

MERCER LAKEHOUSE PERMIT PLAN SET

6236 SE 22ND ST, MERCER ISLAND, WA 98040

PARCEL NUMBERS 544230-0796 AND 544230-0765

PROJECT NARRATIVE

The project will consist of the following:

- Lot consolidation of parcels 544230-0796 and 544230-0765 underway per existing permit #SUB24-001
- Driveway realignment with associated landscaping improvements
- New sport court with associated retaining wall addition
- Site drainage improvements
- New 6' high chain-link fence around property
- New automatic driveway gate, 6' tall, not within front yard setback

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EXISTING SURVEY - NORTH

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C-200 - GRADING & DRAINAGE PLAN

C-201 - GRADING & DRAINAGE PROFILE

C-202 - GRADING & DRAINAGE DETAILS

C-203 - PAVING DETAILS

C-204 - EXISTING STORM FILTER DETAIL

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L1.1 - SOUTH ENLARGED SITE PLAN

L3.0 - TREE REPLACEMENT PLANTING PLAN

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L0.B - LOT COVERAGE CALCS

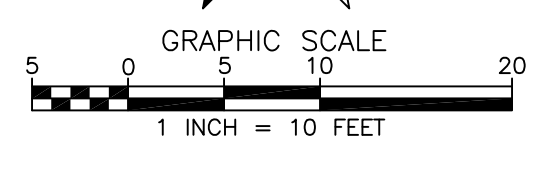
L0.C - HARDSCAPE CALCS

S100 - GENERAL NOTES, LEGEND AND ABBREVIATIONS

S200 - RETAINING WALL PLAN AND DETAILS

A2.01 - AUTO GATE PERMIT PLAN

A2.02 - MICC 19.13.050(A) COMPLIANCE PLAN

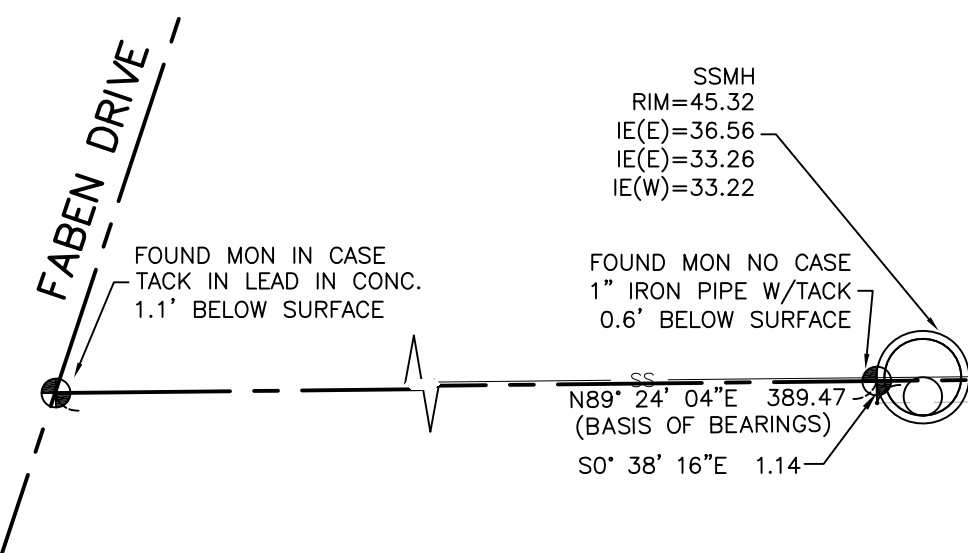
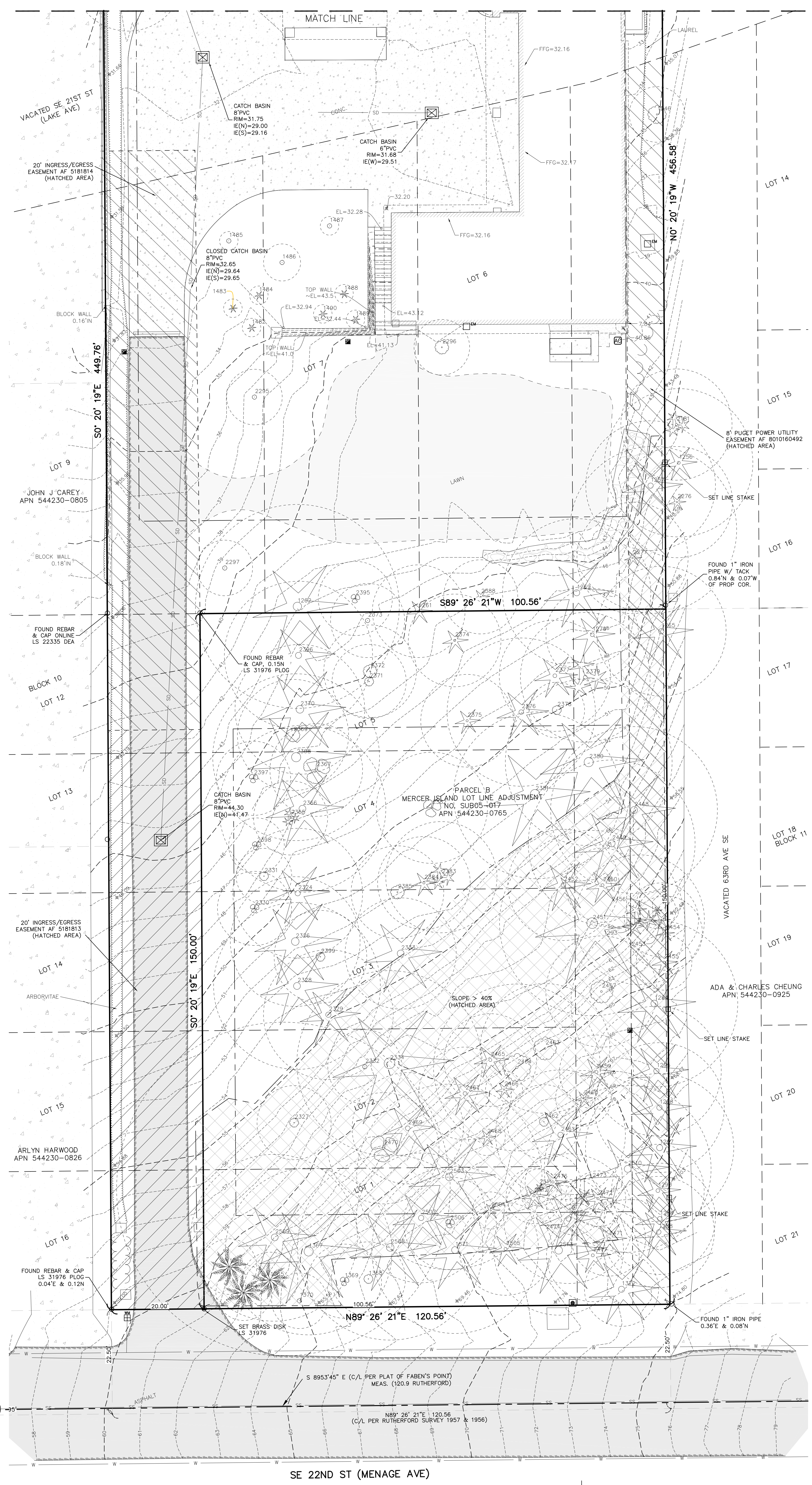


SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- WATER LINE
- GAS VALVE
- GAS METER
- GAS LINE
- CABLE RISER
- CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PAD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OHU—OVERHEAD UTILITIES (GENERAL/MIXED)
- OHE—OVERHEAD ELECTRICAL
- OHC—OVERHEAD CABLE
- OHT—OVERHEAD TELEPHONE
- UGU—UNDERGROUND UTILITIES (GENERAL/MIXED)
- UGE—UNDERGROUND ELECTRICAL
- UGC—UNDERGROUND CABLE
- UGT—UNDERGROUND TELEPHONE
- FO—UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

- MON = MONUMENT
- DN = DOWN
- SP = SHORT PLAT
- BLA = BOUNDARY LINE ADJUSTMENT
- DBH = DIAMETER AT BREAST HEIGHT (FT)
- DLR = DRIP LINE RADIUS (FT)
- APN = ASSESSOR'S PARCEL NUMBER
- AF# = AUDITOR'S FILE NUMBER
- WD = WOOD
- CL = CHAIN LINK
- (M) = AS MEASURED
- (C) = AS CALCULATED
- (P) = PER PLAT
- (D) = PER DEED
- (R#) = PER REFERENCE SURVEY
- (H) = HELD



PROJECT INFORMATION

SURVEYOR: PLOG ENGINEERING, PLLC
P.O. BOX 412
RAVENSDALE, WA 98051
PH.: (206) 420-7130

TAX PARCEL NUMBER: 544230-0796 & 544230-0765

PROJECT ADDRESS: 6236 SE 22ND ST W.
MERCER ISLAND, WA 98040

PARCEL AREA: 544230-0796
38,478 S.F. (0.883 ACRES ±)

544230-0765
15,084 S.F. (0.346 ACRES ±)
AS SURVEYED



PLOG ENGINEERING
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www.PlogEngineering.com

SE1/4, SE1/4, SEC 2, TWP 24N, RNG 4E, W.M. BOUNDARY & TOPOGRAPHIC SURVEY			
6236 SE 22ND ST MERCER ISLAND, WA 98040 KING COUNTY			
PROJECT NO.:	REVISION DATE:	REVISION NO.:	SHEET
134-23	10/17/2023	0	1 OF 3

BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY.
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

LEGAL DESCRIPTION

PARCEL A:
THE SOUTH 150 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET THEREOF; TOGETHER WITH SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE. SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL A, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

PARCEL B:
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 150 FEET THEREOF AND TOGETHER WITH THE WEST 20 FEET OF THE SOUTH 150 FEET; TOGETHER WITH SHORELANDS OF THE SECOND CLASS; AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE. SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL B, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM & CONTOUR INTERVAL

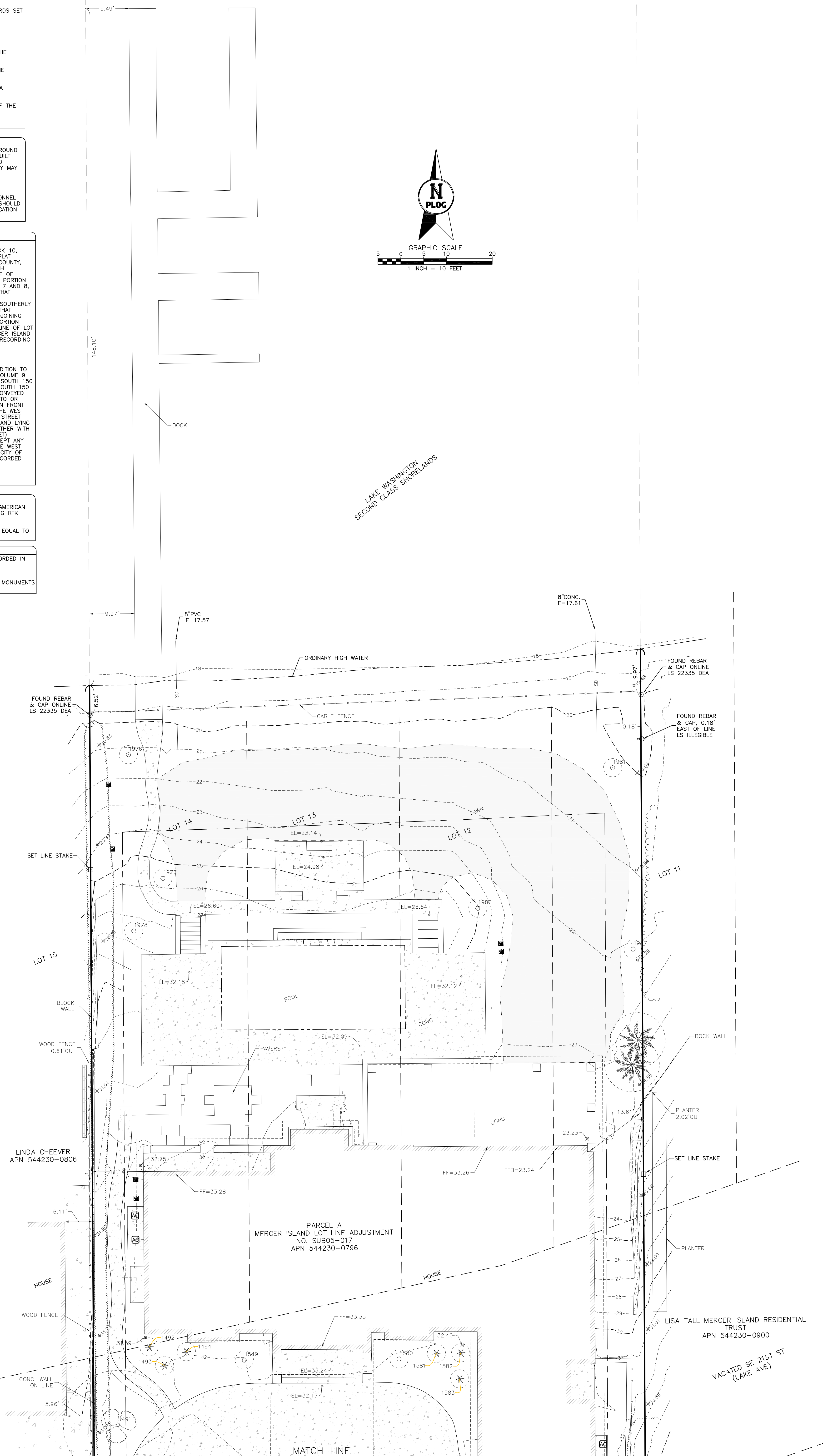
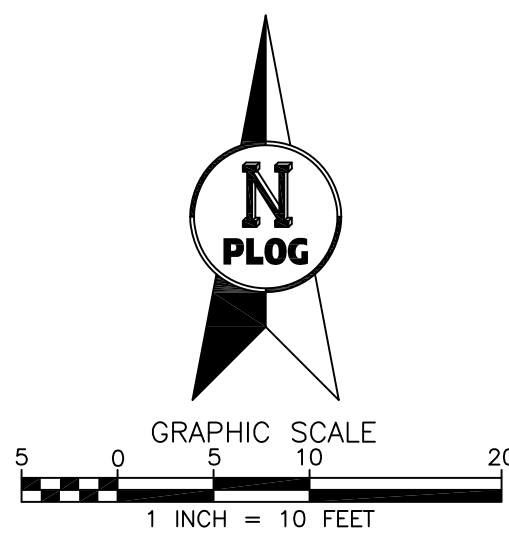
ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

BASIS OF BEARINGS

PER THE PLAT OF FABEN'S POINT WATER FRONT TRACTS, AS RECORDED IN VOLUME 33 OF PLATS ON PAGE 17, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE PLAT BEARING OF MENAGE AVE BASED ON FOUND MONUMENTS IN CASE.



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SE1/4, SE1/4, SEC 2, TWP 24N, RNG 4E, W.M.			
BOUNDARY & TOPOGRAPHIC SURVEY			
6236 SE 22ND ST			
MERCER ISLAND, WA 98040			
KING COUNTY			
PROJECT NO.:	REVISION DATE:	REVISION NO.:	SHEET
134-23	10/17/2023	0	2 OF 3

MERCER LAKEHOUSE

MERCER ISLAND, WASHINGTON

LEGEND

	MONUMENT AS NOTED		MONUMENT
	SECTION CORNER		DOWN
	QUARTER SECTION CORNER		SHORT PLAT
	FOUND REBAR AS NOTED		BOUNDARY LINE ADJUSTMENT
	SET REBAR AND CAP LS 31976		DIAMETER AT BREAST HEIGHT (FT)
	FOUND SURFACE MARKER/DISK		DRIP LINE RADIUS (FT)
	SET SURFACE MARKER/DISK LS 31976		ASSESSOR'S PARCEL NUMBER
	SEWER MAINTENANCE HOLE		AUDITOR'S FILE NUMBER
	SEPTIC MAINTENANCE HOLE		WOOD
	SEWER CLEAN OUT		CHAIN LINK
	SEWER LINE		AS MEASURED
	STORM DRAIN MAINTENANCE HOLE		AS CALCULATED
	CATCH BASIN (TYPE 2)		PER PLAT
	CATCH BASIN (TYPE 1)		PER DEED
	STORM DRAIN CLEAN OUT		PER REFERENCE SURVEY
	ROUND YARD DRAIN		HELD
	SQUARE YARD DRAIN		
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	TRAFFIC SIGNAL MAINTENANCE HOLE		
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	HAND HOLE		
	A/C COMPRESSOR		
	YARD LIGHT		
	POWER POLE		
	GUY WIRE		
	STREET LIGHT		
	OVERHEAD UTILITIES (GENERAL/MIXED)		
	OVERHEAD ELECTRICAL		
	OVERHEAD CABLE		
	OVERHEAD TELEPHONE		
	UNDERGROUND UTILITIES (GENERAL/MIXED)		
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	UNDERGROUND TELEPHONE		
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	MAILBOX		
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	WETLAND FLAG		
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	DECIDUOUS MULTI-TRUNK		
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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

PER THE PLAT OF FABEN'S POINT WATER FRONT TRACTS, AS RECORDED IN VOLUME 33 OF PLATS ON PAGE 17, RECORDS OF KING COUNTY, WASHINGTON.

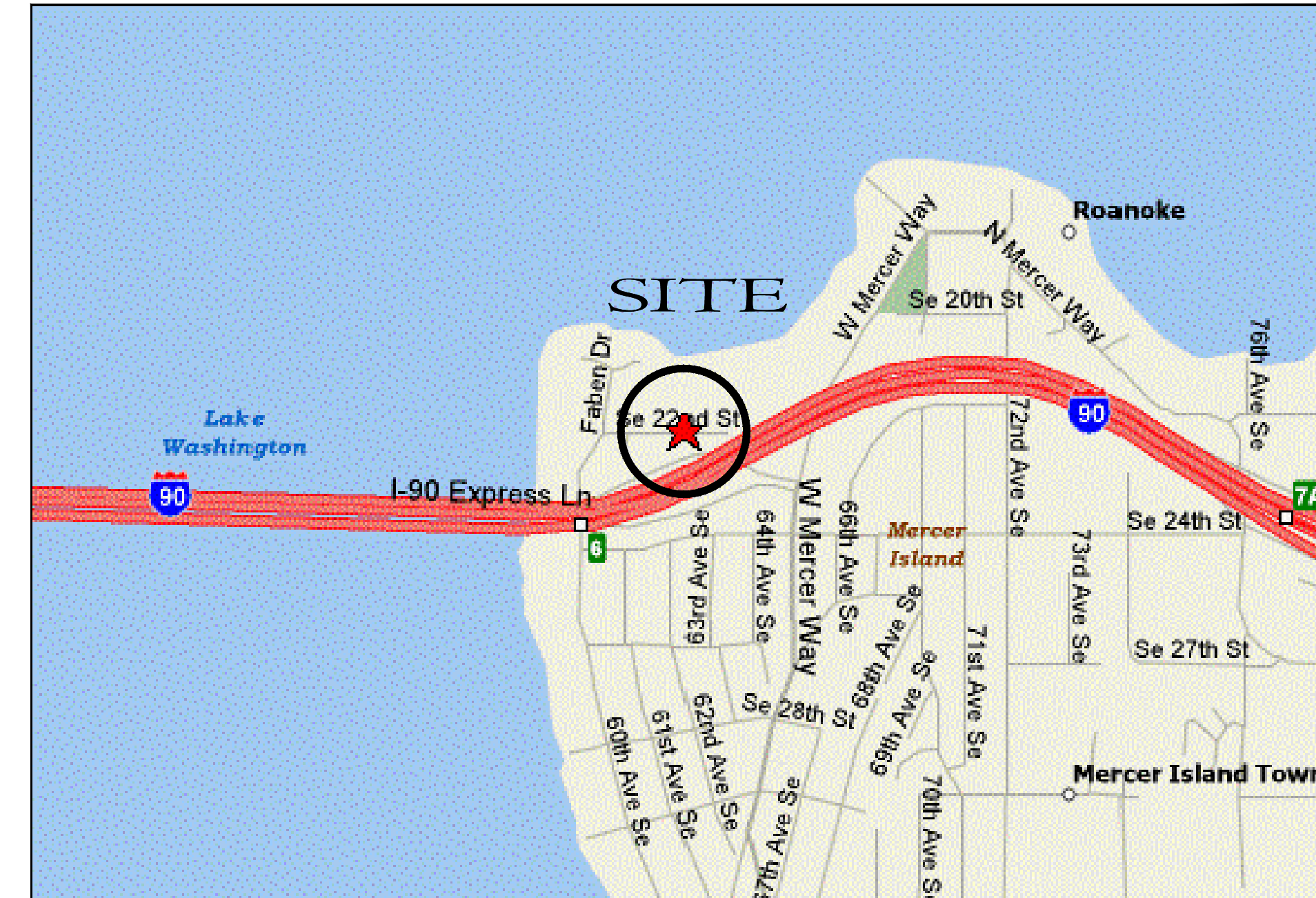
ACCEPTED THE PLAT BEARING OF MENAGE AVE BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM - BASIS OF ELEVATION

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.



VICINITY MAP
SCALE: N.T.S.

APPLICANT

DEFOREST ARCHITECTS
1301 1ST AVENUE, SUITE 301
SEATTLE, WA 98101
(206) 258-5250
CONTACT: JOHN DEFOREST

ARCHITECT

DEFOREST ARCHITECTS
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SEATTLE, WA 98101
(206) 258-5250
CONTACT: JOHN DEFOREST

LANDSCAPE ARCHITECT

ANNE JAMES LANDSCAPE ARCHITECTURE LLC
24539 NE 11TH ST.
REDMOND, WA 98074
(425) 894-9857
CONTACT: ANNE JAMES

SHEET INDEX

TITLE SHEET AND VICINITY MAP.....	C001
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GRADING AND DRAINAGE DETAILS.....	C202
GRADING AND DRAINAGE DETAILS.....	C203
EXISTING STORM FILTER DETAIL.....	C204

CIVIL ENGINEER

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818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
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CONTACT: MATTHEW FRISBY

GEOTECHNICAL ENGINEER

REWREWREWREWREWREWREW
REWREWREWREWREWREWREW
REWREWREW

SURVEYOR

PLOG ENGINEERING
P.O. BOX 412
RAVENSDALE, WA 98051
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PREPARED BY:
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818 STEWART STREET, SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1900
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

SIGNATURE:

REVISIONS:

1	BUILDING PERMIT REVISION
---	--------------------------

APPROVALS:

Job No.:	23012-0025
Proj. Manager:	MJF
Designer:	MJF
Reviewer:	MJF
Drawn:	BDJ
Dwg. Checked:	MJF
Scale:	1" = 20'

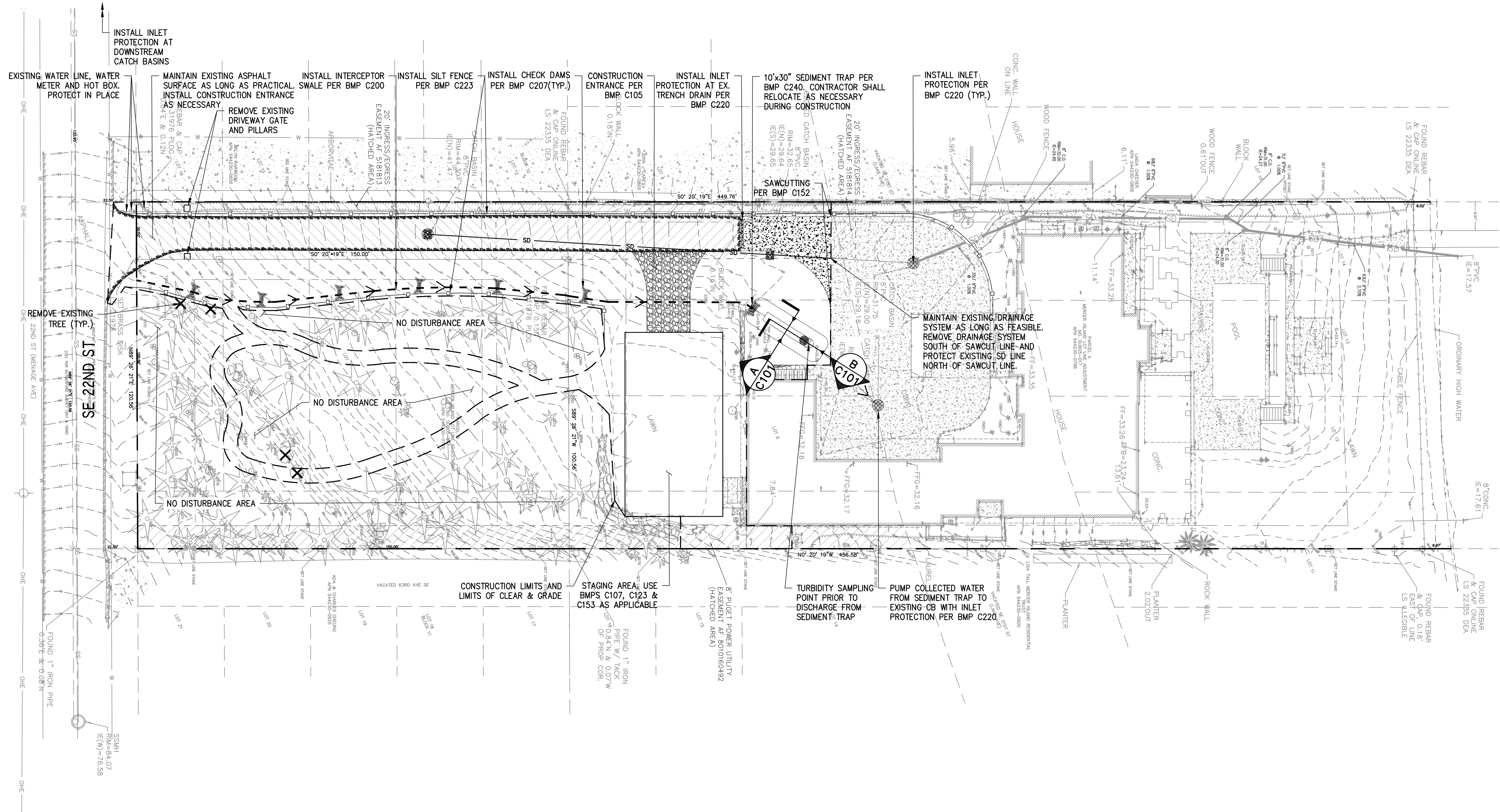
PROJECT TITLE:
**6236 SE 22nd St
MERCER ISLAND, WA 98040**

SHEET TITLE:
COVER SHEET

SHEET NO.:
C-001



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NOTE
 THE TESC MEASURES SHOWN ON THIS SHEET ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO CONTAIN ANY SURFACE WATER OR SPILL FROM LEAVING THE SITE. THE CONTRACTOR MAY AMEND, ADD, REMOVE, ETC. SPECIFIC ITEMS ACCORDING TO THE PROJECT'S CSWPPP REQUIREMENTS. AS THE PROJECT PROGRESSES THE CONTRACTOR SHALL CONTINUALLY UPDATE THE TESC MEASURES AND BMPS TO ENSURE COMPLIANCE WITH THE PROJECTS CSWPPP AND TURBIDITY DISCHARGE REQUIREMENTS.

ALL CATCH BASIN INLETS IN PLACE AT TIME OF DEMO SHALL HAVE INLET PROTECTION, TYP.

CONTRACTOR SHALL USE DUST CONTROL BMP C140 AS APPLICABLE FOR CONSTRUCTION DURING THE DRY SEASON.

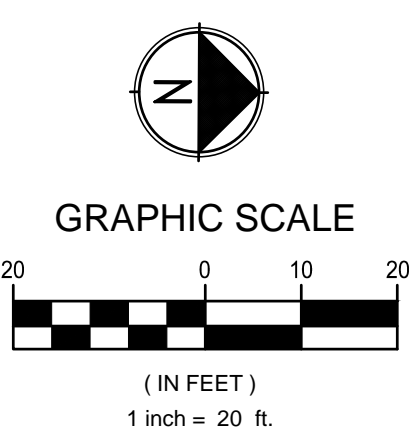
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AREA OF DISTURBANCE
 15,000± SF (0.34 AC)

TESC KEY CONTACT
 PROVIDE AT PRECON

CONSTRUCTION SEQUENCE:
 SEE CSWPP FOR MORE DETAILED SCHEDULE.

1. PRECON WITH CITY OF MERCER ISLAND:	JUN. 2024
2. MOBILIZATION:	JUN. 2024
3. INSTALL TESC MEASURES:	JUN. 2024
4. EARTH WORK:	JUL. 2024
5. STORM UTILITY EXTENSION:	JUL. 2024
6. DEMOLISH EXISTING DRIVEWAY	JUL. 2024
7. INSTALL NEW DRIVEWAY	JUL. 2024
8. LANDSCAPING/FINAL STABILIZATION:	JUL. 2024
9. FINAL INSPECTIONS:	JUL. 2024
10. PROJECT COMPLETE:	AUG. 2024



6236 SE 22ND ST
 MERCER ISLAND, WA 98040

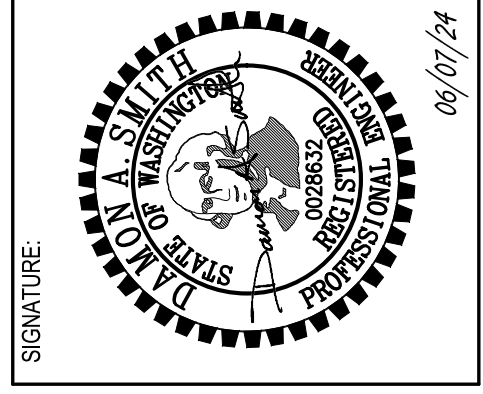
PROJECT TITLE:
 T.E.S.C & DEMO PLAN

SHEET NO.
 C-100

APPROVALS

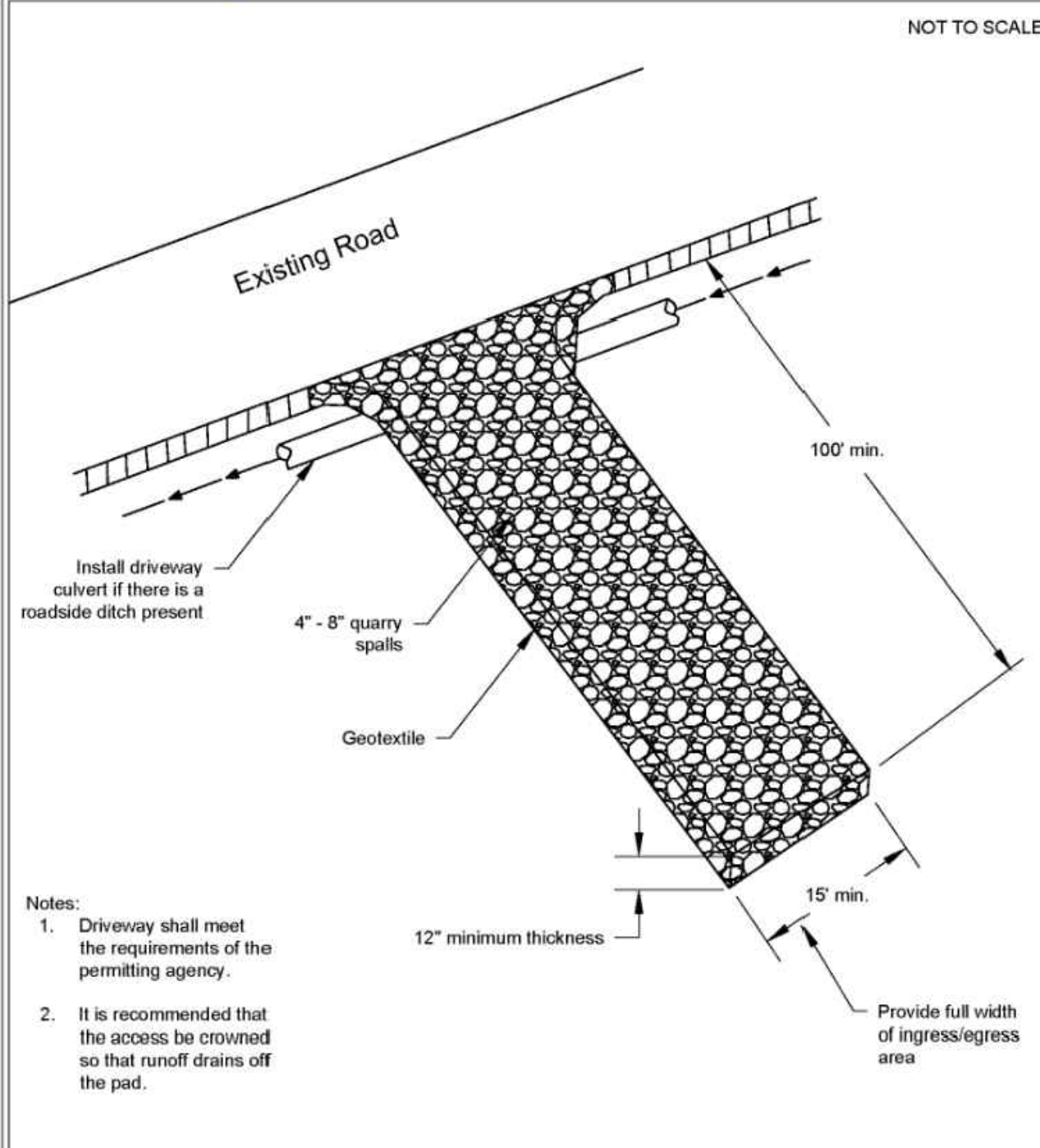
Job No.:	23012-0025
Proj. Manager:	MUF
Designer:	MUF
Reviewer:	MUF
Drawn:	BDJ
Dwg. Checked:	MUF
Scale:	1" = 20'

REVISIONS



PREPARED BY:
DDCI
ENGINEERS
 818 STEWART STREET • SUITE 1000
 SEATTLE, WASHINGTON 98101
 PHONE: (206) 332-1900 • FAX: (206) 332-1900
 WEBSITE: www.ddci-engineers.com
 CIVIL / STRUCTURAL

Figure II-3.1: Stabilized Construction Access

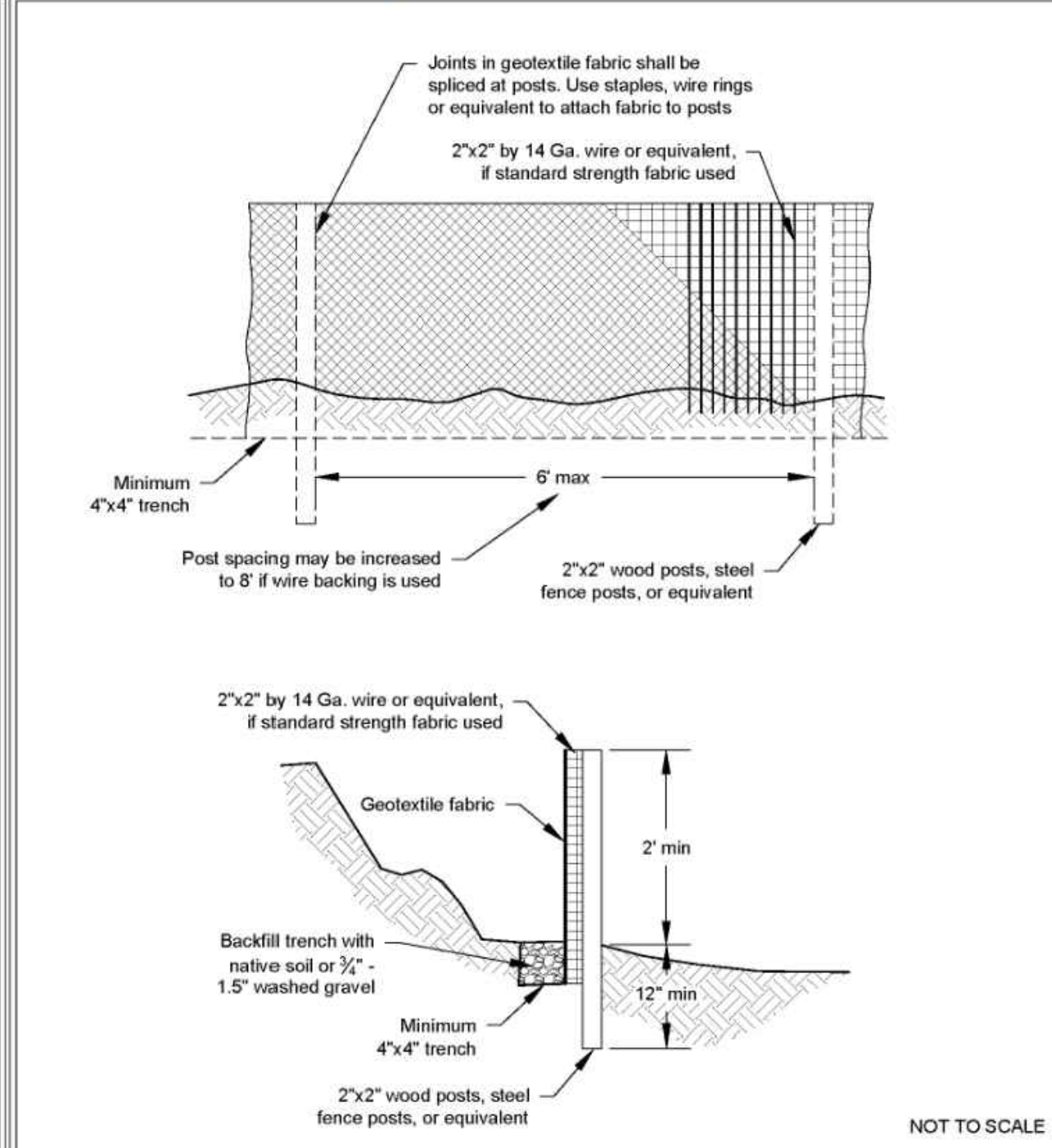


Stabilized Construction Access
Revised June 2018

DEPARTMENT OF ECOLOGY
State of Washington

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Figure II-3.22: Silt Fence

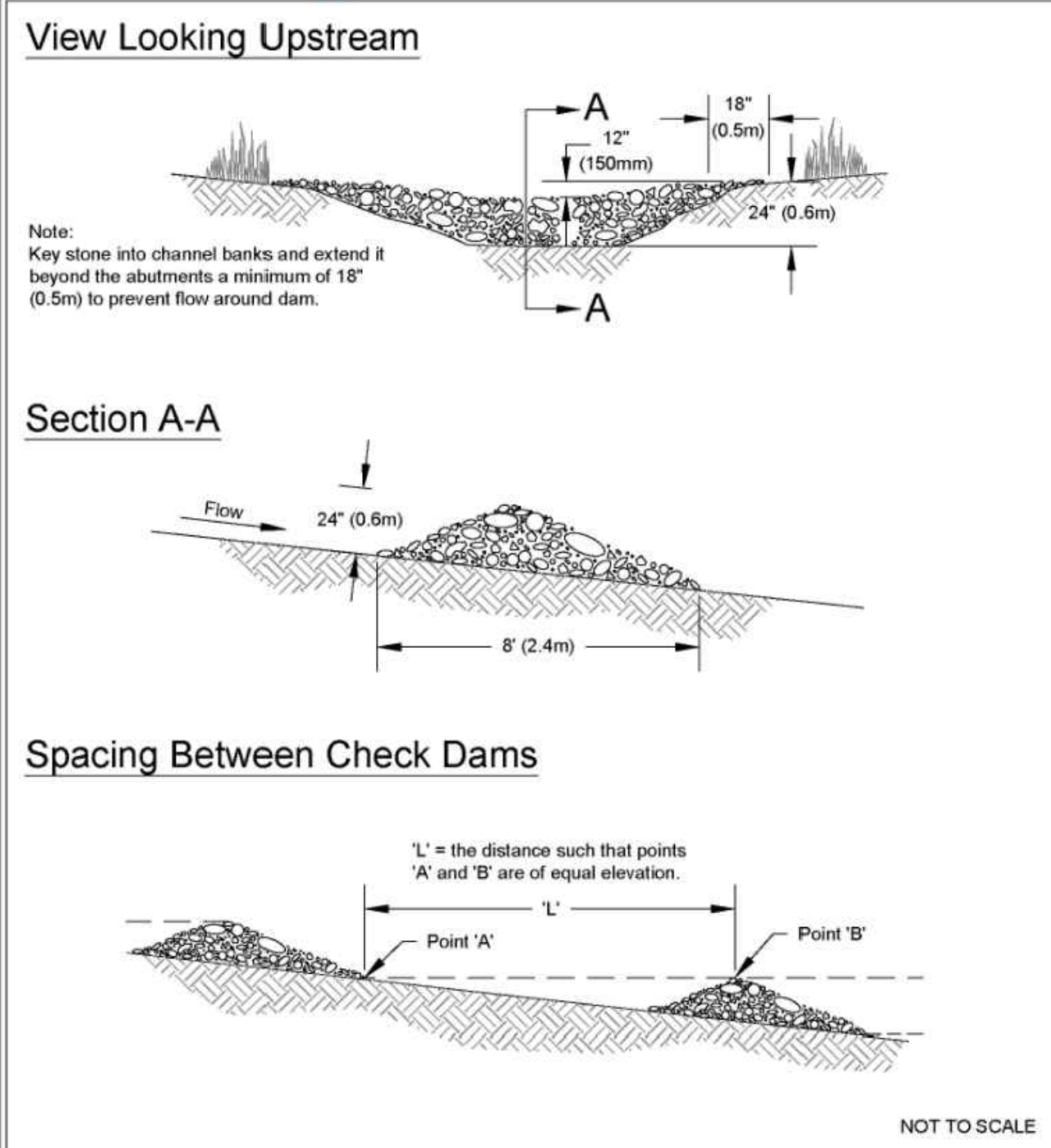


Silt Fence
Revised July 2017

DEPARTMENT OF ECOLOGY
State of Washington

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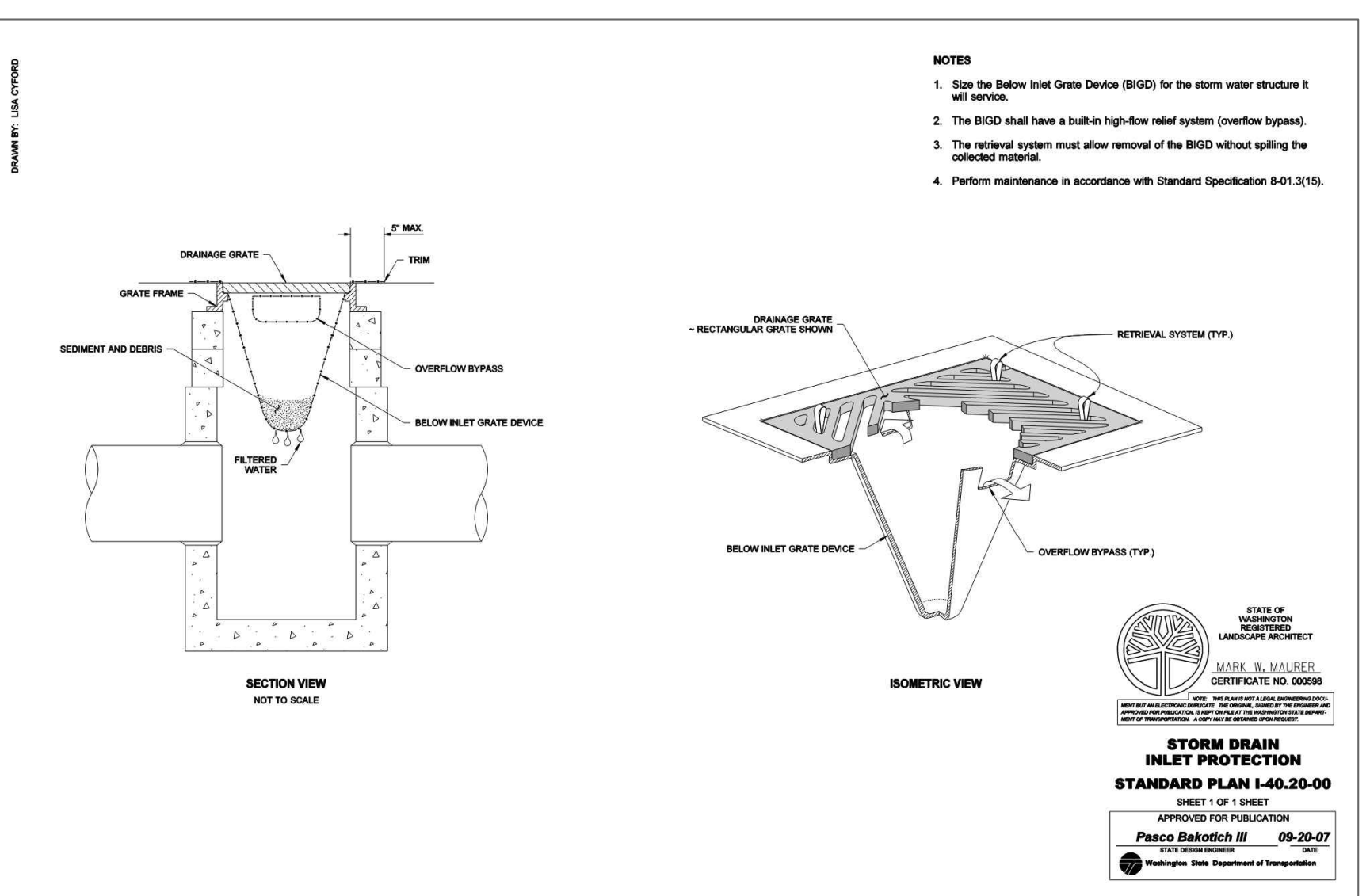
Figure II-3.16: Rock Check Dam



Rock Check Dam
Revised June 2016

DEPARTMENT OF ECOLOGY
State of Washington

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STORM DRAIN INLET PROTECTION
STANDARD PLAN I-40.20-00
SHEET OF SHEET
APPROVED FOR PUBLICATION
Pasco Babcock & Associates, Inc.
09-20-07

PREPARED BY:
DDC ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1900
WEBSITE: www.dd-engineers.com
CIVIL / STRUCTURAL

06/07/24
SIGNATURE: [Signature]

REVISIONS:

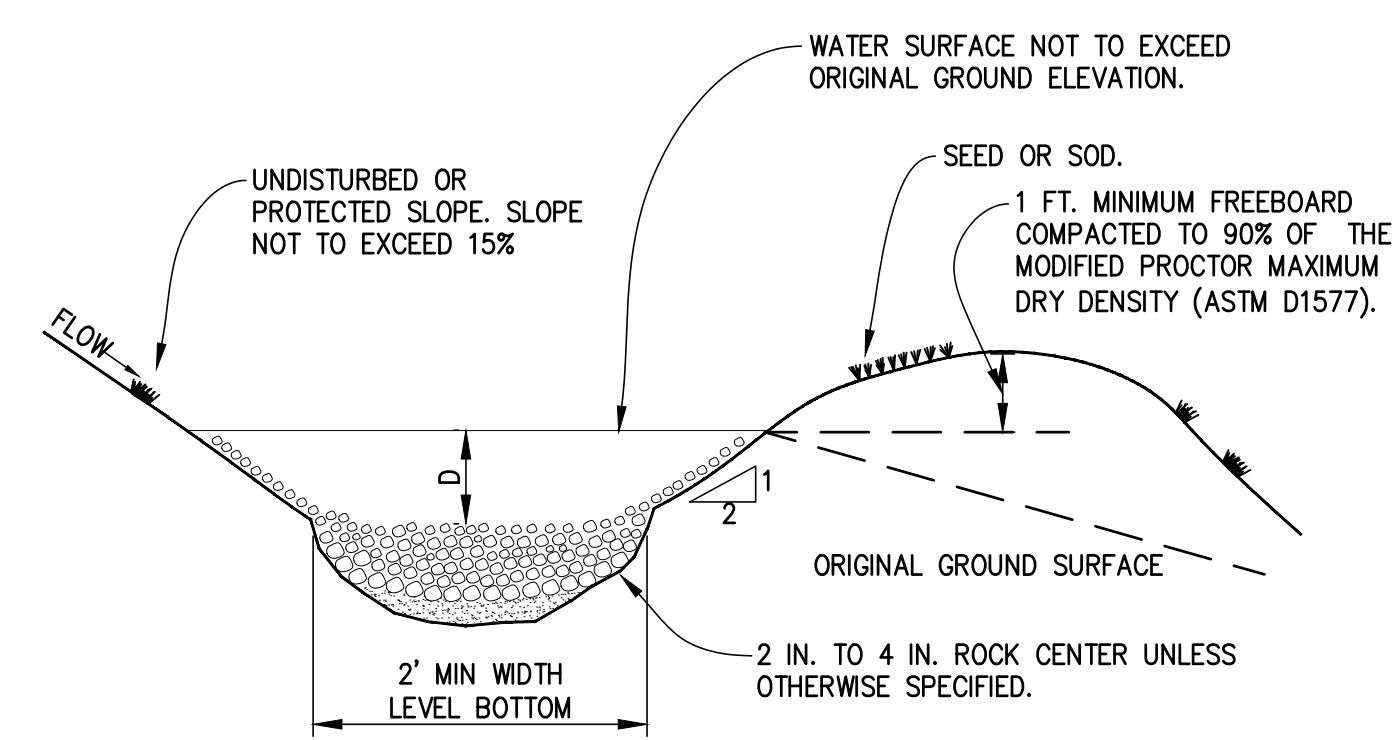
APPROVALS:

Job No.:	23012-0025
Proj. Manager:	M.F.J.
Designer:	M.J.F.
Reviewer:	M.J.F.
Drawn:	B.D.J.
Dwg. Checked:	M.J.F.
Scale:	1" = 20'

PROJECT TITLE:
**6236 SE 22ND ST
MERCER ISLAND, WA 98040**

SHEET TITLE:
T.E.S.C. DETAILS

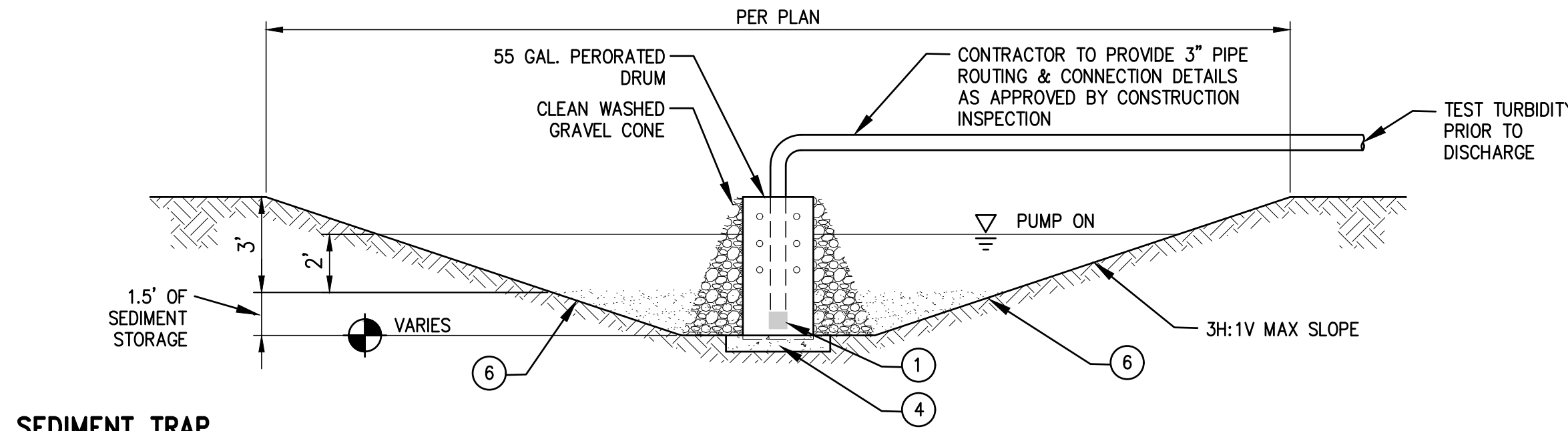
SHEET NO.
C-101



TEMPORARY INTERCEPTOR SWALE
SCALE: NTS

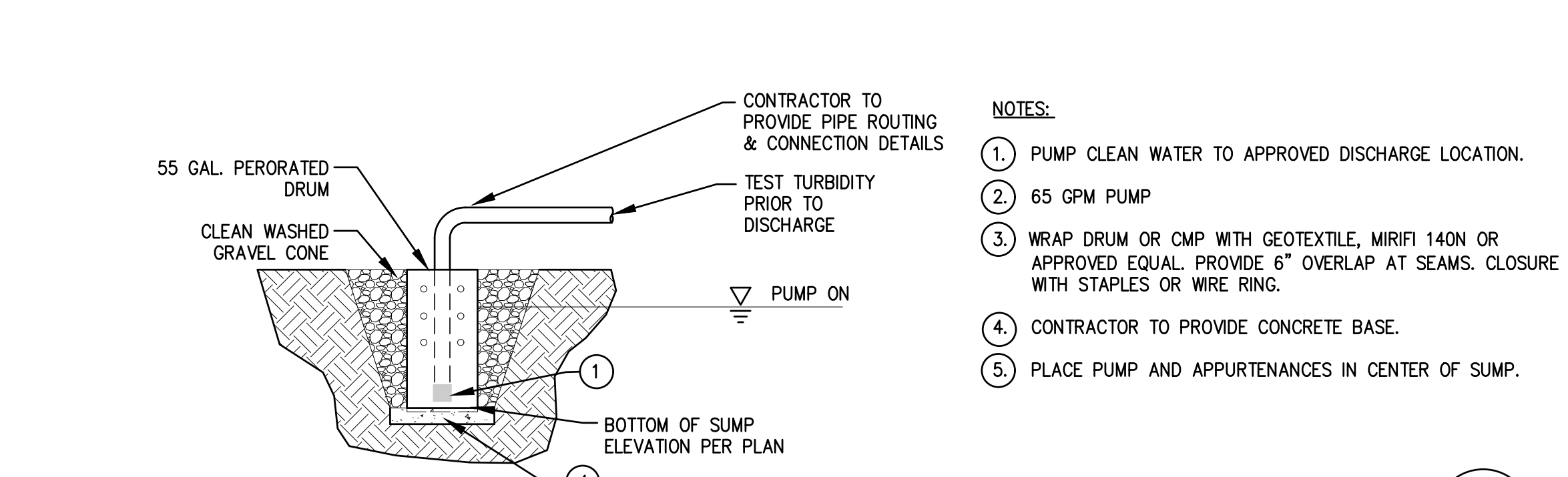
DEPARTMENT OF ECOLOGY
State of Washington

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SEDIMENT TRAP

SEDIMENT TRAP TABLE	
10 YR. FLOW (TYPE 1A) [Q ₁₀]	0.14 CFS (PER WWHM POST DEVELOPMENT DATA)
SURFACE AREA (REQUIRED)	291.2 SQFT
SURFACE AREA (PROVIDED)	292.3 SQFT
PER CITY OF REDMOND BMP C230 DESIGN SPECIFICATIONS	
REQUIRED SURFACE AREA = FS x (Q ₁₀ /V _s)	
FS (FACTOR OF SAFETY) = 2	
V _s (SETTLING VELOCITY) = 0.00096	



SUMP WITH PUMP
SCALE: NONE

DEPARTMENT OF ECOLOGY
State of Washington

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 Plot Date: 2024-06-07 File Location: O:\120\Seattle\05-Civil\2023\23012-0025-Mercer Island Lake House\wp3\23012-0025-FI.dwg
 Plotted By: Christopher Collins

1234567

ABCDEFGH

4-CART. CATCHBASIN - PLAN VIEW
SCALE: N.T.S.

4-CART. CATCHBASIN - TOP VIEW
SCALE: N.T.S.

4-CART. CATCHBASIN - SECTION VIEW (A-A)
SCALE: N.T.S.

4-CART. CATCHBASIN - SECTION VIEW (B-B)
SCALE: N.T.S.

4-CART. CATCHBASIN - SECTION VIEW (C-C)
SCALE: N.T.S.

GENERAL NOTES

- 1) STORMFILTER BY STORMWATER MANAGEMENT INC., PORTLAND, OREGON 800/548-4667.
- 2) FILTERS TO BE SIPHON-ACTUATED AND SELF-CLEANING.
- 3) STEEL STRUCTURE TO BE MANUFACTURED OF 1/2" STEEL PLATE.
- 4) STORMFILTER REQUIRES 2.5' OF DROP FROM RIM TO OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- 5) CSF5 EQUIPPED WITH 4" LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8" IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- 6) FOR 4-20 LOAD RATING, CONCRETE COLLAR IS REQUIRED. CONCRETE COLLAR WITH QUANTITY (2) #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- 7) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR DETAILS.
- 8) STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. EXACT NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS.

4-CARTRIDGE CATCHBASIN STORMFILTER DATA

DESIGN WATER QUALITY FLOW RATE (cfs)	0.05
PEAK FLOW RATE (cfs)	0.22
RETURN PERIOD OF PEAK FLOW (yrs)	RETURN
# OF CARTRIDGES REQUIRED	3
CARTRIDGE FLOW RATE (US GPM STD)	7.5
MEDIA TYPE	MEDIA

RIM ELEVATION	LE	DIAMETER
INLET STUB (E-OUT = 2.3)	28.25	8"
OUTLET STUB	25.30	8"

CONFIGURATION:

NOTES/SPECIAL REQUIREMENTS:

THE STORMWATER MANAGEMENT StormFilter
 U.S. PATENT NO. 5,322,629
 NO. 5,297,525; NO. 6,057,693
 NO. 5,424,574, AND OTHER U.S.
 AND FOREIGN PATENTS PENDING

THE STORMWATER MANAGEMENT StormFilter
 U.S. PATENT NO. 5,322,629
 NO. 5,297,525; NO. 6,057,693
 NO. 5,424,574, AND OTHER U.S.
 AND FOREIGN PATENTS PENDING

STANDARD DRAWING - 4-CARTRIDGE UNIT

DESIGNED BY: JAL. DRAWN BY: JPH. DATE: 1/17/04. PROJECT NO.: XXXX. DRAWING FILE NAME: CBF-4-5.DWG.

DESIGNED BY: JAL. DRAWN BY: JPH. DATE: 1/17/04. PROJECT NO.: XXXX. DRAWING FILE NAME: CBF-4-5.DWG.
SEC.....TWP.....RGE.....

DCI ENGINEERS
 D'AMICO CONSTRUCTION INC.
 818 STEWART STREET, SUITE 1000
 SEATTLE, WASHINGTON 98101
 PHONE: (206) 332-1900 • FAX: (206) 332-1900
 WEBSITE: www.dci-engineers.com

PREPARED BY: DCI ENGINEERS
 CIVIL / STRUCTURAL

SIGNATURE: _____
 EXPIRES 07/17/06

REVISIONS:

NO.	DESCRIPTION	DATE

APPROVALS:

APP. NO.	NAME	DATE

PROJECT TITLE:

SHIH RESIDENCE
 6220 SE 22ND STREET
 MERCER ISLAND, WA

SHEET TITLE:

CIVIL STORM FILTER DETAILS

SHEET NO.:

C-5.1

PREPARED BY: DCI ENGINEERS
 CIVIL / STRUCTURAL

811
 Know what's below.
 Call before you dig.

PROJECT TITLE:

EXISTING STORM FILTER DETAIL

SHEET NO.:

C-204

SECTION 02, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.

23012-0025

DCI ENGINEERS
 818 STEWART STREET, SUITE 1000
 SEATTLE, WASHINGTON 98101
 PHONE: (206) 332-1900 • FAX: (206) 332-1900
 WEBSITE: www.dci-engineers.com

06/07/24

REVISIONS:

NO.	DESCRIPTION	DATE

APPROVALS:

APP. NO.	NAME	DATE

PROJECT TITLE:

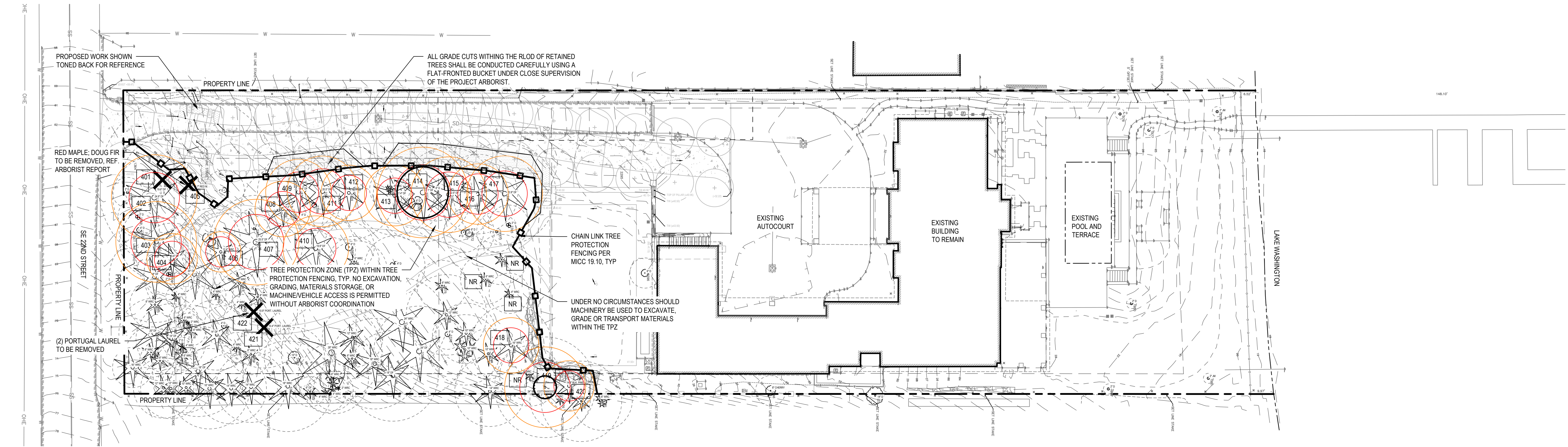
6236 SE 22nd St
MERCER ISLAND, WA 98040

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EXISTING STORM FILTER DETAIL

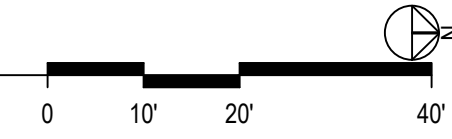
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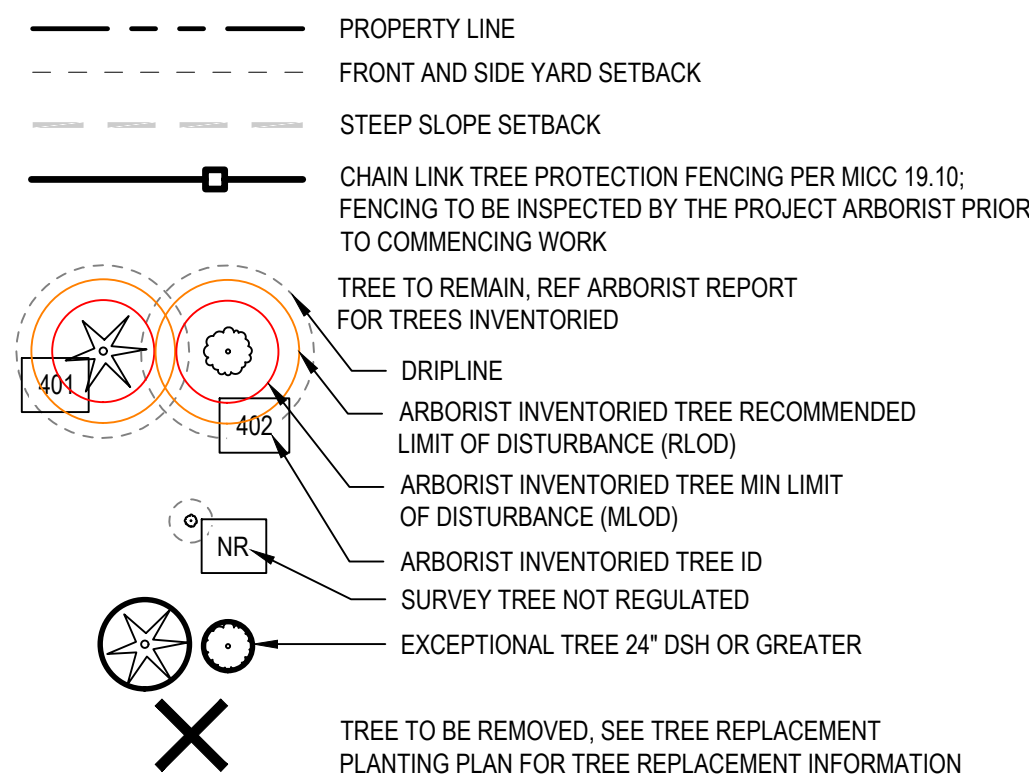


1 - TREE RETENTION PLAN

SCALE: 1" = 20'-0"



TREE RETENTION AND REMOVAL LEGEND



TREE PROTECTION AND SITE PREPARATION NOTES

- LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY PLOG ENGINEERING DATED 10/17/2023, AND BY FIELD OBSERVATIONS. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- TREE INFORMATION PROVIDED IN THIS PLAN IS BASED ON A REPORT BY TREE SOLUTIONS CONSULTING ARBORIST, DATED JANUARY 2024.
- ALL TREES INDICATED WITH ARBORIST INVENTORIED TREE ID ARE NOTED BY THE ARBORIST TO BE "REGULATED TREES" PER CITY OF MERCER ISLAND MUNICIPAL CODE. GROVE TREES ARE ALSO CONSIDERED "EXCEPTIONAL".
- TREES INDICATED AS "NR" ARE NOTED BY THE ARBORIST AS "SURVEYED TREE UNREGULATED".
- ALL EXISTING TREES AND SHRUBS ON THE PROPERTY ARE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- CLEAR AND GRUB INVASIVE SPECIES. HAND TOOLS ONLY WITHIN TREE PROTECTION ZONES (TPZ).
- TREE PROTECTION FENCING: INSTALL TREE PROTECTION FENCING IN LOCATIONS INDICATED ON PLAN. ARBORIST TO INSPECT TREE PROTECTION FENCING PRIOR TO COMMENCING WORK.
- RESTRICTED ACTIVITIES IN TREE PROTECTION AREAS: CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS SHALL REMAIN OUTSIDE THE FENCED AREAS AT ALL TIMES. NO EXCAVATION, GRADING, MATERIALS STORAGE, EQUIPMENT, SPOIL, WASTE OR WASHOUT/WASTEWATER (I.E., CEMENT, PAINT) MAY BE STORED, DEPOSITED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA) AT ANY TIME. NO MACHINE / VEHICLE ACCESS IS PERMITTED. EXEMPTIONS MAY BE MADE BY THE LA TO STORE MATERIALS ON EXISTING PAVED AREAS UNDER TREES.
- TEMPORARY ACCESS TO ROOT ZONES: WHERE CONSTRUCTION OPERATIONS UNAVOIDABLY REQUIRE TEMPORARY ACCESS OVER TREE ROOT ZONES OR OTHER SOIL PROTECTION AREAS, PROVIDE PROTECTION AS FOLLOWS: FOR FOOT ACCESS OR SIMILAR LIGHT SURFACE IMPACTS, APPLY A 6" LAYER OF ARBORIST WOOD CHIPS MULCH AND WATER REGULARLY TO MAINTAIN MOISTURE. CONTROL EROSION AND PROTECT ROOTS. UNDER NO CIRCUMSTANCES SHOULD MACHINERY BE USED TO EXCAVATE, GRADE OR TRANSPORT MATERIALS WITHIN THE TPZ.
- PROTECTION FROM EQUIPMENT STABILIZERS: STEEL PLANKING, OR TIMBER PLANKING MADE OF 4-INCH THICK MATERIAL, EACH PLANK COVERING A MINIMUM OF 8 SQUARE FEET, SHALL BE USED TO SUPPORT BACKHOE/EQUIPMENT STABILIZERS WHEN SET WITHIN THE DRIP-LINE OF A TREE.
- PRUNING: ALL EFFORTS SHALL BE MADE TO AVOID CONFLICTS WITH TREE LIMBS BY TEMPORARILY TYING UP LOW LIMBS IN THE WAY OF THE WORK. WHEN THE CONTRACTOR ANTICIPATES CONSTRUCTION OPERATIONS THAT WILL UNAVOIDABLY AFFECT TREE LIMBS, THE CONTRACTOR SHALL NOTIFY THE LA AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF ANY PRUNING NEEDED, AND SHALL NOTIFY THE LA OF THE PROPOSED METHOD AND THE AMOUNT OF PRUNING REQUIRED. PRUNING SHALL BE DONE BY AN ISA CERTIFIED ARBORIST. PRUNING SHALL NOT BE DONE BY THE GENERAL CONTRACTOR.
- TRENCHING AND TUNNELING WITHIN THE RECOMMENDED LIMIT OF DISTURBANCE (RLOD): EXCAVATION WITHIN THE RLOD OF TREES SHALL BE BY HAND DIGGING OR AIR SPADE EXCAVATION.
- TRENCHING AND TUNNELING OUTSIDE THE DRIP LINE: EXCAVATION AROUND ROOTS 2-INCHES IN DIAMETER AND GREATER REQUIRES HANDWORK OR AIR SPADING. ALL INDIVIDUAL TREE ROOTS 2-INCHES OR GREATER IN DIAMETER SHALL BE PROTECTED WHENEVER ENCOUNTERED. TREE ROOTS SMALLER THAN 2-INCHES IN DIAMETER SHALL BE CLEANLY CUT FLUSH WITH THE EDGE OF THE TRENCH OR TUNNEL WHEN NECESSARY. DISINFECT CUTTING TOOLS FREQUENTLY. RIPPING OR TEARING OF TREE ROOTS WILL NOT BE ALLOWED.
- ROOT HYDRATION: EXPOSED ROOTS AT EXCAVATED AREAS TO BE KEPT HYDRATED DURING EXPOSURE TO AIR WITH WET NATURAL BURLAP LAD OVER THE ROOTS, WATERED AT LEAST ONCE DAILY.
- SUPPLEMENTAL IRRIGATION IS REQUIRED INSIDE TREE PROTECTION AREAS DURING SUMMER MONTHS AND PROLONGED DRY PERIODS.
- ALL REGULATED, EXCEPTIONAL, PRESERVED AND REPLACEMENT TREES SHALL BE MAINTAINED FOR A PERIOD OF THREE YEARS AFTER SITE DEVELOPMENT OR MITIGATION.

REPAIR, REPLACEMENT AND PAYMENT FOR DAMAGE

- TREES OR OTHER PLANTS NOT ORDERED OR DESIGNATED TO BE REMOVED BUT THAT ARE DESTROYED OR IRREPARABLY DAMAGED BY CONTRACTOR OPERATIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REPAIRED OR REPLACED IN KIND AND SIZE BY THE CONTRACTOR IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
- REPLACEMENTS SHALL BE OF THE SAME SPECIES AND AS NEARLY AS POSSIBLE OF THE SAME SIZE AS THE TREES TO BE REPLACED.
- THE CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS ADVANCE NOTICE FOR INSPECTION OF NURSERY STOCK REPLACEMENTS BY THE LANDSCAPE ARCHITECT.
- PAYMENT: IN ADDITION TO THE CONTRACTOR'S RESTORATION APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL BE ASSESSED DAMAGES FOR THE DIFFERENCE IN THE DOLLAR VALUE OF THE DAMAGED TREE, SHRUB, OR OTHER PLANTS, AND THE DOLLAR VALUE OF THE REPLACEMENT.
- THE DOLLAR VALUE WILL BE DETERMINED BY THE ENGINEER FROM THE "GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS," PREPARED BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS, CURRENT EDITION. DAMAGES ASSESSED WILL BE DEDUCTED FROM MONEYS DUE OR THAT MAY BECOME DUE TO THE CONTRACTOR.
- PLANTING OF REPLACEMENT STOCK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS DURING THE FIRST FALL OR SPRING PLANTING PERIOD, WHICHEVER COMES FIRST.
- ANY DAMAGE TO TREES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY SO THAT REMEDIAL ACTION CAN BE TAKEN TO THE AFFECTED TREE(S). TIMELINESS OF THE REMEDIAL ACTION CAN BE CRITICAL TO THE TREE'S HEALTH.
- TREE AND SHRUB REMOVALS: CONFIRM ALL TREES AND SHRUBS TO BE REMOVED IN FIELD WITH LA BEFORE ANY REMOVALS ARE COMPLETED.
- TREE AND SHRUB TRANSPLANTING: CONFIRM ALL TREES AND SHRUBS TO BE TRANSPLANTED IN FIELD WITH LANDSCAPE ARCHITECT (LA) BEFORE TRANSPLANTING BEGINS. TRANSPLANTING OF TREES SHOULD BE SCHEDULED WHEN TREES ARE DORMANT IN LATE FALL AND WINTER (END OCTOBER - FEBRUARY). SHRUBS TO BE TRANSPLANTED SHOULD IDEALLY BE PLANTED IN NEW LOCATIONS IMMEDIATELY AFTER DIGGING TO AVOID NEED FOR STORAGE, EXTRA CARE AND DOUBLE HANDLING. IF THIS IS NOT POSSIBLE, THEY SHOULD BE HEELED IN IN A PROTECTED, SHADED AREA, WITH ADEQUATE IRRIGATION AND MULCH AROUND THE ROOTS TO KEEP THEM HYDRATED.

REGULATED TREE REMOVAL TABLE

TREE ID#	BOTANICAL NAME	COMMON NAME	DSH	EXCEPTIONAL TREE	TREE REPLACEMENT RATIO
401	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	19.6"	YES	2
405	ACER RUBRUM	RED MAPLE	18.7"	YES	2
421	PRUNUS LUSITANICA	PORTUGUESE CHERRY LAUREL	10.4"	YES	2
422	PRUNUS LUSITANICA	PORTUGUESE CHERRY LAUREL	10.9"	YES	2

- CITY OF MERCER ISLAND DEFINES LARGE REGULATED TREE AS ANY TREE WITH A DIAMETER OF 10 INCHES OR MORE, AND ANY TREE THAT MEETS THE DEFINITION OF AN EXCEPTIONAL TREE.
- REPLACEMENT TREES SHALL BE CONIFERS AT LEAST SIX FEET TALL AND/OR DECIDUOUS AT LEAST ONE AND ONE-HALF INCHES IN DIAMETER AT BASE. SEE MITIGATION PLANTING PLAN.
- REFERENCE ARBORIST INVENTORY

STAMP

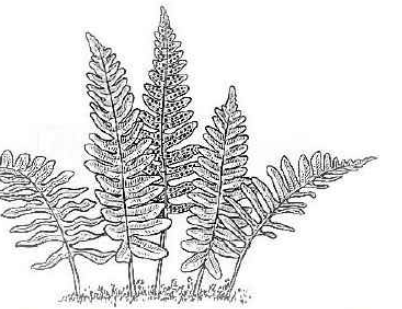


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ISSUE DATE:
02/05/2024 PERMIT

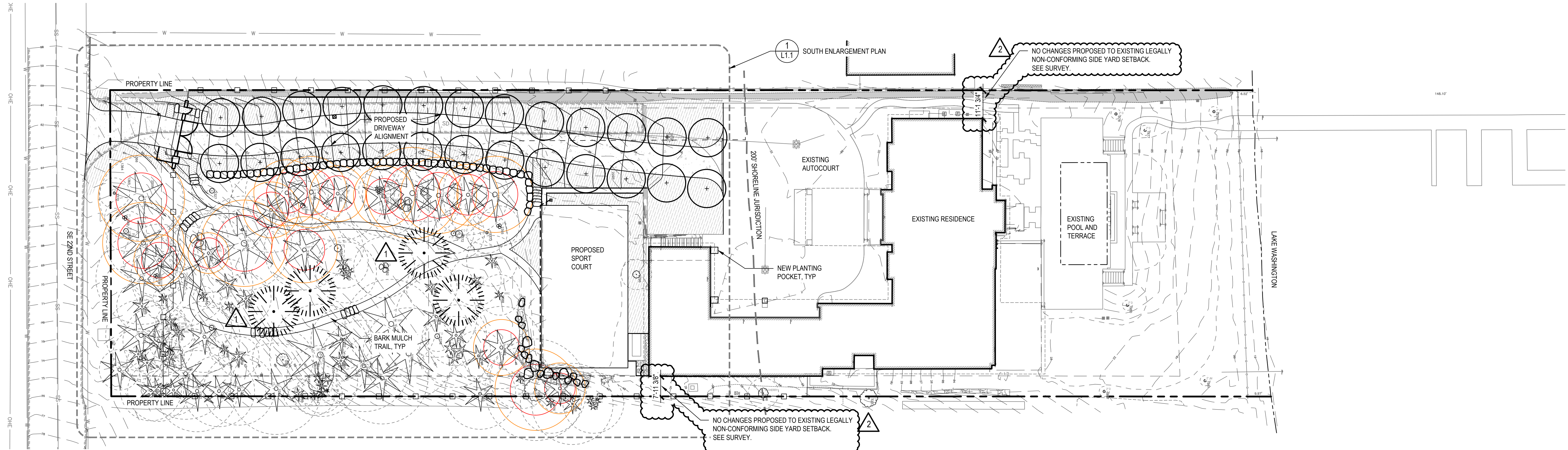
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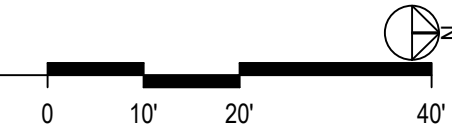
Anne James Landscape Architecture, LLC
 24539 NE 11th Street
 Redmond, WA 98074
 Phone (425) 894-9857
 ANNE.JAMES@LA.com

MERCER LAKEHOUSE TRUST
 6236 SE 22ND ST, MERCER ISLAND, WA 98040

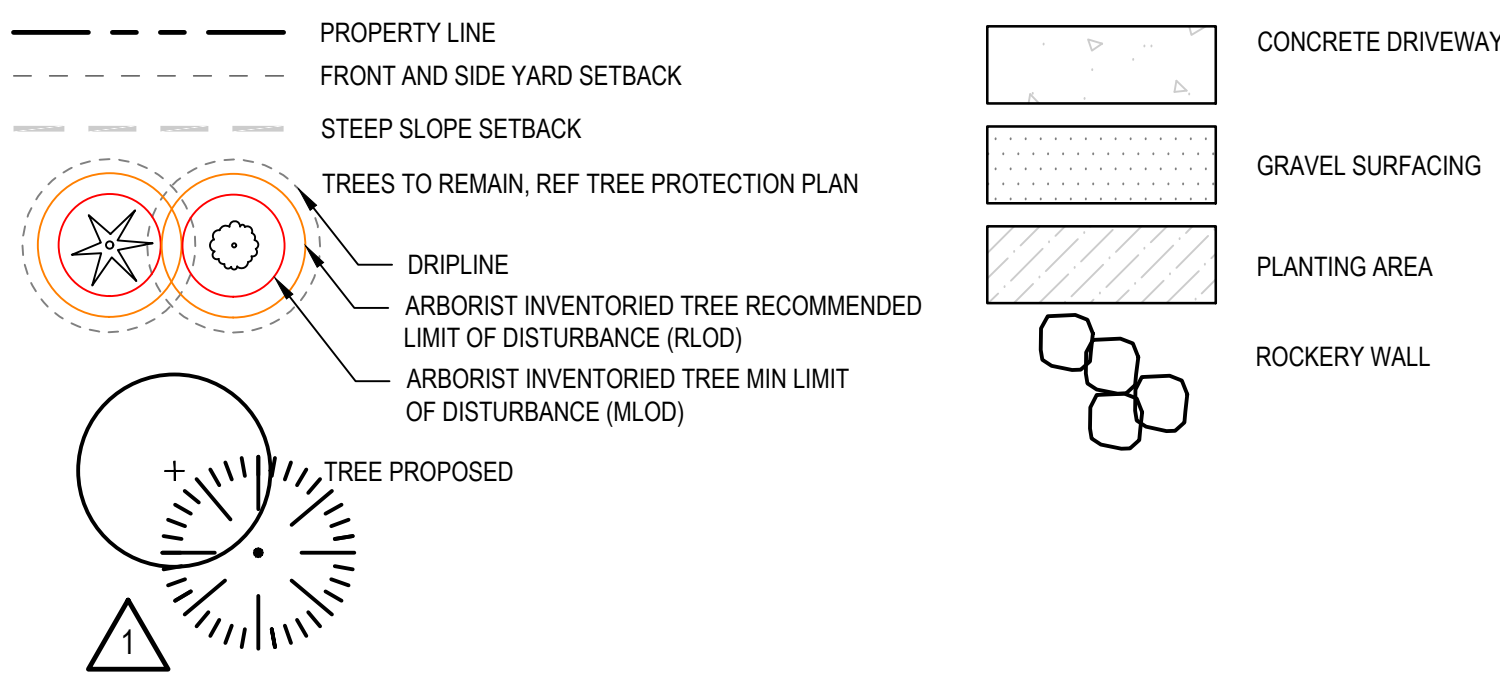


1 - OVERALL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL LEGEND



GENERAL ABBREVIATIONS

CAL	CALIPER
DIA	DIAMETER
DWG	DRAWINGS
EQ	EQUAL
EXST	EXISTING
HT	HEIGHT
L.A.	LANDSCAPE ARCHITECT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PA	PLANTING AREA
R	RADIUS
SF	SQUARE FEET
SIM	SIMILAR
TYP	TYPICAL

2

SIDE YARD CALCULATIONS PER MICC 19.02.020.C.1.C

LOT WIDTH: 120.56'

120.56 X 17% = 20.50' (MIN. SIDE YARD SUM)

20.50 X 33% = 6.78' (MIN. SIDE YARD WIDTH)

GENERAL NOTES

- LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY TERRANE DATED 01.08.2020, AND BY FIELD OBSERVATIONS. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- FOR SITE REMOVALS AND TREE PROTECTION REFERENCE DEMOLITION PLANS.

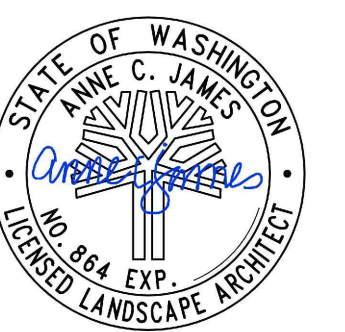
GRADING LEGEND

(100)	EXISTING CONTOUR - 1 FT INTERVAL	FFE	FINISH FLOOR ELEVATION
100	PROPOSED MAJOR CONTOUR - 5 FT INTERVAL	FS	FINISH SURFACE ELEVATION (HARDSCAPE)
99	PROPOSED MINOR CONTOUR - 1 FT INTERVAL	FG	FINISH GRADE ELEVATION (SOFTSCAPE)
GB	GRADE BREAK	RE	RIM ELEVATION
(+XXX.XX)	EXISTING SPOT ELEVATION	TW	TOP OF WALL ELEVATION
+XXX.XX	SPOT ELEVATION	BW	BOTTOM OF WALL ELEVATION
XX%	SLOPE PERCENT, FOR REFERENCE ONLY	TS	TOP OF STAIR ELEVATION
3:1	SLOPE RATIO (RUN:RISE), FOR REFERENCE ONLY	BS	BOTTOM OF STAIR ELEVATION
		TC	TOP OF CURB ELEVATION
		TE	TOP OF EDGING ELEVATION
		BE	BOTTOM OF EDGING ELEVATION
		TR	TOP OF ROCK / ROCKERY

GRADING NOTES

- SLOPES PROVIDED BY SLOPE ARROW ARE FOR REFERENCE ONLY.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- ALL PLANTED AREAS TO SLOPE AWAY FROM BUILDINGS AT 2% MIN.

STAMP



DATE	DESCRIPTION

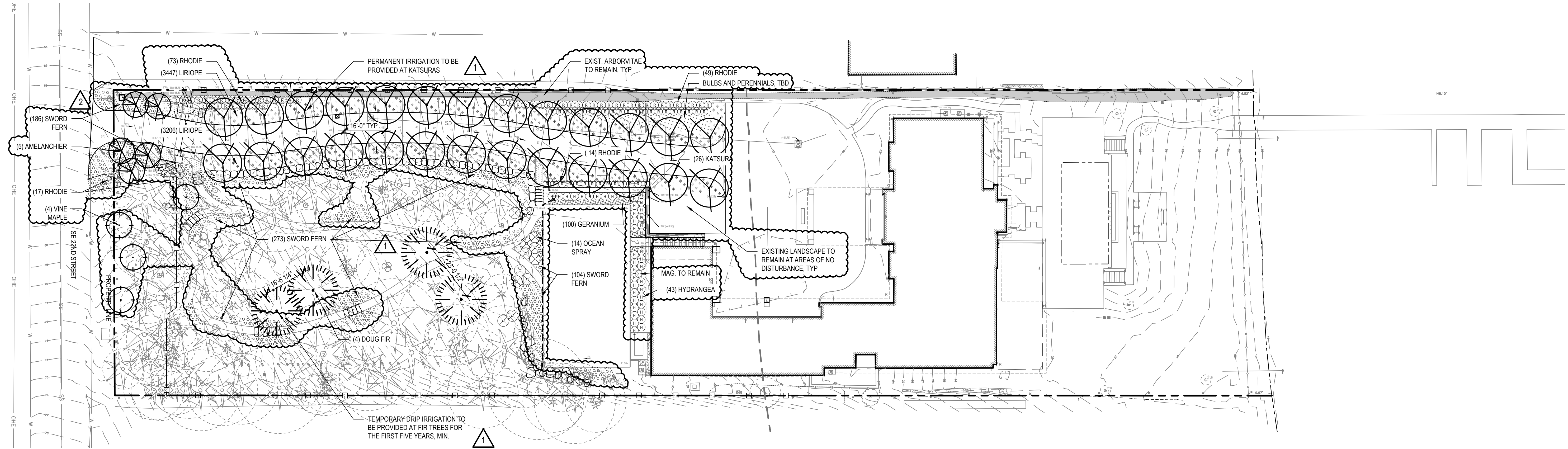
ISSUE DATE:

- 1 02/05/2024 PERMIT
- 2 05/30/2024 PERMIT COMMENT RESPONSE
- 3 07/10/2024 PERMIT COMMENT RESPONSE

SCALE: AS SHOWN

SHEET

L-1.0
 OVERALL SITE PLAN



1 - TREE REPLACEMENT AND LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'-0"

TREE PLANT SCHEDULE

- NOTES:
 1. (7) REPLACEMENT TREES REQUIRED FOR MITIGATION (7) REPLACEMENT TREES PROVIDED. REQUIREMENT MET.
 2. REPLACEMENT TREES SHALL BE CONIFERS AT LEAST 50 FEET TALL AND/OR DECIDUOUS AT LEAST ONE AND ONE-HALF INCHES IN DIAMETER AT BASE. REPLACEMENT TREES ARE SPECIFIED TO BE 4" CALIPER. REQUIREMENT MET.
 3. FOR TREE REMOVAL, INFORMATION REFERENCE TREE RETENTION PLAN.
 4. REPLACEMENT TREES ARE LOCATED 10' MIN FROM EACH OTHER, STRUCTURES, FENCES, AND UTILITIES.

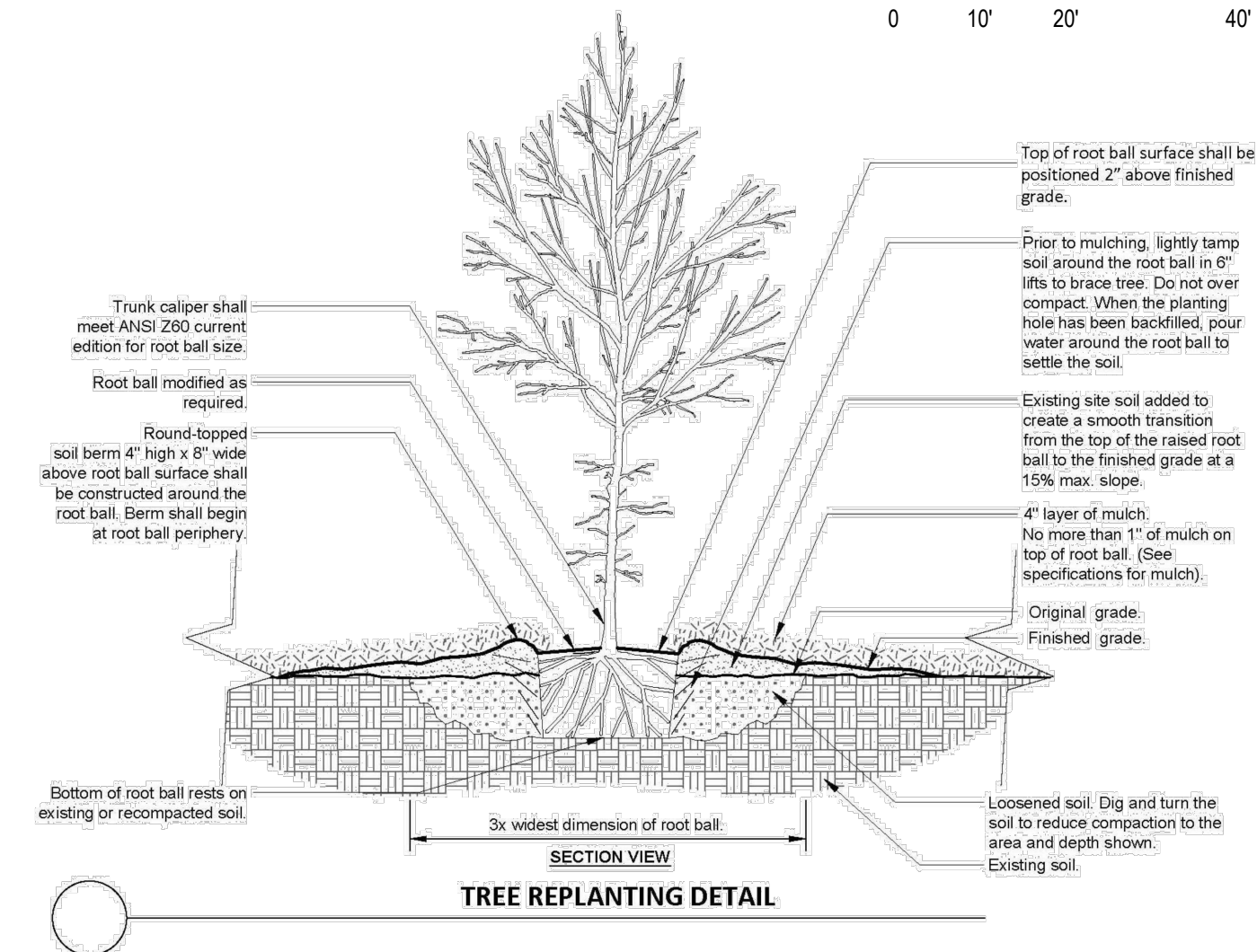
TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES	(QTY FOR REPLACEMENT)	TOTAL QTY
	VINE MAPLE	ACER CIRCINATUM	VINE MAPLE	AS SHOWN	6' - 8' HT / B&B / MULTI - STEM	NATIVE TREE		4
	AMELANCHIER	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	AS SHOWN	10' - 12' HT / B&B / MULTI - STEM			5
	KATSURA	CERCIDIPHYLLUM JAPONICUM	KATSURA	AS SHOWN	4" CAL. / B&B SPECIMEN		3	26
	DOUG FIR	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	AS SHOWN	6' - 8' HT / B&B	NATIVE TREE	4	4

PLANT SCHEDULE FOR DISTURBED AREAS

SHRUBS AND GROUNDCOVERS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES	QTY
	GERANIUM	GERANIUM X 'ROZANNE'	ROZANNE CRANESBILL	12" O.C.	#1 CONT.		100
	OCEAN SPRAY	HOLIDISCUS DISCOLOR	OCEAN SPRAY	AS SHOWN	#5 CONT.	NATIVE	14
	HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	36" O.C.	#5 CONT.		43
	LIRIOPE	LIRIOPE SPICATA	LIRIOPE	8" O.C.	4" POTS		6653
	SWORD FERN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	24" O.C.	#1 CONT.	NATIVE	563
	RHODIE	RHODODENDRON X 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENDRON	36" O.C.	#5 CONT.		153



PLANTING NOTES

- DO NOT BEGIN PLANTING UNTIL IRRIGATION SYSTEM IS INSTALLED, TESTED AND APPROVED.
- DO NOT BEGIN PLANTING UNTIL SOIL PREPARATION IS COMPLETE AND APPROVED.
- LOCATE PLANTS AS DIMENSIONED ON THE PLANS AND AS SHOWN IN THE PLANT SCHEDULE. PLANT SPACING IS MEASURED CENTER TO CENTER. PLANT LOCATIONS MAY BE ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS.
- VERIFY ALL QUANTITIES AND VARIETIES SHOWN ON THE DRAWINGS PRIOR TO ORDERING. LANDSCAPE ARCHITECT MUST APPROVE ANY NECESSARY SUBSTITUTIONS DURING SUBMITTALS PROCESS. REVIEW PROCESS TO BE ESTABLISHED AT PRE-CONSTRUCTION MEETING.
- THOROUGHLY WATER IN ALL PLANTS WITHIN 6 HOURS OF PLANTING.
- APPLY SPECIFIED MULCH OVER PLANTING AREAS WITHIN TWO DAYS OF INSTALLING PLANTS. PROVIDE 2 INCHES CEDAR GROVE PRO MULCH TOP DRESSING AT ALL PLANTING AREAS.
- ALL PLANTS ARE REQUIRED TO MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
- TO CALCULATE THE QUANTITY OF PLANTS PER AREA, USE THE FOLLOWING SPACING MULTIPLIERS:

TRIANGULAR SPACING	9"	12"	15"	18"	24"	30"	36"	48"
SQUARE FT MULTIPLIER	2.027	1.156	0.513	0.322	0.288	0.184	0.128	0.072

STAMP



DATE	DESCRIPTION

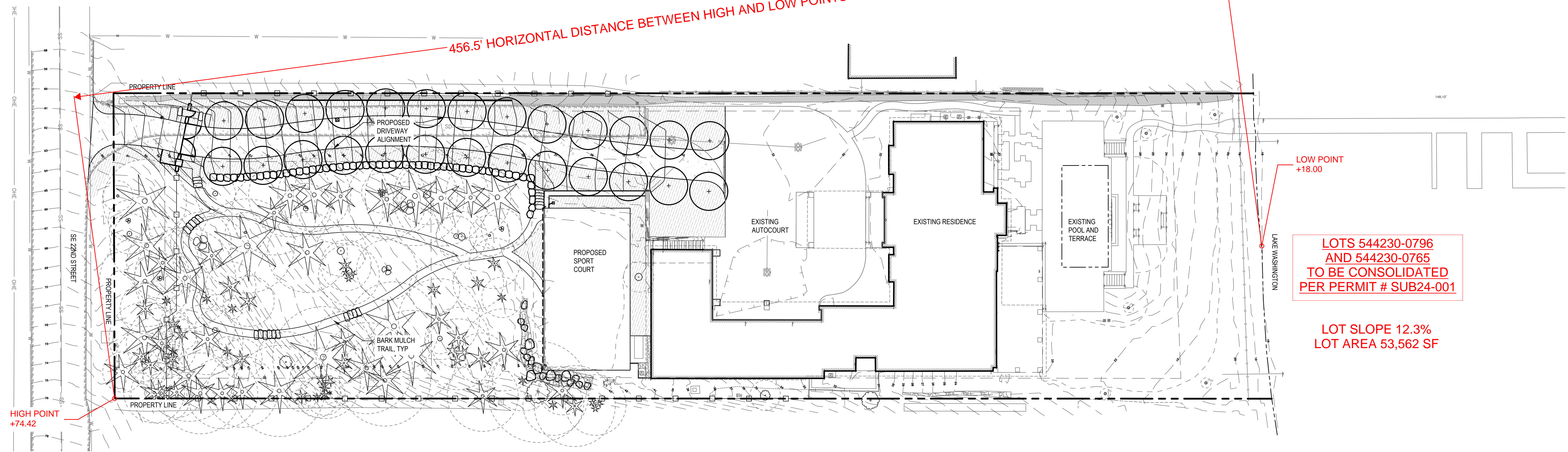
ISSUE DATE:
 02/05/2024 PERMIT
 05/30/2024 PERMIT COMMENT RESPONSE
 07/10/2024 CRITICAL AREA REVIEW
 PERMIT COMMENT RESPONSE

SCALE: AS SHOWN

SHEET

L-3.0

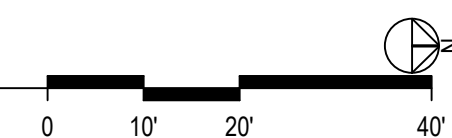
TREE REPLACEMENT AND LANDSCAPE PLAN



**LOTS 544230-0796
 AND 544230-0765
 TO BE CONSOLIDATED
 PER PERMIT # SUB24-001**

**LOT SLOPE 12.3%
 LOT AREA 53,562 SF**

1 - OVERALL SITE PLAN
 SCALE: 1" = 20'-0"



MERCER LAKEHOUSE TRUST
 6236 SE 22ND ST, MERCER ISLAND, WA 98040

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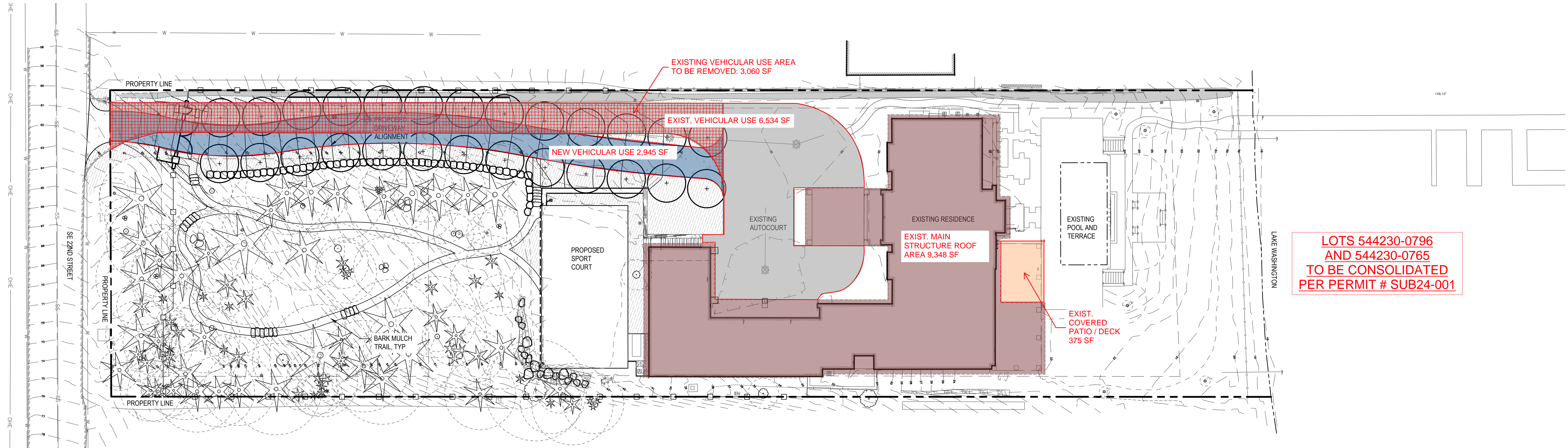
DATE	DESCRIPTION

ISSUE DATE:
 02/05/2024 PERMIT

SCALE: AS SHOWN

SHEET

L-0.A
 LOT SLOPE
 CALCULATIONS



1 - OVERALL SITE PLAN
 SCALE: 1" = 20'-0"

CONSOLIDATED LOT 544230-0796 AND 544230-0765

GROSS/NET LOT AREA: 53,562 SF
 ALLOWED LOT COVERAGE AREA = 21,425 SF (40%)

EXISTING LOT COVERAGE AREA

MAIN STRUCTURE ROOF AREA: 9,348 SF

VEHICULAR USE: 6,545 SF

COVERED PATIOS / DECKS: 375 SF

TOTAL EXISTING LOT COVERAGE: 16,268 SF

TOTAL LOT COVERAGE AREA REMOVED: 3,060 SF

NEW LOT COVERAGE AREA

VEHICULAR USE: 2,945 SF

TOTAL NEW LOT COVERAGE: 2,945 SF

TOTAL PROJECT LOT COVERAGE: 16,153 SF
PROPOSED LOT COVERAGE AREA= 30.1%

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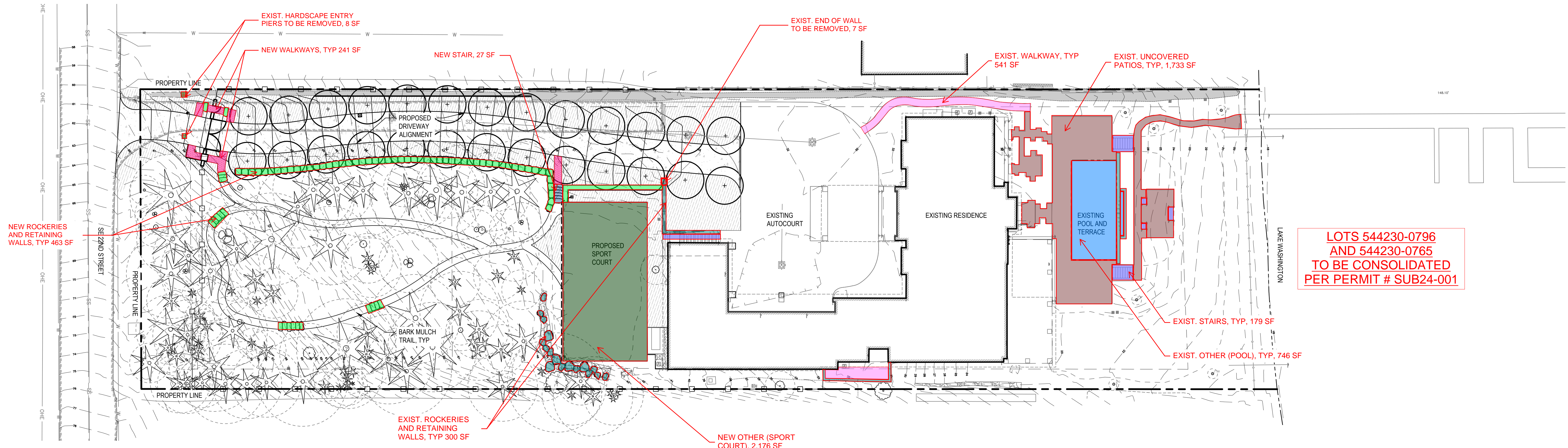
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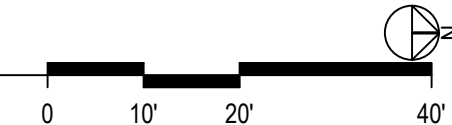
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L-0.B
 LOT COVERAGE
 CALCULATIONS



1 - OVERALL SITE PLAN
 SCALE: 1" = 20'-0"



CONSOLIDATED LOT 544230-0796 AND 544230-0765

GROSS/NET LOT AREA: 53,562 SF
 AREA BORROWED FROM LOT COVERAGE: 5,272 SF
 ALLOWED HARDSCAPE AREA = 10,093 SF (18.8%)

EXISTING HARDSCAPE AREA

- UNCOVERED PATIOS: 1,733 SF
- WALKWAYS: 652 SF
- STAIRS: 179 SF
- ROCKERIES AND RETAINING WALLS: 300 SF
- OTHER (POOL): 746 SF
- TOTAL EXISTING HARDSCAPE: 3,610 SF**

TOTAL LOT COVERAGE AREA REMOVED: 15 SF

NEW HARDSCAPE AREA

- WALKWAYS: 144 SF
- STAIRS: 27 SF
- ROCKERIES AND RETAINING WALLS: 463 SF
- OTHER (SPORT COURT): 2,176 SF
- TOTAL NEW HARDSCAPE: 2,810 SF**

TOTAL PROJECT HARDSCAPE: 6,405 SF
TOTAL PROJECT HARDSCAPE AREA= 11.9%

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DATE	DESCRIPTION

ISSUE DATE:
 02/05/2024 PERMIT

SCALE: AS SHOWN

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STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: Per "International Residential Code" (IRC), 2018 Edition, Section R301.1.3, "Engineered design in accordance with the International Building Code is permitted for all buildings and structures, and parts thereof, included in the scope of this code." Therefore, this project's structural design and construction is governed by the 2018 edition of the International Building Code (IBC), (hereafter referred to as the IBC), as adopted and modified by the City of Mercer Island, WA understood to be the Authority Having Jurisdiction (AHJ).

REFERENCE STANDARDS: Refer to Chapter 35 of 2018 IBC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

- "Architect/Engineer"** – The Architect of Record and the Structural Engineer of Record.
- "Structural Engineer of Record" (SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.
- "Submit for review"** - Submit to the Architect/SER for review prior to fabrication or construction.
- "Per Plan"** – Indicates references to the structural plans, elevations and structural general notes.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, finishes, drains, waterproofing, railings, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work. Use entire detail sheets and specific details referenced in the plans as "typical" wherever they apply. Similarly, use details on entire sheets with "typical" in the name wherever they apply.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

MEANS, METHODS AND SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health). The contractor is responsible for means and methods of construction related to the intermediate structural conditions (i.e. movement of the structure due to moisture and thermal effects; construction sequence; temporary bracing, etc).

BRACING/SHORING DESIGN ENGINEER: The contractor shall at their discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring.

TEMPORARY SHORING, BRACING: The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

CHANGES IN LOADING: The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of 400 pounds. Provide marked-up structural plan indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

NOTE PRIORITIES: Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications, Plans/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ALTERNATES: Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation (proper test report, etc.) to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, and product data are required for items noted in the individual materials sections and for *bidder designed* elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS or 10 WORKING DAYS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed their review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures there from. The SER will return submittals in the form they are submitted in (either hard copy or electronic). For hard copy submittals, the contractor is responsible for submitting the required number of copies to the SER for review.
SHOP DRAWING DEVIATIONS: When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

INSPECTIONS, QUALITY ASSURANCE VERIFICATIONS AND TEST REQUIREMENTS

INSPECTIONS: Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with IBC 110.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTIONS, VERIFICATIONS and TESTS: Special Inspections, Verifications and Testing shall be done in accordance with IBC Chapter 17, the STATEMENT AND SCHEDULES OF SPECIAL INSPECTIONS listed in these drawings.

STRUCTURAL OBSERVATION: per IBC Section 1704.6

Structural Observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. It is not always required on a project, does not include or waive the responsibility for the special inspections and tests required by a Special Inspector per IBC Chapter 17, is not continuous, and does not certify conformance with the approved construction documents.

Structural Observation for this project is not required per IBC Section 1704.6.

CONTRACTOR RESPONSIBILITY: Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in IBC Section 1704.4. Contractor is referred to IBC Sections 1705.12.5 and 1705.12.6 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials, electrical equipment used for emergency or standby power, exterior wall panels and suspended ceiling systems.

SOILS AND FOUNDATION

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in **Geotechnical and Critical Area Considerations Proposed Remodel Sport Court and Driveway Realignment JN235453** by **Geotech Consultants Inc.** dated **January 26, 2024** were used for design.

CONTRACTOR'S RESPONSIBILITIES: Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices."

GEOTECHNICAL SUBGRADE INSPECTION: The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below.

DESIGN SOIL VALUES:		
Safety Factor per Soils Report.....	1.5	
Allowable Foundation Bearing Pressure.....	2000	PSF – Native
Allowable Foundation Bearing Pressure.....	2000	PSF – Structural Fill
Passive Lateral Pressure.....	300	PSF/FT
Active Lateral Pressure (Geofoam Backfill).....	5	PSF/FT
Coefficient of Sliding Friction.....	0.40	

FOUNDATIONS and FOOTINGS: Foundations shall bear on either on competent native soil or compacted structural fill as per the geotechnical report. Exterior perimeter footings shall bear not less than 18 inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

FOOTING DEPTH: Tops of footings shall be as shown on plans with vertical changes as indicated with steps in the footings; locations of steps shown as approximate and shall be coordinated with the civil grading plans.

SLABS-ON-GRADE: All slabs-on-grade shall bear on compacted structural fill or competent native soil per the geotechnical report. All moisture sensitive slabs-on-grade or those subject to receive moisture sensitive coatings/covering shall be provided with an appropriate capillary break and vapor barrier/retardant over the subgrade prepared and installed as noted in the geotechnical report, barrier manufacturer's written recommendations and coordinated with the finishes specified by the Architect.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-16 "Specifications for Structural Concrete"
(2) IBC Chapter 19 "Concrete"
(3) ACI 318-14 "Building Code Requirements for Structural Concrete"
(4) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"
(5) ACI 332-14 "Residential Code Requirements For Structural Concrete"

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Section 4 "Concrete Mixtures" and IBC Section 1904.1.

MATERIALS: Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS:

(1) Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below. Substantiating strength results from past tests shall not be older than 24 months per ACI 318 Section 26.4.3.1 (b).

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength f _c (psi)	Test Age (days)	Nominal Maximum Aggregate	Exposure Class	Max W/C Ratio	Air Content	Notes (1 to 10 Typical UNO)
Footings	3000	28	1"	-	-	-	11
Site Retaining Walls	3000	28	1"	-	0.45	5%	11

Table of Mix Design Requirements Notes:

- W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 19.3.3. W/C ratios may be exceeded with approval of SER as long as potential shrinkage impacts are accounted for.
- Cementitious Materials:
 - DCI encourages the reduction of cement content and/or the use of alternate cementitious materials. Where requirements of this section prohibit inclusion of any of these mixes, contact DCI for further coordination.
 - Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 26.4.1.1(a).
 - The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 19.3.2 and 26.4.2.2. Supplemental cementitious material (SCM) quantities shall meet requirements outlined in the table below. Approaching maximum cement replacement limits may affect concrete setting time and strength gain. Contractor and supplier shall coordinate on mix designs with regard to schedule, workability, shrinkage and finishability requirements. Where SCM quantities do not meet the following requirements, submit for SER approval. Concerns by the construction team with the mix design provided herein shall be brought to the SER's attention in the mix design submittal prior to pouring concrete.
- Air Content: Conform to ACI 318 Section 19.3.3.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Tolerance is ±1-1/2%. Air content shall be measured at point of placement.
- Aggregates shall conform to ASTM C33.
- Slump: Conform to ACI 301 Section 4.2.2.2. Slump shall be determined at point of placement.
- Chloride Content: Conform to ACI 318 Table 19.3.2.1.
- Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 50°F at the contractor's option.
- ACI 318, Section 19.3.1.1 exposure classes shall be assumed to be F0, S0, W0, and C0 unless different exposure classes are listed in the Table of Mix Design Requirements that modify these base requirements.
- Recycled carbon dioxide (CO₂) is permissible to be injected into the mix as an ingredient during mixing, such that CO₂ is chemically mineralized into concrete. Carbon dioxide injected into the mix must be post-industrial CO₂ sourced from an emitter.
- Exposed landscape and feature elements require that the concrete supplier and installer are responsible for the look of the finished product. The mix design table sets basic requirements for the exposure, durability and the strength of the mix. Additional factors such as admixtures, fiber reinforcing, pigment, slump limits, test panels, curing, forming and finishing techniques required to achieve the desired architectural finish are to be coordinated with the design team and owner as necessary.
- Structural design is based on strength of 2500 psi and therefore does not require special inspection. The 3000 psi compressive strength is specified for serviceability.

FORMWORK & RESHORING: Conform to ACI 301 Section 2 "Formwork and Form Accessories." Removal of Forms shall conform to Section 2.3.2 except strength indicated in Section 2.3.2.4 shall be 0.75 f_c.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Section 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305R-10 and cold weather concreting shall conform to ACI 306R-10.

CONSTRUCTION JOINTS: Conform to ACI 301 Sections 2.2.2.5 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Submit alternate locations per ACI 301 Section 5.1.2.4(a) for review and approval by the SER two weeks minimum prior to forming. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

CONCRETE PLACEMENT TOLERANCE: Conform to ACI 117-10 for concrete placement tolerance.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301-16 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
(2) ACI SP-66(04) "ACI Detailing Manual"
(3) CRSI MSP-09, 28" Edition, "Manual of Standard Practice."
(4) ANSII/AWS D1.4: 2005, "Structural Welding Code - Reinforcing Steel."
(5) IBC Chapter 19-Concrete.
(6) ACI 318-14 "Building Code Requirements for Structural Concrete."
(7) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"
(8) ACI 332-14 "Residential Code Requirements for Structural Concrete".

SUBMITTALS: Conform to ACI 301 Section 3.1.2 "Submittals." Submit placing drawings showing fabrication dimensions and placement locations of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing BarsASTM A615, Grade 60, deformed bars.
Bar SupportsCRSI MSP-09, Chapter 3 "Bar Supports."
Tie Wire.....16 gage or heavier, black annealed.

FABRICATION: Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding", AWS D1.4, and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Section 3.3.2 "Placing." Placing tolerances shall conform to ACI 117.

CONCRETE COVER: Conform to the following cover requirements unless noted otherwise in the drawings.

Concrete cast against earth3"
Concrete exposed to earth or weather2"
Bars in walls3/4"

SPLICES: Conform to ACI 301, Section 3.3.2.7. "Splices". Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Splices indicated on individual sheets shall control over the schedule. Mechanical connections may be used when approved by the SER.

FIELD BENDING: Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Subsequent bends and other bar sizes require preheating. Do not twist bars. Bars shall not be bent past 45 degrees.

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and IBC Chapter 17 for all special inspection requirements. The owner shall retain a WABO accredited Special Inspections agency to provide special inspections for this project. Special Inspectors shall be qualified persons per IBC 1704.2.1. Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in IBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per IBC 1704.2.4.

STATEMENT OF SPECIAL INSPECTIONS:

This statement of Special Inspections has been written with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspectors
- Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as state within this statement.
- Review all Special Inspection Reports submitted to them by the Special Inspector
- Perform inspections as required by IBC Section 110.3.

The following Special Inspections are applicable to this project:
- Special Inspections for Standard Buildings (per IBC 1705.1) REQUIRED
- Special Inspections for Seismic Resistance (per IBC 1705.12) NOT REQUIRED
- Testing for Seismic Resistance (per IBC 1705.13) NOT REQUIRED
- Special Inspections for Wind Resistance (per IBC 1705.11) NOT REQUIRED

SCHEDULES OF SPECIAL INSPECTIONS:

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS			
ITEM	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1	Verify materials below shallow foundations are adequate to achieve the design bearing capacity	-	X
2	Verify excavations are extended to proper depth and have reach proper material	-	X
3	Perform classification and testing of compacted fill materials	-	X
4	Verify use of proper materials, densities and list thickness during placement and compaction of compacted fill	X	-
5	Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	-	X

TABLE 1705.3 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

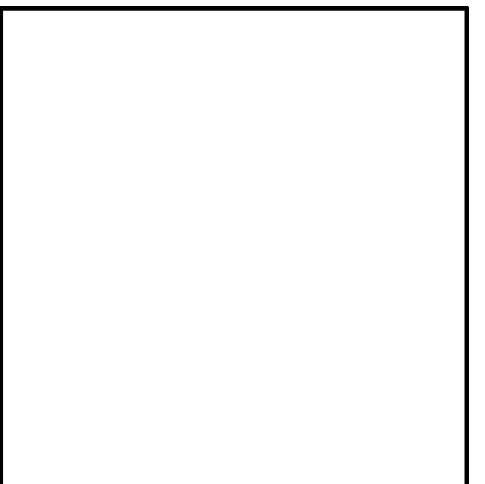
ITEM	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1	Inspection, reinforcement and verify placement.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2	Inspect anchors post-installed in hardened concrete members: a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads b. Mechanical anchors and adhesive anchors not defined in 4.a	X -	- X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
3	Verify use of required design mix	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3

DRAWING LEGEND			
MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
	REVISION TRIANGLE		INDICATES BEARING WALL BELOW
	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)		INDICATES EXISTING WALL
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		
	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		
	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		
	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS		

ABBREVIATIONS					
L	Angle	EXCAV	Excavation	PJP	Partial Joint Penetration
AB	Anchor Bolt	FB	Factory-Built	PREFAB	Prefabricated
ADDL	Additional	FD	Floor Drain	PSF	Pounds per Square Foot
ADH	Adhesive	FDN	Foundation	PSI	Pounds Per Square Inch
ALT	Alternate	FIN	Finish	PSL	Parallel Strand Lumber
ARCH	Architectural	FLR	Floor	PT	Post-Tensioned
B or BOT	Bottom	FRP	Fiberglass Reinforced Plastic	PT	Pressure Treated
BLDG	Building	FRT	Fire Retardant Treated	R	Radius
BLKG	Blocking	FTG	Footing	RD	Root Drain
BMU	Brick Masonry Unit	F/	Face of	REF	Refer/Reference
BP	Baseplate	GA	Gage	REINF	Reinforcing
BRBF	Buckling Restrained	GALV	Galvanized	REQD	Required
BRG	Bearing	GEOTECH	Geotechnical	RET	Retaining
BTWN	Between	GL	Glue Laminated Timber	SB	Site-Built
C	Camber	GWB	Gypsum Wall Board	SCBF	Special Concentric Braced Frame
CB	Castellated Beam	HDR	Header	SCHED	Schedule
C/BORE	Counterbore	HF	Hem-Fir	SER	Structural Engineer of Record
CL or CL	Centerline	HGR	Hanger	SHD	Shed
CLT	Cross-Laminated Timber	HORIZ	Horizontal	SFRS	Seismic Force-Resisting System
CIP	Cast in Place	HP	High Point	SHTHG	Sheathing
CFS	Cold Formed Steel	HSS = TS	(Hollow Structural Section)	SIM	Similar
CJ	Construction or Control Joint	IBC	International Building Code	SLBB	Short Leg Back-to-Back
CJP	Complete Joint Penetration	ID	Inside Diameter	SMF	Special Moment Frame
CLR	Clear	IE	Invert Elevation	SOG	Slab on Grade
CLG	Ceiling	INT	Interior	SP	Southern Pine
CMU	Concrete Masonry Unit	k	Kips	SPEC	Specification
COL	Column	KSF	Kips Per Square Foot	SQ	Square
CONC	Concrete	LF	Lineal Foot	SR	Studrail
CONN	Connection	LL	Live Load	SF	Square Foot
CONST	Construction	LLB	Long Leg Back-to-Back	SST	Stainless Steel
CONT	Continuous	LLH	Long Leg Horizontal	STAGG	Stagger/Staggered
C/SINK	Countersink	LLV	Long Leg Vertical	STD	Standard
CTRD	Centered	LP	Low Point	STIFF	Stiffener
DB	Drop Beam	LONGIT	Longitudinal	STL	Steel
DBA	Deformed Bar Anchor	LSL	Laminated Strand Lumber	STRUCT	Structural
DBL	Double	LVL	Laminated Veneer Lumber	SWWJ	Solid Web Wood Joist
DEMO	Demolish	MAS	Masonry	SYM	Symmetrical
DEV	Development	MAX	Maximum	T	Top
DF	Douglas Fir	MECH	Mechanical	T/	Top Of
DIAG	Diagonal	MEP	Mechanical, Electrical, Plumbing	T&B	Top & Bottom
DIST	Distributed	MEZZ	Mezzanine	TC AX LD	Top Chord Axial Load
DL	Dead Load	MFR	Manufacturer	TOX	Top Chord Extension
DN	Down	MIN	Minimum	TDS	Tie Down System
DO	Ditto	MISC	Miscellaneous	T&G	Tongue & Groove
DP	Depth/Deep	NIC	Not In Contract	THKND	Thickened
DWG	Drawing	NLT	Nail-Laminated Timber	THRD	Threaded
(E)	Existing	NTS	Not To Scale	THRU	Through
EA	Each	OC	On Center	TRANSV	Transverse
EF	Each Face	OCBF	Ordinary Concentric Braced Frame	TY	Typical
ELEC	Electrical	OD	Outside Diameter	UNO	Unless Noted Otherwise
ELEV	Elevator	OP	Opening	URM	Unreinforced Masonry
EMBED	Embedment	OPNG	Opening	VERT	Vertical
EQ	Equal	OPP	Opposite	W	Wide
EQUIP	Equipment	OWSJ	Open Web Steel Joist	W/	With
EW	Each Way	OWWJ	Open Web Wood Joist	W/O	Without
EXP	Expansion	PL	Plate	WHS	Welded Headed Stud
EXP JT	Expansion Joint	PAF	Powder Actuated Fastener	WP	Working Point
EXT	Exterior	PC	Precast	WWF	Welded Wire Fabric
		PERP	Perpendicular	±	Plus or Minus
		PLWD	Plywood		

FOR PERMIT: The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

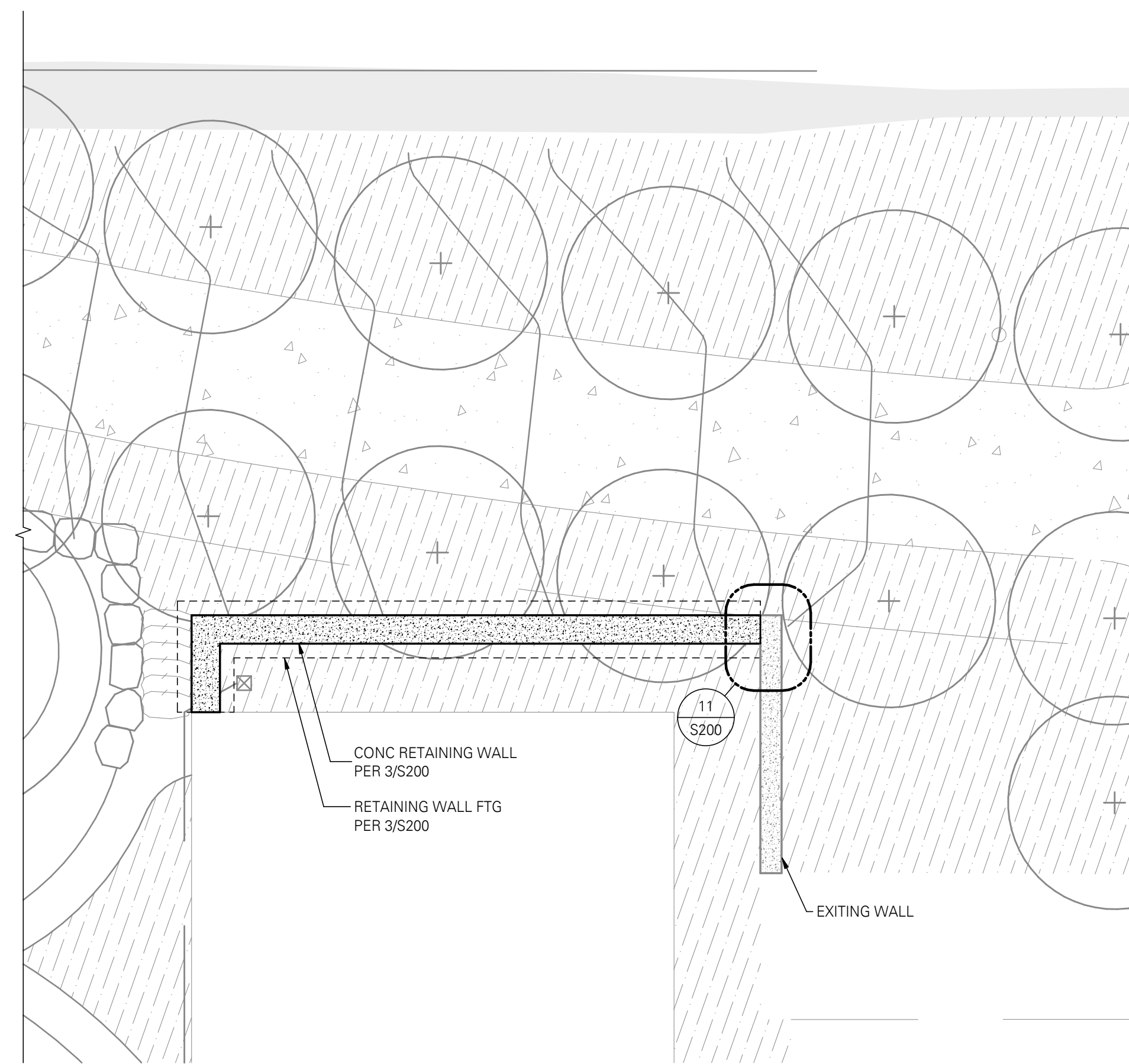
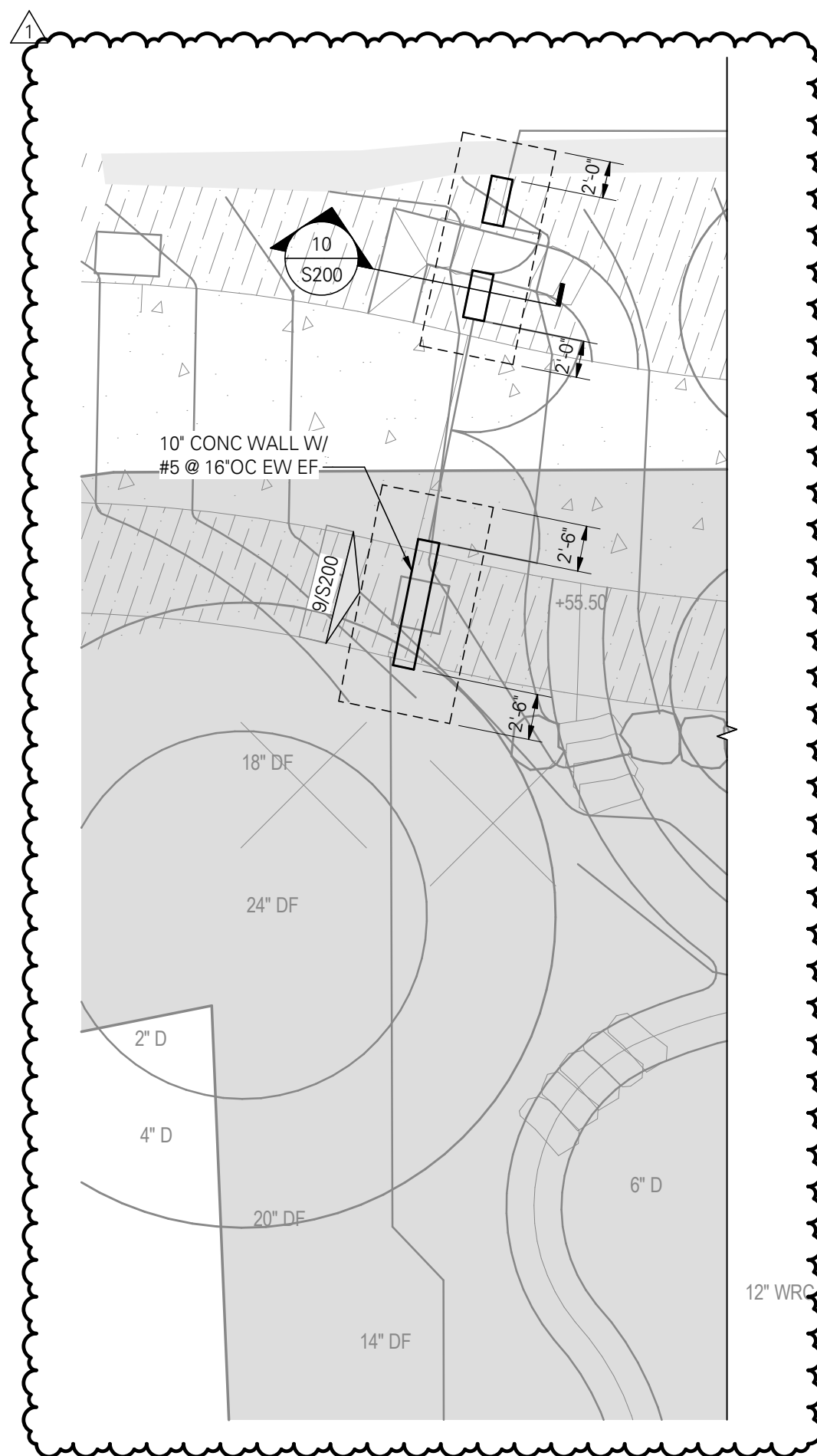
PREPARED BY:
EDCI ENGINEERS
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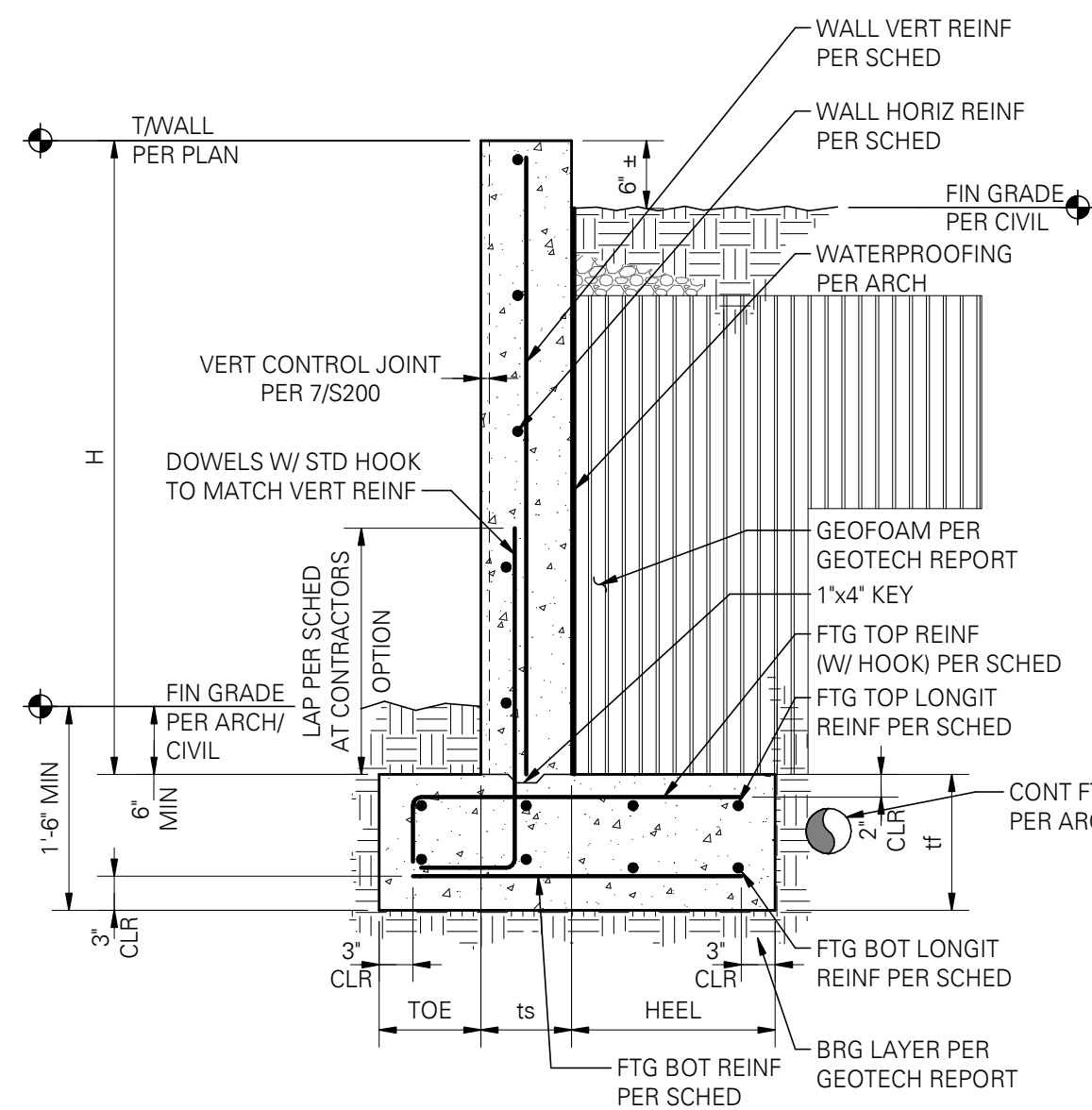
SIGNATURE:

REVISIONS:	NO.	DATE	DESCRIPTION
	1	02/02/2024	Permit Set
		06/11/2024	Permit Correction 01

APPROVALS:	Job No.:</
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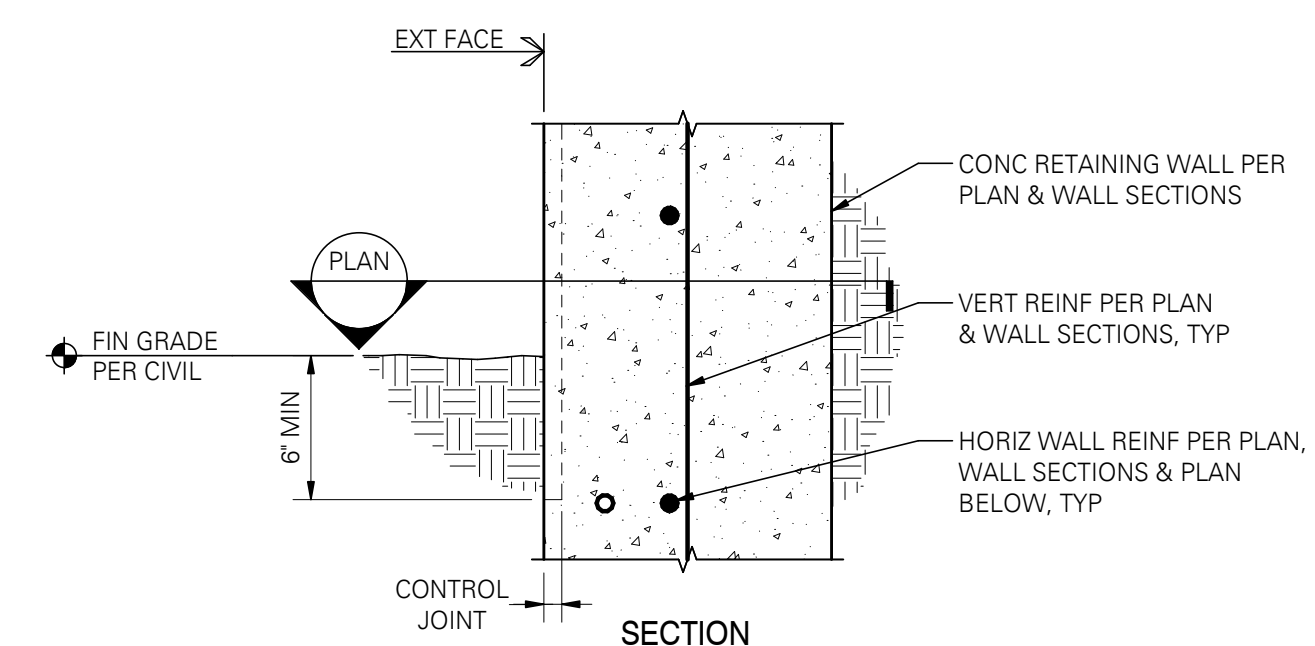


PLAN
SCALE: 1/8" = 1'-0"



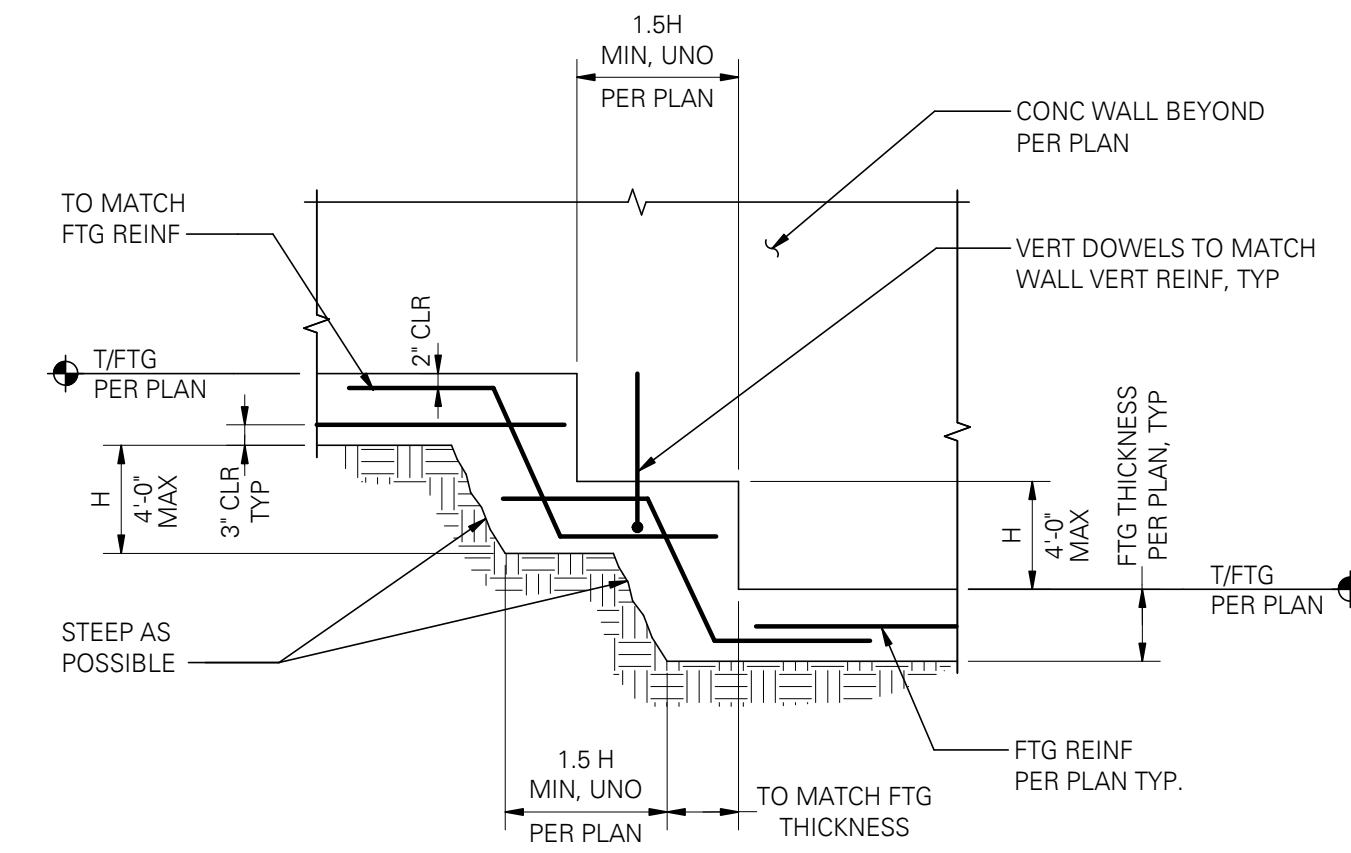
RETAINING WALL / FOOTING SCHEDULE										
H	WALL/FOOTING SIZES				WALL REINFORCEMENT		FOOTING REINFORCEMENT			
	TOE	ts	HEEL	tf	VERTICAL	HORIZONTAL	TOP	TOP/LONGIT	BOT/LONGIT	BOTTOM
UP TO 8'-0"	1'-0"	8"	2'-0"	12"	#5 @ 16" OC	#5 @ 16" OC	#5 @ 12" OC	(3) #4	(3) #4	#5 @ 18" OC

3 CANTILEVERED SITE RETAINING WALL AND SCHEDULE
SCALE: 3/4" = 1'-0" (02304)

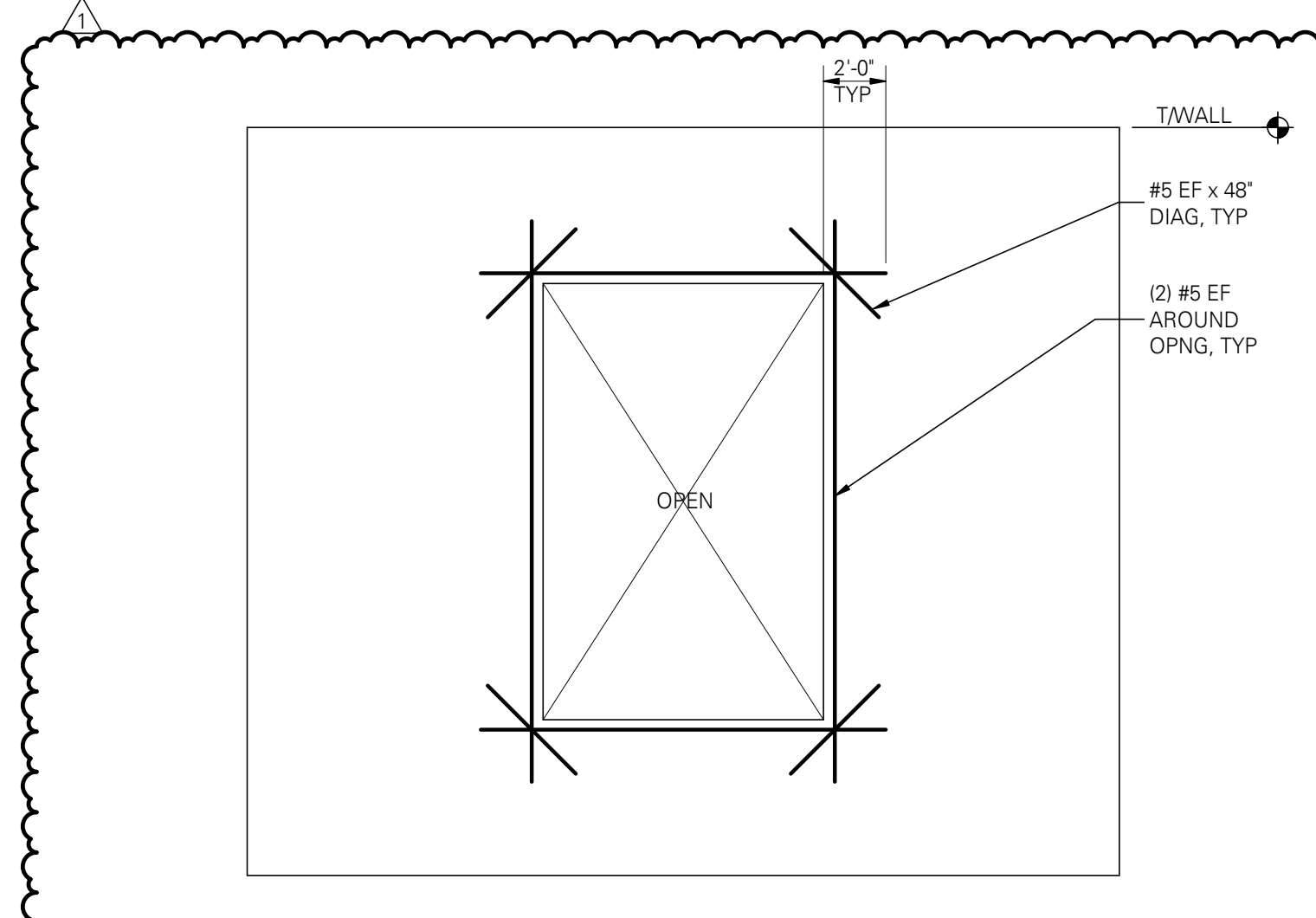


NOTE:
MAXIMUM SPACING EQUAL TO 10'-0" OC OR HEIGHT OF WALL, WHICHEVER IS LESS.

7 VERTICAL CONTROL JOINT AT CONCRETE RETAINING WALLS
SCALE: 1 1/2" = 1'-0" (02310)

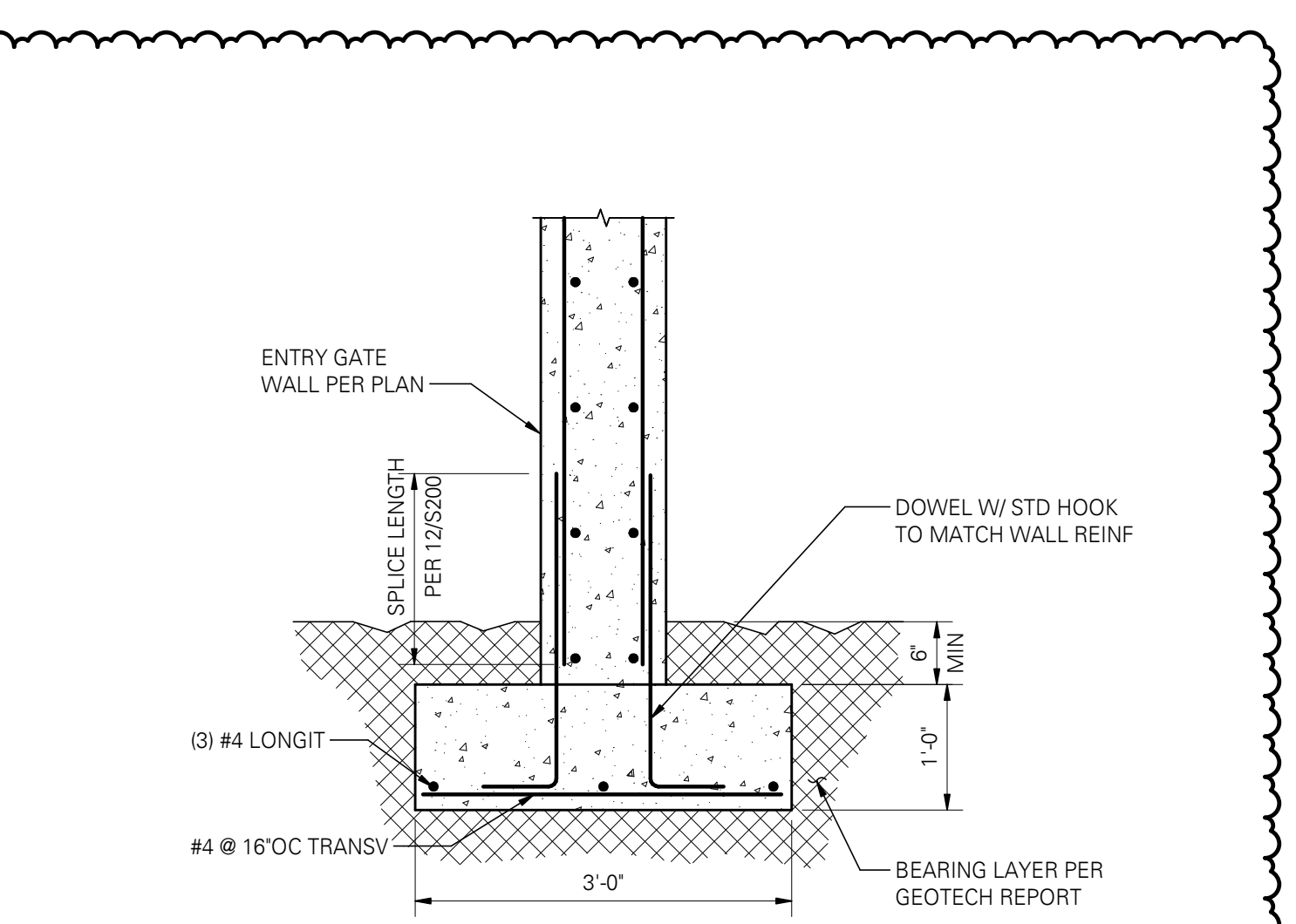


8 TYPICAL STEPPED FOOTING
SCALE: 3/4" = 1'-0" (03140)

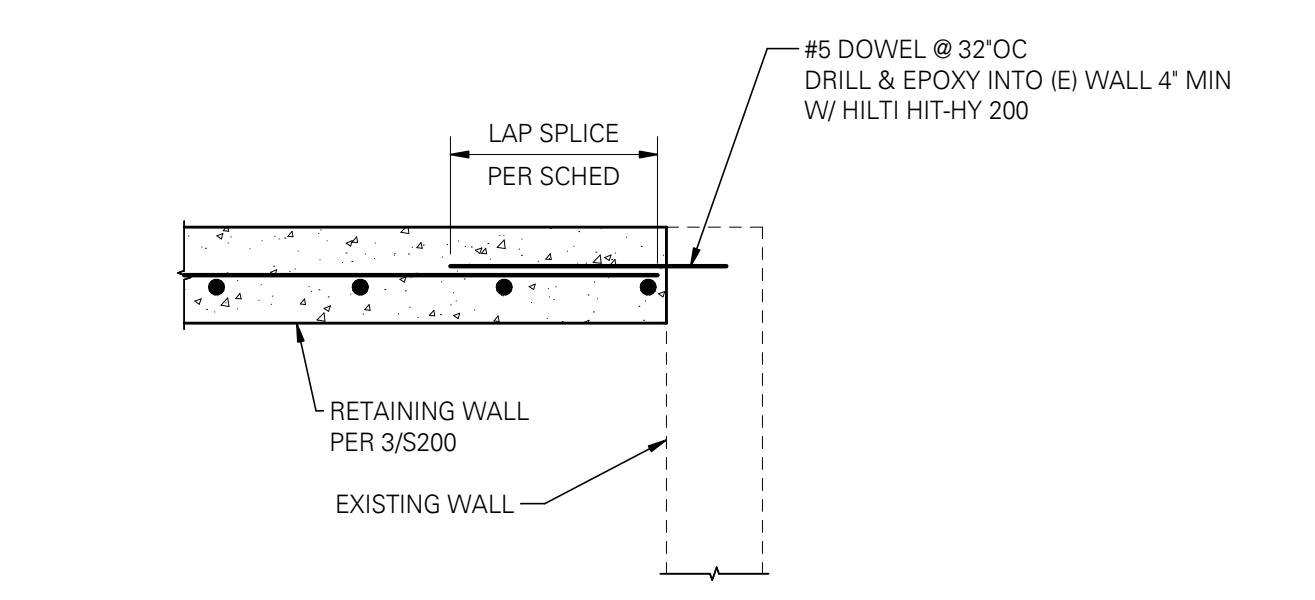


NOTE:
PROVIDE (2) #5 x 48" DIAGONAL BARS AT WALLS 10' OR THICKER.

9 CONCRETE WALL OPENING REINFORCING
SCALE: 3/4" = 1'-0"



10 ENTRYGATE WALL FOOTING
SCALE: 3/4" = 1'-0"



11 RETAINING WALL TO EXISTING WALL CONNECTION
SCALE: 3/4" = 1'-0"

BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #3)		HOOKED BARS
	Ld	Splice	Ld	Splice	
#3	17	22	22	28	6
#4	22	29	29	38	6
#5	28	36	36	47	8
#6	33	43	43	56	11
#7	48	63	63	81	14
#8	55	72	72	93	16
#9	62	81	81	105	20
#10	70	91	91	118	23
#11	78	101	101	131	27
#14	93	N/A	121	N/A	36
#18	124	N/A	161	N/A	55

NOTES:
1. ALL TABULATED VALUES ARE IN INCHES.
2. ALL TABULATED VALUES ARE FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
3. TOP REINFORCING = HORIZONTAL REINFORCING WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS 'TOP BAR'.
4. LAP SPLICE OF #14 AND #18 BARS IS NOT PERMITTED. LAP SPLICE OF SMALLER TO #14 AND #18 BARS IS NOT PERMITTED.

LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE
SCALE: 3/4" = 1'-0" (01403B)

FOR PERMIT
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State of Washington

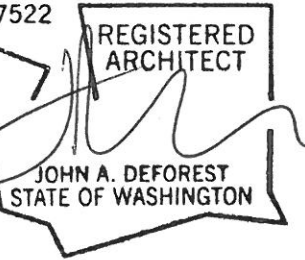
REVISIONS:	NO.	DATE	DESCRIPTION
	1	06/11/2024	Permit Correction 01

APPROVALS:	Job No.	23012.0225
Project Manager:	PL	
Drawn:	GR	
Reviewed:	PL	
Dwg. Chk.:	SB	
Date:	02/01/24	
Scale:	AS NOTED	

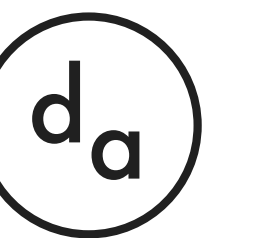
MERCER ISLAND LAKE HOUSE
6236 SE 22ND ST
MERCER ISLAND, WA 98040

STRUCTURAL - RETAINING WALL PLAN AND DETAILS

SHEET NO. **S200**



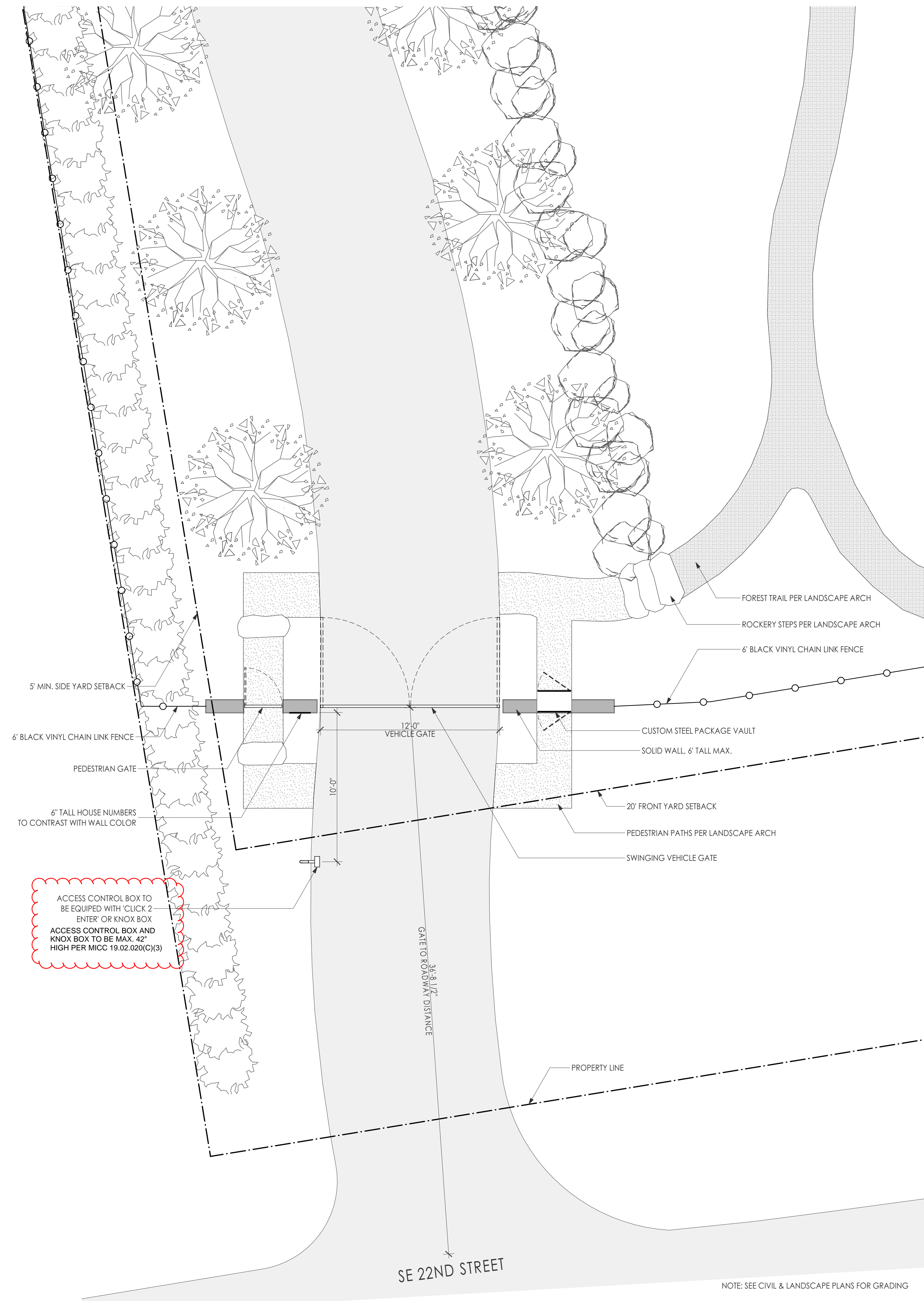
Automatic Gate Permit Plan



DeForest Architects
 1148 NW Leary Way
 Seattle, WA 98107
 206.262.0820
 deforestarchitects.com

Gate Permit Plan

HISTORY ID	SET NAME	DATE
CD0	Permit Set	2/1/24
1		



ACCESS CONTROL BOX TO BE EQUIPPED WITH 'CLICK 2 ENTER' OR KNOX BOX
 ACCESS CONTROL BOX AND KNOX BOX TO BE MAX. 42" HIGH PER MICC 19.02.020(C)(3)

Gate Plan

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

