A PORTION OF THE NE 1/4, OF THE NW 1/4, OF SECTION 13, TOWNSHIP 24 N., RANGE 4 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON

4001 WEST MERCER WAY SHORT PLAT

4001 West Mercer Way
Mercer Island, Washington

Land Use File #: SUB21-002

VICINITY MAP

PROJECT DATA:
SITE ADDRESS: 4001 West Mercer Way
Mercer Island, WA 98040
ZONING DESIGNATION: R-15
GROSS PROPERTY AREA: 31,500 SQUARE FEET
KING COUNTY PARCEL #: 362350-0365

CONTACT INFORMATION

OWNER:
ANGIULI PACIFIC RESIDENCE TRUST;
JJW PROPERTIES, LLC;
AW PROPERTY GROUP, LLC as Tenant's in Common
ATTN: MARK WISCHMAN
P.O. BOX 500
MERCER ISLAND, WASHINGTON 98040
OFFICE NUMBER: 206-232-5556
EMAIL: mark@wischmanmgt.com

ENGINEER:
OFFE ENGINEERS, PLLC
ATTN: DARRELL OFFE, PE
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
OFFICE NUMBER: 425-260-3412
EMAIL: darrell.offe@comcast.net

SURVEYOR:
HANSEN SURVEYING & CONSULTING
ATTN: PETER CLOE
4227 SOUTH MERIDIAN, SUITE C-445
PUYALLUP, WASHINGTON 98373
OFFICE NUMBER: 425-235-8440
EMAIL: hansensurvey@comcast.net

ARBORIST:
SUPERIOR NW ENTERPRISES
ATTN: ANTHONY MORAN
13110 NE 17th PLACE, SUITE #304
WOODINVILLE, WASHINGTON 98072
OFFICE NUMBER: 206-930-5724
EMAIL: anthony@superiornw.com

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7	SWPPP & DEMOLITION PLAN
8	TREE PLAN
9	GRADING AND UTILITY PLAN
10	CARPORT STRUCTURE

APPROVAL NOTE:
THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

FILE#: SUB21-002

Green Lake Engineering, LLC
6045 4th Ave. NE
Seattle, WA 98115
Phone: 206-898-4269

ROBERT M. KEHRER
STATE OF WASHINGTON
48089
REGISTERED PROFESSIONAL ENGINEER
1/5/24

4001 W Mercer Way

PERMIT RESUBMITTAL
1/05/24

Jurisdiction Review

Project Address
4001 W MERCER WAY
MERCER ISLAND, WA 98040

Sheet Information

Job Number	23-356-27
Drawn	RMK
Checked	RMK

Title

COVER SHEET
Sheet

CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

DECLARATION

Know all men by these present that we, the undersigned, owner(s) in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision
and the same is made with the free consent and in accordance with the desire of the owner(s).

In witness whereof we have set our hands and seals.

_____
Name: Carmen Angiuli
Angiuli Pacific Residence Trust, Trustee

_____
Name: Mark C Wischman
AW Property Group, LLC, Manager

_____
Name: Jeff Wischman
JJW Properties, LLC, Managing Member

STATE OF WASHINGTON
County of King

On this day personally appeared before me_____
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this_____day of_____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

STATE OF WASHINGTON
County of King
On this day personally appeared before me_____
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this_____day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

LAND SURVEYOR'S CERTIFICATE

I_____, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, coursesand angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

STATE OF WASHINGTON
County of King
On this day personally appeared before me_____ to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this_____day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this_____day of _____, 2022

_____
_____
Assessors Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this

day of_____, 20_____.

_____
_____
King County Assessor Deputy Assessor

Parcel
Number(s)_____

CITY OF MERCER ISLAND APPROVAL

Examined and approved this _____ day of _____, 2022

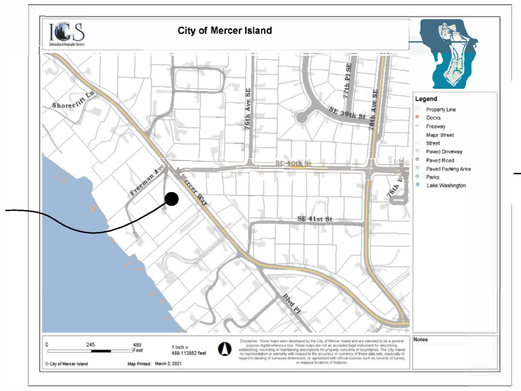
_____
Code Offical

Examined and approved this _____ day of _____, 2022

_____
City Engineer

"ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL."

SITE



VICINITY MAP

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____, 20___ at ___M, in Volume ___ of _____ at page ____ at the request of Daniel M. Touma.

_____ _____
County Auditor Deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

DAN M. TOUMA
STATE OF WASHINGTON
38992
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____
Daniel M. Touma
Certificate No. 38992

4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 4

4 SITE SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

LEGAL DESCRIPTION (OLD)

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040–SC DATED MARCH 29, 2019. WASHINGTON.

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT A)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER BEING THE NORTHWEST CORNER OF SAID PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE NORTH 40°57'14" WEST A DISTANCE OF 89.91 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL BEING THE SOUTHEASTERLY RIGHT OF WAY OF FREEMAN AVENUE; THENCE NORTH 49°02' 46" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040–SC DATED MARCH 29, 2019. WASHINGTON.

1. 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 REPLAT OF ISLAND PARK:
RECORDING NO: 409502

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: FOR THE PURPOSE OF INGRESS/EGRESS. RECORDING DAT OF MAY 31, 1972 UNDER KING COUNTY RECORDING NUMBER 7205310117.

3. TERMS AND CONDITIONS OF EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607160421.

LEGAL DESCRIPTION (NEW LOT B)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER AND BEING THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE SOUTH 40°57'14" EAST A DISTANCE OF 120.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 49°02'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY WEST MERCER WAY; THENCE NORTH 40°57'14" WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 81.14 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVAL NOTE

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP."

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____, 20___ at ___M, in Volume ___ of _____ at page ____ at the request of Daniel M. Touma.

County Auditor _____ Deputy _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

Daniel M. Touma
Certificate No. 38992

DAN M. TOUMA
STATE OF WASHINGTON
38992
REGISTERED
PROFESSIONAL LAND SURVEYOR

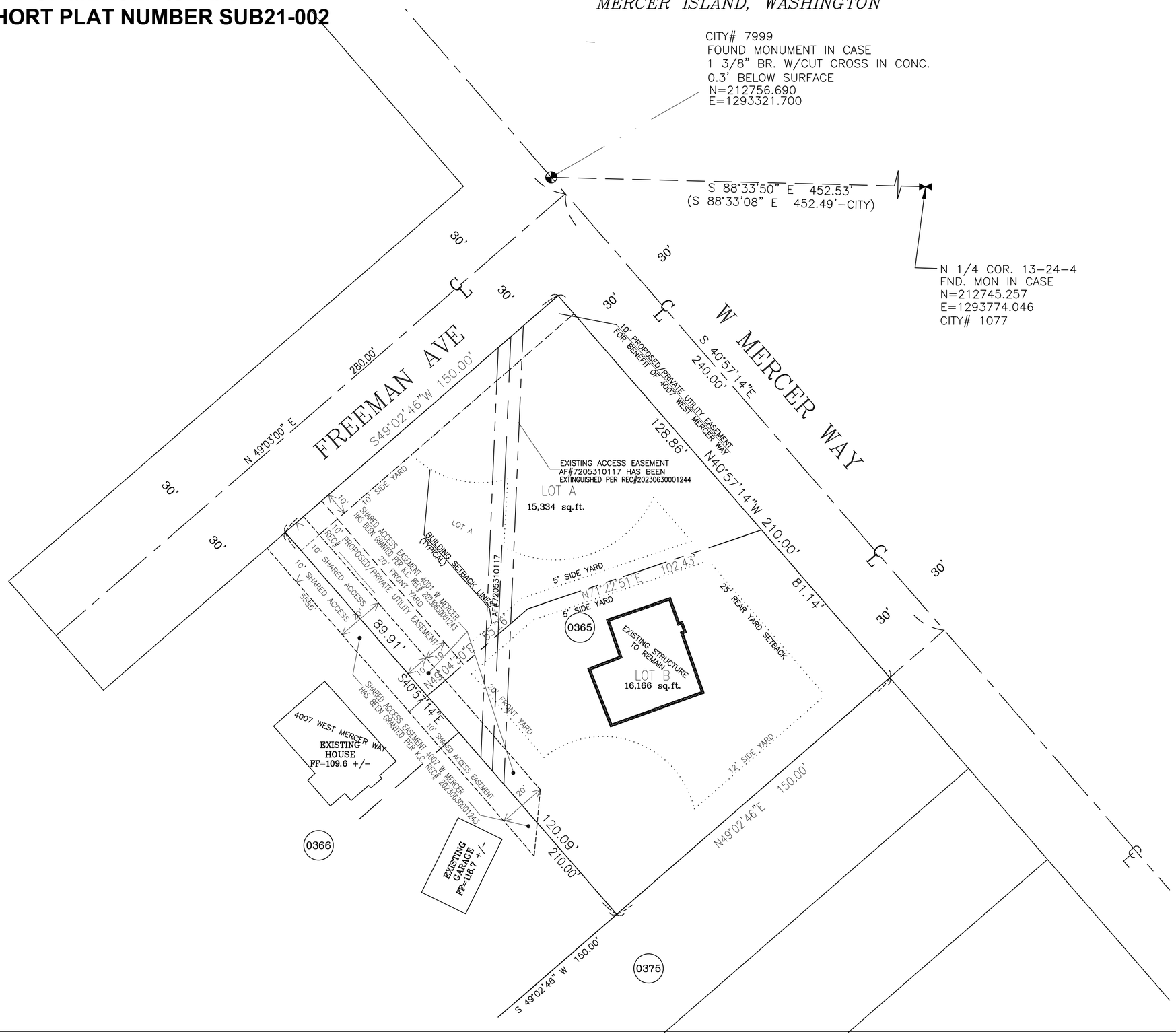
4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4

4 SITE SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON



N

1" = 40'

0' 40' 80'

BASIS OF BEARINGS IS S 40°57'14"E ALONG WEST MERCER BLVD PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20120613900001 RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

REPLAT OF ISLAND PARK
VOL. 13, PG. 58

RECORD OF SURVEY
REC. NO. 20120613900001

RECORDER'S CERTIFICATE

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County Auditor Deputy

SURVEYOR'S CERTIFICATE

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DAN M. TOUMA
STATE OF WASHINGTON
38992
REGISTERED
PROFESSIONAL LAND SURVEYOR

Daniel M. Touma
Certificate No. 38992

4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY	DATE	JOB NO.
DMT	5/20/2023	17095
CHKD BY	SCALE	SHEET
DMT	1" = 20'	3 OF 4

4 SITE SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
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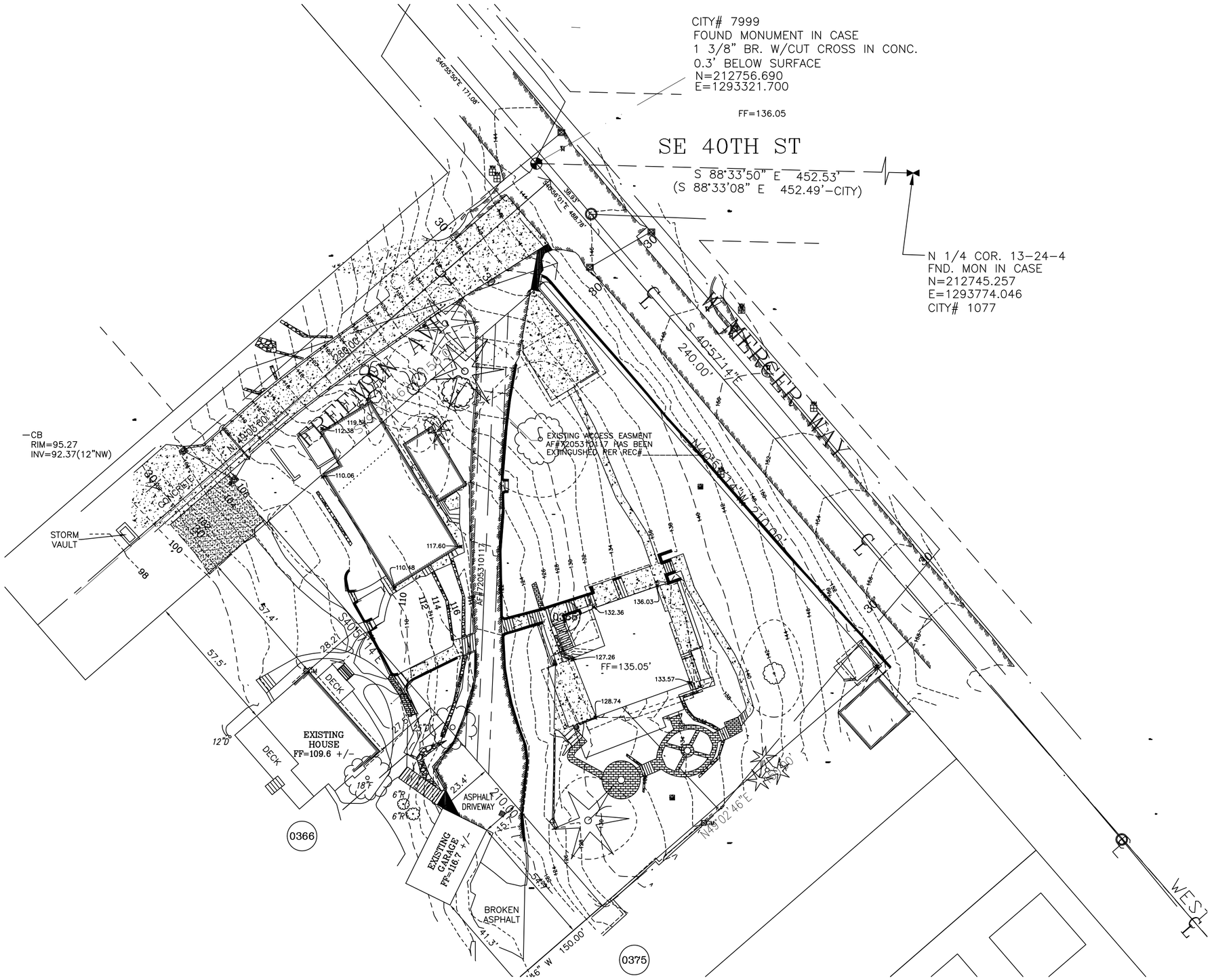

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TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = SET PROPERTY LINE STAKE
- (M) = MEASURED
- (R) = RECORD
- BC = BUILDING CORNER
- CLF = CHAINLINK FENCE
- ICB = IRRIGATION CONTROL BOX
- MB = MAILBOX
- PPL = POWER POLE W/ LIGHT
- -OHP- = OVERHEAD POWER
- -PTV- = OVERHEAD POWER/TELEPHONE/TV
- -SS- = SANITARY SEWER
- -W- = WATER LINE
- = GAS METER
- = GAS VALVE
- = WATER VALVE
- = MANHOLE
- = SIGN
- = WATER METER
- = FIRE HYDRANT
- = UTILITY POLE
- -x- = CHAINLINK FENCE
- = ASPHALT
- = CONCRETE

TREE LEGEND

- CY = CHERRY
- D = DECIDUOUS

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

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VOL. 13, PG. 58

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REC. NO. 20120613900001

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County Auditor _____ Deputy _____

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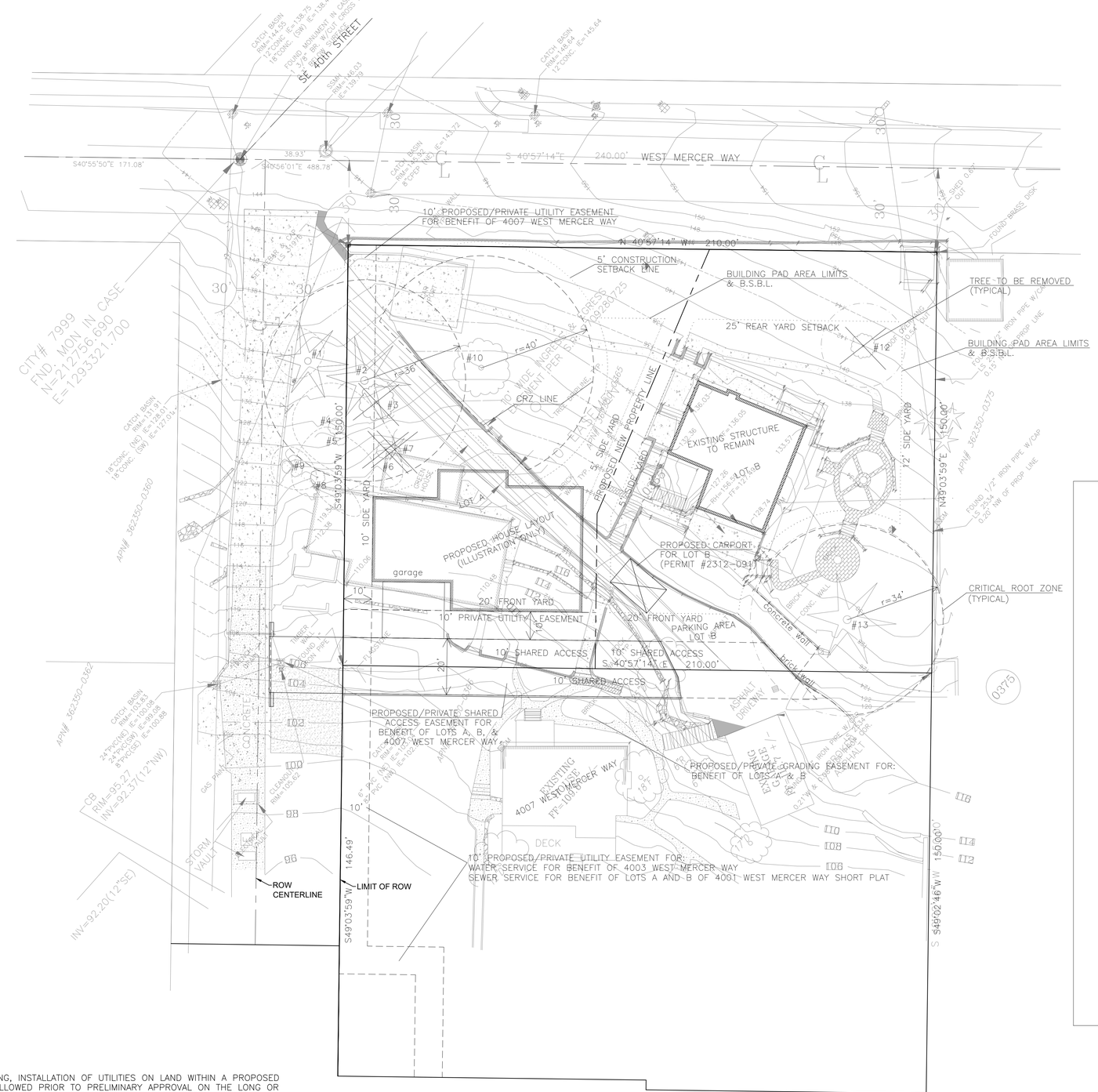
Daniel M. Touma
Certificate No. 38992

DAN M. TOUMA
STATE OF WASHINGTON
38992
REGISTERED
PROFESSIONAL LAND SURVEYOR

4001 WEST MERCER WAY SHORT PLAT TOPOGRAPHIC MAP

DWN BY	DATE	JOB NO.
DMT	2/8/2021	17095
CHKD BY	SCALE	SHEET
DMT	1" = 20'	4 OF 4

4 SITE SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188



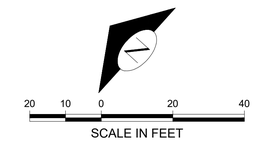
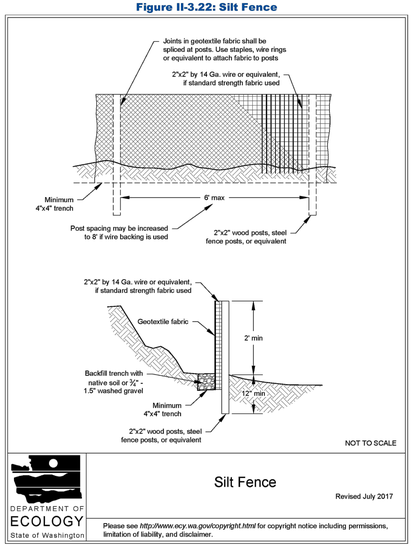


Figure II-3.22: Silt Fence



2019 Stormwater Management Manual for Western Washington

Volume II - Chapter 3 - Page 371

NOTE:
(A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. FOLLOWING PRELIMINARY APPROVAL, TREE REMOVAL, GRADING, AND INSTALLATION OF UTILITIES SHALL BE THE MINIMUM NECESSARY TO ALLOW FOR THE FINAL PLAT APPROVAL OF THE LONG OR SHORT SUBDIVISION.
(B) AN EXISITNG LOT, CREATED THROUGH THE FINAL PLAT APPROVAL OF A LONG OR SHORT SUBDIVISION, SHALL BE A CONDITION PRECEDENT FOR DETERMINATION OF COMPLETE APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

APPROVAL NOTE:
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	SLOPE	NET LOT AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#'s)	IMPERVIOUS SURFACE (SF/%)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT A									
OLD:	17.1%	31,500	8,432/26.8%	4,132/13.1%	2,420/7.68%	2/0	12,376/39.3%	210.00	150.00
NEW:	17.9%	15,002	5,250/35%	1,350/9%	6,136/40%	2/2	6,600/44%	90.00	150.00
LOT B									
OLD:	17.1%	31,500	8,432/26.8%	4,132/13.1%	2,420/7.68%	0/0	12,376/39.3%	210.00	150.00
NEW:	20.4%	15,526	5,434/35%	1,397/9%	6,210/40%	1/1	6,831/44%	90.00	150.00
4007 WEST MERCER WAY									
OLD:	28.1%	32,004	6,303/19.7%	4,467/14.0%	2,648/8.51%	2/0	6,303/20.3%	210.00	149.46
NEW:	28.1%	32,004	6,413/20.0%	5,066/15.8%	2,648/8.89%	2/0	7,262/22.7%	210.00	149.46

ENTIRE SHARED ACCESS ON 4007 (1,644 SQ. FEET)

FILE#: SUB21-002

Green Lake Engineering, LLC
6045 4th Ave. NE
Seattle, WA 98115
Phone: 206-898-4269

ROBERT M. KEHNE STATE OF WASHINGTON 48089 REGISTERED PROFESSIONAL ENGINEER 1/5/24

4001 W Mercer Way

PERMIT RESUBMITTAL
1/05/24

Jurisdiction Review

Project Address
4001 W MERCER WAY
MERCER ISLAND, WA 98040

Sheet Information

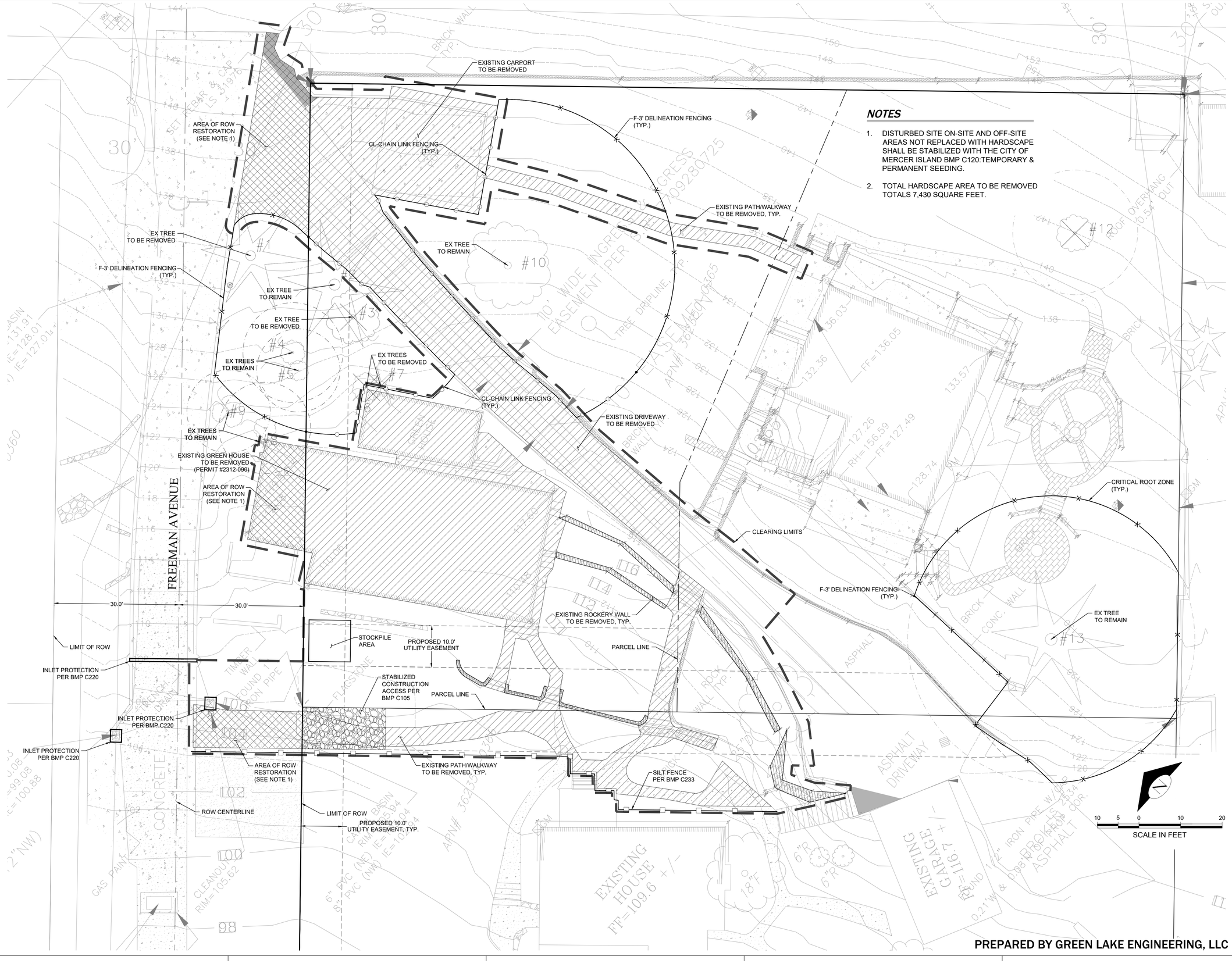
Job Number	23-356-27
Drawn	RMK
Checked	RMK

Title

SITE PLAN

Sheet

SHEET 6 OF 10



NOTES

1. DISTURBED SITE ON-SITE AND OFF-SITE AREAS NOT REPLACED WITH HARDSCAPE SHALL BE STABILIZED WITH THE CITY OF MERCER ISLAND BMP C120:TEMPORARY & PERMANENT SEEDING.
2. TOTAL HARDSCAPE AREA TO BE REMOVED TOTALS 7,430 SQUARE FEET.

PREPARED BY GREEN LAKE ENGINEERING, LLC

Green Lake Engineering, LLC
6045 4th Ave. NE
Seattle, WA 98115
Phone: 206-898-4269

ROBERT M. KEHRLI
STATE OF WASHINGTON
48089
REGISTERED PROFESSIONAL ENGINEER
1/5/24

4001 W Mercer Way

PERMIT RESUBMITTAL
1/05/24

Jurisdiction Review

Project Address
4001 W MERCER WAY
MERCER ISLAND, WA 98040

Sheet Information

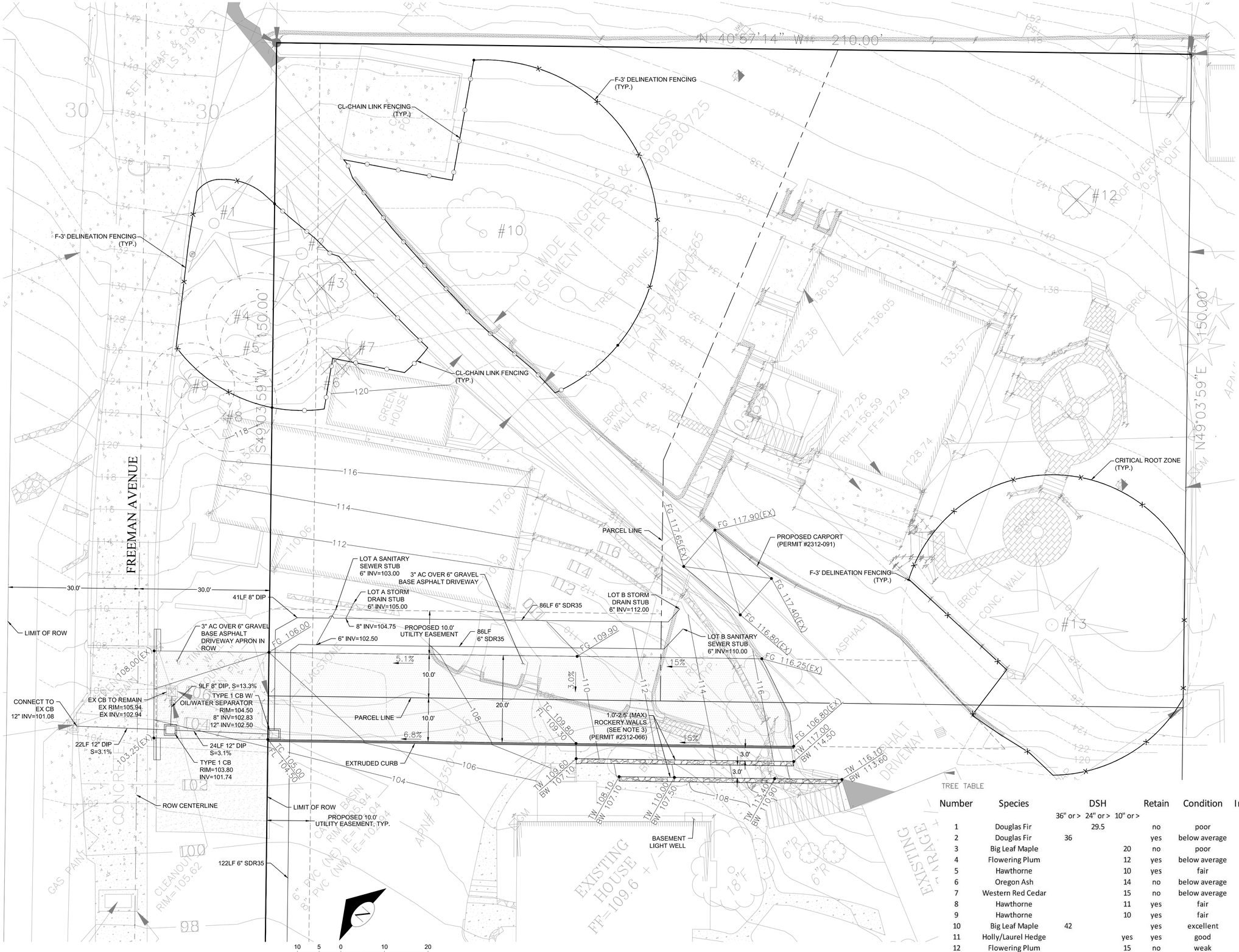
Job Number	23-356-27
Drawn	RMK
Checked	RMK

Title

SWPPP & DEMO PLAN

Sheet

SHEET 7 OF 10



TREE TABLE

Number	Species	DSH 36" or >	DSH 24" or >	DSH 10" or >	Retain	Condition	In ROW	Lot A	Lot B
1	Douglas Fir		29.5		no	poor	yes		
2	Douglas Fir	36			yes	below average		a	
3	Big Leaf Maple			20	no	poor		a	
4	Flowering Plum			12	yes	below average		a	
5	Hawthorne			10	yes	fair		a	
6	Oregon Ash			14	no	below average		a	
7	Western Red Cedar			15	no	below average		a	
8	Hawthorne			11	yes	fair	yes		
9	Hawthorne			10	yes	fair	yes		
10	Big Leaf Maple	42			yes	excellent		a	
11	Holly/Laurel Hedge			yes	yes	good	yes	a	b
12	Flowering Plum			15	no	weak			b
13	Western Red Cedar		34.5		yes	below average			b

PREPARED BY GREEN LAKE ENGINEERING, LLC

Green Lake Engineering, LLC
6045 4th Ave. NE
Seattle, WA 98115
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ROBERT M. KEHRER
STATE OF WASHINGTON
48089
REGISTERED PROFESSIONAL ENGINEER
1/5/24

4001 W Mercer Way

PERMIT RESUBMITTAL
1/05/24

Jurisdiction Review

Project Address
4001 W MERCER WAY
MERCER ISLAND, WA 98040

Sheet Information

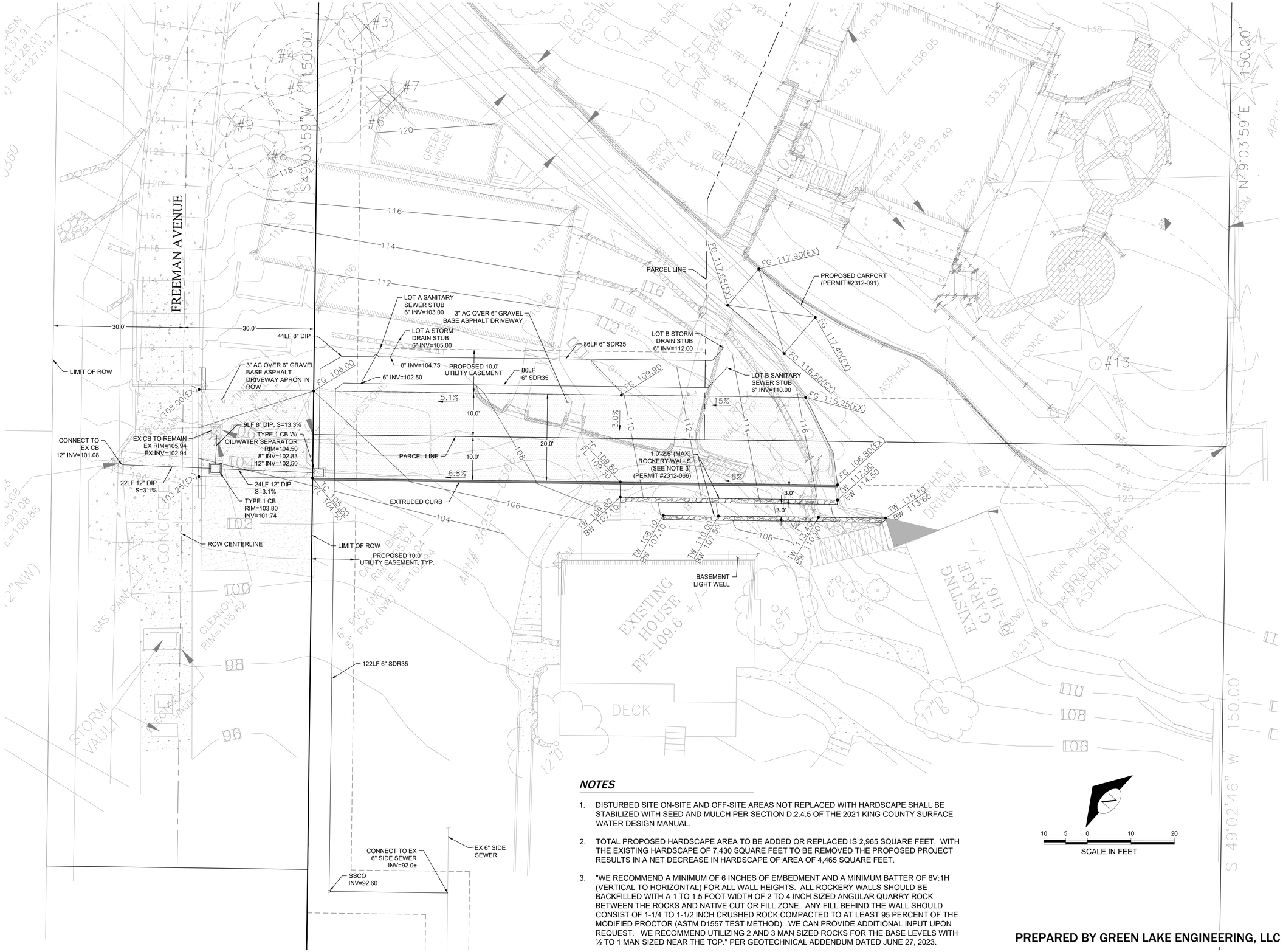
Job Number	23-356-27
Drawn	RMK
Checked	RMK

Title

TREE PLAN

Sheet

SHEET 8 OF 10



NOTES

1. DISTURBED SITE ON-SITE AND OFF-SITE AREAS NOT REPLACED WITH HARDSCAPE SHALL BE STABILIZED WITH SEED AND MULCH PER SECTION D.2.4.5 OF THE 2021 KING COUNTY SURFACE WATER DESIGN MANUAL.
2. TOTAL PROPOSED HARDSCAPE AREA TO BE ADDED OR REPLACED IS 2,965 SQUARE FEET. WITH THE EXISTING HARDSCAPE OF 7,430 SQUARE FEET TO BE REMOVED THE PROPOSED PROJECT RESULTS IN A NET DECREASE IN HARDSCAPE OF AREA OF 4,465 SQUARE FEET.
3. "WE RECOMMEND A MINIMUM OF 6 INCHES OF EMBEDMENT AND A MINIMUM BATTER OF 6V:1H (VERTICAL TO HORIZONTAL) FOR ALL WALL HEIGHTS. ALL ROCKERY WALLS SHOULD BE BACKFILLED WITH A 1 TO 1.5 FOOT WIDTH OF 2 TO 4 INCH SIZED ANGULAR QUARRY ROCK BETWEEN THE ROCKS AND NATIVE CUT OR FILL ZONE. ANY FILL BEHIND THE WALL SHOULD CONSIST OF 1-1/4 TO 1-1/2 INCH CRUSHED ROCK COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557 TEST METHOD). WE CAN PROVIDE ADDITIONAL INPUT UPON REQUEST. WE RECOMMEND UTILIZING 2 AND 3 MAN SIZED ROCKS FOR THE BASE LEVELS WITH ½ TO 1 MAN SIZED NEAR THE TOP." PER GEOTECHNICAL ADDENDUM DATED JUNE 27, 2023.

PREPARED BY GREEN LAKE ENGINEERING, LLC

Green Lake Engineering, LLC
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Phone: 206-898-4269

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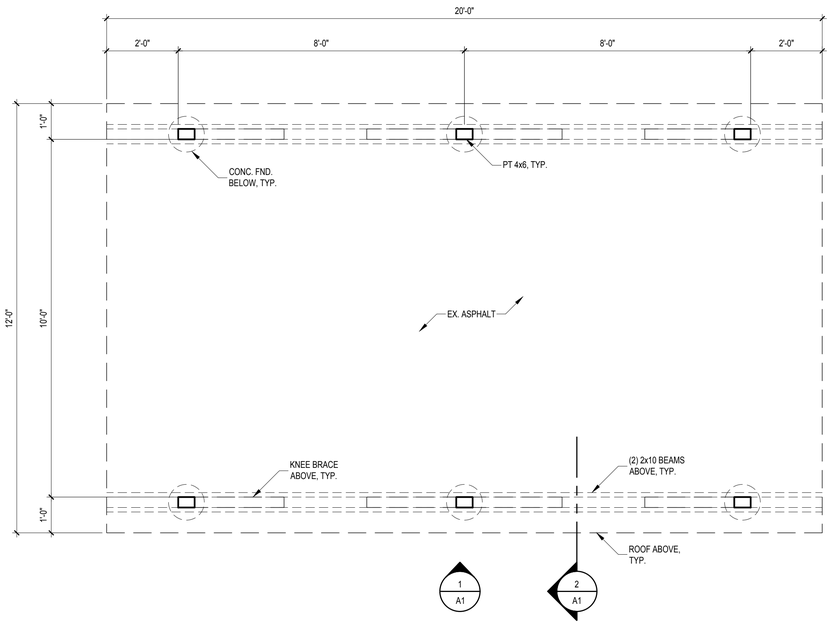
GRADING & UTILITY PLAN

Sheet

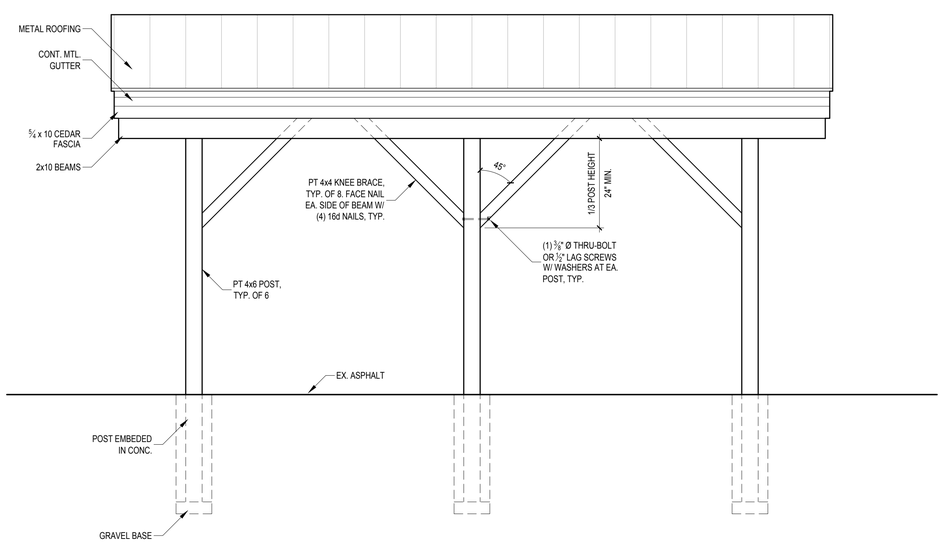
SHEET 9 OF 10



N

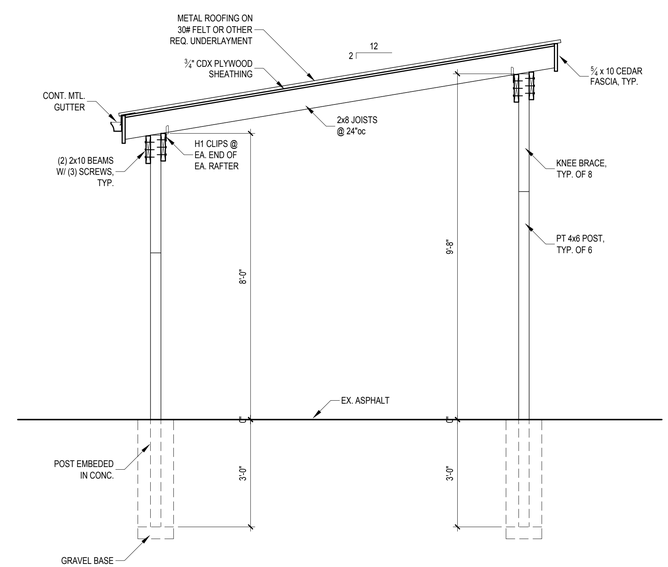
CARPORT PLAN

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



1 CARPORT ELEVATION

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



2 CARPORT SECTION

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

WOOD:

Material Criteria
Framing lumber shall be kiln dried or mc-19 (unless more stringent criteria are required in these notes or on the drawings) and graded and marked in conformance with the latest WCLIB standard grading rules for west coast lumber no. 17. Furnish to the following minimum standards:

4x treated beams & posts, 6x treated posts	HF kdat #2
2x joists, rafters, built-up beams, headers	HF #2
2x, 3x, 4x treated plates/ledgers	HF kdat #2

Moisture Content and Care of Material During Construction
All 2x studs and plates shall be kiln dried. The Contractor shall take measures to minimize exposure of sawn lumber and engineered wood products to moisture during construction. Excessive changes in moisture content during construction may result in swelling and shrinkage of a single story level in the magnitude of 1/2". This may create problems where multi-story wood construction joins multi-story concrete wall construction. All wood framed construction shall have maximum moisture content not to exceed 15% when interior drywall is installed or topping slabs placed. In addition, pre-loading the entire wood building with the interior drywall while the building is being dried out is recommended before wood ledgers are attached to concrete shear walls.

Wood joists and beams supporting topping slabs or subjected to construction loading shall have a maximum live load deflection of l/600. Wood framing with moisture contents higher than 15% during, or after, the placement of topping slabs or when construction loadings are applied are subject to excessive creep. Contractor to provide means to maintain the moisture content as required to prevent creep.

The contractor shall allow for 1/2" of wood shrinkage/compression at each level (including foundation). Values are cumulative for the height of the building.

Wood Structural Panels
Wood structural panels shall be APA rated sheathing. Plywood shall be grade C-D or Structural II, exterior glue, exposure 1 durability classification, in conformance with USDOC PS 1 or PS 2, ASTM D 5457 and IBC 2304.7 and table 2304.7(2). Oriented strand board (OSB), shall be in accordance with USDOC PS 2, and of equivalent thickness, exposure rating and span rating and may be used in lieu of plywood pending OSB substitution approval by Architect. See plans for thickness, panel identification index and nailing requirements. Unless otherwise noted on plans:

Roof sheathing shall be 15/32" with span rating 32/16

Metal Products in Contact with Treated Lumber
Simpson hardware in contact with ACQ, CA, or CBA pressure-preservative treated wood shall have a Zmax finish (G185 HDG per ASTM A653) or shall be post hot-dip galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners) unless otherwise noted. Exception: type 304 or 316 stainless steel connectors and fasteners are required for the following applications:

- ACQ, CA, or CBA treatments with ammonia where members are used in exterior applications.
- all ACZA treatments
- retention levels greater than 0.40 pcf for ACQ, 0.41 pcf for CBA-A, or 0.21 pcf for CA-B treatments.

Stainless steel connectors require matching stainless steel fasteners. Zmax and post hot-dip galvanized connectors require fasteners galvanized per ASTM A153. Thru-bolts and anchor rods used in dry conditions shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, class 55 minimum. See IBC section 2304.9.5 and "framing connectors" notes on this sheet for additional requirements.

Framing Connectors
Timber connectors called out by letters and numbers shall be "strong-tie" by Simpson company, as specified in their catalog number C-2017. Equivalent devices by other manufacturers may be substituted, provided they have ICBO approval for equal or greater load capacities. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's recommendations. Where connector straps connect two members, place one-half of the nails or bolts in each member. All bolts in wood members shall conform to ASTM A307. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. Unless otherwise noted, all nails shall be as called out below. All shims shall be seasoned and dried and the same grade (minimum) as members connected.

Fasteners
Shall conform to the following requirements, UNO. Splitting shall be avoided at all wood fasteners:

Steel to wood or wood to wood connection bolts	ASTM A307
Anchor rods (w/ threaded ends and welded nut at end)	ASTM F1554 grade 36 (typical UNO)
Lag screws	NDS section 11.1.3
Wood screws	NDS section 11.1.4
Nails	NDS section 11.1.5

Sheathing fasteners shall be driven so that head or crown is flush with sheathing surface. 3/8" min. edge distance shall be maintained on sheathing fasteners.

Spaced fasteners specified on the drawings shall begin at 1/2 specified spacing from the ends of the members, unless otherwise noted. Provide (2) fasteners minimum each member, typ. Anchor rods from sill plates to concrete shall begin a min. of 6" and a max. of 12" from each end of each piece of sill plate. (exception: at shear walls, begin at 1/2 specified spacing if this results in less than 12" distance from end of sill plate piece).

Thru-bolt and anchor rod holes shall be at least 1/32" but no more than 1/16" larger than bolt/rod diameter. Clearance holes for lag screw shanks shall have the same diameter as the lag shank and the same penetration depth as the length of the unthreaded shank. Lead holes for threaded portion of lag screws shall have a diameter of 55 to 60% of lag screw shank diameter and shall extend the length of the threaded portion of the lag screw.

Fasteners exposed to earth, weather or located in pressure preservative or fire retardant treated wood shall comply with the criteria listed in the "Metal Products in Contact with Treated Lumber" section.

Treated Wood
All wood framing in direct contact with concrete or masonry, exposed to weather, or that rest on exterior foundation walls and are located within 8" of earth, shall be pressure-treated with an approved preservative per IBC section 2303.1.8. Cut or drilled sections of treated material shall be treated with an approved preservative per IBC section 2303.1.8. See IBC section 2304.11 for additional requirements.

8451
REGISTERED ARCHITECT
AARON N. HECKMAN
STATE OF WASHINGTON

4001 W Mercer Way

PERMIT SUBMITTAL
07/19/2023

Jurisdiction Review

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MERCER ISLAND, WA 98040

Sheet Information

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CARPORT STRUCTURE

Sheet
A1