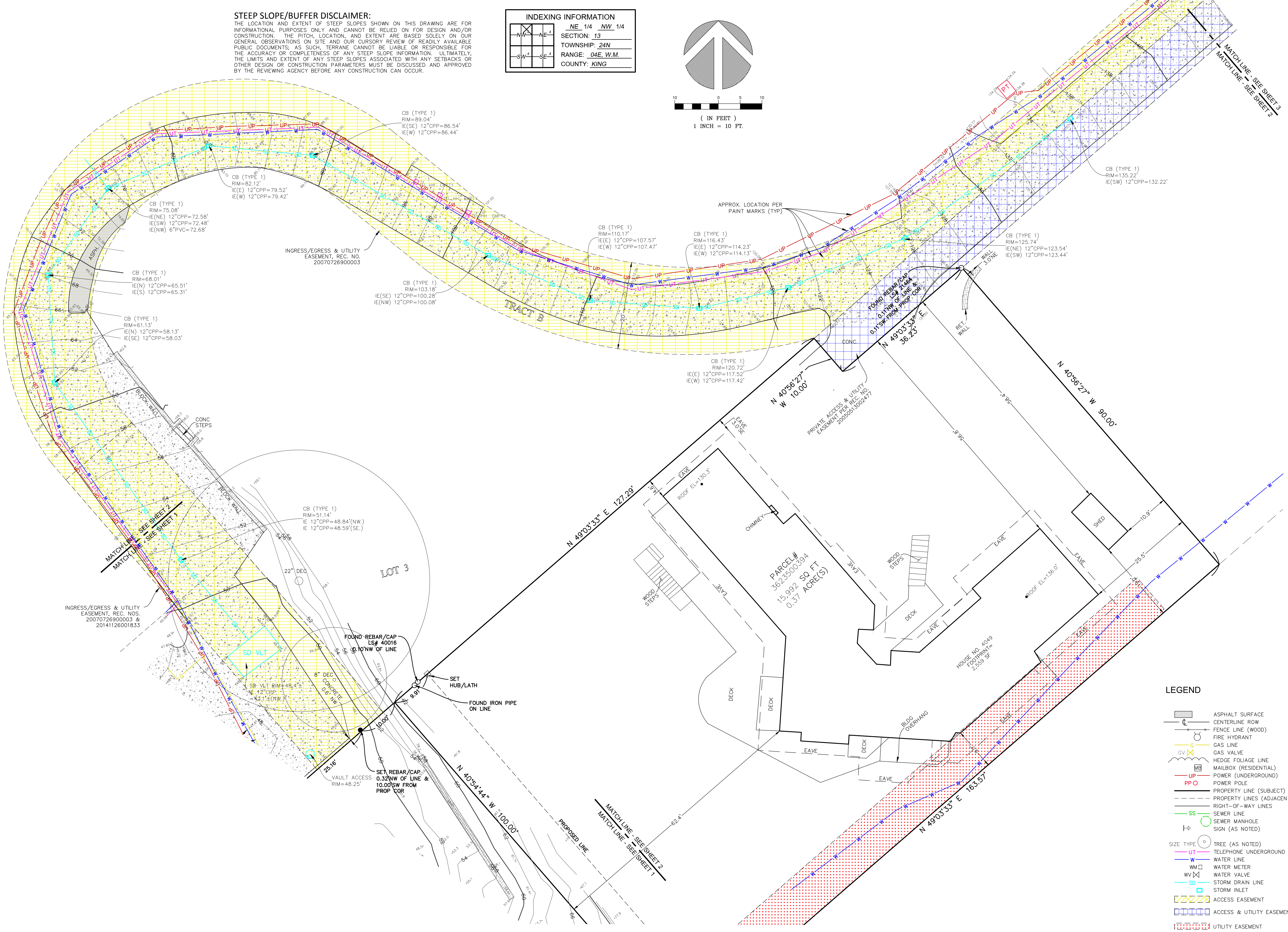
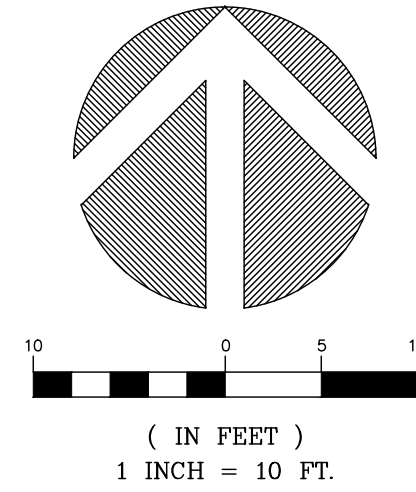


TOPOGRAPHIC & BOUNDARY SURVEY

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

INDEXING INFORMATION

NE 1/4	NW 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

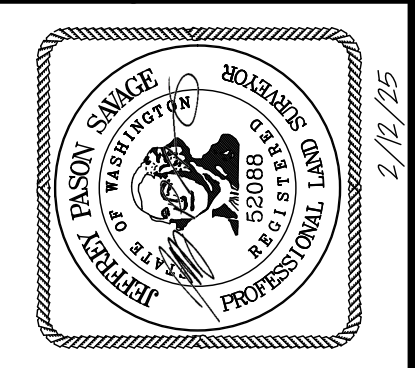


LEGEND

	ASPHALT SURFACE
	CENTERLINE ROW
	FENCE LINE (WOOD)
	FIRE HYDRANT
	GAS LINE
	GAS VALVE
	HEDGE FOLIAGE LINE
	MAILBOX (RESIDENTIAL)
	POWER (UNDERGROUND)
	POWER POLE
	PROPERTY LINE (SUBJECT)
	PROPERTY LINES (ADJACENT)
	RIGHT-OF-WAY LINES
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	TREE (AS NOTED)
	TELEPHONE UNDERGROUND
	WATER LINE
	WATER METER
	WATER VALVE
	STORM DRAIN LINE
	STORM INLET
	ACCESS EASEMENT
	ACCESS & UTILITY EASEMENT
	UTILITY EASEMENT

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 36235003394

4049 + 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	241871
DATE:	10/15/24
DRAFTED BY:	IDV-GKD-AJU
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
10/25/24	ADDED PARCEL
11/21/24	UPDATE TITLE
11/27/24	PER COMMENTS
02/12/25	PROP CORNERS
SHEET NUMBER	
2 OF 4	

LEGAL DESCRIPTION

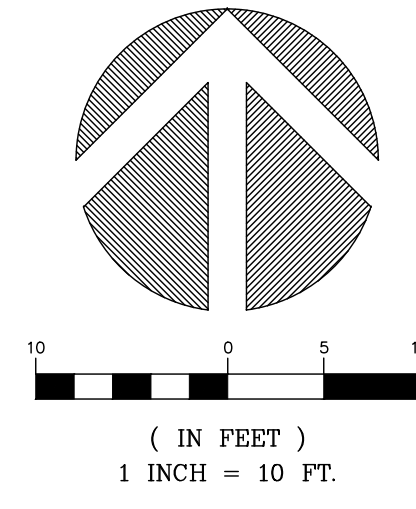
(REFERENCE SHEET 4 OF 4)

LEGEND

- ASPHALT SURFACE
- CENTERLINE ROW
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- GAS VALVE
- HEDGE FOLIAGE LINE
- MAILBOX (RESIDENTIAL)
- POWER (UNDERGROUND)
- POWER POLE
- PROPERTY LINE (SUBJECT)
- PROPERTY LINES (ADJACENT)
- RIGHT-OF-WAY LINES
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- TREE (AS NOTED)
- TELEPHONE UNDERGROUND
- WATER LINE
- WATER METER
- WATER VALVE
- STORM DRAIN LINE
- STORM INLET
- ACCESS EASEMENT
- ACCESS & UTILITY EASEMENT
- UTILITY EASEMENT

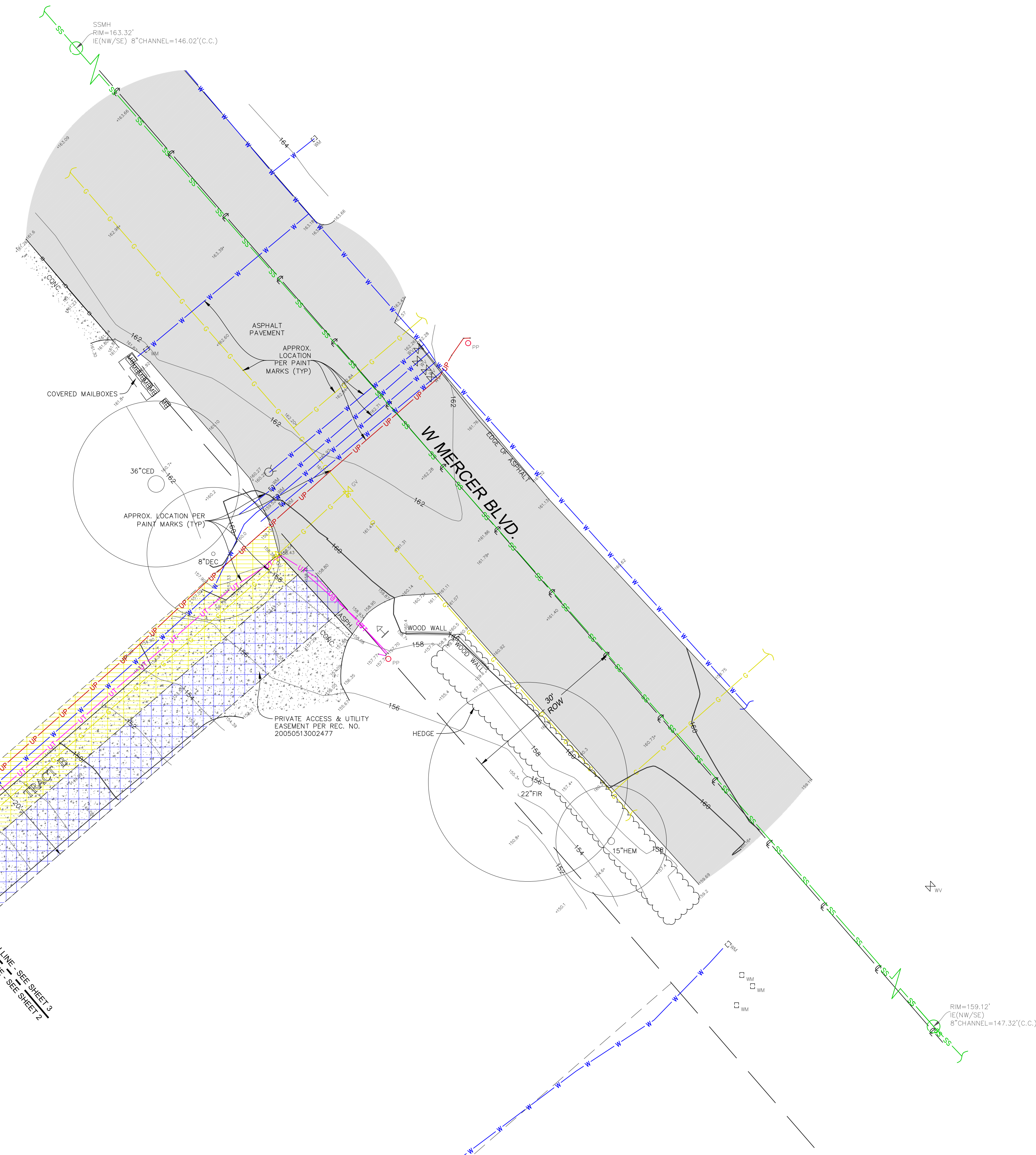
INDEXING INFORMATION

NE 1/4 NW 1/4	
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E W.M.	
COUNTY: KING	



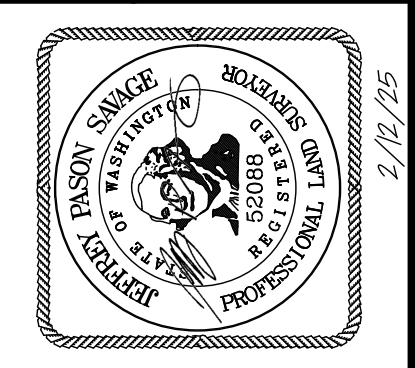
TOPOGRAPHIC & BOUNDARY SURVEY

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



TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 3623500395

4049 + 4045 WEST MERCER WAY
 4045 W MERCER WAY
 MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	241871
DATE:	10/15/24
DRAFTED BY:	IDV-GKD-AJU
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
10/25/24	ADDED PARCEL
11/21/24	UPDATE TITLE
11/27/24	PER COMMENTS
02/12/25	PROP CORNERS
SHEET NUMBER	
3 OF 4	

We are the measure | terrane.net

LEGAL DESCRIPTION

TAX PARCEL NO. 362350-0395

PARCEL I:
THAT PORTION OF THE SOUTHEASTERLY HALF OF LOT 5 AND THE NORTHWESTERLY HALF OF LOT 6, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, AND SECOND CLASS SHORELANDS ADJOINING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID NORTHWEST HALF OF LOT 6; THENCE SOUTH 49°02'46" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, 330.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 49°02'46" WEST, 126 FEET, MORE OR LESS, TO THE OUTER LIMITS OF THE SHORELANDS OF LAKE WASHINGTON; THENCE NORTHWESTERLY, ALONG SAID OUTER LIMITS, TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF LOT 5; THENCE NORTH 49°02'46" EAST, ALONG SAID NORTHWESTERLY LINE, 121 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 40°55'31" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 40°55'31"EAST, 100.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF SAID SOUTHEASTERLY HALF OF LOT 5.

(AS DELINEATED AS MI CABANA LLC PARCEL C, BOUNDARY SURVEY FOR KING COUNTY SUPERIOR COURT CASE NO. 10-2-45130-7 RECORDED IN VOLUME 288 OF SURVEYS, PAGES 211 AND 212 UNDER RECORDING NO. 20120613900001 AND CORRECTED BY SURVEY RECORDED IN VOLUME 303 OF SURVEYS, PAGES 53 AND 54 UNDER RECORDING NO. 20131023900005, RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL II:
A NON-EXCLUSIVE EASEMENT FOR ACCESS DRIVEWAY CREATED IN THAT CERTAIN MASTER EASEMENT AND COST-SHARING AGREEMENT RECORDED UNDER RECORDING NO. 20141126001833, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 362350-0394

(PER RECORD OF SURVEY RECORDING NO. 20131023900005)

THAT PORTION OF THE SOUTHEASTERLY 1/2 OF LOT 5, AND NORTHWESTERLY 1/2 OF LOT 6, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID NORTHWEST HALF OF LOT 6;
THENCE S 49°02'46" W, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 166.77 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 49°02'46" W 163.57 FEET;
THENCE N 40°55'31" W 100.00 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF LOT 5;
THENCE N 49°02'46 E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 127.29 FEET TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 203 FEET OF SAID LOT 5;
THENCE S 40°57'14 E, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 10.00 FEET;
THENCE N 49°02'46 E, ALONG THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF THE SOUTHEASTERLY HALF OF SAID LOT 5, A DISTANCE OF 36.23 FEET TO A POINT WHICH BEARS N 40°57'14" W FROM THE POINT OF BEGINNING;
THENCE S 40°57'14" E 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/3 INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF THE SAID SOUTHWESTERLY 1/2 OF LOT 5.

TOPOGRAPHIC & BOUNDARY SURVEY

SCHEDULE B ITEMS

1. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSES: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: MAY 26, 1953
RECORDING NO.: 4351718
AFFECTS: PORTION OF SAID LAND
"AS CONSTRUCTED -- AFFECTS SE 1/2 OF LOT"

2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSES: SEWER PIPE LINE(S) AND APPURTENANCES
RECORDING DATE: MAY 6, 1959
RECORDING NO.: 5028740
AFFECTS: THE WESTERLY PORTION
"NOT PLOTTED --AS CONSTRUCTED"

3. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSES: INGRESS AND EGRESS AND UTILITIES
RECORDING DATE: JUNE 26, 1964
RECORDING NO.: 5753801
AFFECTS: THE SOUTHEASTERLY PORTION
THE TERMS OF SAID EASEMENT HAVE BEEN MODIFIED BY JUDGMENT FILED IN KING COUNTY SUPERIOR CAUSE NO. 96-2-31077-8.
PARTIAL RELEASE AND TERMINATION OF INGRESS AND EGRESS AND UTILITIES EASEMENT RECORDED UNDER RECORDING NUMBER 20170526000619.
"EASEMENT TERMINATED IN 2017, HOWEVER ANY UTILITIES WITHIN THE SW'LY 5' OF THE NE'LY 155' OF THE SE 1/2 OF PARCEL SHALL REMAIN VALID"

4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSES: UTILITIES
RECORDING DATE: AUGUST 11, 1964
RECORDING NO.: 5772683
AFFECTS: THE SOUTHEASTERLY PORTION
"PLOTTED -- PER REC. NO. 20131023900005"

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS AS SET FORTH IN THE STATUTORY WARRANTY DEED.
RECORDING DATE: MAY 8, 1974
RECORDING NO.: 7405080269
"NOT PLOTTED -- ALLOWS FOR THE CONSTRUCTION OF A DOCK AND A GARAGE"

6. TERMS AND CONDITIONS OF NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES, RECORDED UNDER RECORDING NUMBER 7712060812.
"BLANKET IN NATURE"

7. RECIPROCAL EASEMENTS, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT:
DOCUMENT: EASEMENT AGREEMENT
EXECUTED BY: WILBERT C. ANDERSON AND SUZENNE H. ANDERSON; AND STAVE AND BECKY SHOWALTER
PURPOSES: WALKWAYS; MAINTENANCE OF ROCKERY AND FENCE; AND RIGHT OF WAY TO TRIM TREES
RECORDING DATE: APRIL 18, 1988
RECORDING NO.: 8804180124
AFFECTS: PORTIONS OF SAID LAND
THE TERMS OF SAID EASEMENT HAVE BEEN MODIFIED BY JUDGMENT FILED IN KING COUNTY SUPERIOR CAUSE NO. 96-2-31077-8.
"NOT PLOTTED -- REFERS TO LOCATION OF A WALKWAY AND A ROCKERY, AS CONSTRUCTED"

8. WALKWAY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MARCH 23, 1989
RECORDING NO.: 8903230062
"NOT PLOTTED -- EASEMENT AFFECTS NE ADJOINING PARCEL"

9. MATTERS CONTAINED IN THAT CERTAIN DRIVEWAY MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES.
RECORDING DATE: DECEMBER 18, 1990
RECORDING NO.: 9012180990
"BLANKET IN NATURE"

10. TERMS AND CONDITIONS OF PROVISIONS CONTAINED IN JUDGMENT NUMBER 98-9-07729-3, FILED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 96-2-31077-8, REGARDING APPURTENANCE EASEMENTS AND RIGHTS THERETO.
PEDESTRIAN EASEMENT TERMINATION RECORDED UNDER RECORDING NUMBER 20160802001219.
"NOT PLOTTED -- TERMINATION OF PEDESTRIAN EASEMENT"

11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON THE CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB05-006:
RECORDING NO: 20070726900003
"PLOTTED"

12. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
RECORDING DATE: APRIL 14, 2010
RECORDING NO.: 20100414900004
MATTERS SHOWN: LOCATION OF WOOD STAIRS IN THE SOUTHEASTERLY PORTION AND AN ENCROACHMENT OF WOOD RETAINING WALL ONTO THE NORTHWESTERLY ADJACENT PROPERTY.
"CURRENT CONDITIONS SHOWN"

13. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN THE JUDGMENT QUIETING TITLE AND ORDER DISMISSING REMAINING CLAIMS FOR KING COUNTY COURT CASE NO. 10-2-45130-7:
RECORDING NO: 20120702000622

NOTE: THE COMPANY QUESTIONS THE VALIDITY OF AN UNDIVIDED ONE-THIRD INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF SAID SOUTHEASTERLY ONE-HALF OF LOT 5 STATED THEREIN BASED ON THE CONVEYANCE OF ONE HALF INTEREST OF SAID TRACT BY THAT CERTAIN WARRANTY DEED RECORDED UNDER RECORDING NO. 20050513002477.
BOUNDARY LINE SURVEY THERETO,
RECORDING DATE: JUNE 13, 2012
RECORDING NO.: 20120613900001

AMENDMENT OF SAID SURVEY,
RECORDING DATE: OCTOBER 23, 2013
RECORDING NO.: 20131023900005
"CURRENT CONDITIONS SHOWN (R1)"

14. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 18, 2013
RECORDING NO.: 20130918001578
"BLANKET IN NATURE"

15. MASTER EASEMENT AND COST-SHARING AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: HUNSAKER PARKSIDE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; BRET W. CHATALAS AND ANGELA R. CHATALAS, HUSBAND AND WIFE; AND RAMI KARJIAN AND SUSAN KARJIAN, HUSBAND AND WIFE; MI CABANA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; AND HUNSAKER PARKSIDE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 26, 2014
RECORDING NO.: 20141126001833

AMONG OTHER THINGS, SAID INSTRUMENT STATES AS FOLLOWS:
RESCISSON, TERMINATION, EXTINGUISHMENT AND INTENT TO SUPERSEDE PRIOR RECORDINGS, UPON RECORDING, THIS AGREEMENT SHALL RESCIND, TERMINATED, EXTINGUISH, REPLACE AND SUPERSEDE IN WHOLE ALL RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED IN THAT CERTAIN FEBRUARY 11, 2005 DRIVEWAY CONSTRUCTION AGREEMENT REFERENCED IN THE RECORDED FEBRUARY 22, 2005 MEMORANDUM OF AGREEMENT, KING COUNTY RECORDING NUMBER 20050222000834 ("2005 DCA") AND ALL RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, KING COUNTY RECORDING NUMBER 20080331002408 ("2008 EASEMENT"). THE 2005 DCA AND THE 2008 EASEMENT ARE HEREBY AND FOREVER RESCINDED, TERMINATED, EXTINGUISHED, REPLACED AND SUPERSEDED BY THIS AGREEMENT. UPON RECORDING, THE RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED HEREIN SHALL GOVERN AND CONTROL THE REPAIR, MAINTENANCE AND USE OF THE EASEMENT AREA, THE ACCESS DRIVEWAY AND THE SHARED WATERFRONT TRACT.

NOTICE OF TERMINATION & EXTINGUISHMENT OF EASEMENTS/AMENDMENT OF MASTER EASEMENT & COST SHARING AGREEMENT RECORDED UNDER RECORDING NUMBER 20210108001733.
"BLANKET IN NATURE"

16. ARMY CORPS OF ENGINEERS PERMIT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 14, 2015
RECORDING NO.: 20150814001062
"BLANKET IN NATURE"

17. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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 SURVEY.
RECORDING NO: 20210817900015
"CURRENT CONDITIONS SHOWN HEREON"

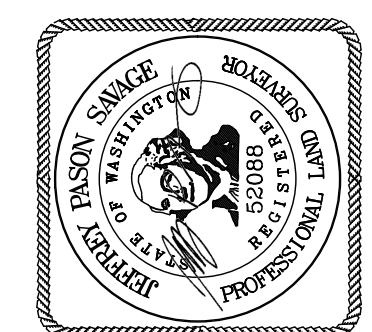
We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 3623500395

4049 + 4045 WEST MERCER WAY

4045 W MERCER WAY
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 241871
DATE: 10/15/24
DRAFTED BY: IDV-GKD-AJU
CHECKED BY: JPS
SCALE: 1" = 10'

REVISION HISTORY	
10/25/24	ADDED PARCEL
11/21/24	UPDATE TITLE
11/27/24	PER COMMENTS
02/12/25	PROP CORNERS

SHEET NUMBER
4 OF 4

INDEXING INFORMATION	
	NE 1/4 NW 1/4
	SECTION: 13
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

KEY NOTES:

KEY	NOTE:	DETAIL/SHEET
SDI	INSTALL TEMPORARY INLET PROTECTION ON EX SD INLET OR CLOSEST SD INLET DOWNSTREAM OF SITE	D/C09
CE	INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. CONTRACTOR TO DETERMINE FINAL LOCATION IN FIELD	A/C09
PP	INSTALL APPROX 260 LF PERIMETER PROTECTION* SEE KEYNOTE 11 FOR ADDITIONAL INFORMATION	B/C01 B/C09
VEF	TREE PROTECTION FENCING	A/C01
SP	PROPOSED STOCKPILE LOCATION. CONTRACTOR TO DETERMINE FINAL LOCATION IN FIELD	-
SW	CONTRACTOR TO SWEEP ROAD DAILY OR MORE OFTEN IF NECESSARY TO REMOVE TRACKED SEDIMENT	-
RE	ALL EX ONSITE HARD SURFACES (INCLUDING STAIRS/FENCE/WALLS) TO BE REMOVED UNLESS OTHERWISE NOTED	-
SA	SOIL AMENDMENT (TYP)	F/C09
1	TREE TO REMAIN	-
2	CONTRACTOR TO PROTECT EX STORM INFRASTRUCTURE (TYP)	-
3	CUT AND CAP EX GAS SERVICE AT PROPERTY LINE FOR REUSE. COORDINATE WITH UTILITY OWNER (BY OTHERS)	-
4	POWER TRANSFORMER VAULT TO BE RELOCATED. COORDINATE WITH UTILITY OWNER (BY OTHERS)	-
5	WALL TO BE REMOVED	-
6	EX ROCKERY BULKHEAD AND STAIRS TO REMAIN	-
7	LOCATION OF EX SSS CONNECTION TO SEWER MAIN IS SHOWN APPROXIMATELY PER CITY GIS INFORMATION. CONTRACTOR TO LOCATE FOR POTENTIAL REUSE. PROJECT CAN REUSE EXISTING STUB IF IN ADEQUATE CONDITION. SEE GENERAL NOTE 2 THIS SHEET	J/C10
8	INTERCEPTOR SWALE PER DOE BMP C200. INSTALLATION REQUIRED FOR WET WEATHER WORK ONLY TOP WIDTH: 2' MIN HEIGHT: 1.5' MIN SIDE SLOPE: 2H:1V BOTTOM ELEV (HIGH ELEV END) 26.50± APPROX BOTTOM ELEV (LOW ELEV END AT SEDIMENT TRAP) 26.00±	-
9	120 SF (MIN SURFACE AREA) SEDIMENT TRAP WITH OUTLET TO LAKE. INSTALLATION REQUIRED FOR WET WEATHER WORK ONLY BOTTOM ELEV: 21.50± OVERFLOW ELEV 24.00± TOP ELEV 25.00± (CONSTRUCT W/ BERM (I.E. SANDBAGS) AS NEEDED)	C/C09
10	MINIMAL CONSTRUCTION DISTURBANCE TO OCCUR WITHIN THIS AREA. REMOVE WOOD STEPS BY HAND	-
11	CONSTRUCT WIRE-BACKED SILT FENCE BEDDED IN COMPOST, NOT NATIVE SOIL OR SAND, AS CLOSE AS POSSIBLE TO THE PLANNED WORK AREA. EXISTING VEGETATION BETWEEN FENCE AND LAKE SHORE TO BE LEFT IN PLACE TO MAXIMUM EXTENT FEASIBLE DURING CONSTRUCTION	-

PROJECT INFORMATION:

ADDRESS:
4045 W MERCER WAY
MERCER ISLAND, WA 98040

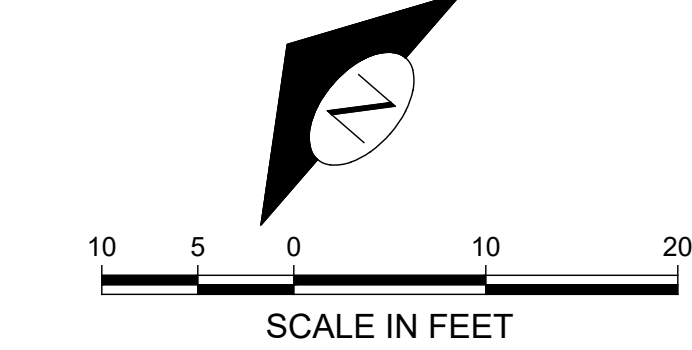
OWNER/APPLICANT:
4045 W MERCER WAY
MERCER ISLAND, WA 98040
CONTACT: SCOTT CHANCELLOR

ARCHITECT:
MCCLELLAN ARCHITECTS
3309 WALLINGFORD AVE N
SEATTLE, WA 98103
PH: (206) 728.0480
CONTACT: JOEY PASQUINELLI

CIVIL ENGINEER:
FACET
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
PH: (206) 523.0024
CONTACT: BEN IDDISS, P.E.

SURVEYOR:
TERRANE
10801 MAIN STREET, SUITE 102,
BELLEVUE, WA 98004
PH: (425) 458.4488

GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS, INC.
2401 10TH AVE E
SEATTLE, WA 98102
PH: (435) 747.5618
CONTACT: ADAM MOYER



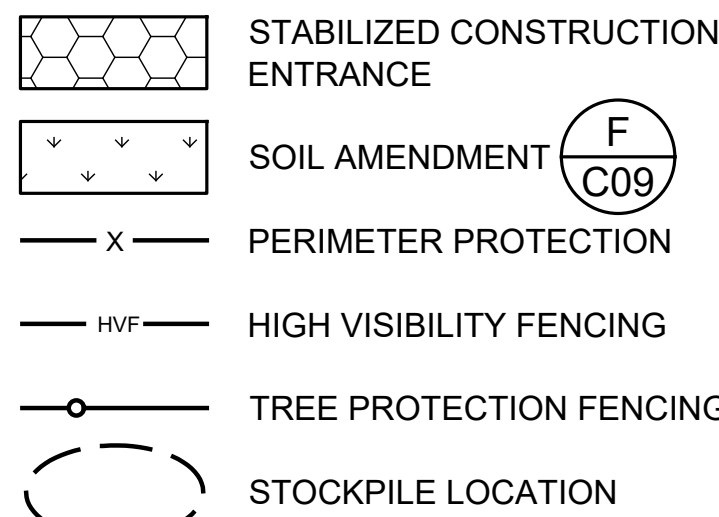
GENERAL NOTES:

- PER GEOTECHNICAL REPORT, "IF WET WEATHER CONSTRUCTION IS ANTICIPATED, TWO PARALLEL SILT FENCES SHOULD BE INSTALLED ALONG THE SHORELINE."
- CCTV INSPECTION OF THE EXISTING SIDE SEWER TO THE SEWER MAIN IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE CCTV SHOWS THE SIDE SEWER TO BE IN UNSATISFACTORY CONDITION (AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR), REPLACEMENT OF EXISTING SIDE SEWER STUB TO MAIN IS REQUIRED.
- LOCATION OF SEDIMENT TRAP AND SWALE MAY NOT BE LOCATED WITHIN EXISTING EASEMENTS AND EARTHWORK ASSOCIATED WITH CONSTRUCTING THESE BMPs CANNOT IMPACT EASEMENTS OR EXISTING INFRASTRUCTURE.
- FRANCHISE UTILITIES SHOWN ON THIS PLAN ARE NOT REVIEWED OR APPROVED BY THE CITY OF MERCER ISLAND. CONTRACTOR/OTHERS TO COORDINATE WITH APPROPRIATE UTILITY OWNER.

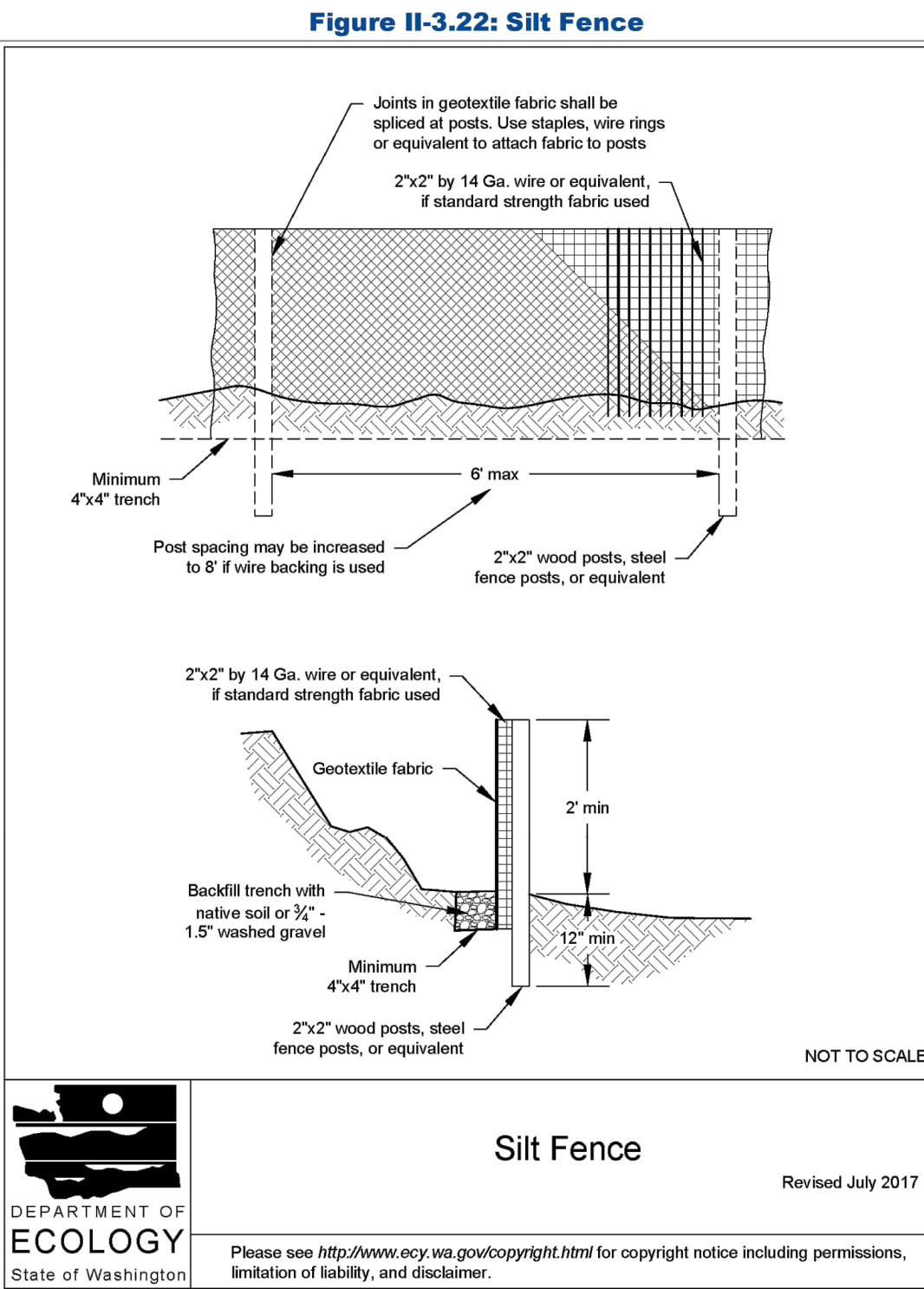
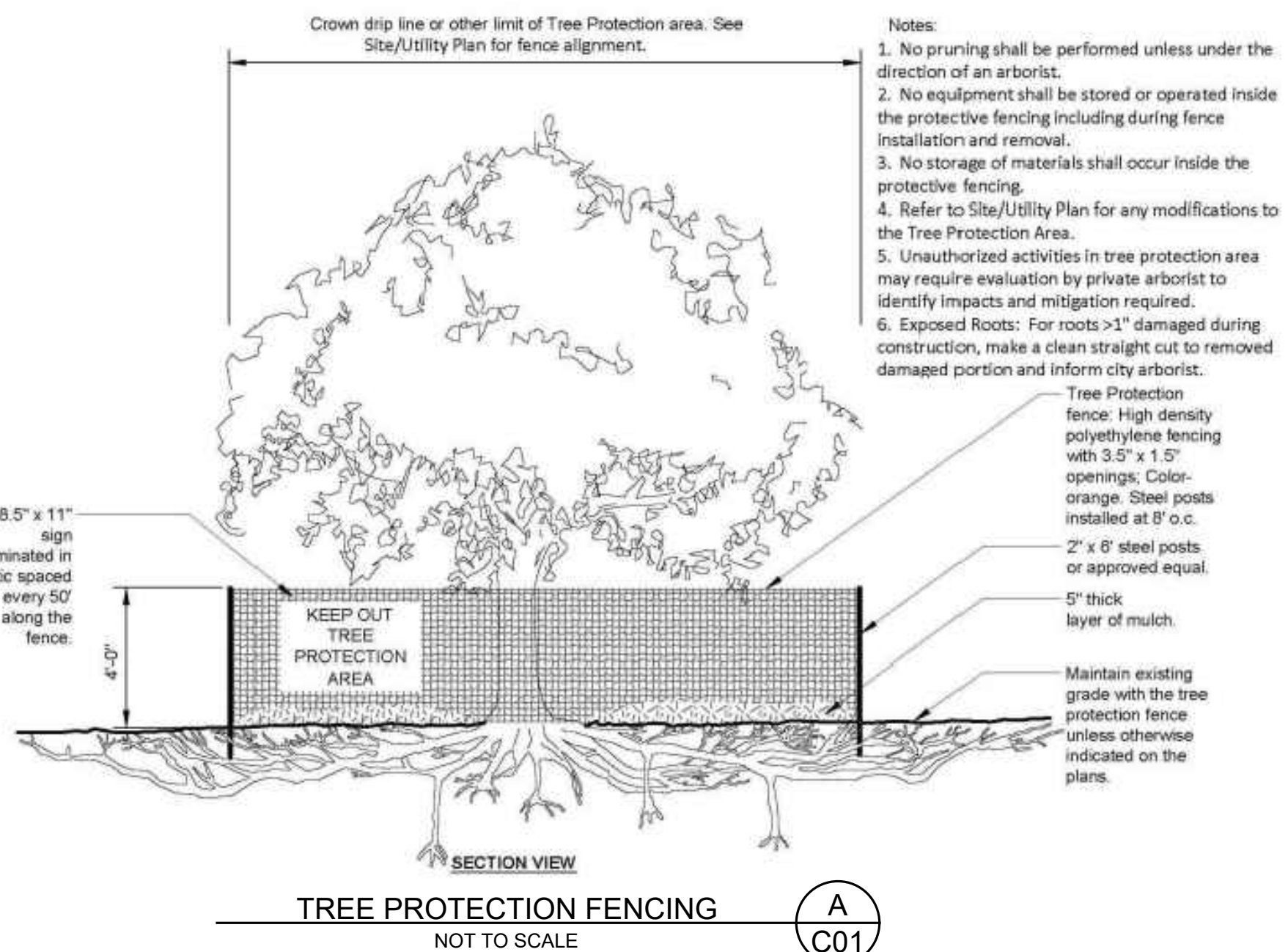
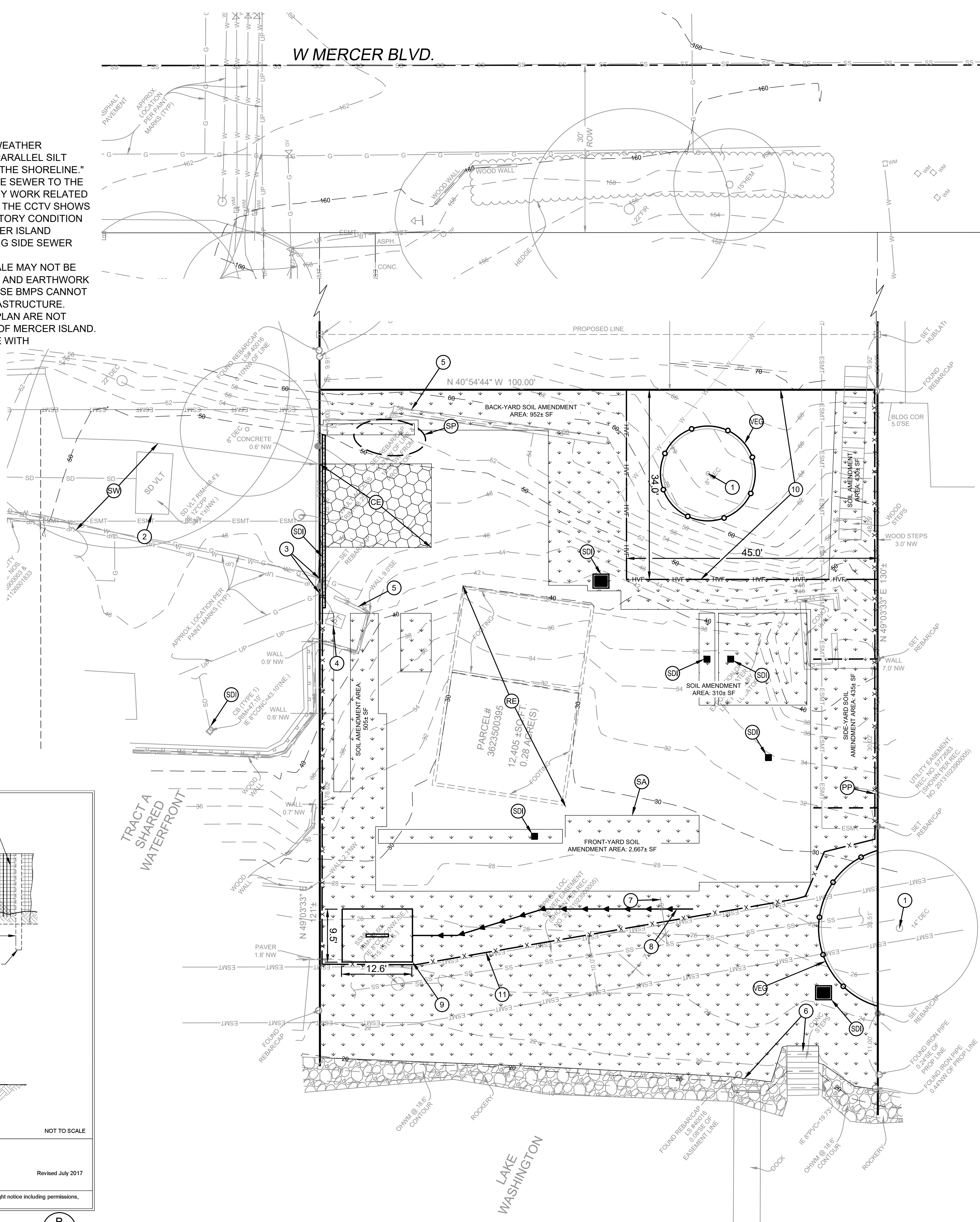
ABBREVIATIONS:

- BM = BENCHMARK
- BOTS = BOTTOM OF STAIR
- CB = CATCH BASIN
- CONC = CONCRETE
- DOE = DEPARTMENT OF ECOLOGY
- EX = EXISTING
- EG = EXISTING GRADE
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOWLINE
- IE = INVERT ELEVATION
- LSCAPE = LANDSCAPING
- M.I.C. = MONUMENT IN CASE
- NO. = NUMBER
- STD = STANDARD
- TOC = TOP OF CURB
- TOP = TOP OF PAVEMENT
- TOPS = TOP OF STAIR
- TYP = TYPICAL
- W/ = WITH

LEGEND:



* INSTALL PERIMETER PROTECTION, SUCH AS SILT FENCING, COMPOST SOCKS, OR STRAW WATTLES IN ACCORDANCE WITH 2019 DEPARTMENT OF ECOLOGY MANUAL



FILE LOCATION: J:\SHARED\PROJECTS\2024\20240314\0800_MCT_ARCH_4045 WEST MERCER WAY\MERCER ISLAND\DWG\2024\03\14\0800_MCT_ARCH_4045 WEST MERCER WAY\MERCER ISLAND_SIP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH-FULL BLEED (36" X 48" INCHES) - LAST MODIFIED BY: RANDY ANDERSON
DRAWN BY: GS, CK CHECKED BY: BI
PROJECT MANAGER, JR DESIGNED BY: RA
PRINCIPAL, BI PROJECT MANAGER, JR

SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105.0080

FACET
9706 4th Ave NE
Suite 300
Seattle, WA 98115
P: 206.523.0024
www.facetnw.com

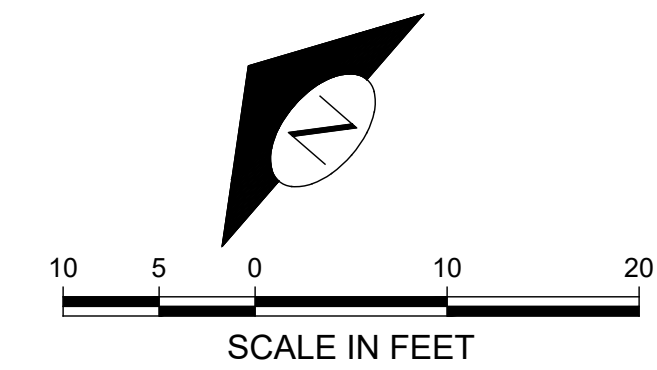
BENJAMIN J. IDDISS
STATE OF WASHINGTON
Professional Engineer
REG. NO. 123,456
EXPIRES 12/31/2025
07.60
REGISTERED PROFESSIONAL ENGINEER

PERMIT PLAN

SMALL PARCEL ESC PLAN

DATE: 7/30/2025
PLAN NUMBER:
C01
SHEET 1 OF 10

UNDERGROUND UTILITY LOCATIONS ARE APPROX.
BASE MAP PHOTOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR THE ACCURACY OF THE INFORMATION SHOWN. FACET IS NOT RESPONSIBLE FOR OTHER EXISTING UTILITIES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.



LEGEND:

	ASPHALT
	CONCRETE
	LANDSCAPE
	DECK
	POOL & HOT TUB
	HVF HIGH VISIBILITY FENCING
	TREE PROTECTION FENCING

DRAINAGE NOTES:

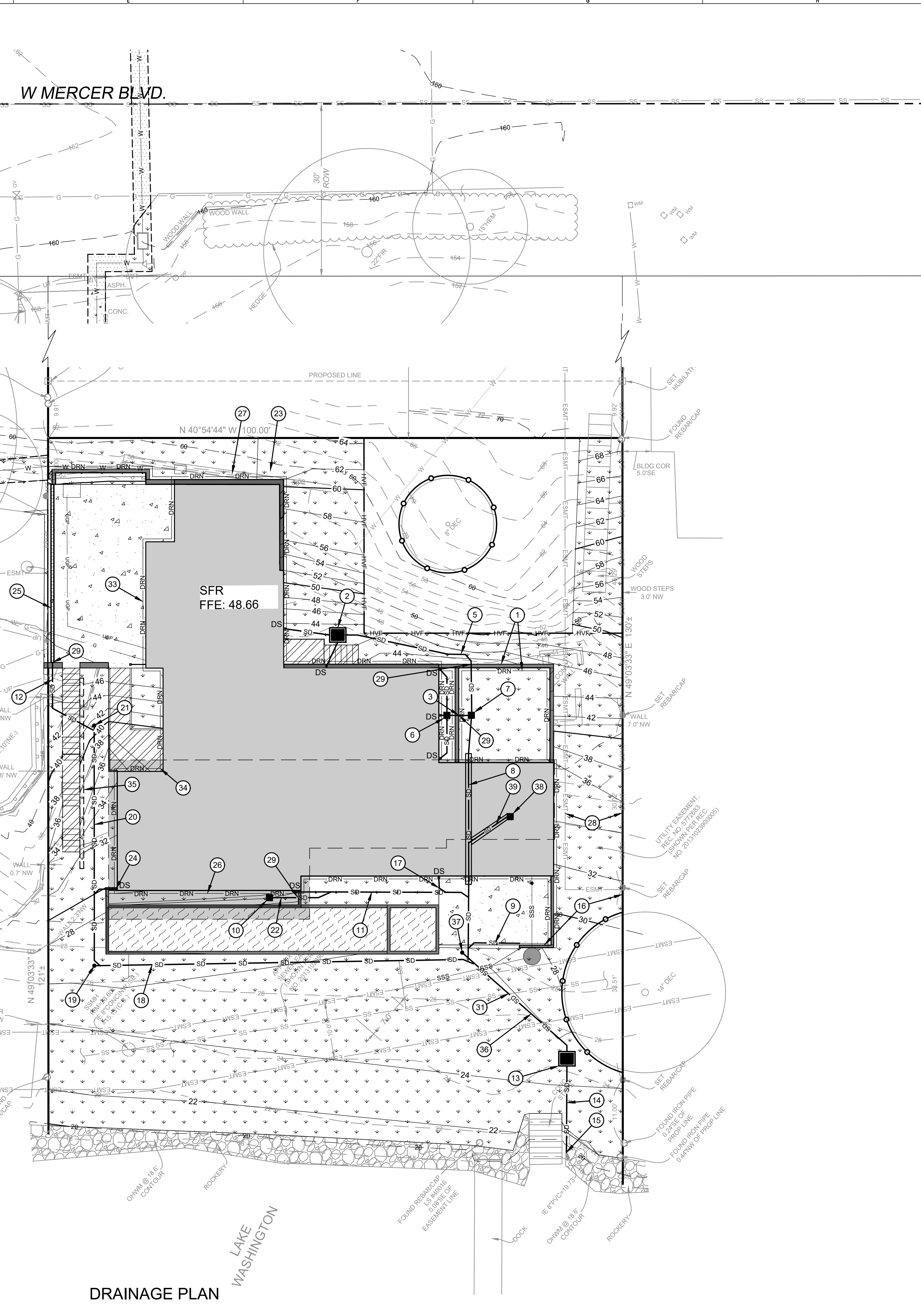
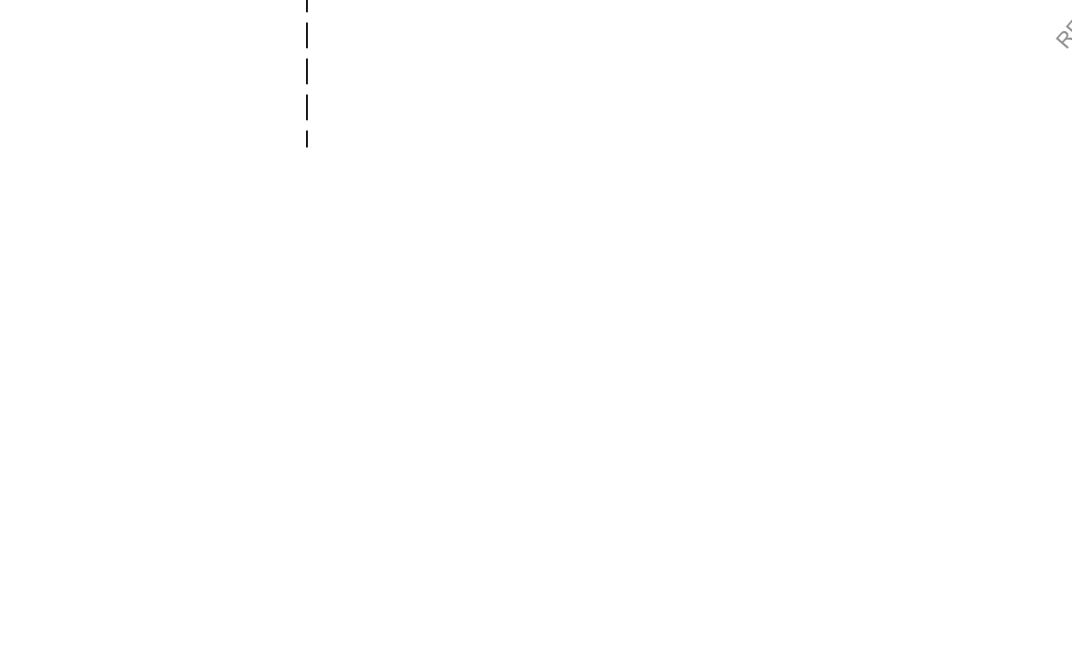
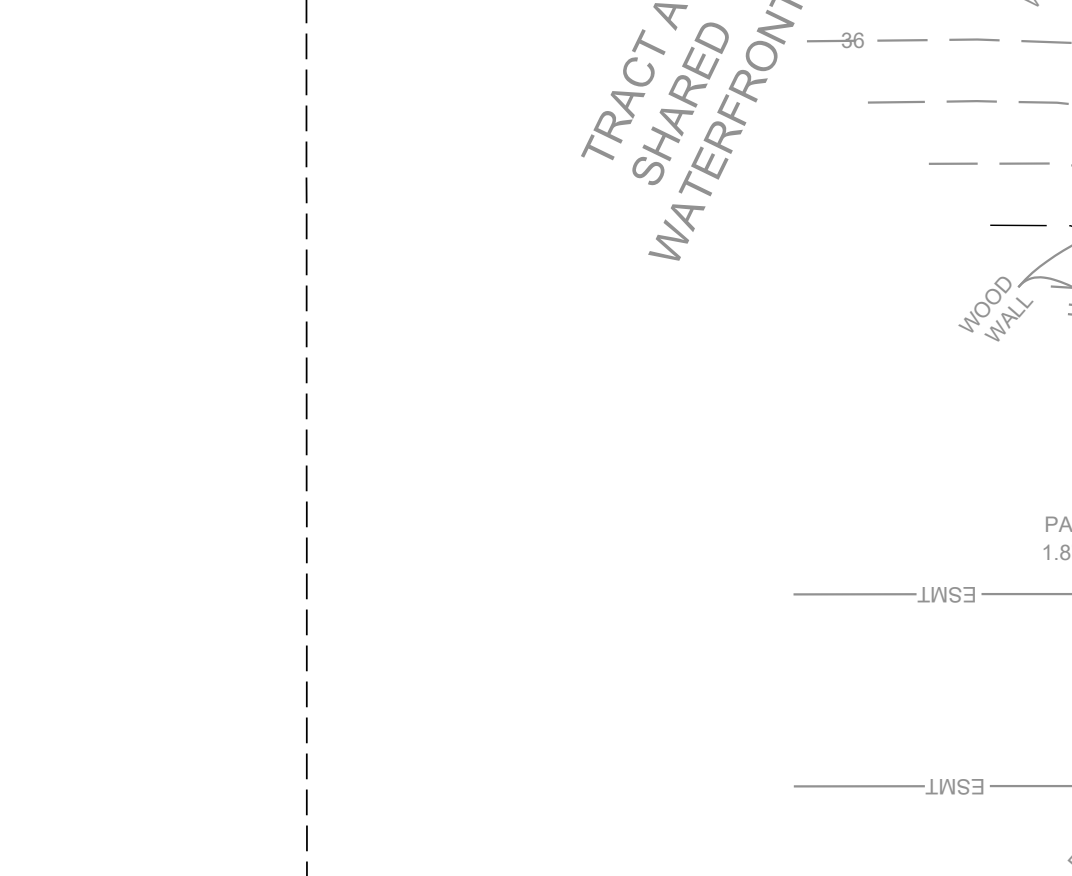
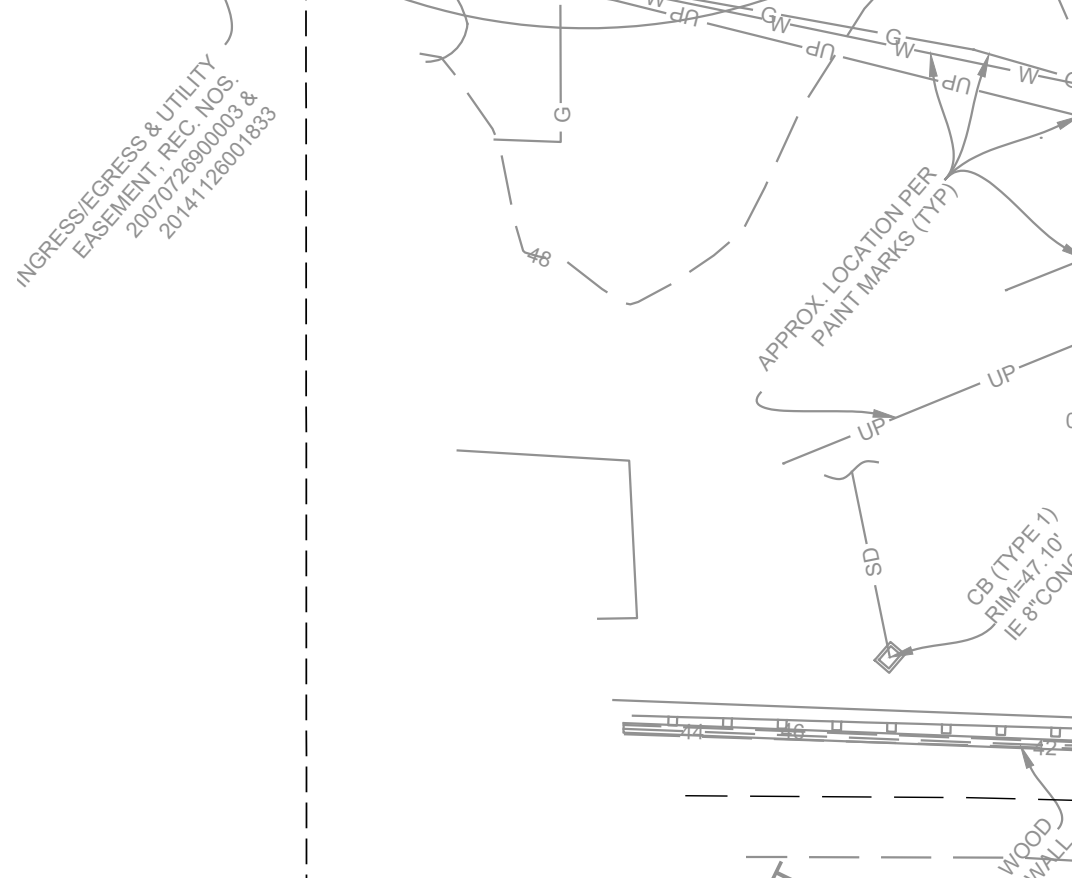
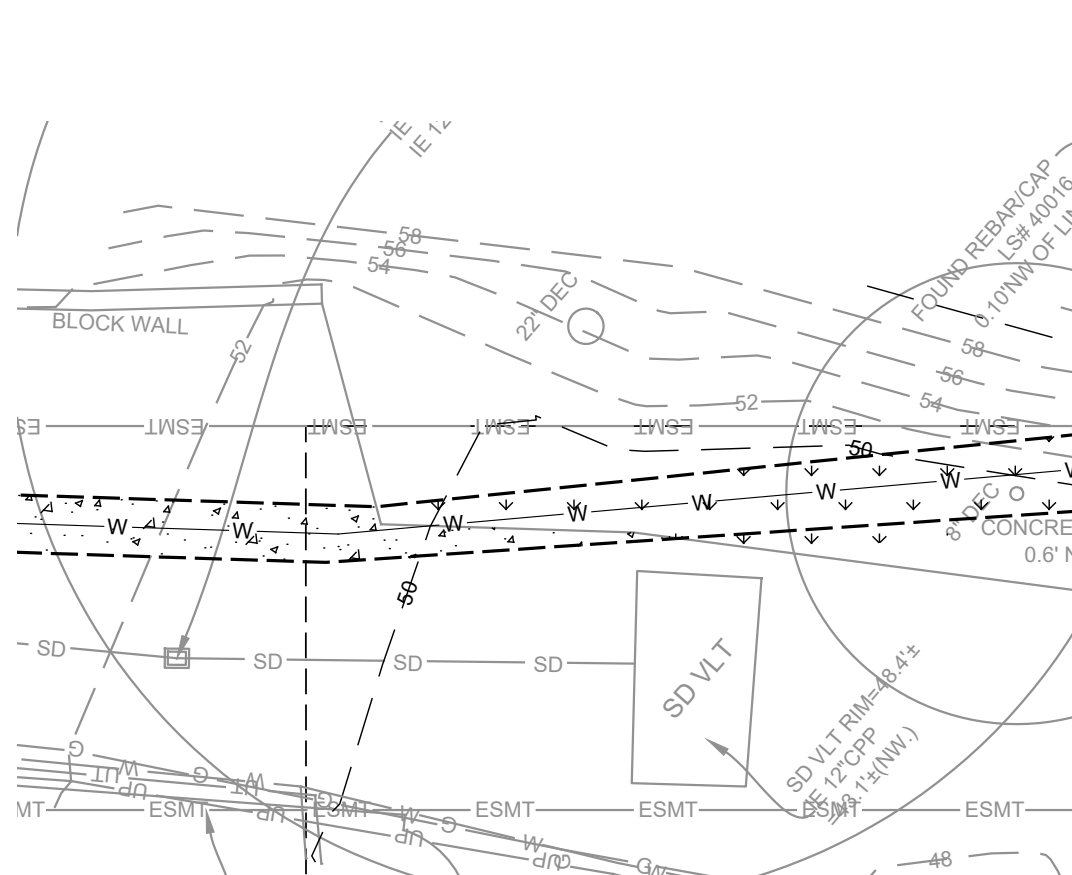
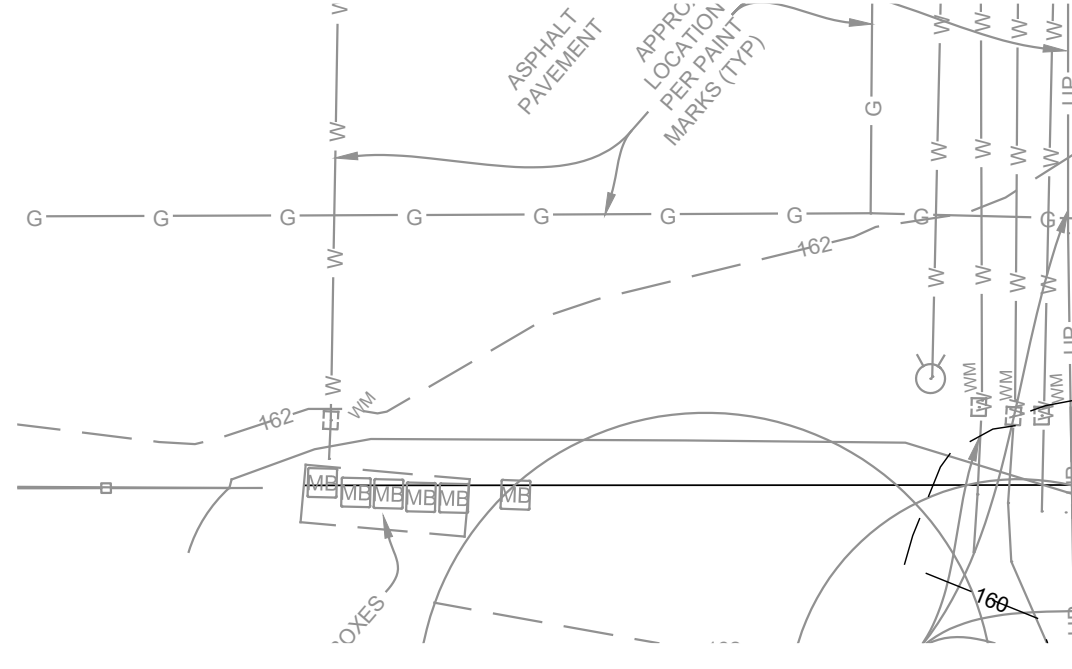
- ROOF DRAINS:**
- NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE.
 - DOWNSPUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
 - DRAINPIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, GR F-405 FOR SMOOTH-BORE H.D.P.E. PIPE.
 - PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
 - 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.

- FOOTING DRAINS:**
- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
 - DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
 - DRAIN PIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD.
 - GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE HEIGHT OF THE WALL.

- GENERAL:**
- SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD THE OUTLET.
 - PROVIDE CLEANOUTS OR CONTROL STRUCTURES AS APPROPRIATE.
 - ALL DRAINAGE PIPING AND STRUCTURES ARE SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
 - ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
 - USE SAND COLLARS AT CB CONNECTIONS TO P.V.C. PIPE.
 - UNLESS OTHERWISE SPECIFIED, 6" STORM DRAIN PIPE FOR ROOF DRAINS AND SEWER PIPE SHALL BE SDR35 PVC PIPE.
 - ALL FOOTING DRAIN AND PERFORATED PIPE SHALL BE D2729 PVC PIPE WITH THE PERFORATIONS DIRECTED DOWNWARDS.
 - ALL PERF PIPE SHALL BE 4" DIAMETER UNLESS OTHERWISE SHOWN.
 - CONTRACTOR TO VERIFY INVERTS OF STORM DRAIN IN ROW AND ADJUST ONSITE STORM SYSTEM AS NECESSARY.
 - CONTRACTOR TO FIELD LOCATE AND REROUTE ANY POTENTIAL UTILITY CONFLICTS WITH DETENTION FACILITY PRIOR TO CONSTRUCTION
 - 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 WITH INFORMATION PROVING THE POST-CONSTRUCTION SOILS MEET THESE REQUIREMENTS.

KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	PERMANENT SHORING & CATCHMENT WALL. INSTALL PLASTIC BACKED DRAINAGE COMPOSITE (MIRADRAIN OR EQUIVALENT) AND INSTALL WEEP PIPES MIN 6" ON CENTER DRAINING TO THE FOOTING DRAIN. SEE GEOTECHNICAL REPORT FOR FURTHER INFORMATION 4" IE 26.50±	K/C10
2	TYPE 1 CB W/ OPEN GRATE LID RIM 42.90 6" IE (W) 39.90 6" IE (E) 39.90 6" IE (S) 39.90	G/C09
3	4 LF 6" SD @ 2.00% MIN	-
4	NOT USED	-
5	38 LF 6" SD @ 2.00% MIN	-
6	AREA DRAIN RIM 33.58 6" IE (N) 24.00 6" IE (S) 24.00 6" IE (W) 24.00 6" IE (E) 24.00	-
7	AREA DRAIN RIM 25.66 6" IE (W) 23.66 6" IE (S) 23.66 6" IE (N) 23.66	-
8	7 LF 6" SD PIPE IN 12" DI SLEEVE UNDER BUILDING SLAB. CONTRACTOR TO INSTALL @ MIN 6" OF COVER FROM BUILDING FOUNDATION (ELEV ± 24.50) & @ 2.00% MIN SLOPE. CONTRACTOR TO PROVIDE CASING SPACERS AND RUBBER END SEAL ON BOTH ENDS BETWEEN CARRIER PIPE AND CASING PIPE AND IS TO FILL ANNULAR SPACE WITH APPROVED MATERIAL PIPE WITHIN CASING TO BE RESTRAINED JOINT	-
9	FOOTING DRAIN TIGHTLINE @ 2.00% MIN	-
10	AREA DRAIN RIM 28.25 6" IE (E) 26.25	-
11	30 LF 6" SD @ 2.00% MIN	-
12	16 LF 6" SD @ 2.00% MIN	-
13	TYPE 1 CB W/ SOLID LOCKING LID & OIL/WATER SEPARATOR RIM 24.90 6" IE (N) 20.50 6" IE (S) 20.40	E,G/C09
14	14 LF 6" SD @ 2.00% MIN	-
15	CONNECT TO EX PVC OUTFALL ON HIGH SIDE OF BULKHEAD/ROCKERY. RESTORE DISTURBED SURFACES IN KIND. 6" TO 8" ADAPTER 8" PVC IE 19.73	-
16	DRAINAGE LATERALS FROM ADJACENT SITES MAY CONNECT TO EX LAKE OUTFALL. CONTRACTOR TO DETERMINE IN FIELD AND CONNECT EX TO PROPOSED PIPE (IF PIPES DISCOVERED)	-
17	3 LF 6" SD @ 2.00% MIN	-
18	60 LF 6" SD @ 2.00% MIN	-
19	6" SDCO RIM 26.83 6" IE 23.50	H/C09
20	42 LF 6" SD @ 2.00% MIN	-
21	6" SDCO RIM 40.30 6" IE 35.00	H/C09
22	11 LF 6" SD @ 2.00% MIN	-
23	CATCHMENT WALL. INSTALL FOOTING DRAIN AT BASE OF WALL. SEE GEOTECHNICAL REPORT FOR FURTHER INFORMATION* 4" IE 47.15±	-
24	ROOF DS AND TIGHTLINE W/ 1.5' OF COVER AND 2.00% MIN SLOPE (TYP)	-
25	6" TRENCH DRAIN W/ 6" OUTLET. RIM TO FOLLOW EG ALONG PROPERTY LINE 6" IE 47.00	-
26	LOWER LEVEL PERIMETER FOOTING DRAIN* 4" IE 24.50±	-
27	TEMPORARY SHORING WALL. SEE STRUCTURAL & ARCHITECTURAL PLANS FOR FURTHER INFORMATION	-
28	EX INFRASTRUCTURE (FROM NEIGHBORING PROPERTIES) MAY BE LOCATED WITHIN EASEMENT. LOCATE IN FIELD, AND PROTECT EX UTILITIES. CONTACT CIVIL ENGINEER IF NEEDED	-
29	PIPE TO PENETRATE WALL. INSTALL CASING PIPE (CONSULT CIVIL ENGINEER IF NEEDED) VERTICAL BENDS AS NECESSARY	-
30	NOT USED	-
31	STORM AND SEWER MAIN CROSSING ENSURE 1' MIN CLEARANCE BETWEEN STORM (ABOVE) AND SEWER (BELOW) IS SATISFIED 6" STORM IE 20.75± 8" SEWER MAIN IE (ASSUMED) 16.00±	-
32	NOT USED	H/C09
33	GARAGE LEVEL FOOTING DRAIN* 4" IE 47.00±	-
34	CONNECT FOOTING DRAINS FROM GARAGE LEVEL/MID LEVEL TO LOWER LEVEL/CATCHMENT WALL FOOTING DRAIN ELEVATION. INSTALL VERTICAL BENDS AS NECESSARY	-
35	APPROX. LOCATION OF TEMPORARY SHORING WALL. SEE STRUCTURAL & ARCHITECTURAL PLANS FOR FURTHER INFORMATION	-
36	24 LF 6" SD @ 2.00% MIN	-
37	6" SDCO RIM 25.45 6" IE 21.00	H/C09
38	AREA DRAIN RIM 25.61 ± 6" IE (W) 23.61	-

7 LF 6" SD PIPE IN 12" DI SLEEVE UNDER BUILDING SLAB. CONTRACTOR TO INSTALL @ MIN 6" OF COVER FROM BUILDING FOUNDATION (ELEV ± 24.50) & @ 2.00% MIN SLOPE. CONTRACTOR TO PROVIDE CASING SPACERS AND RUBBER END SEAL ON BOTH ENDS BETWEEN CARRIER PIPE AND CASING PIPE AND IS TO FILL ANNULAR SPACE WITH APPROVED MATERIAL PIPE WITHIN CASING TO BE RESTRAINED JOINT



NO.	DATE	BY	REVISION

FACET
9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND

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

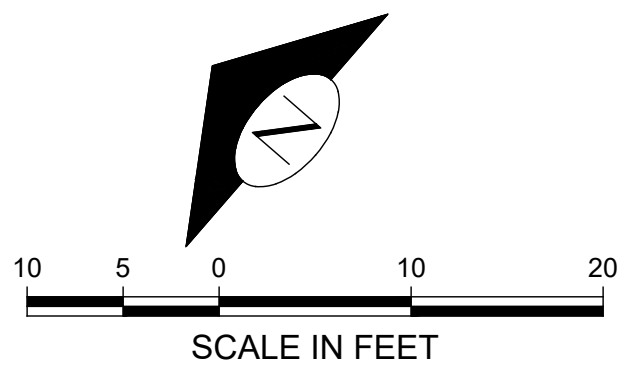
SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105.0080

PERMIT PLAN

DRAINAGE PLAN

DATE: 7/30/2025
PLAN NUMBER:
C02
SHEET 2 OF 10

FILE LOCATION: J:\SHARED\PROJECTS\2025\07\08\0800_MCT_ARCH_MAS\WEST_MERCER_WAY\MERCER_ISLAND\DRAINAGE\DWG\MERCER_WAY_MERCER_ISLAND_DP_PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36" X 48" INCHES) - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

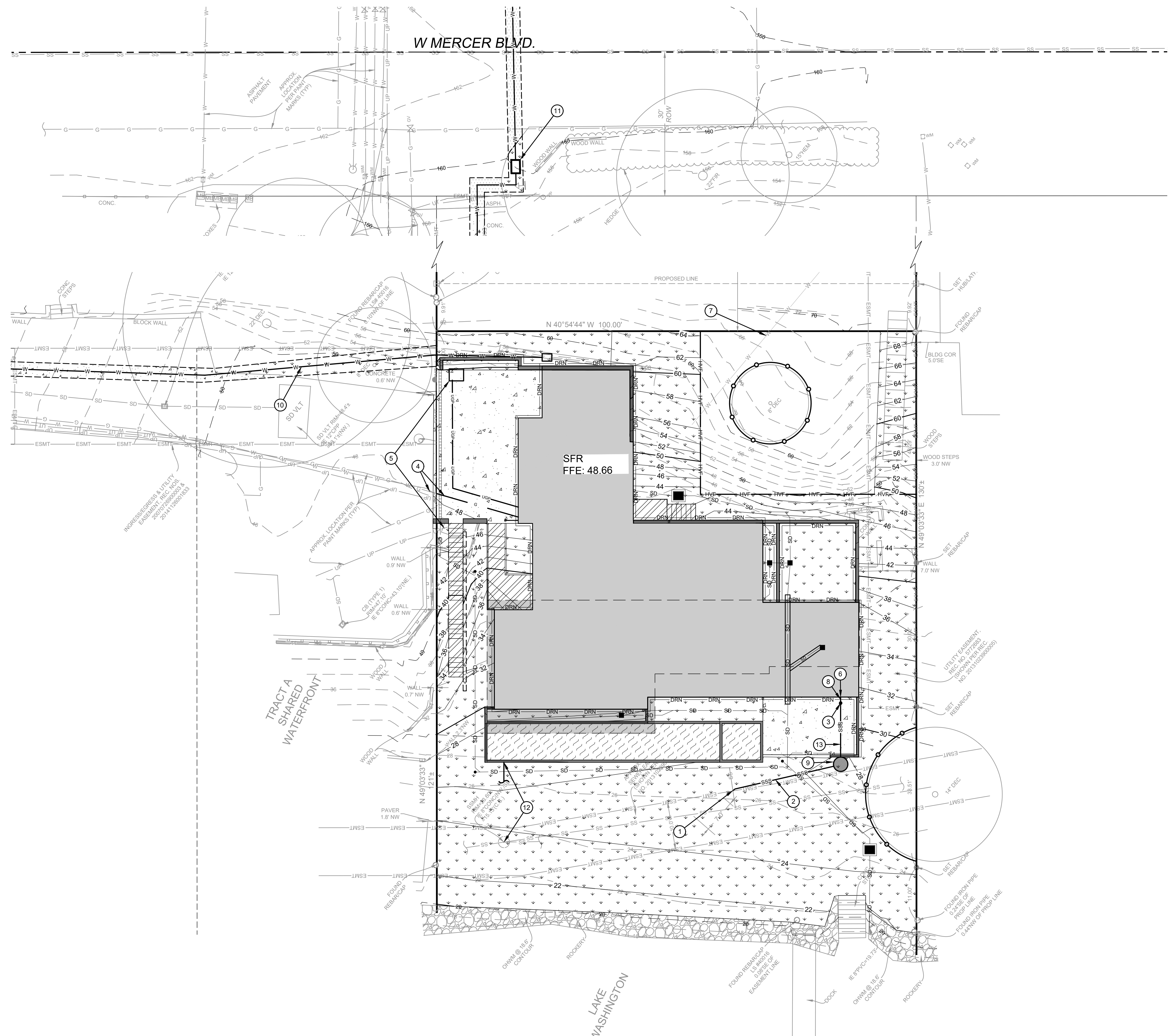


- LEGEND:**
- ASPHALT
 - CONCRETE
 - LANDSCAPE
 - DECK
 - POOL & HOT TUB
 - HIGH VISIBILITY FENCING
 - TREE PROTECTION FENCING

KEY NOTES:

KEY	NOTE	DETAIL/SHEET
1	LOCATION OF EX SSS CONNECTION TO SEWER MAIN IS SHOWN APPROXIMATELY PER CITY GIS INFORMATION. SEE GENERAL NOTE 1 THIS SHEET 8" IE 15.73± (SEWER MAIN)	J/C10
2	22 LF 4" SSS @ 2.00% MIN	-
3	4" SSSCO & BUILDING POINT OF COMPLIANCE RIM 25.57 4" IE 21.75	MIC10
4	APPROXIMATE LOCATION OF EX GAS SERVICE. CONTRACTOR TO LOCATE IN FIELD. COORDINATE WITH PSE IF SERVICE ALLOWED FOR REUSE (BY OTHERS). SERVICE MAY NEED TO BE REPLACED AS REQUIRED. FRANCHISE UTILITIES ARE NOT REVIEWED OR APPROVED BY THE CITY OF MERCER ISLAND. IF REPLACEMENT REQUIRED, CONSULT CIVIL ENGINEER	-
5	POWER TRANSFORMER VAULT TO BE RELOCATED. COORDINATE WITH UTILITY OWNER (BY OTHERS). ELECTRICAL SERVICE SHOWN SCHEMATICALLY ONLY. FRANCHISE UTILITIES ARE NOT REVIEWED OR APPROVED BY THE CITY OF MERCER ISLAND	-
6	4" SSS IE 22.00	-
7	APPROXIMATE LOCATION OF EX WATER SERVICE. EX WATER METER TO BE REMOVED ALONG W MERCER WAY. EXISTING SERVICE TO BE ABANDONED AT MAIN AND PIPE TO BE ABANDONED IN PLACE. SEE SHEET C04 FOR ADDITIONAL INFORMATION	-
8	1 LF 4" SSS @ 2.00% MIN	-
9	BACKFLOW PREVENTION VALVE 4" IE 20.00	L&M/C10
10	NEW WATER SERVICE (SEE SHEET C04 FOR ADDITIONAL INFORMATION)	-
11	NEW WATER METER & SERVICE (SEE SHEET C04 FOR ADDITIONAL INFORMATION)	-
12	HOT TUB AND POOL DRAINS TO CONNECT TO SANITARY SEWER. DESIGN BY OTHERS.	-
13	11 LF 4" SSS @ 2.00% MIN	-

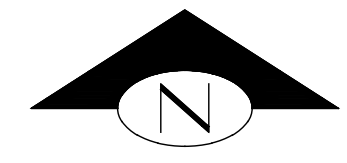
- GENERAL NOTES:**
- CCTV INSPECTION OF THE EXISTING SIDE SEWER TO THE SEWER MAIN IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE CCTV SHOWS THE SIDE SEWER TO BE IN UNSATISFACTORY CONDITION (AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR), REPLACEMENT OF EXISTING SIDE SEWER STUB TO MAIN IS REQUIRED.
 - FRANCHISE UTILITIES SHOWN ON THIS PLAN ARE NOT REVIEWED OR APPROVED BY THE CITY OF MERCER ISLAND. CONTRACTOR/OTHERS TO COORDINATE WITH APPROPRIATE UTILITY OWNER.



UTILITY PLAN

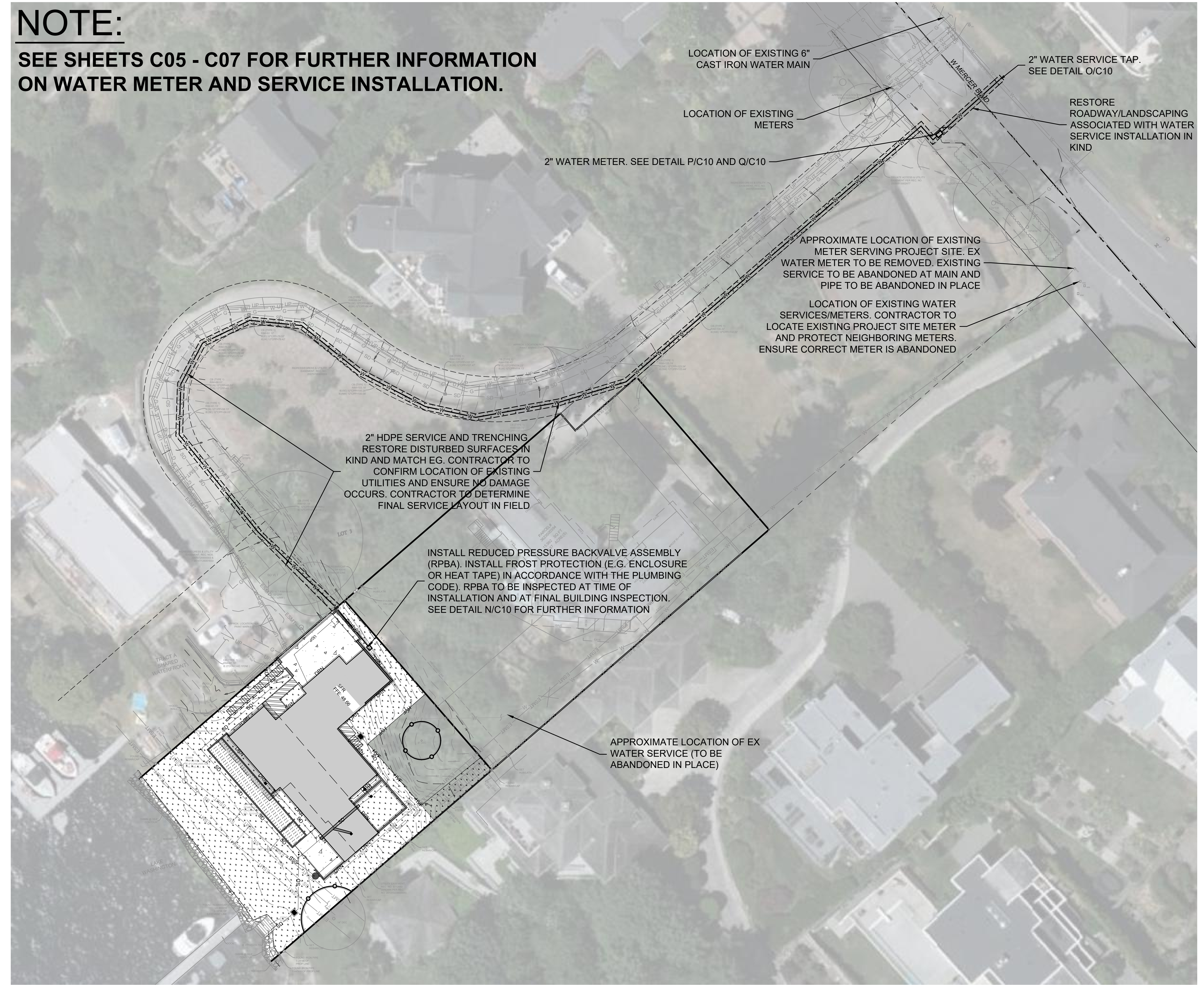
FILE LOCATION: J:\SHARED\PROJECTS\2021\05\01\04\000_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DWG\DWG\ARCH\W MERCER WAY MERCER ISLAND_DP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36"X 24.00 INCHES) - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

FACET							
 9706 4th Ave NE Suite 300 Seattle, WA 98115 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDDEY ISLAND P: 206.522.0024 www.facetnw.com							
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>							
SCOTT CHANCELLOR 4045 WEST MERCER WAY MERCER ISLAND, WA 98040 2105.0080							
PERMIT PLAN							
UTILITY PLAN							
DATE: 7/30/2025 PLAN NUMBER:							
<h1 style="font-size: 2em;">C03</h1>							
SHEET 3 OF 10							



- LEGEND:**
- ASPHALT
 - CONCRETE
 - LANDSCAPE
 - DECK
 - POOL & HOT TUB
 - HVF HIGH VISIBILITY FENCING
 - TREE PROTECTION FENCING

NOTE:
**SEE SHEETS C05 - C07 FOR FURTHER INFORMATION
 ON WATER METER AND SERVICE INSTALLATION.**



FILE LOCATION: J:\SHARE\PROJECTS\ACTIVE\2024\05\10\000_MKT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DWG\DWG\WATER\WATER UTILITY PLAN\WATER UTILITY PLAN - BI - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

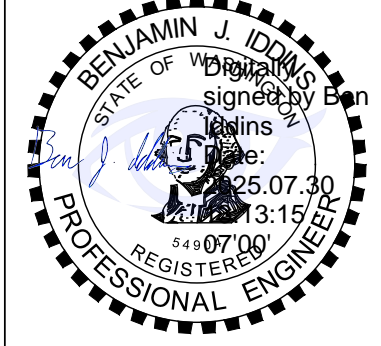
WATER UTILITY PLAN (OVERALL PLAN)

NO.	DATE	BY	REVISION

FACET



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



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

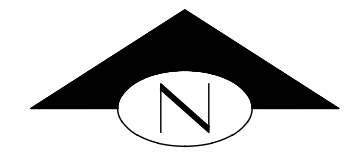
SCOTT CHANCELLOR
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040
 2105 0080

PERMIT PLAN

WATER UTILITY PLAN
 (OVERALL PLAN)

DATE: 7/30/2025
 PLAN NUMBER:

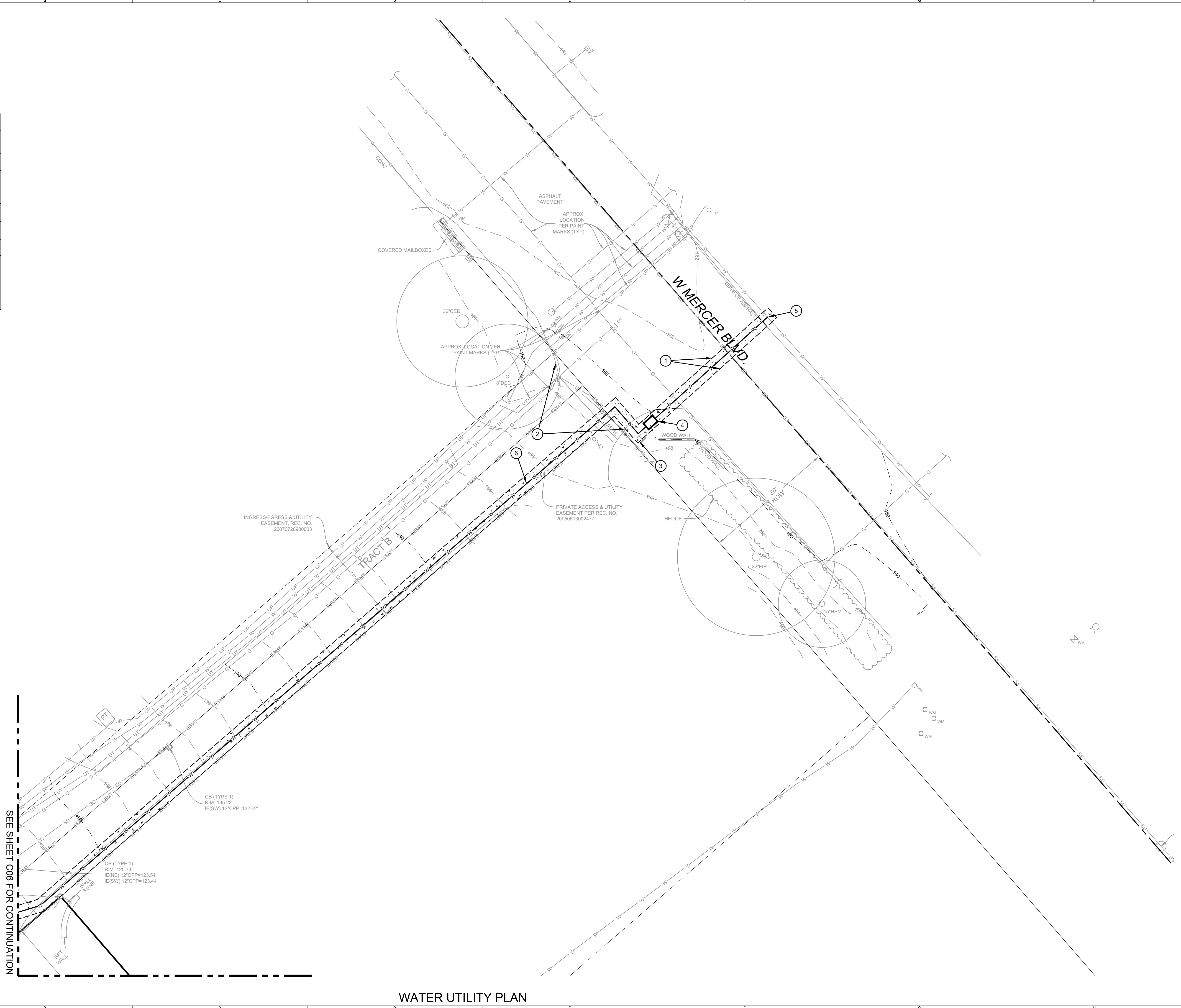
C04
 SHEET 4 OF 10



KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	SAWCUT & MATCH EG. RESTORE DISTURBED ROADWAY IN KIND	-
2	MINIMIZE DRIVEWAY SHUTDOWN FOR INSTALLATION OF WATER SERVICE. COORDINATE WITH NEIGHBORS IF SHUTDOWN NECESSARY (TYP)	-
3	RESTORE DISTURBED LANDSCAPE IN KIND (TYP)	-
4	2" WATER METER	P/C10 Q/C10
5	2" WATER SERVICE TAP	O/C10
6	2" HDPE SERVICE AND TRENCHING. RESTORE DISTURBED SURFACES IN KIND AND MATCH EG. CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND ENSURE NO DAMAGE OCCURS. CONTRACTOR TO DETERMINE FINAL SERVICE LAYOUT IN FIELD	-

LEGEND:

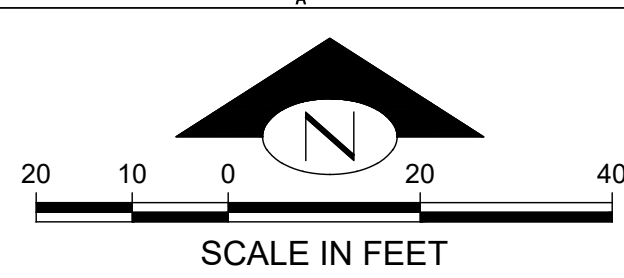
	ASPHALT
	LANDSCAPE F C09
	CONCRETE
	POOL & HOT TUB



FILE LOCATION: J:\SHARE\PROJECTS\ACTIVES\2024\051016_0000_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DRAWINGS\GEN\W MERCER WAY MERCER ISLAND_DP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36" X 24" INCHES) - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

FACET	9706 4th Ave NE Suite 300 Seattle, WA 98115 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDDEY ISLAND	P: 206.523.0024 www.facetnw.com	BENJAMIN J. IDOL STATE OF WASHINGTON License No. 13277 Expires: 05.07.28 REGISTERED PROFESSIONAL ENGINEER	CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>	SCOTT CHANCELLOR 4045 WEST MERCER WAY MERCER ISLAND, WA 98040 2105.0080
PERMIT PLAN					
WATER UTILITY PLAN					
DATE: 7/30/2025					
PLAN NUMBER:					
C05					
SHEET 5 OF 10					

WATER UTILITY PLAN

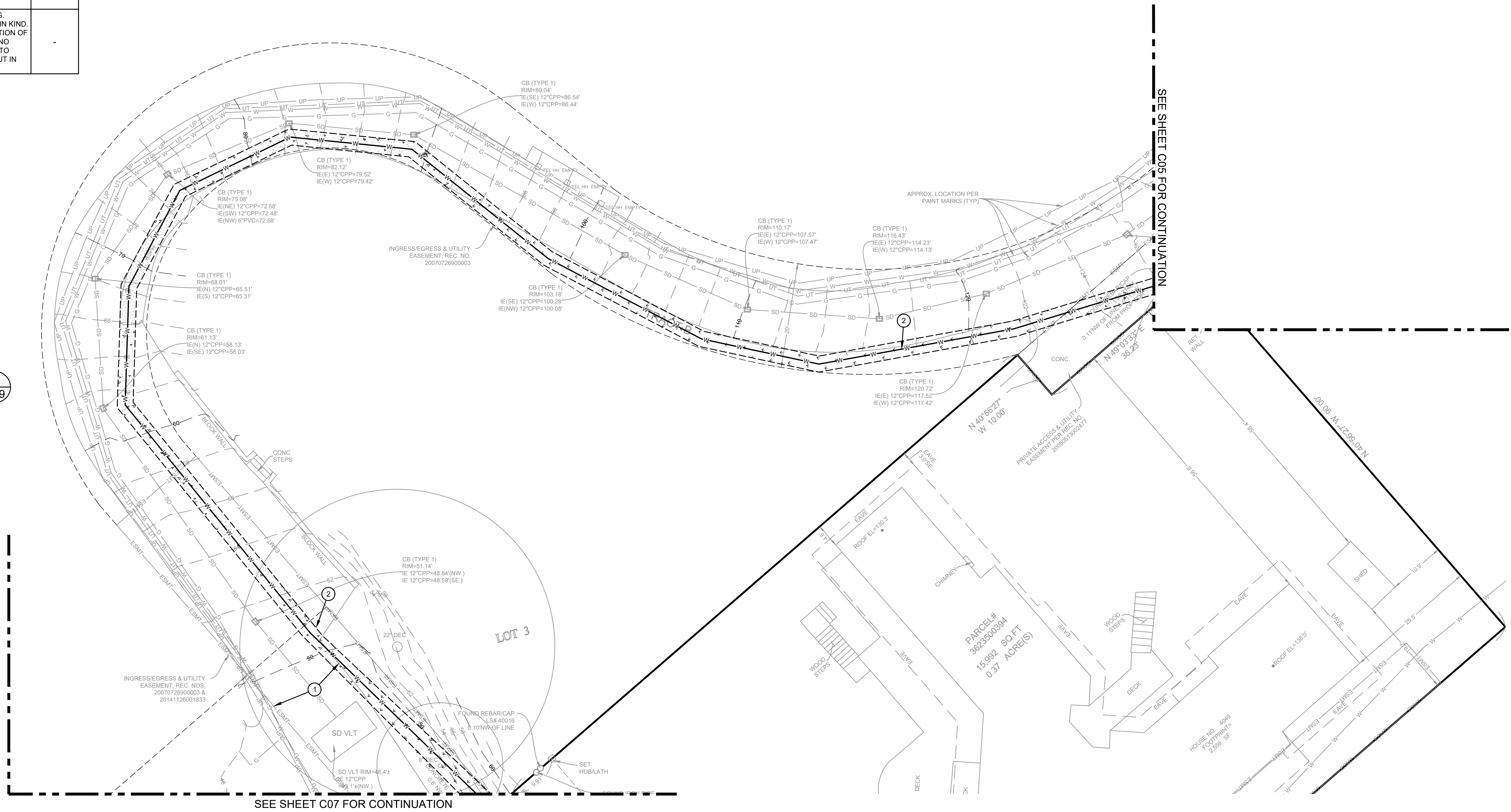


KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	MINIMIZE DRIVEWAY SHUTDOWN FOR INSTALLATION OF WATER SERVICE. COORDINATE WITH NEIGHBORS IF SHUTDOWN NECESSARY (TYP)	-
2	2" HDPE SERVICE AND TRENCHING. RESTORE DISTURBED SURFACES IN KIND. CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND ENSURE NO DAMAGE OCCURS. CONTRACTOR TO DETERMINE FINAL SERVICE LAYOUT IN FIELD	-

LEGEND:

- ASPHALT
- LANDSCAPE
- CONCRETE
- POOL & HOT TUB

(F)
C09



FILE LOCATION: Z:\SHARE\PROJECTS\ACTIVE\2021\052124-0000_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DRAWING\ARCH\W\MERCER ISLAND_DP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36"X 24.00 INCHES) - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

NO.	DATE	BY	REVISION

FACET

9706 4th Ave NE
Suite 300
Seattle, WA 98115

P: 206.522.0024
www.facetnw.com

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND

Ben Jeddins
Date: 7/30/2025
REG. NO. 131389
PROFESSIONAL

**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105.0080

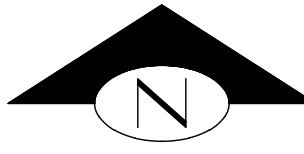
PERMIT PLAN

WATER UTILITY PLAN

DATE: 7/30/2025
PLAN NUMBER:

C06
SHEET 6 OF 10

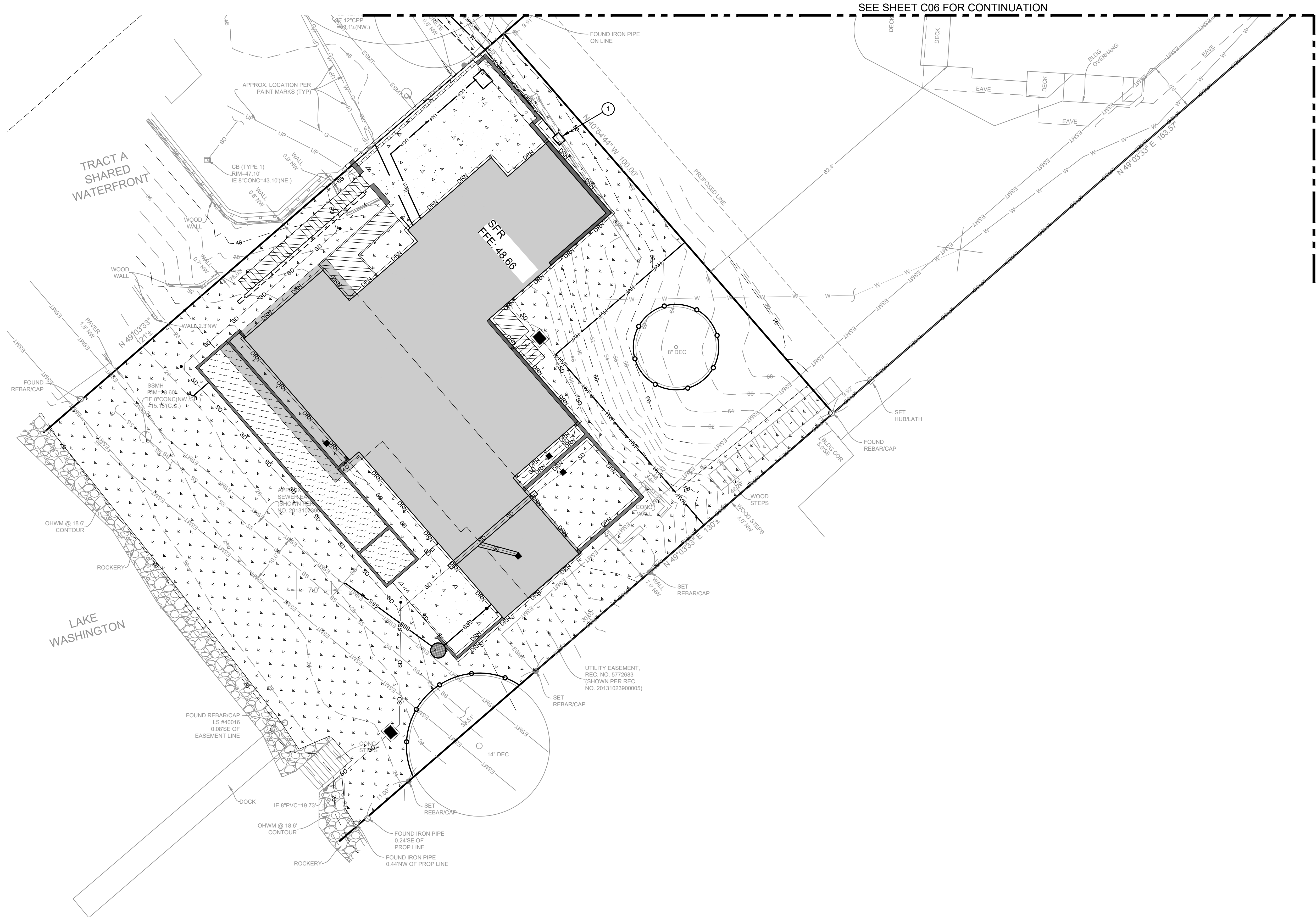
WATER UTILITY PLAN



KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	INSTALL REDUCED PRESSURE BACKVALVE ASSEMBLY (RPBA). INSTALL FROST PROTECTION (E.G. ENCLOSURE) OR HEAT TAPE) IN ACCORDANCE WITH THE PLUMBING CODE. RPBA TO BE INSPECTED AT TIME OF INSTALLATION AND AT FINAL BUILDING INSPECTION	N/C10

LEGEND:

- CONCRETE
- LANDSCAPE
- DECK
- POOL & HOT TUB
- HVF HIGH VISIBILITY FENCING
- TREE PROTECTION FENCING

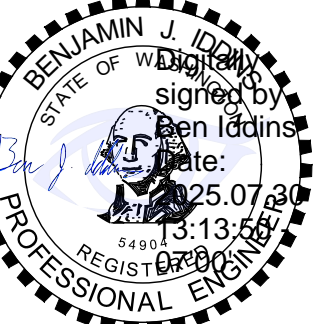


FILE LOCATION: J:\SHARED\PROJECTS\2021\052124\000_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DWG\ARCH\W\MERCER ISLAND_BP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 24.00 INCHES) - LAST MODIFIED BY: RANDY ANDERSON
PRINCIPAL: BI PROJECT MANAGER, JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

NO.	DATE	BY	REVISION



9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND



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

SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105.0080

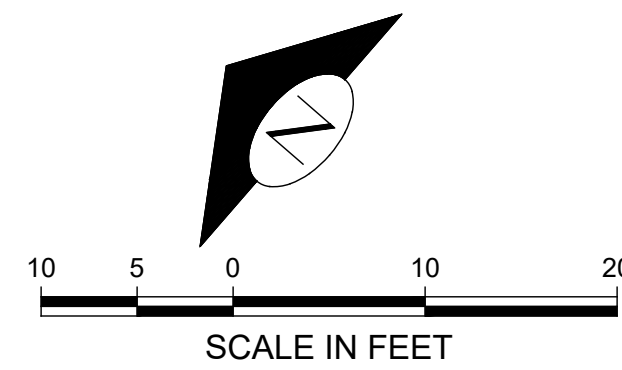
PERMIT PLAN

WATER UTILITY PLAN

DATE: 7/30/2025
PLAN NUMBER:

C07
SHEET 7 OF 10

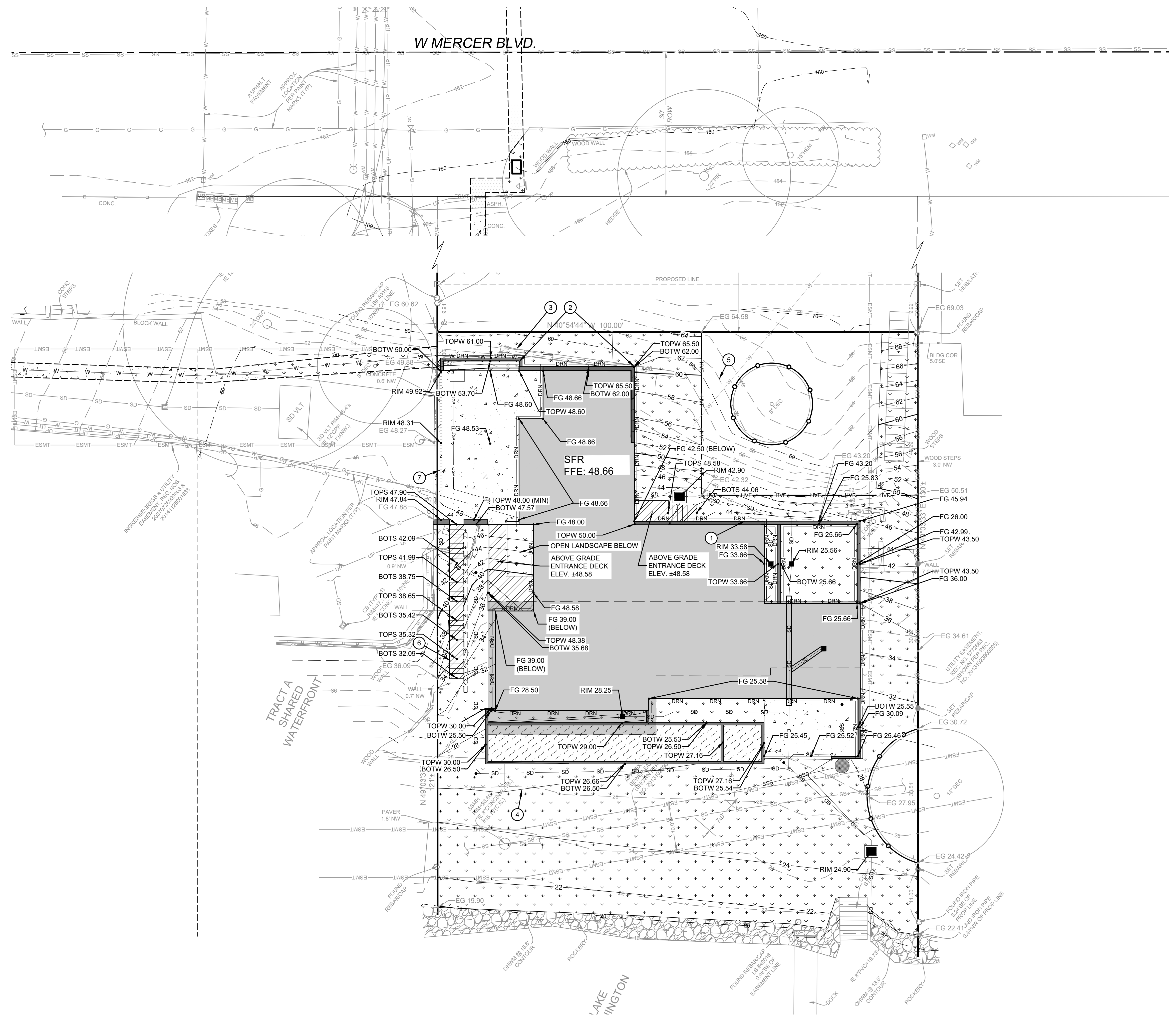
WATER UTILITY PLAN



- LEGEND:**
- CONCRETE
 - LANDSCAPE
 - DECK
 - POOL & HOT TUB
 - HIGH VISIBILITY FENCING
 - TREE PROTECTION FENCING

KEY NOTES:

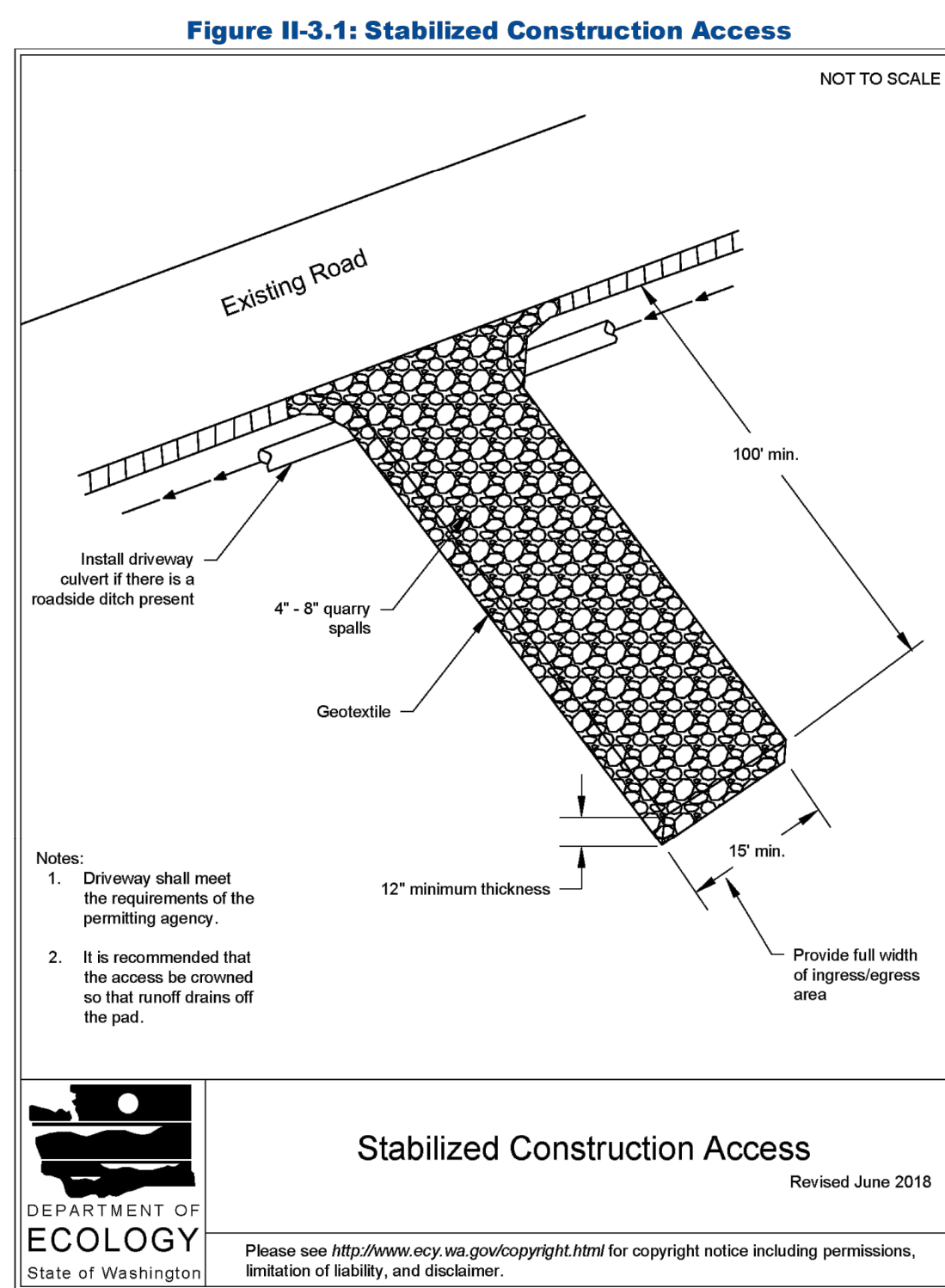
KEY	NOTE	DETAIL/SHEET
1	CATCHMENT WALL TO EXTEND 6' MIN ABOVE EG PER GEOTECHNICAL REPORT	-
2	CATCHMENT WALL TO EXTEND 7' MIN ABOVE EG PER GEOTECHNICAL REPORT	-
3	EXISTING WALL TO BE REMOVED	-
4	PROPOSED CONTOUR (TYP)	-
5	EX CONTOUR (TYP)	-
6	WOODEN DECKING TO FOLLOW EG	-
7	ENSURE DRAINAGE SLOPES FROM GARAGE TO TRENCH DRAIN. CONSULT CIVIL ENGINEER IF GRADES SHOWN ON SURVEY DIFFER FROM FIELD CONDITIONS	-



GRADING PLAN

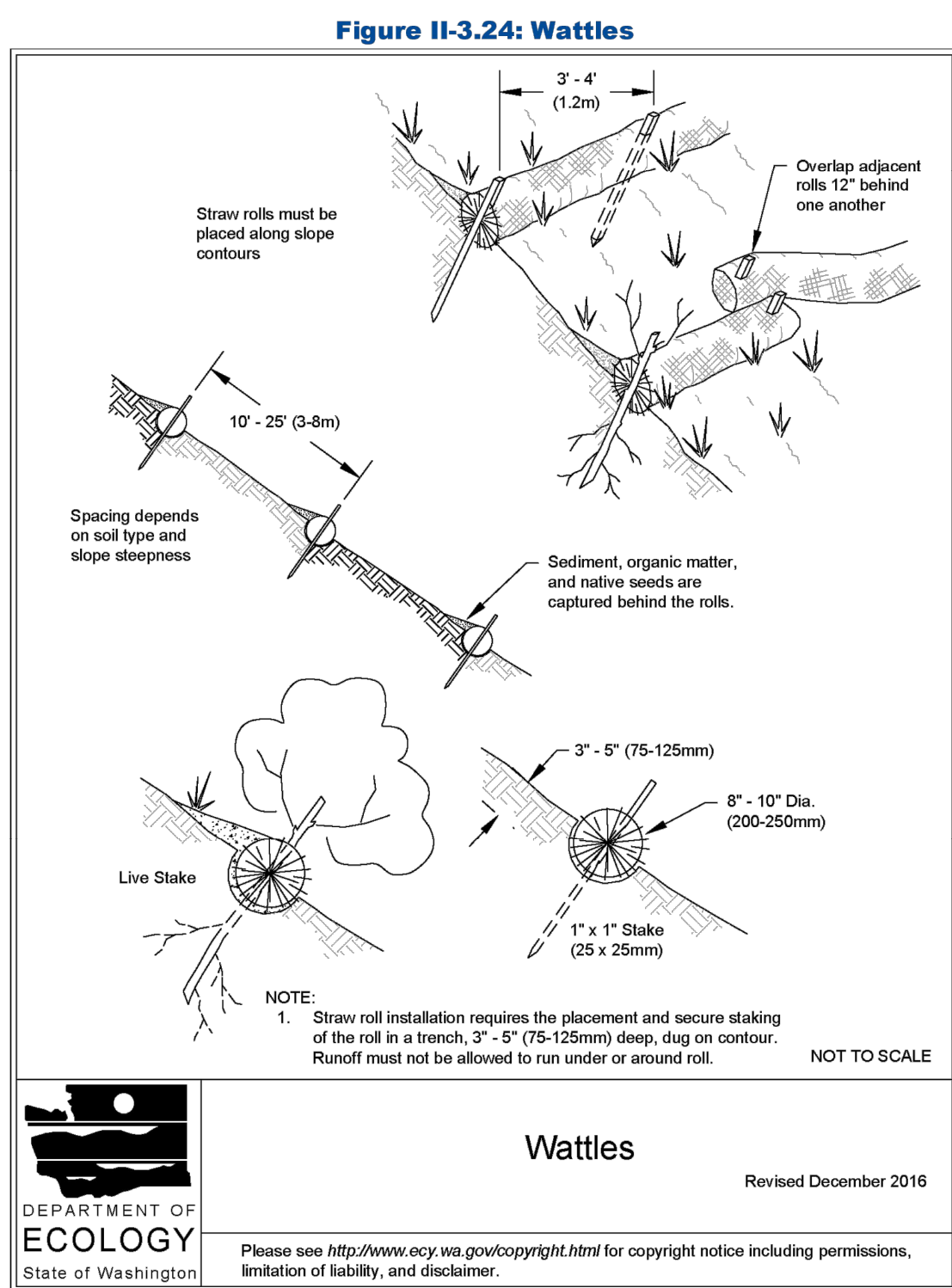
FILE LOCATION: J:\SHARED\PROJECTS\2021\05\01\0800_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND\DWG\DRWG\04045 WEST MERCER WAY MERCER ISLAND_BP PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: RANDY ANDERSON
 PRINCIPAL: BI PROJECT MANAGER: JR DESIGNED BY: RA DRAWN BY: GS, CK CHECKED BY: BI

FACET	9706 4th Ave NE Suite 300 Seattle, WA 98115 FEDERAL WAY / KIRKLAND / MOUNT VERNON / SEATTLE / SPOKANE / WHIDDEY ISLAND			P: 206.522.0024 www.facetnw.com			
	CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>						
SCOTT CHANCELLOR 4045 WEST MERCER WAY MERCER ISLAND, WA 98040 2105.0080							
PERMIT PLAN							
GRADING PLAN							
DATE: 7/30/2025 PLAN NUMBER:							
<h1 style="font-size: 2em;">C08</h1>							
SHEET 8 OF 10							



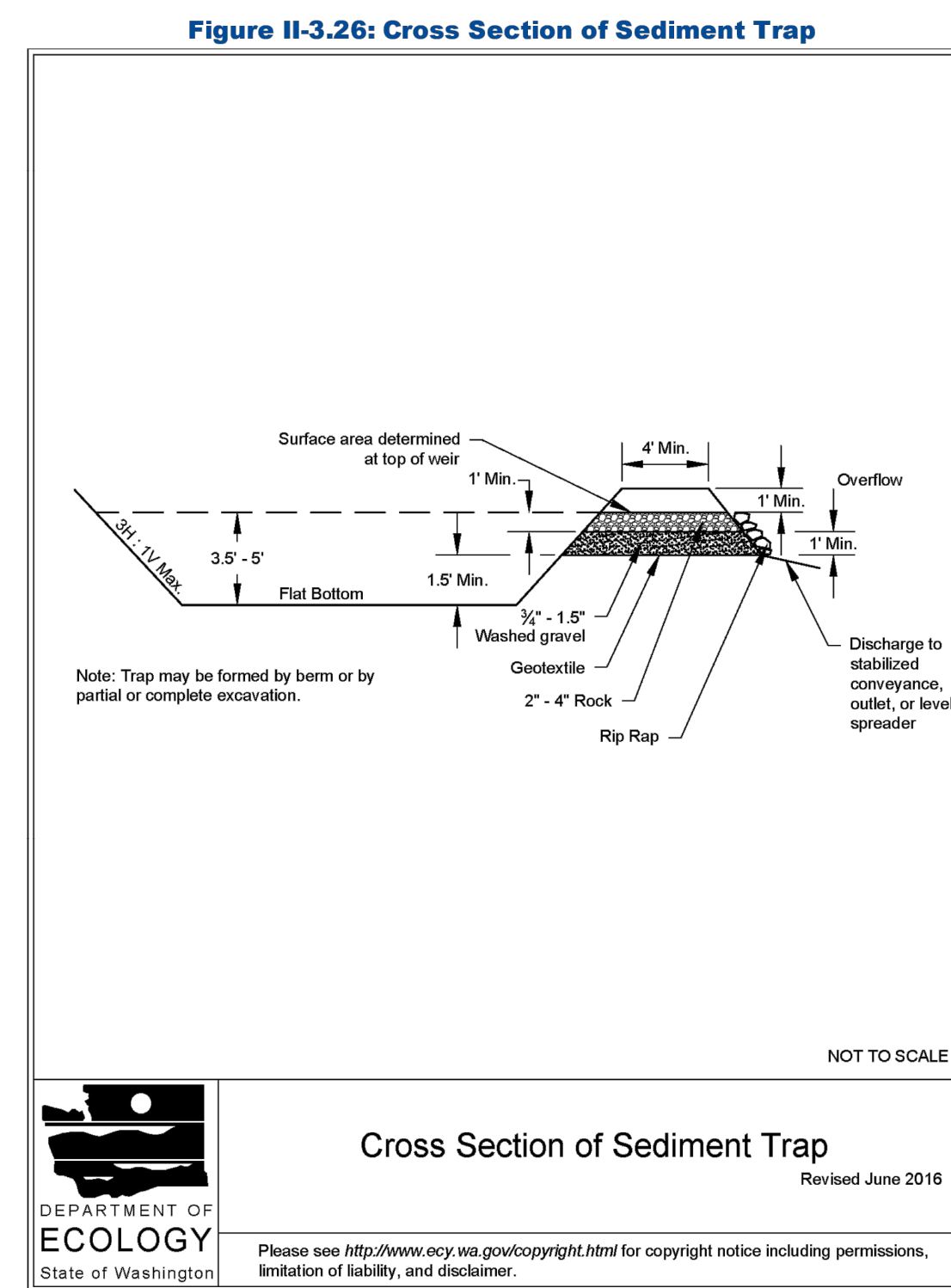
Stabilized Construction Access
Revised June 2018
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE A C01



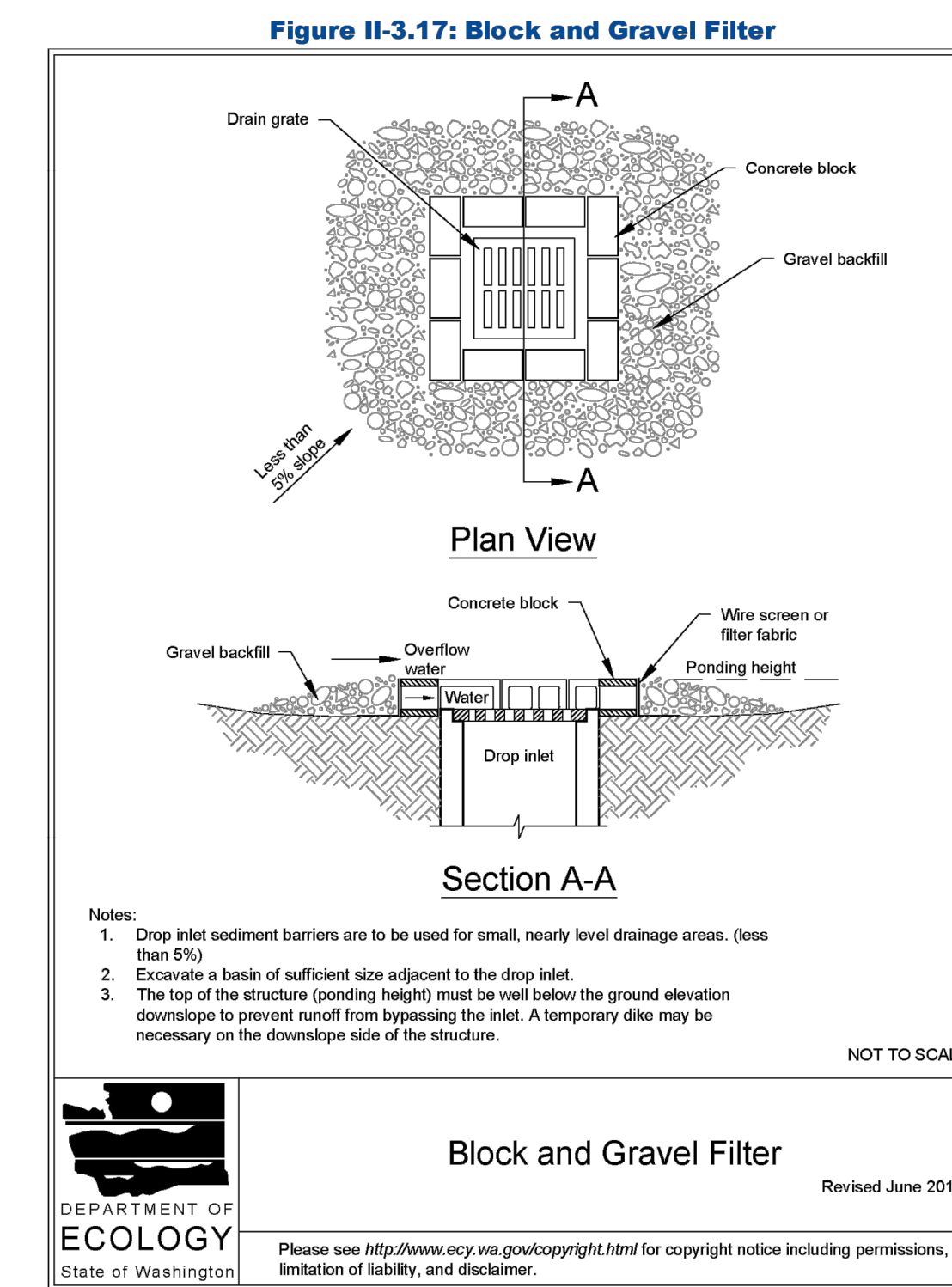
Wattles
Revised December 2016
NOT TO SCALE

STRAW WATTLES B C01



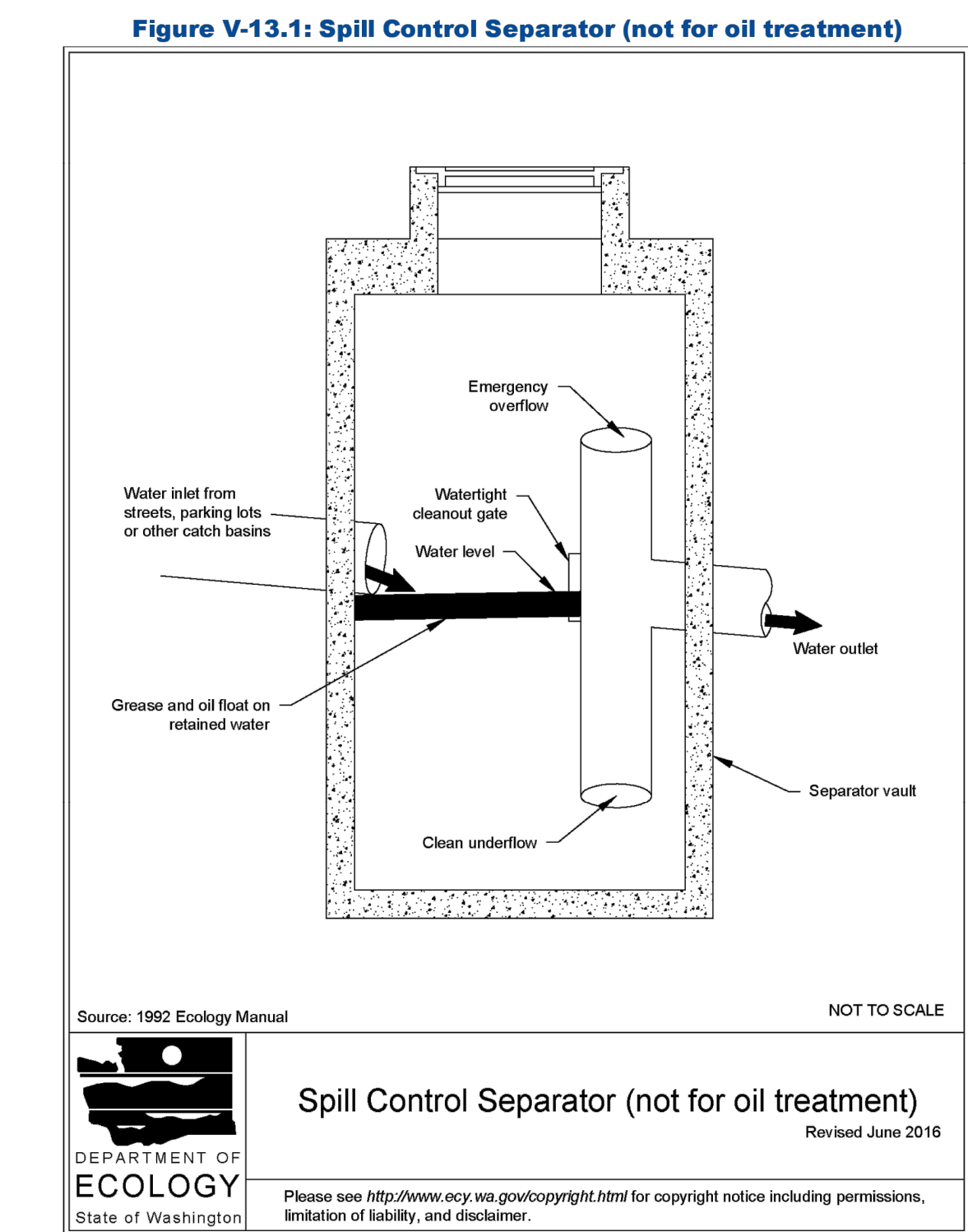
Cross Section of Sediment Trap
Revised June 2016
NOT TO SCALE

SEDIMENT TRAP C C01



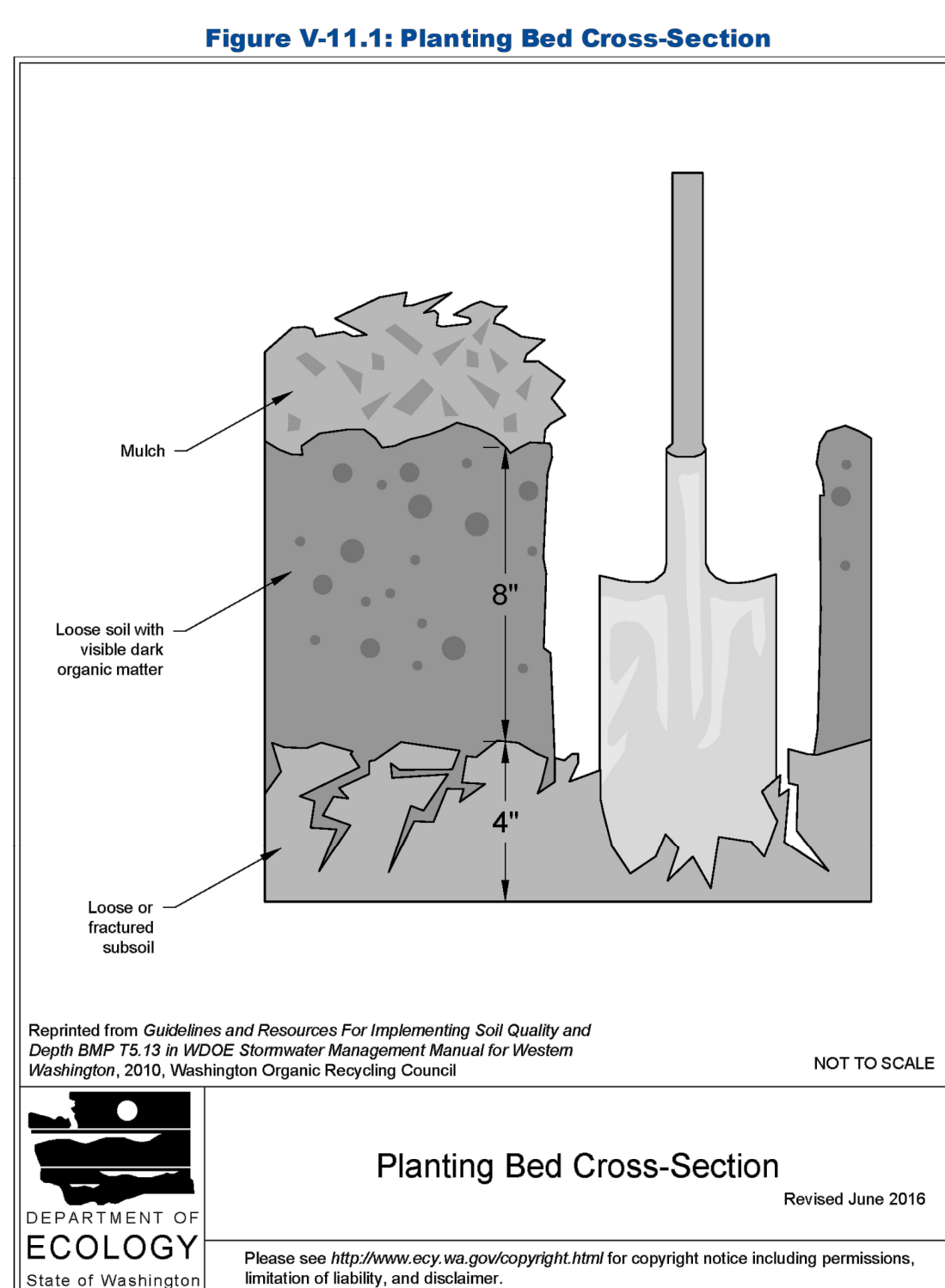
Block and Gravel Filter
Revised June 2016
NOT TO SCALE

TEMPORARY INLET PROTECTION D C01



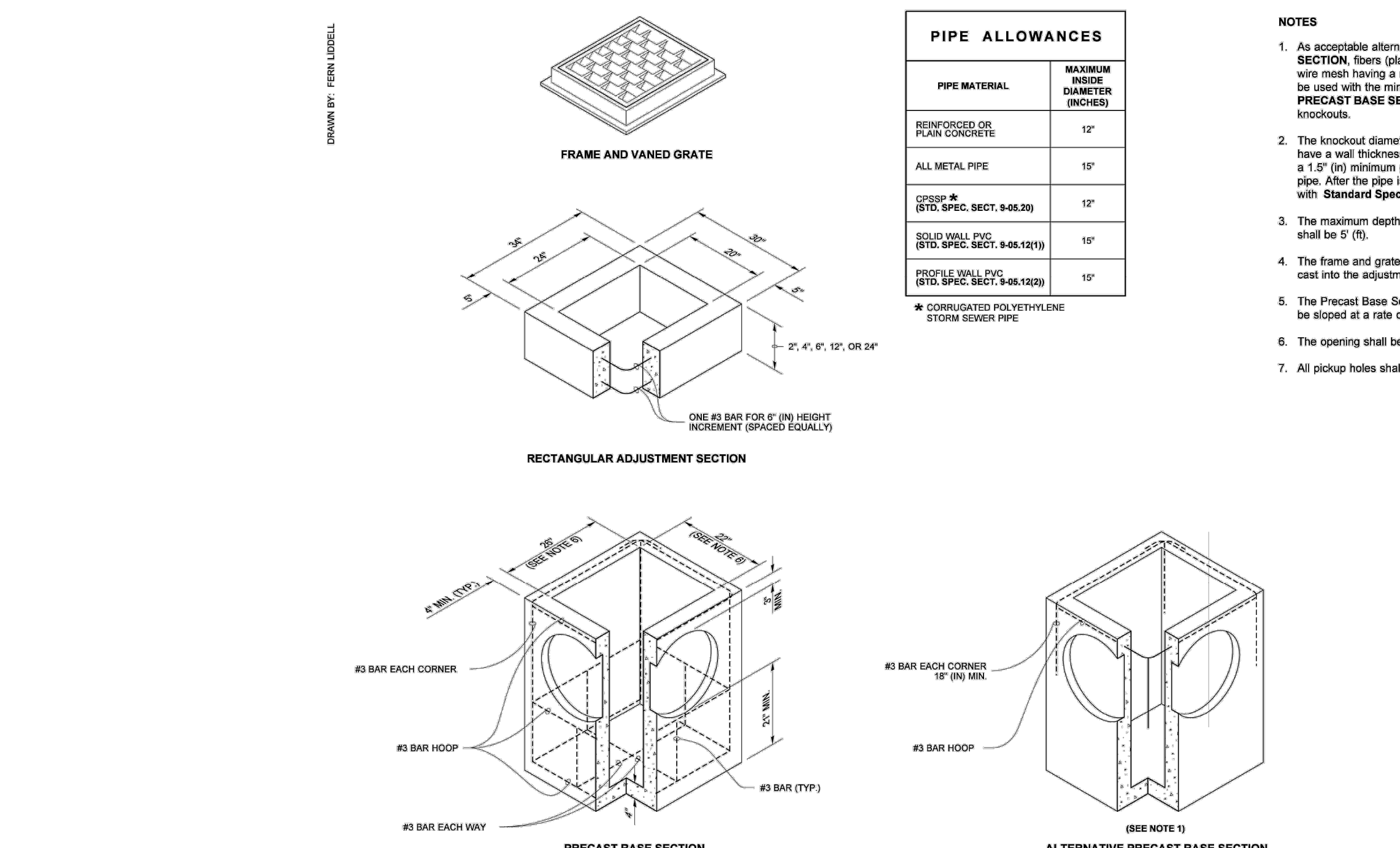
Spill Control Separator (not for oil treatment)
Revised June 2016
NOT TO SCALE

OIL/WATER SEPARATOR E C02



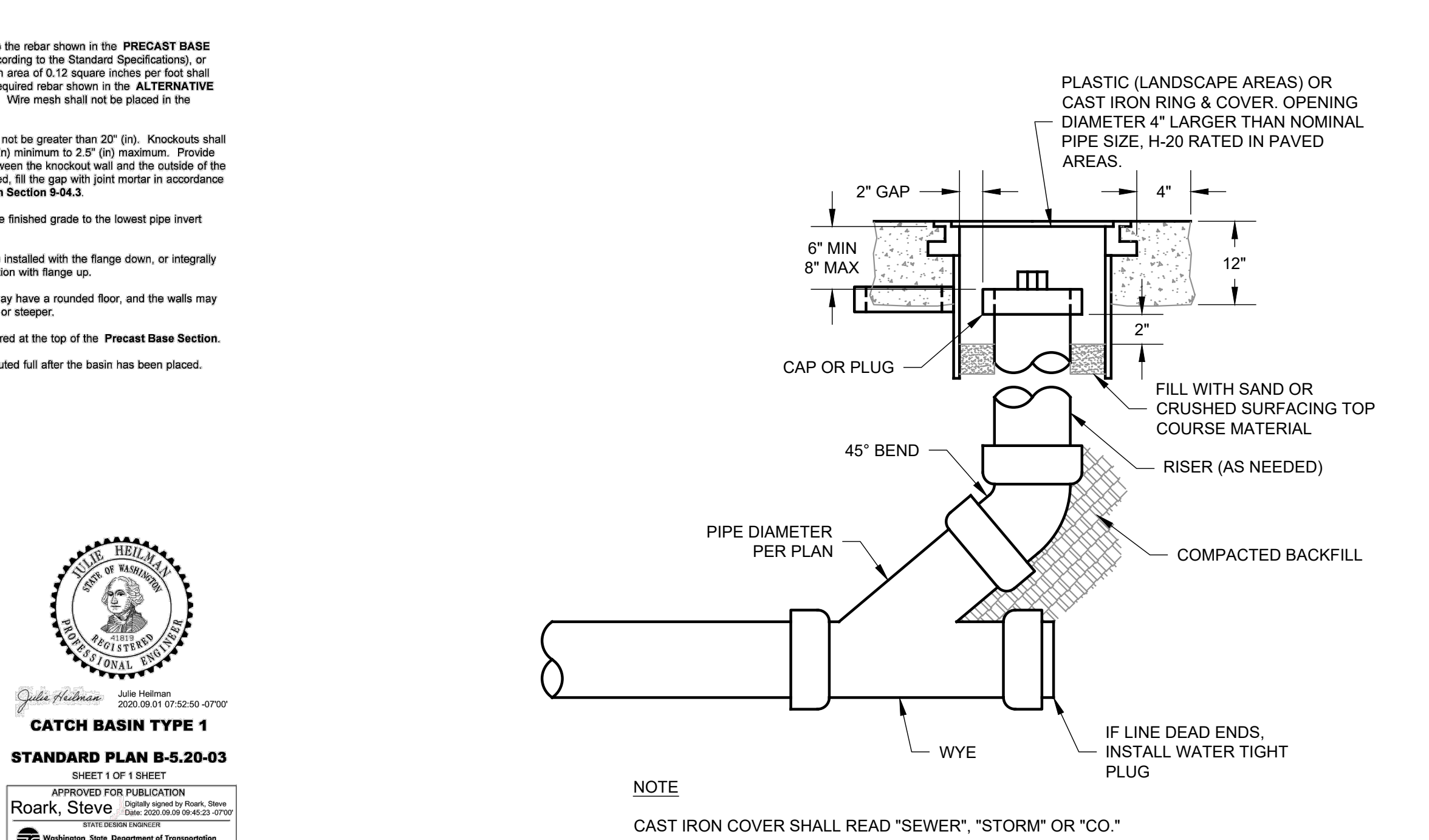
Planting Bed Cross-Section
Revised June 2016
NOT TO SCALE

POST CONSTRUCTION SOIL QUALITY AND DEPTH F C01, C02



CATCH BASIN TYPE 1
NOT TO SCALE

CATCH BASIN TYPE 1 G C02



STORM DRAIN & SEWER CLEANOUT
NOT TO SCALE

STORM DRAIN & SEWER CLEANOUT H C02, C03

FILE LOCATION: J:\SHARE\PROJECTS\ACTIVE\2021\052105-0000_MCT_ARCH_4045 WEST MERCER WAY MERCER ISLAND, WA\DC\DRAWINGS\WATER\MERCER ISLAND_BP PLANS\DWG- ORIGINAL SHEET SIZE: ARCH FULL BLEED (36" X 48" INCHES) - LAST MODIFIED BY: RANDY ANDERSON
DRAWN BY: GS, CK CHECKED BY: BI
DESIGNED BY: RA PROJECT MANAGER: JR

NO. DATE BY REVISION

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

BENJAMIN J. HILLMAN
DIGITALLY SIGNED BY
Ben Hillman
Date: 2025.07.30
13:14:27
REG. NO. 14723
PROFESSIONAL ENGINEER

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

SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105-0080

PERMIT PLAN

DETAILS

DATE: 7/30/2025
PLAN NUMBER:
C09
SHEET 9 OF 10

DISCONNECTION
WHEN DEMOLISHING AN EXISTING BUILDING, THE BUILDING SIDE SEWER SHALL BE DISCONNECTED FROM THE REMOVAL OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL INSTALL A MECHANICAL PLUG WITH NON-SHRINK GROUT AT THE END OF THE SIDE SEWER TO REMAIN IN PLACE. DISCONNECTION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S UTILITY INSPECTOR. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING THE DISCONNECTED SIDE SEWER UPON COMPLETION OF THE WORK.

RECONNECTION
WHEN RECONNECTING TO AN EXISTING SIDE SEWER, THE POINT OF RECONNECTION WILL BE DETERMINED BASED ON THE MAINTENANCE OF THE CONSTRUCTION ON THE PROPERTY.

- PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION - NO SIDE SEWER REPLACEMENT REQUIRED UNLESS A KNOWN PROBLEM EXISTS IN THE SIDE SEWER.
- COMPLETE INTERIOR REMODEL OF RESIDENCE - ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED. IF EXISTING SIDE SEWER IS ASBESTOS CEMENT OR CONCRETE, SIDE SEWER SHALL BE REPLACED FROM BUILDING TO PROPERTY LINE, UNLESS THE APPLICANT PROVES, TO THE SATISFACTION OF THE CITY ENGINEER, THAT THE SIDE SEWER IS WATER TIGHT AND IN SOUND CONDITION.
- COMPLETE INTERIOR REMODEL AND BUILDING ADDITION - NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.
- CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE - NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.
- BACK WATER VALVE INSTALLATION PER CITY ENGINEER, IF SCENARIO 2, 3 OR 4 IS DIRECTLY ATTACHED TO THE LAKE LINE.

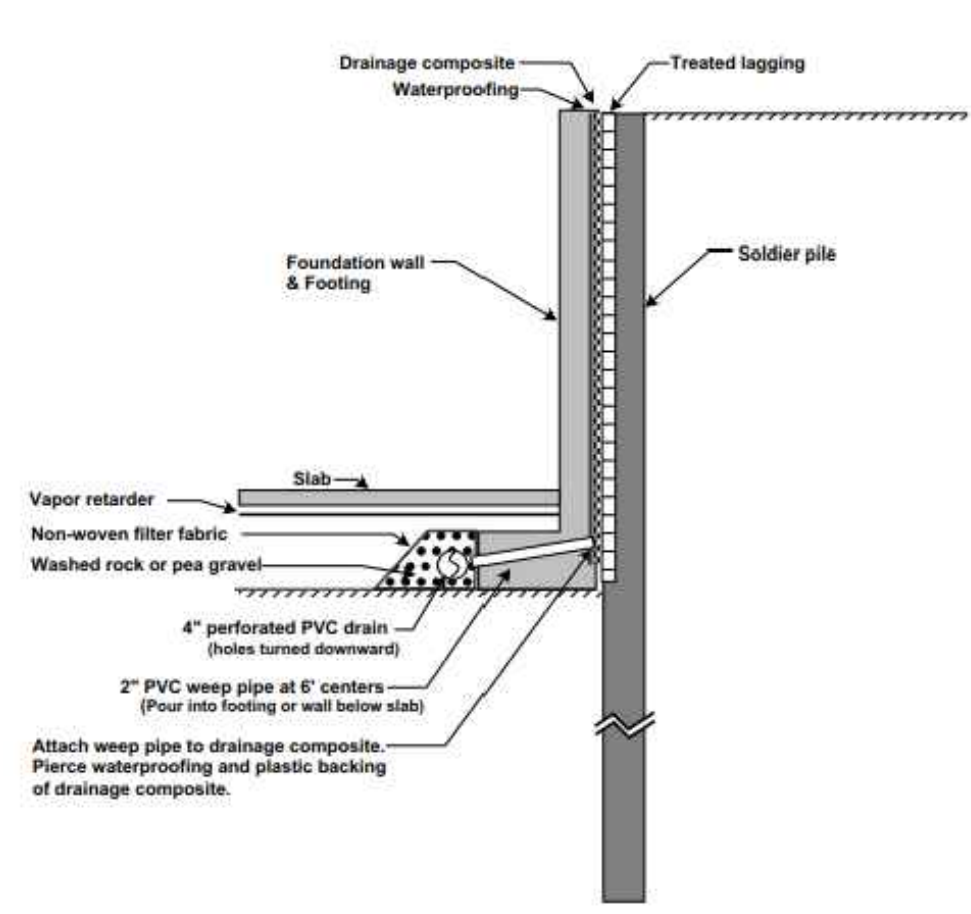
VIDEO INSPECTION OF THE EXISTING SIDE SEWER, BETWEEN THE PROPERTY LINE AND THE SEWER MAIN SHALL BE PERFORMED FOR SCENARIOS NUMBER 3 AND 4.

PROVIDE A COPY OF THE VIDEO DOCUMENTATION TO THE CITY ENGINEER.

REPLACEMENT OR REPAIR OF THAT PORTION OF THE SIDE SEWER BETWEEN THE PROPERTY LINE AND THE SEWER MAIN, WILL BE DETERMINED BY THE CITY ENGINEER, BASED ON THE VIDEO INSPECTION.

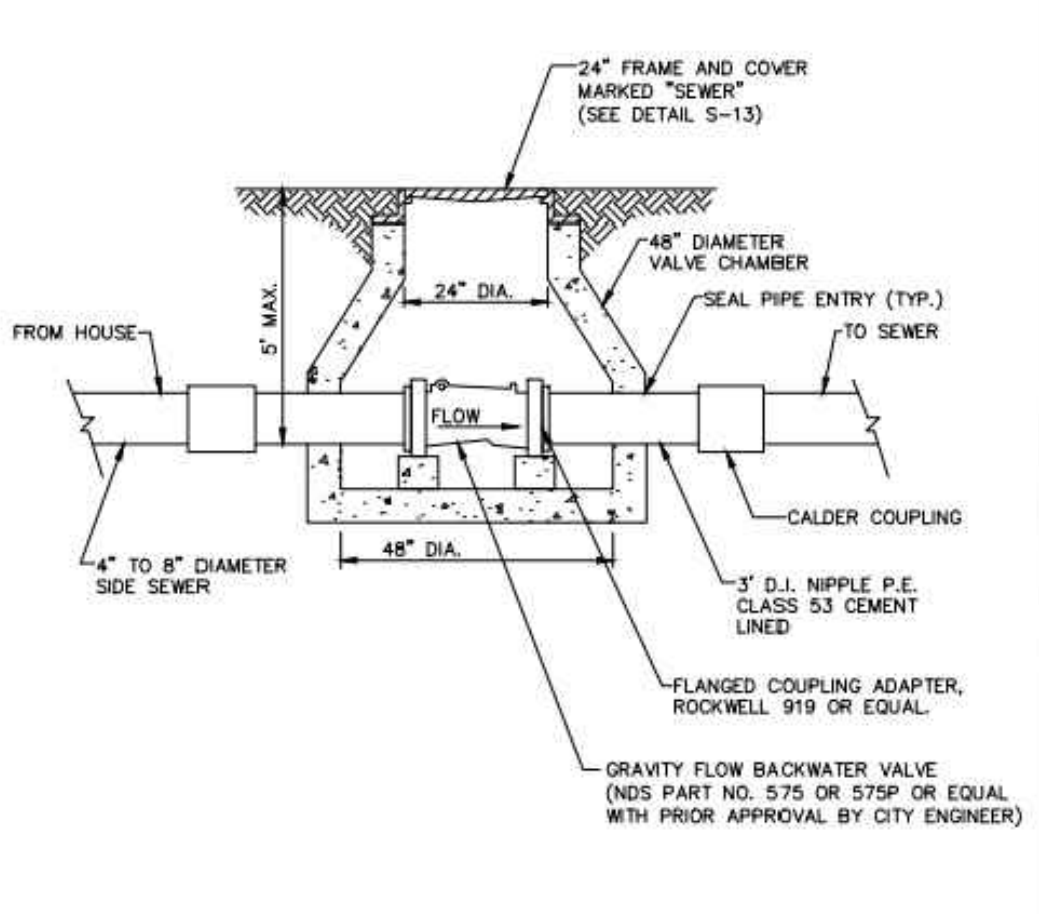
IF THE EXISTING SIDE SEWER IS PVC AND IS LESS THAN TEN YEARS OLD, THE SIDE SEWER DOES NOT HAVE TO BE REPLACED IF A VIDEO INSPECTION AND HYDROSTATIC PRESSURE TEST CONFIRMS THAT THE SIDE SEWER IS IN PROPER WORKING CONDITION. THESE TESTS SHALL BE PERFORMED AFTER ALL HEAVY EQUIPMENT THAT COULD DAMAGE THE SIDE SEWER IS OFF OF THE SITE.

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
RESIDENTIAL SIDE SEWER
DISCONNECTION & RECONNECTION
6-5-2009 NO SCALE APPROVED**



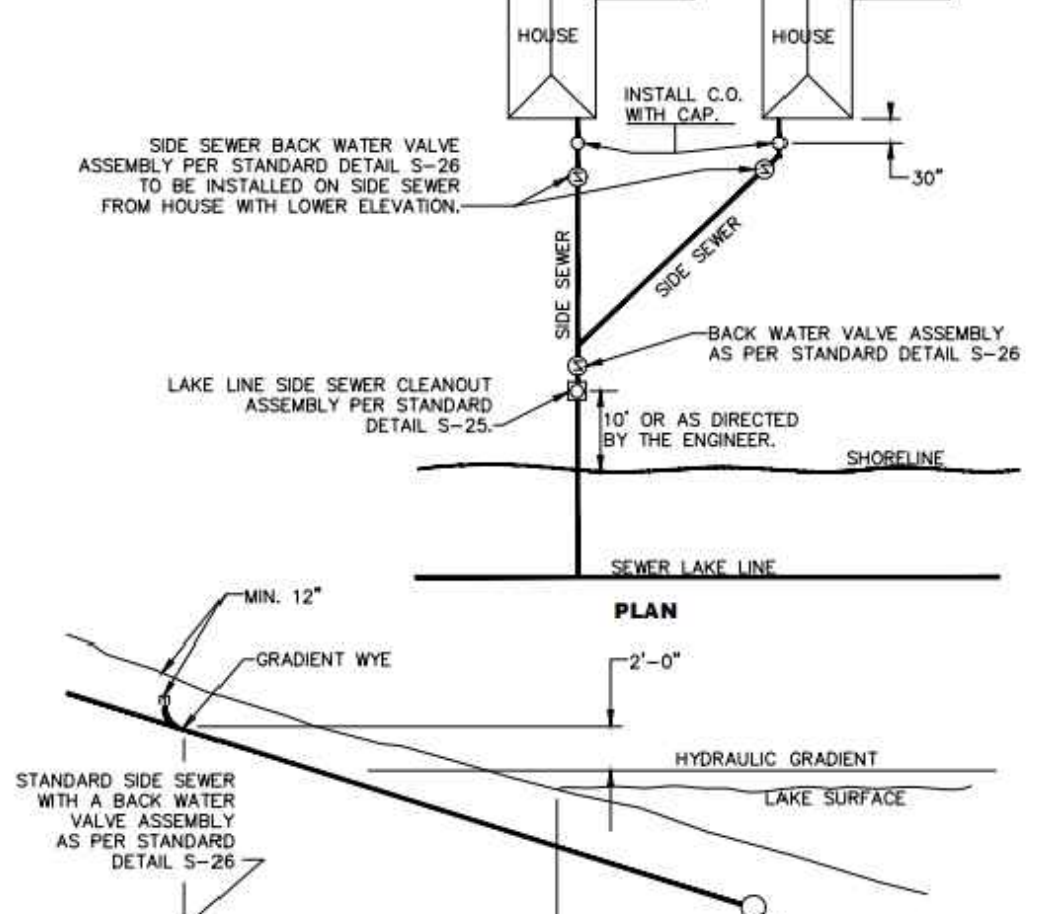
Note - Refer to the report for additional considerations related to drainage and waterproofing.

GEOTECH CONSULTANTS, INC.
SHORING DRAIN DETAIL
4045 West Mercer Way
Mercer Island, Washington
Job No: 21026 Date: May 2021 Plate: 6



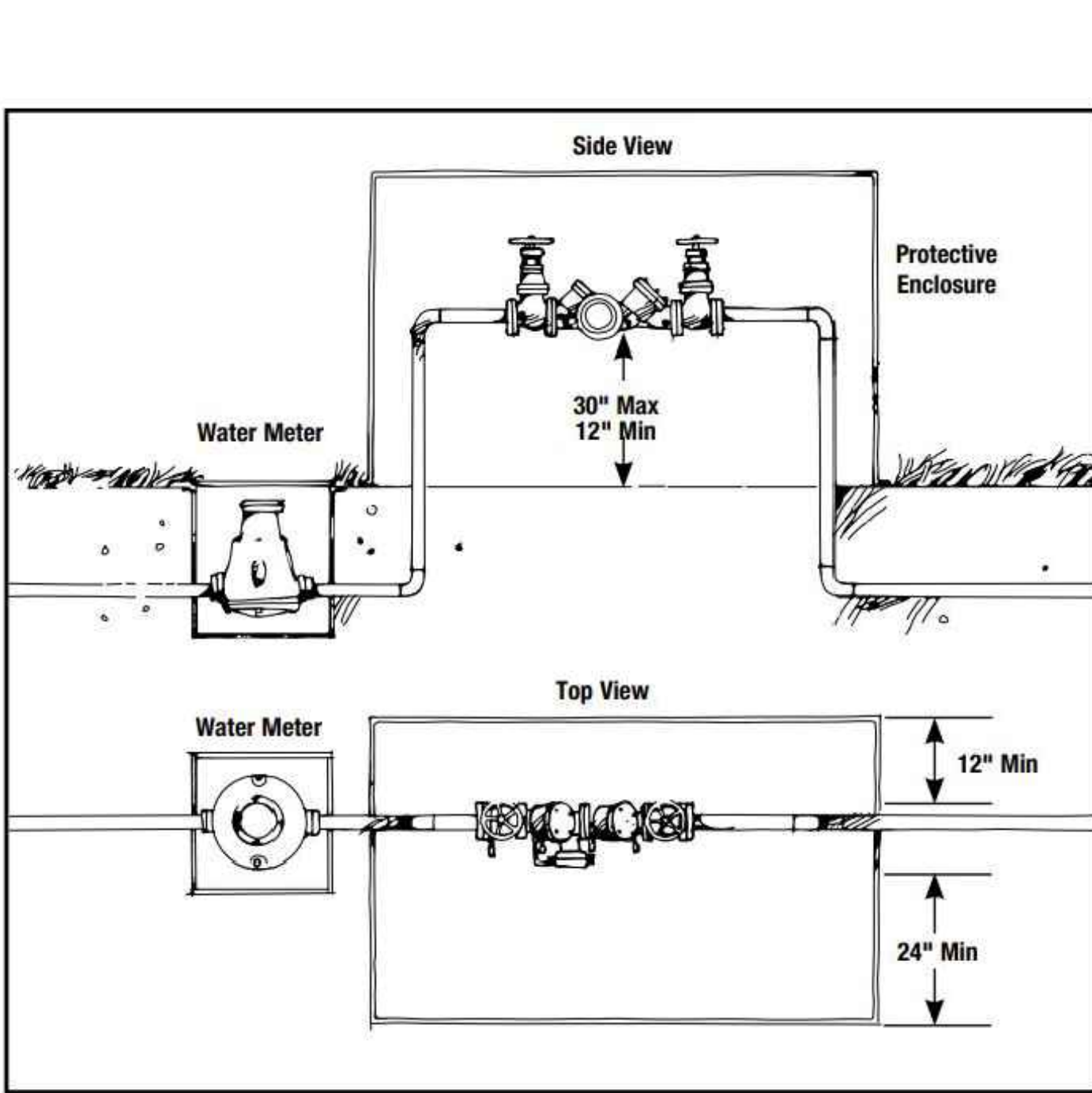
**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY
FOR JOINT USE SIDE SEWER
(4\"/>**

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY
FOR JOINT USE SIDE SEWER
(4\"/>**



**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
LAKE LINE CLEANOUT &
BACK WATER VALVE ASSEMBLY
INSTALLATION ABOVE
HYDRAULIC GRADIENT
6-5-2009 NO SCALE APPROVED**

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
LAKE LINE CLEANOUT &
BACK WATER VALVE ASSEMBLY
INSTALLATION ABOVE
HYDRAULIC GRADIENT
6-5-2009 NO SCALE APPROVED**



**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
REDUCED PRESSURE BACKFLOW
ASSEMBLY
NOT TO SCALE**

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
REDUCED PRESSURE BACKFLOW
ASSEMBLY
NOT TO SCALE**

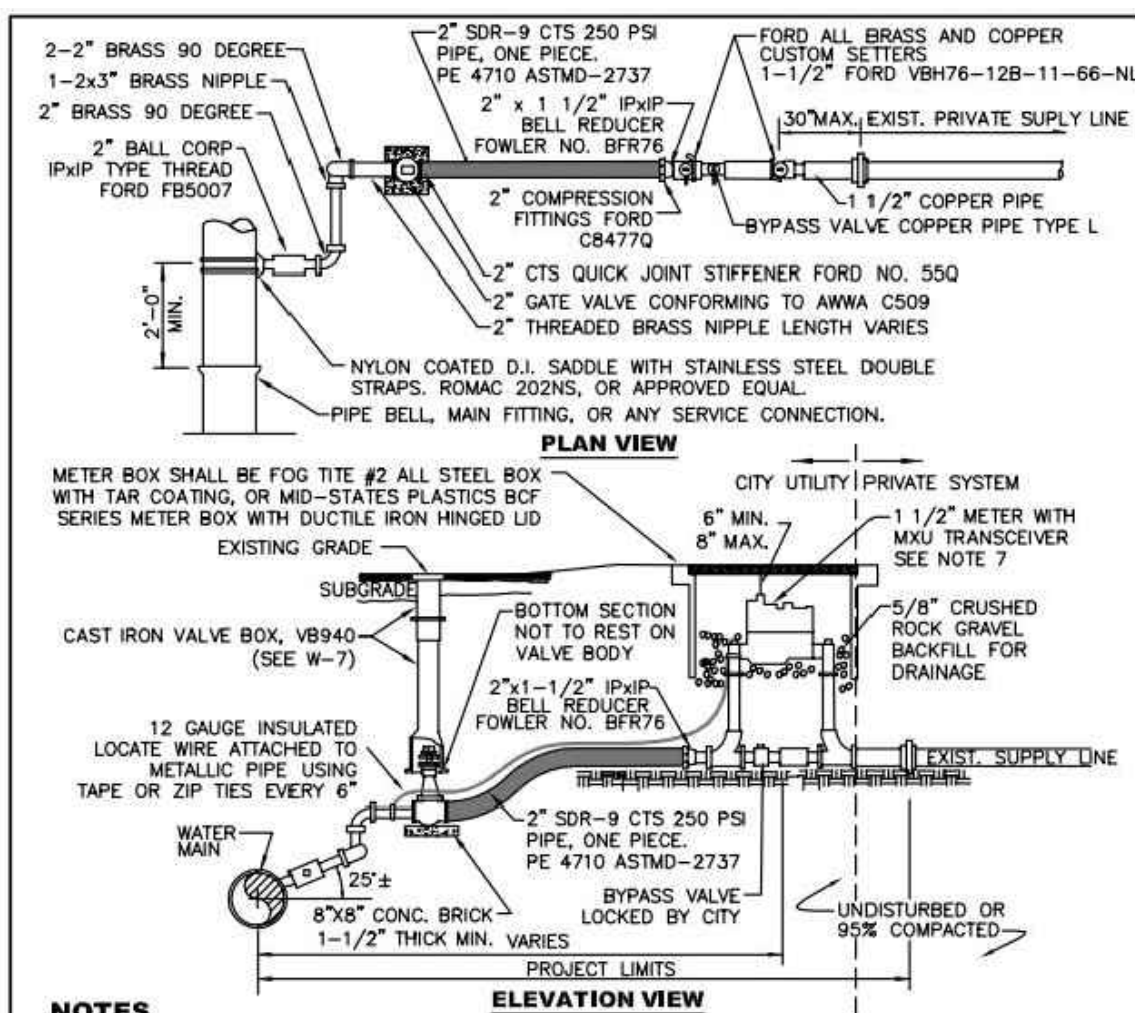
RESIDENTIAL SIDE SEWER NOTES (J) C01

SHORING DRAIN DETAIL (K) C02

BACKFLOW PREVENTION (L) C03

LAKE LINE CLEANOUT & BACKWATER ASSEMBLY INSTALLATION ABOVE HYDRAULIC GRADIENT (M) C03

REDUCED PRESSURE BACKFLOW ASSEMBLY (N) C04 & C07



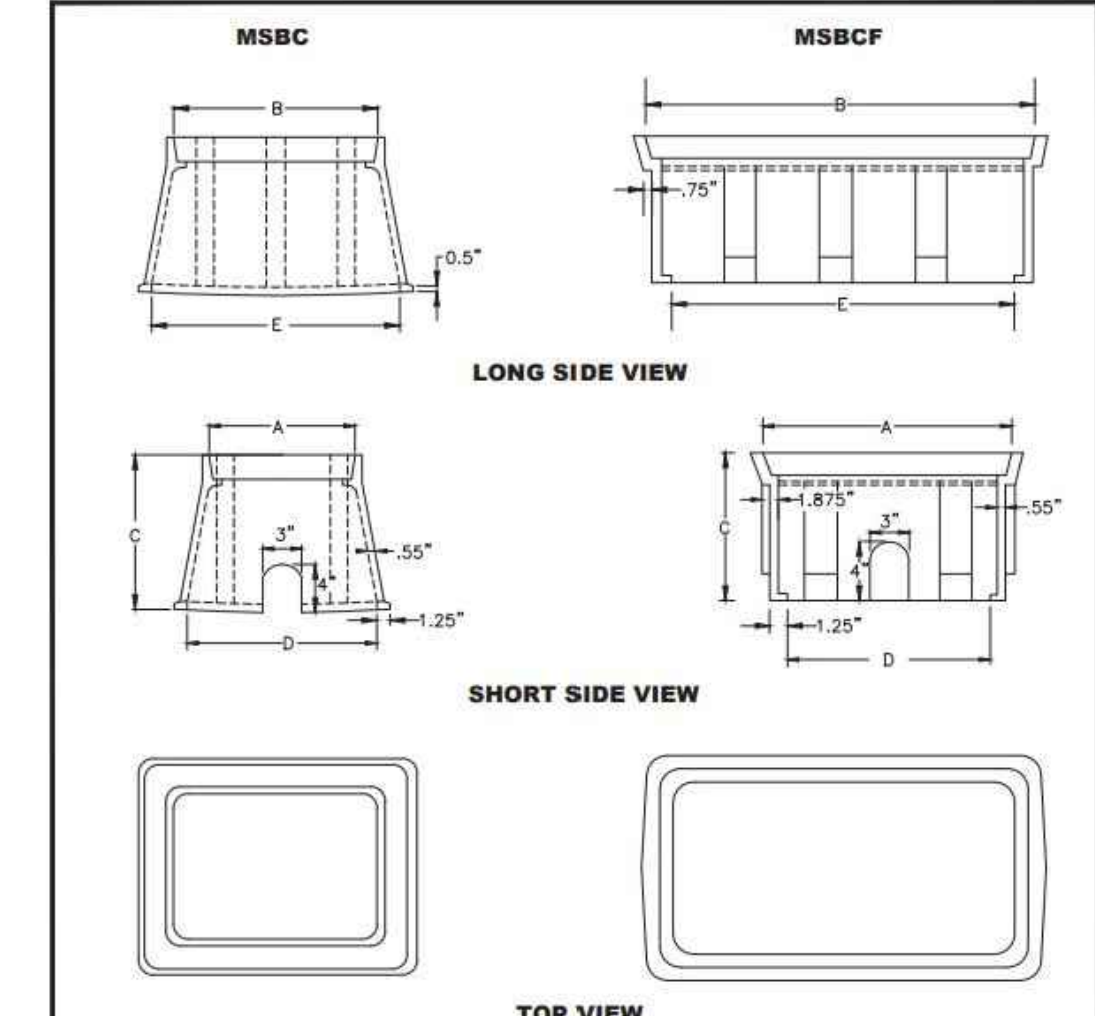
NOTES
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18\"/>

3. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
4. UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
5. WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (OR SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
6. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING BACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
7. WATER METER SUPPLIED BY CITY.
8. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
9. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1-1/2\"/>**

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1-1/2\"/>**

1-1/2\"/>

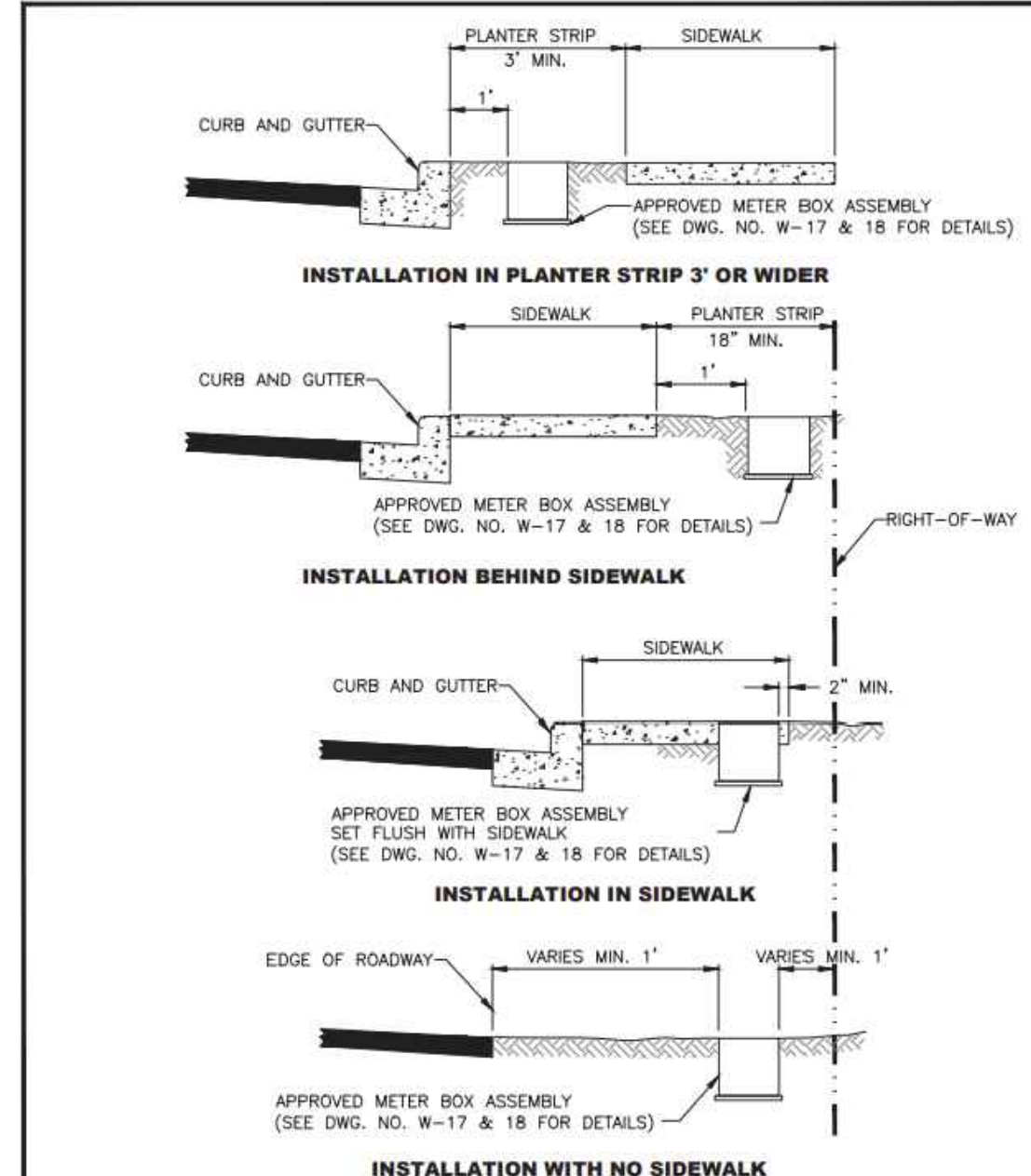


NOTES
1. METER BOX SHALL BE MID-STATES PLASTICS AS SHOWN WITH A DUCTILE IRON LID WITH A FLIP OR HINGED INSPECTION LID TO INCLUDE A 3/4\"/>

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1\"/>**

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1\"/>**

PLASTIC METER BOX (P) C04 & C05



**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER METER PLACEMENT
3-20-2006 NO SCALE APPROVED**

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER METER PLACEMENT
3-20-2006 NO SCALE APPROVED**

WATER METER PLACEMENT (Q) C04 & C05

FILE LOCATION: J:\SHARE\PROJECTS\ACTIVE\2021\0521016-0000_MCT_ARCH_44545 WEST MERCER WAY MERCER ISLAND\DRAWINGS\WATER\MERCER ISLAND_BP PLANS\DWG - ORIGINAL, SHEET SIZE: ARCH FULL BLEED (8.5\"/>

DRAWN BY: RA PROJECT MANAGER, JR DESIGNED BY: RA CHECKED BY: GS, CK

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

Ben Iddins
Professional Engineer
REG. NO. 31424
EXPIRES 12/31/2025

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

SCOTT CHANCELLOR
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040
2105.0080

PERMIT PLAN

DETAILS

DATE: 7/30/2025
PLAN NUMBER:

C10

SHEET 10 OF 10

GROSS FLOOR AREA	
PERMITTED:	5,358 ft ² / 40%
PROPOSED:	
UPPER LEVEL*	2,408 ft ²
MID LEVEL =	2,131 ft ²
LOWER LEVEL =	1,966 ft ²
BASEMENT EXEMPTION =	- 1,148 ft ²
TOTAL PROPOSED:	5,357 ft² / 99.9%

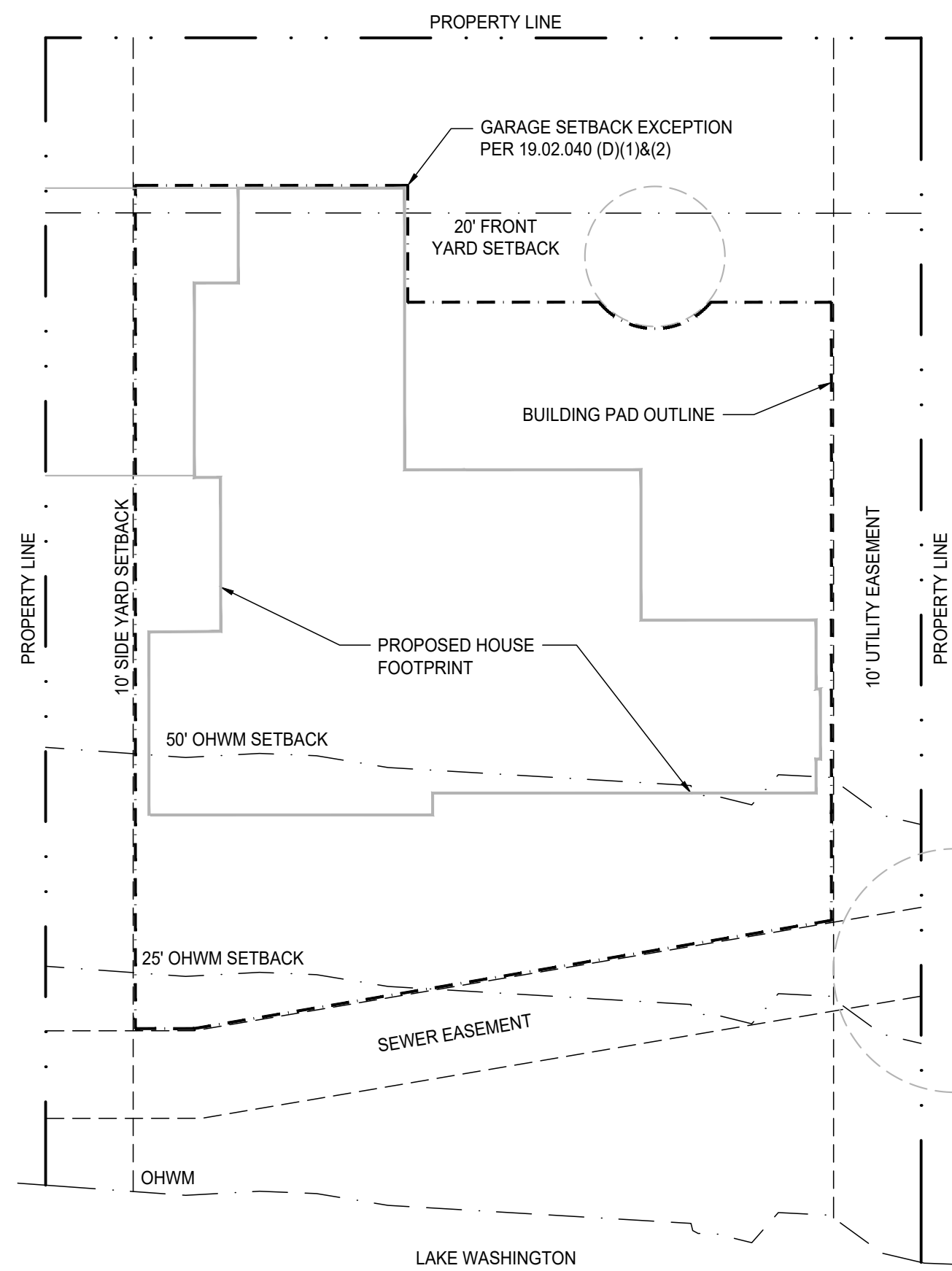
*INCLUDES GARAGE, EXCLUDES STAIR & ELEVATOR

DEVELOPMENT SUMMARY	
SITE AREA:	13,397 ft ²
LOT COVERAGE:	30% = 4,019 ft ²
GROSS FLOOR AREA:	40% = 5,358 ft ²
FRONT YARD*:	20 ft
SIDE YARDS:	10 ft each
REAR YARD:	50 ft from OHWM
BUILDING HEIGHT:	30 ft above ABE
A.B.E.:	36.99'

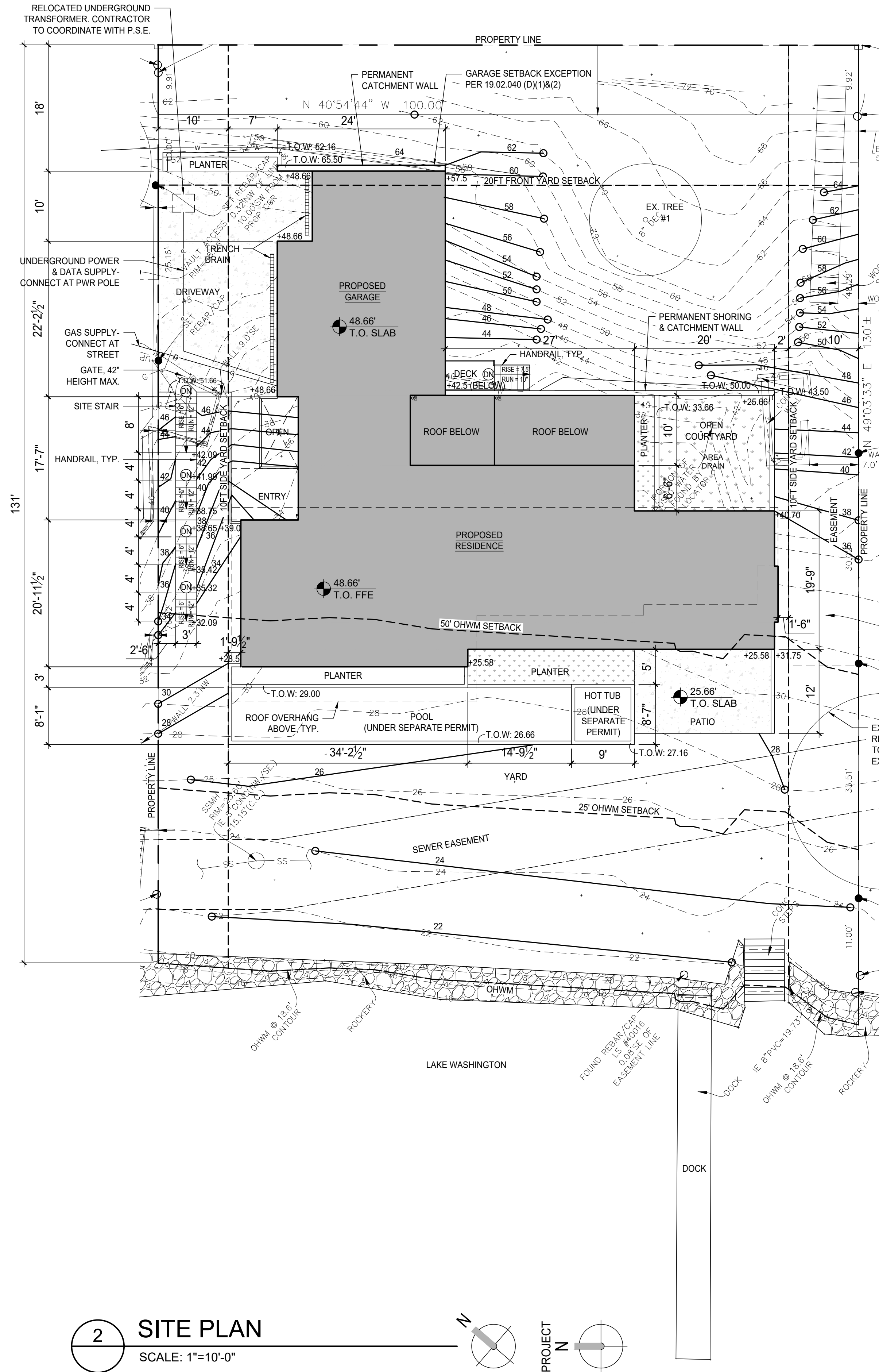
*FRONT YARD IS OPPOSITE P.L. PARALLEL TO OHWL

SQUARE FOOTAGE CALCULATIONS	
LOWER LEVEL GROSS	= 790 ft ²
MID LEVEL GROSS	= 2,160 ft ²
UPPER LEVEL GROSS	= 1,690 ft ²
GARAGE GROSS	= 718 ft ²
COMBINED TOTAL GROSS	= 5,358 ft²
OUTDOOR SPACES	
UPPER DECK*	= 316 ft ²
COVERED LOWER PATIO*	= 338 ft ²
UNCOVERED COURTYARD*	= 285 ft ²
TOTAL OUTDOOR SPACES	= 939 ft²

*EXEMPT FROM GFA



1 BUILDING PAD DIAGRAM
SCALE: 1/16"=1'-0"



2 SITE PLAN
SCALE: 1"=10'-0"

NOTE: ALL SPOT ELEVATIONS ARE FOR REFERENCE PURPOSES AND ARE INTENDED TO CONVEY DESIGN INTENT. GC TO VERIFY ALL EXISTING GRADING CONDITIONS IN THE FIELD. ANY INCONSISTENCIES WITH THE DESIGN INTENT, SURVEY, AND ACTUAL EXISTING CONDITIONS SHALL BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF CONCRETE WORK AND SHALL BE BROUGHT TO THE DESIGN TEAM'S ATTENTION.

NOTE: ADDRESS MARKER TO BE PROVIDED AT THE ENTRANCE OF THE DRIVEWAY AT W. MERCER WAY

NOTE: SHOWN UTILITY CONNECTIONS FOR SCHEMATIC PURPOSES. TO BE VERIFIED BY SUB-CONTRACTOR(S)

HARDSCAPE CALCULATIONS

PATIO	=	234sf
POOL	=	409sf
STAIRS/STOOP	=	173sf
SITE WALLS	=	65sf
EX. BULKHEAD/STEPS	=	248sf
TOTAL		1,129sf
1,129 / 13,397	=	0.084
HARDSCAPE	=	8.4%

BULKHEAD CALCULATIONS

BULKHEAD NORTH	=	157sf
BULKHEAD SOUTH	=	41sf
BULKHEAD STEPS	=	50sf
TOTAL	=	248sf

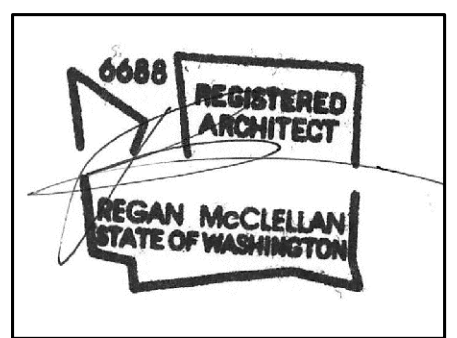
HARDSCAPE COVERAGE CALCS 0'-25'

ALLOWABLE = 10% (250SF)
EXISTING = 9.9% (248SF)
*SEE BULKHEAD CALCULATIONS ABOVE

HARDSCAPE COVERAGE CALCS 25'-50'

ALLOWABLE = 30% (750SF)
PROPOSED = 25.3% (633SF)
**INCLUDES POOL, PATIO & PARTIAL SITE STAIR

EXISTING TREE TO REMAIN. NOT NUMBERED TO COORDINATE WITH EXISTING TREE REPORT



DATE:
AUGUST 20, 2025

SHEET TITLE:
SITE PLAN

SHEET:

A1.0

PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR

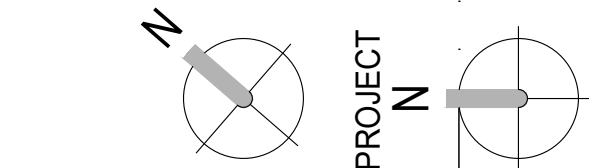
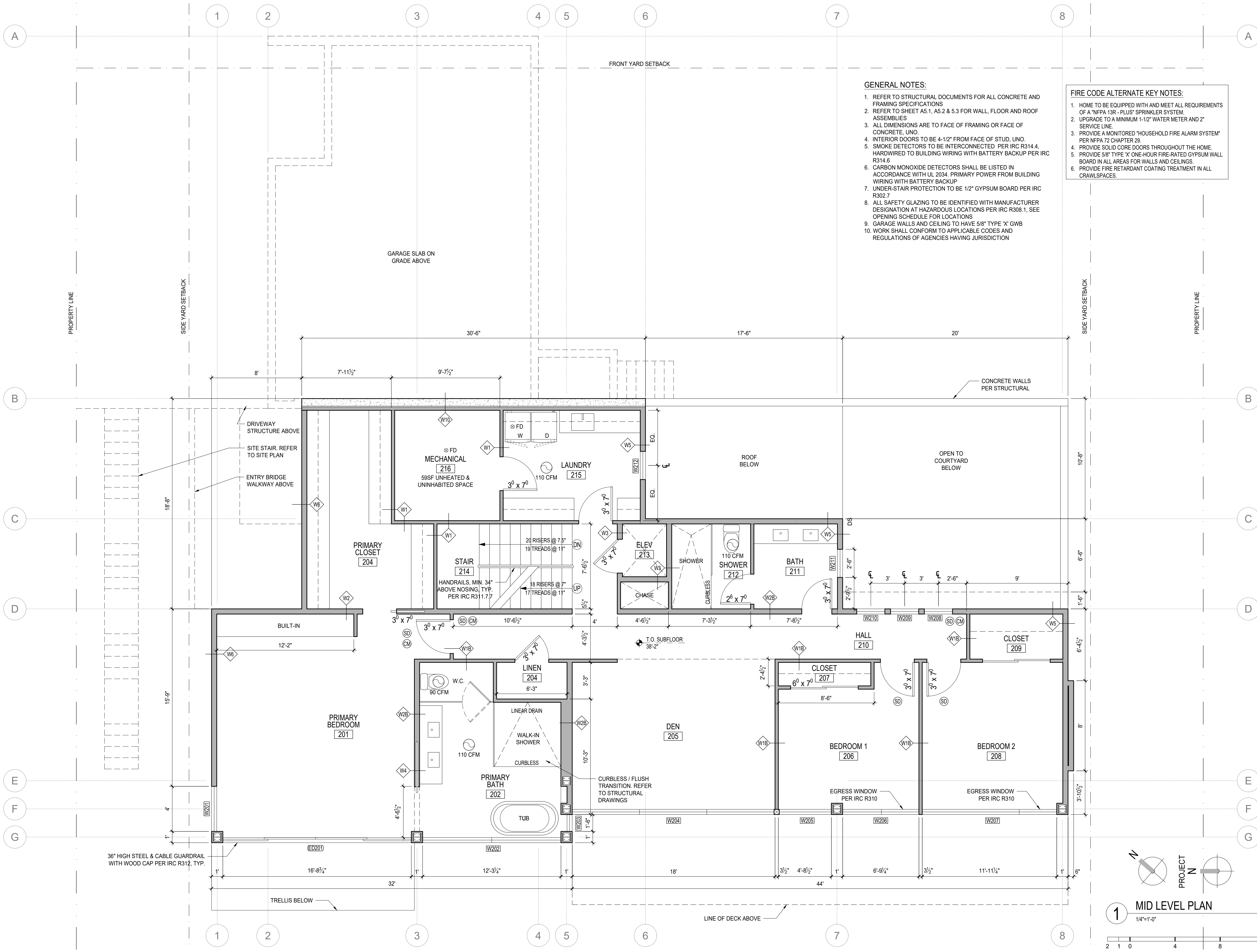
REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/2025

GENERAL NOTES:

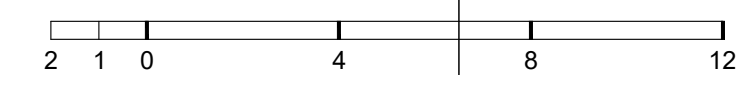
- REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
- REFER TO SHEET A5.1, A5.2 & 5.3 FOR WALL, FLOOR AND ROOF ASSEMBLIES
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.
- INTERIOR DOORS TO BE 4-1/2" FROM FACE OF STUD, UNO
- SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4. HARDWIRED TO BUILDING WIRING WITH BATTERY BACKUP PER IRC R314.6
- CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
- UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
- ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER DESIGNATION AT HAZARDOUS LOCATIONS PER IRC R308.1. SEE OPENING SCHEDULE FOR LOCATIONS
- GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE 'X' GWB
- WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION

FIRE CODE ALTERNATE KEY NOTES:

- HOME TO BE EQUIPPED WITH AND MEET ALL REQUIREMENTS OF A "NFPA 13R - PLUS" SPRINKLER SYSTEM.
- UPGRADE TO A MINIMUM 1-1/2" WATER METER AND 2" SERVICE LINE.
- PROVIDE A MONITORED "HOUSEHOLD FIRE ALARM SYSTEM" PER NFPA 72 CHAPTER 29.
- PROVIDE SOLID CORE DOORS THROUGHOUT THE HOME.
- PROVIDE 5/8" TYPE 'X' ONE-HOUR FIRE-RATED GYPSUM WALL BOARD IN ALL AREAS FOR WALLS AND CEILINGS.
- PROVIDE FIRE RETARDANT COATING TREATMENT IN ALL CRAWLSPACES.



1 MID LEVEL PLAN
1/4"=1'-0"



DATE:
AUGUST 20, 2025

SHEET TITLE:
MID LEVEL PLAN

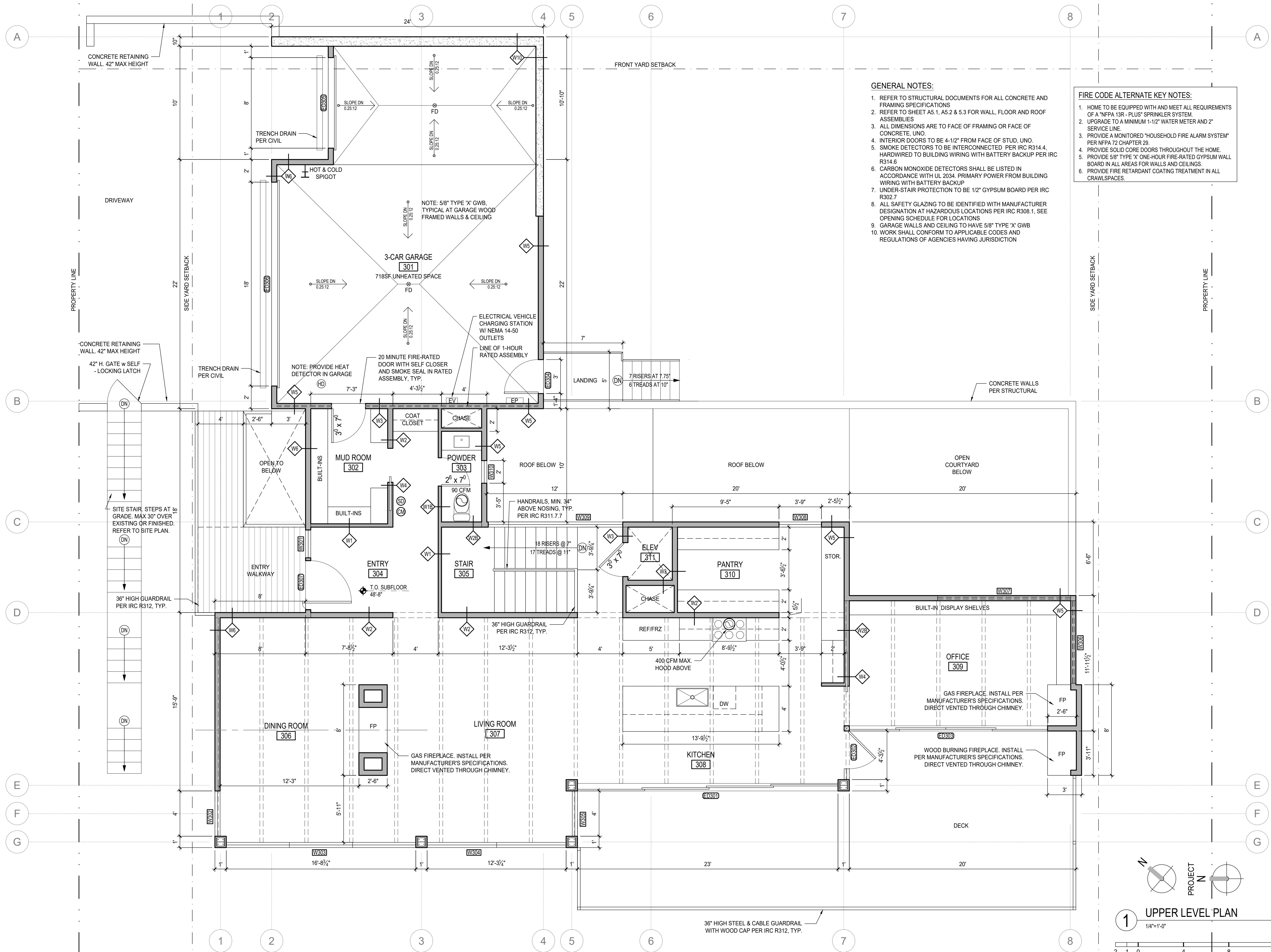
SHEET:

A2.2

PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

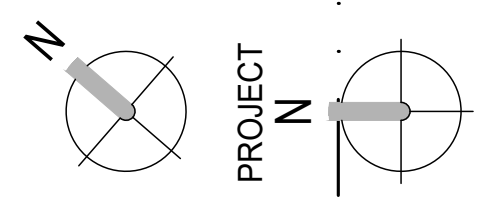
CLIENT:
SCOTT CHANCELLOR

REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/20/25

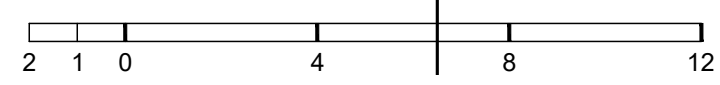


- GENERAL NOTES:**
- REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
 - REFER TO SHEET A5.1, A5.2 & 5.3 FOR WALL, FLOOR AND ROOF ASSEMBLIES
 - ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.
 - INTERIOR DOORS TO BE 4-1/2" FROM FACE OF STUD, UNO.
 - SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4, HARDWIRED TO BUILDING WIRING WITH BATTERY BACKUP PER IRC R314.6
 - CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
 - UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
 - ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER DESIGNATION AT HAZARDOUS LOCATIONS PER IRC R308.1, SEE OPENING SCHEDULE FOR LOCATIONS
 - GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE 'X' GWB
 - WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION

- FIRE CODE ALTERNATE KEY NOTES:**
- HOME TO BE EQUIPPED WITH AND MEET ALL REQUIREMENTS OF A "NFPA 13R - PLUS" SPRINKLER SYSTEM
 - UPGRADE TO A MINIMUM 1-1/2" WATER METER AND 2" SERVICE LINE
 - PROVIDE A MONITORED "HOUSEHOLD FIRE ALARM SYSTEM" PER NFPA 72 CHAPTER 29.
 - PROVIDE SOLID CORE DOORS THROUGHOUT THE HOME.
 - PROVIDE 5/8" TYPE 'X' ONE-HOUR FIRE-RATED GYPSUM WALL BOARD IN ALL AREAS FOR WALLS AND CEILINGS.
 - PROVIDE FIRE RETARDANT COATING TREATMENT IN ALL CRAWLSPACES.



1 UPPER LEVEL PLAN
1/4"=1'-0"



DATE:
AUGUST 20, 2025

SHEET TITLE:
UPPER LEVEL PLAN

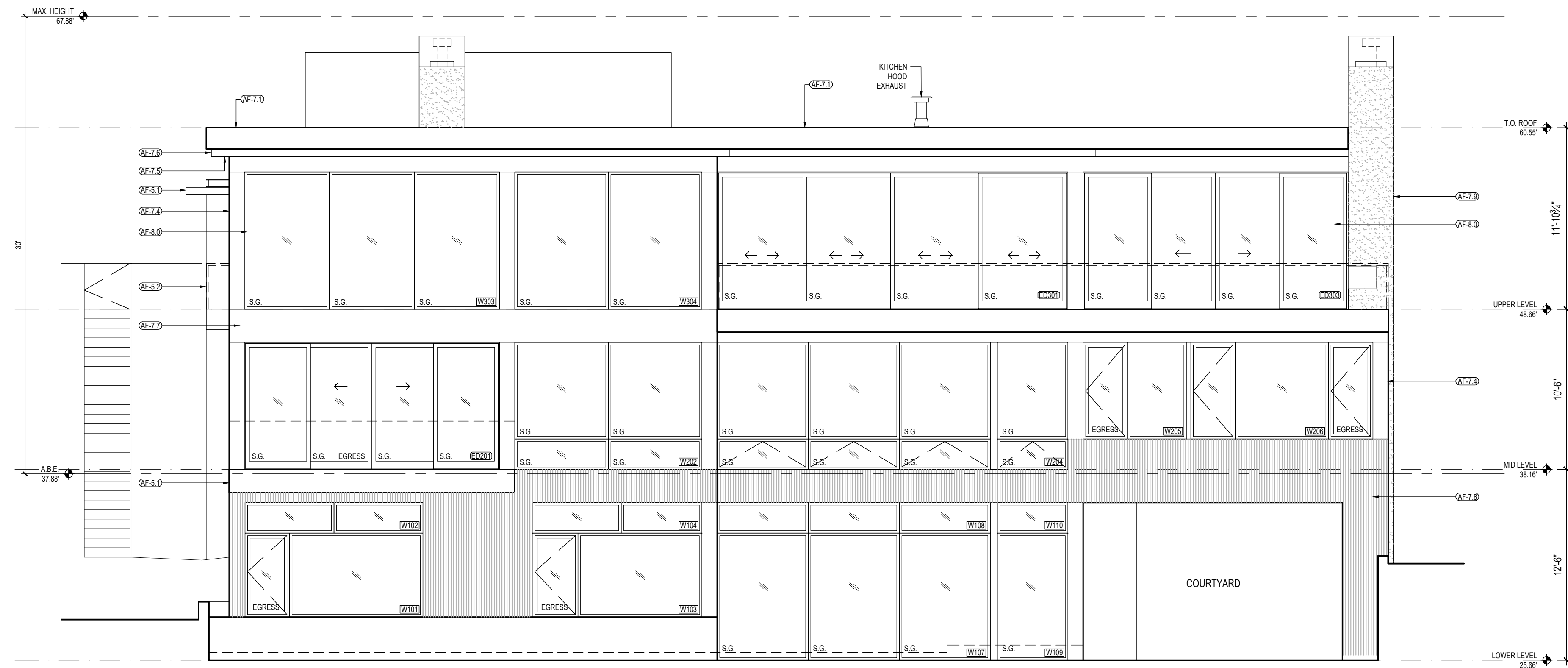
SHEET:

A2.3

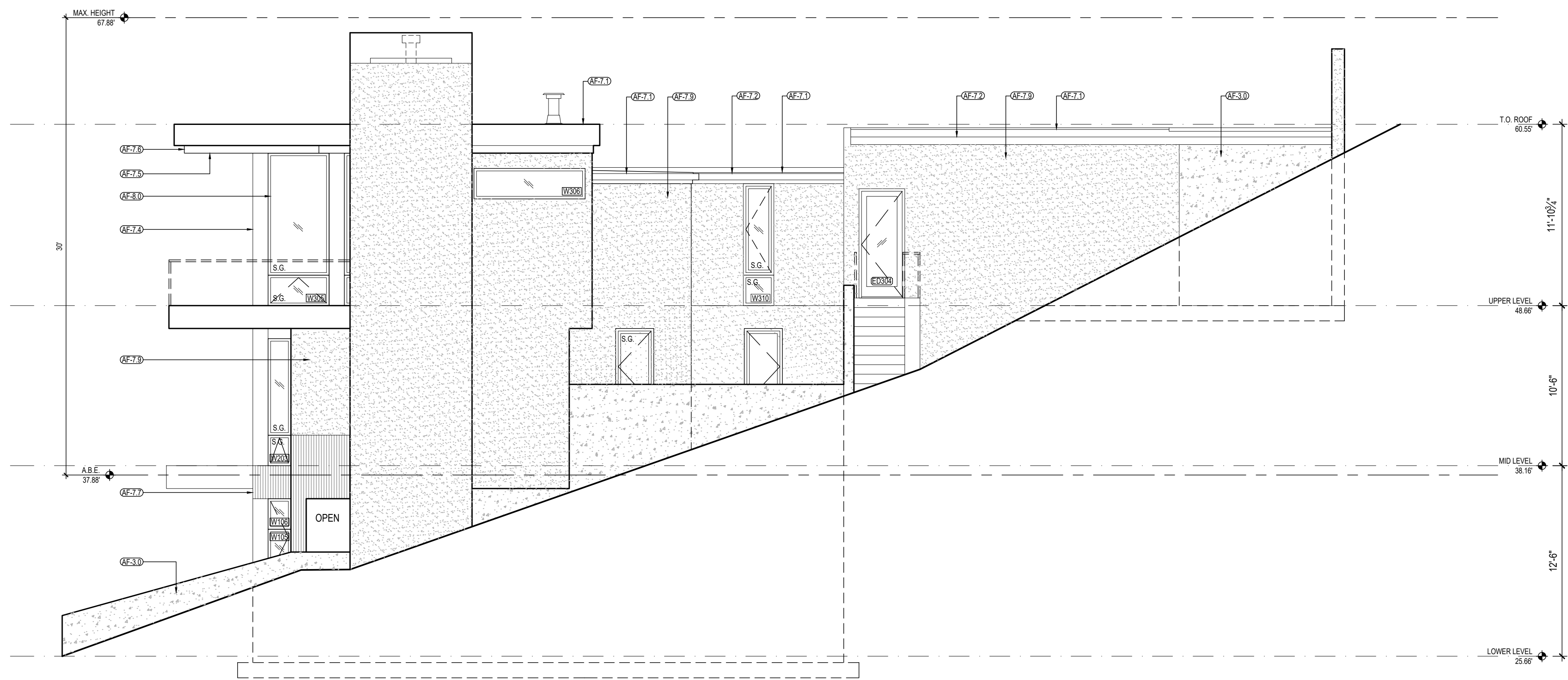
PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR

REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/20/25
02	KEY NOTE REVISION	10/06/25



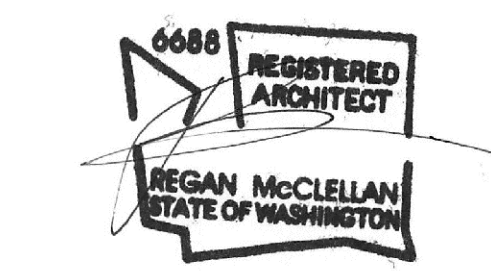
1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

KEY:

AF-3.0 - CONCRETE		WOOD SIDING
AF-5.1 - PRIME/PAINTED STEEL STRUCTURE		CONCRETE
AF-5.2 - STEEL & CABLE GUARDRAIL		PRIME/PAINTED STEEL STRUCTURE
AF-7.1 - MEMBRANE ROOF W/ DECORATIVE GRAVEL		PANEL SIDING / PAINTED TRIM
AF-7.2 - SQUARE METAL GUTTER & DOWNSPOUT		STUCCO
AF-7.3 - CONTINUOUS METAL FLASHING		
AF-7.4 - PAINTED TRIM		
AF-7.5 - WOOD SOFFIT		
AF-7.6 - WOOD FASCIA		
AF-7.7 - CEMENT PANEL PAINTED TO MATCH TRIM		
AF-7.8 - WOOD SIDING		
AF-7.9 - STUCCO		
AF-8.0 - ALUMINUM WINDOW / DOOR		

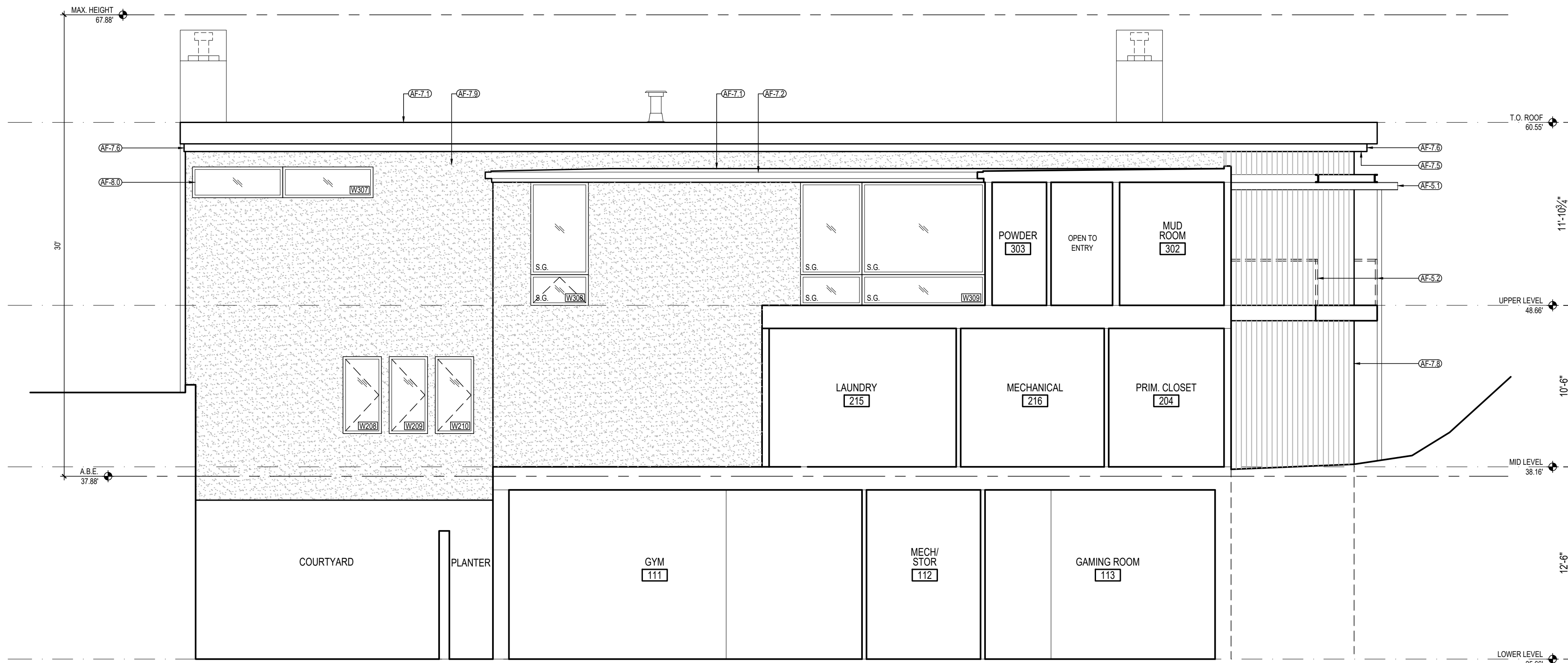


DATE:
AUGUST 20, 2025

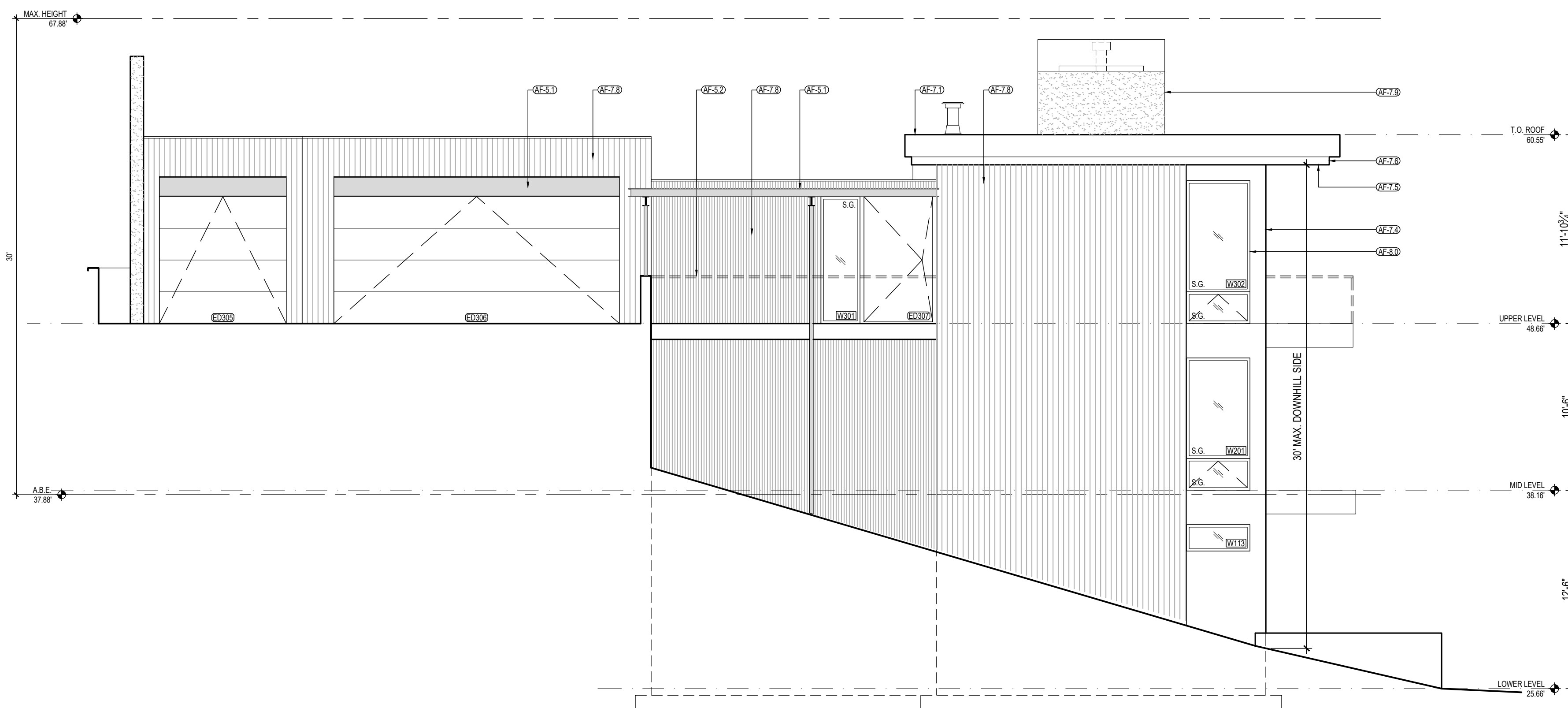
SHEET TITLE:
ELEVATIONS

SHEET:

A3.1



1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

KEY:

AF-3.0 - CONCRETE	[Pattern]	WOOD SIDING
AF-5.1 - PRIMED/PAINTED STEEL STRUCTURE	[Pattern]	CONCRETE
AF-5.2 - STEEL & CABLE GUARDRAIL	[Pattern]	PRIME/PAINTED STEEL STRUCTURE
AF-7.1 - MEMBRANE ROOF W/ DECORATIVE GRAVEL	[Pattern]	PANEL SIDING / PAINTED TRIM
AF-7.2 - SQUARE METAL GUTTER & DOWNSPOUT	[Pattern]	STUCCO
AF-7.3 - CONTINUOUS METAL FLASHING	[Pattern]	
AF-7.4 - PAINTED TRIM	[Pattern]	
AF-7.5 - WOOD SOFFIT	[Pattern]	
AF-7.6 - WOOD FASCIA	[Pattern]	
AF-7.7 - CEMENT PANEL PAINTED TO MATCH TRIM	[Pattern]	
AF-7.8 - WOOD SIDING	[Pattern]	
AF-7.9 - STUCCO	[Pattern]	
AF-8.0 - ALUMINUM WINDOW / DOOR	[Pattern]	

PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR

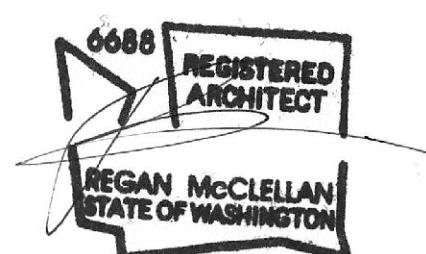
REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/20/25
02	KEY NOTE REVISION	10/08/25

DATE:
AUGUST 20, 2025

SHEET TITLE:
ELEVATIONS

SHEET:

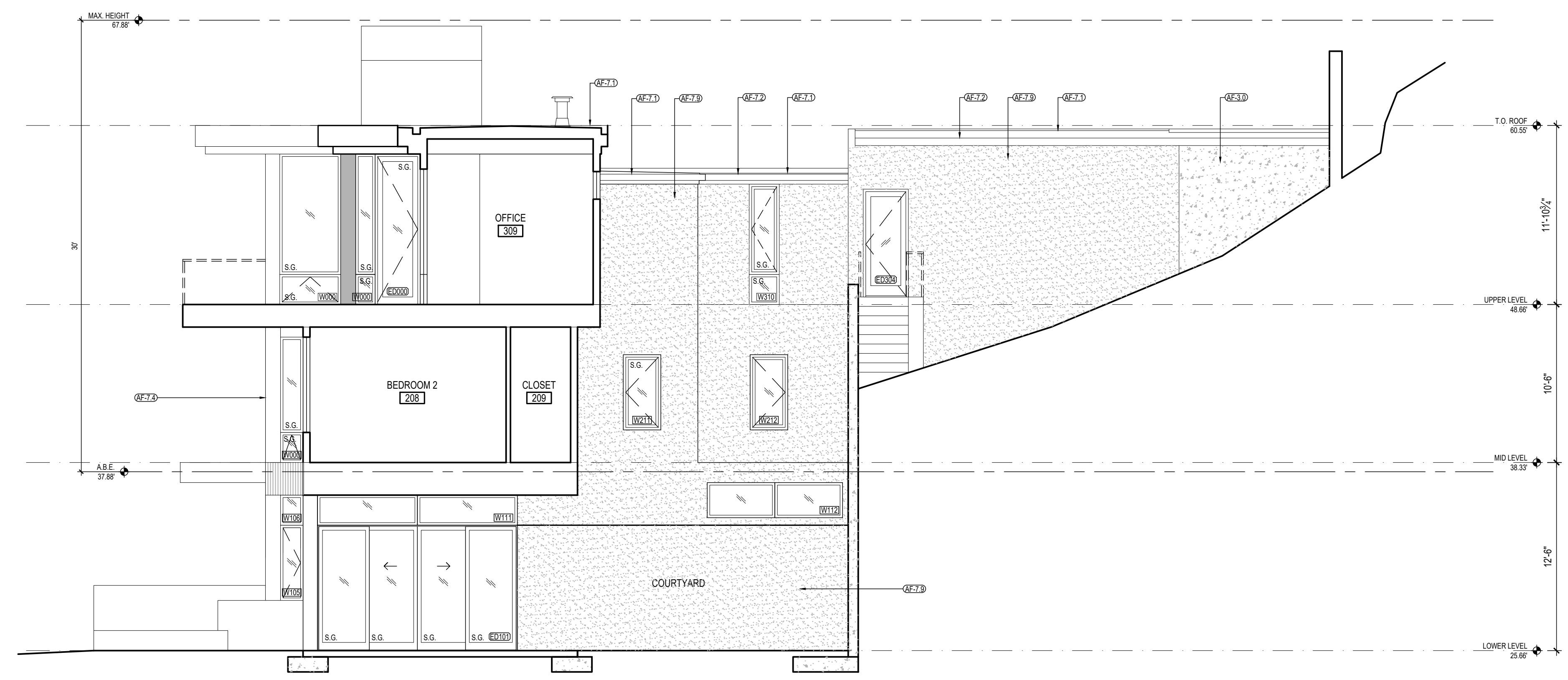
A3.2



PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR

REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/20/25
02	KEY NOTE REVISION	10/09/25



1 SOUTH CUTAWAY ELEV.
3/16" = 1'-0"

KEY:

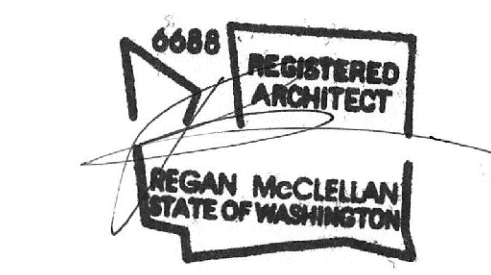
AF-3.0 - CONCRETE		WOOD SIDING
AF-5.1 - PRIMED/PAINTED STEEL STRUCTURE		CONCRETE
AF-5.2 - STEEL & CABLE GUARDRAIL		PRIME/PAINTED STEEL STRUCTURE
AF-7.1 - MEMBRANE ROOF W/ DECORATIVE GRAVEL		PANEL SIDING / PAINTED TRIM
AF-7.2 - SQUARE METAL GUTTER & DOWNSPOUT		STUCCO
AF-7.3 - CONTINUOUS METAL FLASHING		
AF-7.4 - PAINTED TRIM		
AF-7.5 - WOOD SOFFIT		
AF-7.6 - WOOD FASCIA		
AF-7.7 - CEMENT PANEL PAINTED TO MATCH TRIM		
AF-7.8 - WOOD SIDING		
AF-7.9 - STUCCO		
AF-8.0 - ALUMINUM WINDOW / DOOR		

DATE:
AUGUST 20, 2025

SHEET TITLE:
ELEVATIONS

SHEET:

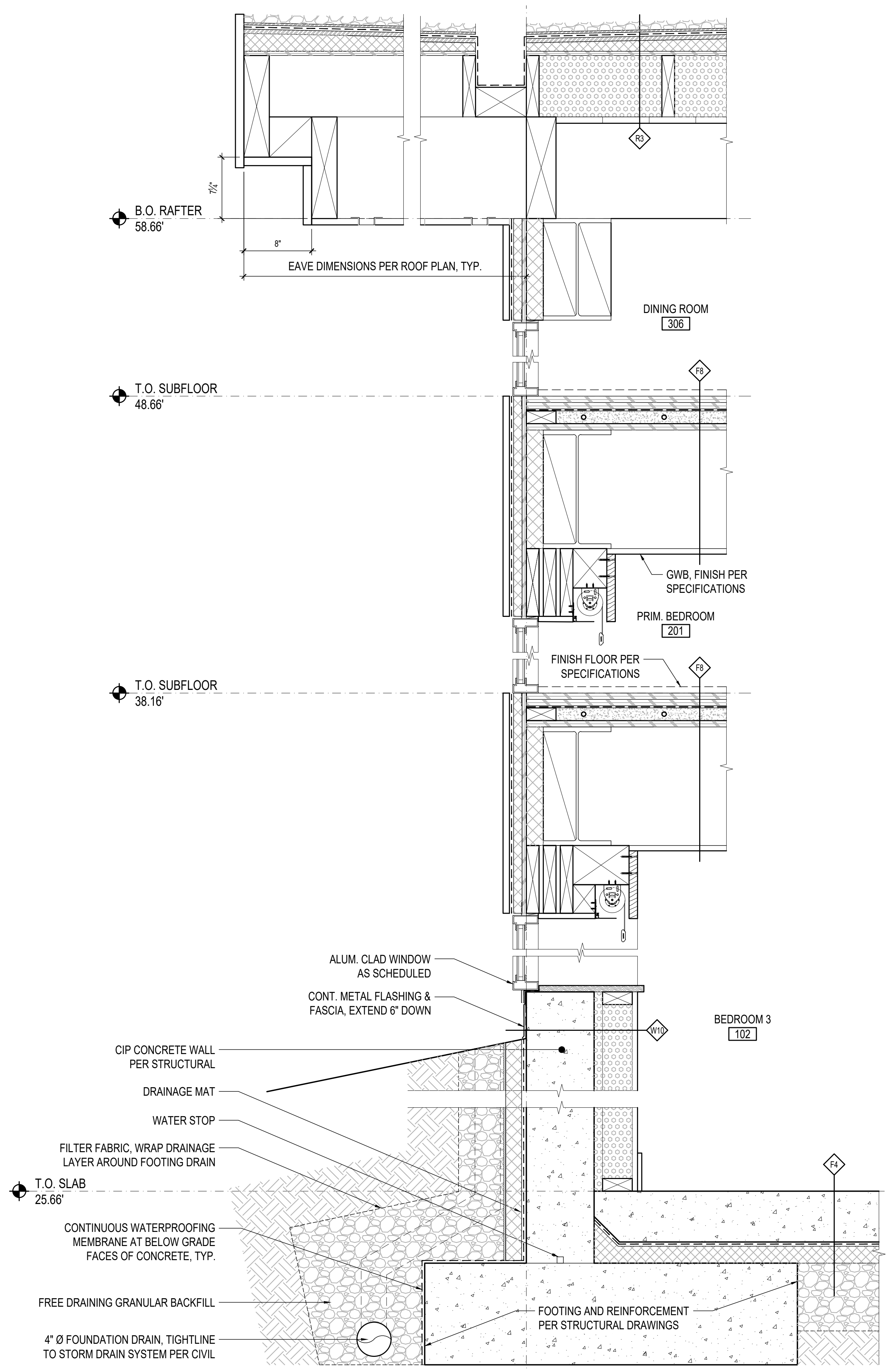
A3.3



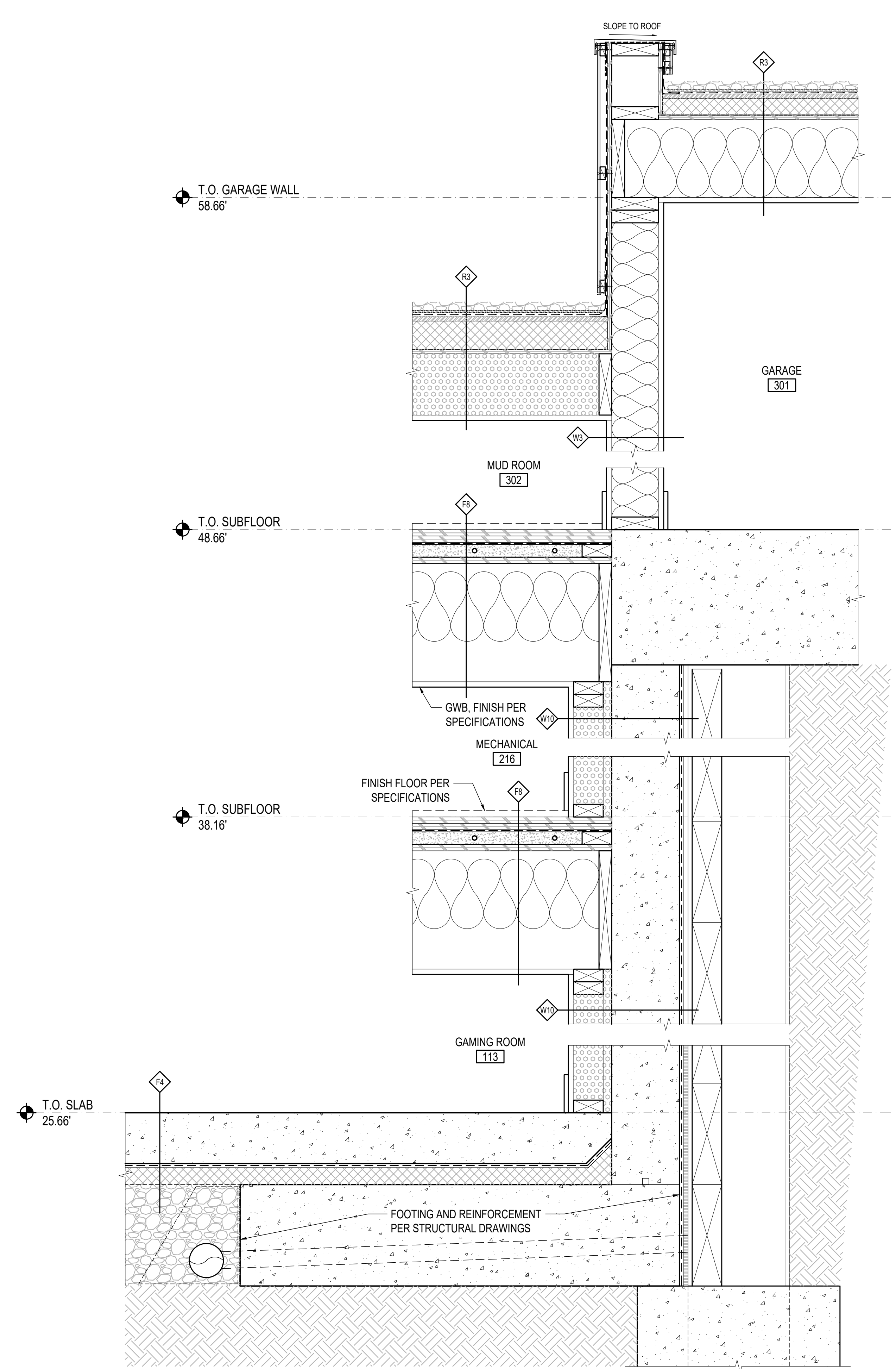
PROJECT:
CHANCELLOR RESIDENCE
4045 W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR

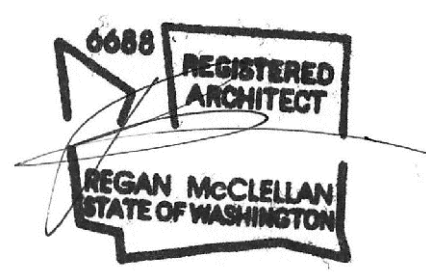
REV	PHASE / ISSUE	DATE
01	PERMIT SET	08/20/25



1 WALL SECTION
1 1/2" = 1'-0"



2 WALL SECTION
1 1/2" = 1'-0"



DATE:
AUGUST 20, 2025

SHEET TITLE:
WALL SECTIONS

SHEET:

AB - ANCHOR BOLT
ADBL - ADDITIONAL
ALT - ALTERNATE
ALUM - ALUMINUM
ARCH - ARCHITECTURAL

BDC - BUILDING
BLK (G) - BLOCK(ING)
BM(S) - BEAM(S)
BO xxx - BOTTOM OF xxx
BOT - BOTTOM
BP - BASE PLATE
BPC - BOTTOM PLATE CONNECTION
BTWN - BETWEEN

CIP - CAST IN PLACE
CJT - CONSTRUCTION/CONSTRUCTION JOINT
CL - CENTERLINE
CLR - CLEAR(ANCE)
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONN - CONNECTION
CONST - CONSTRUCTION
CONT - CONTINUOUS
CONTR - CONTRACTOR
COORD - COORDINATE
CP - COMPLETE PENETRATION
CTR - CENTER(ED)

D - DEPTH or DEEP
DBL - DOUBLE
DEG - DEGREE
DEMO - DEMOLITION
DET - DETAIL
DIAM - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DST - DISTANCE
DS - DOUBLE STUDS
DWG - DRAWING

EA - EACH
EF - EACH FACE
EJT - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
EMBED - EMBEDMENT
EN - END NAIL
EOSL - EDGE OF SLAB
EQ - EQUAL
EQUIP - EQUIPMENT
EW - EACH WAY
EXT - EXISTING
EXP - EXPANSION
EXT - EXTERIOR

FDN - FOUNDATION
FN - FINISHED
FLG - FLANGE
FLR - FLOOR
FO xxx - FACE OF xxx
FOC - FACE OF CONCRETE
FOF - FACE OF FINISH
FOS - FACE OF STEEL
FS - FAR SIDE
FT - FOOT or FEET
FTG - FOOTING

GA - GAGE
GALV - GALVANIZED
GEN - GENERAL
GR - GRADE
GWB - GYPSUM WALLBOARD

H - HIGH
HD - HOLD DOWN
HDR - HEADER
HGR - HANGER
HORIZ - HORIZONTAL
HSS - HOLLOW STRUCTURAL SECTIONS
HT - HEIGHT
HVAC - HEATING, VENTILATING/
AIR CONDITIONING

SPECIAL INSPECTION

1. SPECIAL INSPECTIONS. OBSERVATIONS ARE A SUPPLEMENT TO THE CITY OF MERCER ISLAND INSPECTIONS REQUIRED BY THE INTERNATIONAL BUILDING CODE (IBC) AND AS REQ'D BY AISC

AAR TESTING AND INSPECTION, INC (JERRY A. ANDERSON, 425-881-5812) SHALL BE RETAINED FOR THE FOLLOWING SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS SHALL NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR WITH AN AISC QUALITY CONTROL PROGRAM AND IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

PILE DRIVING
ALL PILE DRIVING SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER OF RECORD

SOILS
ALL SOILS SHALL BE PERIODICALLY INSPECTED BY THE GEOTECH OF RECORD TO VERIFY ASSUMED SOIL VALUES ARE APPLICABLE.

ADHESIVE ANCHORS, EPOXY GROUT
CONTINUOUS INSPECTION OF INSTALLATION OF ALL ADHESIVE ANCHORS AND EPOXY GROUT

STRUCTURAL STEEL
PERFORM QA AND QC INSPECTIONS LISTED IN STRUCTURAL STEEL INSPECTION SCHEDULE BELOW PER AISI 360. IF FABRICATOR HAS AN ACCREDITED QC PROGRAM IN HOUSE THE SHOP FABRICATION INSPECTIONS MAY BE CONDUCTED UNDER THAT PROGRAM. ALL FIELD WELDING SHALL BE INSPECTED BY A SPECIAL INSPECTOR. ALL CJP WELDS SHALL BE ULTRASONICALLY TESTED.

2. THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL SHALL BE FURNISHED COPIES OF ALL TEST RESULTS AND REPORTS. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT IN COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND TO THE BUILDING INSPECTOR PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TEST AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER TO THE BUILDING INSPECTOR.

3. IN ADDITION TO THE SUBMITTAL OF REPORTS, THE FOLLOWING MUST BE SUBMITTED TO THE BUILDING INSPECTOR:

CERTIFICATES OF COMPLIANCE FOR THE FABRICATION OF STRUCTURAL LOAD BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ON THE PREMISES OF A REGISTERED AND APPROVED FABRICATOR.

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND THE CODES, RULES AND REGULATIONS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF MERCER ISLAND, WA.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THIS INCLUDES CONNECTION HARDWARE AND FASTENERS THAT MAY INTERFERE WITH FINISHES OR OTHER ADJACENT SURFACES.

3. IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS; THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OR ARCHITECT IN WRITING OF SUCH OMISSION OR ERROR BEFORE PROCEEDING WITH THE WORK.

4. NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER.

5. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.

6. ALL STRUCTURAL SYSTEMS THAT ARE TO BE COMPOSED OF MANUFACTURED COMPONENTS TO BE FIELD ERRECTED SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THEIR USE AND SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

7. FRAMING MEMBERS WHICH ARE NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED POINT OR MEMBERS.

8. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS AND THRESHOLD REQUIREMENTS.
B. SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS.
C. SIZE AND LOCATION OF ROOF, FLOOR AND WALL OPENINGS.
D. SIZE AND LOCATION OF DEPRESSED AREAS, CHANGES IN ELEVATION, FLOOR AND ROOF DRAINS, SLOPES, CONCRETE CURBS, LEDGES, PADS AND ISLANDS, CHAMFERS, GROOVES, INSERTS, ETC.
E. DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
F. EXTERIOR WALL SYSTEMS.

9. SEE ARCH, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC., NOT SHOWN OR NOTED.
B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
C. ANCHORAGE AND BRACING FOR ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT TO THE STRUCTURE.
D. ANCHOR BOLTS FOR MOTOR MOUNTS.
E. SIZE, WEIGHT AND LOCATION OF MACHINES AND EQUIPMENT BASES.

10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

11. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.

12. SPECIFICATIONS, CODES, AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS OTHERWISE NOTED. MATERIAL SPECIFICATIONS ARE ASTM LATEST EDITION.

13. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

DESIGN CRITERIA

DESIGN LOADS:	
ROOF DEAD LOAD	15 PSF
FLOOR DEAD LOAD	30 PSF
DECK DEAD LOAD	10 PSF
ROOF SNOW LOAD	30 PSF
FLOOR LIVE LOAD	40 PSF
DECK LIVE LOAD	60 PSF
WIND DESIGN:	
BASIC WIND SPEED (3 SECOND GUST)	110 MPH
EXPOSURE CATEGORY	C
IMPORTANCE FACTOR Iw	1.0
Kzt	1.0
SEISMIC DESIGN:	
SEISMIC USE GROUP	I
Sds	0.883
Sd1	0.509 SITE CLASS D PER GEO
IMPORTANCE FACTOR Ie	1.0
R	5

SEISMIC DESIGN FORCE SYSTEM CONSISTS OF SPECIAL CONCRETE SHEAR WALLS, ORDINARY STEEL MOMENT FRAME AND PLYWOOD SHEAR WALLS. AN R OF 3.5 WAS USED IN THE LONGITUDINAL DIRECTION AND 6.5 IN THE TRANSVERSE DIRECTION.

STRUCTURAL STEEL INSPECTION SCHEDULE	
INSPECTION TASKS PRIOR TO WELDING	
1. REVIEW MANUFACTURER'S SPECIFICATIONS FOR WELDING CONSUMABLES.	P
2. MATERIAL IDENTIFICATION	O
3. WELDER IDENTIFICATION SYSTEM	O
4. FIT UP OF FILLET WELDS (DIMENSIONS, CLEANLINESS, TACKING)	O
5. CHECK WELDING EQUIPMENT	O
INSPECTION TASKS DURING WELDING	
1. REVIEW WELDERS QUALIFICATIONS	O
2. CONTROL AND HANDLING OF WELDING CONSUMABLES (PACKAGING, EXP CONTROL)	O
3. ENVIRONMENTAL CONDITIONS (WIND SPEED WITHIN LIMITS, PRECIP AND TEMP)	O
4. WELDING PROCEDURES FOLLOWED (WELDING EQUIPMENT SETTINGS, TRAVEL SPEED, WELDING MATERIALS, SHIELD GAS TYPE AND FLOW RATE, PREHEAT, INTERPASS TEMP MAINTAINED, PROPER POSITION)	O
5. WELDING TECHNIQUES (INTERPASS AND FINAL CLEANING, EACH PASS MEETS PROFILE LIMITS, EA PASS MEETS QUALITY REQUIREMENTS)	O
INSPECTION TASKS AFTER WELDING	
1. WELDS CLEANED	O
2. SIZE LENGTH AND LOCATION OF WELDS	P
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA (CRACK PROHIBITION, WELD BASE METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY)	P
4. K-AREA	P
5. ARC STRIKES	P
6. REPAIR ACTIVITIES	P
7. DOCUMENT ACCEPTANCE OR REJECTION OF MEMBER OR WELDED JOINT	P
O = OBSERVE PERIODICALLY AND ON A RANDOM BASIS	
P = PERFORM OBSERVATION CONTINUOUSLY FOR EA WELDED JT OR MEMBER	

FOUNDATIONS

- ALL FOUNDATIONS SHALL BE FOUNDED A MINIMUM OF 18" BELOW LOWEST ADJACENT FINAL FINISH FLOOR OR GRADE.
- ALL PIPE PILES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECH REPORT NOTED ABOVE.
- 3% OF ALL PIPE PILES (MIN OF 1 AND MAX OF 5 PIPE PILES) SHALL BE TESTED IN ACCORDANCE WITH QUICK TEST PROCEDURE UNDER ASTM D 1143.

SOILS

FOUNDATION DESIGN BASED UPON THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTECH CONSULTANTS, INC DATED JUNE 18, 2021.

ALLOWABLE BEARING PRESSURE	3000 PSF
SHORT TERM ALLOWABLE INCREASE	1/3 INCREASE
ALLOWABLE PASSIVE PRESSURE	300 PCF
ALLOWABLE SLIDING FRICTION	0.4
ACTIVE WALL PRESSURE	40 PCF
RESTRAINED WALL PRESSURE	50 PCF
SEISMIC SURCHARGE	9H PSF WHERE H = WALL HEIGHT
UNIT SOIL WEIGHT	130 PCF
RETAINING WALL FACTOR OF SAFETY	USE 1.5 W/O SEIS AND 1.2 W/SEIS
4" PIPE PILES	20k w/10 SEC/IN (1100# HAMMER) OR 4 SEC/IN (2000# HAMMER)
4" PIPE PILE BATTERED 1H:5V	20k VERT & 2k HORIZ

SHORING

DESIGN PARAMETERS	TEMPORARY	PERMANENT
ACTIVE PRESSURE LEVEL BACKFILL	40 PCF	40 PCF
ACTIVE PRESSURE SLOPED BACKFILL	60 PCF	60 PCF
PASSIVE PRESSURE	300 PCF 2x PILE DIA	300 PCF 2x PILE DIA
TRAFFIC SURCHARGE	2 ADD FT OF WALL HT	2 ADD FT OF WALL HT
SEIS SURCHARGE	NONE	9H PSF H = WALL HT
CATCHMENT WALL EAST OF GARAGE	NONE	8.5' ABV GRD 80 PCF
CATCHMENT WALL EAST OF RESIDENCE	NONE	6' ABV GRD 80 PCF
FACTOR OF SAFETY	1.2	1.5 w/o SEIS 1.2 w/SEIS 1.2 w/ CATCHMENT

ALL SHORING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NOTED ABOVE.
ALL SHORING INSTALLATION SHALL BE MONITORED BY GEOTECH CONSULTANTS, INC.

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318 AND ACI 301, WITH MODIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
 - PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR TYPE II.
 - COARSE AND FINE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33.
 - AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330 AND THE PROJECT SPECIFICATIONS.
 - WATER SHALL BE CLEAR AND SHALL CONFORM TO ASTM C-94.
 - CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94.
 - ADD TO ALL CONCRETE EXPOSED TO WEATHER MICROAIR OR MBVR AIR ENTRAINING AGENT TO ATTAIN 5 PERCENT +/- 1 PERCENT ENTRAINED AIR. BY VOLUME, CONFORMING TO ASTM C-260. ALL REFERENCE DATA USED FOR PAST PERFORMANCE DESIGN SHALL HAVE CONTAINED THE SAME ADMIXTURE BRAND AS THAT USED IN THE MIX SUBMITTED.
 - CONCRETE STRENGTHS SHALL BE VERIFIED BY 28-DAY CYLINDER TESTS, UNLESS OTHERWISE APPROVED. CONCRETE SHALL BE AS FOLLOWS:
- | ELEMENT | DES STRENGTH USED IN CALCS | MIX DESIGN STRENGTH PSI | CONCRETE TYPE |
|---------------|----------------------------|-------------------------|--------------------|
| FOOTINGS | 2500 | 4000 | 5 1/2 SACK W/C<.45 |
| WALLS | 2500 | 4000 | 5 1/2 SACK W/C<.45 |
| SLAB ON GRADE | 2500 | 4000 | 5 1/2 SACK W/C<.45 |
9. CONTRACTOR MAY USE AN ADMIXTURE SYSTEM TO PRODUCE FLOWABLE CONCRETE. MAXIMUM SLUMP SHALL NOT EXCEED 10 INCHES MEASURED AT THE PUMP. THE WATER/CEMENTIOUS MATERIAL RATIO OF THE APPROVED MIXES SHALL BE MAINTAINED OR LOWERED WHEN FLOWABLE CONCRETE IS USED. A REPRESENTATIVE OF THE ADMIXTURE SYSTEM SHALL ASSIST IN DETERMINING PROPORTIONS FOR FLOWABLE CONCRETE AND SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO EMPLOYING THIS PROCEDURE.

- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE:

	CONCRETE COVER (MIN)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2"
SHELLS, FOLDED PLATE MEMBERS:	
#6 BAR AND LARGER	3/4"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1/2"

- BASE PLATE GROUT SHALL BE NON-SHRINK TYPE WITH F'c=7000 PSI, GRADE B, CONFORMING TO ASTM C-1107.

- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304 AND THE CONTRACT DOCUMENTS. SANDBLAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

- PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS.

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. REINFORCING SHALL NOT BE CUT. CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS INDICATED.

- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED ONE THIRD OF THE SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUIT OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.

- CURING COMPOUNDS USED ON CONCRETE TO RECEIVE A FINISH SHALL BE APPROVED BY THE FINISH APPLICATOR BEFORE USE.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE DETAILED, INCLUDING HOOKS AND BENDS, AND PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 OR A-706, GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS OTHERWISE NOTED.
- PROVIDE #4 x 2'-0" DIAGONAL BAR AT ALL REENTRANT CORNERS OF CONCRETE SLABS ON GRADE.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED AND REVIEWED BY THE STRUCTURAL ENGINEER.
- WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH ACI 318-83 AND THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY, AWS D1.4 AND WITH THE REVIEW OF THE STRUCTURAL ENGINEER.
- PROVIDE SHOP DRAWINGS FOR REINFORCING FOR CONCRETE BEAMS AND GRADE BEAMS.

ANCHORAGE

- EXPANSION SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS FF-S-325, GROUP II, TYPE 4, CLASS 1.
- SLEEVE ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS FF-S-325, GROUP II, TYPE 3, CLASS 3.
- FLUSH SHELL ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, AND CONFORM WITH FS-FF-S-325, GROUP VIII, TYPE 1.
- ADHESIVE ANCHORS SHALL CONSIST OF ALL-THREAD ANCHOR ROD, NUT, WASHER, AND EPOXY INJECTION GEL OR ADHESIVE CAPSULE SYSTEM. ANCHOR RODS SHALL BE MANUFACTURED FROM A-36 MATERIAL, ZINC PLATED IN ACCORDANCE WITH ASTM B633.
- ALL RELATED PRODUCTS, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- NOTATIONS ON DRAWINGS RELATING TO EXPANSION, SLEEVE, FLUSH, OR ADHESIVE ANCHORS AND OTHER CONNECTING DEVICES REFER TO CONNECTORS MANUFACTURED BY POWERS FASTENING, INC. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THAT THEY HAVE ICGO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES AND ARE REVIEWED BY THE STRUCTURAL ENGINEER.

STRUCTURAL STEEL, MISC. METAL

- STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE BASED ON THE LATEST EDITION AND SUPPLEMENTS OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN". STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.
- | TYPE OF MEMBER | ASTM SPECIFICATION | Fy |
|---|--------------------------|--------|
| PLATES, SHAPES, ANGLES, AND RODS | A36 (UON) | 36 KSI |
| HOLLOW STRUCTURAL SECTIONS (ROUND, SQUARE OR RECTANGLE) | A500 (GRADE B) | 46 KSI |
| ANCHOR RODS (EMBEDDED IN CONCRETE) | A307 (UON) | |
| CONNECTION BOLTS (STEEL TO STEEL)
CONNECTION BOLTS (STEEL TO WOOD) | A325 (UON)
A307 (UON) | |
- WELDED HEADED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED STUDS OR AN APPROVED EQUAL.
 - THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION.
 - ALL WELDS SHALL BE PREQUALIFIED IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WELDERS WABO CERTIFIED. USE E70XX ELECTRODES.
 - WELD LENGTHS CALLED FOR ON THE PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE AISC MINIMUM, UNLESS OTHERWISE NOTED.

WOOD

- FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING AND DRESSING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. UNLESS OTHERWISE NOTED ON THE DRAWINGS, LUMBER GRADES SHALL BE AS FOLLOWS:
 - A. JOISTS: 2 INCH AND 3 INCH THICKNESS, HEM FIR NO. 1.
 - B. BEAMS AND STRINGERS: DOUGLAS FIR NO. 2.
 - C. POST AND TIMBERS: DOUGLAS FIR NO. 12
 - D. PLATES AND MISCELLANEOUS LIGHT FRAMING: HEM FIR STANDARD.
 - E. STUDS: HEM FIR STUD.
- MINIMUM NAILING REQUIREMENTS:
UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL CONFORM TO IBC-TABLE 2304.10.1 AND AS FOLLOWS:

	DEPTH	SPACING	FLOOR RATING
A. JOISTS OR RAFTERS TO SIDES OF STUDS 8 INCH OR LESS			3-16D
B. FOR EACH ADDITIONAL 4 INCH IN DEPTH OF JOISTS			1-16D
C. JOISTS OR RAFTERS AT ALL BEARINGS-TOENAILS EACH SIDE			2-10D
D. STUDS TO BEARING - TOENAILS EACH SIDE			2-10D
E. BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS-TOENAILS EACH SIDE EACH END TO JOIST OR RAFTER BEARINGS-TOENAILS EACH SIDE			2-10D 2-10D
F. CROSS-BRIDGING BETWEEN JOISTS OR RAFTERS TOENAILS EACH END			2-8D
G. BLOCKING BETWEEN STUDS - TOENAILS EACH END			2-10D
H. DOUBLE TOP PLATES - LOWER PLATE TO TOP OF STUD			2-16D
J. UPPER TO LOWER PLATE - STAGGERED			16D @ 16" OC
K. WALL TOP PLATE SPLICE -			8-16d
L. MULTIPLE JOISTS - STAGGERED			16D @ 12" OC
M. MULTIPLE JOISTS - STAGGER FOR WIDTHS MORE THAN 4 INCHES			16D @ 12" OC

- INDIVIDUAL MEMBERS OF BUILT-UP POSTS AND BEAMS SHALL EACH BE ATTACHED WITH 16D SPIKES AT 12" OC STAGGERED, MIN.
- ALL NAILS SHALL BE COMMON WIRE NAILS. WHENEVER POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED. THERE SHALL BE A MINIMUM OF 2 NAILS AT ALL WOOD CONTACTS AND JOINTS USING 8D NAILS FOR 1 INCH THICK MATERIAL, 16D NAILS FOR 2 INCH THICK MATERIAL, AND 40D NAILS FOR 3 INCH THICK MATERIAL. ALL CONTINUOUS CONTACTS PROVIDE MINIMUM NAILS AT 12" OC WITH NAIL SIZES AS CALLED ABOVE.
- NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS, AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF STRONG-TIE CONNECTORS MANUFACTURED BY THE SIMPSON COMPANY. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THAT THEY HAVE ICGO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES AND ARE REVIEWED BY THE STRUCTURAL ENGINEER.
- ON SAWN TIMBER JOISTS WITH THICKNESS-TO-DEPTH RATION OF 1:6 AND GREATER, PROVIDE CROSS-BRIDGING AT 8'-0" OC AND SOLID BLOCKING AT BEARING POINTS.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE GOVERNING CODE.
- ALL BEARING AND EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" OC UNLESS OTHERWISE NOTED.
- PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHTS AND AT INTERVALS NOT TO EXCEED 8'-0" OF ALL STUD-BEARING WALLS OVER 8'-0" IN HEIGHT.
- ALL CANTS AND CRICKETS SHALL BE PLACED OVER BASIC ROOF SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND LOCATIONS.
- ALL WOOD STUD WALL SILL PLATES SHALL BE ATTACHED TO CONCRETE OR MASONRY WITH 5/8 INCH DIAMETER ANCHOR BOLTS AT 48" OC, UNLESS OTHERWISE NOTED.
- ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 6" OC STAGGERED UNLESS SHOWN OTHERWISE.
- FASTEN ALL POSTS TO CONCRETE WITH "CB" COLUMN BASE OR EQUAL UNLESS OTHERWISE NOTED.
- ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE IN ACCORDANCE WITH AWPS-FDN, AND BEAR THAT QUALITY MARK.
- PROVIDE 3x3x.229" PLATE WASHERS UNDER ALL ANCHOR BOLT NUTS IN CONTACT WITH WOOD.
- ATTACH TIMBER JOISTS TO FLUSH HEADERS AND BEAMS WITH "U" SERIES METAL JOIST HANGERS TO SUIT THE JOIST SIZE.
- ALL PLYWOOD SHALL BE DOUGLAS FIR, STRUCTURAL II AND SHALL CONFORM TO APCA C-D INTERIOR GRADE WITH EXTERIOR GLUE AND WITH PRODUCT STANDARD P51. WOOD-BASED STRUCTURAL-USE PANELS SHALL CONFORM WITH PRODUCT STANDARD P52.
- PANEL TYPE AND NAILING, USE UNLESS OTHERWISE NOTED:

- FLOOR: 1 1/2" T&G APA RATED PANELS
10d @ 4" OC AT ALL SUPPORTED EDGES.
10d @ 12" OC AT INTERMEDIATE BEARING POINTS.
- ROOF: 3/4" PW APA RATED PANELS
10d @ 4" OC AT SUPPORTED SHEET EDGES.
10d @ 12" OC AT INTERMEDIATE BEARING POINTS.
- WALLS: 1 1/2" APA RATED PANELS
10d @ 6" OC AT SHEET EDGES UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE.
10d @ 12" OC AT INTERMEDIATE BEARING POINTS.

- PLYWOOD AND WOOD-BASED STRUCTURAL-USE PANELS USED FOR WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES.
- MACHINE APPLIED NAILING IS SUBJECT TO A SATISFACTORY DEMONSTRATION AND THE APPROVAL OF THE CHECKING AGENCY AND THE ARCHITECT. NAIL HEADS SHALL NOT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER. EDGE DISTANCES SHALL BE MAINTAINED. SHINNERS SHALL BE REMOVED AND REPLACED. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE APPLIED NAILING ONLY ON PLYWOOD GREATER THAN 5/16".

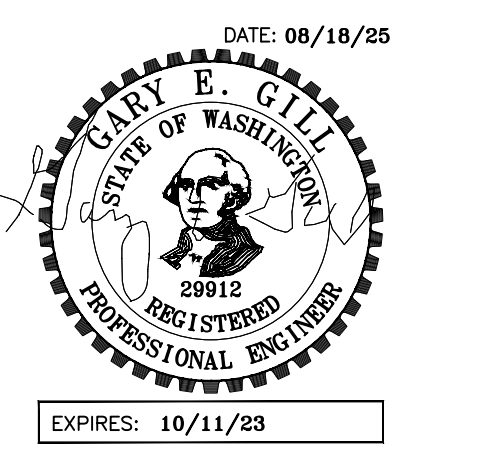
PREFABRICATED WOOD ASSEMBLIES

- PREFABRICATED WOOD JOISTS, BEAMS, AND TRUSSES SHALL BE SUPPLIED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, PRENOTCHED PLATES, BRACING, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER.
- PROVIDE ERECTION DRAWINGS SHOWING ALL MEMBERS, HANGERS AND ACCESSORIES TO BE PROVIDED. PROVIDE CALCULATIONS SHOWING THAT THE PERFORMANCE CRITERIA BELOW IS MET OR EXCEEDED AND THAT ALL MEMBERS ARE STRESSED AT OR BELOW NDS STANDARDS.
- ALL REQUIRED SUBMITTALS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.
- PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATION.
- ALL STRUCTURAL SYSTEMS THAT ARE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE ERRECTED IN ACCORDANCE WITH THE INSTRUCTIONS PREPARED BY THE SUPPLIER.
- PREFABRICATED WOOD JOISTS BEAMS AND TRUSSES SHALL BE MANUFACTURED BY TRUS-JOIST CORPORATION, REDBUILT OR AN "APPROVED EQUAL".
- PERFORMANCE CRITERIA

	DEPTH	SPACING	FLOOR RATING
FLOOR JOISTS AS NOTED			TJI RATING 55 OR EQUIV
ROOF JOISTS AS NOTED			TL DEFL = L/360 MAX
- ALL PREFABRICATED MEMBERS SHALL BE DESIGN USING THE DEAD, LIVE AND SNOW LOADS SHOWN UNDER DESIGN LOADS ELSEWHERE IN THESE GENERAL NOTES.

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

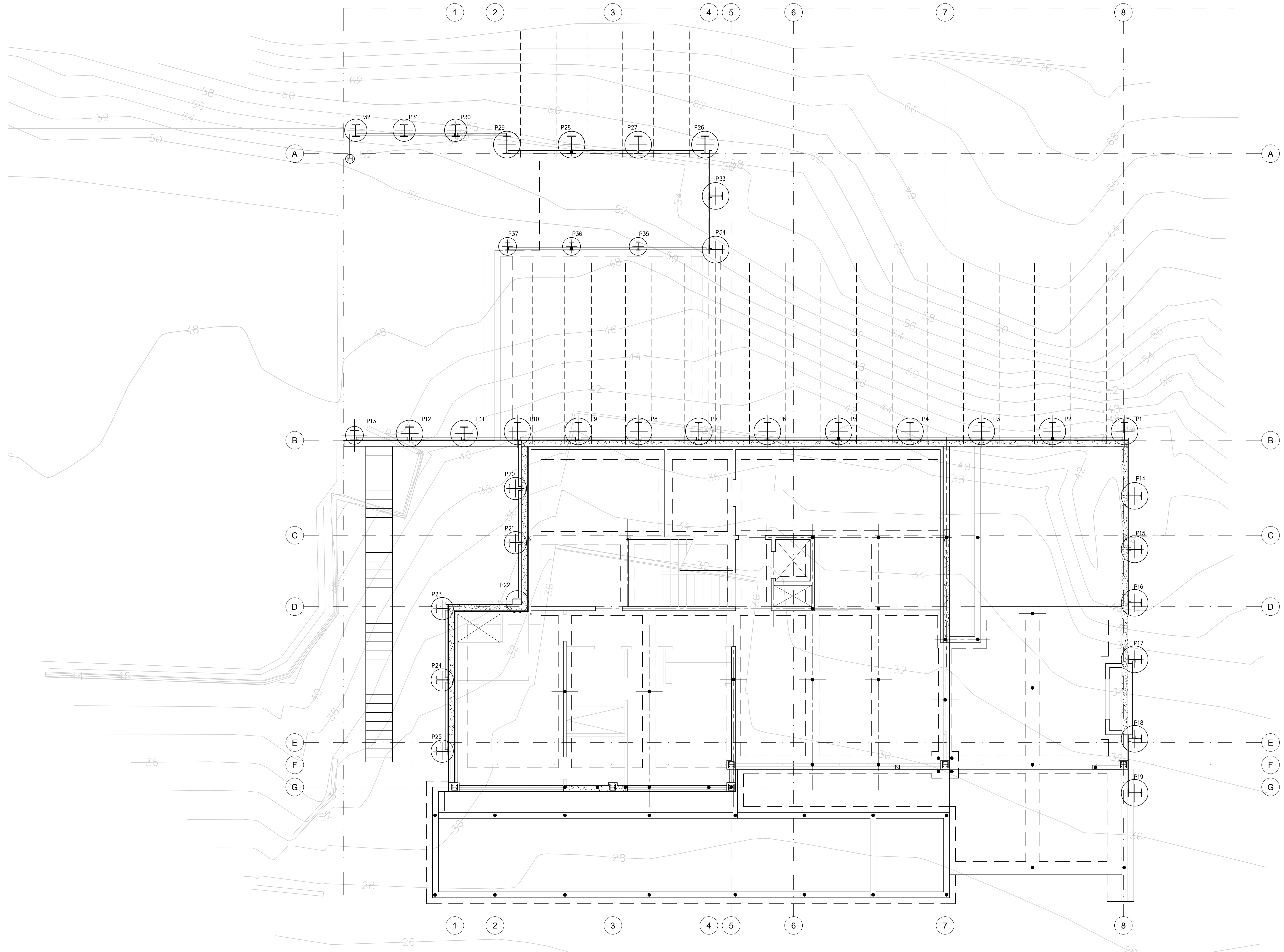
COPYRIGHT 2016 McLELLAN ARCHITECTS



PROJECT:

CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

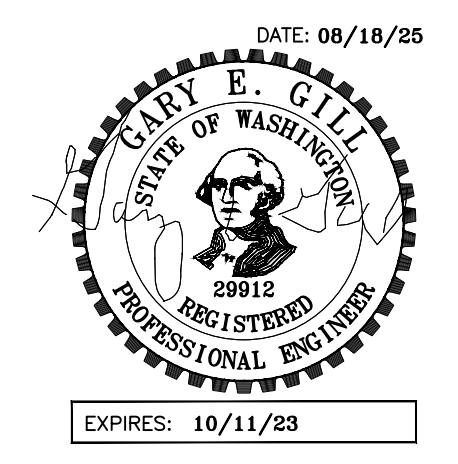
CLIENT:



1 SHORING PLAN

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

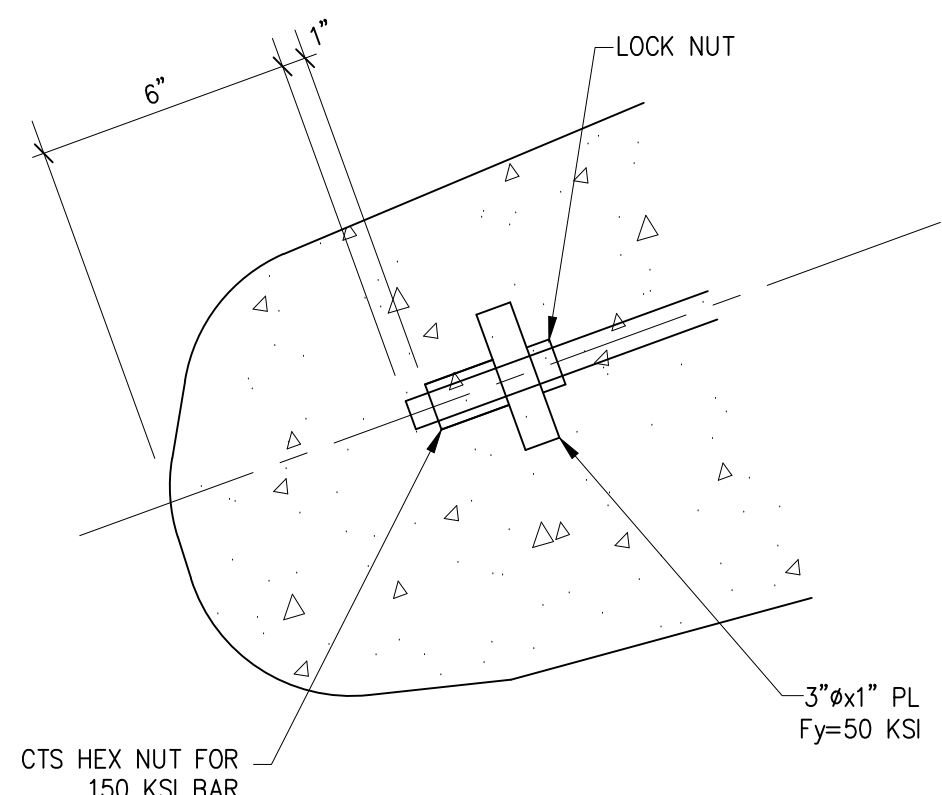
ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

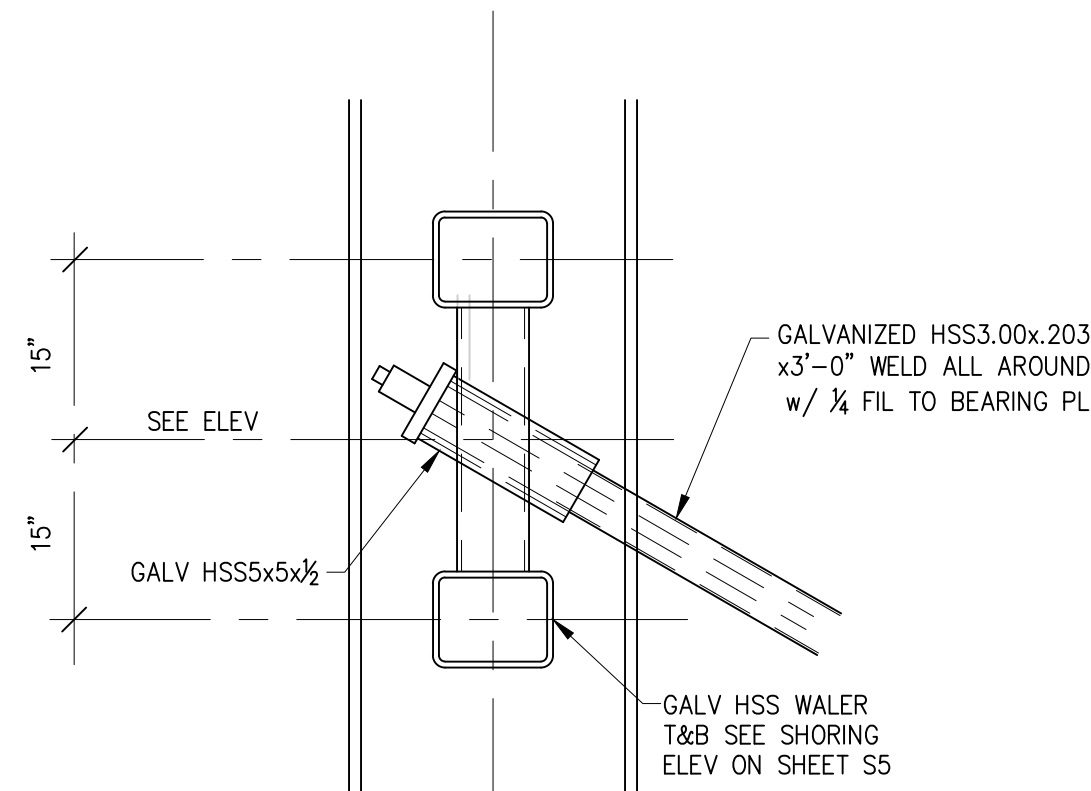
SHEET TITLE:
 SHORING PLAN

SHEET:

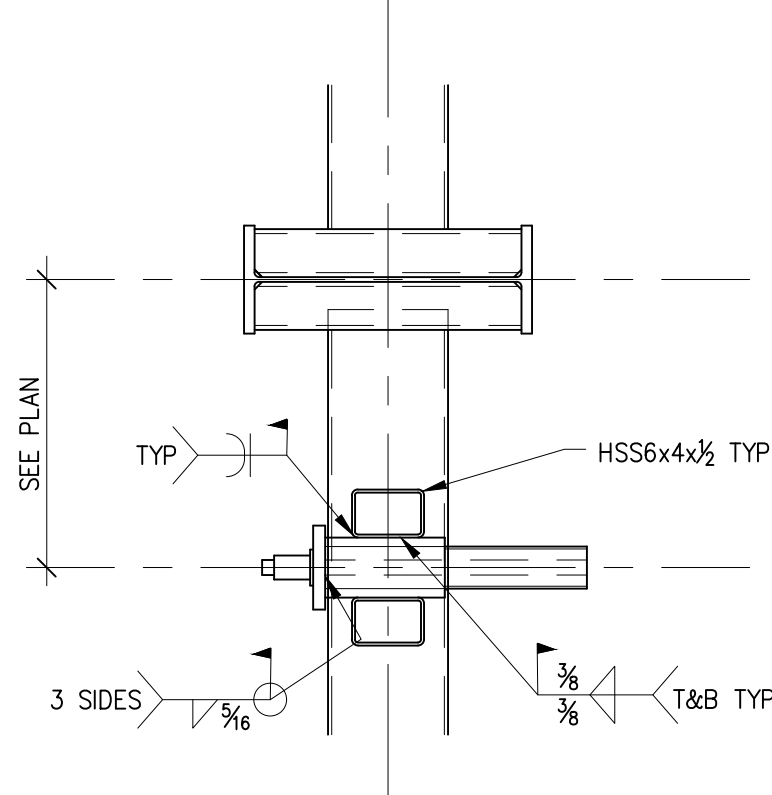
S1.1



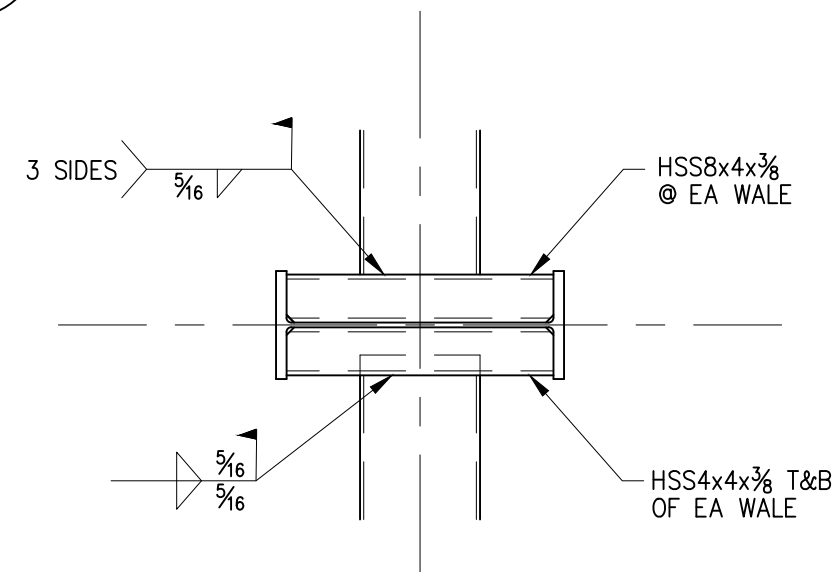
5 SECTION
S1.2 SCALE: 3/4" = 1'-0"



10 SECTION
S1.2 SCALE: 3/4" = 1'-0"

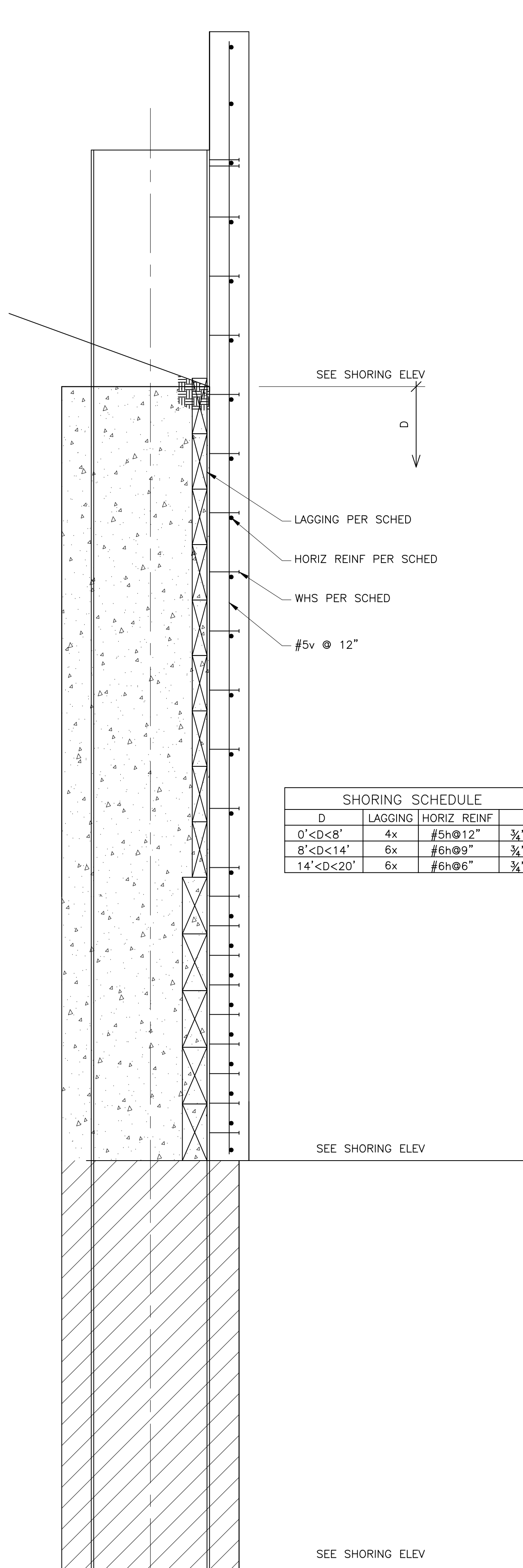


15 SECTION
S1.2 SCALE: 3/4" = 1'-0"



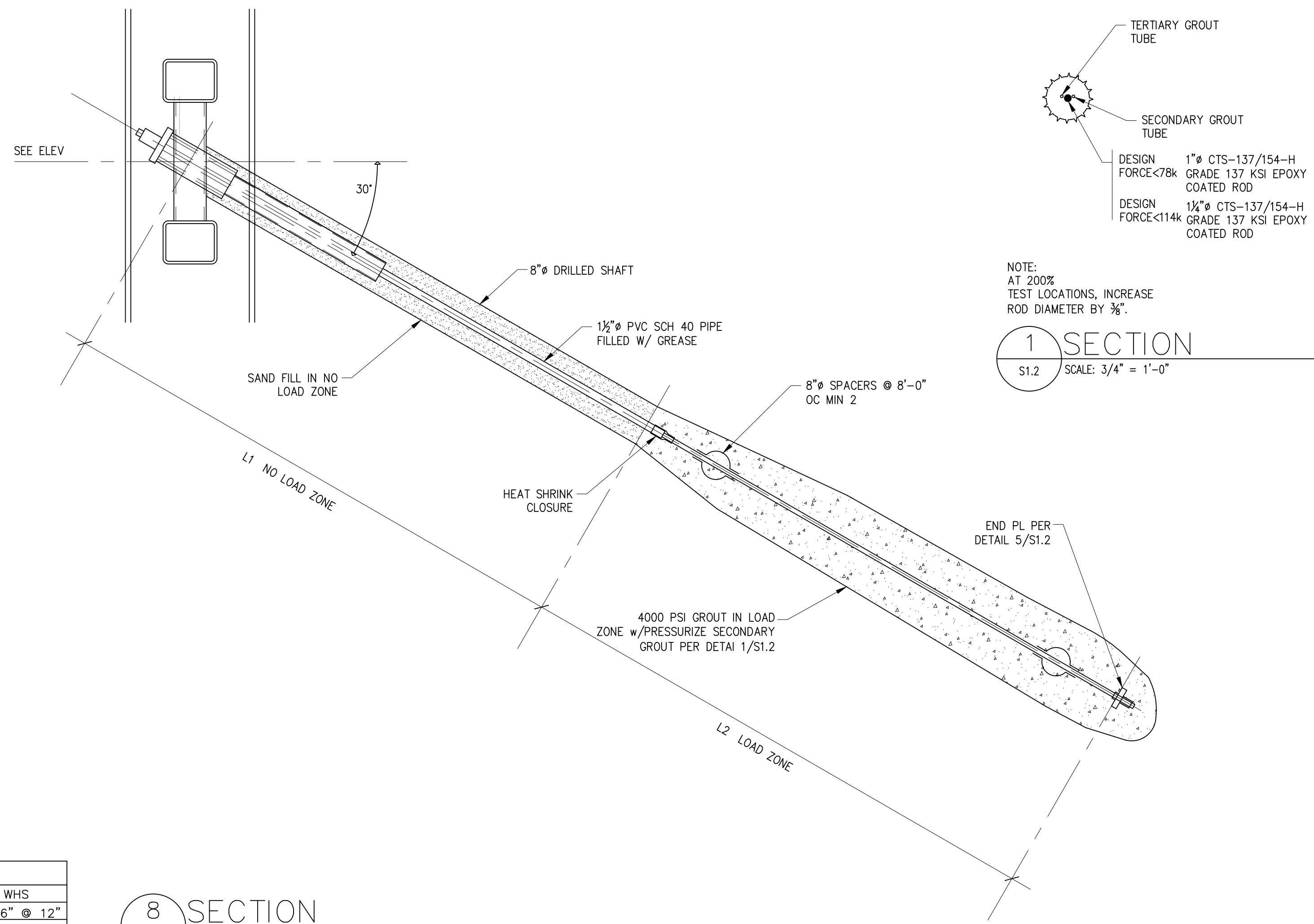
20 SECTION
S1.2 SCALE: 3/4" = 1'-0"

- NOTES:
- FIELD MEASURE PILE SPAC INCLUDING TWIST & ADJUST END OUT OF WALES FOR PROPER FIT AT HSS8x4.
 - FIELD WELD HORIZ HSS'S TO PILE FLNG & WEB w/ 1/4 FIL ALL ARND.



19 TYP SHORING DETAILS
S1.2 SCALE: 3/4" = 1'-0"

SHORING SCHEDULE			
D	LAGGING	HORIZ REINF	WHS
0' < D < 8'	4x	#5h @ 12"	3/4" @ x6" @ 12"
8' < D < 14'	6x	#6h @ 9"	3/4" @ x6" @ 12"
14' < D < 20'	6x	#6h @ 6"	3/4" @ x6" @ 8"



8 SECTION
S1.2 SCALE: 3/4" = 1'-0"

- TIE BACK INSTALLATION AND TESTING**
- TWO PRODUCTION TIE BACKS SHALL BE TESTED TO 200% OF THE DESIGN LOAD. THE TWO TIE BACKS TO BE TESTED ARE INDICATED ON THE SHORING ELEVATIONS.
 - FOR THE TWO 200% TIE BACK TESTS, APPLY THE TEST LOADS IN 10 KIP INCREMENTS AND HOLD THE LOAD AT EACH INCREMENT FOR 5 MINUTES. HOLD THE FINAL LOAD FOR 30 MINUTES. MEASUREMENTS OF THE TIE ROD MOVEMENT SHALL BE ACCURATELY RECORDED THROUGHOUT THE TESTING PERIOD. A LINEAR OR NEAR LINEAR RELATIONSHIP BETWEEN THE APPLIED LOADS AND TIE ROD MOVEMENT WILL INDICATE A SUCCESSFUL ANCHOR TEST. REDUCE THE LOAD ON THE TIE BACK TO THE DESIGN LOAD AND LOCK IT OFF.
 - ALL TIEBACKS EXCEPT THOSE TESTED TO 200% SHALL BE LOADED TO 130% OF THE DESIGN LOAD AND HELD AT THAT LOAD FOR AT LEAST 5 MINUTES. AN ANCHOR WILL BE CONSIDERED ACCEPTABLE PROVIDED THE FOLLOWING CRITERIA IS MET:
 - THE TOTAL MOVEMENT OBTAINED FROM THE PERFORMANCE AND PROOF TESTS EXCEEDS 80 PER CENT OF THE THEORETICAL ELASTIC ELONGATION OF THE DESIGN FREE STRESSING LENGTH.
 - THE CREEP RATE DURING THE FINAL TEST LOAD DOES NOT EXCEED 0.040 INCH PER LOG CYCLE OF TIME FOR PROOF TESTS AND IS LINEAR OR DECREASING CREEP RATE, REGARDLESS OF TENDON LENGTH AND LOAD. OTHERWISE, THE ANCHOR SHOULD BE HELD FOR AN ADDITIONAL 60 MINUTES AT THE REQUIRED TEST LOAD TO A CREEP RATE LESS THAN 0.080 INCH PER LOG CYCLE OF TIME. PERFORMANCE TEST SHOULD NOT EXCEED A CREEP RATE OF 0.080 INCH PER LOG CYCLE OF TIME AFTER 60 MINUTES.
 - AFTER TESTING IS COMPLETE, REDUCE THE LOAD ON THE TIE BACK TO THE DESIGN LOAD AND LOCK IT OFF.
 - THE GEOTECH OF RECORD SHALL MONITOR ALL TIE BACK INSTALLATIONS AND TESTING.

- SHORING NOTES:**
- SUBMIT A DETAILED LAYOUT OF ALL SOLDIER PILE LOCATIONS SHOWING TOP OF PILE, TOP OF CONCRETE, BOTTOM OF PILE AND PROXIMITY TO BUILDING GRID AND WALLS. DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE A GUIDE CONVEYING SPACING INTENT AND GENERAL CONFIGURATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THAT SHORING SYSTEM AND WALLS ARE LOCATED SO THAT BUILDING DIMENSIONS AND LOCATION IS IN ACCORDANCE WITH THE DIMENSIONS PROVIDED IN THE ARCHITECTURAL DRAWINGS.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONDUCT A DETAILED SURVEY OF EXISTING ADJACENT FACILITIES AND FEATURES SUCH AS STRUCTURES, SIDEWALKS, UTILITIES, ETC. TO DOCUMENT THE EXISTING CONDITION AND VERTICAL AND HORIZONTAL POSITION OF ALL SUCH FEATURES. AS A MINIMUM, SURVEY THE TOP OF EVERY OTHER SOLDIER PILE FOR VERTICAL AND HORIZONTAL DISPLACEMENT TWICE WEEKLY DURING SHORING INSTALLATION AND EXCAVATION. A LICENSED SURVEYOR, NOT THE CONTRACTOR, MUST DO THE SURVEYING AT LEAST ONCE A WEEK.
 - ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL AND AT DISTANCES UP TO THE WALL HEIGHT, H1, BEHIND THE WALL FACE. THESE POINTS SHALL BE SPACED NO FURTHER APART THAN THE DISTANCE BETWEEN THE NEAREST TWO ADJACENT SOLDIER PILES. MONITOR ANY ADJACENT OR NEARBY MOVEMENT OF SENSITIVE STRUCTURES OR FACILITIES. ALSO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER OF RECORD.
 - SURVEY FREQUENCY CAN BE DECREASED AFTER THE COMPLETE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO MOVEMENT. DECREASING THE FREQUENCY OF MONITORING MUST BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD AND CITY OF MERCER ISLAND. SURVEYING MUST CONTINUE UNTIL THE STRUCTURE IS COMPLETE UNTIL THE UPPER FLOOR FRAMING DIAPHRAGM HAS BEEN INSTALLED AND COMPLETELY NAILED.
 - SUBMIT SURVEY DATA TO THE GEOTECHNICAL ENGINEER OF RECORD, THE STRUCTURAL ENGINEER OF RECORD AND THE CITY OF MERCER ISLAND EACH WEEK. NOTIFY ALL THREE IMMEDIATELY IF ANY UNUSUAL OR SIGNIFICANT MOVEMENT OCCURS.
 - AS A MINIMUM, NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD, THE STRUCTURAL ENGINEER OF RECORD AND THE CITY OF MERCER ISLAND IF CUMULATIVE DISPLACEMENT REACHES 1/2 INCH TOTAL OR IF MORE THAN 1/4 INCH DISPLACEMENT IS OBSERVED BETWEEN ANY TWO CONSECUTIVE READINGS. IF CUMULATIVE MOVEMENT REACHES 1 INCH CAUSES FOR THE MOVEMENT WILL BE DETERMINED BY THE ENGINEERS OF RECORD AND REMEDIAL MEASURES WILL BE IMPLEMENTED.

18 SHORING NOTES AND TIE BACK SCHEDULE
S1.2 SCALE: 3/4" = 1'-0"

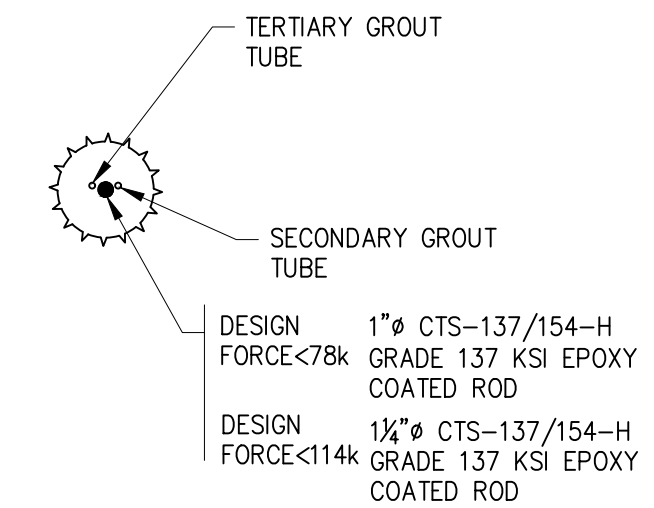
TIE BACK SCHEDULE				
MARK	L1 (NO LOAD ZONE)	L2 (LOAD ZONE)	DESIGN FORCE (kips)	ANGLE (DEGREES)
TB1	13'-3"	15'-6"	47.9	30
TB2	13'-3"	8'-0"	23.7	30
TB3	7'-9"	7'-6"	26.0	30

- SOLDIER PILE NOTES:**
- COAT ALL PILES, WALERS AND OTHER PERMANENT SHORING COMPONENTS WITH AN EPOXY BASED COATING SUFFICIENT TO PROTECT THE STEEL FOR THE EXPECTED LIFE OF THE BUILDING STRUCTURE. ALL PILES EXCEPT P9-P15 AND P27-P33 ARE PERMANENT PILES. PROVIDE COATING SPECIFICATION FOR REVIEW TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OF PILES. DO NOT COAT FACE OF PILE TO RECEIVE WELDED HEADED STUDS.
 - W PILES SHALL BE A992 Fy=50 KSI. WALERS SHALL BE A500 Fy=46 KSI.
 - VERIFY ALL SCHEDULED ELEVATIONS WITH EXISTING AND FINISH GRADES.
 - SUBMIT SHOP DRAWINGS FOR ENTIRE SOLDIER PILE WALL SYSTEM FOR REVIEW BY ENGINEER OF RECORD. RESPOND TO ANY COMMENTS OF ENGINEER OF RECORD'S REVIEW PRIOR TO FABRICATION OF SOLDIER WALL SYSTEM.

- TIE BACK NOTES:**
- INSTALLATION OF TIE BACKS INCLUDING TESTING SHALL BE IN ACCORDANCE WITH GEOTECH REPORT NOTED ON SHEET S1.0 AND PER THE TIE BACK INSTALLATION AND TESTING NOTES ON THIS SHEET.
 - ALL TIE BACK COMPONENTS SHALL BE CORROSION PROTECTED FOR THE EXPECTED LIFE OF THE BUILDING STRUCTURE.

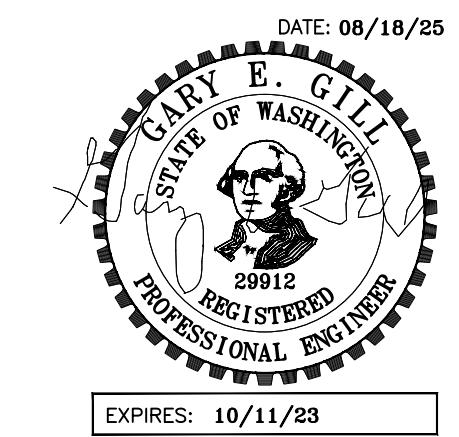
NOTE:
AT 200%
TEST LOCATIONS, INCREASE
ROD DIAMETER BY 3/8".

1 SECTION
S1.2 SCALE: 3/4" = 1'-0"



GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMITTAL 08/18/2025

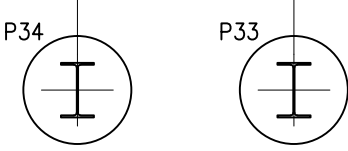
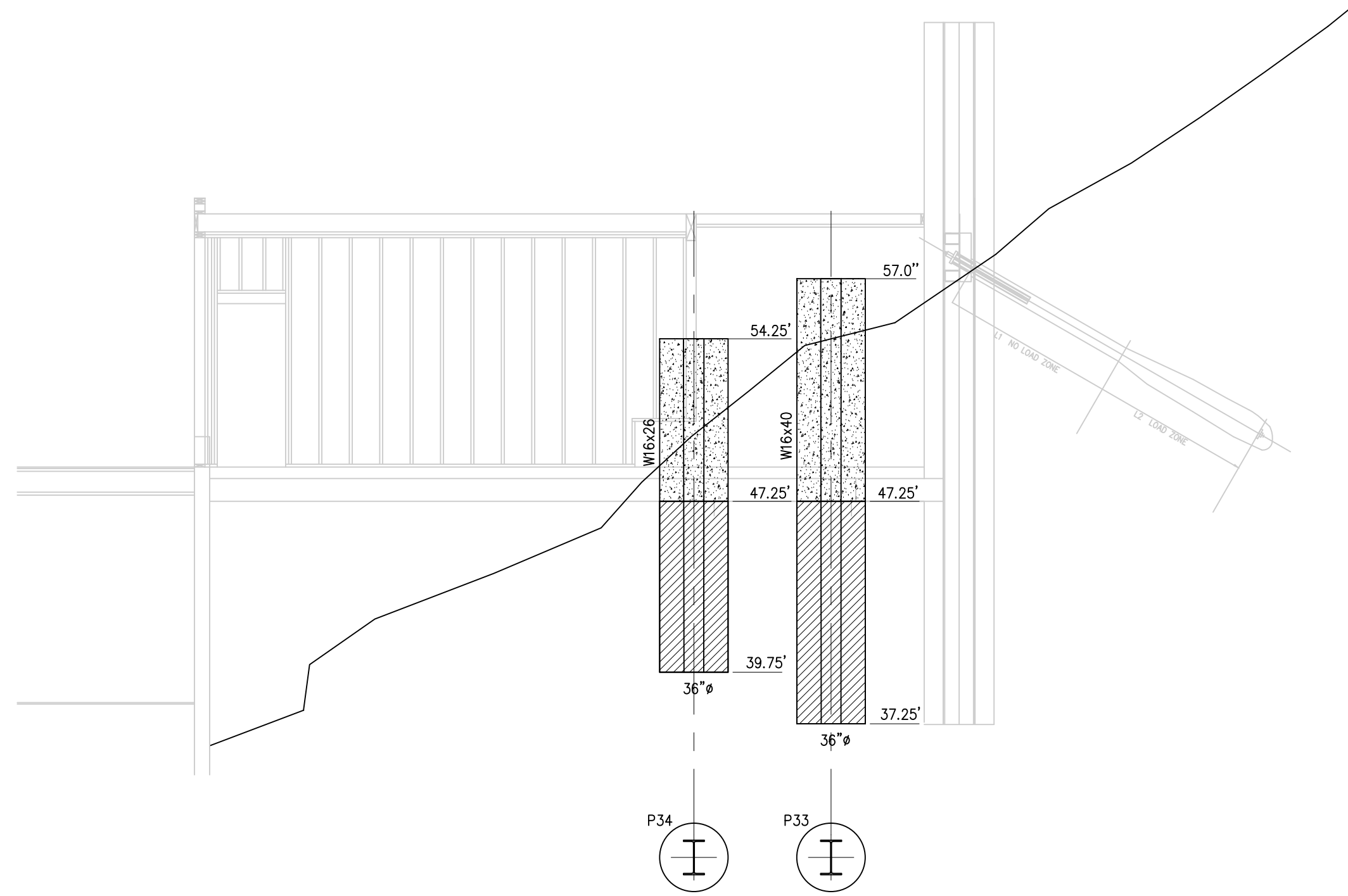
DATE:
18 AUG 2025

SHEET TITLE:
TIE BACK SECTIONS

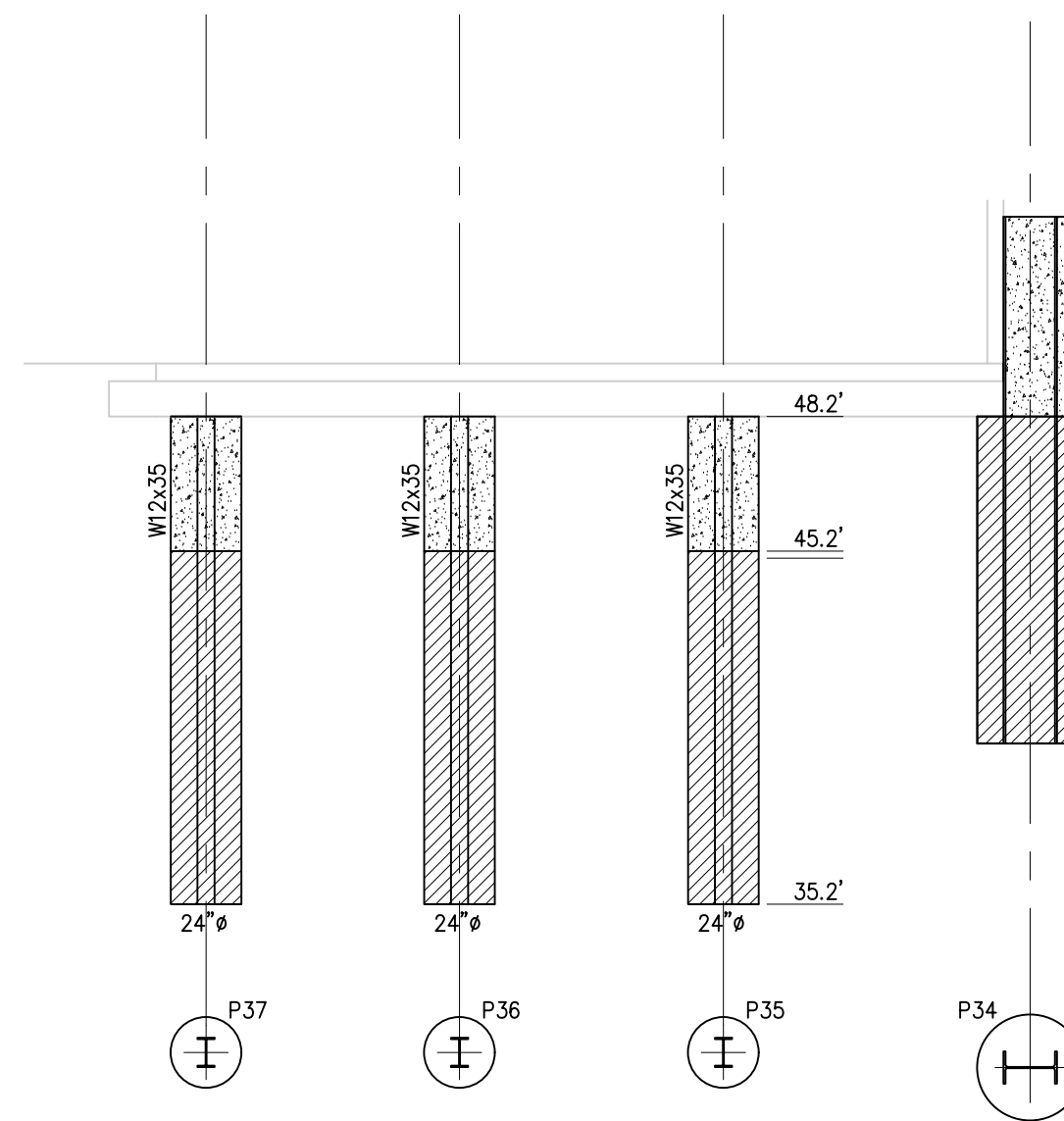
SECTIONS

SHEET:

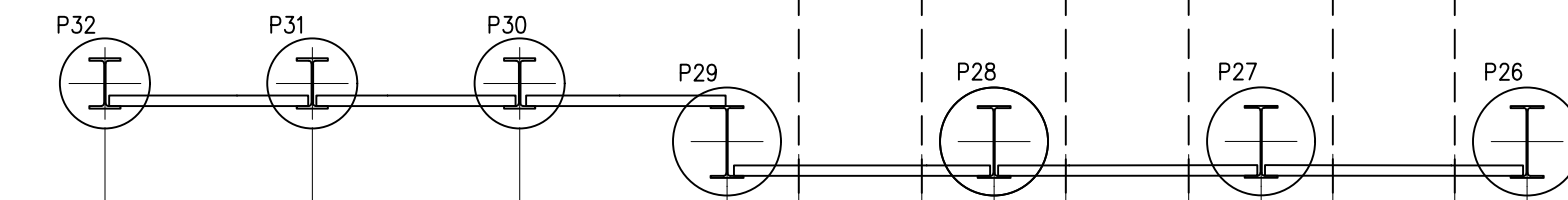
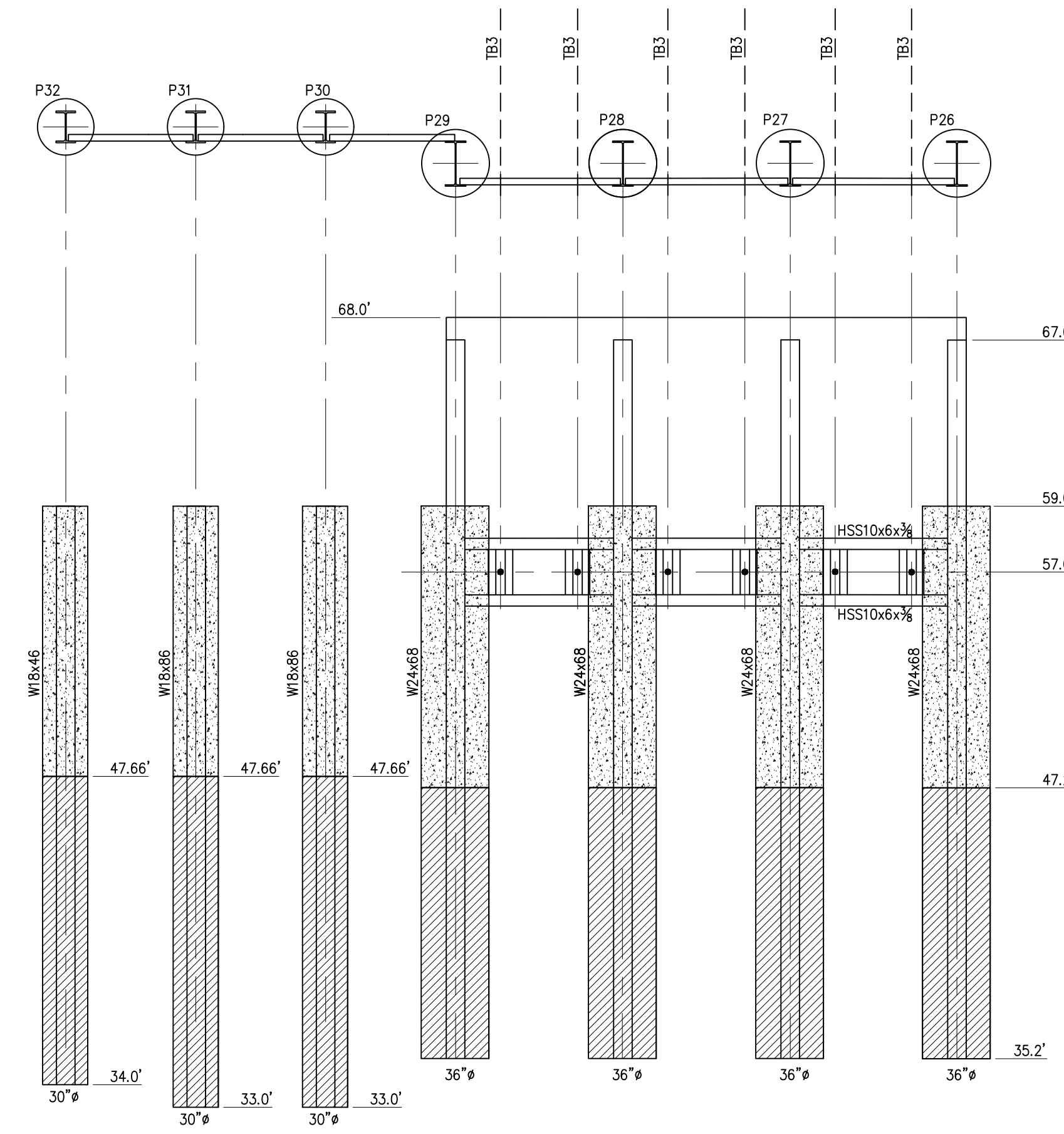
S1.2



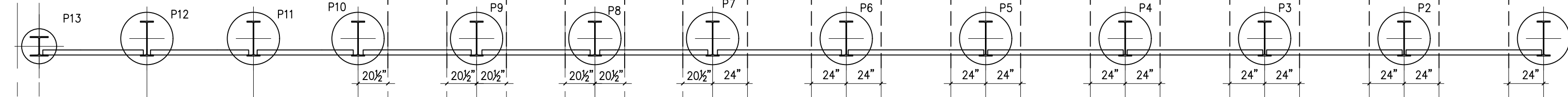
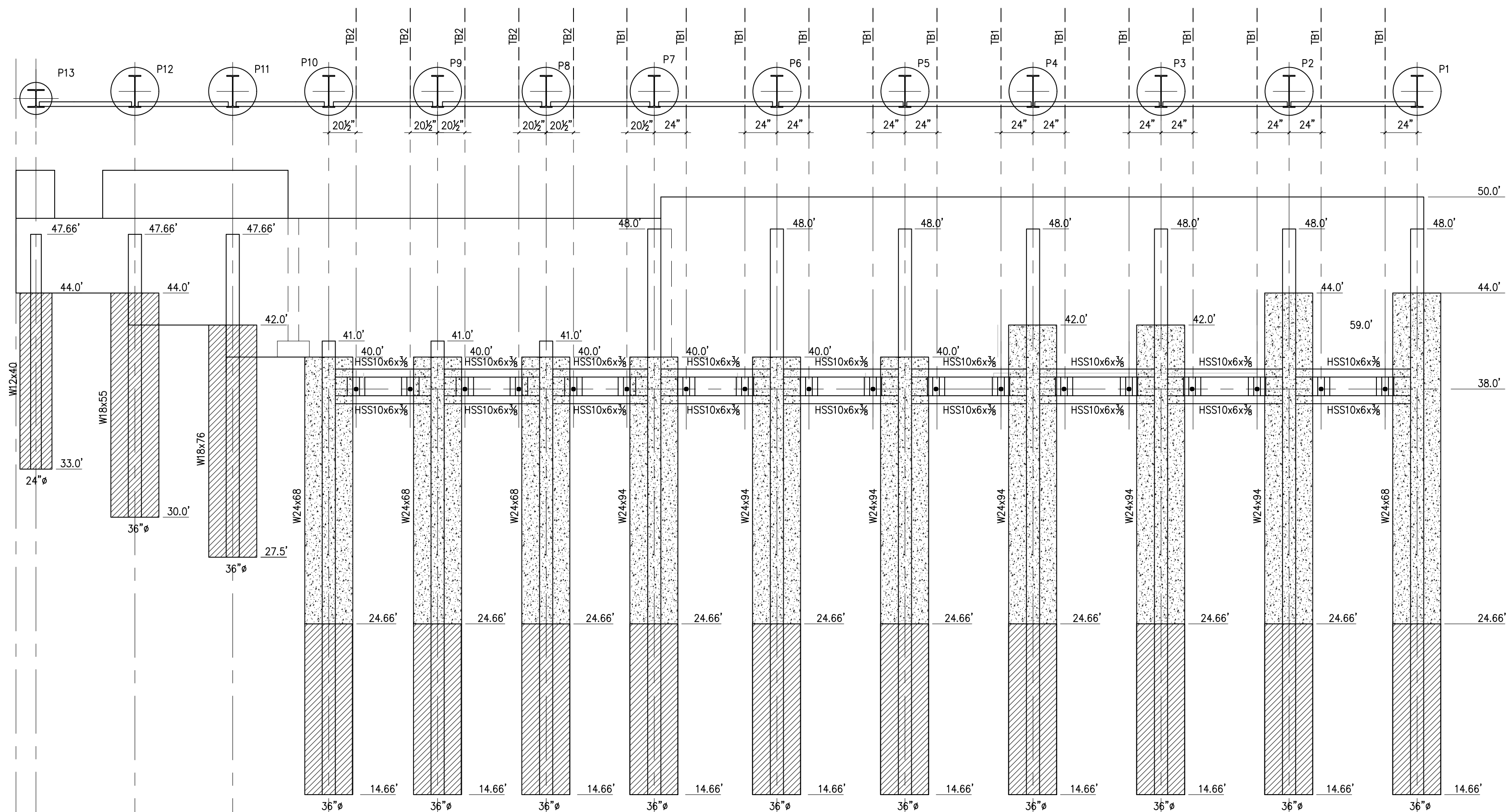
GRID LINE 4



GRID LINE A.4



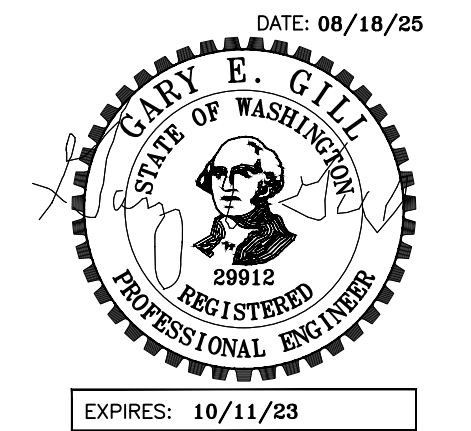
GRID LINE A



GRID LINE B

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

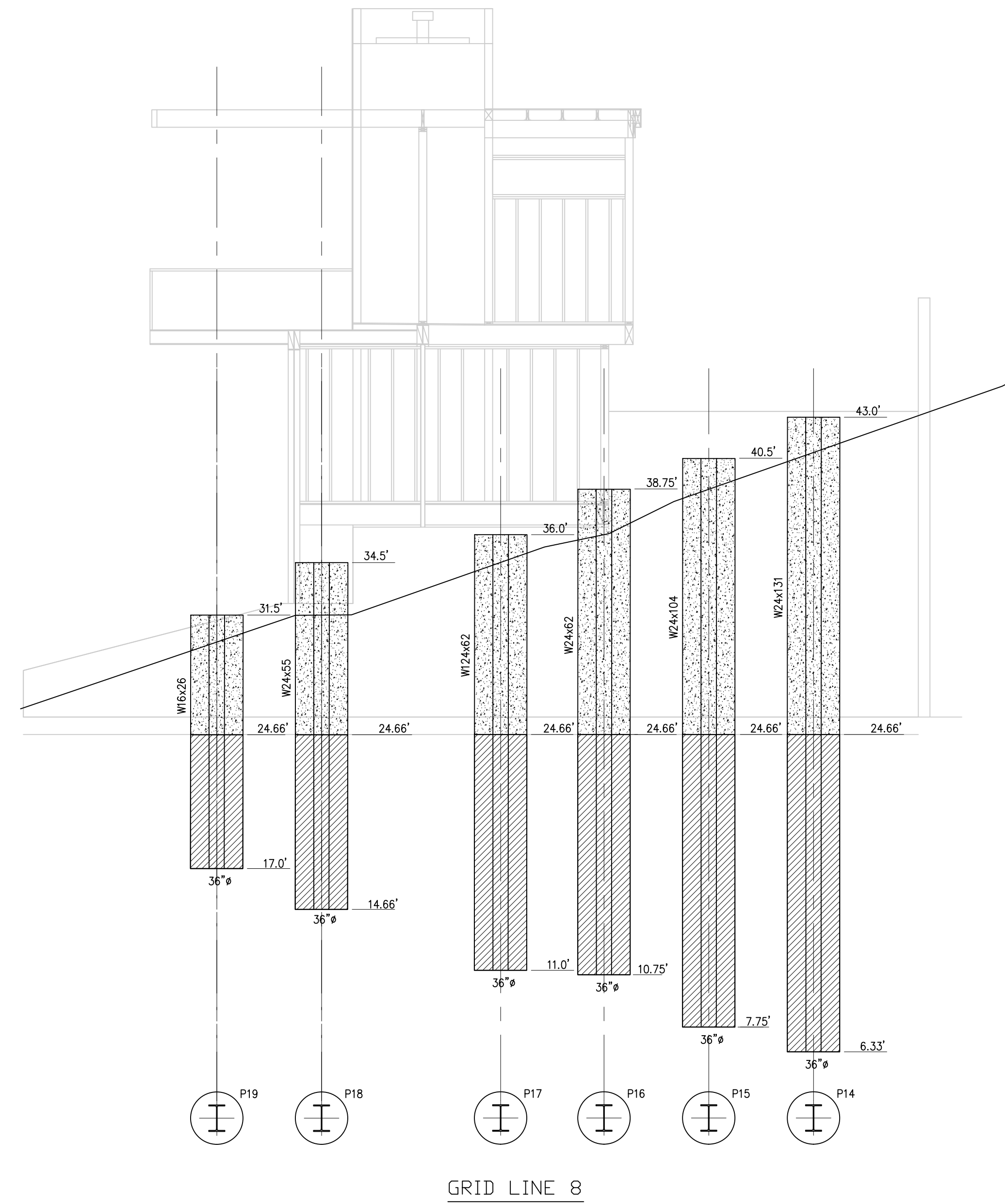
ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

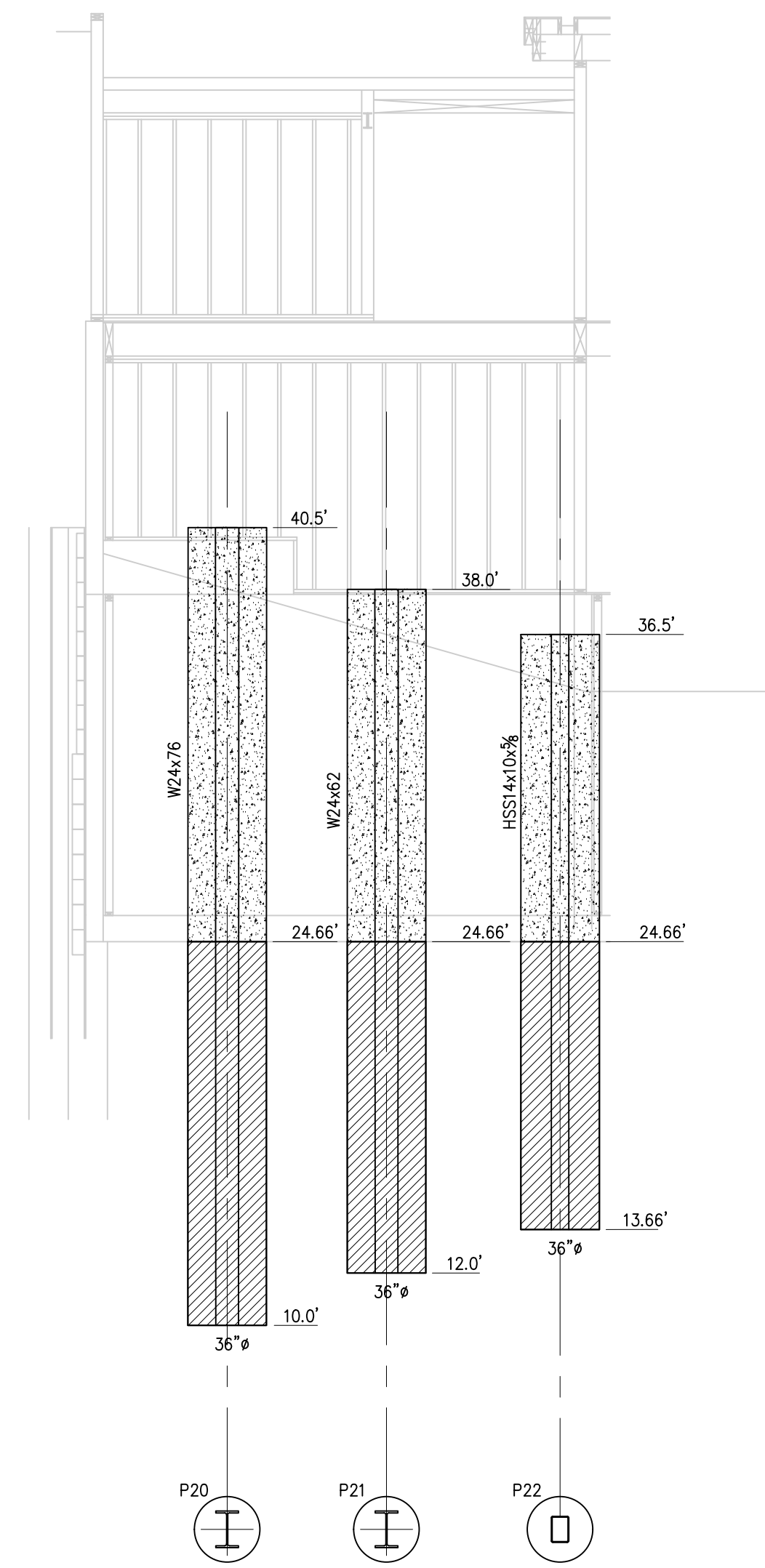
SHEET TITLE:
 SHORING ELEV

SHEET:

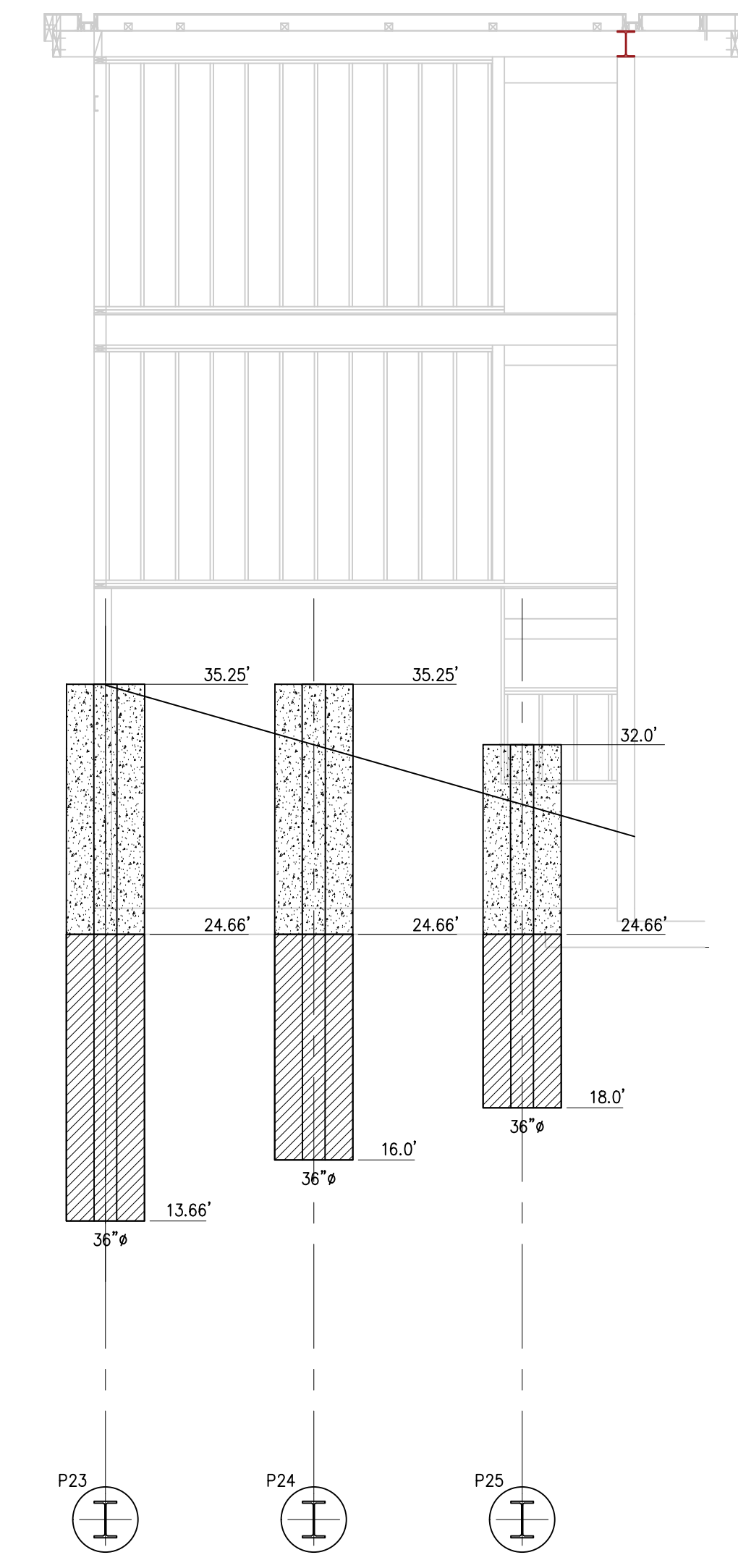
S1.3



GRID LINE 8



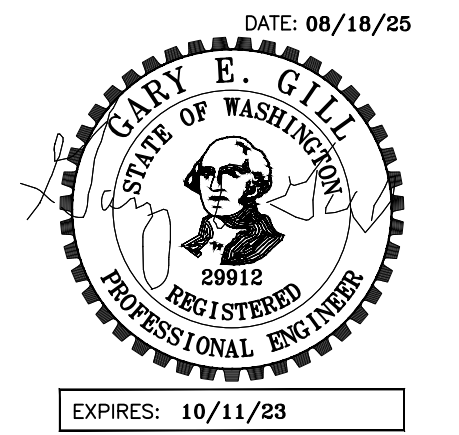
GRID LINE 2.2



GRID LINE 1

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

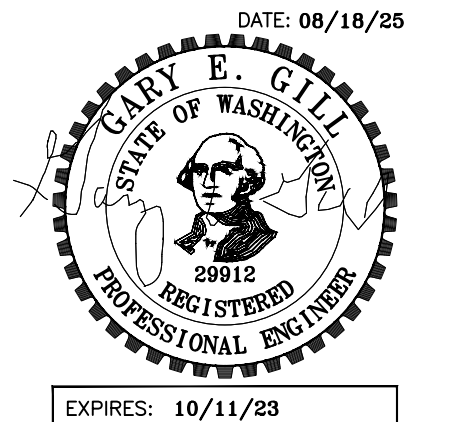
SHEET TITLE:
 SHORING ELEV

SHEET:

S1.4

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

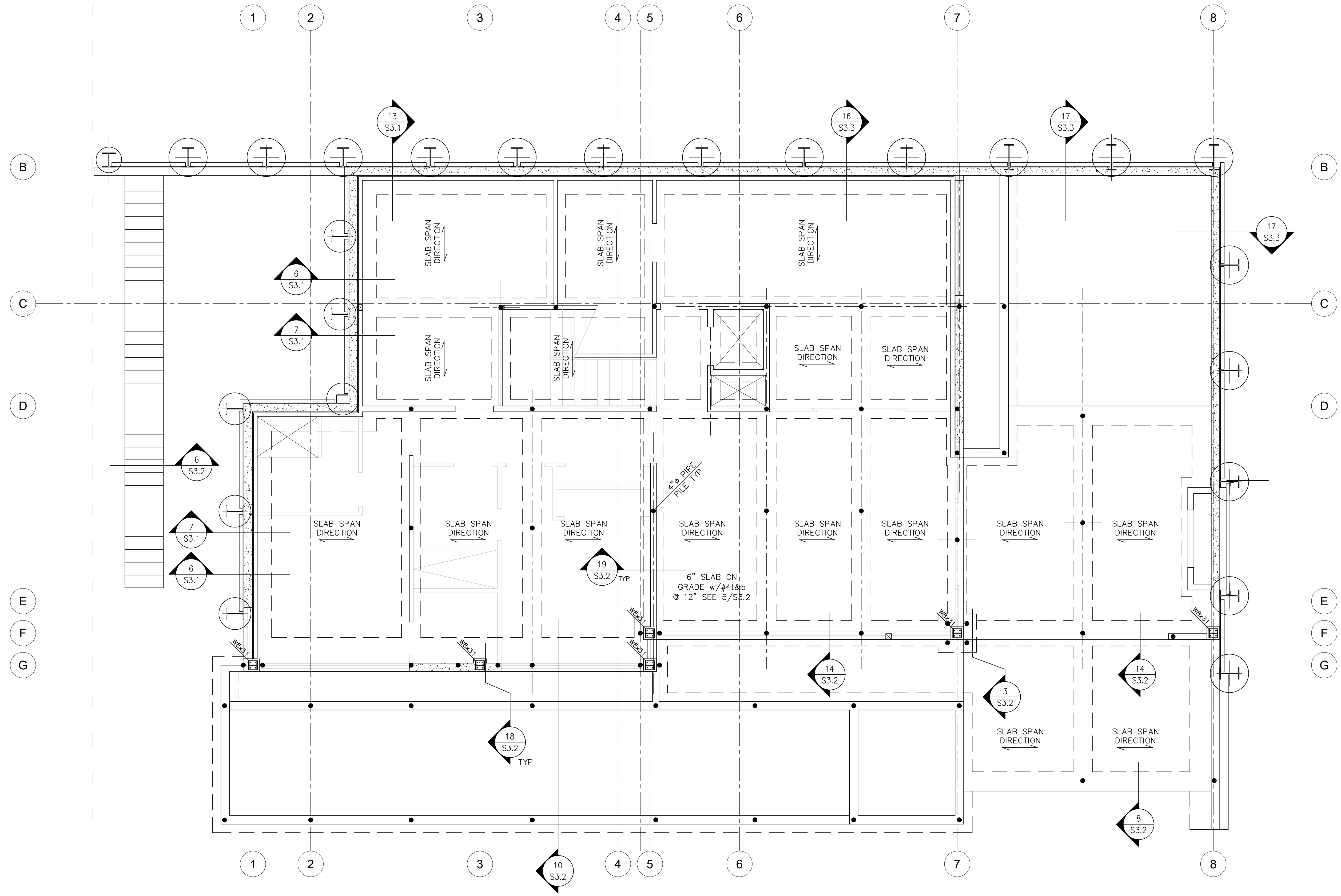
ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

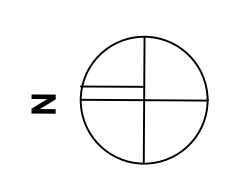
SHEET TITLE:
 LOWER LEVEL

FOUNDATION PLAN
 SHEET:

S2.0



1 FOUNDATION PLAN





PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

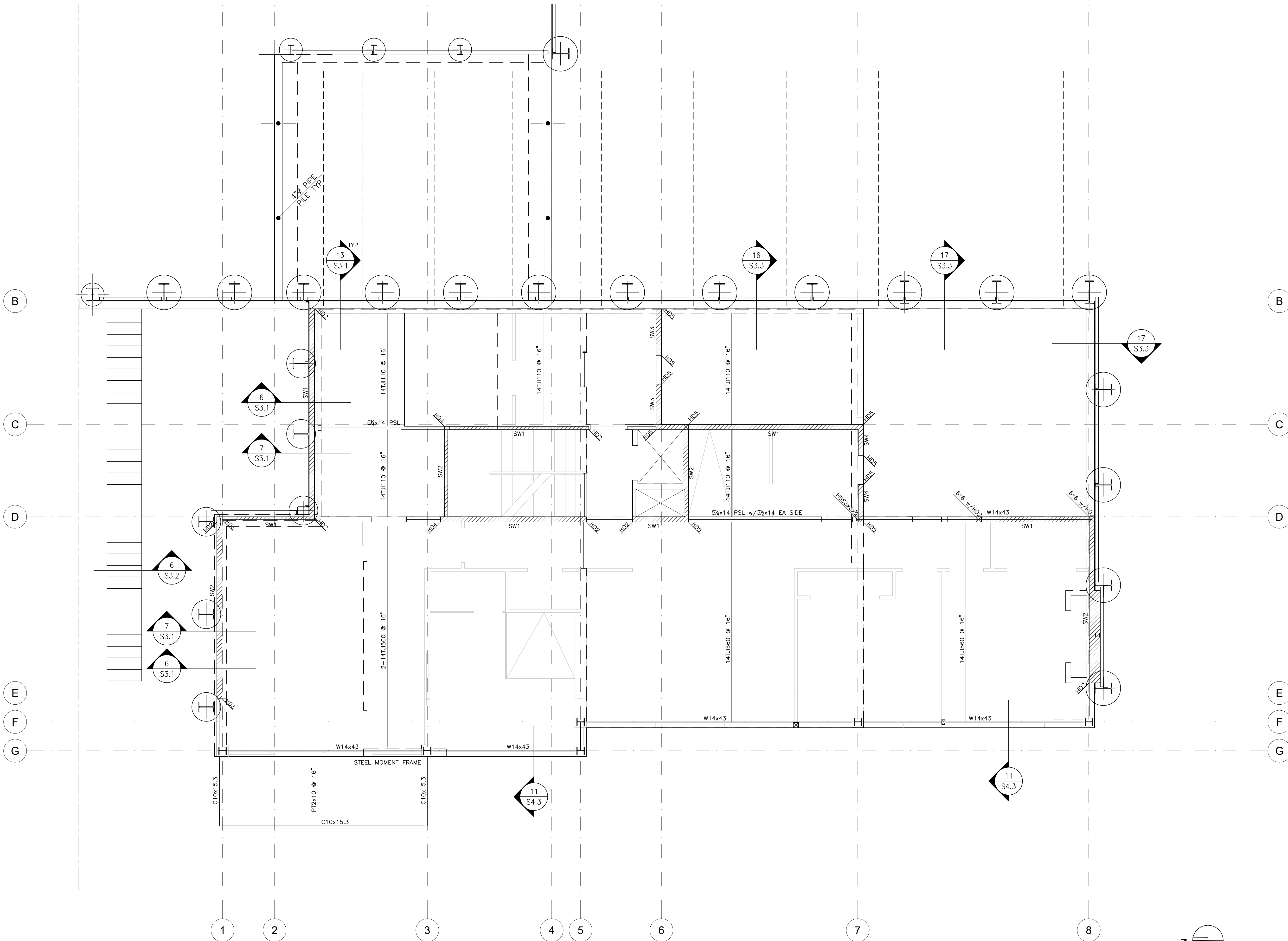
ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

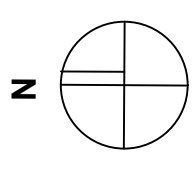
SHEET TITLE:
 MAIN LEVEL

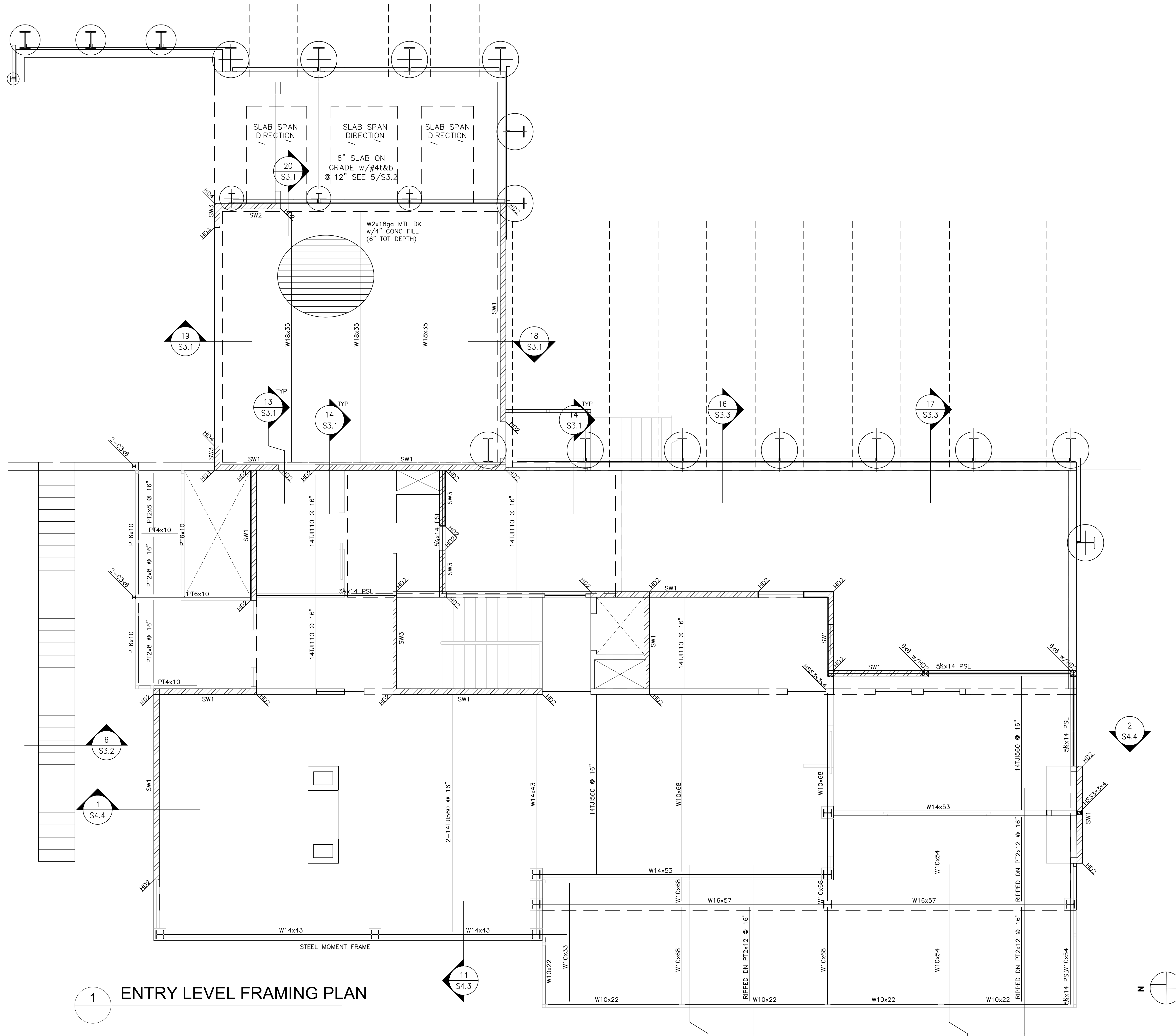
FRAMING PLAN
 SHEET:

S2.1



1 MAIN LEVEL FRAMING PLAN

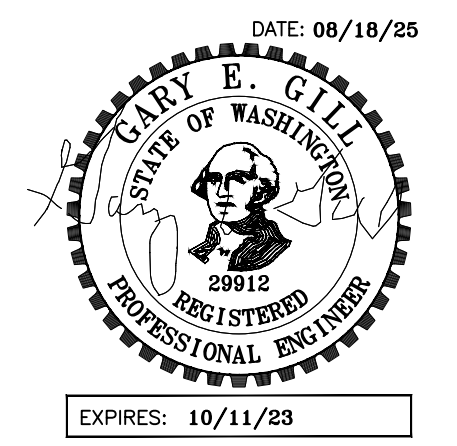




1 ENTRY LEVEL FRAMING PLAN

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

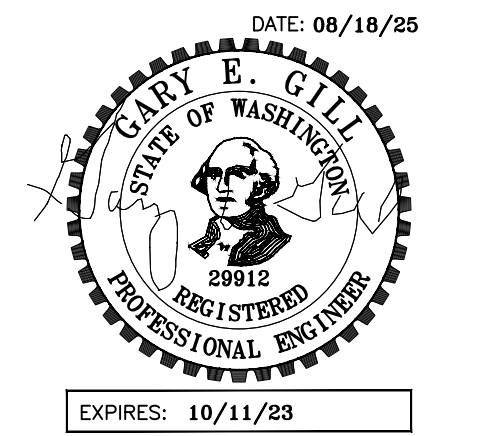
SHEET TITLE:
 ENTRY LEVEL

FRAMING PLAN
 SHEET:

S2.2

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

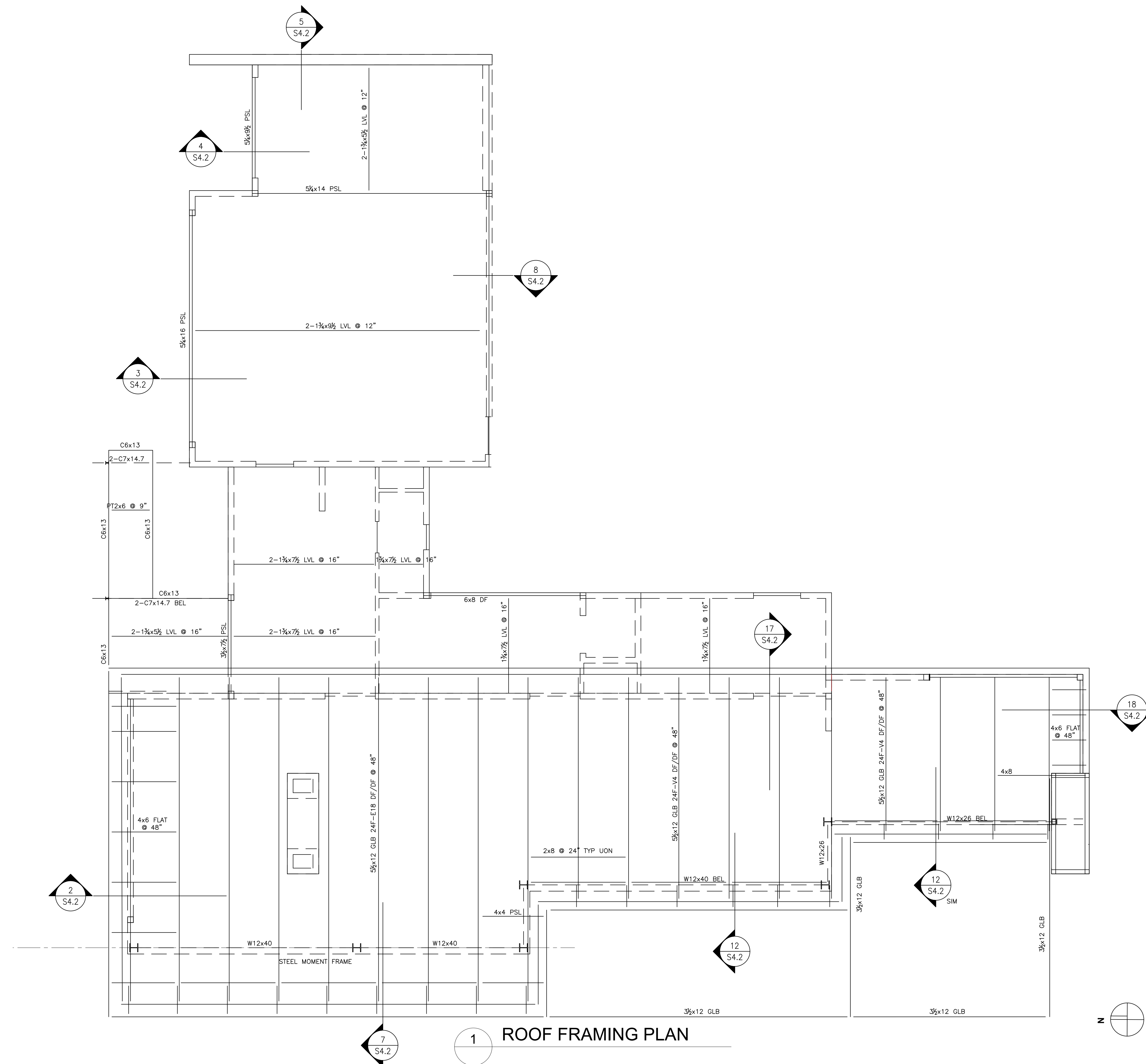
COPYRIGHT 2016 McCLELLAN ARCHITECTS



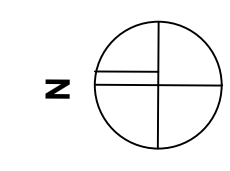
PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025



1 ROOF FRAMING PLAN



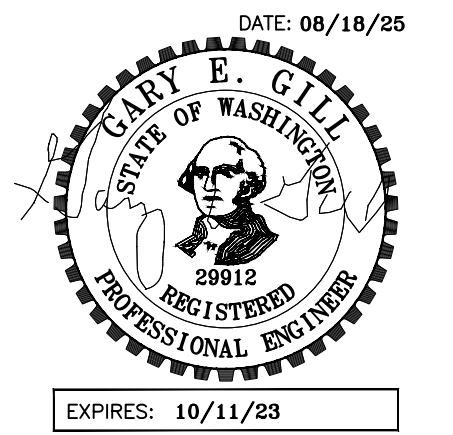
DATE:
 18 AUG 2025

SHEET TITLE:
 ROOF
 FRAMING PLAN
 SHEET:

S2.3

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

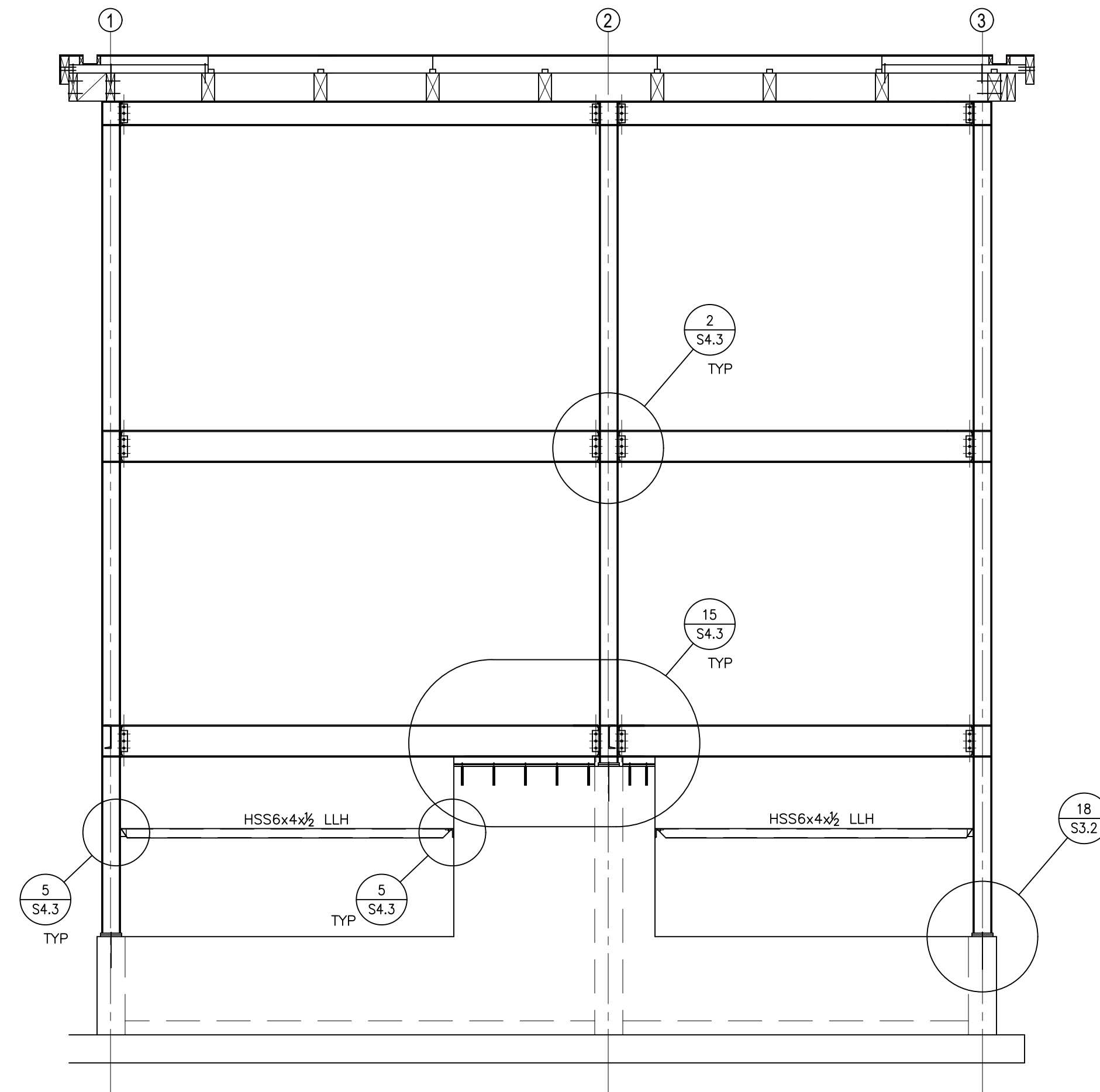
COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMITTAL 08/18/2025



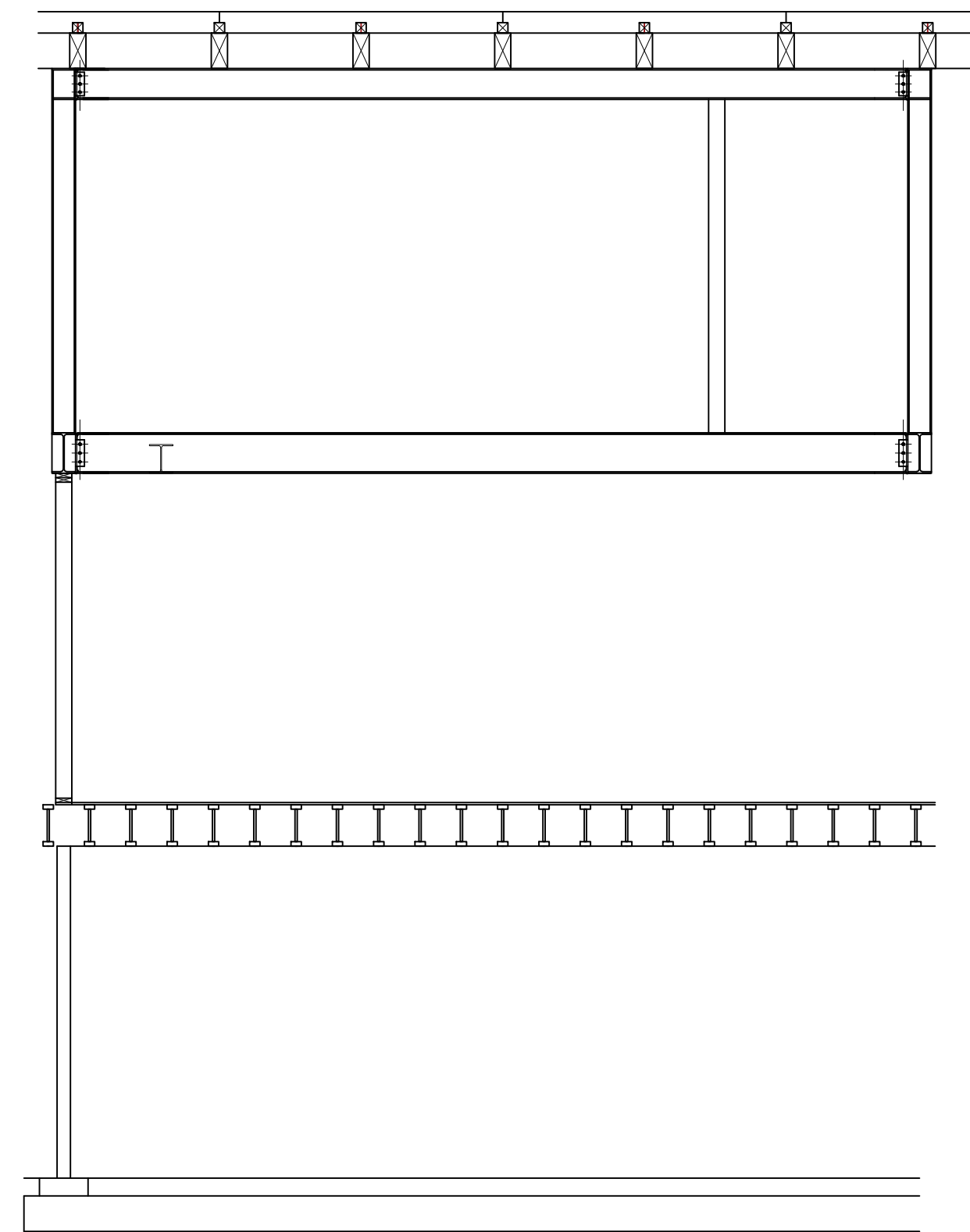
1 FRAMING ELEV LINE G

DATE:
18 AUG 2025

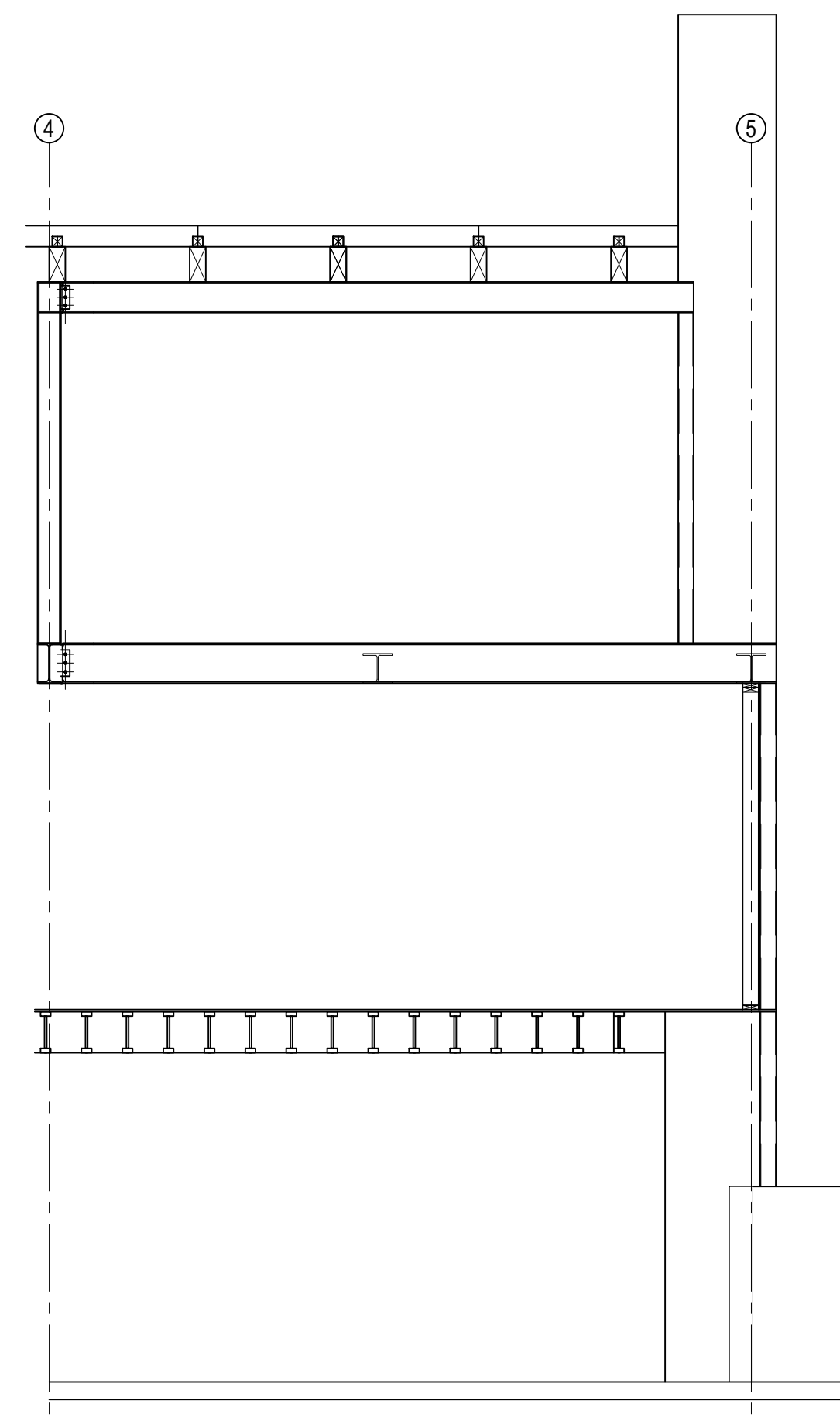
SHEET TITLE:
FRAMING

ELEVATIONS
SHEET:

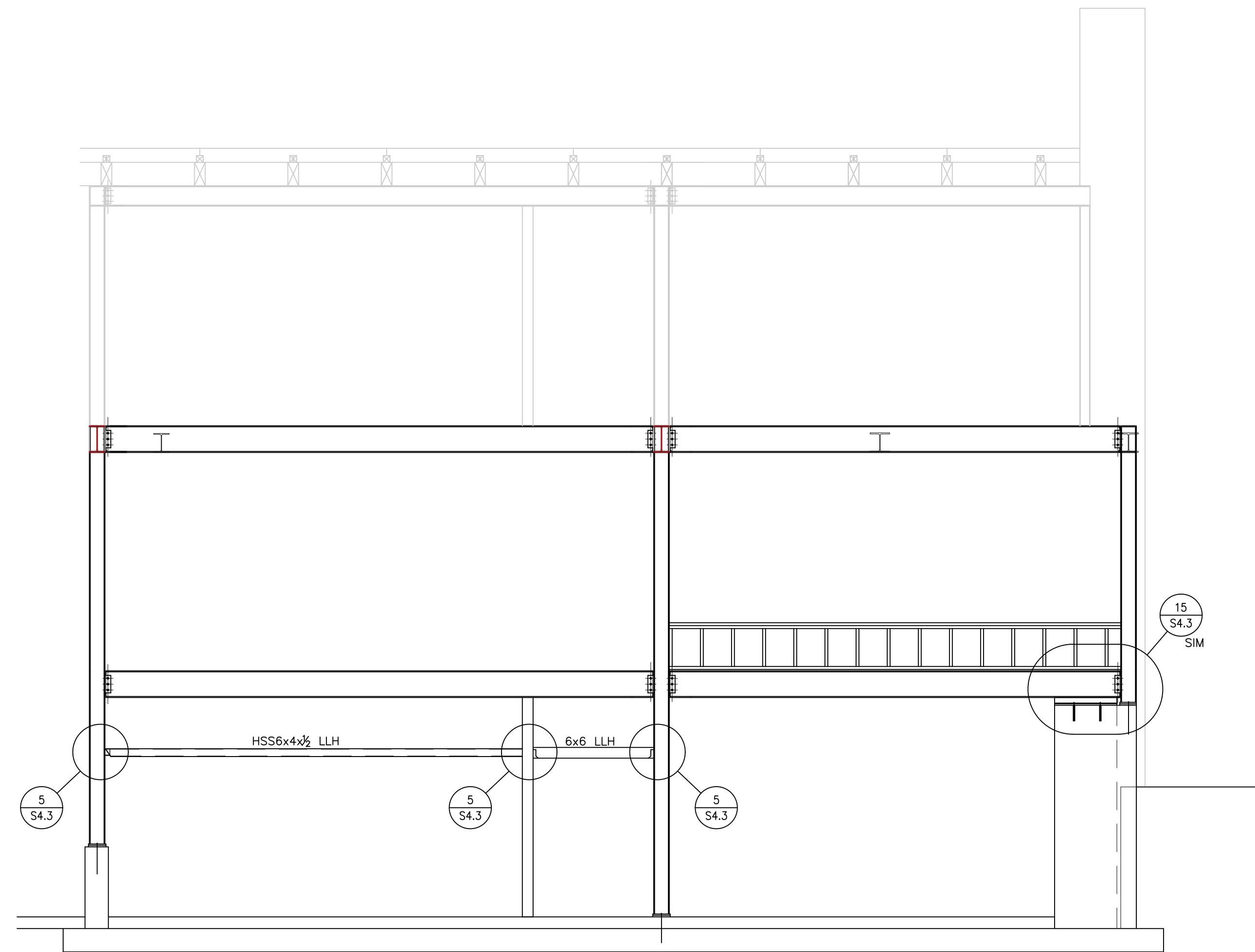
S2.4



2 FRAMING ELEV LINE E



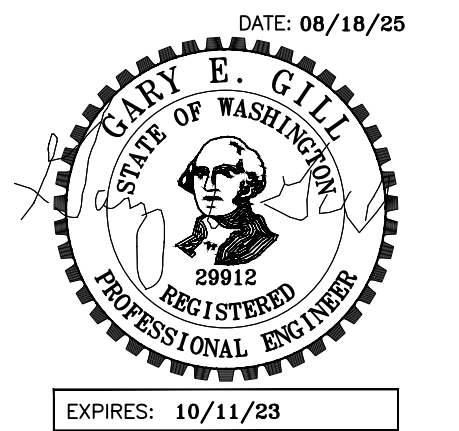
3 FRAMING ELEV LINE E.3



1 FRAMING ELEV LINE F

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

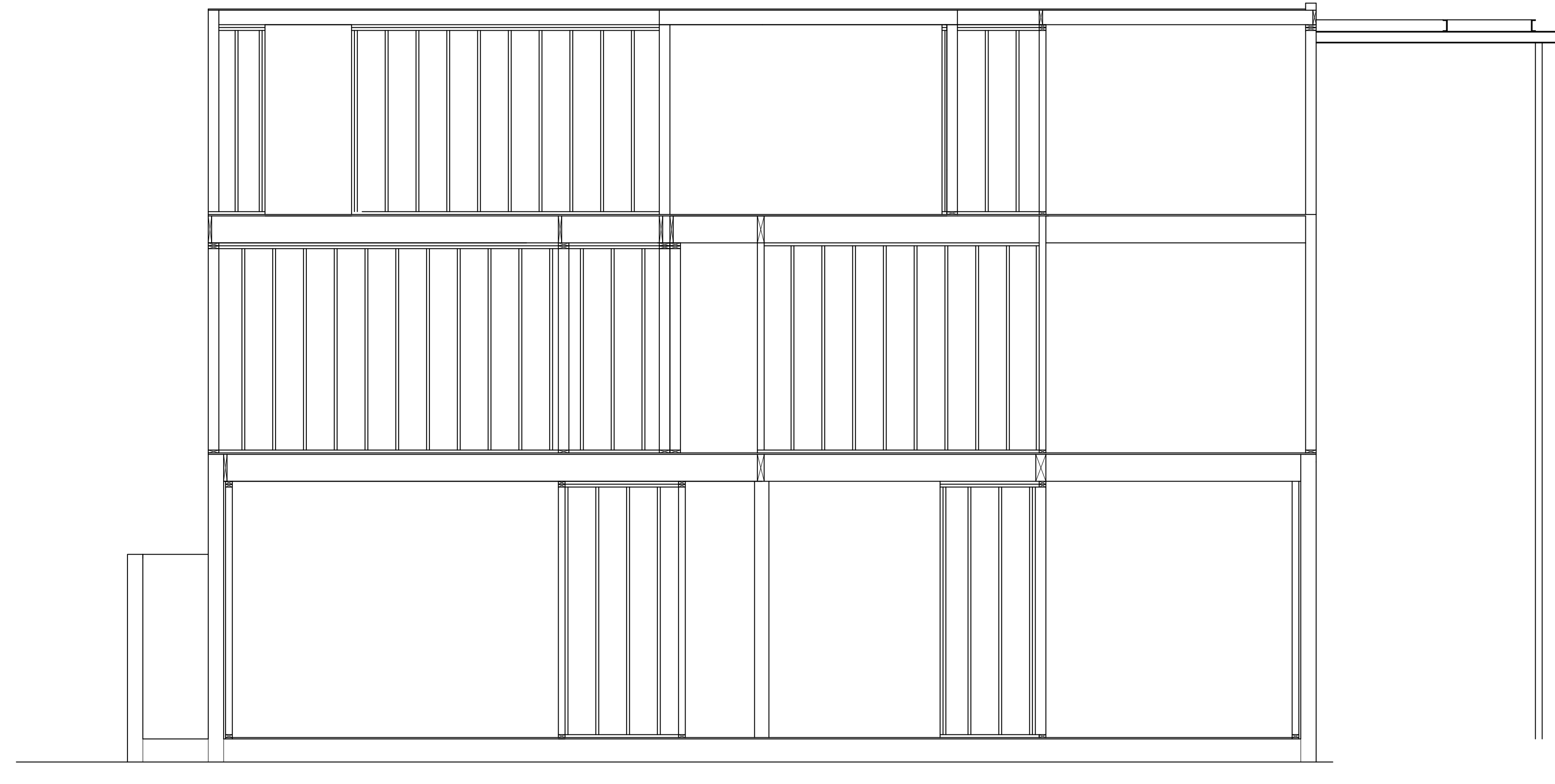
ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

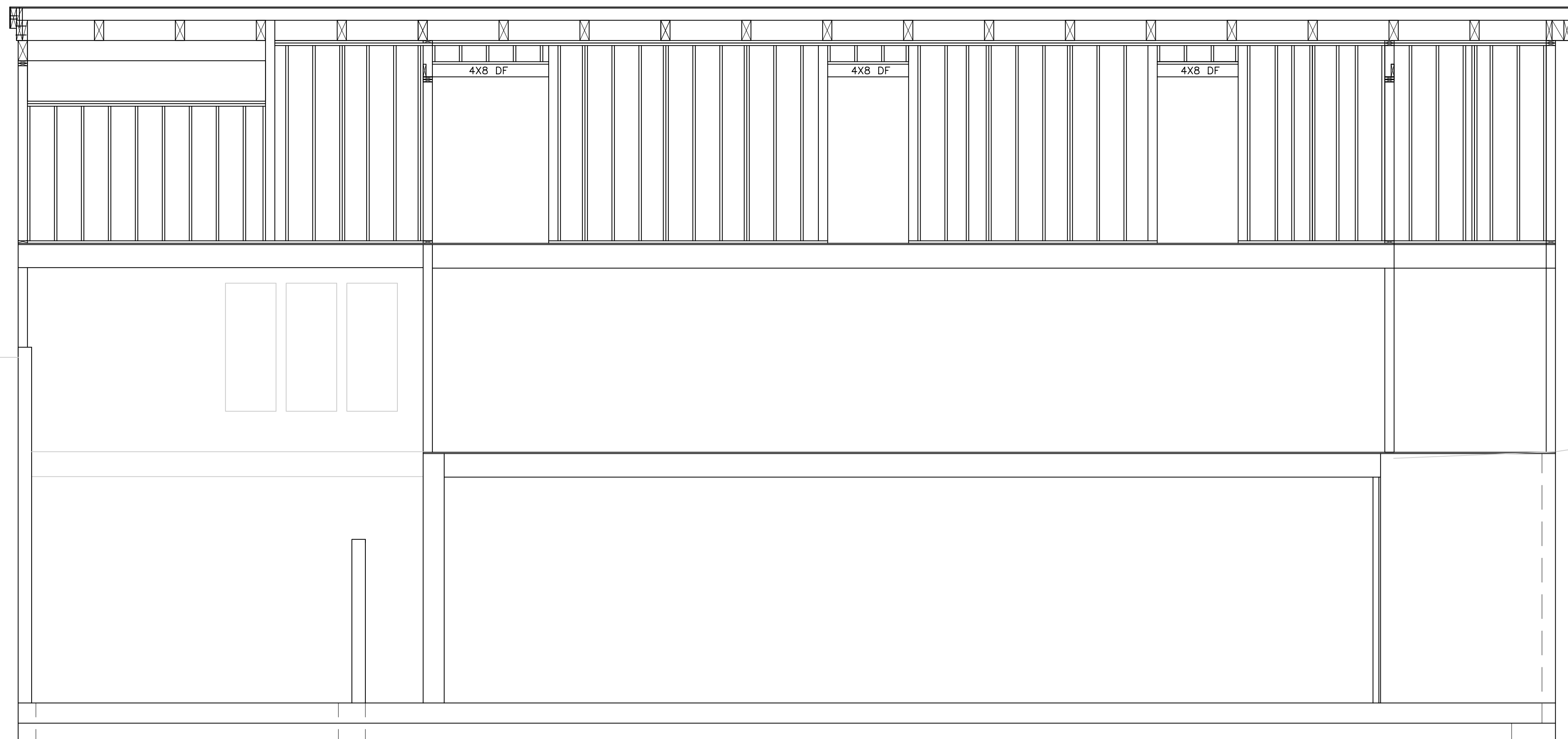
SHEET TITLE:
 FRAMING

ELEVATIONS
 SHEET:

S2.5



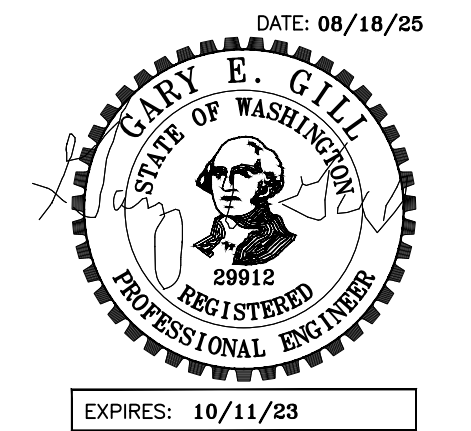
1 FRAMING ELEV LINE C



2 FRAMING ELEV LINE D

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025

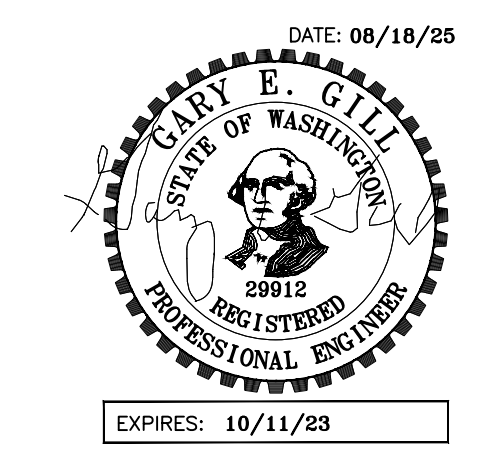
DATE:
 18 AUG 2025

SHEET TITLE:
 FRAMING

ELEVATIONS
 SHEET:

S2.6

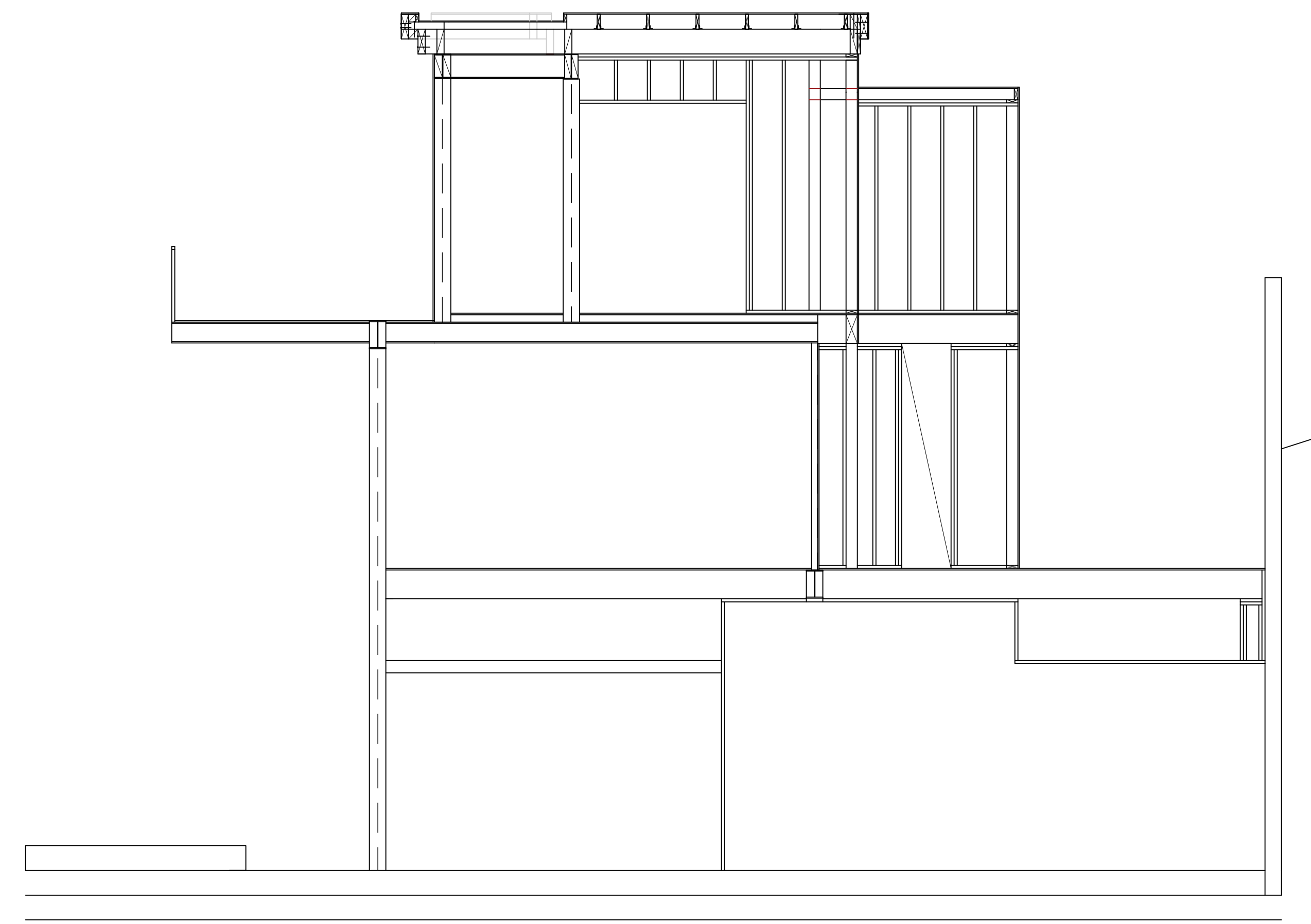
GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM
COPYRIGHT 2016 McLELLAN ARCHITECTS



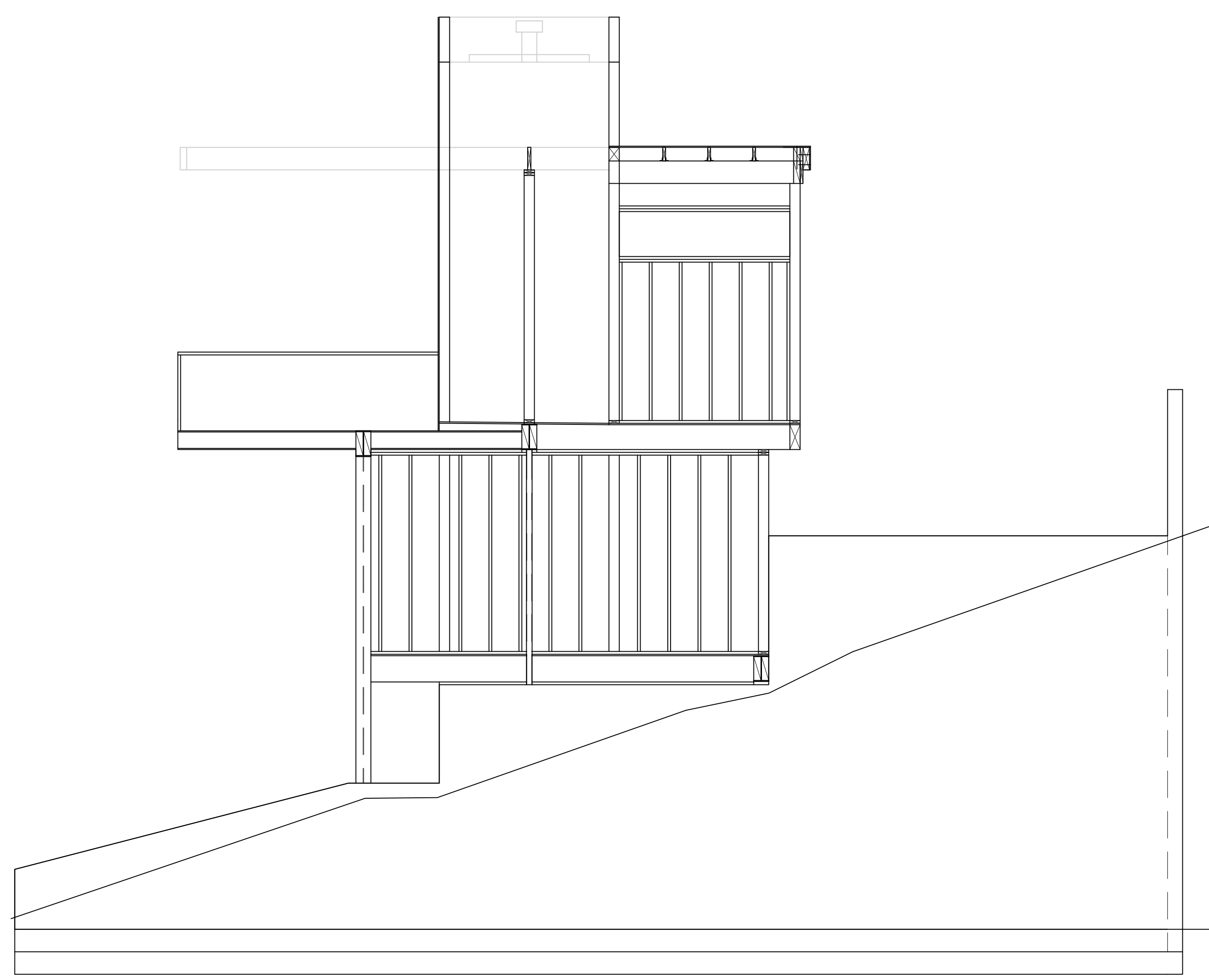
PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMITTAL 08/18/2025



2 FRAMING ELEV LINE 7



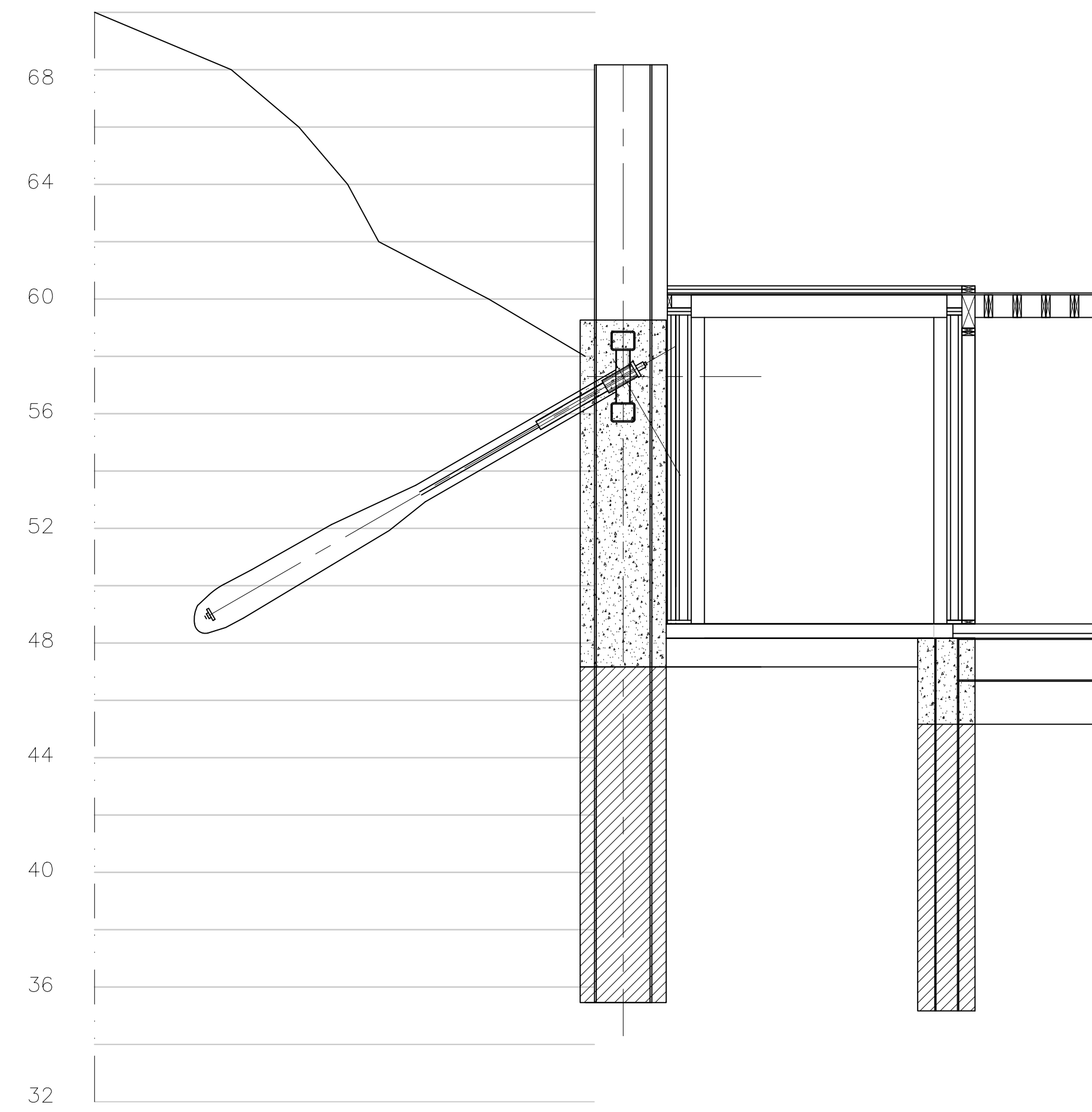
1 FRAMING ELEV LINE 8

DATE:
18 AUG 2025

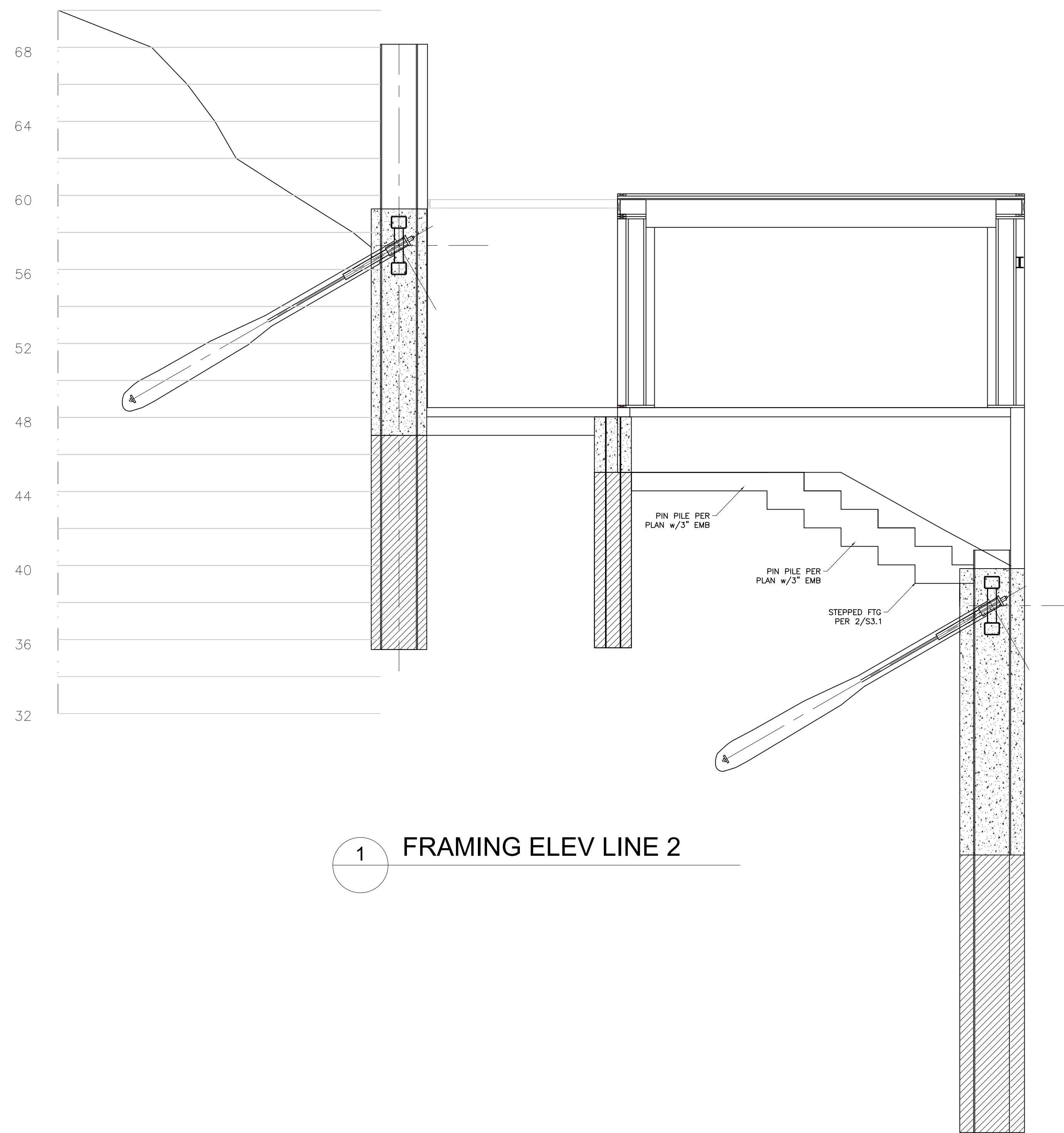
SHEET TITLE:
FRAMING

ELEVATIONS
SHEET:

S2.7



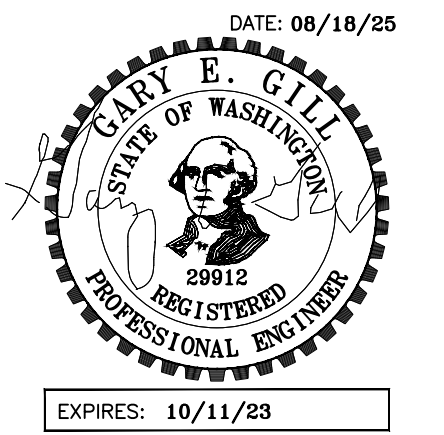
2 FRAMING ELEV LINE 2.4



1 FRAMING ELEV LINE 2

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

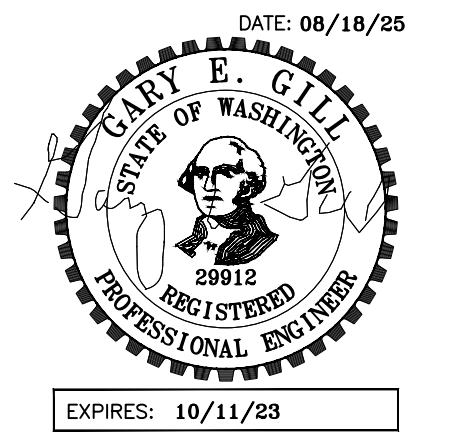
SHEET TITLE:
 FRAMING

ELEVATIONS
 SHEET:

S2.8

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



DATE: 08/18/25

PROJECT:

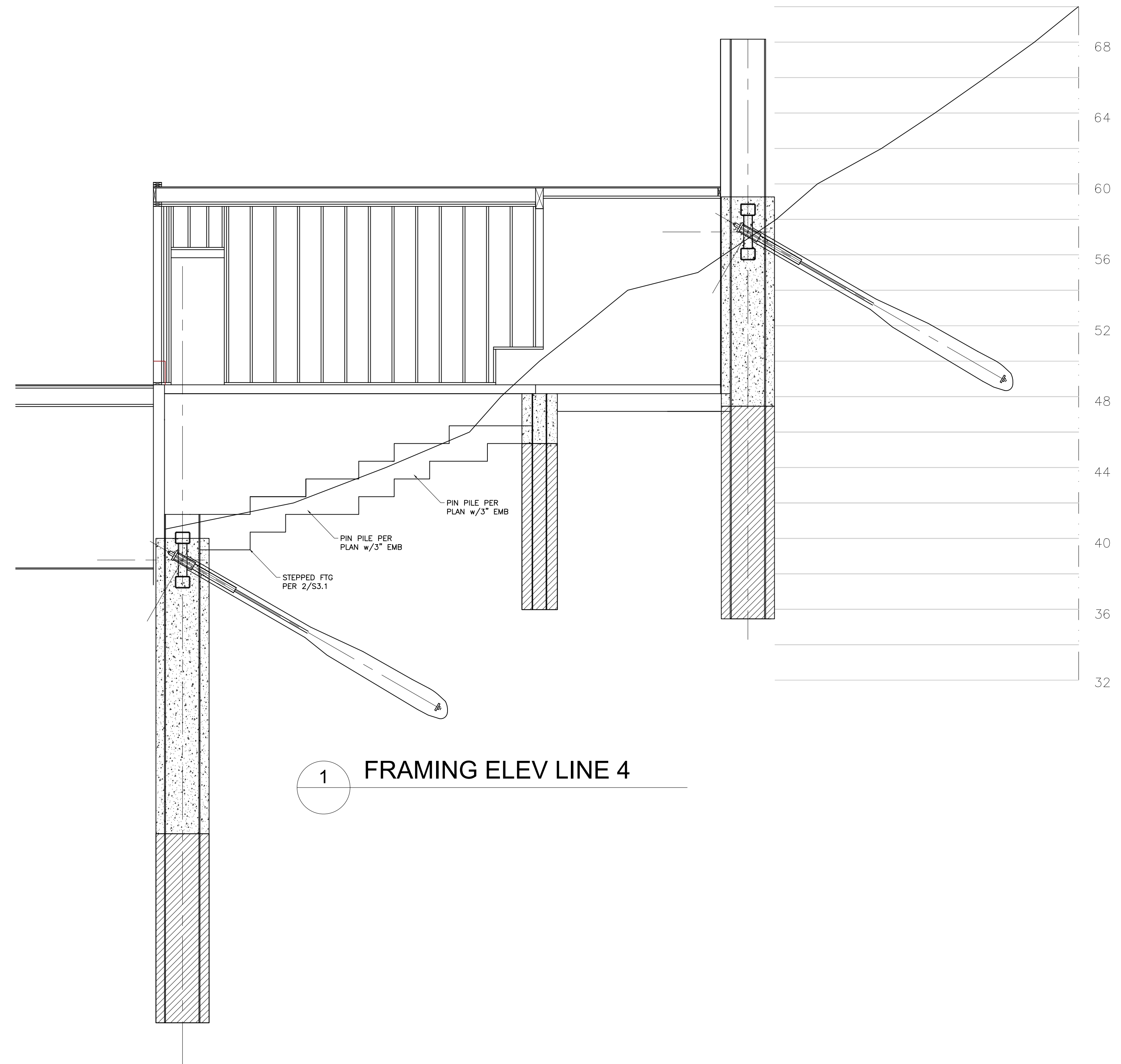
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:

SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:

PERMIT SUBMITTAL 08/18/2025



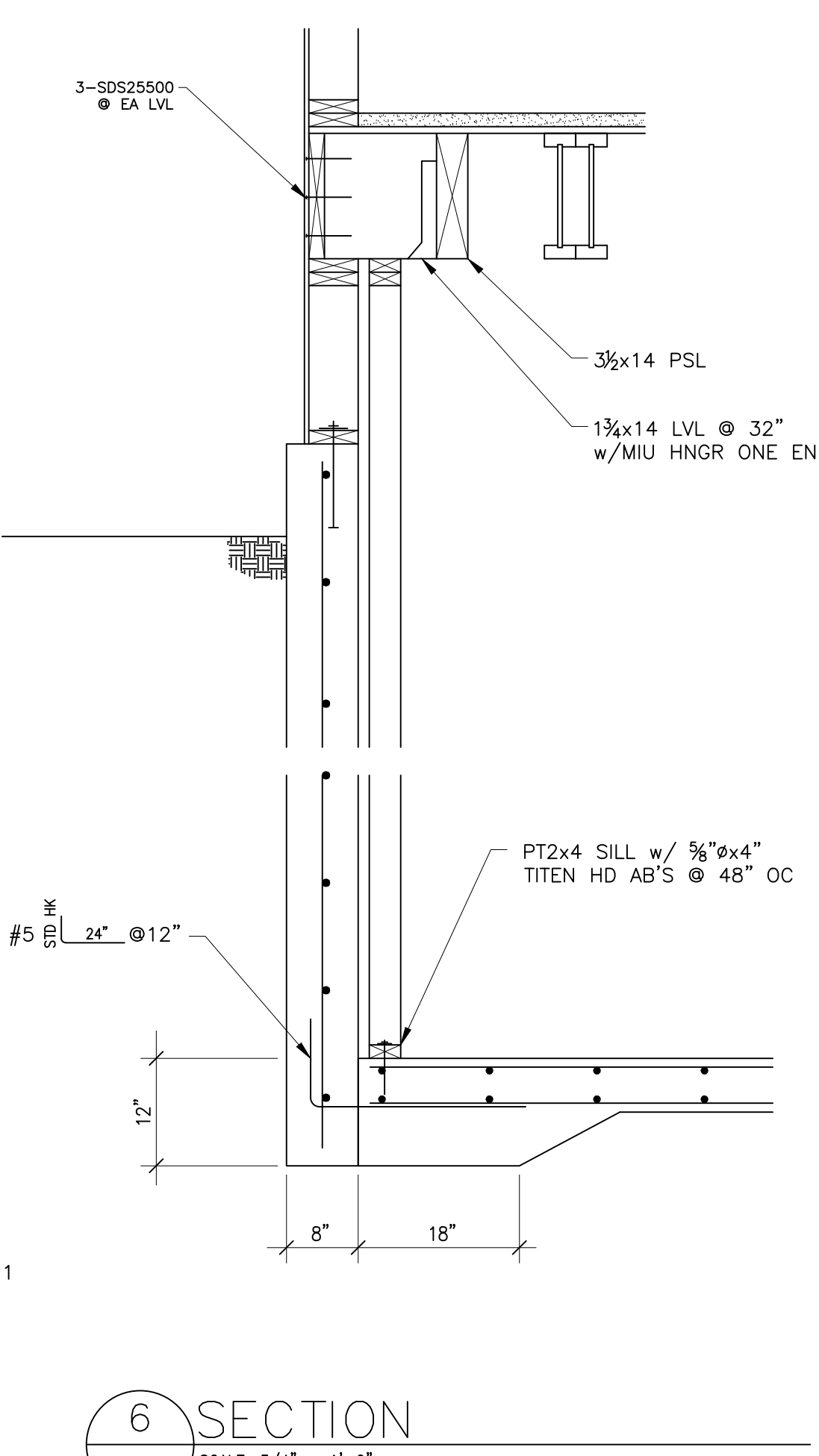
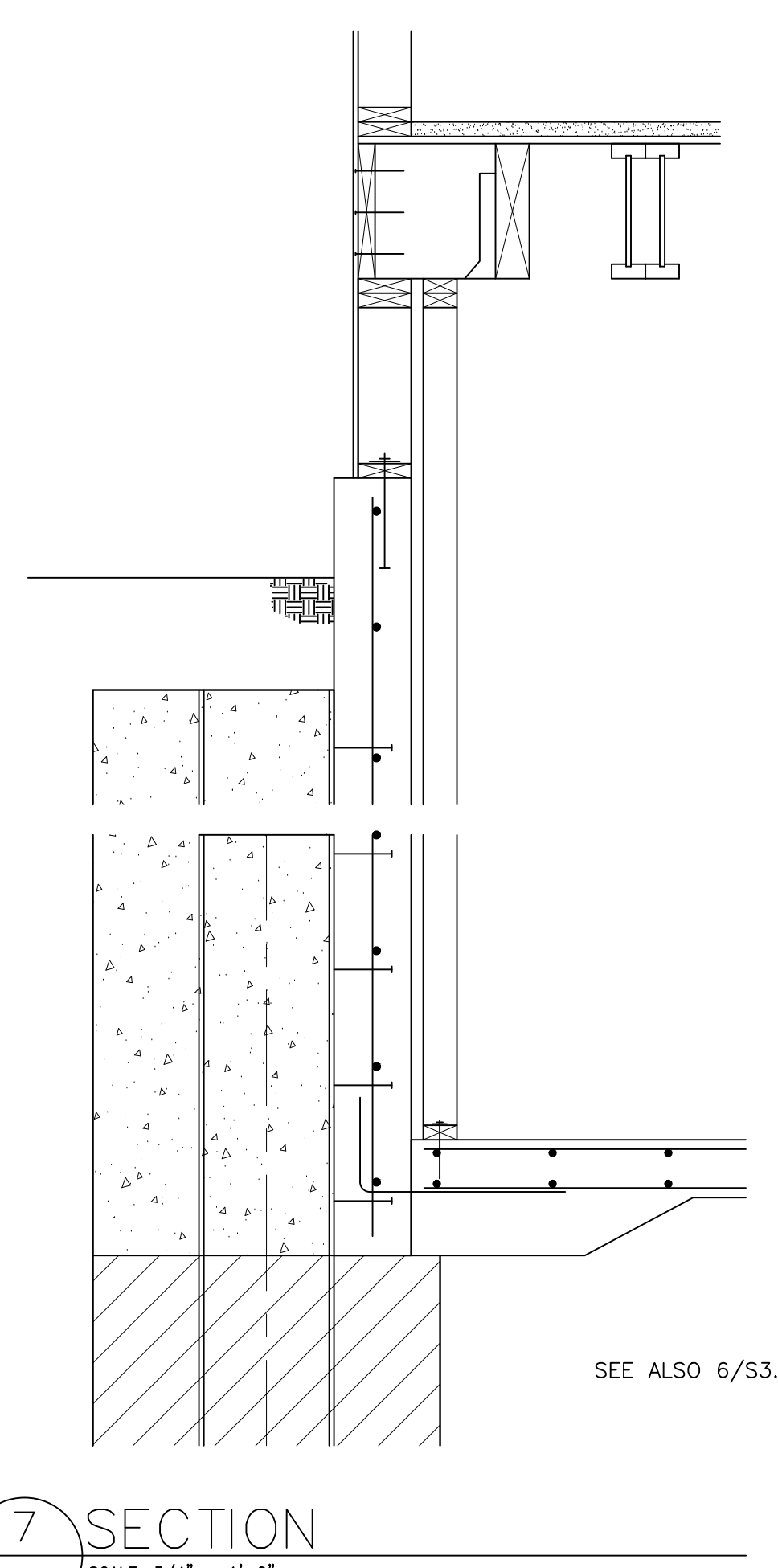
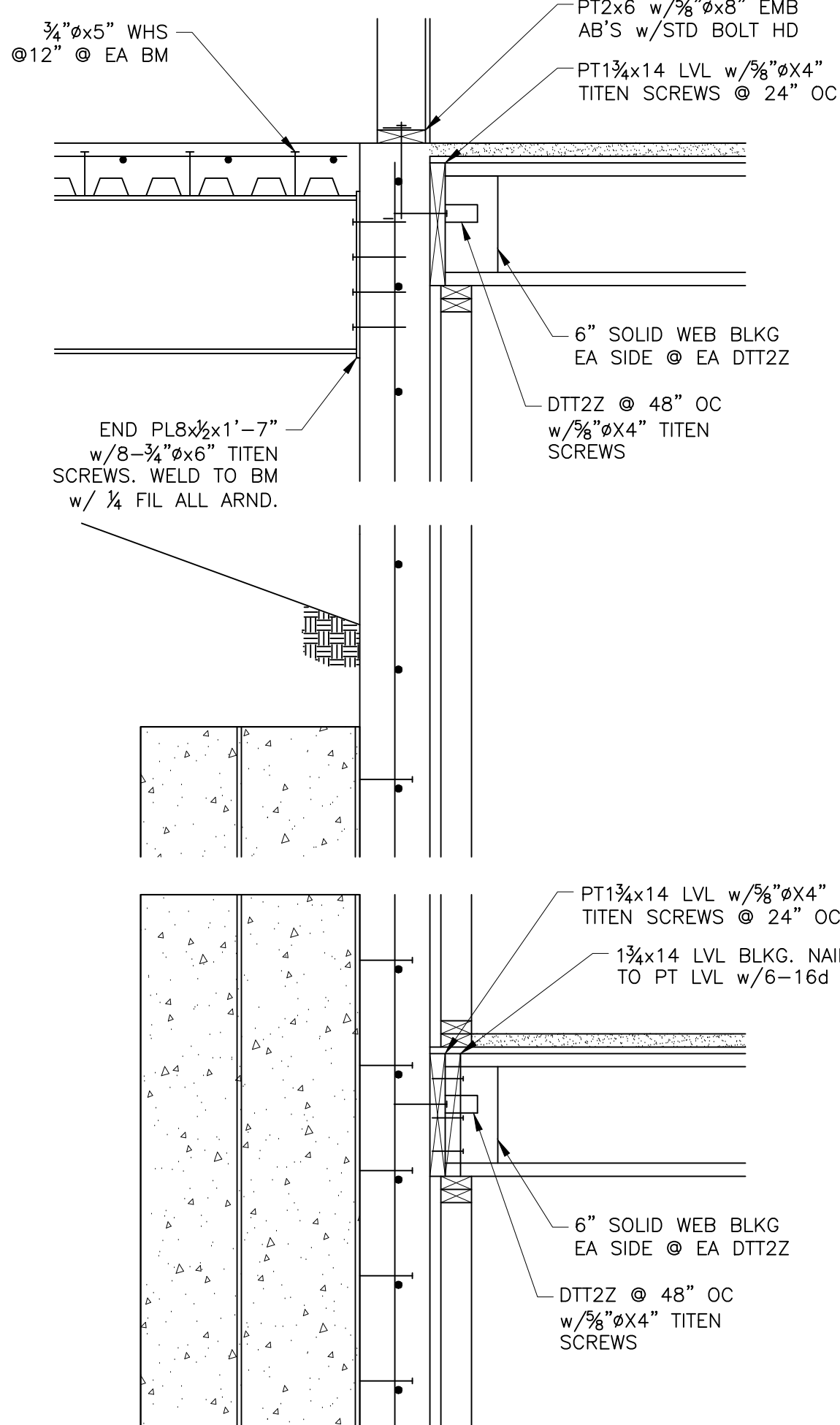
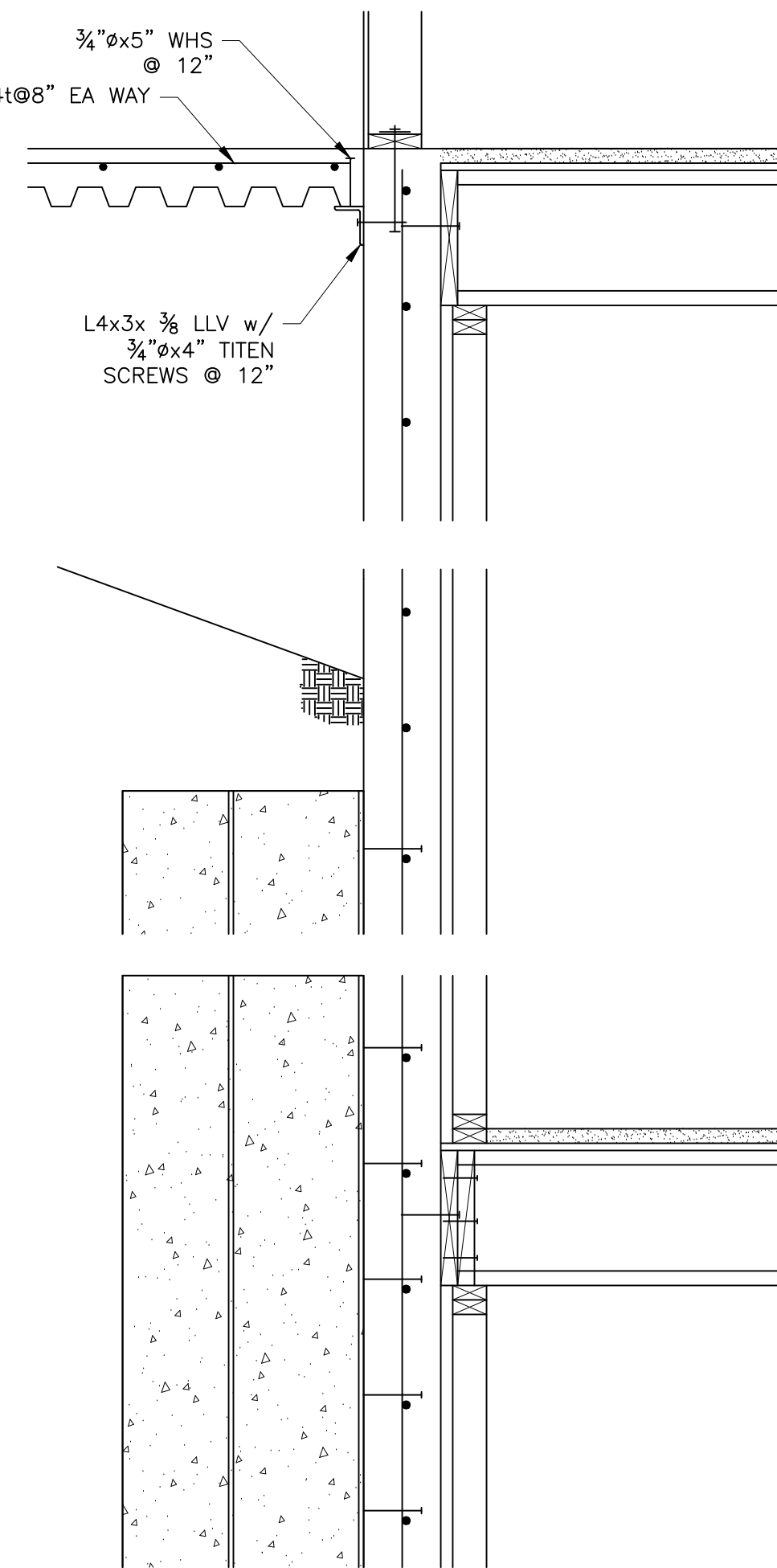
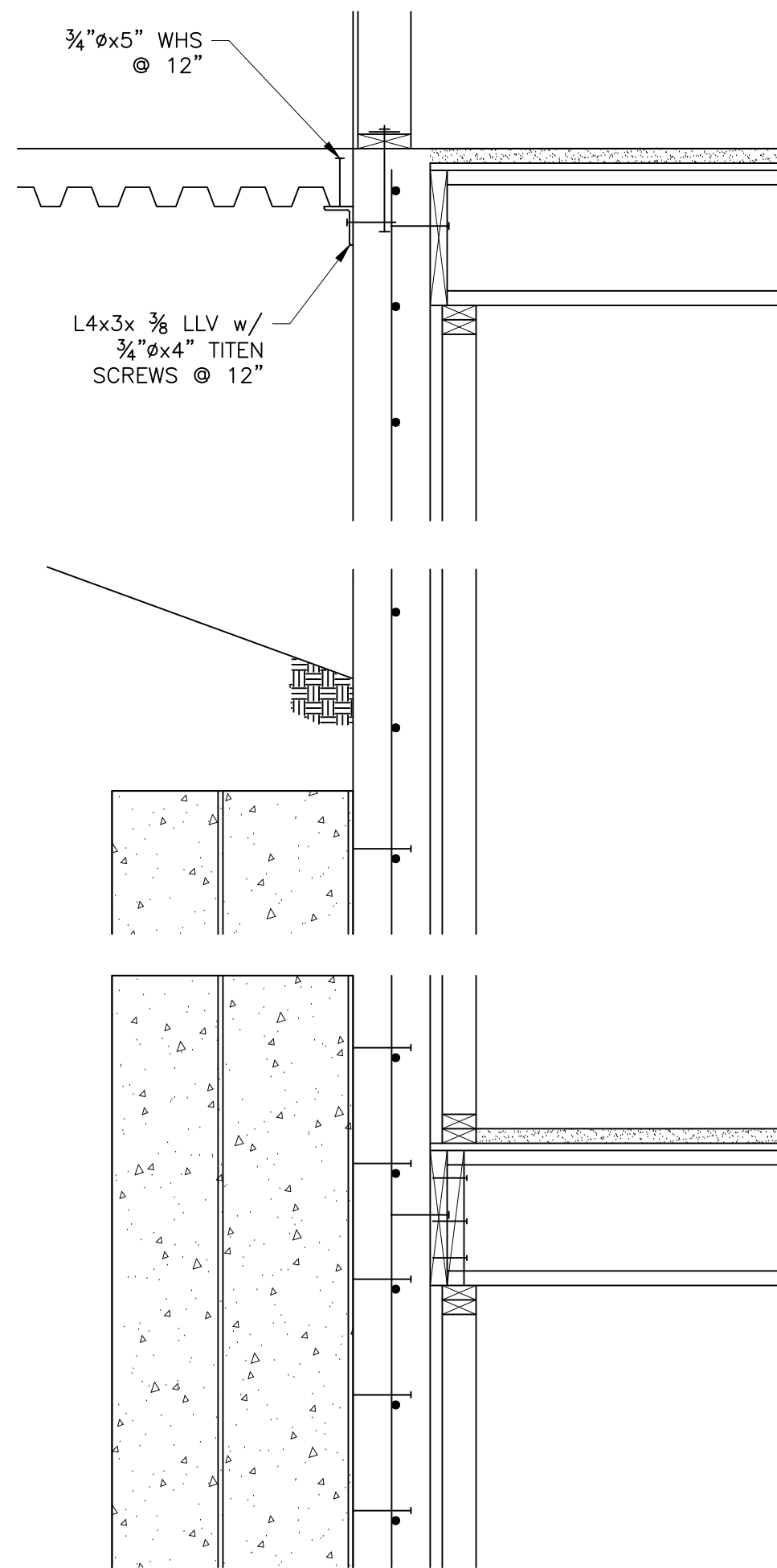
1 FRAMING ELEV LINE 4

DATE:
18 AUG 2025

SHEET TITLE:
FRAMING

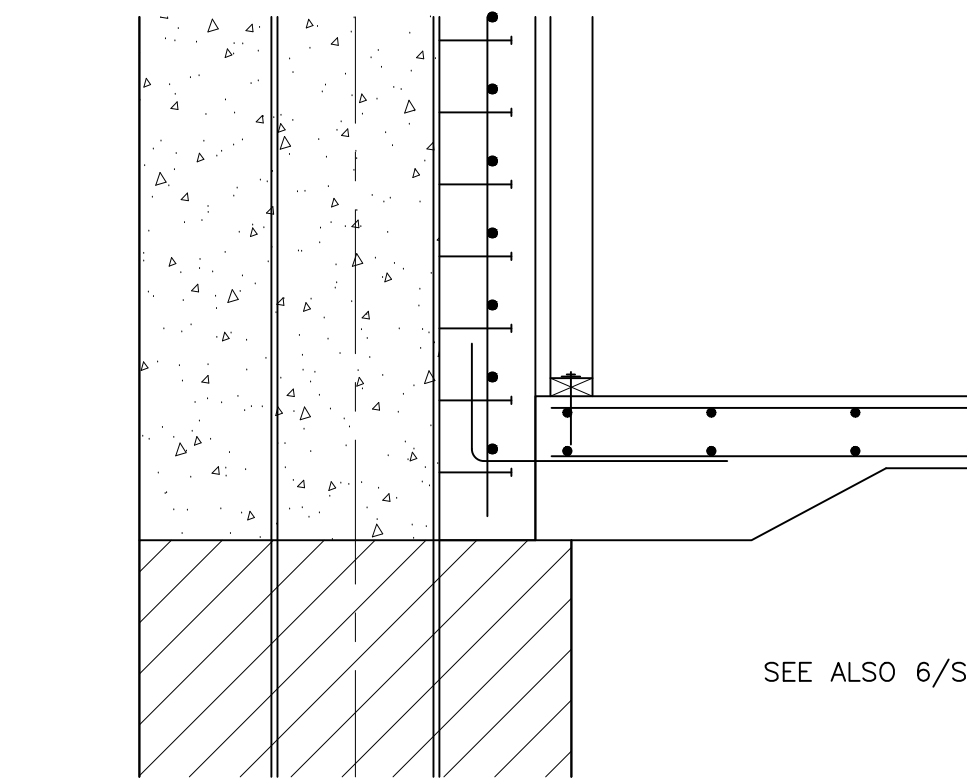
ELEVATIONS
SHEET:

S2.9

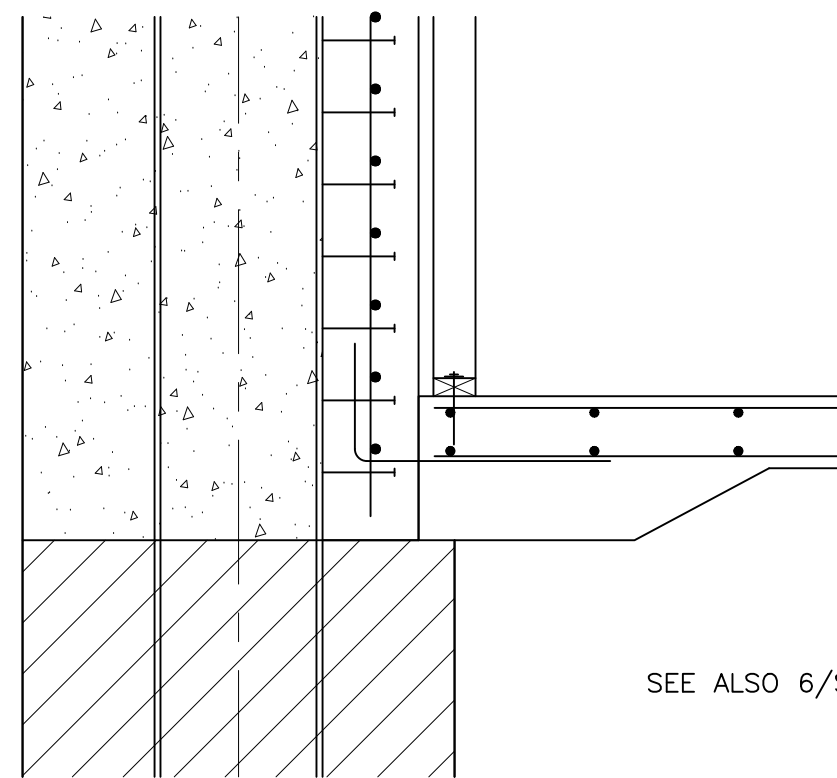


7 SECTION
S3.1 SCALE: 3/4" = 1'-0"

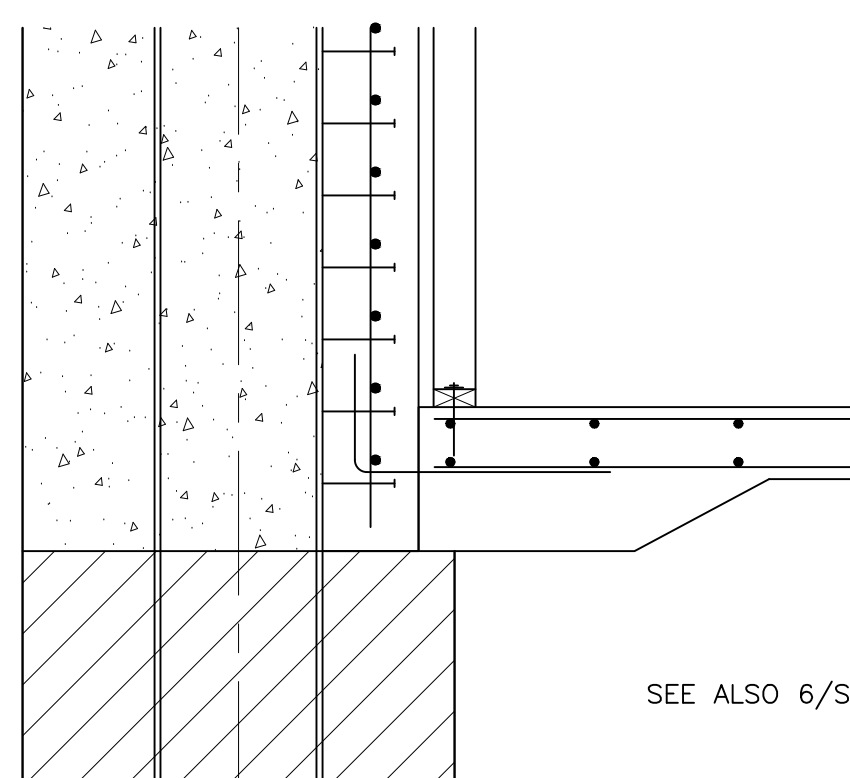
6 SECTION
S3.1 SCALE: 3/4" = 1'-0"



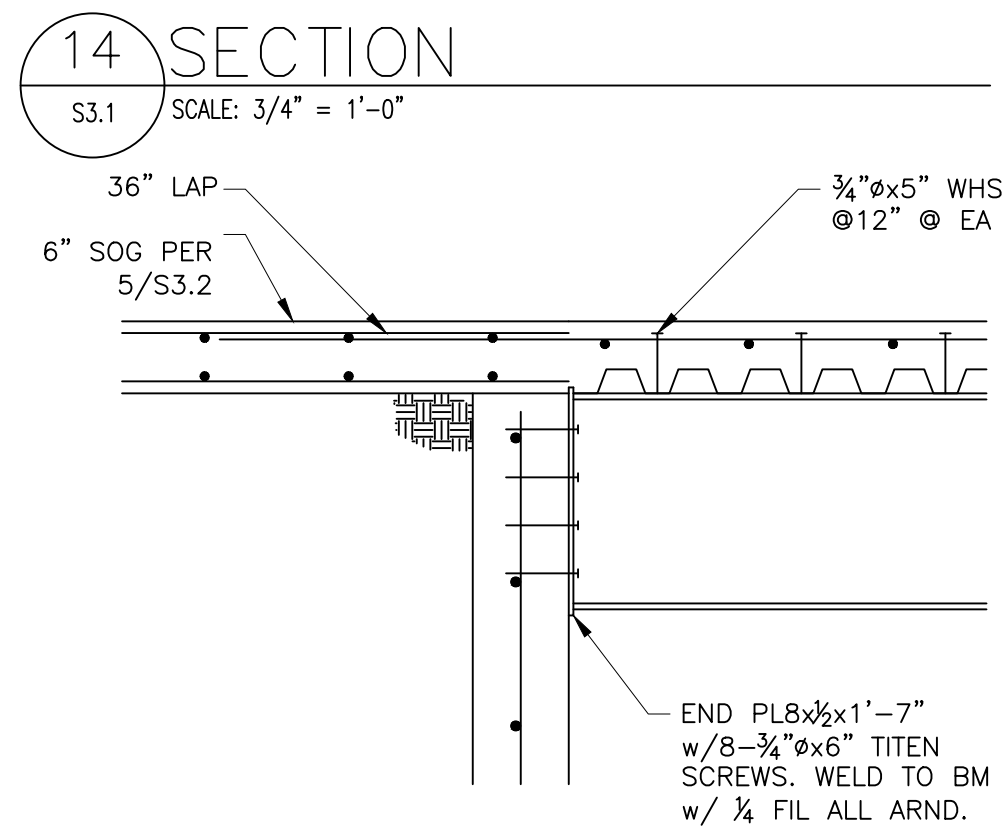
SEE ALSO 6/S3.1



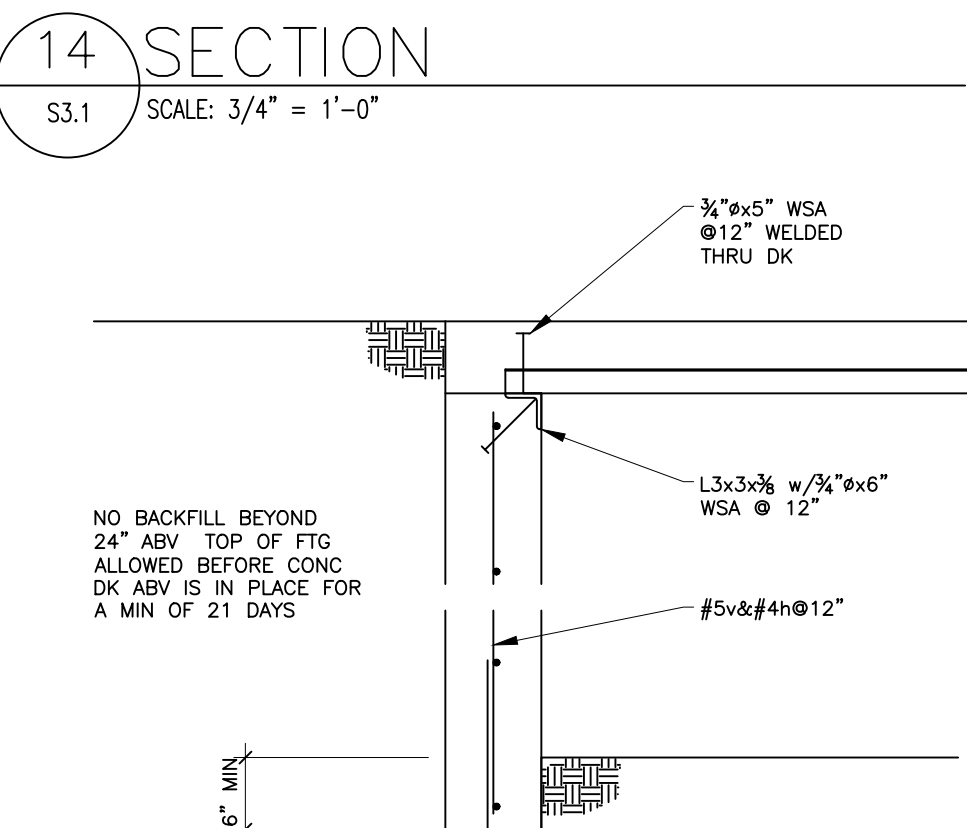
SEE ALSO 6/S3.1



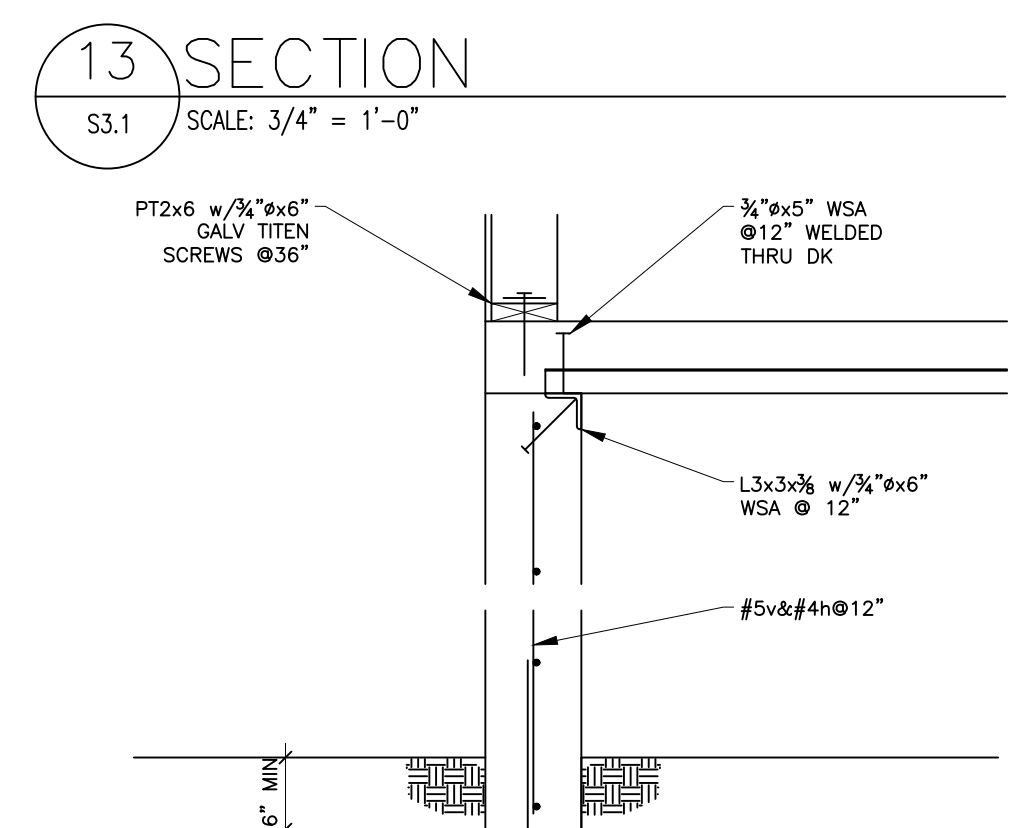
SEE ALSO 6/S3.1



14 SECTION
S3.1 SCALE: 3/4" = 1'-0"



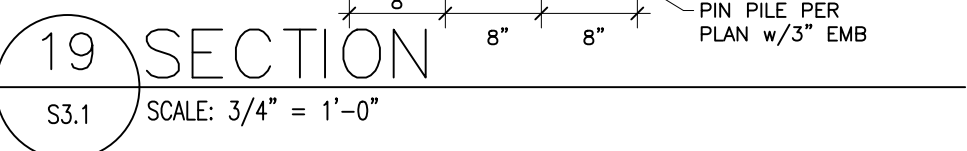
14 SECTION
S3.1 SCALE: 3/4" = 1'-0"



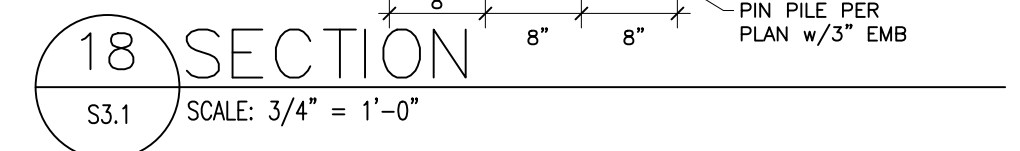
13 SECTION
S3.1 SCALE: 3/4" = 1'-0"



20 SECTION
S3.1 SCALE: 3/4" = 1'-0"



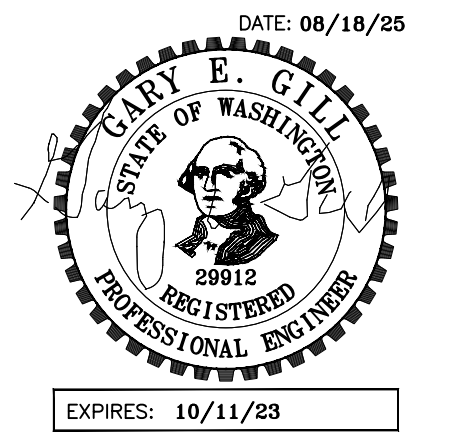
19 SECTION
S3.1 SCALE: 3/4" = 1'-0"



18 SECTION
S3.1 SCALE: 3/4" = 1'-0"

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McLELLAN ARCHITECTS



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

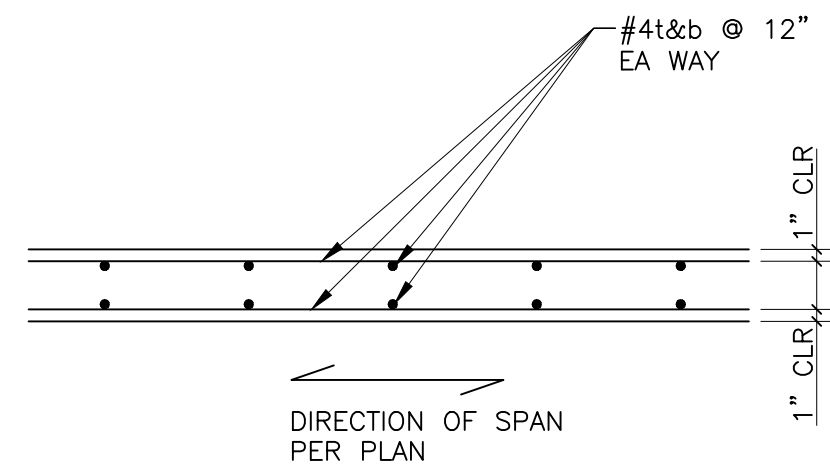
ISSUE:
PERMIT SUBMITTAL 08/18/2025

DATE:
18 AUG 2025

SHEET TITLE:
FOUNDATION

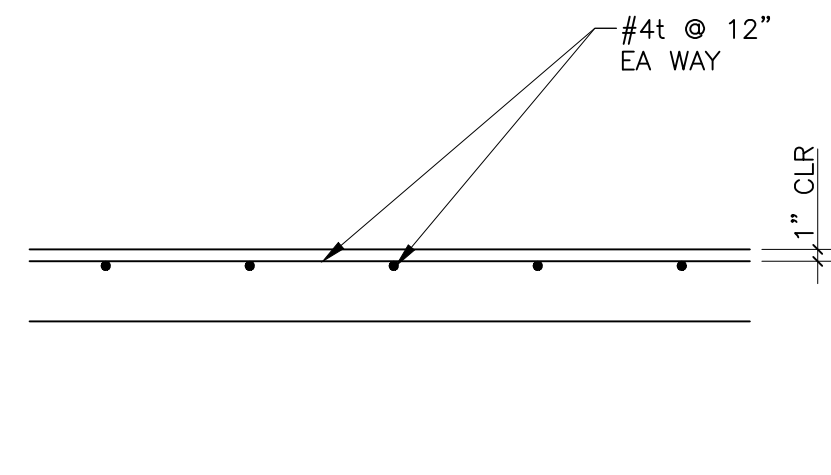
DETAILS
SHEET:

S3.1

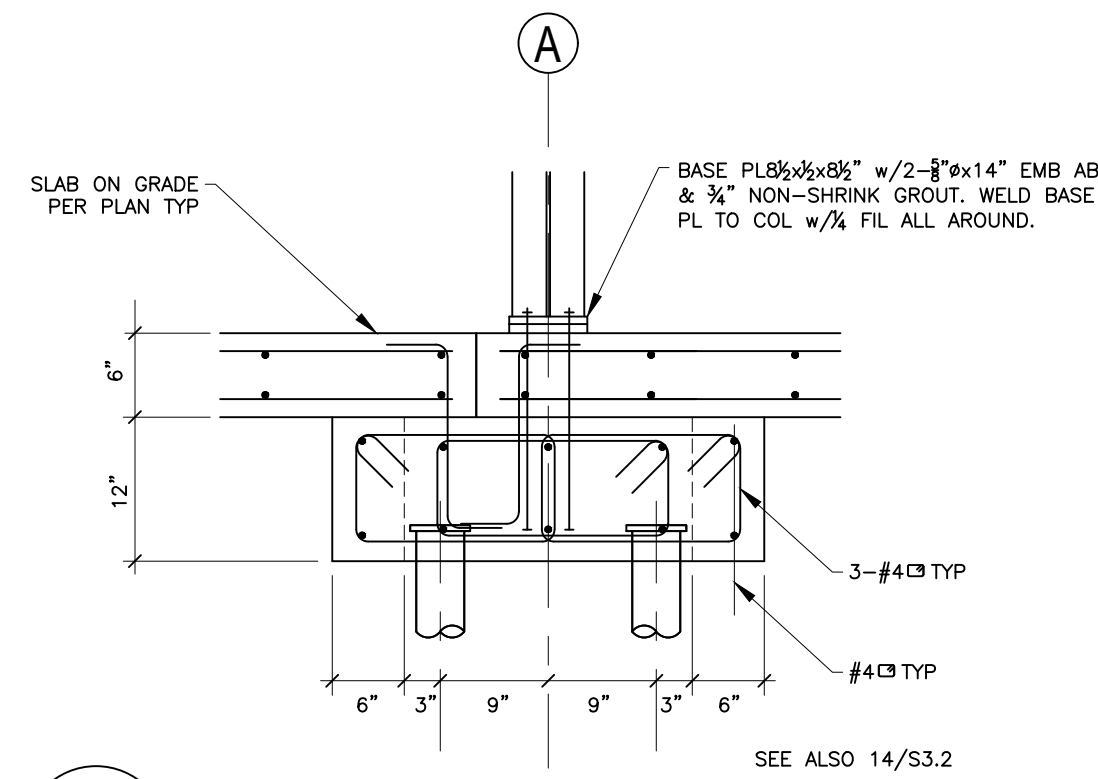


NOTES:
 1. OPTIONAL LAP SPLICE TOP BARS 24" @ MIDSPAN.
 2. OPTIONAL LAP SPLICE BOT BARS 12" @ GRADE BM.

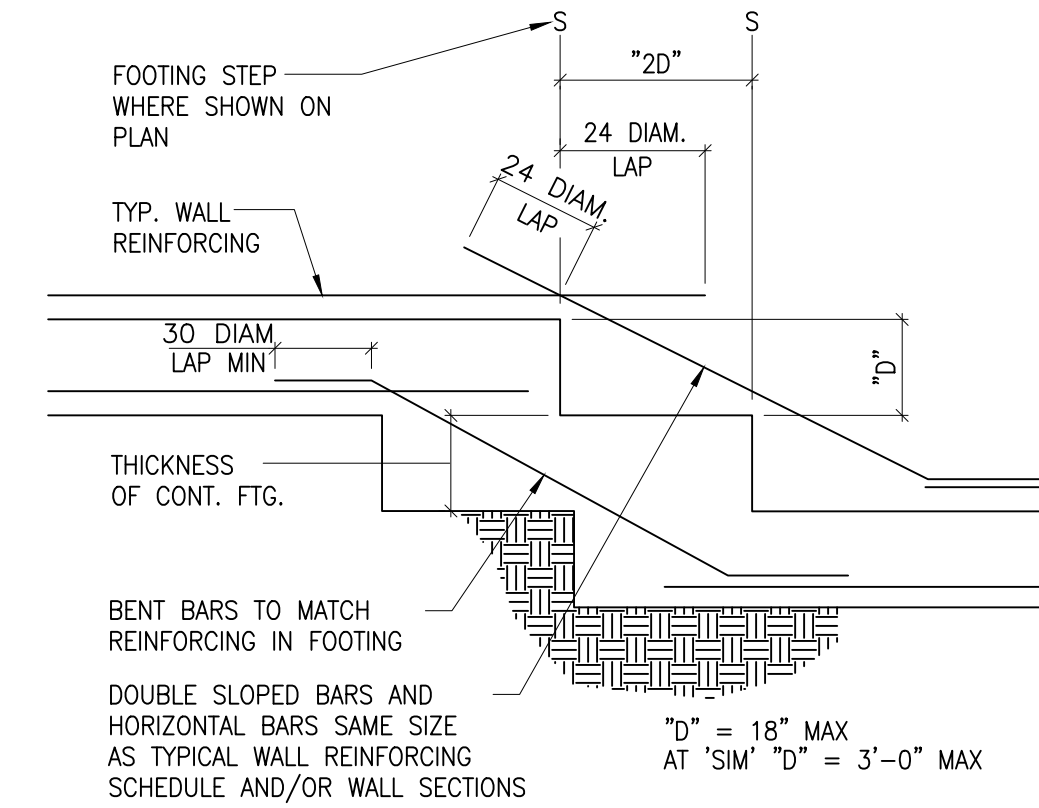
5 TYP PILE SUPP SOG
 S3.2 SCALE: 3/4" = 1'-0"



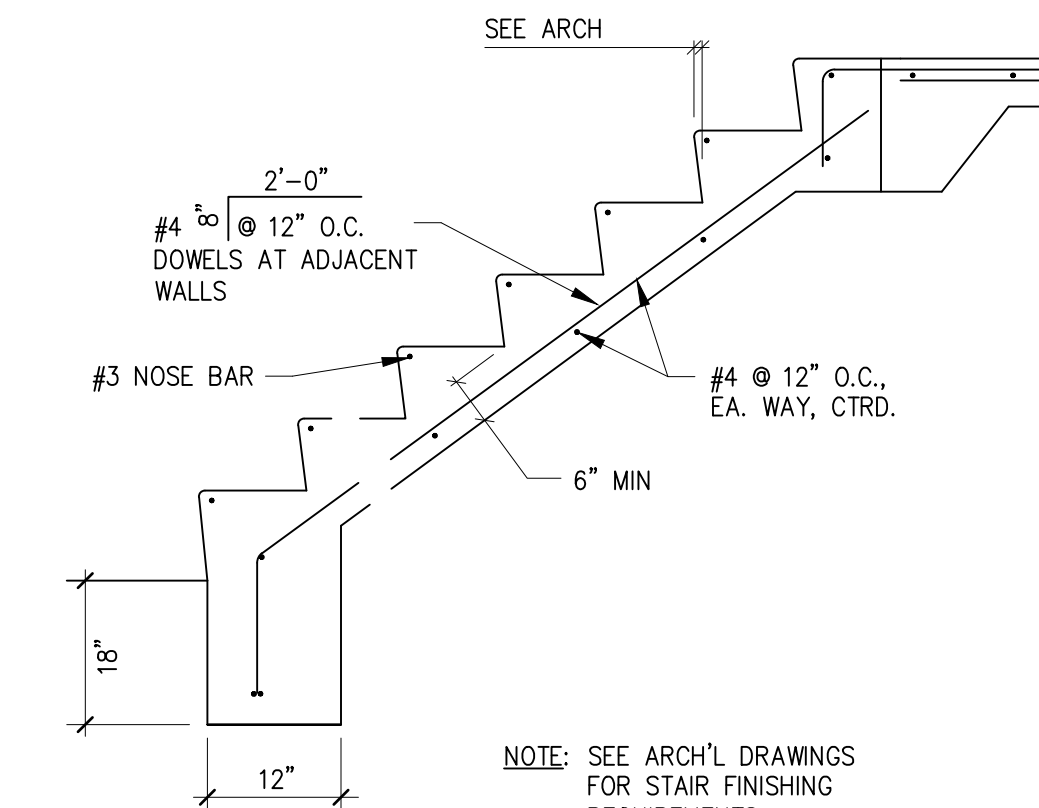
4 TYP SLAB ON GRADE
 S3.2 SCALE: 3/4" = 1'-0"



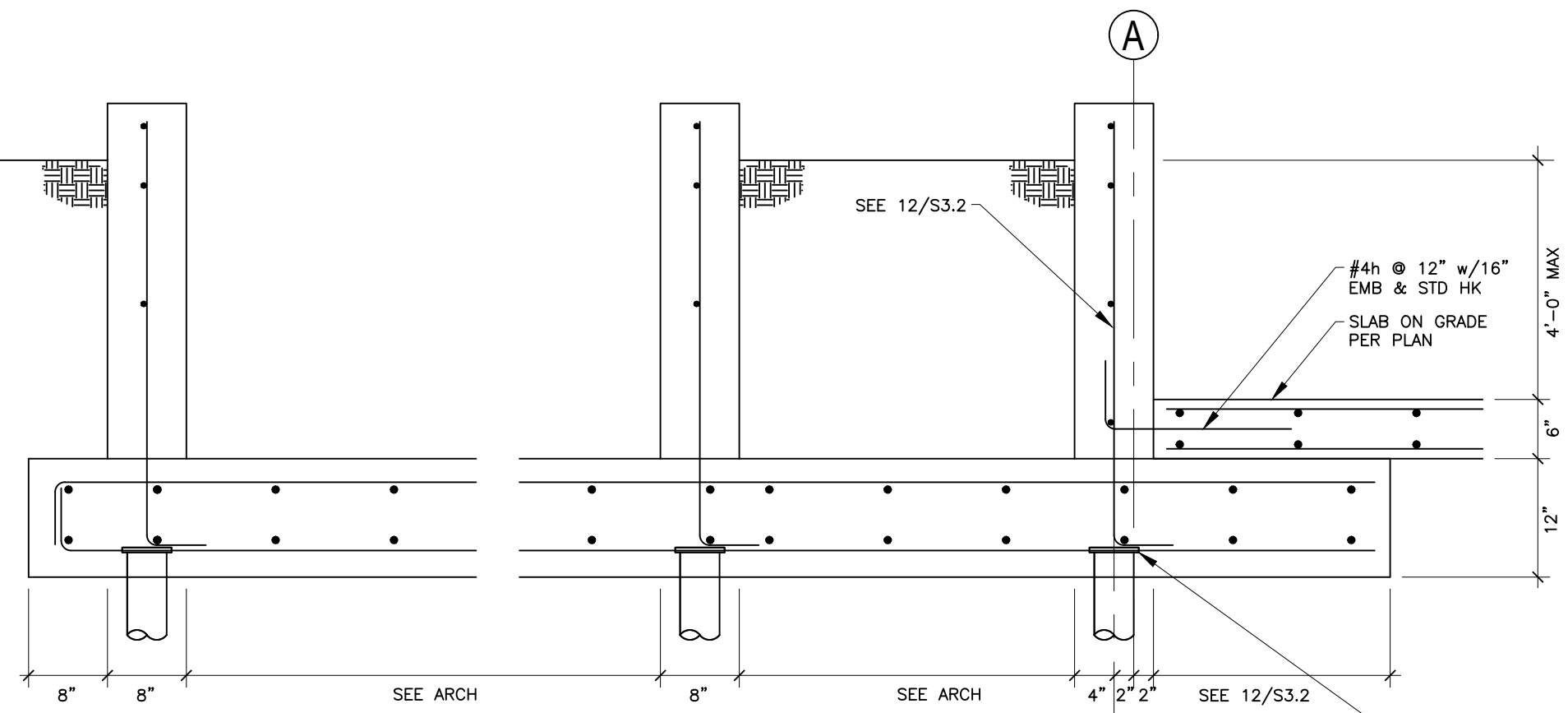
3 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



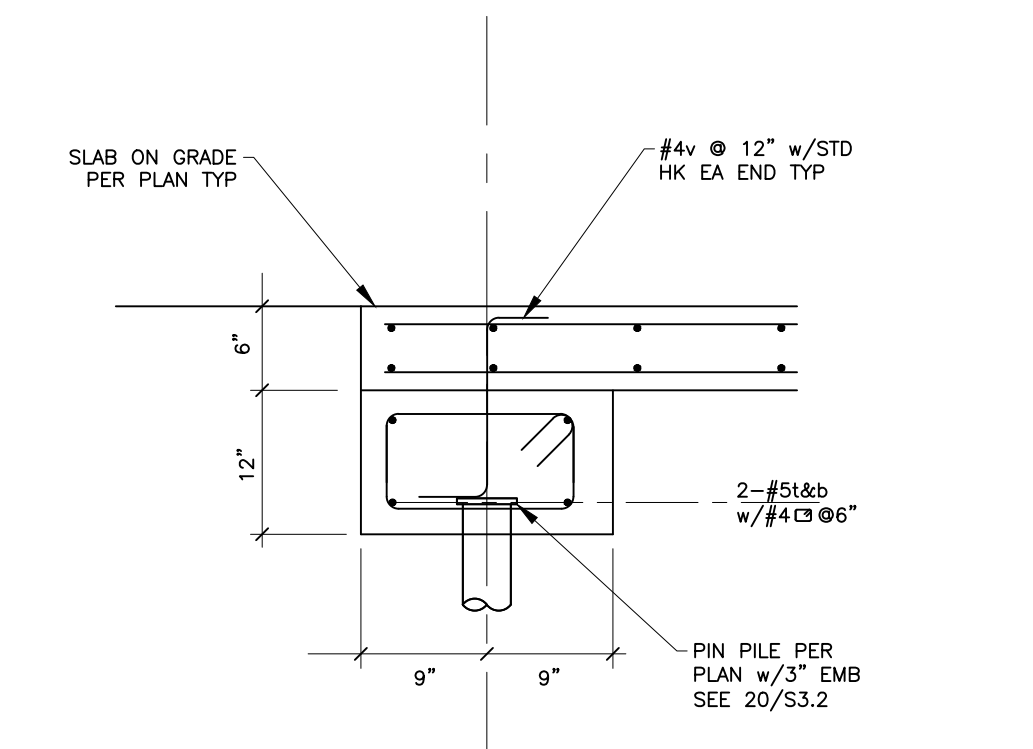
2 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



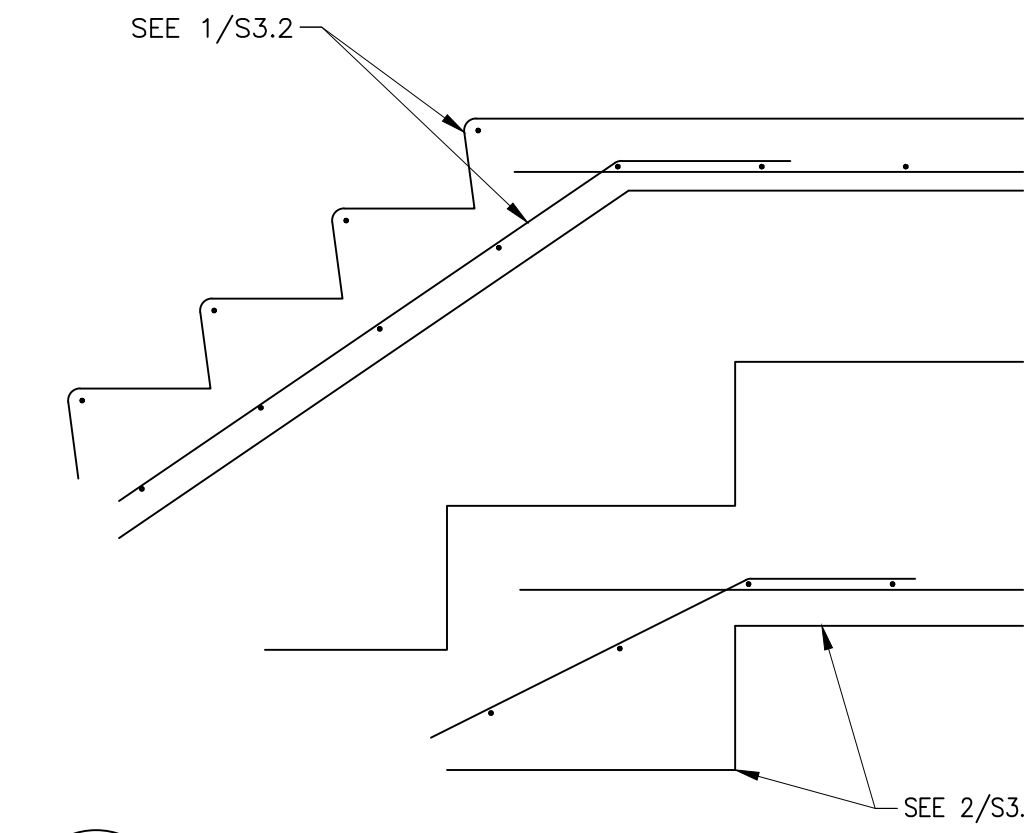
1 CONC STAIRS ON GRADE
 S3.2 SCALE: 3/4" = 1'-0"



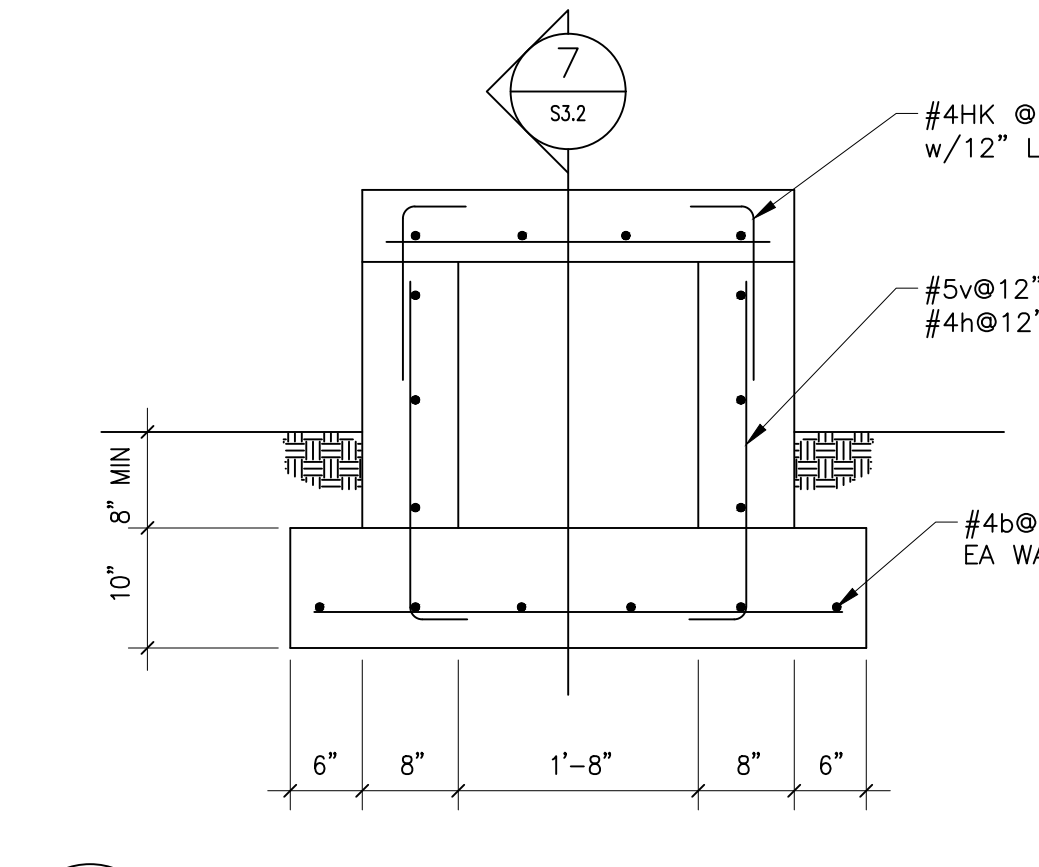
10 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



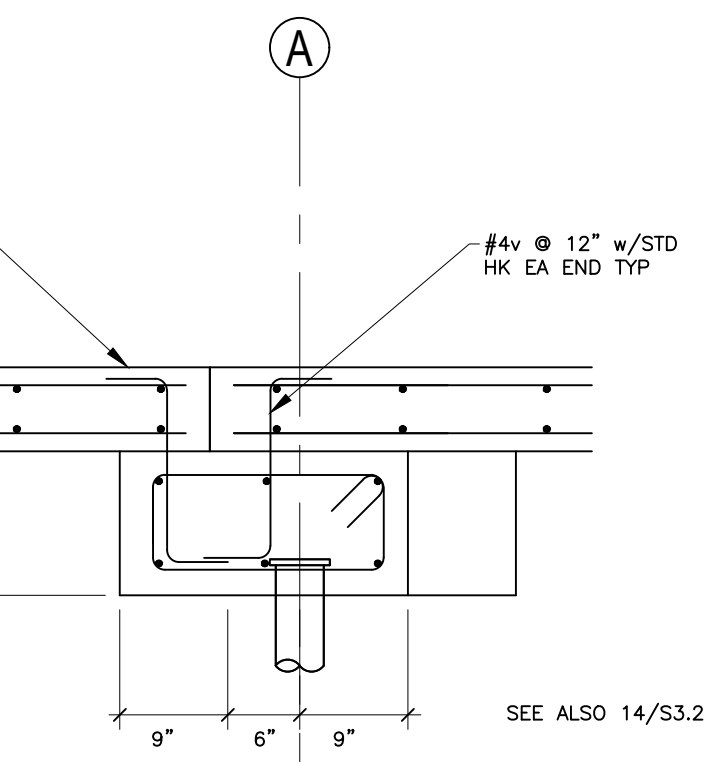
8 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



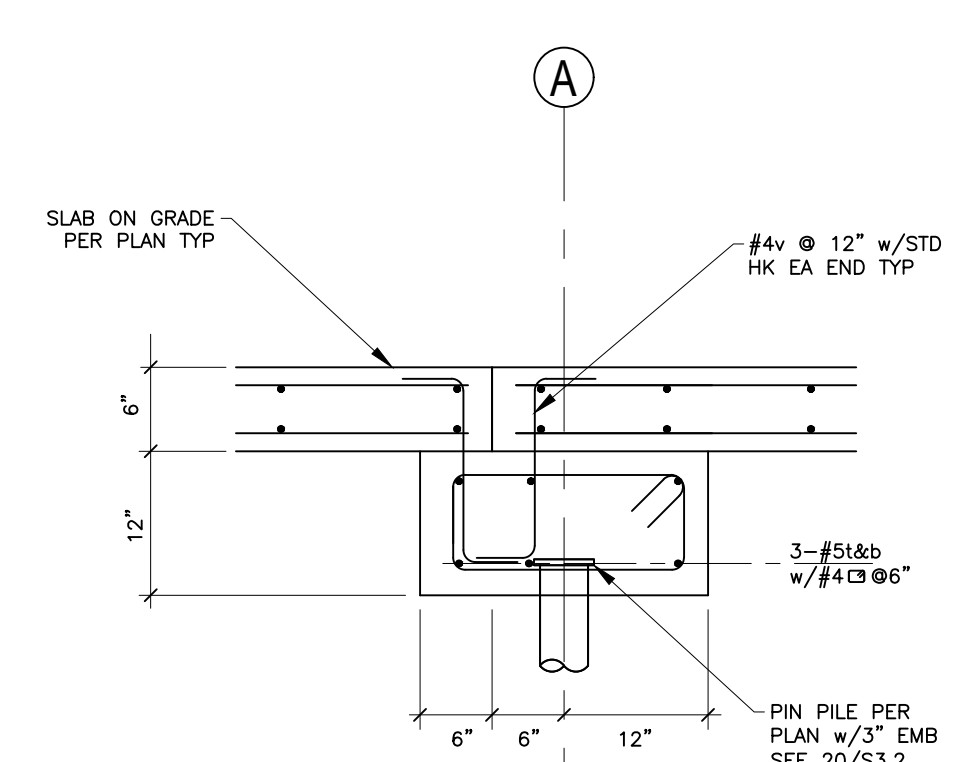
7 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



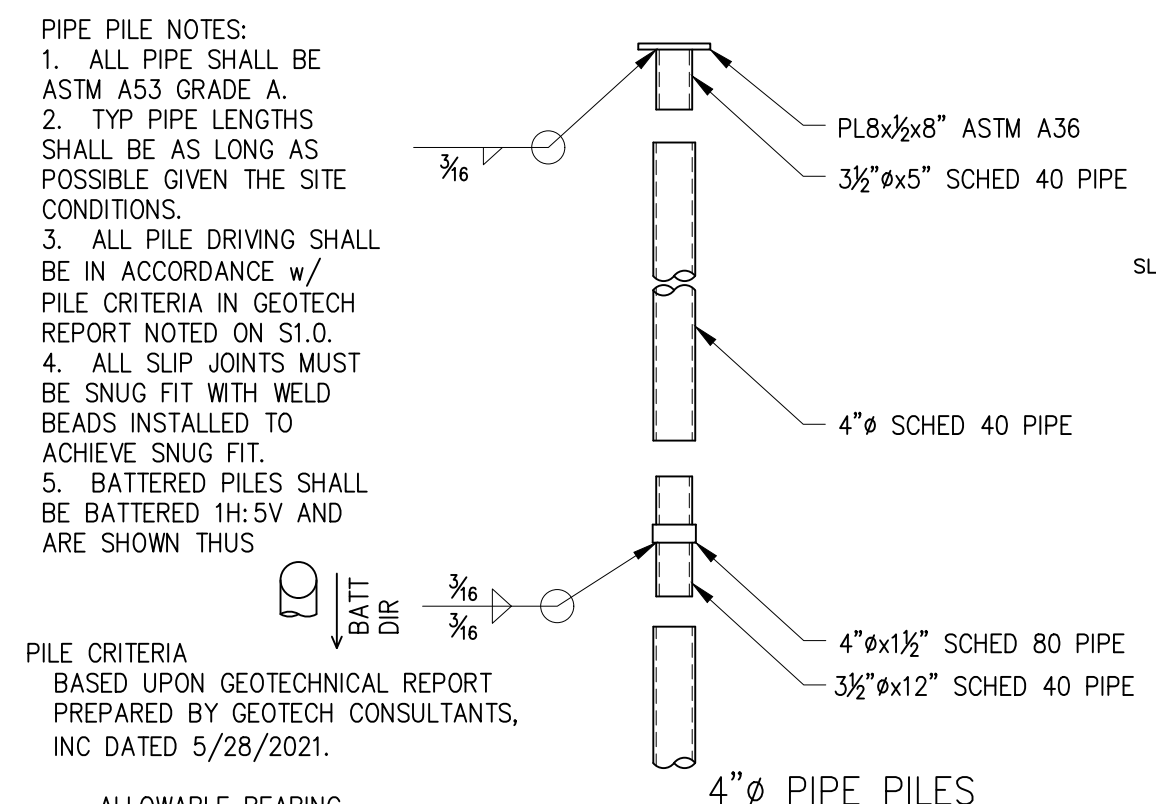
6 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



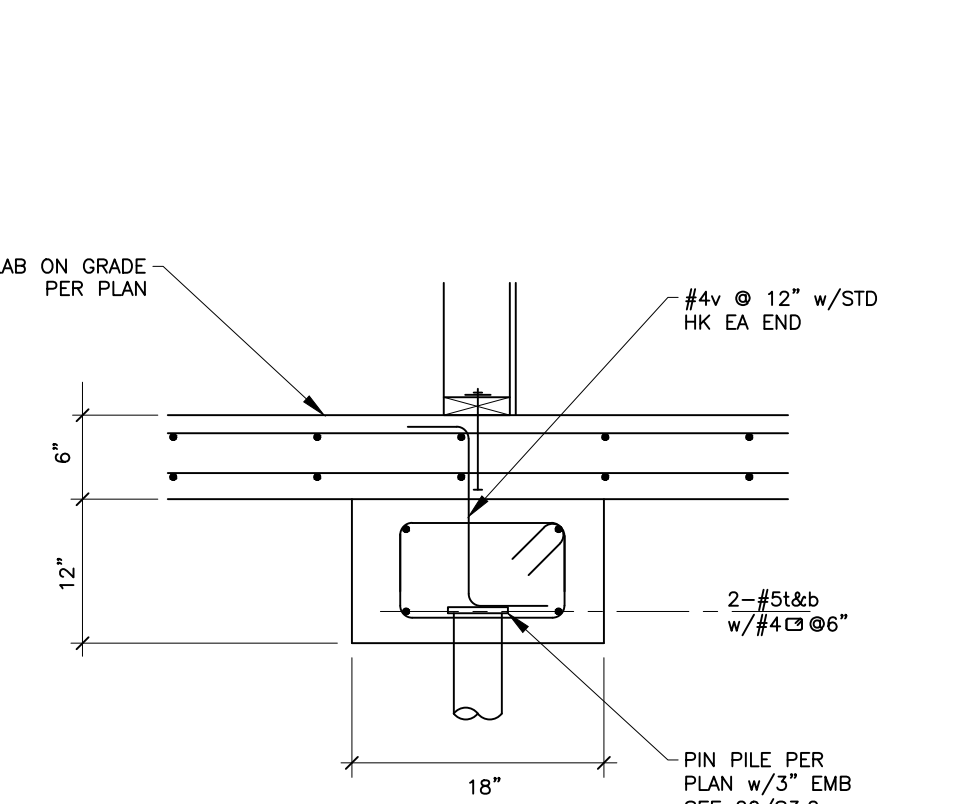
15 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



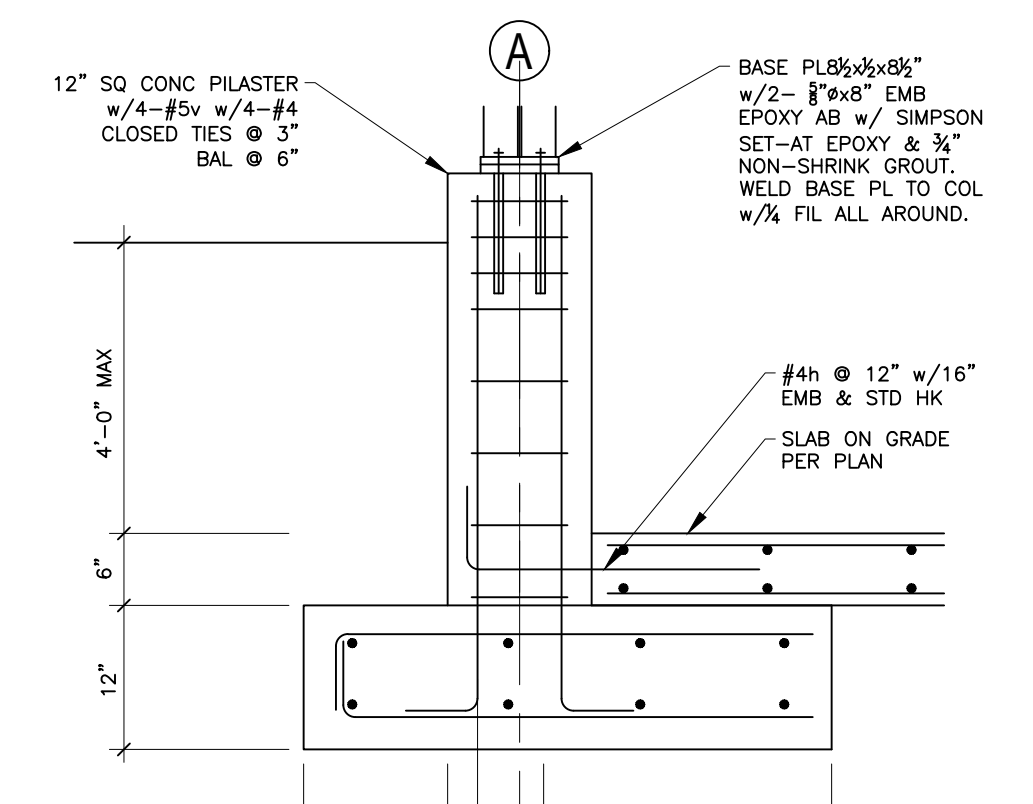
14 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



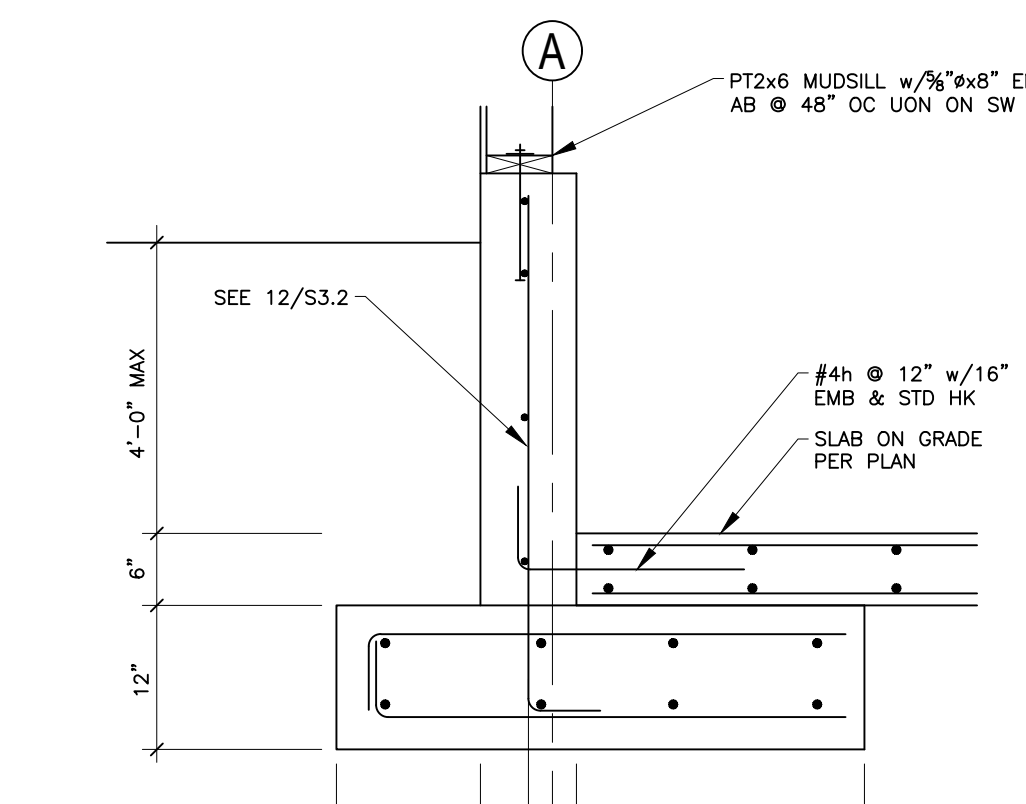
20 TYP PIPE PILE DETAILS
 S3.2 SCALE: 3/4" = 1'-0"



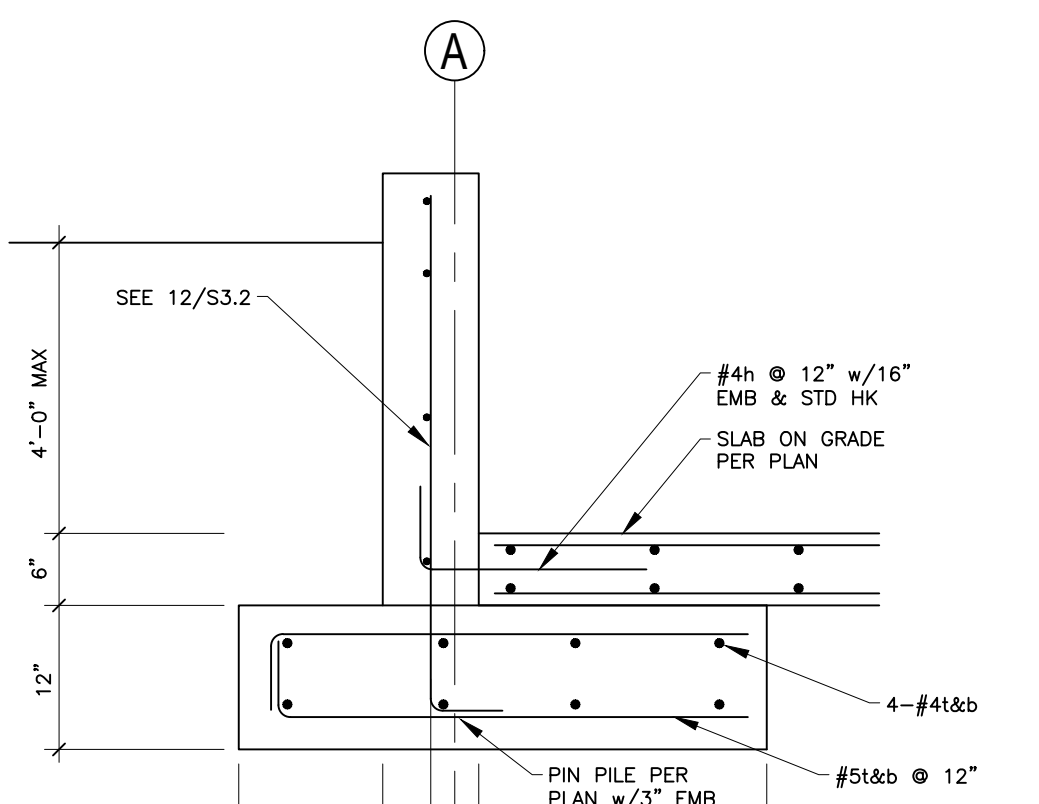
19 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



18 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



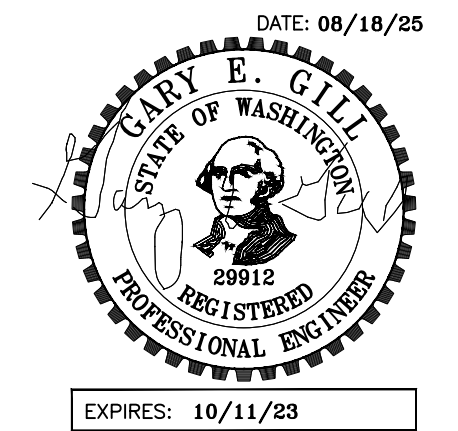
17 SECTION
 S3.2 SCALE: 3/4" = 1'-0"



16 SECTION
 S3.2 SCALE: 3/4" = 1'-0"

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

COPYRIGHT 2016 McLELLAN ARCHITECTS



PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025

DATE:
 18 AUG 2025

SHEET TITLE:
 FOUNDATION

DETAILS
 SHEET:

S3.2

GARY GILL, SE
 1125 NE 152nd STREET
 SHORELINE, WA 98155
 PH: 206-992-2728
 GILL26608@YAHOO.COM

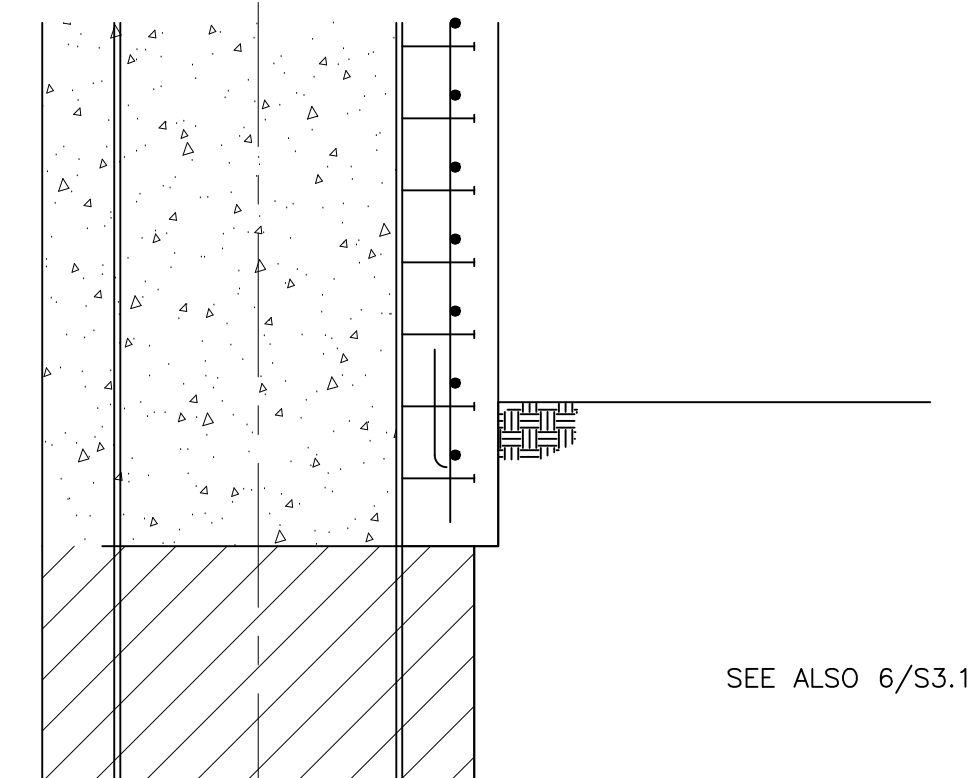
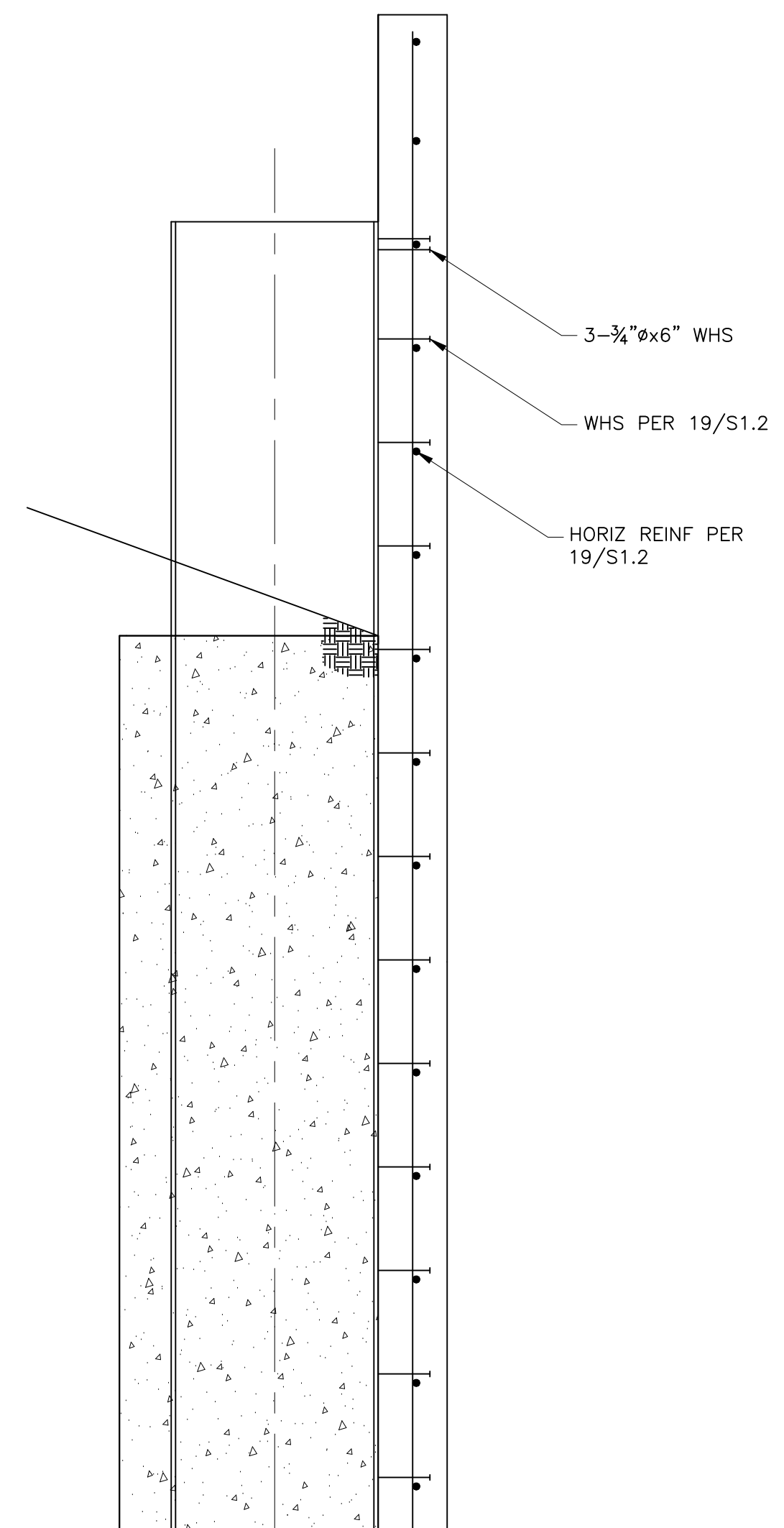
COPYRIGHT 2016 McCLELLAN ARCHITECTS



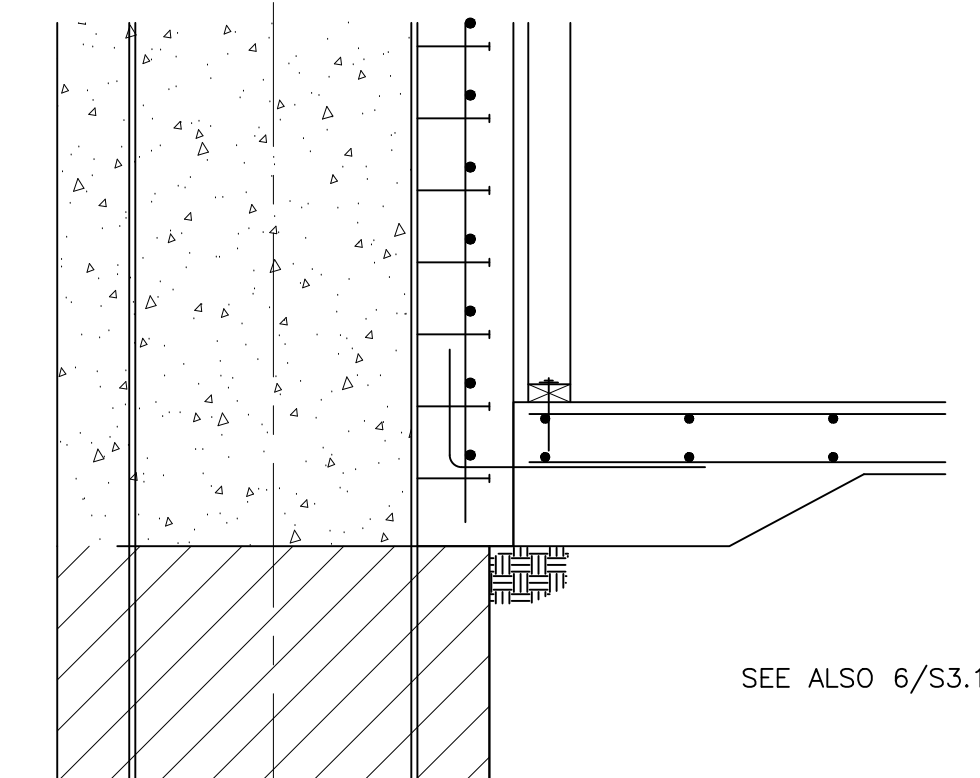
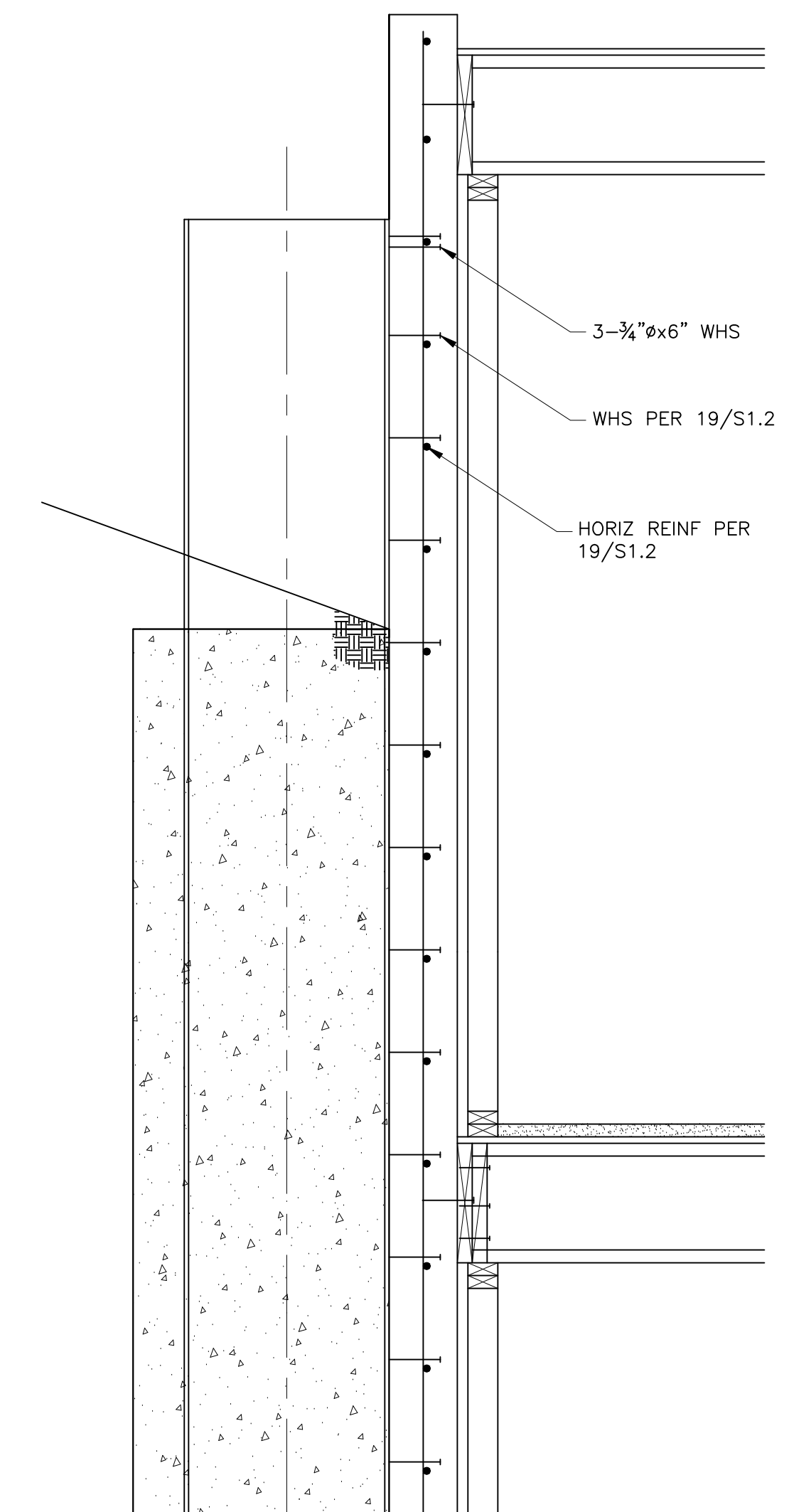
PROJECT:
 CHANCELLOR RESIDENCE
 4045 WEST MERCER WAY
 MERCER ISLAND, WA 98040

CLIENT:
 SCOTT CHANCELLOR
 7703 W MERCER WAY
 MERCER ISLAND, WA 98040

ISSUE:
 PERMIT SUBMITTAL 08/18/2025



17 SECTION
 S3.3 SCALE: 3/4" = 1'-0"



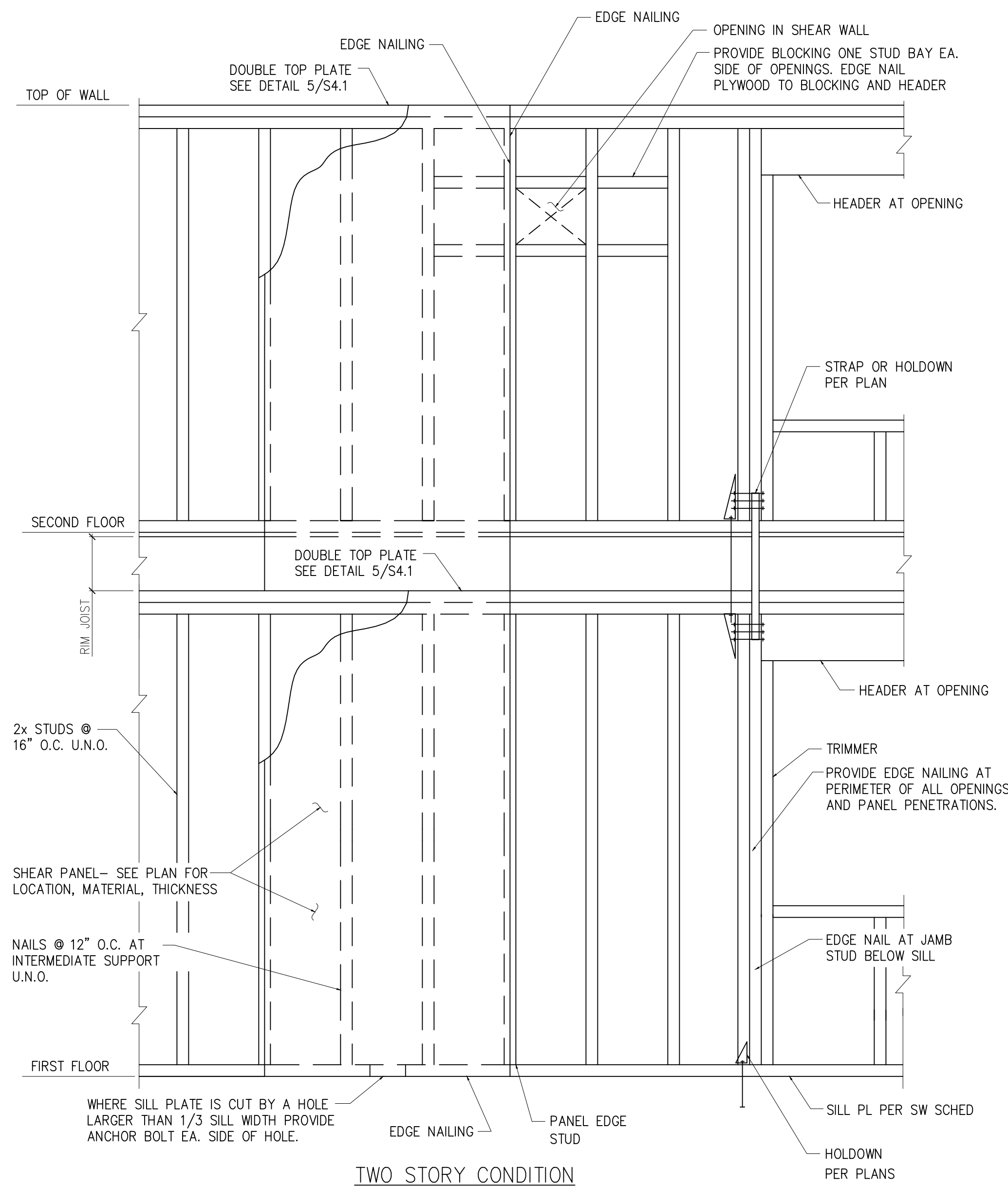
16 SECTION
 S3.3 SCALE: 3/4" = 1'-0"

DATE:
 18 AUG 2025

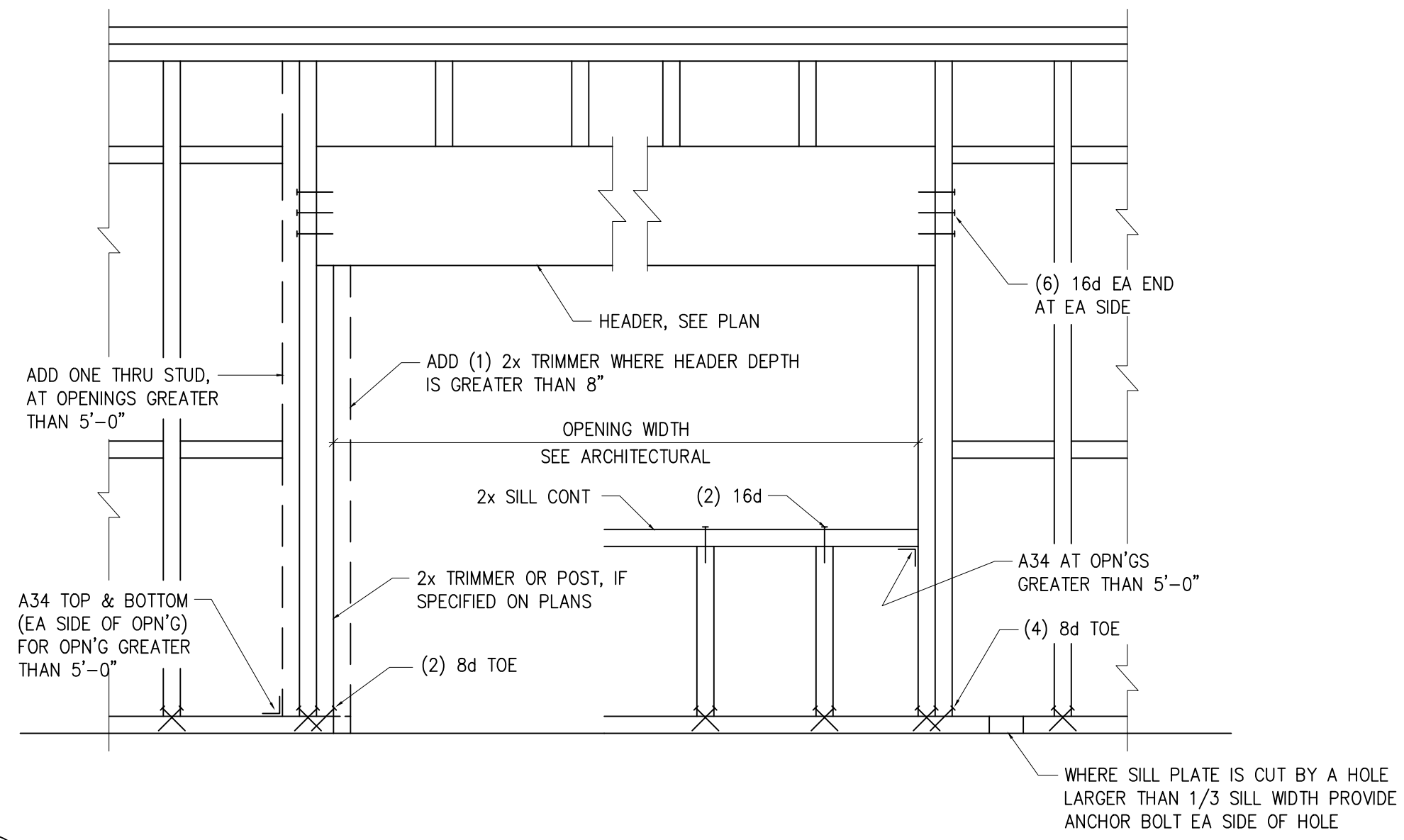
SHEET TITLE:
 FOUNDATION

DETAILS
 SHEET:

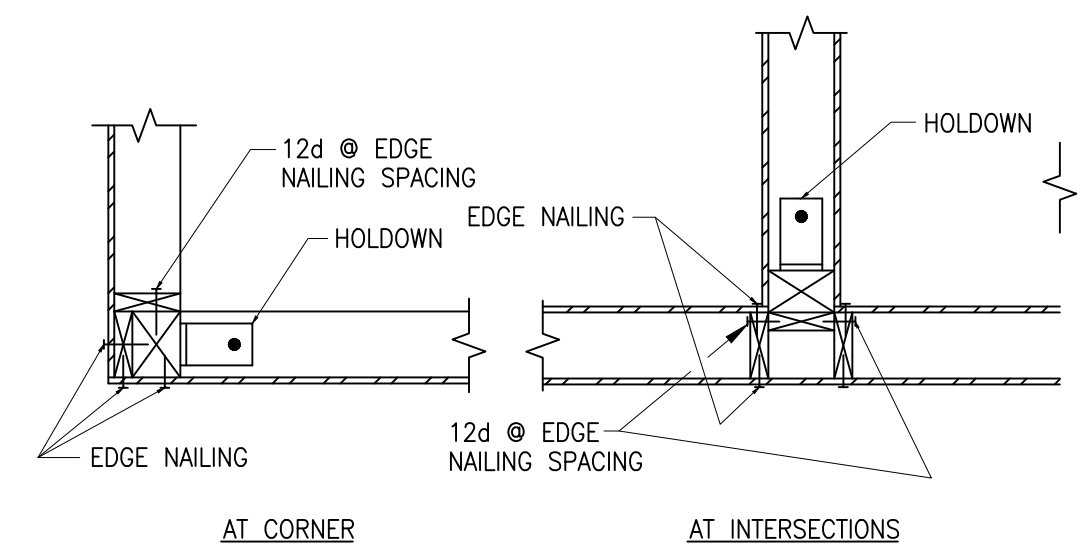
S3.3



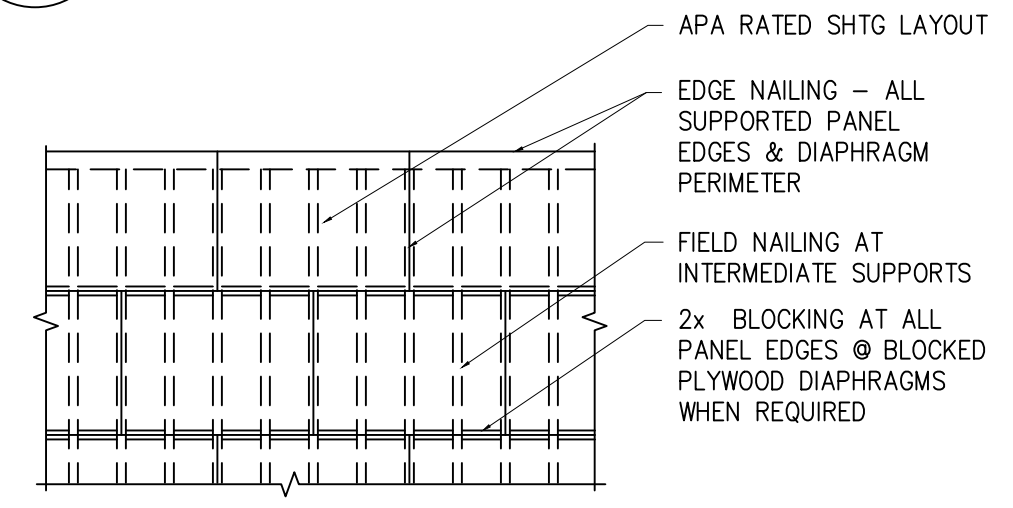
1 SHEAR WALL ELEVATION
S4.1 SCALE: 3/4" = 1'-0"



2 HEADER CONNECTION DETAIL
S4.1 SCALE: 3/4" = 1'-0"

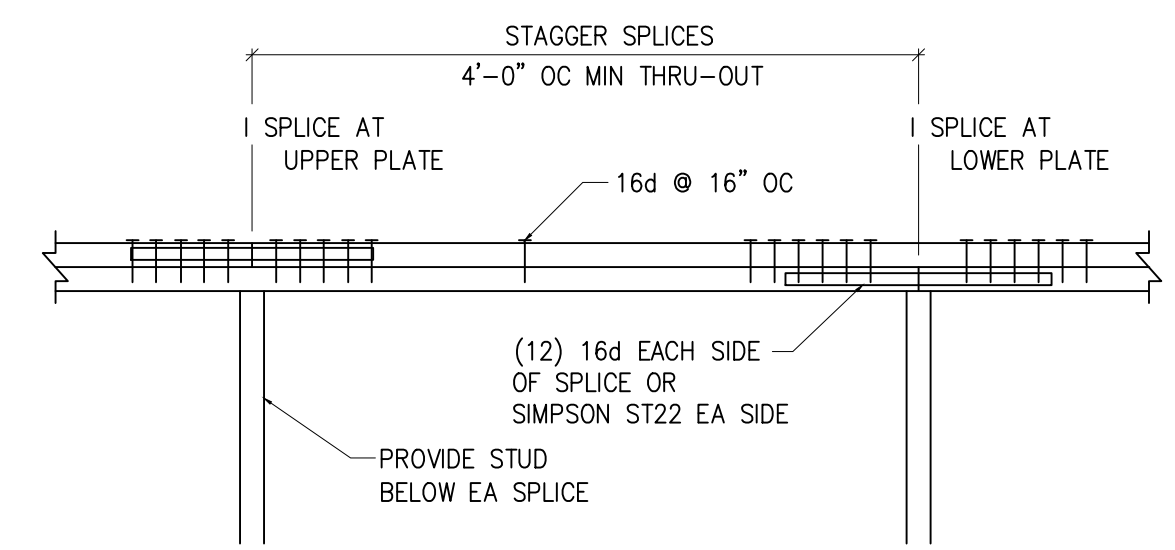


3 HOLD DOWN PLAN VIEWS
S4.1 SCALE: 3/4" = 1'-0"



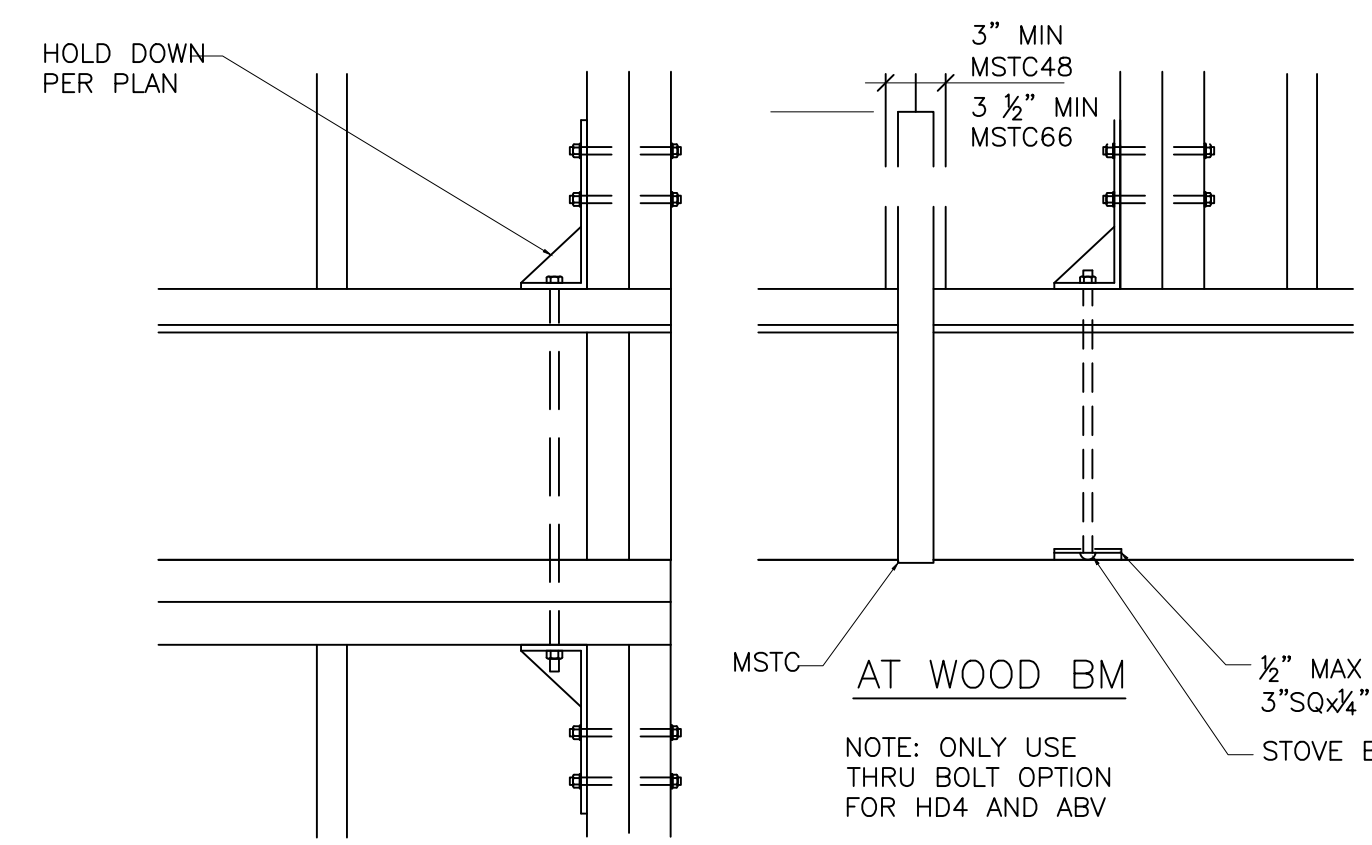
- NOTES:
1. MIN EDGE DISTANCE FOR NAILS SHALL BE 3/8".
 2. MIN SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".
 3. NAILS SHALL NOT BE OVERDRIVEN.
 4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.
 5. SEE PLANS FOR AREAS OF BLOCKED DIAPHRAGMS

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



ELEVATION

5 DBL TOP PLATE SPLICE
S4.1 SCALE: 3/4" = 1'-0"



6 HOLD DOWN DETAILS
S4.1 SCALE: 3/4" = 1'-0"

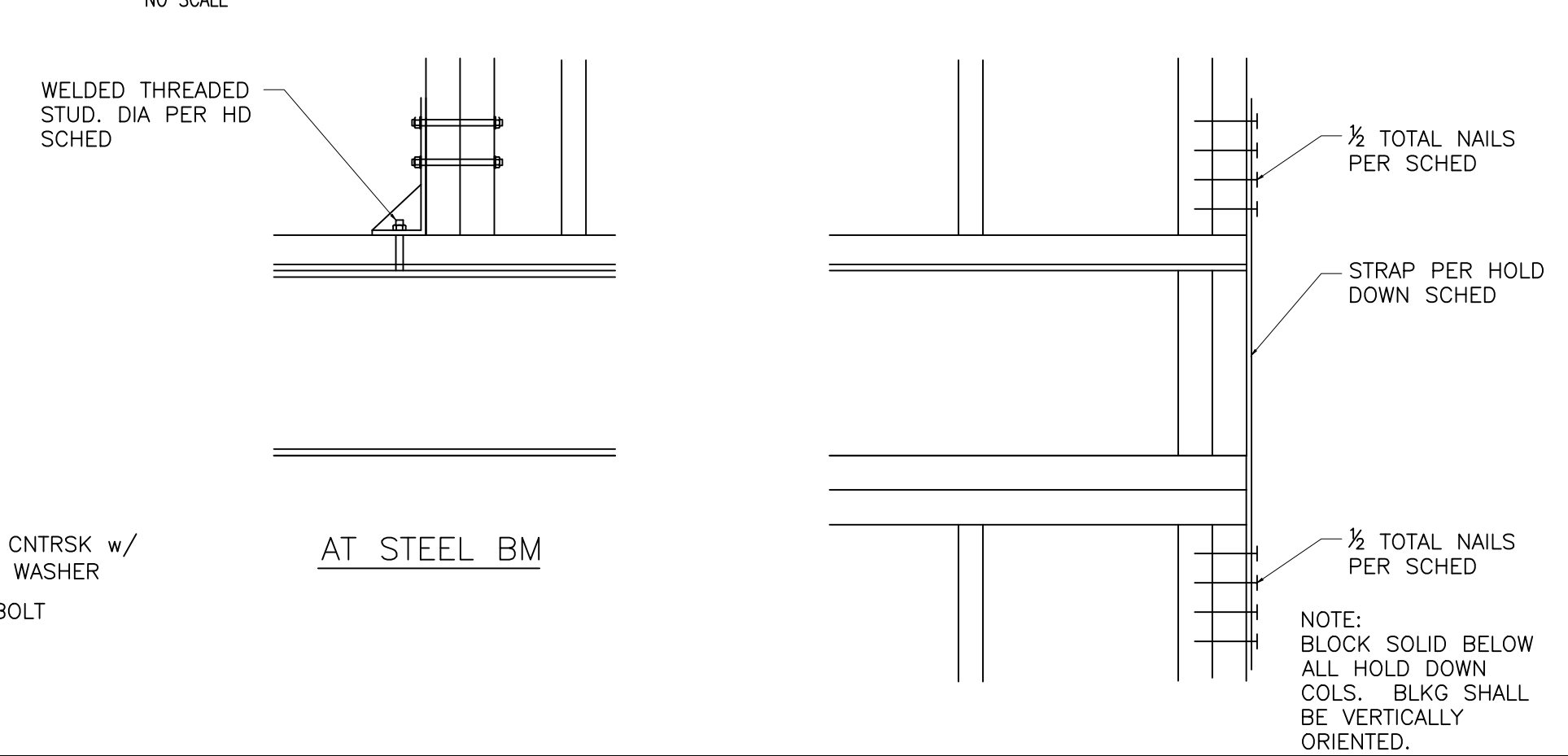
HOLD DOWN SCHEDULE					
MARK	HOLD DOWN	ANCHOR BOLTS	STUD FASTENERS	MIN POST REQUIRED	ALLOWABLE TENSION (lbs)
					DOUG-FIR
HD1	MSTI OR MSTC48B3 @ WD BM BEL	18--.148x1 1/2" EA END	18--.148x 1 1/2" EA END	(2) 2x	3808
HD2	HDU2--SDS2.5 OR MSTC48B3 @ WD BM BEL	5/8" @ MB FLR TO FLR SSB16L @ CONC WALL OR FTG	6--SDS 1/4"x2 1/2" @ HDU2 38--10d @ MSTC	(2) 2x	3075
HD3	HDU4--SDS2.5 OR MSTC66B3 @ WD BM BEL	5/8" @ MB FLR TO FLR SSB6x24 @ CONC WALL OR FTG	10--SDS 1/4"x2 1/2" @ HDU4 38--10d @ MSTC	(2) 2x	4565
HD4	HDU5--SDS2.5	5/8" @ MB FLR TO FLR SSB6x24 @ CONC WALL OR FTG	20--SDS 1/4"x2 1/2"	(2)2x6	5645
HD5	HDU8--SDS2.5	7/8" @ MB FLR TO FLR SSB7x24 @ CONC WALL 5/8" @ AB w/7"SQx4" EMB PL @ GR BM	20--SDS 1/4"x2 1/2"	4x6	6970
HD6	HDU14--SDS2.5	SB1x30	36--SDS 1/4"x2 1/2"	6x6	14445

- HOLD DOWN NOTES:
1. HOLD DOWNS ARE REQUIRED AS SHOWN ON THE FRAMING PLANS.
 2. AT CORNERS COMMON TO TWO SHEAR WALLS USE THE LARGER OF THE HOLD DOWNS ONLY.
 3. ALL HOLD DOWN COLUMNS SHALL BE DF.
 4. HOLD DOWN ANCHOR BOLTS THAT OCCUR ABOVE A WF BEAM SHALL BE WELDED DIRECTLY TO THE WF BEAM BELOW SO THAT THE FULL CAPACITY OF THE ANCHOR BOLT IS DEVELOPED.
 5. ALL HOLD DOWNS SHALL BE CONNECTED TO POSTS BELOW OR A BEAM BELOW. SEE 6/- FOR DETAILS.
 6. ALL CALLOUTS REFER TO SIMPSON STRONGTIE PRODUCTS. OTHER MANUFACTURED HOLD DOWNS MAY BE SUBSTITUTED PROVIDED THAT TESTING DATA IS PROVIDED TO VERIFY THAT THE VALUES LISTED WILL BE MET OR EXCEEDED.

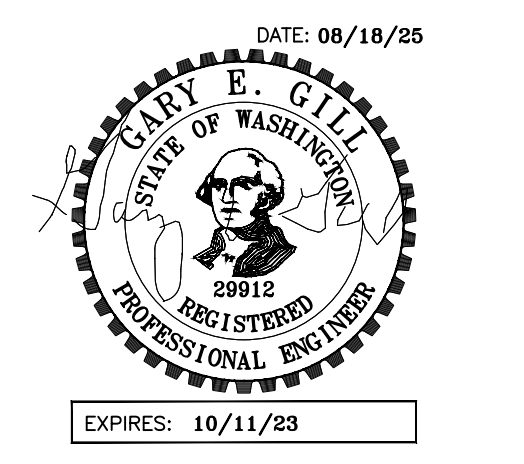
SHEAR WALL SCHEDULE								
MARK	APA RATED SHEATHING	NAILING AT PANEL EDGES	PANEL EDGE STUD AND BLKG	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE	DF BOTTOM PLATE ATTACHMENT TO WOOD BELOW	PT DF SILL PLATE ATTACHMENT		CAPACITY (plf)
						ANCHOR BOLT	SILL	
SW1	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 6" OC	2X	A35 @ 16" OC	(2) 16d @ 16" OC OR 5/8" LAG SCREWS @ 32" OC	3/4" @ 48" OC OR @ MTL DK 0.177 @ PAF @ 6"	2X MIN	310
SW2	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 4" OC	3X MIN	A34 AND LTP4 @ 16" OC	(2) 16d @ 8" OC OR 5/8" LAG SCREWS @ 16" OC	3/4" @ 24" OC	3X MIN	460
SW3	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 3" OC	3X MIN	A35 AND LTP4 @ 16" OC	5/8" LAG SCREWS @ 12" OC	3/4" @ 18" OC	3X MIN	600
SW4	15/32" PLYWOOD SHEATHING, ONE SIDE	10d @ 2" OC	3X MIN	A35 AND LTP4 @ 16" OC	5/8" LAG SCREWS @ 8" OC	3/4" @ 12" OC	3X MIN	770
SW5	15/32" PLYWOOD SHEATHING, TWO SIDES	10d @ 3" OC	3X MIN	A35 AND LTP4 @ 8" OC	5/8" LAG SCREWS @ 4" OC	3/4" @ 8" OC	3X MIN	1200
SW6	15/32" PLYWOOD SHEATHING, TWO SIDES	10d @ 2" OC	3X MIN	HSLQ312--SDS2.5 @ 24" OC	3/4" LAG SCREWS @ 4" OC	3/4" @ 6" OC	3X MIN	1740

- SHEAR WALL NOTES:
1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.
 2. WHERE SHEATHING IS APPLIED ON BOTH FACES OF WALL, PANEL JOINTS SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
 3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 4. PROVIDE SHEARWALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF WALLS INDICATED ON PLAN.
 5. INTERMEDIATE FRAMING TO BE WITH 2X MINIMUM MEMBERS. FIELD NAILING @ 12" OC.
 6. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
 7. WHERE BOTTOM PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL, ATTACH PER DETAILS.
 8. ALL SHEAR WALL FRAMING TO BE DF. NO OTHER SPECIES ALLOWED.

SHEAR WALL & HOLD DOWN SCHEDULES
NO SCALE



GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

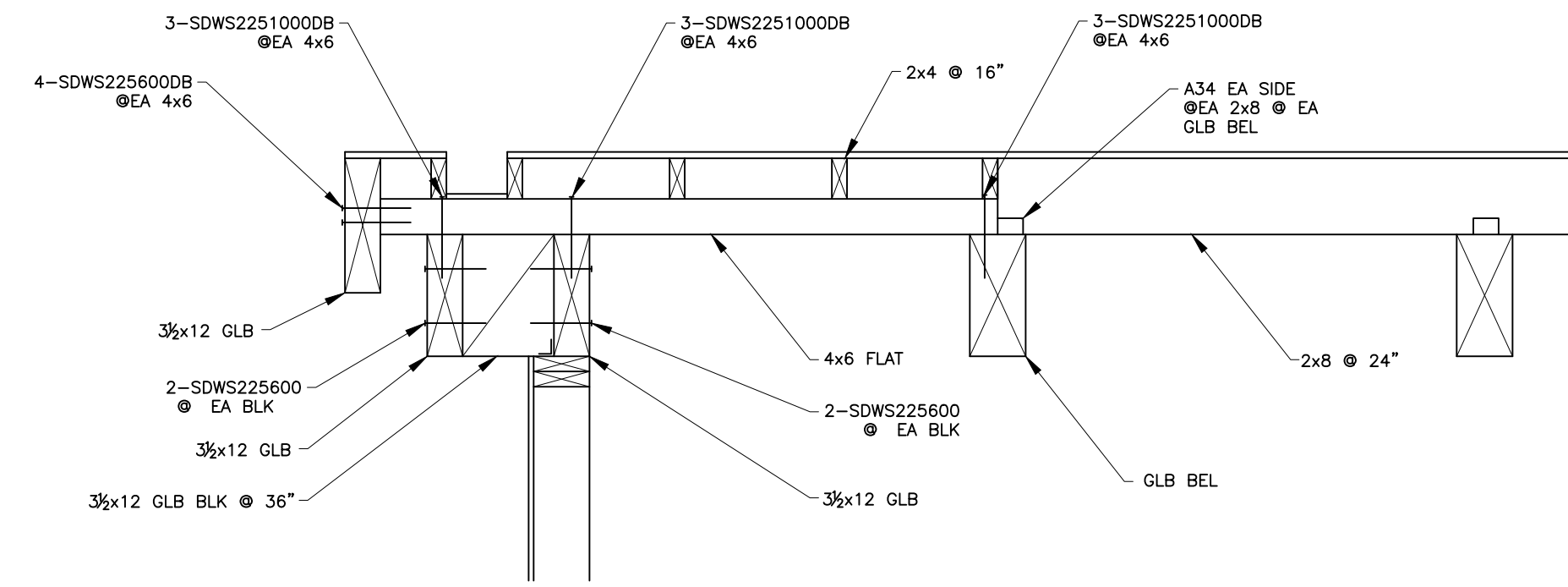
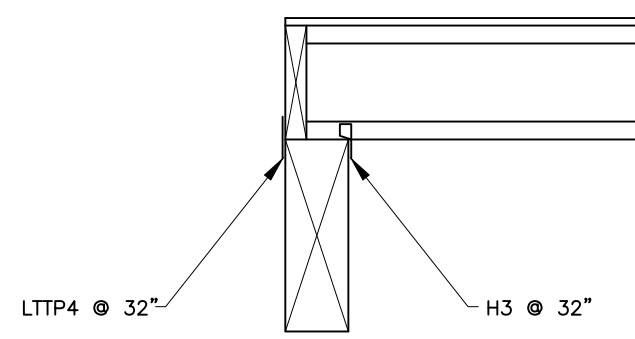
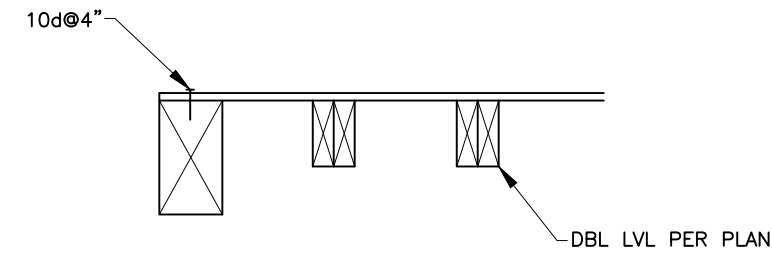
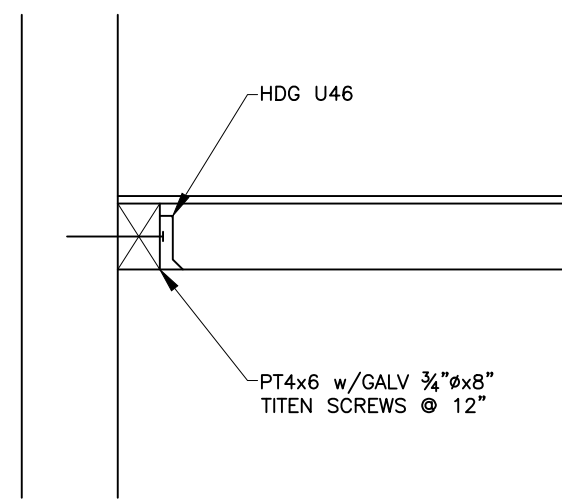
ISSUE:
PERMIT SUBMITTAL 08/18/2025

DATE:
18 AUG 2025

SHEET TITLE:
TYP FRAMING

DETAILS
SHEET:

S4.1

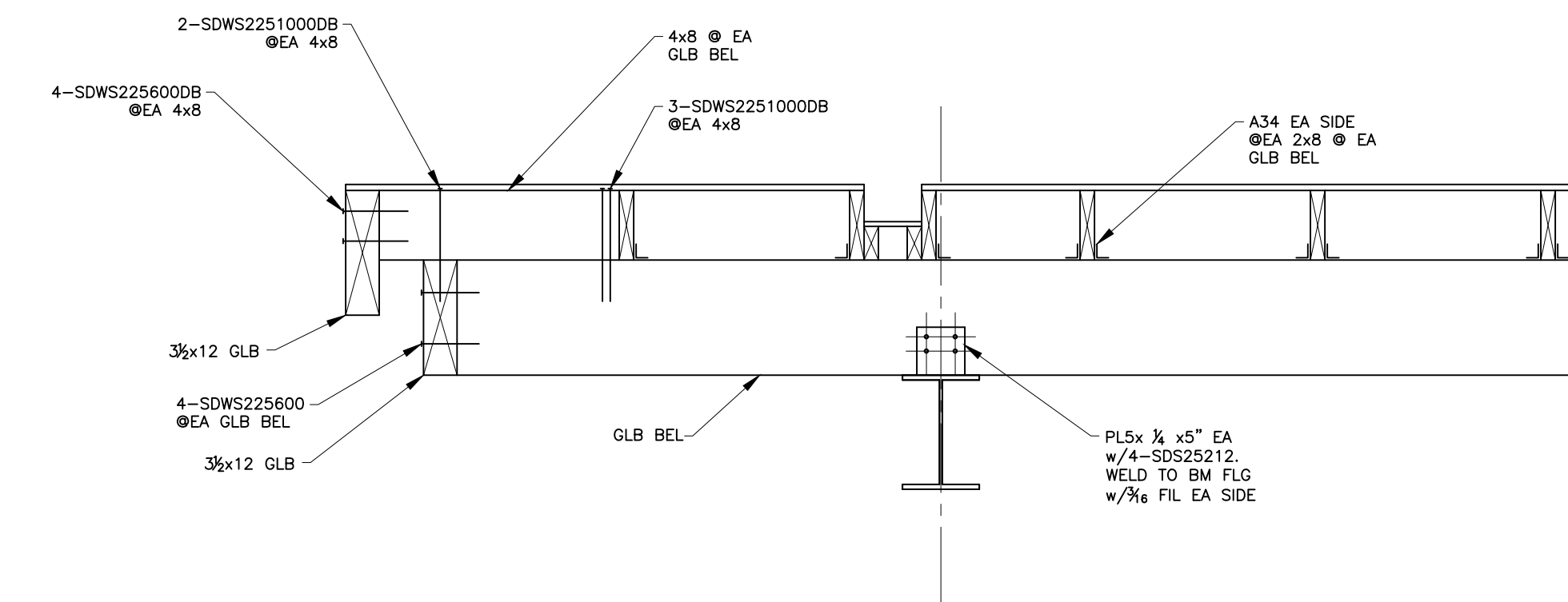
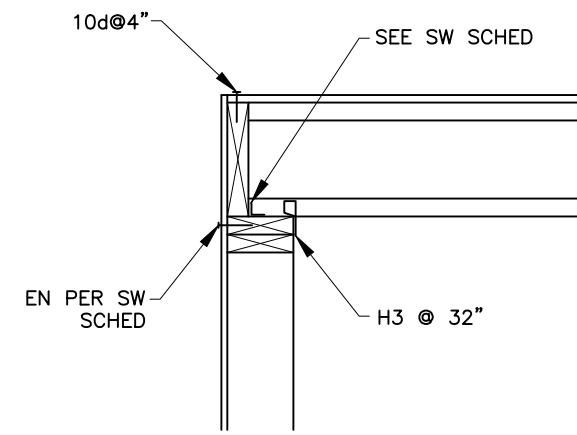


5 SECTION
S4.2 SCALE: 3/4" = 1'-0"

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

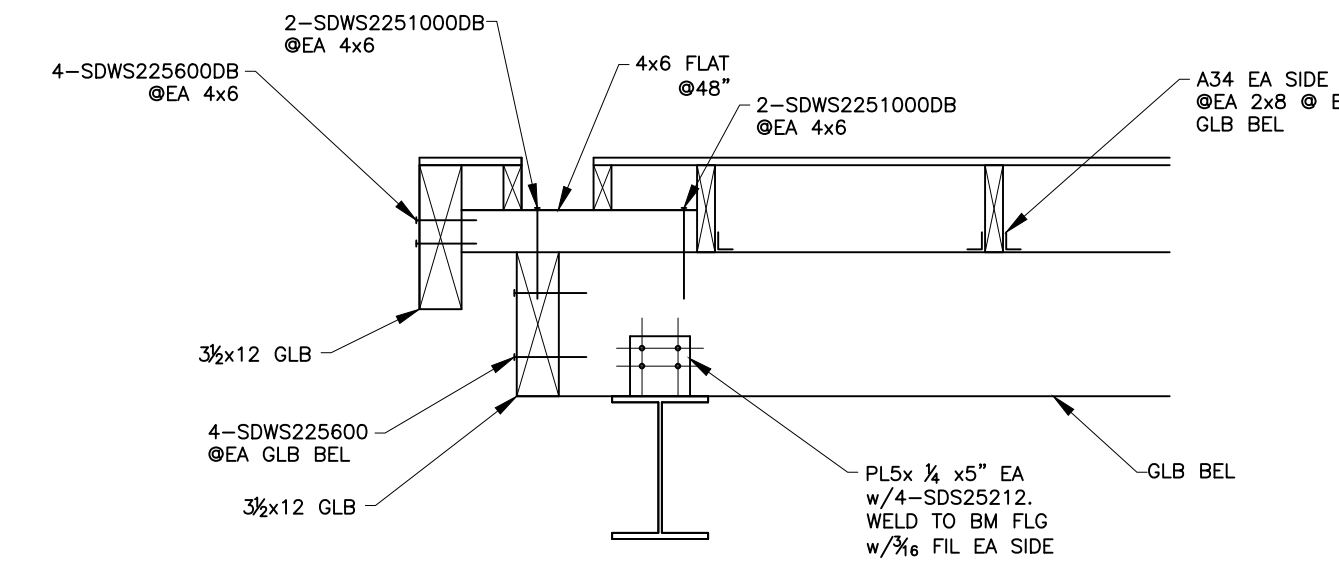
3 SECTION
S4.2 SCALE: 3/4" = 1'-0"

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

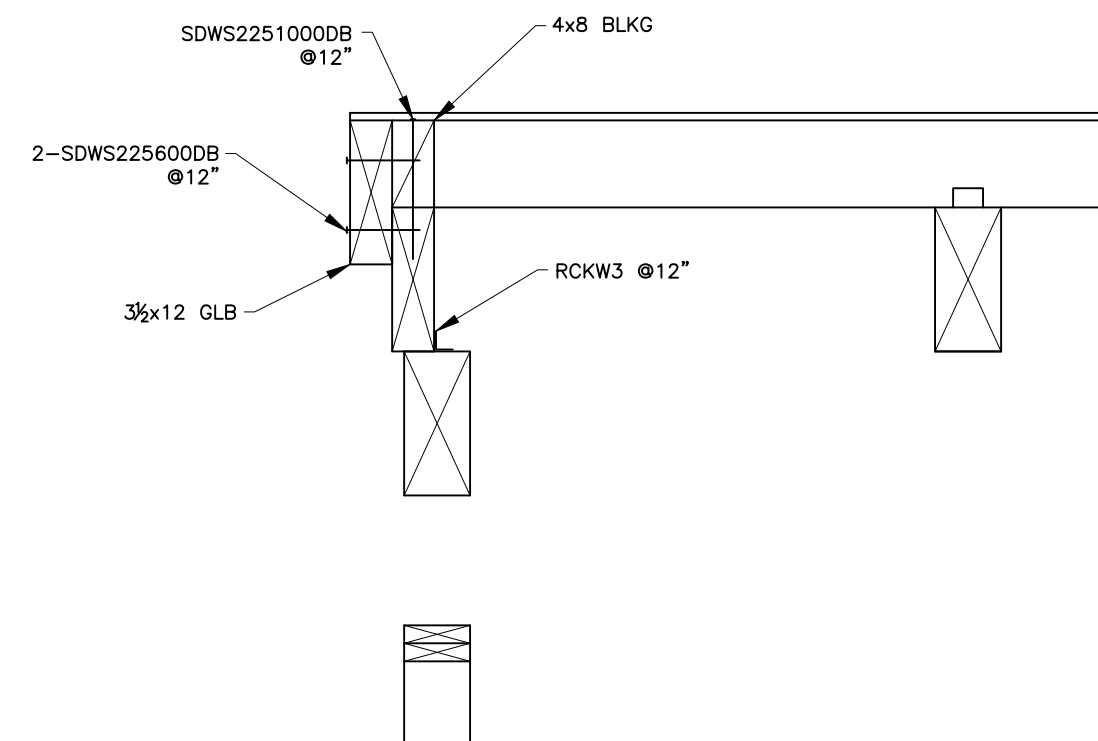


8 SECTION
S4.2 SCALE: 3/4" = 1'-0"

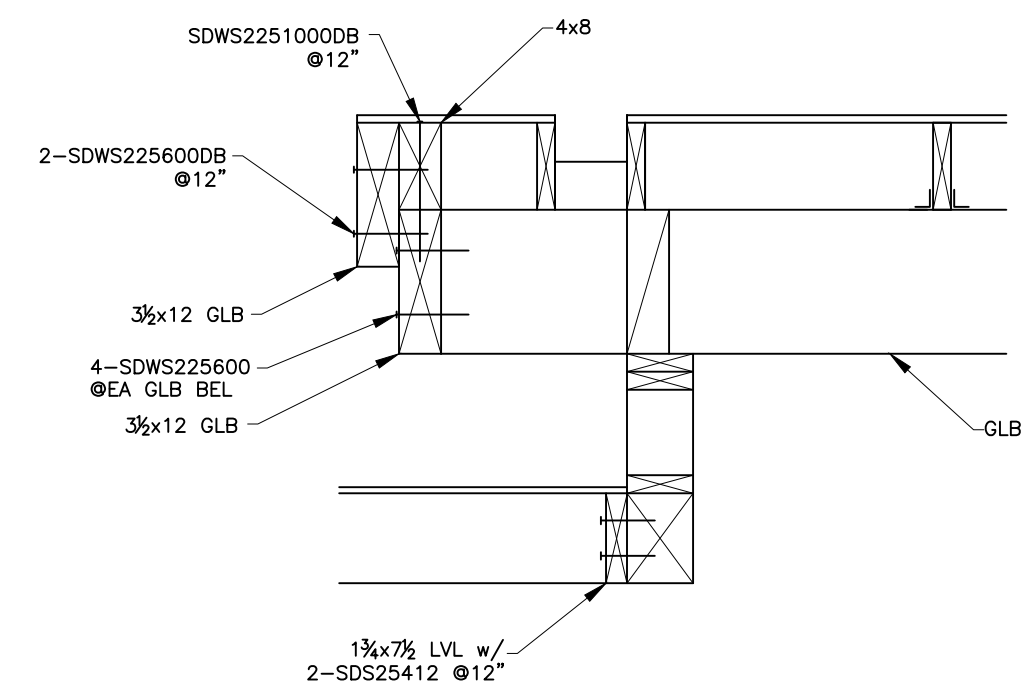
7 SECTION
S4.2 SCALE: 3/4" = 1'-0"



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



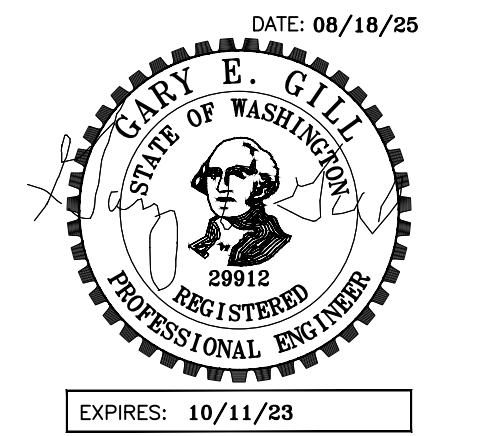
18 SECTION
S4.2 SCALE: 3/4" = 1'-0"



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

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

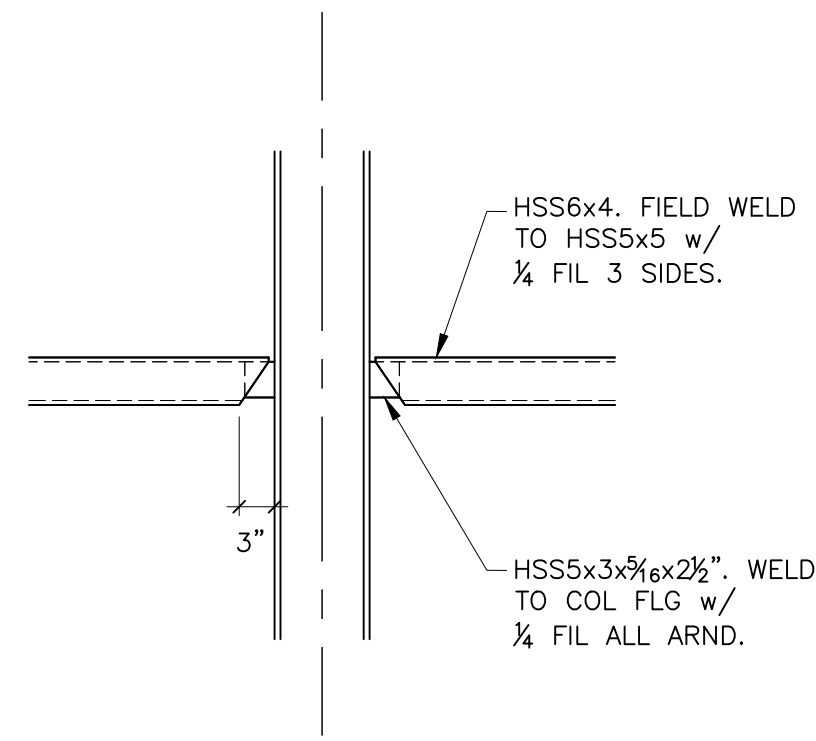
ISSUE:
PERMIT SUBMITTAL 08/18/2025

DATE:
18 AUG 2025

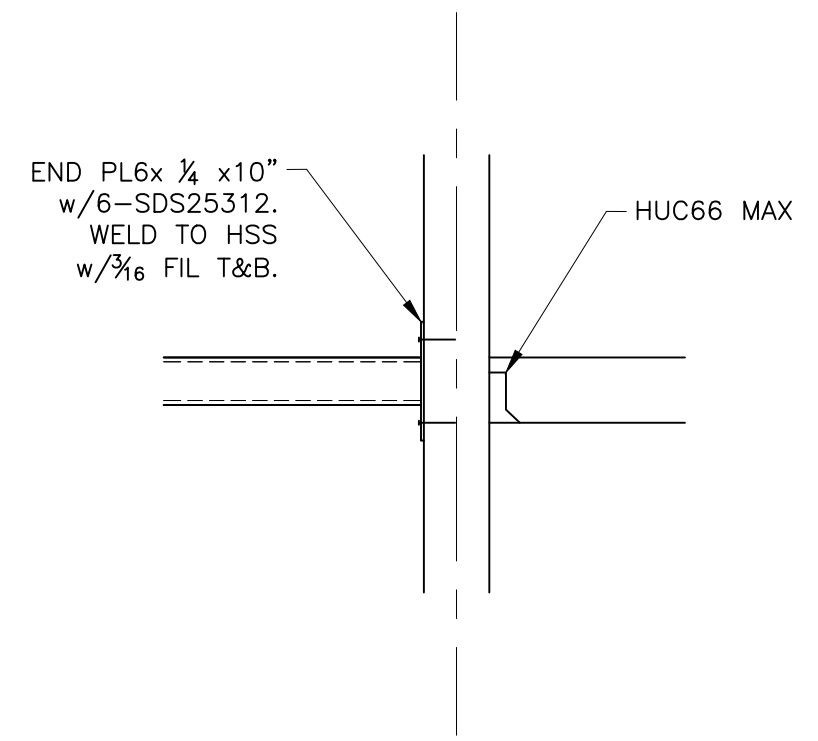
SHEET TITLE:
FRAMING

SECTIONS
SHEET:

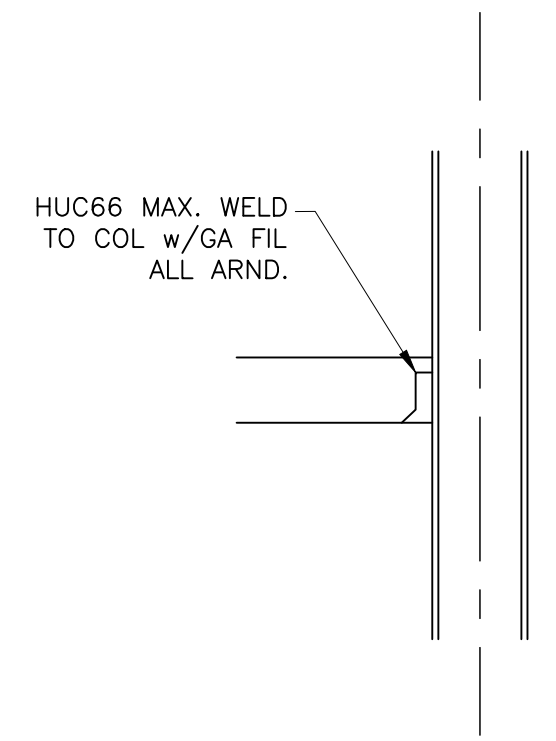
S4.2



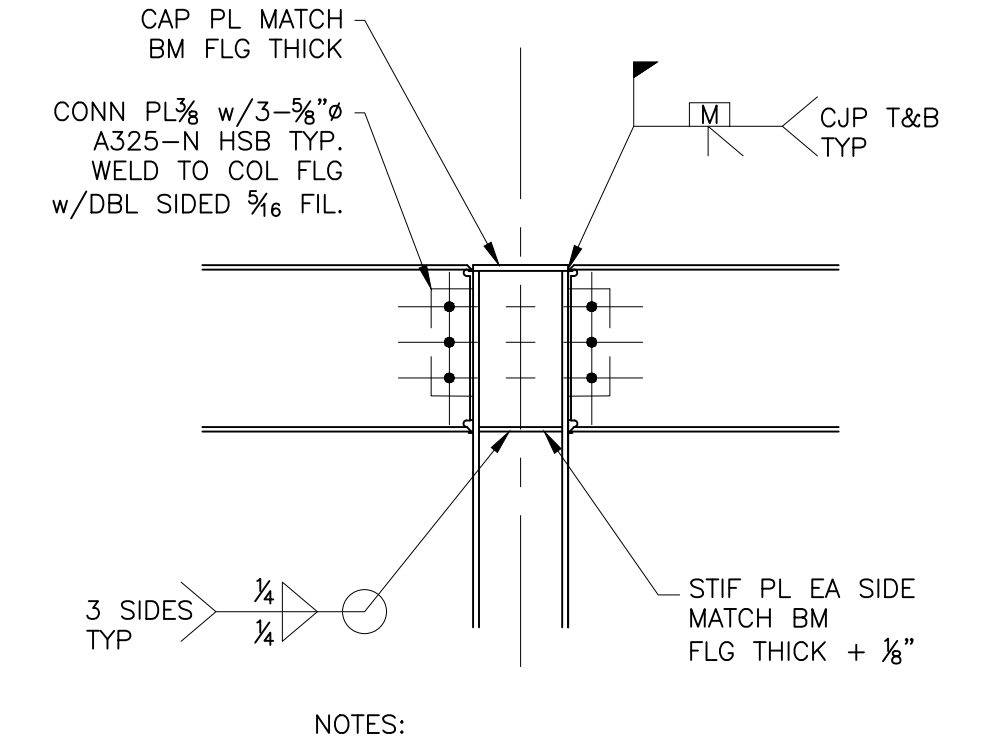
5 SECTION
S4.3 SCALE: 3/4" = 1'-0"



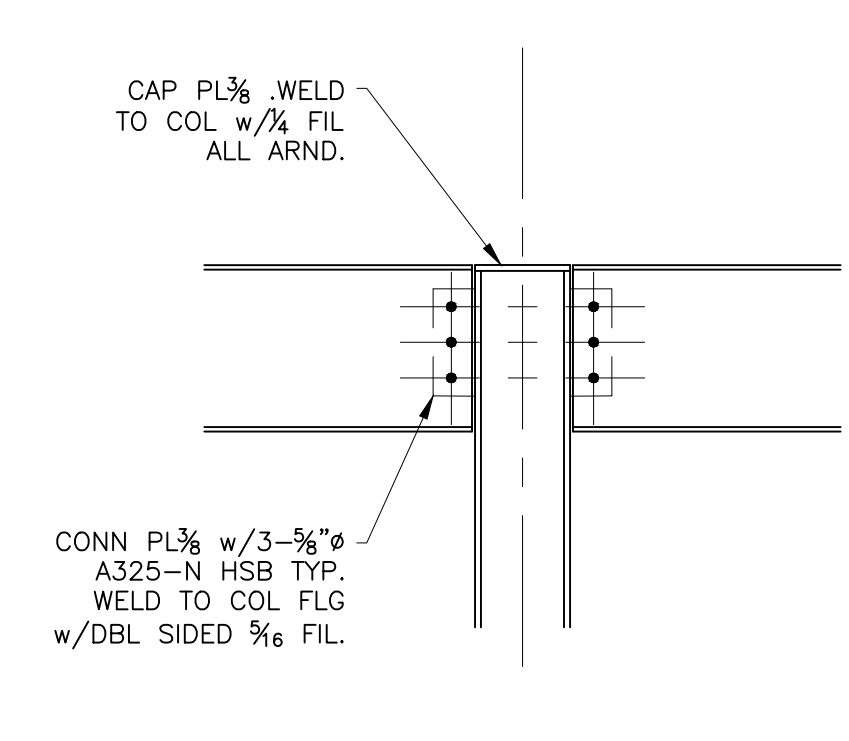
4 SECTION
S4.3 SCALE: 3/4" = 1'-0"



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



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



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

NOTES:
1. FIELD WELDING SHALL RECEIVE PERIODIC SPECIAL INSPECTION.

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS

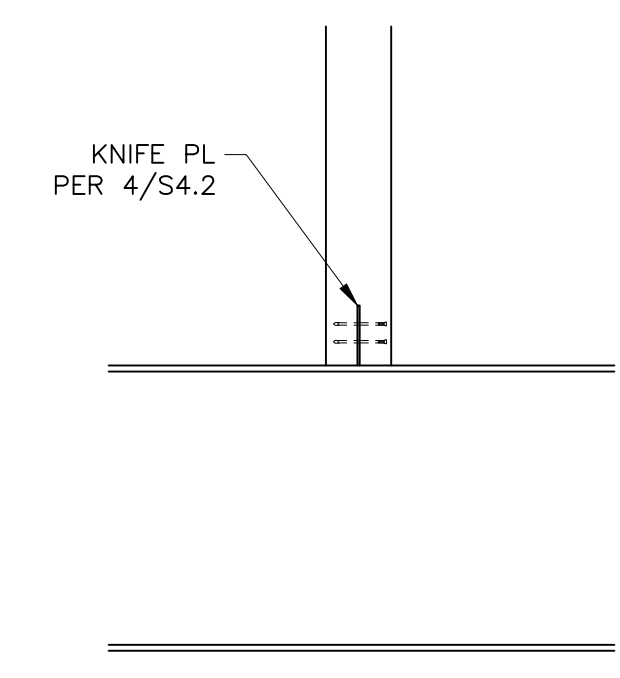
DATE: 08/18/25

EXPIRES: 10/11/23

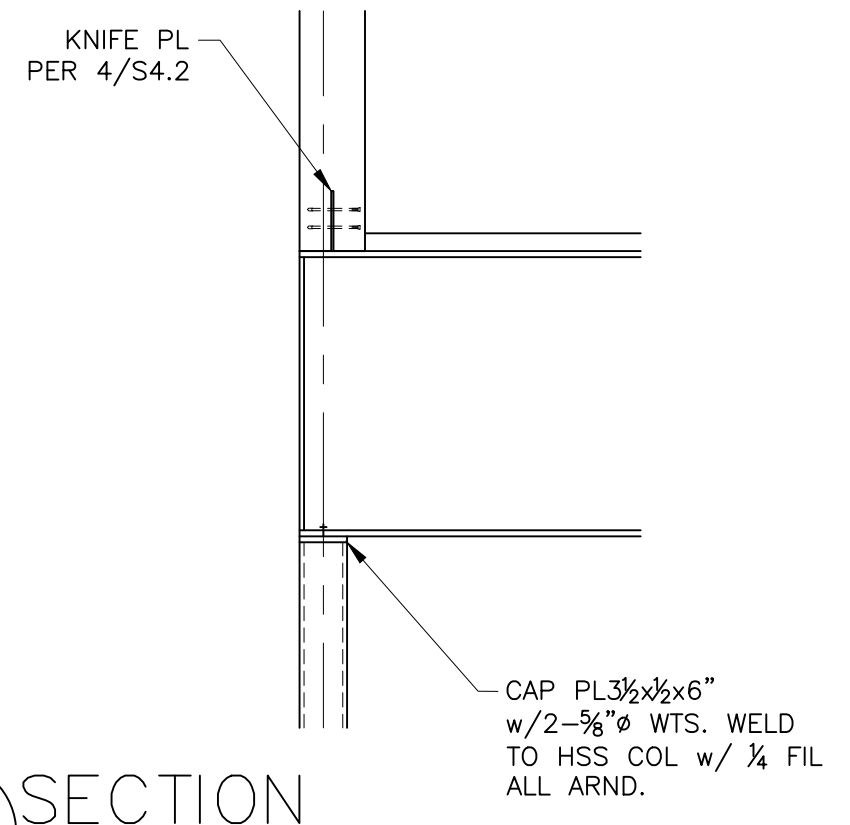
PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

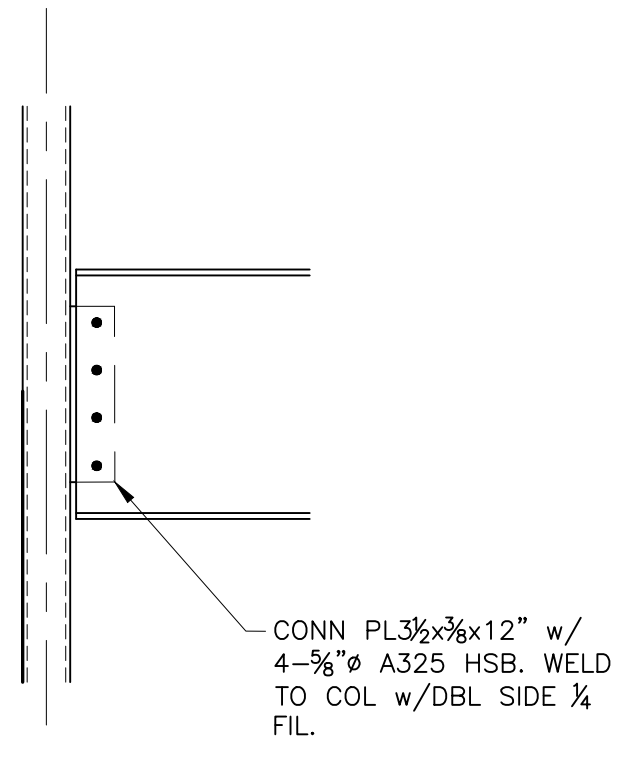
ISSUE:
PERMIT SUBMITTAL 08/18/2025



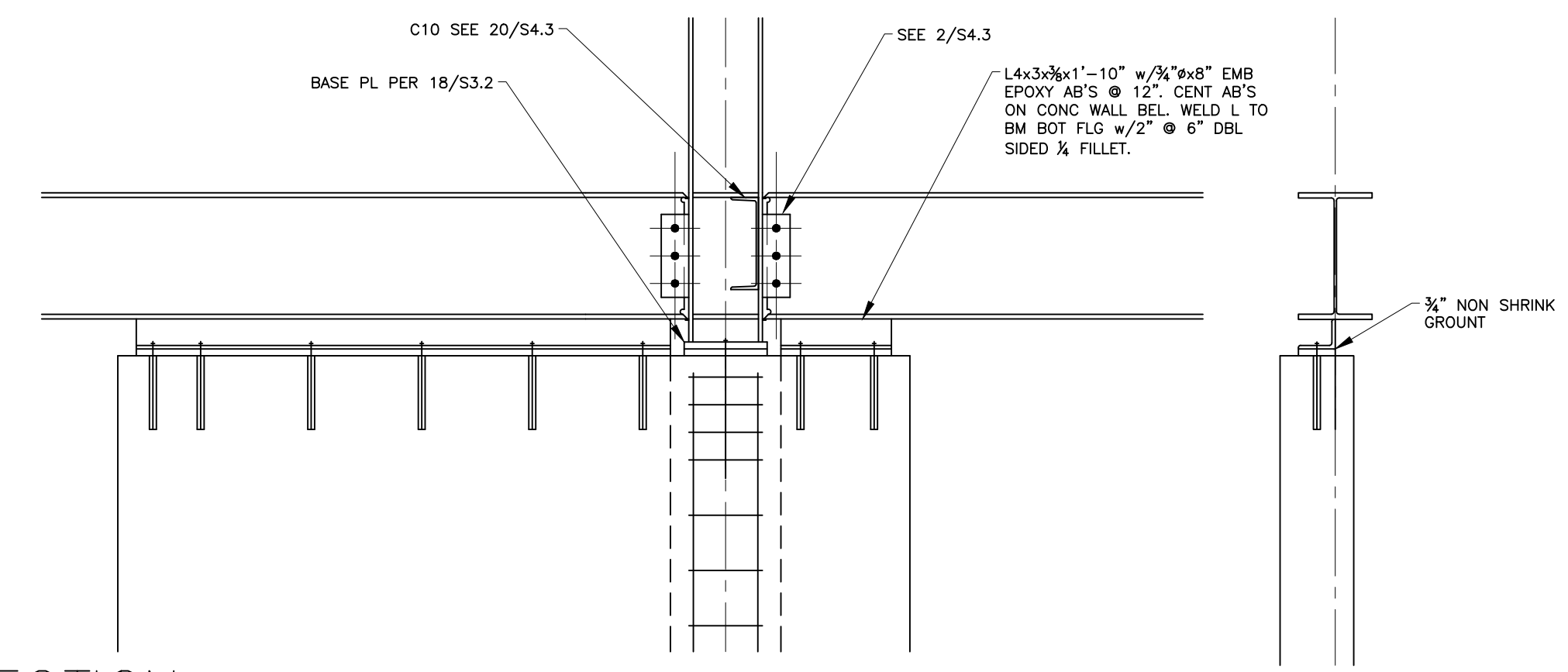
10 SECTION
S4.3 SCALE: 3/4" = 1'-0"



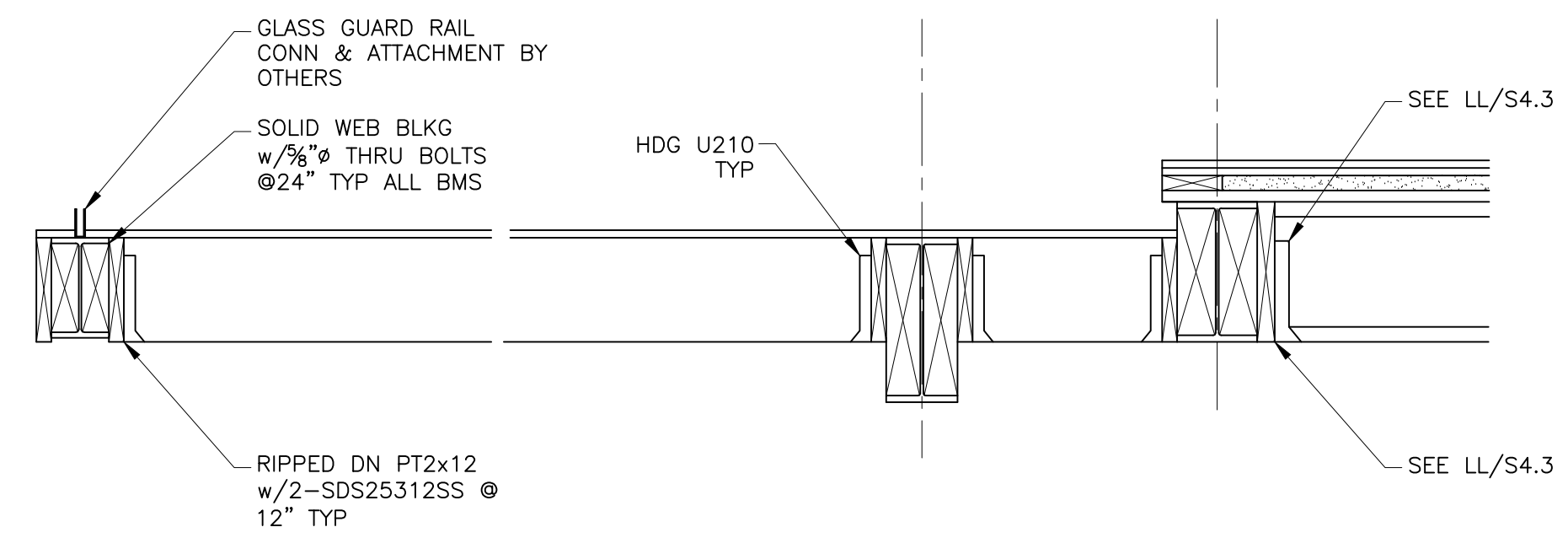
9 SECTION
S4.3 SCALE: 3/4" = 1'-0"



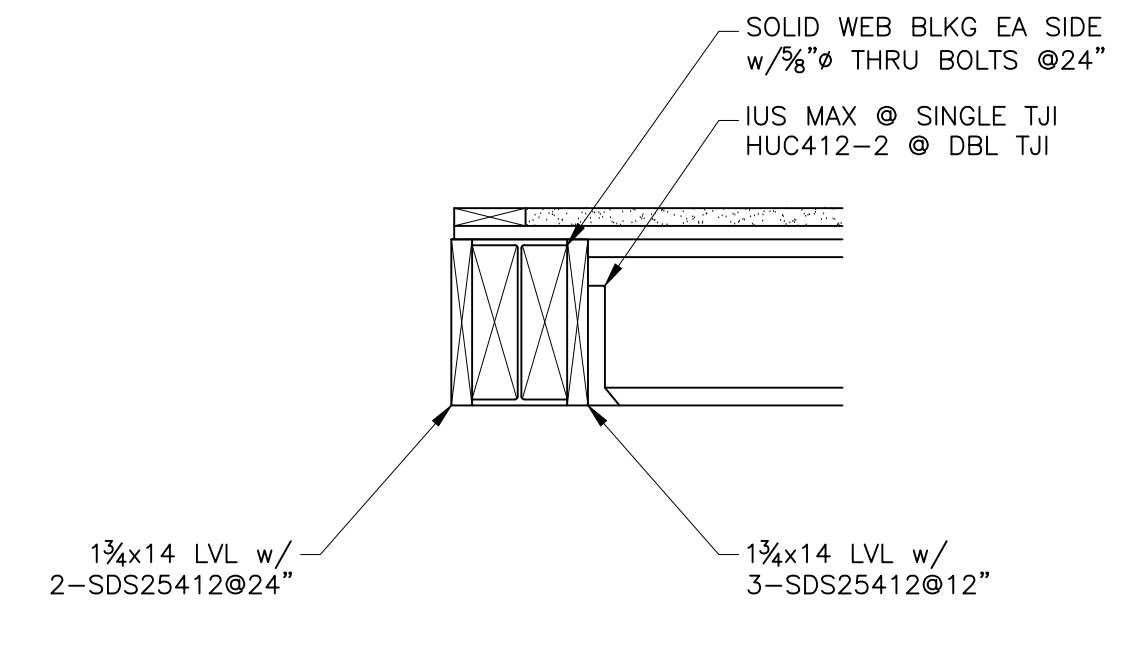
8 SECTION
S4.3 SCALE: 3/4" = 1'-0"



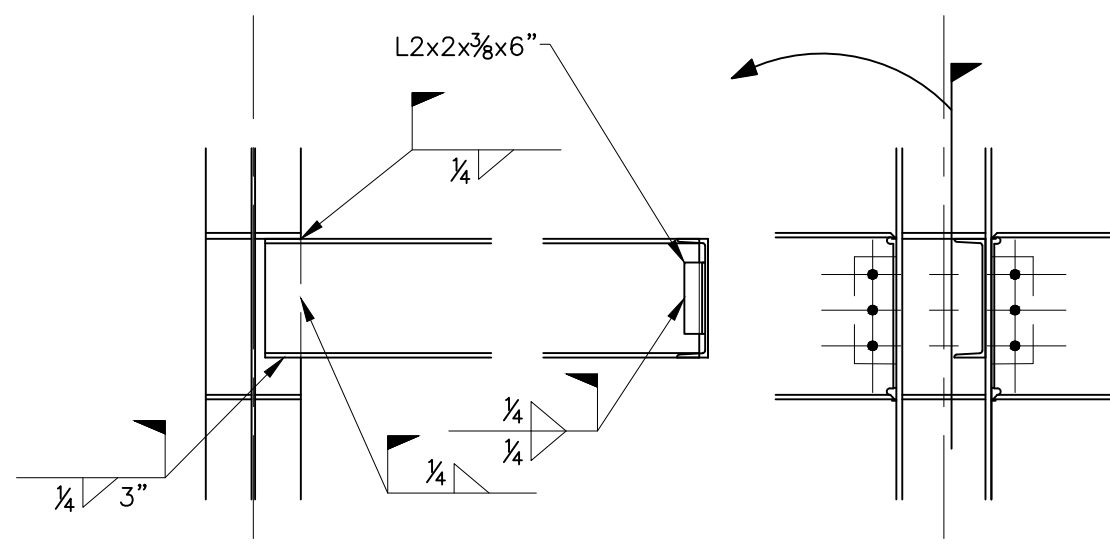
15 SECTION
S4.3 SCALE: 3/4" = 1'-0"



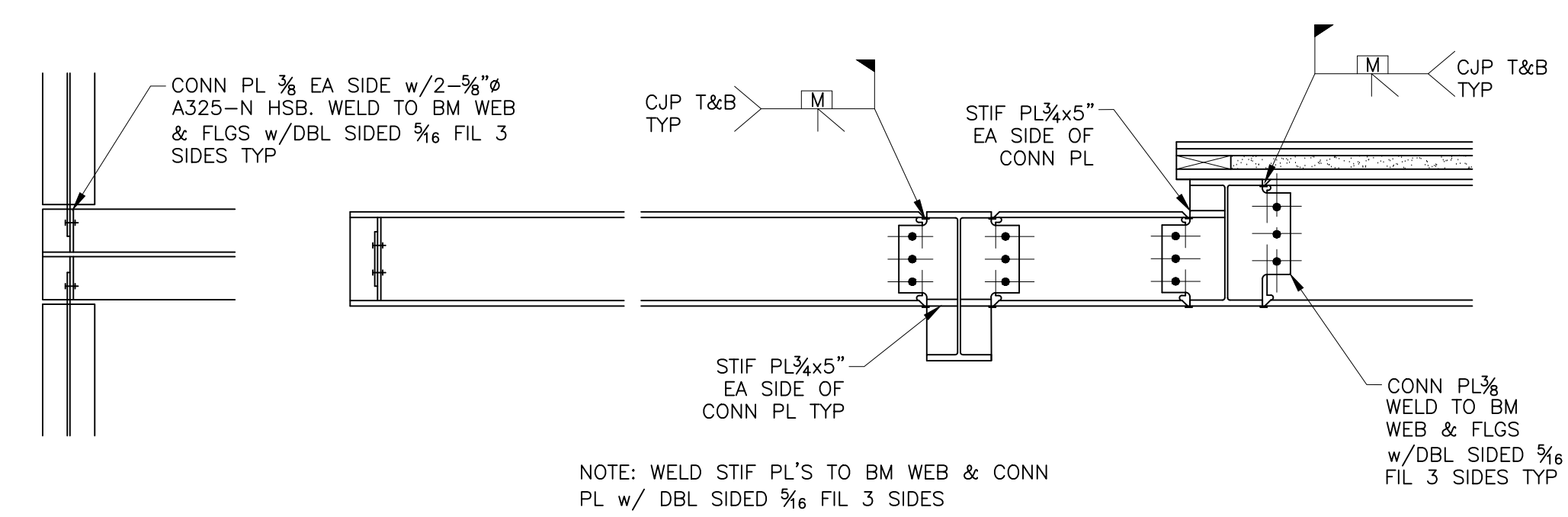
13 SECTION
S4.3 SCALE: 3/4" = 1'-0"



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



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



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

NOTE: WELD STIF PL'S TO BM WEB & CONN PL w/ DBL SIDED 3/16 FIL 3 SIDES

DATE:
18 AUG 2025

SHEET TITLE:
FRAMING

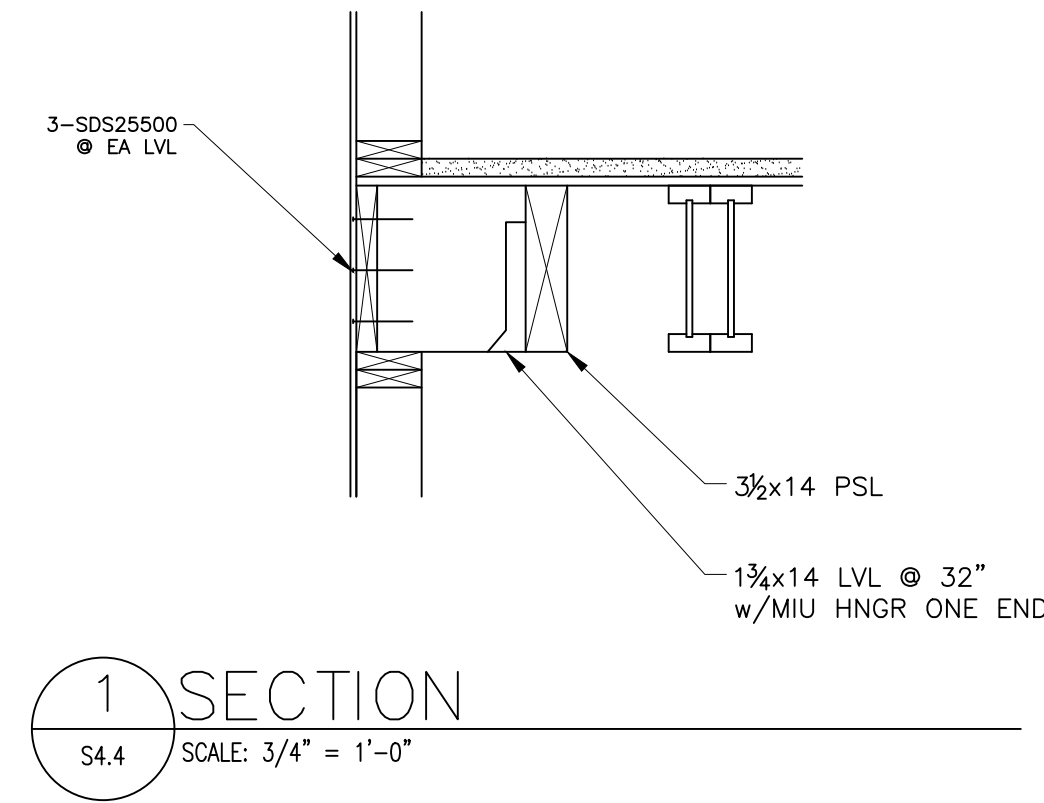
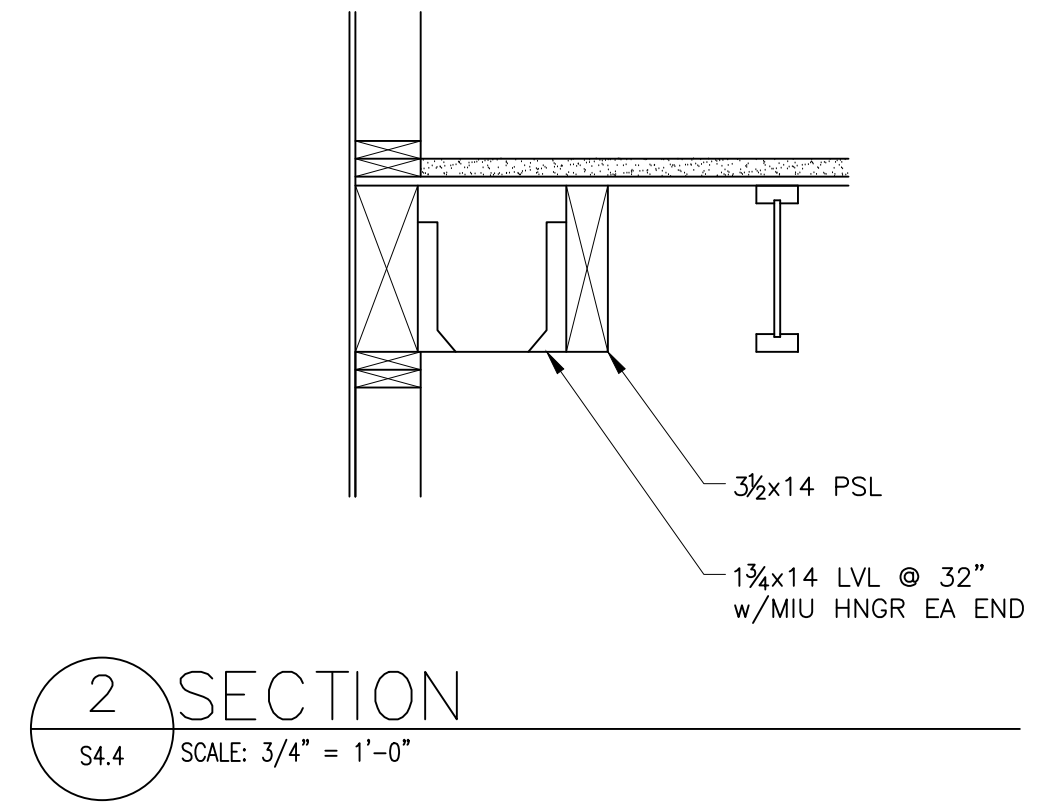
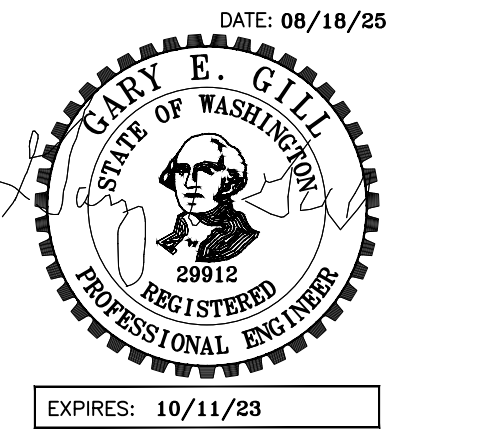
SECTIONS

SHEET:

S4.3

GARY GILL, SE
1125 NE 152nd STREET
SHORELINE, WA 98155
PH: 206-992-2728
GILL26608@YAHOO.COM

COPYRIGHT 2016 McCLELLAN ARCHITECTS



PROJECT:
CHANCELLOR RESIDENCE
4045 WEST MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
SCOTT CHANCELLOR
7703 W MERCER WAY
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMITTAL 08/18/2025

DATE:
18 AUG 2025

SHEET TITLE:
FRAMING

SECTIONS
SHEET:

S4.4