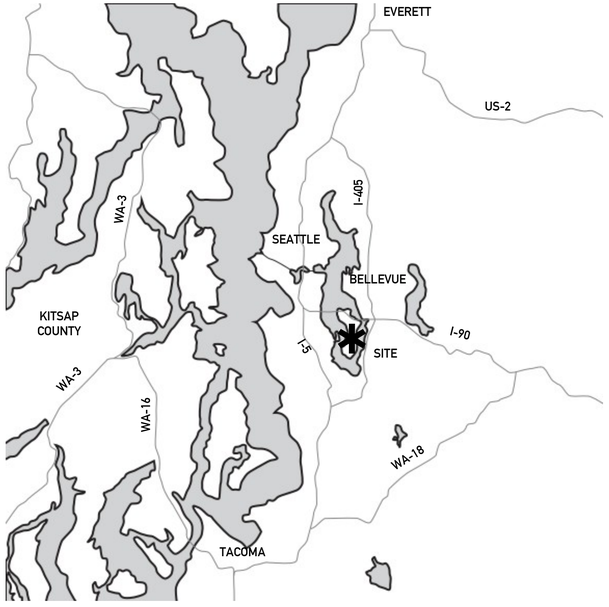
ABBREVIATIONS

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

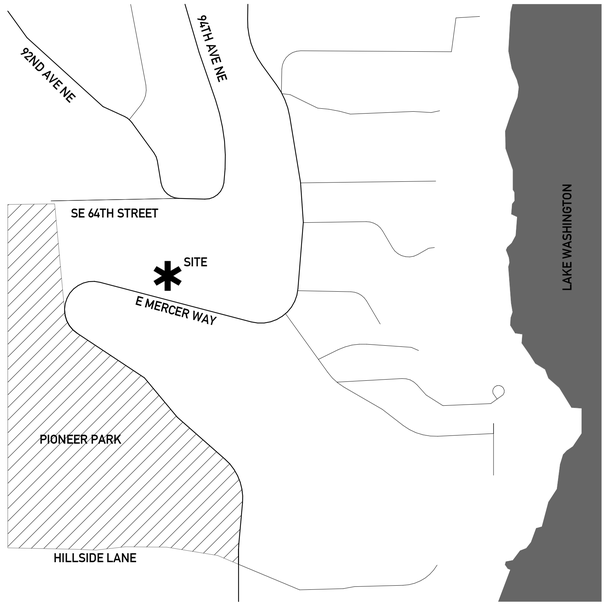
RENDERING



AREA MAP



VICINITY MAP



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LANDSCAPE

TBD

DOCUMENTS

STRUCTURAL CALCULATIONS
DRAINAGE REPORT

PROJECT DIRECTORY

OWNER + DEVELOPER

JASPAUL GILL
5030 228TH AVE SE
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GENERAL CONTRUCTOR

PARS WA CONSTRUCTION, INC.
7901 SE 37TH STREET
MERCER ISLAND, WA 98040
LIC. NO.: PARSWWC813DB
CONTACT: MORTEZA ZAHEDI
T: 425.463.9798
E: MRT.ZAHEDI80@GMAIL.COM

SCOPE OF WORK

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

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

CONCURRENT CRITICAL AREAS REVIEW REQUESTED.

ESTABLISH USE AND OCCUPY, PER PLANS.

PROJECT INFORMATION

SITE ADDRESS

6427 E MERCER WAY
MERCER ISLAND, WA 98040

JURISDICTION

MERCER ISLAND, KING COUNTY, WASHINGTON

PARCEL MAP NUMBER

302405-9151

LEGAL DESCRIPTION

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

REF. SURVEY FOR COMPLETE LEGAL DESCRIPTION.

LOT SIZE + ZONING

ZONING:	R-15
LOT AREA:	16,060.5± SF

BUILDING INFORMATION

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	VB
HEIGHT:	31'-6 3/8"
STORIES:	2
SPRINKLERS:	NFPA 13R
GREENBUILT CERTIFICATION:	NO
SPECIAL INSPECTIONS:	TBD
FOOTPRINT AREA:	3017± SF
GFA (CONDITIONED):	4083± SF
GFA (UNCONDITIONED):	972± SF
COVERED EXTERIOR AREA:	442± SF
HARD SURFACE AREA:	7185.5± SF
ROOF SURFACE AREA:	4176± SF
EXTERIOR INSULATION:	R-5
EV CHARGING:	YES

UTILITY INFORMATION

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

SEPA COMPLIANCE

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

FIRE PROTECTION

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

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

ALL GWB TO BE 5/8" TYPE X.

ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.

DESIGN CODES

2021 WASHINGTON RESIDENTIAL CODE
2021 WASHINGTON ENERGY CODE - RESIDENTIAL

PROJECT NO.

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

CITIZEN DESIGN

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

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

PROJECT INFORMATION
SCALE: 12" = 1'-0"
A0.0

ORIGINAL SHEET SIZE: 24" x 36"

ARCHITECTURAL GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 WASHINGTON STATE ENERGY CODE (WSEC), 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMM), MERCER ISLAND CITY CODE (MICC), WA. ADMINISTRATIVE CODE (WAC), UNIFORM PLUMBING CODE (UPC), NATIONAL ELECTRICAL CODE (NECA) AND WA VENT & INDOOR AIR QUALITY CODE (VIAQ).
2. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS TO BE LEFT IN CLEAN (BROOM) CONDITION AT ALL TIMES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY AFFECT THE COST OR SCHEDULING OF CONSTRUCTION ACTIVITIES PRIOR TO SUBMITTING BID.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, SOILS AND EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND OWNER IMMEDIATELY.
5. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
6. THERE SHALL BE NO DEVIATION WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S AND/OR DESIGNER'S WRITTEN APPROVAL THEREOF, CHANGE ORDER OR CHANGE DIRECTIVE.
7. DO NOT SCALE DRAWINGS OR DETAILS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.
8. DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE SIX INCHES (6") FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS NOTED OTHERWISE.
9. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
10. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED AS PER MINIMUM MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
11. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION, OR THE MATERIALS SPECIFIED, DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
12. INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
13. PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO ARCH'L DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCH'L DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN ARCH'L DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S AND OWNER'S ATTENTION IN WRITING.
14. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE OR SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
15. ALL GLAZING IN HAZARDOUS LOCATIONS, DEFINED BY THE 2021 IRC R308.4, SHALL BE SAFETY GLAZING, INCLUDING BUT NOT LIMITED TO THE SAFETY GLAZING IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
16. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION TO THE DRAWINGS. OFFSET STUDS WHERE REQUIRED SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
17. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
18. CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY A GEOTECHNICAL ENGINEER.
19. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2021 IRC.
20. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.
21. ALL WOOD LESS THAN 6 INCHES (6") FROM THE GROUND OR 2 INCHES (2") MEASURED VERTICALLY FROM EXTERIOR CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER SHALL BE A NATURALLY DURABLE WOOD OR PRESSURE TREATED WITH AN APPROVED PRESERVATIVE PER 2021 IRC R317.
22. PROVIDE FIRE-BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET AND AS REQUIRED FOR CONCEALED SPACES UNDER 2021 IRC R302.11, R502.13 & R602.8.
23. NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP PLATES, BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 I NCHES (7") O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d FOR 1/2" WALLBOARD AND 6d FOR 5/8" WALLBOARD.
24. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
25. STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
26. NO MATERIALS FROM THE WORK ARE TO BE STOCKPILED ON THE PUBLIC RIGHTS-OF WAY. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
27. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
28. ALL DOWNSPOUTS AND ROOF DRAINS ARE TO BE CONNECTED TO THE POINT OF DISCHARGE SPECIFIED ON THE DRAINAGE PLAN AND/OR SITE PLAN BY TIGHTLINE UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
29. ALL DIMENSIONS ARE FACE OF STUD WALL, CENTER LINE OF COLUMN, OR FACE OF CONCRETE U.N.O.
30. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
31. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
32. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN.
33. THE CONTRACTOR AND/OR THE SUB-CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
34. ALL STAIRWAYS MUST MEET THE REQUIREMENTS OF 2021 IRC R311.7.
35. ALL EMERGENCY ESCAPES AND RESCUE OPENINGS FOR BEDROOMS AND BASEMENTS MUST MEET THE REQUIREMENTS OF 2021 IRC R310.
36. ROOF VENTILATION MUST MEET THE REQUIREMENTS OF 2021 IRC R806.
37. CRAWL SPACE VENTILATION MUST MEET THE REQUIREMENTS OF 2021 IRC R408.
38. ALL SIDING METHODS MUST HAVE A WEATHER RESISTIVE BARRIER THAT MEETS THE REQUIREMENTS OF 2021 IRC R703.2. GENERAL WEATHER PROTECTION FOR THE ENTIRE PROJECT MUST MEET THE REQUIREMENTS OF 2021 IRC R903.
39. ALL GUARDRAILS FOR DECKS, BALCONIES, AND OPEN RAILINGS MUST MEET THE REQUIREMENTS OF 2021 IRC 312.
40. ALL SKYLIGHTS AND SLOPED GLAZING MUST MEET THE REQUIREMENTS OF 2021 IRC 308.6.
41. ALL CEILING HEIGHTS MUST MEET THE REQUIREMENTS OF 2021 IRC R305.
42. ALL UNDER FLOOR AND CRAWL SPACE MUST BE ACCESSIBLE PER 2021 IRC R408.4.
43. ATTIC ACCESS MUST BE SIZED AND LOCATED ACCESSIBLY PER 2021 IRC R807.1.
44. ALL SHOWERS SHALL BE FINISHED WITH A SMOOTH, NOT-ABSORBENT SURFACE TO 72" ABOVE THE DRAIN PER IRC SEC. 307.2
45. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 11/2 " LOWER THAN T HE TOP OF THRESHOLD PER IRC R311.3.1.

GRADING NOTES

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

ROOF NOTES

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

FRAMING NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, AND ALL APPLICABLE CODES AND ORDINANCES.
2. ALL FRAME CONSTRUCTION SHALL CONFORM TO MIN STANDARDS OF 2021 IBC AND IRC. FASTENING REQ'S TO BE IN ACCORDANCE TO 2021 IBC. SEE STRUCTURAL DRAWINGS GENERAL NOTES AND SPECIFICATIONS FOR ANY OTHER NOTES THAT MAY RELATE SPECIFICALLY TO GRADES AND SIZING OF ALL FRAMING MEMBER.
3. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENT AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OR NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES (6") ABOVE EXPOSED EARTH AND AT LEAST 1 INCH (1") ABOVE SUCH FLOORS.
4. ALL WOOD OR WOOD PRODUCTS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PROTECTED AGAINST DECAY PER 2021 IRC R317.
5. WHERE INSTALLATION INCLUDES MANUFACTURED PRODUCTS, COMPLY WITH THE MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION. VERIFY ROUGH-IN DIMENSIONS FOR EQUIPMENT AND PROVIDE BUCK-OUTS, BACKING AND JACKS AS REQUIRED.
6. ALL GUARDRAILS PER IRC R312 TO BE 36" HIGH MINIMUM FROM FINISHED FLOOR LINE. OPENINGS IN RAILING ASSEMBLIES TO BE CONSTRUCTED SUCH THAT A 4" DIAMETER SPHERE WILL NOT FIT THROUGH. GUARDRAILS AND HANDRAILS TO WITHSTAND A 200 LB/SF CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SF. THIS LOAD NEEDS TO ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS. HANDRAILS TO BE BETWEEN 11/2" DIA. AND 2" DIA. WITH CLEARANCE OF 11/2" BETWEEN RAIL AND WALL SURFACE. MOUNT BETWEEN 34" AND 38" OFF STAIR NOSING.
7. ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING DECKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESSURE TREATED OR OF WOOD WITH NATURAL RESISTANCE TO DECAY.
8. WHEN EXTERIOR WALLS ARE DIMENSIONED 6", THEY INCLUDE 1/2" SHEATHING OVER 2x6 STUDS @ 16" O.C.

LIVING AREA NOTES

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

LIGHTING NOTES

1. ALL ELECTRICAL WORK IS TO BE DESIGNED BY THE SUBCONTRACTOR AND COMPLETED PER APPLICABLE CODES AND ORDINANCES. INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN ARCH'L GENERAL NOTE #1.
2. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO THE PARTY'S SCOPE OF WORK.
3. WIRING METHODS SHALL BE AS PERMITTED BY "CODE" AND INSTALLATION PER "NECA" STANDARDS.
4. USE OF ALUMINUM WIRE IS LIMITED TO SIZE #4 AND LARGER.
5. ALL DEVICES TO BE SPECIFICATION GRADE.
6. ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
7. ALL RECEPTACLES SHALL BE AT LEAST 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
8. ALL SWITCHES SHALL BE 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
9. LOCATE RECEPTACLES PER NECA.
10. VERIFY ALL RECEPTACLES, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
11. ALL EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

DRYWALL NOTES

1. PROVIDE 1/2" GYPSUM WALL BOARD FOR NON-FIRE-RATED WALL ASSEMBLIES AND 5/8" TYPE X GWB FOR FIRE-RATED WALL ASSEMBLIES WITH ALL EXPOSED JOINTS AND FASTENER HEADS SMOOTH AND FLUSH WITH SURFACE OF BOARDS. JOINTS TAPED AND PREPARED FOR APPLICATION OF FINISH.
2. PROVIDE 5/8" GYPSUM WALL BOARD FOR NON-FIRE-RATED CEILING ASSEMBLIES AND 5/8" TYPE X GWB FOR FIRE-RATED CEILING ASSEMBLIES AS INDICATED IN THE APPLICABLE ASSEMBLY DESCRIPTION.
3. REFERENCE "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD". LATEST EDITION, AS PUBLISHED BY THE GYPSUM ASSOCIATION (ALSO PUBLISHED AS ANSI 97. 1 AND "USING GYPSUM BOARD AND CEILING". LATEST EDITION) FOR ADDITIONAL INSTALLATION REQUIREMENTS.
4. USE WATER-RESISTANT BOARD AT ALL WET AREAS TO 4 FEET ABOVE FINISH FLOOR.
5. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED PER 2021 IRC R702.4.2

PLUMBING NOTES

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

WHOLE-HOUSE VENTILATION SYSTEM

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

M1505.4.2 CONTROL AND OPERATION.
1. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT ARE READILY ACCESSIBLE BY THE OCCUPANT.
2. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR." MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
3. WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED IN ACCORDANCE WITH SECTION M1505.4.3.2.

M1505.4.3 MECHANICAL VENTILATION RATE.
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH EQUATION 15-1.

EQUATION 15-1: R = (0.01 * A) + [7.5 * (N + 1)]

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

R = (0.01 * 4083) + [7.5 * (5 + 1)] = 85.83 ≈ 86 CFM

M1505.4.3.1 VENTILATION QUALITY ADJUSTMENT.
THE MINIMUM WHOLE-HOUSE VENTILATION RATE FROM 1505.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN TABLE M1505.4.3(2).

TABLE M1505.4.3(2): SYSTEM COEFFICIENT

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

M1505.4.3.2 INTERMITTENTLY OPERATING VENTILATION SYSTEMS.
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25% OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(3).

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

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

VENTILATION CALC
SYSTEM COEFFICIENT: 1.0 (BALANCED, DISTRIBUTED SYSTEM PROPOSED)
IF RUN CONTINUOUSLY: 86 CFM
IF RUN INTERMITTENTLY: 50%: 172 CFM, 66%: 129 CFM, 75%: 112 CFM

PREFERRED WHOLE-HOUSE VENTILATION OPTION:

M1505.4.1.4 BALANCED WHOLE-HOUSE VENTILATION SYSTEM
A BALANCED WHOLE-HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH 2021 IRC M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF 2021 IRC M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF 2021 IRC M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HVI 920, AS APPLICABLE. LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

M1506.2 EXHAUST OPENINGS.
AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
1. NOT LESS THAN 3 FEET (914 MM) FROM PROPERTY LINES.
2. NOT LESS THAN 3 FEET (914 MM) FROM GRAVITY AIR INTAKE OPENINGS, OPERABLE WINDOWS AND DOORS.
3. NOT LESS THAN 10 FEET (3048 MM) FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EITHER OF THE FOLLOWING APPLY:
   3.1. THE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FEET (914 MM) ABOVE THE AIR INTAKE OPENING.
   3.2. THE EXHAUST OPENING IS PART OF A FACTORY-BUILT INTAKE/ EXHAUST COMBINATION TERMINATION FITTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND THE EXHAUST AIR IS DRAWN FROM A LIVING SPACE.
4. OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.

R303.5.1 OPENING LOCATION.
MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED BY THE 2021 IRC. FOR THE PURPOSE OF THIS SECTION, THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS.

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

R303.5.2 EXHAUST OPENINGS.
EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. TERMINAL ELEMENTS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DUCT WORK.

R303.5.2.1 EXHAUST DUCTS.
EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.

R303.6 OUTSIDE OPENING PROTECTION.
AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING AN OPENING SIZE OF NOT LESS THAN 1/4 INCH AND A MAXIMUM OPENING SIZE OF 1/2 INCH, IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AIR EXHAUST AND INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THE 2021 IRC.

ENERGY AND MECHANICAL NOTES

1. ALL MECHANICAL WORK TO BE DESIGNED BY SUBCONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE MECHANICAL WORK MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
3. VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH WAC 51-11 AND WAC 51-13, 2021 IRC CHAPTER 15, TABLES M1505.4.3(1), M1505.4

Project Information

Mercer Island 6423 Lot B
TBA E Mercer Way
Mercer Island, WA 98040

Contact Information

Citizen Design
Attn: Isaac Greenetz
3800 Woodland Park Avenue N #300
Seattle, WA 98103

Messages / Comments * **RESULT= PASS**

Note: Review required for custom entries: - Vertical Glazing- Flat/Vaulted Ceilings

UA Reduction = 120.46, Proposed UA is better than baseline by 16%

UA reduction meets percent target of selected Option 1.2
Vertical glazing area of proposed design exceeds 15% of floor area. Baseline window area set to 15% of floor area
-
Whole House Mechanical Ventilation Airflow Rate: 90 CFM with Run Time Percent of 100%, Balanced, Distributed
Maximum allowable total measured duct leakage: 163 CFM25

* Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

ANALYSIS SET UP

What code compliance pathway are you using?	Total UA Alternative, Whole Building Trade Off Analysis
Project Building Type?	New Construction
Occupancy Type?	R3 Single family dwellings and townhouses
Code Version?	WSEC 2021
Classification:	Medium Dwelling Unit -- 4083 sq. ft.
Baseline Description:	Code Baseline - Maximum baseline window area is 15% of floor area.
About Your Selection:	No exempt window or door areas
	-

RESULTS - Comparison of Baseline and Proposed Design **

Component Performance, R occupancies	Baseline U [1]	Baseline Area	Baseline UA	Proposed Design U	Proposed Design Area	Proposed Design UA
Doors U =	0.300	310	92.9	0.300	310	92.9
Overhead Glazing U =	0.500	13	6.3	0.500	13	6.3
Vertical Glazing U =	0.300	600	180.0	0.231	821	189.4
Flat/Vaulted Ceilings U =	0.024	3,673	88.1	0.017	3,673	62.8
Wall (above grade) U =	0.056	4,044	226.4	0.039	3,823	150.7
Floors over Crawlspace U =	0.029	2,989	86.7	0.025	2,989	74.7
Slab on Grade F =	0.540	0	0.0		0	0.0
Below Grade Wall U =	0.035	611	21.4	0.040	611	24.4
Below Grade Slab F =	0.500	100	50.0	0.301	100	30.1

[1] Values from Table R402.1.2 (Oct 2023)

Baseline UA Total	751.8	**Proposed UA Total**	631.4
Required Credits	8.0	**Proposed Credits**	8.0 from Tables 406.2 and 406.3
		UA Percent Reduction	16%
		UA Reduction	120.5

** Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

Table R406.2 Energy Equalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
4	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or Table C403.3.2(6) OR Air to Water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	Variable Refrigerant Heat Pump or Air-to-Water Heat Pump	3.0	5.0	8.0

Table R406.3 Energy Credits

Option No.	Category		Select Options	Energy Credits	Brief Description of Selected Options*
1	Efficient Building Envelope		Option 1.2	1.0	Perscriptive compliance per Table 402.1.3 / U-0.25 vertical fenestration / R-38 floors or R-10 perimeter & fully insulated slab. Or 15% reduction in UA per section R402.1.5
2	Air Leakage Control and Efficient Ventilation		Option 2.1	1.0	Per Section R402.4.1.2 / 2.0 ACH50 / For R-2, 0.25 cfm per ft2 at 50 Pa. / HRV with min SHR eff of 0.65 per IRC Section M1505.3 or IMC Section 403.8
3.1 -3.10	High Efficiency HVAC		Option 3.6	1.0	Air source ducted Heat Pump w/ Min HSPF2 of 10 (HSPF of 11). If hig design temp is 23F or below,a cold climate variable capacity heat pump is required.
3.11	High Efficiency HVAC: Smart Thermostat			0.0	
4	High Efficiency HVAC Distribution System			0.0	
5.1	Efficient Water Heating: Drain Heat Recovery		Not Selected	0.0	-
5.2	Efficient Water Heating: Compact Hot Water Distribution			0.0	
5.3-5.8	Efficient Water Heating		Option 5.6	2.0	Electric heat pump water heater meeting NEEA Tier 3.
6	Renewable Electric Energy	kWh		0.0	
7	Appliance Package			0.0	
			Energy Credits	**5.0**	

***Refer to WSEC 2015 Table R406.2 for complete option descriptions and requirements**

THERMAL ENVELOPE DETAILS - Proposed Design

Conditioned Floor Area, Proposed Design	4,083 sq. ft
Classification	Medium Dwelling Unit
Notes	

Exterior Doors

Plan ID	Component Description	Door Ref.	Door U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
A	Code Baseline, U=0.30	-	0.30	1	6	0	8	0	48	14.4
B	Code Baseline, U=0.30	-	0.30	1	3	0	7	0	22	6.5
C	Code Baseline, U=0.30	-	0.30	1	14	0	9	0	126	37.8
D	Code Baseline, U=0.30	-	0.30	1	12	0	7	6	90	27.0
H	Code Baseline, U=0.30	-	0.30	1	3	0	8	0	24	7.2
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
								Sum of Area and UA	**310**	**92.9**
								Exterior Doors Area Weighted U		**0.300**

Overhead Glazing

Plan ID	Component Description	Glazing Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
49	2021 U-factor Baseline (Table R402.1.2)	Table R402	0.50	1	3	6.5	3	6.5	12.5	6
									-	
									-	
									-	
									-	
								Sum of Area and UA	**12.5**	**6**
								Overhead Glazing Area Weighted U		**0.500**

Vertical Glazing Schedule Rows to Show: 23

Plan ID	Component Description	Glazing Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA	
1	15,19,23	U=0.23	Custom	0.23	3	2	0	5	0	18.0	4.14	Refer to WSEC R402.1.
2	16,20,24	U=0.24 (2018 1.1)	Table 406.2	0.24	3	2	0	5	0	30.0	7.20	
3	4,5	U=0.23	Custom	0.23	2	2	0	6	0	24.0	5.52	Refer to WSEC R402.1.
4	18	U=0.23	Custom	0.23	1	2	0	8	0	16.0	3.68	Refer to WSEC R402.1.
5	3,7	U=0.23	Custom	0.23	2	2	0	1	0	9.2	2.11	Refer to WSEC R402.1.
6	2,6	U=0.24 (2018 1.1)	Table 406.2	0.24	2	2	0	4	0	20.8	5.00	
7	28,30,32	U=0.23	Custom	0.23	3	3	0	3	0	27.0	6.21	Refer to WSEC R402.1.
8	34,36,38	U=0.23	Custom	0.23	3	3	0	3	0	27.0	6.21	Refer to WSEC R402.1.
9	40,42,44	U=0.23	Custom	0.23	3	3	0	3	0	27.0	6.21	Refer to WSEC R402.1.
10	12	U=0.23	Custom	0.23	1	3	0	5	0	15.0	3.45	Refer to WSEC R402.1.
11	29,31	U=0.23	Custom	0.23	2	3	0	5	0	33.0	7.59	Refer to WSEC R402.1.
12	33,35,37	U=0.23	Custom	0.23	3	3	0	5	0	49.5	11.39	Refer to WSEC R402.1.
13	39,41,43	U=0.23	Custom	0.23	3	3	0	5	0	49.5	11.39	Refer to WSEC R402.1.
14	11	U=0.23	Custom	0.23	1	3	0	7	0	21.0	4.83	Refer to WSEC R402.1.
15	17	U=0.23	Custom	0.23	1	3	0	8	0	24.0	5.52	Refer to WSEC R402.1.
16	45,46	U=0.23	Custom	0.23	2	3	0	2	0	14.0	3.22	Refer to WSEC R402.1.
17	47,48	U=0.23	Custom	0.23	2	3	0	2	0	14.0	3.22	Refer to WSEC R402.1.
18	8	U=0.23	Custom	0.23	1	3	0	6	0	21.0	4.83	Refer to WSEC R402.1.
19	14,21	U=0.23	Custom	0.23	2	4	0	8	0	64.0	14.72	Refer to WSEC R402.1.
20	22,25	U=0.23	Custom	0.23	2	4	0	8	0	64.0	14.72	Refer to WSEC R402.1.
21	1,9,10	U=0.23	Custom	0.23	3	6	0	8	0	108.0	24.84	Refer to WSEC R402.1.
22	13,26	U=0.23	Custom	0.23	2	8	0	8	0	128.0	29.44	Refer to WSEC R402.1.
23	27	U=0.24 (2018 1.1)	Table 406.2	0.24	1	3	0	5	0	16.5	3.96	
									Sum of Area and UA	**820.5**	**189.44**	
									Vertical Glazing Area Weighted U		**0.231**	
									Vertical Glazing and Doors Area Weighted U		**0.250**	

Flat/Vaulted Ceilings

Plan ID	Component Description	Attic Ref.	Attic U	Area	UA	
R1	2x12 Roof w/ 2" min. Sloped Rigid & R-38 Batt	Custom	0.019	205	3.9	Refer to WSEC R402.1.
R2	R60 batt Vault 24oc	-	0.017	3,468	59.0	
				Sum of Area and UA	**3,673**	**62.8**

Walls (Above Grade)

Plan ID	Component Description	Wall Ref.	Wall U	Net Area	UA
W1	R23 cavity+R5 foam INT 2X6W T111	App A	0.039	3,680	144
W5	R23 cavity+R0 foam INT 2X6W T111	App A	0.050	143	7
				Sum of Area and UA	**3,823**	**151**

Floor (over crawl or exterior)

Plan ID	Component Description	Floor Ref.	Floor U	Area	UA
F2	R38 vented Joist (2021 1.2, 1.3; 2018 1.3-1.5)	10-3	0.025	2,989	75
				Sum of Area and UA	**2,989**	**75**

Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Slab Ref.	Slab F	Slab Perim	FP
			Sum of Perimeter and FP	**0**	**0**

Below Grade Walls and Slabs

Plan ID	Component Description	Slab Depth	Slab Ref.	Wall U	Wall Area	Wall UA	Slab F	Slab Perim	Slab UA
P3 + W5	R11 Batt + R5 ci R19 Fully Underslab	7" depth	Baylon & Ker	0.040	611	24.4	0.301	100	30
				Sum of Area, Length and UA	**611**	**24.4**		**100**	**30**

Links to Download Forms, Checklists and Other Resources

	Link	
Compliance Certificate	Compliance Certificate	Instructions
Insulation Certificate for Residential New Construction	Insulation Certificate	
Duct Testing Affadavits		
	Existing Construction Affidavit, Existing	
	New Construction Affidavit, New	
Prescriptive Checklist for 2018 WSEC	Prescriptive Checklist	
Alterations (Remodel) Worksheet	Worksheet	
IEER SEER2 COP HSPF2 Converter	https://www.adicotengineering.com/ieer-seer2-cop-hspf2-kelvin-converter	

Show Ventilation Calculator? Show

Ventilation Requirements

Conditioned Floor Area	4,083 sq. ft.	
Number of Bedrooms	5	
Run-Time Percent in Each 4-Hour Segment	100%	
Is the system Balanced?	Balanced	Verify system meets definition of 'Balanced Whole-House Ventilation'
Is the system Distributed?	Distributed	Verify system meets definition of 'Distributed Whole-House Ventilation'
Ventilation Code Section	IRC Chapter 15	
Whole House Mechanical Ventilation Airflow Rate	90	CFM

Show Distribution System Calculator? Show

HVAC Thermal Distribution System **Download RS-33 (2018)** http://www.energy.wsu.edu/Documents/Duct%20Testing%20Standards%20_2018%20.pdf

Is this a hydronic heating system?	No
Location of Ducts	Unconditioned Space
Location of Air Handler	Conditioned Space
Is Duct Testing Required? Yes	
Maximum Duct Leakage:	
Is this a post-contruction test?	Yes
Maximum total measured duct leakage per square foot	0.04 CFM25 per sq. ft.
Maximum allowable total measured duct leakage	163 CFM25

Show Heating System Sizing? Show

Heating System Sizing - Proposed Design **Try Out BetterBuiltNW's HVAC Sizing Tool:** https://betterbuiltnw.com/resources/hvac-sizing-tool

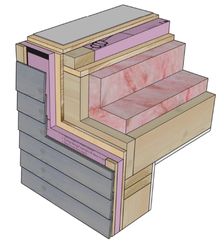
Nearest Weather Station	Mercer Island	
Indoor Design Temperature	70 F	
Outdoor Design Temperature	25 F	
Design Temperature Difference (ΔT)	45 F	
Conditioned Floor Area, Proposed Design	4,083 ft2	
Conditioned Volume	50,733 ft3	**Ave ceiling = 12.4 ft. Check: Higher than expected conditioned volume**
Leave blank to use default of 8.5 ft. ceiling height		
Average ceiling height	12.4 ft	
HVAC System Type	Heat Pump	
Location of HVAC Distribution System	Unconditioned Space	
Sum of UA	631	
Envelope Heat Load Sum of UA X ΔT	28,412	Btu / Hour
Air Leakage Heat Load (Volume X 0.6) X ΔT) X .018))	24,656	Btu / Hour
Building Design Heat Load Air Leakage + Envelope Heat Loss	53,068	Btu / Hour
Building and Duct Heat Load For ducts located in unconditioned space: Sum of Building Heat Loss X 1.1	58,375	Btu / Hour
For ducts located in conditioned space or ductless: Sum of Building Heat Loss X 1		
Maximum Heat Equipment Output Building and Duct Heat Loss X 1.25 for heat pumps	72,968	Btu / Hour
Building and Duct Heat Loss X 1.40 for all other systems	21.4	kW

INSULATION MATERIAL CALCULATOR (R1 ASSEMBLY)

Assembly R-Value	52	Prescriptive U-Value	0.024
U-Value	0.019		

The roof framing assembly is being calculated based on a frame-to-cavity ratio of 0.125 to 0.875.

Roof Assembly			
Cavity		Framing	
1/4" Roof Board	0.31	1/4" Roof Board	0.31
Sloped Rigid	15	Sloped Rigid	15
1/2" Sheathing	0.62	1/2" Sheathing	0.62
12" Batt Insulation	38	2x12 Joist	14.06
5/8" GWB	0.56	5/8" GWB	0.56
Ceiling Air Film	0.61	Ceiling Air Film	0.61
	0		0
	0		0
	0		0
	0		0
	0		0



Standard / Custom

Asphalt Shingles	0.44
Ceiling Air Film	0.61
Air Gap	1
1/2" GWB	0.45
5/8" GWB	0.56
1/2" Sheathing	0.62
3/4" Sheathing	0.935
14" Batt Insulation	49
1.5" Spray Foam	11
2" Flat Rigid	10
2x12 Joist	14.06
14" TJI	15.89
Sloped Rigid	15
1/4" Roof Board	0.31
12" Batt Insulation	38

R-Value Calc	
0	

More standard R-Value here

Sloped Rigid Insulation R-value

Distance	0'-4"	0'-8"	0'-12"	0'-16"	0'-20"
1/8" slope	3.75	5.00	6.25	7.50	8.75
1/4" slope	5.00	7.50	10.00	12.50	15.00
1/2" slope	7.50	12.50	17.50	22.50	27.50

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

City of MERCER ISLAND

Permit

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PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

ENERGY CODE COMPLIANCE

SCALE:

A0.2

MERCER ISLAND DESIGN STANDARDS

CODE COMPLIANCE	IRC 2021 / TYPE VB / OCCUPANCY R-3 / NFPA 13R THROUGHOUT	
LOT AREA: (MICC 19.02.020.A)	REQUIRED:	15,000 SF
	EXISTING:	47,398 SF
LOT WIDTH: (MICC 19.02.020.A)	REQUIRED:	90 FT
	EXISTING:	224.63 FT
LOT DEPTH: (MICC 19.02.020.A)	REQUIRED:	80 FT
	EXISTING:	200.04 FT
FRONT + REAR YARDS: (MICC 19.02.020.C)		FRONT / REAR
	REQUIRED:	20 FT / 25 FT
	PROPOSED:	20 FT / 25 FT
SIDE YARDS: (MICC 19.02.020.C)	REQUIRED:	17% OF LOT WIDTH (TOTAL OF BOTH YARDS) 0.17 * 200.04 = 34.0 FT EACH YARD TO BE AT LEAST 33% OF TOTAL 0.33 * 34.0 = 11.22 FT
	PROPOSED:	(2) 17 FT SIDE YARDS
VARIABLE SIDE YARDS: (MICC 19.02.020.C)	REQUIRED:	EACH SIDE YARD ABUTTING AN INTERIOR LOT LINE TO BE 7.5 FT (MIN.) FOR GABLED STRUCTURES BETWEEN 18 FT AND 25 FT TALL. EACH SIDE YARD ABUTTING AN INTERIOR LOT LINE TO BE 10 FT (MIN.) FOR GABLED STRUCTURES MORE THAN 25 FT TALL.
	PROPOSED:	17 FT SIDE YARDS. PROPOSED YARDS EXCEED WIDEST VARIABLE YARD REQ'T. GABLE HEIGHT ANALYSIS NOT NECESSARY.
YARD EXCEPTIONS: (MICC 19.02.020.C.3) (MICC 19.02.050.D.4) (MICC 19.02.040.C.3)	ALLOWED:	ROCKERIES AND RETAINING WALLS ALLOWED IN REQUIRED YARDS PROVIDED THE TOTAL CUT SLOPE RETAINED DOES NOT EXCEED 144" (12 FT). EAVES MAY EXTEND NO MORE THAN 18" INTO REQUIRED YARDS. DECKS MAY EXTEND NO MORE THAN 36" INTO REQUIRED YARDS.
	PROPOSED:	NO ENCROACHMENT INTO YARDS PROPOSED.
GROSS FLOOR AREA: (MICC 19.02.020.D)	ALLOWED:	THE LESSER OF 10,000 SF OR 40% OF LOT AREA 0.40 * 47,398 = 18,959.2 SF 10,000 SF LIMIT APPLIES
	PROPOSED:	5077.29 SF (REF. A0.4)
BUILDING HEIGHT: (MICC 19.02.020.E.1)	ALLOWED:	30 FT ABOVE AVERAGE BUILDING ELEVATION 30' + 198.80' = 228.80'
	PROPOSED:	225.43' (REF. A3.1)
FACADE HEIGHT: (MICC 19.02.020.E.2)	ALLOWED:	30 FT ABOVE ABUTTING GRADE
	PROPOSED:	22.5 FT MAX. (REF. A3.1)
LOT COVERAGE: (MICC 19.02.020.F.3)	ALLOWED:	VARIES WITH LOT SLOPE LOT SLOPE: (218-153.5) / 216.66 = 29.8% LOT COVERAGE: 0.35 * 47,398 = 16,589.3± SF
	PROPOSED:	TOTAL: 5841.7± SF (N) SFR (INC. ROOF): 4089.7± SF (N) DRIVEWAYS: 1752.0± SF
HARDSCAPE AREA: (MICC 19.02.020.F.3)	ALLOWED:	9% OF LOT AREA 0.09 * 47,398 = 2369.9± SF
	PROPOSED:	TOTAL: 1173± SF (N) PATIOS: 1084± SF (N) RETAINING WALL: 69± SF (E) RETAINING WALLS: 20± SF
LANDSCAPE AREA: (MICC 19.02.020.F.3)	REQUIRED:	VARIES WITH LOT SLOPE MIN. LANDSCAPE: 0.65 * 47,398 = 30,808.7± SF
	PROPOSED:	40,246.6 SF 47,398 - 5841.7 - 1153.0 = 40,403.3 SF
PARKING: (MICC 19.02.020.G)	REQUIRED:	(3) SPACES PER DWELLING (GFA > 3000 SF)
	EXISTING:	(3) GARAGE SPACES (REF. A2.1)
TREE RETENTION: (MICC 19.10.060.A.2)	REQUIRED:	30% OF TREES 10"Ø AND LARGER TO BE RETAINED. IMPROVEMENTS TO BE LOCATED TO MINIMIZE TREE REMOVAL. (110) REGULATED (SIGNIFICANT + EXCEPTIONAL), VIABLE TREES PRESENT ON SUBJECT. 110 * 0.30 = 32.7 ≈ 33 TREES TO REMAIN (MIN.)
	PROPOSED:	(73) REGULATED TREES TO REMAIN. IMPROVEMENTS LOCATED AT THE RIDGELINE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. TREE REMOVAL OUTSIDE THE DISTURBANCE AREA IS LIMITED TO NONVIABLE AND HAZARD TREES. REF. A0.5 FOR DETAILS.
EXCEPTIONAL TREES: (MICC 19.10.060.A.3)	REQUIRED:	EXCEPTIONAL TREES 24"Ø AND LARGER TO REMAIN.
	PROPOSED:	(5) SUCH TREES TO BE REMOVED BECAUSE RETENTION WOULD LIMIT DEVELOPMENT TO LESS THAN 85% OF ALLOWABLE GROSS FLOOR AREA. (3) ADDITIONAL NON-VIABLE TREES TO BE REMOVED AS HAZARD TREES. REF. A0.5 FOR DETAILS.
TREE REPLACEMENT: (MICC 19.10.070)	REQUIRED:	REMOVED TREES TO BE REPLACED AS FOLLOWS: 10" < Ø ≤ 24": (2) TREES 24" < Ø ≤ 36": (3) TREES Ø > 36": (6) TREES EXCEPTIONAL TREES: (6) TREES SMALL TREE (Ø < 10") REPLACEMENT EXEMPT PER MICC 19.10.030. (68) REPLACEMENT TREES REQUIRED. REF. ARBORIST REPORT FOR DETAILED CALC.
	PROPOSED:	(68) REPLACEMENT TREES. REF. L-01 FOR DETAILS.

GENERAL PLAN NOTES

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

KEYNOTES

1. (E) TREE TO REMAIN (TYP. OF 73).
2. (E) TREE TO BE REMOVED (TYP. OF 37).
3. LINE OF EAVE (ABOVE).
4. (N) RETAINING WALL, (7 FT MAX HT).
5. LINE OF BUILDING PAD PER SUB 25-002.
6. (N) PERGOLA PER 1/A5.11.
7. TREE PROTECTION FENCE PER A0.5 AND ARBORIST RECOMMENDATIONS.
8. PORTION OF PATIO UNCOVERED BY ROOF. (1084± SF TOTAL).
9. PROPOSED DRIVEWAY PER CIVIL (1752± SF INCLUDING MANEUVERING AREA).
10. (N) UTILITIES PER CIVIL. SHOWN FOR REF. ONLY.
11. PROPOSED GRADING PER CIVIL. SHOWN FOR REF. ONLY.
12. PROPOSED TREE PER L'SCAPE. SHOWN FOR REF. ONLY.
13. PROPOSED CONCRETE PLANTER.
14. (E) L'SCAPE BLOCK WALLS TO REMAIN. (APPROX. 20 SF TOTAL).

FIRE PROTECTION

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

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

ALL GWB TO BE ⅝" TYPE X.

ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.



1 / A0.3 ZONING SITE PLAN: WEST LOT
SCALE: 1" = 20'

N

0 10 20 40
1" = 20'

SCOPE OF WORK

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

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

CONCURRENT CRITICAL AREAS REVIEW REQUESTED.

ESTABLISH USE AND OCCUPY, PER PLANS.

PROJECT INFORMATION

SITE ADDRESS

9191 SE 64TH STREET
MERCER ISLAND, WA 98040

JURISDICTION

MERCER ISLAND, KING COUNTY, WASHINGTON

PARCEL MAP NUMBER

302405-9151

LEGAL DESCRIPTION

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

REF. SURVEY FOR COMPLETE LEGAL DESCRIPTION.

LOT SIZE + ZONING

ZONING: R-15
LOT AREA: 16,060.5± SF

BUILDING INFORMATION

OCCUPANCY: R-3
CONSTRUCTION: VB
SPRINKLERS: NFPA 13R THROUGHOUT

SEPA COMPLIANCE

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

PROJECT NO.

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

PROJECT DIRECTORY

OWNER + DEVELOPER

JASPAUL GILL
5030 228TH AVENUE SE
ISSAQUAH, WA 98029

ARCHITECT + APPLICANT

CITIZEN DESIGN
3800 WOODLAND PARK AVENUE N #300
SEATTLE, WA 98103
CONTACT: JACOB YOUNG
T. 206.535.7908
E: PERMITS@COLLABORATIVECO.COM

STRUCTURAL ENGINEER

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON STREET #210
SEATTLE, WA 98104
CONTACT: RUSS FOISY
T. 206.789.6038
E. RUSSF@MALSAM-TSANG.COM

CIVIL ENGINEER

FACET
9706 4TH AVENUE NE #300
SEATTLE, WA 98115
CONTACT: BEN IDDINS
T. 206.523.0024
E. BIDDINS@FACETNW.COM

LANDSCAPE ARCHITECT

CRAMER DESIGN CONSULTANTS
1909 242ND STREET SE
BOTHELL, WA 98021
CONTACT: GAYLE CRAMER
TEL.: 425.241.6258
EMAIL: CDCLSA@FRONTIER.COM

SURVEYOR

INFORMED LAND SURVEY
PO BOX 5137
TACOMA, WA 98415
CONTACT: SHAUN WARREN
T. 253.627.2070
E: ADMIN@I-LANDSURVEY.COM

GEOTECHNICAL ENGINEER

INFORMED LAND SURVEY
PO BOX 5137
TACOMA, WA 98415
CONTACT: SHAUN WARREN
T. 253.627.2070
E: ADMIN@I-LANDSURVEY.COM

ARBORIST

EARTHDANCE DESIGN
117 E LOUISA STREET #128
SEATTLE, WA 98102
CONTACT: CORINNE HOLLISTER
T. 206.779.3118
E. CORINNE@EARTHDANCEDESIGN.COM

GENERAL CONTRACTOR

PARS WA CONSTRUCTION, INC.
7901 SE 37TH STREET
MERCER ISLAND, WA 98040
LIC. NO.: PARSWWC813D8
CONTACT: MORTEZA ZAHEDI
T. 425.463.9798
E: MRT.ZAHEDI80@GMAIL.COM

CITIZEN DESIGN

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

City of MERCER ISLAND
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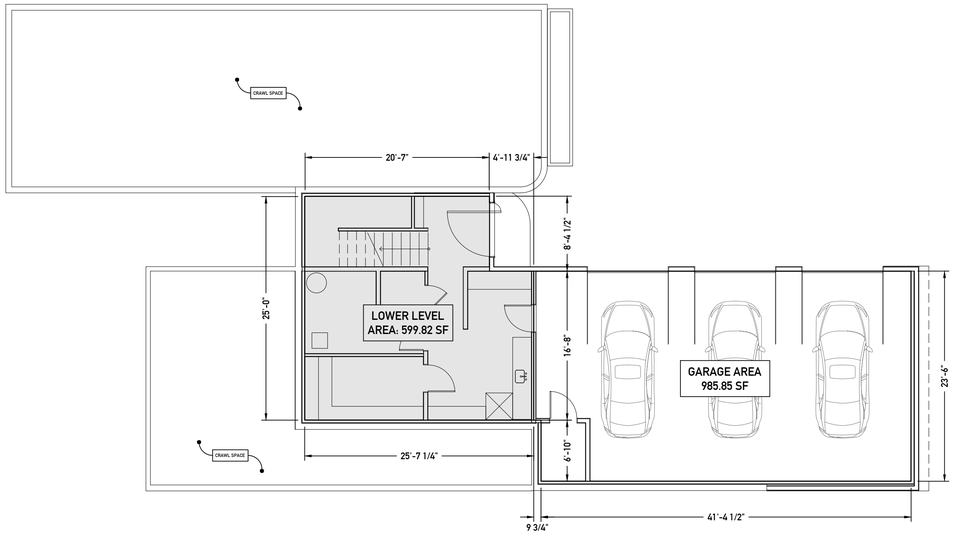
PERMIT NUMBER

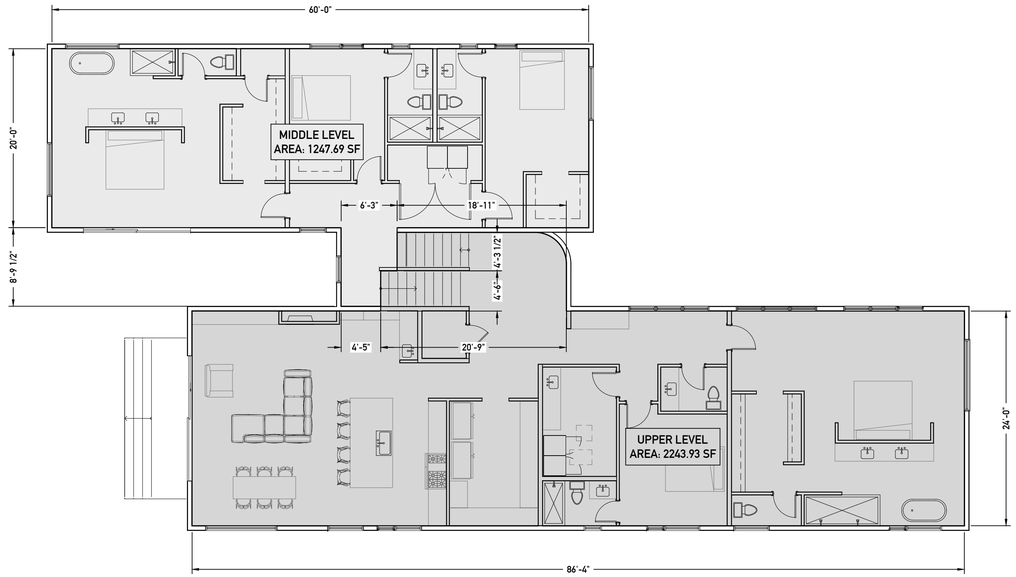
FOR PLANNING DEPT USE ONLY

WEST LOT
ZONING
SITE PLAN
SCALE: AS NOTED

A0.3

ORIGINAL SHEET SIZE: 24"x 36"





GROSS FLOOR AREA CALC.

ALL STORIES INCLUDED IN GROSS FLOOR AREA.

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

ADDITIONAL AREAS

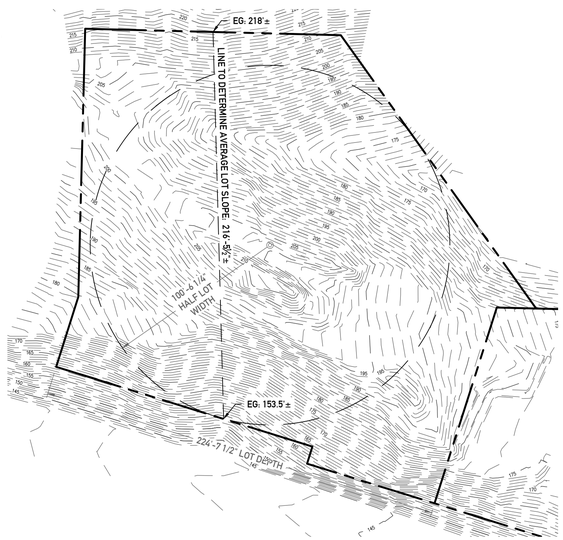
THREE-STORY STAIRS COUNT AS TWICE THEIR FLOOR AREA. VAULTED SPACES ABOVE 16 FT TALL COUNT AS TWICE THEIR FLOOR AREA.

NO SUCH AREAS PRESENT IN THIS PROJECT.

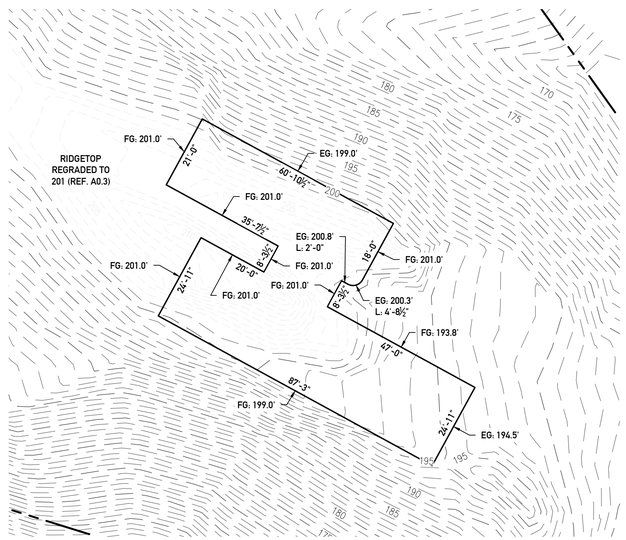
1 A0.4 **FLOOR AREA RATIO DIAGRAM**
SCALE: 1/4" = 1'-0"

AVG BUILDING ELEVATION CALC.

201.0 * 24.92	=	5008.92
201.0 * 20.0	=	4020.00
201.0 * 8.29	=	1666.29
201.0 * 35.63	=	7161.63
201.0 * 21.0	=	422.100
199.0 * 60.84	=	3582.00
201.0 * 18.0	=	964.71
200.3 * 4.71	=	943.41
200.8 * 2.0	=	401.60
201.0 * 8.29	=	1666.29
193.8 * 47.0	=	9108.60
194.5 * 24.92	=	4846.94
199.0 * 87.25	=	17,362.80
TOTAL		60,936.10
AVERAGE	=	198.80'



2 A0.4 **LOT DIMENSIONS DIAGRAM**
SCALE: 1" = 40'



3 A0.4 **AVERAGE BUILDING ELEVATION DIAGRAM**
SCALE: 1" = 20'

0 10 20 40
1" = 20'

ORIGINAL SHEET SIZE: 24"x 36"

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WEST LOT ZONING DIAGRAMS
SCALE: AS NOTED

A0.4

EXCEPTIONAL TREE REMOVAL

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

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

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

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

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

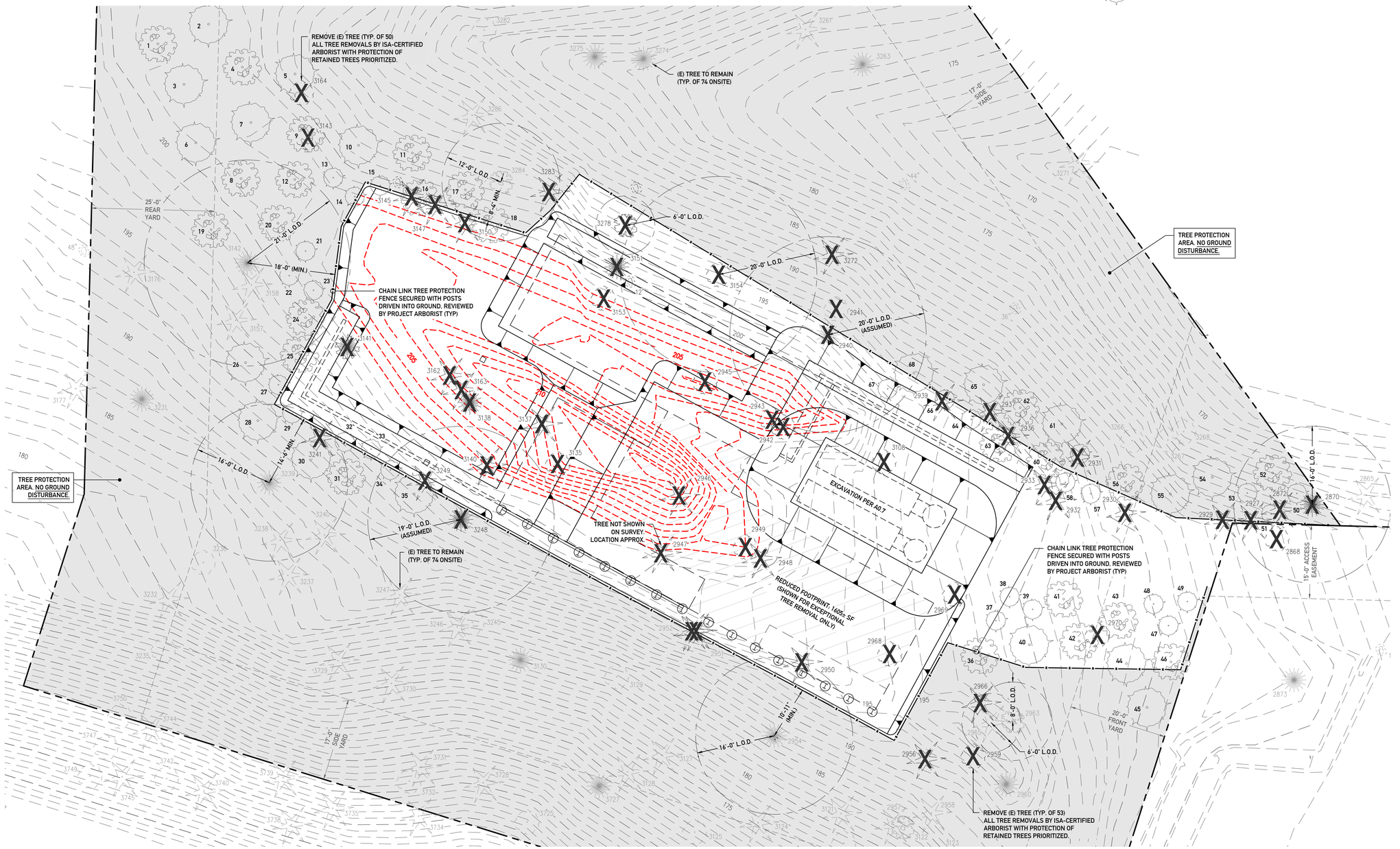
JUSTIFICATION FOR THE REMOVAL OF THE OTHER LARGE EXCEPTIONAL TREES IS FOUND BELOW.

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

TREES 2940, 3154 AND 3248
THE LIMITS OF DISTURBANCE FOR THESE TREES INCLUDE PART OF THE RIDGE TOP. THIS AREA IS TO BE REGRADED DOWN TO AN ELEVATION OF 201± FT TO CREATE A REASONABLE BUILDING PAD. FORGOING THIS REGRADING WOULD LIMIT DEVELOPMENT TO THE REDUCED BUILDING FOOTPRINT REPRESENTED BY THE HATCHED AREA IN 1/A0.5 AS THE AREA TO ITS NORTHEAST IS NEEDED AS BACKING DISTANCE FOR REQUIRED PARKING. THIS AREA IS 1,605± SF IN AREA, YIELDING A GROSS FLOOR AREA OF 4815± SF FOR A THREE-STORY STRUCTURE. THIS IS SIGNIFICANTLY BELOW 85% OF THE ALLOWABLE FLOOR AREA (8500 SF). THEREFORE, THESE TREES MAY BE REMOVED.

LEGEND

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



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

N

0 5 10 20
1" = 10'

ORIGINAL SHEET SIZE: 24"x 36"

CITIZEN DESIGN

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WEST LOT
TREE PLAN
SCALE: AS NOTED

A0.5

EXISTING ONSITE TREE TABLE

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

EXISTING ONSITE TREE TABLE (CONT.)

MARK	TRUNK Ø	DRIP LINE Ø	SPECIES	VIABILITY	REGULATED CATEGORY	REMOVED?	NOTES
3127	13"	"	WESTERN RED CEDAR	Y	SIG	"	
3128	14"	"	WESTERN RED CEDAR	Y	SIG	"	
3152	"	"	-	N/A	DEAD	"	
3159	10"	6 FT	WESTERN HEMLOCK	Y	SIG	"	
3165	15"	14 FT	DOUGLAS FIR	Y	SIG	"	
3166	32"	30 FT	BIGLEAF MAPLE	Y	EXC	"	
3168	25"	25 FT	BIGLEAF MAPLE	Y	SIG	"	
3169	<10"	"	BIGLEAF MAPLE	"	SML	"	
3170	<10"	"	HAWTHORN	"	SML	"	
3171	12"	14 FT	DOUGLAS FIR	Y	SML	"	
3172	13"	12 FT	WESTERN RED CEDAR	Y	SIG	"	
3176	10.5"	12 FT	DOUGLAS FIR	Y	SIG	"	
3231	38.5"	18 FT	WESTERN RED CEDAR	Y	EXC	"	
3232	13"	10 FT	WESTERN HEMLOCK	Y	SIG	"	
3235	16"	"	BIGLEAF MAPLE	Y	SIG	"	
3236	21"	16 FT	BIGLEAF MAPLE	Y	SIG	"	
3237	25"	16 FT	WESTERN RED CEDAR	Y	SIG	"	
3238	"	"	WESTERN RED CEDAR	N/A	DEAD	"	
3240	25"	13 FT	WESTERN RED CEDAR	Y	SIG	"	
3241	12"	11 FT	WESTERN RED CEDAR	Y	SIG	Y	
3246	19"	"	BIGLEAF MAPLE	Y	SIG	"	
3259	38"	"	BIGLEAF MAPLE	N	EXC	"	
3260	18"	"	BIGLEAF MAPLE	N	SIG	"	
3261	19"	"	WESTERN HEMLOCK	Y	SIG	"	
3263	36"	"	BIGLEAF MAPLE	N	EXC	"	
3266	25"	"	BIGLEAF MAPLE	Y	SIG	"	
3266B	28"	"	BIGLEAF MAPLE	TBD	SIG	"	
3267	26"	"	BIGLEAF MAPLE	N	SIG	"	
3268	27"	"	BIGLEAF MAPLE	N	SIG	"	
3271	19"	"	WESTERN HEMLOCK	Y	SIG	"	
3274	42"	"	DOUGLAS FIR	Y	EXC	"	
3275	44"	17 FT	DOUGLAS FIR	Y	EXC	"	
3282	25"	18 FT	BIGLEAF MAPLE	N	SIG	"	
3286	24"	16 FT	WESTERN RED CEDAR	Y	SIG	"	
3288	35"	18 FT	BIGLEAF MAPLE	N	EXC	"	
3366	10"	14 FT	WESTERN RED CEDAR	Y	SIG	"	
3367	30"	"	BIGLEAF MAPLE	Y	EXC	"	
3378	10"	14 FT	DOUGLAS FIR	Y	SIG	"	
3382	44"	18 FT	WESTERN RED CEDAR	Y	EXC	"	
3390	10,13 (16')	16 FT	BIGLEAF MAPLE	N	SIG	"	
3404	13.5"	16 FT	WESTERN HEMLOCK	Y	SIG	"	
3710	10"	"	DOUGLAS FIR	Y	SIG	"	
3711	13"	"	DOUGLAS FIR	Y	SIG	"	
3711B	19"	"	BIGLEAF MAPLE	Y	SIG	"	
3712	12"	"	DOUGLAS FIR	Y	SIG	"	
3715	11"	14 FT	WESTERN HEMLOCK	Y	SIG	"	
3717	20"	"	DOUGLAS FIR	Y	SIG	"	
3719	<10"	"	DOUGLAS FIR	"	SML	"	
3724	13"	"	BIGLEAF MAPLE	Y	SIG	"	
3725	<10"	"	BIGLEAF MAPLE	"	SML	"	
3727	32"	"	DOUGLAS FIR	Y	EXC	"	
3728	<10"	"	WESTERN RED CEDAR	"	SML	"	
3730	<10"	"	WESTERN HEMLOCK	"	SML	"	
3731	<10"	"	WESTERN RED CEDAR	"	SML	"	
3732	<10"	"	WESTERN RED CEDAR	"	SML	"	
3734	11"	"	WESTERN RED CEDAR	Y	SIG	"	
3740	<10"	"	WESTERN RED CEDAR	"	SML	"	
3742	<10"	"	BIGLEAF MAPLE	"	SML	"	
3744	"	"	-	"	"	"	PREVIOUSLY REMOVED
3747	17"	"	BIGLEAF MAPLE	Y	SIG	"	
3750	12"	"	BIGLEAF MAPLE	Y	SIG	"	

EXISTING OFFSITE TREE TABLE

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

PROPOSED TREE TABLE

MARK	SIZE	SPECIES	NOTES
1	1.5" Ø	CASCARA	
2	6 FT HT	WESTERN RED CEDAR	
3	6 FT HT	WESTERN RED CEDAR	
4	1.5" Ø	CASCARA	
5	6 FT HT	WESTERN RED CEDAR	
6	6 FT HT	WESTERN RED CEDAR	
7	6 FT HT	WESTERN RED CEDAR	
8	1.5" Ø	CASCARA	
9	2" Ø	VINE MAPLE	
10	6 FT HT	WESTERN RED CEDAR	
11	1.5" Ø	CASCARA	
12	2" Ø	VINE MAPLE	
13	6 FT HT	ALPINE FIR	
14	6 FT HT	ALPINE FIR	
15	6 FT HT	ALPINE FIR	
16	2" Ø	VINE MAPLE	
17	1.5" Ø	CASCARA	
18	2" Ø	VINE MAPLE	
19	1.5" Ø	CASCARA	
20	1.5" Ø	CASCARA	
21	6 FT HT	ALPINE FIR	
22	6 FT HT	ALPINE FIR	
23	6 FT HT	ALPINE FIR	
24	2" Ø	VINE MAPLE	
25	2" Ø	VINE MAPLE	
26	6 FT HT	WESTERN RED CEDAR	
27	6 FT HT	ALPINE FIR	
28	6 FT HT	WESTERN RED CEDAR	
29	6 FT HT	ALPINE FIR	
30	6 FT HT	WESTERN RED CEDAR	
31	2" Ø	VINE MAPLE	
32	6 FT HT	ALPINE FIR	
33	6 FT HT	ALPINE FIR	
34	6 FT HT	ALPINE FIR	
35	6 FT HT	WESTERN RED CEDAR	
36	1.5" Ø	CASCARA	
37	6 FT HT	ALPINE FIR	
38	6 FT HT	ALPINE FIR	
39	6 FT HT	ALPINE FIR	
40	6 FT HT	WESTERN RED CEDAR	
41	2" Ø	VINE MAPLE	
42	1.5" Ø	CASCARA	
43	2" Ø	VINE MAPLE	
44	6 FT HT	WESTERN RED CEDAR	
45	6 FT HT	WESTERN RED CEDAR	
46	1.5" Ø	CASCARA	
47	6 FT HT	ALPINE FIR	
48	6 FT HT	ALPINE FIR	
49	6 FT HT	ALPINE FIR	
50	6 FT HT	ALPINE FIR	
51	6 FT HT	ALPINE FIR	
52	2" Ø	VINE MAPLE	
53	6 FT HT	ALPINE FIR	
54	6 FT HT	WESTERN RED CEDAR	
55	6 FT HT	WESTERN RED CEDAR	
56	1.5" Ø	CASCARA	
57	6 FT HT	ALPINE FIR	
58	6 FT HT	ALPINE FIR	
59	6 FT HT	ALPINE FIR	
60	2" Ø	VINE MAPLE	
61	6 FT HT	WESTERN RED CEDAR	
62	1.5" Ø	CASCARA	
63	2" Ø	VINE MAPLE	
64	6 FT HT	ALPINE FIR	
65	6 FT HT	WESTERN RED CEDAR	
66	6 FT HT	ALPINE FIR	
67	6 FT HT	ALPINE FIR	
68	6 FT HT	WESTERN RED CEDAR	

CITIZEN DESIGN

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

City of MERCER ISLAND

Permit

October 14, 2025

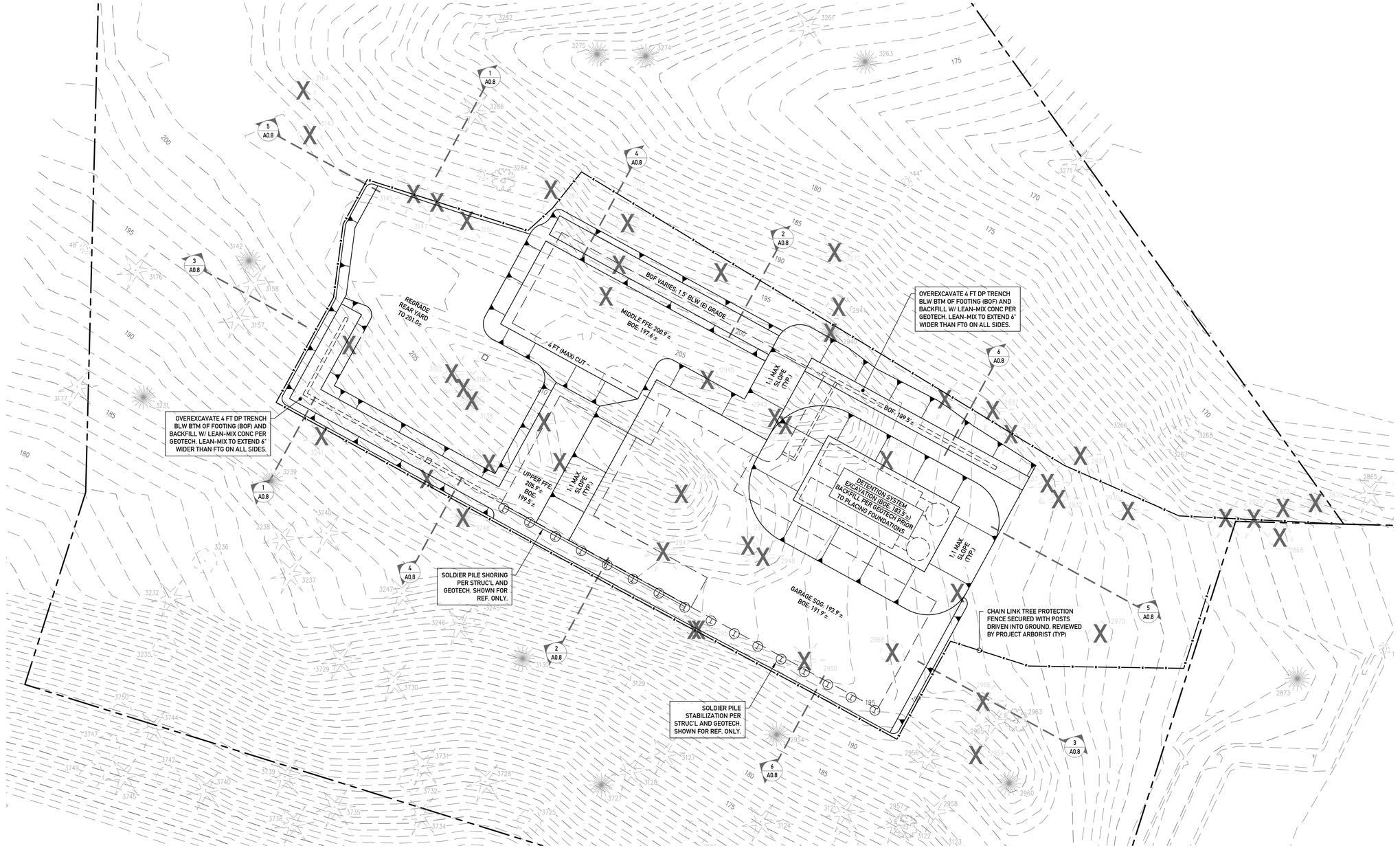
PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

WEST LOT
TREE TABLES
SCALE: AS NOTED

A0.6

ORIGINAL SHEET SIZE: 24"x 36"



1 / A0.7 EXCAVATION PLAN
SCALE: 1" = 10'

ORIGINAL SHEET SIZE: 24"x 36"

CITIZEN DESIGN

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

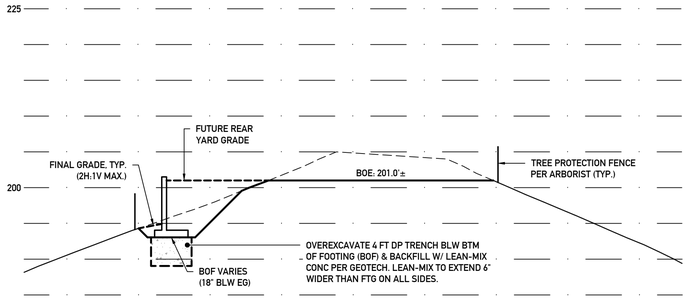
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October 14, 2025

PERMIT NUMBER

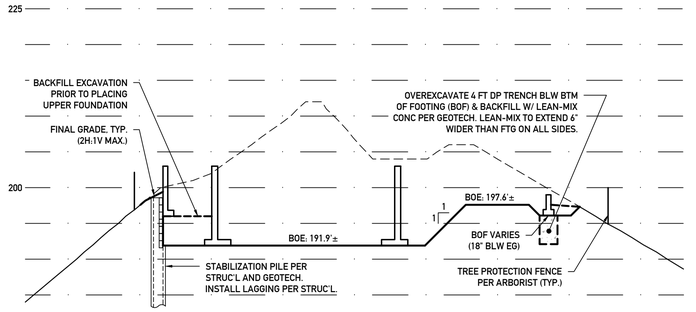
FOR PLANNING DEPT USE ONLY

WEST LOT EXCAVATION PLAN
SCALE: AS NOTED

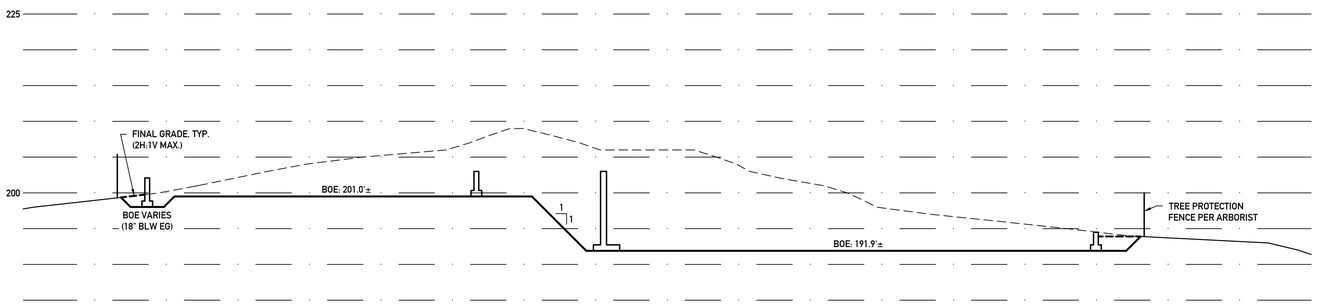
A0.7



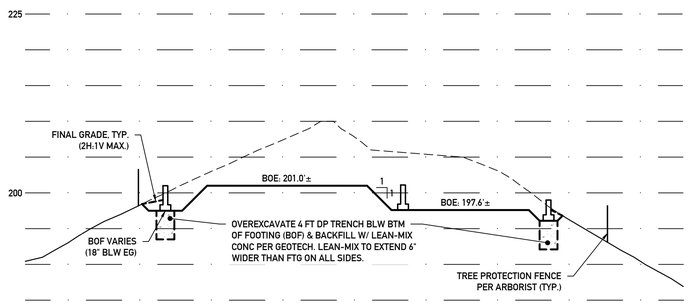
1 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'



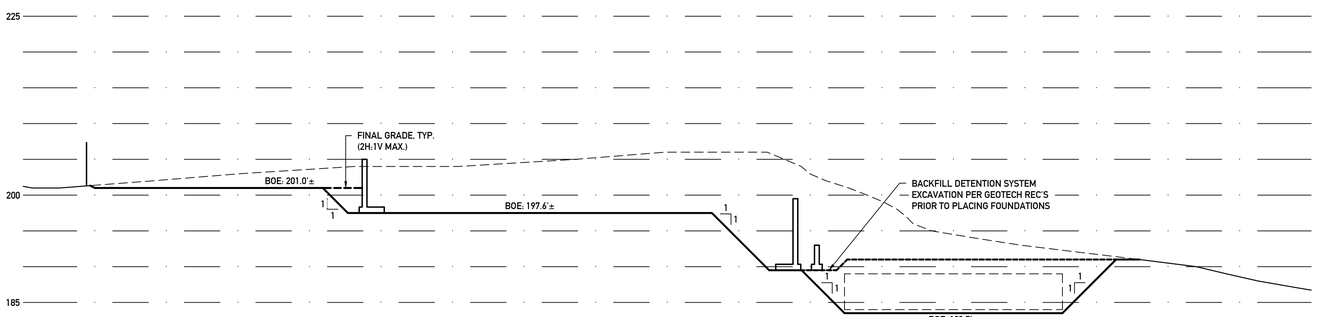
2 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'



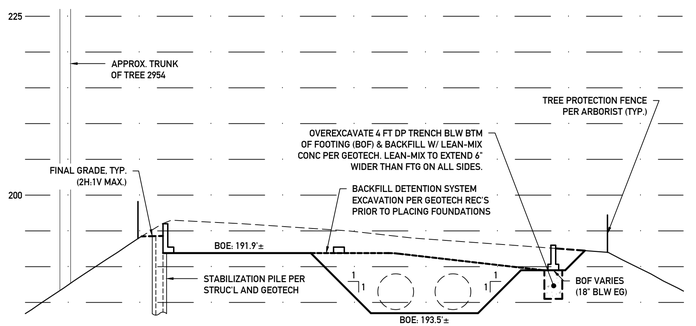
3 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'



4 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'



5 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'



6 A0.8 **EXCAVATION SECTION**
SCALE: 1" = 10'

0 5 10 20
1" = 10'

ORIGINAL SHEET SIZE: 24"x 36"

CITIZEN DESIGN

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

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

WEST LOT EXCAVATION SECTIONS
SCALE: AS NOTED

A0.8

TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.

2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332–130.

3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

4. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM

5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019, JULY, 2020, OCTOBER AND NOVEMBER, 2024 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

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

VERTICAL DATUM

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

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

REFERENCE SURVEYS

R1) MERCER ISLAND SHORT PLAT NO. MI–82–09–18, RECORDING NO. 198410179003
R2) RECORD OF SURVEY, RECORDING NO. 20150917900016
R3) RECORD OF SURVEY, RECORDING NO. 199804279007
R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
R5) RECORD OF SURVEY, RECORDING NO. 199901069001
R6) LOT LINE REVISION, RECORDING NO. 199811189006
R7) RECORD OF SURVEY, RECORDING NO. 20111213900001
R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGAL DESCRIPTIONS

PARCEL "A" (APN 3024059001):

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

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

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

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

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

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

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

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

PARCEL "B" (APN 3024059151):

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

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

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

PARCEL "C" (APN 3024059043):

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

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

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

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

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

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

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

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

APN 3024059213:

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

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

1. RIGHT TO USE WATER FROM A STREAM ON THE GRANTED PREMISES FOR DOMESTIC PURPOSES, AND THE RIGHT TO LAY DOWN, CONSTRUCT AND MAINTAIN WATER PIPELINES FROM SAID STREAM, AS RECORDED UNDER RECORDING NUMBER 2751063.

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

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

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

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

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

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

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

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

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

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

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

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

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

1A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: WATER LINE
   RECORDING DATE: AUGUST 3, 1915
   RECORDING NO.: 1010741
   AFFECTS: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
   SURVEYOR'S NOTE: THE NORTHERLY PORTION OF LOT 7 IS SUBJECT TO AN EASEMENT OF UNDEFINED WIDTH FOR MAINTENANCE OF A WATER PIPE LINE AS LAID OUT AND ESTABLISHED ON JUNE 16, 1915.

2A. RELEASE OF DAMAGE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
   EXECUTED BY: MERCER ISLAND DEVELOPMENT, INC. AND KING COUNTY
   RECORDING DATE: AUGUST 5, 1959
   RECORDING NO.: 5064645
   RELEASING KING COUNTY FROM ALL FUTURE CLAIMS FROM THE NATURAL DRAINAGE FLOW FROM THE PLAT OF TIMBERLAND NUMBER 4.

3A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: MERCER ISLAND SEWER DISTRICT
   PURPOSE: SEWER PIPELINE
   RECORDING DATE: SEPTEMBER 19, 1964
   RECORDING NO.: 5787752
   AFFECTS: SOUTHERLY PORTION OF SAID PREMISES

4A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: SEWER AND STORM DRAINAGE
   RECORDING DATE: AUGUST 5, 1974
   RECORDING NO.: 7408050451
   AFFECTS: WESTERLY 10 FEET OF SAID PREMISES

5A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   RECORDING DATE: NOVEMBER 7, 1983
   RECORDING NO.: 8311070717
   SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAID EASEMENT.

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

   RECORDING NO: 8410179003

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

7A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF MERCER ISLAND
   PURPOSE: PEDESTRIAN TRAIL
   RECORDING DATE: APRIL 24, 2003
   RECORDING NO.: 20030424001903
   AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
   SURVEYORS NOTE: SAID DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION. NOT SHOWN ON SURVEY.

8A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: 10 FOOT SANITARY AND STORM SEWER EASEMENT, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO, UPON
   AND OVER THE ABOVE–DESCRIBED PROPERTY AND THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND CLEAN SAID SANITARY AND STORM SEWER.
   RECORDING DATE: SEPTEMBER 29, 2004
   RECORDING NO.: 20040929002055
   AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY

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

SHT. 1 OF 2

LOCATED IN NW 1/4 OF THE NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

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

PLANT-190204

TOPOGRAPHIC SURVEY

DRAFTED: JR | CHECKED: EMW
DATE: 3/24/2025 | JOB NO.: PLANT-190204
FIELD CREW: BA, DF, AJ, AW

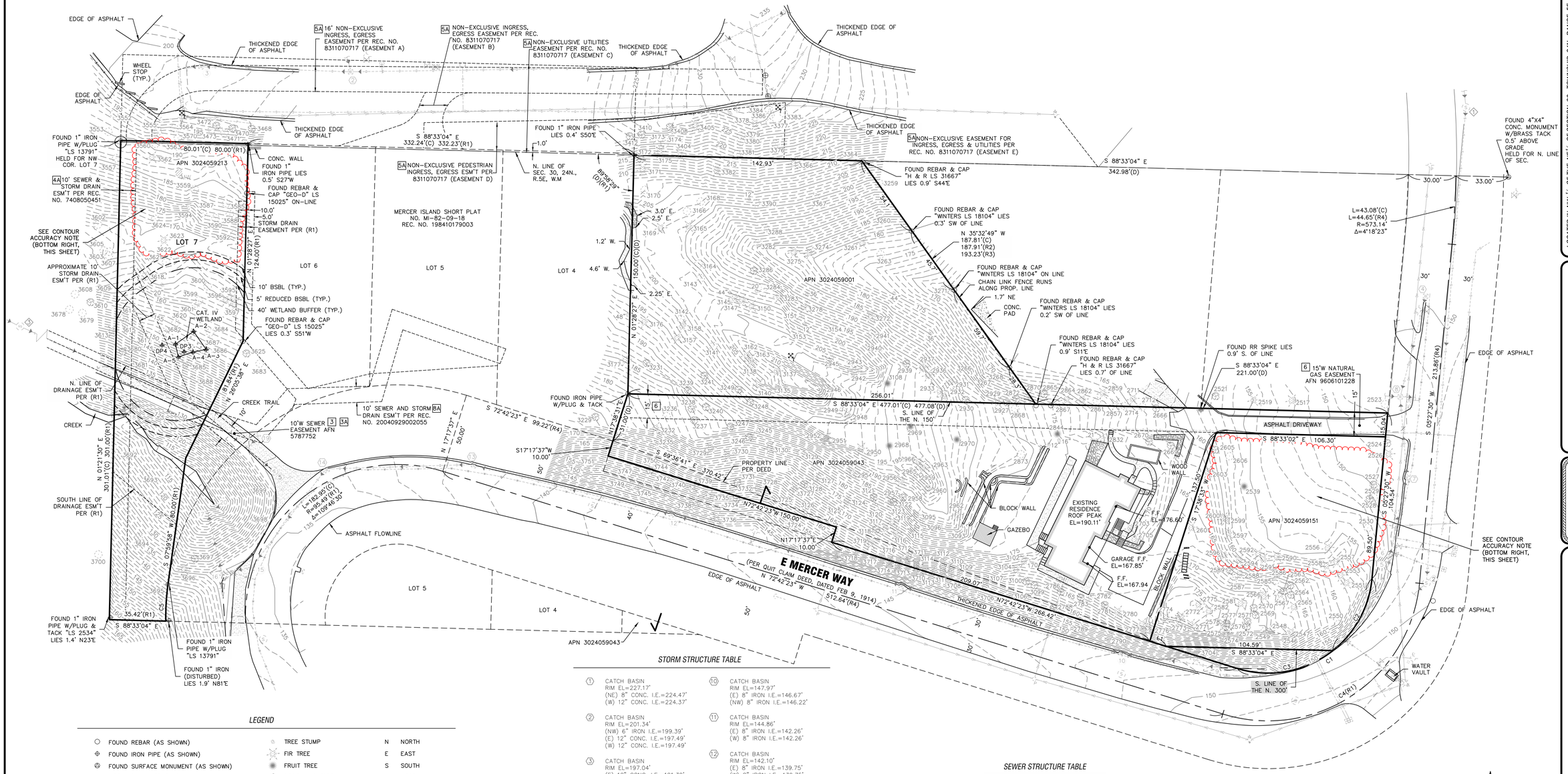
WASHINGTON — EVAN M. WILLIAMS — 22400 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/24/25

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

INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

TOPOGRAPHIC SURVEY



STORM STRUCTURE TABLE

① CATCH BASIN
RIM EL=227.17'
(NE) 8" CONC. I.E.=224.47'
(W) 12" CONC. I.E.=224.37'

② CATCH BASIN
RIM EL=201.34'
(NW) 6" IRON I.E.=199.39'
(E) 12" CONC. I.E.=197.49'
(W) 12" CONC. I.E.=197.49'

③ CATCH BASIN
RIM EL=197.04'
(E) 12" CONC. I.E.=191.39'
(SW) 12" CMP I.E.=191.39'

④ CATCH BASIN
RIM EL=150.05'
(SW) 12" CONC. I.E.=147.90'

⑤ 8" IRON CULVERT I.E.=146.65'

⑥ CATCH BASIN
RIM EL=148.14'
(N) 8" IRON I.E.=146.34'
(S) 8" IRON I.E.=146.54'

⑦ CATCH BASIN
RIM EL=148.34'
(NW) 12" CONC. I.E.=145.84'
(S) 8" IRON I.E.=145.94'

⑧ CATCH BASIN TYP. II
ROUND GRATED LID
RIM EL=147.12'
(NE) 12" CONC. I.E.=137.37'
(SE) 12" CONC. I.E.=137.42'
(E) 12" CONC. I.E.=132.07'
(W) 12" CONC. I.E.=14.80'

⑨ 12" CONC. CULVERT
I.E.=147.52'

⑩ CATCH BASIN
RIM EL=147.97'
(E) 8" IRON I.E.=146.67'
(NW) 8" IRON I.E.=146.22'

⑪ CATCH BASIN
RIM EL=144.86'
(E) 8" IRON I.E.=142.26'
(W) 8" IRON I.E.=142.26'

⑫ CATCH BASIN
RIM EL=142.10'
(E) 8" IRON I.E.=139.75'
(W) 8" IRON I.E.=139.75'

⑬ CATCH BASIN
RIM EL=138.40'
(E) 8" IRON I.E.=136.05'
(W) 12" PLASTIC I.E.=135.90'

⑭ CATCH BASIN
RIM EL=135.63'
(NE) 12" PLASTIC I.E.=133.23'
(SW) 12" PLASTIC I.E.=133.23'

⑮ CATCH BASIN
RIM EL=135.24'
(NE) 12" PLASTIC I.E.=132.64'
(SW) 12" PLASTIC I.E.=132.64'

⑯ CATCH BASIN
RIM EL=133.51'
(NW) 12" PLASTIC I.E.=126.86'
(S) 12" CONC. I.E.=127.56'
(NE) 12" PLASTIC I.E.=130.91'

⑰ 12" CONC. CULVERT I.E.=110.99'

⑱ 6" PVC CULVERT I.E.=119.56'

⑲ CATCH BASIN
RIM EL=135.09'
(N) 8" PLASTIC I.E.=132.79'
(SW) 6" PVC I.E.=132.69'

⑳ 36"X36" CONC. INLET 107.63'

SEWER STRUCTURE TABLE

① SEWER MANHOLE
RIM EL=152.81'
(NW) 8" CONC. I.E.=145.41'
(S) 8" CONC. I.E.=145.31'

② SEWER MANHOLE
RIM EL=149.41'
(N) 8" CONC. I.E.=141.36'
(SW) 8" CONC. I.E.=141.26'

③ SEWER MANHOLE
RIM EL=134.30'
(SE) 10" CONC. I.E.=126.45'
(NW) 10" CONC. I.E.=126.55'

④ SEWER MANHOLE
RIM EL=131.18'
(NW) 10" CONC. I.E.=125.83'
(SE) 10" CONC. I.E.=125.73'

⑤ SEWER MANHOLE
RIM EL=135.68'
(NW) 10" CONC. I.E.=125.58'
(E) 10" CONC. I.E.=125.48'
(NE) 8" CONC. I.E.=125.68'
(SE) 8" CONC. I.E.=125.73'

LEGEND

- FOUND REBAR (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- FOUND SURFACE MONUMENT (AS SHOWN)
- WETLAND MARKER FLAG
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CATCH BASIN
- SEWER MANHOLE
- POWER METER
- GUY POLE
- POWER POLE
- POWER POLE W/DROP & TRANSFORMER
- POWER POLE W/LIGHT
- POWER POLE W/LIGHT & TRANSFORMER
- POWER POLE W/LIGHT, TRANSFORMER & DROP
- GUY ANCHOR
- TELEPHONE PEDESTAL
- GUARD POST
- SIGN
- MB MAIL BOX
- MW MONITORING WELL
- TREE STUMP
- FIR TREE
- FRUIT TREE
- DECIDUOUS TREE
- CEDAR TREE
- SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- EDGE OF CREEK
- CENTERLINE OF DITCH
- GRAVEL SURFACE
- ASPHALT SURFACE
- ROCK WALL/ROCKERY
- CONCRETE SURFACE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- (R) DISTANCE AS REFERENCED
- (D) DISTANCE PER DEED

N	NORTH
E	EAST
S	SOUTH
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
CONC.	CONCRETE
EL	ELEVATION

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	116.40'	65.49'	101°50'07"
C2	52.77'	65.49'	46°09'52"
C3	63.63'	65.49'	55°40'15"
C4	169.72'	95.49'	101°50'07"
C5	23.18'	145.49'	9°07'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°42'23" W	10.82'

CONTOUR ACCURACY NOTE

ALL CONTOURS SHOWN WITHIN THE RED AREA COMPLY WITH THE CITY OF MERCER ISLAND ACCURACY STANDARDS OF BEING WITHIN A HALF FOOT CONTOUR INTERVAL.

GRAPHIC SCALE
0 15 30 60
1" = 30 FEET

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

SHT. 2 OF 2

LOCATED IN NW ¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 24N., RANGE 5E., W.M.

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

PLANT-190204

TOPOGRAPHIC SURVEY

DRAFTED: JR | CHECKED: EMW
DATE: 3/24/2025 | JOB NO.: PLANT-190204
SCALE: 1"= 30' | FIELD CREW: BA, DF, AJ, AW

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

INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

GENERAL PLAN NOTES

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

LEGEND

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

KEYNOTES

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

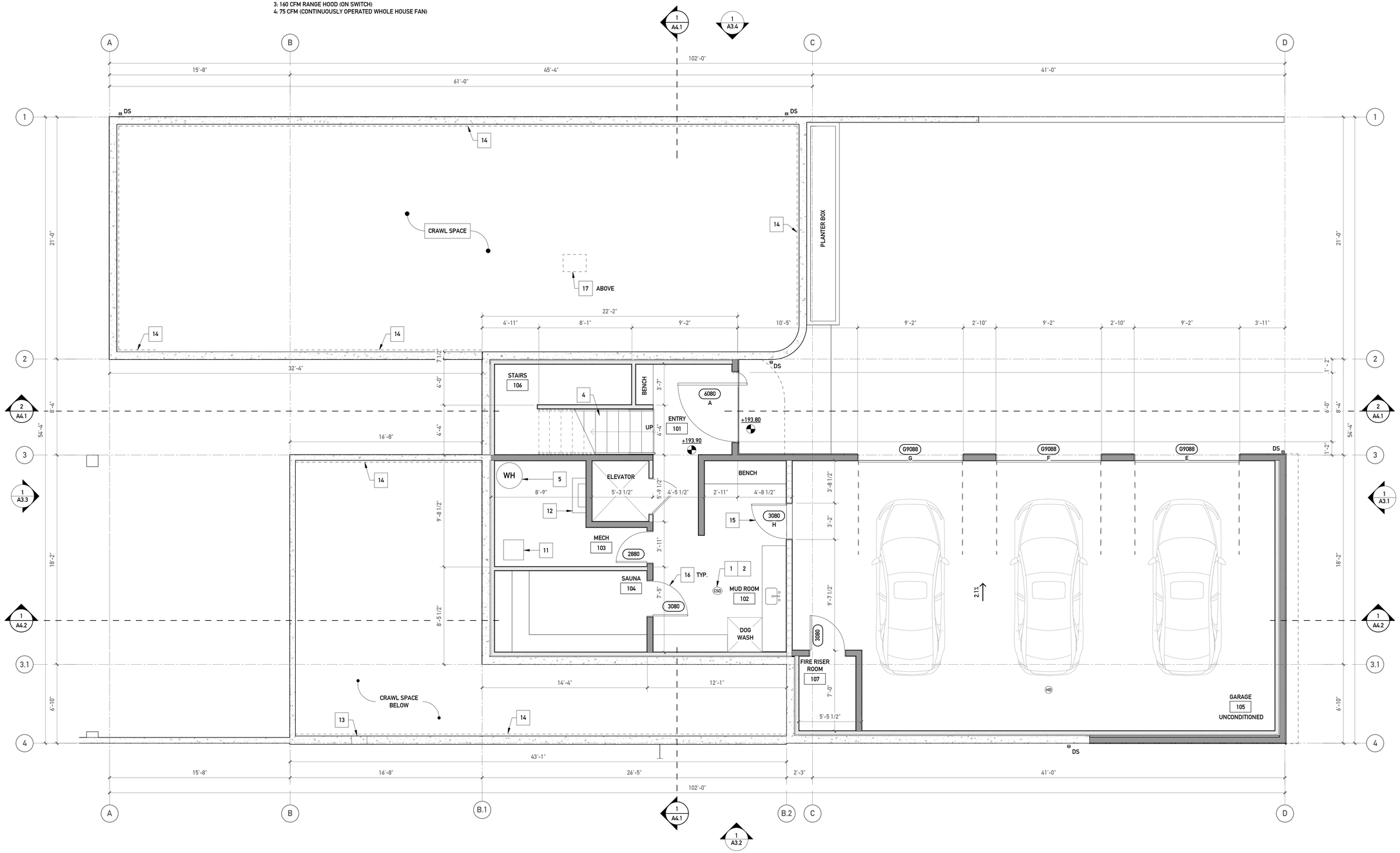
CRAWLSPACE CALCULATION

NORTH CRAWLSPACE AREA: 1,168.2 SF
1,168.2 / 300 = 3.89 SF = 561 SI NFVA REQUIRED

PROVIDE 120 LF (577.2 SI) CONTINUES FOUNDATION VENT W/ 4.81 SI /LF OF NET FREE VENT AREA.

SOUTH CRAWLSPACE AREA (REF. A2.2): 551.65 SF
551.65 /300 = 1.84 SF = 265 SI NFVA REQUIRED

PROVIDE 59.75 LF (289.4 SI) CONTINUES FOUNDATION VENT W/ 4.81 SI /LF OF NET FREE VENT AREA.



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

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

A2.1

GENERAL PLAN NOTES

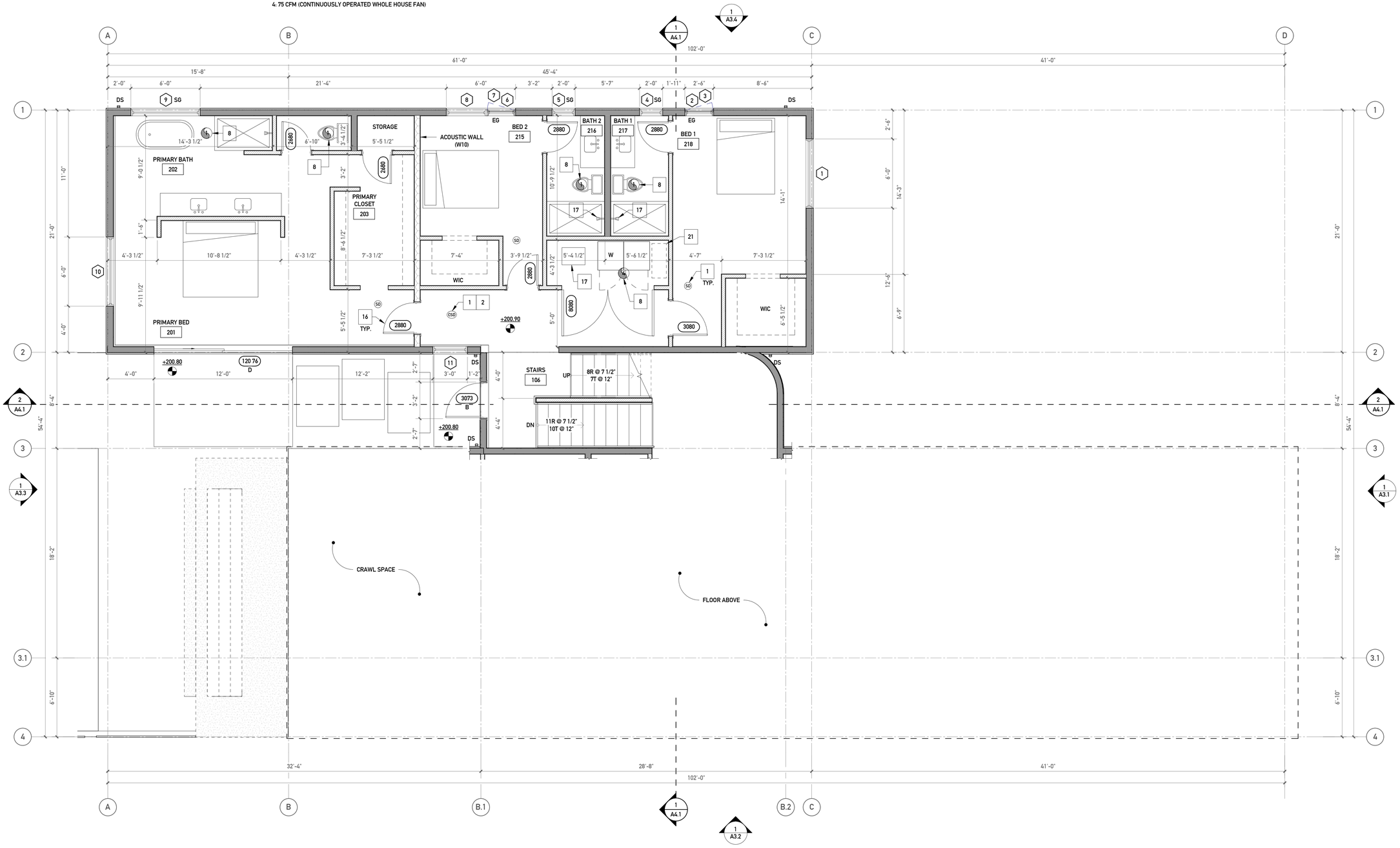
A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

LEGEND

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

KEYNOTES

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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

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

A2.2

GENERAL PLAN NOTES

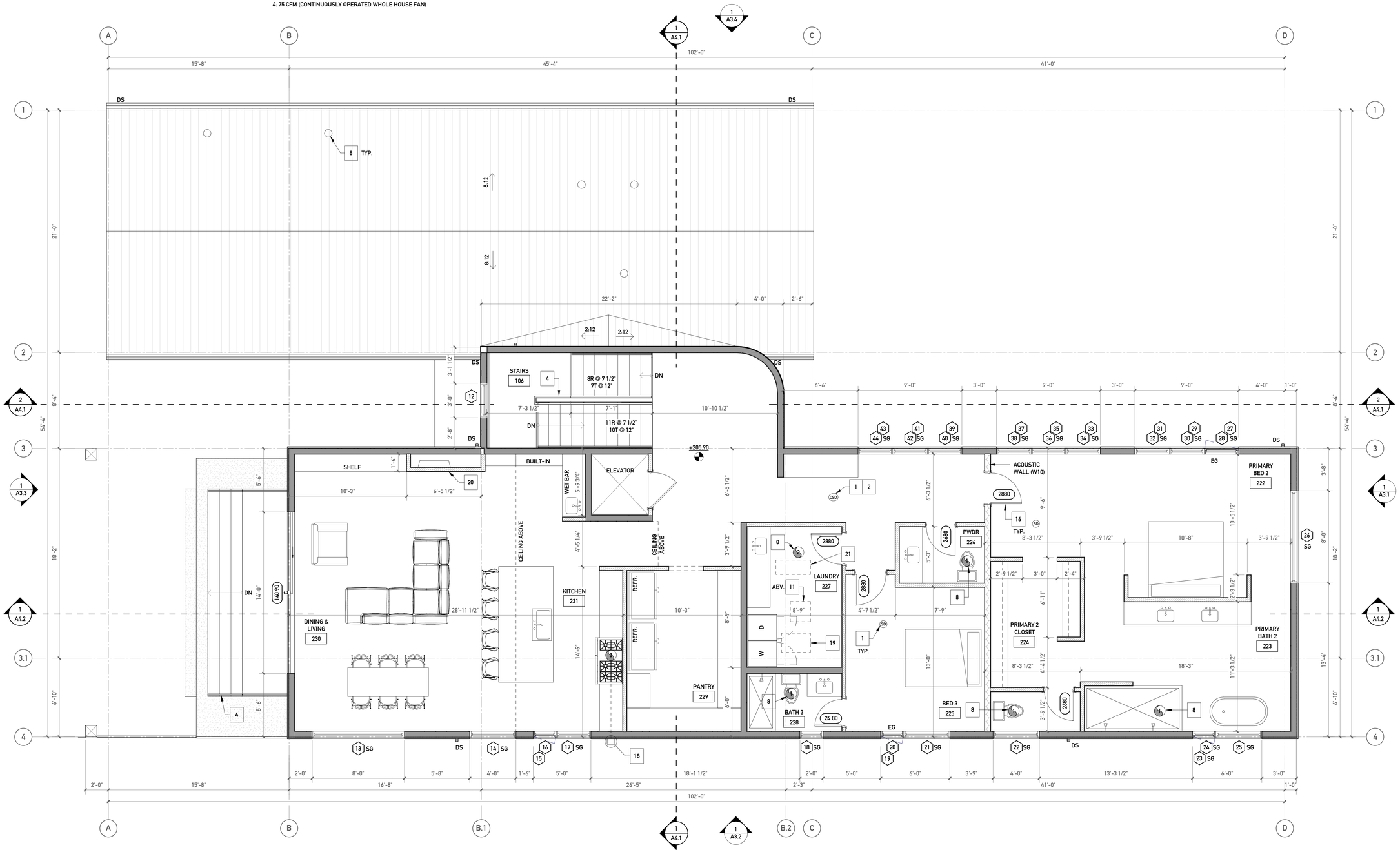
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B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.
D. ALL DOORS SHALL BE CENTERED ON WALL OR 6" FROM ADJACENT WALL U.N.O.

LEGEND

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- EXHAUST FAN:
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  3: 160 CFM RANGE HOOD (ON SWITCH)
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16. ALL UNRATED INTERIOR DOORS TO BE SOLID CORE.
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18. ROUTE EXHAUST TO EXTERIOR.
19. ATTIC ACCESS HATCH (22x30 MIN.)
20. DIRECT VENT GAS FIREPLACE.
21. HRV IN SOFFIT ABOVE.



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

A2.3

GENERAL ROOF PLAN NOTES

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

KEYNOTES

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

ROOF VENT CALCULATIONS

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

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

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

TOTAL NORTH ROOF AREA VENT PROV'D: 1755 SI

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

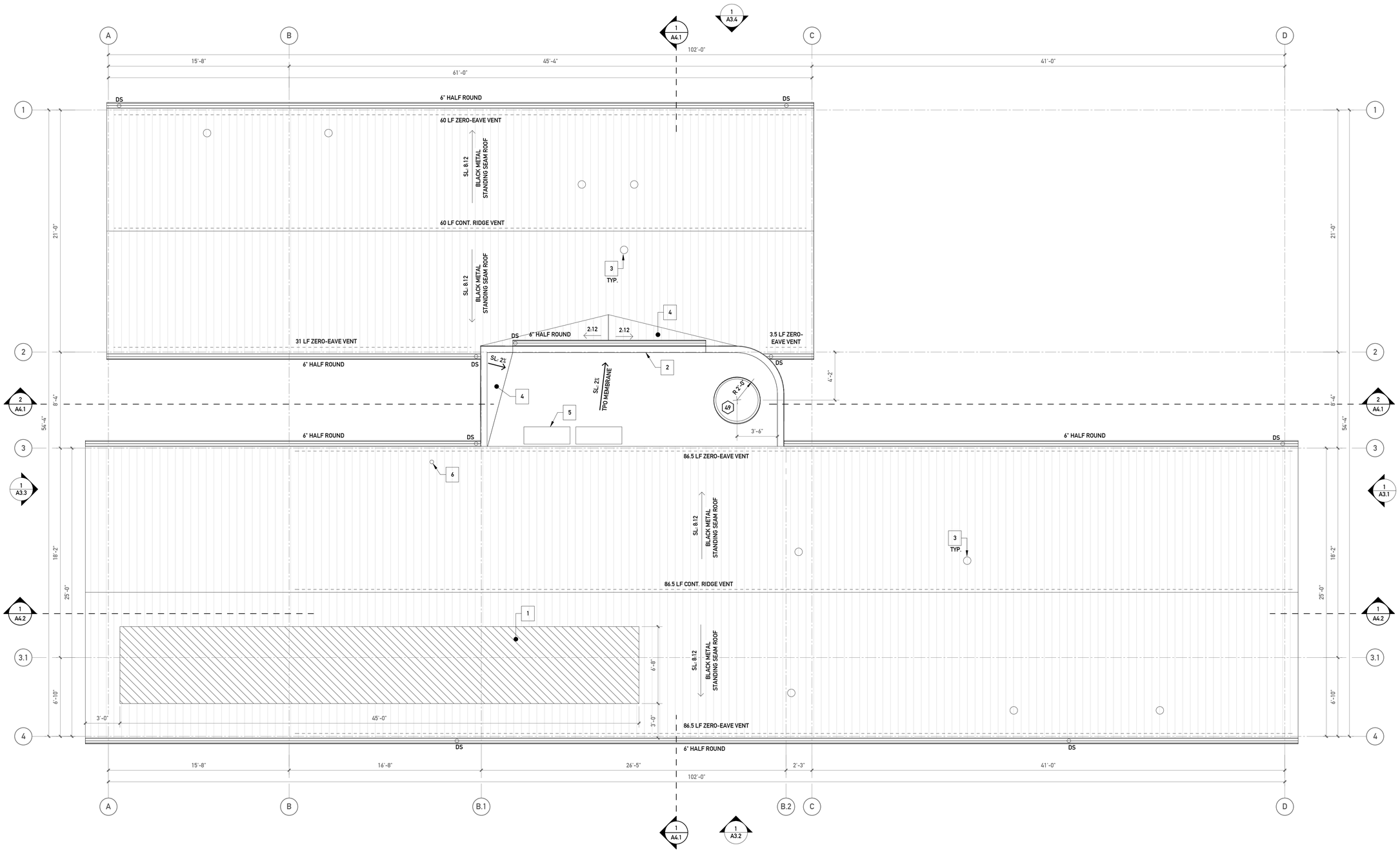
86.5 LF CONT. RIDGE VENT (COR-A-VENT V-300 OR EQUAL):
86.5 LF x 13.5 SI/LF = 1,167.75 SI

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

TOTAL NORTH ROOF AREA VENT PROV'D: 2,897.75 SI

SOLAR READINESS

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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

A2.4

GENERAL ELEVATION NOTES

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B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.

KEYNOTES

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

SYMBOL LEGEND

EXISTING GRADE

FINISHED GRADE

SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

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

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

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

WINDOWS
W-1 FIBERGLASS WINDOWS - BLACK

DOWNSPOUT
DS-1 METAL DOWNSPOUT - BLACK

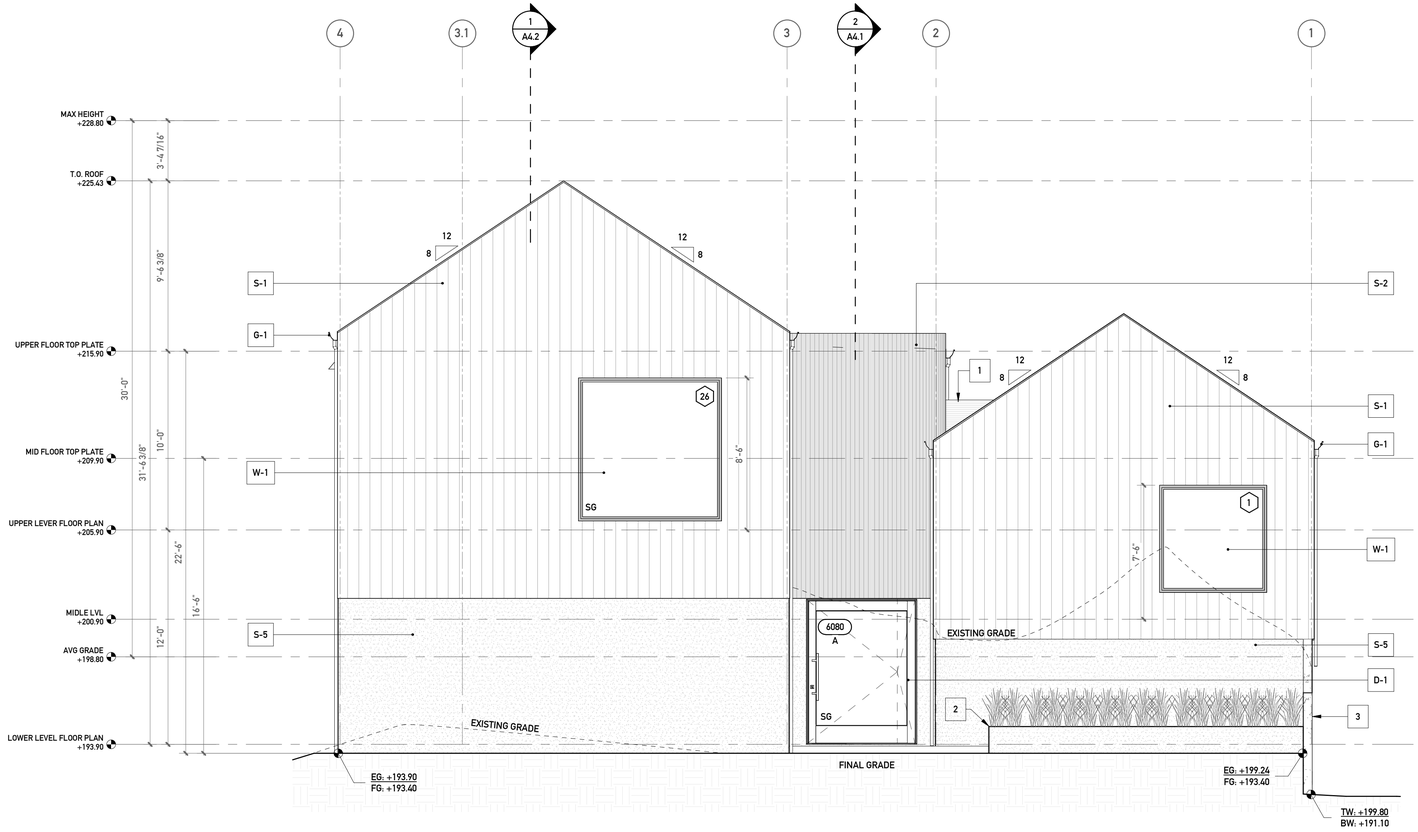
GUTTER
G-1 6" HALF ROUND GUTTER - BLACK
G-2 SCUPPER - BLACK

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

MECHANICAL
M-1 EXHAUST VENT



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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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ELEVATIONS
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A3.1

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SYMBOL LEGEND

EXISTING GRADE

FINISHED GRADE

SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

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

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

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

WINDOWS
W-1 FIBERGLASS WINDOWS - BLACK

DOWNSPOUT
DS-1 METAL DOWNSPOUT - BLACK

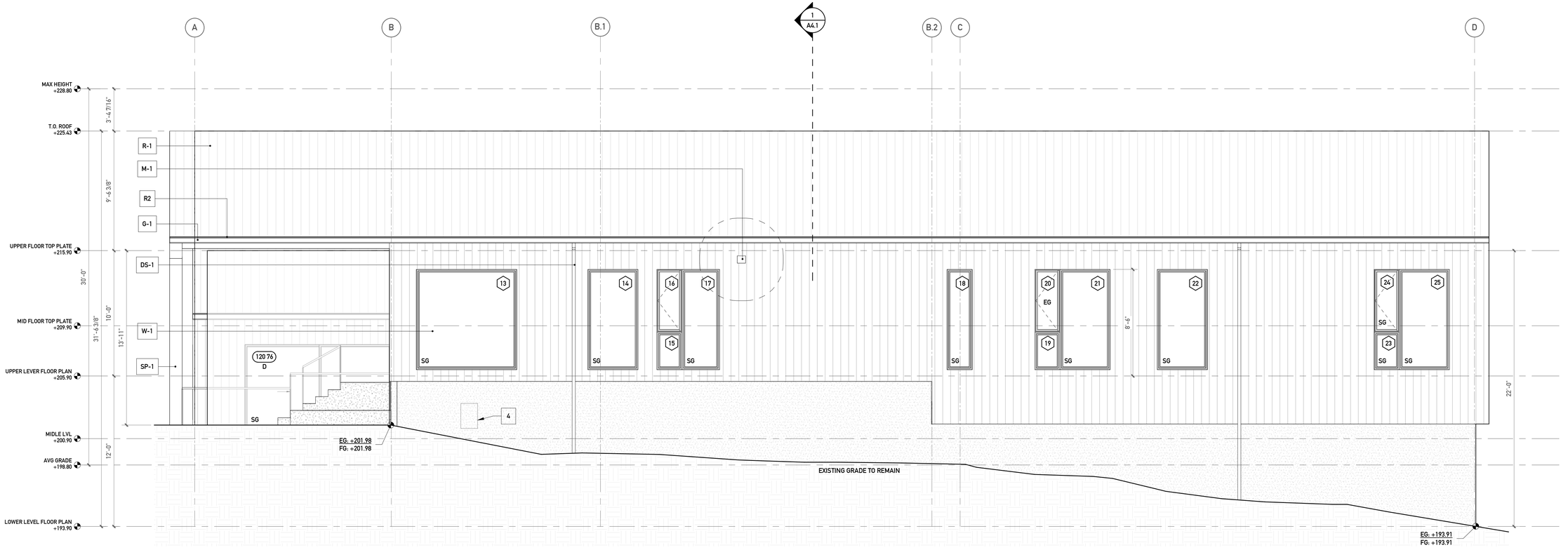
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G-1 6" HALF ROUND GUTTER - BLACK
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SPECIALTY
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SP-2 METAL CAP FLASHING - BLACK
SP-3 CONCRETE STAIR
SP-4 METAL GUARDRAIL - BLACK

MECHANICAL
M-1 EXHAUST VENT



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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

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A3.2

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KEYNOTES

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

SYMBOL LEGEND

EXISTING GRADE

FINISHED GRADE

SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

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

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

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

WINDOWS
W-1 FIBERGLASS WINDOWS - BLACK

DOWNSPOUT
DS-1 METAL DOWNSPOUT - BLACK

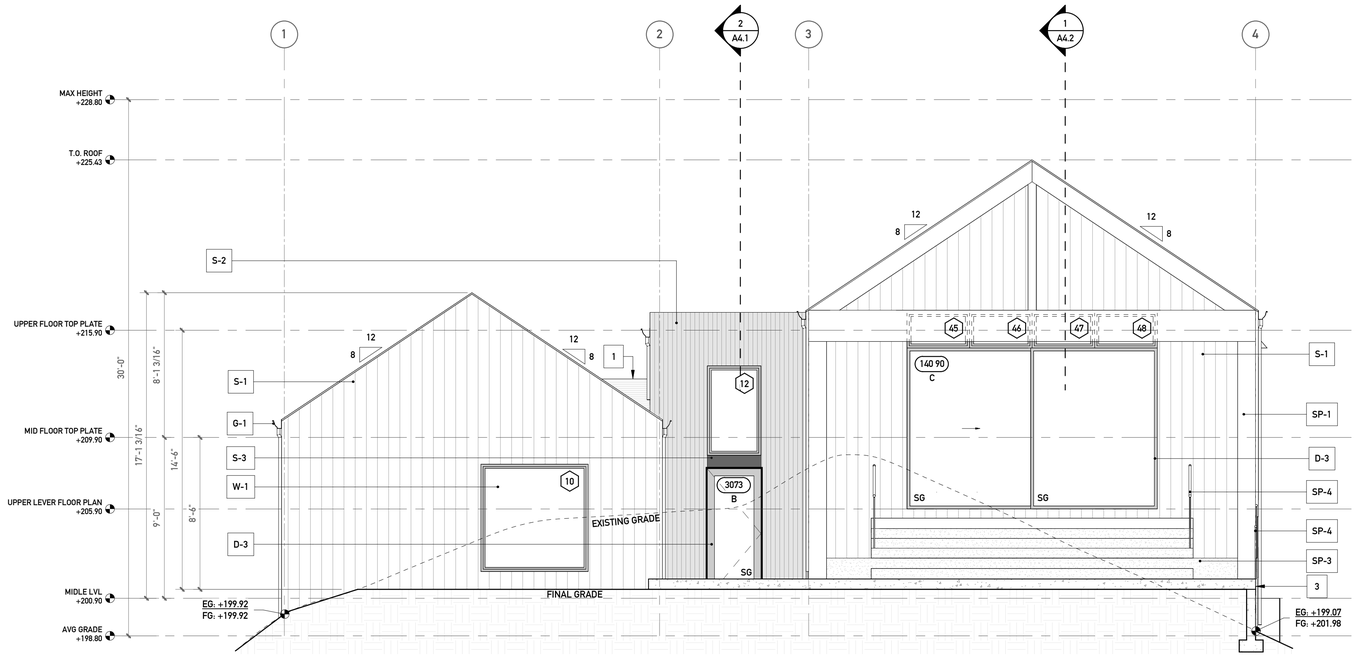
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SPECIALTY
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SP-2 METAL CAP FLASHING - BLACK
SP-3 CONCRETE STAIR
SP-4 METAL GUARDRAIL - BLACK

MECHANICAL
M-1 EXHAUST VENT



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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

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KEYNOTES

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

SYMBOL LEGEND

EXISTING GRADE

FINISHED GRADE

SCUPPER AND DOWNSPOUT

MATERIALS LEGEND

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

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

SIDING
S-1 FIBER CEMENT BOARD & BATTEN VERT. SIDING - SECRET GARDEN SW 6181
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S-5 CONCRETE PLASTER

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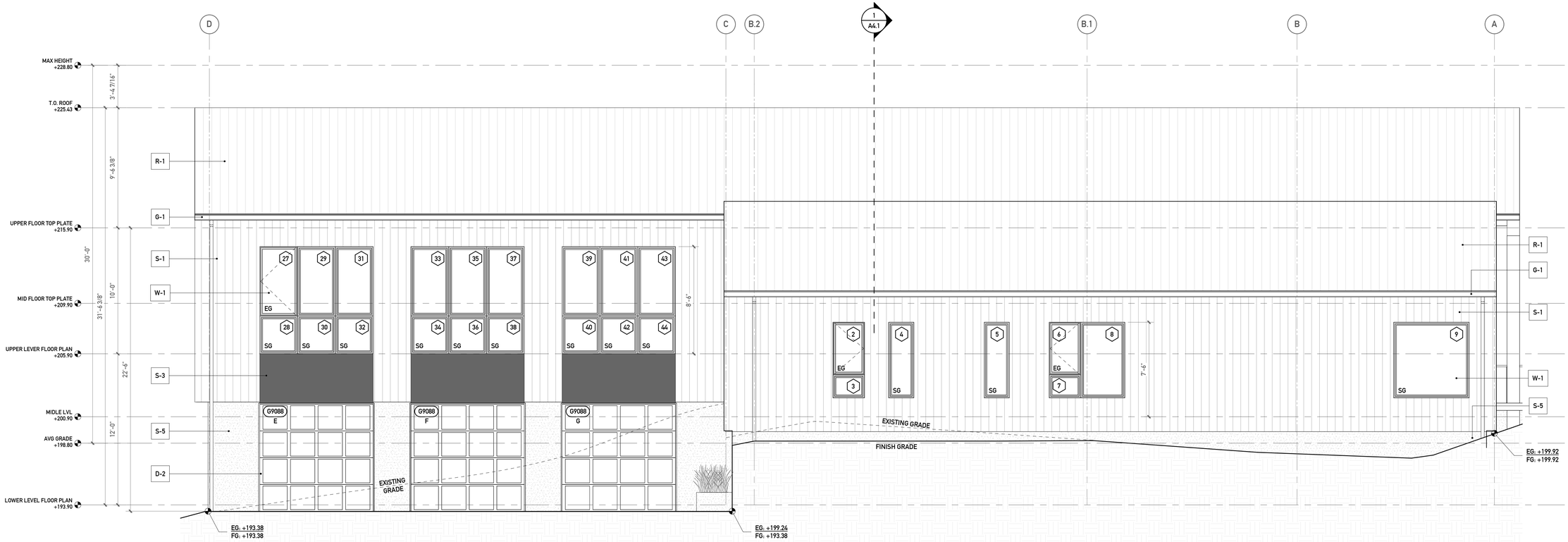
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SP-3 CONCRETE STAIR
SP-4 METAL GUARDRAIL - BLACK

MECHANICAL
M-1 EXHAUST VENT



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



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

0 2 4 8
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ELEVATIONS
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A3.4

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

KEYNOTES

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

SYMBOL LEGEND

FRAMING

BLOCKING

WALL ASSEMBLIES

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

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

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

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

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

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

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

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

FLOOR ASSEMBLIES

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

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

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

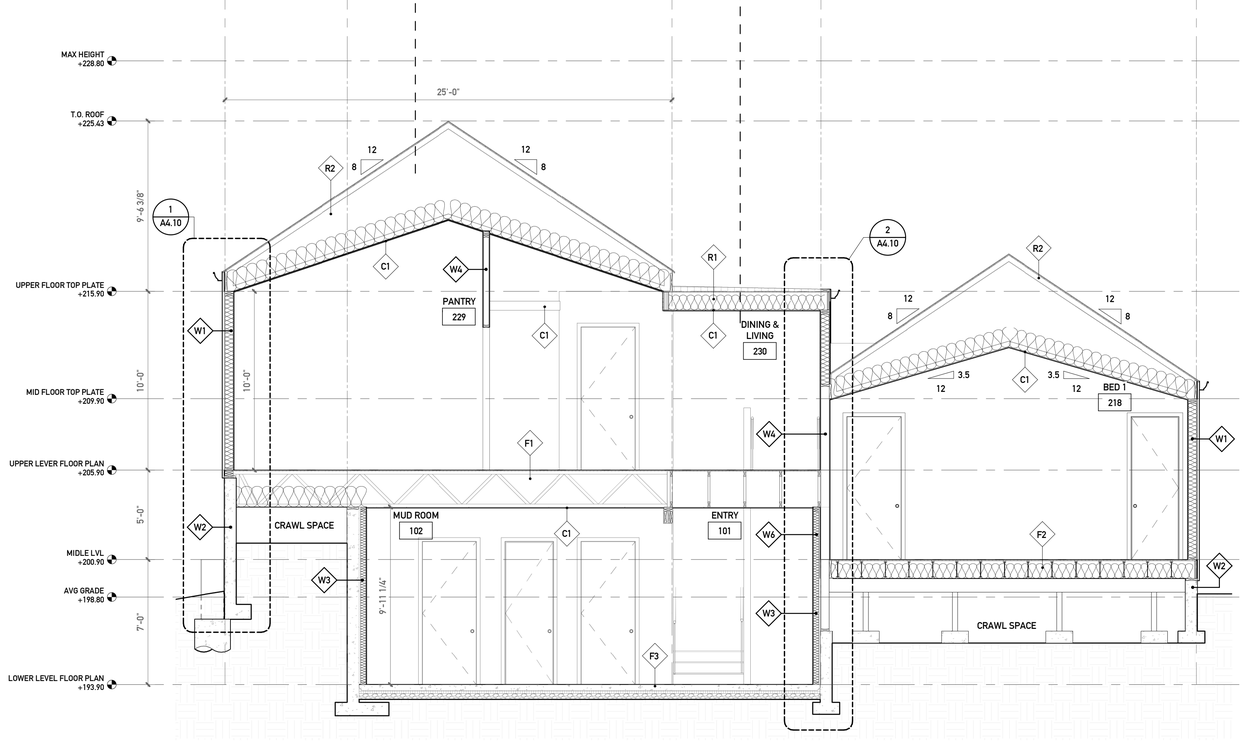
ROOF/CEILING ASSEMBLIES

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

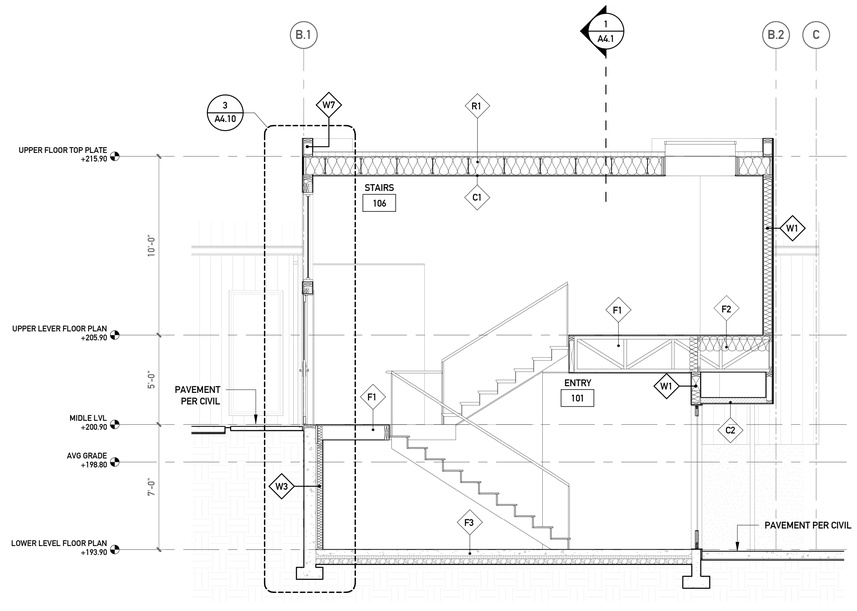
R2 — ROOF: TYPICAL VENTED
METAL STANDING SEAM PER ELEVATION
ROOFING UNDERLAYMENT
ICE + WATER SHIELD FOR 24" ABOVE WALL TOP PLATE
ROOF BOARD
SHEATHING AND NAILING PER STRUC'L
FRAMING PER STRUC'L
1" MIN. AIR SPACE
R-60 MIN. BATT INSULATION

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

C2 — CEILING: SOFFIT
5/8" T+G CEDAR



1 A4.1 **CROSS SECTION**
SCALE: 1/4" = 1'-0"



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

SECTIONS
SCALE: 1/4" = 1'-0"
A4.1

GENERAL SECTION NOTES

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

KEYNOTES

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

SYMBOL LEGEND

FRAMING

BLOCKING

WALL ASSEMBLIES

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

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

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

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

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

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

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

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

FLOOR ASSEMBLIES

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

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

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

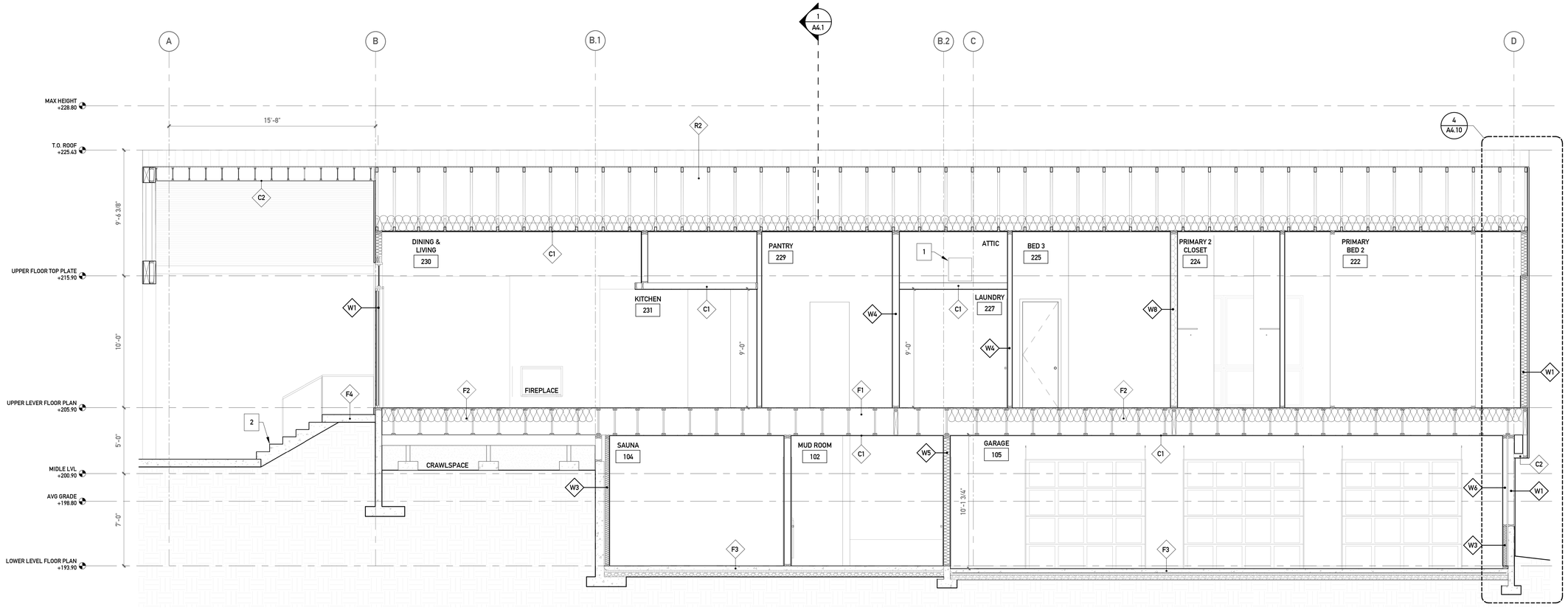
ROOF/CEILING ASSEMBLIES

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

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

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

C2 — CEILING: SOFFIT
5/8" T+G CEDAR



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

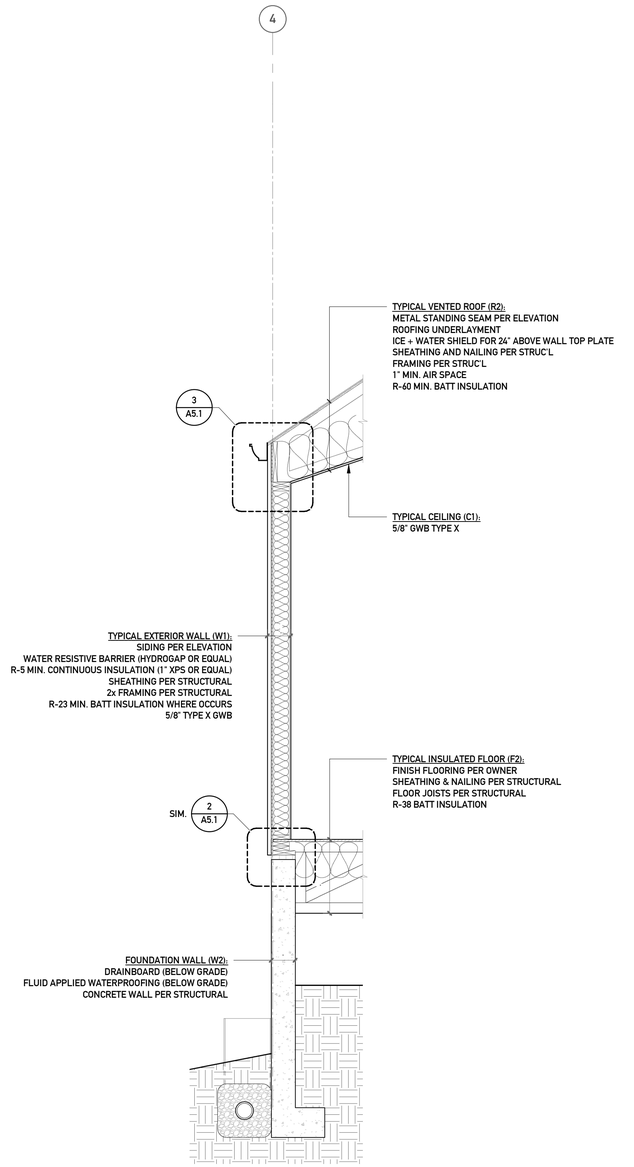
NEW CONSTRUCTION
MERCER ISLAND 64 - WEST LOT
9191 SE 64TH STREET, MERCER ISLAND, WA 98040

City of MERCER ISLAND
Permit
October 14, 2025

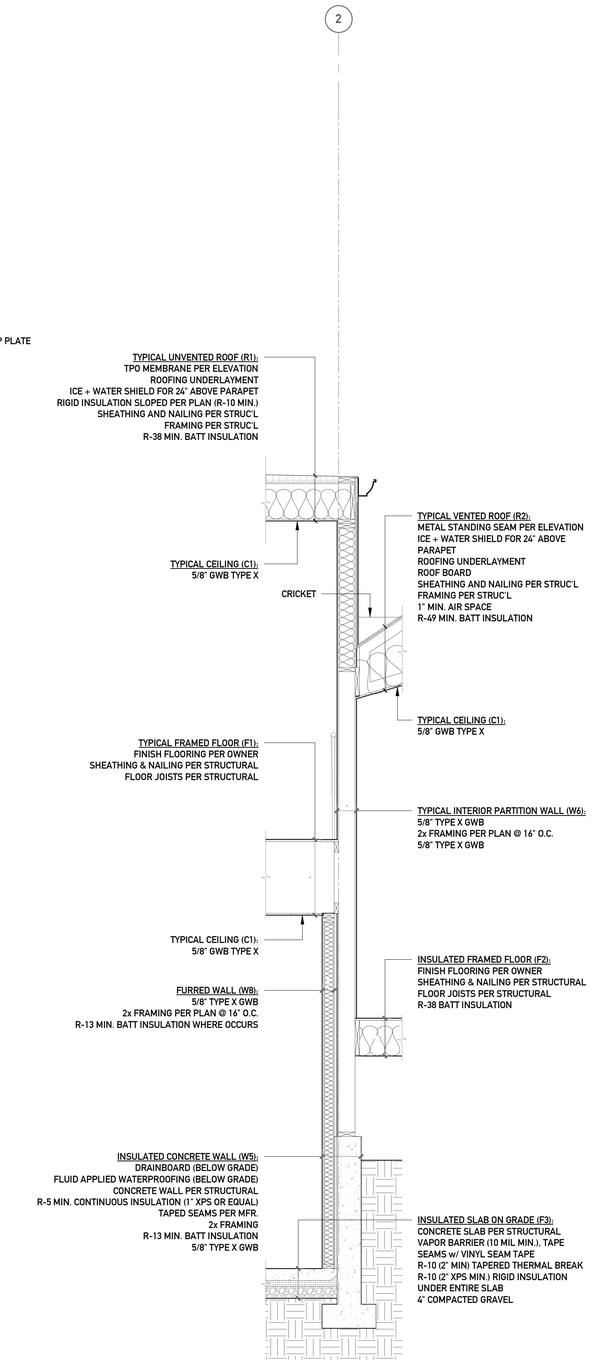
PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

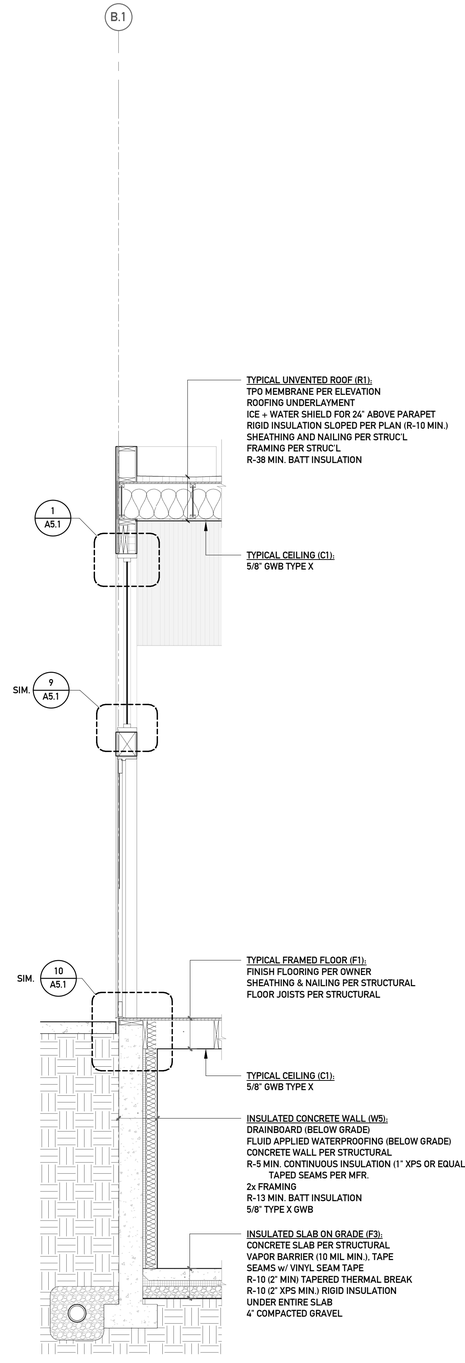
SECTIONS
SCALE: 1/4" = 1'-0"
A4.2



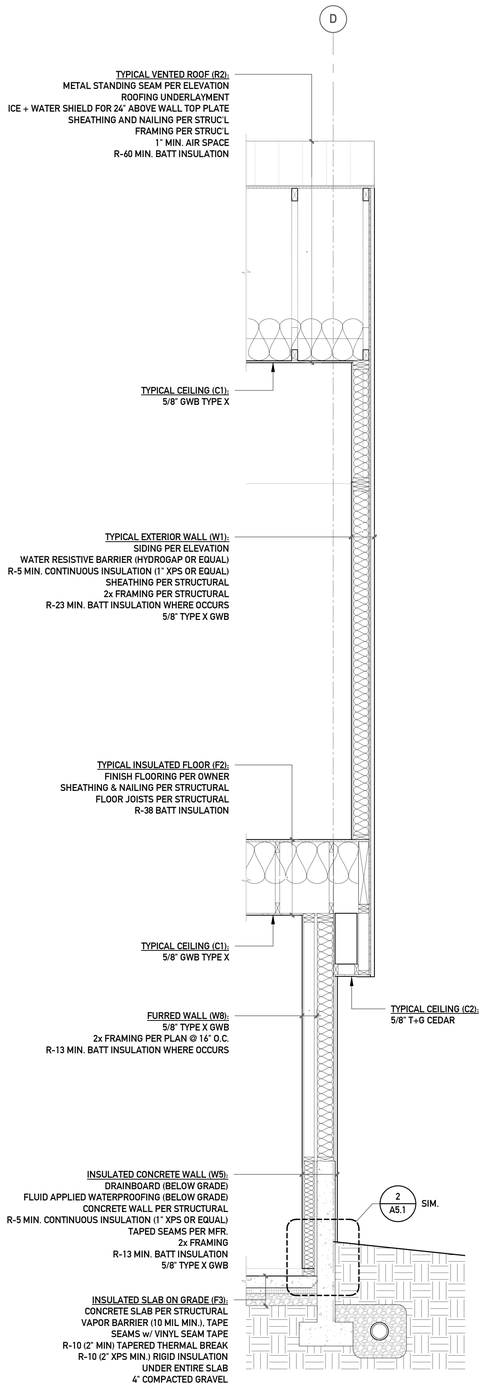
1 A4.10 **WALL SECTION 1**
SCALE: 1/2" = 1'-0"



2 A4.10 **WALL SECTION 2**
SCALE: 1/2" = 1'-0"



3 A4.10 **WALL SECTION 3**
SCALE: 1/2" = 1'-0"



4 A4.10 **WALL SECTION 4**
SCALE: 1/2" = 1'-0"

ORIGINAL SHEET SIZE: 24" x 36"

CITIZEN DESIGN

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

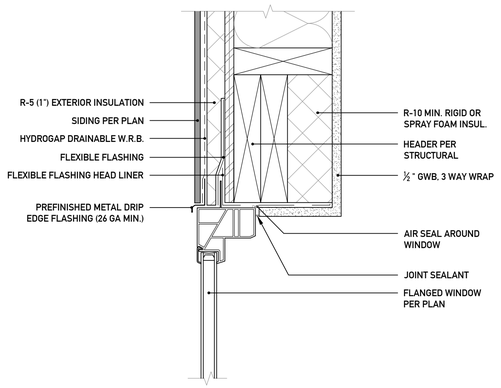
City of MERCER ISLAND
Permit
October 14, 2025

PERMIT NUMBER

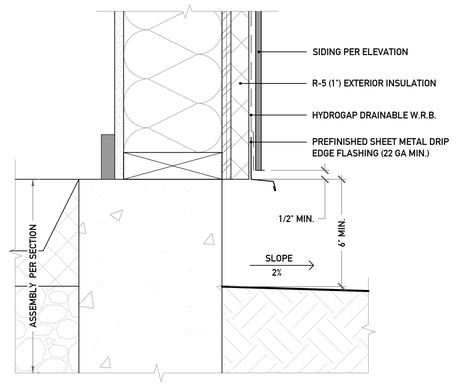
FOR PLANNING DEPT USE ONLY

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

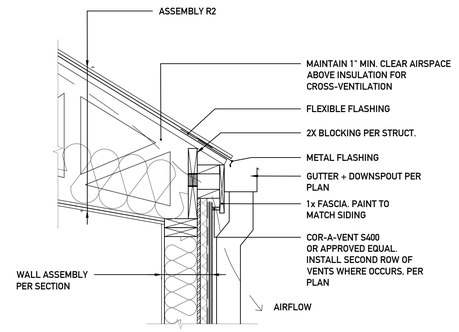
A4.10



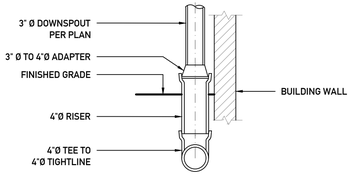
1 A5.1 **TYP. WINDOW HEADER**
SCALE: 3" = 1'-0"



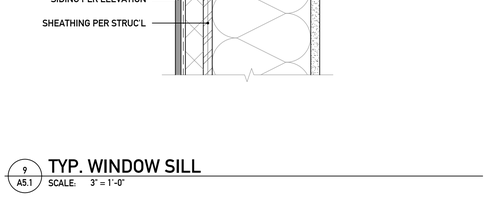
2 A5.1 **TYP. SIDING BASE**
SCALE: 3" = 1'-0"



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



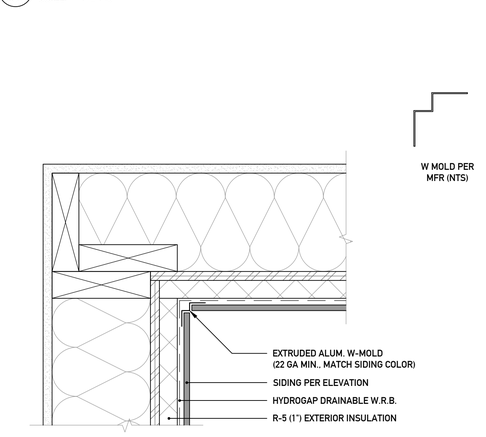
4 A5.1 **TYP. DOWNSPOUT CONNECTION**
SCALE: 1" = 1'-0"



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

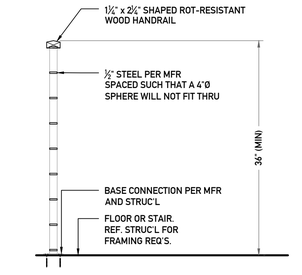


6 A5.1 **LOW CLEARANCE SIDING BASE**
SCALE: 3" = 1'-0"

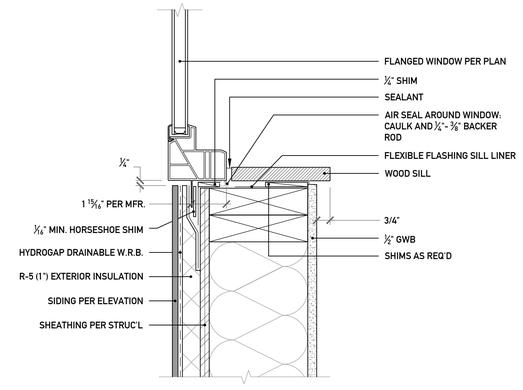


7 A5.1 **TYP. INSIDE CORNER**
SCALE: 3" = 1'-0"

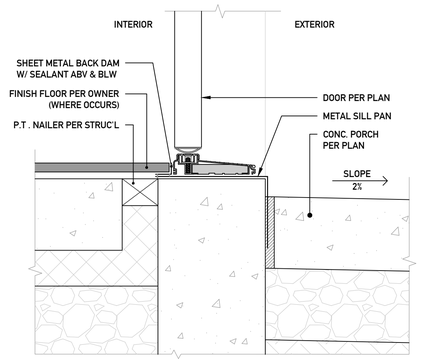
NOTE:
GUARDRAIL TO BE DESIGN/BUILD BY OTHERS AND SATISFY THE FOLLOWING CRITERIA:
- TOP RAIL TO RESIST A 200 LB CONCENTRATED LOAD
- INFILL COMPONENTS TO RESIST A 50 LB LOAD DISTRIBUTED OVER A 12" x 12" AREA



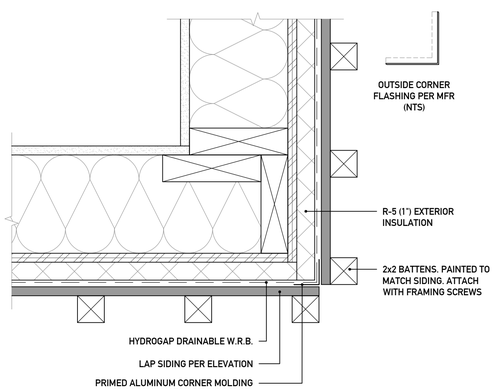
8 A5.1 **TYP. GUARDRAIL**
SCALE: 1" = 1'-0"



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

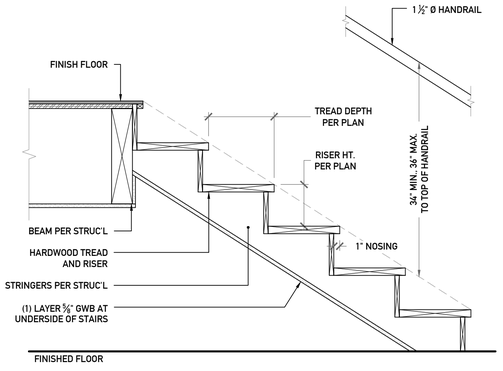


10 A5.1 **TYP. DOOR SILL**
SCALE: 3" = 1'-0"



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

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



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

ORIGINAL SHEET SIZE: 24"x 36"

CITIZEN DESIGN

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

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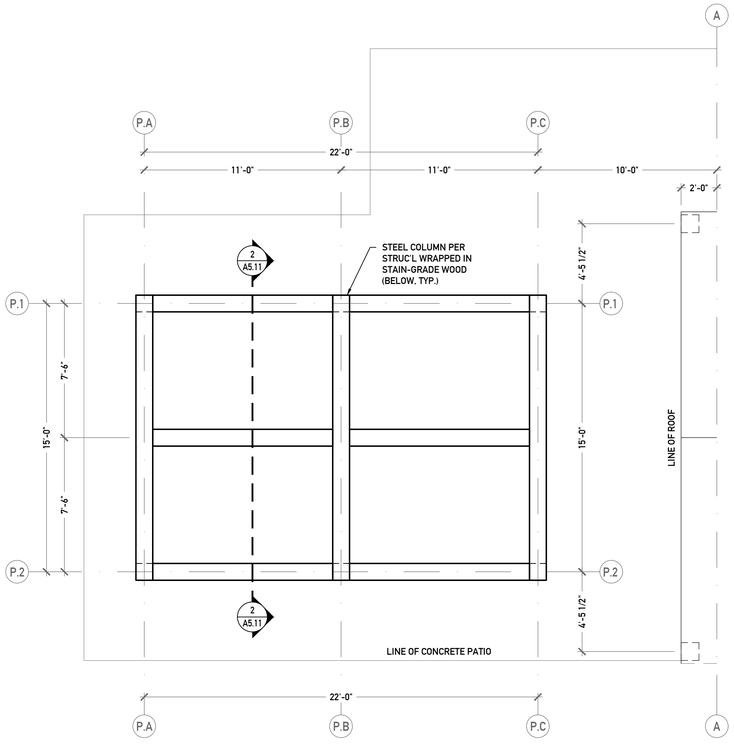
FOR PLANNING DEPT USE ONLY

DETAILS
SCALE: AS NOTED

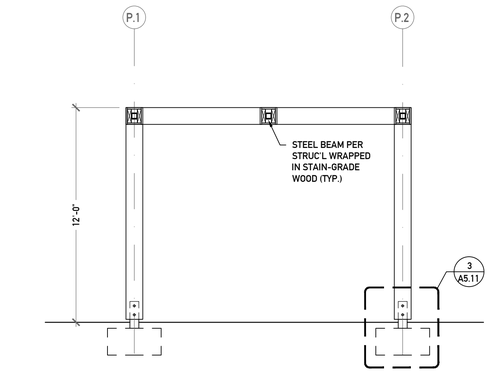
A5.1

GENERAL PLAN NOTES

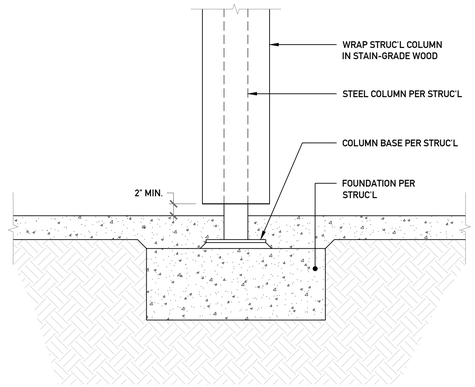
A. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
B. ALL DIMENSIONS ARE TO FACE OF FRAMING, MASONRY, CONCRETE OR FOUNDATION (U.N.O.).
C. REF. SHEET A0.1 FOR GENERAL ARCH'L NOTES.



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



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



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

0 2 4 8
1/4" = 1'-0"

ORIGINAL SHEET SIZE: 24"x 36"

CITIZEN DESIGN

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

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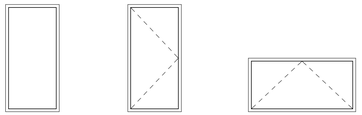
PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

PERGOLA DETAIL
SCALE: AS NOTED

A5.11

WINDOW TYPES



FIXED CASEMENT AWNING

WINDOW SCHEDULE

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

WINDOW NOTES

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

DOOR SCHEDULE

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

DOOR NOTES

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

CITIZEN DESIGN

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

City of MERCER ISLAND

Permit

October 14, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

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

A6.1

ORIGINAL SHEET SIZE: 24" x 36"

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GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION.

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)	60 PSF
SNOW	25 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE
	Kzt=1.0, GCpi=0.18, 98 MPH (RISK CATEGORY II), EXPOSURE "C"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
	LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
	SDC D, SITE CLASS D, Ie=1.0, Ss=1.449, S1=0.554,
	Sds=1.159, Sd1=NULL, Cs=0.178, R=6.5,
	SEISMIC DESIGN BASE SHEAR Vsx=28.92 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE	3000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
SEISMIC SURCHARGE	6H
PASSIVE PRESSURE	300 PCF
COEFFICIENT OF FRICTION	0.40

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT PROPOSED SINGLE-FAMILY RESIDENCE, 9191 SE 64TH ST, MERCER ISLAND, WA. PREPARED BY PAN GEO INC.
PROJECT NO. 25-036.200, DATED: AUGUST 27, 2025

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.3.1.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

15. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-4057. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

16. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

17. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

19. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

20. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

21. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
LSL 1-1/4" RIM (1.3E)	Fb = 1700 PSI	E = 1300 KSI	Fv = 425 PSI
PSL COLUMN (1.8E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

    DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

    MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

22. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

23. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

    WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

    FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16
    FOR ROOFS WITH A PITCH GREATER THAN 2:12

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

24. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

25. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

    ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

    WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

    ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27. WOOD FASTENERS

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	SHANK Ø	HEAD Ø
8d	COMMON	2-1/2"	0.131"	0.281"
10d	GUN	3"	0.131"	0.281"
12d	GUN	3-1/4"	0.131"	0.281"
16d	BOX	3-1/2"	0.135"	0.344"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

    C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

28. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.2. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

    B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

    ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

    UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc. UNO.

29. NOTCHES AND HOLES IN WOOD FRAMING:

    A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

    B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

    C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

⚠ 31. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

32. PREFABRICATED CONNECTOR PLATE WOOD FLOOR TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	55 PSF

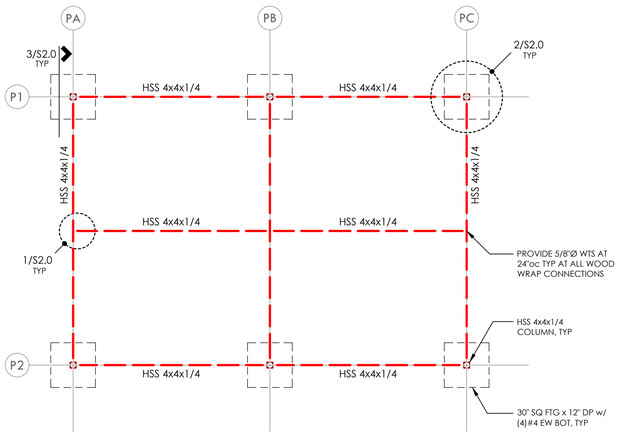
    REFER TO PLAN FOR ADDITIONAL LOADING. ALL FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF THE SPAN DIVIDED BY 480.

    WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPE BEARING POINTS, INTERSECTIONS, ETC, SHOWN ON THE DRAWINGS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

33. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	45 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD (BOTT

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MATERIALS

SAWN LUMBER

TRUSSES

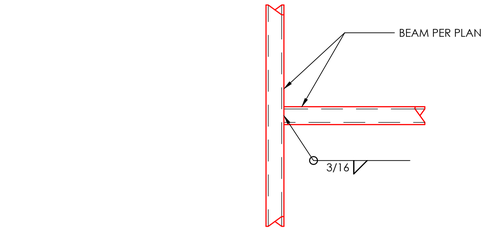
ENGINEERED

GLU-LAM

STEEL MEMBER

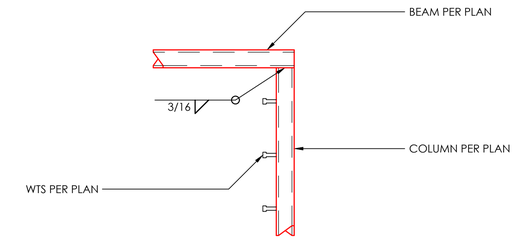
PERGOLA FRAMING PLAN

UPPER FLOOR WALLS SHOWN DASHED
LOWER FLOOR WALLS SHOWN SOLID



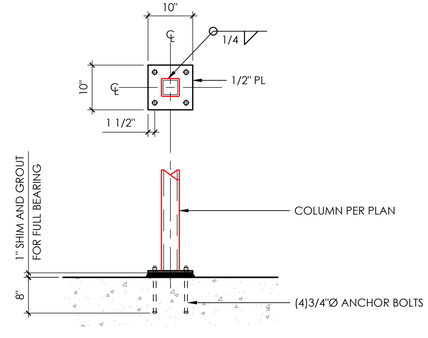
SCALE: 3/4" = 1'-0"

TYPICAL BEAM TO BEAM CONNECTION 1



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

TYPICAL BEAM TO COLUMN CONNECTION 2



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

TYPICAL COLUMN BASEPLATE 3

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RUSSELL A. FOISY — STATE OF WASHINGTON — 50055 REGISTERED PROFESSIONAL ENGINEER

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

REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

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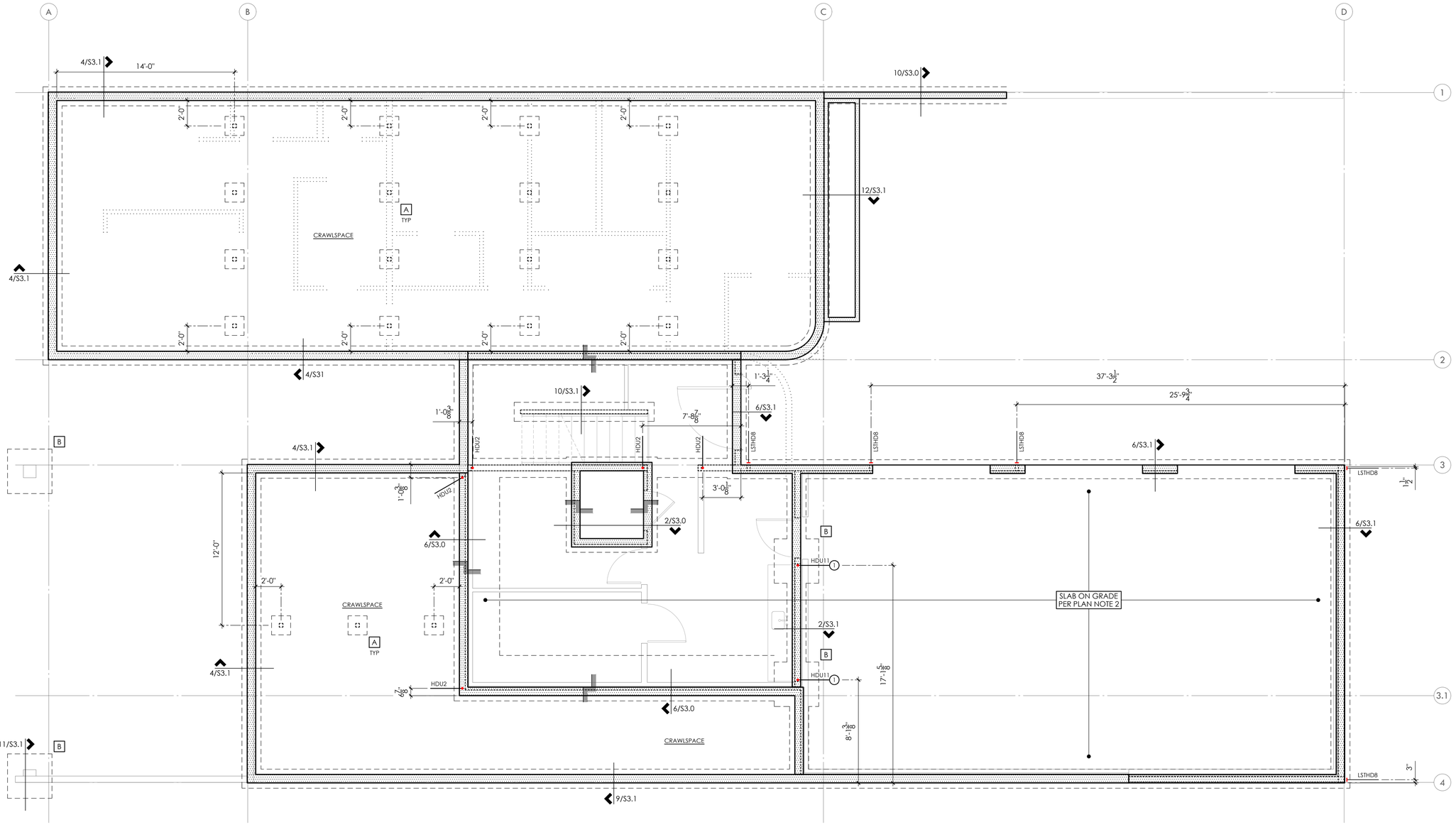
PERGOLA FRAMING PLAN

S2.0

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

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PLAN NOTES

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

LEGEND

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

FOOTNOTES

(1) EMBED HOLDOWN ANCHOR BOLT INTO FOOTING PER 11/S3.0

FOOTING SCHEDULE

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

MATERIALS

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

N

FOUNDATION PLAN

MIDDLE AND LOWER LEVEL WALLS SHOWN DASHED

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REV	DESCRIPTION	DATE
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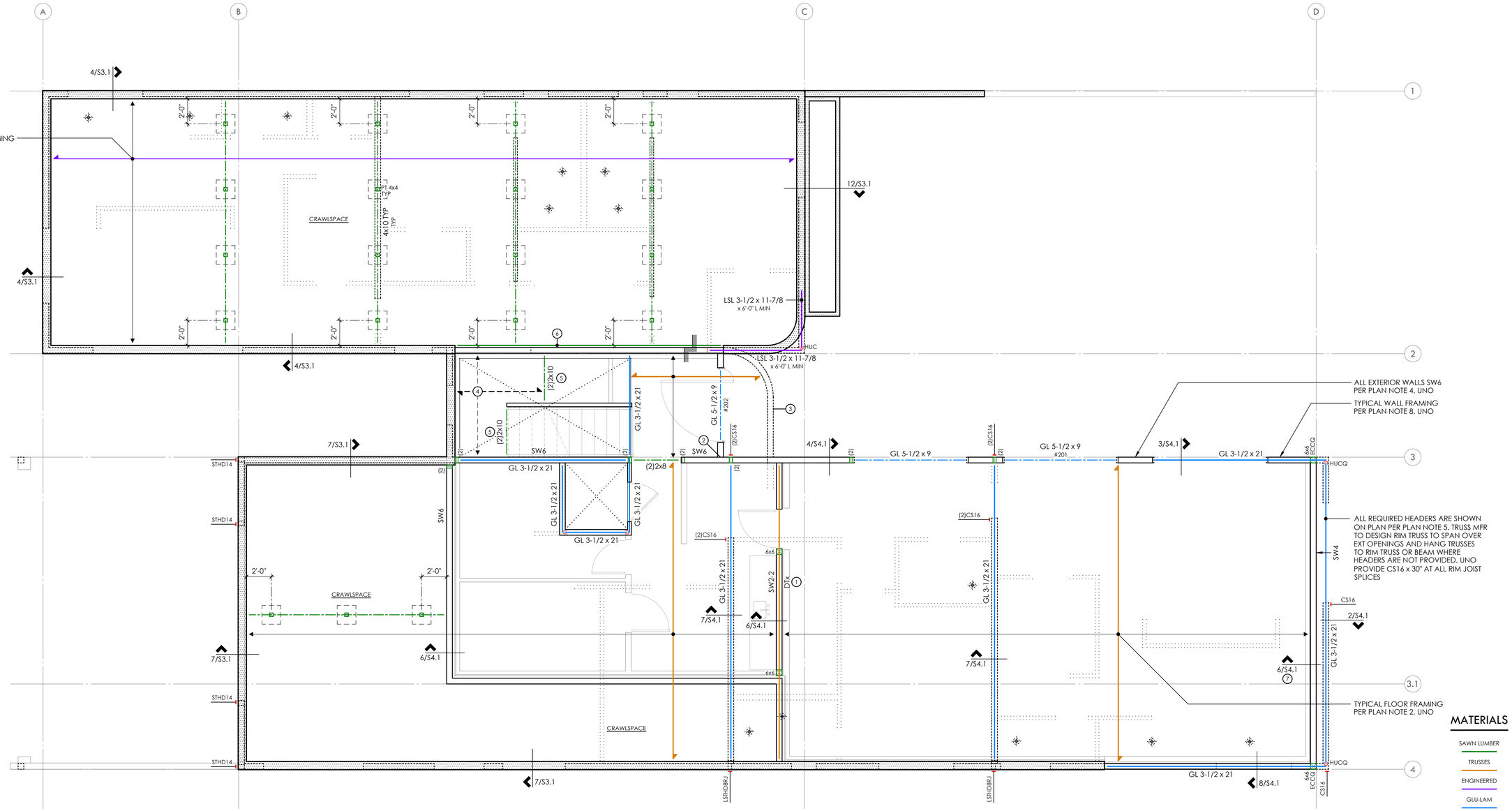
FOUNDATION PLAN

S2.1

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

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Printed date: Sept 16, 2025 - 11:01 am

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MATERIALS

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

PLAN NOTES

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

LEGEND

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

FOOTNOTES

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

MIDDLE AND UPPER LEVEL FLOOR FRAMING PLAN

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

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	RYANG@MALSAM-TSANG.COM

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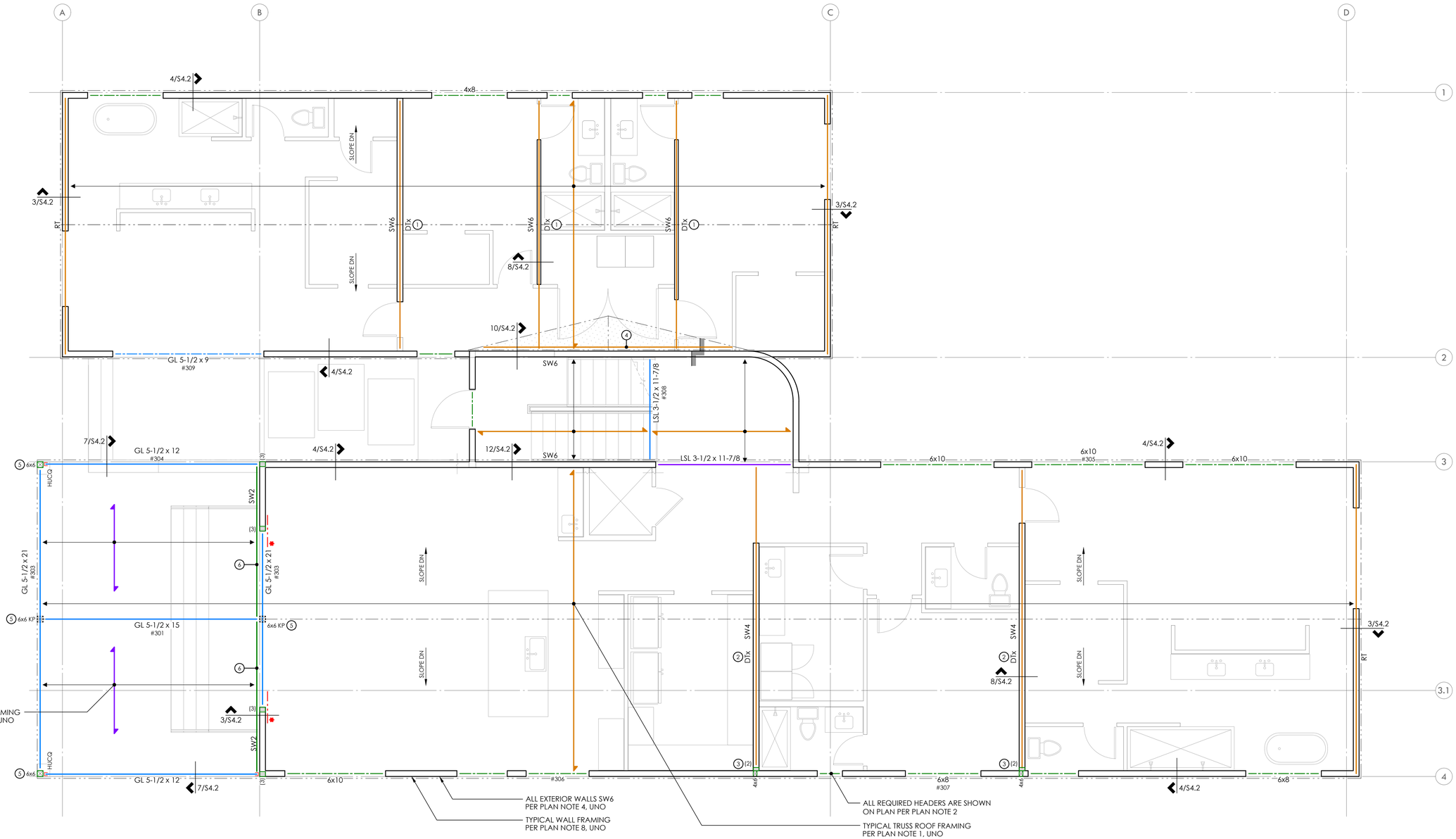
MIDDLE AND UPPER LEVEL FLOOR FRAMING PLAN

S2.2

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

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PLAN NOTES

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

LEGEND

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

FOOTNOTES

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

ROOF FRAMING PLAN

UPPER AND MIDDLE LEVEL WALLS SHOWN SOLID

MATERIALS

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

N

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REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

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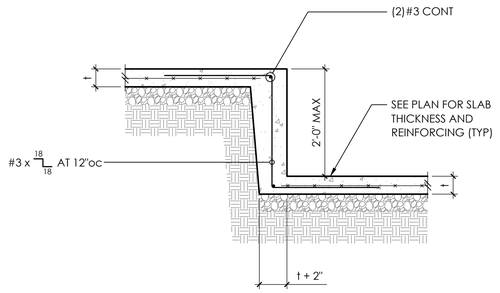
ROOF FRAMING PLAN

S2.3

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

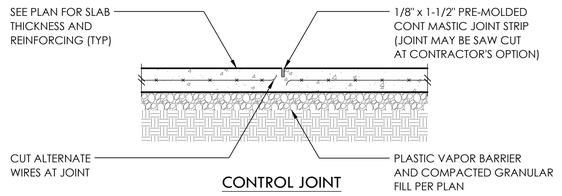
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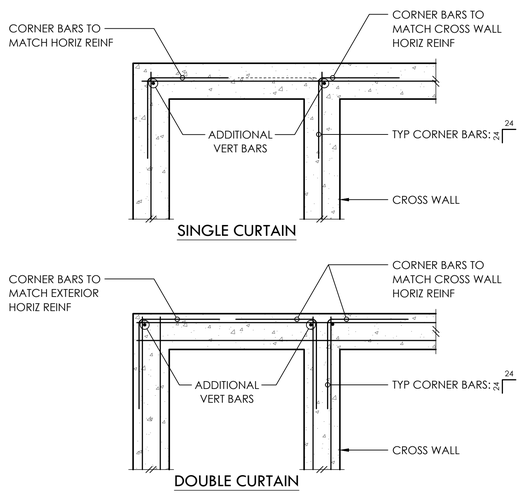
TYPICAL SLAB ELEVATION CHANGE 2



NOTE:

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

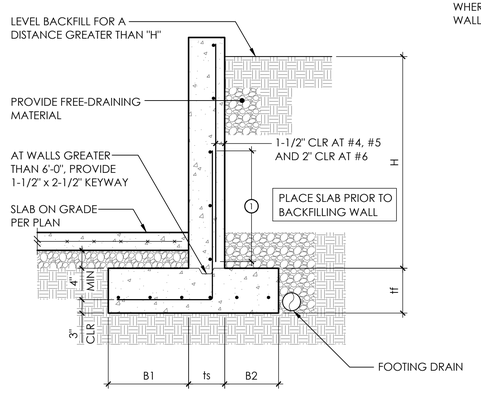
TYPICAL SLAB JOINTS 3



TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4

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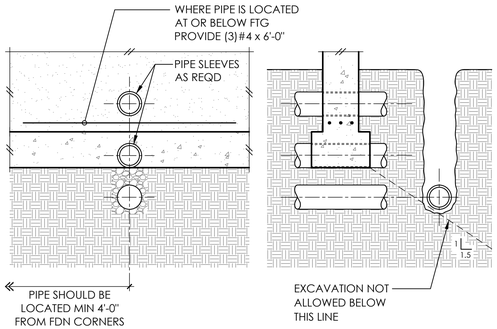
① LAP SPLICE - #4 = 32", #5 = 40", #6 = 48"

NOTE:

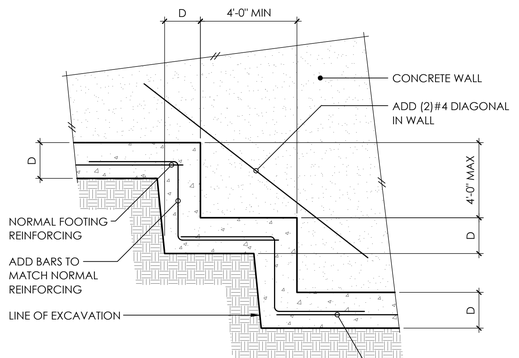
WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

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

RETAINING WALL SCHEDULE w/ SLAB 6



PIPE AND TRENCH LOCATIONS 7



TYPICAL STEPPED FOOTING 8

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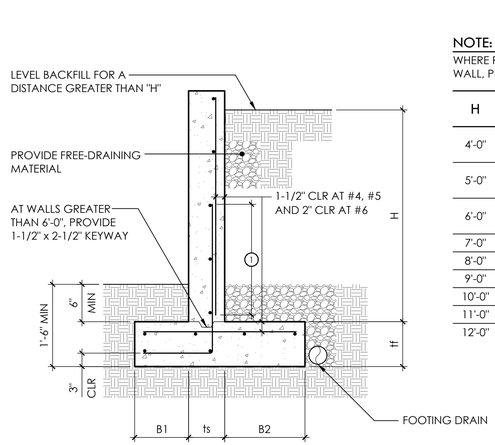
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ARCH CITIZEN DESIGN

TYPICAL CONCRETE DETAILS

S3.0

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



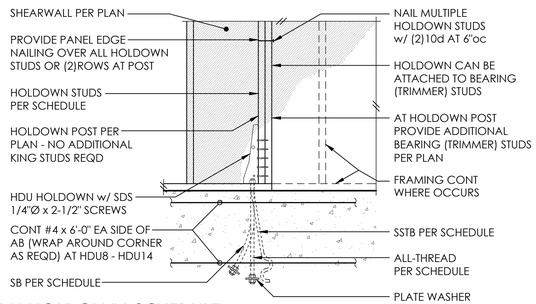
① LAP SPLICE - #4 = 32", #5 = 40", #6 = 48"

NOTE:

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

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

RETAINING WALL SCHEDULE 10

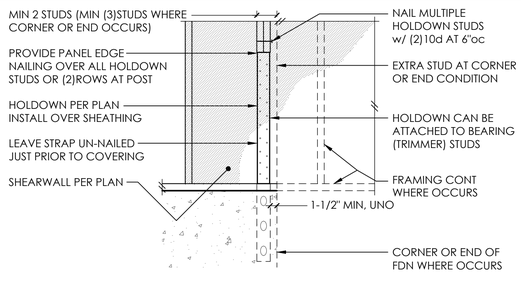


HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING①②			HD POST③	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
HDU11	1"Ø - SB1 x 30④	24"	1"Ø	3"SQ x 5/8	12"	4x8	6x6
HDU14	-	-	1"Ø	3"SQ x 5/8	12"	4x12	6x8

① ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
② A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
③ MINIMUM SIZE OF POST UNO ON FRAMING PLANS
④ REQUIRES MINIMUM 8" THICK CONCRETE WALL

11



LSTHD/STHD HOLDOWN SCHEDULE

PLAN MARK	NAILS①	HD POST②
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

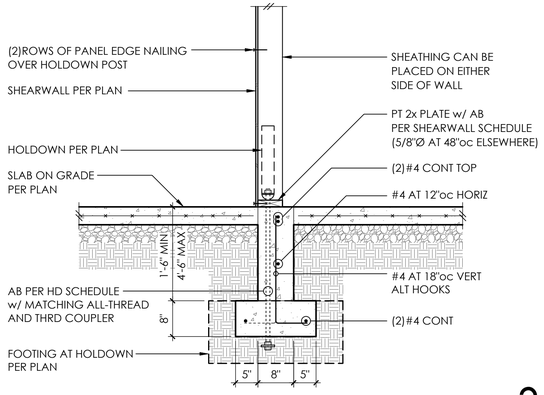
① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

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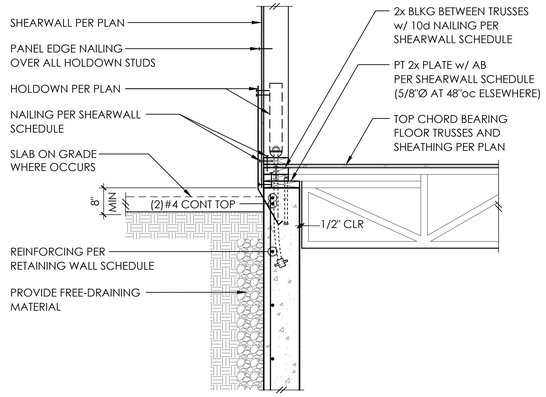
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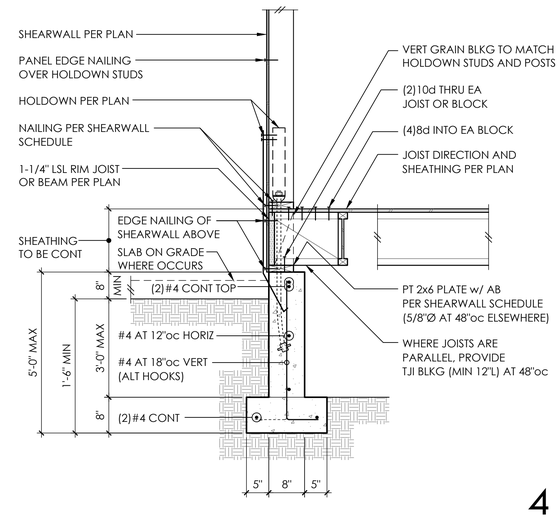
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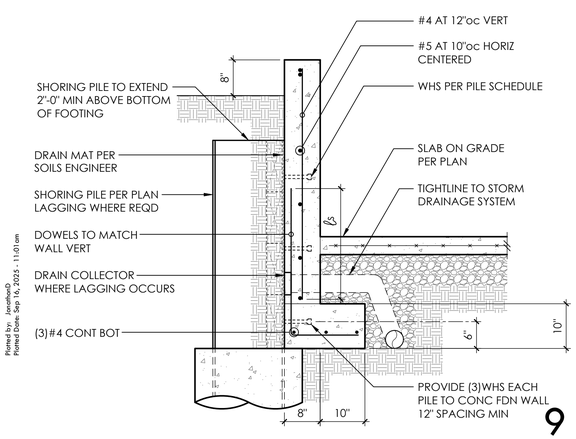
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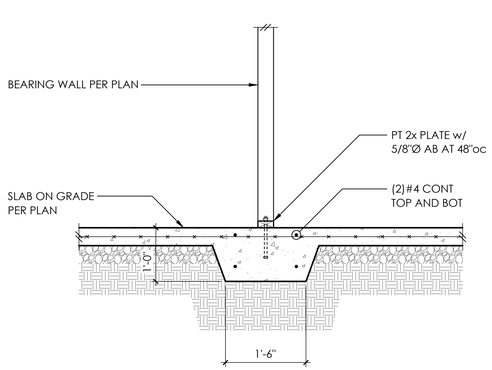
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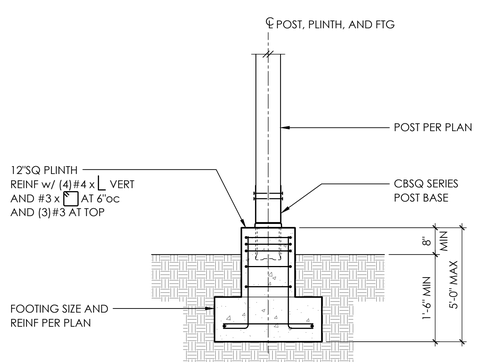
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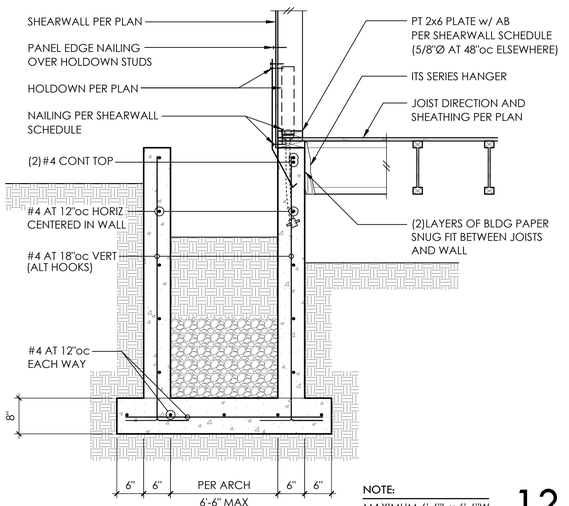
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NOTE:
MAXIMUM 6'-6"L x 6'-6"W BIO-RETENTION PLANTER

12

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

REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

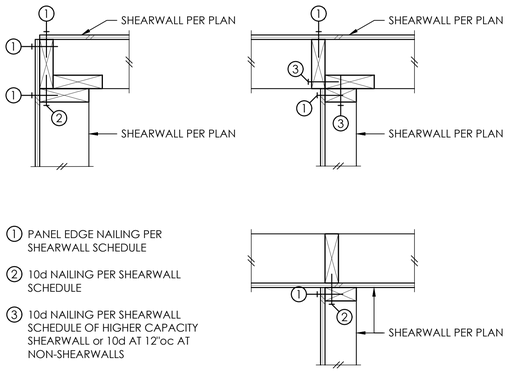
ARCH — CITIZEN DESIGN

CONCRETE DETAILS

S3.1
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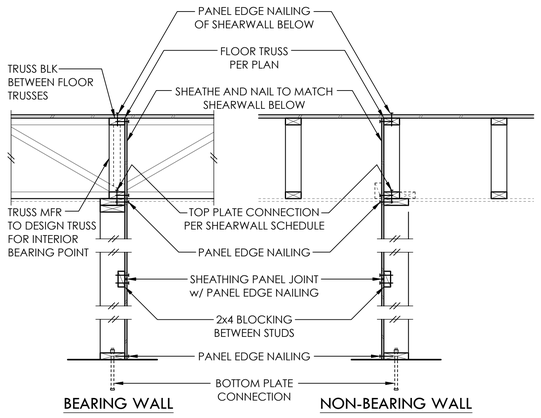
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1. PANEL EDGE NAILING PER SHEARWALL SCHEDULE
2. 10d NAILING PER SHEARWALL SCHEDULE
3. 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS

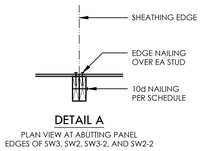
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TYPICAL SHEARWALL INTERSECTIONS 1



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

TYPICAL SHEARWALL CONSTRUCTION 2



DETAIL A
PLAN VIEW AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2

SHEARWALL SCHEDULE①②③④⑤⑥⑦

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

① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.

② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".

③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.

④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL A. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.

⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

4

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

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

TYPICAL ALLOWABLE HOLES AND NOTCHES IN WALL STUDS 5

TYPICAL DROPPED BEAM AND GIRDER TRUSS 6

NOTE:
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE

3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

AT SHEARWALLS
TYPICAL TOP PLATE SPLICE 7

TYPICAL HEADER SUPPORT 8

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TYPICAL CS16 HOLDOWN 12

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DRAWN	RAP
ENGINEER	RYAN GUTIERREZ 206.602.9109 RYANG@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

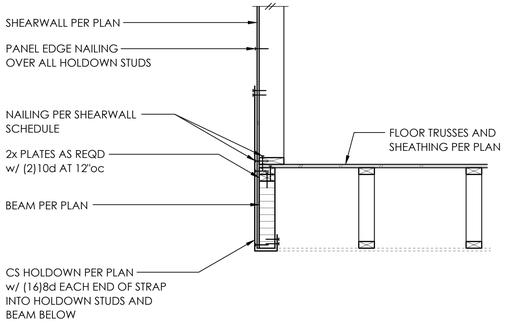
ARCH CITIZEN DESIGN

TYPICAL WOOD FRAMING DETAILS

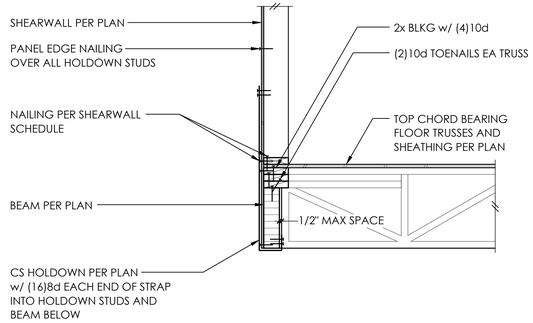
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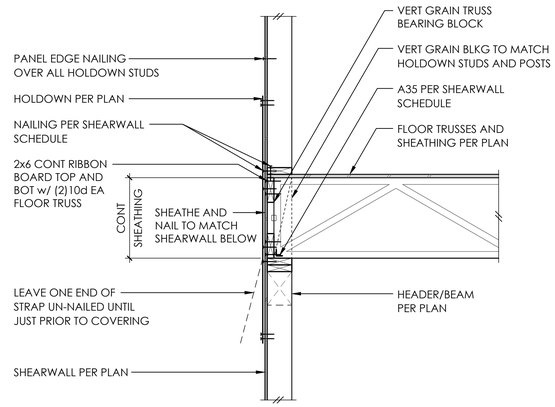
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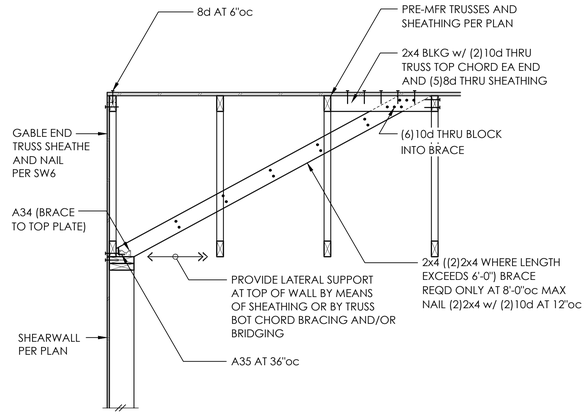
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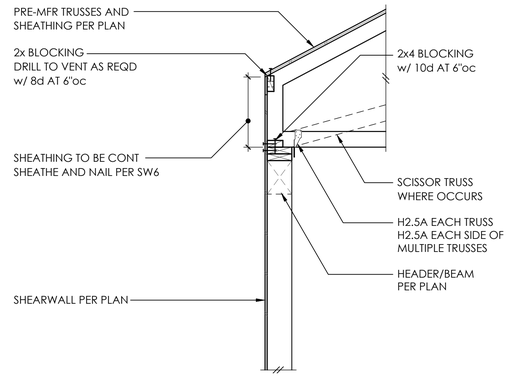
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Plotted by: ryanm@...
Plotted date: Sep 16, 2025 - 11:02am

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STATE OF WASHINGTON
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ARCH — CITIZEN DESIGN

WOOD FRAMING DETAILS

S4.2

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

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GENERAL SHORING NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION, AND SEATTLE BUILDING CODE (SBC) MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

2. SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT PROPOSED SINGLE-FAMILY RESIDENCE, 9191 SE 64TH ST, MERCER ISLAND, WA. PREPARED BY PAN GEO INC. PROJECT NO. 25-036.200, DATED: AUGUST 27, 2025

3. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.

4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

5. SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (1)COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2)WEEKS OF RECEIPT. ONCE THE DRAWINGS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS THEY WILL BE MARKED WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN INTENT.

6. INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.

7. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704, AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION SHALL BE PROVIDED ON THE FOLLOWING TYPES OF CONSTRUCTION:

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

8. THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.

9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.

10. SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

11. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28-DAY.

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

12. ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

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

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

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

   A. AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.

   B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

   C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

14. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

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

15. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

SHORING MONITORING

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

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

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

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

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

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

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

PILE AND LAGGING CONSTRUCTION

17. SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

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

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

20. STEEL PILE PLACEMENT TOLERANCES:

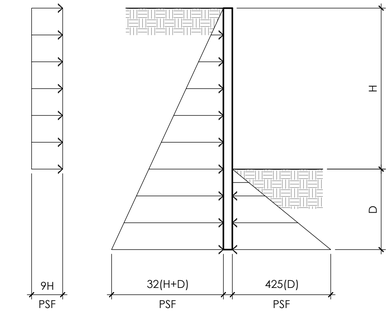
   1" INSIDE PERPENDICULAR TO SHORING WALL
   1" OUTSIDE PERPENDICULAR TO SHORING WALL
   3" LATERALLY

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

ABBREVIATIONS

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

Plotted by: jyuenfai@
Plotted Date: Sept 16, 2025 - 11:02am

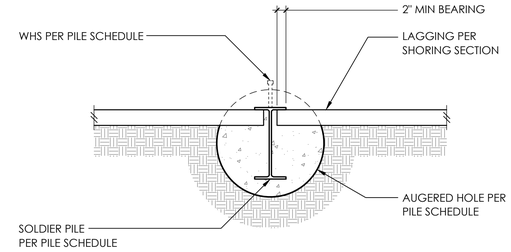


① PASSIVE PRESSURE INCLUDES A FS = 1.5

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

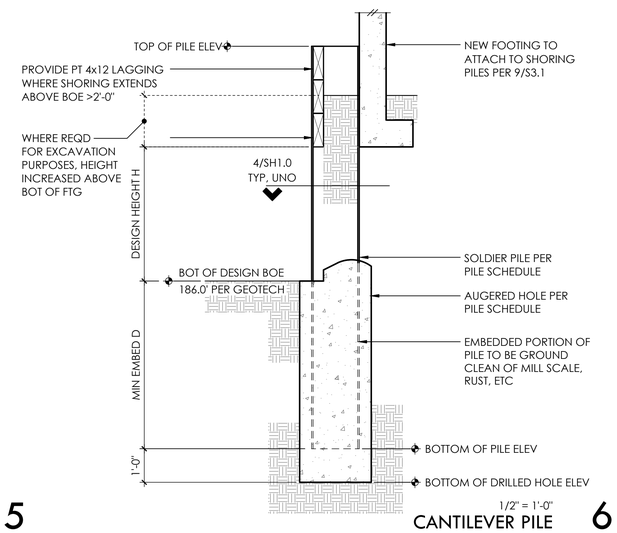
PILE LOADING DIAGRAM 2

1



3

4



5

1/2" = 1'-0"

CANTILEVER PILE 6

MALSAM TSANG STRUCTURAL ENGINEERING
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SEATTLE, WA 98104 - 206.789.6038

6423 E MERCER WAY
MERCER ISLAND, WA 98040

RUSSELL A. FOISY JR. — STATE OF WASHINGTON — 50055 REGISTERED PROFESSIONAL ENGINEER

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

REV	DESCRIPTION	DATE
	PERMIT SET	9.16.25

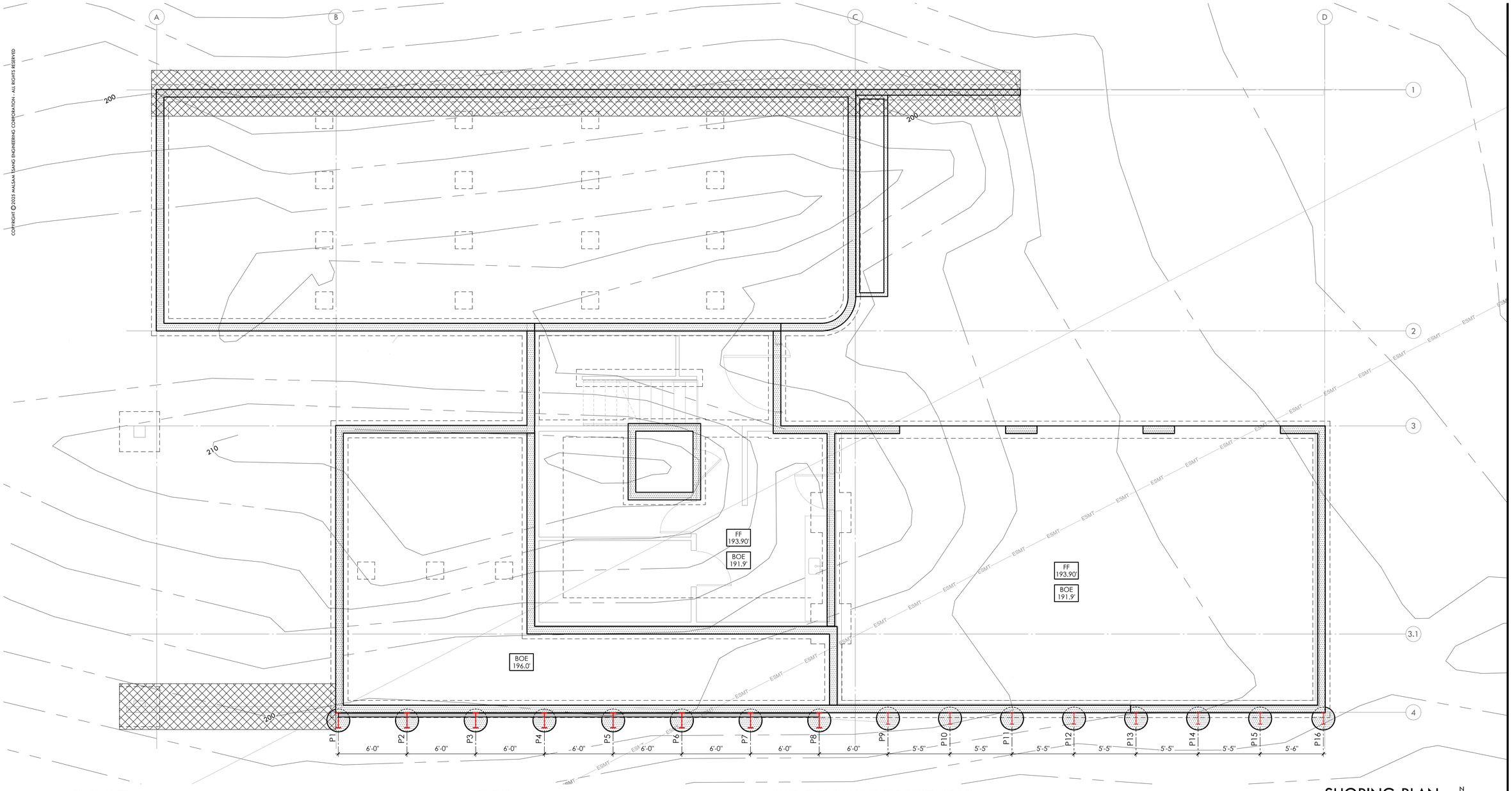
ARCH CITIZEN DESIGN

SHORING GENERAL NOTES AND DETAILS

SH1.0

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

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PLAN NOTES

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

LEGEND

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

CANTILEVER SHORING PILE SCHEDULE ①②

PILE MARK	AUGER DIA	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	MAX HEIGHT 'H'	MIN DEPTH 'D'	EPOXY COATING	WELDED STUDS	CONDITION	LOADING DIAGRAM	DETAIL
P1	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P2	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P3	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P4	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P5	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P6	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P7	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P8	24"	W16x31	172.0'	196.0'	198.0'	10.0'	12.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P9	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P10	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P11	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P12	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P13	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P14	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P15	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0
P16	24"	W12x14	172.0'	191.9'	194.0'	6.0'	9.0'	YES	③	PERMANENT	2/SH1.0	6/SH1.0

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

SHORING PLAN

N

MALSAM TSANG STRUCTURAL ENGINEERING
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	PERMIT SET	9.16.25

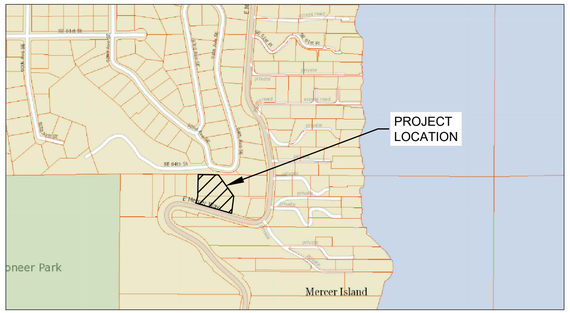
ARCH CITIZEN DESIGN

SHORING PLAN

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

Plotted By: Jonathan@
Plotted Date: Sept 16, 2025 - 11:07am

6423 E MERCER WAY
MERCER ISLAND, WA 98040
CIVIL PLANS



VICINITY MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION:

PARCEL "A" (APN 3024059001):

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

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

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

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

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

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

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

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

PARCEL "B" (APN 3024059151):

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

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

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

PARCEL "C" (APN 3024059043):

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

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

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

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

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

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

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

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

APN 3024059213:

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION:

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

HORIZONTAL DATUM:

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

VERTICAL DATUM:

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

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

ABBREVIATIONS:

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

CONTACTS:

APPLICANT:
CITIZEN DESIGN
10 DRAVUS ST
SEATTLE, WA 98109
PHONE: (206) 535-7908
ATTN: ISAAC GREENETZ

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

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

SHEET INDEX

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

NO.	DATE	BY	REVISION

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

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BENJAMIN J. IDDINS
STATE OF WASHINGTON
Digitally signed by Benjamin Iddins
Date: 2025.09.11 14:05:01 -07'00'
REGISTERED PROFESSIONAL ENGINEER

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

PERMIT PLAN

COVER SHEET

DATE: 9/11/2025

PLAN NUMBER:
C01

SHEET 1 OF 11

FILE LOCATION: \\EGHYTERDRIVE\FACET\SHARED\PROJECTS\ACTIVE\2025\01\2501.0551 CITIZEN DESIGN, 6423 E MERCER WAY MERCER ISLAND\DRAWINGS\CAD-REVIT\ACTIVEFILE\6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ZOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES:

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

TREE PROTECTION STANDARDS:

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

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

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

FOOTING DRAINS:

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

DRIVEWAY/PARKING AREA DRAINS:

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

GENERAL:

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

DRAINAGE NOTES:

ROOF DRAINS:

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

TESC/DEMO LEGEND:

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

SURFACING LEGEND:

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

STORM DRAINAGE LEGEND:

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

SANITARY SEWER LEGEND:

- SANITARY SIDE SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SSS — SANITARY SIDE SEWER

WATER LEGEND:

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

DRY UTILITY LEGEND:

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

GRADING LEGEND:

- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR

NOTES
SCALE: NONE

NO.	DATE	BY	REVISION

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BENJAMIN RODDY — STATE OF WASHINGTON — 22125 — REGISTERED PROFESSIONAL ENGINEER
Digitally Signed by: Ben Roddy
Date: 2025.09.11 11:05:57 -07'00'

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NOTES

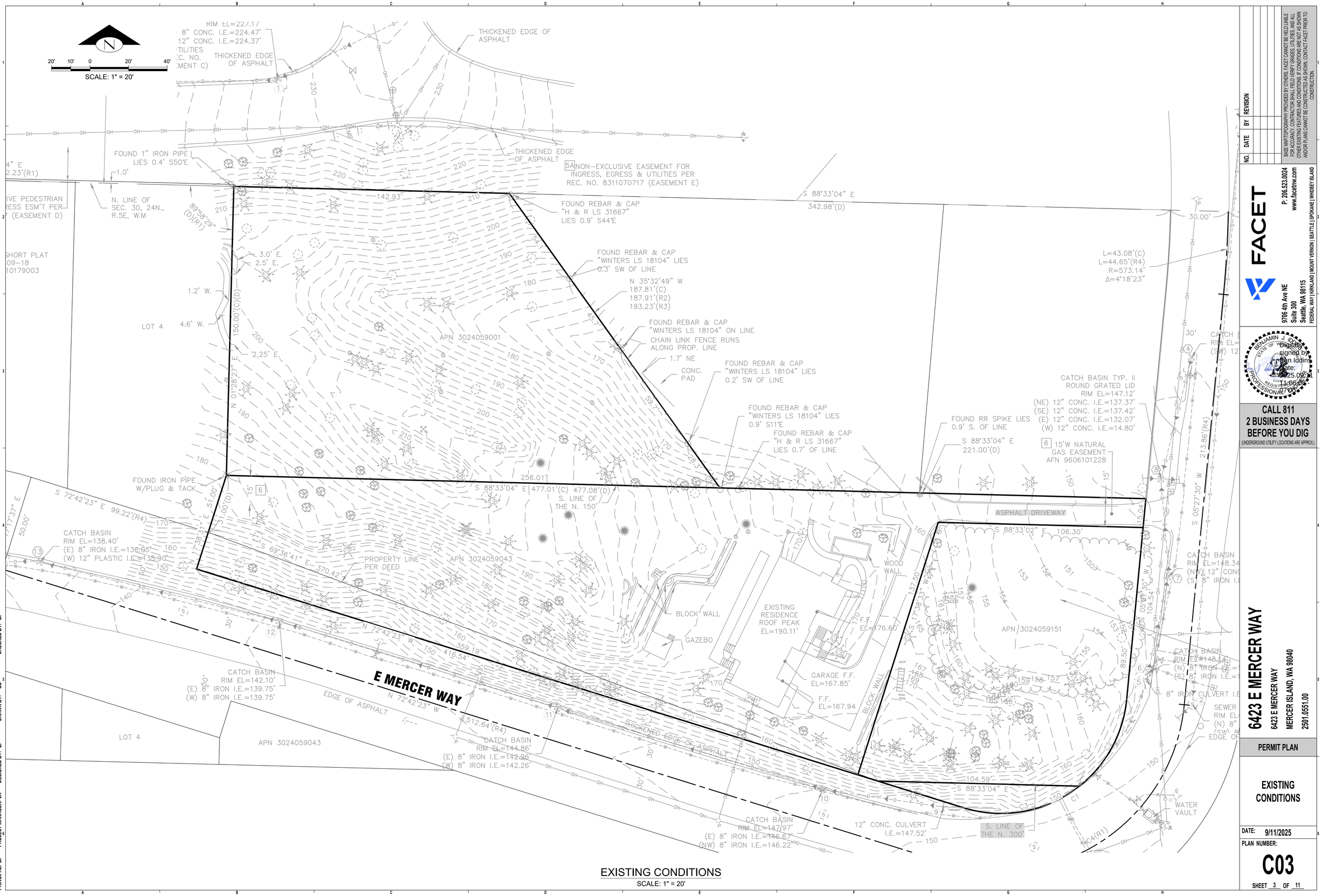
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PLAN NUMBER:

C02

SHEET 2 OF 11

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



EXISTING CONDITIONS
SCALE: 1" = 20'

NO.	DATE	BY	REVISION

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BENJAMIN J. IDDINGS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Benjamin Iddings
Date: 2025.09.11 11:06:06 -07'00'

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6423 E MERCER WAY

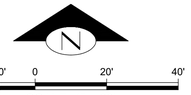
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MERCER ISLAND, WA 98040
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EXISTING CONDITIONS

DATE: 9/11/2025
PLAN NUMBER:
C03
SHEET 3 OF 11

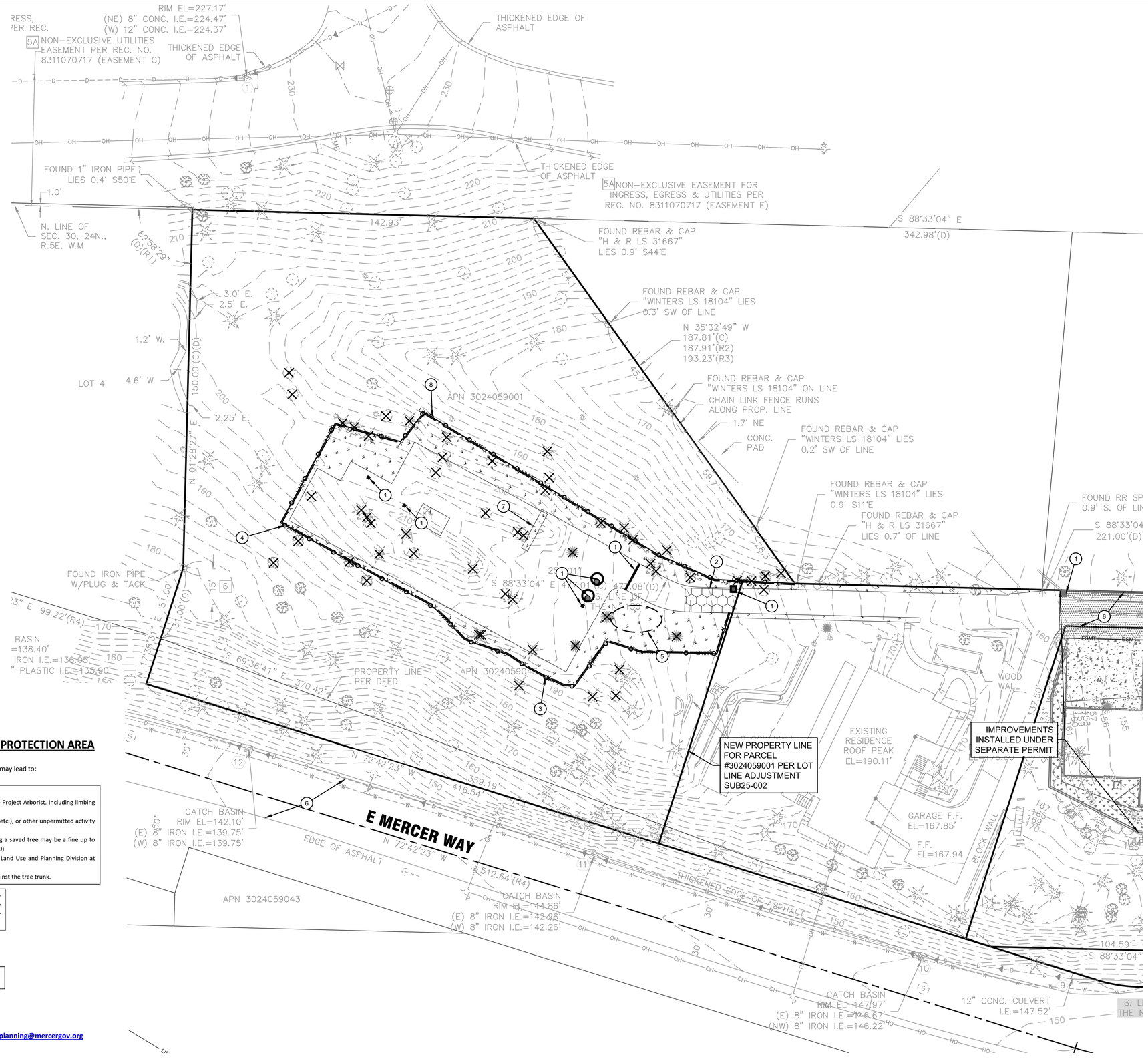
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PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



SCALE: 1" = 20'

KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	INSTALL TEMPORARY STORM DRAIN INLET PROTECTION IN ALL STRUCTURES WITHIN 500' OF THE PROJECT SITE (INCLUDING THOSE THAT BECOME OPERABLE DURING CONSTRUCTION) AND REMOVE AFTER PERMANENT SITE STABILIZATION	A/C08
2	INSTALL TEMPORARY STABILIZED CONSTRUCTION AT PROPOSED DRIVEWAY LOCATION. FINAL LOCATION IN FIELD BASED ON ACCESS AVAILABILITY	B/C08
3	INSTALL APPROX 505 LF PERIMETER PROTECTION*	C/C08
4	TREE PROTECTION FENCING (TYP)	TP/C04
5	PROPOSED STOCKPILE LOCATION. CONTRACTOR TO DETERMINE FINAL LOCATION IN FIELD	-
6	CONTRACTOR TO SWEEP STREET IF NECESSARY TO REMOVE TRACKED SEDIMENT. FREQUENCY OF STREET SWEEPING TO BE COORDINATED BETWEEN THE CONTRACTOR AND THE ON-SITE INSPECTOR	-
7	AMEND ALL DISTURBED PERVIOUS AREAS IN ACCORDANCE W/ BMP T5.13 IN VOLUME V OF THE DOE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON	-
8	APPROXIMATE ON-SITE CLEARING LIMITS	-

* INSTALL PERIMETER PROTECTION, SUCH AS SILT FENCING, COMPOST SOCKS, OR STRAW WATTLES IN ACCORDANCE WITH VOL II OF THE 2019 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON



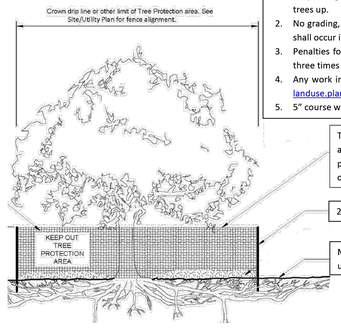
TREE PROTECTION AREA (TPZ)

KEEP OUT!

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 Land Use and Planning Division at landuse.planning@mercergov.org
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4-6" **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 Land Use and Planning Division at landuse.planning@mercergov.org

TREE PROTECTION FENCING (TP / C04)
NOT TO SCALE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

NO.	DATE	BY	REVISION

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BENJAMIN J. JOHNS
STATE OF WASHINGTON
Digitally signed by Benjamin Johns
Date: 2025.09.11 15:15:16 -07'00'
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PERMIT PLAN

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

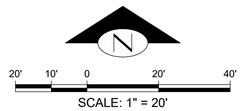
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PLAN NUMBER:

C04

SHEET 4 OF 11

FILE LOCATION: \\EGNYTEDRIVE\FACET\SHARED\PROJECTS\ACTIVE\2025\01\2501.0551_CITIZEN DESIGN_6423 E MERCER WAY MERCER ISLAND\DRAWINGS\CAD-REVIT\ACTIVEFILE\6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ZOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

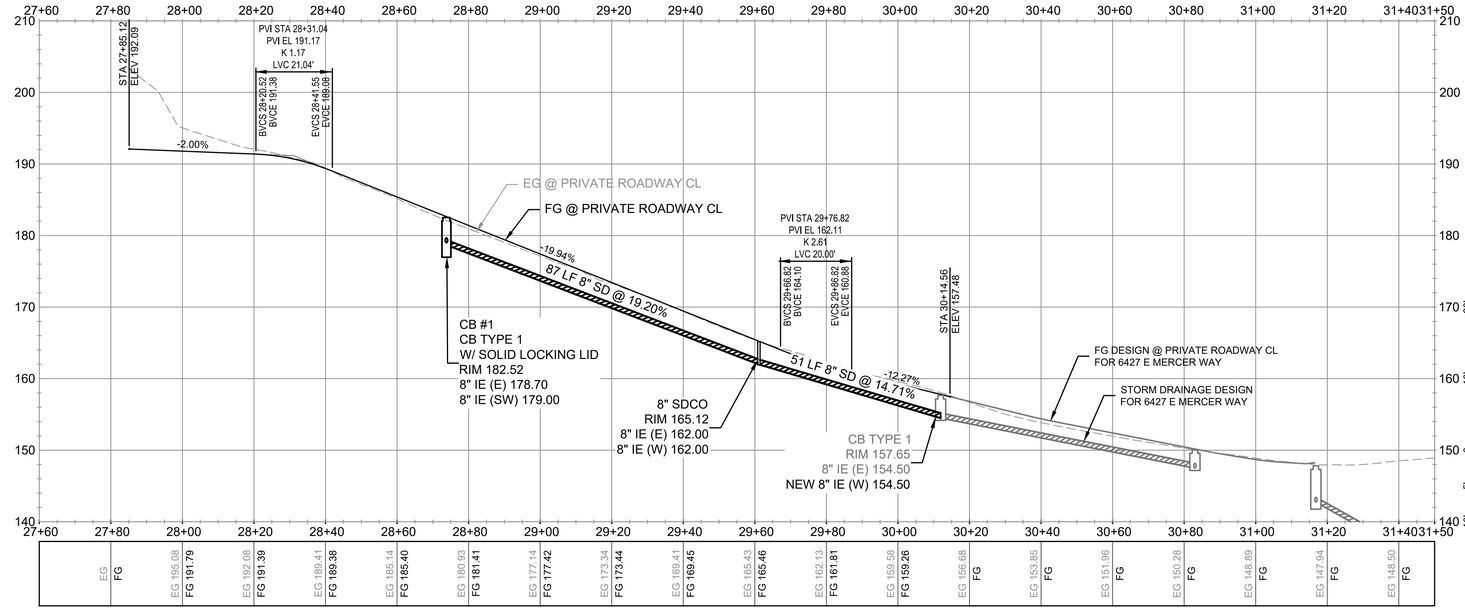


SCALE: 1" = 20'

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

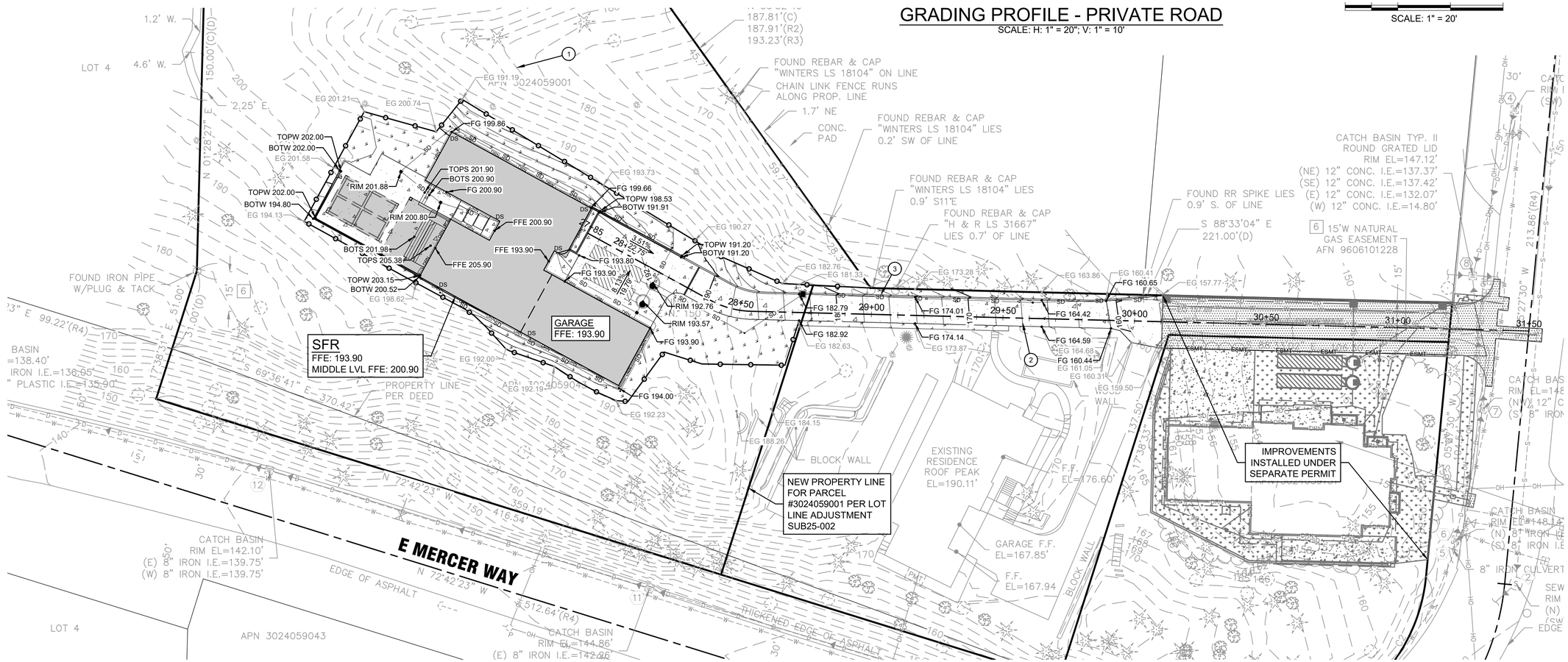
GENERAL NOTE:

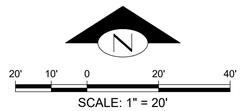
1. 2:1 MAX LANDSCAPE SLOPING PER GEOTECHNICAL REPORT



GRADING PROFILE - PRIVATE ROAD

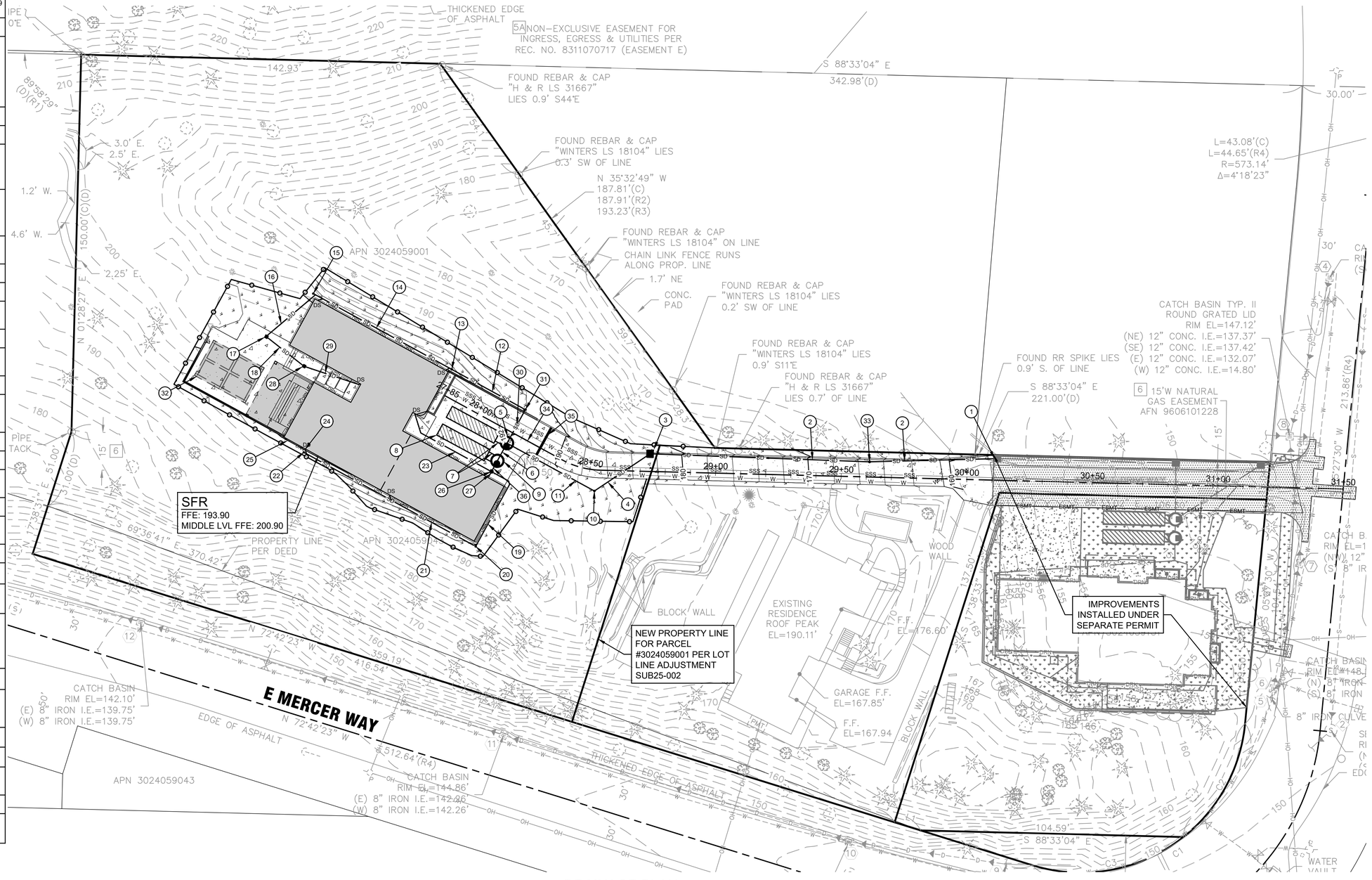
SCALE: H: 1" = 20"; V: 1" = 10'


SFR
FFE: 193.90
MIDDLE LVL FFE: 200.90
GARAGE
FFE: 193.90
NEW PROPERTY LINE
FOR PARCEL
#3024059001 PER LOT
LINE ADJUSTMENT
SUB25-002
IMPROVEMENTS
INSTALLED UNDER
SEPARATE PERMIT
E MERCER WAY
N 72°42'23" W 512.64'(R4)
N 72°42'23" W 359.19'
N 72°42'23" W 416.54'
S 69°36'41" E 370.42'
N 01°28'27" E 150.00'(C)(D)
S 88°33'04" E 221.00'(D)
N 17°38'30" W 213.86'(R4)
FOUND REBAR & CAP
"WINTERS LS 18104" ON LINE
CHAIN LINK FENCE RUNS
ALONG PROP. LINE
1.7' NE
FOUND REBAR & CAP
"WINTERS LS 18104" LIES
0.2' SW OF LINE
FOUND REBAR & CAP
"WINTERS LS 18104" LIES
0.9' S11°E
FOUND REBAR & CAP
"H & R LS 31667"
LIES 0.7' OF LINE
FOUND RR SPIKE LIES
0.9' S. OF LINE
FOUND IRON PIPE
W/PLUG & TACK
CONC.
PAD
BLOCK WALL
EXISTING
RESIDENCE
ROOF PEAK
EL=190.11'
F.F.
EL=176.60'
GARAGE F.F.
EL=167.85'
F.F.
EL=167.94
BLOCK WALL
WALL
PROPERTY LINE
PER DEED
EDGE OF ASPHALT
THICKENED EDGE OF ASPHALT
LOT 4
APN 3024059043
APN 3024059044
APN 3024059001
BASIN
=138.40'
IRON I.E.=136.05'
" PLASTIC I.E.=135.90'
CATCH BASIN
RIM EL=142.10'
(E) 8" IRON I.E.=139.75'
(W) 8" IRON I.E.=139.75'
CATCH BASIN
RIM EL=144.86'
(E) 8" IRON I.E.=142.46'
CATCH BASIN TYP. II
ROUND GRATED LID
RIM EL=147.12'
(NE) 12" CONC. I.E.=137.37'
(SE) 12" CONC. I.E.=137.42'
(E) 12" CONC. I.E.=132.07'
(W) 12" CONC. I.E.=14.80'
15'W NATURAL
GAS EASEMENT
AFN 9606101228
8" IRON CULVERT
SEWER MANHOLE
RIM (N)
(SW)
EDGE
TOPW 202.00
BOTW 202.00
TOPS 201.90
BOTS 200.90
RIM 201.88
TOPW 202.00
BOTW 194.80
RIM 200.80
BOTS 201.98
TOPS 205.38
TOPW 203.15
BOTW 200.52
TOPW 198.53
BOTW 191.91
TOPW 191.20
BOTW 191.20
RIM 192.76
RIM 193.57
FG 199.86
FG 200.90
FFE 200.90
FFE 193.90
FFE 205.90
FG 193.80
FG 193.90
FG 194.00
FG 199.66
FG 182.79
FG 182.92
FG 174.01
FG 174.14
FG 164.42
FG 164.59
FG 160.44
FG 160.65
29+00
29+50
30+00
30+50
31+00
31+50
28+50
EG 191.19
EG 201.21
EG 200.74
EG 201.58
EG 194.13
EG 193.73
EG 190.27
EG 182.76
EG 181.33
EG 173.28
EG 163.86
EG 160.41
EG 157.77
EG 182.63
EG 173.87
EG 161.05
EG 160.31
EG 159.50
EG 184.15
EG 188.26
EG 192.00
EG 192.19
EG 192.23
FG 182.63
FG 173.87
FG 161.05
FG 160.31
FG 159.50
FG 184.15
FG 188.26
FG 192.00
FG 192.19
FG 192.23
187.81'(C)
187.91'(R2)
193.23'(R3)
59.7'
43.5'
2.25' E.
4.6' W.
1.2' W.
3.51%
-7.85
28+22.75
-7.81
28+78.60
-1.50
-1.85
-1.80
-1.90
-1.95
-2.00
-2.05
-2.10
-2.15
-2.20
-2.25
-2.30
-2.35
-2.40
-2.45
-2.50
-2.55
-2.60
-2.65
-2.70
-2.75
-2.80
-2.85
-2.90
-2.95
-3.00
-3.05
-3.10
-3.15
-3.20
-3.25
-3.30
-3.35
-3.40
-3.45
-3.50
-3.55
-3.60
-3.65
-3.70
-3.75
-3.80
-3.85



KEY NOTES:

KEY	NOTE	DETAIL/ SHEET
1	NEW CONNECTION INTO TYPE 1 CB (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05
2	8" SD @ 2.00% MIN (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05
3	CB #1 - TYPE 1 (48"Ø) (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	C05 & D/C09
4	27 LF 8" SD @ 2.00% MIN	G/C09
5	CB #2 - TYPE 2 (54"Ø) W/ FLOW CONTROL STRUCTURE RIM 191.92 8" IE (SE) 184.50 (OUTLET) 36" IE (NW) 184.50 8" IE (SW) 184.50 6" IE (NE) 188.00 OVERFLOW ELEV 189.00	F/C09
6	8" SD @ ELEV 184.50	G/C09
7	36" SD @ ELEV 184.50	G/C09
8	DETENTION FACILITY DIMENSION: (2) 21.5'L x 5'Ø TOP OF FACILITY/LIVE STORAGE 189.00 DEAD STORAGE ELEV 184.50 BOTTOM OF FACILITY 184.00	L/C11
9	CB #3 - TYPE 2 (54"Ø) RIM 192.82 8" IE (NE) 184.50 36" IE (NW) 184.50 6" IE (SW) 189.00	E/C09
10	6" SDCO RIM 186.88 6" IE 183.70	H/C10
11	40 LF 6" SD @ 2.00% MIN	G/C09
12	34 LF 6" SD @ 2.00% MIN	G/C09
13	6" SDCO RIM 198.58 6" IE 194.00	H/C10
14	63 LF 6" SD @ 2.00% MIN	G/C09
15	6" SDCO RIM 199.19 6" IE 196.50	-
16	26 LF 6" SD @ 2.00% MIN	G/C09
17	AREA DRAIN RIM 201.88 6" IE (E) 197.10 6" IE (N) 197.10	-
18	19 LF 6" SD @ 2.00% MIN	G/C09
19	37 LF 6" SD @ 2.00% MIN	G/C09
20	6" SDCO RIM 193.67 6" IE 190.50	H/C10
21	78 LF 6" SD @ 2.00% MIN	G/C09
22	6" SDCO RIM 199.49 6" IE 196.90	H/C10
23	40 LF 6" SD @ 2.00% MIN	G/C09
24	ROOF DOWNSPOUT TIGHTLINE W/ 2.0' MIN COVER @ 2.00% MIN SLOPE (TYP)	-
25	PERIMETER FOOTING DRAIN: 4" PERFORATED PVC PIPE IN 3/4" WASHED ROCK WRAPPED IN FILTER FABRIC (TYP)	-
26	AREA DRAIN RIM 193.51 6" IE (NE) 189.50 6" IE (SE) 189.50 6" IE (NW) 189.50 4" IE (SW) 190.00 (FTG DRN)	-
27	4" SOLID WALL PVC FOOTING DRAIN TIGHTLINE @ 2.00% MIN	-
28	AREA DRAIN RIM 200.80 6" IE (E) 197.50 6" IE (W) 197.50	-
29	22 LF 6" SD @ 2.00% MIN	G/C09
30	15 LF 6" SD @ 2.00% MIN	G/C09
31	6" SDCO RIM 192.08 6" IE 189.50	H/C10
32	PERGOLA PER ARCH PLANS	-
33	8" SDCO (SEE GRADING PROFILE - PRIVATE ROAD, SHEET C05)	H/C10
34	13 LF 6" SD @ 2.00% MIN	G/C09
35	TRENCH DRAIN RIM ±191.00 6" IE 188.50	-
36	2 LF 6" SD @ 2.00% MIN	G/C09



DRAINAGE PLAN
SCALE: 1" = 20'

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Digitally signed by Ben Iddings
Date: 2025.09.11 11:06:48 -07'00'
PROFESSIONAL ENGINEER
REGISTERED

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(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

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

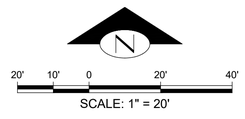
PERMIT PLAN

DRAINAGE PLAN

DATE: 9/11/2025

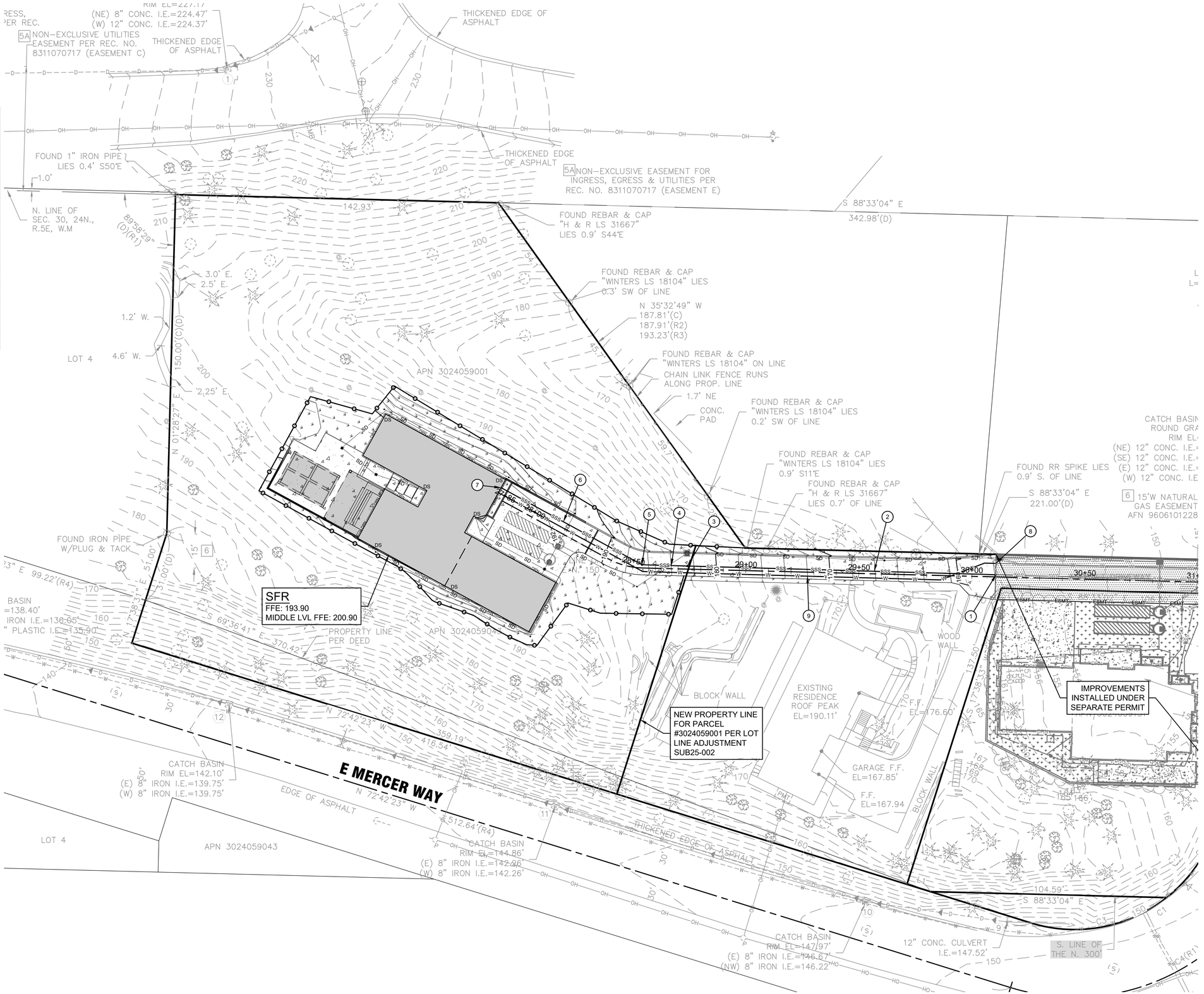
PLAN NUMBER:
C06
SHEET 6 OF 11

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



KEY NOTES:

KEY	NOTE	DETAIL/ SHEET
1	NEW CONNECTION INTO SSSCO AT PARCEL #3024059151 (UNDER SEPARATE PERMIT) 6" IE 153.00	-
2	137 LF 6" SSS @ 2.00% MIN	I/C10
3	6" SSSCO RIM 182.55 6" IE 179.50	K/C10
4	20 LF 6" SSS @ 2.00% MIN	I/C10
5	6" SSSCO RIM 186.57 6" IE 183.50	K/C10
6	70 LF 6" SSS @ 2.00% MIN	I/C10
7	6" SSS IE 190.00	J/C10
8	CONNECT NEW WATER SERVICE LINE FOR SFR TO PROPOSED SERVICE LINE AT PARCEL #3024059151 (UNDER SEPARATE PERMIT)	-
9	230 LF 1" WM SERVICE	-



UTILITY PLAN
SCALE: 1" = 20'

NO.	DATE	BY	REVISION

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BENJAMIN J. IDDINS
STATE OF WASHINGTON
Digitally Signed By Ben Iddins
Date: 2025.09.11 07:06:57 -07'00'
REGISTERED PROFESSIONAL ENGINEER

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

PERMIT PLAN

UTILITY PLAN

DATE: 9/11/2025

PLAN NUMBER:

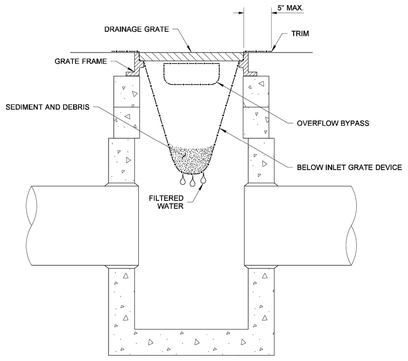
C07

SHEET 7 OF 11

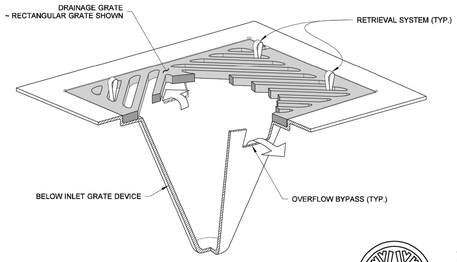
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PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

NOTES

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



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000598

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STORM DRAIN INLET PROTECTION

STANDARD PLAN I-40.20-00

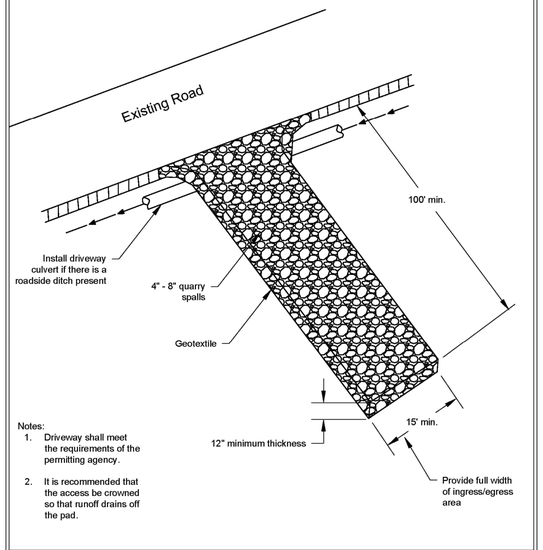
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III *09-20-07*
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

STORM DRAIN INLET PROTECTION
WSDOT PLAN NO. I-40.20-20
NTS
A C04

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.

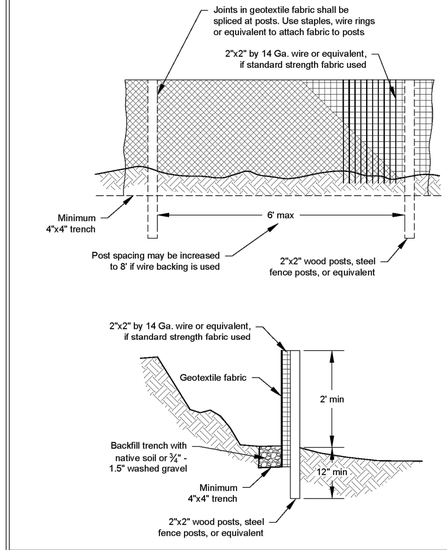
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STABILIZED CONSTRUCTION ENTRANCE
DOE PLAN
NTS
B C04



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Silt Fence

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SILT FENCE
DOE PLAN
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C C04

DETAILS
SCALE: AS NOTED

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STATE OF WASHINGTON
PROFESSIONAL ENGINEER
Digitally signed by Benjamin Ramirez
Date: 2025.09.11 07:07:56 -07'00'

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6423 E MERCER WAY

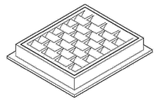
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2501.0551.00

PERMIT PLAN

DETAILS

DATE: 9/11/2025
PLAN NUMBER:
C08
SHEET 8 OF 11

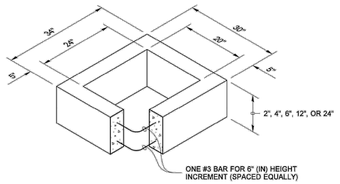
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PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



FRAME AND VANED GRATE

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ✱ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

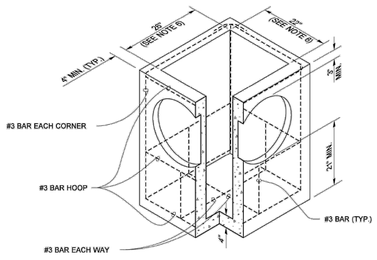
✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE



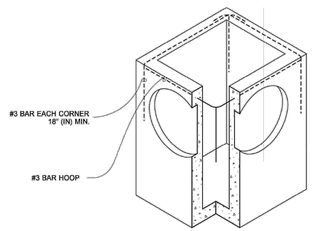
RECTANGULAR ADJUSTMENT SECTION

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

Julie Heilman
2020.09.01 07:52:50 -07'00'

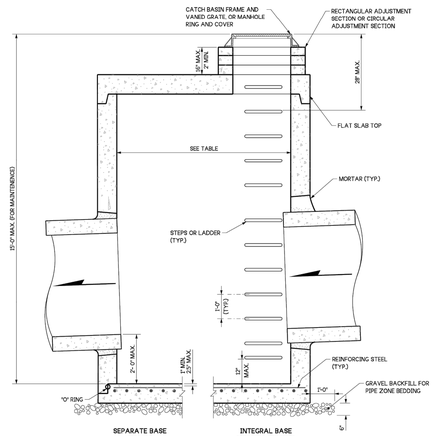
CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

CATCH BASIN TYPE 1
WSDOT PLAN NO. B-5.20-03
NTS
D
C06



NOTES:

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
5. Pipe allowances will vary depending on the pipe material used. Contact the Region Hydraulics Engineer for assistance.

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES					
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ① PP ④	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

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

Aug 23, 2023

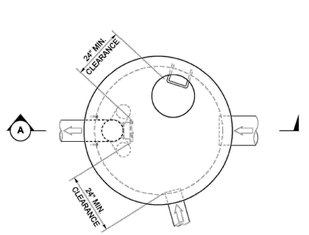
CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-03

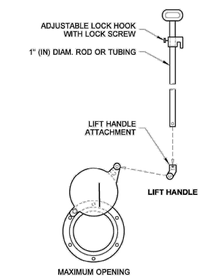
SHEET 1 OF 1 SHEET

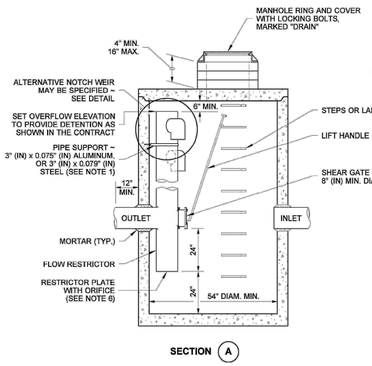
APPROVED FOR PUBLICATION
Aug 23, 2023
STATE DESIGN ENGINEER
Washington State Department of Transportation

CATCH BASIN TYPE 2
WSDOT PLAN NO. B-10.20-03
NTS
E
C06

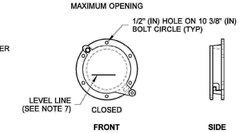


PLAN VIEW

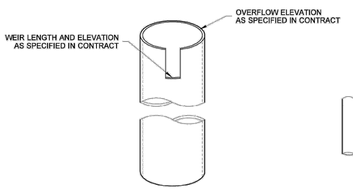




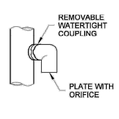
SECTION A



SHEAR GATE DETAILS



NOTCH WEIR DETAIL



ELBOW DETAIL

NOTES

1. The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 36" (in). Attach the pipe supports to the manhole with 5/8" (in) stainless steel expansion bolts or embed the supports into the manhole wall 2" (in).
2. The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 12" (in).
3. The flow restrictor shall be fabricated from one of the following materials:

   0.060" (in) Corrugated Aluminum Alloy Drain Pipe
   0.064" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1
   0.064" (in) Corrugated Aluminized Steel Drain Pipe
   0.060" (in) Aluminum alloy flat sheet, in accordance with **ASTM B 209, 5052 H32 or EPS** High Density Polyethylene Storm Sewer Pipe
4. The frame and ladder or steps are to be offset so that: the shear gate is visible from the top; the climb-down space is clear of the riser and gate; the frame is clear of the curb.
5. The multi-orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
6. Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
7. The shear gate shall be made of aluminum alloy in accordance with **ASTM B 26 and ASTM B 275**, designation **ZG32A**; or cast iron in accordance with **ASTM A 48, Class 30B**.

   The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required.

   A neoprene rubber gasket is required between the riser mounting flange and the gate flange.

   Install the gate so that the level-line mark is level when the gate is closed.

   The mating surfaces of the lid and the body shall be machined for proper fit.

   All shear gate bolts shall be stainless steel.
8. The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
9. Alternative shear gate designs are acceptable if material specifications are met.

Aug 17, 2021

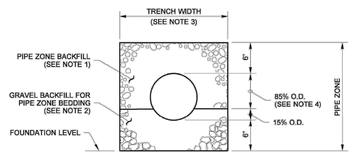
CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR

STANDARD PLAN B-10.40-02

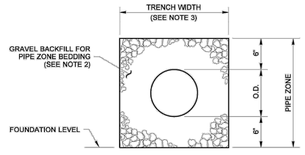
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Aug 17, 2021
STATE DESIGN ENGINEER
Washington State Department of Transportation

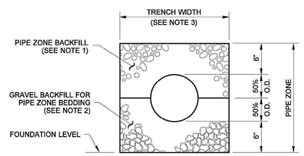
CATCH BASIN TYPE 2
WITH FLOW RESTRICTOR
WSDOT PLAN NO. B-10.40-02
NTS
F
C06



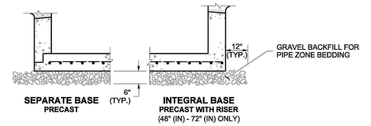
CONCRETE AND DUCTILE IRON PIPE



THERMOPLASTIC PIPE



METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE

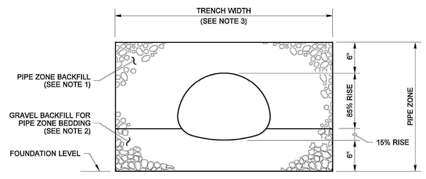


TYPICAL CONDITION FOR DRAINAGE STRUCTURE

THIS DETAIL APPLIES TO **STANDARD PLANS B-5.20, B-5.40, B-5.60, B-10.20, B-10.40, B-15.20,B-15.40, B-15.60, B-25.20, B-25.60, B-35.20** AND **B-35.40**.

NOTES

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



PIPE ARCHES

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

Aug 17, 2021

PIPE ZONE BEDDING AND BACKFILL

STANDARD PLAN B-55.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Aug 17, 2021
STATE DESIGN ENGINEER
Washington State Department of Transportation

PIPE ZONE BEDDING AND BACKFILL
WSDOT PLAN NO. B-55.20-03
NTS
G
C06

DETAILS
SCALE: AS NOTED

NO.	DATE	BY	REVISION

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR LAND CANNOT BE GRADED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

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

Digitally signed by Benjamin Iddins
Date: 2025.09.11 07:07:11 -07'00'

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

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

PERMIT PLAN

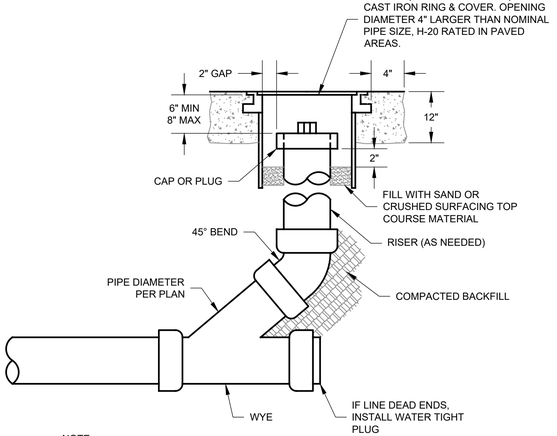
DETAILS

DATE: 9/11/2025

PLAN NUMBER:
C09

SHEET 9 OF 11

FILE LOCATION: \\EGNYTEDRIVE\FACETSHAREDPROJECTS\ACTIVE\2025\01\2501.0551_CITIZEN DESIGN_6423 E MERCER WAY\ MERCER ISLAND\DRAWINGS\CAD-REVIT\ACTIVEFILES\6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ZOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



NOTE

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

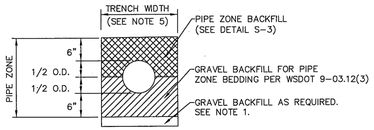
CLEANOUT DETAIL

NTS

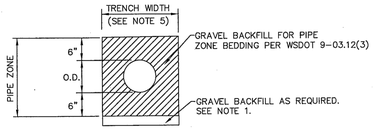
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C06

BEDDING FOR RIGID PIPE MATERIAL



BEDDING FOR FLEXIBLE PIPE MATERIAL



NOTES

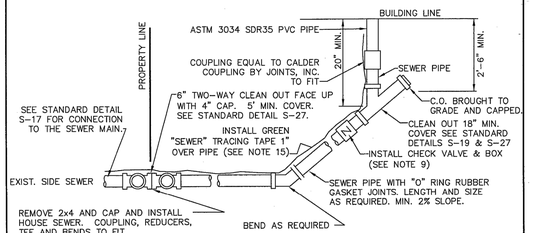
1. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL. REPLACE WITH GRAVEL BACKFILL PER WSDOT 9-03.12(3) AS DIRECTED BY THE CITY ENGINEER.
2. PROVIDE UNIFORM SUPPORT UNDER BARREL.
3. HAND TAMP UNDER HAUNCHES.
4. COMPACT BEDDING AND BACKFILL MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE. HAND TAMP ONLY UNTIL MINIMUM 6" ABOVE TOP OF PIPE.
5. 30" MAXIMUM TRENCH WIDTH FOR PIPE UP TO AND INCLUDING 12", FOR PIPE LARGER THAN 12", USE O.D. PLUS 16".

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

PIPE BEDDING DETAIL
COMI PLAN NO. S-4
NTS

I

C07



BUILDING CONNECTION

NOTES

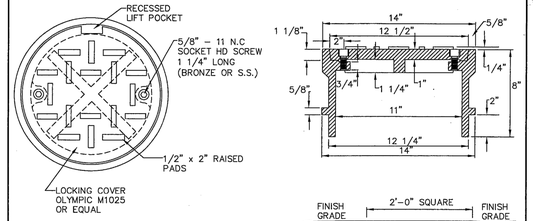
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM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

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

HOUSE SEWER CONNECTION
COMI PLAN NO. S-18
NTS

J

C07



FOR PVC PIPE

NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

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

CLEANOUT DETAIL
COMI PLAN NO. S-19
NTS

K

C07

DETAILS

SCALE: AS NOTED

NO.	DATE	BY	REVISION

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FACET
P: 206.522.0024
www.facetnw.com
9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

BENJAMIN IDDINS
STATE OF WASHINGTON
21611
REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Ben Iddins
Date: 2025.09.11 11:07:54 -07'00'

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

6423 E MERCER WAY

6423 E MERCER WAY
MERCER ISLAND, WA 98040
2501.0551.00

PERMIT PLAN

DETAILS

DATE: 9/11/2025

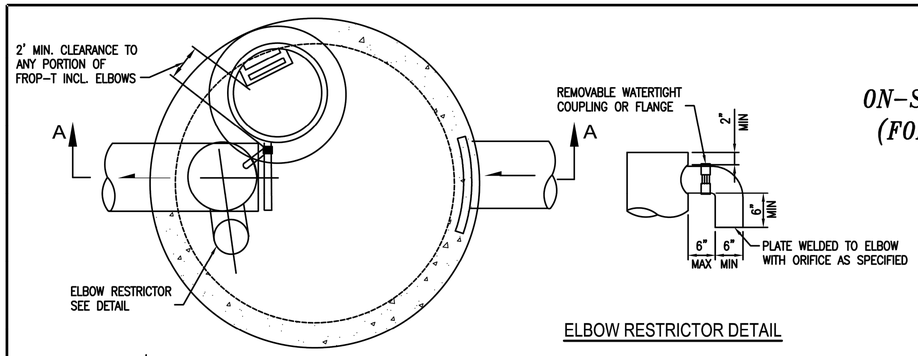
PLAN NUMBER:

C10

SHEET 10 OF 11

FILE LOCATION: \\EGNYTEDRIVE\FACETSHARED\PROJECTS\ACTIVE\2025\01\2501.0551_CITIZEN DESIGN_6423 E MERCER WAY\ MERCER ISLAND\DRAWINGS\CAD-REVIT\ACTIVEFILES\6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ZOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI

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

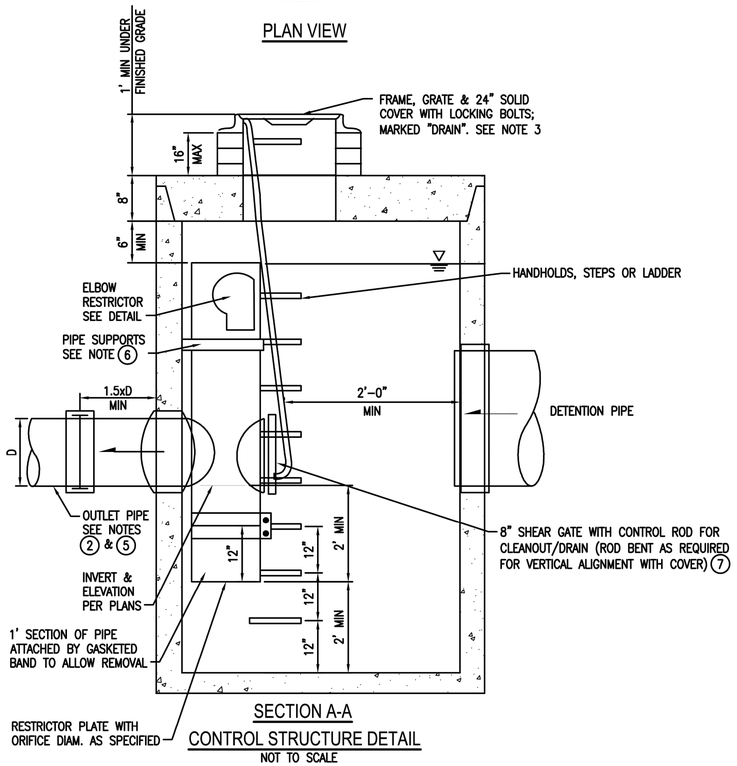


PLAN VIEW

ELBOW RESTRICTOR DETAIL

OWNER: CITIZEN DESIGN	ADDRESS: 6423 E MERCER WAY	PREPARED BY: BEN IDDINS, P.E.	
PERMIT #: TBD	MERCER ISLAND, WA 98040	PHONE: 206-523-0024	
		DATE: 08/26/2025	
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 6,627	DETENTION PIPE DIA (INCH): 60	DETENTION PIPE LENGTH (FT): 43	ORIFICE #1 DIA 0.5 INCH, ELEV 182.50
SOIL TYPE: C	PIPE MATERIAL: TBD		ORIFICE #2 DIA 1.5 INCH, ELEV 188.10

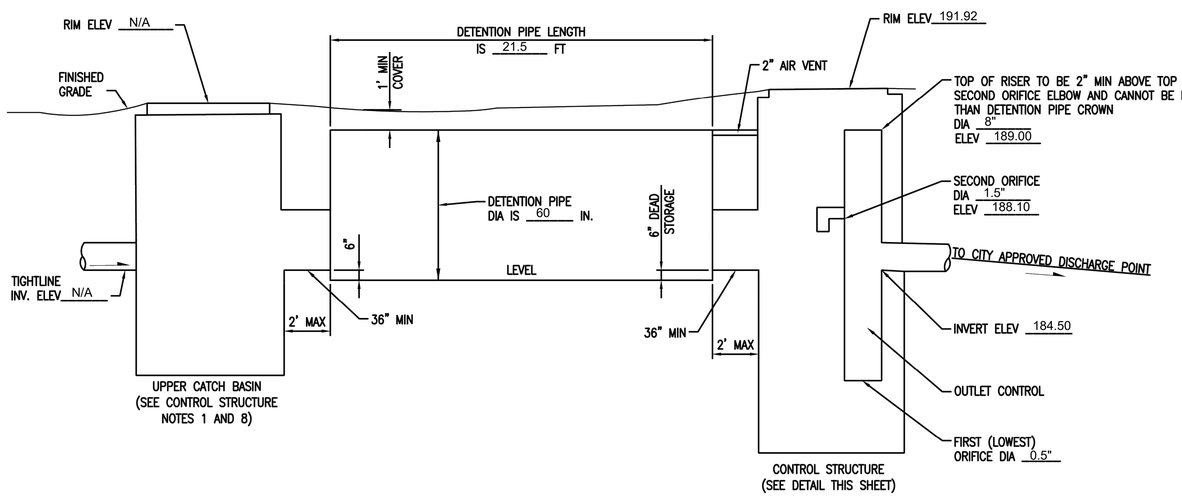
* DETENTION PIPE SYSTEM INCLUDES TWO (2) 21.5' LONG PARALLEL PIPES AS SHOWN IN PLAN VIEW ON SHEET C06, FOR A TOTAL PIPE LENGTH OF 43'.



SECTION A-A

CONTROL STRUCTURE DETAIL

NOT TO SCALE



ON-SITE DETENTION SYSTEM

NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. 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.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STANLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. 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.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. 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.
3. 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.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

ON-SITE DETENTION WORKSHEET NTS

L C06

DETAILS

SCALE: AS NOTED

NO.	DATE	BY	REVISION

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FACET
P: 206.522.0024
www.facetnw.com
9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

BENJAMIN J. IDDINS — STATE OF WASHINGTON — 25110 — REGISTERED PROFESSIONAL ENGINEER — Digitally Signed By Benjiddins 2025.09.11 07:37:00

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

PERMIT PLAN

DETAILS

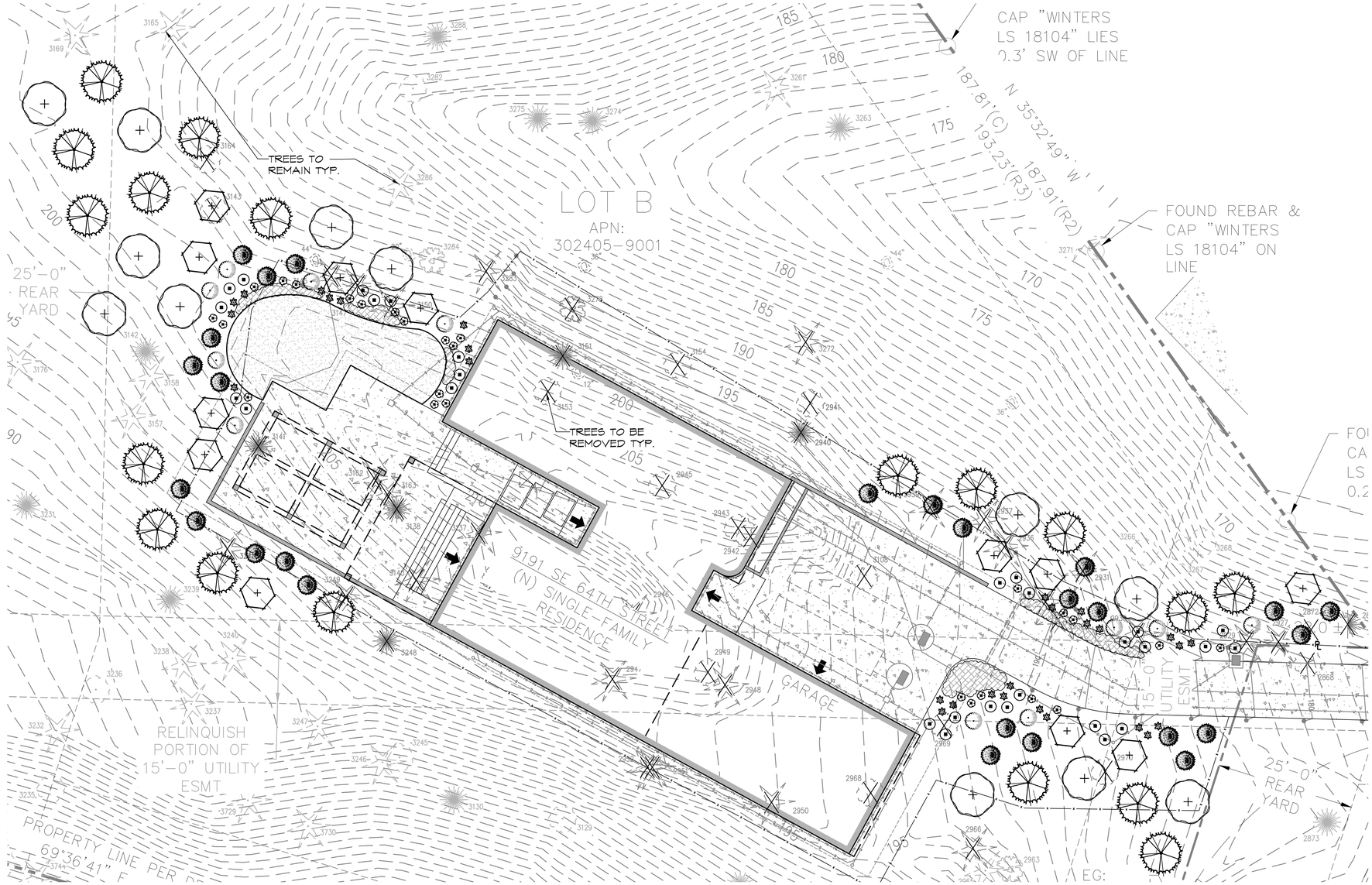
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PLAN NUMBER:

C11

SHEET 11 OF 11

FILE LOCATION: \EGNYTEDRIVE\FACET\SHARED\PROJECTS\ACTIVE\2025\01\2501.0551_CITIZEN DESIGN_6423 E MERCER WAY MERCER ISLAND\DRAWINGS\CAD-REVIT\ACTIVEFILE\6423 E MERCER WAY_MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ZOE POPOVICH
PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: ZP DRAWN BY: GS CHECKED BY: BI



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

GRAPHIC SCALE
-10 0 5 10 20
(IN FEET)
1 inch = 10 feet

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

PLANT SCHEDULE

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

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUBS				
	Hydrangea quercifolia / Oakleaf Hydrangea	5 gal		11
	Polystichum munitum / Western Sword Fern	1 gal		29
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	2 gal		29
ANNUALS/PERENNIALS				
	Astilbe x arendsii 'Beauty of Ernst' TM / Color Flash Astilbe	1 gal		26
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS				
	Liriope muscari / Lily Turf	1 gal	36" o.c.	22
SOD/SEED				
	LAWN	sod		537 sf

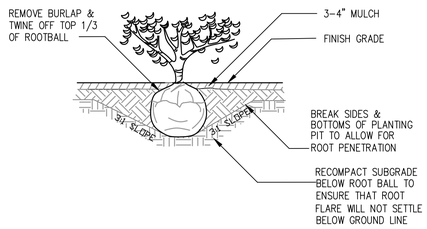
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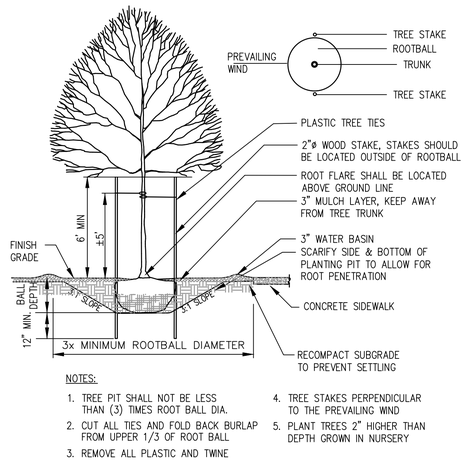
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LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

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SHEET
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OF 2 SHEETS



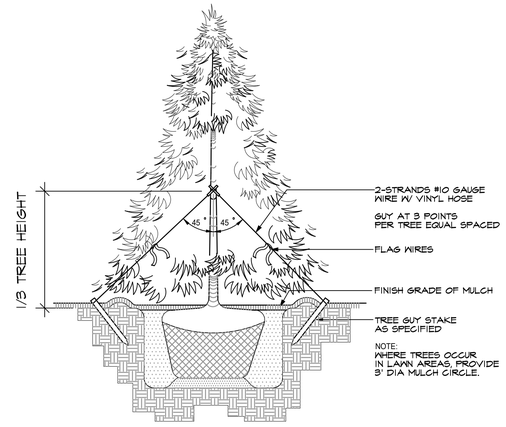
1 TYPICAL SHRUB PLANTING DETAIL
NTS



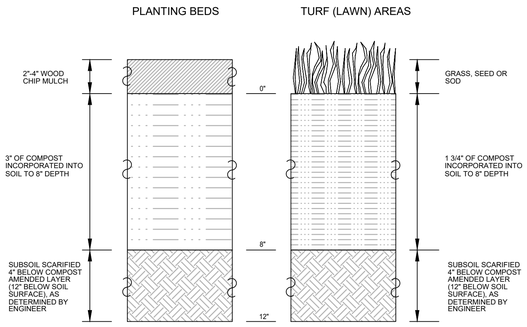
NOTES:

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

2 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



3 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



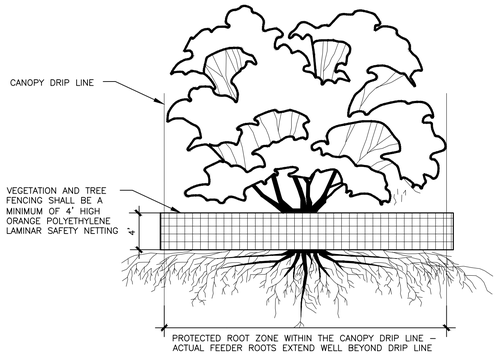
NOTES

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

4 SOIL AMENDMENT AND DEPTH
NTS 960304-01

NOTES:

1. 3-INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
2. OUTSIDE OF PROTECTION FENCING AREA, PROTECT ROOTS 2-INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.
3. MINIMIZE CONSTRUCTION ZONE; PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.



5 TREE PRESERVATION DETAIL
NTS

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE HONE 1-800-424-5555.

3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.

5. SUBGRADE IS TO BE WITHIN $\frac{1}{10}$ INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.

6. 4 INCH DEPTH TOPSOIL IN LANDSCAPE AREA.

7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.

8. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK. WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK, A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.

9. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.

10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.

11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT O OWNER.

12. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST 3 YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT.

13. TREES TO BE PLANTED A MINIMUM 5 FEET FROM PROJECT BOUNDARIES.

14. THE AVERAGE SPACING FOR STREET REES SHOULBE BE 30 FEET ON CENTER AND ADJUSTED TO ALLOW FOR SIGHT LINES, UTILITES, TRAFFIC SIGNS, LIGHT STANDARDS, DRIVEWAYS AND OTHER STREET APPURTENANCES.

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