

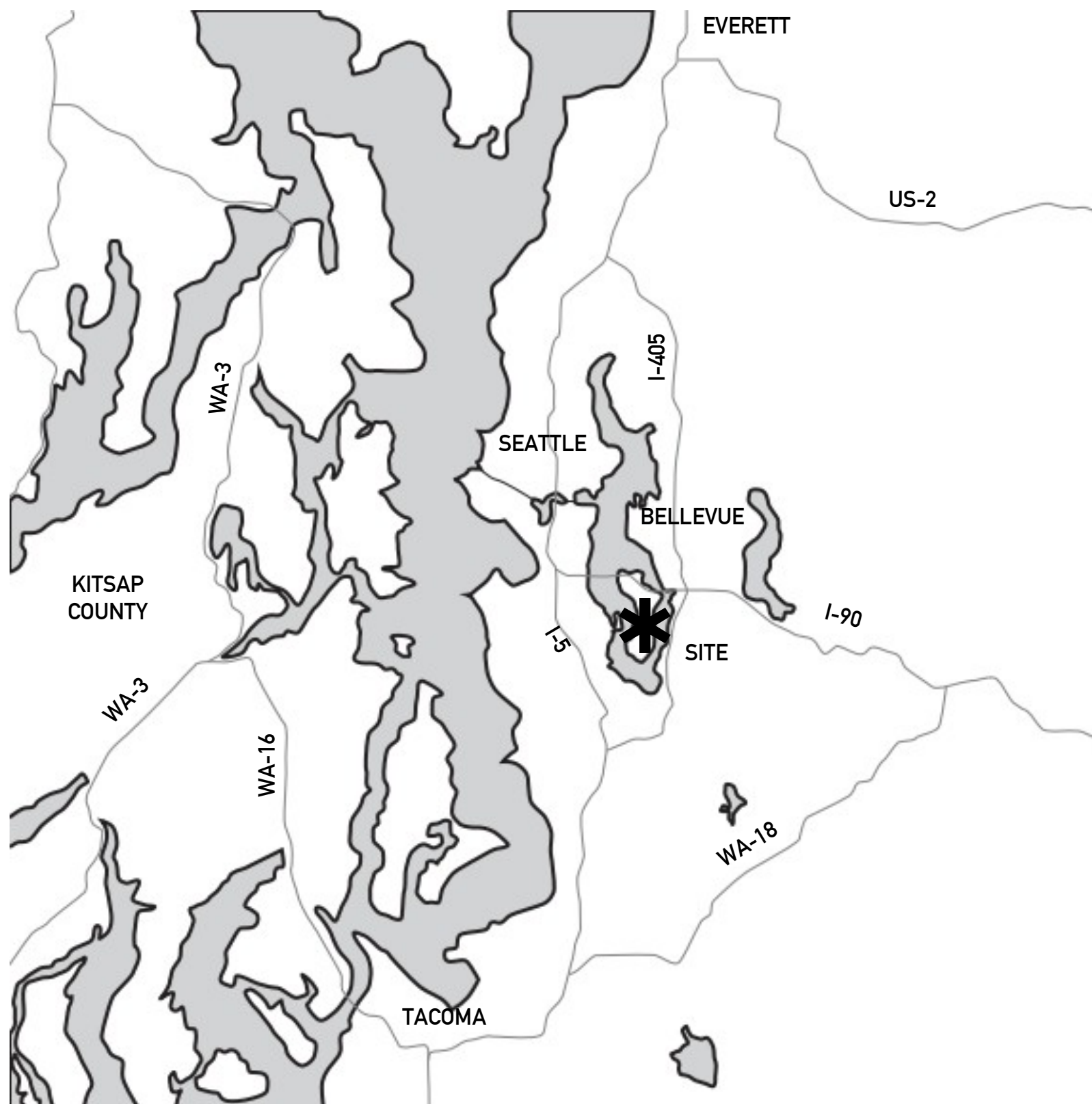
ABBREVIATIONS

@	AT
⊕	CENTERLINE
—	PROPERTY LINE OR PLATE
∅	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
(X)	DEMOLISH
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCHL	ARCHITECTURAL
BOS	BOTTOM OF STAIR
BOW	BOTTOM OF WALL
BTM	BOTTOM
CB	CATCH BASIN
CD	CARBON MONOXIDE DETECTOR
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CSD	COMBINATION SMOKE/CO DETECTOR
CTR	CENTER
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
EA	EACH
EF	EXHAUST FAN
EG	EXISTING GRADE
ELEC'L	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FG	FINISH GRADE
F/P	FIREPLACE
FT	FOOT OR FEET
GA	GAUGE
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HD	HEAT DETECTOR
HDR	HEADER
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HW	HOT WATER
IN	INCH
INSUL	INSULATION
LF	LINEAR FEET
MAX	MAXIMUM
MECH'L	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PERF	PERFORATED
R	RISER
REF	REFERENCE
REFR	REFRIGERATOR
REQ	REQUIRED
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
SD	SMOKE DETECTOR
SF	SQUARE FEET
SG	SAFETY GLAZING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SI	SQUARE INCHES
STD	STANDARD
STOR	STORAGE
STRUC'L	STRUCTURAL
SYM	SYMBOL
T	TREAD
T+G	TONGUE AND GROOVE
T.O.	TOP OF
TOS	TOP OF STAIR
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WC	WATER CLOSET
WH	WATER HEATER
WRB	WEATHER RESISTIVE BARRIER
W/O	WITHOUT

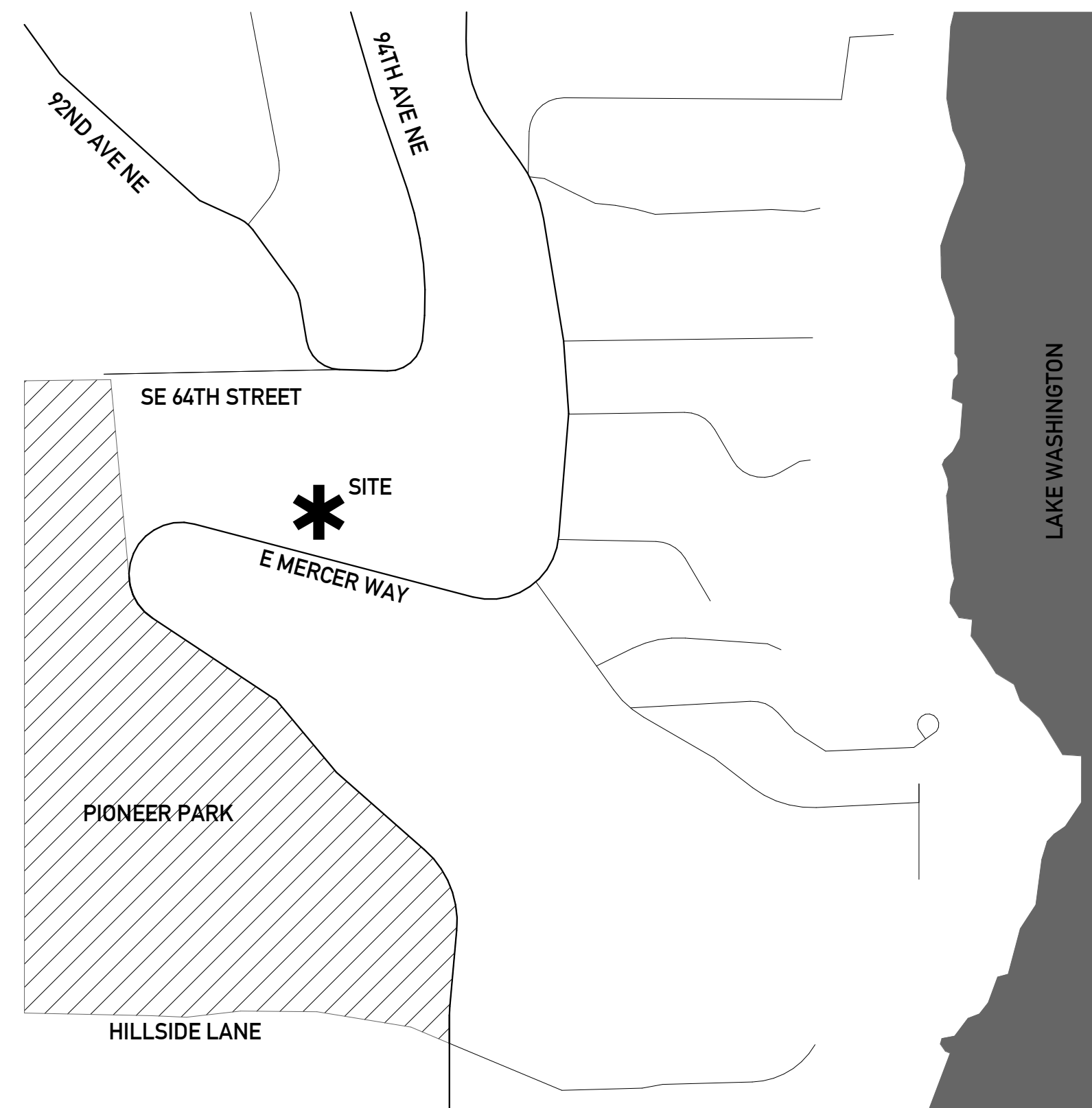
RENDERING



AREA MAP



VICINITY MAP



DRAWING INDEX

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LANDSCAPE

TBD

DOCUMENTS

STRUCTURAL CALCULATIONS
DRAINAGE REPORT

PROJECT DIRECTORY

OWNER + DEVELOPER

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SCOPE OF WORK

DEVELOP A (N) 2-STORY, 4083± SF SINGLE-FAMILY RESIDENCE WITH 982± SF GARAGE, PER PLANS.
CONSTRUCT SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITY SERVICES, RETAINING WALLS, DRIVEWAY AND PATIOS.
CONCURRENT CRITICAL AREAS REVIEW REQUESTED.
ESTABLISH USE AND OCCUPY, PER PLANS.

PROJECT INFORMATION

SITE ADDRESS
4427 E MERCER WAY
MERCER ISLAND, WA 98040

JURISDICTION
MERCER ISLAND, KING COUNTY, WASHINGTON

PARCEL MAP NUMBER
302405-9151

LEGAL DESCRIPTION
PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.
REF. SURVEY FOR COMPLETE LEGAL DESCRIPTION.

LOT SIZE + ZONING
ZONING: R-15
LOT AREA: 16,060.5± SF

BUILDING INFORMATION

OCCUPANCY: R-3
CONSTRUCTION TYPE: VB
HEIGHT: 31'-6 3/8"
STORIES: 2
SPRINKLERS: NFFPA 13R
GREENBUILT CERTIFICATION: NO
SPECIAL INSPECTIONS: TBD
FOOTPRINT AREA: 3017± SF
GFA (CONDITIONED): 4083± SF
GFA (UNCONDITIONED): 972± SF
COVERED EXTERIOR AREA: 442± SF
HARD SURFACE AREA: 7185± SF
ROOF SURFACE AREA: 417± SF
EXTERIOR INSULATION: R-5
EV CHARGING: YES

UTILITY INFORMATION

WATER/SEWER: CITY OF MECER ISLAND
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY

SEPA COMPLIANCE

APPLICABLE SEPA THRESHOLD IS FOUR DWELLING UNITS. THIS PROJECT INCLUDES ONE NEW DWELLING UNIT AND IS CATEGORICALLY EXEMPT.

FIRE PROTECTION

NFFPA 13R (FULL COVERAGE); FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
NFFPA 72 (CHAPTER 29); MONITORED HOUSEHOLD FIRE ALARM FIRE ALARM SYSTEM IN COMPLIANCE WITH NFFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

ALL GWB TO BE 5/8" TYPE X.

ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.

DESIGN CODES

2021 WASHINGTON RESIDENTIAL CODE
2021 WASHINGTON ENERGY CODE - RESIDENTIAL

PROJECT NO.

BUILDING (THIS PERMIT): TBA
CRITICAL AREA REVIEW: TBA
LOT LINE ADJUSTMENT: SUB25-002



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND

Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

PROJECT INFORMATION
SCALE: 12" = 1'-0"

A0.0

ARCHITECTURAL GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 WASHINGTON STATE ENERGY CODE (WSEC), 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMM), MERCER ISLAND CITY CODE (MCC), WA ADMINISTRATIVE CODE (WAC), UNIFORM PLUMBING CODE (UPC), NATIONAL ELECTRICAL CODE (NECA) AND WA VENT & INDOOR AIR QUALITY CODE (IAQ).
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS TO BE LEFT IN CLEAN (BROOM) CONDITIONS AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY AFFECT THE COST OR SCHEDULING OF CONSTRUCTION ACTIVITIES PRIOR TO SUBMITTING BID.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, SOILS AND EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND OWNER IMMEDIATELY.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
- THERE SHALL BE NO VARIATION WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S AND/OR DESIGNER'S WRITTEN APPROVAL THEREOF, CHANGE ORDER OR CHANGE DIRECTIVE.
- DO NOT SCALE DRAWINGS OR DETAILS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.
- DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE SIX INCHES (6") FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS NOTED OTHERWISE.
- THE DRAWINGS INDICATE THE TYPE AND DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED AS PER MINIMUM MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, IN CASE OF ANY CONFLICT WHEN THE METHODS OR MATERIALS SPECIFIED OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
- INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
- PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO ARCH'L DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCH'L DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN ARCH'L DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S AND OWNER'S ATTENTION IN WRITING. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS, IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE OR SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- ALL GLAZING IN HAZARDOUS LOCATIONS, DEFINED BY THE 2021 IRC R308.8, SHALL BE SAFETY GLAZING, INCLUDING BUT NOT LIMITED TO THE SAFETY GLAZING IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
- THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION TO THE DRAWINGS. OFFSET STUDS WHERE REQUIRED SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2021 IRC.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.
- ALL WOOD LESS THAN 6 INCHES (6") FROM THE GROUND OR 2 INCHES (2") MEASURED VERTICALLY FROM EXTERIOR CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER SHALL BE A NATURALLY DURABLE WOOD OR PRESURE TREATED WITH AN APPROVED PRESERVATIVE PER 2021 IRC R317.
- PROVIDE FIRE-BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET AND AS REQUIRED FOR CONCEALED SPACES UNDER 2021 IRC R302.11, R502.13 & R402.8.
- NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP PLATES, BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES (7") O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d For 1/2" WALLBOARD AND 6d For 5/8" WALLBOARD.
- PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
- STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
- NO MATERIALS OR EQUIPMENT ARE TO BE STOCKPILED ON THE PUBLIC RIGHTS-OF-WAY. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
- ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
- ALL DOWNSPOUTS AND ROOF DRAINS ARE TO BE CONNECTED TO THE POINT OF DISCHARGE SPECIFIED ON THE DRAINAGE PLAN AND/OR SITE PLAN BY TIGHTLINE UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FACE OF STUD WALL, CENTER LINE OF COLUMN, OR FACE OF CONCRETE U.N.O.
- THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN.
- THE CONTRACTOR AND/OR THE SUB-CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
- ALL STAIRWAYS MUST MEET THE REQUIREMENTS OF 2021 IRC R311.7.
- ALL EMERGENCY ESCUES AND RESCUE OPENINGS FOR BEDROOMS AND BASEMENTS MUST MEET THE REQUIREMENTS OF 2021 IRC R310.
- ROOF VENTILATION MUST MEET THE REQUIREMENTS OF 2021 IRC R406.
- CRAWL SPACE VENTILATION MUST MEET THE REQUIREMENTS OF 2021 IRC R408.
- ALL SIDING METHODS MUST HAVE A WEATHER RESISTIVE BARRIER THAT MEETS THE REQUIREMENTS OF 2021 IRC R703.2. GENERAL WEATHER PROTECTION FOR THE ENTIRE PROJECT MUST MEET THE REQUIREMENTS OF 2021 IRC R703.
- ALL GUARDRAILS FOR DECKS, BALCONIES, AND OPEN RAILINGS MUST MEET THE REQUIREMENTS OF 2021 IRC 312.
- ALL SKYLIGHTS AND SLOPED GLAZING MUST MEET THE REQUIREMENTS OF 2021 IRC 308.6.
- ALL CEILING HEIGHTS MUST MEET THE REQUIREMENTS OF 2021 IRC R305.
- ALL UNDER FLOOR AND CRAWL SPACE MUST BE ACCESSIBLE PER 2021 IRC R408.4.
- ATTIC ACCESS MUST BE SIZED AND LOCATED ACCESSIBLY PER 2021 IRC R807.1.
- ALL SHOWERS SHALL BE FINISHED WITH A SMOOTH, NOT-ABSORBENT SURFACE TO 72" ABOVE THE DRAIN PER IRC SEC. 307.2.
- LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 11/2" LOWER THAN THE TOP OF THRESHOLD PER IRC R311.3.1.

GRADING NOTES

- CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY LOCAL MUNICIPALITY PRIOR TO ANY EARTH DISTURBANCE. CALL THE LOCAL MUNICIPALITY TO SCHEDULE A PERMIT APPOINTMENT.
- NO SEDIMENT SHALL BE TRACKED INTO THE SITE OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.
- FOR SITES WITHIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA), GRADING MUST BE STABILIZED BY OCTOBER 31ST AND NO EXCAVATION OR FILL PLACEMENT TO BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

ROOF NOTES

- SHADED AREAS INDICATE OVERFRAMING, 2x6 @ 24" O.C. TYPICAL UNLESS NOTED OTHERWISE.
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- DOWNSPOUTS TO BE 4" SOLID PIPE TIGHTLINED INDEPENDENT OF FOOTING DRAIN.
- ALL MANUFACTURED TRUSSES:
 - SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATIONS
 - SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSSES
- FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. METAL FLASHING SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.0019 INCH PER IRC R903.2.
- PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
- WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED PER LOCAL RESIDENTIAL CODE AND THE INTERNATIONAL PLUMBING CODE.

FRAMING NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.
- ALL FRAME CONSTRUCTION SHALL CONFORM TO MIN STANDARDS OF 2021 IRC AND IRC. FASTENING REQ'S TO BE IN ACCORDANCE TO 2021 IBC. SEE STRUCTURAL DRAWINGS GENERAL NOTES AND SPECIFICATIONS FOR ANY OTHER NOTES THAT MAY RELATE SPECIFICALLY TO GRADES AND SIZING OF ALL FRAMING MEMBER.
- COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENT AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OR NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES (6") ABOVE EXPOSED EARTH AND AT LEAST 1 INCH (1") ABOVE SUCH FLOORS.
- ALL WOOD OR WOOD PRODUCTS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PROTECTED AGAINST DECAY PER 2021 IRC R317.
- WHERE INSTALLATION INCLUDES MANUFACTURED PRODUCTS, COMPLY WITH THE MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION. VERIFY ROUGH-IN DIMENSIONS FOR EQUIPMENT AND PROVIDE BUCK-OUTS, BACKING AND JACKS AS REQUIRED.
- PROVIDE FIRE-BLOCKING AT ALL PLUMBING OPENINGS.
- ASSEMBLIES TO BE CONSTRUCTED SUCH THAT A 4" DIAMETER SPHERE WILL NOT FIT THROUGH, GUARDRAILS AND HANDRAILS TO WITHSTAND A 200 LB/SF CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SF. THIS LOAD NEEDS TO ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
- HANDRAILS TO BE BETWEEN 1 1/2" DIA. AND 2" DIA. WITH CLEARANCE OF 1 1/2" BETWEEN RAIL AND WALL SURFACE, MOUNT BETWEEN 34" AND 38" OFF STAIR NOSING.
- ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING DECKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESSURE TREATED OR OF WOOD WITH NATURAL RESISTANCE TO DECAY.
- WHEN EXTERIOR WALLS ARE DIMENSIONED 6", THEY INCLUDE 1/2" SHEATHING OVER 2x6 STUDS @ 16" O.C.

LIVING AREA NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.), EXCEPTING PLUMBING WALLS.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.).
- HEADERS PER STRUCTURAL. (U.N.O.)
- PROVIDE FIRE-BLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF 1/2" GYPSUM WALLBOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER 2021 IRC R302.12.
- PROVIDE FIRE-BLOCKING CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE-BLOCKING SHALL CONSIST OF NOT LESS THAN 2 INCH NOMINAL LUMBER OR OTHER APPROVED MATERIAL PER 2021 IRC R302.11.
- ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHTING NOT LESS THAN 14 POUNDS PER 100 SF AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL, SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PER MANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER 2021 IRC 703.2.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
 - THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS
 - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
 - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A HALF WALL
 - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
 - AT OUTTERS

LIGHTING NOTES

- ALL ELECTRICAL WORK IS TO BE DESIGNED BY THE SUBCONTRACTOR AND COMPLETED PER APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN ARCH'L GENERAL NOTE #1.
- ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO THE PARTY'S SCOPE OF WORK.
- WIRING METHODS SHALL BE AS PERMITTED BY 'CODE' AND INSTALLATION PER 'NECA' STANDARDS.
- USE OF ALUMINUM WIRE IS LIMITED TO SIZE #6 AND LARGER.
- ALL DEVICES TO BE SPECIFICATION GRADE.
- ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
- ALL RECEPTACLES SHALL BE AT LEAST 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- ALL SWITCHES SHALL BE 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
- LOCATE RECEPTACLES PER NECA.
- VERIFY ALL RECEPTACLES, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- ALL EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

DRYWALL NOTES

- PROVIDE 1/2" GYPSUM WALL BOARD FOR NON-FIRE-RATED WALL ASSEMBLIES AND 5/8" TYPE X GWB FOR FIRE-RATED WALL ASSEMBLIES WITH ALL EXPOSED JOINTS AND FASTENER HEADS SMOOTH AND FLUSH WITH SURFACE OF BOARDS, JOINTS TAPED AND PREPARED FOR APPLICATION OF FINISH.
- PROVIDE 5/8" GYPSUM WALL BOARD FOR NON-FIRE-RATED CEILING ASSEMBLIES AND 5/8" TYPE X GWB FOR FIRE-RATED CEILING ASSEMBLIES AS INDICATED IN THE APPLICABLE ASSEMBLY DESCRIPTION.
- REFERENCE RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD, LATEST EDITION, AS PUBLISHED BY THE GYPSUM ASSOCIATION (ALSO PUBLISHED AS ANSI #9.1 AND "USING GYPSUM BOARD AND CEILING", LATEST EDITION) FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- USE WATER-RESISTANT BOARD AT ALL WET AREAS TO 4 FEET ABOVE FINISH FLOOR.
- WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED PER 2021 IRC R702.4.2

PLUMBING NOTES

- ALL PLUMBING WORK IS TO BE DESIGNED BY SUBCONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO THE PARTY'S SCOPE OF WORK PRIOR TO BEGINNING WORK.
- PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK WHERE REQUIRED BY MANUFACTURER. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN 2 FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND, POINTING DOWN.
- HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER 4 FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN THE EVENT OF AN EARTHQUAKE.
- PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
- CONTRACTOR SHALL PROVIDE DRAIN, WASTE AND VENT AND HOT WATER DISTRIBUTION RISER DIAGRAMS FOR CITY AND ARCHITECT REVIEW.
- EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL.
- CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS UPC FOR SLOPE REQUIREMENTS.

WHOLE-HOUSE VENTILATION SYSTEM

M1505.4.1 SYSTEM DESIGN.

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH 2021 IRC M1505.4.1, M1505.4.2 AND M1505.4.3. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE 2021 INTERNATIONAL MECHANICAL CODE.

M1505.4.2 CONTROL AND OPERATION.

- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT ARE READILY ACCESSIBLE BY THE OCCUPANT.
- WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR." MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
- WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED IN ACCORDANCE WITH SECTION M1505.4.3.2.

M1505.4.3 MECHANICAL VENTILATION RATE.

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH EQUATION 15-1.

$$\text{EQUATION 15-1: } R = (0.01 \cdot A) + (7.5 \cdot N + 11)$$

WHERE R IS THE REQ'D VENTILATION RATE, A IS THE GROSS FLOOR AREA AND N IS NUMBER OF BEDROOMS

$$R = (0.01 \cdot 4083) + (7.5 \cdot (6 + 1)) = 85.83 = 86 \text{ CFM}$$

M1505.4.3.1 VENTILATION QUALITY ADJUSTMENT.

THE MINIMUM WHOLE-HOUSE VENTILATION RATE FROM 1505.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN TABLE M1505.4.3(2).

TABLE M1505.4.3(2): SYSTEM COEFFICIENT

SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

M1505.4.3.2 INTERMITTENTLY OPERATING VENTILATION SYSTEMS.

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25% OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(3).

TABLE M1505.4.3.2: VENTILATION RATE FACTORS (INTERMITTENTLY OPERATING SYSTEM)

RUN TIME % (4HR SEGMENT)	50%	66%	75%	100%
FACTOR	2	1.5	1.3	1.0

VENTILATION CALC

SYSTEM COEFFICIENT: 1.0 (BALANCED, DISTRIBUTED SYSTEM PROPOSED)

IF RUN CONTINUOUSLY: 86 CFM

IF RUN INTERMITTENTLY: 50%, 172 CFM, 66%, 129 CFM, 75%, 112 CFM

PREFERRED WHOLE-HOUSE VENTILATION OPTION.

M1505.4.1 BALANCED WHOLE-HOUSE VENTILATION SYSTEM

A BALANCED WHOLE-HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS, THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT 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 AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH 2021 IRC M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF 2021 IRC M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF 2021 IRC 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 HV1920 AS APPLICABLE. LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

M1506.2 EXHAUST OPENINGS.

AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:

- NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES.
- NOT LESS THAN 3 FEET (914 MM) FROM GRAVITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS.
- NOT LESS THAN 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EITHER OF THE FOLLOWING APPLY:
 - THE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FEET (914 MM) ABOVE THE AIR INTAKE OPENING.
 - THE EXHAUST OPENING IS PART OF A FACTORY-BUILT INTAKE/ EXHAUST COMBINATION FITTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND THE EXHAUST AIR IS DRAWN FROM A LIVING SPACE.
- OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.

R303.5.1 OPENING LOCATION.

MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED BY THE 2021 IRC. FOR THE PURPOSE OF THIS SECTION, THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS.

EXCEPTIONS:

- THE 10-FOOT SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET OR GREATER BELOW THE CONTAMINANT SOURCE.
- VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF 2021 IRC CHAPTERS 18 AND 24.
- CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH 2021 IRC M1502.3.

R303.5.2 EXHAUST OPENINGS.

EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. TERMINAL ELEMENTS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DUCT WORK.

R303.5.2.1 EXHAUST DUCTS.

EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.

R303.6 OUTSIDE OPENING PROTECTION.

AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING AN OPENING SIZE OF NOT LESS THAN 1/4 INCH AND A MAXIMUM OPENING SIZE OF 1/2 INCH, IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AIR EXHAUST AND INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THE 2021 IRC.

ENERGY AND MECHANICAL NOTES

- ALL MECHANICAL WORK TO BE DESIGNED BY SUBCONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE MECHANICAL WORK MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH WAC 51-11 AND WAC 51-13, 2021 IRC CHAPTER 15, TABLES M1505.4.3(1), M1505.4.3(2) & M1505.4.3.2.
- ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CAULKED, OR HAVE A GASKET OR WEATHER STRIPPING TO LIMIT AIR LEAKAGE PER 2021 WSEC. OPTION 3, HIGH EFFICIENCY HVAC (1.0 CREDIT).
- 2021 WSEC PRESCRIPTIVE REQUIREMENTS (ZONE 4C, PRESCRIPTIVE OPTION 3):

CREDITS REQUIRED: 8.0	TARGET	PROPOSED
THE FOLLOWING CREDITS ARE PURSUED:	92.9	92.9
FUEL NORMALIZATION OPTION 4: HEAT PUMP (3.0 CREDITS)	6.3	6.3
OPTION 1.2: EFFICIENT BUILDING ENVELOPE (1.0 CREDIT)	180.0	189.4
OPTION 2.1: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION (1.0 CREDIT)	88.1	62.8
OPTION 3.6: HIGH EFFICIENCY HVAC (1.0 CREDIT)	226.4	150.7
OPTION 5.6: EFFICIENT WATER HEATING (2.0 CREDITS)	0	74.7
	0	0
	21.4	24.4
	50.0	30.1
TOTAL UA:	751.8	631.4

PURSUANT TO 2021 SEC R402.1.5, THE BUILDING SHALL BE CONSIDERED COMPLIANT WITH SEC TABLE R402.1.2 IF THE PROPOSED BUILDING THERMAL ENVELOPE IS LESS THAN OR EQUAL TO THE TARGET UA. THE BELOW SUMMARIZES THE PROPOSED AND TARGET UA CALCULATIONS. REF. A0.2 FOR DETAILED CALCULATIONS.

	TARGET	PROPOSED
DOORS UA:	92.9	92.9
OVERHEAD GLAZING UA:	6.3	6.3
VERTICAL GLAZING UA:	180.0	189.4
FLAT/VAULTED CEILING UA:	88.1	62.8
ABOVE GRADE WALLS UA:	226.4	150.7
FLOORS UNCONDITIONED SPACE UA:	0	74.7
SLAB ON GRADE UA:	0	0
BELOW GRADE WALLS UA:	21.4	24.4
BELOW GRADE SLAB UA:	50.0	30.1
TOTAL UA:	751.8	631.4

- CREDIT OPTION 1.2: REDUCE THE TOTAL CONDUCTIVE UA BY 15% PROPOSED REDUCTION IS 165.
- CREDIT OPTION 2.1: THE COMPLETED PROJECT SHALL PASS A BLOWER DOOR TEST WITH A TESTED AIR LEAKAGE OF 2.0 AIR CHANGES PER HOUR (MAX) AT 50 PASCALS. WHOLE-HOUSE VENTILATION SHALL BE PROVIDED BY A HEAT RECOVERY VENTILATION SYSTEM WITH A MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. BASIS OF DESIGN SHALL BE HRV=150 AS MFR'D BY LENNOX (0.82 SENSIBLE HEAT RECOVERY) OR APPROVED EQUAL. HRV SYSTEMS SHALL BE DESIGN/BUILD BY OTHERS.
- CREDIT OPTION 3.6: AIR-SOURCE: CENTRALLY DUCTED HEAT PUMPS WITH A MINIMUM HSPF2 OF 10 (HSPF 11.0) AND NO ELECTRIC RESISTANCE HEATING. BASIS OF DESIGN SHALL BE RD18450A/JVCA HEAT PUMP AS MFR'D BY RHEEM (HSPF2 10) AND RHMY6021/SEACAJ AIR HANDLER OR APPROVED EQUALS. HEAT PUMP SYSTEMS SHALL BE DESIGN-BUILD BY OTHERS.
- CREDIT OPTION 5.6: WATER HEATING SYSTEM SHALL BE AN ELECTRIC HEAT PUMP WATER HEATER MEETING TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. BASIS OF DESIGN SHALL BE XE65T1045U1 AS MFR'D BY RHEEM OR APPROVED EQUAL. WATER HEATING SHALL BE DESIGN/BUILD BY OTHERS.
- AN ALTERNATIVE HEATING SOURCE SIZED AT 0.9 WATTS / SF OR 500W, WHICHEVER IS LARGER, MAY BE INSTALLED PURSUANT TO WSEC TABLE 406.3 FOOTNOTE 2.

- GLAZING AREA ALLOWED IS UNLIMITED, GROUP R-3 ONLY.
- ALL FURTHER CALCULATIONS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR PRIOR TO APPLYING FOR A MECHANICAL PERMIT.
- HEATING DESIGN TEMPERATURES, (PER 2021 WSEC HEATING, 49° INSIDE & 24° OUTSIDE.
- SOURCE SPECIFIC VENTILATION (EXHAUST) SHALL BE PROVIDED IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, POOL ROOMS AS WELL AS IN OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR ARE PRODUCED, AS REQUIRED BY 2021 IRC TABLE M1505.4.4.
- A WHOLE HOUSE VENTILATION SYSTEM SHALL BE INSTALLED OF EITHER INTERMITTENT OR CONTINUOUS OPERATION AS REQUIRED BY 2021 IRC 1505.4.1.
- A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC 401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE PER WSEC R303.1.1.
- THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE INSPECTIONS IN ADDITION TO THOSE INSPECTIONS REQUIRED IN SECTION R109 OF THE IRC. THESE INSPECTIONS ARE DESCRIBED IN WSEC R105.2.
- A Baffle SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS FOR AIR PERMEABLE INSULATIONS IN VENTED ATTICS PER WSEC R402.2.3.
- ACCESS HATCHES FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER WSEC R402.2.4.1.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER 2021 WSEC 403.1.
- PER 2021 WSEC

MERCER ISLAND DESIGN STANDARDS

CODE COMPLIANCE	IRC 2021 / TYPE VB / OCCUPANCY R-3 / NFPA 13R THROUGHOUT
LOT AREA: (MICC 19.02.020.A)	REQUIRED: 15,000 SF EXISTING: 47,398 SF
LOT WIDTH: (MICC 19.02.020.A)	REQUIRED: 90 FT EXISTING: 224.63 FT
LOT DEPTH: (MICC 19.02.020.A)	REQUIRED: 80 FT EXISTING: 200.04 FT
FRONT + REAR YARDS: (MICC 19.02.020.C)	REQUIRED: 20 FT PROPOSED: 20 FT
SIDE YARDS: (MICC 19.02.020.C)	REQUIRED: 17% OF LOT WIDTH (TOTAL OF BOTH YARDS) 0.17 * 200.04 = 34.0 FT EACH YARD TO BE AT LEAST 33% OF TOTAL 0.33 * 34.0 = 11.22 FT PROPOSED: (2) 17 FT SIDE YARDS
VARIABLE SIDE YARDS: (MICC 19.02.020.C)	REQUIRED: EACH SIDE YARD ABUTTING AN INTERIOR LOT LINE TO BE 7.5 FT (MIN.) FOR GABLED STRUCTURES BETWEEN 18 FT AND 25 FT TALL. EACH SIDE YARD ABUTTING AN INTERIOR LOT LINE TO BE 10 FT (MIN.) FOR GABLED STRUCTURES MORE THAN 25 FT TALL. PROPOSED: 17 FT SIDE YARDS. PROPOSED YARDS EXCEED WIDEST VARIABLE YARD REQ'T. GABLE HEIGHT ANALYSIS NOT NECESSARY.
YARD EXCEPTIONS: (MICC 19.02.020.C.3) (MICC 19.02.050.D.4) (MICC 19.02.040.C.3)	ALLOWED: ROCKERIES AND RETAINING WALLS ALLOWED IN REQUIRED YARDS PROVIDED THE TOTAL CUT SLOPE RETAINED DOES NOT EXCEED 144" (12 FT). EAVES MAY EXTEND NO MORE THAN 18" INTO REQUIRED YARDS. DECKS MAY EXTEND NO MORE THAN 36" INTO REQUIRED YARDS. PROPOSED: NO ENCROACHMENT INTO YARDS PROPOSED.
GROSS FLOOR AREA: (MICC 19.02.020.D)	ALLOWED: THE LESSER OF 10,000 SF OR 40% OF LOT AREA 0.40 * 47,398 = 18,959.2 SF 10,000 SF LIMIT APPLIES PROPOSED: 5077.29 SF (REF. A0.4)
BUILDING HEIGHT: (MICC 19.02.020.E.1)	ALLOWED: 30 FT ABOVE AVERAGE BUILDING ELEVATION 30' + 198.80' = 228.80' PROPOSED: 225.43' (REF. A3.1)
FACADE HEIGHT: (MICC 19.02.020.E.2)	ALLOWED: 30 FT ABOVE ABUTTING GRADE PROPOSED: 22.5 FT MAX. (REF. A3.1)
LOT COVERAGE: (MICC 19.02.020.F.3)	ALLOWED: VARIES WITH LOT SLOPE LOT SLOPE: (218-153.5) / 214.66 = 29.8% LOT COVERAGE: 0.35 * 47,398 = 16,589.3± SF PROPOSED: TOTAL: 5841.7± SF (N) SFR (INC. ROOF): 4089.7± SF (N) DRIVEWAYS: 1752.0± SF
HARDSCAPE AREA: (MICC 19.02.020.F.3)	ALLOWED: 9% OF LOT AREA 0.09 * 47,398 = 2369.9± SF PROPOSED: TOTAL: 1173± SF (N) PATIOS: 1084± SF (N) RETAINING WALL: 69± SF (E) RETAINING WALLS: 20± SF
LANDSCAPE AREA: (MICC 19.02.020.F.3)	REQUIRED: VARIES WITH LOT SLOPE MIN. LANDSCAPE: 0.65 * 47,398 = 30,808.7± SF PROPOSED: 40,246.6 SF
PARKING: (MICC 19.02.020.G)	REQUIRED: (3) SPACES PER DWELLING (GFA > 3000 SF) EXISTING: (3) GARAGE SPACES (REF. A2.1)
TREE RETENTION: (MICC 19.10.06)	REQUIRED: 30% OF TREES 10" Ø AND LARGER TO BE RETAINED. IMPROVEMENTS TO BE LOCATED TO MINIMIZE TREE REMOVAL. (110) REGULATED (SIGNIFICANT + EXCEPTIONAL). VIABLE TREES PRESENT ON SUBJECT. PROPOSED: (110 * 0.30 = 32.7 = 33 TREES TO REMAIN (MIN.)) (73) REGULATED TREES TO REMAIN. IMPROVEMENTS LOCATED AT THE RIDGELINE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. TREE REMOVAL OUTSIDE THE DISTURBANCE AREA IS LIMITED TO NON-VIABLE AND HAZARD TREES. REF. A0.5 FOR DETAILS.
EXCEPTIONAL TREES: (MICC 19.10.060.A.3)	REQUIRED: EXCEPTIONAL TREES 24" Ø AND LARGER TO REMAIN. PROPOSED: (5) SUCH TREES TO BE REMOVED BECAUSE RETENTION WOULD LIMIT DEVELOPMENT TO LESS THAN 85% OF ALLOWABLE GROSS FLOOR AREA. (3) ADDITIONAL NON-VIABLE TREES TO BE REMOVED AS HAZARD TREES. REF. A0.5 FOR DETAILS.
TREE REPLACEMENT: (MICC 19.10.070)	REQUIRED: REMOVED TREES TO BE REPLACED AS FOLLOWS: 10' < Ø ≤ 24": (2) TREES 24' < Ø ≤ 36": (3) TREES Ø > 36": (6) TREES EXCEPTIONAL TREES: (6) TREES SMALL TREE (Ø < 10") REPLACEMENT EXEMPT PER MICC 19.10.030. (68) REPLACEMENT TREES REQUIRED. REF. ARBORIST REPORT FOR DETAILED CALC. PROPOSED: (68) REPLACEMENT TREES. REF. L-01 FOR DETAILS.

FIRE PROTECTION

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

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

ALL OWB TO BE ½" TYPE X.

ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.



ZONING SITE PLAN: WEST LOT
SCALE: 1" = 20'

GENERAL PLAN NOTES

- DO NOT SCALE DRAWINGS. USE DIMS GIVEN.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
- REF. CIVIL AND LANDSCAPE FOR ADD'L REQ.S.

KEYNOTES

- (E) TREE TO REMAIN (TYP. OF 73).
- (E) TREE TO BE REMOVED (TYP. OF 37).
- LINE OF EAVE (ABOVE).
- (N) RETAINING WALL (7 FT MAX HT).
- LINE OF BUILDING PAD PER SUB 25-002.
- (N) PERGOLA PER 1/AS.11.
- TREE PROTECTION FENCE PER A0.5 AND ARBORIST RECOMMENDATIONS.
- PORTION OF PATIO UNCOVERED BY ROOF (108± SF TOTAL).
- PROPOSED DRIVEWAY PER CIVIL (1752± SF INCLUDING MANEUVERING AREA).
- (N) UTILITIES PER CIVIL. SHOWN FOR REF. ONLY.
- PROPOSED GRADING PER CIVIL. SHOWN FOR REF. ONLY.
- PROPOSED TREE PER L'SCAPE. SHOWN FOR REF. ONLY.
- PROPOSED CONCRETE PLANTER.
- (E) L'SCAPE BLOCK WALLS TO REMAIN. (APPROX. 20 SF TOTAL).

SCOPE OF WORK

DEVELOP A (N) 2-STORY, 4083± SF SINGLE-FAMILY RESIDENCE WITH 982± SF GARAGE, PER PLANS.

CONSTRUCT SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITY SERVICES, RETAINING WALLS, DRIVEWAY AND PATIOS.

CONCURRENT CRITICAL AREAS REVIEW REQUESTED.

ESTABLISH USE AND OCCUPY, PER PLANS.

PROJECT INFORMATION

SITE ADDRESS
9191 SE 64TH STREET
MERCER ISLAND, WA 98040

JURISDICTION
MERCER ISLAND, KING COUNTY, WASHINGTON

PARCEL MAP NUMBER
302405-9151

LEGAL DESCRIPTION
PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

REF. SURVEY FOR COMPLETE LEGAL DESCRIPTION.

LOT SIZE + ZONING
ZONING: R-15
LOT AREA: 14,040.5± SF

BUILDING INFORMATION
OCCUPANCY: R-3
CONSTRUCTION: YB
SPRINKLERS: NFPA 13R THROUGHOUT

SEPA COMPLIANCE
APPLICABLE SEPA THRESHOLD IS FOUR DWELLING UNITS. THIS PROJECT INCLUDES ONE NEW DWELLING UNIT AND IS CATEGORICALLY EXEMPT.

PROJECT NO.
BUILDING (THIS PERMIT): TBA
CRITICAL AREA REVIEW: TBA
LOT LINE ADJUSTMENT: SUB25-002

PROJECT DIRECTORY

OWNER + DEVELOPER
JASPAUL GILL
5030 228TH AVENUE SE
ISSAQUAH, WA 98029

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E: ADMIN@I-LANDSURVEY.COM

GEOTECHNICAL ENGINEER
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GENERAL CONTRACTOR
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MERCER ISLAND, WA 98040
LIC. NO.: PARSWWC813D8
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E: MRT.ZAHEDI80@GMAIL.COM



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
Permit
October 14, 2025

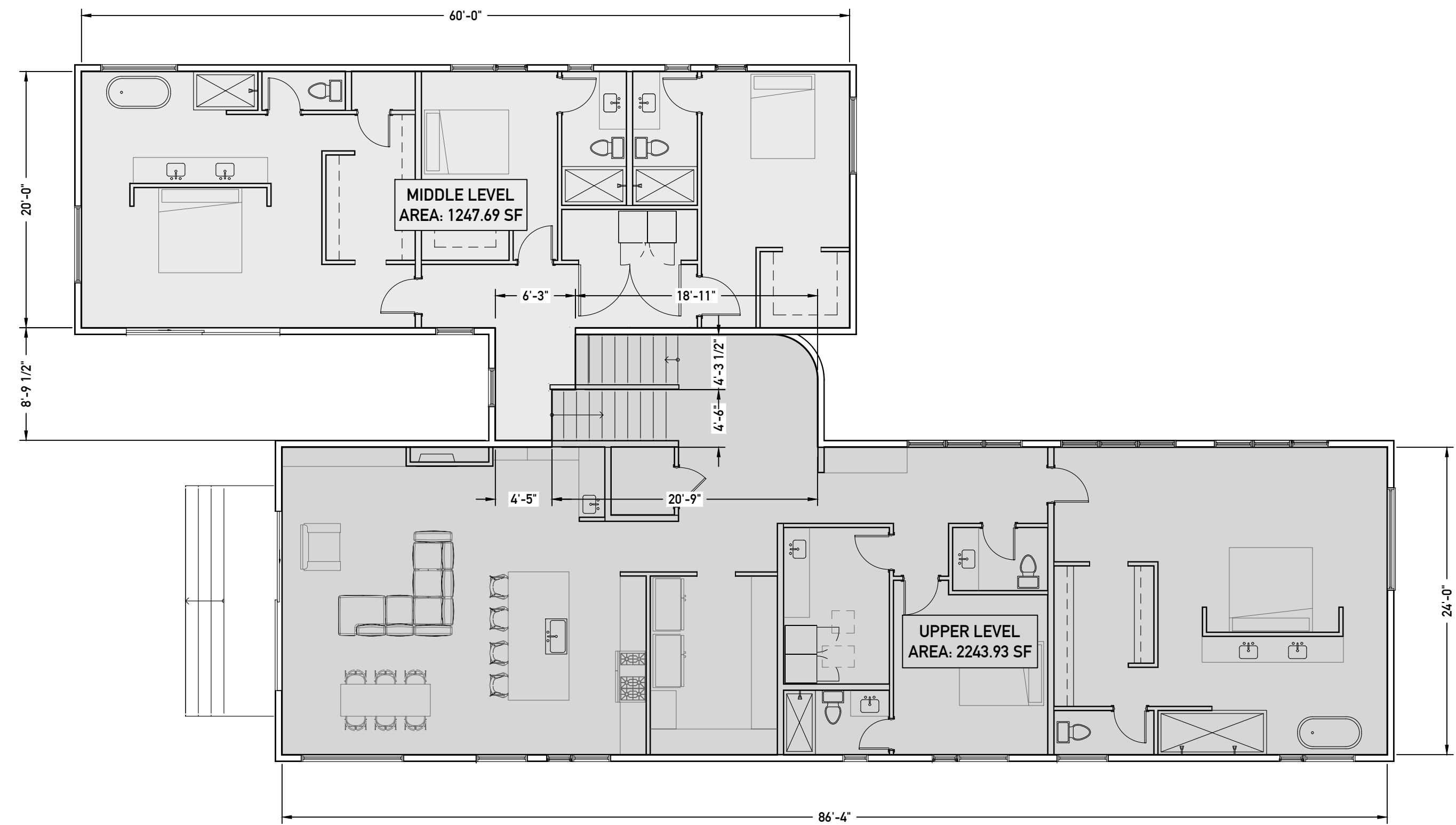
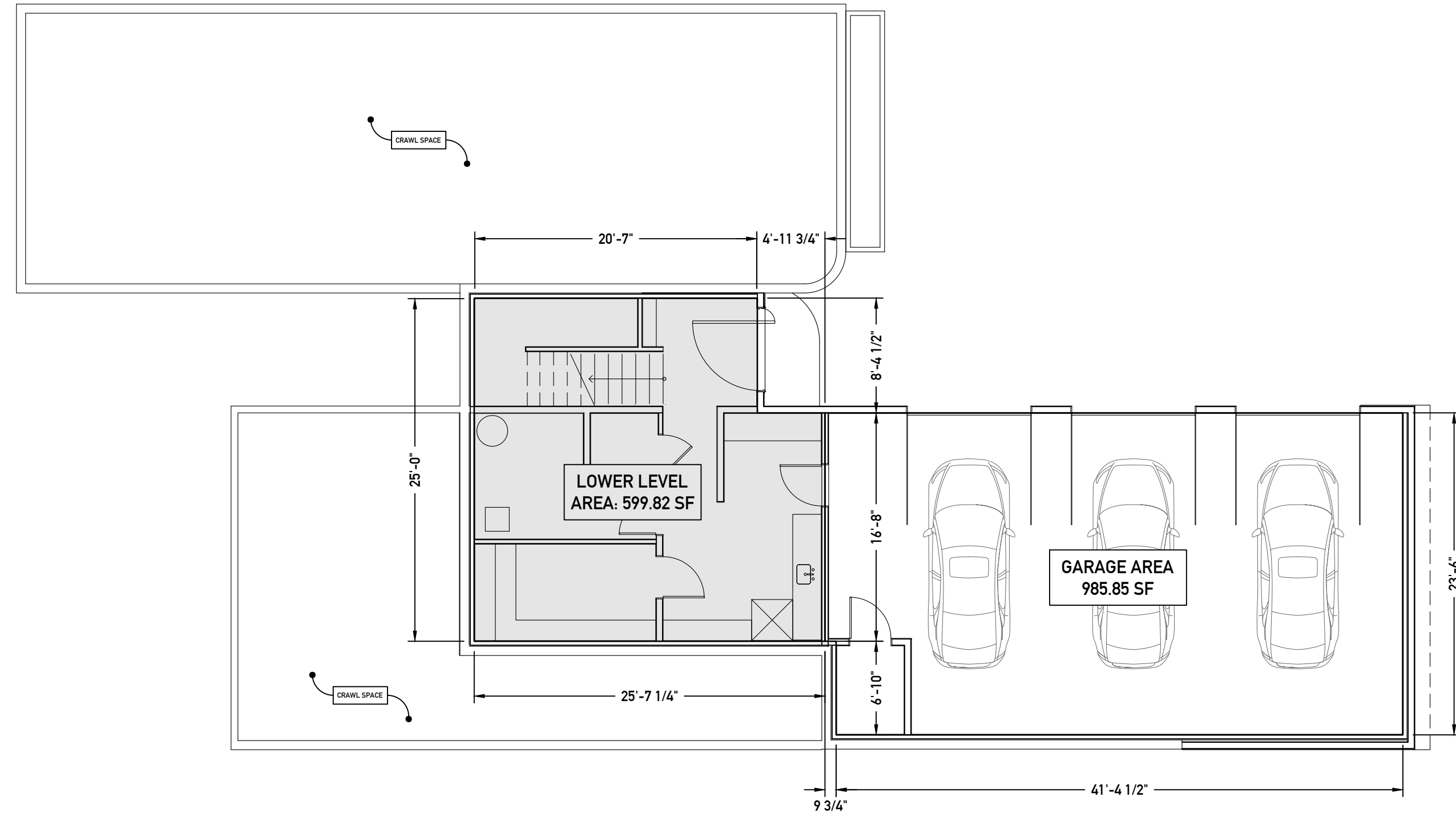
PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

WEST LOT ZONING SITE PLAN
SCALE: AS NOTED

A0.3

ORIGINAL SHEET SIZE: 24" x 36"



GROSS FLOOR AREA CALC.

ALL STORIES INCLUDED IN GROSS FLOOR AREA.

LOWER LEVEL (LIVING)	=	599.82
LOWER LEVEL (GARAGE)	=	985.85
MIDDLE LEVEL	=	1247.69
UPPER LEVEL	=	2243.93
TOTAL		5077.29

ADDITIONAL AREAS

THREE-STORY STAIRS COUNT AS TWICE THEIR FLOOR AREA. VAULTED SPACES ABOVE 16 FT TALL COUNT AS TWICE THEIR FLOOR AREA.

NO SUCH AREAS PRESENT IN THIS PROJECT.

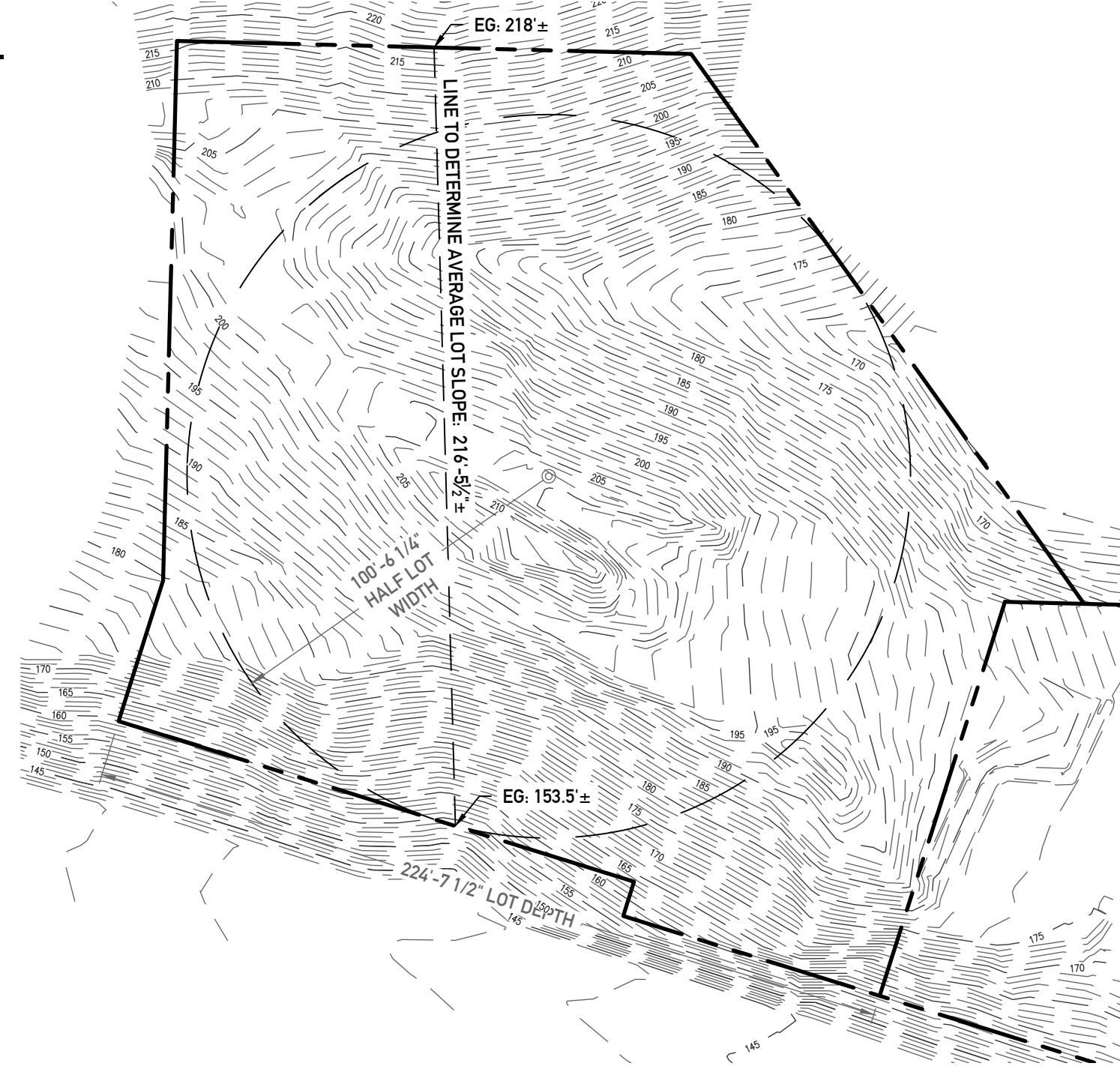
1 FLOOR AREA RATIO DIAGRAM

A0.4 SCALE: 1/4" = 1'-0"



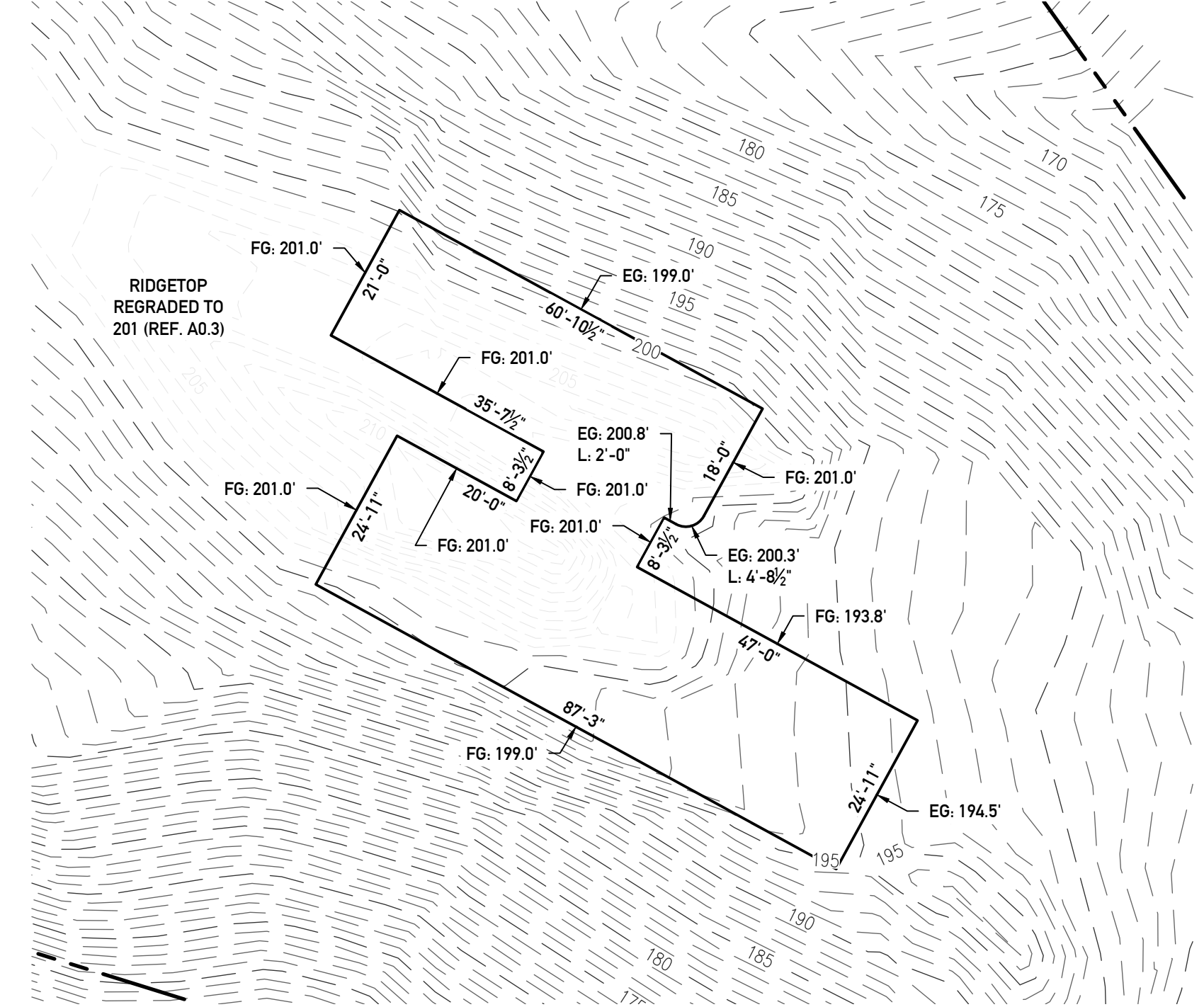
AVG BUILDING ELEVATION CALC.

201.0 * 24.92	=	5008.92
201.0 * 20.0	=	4020.00
201.0 * 8.29	=	1666.29
201.0 * 35.63	=	7161.63
201.0 * 21.0	=	4221.00
199.0 * 60.84	=	3582.00
201.0 * 18.0	=	3618.00
200.3 * 4.71	=	943.41
200.8 * 2.0	=	401.60
201.0 * 8.29	=	1666.29
193.8 * 47.0	=	9108.60
194.5 * 24.92	=	4866.94
199.0 * 87.25	=	17362.80
TOTAL		60,936.10
AVERAGE	=	198.80'



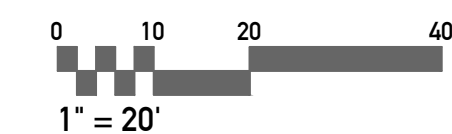
2 LOT DIMENSIONS DIAGRAM

A0.4 SCALE: 1" = 40'



3 AVERAGE BUILDING ELEVATION DIAGRAM

A0.4 SCALE: 1" = 20'



EXCEPTIONAL TREE REMOVAL

PURSUANT TO MICC 19.10.060 A.3.b. EXCEPTIONAL TREES EXCEEDING 24" IN DIAMETER MAY BE REMOVED ONLY WHEN THEIR REMOVAL IS NECESSARY TO CONSTRUCT A BUILDING AT LEAST 85% OF THE MAXIMUM SIZE ALLOWABLE BY THE GROSS FLOOR AREA LIMIT.

GROSS FLOOR AREA LIMIT: 8500 SF (REF. A0.3)

PER THE GEOTECHNICAL REPORT, NEW STRUCTURES ON THIS LOT MUST BE LOCATED ON THE EXISTING RIDGELINE FOR SAFETY. ALL OTHER PORTIONS OF THE SITE ARE NOT CONSIDERED VIABLE BUILDING LOCATIONS AND SO ARE EXCLUDED FROM THIS ANALYSIS.

MARK	LIMITS OF DISTURBANCE
2870	16 FT LIMIT OF DISTURBANCE
2940	40 FT DRIFLINE RADIUS, 20 FT L.O.D. ASSUMED.
3138	TREE NON-VIABLE PER ARBORIST REPORT.
3141	TREE NON-VIABLE PER ARBORIST REPORT.
3151	TREE NON-VIABLE PER ARBORIST REPORT.
3154	20 FT LIMIT OF DISTURBANCE.
3248	19 FT LIMIT OF DISTURBANCE.
3278	6 FT LIMIT OF DISTURBANCE.

ONE OF THE EXCEPTIONAL TREES PROPOSED FOR REMOVAL (3278) IS LESS THAN 24" IN DIAMETER AND SO IS NOT SUBJECT TO MICC 19.10.060 A.3.b. THREE OF THE LARGE EXCEPTIONAL TREES (3138, 3141, 3151) PROPOSED FOR REMOVAL ARE NON-VIABLE AND SO ARE TO BE REMOVED AS HAZARD TREES PURSUANT TO MICC 19.10.060 A.3.a.

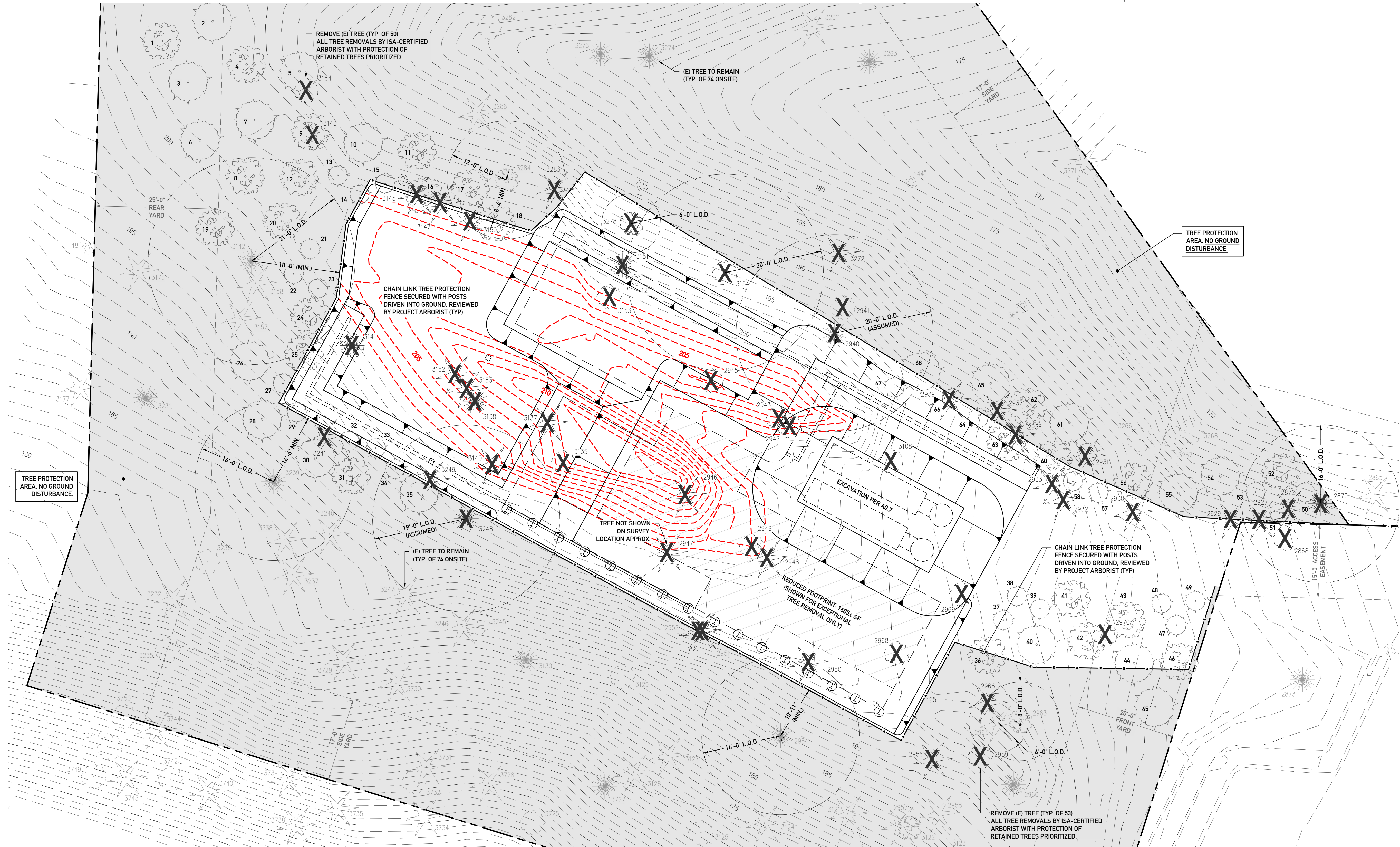
JUSTIFICATION FOR THE REMOVAL OF THE OTHER LARGE EXCEPTIONAL TREES IS FOUND BELOW:

TREE 2870
THE LIMITS OF DISTURBANCE FOR THIS TREE BLOCK ALMOST ALL OF THE ACCESS EASEMENT SERVING THE PARCEL. AS ACCESS IS NEEDED FOR ANY DEVELOPMENT, RETENTION OF THIS TREE WOULD THEREFORE PROHIBIT ALL DEVELOPMENT, AND IT MAY BE REMOVED.

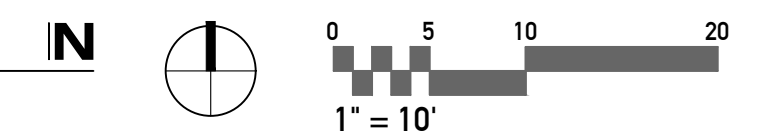
TREES 2940, 3154 AND 3248
THE LIMITS OF DISTURBANCE FOR THESE TREES INCLUDE PART OF THE RIDGE TOP. THIS AREA IS TO BE REGRADED DOWN TO AN ELEVATION OF 201± FT TO CREATE A REASONABLE BUILDING PAD. FORGOING THIS REGRADING WOULD LIMIT DEVELOPMENT TO THE REDUCED BUILDING FOOTPRINT REPRESENTED BY THE HATCHED AREA IN 1/A0.5 AS THE AREA TO ITS NORTHEAST IS NEEDED AS BACKING DISTANCE FOR REQUIRED PARKING. THIS AREA IS 1405± SF IN AREA, YIELDING A GROSS FLOOR AREA OF 4815± SF FOR A THREE-STORY STRUCTURE. THIS IS SIGNIFICANTLY BELOW 85% OF THE ALLOWABLE FLOOR AREA (8500 SF). THEREFORE, THESE TREES MAY BE REMOVED.

LEGEND

- EXISTING DECIDUOUS TREE (NON-EXCEPTIONAL)
- EXISTING EVERGREEN TREE (NON-EXCEPTIONAL)
- EXISTING EXCEPTIONAL TREE (24' OR LARGER)
- EXISTING EXCEPTIONAL TREE (LESS THAN 24')
- PROPOSED DECIDUOUS TREE PER L-01
- PROPOSED EVERGREEN TREE PER L-01



1 TREE PLAN
A0.5 SCALE: 1" = 10'



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

WEST LOT
TREE PLAN
SCALE: AS NOTED
A0.5

ORIGINAL SHEET SIZE: 24" x 36"

EXISTING ONSITE TREE TABLE

MARK	TRUNK Ø	DRIP LINE Ø	SPECIES	VIABILITY	REGULATED CATEGORY	REMOVED?	NOTES
2940	37"	40 FT	BIGLEAF MAPLE	Y	EXC	Y	
2941	14"	16 FT	BIGLEAF MAPLE	N	SIG	Y	
2942	16"	18 FT	BIGLEAF MAPLE	N	SIG	Y	
2943	17"	18 FT	BIGLEAF MAPLE	N	SIG	Y	
2945	26"	20 FT	BIGLEAF MAPLE	N	SIG	Y	
2946	25"	20 FT	DOUGLAS FIR	Y	SIG	Y	
2947	15.5"	-	WESTERN RED CEDAR	Y	SIG	Y	MISSING FROM SURVEY
2948	12"	20 FT	DOUGLAS FIR	Y	SIG	Y	
2949	12.5"	24 FT	RED ALDER	Y	SIG	Y	
2950	<10"	-	WESTERN RED CEDAR	Y	SML	Y	
2951	18"	18 FT	DOUGLAS FIR	Y	SIG	Y	
2952	10"	24 FT	DOUGLAS FIR	Y	SIG	Y	
2968	<10"	-	CHERRY/PLUM	Y	SML	Y	
3135	24"	18 FT	BIGLEAF MAPLE	N	SIG	Y	
3135B	23"	18 FT	WESTERN RED CEDAR	N	SIG	Y	
3137	<10"	-	WESTERN HEMLOCK	Y	SML	Y	
3138	34"	25 FT	BIGLEAF MAPLE	N	EXC	Y	
3140	17"	13 FT	DOUGLAS FIR	Y	SIG	Y	
3151	49"	35 FT	BIGLEAF MAPLE	N	EXC	Y	
3153	18"	12 FT	BIGLEAF MAPLE	N	SIG	Y	
3154	42"	35 FT	BIGLEAF MAPLE	Y	EXC	Y	
3162	<10"	-	WESTERN HEMLOCK	Y	SML	Y	
3163	<10"	-	WESTERN HEMLOCK	Y	SML	Y	
3239	32"	16 FT	WESTERN RED CEDAR	Y	EXC	-	ARBORIST TO FIELD-VERIFY TREE PROTECTION
3248	39"	-	WESTERN RED CEDAR	Y	EXC	Y	
3249	<10"	-	WESTERN RED CEDAR	Y	SML	Y	
3278	9"	10 FT	PACIFIC YEW	Y	EXC	Y	
3283	22"	18 FT	WESTERN HEMLOCK	Y	SIG	Y	
2954	35"	18 FT	DOUGLAS FIR	Y	EXC	-	MONITORING REQ'D DURING EXCAVATION
2956	29"	18 FT	DOUGLAS FIR	Y	SIG	Y	
2959	-	-	-	N/A	DEAD	Y	
2963	8"	11 FT	PACIFIC MADRONE	Y	EXC	-	
2965	<10"	-	DOUGLAS FIR	-	SML	-	
2966	<10"	-	DOUGLAS FIR	N/A	DEAD	Y	
3129	17"	-	BIGLEAF MAPLE	Y	SIG	-	
3130	30"	-	DOUGLAS FIR	Y	EXC	-	
3142	43"	35 FT	BIGLEAF MAPLE	Y	EXC	-	ARBORIST TO FIELD-VERIFY TREE PROTECTION
3245	14"	-	WESTERN RED CEDAR	Y	SIG	-	
3247	13.5"	12 FT	WESTERN RED CEDAR	Y	SIG	-	
3272	14"	16 FT	WESTERN HEMLOCK	N	SIG	Y	
3284	8"	12 FT	PACIFIC DOGWOOD	Y	EXC	-	ARBORIST TO FIELD-VERIFY TREE PROTECTION
3141	32"	16 FT	BIGLEAF MAPLE	N	EXC	Y	
3143	17"	18 FT	BIGLEAF MAPLE	N	SIG	Y	
3145	-	-	DOUGLAS FIR	N/A	FELL	Y	
3147	10"	8 FT	DOUGLAS FIR	N	SIG	Y	
3150	16"	16 FT	WESTERN HEMLOCK	Y	SIG	Y	
3157	12"	8 FT	WESTERN HEMLOCK	Y	SIG	-	
3158	<10"	-	WESTERN HEMLOCK	Y	SML	-	
3164	16"	16 FT	BIGLEAF MAPLE	N	SIG	Y	
2870	33"	26 FT	DOUGLAS FIR	Y	EXC	Y	
2872	10"	16 FT	WESTERN RED CEDAR	Y	SIG	Y	
2927	<10"	10 FT	WESTERN RED CEDAR	Y	SML	Y	
2929	23"	19 FT	DOUGLAS FIR	Y	SIG	Y	
2930	14"	19 FT	WESTERN RED CEDAR	Y	SIG	Y	
2931	16.5"	-	DOUGLAS FIR	N	SIG	Y	
2932	17"	25 FT	DOUGLAS FIR	Y	SIG	Y	
2933	17.5"	26 FT	DOUGLAS FIR	Y	SIG	Y	
2936	<10"	-	WESTERN HEMLOCK	Y	SML	Y	
2937	<10"	-	DOUGLAS FIR	Y	SML	Y	
2939	13"	12 FT	WESTERN RED CEDAR	Y	SIG	Y	
2969	<10"	-	CHERRY/PLUM	Y	SML	Y	
3108	<10"	8 FT	CHERRY/PLUM	N	SML	Y	
2957	23"	-	BIGLEAF MAPLE	N	SIG	-	
2958	15.5"	-	WESTERN RED CEDAR	N/A	DEAD	-	
2960	34"	22 FT	DOUGLAS FIR	Y	EXC	-	
2962	16"	15 FT	DOUGLAS FIR	Y	SIG	-	
2970	<10"	-	CHERRY/PLUM	-	SML	Y	
3093	<6"	-	PACIFIC MADRONE	-	SML	-	
3095	<10"	-	DOUGLAS FIR	-	SML	-	
3096	<10"	-	BLACK LOCUST	-	SML	-	
3110	11"	-	DOUGLAS FIR	Y	SIG	-	
3111	11"	-	DOUGLAS FIR	Y	SIG	-	
3112	14"	-	BIGLEAF MAPLE	Y	SIG	-	
3113	12"	-	DOUGLAS FIR	Y	SIG	-	
3114	15"	-	DOUGLAS FIR	Y	SIG	-	
3115	13"	-	DOUGLAS FIR	Y	SIG	-	
3116	<10"	-	DOUGLAS FIR	-	SML	-	
3117	<10"	-	WESTERN RED CEDAR	N/A	DEAD	-	
3118	<10"	-	DOUGLAS FIR	-	SML	-	
3119	18"	-	WESTERN HEMLOCK	Y	SIG	-	
3120	<10"	-	WESTERN HEMLOCK	N/A	DEAD	-	
3121	25"	-	BIGLEAF MAPLE	N	SIG	-	
3122	7"	-	PACIFIC MADRONE	Y	EXC	-	
3123	10"	-	WESTERN RED CEDAR	Y	SIG	-	
3124	14"	-	WESTERN RED CEDAR	Y	SIG	-	
3125	21"	-	BIGLEAF MAPLE	N	SIG	-	
3126	21"	-	BIGLEAF MAPLE	N	SIG	-	

EXISTING ONSITE TREE TABLE (CONT.)

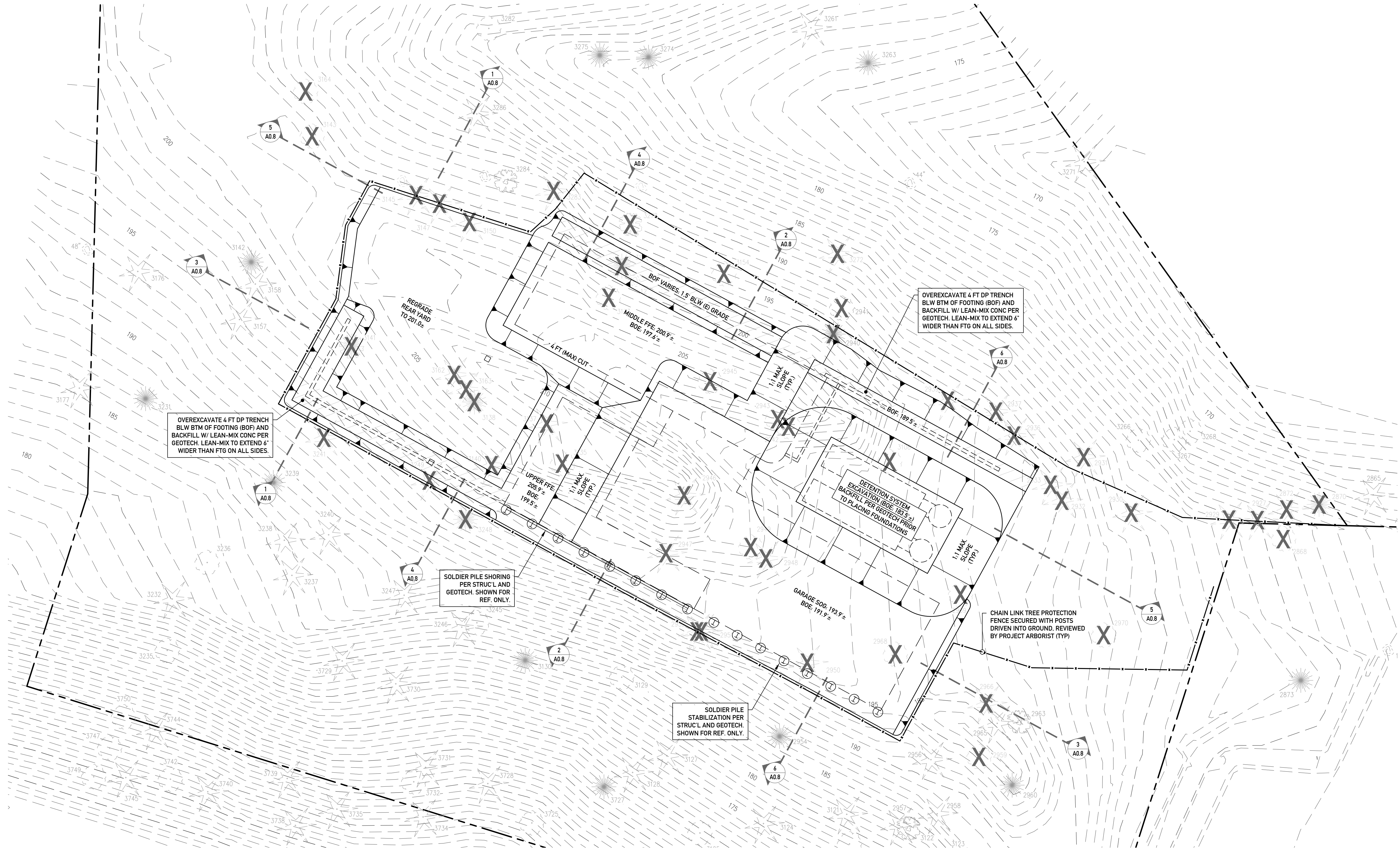
MARK	TRUNK Ø	DRIP LINE Ø	SPECIES	VIABILITY	REGULATED CATEGORY	REMOVED?	NOTES
3127	13"	-	WESTERN RED CEDAR	Y	SIG	-	
3128	14"	-	WESTERN RED CEDAR	Y	SIG	-	
3152	-	-	-	N/A	DEAD	-	
3159	10"	6 FT	WESTERN HEMLOCK	Y	SIG	-	
3165	15"	14 FT	DOUGLAS FIR	Y	SIG	-	
3166	32"	30 FT	BIGLEAF MAPLE	Y	EXC	-	
3168	25"	25 FT	BIGLEAF MAPLE	Y	SIG	-	
3169	<10"	-	BIGLEAF MAPLE	-	SML	-	
3170	<10"	-	HAWTHORN	-	SML	-	
3171	12"	14 FT	DOUGLAS FIR	Y	SML	-	
3172	13"	12 FT	WESTERN RED CEDAR	Y	SIG	-	
3176	10.5"	12 FT	DOUGLAS FIR	Y	SIG	-	
3231	38.5"	18 FT	WESTERN RED CEDAR	Y	EXC	-	
3232	13"	10 FT	WESTERN HEMLOCK	Y	SIG	-	
3235	16"	-	BIGLEAF MAPLE	Y	SIG	-	
3236	21"	16 FT	BIGLEAF MAPLE	Y	SIG	-	
3237	25"	16 FT	WESTERN RED CEDAR	Y	SIG	-	
3238	-	-	WESTERN RED CEDAR	N/A	DEAD	-	
3240	25"	13 FT	WESTERN RED CEDAR	Y	SIG	-	
3241	12"	11 FT	WESTERN RED CEDAR	Y	SIG	Y	
3246	19"	-	BIGLEAF MAPLE	Y	SIG	-	
3259	38"	-	BIGLEAF MAPLE	N	EXC	-	
3260	18"	-	BIGLEAF MAPLE	N	SIG	-	
3261	19"	-	WESTERN HEMLOCK	Y	SIG	-	
3263	36"	-	BIGLEAF MAPLE	N	EXC	-	
3264	25"	-	BIGLEAF MAPLE	Y	SIG	-	
3264B	28"	-	BIGLEAF MAPLE	TBD	SIG	-	
3267	26"	-	BIGLEAF MAPLE	N	SIG	-	
3268	27"	-	BIGLEAF MAPLE	N	SIG	-	
3271	19"	-	WESTERN HEMLOCK	Y	SIG	-	
3274	42"	-	DOUGLAS FIR	Y	EXC	-	
3275	44"	17 FT	DOUGLAS FIR	Y	EXC	-	
3282	25"	18 FT	BIGLEAF MAPLE	N	SIG	-	
3286	24"	16 FT	WESTERN RED CEDAR	Y	SIG	-	
3288	35"	18 FT	BIGLEAF MAPLE	N	EXC	-	
3366	10"	14 FT	WESTERN RED CEDAR	Y	SIG	-	
3367	30"	-	BIGLEAF MAPLE	Y	EXC	-	
3378	10"	14 FT	DOUGLAS FIR	Y	SIG	-	
3382	44"	18 FT	WESTERN RED CEDAR	Y	EXC	-	
3390	10.13 (16')	16 FT	BIGLEAF MAPLE	N	SIG	-	
3404	13.5"	16 FT	WESTERN HEMLOCK	Y	SIG	-	
3710	10"	-	DOUGLAS FIR	Y	SIG	-	
3711	13"	-	DOUGLAS FIR	Y	SIG	-	
3711B	19"	-	BIGLEAF MAPLE	Y	SIG	-	
3712	12"	-	DOUGLAS FIR	Y	SIG	-	
3715	11"	14 FT	WESTERN HEMLOCK	Y	SIG	-	
3717	20"	-	DOUGLAS FIR	Y	SIG	-	
3719	<10"	-	DOUGLAS FIR	-	SML	-	
3724	13"	-	BIGLEAF MAPLE	Y	SIG	-	
3725	<10"	-	BIGLEAF MAPLE	-	SML	-	
3727	32"	-	DOUGLAS FIR	Y	EXC	-	
3728	<10"	-	WESTERN RED CEDAR	-	SML	-	
3730	<10"	-	WESTERN HEMLOCK	-	SML	-	
3731	<10"	-	WESTERN RED CEDAR	-	SML	-	
3732	<10"	-	WESTERN RED CEDAR	-	SML	-	
3734	11"	-	WESTERN RED CEDAR	Y	SIG	-	
3740	<10"	-	WESTERN RED CEDAR	-	SML	-	
3742	<10"	-	BIGLEAF MAPLE	-	SML	-	
3744	-	-	-	-	-	-	PREVIOUSLY REMOVED
3747	17"	-	BIGLEAF MAPLE	Y	SIG	-	
3750	12"	-	BIGLEAF MAPLE	Y	SIG	-	

EXISTING OFFSITE TREE TABLE

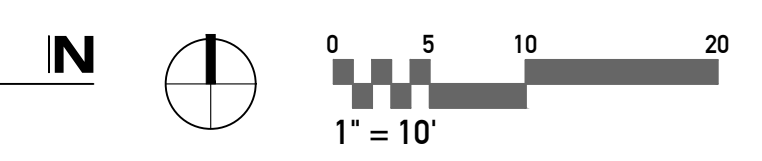
MARK	TRUNK Ø	DRIP LINE Ø	SPECIES	VIABILITY	REGULATED CATEGORY	REMOVED?	NOTES
2666	20.5"	14 FT	WESTERN RED CEDAR	Y	SIG	-	
2669	26"	15 FT	WESTERN RED CEDAR	Y	SIG	-	
2670	25"	16 FT	WESTERN RED CEDAR	Y	SIG	-	
2711	12"	9 FT	DOUGLAS FIR	Y	SIG	-	
2712	<10"	-	BIGLEAF MAPLE	Y	SML	-	
2714	11"	22 FT	BLACK LOCUST	Y	SIG	-	
2832	11"	12 FT	WHITE OAK	Y	SIG	-	
2844	<10"	12 FT	CHERRY/PLUM	Y	SML	-	
2857	15"	17 FT	DOUGLAS FIR	Y	SIG	-	
2859	18.5"	15 FT	DOUGLAS FIR	Y	SIG	-	
2861	<10"	-	BLACK LOCUST	Y	SML	-	
2862	22"	17 FT	DOUGLAS FIR	Y	SIG	-	
2864	23"	19 FT	DOUGLAS FIR	Y	SIG	-	
2865	14"	16 FT	WESTERN RED CEDAR	Y	SIG	-	
2867	11"	21 FT	WHITE OAK	Y	SIG	-	
2868	12"	22 FT	BLACK LOCUST	Y	SIG	Y	CONFLICTS WITH DRIVEWAY

PROPOSED TREE TABLE

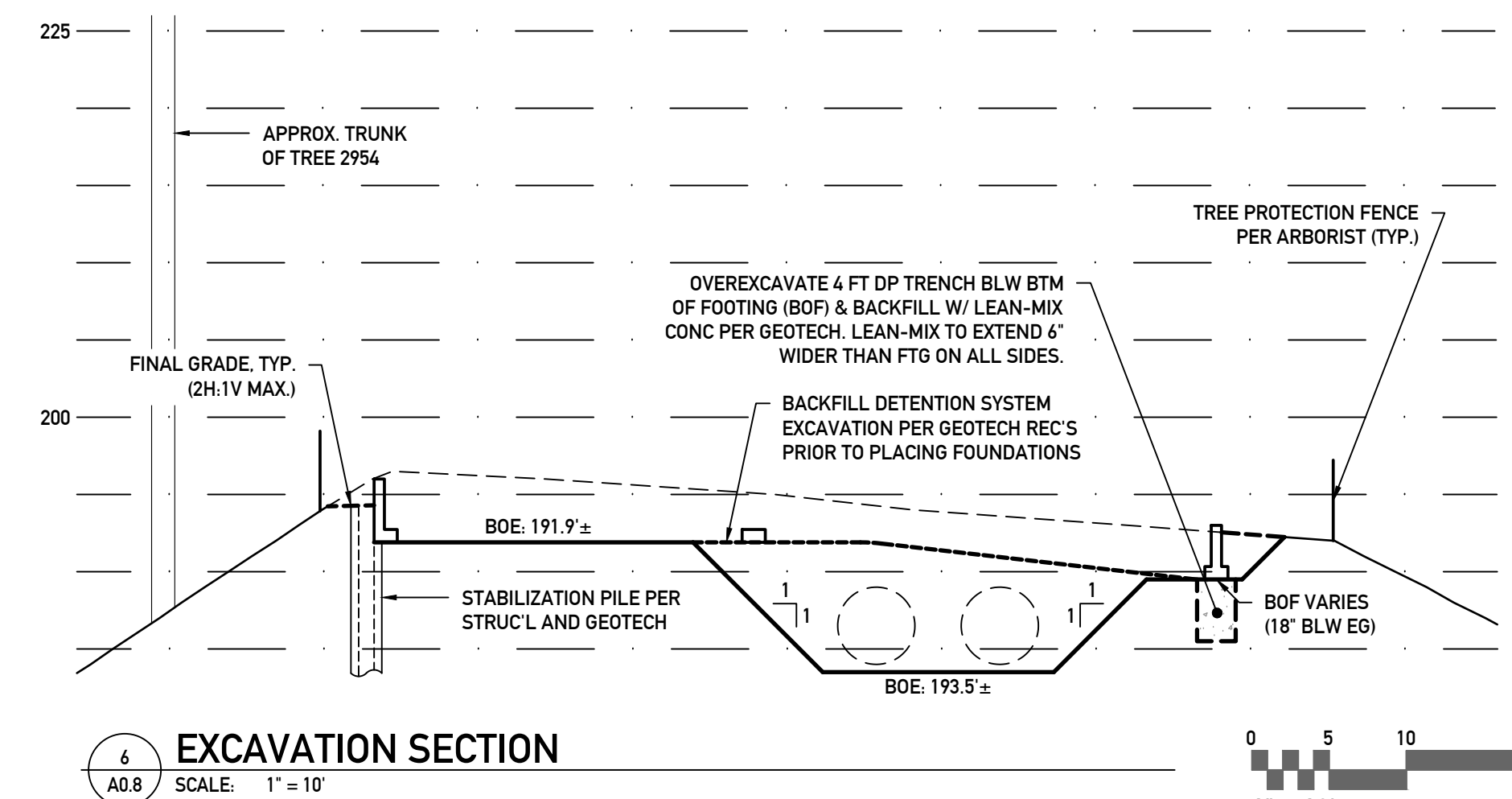
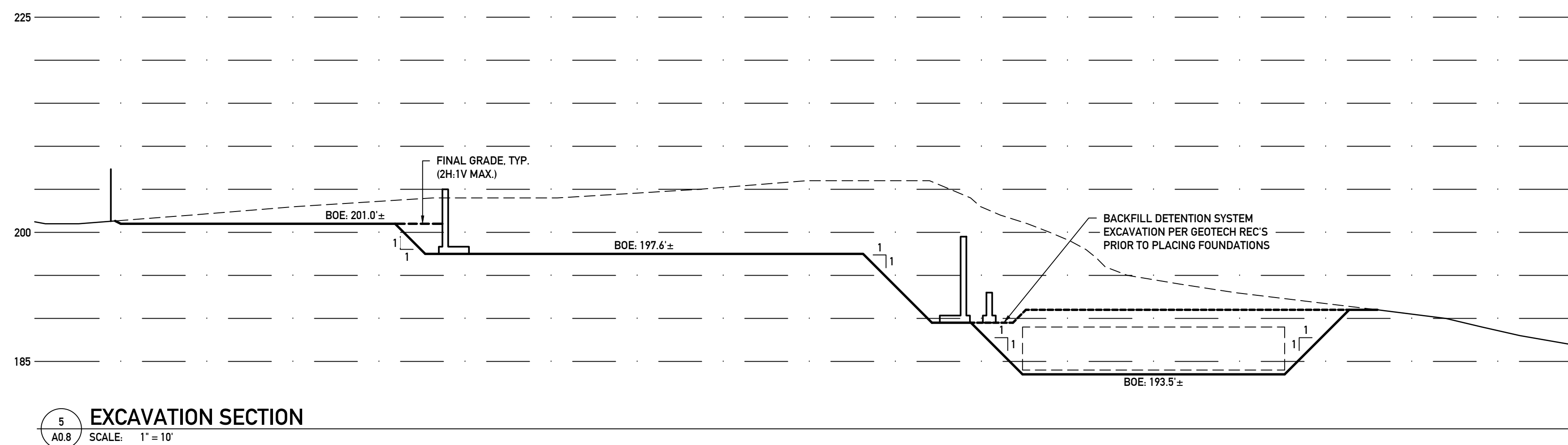
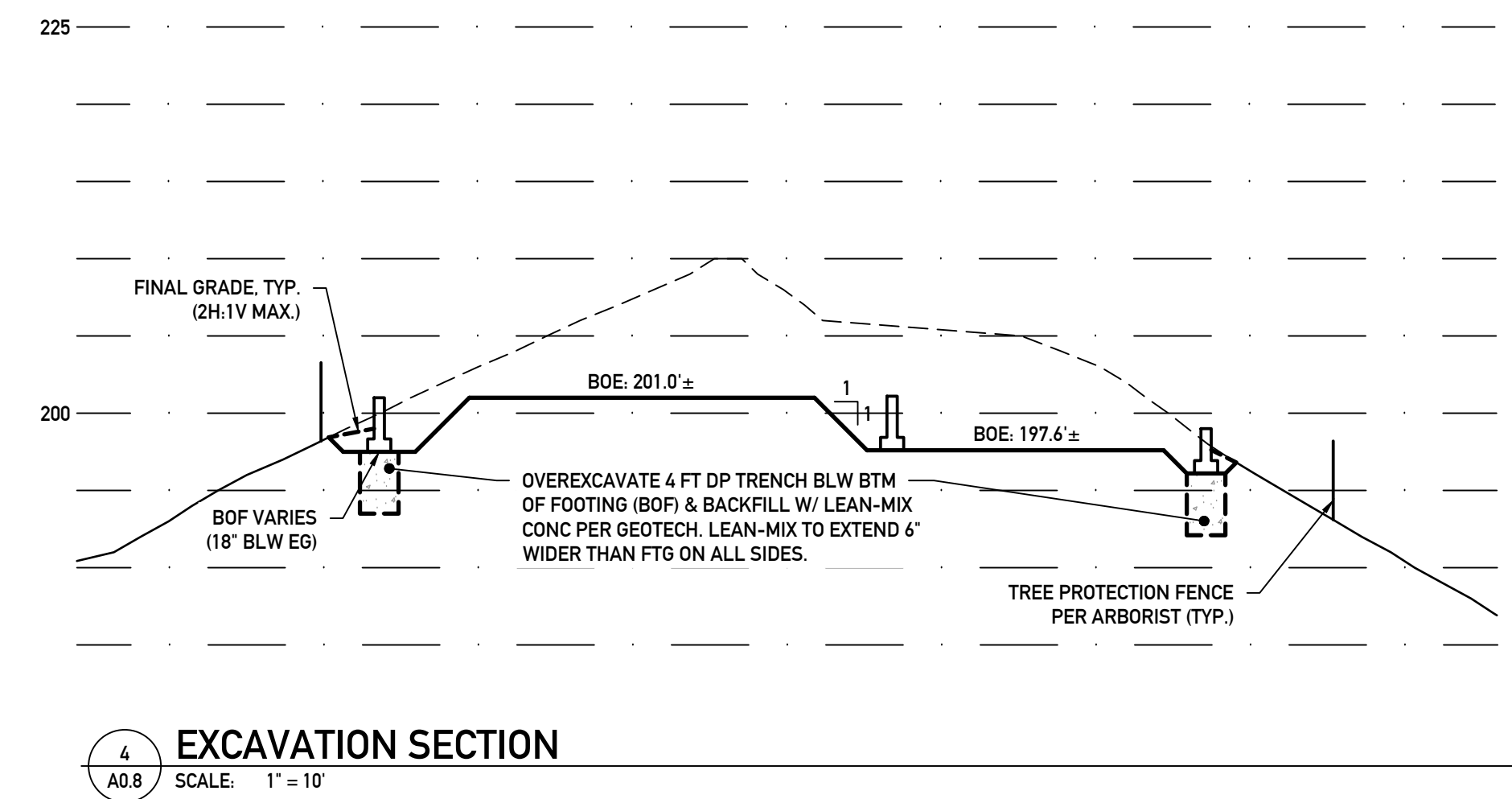
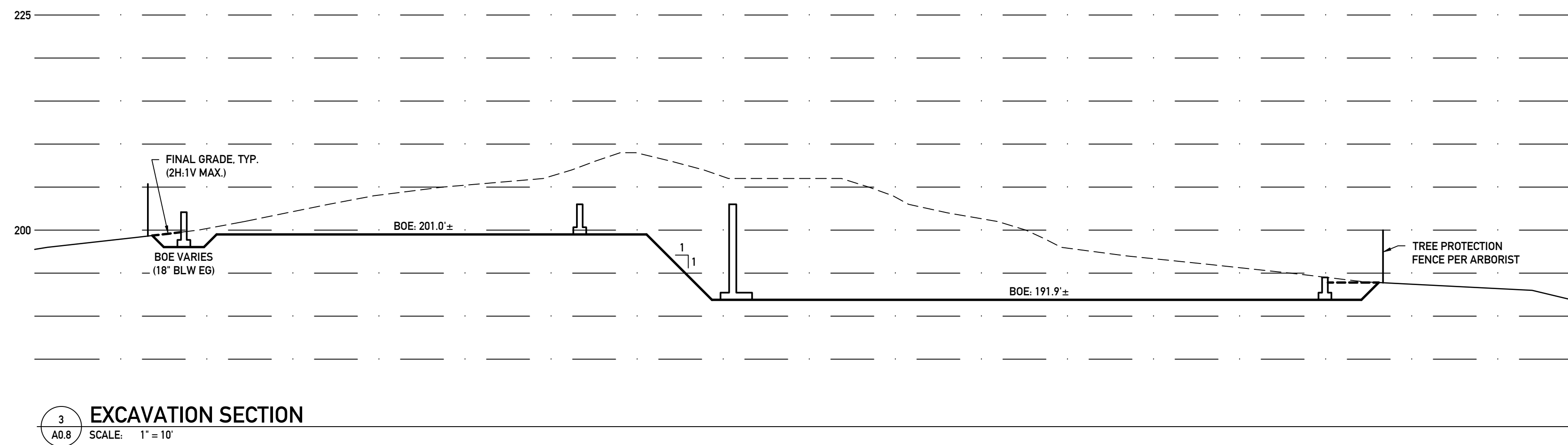
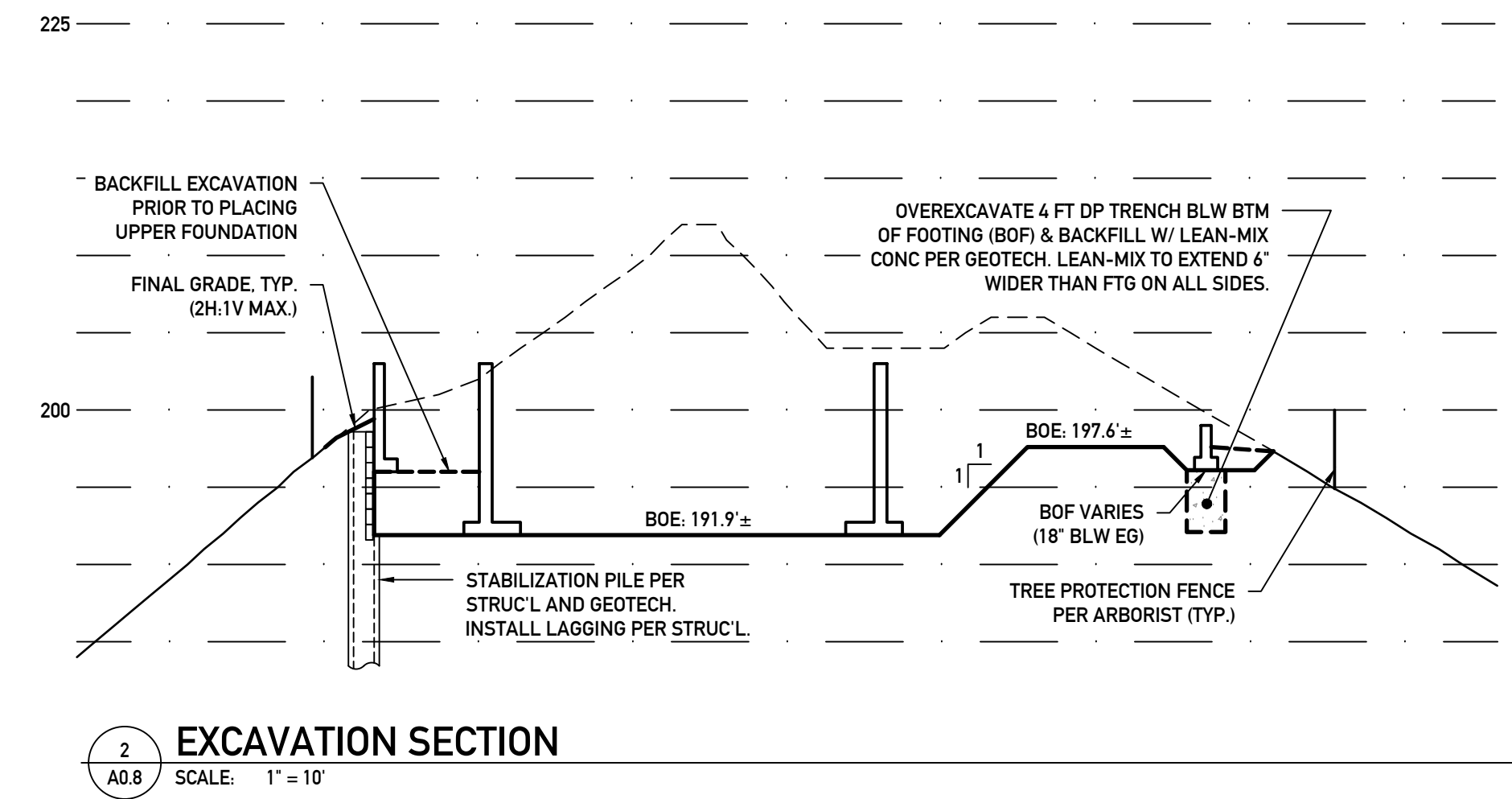
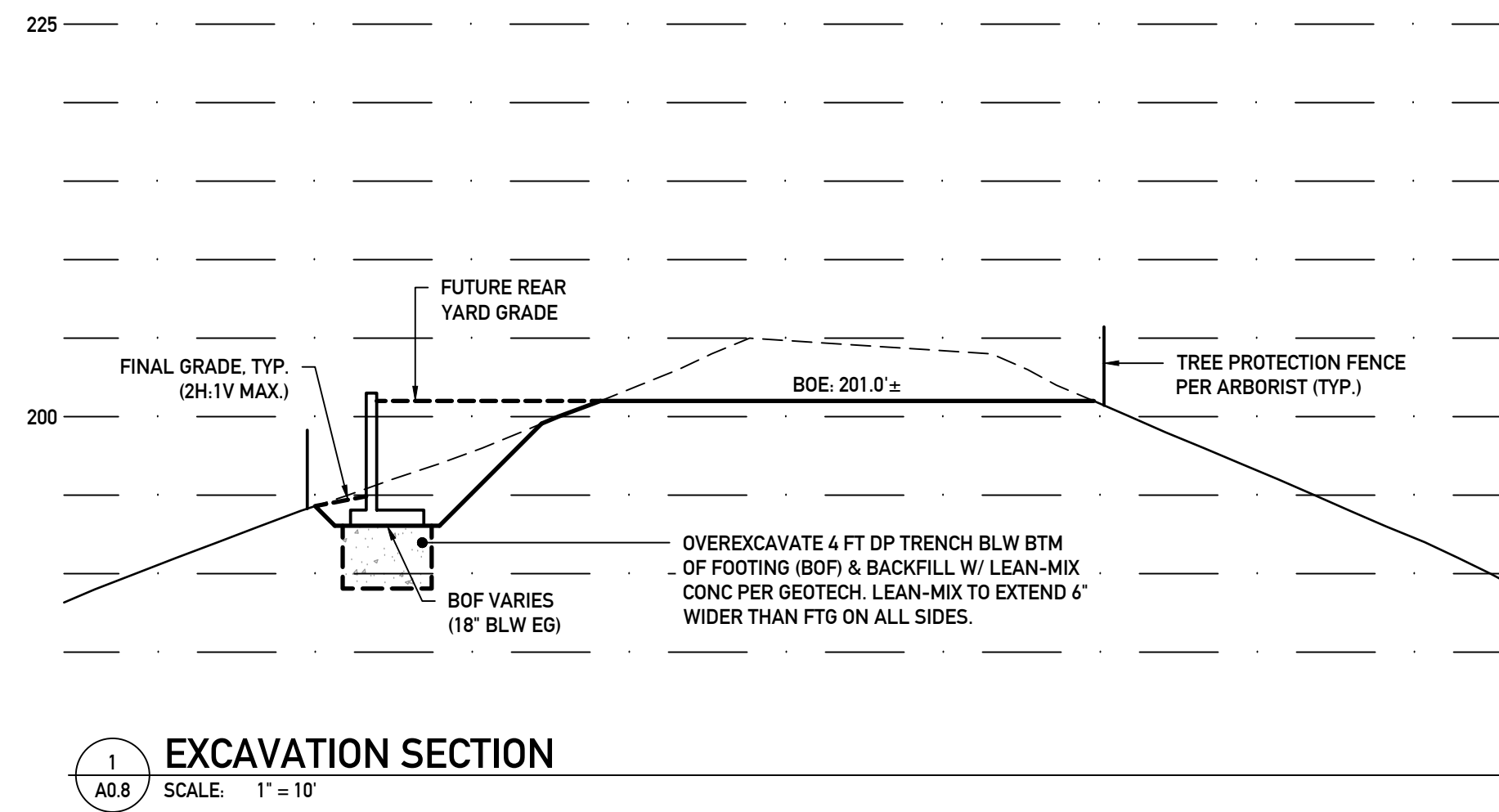
MARK	SIZE	SPECIES	NOTES
1	1.5' Ø	CASCARA	
2	6 FT HT	WESTERN RED CEDAR	
3	6 FT HT	WESTERN RED CEDAR	
4	1.5' Ø	CASCARA	
5	6 FT HT	WESTERN RED CEDAR	
6	6 FT HT	WESTERN RED CEDAR	
7	6 FT HT	WESTERN RED CEDAR	
8	1.5' Ø	CASCARA	
9	2' Ø	VINE MAPLE	
10	6 FT HT	WESTERN RED CEDAR	
11	1.5' Ø	CASCARA	
12	2' Ø	VINE MAPLE	
13	6 FT HT	ALPINE FIR	
14	6 FT HT	ALPINE FIR	
15	6 FT HT	ALPINE FIR	
16	2' Ø	VINE MAPLE	
17	1.5' Ø	CASCARA	
18	2' Ø	VINE MAPLE	
19	1.5' Ø	CASCARA	
20	1.5' Ø	CASCARA	
21	6 FT HT	ALPINE FIR	
22	6 FT HT	ALPINE FIR	
23	6 FT HT	ALPINE FIR	
24	2' Ø	VINE MAPLE	
25	2' Ø	VINE MAPLE	
26	6 FT HT	WESTERN RED CEDAR	
27	6 FT HT	ALPINE FIR	
28	6 FT HT	WESTERN RED CEDAR	
29	6 FT HT	ALPINE FIR	
30	6 FT HT	WESTERN RED CEDAR	
31	2' Ø	VINE MAPLE	
32	6 FT HT	ALPINE FIR	
33	6 FT HT	ALPINE FIR	
34	6 FT HT	ALPINE FIR	
35	6 FT HT	WESTERN RED CEDAR	
36	1.5' Ø	CASCARA	
37	6 FT HT	ALPINE FIR	
38	6 FT HT	ALPINE FIR	
39	6 FT HT	ALPINE FIR	
40	6 FT HT	WESTERN RED CEDAR	
41	2' Ø	VINE MAPLE	
42	1.5' Ø	CASCARA	
43	2' Ø	VINE MAPLE	
44	6 FT HT	WESTERN RED CEDAR	
45	6 FT HT	WESTERN RED CEDAR	
46	1.5' Ø	CASCARA	
47	6 FT HT	ALPINE FIR	
48	6 FT HT	ALPINE FIR	
49	6 FT HT	ALPINE FIR	
50	6 FT HT	ALPINE FIR	
51	6 FT HT	ALPINE FIR	
52	2' Ø	VINE MAPLE	
53	6 FT HT	ALPINE FIR	
54	6 FT HT	WESTERN RED CEDAR	
55	6 FT HT	WESTERN RED CEDAR	
56	1.5' Ø	CASCARA	
57	6 FT HT	ALPINE FIR	
58	6 FT HT	ALPINE FIR	
59	6 FT HT	ALPINE FIR	
60	2' Ø	VINE MAPLE	
61	6 FT HT	WESTERN RED CEDAR	
62	1.5' Ø	CASCARA	</



EXCAVATION PLAN
 SCALE: 1" = 10'



ORIGINAL SHEET SIZE: 24" x 36"



ORIGINAL SHEET SIZE: 24" x 36"



TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019, JULY, 2020, OCTOBER AND NOVEMBER, 2024 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAV D 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAV D 1988; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONTOUR INTERVAL=1 FEET.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.

REFERENCE SURVEYS

- R1) MERCER ISLAND SHORT PLAT NO. M-82-09-18, RECORDING NO. 198410179003
- R2) RECORD OF SURVEY, RECORDING NO. 2015091790016
- R3) RECORD OF SURVEY, RECORDING NO. 199804279007
- R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
- R5) RECORD OF SURVEY, RECORDING NO. 199901069001
- R6) LOT LINE REVISION, RECORDING NO. 199811189006
- R7) RECORD OF SURVEY, RECORDING NO. 201121390001
- R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
- R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGAL DESCRIPTIONS

PARCEL "A" (APN 3024059001):

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LINE LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION WITH THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE NORTH 88 DEGREES 33'02" WEST 117.98 FEET TO TRUE POINT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 33'02" EAST 117.98 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF EAST MERCER WAY TO THE SOUTH LINE OF THE NORTH 150 OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE 118 FEET; THENCE NORTHERLY TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R.5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, T.24N, R.5E WM, IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE-DESCRIBED PROPERTY WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY. SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

SUBJECT TO: RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

PARCEL "B" (APN 3024059151):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

PARCEL "C" (APN 3024059043):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550, 23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 27 DEGREES 39 MINUTES 33 SECONDS EAST 31 FEET DISTANT; THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

APN 3024059213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO. 8311070717 AND DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

(PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM)

1. RIGHT TO USE WATER FROM A STREAM ON THE GRANTED PREMISES FOR DOMESTIC PURPOSES, AND THE RIGHT TO LAY DOWN, CONSTRUCT AND MAINTAIN WATER PIPELINES FROM SAID STREAM, AS RECORDED UNDER RECORDING NUMBER 2751065.

SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: JUNE 15, 1960
RECORDING NO.: 5171783
AFFECTS: THE LEGAL IS NOT SUFFICIENT TO DETERMINE IT'S EXACT LOCATION. AS STAKED.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT, KING COUNTY, WASHINGTON, A MUNICIPAL CORP
PURPOSE: SEWER PIPE LINE AND LINES
RECORDING DATE: SEPTEMBER 17, 1964
RECORDING NO.: 5787752
AFFECTS: PORTION OF HEREIN PROPERTY.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: GORDON W. MCCUTCHEON AND MAJORIE T. MCCUTCHEON, HIS WIFE, MICHAEL J. SWOFFORD AND LINDA ANNE SWOFFORD, HIS WIFE, THOMAS G. DAVIDSON AND SARMA P. DAVIDSON, HIS WIFE, WILLIAM H. RUBIDGE, A SINGLE MAN AND DANIEL J. CUMMINS AND CLEO AN CUMMINS, HIS WIFE, TENANTS IN COMMON
PURPOSE: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
RECORDING DATE: AUGUST 23, 1974
RECORDING NO.: 7408230442
AFFECTS: A PORTION OF PARCEL C

5. PERTAINS TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE OF PIPELINES
RECORDING DATE: JUNE 10, 1986
RECORDING NO.: 9606101228
AFFECTS: NORTHERLY 15 FEET OF PARCEL C

7. ITEMS SET FOR ON A SURVEY RECORDING NUMBER 20111213900001. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

- 8-20 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

(PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM)

- 1A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: WATER LINE
RECORDING DATE: AUGUST 3, 1915
RECORDING NO.: 1010741

AFFECTS: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
SURVEYOR'S NOTE: THE NORTHERLY PORTION OF LOT 7 IS SUBJECT TO AN EASEMENT OF UNDEFINED WIDTH FOR MAINTENANCE OF A WATER PIPE LINE AS LAID OUT AND ESTABLISHED ON JUNE 16, 1915.

- 2A. RELEASE OF DAMAGE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; EXECUTED BY: MERCER ISLAND DEVELOPMENT, INC. AND KING COUNTY

RECORDING DATE: AUGUST 5, 1959
RECORDING NO.: 5064645
RELEASING KING COUNTY FROM ALL FUTURE CLAIMS FROM THE NATURAL DRAINAGE FLOW FROM THE PLAT OF TIMBERLAND NUMBER 4.

- 3A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
RECORDING DATE: SEPTEMBER 19, 1964
RECORDING NO.: 5787752
AFFECTS: SOUTHERLY PORTION OF SAID PREMISES

- 4A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SEWER AND STORM DRAINAGE
RECORDING DATE: AUGUST 5, 1974
RECORDING NO.: 7408050451
AFFECTS: WESTERLY 10 FEET OF SAID PREMISES

- 5A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

RECORDING DATE: NOVEMBER 7, 1983
RECORDING NO.: 8311070717
SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAID EASEMENT.

- 6A. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MERCER ISLAND SHORT PLAT NO. M-82-09-18:

RECORDING NO: 8410179003

TERMINATION OF UTILITY AND STORM DRAIN EASEMENT FROM SAID SHORT PLAT RECORDED UNDER RECORDING NO. 20050627000601.

- 7A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

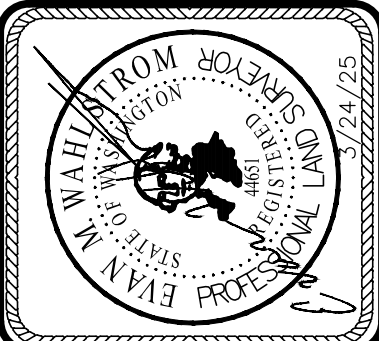
GRANTED TO: CITY OF MERCER ISLAND
PURPOSE: PEDESTRIAN TRAIL
RECORDING DATE: APRIL 24, 2003
RECORDING NO.: 20030424001903
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
SURVEYORS NOTE: SAID DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION. NOT SHOWN ON SURVEY.

- 8A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: 10 FOOT SANITARY AND STORM SEWER EASEMENT, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO, UPON AND OVER THE ABOVE-DESCRIBED PROPERTY AND THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND CLEAN SAID SANITARY AND STORM SEWER.
RECORDING DATE: SEPTEMBER 29, 2004
RECORDING NO.: 20040929002055
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY

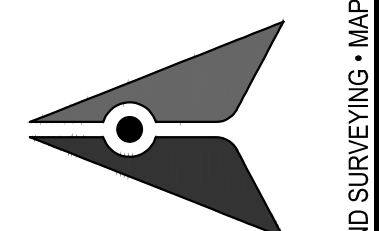
- 9-15 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

TOPOGRAPHIC SURVEY



TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151
MERCER ISLAND, WA 98040

INFORMED LAND SURVEY
PO Box 5107
Tacoma, WA 98415-0137
Phone: 252-627-2070
admin@landsurvey.com
www.landsurvey.com



LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

SHT. 1 OF 2

GENERAL PLAN NOTES

- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.)
- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
- D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

LEGEND

- 2x6 FRAMED WALL
- 2x4 FRAMED WALL
- 2x6 ACOUSTIC WALL
- 8" CONCRETE WALL
- SMOKE DETECTOR
- COMBO SMOKE/CO DETECTOR
- HEAT DETECTOR
- EXHAUST FAN:
 - 1: 50 CFM (ON SWITCH)
 - 2: 100 CFM (ON SWITCH)
 - 3: 160 CFM RANGE HOOD (ON SWITCH)
 - 4: 75 CFM (CONTINUOUSLY OPERATED WHOLE HOUSE FAN)

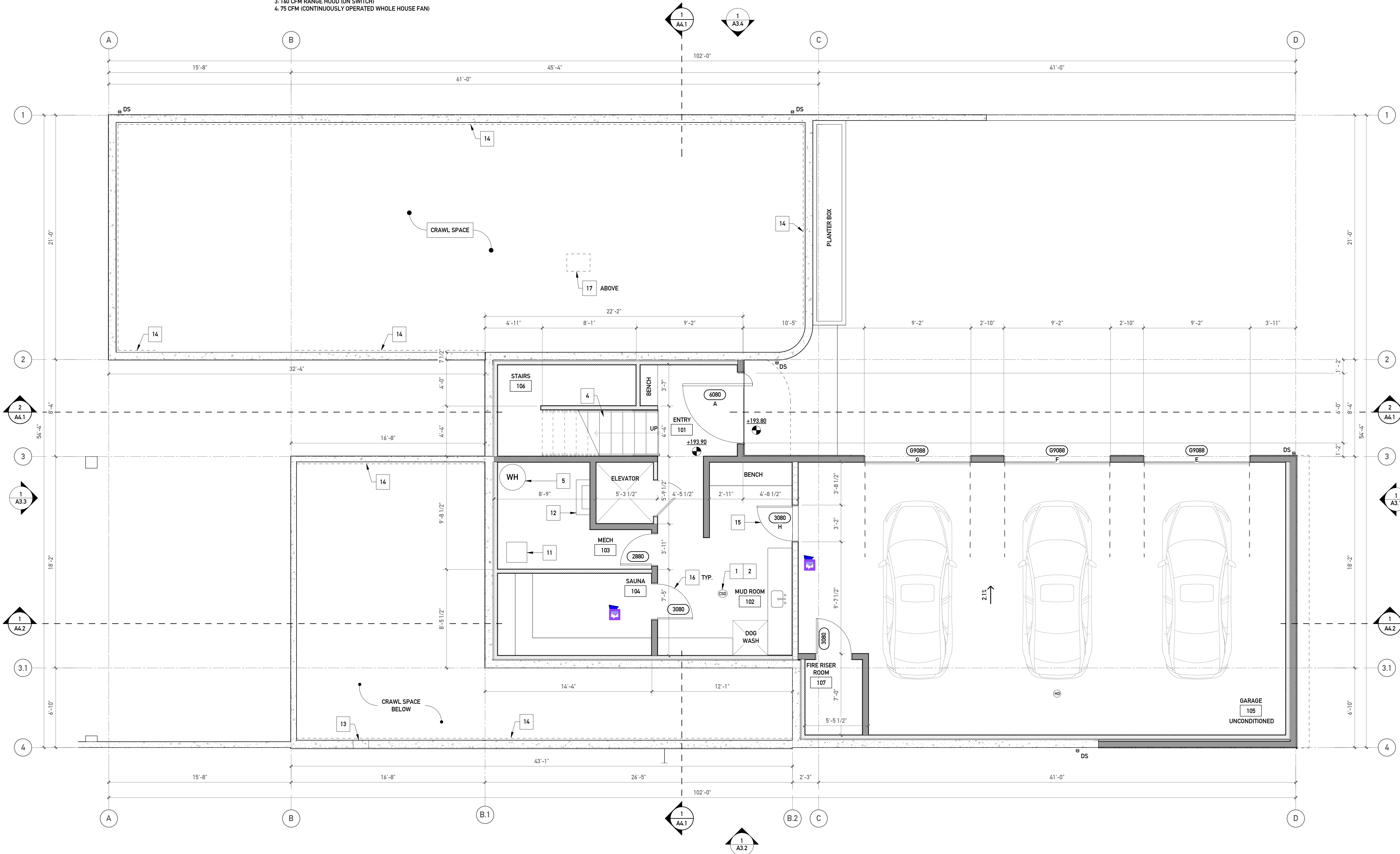
KEYNOTES

1. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
2. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EA. LVL.
3. VENT EXHAUST TO EXTERIOR. ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FT FROM PROPERTY LINES, 3 FT FROM OPERABLE/NON-OPERABLE OPENINGS INTO BUILDING AND 10 FT FROM MECHANICAL AIR INTAKES, EXCEPT WHERE OPENING IS ABOVE 3 FT ABOVE AIR INTAKE PER IRC M1505.4.4.3.
4. STAIR AND RAILING PER DETAIL 7/A6.1.
5. HEAT PUMP WATER HEATER.
6. ELECTRICAL PANEL.
7. SAFETY GLAZING REQUIRED PER IRC 308.4.
8. VENT EXHAUST THROUGH ROOF.
9. MECHANICAL CHASE.
10. LINE OF FLOOR ABOVE.
11. AIR HANDLER.
12. ELEVATOR MACHINERY.
13. 16"x24" (MIN.) CRAWLSPACE ACCESS HATCH.
14. FOUNDATION VENT MIN. 4.81 SILF NFVA (AUTO-VENT OR SIMILAR).
15. DOORS BETWEEN GARAGE AND LIVING SPACES SHALL HAVE A 20 MINUTE FIRE RESISTANCE RATING AND SHOULD BE EQUIPPED WITH A SELF CLOSING DEVICE.
16. ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.
17. 18"x24" (MIN.) CRAWLSPACE ACCESS HATCH.
18. ROUTE EXHAUST TO EXTERIOR.
19. ATTIC ACCESS HATCH (22x30 MIN.)
20. DIRECT VENT GAS FIREPLACE.
21. HRV IN SOFFIT ABOVE.

CRAWLSPACE CALCULATION

NORTH CRAWLSPACE AREA: 1,168.2 SF
 $1,168.2 / 300 = 3.89$ SF = 561 SI NFVA REQUIRED
 PROVIDE 120 LF (577.2 SI) CONTINUOUS FOUNDATION VENT W/ 4.81 SI /LF OF NET FREE VENT AREA.

SOUTH CRAWLSPACE AREA (REF. A2.2): 551.65 SF
 $551.65 / 300 = 1.84$ SF = 265 SI NFVA REQUIRED
 PROVIDE 59.75 LF (289.4 SI) CONTINUOUS FOUNDATION VENT W/ 4.81 SI /LF OF NET FREE VENT AREA.



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
 9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
 Permit
 October 14, 2025

PERMIT NUMBER

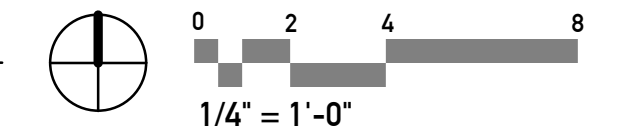
FOR PLANNING DEPT USE ONLY

LOWE LEVEL
 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A2.1

ORIGINAL SHEET SIZE: 24" x 36"

1 LOWER LEVEL FLOOR PLAN
 A2.1 SCALE: 1/4" = 1'-0"



GENERAL PLAN NOTES

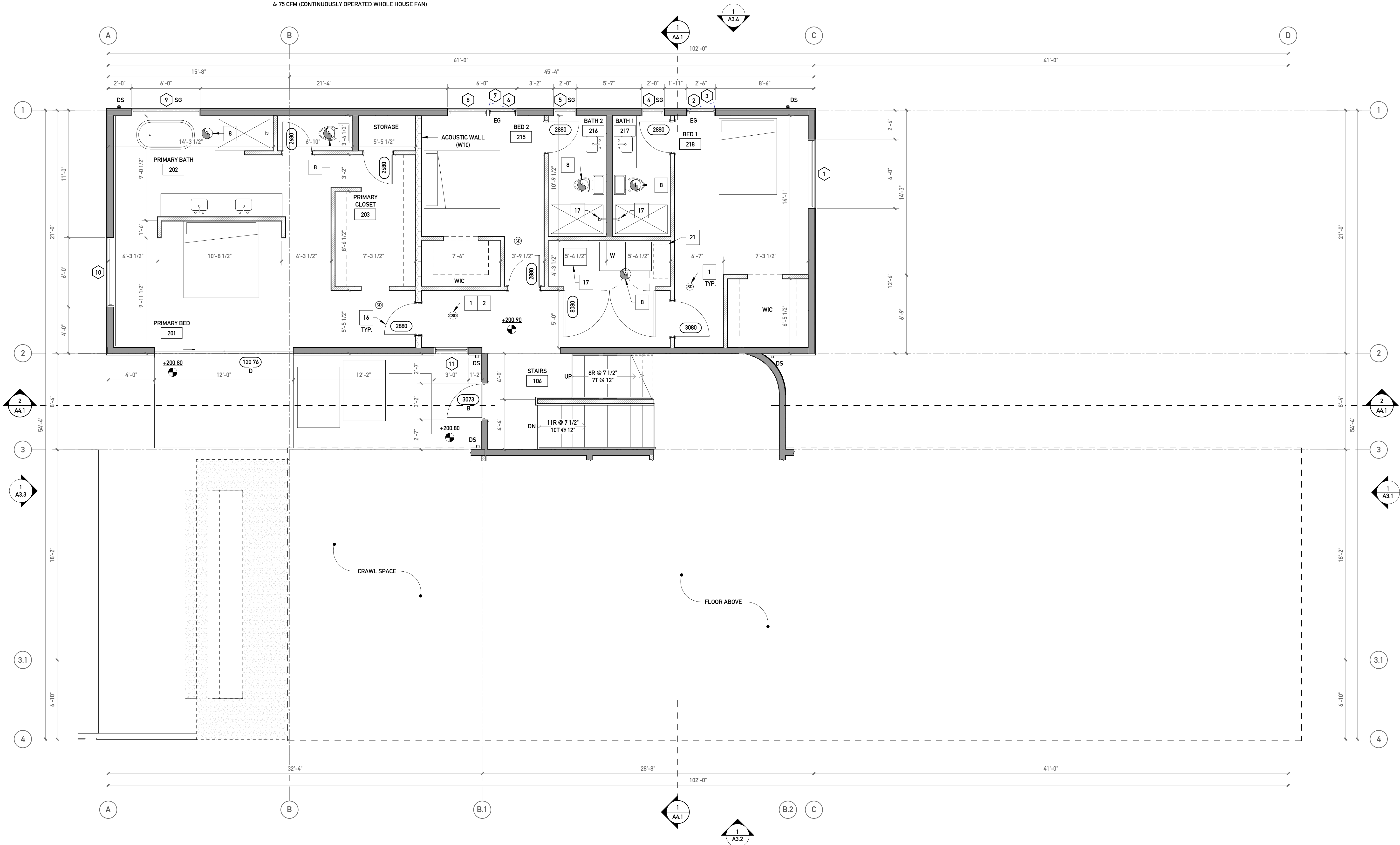
- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
- D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

LEGEND

- 2x6 FRAMED WALL
- 2x4 FRAMED WALL
- 2x6 ACOUSTIC WALL
- 8" CONCRETE WALL
- SMOKE DETECTOR
- COMBO SMOKE/CO DETECTOR
- HEAT DETECTOR
- EXHAUST FAN:
 - 1: 50 CFM (ON SWITCH)
 - 2: 100 CFM (ON SWITCH)
 - 3: 160 CFM RANGE HOOD (ON SWITCH)
 - 4: 75 CFM (CONTINUOUSLY OPERATED WHOLE HOUSE FAN)

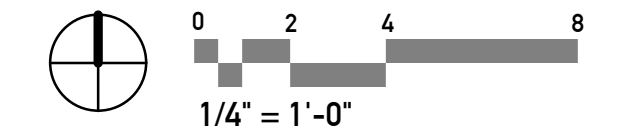
KEYNOTES

1. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
2. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EA. LVL.
3. VENT EXHAUST TO EXTERIOR. ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FT FROM PROPERTY LINES, 3 FT FROM OPERABLE/NON-OPERABLE OPENINGS INTO BUILDING AND 10 FT FROM MECHANICAL AIR INTAKES, EXCEPT WHERE OPENING IS ABOVE 3 FT ABOVE AIR INTAKE PER IRC M1505.4.4.3.
4. STAIR AND RAILING PER DETAIL 7/A6.1.
5. HEAT PUMP WATER HEATER.
6. ELECTRICAL PANEL.
7. SAFETY GLAZING REQUIRED PER IRC 308.4.
8. VENT EXHAUST THROUGH ROOF.
9. MECHANICAL CHASE.
10. LINE OF FLOOR ABOVE.
11. AIR HANDLER.
12. ELEVATOR MACHINERY.
13. 16" x 24" (MIN.) CRAWLSPACE ACCESS HATCH.
14. FOUNDATION VENT MIN. 4.81 SILF NFPA (JOTO-VENT OR SIMILAR).
15. DOORS BETWEEN GARAGE AND LIVING SPACES SHALL HAVE A 20 MINUTE FIRE RESISTANCE RATING AND SHOULD BE EQUIPPED WITH A SELF CLOSING DEVICE.
16. ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.
17. 18" x 24" (MIN.) CRAWLSPACE ACCESS HATCH.
18. ROUTE EXHAUST TO EXTERIOR.
19. ATTIC ACCESS HATCH (22x30 MIN.).
20. DIRECT VENT GAS FIREPLACE.
21. HRV IN SOFFIT ABOVE.



ORIGINAL SHEET SIZE: 24" x 36"

1 MIDDLE LEVEL FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
 9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
 Permit
 October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

MIDDLE LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
A2.2

GENERAL PLAN NOTES

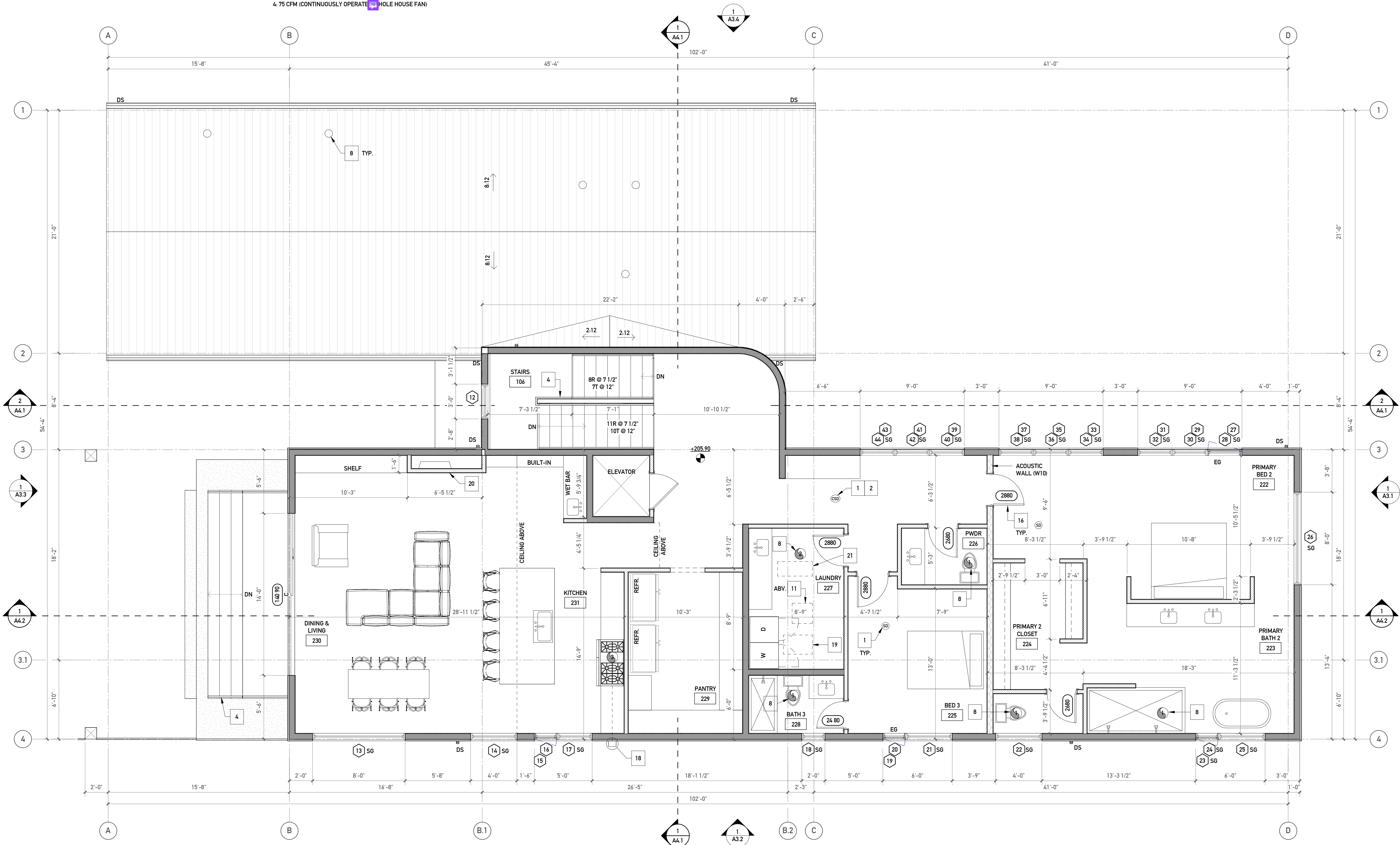
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- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
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- D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

LEGEND

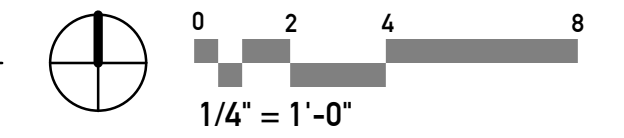
- 2x6 FRAMED WALL
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- SMOKE DETECTOR
- COMBO SMOKE/CO DETECTOR
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 - 1: 50 CFM (ON SWITCH)
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20. DIRECT VENT GAS FIREPLACE.
21. HRV IN SOFFIT ABOVE.



1 UPPER LEVEL FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION
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FOR PLANNING DEPT USE ONLY

UPPER LEVEL
FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.3

ORIGINAL SHEET SIZE: 24" x 36"

GENERAL ROOF PLAN NOTES

- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
- D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

KEYNOTES

- 1. 300 SF SOLAR READY ZONE
- 2. 12" PARAPET
- 3. EXHAUST VENT
- 4. CRICKET
- 5. HEAT PUMP COMPRESSOR BY OTHERS
- 6. FIREPLACE EXHAUST VENT

ROOF VENT CALCULATIONS

NORTH ROOF AREA: 1281 SF
 REQ'D VENT AREA: 1281 SF / 150 = 8.54 SF = **1,230 SI REQ'D**

60 LF CONT. RIDGE VENT (COR-A-VENT V-300 OR EQUAL);
 60 LF x 13.5 SI/LF = 810 SI

94.5 LF CONT. EAIVE VENT (COR-A-VENT S-400 OR EQUAL);
 94.5 LF x 10 SI/LF = 945 SI

TOTAL NORTH ROOF AREA VENT PROV'D. **1,755 SI**

SOUTH ROOF AREA: 2183.35 SF
 REQ'D VENT AREA: 2183.35 SF / 150 = 14.56 SF = **2,096 SI REQ'D**

86.5 LF CONT. RIDGE VENT (COR-A-VENT V-300 OR EQUAL);
 86.5 LF x 13.5 SI/LF = 1,167.75 SI

173 LF CONT. EAIVE VENT (COR-A-VENT S-400 OR EQUAL);
 173 LF x 10 SI/LF = 1730 SI

TOTAL SOUTH ROOF AREA VENT PROV'D. **2,897.75 SI**

SOLAR READINESS

PROVIDE NOT LESS THAN 300 SF OF TOTAL SOLAR-READY ZONE. PER WSEC AT103.
 SOLAR RADY ZONE SHALL BE 3 FT AWAY FROM ROOF EDGES.
 THE SOLAR-READY ZONE SHALL BE SET BACK FROM ANY EXISTING OR NEW, PERMANENTLY AFFIXED OBJECT ON THE BUILDING OR SITE THAT IS LOCATED SOUTH, EAST OR WEST OF THE SOLAR ZONE A DISTANCE NOT LESS THAN TWO TIMES THE OBJECT'S HEIGHT ABOVE THE NEAREST POINT ON THE ROOF SURFACE.



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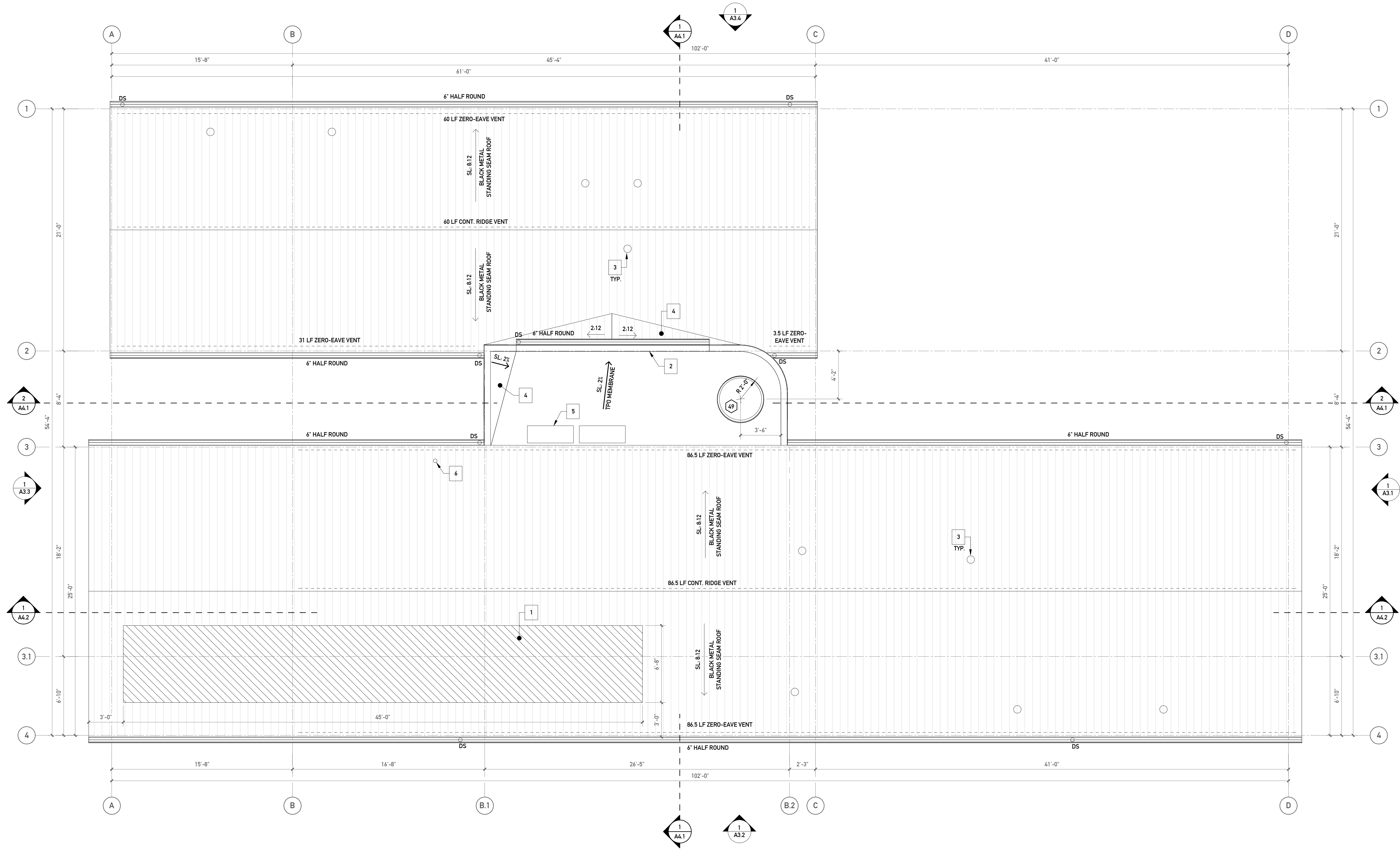
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FOR PLANNING DEPT USE ONLY

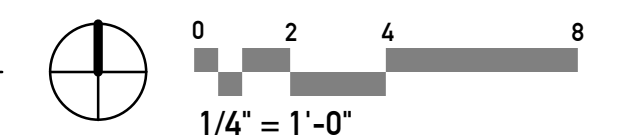
ROOF PLAN
 SCALE: 1/4" = 1'-0"

A2.4

ORIGINAL SHEET SIZE: 24" x 36"



1 ROOF PLAN
 A2.4 SCALE: 1/4" = 1'-0"



GENERAL ELEVATION NOTES

- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.

KEYNOTES

- 1. CRICKET PER PLAN.
- 2. CONCRETE PLANTER PER PLAN.
- 3. CONCRETE RETAINING WALL PER STRUC'L.
- 4. 16"x24" (MIN.) CRAWLSPACE ACCESS HATCH.

SYMBOL LEGEND

- EXISTING GRADE
- FINISHED GRADE
- SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

DOORS

- D-1 FRONT PIVOT DOOR - BLACK
- D-2 GARAGE DOOR - BLACK
- D-3 SLIDER DOOR - WOOD TRIM

ROOFING

- R-1 STANDING SEAM METAL ROOF - BLACK
- R-2 TPO MEMBRANE

SIDING

- S-1 FIBER CEMENT BOARD & BATTEN VERT. SIDING - SECRET GARDEN SW 6181
- S-2 CEDAR T&G VERT. SIDING - NATURAL STAIN
- S-3 FIBER CEMENT PANEL - BLACK
- S-4 EXPOSED CONCRETE FOUNDATION
- S-5 CONCRETE PLASTER

WINDOWS

- W-1 FIBERGLASS WINDOWS - BLACK

DOWNSPOUT

- DS-1 METAL DOWNSPOUT - BLACK

GUTTER

- G-1 6" HALF ROUND GUTTER - BLACK
- G-2 SCUPPER - BLACK

SPECIALTY

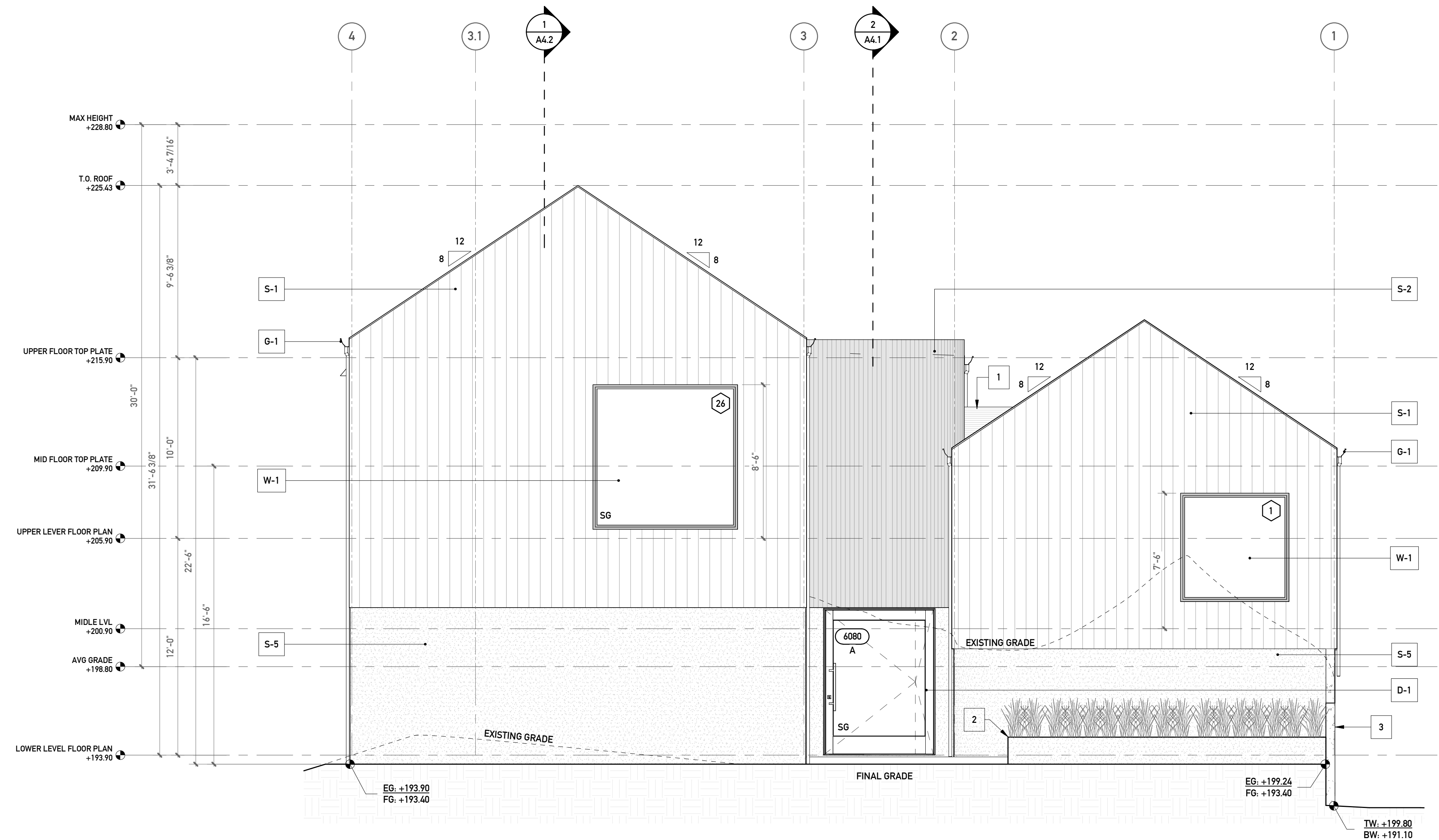
- SP-1 BUILT-UP CEDAR ARCH'L COLUMN - NATURAL STAIN
- SP-2 METAL CAP FLASHING - BLACK
- SP-3 CONCRETE STAIR
- SP-4 METAL GUARDRAIL - BLACK

MECHANICAL

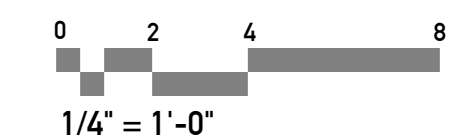
- M-1 EXHAUST VENT



2 RENDERED EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
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ELEVATIONS
 SCALE: 1/4" = 1'-0"

A3.1



**CITIZEN
 DESIGN**

GENERAL ELEVATION NOTES

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KEYNOTES

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- 2. CONCRETE PLANTER PER PLAN.
- 3. CONCRETE RETAINING WALL PER STRUC'L.
- 4. 16"x24" (MIN.) CRAWLSPACE ACCESS HATCH.

SYMBOL LEGEND

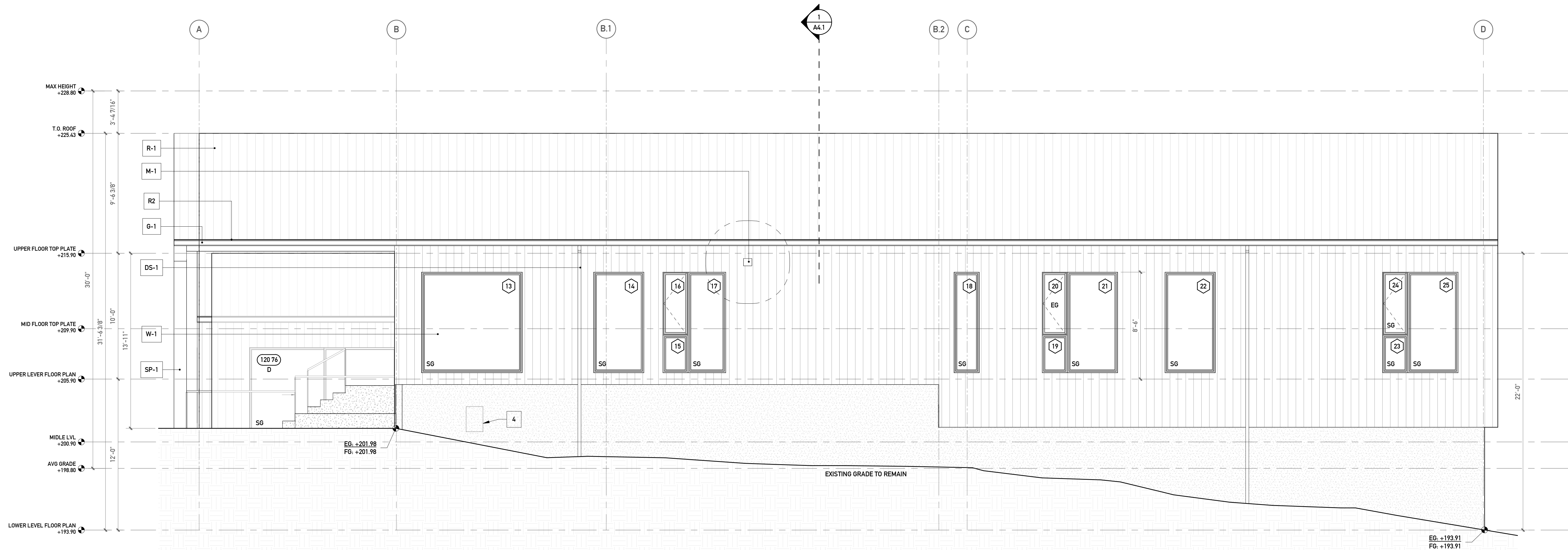
- EXISTING GRADE
- FINISHED GRADE
- SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

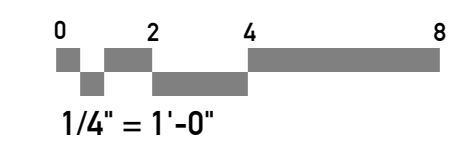
- DOORS**
- D-1 FRONT PIVOT DOOR - BLACK
 - D-2 GARAGE DOOR - BLACK
 - D-3 SLIDER DOOR - WOOD TRIM
- ROOFING**
- R-1 STANDING SEAM METAL ROOF - BLACK
 - R-2 TPO MEMBRANE
- SIDING**
- S-1 FIBER CEMENT BOARD & BATTEN VERT. SIDING - SECRET GARDEN SW 6181
 - S-2 CEDAR T&G VERT. SIDING - NATURAL STAIN
 - S-3 FIBER CEMENT PANEL - BLACK
 - S-4 EXPOSED CONCRETE FOUNDATION
 - S-5 CONCRETE PLASTER
- WINDOWS**
- W-1 FIBERGLASS WINDOWS - BLACK
- DOWNSPOUT**
- DS-1 METAL DOWNSPOUT - BLACK
- GUTTER**
- G-1 6" HALF ROUND GUTTER - BLACK
 - G-2 SCUPPER - BLACK
- SPECIALTY**
- SP-1 BUILT-UP CEDAR ARCH'L COLUMN - NATURAL STAIN
 - SP-2 METAL CAP FLASHING - BLACK
 - SP-3 CONCRETE STAIR
 - SP-4 METAL GUARDRAIL - BLACK
- MECHANICAL**
- M-1 EXHAUST VENT



2 RENDERED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION
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ELEVATIONS
SCALE: 1/4" = 1'-0"

A3.2

ORIGINAL SHEET SIZE: 24" x 36"

GENERAL ELEVATION NOTES

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KEYNOTES

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- 3. CONCRETE RETAINING WALL PER STRUC'L.
- 4. 16"x24" (MIN.) CRAWLSPACE ACCESS HATCH.

SYMBOL LEGEND

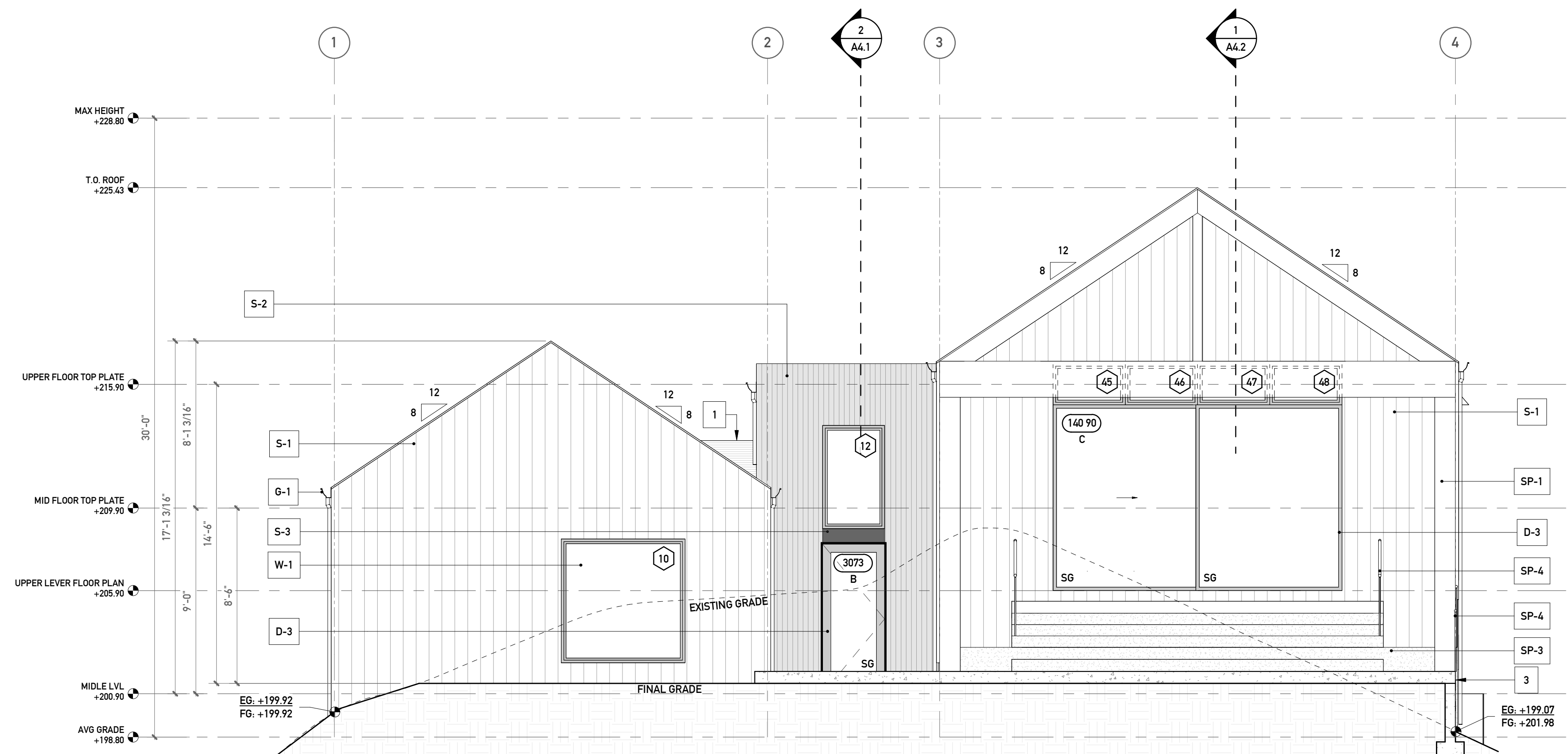
- EXISTING GRADE
- FINISHED GRADE
- SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

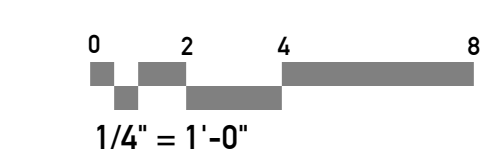
- DOORS**
- D-1 FRONT PIVOT DOOR - BLACK
 - D-2 GARAGE DOOR - BLACK
 - D-3 SLIDER DOOR - WOOD TRIM
- ROOFING**
- R-1 STANDING SEAM METAL ROOF - BLACK
 - R-2 TPO MEMBRANE
- SIDING**
- S-1 FIBER CEMENT BOARD & BATTEN VERT. SIDING - SECRET GARDEN SW 6181
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 - S-3 FIBER CEMENT PANEL - BLACK
 - S-4 EXPOSED CONCRETE FOUNDATION
 - S-5 CONCRETE PLASTER
- WINDOWS**
- W-1 FIBERGLASS WINDOWS - BLACK
- DOWNSPOUT**
- DS-1 METAL DOWNSPOUT - BLACK
- GUTTER**
- G-1 6" HALF ROUND GUTTER - BLACK
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 - SP-2 METAL CAP FLASHING - BLACK
 - SP-3 CONCRETE STAIR
 - SP-4 METAL GUARDRAIL - BLACK
- MECHANICAL**
- M-1 EXHAUST VENT



2 RENDERED WEST ELEVATION
A3.3 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A3.3 SCALE: 1/4" = 1'-0"



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ELEVATIONS
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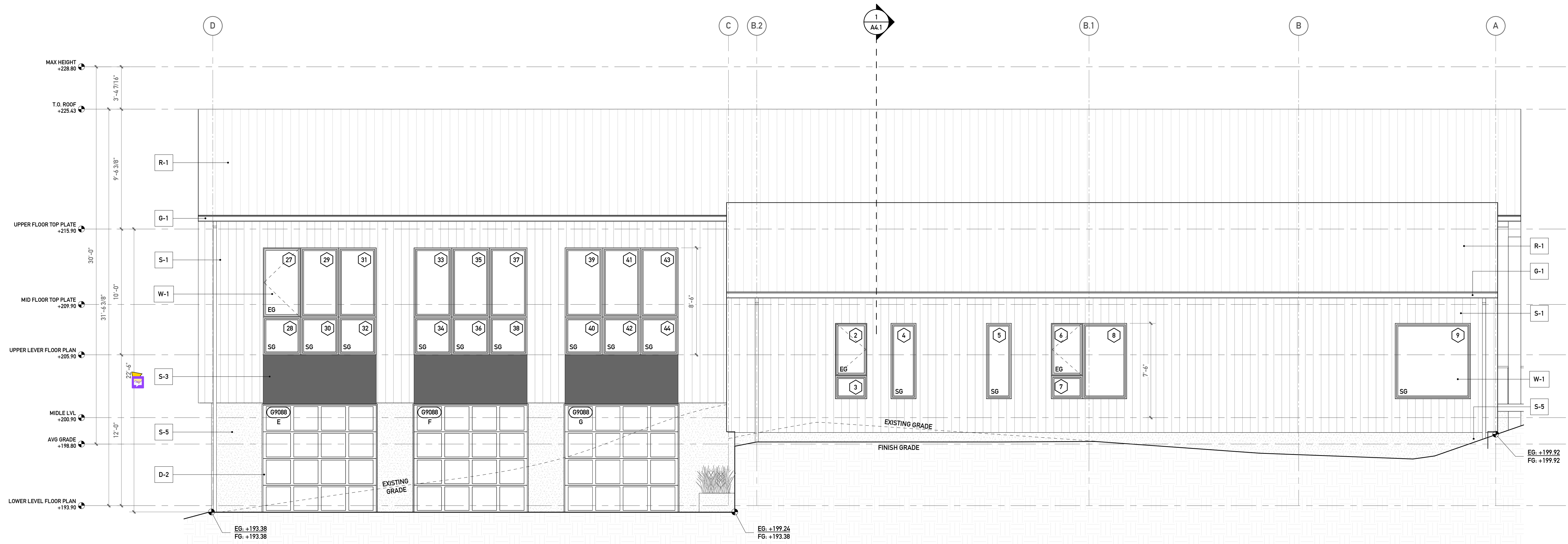
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MATERIALS LEGEND

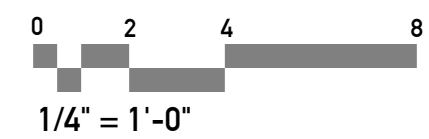
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 - SP-2 METAL CAP FLASHING - BLACK
 - SP-3 CONCRETE STAIR
 - SP-4 METAL GUARDRAIL - BLACK
- MECHANICAL**
- M-1 EXHAUST VENT



2 RENDERED NORTH ELEVATION
A3.4 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A3.4 SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION
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 SCALE: 1/4" = 1'-0"

A3.4



ORIGINAL SHEET SIZE: 24" x 36"

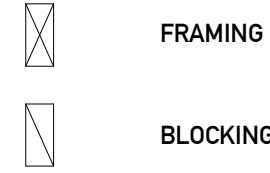
GENERAL SECTION NOTES

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- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.

KEYNOTES

- 1. AIR HANDLER BY OTHERS
- 2. CONCRETE SITE STAIRS PER STRUCTURAL

SYMBOL LEGEND



WALL ASSEMBLIES

W1 WALL: TYP. EXTERIOR
 SIDING PER ELEVATION
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 R-5 MIN. CONTINUOUS INSULATION (1" XPS OR EQUAL)
 SHEATHING PER STRUCTURAL
 2x FRAMING PER STRUCTURAL
 R-23 MIN. BATT INSULATION WHERE OCCURS
 5/8" TYPE X GWB

W2 WALL: FOUNDATION WALL
 DRAINBOARD (BELOW GRADE)
 FLUID APPLIED WATERPROOFING (BELOW GRADE)
 CONCRETE WALL PER STRUCTURAL

W3 WALL: INSULATED CONCRETE WALL
 DRAINBOARD (BELOW GRADE)
 FLUID APPLIED WATERPROOFING (BELOW GRADE)
 CONCRETE WALL PER STRUCTURAL
 R-5 MIN. CONTINUOUS INSULATION (1" XPS OR EQUAL)
 TAPED SEAMS PER MFR.
 2x FRAMING
 R-13 MIN. BATT INSULATION
 5/8" TYPE X GWB

W4 WALL: TYP. INTERIOR PARTITION
 5/8" TYPE X GWB
 2x FRAMING PER PLAN @ 16" O.C.
 5/8" TYPE X GWB

W5 WALL: INSULATED INTERIOR
 5/8" TYPE X GWB
 2x6 FRAMING PER PLAN @ 16" O.C.
 R-23 MIN. BATT INSULATION
 5/8" TYPE X GWB

W6 WALL: FURRED
 5/8" TYPE X GWB
 2x FRAMING PER PLAN @ 16" O.C.
 R-21 MIN. BATT INSULATION WHERE OCCURS

W7 WALL: PARAPET
 SIDING PER ELEVATION
 P.T. FURRING TO ALIGN WITH WALL BELOW (AS REQ'D)
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 SHEATHING PER STRUCTURAL
 2x FRAMING PER STRUCTURAL
 1/2" PLYWOOD SHEATHING
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 P.T. FURRING TO ALIGN WITH WALL BELOW (AS REQ'D)
 SIDING PER ELEVATION

W8 WALL: ACOUSTIC WALL
 5/8" TYPE X GWB
 2x4 STAGGERED STUDS ON 2x6 PLATES
 3 1/2" BATT INSULATION
 5/8" TYPE X GWB

FLOOR ASSEMBLIES

F1 FLOOR: UNINSULATED FRAMED (TYP.)
 FINISH FLOORING PER OWNER
 SHEATHING & NAILING PER STRUCTURAL
 FLOOR JOISTS PER STRUCTURAL

F2 FLOOR: INSULATED FRAMED
 FINISH FLOORING PER OWNER
 SHEATHING & NAILING PER STRUCTURAL
 FLOOR JOISTS PER STRUCTURAL
 R-38 BATT INSULATION

F3 FLOOR: INSULATED SLAB ON GRADE
 CONCRETE SLAB PER STRUCTURAL
 VAPOR BARRIER (10 MIL MIN.), TAPE SEAMS w/ VINYL SEAM TAPE
 R-10 (2" MIN.) TAPERED THERMAL BREAK
 R-10 (2" XPS MIN.) RIGID INSULATION UNDER ENTIRE SLAB
 4" COMPACTED GRAVEL

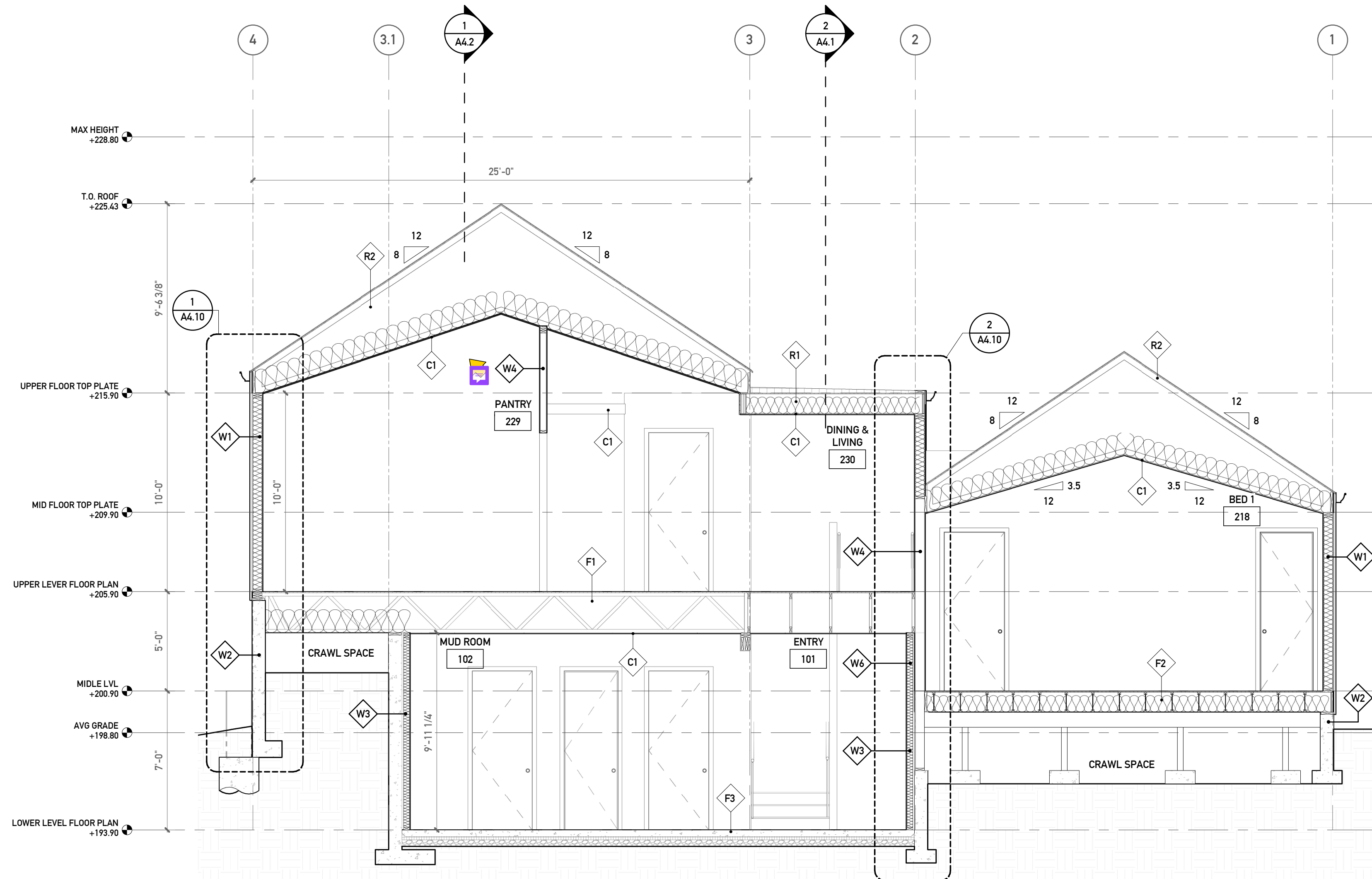
ROOF/CEILING ASSEMBLIES

R1 ROOF: TYPICAL UNVENTED
 TPO MEMBRANE PER ELEVATION
 ROOFING UNDERLAYMENT
 ICE + WATER SHIELD FOR 24" ABOVE PARAPET
 RIGID INSULATION SLOPED PER PLAN (R-10 MIN.)
 SHEATHING AND NAILING PER STRUCT'L
 FRAMING PER STRUC'L
 R-38 MIN. BATT INSULATION

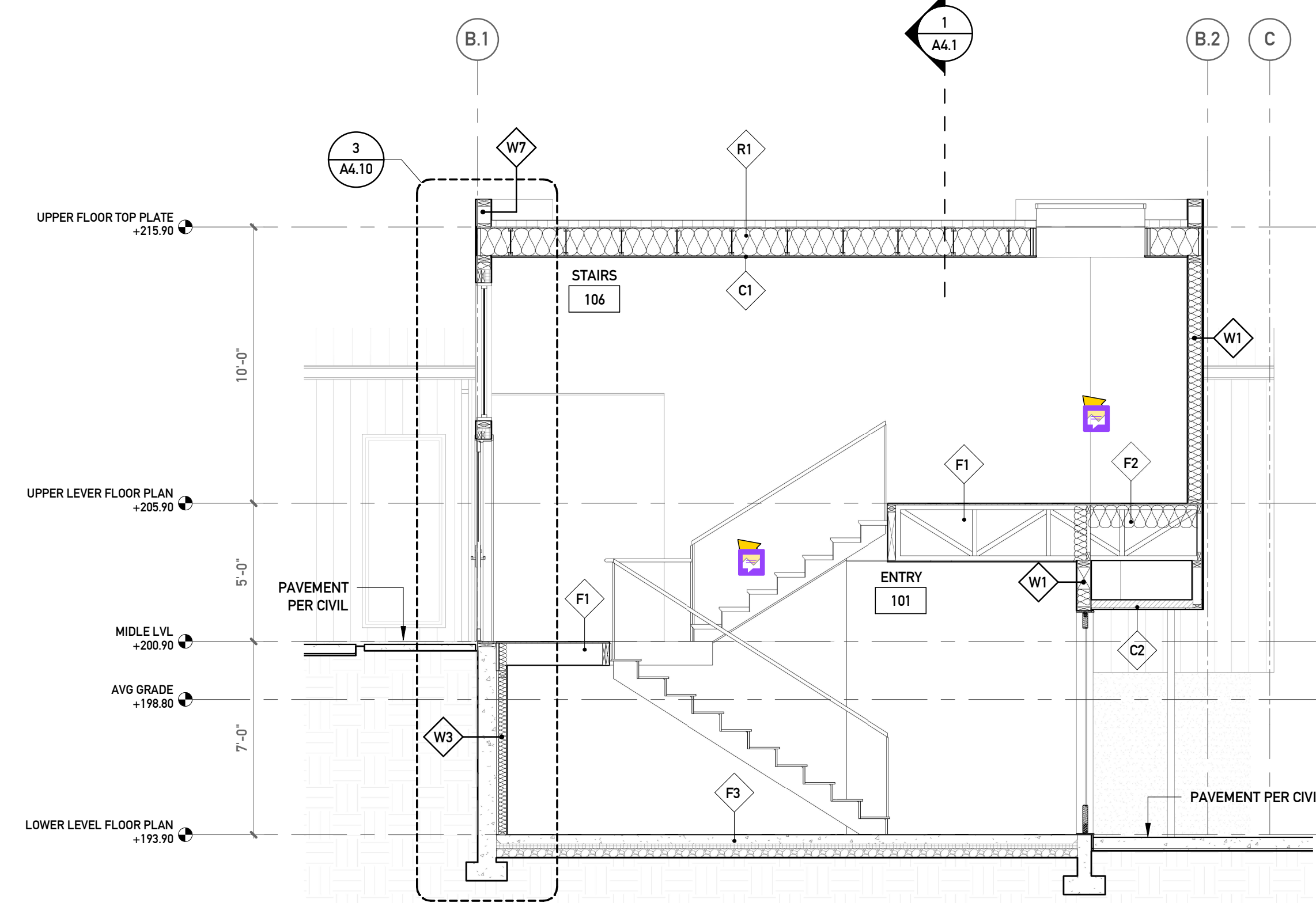
R2 ROOF: TYPICAL VENTED
 METAL STANDING SEAM PER ELEVATION
 ROOFING UNDERLAYMENT
 ICE + WATER SHIELD FOR 24" ABOVE WALL TOP PLATE
 ROOF BOARD
 SHEATHING AND NAILING PER STRUCT'L
 FRAMING PER STRUC'L
 1" MIN. AIR SPACE
 R-60 MIN. BATT INSULATION

C1 CEILING: TYPICAL
 SOFFIT FRAMING (WHERE OCCURS)
 5/8" GWB TYPE X

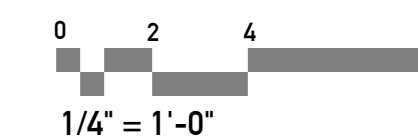
C2 CEILING: SOFFIT
 5/8" T+G CEDAR



1 CROSS SECTION
 SCALE: 1/4" = 1'-0"



2 ENTRY SECTION
 SCALE: 1/4" = 1'-0"



**CITIZEN
 DESIGN**

NEW CONSTRUCTION
MERCER ISLAND 6423 - WEST LOT
 9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
 Permit
 October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

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

A4.1

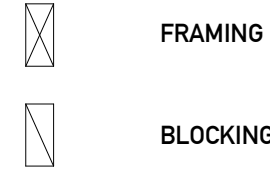
GENERAL SECTION NOTES

- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.

KEYNOTES

- 1. AIR HANDLER BY OTHERS
- 2. CONCRETE SITE STAIRS PER STRUCTURAL

SYMBOL LEGEND



WALL ASSEMBLIES

W1 WALL: TYP. EXTERIOR
 SIDING PER ELEVATION
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 R-5 MIN. CONTINUOUS INSULATION (1" XPS OR EQUAL)
 SHEATHING PER STRUCTURAL
 2x FRAMING PER STRUCTURAL
 R-23 MIN. BATT INSULATION WHERE OCCURS
 5/8" TYPE X GWB

W2 WALL: FOUNDATION WALL
 DRAINBOARD (BELOW GRADE)
 FLUID APPLIED WATERPROOFING (BELOW GRADE)
 CONCRETE WALL PER STRUCTURAL

W3 WALL: INSULATED CONCRETE WALL
 DRAINBOARD (BELOW GRADE)
 FLUID APPLIED WATERPROOFING (BELOW GRADE)
 CONCRETE WALL PER STRUCTURAL
 R-5 MIN. CONTINUOUS INSULATION (1" XPS OR EQUAL)
 TAPED SEAMS PER MFR.
 2x FRAMING
 R-13 MIN. BATT INSULATION
 5/8" TYPE X GWB

W4 WALL: TYP. INTERIOR PARTITION
 5/8" TYPE X GWB
 2x FRAMING PER PLAN @ 16" O.C.
 5/8" TYPE X GWB

W5 WALL: INSULATED INTERIOR
 5/8" TYPE X GWB
 2x6 FRAMING PER PLAN @ 16" O.C.
 R-23 MIN. BATT INSULATION
 5/8" TYPE X GWB

W6 WALL: FURRED
 5/8" TYPE X GWB
 2x FRAMING PER PLAN @ 16" O.C.
 R-21 MIN. BATT INSULATION WHERE OCCURS

W7 WALL: PARAPET
 SIDING PER ELEVATION
 P.T. FURRING TO ALIGN WITH WALL BELOW (AS REQ'D)
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 SHEATHING PER STRUCTURAL
 2x FRAMING PER STRUCTURAL
 1/2" PLYWOOD SHEATHING
 WATER RESISTIVE BARRIER (HYDROGAP OR EQUAL)
 P.T. FURRING TO ALIGN WITH WALL BELOW (AS REQ'D)
 SIDING PER ELEVATION

W8 WALL: ACOUSTIC WALL
 5/8" TYPE X GWB
 2x4 STAGGERED STUDS ON 2x6 PLATES
 3 1/2" BATT INSULATION
 5/8" TYPE X GWB

FLOOR ASSEMBLIES

F1 FLOOR: UNINSULATED FRAMED (TYP.)
 FINISH FLOORING PER OWNER
 SHEATHING & NAILING PER STRUCTURAL
 FLOOR JOISTS PER STRUCTURAL

F2 FLOOR: INSULATED FRAMED
 FINISH FLOORING PER OWNER
 SHEATHING & NAILING PER STRUCTURAL
 FLOOR JOISTS PER STRUCTURAL
 R-38 BATT INSULATION

F3 FLOOR: INSULATED SLAB ON GRADE
 CONCRETE SLAB PER STRUCTURAL
 VAPOR BARRIER (10 MIL MIN.), TAPE SEAMS w/ VINYL SEAM TAPE
 R-10 (2" MIN.) TAPERED THERMAL BREAK
 R-10 (2" XPS MIN.) RIGID INSULATION UNDER ENTIRE SLAB
 4" COMPACTED GRAVEL

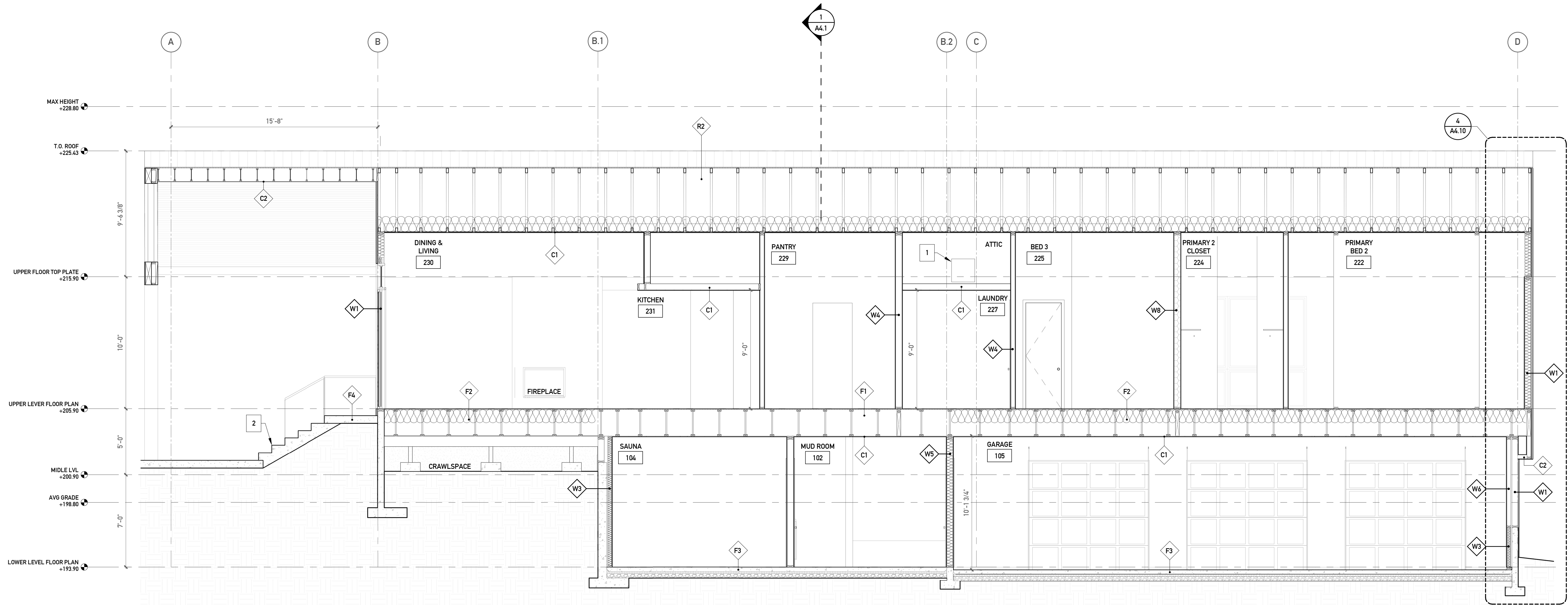
ROOF/CEILING ASSEMBLIES

R1 ROOF: TYPICAL UNVENTED
 TPO MEMBRANE PER ELEVATION
 ROOFING UNDERLAYMENT
 ICE + WATER SHIELD FOR 24" ABOVE PARAPET
 RIGID INSULATION SLOPED PER PLAN (R-10 MIN.)
 SHEATHING AND NAILING PER STRUCT'L
 FRAMING PER STRUC'L
 R-38 MIN. BATT INSULATION

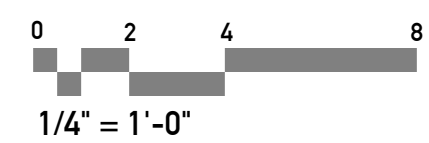
R2 ROOF: TYPICAL VENTED
 METAL STANDING SEAM PER ELEVATION
 ROOFING UNDERLAYMENT
 ICE + WATER SHIELD FOR 24" ABOVE WALL TOP PLATE
 ROOF BOARD
 SHEATHING AND NAILING PER STRUC'L
 FRAMING PER STRUC'L
 1" MIN. AIR SPACE
 R-60 MIN. BATT INSULATION

C1 CEILING: TYPICAL
 SOFFIT FRAMING (WHERE OCCURS)
 5/8" GWB TYPE X

C2 CEILING: SOFFIT
 5/8" T+G CEDAR



1 LONGITUDINAL SECTION
 A4.2 SCALE: 1/4" = 1'-0"



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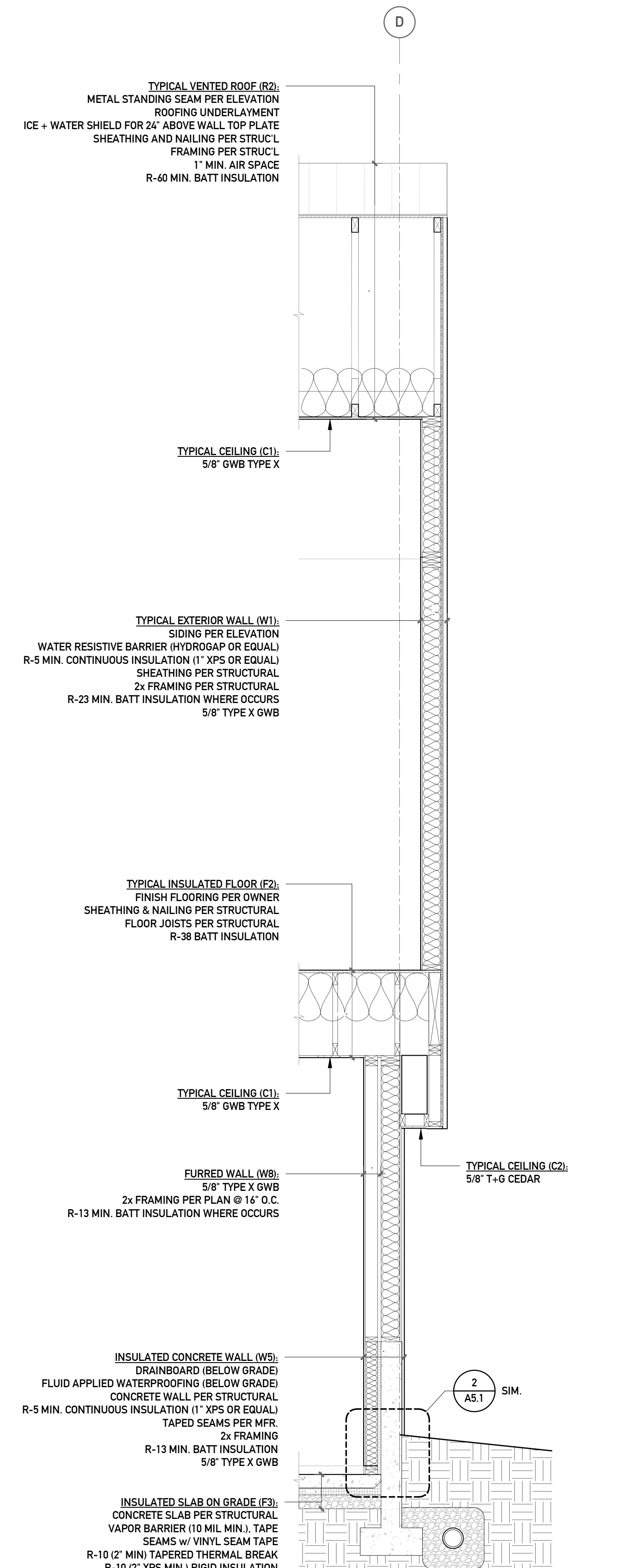
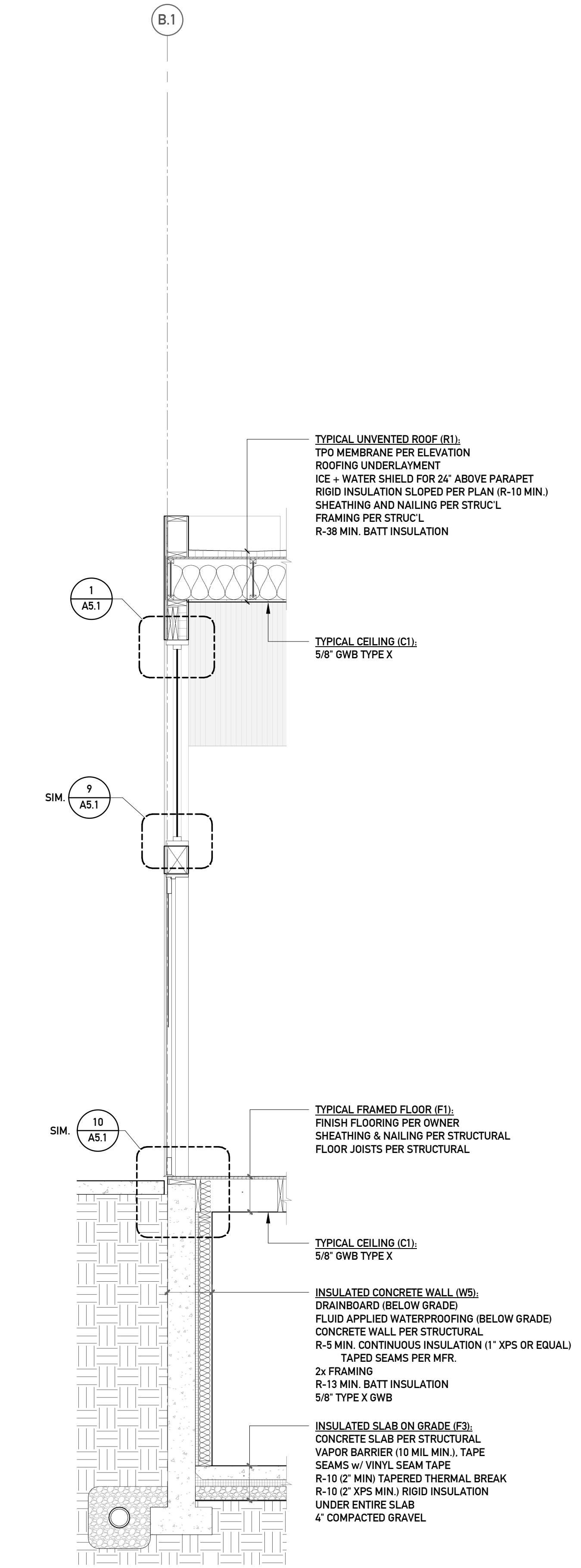
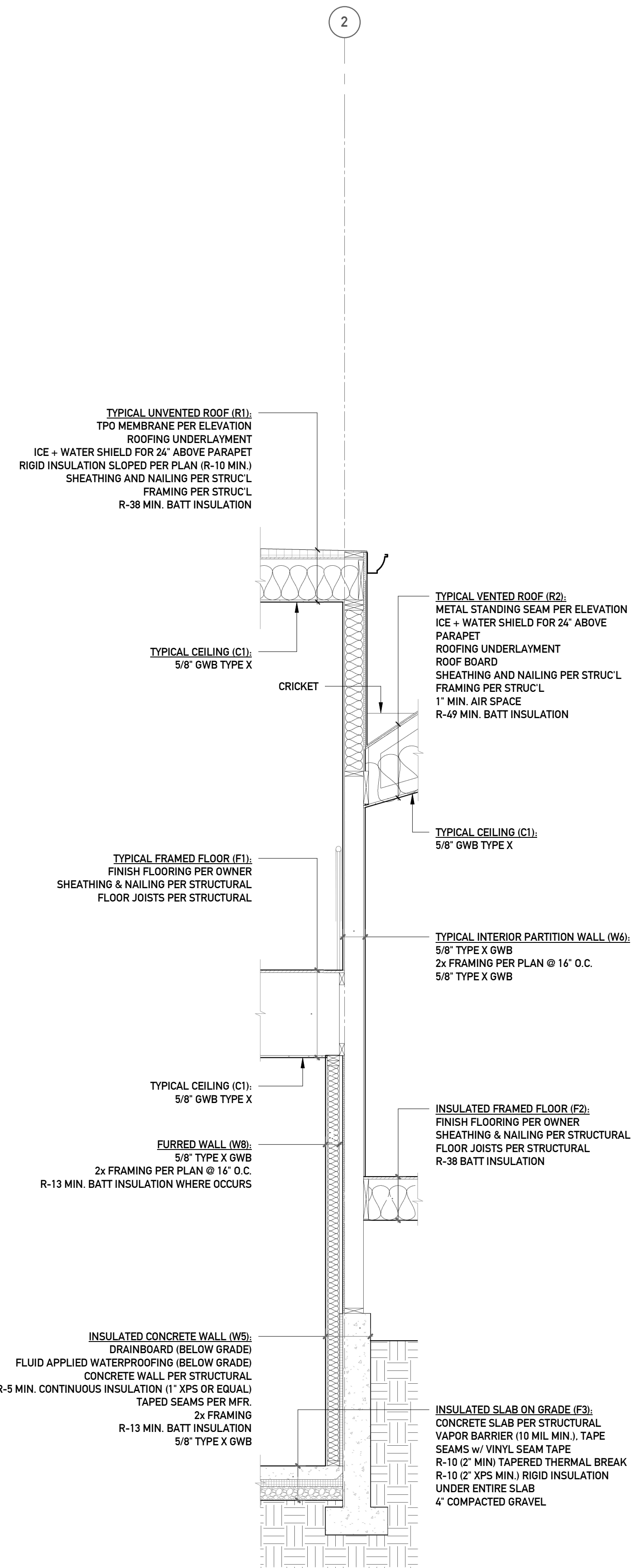
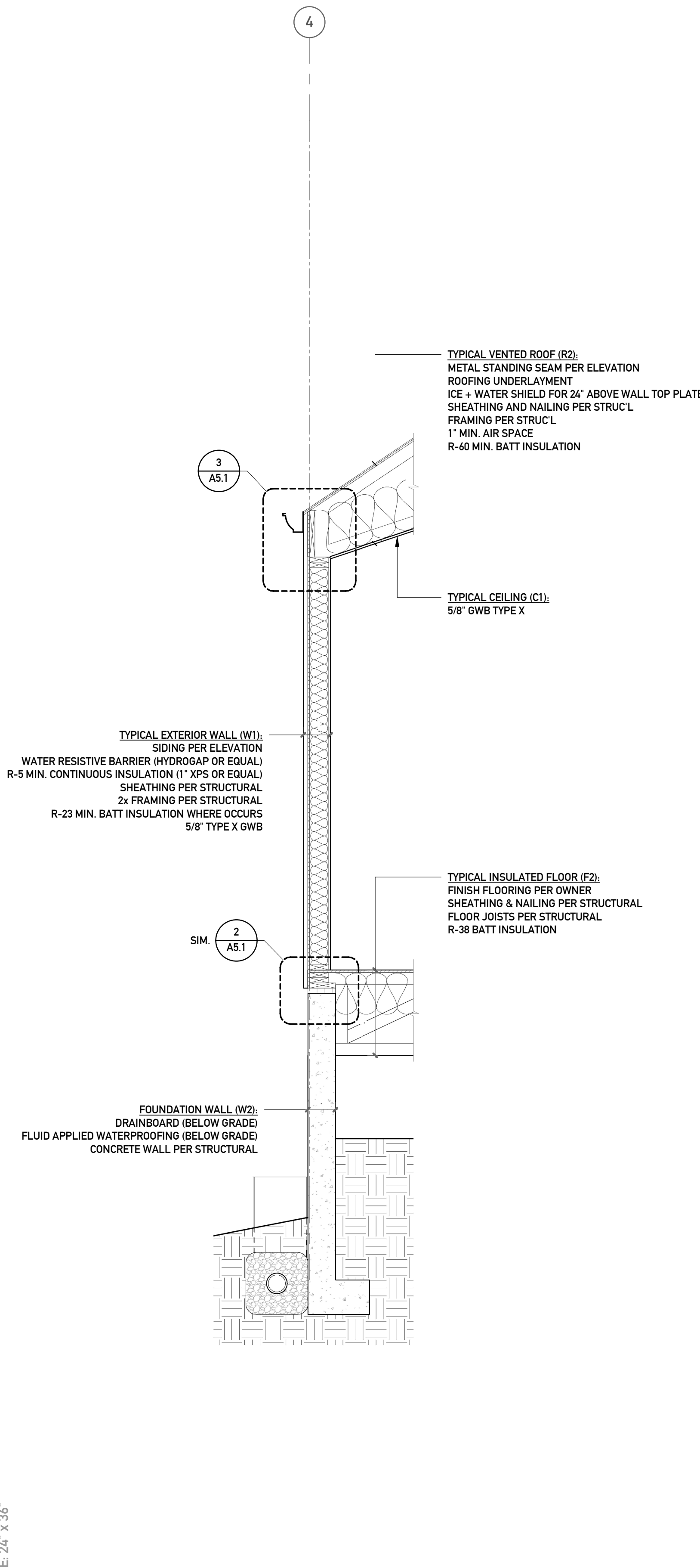
FOR PLANNING DEPT USE ONLY

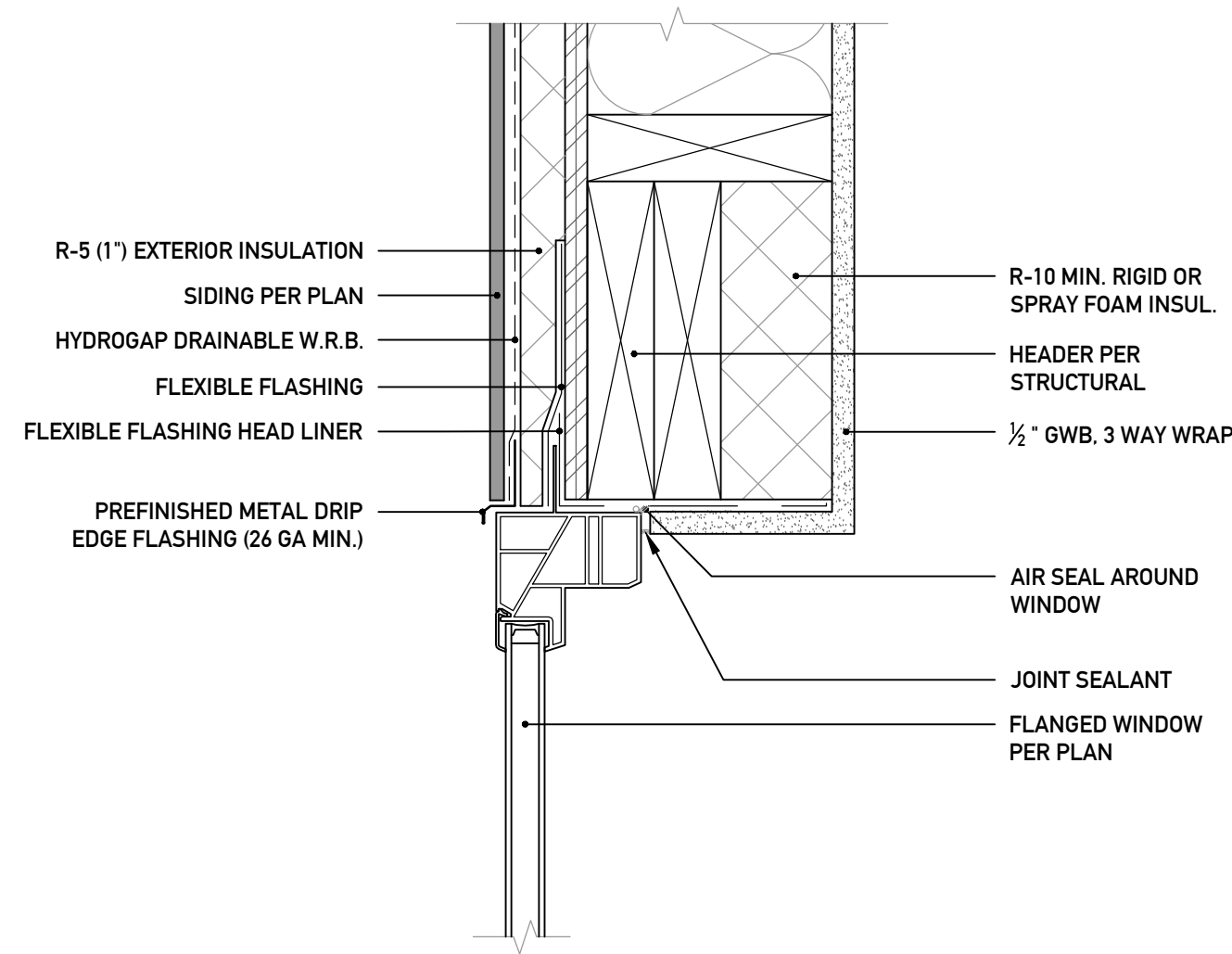
SECTIONS
 SCALE: 1/4" = 1'-0"

A4.2

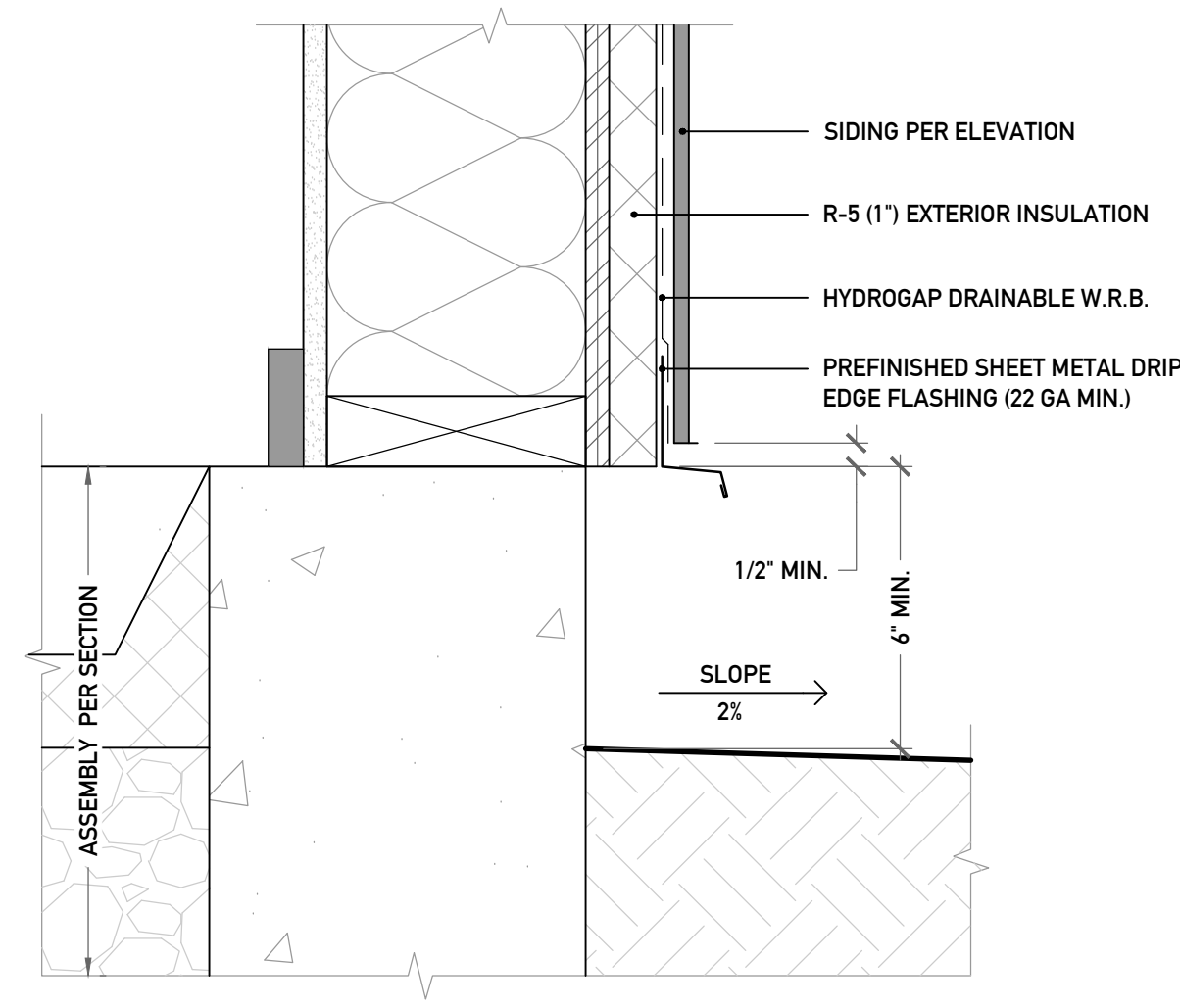
ORIGINAL SHEET SIZE: 24" x 36"

ORIGINAL SHEET SIZE: 24" x 36"

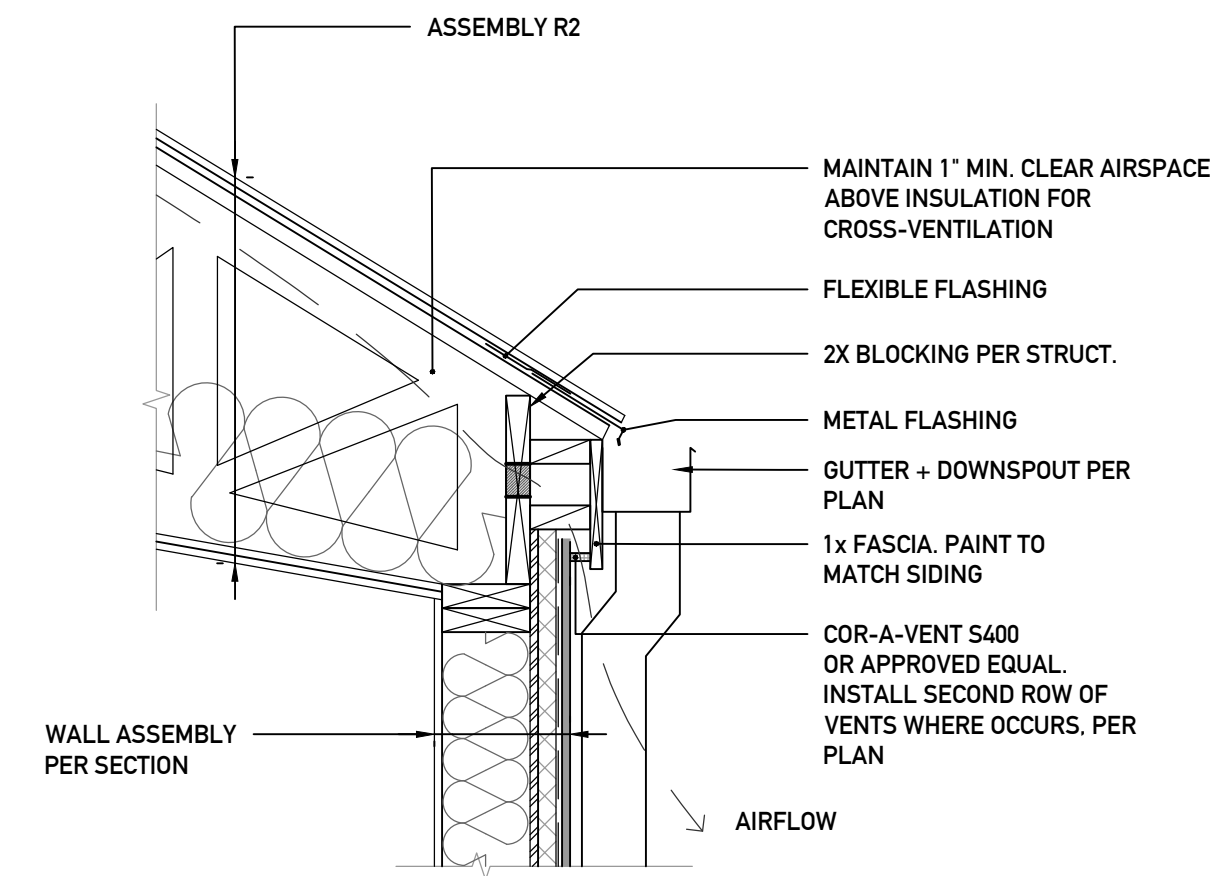




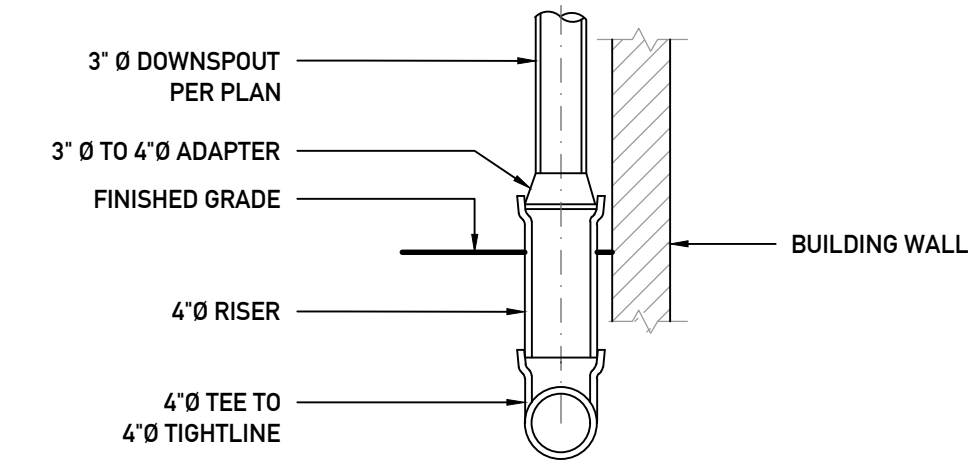
1 TYP. WINDOW HEADER
A5.1 SCALE: 3" = 1'-0"



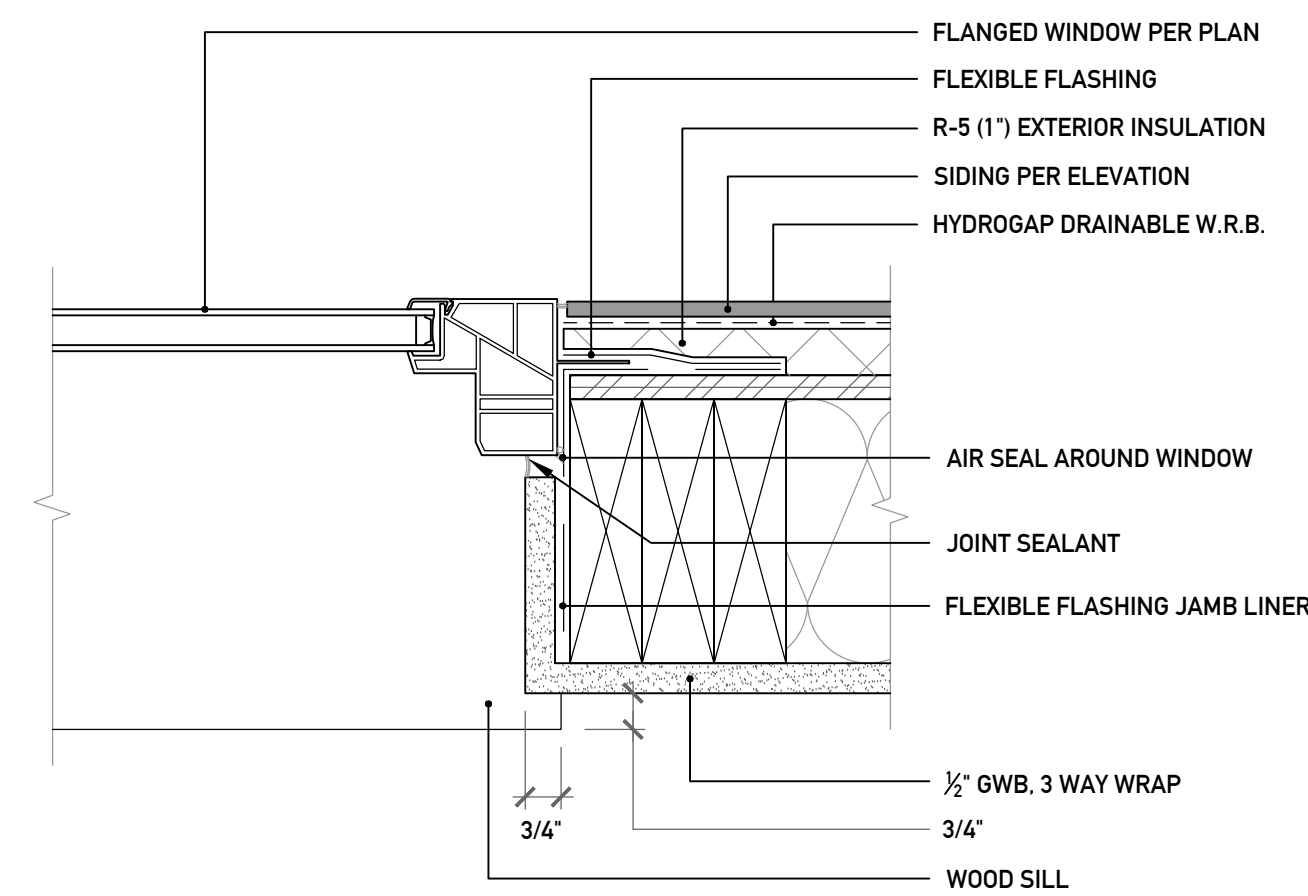
2 TYP. SIDING BASE
A5.1 SCALE: 3" = 1'-0"



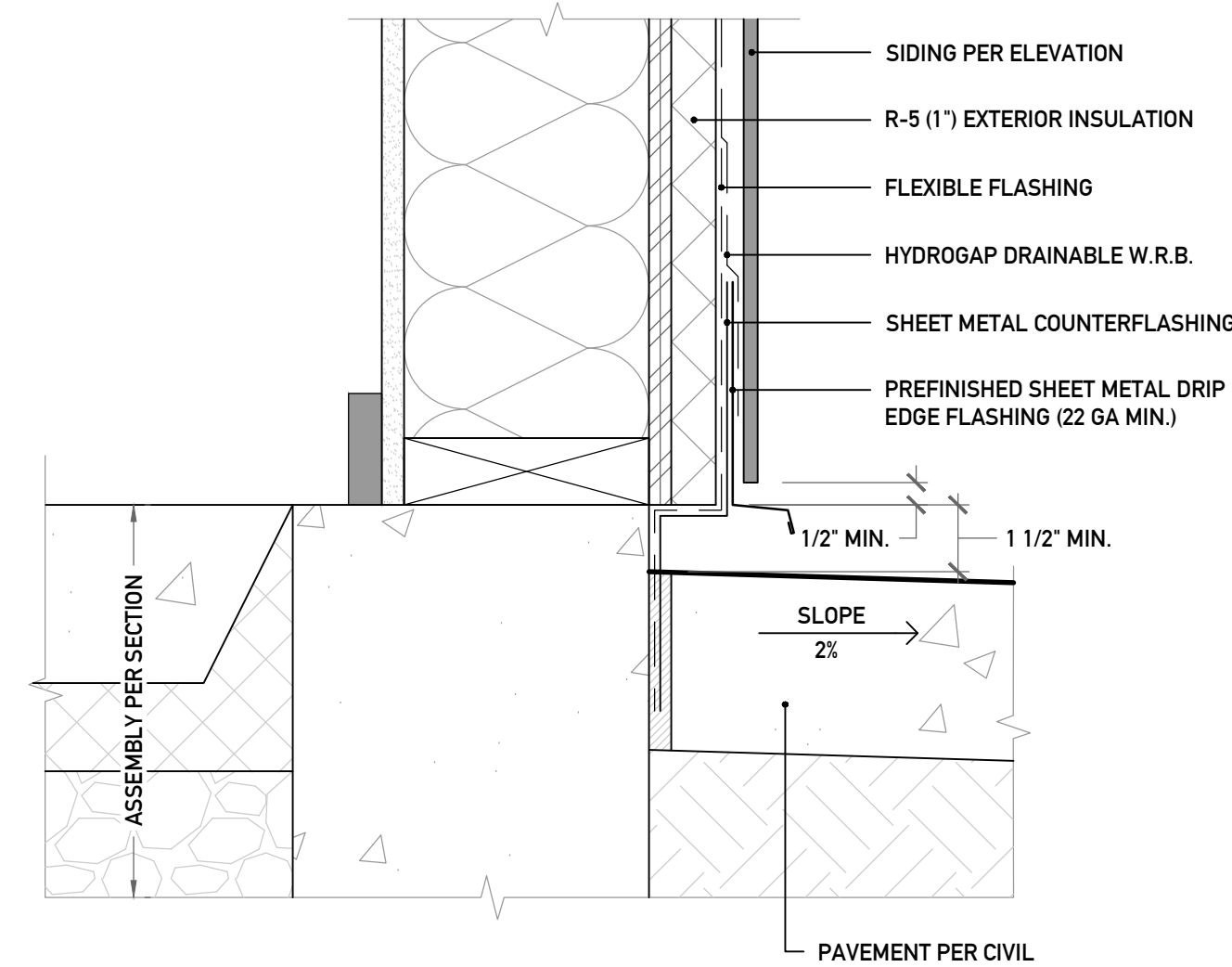
3 TYP. ZERO-EAVE VENT AND GUTTER
A5.1 SCALE: 1" = 1'-0"



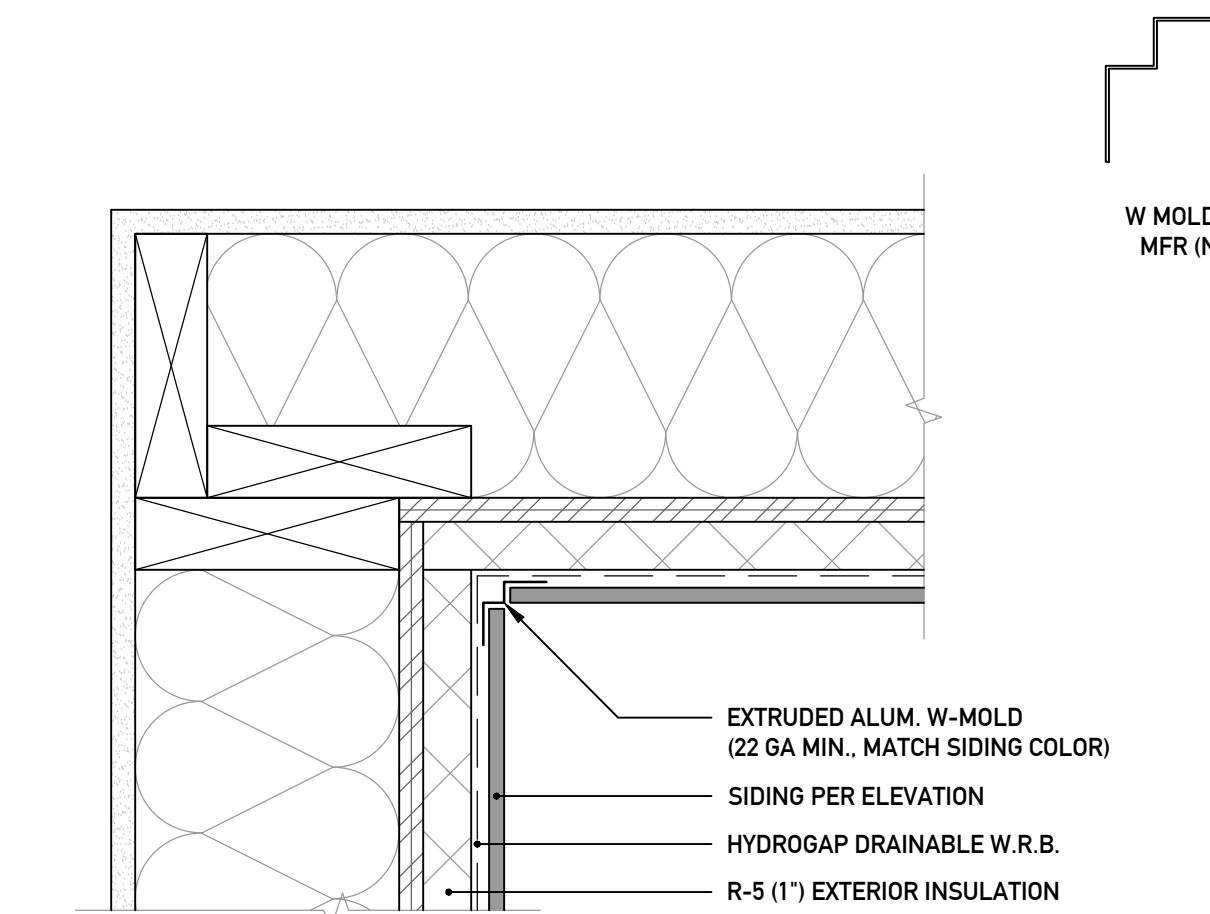
4 TYP. DOWNSPOUT CONNECTION
A5.1 SCALE: 1" = 1'-0"



5 TYP. WINDOW JAMB
A5.1 SCALE: 3" = 1'-0"

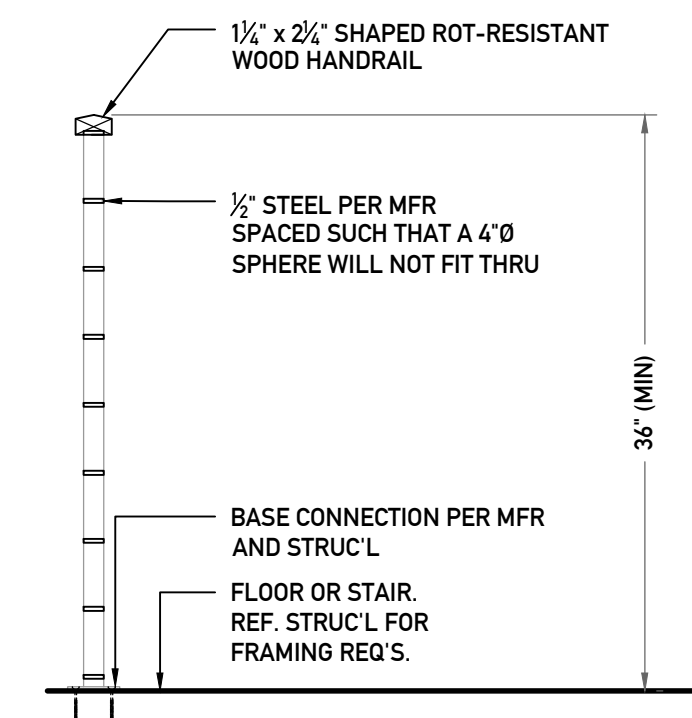


6 LOW CLEARANCE SIDING BASE
A5.1 SCALE: 3" = 1'-0"

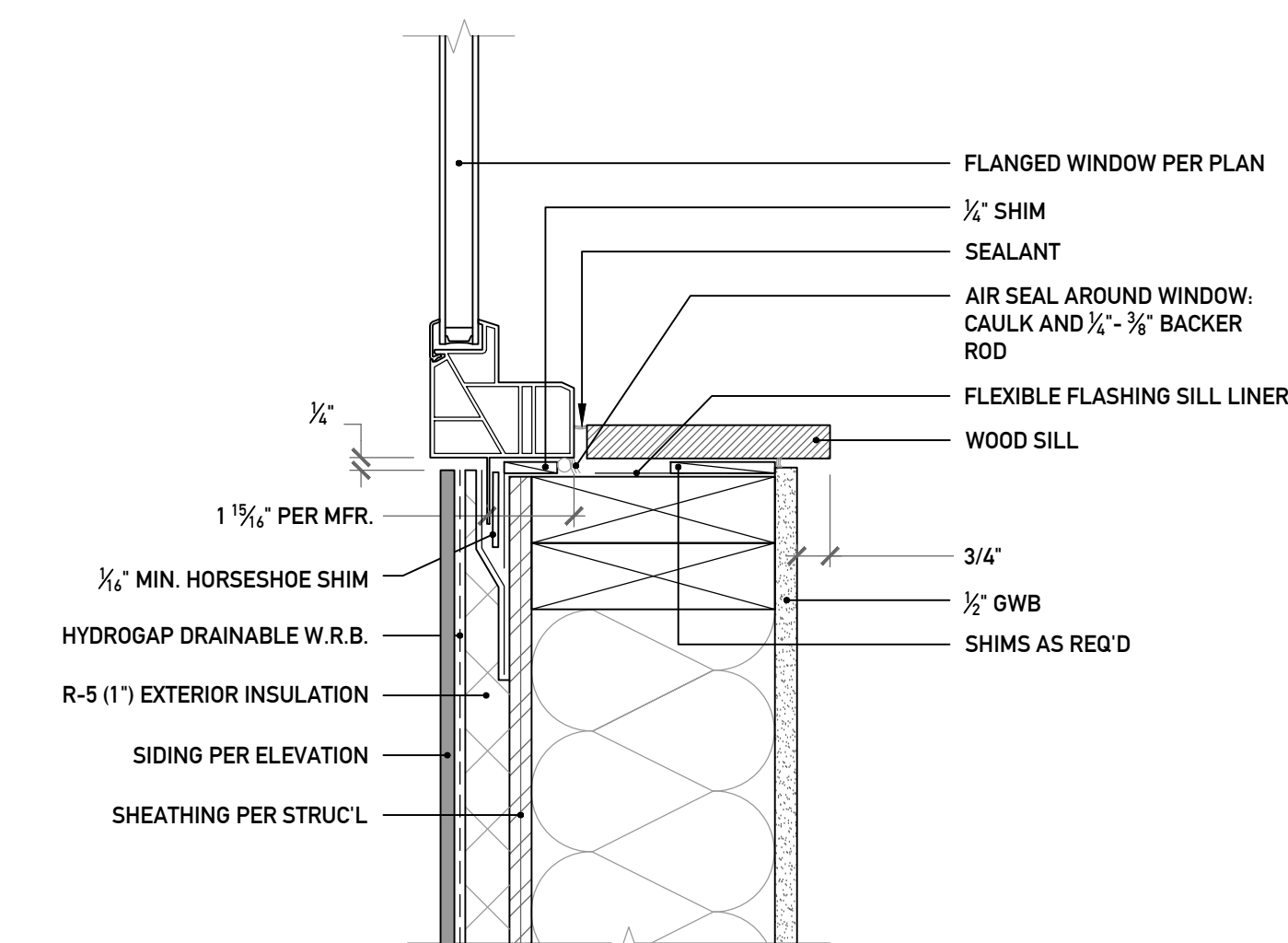


7 TYP. INSIDE CORNER
A5.1 SCALE: 3" = 1'-0"

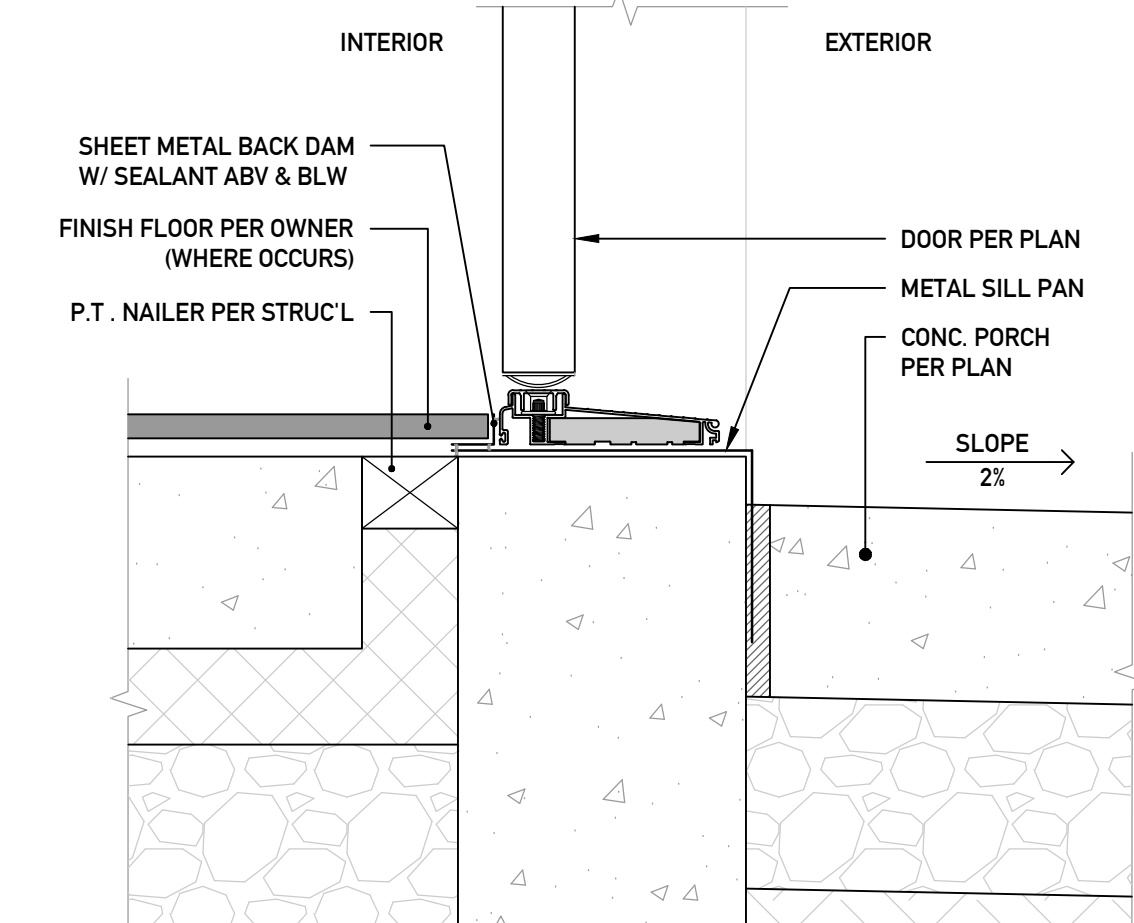
NOTE: GUARDRAIL TO BE DESIGN/BUILD BY OTHERS AND SATISFY THE FOLLOWING CRITERIA:
 • TOP RAIL TO RESIST A 200 LB CONCENTRATED LOAD
 • INFILL COMPONENTS TO RESIST A 50 LB LOAD DISTRIBUTED OVER A 12" x 12" AREA



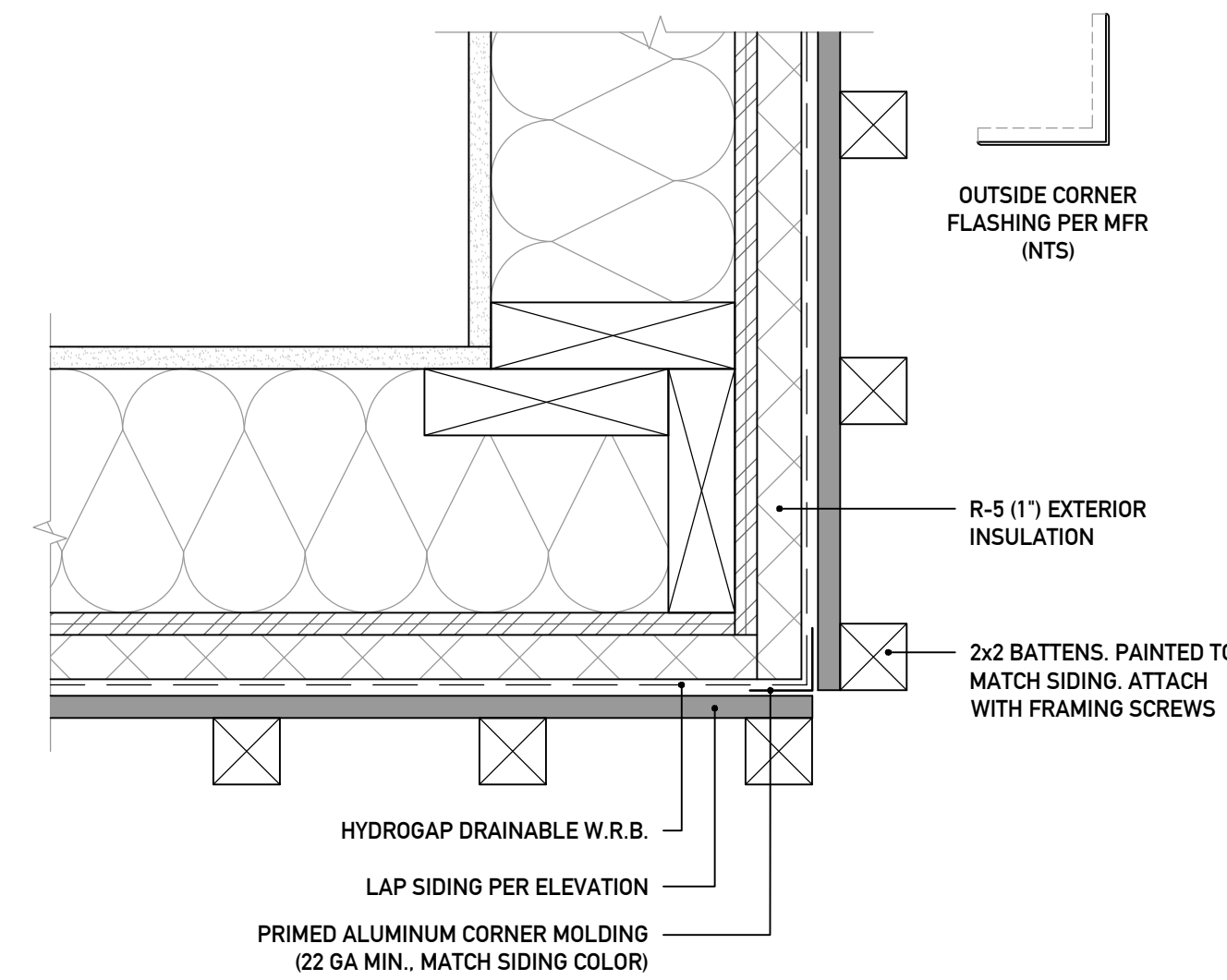
8 TYP. GUARDRAIL
A5.1 SCALE: 1" = 1'-0"



9 TYP. WINDOW SILL
A5.1 SCALE: 3" = 1'-0"

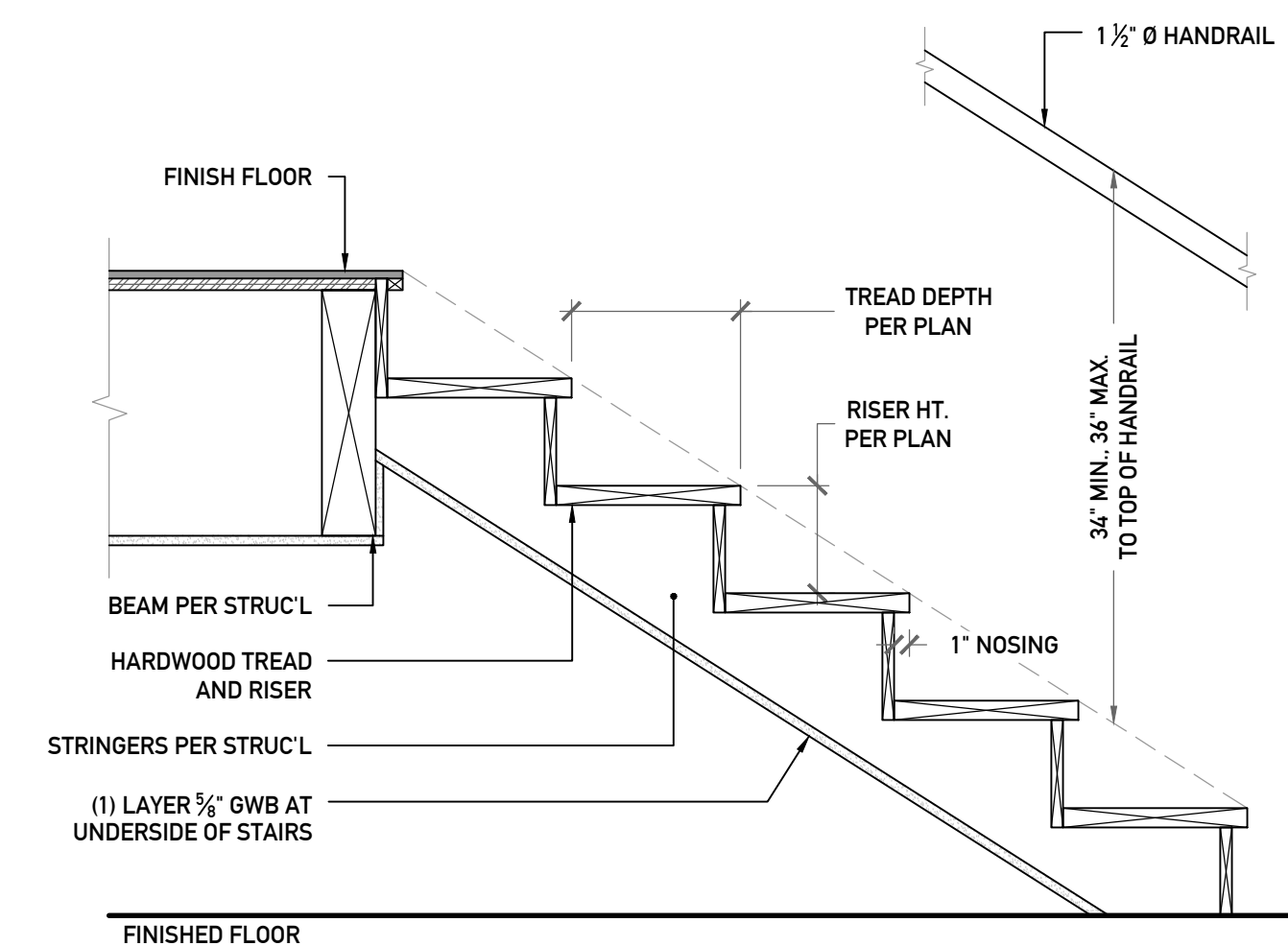


10 TYP. DOOR SILL
A5.1 SCALE: 3" = 1'-0"



11 TYP. OUTSIDE CORNER
A5.1 SCALE: 3" = 1'-0"

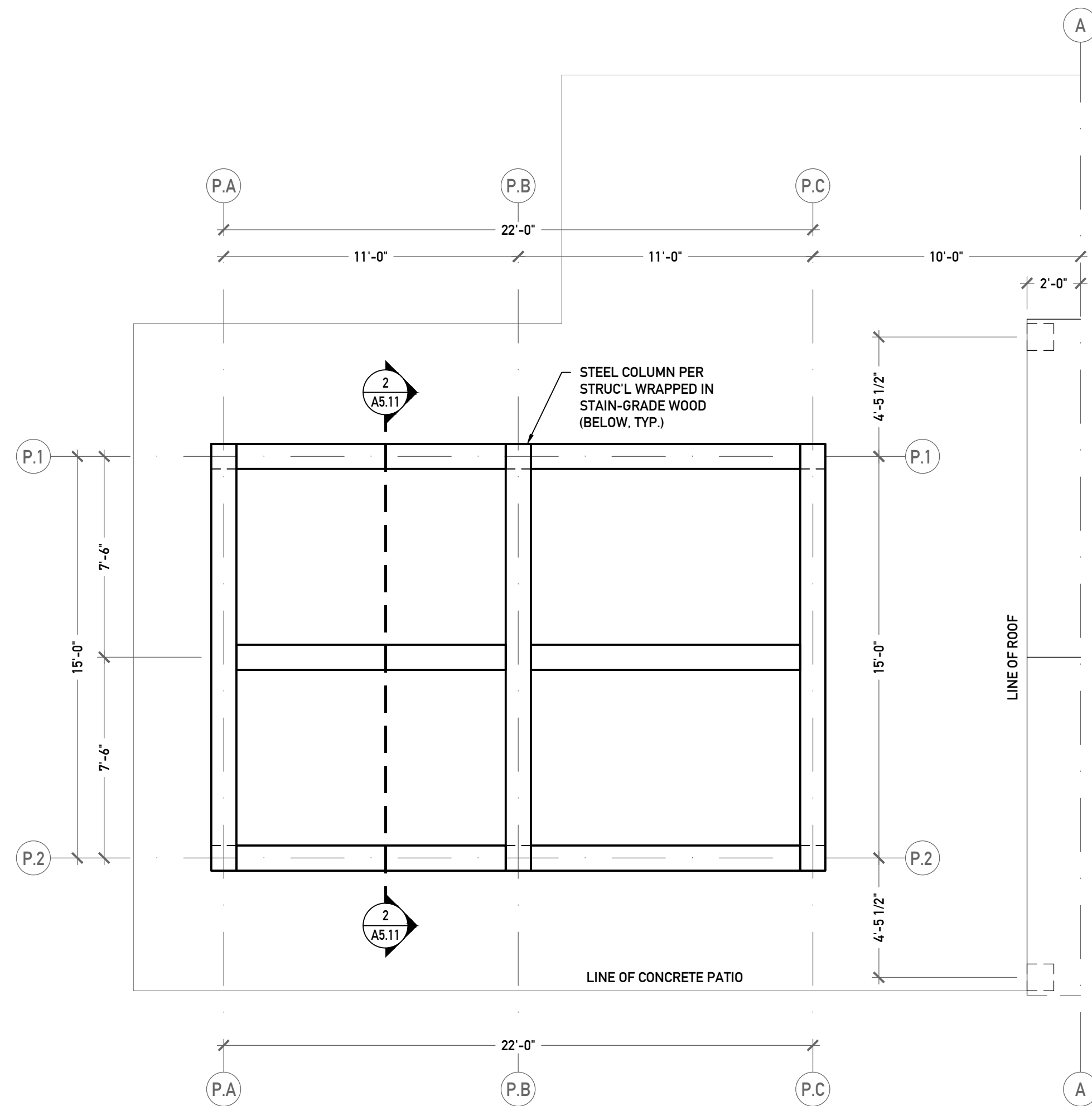
NOTE: HANDRAIL ENDS SHALL RETURN TO THE WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



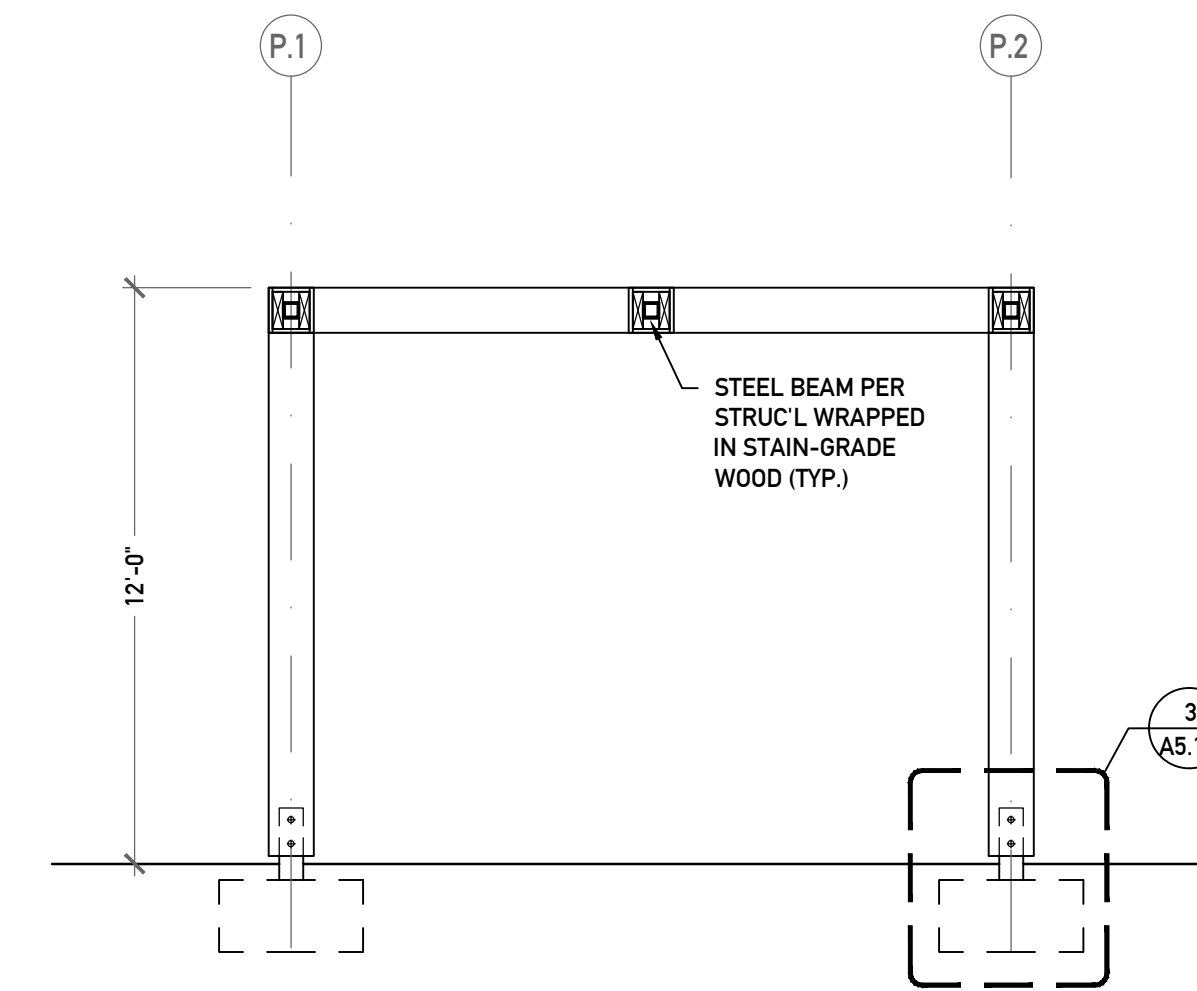
12 TYP. STAIR AND HANDRAIL
A5.1 SCALE: 1" = 1'-0"

GENERAL PLAN NOTES

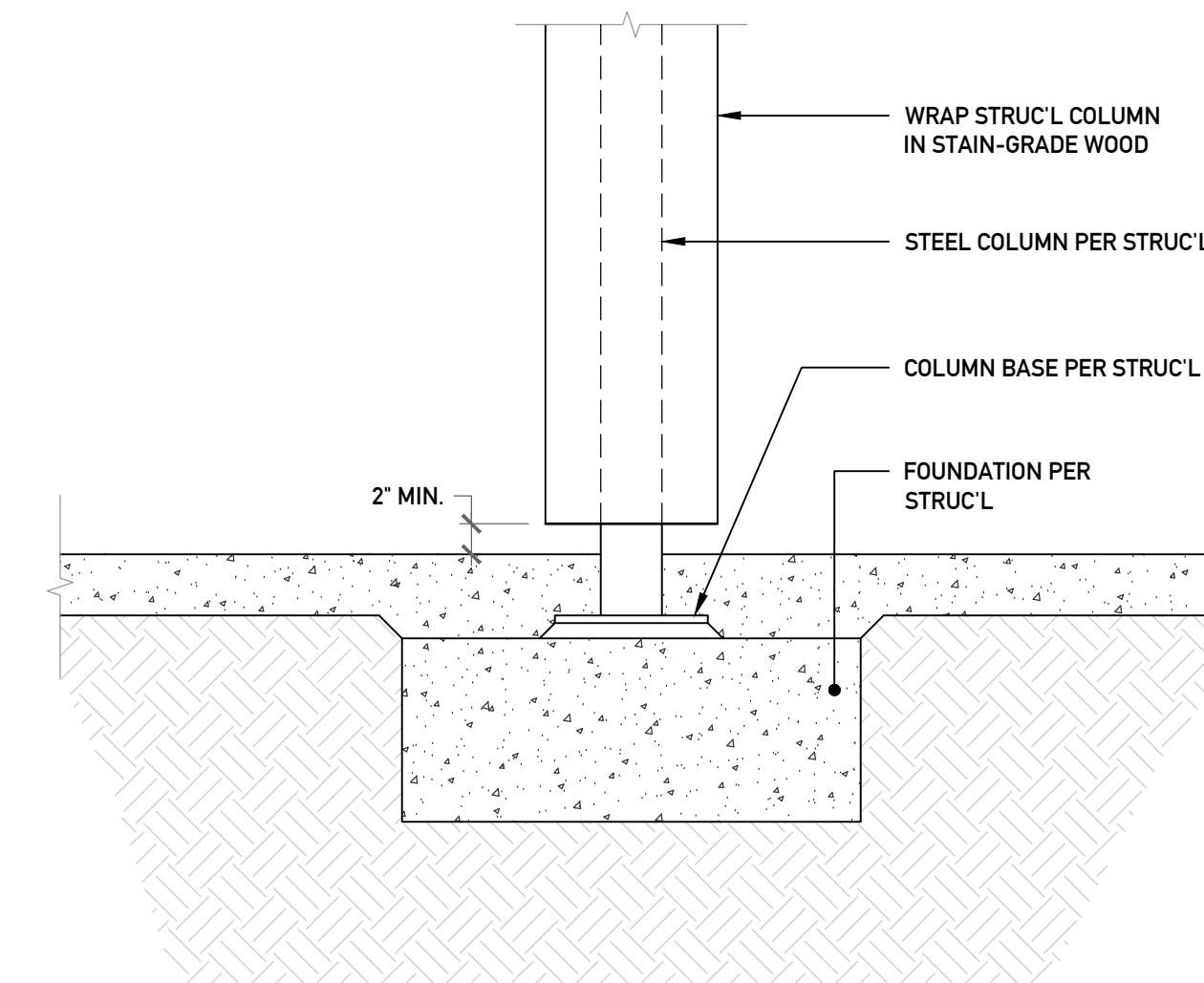
- A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
- C. REF. SHEET A5.1 FOR GENERAL ARCH'L NOTES.



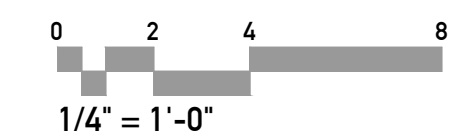
1
A5.11 **PERGOLA PLAN**
SCALE: 1/4" = 1'-0"



2
A5.11 **PERGOLA SECTION**
SCALE: 1/4" = 1'-0"



3
A5.11 **FOUNDATION DETAIL**
SCALE: 1/4" = 1'-0"



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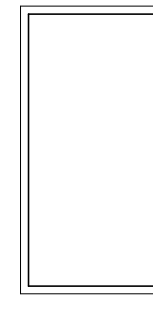
PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

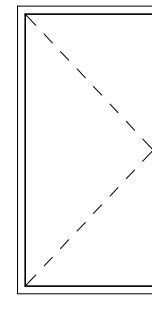
PERGOLA
DETAIL
 SCALE: AS NOTED

A5.11

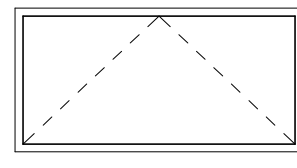
WINDOW TYPES



FIXED



CASEMENT



AWNING

WINDOW SCHEDULE

	WIDTH	HEIGHT	HEADER	TYPE	U-VALUE	FRAME	NOTES
1	6' - 0"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	
2	2' - 6"	4' - 2"	7' - 6"	Casement	0.24	FIBERGLASS	EG
3	2' - 6"	1' - 10"	3' - 4"	Fixed	0.23	FIBERGLASS	
4	2' - 0"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	SG
5	2' - 0"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	SG
6	2' - 6"	4' - 2"	7' - 6"	Casement	0.24	FIBERGLASS	EG
7	2' - 6"	1' - 10"	3' - 4"	Fixed	0.23	FIBERGLASS	
8	3' - 6"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	
9	6' - 0"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	SG
10	6' - 0"	6' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	
11	3' - 0"	7' - 0"	7' - 6"	Fixed	0.23	FIBERGLASS	
12	3' - 0"	5' - 0"	13' - 0"	Fixed	0.23	FIBERGLASS	
13	8' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
14	4' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
15	2' - 0"	3' - 0"	3' - 6"	Fixed	0.23	FIBERGLASS	
16	2' - 0"	5' - 0"	8' - 6"	Casement	0.24	FIBERGLASS	
17	3' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
18	2' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
19	2' - 0"	3' - 0"	3' - 6"	Fixed	0.23	FIBERGLASS	
20	2' - 0"	5' - 0"	8' - 6"	Casement	0.24	FIBERGLASS	EG
21	4' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
22	4' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
23	2' - 0"	3' - 0"	3' - 6"	Fixed	0.23	FIBERGLASS	SG
24	2' - 0"	5' - 0"	8' - 6"	Casement	0.24	FIBERGLASS	SG
25	4' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
26	8' - 0"	8' - 0"	8' - 6"	Fixed	0.23	FIBERGLASS	SG
27	3' - 0"	5' - 6"	8' - 6"	Casement	0.24	FIBERGLASS	EG
28	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
29	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
30	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
31	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
32	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
33	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
34	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
35	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
36	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
37	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
38	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
39	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
40	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
41	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
42	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
43	3' - 0"	5' - 6"	8' - 6"	Fixed	0.23	FIBERGLASS	
44	3' - 0"	3' - 0"	3' - 0"	Fixed	0.23	FIBERGLASS	SG
45	3' - 6"	2' - 0"	7' - 0"	Fixed	0.23	FIBERGLASS	
46	3' - 6"	2' - 0"	7' - 0"	Fixed	0.23	FIBERGLASS	
47	3' - 6"	2' - 0"	7' - 0"	Fixed	0.23	FIBERGLASS	
48	3' - 6"	2' - 0"	7' - 0"	Fixed	0.23	FIBERGLASS	
49	2' - 0"			Skylight-Round	0.50	FIBERGLASS	

DOOR SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	U-VALUE	NOTES
A	6' - 0"	8' - 0"	PIVOT	METAL	0.3	SG
B	3' - 0"	7' - 3"	SWING	WOOD	0.3	SG
C	14' - 0"	9' - 0"	SLIDER	FIBERGLASS	0.3	SG
D	12' - 0"	7' - 6"	SLIDER	FIBERGLASS	0.3	SG
E	9' - 0"	8' - 6"	GARAGE		0.3	NOT PART OF THERMAL ENVELOPE
F	9' - 0"	8' - 6"	GARAGE		0.3	NOT PART OF THERMAL ENVELOPE
G	9' - 0"	8' - 6"	GARAGE		0.3	NOT PART OF THERMAL ENVELOPE
H	3' - 0"	8' - 0"	SWING (INTERIOR)	WOOD	0.3	GARAGE/DWELLING SEPARATION

WINDOW NOTES

- SAFETY GLAZING SHALL BE PROVIDED PER IRC 308.4.
- UNLESS NOTED OTHERWISE, ALL WINDOWS SHALL HAVE A MAXIMUM SHGC OF 0.30.
- UNLESS NOTED OTHERWISE, ALL SKYLIGHTS SHALL HAVE A MAXIMUM SHGC OF 0.50.
- UNLESS NOTED OTHERWISE, ALL WINDOWS SHALL BE ANDERSEN 100 SERIES.
- UNLESS NOTED OTHERWISE SKYLIGHT SHALL BE VELUX.
- IF ALTERNATE FENESTRATION PRODUCTS ARE PROPOSED, THE PROPOSED ALTERNATE SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO START OF CONSTRUCTION.
- OPERABLE WINDOWS WITH SILLS LOCATED LESS THAN 36" ABOVE FINISH FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE SHALL BE PROVIDED WITH FALL PREVENTION DEVICES COMPLYING WITH ASTM F2006 AND IRC R312.2.2.
- WINDOW CALLOUTS ARE NOMINAL SIZES. REF. MANUFACTURER FOR ROUGH OPENINGS.

DOOR NOTES

- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE/EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IRC R311.2.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM SHGC OF 0.30.
- ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING PER IRC R308.4.2.
- DOOR CALLOUTS ARE LEAF SIZE PER MANUFACTURER. REF. MANUFACTURER FOR FRAME SIZE AND ROUGH OPENING.
- ALL INTERIOR DOORS SHALL BE SOLID CORE.



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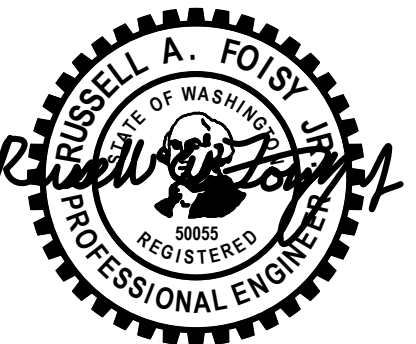
October 14, 2025

PERMIT NUMBER

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

A6.1



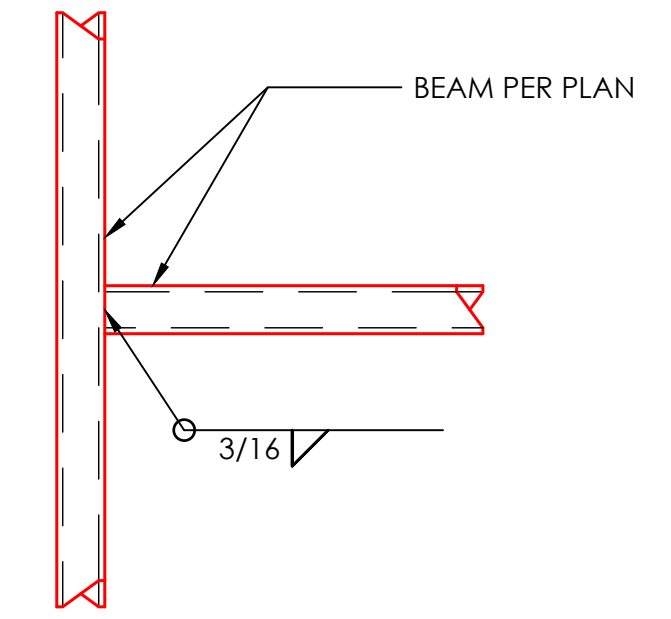
PROJECT NO 0424.2025.04.01
PROJECT MANAGER RAF
DRAWN RAP
ENGINEER RYAN GUTIERREZ 206.602.9109
RYANG@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		9.16.25

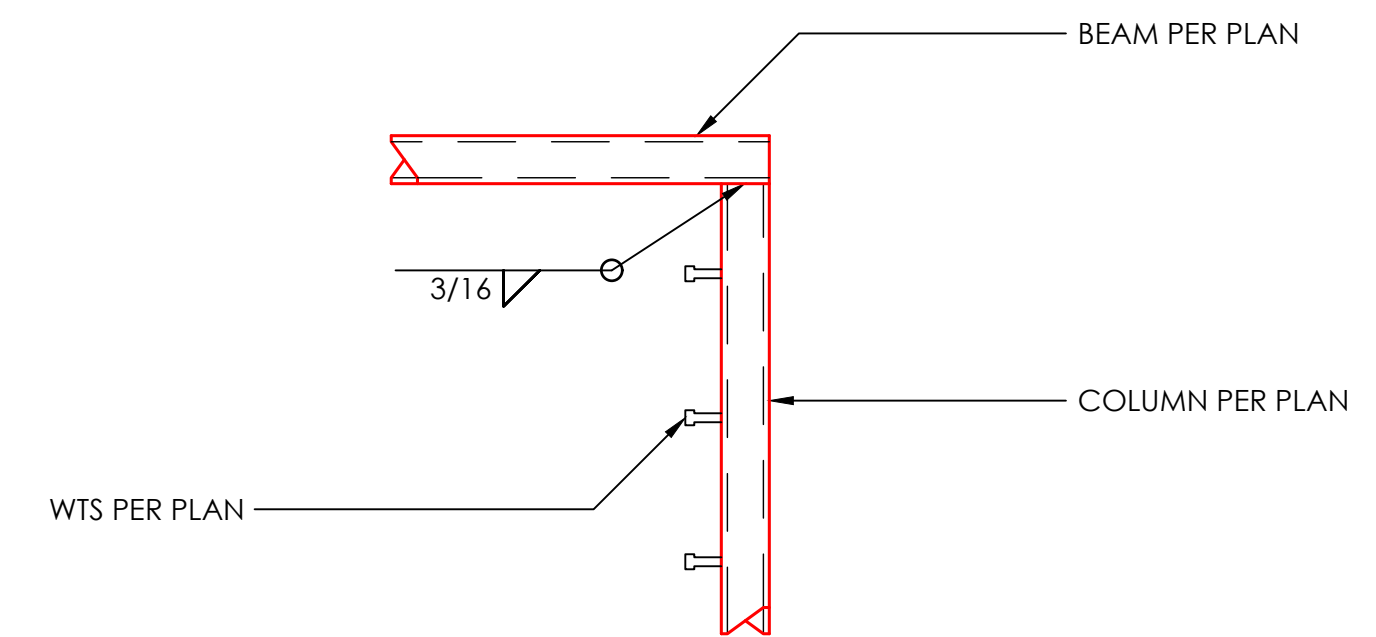
ARCH CITIZEN DESIGN

PERGOLA FRAMING PLAN

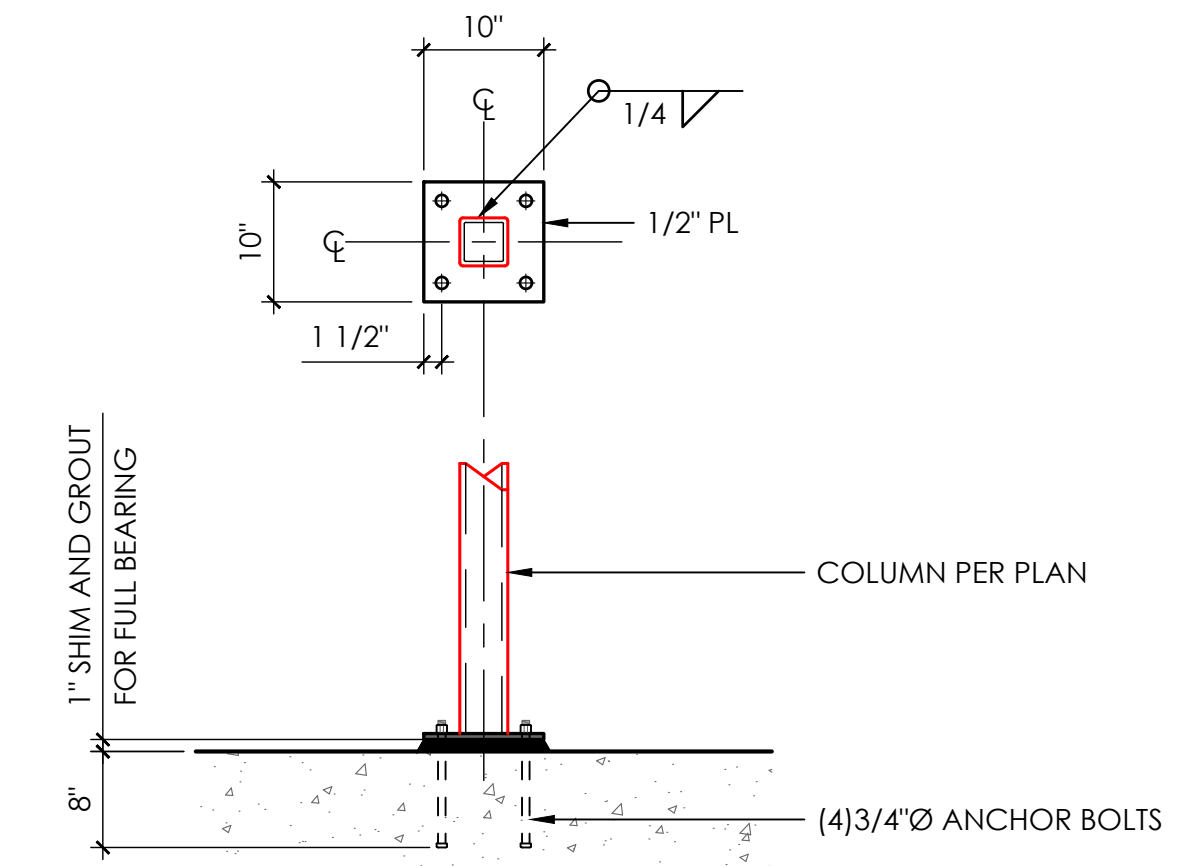
S2.0
SCALE - 1/4" = 1'-0"



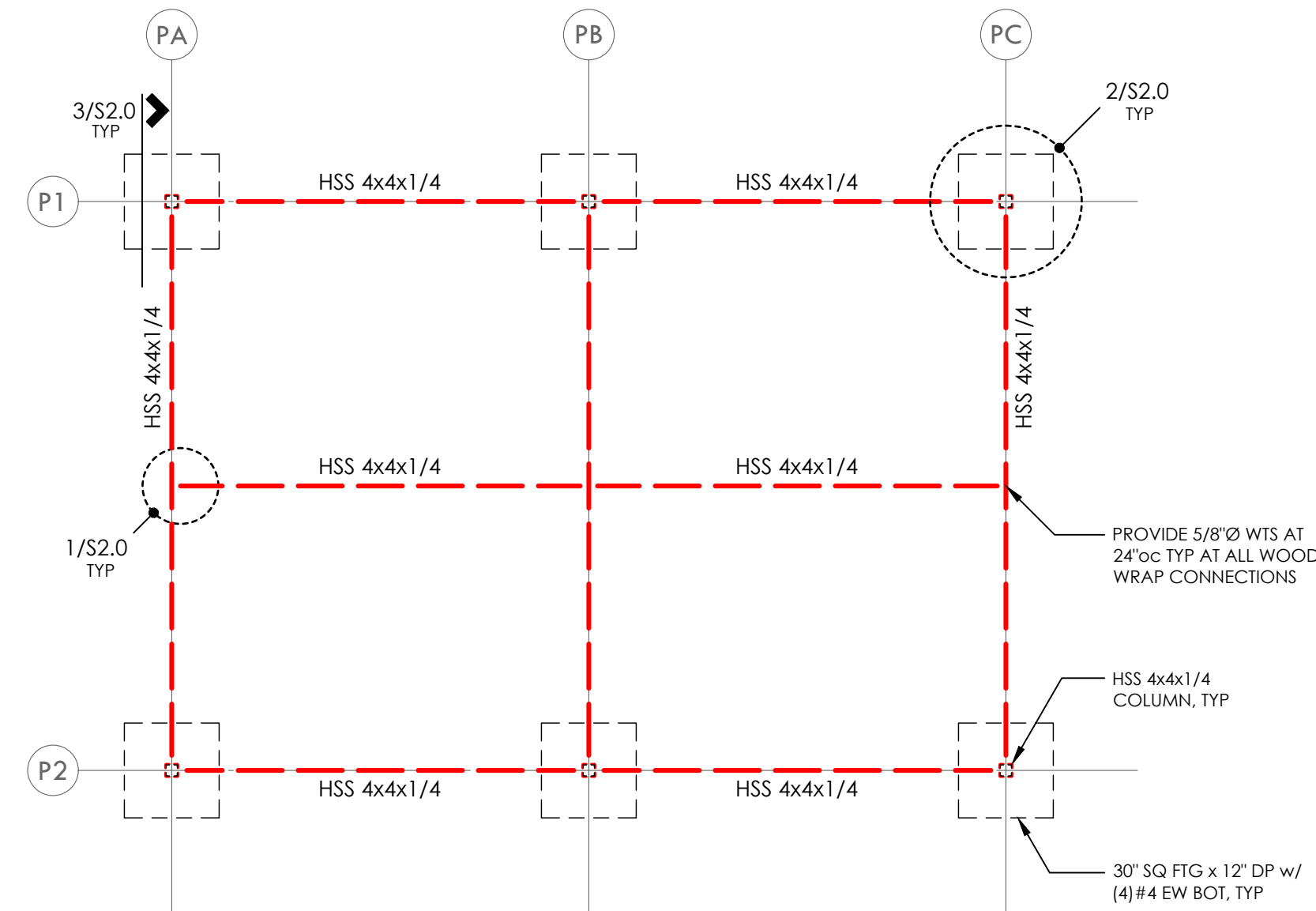
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TYPICAL BEAM TO BEAM CONNECTION 1



SCALE: 3/4" = 1'-0"
TYPICAL BEAM TO COLUMN CONNECTION 2



SCALE: 3/4" = 1'-0"
TYPICAL COLUMN BASEPLATE 3



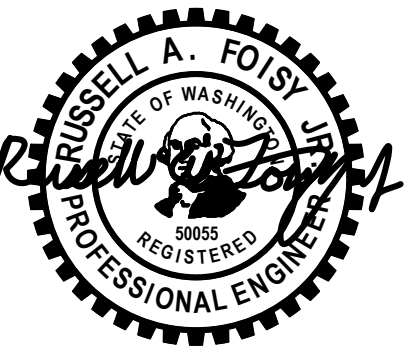
MATERIALS

- SAWN LUMBER
- TRUSSES
- ENGINEERED
- GLU-LAM
- STEEL MEMBER

PERGOLA FRAMING PLAN

UPPER FLOOR WALLS SHOWN DASHED
LOWER FLOOR WALLS SHOWN SOLID





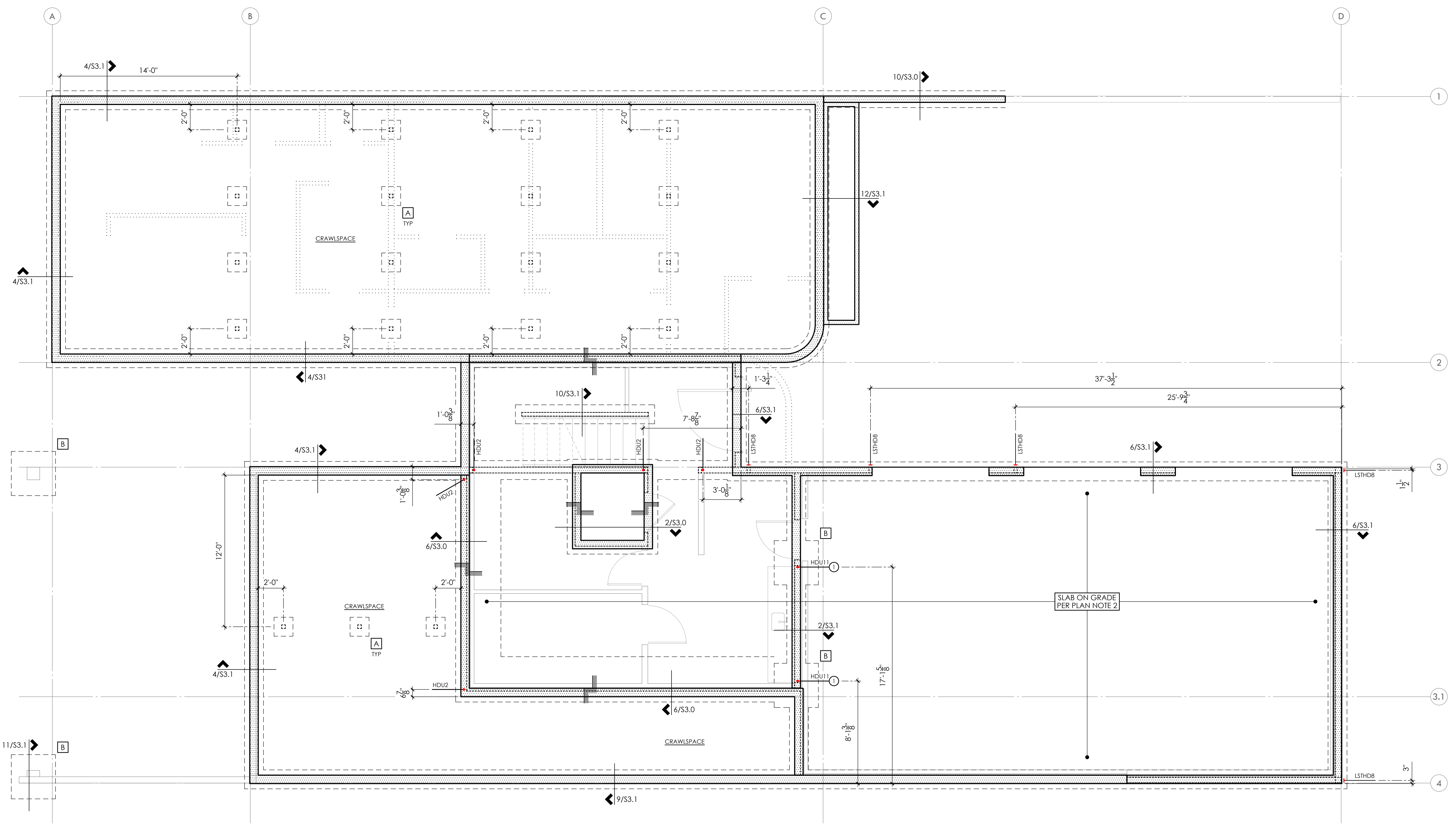
PROJECT NO 0424.2025.04.01
PROJECT MANAGER RAF
DRAWN RAP
ENGINEER RYAN GUTIERREZ 206.602.9109
RYANG@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		9.16.25

ARCH CITIZEN DESIGN

FOUNDATION PLAN

S2.1
SCALE - 1/4" = 1'-0"



- PLAN NOTES**
- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
 - SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
 - REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
 - STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
 - REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
 - DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

- LEGEND**
- CONCRETE WALL BELOW
 - STRUCTURAL WALL ABOVE
 - (x) NUMBER OF BUILT UP STUDS
 - STEP PER ARCH

- FOOTNOTES**
- EMBED HOLDOWN ANCHOR BOLT INTO FOOTING PER 11/S3.0

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 8" DP	(2) #4 EW BOT
B	3'-6" SQ x 15" DP	(6) #4 EW BOT

- MATERIALS**
- SAWN LUMBER
 - TRUSSES
 - ENGINEERED
 - GLU-LAM
 - STEEL MEMBER

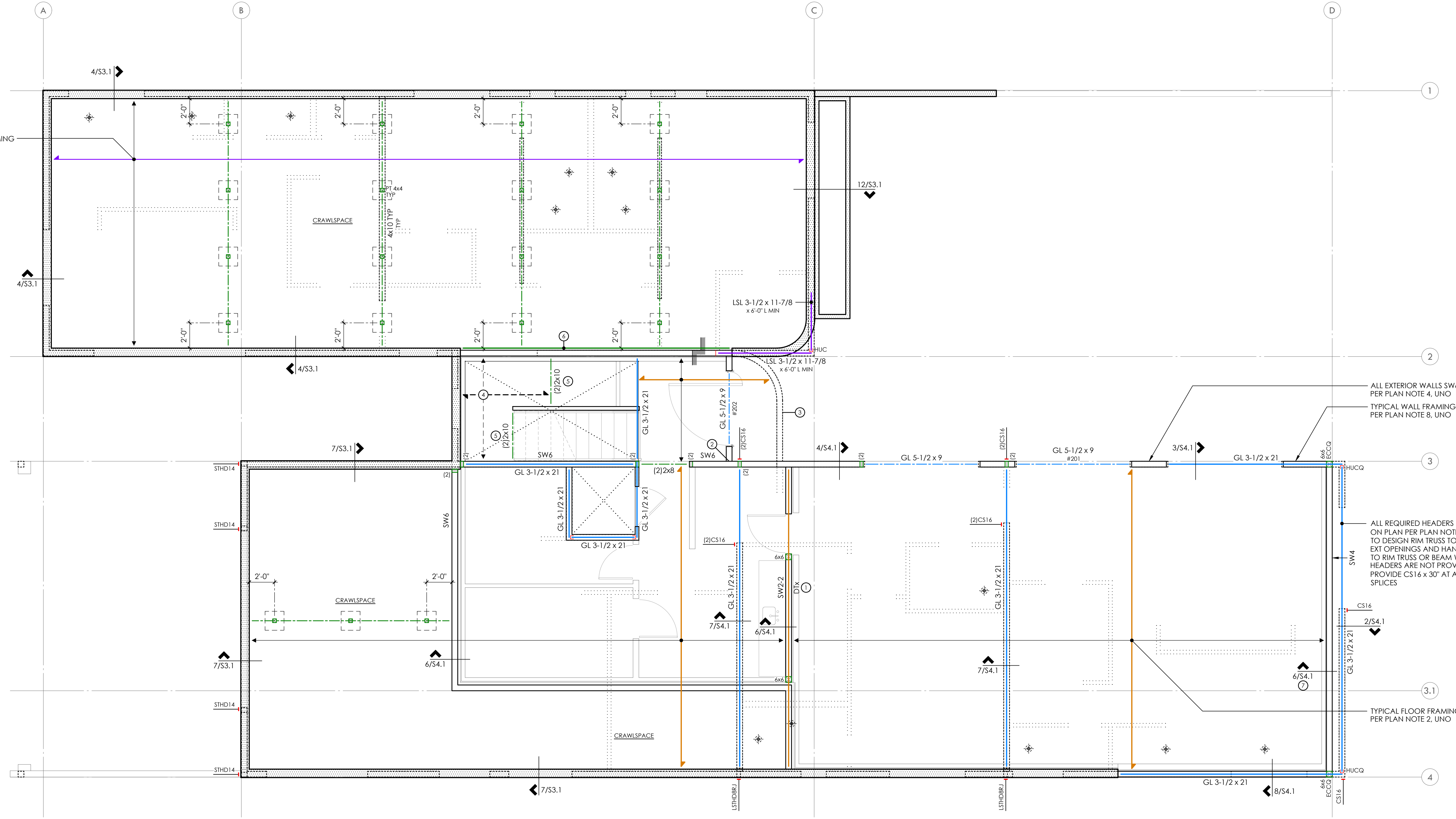
FOUNDATION PLAN
MIDDLE AND LOWER LEVEL WALLS SHOWN DASHED



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Prepared by: [Name] Drawing Date: Sep 16, 2025 - 11:01 am

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PLAN NOTES

1. TYPICAL CRAWLSPACE FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 16"oc. UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER PRE-MANUFACTURED TRUSSES AT 24"oc. UNO. TRUSSES TO BE A MIN DEPTH OF 24".
3. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD. UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6. UNO.
5. ALL HEADERS SHALL BE 4x10. UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSE-WHERE. UNO. REFER TO DETAIL 8/S3.1 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER. UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW. UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS. UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- CONCRETE WALL BELOW
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- STEP PER ARCH

FOOTNOTES

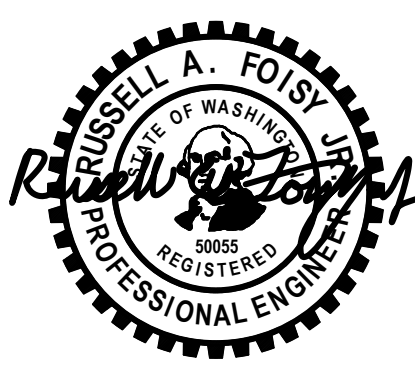
- 1 TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 10200 LBS LATERALLY FROM TOP TO BOTTOM CHORD
- 2 SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
- 3 TRUSS MFR TO DESIGN TRUSSES TO CANTILEVER OUT AND PROVIDE TRUSS BLKG EACH TRUSS
- 4 PROVIDE 2x10's AT 16"oc w/ LUS HANGER - LANDING FRAMING
- 5 POCKET BEAM INTO WALL w/ (2) BEARING STUDS AND (1) FULL HEIGHT STUD EACH SIDE
- 6 PROVIDE 2x LEDGER w/ (2) 10d AT 16"oc INTO EACH STUD AND 8d AT 6"oc THRU FLOOR SHEATHING INTO LEDGER
- 7 TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 6100 LBS LATERALLY FROM TOP TO BOTTOM CHORD

MIDDLE AND UPPER LEVEL FLOOR FRAMING PLAN

UPPER AND MIDDLE LEVEL WALLS SHOWN DASHED
LOWER LEVEL WALLS SHOWN SOLID

MATERIALS

- SAWN LUMBER
- TRUSSES
- ENGINEERED
- GLU-LAM
- STEEL MEMBER



PROJECT NO	0424.2025.04.01
PROJECT MANAGER	RAF
DRAWN	RAP
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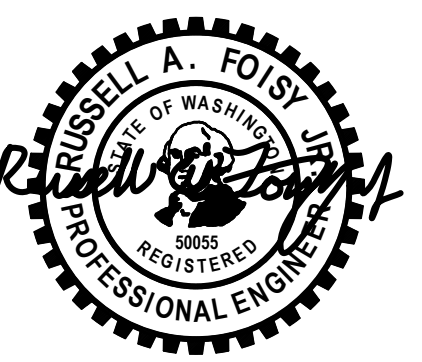
REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

ARCH CITIZEN DESIGN

MIDDLE AND UPPER LEVEL FLOOR FRAMING PLAN

S2.2
SCALE - 1/4" = 1'-0"

Printed by: [unclear]
Printed Date: Sep 16, 2025 - 11:01 am



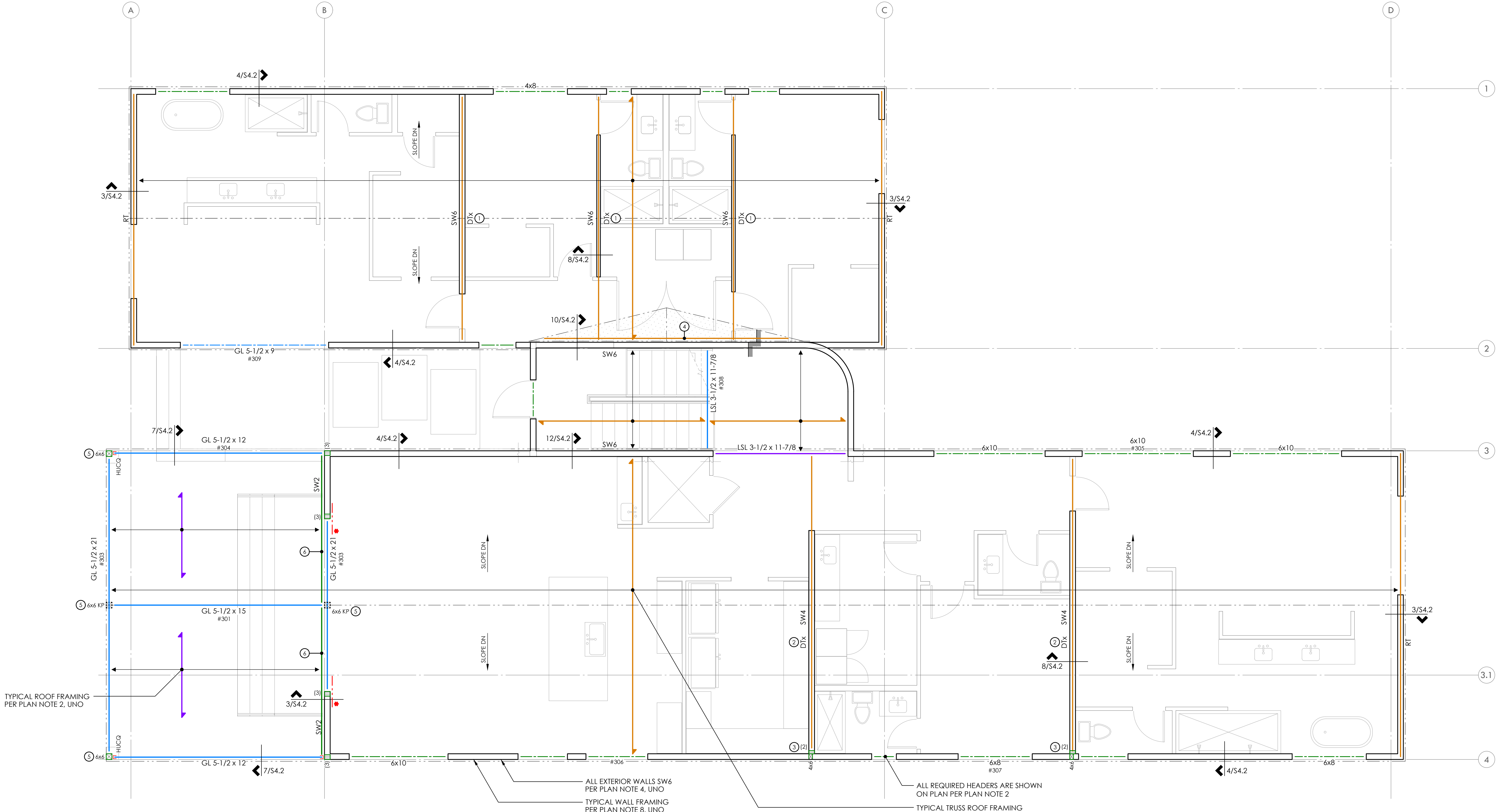
PROJECT NO 0424.2025.04.01
PROJECT MANAGER RAF
DRAWN RAP
ENGINEER RYAN GUTIERREZ
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RYANG@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
1	PERMIT SET	9.16.25

ARCH CITIZEN DESIGN

ROOF FRAMING PLAN

S2.3
SCALE - 1/4" = 1'-0"



TYPICAL ROOF FRAMING PER PLAN NOTE 2, UNO

ALL EXTERIOR WALLS SW6 PER PLAN NOTE 4, UNO

TYPICAL WALL FRAMING PER PLAN NOTE 8, UNO

ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 2

TYPICAL TRUSS ROOF FRAMING PER PLAN NOTE 1, UNO

MATERIALS

- SAWN LUMBER
- TRUSSES
- ENGINEERED
- GLU-LAM
- STEEL MEMBER

PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
2. TYPICAL ROOF FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 16"oc, UNO. PROVIDE TJI BLKG BETWEEN RAFTERS AT 8'-0"oc, DRILL TO VENT AS REQUIRED. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO.
3. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
4. "SW." INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- DIRECTION OF SLOPE
- NUMBER OF BUILT UP STUDS
- STEP PER ARCH
- DRAG TRUSS - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF TRUSS
- RIM TRUSS

FOOTNOTES

- 1 TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 2200 LBS LATERALLY FROM TOP TO BOTTOM CHORD
- 2 TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 4200 LBS LATERALLY FROM TOP TO BOTTOM CHORD
- 3 PROVIDE (10) 0.22"Ø x 6" SDWS SCREWS THRU DOUBLE STUDS INTO POST - EQUALLY SPACED
- 4 PRE-MFR TRUSSES TO HANG TO 2x10 LEDGER w/ (2) 0.22"Ø x 6" SDWS SCREWS AT 16"oc INTO EACH STUD. PROVIDE 8d AT 6"oc THRU ROOF SHEATHING INTO 2x LEDGER
- 5 PROVIDE (2) A34 TOP AND BOTTOM OF POST
- 6 PROVIDE 2x LEDGER w/ 0.22"Ø x 4" SDWS SCREWS AT 16"oc INTO TRUSS TOP CHORD w/ 8d AT 6"oc THRU ROOF SHEATHING INTO 2x LEDGER

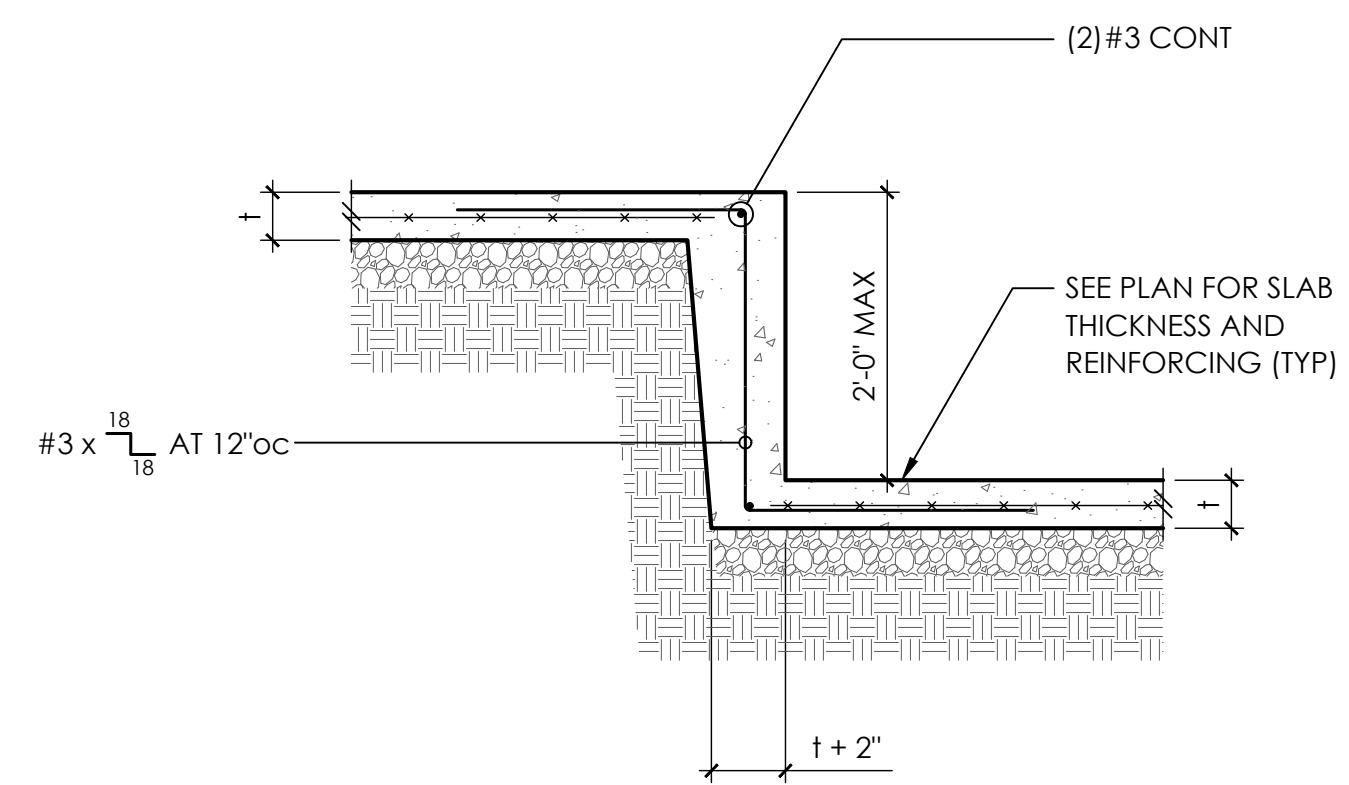
ROOF FRAMING PLAN

UPPER AND MIDDLE LEVEL WALLS SHOWN SOLID

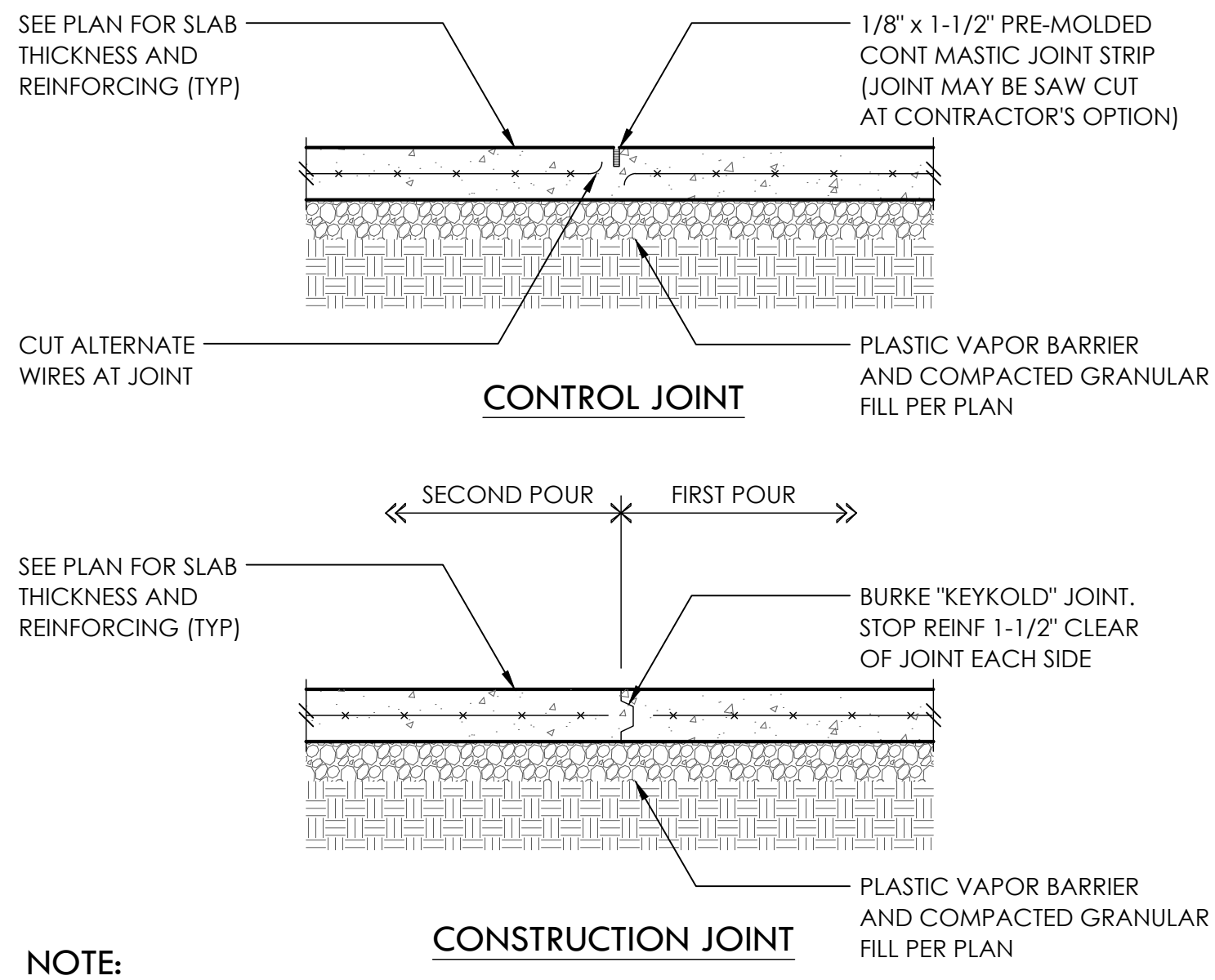


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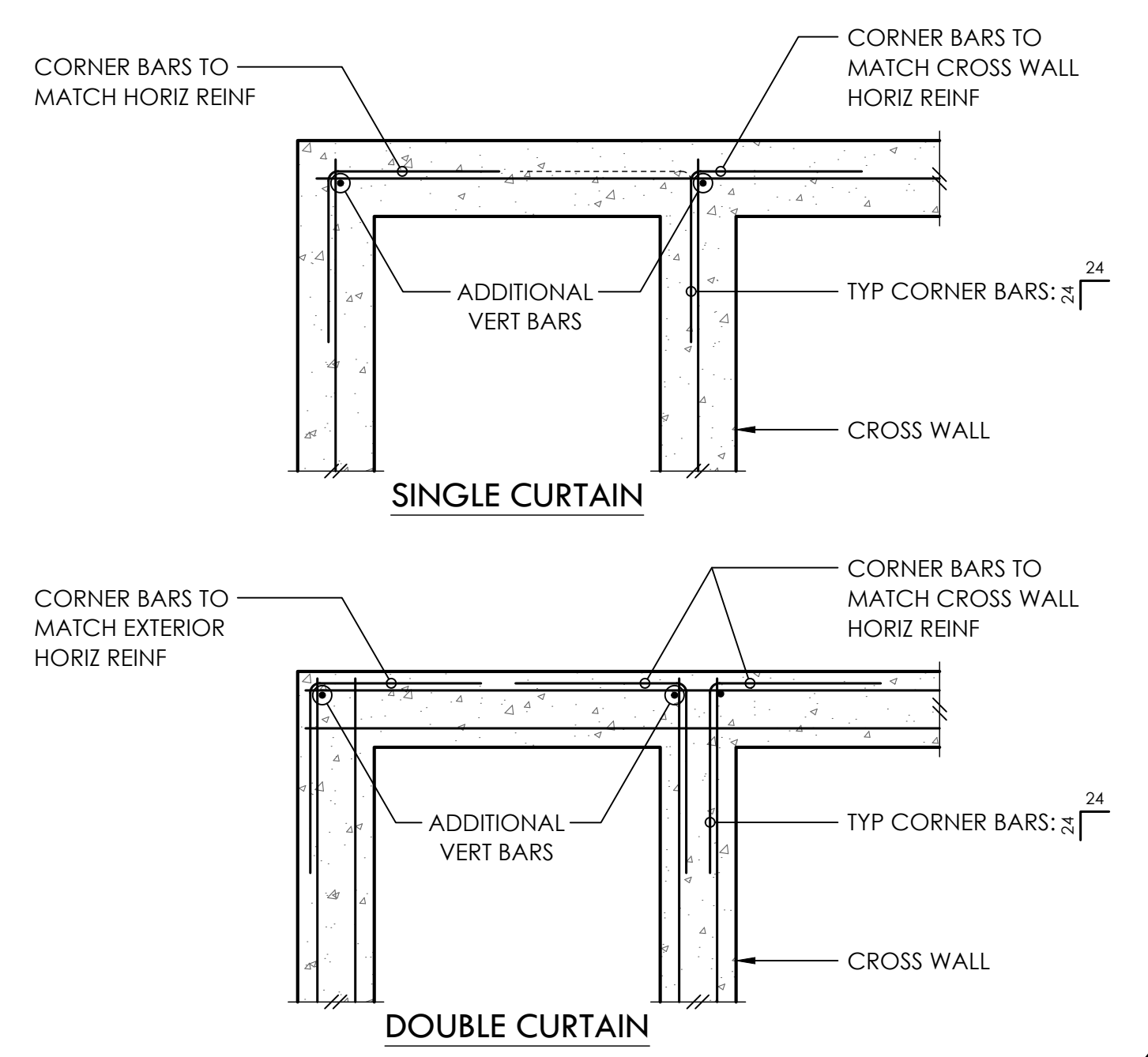
Prepared by: Ryan Gutierrez
Project Date: Sep 16, 2025 - 11:01 am



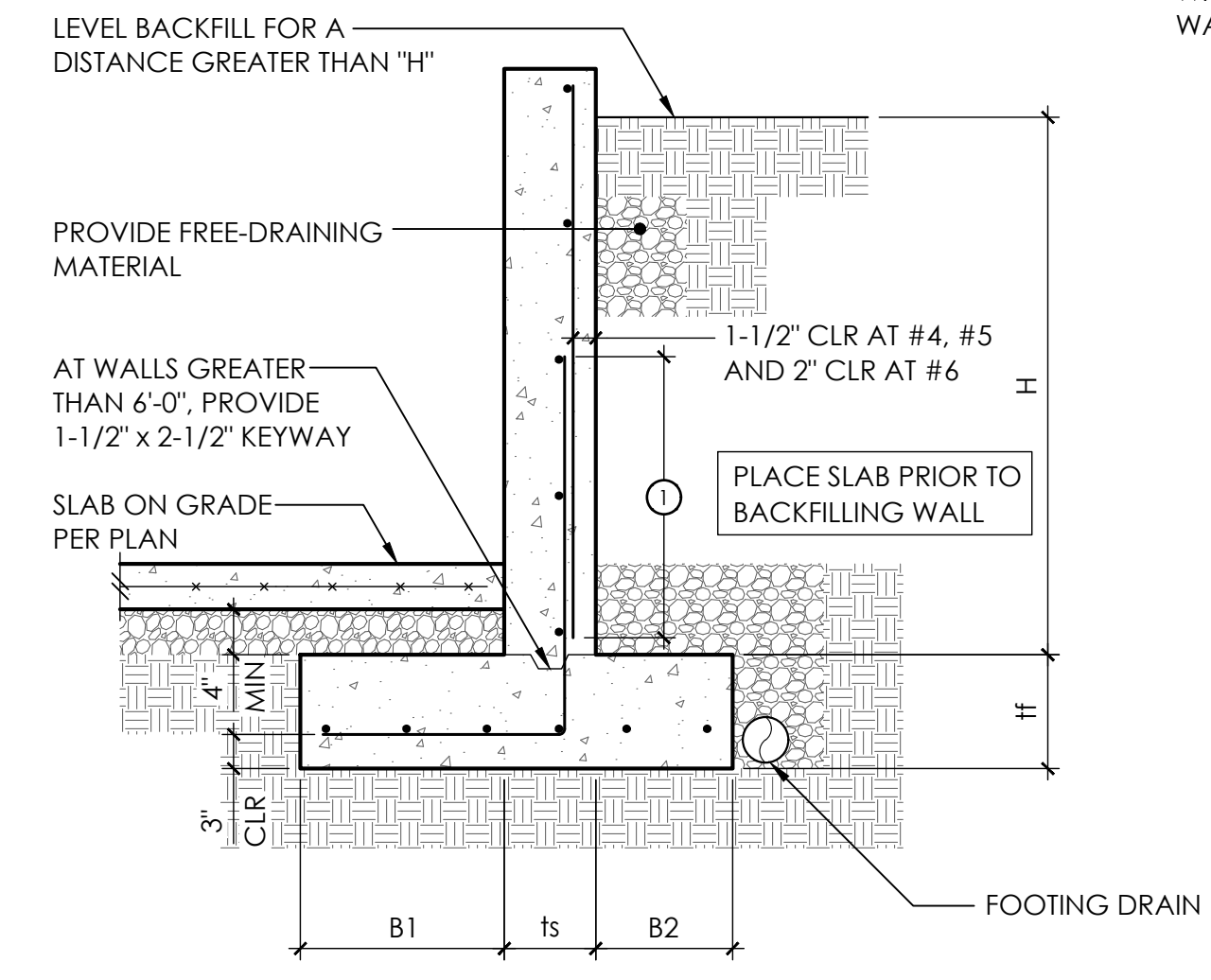
1 TYPICAL SLAB ELEVATION CHANGE **2**



3 TYPICAL SLAB JOINTS **3**



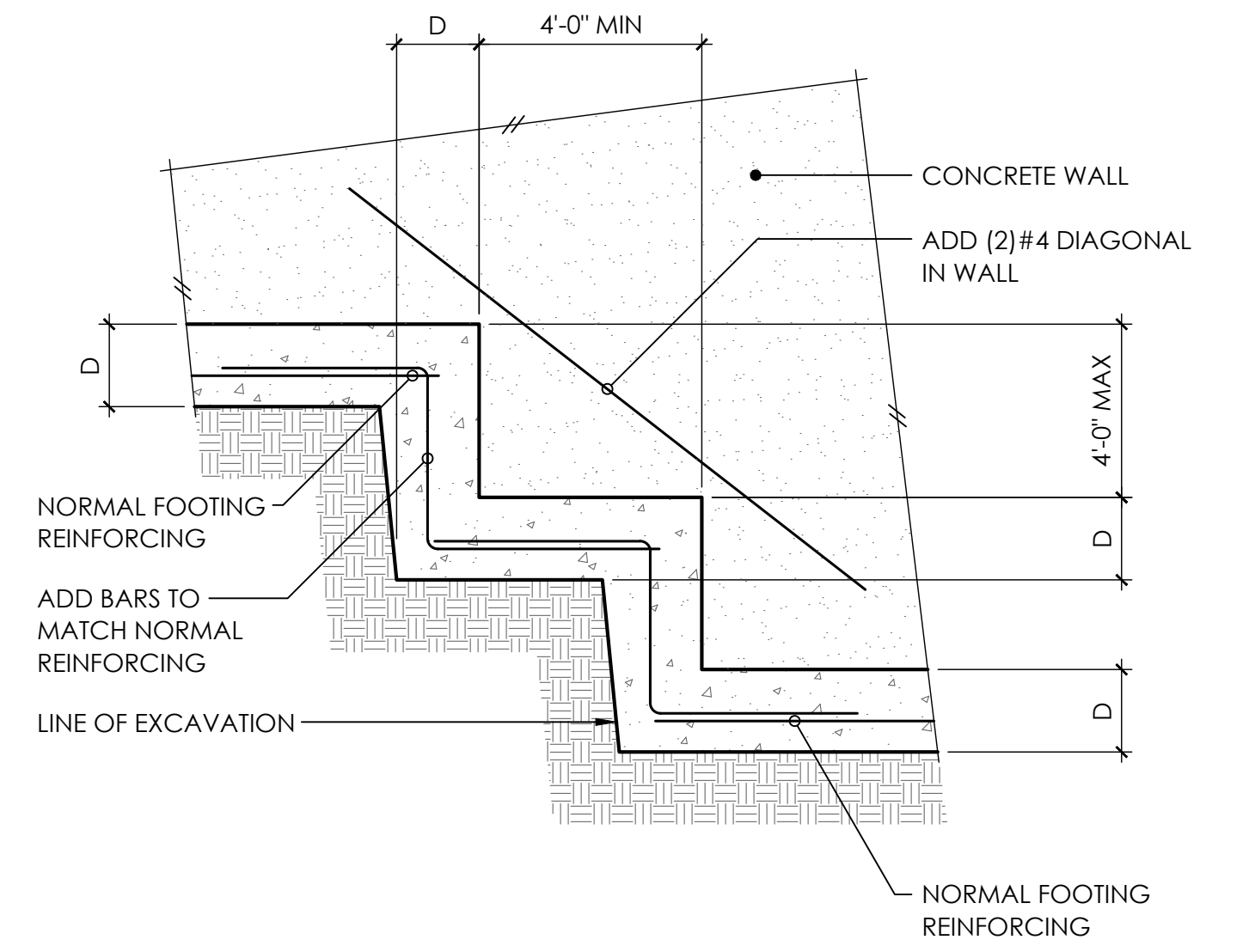
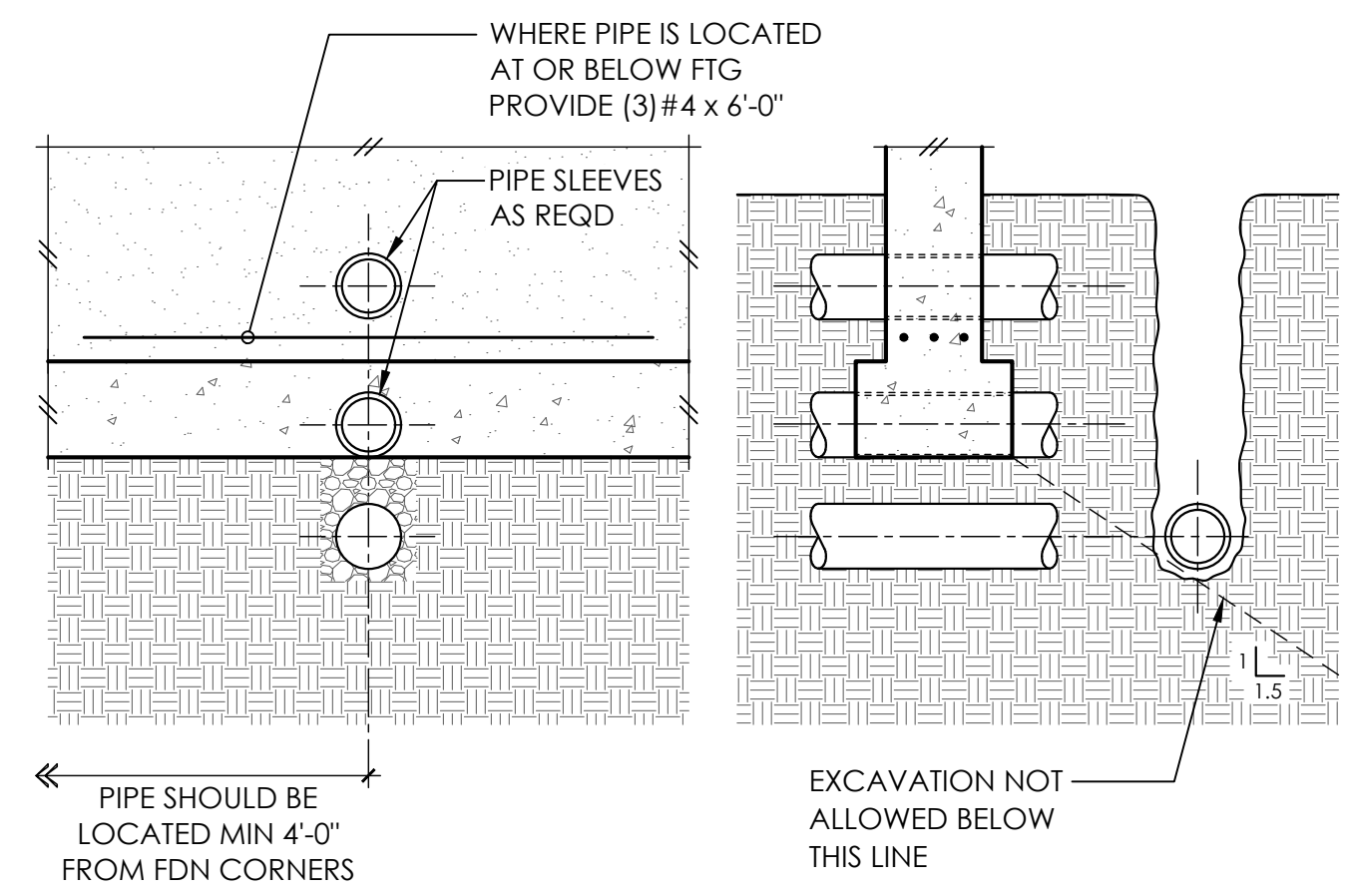
4 TYP CORNER BARS AT CONCRETE WALLS AND FTGS **4**



⊙ LAP SPLICE - #4 = 32", #5 = 40", #6 = 48"

NOTE:
WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

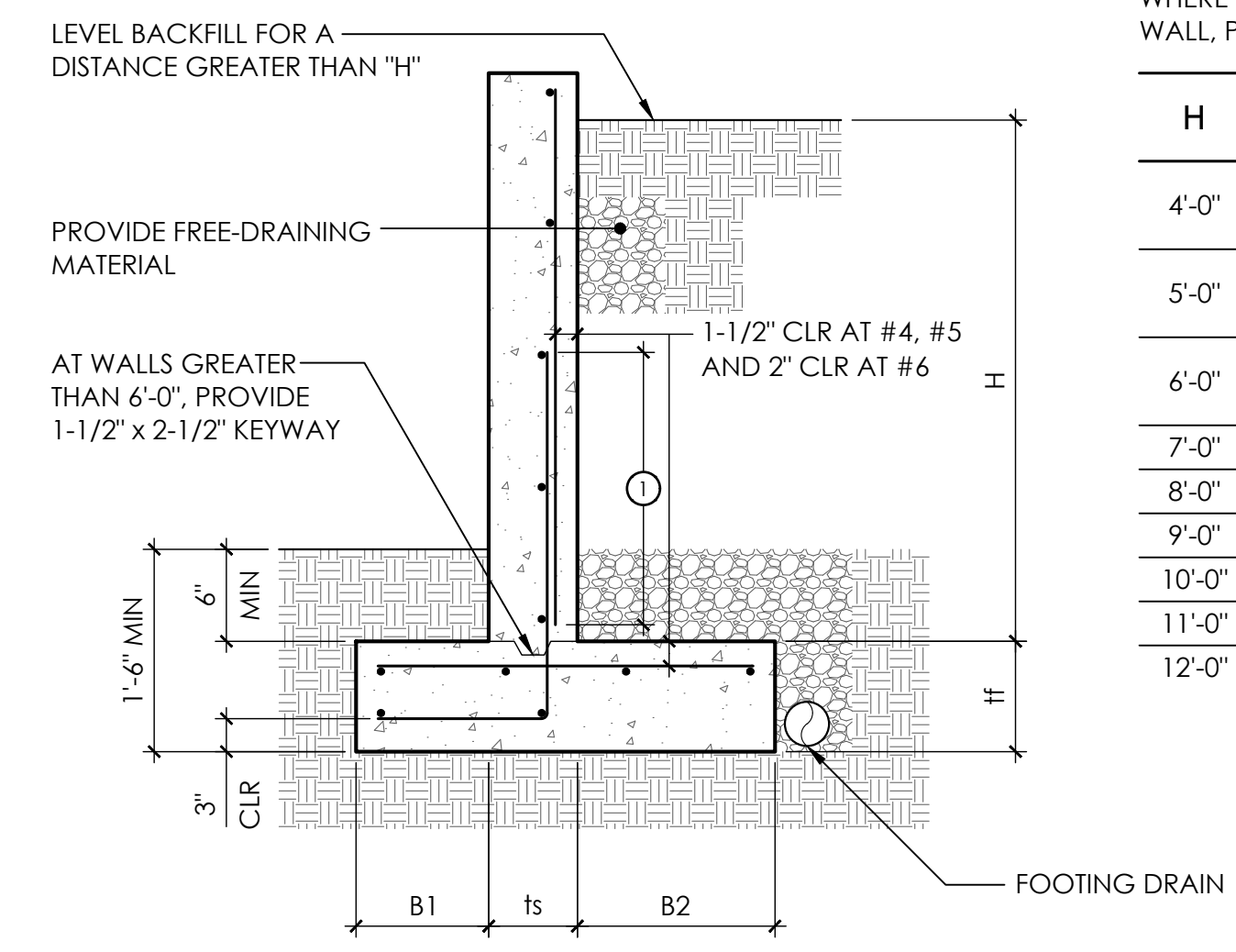
H	B1	ts	B2	tf	STEM REINF		FTG REINF
					VERT	HORIZ	LONG
4'-0"	1'-0"	6"	9"	9"	#4 AT 18"oc	#4 AT 16"oc	(3)#4
	1'-3"	8"	5"	9"	#4 AT 18"oc	#4 AT 12"oc	(3)#4
5'-0"	1'-9"	6"	9"	10"	#4 AT 11"oc	#4 AT 16"oc	(4)#4
	1'-6"	8"	9"	10"	#4 AT 18"oc	#4 AT 12"oc	(4)#4
6'-0"	2'-3"	6"	9"	10"	#4 AT 11"oc	#4 AT 16"oc	(4)#4
	2'-0"	8"	9"	10"	#4 AT 11"oc	#4 AT 12"oc	(4)#4
7'-0"	2'-6"	8"	9"	10"	#4 AT 10"oc	#4 AT 12"oc	(5)#4
8'-0"	3'-0"	8"	1'-0"	12"	#5 AT 12"oc	#4 AT 12"oc	(7)#4
9'-0"	3'-3"	8"	1'-3"	12"	#5 AT 8"oc	#4 AT 12"oc	(5)#5
10'-0"	3'-9"	8"	1'-6"	15"	#6 AT 9"oc	#4 AT 12"oc	(7)#5
11'-0"	4'-3"	10"	1'-6"	15"	#6 AT 9"oc	#4 AT 9"oc	(8)#5
12'-0"	4'-9"	12"	1'-6"	15"	#6 AT 9"oc	#5 AT 12"oc	(8)#5



6 RETAINING WALL SCHEDULE w/ SLAB **6**

7 PIPE AND TRENCH LOCATIONS **7**

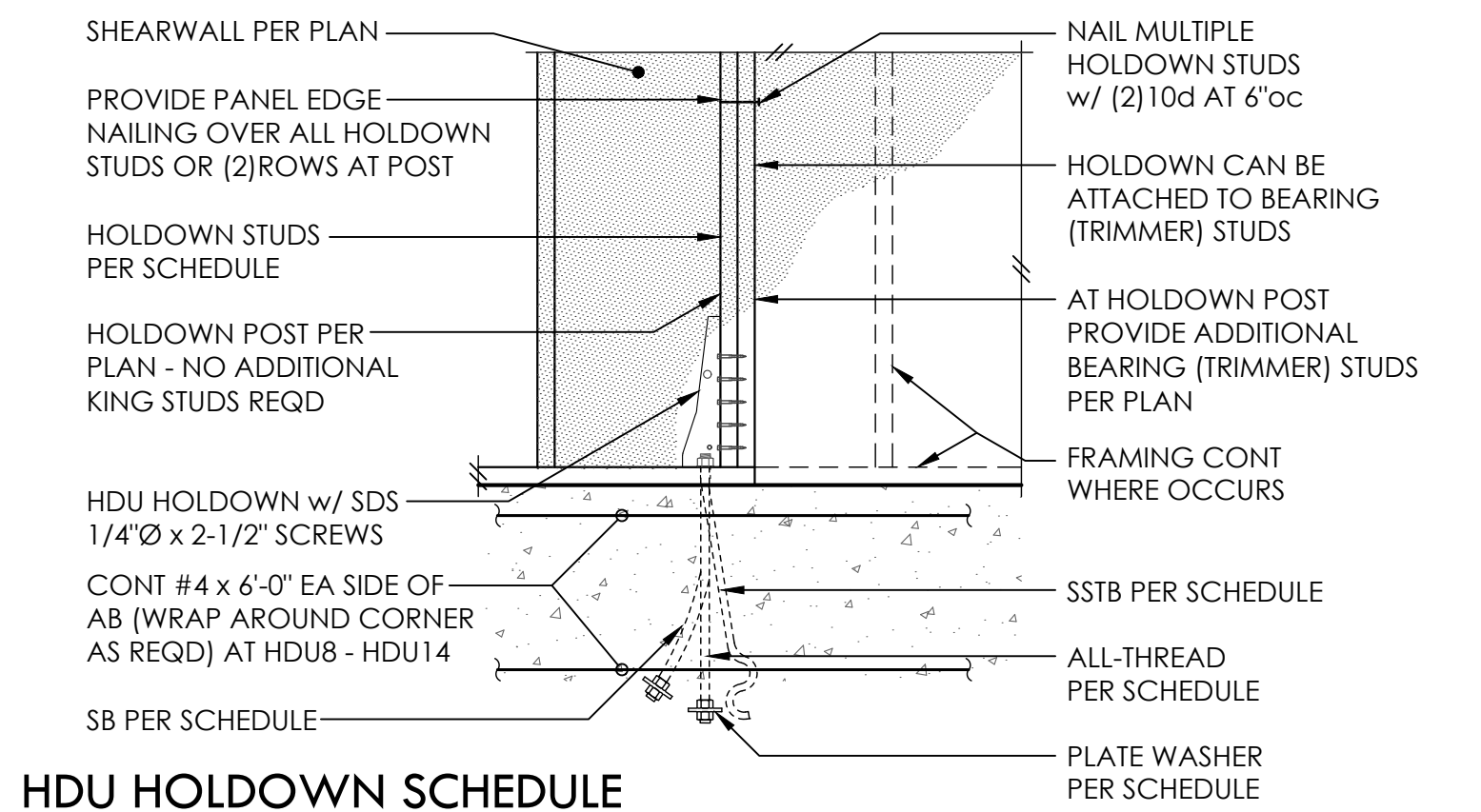
8 TYPICAL STEPPED FOOTING **8**



⊙ LAP SPLICE - #4 = 32", #5 = 40", #6 = 48"

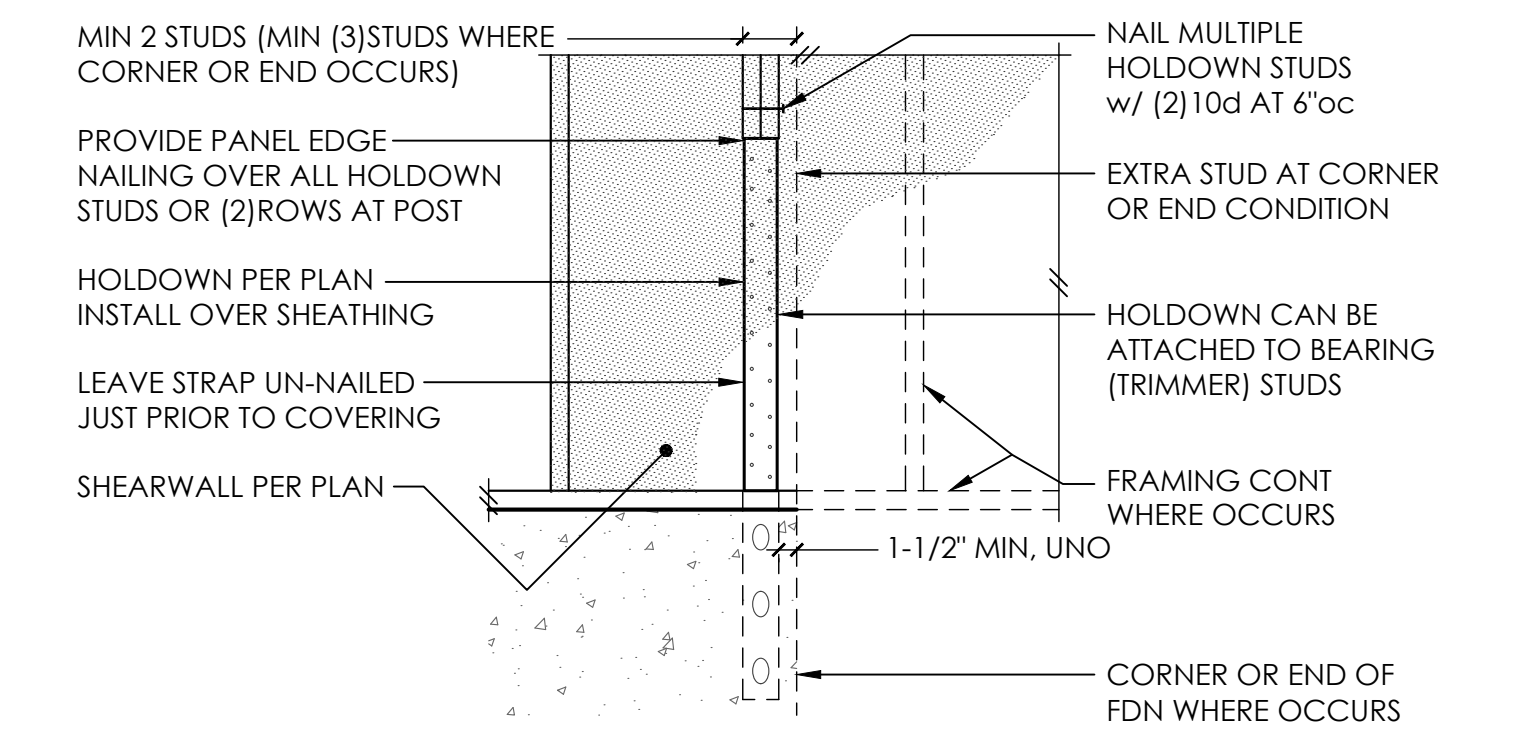
NOTE:
WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

H	B1	ts	B2	tf	STEM REINF		FOOTING REINF	
					VERT	HORIZ	TOP	LONG
4'-0"	5"	6"	1'-3"	9"	#4 AT 18"oc	#4 AT 16"oc	-	(3)#4
	5"	8"	1'-0"	9"	#4 AT 18"oc	#4 AT 12"oc	-	(3)#4
5'-0"	5"	6"	2'-0"	10"	#4 AT 18"oc	#4 AT 16"oc	-	(4)#4
	5"	8"	2'-0"	10"	#4 AT 18"oc	#4 AT 12"oc	-	(4)#4
6'-0"	9"	6"	2'-3"	10"	#4 AT 12"oc	#4 AT 16"oc	#4 AT 11"oc	(4)#4
	9"	8"	2'-6"	10"	#4 AT 12"oc	#4 AT 12"oc	#4 AT 11"oc	(4)#4
7'-0"	9"	8"	2'-9"	10"	#4 AT 12"oc	#4 AT 11"oc	-	(5)#4
8'-0"	1'-0"	8"	3'-3"	12"	#5 AT 12"oc	#4 AT 12"oc	#5 AT 14"oc	(7)#4
9'-0"	1'-3"	8"	3'-9"	12"	#5 AT 9"oc	#4 AT 12"oc	#5 AT 14"oc	(5)#5
10'-0"	1'-6"	8"	4'-3"	15"	#6 AT 9"oc	#4 AT 12"oc	#5 AT 11"oc	(7)#5
11'-0"	2'-0"	10"	4'-6"	15"	#6 AT 9"oc	#4 AT 10"oc	#5 AT 11"oc	(8)#5
12'-0"	2'-3"	12"	4'-9"	15"	#6 AT 9"oc	#5 AT 12"oc	#5 AT 11"oc	(9)#5



HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING ⊙			HD POST ⊙	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
HDU11	1"Ø - SB1 x 30⊙	24"	1"Ø	3"SQ x 5/8	12"	4x8	6x6
HDU14	-	-	1"Ø	3"SQ x 5/8	12"	4x12	6x8



LSTHD/STHD HOLDOWN SCHEDULE

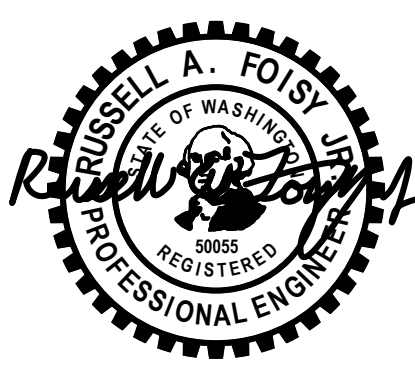
PLAN MARK	NAILS ⊙	HD POST ⊙
LSTHD8(RJ)	(20) 16d SINKERS	DBL STUD
STHD10(RJ)	(28) 16d SINKERS	DBL STUD
STHD14(RJ)	(30) 16d SINKERS	DBL STUD

⊙ ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
 ⊙ A307 ALL-THR w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
 ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS
 ⊙ REQUIRES MINIMUM 8" THICK CONCRETE WALL

⊙ 16d SINKERS = 0.148"Ø x 3-1/4"
 ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

10 RETAINING WALL SCHEDULE **10**

11



PROJECT NO: 0424.2025.04.01
 PROJECT MANAGER: RAF
 DRAWN: RAP
 ENGINEER: RYAN GUTIERREZ
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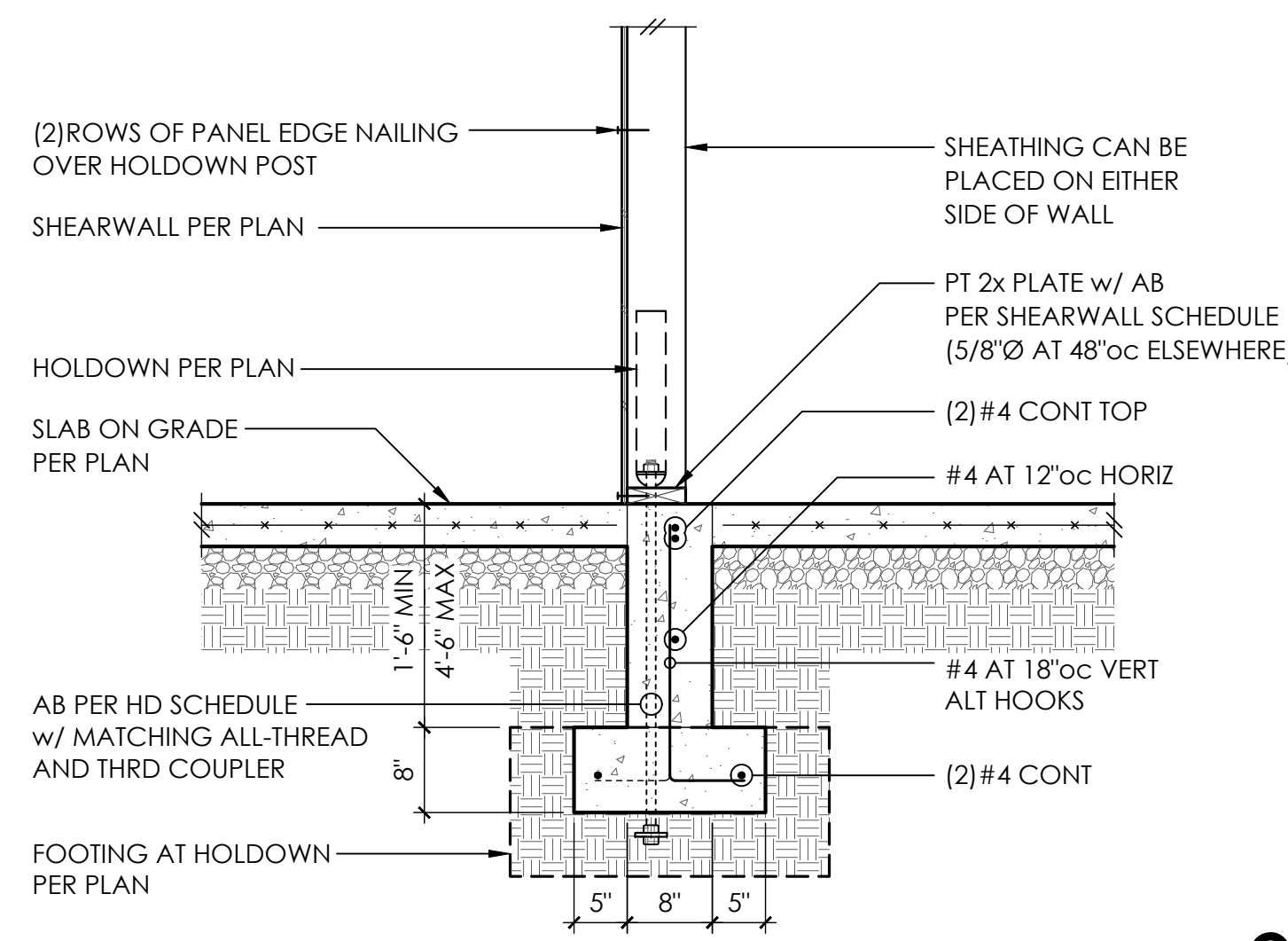
REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

TYPICAL CONCRETE DETAILS

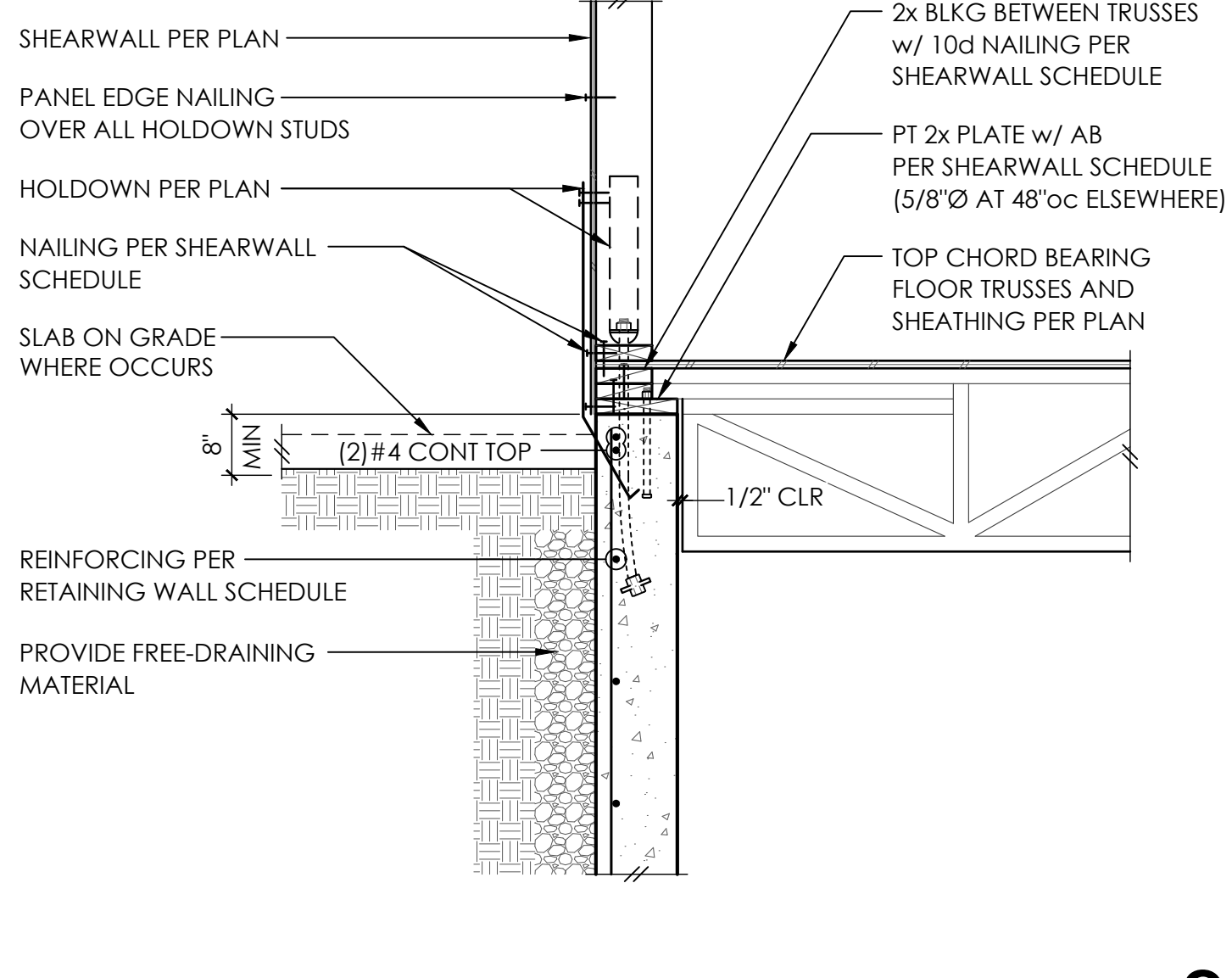
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Revised By: [unclear] Date: 09/16/2025 - 11:01am

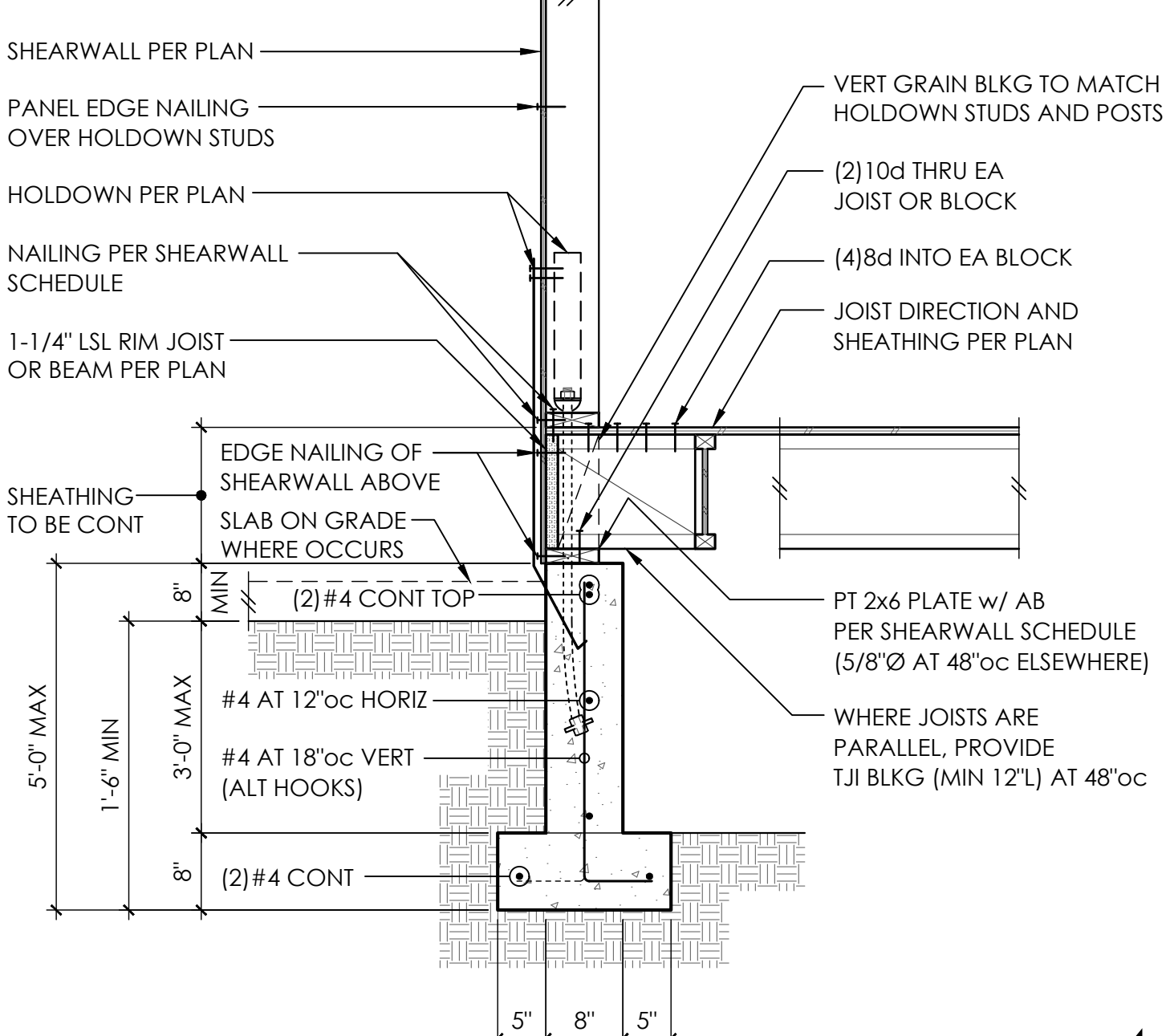
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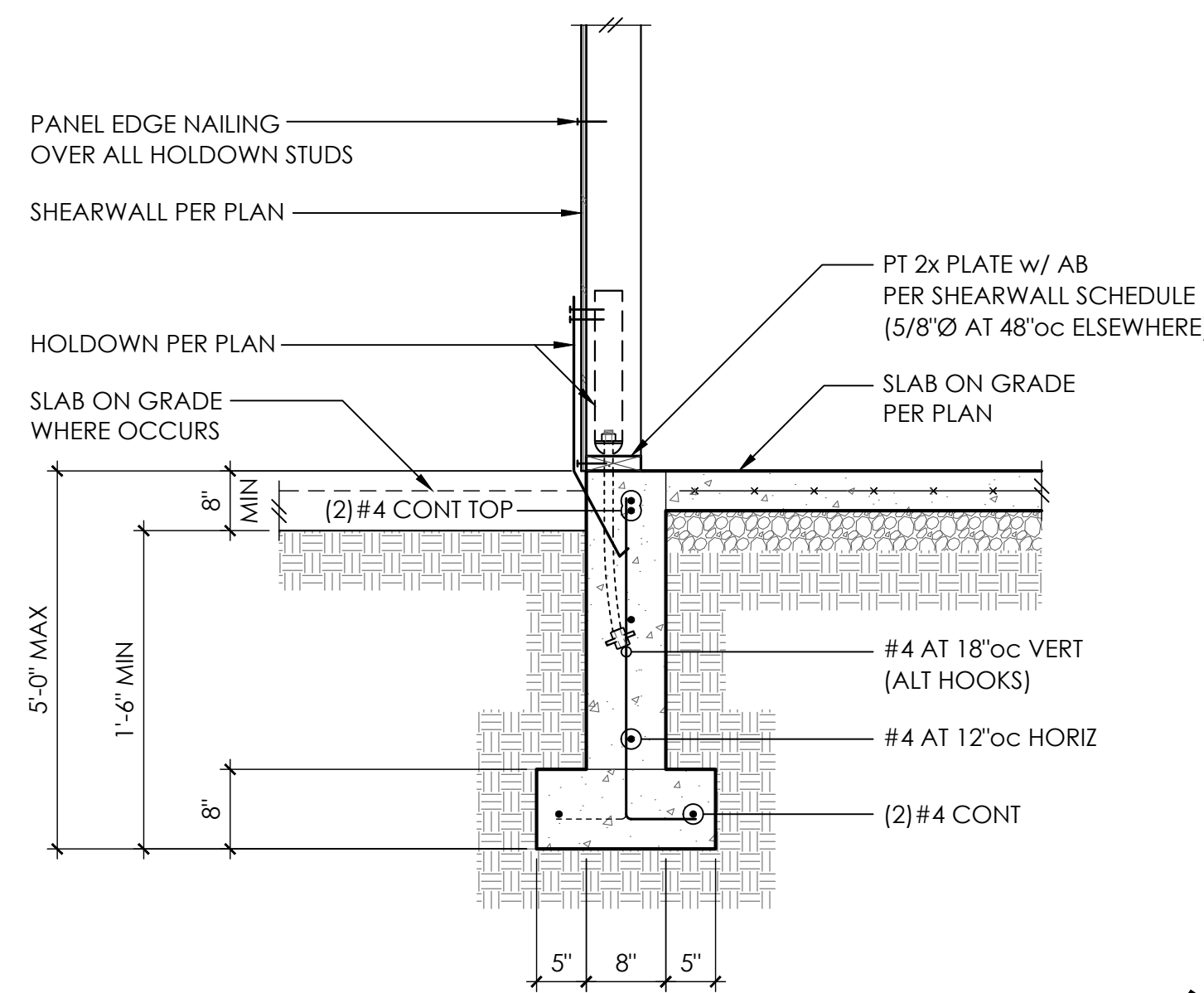


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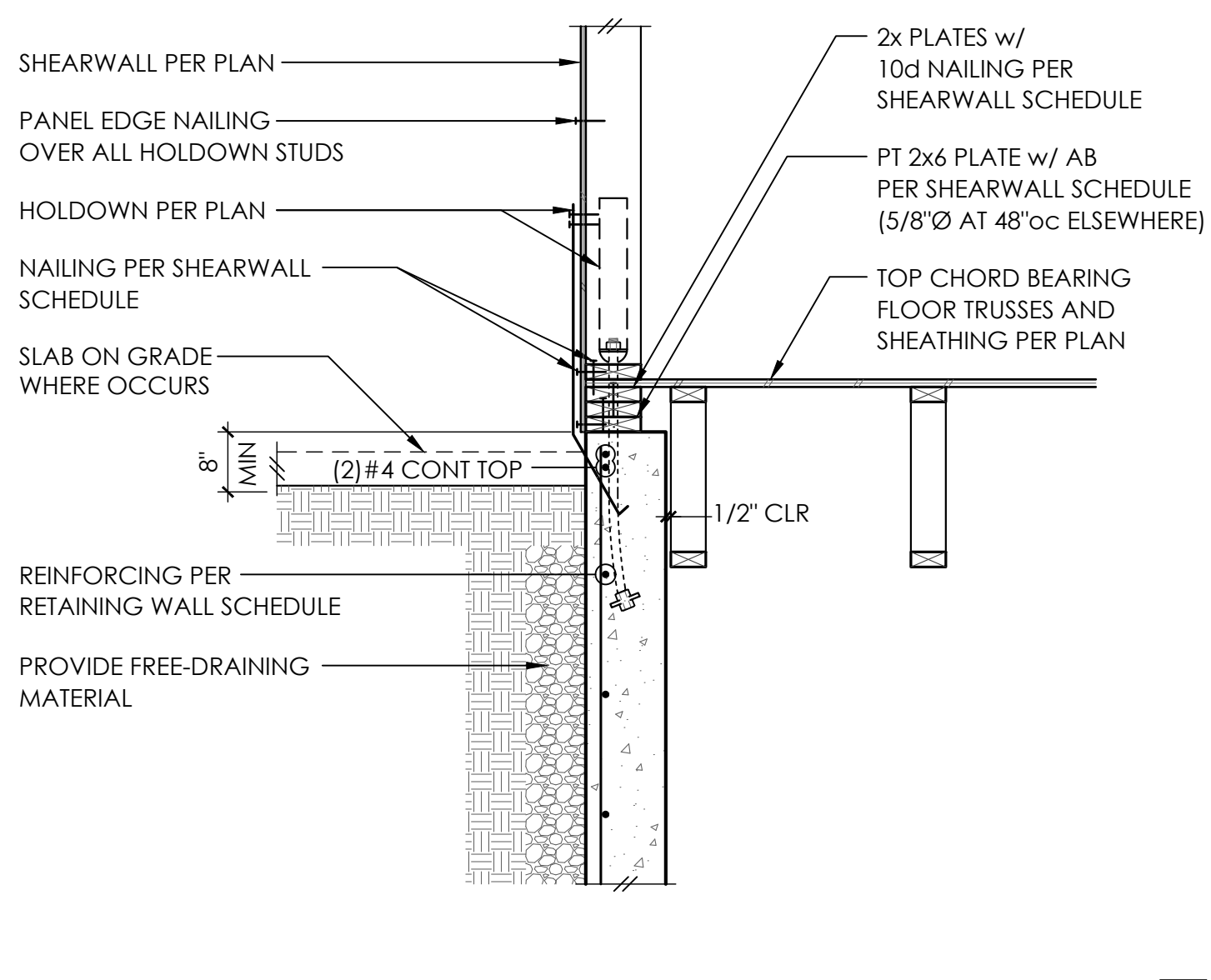


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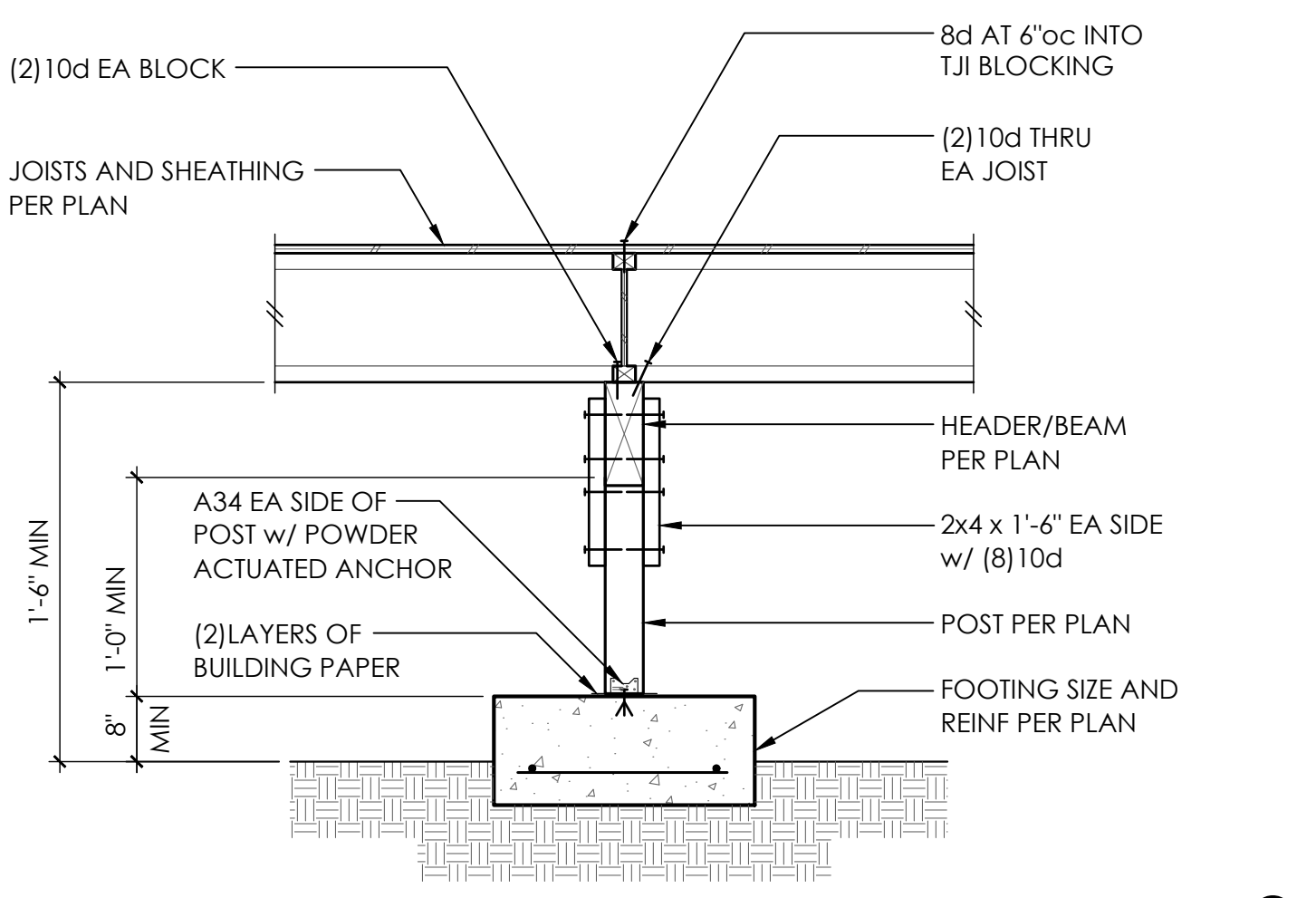
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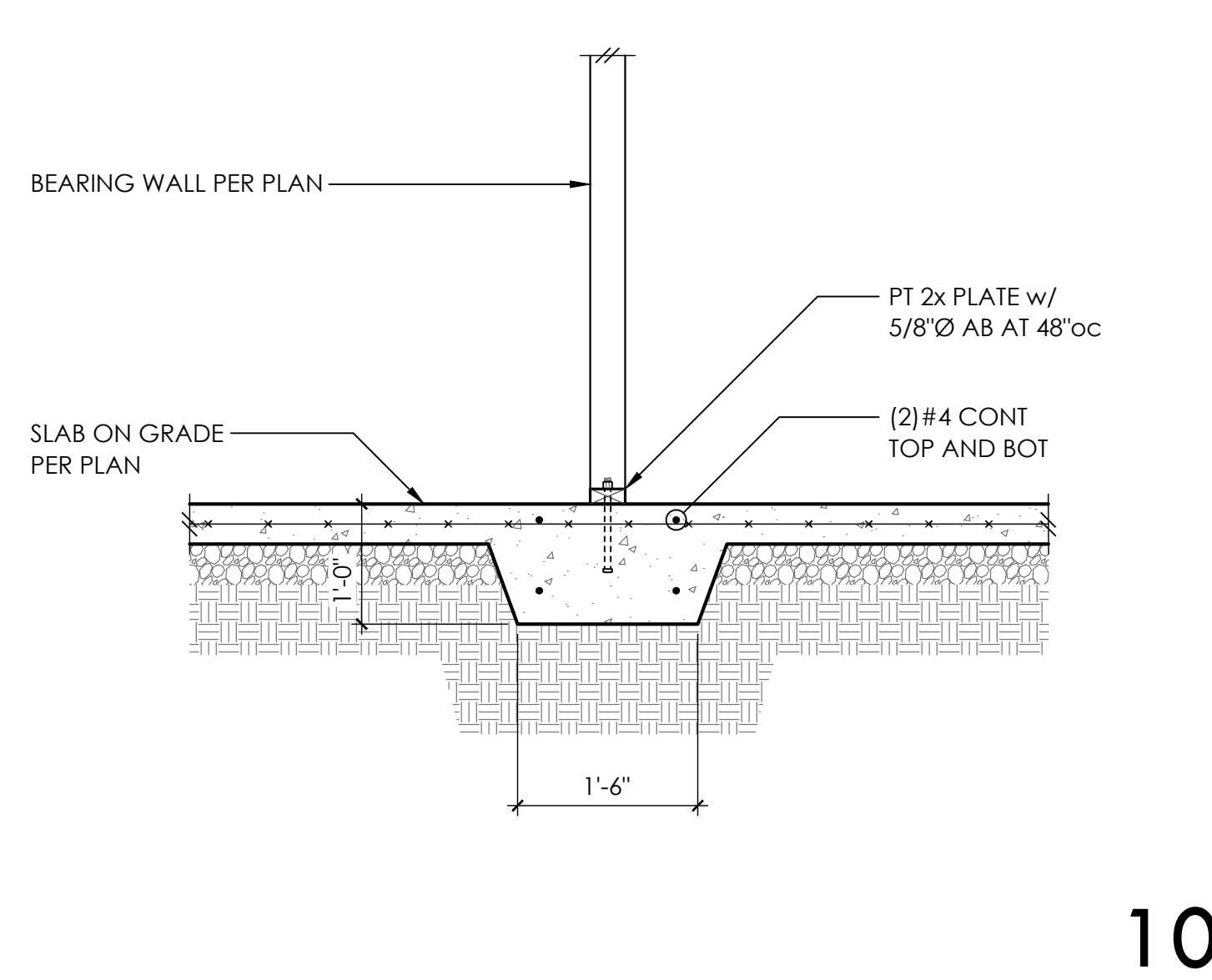


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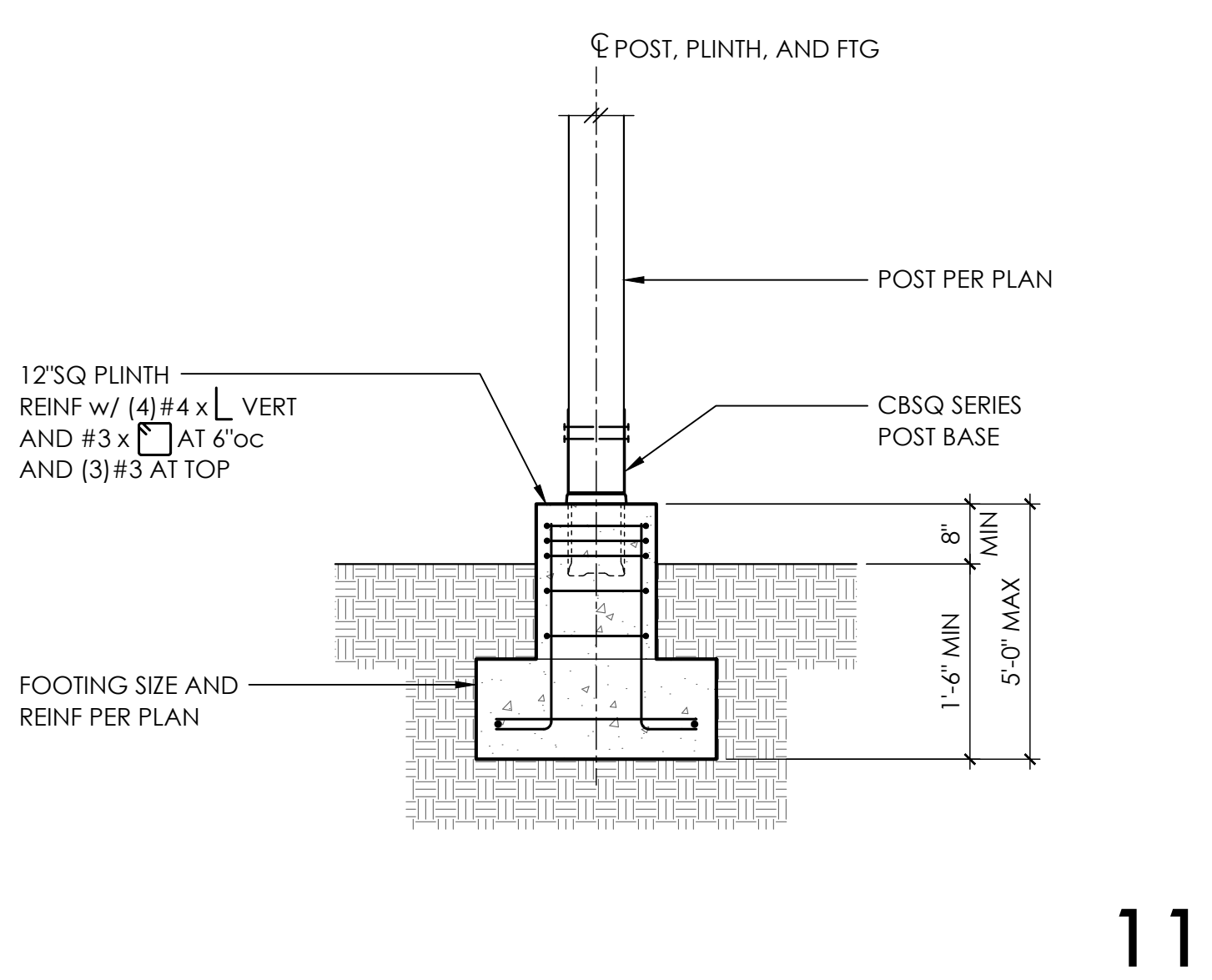


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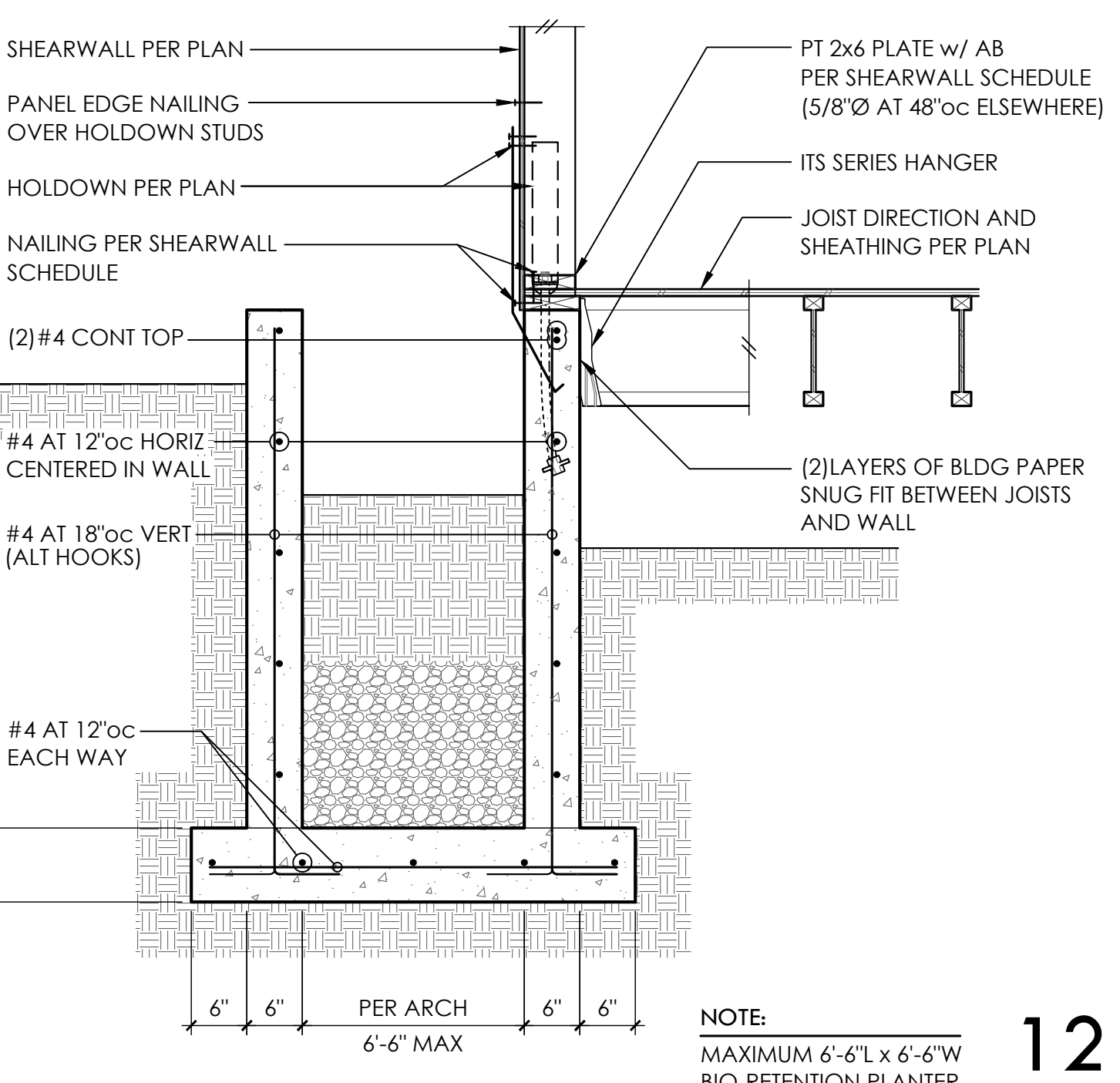
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10



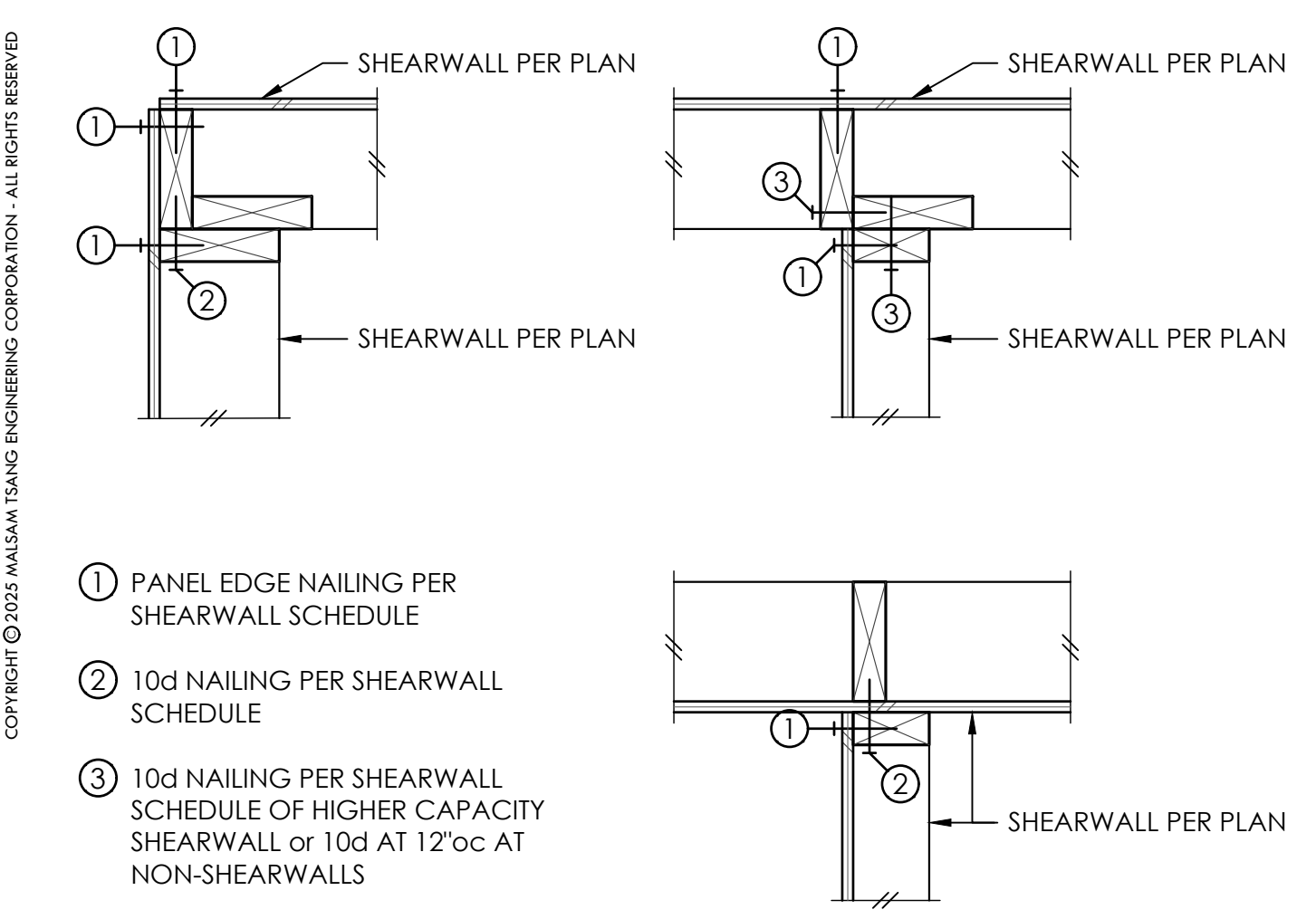
11



12

NOTE:
MAXIMUM 6'-6\"/>

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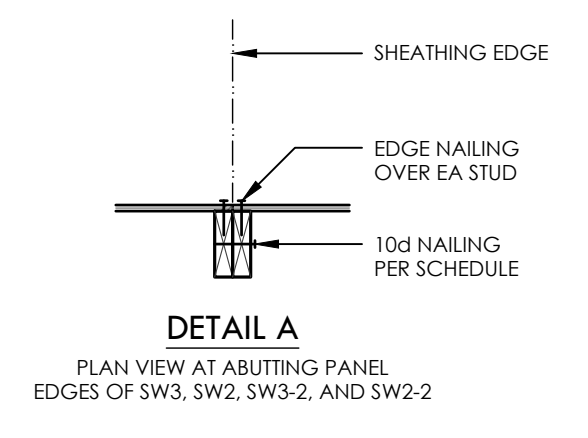
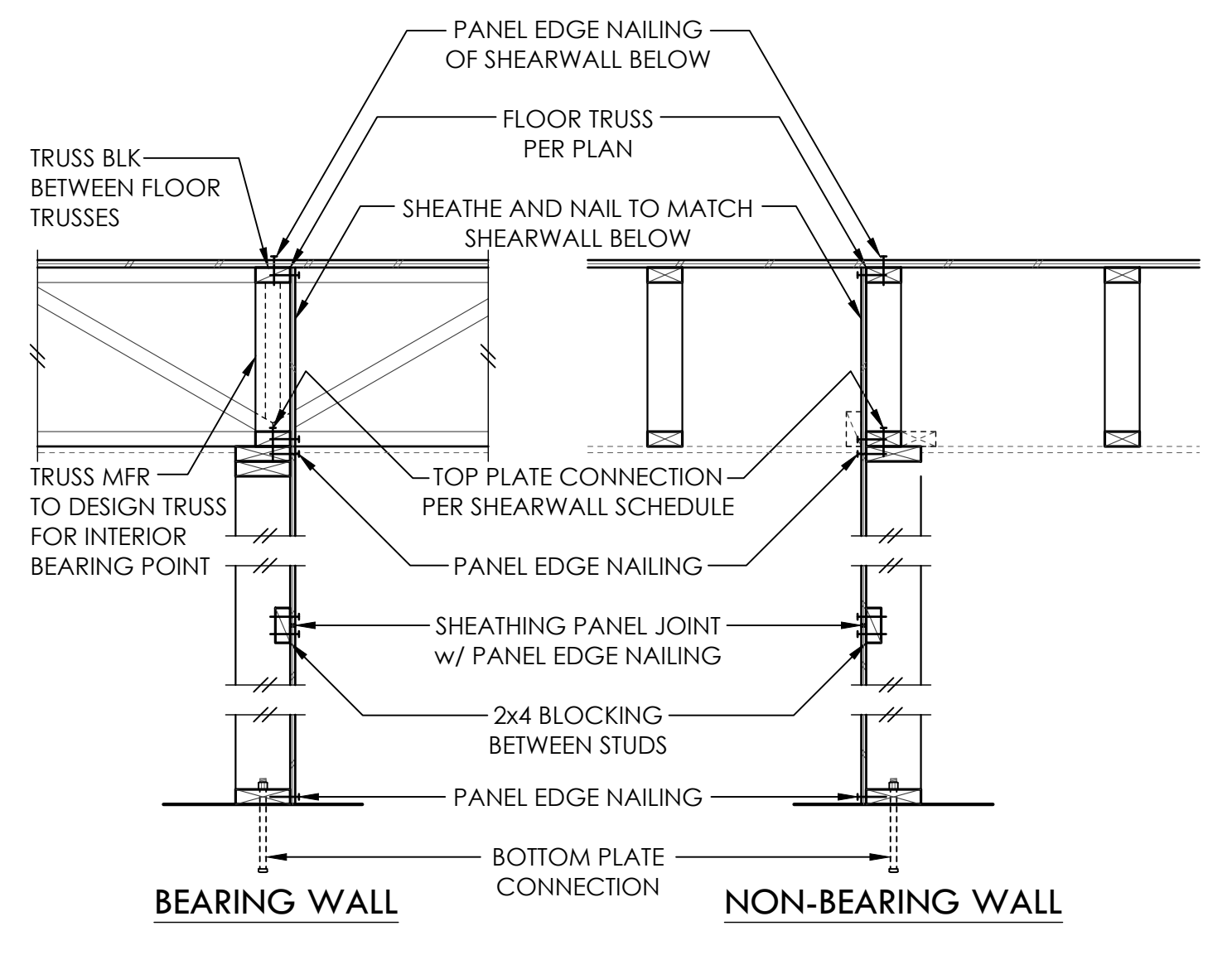


- ① PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② 10d NAILING PER SHEARWALL SCHEDULE
- ③ 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL OR 10d AT 12"oc AT NON-SHEARWALLS

SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS

1



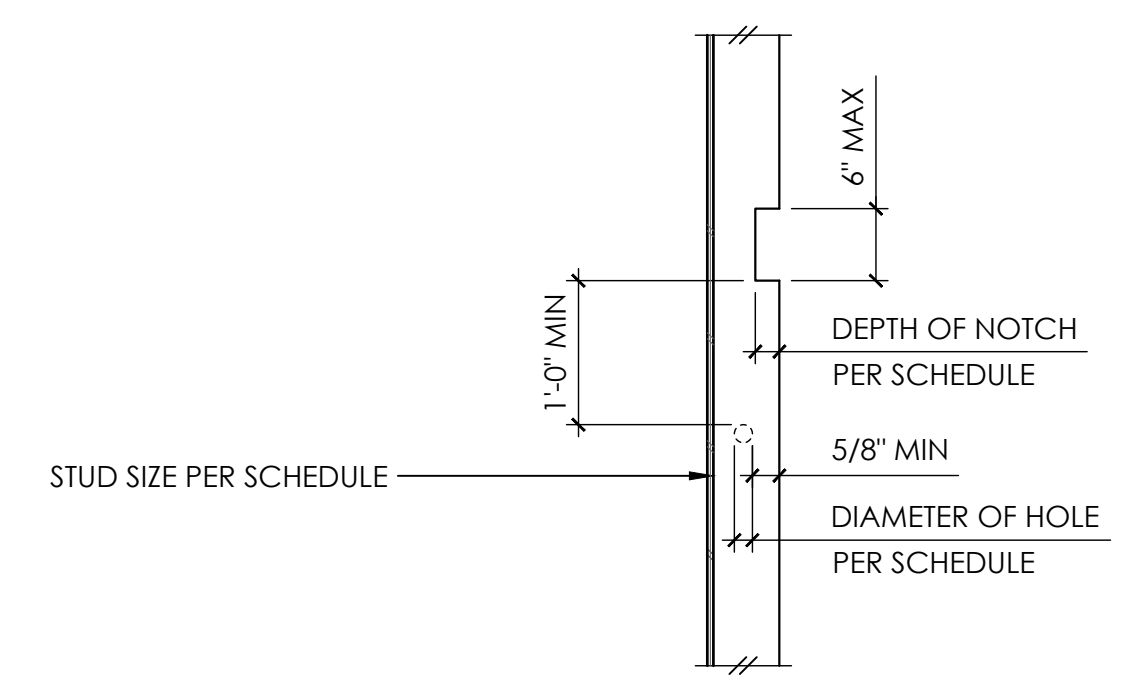
NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

TYPICAL SHEARWALL CONSTRUCTION

2

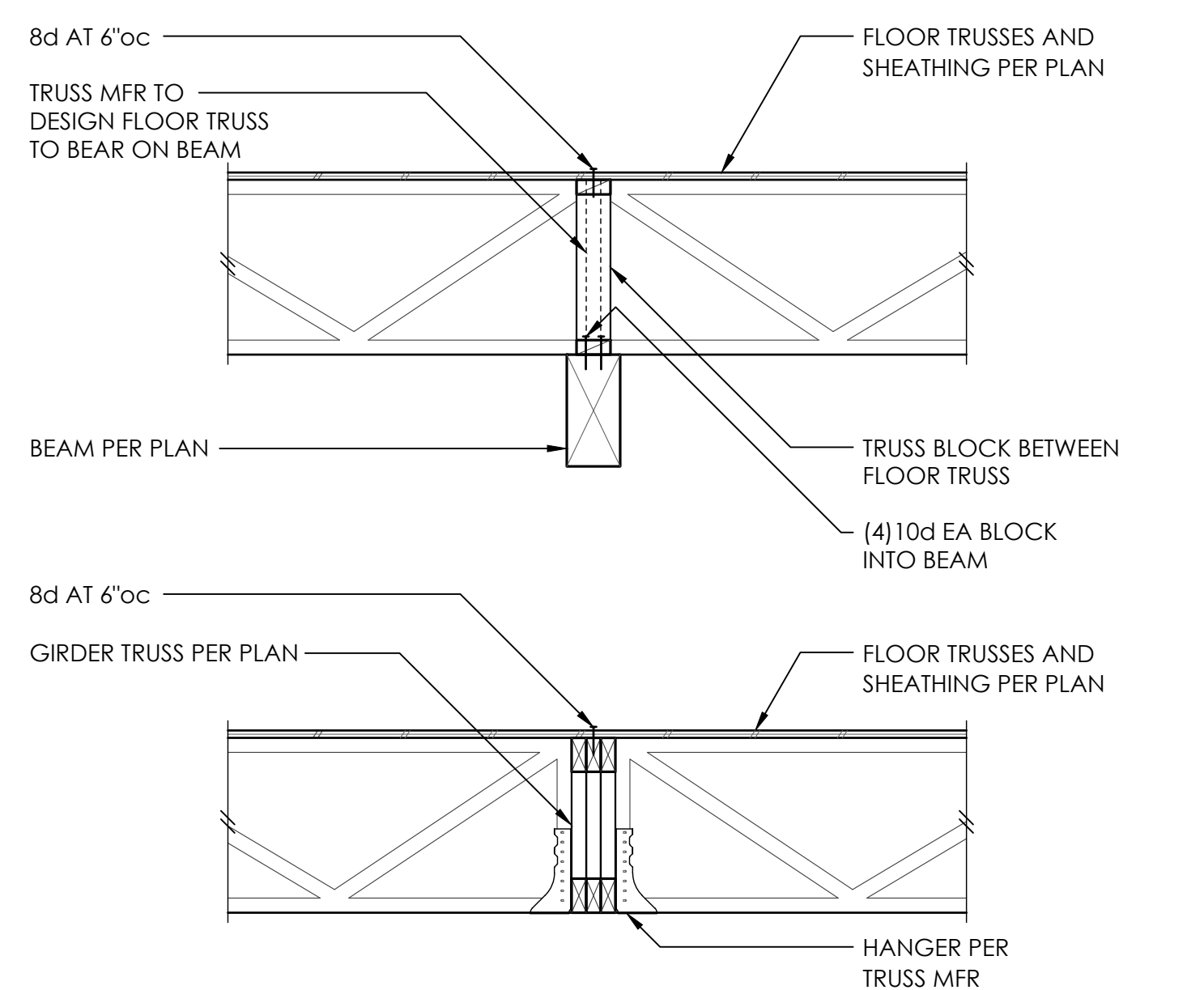
BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. DOUBLE STUDS SHALL BE LIMITED TO TWO SUCCESSIVE STUDS.



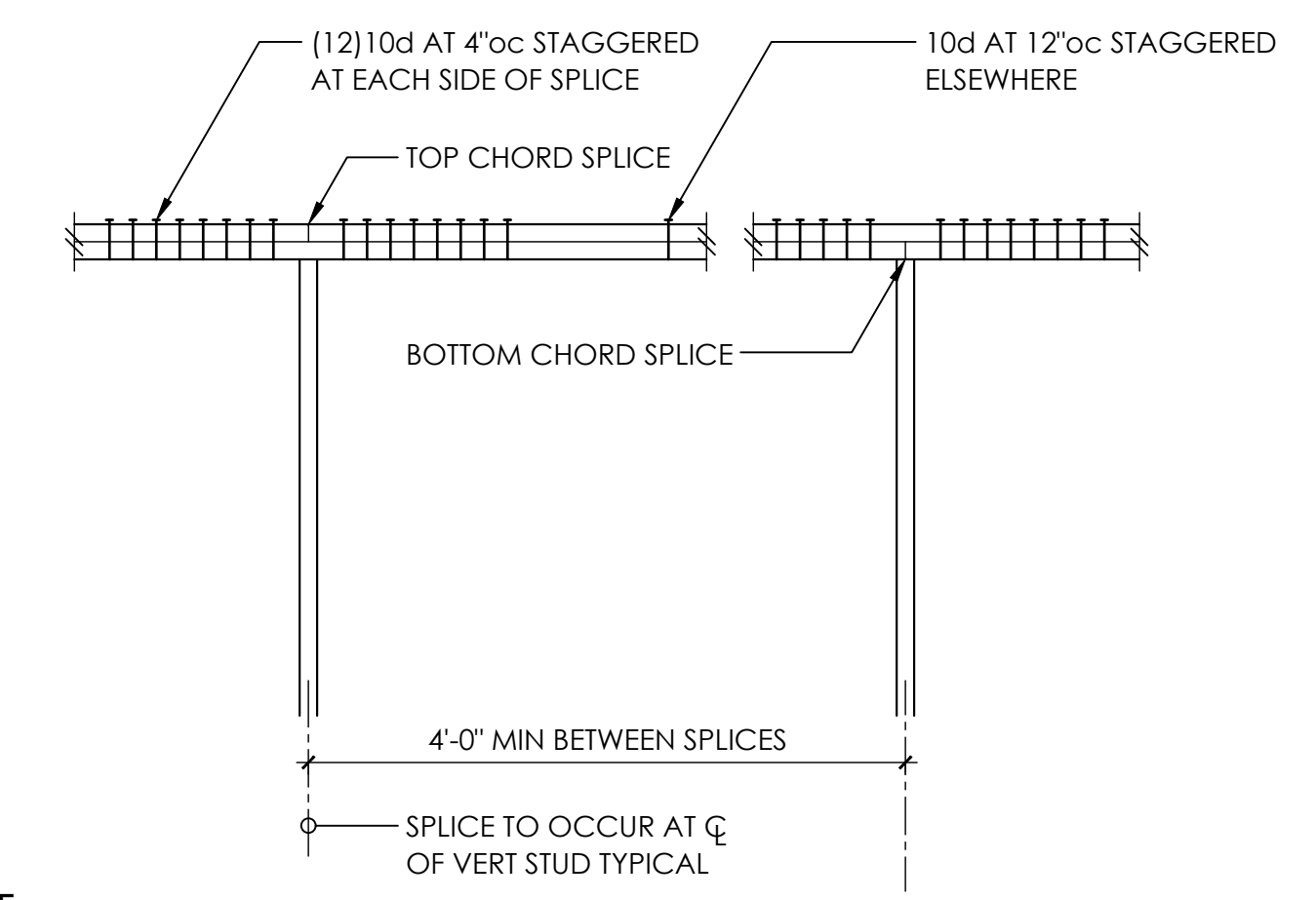
TYPICAL ALLOWABLE HOLES AND NOTCHES IN WALL STUDS

5



TYPICAL DROPPED BEAM AND GIRDER TRUSS

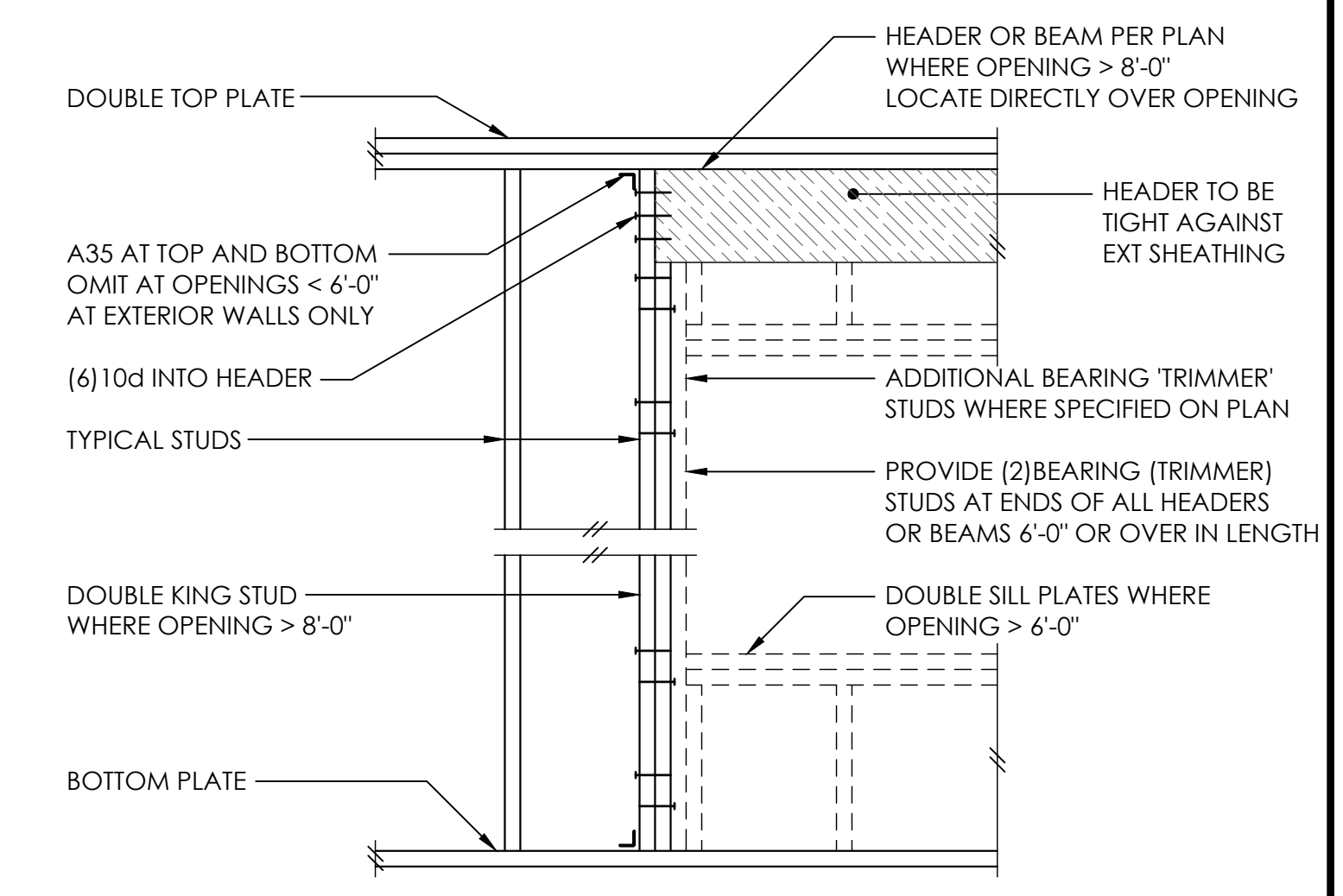
6



- NOTE:
- NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED W/ CS16 x 30"
 - WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

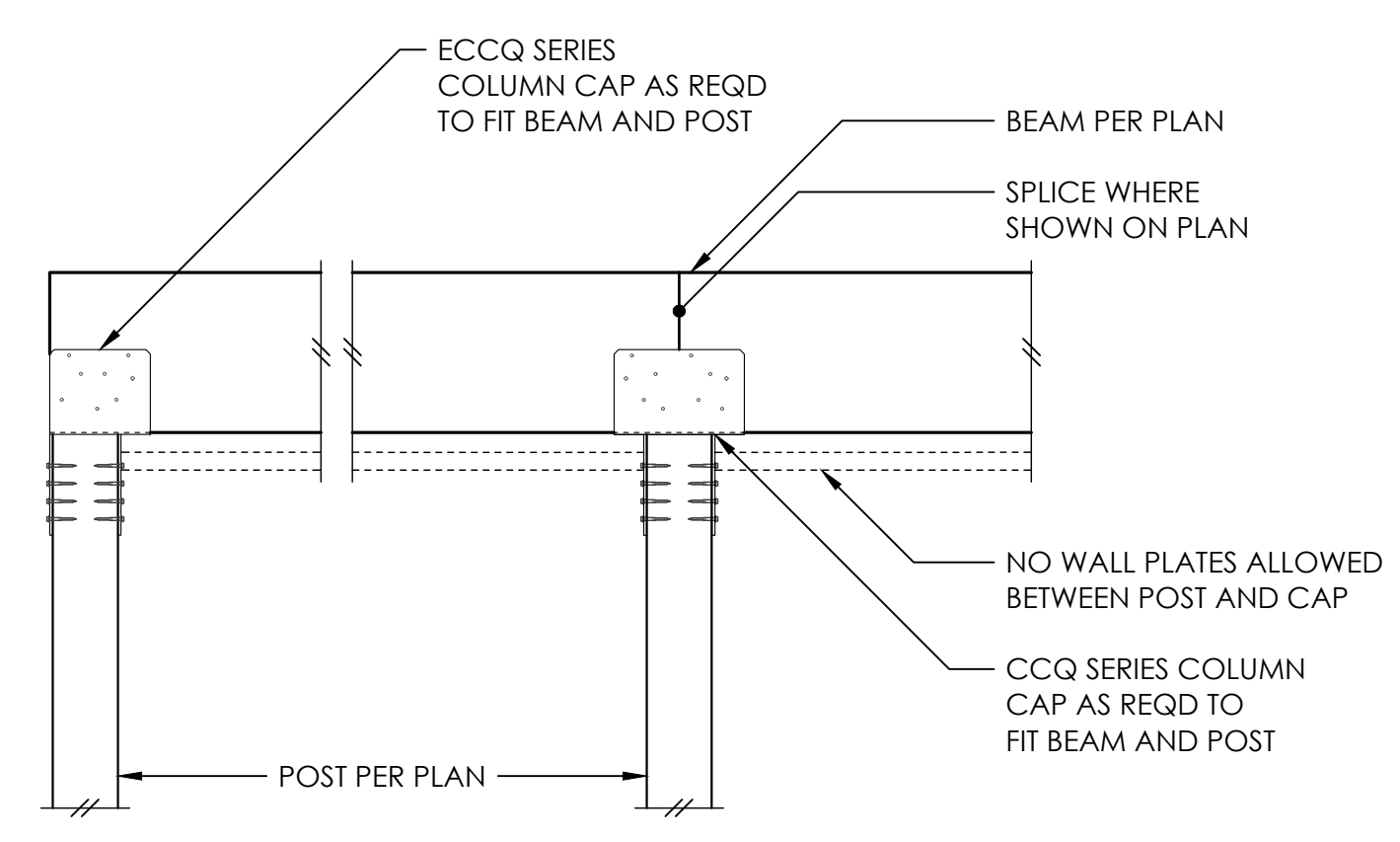
TYPICAL TOP PLATE SPLICE

7



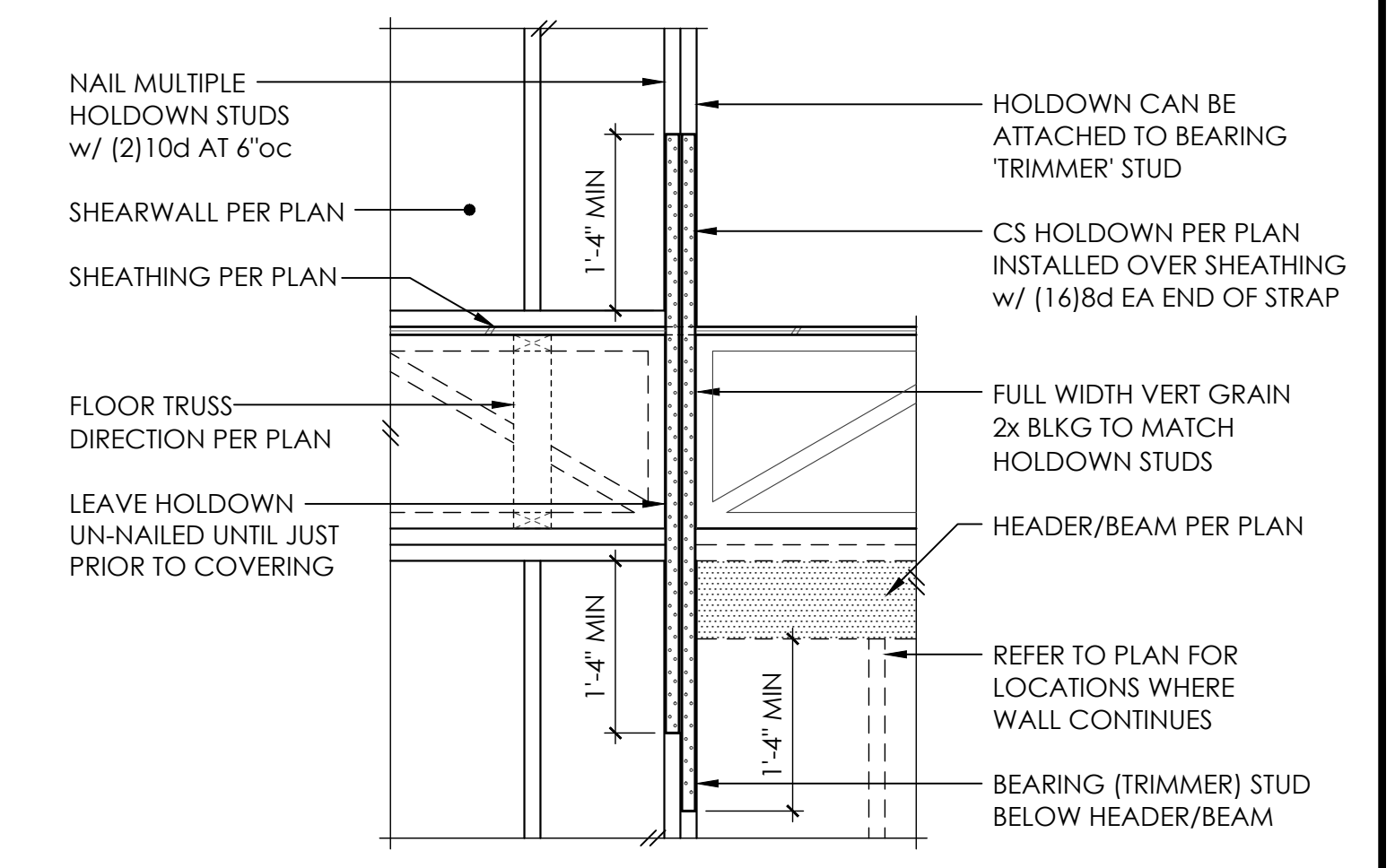
TYPICAL HEADER SUPPORT

8



TYPICAL CS16 HOLDDOWN

12



TYPICAL WOOD FRAMING DETAILS

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

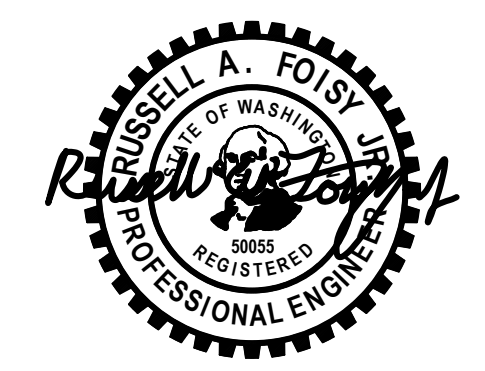
SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TRUSS	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- ① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- ③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) W/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- ④ 3x STUDS OR DBL STUDS NAILED TOGETHER W/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL A. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- ⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ⑧ LTP4'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.



6423 E MERCER WAY
MERCER ISLAND, WA 98040



PROJECT NO: 0424.2025.04.01
PROJECT MANAGER: RAF
DRAWN: RAP
ENGINEER: RYAN GUTIERREZ
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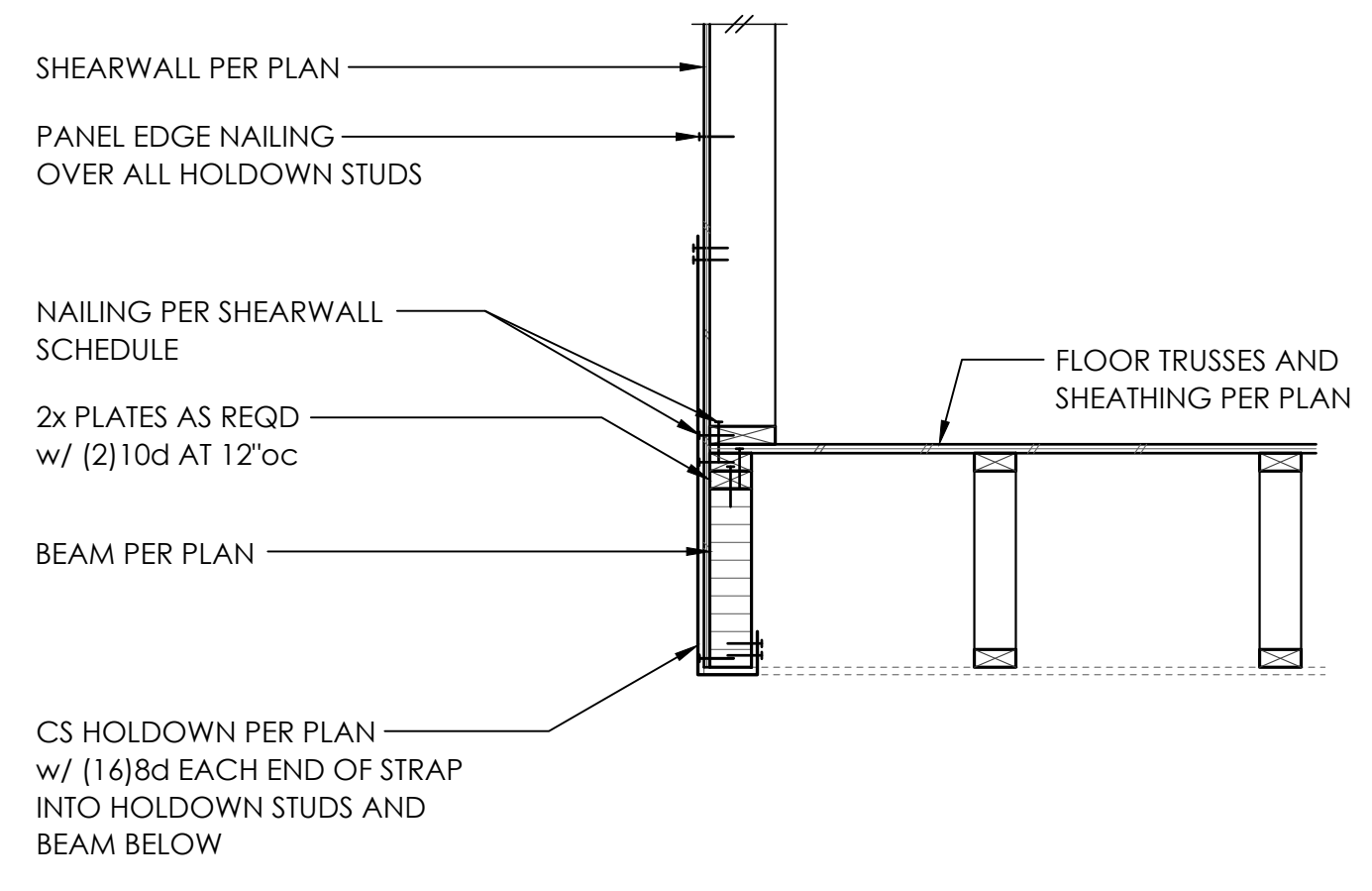
REV	DESCRIPTION	DATE
PERMIT SET		9.16.25

ARCH: CITIZEN DESIGN

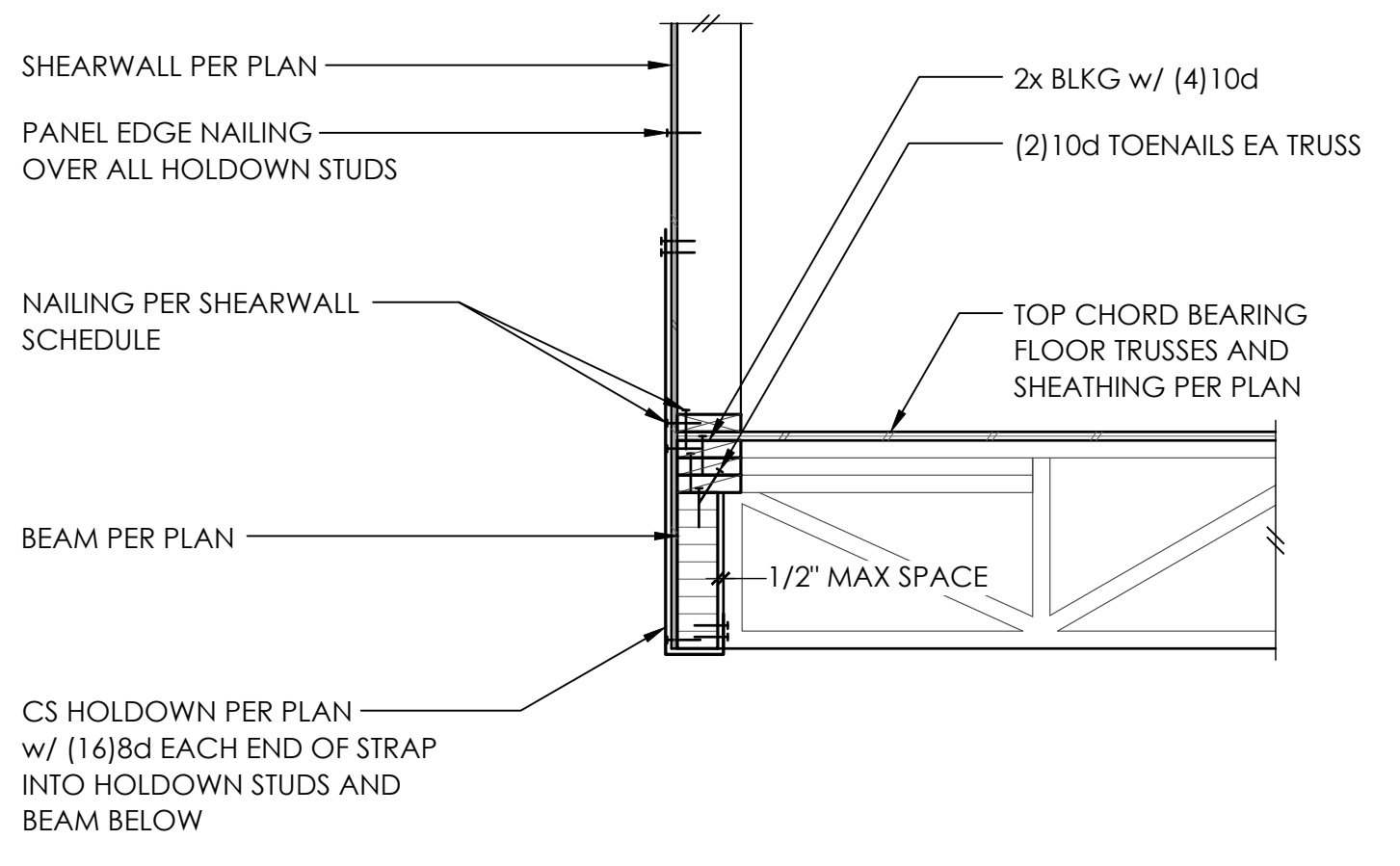
TYPICAL WOOD FRAMING DETAILS

S4.0
SCALE: 3/4" = 1'-0"

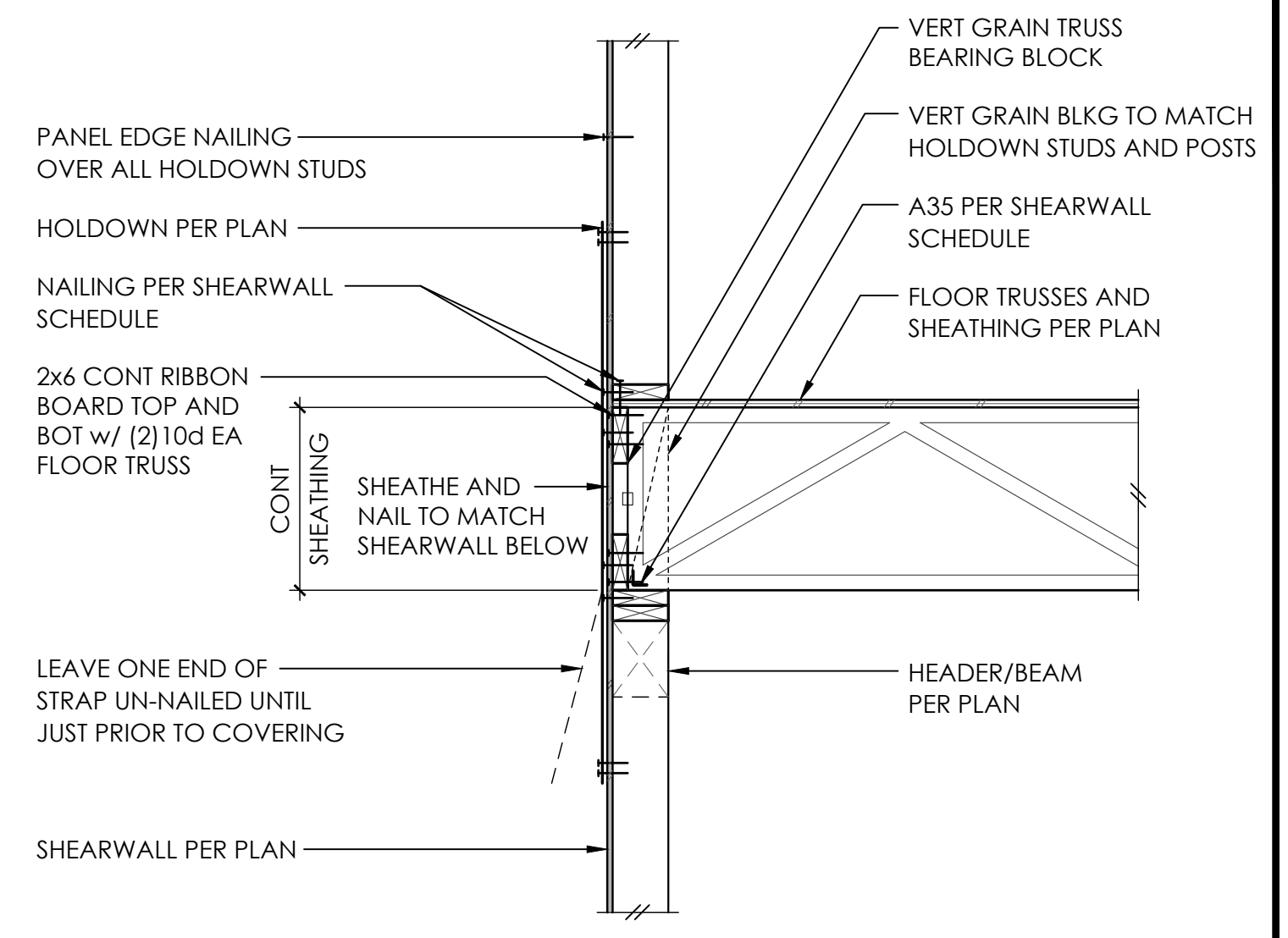
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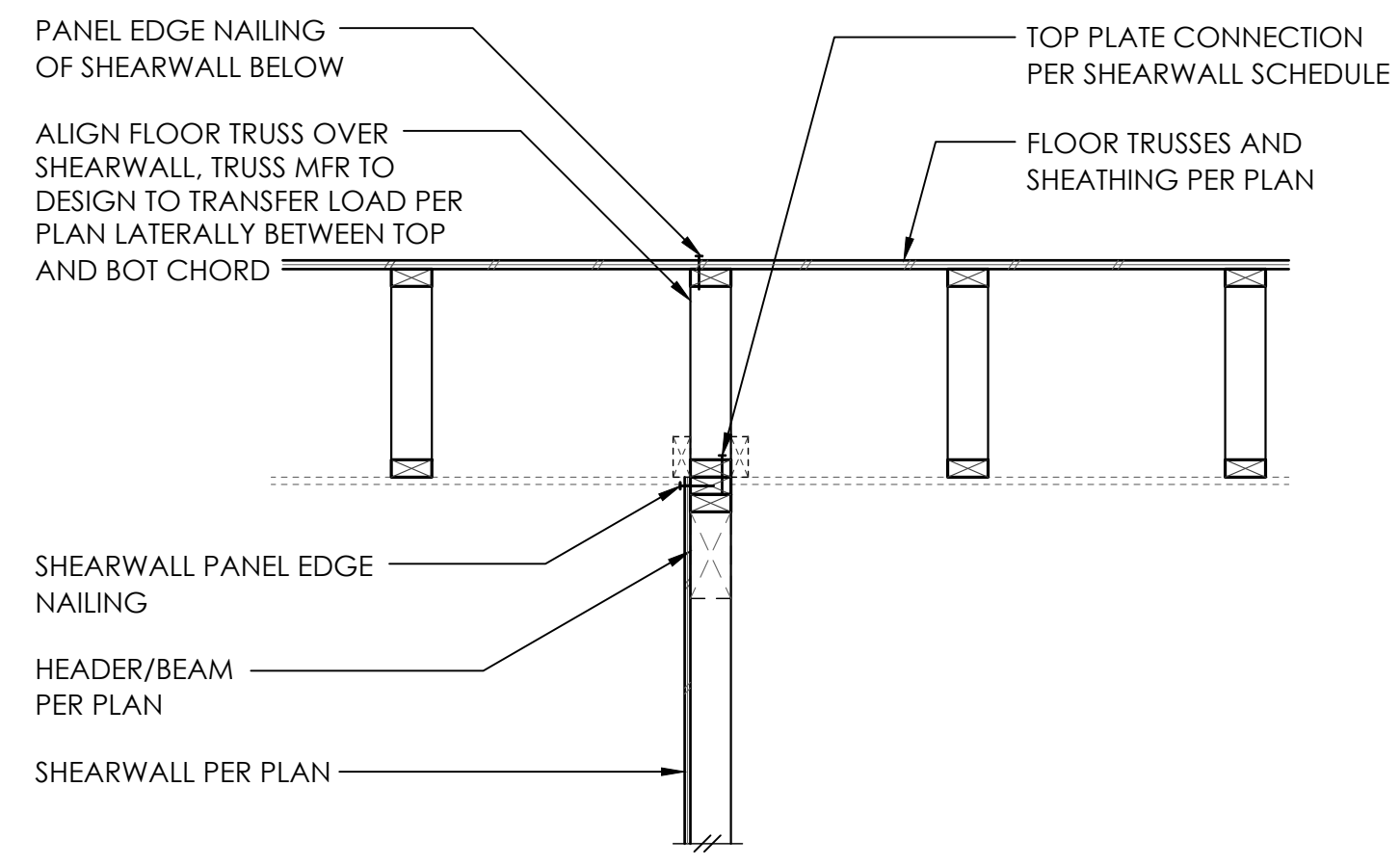
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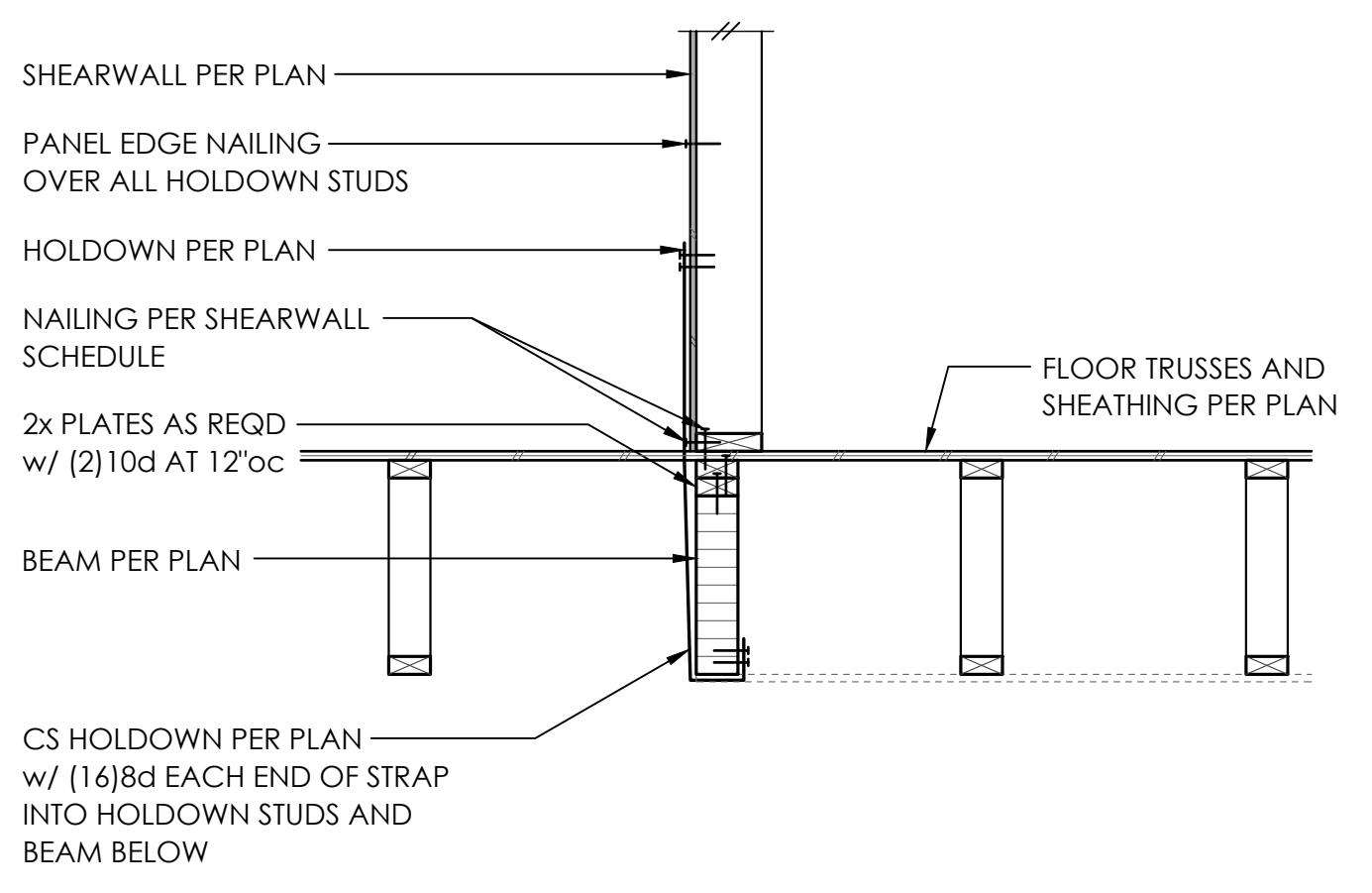
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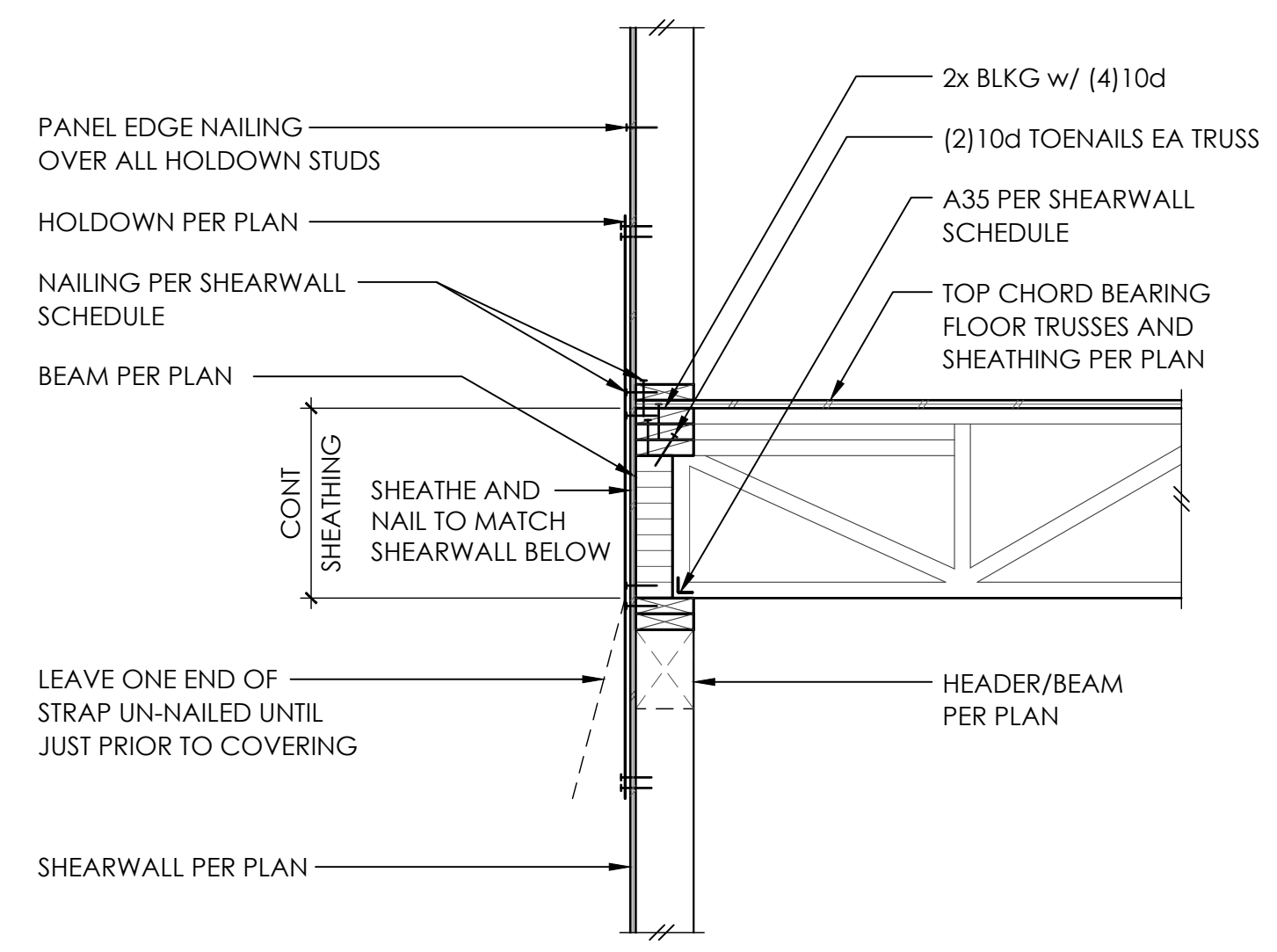
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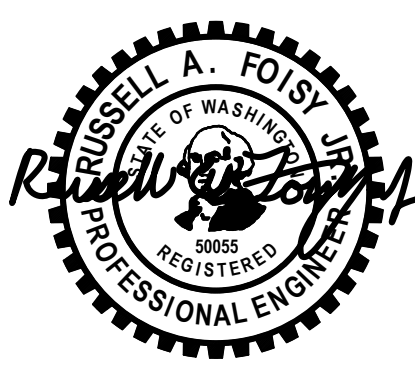
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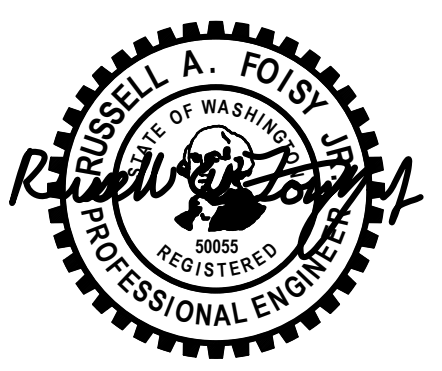
PROJECT NO 0424.2025.04.01
PROJECT MANAGER RAF
DRAWN RAP
ENGINEER RYAN GUTIERREZ
206.602.9109
RYANG@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		9.16.25

ARCH CITIZEN DESIGN

WOOD FRAMING
DETAILS

S4.1
SCALE - 3/4" = 1'-0"

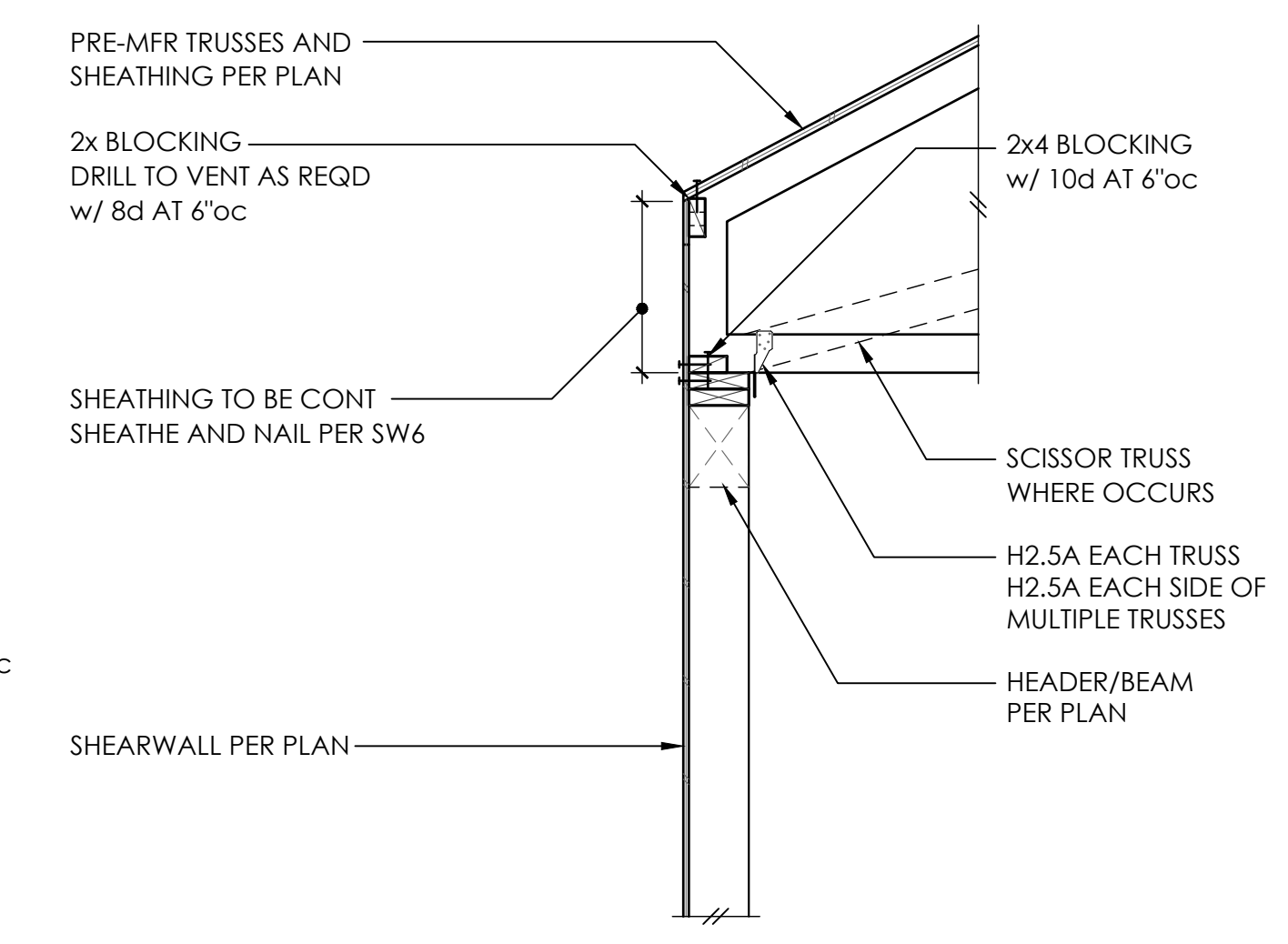
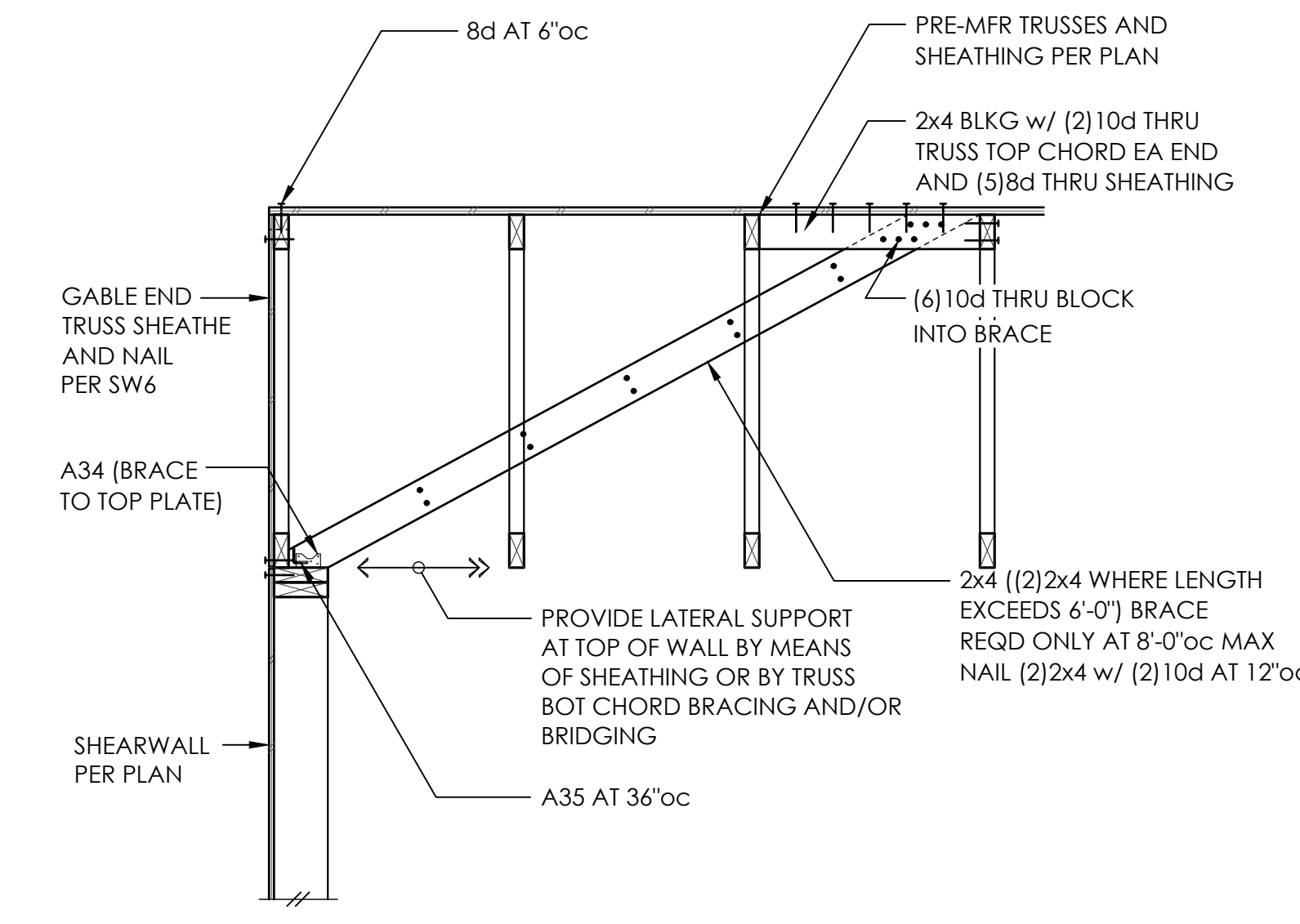


PROJECT NO	0424.2025.04.01	
PROJECT MANAGER	RAF	
DRAWN	RAP	
ENGINEER	RYAN GUTIERREZ	
	206.602.9109	
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REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

ARCH CITIZEN DESIGN

**WOOD FRAMING
DETAILS**

S4.2
SCALE - 3/4" = 1'-0"

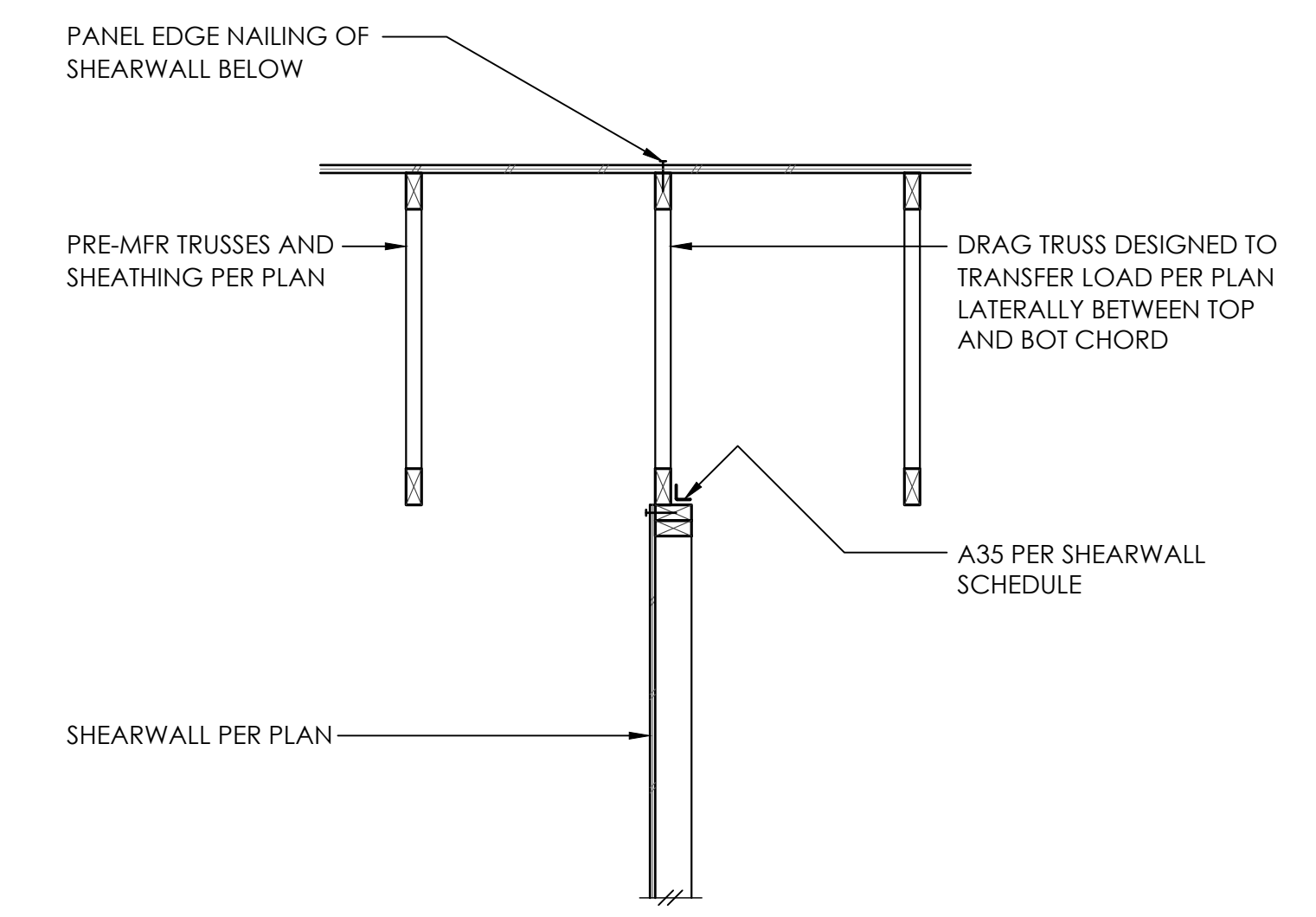
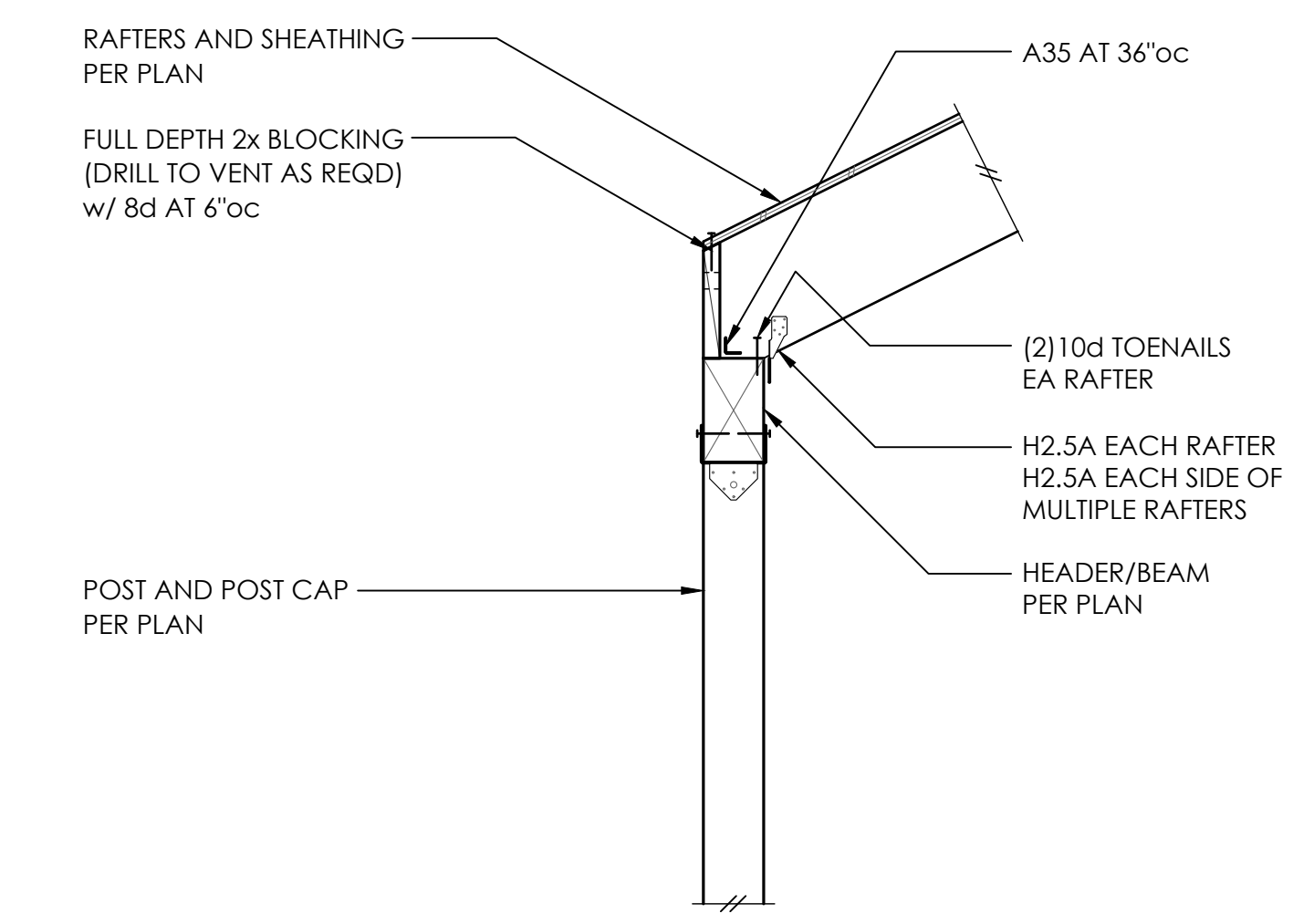
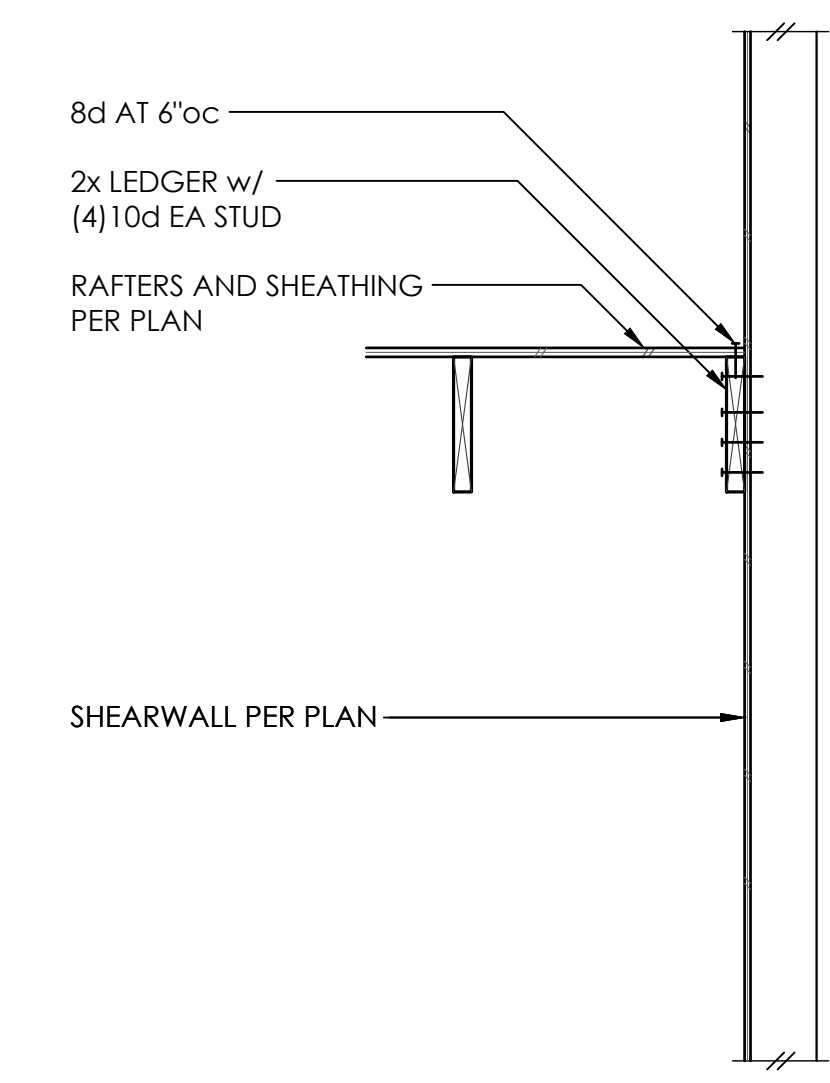


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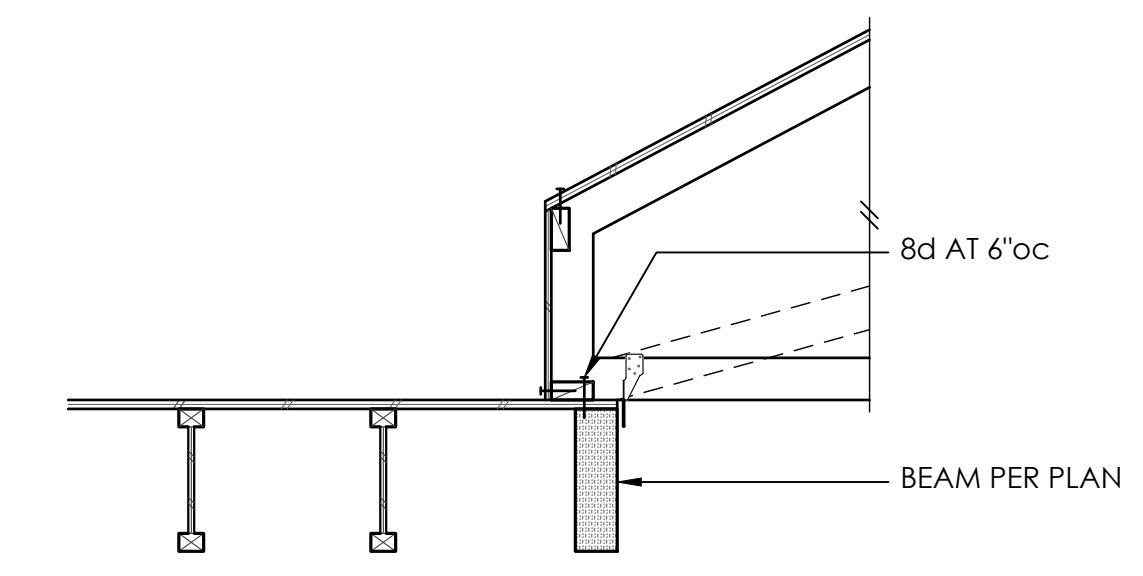
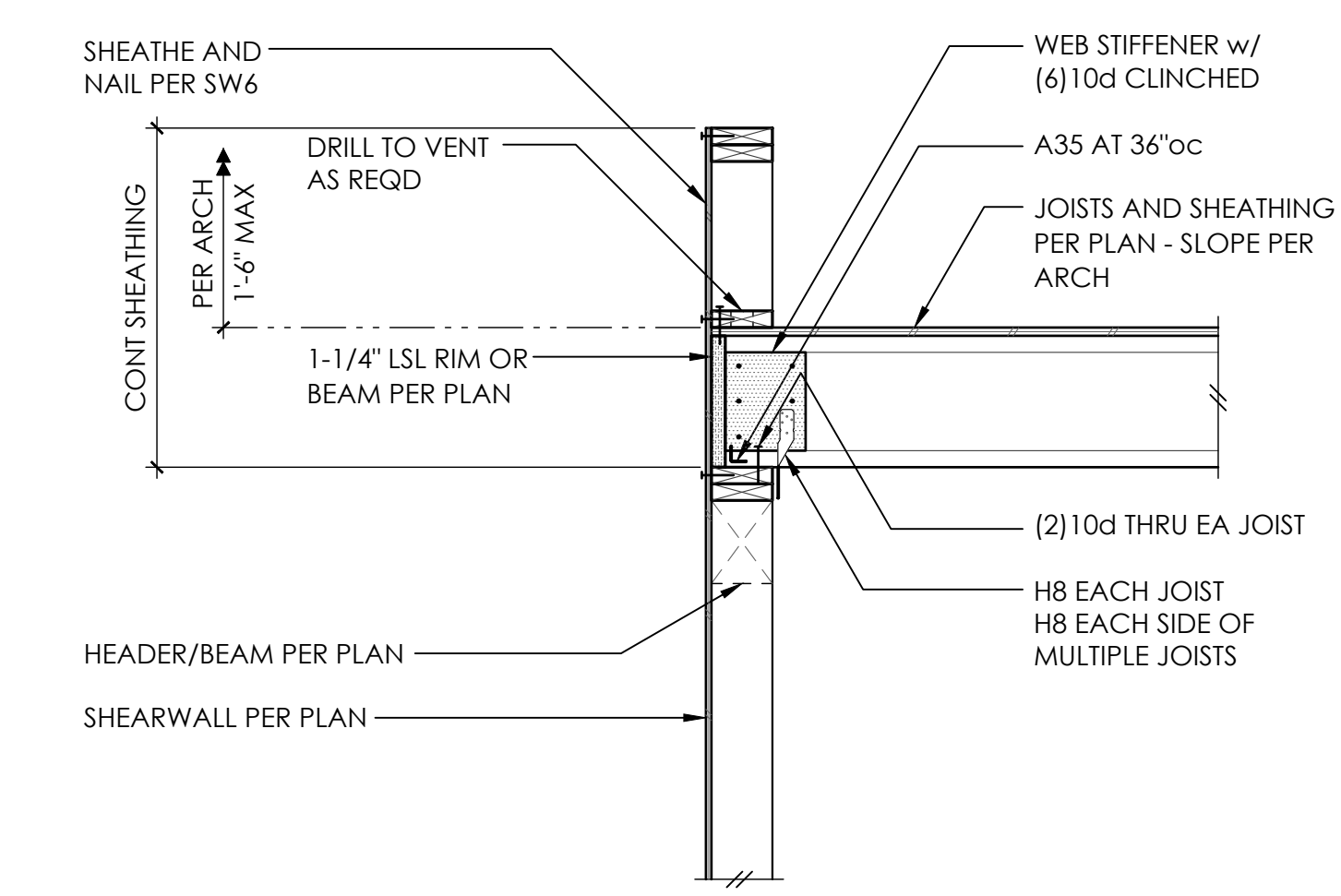
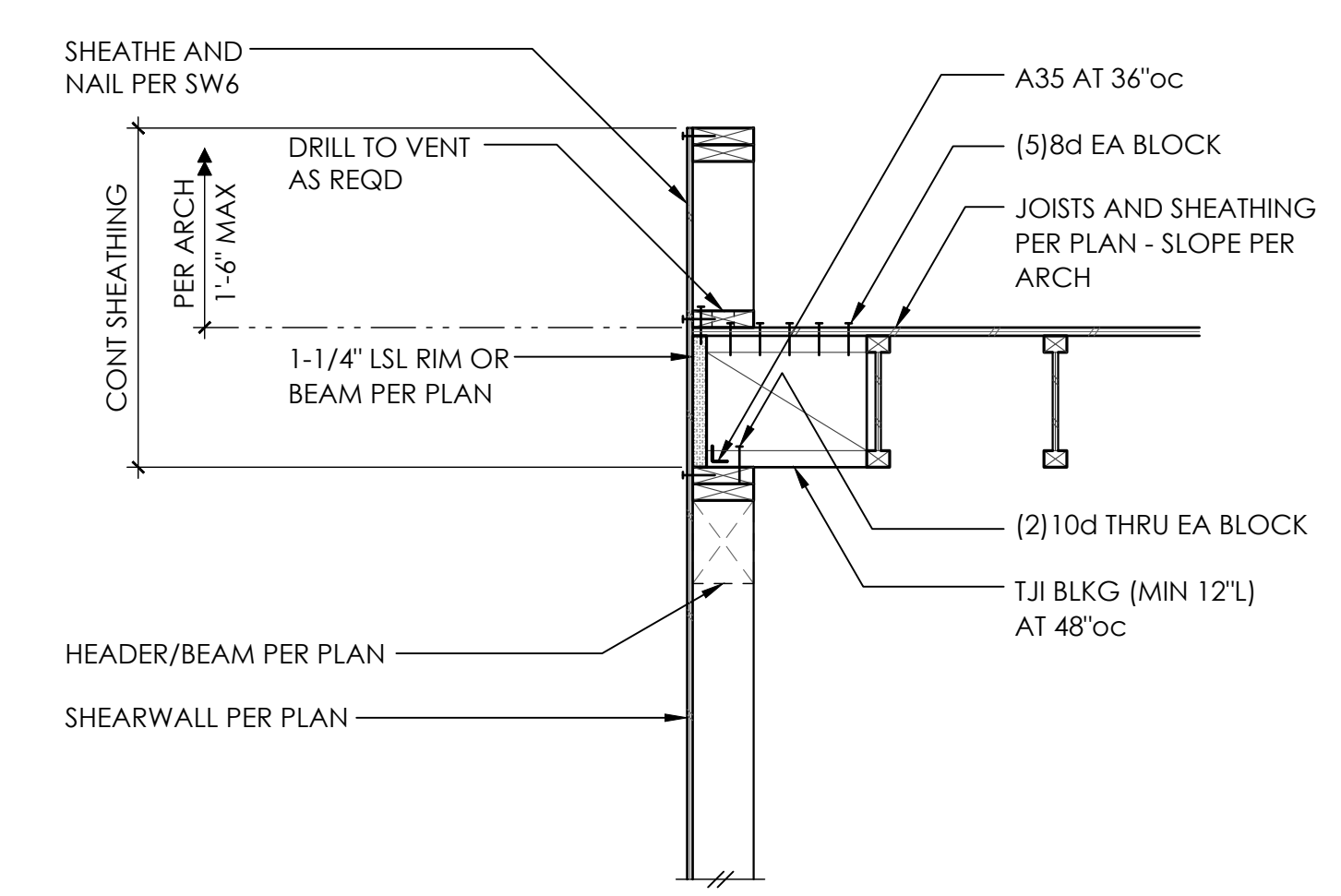


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GENERAL SHORING NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION, AND SEATTLE BUILDING CODE (SBC) MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.
- SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT PROPOSED SINGLE-FAMILY RESIDENCE, 9191 SE 64TH ST, MERCER ISLAND, WA, PREPARED BY PAN GEO INC. PROJECT NO. 25-036.200, DATED: AUGUST 27, 2025
- THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (1) COPY, REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2) WEEKS OF RECEIPT. ONCE THE DRAWINGS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS THEY WILL BE MARKED WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN INTENT.
- INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.
- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704, AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION SHALL BE PROVIDED ON THE FOLLOWING TYPES OF CONSTRUCTION:

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

- THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.
- SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28-DAY.

	(f'c)	MINIMUM CEMENT PER CUBIC YARD
PILE LEAN CONCRETE	100 PSI	1-1/2 SACKS
STRUCTURAL CONCRETE	3000 PSI	5-1/2 SACKS

- ALL LUMBER SHALL BE 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:

4x12 TIMBER LAGGING	HEM-FIR NO 1 DOUGLAS FIR-LARCH NO 2	Fb = 975 PSI Fb = 900 PSI
6x TIMBER LAGGING	HEM-FIR NO 2 DOUGLAS FIR-LARCH NO 2	Fb = 675 PSI Fb = 875 PSI

TIMBER LAGGING SHALL BE TREATED PER AWP standards TO A MINIMUM RETENTION OF 0.40 PCF. LAGGING SHALL BE 4x12, UNO.

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

- AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.
- APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
- SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. HP-SHAPES	A572 (GRADE 50)	50 KSI
D. STRUCTURAL PIPE	A53 (GRADE B)	35 KSI
E. HOLLOW STRUCTURAL SECTIONS SQUARE OR RECTANGULAR ROUND	A500 (GRADE C) A500 (GRADE C)	50 KSI 46 KSI
F. CONVENTIONAL HIGH-STRENGTH BOLTS (3/4" ROUND, UNO)	F3125 (GRADE A325) OR F3125 (GRADE A490)	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554 (GRADE 36)	
I. HEADED SHEAR STUDS	A108	

- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) 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.

SHORING MONITORING

- SURVEY MONITORING OF THE SHORING WALLS SHALL BE PERFORMED TO DETERMINE THE VERTICAL AND HORIZONTAL MOVEMENT OF THE MONITORING POINTS. THE MEASURING SYSTEM SHALL HAVE AN ACCURACY OF AT LEAST 0.01 FEET. THE MONITORING PROGRAM SHALL BE DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR BUT AT A MINIMUM SHALL INCLUDE THE FOLLOWING:

ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL ON ADJACENT CRITICAL STRUCTURES OR BUILDINGS WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL AND ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS OR ALLEYS. SURVEY POINTS SHOULD BE SPACED NO MORE THAN EVERY 20'-0" ALONG THE WALL. AT SOLDIER PILES, PLACE MONITORING POINTS AT THE TOP OF AT LEAST EVERY OTHER SOLDIER PILE. ESTABLISH A BASELINE READING OF MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING SYSTEM. THE GEOTECHNICAL ENGINEER, CONTRACTOR, AND SURVEYOR SHALL COORDINATE LOCATIONS OF THESE MONITORING POINTS PRIOR TO THE BEGINNING OF EXCAVATION.

A LICENSED SURVEYOR THAT IS NOT THE CONTRACTOR MUST PERFORM THE SURVEYING AT LEAST ONCE A WEEK. MONITORING POINTS ESTABLISHED ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5".

THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND THE SURVEY DATA TO THE STRUCTURAL ENGINEER, SHORING DESIGNER, AND SDCI ON AT LEAST A WEEKLY BASIS. PER SDCI, THIS WEEKLY REVIEW MUST CONTAIN A GRAPHICAL PRESENTATION OF THE WALL MOVEMENT VERSUS TIME.

IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER, SHORING DESIGNER, AND SDCI IF UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS, IF 0.5" OF MOVEMENT OCCURS BETWEEN (2) CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACHES 0.5". IF MOVEMENT EXCEEDS 0.5", THE ENGINEERS AND SHORING DESIGNER SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENT TO 1". ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARD IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENT TO WHAT IS CONSIDERED AS ACCEPTABLE BY THE DESIGN TEAM, AND SDCI (1" MAXIMUM).

SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND THE EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AND BRACES) IS COMPLETED UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER, AFTER REVIEW AND APPROVAL BY SDCI, AND SHALL BE BASED ON THE SHORING PERFORMANCE.

CONTRACTOR SHALL COMPLETE A PHOTO SURVEY OF ALL STRUCTURES WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING SYSTEM. THE PHOTO SURVEY SHALL INCLUDE BUT IS NOT LIMITED TO DOCUMENTING THE NEIGHBORING BUILDINGS, FOUNDATION WALLS, RETAINING WALLS, FREESTANDING WALLS, SIDEWALKS, DRIVE SURFACES, AND THE ENTIRE FAÇADE OF MASONRY STRUCTURES. ALL EXISTING CRACKS SHOULD BE MEASURED AND DOCUMENTED. PROVIDE VIBRATION MONITORING PER GEOTECHNICAL RECOMMENDATIONS AS REQUIRED.

PILE AND LAGGING CONSTRUCTION

- SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

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

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

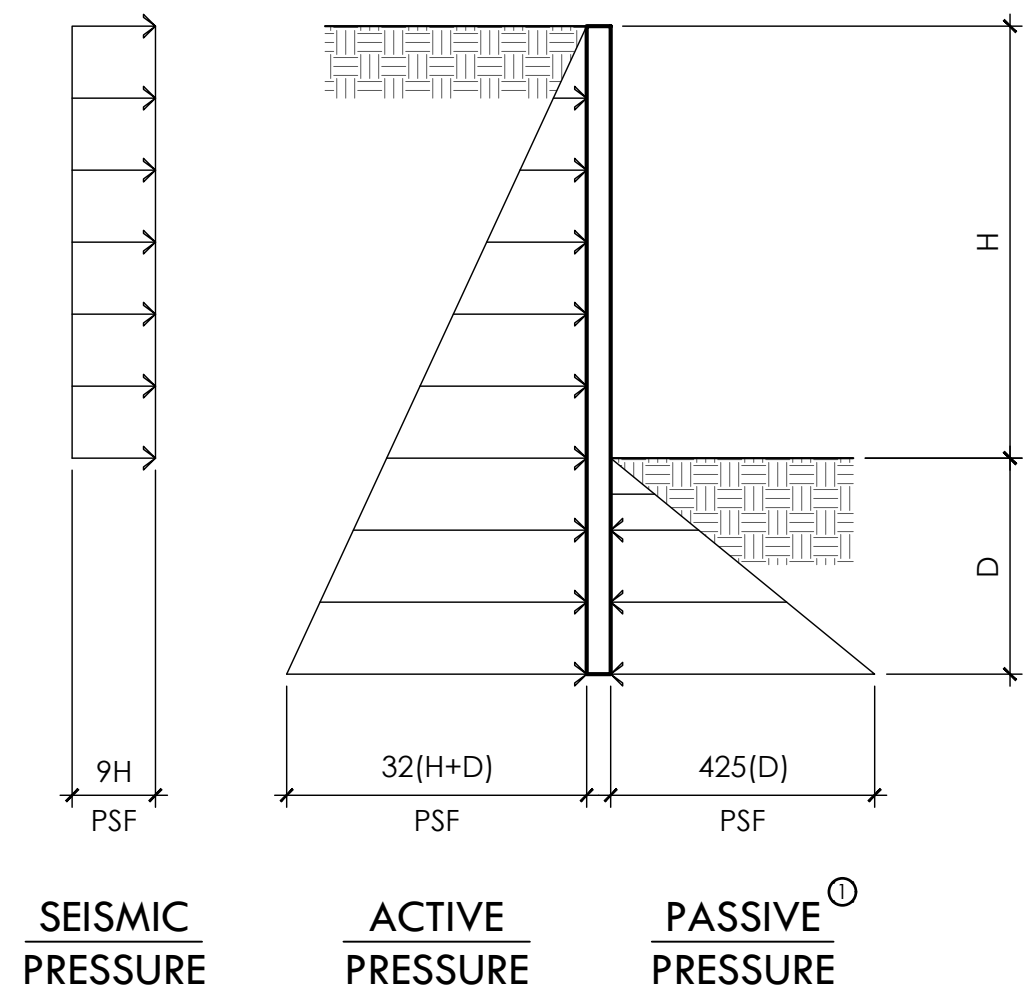
- STEEL PILE PLACEMENT TOLERANCES:

- 1" INSIDE PERPENDICULAR TO SHORING WALL
- 1" OUTSIDE PERPENDICULAR TO SHORING WALL
- 3" LATERALLY

- TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IF CDF BACKFILL IS USED LIMIT LIFTS TO A MAXIMUM HEIGHT OF 2'-0". DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4'-0" IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

ABBREVIATIONS

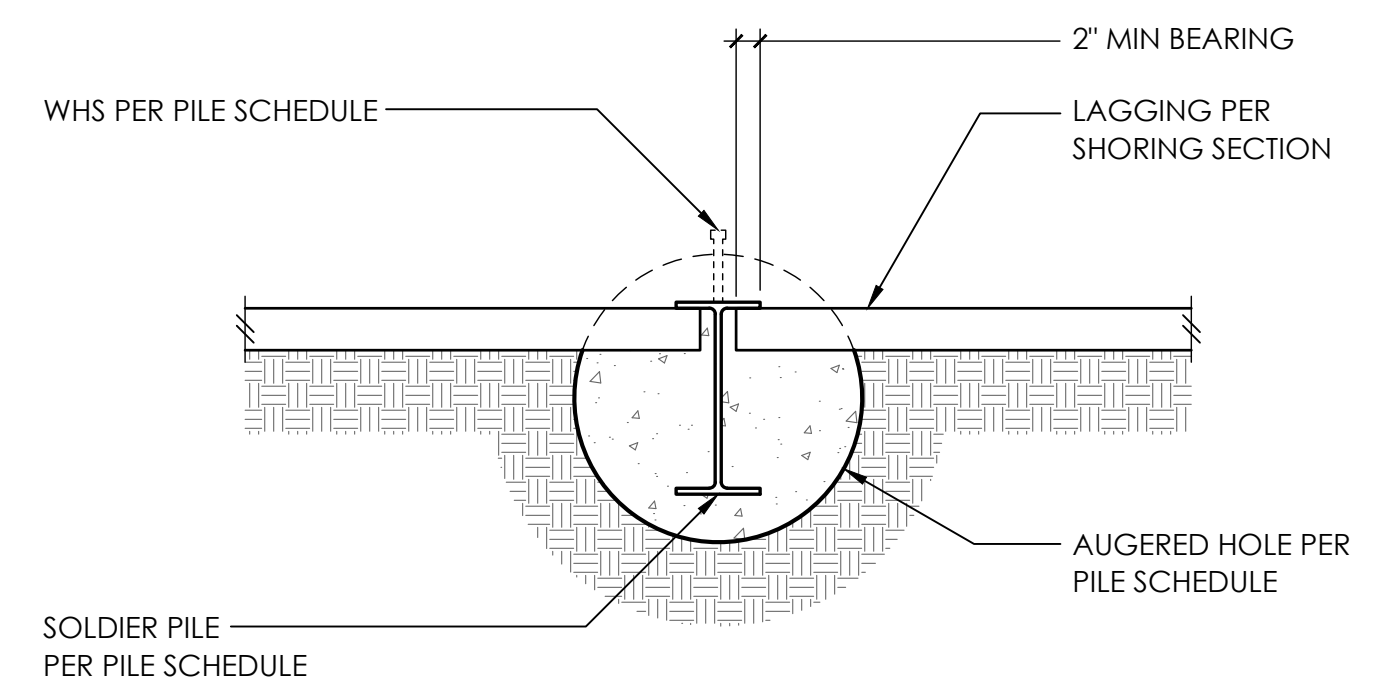
±	PLUS OR MINUS	EL	ELEVATION	MISC	MISCELLANEOUS
∅	DIAMETER	EMBED	EMBEDMENT	NTS	NOT TO SCALE
ABV	ABOVE	ENGR	ENGINEER	oc	ON CENTER
ADDL	ADDITIONAL	EQ	EQUAL	OPP	OPPOSITE
APPROX	APPROXIMATE	EXT	EXTERIOR	PERP	PERPENDICULAR
ARCH	ARCHITECT, ARCHITECTURAL	FDN	FOUNDATION	PL	PLATE
BLDG	BUILDING	FF	FINISHED FLOOR	PL	PROPERTY LINE
BLW	BELOW	FG	FINISHED GRADE	PSF	POUNDS PER SQUARE FOOT
BOE	BOTTOM OF EXCAVATION	FT	FEET	PSI	POUNDS PER SQUARE INCH
BOF	BOTTOM OF FOOTING	FTG	FOOTING	PT	PRESSURE TREATED LUMBER
BOT	BOTTOM	GALV	GALVANIZED	REQD	REQUIRED
BTWN	BETWEEN	GR	GRADE	SCHED	SCHEDULE
CL	CENTERLINE	HF	HEM FIR	SIM	SIMILAR
CLR	CLEAR	HORIZ	HORIZONTAL	STRUCT	STRUCTURAL
CONC	CONCRETE	HSS	HOLLOW STRUCTURAL SECTION	TEMP	TEMPORARY
CONT	CONTINUOUS	IBC	INTERNATIONAL BUILDING CODE	THRU	THROUGH
CS	CRAWLSPACE	IN	INCH	TOW	TOP OF WALL
DEMO	DEMOLISH	IN	INCH	TYP	TYPICAL
DF	DOUGLAS FIR	K	KIPS (1000 POUNDS)	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	KSF	KIPS PER SQ FT		
DIAG	DIAGONAL	L	ANGLE	VIF	VERIFY IN FIELD
DIM	DIMENSION	L	LENGTH	W	WIDE OR WIDTH
DO	DITTO	LBS	POUNDS	w/	WITH
DP	DEEP/DEPTH	MAX	MAXIMUM	w/o	WITHOUT
DWGS	DRAWINGS	MB	MACHINE BOLT	WHS	WELDED HEADED STUD
(E)	EXISTING	MFR	MANUFACTURER		
EA	EACH	MIN	MINIMUM		



① PASSIVE PRESSURE INCLUDES A FS = 1.5

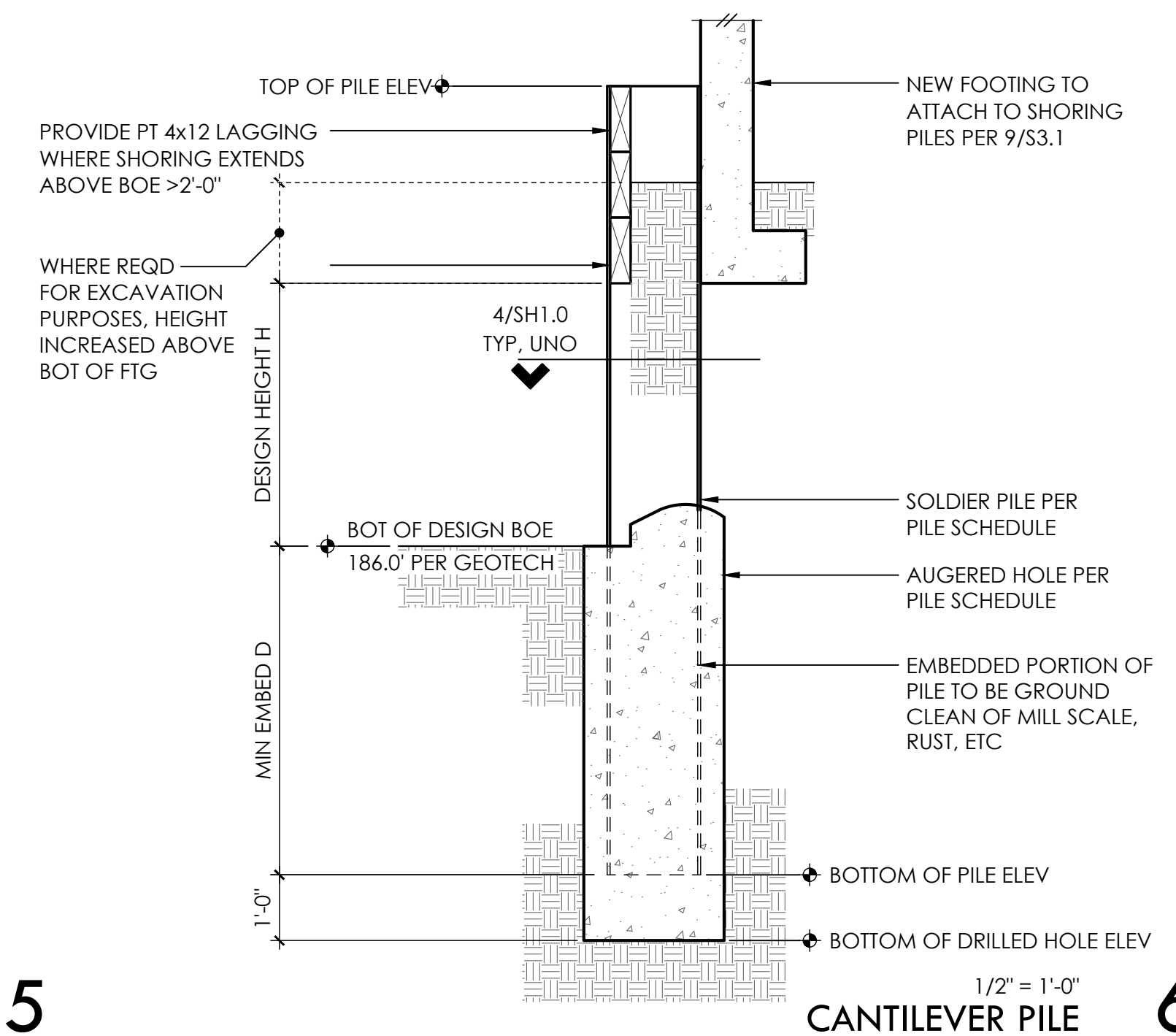
② SURCHARGE LOAD FROM HOUSE NOT APPLIED AS PILE IS CONNECTED DIRECTLY TO FOUNDATION TO SUPPORT VERTICAL LOADS

PILE LOADING DIAGRAM



3

4

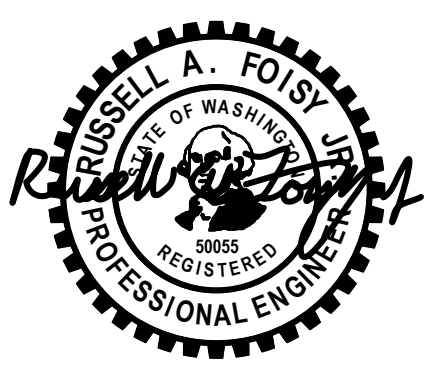


CANTILEVER PILE

1/2" = 1'-0"

5

6



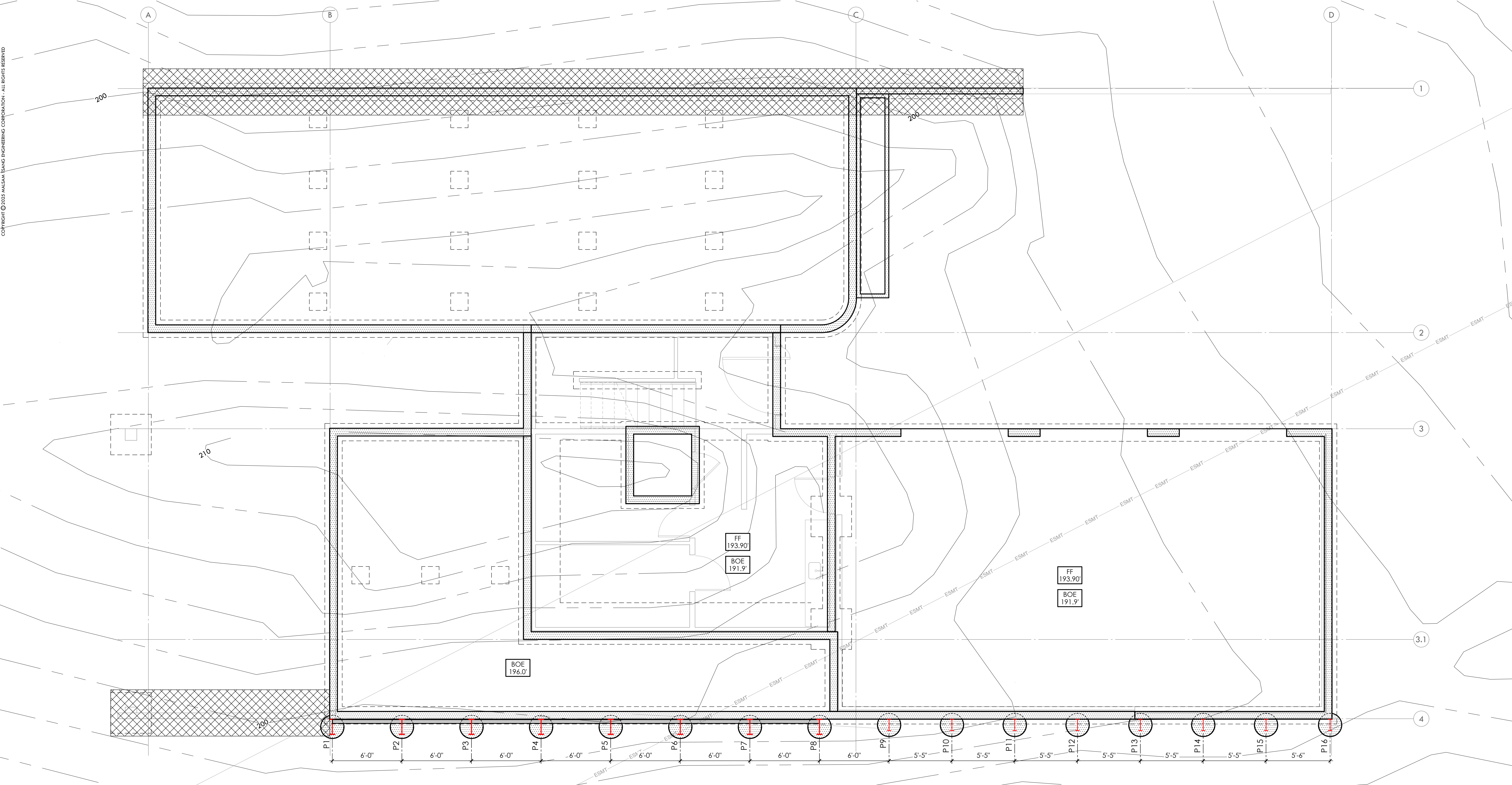
PROJECT NO 0424.2025.04.01
PROJECT MANAGER RAF
DRAWN RAP
ENGINEER RYAN GUTIERREZ
RYANG@MALSAM-TSANG.COM
206.602.9109

REV DESCRIPTION DATE
PERMIT SET 9.16.25

ARCH CITIZEN DESIGN

SHORING PLAN

SH2.0
SCALE - 1/4" = 1'-0"



- PLAN NOTES**
- REFER TO GENERAL SHORING NOTES SHEET SH1.0 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO SOILS REPORT FOR ADDITIONAL SHORING INSTALLATION REQUIREMENTS.
 - REFER TO SHEET SH1.0 FOR TYPICAL SHORING DETAILS.
 - CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
 - DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

- LEGEND**
- DRILLED PILE
 - P__ PILE MARK
 - BOE BOTTOM OF EXCAVATION
 - FF FINISH FLOOR
 - CS CRAWLSPACE
 - FOOTING STEP
 - 4'-0" WIDE x 4'-0" DEEP BLOCK OF LEAN MIX CONCRETE PER GEOTECHNICAL ENGINEER

CANTILEVER SHORING PILE SCHEDULE

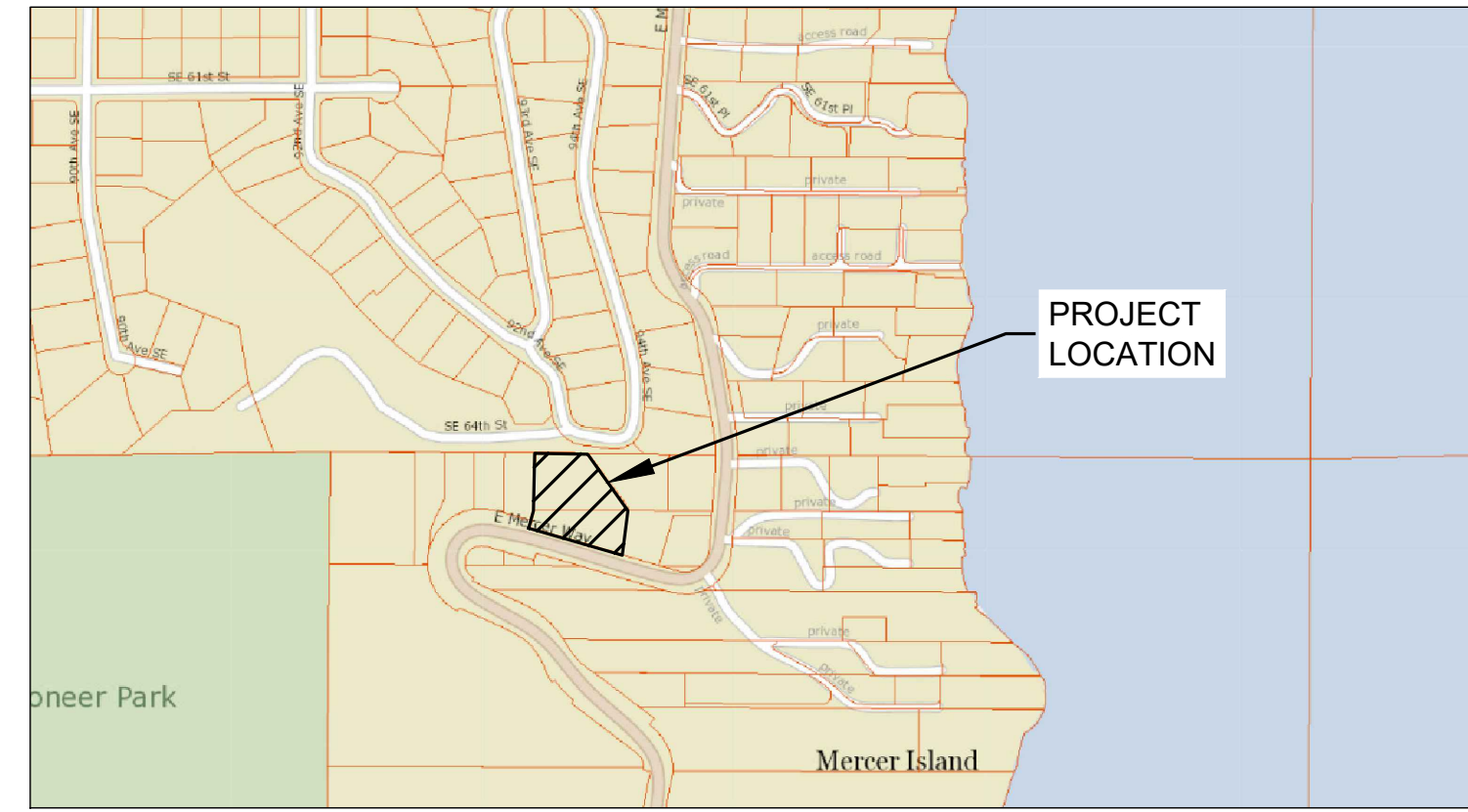
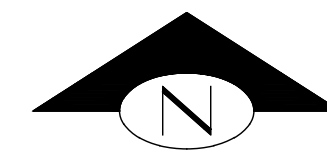
PILE MARK	AUGER DIA	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	MAX HEIGHT 'H'	MIN DEPTH 'D'	EPOXY COATING	WELDED STUDS	CONDITION	LOADING DIAGRAM	DETAIL
P1	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P2	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P3	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P4	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P5	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P6	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P7	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P8	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P9	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P10	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P11	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P12	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P13	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P14	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P15	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0
P16	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	⊗	PERMANENT	2/SH1.0	6/SH1.0

① CONTRACTOR SHALL REFERENCE TOP OF PILE AND BOTTOM OF PILE ELEVATIONS FOR DETERMINING TOTAL LENGTH OF PILE
 ② HEIGHT 'H' AND DEPTH 'D' LENGTH IS FOR ENGINEERING REFERENCE PURPOSES ONLY
 ③ 3/4" Ø x 6" WELDED HEADED STUDS AT 16" OC

Prepared by: [Signature]
 Project No: 0424.2025.04.01 - 11/02/25

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6423 E MERCER WAY MERCER ISLAND, WA 98040 CIVIL PLANS



VICINITY MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION:

PARCEL "A" (APN 3024059001):

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LINE LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24, NORTH, RANGE 5, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION WITH THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE NORTH 88 DEGREES 33'02" WEST 117.98 FEET TO TRUE POINT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 33'02" EAST 117.98 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF EAST MERCER WAY TO THE SOUTH LINE OF THE NORTH 150 OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE 118 FEET; THENCE NORTHERLY TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T24N, R5E WM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, T24N, R5E WM, IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE-DESCRIBED PROPERTY WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY, SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

SUBJECT TO: RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

PARCEL "B" (APN 3024059151):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

PARCEL "C" (APN 3024059043):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550, 23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY

MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 27 DEGREES 39 MINUTES 33 SECONDS EAST 31 FEET DISTANT; THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

APN 3024059213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO. 8311070717 AND DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION:

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM
- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019, JULY, 2020, OCTOBER AND NOVEMBER, 2024 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM:

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM:

NAVD 1988; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
CONTOUR INTERVAL=1 FEET.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.

ABBREVIATIONS:

BOTW = BOTTOM OF WALL
CB = CATCH BASIN
CW = CONCRETE WALK
EG = EXISTING GRADE
EOC = END OF CURB
EX = EXISTING
FF = FILTER FENCE
FG = FINISHED GRADE
FL = FLOW LINE
G = GAS LINE
OHP = OVERHEAD POWER
PERF = PERFORATED PVC PIPE
PL = PROPERTY LINE
ROW = RIGHT OF WAY
SD = STORM DRAIN
SDCO = STORM DRAIN CLEANOUT
SFR = SINGLE FAMILY RESIDENCE
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
SSS = SANITARY SIDE SEWER
SSSCO = SANITARY SIDE SEWER CLEANOUT
TOC = TOP OF CURB
TOPW = TOP OF WALL
TYP = TYPICAL
UGP = UNDERGROUND POWER
W = WATER
WM = WATER METER
WSDOE = WASHINGTON STATE DEPARTMENT OF ECOLOGY

CONTACTS:

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ATTN: ISAAC GREENETZ

ENGINEER:
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9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
PHONE: (206) 523-0024
ATTN: BEN IDDINS, PE

SURVEYOR:
INFORMED LAND SURVEY
PO BOX 5137
TACOMA, WA 98415
PHONE: (253) 627-2070
CONTACT: SHAUN WARREN

SHEET INDEX		
SHEET NO.	PLAN NO.	DESCRIPTION
1	C01	COVER SHEET
2	C02	NOTES
3	C03	EXISTING CONDITIONS
4	C04	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
5	C05	GRADING PLAN
6	C06	DRAINAGE PLAN
7	C07	UTILITY PLAN
8	C08	DETAILS
9	C09	DETAILS
10	C10	DETAILS
11	C11	DETAILS

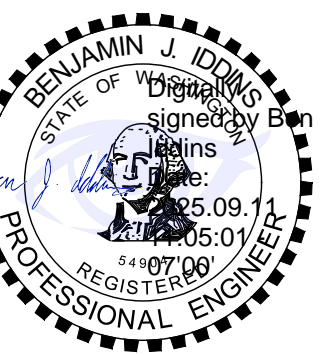
FILE LOCATION: LEAVENWORTH/CIVIL/PROJECTS/ACTIVE/2025/09/05/01/0551/CITIZEN DESIGN/6423 E MERCER WAY/MERCER ISLAND/INWINGS/CADD/RETRACT/ACT/FILES/6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (18.00 X 24.00 INCHES) - LAST MODIFIED BY: JOE POPOVICH
DRAWN BY: GS
CHECKED BY: BI
DESIGNED BY: ZP
PROJECT MANAGER, JR
PRINCIPAL, BI

NO. DATE BY REVISION

FACET



9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | MERKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND
P: 206.523.0024
www.facetnw.com



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

6423 E MERCER WAY
6423 E MERCER WAY
MERCER ISLAND, WA 98040
2501.0551.00

PERMIT PLAN

COVER SHEET

DATE: 9/11/2025

PLAN NUMBER:

C01

SHEET 1 OF 11

FILE LOCATION: LEANVTERHEFACTS\PROJECTS\ACTIVE\2025\05\04_0561_CITIZEN RESIGN_6423 E MERCER WAY MERCER ISLAND\WINGS\CAD\RETI\ACT\THERLE6423 E MERCER WAY MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 24.00 INCHES) - LAST MODIFIED BY: JOE POPOVICH
 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
3. USE COMPOST AND OTHER MATERIALS THAT MEET ORGANIC CONTENT OUTLINED IN BMP T5.13 OF THE DOE MANUAL

TREE PROTECTION STANDARDS:

1. TREE PROTECTION FENCING SHALL BE ERECTED AT PRESCRIBED DISTANCE PER ARBORIST REPORT. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FEET HIGH.
2. INSTALL HIGHLY VISIBLE SIGNS ON PROTECTION FENCING SPACED NO FURTHER THAN 15 FEET APART. SIGNS SHALL STATE "TREE PROTECTION AREA-ENTRANCE PROHIBITED", AND "CITY OF MERCER ISLAND" CODE ENFORCEMENT PHONE NUMBER.
3. NO WORK SHALL BE PERFORMED WITHIN PROTECTION FENCING UNLESS APPROVED BY PLANNING OFFICIAL. IN SUCH CASES, ACTIVITIES WILL BE APPROVED AND SUPERVISED BY A "QUALIFIED TREE PROFESSIONAL".
4. THE ORIGINAL GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN PROTECTION FENCING WITHOUT THE PLANNING OFFICIAL AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL.
5. NO BUILDING MATERIALS, SPOILS, CHEMICALS OR SUBSTANCES OF ANY KIND WILL BE PERMITTED WITHIN PROTECTION FENCING
6. PROTECTION FENCING SHALL BE MAINTAINED UNTIL THE PLANNING OFFICIAL AUTHORIZES ITS REMOVAL.
7. ENSURE THAT ANY APPROVED LANDSCAPING WITHIN THE PROTECTED ZONE SUBSEQUENT TO THE APPROVED REMOVAL OF PROTECTION FENCING BE PERFORMED WITH HAND LABOR.

IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:

- A. IF EQUIPMENT IS AUTHORIZED TO OPERATE WITHIN THE ROOT ZONE, THE AREA WILL BE MULCHED TO A DEPTH OF 6" OR COVERED WITH PLYWOOD OR SIMILAR MATERIAL TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
- B. MINIMIZE ROOT DAMAGE BY EXCAVATING A 2-FOOT DEEP TRENCH, AT EDGE OF PROTECTION FENCING TO CLEANLY SEVER THE ROOTS OF PROTECTED TREES.
- C. CORRECTIVE PRUNING TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
- D. MAINTENANCE OF TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZATION.

FOOTING DRAINS:

1. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
2. DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
3. DRAIN PIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD.
4. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE HEIGHT OF THE WALL.
5. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOILS.

DRIVEWAY/PARKING AREA DRAINS:

1. LARGE IMPERVIOUS AREAS USED FOR PARKING OR MANEUVERING OF VEHICLES SHALL BE SLOPED TO DRAIN TO ONE OR MORE CATCH BASINS.
2. THE BASINS SHALL BE TIED INTO THE ON-SITE STORM DRAINAGE SYSTEM USING NON-PERFORATED PIPE OF THE SAME MATERIALS.
3. AT LEAST ONE CATCH BASIN SHALL HAVE AN OIL SEPARATOR TO CLEAN THE WATER, OIL AND SILT PRIOR TO ENTERING THE APPROVED STORM SYSTEM.
4. IN AREAS WHERE THE OFF-SITE STORM SYSTEM IS INADEQUATE, ON-SITE DETENTION OF RUNOFF MAY BE REQUIRED. (CONTACT THE DEVELOPMENT ENGINEER FOR MORE INFORMATION).

GENERAL:



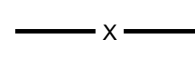
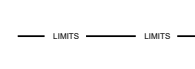
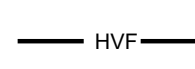

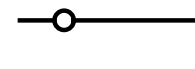

1. SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD THE OUTLET.
2. PROVIDE CLEANOUTS OR CONTROL STRUCTURES AS APPROPRIATE.
3. ALL DRAINAGE PIPING AND STRUCTURES ARE SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
4. ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
5. USE SAND COLLARS AT CB CONNECTIONS TO P.V.C. PIPE.
6. UNLESS OTHERWISE SPECIFIED, 6" STORM DRAIN PIPE FOR ROOF DRAINS AND SEWER PIPE SHALL BE SDR35 PVC PIPE.
7. ALL FOOTING DRAIN AND PERFORATED PIPE SHALL BE D2729 PVC PIPE WITH THE PERFORATIONS DIRECTED DOWNWARDS.
8. ALL PERF PIPE SHALL BE 4" DIAMETER UNLESS OTHERWISE SHOWN.
9. CONTRACTOR TO VERIFY INVERTS OF STORM DRAIN IN ROW AND ADJUST ONSITE STORM SYSTEM AS NECESSARY.
10. CONTRACTOR TO FIELD LOCATE AND REROUTE ANY POTENTIAL UTILITY CONFLICTS WITH DETENTION FACILITY PRIOR TO CONSTRUCTION.
11. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT. CONTRACTOR MUST PROVIDE CIVIL ENGINEER W/ INFORMATION PROVING THE POST-CONSTRUCTION SOILS MEET THESE REQUIREMENTS.

DRAINAGE NOTES:

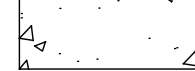
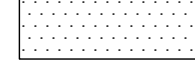
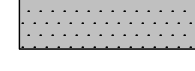
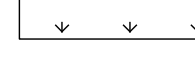
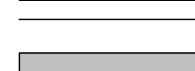


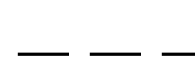

ROOF DRAINS:

1. NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE.
2. DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
3. DRAINPIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, GR F-405 FOR SMOOTH-BORE H.D.P.E. PIPE.
4. PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
5. ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.





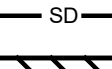
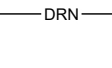

TESC/DEMO LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE
-  SOIL AMENDMENT
-  PERIMETER PROTECTION
-  LIMITS OF LAND DISTURBING ACTIVITY
-  HIGH VISIBILITY FENCING
-  STOCKPILE LOCATION
-  TREE PROTECTION FENCING
-  TREE REMOVAL



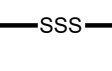
SURFACING LEGEND:

-  CONCRETE
-  ASPHALT
-  ASPHALT ROADWAY MILL & RESURFACE
-  SOIL AMENDMENT AREA / LANDSCAPE
-  CURB & GUTTER
-  ROOF
-  ROOF OVERHANG
-  RETAINING WALL
-  SAWCUT

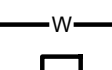

STORM DRAINAGE LEGEND:

-  TYPE 1 CATCH BASIN
-  TYPE 2 CATCH BASIN W/ GRATED LID
-  AREA DRAIN
-  STORM CLEANOUT
-  STORM DRAINAGE PIPE (<12" Ø)
-  STORM DRAINAGE PIPE (≥12" Ø)
-  FOOTING DRAINS

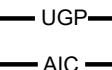
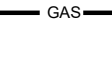

SANITARY SEWER LEGEND:

-  SANITARY SIDE SEWER CLEANOUT
-  SANITARY SEWER MANHOLE
-  SANITARY SIDE SEWER



WATER LEGEND:

-  DOMESTIC WATER SERVICE / WATER MAIN < 12"
-  WATER METER

DRY UTILITY LEGEND:

-  UGP— UNDERGROUND POWER SERVICE
-  AIC— OVERHEAD POWER SERVICE
-  GAS— GAS SERVICE LINE

GRADING LEGEND:

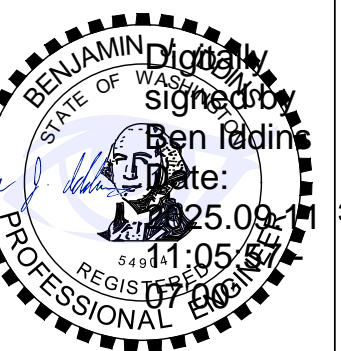
-  FINISH GRADE CONTOUR
-  EXISTING GRADE CONTOUR

NOTES
SCALE: NONE

FACET



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2501.0551.00

PERMIT PLAN

NOTES

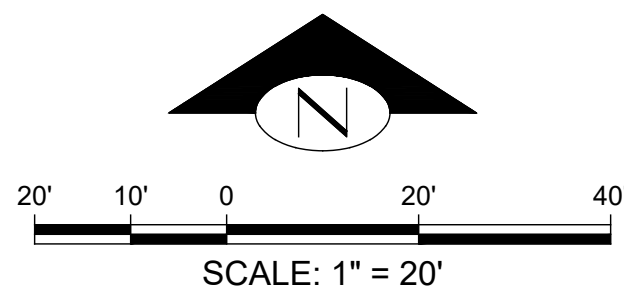
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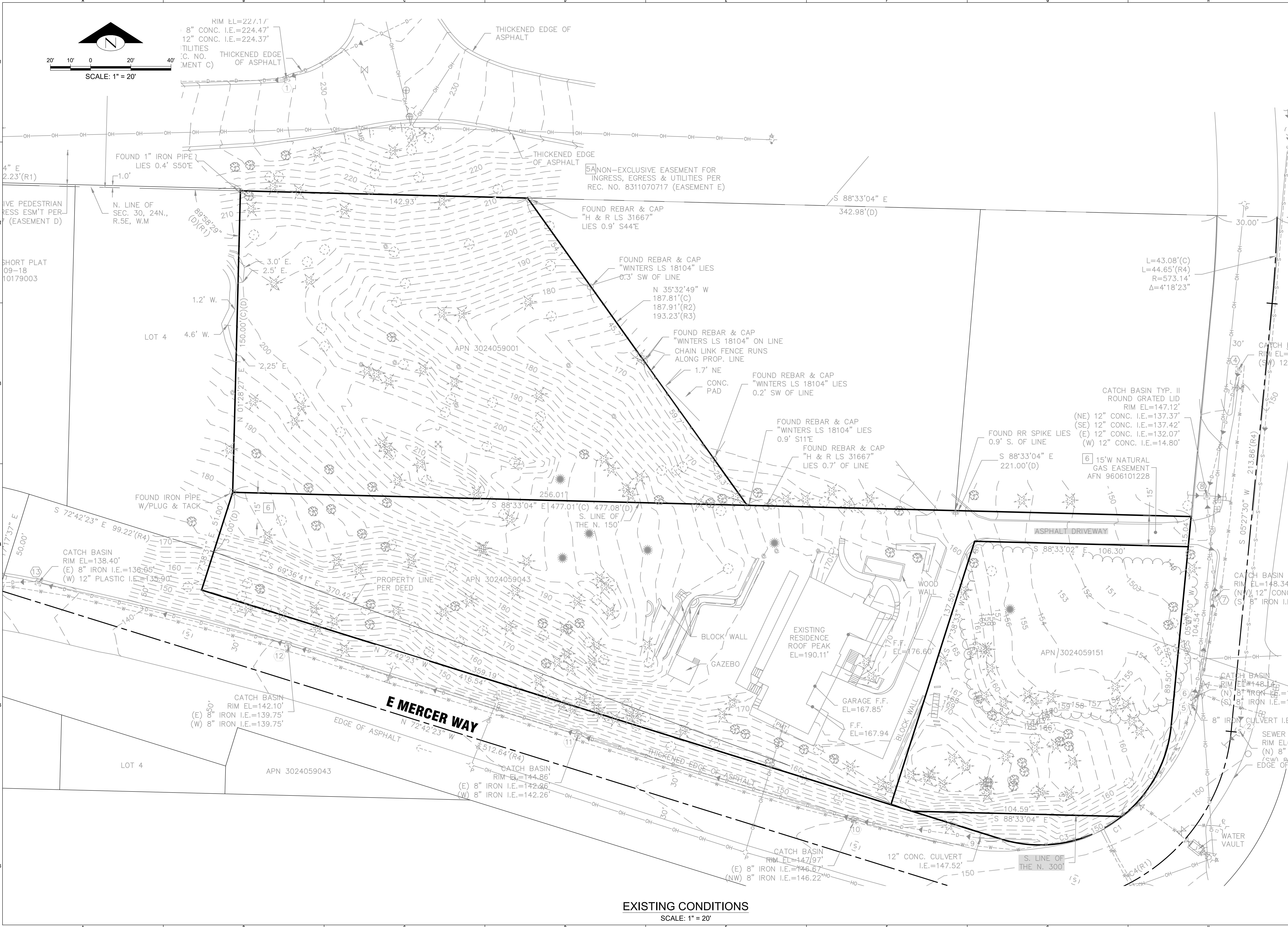
C02

SHEET 2 OF 11

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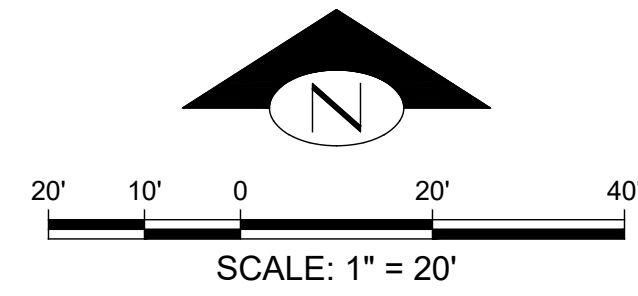
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 PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



EXISTING CONDITIONS
 SCALE: 1" = 20'

<p>NO. DATE BY REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													<p> FACET 9706 4th Ave NE Suite 300 Seattle, WA 98115 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDDEY ISLAND P: 206.623.0024 www.facetnw.com </p>
<p>CALL 811 2 BUSINESS DAYS BEFORE YOU DIG</p> <p><small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small></p>													
<p>6423 E MERCER WAY 6423 E MERCER WAY MERCER ISLAND, WA 98040 2501 0551 00</p>													
<p>PERMIT PLAN</p>													
<p>EXISTING CONDITIONS</p>													
<p>DATE: 9/11/2025 PLAN NUMBER: C03</p>													
<p>SHEET 3 OF 11</p>													

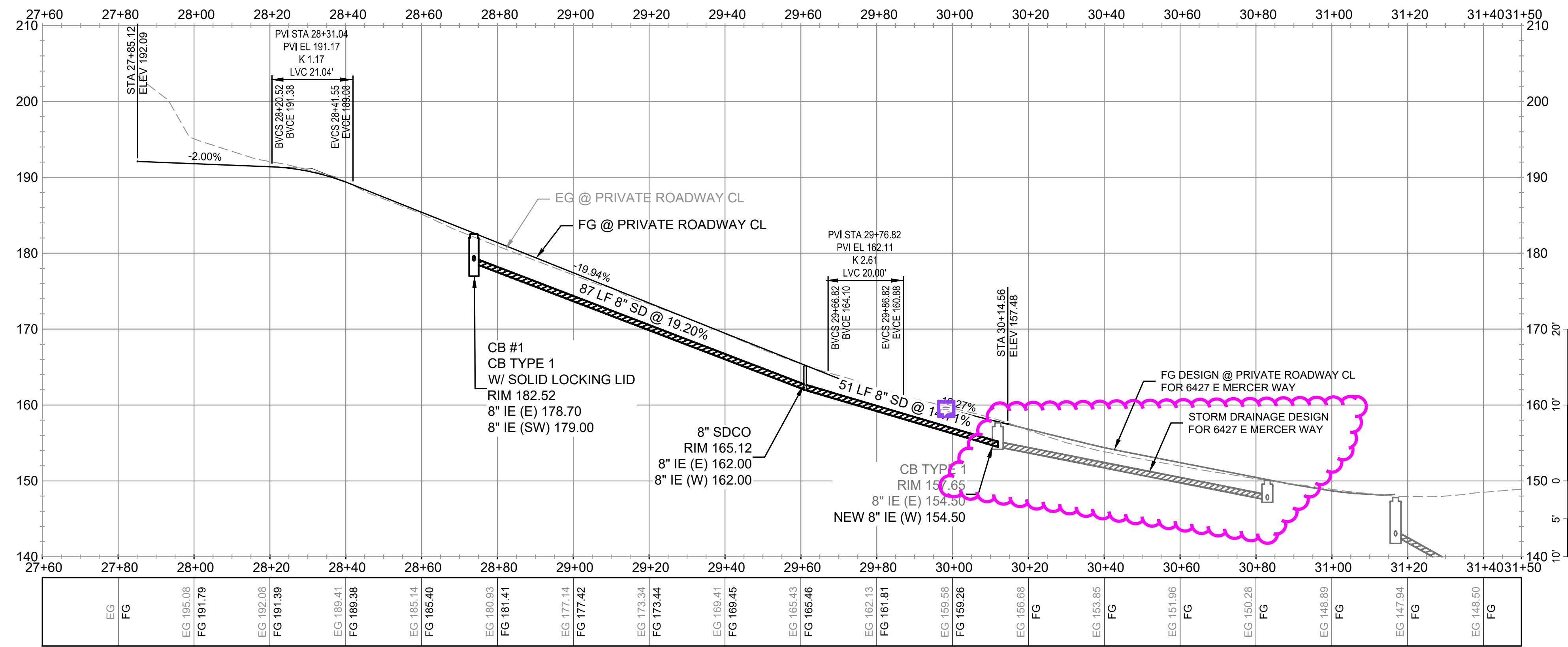
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KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
①	EXISTING CONTOUR	-
②	PROPOSED CONTOUR	-
③	PROPOSED ASPHALT BERM AT EDGE OF ROADWAY (4" TALL, 6" WIDE BERM)	-

GENERAL NOTE:

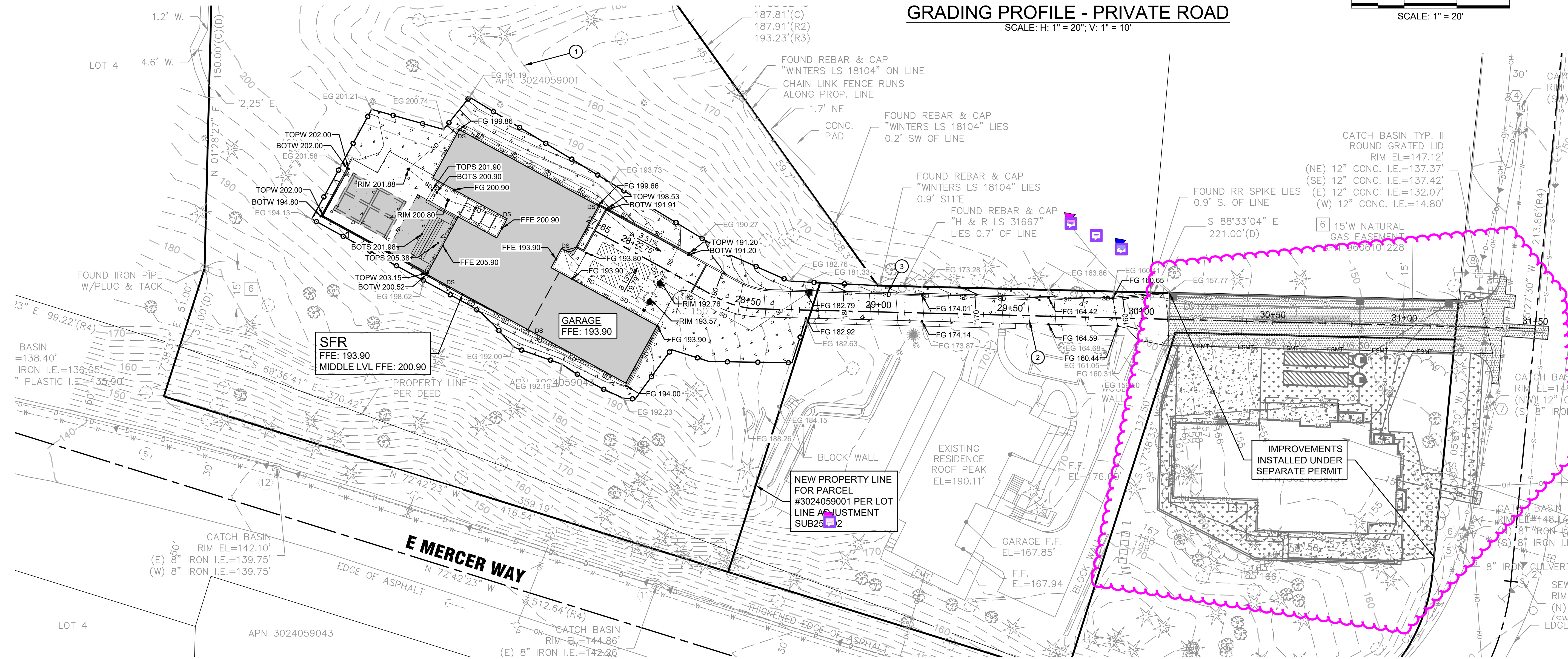
- 2:1 MAX LANDSCAPE SLOPING PER GEOTECHNICAL REPORT



GRADING PROFILE - PRIVATE ROAD

SCALE: H: 1" = 20"; V: 1" = 10"

SCALE: 1" = 20"



GRADING PLAN

SCALE: 1" = 20"

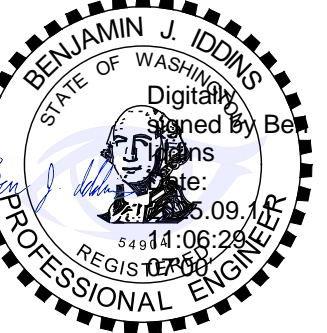
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PRINCIPAL: BI PROJECT MANAGER, JR. DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

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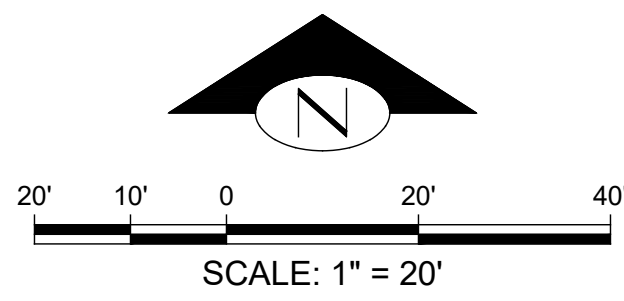
GRADING PLAN

DATE: 9/11/2025
PLAN NUMBER:

C05

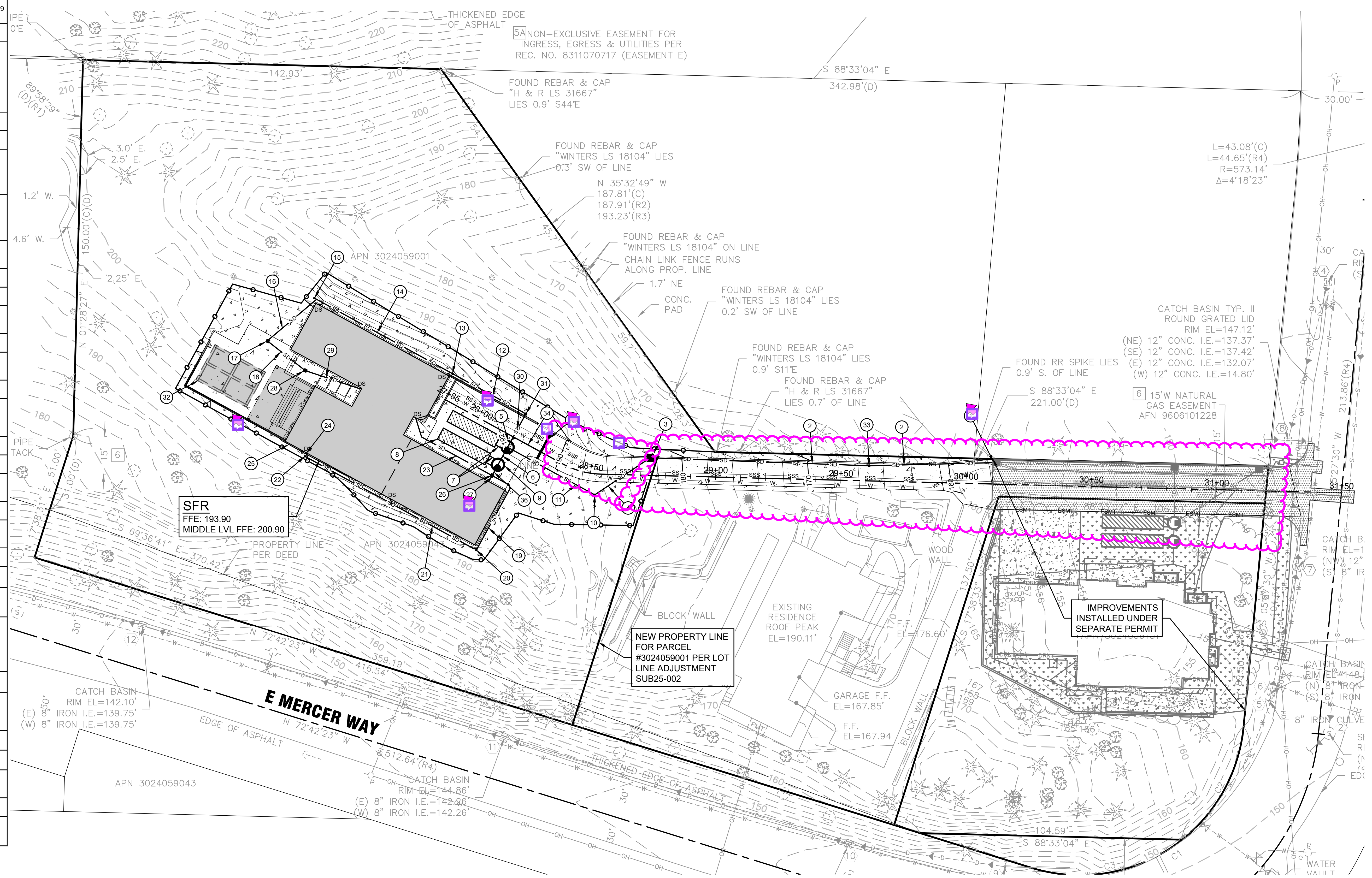
SHEET 5 OF 11

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KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	NEW CONNECTION INTO TYPE 1 CB (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05
2	8" SD @ 2.00% MIN (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05
3	CB #1 - TYPE 1 (48"Ø) (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05 & D/C09
4	27 LF 8" SD @ 2.00% MIN	G/C09
5	CB #2 - TYPE 2 (54"Ø) W/ FLOW CONTROL STRUCTURE RIM 191.92 8" IE (SE) 184.50 (OUTLET) 36" IE (NW) 184.50 8" IE (SW) 184.50 6" IE (NE) 188.00 OVERFLOW ELEV 189.00	F/C09
6	8" SD @ ELEV 184.50	G/C09
7	36" SD @ ELEV 184.50	G/C09
8	DETENTION FACILITY DIMENSION: (2) 21.5' L x 5'Ø TOP OF FACILITY/LIVE STORAGE 189.00 DEAD STORAGE ELEV 184.50 BOTTOM OF FACILITY 184.00	L/C11
9	CB #3 - TYPE 2 (54"Ø) RIM 192.82 8" IE (NE) 184.50 36" IE (NW) 184.50 6" IE (SW) 189.00	E/C09
10	6" SDCO RIM 186.88 6" IE 183.70	H/C10
11	40 LF 6" SD @ 2.00% MIN	G/C09
12	34 LF 6" SD @ 2.00% MIN	G/C09
13	6" SDCO RIM 198.58 6" IE 194.00	H/C10
14	63 LF 6" SD @ 2.00% MIN	G/C09
15	6" SDCO RIM 199.19 6" IE 196.50	H/C10
16	26 LF 6" SD @ 2.00% MIN	G/C09
17	AREA DRAIN RIM 201.58 6" IE (E) 197.10 6" IE (N) 197.10	
18	19 LF 6" SD @ 2.00% MIN	G/C09
19	37 LF 6" SD @ 2.00% MIN	G/C09
20	6" SDCO RIM 193.67 6" IE 190.50	H/C10
21	78 LF 6" SD @ 2.00% MIN	G/C09
22	6" SDCO RIM 199.49 6" IE 196.90	H/C10
23	40 LF 6" SD @ 2.00% MIN	G/C09
24	ROOF DOWNSPOUT TIGHTLINE W/ 2.0' MIN COVER @ 2.00% MIN SLOPE (TYP)	
25	PERIMETER FOOTING DRAIN: 4" PERFORATED PVC PIPE IN 3/4" WASHED ROCK WRAPPED IN FILTER FABRIC (TYP)	
26	AREA DRAIN RIM 193.51 6" IE (NE) 189.50 6" IE (SE) 189.50 6" IE (NW) 189.50 4" IE (SW) 190.00 (FTG DRN)	
27	4" SOLID WALL PVC FOOTING DRAIN TIGHTLINE @ 2.00% MIN	
28	AREA DRAIN RIM 200.80 6" IE (E) 197.50 6" IE (W) 197.50	
29	22 LF 6" SD @ 2.00% MIN	G/C09
30	15 LF 6" SD @ 2.00% MIN	G/C09
31	6" SDCO RIM 192.08 6" IE 189.50	H/C10
32	PERGOLA PER ARCH PLANS	
33	8" SDCO (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	H/C10

34	13 LF 6" SD @ 2.00% MIN	G/C09
35	TRENCH DRAIN RIM ±191.00 6" IE 188.50	
36	2 LF 6" SD @ 2.00% MIN	G/C09

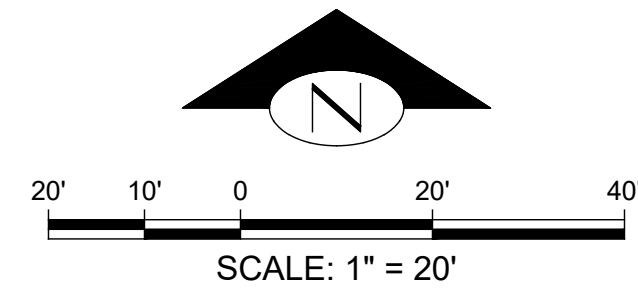


DRAINAGE PLAN
SCALE: 1" = 20'

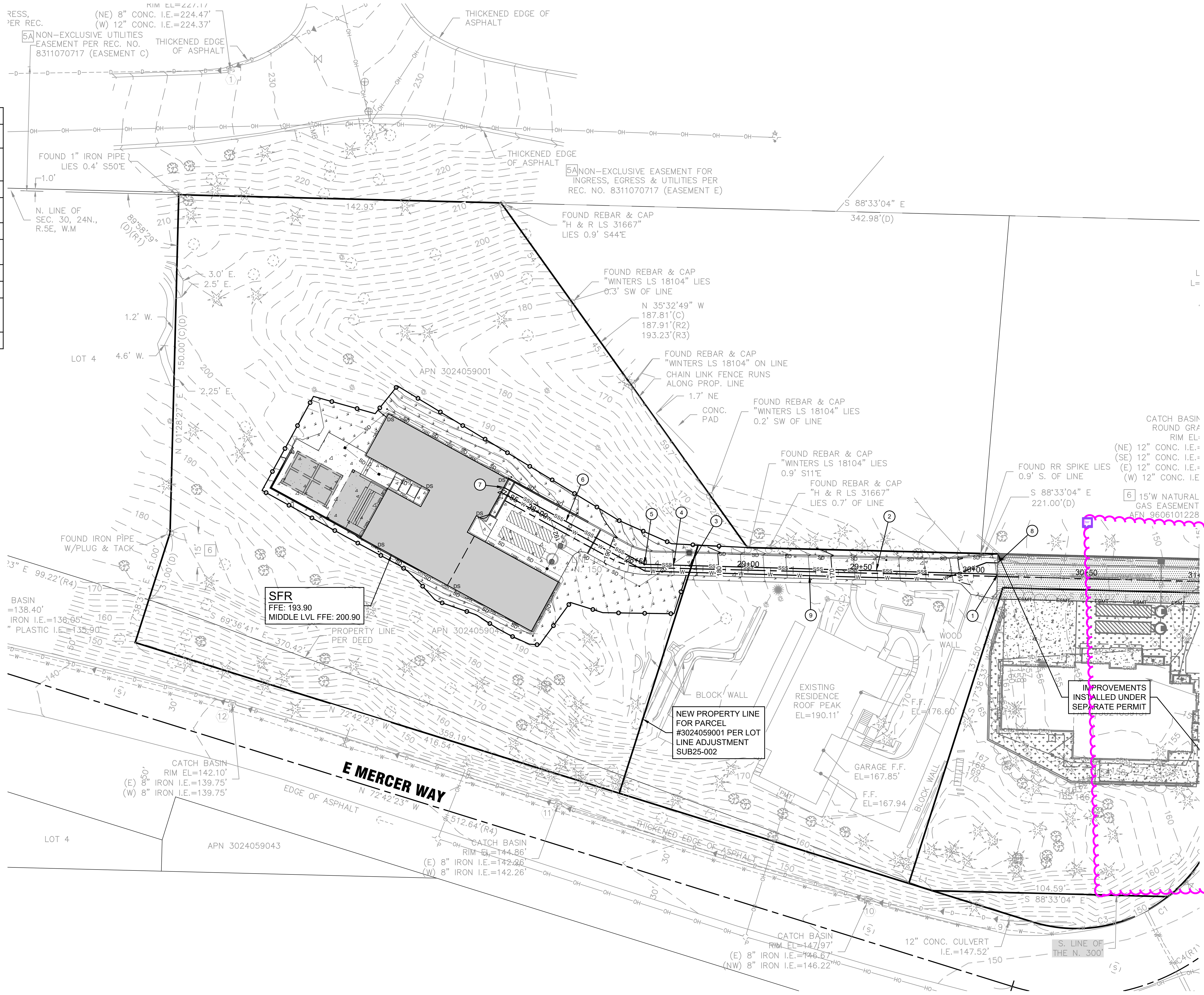
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 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

FACET	9706 4th Ave NE Suite 300 Seattle, WA 98115 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDDEY ISLAND P: 206.632.0024 www.facetnw.com	BENJAMIN J. IDOL State of Washington Registered Professional Engineer License No. 106,482 Date: 05/09/24	CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>	6423 E MERCER WAY 6423 E MERCER WAY MERCER ISLAND, WA 98040 2501 0551 00	PERMIT PLAN DRAINAGE PLAN	DATE: 9/11/2025 PLAN NUMBER: C06 SHEET 6 OF 11
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KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	NEW CONNECTION INTO SSSCO AT PARCEL #3024059151 (UNDER SEPARATE PERMIT) 6" IE 153.00	-
2	137 LF 6" SSS @ 2.00% MIN	I/C10
3	6" SSSCO RIM 182.55 6" IE 179.50	K/C10
4	20 LF 6" SSS @ 2.00% MIN	I/C10
5	6" SSSCO RIM 186.57 6" IE 183.50	K/C10
6	70 LF 6" SSS @ 2.00% MIN	I/C10
7	6" SSS IE 190.00	J/C10
8	CONNECT NEW WATER SERVICE LINE FOR SFR TO PROPOSED SERVICE LINE AT PARCEL #3024059151 (UNDER SEPARATE PERMIT)	-
9	230 LF 1" WM SERVICE	-



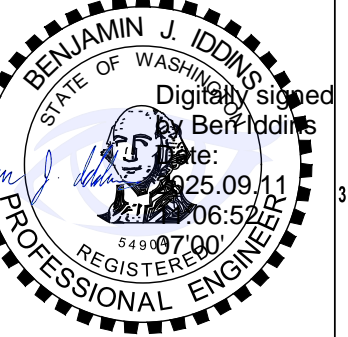
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UTILITY PLAN
SCALE: 1" = 20'

NO.	DATE	BY	REVISION



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2501 0551 00

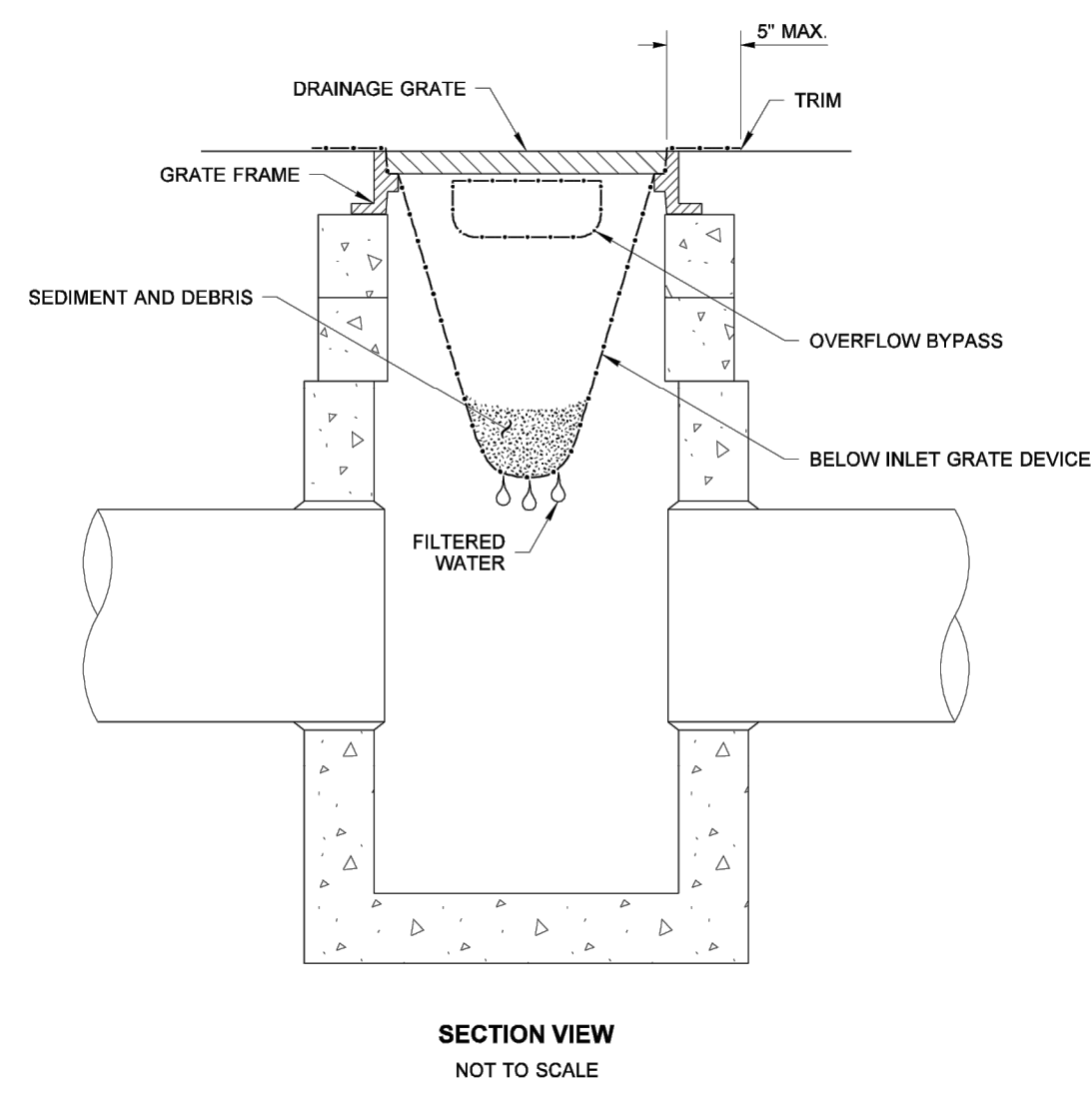
PERMIT PLAN

UTILITY PLAN

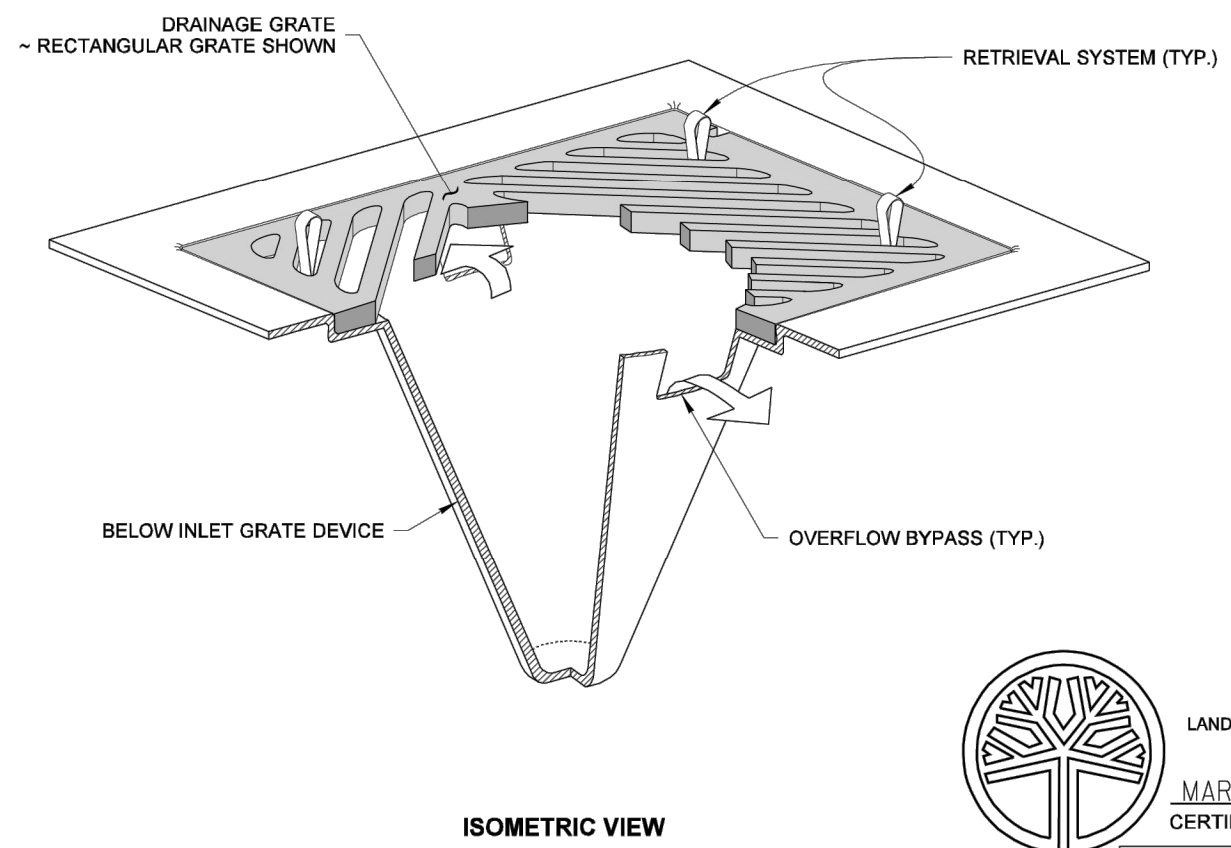
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PLAN NUMBER:

C07
SHEET 7 OF 11

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PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

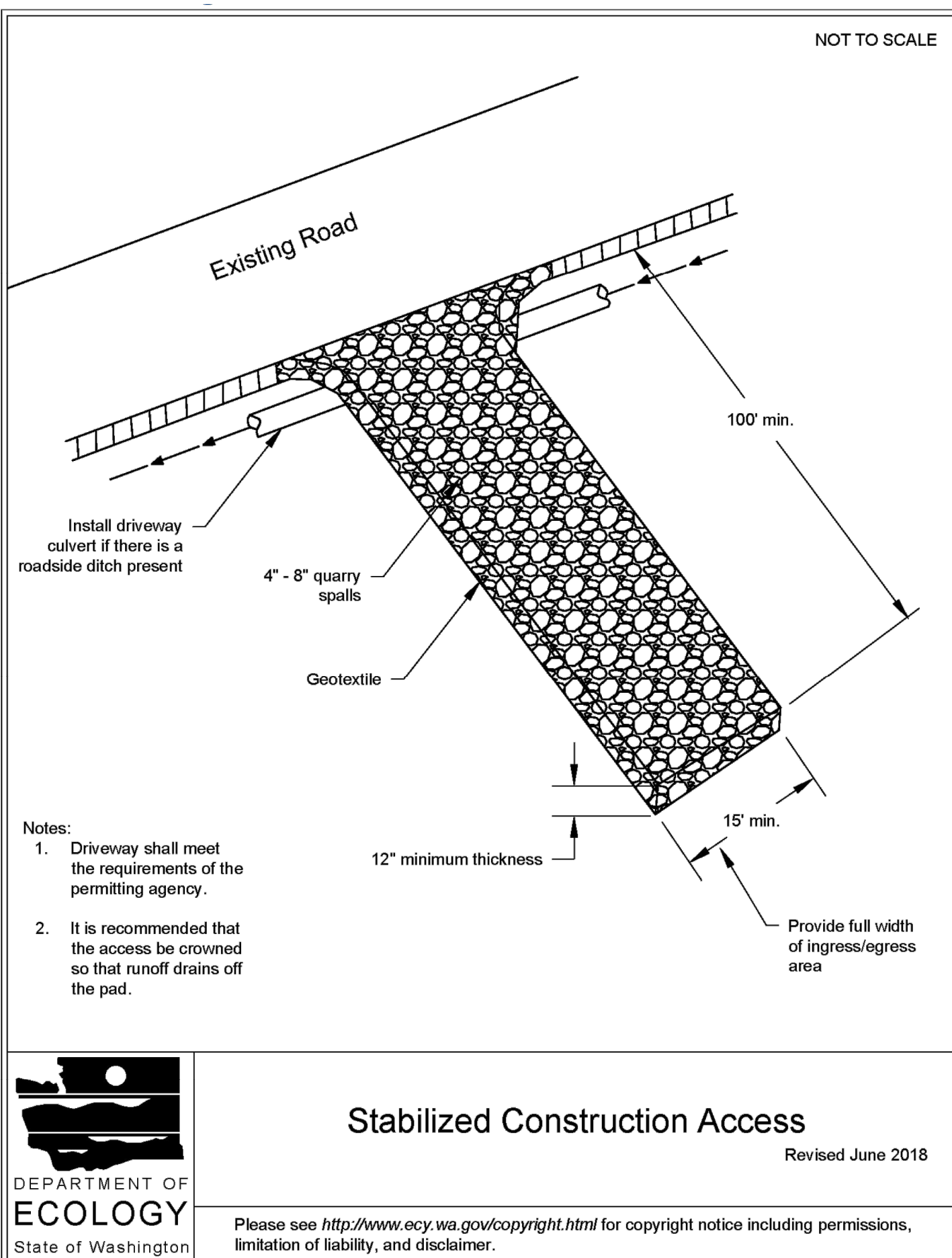
- NOTES**
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
 2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
 3. The retrieval system must allow removal of the BIGD without spilling the collected material.
 4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STORM DRAIN INLET PROTECTION
STANDARD PLAN I-40.20-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pasco Bakotich III 09-20-07
STATE DESIGN ENGINEER
Washington State Department of Transportation

STORM DRAIN INLET PROTECTION
WSDOT PLAN NO. I-40.20-20
NTS

A
C04



Stabilized Construction Access

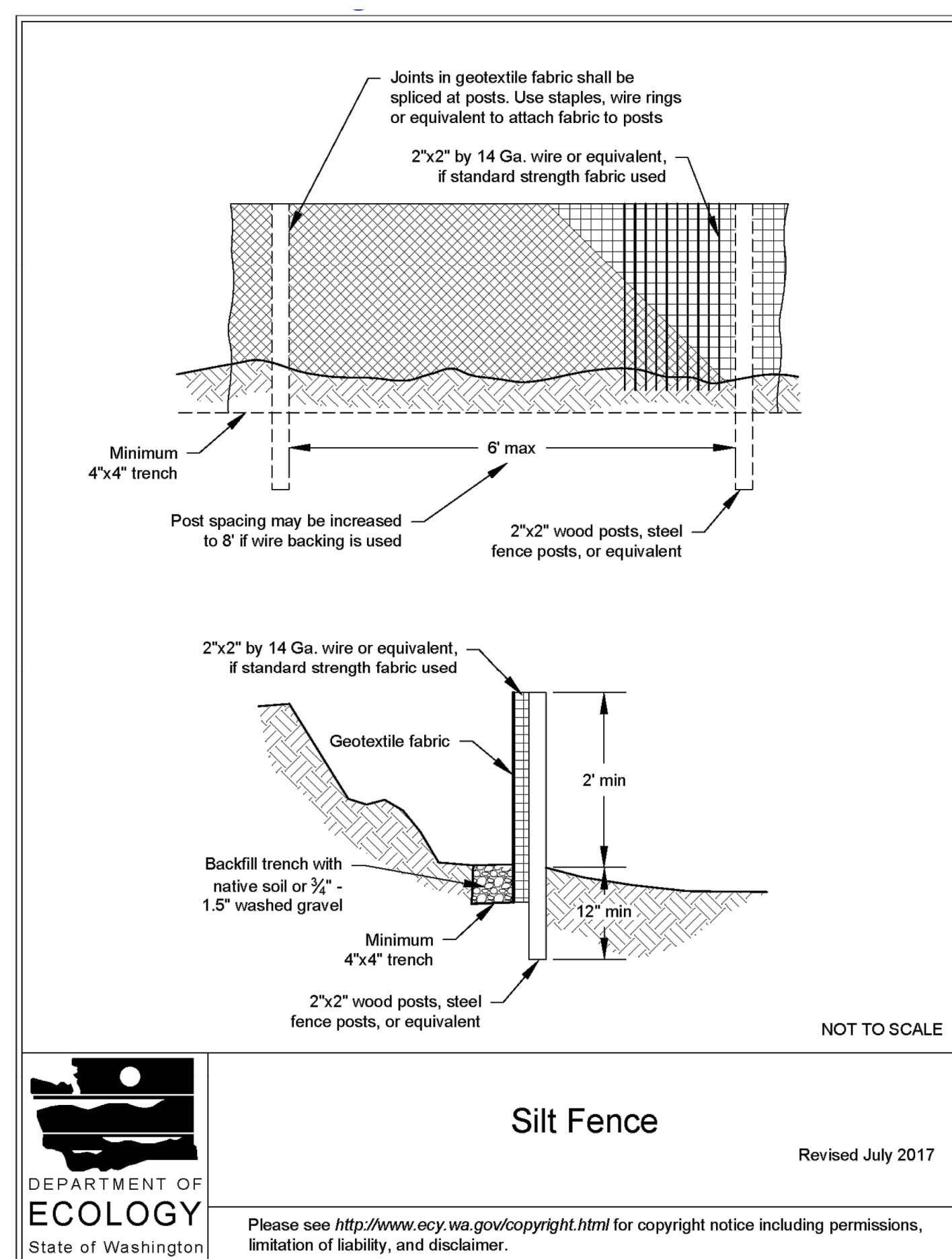
Revised June 2018



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STABILIZED CONSTRUCTION ENTRANCE
DOE PLAN
NTS

B
C04



Silt Fence

Revised July 2017



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SILT FENCE
DOE PLAN
NTS

C
C04

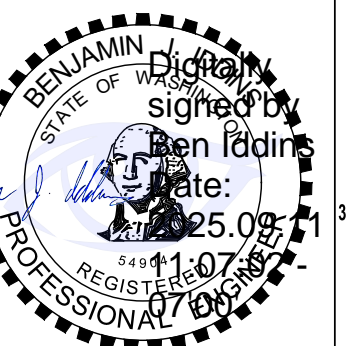
DETAILS
SCALE: AS NOTED

NO. DATE BY REVISION

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2501 0551 00

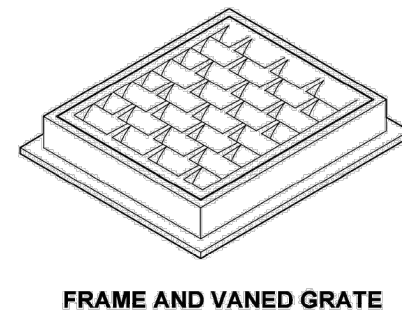
PERMIT PLAN

DETAILS

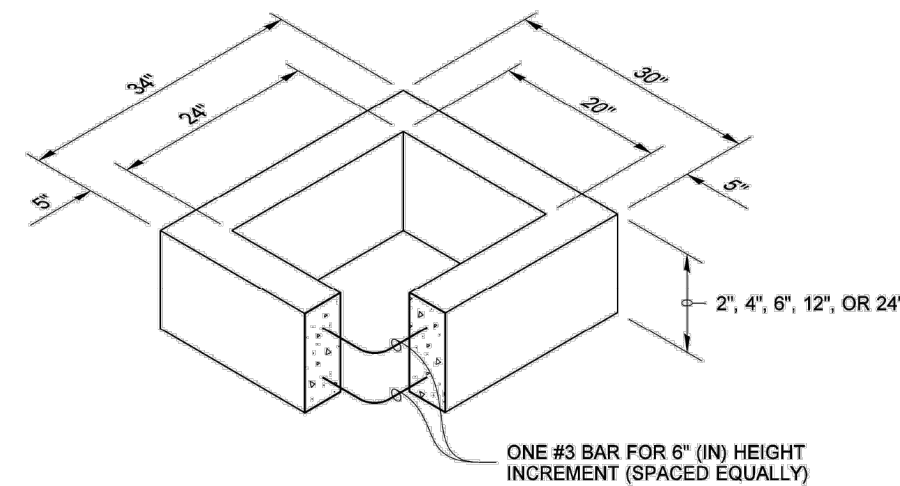
DATE: 9/11/2025
PLAN NUMBER:

C08

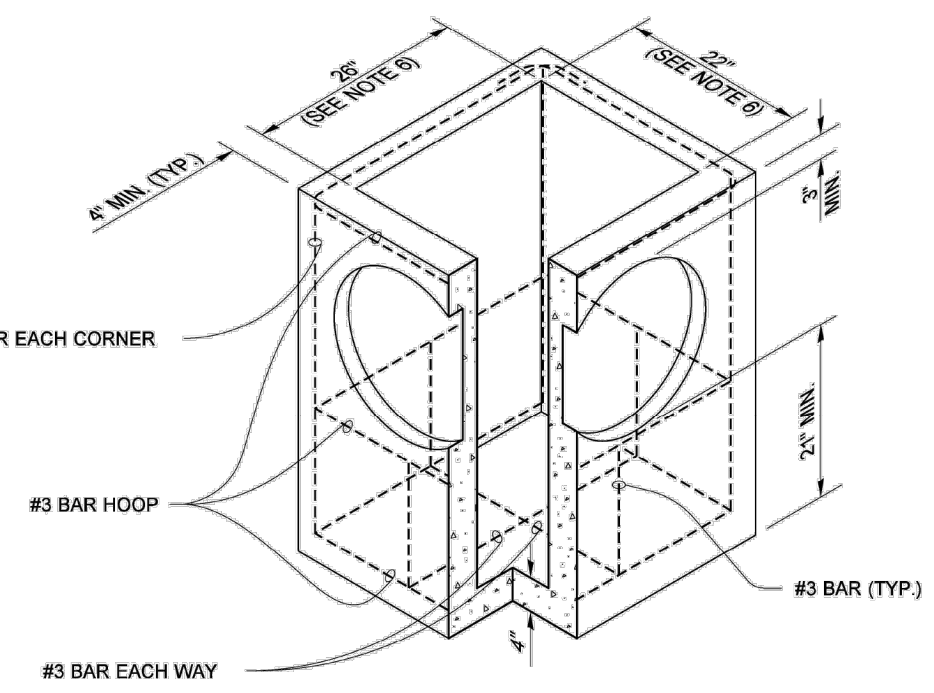
SHEET 8 OF 11



FRAME AND VANED GRATE



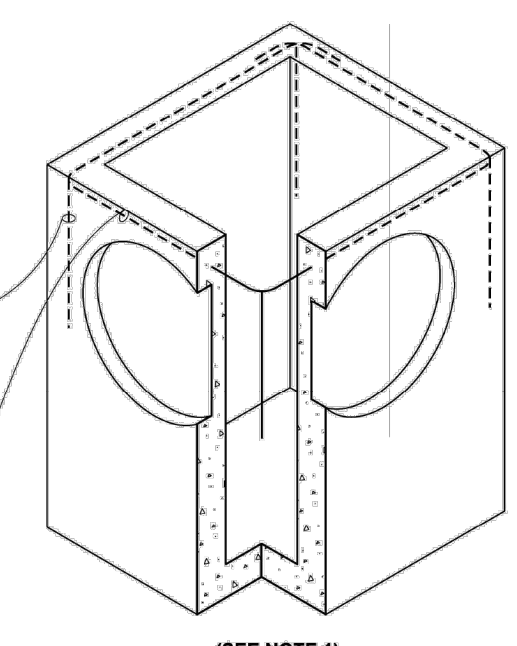
RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSP # (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



ALTERNATIVE PRECAST BASE SECTION

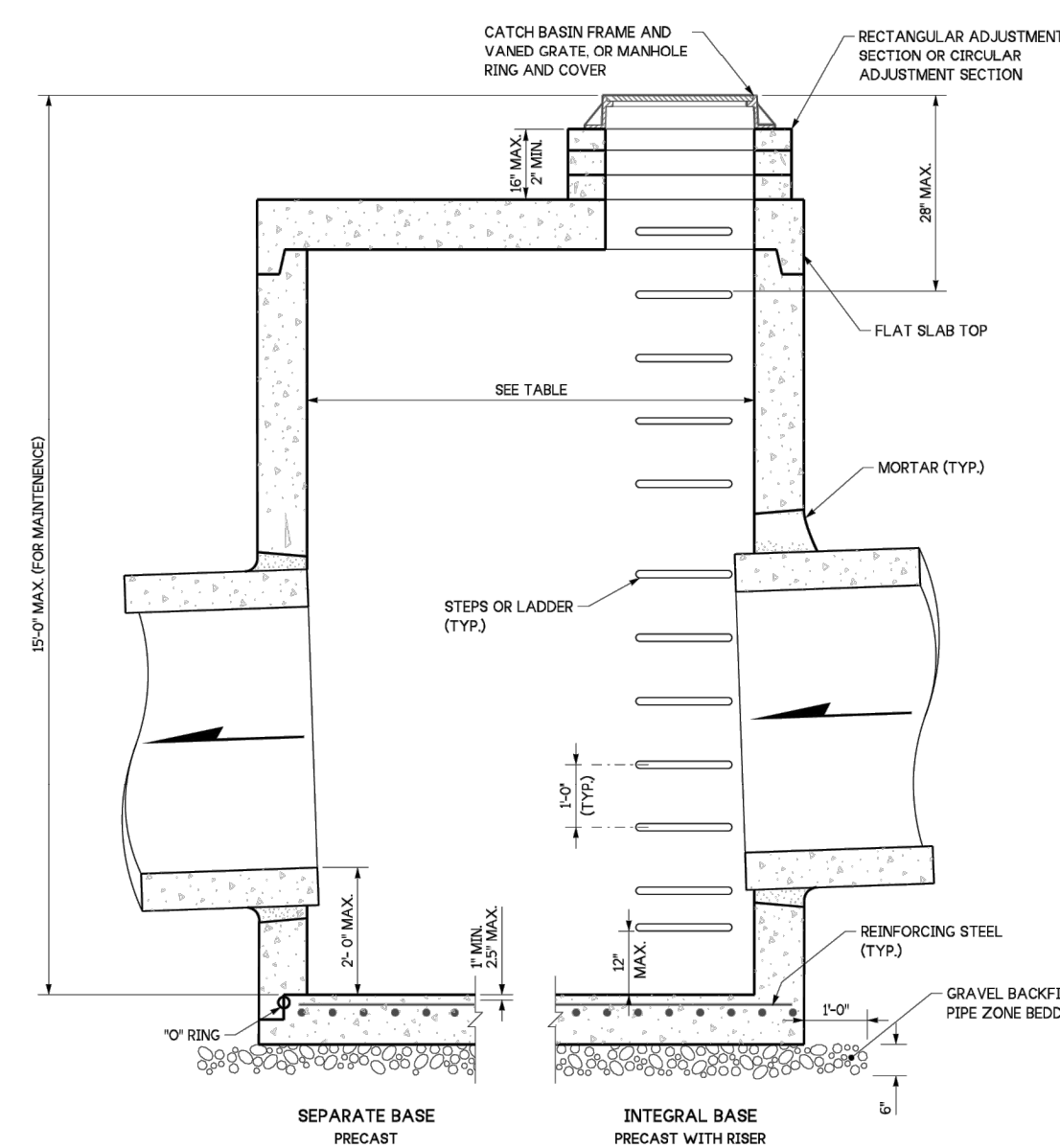
CATCH BASIN TYPE 1
WSDOT PLAN NO. B-5.20-03
NTS

D
C06

- 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.



Julie Heilman
2020.09.01 07:52:50 -0700
CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.01 09:45:23 -0700
STATE DESIGN ENGINEER
Washington State Department of Transportation



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

PIPE ALLOWANCES				
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER			
	CONCRETE	ALL METAL	CPSP # (1)	SOLID 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"
108"	66"	84"	60"	48"
144"	78"	96"	60"	48"

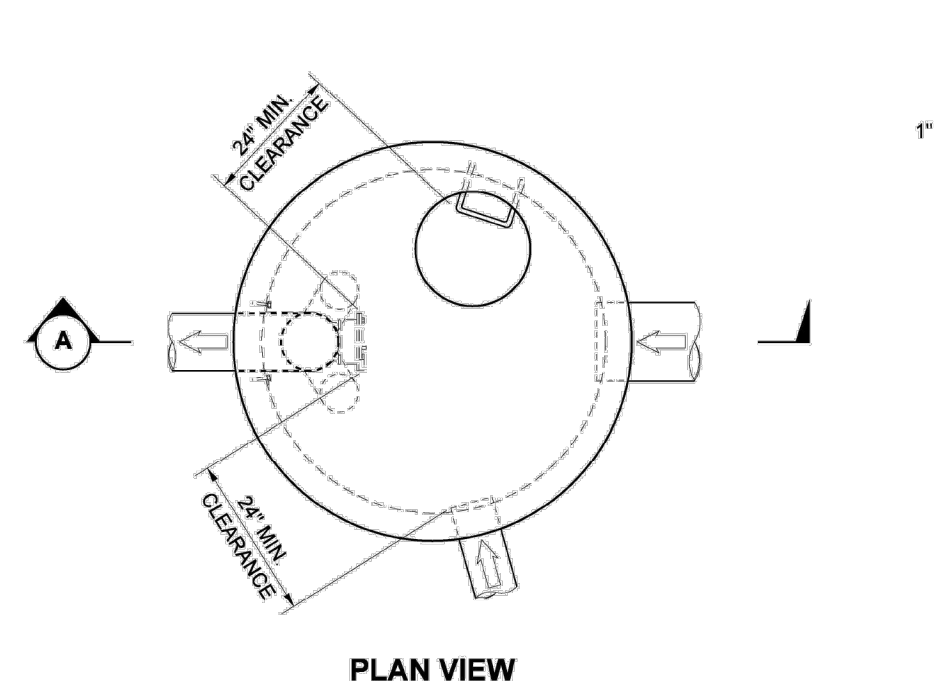
- (1) Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)
- (2) See Standard Specification Section 9-05.12(1)
- (3) See Standard Specification Section 9-05.12(2)
- (4) Polypropylene Pipe (See Standard Specification Section 9-05.24)



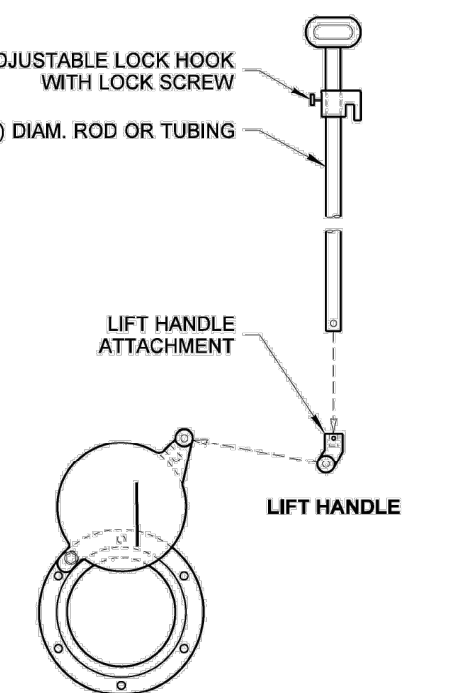
Aug 23, 2023
CATCH BASIN TYPE 2
STANDARD PLAN B-10.20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2023.08.23 11:07:32 -0700
STATE DESIGN ENGINEER
Washington State Department of Transportation

CATCH BASIN TYPE 2
WSDOT PLAN NO. B-10.20-03
NTS

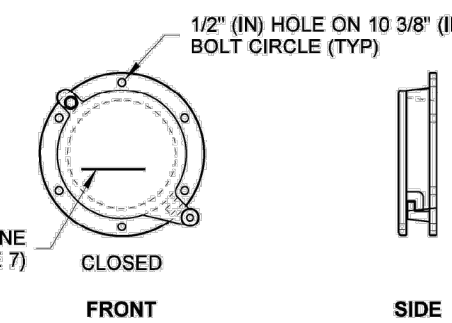
E
C06



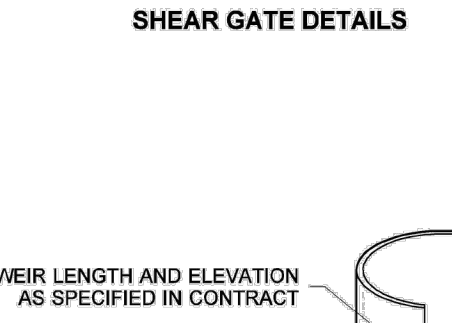
PLAN VIEW



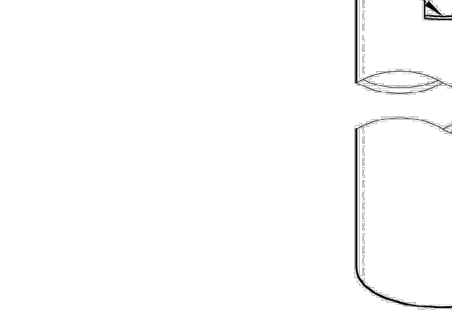
LIFT HANDLE



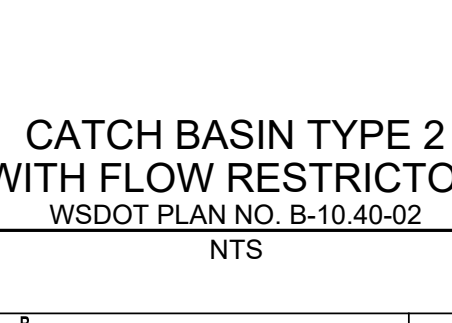
FRONT



SIDE



NOTCH WEIR DETAIL



ELBOW DETAIL

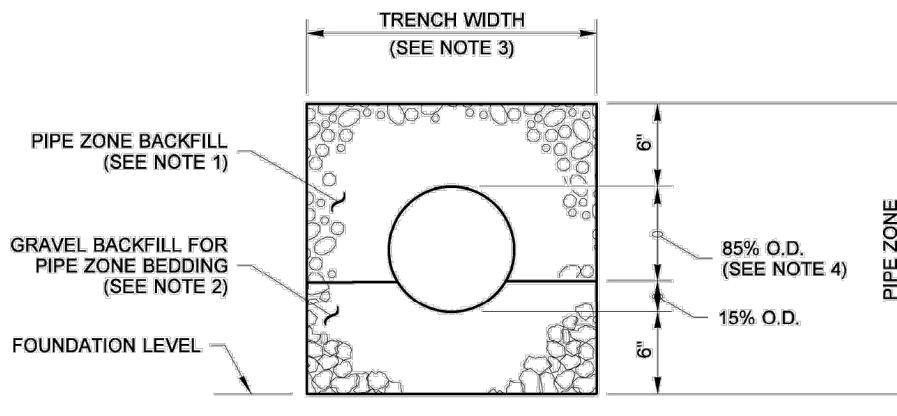
- NOTES**
- The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 36" (in). Attach the pipe supports to the manhole with 5/8" (in) stainless steel expansion bolts or embed the supports into the manhole wall 2" (in).
 - The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 12" (in).
 - The flow restrictor shall be fabricated from one of the following materials:
0.060" (in) Corrugated Aluminum Alloy Drain Pipe
0.064" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1
0.064" (in) Corrugated Aluminum Steel Drain Pipe
0.060" (in) Aluminum alloy flat sheet, in accordance with **ASTM B 209, 5052 H32 or EPS** High Density Polyethylene Storm Sewer Pipe
 - The frame and ladder or steps are to be offset so that the shear gate is visible from the top; the climb-down space is clear of the curb.
 - The multi-orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
 - Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
 - The shear gate shall be made of aluminum alloy in accordance with **ASTM B 26** and **ASTM B 275**, designation **ZG32A**, or cast iron in accordance with **ASTM A 48, Class 30B**.
The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required.
A neoprene rubber gasket is required between the riser mounting flange and the gate flange.
Install the gate so that the level-line mark is level when the gate is closed.
The mating surfaces of the lid and the body shall be machined for proper fit.
All shear gate bolts shall be stainless steel.
 - The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
 - Alternative shear gate designs are acceptable if material specifications are met.



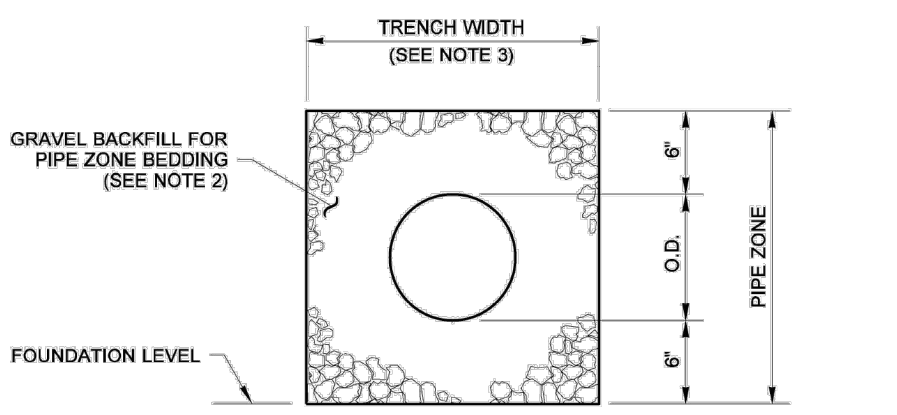
Aug 17, 2021
CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR
STANDARD PLAN B-10.40-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2021.08.17 10:17:32 -0700
STATE DESIGN ENGINEER
Washington State Department of Transportation

CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR
WSDOT PLAN NO. B-10.40-02
NTS

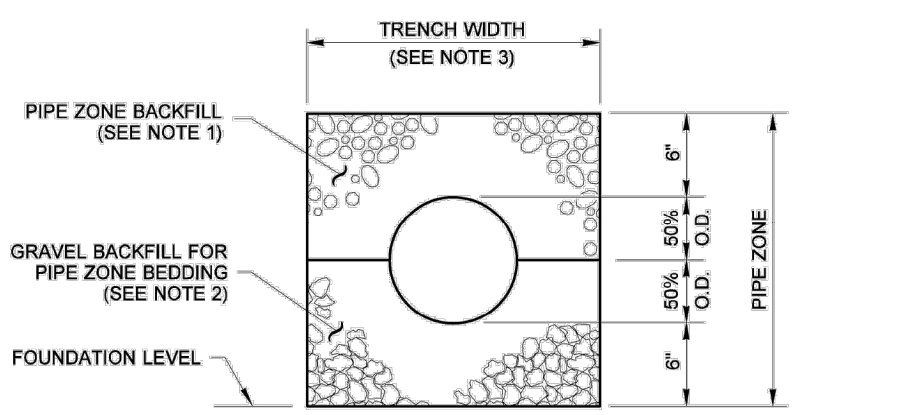
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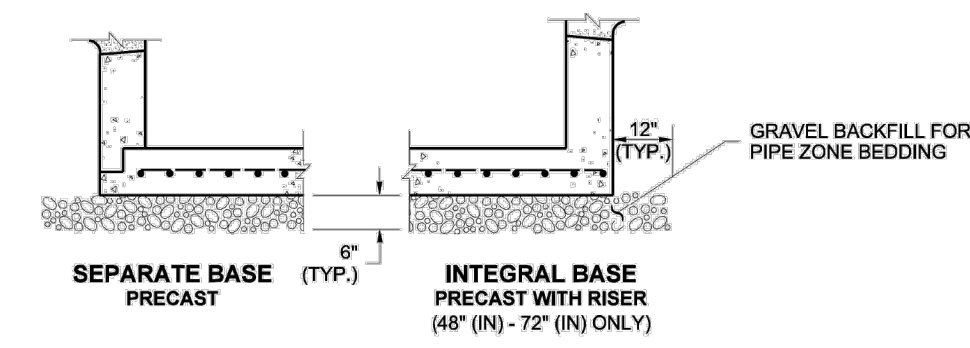
CONCRETE AND DUCTILE IRON PIPE



THERMOPLASTIC PIPE



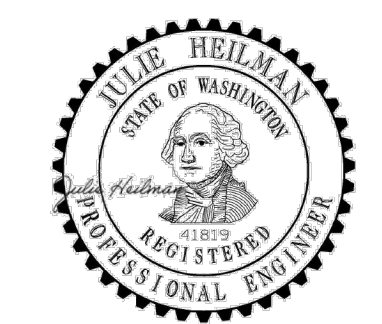
METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE



TYPICAL CONDITION FOR DRAINAGE STRUCTURE

THIS DETAIL APPLIES TO STANDARD PLANS B-4.20, B-4.40, B-4.60, B-10.20, B-10.40, B-10.50, B-15.40, B-16.00, B-28.20, B-29.60, B-35.20 AND B-35.40.

- NOTES**
- See **Standard Specifications Section 7-08.3(3)** for Pipe Zone Backfill.
 - See **Standard Specifications Section 9-03.12(3)** for Gravel Backfill for Pipe Zone Bedding.
 - See **Standard Specifications Section 2-09.4** for Measurement of Trench Width.
 - For sanitary sewer installation, concrete pipe shall be imbedded to spring line.



Aug 17, 2021
PIPE ZONE BEDDING AND BACKFILL
STANDARD PLAN B-55.20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2021.08.17 10:17:32 -0700
STATE DESIGN ENGINEER
Washington State Department of Transportation

CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS		
PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARRELS
CIRCULAR PIPE (DIAMETER)	UP TO 48"	24"
METAL PIPE ARCH (SPAN)	48" AND LARGER	DIAMETER/2 OR 36" WHICHEVER IS LESS

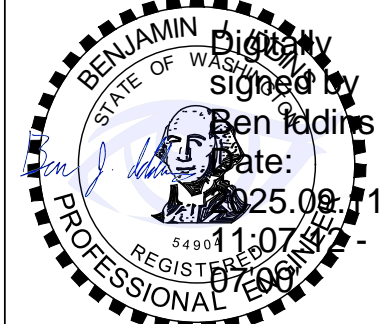
PIPE ZONE BEDDING AND BACKFILL
WSDOT PLAN NO. B-55.20-03
NTS

G
C06

DETAILS
SCALE: AS NOTED

NO. DATE BY REVISION

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2501.0551.00

PERMIT PLAN

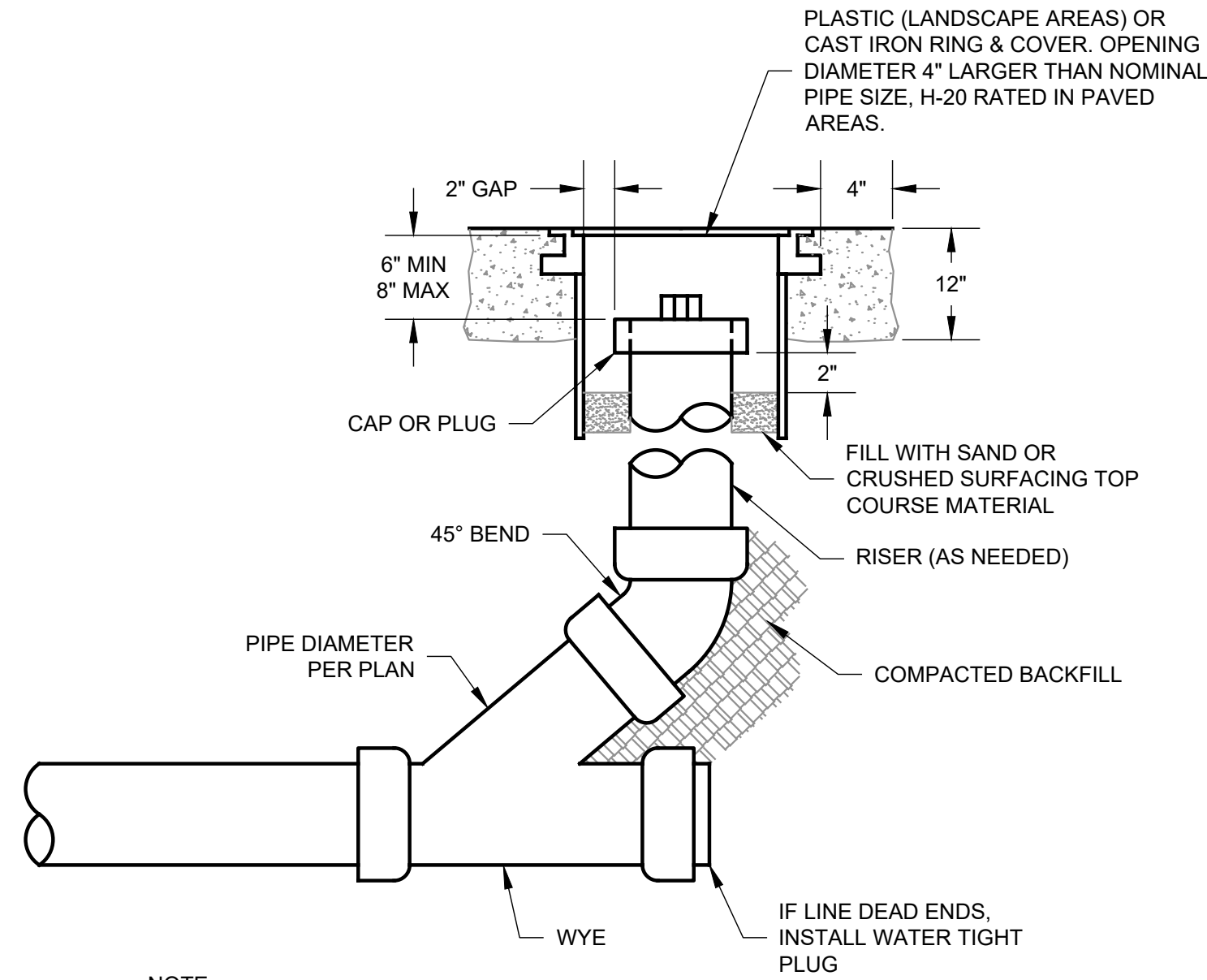
DETAILS

DATE: 9/11/2025
PLAN NUMBER:

C09
SHEET 9 OF 11

FILE LOCATION: LEAN/TECH/REG/FACTS/PROJECTS/2025/09/04/0551/CITIZEN/DESIGN/423/E-MERCER-WAY/MERCER-ISLAND/WINGS/CAD/REFACT/HEILMAN/6423-E-MERCER-WAY_MERCER-ISLAND-WING-SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: JOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

FILE LOCATION: LEAN/TERRE/FACETS/PROJECTS/ACTIVE/2025/09/04/0551/CITIZEN/RESIGN_6423 E MERCER WAY/MERCER ISLAND/WORKING/CD/RETRACT/FILE/6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 24.00) INCHES - LAST MODIFIED BY: JOE POPOVICH
 PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

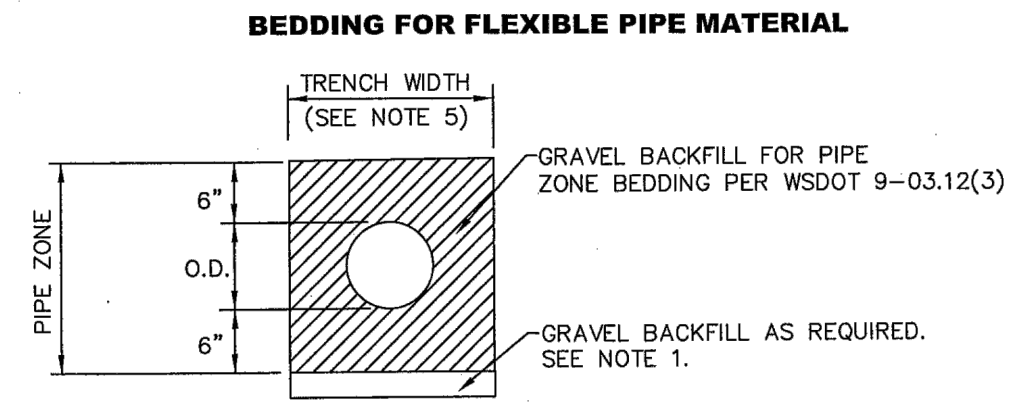
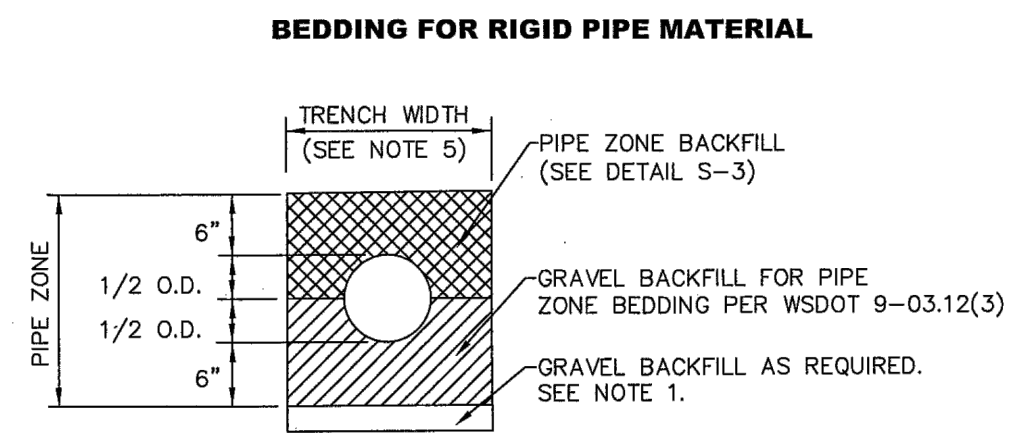


NOTE
CAST IRON COVER SHALL READ "SEWER", "STORM" OR "CO."

CLEANOUT DETAIL

NTS

H
C06



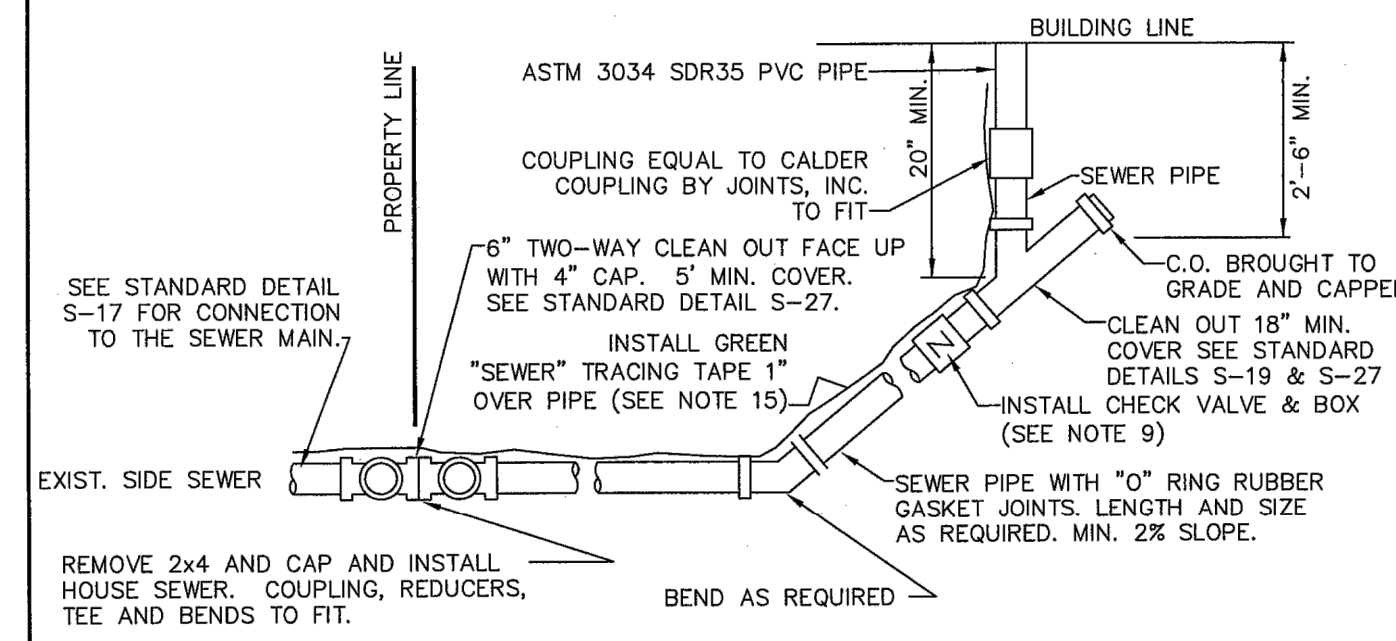
- NOTES**
- EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL. REPLACE WITH GRAVEL BACKFILL PER WSDOT 9-03.12(3) AS DIRECTED BY THE CITY ENGINEER.
 - PROVIDE UNIFORM SUPPORT UNDER BARREL.
 - HAND TAMP UNDER HAUNCHES.
 - COMPACT BEDDING AND BACKFILL MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE. HAND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

CITY OF MERCER ISLAND STANDARD DETAILS SEWER PIPE BEDDING		
6-5-2009	NO SCALE	S-4
REV DATE		APPROVED

PIPE BEDDING DETAIL

COMI PLAN NO. S-4
NTS

I
C07



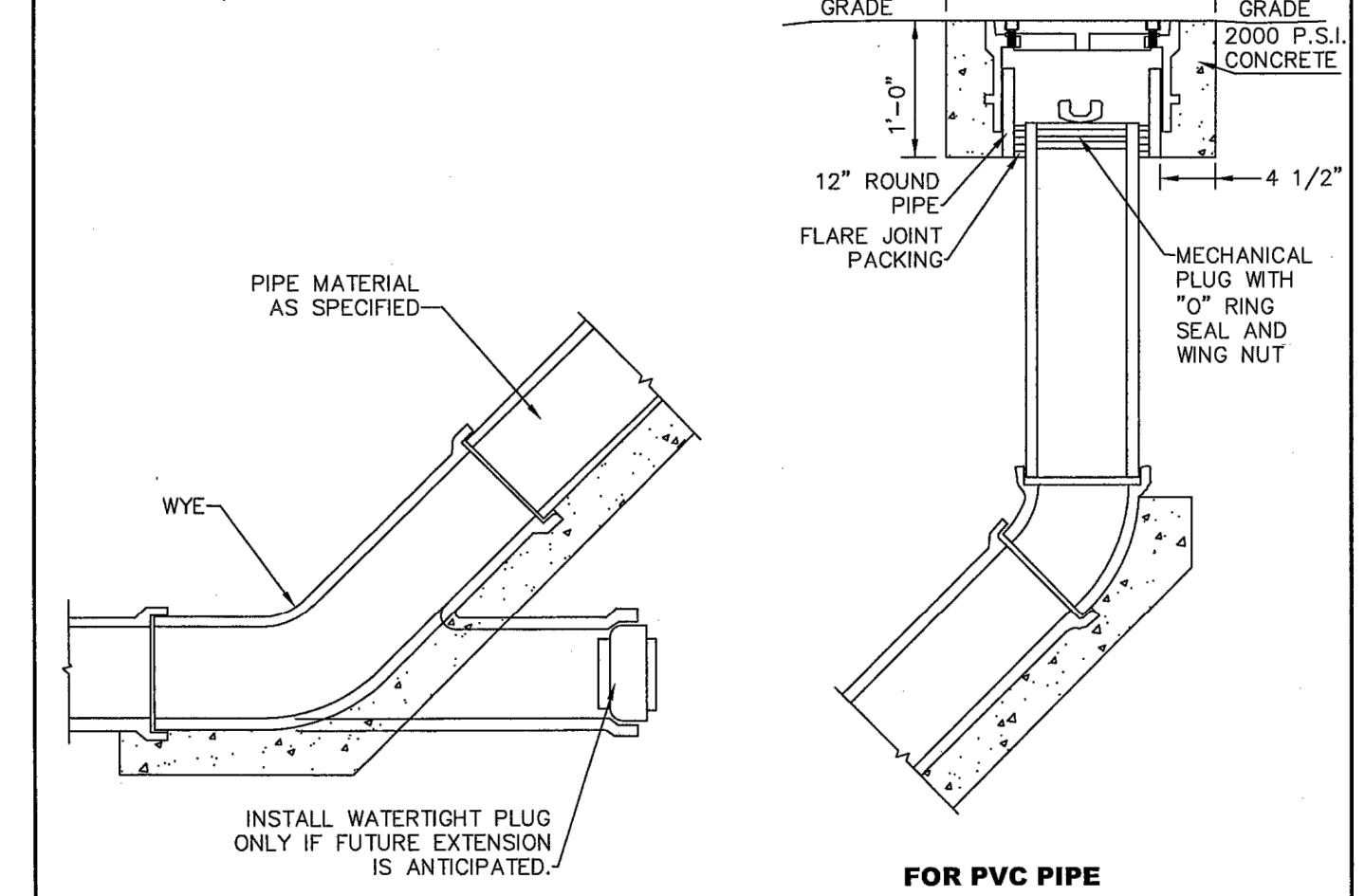
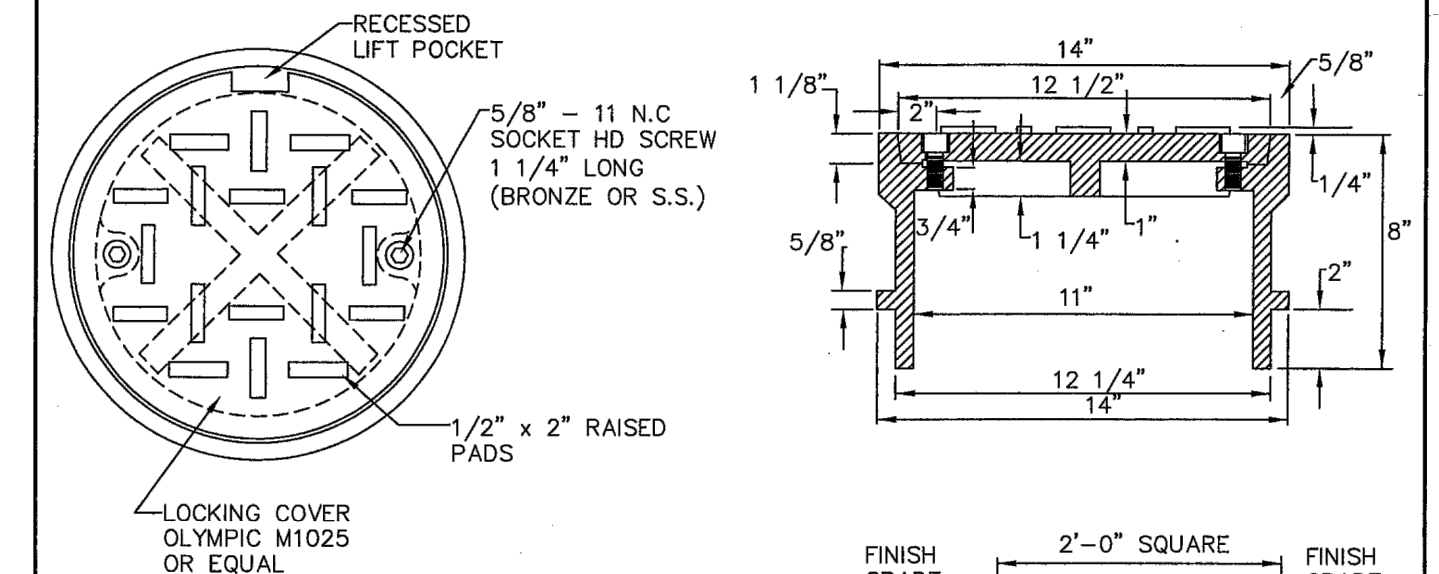
- NOTES**
- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
 - CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
 - ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
 - 18"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

CITY OF MERCER ISLAND STANDARD DETAILS SEWER HOUSE SEWER CONNECTION		
6-5-2009	NO SCALE	S-18
REV DATE		APPROVED

HOUSE SEWER CONNECTION

COMI PLAN NO. S-18
NTS

J
C07



NOTES

- SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER CLEAN OUT DETAIL		
6-5-2009	NO SCALE	S-19
REV DATE		APPROVED

CLEANOUT DETAIL

COMI PLAN NO. S-19
NTS

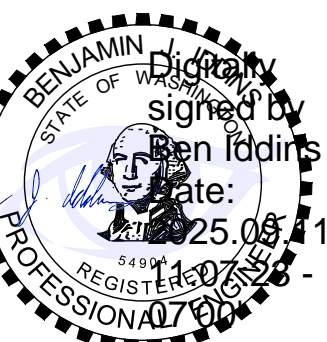
K
C07

DETAILS
SCALE: AS NOTED

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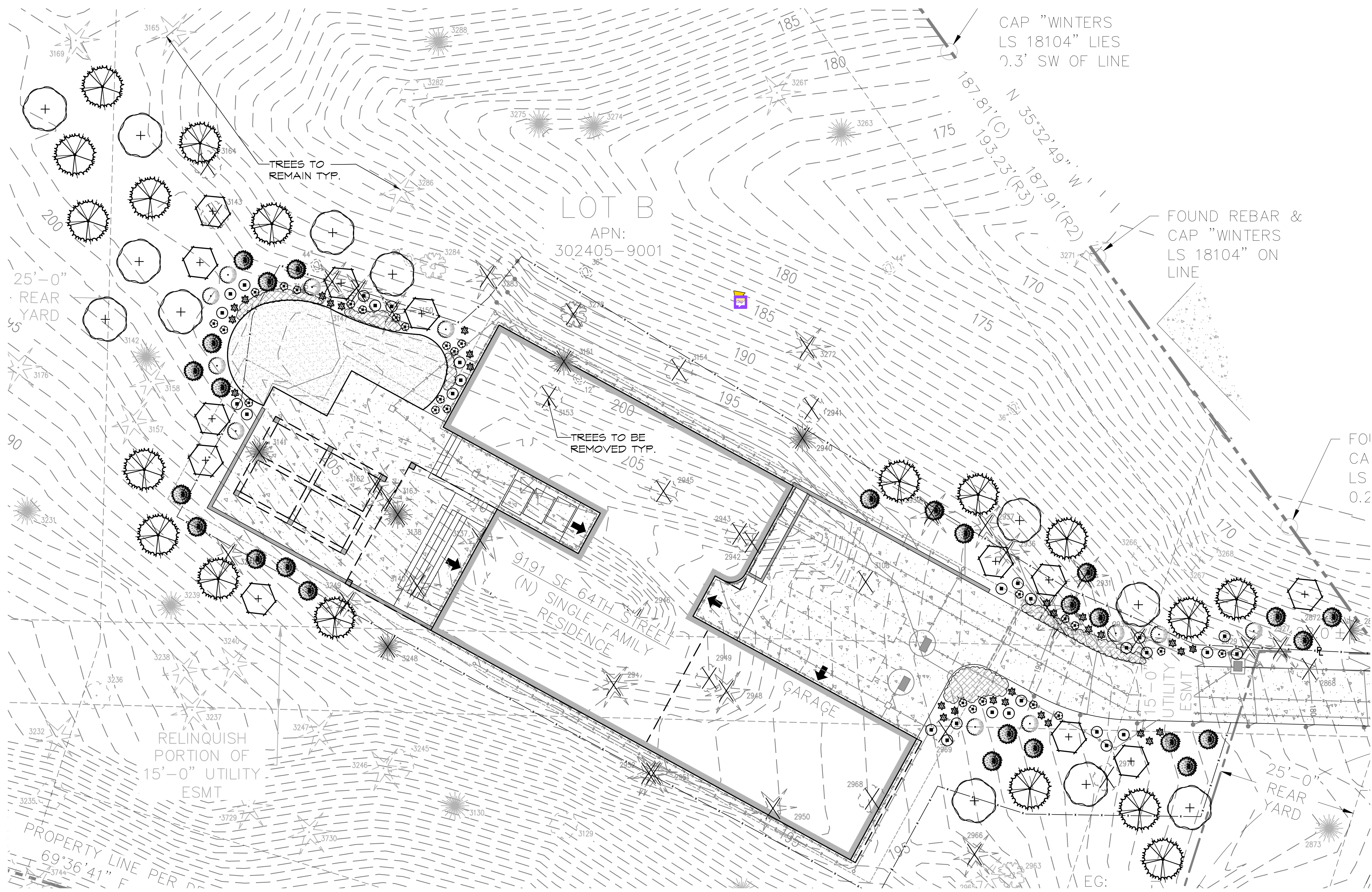
PERMIT PLAN

DETAILS

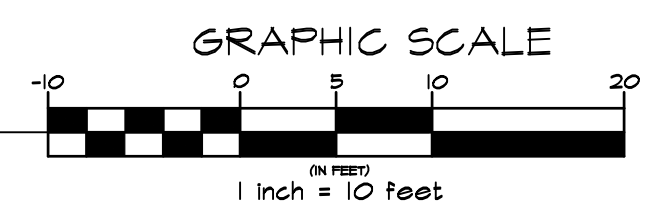
DATE: 9/11/2025
PLAN NUMBER:

C10

SHEET 10 OF 11



LANDSCAPE PLAN
SCALE: 1" = 10' - 0"



REPLACEMENT TREE NOTES:
-68 REPLACEMENT TREES NEEDED
-68 TREES PROVIDED

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
NATIVE TREES			
	<i>Abies lasiocarpa</i> / Alpine Fir	6' HT	26
	<i>Acer circinatum</i> / Vine Maple	2' Cal	12
	<i>Rhamnus purshiana</i> / Cascara	1.5' Cal	12
	<i>Thuja plicata</i> / Western Red Cedar	6' Ht. min.	18

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea	5 gal	11
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal	24
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	2 gal	24
ANNUALS/PERENNIALS			
	<i>Astilbe x arendsii</i> 'Beauty of Ernst' TM / Color Flash Astilbe	1 gal	26
GROUND COVERS			
	<i>Liriope muscari</i> / Lilly Turf	1 gal	36" o.c. 22
SOD/SEED			
	LAWN	sod	537 sf

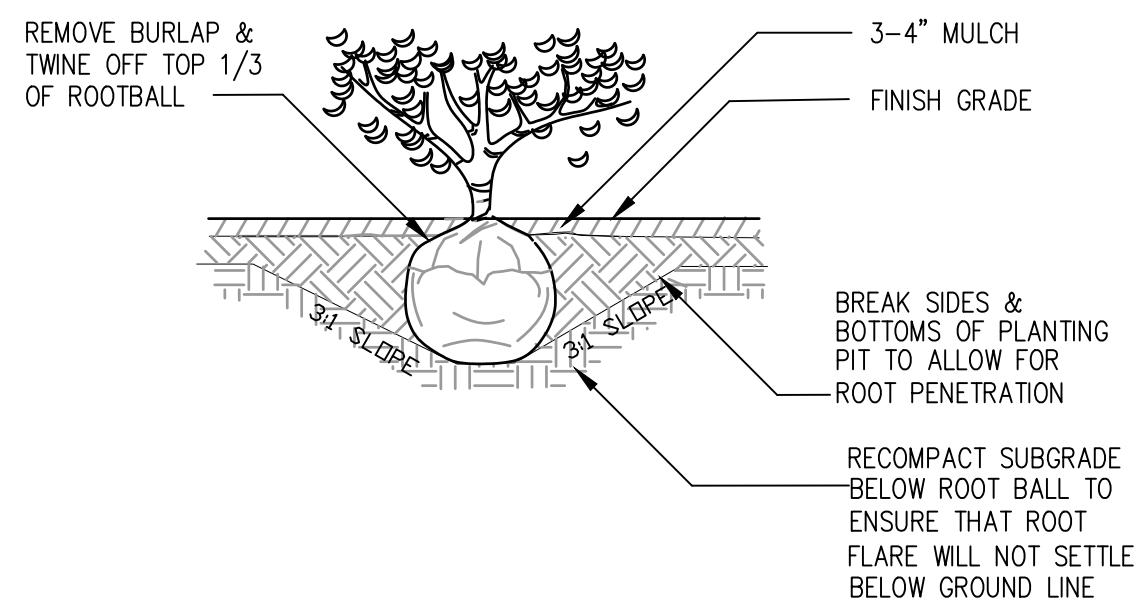
Drawn: NH
L-01/01
Checked: 10/06/25
L-01/01

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

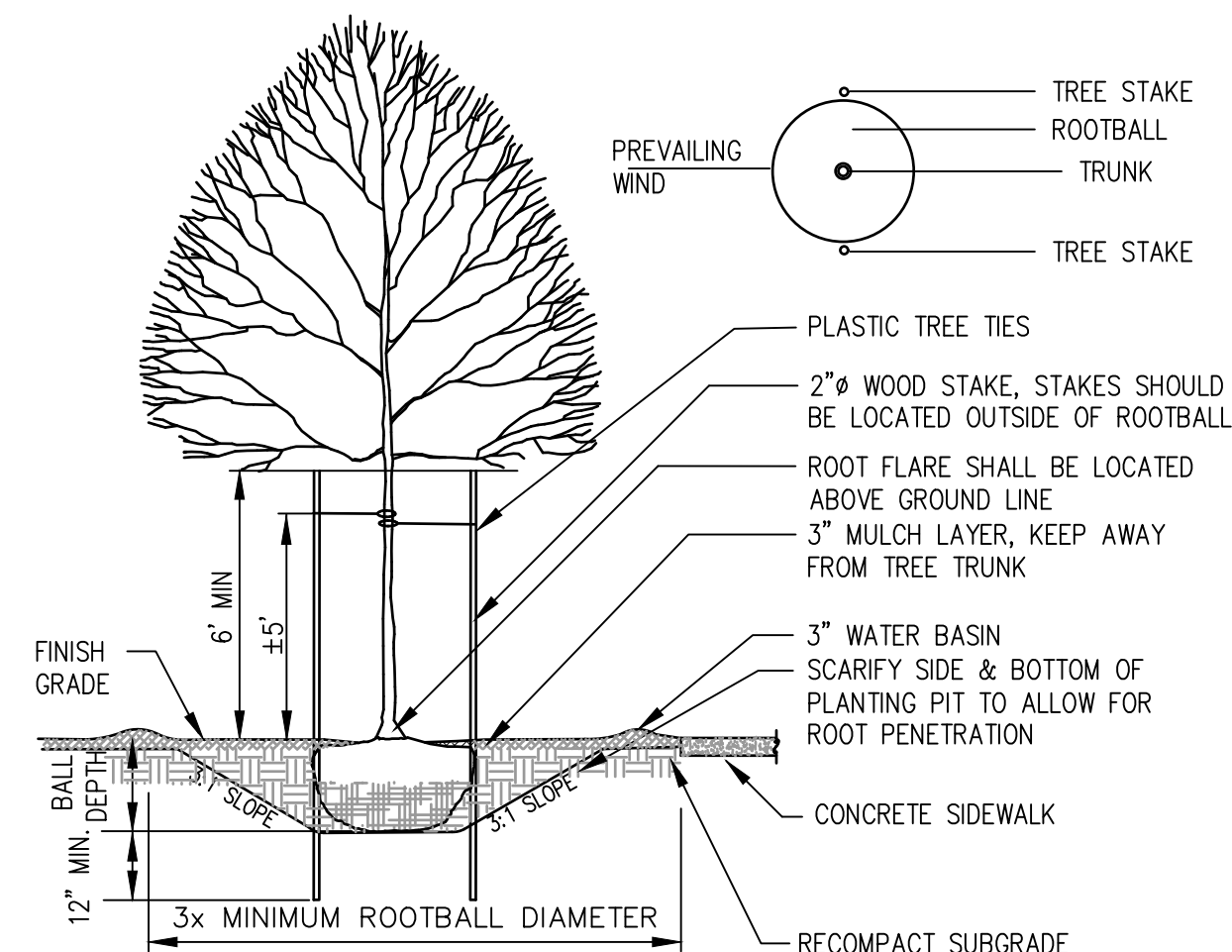


MERCER ISLAND 6423
9191 SE 64TH STREET
MERCER ISLAND, WA 98040

SHEET
L-01
OF 2 SHEETS

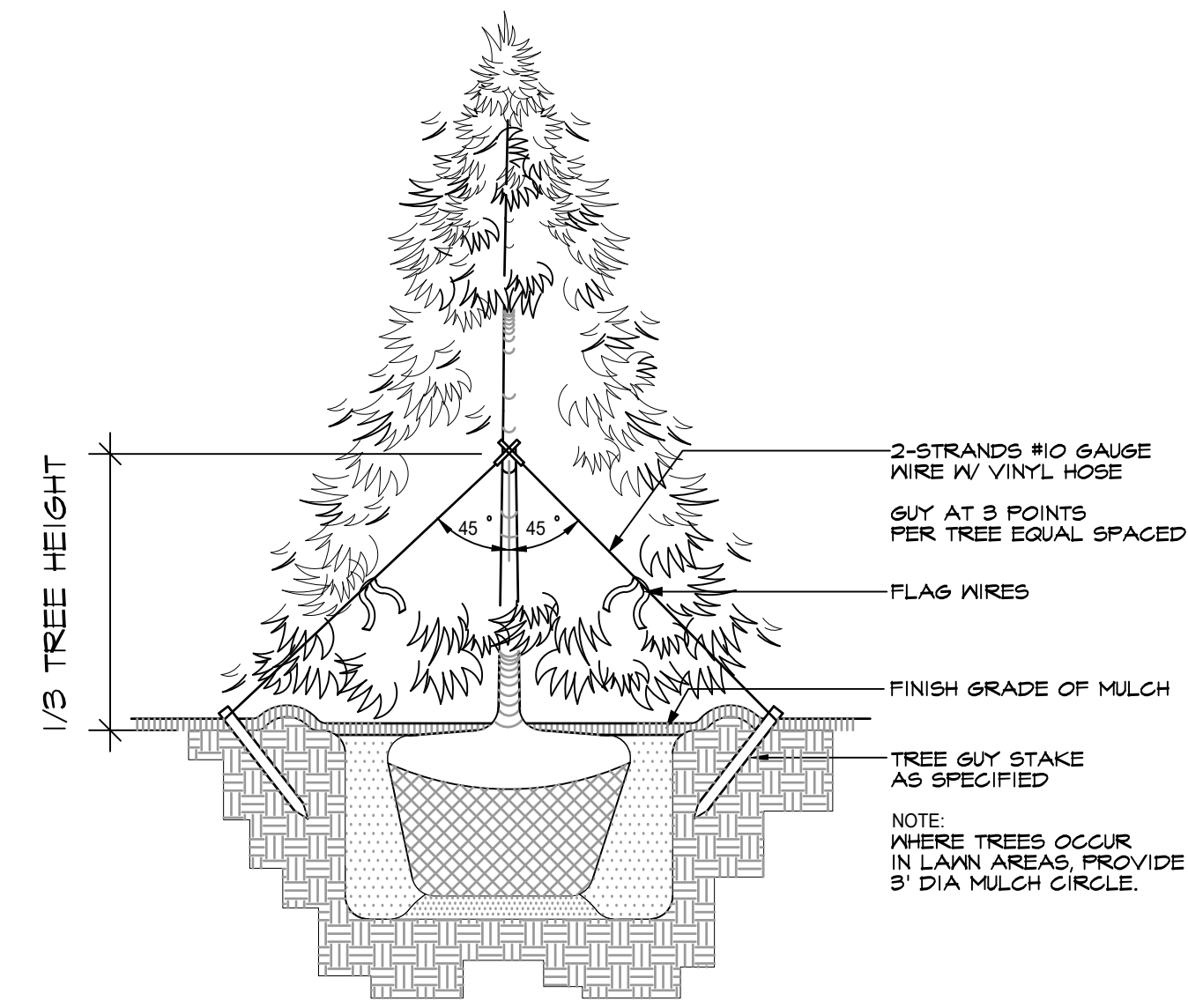


1 TYPICAL SHRUB PLANTING DETAIL
NTS

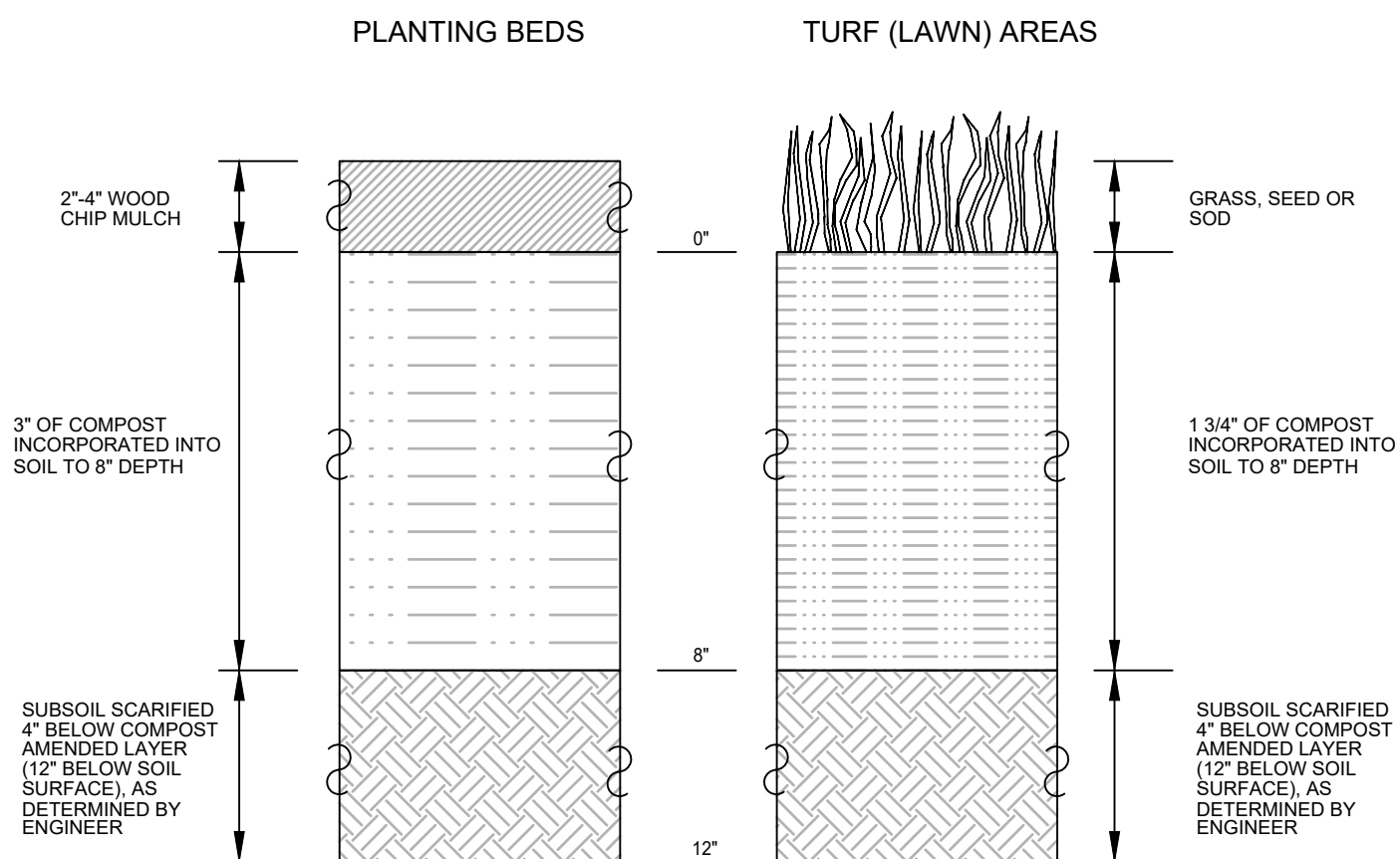


- NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
 2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
 3. REMOVE ALL PLASTIC AND TWINE
 4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
 5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

2 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS

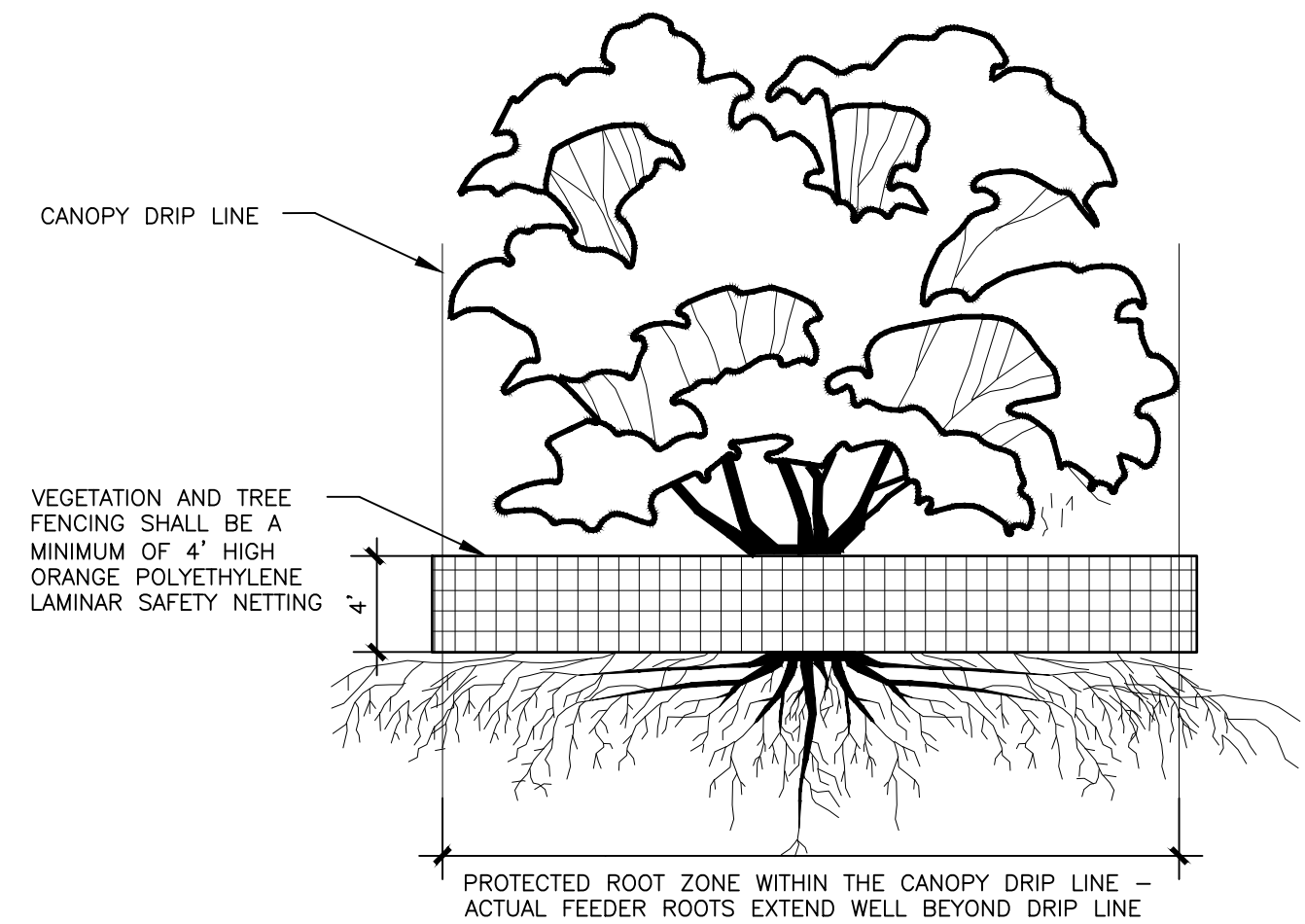


3 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



- NOTES:
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
 2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER TO PRODUCE 12 INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
 3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATIONS.
 4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8 INCH DEPTH, OR MAY SUBSTITUTE 8 INCHES OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. PLANT GRASS SEED OR SOD PER SPECIFICATION.
 5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8 INCH DEPTH, OR MAY SUBSTITUTE 8 INCH OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 2-4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
 6. SETBACKS TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOIL WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VALVES, METERS ETC.) WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS. SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

4 SOIL AMENDMENT AND DEPTH
NTS



5 TREE PRESERVATION DETAIL
NTS

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE HONE 1-800-424-5555.
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
5. SUBGRADE IS TO BE WITHIN 1/8 INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.
6. 4 INCH DEPTH TOPSOIL IN LANDSCAPE AREA.
7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.
8. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK. WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK, A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.
9. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.
10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.
11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUND COVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST 3 YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT.
13. TREES TO BE PLANTED A MINIMUM 5 FEET FROM PROJECT BOUNDARIES.
14. THE AVERAGE SPACING FOR STREET REES SHOULD BE 30 FEET ON CENTER AND ADJUSTED TO ALLOW FOR SIGHT LINES, UTILITES, TRAFFIC SIGNS, LIGHT STANDARDS, DRIVEWAYS AND OTHER STREET APPURTENANCES.

Drawn: NH xxx
Checked: 10/06/25
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