

DESIGN CRITERIA

SNOW LOAD ---- 25 LBS
WIND SPEED -- 110 MPH IBC
EXPOSURE ----- B
SEISMIC ----- D

HEATING SYSTEM
GAS FURNACE &
ELECTRIC HEAT PUMP

APPLIANCE FUEL SOURCE
STOVE GAS
DRYER ELECTRIC
WATER HEATER ELECTRIC

SQUARE FOOTAGE TOTALS

1ST FLOOR 2,200 SQ FT
2ND FLOOR 2,264 SQ FT
TOTAL LIVING SPACE 4,464 SQ FT

GARAGE 535 SQ FT

FRONT PORCH COVER 49 SQ FT

REAR DECK 936 SQ FT

UPPER BALCONY 645 SQ FT

HOUSE DESIGNER:
ALDOR LLC.

26809 199TH AVE SE,
COVINGTON WA. 98042
ALDOR.architecture.construction@outlook.com

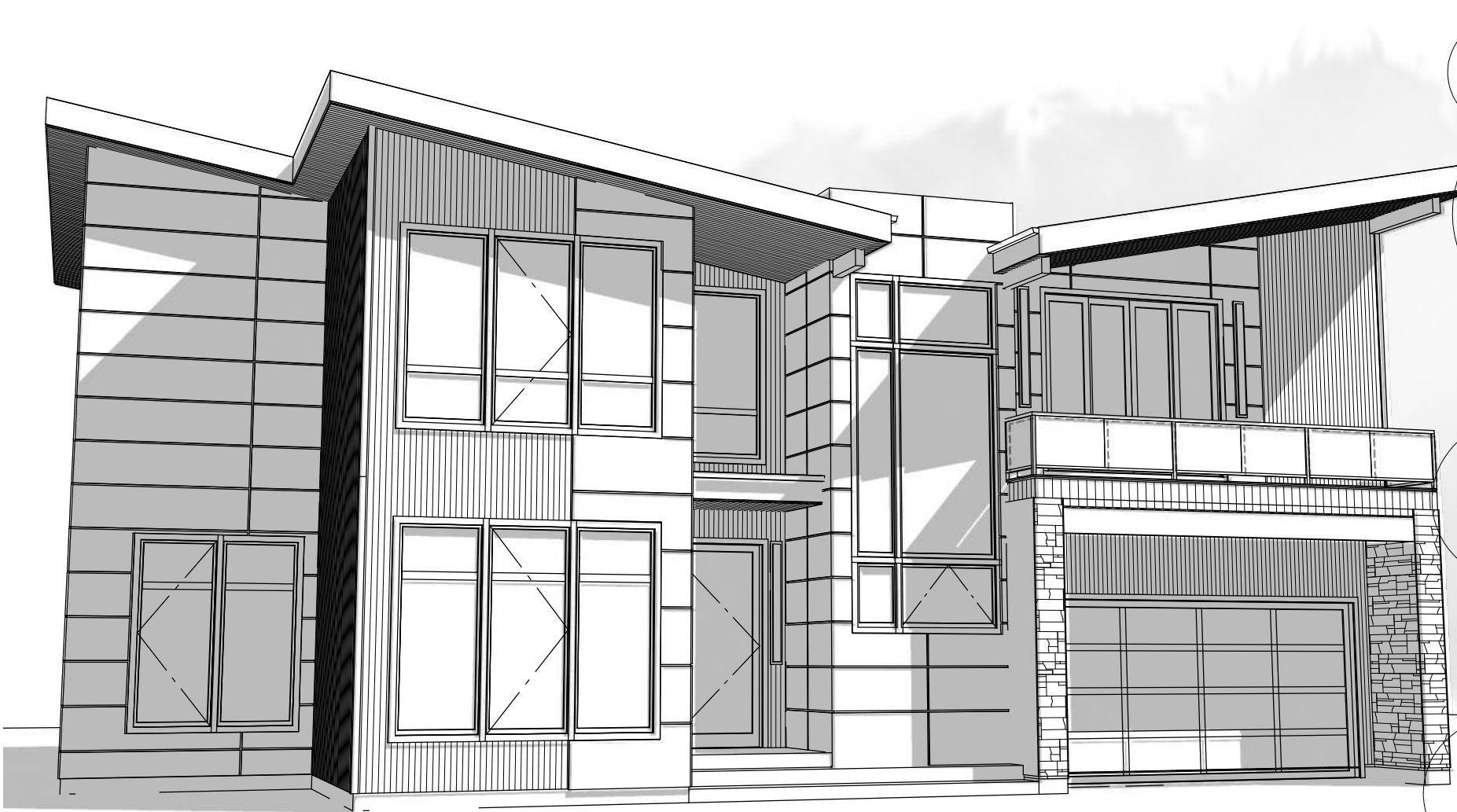
LIST OF CODES
2021 WSEC
2021 IRC & IBC

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RUSSELL PALANCHUCK - PRIVATE RESIDENCE - ARCHITECTURAL SET
9734 SE 40TH ST MERCER ISLAND WA. 98040 PARCEL# 265550-0176



3D - NOT TO SCALE

LIST OF CODES:
2021 WSEC
2021 IBC
2021 IRC

HARDSCAPE CALCULATIONS

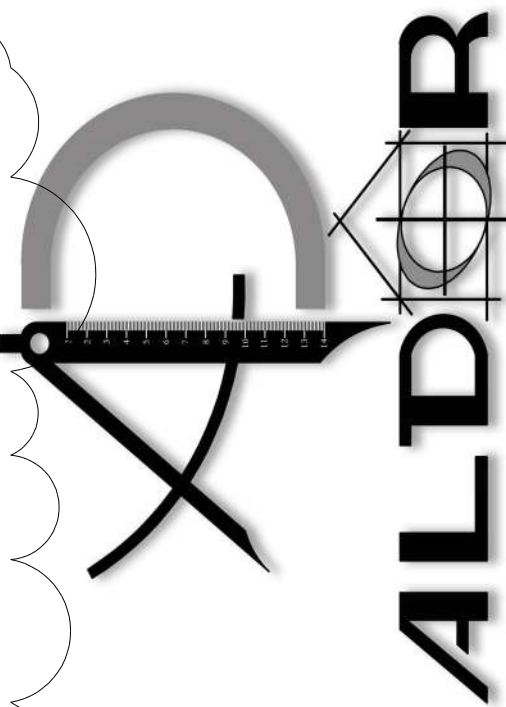
A. Gross Lot Area	12,992 sq. ft.	Square Feet
B. Net Lot Area	12,992 - no easements present	Square Feet
C. Area Borrowed from Lot Coverage	5,000 sq ft	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	49%	% of Lot
E. Allowed Hardscape Area	6,366.08 sq ft	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	N/A	Square Feet
2. Uncovered Patios	N/A	Square Feet
3. Walkways	67 sq ft	Square Feet
4. Stairs	N/A	Square Feet
5. Rockeries and Retaining Walls	201 sq ft	Square Feet
6. Other Driveway & Concrete around the property	1,988 sq ft	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	3,837 sq ft	Square Feet
G. (Total Existing Hardscape Area Removed)	3,837 sq ft	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	1,581 sq ft	Square Feet
2. Uncovered Patios	N/A	Square Feet
3. Walkways	77 sq ft	Square Feet
4. Stairs	N/A	Square Feet
5. Rockeries and Retaining Walls	N/A	Square Feet
6. Other Proposed Driveway	651* excluding 77 sq ft sidewalk	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	2,309 sq ft	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	2,308 sq ft	Square Feet
J. Total Project Hardscape Area = (I/J)x100	17.7%	% of Lot

Hardscape calculations shown on Plan Sheet #

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area		Removed Area		New/Addition Area		Total	
Upper Floor	N/A	Sq. Ft.	N/A	Sq. Ft.	2284	Sq. Ft.	2284	Sq. Ft.
Main Floor	950	Sq. Ft.	950	Sq. Ft.	2200	Sq. Ft.	2200	Sq. Ft.
Gross Basement Area	950	Sq. Ft.	950	Sq. Ft.	N/A	Sq. Ft.	N/A	Sq. Ft.
Garage/ Carport	288	Sq. Ft.	288	Sq. Ft.	535	Sq. Ft.	535	Sq. Ft.
Total Floor Area	1900	Sq. Ft.	1900	Sq. Ft.	4,999	Sq. Ft.	4,999	Sq. Ft.
Accessory Buildings	N/A	Sq. Ft.	N/A	Sq. Ft.	N/A	Sq. Ft.	N/A	Sq. Ft.
Accessory Dwelling Unit	N/A	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
2 nd & 3 rd Story Roofed Decks	N/A	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Basement Area		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Excluded	N/A							
150% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
200% GFA Modifier* (main and upper floor x2)	N/A							
200% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	N/A							
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
TOTAL Building Area	N/A	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
*Enter the actual room area								
A. Lot Area						Square Feet		
B. Zone	R-8.4	☒	R-9.6	☐	R-12	☐	R-15	☐
C. Allowed Gross Floor Area (refer to "allowed GFA")	5,000					Square Feet		
D. Allowed Gross Floor Area	40					% of Lot		
E. Proposed Gross Floor Area	4,999					Square Feet		
F. Proposed Gross Floor Area	38.5%					% of Lot		
Gross floor area calculations found on Plan Sheet #						1		
Basement exclusion calculations found on Plan Sheet #						N/A - Basement exclusion will not be used.		

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THESE PLANS HAVE BEEN EXCLUSIVELY DESIGNED FOR THE PROJECT AND ARE NOT TO BE REPRODUCED, COPIED, OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION SHALL BE STRICTLY ENFORCED.

RUSSELL
PALANCHUCK

9734 SE 40TH ST
MERCER ISLAND , WA
98040

PARCEL # - 265550-0176

HOME OWNER / GENERAL CONTRACTORS SHALL VERIFY ALL SETBACKS, DIMENSIONS, STRUTURAL DETAILS, BUILDING CODES, AND GRADING REQUIREMENTS, AND DIMENSIONS ACCORDING TO SITE CONDITIONS. ALL SUBCONTRACTORS SHALL COORDINATE CLOSELY WITH THE ARCHITECT AND BE RESPONSIBLE FOR ANY ERRORS CAUSED DUE TO THEIR RESPECTIVE CONTRACTOR'S NEGLIGENCE AND NON-COMPLIANCE. THESE PLANS ARE DIAGRAMATIC IN NATURE AND ARE NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE INTENDED TO PROVIDE ADEQUATE INFORMATION TO THE ARCHITECT AND GENERAL CONTRACTOR FOR THE LOCAL AND INTERNATIONAL COMPLIANCE WITH LOCAL AND INTERNATIONAL RESIDENTIAL & BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS ARE NOT APPEAR WITHIN THESE PLANS.

Sheet Description

PROJECT INFO

Plan Name
9734 SE 40TH ST
MERCER ISLAND WA.
98040

1 OF 14

2021 WASHINGTON STATE ENERGY CREDITS

HEATING OPTION	FUEL NORMALIZATION DESCRIPTON	CREDIT(S)	OPTION	DESCRIPTON	CREDIT(S)
2	FOR AN INITIAL HEATING SYSTEM, USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.3(2) AND SUPPLEMENTAL HEATING PROVIDED BY ELECTRIC RESISTANCE	1.5	5.7	EFFICIENCY WATER HEATING OPTION: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM UEF OF 2.9 AND UTILIZING A SPLIT SYSTEM CONFIGURATION WITH THE AIR-TO-REFRIGERANT HEAT EXCHANGER LOCATED OUTDOORS. EQUIPMENT SHALL MEET SECTION 4, REQUIREMENTS FOR ALL UNITS OF THE NEEA STANDARDS ADVANCED WATER HEATING SPECIFICATION WITH THE UEF NOTED ABOVE.	2.5
OPTION	DESCRIPTON	CREDIT(S)			
1.2	EFFICIENT BUILDING ENVELOPE: PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.25 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB.	1.0	7.1	APPLIANCE PACKAGE OPTION ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS: 1. DISHWASHER, STANDARD - ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT- ENERGY STAR RATED (VERSION 6.0) 2. REFRIGERATOR (IF PROVIDED)- ENERGY STAR RATED (VERSION 5.1) WASHING MACHINE (RESIDENTIAL)- ENERGY STAR RATED (VERSION 8.1) 4. DRYER - ENERGY STAR RATED, MOST EFFICIENT 2022	0.5
2.2	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCAL'S, OR FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.20 CFM/FT2 MAXIMUM @ 50 PASCAL'S.	1.5			
a,c,d 3.3	HIGH EFFICIENCY HVAC EQUIPMENT OPTION: AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MIN. (HSPF 9.5) HSPF 8.5 IN AREAS WHERE THE WINTER DESIGN TEMPERATURE AS SPECIFIED IN APPENDIX RC IS 23°F OR BELOW, A COLD CLIMATE HEAT PUMP FOUND ON THE NEEP GC ASHP QUALIFIED PRODUCT LIST SHALL BE USED.	0.5			
3.11 ^a	CONNECTED THERMOSTAT MEETING ENERGY STAR CERTIFIED SMART THERMOSTATS/EPA ENERGY STAR SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE THERMOSTAT MODEL.	0.5			

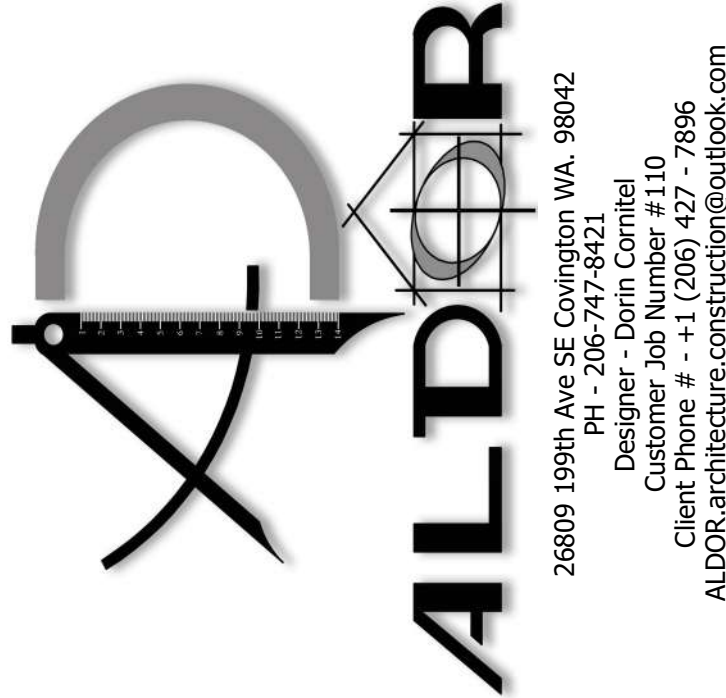
MEDIUM DWELLING UNIT ----- 8.0
CREDITS
DWELLING UNITS UP TO 5,000 SQ. FT. OF CONDITIONED FLOOR AREA

LOT COVERAGE CALCULATIONS

A. Gross Lot Area	12,992	Square Feet
B. Net Lot Area	12,992 - no easements present	Square Feet
C. Allowed Lot Coverage Area	5,000 sq ft	Square Feet
D. Allowed Lot Coverage	40%	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	1,747	Square Feet
2. Accessory Building Roof Area	N/A	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	1,900 sq ft	Square Feet
4. Covered Patios and Covered Decks	N/A	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	3,647 sq ft	Square Feet
F. (Total Lot Coverage Area Removed)	3,647 sq ft	Square Feet
G. Proposed Adjustment for Single Story (Area)	N/A - Subject to complete removal	Square Feet
H. Proposed Adjustment for Flag Lot	N/A - Subject to complete removal	Square Feet
I. Total New Lot Coverage Area:		
1. Main Structure Roof Area	3,484	Square Feet
2. Accessory Structure Roof Area	N/A	Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	728 sq ft	Square Feet
4. Covered Patios and Covered Decks	N/A	Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	4,212	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	15	Square Feet
K. Proposed Lot Coverage Area = (J/B) x 100	0.11%	% of Lot

Lot coverage calculations shown on Plan Sheet #

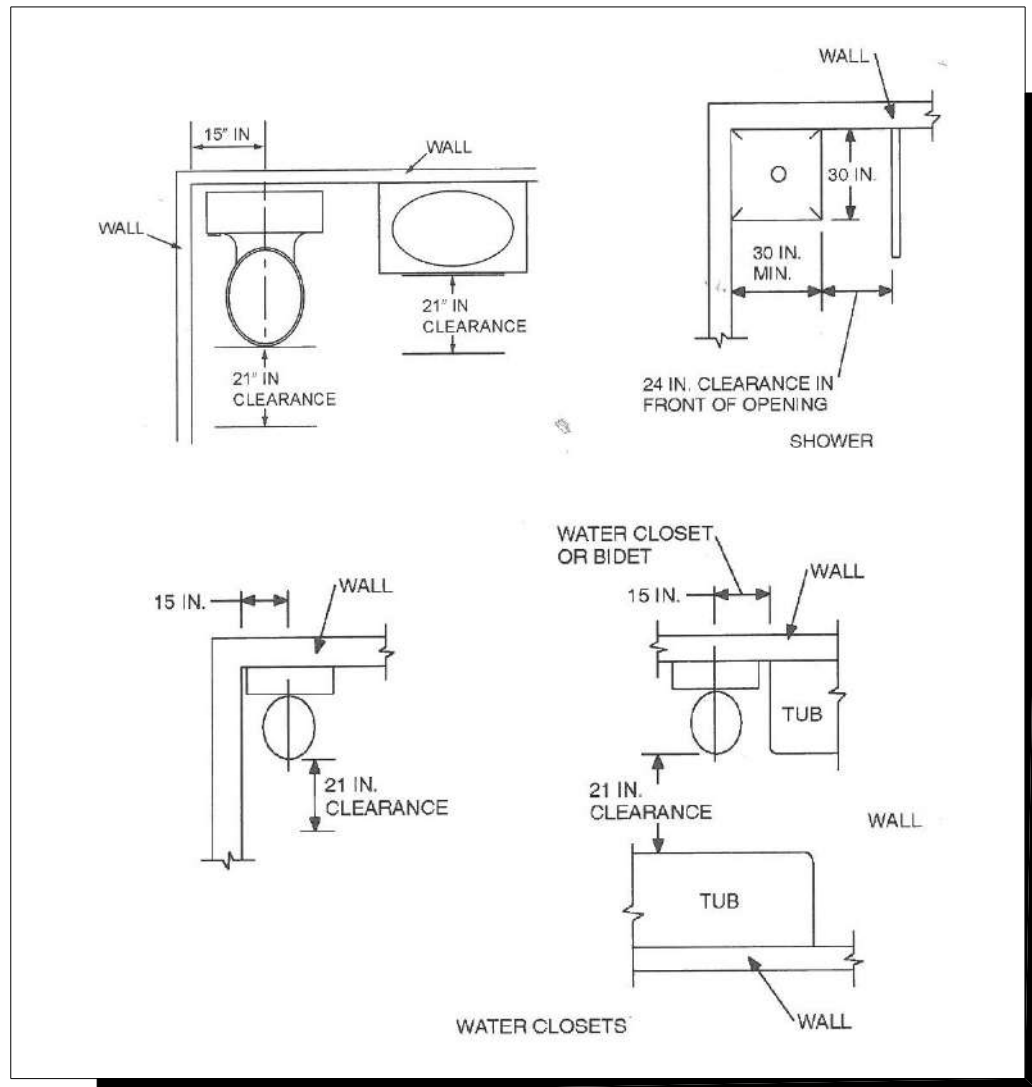
THIS SET OF PLANS IS LICENSED FOR ONE TIME USE



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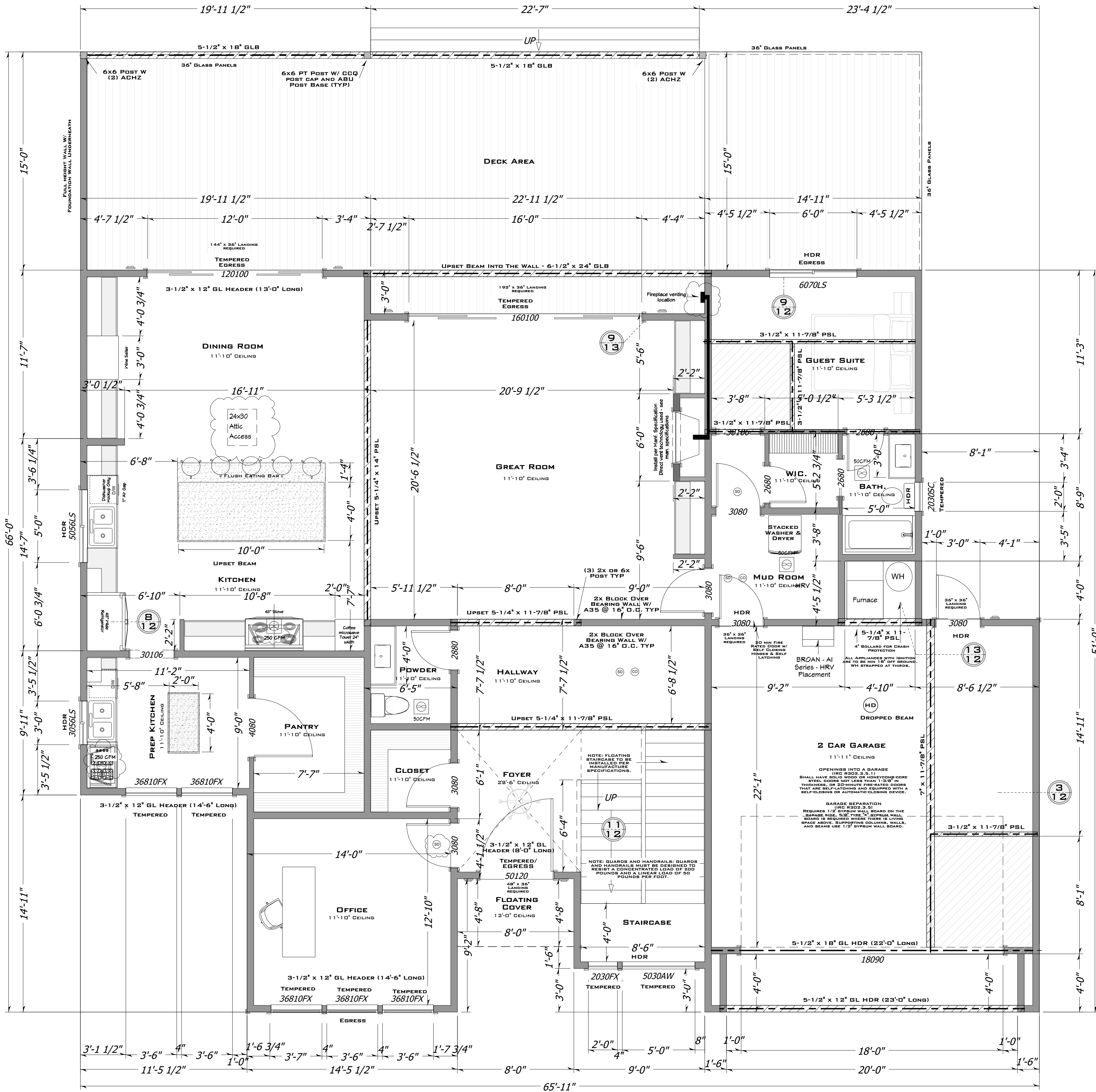
MAIN FLOOR GENERAL NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, PLEASE NOTIFY ALDOR LLC.
2. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
3. ALL NEW FRAME NAILING TO COMPLY WITH TABLE R602.3(1), 2018 I.R.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 10d AT 6" O.C. TYPICAL. U.N.O. ON SHEARWALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS AND WALL/ROOF INTERSECTIONS.
5. FINISH ALL CEILINGS WITH 5/8" TYPE "X" G.W.B. WHERE JOISTS ARE SPACED GREATER THAN 16".
6. PROVIDE 26 GA GALVANIZED SHEET METAL FLASHING ABOVE WINDOWS AND DOORS, LAP BUILDING PAPER OVER.
7. INSTALL SIDING 8" ABOVE FINISH GRADE.
8. ALL CONCEALED VOIDS TO BE FIREBLOCKED PER SECTION R302.11, 2021 I.R.C. AND DRAFT STOPPED PER SECTION R302.12, 2021 I.R.C.
9. ALL TUBS AND SHOWER STALLS: A) FIREBLOCK BETWEEN STUDS. B) LIMIT SHOWER FLOW PER COVERSHEET. C) WALLS SHALL BE WATERPROOFED TO A MIN. OF 70" ABOVE DRAIN INLET. D) ALL GLAZING FACING TUBS, SPAS, SHOWERS AND POOLS WITH THE BOTTOM EDGE WITHIN 60" VERTICALLY OF ANY WALKING OR STANDING SURFACE SHALL BE SAFETY GLAZING, UNLESS IT IS MORE THAN 60" AWAY HORIZONTALLY.
10. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON THE COVERSHEET. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.
11. METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECIFICATIONS. USE ONLY EQUIVALENT SUBSTITUTIONS.
12. ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (B185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS PER ASTM A153.
13. PROVIDE ELECTRIC ILLUMINATION AT OUTSIDE DOORS SWITCHED FROM INSIDE.
14. HVAC DUCTS MUST NOT DISPLACE REQUIRED INSULATION AT ANY GIVEN LOCATION, PROVIDE REQUIRED FLASHING OR CEILING INSULATION ON UNHEATED SIDE OF DUCTS INSTALLED IN JOIST OR RAFTER CAVITIES WHERE UNHEATED SPACES ARE ABOVE OR BELOW.
15. DOORS FROM GARAGE TO LIVING SPACES TO BE 13/8" MIN. THICK SOLID CORE DR. W/ SELF-CLOSER AND WEATHERSTRIPPING, UVALUE



MINIMUM FIXTURE CLEARANCE
PER. R307.1

SHOWER COMPARTMENTS AND WALLS AROUND BATHTUBS WITH SHOWERS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBANT SURFACE TO NOT LESS THAN 72" ABOVE THE FLOOR (IRC R307.2).



MAIN FLOOR PLAN
SCALE 1/4" = 1'

THESE PLANS HAVE BEEN EXCLUSIVELY DESIGNED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ALDOR ARCHITECTURE CONSTRUCTION IS A VIOLATION OF THE PROFESSIONAL SEAL AND IS STRICTLY ENFORCED.

THESE PLANS WERE EXCLUSIVELY DESIGNED FOR
**RUSSELL
PALANCHUCK**
9734 SE 40TH ST
MERCER ISLAND, WA
98040
PARCEL # - 265550-0176

HOME OWNER / GENERAL CONTRACTORS SHALL VERIFY ALL SETBACKS, DIMENSIONS, STRUTURAL DETAILS, BUILDING CODES, AND GRADING REQUIREMENTS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. SUBCONTRACTORS SHALL COORDINATE, CLOSELY WITH THE ARCHITECT, ALL MATERIALS, METHODS, AND EQUIPMENT WITH THEIR RESPECTIVE CONTRACTORS. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS CAUSED DUE TO AND NON-CONFORMING. THESE PLANS ARE DIAGRAMATIC IN NATURE AND ARE NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE INTENDED TO PROVIDE ADEQUATE INFORMATION TO THE HOME OWNER AND GENERAL CONTRACTORS. COMPLIANCE WITH LOCAL, STATE, AND FEDERAL RESIDENTIAL & BUILDING CODES, IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER AND GENERAL CONTRACTORS TO OBTAIN ALL NECESSARY PERMITS AND NOT APPEAR WITHIN THESE PLANS.

Sheet Description

MAIN FLOOR

Plan Name
9734 SE 40TH ST
MERCER ISLAND WA.
98040

NOTES

SMOKE ALARMS AND HEAT DETECTION REQUIRED LOCATIONS R314.3: SMOKE ALARMS SHALL BE INSTALLED IN

1. IN EACH SLEEPING ROOM OR SLEEPING LOFT
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OR OPENING OF A BATHROOM.
5. IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.

HEAT DETECTOR OR HEAT ALARM SHALL BE PROVIDED IN NEW ATTACHED GARAGES (R314.2.3) ALTERATIONS, REPAIRS AND ADDITIONS R314.2.2 WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, OR WHERE AN ACCESSORY DWELLING UNIT IS CREATED WITHIN AN EXISTING DWELLING UNIT, EACH DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

HEAT DETECTION INTERCONNECTION R314.4.1 HEAT DETECTORS AND HEAT ALARMS SHALL BE CONNECTED TO AN ALARM OR A SMOKE ALARM THAT IS INSTALLED IN THE DWELLING. ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM, OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

COMBINATION ALARMS R314.5 COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN PLACE OF SMOKE ALARMS.

POWER SOURCE R314.6 SMOKE ALARMS, HEAT ALARMS, AND HEAT DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND, WHEN POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

INTERCONNECTIVITY R314.4 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

WHERE AN ACCESSORY DWELLING UNIT IS CREATED WITHIN AN EXISTING DWELLING UNIT ALL REQUIRED SMOKE ALARMS, IN THE ACCESSORY DWELLING UNIT AND THE PRIMARY DWELLING UNIT, SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN BOTH THE PRIMARY DWELLING UNIT AND THE ACCESSORY DWELLING UNIT.

IN ACCORDANCE WITH MMC TITLE 17: REQUIRED FIRE SYSTEMS:

"NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED."

PLEASE SEE HYPERLINK "HTTPS://WWW.MERCERISLAND.GOV/SITES/DEFAULT/FILES/FILEATTACHMENTS/COMMUNITY_PLANNING_AMP_DEVELOPMENT/PAGE/24351/RESIDENTIAL_SPRINKLER_STANDARD_13_D_-_2022PDF.PDF"13D RESIDENTIAL FIRE SPRINKLER STANDARD FOR DETAILED INFORMATION

IFC SECTION 104.8 - DUE TO PLAN FIRE CODE DEFICIENCY (>150' FORM ALL POINTS TO CONFORMING FIRE ACCESS ROAD) A FIRE CODE ALTERNATIVE IS REQUIRED. PLEASE ADD THE FOLLOWING PLAN NOTE:

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

THIS SYSTEM MAY TAKE THE PLACE OF LINE-VOLTAGE INTERCONNECTED SMOKE AND CO DETECTORS REQUIRED IN IRC R314.3 AND IRC R315.3.

PLEASE SEE HYPERLINK: HTTPS://WWW.MERCERISLAND.GOV/SITES/DEFAULT/FILES/FILEATTACHMENTS/COMMUNITY_PLANNING_AMP_DEVELOPMENT/PAGE/24351/HOUSEHOLD_FIRE_ALARM_STANDARD_-_2022_VERSION.PDF FOR DETAILED INFORMATION.

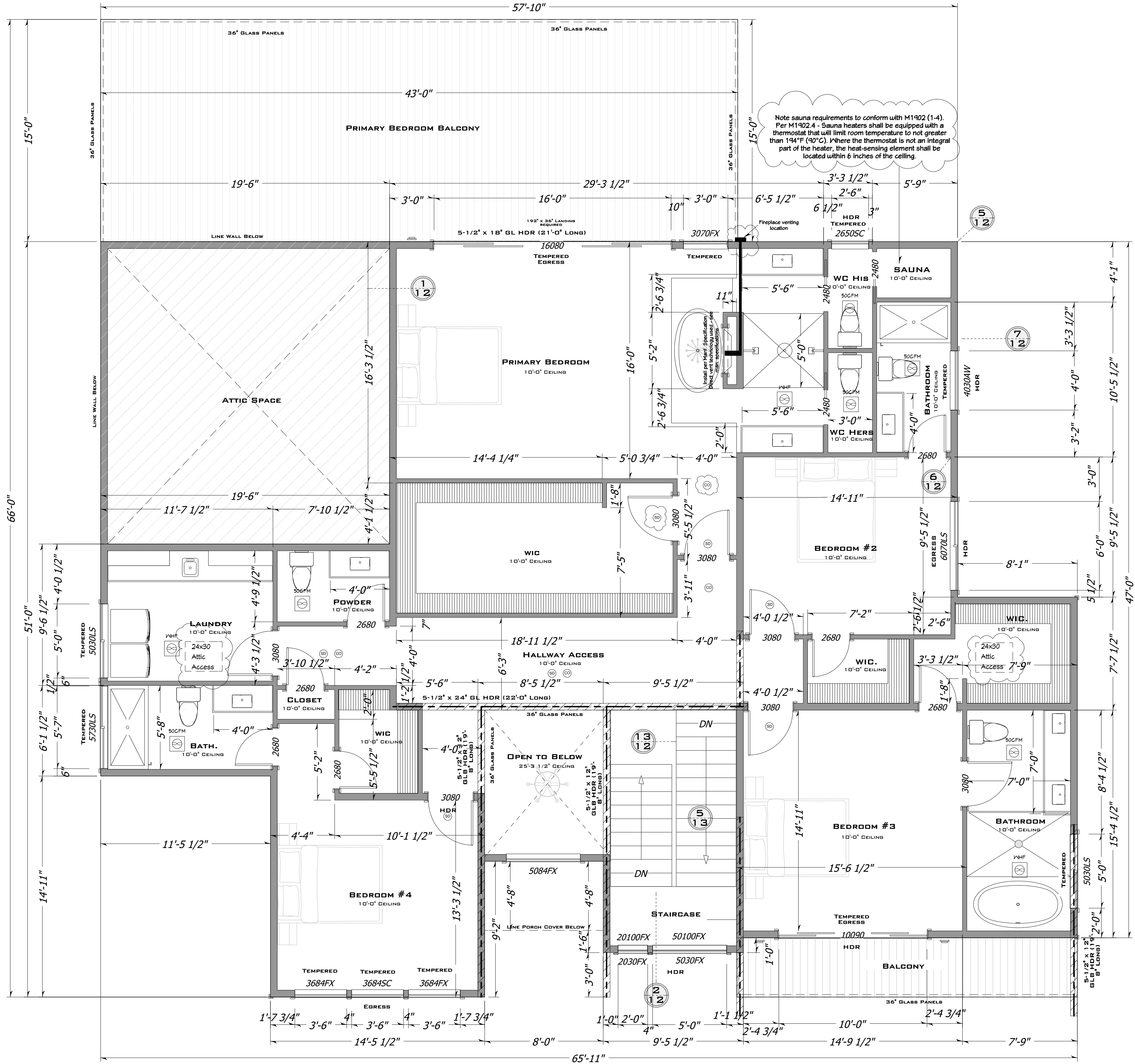
NOTE: WSEC 404.2. INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE.

WINDOW MFG IS JELDOWEN & U FACTOR IS IN AVERAGE OF .25 AND SKYLIGHTS ARE .50 EXTERIOR DOOR MFG IS OREPAC & U FACTOR IS .20

WINDOW SCHEDULE				
QTY	FLOOR	SIZE	EGRESS	TEMPERED
1	1	120100 L/R IN	YES	YES
1	1	160100 L/R IN	YES	YES
1	1	2030FX		YES
1	1	3056LS		YES
2	2	5030LS		YES
1	1	5056LS		YES
1	1	6070LS	YES	YES
1	2	10090 L/R IN	YES	YES
1	2	16080 L/R IN	YES	YES
1	2	20100FX		YES
1	2	2030FX		YES
1	2	3070FX	YES	YES
2	2	3684FX		YES
1	2	50100FX		YES
1	2	5030FX	YES	YES
1	1	36810FX		YES
1	2	5084FX	YES	YES
1	2	5730LS	YES	YES
1	2	6070LS	YES	YES
4	1	36810FX	YES	YES

DOOR SCHEDULE		
QTY	FLOOR	SIZE
1	1	18090
2	1	2680 R IN
1	1	2880 R IN
1	1	3080 L EX
1	1	3080 L IN
1	1	3080 R IN
1	1	4080 R IN
1	1	50120 R EX
3	2	2680 L IN
4	2	2680 R IN
4	2	3080 L IN
3	2	3080 R IN
3	1	3080 L IN

1. PANASONIC WHISPER GREEN WHOLE HOUSE FAN
SEE SHEET #9 FOR FAN SIZING



UPPER FLOOR PLAN
SCALE 1/4" = 1'

ATTIC SPACE

NOTES

CARBON MONOXIDE ALARMS

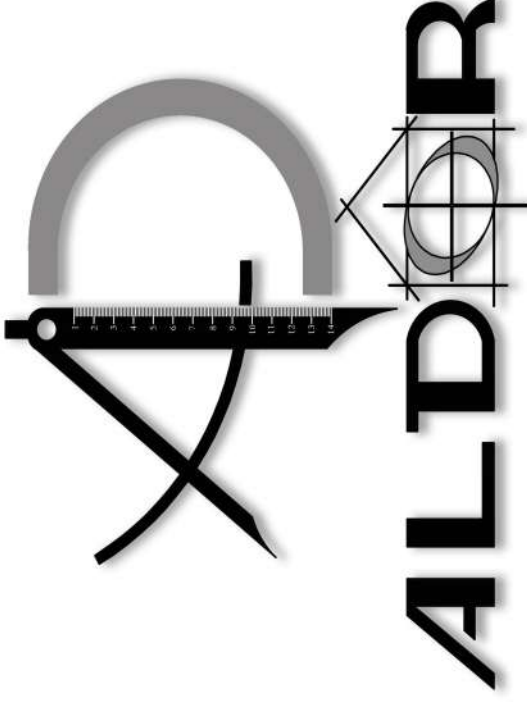
REQUIRED LOCATIONS PER IRC R315.3: APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE A BEDROOM OR ITS ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE, A CARBON MONOXIDE ALARM MUST BE INSTALLED IN THE BEDROOM.

EXISTING DWELLINGS PER IRC R315.2.2 SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH THE INFORMATION ABOVE (SOME EXCEPTIONS MAY APPLY). AN INSPECTION WILL OCCUR WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED. BATTERY POWERED ALARMS ARE PERMITTED IN EXISTING DWELLINGS.

COMBINATION ALARMS PER IRC R315.4 COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN PLACE OF CARBON MONOXIDE ALARMS.

POWER SOURCE PER IRC R315.6 CARBON MONOXIDE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND, WHEN POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. INTERCONNECTIVITY R315.5 WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

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PARCEL # - 265550-0176

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Sheet Description

UPPER PLAN

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UNDER FLOOR VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R408.1 & R408.2. A MINIMUM OF 1 SQUARE FOOT OF NET VENTILATION SHALL BE PROVIDED FOR EACH 300 SQUARE FEET OF UNDER FLOOR AREA. ONE VENT SHALL BE PROVIDED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

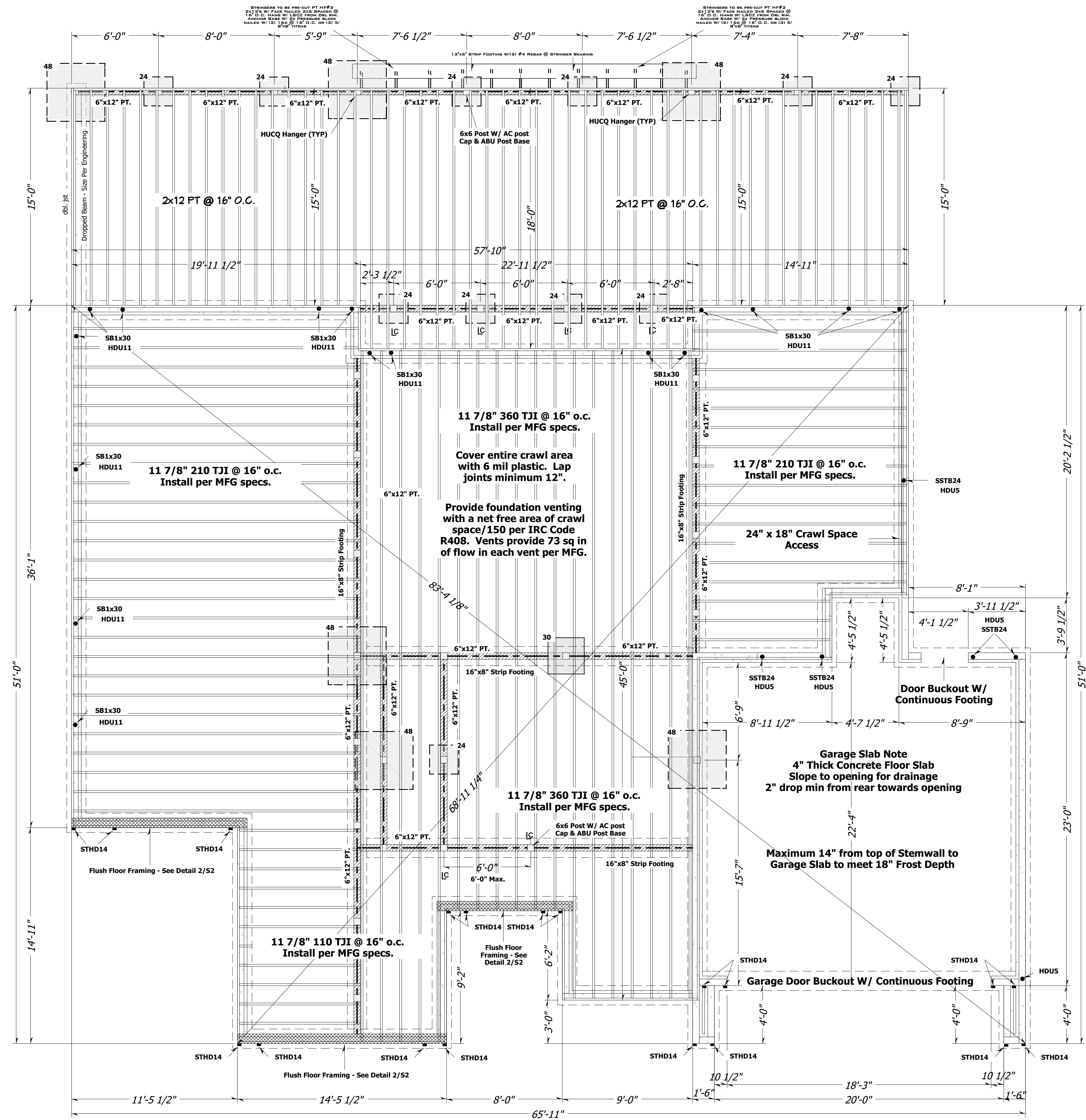
VENTS SHALL BE 6"x16" SCREENED FOUNDATION VENTS = .67 Sq. Ft.

UNDER FLOOR AREA = 2,200 Sq. Ft.

2,200 Sq. Ft./300 = 7.33 Sq. Ft. / .67sq. Ft. OF VENTILATION REQUIRED -OR- 11 VENTS

**NOTE: ENSURE VENTS ARE NOT AT THE
HOLDOWN OR POINT LOAD
LOCATIONS (TYP)**

HOLDOWNS: STHD14;
HDU11; HDU5



FOUNDATION PLAN
SCALE 1/4" = 1'

ALDOR

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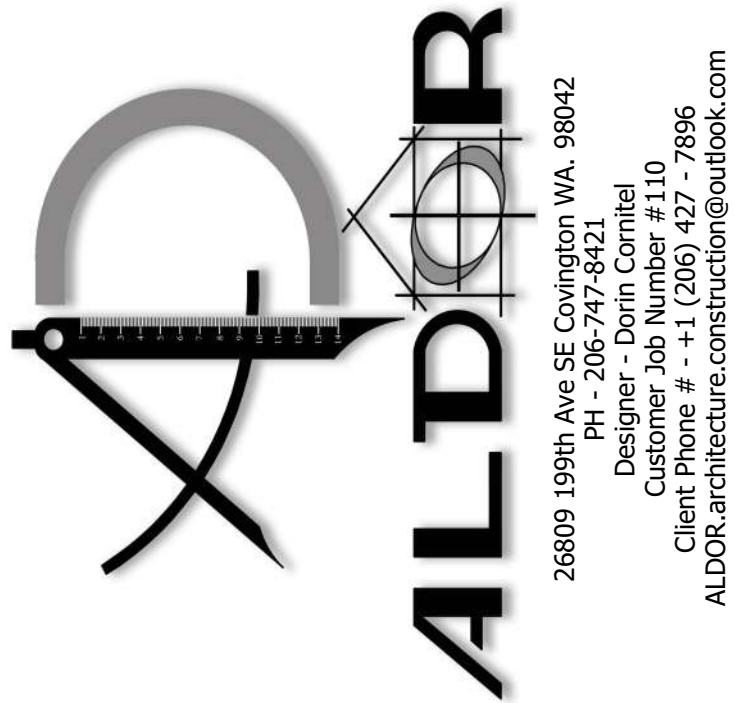
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FOUNDATION PLAN

4 OF 14

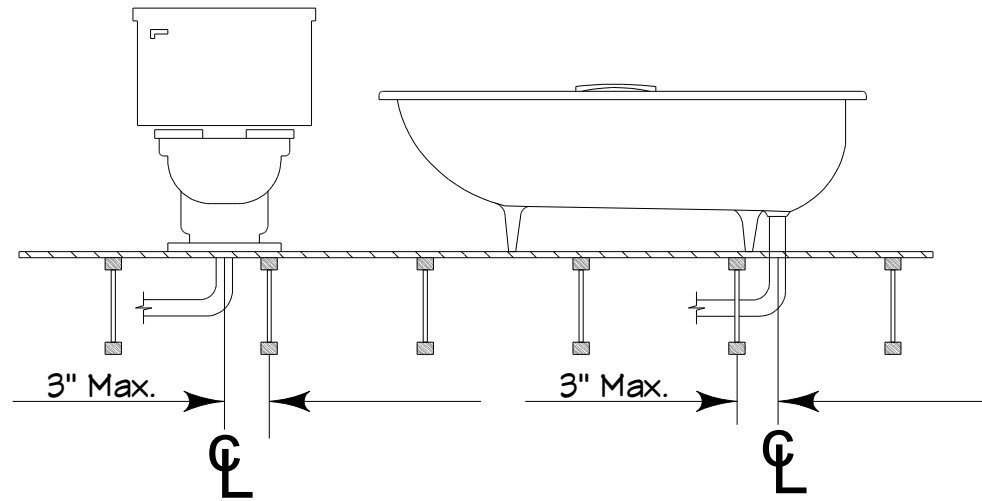
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NOTE: TO PREVENT WATER WICKING MUD SILL PLATE - RIM JOIST & EXTERIOR WALL TO EXTEND OVER STEM WALL 1/2" FOLLOW DETAIL 7/1 1

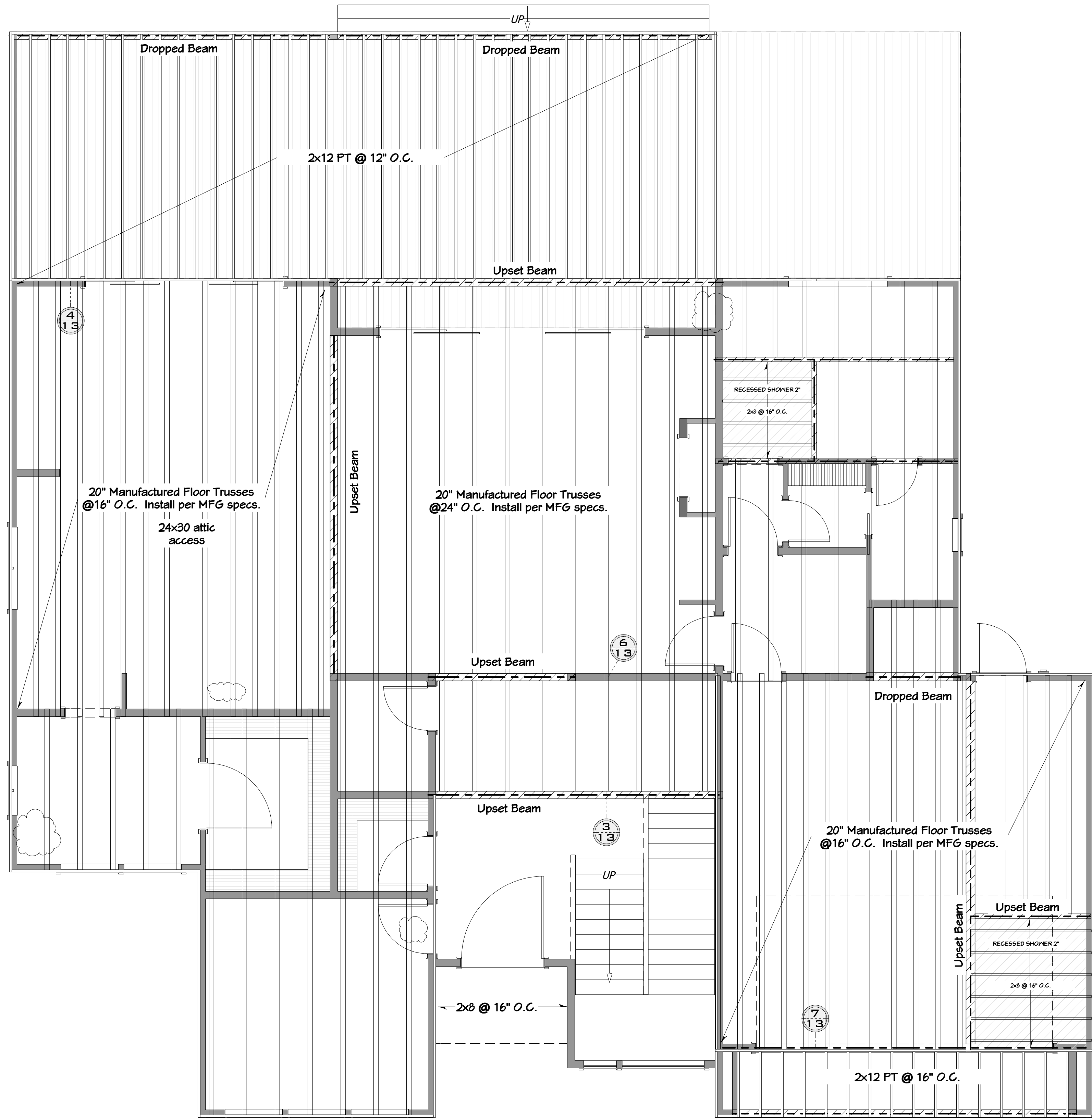
NOTE: ENSURE VENTS ARE NOT AT THE HOLDDOWN OR POINT LOAD LOCATIONS (TYP)

CONTRACTOR TO VERIFY PLUMBING DROPS DO NOT INTERFERE WITH FLOOR FRAMING



LP I-JOISTS CAN BE OFFEST UP TO 3" TO AVOID VERTIAL PLUMBING

HOLDDOWNS: HDU5'S



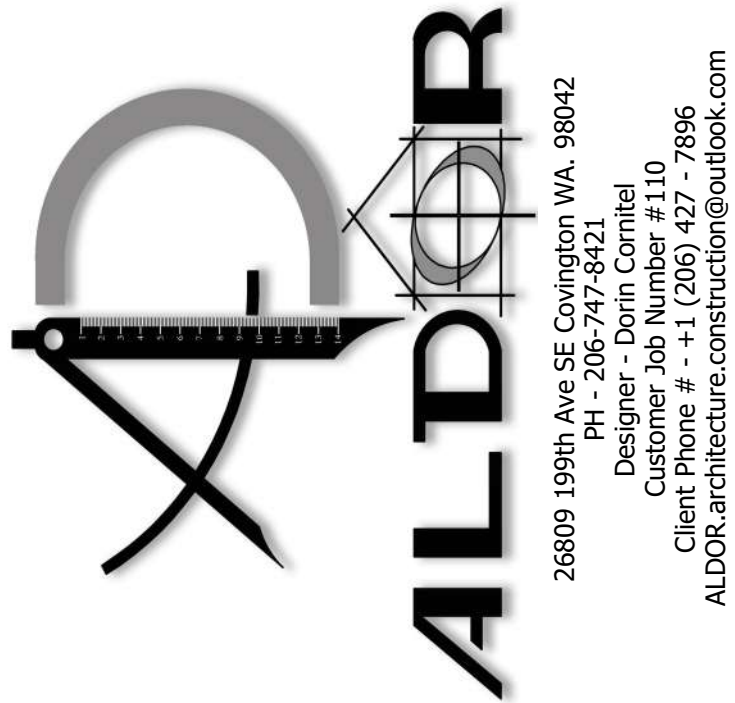
UPPER FLOOR FRAMING PLAN
SCALE 1/4" = 1'

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UPPER FRAMING PLAN
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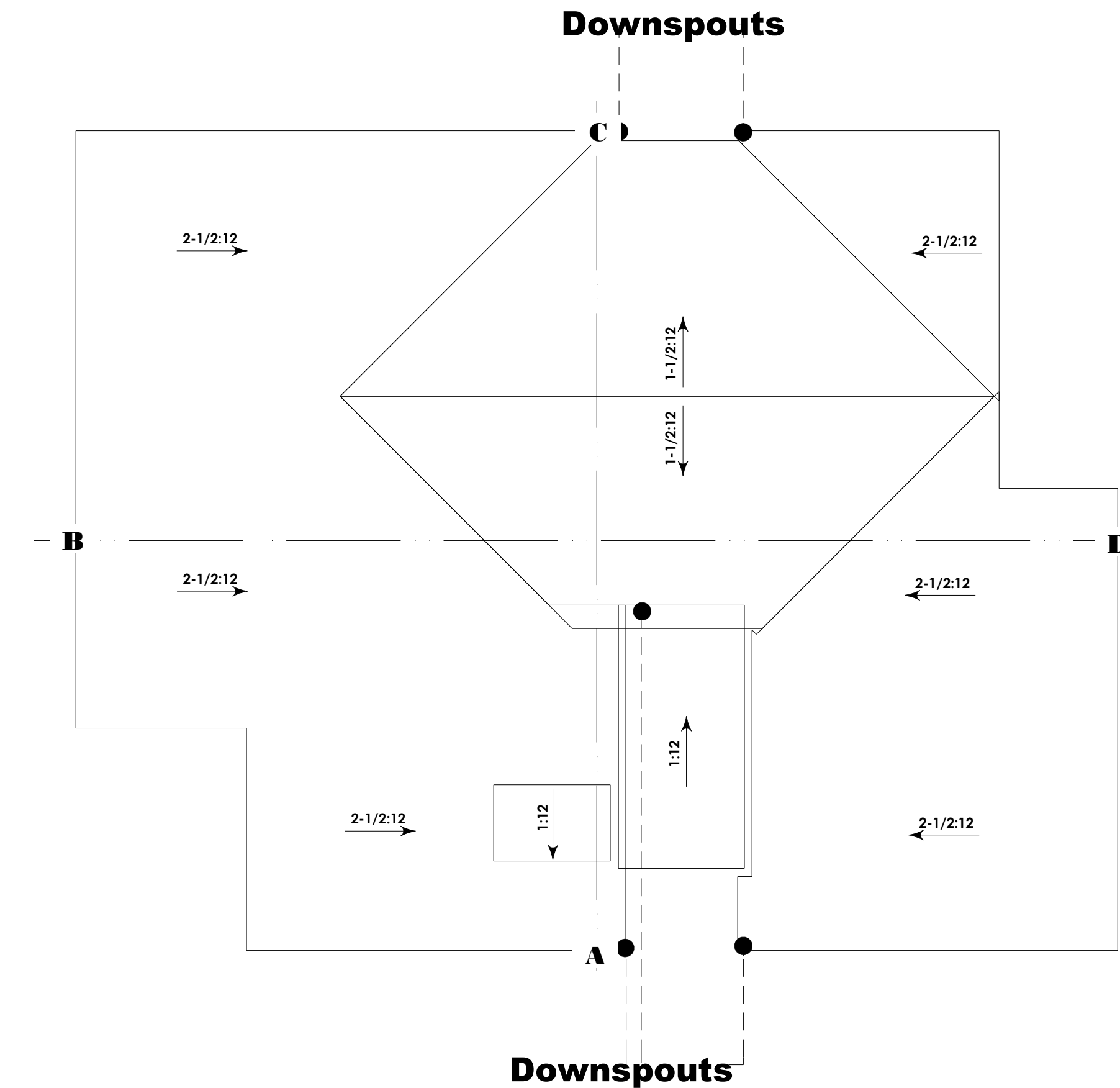
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Sheet Description

**ROOFING &
DRAINAGE PLAN**

Plan Name
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ROOF DRAINAGE PLAN
SCALE 1/8" = 1'

AVERAGE GRADE CALCULATION

Formula: Average Building Elevation (ABE)
(Midpoint Elevations) x (Length of Wall Segments)
ABE=-----
(Total Length of Wall Segments)

Mid Point Elevation	Rectangle Segment Length
A = 171.0	a= 65.5
B = 170.8	b= 51.0
C = 170.4	c= 65.5
D = 170.8	d= 51.0

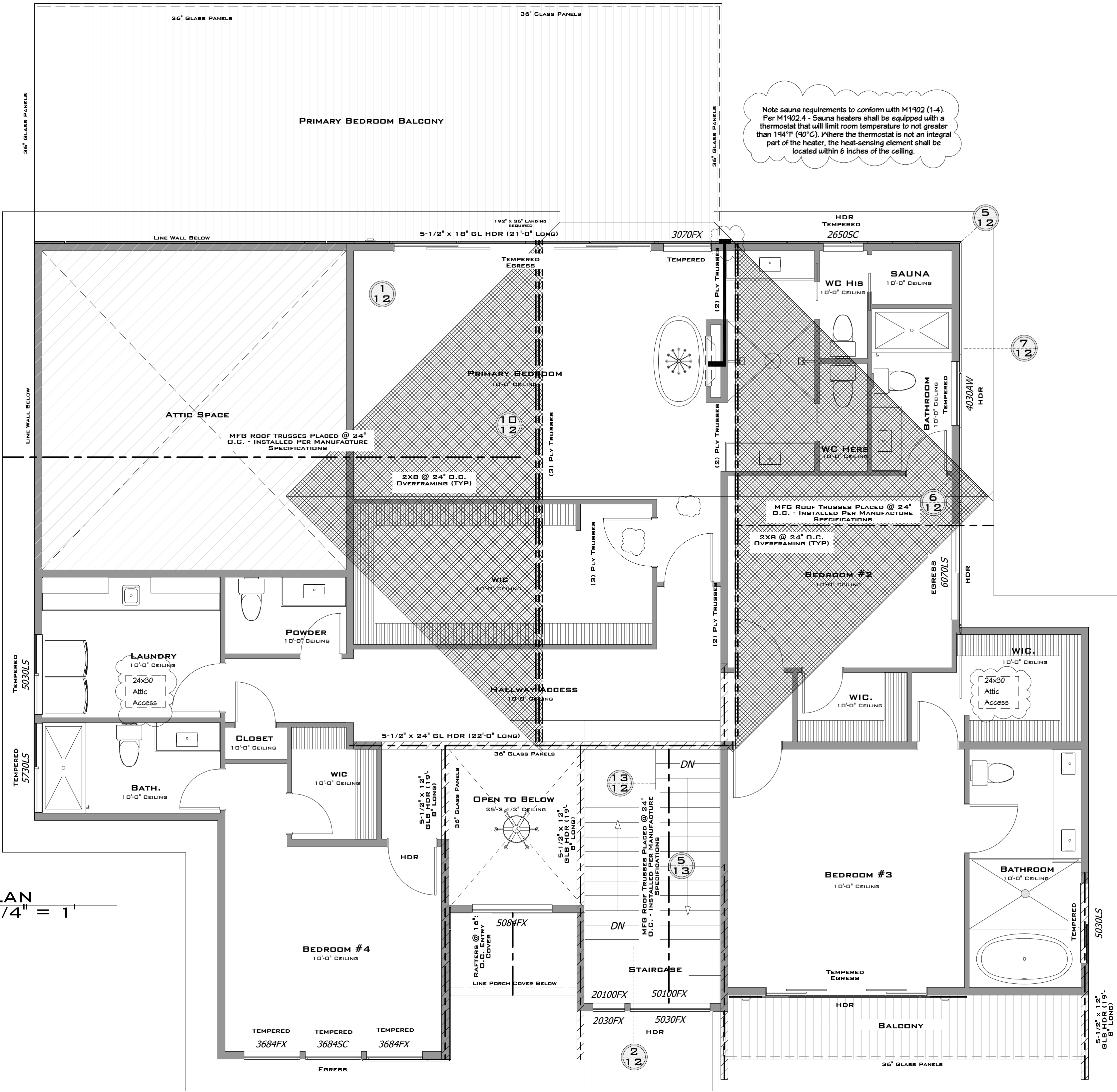
Calculation (Height x Length):
(171.0 x 65.5) + (170.8 x 51.0) + (170.4 x 65.5) + (170.8 x 51.0) = 39,865

Total Length of rectangle segment measured on outside wall
(65.5+ 51.0 + 65.5 + 51.0) = 233 ft.

Average Building Elevation (ABE) = 39,783.3/ 233 = 170.8 (ABE)

ABE + 30'-0" = 200.08

ROOF PLAN
SCALE 1/4" = 1'



Roof Venting Calculations - Left Wing

Attic Ventilation shall be in accordance to Section R806. Exception applied due to use of continuous Ridge Vent ("Core-Vent") ventilating upper portion. Exception rate of ventilation per s.f. = 1/300, or 1 s.f. of ventilation per 300 s.f of Attic Space. Lower portion of roof is vented with continuous soffit vent and underside of enclosed soffit.

1857 sq. Ft./300 = 6.19 sq. Ft. Net Free Ventilation Required
6.19 sq. Ft. x144 = 891.36 sq. Ft. In Net Free Ventilation Required
891.36/2 = 445.68 sq. In. of Net Free Ventilation Required in upper 1/3 of roof, & 445.68 sq. In. oof Net Free Ventilation Required in upper 1/3 of roof

Continuous Ridge Vent : Cor -a - Vent V-300 Continuous ridge Vent providing 13.5 sq. In. NVFA per Linear Ft.
Ridge= 55 Lin. Ft. x 13.5 = 742.5 Sq. In. NFVA possible = Therefore OK

Continuous Soffit Vent: Cor- a- Vent P5-400 Continuous soffit Vent Providing 10 sq. In. NFVA per linear ft.

Enclosed Soffitead Eave = 15 Linear Ft. x 10 sq. Ft. In. Per Ft.= 150 sq. in. NVFA possible =Therefore OK

Roof Venting Calculations- Right Wing

Attic Ventilation shall be in accordance to Section R806. Exception applied due to use of continuous Ridge Vent ("Core-Vent") ventilating upper portion. Exception rate of ventilation per s.f. = 1/300, or 1 s.f. of ventilation per 300 s.f of Attic Space. Lower portion of roof is vented with continuous soffit vent and underside of enclosed soffit.

1640 sq. Ft./300 = 5.46 sq. Ft. Net Free Ventilation Required
5.46 sq. Ft. x144 = 787.2 sq. Ft. In Net Free Ventilation Required
787.2/2 = 393.6 sq. In. of Net Free Ventilation Required in upper 1/3 of roof, & 393.6 sq. In. oof Net Free Ventilation Required in upper 1/3 of roof

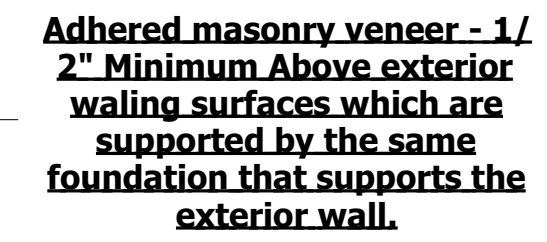
Continuous Ridge Vent : Cor -a - Vent V-300 Continuous ridge Vent providing 13.5 sq. In. NVFA per Linear Ft.
Ridge= 55 Lin. Ft. x 13.5 = 742.5 Sq. In. NFVA possible = Therefore OK

Continuous Soffit Vent: Cor- a- Vent P5-400 Continuous soffit Vent Providing 10 sq. In. NFVA per linear ft.

Enclosed Soffitead Eave = 8 Linear Ft. x 10 sq. Ft. In. Per Ft.= 80 sq. in. NVFA possible =Therefore OK

NOTE: SEE DRAINAGE PLAN FOR ROOF PITCH

NOTE: USE COMPOSITION ASPHALT SHINGLES. MAINTAIN A DISTANCE OF 12" MIN. FROM ANY RIDGE OR VALLEY. USE 2 LAYERS OF FELT ON ROOFS WITH LESS THAN 4/12 ROOF PITCH. USE "COR-A-VENT" ROOF VENT OR EQUAL AT ENTIRE RIDGE AREA. USE ALUMINUM GUTTERS OR EQUIVALENT.



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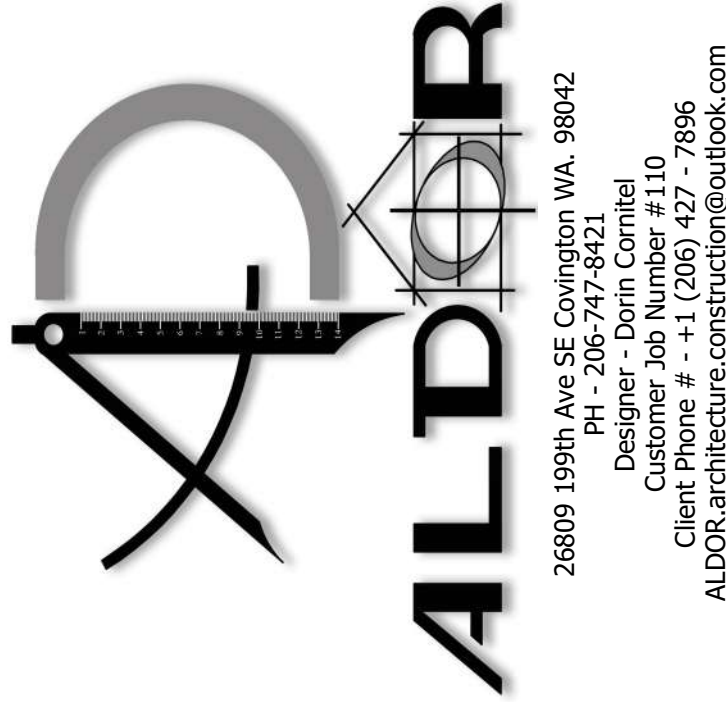
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ELEVATIONS

7 OF 14

REAR ELEVATION



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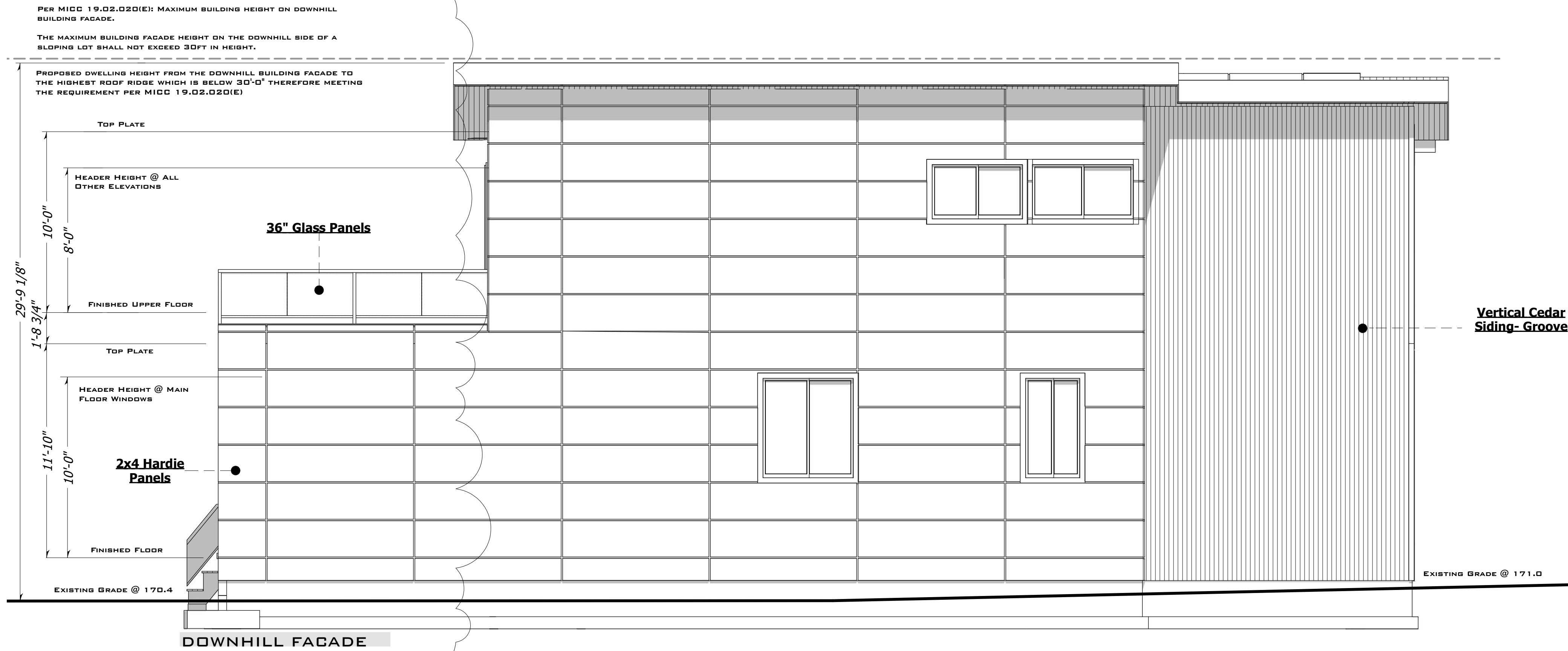
Sheet Description

ELEVATIONS

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98040

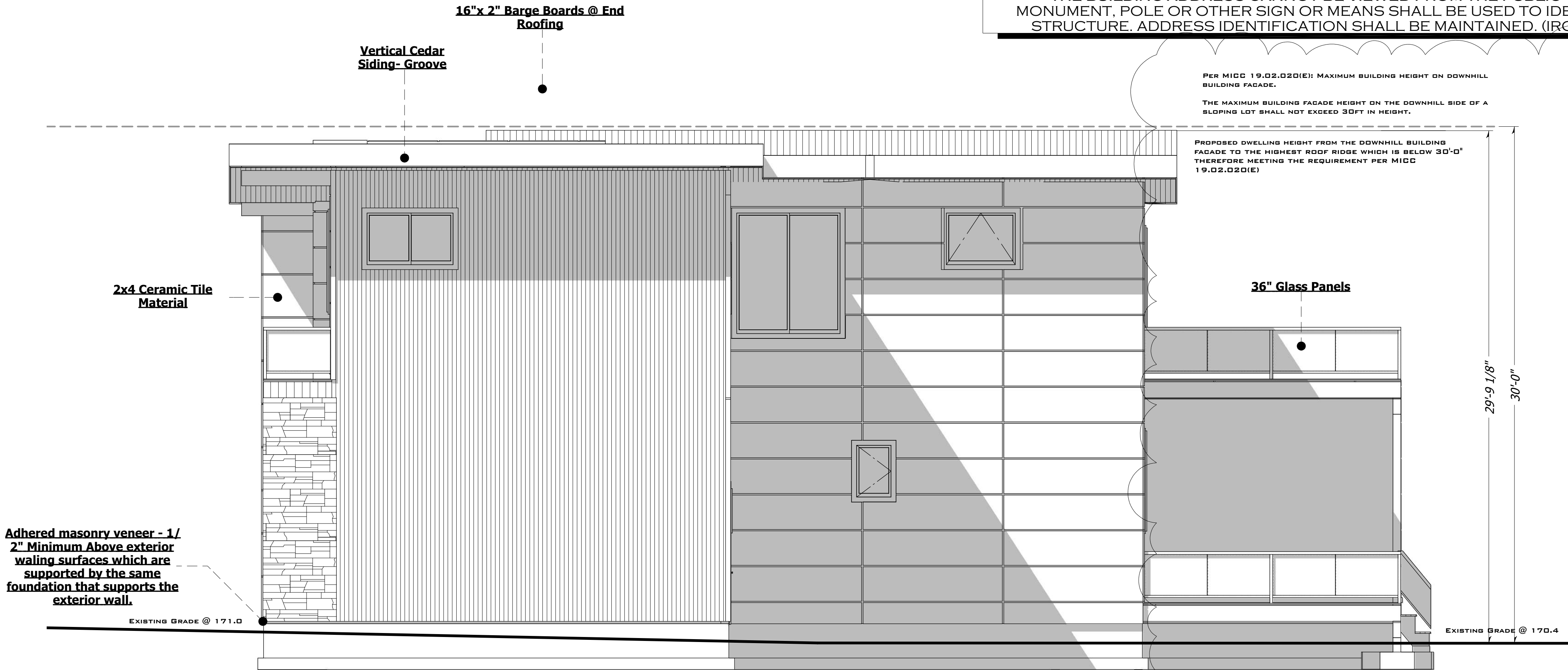
8 OF 14



LEFT ELEVATION

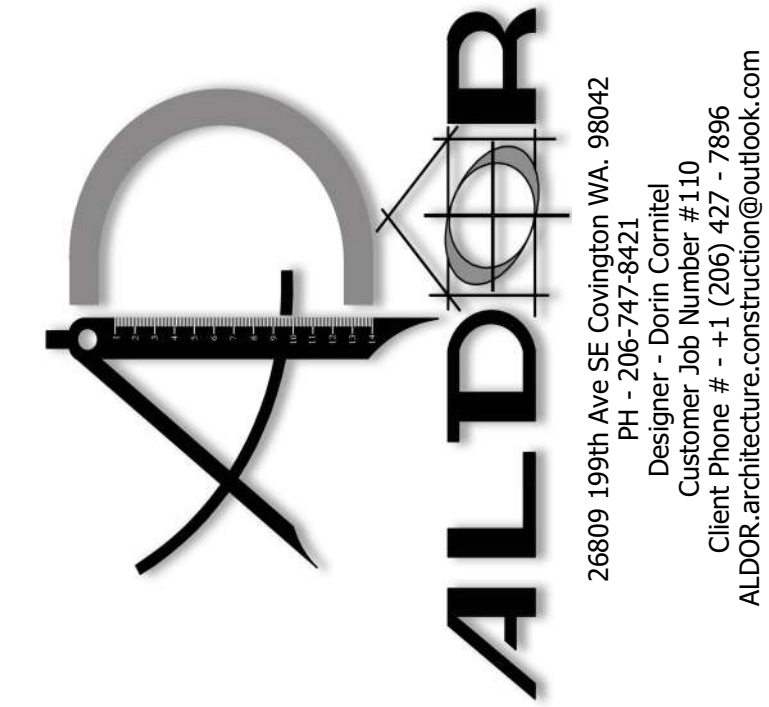
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10' (R401.3).

ADDRESS IDENTIFICATION BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (IRC-R319.1)



RIGHT ELEVATION

ELEVATIONS
SCALE 1/4" = 1'



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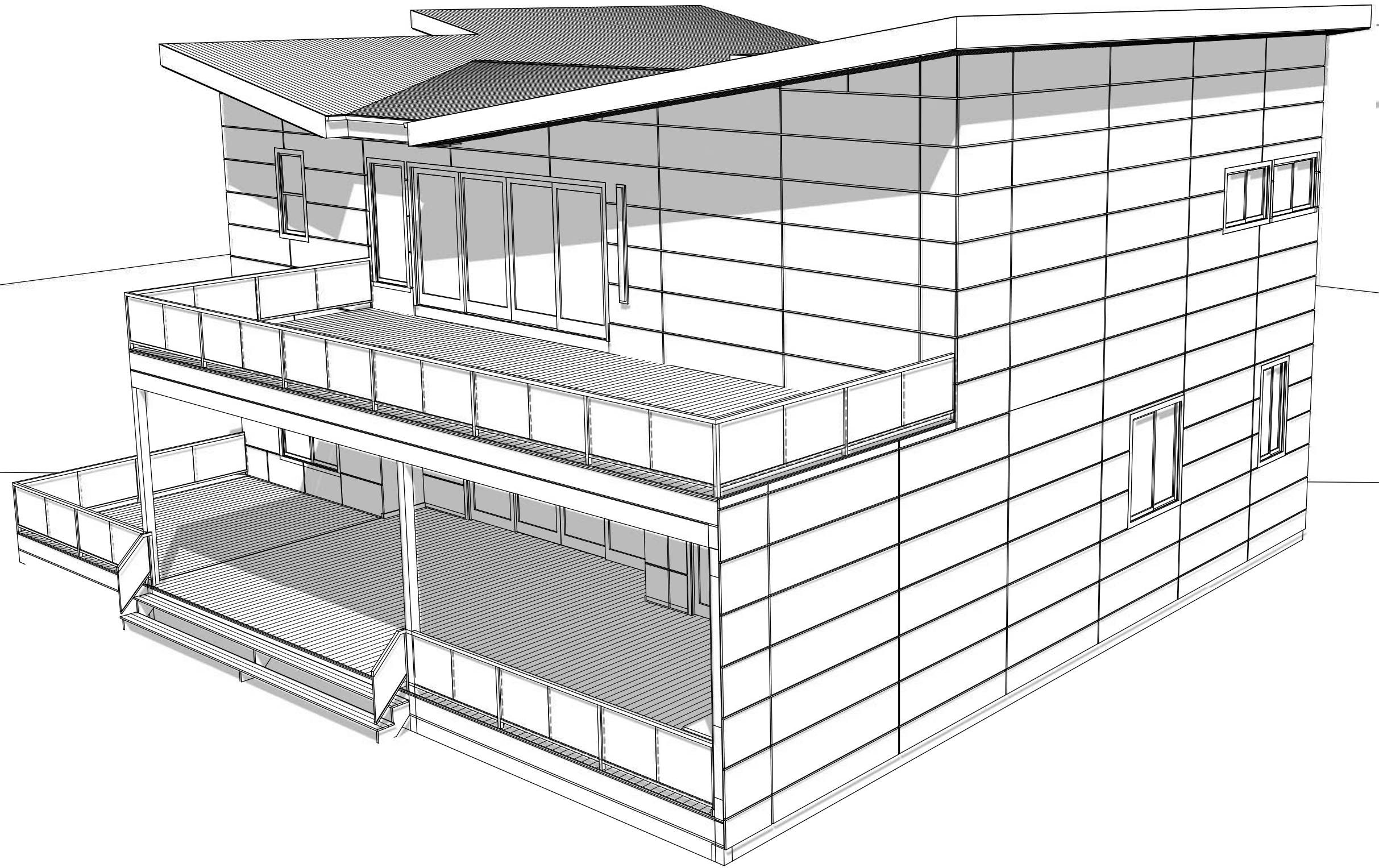
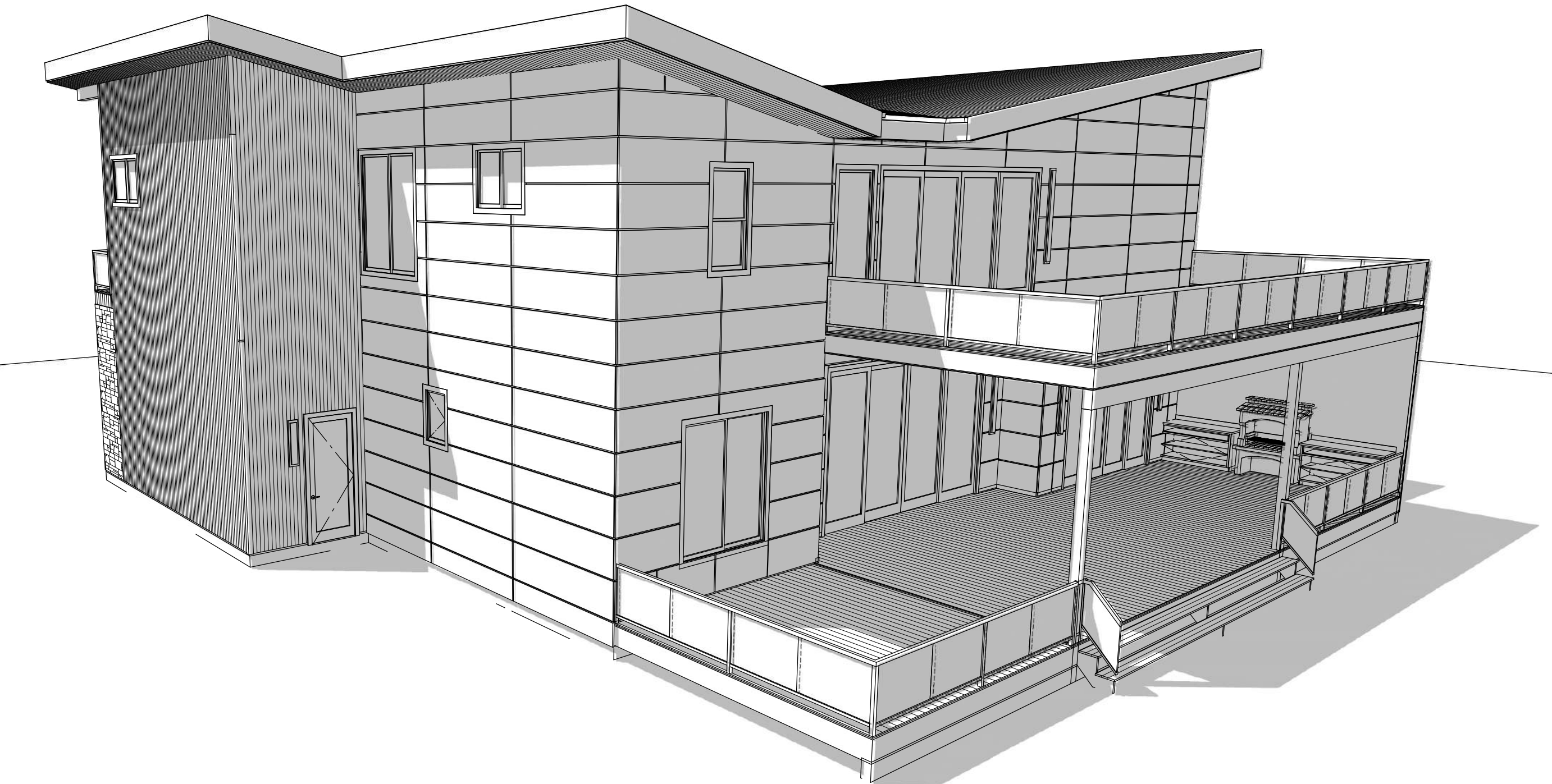
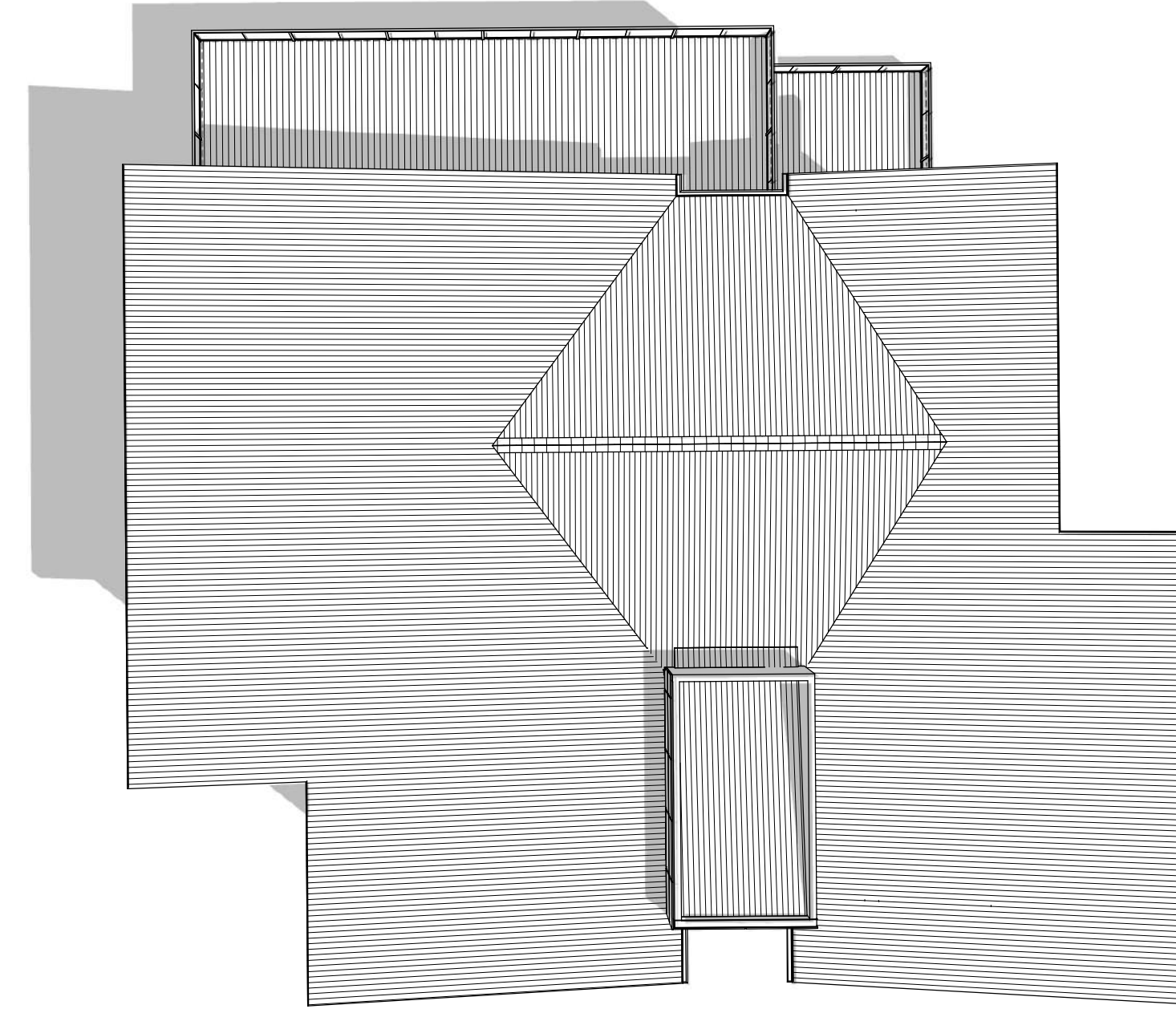
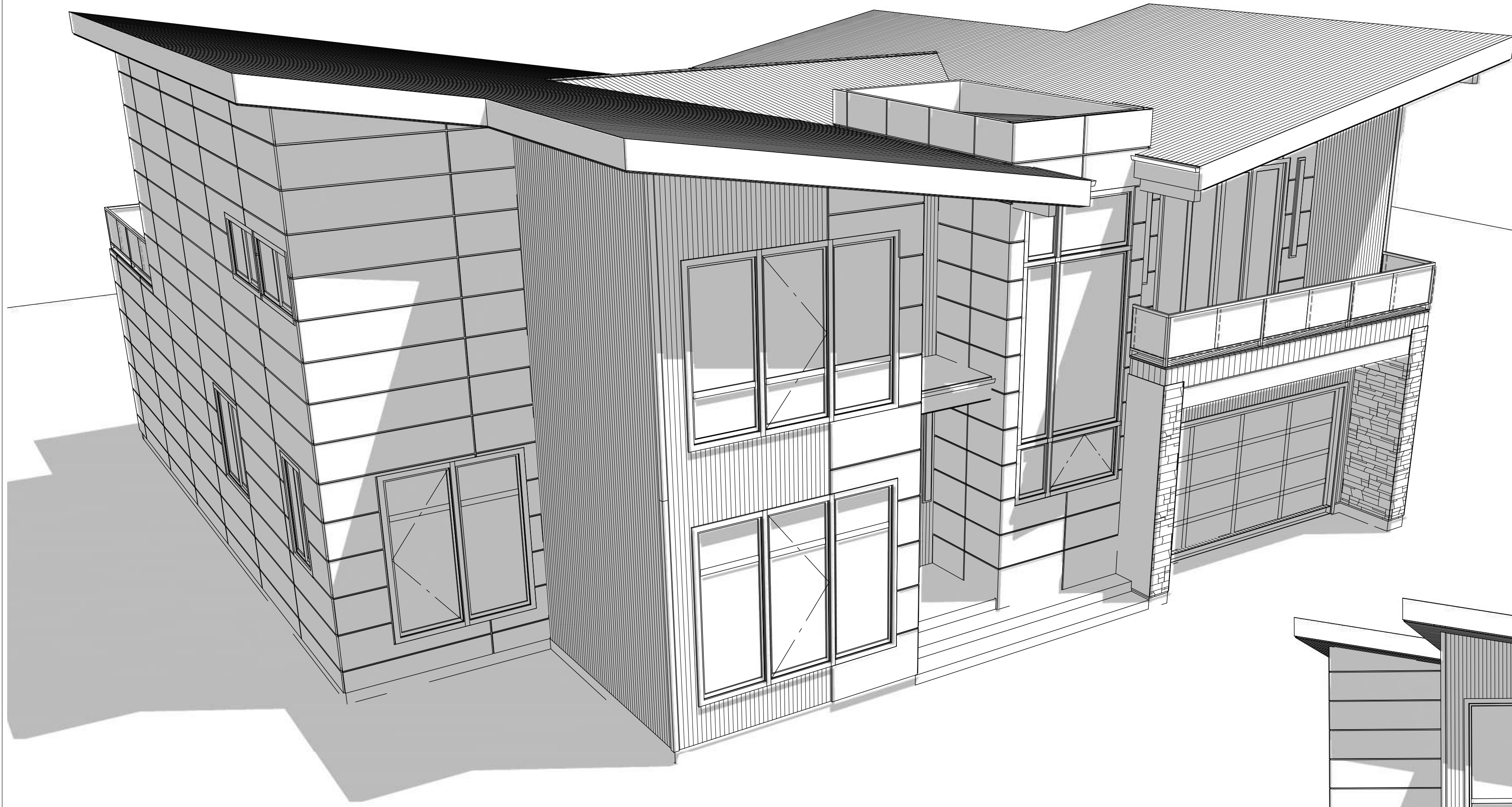
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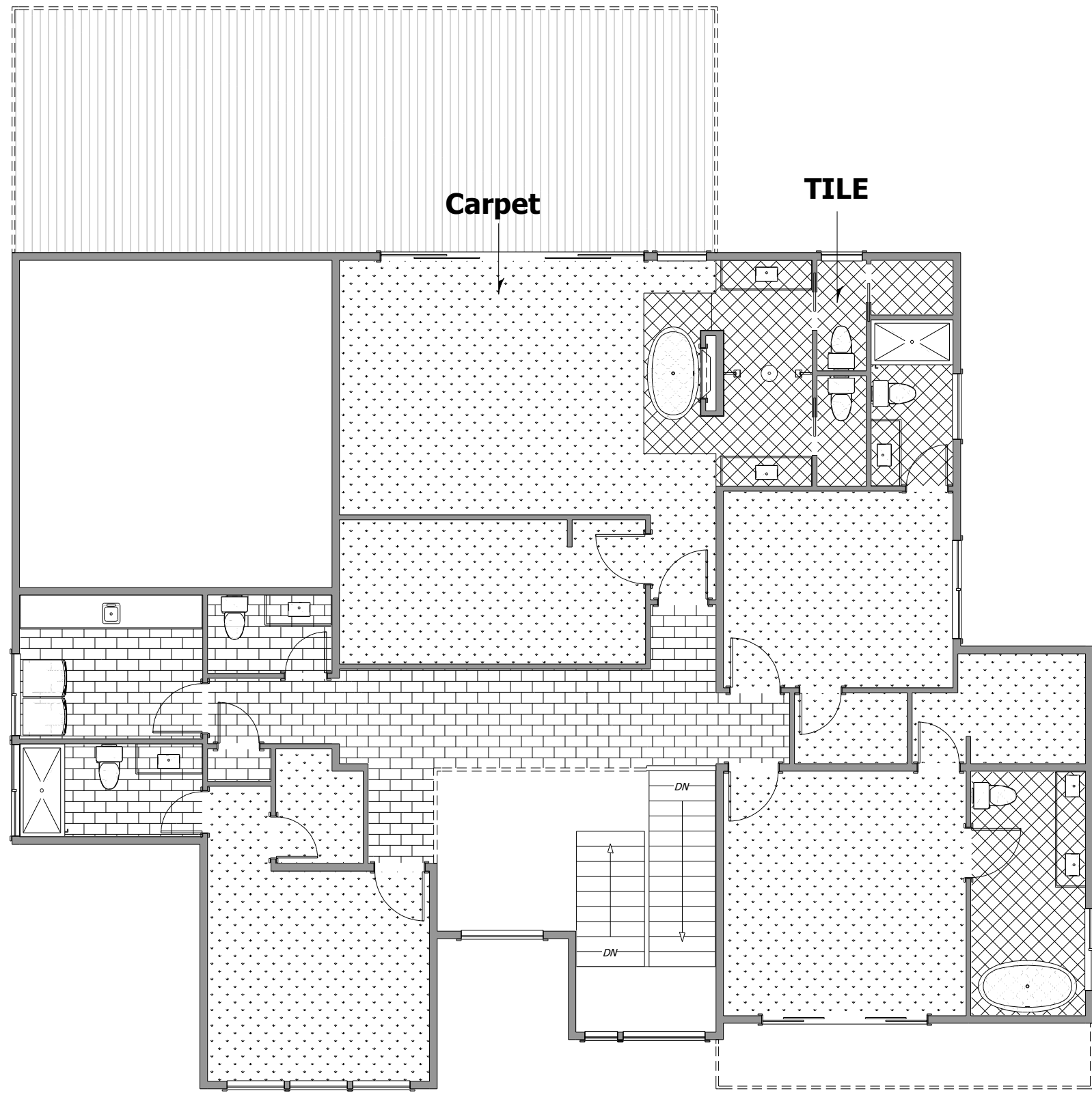
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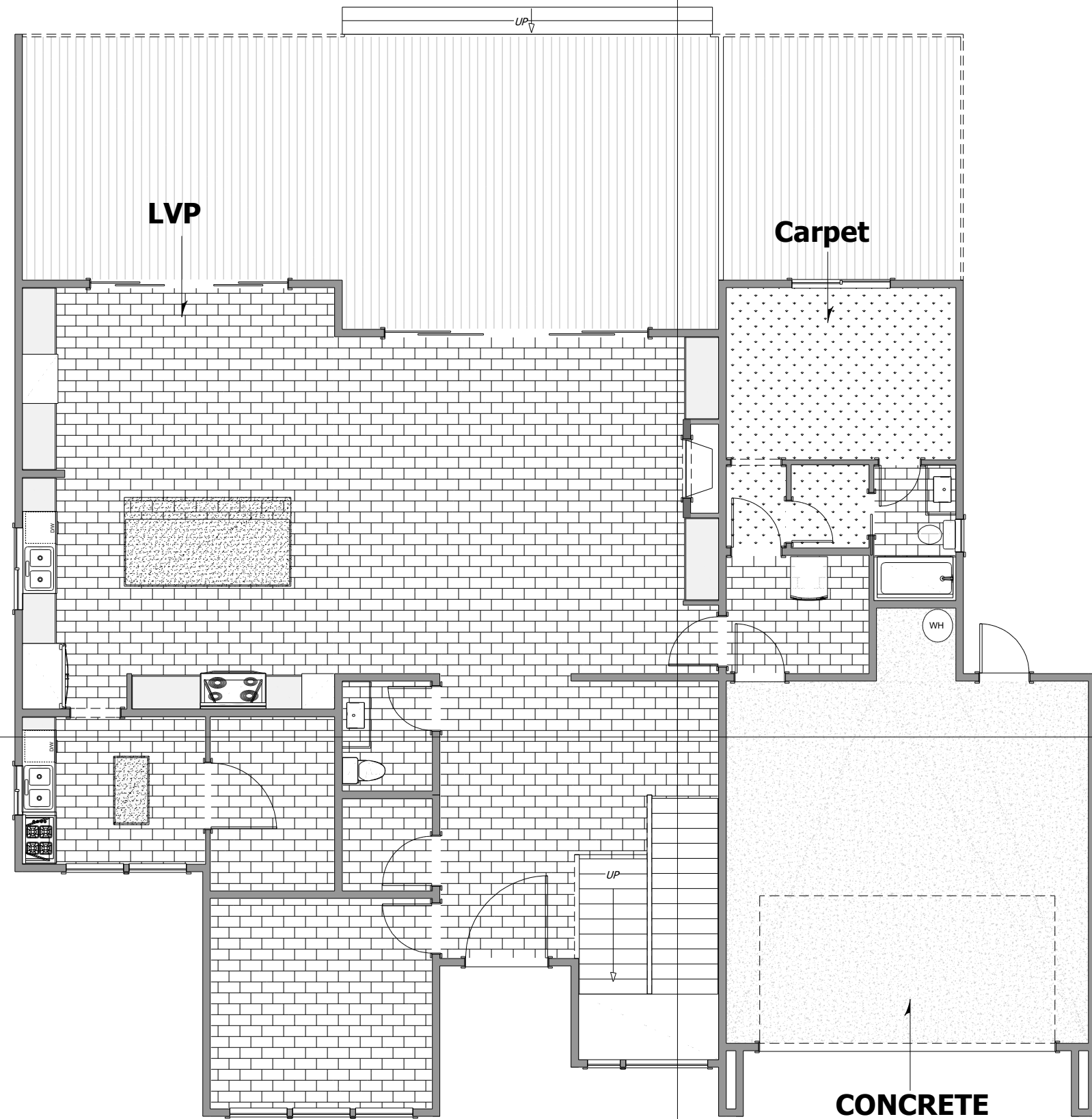
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Sheet Description
**CROSS SECTIONS
& FLOOR
COVERING**

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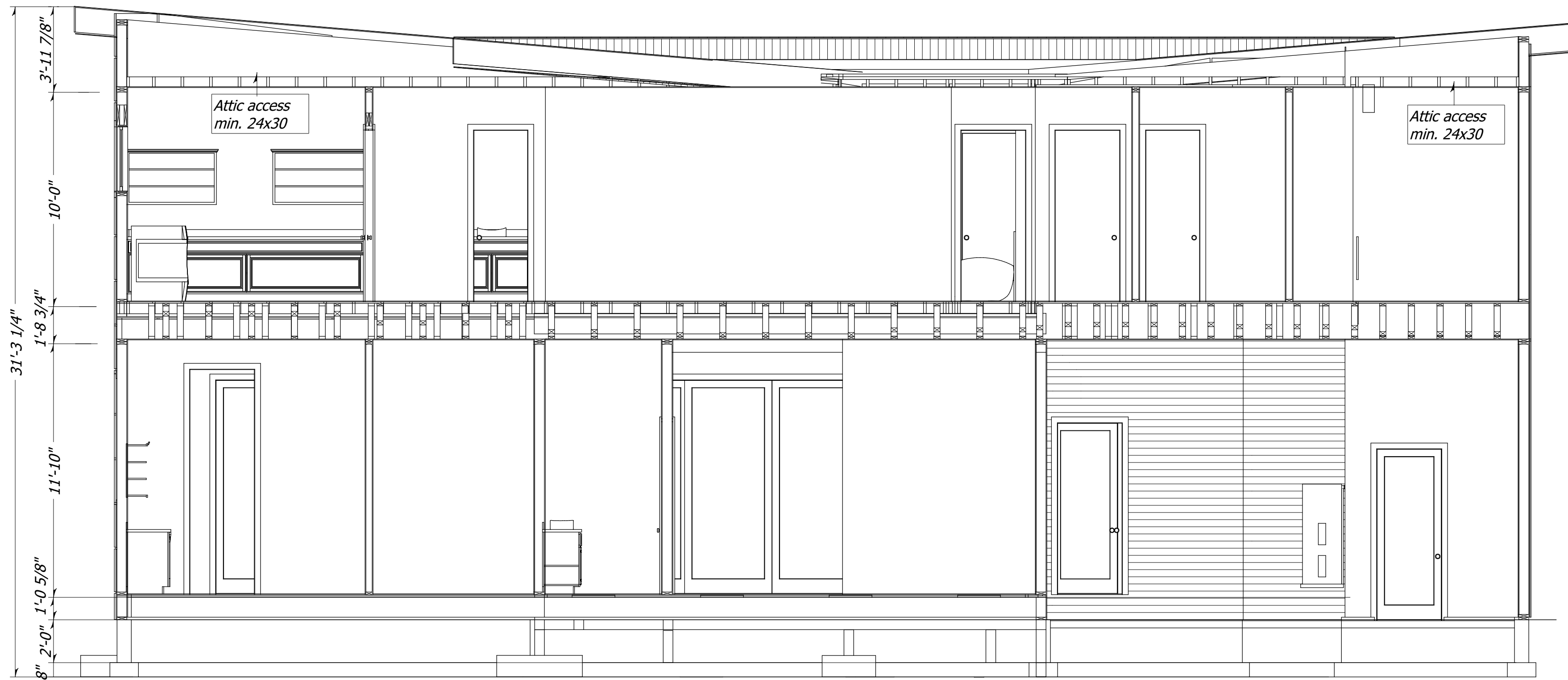
FLOOR COVERING
SCALE 1/8" = 1'



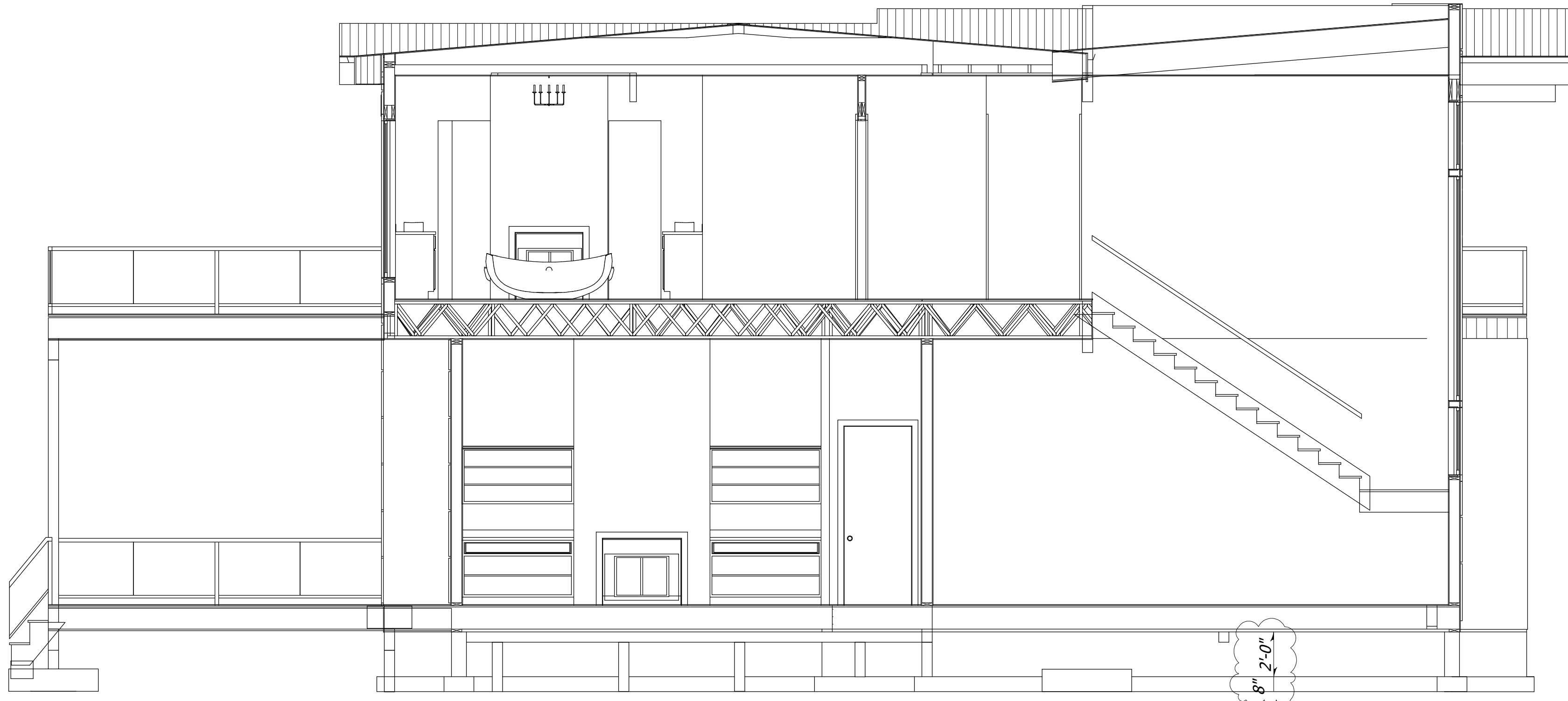
CONCRETE

Cross
Section A

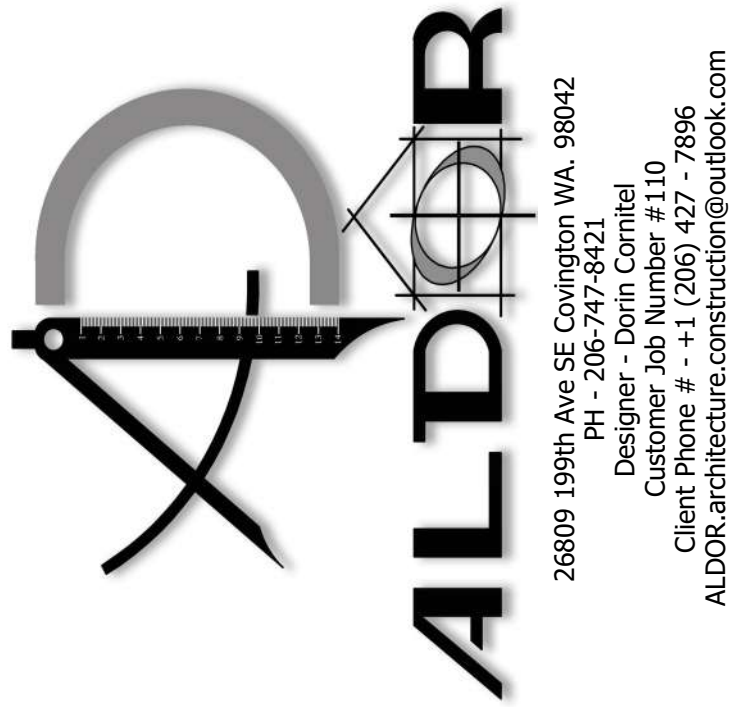
Cross
Section B



CROSS SECTION A
SCALE 1/4" = 1'



CROSS SECTION B
SCALE 1/4" = 1'



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PH - 206-747-8421
Designer - Dorin Cornille
Customer Job Number #110
Client Name - Aldor Architecture
ALDOR architecture.construction@outlook.com

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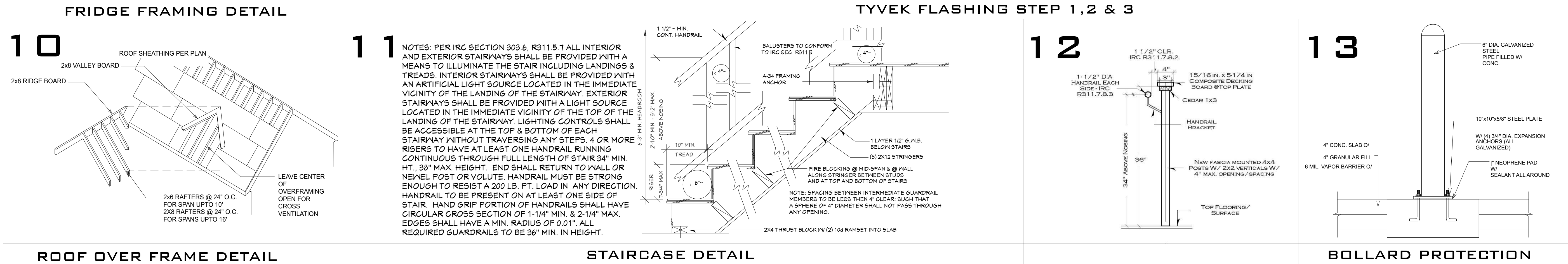
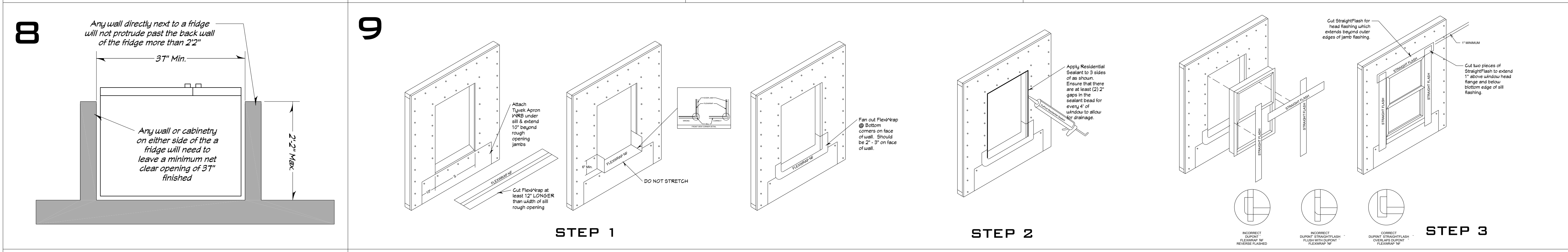
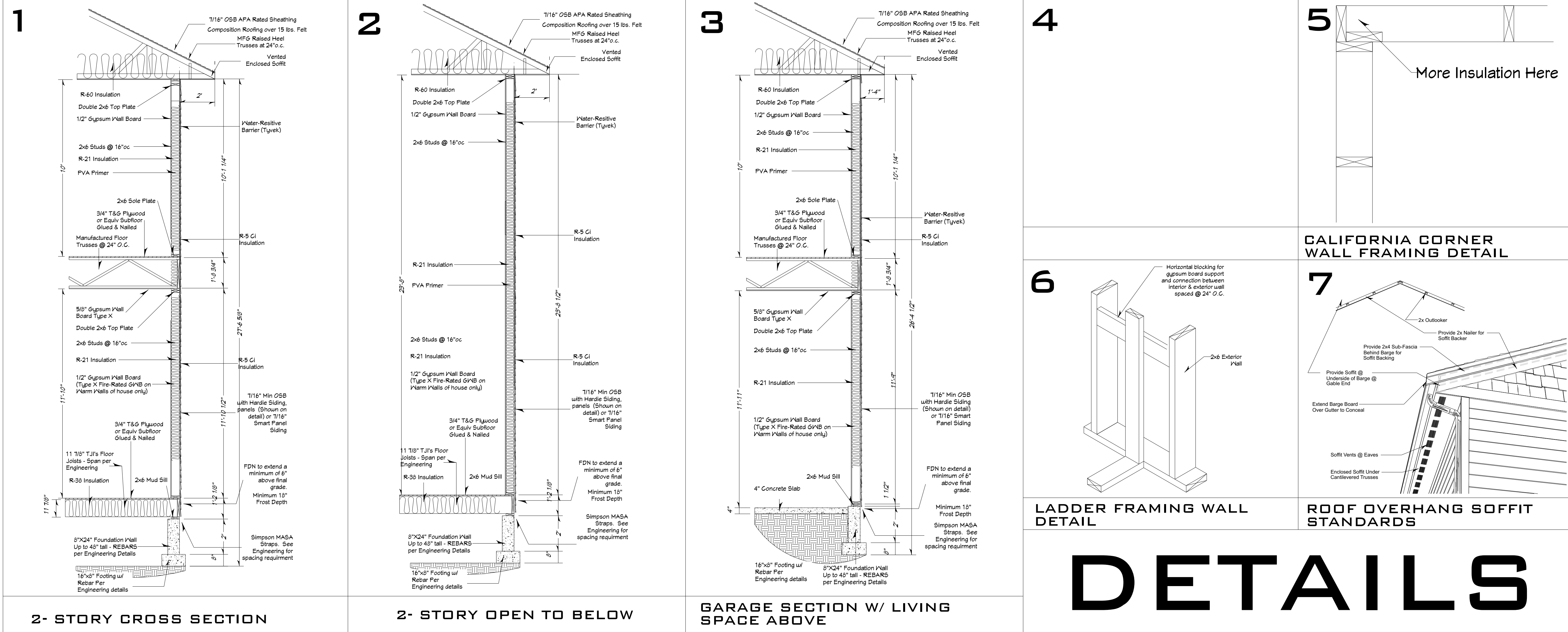
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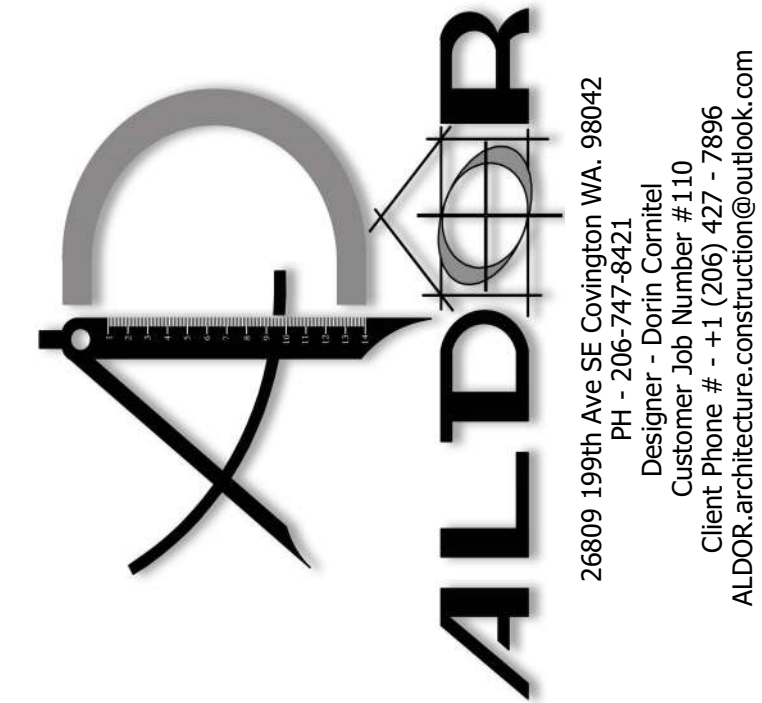
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Sheet Description

DETAILS

Plan Name
9734 SE 40TH ST
MERCER ISLAND WA.
98040





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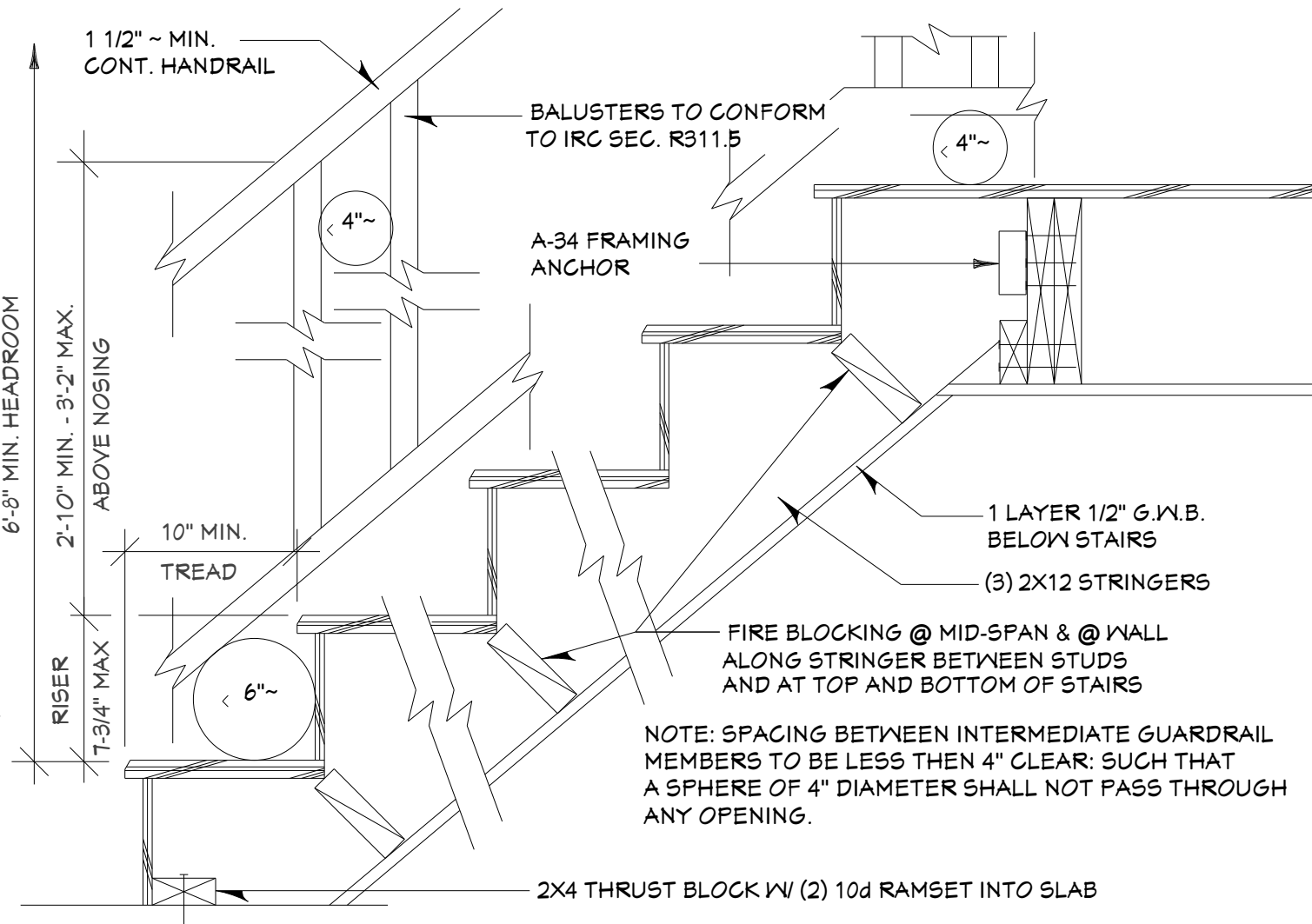
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RUSSELL PALANCHUCK
**9734 SE 40TH ST
MERCER ISLAND, WA
98040**
PARCEL # - 265550-0176

HOME OWNER / GENERAL CONTRACTORS SHALL VERIFY ALL SETBACKS, DIMENSIONS, AND GRADING REQUIREMENTS, BUILDING CODES, AND GRADING REQUIREMENTS. ALL DIMENSIONS SHALL BE COORDINATE, CLOSELY WITH SUBCONTRACTORS SHALL COORDINATE, CLOSELY WITH THEIR RESPECTIVE CONTRACTOR. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS CAUSED DUE TO INADEQUATE COORDINATION BETWEEN SUB-CONTRACTORS AND HOMEOWNER.
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Sheet Description
DETAILS
Plan Name
**9734 SE 40TH ST
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98040**

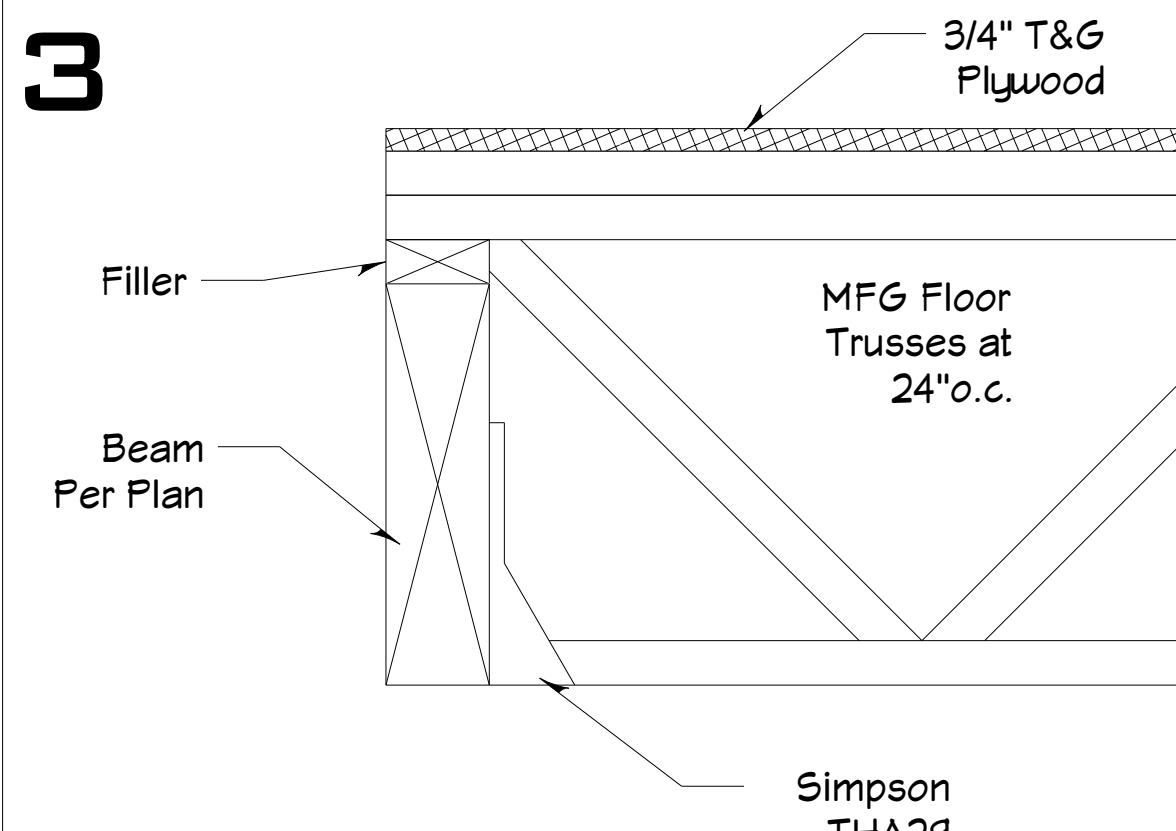
1

NOTES: PER IRC SECTION 303.6, R311.5.7 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR INCLUDING LANDINGS & TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP & BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS. 4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUS THROUGH FULL LENGTH OF STAIR 34" MIN. HT., 38" MAX. HEIGHT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. FT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HAND GRIP PORTION OF HANDRAILS SHALL HAVE CIRCULAR CROSS SECTION OF 1-1/4" MIN. & 2-1/4" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 0.01". ALL REQUIRED GUARDRAILS TO BE 36" MIN. IN HEIGHT.

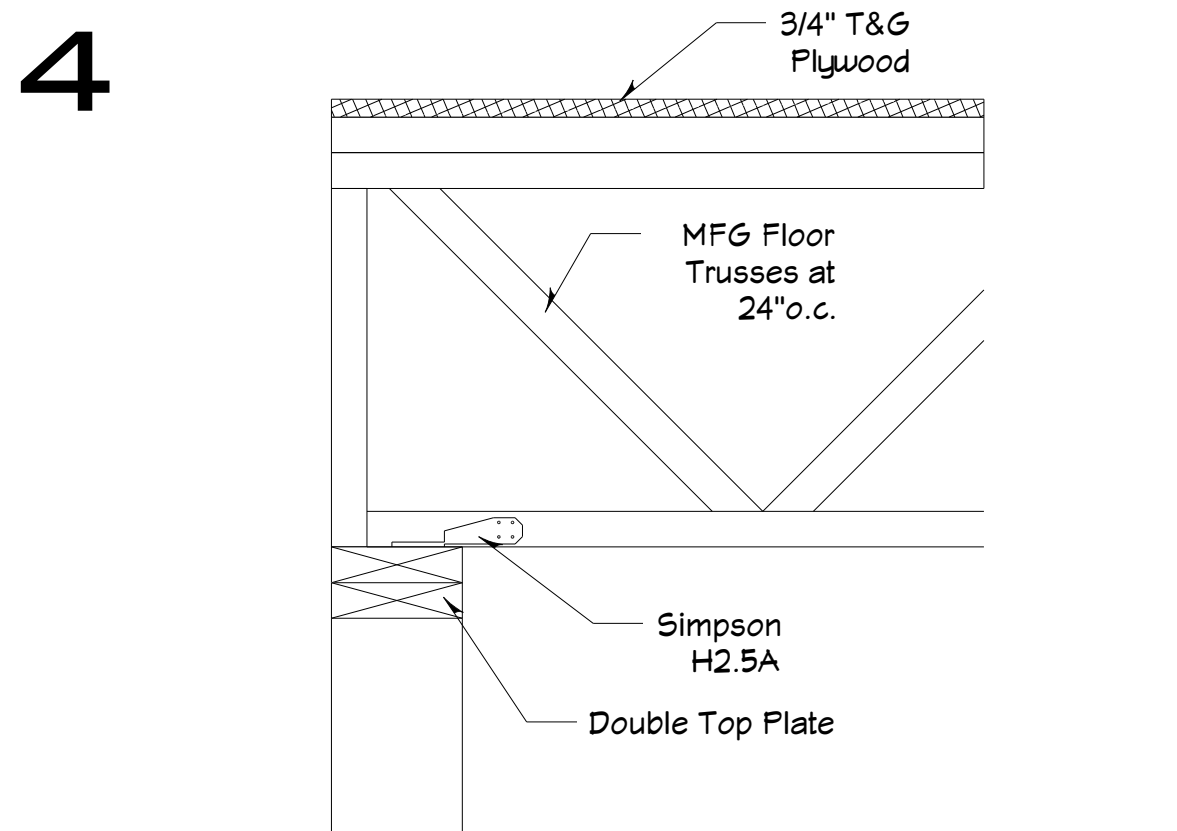


STAIR DETAIL

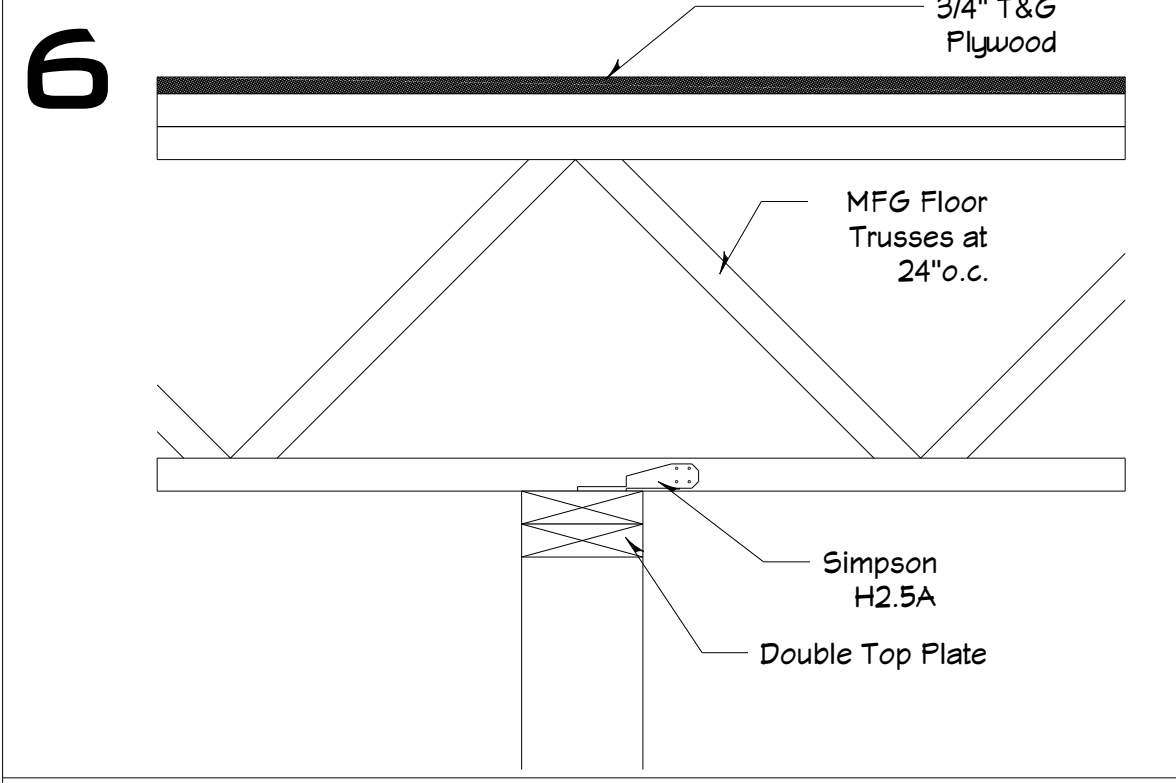
DETAILS



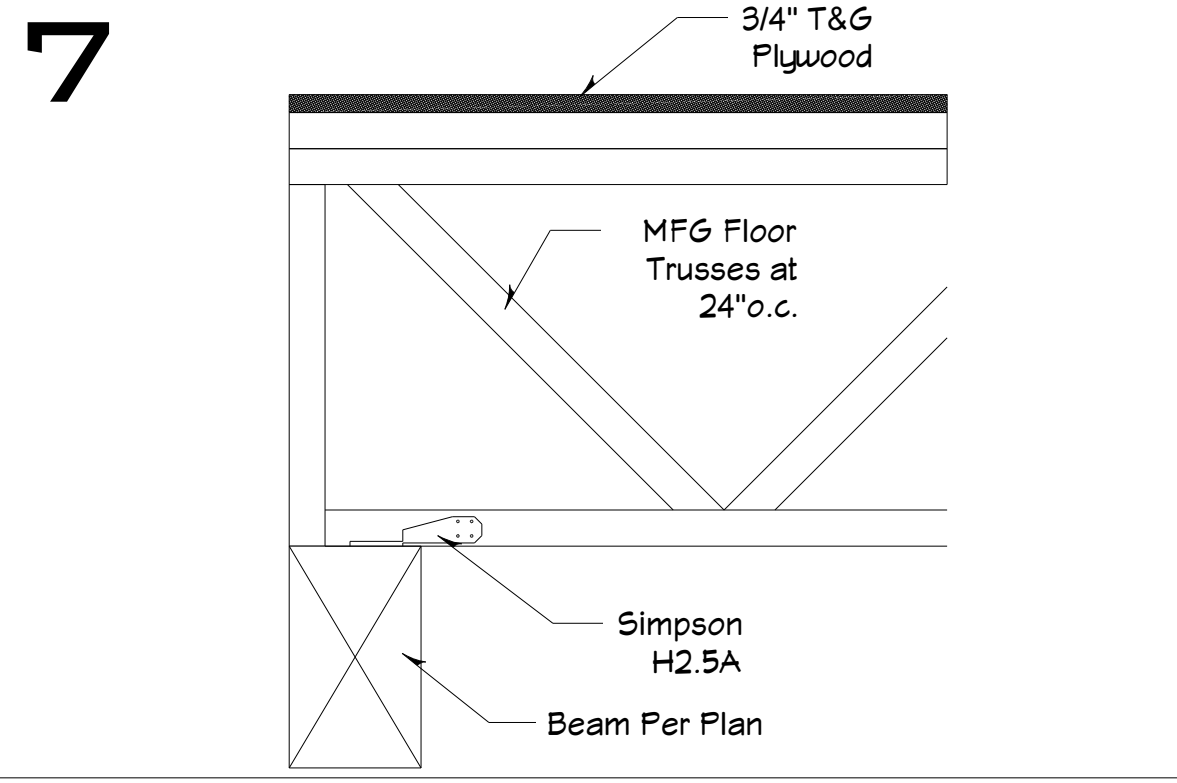
FLOOR TRUSS TO UPSET BEAM DETAIL



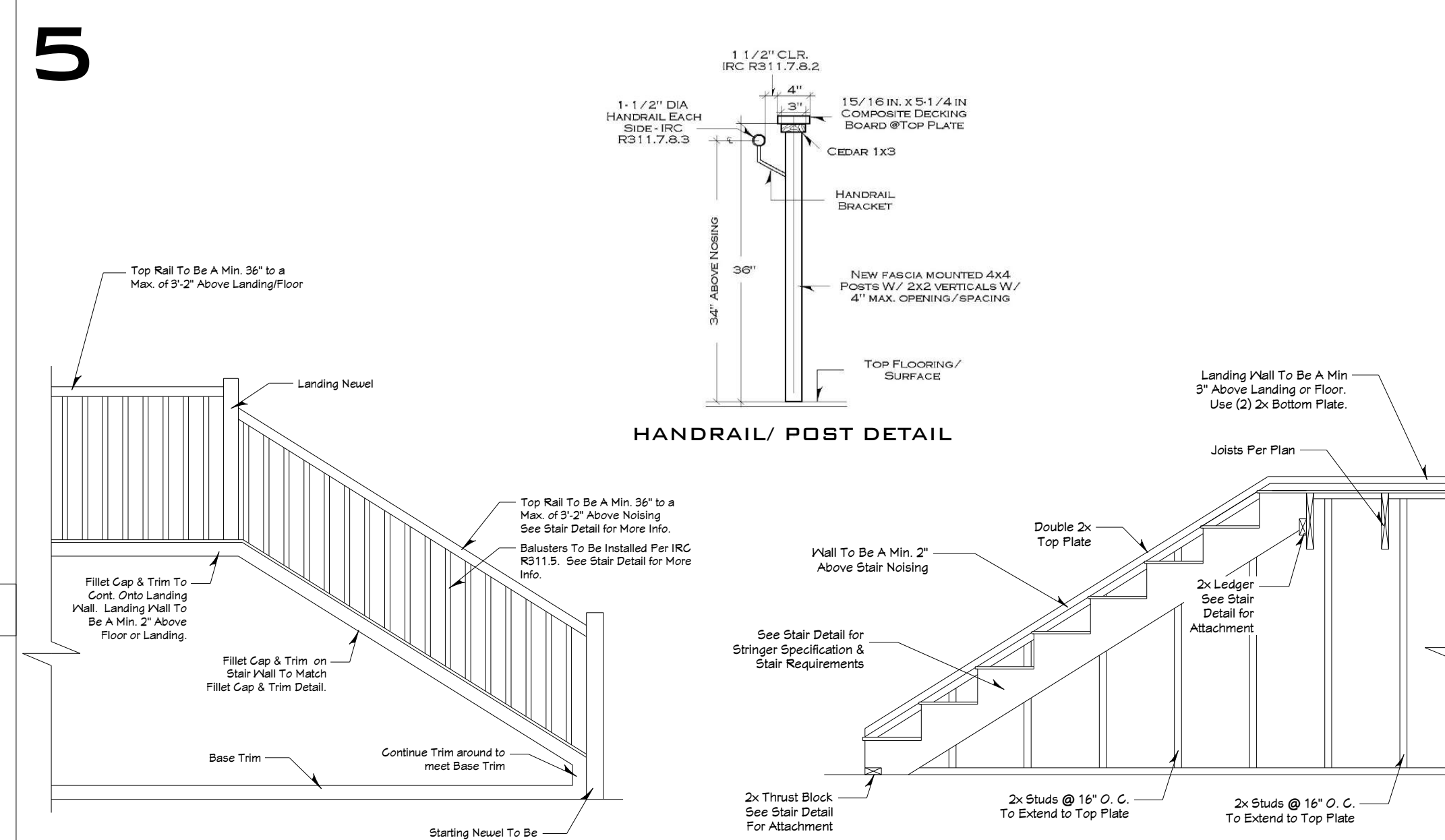
FLOOR TRUSS TO WALL DETAIL



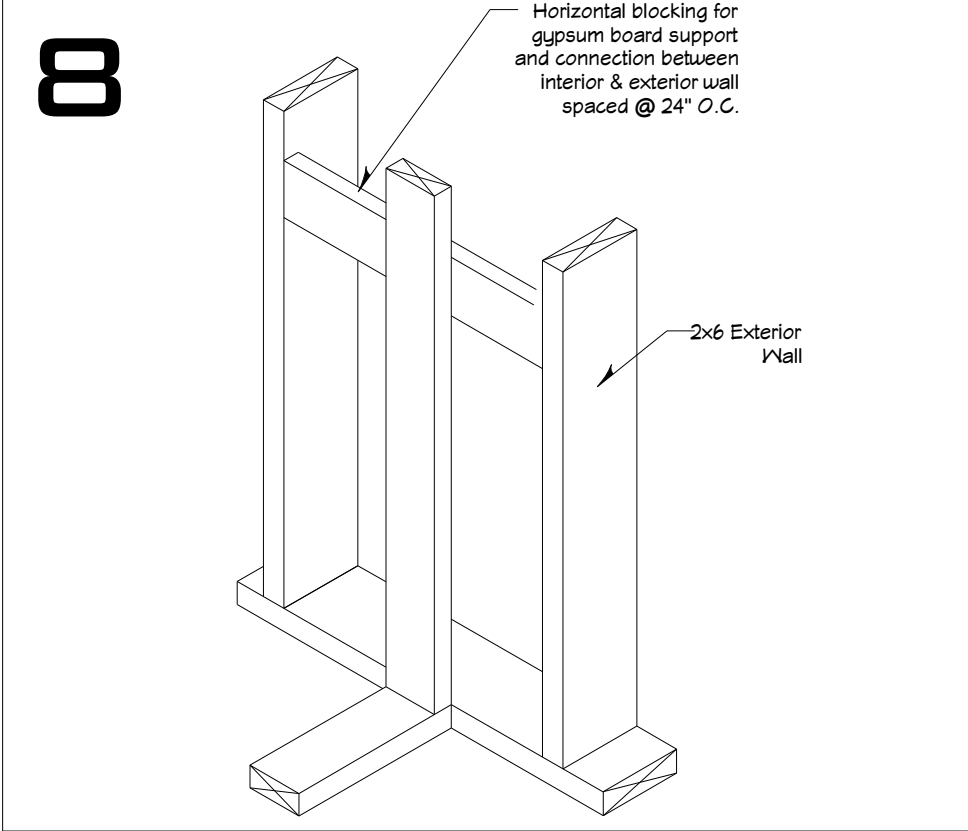
FLOOR TRUSS @ INTERMEDIATE BEARING WALL



FLOOR TRUSS TO DROPPED BEAM DETAIL



STAIR W/RAILING - FRAMING DETAIL



LADDER FRAMING WALL DETAIL

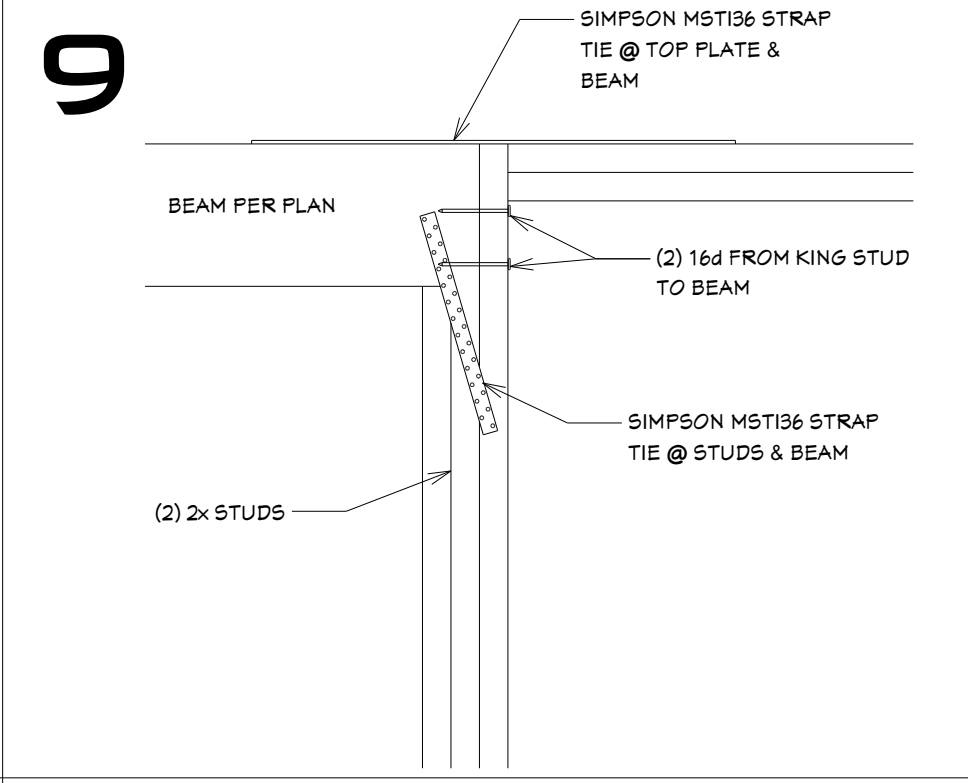
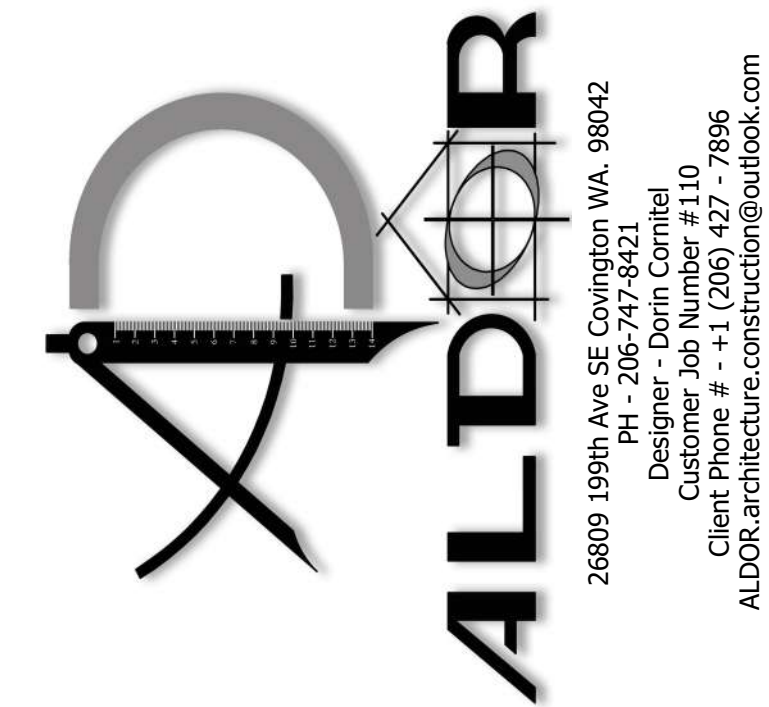


PLATE BREAK @ BEAM DETAIL



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98040

PARCEL # - 265550-0176

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Sheet Description
NOTES
Plan Name
9734 SE 40TH ST MERCER ISLAND WA. 98040

Whole House Ventilation Controls & Operation M1507.3.2

- M1507.3.2 Control and operation.
1. Location of controls. Controls for all ventilation systems shall be readily accessible by the occupant.
 2. Instructions. Operating instructions for whole-house ventilation systems shall be provided to the occupant by the installer of the system.
 3. Local exhaust systems. Local exhaust systems shall be controlled by manual switches, dehumidistats, timers, or other approved means.
 4. Continuous whole-house ventilation systems. Continuous whole-house ventilation systems shall operate continuously. Exhaust fans, forced-air system fans, or supply fans shall be equipped with "fan on" as override controls. Controls shall be capable of operating the ventilation system without energizing other energy-consuming appliances. A label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."
 5. Intermittent whole-house ventilation systems. Intermittent whole-house ventilation systems shall comply with the following:
 - 5.1. They shall be capable of operating intermittently and continuously.
 - 5.2. They shall have controls capable of operating the exhaust fans, forced-air system fans, or supply fans without energizing other energy-consuming appliances.
 - 5.3. The ventilation rate shall be adjusted according to the exception in Section 403.8.5.1.
 - 5.4. The system shall be designed so that it can operate automatically based on the type of control timer installed.
 - 5.5. The intermittent mechanical ventilation system shall operate at least one hour out of every four.
 - 5.6. The system shall have a manual control and automatic control, such as a 24-hour clock timer.
 - 5.7. At the time of final inspection, the automatic control shall be set to operate the whole-house fan according to the schedule used to calculate the whole-house fan sizing.

Exterior Finish Notes

- All Building Faces - Horizontal "Smart Side" by LP
- Barge - 5/4 x 6 Pre-primed "White Wood"
- Corner Boards - 1" x 4" Pre-Primed "White Wood".
- Window Trim - 1" x 4" Pre-Primed "White Wood".
- Windows - White Vinyl Thermopane, sized per plan.
- Gutters & Downspouts - Continuous Metal.
- Gable Vents - Pre-manufactured 12" x 18" Wood.

Kitchen Base Cabinets are standard 36" tall and 24" deep.
Kitchen Wall Cabinets are standard 30" tall and 12" deep.
Kitchen Wall Cabinets above appliances are 14" tall and 12" deep.
Guest Bath Cabinets are standard 30" tall and 21" deep.
Master Bath Cabinets are standard 36" tall and 21" deep.

*Standard Appliance Openings**
Dishwasher - 24"W x 36"H x 24"D
Washer / Dryer - 30"W x 30"D
Range - 30"W x 36"H x 30"D
Fridge - 36"W x 70"H

**IMPORTANT* - If you have different sized than the standard openings please contact us so we can make a note of it in your file.*

1. Panasonic Whisper Green Whole House Fan Model #FY08VK53 Shall be set per Table Below

Tabel M1507.3.3(1) Continuous Whole-House Mechanical Ventilation System AirFlow Rate Requirements				
Dwelling Unit Floor Area (Square Feet)	Number of Bedrooms			
	0 - 1	2 - 3	4 - 5	6 - 7
	Airflow in CFM			
< 1500	30	45	60	75
1501 - 3000	45	60	75	90
3001 - 4500	60	75	90	105
4501 - 6000	75	90	105	120
6001 - 7500	90	105	120	135
> 7500	105	120	135	150

Whole-House Ventilation Using Exhaust Fans M1507.3.4

This section establishes minimum prescriptive requirements for whole-house ventilation systems using exhaust fans. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole-house ventilation system.

M1507.3.4.1 Whole-house ventilation fans. Exhaust fans providing whole-house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table M1507.3.3(1) (See Sheet 2). Manufacturers' fan flow ratings shall be determined according to HVI 916 or AMCA 210.

M1507.3.4.2 Fan noise. Whole-house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 (March 2004). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.

M1507.3.4.3 Fan controls. The whole-house ventilation fan shall meet the requirements of Section M1507.3.2 and M1507.3.2.1.

M1507.3.4.4 Outdoor air inlets. Outdoor air shall be distributed to each habitable space by individual outdoor air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering. Individual room outdoor air inlets shall:

1. Have controllable and secure openings;
2. Be sleeved or otherwise designed so as not to compromise the thermal properties of the wall or window in which they are placed;
3. Provide not less than 4 square inches of net free area of opening for each habitable space. Any inlet or combination of inlets which provide 10 cfm at 10 Pascals are deemed equivalent to 4 square inches net free area.

- Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:
1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
 2. Where it will pick up objectionable odors, fumes or flammable vapors.
 3. A hazardous or unsanitary location.
 4. A room or space having any fuel-burning appliances therein.
 5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
 6. Attic, crawl spaces, or garages.

Garage Notes

Garage walls, columns, and ceilings adjacent to or under dwelling areas shall have materials approved for One-Hour fire resistive construction.

Air ducts passing through one-hour fire resistive construction shall be a minimum of 26-gauge steel.

All electrical switch plates and box covers in the garage shall be metal and lights with boxes behind them shall not be plastic.

All piping passing through one-hour fire resistive construction shall be metal.

Air ducts and or Piping supported by structural members that are required to be fire protected shall be installed after the sheetrock has been applied. Ducts and or Piping may be enclosed within a soffit that has the same degree of fire protection required for the structural members that it attaches to. Framing members for the soffit shall not exceed 16" on center.

Water heater shall have a relief valve drain line to the outside of the building. Per F2803.6.1 (10) of the 2021 IRC, the discharge not terminate more than 6 in above the floor or waste receptor.

General Notes

All construction to conform to the 2021 International Residential Code

CONCRETE: Compressive strength for basement and foundation walls exposed to weather as well as porches, carport slabs and steps shall be a min. 3,000 p.s.i. at 28 days. Concrete shall be air entrained at between 5 & 7%.

REINFORCING STEEL: All steel #4 or smaller shall be A-615, grade 40, unless installed in a reinforced concrete foundation, otherwise grade 60.

SMOKE ALARMS: "Shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. Required alarms shall received their primary power from the building wiring and shall be equipped with battery backup. Alarms shall be interconnected to provide audibility in all areas."

MFG INSTALLATION: R106.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

FASTENER NOTES: As a minimum, any fastner in contact with pressure treated wood must be Hot Dip galvanized (ASTM A123 for connectors and ASTM 153 for fasteners and anchors).

SANITARY SEWER: To Provide Adequate Drainage the Sewer Connection will exit the home UNDER the Footing. DO NOT EXCAVATE the SITE TO DEEP!

WHOLE HOUSE VENTALATION: Ventilation shall consist of source specific Intermittently operating fans with a minimum 50 cfm rating in bathrooms and utility and a minimum 100 cmf in the kitchen. Utility room fan to be controlled by a timer. Windows in habitable rooms to include integral fresh air intake vents.

DRYER VENTING: Dryer to be vented to outside. Maximum length not to exceed 25 feet less 5' for each 90 degree bend. Per IRC 1502.

RO Framing on Door Units for 1-3/8" Clearance

Exterior Doors		
Door Type	RO Width	RO Height
Exterior:	Door width + 2"	82"-1/2"
Exterior 15/L:	Door width + 5/L + 4"	82"-1/2"
Exterior 25/L:	5/L + Door width + 5/L + 5-1/2"	82"-1/2"
Exterior Double:	2 x door width + 3"	82"-1/2"
Interior Doors		
Door Type	RO Width	RO Height
Interior:	Door width + 2"	Height + 2-1/2"
Interior Double	2x door width + 3"	Height + 2-1/2"
Bifolds:	Door callout size + 1-1/4"	82"
Bipass:	2x door width	83"
Fire Door		
Door Type	RO Width	RO Height
Fire Door:	Door width + 2"	83"
Note: Heights are from subfloor to rough header with all jams @ 3/4" Exterior Doors are for fiberglass and metal std height only Closet openings w/ 1/2" drywall on 3 sides		

Foundation Notes - Two Story

See Building Sections and Details Sheet within this set for Details and Callouts for Foundation and Wall to Foundation connectivity.

Two Story Perimeter Foundation that will support a 2x6 Framed Stud Wall shall consist of a 16"x 8" Min. Continuous Concrete Footing Per Engineering.

Garage Foundations that will support a Two Story 2x6 Framed Stud Wall shall consist of a 16"x 8" Min. Continuous Concrete Footing Per Engineering.

Foundation Stem Walls for a Two Story Bearing Walls shall consist of a 22" - 24" Tall x 8" Wide Stem Wall Per Engineering.

Please See Engineering "L" Pages for Holddown Locations. If Foundation needs to be a Stepped Foundation, See "Step Footing" on Engineering Sheet D1.

Foundation Contractor to verify vent placement is done to IRC code. To ensure plumbing access for fixtures, see drain dimensions on foundation. See Floor Joists MFG Layout for Start Location.

Framing Notes

Roof Trusses shall be Pre-Engineered/Pre-Manufactures Wood Trusses spaced at 24" o.c. Flat ceiling trusses over entire area with the exception of Scissor Truss over Specified areas. Note Line of soffit on Floor Plan.

All Trusses shall be installed and braced according to the Manufacturer's instructions. Design calculations shall be kept with the Building Permit and shall be made readily available to the Building Inspector at the time of inspection. All Permit documents shall be kept in a waterproof enclosure for the duration of the project.

Outlooks shall be 2x4 spaced at 48" o.c. @ each Gable End.

Roof Sheathing Nailing shall be at 8d @ 6" o.c. Panel Edges and 12" o.c. @ Intermediates.

Wall Sheathing Nailing shall be at 8d @ 6" o.c. Panel Edges and 12" o.c. @ Intermediates, U.N.O. (See Panel Details for additional information.)

All Exterior Wall Headers shall be a 4x w/ 2 sheets of R-5 Rigid Insulation install on inside of header. In the case that a 6x header is required, insulation of header is not required.

All Exterior Wall Headers shall be a 4x8 DF#2 U.N.O.

All Blocking @ Roof Trusses exposed to the exterior shall be screened "Bird Block".

Roof Venting Requirements

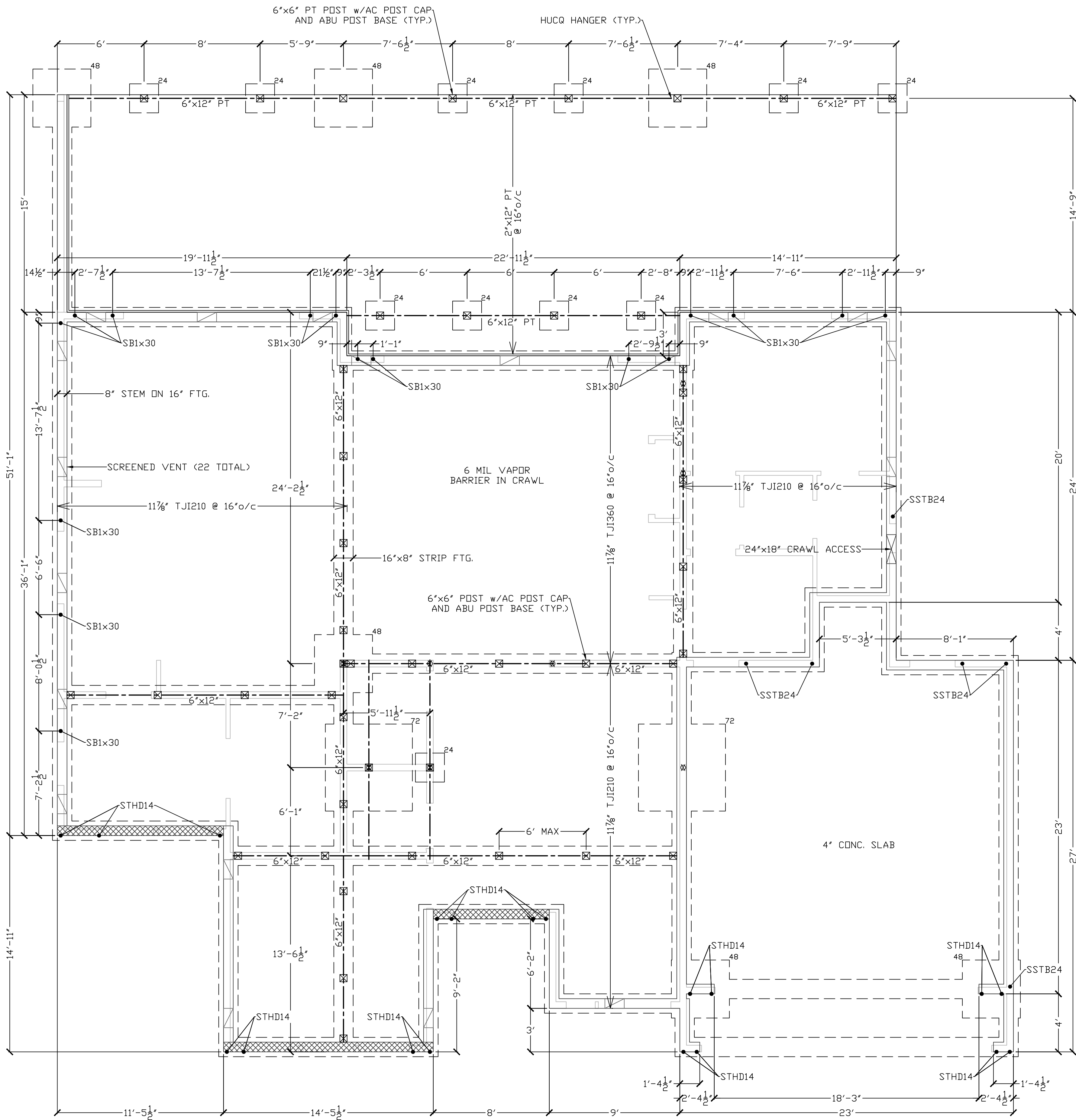
Attic Ventilation shall be in accordance to Section R806. Exception applied due to use of continuous Ridge Vent ("Core-Vent") ventilating upper portion. Exception rate of ventilation per s.f. = 1/300, or 1 s.f. of ventilation per 300 s.f of Attic Space. Lower portion of roof is vented with bird blocks installed between every truss.

Roofing Notes

Use Composition Asphalt Shingles per Building Package Specification. Maintain a distance of 12" Min. from any Ridge or Valley. Use 2 Layers of Felt on roofs with less than 4/12 roof pitch. Use "Cor-a-Vent" Roof Vent or equal at entire Ridge Area. Use Aluminum Gutters or equivalent.

Truss Notes

Pre-Engineered / Pre-Manufactured Roof Trusses (Pitch Specified on Page 4 - If vaulted truss, inside vault is half pitch size U.N.O.) @ 24" o.c. Use "Bird Blocks" between each Truss @ Plate Line. Place Outlooks over Gable Ends @ 48" o.c.



FOUNDATION PLAN

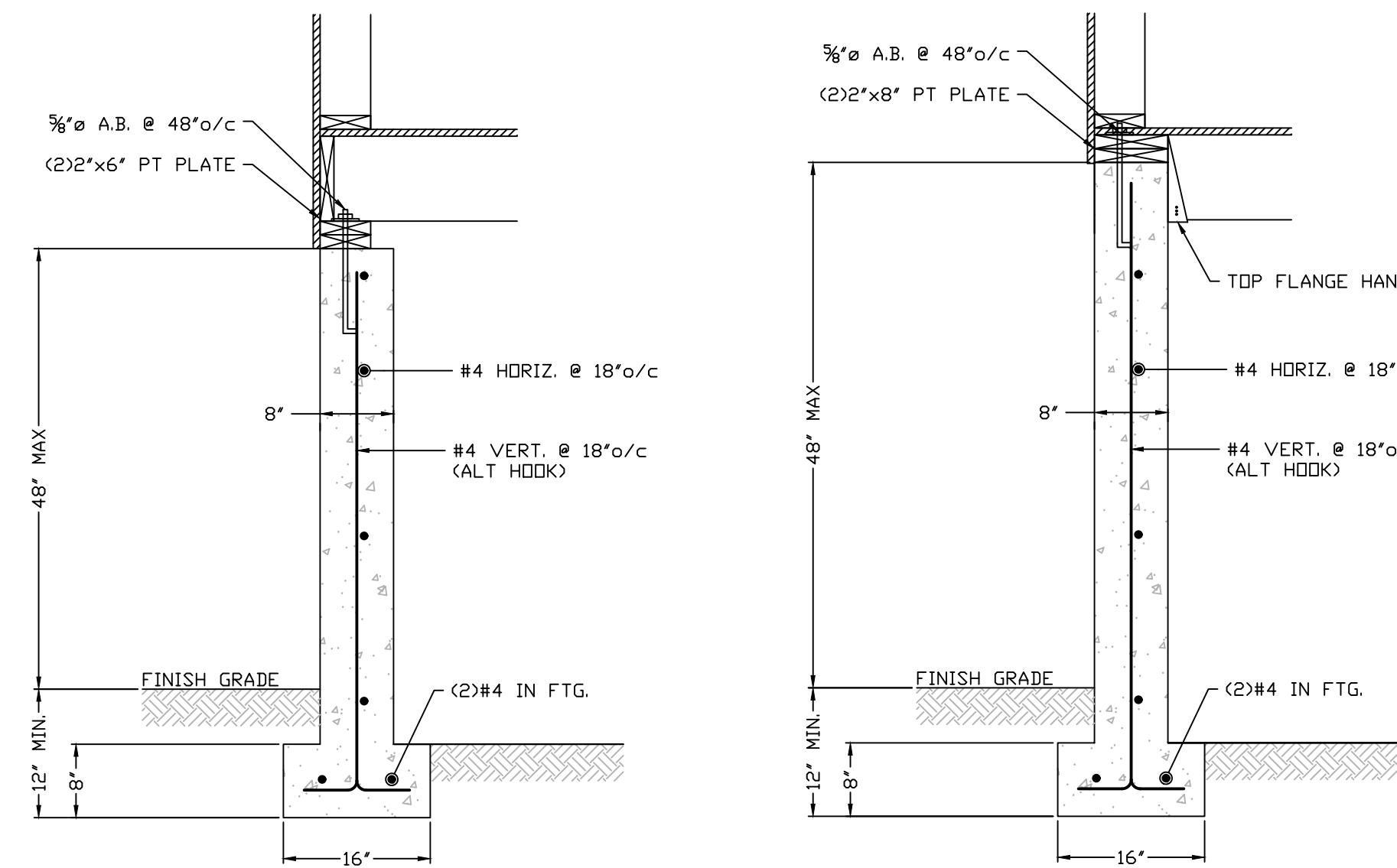
1/4"=1'-0"

FOOTING SCHEDULE		
24	24"x24"x12"	(3)#4 E.W
36	36"x36"x12"	(6)#4 E.W
48	48"x48"x12"	(8)#4 E.W
72	72"x72"x12"	(12)#4 E.W

NOTES:

- 3/8" ANCHORS @ 48" o/c U.N.O

FLUSH FLOOR FRAMING (SEE DETAIL 2/S2)

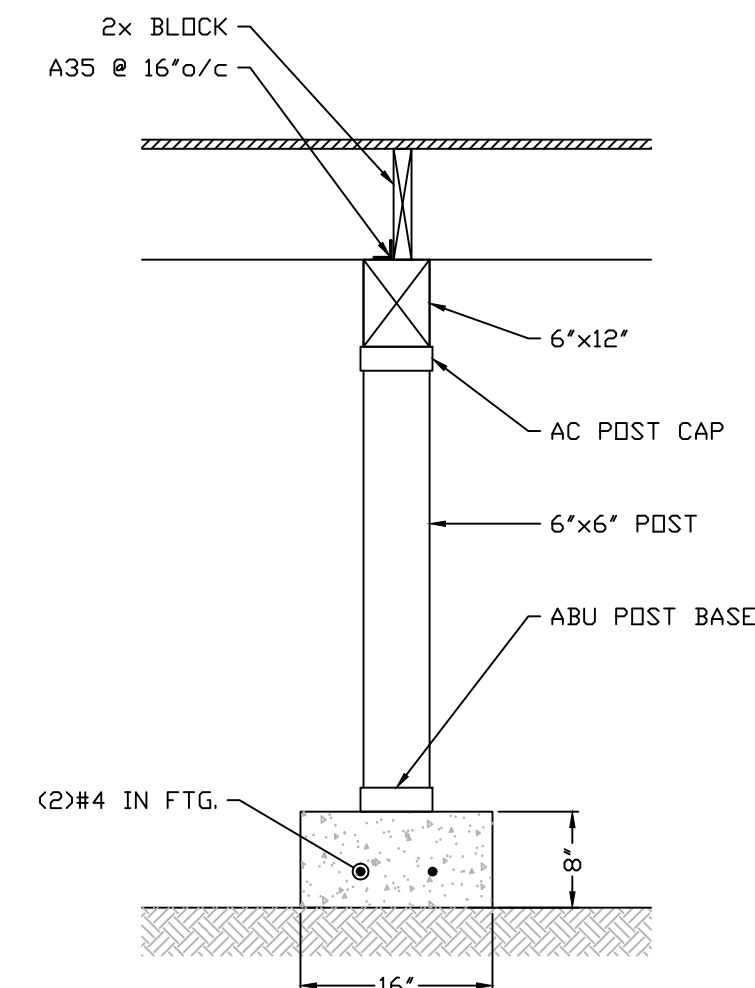


1-TYPICAL FOUNDATION WALL

3/4"=1'-0"

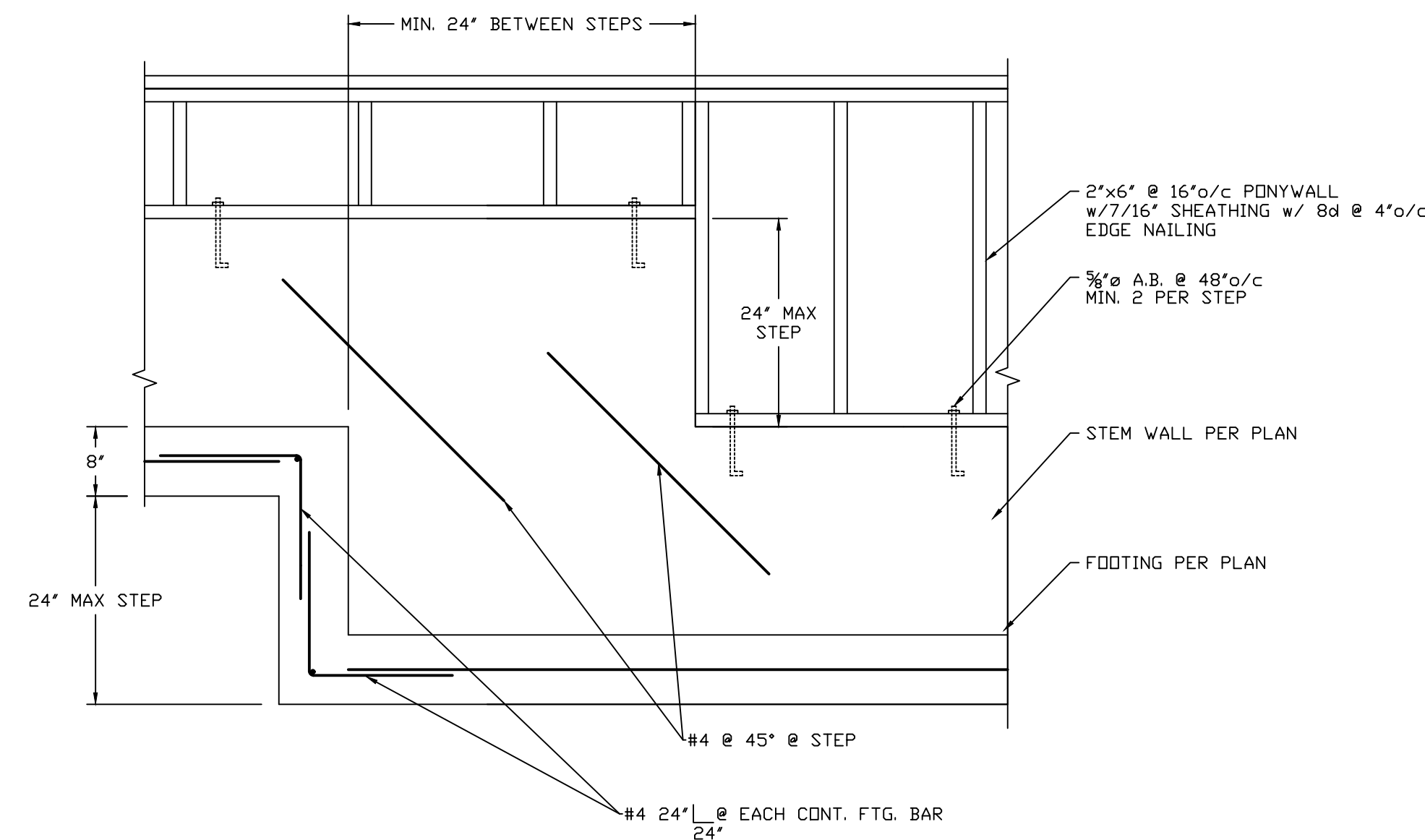
2-FOUNDATION WALL w/FLUSH FLOOR FRAMING

3/4"=1'-0"



3-INTERIOR STRIP FTG.

NTS



4-TYP. FOOTING/STEMWALL STEP

3/4"=1'-0"

NO	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED	ACCEPTED

Russell Palanchuk

FOR:

Foundation Plan
9734 SE 40th Street
Mercer Island, WA 98040



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Ballard Avenue, P.O. Box 637, Port Orchard, WA 98366

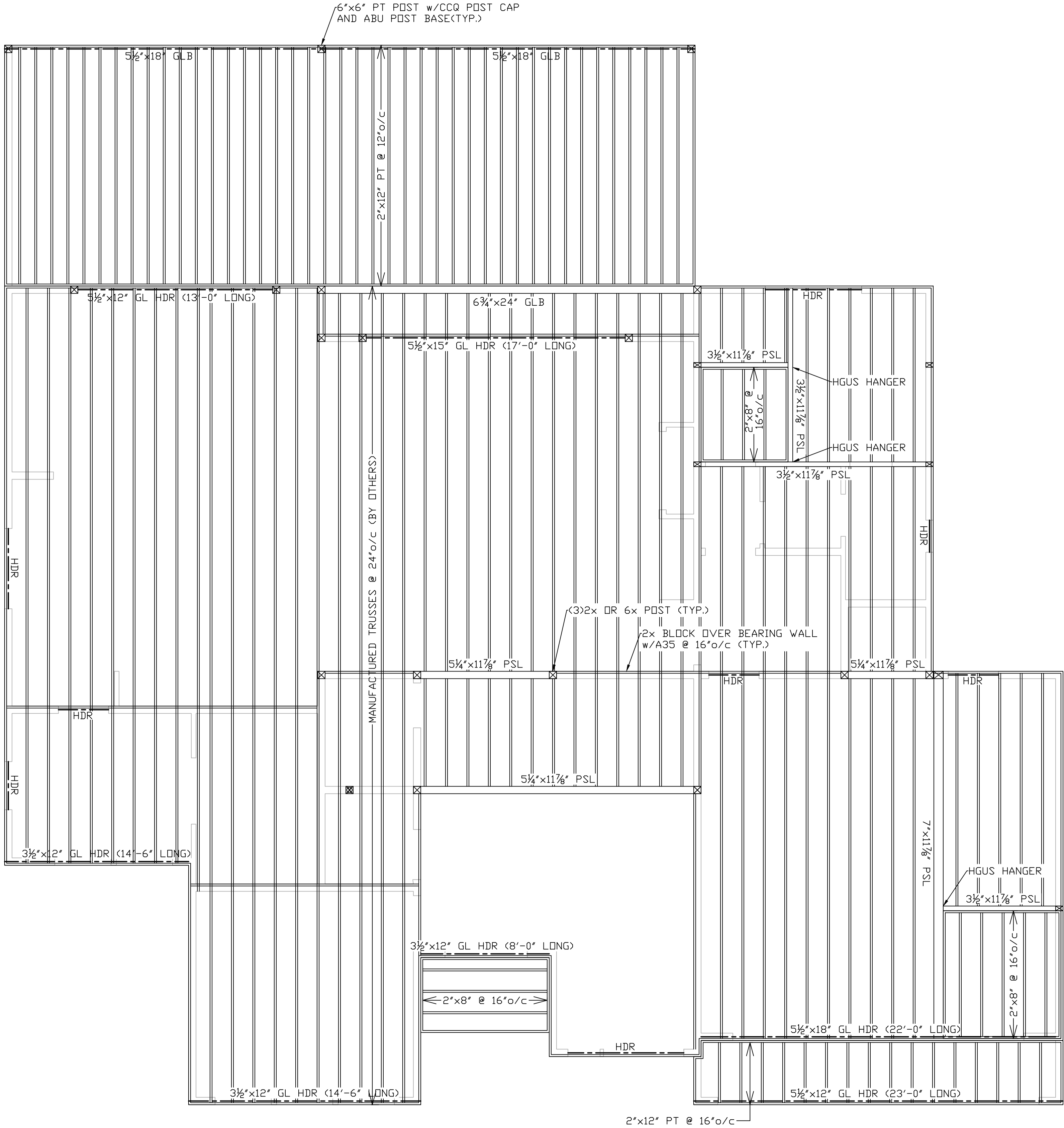
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DRAWING NUMBER

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SHEET S2



SECOND FLOOR FRAMING

1/4"=1'-0"

- NOTES:
- ALL WINDOW/DOOR HDR TO BE 4"x12" HF#2 U.N.O
 - ALL WINDOW/DOOR HDR JACK STUDS TO BE (1)2x U.N.O
 - FLOOR JOISTS TO USE IUS HANGERS
 - DECK JOISTS TO USE LUS HANGERS

REVISIONS		NO	DATE	BY	DESCRIPTION	DESIGNED	BY	DATE
						DRAWN	NL	11/24
						CHECKED	NL	11/24
						APPROVED		
						ACCEPTED		

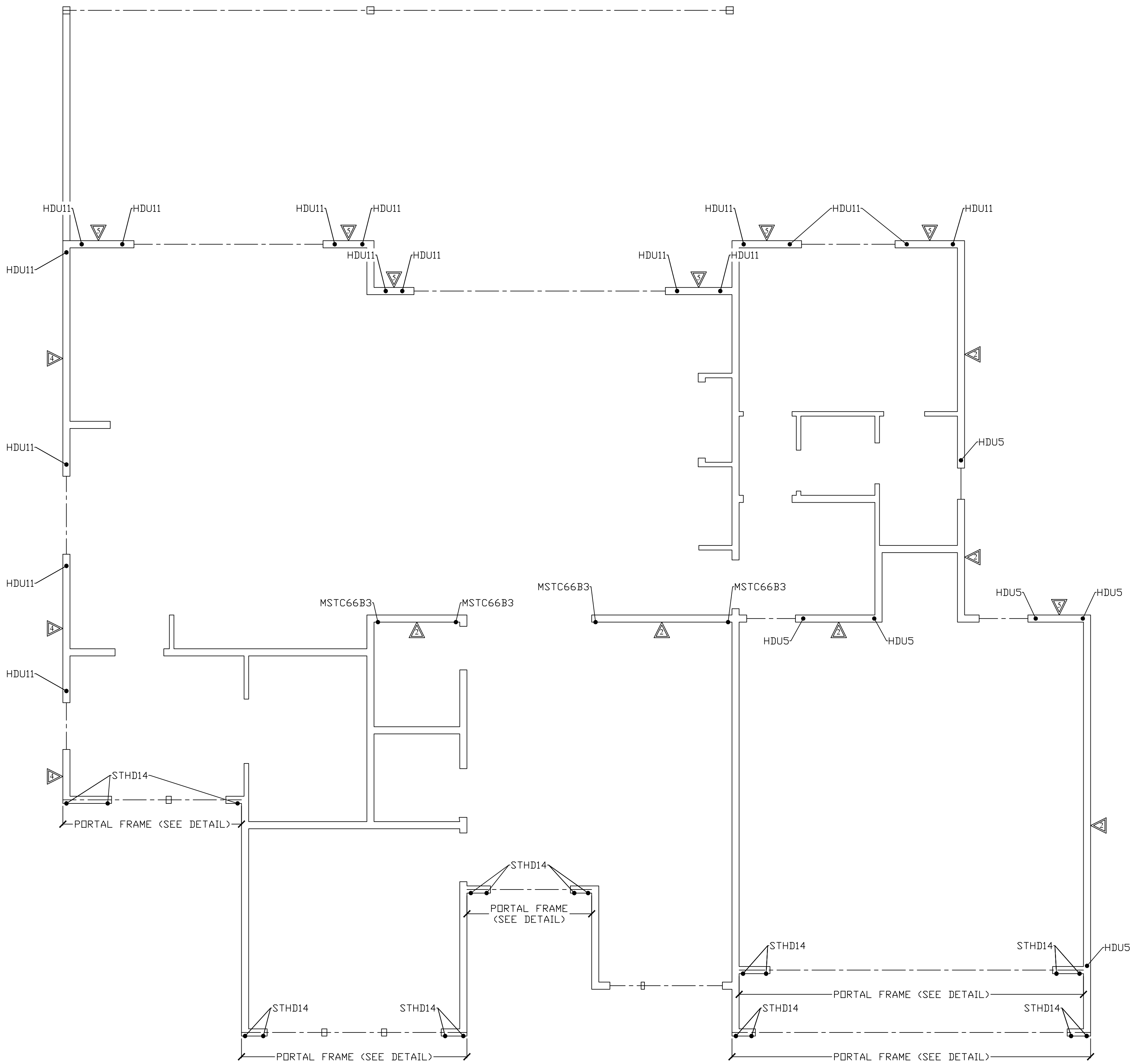
FOR: Russell Palanchuk

Second Floor Framing Plan
9734 SE 40th Street
Mercer Island, WA 98040



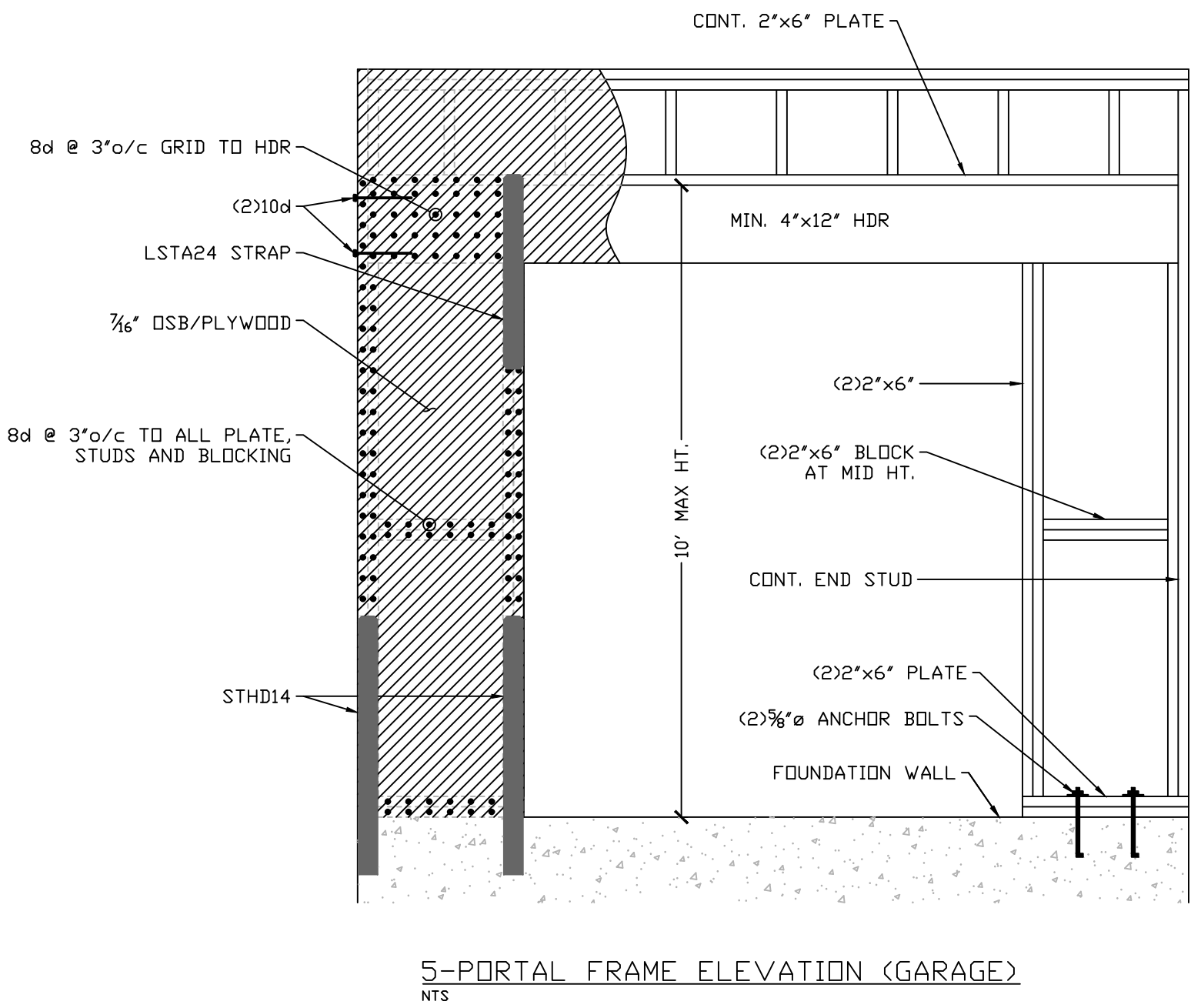
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SHEET	S3



SHEARWALL SCHEDULE						
MARK	MINIMUM SHEATHING	EDGE NAILING		FIELD NAILING	SOLE PLATE NAILING	SILL PLATE CONNN. & FND.
△	7/16" CDX ONE FACE	8d @ 6" o.c.	8d @ 12" o.c.	(2)16d @ 16" o/c	5/8" dia. @ 48" o.c. w/ 2x BTM. PLATE	
△	7/16" CDX ONE FACE	8d @ 4" o.c.	8d @ 12" o.c.	(2)16d @ 12" o/c	5/8" dia. @ 36" o.c. w/ 2x BTM. PLATE	
△	7/16" CDX ONE FACE	8d @ 3" o.c.	8d @ 12" o.c.	(2)16d @ 8" o/c	5/8" dia. @ 30" o.c. w/ 3x BTM. PLATE	
△	19/32" CDX ONE FACE	10d @ 3" o.c.	10d @ 12" o.c.	(2)16d @ 6" o/c	5/8" dia. @ 18" o.c. w/ 3x BTM. PLATE	
△	19/32" CDX ONE FACE	10d @ 2" o.c.	10d @ 12" o.c.	(2)16d @ 4" o/c	5/8" dia. @ 12" o.c. w/ 3x BTM. PLATE	

- SHEARWALL NOTES:
- ALL STUDS AND BLOCKING SHALL BE HF#2 ALL TOP AND BOTTOM PLATES SHALL BE HF#2, ALL SHEATHING EDGES SHALL BE BACKED WITH 2x OR WIDER FRAMING UNLESS OTHERWISE NOTED (SEE NOTE#2). SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
 - WHERE SHEATHING NAILING IS A Δ OR GREATER, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER AND SILL PLATES NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER.
 - NAILING CRITERIA IS BASED ON IBC 2306.3 AND AF&PA SPIWS TABLE 4.3A FOR CD PLYWOOD AND HF#2 FRAMING. WIRE STAPLES MAY BE SUBSTITUTED AS OUTLINED IN THE STRUCTURAL NOTES. OTHER SUBSTITUTIONS MUST BE VERIFIED IN WRITING BY THE STRL. ENGINEER.
 - HOLD-DOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE CONNECTOR DETAILS FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC.
 - ANCHOR BOLTS MUST BE EMBEDDED INTO CONCRETE OR GROUTED CMU A MINIMUM OF 7" AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" GROUTED CLEAR TO THE FACE OF FORMED CONCRETE (PROVIDED 3" CLEAR FOR CONCRETE CAST AGAINST SOIL).
 - EDGE OF ANCHOR BOLT WASHER SHALL BE WITHIN 1/2" OF SHEAR WALL SHEATHING



FIRST FLOOR SHEARWALLS

- NOTES:
- STHD STRAPS TO ATTACH TO MIN. (2)2x POST
 - HDU5 TO ATTACH TO MIN. (2)2x POST
 - HDU8 TO ATTACH TO MIN. (3)2x POST
 - HDU11 TO ATTACH TO MIN. (4)2x POST

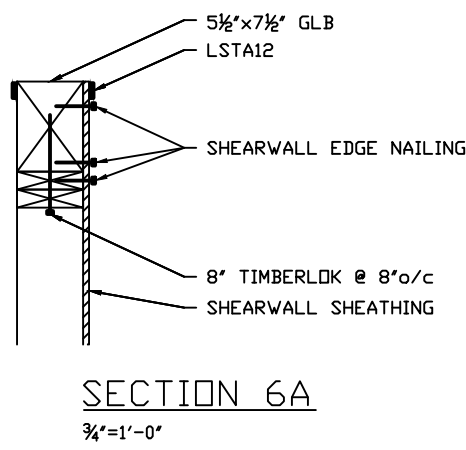
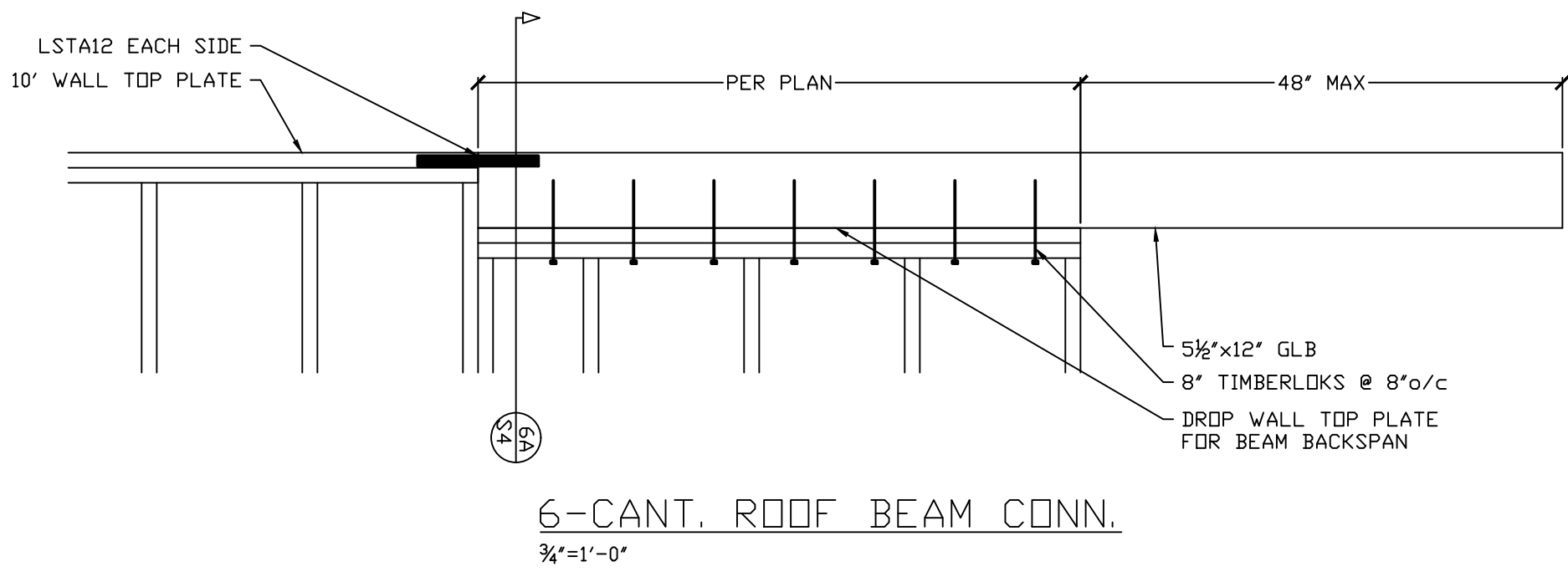
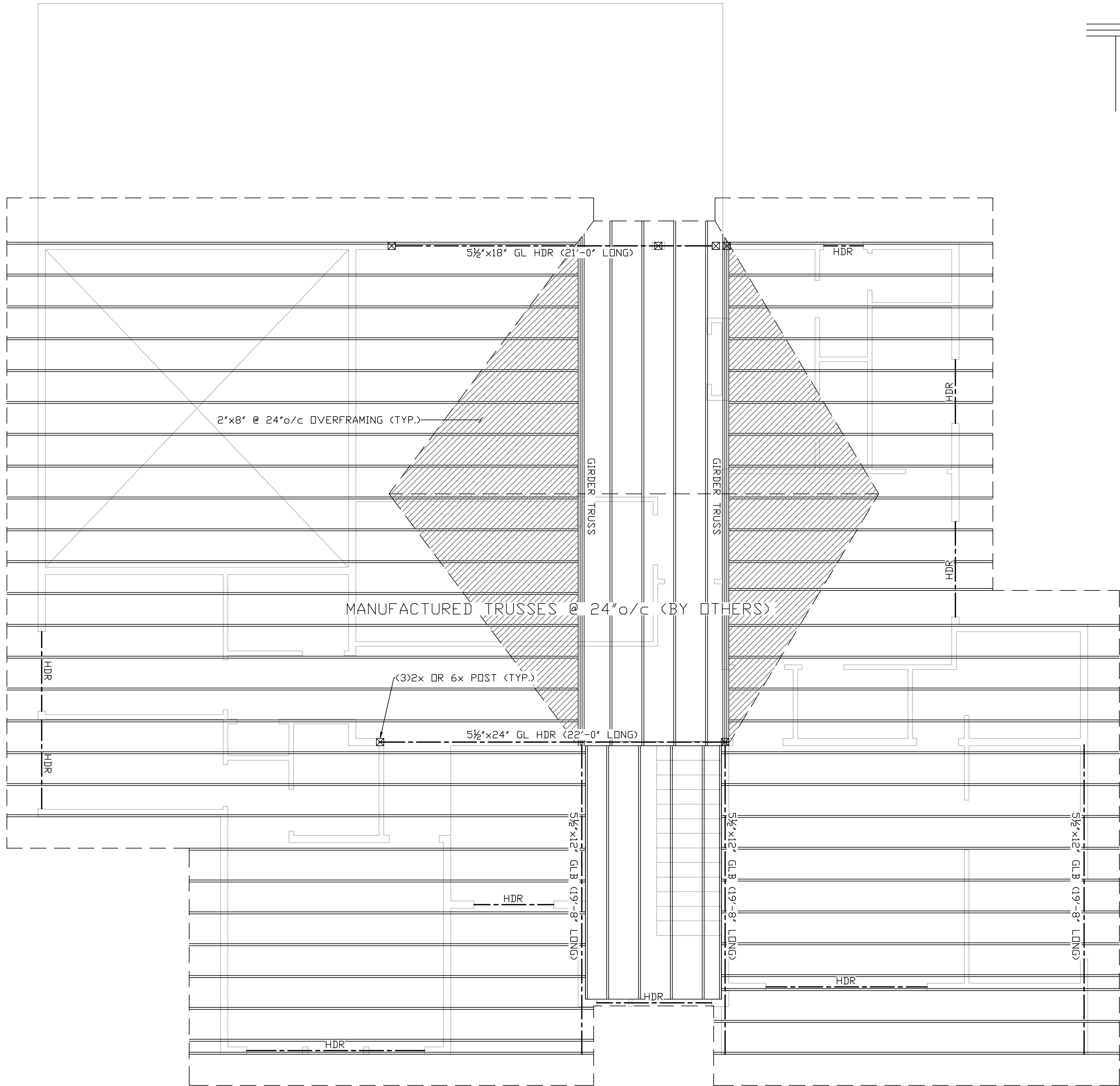
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First Floor Shearwall Plan
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DRAWING NUMBER
13320
SHEET S3.1



ROOF FRAMING

- NOTES:
- ALL WINDOW/DOOR HDR TO BE 4"x12" HF#2 U.N.O
 - ALL WINDOW/DOOR HDR JACK STUDS TO BE (1)2x U.N.O
 - TRUSS HANGERS PER MANUFACTURER

NO	DATE	BY	REVISIONS		BY	DATE
			DESCRIPTION			

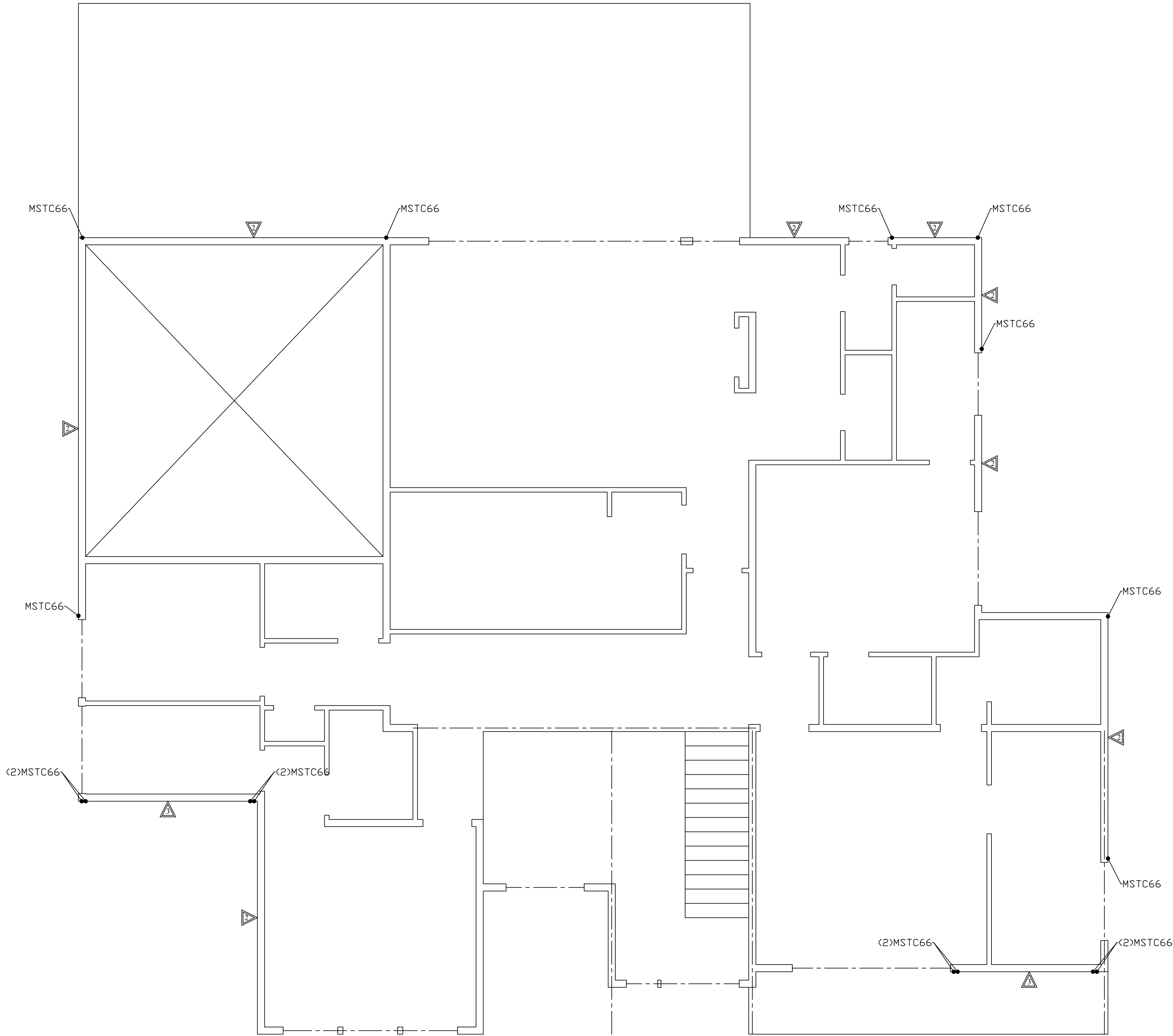
FOR: Russell Palanchuk

Roof Framing Plan
9734 SE 40th Street
Mercer Island, WA 98040



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

SCALE:	AS SHOWN
DATE:	Nov. 2024
DRAWING NUMBER	13320
SHEET	S4



SECOND FLOOR SHEARWALLS

1/4"=1'-0"

- NOTES:
- MSTC STRAPS TO ATTACH TO MIN. (2)2x POST

SHEARWALL SCHEDULE					
MARK	MINIMUM SHEATHING	EDGE NAILING	FIELD NAILING	SOLE PLATE NAILING	SILL PLATE CDAN. & FND
△	7/16" CDX ONE FACE	8d @ 6"o.c.	8d @ 12"o.c.	(2)16d @ 16"o/c	5/8"dia. @ 48" o.c. w/ 2x BTM. PLATE
△	7/16" CDX ONE FACE	8d @ 4"o.c.	8d @ 12"o.c.	(2)16d @ 12"o/c	5/8"dia. @ 36" o.c. w/ 2x BTM. PLATE
△	7/16" CDX ONE FACE	8d @ 3"o.c.	8d @ 12"o.c.	(2)16d @ 8"o/c	5/8"dia. @ 30" o.c. w/ 3x BTM. PLATE
△	19/32" CDX ONE FACE	10d @ 3"o.c.	10d @ 12"o.c.	(2)16d @ 6"o/c	5/8"dia. @ 18" o.c. w/ 3x BTM. PLATE
△	19/32" CDX ONE FACE	10d @ 2"o.c.	10d @ 12"o.c.	(2)16d @ 4"o/c	5/8"dia. @ 12" o.c. w/ 3x BTM. PLATE

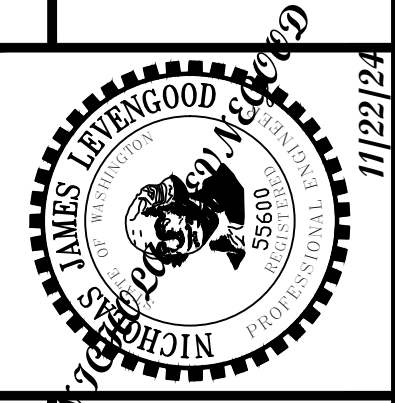
- SHEARWALL NOTES:
- ALL STUDS AND BLOCKING SHALL BE HF#2 ALL TOP AND BOTTOM PLATES SHALL BE HF#2, ALL SHEATHING EDGES SHALL BE BACKED WITH 2x OR WIDER FRAMING UNLESS OTHERWISE NOTED (SEE NOTE#2). SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
 - WHERE SHEATHING NAILING IS A △ OR GREATER, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER AND SILL PLATES NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER.
 - NAILING CRITERIA IS BASED ON IBC 2306.3 AND AF&PA SPIWS TABLE 4.3A FOR CD PLYWOOD AND HF#2 FRAMING. WIRE STAPLES MAY BE SUBSTITUTED AS OUTLINED IN THE STRUCTURAL NOTES. OTHER SUBSTITUTIONS MUST BE VERIFIED IN WRITING BY THE STRL. ENGINEER.
 - HOLD-DOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE CONNECTOR DETAILS FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC.
 - ANCHOR BOLTS MUST BE EMBEDDED INTO CONCRETE OR GROUTED CMU A MINIMUM OF 7" AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" GROUTED CLEAR TO THE FACE OF FORMED CONCRETE (PROVIDED 3" CLEAR FOR CONCRETE CAST AGAINST SOIL).
 - EDGE OF ANCHOR BOLT WASHER SHALL BE WITHIN 1/2" OF SHEAR WALL SHEATHING

BY		DATE	
DESIGNED	NL	11/24	
DRAWN	NL	11/24	
CHECKED	NL	11/24	
APPROVED			
ACCEPTED			

REVISIONS		DESCRIPTION	
NO	DATE	BY	

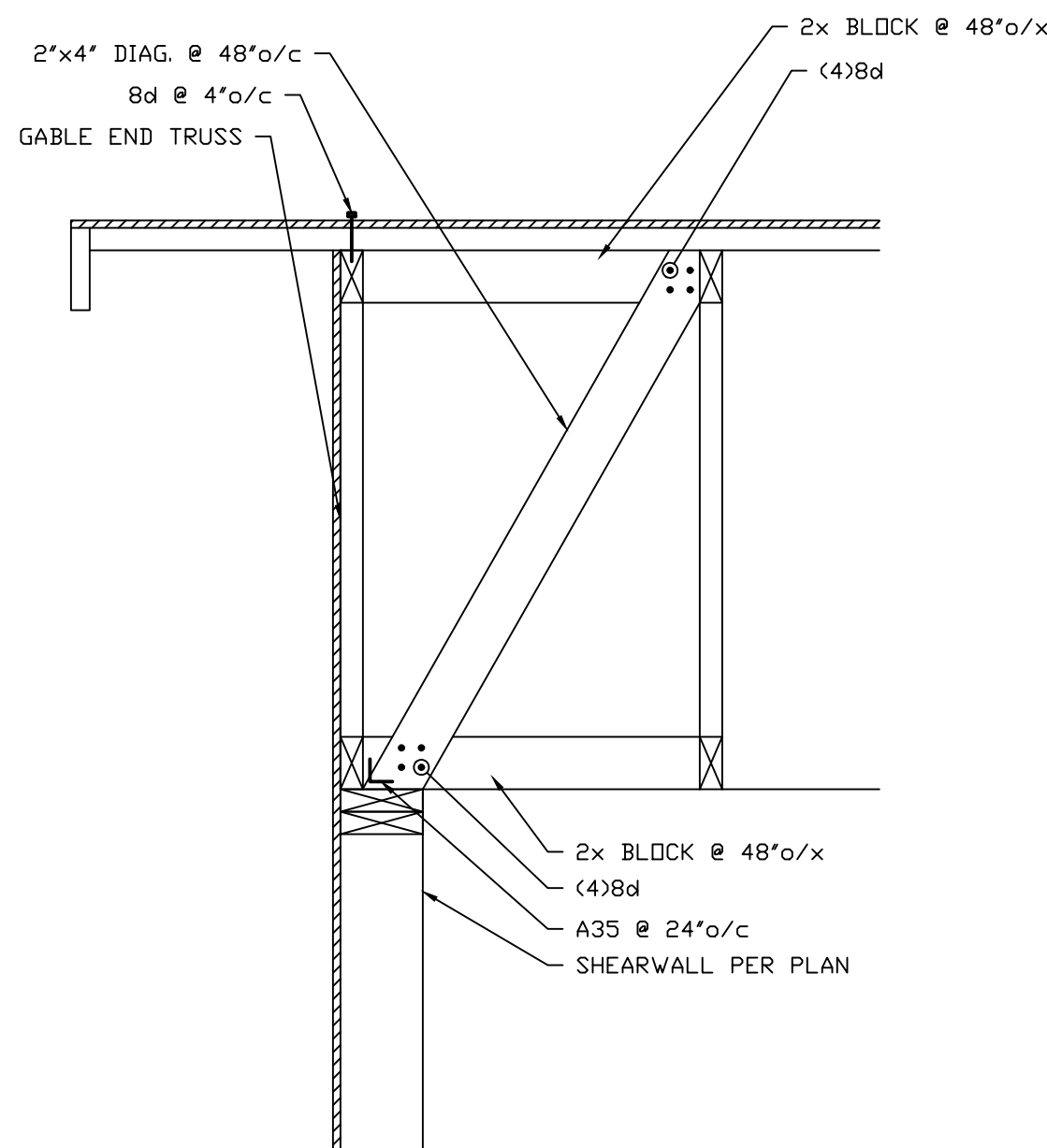
FOR: Russell Palanchuk

Second Floor Shearwall Plan
9734 SE 40th Street
Mercer Island, WA 98040

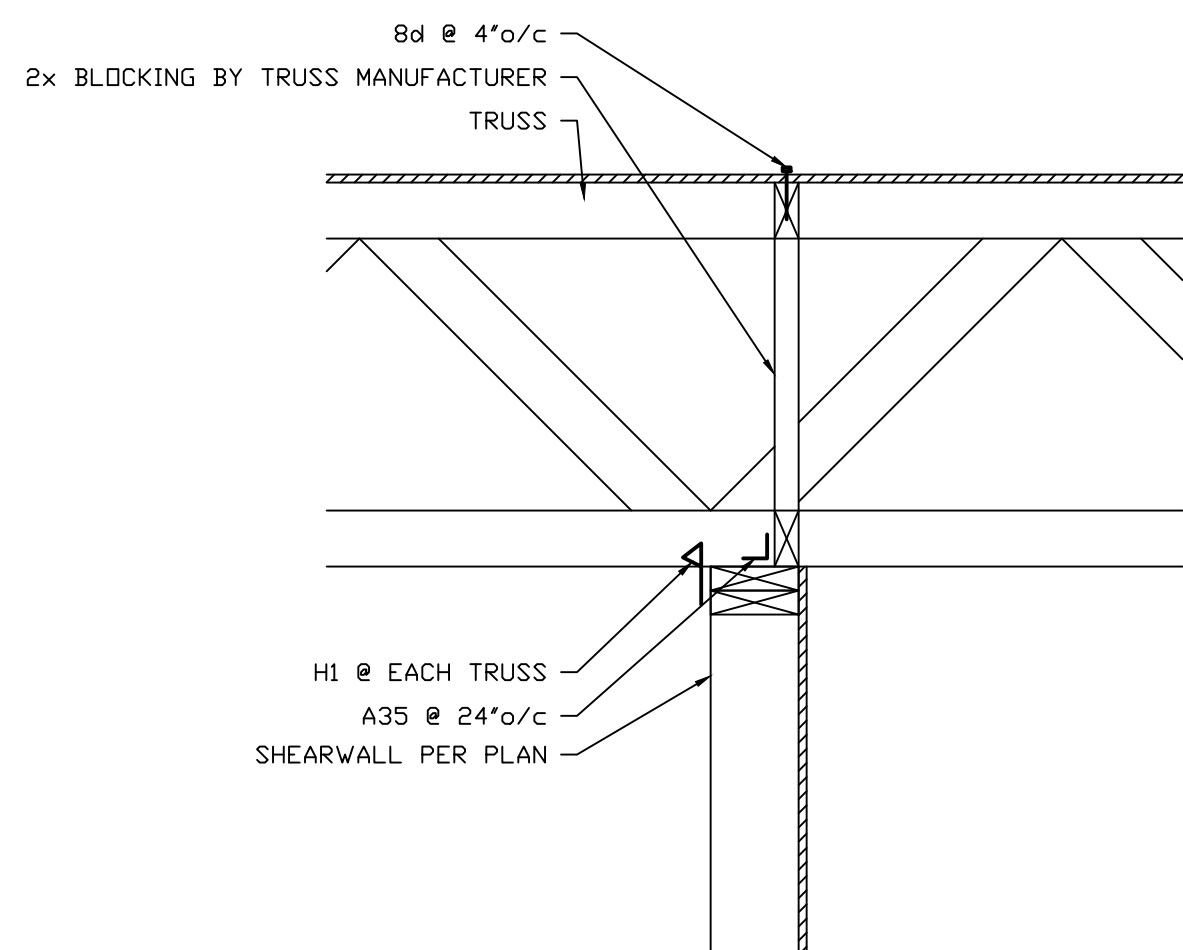


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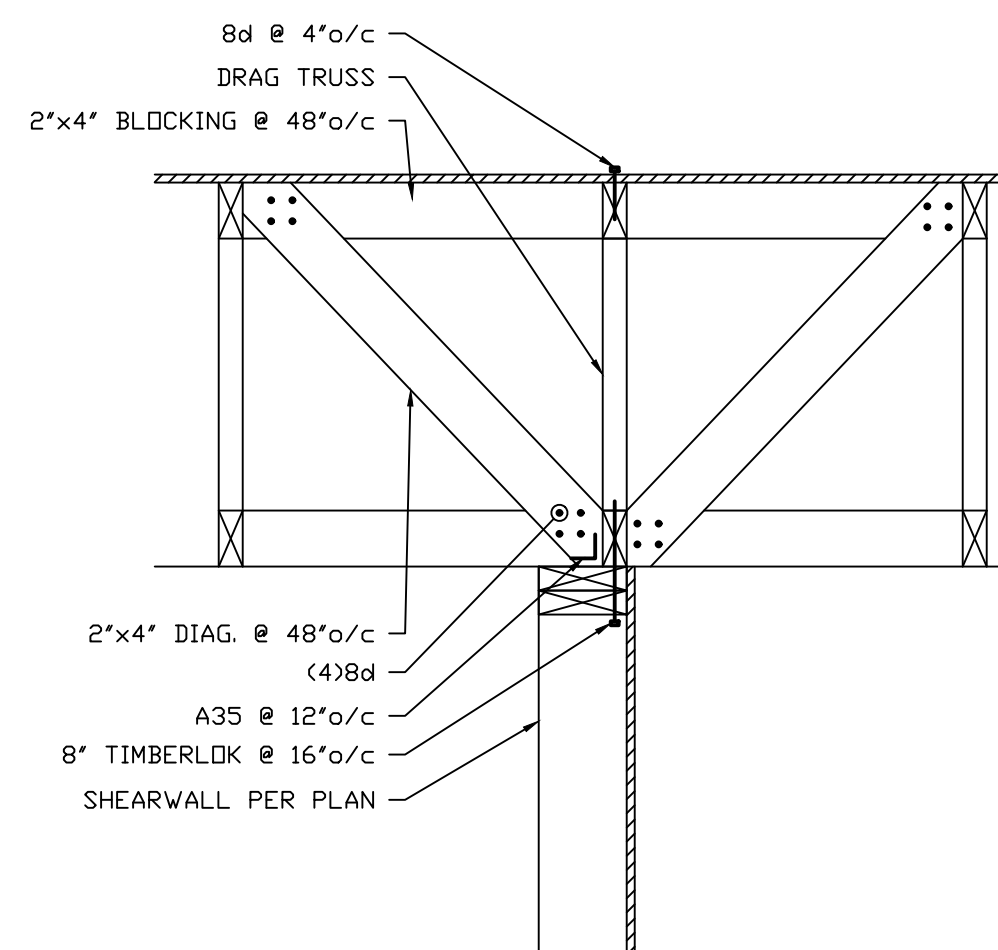
SCALE: AS SHOWN
DATE: Nov. 2024
DRAWING NUMBER
13320
SHEET S4.1



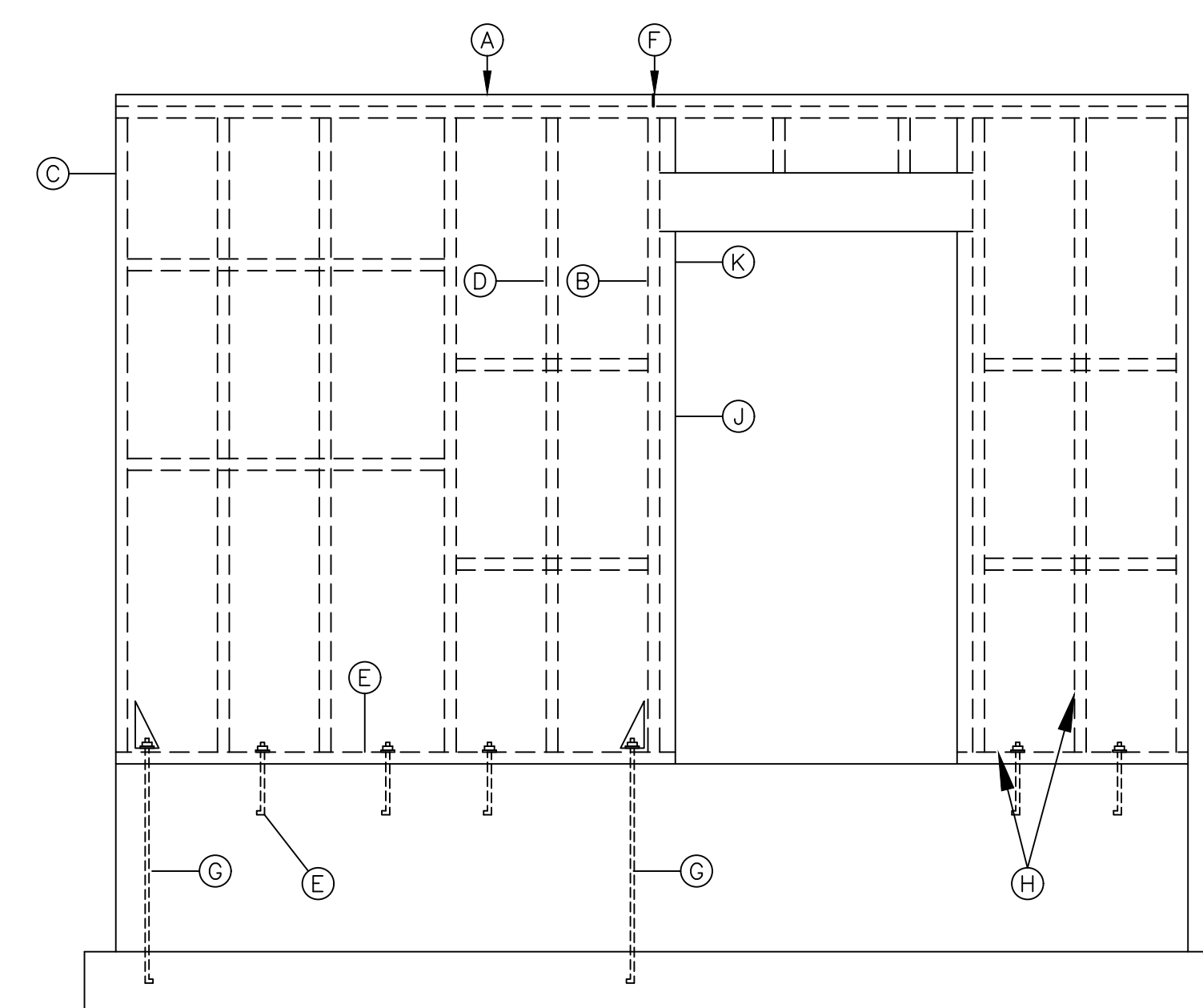
7-GABLE END ROOF SECTION
1"=1'-0"



8-ROOF TO INTERIOR SHEARWALL CONN. (PERP.)
1"=1'-0"

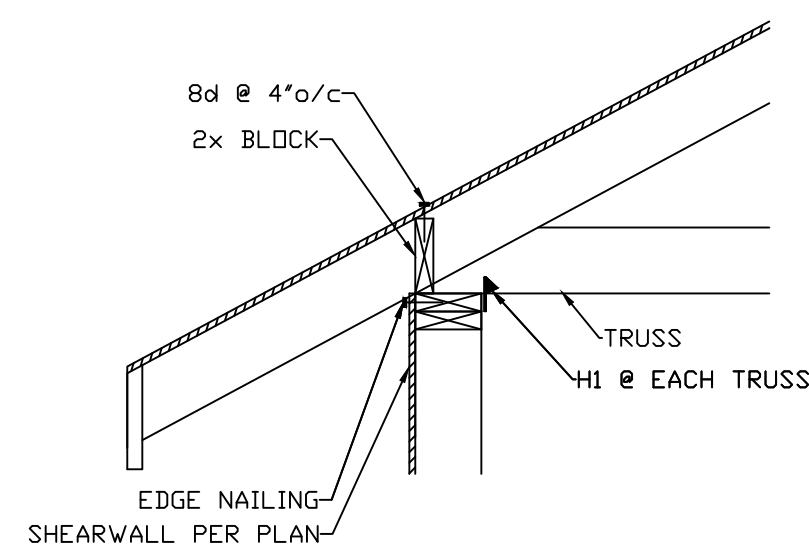


9-ROOF TO INTERIOR SHEARWALL CONN. (PARA.)
1"=1'-0"

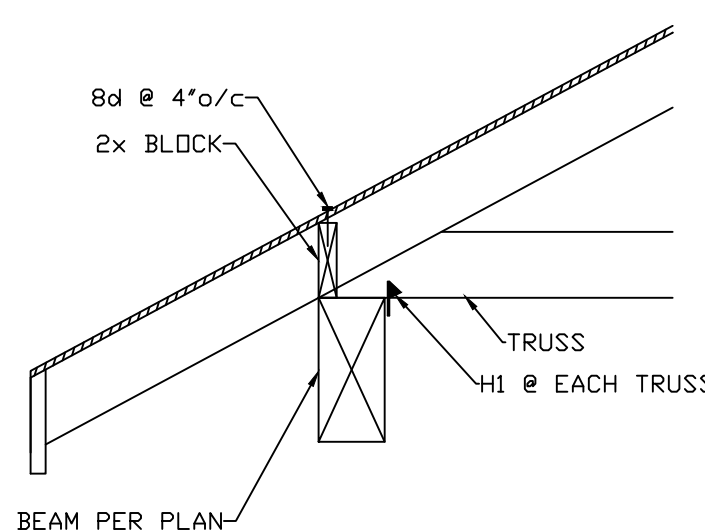


- (A) DOUBLE TOP PLATE w/ EDGE NAILING (STAGGER). SEE SHEARWALL SCHEDULE FOR LUMBER GRADE. (F) TOP PLATE SPLICE AND NAILING PER PLANS. LAP 4'-0" MINIMUM. CENTER SPLICE ON STUD.
- (B) EDGE NAILING AT ALL PANEL EDGES. BACK w/ 2x BLOCKING OR BACKING. (G) HOLDOWN PER SCHEDULE AND PLAN
- (C) EDGE NAILING TO HOLDOWN POST (FULL HEIGHT). (H) COORDINATE ALL STUD AND PLATE SIZES w/ SHEARWALL SCHEDULE REQUIREMENTS
- (D) STUDS @ 16" o.c. (J) EDGE NAILING TO POSTS. TRIM STUDS AND KING STUDS
- (E) P.T. SILL PLATE w/ EDGE NAILING & ANCHOR BOLTS PER SHEARWALL SCHEDULE (PROVIDE A MINIMUM OF 5/8" dia. ANCHOR BOLTS @ 48" o.c.) (K) JACK STUD FOR HEADER

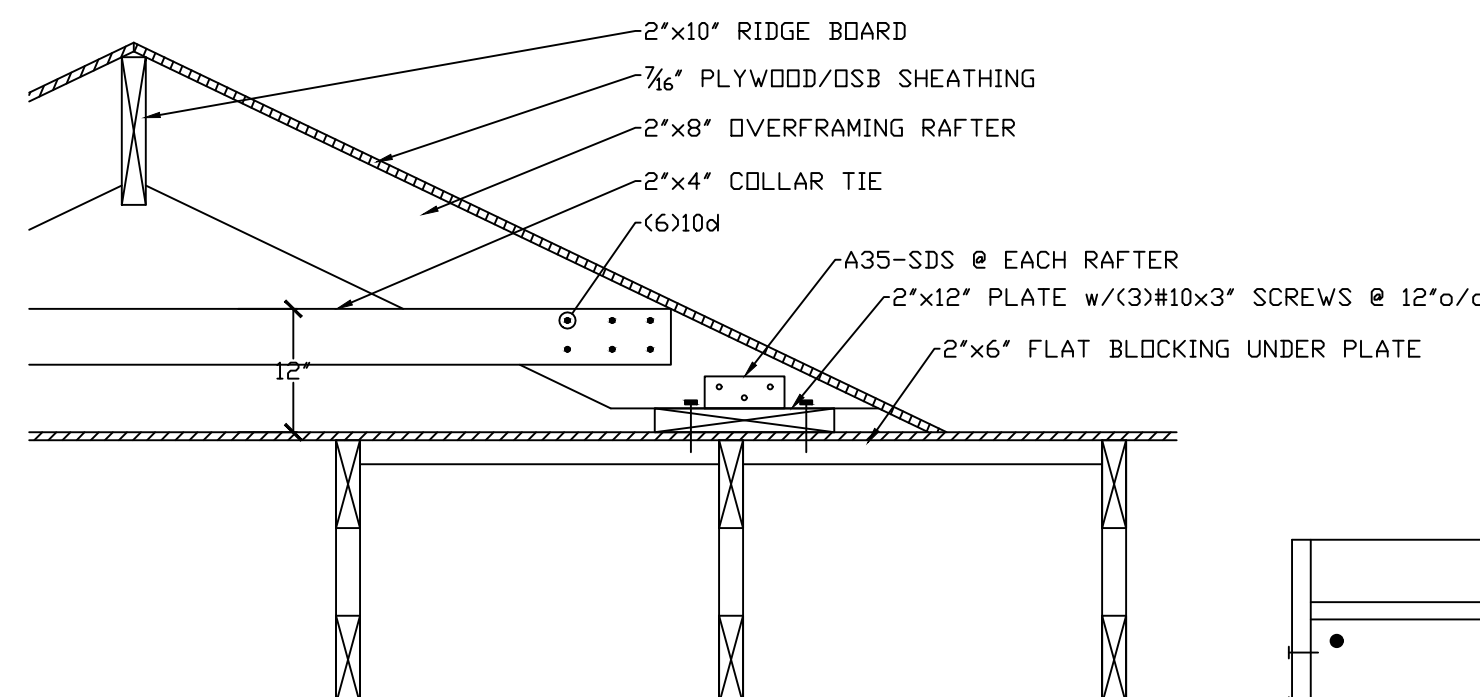
10-TYPICAL WOOD WALL FRAMING
NTS



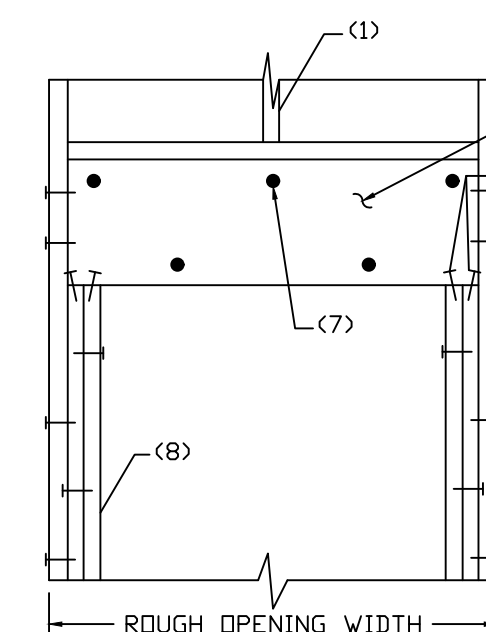
11-TYPICAL TRUSS AT SHEARWALL CONN.
3/4"=1'-0"



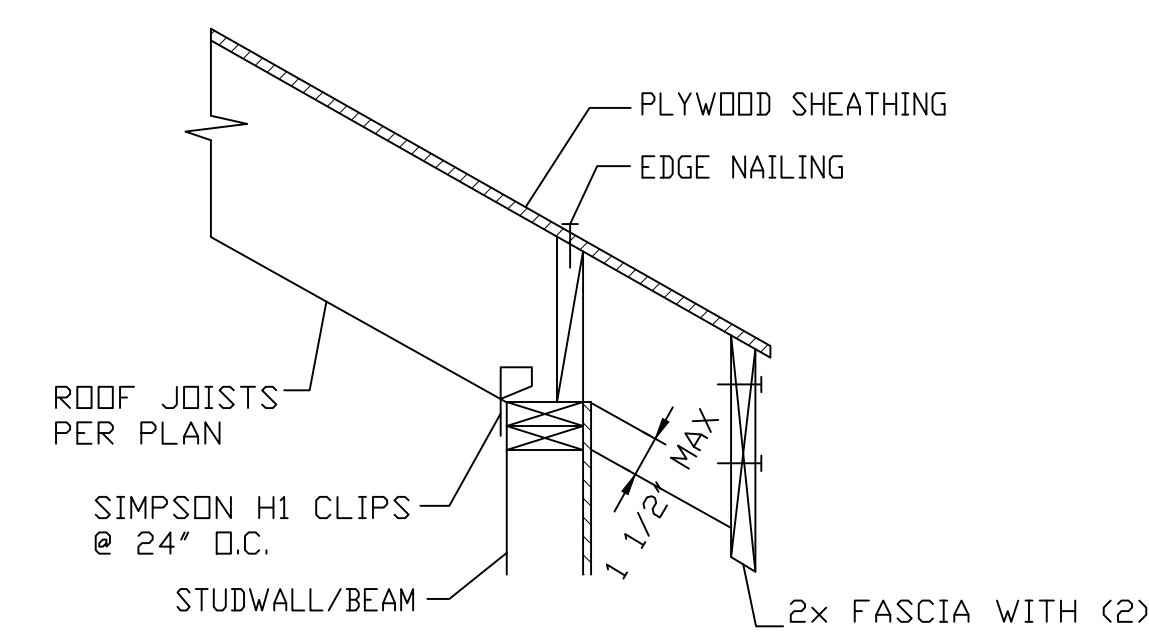
12-TRUSS AT BEAM CONN.
3/4"=1'-0"



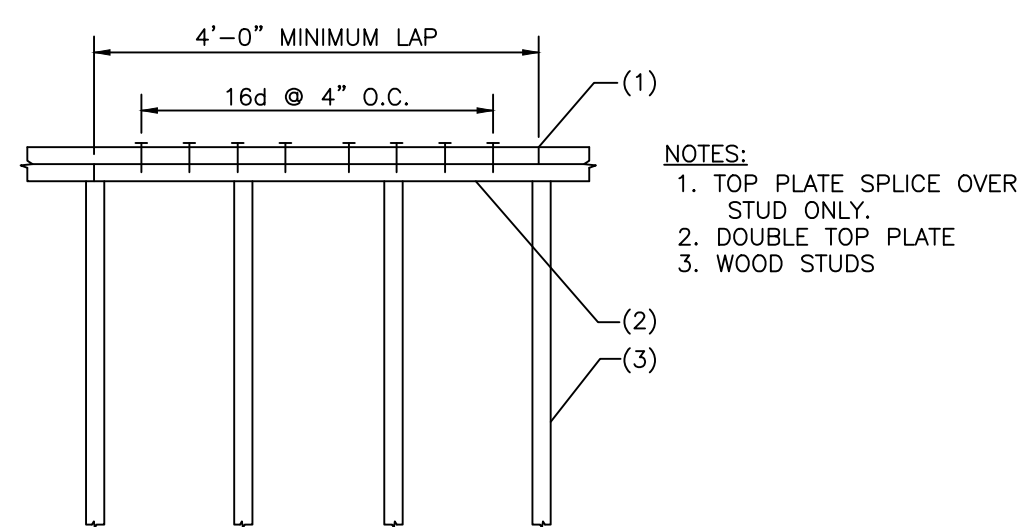
13-TYPICAL OVERFRAMING
NTS



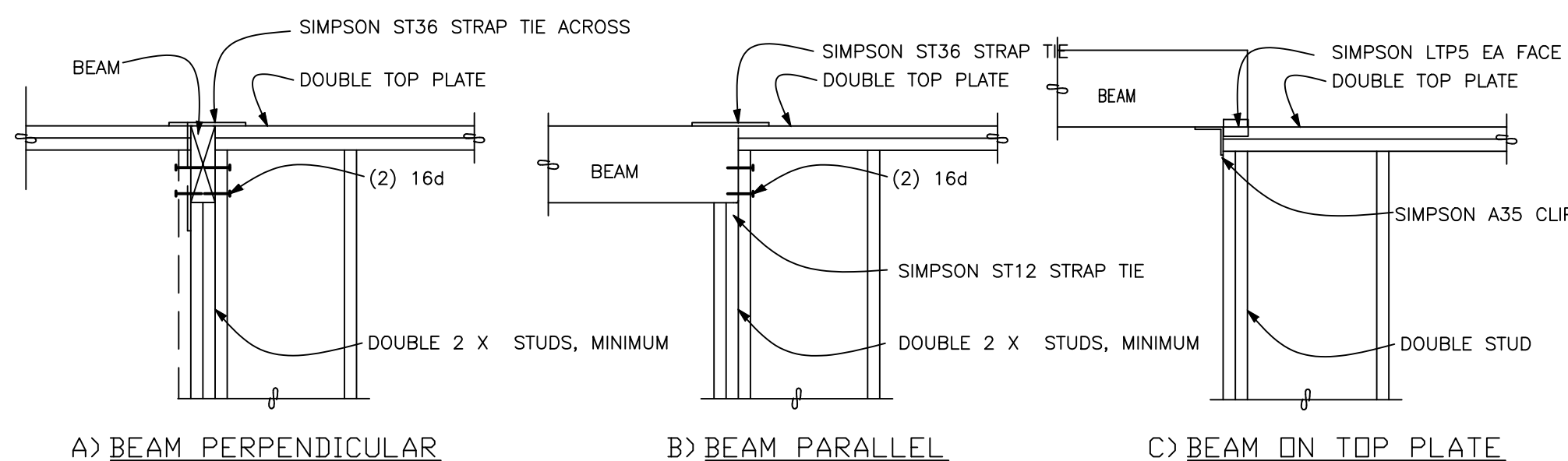
14-WOOD HEADER
NTS



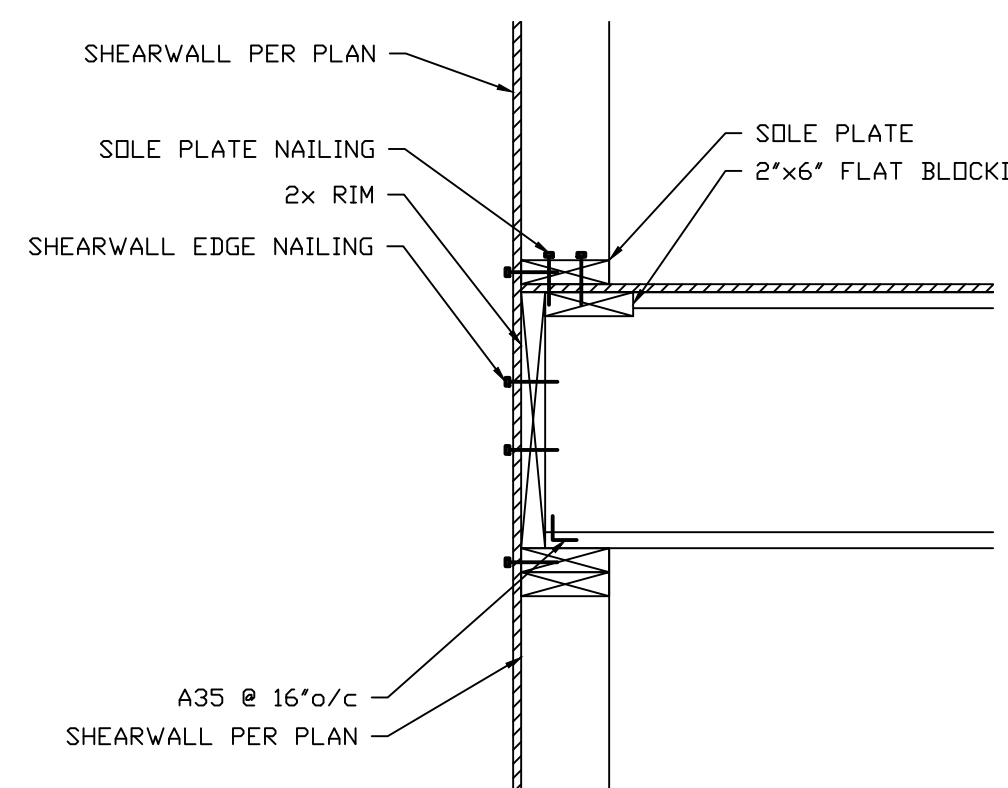
21-WOOD RAFTER AT WOOD STUDWALL/BEAM
NTS



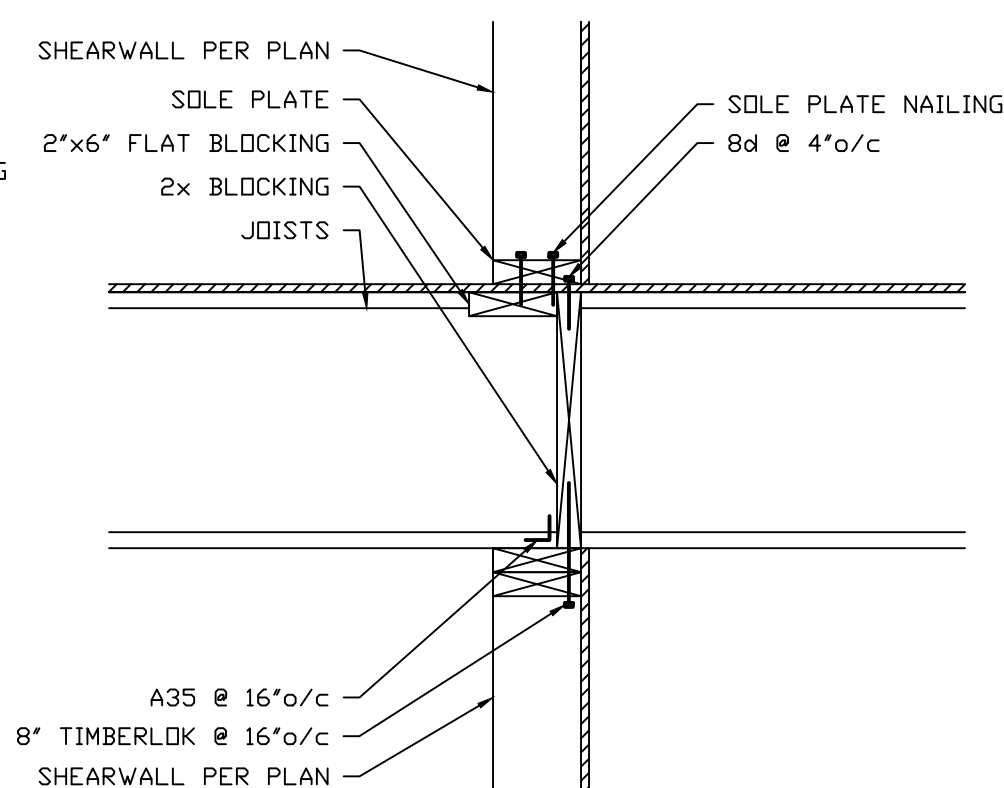
15-TYPICAL SPLICE OF WOOD TOP PLATE
1"=1'-0"



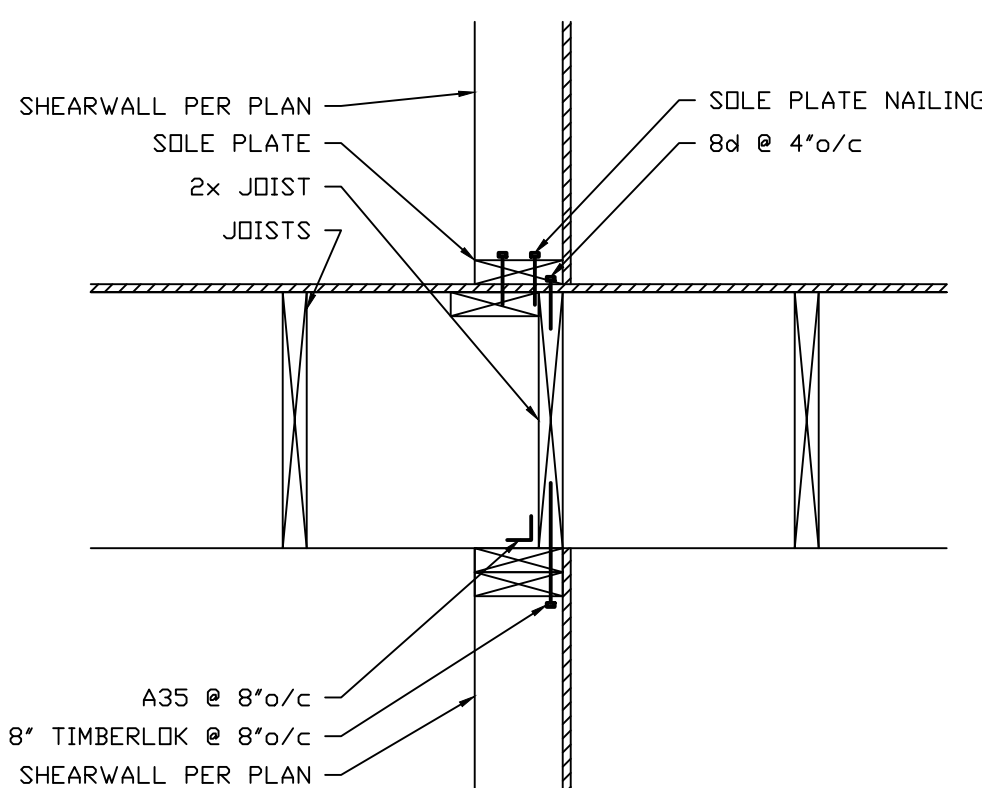
16-TYPICAL WOOD BEAM TO WOOD FRAMING
1"=1'-0"



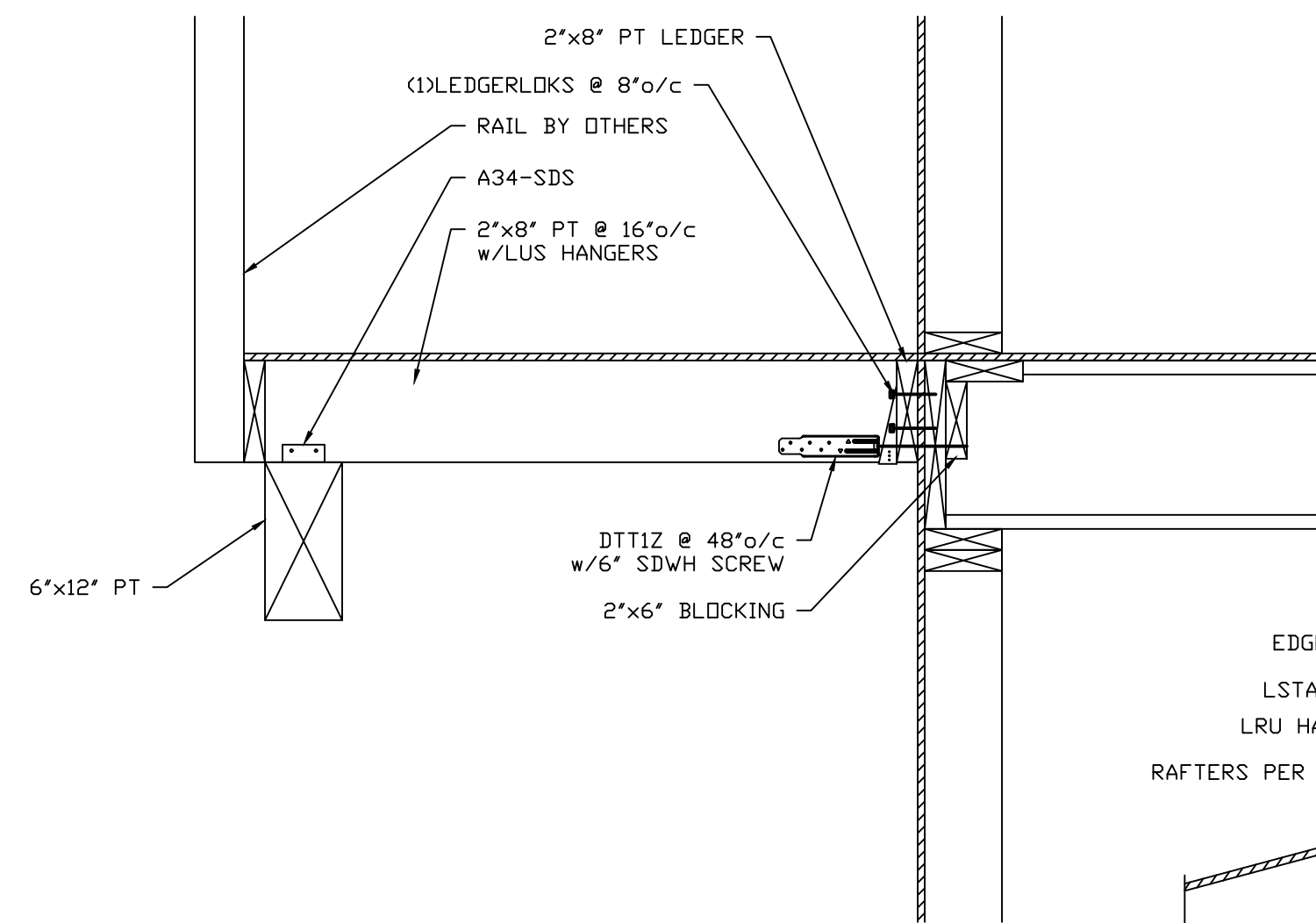
17-FLOOR TO FLOOR CONN.
1"=1'-0"



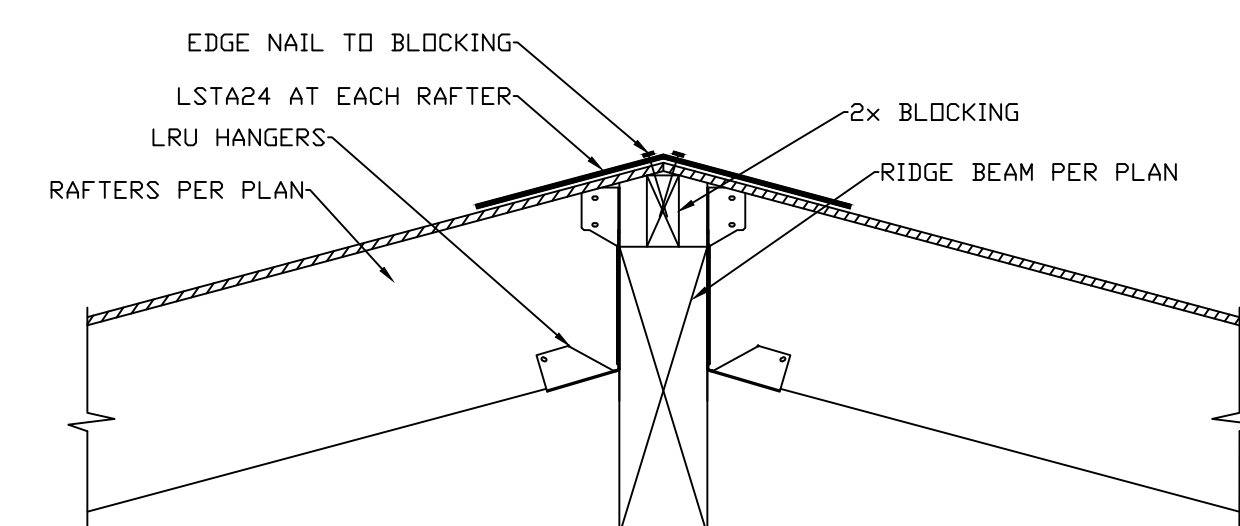
18-FLOOR TO INTERIOR SHEARWALL CONN. (PERP.)
1"=1'-0"



19-FLOOR TO INTERIOR SHEARWALL CONN. (PARA.)
1"=1'-0"



20-TYPICAL DECK SECTION
1"=1'-0"



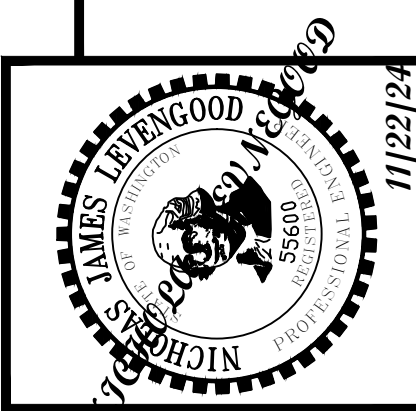
21-TYPICAL RIDGE BEAM
NTS

NO	DATE	BY	DATE
DESIGNED	NL	11/24	
DRAWN	NL	11/24	
CHECKED	NL	11/24	
APPROVED			
ACCEPTED			

Russell Palanchuk

FOR:

Structural Details
9734 SE 40th Street
Mercer Island, WA 98040



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

SCALE: AS SHOWN
DATE: Nov. 2024
DRAWING NUMBER
13320
SHEET S5

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

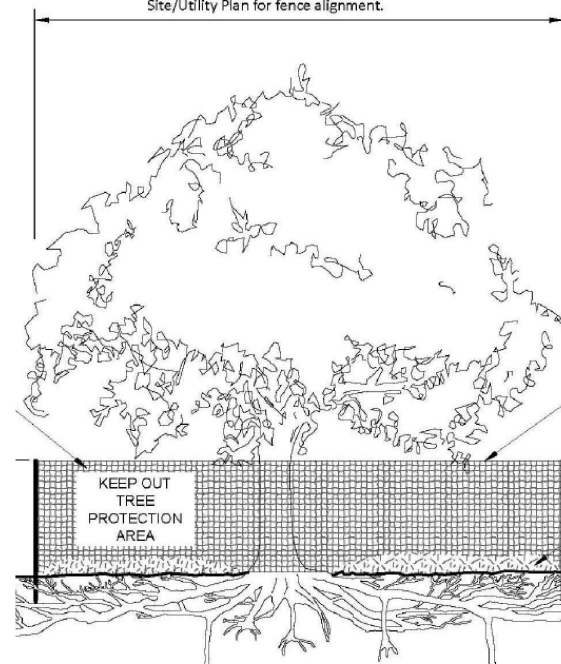
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Crown drip line or other limit of Tree Protection area. See the City Plan for fence alignment.



Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

Tree Assessment																		Project: 2025-19	
Site: Palanchuk, 9734 40th St., Mercer Island, WA				Tax ID: 502190-0890								Date: 2/11/2025		Assessor: Tom Hanson PN0426A					
Tag #	Tree #	Species		DBH	Height	Crown Ratio	Drift/Inch				Protection Zone-Outer Radius	Inner Zone-Radius	Vigor	Structure	Viability	Class	Grave	Comments	
		Common	Scientific	(inches)	(feet)	(%)	N	S	E	W	(feet)	(feet)	Vigor	Structure	Viability				
On Site																			
1	1*	Big leaf maple	<i>Acer macrophyllum</i>	28.2	85	60	12	26	12	18	28	14	Fair	Fair	Visible	Regulated	No	Bolt decay to 14", dead wood, OK in NGPA.	
2	2	Big leaf maple	<i>Acer macrophyllum</i>	17.8	90	40	14	20	0	18	18	9	Fair	Fair	Visible	Regulated	No	OK in NGPA.	
3	3	Big leaf maple	<i>Acer macrophyllum</i>	20.0	90	50	25	12	12	12	20	10	Fair	Poor	Visible	Regulated	No	Bolt decay to 14", OK in NGPA.	
4	4	Big leaf maple	<i>Acer macrophyllum</i>	10.9	75	30	12	14	14	0	11	5	Good	Fair	Visible	Regulated	No	OK in NGPA.	
5	5	Big leaf maple	<i>Acer macrophyllum</i>	14.7	80	30	10	24	12	12	15	7	Good	Poor	Visible	Regulated	No	Bolt decay to 14", OK in NGPA.	
6	6	Big leaf maple	<i>Acer macrophyllum</i>	8.1	40	0	0	0	0	0	8	4	0	0	0	Not Regulated	No	Dead, OK in NGPA.	
7	7	Big leaf maple	<i>Acer macrophyllum</i>	11.1	40	20	0	14	14	14	11	6	Good	Fair	Visible	Regulated	No	Crooked	
8	8	Alder	<i>Alnus rubra</i>	7.8	80	50	22	0	16	0	8	4	Good	Fair	Visible	Not Regulated	No		
9	9	Laurel	<i>Prunus laurocerasus</i>	7.5	25	80	18	0	6	6	8	4	Good	Poor	Visible	Not Regulated	No		
10	10*	Laurel	<i>Prunus laurocerasus</i>	8.4	30	90	8	12	6	12	8	4	Good	Good	Visible	Not Regulated	No		
11	11	Laurel	<i>Prunus laurocerasus</i>	6.5	25	80	8	7	5	7	7	3	Good	Good	Visible	Not Regulated	No		
12	12	Hawthorne	<i>Crataegus monogyna</i>	15.1	50	80	16	14	14	14	15	8	Good	Good	Visible	Regulated	No		
13	13	Hawthorne	<i>Crataegus monogyna</i>	6.0	30	80	0	14	8	8	6	3	Good	Good	Visible	Not Regulated	No		
14	14	Purple leaf plum	<i>Prunus cerasifera</i>	8.6	16	80	6	13	10	10	9	4	Good	Good	Visible	Not Regulated	No		
15	15	Hawthorne	<i>Crataegus monogyna</i>	6.1	25	90	6	10	8	8	6	3	Good	Good	Visible	Regulated	No		
16	16	Norway spruce	<i>Picea abies</i>	12	50	90	7	7	7	7	12	6	Good	Good	Visible	Regulated	No		
17	17	Birch	<i>Betula papyrifera</i>	22.1	60	70	12	16	16	16	22	11	Good	Fair	Visible	Regulated	No	Topped at 30' and recovered from Brown Birch line.	
18	18	Apple	<i>Malus sp.</i>	9.8	16	60	10	10	10	10	10	5	Good	Good	Visible	Not Regulated	No		
19	19	Birch	<i>Betula papyrifera</i>	22.4	60	70	19	19	19	19	22	11	Good	Fair	Visible	Exceptional	No	Topped at 30' and recovered from Brown Birch line.	
Off Site																			
A		Big leaf maple	<i>Acer macrophyllum</i>	23.2	85	70	18	30	16	12	23	12	Good	Fair	Visible	Regulated	No	Two codominant splitting, OK in NGPA.	
B		Red alder	<i>Alnus rubra</i>	19.2	90	60	18	18	14	16	19	10	Good	Good	Visible	Regulated	No		
C		Red alder	<i>Alnus rubra</i>	16.1	70	40	18	16	16	16	16	8	Fair	Fair	Visible	Regulated	No		
D*		Laurel	<i>Prunus laurocerasus</i>	8.6	30	80	8	12	10	10	9	4	Good	Good	Visible	Not Regulated	No		
E		Austrian pine	<i>Pinus nigra</i>	25.7	70	80	10	20	16	24	26	13	Good	Fair	Visible	Regulated	No	Two codominants at 15'	
F		Austrian pine	<i>Pinus nigra</i>	7.1	70	80	18	10	16	24	22	11	Good	Fair	Visible	Regulated	No	Two codominants at 15'	
G		Big leaf maple	<i>Acer macrophyllum</i>	12.5	45	60	8	8	16	6	13	6	Good	Good	Visible	Regulated	No		
H		Mountain Hemlock	<i>Tsuga mertensiana</i>	6.0	18	100	4	4	4	4	6	3	Good	Good	Visible	Not Regulated	No		
*DBH = square root ((dbb stem1)^2 + (dbb stem2)^2 + (dbb stem3)^2)																			

*DBH = square root [(dbh stem1)^2 + (dbh stem2)^2 + (dbh stem3)^2]

CONTACTS

ARCHITECT/DESIGNER ALDOR LLC
26809 199TH AVE SE
COVINGTON WA. 98042

CONTACT: DORIN CORNITEL / DESIGNER
(206)-747-8421
ALDOR.ARCHITECTURE.CONSTRUCTION@OUTLOOK.COM

JURISDICTION

CITY OF MERCER ISLAND - RESIDENTIAL BUILD PERMITS
9611 SE 36TH STREET
MERCER ISLAND, WA 98040

(206)-275-7605

GENERAL NOTES

1. CALL LOCAL UTILITIES BEFORE YOU DIG

2. CONTRACTOR IS RESPONSIBLE FOR POSTING ALL PERMITS ON SITE.

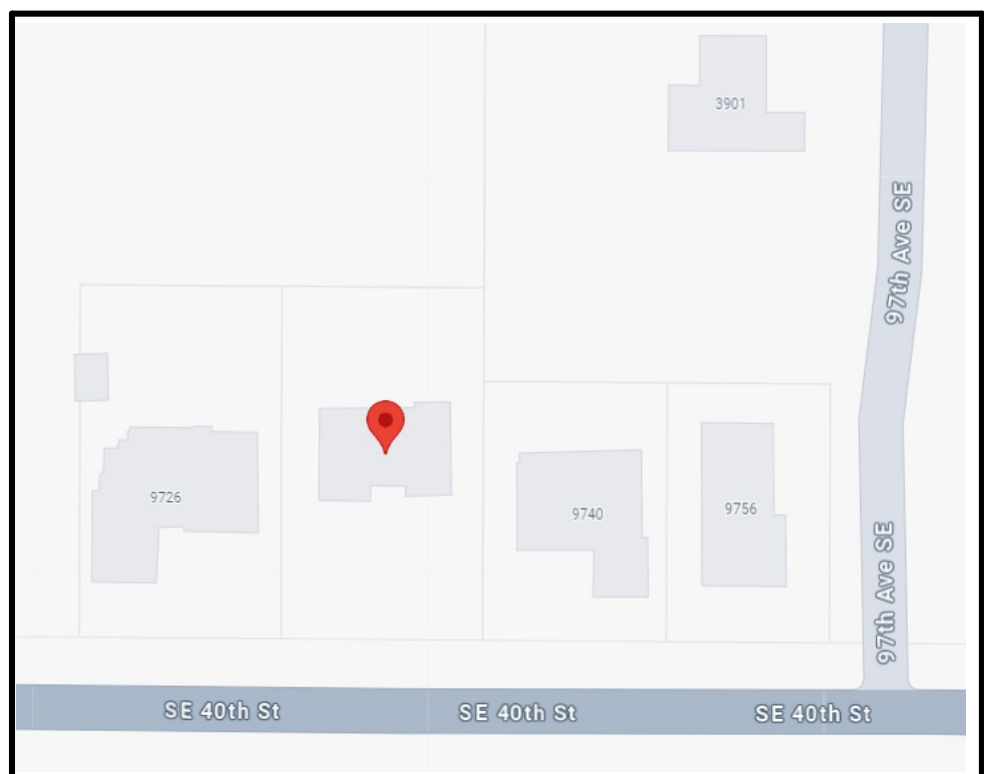
SITE/BUILDING DATA

OWNER: RUSSELL PALANCHUCK
9734 SE 40TH ST 98040
PARCEL: 265550-0176
PROPERTY ZONING: R-8.4

LOT SIZE: 12,992 SQ. FT. OR 0.30 ACRES
PLAT LOT 18
SEWER/SEPTIC: PUBLIC
WATER: PUBLIC
SETBACKS: FRONT: 20'
SIDES: 5' MIN. ON ONE SIDE, WITH THE TWO SIDES TOTALING 15'
REAR: 25'

BUILDING SQ. FT.

* MAIN FLOOR----- 2,179 SQ. FT.
* UPPER FLOOR----- 2,264 SQ. FT.
* GARAGE ----- 556 SQ. FT.



VICINITY MAP

SE 40TH ST
TAX LOT #265550-0176
LOT1 - 12,992 SQ. FT.

PROPOSED SITE PLAN
SCALE 1" = 10'

0 2FT 10FT

PROPOSED SFR - DWELLING

PROPOSED CONCRETE DRIVEWAY/
SIDEWALK

BUILD-ABLE AREA

GFA CALCULATIONS

BUILDING AREA

MAIN FLOOR AREA	2,200 SQ. FT.
UPPER FLOOR AREA	2,264 SQ. FT.
ATTACHED 2 CAR GARAGE AREA	535 SQ. FT.
TOTAL GFA	4,999 SQ. FT.



LEGEND

- NORTH ARROW

- BSBL BOUNDARIES

- LOT BOUNDARIES

RD

- ROOF DRAINAGE LINE

- PROPOSED DOWNSPOUTS

- BUILDING ENVELOPE

- EXISTING TREES

- WATER MAIN LINE

- GAS LINE

- POWER MAIN LINE

BSBL

- BUILDING SET BACK LINE

- PROPERTY LINE

165

- TOPOGRAPHICAL CONTOUR LINES

- WATER METER BOX

LOT COVERAGE CALCULATIONS

A. Gross Lot Area	12,992	Square Feet
B. Net Lot Area	12,992 - no easements present	Square Feet
C. Allowed Lot Coverage Area	5,000 sq ft	Square Feet
D. Allowed Lot Coverage	40%	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	1,747	Square Feet
2. Accessory Building Roof Area	N/A	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	1,000 sq ft	Square Feet
4. Covered Patios and Covered Decks	N/A	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	3,647 sq ft	Square Feet
F. (Total Lot Coverage Area Removed)	3,647 sq ft	Square Feet
G. Proposed Adjustment for Single Story (Area)	N/A - Subject to complete removal	Square Feet
H. Proposed Adjustment for Flag Lot	N/A - Subject to complete removal	Square Feet
I. Total New Lot Coverage Area:		
1. Main Structure Roof Area	3,484	Square Feet
2. Accessory Structure Roof Area	N/A	Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	728 sq ft	Square Feet
4. Covered Patios and Covered Decks	N/A	Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	4,212	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	15	Square Feet
K. Proposed Lot Coverage Area = (I/I5) x 100	0.11%	% of Lot
Lot coverage calculations shown on Plan Sheet #	1	

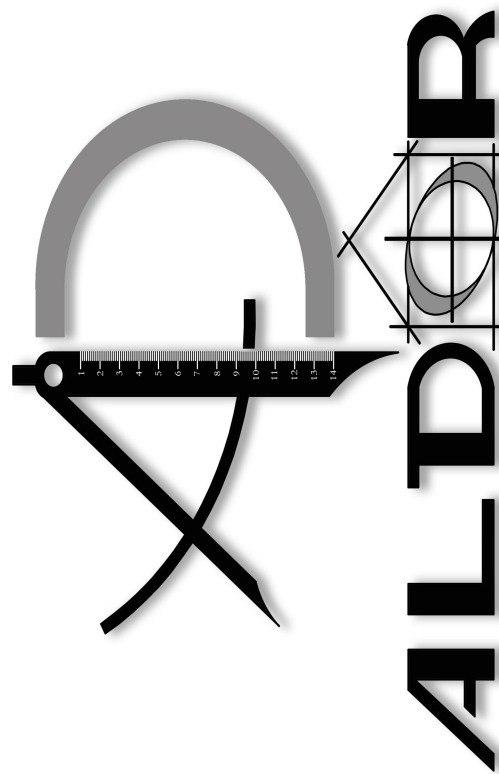
LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	171	Feet
Lowest Elevation Point of Lot:	170.4	Feet
Elevation Difference:	0.66	Feet
Horizontal Distance Between High and Low Points:	66	Feet
Lot Slope*	1	%

HARDSCAPE CALCULATIONS

A. Gross Lot Area	12,992 sq. ft.	Square Feet
B. Net Lot Area	12,992 - no easements present	Square Feet
C. Area Borrowed from Lot Coverage	5,000 sq ft	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	49%	% of Lot
E. Allowed Hardscape Area	6,366.08 sq ft	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	N/A	Square Feet
2. Uncovered Patios	N/A	Square Feet
3. Walkways	67 sq ft	Square Feet
4. Stairs	N/A	Square Feet
5. Rockeries and Retaining Walls	201 sq ft	Square Feet
6. Other Driveway & Concrete around the property	1,988 sq ft	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	3,837 sq ft	Square Feet
G. (Total Hardscape Area Removed)	3,837 sq ft	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	1,581 sq ft	Square Feet
2. Uncovered Patios	N/A	Square Feet
3. Walkways	77 sq ft	Square Feet
4. Stairs	N/A	Square Feet
5. Rockeries and Retaining Walls	N/A	Square Feet
6. Other Proposed Driveway	851 "excluding 77 sq ft sidewalk"	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	2,309 sq ft	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	2,309 sq ft	Square Feet
J. Total Project Hardscape Area = (I/I5)x100	17.7%	% of Lot
Hardscape calculations shown on Plan Sheet #	1	

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26809 199th Ave SE Covington WA 98042
PA: 206-747-8421
Designer - Dorin Cornitel
Customer Job Number #110
Client Phone # - +1 (206) 427 - 7896

THESE PLANS HAVE BEEN EXCLUSIVELY DESIGNED FOR RUSSELL PALANCHUCK AND RELEASED BY ALDOR LLC AND ARE TO BE USED ONLY BY RUSSELL PALANCHUCK FOR THE PROPERTY LOCATED AT 9734 SE 40TH ST, COVINGTON, WA 98042. THIS PLAN SET MAY NOT BE ALTERED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF ALDOR LLC. VIOLATION IS STRICTLY ENFORCED.

THESE PLANS WERE EXCLUSIVELY DESIGNED FOR
RUSSELL PALANCHUCK
9734 SE 40TH ST
MERCER ISLAND, WA 98040
PARCEL # - 265550-0176

HOME OWNER / GENERAL CONTRACTORS SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. REQUIREMENTS, BUILDING CODES, AND GRADING REQUIREMENTS. DESIGNER RESERVES THE RIGHT TO MODIFY THESE PLANS. SUBCONTRACTORS SHALL COORDINATE CLOSELY WITH THE HOMEOWNER PRIOR TO PROCEEDING WITH THE LAYOUT OF THEIR RESPECTIVE WORK. CONTRACTORS SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. A LACK OF COORDINATION BETWEEN SUB-CONTRACTORS AND HOMEOWNER. THESE PLANS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO IDENTIFY THE MOST SIGNIFICANT ELEMENTS OF THE PROJECT. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE REGULATORY AGENCY REGARDING THE PROJECT. LOCAL AND INTERNATIONAL COMPLIANCE WITH ALL APPLICABLE REGULATIONS IS UNDERSTOOD THAT NON-REGULATORY ITEMS WHICH ARE NOT REQUIRED FOR APPROVAL FOR CONSTRUCTION MAY NOT APPEAR WITHIN THESE PLANS.

Sheet Description

SITE PLAN

Plan Name

9734 SE 40TH ST 98040

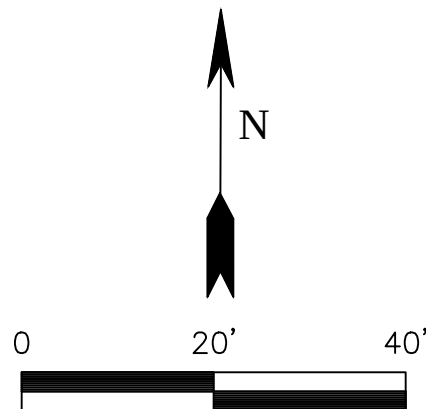
1 OF 1

THIS SET OF PLANS IS LICENSED FOR ONE TIME USE



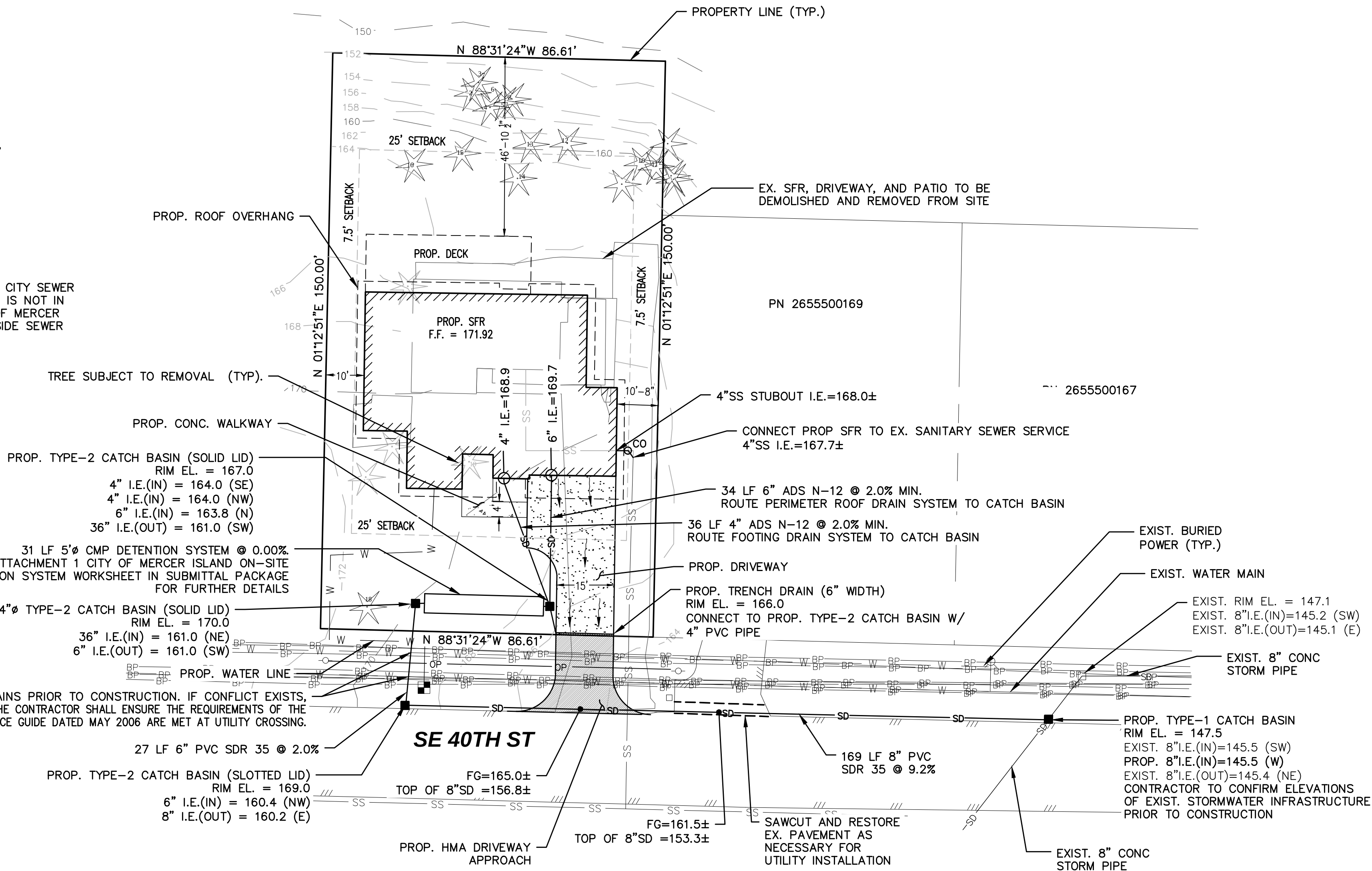
VICINITY MAP

NTS



SIDE SEWER NOTE:

1. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED



FOOTING DRAIN NOTES:

1. INSTALL FOOTING DRAINS AND DRAIN TO DAYLIGHT.
2. FOOTING DRAINS SHALL NOT CONNECT TO THE PERIMETER ROOF DRAIN SYSTEM.
3. FOOTING DRAINS SHALL BE 4-INCH PVC SDR 35 UNLESS NOTED OTHERWISE IN THE DESIGN.
4. FOOTING DRAINS NOT SHOWN FOR PLAN CLARITY PURPOSES.

GENERAL CIVIL NOTES:

1. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THE APPLICANT SHALL HAVE THE UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC OR PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE THE PROJECT ENGINEER WITH RED-LINED AS-BUILTS IN SUPPORT OF PROJECT RECORD DRAWINGS AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL APPROPRIATE UTILITY PURVEYORS INVOLVED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
6. THESE PLANS ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK THAT IS REQUIRED. THE CONTRACTOR SHALL VERIFY THE SITE CONDITIONS AND FACTORS AFFECTING THE WORK TO BE COMPLETED.
7. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.
8. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING AND CERTIFICATION REQUIREMENTS.
9. PERIMETER ROOF DRAINS SHALL BE 4-INCH PVC SDR 35 UNLESS NOTED OTHERWISE IN THE DESIGN.



BOUNDARY AND TOPOGRAPHY ARE BASED ON MAPPING PROVIDED TO GOODMAN ENGINEERING, PLLC AND OBSERVATIONS MADE IN THE FIELD. THE INFORMATION SHOWN DOES NOT CONSTITUTE A FIELD SURVEY BY GOODMAN ENGINEERING, PLLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENT FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.

SITE PLAN

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
MERCER ISLAND, KING COUNTY, WA

PROJECT INFORMATION

OWNER/APPLICANT:
RUSSELL PALANCHUK

PROJECT ADDRESS:
9734 SE 40TH ST
MERCER ISLAND, WA 98040

PARCEL #:
2655500176

PARCEL AREA:
0.30 ACRES

ZONING:
R-8.4

PROJECT SUMMARY:

TOTAL SITE AREA = 12,992 SF

EXIST. DRIVEWAY (TO BE REMOVED) = 2,246 SF
EXIST. SFR (TO BE REMOVED) = 1,300 SF
EXIST. CONC. PATIO (TO BE REMOVED) = 420 SF
TOTAL EXISTING IMPERVIOUS SURFACE = 3,966 SF

PROPOSED SFR ROOF AREA = 3,484 SF
PROPOSED DRIVEWAY = 1,127 SF
PROPOSED UNCOVERED CONC. WALKWAY = 78 SF

TOTAL PROPOSED IMPERVIOUS SURFACE= 4,689 SF

VERTICAL DATUM

NAVD 88

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTH 150 FEET OF LOT 18 IN BLOCK 1 OF FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS ON PAGE 33 IN KING COUNTY, WASHINGTON

SHEET INDEX

C1..... SITE PLAN
C2..... TESC PLAN
C3..... DETAILS

LEGEND

EXISTING		PROPOSED
— 500 —	2' CONTOURS MAJOR	— 500 —
— 498 —	2' CONTOURS MINOR	— 498 —
— — —	PROPERTY BOUNDARY	— — —
— — —	BUILDING FOUNDATION	— — —
— — —	BUILDING ROOF	— — —
— — —	DRIVEWAY	— — —
SS	SANITARY SEWER	SS
W	WATER LINE	W
OP	OVERHEAD POWER	OP
BP	BURIED POWER	BP
C	COMMUNICATIONS	C
OP	FENCE	OP
■	WATER METER	■
×	WATER VALVE	×
○	FIRE HYDRANT	●
□	CATCH BASIN	■
⊕	STORM MANHOLE	⊕
○	SANITARY SEWER MANHOLE	●
—○—	POWER POLE	—○—
△	TRANSFORMER	△
⊙ Mon.	SURVEY MONUMENT	⊙ Mon.
⊙ #1000	SURVEY CONTROL POINT	⊙ #1000
— — —	FLOW PATH	— — —
▲ SL A	SOIL LOG	— — —
— — —	SIGN	— — —
— — —	FENCE	— — —

UTILITY CROSSING NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES WITHIN PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL FOLLOW THE DEPARTMENT OF ECOLOGY PIPELINE SEPARATION DESIGN AND INSTALLATION REFERENCE GUIDE DATED MAY 2006 WHEN UTILITY CROSSING OCCUR.
3. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONFLICTS ARE DISCOVERED.

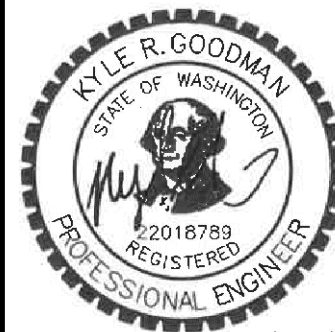
DETENTION SYSTEM

ANTI-BUOYANCY NOTE:

CONTRACTOR TO EVALUATE GROUNDWATER CONDITIONS DURING CONSTRUCTION TO ASSESS IF ANTI-BUOYANCY MEASURES FOR THE PROPOSED DETENTION SYSTEM ARE NECESSARY. IF HIGH GROUNDWATER CONDITIONS ARE ENCOUNTERED, CONTRACTOR TO INSTALL ANTI-BUOYANCY MEASURES PER MANUFACTURER GUIDELINES. GROUNDWATER WAS NOT ENCOUNTERED DURING A GEOTECHNICAL INVESTIGATION TO A DEPTH OF 15-FEET PERFORMED BY MP ENGINEERING ON JANUARY 20TH, 2025.

GOODMAN ENGINEERING, PLLC

SCALE
HORIZ. 1"=20'
VERT. N/A



10/26/25

DATE	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	

SITE PLAN
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

SHEET TITLE

C1

SHEET NO.

1 OF 3

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
MERCER ISLAND, KING COUNTY, WA

SOIL AMENDMENT NOTES:

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 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.

3. USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:

A. THE ORGANIC CONTENT FOR 'PRE-APPROVED' AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP T7.30: BIORETENTION 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 MEETING (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, TEST-ING 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.

EROSION CONTROL NOTES:

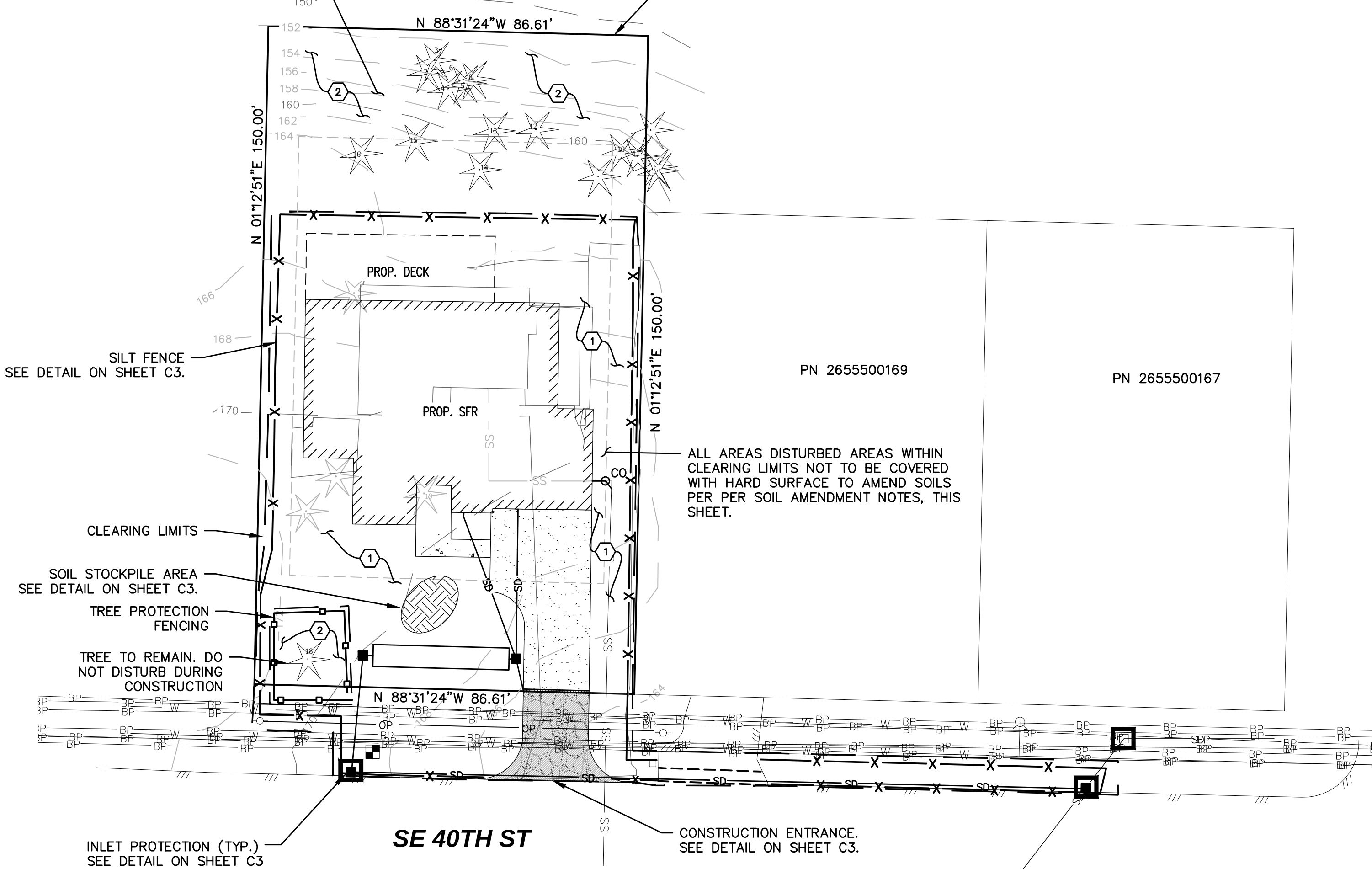
- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC).
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION AND SEDIMENT CONTROL FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAY, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE EROSION AND SEDIMENT CONTROL FACILITIES ON INACTIVE SITE SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE:

- MARK CLEARING/GRADING LIMITS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE AND PERIMETER RUNOFF BMP.
- INSTALL INLET PROTECTION.
- PERFORM CLEARING AND GRADING ACTIVITIES.
- CONSTRUCT SITE IMPROVEMENTS.
- COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL BMPs.
- MONITOR AND MAINTAIN PERMANENT EROSION PROTECTION UNTIL FULLY ESTABLISHED.

AREAS OUTSIDE OF CLEARING LIMITS TO REMAIN UNDISTURBED

PROPERTY LINE, TYP.



SOIL AMENDMENT NOTES:

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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.

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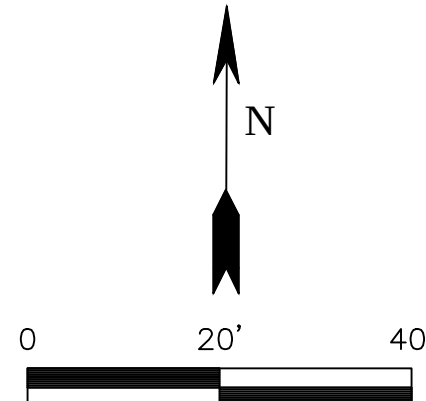
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KEY NOTE LEGEND

- ① SOIL AMENDMENT AREA
② SOIL TO REMAIN UNDISTURBED

LEGEND

EXISTING

— 500 —
— 498 —

PROPOSED

500
498

FLOW PATH

SILT FENCE

CLEARING LIMITS

INLET PROTECTION

GOODMAN ENGINEERING, PLLC

PO BOX 234
SPANGLE, WA 99031
(253) 579-4839

SCALE

HORIZ. 1"=20'
VERT. N/A



10/26/25

DATE

REVISIONS

TESC PLAN
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

SHEET TITLE

C2

SHEET NO.

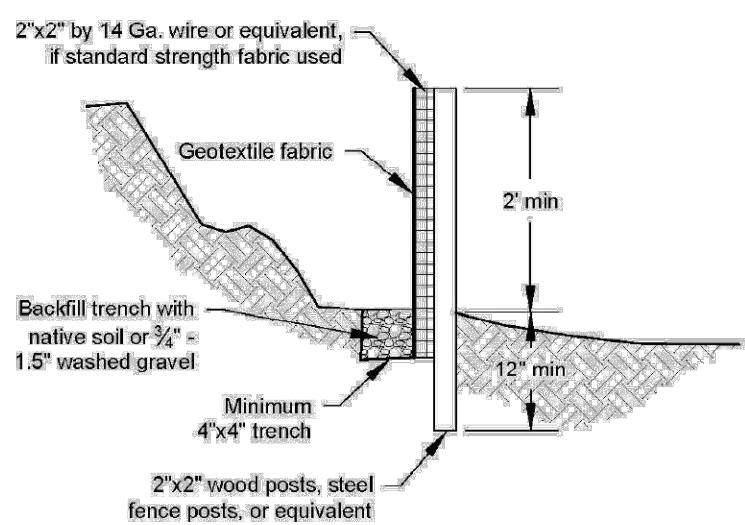
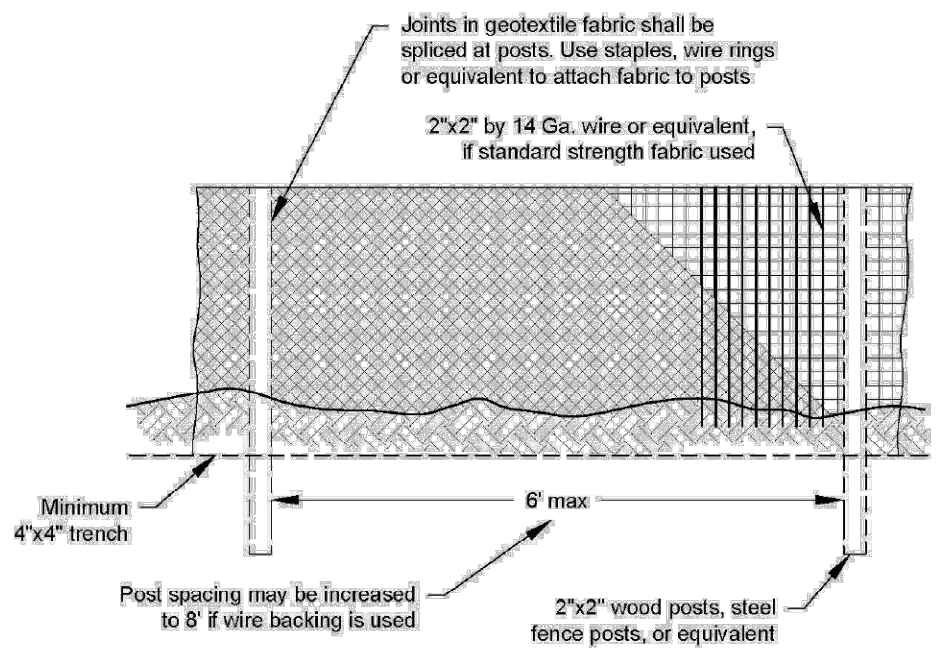
2 OF 3



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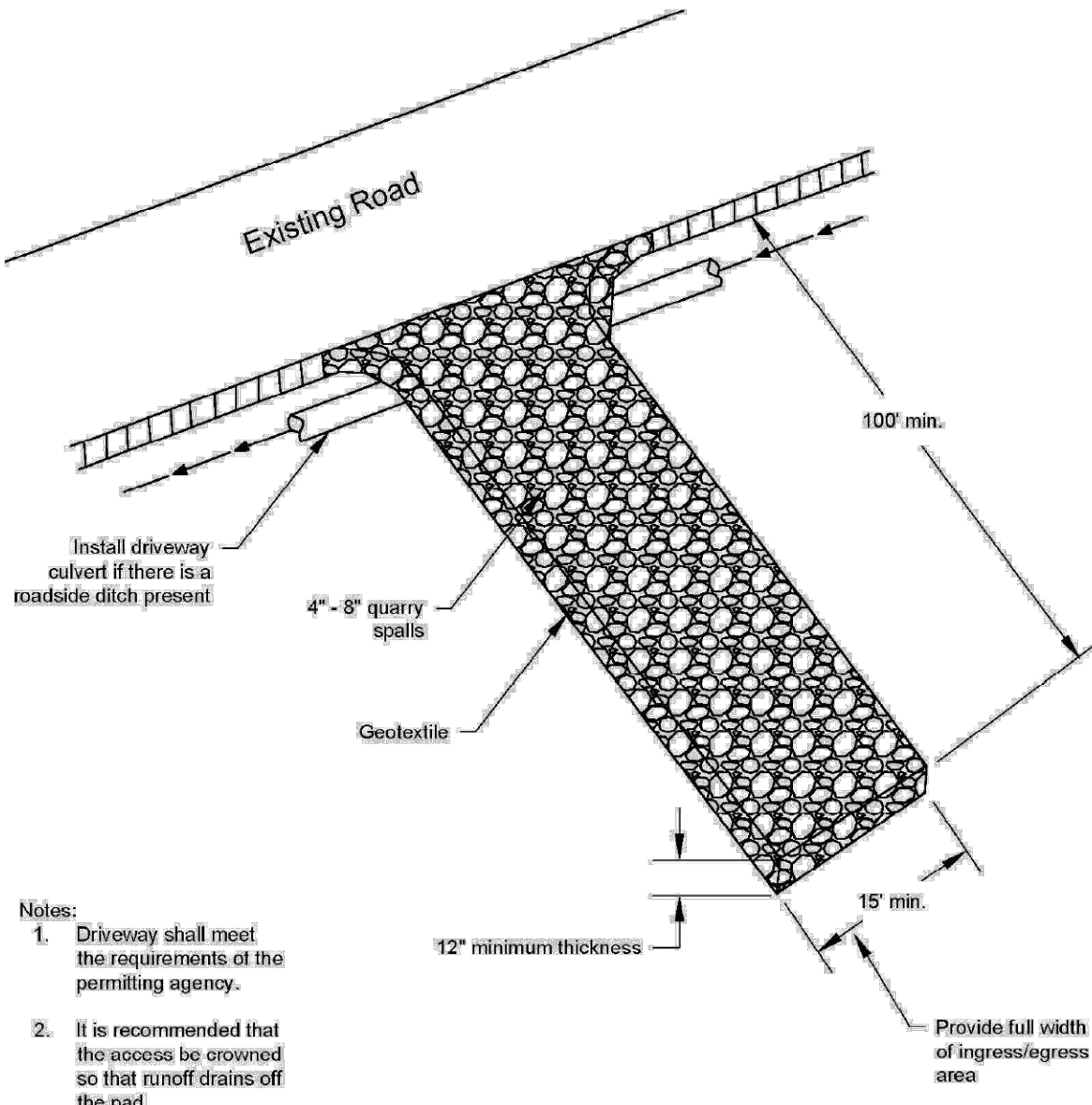
DETAILS AND NOTES

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
MERCER ISLAND, KING COUNTY, WA



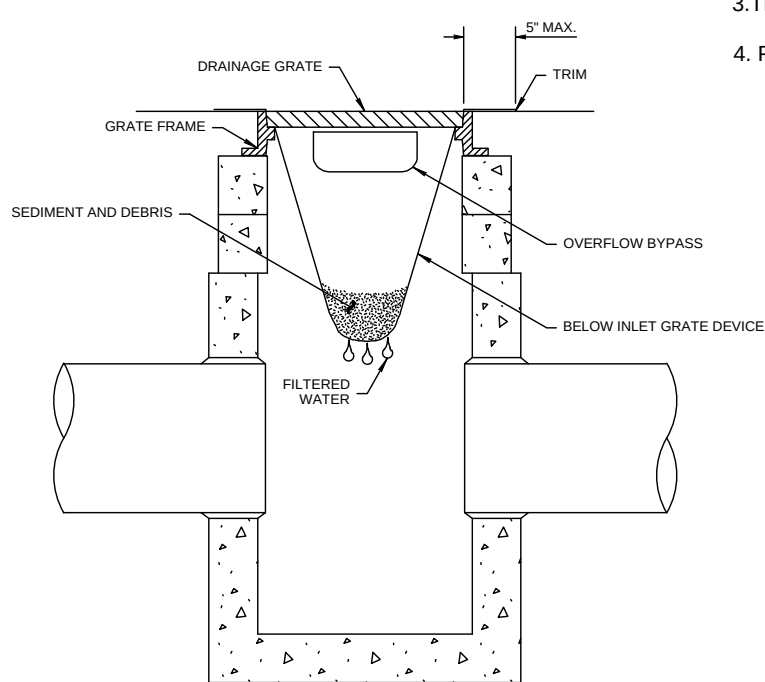
NOT TO SCALE

SILT FENCE
NOT TO SCALE



- Notes:
1. Driveway shall meet the requirements of the permitting agency.
 2. It is recommended that the access be crowned so that runoff drains off the pad.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

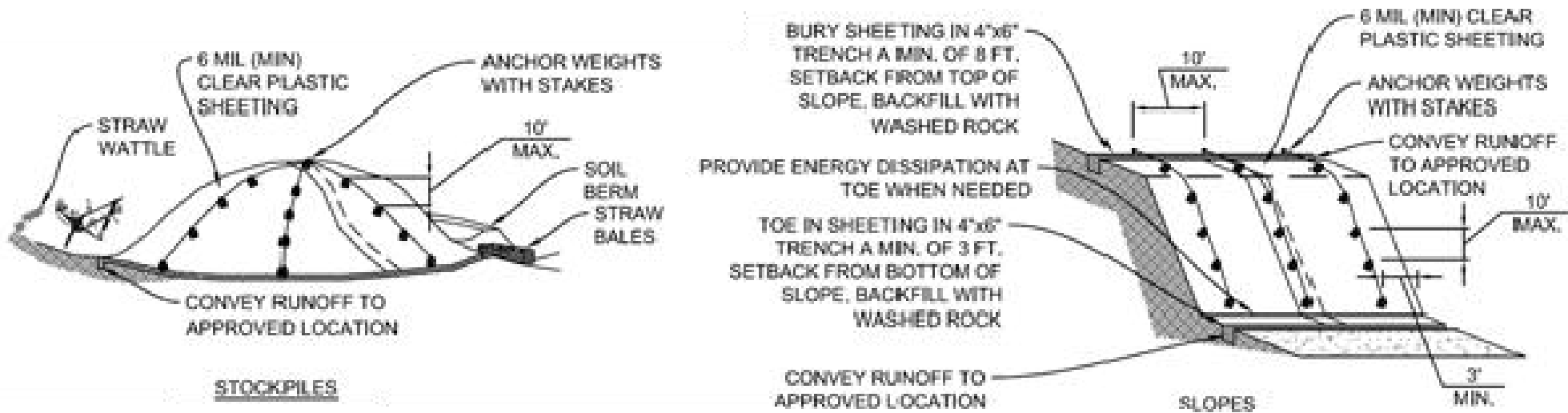
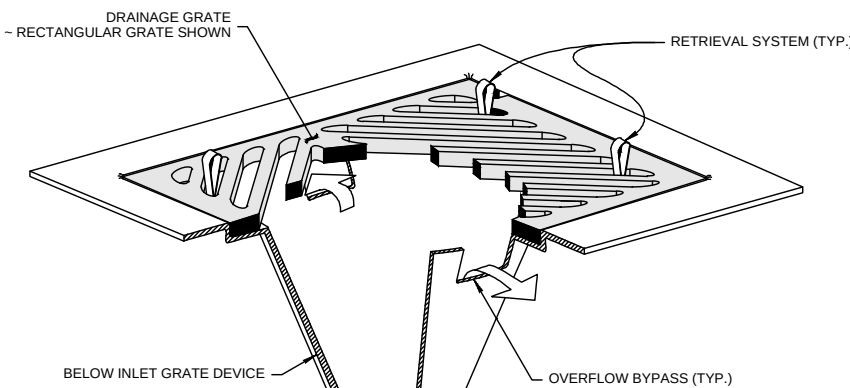


NOT TO SCALE

INLET PROTECTION
NOT TO SCALE

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(15).



STOCKPILE AND EXPOSED SLOPE COVERING

BOUNDARY AND TOPOGRAPHY ARE BASED ON MAPPING PROVIDED TO GOODMAN ENGINEERING, PLLC AND OBSERVATIONS MADE IN THE FIELD. THE INFORMATION SHOWN DOES NOT CONSTITUTE A FIELD SURVEY BY GOODMAN ENGINEERING, PLLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENT FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.



GOODMAN ENGINEERING, PLLC

PO BOX 234
SPANGLE, WA 99031
(253) 579-4839

SCALE
HORIZ. N/A
VERT. N/A



10/26/25

REVISIONS	DATE	
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1		
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8		

DETAILS
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

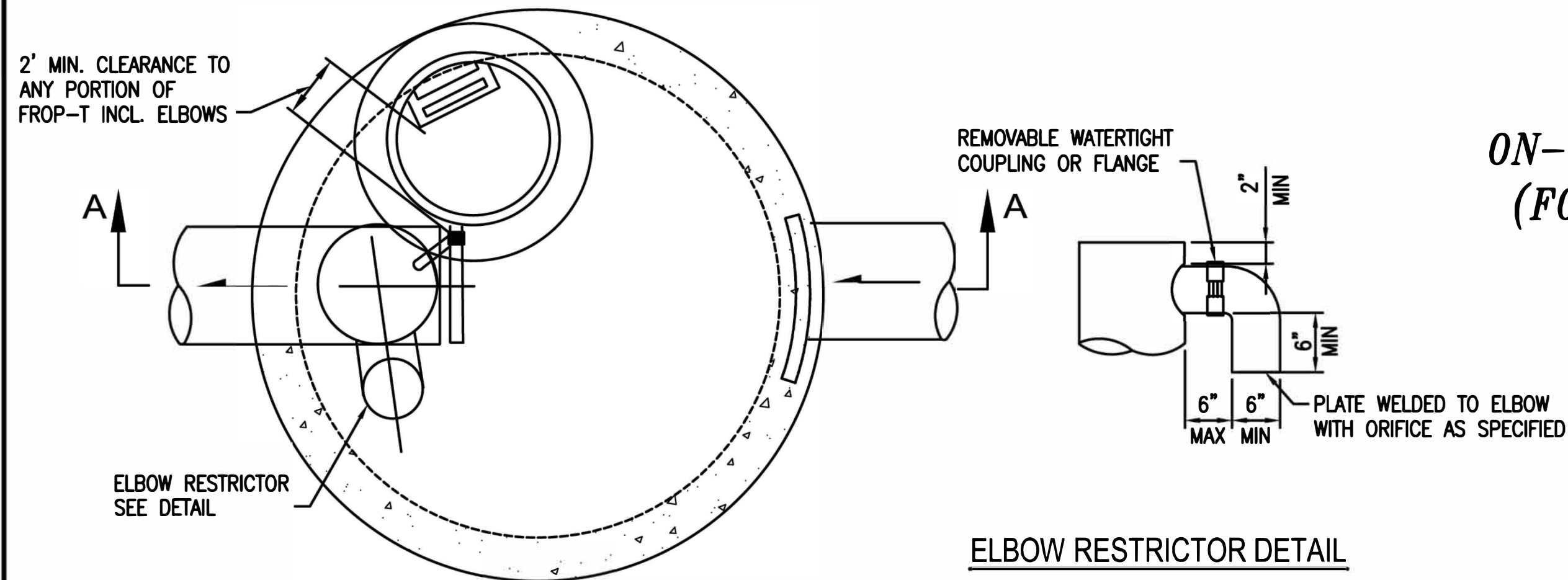
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C3

SHEET NO.

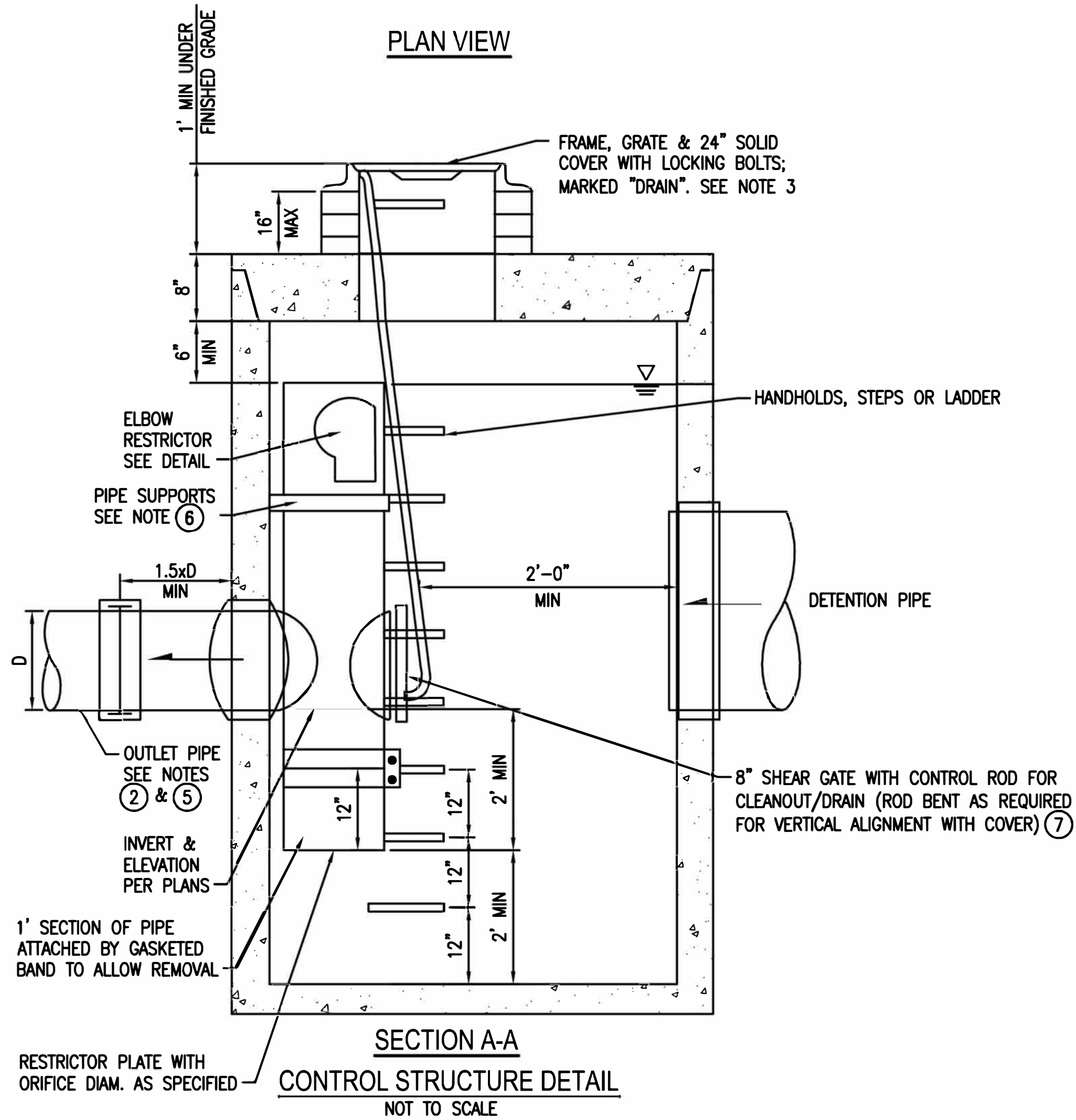
3 OF 3

ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS
AREA OF 9,500 SF OR LESS)



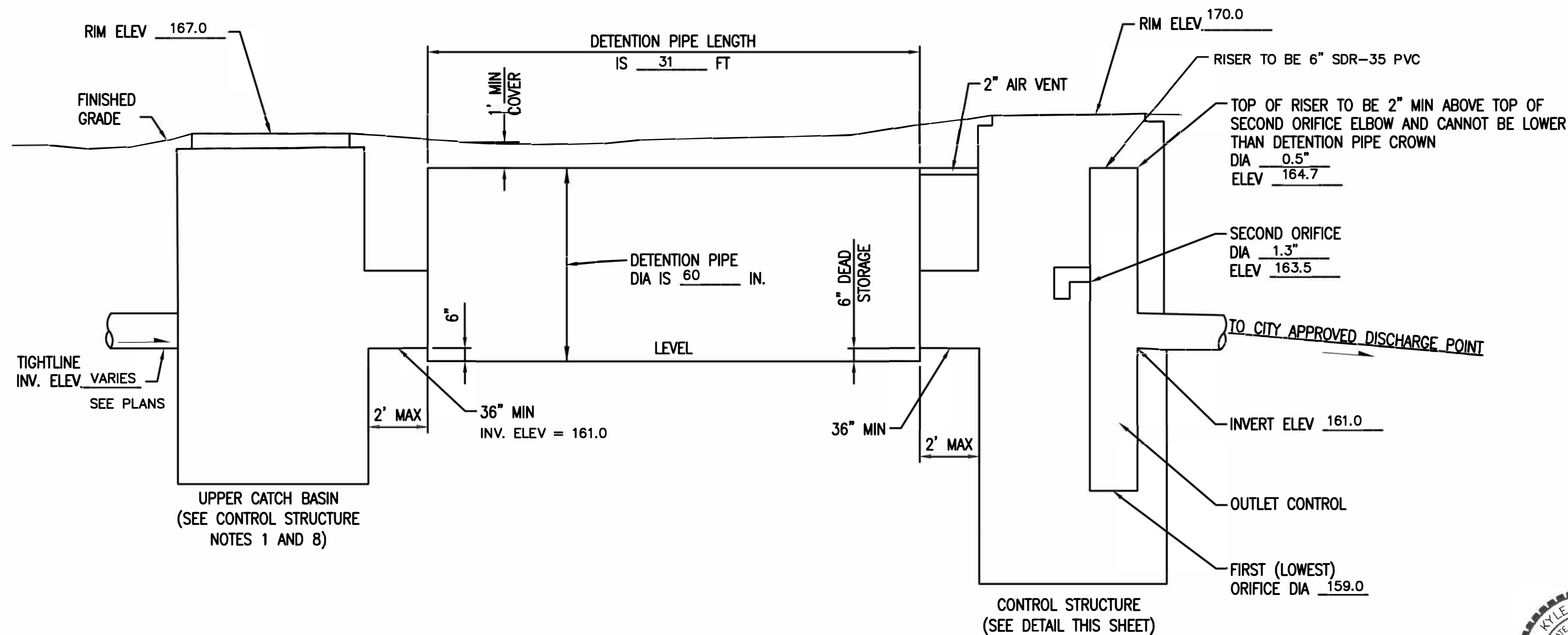
ELBOW RESTRICTOR DETAIL

PLAN VIEW



SECTION A-A
CONTROL STRUCTURE DETAIL
NOT TO SCALE

OWNER: RUSSELL PALANCHUK	ADDRESS: 9734 SE 40TH ST	PREPARED BY: KYLE GOODMAN, P.E.
PERMIT #: 2502-039	MERCER ISLAND, WA 98040	PHONE: 253-579-4839
		DATE: 8/4/25
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 4,689	DETENTION PIPE DIA (INCH): 60	DETENTION PIPE LENGTH (FT): 31
SOIL TYPE: TYPE C	PIPE MATERIAL: ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE	ORIFICE #1 DIA 0.5 INCH, ELEV 159.0
		ORIFICE #2 DIA 1.3 INCH, ELEV 163.5



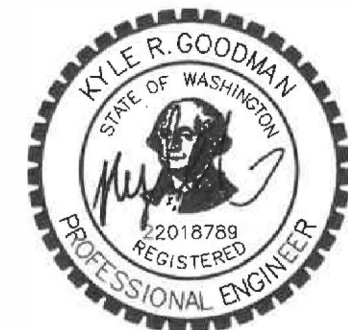
ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

- USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP;
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

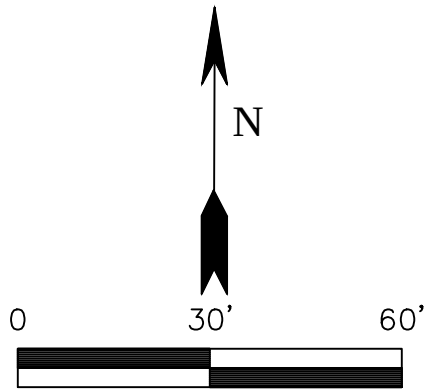
ON-SITE DETENTION SYSTEM NOTES:

- CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
- PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
- FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



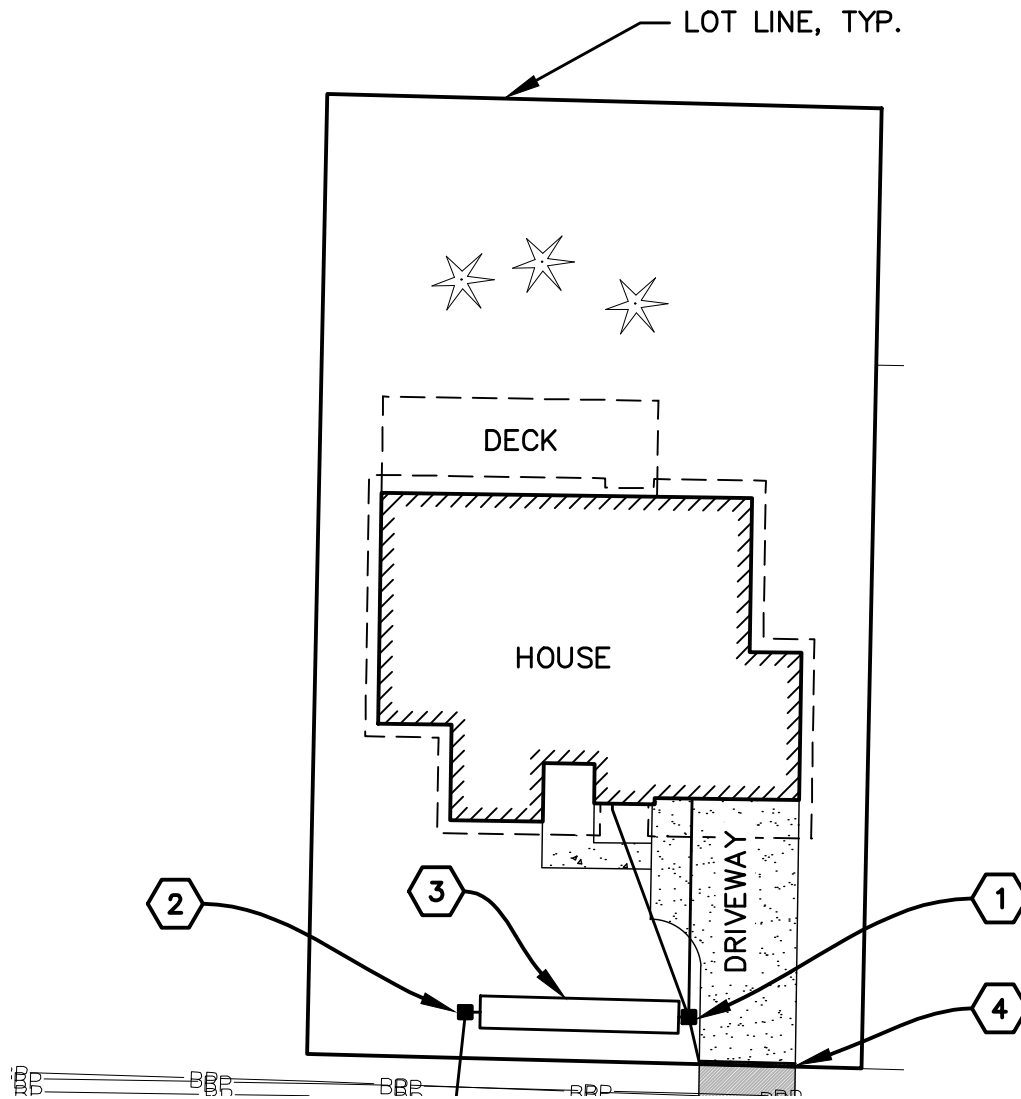
10/26/25

EXHIBIT B



LEGEND:

- ① CATCH BASIN
- ② CONTROL STRUCTURE
- ③ DETENTION PIPE
- ④ TRENCH DRAIN



SE 40TH ST

THE EAST HALF OF THE SOUTH 150 FEET OF LOT 18 IN BLOCK 1 OF
FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS ON PAGE
33 IN KING COUNTY, WASHINGTON

ACCEPTED THE BEARING OF N 88°31'24" W BETWEEN MONUMENTS
FOUND ALONG THE CENTERLINE OF SE 40TH ST, PER REFERENCE
NO. 1.

R1. RECORD OF SURVEY, VOL. 20, PG. 179,
RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 222, PG. 064,
RECORDS OF KING COUNTY, WASHINGTON.

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: SET PK NAIL W/ WASHER
LOCATION: 18.2'E & 40.5'N FROM SE PROPERTY CORNER
ELEVATION: 164.55'

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 2655500176
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,992 S.F. (0.30 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "POLICY", POLICY NO. 4154263, DATED SEPTEMBER 4, 2024. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "POLICY". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

	BENCHMARK		ROCKERY
	CENTERLINE ROAD		STEEP SLOPE AREA
	FENCE LINE (WOOD)		AIR CONDITION UNIT
	IRON PIPE (FOUND)		GAS METER
	MONUMENT (IN CASE, FOUND)		OIL FILL CAP
	PROPERTY LINE (SUBJECT)		GAS LINE
	REBAR AS NOTED (FOUND)		POWER METER
	RETAINING WALL		POWER POLE
	RIGHT-OF-WAY LINES		POWER (OVERHEAD)
	MAILBOX (RESIDENTIAL)		CULVERT PIPE
	BUILDING		SEWER MANHOLE
	TREE (AS NOTED)		SEWER LINE
	HEDGE FOLIAGE LINE		WATER METER
	ASPHALT SURFACE		WATER LINE
	BRICK SURFACE		BUILDING
	CONCRETE SURFACE		CENTER CHANNEL

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRAIN CANNOT BE RELIABLY OR RESPONSIBLY FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

9. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED, BY SHORT PLAT OR PLAT OF FRUITLAND ACRES TO THE CITY OF SEATTLE RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 33.

10. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 7607120610.

11. AGREEMENT FOR THE EXCHANGE OF PROPERTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

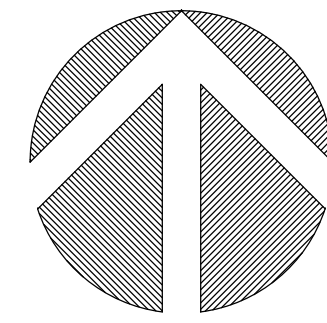
BETWEEN: FARMERS NEW WORLD LIFE INSURANCE COMPANY, A WASHINGTON CORPORATION

AND: THE CITY OF MERCER ISLAND, A MUNICIPAL CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON.

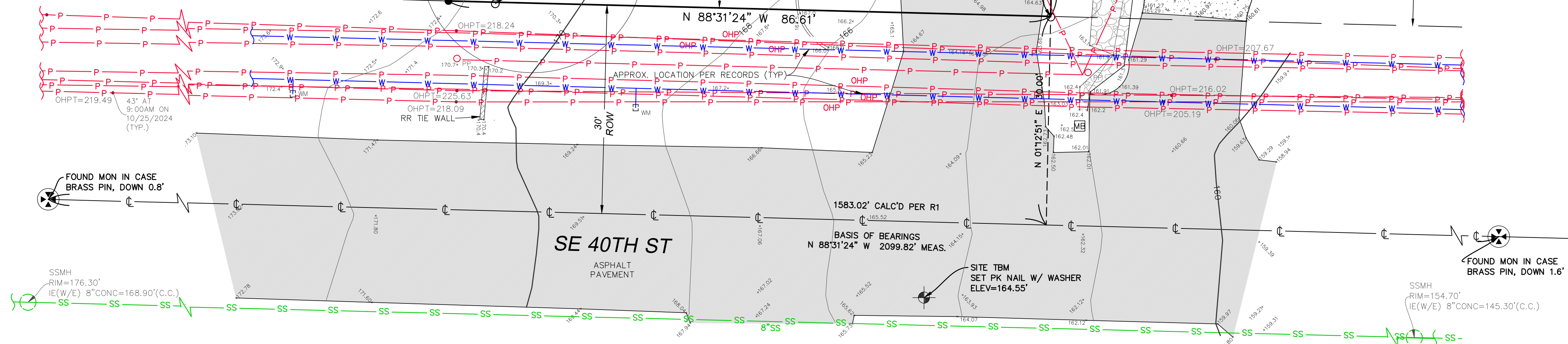
RECORDING INFORMATION: 8110230697 (DOCUMENT NOT PROVIDED)

12. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8403159004.

THE TITLE POLICY PROVIDED IS BEING CORRECTED PER EMAIL FROM PAT FULLERTON AT FIRST AMERICAN TITLE, DATED DECEMBER 3, 2024, TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY. THE CORRECTED LEGAL DESCRIPTION IS PROVIDED HEREON.



SECTION: 07
 TOWNSHIP: 24N
 RANGE: 05E, W.M.
 COUNTY: KING



CONTOUR ACCURACY STATEMENT:
I, JACOB GOODMAN MILLER, PLS, ATTEST THAT THE
AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY
OF THE PROPOSED BUILDING FOOTPRINT AS SHOWN
ON SITE PLAN PROVIDED BY ALDOR LLC DATED
10/24/2025 ARE ACCURATE WITHIN 6 INCHES
VERTICALLY AND HORIZONTALLY FROM ACTUAL
ELEVATIONS IN OCTOBER 2024.

Jacob S Miller 12/03/25
JACOB GOODMAN MILLER, PLS #56654 DATE

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 2655500176

9734 SOUTHEAST 40TH STREET

9734 SOUTHEAST 40TH STREET
MERCER ISLAND, WA 98040



TERRANE

111235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	241907
DATE:	12/04/24
DRAFTED BY:	VGB
CHECKED BY:	JGM
SCALE:	1" = 10'

REVISION HISTORY

12/05/24	SET PROP COR.
12/03/25	CONTOUR NOTE

SHEET NUMBER

1 OF 1

Landscaping Plan



PETERMAN CONSULTING, LLC

Tom Peterman MEH, PWS
tom@petermanconsultingllc.com, (206) 666-8736

Project # 379
Date: 10/29/2025

Address: 9734 SE 40th St

Plant Materials

Trees

Kousa Dogwood (*Cornus kousa*)



Paper Birch (*Betula papyrifera*)



Shrubs

Oceanspray (*Holodiscus discolor*)



Pacific Wax Myrtle (*Morella Californica*)



Sasanqua Camelia (*Camellia sasanqua*)



Nandina (*Nandina domestica*)



Groundcover

Sword fern (*Polystichum munitum*)



Low Oregon Grape (*Mahonia nervosa*)



Douglas's Iris (*Iris Douglasiana*)



Deer fern (*Blechnum spicant*)



Heather (*Calluna vulgaris*)



Bleeding Heart (*Dicentra formosa*)



MITIGATION SEQUENCING

Mitigation sequencing for the proposed project is required under MICC 19.07.100 to demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas, the definition of which includes steep slopes and their buffers. The following section addresses specific actions taken to comply with mitigation sequencing:

1. Avoiding the impact or hazard by not taking a certain action.

The existing single family residence is engulfed by the steep slope designation and their buffers and avoidance of the proposed action is not possible.

2. Minimizing the impact or hazard.

The work will be confined to areas that are already hardscape and/or planted with nonnative, ornamental landscaping. No trees are to be removed.

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.

The existing landscape shrubs that are to be removed will be replaced with a mix of native and ornamental trees, shrubs, and groundcover. Native species will improve the plant biodiversity and require less maintenance overall.

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

Maintenance of the planted areas will be the responsibility of the property owners. The property owners will replace all plants lost to vandalism, drought, or disease, as necessary.

5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments.

The cleared area is to be replanted with numerous native and ornamental landscape plants as part of the overall construction of the existing residence.

6. Monitoring the impact, hazard or success of required mitigation and taking remedial action.

Maintenance of the planted areas will be the responsibility of the property owners. The property owners will replace all plants lost to vandalism, drought, or disease, as necessary.