
Arborist Report - Note to Reviewers



Date: November 14th, 2024

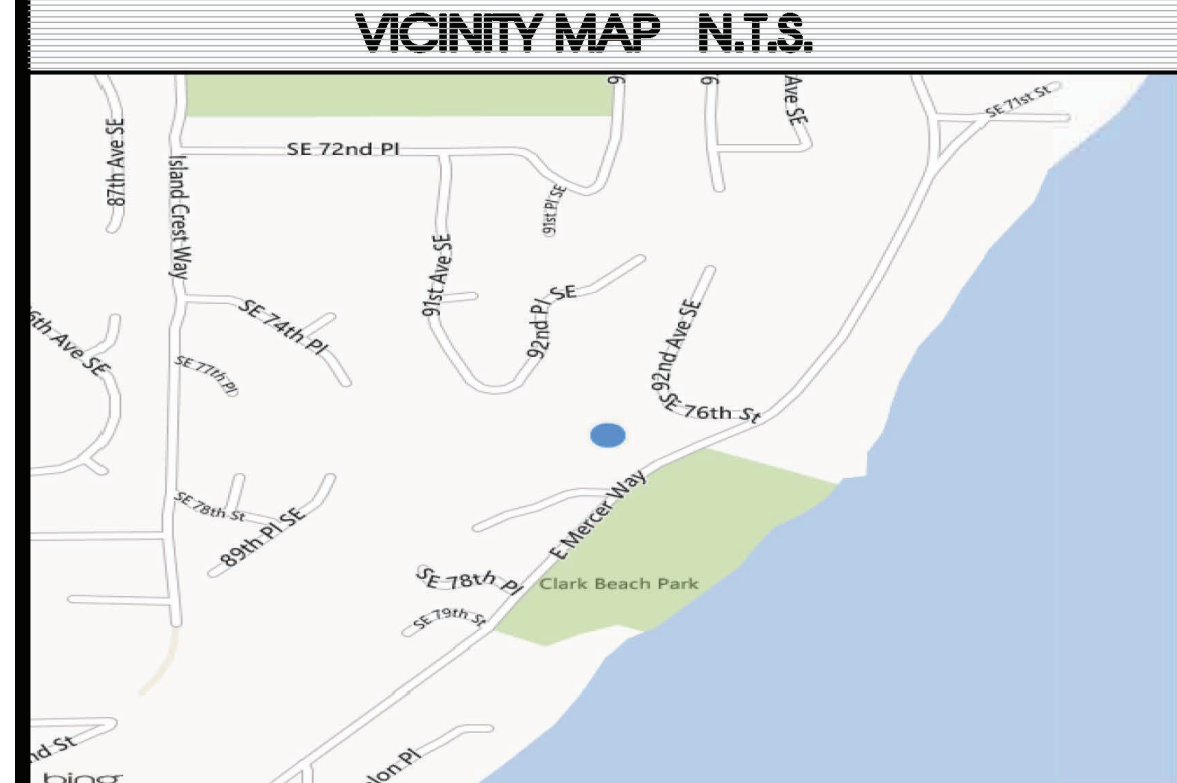
Project: **7615 E Mercer Way** (Cheshire Residence)

Note to Reviewers re: Following Arborist Report

This project does not propose removal of any trees and will protect all existing trees on-site during construction.

The following arborist report beginning on page 3 of this PDF was created in 2017 for issued Tree Removal Permit 1707-320, issued March 27, 2018 and finalized May 2, 2019. This report includes trees that were later removed and replaced under permit 1707-320 on the subject site. Project team has highlighted trees not removed through 1707-320 in yellow on Arborist Report pages 2-4.

We have included a survey on page 2 of this PDF showing red “X” marks where trees were removed on the subject lot under 1707-320 for reference.



LEGAL DESCRIPTION
 NORTH 148.375 FEET OF GOVERNMENT LOT 6;
 EXCEPT THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING
 WESTERLY OF EAST MERCER WAY;
 ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY,
 WASHINGTON.

BEARING MERIDIAN
 A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B",
 PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS,
 PAGES 46-50, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM
 CITY OF MERCER ISLAND BENCH MARK NO. 2415
 (NAVD 88) (VISITED 07/08/2013)
 FOUND "4"x4" CONC W/COPPER TACK IN LEAD (ON 1.0')", LOCATED "250FT S.
 INTX E MERCER WAY & SE 76TH ST".
 ELEVATION = 104.47'

METHOD OF SURVEY
 INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE
 MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND
 REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS
 SET BY MAC 332-130-030.

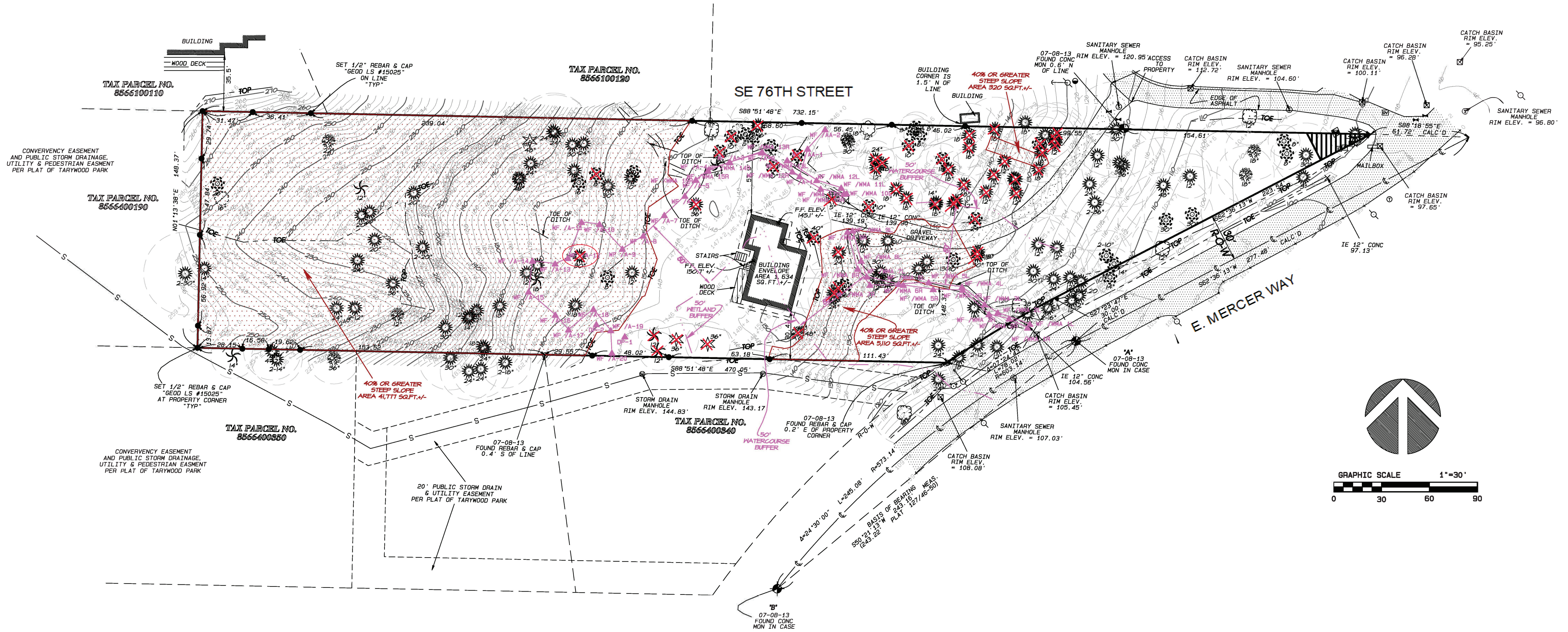
SURVEYOR'S NOTES

- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
- 3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT. +/-.
- 4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
- 5) THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

LEGEND

- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- FOUND REBAR & CAP AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- SPOT ELEVATION
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- WATER VALVE
- GAS VALVE
- ELECTRIC TRANSFORMER
- CABLE TV POLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- ASPHALT SURFACE
- STAIRS
- DECK
- GRAVEL SURFACE
- R-O-W RIGHT-OF-WAY
- () RECORD AS NOTED
- "TYP" TYPICAL
- TOE OF DITCH AS NOTED
- BUILDING LINE
- CENTERLINE OF ROAD
- SLOPE AS NOTED
- EAVES
- GUY WIRE
- COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

Red 'X' marks trees removed on Subject Lot per Tree Permit 1707-320, Issued 3/27/18, Finaled 5/2/19



TOPOGRAPHIC & BOUNDARY SURVEY

JOB NUMBER: 13507	
DATE: 07/09/2013	
DRAFTED BY: V.L.J.	
CHECKED BY: E.J.G.	
SCALE: 1" = 30'	
REVISION HISTORY	REVISION HISTORY
DATE: 06/20/2016	DATE: 01/26/2016
DATE: 07/12/2016	SHEET NUMBER
DATE: 03/24/2017	1 OF 1



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TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4
 OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
 CITY OF MERCER ISLAND, KING COUNTY, WA.

CHESHIRE RESIDENCE
 7615 E. MERCER WAY
 MERCER ISLAND, WA. 98040

measure success

A.B.C. Consulting Arborists LLC.

Certified Arborists

Forestry Management from the Ground Up

Tree Risk Qualified

Amended. See Appendix A 04/10/2017

DATE: 03/30/2016

Prepared for:

Derek Cheshire

7615 E Mercer

Way

Mercer Island WA 98040

Assignment:

Provide the following as required by the city of Mercer Island to fulfill part of clients permit requirements:

- 1 Location, species, and diameter of all Regulated Trees (6 inches DBH for deciduous and 6 feet tall or taller for evergreen).
- 2 Location, species, and diameter of all Regulated Trees in the right of way adjacent to the site. These trees are owned by the City and protecting them is a priority. Garages, driveways, utilities, and other improvements shall be designed to avoid these trees and their roots.
- 3 The approximate size and location of all Regulated Trees within 15' of property boundary.
- 4 Number trees on plans for easy identification of individual trees to be saved and/or removed.
- 5 Clearly mark with an "X" all trees proposed to be cut. As well as tree health/risk, mitigation options and post construction viability. TIME FRAME 5 Years.

Site:

A large approx. 2-acre residential lot. The back part of the site has critical slope and soils are moderate in depth, soils are saturated where a spring starts. The front portion relevant to this report is moderately sloped with a approx. 5430 sq. ft. critical slope area. A small stream goes thru the site. Soils are moderate in depth and well drained. No other negative site conditions were noted.

Purpose:

- 1) This report is intended to inventory the trees on the above property and to include health and condition to be used as part of clients permit application.
- 2) identify trees that pose a risks to the above and neighboring homes, as well as the owners and their guests.
- 3) provide reasonable mitigation options to reduce risk to acceptable levels.
- 4) To document tree hazards for obtaining A tree cutting permit if one is required. (additional ISA risk assessment forms are available if needed)

Methodology:

To evaluate the trees for risk and prepare this report I drew upon my 25+ years of experience in the field of arboriculture and my formal education. Following the protocol established by the International Society of Arboriculture (ISA) Best Management Practices (BMP) for Risk Assessment ANSI A300 part 9 and ANSI A300 part 5 for Construction Management.

The site was assessed for any noted condition that may have a negative impact on the local forest including but not limited to: 1) history of tree failure (wind throw) 2) Change in Wind Patterns 3) soil depth 4) Soil Hydrology 5) grade changes 6) fungal fruiting bodies/decay pathogens 7) Impact of proposed work on the local forest.

On date Referenced above, I performed a level 1 and as needed a level 2 risk assessment on the subject trees and:

1. The crown of the trees were examined for current vigor. Inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. Branches were inspected for cracks and other defects, as well as needs for remedial pruning.
2. The bole or main stem of the tree was inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.
3. The root collar and roots were inspected for the presence of decay, insects and/or damage, as well as if they had been injured, undermined or exposed, or original grade has been changed.

Inspection tools included: Binoculars, Hypsometer, Diameter tape, Mallet, Drill, Trowel, & Probe were used.

Level 2 advanced: Where Root/Trunk decay was suspected and it was deemed prudent to investigate further, testing for decay was included

Cheshire Mercer Island WA

Trees:

There are 145 trees included in this report.

TAGGING:

The trees are tagged with aluminum tags and numbered 1-50 50A-144. Starting on the right of the driveway at the entrance, and going uphill approx. 100' past the home, then counter-clockwise around the home and back to the property corner along

E. Mercer Way and the Community driveway.

Tree Condition Summary Table

Tree	Specie	Scientific Name	DBH	Hgt.	Spd.	Cond.	Risk	Defect	Removal Reason	Recommendation
1	Cedar	" <i>Thuja plicata</i> "	36"	30'	0	Snag	low	dead	N/A	N/A
2	Maple	" <i>Acer</i> "	10"	60'	12'	3	Low	Poor taper	N/A	N/A
3	Maple	" <i>Acer</i> "	17"	70'	23'	3	Low	Poor taper	N/A	N/A
4	Maple	" <i>Acer</i> "	13"	65'	15'	3	Low	Poor taper	N/A	N/A
5	Maple	" <i>Acer</i> "	21"	70'	28'	2	Low	Deadwood	N/A	N/A
6	Cedar	" <i>Thuja plicata</i> "	47"	72'	35'	4	High	Hollow root crown	Excessive Decay	Remove
7	Maple	" <i>Acer</i> "	19.4"	70'	27'	2	Low	Poor Taper	Construction	Remove
8	Maple	" <i>Acer</i> "	23"	78'	26"	3	Mod	Poor taper	Construction	Remove
9	Maple	" <i>Acer</i> "	19"	68'	18"	2	Low	Poor taper	N/A	N/A
10	Maple	" <i>Acer</i> "	10"	52'	9'	3	Low	Poor taper	N/A	N/A
11	Maple	" <i>Acer</i> "	8'	48'	9'	3'	Low	Taper Suppressed	N/A	N/A
12	Maple	" <i>Acer</i> "	24'	75'	28'	2	Low	Deadwood	Construction	Remove
13	Maple	" <i>Acer</i> "	18"	50'	20'	4	High	Root decay	Construction	Remove
14	Maple	" <i>Acer</i> "	20"	52'	12'	3	Mod	Root decay	Construction	Remove
15	Maple	" <i>Acer</i> "	18'	67'	25'	3	Low	Poor	Construction	Remove
16	Maple	" <i>Acer</i> "	11"	58'	15'	2	LOW	Taper	Construction	Remove
17	Maple	" <i>Acer</i> "	12"	42'	13'	2	Low		Construction	Remove
18	Cedar	" <i>Thuja plicata</i> "	24.5"	69'	28'	2	Low		Construction	Remove
19	Maple	" <i>Acer</i> "	17"	62'	18'	3	Low	Poor taper	Construction	Remove
20	Maple	" <i>Acer</i> "	13"	54'	12'	3	low	Poor taper	Construction	Remove
21	Maple	" <i>Acer</i> "	52"	88'	60'	4	High	Decay Roots	Construction	Remove
22	Maple	" <i>Acer</i> "	21"	72'	22'	4	Mod	Decay roots	Construction	Remove
23	Maple	" <i>Acer</i> "	20"	68'	25'	2	Low		Construction	Remove
24	Maple	" <i>Acer</i> "	22"	74'	24'	1	Low		Construction	Remove
25	Cedar	" <i>Thuja plicata</i> "	16"	50'	24'	1	low		Construction	Remove
26	Maple	" <i>Acer</i> "	19"	58'	34'	2	Low	Poor taper	Construction	Remove
27	Maple	" <i>Acer</i> "	2x14"	78'	26'	3	Mod	Poor taper Co-Dom.	Construction	Remove
28	Maple	" <i>Acer</i> "	14"	78'	26'	4	Mod	Decay root crown	Hazard	Remove
29	Maple	" <i>Acer</i> "	13.7"	80'	22'	4	high	Decay root crown	Hazard	Remove
30	Maple	" <i>Acer</i> "	21"	80'	30'	4	high	Decay root crown	Hazard	Remove
31	Maple	" <i>Acer</i> "	27"	80'	32'	4	high	Decay root crown	Hazard	Remove
32	Cedar	" <i>Thuja plicata</i> "	12"	45'	18'	1	Low	N/A	N/A	N/A
33	Cedar	" <i>Thuja plicata</i> "	11"	40'	15'	1	Low	Asymmetric	N/A	N/A
34	Cedar	" <i>Thuja plicata</i> "	11"	45'	15'	1	Low	Asymmetric	N/A	N/A
35	Cedar	" <i>Thuja plicata</i> "	12"	40'	15'	1	Low	Asymmetric	N/A	N/A
36	Cedar	" <i>Thuja plicata</i> "	10"	40'	13'	1	Low	Asymmetric	N/A	N/A
37	Hemlo	" <i>Tsuga</i> "	28"	78'	30'	2	Low	Lean	N/A	N/A
38	Maple	" <i>Acer</i> "	16.5"	62'	21'	3-4	Mod	Trunk decay	Hazard	Remove
39	Maple	" <i>Acer</i> "	21"	80'	31'	2	low	Deadwood	N/A	Remove dead
40	Cedar	" <i>Thuja plicata</i> "	13"	27'	18'	1	low	N/A	N/A	N/A
41	Cedar	" <i>Thuja plicata</i> "	9"	27'	12'	1	Low	N/A	N/A	N/A
42	Cedar	" <i>Thuja plicata</i> "	19.2"	40'	20'	1	Low	N/A	N/A	N/A
43	Maple	" <i>Acer</i> "	15"	58'	18'	4	Mod	Decay Roots/Trunk	Hazard	Habitat & girdle

Cheshire Mercer Island WA

Tree	Specie	Scientific Name	DBH	Hgt	Spd	Cond.	Risk	Defect	Removal Reason	Recommendation
44	Cedar	"Thuja plicata"	9"	27'	12'	1	low	N/A	N/A	N/A
45	Cedar	"Thuja plicata"	9"	28'	15'	2	Low	Asymmetric	N/A	N/A
46	Maple	"Acer	10"	40'	18'	1	Low	N/A	N/A	N/A
47	Hemlo	"Tsuga	10"	37'	20'	4	LOW	Partial uprooted	Partial uprooted	Habitat
48	Cedar	"Thuja plicata"	9"	30'	18'	4	Low	Partial uprooted	Partial uprooted	Habitat
49	Maple	"Acer	15.8"	60'	30'	1	low	n/a	n/a	n/a
50	Maple	"Acer	11.4"	35'	20'	4	low	Partial uprooted	Partial uprooted	Remove
50A	Alder	"Alnus rubra"	16.5"	38'	30'	2	Low	lean	N/A	N/A
51	Maple	"Acer	2x30-	72'	40'	4	High	Advanced decay	Construct/Hazar	Remove
52	Maple	"Acer	35-	77'	60'	4	High	Advanced Decay	Failing/HAZAR	Remove
53	Cedar	"Thuja plicata"	15"	64'	20'	1	low	N/A	N/A	N/A
54	Maple	"Acer	38"	78'	48'	4	Mod	Decay trunk/roots	Advanced decay	Remove
55	Maple	"Acer	24"	68'	38'	2	low	deadwood	N/A	Crown clean
56	Cedar	"Thuja plicata"	10"	24'	18'	1	Low	N/A	N/A	N/A
57	Maple	"Acer	21.2"	69'	31'	2	low	deadwood	N/A	
58	Alder	"Alnus rubra"	11.3"	60'	16'	2	Low	asymmetric	Construction	Remove
59	Alder	"Alnus rubra"	15"	57'	18'	2	Low	asymmetric	Construction	Remove
60	Redwo	Sequoia	38.5"	80'	30'	1	Low	none	Construction	Remove
61	Cedar	"Thuja plicata"	12"	30'	13"	4	low	dead	Construction	Remove
62	Sequoi	"Sequoia	49"	88'	28'	1	low	none	Construction	Remove
63	Maple	"Acer	17-	60'	14'	3	mod	Asymmetric / taper	Construction	Remove
64	Maple	"Acer	16"	60'	12'	3	mod	Asymmetric / taper	Construction	Remove
65	Maple	"Acer	13"11	48'	18'	2	Low	N/A	N/A	N/A
66	Maple	"Acer	23"	74'	20'	2	Low	Asymmetric / taper	N/A	N/A
67	Fir	"Pseudotsuga	58"	104'	40'	3-4	Mod	Decay, lg. limb	Construction	Remove
68	Maple	"Acer	2x10"	58'	24'	3	Mod	Poor	Construction	Remove
69	Maple	"Acer	13"	58'	18'	3	Mod	Poor	Construction	Remove
70	Maple	"Acer	12"	57'	15'	3	Mod	Poor	Construction	Remove
71	Maple	"Acer	14"	57'	18'	3	Mod	Poor	Construction	Remove
72	Maple	"Acer	9"	40'	15'	3	Low	Poor	Construction	Remove
73	Maple	"Acer	30"	77'	50'	4	Mod	Advanced decay roots	Hazard	Remove/Habitat
74	Cedar	"Thuja plicata"	42"	80,	20'	4	Mod	Advanced decay	Hazard	Habitat 25'
75	Maple	"Acer	25"	75'	30'	3	Mod	Poor taper/decay	Hazard	Habitat/Girdle
76	Cedar	"Thuja plicata"	44"	61'	28'	4	Mod	Advanced Decay	Construction	Remove
77	Maple	"Acer	13.7"	75'	21'	3	Mod	Poor	Habitat? Retain?	Habitat/girdle?
78	Maple	"Acer	22"	75'	18'	3	Mod	Poor	Habitat? Retain?	Habitat? Retain?
79	Maple	"Acer	24"	74'	30'	2	Low	N/A	N/A	N/A
80	Maple	"Acer	14"	57'	18'	2	Low	N/A	N/A	N/A
81	Maple	"Acer	13"	49'	15'	3	Low	Unlikely impact	N/A	N/A
82	Maple	"Acer	15"	62'	12'	3	Low	Poor	N/A	N/A
83	Maple	"Acer	28"	77'	24'	2	Low	Poor	N/A	N/A
84	Cedar	"Thuja plicata"	11"	29'	20'	1	Low	N/A	N/A	N/A
85	Maple	"Acer	2x28-	80'	30'	4	High	Decay trunk/roots	Hazard	Remove
86	Maple	"Acer	2x19-	78'	32'	3	Low	Poor	NO Target	N/A
87	Maple	"Acer	9.3"	32'	10'	2	Low	N/A	NO Target	N/A
88	Maple	"Acer	11"	37'	12'	2	Low	N/A	NO Target	N/A
89	Maple	"Acer	10.2"	37'	12'	2	Low	N/A	NO Target	N/A
90	Maple	"Acer	20.6"	80'	25'	3-4	Low	N/A	NO Target	N/A
91	Maple	"Acer	26.3"	85'	40'	3	Low	N/A	NO Target	N/A
92	Maple	"Acer	12"	64'	30'	3	L-M	Lean at road	Habitat?	Discuss/Road?
93	Maple	"Acer	20"	66'	25'	2	L-M	Asymmetric	Lean/Road?	Discuss/Road?
94	Maple	"Acer	9.8"	50'	15'	2	L-M	Asymmetric	Lean/Road?	Discuss/Road?
95	Maple	"Acer	13"	60'	18'	2	L-M		Lean/Road?	Discuss/Road?
96	Maple	"Acer	13.5"	74'	12'	4	L-M	Poor	Lean/Road?	Discuss/Road?

Cheshire Mercer Island WA

Tree	Specie	Scientific Name	DBH	Hgt	Spd	Cond.	Risk	Defect	Removal Reason	Recommendation
97	Maple	"Acer	10.4"	60'	15'	2	L-M	Poor	Lean/Road?	Discuss/Road?
98	Maple	"Acer	13"	60'	18'	2	L-M	asymmetric	Lean/Road?	Discuss/Road?
99	Maple	"Acer	2x11"	60'	15'	2	L-M	Poor	Lean/Road?	Discuss/Road?
100	Maple	"Acer	10"	57'	18'	2	L-M	Poor	Lean/Road?	Discuss/Road?
101	Alder	"Alnus rubra"	16"	75'	22'	2	L-M	Poor	Lean/Road?	Discuss/Road?
102	Maple	"Acer	9"	37'	11'	3	L-M	Poor	Lean/Road?	Discuss/Road?
103	Maple	"Acer	12.2"	68'	17'	2	L-M	Poor	Lean/Road?	Discuss/Road?
104	Maple	"Acer	2x19"	74'	23'	2-3	L-M	Poor	Lean/Road?	Discuss/Road?
105	Maple	"Acer	11"	65'	12'	2-3	L-M	Asymmetric	Lean/Road?	Discuss/Road?
106	Maple	"Acer	11"	58'	15'	2-3	L-M	Asymmetric	Lean/Road?	Discuss/Road?
107	Maple	"Acer	12"11	63'	18'	2-3	L-M	Asymmetric	Lean/Road?	Discuss/Road?
108	Maple	"Acer	8"	28'	12'	4	L-M	Asym. Decay trunk	Lean/Road?	Remove
109	Maple	"Acer	8" 7"	48'	15'	3	L-M	Poor	Lean/Road?	Discuss/Road?
110	Maple	"Acer	10"10"	48'	20'	2	L-M	Asymmetric	Lean/Road?	Discuss/Road?
111	Cedar	"Thuja plicata"	14.8"	45'	18'	2	Low	N/A	N/A	N/A
112	Maple	"Acer	8.7"	60'	12'	3	Low	Poor	Lean/Road?	Discuss/Road?
113	Maple	"Acer	16"	72'	20'	2		Poor	Lean/Road?	Discuss/Road?
114	Maple	"Acer	16"	75'	24'	3	Mod	Poor	Hazard	Habitat /Discuss
115	Maple	"Acer	22"	72'	25'	4	Mod	P.T./Asymmetric/Dec	Decay /Hazard	Habitat/Discuss
116	Maple	"Acer	42"	83'	40'	4	M-H	Decay throughout tree	Hazard	Habitat/Discuss
117	Dogwo	"Cornus"	10"	25'	10'	2	Low	Decline	N/A	N/A
118	Maple	"Acer	12"	20'	0	4	Low	Snag	N/A	N/A
119	Maple	"Acer	10-16"	68'	18'	3	Low	N/A	N/A	N/A
120	Maple	"Acer	10.3"	62'	18'	2	Low	Asymmetric	N/A	N/A
121	Maple	"Acer	30"	79'	38'	3-4	Low	Deadwood	N/A	Remove
122	Maple	"Acer	39.5"	70'	60'	3-4	Low	Deadwood	N/A	Remove
123	Cedar	"Thuja plicata"	9.5"	22'	18'	2	Low	N/A	N/A	N/A
124	Cedar	"Thuja plicata"	15"	37'	15'	2	Low	N/A	N/A	N/A
125	Maple	"Acer	14.4"	70'	12'	4	M-H	P.T./Asym. /Root	Hazard	Habitat /girdle
126	Maple	"Acer	33.5"	75'	34'	3	Low	N/A	N/A	N/A
127	Maple	"Acer	6x8-	61'	22'	4	M-H	Advanced root decay	Hazard	Remove
128	Maple	"Acer	13"	58'	16'	2	Low	N/A	N/A	N/A
129	Maple	"Acer	13"10	62'	25'	4	M-H	Poor	Hazard	Habitat/girdle
130	Maple	"Acer	48"	74'	45'	4	M-H	Advanced root decay	Hazard	Remove/habitat
131	Redwo	"Sequoia	27.8"	88'	34'	1	Low	N/A	N/A	N/A
132	Alder	"Alnus rubra"	12"	50'	24'	2	Low	N/A	N/A	N/A
133	Cedar	"Thuja plicata"	35.3"	91'	21'	1	Low	N/A	N/A	N/A
134	Maple	"Acer	12"	45'	25'	2-3	Low	N/A	N/A	N/A
135	Cherry	"Prunus avium"	9.3"	48'	15'	3	Low	Decay roots	Unlikely impact	N/A
136	Cedar	"Thuja plicata"	10"	40'	18'	1	Low	N/A	N/A	N/A
137	Fir	"Pseudotsuga	21.9"	98'	30'	1	Low	N/A	N/A	N/A
138	Alder	"Alnus rubra"	15.5"	38'	22'	2	Low	N/A	N/A	N/A
139	Cedar	"Thuja plicata"	7"	22'	12'	1	Low	N/A	N/A	N/A
140	Cedar	"Thuja plicata"	10.5"	34'	15'	1	Low	N/A	N/A	N/A
141	Cedar	"Thuja plicata"	10.4"	34'	15'	1	Low	N/A	N/A	N/A
142	Maple	"Acer	38"	33'	20'	3	Low	Previous top/stump	N/A	Remove sprouts
143	Maple	"Acer	36"	33'	20'	3	Low	Previous top/stump	N/A	Remove sprouts
144	Maple	"Acer	23.4"	55'	25'	2	Mod	Deadwood/end	Maintenance	Safety trim/prune

Conditions: 1) = nothing needed 2) = minor trimming 3) = poor health significant defect 4) = major issues habitat/removal may be considered

Cheshire Mercer Island WA

Trees proposed to remove for improvements:

7,8,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,51,58,59,60,61,62,63,64,67,68,69,70,71,72, &76. = 33 Trees removed

divide 145 trees on ½ the whole property =22.7% trees removed. (highlighted trees have defects of note)

Trees with defects to Habitat/Remove/Mitigate:

6,10,28,29,30,38,43,47,48,50,52,54,73,74,75,77,78,85,92,108,114,115,116,125,127,129,130,142,143
= 29 trees

108 thru 116 and 142,143 maybe in or impact the right-of-way theses should be discussed with the city Arborist, there are defects in some of these trees that should mitigated.

Replanting:

Replanting to replace lost canopy coverage and re-vegetate the site shall be at a ratio of 2 to 1.

The landscape design is to be provided by: Jason Henry / Berger Partnership P.S. 1721 Eight Ave. N. Seattle WA 98109

Critical Root Zone (CRZ):

For the purposes of the project the CRZ shall be set as the Dripline: or the outer most edge of any limb extending from the tree. The CRZ shall be fenced off prior to starting any site improvements.

It may be possible to reduce the above CRZ but shall be done on a case by case bias, and under the direct supervision of an ISA Certified Arborist with a TRAQ certification.

Fencing:

Construction fencing (chain link or like fencing) shall be installed along the established CRZ prior to commencement of site clearing and shall remain in place for the duration of the project. At no time shall any vehicle or equipment be allowed inside the CRZ/Fencing. No placing or stock-piling of any material of any kind shall be allowed inside the CRZ/Fencing. Silt Fencing shall be installed around the clearing limits of the site prior to any soil disturbance

Tree protection inside CRZ:

Any clearing, grubbing, or ground disturbance of any kind inside the CRZ shall be done by hand. At no time shall any part of any mechanical equipment cross into the CRZ unless under the direct supervision of an ISA Certified Arborist with a TRAQ certification.

Root Pruning:

Any roots encountered of 2" in diameter or greater, shall be cut with loppers, pruners, reciprocal saw or like device to provide a clean smooth cut. At no time shall 2" or greater diameter roots be ripped or torn.

Exposed roots shall be covered with wet burlap or like item to keep roots from drying out and shall be covered as soon as reasonably possible.

Cheshire Mercer Island WA

Thank you for contacting A.B.C. Consulting Arborists LLC for your arboricultural needs.

Sincerely,

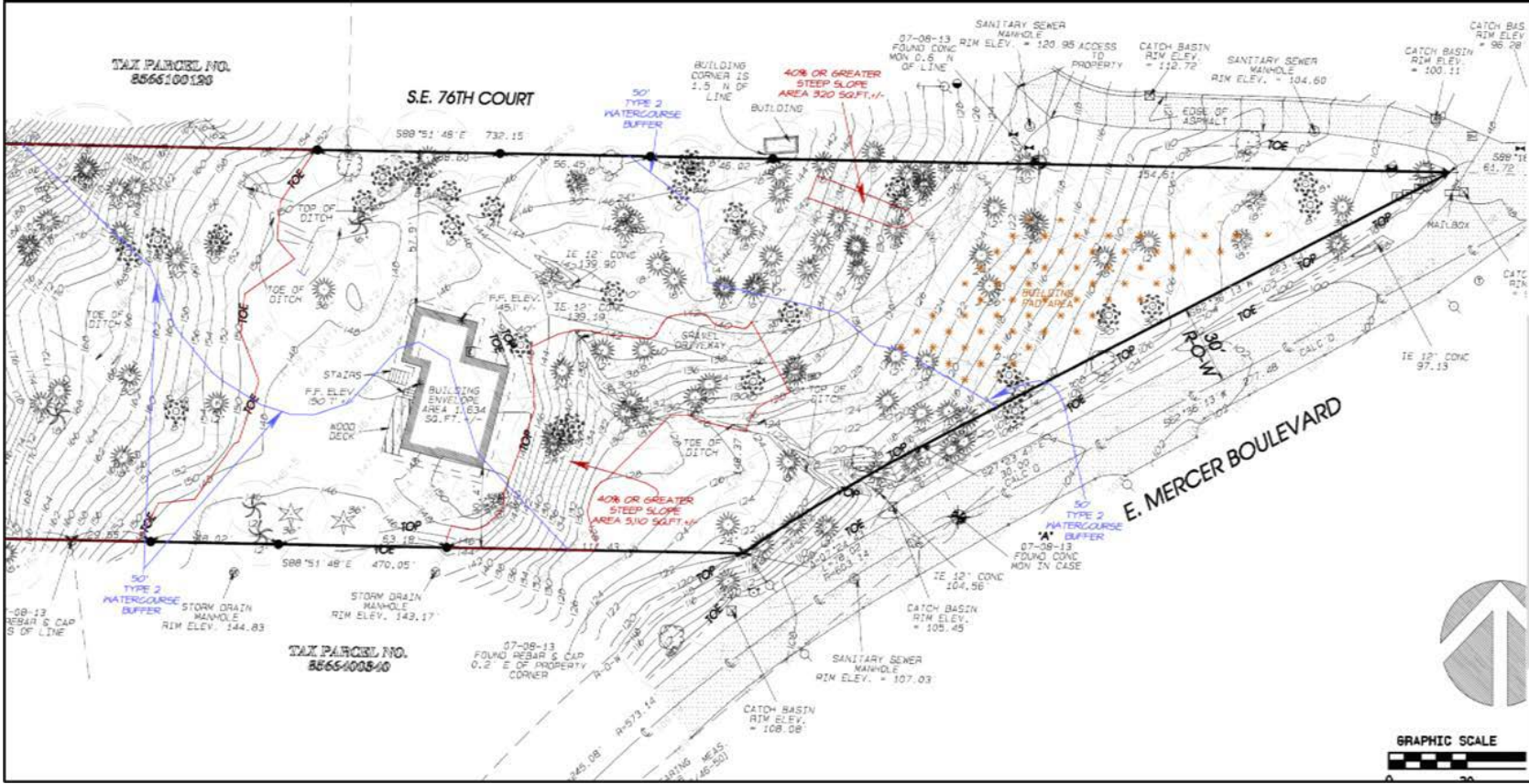


Daniel Mapple, Consulting Arborist
ISA Board Certified Master Arborist #PN-7970BM
ISA Municipal Specialist #PN-7970AM
ISA Tree Risk Assessment Qualified
ASCA Member

Assumptions & Limiting Conditions

1. A field examination of the site was made for this report (date referenced in report.) Care has been taken to obtain all information from reliable sources in a timely fashion. Therefor all data has been verified to the best of my knowledge, the certified/consulting arborist can neither guarantee or be held responsible for the accuracy of information provided by any outside sources.
2. Any and all information provided in this report covers only the tree's that were examined and reflects the condition of those tree's at the time of inspection. This inspection is limited to a visual method of the trees in question, excluding any core sampling, probing, dissection, or excavation. There is no guarantee nor warranty, expressed or implied that any deficiencies or problems of the mentioned trees may not arise in the future.
3. All drawings, sketches, and photographs submitted with this report, are intended as visual aids only, and are not exact to scale. They should not be construed as engineering or architectural report of surveys unless noted and specified.
4. The certified arborist/consulting arborist is not required to give any testimony or to attend court for any reason considering this report unless subsequent contractual agreements are made.
5. Any alterations made to this report or loss automatically invalidates this report.
6. Unless required by law otherwise, possession of this report or a copy of this report does not imply right of publication or use for any purpose by anyone other than the person for whom it was created for, without prior expressed written permission and verbal consent of the certified/consulting arborist.
7. The report and values/opinions expressed, represent the opinion of the certified/consulting arborist, and the arborist fees are in no way contingent upon reporting any specified values, stipulated results, the occurrence of a subsequent event, nor upon finding to be reported.

Cheshire Mercer Island WA



Cheshire Mercer Island WA

RA

RUSSELL ARCHITECTURE
 Contact: Teresa Russell
 1004 163rd Avenue SE
 Bellevue, WA 98008
 (206) 799-1653
 teresarussell@gmail.com

Stamp

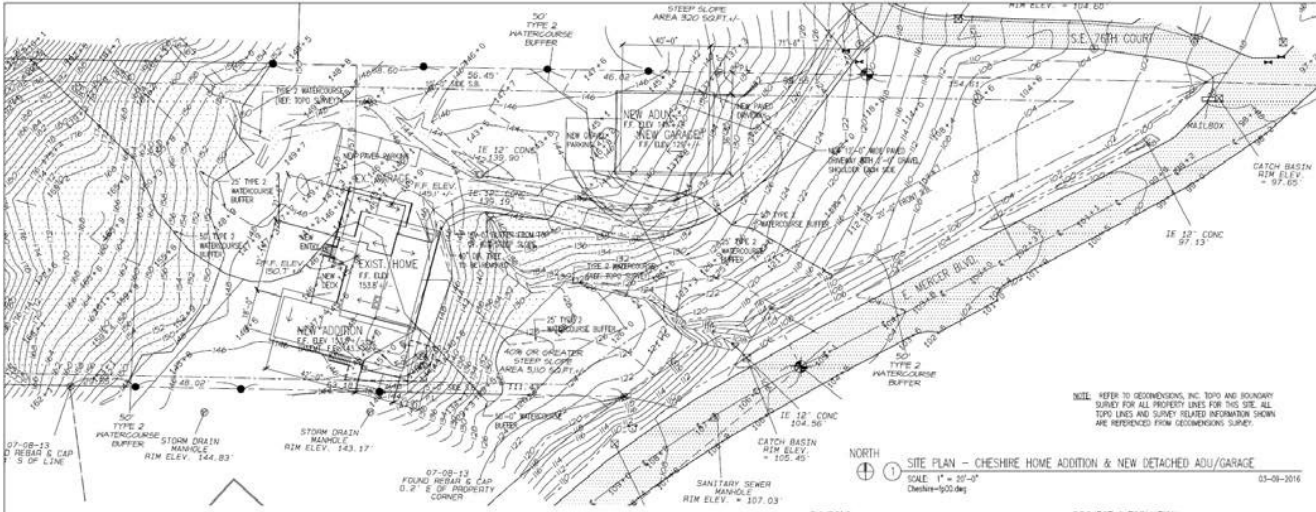
Cheshire Home Addition
 7615 E. Mercer Way | Mercer Island, WA 98040

Revs / DSG Stamp

Design Development

Date:
 03.09.2016

Site
 Plan



NOTE: REFER TO GEODEMONS, INC. TOPO AND BOUNDARY SURVEY FOR ALL PROPERTY LINES FOR THIS SITE. ALL TOPO LINES AND SURVEY RELATED INFORMATION SHOWN ARE REFERENCED FROM GEODEMONS SURVEY.

NORTH
 1 SITE PLAN - CHESHIRE HOME ADDITION & NEW DETACHED ADU/GARAGE
 SCALE: 1" = 30'-0"
 Cheshire-1902.dwg 03-09-2016

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH SEATTLE AND CITY OF MERCER ISLAND AMENDMENTS, THE CITY OF MERCER ISLAND MUNICIPAL CODE, THE INSURANCE STATE ENERGY CODE, THE INTERNATIONAL MECHANICAL CODE WITH CITY OF MERCER ISLAND AMENDMENTS, AND THE 2014 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD (N.F.) BEFORE BEGINNING CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
4. PRESSURE TREAT (P.T.) ALL WOOD IN CONTACT WITH CONCRETE.
5. FLASH SPONGES W/ MIN. 28 GA. GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
6. ALL SURPLUS MATERIALS WILL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
7. PROVIDE WHOLE-HOUSE INSULATION IN THE EXISTING STRUCTURE TO REMAIN.
8. SEISMIC RETIEFERS THE EXISTING STRUCTURE TO REMAIN PER STRUCTURE.
9. UPGRADE ELECTRICAL PANEL AND WIRING IN EXISTING STRUCTURE TO CURRENT CODES.
10. SEE ENERGY CODE NOTES ON SHEET A1.0 AND ON SHEET A2.2 FOR THE 2012 WEC REQUIREMENTS.

ENERGY CODE NOTES: (ALSO SEE SHEET A2.2)

1. ALL WORK SHALL COMPLY WITH THE 2012 WASHINGTON STATE ENERGY CODE, AND SUBSEQUENT AMENDMENTS.
 2. PRESCRIPTIVE REQUIREMENTS FOR SINGLE-FAMILY RES. CLIMATE ZONE 4C.
 3. 2012 SEC PART 8002.1.1 - INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT FOR MARINE CLIMATE ZONE 4.
 4. PENETRATION U-FACTOR MAXIMUM = .030
 5. SLOPEWAY U-FACTOR = .050
 6. CEILING R-FACTOR = R-40
 7. SINGLE PAPER CEILING OR VALETED CEILING = R-38
 8. WOOD FRAME WALL R-VALUE = R-21 #1
 9. MASS WALL R-VALUE = R-21/R-21
 10. FLOOR R-VALUE = R-30
 11. BELOW GRADE WALL R-VALUE = R-10/R-15/R-21 #4 ± 3#
 12. SLAB ON GRADE R-VALUE & DEPTH = R-15, 2'-0"
- NOTE: SEE 2012 SEATTLE ENERGY CODE CHAP. 4 FOR FURTHER DETAILS.

SYMBOLS:

- 1 TITLE
- SCALE
- 1 1/2 1/2 DETAIL NUMBER OVER SHEET NUMBER
- 240 BUILDING SECTION
- 240 WALL SECTION
- 240 INTERIOR ELEVATION
- 240 WINDOW IDENTIFICATION
- 240 DOOR IDENTIFICATION
- 240 SMOKE & CARBON MONOXIDE DETECTOR
- 240 EXHAUST FAN

SHEET INDEX:

- DSG COVER SHEET HOUSE REMODEL AND ADDITION
- DSG COVER SHEET NEW ADU/GARAGE
- TOPOGNOMIC SURVEY BY GEODEMONS, INC.

PROJECT INFORMATION:

OWNER: BILLY & DENY CHESHIRE
 7615 E. MERCER WAY
 MERCER ISLAND, WA 98040
 (206) 398-9301

SITE ADDRESS: 7615 E. MERCER WAY
 MERCER ISLAND, WA 98040

TAX PARCEL NO. 30245-9036

ZONING: R-9.8, SF-9600

LEGAL DESCRIPTION:
 NORTH 148.375 FEET OF GOVERNMENT LOT 6, EXCEPT THE WEST 1000 FEET, ALSO THE NORTH 145.27 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY, ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, R1M IN KING COUNTY WASHINGTON.

PROJECT DESCRIPTION:
 REMODEL OF GARAGE BASEMENT AND MAIN FLOOR SINGLE FAMILY RESIDENCE. ADDITION OF BASEMENT, MAIN FLOOR, AND UPPER DECK. CONSTRUCTION OF A SEPARATE NEW ADU AND GARAGE WITH WORKSHOP.

STRUCTURE NO. 1:

HOUSE FLOOR AREA:
 EXISTING INCIDENT = 1115 S.F.
 NEW BASEMENT ADDITION = 1234 S.F.
 EXISTING MAIN FLOOR = 1405 S.F.
 EXISTING MAIN FLOOR DEMO = -95 S.F.
 NEW MAIN FLOOR ADDITION = 374 S.F.

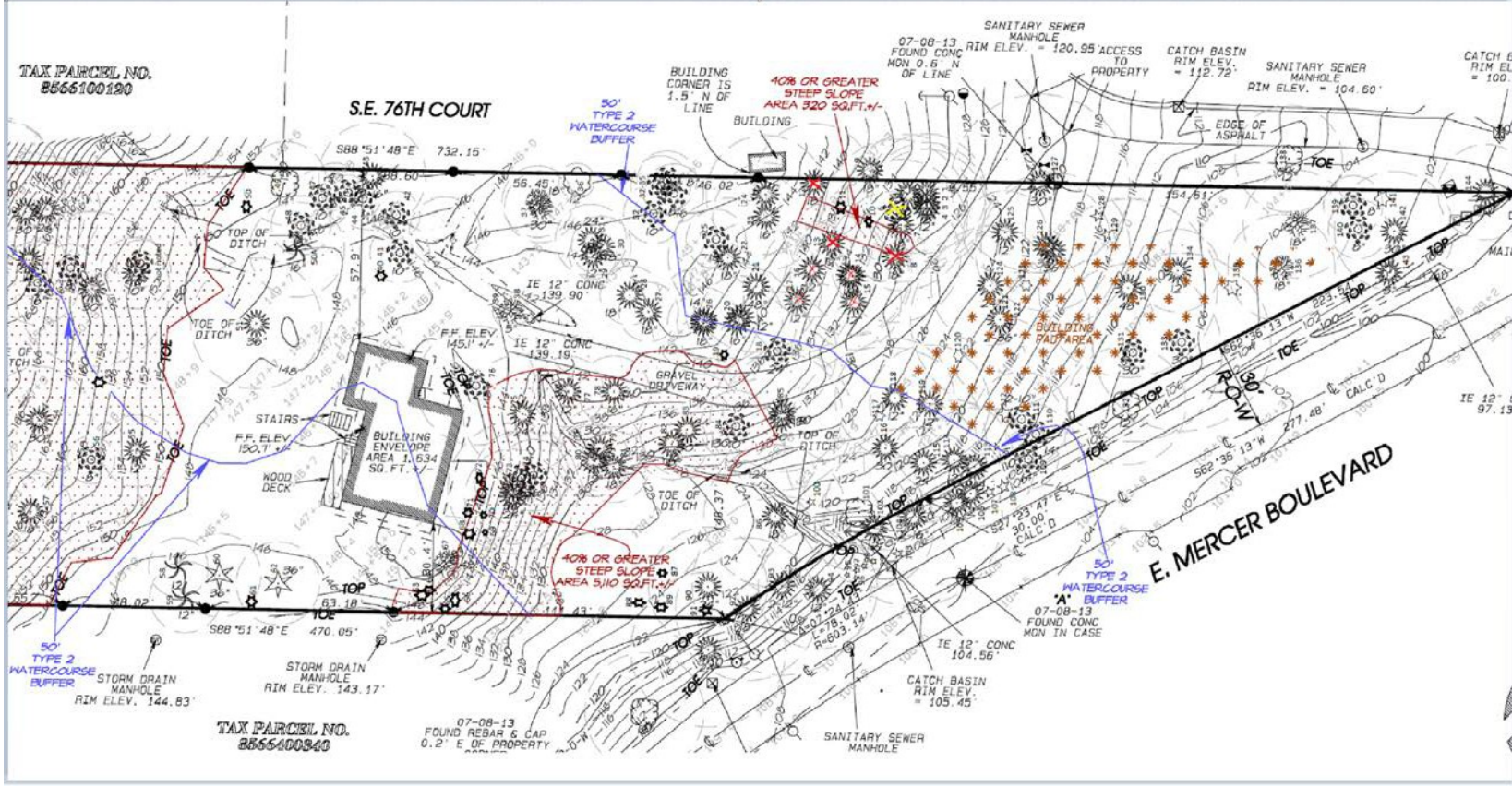
TOTAL FLOOR AREA = 5949 S.F.
 TOTAL NEW ADDITION = 2933 S.F.

EXISTING GARAGE = 540 S.F.
 NEW DECK (WEST) = 372 S.F.
 NEW ENTRY DECK (EAST) = 92 S.F.
 NEW DECK (SOUTH EAST) = 822 S.F.

STRUCTURE NO. 2:
 NEW DETACHED ADU = 800 S.F.
 NEW GARAGE 2000' = 1140 S.F.
 TOTAL FLOOR AREA = 2240 S.F.

Cheshire Mercer Island WA

Tree inventory and Tree numbers



Cheshire Mercer Island WA

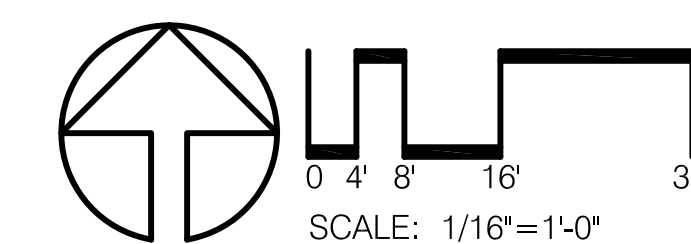
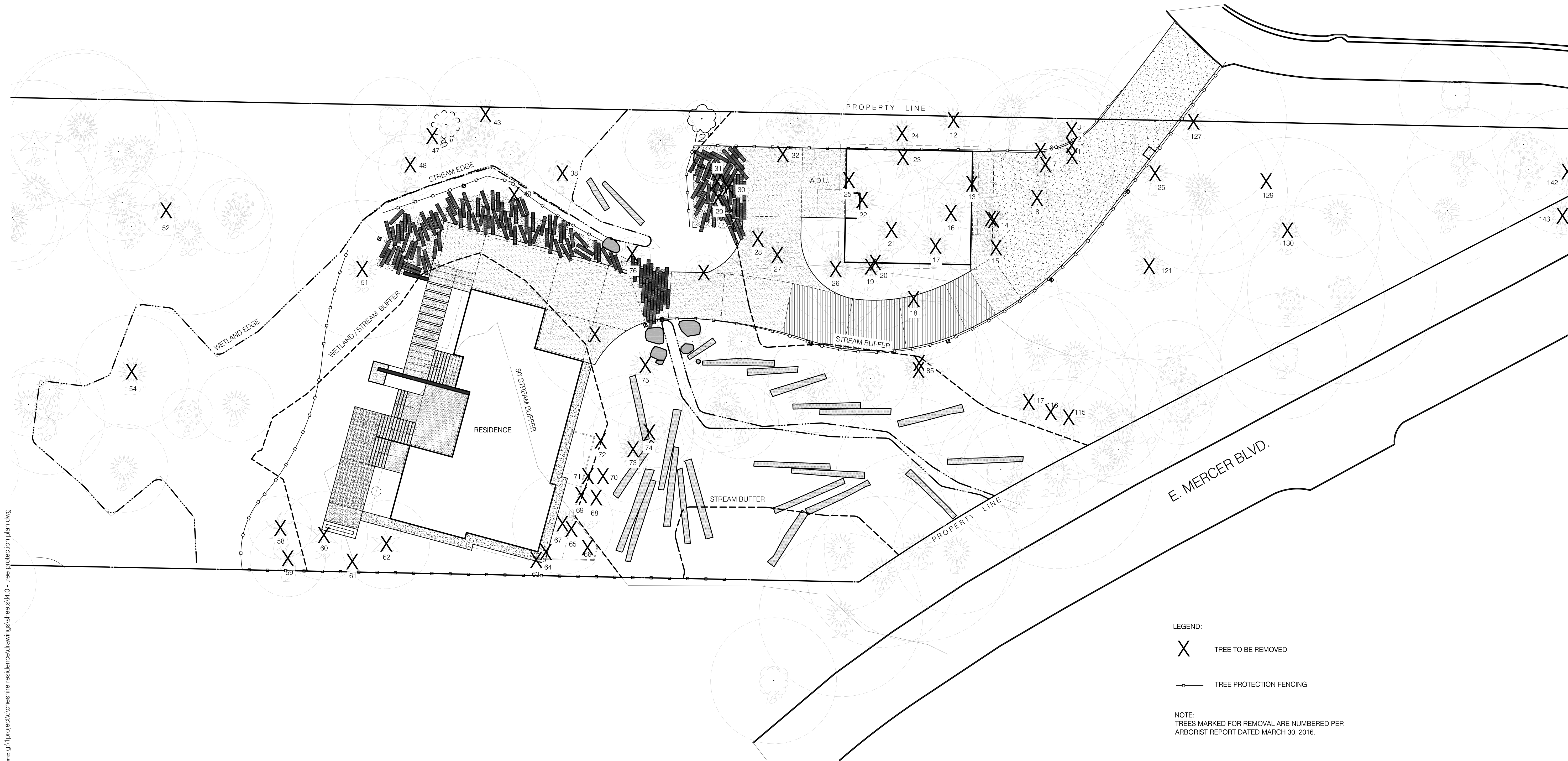
Appendix A REMOVE FOR CONSTRUCTION

Tree Id	Common Name	DBH	Height	Spread	Condition	Development/Management
2	Big leaf maple	10	60	12	Fair - Minor Problems	Remove for Construction
4	Big leaf maple	17	70	23	Fair - Minor Problems	Remove for Construction
7	Big leaf maple	19	70	27	Fair - Minor Problems	Remove for Construction
8	Big leaf maple	19	70	27	Fair - Minor Problems	Remove for Construction
12	Big leaf maple	24	75	18	Fair - Minor Problems	Remove for Construction
13	Big leaf maple	18	50	20	Fair - Minor Problems	Remove for Construction
14	Big leaf maple	20	52	12	Fair - Minor Problems	Remove for Construction
15	Big leaf maple	18	6715		Fair - Minor Problems	Remove for Construction
16	Big leaf maple	11	58	15	Fair - Minor Problems	Remove for Construction
17	Big leaf maple	12	42	13	Fair - Minor Problems	Remove for Construction
	Western					
18	redcedar	29	68	28	Fair - Minor Problems	Remove for Construction
19	Big leaf maple	16	68	16	Fair - Minor Problems	Remove for Construction
20	Big leaf maple	16	68	16	Fair - Minor Problems	Remove for Construction
23	Big leaf maple	22	70	25	Fair - Minor Problems	Remove for Construction
24	Big leaf maple	22	70	25	Fair - Minor Problems	Remove for Construction
	Western					
25	redcedar	16	50	24	Fair - Minor Problems	Remove for Construction
26	Big leaf maple	16	58	24	Fair - Minor Problems	Remove for Construction
27	Big leaf maple	14	70	26	Fair - Minor Problems	Remove for Construction
28	Big leaf maple	14	70	20	Fair - Minor Problems	Remove for Construction
29	Big leaf maple	28	75	25	Poor - Major Problems	Remove for Construction
30	Big leaf maple	28	75	25	Poor - Major Problems	Remove for Construction
31	Big leaf maple	28	75	25	Poor - Major Problems	Remove for Construction
58	Red alder	12	65	16	Fair - Minor Problems	Remove for Construction
59	Red alder	12	65	16	Fair - Minor Problems	Remove for Construction
					Good - No Apparent	
60	Coast redwood	39	80	30	Problems	Remove for Construction
					Good - No Apparent	
62	Giant sequoia	49	88	28	Problems	Remove for Construction
63	Big leaf maple	16	60	14	Poor - Major Problems	Remove for Construction
64	Big leaf maple	16	60	14	Poor - Major Problems	Remove for Construction
67	Douglas fir	58	104	40	Poor - Major Problems	Remove for Construction
68	Big leaf maple				Poor - Major Problems	Remove for Construction
69	Big leaf maple				Poor - Major Problems	Remove for Construction
70	Big leaf maple				Poor - Major Problems	Remove for Construction
71	Big leaf maple				Poor - Major Problems	Remove for Construction
72	Big leaf maple				Poor - Major Problems	Remove for Construction
	Western					
74	redcedar				Dead √ Dying	Remove for Construction

Cheshire Mercer Island WA



bergerpartnership.com; Project Name: Cheshire Residence; Drawing Title: Tree Protection Plan; Date: 04.06.2017 5:11 PM; User: Jen Montrossor; File Name: g:\project\cheshire residence\drawings\sheet\4.0 - tree protection plan.dwg



Cheshire Residence

7615 E Mercer Way, Mercer Island, WA

SET TYPE: CONSTRUCTION DOCUMENTS/PERMIT
SET ISSUE DATE: 09.07.2016
REVISIONS:

DRAWN/CHECKED: JMU/JH
SHEET NAME: TREE PROTECTION PLAN

SHEET NUMBER:
L4.0

Cheshire Mercer Island WA

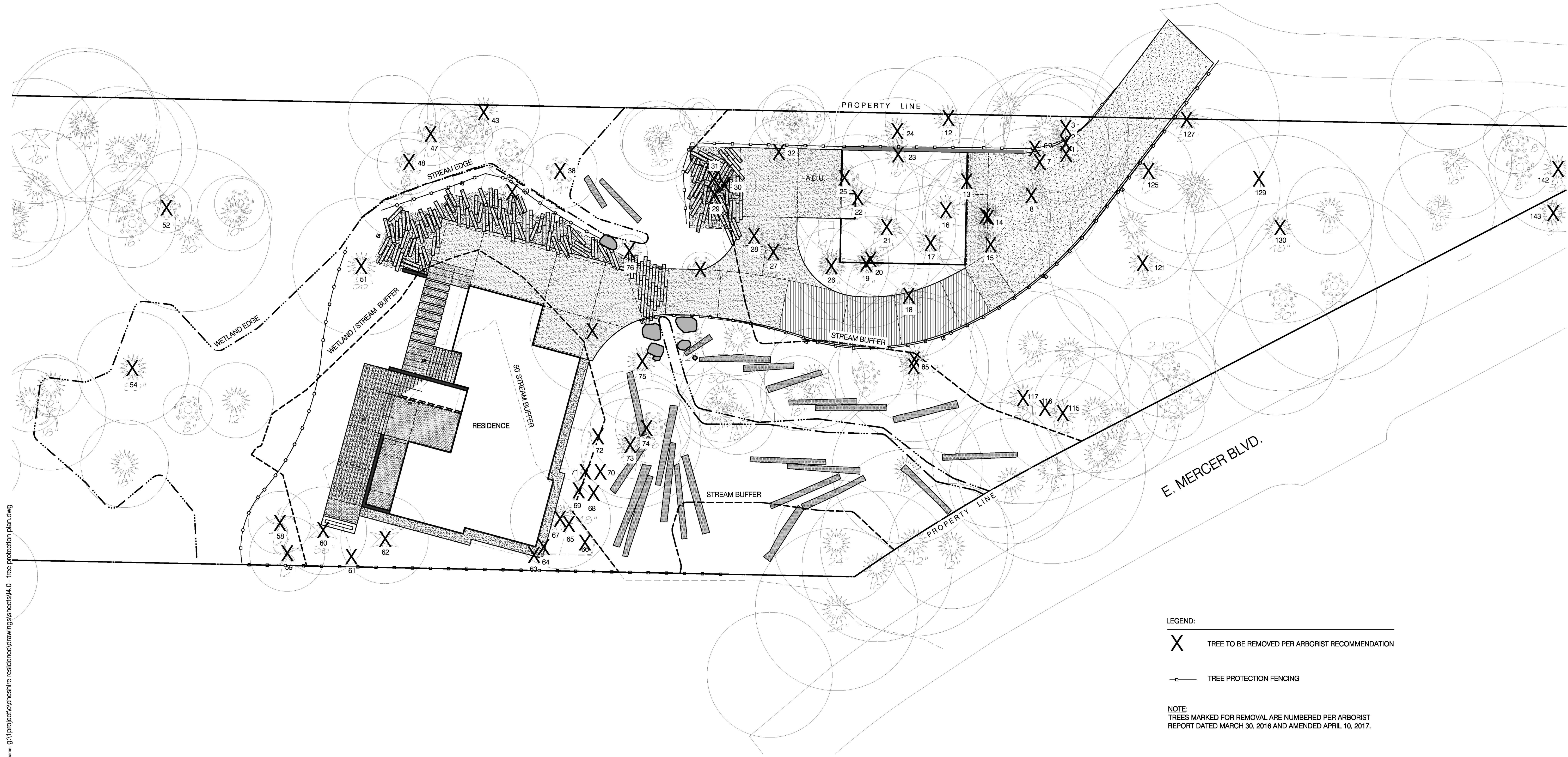
REMOVE/HABITAT NOT VIABLE

Tree	Common Name	DBH	Spread	Height	Condition	Management
6	Western redcedar	47	35	72	Poor - Major Problems	Remove not Viable
21	Big leaf maple	52	60	80	Dead √ Dying	Remove not Viable
22	Big leaf maple	21	22	70	Poor - Major Problems	Remove not Viable
38	Big leaf maple	16	21	62	Poor - Major Problems	Remove not Viable
43	Big leaf maple	15	18	58	Poor - Major Problems	Remove not Viable
47	Western hemlock	10	20	37	Poor - Major Problems	Remove not Viable
48	Western redcedar				Dead √ Dying	Remove not Viable
51	Big leaf maple	29	40	72	Poor - Major Problems	Remove not Viable
52	Big leaf maple	29	40	72	Poor - Major Problems	Remove not Viable
54	Big leaf maple	38	48	78	Poor - Major Problems	Remove not Viable
61	Western redcedar				Dead √ Dying	Remove not Viable
73	Big leaf maple	30	50	77	Dead √ Dying	Remove not Viable
75	Big leaf maple	25	30	75	Poor - Major Problems	Remove not Viable
76	Western redcedar	44	28	65	Poor - Major Problems	Remove not Viable
85	Big leaf maple				Dead √ Dying	Remove not Viable
108	Big leaf maple	8	12	28	Poor - Major Problems	Remove not Viable
115	Big leaf maple	22	20	72	Poor - Major Problems	Habitat Not Viable
116	Big leaf maple	42	40	83	Poor - Major Problems	Habitat Not Viable
117	Dogwood	10	10	25	Dead √ Dying	Retain-Poor Condition No Target
121	Big leaf maple	30	38	75	Poor - Major Problems	Retain-Poor Condition No Target
122	Big leaf maple	40	60	75	Poor - Major Problems	Retain-Poor Condition No Target
125	Big leaf maple	15	12	70		Habitat Not Viable Retain-Poor Condition
126	Big leaf maple	34	34	75	Poor - Major Problems	No Target
127	Big leaf maple	9	22	61	Poor - Major Problems	Remove not Viable
128	Big leaf maple	13	25	62	Poor - Major Problems	Habitat Not Viable
129	Big leaf maple	13	25	62	Poor - Major Problems	Habitat Not Viable
130	Big leaf maple	48	43	75	Poor - Major Problems	Habitat Not Viable Retain-Poor Condition
135	Cherry	9	15	45	Poor - Major Problems	No Target
142	Big leaf maple	38	25	33	Poor - Major Problems	Habitat Not Viable
143	Big leaf maple	38	25	33	Poor - Major Problems	Habitat Not Viable

Cheshire Mercer Island WA



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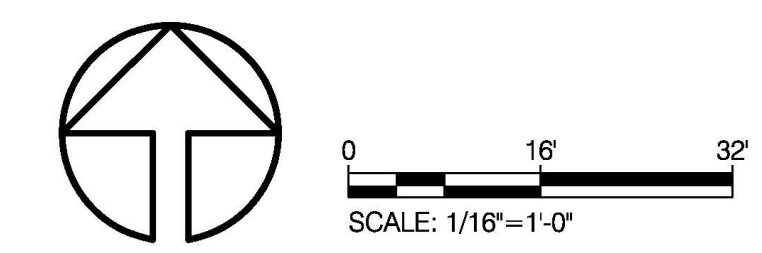


LEGEND:

X TREE TO BE REMOVED PER ARBORIST RECOMMENDATION

— TREE PROTECTION FENCING

NOTE:
TREES MARKED FOR REMOVAL ARE NUMBERED PER ARBORIST REPORT DATED MARCH 30, 2016 AND AMENDED APRIL 10, 2017.



SET TYPE:
CONSTRUCTION DOCUMENTS/PERMIT
 SET ISSUE DATE:
04.21.2017
 REVISIONS:
 Δ 04.21.2017

DRAWN-CHECKED:
 JMU/JH
 SHEET NAME:
TREE PROTECTION PLAN
 SHEET NUMBER:
L4.0

Cheshire Mercer Island WA

RETAIN VIABLE AND TPZ

Tree	Common Name	DBH	Height	Spread	Condition	Management	TPZ-Radius
1	Western redcedar	36	30		Dead √ Dying	Retain-Viable	4
3	Big leaf maple	13	65	15	Fair - Minor Problems	Retain-Viable	15
5	Big leaf maple	21	65	28	Fair - Minor Problems	Retain-Viable	15
9	Big leaf maple	19	68	18	Fair - Minor Problems	Retain-Viable	15
10	Big leaf maple	10	42	9	Poor - Major Problems	Retain-Viable	7
11	Big leaf maple	10	42	9	Poor - Major Problems	Retain-Viable	7
32	Western redcedar	12	45	18	Fair - Minor Problems	Retain-Viable	12
33	Western redcedar	12	45	18	Fair - Minor Problems	Retain-Viable	12
34	Western redcedar	12	45	18	Fair - Minor Problems	Retain-Viable	12
35	Western redcedar	12	45	18	Fair - Minor Problems	Retain-Viable	12
36	Western redcedar	10	40	15	Fair - Minor Problems	Retain-Viable	12
37	Western hemlock	28	78	30	Fair - Minor Problems	Retain-Viable	16
39	Big leaf maple	21	70	30	Fair - Minor Problems	Retain-Viable	20
40	Western redcedar	13	27	18	Fair - Minor Problems	Retain-Viable	13
41	Western redcedar	9	27	12	Fair - Minor Problems	Retain-Viable	9
42	Western redcedar	19	40	20	Fair - Minor Problems	Retain-Viable	16
44	Western redcedar	9	27	12	Fair - Minor Problems	Retain-Viable	12
45	Western redcedar	9	27	12	Fair - Minor Problems	Retain-Viable	12
46	Maple	10	40	18	Fair - Minor Problems	Retain-Viable	10
49	Big leaf maple	16	60	30	Fair - Minor Problems	Retain-Viable	18
50	Red alder	17	38	30	Fair - Minor Problems	Retain-Viable	16
53	Western redcedar	15	64	20	No Apparent Problems	Retain-Viable	15
55	Big leaf maple	24	68	38	Fair - Minor Problems	Retain-Viable	20
56	Western redcedar	10	24	18	Fair - Minor Problems	Retain-Viable	11
57	Big leaf maple	21	65	30	Fair - Minor Problems	Retain-Viable	20
65	Big leaf maple	11	48	15	Fair - Minor Problems	Retain-Viable	15
66	Big leaf maple	23	70	20	Fair - Minor Problems	Retain-Viable	20
77	Big leaf maple	14	70	20	Poor - Major Problems	Retain-Viable	13
78	Big leaf maple	14	70	20	Poor - Major Problems	Retain-Viable	13
79	Big leaf maple	13	50	15	Poor - Major Problems	Retain-Viable	15
80	Big leaf maple	24	74	30	Fair - Minor Problems	Retain-Viable	22
81	Big leaf maple	14	57	18	Fair - Minor Problems	Retain-Viable	15
82	Big leaf maple	15	62	12	Fair - Minor Problems	Retain-Viable	15
83	Big leaf maple	28	77	24	Fair - Minor Problems	Retain-Viable	20
84	Western redcedar	11	29	20	Fair - Minor Problems	Retain-Viable	11
86	Big leaf maple	18	75	32	Poor - Major Problems	Retain-Viable	18
87	Big leaf maple	11	40	12	Poor - Major Problems	Retain-Viable	12
88	Big leaf maple	11	40	12	Poor - Major Problems	Retain-Viable	12
89	Big leaf maple	11	40	12	Poor - Major Problems	Retain-Viable	12
92	Big leaf maple	12	64	30	Fair - Minor Problems	Retain-Viable	12
93	Big leaf maple	20	66	25	Fair - Minor Problems	Retain-Viable	20
94	Big leaf maple	10	50	15	Fair - Minor Problems	Retain-Viable	10
95	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14

Cheshire Mercer Island WA

96	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14
97	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14
98	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14
99	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14
100	Big leaf maple	14	65	16	Fair - Minor Problems	Retain-Viable	14
101	Red alder	16	70	22	Fair - Minor Problems	Retain-Viable	16
102	Big leaf maple	10	37	11		Retain-Viable	10
103	Big leaf maple	12	68	17	Fair - Minor Problems	Retain-Viable	17
104	Big leaf maple	19	75	23	Fair - Minor Problems	Retain-Viable	24
105	Big leaf maple	11		60	Fair - Minor Problems	Retain-Viable	12
106	Big leaf maple	11		60	Fair - Minor Problems	Retain-Viable	12
107	Big leaf maple	11		60	Fair - Minor Problems	Retain-Viable	12
109	Big leaf maple	8	48	15	Fair - Minor Problems	Retain-Viable	11
110	Big leaf maple	8	48	15	Fair - Minor Problems	Retain-Viable	11
111	Western redcedar	15	45	17	Good - No Apparent Problems	Retain-Viable	16
112	Big leaf maple	9	60	12	Fair - Minor Problems	Retain-Viable	9
113	Big leaf maple	16	72	20	Fair - Minor Problems	Retain-Viable	16
114	Big leaf maple	16	72	20	Fair - Minor Problems	Retain-Viable	16
118	Big leaf maple	12	20		Poor - Major Problems	Retain-Viable	14
119	Big leaf maple	14	68	18	Fair - Minor Problems	Retain-Viable	20
120	Big leaf maple	10	60	18	Fair - Minor Problems	Retain-Viable	10
123	Western redcedar	10	22	18	Fair - Minor Problems	Retain-Viable	10
124	Western redcedar	15	37	15	Fair - Minor Problems	Retain-Viable	15
131	Coast redwood	28	88	35		Retain-Viable	32
132	Red alder	12	50	24	Fair - Minor Problems	Retain-Viable	12
133	Western redcedar	36	90	24	Fair - Minor Problems	Retain-Viable	40
134	Big leaf maple	12	45	25	Fair - Minor Problems	Retain-Viable	12
137	Douglas fir	22	98	30	Good - No Apparent Problems	Retain-Viable	25
138	Red alder	16	38	22	Fair - Minor Problems	Retain-Viable	20
139	Western redcedar	10	34	15	Good - No Apparent Problems	Retain-Viable	10
140	Western redcedar	10	34	15	Good - No Apparent Problems	Retain-Viable	10
141	Western redcedar	10	34	15	Problems	Retain-Viable	10
144	Big leaf maple	24	55	25	Fair - Minor Problems	Retain-Viable	30

Cheshire Mercer Island WA



RA

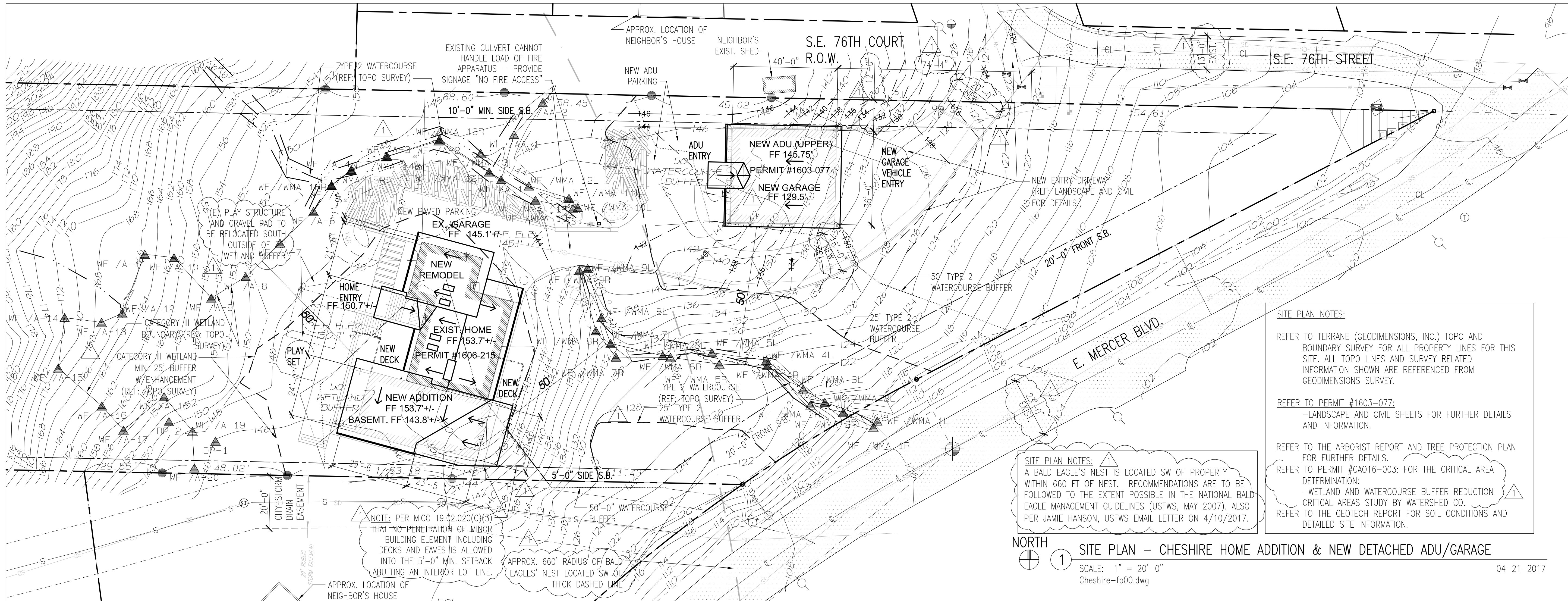
RUSSELL ARCHITECTURE

Contact: Teresa Russell
1004 163rd Avenue SE
Bellevue, WA 98008
(206) 799-1653
teresaarussell@gmail.com

Stamp



Cheshire Home Remodel
7615 E. Mercer Way | Mercer Island, WA 98040



SITE PLAN NOTES:
REFER TO TERRANE (GEODIMENSIONS, INC.) TOPO AND BOUNDARY SURVEY FOR ALL PROPERTY LINES FOR THIS SITE. ALL TOPO LINES AND SURVEY RELATED INFORMATION SHOWN ARE REFERENCED FROM GEODIMENSIONS SURVEY.
REFER TO PERMIT #1603-077:
-LANDSCAPE AND CIVIL SHEETS FOR FURTHER DETAILS AND INFORMATION.
REFER TO THE ARBORIST REPORT AND TREE PROTECTION PLAN FOR FURTHER DETAILS.
REFER TO PERMIT #CA016-003: FOR THE CRITICAL AREA DETERMINATION:
-WETLAND AND WATERCOURSE BUFFER REDUCTION CRITICAL AREAS STUDY BY WATERSHED CO.
REFER TO THE GEOTECH REPORT FOR SOIL CONDITIONS AND DETAILED SITE INFORMATION.

SITE PLAN NOTES:
A BALD EAGLE'S NEST IS LOCATED SW OF PROPERTY WITHIN 660 FT OF NEST. RECOMMENDATIONS ARE TO BE FOLLOWED TO THE EXTENT POSSIBLE IN THE NATIONAL BALD EAGLE MANAGEMENT GUIDELINES (USFWS, MAY 2007). ALSO PER JAMIE HANSON, USFWS EMAIL LETTER ON 4/10/2017.

NORTH
1 SITE PLAN - CHESHIRE HOME ADDITION & NEW DETACHED ADU/GARAGE
SCALE: 1" = 20'-0"
Cheshire-fp00.dwg
04-21-2017

GENERAL NOTES:

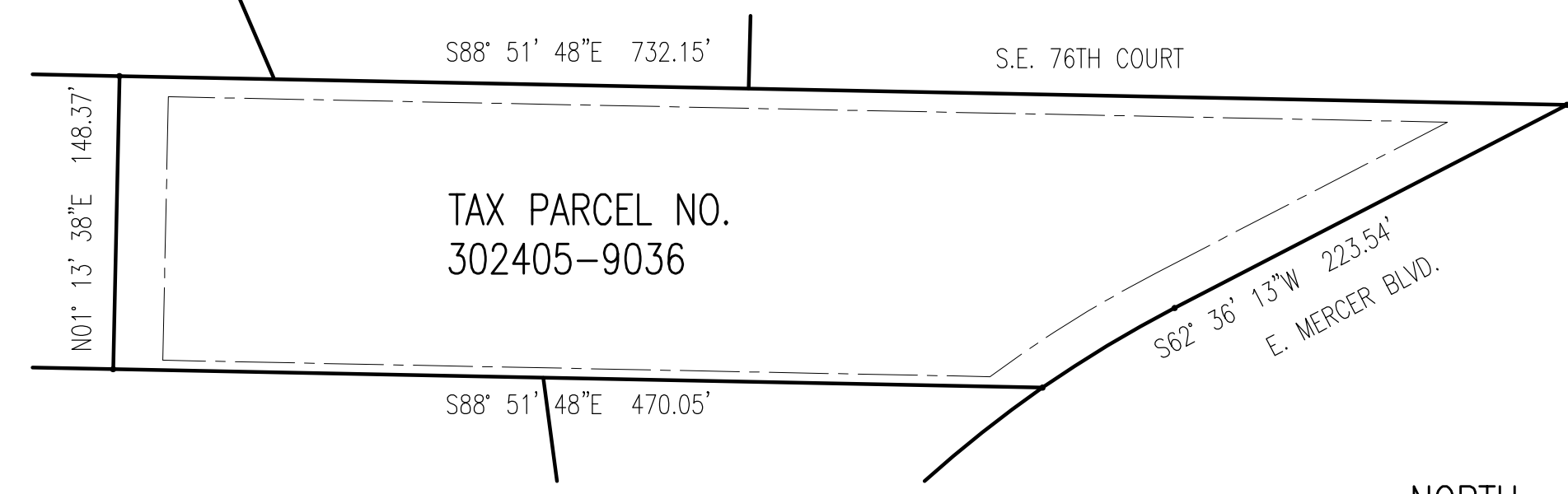
- 1. ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH STATEWIDE AND CITY OF MERCER ISLAND AMENDMENTS, THE CITY OF MERCER ISLAND MUNICIPAL CODE, THE WASHINGTON STATE ENERGY CODE, THE INTERNATIONAL MECHANICAL CODE WITH CITY OF MERCER ISLAND AMENDMENTS, AND THE 2015 NATIONAL ELECTRICAL CODE.
- 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD (V.I.F.) BEFORE BEGINNING CONSTRUCTION.
- 3. DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CONCRETE, UNO.
- 4. PRESSURE TREAT (P.T.) ALL WOOD IN CONTACT WITH CONCRETE.
- 5. FLASH OPENINGS W/ MIN. 26 GA. GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- 6. ALL SURPLUS MATERIALS WILL BE DISPOSED OFF-SITE BY CONTRACTOR.
- 7. PROVIDE WHOLE-HOUSE INSULATION IN EXIST. STRUCTURE TO REMAIN.
- 8. SIEMIC RETROFIT THE EXIST. STRUCTURE TO REMAIN PER STRUCTURAL.
- 9. UPGRADE ELECTRICAL PANEL AND WIRING IN EXISTING STRUCTURE TO CURRENT CODES.
- 10. SEE ENERGY CODE NOTES ON SHEET A1.0 AND ON SHEET A2.1 FOR THE 2015 WSEC REQUIREMENTS.
- 11. PER MI CITY CODE 17.16.040, "AN AUTOMATIC FIRE-SPRINKLER SYSTEM SHALL BE INSTALLED IN ADDITIONS AND SUBSTANTIAL ALTERATIONS TO EXISTING BUILDINGS REGARDLESS OF USE WHEN SUCH ADDITION OR SUBSTANTIAL ALTERATION PLUS THE EXISTING GROSS FLOOR AREA EQUALS 5,000 OR GREATER SQUARE FEET." AUTOMATIC FIRE-SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED PER THE 2009 INTERNATIONAL FIRE CODE.

DESIGN & ENGINEERING TEAM:

- ARCHITECT:** RUSSELL ARCHITECTURE
1004 163RD AVE SE
BELLEVUE, WA 98008
CONTACT: TERESA RUSSELL (206) 799-1653
teresaarussell@gmail.com
- STRUCTURAL:** SWENSON SAY FAGET
2124 THIRD AVE, STE 100
SEATTLE, WA 98121
CONTACT: GREG JUTTNER, PE (206) 443-6212
gjuttner@ssfengineers.com
- LANDSCAPE:** BERGER PARTNERSHIP
1721 8TH AVENUE N
SEATTLE, WA 98109
CONTACT: JASON HENRY (206) 325-6877
jasonh@bergerpartnership.com
- CIVIL ENGINEER:** LPD ENGINEERING, PLLC
1932 FIRST AVENUE, STE 201
SEATTLE, WA 98101
CONTACT: BEN HUGHES, PE (206) 725-1211
Benh@LPDengineering.com
- MECHANICAL ENG.:** FRANKLIN ENGINEERING
625 FOURTH AVENUE, STE 202
KIRKLAND, WA 98033
CONTACT: FRANK ERWIN, PE (425) 827-3324
frank@franklineng.com
- ENVIRONMENTAL:** THE WATERSHED COMPANY
750 SIXTH STREET S
KIRKLAND, WA 98033
CONTACT: DAN NICKEL (425) 822-5242
DNickel@watershedco.com
- GEOTECH:** GEOTECH CONSULTANTS, INC.
2401 10TH AVENUE E
SEATTLE, WA 98102
CONTACT: ROB WARD (425) 747-5618
robw@geotechnw.com
- ARBORIST:** ABC CONSULTING ARBORISTS
10307 E. JASMINE LANE
CHATTAROY, WA 99003
CONTACT: DANIEL MAPLE (509) 953-0293
danielmaple29@gmail.com
- TOPO/SURVEYOR:** TERRANE, INC. (FORMERLY GEODIMENSIONS, INC.)
10801 MAIN STREET, STE 102
BELLEVUE, WA 98004
CONTACT: ANDY McANDREWS (425) 458-4488
andy@terrane.net

PROJECT INFORMATION:

- OWNERS:** EILEEN & DEREK CHESHIRE
7615 E. MERCER WAY
MERCER ISLAND, WA 98040
(206) 399-9301
- SITE ADDRESS:** 7615 E. MERCER WAY
MERCER ISLAND, WA 98040
- TAX PARCEL NO.:** 302405-9036
- ZONING:** R-9.6, SF-9600
- LEGAL DESCRIPTION:**
NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET, ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON.
- PROJECT DESCRIPTIONS:** PERMIT #1606-215:
REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE MAIN FLOOR AND DAYLIGHT BASEMENT. NEW PROPOSED ADDITION OF MAIN FLOOR, DAYLIGHT BASEMENT AND UPPER DECKS. DEVELOPMENT OF EXISTING SITE TO MEET CRITICAL AREA REQUIREMENTS.
- UNDER SEPARATE PERMIT SUBMITTAL #1603-077:**
CONSTRUCTION OF A SEPARATE NEW ADU ABOVE A NEW GARAGE WITH WORKSHOP. DEVELOPMENT OF EXISTING DRIVEWAY TO MEET VEHICULAR ACCESS REQUIREMENTS OF THE FIRE DEPARTMENT.
- PROPOSED ACCESSORY STRUCTURE:**
NEW ADU = 900 S.F.
NEW GARAGE/SHOP = 1440 S.F.
TOTAL FLOOR AREA = 2340 S.F.
NEW ADU DECK (EAST) = 540 S.F.
NEW ADU ENTRY DECK & ENTRY STAIR (WEST) = 97 S.F.
- PROPOSED HOUSE STRUCTURE:**
EXISTING BASEMENT = 1115 S.F.
NEW BASEMENT ADDITION = 1172 S.F.
EXISTING MAIN FLOOR = 1490 S.F.
EXISTING MAIN FLOOR DEMO = -76 S.F.
NEW MAIN FLOOR ADDITION = 1643 S.F.
- TOTAL FLOOR AREA = 5344 S.F.**
(TOTAL NEW ADDITION = 2815 S.F.)
- EXISTING GARAGE = 540 S.F.**
NEW DECK (WEST) = 397 S.F.
NEW DECK (SOUTH EAST) = 465 S.F.



PROPERTY LINES - PLOT PLAN DIAGRAM
SCALE: N.T.S. (REF: TOPO SURVEY FOR DETAILS)

SYMBOLS:

- 1 TITLE** - DRAWING NUMBER & TITLE
- 3 SCALE:** - DETAIL NUMBER OVER SHEET NUMBER
- 1 BUILDING SECTION** (A4.0)
- 4 WALL SECTION** (A4.0)
- 3 INTERIOR ELEVATION** (A5.0)
- A WINDOW IDENTIFICATION**
- 10 DOOR IDENTIFICATION**
- SD SMOKE & CARBON MONOXIDE DETECTOR**
- E EXHAUST FAN**

ENERGY CODE NOTES: (ALSO SEE SHEET A2.1)

- 1. ALL WORK SHALL COMPLY WITH THE 2015 WASHINGTON STATE ENERGY CODE, AND SUBSEQUENT AMENDMENTS.
- PRESCRIPTIVE REQUIREMENTS FOR SINGLE-FAMILY RES., CLIMATE ZONE 4C:**
2015 WSEC TABLE R402.1.1 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT FOR MARINE CLIMATE ZONE 4:
- FENESTRATION U-FACTOR, VERTICAL = .030
SKYLIGHT U-FACTOR = .050
GLAZED FENESTRATION SHGC = NR
CEILING R-FACTOR = R-49
SINGLE RAFTER CEILING OR VAULTED CEILING = R-38
WOOD FRAME WALL R-VALUE = R-21 int
MASS WALL R-VALUE = R-21/R-21
FLOOR R-VALUE = R-30
BELOW GRADE WALL R-VALUE = R-10/R-15/R-21 int + TB & UNDER ENTIRE SLAB
SLAB ON GRADE R-VALUE & DEPTH = R-10, 2'-0"
- NOTE:** SEE 2015 WA STATE ENERGY CODE CHAP. 4 FOR FURTHER DETAILS.

SHEET INDEX - HOME REMODEL:

- DSG COVER SHEET: NEW HOUSE ADDITION AND REMODEL
- SHEET INDEX, CONT'D...
- A1.0 SITE PLAN, NOTES & ZONING CODE TOPOGRAPHIC SURVEY
- T1.0
- C-SERIES REFER BUILDING PERMIT #1603-077
- L-SERIES REFER BUILDING PERMIT #1603-077
- A1.1 AVERAGE BUILDING ELEVATION CALCULATIONS & EXISTING EXTERIOR WALL MODIFICATION CALCULATION HOUSE BASEMENT DEMO PLAN
- A1.2 HOUSE MAIN FLOOR DEMO PLAN
- A1.3 HOUSE BASEMENT FLOOR PLAN
- A2.0 HOUSE MAIN FLOOR PLAN, MECH. & ENERGY CODE NOTES
- A2.1 HOUSE ROOF PLAN
- A2.2 ELEVATIONS - HOUSE
- A3.0 ELEV. & BLDG SECTION - HOUSE
- A3.1 ELEV. & BLDG SECTION - HOUSE
- A3.2 WINDOW & DOOR SCHEDULES
- A4.0 TYP. WALL SECTION & DETAILS
- A5.0 SECTIONS & DETAILS
- A5.1 FIREPLACE DETAILS
- A5.2

Revs / DSG Stamp

PERMIT INTAKE	12/18/2016
PERMIT REVISIONS	04/21/2017

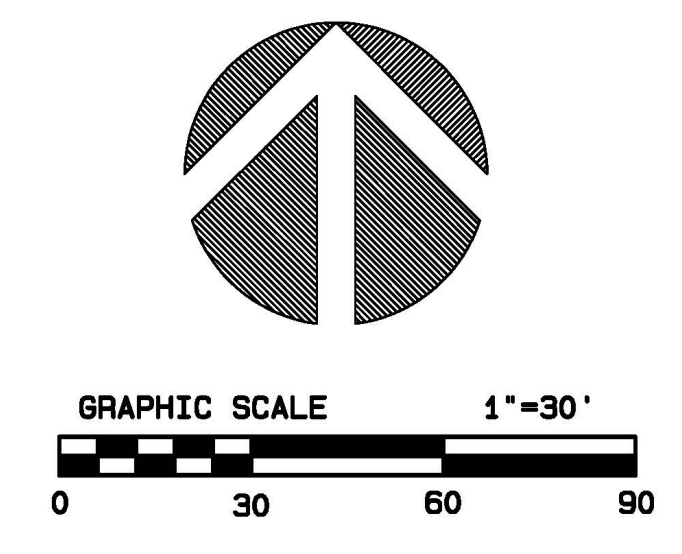
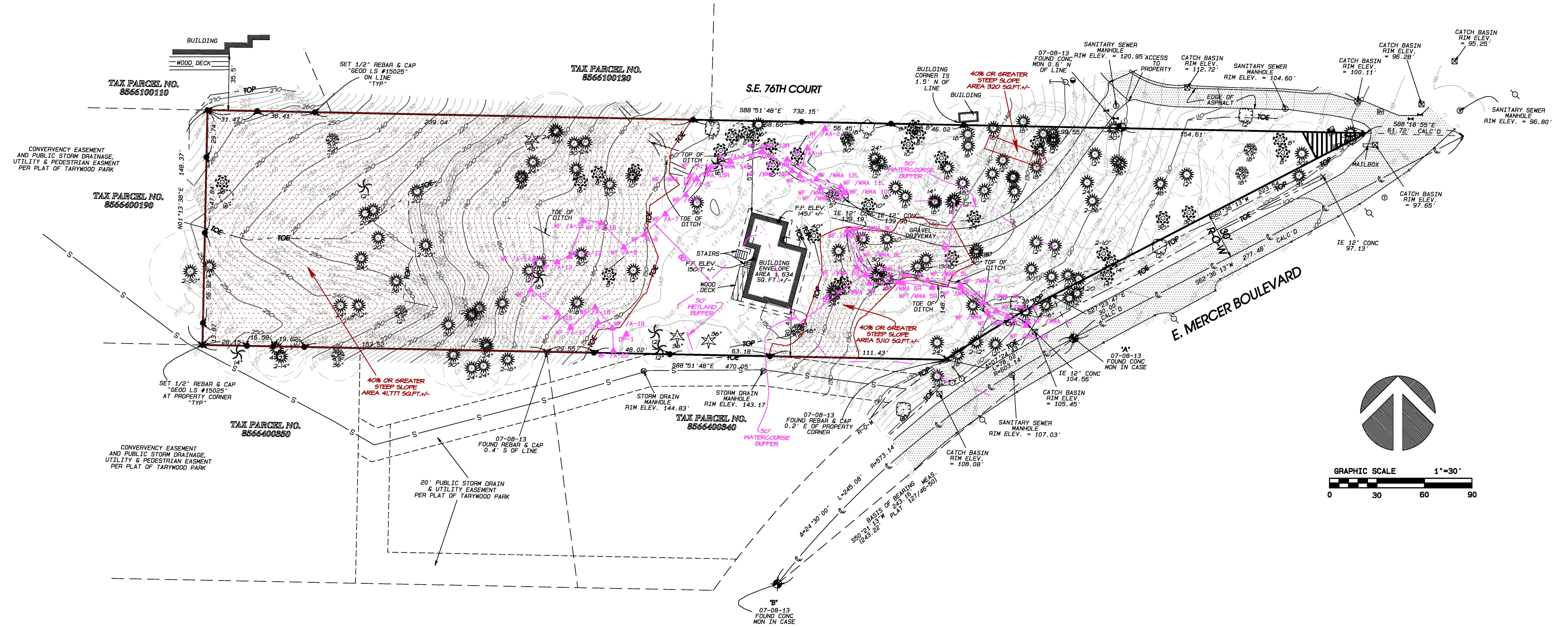
Building Permit Set

Date:
04.21.2017

Site Plan

A1.0

VICINITY MAP N.T.S.	LEGAL DESCRIPTION	BEARING MERIDIAN	SURVEYOR'S NOTES	LEGEND
	<p>NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.</p>	<p>A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.</p> <p>VERTICAL DATUM</p> <p>CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0')"; LOCATED 250FT S, INTX E MERCER WAY & SE 76TH ST. ELEVATION = 104.47'</p> <p>METHOD OF SURVEY</p> <p>INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY MAC 332-130-090.</p>	<ol style="list-style-type: none"> THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS. SUBJECT PROPERTY TAX PARCEL NO. 3024059036. A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA. 	<p>FOUND MONUMENT AS NOTED</p> <p>SET REBAR & CAP AS NOTED</p> <p>FOUND REBAR & CAP AS NOTED</p> <p>UTILITY POLE</p> <p>CATCH BASIN</p> <p>SANITARY SEWER MANHOLE</p> <p>FINISHED FLOOR ELEVATION</p> <p>ELECTRIC METER</p> <p>X SPOT ELEVATION</p> <p>FIRE HYDRANT</p> <p>STORM DRAIN MANHOLE</p> <p>WATER VALVE</p> <p>GAS VALVE</p> <p>ELECTRIC TRANSFORMER</p> <p>CABLE TV POLE</p> <p>TELEPHONE RISER</p> <p>TELEPHONE MANHOLE</p> <p>ASPHALT SURFACE</p> <p>STAIRS</p> <p>DECK</p> <p>GRAVEL SURFACE</p> <p>R-O-W RIGHT-OF-WAY () RECORD AS NOTED</p> <p>*TYP* TYPICAL</p> <p>TOE OF DITCH AS NOTED</p> <p>BUILDING LINE</p> <p>CENTERLINE OF ROAD</p> <p>SLOPE AS NOTED</p> <p>EAVES</p> <p>GUY WIRE</p> <p>COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p> <p>DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</p>



TOPOGRAPHIC & BOUNDARY SURVEY

JOB NUMBER: 13507	
DATE: 07/09/2013	
DRAFTED BY: Y.L.J.	
CHECKED BY: E.J.G.	
SCALE: 1" = 30'	
REVISION HISTORY	
DATE: 06/20/2016	REVISION HISTORY
DATE: 07/12/2016	DATE: 01/26/2016
DATE: 03/24/2017	DATE:
SHEET NUMBER	
1 OF 1	

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4
OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WA.

CHESHIRE RESIDENCE
7615 E. MERCER WAY
MERCER ISLAND, WA. 98040

measure success