEVEL2 SCALE 1/16" = 1'



GROSS AREA
LEVEL3 SCALE 1/16" = 1'



GROSS AREA
ROOF SCALE 1/16" = 1'



2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
COPYRIGHT © 2023
N5 ARCHITECTURE LLC.
ALL RIGHTS RESERVED.



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION
PERMIT

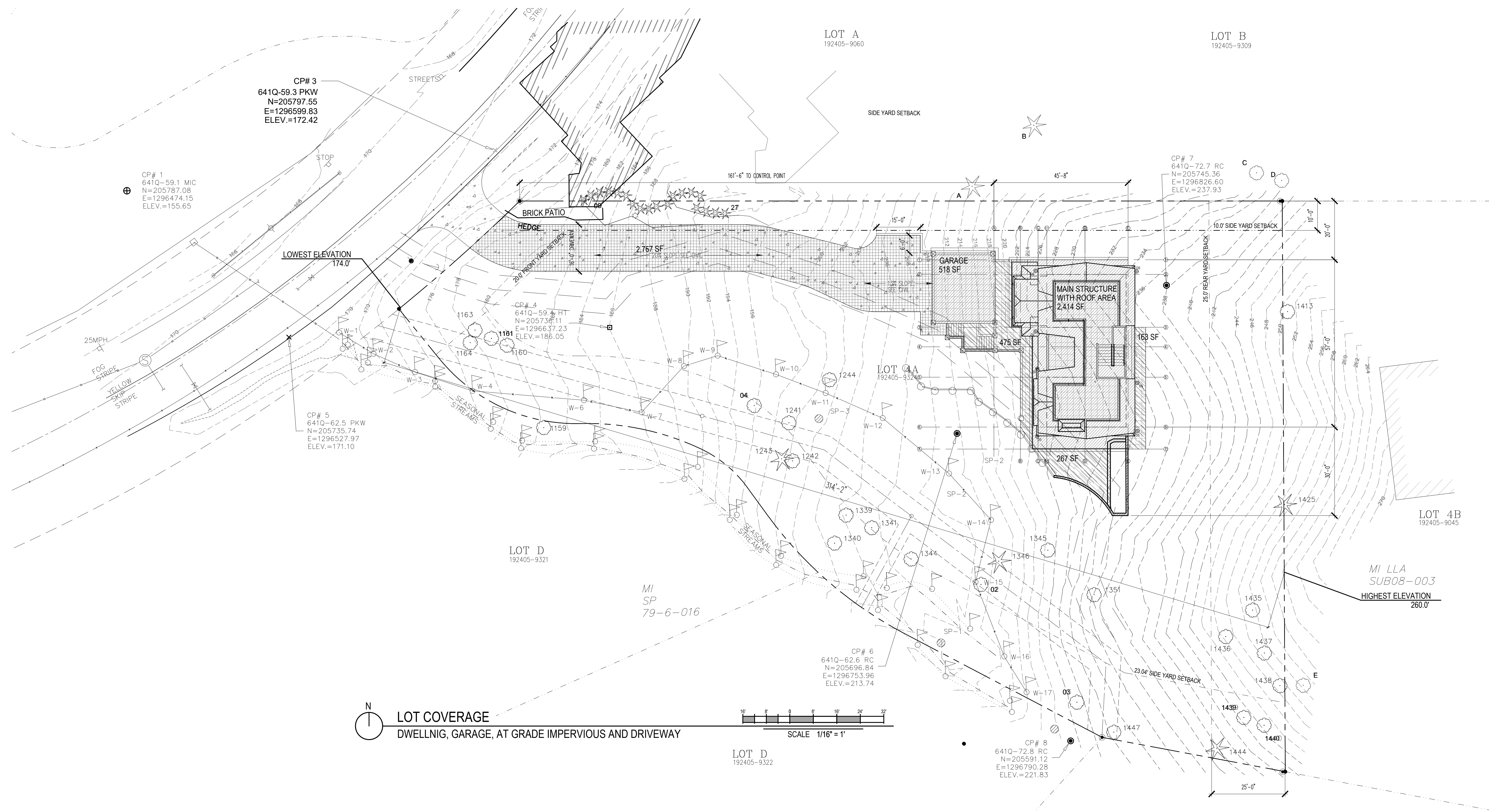
SDCI STAMP:

PROJECT TEAM:
SETH HALE

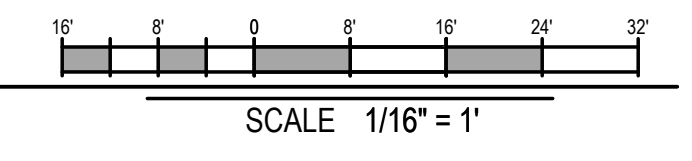
PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
LOT COVERAGE

SHEET NUMBER:



LOT COVERAGE
DWELLING, GARAGE, AT GRADE IMPERVIOUS AND DRIVEWAY

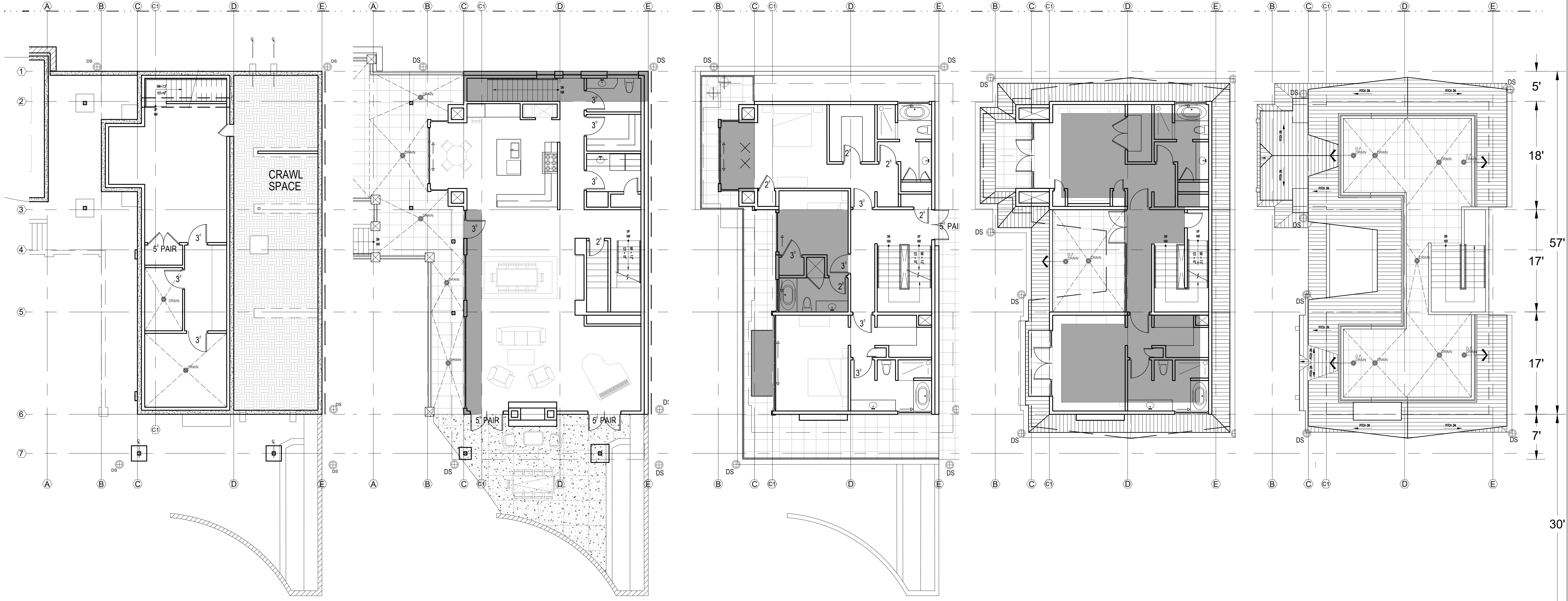
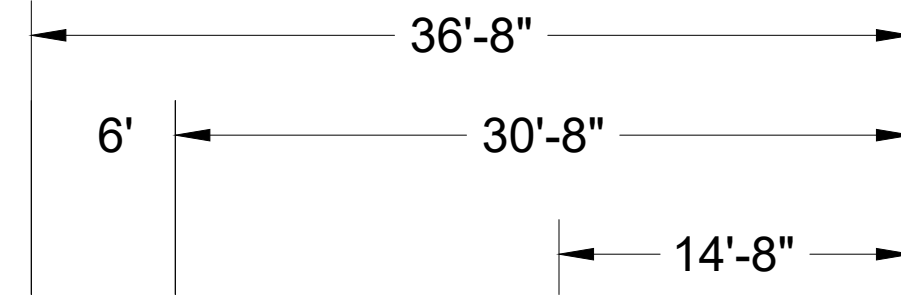
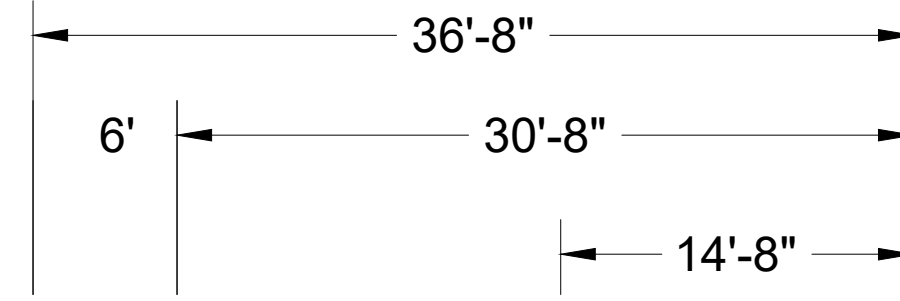
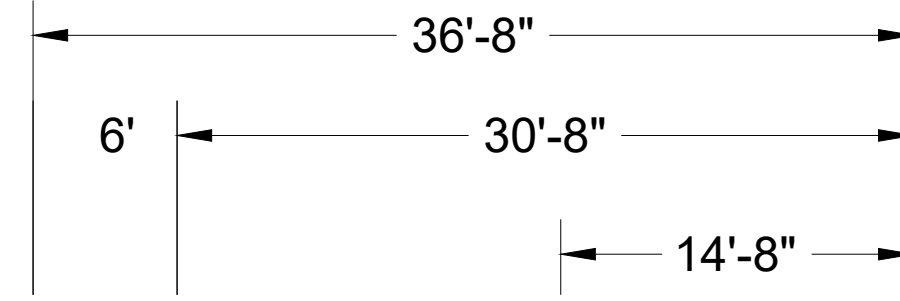
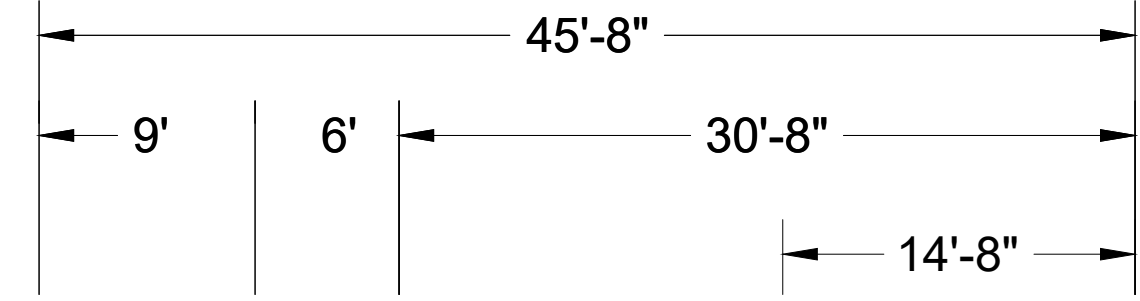
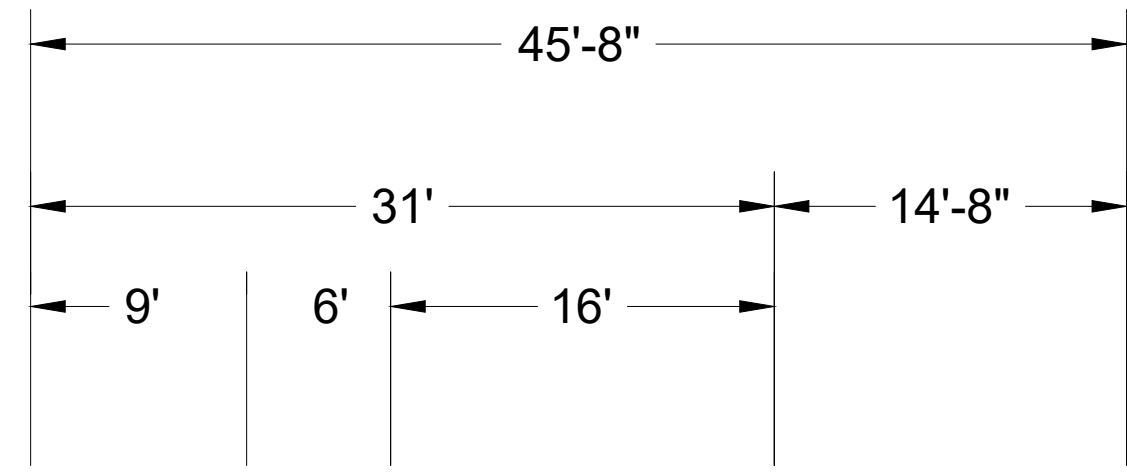
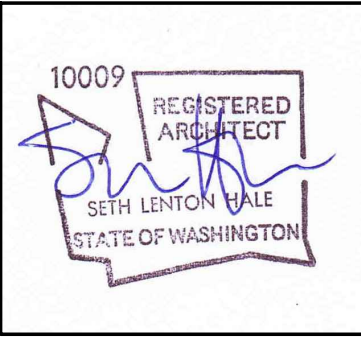


| LOT SLOPE | |
|---|-------------|
| HIGHEST ELEVATION POINT OF LOT | 260 FEET |
| LOWEST ELEVATION POINT OF LOT | 174 FEET |
| ELEVATION DIFFERENCE | 86 FEET |
| HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS | 314.17 FEET |
| LOT SLOPE | 27.4 % |

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

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

A1.0c



1 BASEMENT LEVEL
UNDER GROUND BELOW EXISTING GRADE

2 LEVEL1

3 LEVEL2

4 LEVEL3

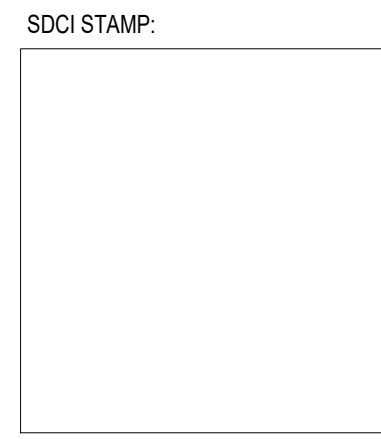
5 ROOF

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION
PERMIT

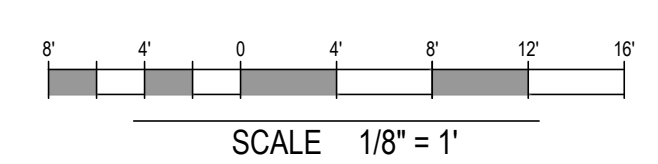


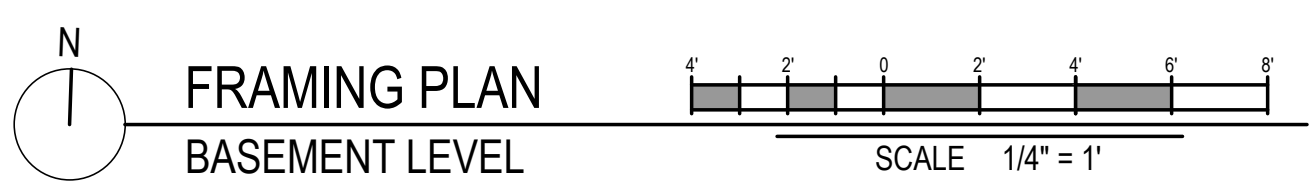
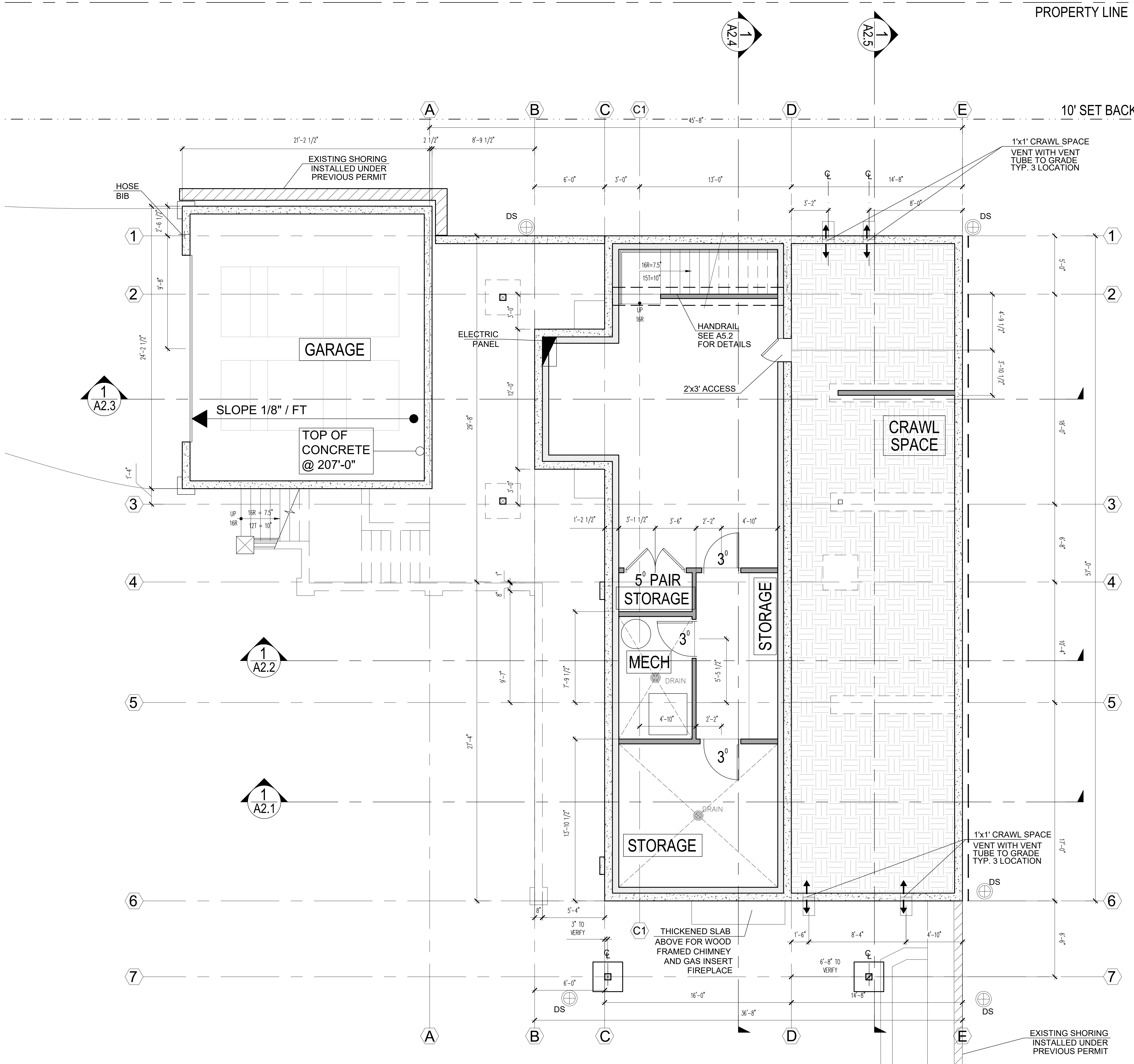
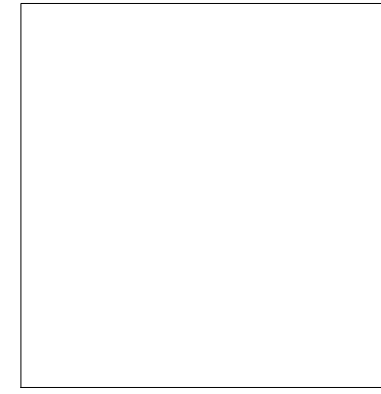
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
FLOORPLAN
KEY PLANS

SHEET NUMBER:





FLOOR AREA 984 SF

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

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

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



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SOCJ PERMIT#: XXX

DATE
12/12/2024

MARK REVISION PERMIT

SOCJ STAMP:



PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
MAIN FLOOR PLAN

SHEET NUMBER:

N
FRAMING PLAN
MAIN LEVEL
SCALE 1/4" = 1'

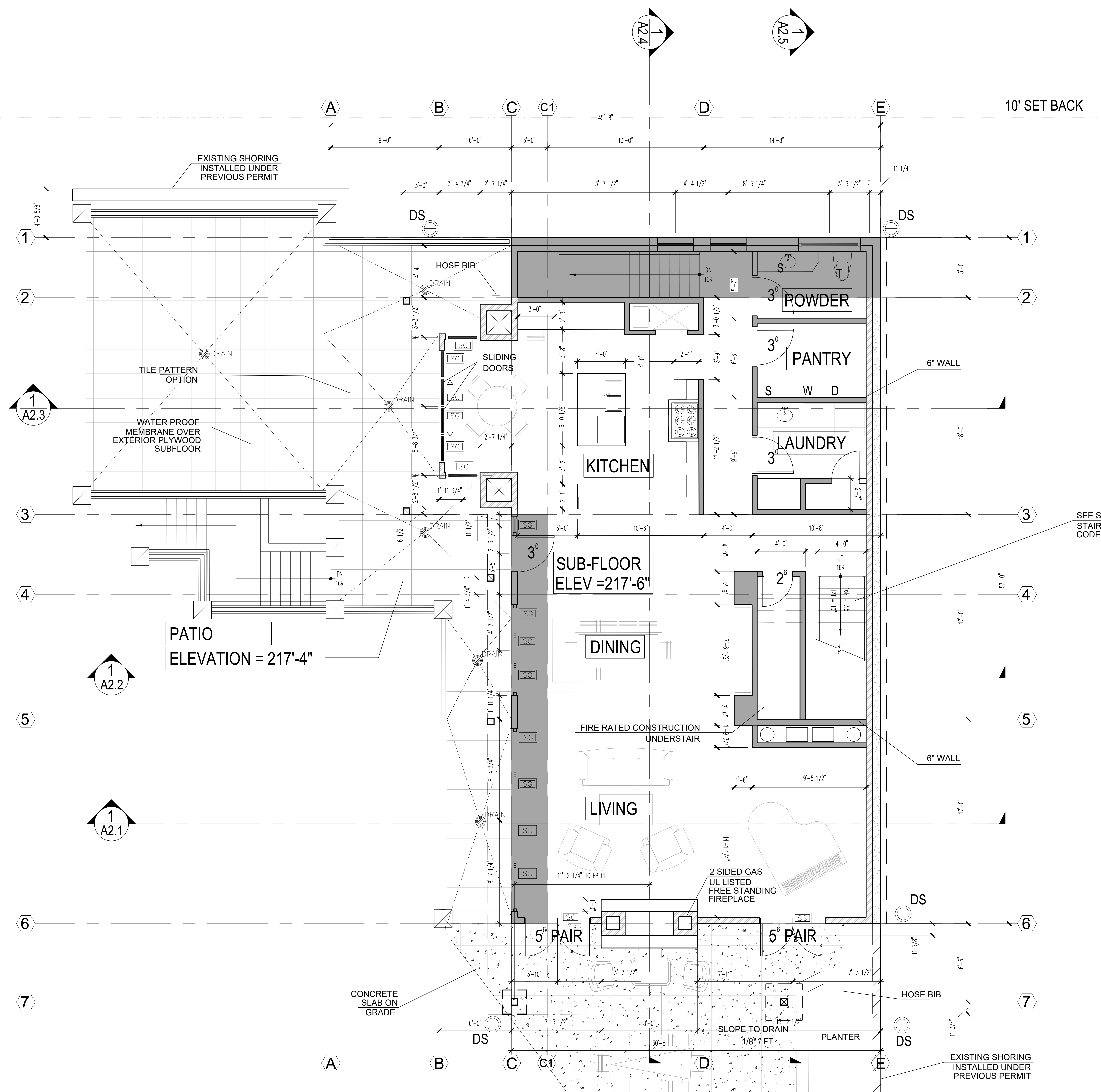
FLOOR AREA 1,820 SF

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

SEE SHEET A5.2 FOR STAIR & RAILING CODE REQUIREMENTS

LEGEND

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





MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION PERMIT

SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
FIRST FLOOR PLAN

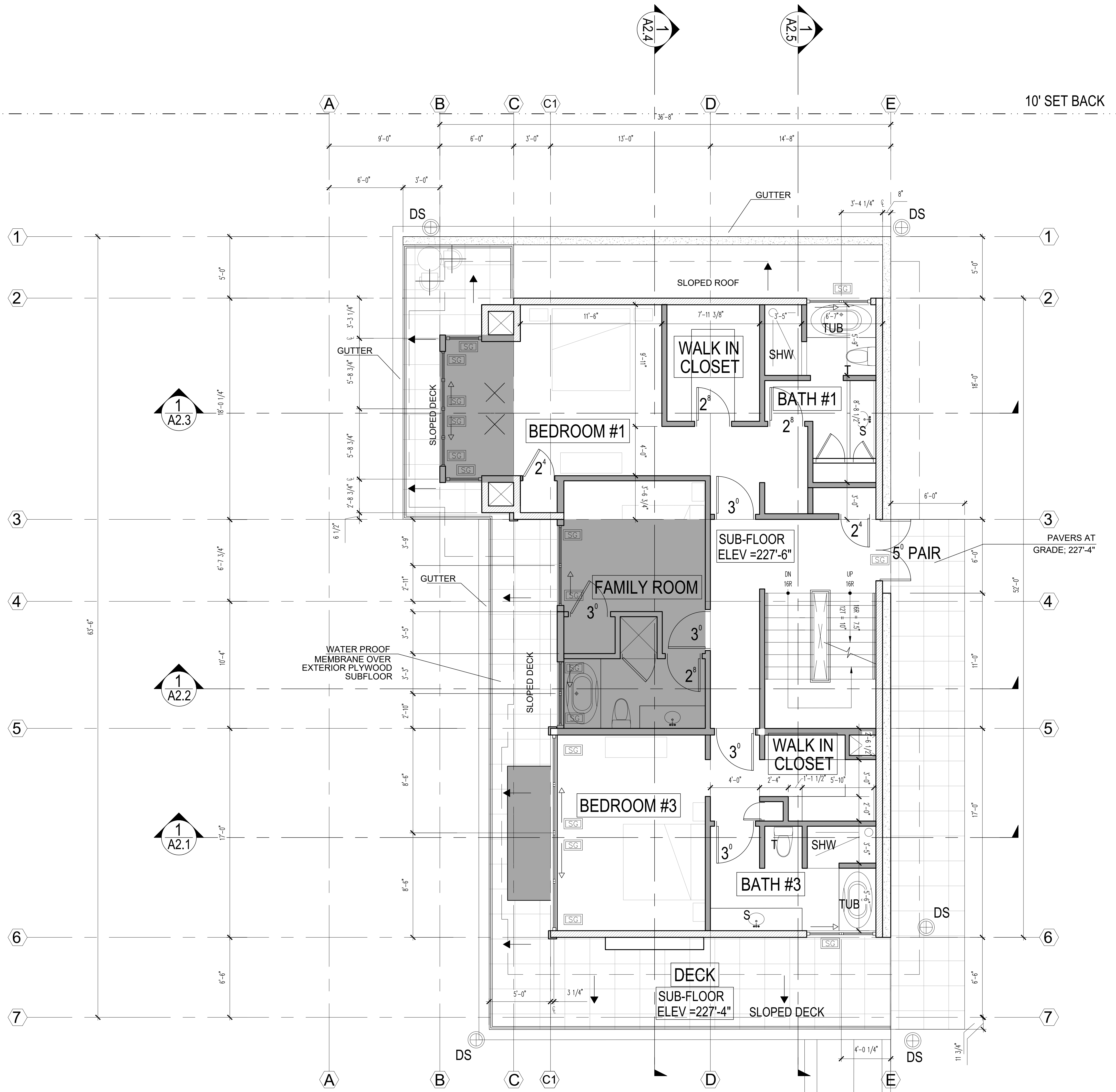
SHEET NUMBER:

N
FRAMING PLAN
FIRST LEVEL
SCALE 1/4" = 1'

FLOOR AREA 1,533 SF

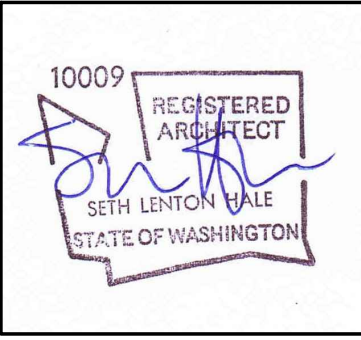
NOTES:

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



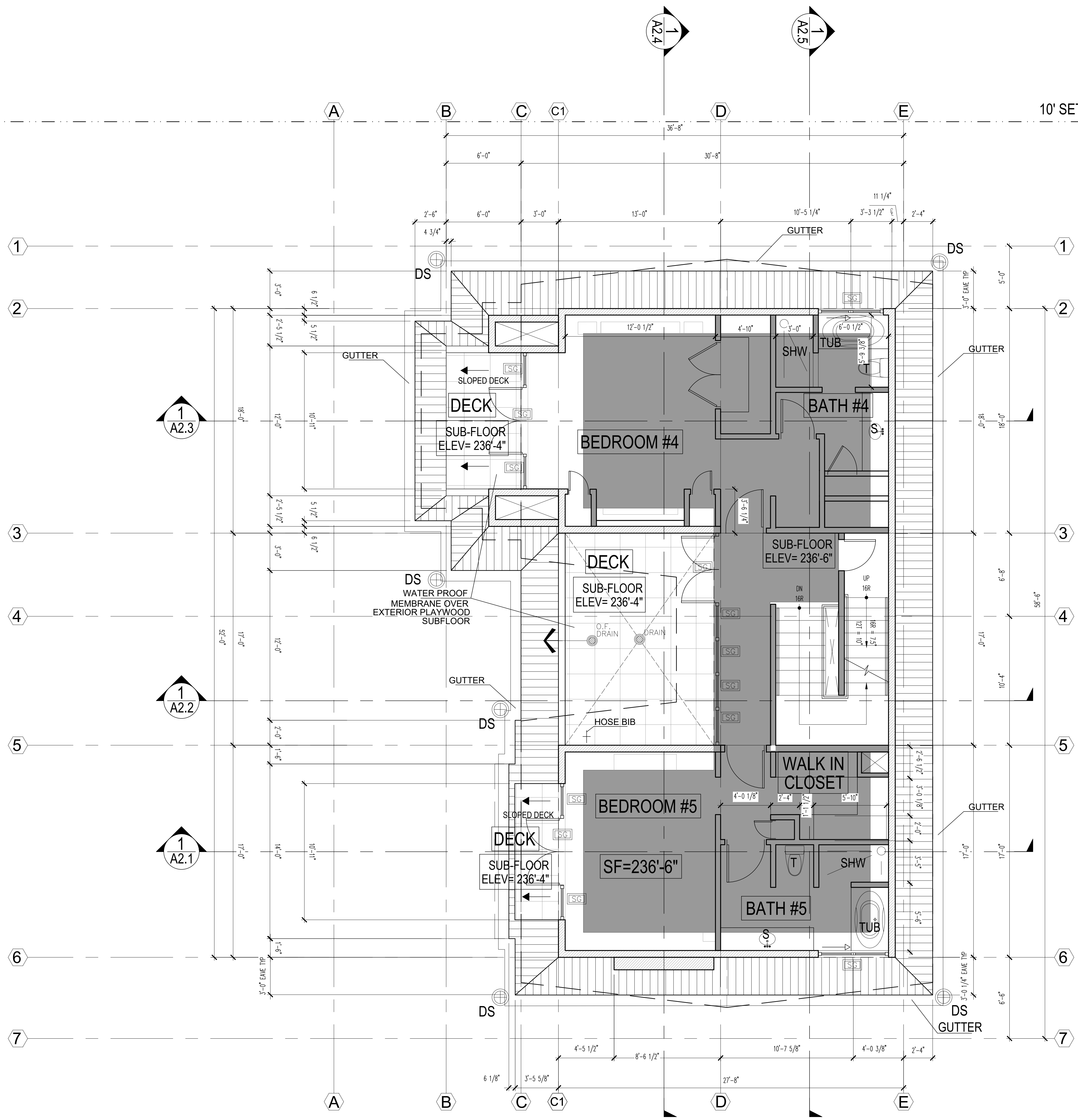
LEGEND

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



FLOOR AREA 1,228 SF

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



LEGEND

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

MERCER ISLAND RESIDENCE
5236 W MERCER WAY
MERCER ISLAND, WA 98125
SOCJ PERMIT#: XXX

DATE 12/12/2024

MARK REVISION PERMIT

SOCI STAMP:

PROJECT TEAM: SETH HALE

PROJECT NUMBER: 2023.014

SHEET TITLE: SECOND FLOOR PLAN

SHEET NUMBER:



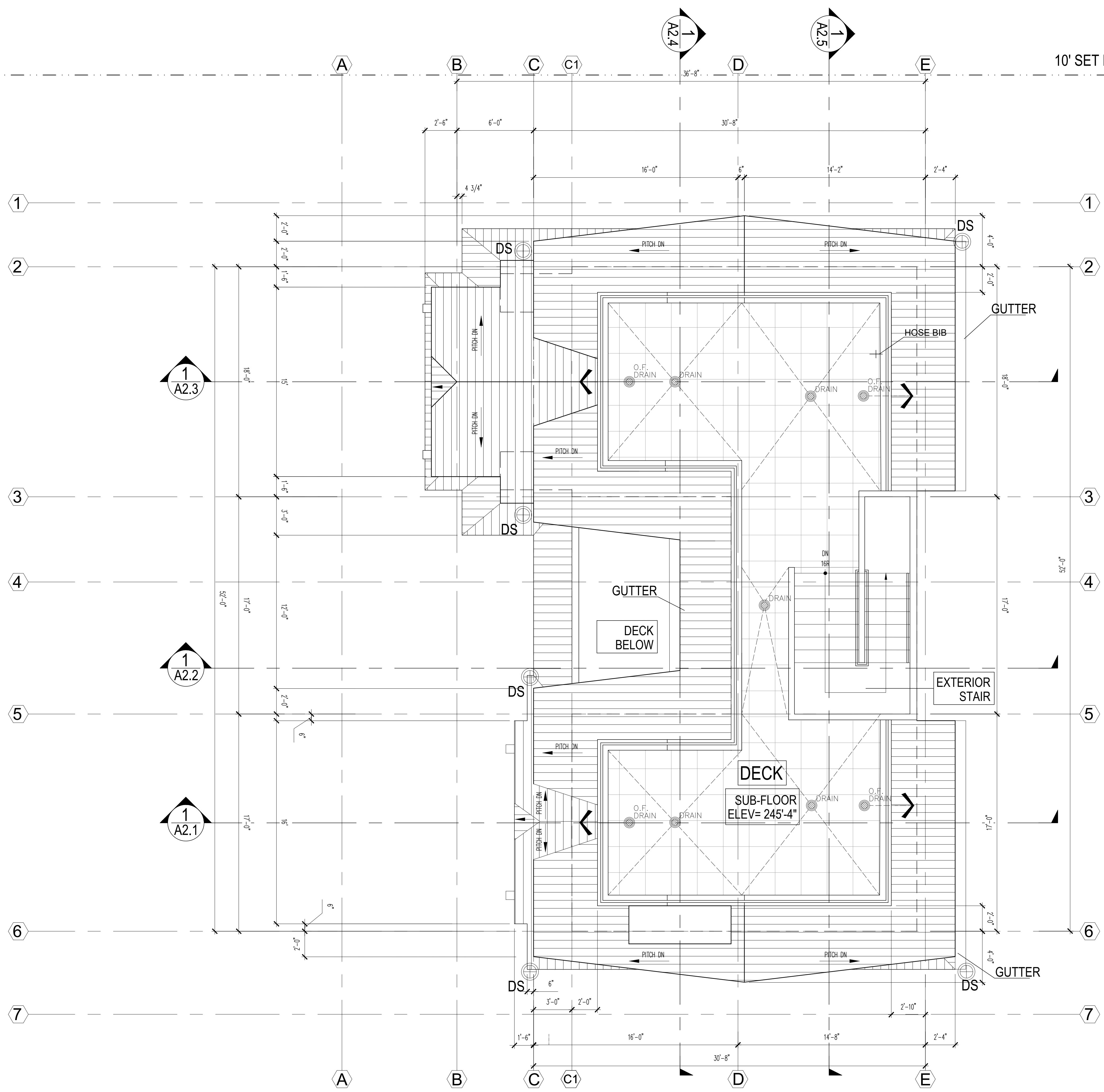
N
FRAMING PLAN
ROOF LEVEL
SCALE 1/4" = 1'

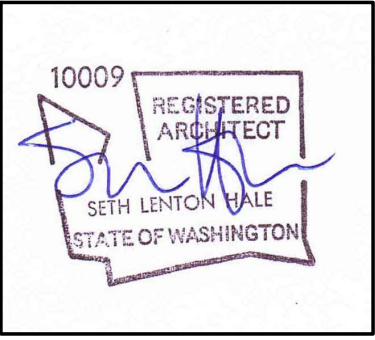
ROOF DECK 773 SF

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

LEGEND

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





MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION
PERMIT

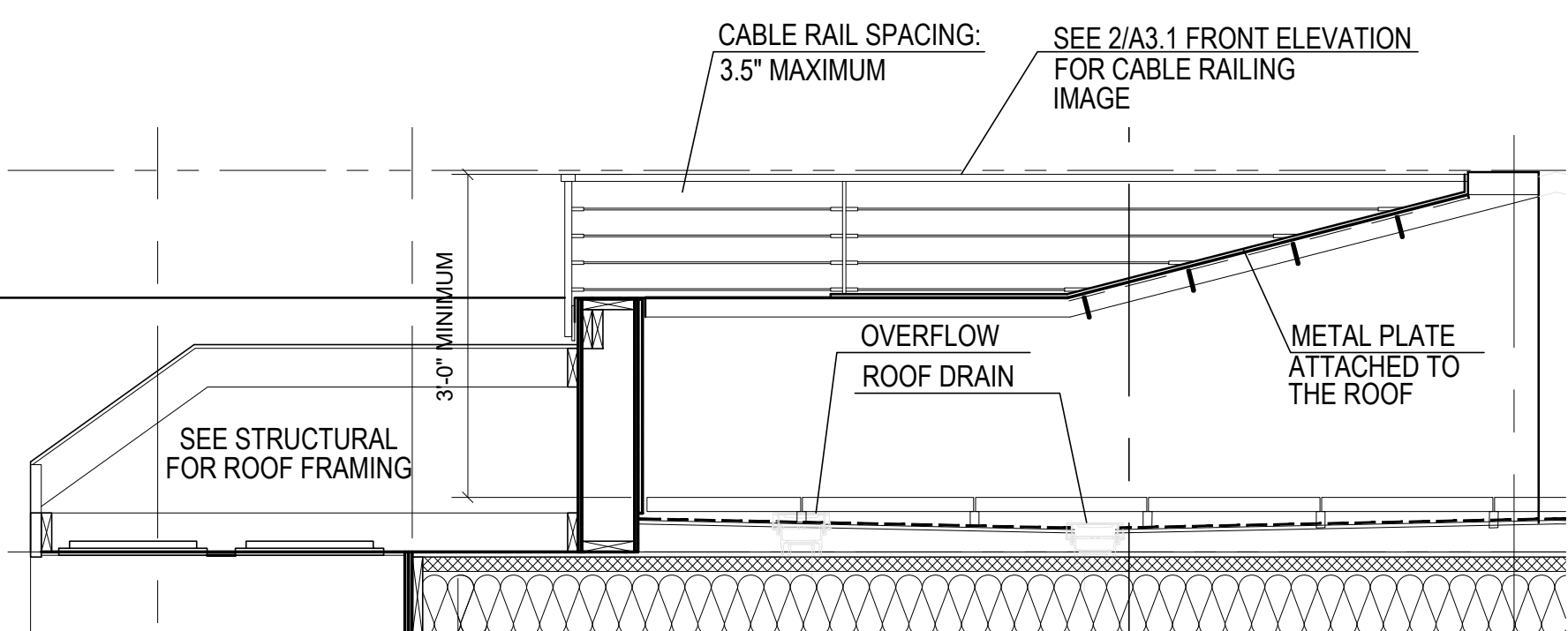
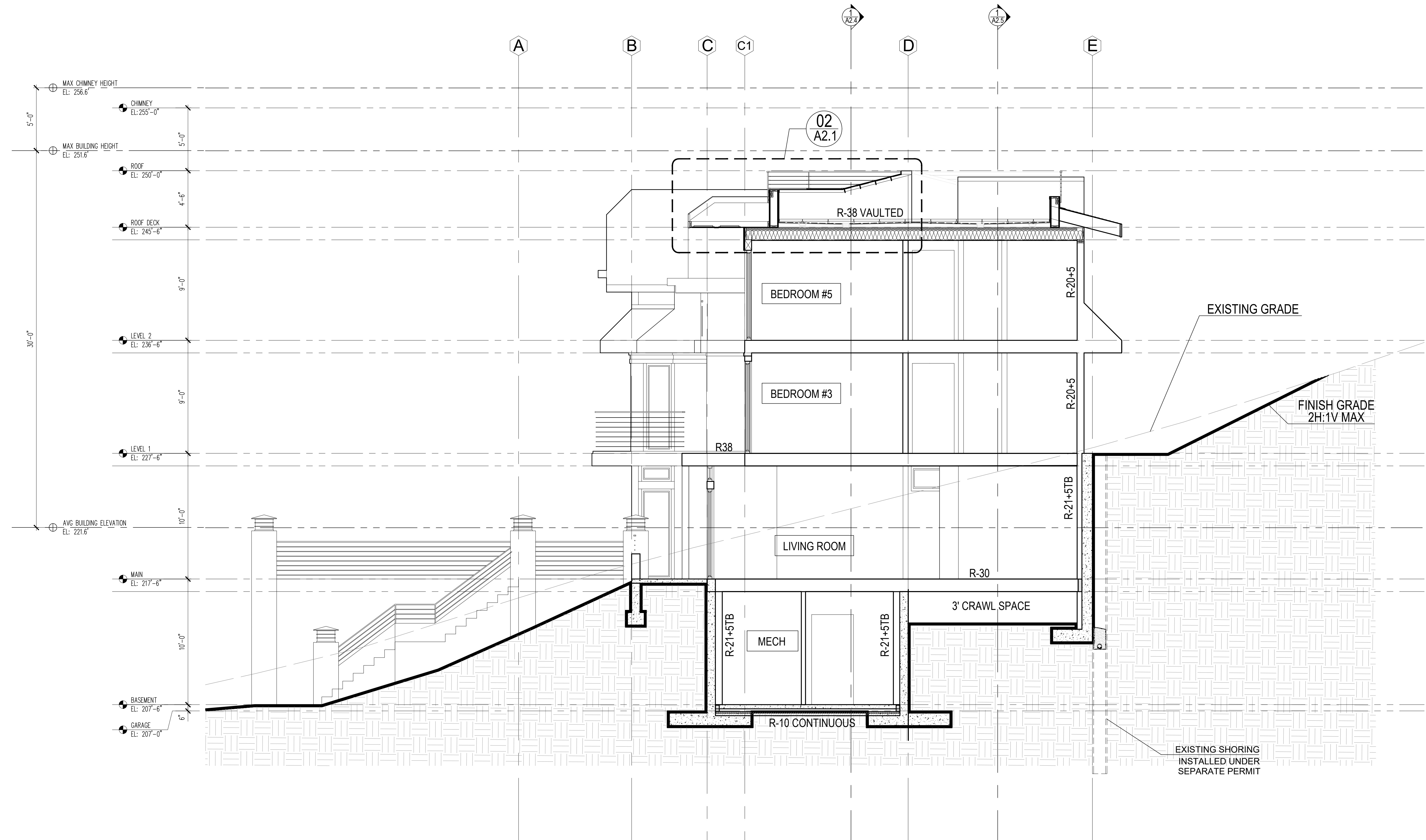
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
ARCHITECTURAL
SOUTH SECTION

SHEET NUMBER:

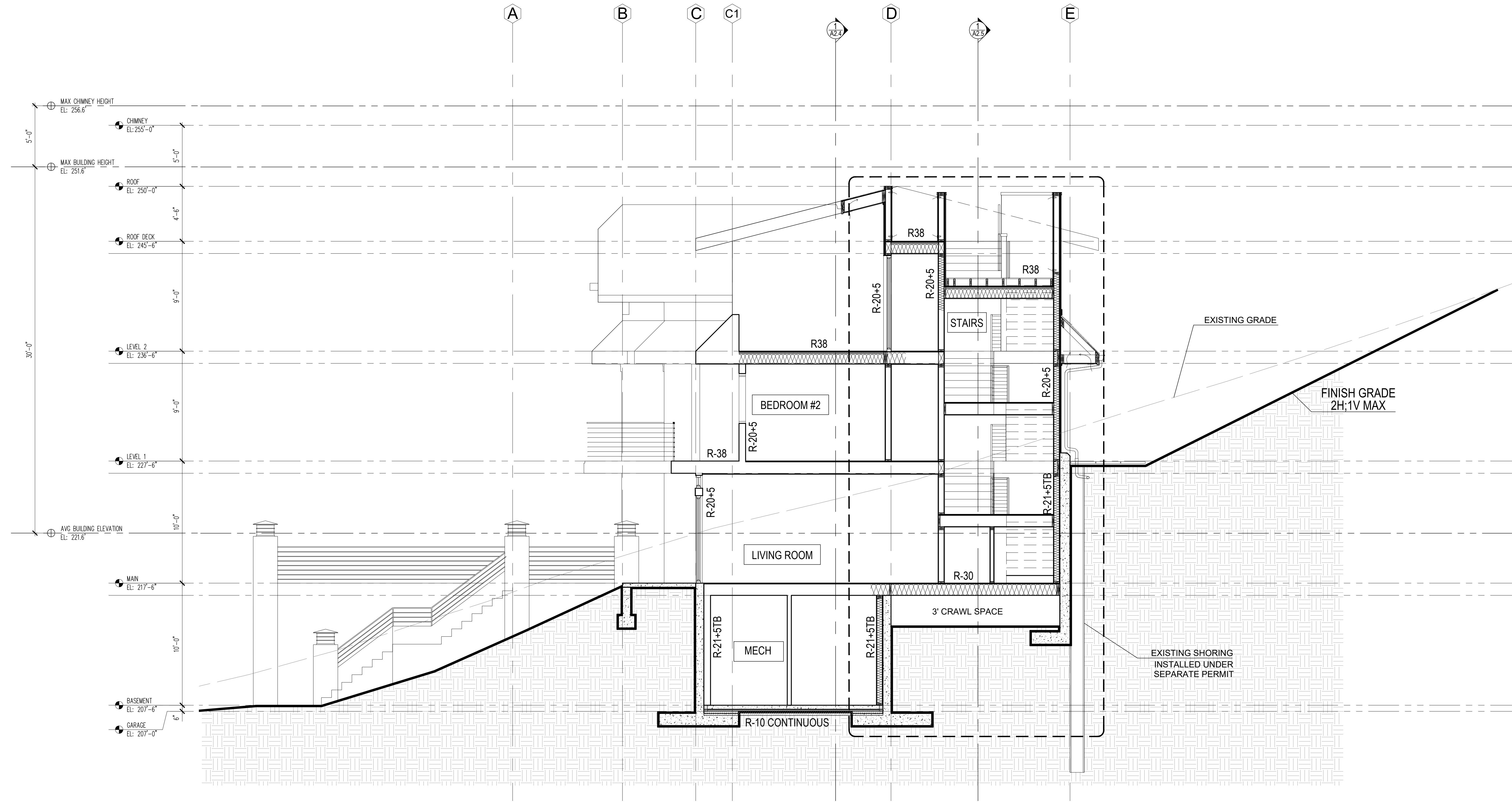
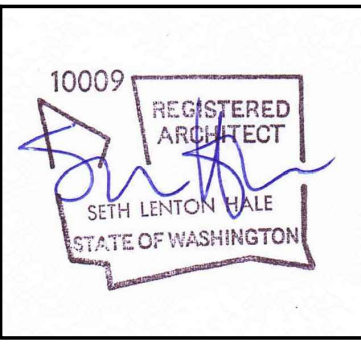


2 ROOF DETAIL
TYPICAL
SCALE 1/2" = 1'

1 SECTION
SCALE 1/4" = 1'

NOTES:

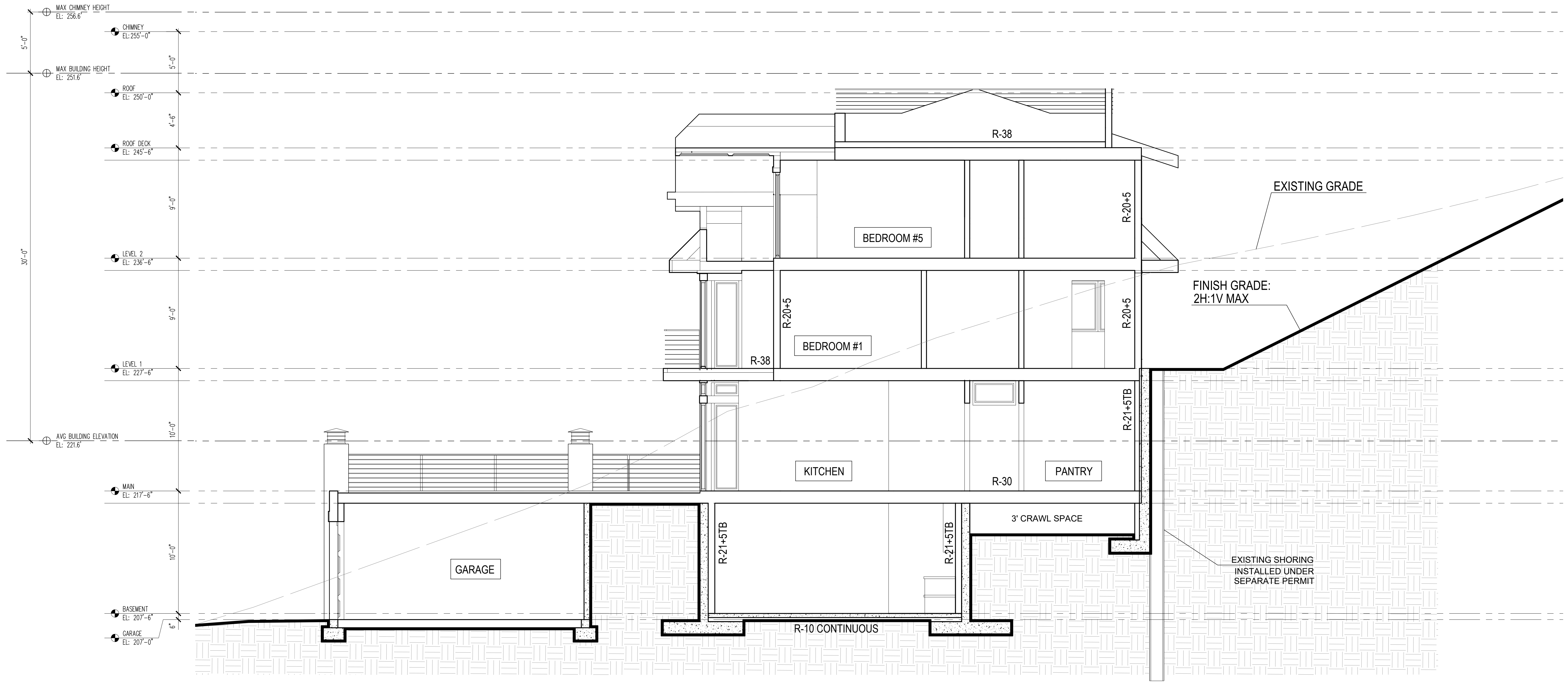
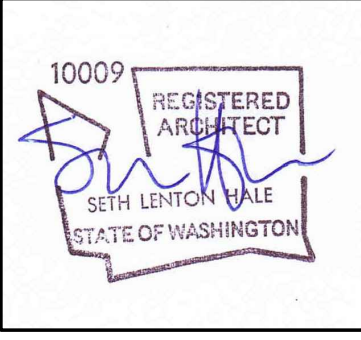
- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
- SEE A2.5 FOR STAIR DETAILS
- SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS



1 SECTION
SCALE 1/4" = 1'

NOTES:

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



1 SECTION
SCALE 1/4" = 1'

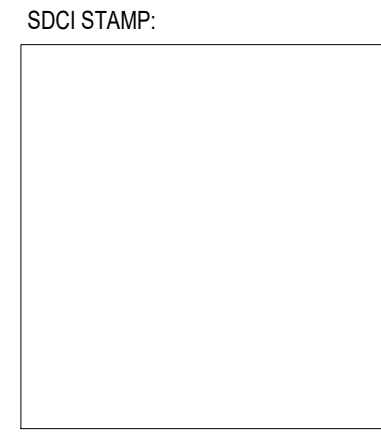
- NOTES:**
- ALL ROOF EAVES & UNDERSIDE OF ENCLOSED DECKS TO HAVE CONTINUOUS SCREENED VENTING
 - SEE A2.5 FOR STAIR DETAILS
 - SEE A2.6 FOR ENLARGED WALL SECTION SHOWING LOCATIONS FOR INSULATION VALUES & TYPICAL VENTING LOCATIONS

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION PERMIT

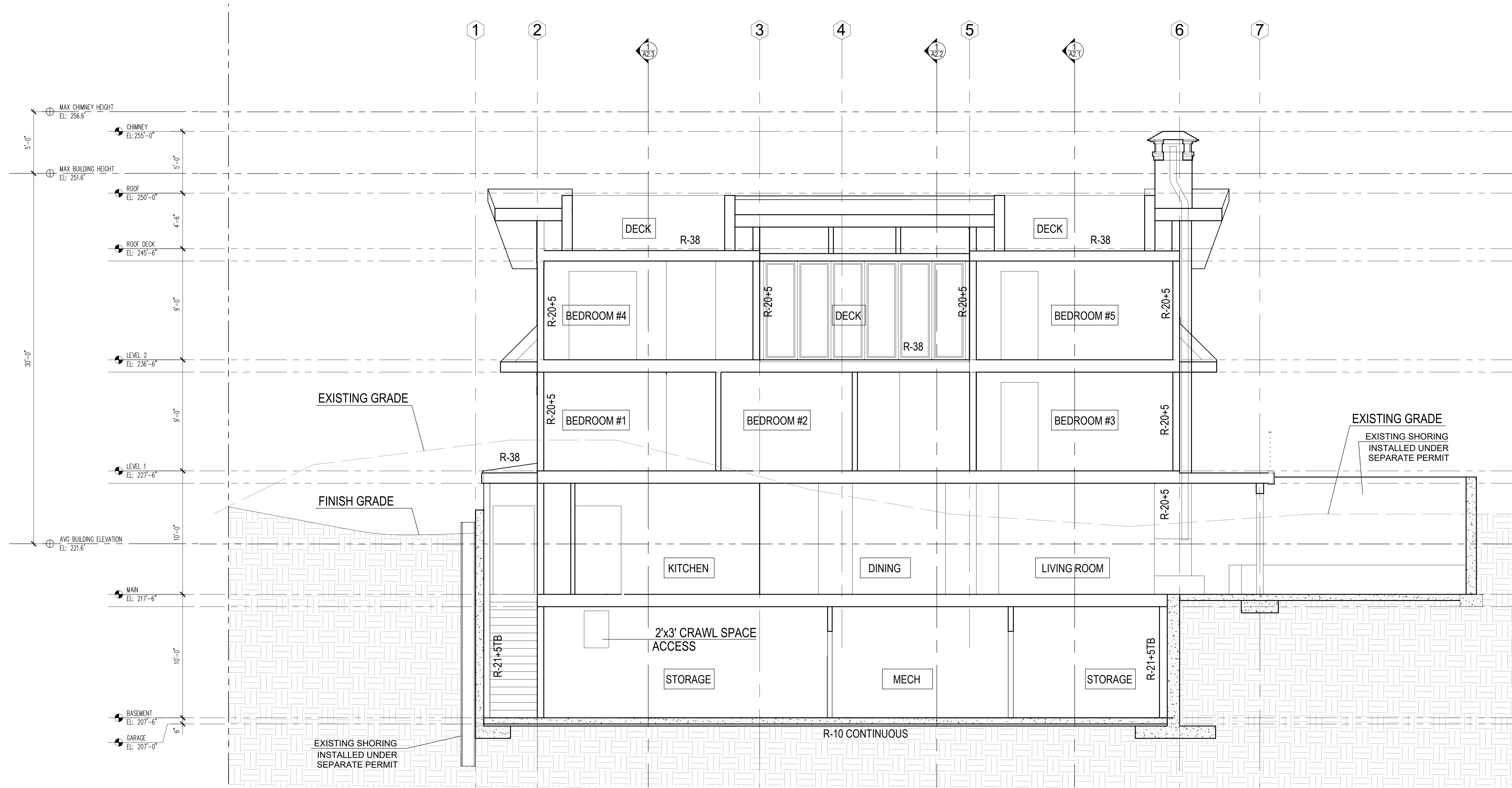
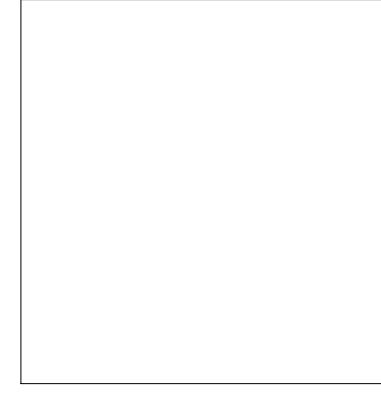
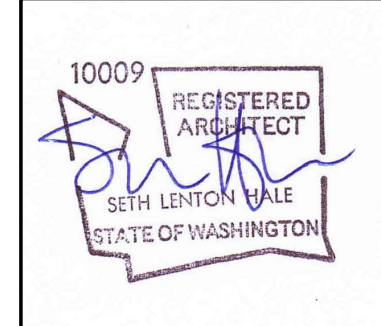


PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

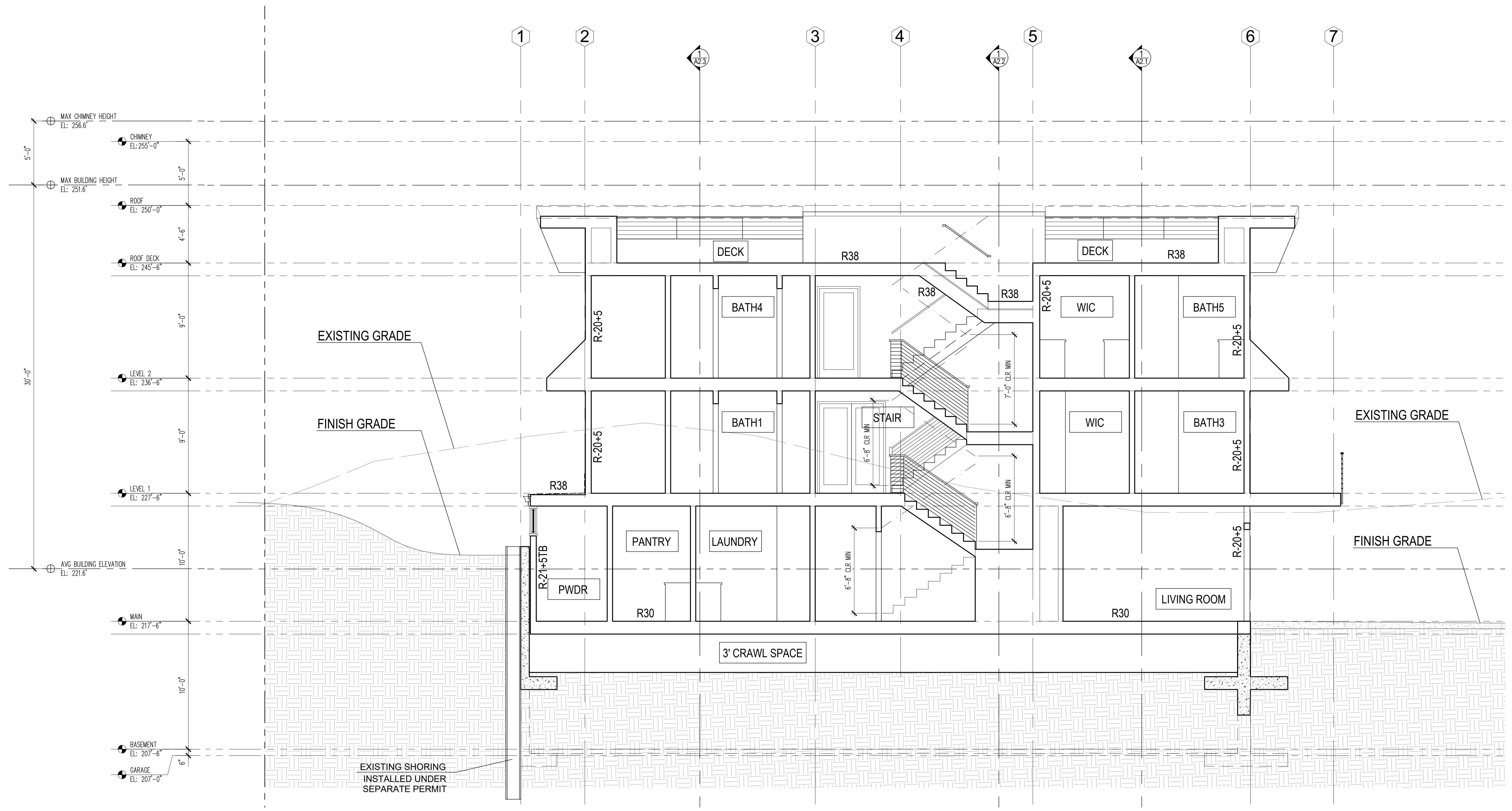
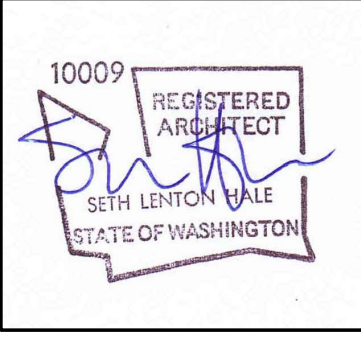
SHEET TITLE:
NORTH SECTION

SHEET NUMBER:

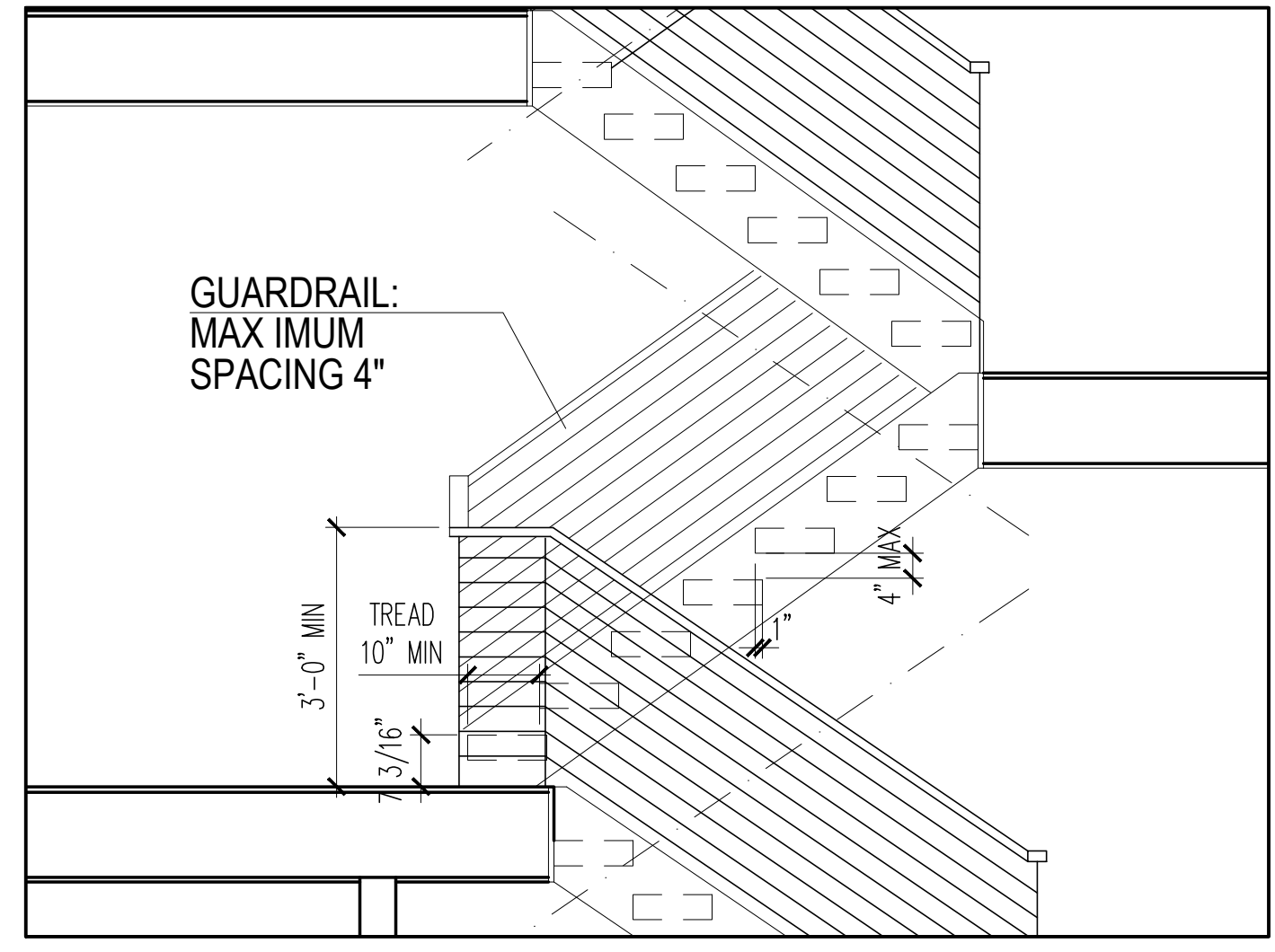


1 SECTION
SCALE 1/4" = 1'

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



1 SECTION
SCALE 1/4" = 1'



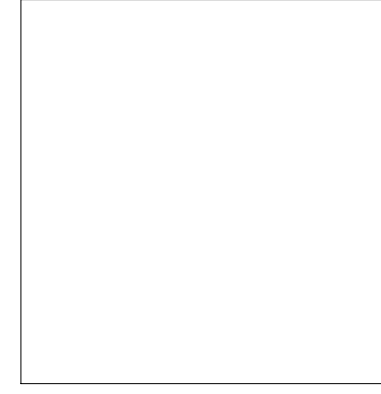
2 STAIR DETAIL TYPICAL
SCALE 1/2" = 1'

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

DATE
12/12/2024

MARK REVISION
PERMIT

SDCI STAMP:



PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
EAST SECTION

SHEET NUMBER:



MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

MARK REVISION PERMIT

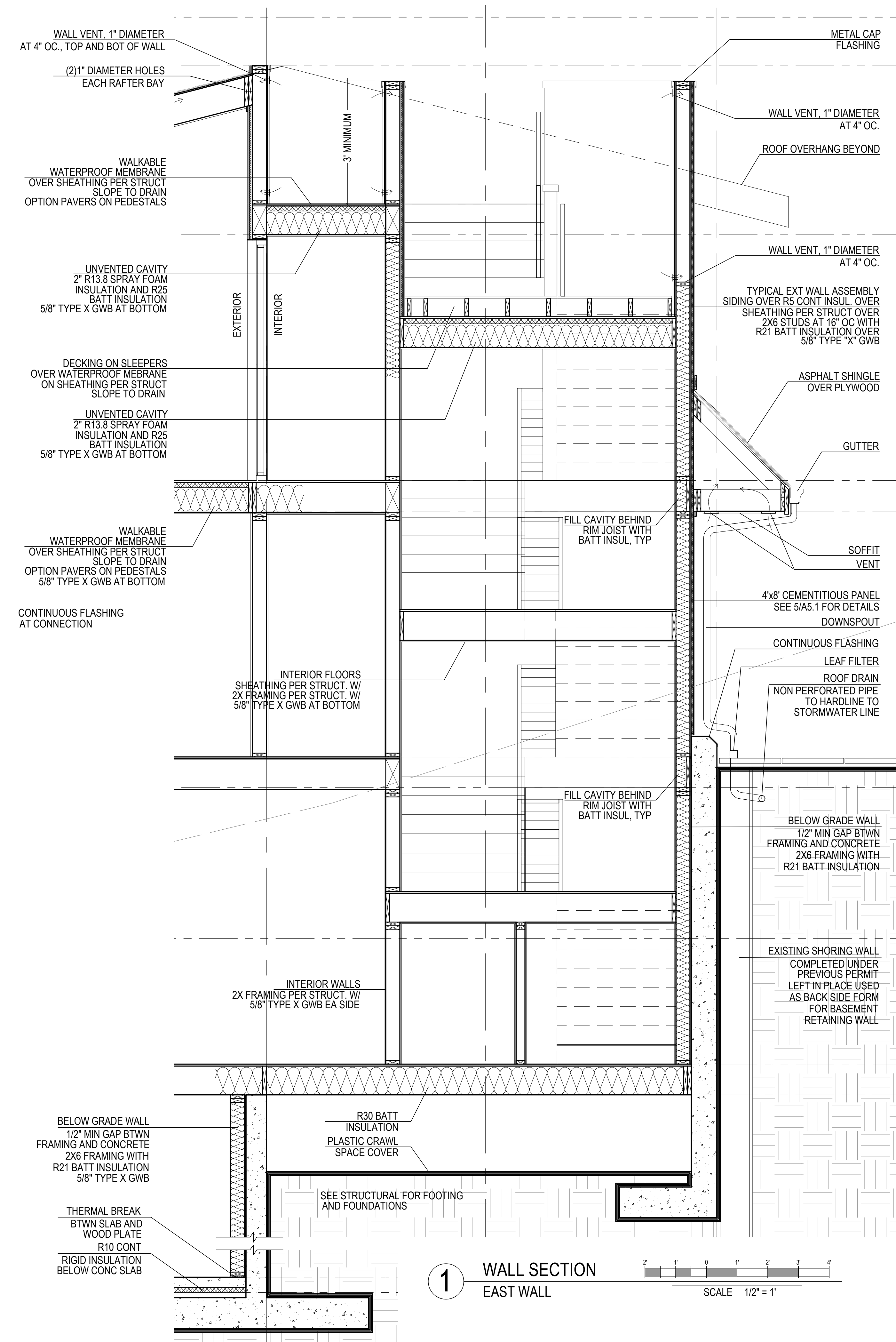
SDCI STAMP:

PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:



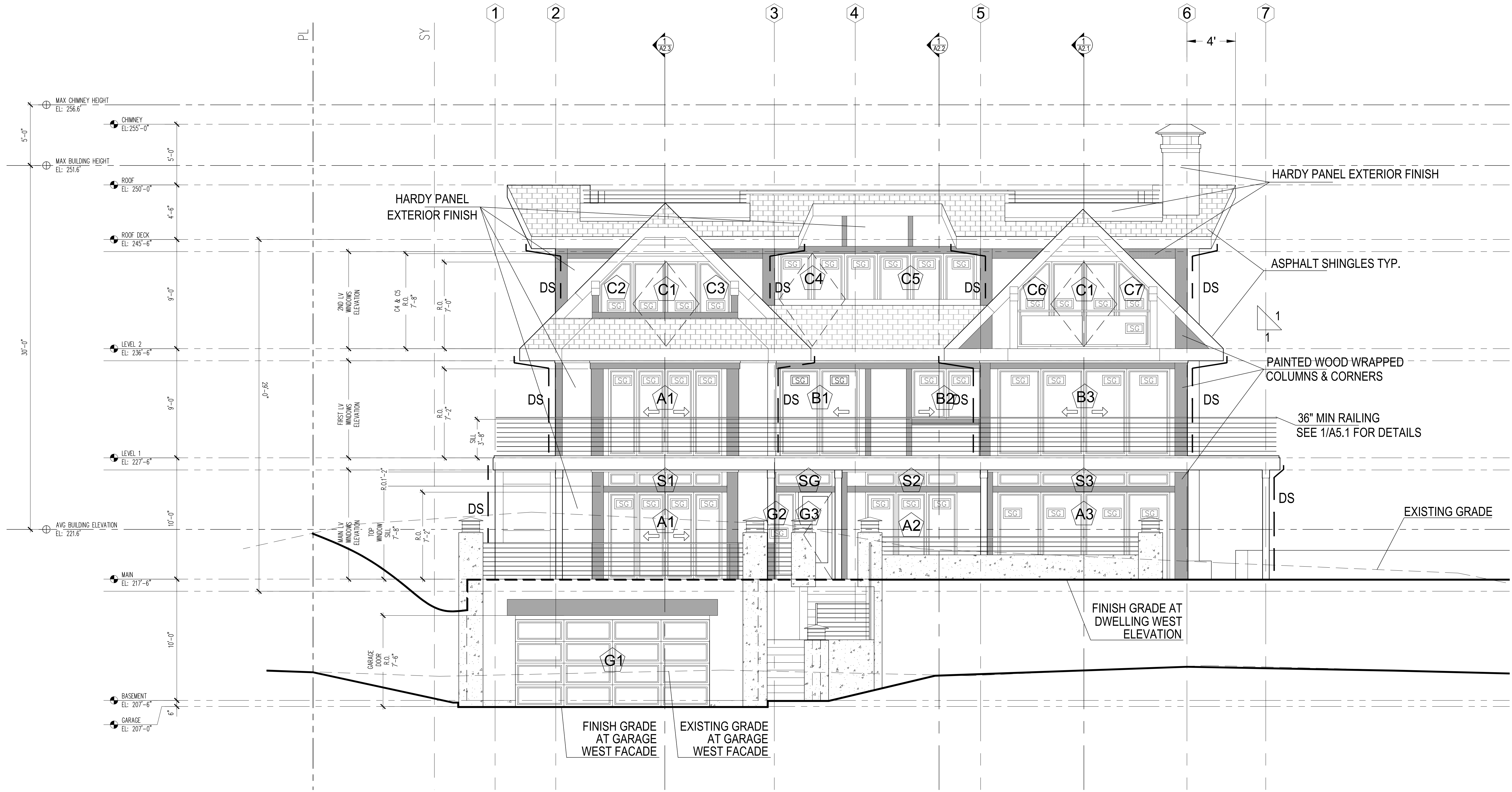
NOTE:

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

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

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

1 WALL SECTION
EAST WALL
SCALE 1/2" = 1'



1 WEST ELEVATION
SCALE 1/4" = 1'

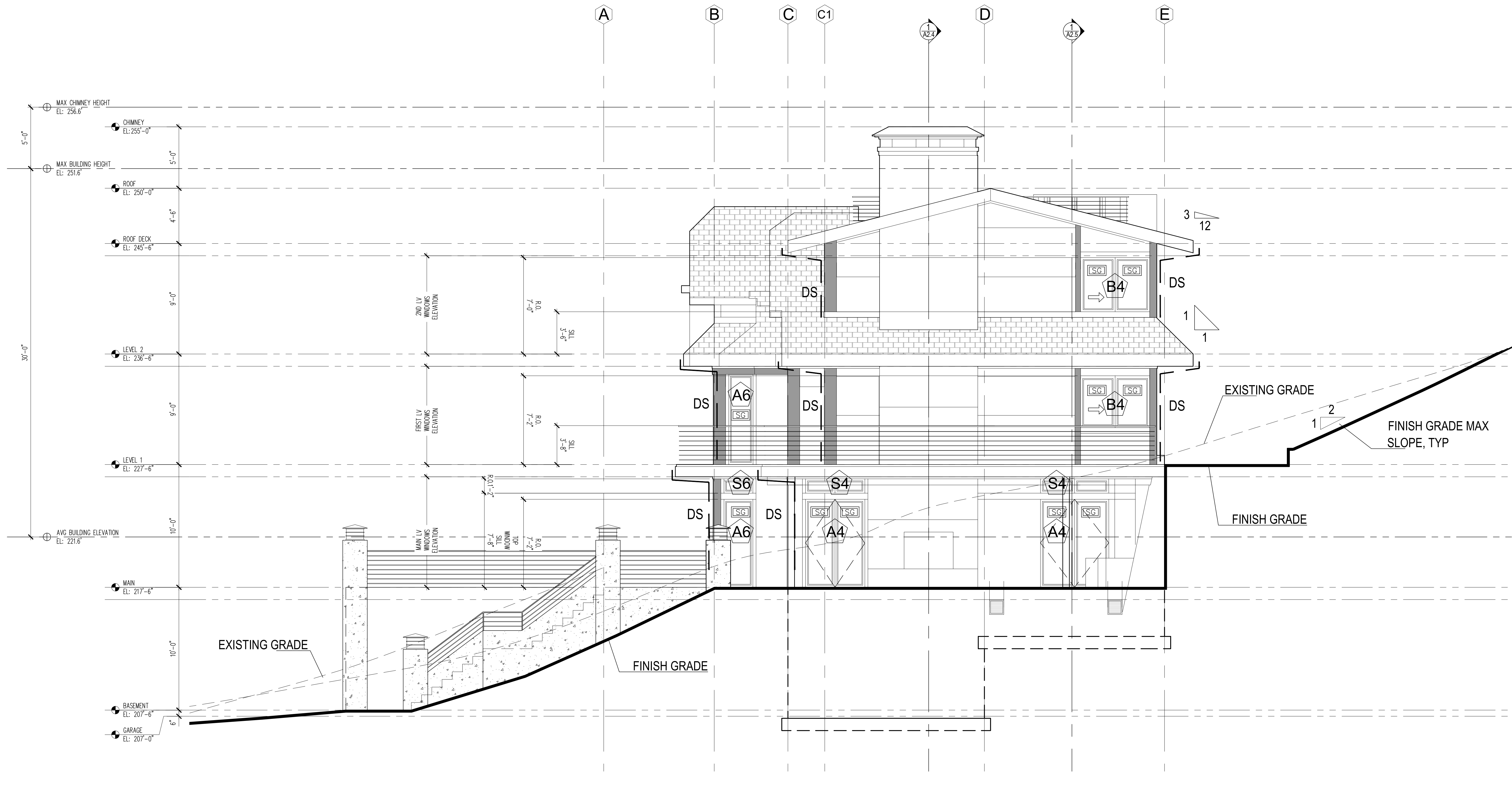
2" X 3/8" BLADED STEEL POWDER COATED POST,
1/8" S.S. CABLES, AND S.S. ACORN TENSION NUT



2 CABLE RAILING DESIGN INTENT
NOT TO SCALE

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

SG - SAFETY GLAZING
DS - DOWNSPOUT



1 SOUTH ELEVATION
SCALE 1/4" = 1'

SG - SAFETY GLAZING
DS - DOWNSPOUT

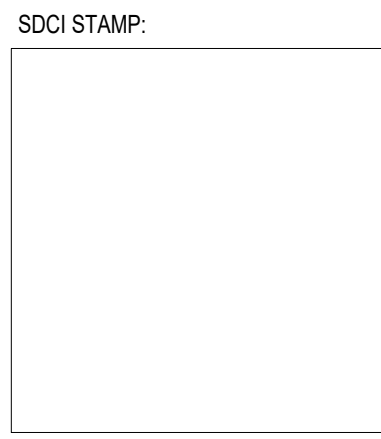
SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

REVISION
PERMIT
MARK



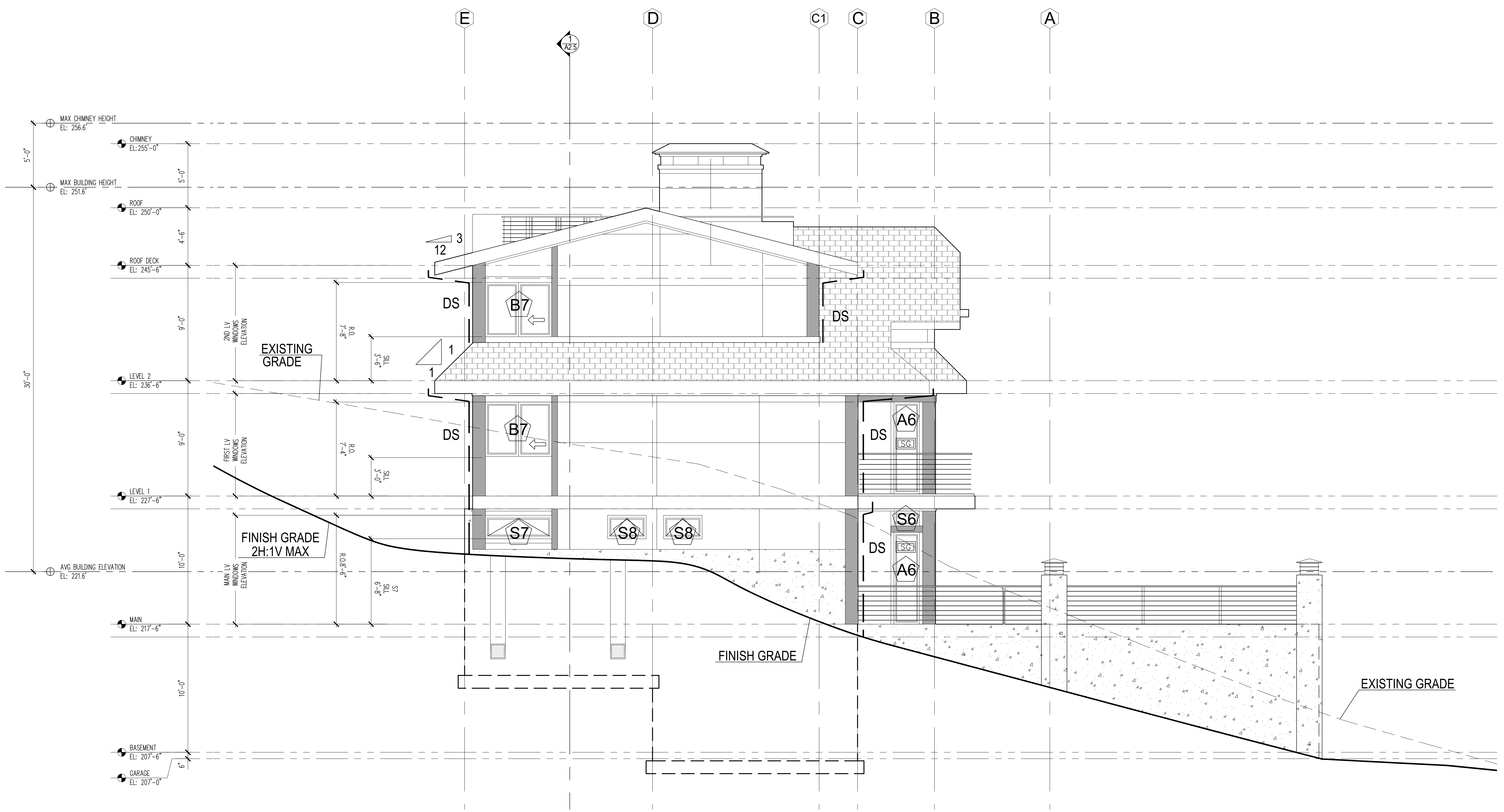
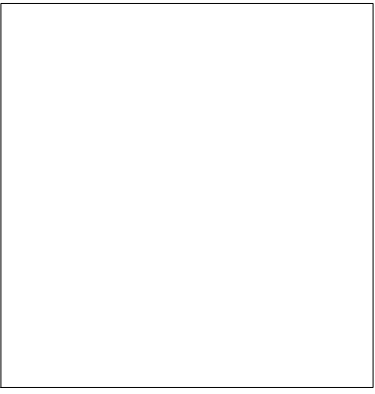
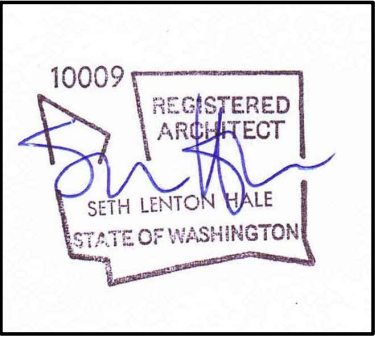
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER:

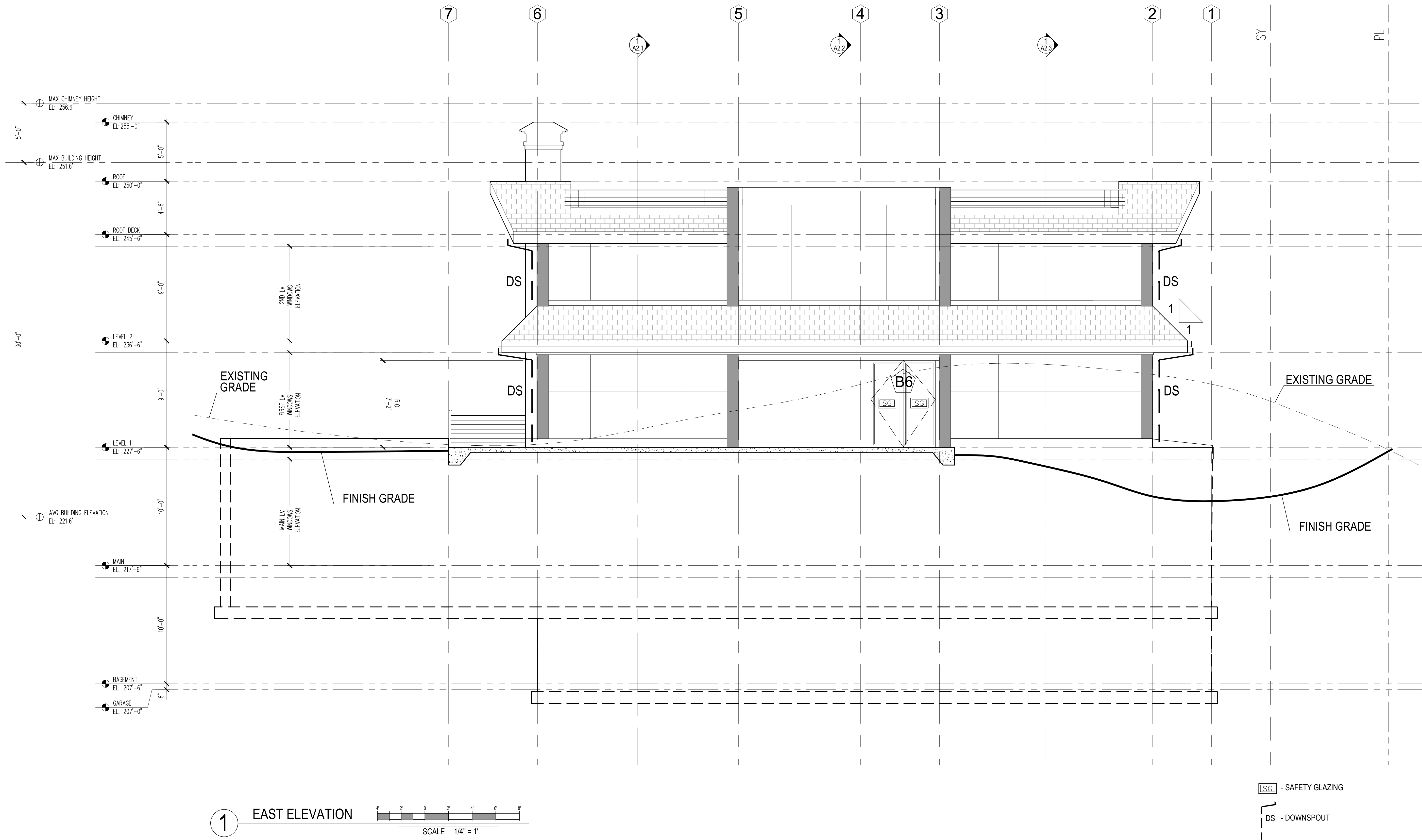
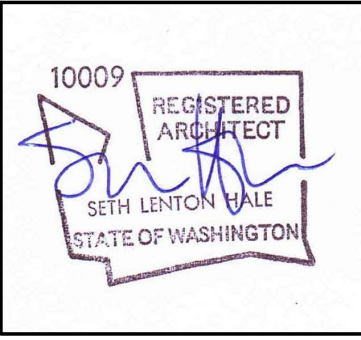
A3.2



1 NORTH ELEVATION
SCALE 1/4" = 1'

SG - SAFETY GLAZING
DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP



1 EAST ELEVATION
SCALE 1/4" = 1'

SG - SAFETY GLAZING
DS - DOWNSPOUT

SEE A3.1 FOR EXTERIOR FINISH MATERIALS TYP



2562 DEXTER AVENUE N
SEATTLE, WA 98109 | 206-300-5339
COPYRIGHT © 2023
N5 ARCHITECTURE LLC.
ALL RIGHTS RESERVED.



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

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

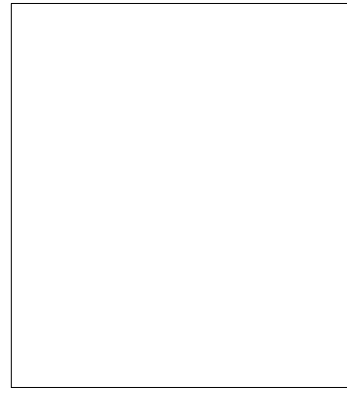
MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

REVISION
MARK
PERMIT

SDCI STAMP:



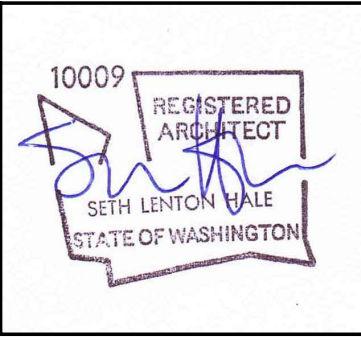
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2023.014

SHEET TITLE:
DOOR & WINDOW SCHEDULE

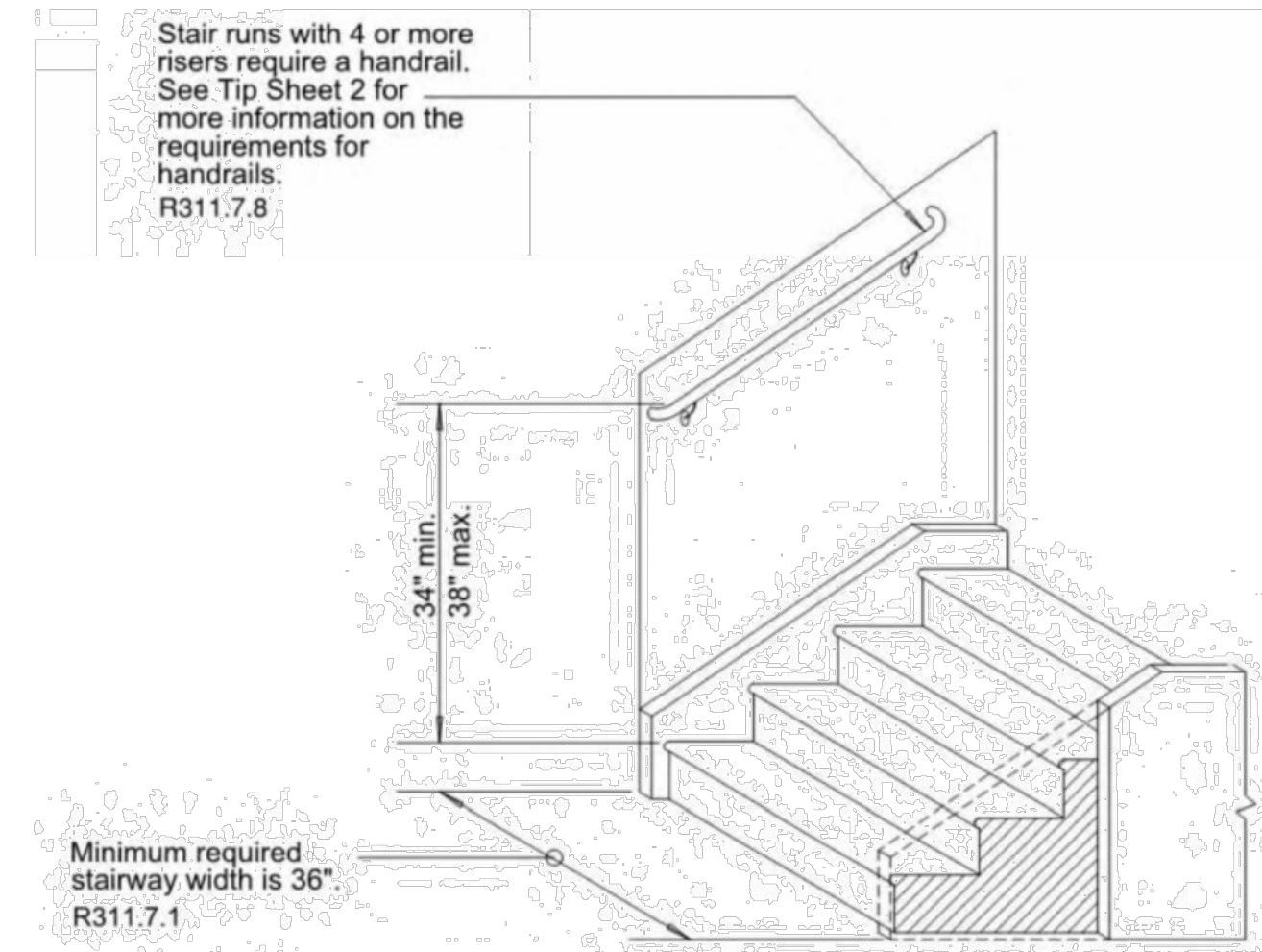
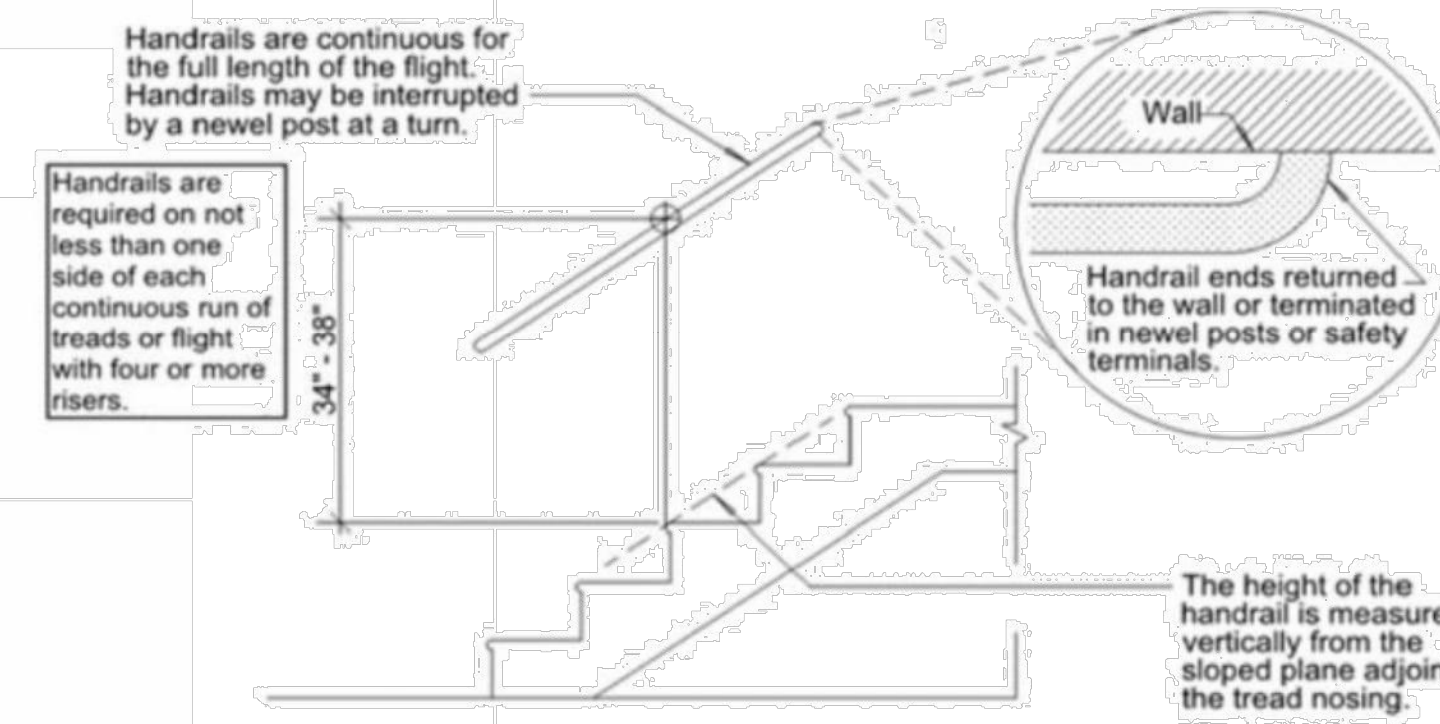
SHEET NUMBER:

A4.1

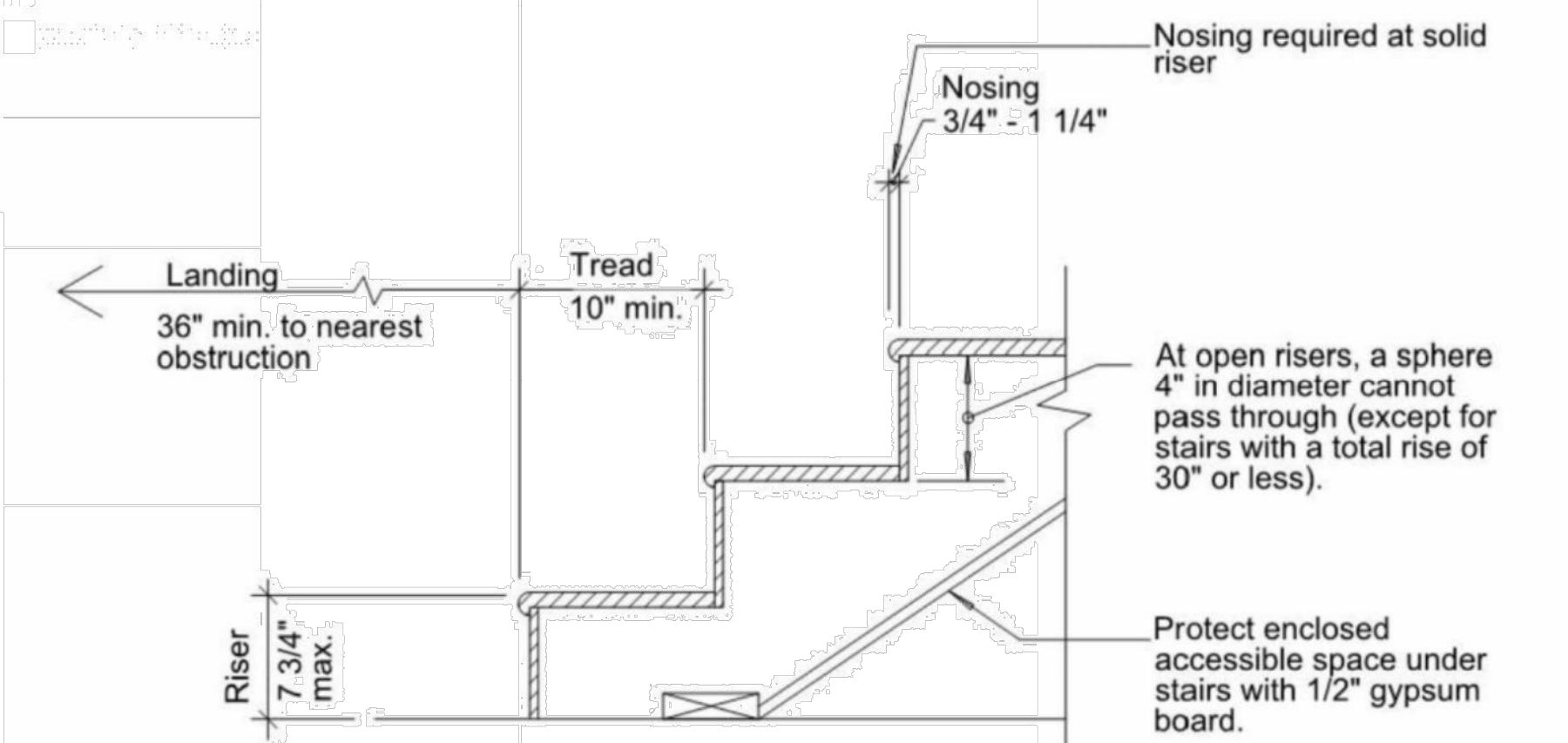
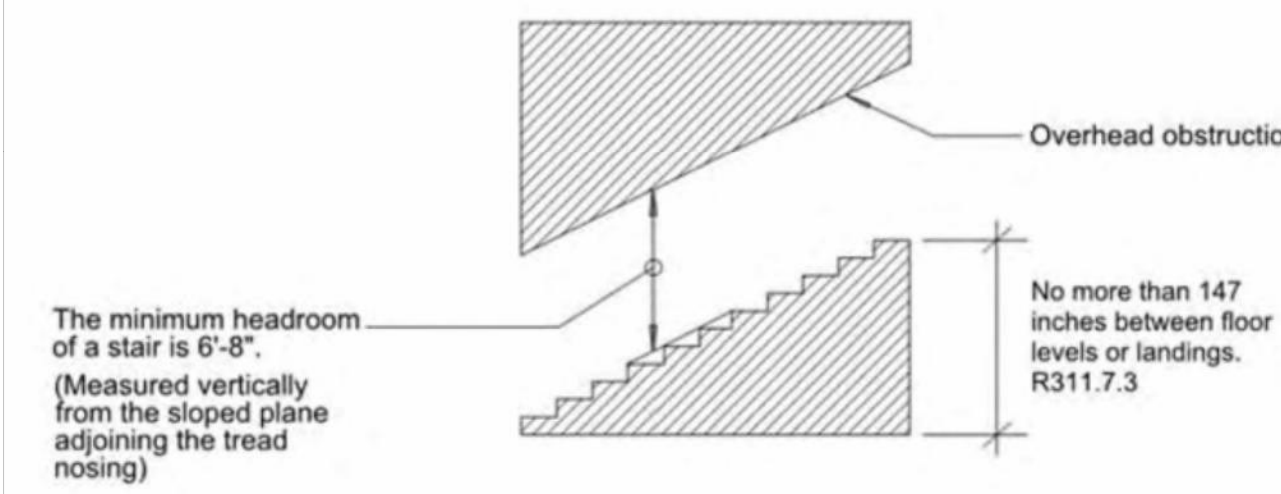


NOTE
- CONTRACTORS SHALL VERIFY TO INSPECTOR ALL GUARD AND RAILING SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5

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:

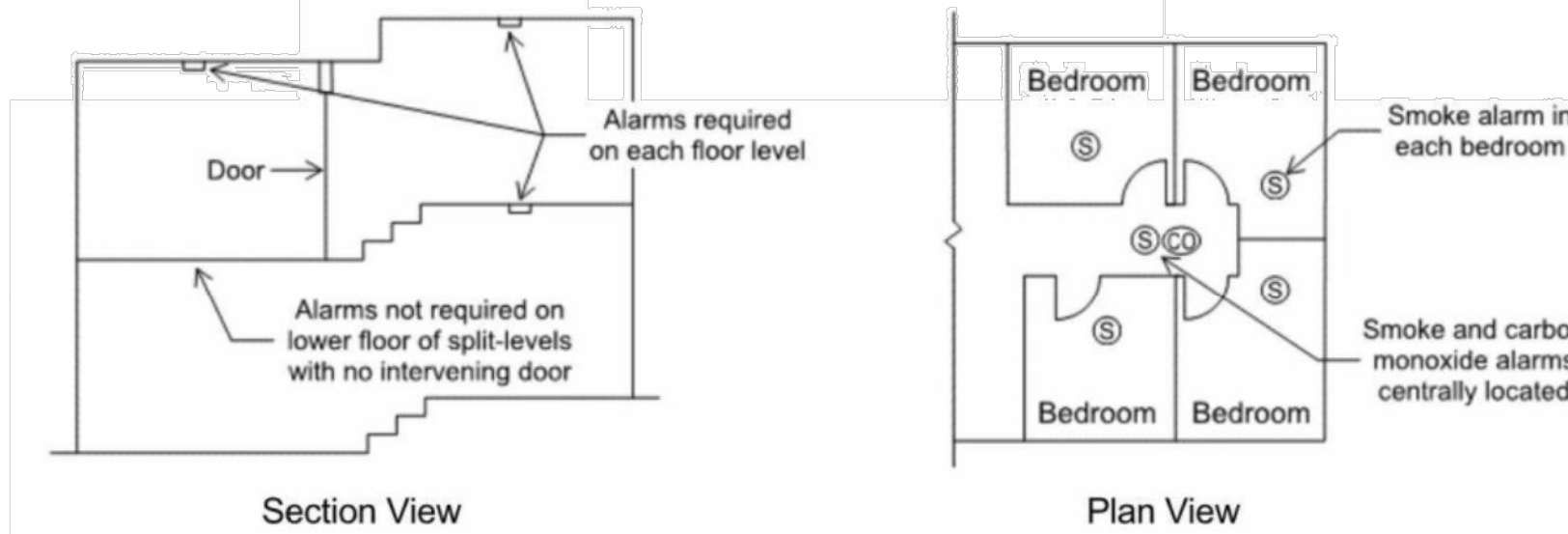
- audible in all parts of the house
- installed per manufacturer's instructions

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.

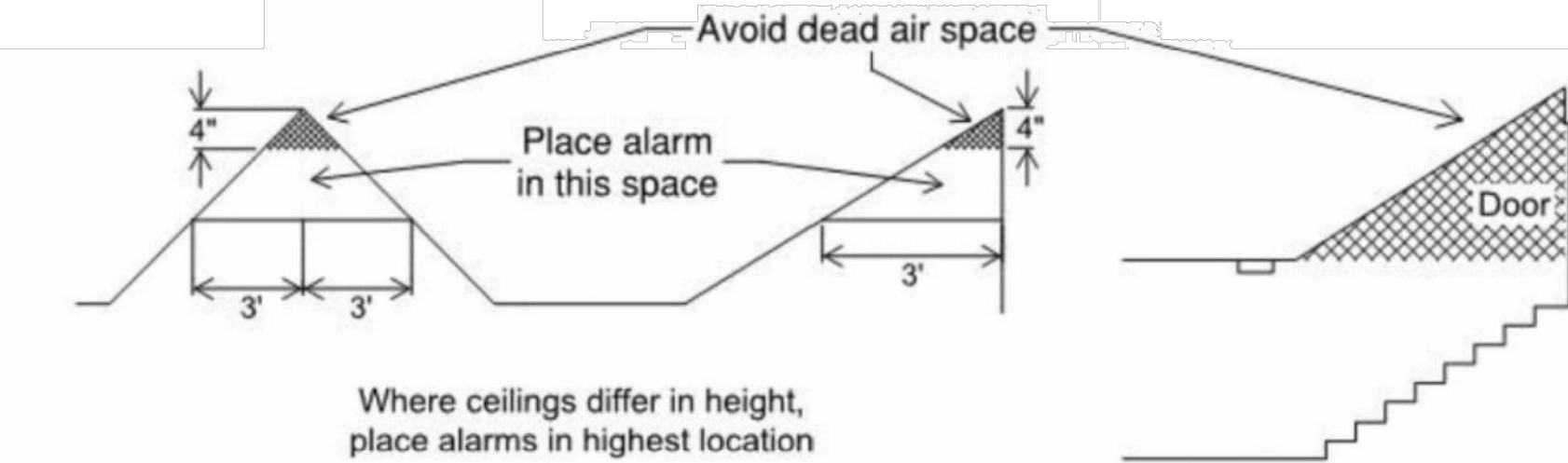
Required Locations

- 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.

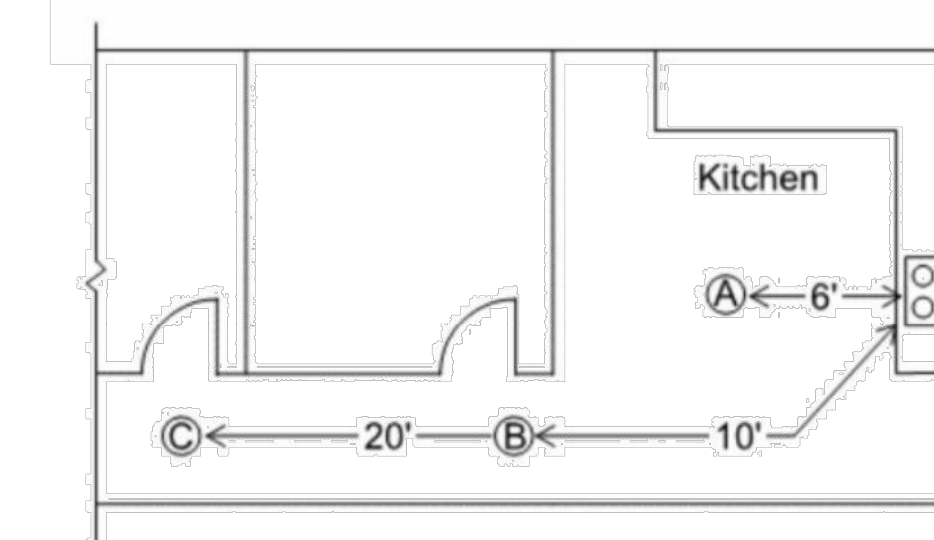


Smoke Alarm Location Limitations

- 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)



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

MERCER ISLAND RESIDENCE

5236 W MERCER WAY
MERCER ISLAND, WA 98125
SDCI PERMIT#: XXX

DATE
12/12/2024

REVISION
PERMIT
MARK

SDCI STAMP:

PROJECT TEAM:
SETH HALE

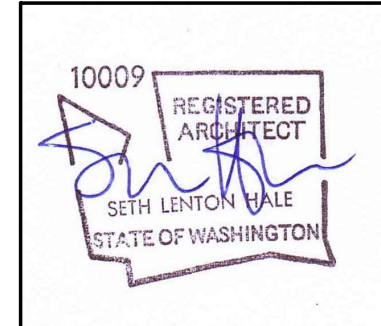
PROJECT NUMBER:
2023.014

SHEET TITLE:

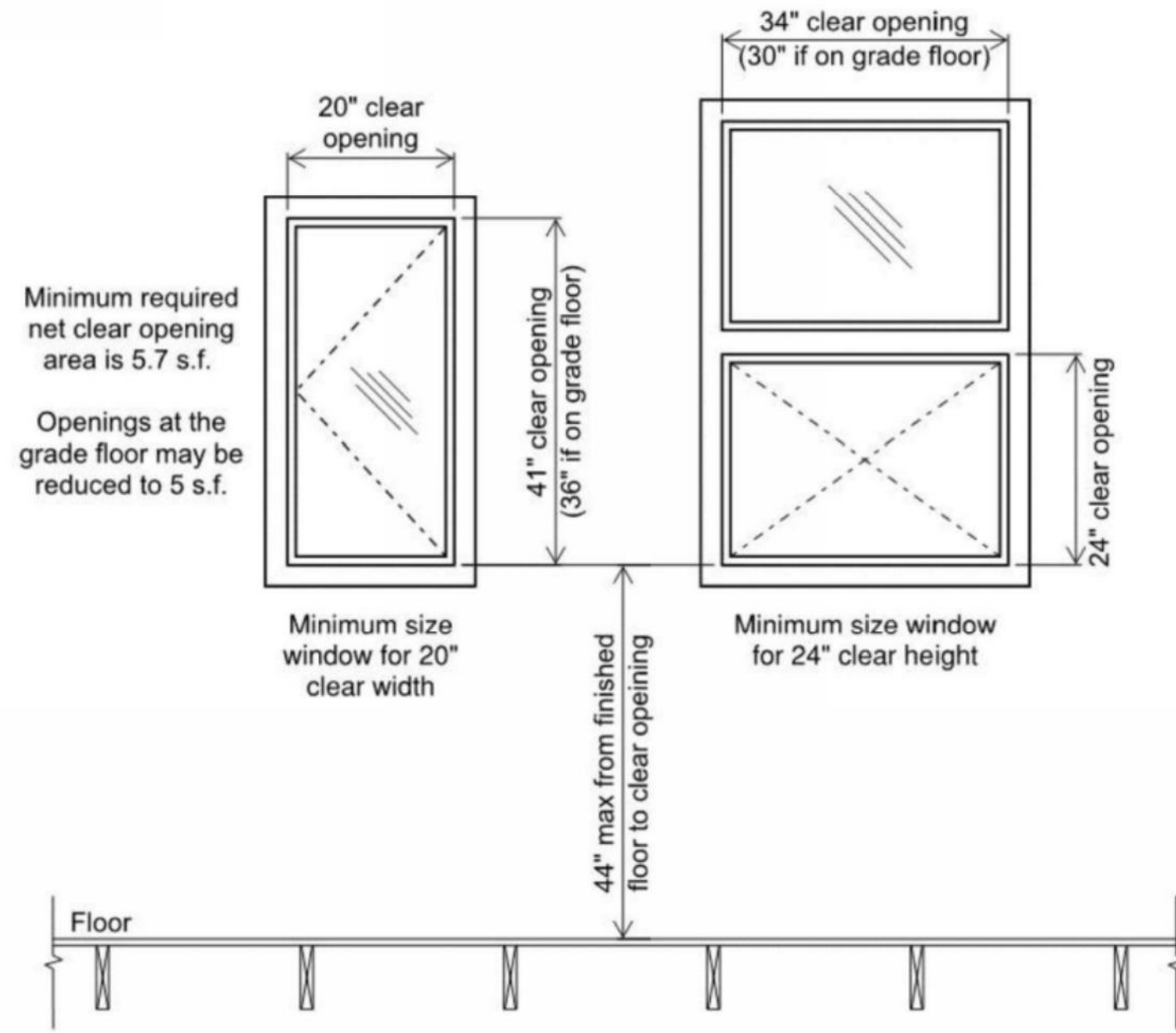
CODE REFERENCE
STAIR DETAIL
& SMOKE ALARM

SHEET NUMBER:

A5.1



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



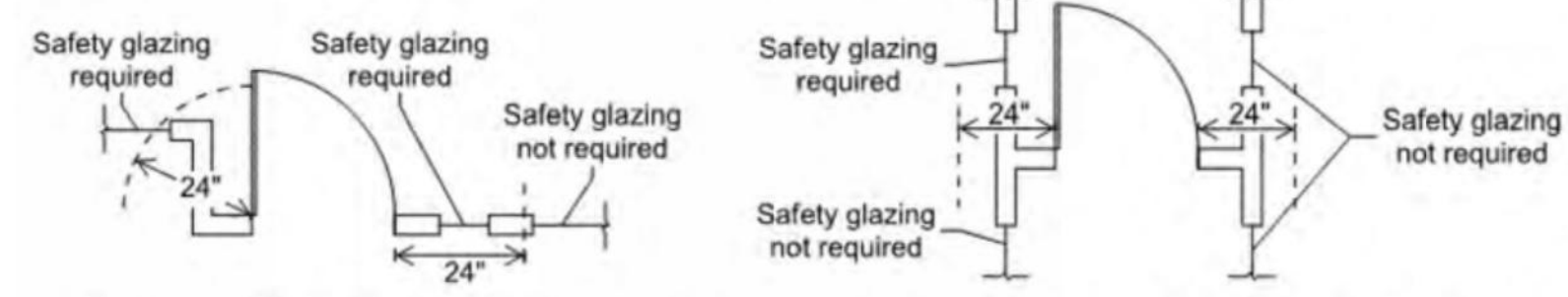
CODE REFERENCE
EGRESS OPENING

Safety Glazing Markings:

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

Safety Glazing Required Locations:

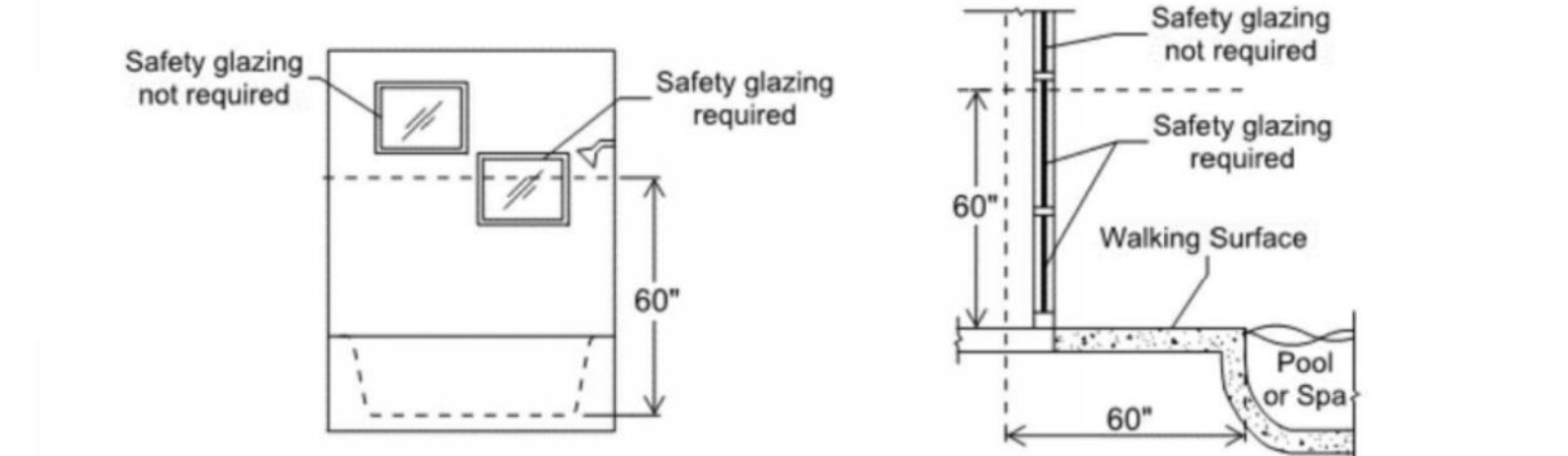
- 1. Glazing in Doors:** Safety glazing is required in fixed and operable panels of swinging, sliding, and bifold doors. Safety glazing is not required in a door if the glazed openings do not allow the passage of a 3 inch sphere, or the glazing in the door is decorative.
- 2. Glazing Adjacent to Doors:** Glazing adjacent to doors is required in the following locations if the bottom edge of the glazing is less than 60 inches above the walking surface: Within 24 inches of either side of the door if glazing is in the same plane as the door, or if glazing is in a wall perpendicular to the door within 24 inches on the hinge side of an inswing door. Safety glazing is not required if there is an intervening wall or permanent barrier between the door and the glazing.



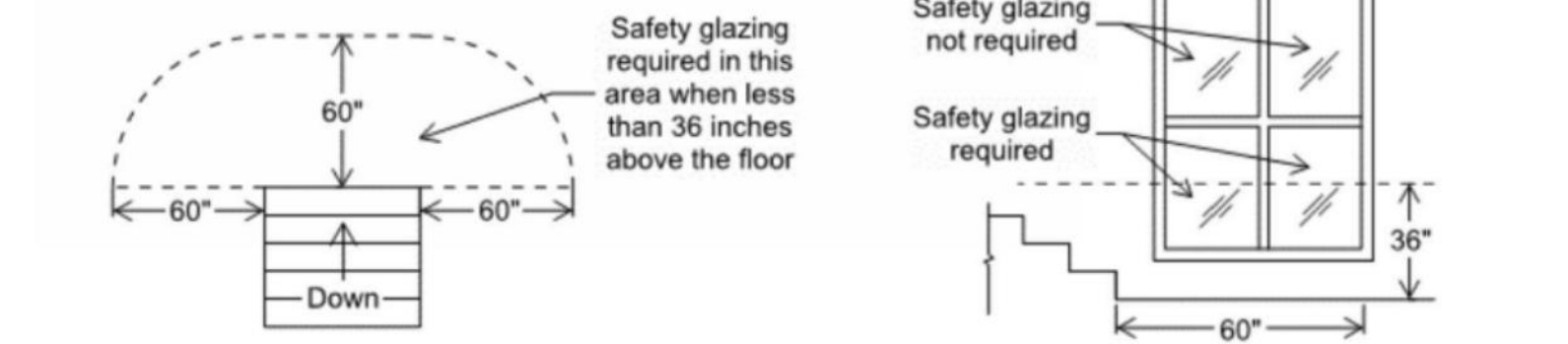
- 3. Glazing in Windows:** Safety glazing in windows is required if the individual panel meets all of the following requirements:
 - Exposed area of the individual panel is greater than 9 square feet.
 - The bottom edge of the glazing is less than 18 inches from the floor.
 - The top edge of the glazing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

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

- 4. Glazing in Railings and Guards:** All glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, is required to be safety glazing.
- 5. Glazing and Wet Surfaces:** Glazing in walls, enclosures, or fences around showers, bathtubs, pools, hot tubs, spas, saunas, and steam rooms where the bottom edge of the glazing is less than 60 inches from the standing or walking surface is required to be safety glazing. Safety glazing is not required where the glazing is more than 60 inches, horizontally, from the edge of the water.



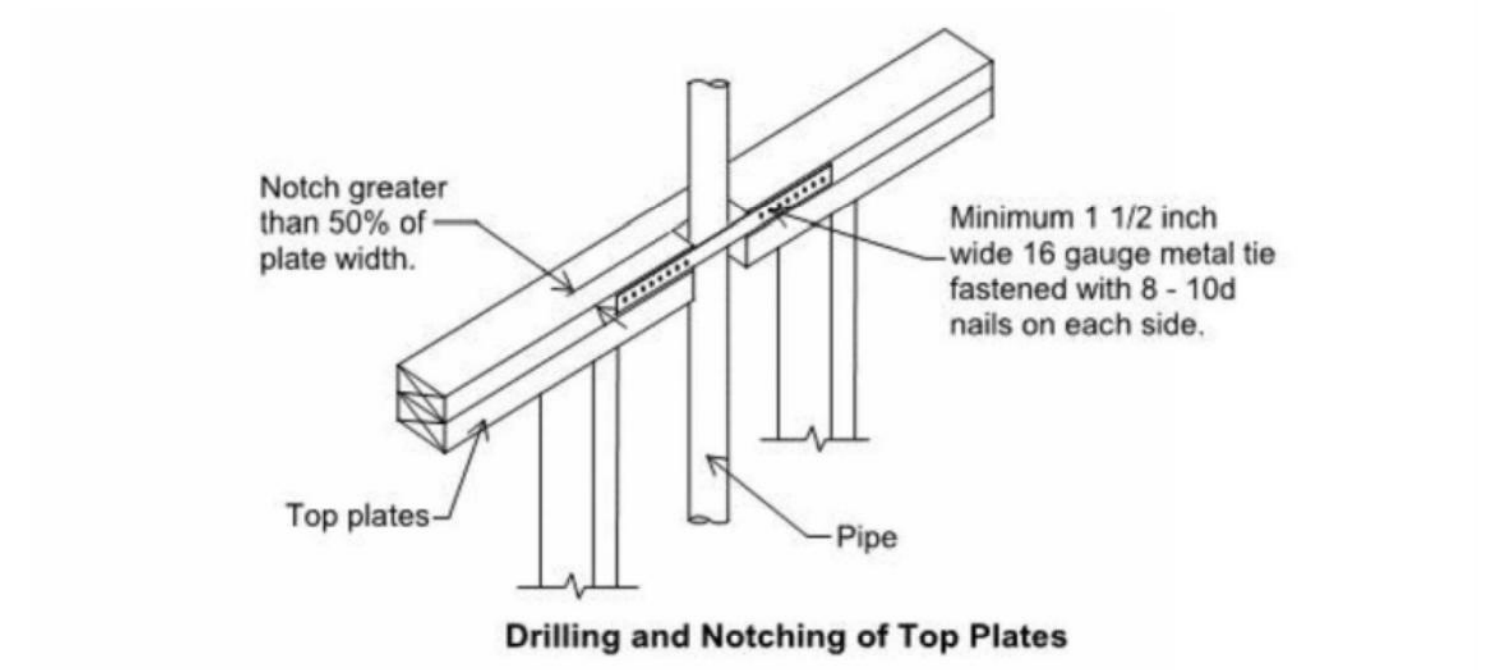
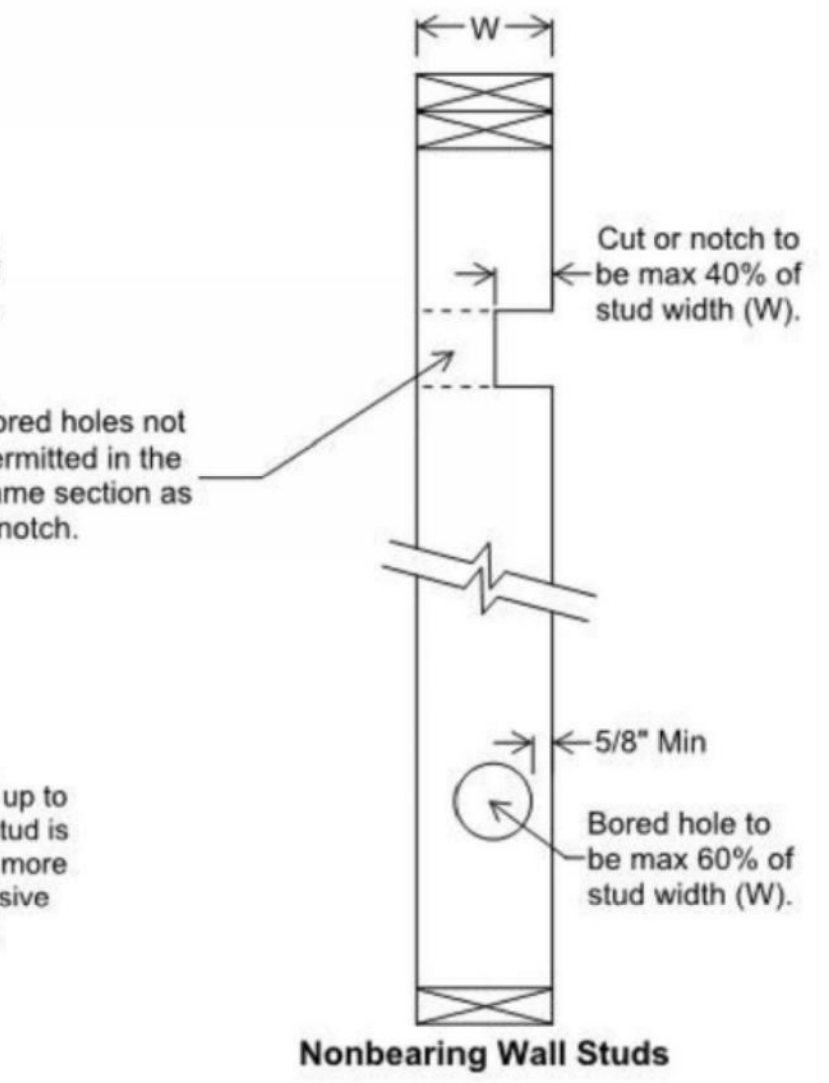
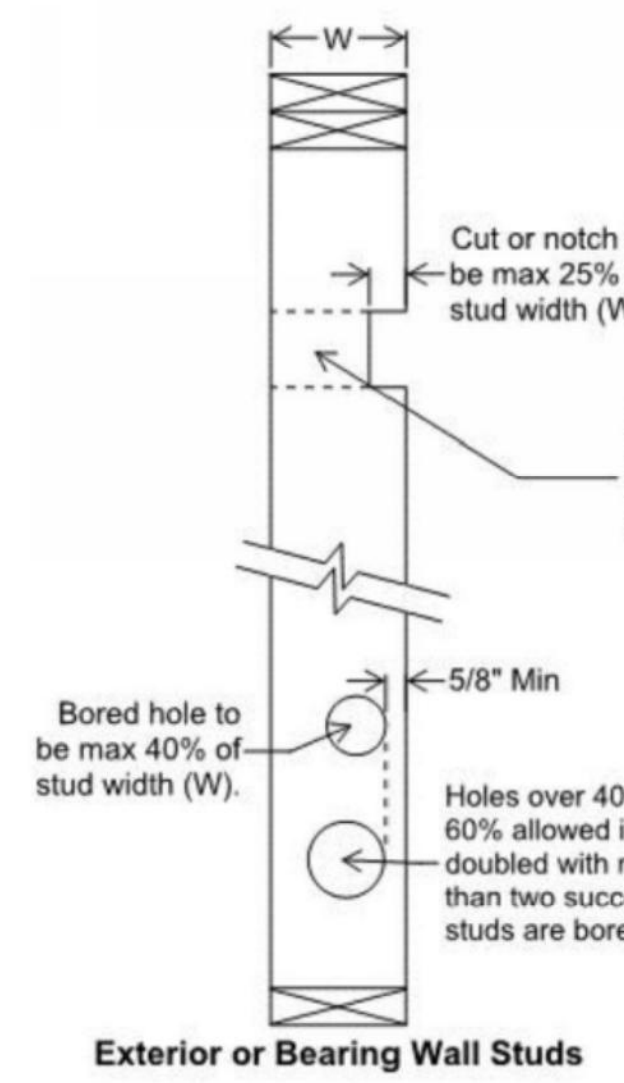
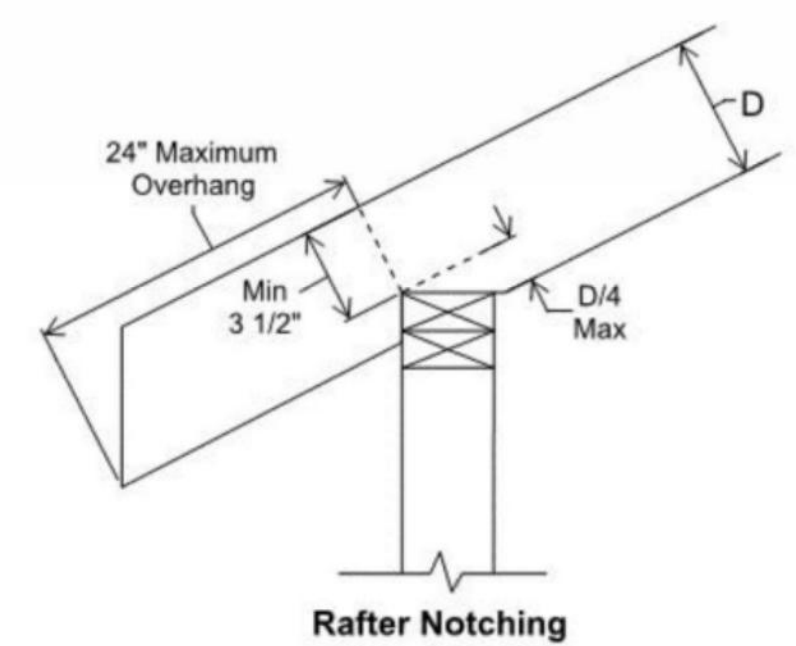
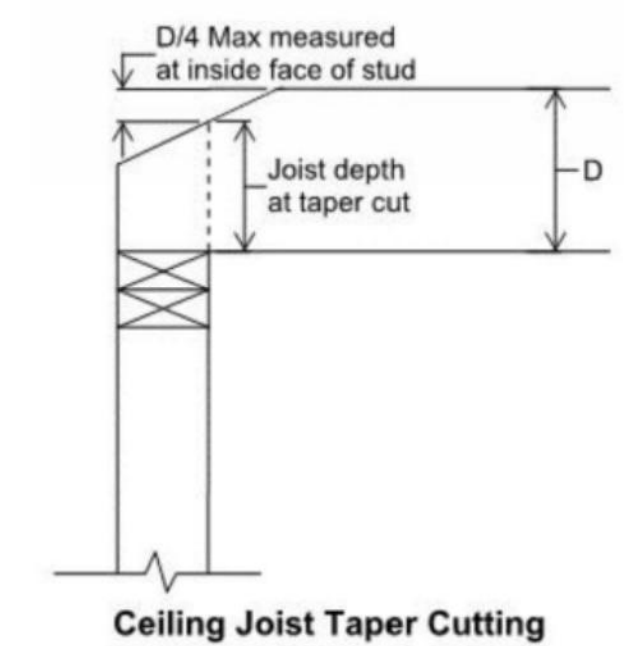
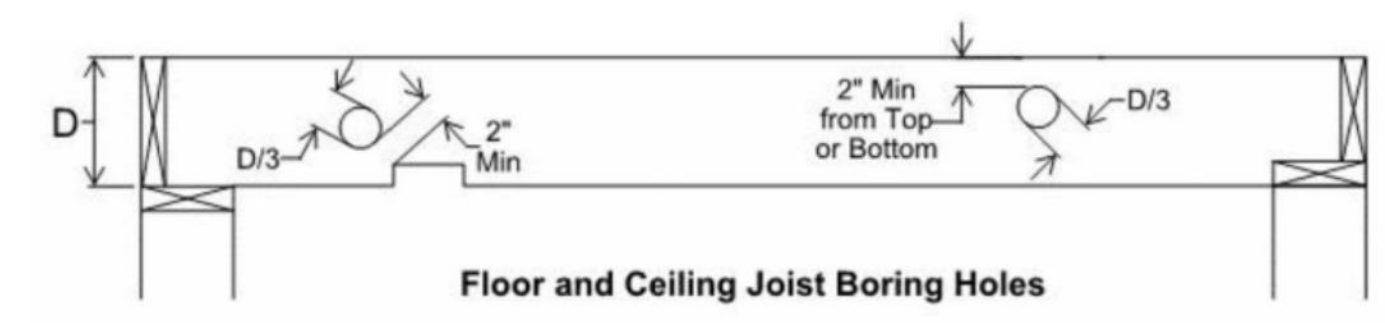
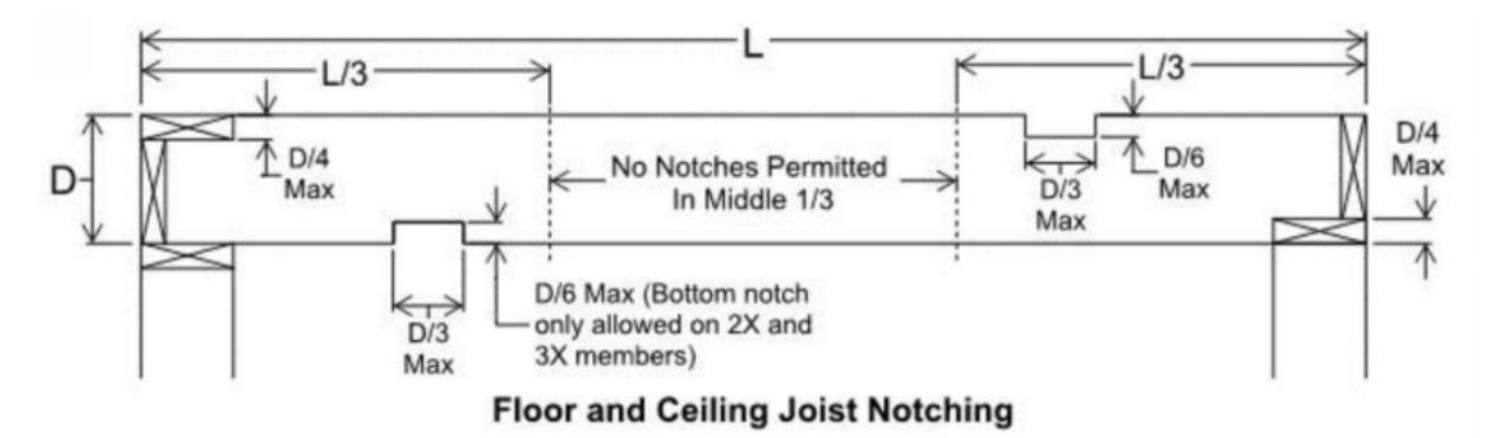
- 6. Glazing Adjacent to Bottom Stair Landings:** Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc from the bottom tread must be safety glazing.



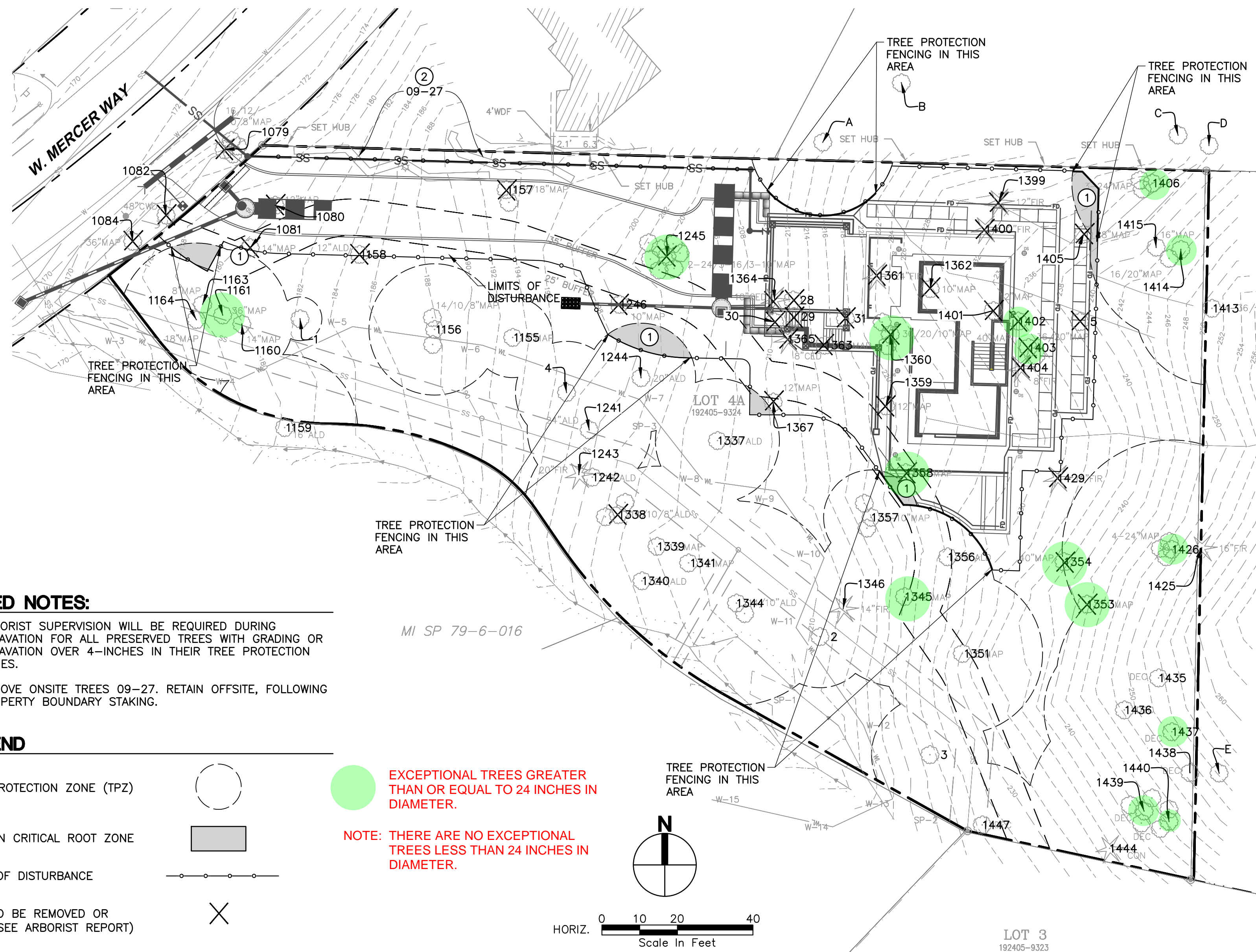
- 7. Glazing Adjacent to Stairs and Ramps:** Glazing where the bottom edge is less than 36 inches above the plane of the adjacent walking surface of stairways, ramps, and landings between stair flights and ramp runs, must be safety glazing.

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

CODE REFERENCE
GLAZING CODE REQUIREMENTS



2. CODE REFERENCE
NOTCHING OF CONSTRUCTION FRAMING



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.

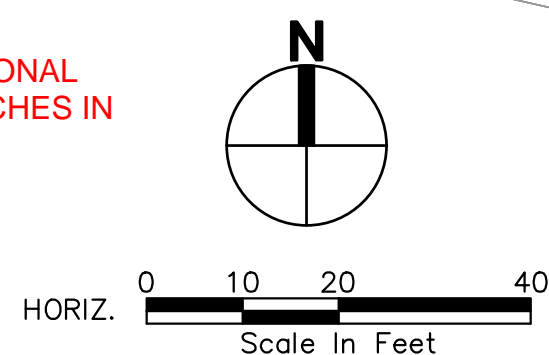
LEGEND

- 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.

MI SP 79-6-016



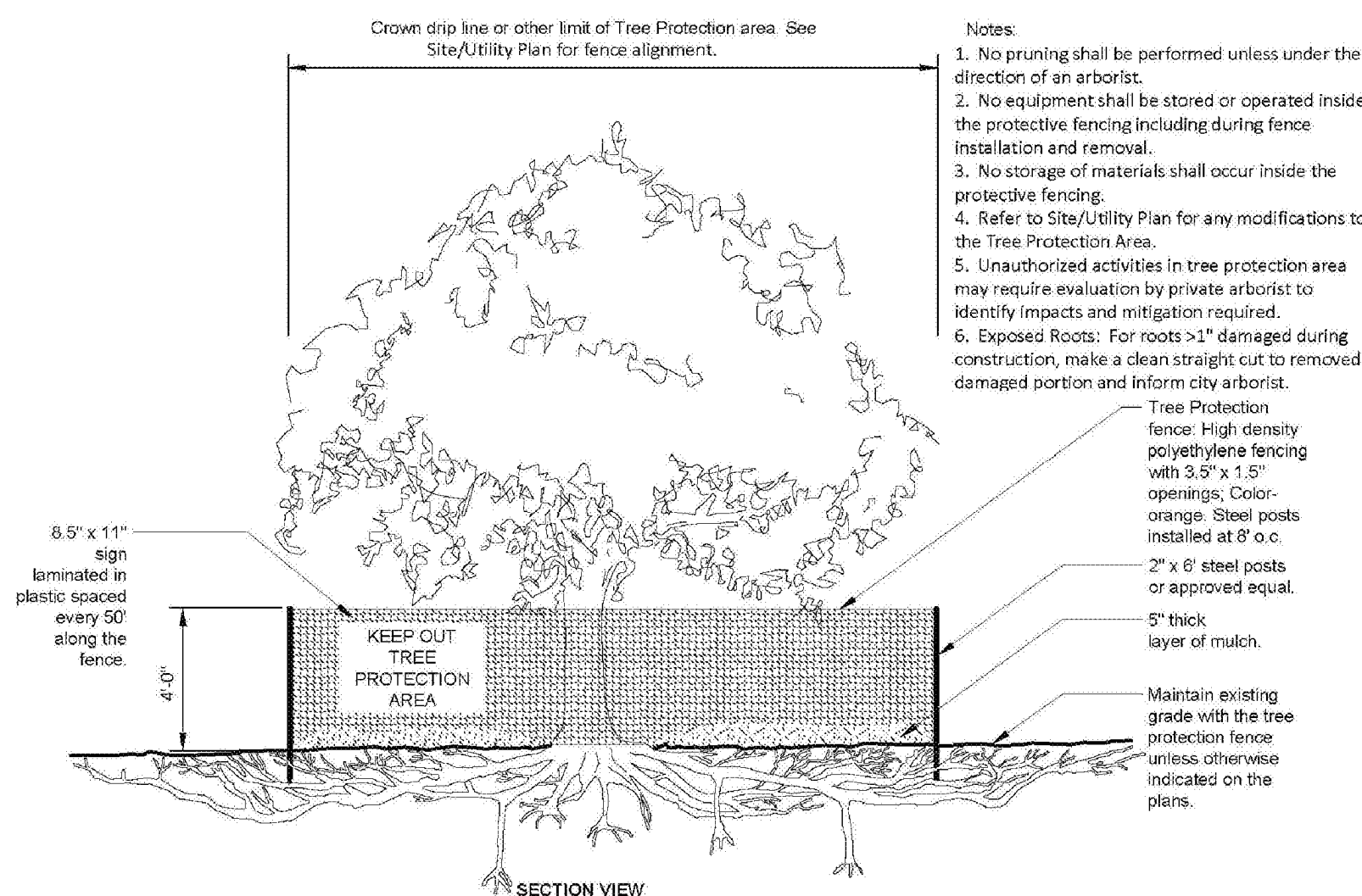
GENERAL NOTES:

- SEE ARBORIST PLAN AND ARBORIST REPORT FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- 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.
- CONSIDER CONVERTING REQUIRED TREE REMOVALS INTO WILDLIFE SNAGS INSTEAD OF COMPLETE REMOVAL OF ALL WOOD, WHERE POSSIBLE.
- 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
- 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 BE RETAINED, THEY WILL BE RETAINED AND PROTECTED.
- 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 WESTERMOST TREE AND TREE #27 EASTERMOST 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 1/2" 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

| 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 1/2" 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 be 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 be retained, it will be retained and protected.

| | | | | | | |
|------|-----------------|------|----|-----|-----|-----|
| 1367 | Bigleaf Maple | 10.1 | 21 | 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 | |

FILE NAME: P:\WORK\17387_5326_WEST_MERCER_WAY_SFR_CAD\ENGINEERING\DWG\17387-5326-REEDLING... DATE: 11/20/2024 1:31 PM

SYN
REVISION
DATE

PACE Engineers
 17355 Kirkland Way, Suite 900
 Kirkland, WA 98033
 P: 425.827.2014
 www.paceengs.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

TREE PRESERVATION PLAN

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: AS SHOWN

DATE: 11/20/2024

DESIGNED BY: JF

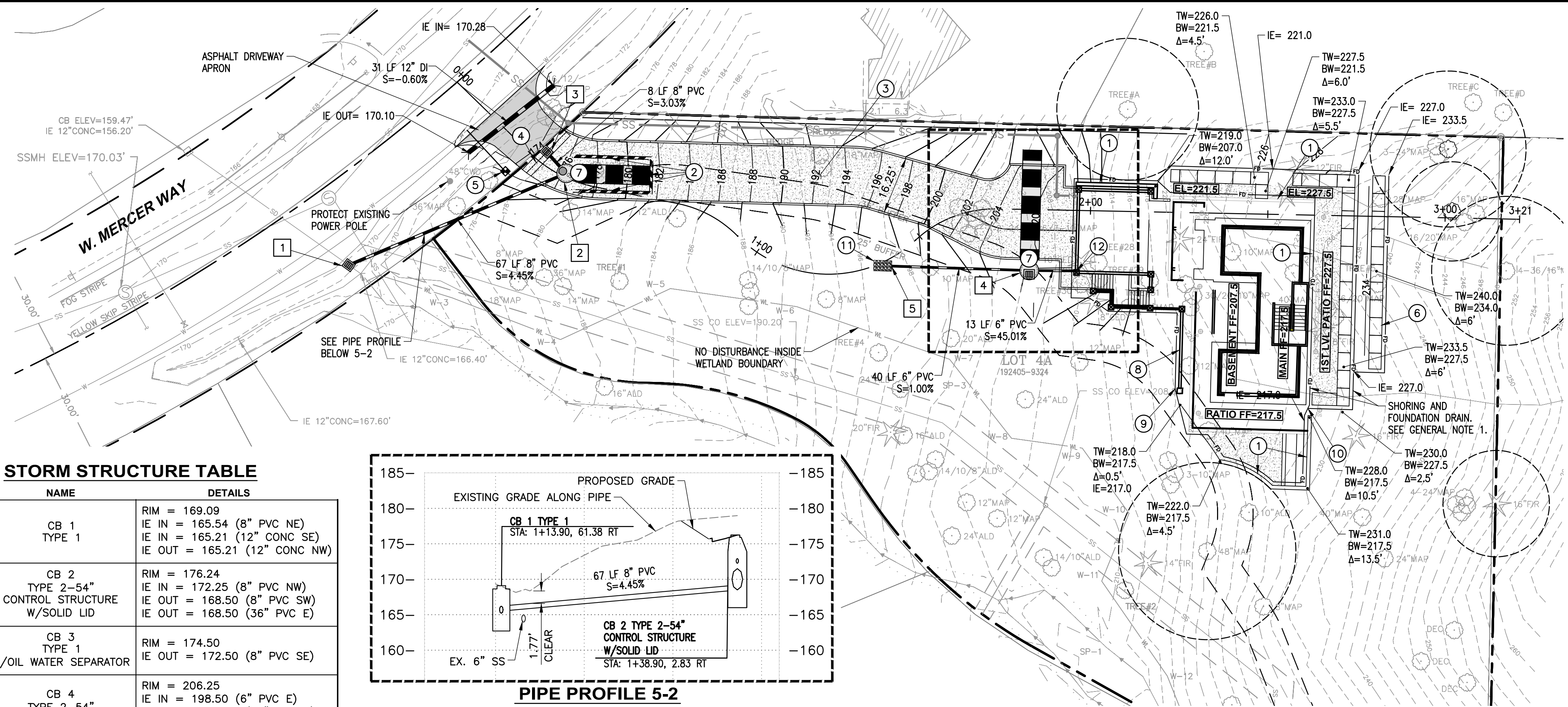
CHECKED BY: JA

PACE PROJECT NO. 17387

C0.2

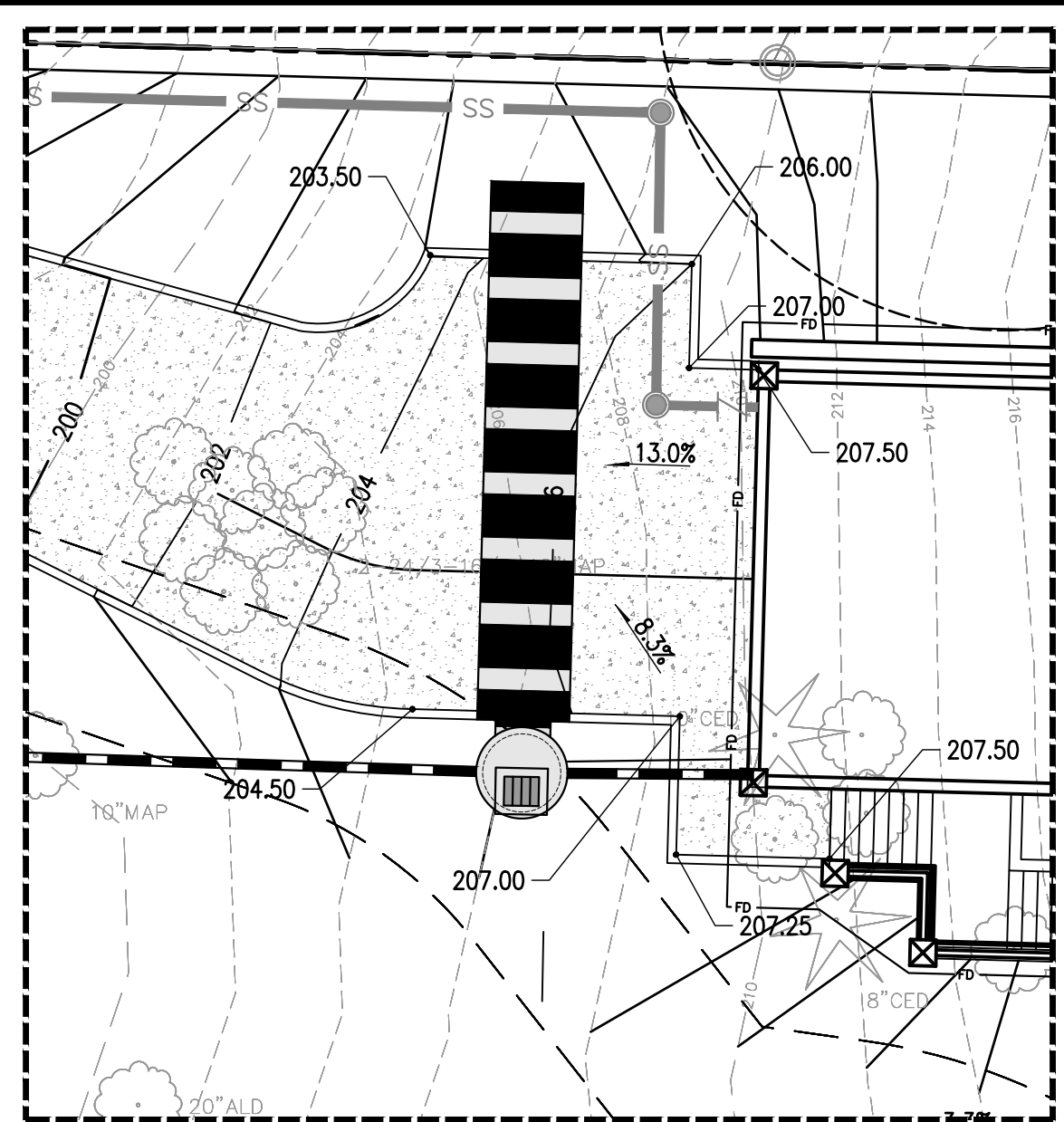
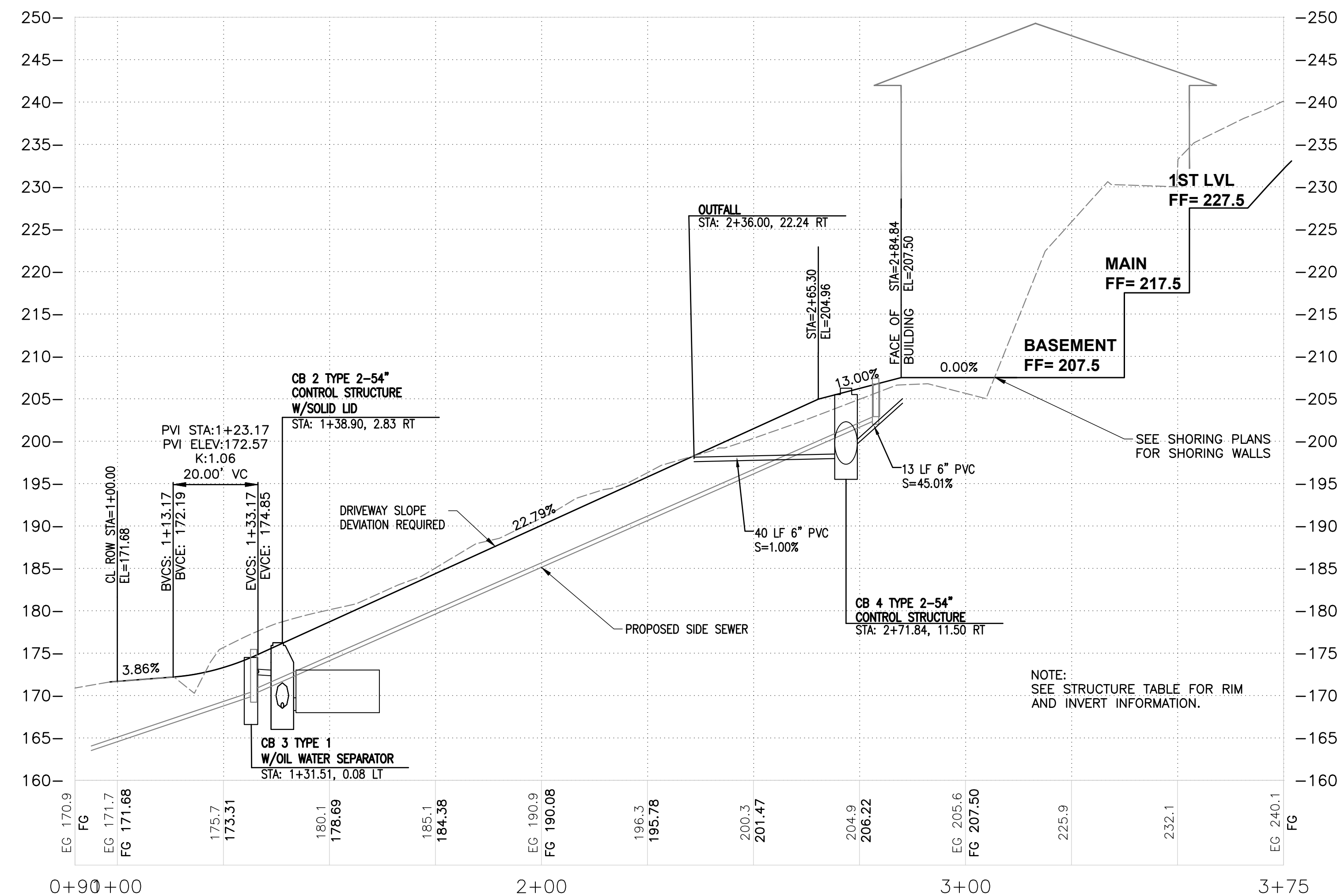
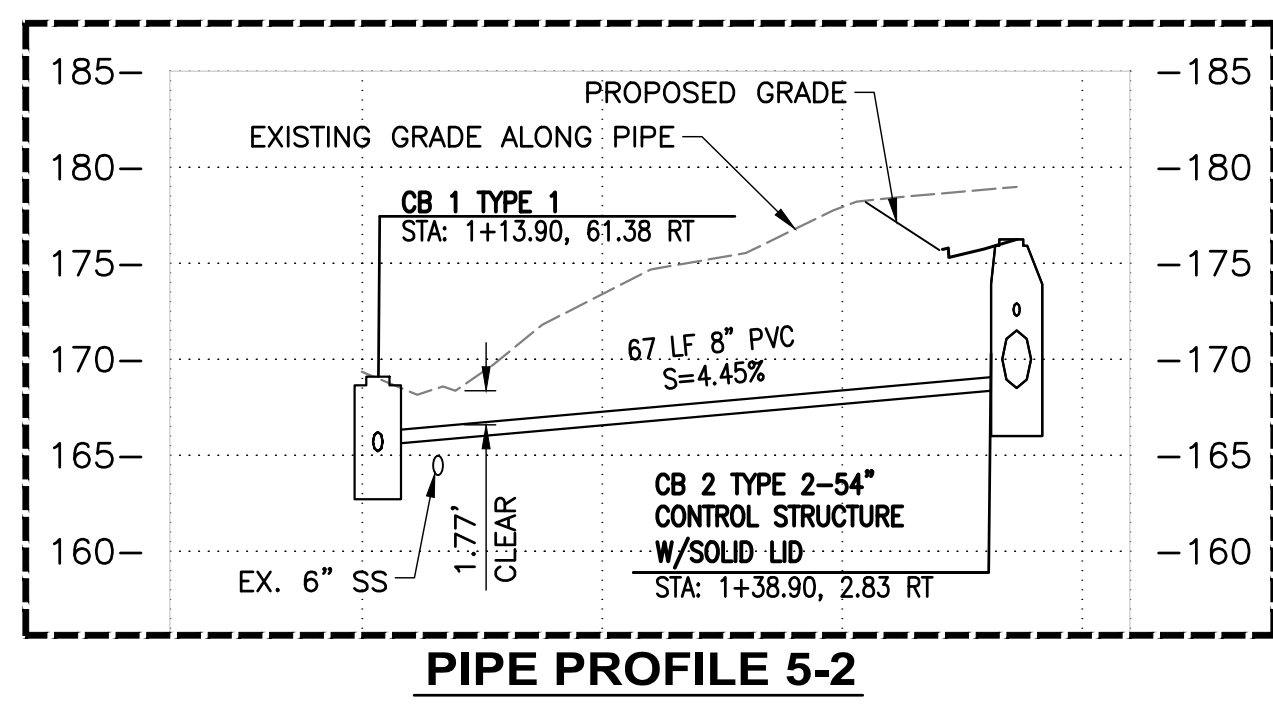
SHEET

FILE NAME: P:\WORK\17387_5236 WEST MERCER WAY (SFR) CIVIL ENGINEERING SHEETS\17387-GR.DWG
 SAVE TIME: 11/20/2024 12:18:08 PM PLOT TIME: 11/20/2024 1:32 PM
 USER NAME: TYGER CHRISTOFFERSON



STORM STRUCTURE TABLE

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



DRIVEWAY GRADING
1"=10'

KEY NOTES

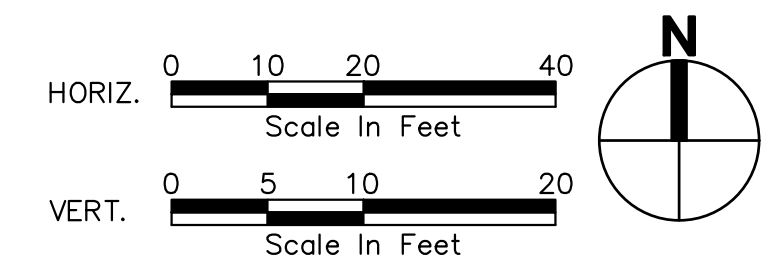
- PERMANENT SHORING WALLS
- TEMPORARY SHORING WALLS
- 6" CONCRETE DRIVEWAY WITH 3/8" TRACTION GROOVES ON SECTIONS WITH SLOPES GREATER THAN 20%, AND VERTICAL CURB AND GUTTER. SEE DETAIL 5, SHEET C2.1.
- VALLEY GUTTER AT EDGE OF ASPHALT. SEE DETAIL 3, SHEET C2.1.
- 1" WATER METER, MINIMUM.
- GABION BASKET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

GENERAL NOTES:

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

LEGEND

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

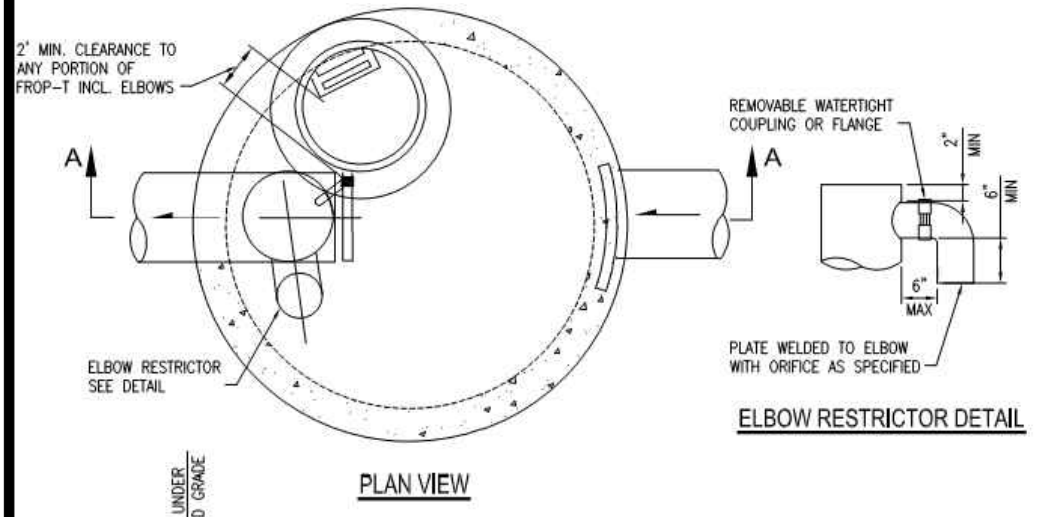


| | |
|--|--|
| <p>5236 W MERCER WAY</p> <p>SINGLE FAMILY RESIDENCE</p> <p>ROAD, GRADING, AND STORM PLAN</p> | <p>N5 ARCHITECTURE</p> <p>4200 STONE WAY N</p> <p>SEATTLE, WA 98103</p> |
| <p>VERIFY SCALE</p> <p>BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p> <p>SCALE: AS SHOWN DATE: 11/20/2024</p> <p>DESIGNED BY: JF CHECKED BY: JA</p> <p>PACE PROJECT NO. 17387</p> | |
| <p>SHEET C2.0</p> | |

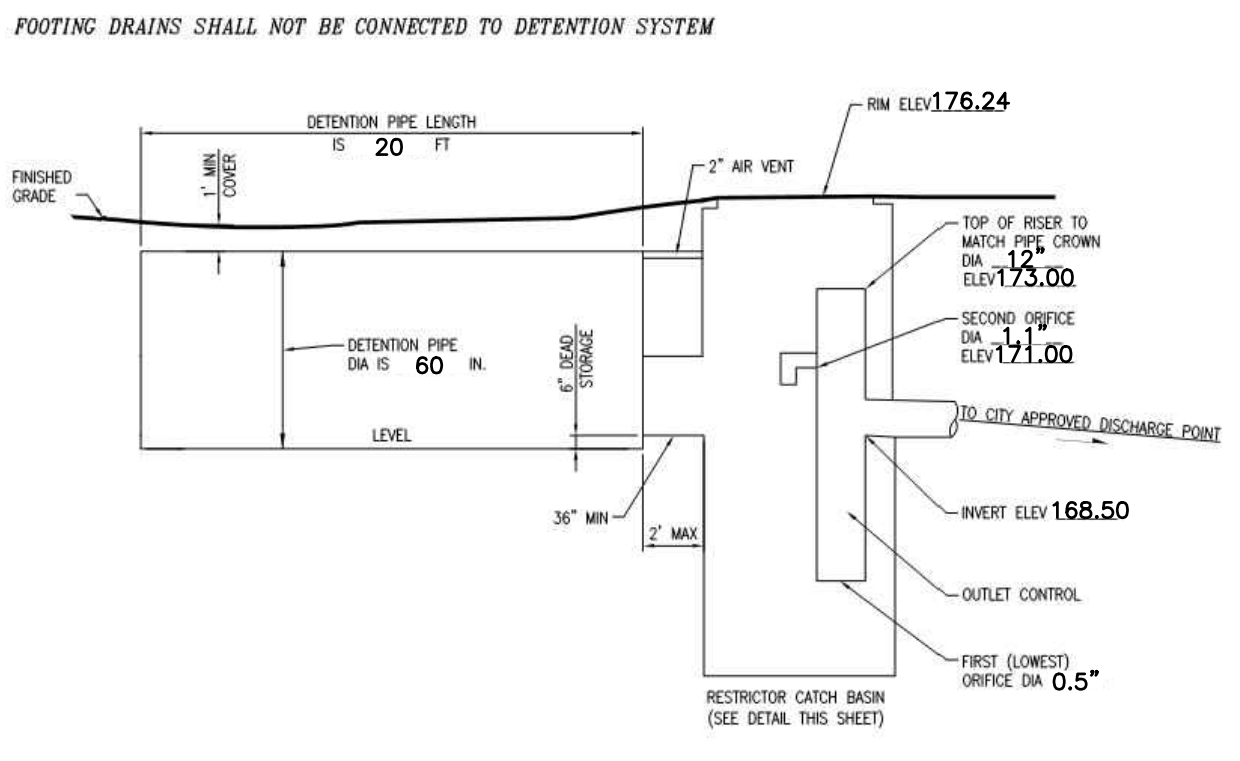
PACE Engineers
 17255 Kirkland Way, Suite 900
 Kirkland, WA 98033
 P: 425.827.2014
 www.paceengs.com

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

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 | PREPARED BY: JOHN ANDERSON |
| PERMIT #: _____ | MERCER ISLAND, WA | PHONE: 425.827.2014 |
| IMPERVIOUS SURFACE AREA (SF): 3,000 | DETECTION PIPE DIA (INCH): 60 | DETECTION PIPE LENGTH (FT): 20 |
| PIPE MATERIAL: CORRUGATED ALUMINUM PIPE | ORFICE #1 DIA 0.5 INCH, ELEV 168.50 | ORFICE #2 DIA 1.1 INCH, ELEV 171.00 |
| DATE: 10/24/2024 | | |

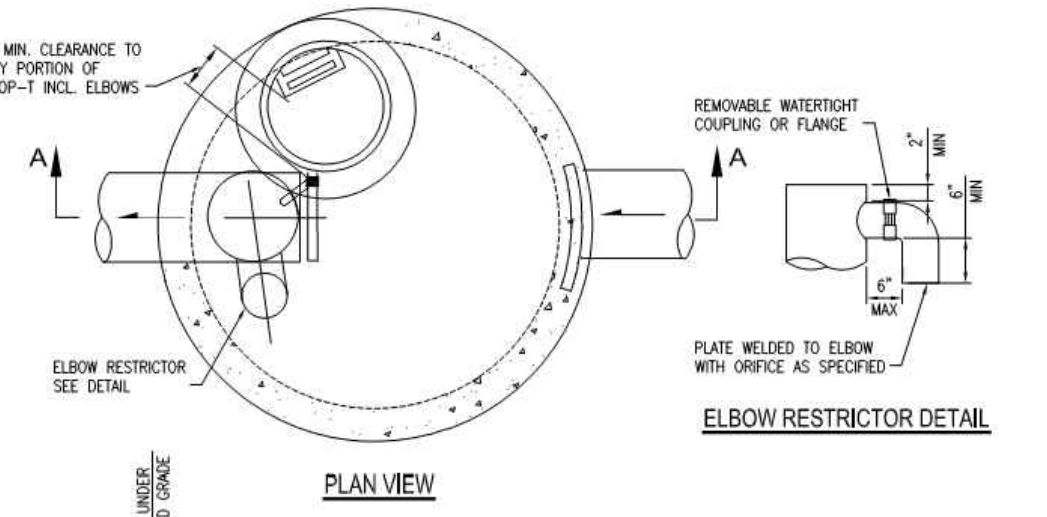


STANDARD PIPE DETENTION SYSTEM
 NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

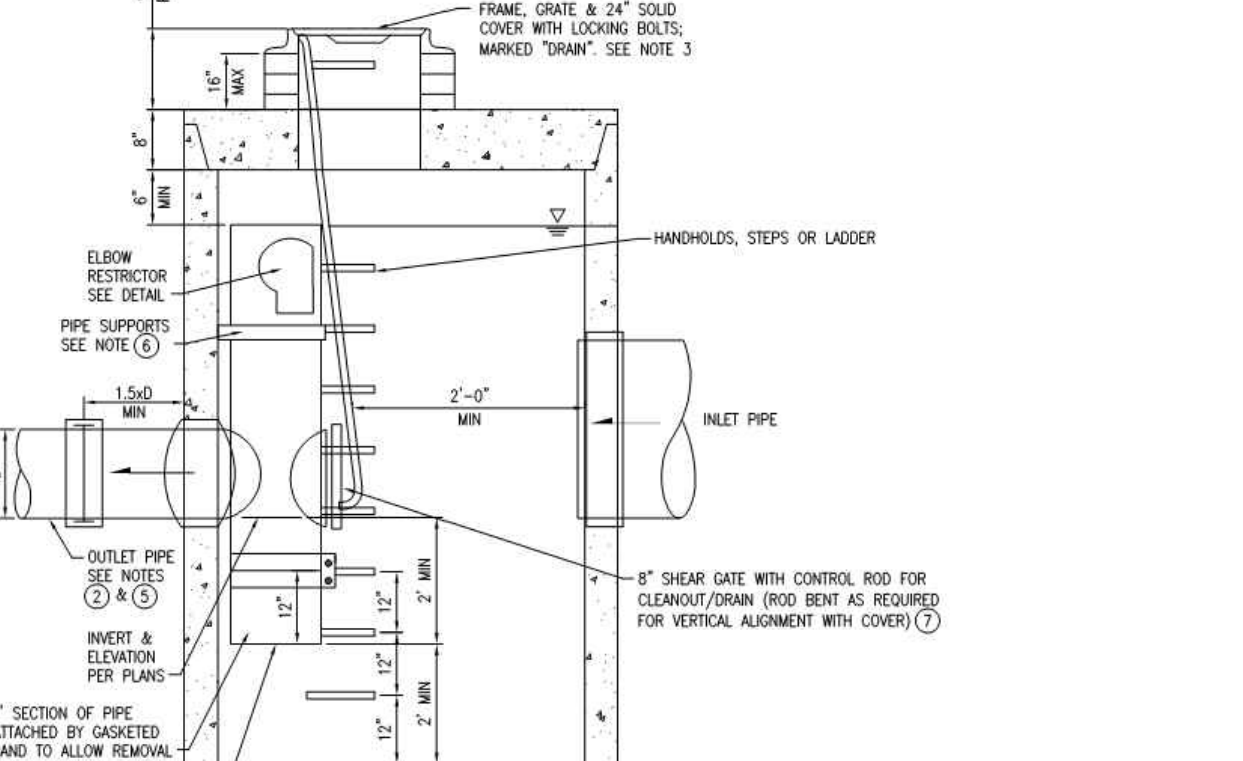
- RESTRICTOR CATCH BASIN NOTES:**
- USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LOPE. A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
 - OUTLET PIPE, MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
 - 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.
 - 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).
 - THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 28M AND ASTM B 275, DESIGNATION 2023A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT 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 LD AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

- STANDARD DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7600) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - 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 ORFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 8.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LOPE), GALVANIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS ABOVE DESIGNATIONS NOT 4 AND 400), CORRUGATED OR SPIRAL REINFORCED ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

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 | PREPARED BY: JOHN ANDERSON |
| PERMIT #: _____ | MERCER ISLAND, WA | PHONE: 425.827.2014 |
| IMPERVIOUS SURFACE AREA (SF): 4,850 | DETECTION PIPE DIA (INCH): 60 | DETECTION PIPE LENGTH (FT): 31 |
| PIPE MATERIAL: CORRUGATED ALUMINUM PIPE | ORFICE #1 DIA 0.5 INCH, ELEV 198.0 | ORFICE #2 DIA 2.2 INCH, ELEV 200.5 |
| DATE: 10/24/2024 | | |

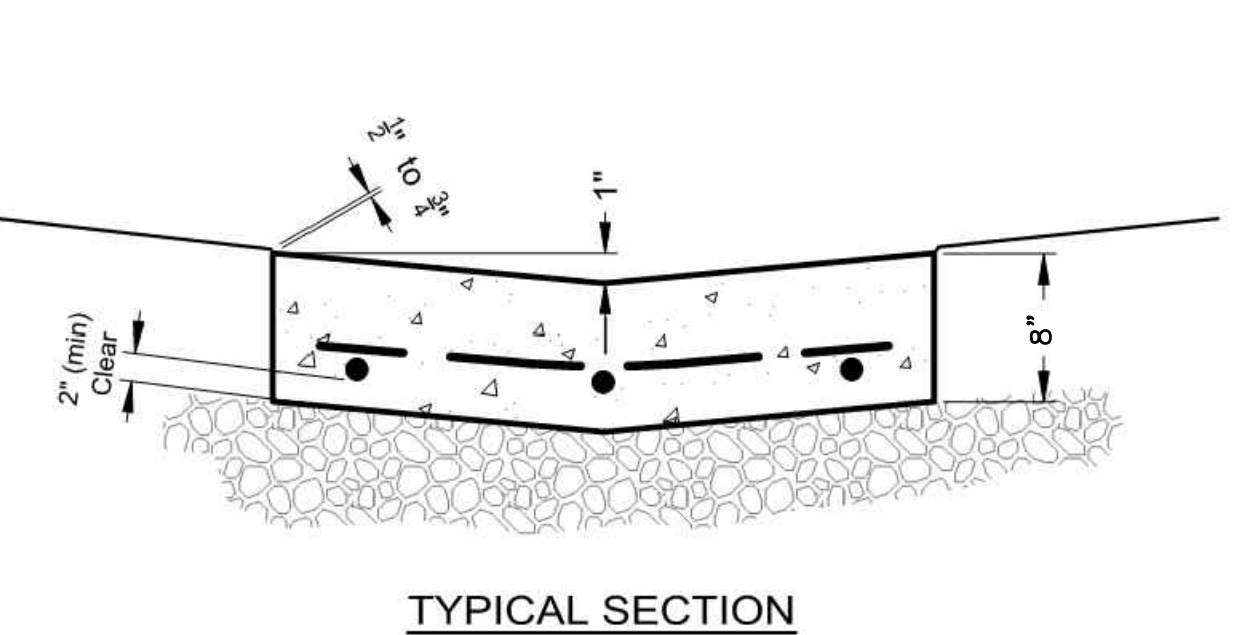
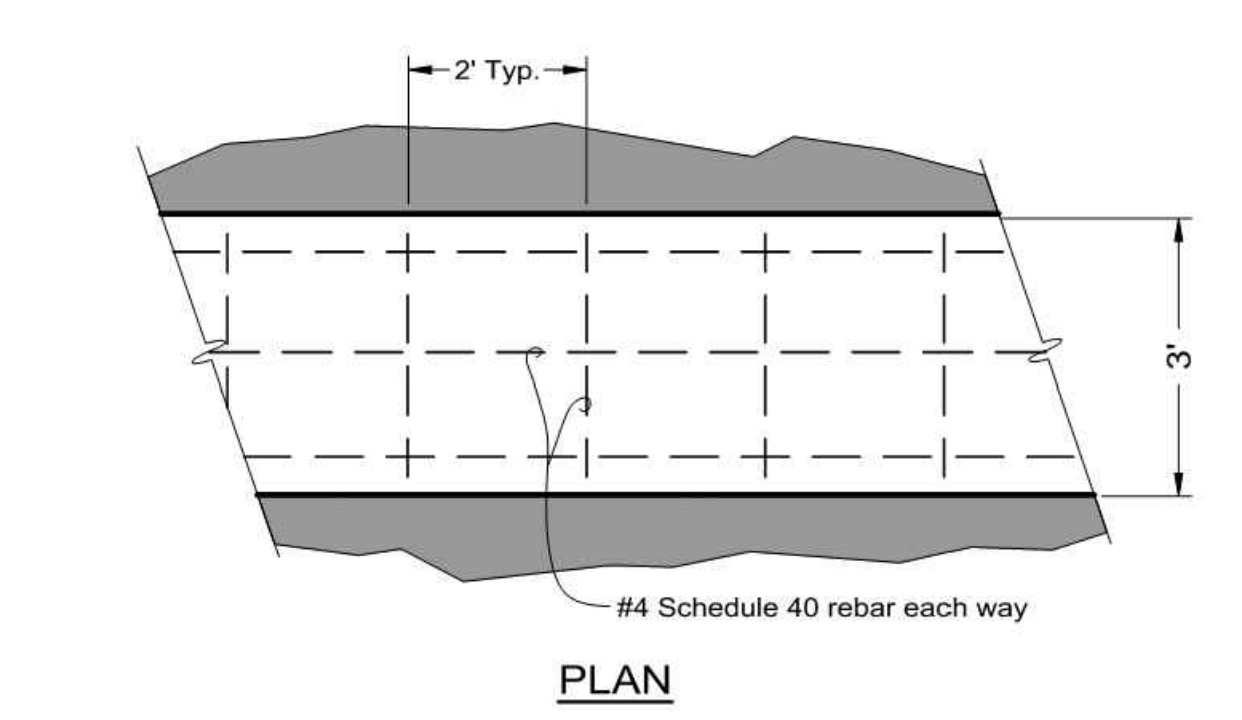


STANDARD PIPE DETENTION SYSTEM
 NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

- RESTRICTOR CATCH BASIN NOTES:**
- USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LOPE. A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
 - OUTLET PIPE, MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
 - 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.
 - 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).
 - THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 28M AND ASTM B 275, DESIGNATION 2023A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT 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 LD AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

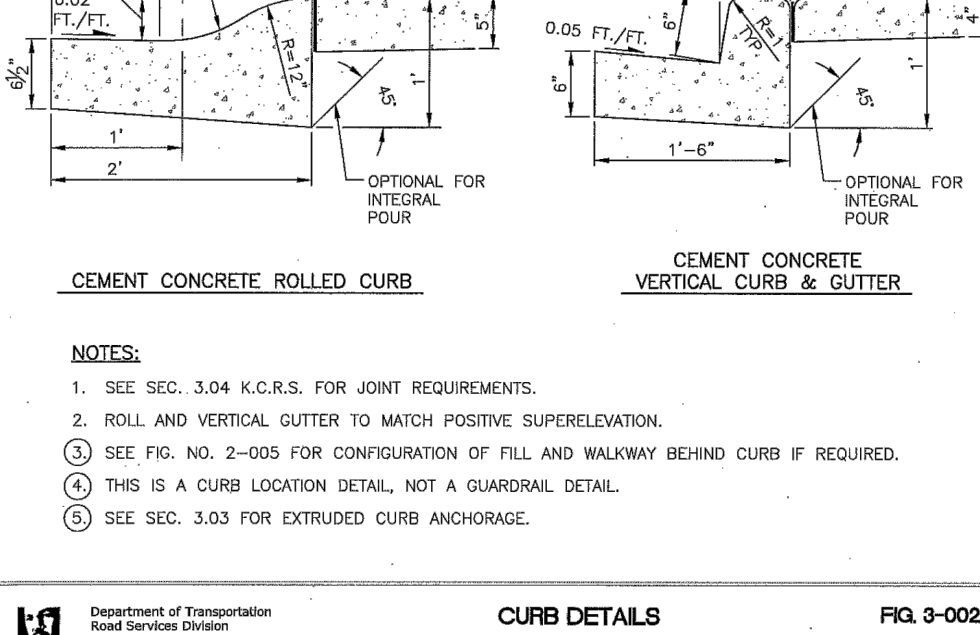
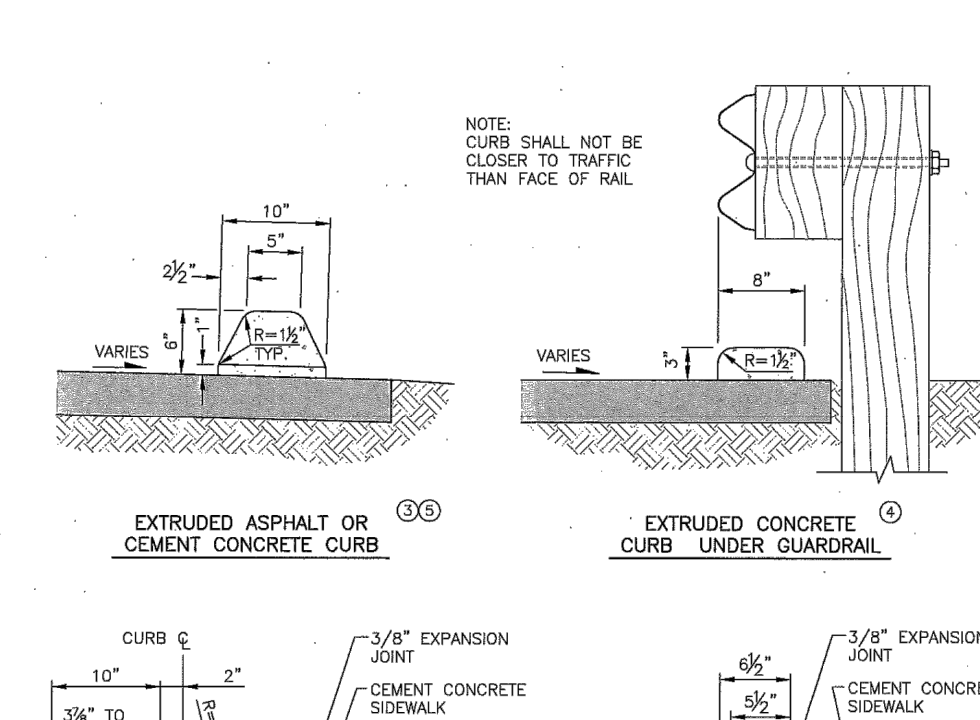
- STANDARD DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7600) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 8.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LOPE), GALVANIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS ABOVE DESIGNATIONS NOT 4 AND 400), CORRUGATED OR SPIRAL REINFORCED ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

1 DETENTION SYSTEM DETAIL (WEST)
 NTS

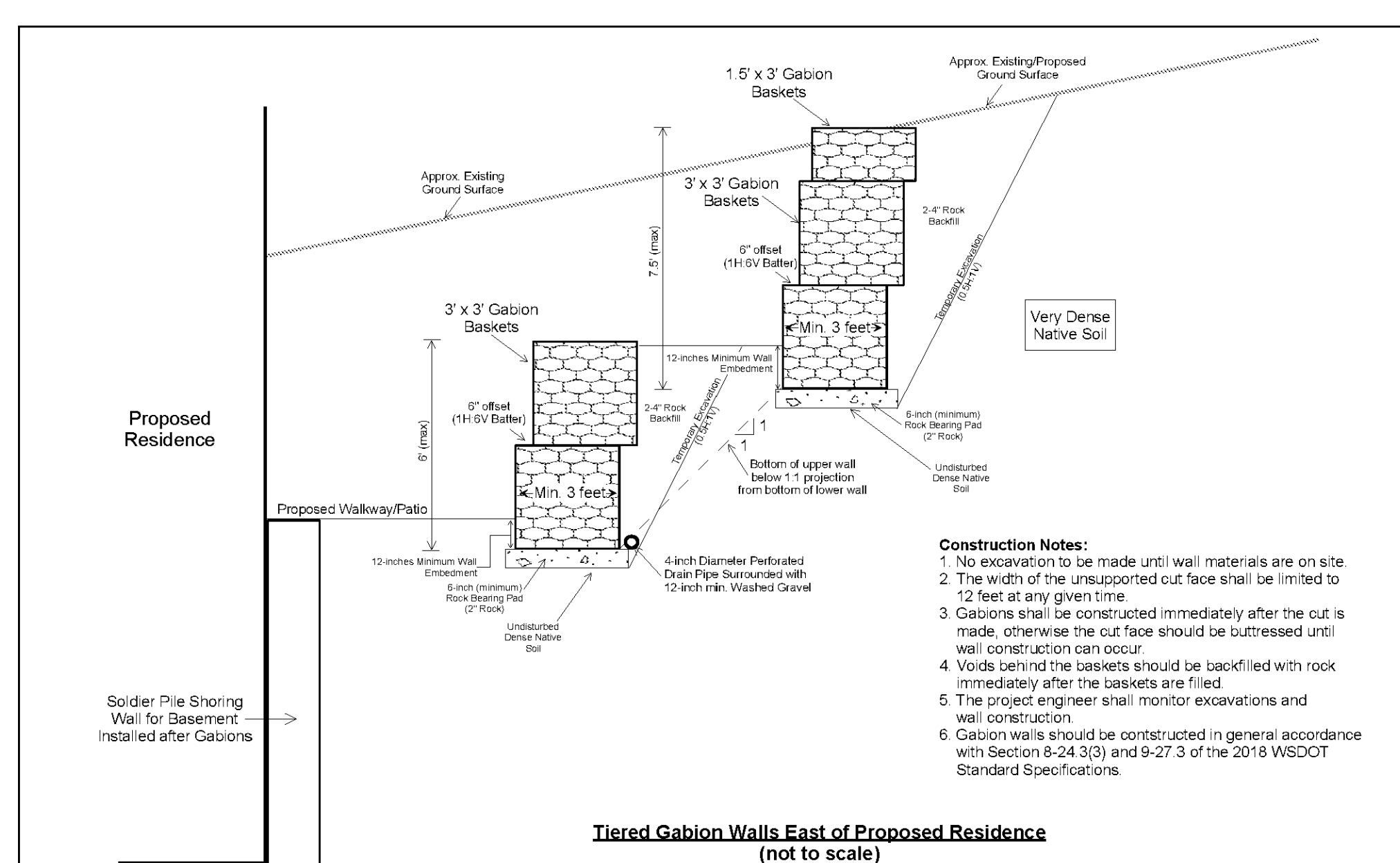


3 VALLEY GUTTER CURB
 NTS

2 DETENTION SYSTEM DETAIL (EAST)
 NTS



5 VERTICAL CURB
 NTS



| | | |
|-------------------------------|---|--|
| 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

PACE Engineers
 17255 Kirkland Way, Suite 900
 Kirkland, WA 98033
 P: 425.827.2014
 www.paceengs.com

ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

N5 ARCHITECTURE
 4200 STONE WAY N
 SEATTLE, WA 98103

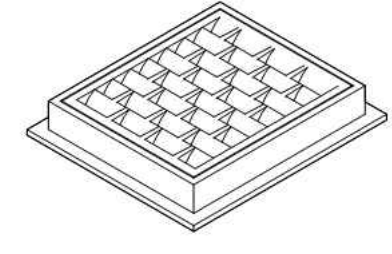
5236 W MERCER WAY
SINGLE FAMILY RESIDENCE
STORM DRAINAGE DETAILS

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
 SCALE: AS SHOWN DATE: 11/20/2024
 DESIGNED BY: JF CHECKED BY: JA
 PACE PROJECT NO. 17387

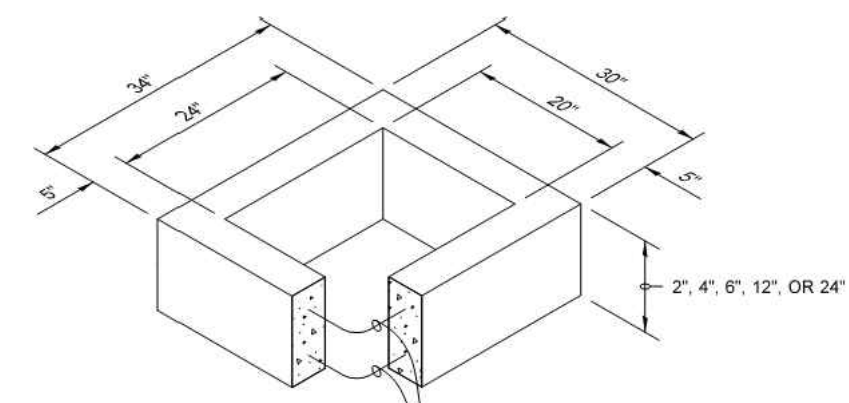
C2.1

FILE NAME: P:\WORK\17387_5236_WEST_MERCER_WAY_SFR_ARCH_ENGINEERING_SHEETS\17387-DET-DWG
 SAVE TIME: 11/19/2024 11:34:16 AM
 USER NAME: TYLER CHRISTOFFERSON

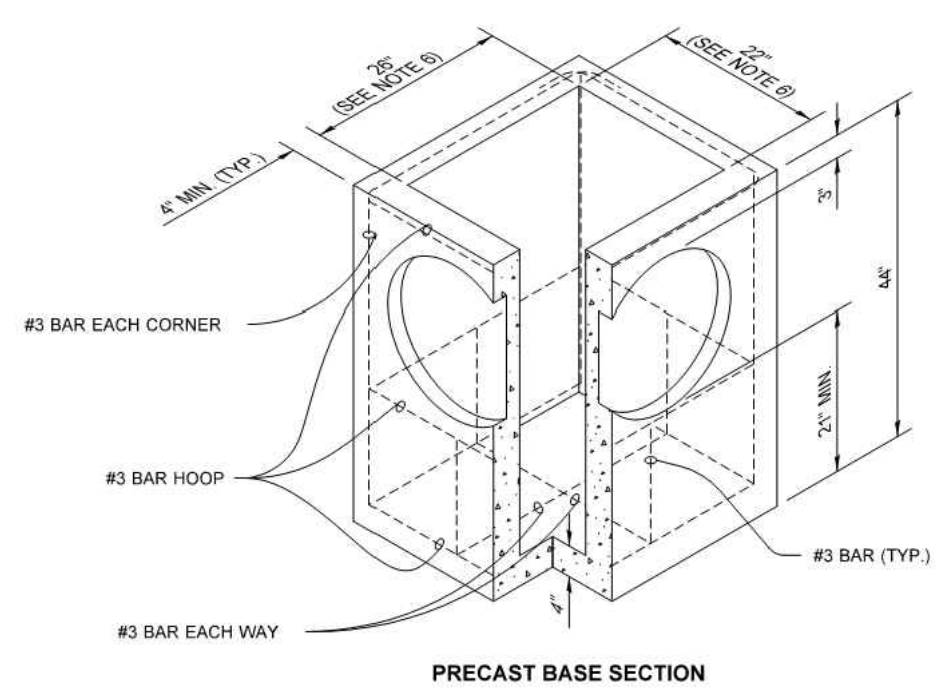
DRAWN BY: LISA CYFORD



FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION

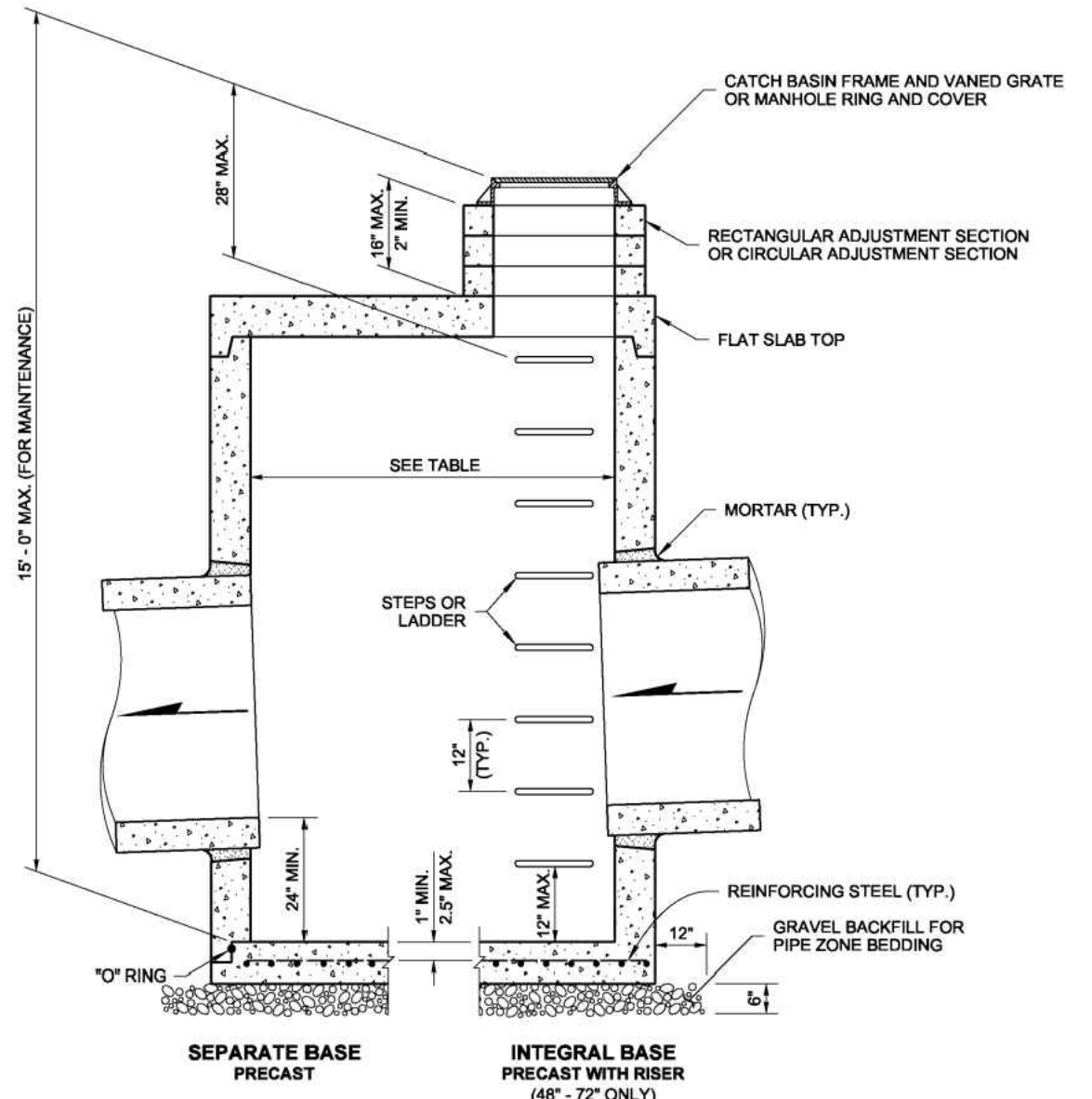
| PIPE ALLOWANCES | |
|--|----------------------------------|
| PIPE MATERIAL | MAXIMUM INSIDE DIAMETER (INCHES) |
| REINFORCED OR PLAIN CONCRETE | 12" |
| ALL METAL PIPE | 15" |
| CPSSP * (STD. SPEC. SECT. 9-05.20) | 12" |
| SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1)) | 15" |
| PROFILE WALL PVC (STD.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

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

- 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.
- 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.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.

DRAWN BY: LISA CYFORD



| 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 | PROFILE WALL PVC ② |
| 48" | 24" | 30" | 24" | 30" |
| 54" | 30" | 36" | 30" | 36" |
| 60" | 36" | 42" | 36" | 42" |
| 72" | 42" | 54" | 42" | 48" |
| 84" | 54" | 60" | 54" | 48" |
| 96" | 60" | 72" | 60" | 48" |
| 120" | 66" | 84" | 60" | 48" |
| 144" | 78" | 96" | 60" | 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))

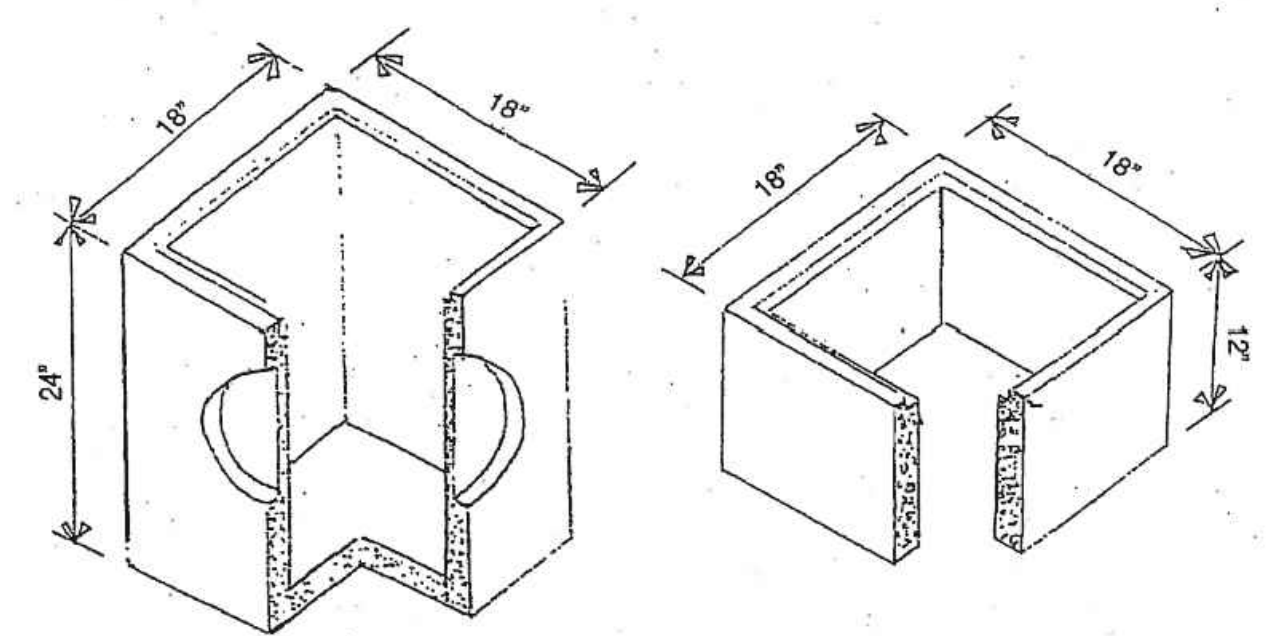


CATCH BASIN TYPE 2
STANDARD PLAN B-10.20-01

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

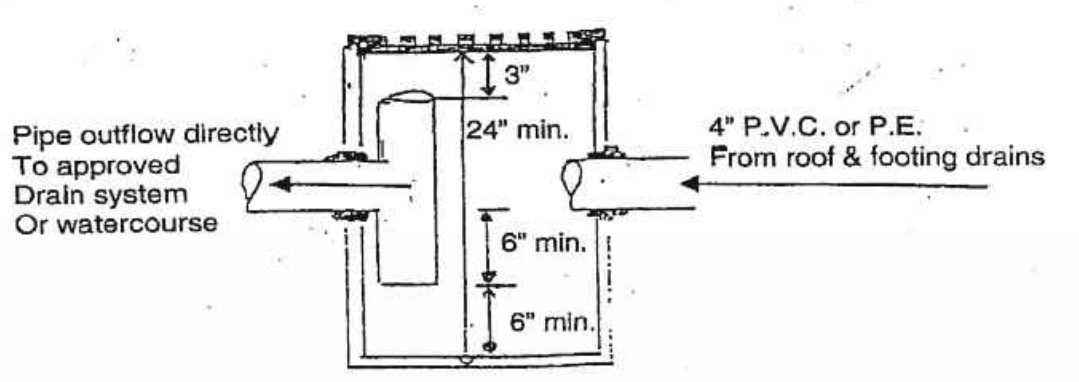
1 TYPE 1 CATCH BASIN
NTS

2 TYPE 2 CATCH BASIN
NTS



Catch Basin (C.B.)
Depth & Volume are Minimum Dimensions.
Minimum Volume = 24 gal.

6" & 12" Adjustment Riser



Catch Basin with Oil Separator

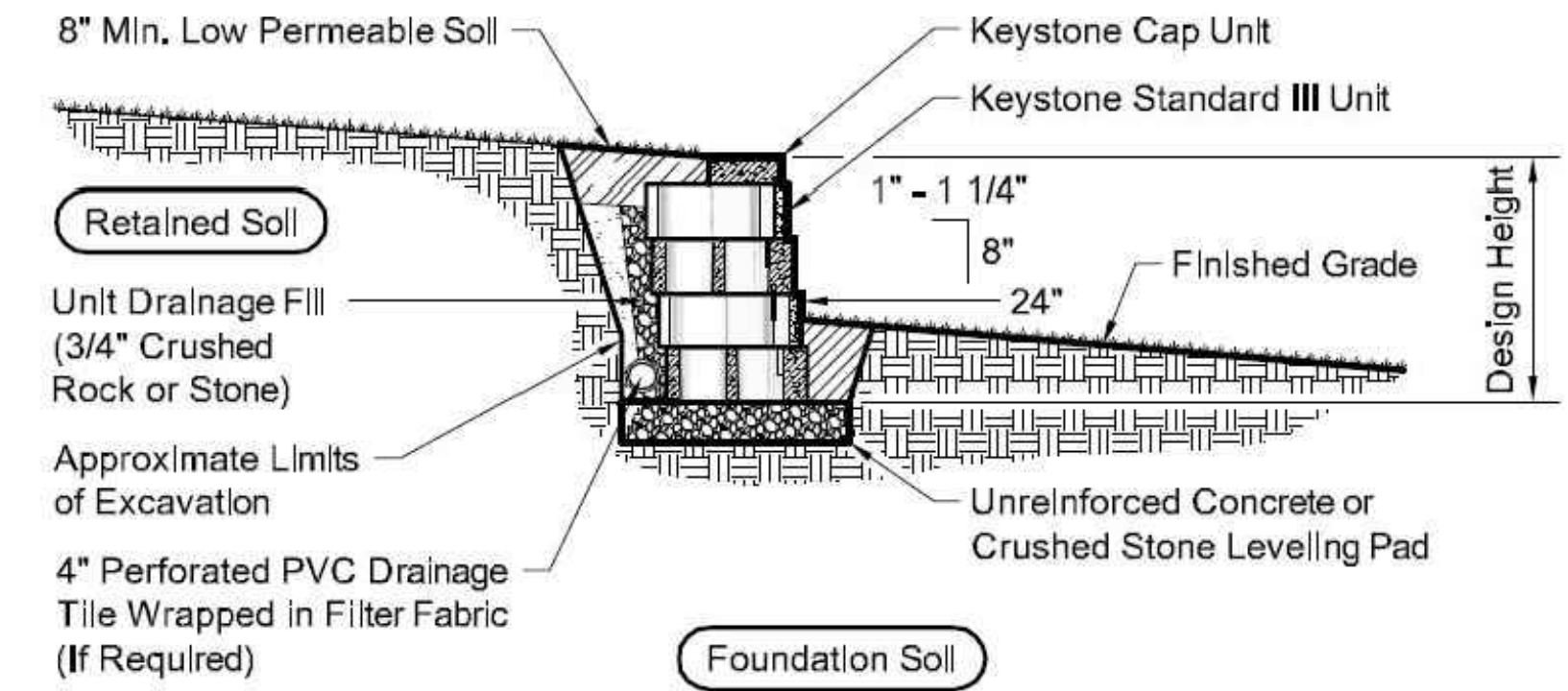
3 CATCH BASIN WITH OIL SEPARATOR
NTS



CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-02

APPROVED FOR PUBLICATION
Heilman, Julie 25 2017 2:53 PM
WASHINGTON ENGINEER
Washington State Department of Transportation

1 TYPICAL GRAVITY WALL SECTION
NTS

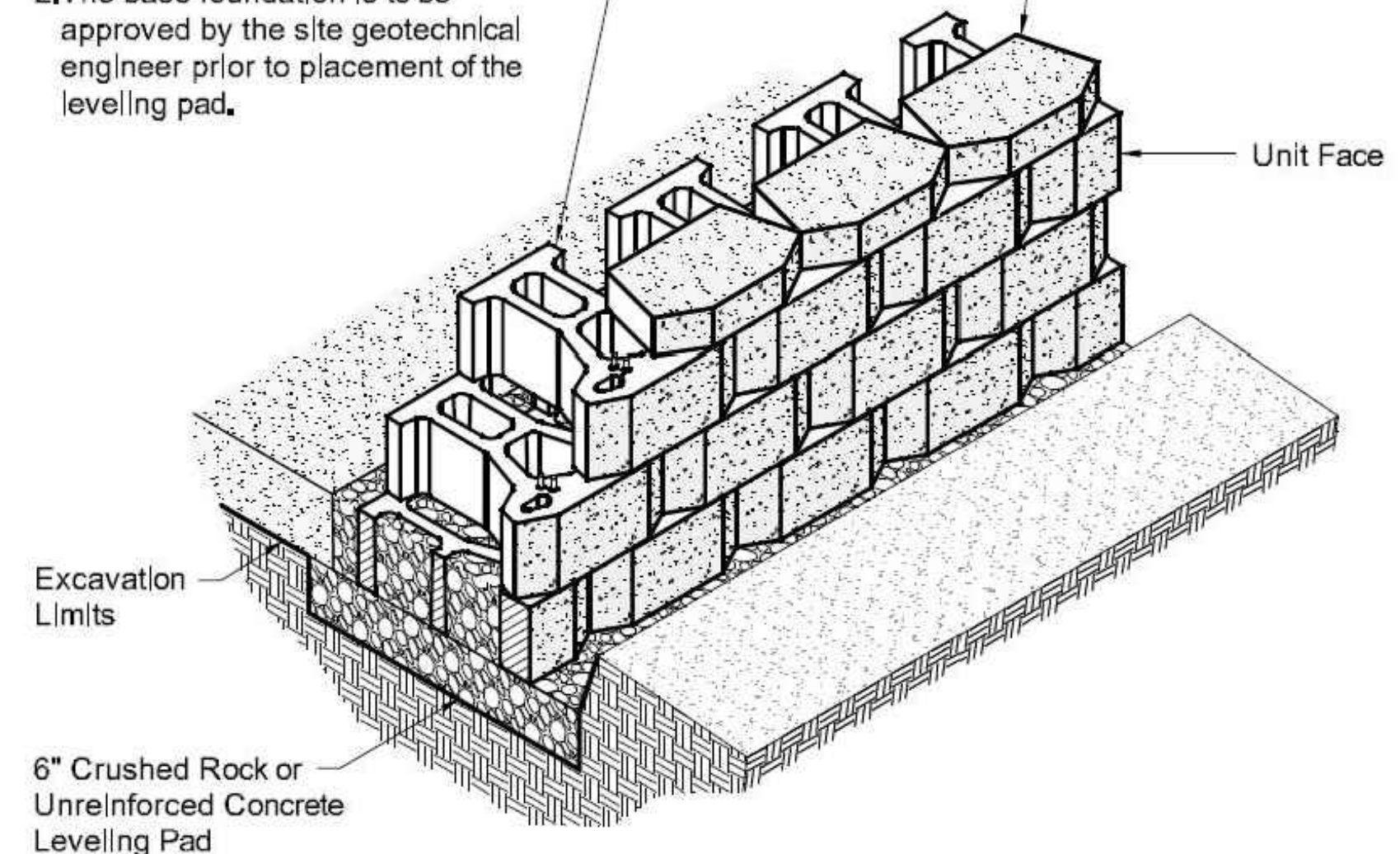


Typical Gravity Wall Section
Standard III Unit - 1" Setback

Base Leveling Pad Notes:

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

| Standard III Unit | | Cap Unit | |
|-------------------|--------|----------|---------|
| Width: | 18" | Width: | 18" |
| *Depth: | 21" | *Depth: | 10 1/2" |
| Height: | 8" | Height: | 4" |
| *Weight: | 92 lbs | *Weight: | 45 lbs |



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

FILE NAME: P:\WORK\17387_5236 W MERCER WAY SE78 WEST MERCER WAY SE78\ENGINEERING\DRG\17387-DET.DWG
SAVE TIME: 11/19/2024 11:34:15 AM
PRINT TIME: 11/20/2024 1:33 PM
USER NAME: TYLER CHRISTOFFERSON

PACE Engineers
17355 Kirkland Way, Suite 300
Kirkland, WA 98033
P: 425.827.2014
www.paceengs.com



ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST

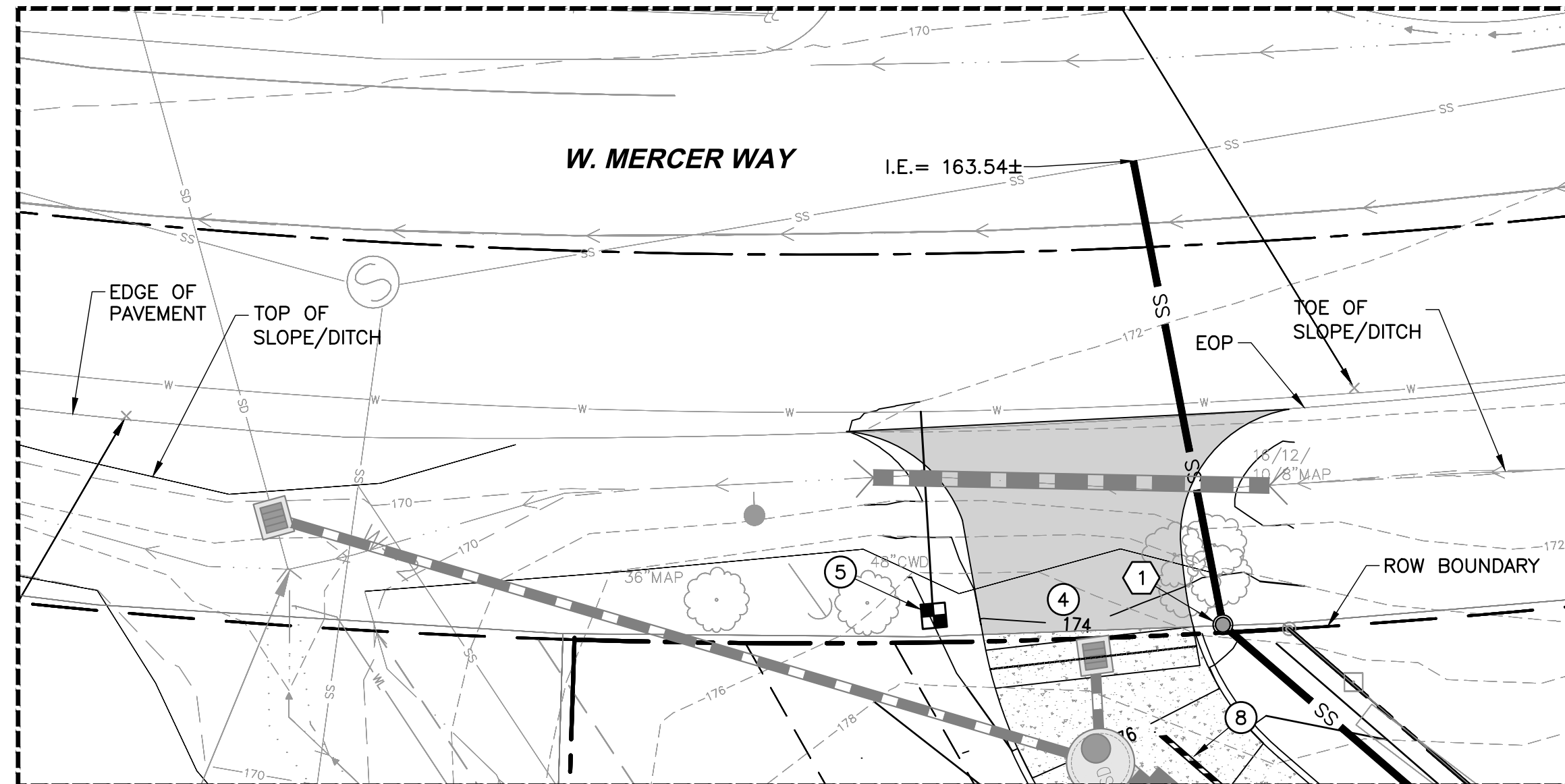
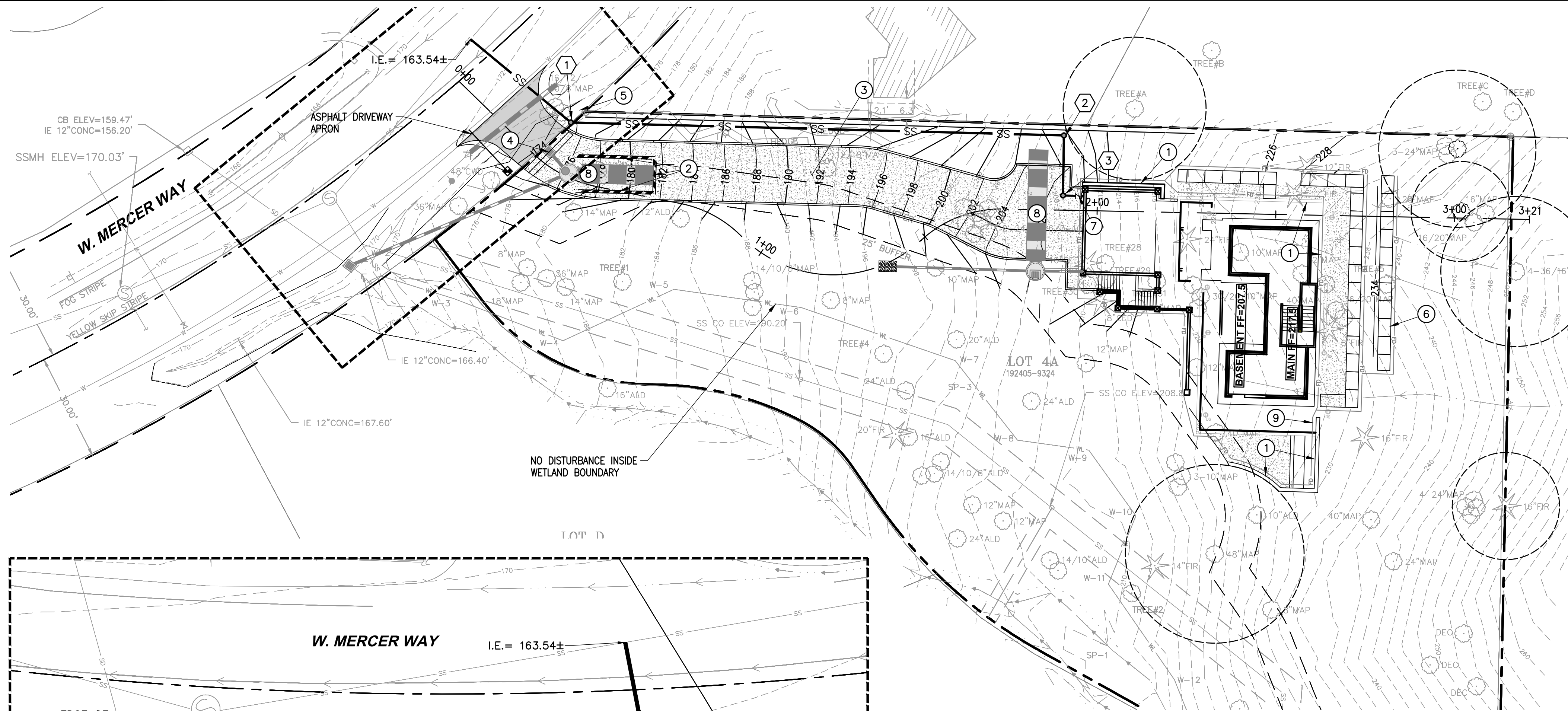
N5 ARCHITECTURE
4200 STONE WAY N
SEATTLE, WA 98103

5236 W MERCER WAY
SINGLE FAMILY RESIDENCE
STORM DRAINAGE DETAILS

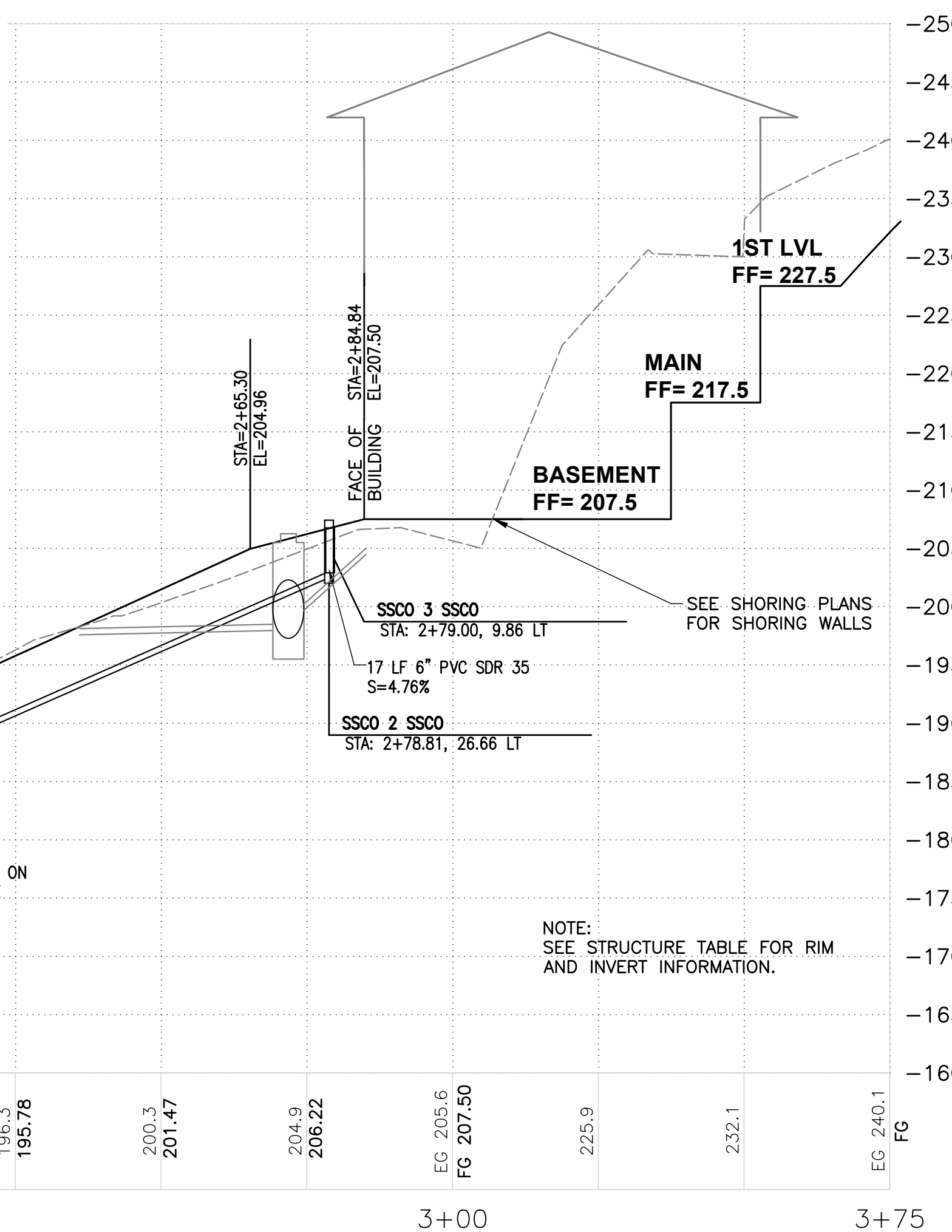
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
SCALE: AS SHOWN
DATE: 11/20/2024
DESIGNED BY: JF
CHECKED BY: JA
PACE PROJECT NO. 17387

SHEET C2.2

FILE NAME: P:\WORK\17387_5336_WEST_MERCER_WAY_SFRV_CAD\ENGINEERING\DWG\17387-SS.DWG
 SAVE TIME: 11/20/2024 12:27:17 PM
 PLOT TIME: 11/20/2024 1:34 PM
 USER NAME: TYGER CHRISTOFFERSON



FRONTAGE PLAN
1"=10'



SEWER STRUCTURE TABLE

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

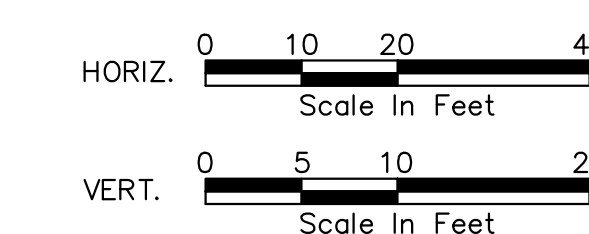
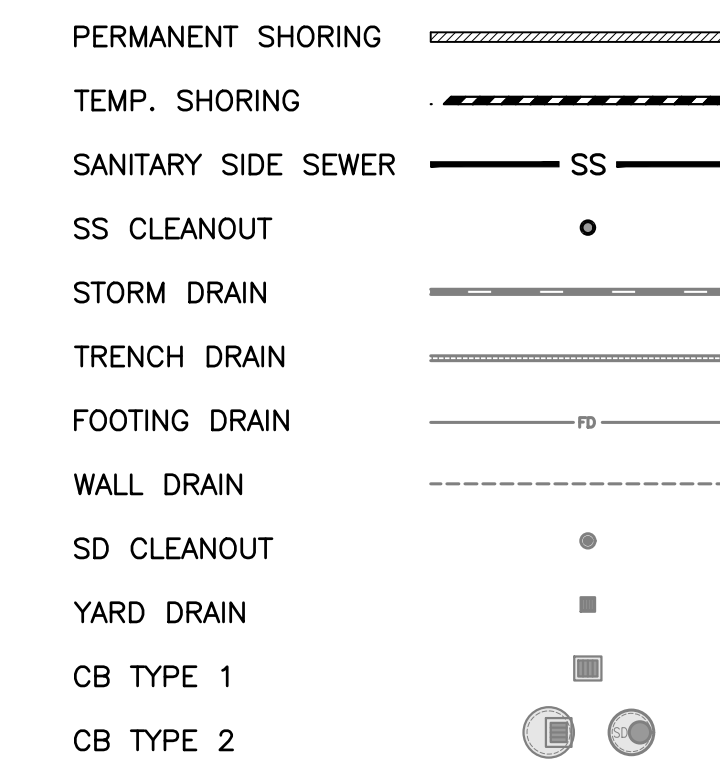
KEY NOTES

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

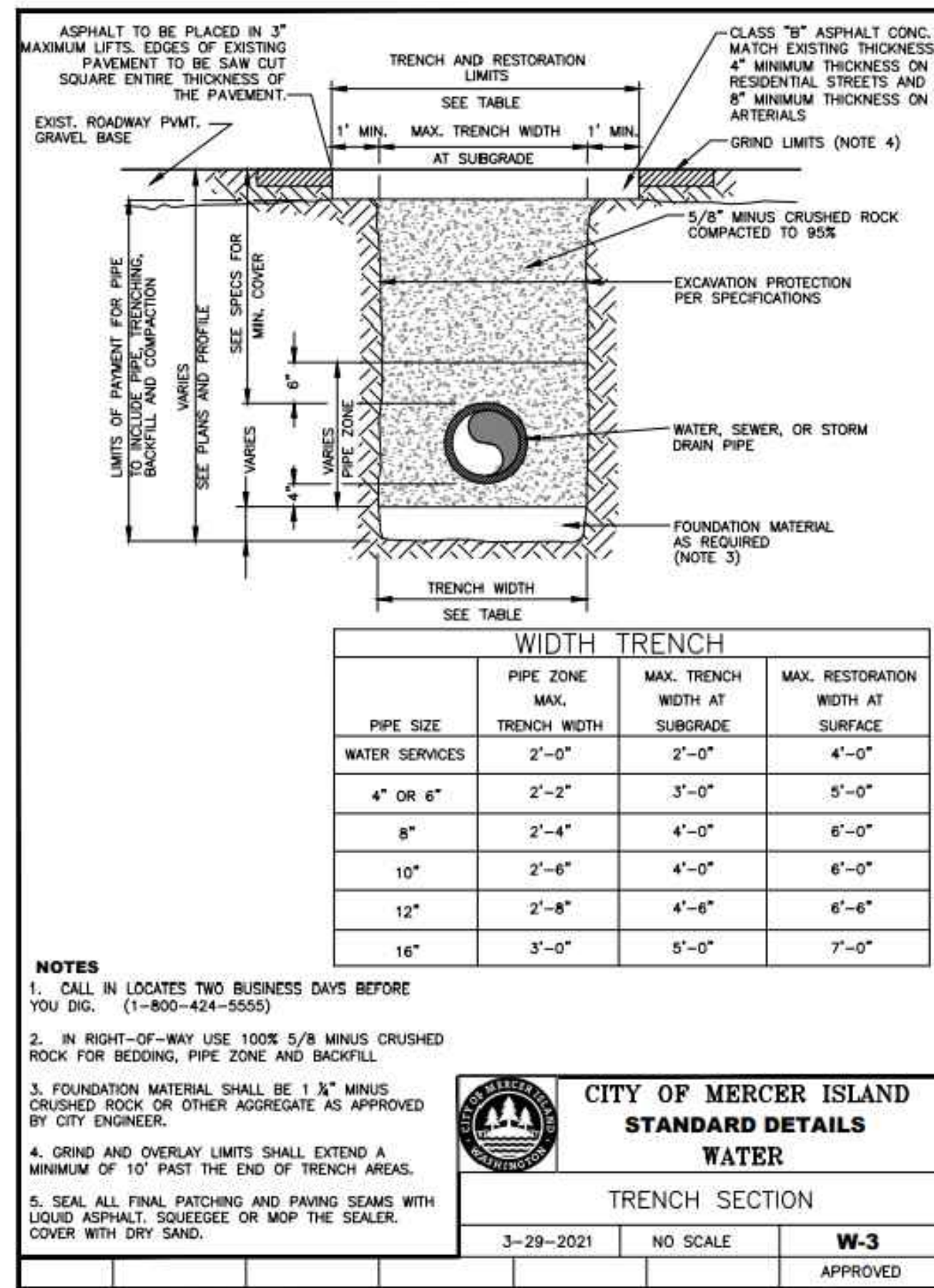
GENERAL NOTES:

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

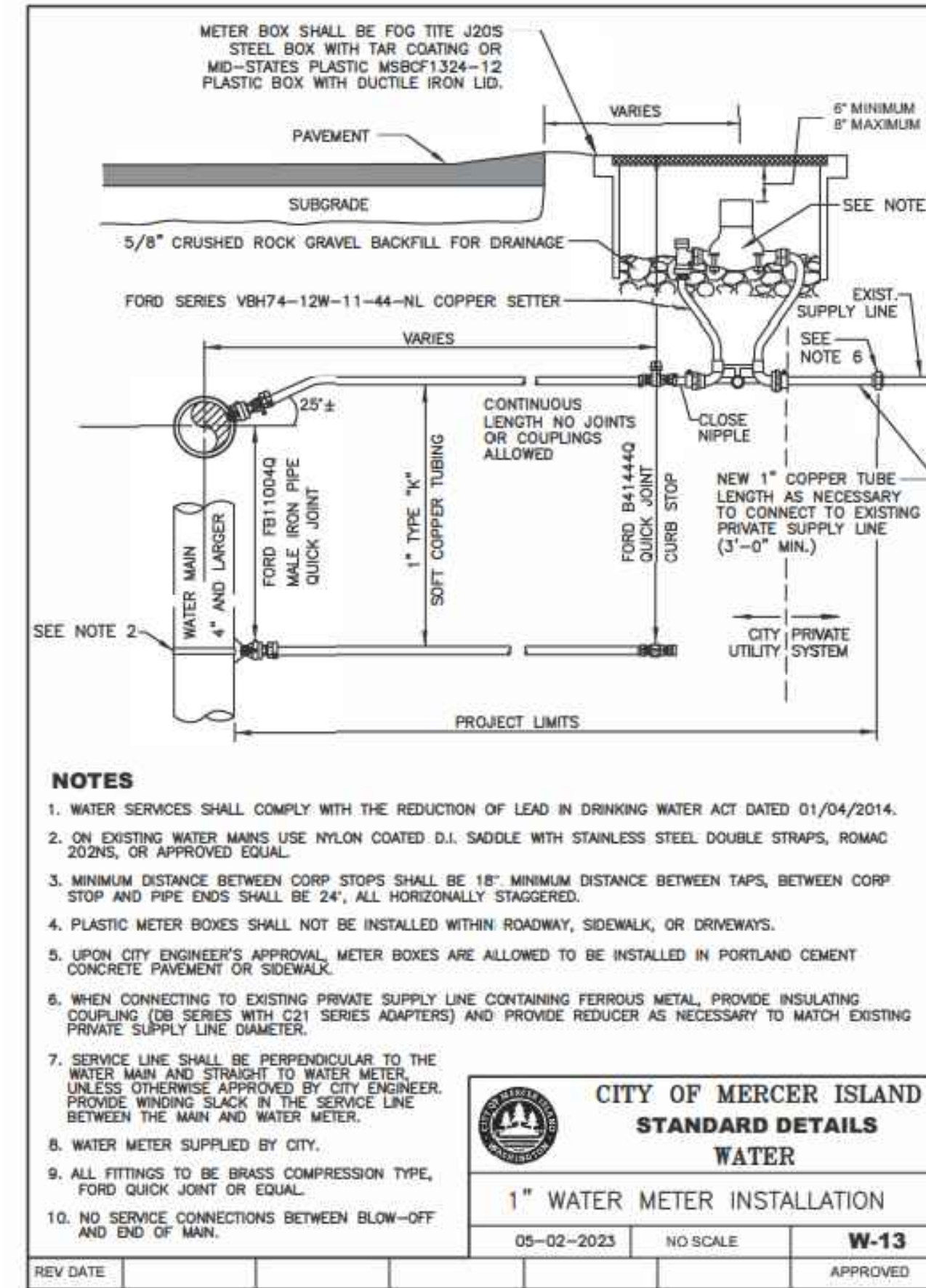
LEGEND



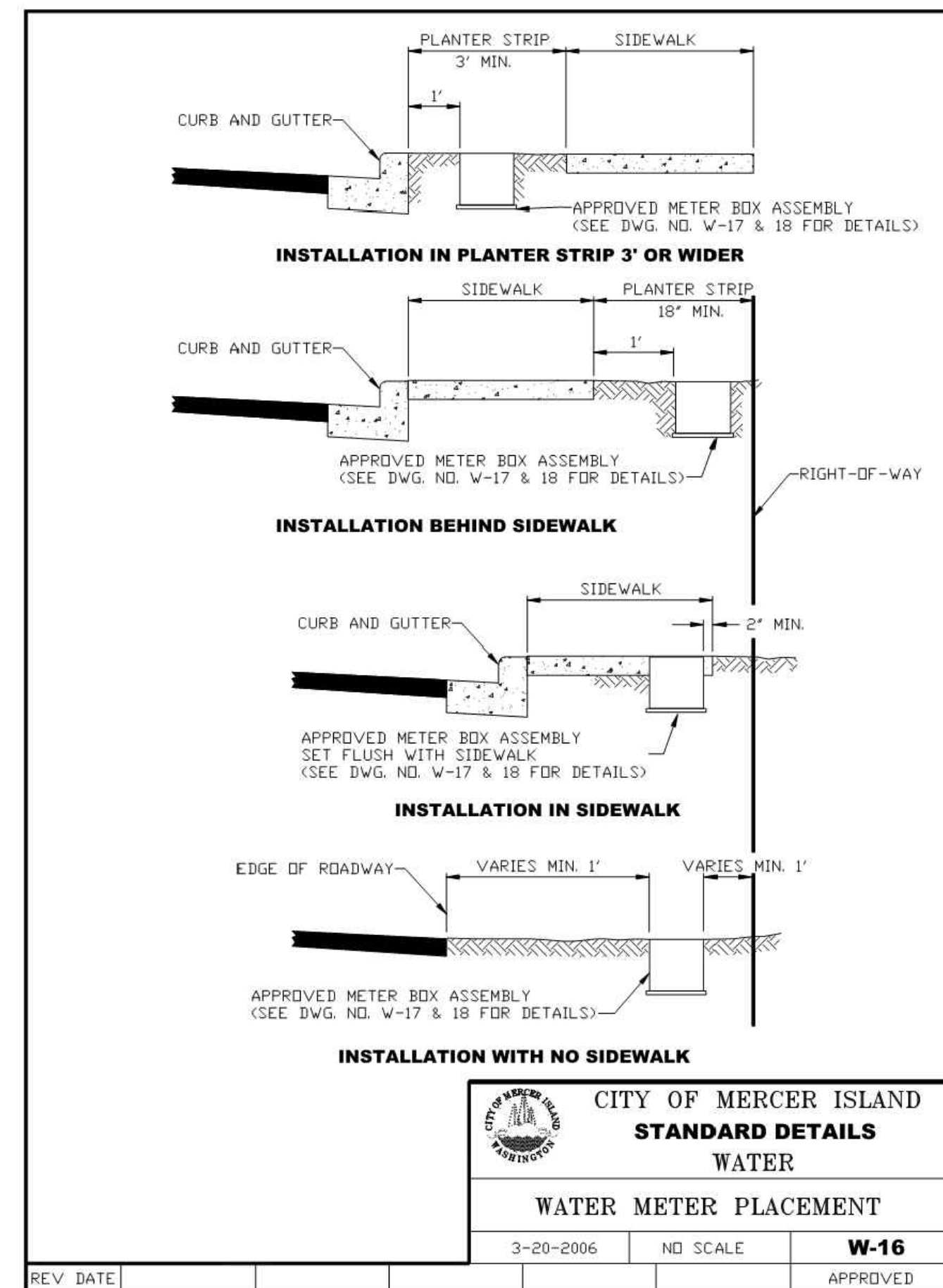
| | |
|--|--------------------------------------|
| DATE | |
| REVISION | |
| SYM | |
| | |
| | |
| ORIGINAL COPY OF DIGITALLY SIGNED DOCUMENT AVAILABLE UPON REQUEST | |
| N5 ARCHITECTURE 4200 STONE WAY N SEATTLE, WA 98103 | |
| 5236 W MERCER WAY | SITE, UTILITY, AND SEWER PLAN |
| SINGLE FAMILY RESIDENCE | |
| VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. | |
| SCALE: | DATE: |
| AS SHOWN | 11/20/2024 |
| DESIGNED BY: | CHECKED BY: |
| JF | JA |
| PACE PROJECT NO. 17387 | |
| SHEET C3.0 | |



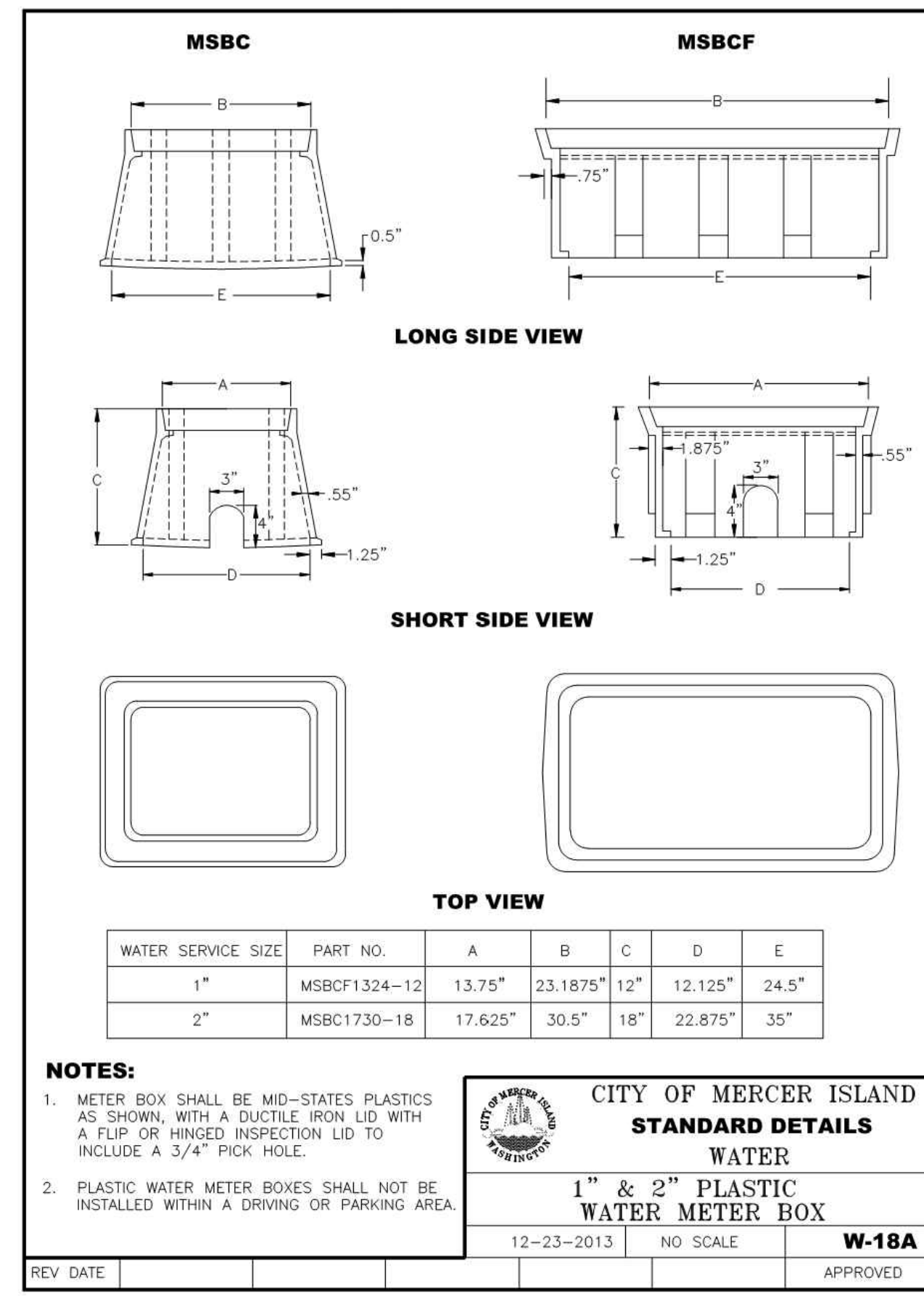
1 TRENCH SECTION
NTS



2 1" WATER METER INSTALLATION
NTS



3 WATER METER PLACEMENT
NTS



4 1" & 2" PLASTIC WATER METER BOX
NTS

FILE NAME: P:\WORK\17387_5236 WEST MERCER WAY (SFR) CIVIL ENGINEERING SHEETS\17387-DET.DWG
SAVE TIME: 11/19/2024 11:44:18 AM
USER NAME: TYLER CHRISTOFFERSON

| NO. | DATE | REVISION | SYM. |
|-----|------|----------|------|
| | | | |

PACE Engineers
17255 Kirkland Way, Suite 900
Kirkland, WA 98033
P: 425.827.2014
www.paceengs.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
WATER DETAILS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
SCALE: AS SHOWN
DATE: 11/20/2024
DESIGNED BY: JF
CHECKED BY: JA
PACE PROJECT NO. 17387

SHEET **C3.2**

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
2. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS,
3. DESIGN LOADING CRITERIA: HANDRAILS AND GUARDS, GUARDRAILS/BALCONY RAILS, GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD, RESIDENTIAL FLOOR LIVE LOAD, ENVIRONMENTAL LOADS, SNOW, WIND, EARTHQUAKE

GEOTECHNICAL

- 13. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE.

Table with 2 columns: Parameter and Value. Includes LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED), ALLOWABLE PASSIVE EARTH PRESSURE (F.S. OF 1.5 INCLUDED), COEFFICIENT OF FRICTION (F.S. OF 1.5 INCLUDED), and SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD).

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

CONCRETE

- 14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF fc = 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.
15. A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE.
16. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618.

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

- 19. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER), FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER), COLUMN TIES OR SPIRALS AND BEAM STIRRUPS, SLABS AND WALLS (INT. FACE), GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4".
20. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

Table with 4 columns: Wall Height, Reinforcement Size, Orientation, and Quantity. Includes 6" WALLS (#4 @ 16 HORIZ, #4 @ 18 VERTICAL), 8" WALLS (#4 @ 12 HORIZ, #4 @ 18 VERTICAL), 10" WALLS (#4 @ 18 HORIZ, #4 @ 18 VERTICAL), and 12" WALLS (#4 @ 16 HORIZ, #4 @ 18 VERTICAL).

- 21. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS.

ANCHORAGE

- 22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY, INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES F. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

MASONRY

- 24. MASONRY VENEER, 5" MAXIMUM THICKNESS, SHALL BE ANCHORED TO BACKING WALLS PER SECTION 1405.6 OF THE INTERNATIONAL BUILDING CODE WITH "RJ-711" OR "HB-200" ADJUSTABLE VENEER ANCHORS AS MANUFACTURED BY WIRE-BOND, INC. ANCHORS SHALL BE SPACED 50 AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY. ATTACHMENTS SHALL BE WITH CORROSION RESISTANT FASTENERS AND CONNECT TO FRAMING MEMBERS OR CONCRETE OR MASONRY BACKING. INSTALL ANCHORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SHEAR LUGS OF EACH ANCHOR SHALL ENGAGE A NO. 9 GAUGE JOINT REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.
25. ADHERED MASONRY VENEER, 2-5/8" MAXIMUM THICKNESS, SHALL BE ADHERED TO BACKING WALLS PER SECTION 1405.10 OF THE INTERNATIONAL BUILDING CODE. ADHERED MASONRY SHALL BE ABLE TO DEVELOP SHEAR STRENGTH OF 50 PSI MINIMUM BETWEEN THE BACKING AND THE UNIT IN ACCORDANCE WITH ASTM C 482 OR SHALL BE ADHERED PER ARTICLE 3.3C OF TMS602/ACI530.1/ASCE 6.

STEEL

- 26. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON: A. AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE. B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS.
• AS NOTED IN THE CONTRACT DOCUMENTS.
• BY THE DELETION OF PARAGRAPH 4.4.1.
• REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

- 27. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

Table with 3 columns: TYPE OF MEMBER, ASTM SPECIFICATION, and Fy. Includes WIDE FLANGE SHAPES, OTHER SHAPES, PLATES, AND RODS, OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS), PIPE COLUMNS, STRUCTURAL TUBING (SQUARE OR RECTANGULAR) (ROUND), and CONNECTION BOLTS.

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

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

- 30. SHOP PRIME ALL STEEL EXCEPT:

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

- 31. ALL A-A325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

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

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

- 34. METAL CHIMNEYS SHALL BE ANCHORED AT ROOF AND CEILING WITH TWO 1-1/2"x1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSULATION AND NAILED WITH SIX 8d NAILS PER STRAP TO THE ROOF AND CEILING FRAMING.

WOOD

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

Table with 3 columns: JOISTS AND BEAMS, BEAMS, POSTS, STUDS, PLATES & MISC. FRAMING. Includes member sizes and minimum base values for HEM-FIR, DOUGLAS FIR-LARCH, and HEM-FIR.

- 36. CLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/ALIC 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 = 2,400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

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

Table with 2 columns: Product and Properties. Includes PSL (2.2E), LVL (2.0E), and LSL (1.55C) with Fb, E, and Fv values.

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

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

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

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

Table with 2 columns: Load Type and Value. Includes TOP CHORD LIVE LOAD, TOP CHORD DEAD LOAD, BOTTOM CHORD DEAD LOAD, TOTAL LOAD, WIND UPLIFT (TOP CHORD), BOTTOM CHORD LIVE LOAD, and BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD.

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

- 40. PLYWOOD SHEATHING SHALL BE GRADE C-0, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

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

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

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

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

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

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

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

Table with 3 columns: WOOD TREATMENT, CONDITION, PROTECTION. Includes HAS NO AMMONIA CARRIER, CONTAINS AMMONIA CARRIER, CONTAINS AMMONIA CARRIER, AZCA, INTERIOR DRY, INTERIOR WET, EXTERIOR ANY, G90 GALVANIZED, G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653, TYPE 304 OR 316 STAINLESS, TYPE 304 OR 316 STAINLESS, TYPE 304 OR 316 STAINLESS.

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

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

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL T&I JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TIS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

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

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

Table with 4 columns: REV, BY, DATE, DESCRIPTION. Includes a REVISIONS section.

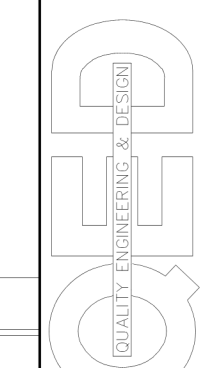
Professional Engineer seal for Thomas J. Wolfe, State of Washington, License No. 1212/2024. Includes digital signature and contact information.

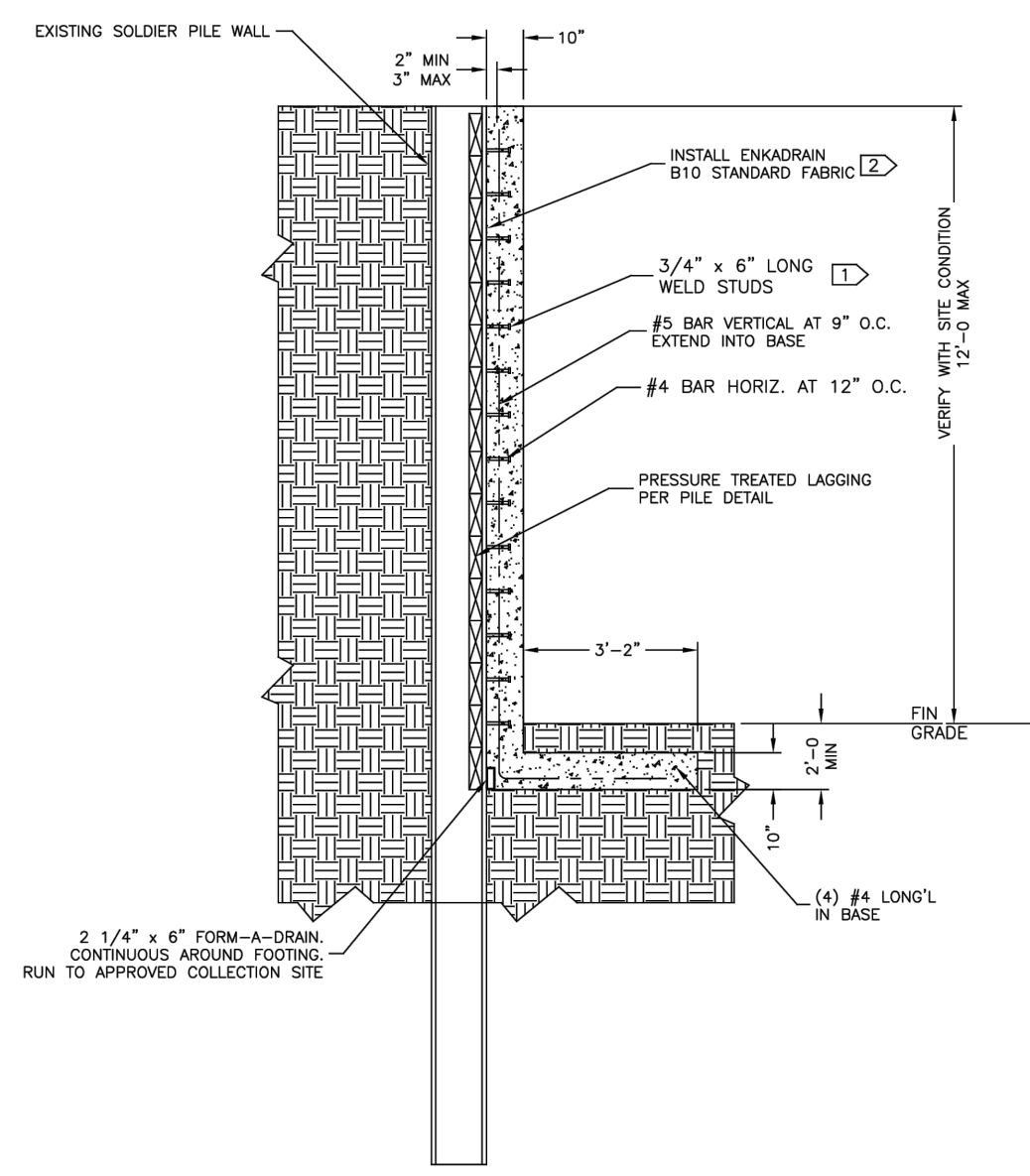
STRUCTURAL NOTES

MARGER ISLAND RESIDENCE 5236 MERCER WAY MERCER ISLAND, WA 98125

INIT INIT

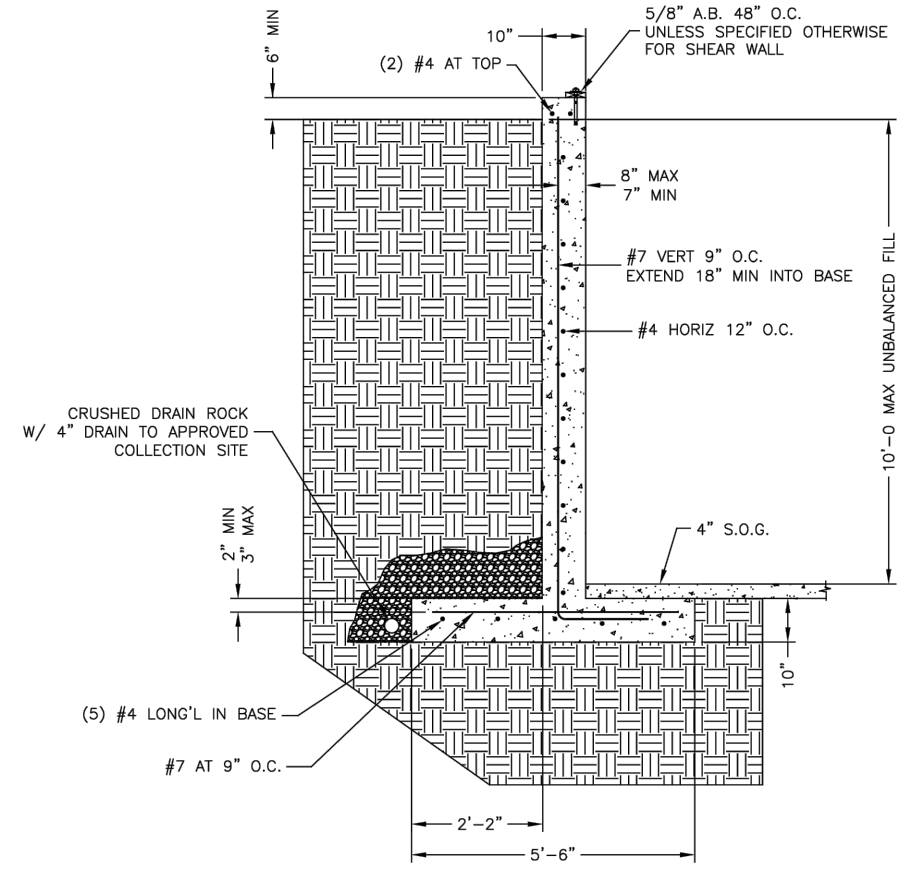
DRAWN BY: Woodmollie, WA 98072 Phone: (206) 817-8834





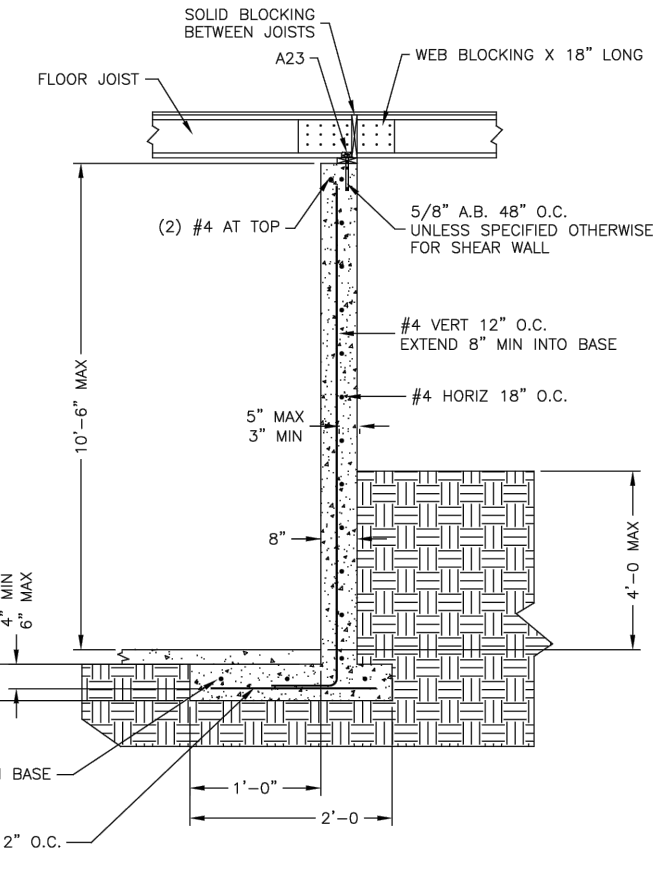
SECTION F1
USE FOR UP TO 12'-0" RETAINED EARTH WITH NO BACKSLOPE. SCALE: NONE

- INSTALL HEADED STUDS, 3/4" DIAMETER x 6" EMBED LENGTH. INSTALL AT 12" O.C. INSTALL TOP STUD AT 6" BELOW TOP OF PILE. INSTALL STUDS ON PILE CENTERLINE.
- INSTALL ENKADRAN PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. ENSURE THAT RIGID DRAIN IS ISOLATED FROM SOIL BY ENKADRAN FABRIC. USE ENKADRAN STANDARD FABRIC, MODEL B10 AS A MINIMUM REQUIREMENT.

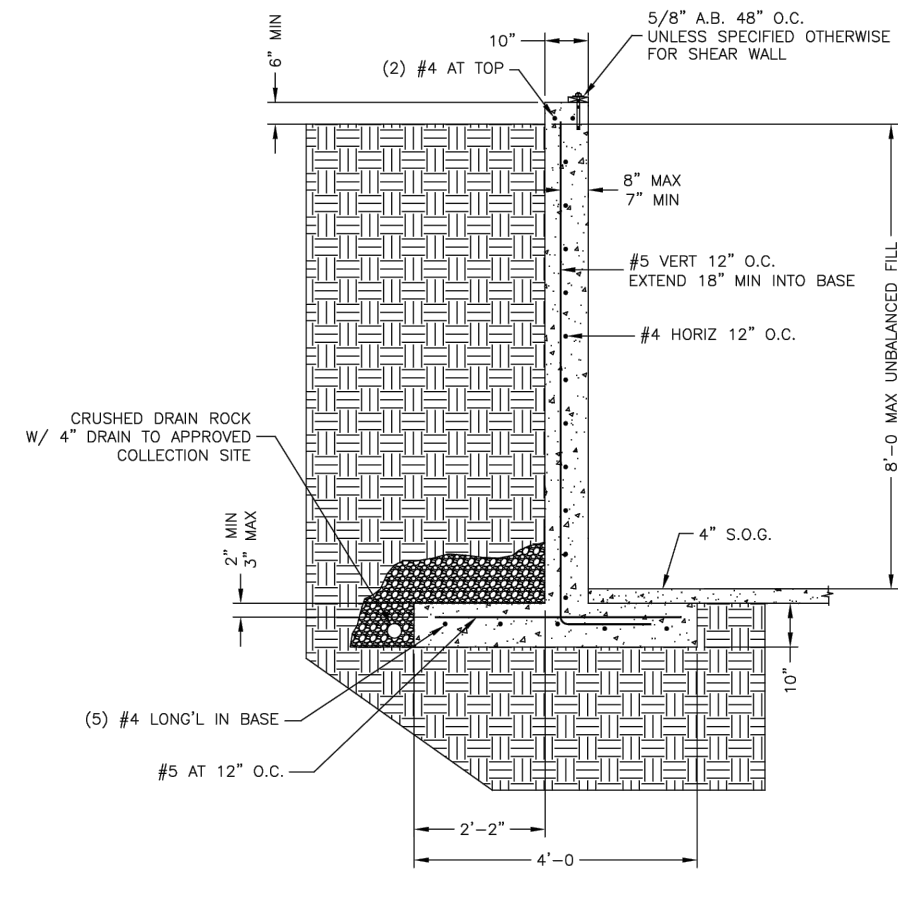


SECTION F2
USE FOR UP TO 10'-0" RETAINED EARTH WITH NO BACKSLOPE. SCALE: NONE

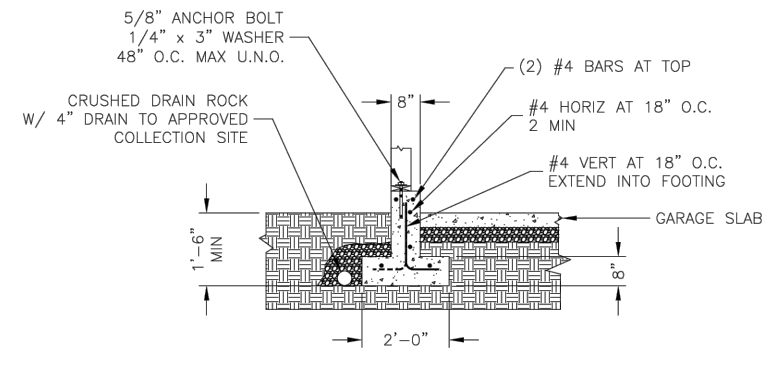
SECTION F3
USE FOR UP TO 10'-0" RETAINED EARTH WITH NO BACKSLOPE WITH SLAB ON GRADE. SCALE: NONE



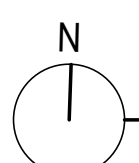
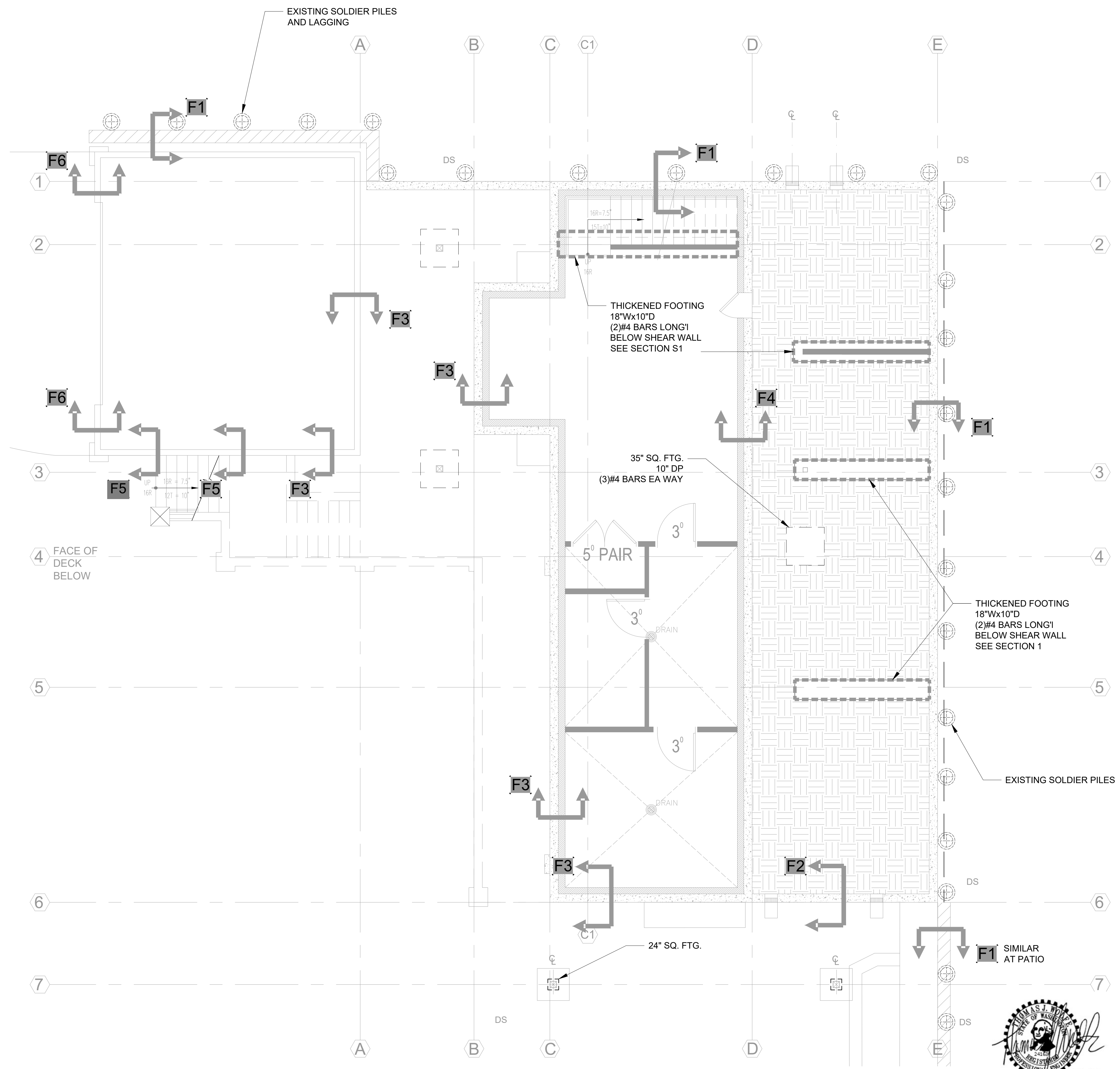
SECTION F4



SECTION F5
USE FOR UP TO 8'-0" RETAINED EARTH WITH NO BACKSLOPE WITH SLAB ON GRADE. SCALE: NONE



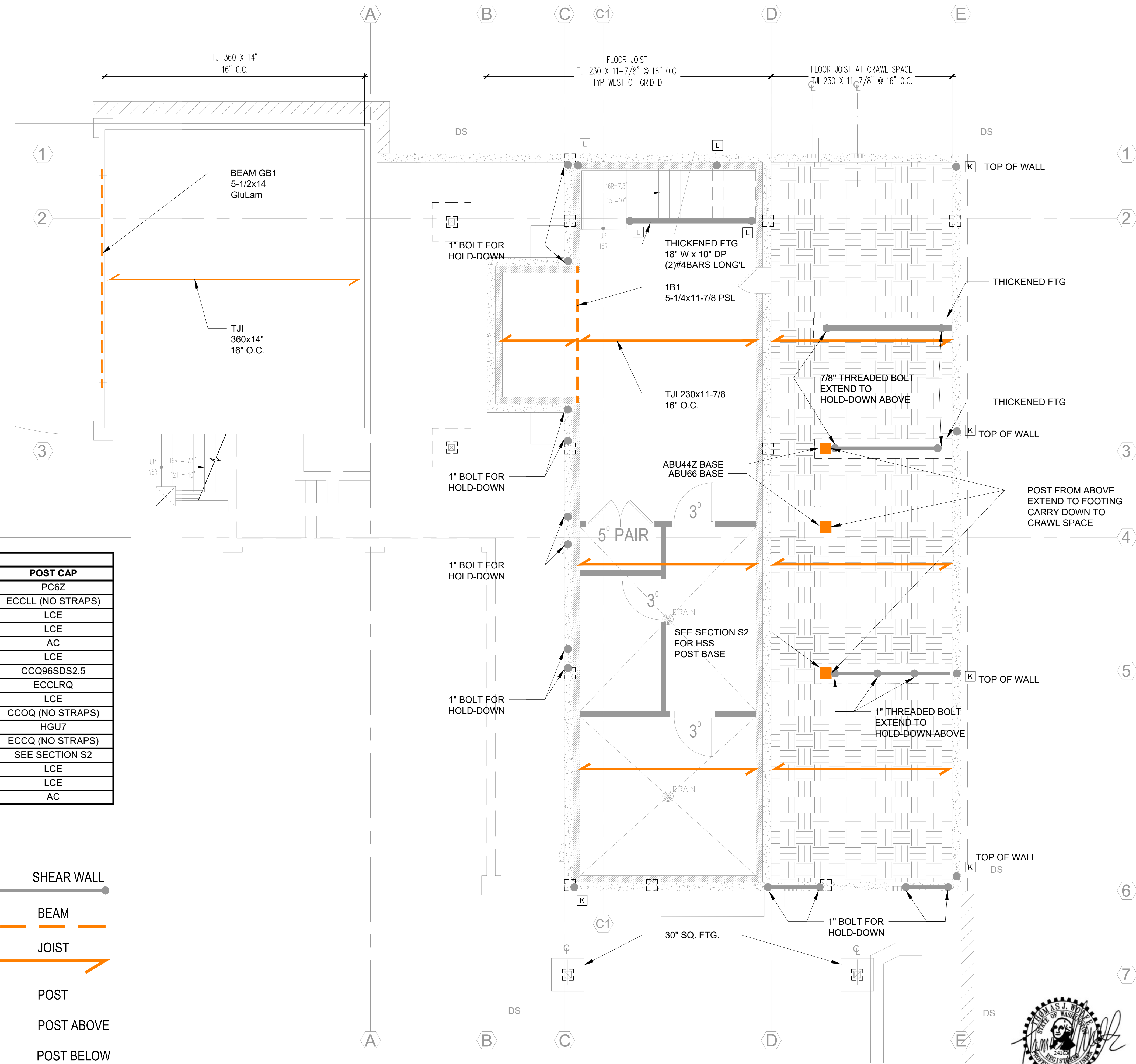
SECTION F6
SCALE: NONE



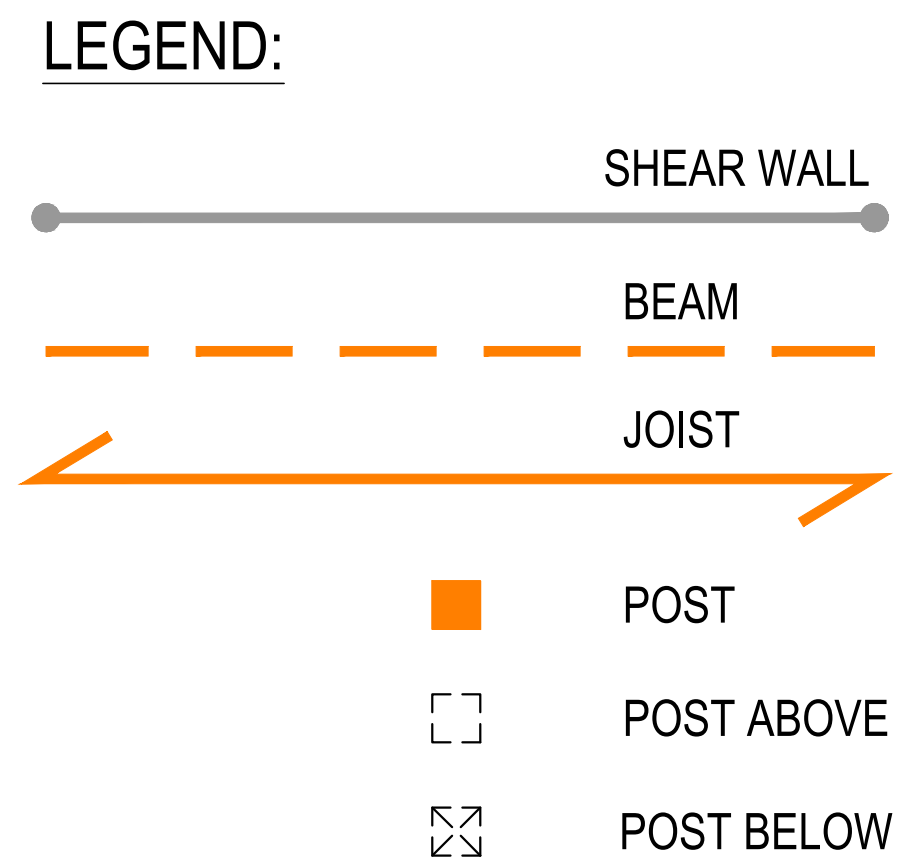
FOUNDATION PLAN
MAIN FLOOR STRUCTURE
SCALE 1/4" = 1'

| REV. | BY | DATE | DESCRIPTION |
|------|----|------|-------------|
| | | | |
| | | | |





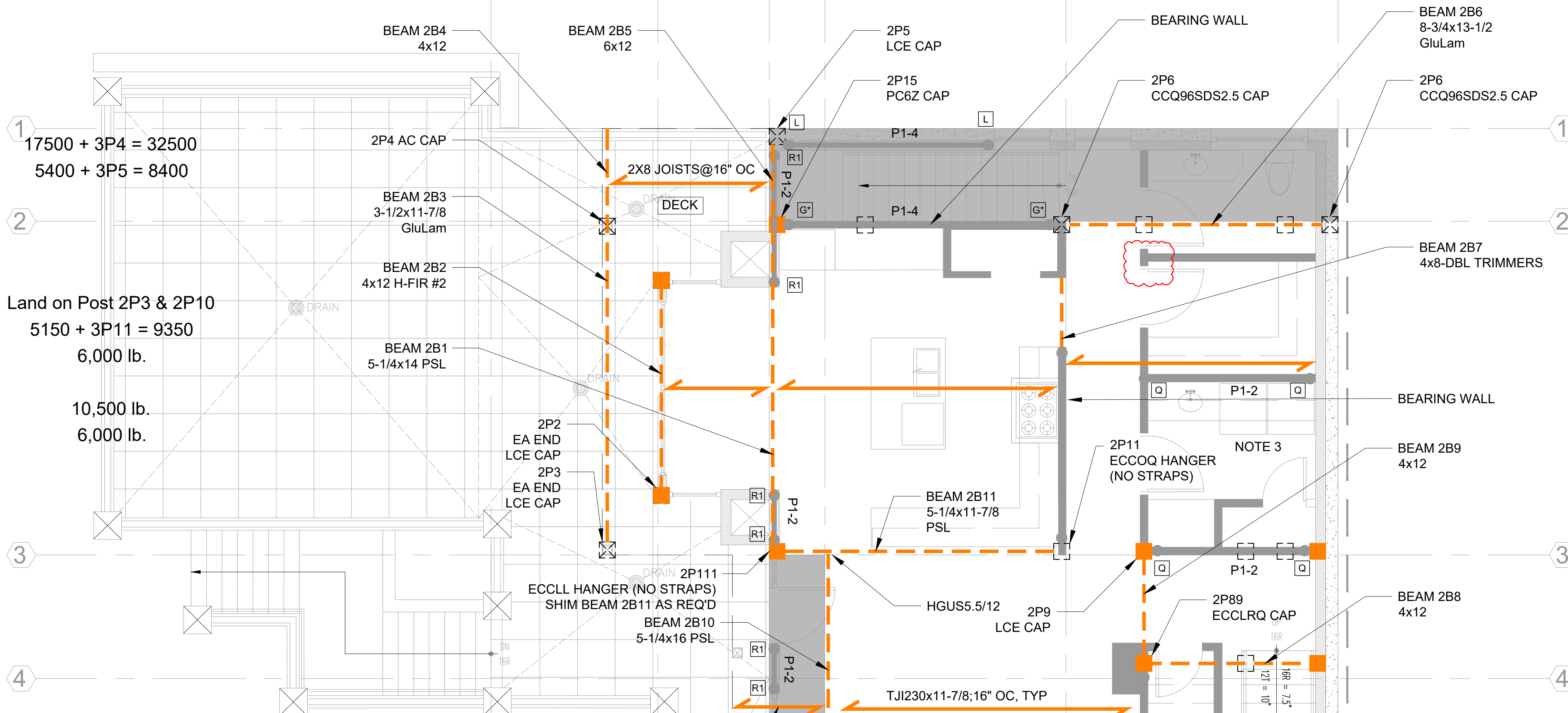
| FIRST FLOOR POSTS | | | |
|-------------------|-------------------|-------------|-------------------|
| POST NUMBER | SUPPORTED MEMBERS | SIZE | POST CAP |
| 2P15 | 2B1N+2B5S+3P2 | 6x6 | PC6Z |
| 2P111 | 2B1S+2B11+3P29 | HSS 4x4x1/4 | ECCLL (NO STRAPS) |
| 2P2 | 2B2 | 4x4 | LCE |
| 2P3 | 2B3 | 6x6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



STRUCTURAL PLAN
MAIN FLOOR STRUCTURE
SCALE 1/4" = 1'

| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |

NOTES



17500 + 3P4 = 32500
5400 + 3P5 = 8400

Land on Post 2P3 & 2P10
5150 + 3P11 = 9350
6,000 lb.

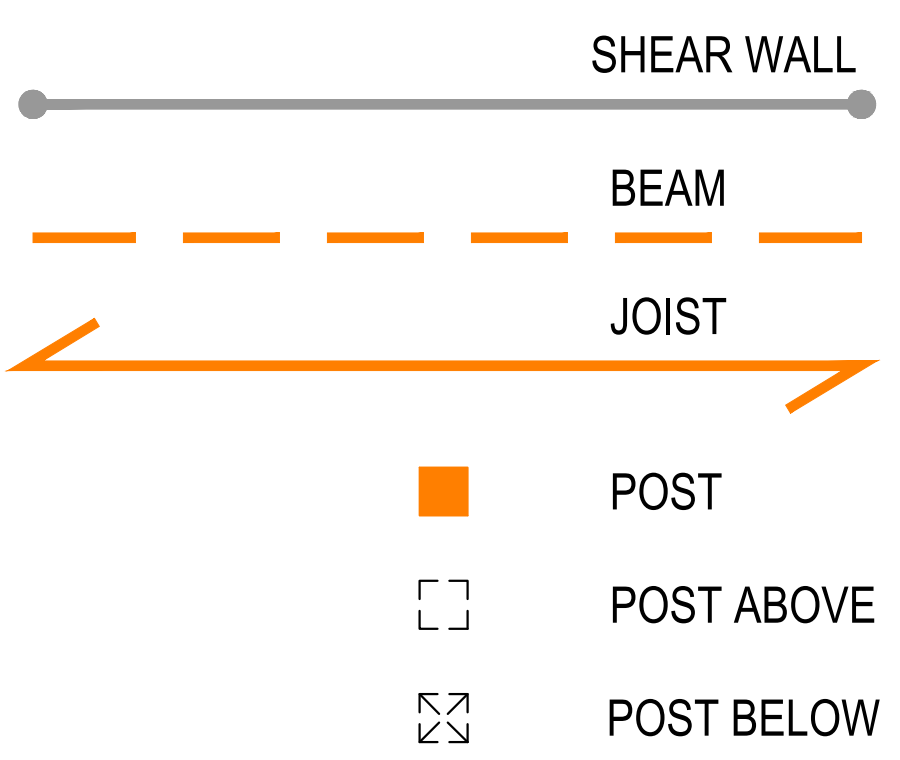
10,500 lb.
6,000 lb.

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

NOTES:

- NOTE 1: INSTALL MST48 AT MAIN FLOOR WITH STDH14 TO FOOTING (SEE DETAIL)
- NOTE 2: INSTALL HDU14-SDS2.5 TO 6x6 STUD. EXTEND 1" THREADED ROD TO FOOTING BELOW.
- NOTE 3: INSTALL HDU8-SDS2.5 TO DBL. STUD. EXTEND 7/8" THREADED ROD TO FOOTING BELOW.

LEGEND:



STRUCTURAL PLAN
FIRST FLOOR STRUCTURE
SCALE 1/4" = 1'

| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |

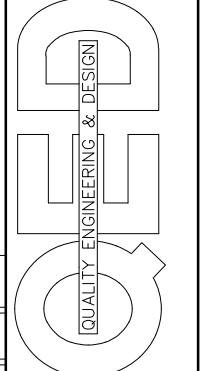


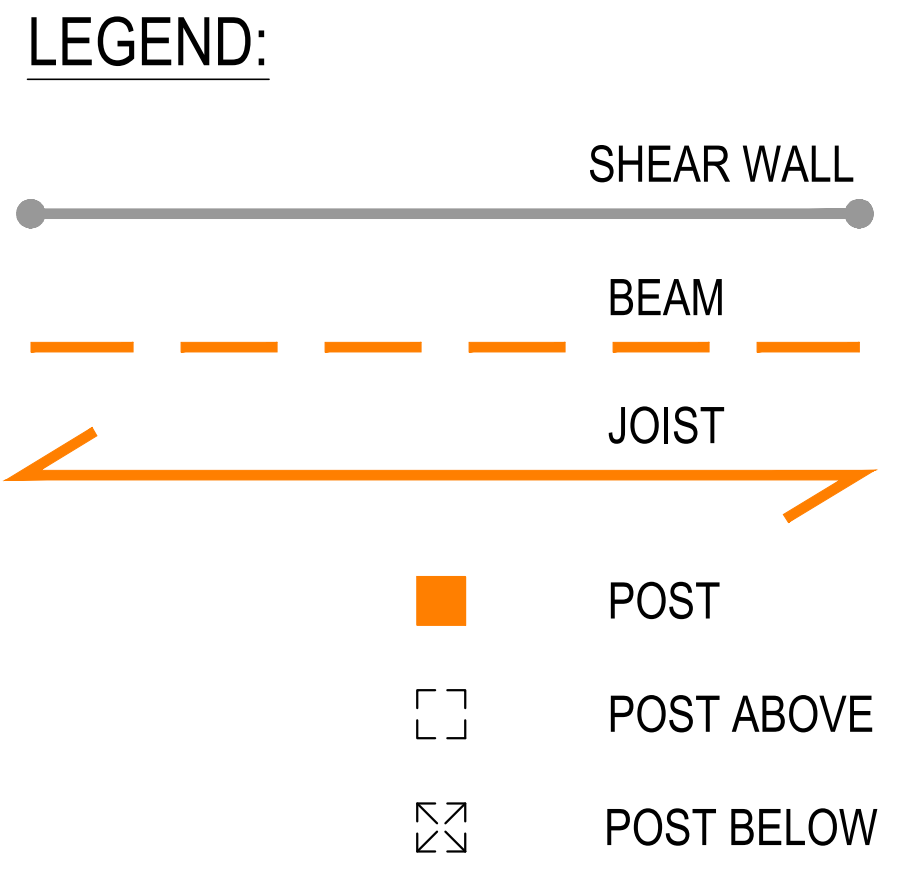
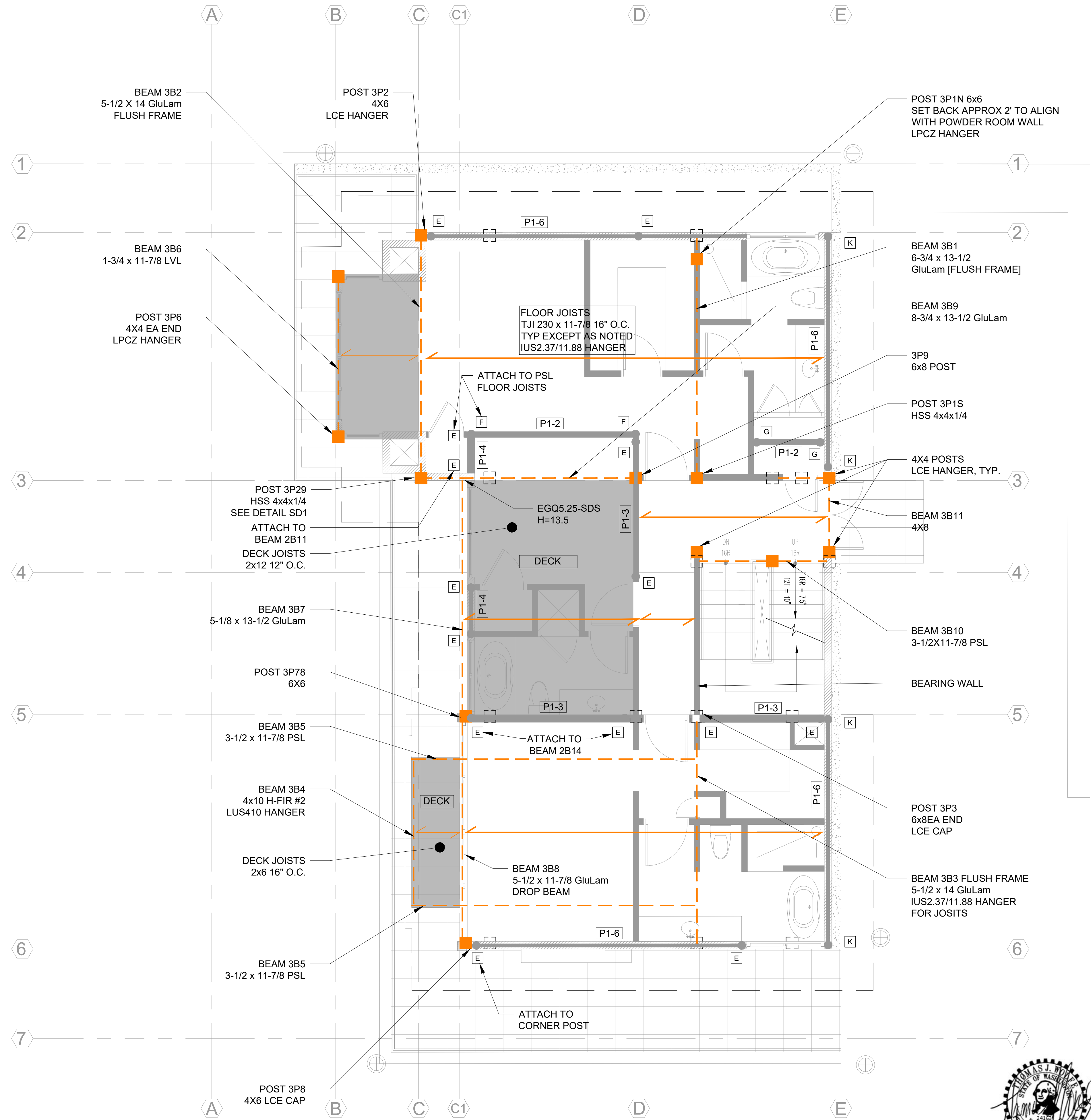
STRUCTURAL
FIRST FLOOR STRUCTURE

MARCEY ISLAND RESIDENCE
5236 MERCER WAY
MERCER ISLAND, WA 98125

DRAWN BY: INIT
APPROVED: INIT

P.O. Box 2372
Woodinville, WA 98072
Phone: (206) 817-8854

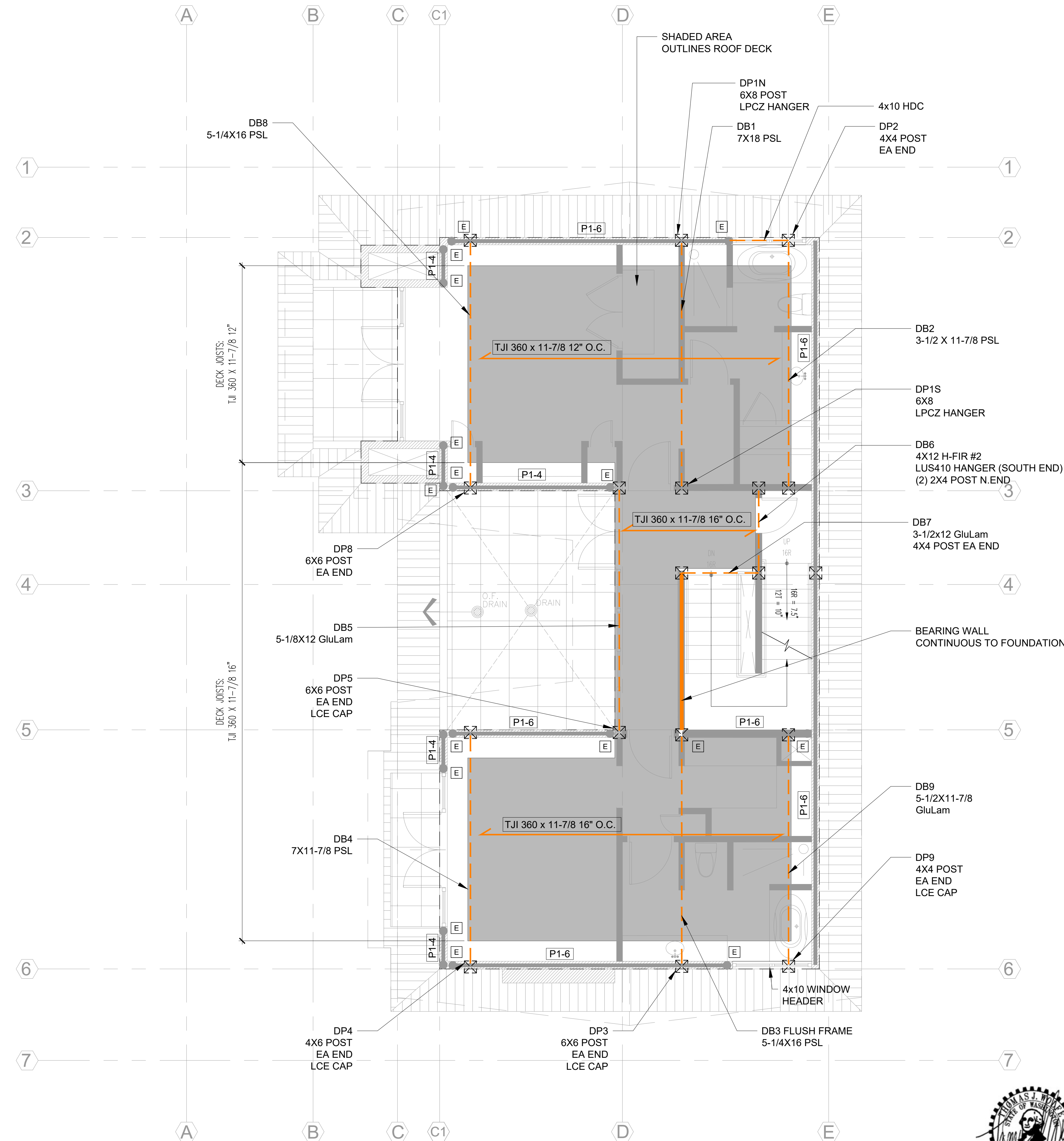
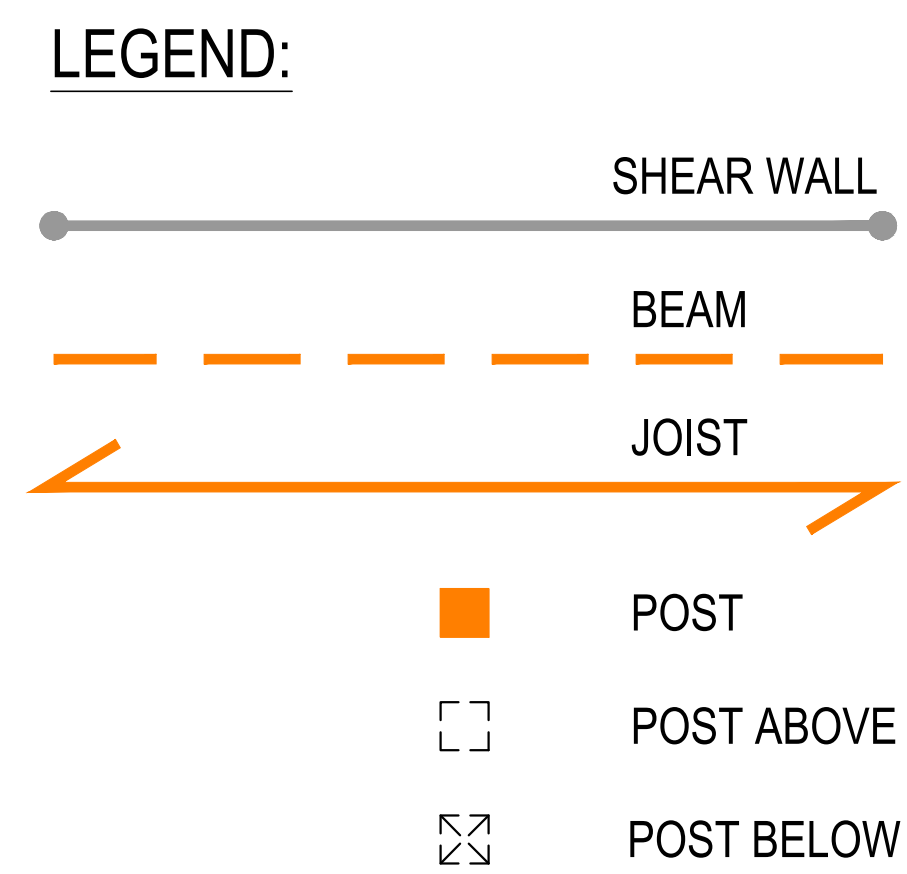




STRUCTURAL PLAN
SECOND FLOOR STRUCTURE
SCALE 1/4" = 1'

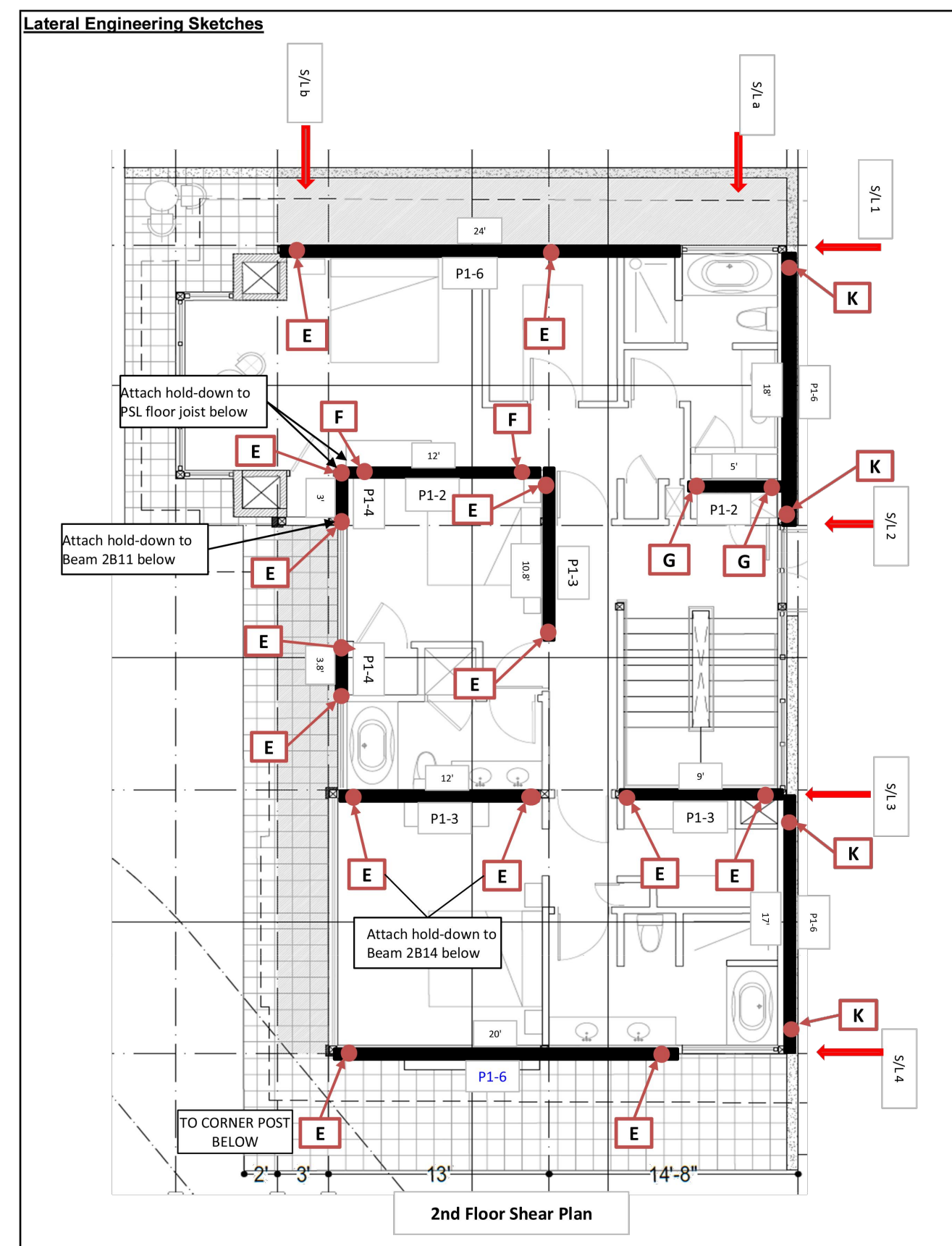
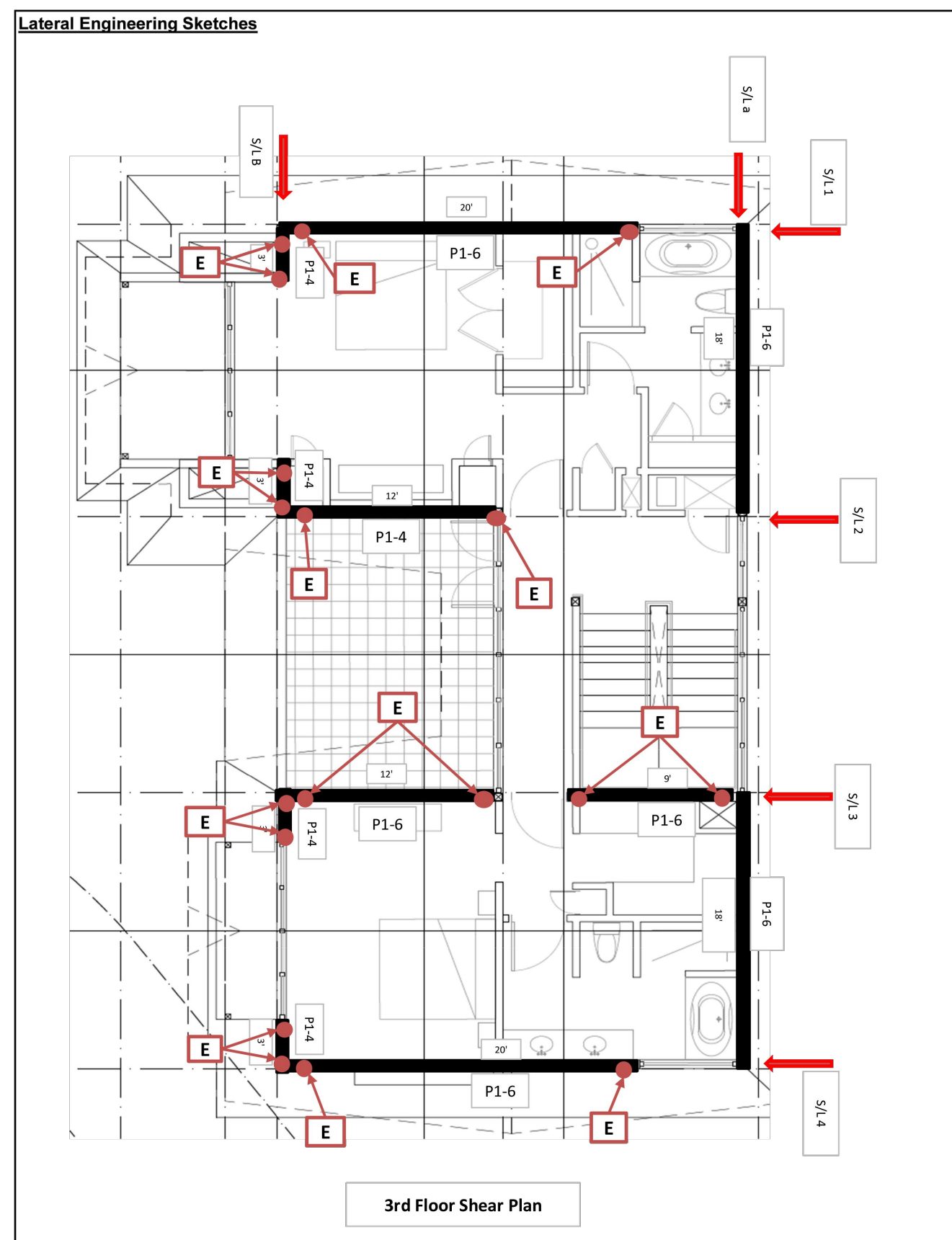
| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |





STRUCTURAL PLAN
ROOF FLOOR STRUCTURE
SCALE 1/4" = 1'

| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |



Lateral Engineering Sketches

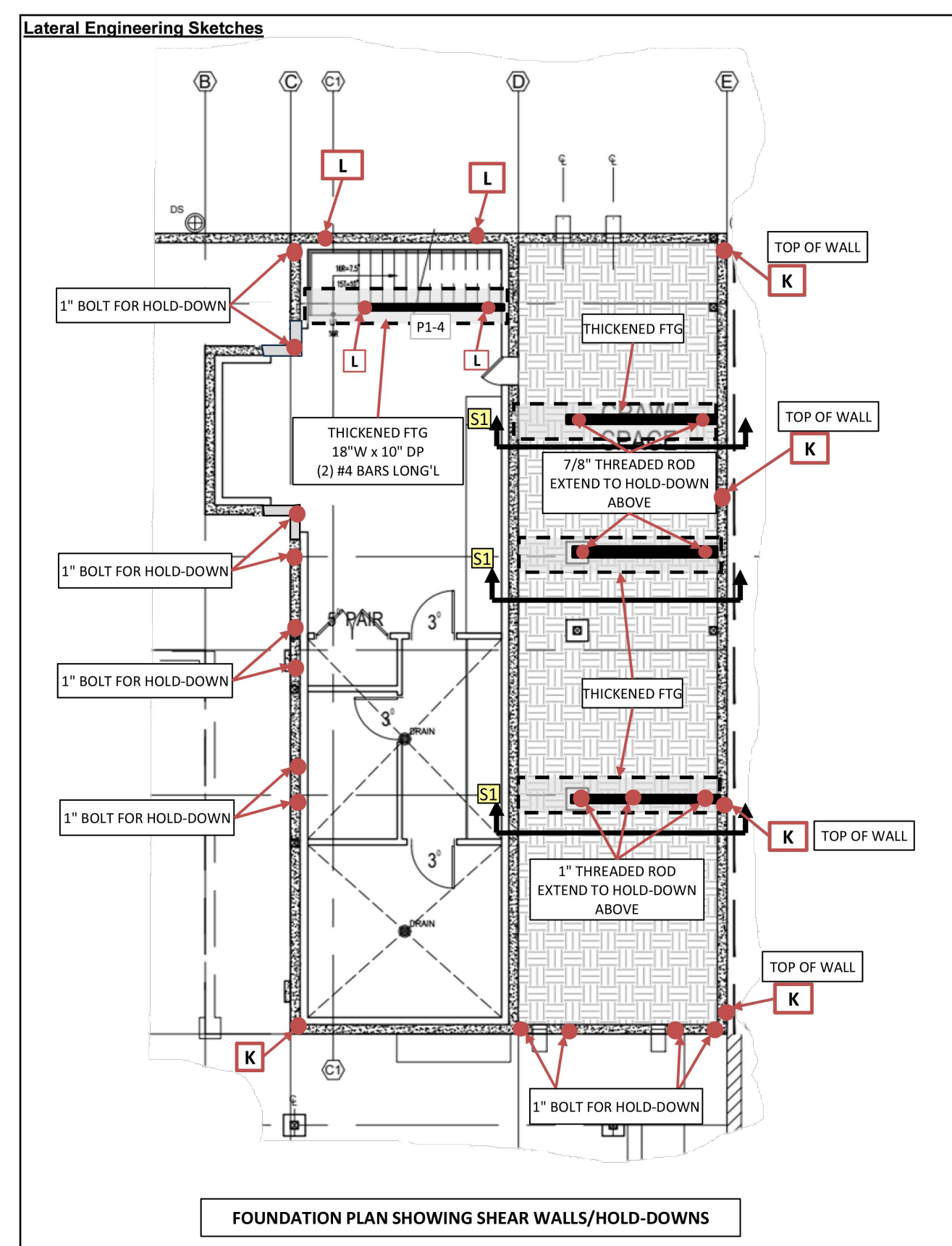
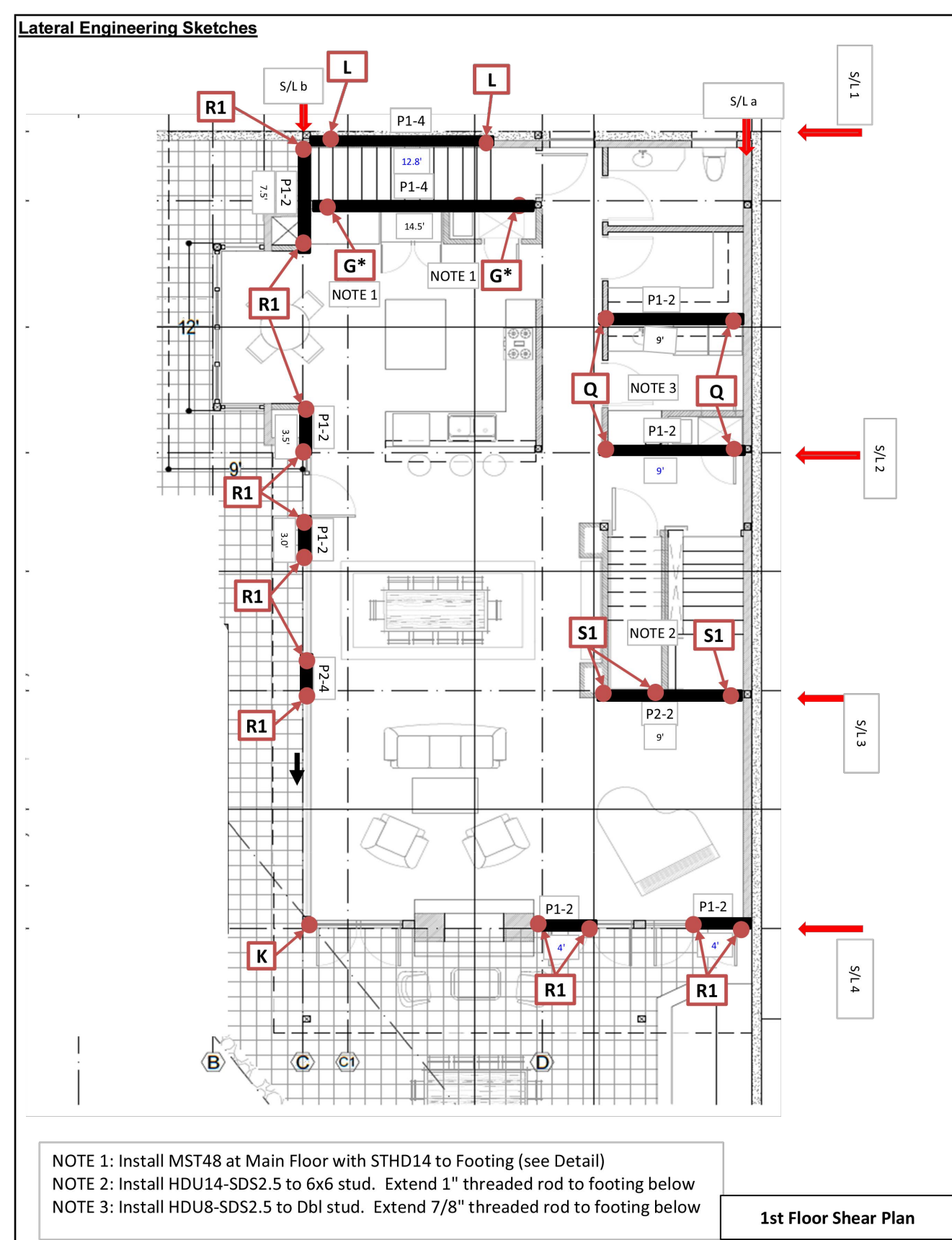
| SHEAR WALL SCHEDULE | | | | | | |
|---------------------|-----------|-------------------|--------------------|--------------|--|-------------------|
| DESIGNATION | NAIL SIZE | NAIL SPACING EDGE | NAIL SPACING FIELD | BLOCKING Y/N | BOTTOM PLATE ANCHORAGE | DESIGN LOAD (PLF) |
| P1-6 | 8d | 6" | 12" | YES | (2) 164 AT 4" O.C. OR 3/8" BOLTS AT 32" O.C. | 242 |
| P1-4 | 8d | 4" | 12" | YES | (2) 164 AT 4" O.C. OR 3/8" BOLTS AT 24" O.C. | 353 |
| P1-3 | 8d | 3" | 12" | YES | (2) 164 AT 5" O.C. OR 3/8" BOLTS AT 24" O.C. | 456 |
| P1-2 | 8d | 2" | 12" | YES | (2) 164 AT 5" O.C. OR 3/4" BOLTS AT 24" O.C. | 595 |
| P2-6 | 8d | 6" | 12" | YES | (2) 164 AT 5" O.C. OR 3/8" BOLTS AT 24" O.C. | 484 |
| P2-4 | 8d | 4" | 12" | YES | (2) 164 AT 5" O.C. OR 3/4" BOLTS AT 24" O.C. | 707 |
| P2-3 | 8d | 3" | 12" | YES | (2) 164 AT 5" O.C. OR 3/4" BOLTS AT 20" O.C. | 911 |
| P2-2 | 8d | 2" | 12" | YES | (2) 164 AT 4" O.C. OR 3/4" BOLTS AT 16" O.C. | 1190 |

SHEAR WALL SCHEDULE NOTES

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

KEY TO LATERAL ENGINEERING SKETCHES

- E** Designates Hold-Down Location. See schedule on following page for hold-down type
- PH-#** Shear Wall Designation. See Schedule for details
- Thickened footing below shear wall: 18" wide x 10" deep w/ (2) #4 bars long¹



Lateral Engineering Sketches

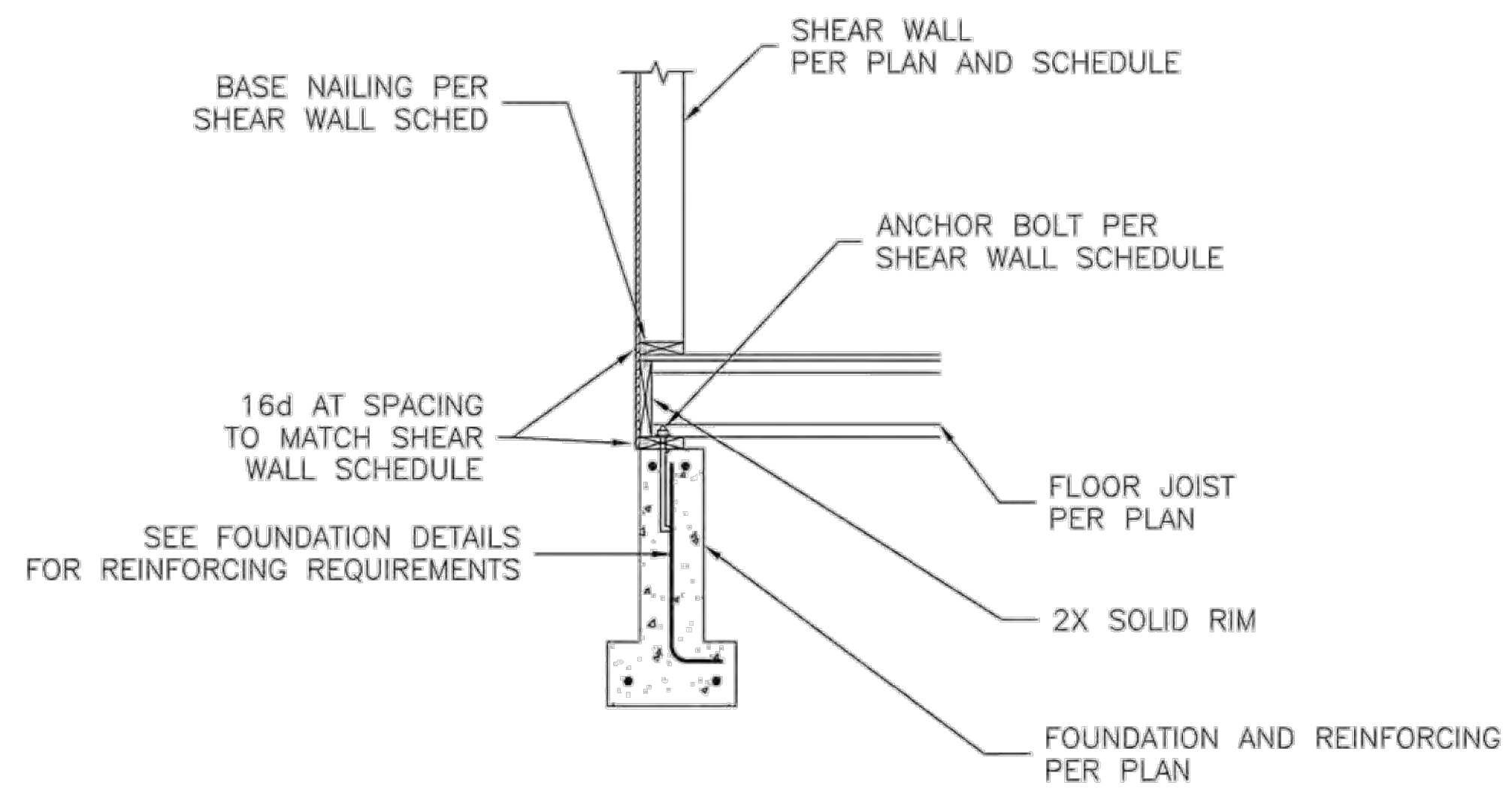
| DESIGNATION | DESCRIPTION | ALLOWABLE DESIGN LOAD (lb) | NOTES | |
|-------------|--------------|--|-------------------------|---|
| A | CMST12 | 9,215 (End length=44" w/ (49) 10d each end) | | |
| B | CMST14 | 8,690 (End length=34" w/ (38) 10d each end) | | |
| C | CS16 | 1,700 (End length=12" w/ (11) 10d each end) | WOOD TO WOOD CONNECTION | |
| D | CS14 | 2,490 (End length=16" w/ (15) 10d each end) | | |
| E | MST48 | 3,875 | | |
| F | MST48 | 4,460 | | |
| G | MST60 | 5,800 | | |
| | | 6" Wall | 8" Wall | |
| H | LSTHD8 | 1,695 | 1,695 | CONCRETE STRAP (Based on 2000 psi Concrete) |
| J | STHD8 | 2,345 | 3,195 | |
| K | STHD10 | 3,185 | 3,725 | |
| L | STHD14 | 4,305 | 5,785 | |
| M | HDU8-SDS2.5 | 3,105 | | BOLTED TO CONCRETE NAILED TO STUDS |
| O | HDU14-SDS2.5 | 4,565 (5/8" bolt) | 5,645 (5/8" bolt) | |
| Q | HDU8-SDS2.5 | 6970 (w/ 3 1/2" thick end studs ⁽¹⁾) | | BOLTED TO CONCRETE SCREWED TO STUDS |
| R1 | HDU11-SDS2.5 | 9535 (w/ 5 1/2" thick end studs ⁽¹⁾) | | |
| R2 | HDU11-SDS2.5 | 11,175 (w/ 7 1/4" thick end studs ⁽¹⁾) | | |
| S1 | HDU14-SDS2.5 | 14,390 (w/ 7 1/4" thick end studs ⁽¹⁾) | | |
| S2 | HDU14-SDS2.5 | 14,925 (w/ 5 1/2" x 3 1/2" thick end studs) | | |

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

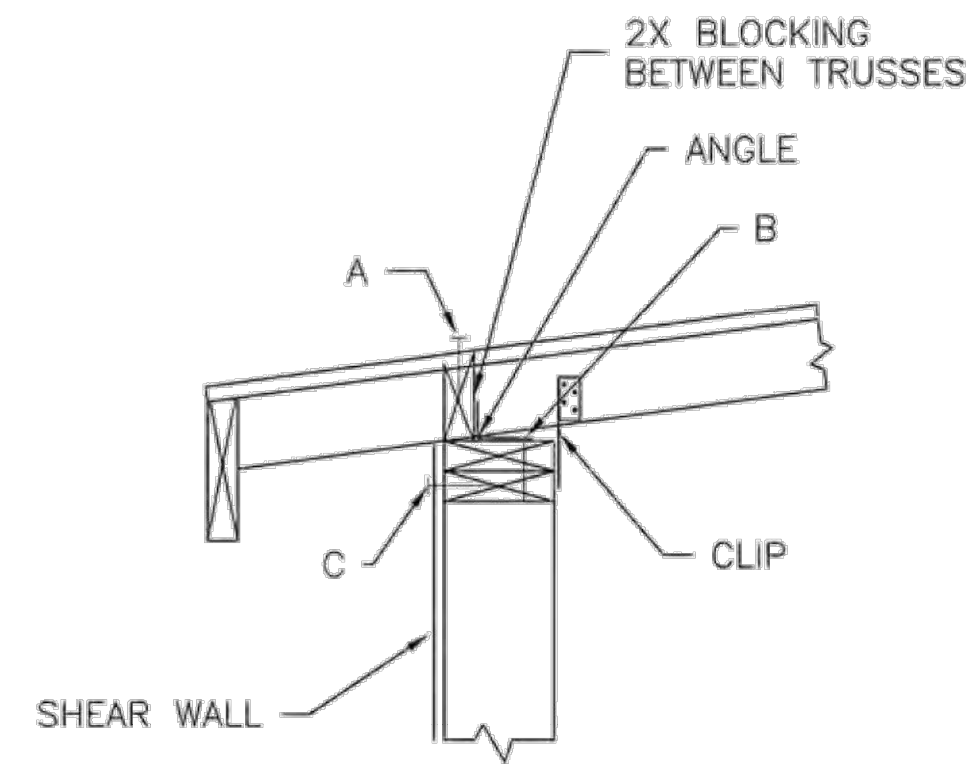
HOLD-DOWNS LISTED ABOVE ARE SIMPSON STRONG-TIE



| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |

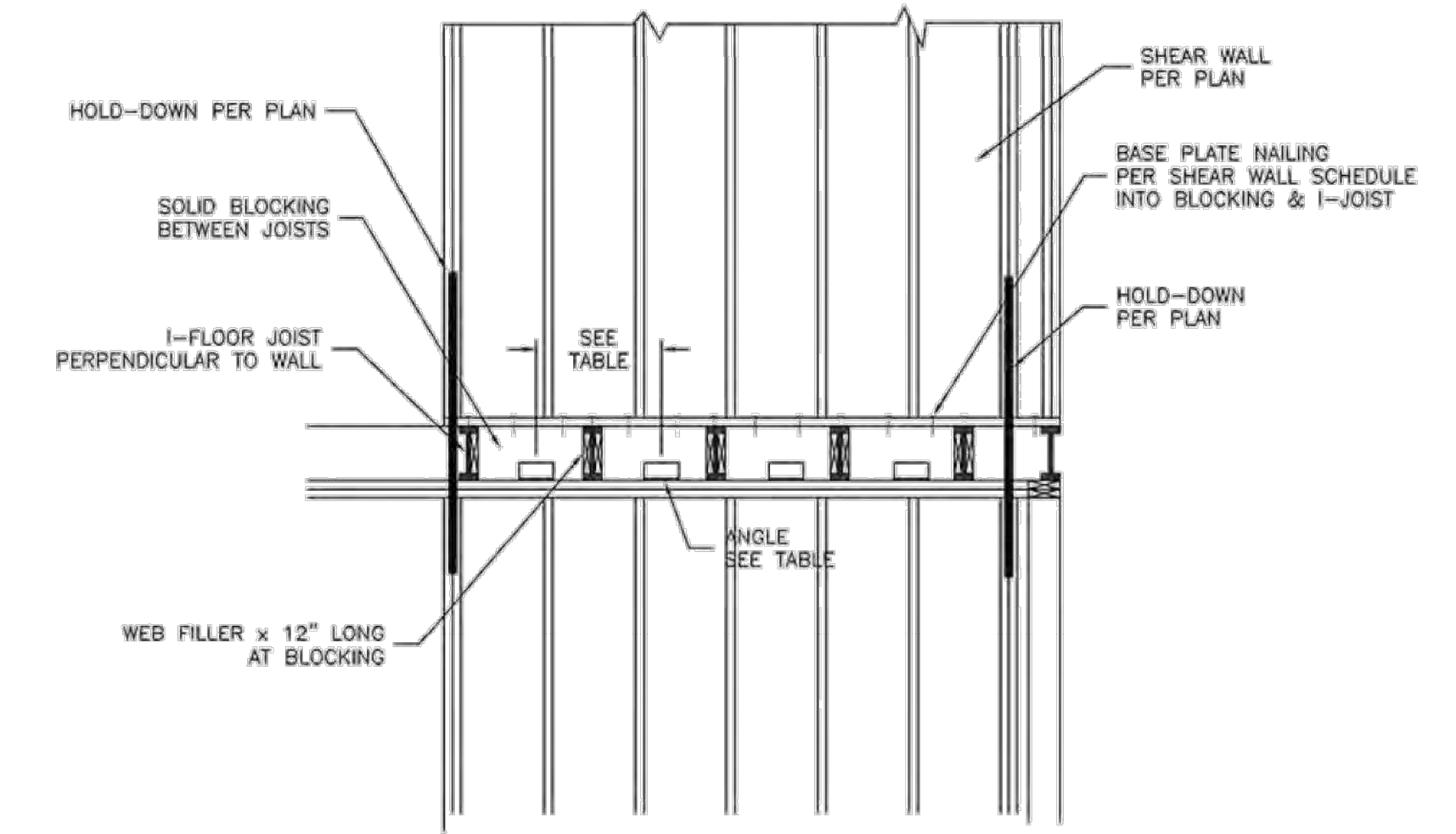


SHEAR WALL ANCHORAGE



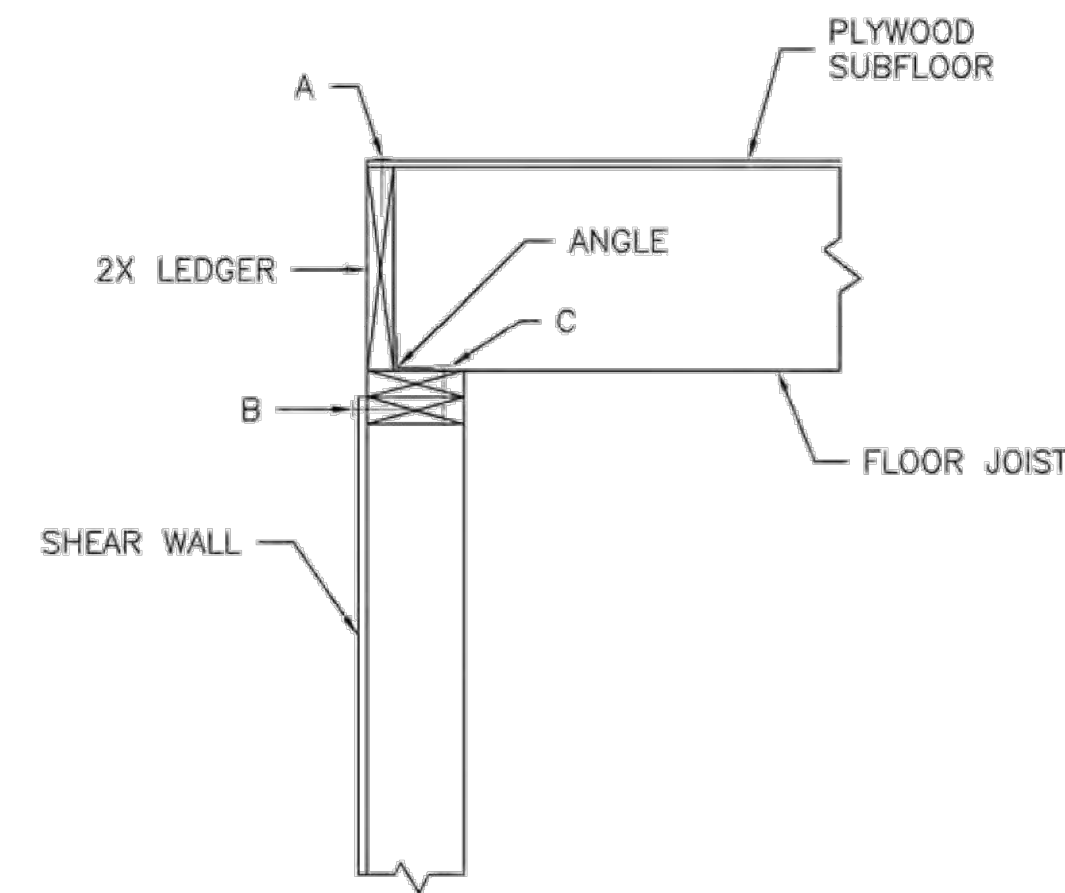
ROOF DIAPHRAGM TO EXTERIOR SHEAR WALL

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



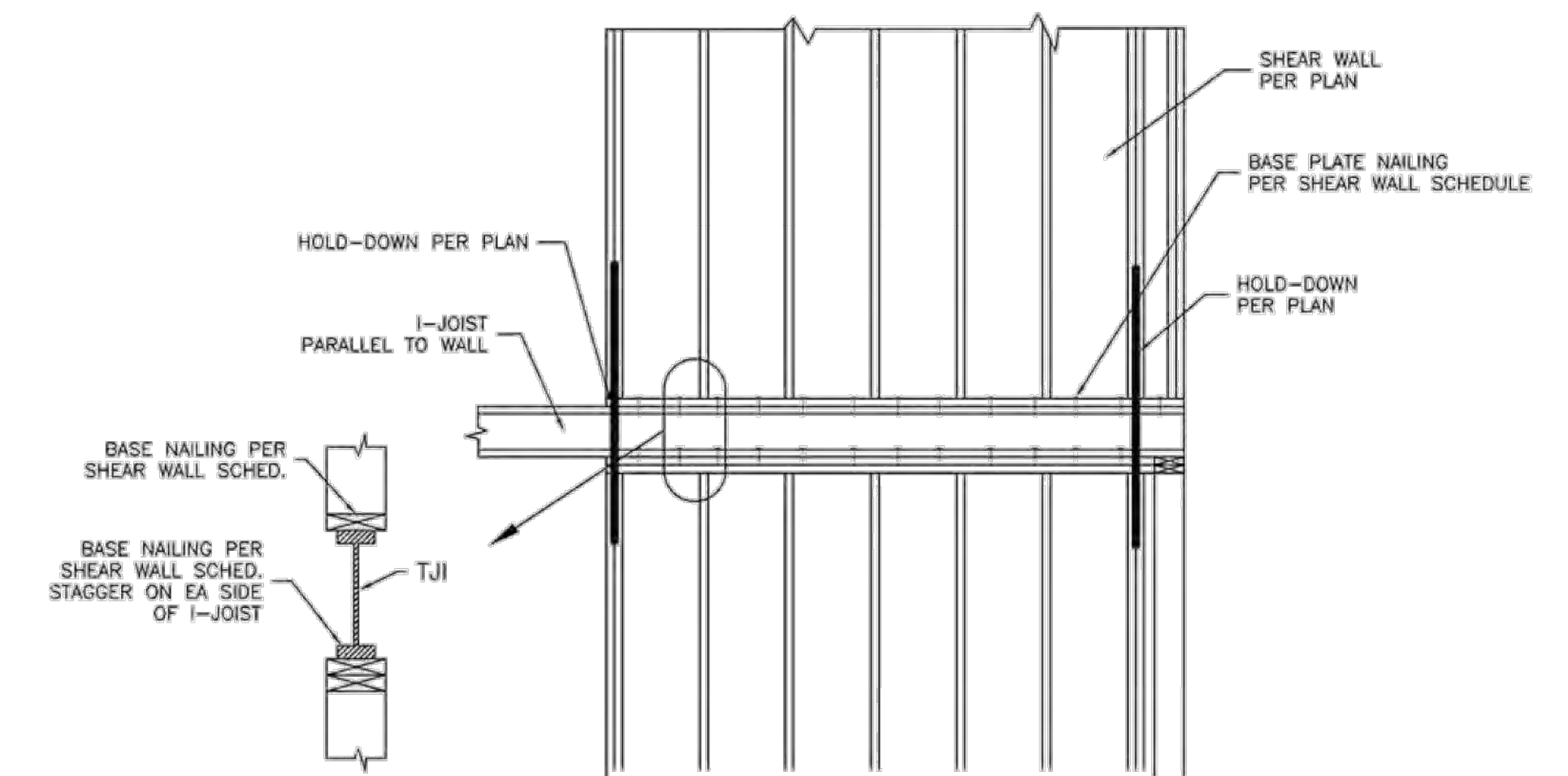
SHEAR WALL CONNECTION
JOISTS PERPENDICULAR TO SHEAR WALL

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



FLOOR DIAPHRAGM TO SHEAR WALL BELOW
FLOOR JOISTS PERPENDICULAR

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



SHEAR WALL CONNECTION
JOISTS PARALLEL TO SHEAR WALL

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



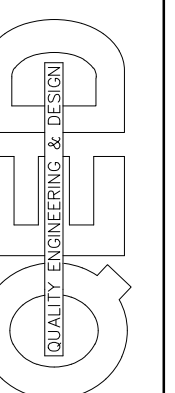
| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |

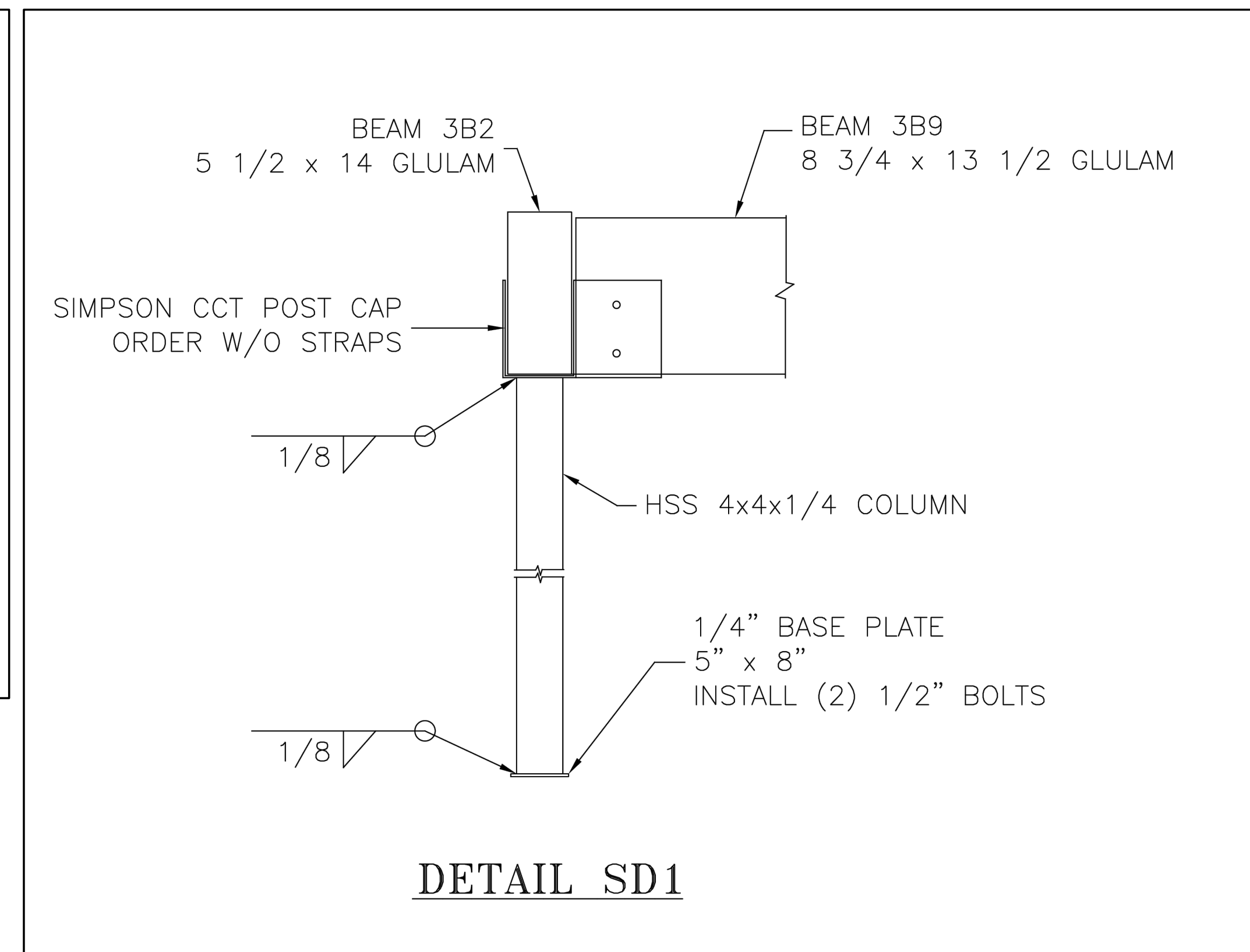
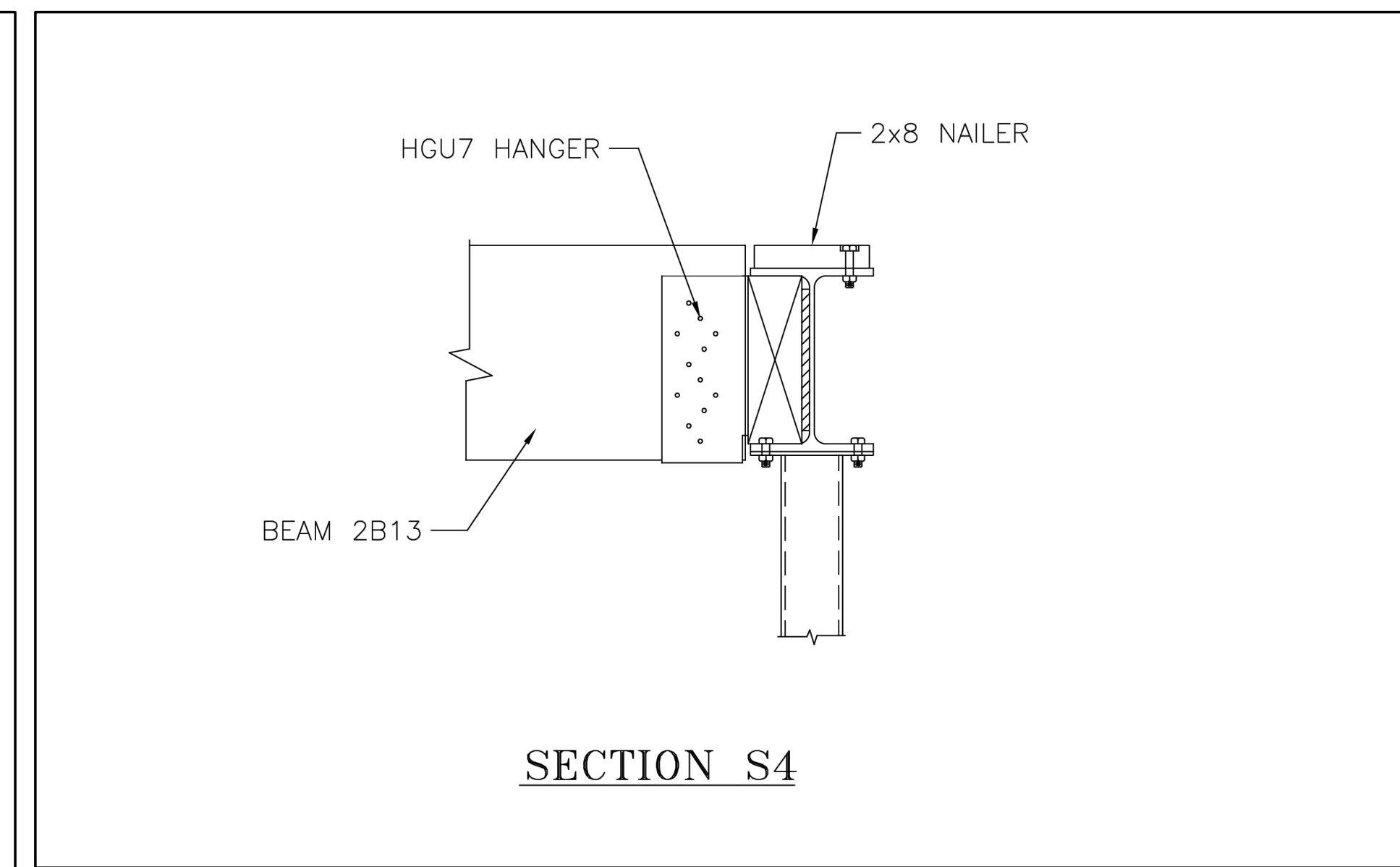
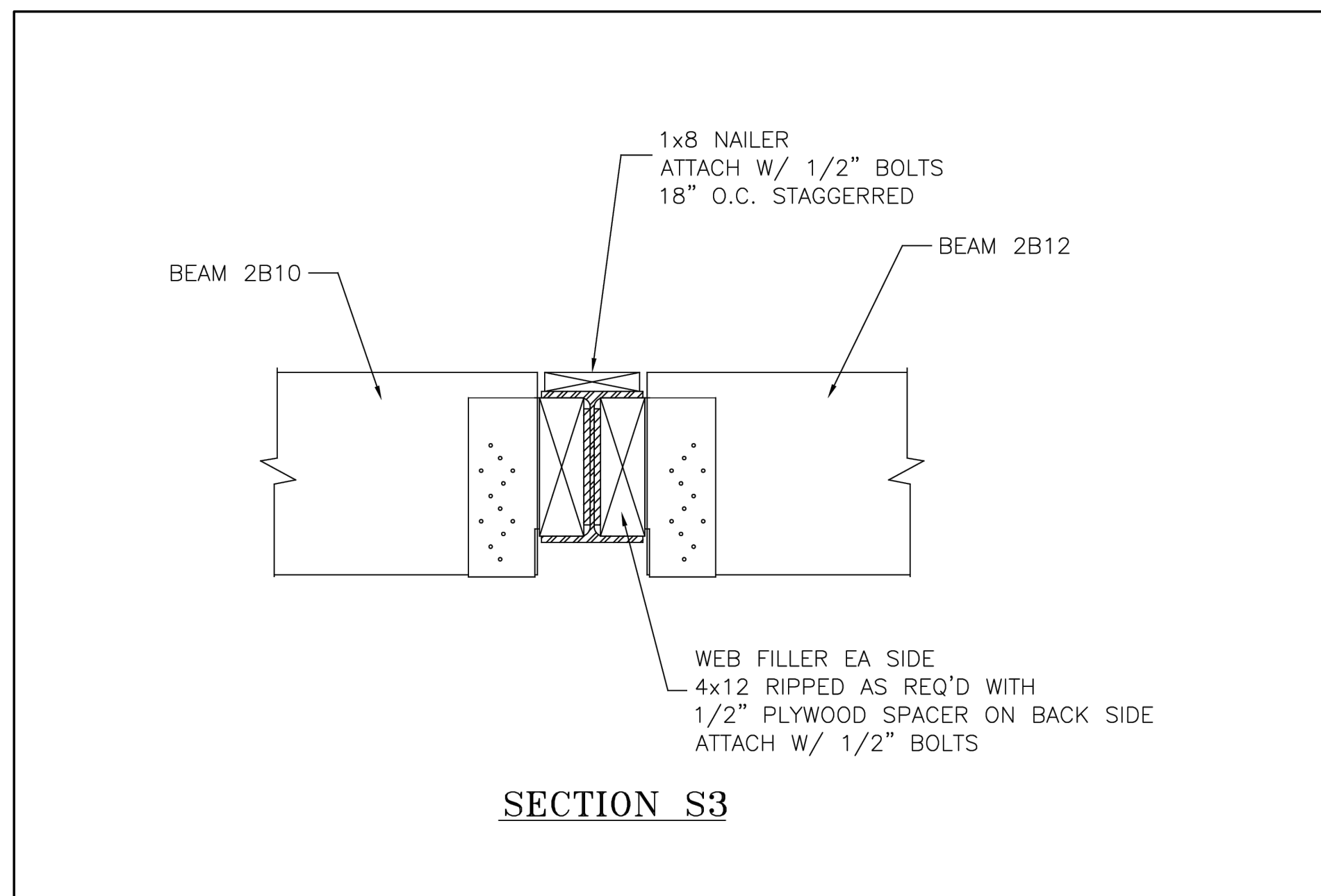
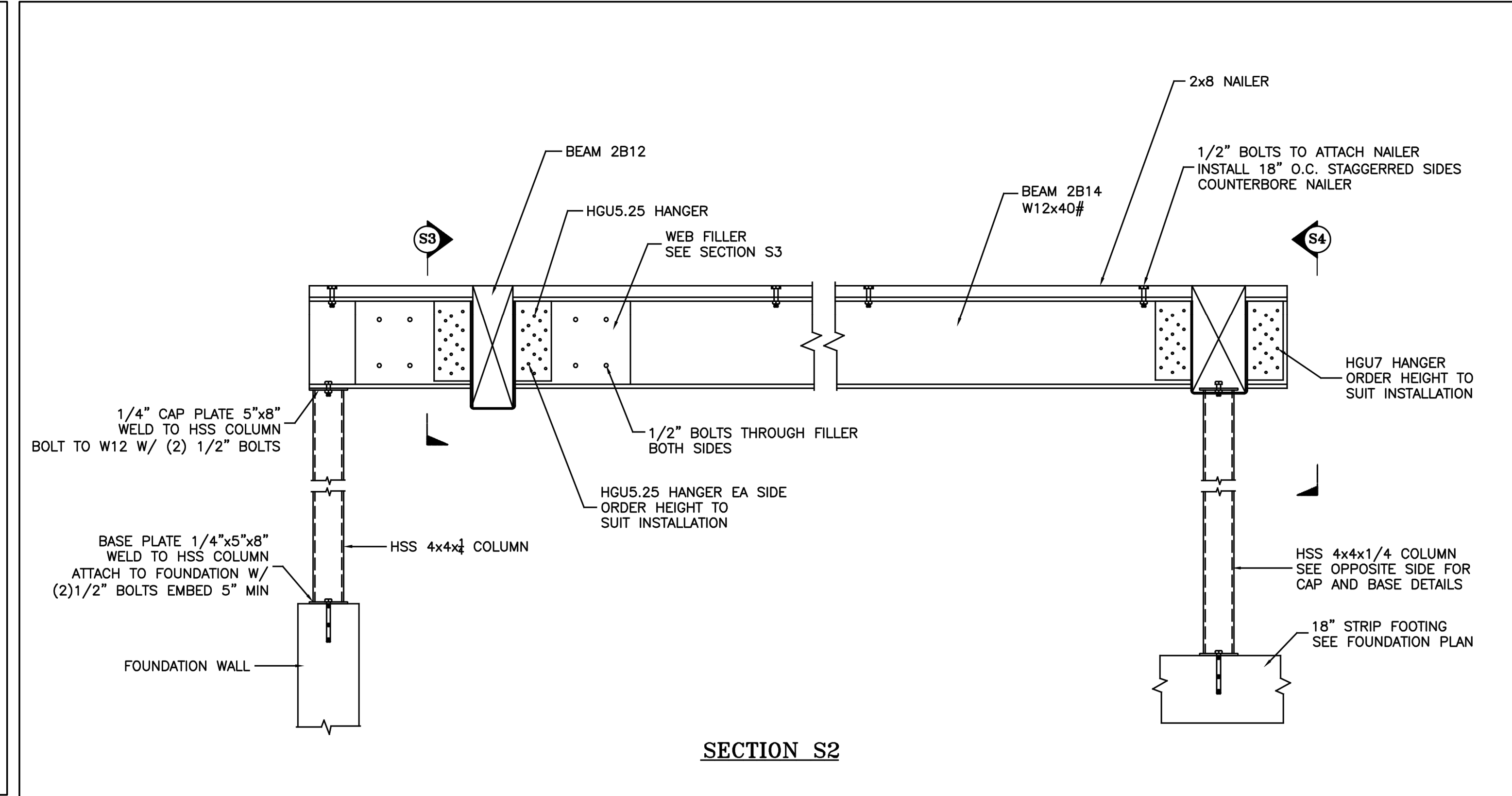
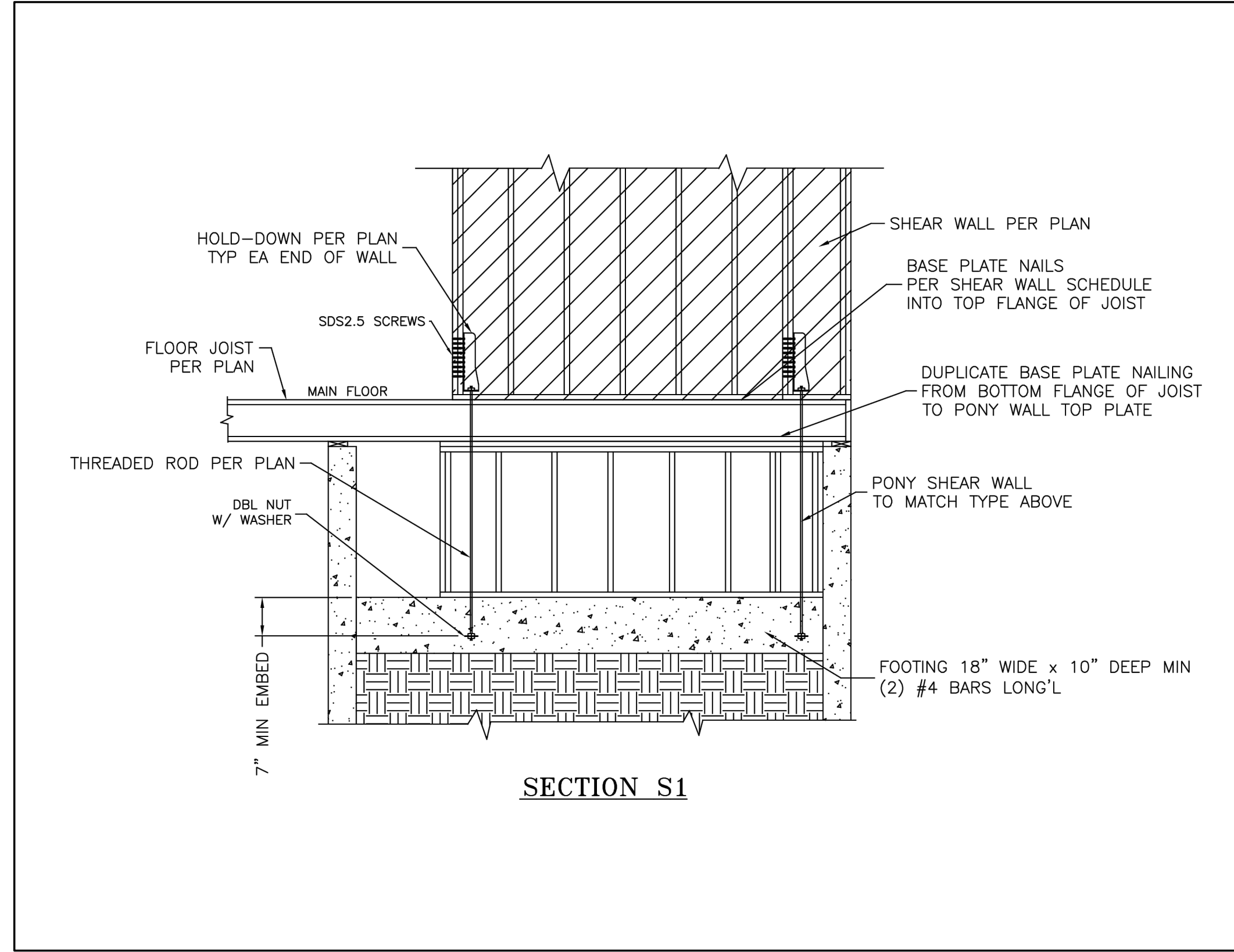
STRUCTURAL CONNECTION DET. ROOF DIAPHRAGM

MARCEY ISLAND RESIDENCE
5236 MERCER WAY
MERCER ISLAND, WA 98125

DRAWN BY: INIT
APPROVED: INIT

P.O. Box 2372
Woodinville, WA 98072
Phone: (206) 817-8834





| REV. | BY | DATE | DESCRIPTION |
|-----------|----|------|-------------|
| REVISIONS | | | |

STRUCTURAL
DETAILS

MARCEY ISLAND RESIDENCE
5236 MERCER WAY
MERCER ISLAND, WA 98125

DRAWN BY: INIT
APPROVED: INIT

P.O. Box 2372
Woodinville, WA 98072
Phone: (206) 817-8854

