Hearing Examiner John Galt

BEFORE THE HEARING EXAMINER
IN AND FOR THE CITY OF MERCER ISLAND

In Re The Appeal of: ROBERT GROSSMAN, Appellant, vs. CITY OF MERCER ISLAND, Respondent.	NO. APL 25-003 DECLARATION OF MICHAEL A. SPENCE IN SUPPORT OF APPLICANT SEASCAPE HOMES, LLC'S MOTION FOR SUMMARY JUDGMENT

I, Michael A. Spence, hereby declare as follows.

1. I am over the age of 18 and am otherwise competent to testify.
2. I am the attorney for Applicant SeaScape Homes, LLC ("SeaScape Homes"). I base this declaration on my personal knowledge, and on my review of the file maintained by my law firm in connection with this matter. That file is kept in the ordinary course of business and is regularly and timely updated.
3. On or about October 27, 2021, SeaScape Homes purchased the real property commonly known as 5222 Forest Ave SE, Mercer Island, WA 98040, located on King County Assessor's Parcel # 141030-00570 ("Parcel 0057"), from Steven and Mahnaz Knutson. A true and correct copy of the Statutory Warranty Deed is attached hereto as **Exhibit A**.

HELSELL FETTERMAN
Helsell Fetterman LLP
800 Fifth, Suite 3200
Seattle, WA 98104
206.292.1144 WWW.HELSELL.COM

4. A true and correct copy of the City of Mercer Island Development Services Building Permit, No. 2410-056, is attached hereto as **Exhibit B**.
5. A true and correct copy of Applicant's Critical Area Review 2 Application form, along with compliance letter and project narrative, are attached hereto as **Exhibit C**.
6. A true and correct copy of City of Mercer Island Community Planning & Development Department's ("CP&D") Critical Area Review 2 ("CAR 2") Decision Notice is attached hereto as **Exhibit D**.
7. A true and correct copy of the "Tree Justification" letter is attached hereto as **Exhibit E**.
8. A true and correct copy of the CP&D Approvals is attached hereto as **Exhibit F**.
9. A true and correct copy of the City of Mercer Island Development Services Tree Permit, No. 2504-153, is attached hereto as **Exhibit G**.
10. A true and correct copy of the Appeal by Robert Grossman is attached hereto as **Exhibit H**.
11. A true and correct copy of the Lot 1 Replacement Tree Plan is attached hereto as **Exhibit I**.
12. A true and correct copy of the Hearing Examiner's preliminary letter is attached hereto as **Exhibit J**.
13. A true and correct copy of the Hearing Examiner's Order is attached hereto as **Exhibit K**.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

HELSELL FETTERMAN
Helsell Fetterman LLP
800 Fifth, Suite 3200
Seattle, WA 98104
206.292.1144 WWW.HELSELL.COM

SIGNED this 20th day of June, 2025 at Seattle, WA.

HELSELL FETTERMAN LLP

By:_____
Michael Spence, WSBA No. 15885
Attorney for Applicant

HELSELL FETTERMAN
Helsell Fetterman LLP
800 Fifth, Suite 3200
Seattle, WA 98104
206.292.1144 WWW.HELSELL.COM

EXHIBIT

A

Instrument Number: 20211029001998 Document:WD Rec: $204.50 Page-1 of 2
Excise Docs: 3155628 Selling Price: $1,100,000.00 Tax Amount: $18,685.00 Record Date:10/29/2021 3:52 PM
Electronically Recorded King County, WA

AFTER RECORDING MAIL TO:

Sea Scape Homes, LLC
P.O. Box 40568
Bellevue, WA 98015

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

Unofficial Copy

STATUTORY WARRANTY DEED

File No: **4202-3390762 (JN)** Date: **October 27, 2021**

Grantor(s): **Steven P Knutson and Mahnaz Knutson, a married couple**
Grantee(s): **SeaScape Homes, LLC, a Washington Limited Liability Company**
Abbreviated Legal: **LOT 1, KNUTSON SP - FILE NO. SUB07-003, CITY OF MERCER ISLAND, WASHINGTON, REC. 20071210900010, KING COUNTY**
Additional Legal on page:
Assessor's Tax Parcel No(s): **141030005708**

FIRST AMERICAN 3390762

THE GRANTOR(S) Steven P Knutson and Mahnaz Knutson, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **SeaScape Homes, LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of **King**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT 1, KNUTSON SHORT PLAT - FILE NO. SUB07-003, CITY OF MERCER ISLAND, WASHINGTON, RECORDED UNDER RECORDING NO. 20071210900010, RECORDS OF KING COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: **141030005708**

Statutory Warranty Deed
- continued

File No.: **4202-3390762 (JN)**

Steven P Knutson

Mahnaz Knutson

STATE OF ~~Washington~~ ARIZONA)
)-ss
COUNTY OF ~~King~~ MARICOPA)

I certify that I know or have satisfactory evidence that **Steven P Knutson and Mahnaz Knutson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/27/2021

Notary Public in and for the State of ~~Washington~~ ARIZONA
Residing at: SCOTTSDALE AZ
My appointment expires: 10/30/2021

SK HOLT CLARK
Notary Public – Arizona
Maricopa County
My Comm. Expires Oct 30, 2021

Unofficial Copy

EXHIBIT

B

City of Mercer Island
Development Services

9611 SE 36th Street, Mercer Island, WA 98040
Inspection Request Line (206) 275-7730
General Information (206) 275-7605
www.mercergov.org www.mybuildingpermit.com

BUILDING PERMIT
SF NEW COMBO/VA

Permit No. 2410-056
Project No. DEV24-019
Main Permit No.

Site Address:	5222 FOREST AVE SE	Valuation: 1,500,000.00	Parcel No. 1410300057

Owner: SEASCAPE HOMES LLC
Tenant:
Mailing Address: PO Box 40568 BELLEVUE WA 98015
Phone: (206)972-9950

Description of Work:
NEW 4326 sf SFR w/ 588sf GARAGE ON VACANT LOT

Legal Description

Lot: 12 THRU 18 | Block: | Plat:

Contractor: SEASCAPE HOMES LLC
Mailing Address: PO Box 40568 BELLEVUE WA 98015
State Contractor Lic#: SEASCHL022LA
MI Business Lic#: 180430
Phone: (206)972-9950

Elec_Con: 24/7 ELECTRICAL SERVICES LLC
Mailing Address: 11106 SE 225TH CT KENT WA 98031
State Contractor Lic#: C:247ELES850R2
MI Business Lic#: 210458
Phone: (206)291-3196

Plum_Con: ADRIATIC PLUMBING, INC.
Mailing Address: 19211 MERIDIAN PL W BOTHELL WA 98012
State Contractor Lic#: C:ADRIAPI793RM
MI Business Lic#: 210362
Phone:

FEES		Receipt # & Date		Comments
BUILDING PERMIT FEE	12,385.36	868362	4/23/2025	
COMBO ELECT-MECH-PLUMB	3,839.46	868362	4/23/2025	
ENERGY CODE	486.00	215154	10/28/2024	
FIRE REVIEW	169.00	215154	10/28/2024	
FIRE REVIEW	681.00	868362	4/23/2025	
IMPACT FEES	10,805.20	868362	4/23/2025	
INTAKE SCREENING - CPD	720.25	514276	10/11/2024	
INTAKE SCREENING - FIRE	126.75	514276	10/11/2024	
PLAN CHECK	8,320.38	215154	10/28/2024	
SIGN FEE	62.00	215154	10/28/2024	
SINGLE FAMILY GEOTECH REPORT REVIE	648.00	215154	10/28/2024	
SPECIAL FOUNDATION SINGLE FAMILY	970.00	215154	10/28/2024	
SURCHARGE - RES	6.50	868362	4/23/2025	
	0.00			
TOTAL FEE	**$39,219.90**			
TOTAL FEES PAID	**$39,219.90**			
TOTAL FEES DUE	**$0.00**			

Permit expires if work is not completed within two years. The City of Mercer Island is not responsible for reviewing the applicability of private covenants to this permit. Compliance with private plat covenants is the sole responsibility of the applicant/owner. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

I hereby certify that I am the owner of the subject property or I have been authorized by the owner(s) of the subject property to represent this permit, and that I have read and examined this permit and know the same to be true and correct. Also, I have been informed about contractor license laws (RCW 18.27, RCW 18.106, etc.), and the potential risks and monetary liability to the homeowner for using unregistered contractors (general, plumbing, electrical, etc.). Further information can be obtained at 1-800-647-0982.

Signature of Owner/Contractor/Authorized Agent

Date 4/30/25

Project No. DEV24-019
Main Permit No.
Permit No. 2410-056

FILE COPY

EXHIBIT

C

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: (206) 275-7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address:	5222 Forest Ave SE
Parcel Number(s):	141030-0057
Gross Lot Area(s):	15,001
Net Lot Area(s):	15,001
Zone:	R-15
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	☐ Urban Residential ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
☒ Potential Landslide Hazard	☐ Type F	☐ Category I
☒ Erosion Hazard	☒ Type Np	☐ Category II
☐ Seismic Hazard	☐ Type Ns	☐ Category III
☐ Steep Slope	☐ Piped	☐ Category IV
	☐ Unknown	☐ Unknown

PROPERTY OWNER INFORMATION

Name: Seascape Homes, LLC	Company (if applicable):
Address: P.O. Box 40568 Bellevue WA 98015	E-Mail: jmt1231@gmail.com
Phone: 206-972-9950	

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner ☐

Name: Kati Eitzman	Company (if applicable): Sturman Architects
Address: 9 103rd Ave NE Ste. 203, Bellevue, WA, 98004	E-Mail: kati@sturmanarchitects.com
Phone: 425-451-7003	

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature Brad Sturman	9-24-2024 **Date**

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

Application for Critical Area II due to hazardous conditions on site and NP stream.

New two-story single-family home. Mitigation and reduction of required buffer for western watercourse.

Also included is the Architectural permit set with site plan.

INDICATE REQUESTED LAND USE APPROVALS

	CRITICAL AREAS		**ENVIRONMENTAL REVIEW (SEPA)**		**SUBDIVISION**
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
X	Critical Area Review 2		SEPA Review		Short Plat- Alteration
	DESIGN REVIEW		**LEGISLATIVE**		Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction		**OTHER LAND USE**		**WIRELESS COMMUNICATION FACILITIES**
			Accessory Dwelling Unit		New Wireless Communication Facility
	DEVIATIONS		Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception		**SHORELINE MANAGEMENT**		
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the City of Mercer Island Permit Forms webpage for a complete list of all land use application forms and submittal requirements.

STURMAN
ARCHITECTS

Date: September 24, 2024

To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects
Seascape Homes, LLC

Re: Forest Creek-Lot 1
5222 Forest Ave SE
Mercer Island, WA 98040
Parcel ID 141030-0057

Subj.: Critical Area 2 Review – Criteria Compliance

This application meets the requirements for a Critical Area Review 2 set forth by MICC 19.07.090, MICC 19.07.160, MICC 19.070.180.

The project site has had Critical Areas identified by qualified professionals. These Critical Areas include Areas of Erosion Hazard and Potential Landslide Hazard and one Type Np watercourse. An additional Type Np watercourse off property has buffers which affect the project site. A buffer reduction is being requested for the western off-site watercourse.

Geotech Consultants completed a Critical Areas study with its geotechnical report submitted as part of this application. Per MCC 19.07.160(B)(2) they have concluded that the proposed construction will not adversely impact other critical areas, not adversely impact the subject property or adjacent properties, will mitigate impacts to geologically hazardous area consistent with best available science, and to include the landscaping of all disturbed areas outside of the building footprint.

Altmann, Oliver Associates, LLC completed Critical Areas studies on both watercourses identified to be on or impact this property, submitted as part of this application. They designed a Buffer Mitigation plan and believe mitigation measures shall achieve equivalent or greater ecological function.

STURMAN
ARCHITECTS

With the criteria stated within MICC 19.07.090 and MICC 19.07.160 addressed with supporting documents and reports, we believe that the project meets the requirements of a Critical Area 2 Review.

Sincerely,

Kati Eitzman, Sturman Architects

9 – 103rd Ave. N.E., Bellevue WA 98004 **T-425 451-7003** www.SturmanArchitects.com

STURMAN
ARCHITECTS

Date: September 24, 2024

To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects
Seascape Homes, LLC

Re: Forest Creek-Lot 1
5222 Forest Ave SE
Mercer Island, WA 98040
Parcel ID 141030-0057

Subj.: Critical Area 2 Review – Application Narrative

The project site is a 15,001 square foot lot located in a well-established residential neighborhood. The development of this lot will be the last in a series of four adjoining lots which have all had single family residences completed within the last 1-3 years.

The lot has a slope of about 13% and is allowed 40% Lot Coverage. There is no existing house or structure on the lot. There is a gravel driveway that previously provided access to the northern lot (Lot 2) prior to its development. An easement allowing access for Parcel 141030-0090 also exists on the southwest corner of the project site and contains an existing asphalt road within the easement.

A qualified geotechnical engineer has determined that this site contains Geologically Hazardous Areas: Potential Landslide Hazard and Erosion Hazard.

A type Np watercourse exists on the eastern half of the property. Its location has been identified by a qualified biologist and surveyed. This watercourse requires a 60-foot buffer with an additional 10-foot building setback. This project will not impact this watercourse or its buffer.

A second type Np watercourse exists to the south and west of the property. As its buffers impact the project site, its location was identified by a qualified biologist and surveyed. This watercourse requires a 60-foot buffer with an additional 10-foot building setback. A one-time buffer reduction is being requested to allow for the construction of this residence. The new buffer would be 45 feet and still have a 10-foot building setback. Mitigation plans have been developed by the project biologist and are submitted as part of this application.

With the development of the adjoining northern lot (Lot 2), a large 62.5” maple tree was approved and removed under building permit 2212-079. The six replacement trees required by the removal of this tree will be planted with the development of this lot. The removal of two additional trees at the southern edge of this lot is also being proposed- a 33.5” Douglas fir and a 19.2” Douglas fir. These trees are being requested for removal due to their limitation on the ability to achieve 85% of the GFA allowed for this lot.

The project is a two-story single-family residence with an attached garage. The house will be built on a crawlspace with conventional concrete foundations, wood floor joists and wood floor trusses. There will be approximately 4326 square feet of heated space and 588 square feet of unheated garage space.

We are requesting a Concurrent Review of our Building Permit Application with this Critical Area 2 Review.

Sincerely,

Kati Eitzman, Sturman Architects

EXHIBIT

D

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
206.275.7605 | www.mercerisland.gov/cpd

PUBLIC NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.:	CAO24-032
Permit Type:	Type III
Description of Request:	A request for a Critical Area Review 2 for the construction of a new two-story single-family home located on a site containing geological hazardous areas and watercourse.
Applicant/ Owner:	Kati Eitzman (Sturman Architects) / Seascape Homes, LLC
Location of Property:	5222 Forest Ave SE, Mercer Island, WA 98040 King County Assessor tax parcel number: 141030-0057

SEPA Compliance:
The project is exempt from SEPA Review pursuant to WAC 197-11-800(1)(b)(ii).

Applicable Development Regulations:	Pursuant to Mercer Island City Code (MICC) 19.15.030 Table A, applications for Critical Area Review 2 are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.
Other Associated Permits:	2410-056
Project Documents:	https://mieplan.mercergov.org/public/CAO24-032
Decision:	Approved subject to conditions.

Appeal Rights: *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of**

Decision. Forms are available from Community Development and Planning. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

Application Process Information:	Date of Application:	September 27, 2024
	Determined to Be Complete:	October 24, 2024
	Public Comment Period:	November 4, 2024 through 5:00 PM on December 4, 2024
	Date Notice of Decision Issued:	April 14, 2025
	Appeal Filing Deadline:	5:00 PM on April 28, 2025
Project Contact:	Grace Manahan, Code Compliance Planner grace.manahan@mercerisland.gov | (206) 275-7764	

EXHIBIT

E

STURMAN
ARCHITECTS

Date: September 24, 2024

To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects

Re: Forest Ave Lot 1
5222 Forest Ave SE
Mercer Island, WA 98040

Subj.: Explanation and Justification for removal of exceptional trees

This letter is being submitted as part of an application for a building permit.

We are requesting the removal of regulated tree 1003 and exceptional tree 1004.

Applicable to all removed trees:

Per code 19.10.060(3)(b):
"Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under chapter 19.02 MICC;"

Per 19.02.020(D)(3)(b), the zoning of this lot allows us a maximum of 6000 square feet for our GFA. Per code 19.10.060(3)(b), we are guaranteed 85% of this maximum GFA. 85% of 6000 square feet is 5100 square feet GFA guaranteed.

This site is encumbered with a large Native Growth Protection Area and a watercourse with a 60-foot buffer and additional 10-foot building setback. This creates an area of 7778 square feet of the lot which is unavailable to build on. A second watercourse has been identified off-property to the west, but its buffer and setback affect the site at the southwest corner. A one-time 25% buffer reduction and mitigation is currently being proposed in a concurrent Critical Area 2 review. Another impediment is an existing sewer easement which cuts across the corner of the lot, further decreasing the available building pad.

 9 – 103rd Ave. N.E., Bellevue WA 98004 **T-425 451-7003**
www.SturmanArchitects.com

Tree 1003 is a 19.2” DBH Douglas Fir. Its minimum critical root zone is seven feet and average dripline radius of 13 feet.
Tree 1004 is a 33.5” DBH Douglas Fir. Its minimum critical root zone is 11 feet and average dripline radius is 21 feet.
Both trees impact the southern portion of the buildable area. Attempting to keep both trees would greatly diminish the ability to build 85% of the guaranteed GFA. Avoiding excavation into the minimum root zones would eliminate at least an additional 600 square feet from the buildable area.

After all these factors are taken into consideration, the area of building pad allowed for development would 3400 square feet. To achieve a house close to the allowable maximum GFA, a two-story house is proposed. A basement is not feasible as it would create increased excavation, impacting a greater area of the building pad, specifically Right of Way tree 1005.

Without the removal of trees 1003 and 1004, it would not be feasible to construct a house with 85% of the allowable GFA per Mercer Island city code. We have done our very best to retain as many trees as possible, minimize harmful impacts, and thoughtfully site our house.

Sincerely,

Kati Eitzman
Sturman Architects

 9 – 103rd Ave. N.E., Bellevue WA 98004 **T-425 451-7003**
www.SturmanArchitects.com

EXHIBIT

F

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

CONSTRUCTION (206) 275-7730 — FIRE INSPECTION eastsidefire-rescue.org

PROJECT DESCRIPTION
This scope should match the Building Permit Application Form

Construction of new two-story single-family residence over crawlspace with attached two-car garage. Removal of two trees. Building permit submitted in conjunction with a Critical Area 2 permit review. Mitigation of watercourse buffer.

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Keli Eitzman - Sturman Architects	**Email:** keli@eitzmanarchitects.com	**Phone:** 425-451-7003
Construction Contact: Jon Tellefson - SeaScape Homes LLC	**Email:** jmt123t@gmail.com	**Phone:** 206-972-9850
Engineer: Mats Thurfjell - Longitude 120 Engineering	**Email:** mthurfjell@120engineering.com	**Phone:** 206-790-8502
Geotech: James Strange - Geotech Consultants	**Email:** jamess@geotechnw.com	**Phone:** 425-747-5618

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

☐ No Deferred Submittals - all design included in these construction documents

☐ Connector plate wood roof trusses
☐ Metal joist / metal trusses
☐ Premanufactured structures (stairs, etc.)
☐ Exterior cladding
☐ Window wall / curtain wall construction
☐ Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope, include U-factors, insulation and moisture control WSEC R401.2.1 — Sheet: A4.0-2
Energy Credit Information- Include complete information on plan for options selected and equipment specified WSEC Table 406.1 and 406.4 — Sheet: A1.0
☐ No Credits Required ☐ Small Dwelling Unit ☒ Medium Dwelling Unit ☐ Large Dwelling Unit ☐ < 500 sf addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction
- Certificate of Energy Efficiency WSEC R401.2
- Duct Leakage Testing WSEC R403.5.2
- Air Leakage Testing WSEC R402.4.1.2

☐ Air Leakage test report not to exceed 5 changes per hour WSEC R402.4.1.2 ☒ Air Leakage per selected energy credits

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted WSEC Section R403.6 — Sheet: A1.0
☐ Exhaust fans WSEC R403.6.1.1 ☐ Supply fans WSEC R403.6.1.2 ☐ Balanced system WSEC R403.6.1.4 ☒ Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at time of the City Inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City Inspection.

PRESCRIPTIVE DESIGN
☐ This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IBC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
☐ This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
☒ This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:
☐ Registered Design Professional ☐ Building Official (City use only)

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at https://www.mercerisland.gov/gis for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
☐ No geotechnical report is required due to either: 1. The absense of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
☒ A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: James Strange Phone: 425-747-5618 Project or report #:

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1
☒ An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
☐ No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:
- Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Where liquifaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT
TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR ☒ NEW SINGLE FAMILY BUILD ☐ DEMOLITION/REBUILD ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ DOCK ☐ SITE IMPROVEMENTS ☐ SEISMIC RETRO
Construction of the project shall be from *approved plans only*. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.
Approved plans must be kept on site and maintained in good condition.

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Access Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.
☑ Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

☐ This project includes modification of legally nonconforming structures - MICC 19.01.050
☐ This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10
☒ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.
☒ Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.
For this project, 1 trees are authorized to be removed and replaced with 14 trees.
This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for *ALL* fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice. Do not request fire inspections via MBP or on the general inspection line.

☒ Fire Sprinkler
☐ NFPA 13D
☐ Full Coverage
☒ NFPA 13R Separate permit required
☐ NFPA 13
☒ Approved Fire Code Alternatives (FCA):
☒ FCA1 Solid core doors
☒ FCA2 5/8" Type X GWB
☒ Monitored Household Fire Alarm per NFPA 72 Separate permit required
☐ Monitored Sprinkler Water Flow Alarm
☐ Other:
☐ FCA3
☐ FCA4

WATER SERVICE REQUIREMENTS
☒ New or upsized water supply system required.
☒ Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit
☒ Applicant installation.
☒ Minimum Service Line Size (main to meter): 2"
☒ Minimum Supply Line Size (meter to house): 2"
☒ Minimum Required Meter Size: 1.5"
☐ Abandonment of existing service and meter required at main.
☒ City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:
- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow

For additional information about Water Service Inspection process: https://www.mercerisland.gov/cpd/page/water-service

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and aproved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

☐ Dispersion / Infiltration system
☒ On-site detention system (MR #5)
☐ Direct discharge to lake
☐ Rain Garden / Bioretention / Permeable Pavement
☐ Flow control system (MR #7)
☐ Run-off treatment (MR #8)
☐ Connect / Extend public drainage system
☒ Full size storm drainage as-builts
☐ Drainage review not required
☒ Other: Civil Engineer certification letter for Post construction Soil

SIDE SEWER REQUIREMENTS
☐ Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties
☒ Video tape of existing sewer required (see standard details)
☒ New connection ☐ Connect to existing ☐ Disconnect permit required ☐ Reconnect permit required
☐ Other:

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

☐ CA1:
☐ CA2:

PROJECT ALERTS AND NOTES TO INSPECTORS
7"X18" PSL 2.2E (2B-11) at cantilever on B-5. Verify all design element installed per design.

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.
INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	*	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
			Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]			
			Tree protection	[TREE PROTECTION]			
			Erosion control	[EROSION CNTROL]			
		*	Sewer disconnect and cap	[SIDE SEWER DISCONNEC]			
			Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]			
		*	Land clearing, grading and demolition	[FINAL DEMO]			
			Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]			
			Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]			
			Foundation walls / concrete columns	[FOUNDATION WALLS/CON]			
		*	Roof and footing drains	[CONVEYANCE FACILITIE]			
			Foundation dampproofing	[FOUND DAMP PROOFING]			
		*	Storm drainage, including (but not limited to) • Connections to storm main in ROW • Det systems / Conveyance / Flow control • Infiltration systems / L.I.D. systems • Catch basins • Area drains • Storm drain in ROW • Pump systems • Retaining wall drainage	[CONVEYANCE FACILITIE]			
		*	Water Service	[3. WATER SERVICE TAP]			
			Water Supply	[WATER SUPPLY LINE]			
		*	Side sewer installation, including (but not limited to) • Connections to side sewer main • Connections to existing side sewer • Back-flow valves • Grinder pump systems	[SIDE SEWER INSTALLAT]			
		*	Driveway / Access road	[ROW OR UTILITY IMPRO]			
			Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]			
			Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]			
			Underfloor framing	[UNDER-FLOOR FRAMING]			
			Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]			
			Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]			
			Rough hydronic installation	[ROUGH HYDRONIC PIPIN]			
			Rough electric installation	[ROUGH ELECTRIC]			
		*	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]			
			Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]			
			Rough mechanical	[ROUGH MECHANICAL/MVA]			
			Electrical service	[ELECTRICAL SERVICE]			
			Gas Piping & Test	[GAS PIPING/TEST]			
		*	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]			
			Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]			
			Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]			
			Insulation installation	[INSULATION]			
			Stucco (paper and lath)	[STUCCO]			
			Shower pan (for tub)	[SHOWER PAN (OR TUB)]			
			Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]			
			Code Alternative CA1	[CODE ALT 1]			
			Code Alternative CA2	[CODE ALT 2]			

FINAL INSPECTIONS
Inspector Date

☐ **Final Tree Inspection:** Tree Restoration [FINAL_TREE]
☐ **Final Fire Inspection:** Fire protection [FINAL FIRE_ALL SYSTEMS/ACCESS]
- Sprinkler
- Access Road
- Fire Code Alternatives (see below)
  - ☐ FCA1
  - ☐ FCA2
- Fuel Tank Installation
- Fire Extinguishing System
- Fire Alarm System
  - ☐ FCA3:
  - ☐ FCA4:

☐ **Final Civil Inspection:** Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL]
Water supply protection/Backflow devices for:
- Waterfront property
- Fire / lawn sprinkler
- Well water on property
- Boiler

☐ **Final Building Inspection:** [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors.
Final MEP Inspections: ☐ Mech ☐ Electrical ☐ Plumbing
☐ **Impact Fees Paid** (if applicable)

TCO APPROVALS
Inspector Date

☐ [TCO_TREE]
☐ [TCO_FIRE]
☐ [TCO_CIVIL]
☐ [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved Start Date End Date

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s):	Contact:	Contact email:

IMPACT FEES
If required for the project but deferred beyond permit issuance.

☐ Impact fees apply and are due *prior* to Final Inspection or on _____, whichever occurs first.
Date

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Building	Planning	Engineering	Tree	Fire
JHA	GM	RD	GM	MAJ
4/18/25	4/15/2025	03/25/2025	4/15/2025	3-31-25
Date	Date	Date	Date	Date

SF1
BUILDING PERMIT NUMBER

PROJECT NAME: FOREST AVE LOT 1
PROJECT ADDRESS: 5222 FOREST AVE SE, MERCER ISLAND, WA 98040

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Approved Date

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
JHA 4/18/25
Approved Date

FILE NAME: *CPD CVR PG1 2023v1a.dwg Code Revision: 2021 WSRC*

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS
Request inspections online via QR code or voicemail
FIRE INSPECTION (206) 275-7979
ALL OTHER INSPECTION (206) 275-7730

REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a *Statement of Special Inspections*. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: Mars Thurfjell | License Number: 44745 | License Type: PE | License Expiration: 07/22/2025

TO BE COMPLETED BY RDP

SPECIAL INSPECTION DESCRIPTION		APPROVALS Special inspector sign-off	City inspector sign-off
ALTERNATIVE MATERIALS AND SYSTEMS (IBC 1705.1)			
Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.	Notes:		
Unusual design applications of materials described in the code.	Notes:		
Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.	Notes:		

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
STEEL CONSTRUCTION (IBC 1705.2)					
Structural Steel: Special inspections for structural steel shall be in accordance with the inspection requirements of AISC 360 Chapter N.	AISC 360 Chapter N	☐	Per Standard		
Quality Control: Procedures specified by the fabricator and erector to ensure that work is performed in accordance with AISC specification and the construction documents	AISC 360 Section N5 (1)	☐	Per Standard		
Quality Assurance: Review and inspection performed by an agency hired by the owner to ensure work is performed in accordance with the construction documents	AISC 360 Section N5 (2)	☐	Per Standard		
Cold Formed Steel Deck: Special inspections and qualifications or welding special inspectors for cold form set floor and roof deck shall be in accordance with Steel Deck Institute QA/QC.	Steel Deck Institute QA/QC	☐	Per Standard		
Open-Web Steel Joists and Joist Girders: *End connections: welding or bolting.*	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging: horizontal or diagonal.	SJI Specification per IBC 2207.1	☐	Periodic		
Standard bridging.	SJI Specification per IBC 2207.1	☐	Periodic		
Bridging that differs from SJI Specifications listed in Section 2207.1.	SJI Specification per IBC 2207.1	☐	Periodic		
Temporary and permanent restraint / bracing of cold-formed trusses over 60 feet.	IBC 1705.2.4	☐	Periodic		
CONCRETE CONSTRUCTION (IBC 1705.3) [a]					
Inspect reinforcement, including prestressing tendons, and verify placement	ACI 318 Ch 20, 25.2, 25.3, 26.5.1-26.5.3	☐	Periodic		
Reinforcing bar welding: *Verify weldability of reinforcing bars other than ASTM A706.*	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect single-pass fillet welds, maximum 5/16 inches.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect all other welds.	AWS D1.4 ACI 318 Ch 26.6.4	☐	Continuous		
Inspect anchors cast in concrete.	ACI 318 Ch 17.8.2	☒	Periodic		
Anchors post-installed in hardened concrete members: *Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.*	ACI 318 Ch 17.8.2.4	☐	Continuous		
All other post-installed mechanical and adhesive anchors.	ACI 318 Ch 17.8.2	☒	Periodic		
Verify use of required design mix.	ACI 318 Ch 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3	☐	Periodic		
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	ASTM C172, ASTM C31 ACI 318 Ch 26.5, 26.12	☐	Continuous		
Inspect concrete and shotcrete placement for proper application techniques.	ACI 318 Ch 26.5	☐	Continuous		
Verify maintenance of specified curing temperature and techniques.	ACI 318 Ch 26.5-26.5.5	☐	Periodic		
Prestressed concrete: *Application of prestressing forces.*	ACI 318 Ch. 26.10	☐	Continuous		
Grouting of bonded prestressing tendons.	ACI 318 Ch. 26.10	☐	Continuous		
Inspect erection of precast concrete members.	ACI 318 Ch. 26.9	☐	Periodic		
Precast concrete diaphragm connections	ACI 318 Ch. 26.13.1.3	☐	Periodic		
Precast diaphragm installation tolerances	ACI 550.5	☐	Continuous		
Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	ACI 318 Ch. 26.11.2	☐	Periodic		
Inspect formwork for shape, location and dimensions of the concrete member being formed	ACI 318 Ch. 26.11.2(b)	☐	Periodic		

a. Concrete special inspection not required where work meets the exceptions listed in IBC Section 1705.3

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
MASONRY CONSTRUCTION (IBC 1705.4) [b]					
Empirically designed masonry, glass unit masonry, or masonry veneer as part of a Risk Category IV structure requiring Level 3 Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
Vertical masonry foundation elements requiring Quality Assurance per ACI 530	ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		

b. Masonry special inspection not required where work meets the exceptions listed in IBC Section 1705.4

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
WOOD CONSTRUCTION (IBC 1705.5)					
High-Load diaphragms: *Panel thickness, framing member sizes, and nail or staple diameters and patterns (includes any diaphragms utilizing more than one row of fasteners at edges designed per IBC Section 2306.2/SDPWS 4.2.7.1.2).*	IBC 1705.5.1	☒	Periodic		
Metal-plate-connected wood trusses spanning 60 feet or greater: *Verify temporary and permanent individual truss member restraint / bracing are installed in accordance with approved truss submittal package.*	IBC 1705.5.2	☐	Periodic		
Mass timber construction per IBC Table 1705.5.3	IBC 1705.5.3	☐	Periodic		
Mass timber (upwardly inclined adhesive anchors)	IBC 1705.5.3	☐	Continuous		

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
SOILS (IBC 1705.6)					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Geotechnical Report	☐	Periodic		
Verify excavations are extended to proper depth and have reached proper material.	Geotechnical Report	☐	Periodic		
Perform classification and testing of compacted fill materials.	Geotechnical Report	☐	Periodic		
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Geotechnical Report	☐	Continuous		
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Geotechnical Report	☐	Periodic		
DRIVEN DEEP FOUNDATIONS (IBC 1705.7)					
Verify element materials, sizes and lengths comply with the requirements noted in the drawings and geotechnical report.	Geotechnical Report, Construction Documents	☐	Continuous		
Determine capacities of test elements and conduct additional load tests, as required.	Geotechnical Report, Construction Documents	☐	Continuous		
Inspect driving operations and maintain complete and accurate records for each element.	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	Geotechnical Report, Construction Documents	☐	Continuous		
For steel elements, perform additional Special Inspections in accordance with Section 1705.2.	Geotechnical Report, Construction Documents	☐			
For concrete elements and concrete-filled elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
For specialty elements, perform additional Special Inspections as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐			
CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)					
Inspect drilling operations and maintain complete and accurate records for each element	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes.	Geotechnical Report, Construction Documents	☐	Continuous		
For concrete elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
HELICAL PILE FOUNDATIONS (IBC 1705.9)					
Record installation equipment used, pile dimension, tip elevations, final depth, final installation torque and other pertinent installation information as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐	Continuous		
SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11) [c]					
Structural wood wind resistance elements: *Field gluing of wood elements of the windforce-resisting system.*	IBC 1705.11.1, Construction Documents	☐	Continuous		
Nailing, bolting, anchoring and other fastening of wood elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs. [d]	IBC 1705.11.1, Construction Documents	☐	Periodic		
Cold-formed steel light-frame wind resistance elements: *Welding operations of cold-formed steel light-frame elements of the main windforce-resisting system.*	IBC 1705.11.2, Construction Documents	☐	Periodic		
Screw attachment, bolting, anchoring, and other fastening of elements of cold-formed steel light-frame elements of the main windforce-resisting system, including shear walls, braces, diaphragms, drag struts and hold-downs. [d]	IBC 1705.11.2, Construction Documents	☐	Periodic		
Fastening of the following systems and components: *Roof covering, roof deck and roof framing connections.*	IBC 1705.11.3 (1), Construction Documents	☐	Periodic		
Exterior wall covering and wall connections to roof and floor diaphragms and framing.	IBC 1705.11.3 (2), Construction Documents	☐	Periodic		

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (3).
d. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) [e]					
Structural steel seismic force-resisting systems: *Special inspections of MLFRS shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.*	IBC 1705.12.1.1, AISC 341 Seismic Provisions for Structural Steel Buildings	☐	Per Standard		
Special inspection of structural steel elements shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.	IBC 1705.12.1.2, AISC 341 Seismic Provisions for Structural Steel Buildings	☐	Per Standard		
Structural wood seismic force-resisting systems: *Special inspection during field gluing operations for elements of the seismic force-resisting system.*	IBC 1705.12.2 (1)	☐	Continuous		
Special inspection required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs. [f]	IBC 1705.12.2 (2)	☒	Periodic		
Cold-formed steel light-frame seismic force-resisting systems: *Special inspection during welding operations for elements of the seismic force-resisting system.*	IBC 1705.12.3 (1)	☐	Periodic		
Special inspection required for screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including shear walls, drag struts, braces, diaphragms and hold-downs.	IBC 1705.12.3 (2)	☐	Periodic		

e. Required where any of the following conditions exist (refer ASCE 7 Section 12.3): *Torsional or extreme torsional irregularity; Nonparallel systems irregularity; Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity; Discontinuity in lateral strength (weak story irregularity)*
f. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	Special inspector sign-off	City inspector sign-off
SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)					
Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.	IBC 1705.14	☐			
MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)					
Special inspection is required for fire-resistant coatings applied to structural elements and decks.	AWCI 12-B, Construction Documents	☐			
EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)					
Special inspection and testing shall be provided for all EIFS applications. [g,h]		☐			
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 2570	☐			

g. Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining moisture to the exterior.
h. Special inspection is not required for EIFS applications installed over masonry or concrete walls.

TO BE COMPLETED BY RPD

TO BE COMPLETED BY RDP

TO BE COMPLETED BY CITY

MERCER ISLAND REQUIRED AGENCY INSPECTIONS:

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	Agency inspector sign-off	City inspector sign-off
EXTERIOR PLASTER (IRC 703.7) [i]					
Installation: *Lath and lath attachment.*	ASTM C 926, ASTM C 1063 IRC R703.7.1	☐	Periodic		
Portland Cement plaster mix, number of coats, thickness of coats.	IRC Tables R702.1(1), 702.1(3) IRC R703.7.3				
Weep screed material, attachment and location.	ASTM C 926, IRC R703.7.2.1				
Water resistive barrier installation, flashing installation, and drainage.	IRC R703.2, IRC R703.4, IRC R703.7.3				
Application of each coat and minimum curing.	ASTM C 926, IRC R703.7.4, IRC R703.7.5				

i. Exclude stucco installation.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	Agency inspector sign-off	City inspector sign-off
EXTERIOR INSULATION AND FINISH SYSTEM (IRC 703.7) [j]					
Installation: *Installed in accordance with EIFS manufacturer's instructions.*	ASTM E 2568 IRC R703.9	☐	Periodic		
Drainage provided over all wall assemblies except substrates of masonry or concrete. Drainage shall have a 90 percent efficiency. EIFS and EIFS drainage shall terminate not less than 6 inches above finish grade.	ASTM 2273, ASTM E 2570, IRC R703.2				
Flashing shall be shall be provided per IRC R703.8. Decorative trim shall not be face-nailed through the EIFS.	IRC R703.8, IRC R703.4, IRC R703.7.5				

j. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	Agency inspector sign-off	City inspector sign-off
LATERAL RESISTING SYSTEM					
Installation: *Shearwall and diaphragm sheathing, panel edge and field nailing.*	Construction Documents	☐	Periodic		
Lateral load path continuity, i.e. roof and floor diaphragm to shearwall top plate below, shearwall to foundation.	Construction Documents				
Collector / drag strut nailing and connections. Holdown installation and location.	Construction Documents				
RESIDENTIAL WASHINGTON STATE ENERGY CODE					
Air Leakage Control: *Tested and verified as having an air leakage rate not exceeding 5 air changes per hour.*	WSEC R402.4.1.2	☐			
Tested and verified as having an air leakage rate not exceeding 3 air changes per hour as required by Energy Credit 2a.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 2 air changes per hour as required by Energy Credit 2b.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 1.5 air changes per hour as required by Energy Credit 2c.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Duct testing shall be provided in accordance with WSU RS-33 using the maximum duct leakage rates specified in WSEC R403.3.4. Written results shall be signed by the tester and provided to the code official.	WSEC R403.3.3, WSEC R406.4.1	☐			

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

CIVIL ENGINEERING INSPECTIONS				APPROVALS Agency inspector sign-off	City inspector sign-off
Project Civil Engineer or Geotechnical Engineer shall inspect and certify that the lawn and landscape areas meet the specified post-construction soil quality and depth requirements.	Construction Documents BMP T5.13 (2017 DOE manual)	☐	Periodic		
Project Civil Engineer shall inspect and certify the construction of the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system and all LID systems for conformance to approved plans.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
Project Geotechnical Engineer shall observe and certify the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system, and all LID systems to verify suitability of existing soil conditions.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
CIVIL ENGINEERING DOCUMENTATION					
The Declaration of Covenant for the inspection and maintenance of private stormwater facilities must be signed, recorded and received by the City prior to final inspection.		☐			
A Right-of-Way Encroachment Agreement must be recorded for all private improvements in the right-of-way prior to final inspection.		☐			
Other as Specified:		☐			

SURVEY REQUIREMENTS (The following survey information must be submitted to planner when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Land Use Planning Contact: ____________ email: ____________

- ☒ Building height survey
- ☒ Building setback survey
- ☐ Lot coverage survey
- ☐ Hardscape survey
- ☐ Gross floor area survey

☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.

TO BE COMPLETED BY RDP

FIELD USE ONLY

SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

Each Inspector designated in the field to perform any of the above Special Inspections or City Initiated Agency Inspections shall provide the following information:

INSPECTOR NAME	INITIALS	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS

SF2
BUILDING PERMIT NUMBER

PROJECT NAME: FOREST AVE LOT 1

PROJECT ADDRESS: 5222 FOREST AVE SE, MERCER ISLAND, WA 98040

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
JHA (Approved) 4/18/25 (Date)

GENERAL NOTES

1. CODE COMPLIANCE:
ALL WORK SHALL COMPLY WITH THE 2021 WSEC, 2021 IRC, 2021 IMC, 2021 IFGC, 2021 UPC, 2021 IFC, 2021 IPMC, 2020 NEC, 2021 IECC WITH WA STATE AMENDMENTS, 2009 ICC A117.1, AND ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS:
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 8" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

3. DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.

4. ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

6. GRADES:
VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES:
FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES:
OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER:
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.

11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2x4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2x6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2x4 STUDS @ 16" O.C., AND ARE TO REMAIN. NEW INTERMEDIATE FRAMING AT EXTERIOR WOOD WALLS REQUIRES HEADERS INSULATED WITH A MIN. R-10 INSULATION.

12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 26 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 1.5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING.

13. FLUES:
FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

14. DOWNSPOUTS:
LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.

18. ROOFING:
PROVIDE NEW ROOFING TO MATCH EXISTING.

19. EXHAUST DUCTS:
PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 705.

20. APPLIANCES:
CLEARANCES OF U.L. LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN U.L. LISTING.

21. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 1.8 GALLONS PER MINUTE.

22. SMOKE DETECTORS:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS. NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM PER CoMI STANDARDS. SEPARATE PERMIT REQUIRED.

23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION PER 2021 IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

24. ADDITIONAL FIRE CODE ALTERNATES: (revision 1)
INSTALLATION OF 1-HR RATED GYPSUM IN ALL AREAS. PROVIDE SOLID-CORE OR FIRE RATED DOORS.

ENERGY NOTES

CLIMATIC ZONE:	ZONE #4C - MARINE
THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION
CODE:	2021 W.S.E.C. & 2021 IRC, WAC 51-11R
SPACE HEAT TYPE:	ELECTRIC AIR SOURCE HEAT PUMP

INSULATION VALUES: PRESCRIPTIVE METHOD

WALLS:	R-21+R-5 ci
FLAT ATTICS/CEILINGS:	R-60
VAULTED CEILINGS:	R-38
FLOORS (OVER UNHEATED SPACES):	R-38
SLAB ON GRADE:	R-10

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED IN AN APPROVED LOCATION. IT MUST INCLUDE THE FOLLOWING: PREDOMINATE R VALUES, U VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT AND THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED.

AIR INFILTRATION:
MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE.

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL:
WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY.

CRAWL SPACE: 10 MIL POLYETHELENE.

VENTILATION:
ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE.
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING:
ELECTRIC AIR SOURCE HEAT PUMP.

TEMP. CONTROL:
FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE AND 7 DAY PROGRAMMABLE.

DUCT INSULATION:
THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3 OF THE 2021 WSEC.

a. ALL HEATING DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. ALL PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, MUST BE HIGH EFFICACY LAMPS, PER 2021 WSEC R404.1, AND MUST BE CONTROLLED PER 2021 WSEC R404.2.

PIPE INSULATION:
ALL HOT WATER PIPES AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-6 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES:
ALL PLUMBING FIXTURES SHALL CONFORM TO WAC 51-56-0400
ALL TOILETS 1.28 GPM MAX — URINALS 1.0 GPF MAX
SHOWERHEADS <1.8 GPM — KITCHEN FAUCETS <1.8 GPM
LAVATORIES < 1.2 GPM

WHOLE HOUSE VENTILATION

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 90 CFM RUNNING CONTINUOUSLY PER 2021 IRC TABLES M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.

b. SYSTEM SHALL HAVE A 6"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND SOUND INSULATED. ALL SUPPLY AND RETURN DUCTS IN INTERIOR SPACES SHALL ALSO BE INSULATED FOR SOUND.

c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 8 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

e. AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC R403.6.2.

g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	5
HEATED SQUARE FOOTAGE	4326 SF
AIRFLOW (CFM)	90 CFM MIN.

PROJECT DATA

PROJECT ADDRESS:	5222 FOREST AVE SE, MERCER ISLAND 98040
PROPERTY TAX ID NUMBER:	141030-0057
SCOPE OF WORK:	CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE
ZONING:	R-15
CONSTRUCTION TYPE:	TYPE VB
SEISMIC ZONE:	3
NUMBER OF STORIES:	2 STORIES
FIRE PROTECTION:	NFPA 13R FIRE SPRINKLERS
BUILDING HEIGHT	MAX. 30 FT ABOVE AVERAGE BUILDING ELEV
GROSS FLOOR AREA	12,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS
LOT AREA:	15,001 SF
SETBACKS:	FRONT: 20' / SIDE: 15' TOTAL, MIN. 5' / REAR: 15' FROM 50' NGPA BUFFER

PROJECT TEAM

OWNER:
SEASCAPE HOMES, LLC
PO BOX 40598
BELLEVUE, WA 98015
PHONE: 206 972 9850
CONTACT: JON TELLEFSON

CONTRACTOR:
SEASCAPE HOMES, LLC
PO BOX 40598
BELLEVUE, WA 98015
PHONE: 206 972 9850
CONTACT: JON TELLEFSON

ARCHITECT:
STURMAN ARCHITECTS, INC
9 - 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS, INC
2401 10TH AVE EAST
SEATTLE, WA 98102
PHONE: 425 747 5618
CONTACT: JAMES STRANGE

CIVIL ENGINEER:
PATRICK HARRON & ASSOCIATES, LLC
14900 INTERURBAN AVE S., SET 279
SEATTLE, WA 98168
PHONE: 206 674 4659
CONTACT: SCHWIN CHAOSILAPAKUL

STRUCTURAL ENGINEER:
LONGITUDE120 ENGINEERING
-
-
PHONE: 206 790 9622
CONTACT: MANS THURFJELL

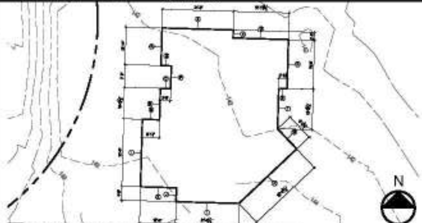
AVERAGE BUILDING ELEV.

AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	24.58	141.5	3478.07
B	2.75	141.0	387.75
C	18.875	140.5	2651.9375
D	16.67	140.8	2342.136
E	2.83	141.8	400.445
F	13.79	141.8	1961.205
G	9.46	142.0	1343.32
H	27.08	144.0	3899.52
I	21.42	142.5	3052.35
J	4.75	142.0	674.5
K	12.25	142.0	1739.5
L	23	142.0	3266
M	5.5	142.0	781
N	10.71	142.0	1520.82
O	3.5	142.0	497
P	7.75	142.0	1100.5
Q	3.5	142.0	497
R	12.83	142.0	1821.86
	221.245	2553.0	31404.99
31404.99 / 221.245	141.95	Average Building Elevation	

ABE KEY PLAN

SCALE: 1" = 20'



SHEET INDEX

A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
A1.1 FULL SITE PLAN
A1.2 REPLACEMENT TREE PLAN

SURVEY

C1.0 COVER SHEET AND SITE PLAN
C2.0 DEMO & TESC PLAN
C2.1 TESC DETAILS
C3.0 GRADING, STORM, DRAINAGE & UTILITY PLAN
C3.1 STORM DRAINAGE DETAILS FOR LOT 2
C3.2 UTILITY DETAILS

A2.0 MAIN FLOOR PLAN
A2.1 UPPER FLOOR
A2.2 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A5.0 WALL SECTIONS
A8.0 ARCHITECTURAL DETAILS

S-0 COVER SHEET
S-1 STRUCTURAL GENERAL NOTES
S-2 FOUNDATION PLAN
S-3 FIRST FLOOR FRAMING PLAN
S-4 FIRST FLOOR WALL FRAMING & SHEAR WALL PLAN
S-5 SECOND FLOOR FRAMING PLAN
S-6 SECOND FLOOR WALL FRAMING & SHEAR WALL PLAN
S-7 ROOF FRAMING PLAN
SD-1 STRUCTURAL DETAILS
SD-2 STRUCTURAL DETAILS

2021 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 1500 SQ FT OF CONDITIONED AREA & LESS THAN 5000 SQ FT OF CONDITIONED AREA, AND SO IS A MEDIUM DWELLING UNIT REQUIRING 8.0 CREDITS

OPTION	CREDITS	DESCRIPTION
4	3.0	-HEAT PUMP EFFICIENCY (AIR COOLED) 14.3 SEER2, HSPF2 8.5
1.2	1.0	-VERTICAL FENESTRATION U = .28, FLOOR-R-38; -R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB
2.2	1.5	-REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX. AT 50 PASCALS; -WHOLE HOUSE VENTILATION REQS MET W/ HEAT RECOVERY SYSTEM W/ MIN EFFICIENCY OF 0.75, MIN 90 CFM
3.3	0.5	-AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 8.5, HSPF2 8.5
3.11	0.5	-CONNECTED THERMOSTAT MEETING ENERGY STAR CERTIFIED SMART THERMOSTATS/EPA ENERGY STAR SPECIFICATIONS
5.4	1.0	-ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN. UEF OF 0.91
7.1	0.5	-ENERGY STAR RATED REFRIGERATOR, DISHWASHER, WASHING MACHINE, DRYER

TOTAL CREDITS
8

*PLEASE NOTE: ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION. NO DRYER DUCTS OR DRYER VENT CAPS SHALL NOT BE INSTALLED

LEGEND

(solid line)	FINISH CONTOUR LINES
(dashed line)	DEMO CONTOUR LINES
—o—	SILT FENCE
—o—	TREE PROTECTION FENCING
— P —	POWER LINE
— GAS —	GAS LINE
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAIN LINE
(dark fill)	AREA OF LOT COVERAGE
(medium fill)	AREA OF HARDSCAPE
(light fill)	AREA OF NGPA

LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 20071210900010.

CARRS LAKE SIDE ADD "LOT 2" MERCER ISLAND SHORT PLAT NO SUB07-003 REC NO 20071210900010 SD SHORT PLAT DAF -- LOTS 12,13,14,15,16,17 AND 18 OF CARR'S LAKE SIDE ADDITION PLAT LESS THE EAST 72.00 FT OF LOTS 12,13,14 AND 15 & ALSO LESS POR LY SOUTH OF A LN DRWN PLW AND 90.00 FT SOUTH OF WHEN MEAS AT R/A TO NORTH LN OF LOTS 15-16-17 AND 18

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO WILL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATION FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

VICINITY MAP

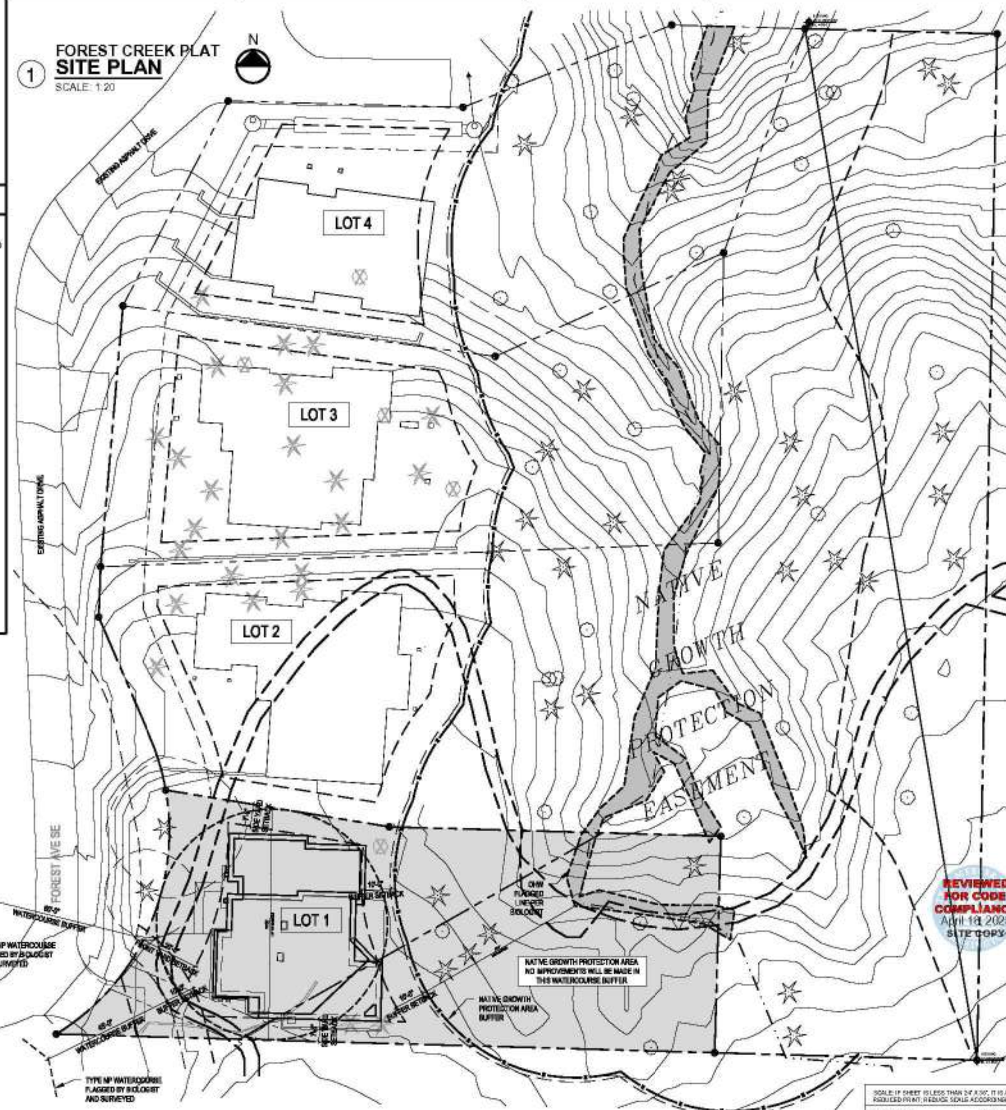
TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK.

GEOTECH ENGINEER

GEOTECHNICAL ENGINEER REQUIRED TO BE PRESENT ON SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY OPEN CUT EXCAVATIONS PROPOSED FOR SITE RETAINING WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.

1 FOREST CREEK PLAT
SITE PLAN
SCALE: 1:20



REVIEWED FOR CODE COMPLIANCE April 18 2025 SITE COPY

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY

PERMIT SET

STURMAN ARCHITECTS
9 - 103rd Avenue NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT — BRADLEY J. STURMAN — STATE OF WASHINGTON

www.sturmanarchitects.com
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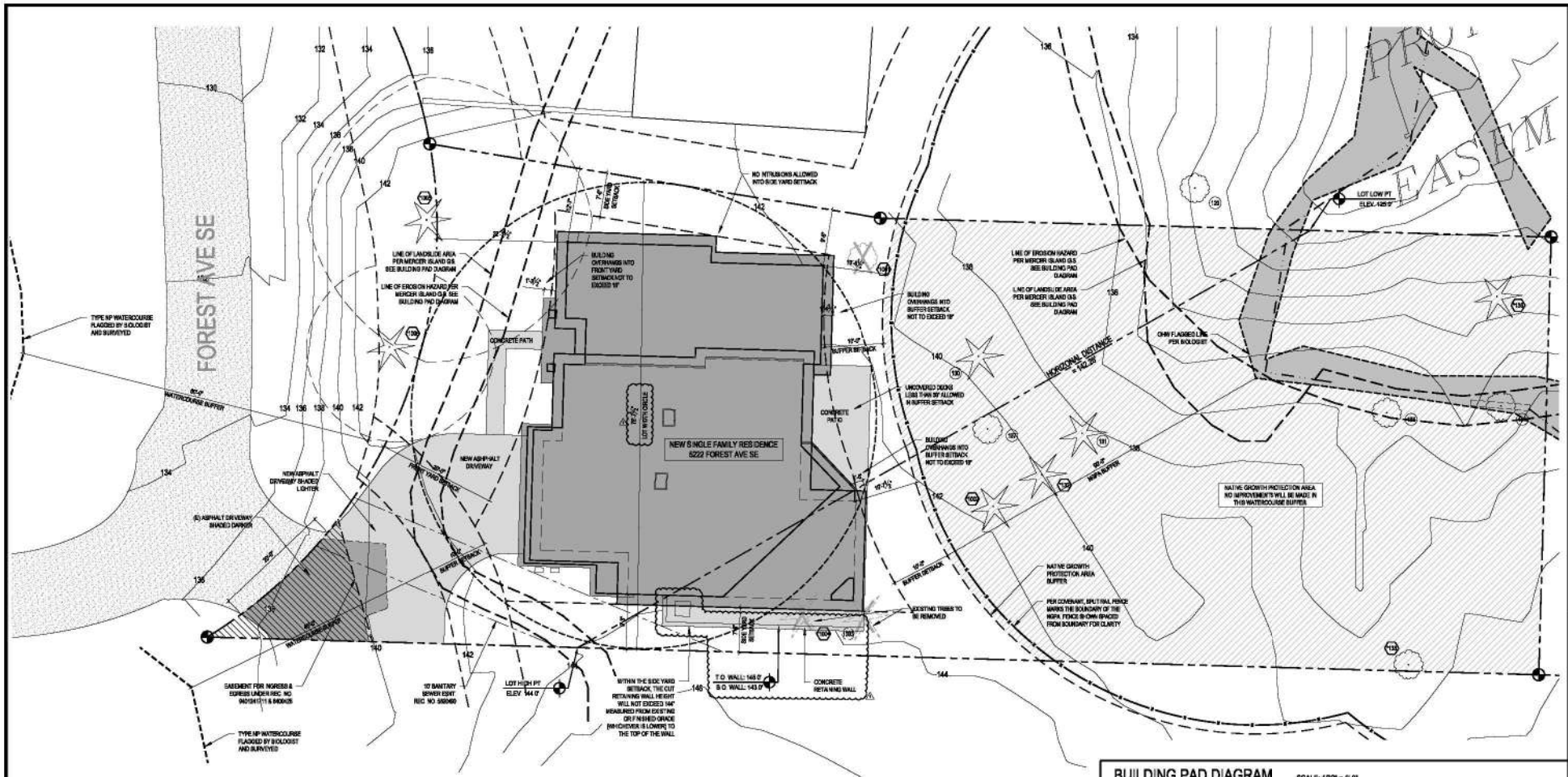
FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

LOT 1 SITE PLAN GENERAL NOTES

REVISIONS:
1 2025-3-13 Corrections #1

DRAWN BY: KS
CHECKED BY: BJS
SHEET: **A1.0**
PLOT DATE: 3/13/2025



LEGEND:

- FINISH CONTOUR LINES
- DEMO CONTOUR LINES
- SILT FENCE
- TREE PROTECTION FENCING
- POWER LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE
- AREA OF NGPA

BUILDING AREA

		MAIN FLOOR	UPPER FLOOR		HEATED SUB-TOTAL	GARAGE/ WORKSHOP	GRAND TOTAL	UNHEATED PATIO	UNHEATED DECK
PROPOSED HOUSE		1937 SF	2488 SF		4425 SF	689 SF	4914 SF	606 SF	81 SF

LOT COVERAGE AND HARDSCAPE

	GROSS LOT & F	MAIN ROOF STRUCT	DRIVEW PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE AREA	15,001 SF	0 SF	291 SF	0 SF	2 %
PROPOSED LOT COVERAGE AREA		3977 SF	991 SF	4,968 SF	37.1 %
NET CHANGES IMPERVIOUS AREA		+3977 SF	+700 SF	+4,968 SF	+37.1 %
% ALLOWED IMPERVIOUS AREA				5600.4 SF ALLOWABLE	42 %

FRONT WALK	TRASH/ SIDEWALK	PATIO	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
0 SF	0 SF	0 SF	0 SF	0 SF	0 %
71 SF	123 SF	136 SF	37 SF	366 SF	2.4 %
+71 SF	+123 SF	+136 SF	+37 SF	+366 SF	+2.4 %
				1369 SF ALLOWABLE	9 %

HIGHEST ELL: 144.0'
LOWEST EL: 125.0'
ELEVATION DIFFERENCE= 19.0'
19.0' DIVIDED BY 142.28' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 13%

LOT SLOPE IS 13.3%, WHICH IS LESS THAN 15% SO LOT COVERAGE ALLOWED IS 40%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

1 LOT 1 SITE PLAN

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

N

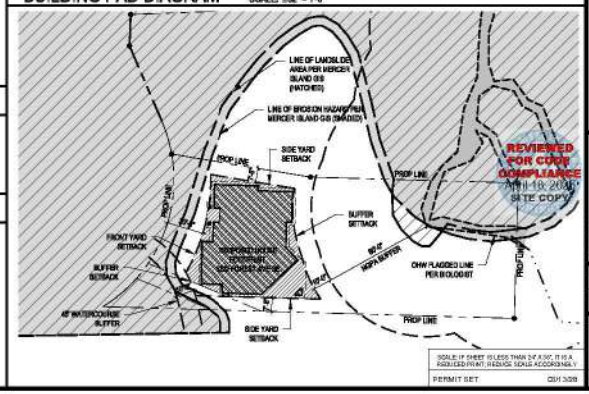
GROSS FLOOR AREA

	BASEMENT EXCLUSION	NEW FLOOR AREA
MAIN FLOOR		1937 SF
SECOND FLOOR		2488 SF
GARAGE		689 SF
GROSS FLOOR AREA		4914 SF

NET LOT AREA	13,001 SF
ALLOWED MAX. % GFA COVERAGE	40.0 % OR 12,000 SF
ALLOWED GROSS FLOOR AREA	6,500.4 SF
PROPOSED GROSS FLOOR AREA	4914 SF
12" CEILING OF ENTRY/STAIR	+62.5 SF
12" CEILING OF BEDROOM 3	+64 SF
12" CEILING OF REC ROOM	+63.5 SF
12" CEILING OF PRIMARY BATH	+64 SF
TOTAL GFA COVERAGE	5162 SF
PROPOSED % GFA COVERAGE	39.6 %

BUILDING PAD DIAGRAM

SCALE: 1/32" = 1'-0"



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PERMIT SET

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FOREST CREEK ESTATES LOT 1

PERMIT SET

5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

SITE PLAN
SITE CALCULATIONS

REVISIONS:
2025-10 Corrections #1

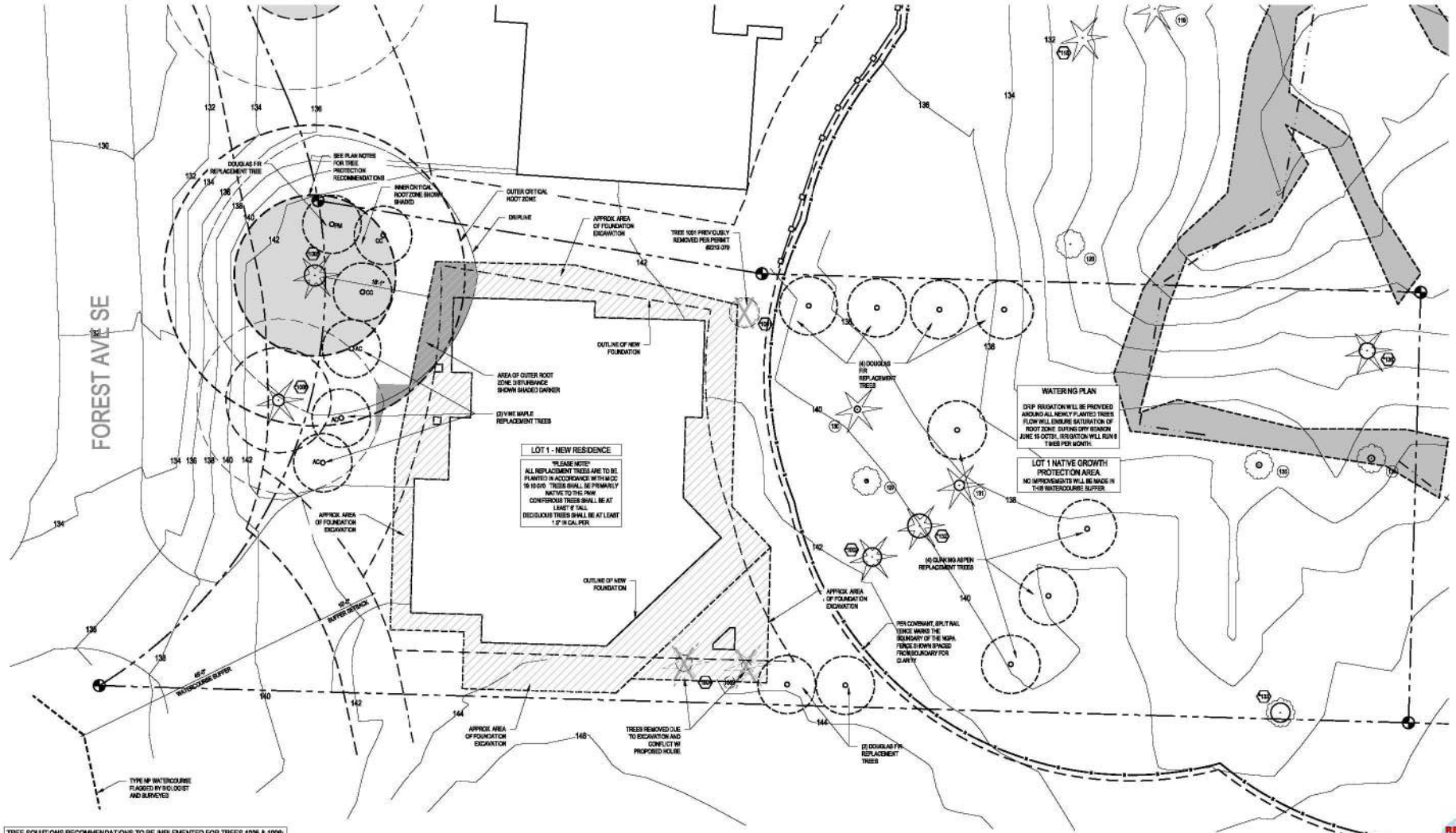
DRAWN BY: KS

CHECKED BY: SJS

SHEET

A1.1

PLOT DATE: 3/13/2026



TREE SOLUTIONS RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES 1006 & 1008:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF TREE 1006 AS WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONE OF TREE 1006 TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

1 LOT 1
REPLACEMENT TREE PLAN
SCALE: 1/8" = 1'-0"

N

REPLACEMENT TREES:

ON-SITE:
QUAKING ASPEN = 4
(PM) DOUGLAS FIR= 7
(AC) VINE MAPLE= 3

TOTAL REQUIRED REPLACEMENT TREES = 14

PLEASE NOTE
FOR THE DEVELOPMENT OF PARCEL 1416000059 ("LOT 2"), TREE 1001 WAS REMOVED AS PART OF BUILDING PERMIT 2212-079. REPLACEMENT TREES FOR TREE 1001 WILL BE INCLUDED IN THE TOTAL REQUIRED AFTER THE REMOVAL OF TREES 1003 & 1004 FOR THE DEVELOPMENT OF PARCEL 1416030057 ("LOT 1").

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

SCALE IF SHEET IS LESS THAN 24 X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

PERMIT SET GDH 3/28

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FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

LOT 1 REPLACEMENT TREE PLAN

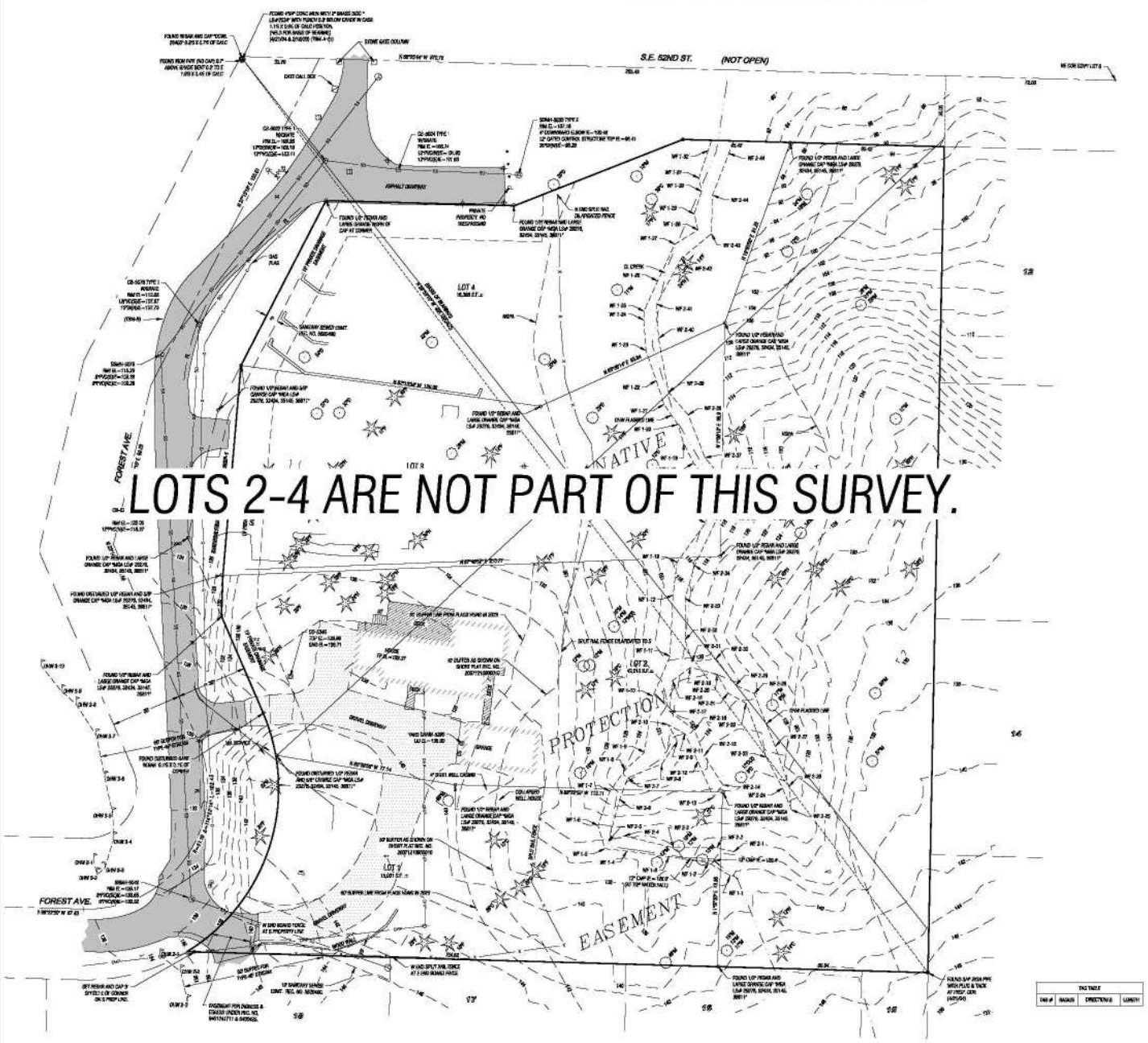
REVISIONS:
2025-03 Corrections #1

DRAWN BY: NS
CHECKED BY: BJS

SHEET
A1.2

PLOT DATE: 3/13/2025

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.



TAG TABLE			
TAG #	RADIUS	DIRECTION &	LENGTH

SCALE: 1" = 20'

MERIDIAN

STATE PLANE COORDINATE SYSTEM – NORTH ZONE NAD83 (2011)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH SPACE SOLUTIONS

VERTICAL DATUM

NAVD 88 (GEOID 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH SPACE SOLUTIONS

THE AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY OF THE PROPOSED BUILDING FOOTPRINT ON LOT 1 IS ACCURATE WITHIN ± 0.5' VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS

BENCHMARKS

TBM A
FOUND 4"SAP CONC MON WITH 2" BRASS DISC "LSAR/SAP" WITH PUNCH 0.3' BELOW SURVEY IN CASE SOUTH SIDE OF WW PROP CORNER.
ELEV. = 104.22'

TBM B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5'W OF WEST EDGE ASPHALT PAVEMENT AND 15.0'N OF CB-5679.
ELEV. = 113.64'

NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT WAS SET UP AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS OPERATING INSTRUCTIONS. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATIVE OF THE GENERAL CONDITION EXISTING AT THAT TIME. ALL EQUIPMENT INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON FEBRUARY 18, 2020, UNLESS OTHERWISE NOTED.
4. UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, BURY CODE OR PERMANENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
6. THIS MAP DOES NOT TO INTRO SHOW ALL EASEMENTS OF RECORD.
7. ALL CONTOUR INFORMATION EAST OF THE NATIVE GROWTH PROTECTION AREA BOUNDARY WAS GENERATED FROM PUBLIC LIDAR DATA.
8. FLAGS AT CWW ARE SET BY ALLWINN SURVEY ASSOCIATES, LLC IN JANUARY OF 2020
9. THE UPDATES TO THE CONFORMANCE SURVEY IS INTENDED TO JUST SHOW THE NEW SURVEY AND ORDINARY HIGH WATER FLAGS. NO ATTEMPT TO UPDATE ANY OTHER ASPECT OF THE MAP HAS BEEN DONE.

LEGAL DESCRIPTION

LOTS 1-4, HINGSTON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUBDIV-003 AS RECORDED UNDER REC. NO. 20071210900010.

LEGEND

REFERENCES

- ● SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA LSR 20011" UNLESS OTHERWISE NOTED.
- 1. POB BASIS: NE NE SECTION 24, T24N, R4E, W.M.
- 2. MERCER ISLAND SHORT PLAT NO. SUBDIV-003, REC. NO. 20071210900001.

- FOUND MONUMENT
- TEMPORARY BENCHMARK
- GAS VALVE
- ELECTRICAL JUNCTION BOX
- UTILITY POLE
- CATCH BASIN - TYPE I
- CATCH BASIN - TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- BOLLARD
- SIGN
- SOIL TEST PIT
- COMMERCIAL TREE
- DECIDUOUS TREE
- ASPHALT
- FENCE LINE
- OVERHEAD POWER LINES
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER MAIN
- ASPHALT HATCH
- CONCRETE HATCH
- GRASS HATCH
- GRAVEL HATCH

- C CEDAR
- D DECIDUOUS
- F FIR
- H HEMLOCK
- M MAPLE

- DE DRIVE SEAM
- FF FINISH FLOOR
- FL FLOW LINE/ ASPH. THRESHOLD EDGE
- ST STAKE
- NFW WETLAND FLAG NUMBER
- OHW FLAGGED OVERHEAD WATER LINE

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

10/19/2024

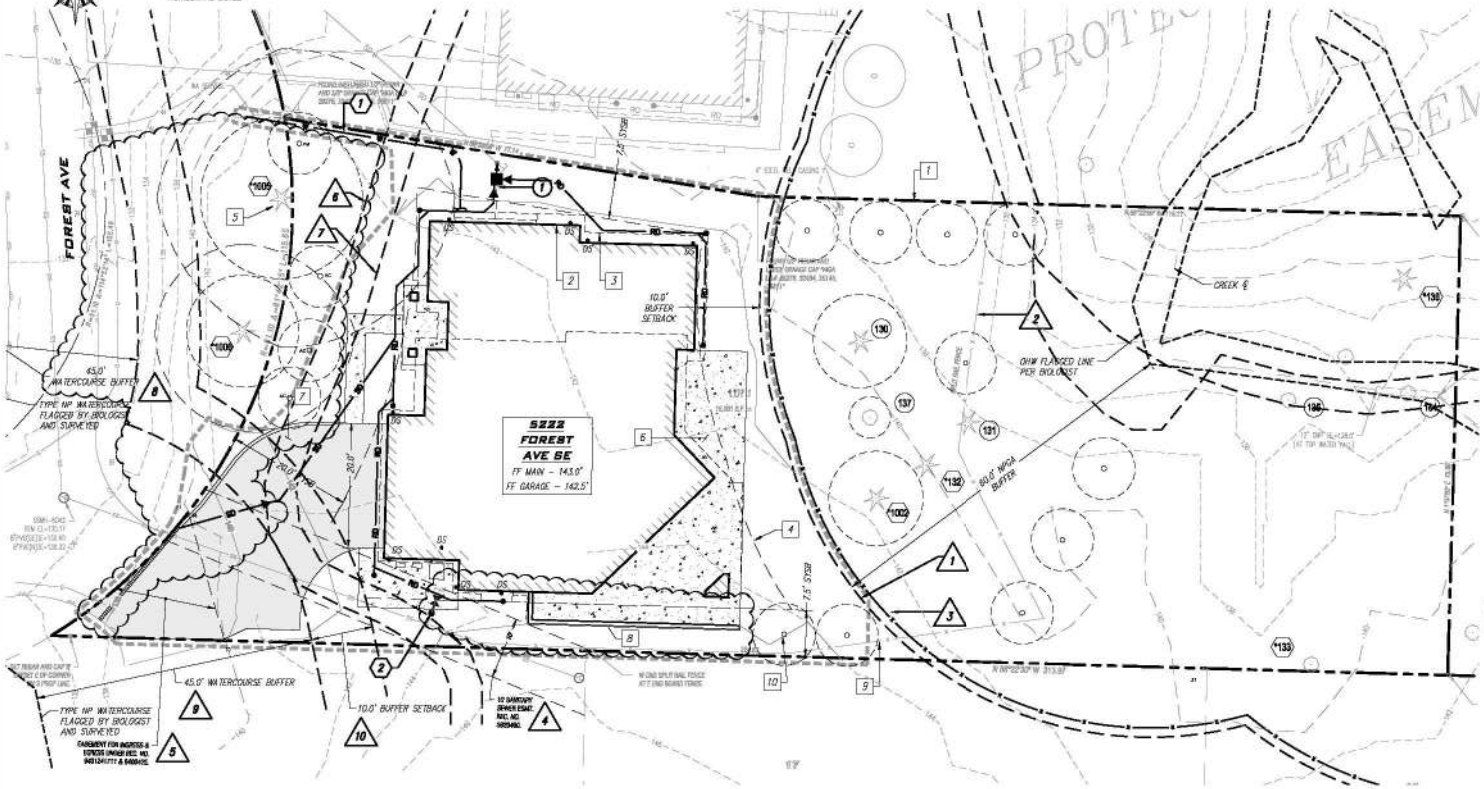
MEAD GILMAN
LAND SURVEYORS
P.O. BOX 2186, KIRKLAND, WA 98083 | PHONE: (425) 466-1262 | WWW.MEADGILMAN.COM

FOREST AVE LOTS
BOUNDARY & TOPOGRAPHIC SURVEY
SEASCAPE HOMES
PO BOX 40568
BELLEVUE, WA 98015

DRAWN BY:	LSD
REVIEWED BY:	CSB
DATE:	03-11-2020
JOB NO.	20011
SHEET	1 OF 1

FOREST CREEK ESTATES - LOT 1

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



SITE PLAN

SCALE: 1"=10'

VICINITY MAP

SCALE: NTS

SHEET LIST

SHEET #	NAME	DESCRIPTION
1	C1.0	COVER SHEET & SITE PLAN
2	C2.0	DEMOLITION & TESC PLAN
3	C2.1	TESC DETAILS
4	C3.0	GRADING, STORM DRAINAGE & UTILITY PLAN
5	C3.1	STORM DRAINAGE DETAILS LOT 2
6	C3.2	UTILITY DETAILS

SITE CALLOUTS:

1. PROPERTY BOUNDARY, TYP.
2. PROPOSED BUILDING FOOTPRINT, TYP.
3. PROPOSED BUILDING ROOFLINE, TYP.
4. BUILDING SETBACK LINE, TYP. SEE DEVELOPMENT DATA NOTES FOR MINIMUM SETBACKS.
5. EXISTING TREES TO BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED, TYP (SEE ARBORIST REPORT AND SHEET C2.0 FOR LIMITS OF DISTURBANCE AND TREE PROTECTION).
6. PROPOSED ON-SITE HARDSCAPES, TYP.
7. INSTALL 20.0' WIDE ASPHALT DRIVEWAY (PROFILE VARIES).
8. PROPOSED 2' TALL RETAINING WALL (BY OTHERS) (SEE SHEET C3.0 FOR GRADING PLAN).
9. PROTECT EXI. FENCE, TYP.
10. PROPOSED REPLACEMENT TREE, TYP. (SEE ARCHITECTURAL PLANS).

STORM CALLOUTS:

1. PROPOSED STORM DRAINAGE SYSTEM, TYP (SEE SHEET C3.0 FOR DRAINAGE PLAN).

UTILITY CALLOUTS:

1. PROPOSED DOMESTIC WATER SYSTEM, TYP (SEE SHEET C3.0 FOR WATER PLAN).
2. PROPOSED SANITARY SEWER SYSTEM, TYP (SEE SHEET C3.0 FOR SEWER PLAN).

CRITICAL AREAS & EASEMENT CALLOUTS:

1. 65' NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER.
2. EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
3. PER COVENANT, SPLIT RAIL FENCE MARKS THE BOUNDARY OF THE NGPA. FENCE SHOWN SPACED FROM THE BOUNDARY FOR CLARITY (TYP).
4. 10' SANITARY SEWER ESMT REC NO 4820499.
5. EASEMENT FOR INGRESS AND EGRESS UNDER REC NO 9401241711 & 6400425.
6. LINE OF LANDSLIDE AREA PER MERCER ISLAND GIS. SEE BUILDING PAD DIAGRAM.
7. LINE OF EROSION HAZARD PER MERCER ISLAND GIS. SEE BUILDING PAD DIAGRAM.
8. 45' WATERCOURSE BUFFER.
9. 45' WATERCOURSE BUFFER.
10. 10' BUFFER SETBACK.

PROJECT TEAM:

OWNER:
SEASCAPE HOMES LLC
JON TELLEFSON
PO BOX 40568
BELLEVUE, WA 98015
PH: 206.972.9850
EMAIL: JMT123@GMAIL.COM

PROJECT ARCHITECT:
STURMAN ARCHITECTS
BRAD STURMAN
9 – 10390 AVENUE NE SUITE 203
BELLEVUE, WA 98004
PH: 425.401.7053
EMAIL: BRAD@STURMANARCHITECTS.COM

PROJECT CIVIL ENGINEER:
PATRICK HARRON & ASSOCIATES, LLC
SOHWIN CHAOSIAPAKUL, PE
14900 INTERURBAN AVENUE S #279
SEATTLE, WA 98168
PH: 206.674.4659
EMAIL: SOHWIN@PATRICKHARRON.COM

PROJECT SURVEYOR:
MEAD GUMAN LAND SURVEYORS
P.O. BOX 289
WOODINVILLE, WA 98072
PH: 425.486.1292
EMAIL: WWW.MEADGUMAN.COM

PROJECT GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS INC
JIM STRANGE, P.E.
2401 10TH AVE E, SEATTLE, WA 98102
PH: 425.747.5618
EMAIL: JAMES@GEOTECHNW.COM

PROJECT ARBORIST:
ARBOR INFO, LLC
THOMAS M. HANSON, CF, RCA
2406 N CASTLE WAY
BREM, WA 98036
PH: 206.300.9711
EMAIL: TOM.HANSON@ARBORINFO.COM

PROJECT INFORMATION:

DEVELOPMENT DATA:

SITE AREA	49,010 SF (1.12 AC)
SITE ADDRESS	5222 FOREST AVE SE MERCER ISLAND, WA 98040
PARCEL NUMBER	1410300-0057

LEGAL DESCRIPTION:

LOTS 1–4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SU807-003 AS RECORDED UNDER REC. NO. 20071210900016.

VERTICAL DATUM:

NAVD 88 (GEOID 18) BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

BENCHMARKS:

TBM-A – FOUND 4"X4" CONC MON WITH 2" BRASS DISC " LS#2534" WITH PUNCH 0.3' BELOW GRADE IN CASE 69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B – FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5'W OF WEST EDGE ASPHALT PAVEMENT AND 15.5'W OF CB-5078.
ELEV. = 113.94'

REFERENCES:

1. ARCHITECTURAL PLANS BY STURMAN ARCHITECTS.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY MEAD GUMAN LAND SURVEYORS.
3. GEOTECH REPORT BY GEOTECH CONSULTANTS, INC.
4. ARBORIST REPORT BY ARBOR INFO, LLC.

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

REV	DATE	DESCRIPTION	BY
1	3/10/25	CITY REVIEW COMMENTS	SC

3/10/25

CITY OF MERCER ISLAND
BUILDING PERMIT

COVER SHEET & SITE PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite #279, Seattle, WA 98168
Phone: 206.674.4659
Web: patrickharron.com

PROJ. NO. 20113	DWN. BY CC
DSN. BY CC	CHK. BY SC

FOREST CREEK ESTATES
LOT 1

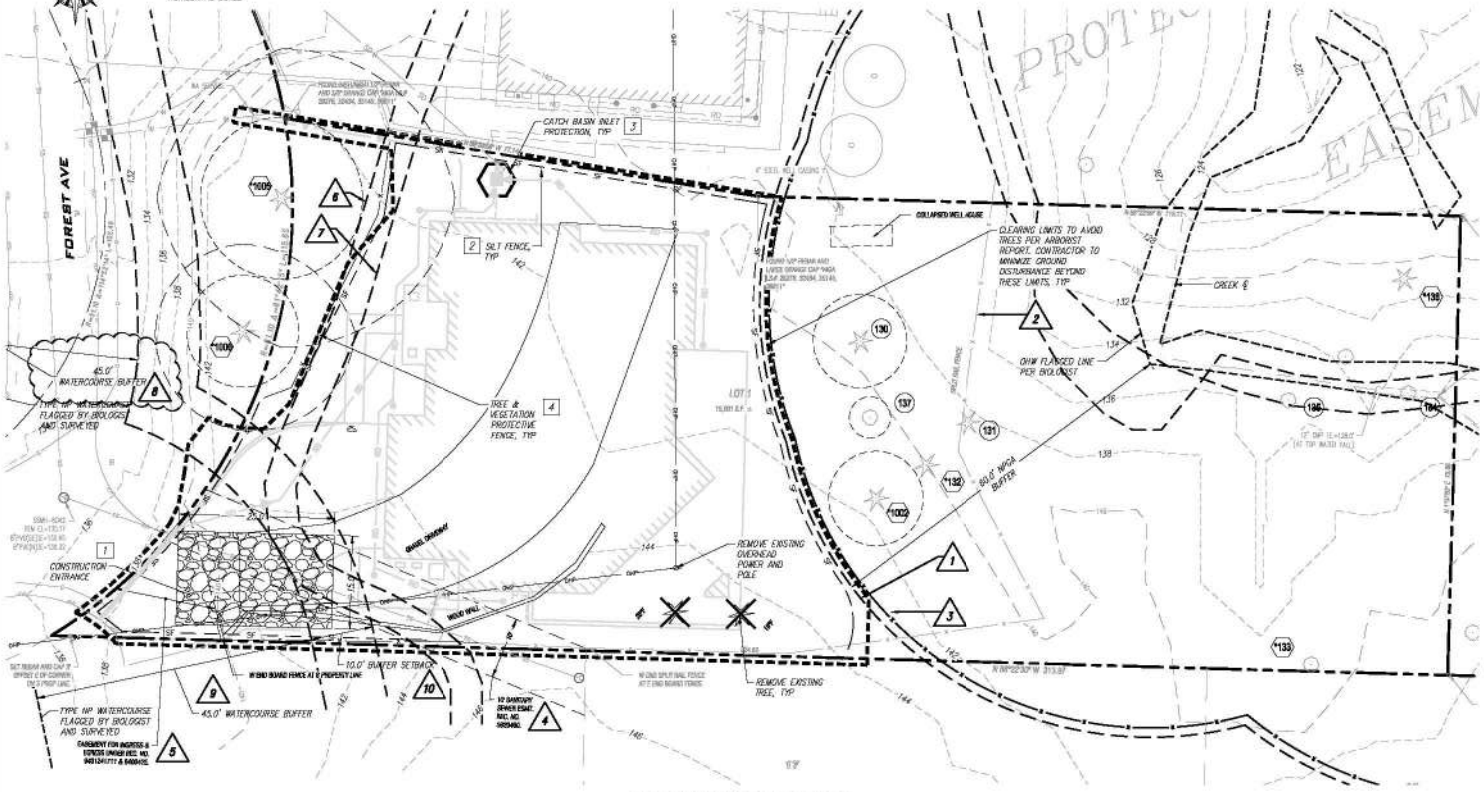
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE	3/10/25
SCALE	AS SHOWN
DRAWING NO.	C1.0
	1 of 6

Mar 10, 2025 2:05:27PM – User: Shef Stark
P:\2020\20113_Forest Avenue Building Permits – Mercer Island\Drawing\Working\Sheets\Lot 1\20113_C1.0-COVER SHEET AND SITE PLAN.dwg

FOREST CREEK ESTATES - LOT 1

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



DEMOLITION & TESC PLAN

SCALE: 1"=10'

TESC LEGEND

- CATCH BASIN INLET PROTECTION
- TREE REMOVAL
- TREE NUMBER
- CLEARING LIMITS (ENTIRE PROPERTY OUTSIDE OF TREE PROTECTION AREA)
- SILT FENCE
- TREE & VEGETATION PROTECTIVE FENCE
- CONSTRUCTION ENTRANCE

DEMOLITION & TESC CALLOUTS:

1. CONSTRUCTION ENTRANCE (SEE DETAIL 1, SHEET C2.1).
2. SILT FENCE, TYP (SEE DETAIL 2, SHEET C2.1).
3. CATCH BASIN INLET PROTECTION, TYP (SEE DETAIL 3, SHEET C2.1).
4. TREE & VEGETATION PROTECTIVE FENCE (SEE DETAIL 4, SHEET C2.1). SEE DEMOLITION & TESC NOTES, THIS SHEET, FOR ADDITIONAL TREE PROTECTION GUIDELINES.

TESC NOTES:

1. CLEARING LIMITS SHOWN ARE APPROXIMATE AND REPRESENT THE MINIMUM REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. CLEARING LIMITS MAY BE ADJUSTED TO FIT FIELD CONDITIONS BUT SHALL NOT ENCROACH WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED. COORDINATE WITH PROJECT ARBORIST TO DETERMINE CRITICAL ROOT ZONES FOR DISTURBANCE WITHIN TREE DRIP LINES.
2. SILT FENCING TO BE INSTALLED ALONG DOWN-SLOPE OF AREAS TO BE DISTURBED WITHIN THE PROPERTY. ADJUST AS REQUIRED WITH CHANGES TO CLEARING LIMITS.
3. THIS TESC PLAN IS PROVIDED TO SHOW THE MINIMUM MEASURES REQUIRED TO CONTROL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE MEASURES FOR CHANGING SITE CONDITIONS.
4. REFER TO ARCHITECTURAL TREE PLANS FOR ADDITIONAL TREE REMOVAL AND REPLACEMENT DETAILS.
5. REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON EXCAVATION AND SLOPES.
6. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY OPEN CUT EXCAVATIONS PROPOSED FOR SITE RETAINING WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.
7. SIZES OF DISTURBED PERVIOUS AREAS THROUGHOUT THE DURATION OF THE PROJECT ARE TO BE AMENDED.

CRITICAL AREAS & EASEMENT CALLOUTS:

1. 50' NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER.
2. EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
3. PER COVENANT, SPLIT RAIL FENCE MARKS THE BOUNDARY OF THE NGPA. FENCE SHOWN SPACED FROM THE BOUNDARY FOR CLARITY (TYP).
4. 10' SANITARY SEWER ESMT REC NO 4829490
5. EASEMENT FOR INGRESS AND EGRESS UNDER REC NO 9401241711 & 6400425
6. LINE OF LANDSLIDE AREA PER MERCER ISLAND GIS. SEE BUILDING PAD DIAGRAM.
7. LINE OF EROSION HAZARD PER MERCER ISLAND GIS. SEE BUILDING PAD DIAGRAM.
8. 45' WATERCOURSE BUFFER.
9. 45' WATERCOURSE BUFFER.
10. 10' BUFFER SETBACK.

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CITY OF MERCER ISLAND BUILDING PERMIT

DEMOLITION & TESC PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14611 Interurban Ave. S., Suite 206, Seattle, WA 98168
Phone: 206 674 4659
Web: patrickharron.com

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20113	CC
DSN. BY: CC	CHK. BY: SC

FOREST CREEK ESTATES
LOT 1

8314 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE:	3/10/25
SCALE:	AS SHOWN
DRAWING NO:	C2.0
	2 - 6

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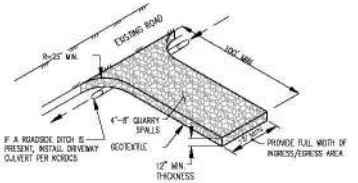
FOREST CREEK ESTATES - LOT 1

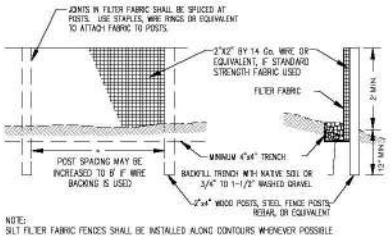
SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



NOTES:

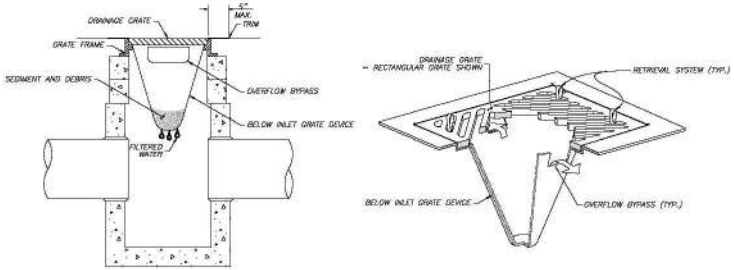
1. PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
2. IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

1 / C2.0 CONSTRUCTION ENTRANCE
SCALE: NTS



NOTE:
SILT FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

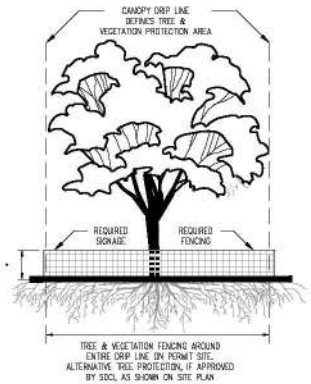
2 / C2.0 SILT FENCE
SCALE: NTS



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 WSDOT STANDARD SPECIFICATION 8-01.3(13).

3 / C2.0 CATCH BASIN INLET PROTECTION
SCALE: NTS



TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

4 / C2.0 TREE & VEGETATION PROTECTIVE FENCE
SCALE: NTS

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3/10/25

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BUILDING PERMIT

TESC DETAILS

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
7400 Interlake Ave. S., Suite 210, Seattle, WA 98103
Phone: 206 674 4659
Web: patrickharron.com

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DSN BY CC	CKD BY SC

FOREST CREEK ESTATES
LOT 1

8314 FOREST AVE SE
MERCER ISLAND, WA 98040

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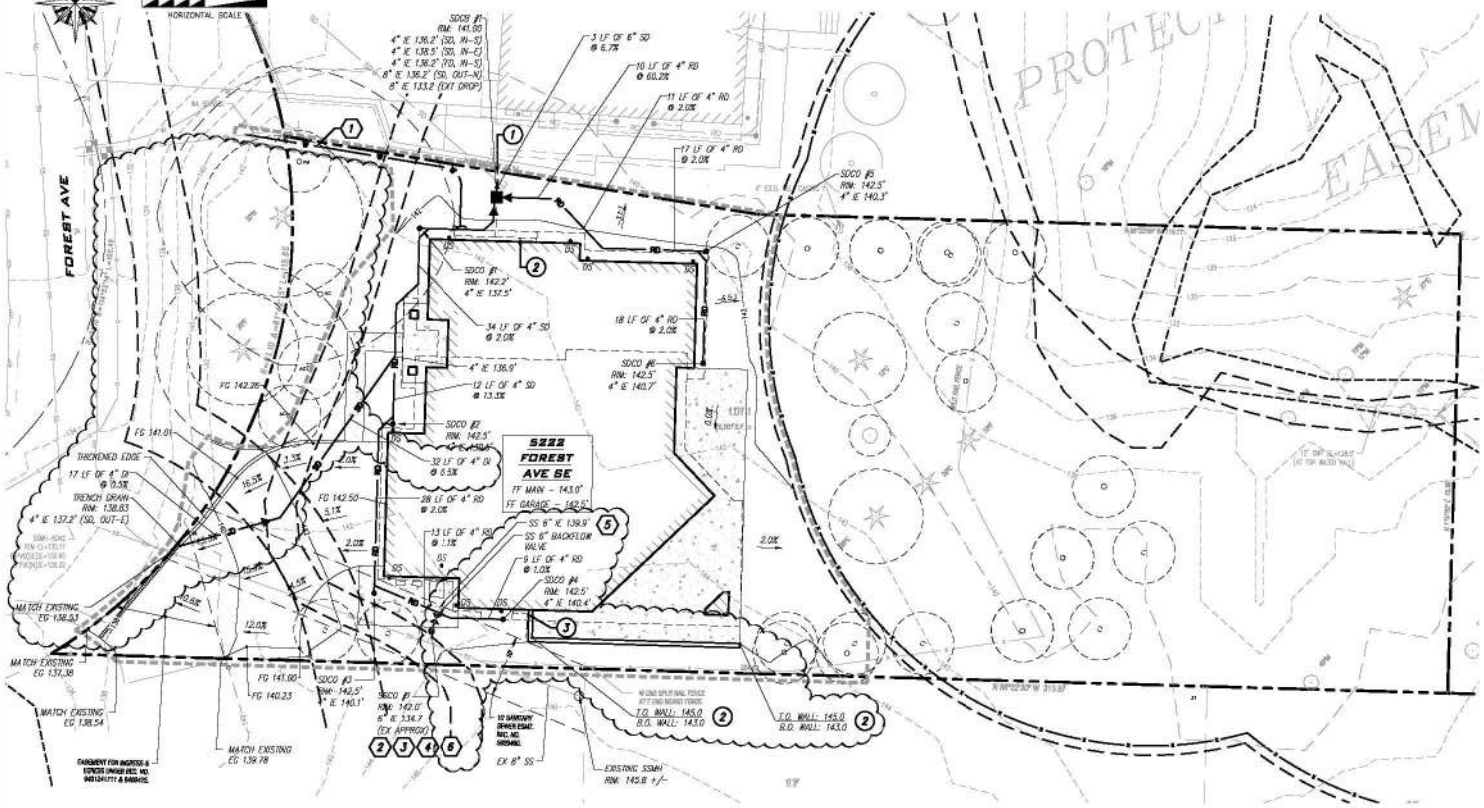
FOREST CREEK ESTATES - LOT 1

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



GRADING, STORM DRAINAGE & UTILITY PLAN

SCALE: 1"=10'

STORM CALLOUTS:

1. CONNECT TO EXISTING LOT 2 STORM SYSTEM, VIA EXISTING CLEANOUT AT PROPERTY LINE (8" IE 133.0').
2. 4" FOOTING DRAIN SYSTEM TO EXTEND AROUND BUILDING PERIMETER, CONNECT TO SDCO #1 (PER PLAN) @ 2.0% (MIN) (4" IE 139.4'). INSTALL CLEANOUTS AT BUILDING CORNERS, TYP. REFER TO STRUCTURAL PLANS FOR FOOTING DRAIN DETAILS.
3. 4" WALL FOOTING DRAIN SYSTEM TO CONNECT TO STORM SYSTEM (4" IE 140.2'). REFER TO STRUCTURAL PLANS FOR WALL FOOTING DRAIN DETAILS.

UTILITY CALLOUTS:

1. FIELD LOCATE EX WATER STUB AND INSTALL NEW 2" WATER METER FOR DOMESTIC AND FIRE SYSTEM, PER CITY OF MERCER ISLAND STD. PLAN NO. W-14A (SEE DETAIL 2, SHEET C3.1). IF NEW SERVICE CONNECTION TO THE MAIN IS REQUIRED, NEAT LINE SAW-CUT FOR WATER LINE TRENCHING AND RESTORE PAVEMENT, PER CITY OF MERCER ISLAND STD. PLAN NO. W-3 (SEE DETAIL 1, SHEET C3.1).
2. CONNECT NEW 6" SEWER LINE TO EX. 6" SEWER STUB (APPROX. IE 138.6+). PROVIDE MINIMUM OF 2.0% SLOPE AND CONNECT TO RESIDENCE (APPROX. IE 140.0±), PER CITY OF MERCER ISLAND STD. PLANS. COORDINATE WITH PUBLIC WORKS INSPECTOR FOR SCOPE AND RE-USE OF EXISTING LINE. THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN MUST BE VIDEO INSPECTED AND REPAIRED/REPLACED AS NEEDED.
3. INSTALL 6" PVC SANITARY SEWER SERVICE @ 2.0% (MIN), PER CITY OF MERCER ISLAND STD. PLAN NO. S-3 AND S-18 (SEE DETAILS 3 AND 4, SHEET C3.1).
4. INSTALL SANITARY SEWER CLEANOUT, PER CITY OF MERCER ISLAND STD. PLAN NO. S-19, TYP (SEE DETAIL 5, SHEET C3.1).
5. ~~CONNECT TO EX 6" STUB IE 138.9' (APPROX FROM AS-BUILT).~~
6. VIDEO INSPECTION REQUIRED OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN.

STORM NOTE:

1. REFER TO C2.0 FOR TEMPORARY EXCAVATION PLAN FOR STORM SYSTEM.

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GRADING, STORM DRAINAGE & UTILITY PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14611 Interurban Ave. S., Suite 206, Seattle, WA 98168
Phone: 206.574.4659
Web: patrickharron.com

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FOREST CREEK ESTATES
LOT 1

8314 FOREST AVE SE
MERCER ISLAND, WA 98040

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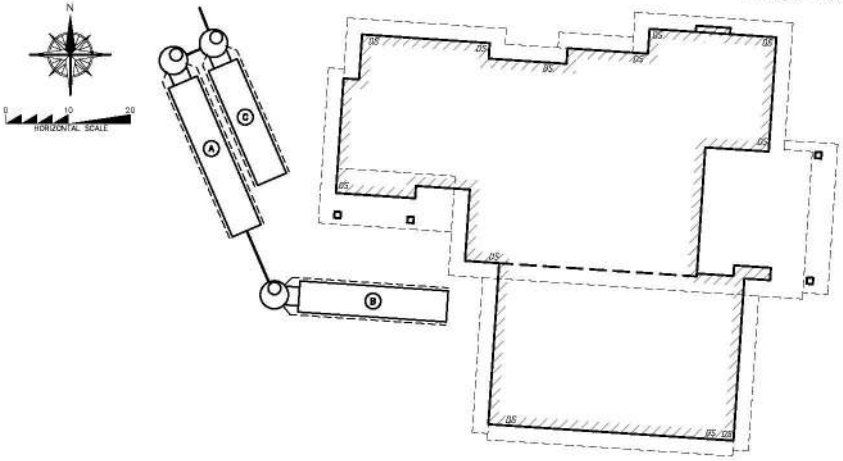
FOREST CREEK ESTATES - LOT 1

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



DETENTION PIPE DIAGRAM

SCALE: 1"=10'

LOT 2 DETENTION SYSTEM (FOR REFERENCE ONLY)

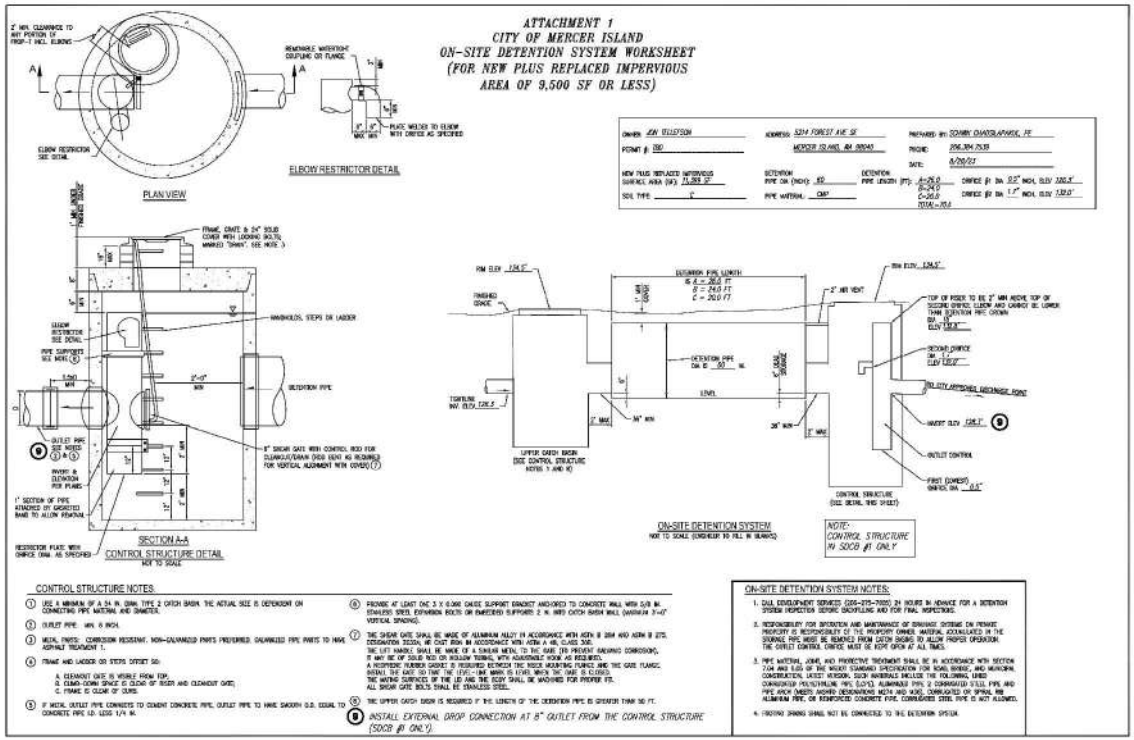


Table 1

ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft) B soils	Detention Pipe Length (ft) C soils	Lowest Orifice Diameter (in)[2] B soils	Lowest Orifice Diameter (in)[2] C soils	Distance from Outlet Invert to Second Orifice (ft) B soils	Distance from Outlet Invert to Second Orifice (ft) C soils	Second Orifice Diameter (in) B soils	Second Orifice Diameter (in) C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	61	49	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.8
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.5
	60"	42	26	0.5	0.5	3.8	3.3	0.9	1.3
4,001 to 5,000 sf	36"	154	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	78	49	0.5	0.5	3.0	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
5,001 to 6,000 sf	36"	162	108	0.5	0.5	2.7	2.2	1.8	1.8
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
	60"	54	37	0.5	0.5	4.5	3.6	1.6	1.4
6,001 to 7,000 sf	36"	192	131	0.5	0.5	2.7	2.3	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
7,001 to 8,000 sf	36"	216	146	0.5	0.5	3.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	48	0.5	0.5	4.5	3.6	2.0	1.6
8,001 to 8,500 sf[1]	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6
8,501 to 9,000 sf	36"	NA[3]	164	0.5	0.5	NA[3]	2.2	NA[3]	1.9
	48"	NA[3]	89	0.5	0.5	NA[3]	2.9	NA[3]	1.9
	60"	NA[3]	55	0.5	0.5	NA[3]	3.6	NA[3]	1.7
9,001 to 9,500 sf[1] **	36"	NA[3]	174	0.5	0.5	NA[3]	2.2	NA[3]	2.1
	48"	NA[3]	94	0.5	0.5	NA[3]	2.9	NA[3]	2.0
	60"	NA[3]	58	0.5	0.5	NA[3]	3.7	NA[3]	1.7

Notes:

- Minimum Requirement #7 (Flow Control) is required when the 100-year flow frequency causes a 0.15 cubic feet per second increase (when modeled in WWHM with a 15-minute timestep). Breakpoints shown in this table are based on a flat slope (0-5%). The 100-year flow frequency will need to be evaluated on a site-specific basis for projects on moderate (5-15%) or steep (> 15%) slopes.
- Soil type to be determined by geotechnical analysis or soil map.
- Sizing includes a Volume Correction Factor of 1.20%.
- Upper bound continuating area used for sizing.

[1] On Type B soils, new plus replaced impervious surface areas exceeding 8,500 sf trigger Minimum Requirement #7 (Flow Control)

[2] On Type C soils, new plus replaced impervious surface areas exceeding 9,500 sf trigger Minimum Requirement #7 (Flow Control)

[3] Minimum orifice diameter = 0.5 inches

in = inch
ft = feet
sf = square feet

Basis of Sizing Assumptions:

Sized per MMWD in the Stormwater Management Manual for Puget Sound Basin (1993 Ecology Manual).
SBUH, Type 1A, 24-hour hydrograph
2-year, 24-hour storm = 2 in; 10-year, 24-hour storm = 3 in; 100-year, 24-hour storm = 4 in
Pre/post-project = second growth forest (CN = 73 for Type B soils, CN = 81 for Type C soils)
Developed = Impervious (CN = 98)
0.5 foot of sediment storage in detention pipe
Overland slope = 5%

** THE PROPOSED DETENTION PIPE SYSTEM ON LOT 2 IS SIZED TO ACCOMMODATE FUTURE IMPROVEMENTS FOR LOTS 1 & 2. THE FOLLOWING PARAMETERS WERE USED IN SIZING THE PROPOSED DETENTION PIPE:

- IMPERVIOUS AREA OF FUTURE LOT 1 & LOT 2 – 4,900 SF +6,500 SF (INCLUDES OFFSITE) = 11,400 SF.
- SIZING PER STANDARD TABLE 1 (THIS SHEET) FOR 60" DIAM. PIPE WITH IMPERVIOUS AREAS BETWEEN 9,001 SF – 9,500 SF ==> 9,500 SF / 58 LF = 164 SF / 1 LF.
- LOTS 1 & 2 REQUIRED DETENTION PIPE LENGTH = 11,400 SF / 164 SF/LF = 70 LF.

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STORM DRAINAGE DETAILS LOT 2

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
7 Mill Interpretive Ave. S, State Park, Seattle, WA 98108
Phone: 206 674 4659
Web: patrickharron.com

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FOREST CREEK ESTATES
LOT 1

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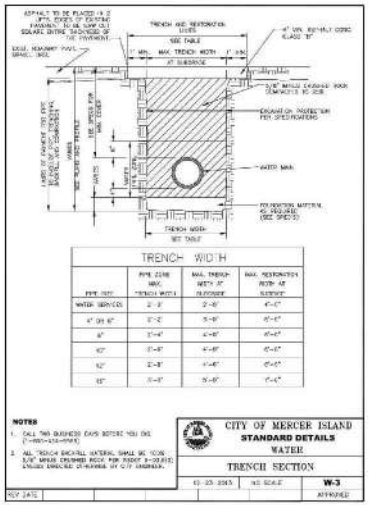
FOREST CREEK ESTATES - LOT 1

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



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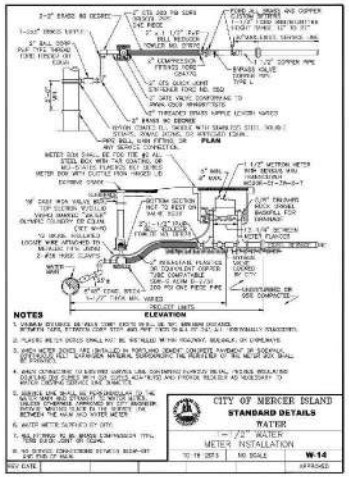

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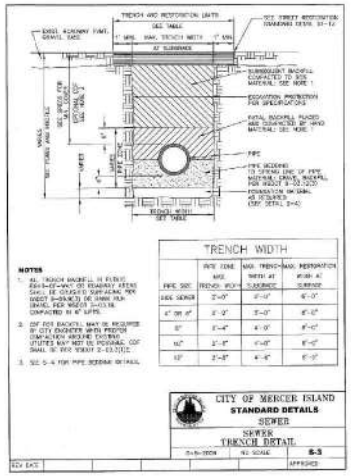

3 S-3
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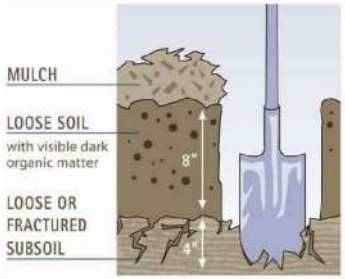

Figure 5.3.3 – Planting bed Cross-Section

5 C3.0 **SOIL AMENDMENT DETAIL BMP T5.13** SCALE: NTS

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DESIGN GUIDELINES:

- SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 3% 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 THESE ORGANIC CONTENT REQUIREMENTS:
   a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL METHOD (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

- IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

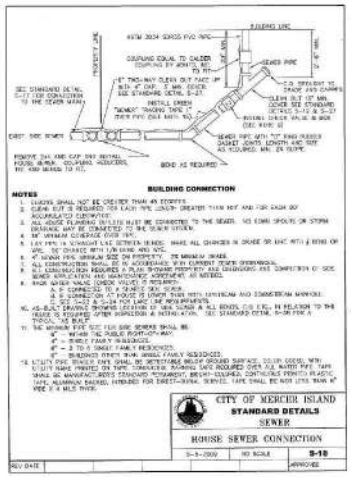
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE:

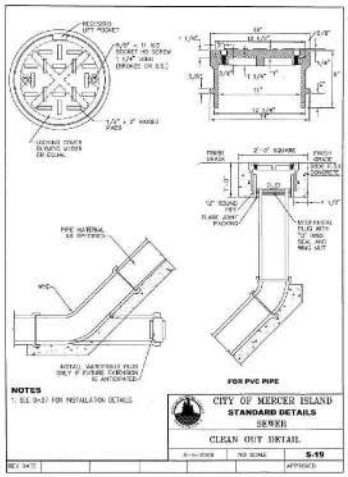
- ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
- LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
- REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



4 S-18
C3.0 SCALE: NTS



6 S-19
C3.0 SCALE: NTS

REV	DATE	DESCRIPTION	BY
1	3/10/25	CITY REVIEW COMMENTS	SC

CITY OF MERCER ISLAND BUILDING PERMIT

UTILITY DETAILS

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
7 Mill Interurban Ave. S, Suite 206, Seattle, WA 98108
Phone: 206 674 4689
Web: patrickharron.com

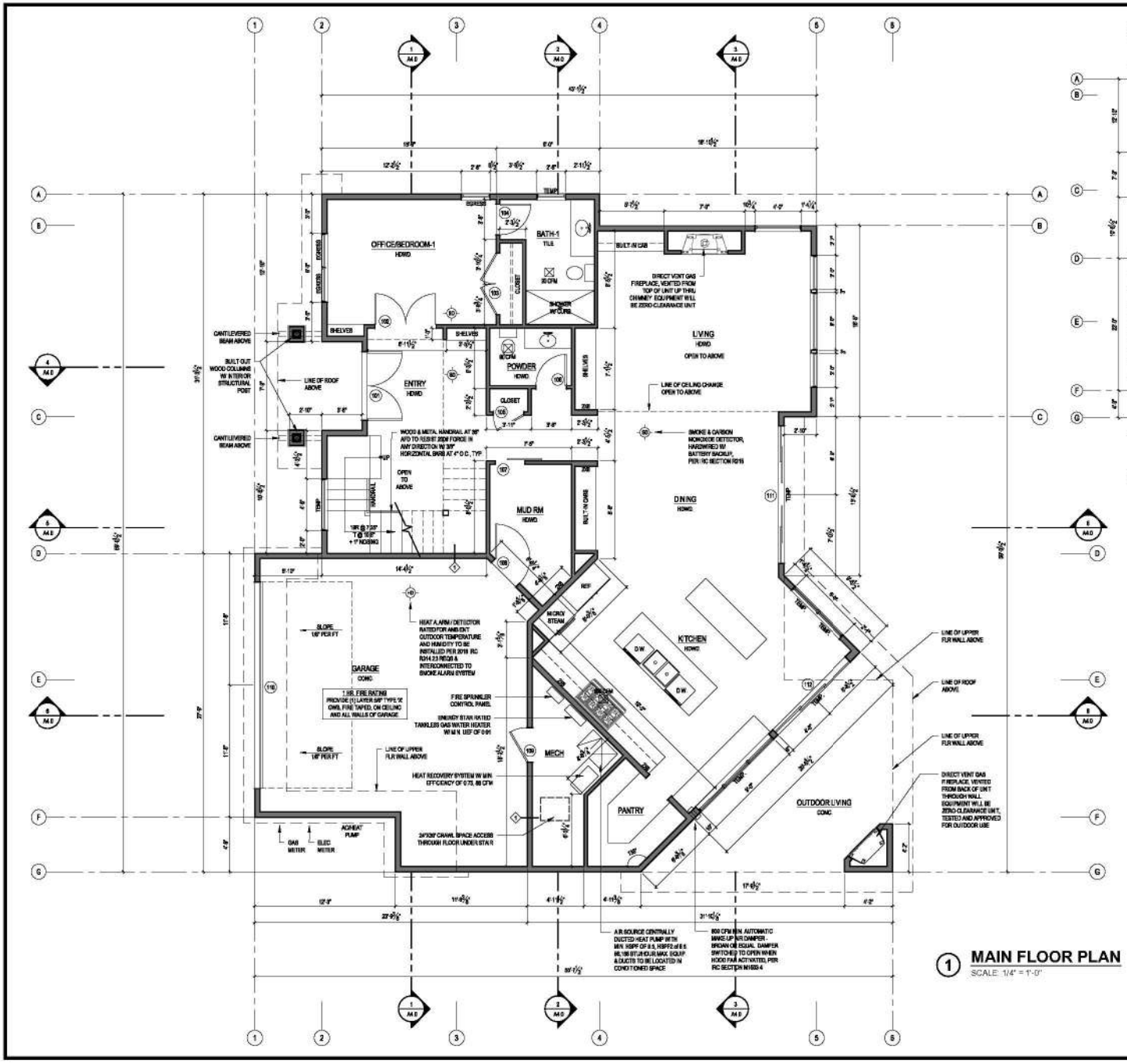
PROJ. NO.	DRN. BY
20113	CC
DSN. BY	CHK. BY
CC	SC

FOREST CREEK ESTATES
LOT 1

8314 FOREST AVE SE
MERCER ISLAND, WA 98040

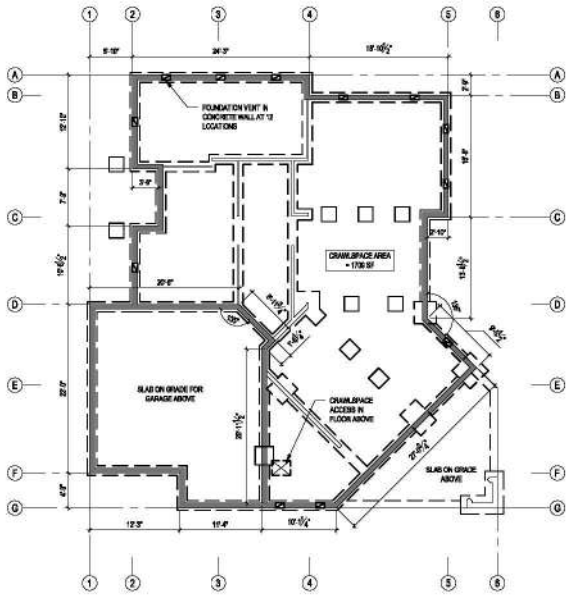
DATE: 3/10/25
SCALE: AS SHOWN
DRAWING NO: C3.2
6 - 6

Mar 10, 2025 2:05:55PM – User Shef Stark
P:\2020\20113_Forest Avenue Building Permits – Mercer Island\Drawing\Working\Sheets\Lot 1\20113_C3.2-UTILITY DETAILS.dwg



1 MAIN FLOOR PLAN

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



2 CRAWLSPACE VENTING PLAN

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

CRAWLSPACE VENTING:

(AREA) 1706 SF / 300 = 5.7 SF VENTING REQ'D
5.7 SF X 144 = 820.8 SQ. IN.
68.80 IN. STND. VENT
820.8 / 68 = 12 VENTS REQ.
12 VENTS WILL BE PROVIDED

USE APPROVED CLASS I VAPOR RETARDER PER IBC 1406.2, EXCEPTION

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS)

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH w/ CONTINUOUS R-5 RIGID INSULATION w/ (2) LAYERS 60# SLDG. PAPER OR WRB w/ SHEATHING PER STRUCT w/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1 HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR w/ 2x6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE "X" GWB PANEL, NAILED 7" O.C. 1 7/8" CEM COTD NAILS - JOINTS CKP OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS FIN

SCALE IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. (SEE BLOCK SCALE ACCORDINGLY)

PERMIT SET 03/13/25

STURMAN ARCHITECTS
9-103rd Avenue NE Suite 203
Bellevue, WA 98004
TEL. 425-453-0023

Registered Architect
BRADLEY J. STURMAN
STATE OF WASHINGTON

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FOREST CREEK ESTATES LOT 1

PERMIT SET

5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

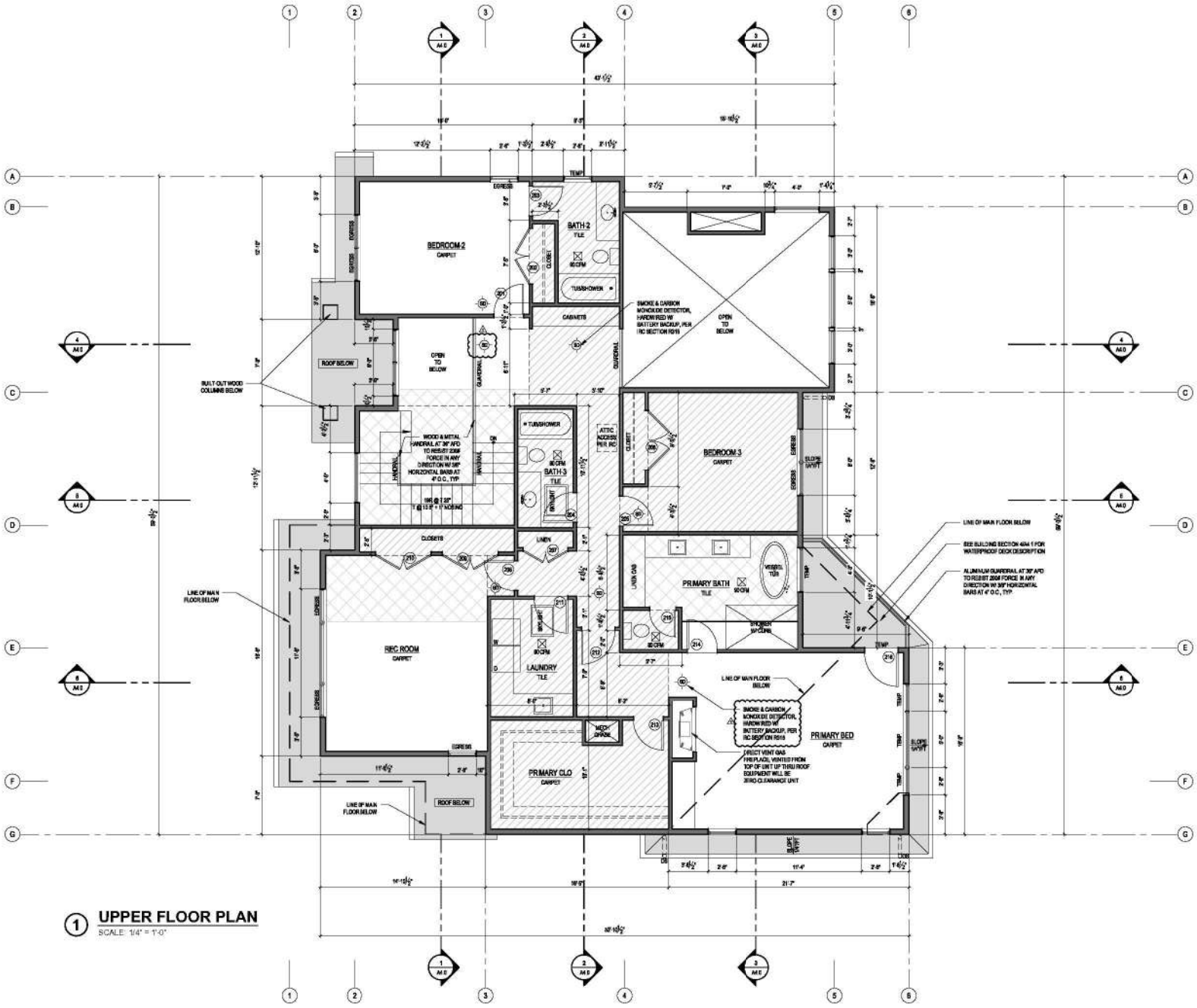
MAIN FLOOR PLAN

REVISIONS:
2025-03 Corrections #1

DRAWN BY: KE
CHECKED BY: BJS

SHEET
A2.0

PLOT DATE: 3/13/2025



1 UPPER FLOOR PLAN

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

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

POCHE LEGEND:

- AREA OF ROOF BELOW
- AREA OF FURRED DOWN FLAT CEILING
- AREA OF CEILING TALLER THAN 12'

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH w/ CONTINUOUS R-5 RIGID INSULATION w/ (2) LAYERS 60# BLDG. PAPER OR WRB w/ SHEATHING PER STRUCT w/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR w/ 2x6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE "X" GWB PANEL, NAILED 7" O.C. 1 7/8" CEM COTD NAILS - JOINTS EXP-OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS FIN

SCALE IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

PERMIT SET 03/13/25

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FOREST CREEK ESTATES LOT 1

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UPPER FLOOR PLAN

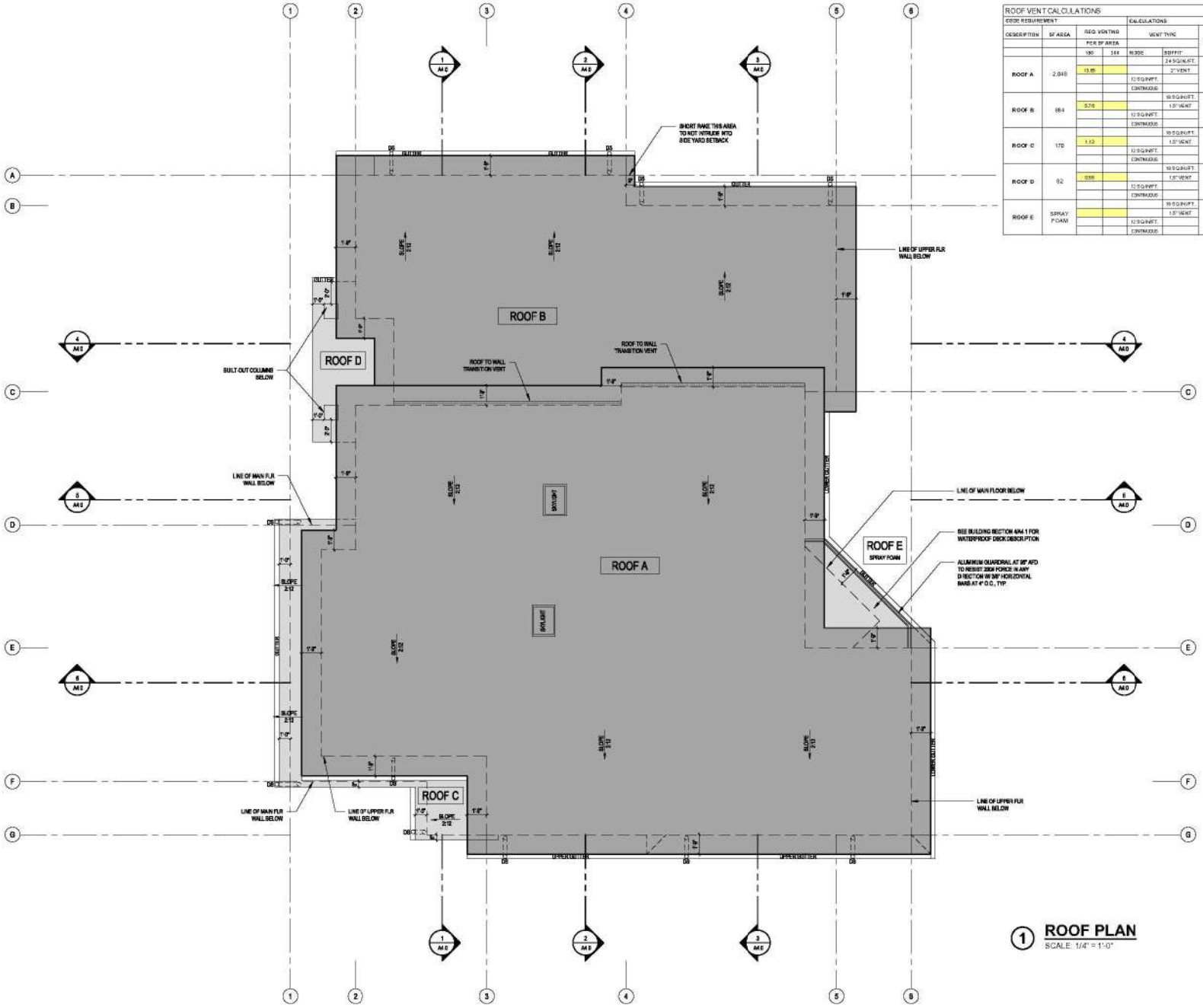
REVISIONS:
2025-3-13 Corrections #1

DRAWN BY: KZ

CHECKED BY: RJS

SHEET A2.1

PLOT DATE: 3/13/2025



ROOF VENT CALCULATIONS

CODE REQUIREMENT				CALCULATIONS								ACTUAL	
DESCRIPTION	SF AREA	REQ VENTING PER SF AREA		VENT TYPE		X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X	50% EFF FACTOR	TOTAL
		150	300	RIDGE	SOFFIT									
ROOF A	2,048	13.65			24 SQ.IN./FT. 2" VENT		116.75		2802		19.46		15.57	15.57
				12 SQ.IN/FT. CONTINUOUS					0		0.00		0.00	
ROOF B	864	5.76			18 SQ.IN./FT. 1.5" VENT		80		1440		10.00		9.00	9.00
				12 SQ.IN/FT. CONTINUOUS					0		0.00		0.00	
ROOF C	170	1.12			18 SQ.IN./FT. 1.5" VENT		28		504		3.50		2.50	2.50
				12 SQ.IN/FT. CONTINUOUS					0		0.00		0.00	
ROOF D	92	0.61			18 SQ.IN./FT. 1.5" VENT		7.5		135		0.94		0.75	0.75
				12 SQ.IN/FT. CONTINUOUS					0		0.00		0.00	
ROOF E	SPRAY FOAM				18 SQ.IN./FT. 1.5" VENT						0.00		0.00	0.00
				12 SQ.IN/FT. CONTINUOUS					0		0.00		0.00	

1 ROOF PLAN

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

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POCHE LEGEND:

- MAIN FLOOR ROOF
- UPPER FLOOR ROOF

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. USE BLEEDS SCALE ACCORDINGLY.

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FOREST CREEK ESTATES LOT 1

PERMIT SET

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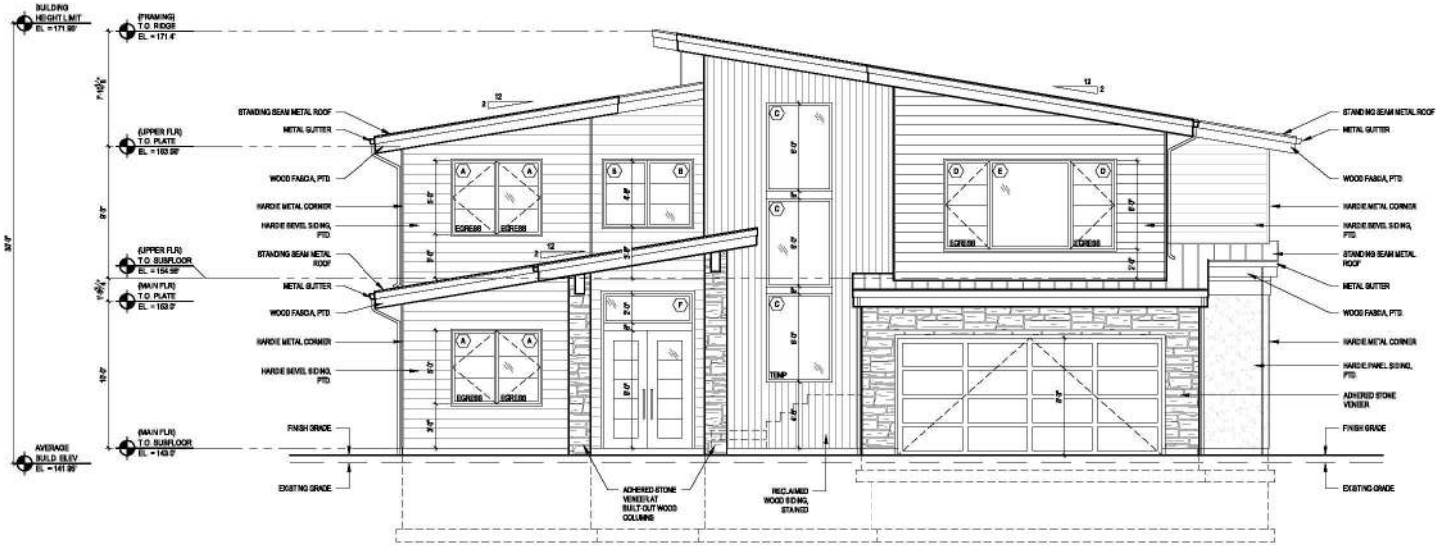
ROOF PLAN

REVISIONS:
2025-3-13 Corrections #1

DRAWN BY: KE
CHECKED BY: DJS

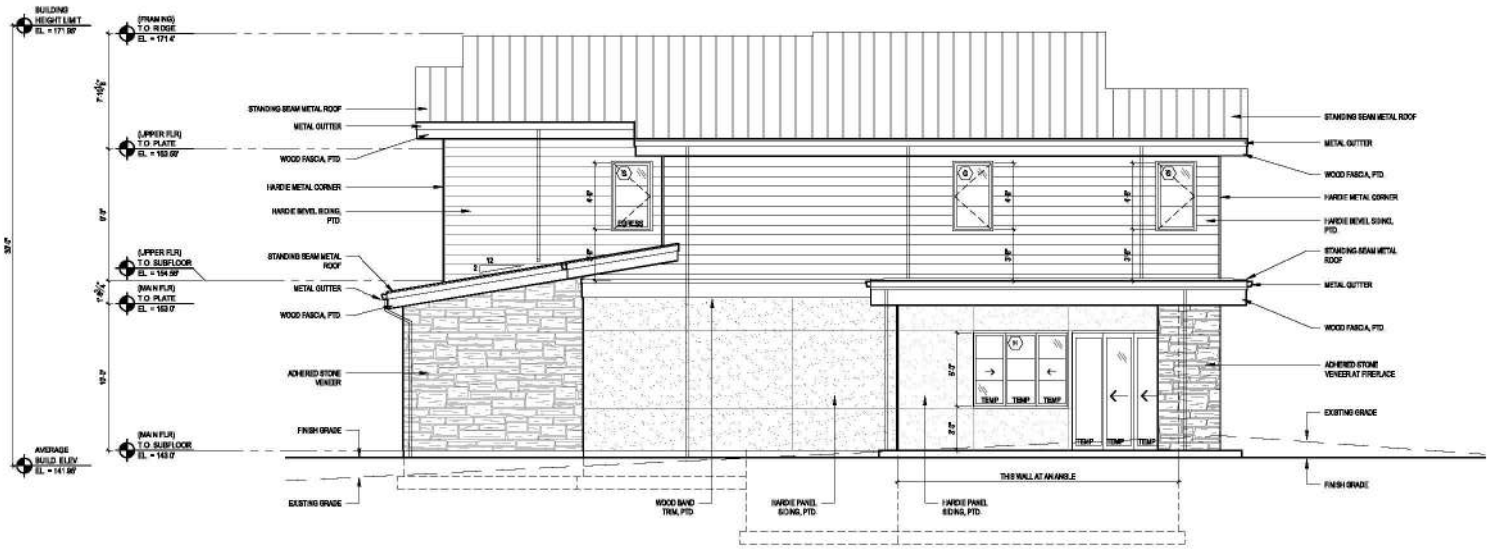
SHEET A2.2

PLOT DATE: 3/13/2025



1 FRONT ELEVATION

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



2 SOUTH ELEVATION

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

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Seattle, WA 98133
TEL: 425.457.7003

REGISTERED ARCHITECT JOSEPH Y. STURMAN STATE OF WASHINGTON

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FOREST CREEK ESTATES LOT 1

PERMIT SET

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MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS

REVISIONS:
2025-3-13 Questions #1

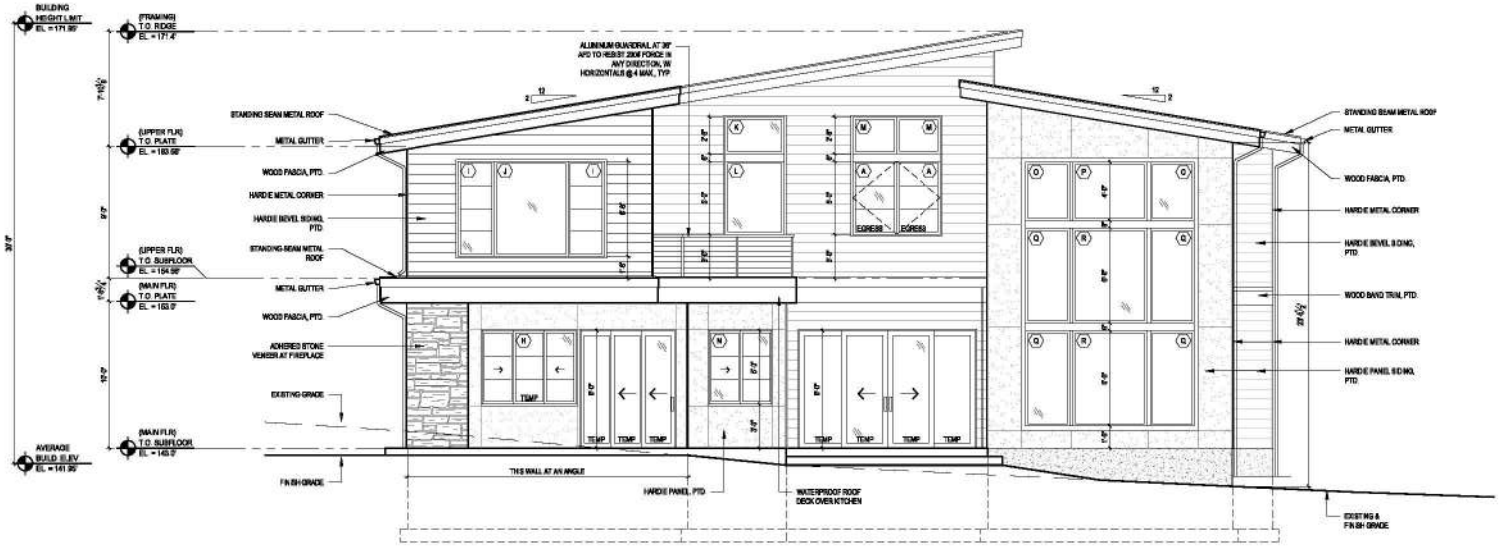
DRAWN BY:

CHECKED BY:

SHEET

A3.0

PLOT DATE: 3/13/2025



3 EAST ELEVATION

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

4 NORTH ELEVATION

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

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FOREST CREEK ESTATES LOT 1

PERMIT SET

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MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS

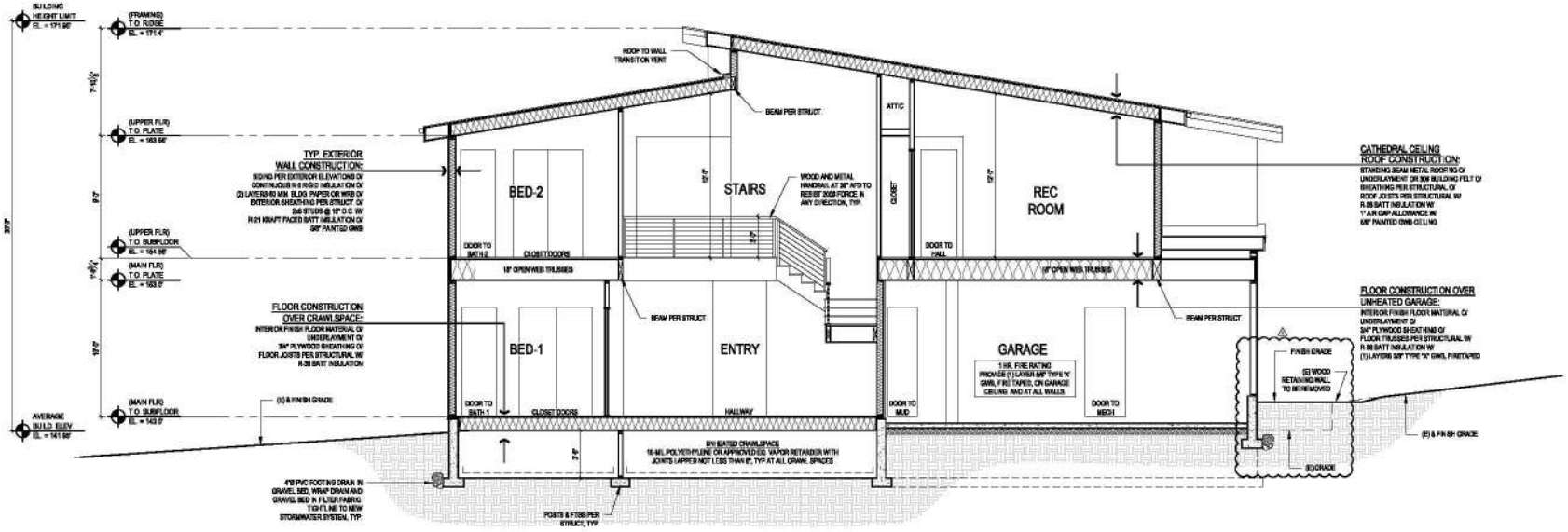
REVISIONS:
2025.5.15 Correction #1

DRAWN BY: KE

CHECKED BY: BJS

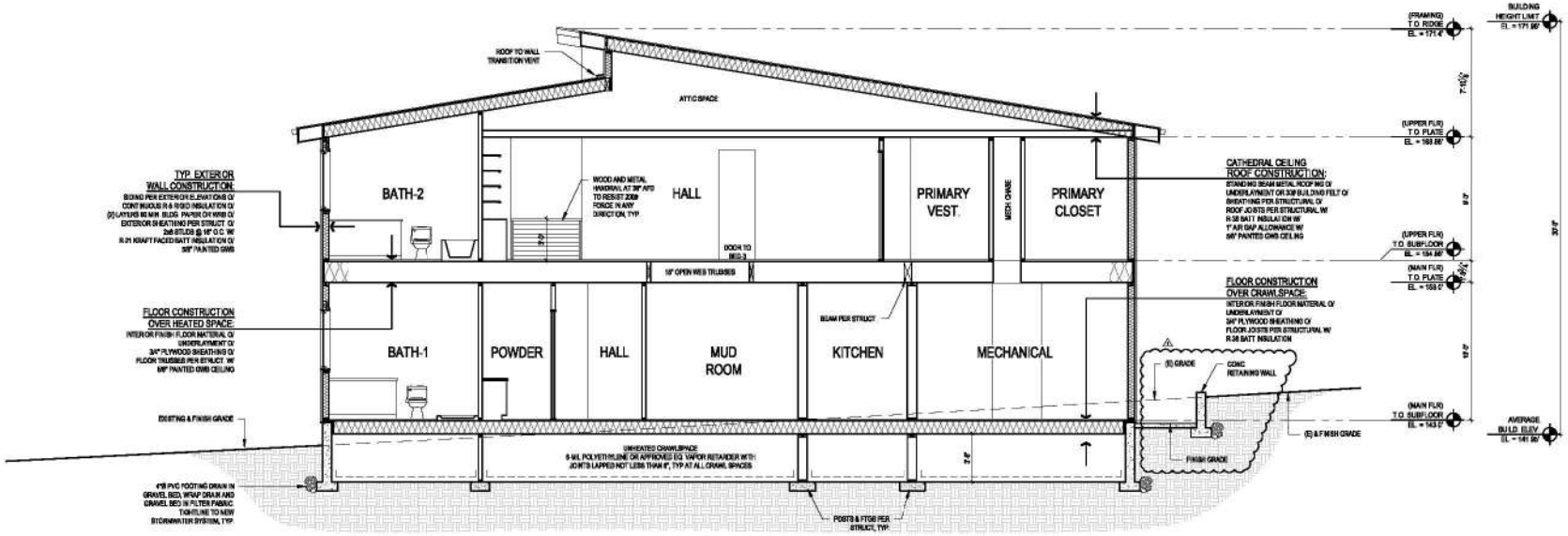
SHEET A3.1

PLOT DATE: 3/13/2025



1 BUILDING SECTION

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



2 BUILDING SECTION

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

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SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. READ DESIGN & ACCORDINGLY

PERMIT SET 03/13/25

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TEL: 425.457.7003

FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

BUILDING SECTIONS

PERMIT ISSUE: 2025-313 Corrections #1

DRAWN BY:

CHECKED BY:

SHEET A4.0

PLOT DATE: 3/13/2025

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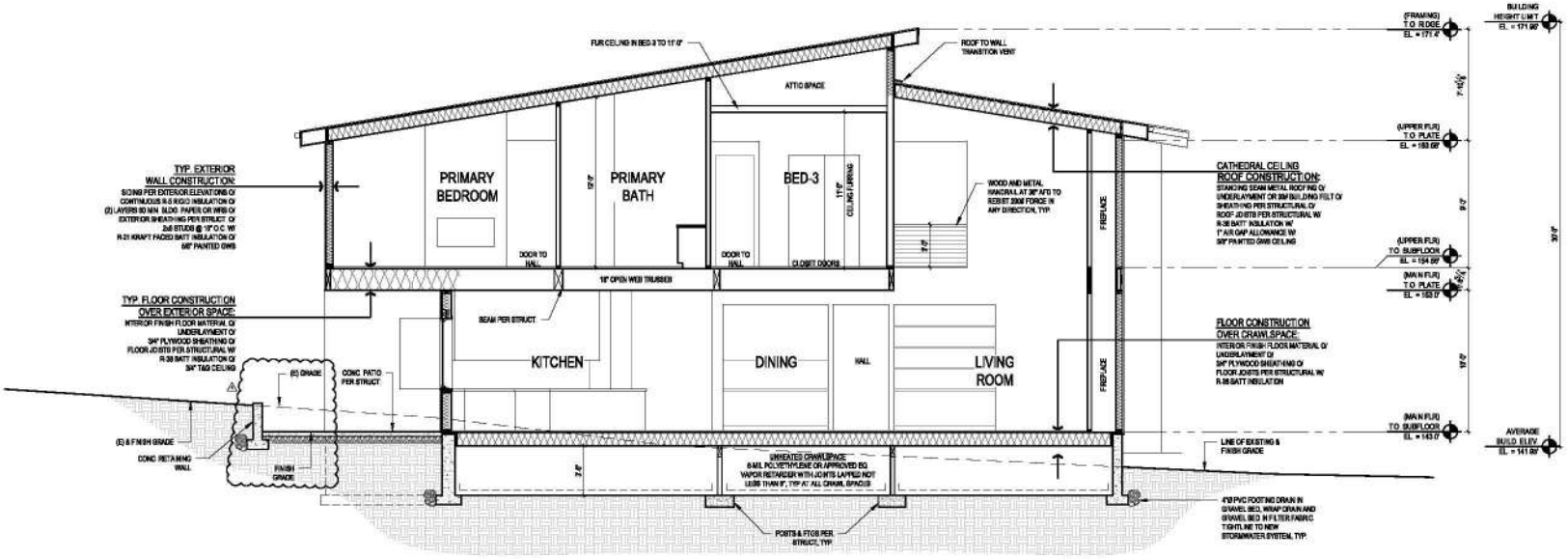
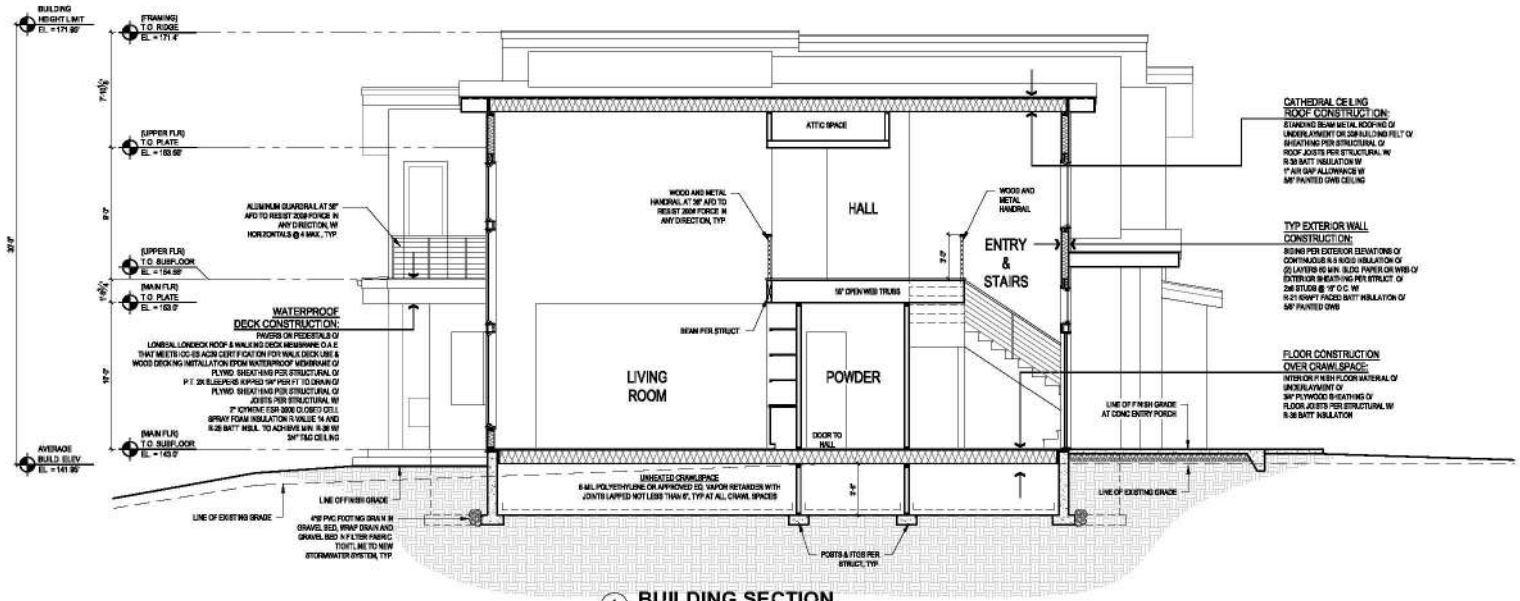


3 BUILDING SECTION

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



4 BUILDING SECTION

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

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

SCALE IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. MODIFY SCALE ACCORDINGLY

PERMIT SET

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FOREST CREEK ESTATES LOT 1

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BUILDING SECTIONS

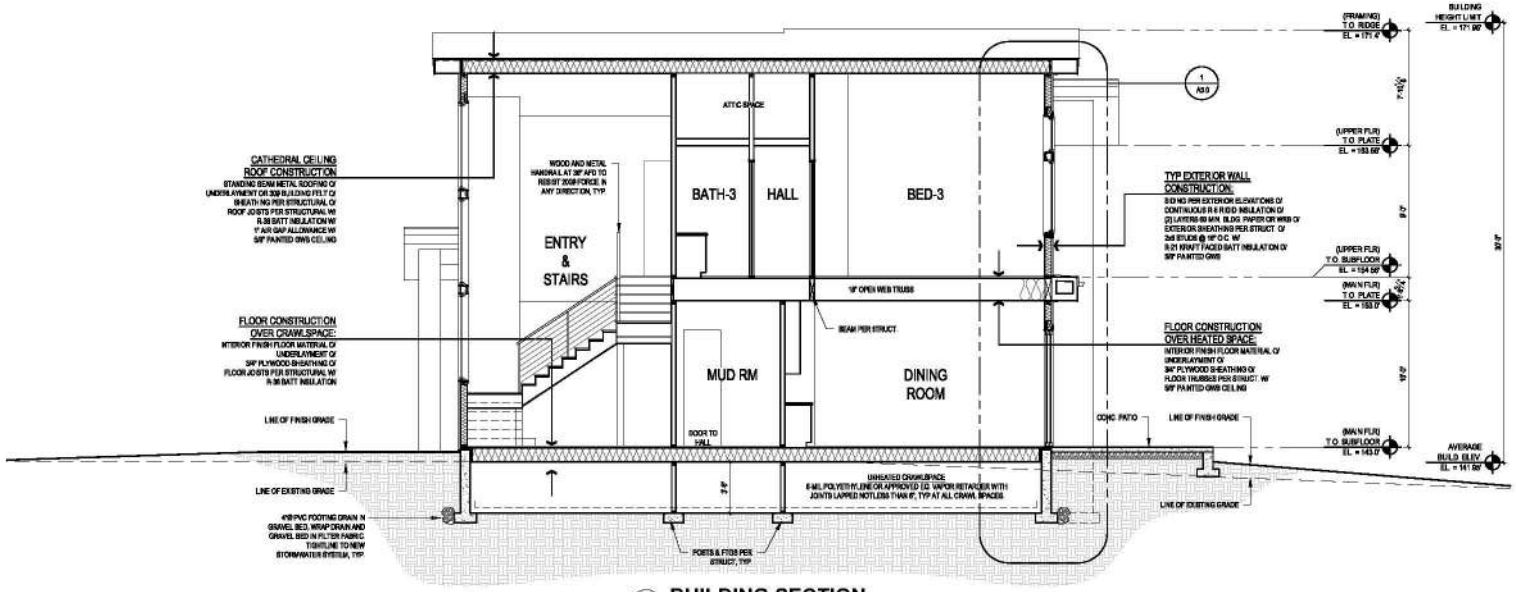
REVISIONS:
2025-3-13 Corrections #1

DRAWN BY: MZ

CHECKED BY: SJS

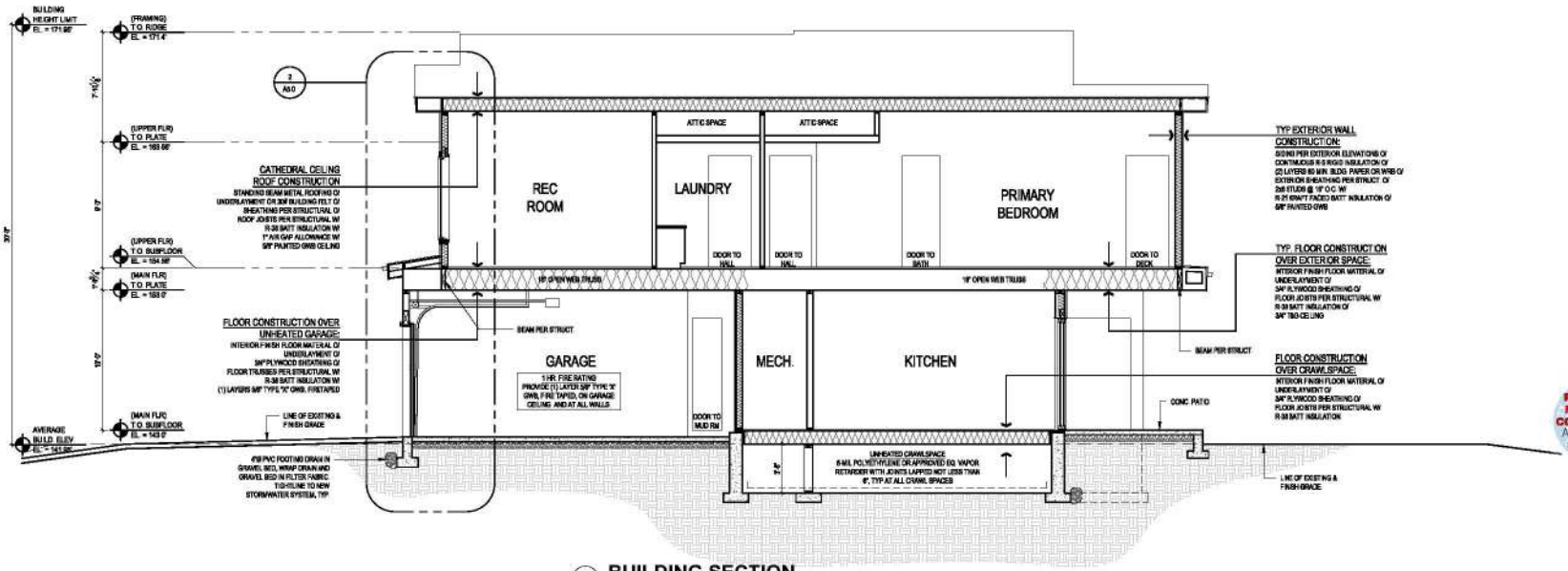
SHEET: A4.1

PLOT DATE: 3/13/2025



5 BUILDING SECTION

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



6 BUILDING SECTION

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

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SCALE IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. USE DESCRIBED SCALE ACCORDINGLY

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TEL: 425-451-7003

WASHINGTON ARCHITECT STEVEN J. STURMAN

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FOREST CREEK ESTATES LOT 1

PERMIT SET

5222 FOREST AVE S.E.

MERCER ISLAND, WA 98040

BUILDING SECTIONS

REVISIONS: 2025-3-13 Corrections #1

DRAWN BY: NE

CHECKED BY: SJS

SHEET

A4.2

PLOT DATE: 3/13/2025

WINDOW SCHEDULE LOT 1

TAG	DESCRIPTION	R.O. SIZE WIDTH	R.O. SIZE HEIGHT	TEMP.	QTY	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
A	CASEMENT	3'-0"	5'-0"		6		0.28	LOWE / CLEAR	EGRESS
B	FIXED	3'-0"	4'-6"		2		0.28	LOWE / CLEAR	
C	FIXED	4'-6"	6'-0"	Y	3		0.28	LOWE / CLEAR	TEMP GLASS
D	CASEMENT	3'-0"	5'-0"		2		0.28	LOWE / CLEAR	EGRESS
E	FIXED	8'-6"	5'-0"		1		0.28	LOWE / CLEAR	
F	FIXED	6'-0"	2'-6"		1		0.28	LOWE / CLEAR	TRANSOM
G	CASEMENT	2'-0"	4'-6"		7		0.28	LOWE / CLEAR	EGRESS
H	SLIDER	9'-0"	5'-0"	Y	1		0.28	LOWE / CLEAR	TEMP GLASS
I	FIXED	2'-6"	6'-6"		2		0.28	LOWE / CLEAR	
J	FIXED	6'-0"	5'-6"		1		0.28	LOWE / CLEAR	
K	FIXED	4'-0"	2'-6"		1		0.28	LOWE / CLEAR	TRANSOM
L	FIXED	4'-0"	5'-0"		1		0.28	LOWE / CLEAR	
M	FIXED	3'-0"	2'-6"		2		0.28	LOWE / CLEAR	TRANSOM
N	SLIDER	6'-0"	5'-0"		1		0.28	LOWE / CLEAR	
O	FIXED	3'-0"	4'-0"		2		0.28	LOWE / CLEAR	
P	FIXED	5'-0"	6'-0"		1		0.28	LOWE / CLEAR	
Q	FIXED	3'-0"	5'-6"		4		0.28	LOWE / CLEAR	
R	FIXED	6'-0"	5'-6"		2		0.28	LOWE / CLEAR	
S	FIXED	4'-0"	4'-0"		1		0.28	LOWE / CLEAR	
T	FIXED	4'-0"	6'-6"		2		0.28	LOWE / CLEAR	

DOOR SCHEDULE LOT 1

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
MAIN FLOOR								
101	ENTRY	PR 3' - 0"	8' - 0"	B	Y	1 3/4"	0.28	TEMP GLASS
102	OFFICE/BEDROOM-1	PR 2' - 0"	8' - 0"	B		1 3/4"		
103	OFFICE CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
104	BATH-1	2' - 8"	8' - 0"	A		1 3/4"		
105	ENTRY CLOSET	2' - 8"	8' - 0"	a		1 3/4"		
106	POWDER	2' - 8"	8' - 0"	A		1 3/4"		
107	MUD ROOM	2' - 8"	8' - 0"	F		1 3/4"		
108	GARAGE	3' - 0"	8' - 0"	A		1 3/4"		20 MIN FIRE-RATED, SELF-CLOSING
109	MECHANICAL	3' - 0"	8' - 0"	A		1 3/4"		20 MIN FIRE-RATED, SELF-CLOSING
110	GARAGE	10' - 0"	8' - 0"	E		1 3/4"		
111	DINING	12' - 0"	8' - 0"	D	Y	1 3/4"	0.28	TEMP GLASS
112	KITCHEN	9' - 0"	8' - 0"	G	Y	1 3/4"	0.28	TEMP GLASS
UPPER FLOOR								
201	BEDROOM-2	2' - 8"	8' - 0"	A		1-3/4"		
202	BEDROOM-2 CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
203	BATH-2	2' - 8"	8' - 0"	A		1 3/4"		
204	BATH-3	2' - 8"	8' - 0"	A		1 3/4"		
205	BEDROOM-3	2' - 8"	8' - 0"	A		1 3/4"		
206	BEDROOM-3 CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
207	HALL CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
208	REC ROOM	2' - 8"	8' - 0"	A		1 3/4"		
209	REC ROOM CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
210	REC ROOM CLOSET	PR 2' - 0"	8' - 0"	B		1 3/4"		
211	LAUNDRY	3' - 0"	8' - 0"	A		1 3/4"		
212	PRIMARY BEDROOM	3' - 0"	8' - 0"	a		1 3/4"		
213	PRIMARY CLOSET	2' - 8"	8' - 0"	A		1 3/4"		
214	PRIMARY BATH	2' - 8"	8' - 0"	a		1 3/4"		
215	PRIMARY BATH	2' - 4"	8' - 0"	A		1 3/4"		
216	PRIMARY BAEDROOM	3' - 0"	8' - 0"	C	Y	1 3/4"	0.28	TEMP GLASS
217								

WINDOW & DOOR SCHEDULE NOTES:

1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.

2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE

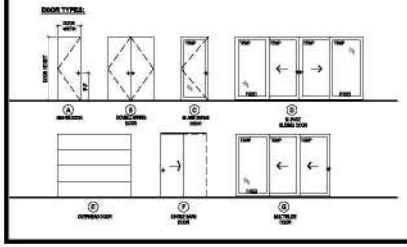
3.) ALL OPERABLE WINDOWS TO HAVE SCREENS

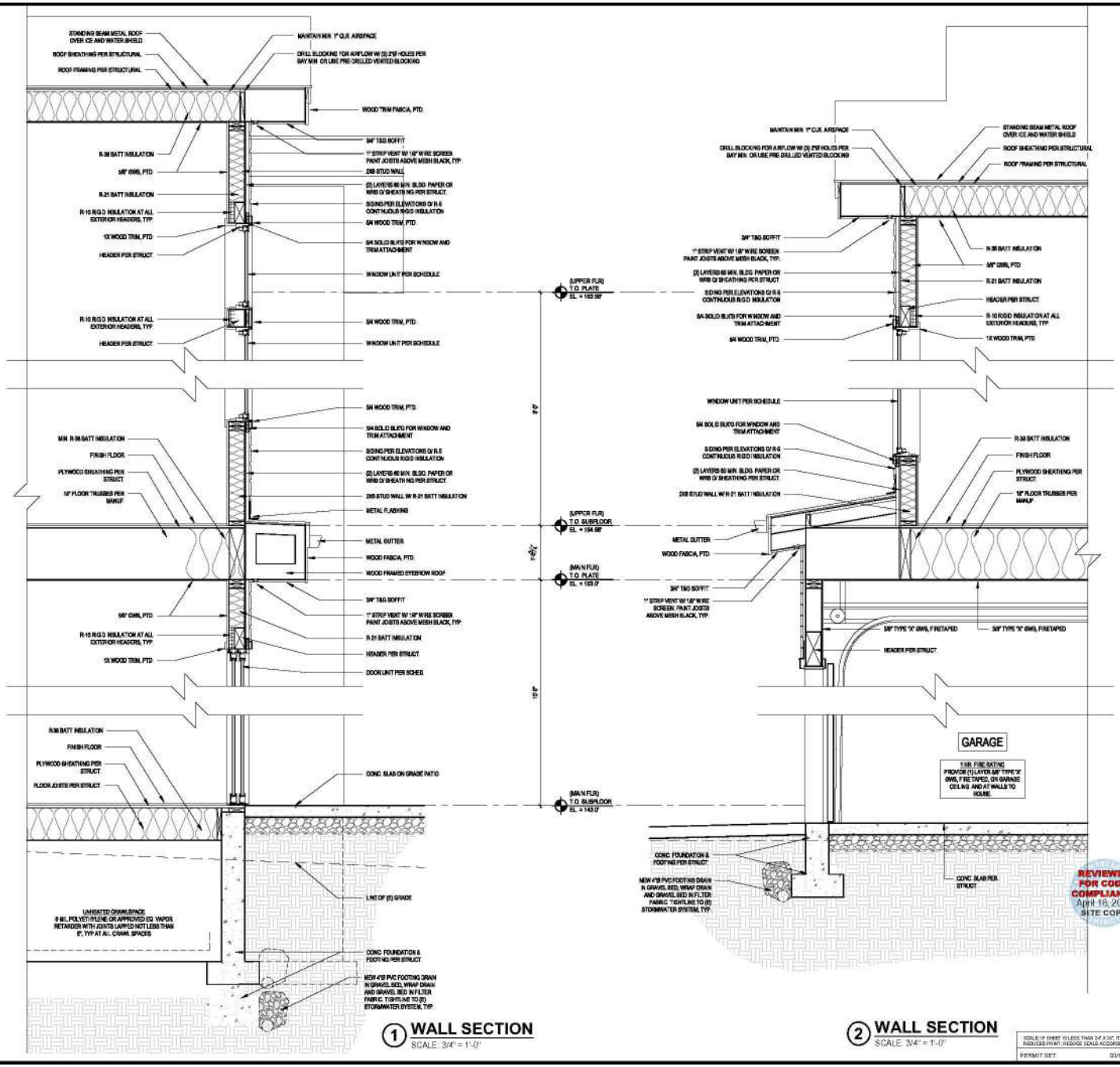
4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS

5.) 2018 WSEC & VAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS

6.) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

DOOR TYPES:





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

2 WALL SECTION
SCALE: 3/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
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SCALE IF SHEET IS LESS THAN 24 X 36, IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

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STURMAN ARCHITECTS
9-103rd Avenue NE Suite 203
Bellevue, WA 98004
TEL: 425-457-0023

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FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

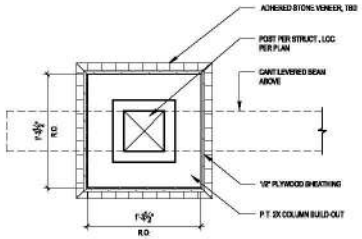
WALL SECTIONS DOOR & WINDOW SCHEDULES

REVISIONS:
1 2025-03 Corrections #1

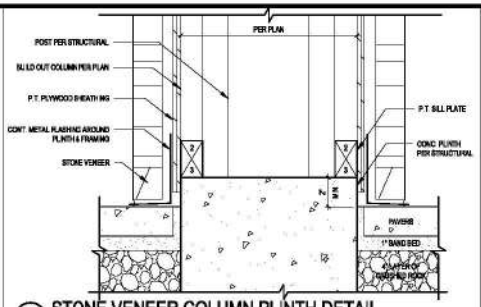
DRAWN BY: KE
CHECKED BY: RJS

SHEET
A5.0

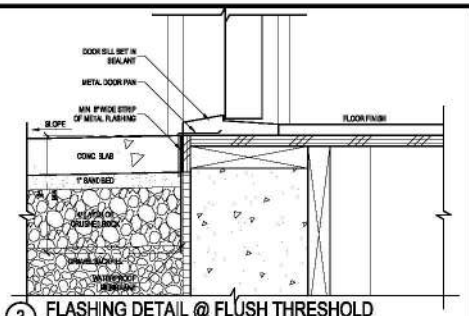
PLOT DATE: 3/13/2025



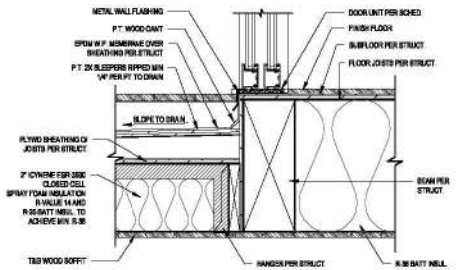
1 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



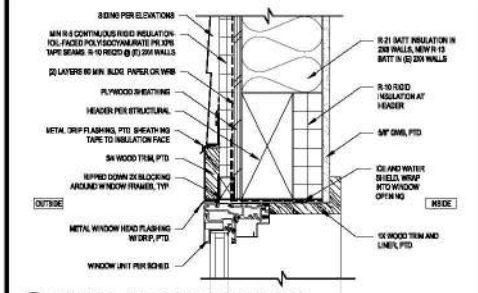
2 STONE VENEER COLUMN PLINTH DETAIL
SCALE: 3" = 1'-0"



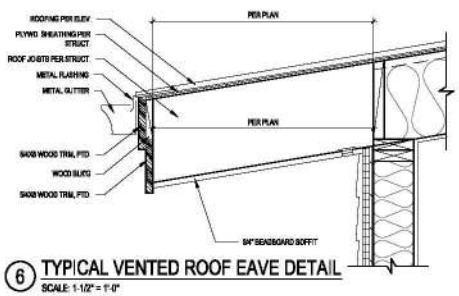
3 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"



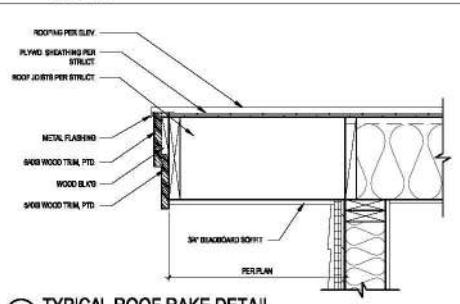
4 THRESHOLD @ DECK SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



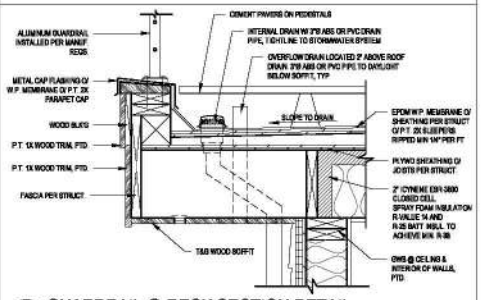
5 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"
S.IM. AT WINDOW JAMB



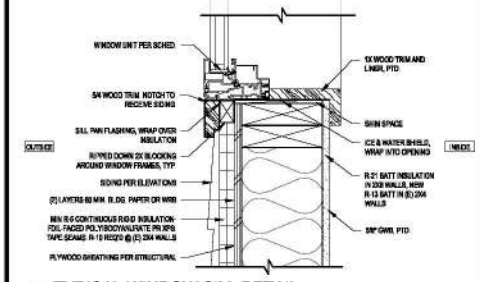
6 TYPICAL VENTED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



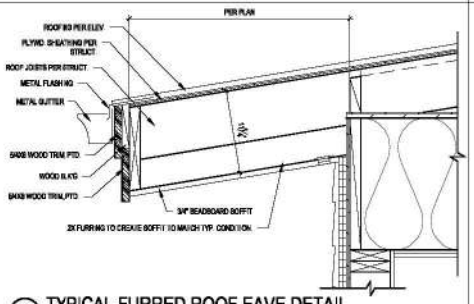
7 TYPICAL ROOF RAKE DETAIL
SCALE: 1-1/2" = 1'-0"



8 GUARDRAIL @ DECK SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

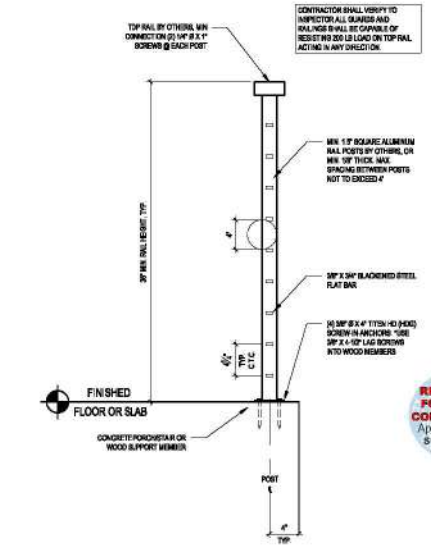


9 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

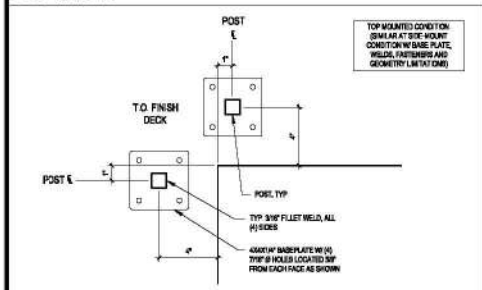


10 TYPICAL FURRED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"

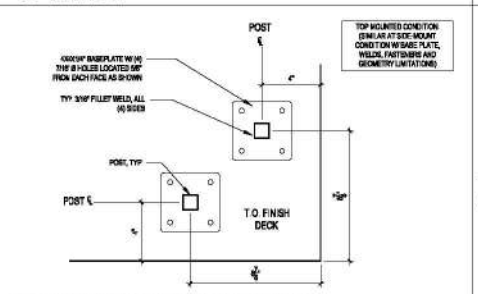
11 NOT USED
SCALE: 1-1/2" = 1'-0"



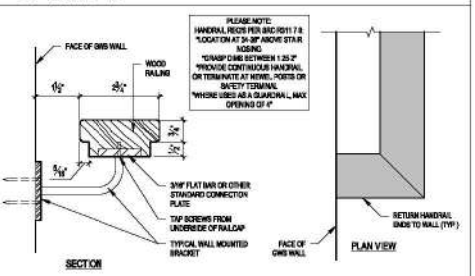
15 RAILING ATTACHMENT -TOP-MOUNT
SCALE: 1-1/2" = 1'-0"



12 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"
S.IM. AT SIDE-MOUNTED



13 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"
S.IM. AT SIDE-MOUNTED



14 TYPICAL HANDRAIL DETAIL
SCALE: 6" = 1'-0"

SCALE IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

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STURMAN ARCHITECTS
9-1201 Andover Park E, Suite 200
Seattle, WA 98101
TEL: 425-818-0023

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

ARCH DETAILS

REVISIONS:
1 2025-12-15 Corrections #1

REVIEWED FOR CODE COMPLIANCE
April 16, 2025
SITE COPY

DRAWN BY: KE
CHECKED BY: BJS

SHEET
A6.0

PLOT DATE: 3/13/2026

FOREST CREEK ESTATES LOT 1

S240325-1

PROJECT INFORMATION

CLIENT
SEASCAPE HOMES, LLC
PO BOX 40568
BELLEVUE, WA 98015
PHONE: (206) 972-9950

PROJECT ADDRESS
5222 FOREST AVE SE
MERCER ISLAND 98040

ARCHITECT
STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: (425) 451-7003
CONTACT: BRAD STURMAN

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IBC) INTERNATIONAL BUILDING CODE

SHEET INDEX

COVER SHEET...S-0
STRUCTURAL GENERAL NOTES...S-1
FOUNDATION PLAN...S-2
FIRST FLOOR FRAMING PLAN...S-3
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-4
SECOND FLOOR FRAMING PLAN...S-5
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-6
ROOF FRAMING PLAN...S-7

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY: MR
CHECKED BY: MRT
SHEET DATE: 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION: COVER SHEET
SHEET: S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2021 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY

ROOF .....25 PSF SNOW (GROUND)

FLOORS

RESIDENTIAL.....40 PSF

BALCONY/DECK.....60 PSF

BASIC WIND SPEED .....100 MPH, EXPOSURE B

SEISMIC

MAPPED SPECTRAL ACCELERATION, Ss..... 1.45

MAPPED SPECTRAL ACCELERATION, S1..... 0.503

SOIL SITE CLASS.....D

GENERAL CONDITIONS

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

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS PER REPORT PROVIDED BY GEOTECH CONSULTANTS DATED 3/18/2020, WITH LETTER DATED 12/06/2022:
   FOOTING BEARING PRESSURE: 2000 PSF
   LATERAL EARTH PRESSURE:
   ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
   PASSIVE: 300 PCF
   COEFFICIENT OF BASE FRICTION: 0.45
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.
4. OVER-EXCAVATION MAY BE REQUIRED TO ACHIEVE COMPETENT SOIL BEARING, AS RECOMMENDED PER GEO REPORT (NOTED ABOVE). 5 TO 10 FEET IS THE ESTIMATE OF POTENTIAL OVER-EXCAVATION PROPOSED BY THE GEOTECH LETTER DATED 9/23/224

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
   MINIMUM CONCRETE STRENGTH (28 DAYS):
   FOOTINGS AND STEM WALLS .....2,500 PSI - 5 SACK MIX
   BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX
   SLAB-ON-GRADE .....2,500 PSI - 5 SACK MIX
   SLAB-ON-GRADE .....EXPOSED WEATHERING SURFACES .....3,000 PSI - 5.5 SACK MIX
   AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
2. MATERIALS:
   REINFORCING STEEL: ASTM A615, GRADE 60
3. SPLICES:
   LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
4. COVER:
   FOOTINGS .....3 INCHES
   SLABS.....2 INCHES
5. FORMED SURFACES:
   WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
   INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
   BOLTS - ASTM A307, UNLESS OTHERWISE NOTED
   WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
   HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)
   HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)
   ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS:	2x, HF STUD GRADE, 3x HF #2
WALL PLATES:	2x HF STANDARD GRADE
	2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
JOISTS:	2x6 HF STUD GRADE
	2x8 AND UP HF #2
BEAMS, HEADERS:	6x DF#2; 4x DF#2, WWPA GRADING.
POSTS:	4x, 6x, DF #2

   LUMBER NOT NOTED TO BE HF #2.
3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
8. PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¾"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾",3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X6	1 ½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (2.0E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

WOOD STRUCTURAL CONNECTIONS

1. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

1. D/A 2135 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT WOOD STUD WALL.
2. D/A 5213 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT CONCRETE WALL.
3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE. ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
4. AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
5. USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
2. MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

1. ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
2. FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

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

INSPECTIONS

1. REFERENCE STANDARDS: IBC 110.
   INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.
   TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

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

SETTLEMENT SHRINKAGE:

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

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

ABBREVIATIONS

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

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

DESCRIPTION	DATE	BY
1 BDC RESPONSE	02/19/2025	

PROJECT NAME

FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S240325-1

DRAWN BY MR

CHECKED BY MRT

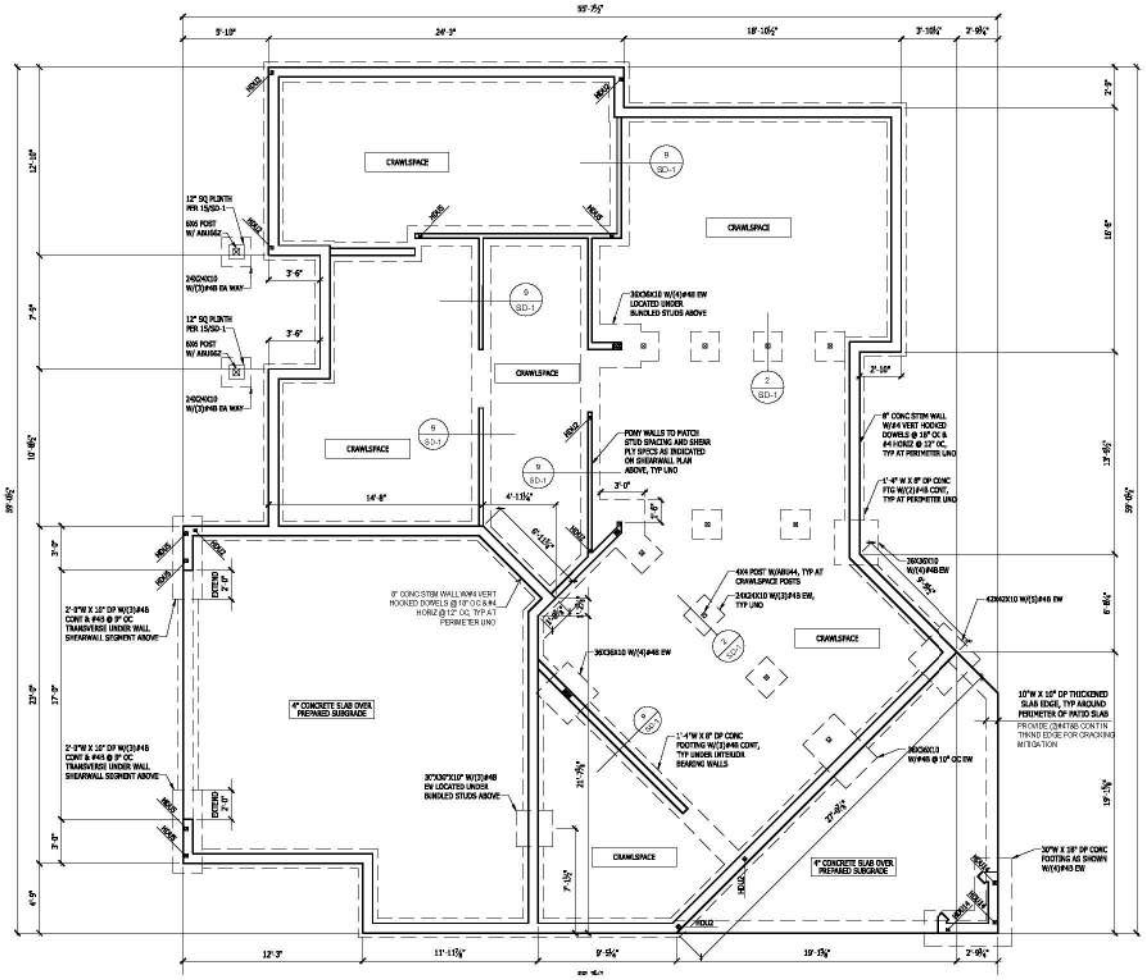
SHEET DATE 02/19/2025

SCALE

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

DESCRIPTION: STRUCTURAL GENERAL NOTES

SHEET S-1



FOUNDATION PLAN

FOUNDATION NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
3. VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMODATE 3X SILL PLATE.
4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
6. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
7. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
8. HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
9. CJ INDICATES CONTROL JOINT.
10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
12. TYPICAL DETAILS:
    - 1/SD-1 TYP STEMWALL
    - 2/SD-1 TYP INTERIOR FOOTING
    - 3/SD-1 TYP CRAWLSPACE VENT
    - 4/SD-1 TYP FOOTING STEP
    - 5/SD-1 TYP CORNER BARS REQ'T
    - 7/SD-1 TYP CONSTRUCTION JOINT
    - 8/SD-1 TYP BAR BEND AND HOOK DETAIL

    - 11/SD-1 TYP HOLDOWN INSTALLATION
    - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- 24 X 24 X 10 (EXAMPLE) - FOOTING CENTERED ON POST (L X W X T)

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

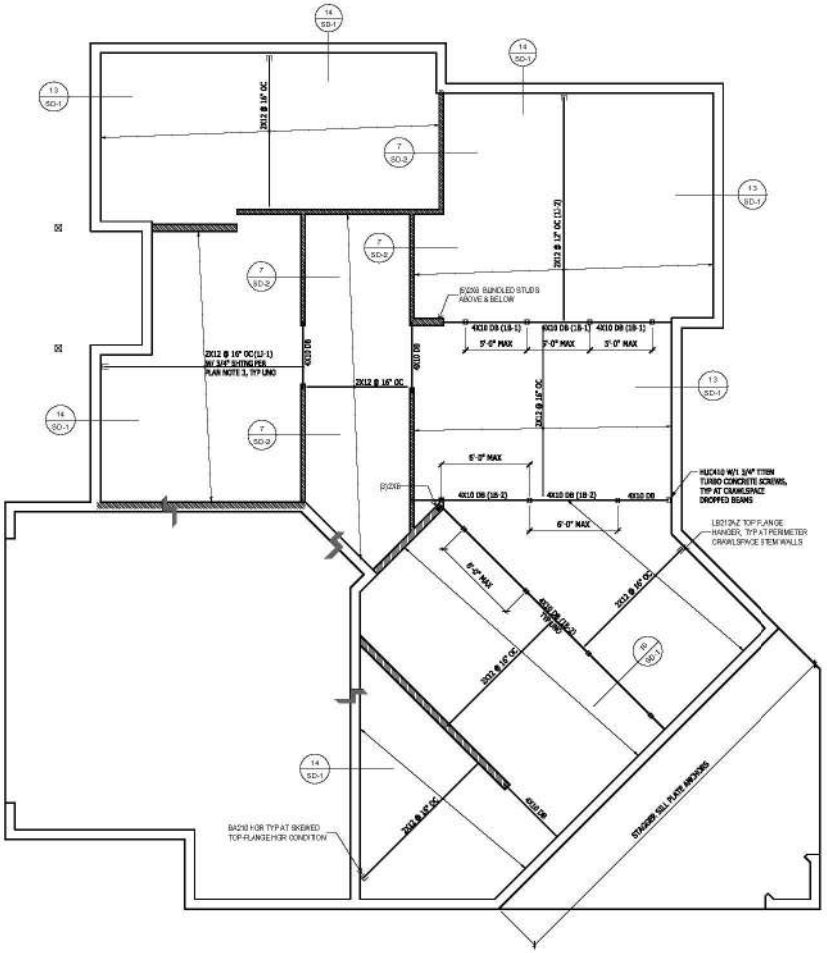
△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION FOUNDATION PLAN
SHEET S-2



FIRST FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. TYPICAL DETAILS:
    - 9/SD-1 PONY WALL AT CRAWLSPACE
    - 10/SD-1 DROPPED BEAM AND POST AT CRAWLSPACE
    - 12/SD-1 OVERLAP STRAP AT PONY WALL

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- W10X15 - STEEL BEAM (EXAMPLE)
- GT - GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- 3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
  - HANGER AS REQD
- JOIST SPAN DIRECTION / FLOOR/ROOF TRUSS
- EXTENTS OF SIMILAR JOISTS OR TRUSSES

REVIEWED FOR CODE COMPLIANCE April 16, 2025 SITE COPY

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

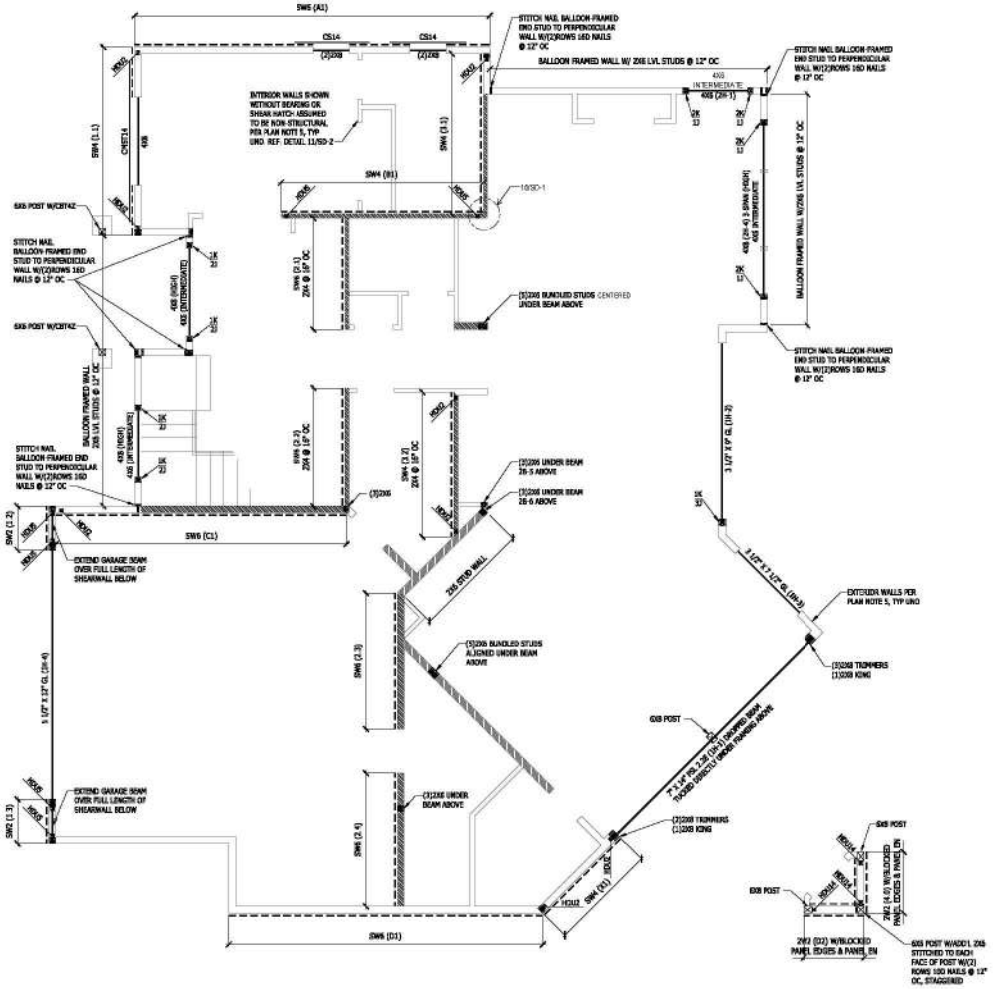
△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION: FIRST FLOOR FRAMING PLAN
SHEET: S-3



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10'), 2X6 @ 12"O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C.(4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (131Ø X 2 5"). LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:

- 11/SD-1 TYP HOLDOWN INSTALLATION
- 12/SD-1 TYP PONY WALL DETAIL
- 16/SD-1 HOLDOWN AT CORNER WALLS
- 17/SD-1 HDU HOLDOWN FLOOR-TO-FLOOR
- 11/SD-2 FRAMING OVER NON-BEARING WALL
- 16/SD-2 WALL TOP PLATES SPLICE

- 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
- 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
- 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

STHD7X (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

- INTERIOR BEARING WALL

#K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS

- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)

CS16 - HORIZONTAL STRAP (EXAMPLE)

- HEADER

SW6 (A.1) - SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

3 1/8" X 9" GLB (1H-5) - EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER

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SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL 148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
-			

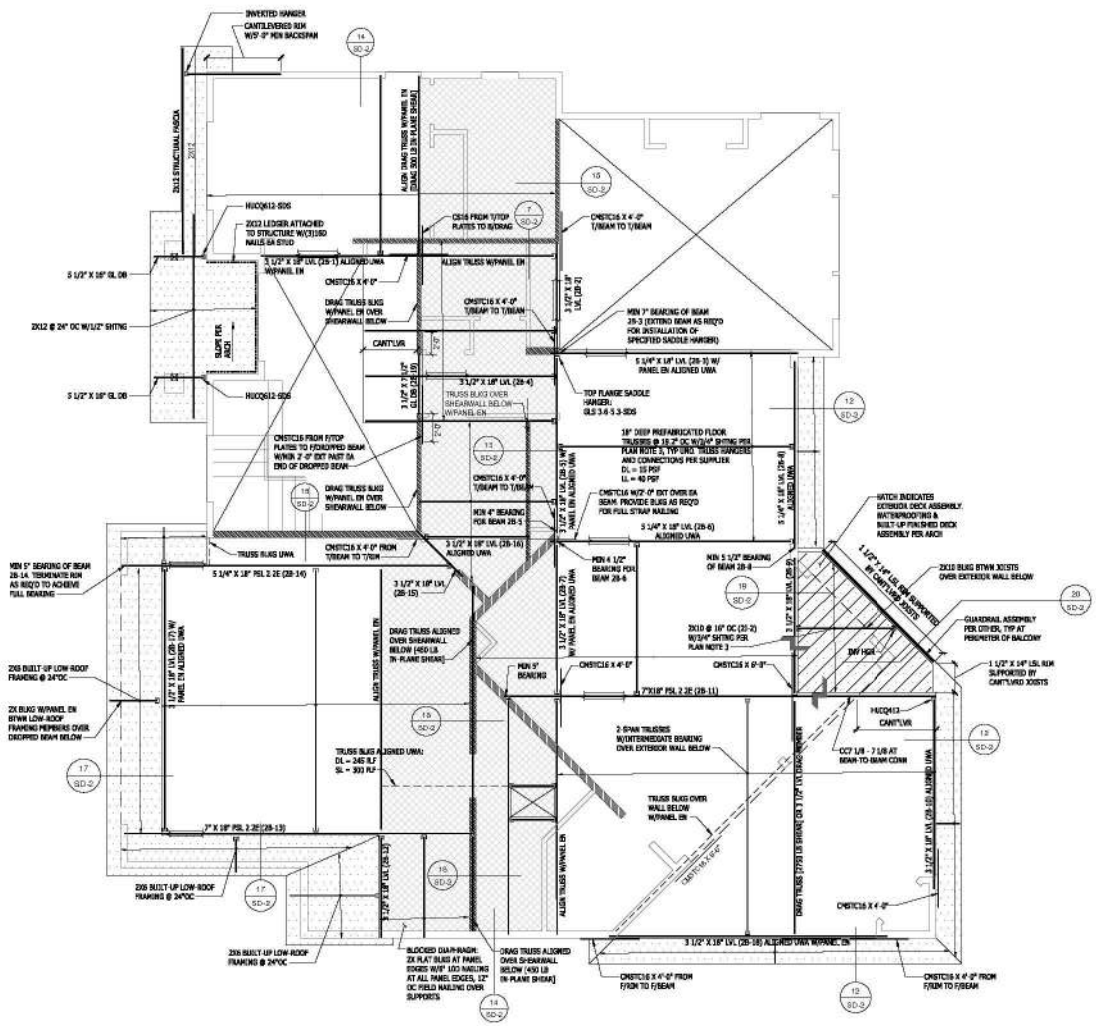
PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEET S-4



SECOND FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. TYPICAL DETAILS:
    - 7/SD-2 FLOOR FRAMING AT INTERIOR BEARING WALL

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- W10X15 - STEEL BEAM (EXAMPLE)
- GT - GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- 3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
  - HANGER AS REQD
- JOIST SPAN DIRECTION
- FLOOR/ROOF TRUSS
- EXTENTS OF SIMILAR JOISTS OR TRUSSES

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

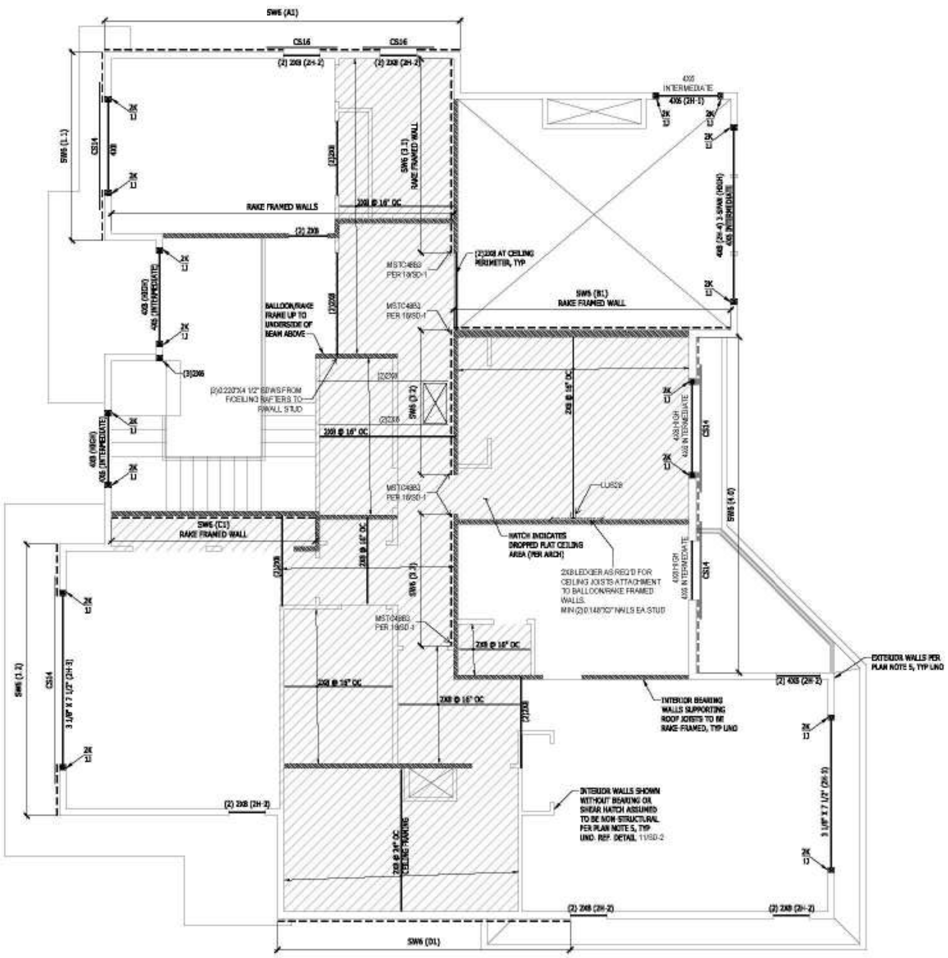
△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE 24X36 SHEET:1/4"=1'-0"

DESCRIPTION: SECOND FLOOR FRAMING PLAN
SHEET: S-5



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10'), 2X6 @ 12"O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:
    - 11/SD-1 TYP HOLDOWN INSTALLATION
    - 12/SD-1 TYP PONY WALL DETAIL
    - 16/SD-1 HOLDOWN AT CORNER WALLS
    - 17/SD-1 HDU HOLDOWN FLOOR-TO-FLOOR
    - 11/SD-2 FRAMING OVER NON-BEARING WALL
    - 10/SD-2 WALL TOP PLATES SPLICE
    - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
    - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
    - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- #K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- CS16 - HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SW6 (A 1) - SHEAR WALL CALLOUT
  - REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
  - REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

LONGITUDE
ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY

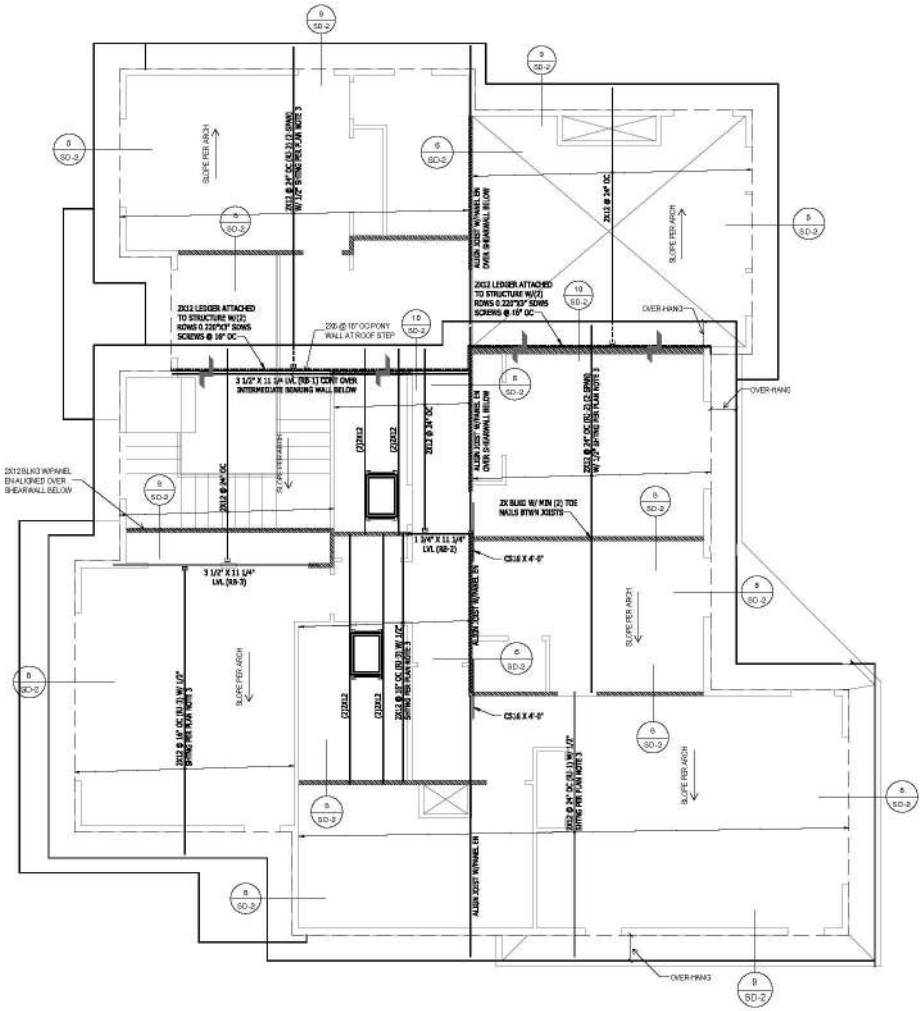
PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY: MR
CHECKED BY: MRT
SHEET DATE: 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEET
S-6



ROOF FRAMING PLAN

ROOF FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
    - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
    - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
    - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
    - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
    - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
    - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:

FRAMING LEGEND

- GIRDER OR GABLE END TRUSS
- INTERIOR BEARING WALL
- ROOF OVERFRAMING
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
- HANGER AS REQD

FLOOR/ROOF TRUSS OR JOIST SPAN DIRECTION — EXTENTS OF SIMILAR JOISTS OR TRUSSES

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

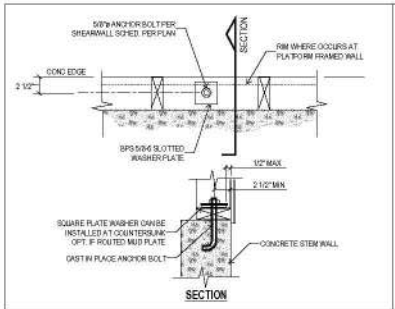
△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

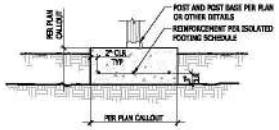
DESCRIPTION: ROOF FRAMING PLAN
SHEET: S-7



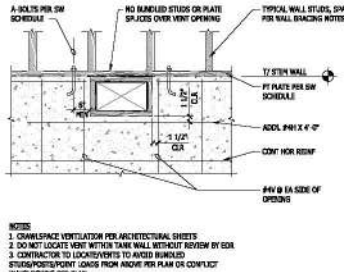
1 SILL PLATE ANCHORS

ISOLATED FOOTING SCHEDULE

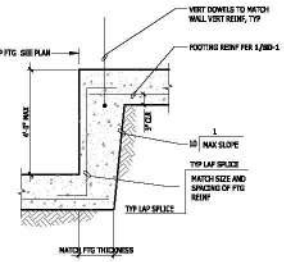
FOOTING SIZE PER PLAN	REINFORCEMENT
24" X 24" X 12"	(3)#4, EA WAY, BTM
30" X 30" X 12"	(4)#4, EA WAY, BTM
36" X 36" X 12"	(5)#4, EA WAY, BTM
42" X 42" X 12"	(5)#4, EA WAY, BTM
48" X 48" X 12"	(6)#4, EA WAY, BTM



2 ISOLATED INTERIOR FOOTING



3 CRAWL SPACE VENTILATION

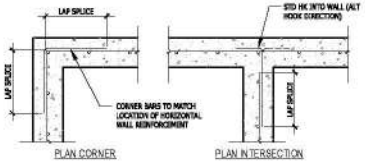


4 STEP AT WALL FOOTING

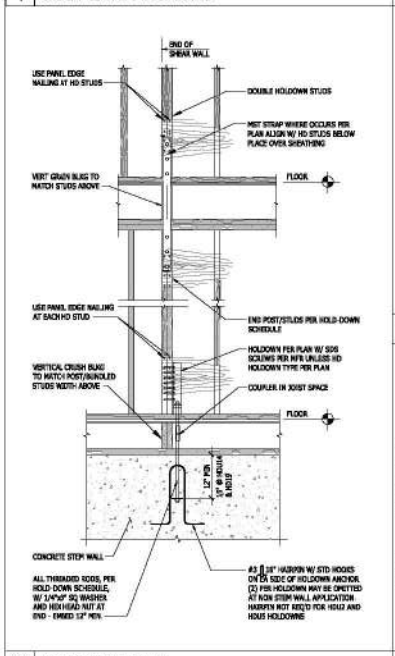
LAP SPLICE AND STANDARD HOOK LENGTH FOR CORNER BARS

BAR SIZE PER WALL	LAP SPLICE LENGTH	STD HOOK LENGTH
#4	2'-0"	0'-8"
#5	2'-3"	0'-10"
#6	2'-9"	1'-0"
#8	3'-9"	1'-6"

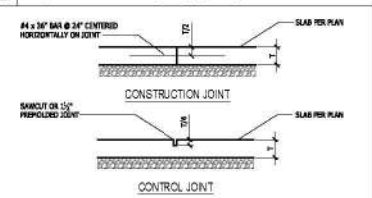
IF INTERSECTING WALLS HAVE DIFFERENT SIZE OF HORIZONTAL REINFORCEMENT, CORNER BARS MATCHING LARGER REINFORCEMENT SIZE AND SPACING TO BE USED



5 CORNER BARS AT CONCRETE WALLS

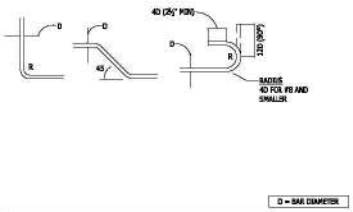


11 HOLDOWN DETAIL

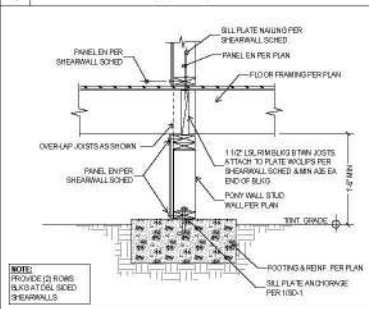


NOTES:
1. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0
2. USE EARLY ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST

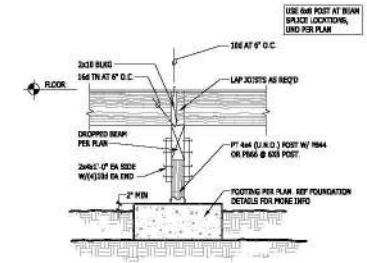
7 CONSTRUCTION/CONTROL JOINT DETAILS



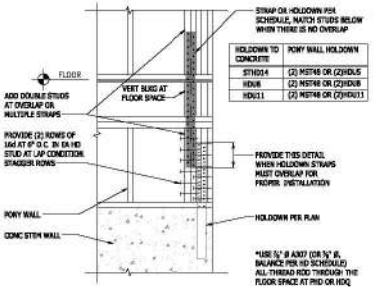
8 BAR BEND AND HOOK DETAILS



9 PONY WALL AT CRAWLSPACE

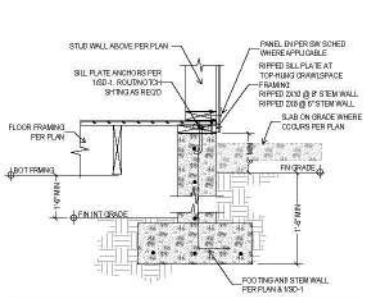


10 DROPPED BEAM AND POST AT CRAWL SPACE

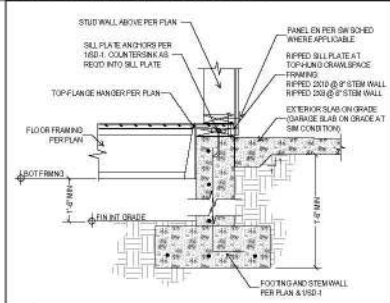


HOLDOWN TO CONCRETE	PONY WALL HOLDOWN
STHD14	(2) MSTA9 OR (2)HDU5
HDU8	(2) MSTA9 OR (2)HDU8
HDU11	(2) MSTA9 OR (2)HDU11

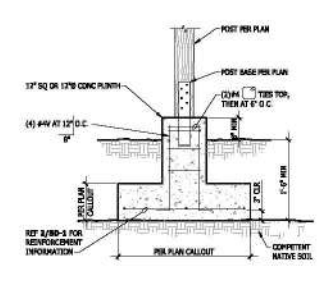
12 OVERLAP STRAP AT PONY WALL



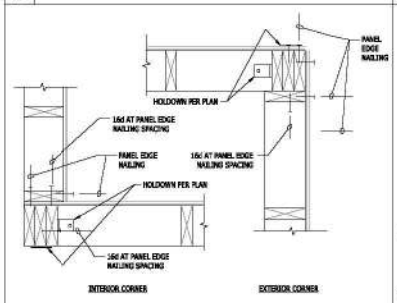
13 PERIMETER FOOTING WITH CRAWLSPACE



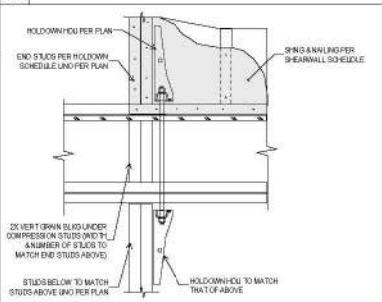
14 PERIMETER FOOTING WITH CRAWLSPACE



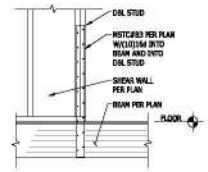
15 ISOLATED EXTERIOR FOOTING



16 CORNER FRAMING



17 HOLDOWN HDU FLOOR-TO-FLOOR



18 MSTC HOLDOWN AT BEAM

REVIEWED FOR CODE COMPLIANCE
April 19, 2025
SITE COPY

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

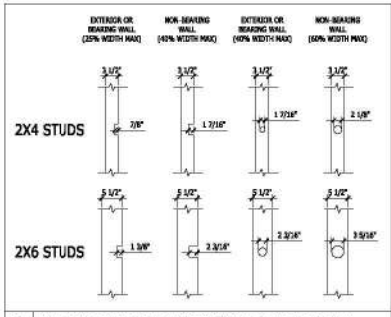
REVISIONS
DESCRIPTION	DATE	BY

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

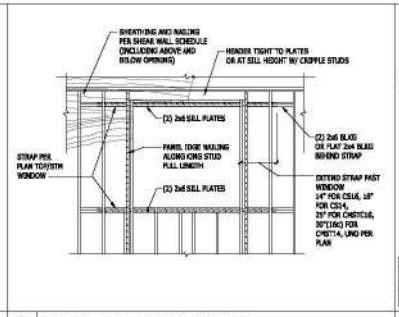
PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

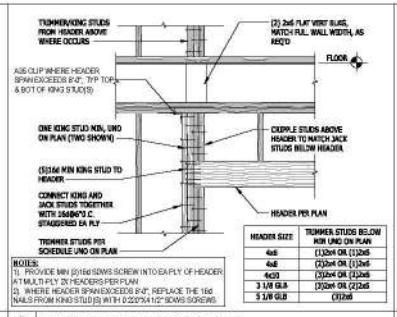
DESCRIPTION: STRUCTURAL DETAILS
SHEET: SD-1



1 ALLOWABLE STUD NOTCHING AND BORING

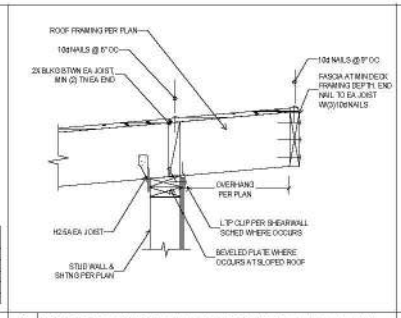


2 STRAPS AROUND WINDOWS

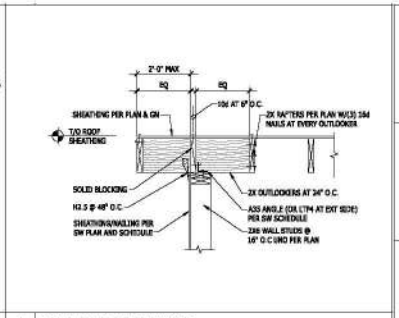


HEADER SIZE	TRIMMER STUDS BELOW NOR UNO ON PLAN
4x6	(1)2x4 OR (1)2x6
4x8	(2)2x4 OR (1)2x6
4x10	(3)2x4 OR (1)2x6
3 1/8 GLB	(2)2x4 OR (2)2x6
5 1/8 GLB	(3)2x6

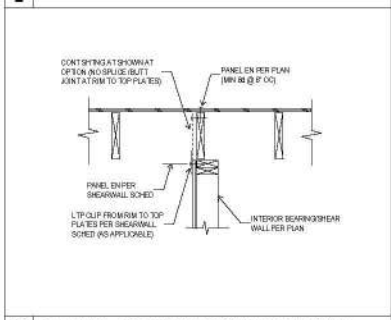
3 TYPICAL HEADER FRAMING



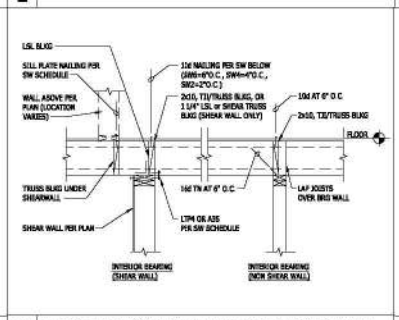
4 SLOPED ROOF FRAMING OVER EXT. WALL



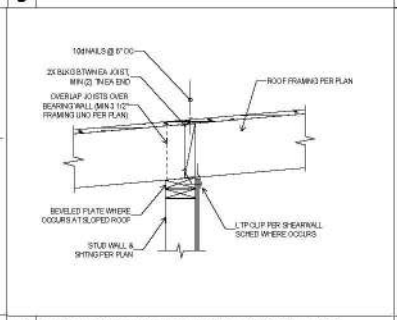
5 GABLE END FRAMING



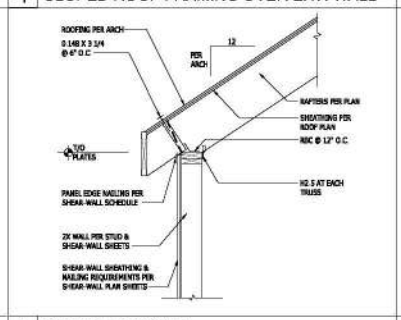
6 PARALLEL ROOF FRMNG OVER SHEARWALL



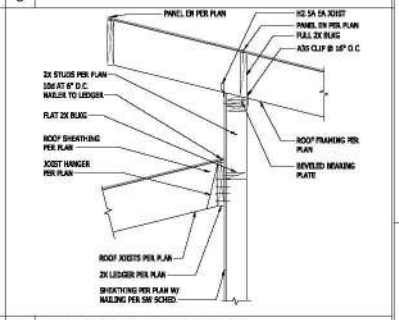
7 FLOOR FRAMING AT INTERIOR BEARING WALL



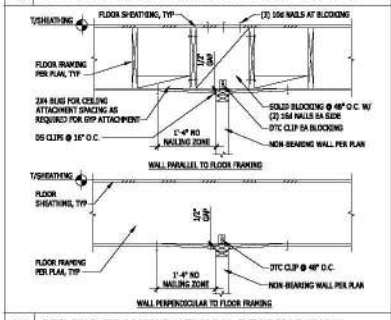
8 JOIST OVER INTERIOR BEARING WALL



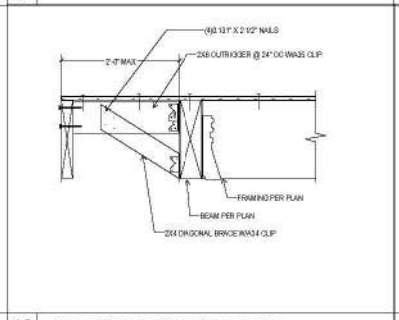
9 HIP ROOF FRAMING



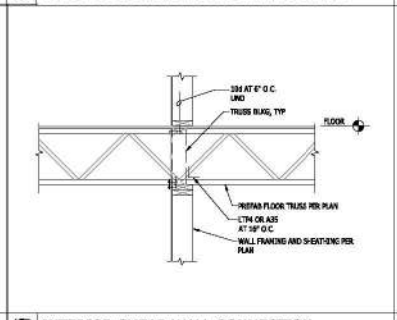
10 LOW ROOF FRAMING (PERP)



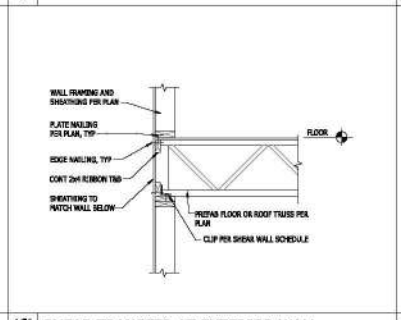
11 CEILING FRAMING AT NON-BEARING WALL



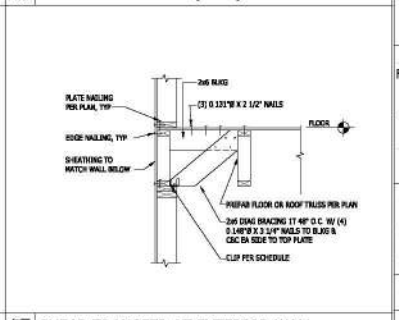
12 LOW ROOF BROW EXTENSION



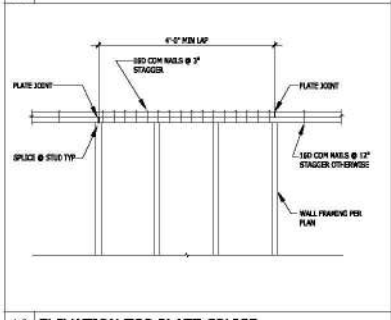
13 INTERIOR SHEAR WALL CONNECTION



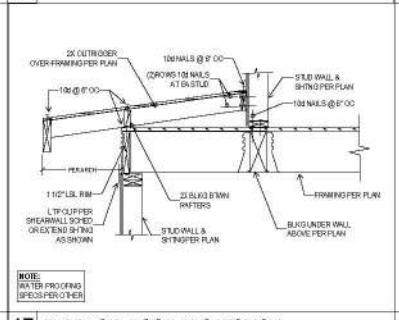
14 SHEAR TRANSFER AT EXTERIOR WALL



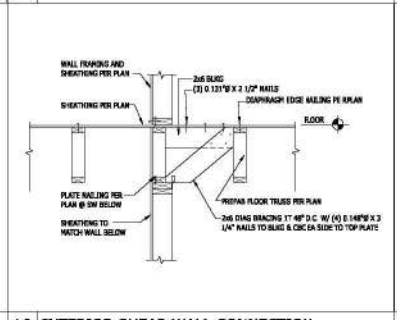
15 SHEAR TRANSFER AT EXTERIOR WALL



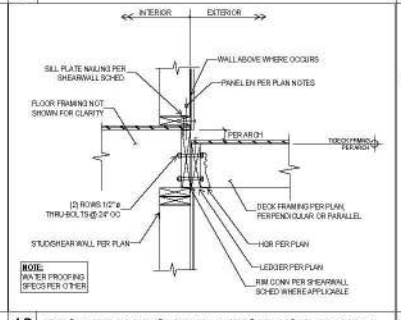
16 ELEVATION TOP PLATE SPLICE



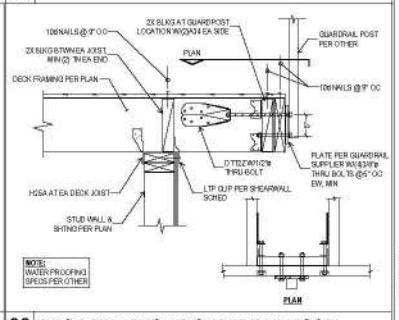
17 FLAT LOW ROOF PROJECTION



18 INTERIOR SHEAR WALL CONNECTION



19 DECK FRAMING AT PLATFORM STUD WALL



20 DECK FRAMING AT GUARDRAIL POST

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

⚠	DESCRIPTION	DATE	BY
-			

PROJECT NAME
FOREST CREEK ESTATES
LOT 1
5222 FOREST AVE SE
MERCER ISLAND, WA 98040

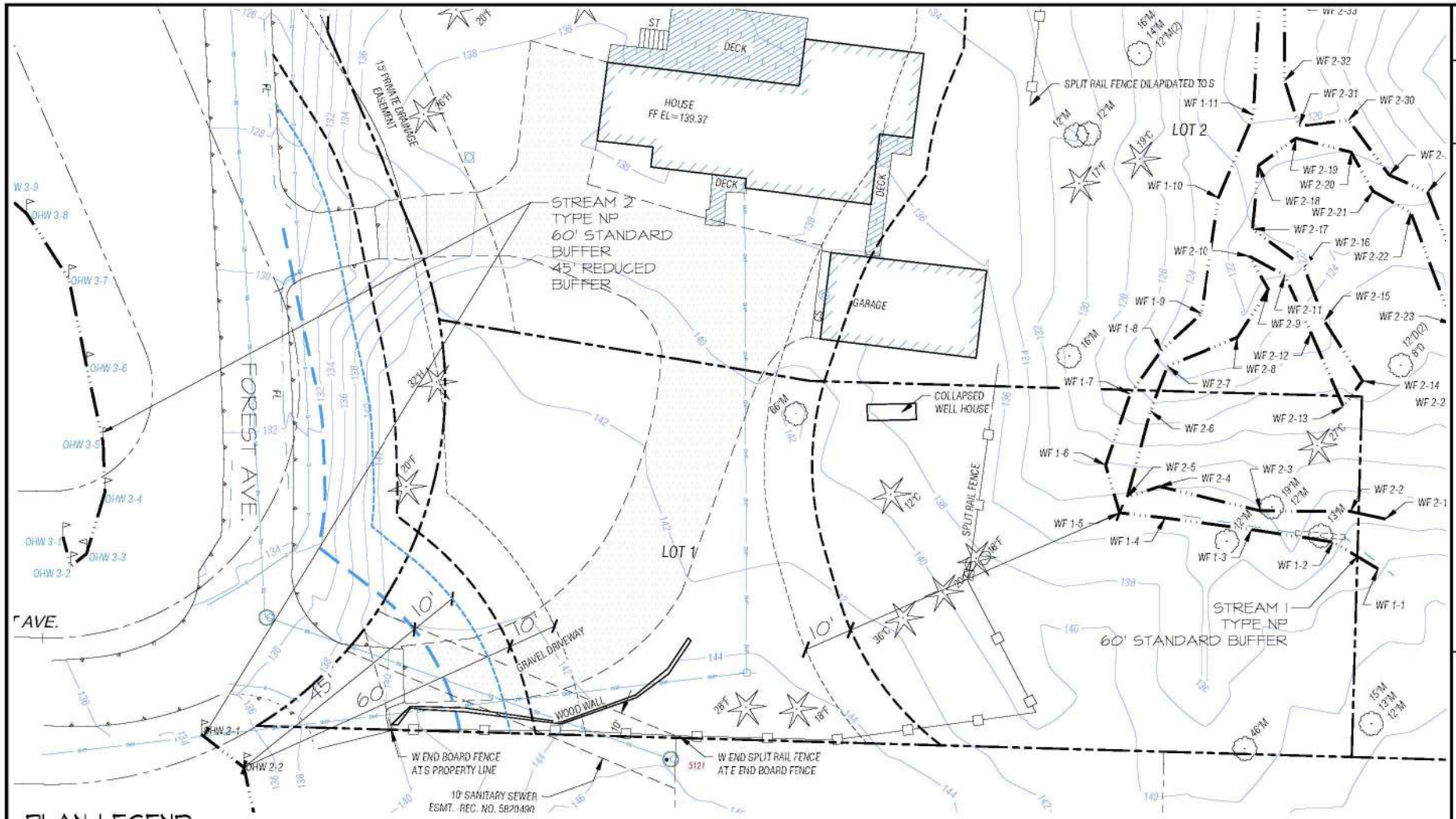
PROJECT NUMBER
S240325-1

DRAWN BY MR
CHECKED BY MRT
SHEET DATE 05/16/2024
SCALE
24X36 SHEET:1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE April 18, 2025 SITE COPY

DESCRIPTION: STRUCTURAL DETAILS

SHEET: SD-2



PLAN LEGEND

- PROPERTY LINE
- OHW TYPE NP STREAMS
- 60' STANDARD BUFFER
- 45' REDUCED BUFFER FOR STREAM 2
- 10' STRUCTURE SETBACK
- 10' STRUCTURE SETBACK FOR REDUCED BUFFER

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

NOTES

1. BASE INFORMATION PROVIDED BY MEAD GILMAN LAND SURVEYORS P.O.BOX 289, WOODINVILLE, WA 98072, 425.486.1252

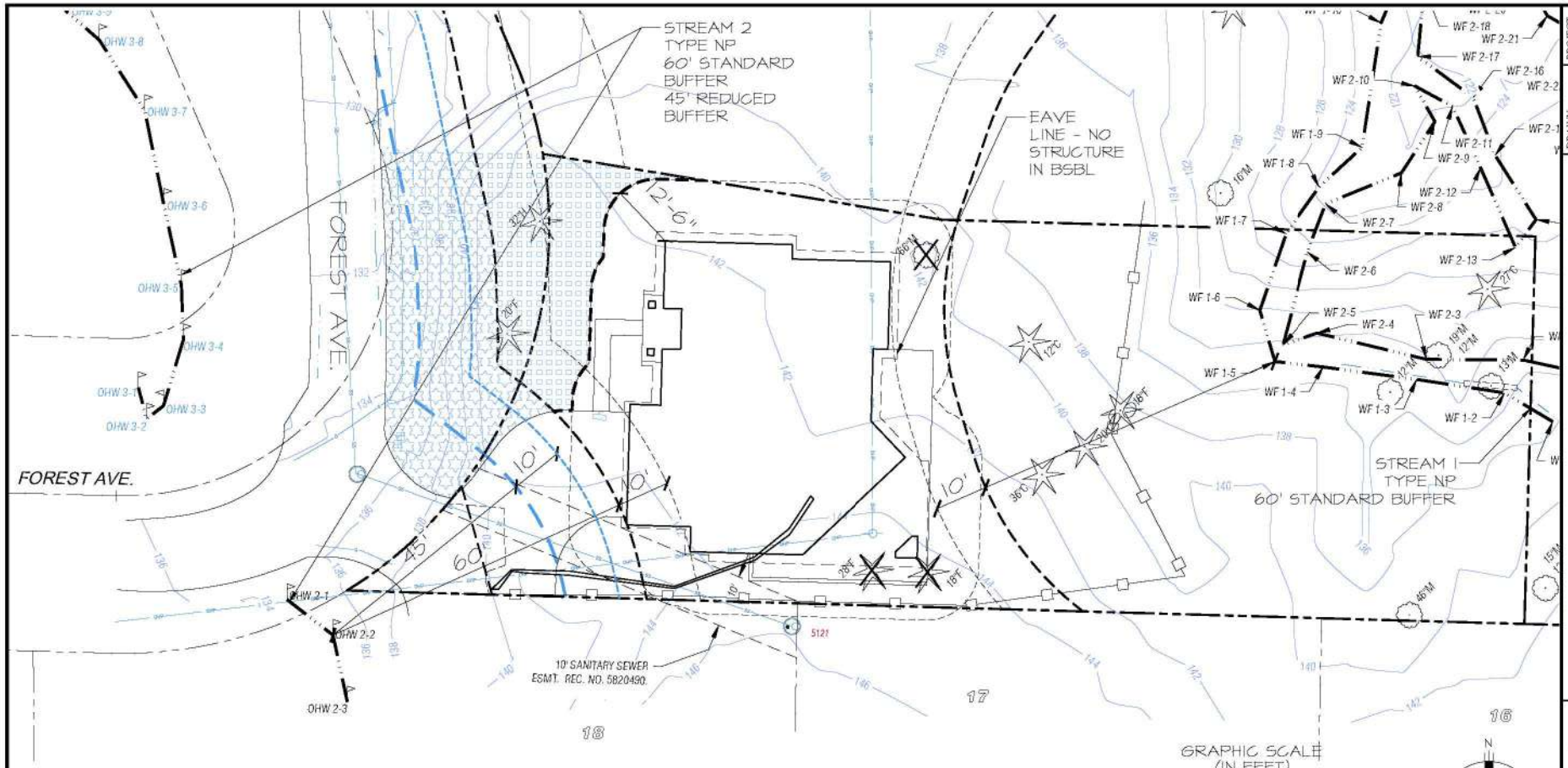
FIGURE 1: EXISTING CONDITIONS
SEASCAPE HOMES
FOREST AVE - BUFFER MITIGATION PLAN
MERCER ISLAND, WASHINGTON
PARCEL 1410300057

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture

DRAWN	SO
SCALE	AS NOTED
DATE	8-23-24
REVISED	01-27-25
PROJECT	6656

1/5

6656-MIT-01-27-25.dwg



PLAN LEGEND

- PROPERTY LINE
- OHW TYPE NP STREAMS
- 60' STANDARD BUFFER
- 45' REDUCED BUFFER
- PROPOSED BUFFER
- 10' STRUCTURE SETBACK
- 10' STRUCTURE SETBACK FOR REDUCED BUFFER

MITIGATION LEGEND

	BUFFER ENHANCEMENT - HAND REMOVE HIMALAYAN BLACKBERRY AND ENGLISH IVY AROUND EXISTING SNOWBERRY, SWORD FERN, TALL OREGON GRAPE, AND DOUGLAS FIR. REPLANT AT 75% PLANTING DENSITY	1,375 SF
	BUFFER REPLACEMENT WITH ENHANCEMENT - PLANT AT 100% PLANTING DENSITY	934 SF

NOTES

1. BASE INFORMATION PROVIDED BY MEAD GILMAN LAND SURVEYORS P.O.BOX 289, WOODINVILLE, WA 98072, 425.486.1252

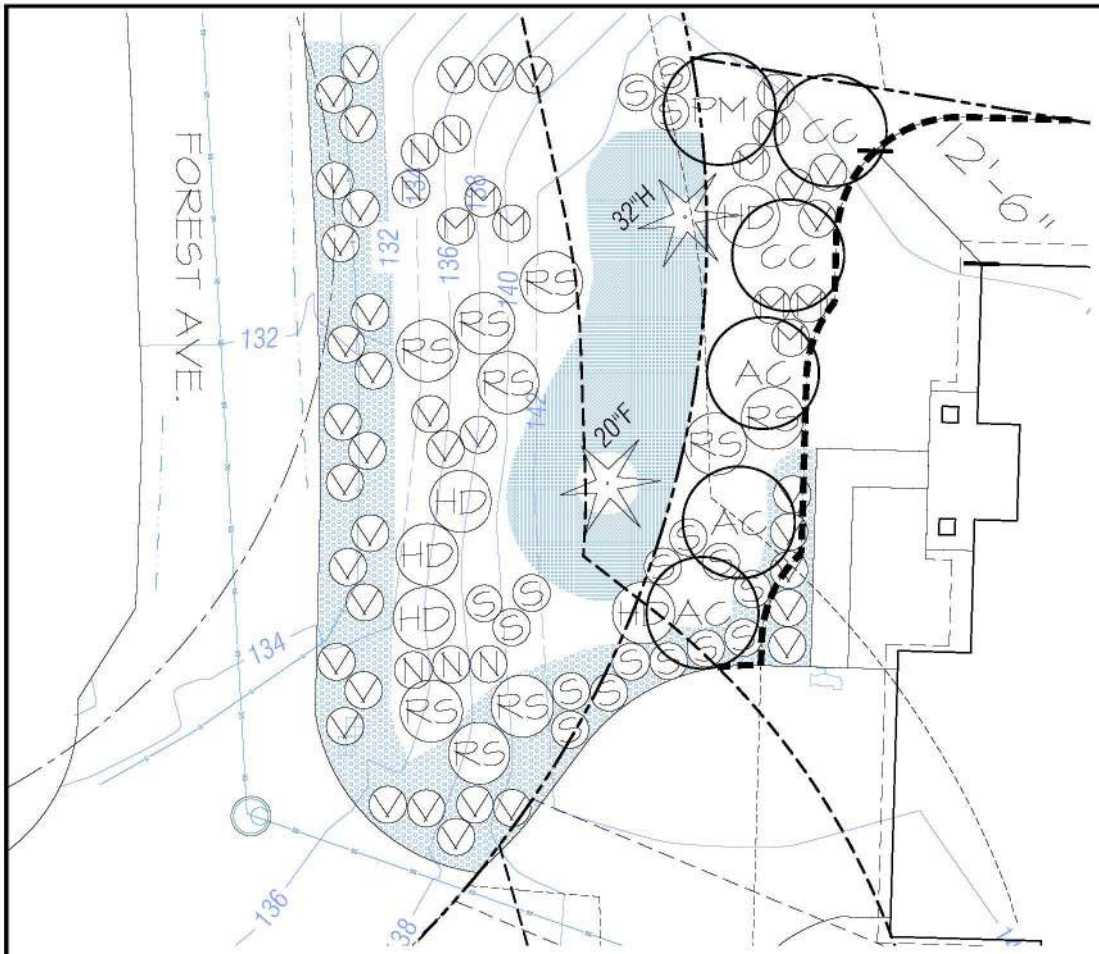
REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

PROJECT 6656
DRAWN SO
SCALE AS NOTED
DATE 8-23-24
REVISED 01-27-25
2/5

FIGURE 2: SITE PLAN
SEASCAPE HOMES
FOREST AVE - BUFFER MITIGATION PLAN
MERCER ISLAND, WASHINGTON
PARCEL 1410300057

Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture

6656-MIT-01-27-25.dwg



PLANT LIST (SEE FIGURE 4 FOR SCHEDULE)

TREES

KEY	COMMON NAME
AC	VINE MAPLE
CC	WESTERN HAZELNUT
PM	DOUGLAS FIR
RP	CASCARA

SHRUBS

KEY	COMMON NAME
HD	OCEAN SPRAY
M	TALL OREGON GRAPE
RS	RED FLOWERING CURRANT
N	NOOTKA ROSE
S	SNOWBERRY
V	EVERGREEN HUCKLEBERRY

GROUNDCOVER

KEY	COMMON NAME
	COAST STRAWBERRY
	SALAL

GRAPHIC SCALE (IN FEET)

0 5 10 15 20 30

SCALE: 1:10

N

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY
MERCER ISLAND WASHINGTON

NOTES

1. BASE INFORMATION PROVIDED BY MEAD GILMAN LAND SURVEYORS P.O.BOX 289, WOODINVILLE, WA 98072, 425.486.1252

DRAWN	SO
SCALE	AS NOTED
DATE	8-23-24
REVISED	01-27-25
PROJECT	6656

2/5

FIGURE 2: SITE PLAN
SEASCAPE HOMES
FOREST AVE - BUFFER MITIGATION PLAN
MERCER ISLAND, WASHINGTON
PARCEL 1410300057

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture

6656-MIT-01-27-25.dwg

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	3	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	2	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	1	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	12	1 GAL.	FULL & BUSHY
RS	RIBES SANUINEUM	RED FLOWERING CURRANT	5' O.C.	12	1 GAL.	MULTI-STEM (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	20	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	37	1 GAL.	FULL & BUSHY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	75	1 GAL.	FULL & BUSHY
	GAULTHERIA SHALLON	SALAL	2' O.C.	35	1 GAL.	FULL & BUSHY

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY
MERCER ISLAND WASHINGTON

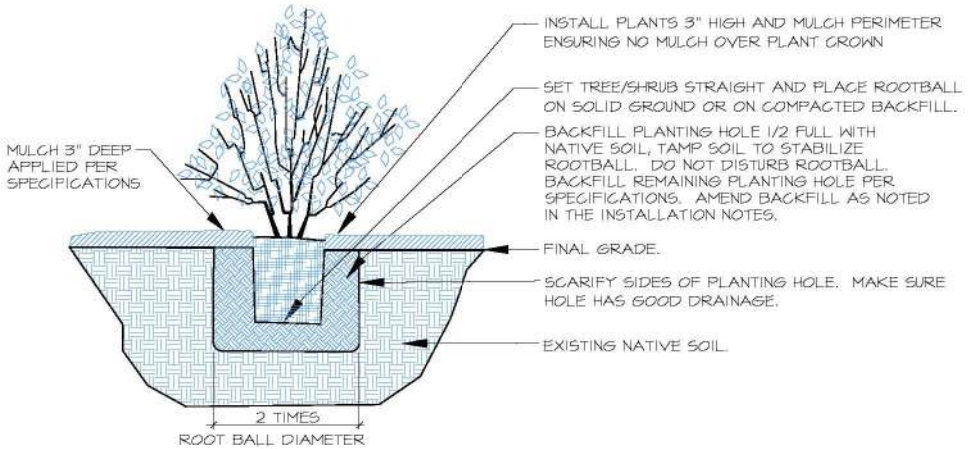
DRAWN	SO
SCALE	AS NOTED
DATE	8-23-24
REVISED	01-27-25
PROJECT	6656

4/5

FIGURE 4: PLANT SCHEDULE
SEASCAPE HOMES
FOREST AVE - BUFFER MITIGATION PLAN
MERCER ISLAND, WASHINGTON
PARCEL 1410300057

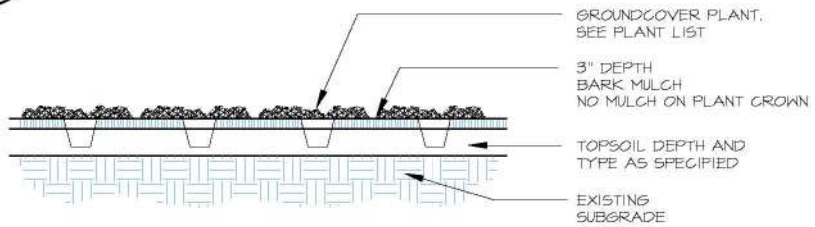
Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
P.O. Box 396 Gig Harbor, WA 98335 Office (425) 222-4928 Fax (425) 222-4929

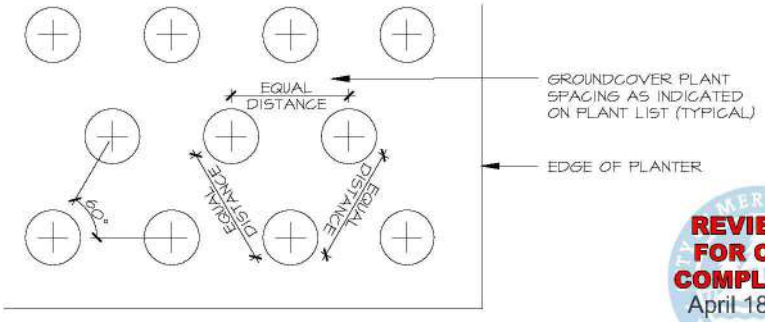
6656-MIT-01-27-25.dwg



1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS





2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

SPECIFICATIONS

1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE, INVASIVE VEGETATION SHALL BE HAND-REMOVED AND EXPORTED OFF SITE.
2. PRIOR TO PLANTING, ALL NON-NATURAL MATERIALS SHALL BE REMOVED (GRAVEL, ROCK, CONCRETE) FROM EXISTING CLEARED AREAS. A 4" LIFT OF IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED AND LIGHTLY RAKED INTO THE TOP 4" OF SUBGRADE PRIOR TO PLANTING.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
4. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH HOG-FUEL PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
5. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
6. LANDSCAPE CONTRACTOR TO INSTALL DRIP OR LOW-FLOW IRRIGATION SYSTEM CAPABLE OF HEAD TO HEAD COVERAGE OF ALL PLANTINGS.
7. ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF ½" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE ½" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 3 YEARS.
8. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
9. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
10. MONITORING AND MAINTENANCE SHALL BE COMPLETED IN MARCH, MAY JULY AND SEPTEMBER PER THE APPROVED STREAM BUFFER REDUCTIONS AND ENHANCEMENT REPORT PREPARED BY AOA.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1		1			
GENERAL MAINT.			1		1		1		1			
WATERING - YEAR 1						4-6	8-12	8-12	8-12	4-6		
WATERING - YEAR 2							4-8	4-8	4-8			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
4. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

MERCER ISLAND WASHINGTON
REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

PROJECT 6656
DRAWN SO
SCALE AS NOTED
DATE 8-23-24
REVISED 01-27-25
5/5

FIGURE 5: PLANTING DETAILS & SPECIFICATIONS
SEASCAPE HOMES
FOREST AVE - BUFFER MITIGATION PLAN
MERCER ISLAND, WASHINGTON
PARCEL 1410300057

AOA
Environmental Planning & Landscape Architecture
Altmann Oliver Associates, LLC
P.O. Box 576 Gig Harbor, WA 98335 Office (425) 252-4512 Fax (425) 252-4030

6656-MIT-01-27-25.dwg

EXHIBIT

G

City of Mercer Island
Development Services

9611 SE 36th Street
Mercer Island, WA 98040
Inspection Request Line (206) 275-7730
General Information (206) 275-7605

TREE PERMIT

Project No. DEV24-019
Main Permit No. 2410-056
Permit No. 2504-153

Site Address:	5222 FOREST AVE SE	Valuation:	0.00	Parcel No.	1410300057

Owner: SEASCAPE HOMES LLC
Tenant:
Mailing Address: PO Box 40568 BELLEVUE WA 98015
Phone: 2069729950

Description of Work:
REMOVE 3 TREES; REPLACE WITH 14 TREES

Legal Description

Lot:	Block:	Plat:

Contractor: SEASCAPE HOMES LLC
Address: PO Box 40568 BELLEVUE WA 98015
Phone: 2069729950
State Contractor Lic#: SEASCHL022LA
MI Business Lic#: 180430

Associated Permits:

TOTAL FEES: 209.00 **DATE PAID:** **RECEIPT#:** 868362

SPECIAL CONDITIONS:

1. All work is to be done at the applicant's expense, including clean up and removal of all debris
2. All work done on the City right-of-way is to be done by a licensed and insured professional contractor with proof of professional affiliation to the International Society of Arboriculture of the National Arborist Association.
3. Standard safety precautions of the tree care industry are to be adhered to at all times.
4. The work is to be performed in such a way as not to do damage to any road surface, overhead, or underground utilities.
5. Traffic control is the responsibility of the applicant. It is the applicant's responsibility to ensure the contractor is informed of this.
6. The City assumes no liability in connection with this action.
7. Please call (206) 275-7730 24 hours prior to needing a completion inspection.
8. All traffic lane restrictions and closures require a 24 hour notice to Police Dispatch at (206) 587-3400.

OTHER:

NOTICE TO APPLICANT

In accepting this permit the permittee, his successors, heirs, and assignees agree to protect and hold harmless the City of Mercer Island from all claims, action or damages of every kind and description which may accrue to or suffered by any persons, corporations or property by reason of the performance of the above described work, cost of materials and labor, character of materials used or manner of installation, maintenance, and operation, and in case any such suit or action is brought against said City of Mercer Island or damage arising out of or by reason of any of the above causes, the grantee, his successors, heirs or assigns, will upon notice to him or them of commencement of such action, defend the same at his or their own sole expense and will fully satisfy any judgement after the said suit or action shall have finally been determined if adversely to the City of Mercer Island.

The City Arborist may revoke, annul or terminate this permit if grantee fails to comply with any or all of its provisions, requirements or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given him or if the utility herein granted, is not installed or operated and maintained in conformity herewith or at all.

I hereby certify that I am the owner of the subject property or I have been authorized by the owner(s) of the subject property to represent this application, and that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Owner/Contractor/Authorized Agent	Date	Printed Name of Owner/Contractor/Authorized Agent
	4/30/25	Jon Fellner

Permit No. 2504-153
Project No. DEV24-019
Main Permit No. 2410-056

FILE COPY

EXHIBIT

H

RECEIVED
APR 28 2025
BY: SMD

SCANNED

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT#	APPEAL#	FEE
Date Received:		
Received By:		

APPEAL

SITE ADDRESS OF PROPERTY WHERE THE DECISION IS BEING APPEALED: 5222 Forest Avenue S.E.		
PROPERTY OWNER NAME: Seascape Homes LLC	ADDRESS:	PHONE: E-MAIL:
APPELLANT NAME (If different from property owner): Robert Grossman	ADDRESS: 5249 W Mercer Way, MI 98040	PHONE: 202-509-5183 E-MAIL: reg232@gmail.com
APPELLANT ATTORNEY INFORMATION (if applicable):	ADDRESS:	PHONE: E-MAIL:

What is the decision that you are appealing? Include any applicable project file number.

I am appealing the decision issued on April 14, 2025 in File No. CA024-032.

What are your reasons for appealing this decision? (Attach additional pages if necessary)

(You must indicate specifically that there were substantial errors, the decision is unsupported by the facts presented, the decision is in conflict with the standards for review of the action or there were irregularities in the procedure. Attachments or supporting information may be included.)

Please see the attached response.

What is the outcome or changes in the decision that you are seeking? (Attach additional pages if necessary)

Please see the attached response.

Signature: _____ **Date:** April 28, 2025

What are your reasons for appealing this decision?

The decision should be reversed on the grounds that it not consistent with MICC 19.10.060, which governs tree removal in connection with a development proposal. In particular, the building plans call for the elimination of two exceptional trees with a diameter that exceeds 24" – the mature Douglas fir trees identified as trees 1003 and 1004 on the development plan (in fact, tree 1004 appears to be approximately 36" in diameter; pictures of trees 1004 and 1003 are included below). This should not be approved because MICC 19.10.060(A)(3) provides that new single family dwelling development proposals "shall retain exceptional trees with a diameter of 24 inches or more," except in three specific circumstances, none of which are identified as being present in the development plan. The failure to identify trees 1003 and 1004 in the application as exceptional trees with a diameter greater than 24"—and the decision's resulting failure to ensure that the plan did not violate MICC 19.10.060(A)(3)—was a substantial error.

While the application's failure to satisfy MICC 19.10.060(A)(3) by itself warrants reversing the decision, it should also be noted that the plan does not satisfy MICC 19.10.060(A)(2)(b) because the plan does not prioritize the retention of exceptional trees. This is the case because these exceptional trees are on the only several feet from the edge of the property. The design plan could have easily proposed a large home without removing these exceptional trees.

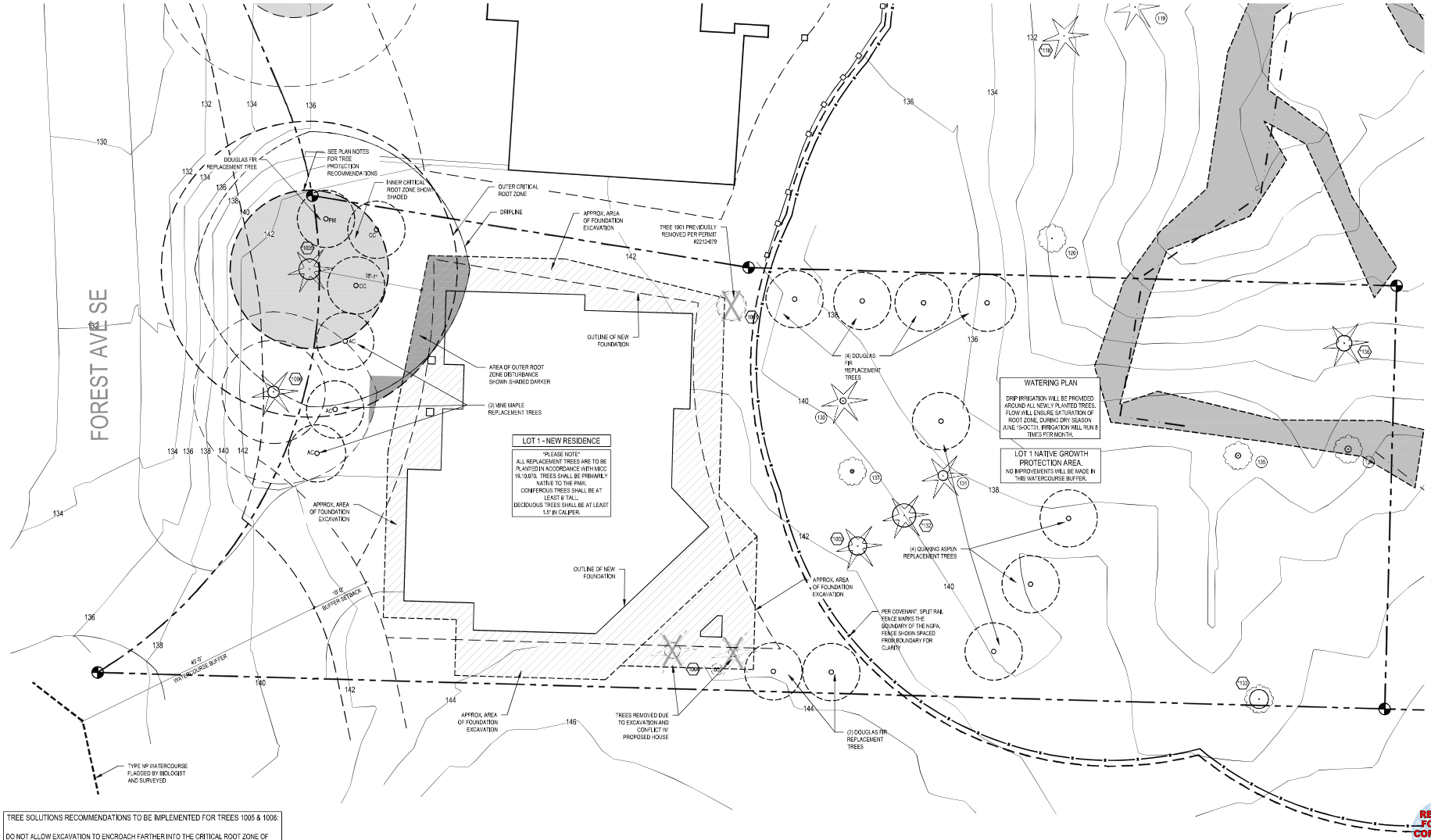
Finally, note that retention of trees 1003 and 1004 is consistent with the objectives of Chapter 19.10 and in the best interests of the Mercer Island community because these mature trees provide enhanced ecological benefits, even relative to other mature Douglas firs on Mercer Island. For example, the trees are on a site with geological hazardous areas and a watercourse, and thus the soil erosion prevention and water quality benefits of these trees are even greater than other similar firs on Mercer Island.

What is the outcome or changes in the decision that you are seeking?

The purpose of this appeal is not to stop development on this property. However, the design plan must follow the City Code and should therefore be reconfigured to avoid removal of exceptional trees 1003 and 1004 (as noted above, the trees are on the edge of the property, enabling the property owner to still build a substantial home on the site).

EXHIBIT

I



TREE SOLUTIONS RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES 1005 & 1006:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF TREE 1005 AS WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONE OF TREE 1005 TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

1 **LOT 1**
REPLACEMENT TREE PLAN
SCALE: 1/8" = 1'-0"

N

REPLACEMENT TREES:

ON-SITE:
QUAKING ASPEN = 4
(PM) DOUGLAS FIR= 7
(AC) VINE MAPLE= 3

TOTAL REQUIRED REPLACEMENT TREES = 14

"PLEASE NOTE"
FOR THE DEVELOPMENT OF PARCEL 1410300059 ("LOT 2"), TREE 1001 WAS REMOVED AS PART OF BUILDING PERMIT 2212-079. REPLACEMENT TREES FOR TREE 1001 WILL BE INCLUDED IN THE TOTAL REQUIRED AFTER THE REMOVAL OF TREES 1003 & 1004 FOR THE DEVELOPMENT OF PARCEL 141030-0057 ("LOT 1").

REVIEWED FOR CODE COMPLIANCE
April 18, 2025
SITE COPY

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

PERMIT SET 03/13/25

STURMAN ARCHITECTS
(c/o) 8 Avenue N, Suite 200
Bellevue, WA 98004
TEL 425.451.7003

REGISTERED ARCHITECT
DALE J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
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FOREST CREEK ESTATES LOT 1
PERMIT SET
5222 FOREST AVE S.E.
MERCER ISLAND, WA 98040

LOT 1 REPLACEMENT TREE PLAN

REVISIONS:
1 2025-1-13 Corrections #1
2
3
4
5

DRAWN BY: KS
CHECKED BY: BJS

SHEET
A1.2

PLOT DATE: 3/13/2025

EXHIBIT

J

JOHN E. GALT
Quasi-Judicial Hearing Services
927 Grand Avenue
Everett, Washington 98201
Voice: (425) 259-3144
E-mail: jegalt755@gmail.com

May 2, 2025

Robert Grossman
5249 W Mercer Way
Mercer Island, WA 98040
reg232@gmail.com
SERVICE BY E-MAIL (First class mail service if requested)

Seascape Homes, LLC
ATTN: Jon Tellefson
P.O. Box 40568
Bellevue, WA
jmt1231@gmail.com
SERVICE BY E-MAIL (First class mail service if requested)

City of Mercer Island
Community Planning & Development Department
C/o Bio F. Park, City Attorney
9611 SE 36th Street
Mercer Island, WA 98040
bio.park@mercergov.org
SERVICE BY E-MAIL (First class mail service if requested)

Subject: Scheduling Guidance for Type III Administrative Appeal: APL25-004

Dear Principal Parties:

I write in my capacity as the City of Mercer Island Hearing Examiner ("Examiner").

On April 30, 2025, I received the appeal which Robert Grossman ("Grossman") filed on April 28, 2025, determined to be complete as of May 2, 2025, upon payment of the appeal filing fee, with the City of Mercer Island, *in re* the Critical Area Review 2 ("CAR 2") Decision issued by the City Community Planning & Development ("CP&D") on or about April 14, 2025. Decisions made on CAR 2 permit applications are Type III land use actions which are subject to the right of administrative appeal to the Examiner. [MICC 19.15.030(E), Tables A and B]

The MICC provides for a 14 calendar day appeal period from date of issuance of the decision being appealed. [MICC 19.15.130(B)] The content requirements for Type I - III appeals are set forth in MICC 19.15.130(D). It would appear that the Grossman appeal was timely and complete when filed.

All proceedings in the foreseeable future in this appeal will be either remote or hybrid (remote and in-person attendance available). Mercer Island uses the "Zoom" platform for its remote proceedings. The hearing type will be determined before a hearing date is selected.

Before discussing the "nitty-gritty" of scheduling the appeal hearing, I want to mention something that may have a profound effect on these proceedings. The action that Grossman is appealing is the approval by CP&D of a CAR 2 application filed by Seascape Homes, LLC. CAR 2s are governed by MICC 19.07.090(B). "The purpose of a critical area review 2 is to review critical area studies and mitigation plans in support of proposed buffer averaging and reduction of wetland and watercourse buffers." [MICC 19.07.090(B)(1)] The Grossman is all about tree preservation. Tree regulations are found in Chapter 19.10 MICC, not Chapter 19.07 MICC. I, of course, do not have any of the file materials regarding the CAR 2 application as yet, but unless tree preservation has some direct link to "proposed buffer averaging and reduction of wetland and watercourse buffers," it may well be that Grossman is appealing something that is not covered at all under the CAR 2 process. The parties may benefit from an early discussion among yourselves whether this is the proper venue and time to appeal tree retention concerns.

The MICC contains basic regulations for Type I - III appeals and the open record hearings associated therewith [MICC 19.15.130]. Those regulations refer to rules that may be adopted by the Hearing Examiner. [MICC 19.15.130(G)] I promulgated Rules of Procedure ("RoP") on December 2, 2019, pursuant to MICC 3.40.080(B). <u>Please note that the current RoP are different from those of my predecessor.</u> I have more recently promulgated an Emergency Rule addressing electronic filing of documents. (I have attached a copy of both the new RoP and the Emergency Rule to the e-mail version of this letter. The City also maintains copies of the RoP which it can provide to appellants.)

Subsection 19.15.130(F) MICC requires the City to give notice of the open record appeal hearing not less than 30 days before the open record hearing in the manner required by MICC 19.15.100. To ensure fairness to all principal parties, I set the hearing date in consultation with the principal parties; the City issues the required hearing notices. RoP 224 requires a pre-hearing document pre-filing process in appeal cases. The pre-filing process starts not less than 14 days before the hearing date. RoP 225 provides a shortened version of the RoP 224 process. I urge both parties to familiarize themselves with the RoP, especially those specifically pertaining to appeals and hearings. I will determine which pre-filing process to use later.

The RoP provide for prehearing conferences. [RoP 208] The Examiner has sole discretion to convene prehearing conferences. [RoP 208(a)] Any principal party may request that the Examiner convene a prehearing conference; the Examiner may call for a prehearing conference on his own initiative. [RoP 208(c)] A**t this time I do not believe that a prehearing conference is necessary in this appeal**. However, I will fairly consider any request for a prehearing conference. Unless waived by the principal parties, I am required to give not less than seven days notice of a prehearing conference. [RoP 208(c)]

Allowing five work days for the parties to advise me of their date preferences, five work days after that for the City to prepare and issue the required hearing notices, and the required 30-day period between notice issuance and hearing date, the earliest that we could convene the hearing will be June 16, 2025. **I am presently available on June 24, 25, 27 and July 1 and 2, 2025.** (I schedule hearings on a first-come-first-served basis, so the longer it takes us to choose a date, the greater the likelihood that another jurisdiction may have reserved my services. Time is of the essence.)

Please communicate your availability and date preference(s) directly to me by E-mail by May 12, 2025, at the latest. My E-mail address is "jegalt755@gmail.com". The City's response must consider the availability of needed staff. I will select a date and time based upon timely received responses.

Please be aware that *ex parte* communication with me is strictly limited. (See RoP 120.) You may communicate with me only on scheduling or other procedural matters. Whenever you communicate with me on such matters, you must cross-copy your communication to all other parties.

Last but by no means least, two procedural items: 1) If you are willing to continue to accept e-mail service from me in this case, please so advise when you communicate your date preferences; and 2) If you have key associates or assistants that I should include in e-mail service to you, please provide their names and e-mail addresses in your e-mail.

Sincerely,

\s\ John E. Galt

John E. Galt
City of Mercer Island Hearing Examiner

EXHIBIT

K

BEFORE THE HEARING EXAMINER for the
CITY of MERCER ISLASND

INTERLOCUTORY ORDER DENYING MOTION TO DISMISS

FILE NUMBER: APL25-004

APPELLANT: Robert Grossman
5249 W Mercer Way
Mercer Island, WA 98040
reg232@gmail.com
SERVICE BY E-MAIL

RESPONDENT: City of Mercer Island
Community Planning & Development Department
C/o Eileen M. Keiffer
Madrona Law Group, PLLC
14205 SE 36th Street
Suite 100, PMB 440
Bellevue, WA 98006
eileen@madronalaw.com
SERVICE BY E-MAIL

AND

C/o Bio F. Park, City Attorney
9611 SE 36th Street
Mercer Island, WA 98040
bio.park@mercergov.org
SERVICE BY E-MAIL

APPLICANT: Seascape Homes, LLC
C/O Michael Spence
Helsell Fetterman, LLP
800 Fifth Avenue, Suite 3200
Seattle, WA 98104
mspence@helsell.com
SERVICE BY E-MAIL

TYPE OF CASE: Appeal from Approval of Critical Area Review 2; Ref. file #CAO24-32

WHEREAS, the City of Mercer Island Hearing Examiner ("Examiner") has before him the April 28, 2025, appeal of Robert Grossman ("Grossman") from the City of Mercer Island Community Planning &

Development Department's ("CP&D's") April 14, 2025, approval (with conditions) of Seascape Homes, LLC's ("Seascape's") Critical Area Review 2 ("CAR 2") application; and

WHEREAS, on May 12, 2025, Respondent CP&D filed a Motion to Dismiss (the "Motion") asserting that the concern stated in Grossman's appeal (to wit: that removal of Trees 1003 and 1004 as depicted on the approved CAR 2 site plan would violate Mercer Island City Code ("MICC") provisions) was beyond the scope of the CAR 2 review and, thus, beyond the scope of the Examiner's jurisdiction in this appeal. On May 13, 2025, Applicant Seascape joined in CP&D's Motion; and

WHEREAS, as contemplated by the Examiner's Rules of Procedure (See RoP 204 and RoP 228.) the Examiner granted Appellant time to respond to the Motion, which Appellant did on May 20, 2025. The Examiner has purposely delayed issuance of this Order because Respondent's Counsel was out of the country from May 21 through June 6; and

WHEREAS, summary dismissal requests in the quasi-judicial realm are akin to summary judgment requests in the judicial realm. Washington's appellate courts have explained the standard of review to be applied in summary judgment requests.

> When reviewing a summary judgment order, we engage in the same inquiry as the trial court, affirming summary judgment only if there is no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law. *City of Sequim v. Malkasian*, 157 Wn.2d 251, 261, 138 P.3d 943 (2006). All facts and reasonable inferences must be considered in the light most favorable to the nonmoving party, and summary judgment is appropriate only if reasonable minds could reach but one conclusion. *Dowler v. Clover Park Sch. Dist. No. 400*, 172 Wn.2d 471, 484, 258 P.3d 676 (2011).

Staples v. Allstate Insurance Co., __ Wn.2d __, __ P.3d __ (2013)

> A nonmoving party in a summary judgment may not rely on speculation, argumentative assertions that unresolved factual issues remain, or in having its affidavits considered at face value; for after the moving party submits adequate affidavits, the nonmoving party must set forth specific facts that sufficiently rebut the moving party's contentions and disclose that a genuine issue as to a material fact exists.

Seven Gables Corp. v. MGM/UA Entertainment Co., 106 Wn.2d 1, 13, 721 P.2d 1 (1986); and

WHEREAS, Seascape proposes to construct a single-family residence on King County Assessor's Parcel # 141030-0057 ("Parcel 0057"). (CP&D CAR 2 Decision, Exhibit 1, PDF 3 & 4) Parcel 0057 contains "a piped and uniped watercourse and within a geologically hazardous areas, specifically a potential slide and erosion hazard area." (CP&D CAR 2 Decision, PDF 4 {*sic*}); and

WHEREAS, "The purpose of a critical area review 2 is to review critical area studies and mitigation plans in support of proposed buffer averaging and reduction of wetland and watercourse buffers." [MICC 19.07.090(B)(1)] However,

> When development and/or activity is proposed on a site containing geologically hazardous areas and one or more of the critical area types listed in subsection (B)(2)(a) of this section or the associated buffer of one of those critical areas, a critical area review 2 reviewing all critical areas is required to be reviewed and approved prior to construction authorization, using the procedures required for a Type 3 land use review."

[MICC 17.09.090(B)(2)(c)]; and

WHEREAS, The City's tree protection, retention, and replacement regulations are contained in Chapter 19.10 MICC. "Generally, a permit is required to remove any tree with a diameter of greater than ten inches …." [MICC 19.10.010(A)] "Permit approval to remove one or more nonhazardous trees <u>may take the form of a tree removal permit or other construction permit approval.</u>" [MICC 19.10.020(B)(1), underlining added] On September 24, 2024, the date that Seascape filed its CAR 2 application, it also filed a Concurrent Review form requesting concurrent review of its applications, which include Building Permit application 2410-056. (CP&D CAR 2 Decision, Exhibits 1 PDF 3; 3, PDF 16); and

WHEREAS, the CP&D CAR 2 Decision does not discuss compliance with Chapter 19.10 MICC but does state that "[t]he project also includes the planting of replacement trees …." (CP&D Decision, Exhibit 1, PDF 6) The CP&D CAR 2 Decision concludes with the statement that CAR 2 "application CAO24-032 as depicted in **Exhibit 8**, is hereby **APPROVED as conditioned**. (CP&D Decision, Exhibit 1, PDF 10); and

WHEREAS, CP&D CAR 2 Decision Exhibit 8 is a 36-page plan set including site plans (PDF 104 & 105), "Replacement Tree Plan" (PDF 106), a lot survey (PDF 107), clearing, grading, and utility plans (PDF 108 – 113), complete structural construction plans for the proposed residence (PDF 114 – 133), mitigation plans (134 – 138), and a landscape plan (PDF 139); and

WHEREAS, building permits and tree removal permits are classified by the City as Type I Land Use Reviews. Type I Land Use Reviews do not require public notification, notice of application, public hearing, or notice of decision. Type I Land Use Review decisions are appealable to the Examiner. [MICC 19.15.030(H), Table A]; and

WHEREAS, issues of material fact exist that render summary dismissal inappropriate. A tree removal permit is required, but it may be rolled into some other development permit. Whether that has occurred here is unknown to the Examiner. What is the scope of CAR 2 permit CAO24-032? Does it include the required tree removal permit (given that the approved plan set includes a "Replacement Tree Plan")? Does it include approval of the underlying building permit (given that the approved plan set includes a complete building plan set)? Is there a separate tree permit yet to be issued? Is there a separate building permit yet to be issued? Is this the only forum in which the Type I Land Use Review right-to-appeal is available?; and

WHEREAS, any Recital herein deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

NOW, THEREFORE, the Hearing Examiner issues the following:

ORDER

The Motion to Dismiss is herewith **DENIED** because issues of material fact remain unanswered.

This Order is interlocutory in nature.

ORDER issued June 9, 2025.

\s\ John E. Galt

JOHN E. GALT
Hearing Examiner