BASEMENT F.A.R. AREA EXCEPTION. SEE SHEET 1B

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd
1	46	**78**	79.25	0.00	1.25	0.625	6.9%	3.19
2	2	79.25	77	1.25	-1.00	0.125	1.4%	0.03
3	15.04	77	75	-1.00	-3.00	-2	0.0%	0.00
4	8	75	79.2	-3.00	1.20	-0.9	0.0%	0.00
5	21.4	79.2	75.5	1.20	-2.50	-0.65	0.0%	0.00
6	28	75.5	83	-2.50	5.00	1.25	13.9%	3.89
7	21.88	83	83.8	5.00	5.80	5.4	60.0%	13.13
8	4	83.8	82	5.80	4.00	4.9	54.4%	2.18
9	24.58	82	88.2	4.00	10.20	7.1	78.9%	19.39
10	5	88.2	87.8	10.20	9.80	10	100.0%	5.00
11	28	87.8	88.5	9.80	10.50	10.15	100.0%	28.00
12	11.28	88.5	88.5	10.50	10.50	10.5	100.0%	11.28
13	19	88.5	86	10.50	8.00	9.25	100.0%	19.00
								0.00
								0.00
								0.00
perim=	234.18							105.09
sf	2206.4					avg.	44.9%	

basement slab elev = 78
full cover = 9

excepted area = 990.1173
BOLD elevations are lower than existing grade

Parcel Number/Legal

Parcel # 7776700010

Legal Description (mother lot) :

SHORERIDGE ADD & UND 1/4 INT IN LOT 13

ZONING = R-15

Owner

Millad V LLC
7683 SE 27th St #187
Mercer Island WA 98040

contact = Farzad Ghazvinian
206.972.4140

ABE CALCULATION

	EL @ MIDPOINT	segment	wtd sgmnt
A	**78**	31	2418.00
B	**78**	3	234.00
C	80	15	1200.00
D	78	3	234.00
E	76	15.05	1143.80
F	77	8	616.00
G	76.3	21.41	1633.58
H	80	28	2240.00
I	82.3	21.87	1799.90
J	83	4	332.00
K	85	24.59	2090.15
L	88	5	440.00
M	88	28	2464.00
N	88	11.31	995.28
O	85	19	1615.00
		238.23	19455.71

AVG. EL = 81.66777

Bold indicates new elevation lower than existing

SEE SUB18-005 FOR RELATED SHORT PLAT. SUB18-005 has not yet been approved and any modification to that land use application, or any conditions of the application's approval, may affect this building permit application.

LOT "A"
PER 01-PSP18-142

CONTINUOUS GEOTECHNICAL INSPECTION IS REQUIRED DURING EXCAVATION.

All Japanese knotweed (Polygonum cuspidatum) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

development proposals for a new single-family home shall remove japanese knotweed (polygonum cuspidatum) and regulated class a, regulated class b, and regulated class c weeds identified on the king county noxious weed list, as amended, from required landscaping areas established pursuant to subsection 19.02.020(f)(3)(a). new landscaping associated with new single-family home shall not incorporate any weeds identified on the king county noxious weed list, as amended. provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

PROPOSED 15' STORM DRAINAGE EASEMENT

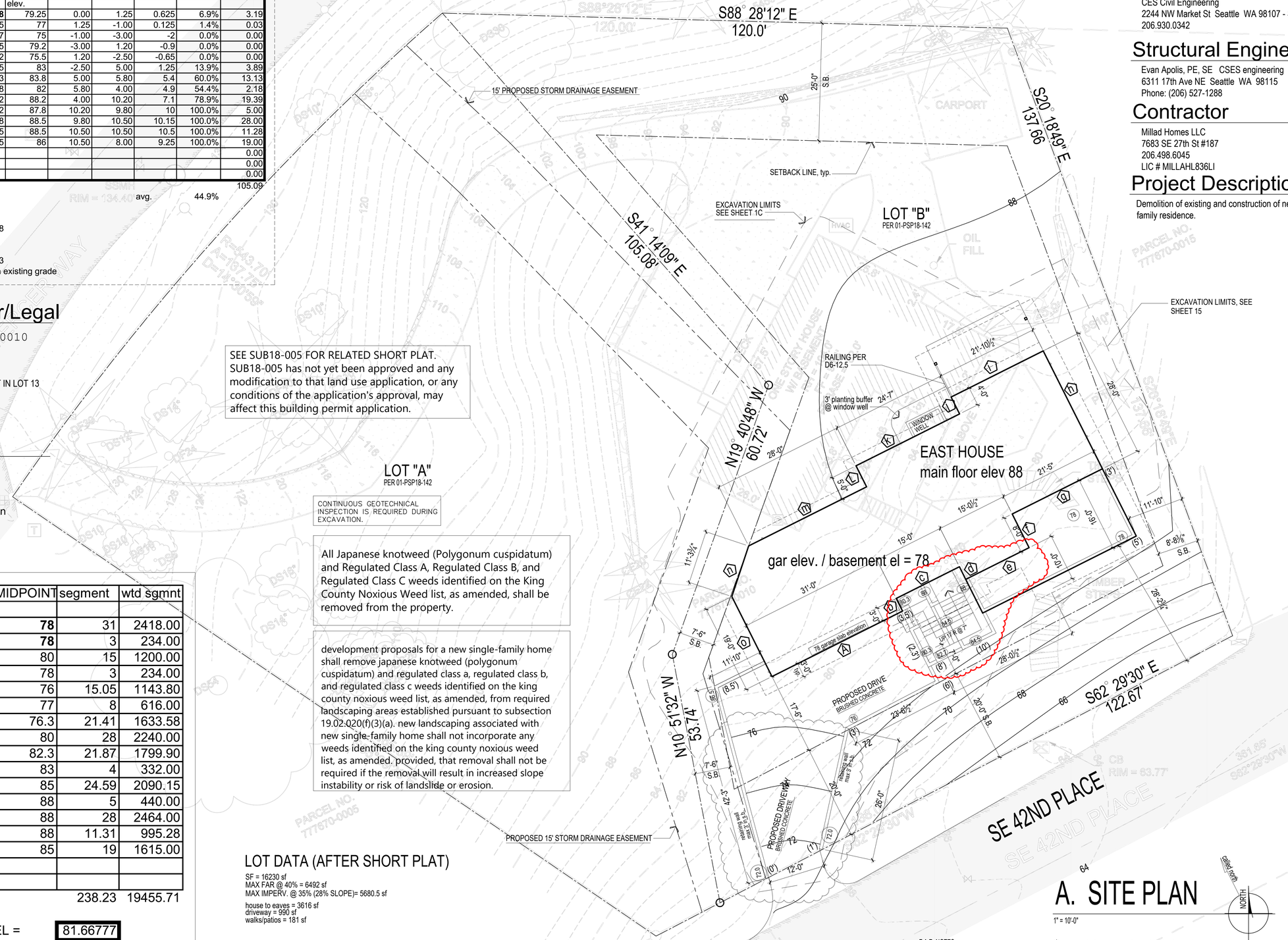
LOT DATA (AFTER SHORT PLAT)

SF = 16230 sf
MAX FAR @ 40% = 6492 sf
MAX IMPERV. @ 35% (28% SLOPE)= 5680.5 sf

house to eaves = 3616 sf
driveway = 990 sf
walks/patios = 181 sf

GRADING OUTSIDE BUILDING ENVELOPE

CUT = 120YRDS
FILL = 100YRDS



A. SITE PLAN

1" = 10'-0"

called north

NORTH

F.A.R. NOTES

HOUSE TOTAL LIVING AREA (INC. GAR) = 6802.4 sf
LESS BASEMENT FAR EXCEPTION = (990.12 sf)
LESS STAIR EXCEPTION = (136)
ADD SOUTH PORCH AT MAIN FLOOR = 346
FAR TOTAL = 6022.3 SF < MAX FAR @ 40% = 6492 sf

(A) = WALL SEGMENT TAG FOR HEIGHT CALCULATION
– – – – – = EAVE/ROOF LINE
——— = REVISED TOPO (FINISHED GRADES)
EXISTING HOUSE, DRIVEWAY AND ALL HARDSCAPE ON PROPERTY TO BE REMOVED
(X) = HEIGHT OF FINISHED RETAINING WALL ABOVE PROPOSED GRADE AT THAT LOCATION
(XX) = TOP OF WALL / SPOT ELEVATION

Civil Engineer

Duffy Ellis
CES Civil Engineering
2244 NW Market St Seattle WA 98107 - Studio B
206.930.0342

Structural Engineer

Evan Apolis, PE, SE CSES engineering
6311 17th Ave NE Seattle WA 98115
Phone: (206) 527-1288

Contractor

Millad Homes LLC
7683 SE 27th St #187
206.498.6045
LIC # MILLAHL836LI

Project Description

Demolition of existing and construction of new single family residence.

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EAST HOUSE

4270 E. Mercer Way Short Plat Mercer Island WA

CONTENTS

Site Plan

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DATE
2.3.20
8.14.20
11.24.20
6.7.21

1A

Geotechnical Notes: (also see geotechnical report)

In order to improve the interlock between fills and the native temporary excavation slope, once the building is prepared for the backfill then the contractor shall excavate benches into the 1H:1V slopes having near vertical portions of slope no greater than 4-feet in height for a limited (one-day maximum) time period. The native silty soils should be removed and are not recommended for backfill. The excavated benches will allow for the contractor to place imported structural fill in thin lifts and compact in accordance with the Structural Fill section of the geotechnical report. The building excavation backfills shall consist of free draining sand and gravel having no more than 5% passing the No. 200 sieve and that these fills are compacted to meet the relative density 90% requirement. It is generally recommended that where fills are to be placed to create a sloping final condition such as at the east side of the building (max 3H:1V) then the fill slope (embankment) should be filled and compacted above the existing adjacent grade and then excavated (cut-back to grade) so as to achieve appropriate compaction at the finish ground surface. Also, for slopes of up to 3H:1V where the fills are placed in a confining condition a hoepack may be used to compact the fills. The fills placed at the south side of the house at the detention pipe area will also be graded to the 3H:1V slope inclination. Fills at this area should also be placed in level lift thicknesses and the slope should be filled above the proposed grade and then cut-back as described above. For the northeast temporary excavation and driveway east temporary excavation backfill areas we have the following concerns with regard to the backfill process:

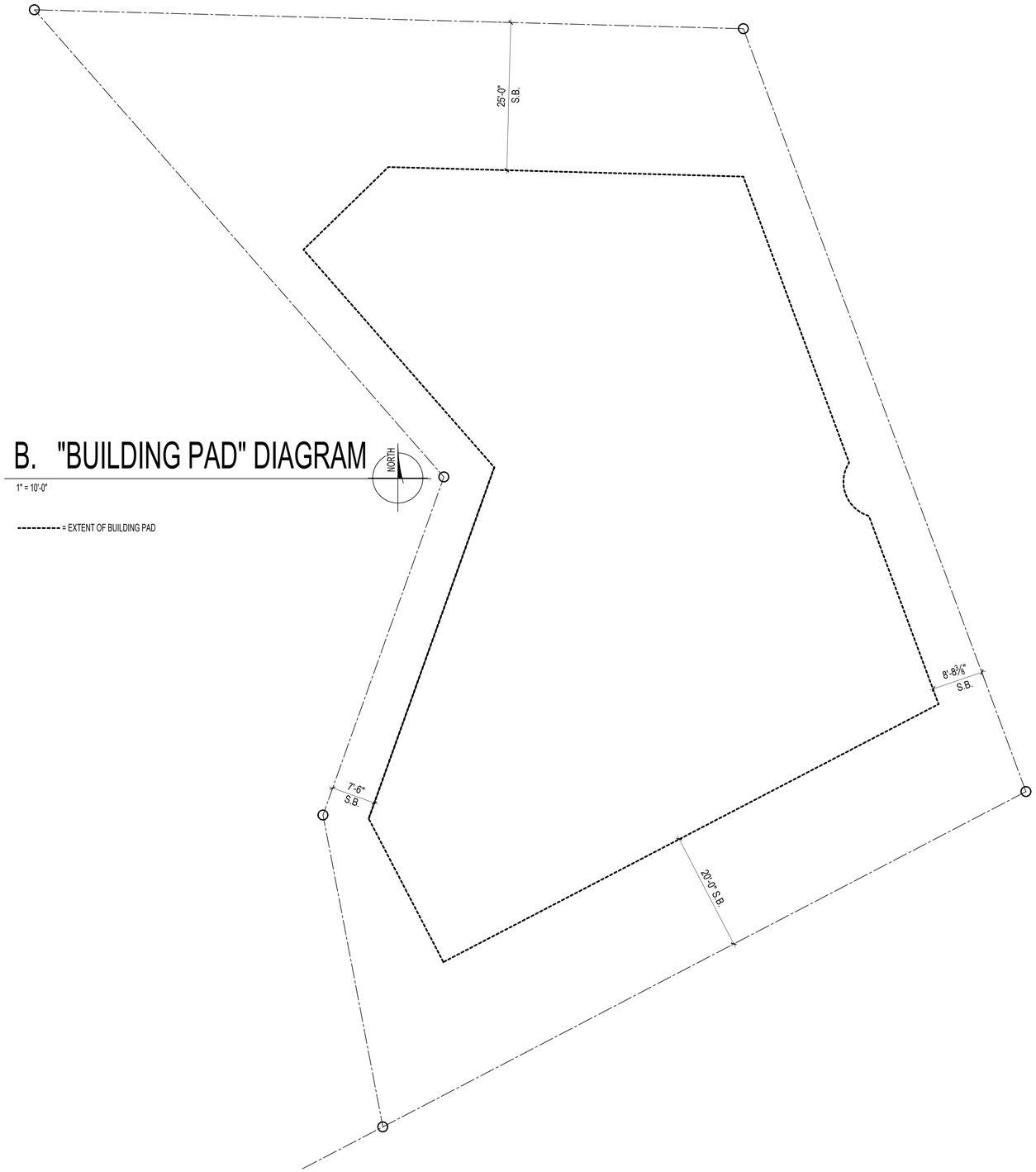
1. The implementation of benching, fill placement and compaction may require more encroachment upon the upslope steep slope area creating a greater area of disturbance.
2. The finish grades in a portion of this area may exceed 3H:1V but are not anticipated to exceed 2.5H:1V. Therefore, we recommend that at the backfill area for the northeast temporary excavation slopes and behind the east retaining wall that fill placement consist of clean crushed rock and that benching/compaction not occur. Crushed rock fills require no compaction and will require excellent strength and drainage characteristics with regard to permanent slope stability. A maximum 1-foot thickness of topsoil may be placed at the ground surface provided that it is separated from the underlying crushed rock material with a layer of filter fabric.

B. "BUILDING PAD" DIAGRAM

1" = 10'-0"

NORTH

---------- = EXTENT OF BUILDING PAD



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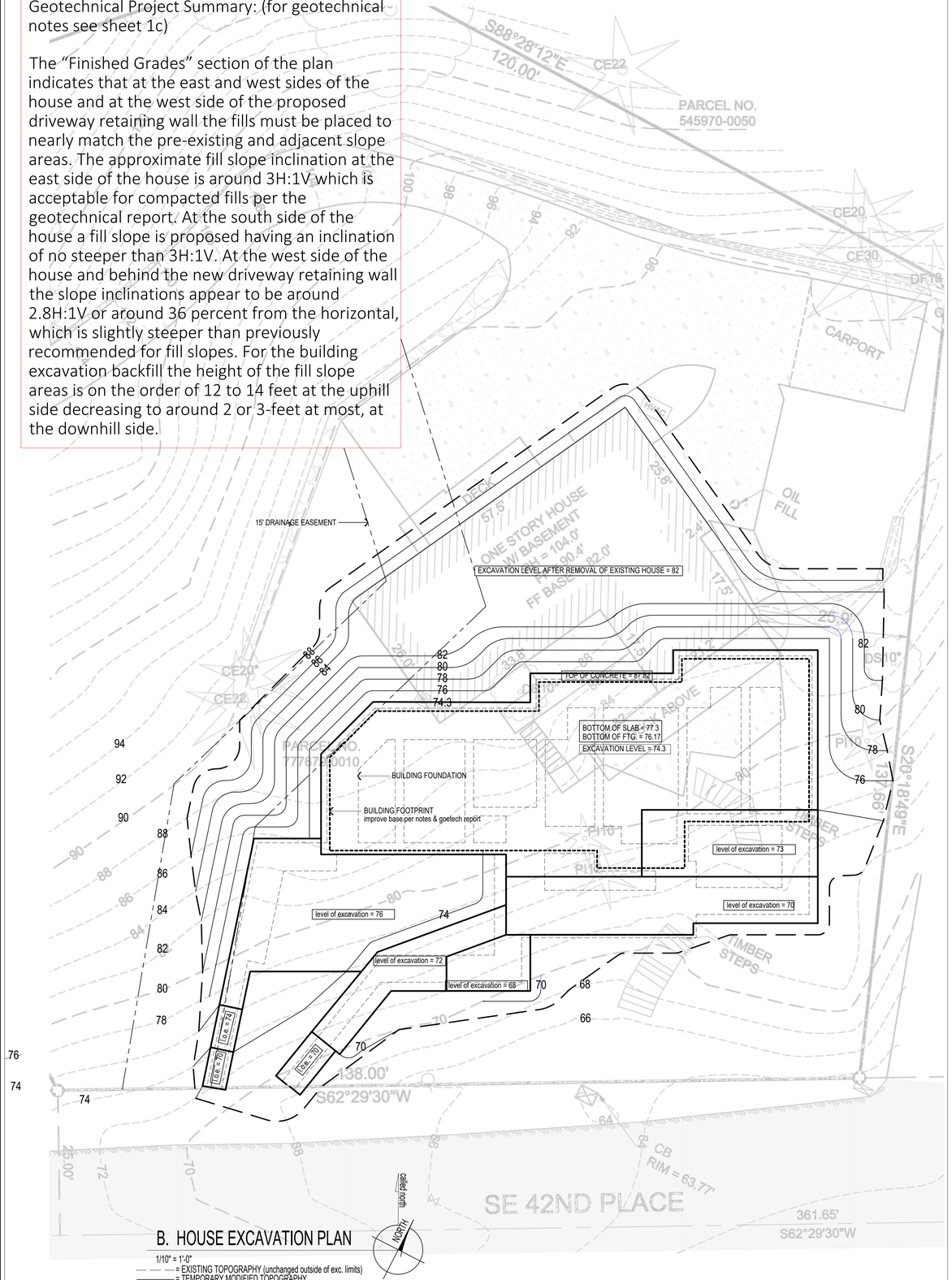
2.3.20
8.14.20
11.24.20
1.12.21

1B

Geotechnical Project Summary: (for geotechnical notes see sheet 1c)

The "Finished Grades" section of the plan indicates that at the east and west sides of the house and at the west side of the proposed driveway retaining wall the fills must be placed to nearly match the pre-existing and adjacent slope areas. The approximate fill slope inclination at the east side of the house is around 3H:1V which is acceptable for compacted fills per the geotechnical report. At the south side of the house a fill slope is proposed having an inclination of no steeper than 3H:1V. At the west side of the house and behind the new driveway retaining wall the slope inclinations appear to be around 2.8H:1V or around 36 percent from the horizontal, which is slightly steeper than previously recommended for fill slopes. For the building excavation backfill the height of the fill slope areas is on the order of 12 to 14 feet at the uphill side decreasing to around 2 or 3-feet at most, at the downhill side.

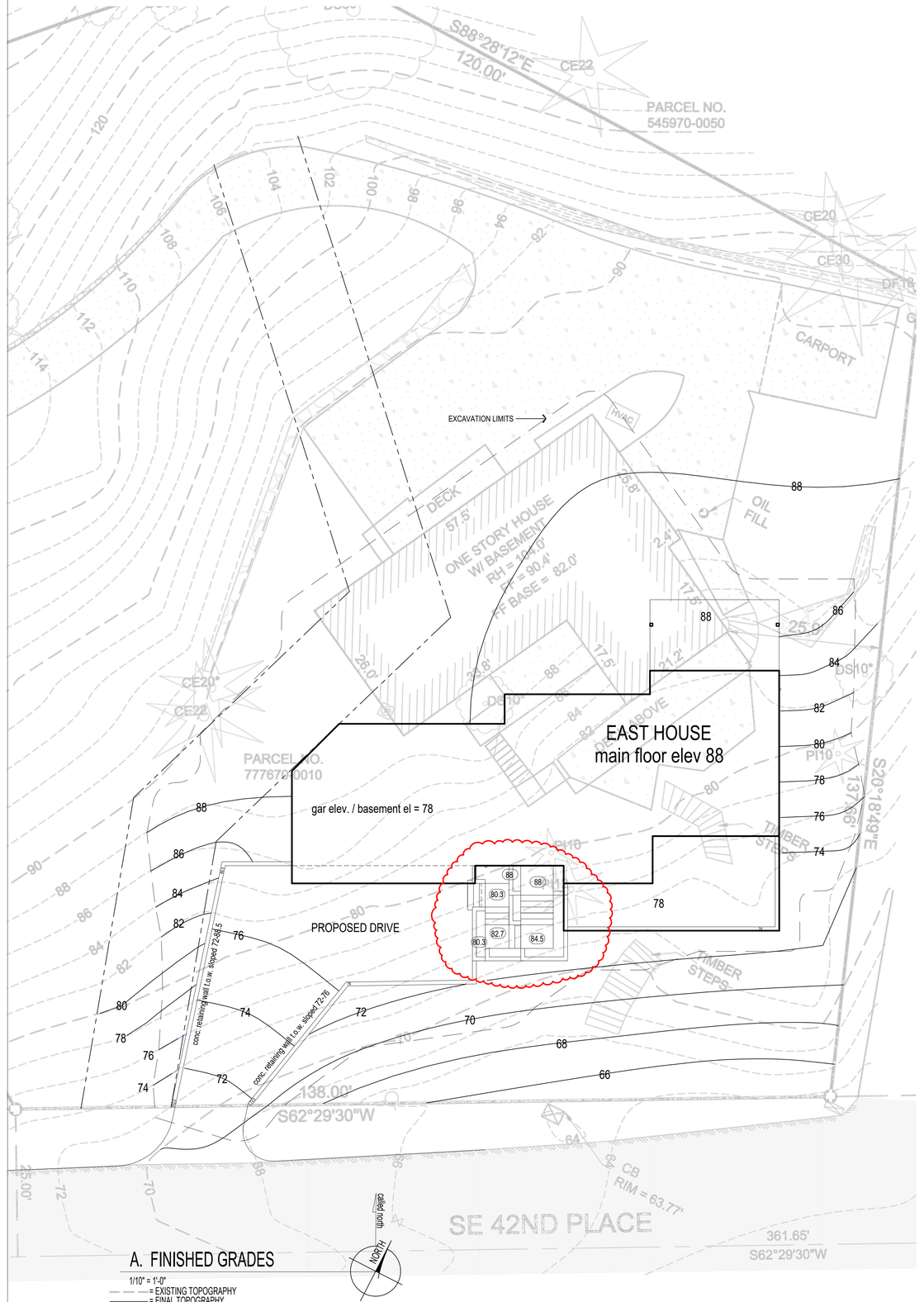


B. HOUSE EXCAVATION PLAN

1/10" = 1'-0"

= EXISTING TOPOGRAPHY (unchanged outside of exc. limits)

= TEMPORARY MODIFIED TOPOGRAPHY



A. FINISHED GRADES

1/10" = 1'-0"

= EXISTING TOPOGRAPHY

= FINAL TOPOGRAPHY

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11.24.20
1.12.21
6.7.21

1C

NOTES

SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
CO CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

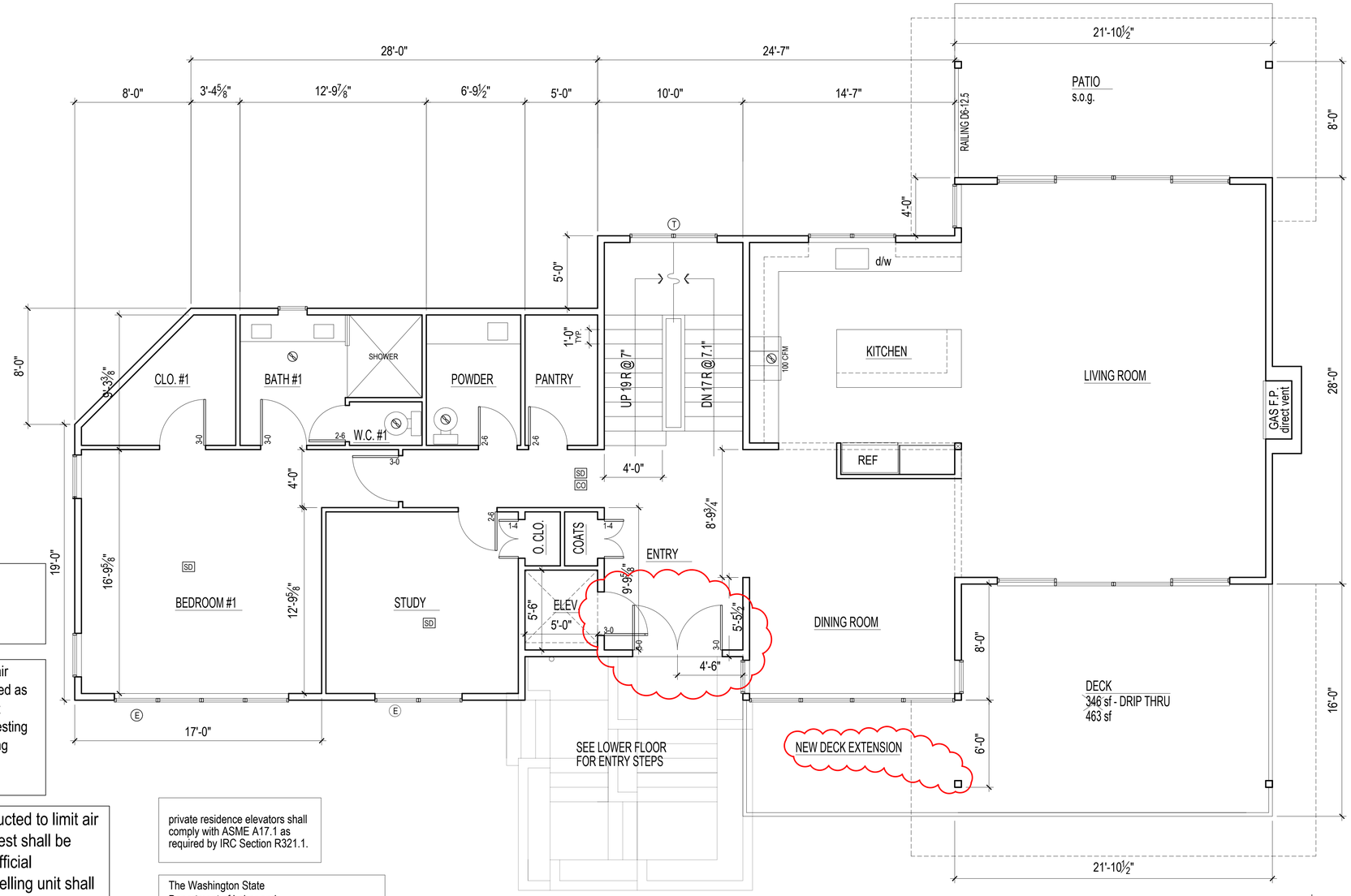
DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
= FAN, 50 CFM UNLESS OTHERWISE INDICATED
FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
(E) =EGRESS WINDOWS
Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
ALL WALLS FULL HIEGHT UNLESS OTHERWISE INDICATED
(T) =TEMPER/SAFETY GLAZE WINDOWS
ALL GAS F.P. TO BE APPROVED DIRECT VENT

Energy Code Info

WA STATE PRESCRIPTIVE PATH FOR ALL
CLIMATE ZONES
ENERGY CREDIT OPTIONS =
2a(.5),3b(1),4(1),5a(.5),5c(1.5) = 4.5 CREDITS
Vertical fenestration U = 0.30
Floor R-30
SEE SHEET 09 FOR ENERGY CREDIT DESCRIPTION

PRIMARY RESIDENCE HVAC NOTES

DUCTED HEAT PUMP (HSPF>9.0) INT. AIR HANDLER
INTEGRATED VETILATION
6005.4 SF. 5 BEDROOMS = CONTINUOUS 90 CFM
SET TO OPERATE AT 180 CFM FOR 2 HOURS IN EA. 4 HR PERIOD (50%)
PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX .35 WATTS/CFM)
CONTOLLED TO OPERATE AT LOW SPEED IN VENTILATION
MODE ONLY.



A. MAIN FLOOR PLAN
1/4" = 1'-0"
LIVING = 2298 sf

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.

Air leakage shall not exceed 3 air changes/ hour and shall be tested as such. A written report of the test results, shall be signed by the testing party and provided to the building inspector, prior to call for final inspection.

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 3.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

private residence elevators shall comply with ASME A17.1 as required by IRC Section R321.1.

The Washington State Department of Labor and Industries requires the elevator be installed by a licensed elevator contractor and yearly safety inspections are required. For more information contact L&I at (360) 902-6130 or visit their web site at www.Lni.wa.gov/tradeslicensing/elevators.

All Climate Zones		
	R-Value[a]	U-Factor[a]
Fenestration U-Factor[b]	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC[b,e]	n/a	n/a
Ceiling[k]	49[j]	0.026
Wood Frame Wall[g,m,n]	21 int	0.056
Mass Wall R-Value[l]	21/21[h]	0.056
Floor	30[g]	0.029
Below Grade Wall[c,m]	10/15/21 int + TB	0.042
Slab[d] R-Value & Depth	10, 2 ft	n/a

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

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EAST HOUSE

4270 E. Mercer Way Short Plat Mercer Island WA

CONTENTS
Main Floor

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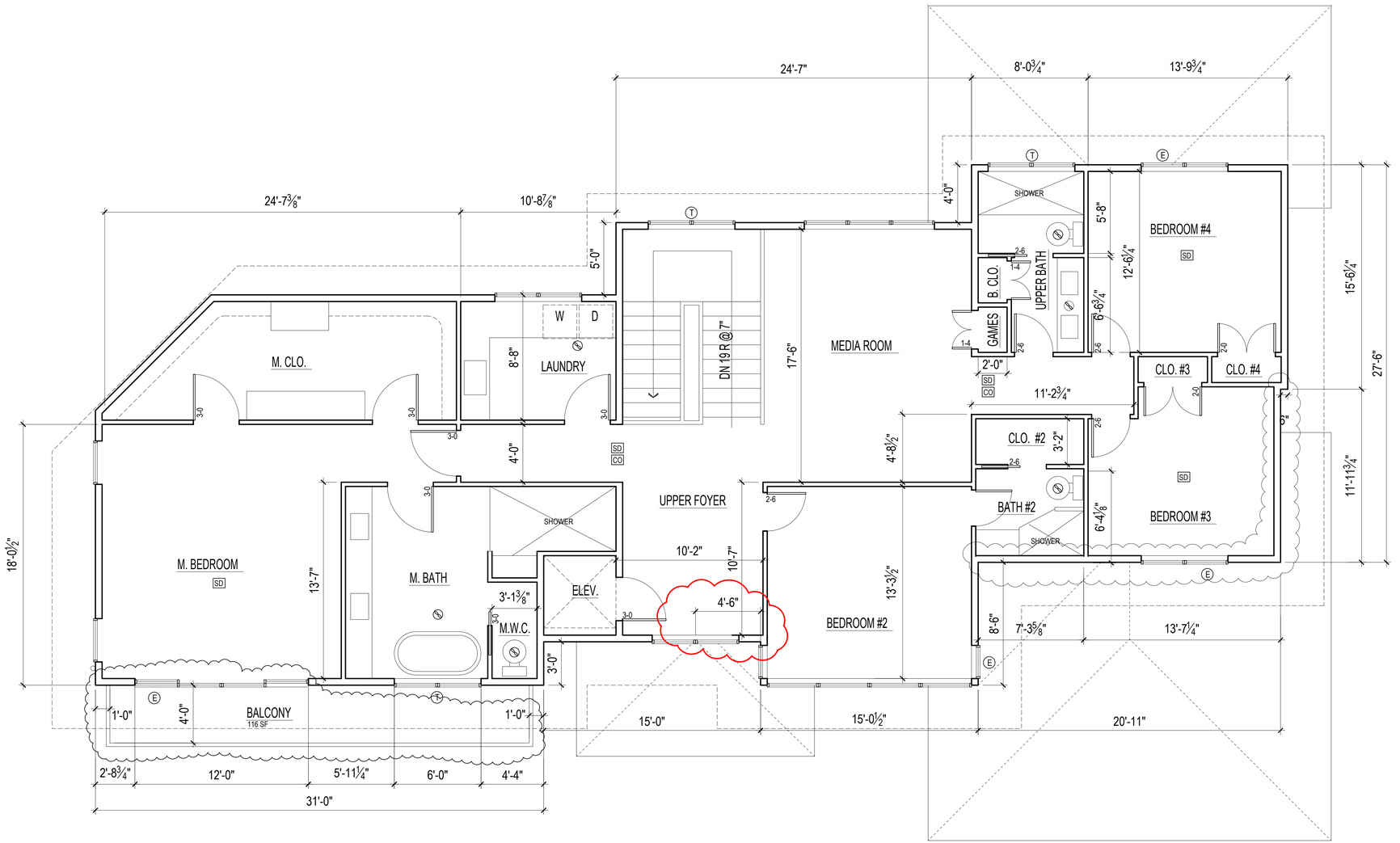
DATE
2.3.20
8.14.20
11.24.20
6.7.21

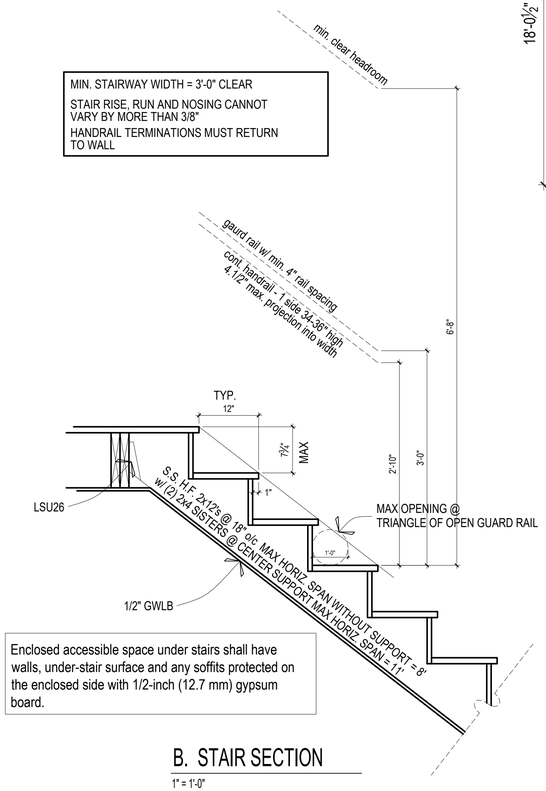
02

NOTES

SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
CO CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
= FAN, 50 CFM UNLESS OTHERWISE INDICATED
FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
(E) =EGRESS WINDOWS
Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
ALL WALLS FULL HIEGHT UNLESS OTHERWISE INDICATED
(T) =TEMPER/SAFETY GLAZE WINDOWS
ALL GAS F.P. TO BE APPROVED DIRECT VENT





B. STAIR SECTION
1" = 1'-0"

A. UPPER FLOOR PLAN
1/4" = 1'-0"
LIVING = 2298 sf

NORTH

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Upper Floor

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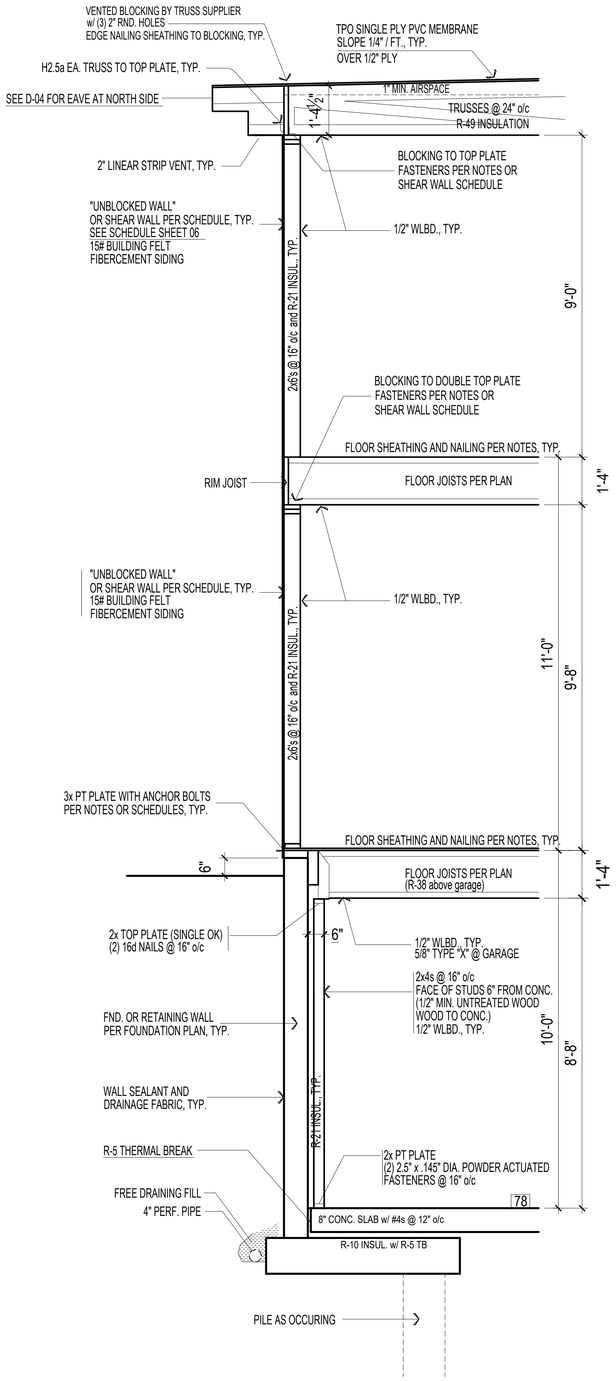
6.7.21

03



A. TYPICAL SECTION
1/2" = 1'-0"

SPRAY FOAM SPECIFICATIONS

Spray foam product to be "Spraytite 178" as manufactured by BASF (ESR-2642), or equal.
Spray foam insulation shall be installed per IRC 806.5.1.3.
A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification
The applied spray foam must be installed by a certified installer.

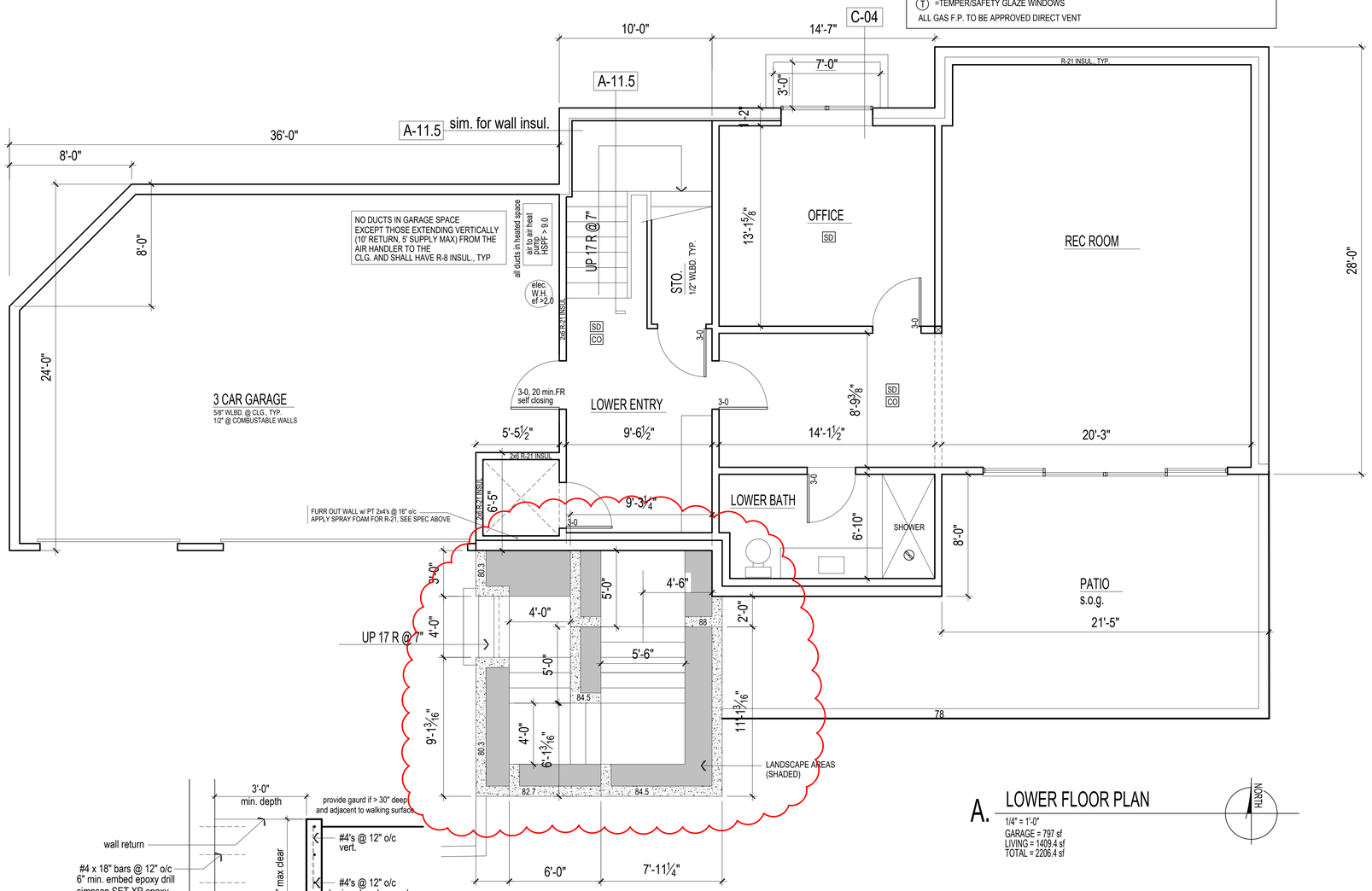
NOTES

SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
CO CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

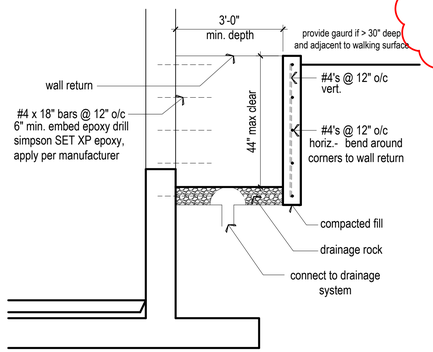
DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
⊘ = FAN, 50 CFM UNLESS OTHERWISE INDICATED
FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING

Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.

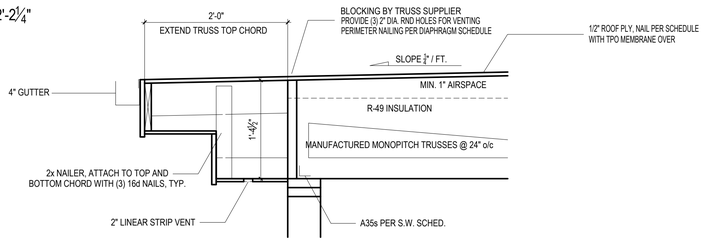
ALL WALLS FULL HIEGHT UNLESS OTHERWISE INDICATED
(T) =TEMPER/SAFETY GLAZE WINDOWS
ALL GAS F.P. TO BE APPROVED DIRECT VENT



A. LOWER FLOOR PLAN
1/4" = 1'-0"
GARAGE = 797 sf
LIVING = 1409.4 sf
TOTAL = 2206.4 sf



C. WINDOW WELL DETAIL
1/2" = 1'-0"



D. NORTH EAVE
1/2" = 1'-0"

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CONTENTS
Lower Floor

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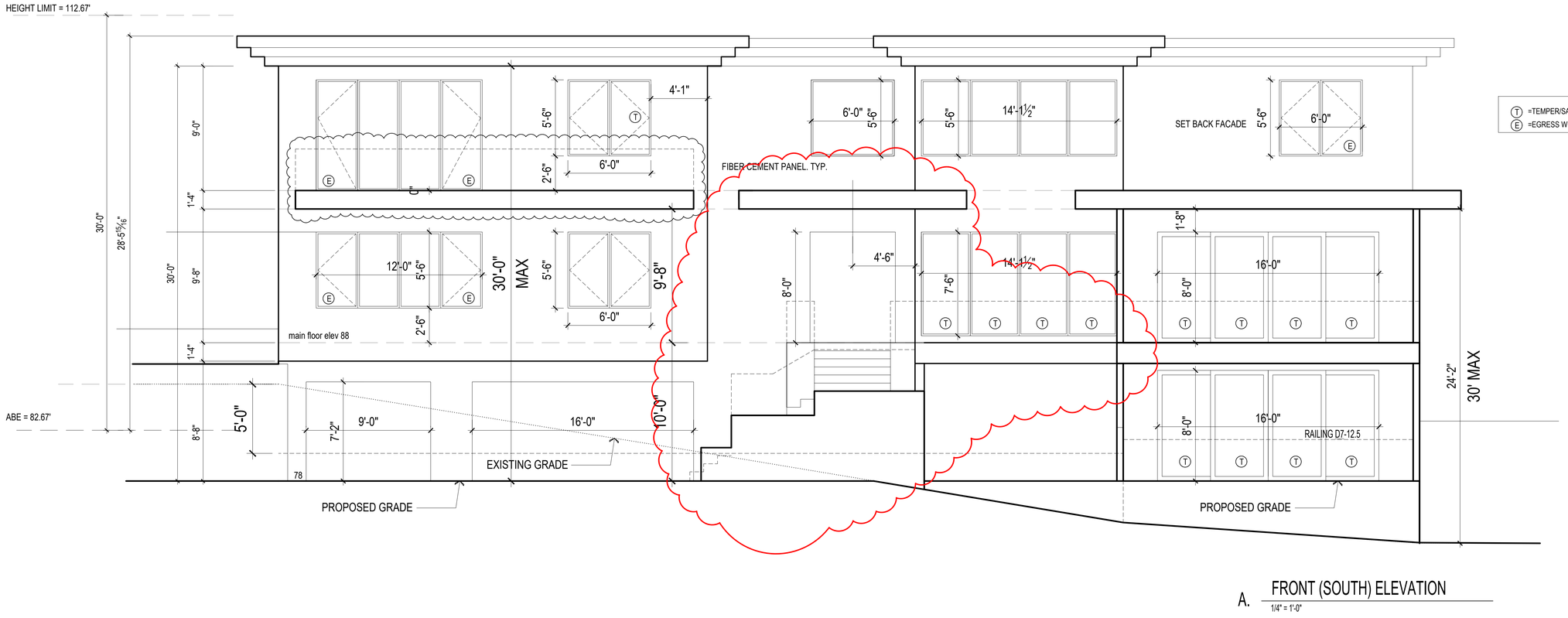
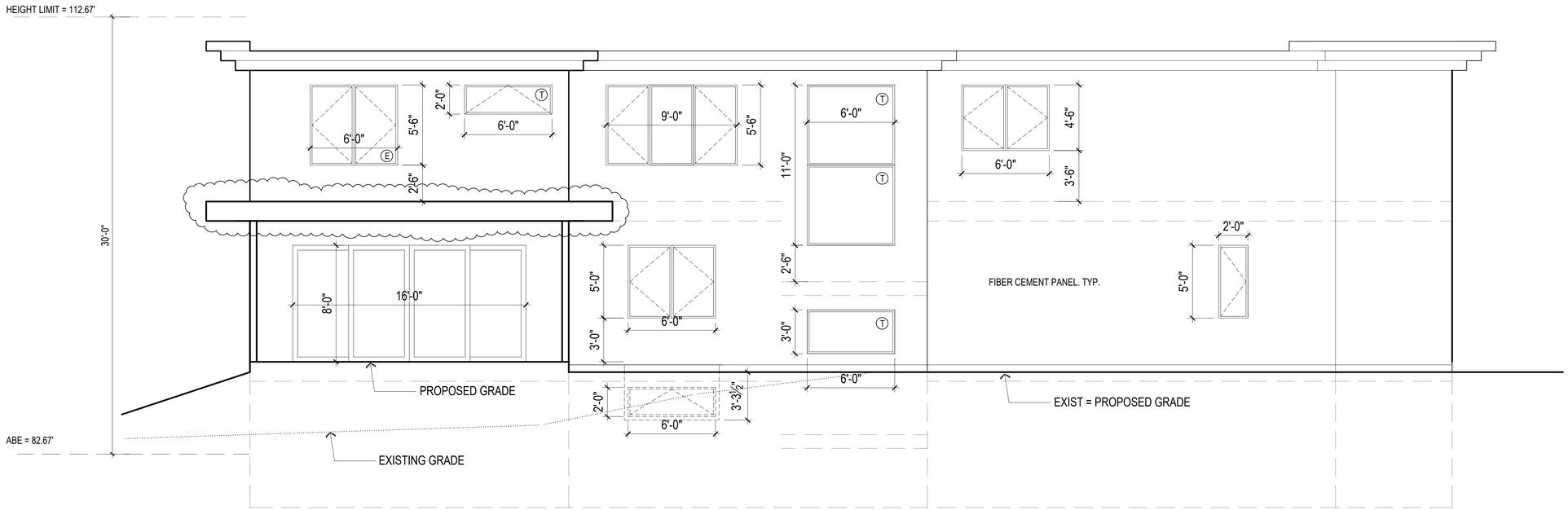
6.7.21

04



A. FRONT (SOUTH) ELEVATION

1/4" = 1'-0"



B. NORTH ELEVATION

1/4" = 1'-0"

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EAST HOUSE

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CONTENTS

N & S Elevs

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2.3.10
2.21.20
8.14.20
11.24.20

6.7.21

05

SHEAR WALL SCHEDULE

(Lumber for shear walls is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
Unblocked Wall	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf
SW3X	15/32" WSP one side	10d @ 2"	10d @ 12"	5/8"Ø @ 24"	5/8"Ø x 8" Lag @ 24"	3x_	9"	710 plf
SW5	15/32" WSP two sides	8d @ 3"	8d @ 12"	5/8"Ø @ 16"	5/8"Ø x 8" Lag @ 16"	3x_	8"	910 plf

For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a minimum length of "y" feet.

• For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used for studs if the members are connected by plate nailing. Note 10d nails at WSP panel edges.

• For shear walls with 2 layers of sheathing: Both layers of the sheathing may be installed on the same side of the shear wall, provided the joints between sheathing panels for the two layers are offset. End studs, studs at panel joints, and top and bottom plates must be 3x_ or thicker lumber. Nails should be staggered evenly in rows so that no two nails are closer than 1-1/2" apart. Top and bottom plates may be 2x_ lumber if the sheathing extends up or down past the plates to a continuous rim joist, and is nailed there.

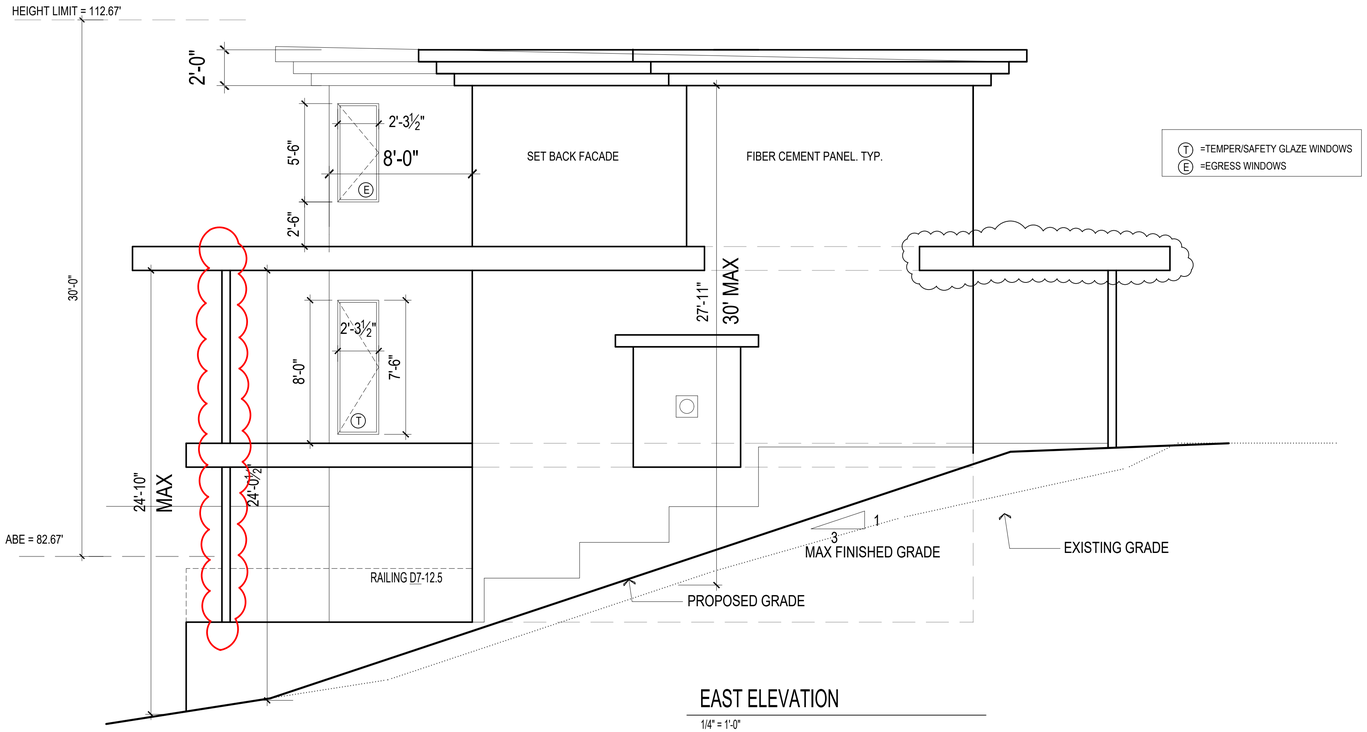
• "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Provide double stud minimum at both ends of all shear walls.
• At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
• Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
• Provide 3x_ plates, and 4x_ rim joists, minimum, where lag screws are specified for plate nailing.
• Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
• Where panels are applied on the same face of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset horizontally and vertically to fall on different framing members, or all framing supporting panel edges shall consist of 3 inch nominal or thicker members and the position of nails on each side shall be staggered vertically.
• Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
• Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall."&" Plate nailing per this schedule shall be nailed into this blocking at the bottom of the shear wall.
• Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
• Maximum spacing between nails shall not exceed 12".
• Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.
• Lag screw plate connectors shall penetrate 3.5" minimum, and plates or beams receiving lag screws shall have a minimum width of 3.5".
• Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
• Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
• Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
• Plate nails shall be nailed into a solid wood rim joist.
• 2x_ plates may be substited for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
• Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
• Where Roof ventilation is required over a shear wall, see roof ventilation detail.

Diaphragm Schedule

(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)

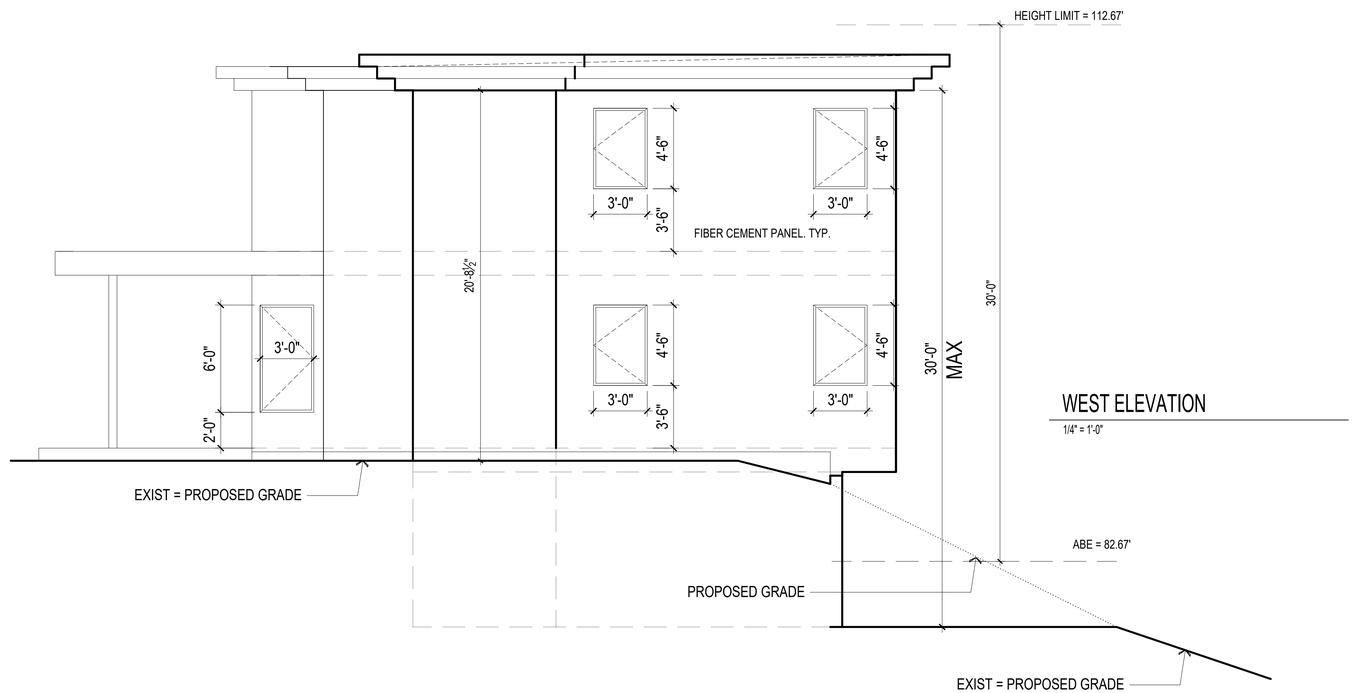
Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

• "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24" long, centered on the splice.
• Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
• This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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CONTENTS

E & W Elevs
SW Schedule

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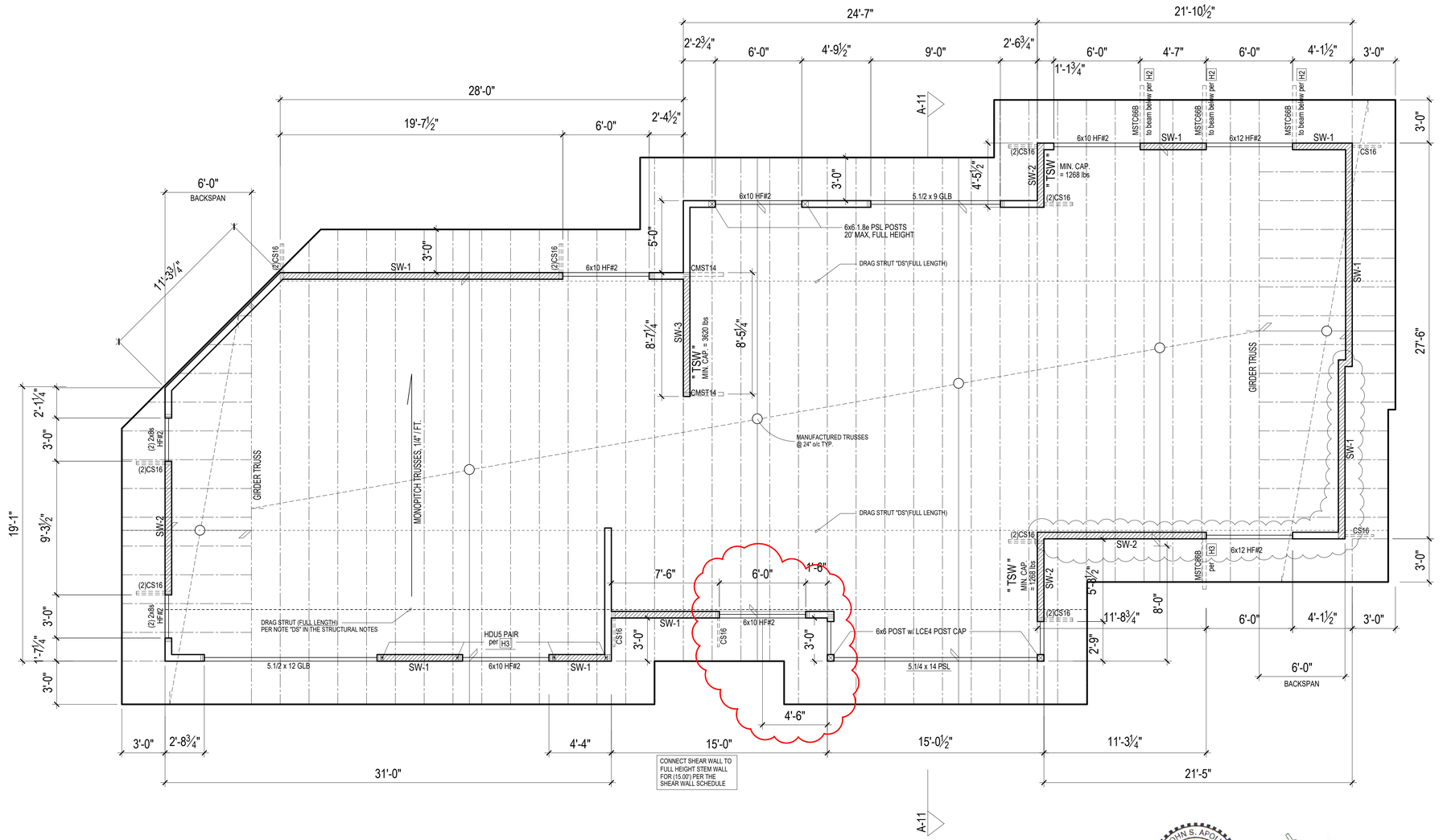
DATE
2.3.20
8.14.20
11.24.20
6.7.21

06



ROOF FRAMING

1/4" = 1'-0" AND UPPER FLOOR SHEAR WALLS

NOTE: "TSW" DENOTES:
ALIGN TRUSS WITH DESIGNATED SHEAR WALL, NAIL AND SHEATH PER NOTE "TSW" IN THE STRUCTURAL NOTES

NOTE: "DS" (X') DENOTES:
HORIZONTAL CMSTC16 DRAG STRUT (X') FT LONG PER NOTE "DS" IN THE STRUCTURAL NOTES

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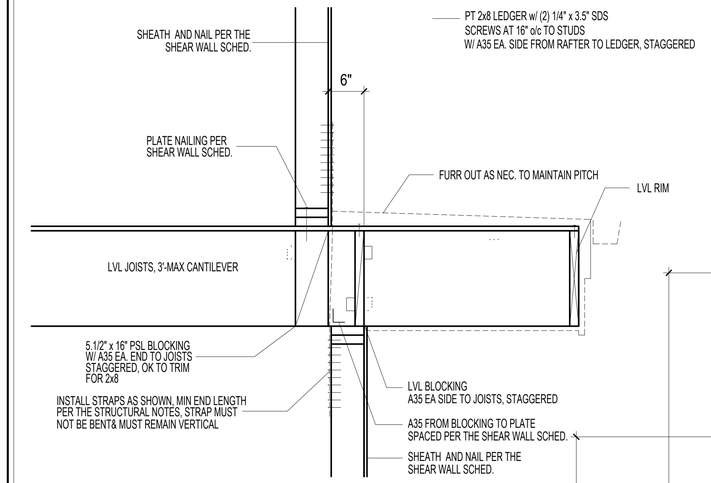
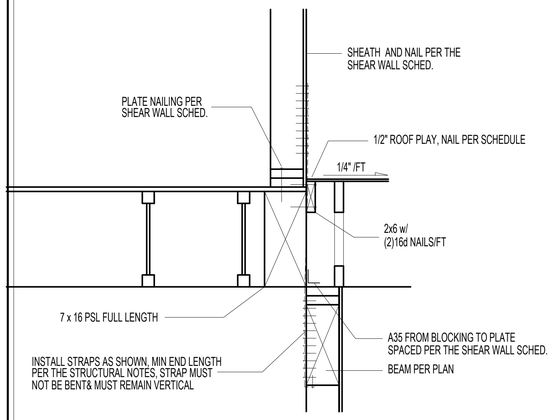
DATE

2.3.20
8.14.20
11.24.20
6.7.21



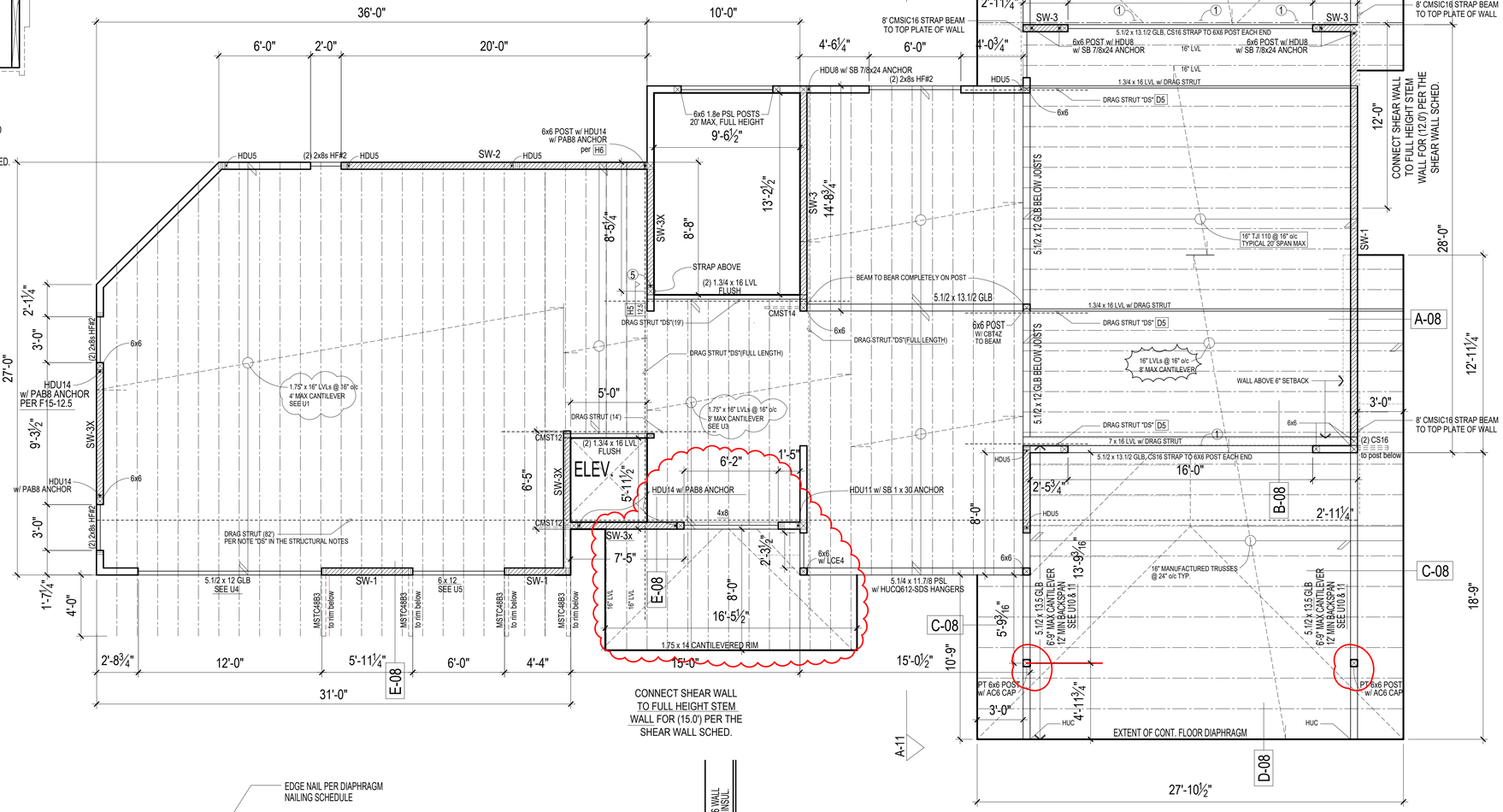
A. PORCH ROOF @ SETBACK EAST

1 = 1'-0"

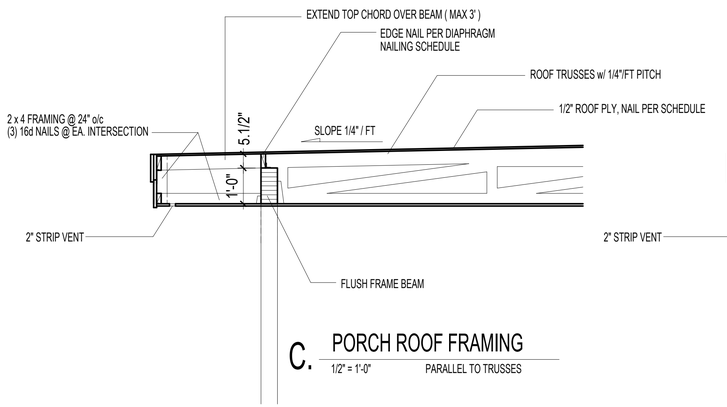


B. PORCH ROOF @ SETBACK SOUTH

1" = 1'-0"

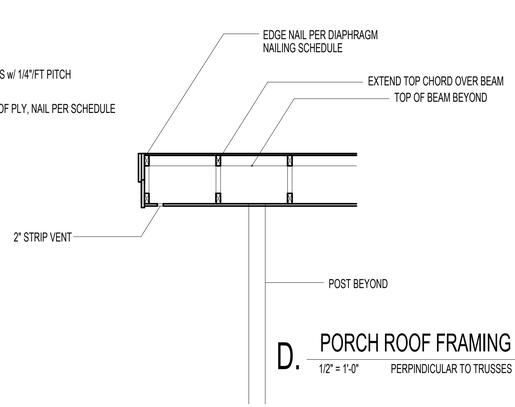


CONNECT SHEAR WALL TO FULL HEIGHT STEM WALL FOR (15.0') PER THE SHEAR WALL SCHED.



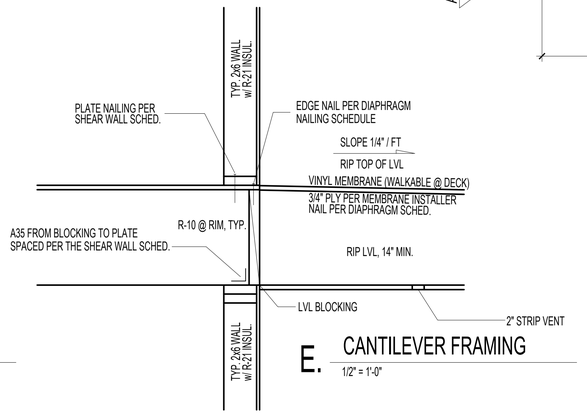
C. PORCH ROOF FRAMING

1/2" = 1'-0" PARALLEL TO TRUSSES



D. PORCH ROOF FRAMING

1/2" = 1'-0" PERPINDICULAR TO TRUSSES



E. CANTILEVER FRAMING

1/2" = 1'-0"

A. UPPER FLOOR FRAMING

1/4" = 1'-0" AND MAIN FLOOR SHEAR WALLS

HRON

1. DENOTES "STRAP FROM SHEAR WALL ABOVE"
2. DENOTES "1.3/4" x 16 LVL @ 16" o/c CANTILEVER 6' MAX"
3. DENOTES " (2)H8 TIES FROM CANTILEVER BEAM TO HEADER"
4. DENOTES "DTT2Z PAIR PER DECK END DETAIL"
5. DENOTES "HDU14 PAIR TO 6x6 POSTS PER DETAIL H5 "
6. DENOTES "HDU14 w/PAB8 ANCHOR TO 6x6 POST"
7. DENOTES "HDU11 w/SB1x30 ANCHOR TO 6x6 POST"
8. DENOTES "HD19 w/PAB 9 ANCHOR TO 6x6 DF#2 POST"

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8.14.20
11.24.20
6.7.21

08

Energy Credit Descriptions

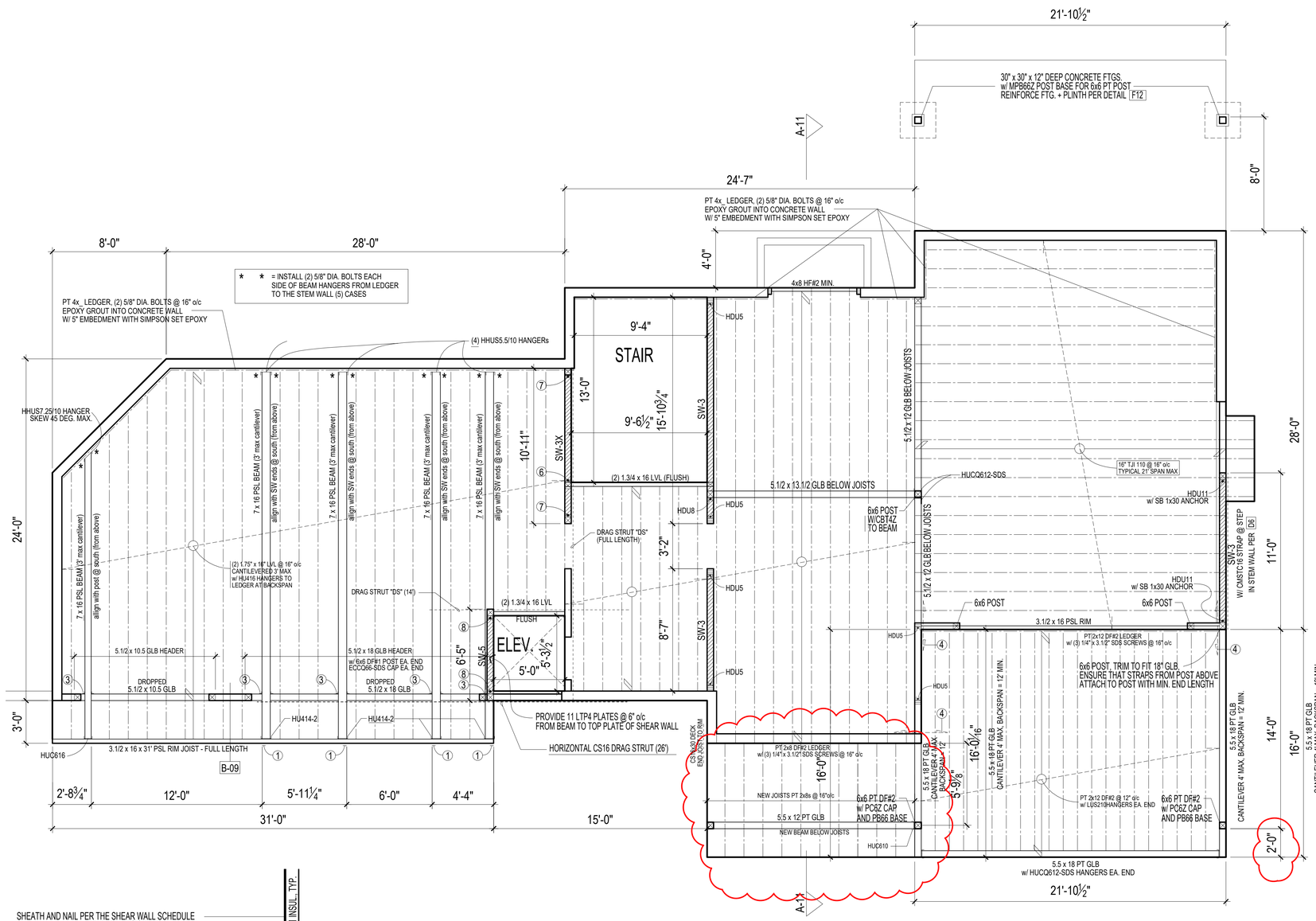
2a - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum
and
All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.

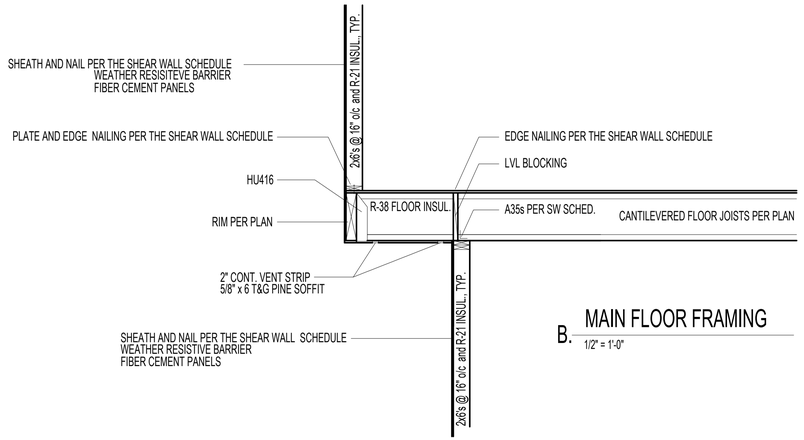
3b - HIGH EFFICIENCY HVAC EQUIPMENT
Air-source heat pump with minimum HSPF of 9.0
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

4 - HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM:
All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion.
For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8. Locating system components in conditioned crawl spaces is not permitted under this
option.
Electric resistance heat and ductless heat pumps are not permitted under this option.
Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

5a - EFFICIENT WATER HEATING
All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.c
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.

5c - EFFICIENT WATER HEATING
Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.





B. MAIN FLOOR FRAMING
1/2" = 1'-0"

A. MAIN FLOOR FRAMING
1/4" = 1'-0" AND LOWER FLOOR SHEAR WALLS
NORTH

① DENOTES "STRAP FROM SHEAR WALL ABOVE"
② DENOTES "1.3/4" x 16 LVL @ 16" o/c CANTILEVER 6' MAX"
③ DENOTES " H8 TIES FROM CANTILEVER BEAM TO HEADER"
④ DENOTES "DTT2Z PAIR PER DECK END DETAIL"
⑤ DENOTES "HDU14 PAIR TO 6x6 POSTS"
⑥ DENOTES "HDU14 w/PAB8 ANCHOR TO 6x6 POST"
⑦ DENOTES "HDU11 w/SB1x30 ANCHOR TO 6x6 POST"
⑧ DENOTES "HD19 w/PAB 9 ANCHOR TO 6x6 DF#2 POST"

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CONTENTS
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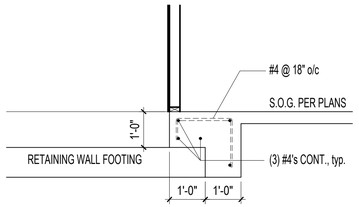
11.24.20
6.7.21

09



B. SECTION AT ELEVATOR PIT

1/2" = 1'-0"

30" x 30" x 12" DEEP CONCRETE FTGS. w/ MPB66Z POST BASE FOR 6x6 PT POST REINFORCE FTG. + PLINTH PER DETAIL F12

PROVIDE R-10 EXTERIOR INSULATION AT HATCHED AREA

HDU8 w/ SB 7/8x24 ANCHOR

6x6 POST w/ HDU8 w/ SB 7/8x24 ANCHOR

6x6 POST w/ HDU14 w/ PAB8 ANCHOR

HDU14 w/ PAB8 ANCHOR

2" DIA. PILES @ 5'-0" o/c

2" DIA. PILES @ 6'-0" o/c

2" DIA. PILES @ 4'-0" o/c

8" CONCRETE SLAB EL 78 #4s @ 12" o/c, typ.

CONCRETE SLAB EL 78

STEP TOP OF WALL SEE ELEVATION

2" NOTCH FOR SLAB

10" elev. recess

recess wall top 12"

DRIVEWAY

conc. retaining wall t.o.w. sloped MAX REATINAGE = 3'-0"

10" DIA. SONO TUBE w/ (4) #4s VERT. FROM FTG. INTO POST

REVISED ENTRY STEPS 6.2.21

PILES PER SHEET 10.2, TYP.

FOUNDATION PLAN

1/4" = 1'-0"

NORTH

(6) DENOTES "HDU14 w/PAB8 ANCHOR TO 6x6 POST"
(7) DENOTES "HDU11 w/SB1x30 ANCHOR TO 6x6 POST"
(8) DENOTES "HD19 w/PAB 9 ANCHOR TO 6x6 DF#2 POST"

○ INDICATES PILE LOCATION - SEE DETAIL P1-11.5 - AND SHEET 15 FOR DIMENSIONS

REVISED TO PIPE PILES 6.2.21

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DATE

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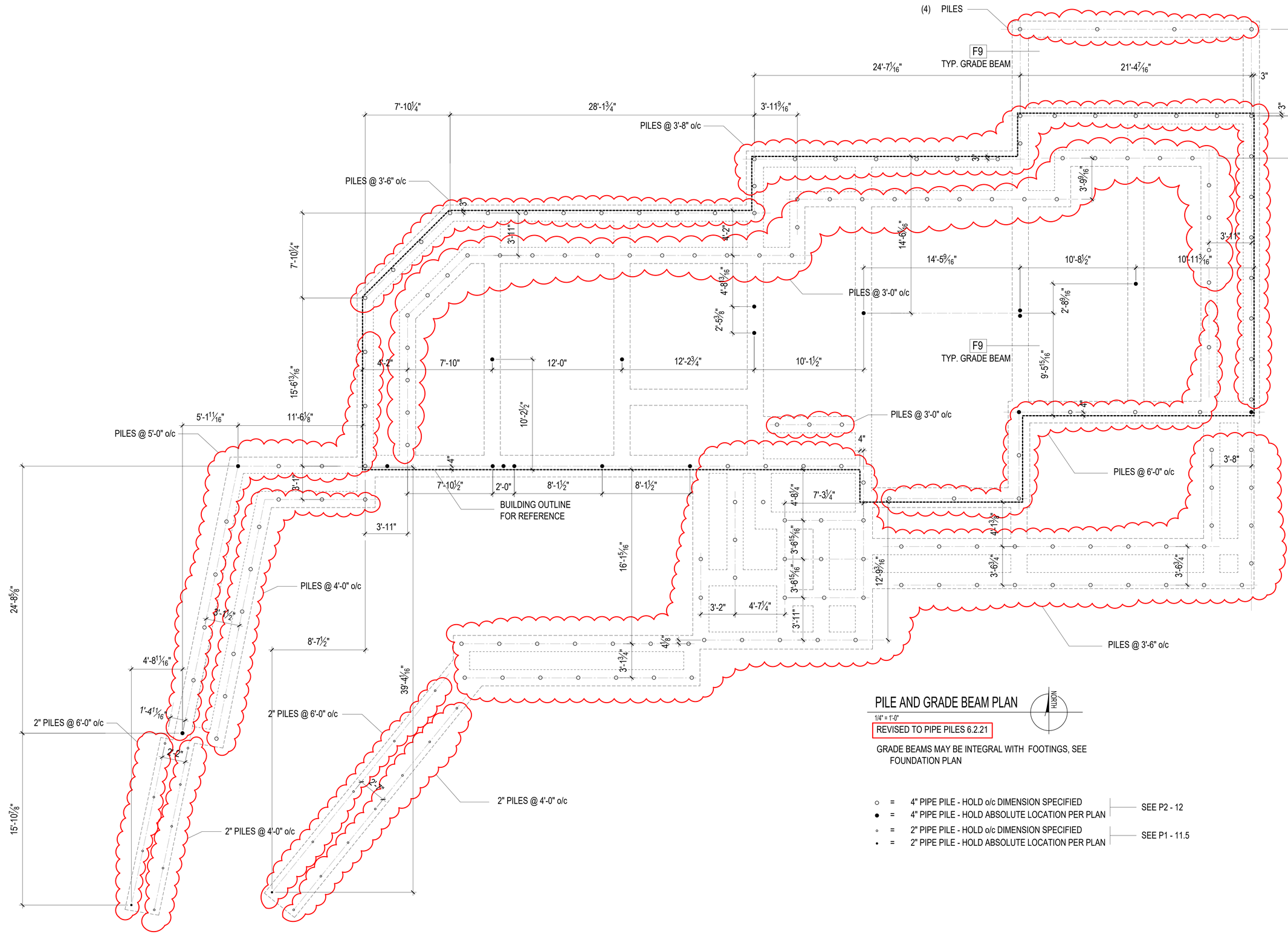
8.14.20
11.30.20
6.7.21



PILE AND GRADE BEAM PLAN

1/4" = 1'-0"

REVISED TO PIPE PILES 6.2.21

GRADE BEAMS MAY BE INTEGRAL WITH FOOTINGS, SEE FOUNDATION PLAN

○ = 4" PIPE PILE - HOLD o/c DIMENSION SPECIFIED
● = 4" PIPE PILE - HOLD ABSOLUTE LOCATION PER PLAN — SEE P2 - 12
◦ = 2" PIPE PILE - HOLD o/c DIMENSION SPECIFIED
• = 2" PIPE PILE - HOLD ABSOLUTE LOCATION PER PLAN — SEE P1 - 11.5

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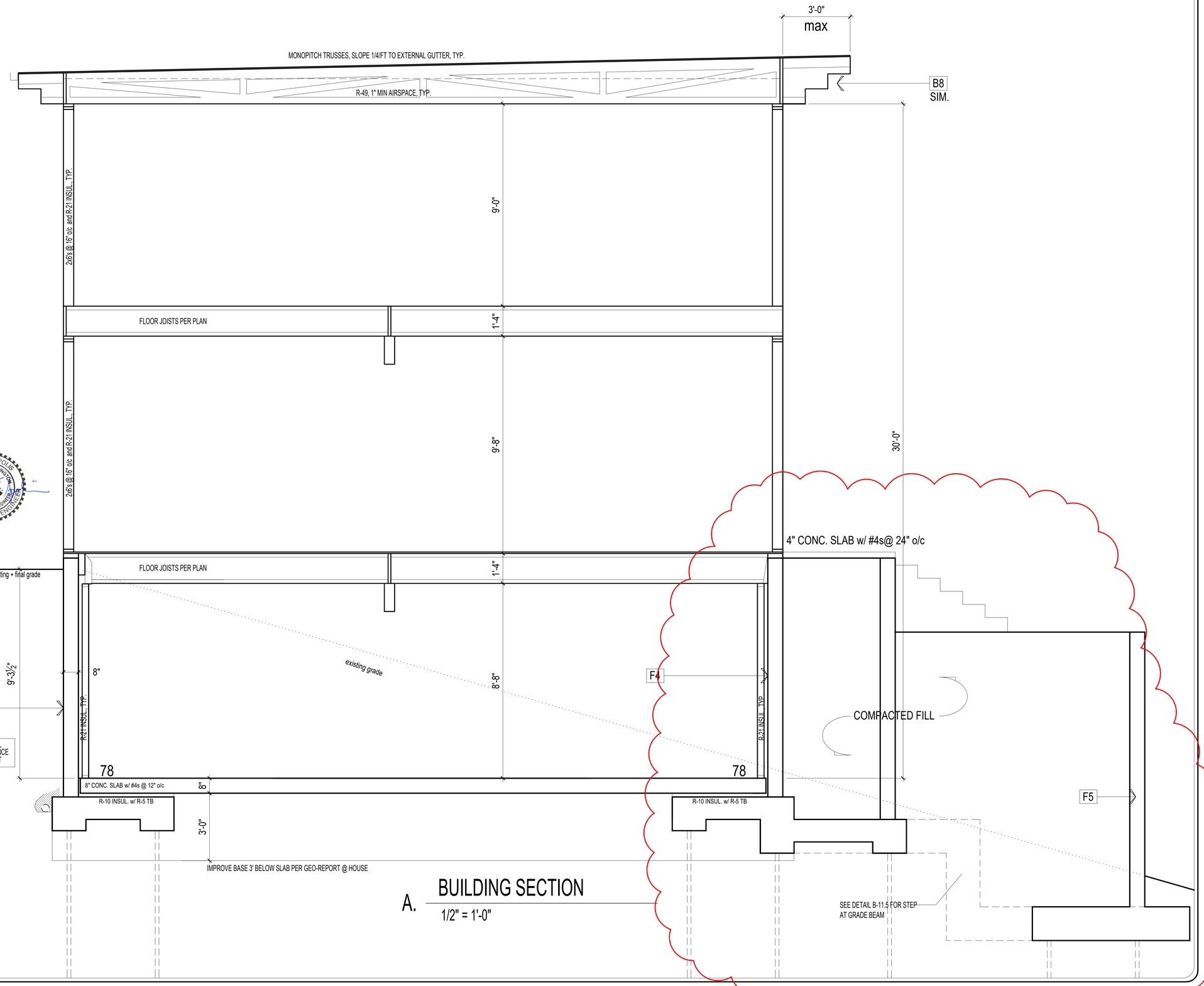
DATE

8.14.20
11.24.20
6.7.21

VENTING CALC.

2" STRIP VENT = 8si / FT
LOW VENTING = 83' x 8si/ft = 664 s.i.
HIGH VENTING = 102' x 8si/ft = 816 s.i.
TOTAL VENTING = 1480 s.i.
REQ'D VENTING = 2298 x 144 / 300 = 1103 s.i.
1480 > 1103, therefor OK



A. BUILDING SECTION
1/2" = 1'-0"

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CONTENTS
Bldg. Section

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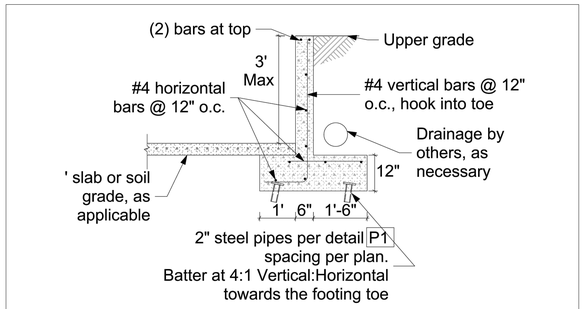
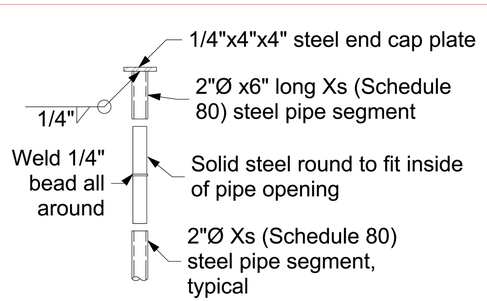
DATE
2.3.20
8.14.20
11.24.20
6.2.21

11



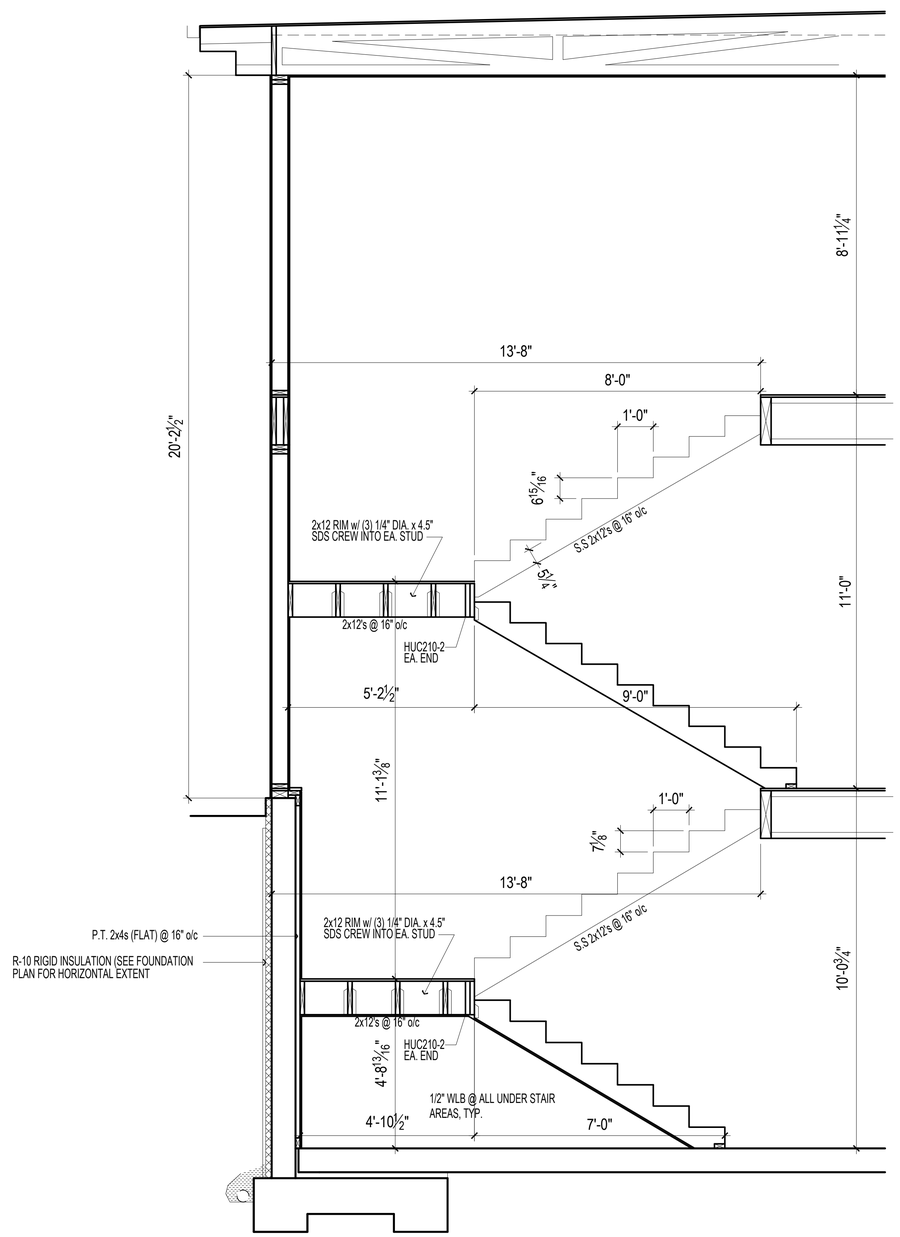
F16 **Short Pile Supported Retaining Wall**

1/2" = 1'-0"



P1 **Pipe pile typical detail**

1" = 1'-0"



A. **STAIR SECTION**

1/2" = 1'-0"

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CONTENTS

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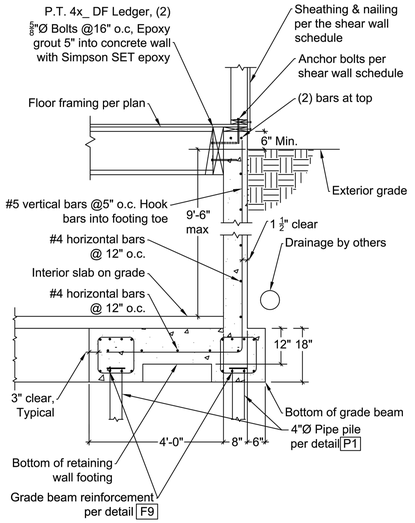
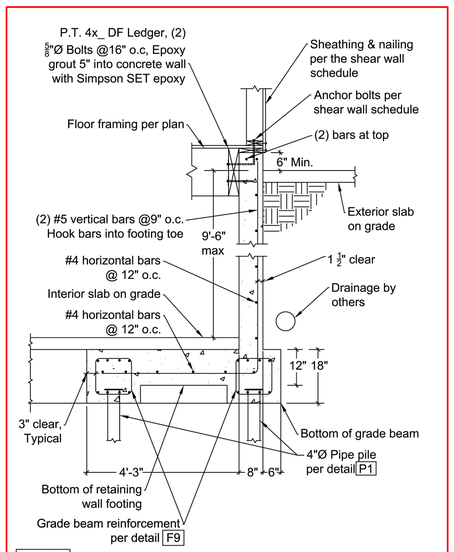
DATE

2.3.20
8.14.20
11.30.20

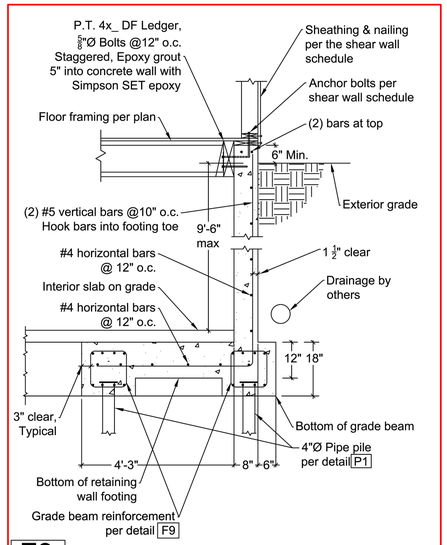
11.5



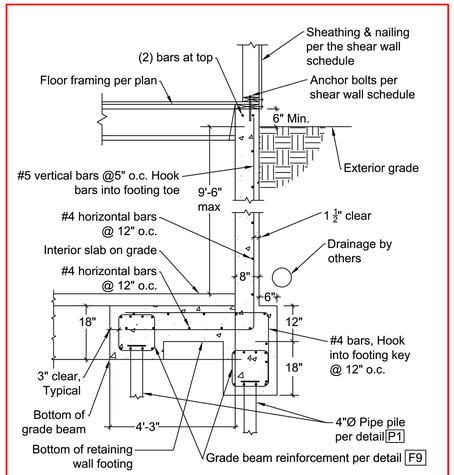
F1 Retaining Wall Detail 1
1/2" = 1'



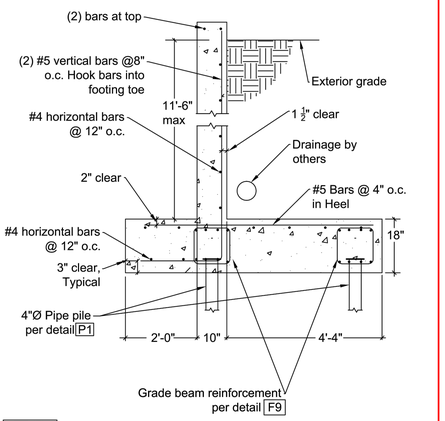
F2 Retaining Wall Detail 2
1/2" = 1'



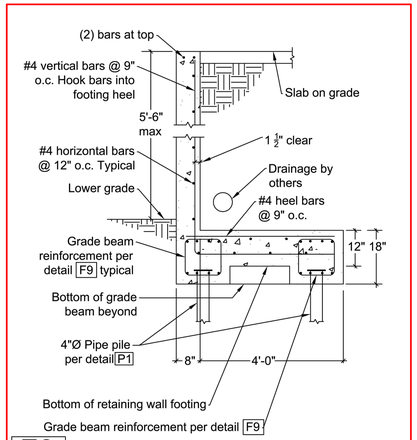
F3 Retaining Wall Detail 3
1/2" = 1'



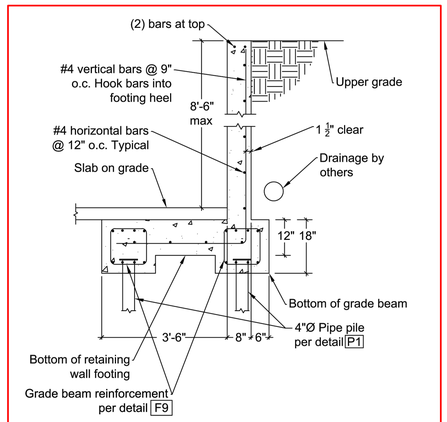
F4 Retaining Wall Detail 4
1/2" = 1'



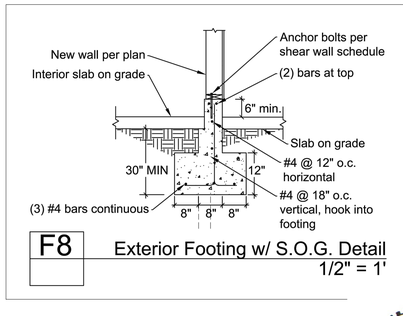
F5 Retaining Wall Detail 5
1/2" = 1'



F6 Retaining Wall Detail 6
1/2" = 1'

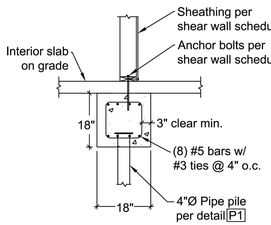


F7 Retaining Wall Detail 7
1/2" = 1'

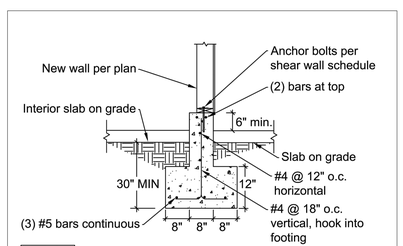


F8 Exterior Footing w/ S.O.G. Detail
1/2" = 1'

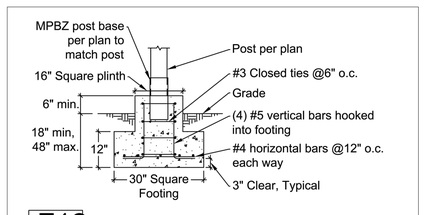
F9 Grade Beam Detail 1
1/2" = 1'



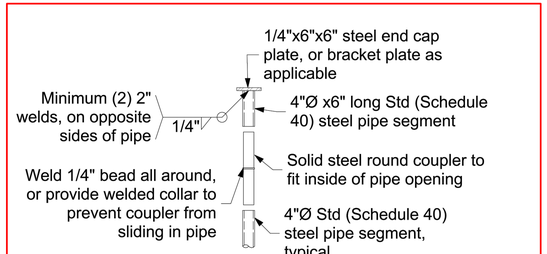
F10 Grade Beam Detail 2
1/2" = 1'



F11 Exterior Footing w/ S.O.G. Detail
1/2" = 1'



F12 MPBZ Post Base Footing Detail
1/2" = 1'



P2 4" Pile Detail
1" = 1'-0"

FOOTING AND WALL DRAINS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT

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CONTENTS
Details

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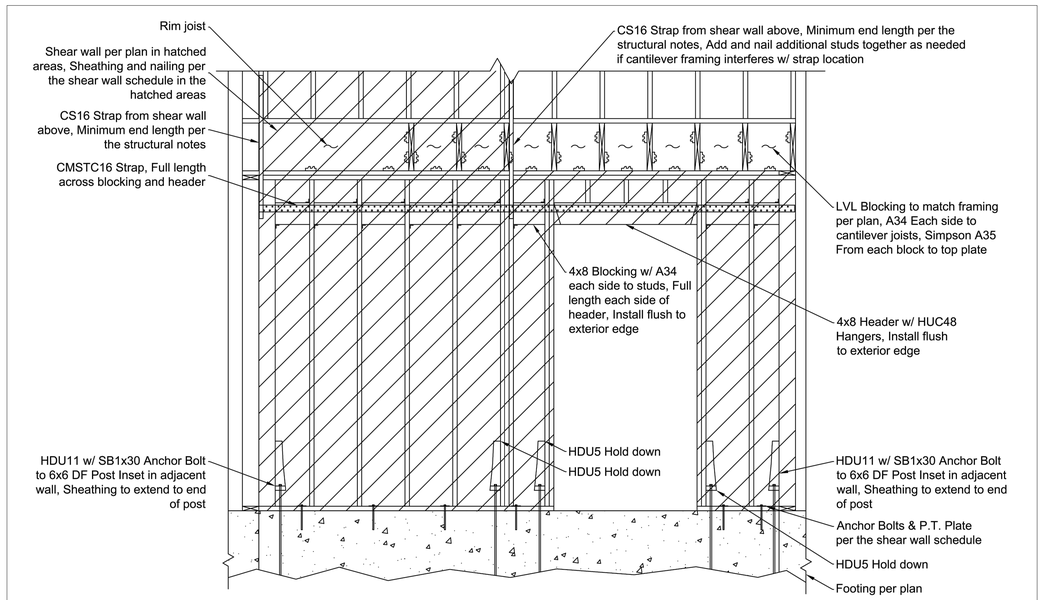
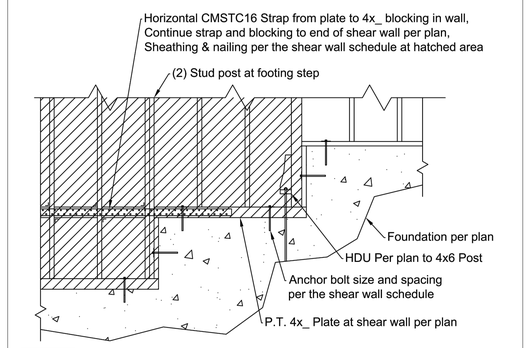
DATE
2.3.20
2.21.20
8.14.20
11.24.20

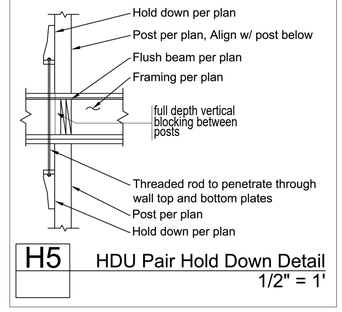
6.7.21



D2 Shear Wall At Opening Detail
1/2" = 1'



D6 Shear Wall at Stepped Wall
1/2" = 1'



H5 HDU Pair Hold Down Detail
1/2" = 1'

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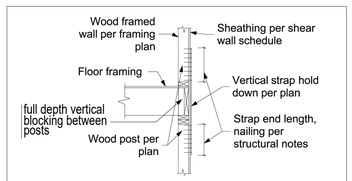
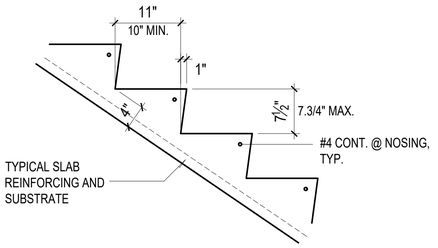
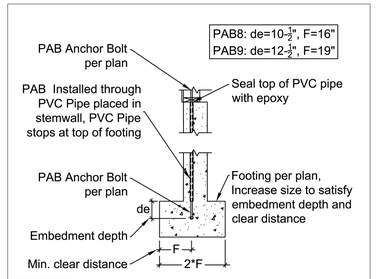


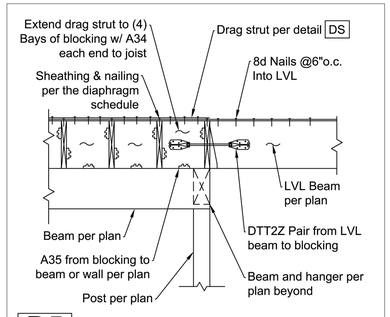
Strap Hold Down Detail
3/4" = 1'-0"



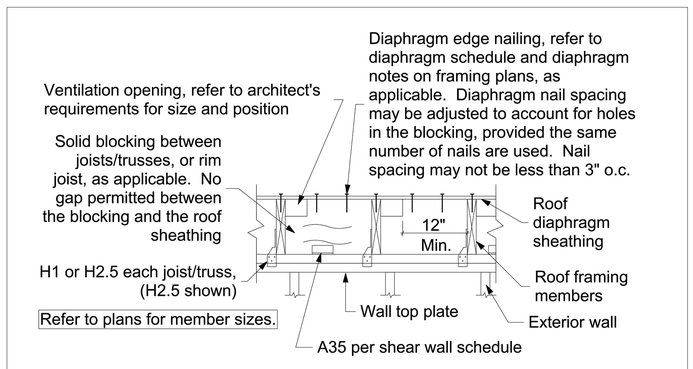
TYP. EXTERIOR CONC. STAIR DETAIL
1/2" = 1'-0"



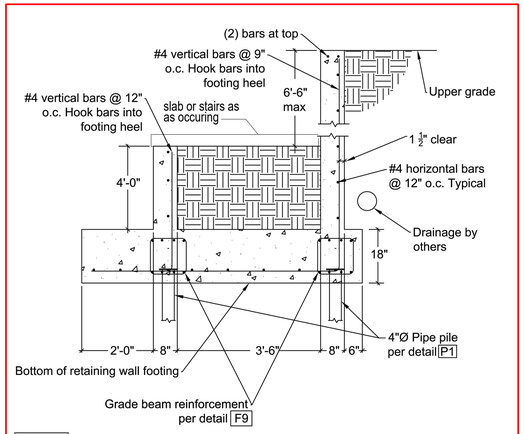
F15 PAB Anchor Bolt Footing Detail
1/2" = 1'



D5 Drag Strut Detail 2
1/2" = 1'

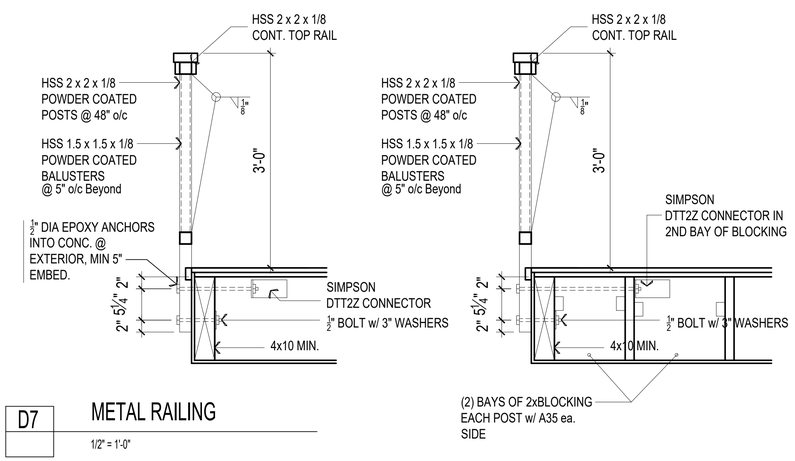


Roof Ventilation Typical Detail
1" = 1'-0"



F14 Retaining Wall Detail
1/2" = 1'

Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.



D7 METAL RAILING
1/2" = 1'-0"

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CONTENTS
Details

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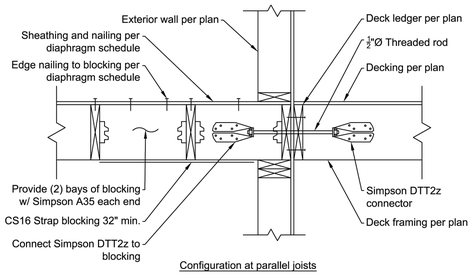
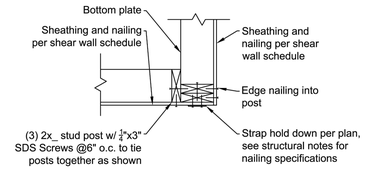
DATE
8.14.20
11.30.20
6.7.21

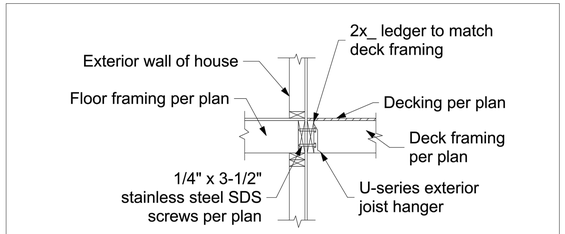
12.5



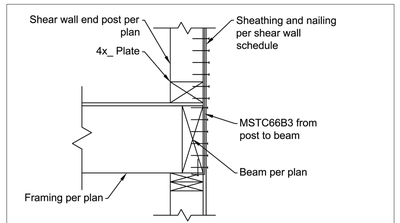
D1 — Deck End Connection Typical Detail
1" = 1'



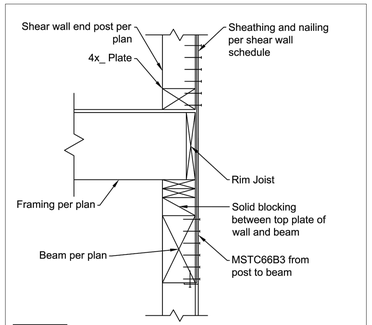
H1 — Corner Hold Down Typical Detail
1" = 1'



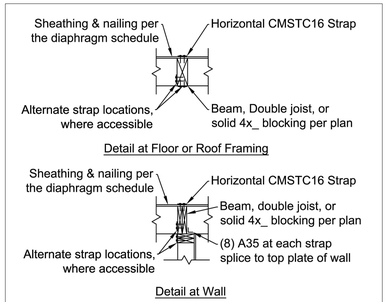
D3 — Deck Ledger Typical Detail
3/4" = 1'-0"



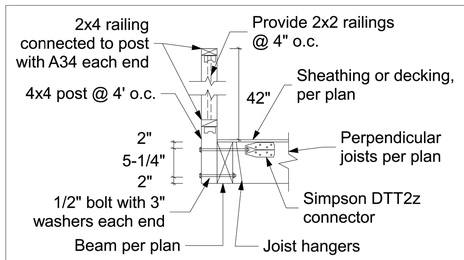
H2 — Hold down to beam detail
1" = 1'



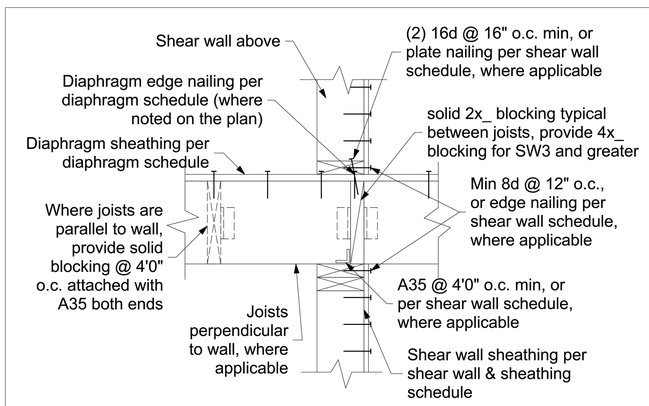
H3 — Hold down to header detail
1" = 1'



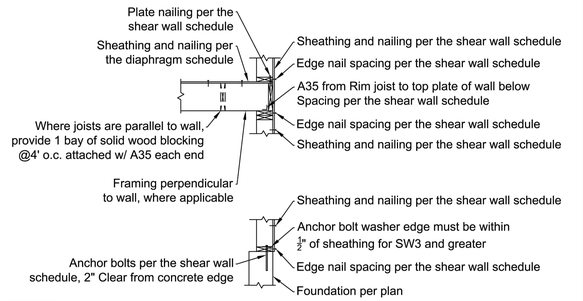
DS — Typical Drag Strut Detail
1/2" = 1'



D4 — Typical Railing Details
3/4" = 1'-0"



SW2 — Interior Shear Wall Standard Detail
1 1/2"= 1'-0"



SW1 — Exterior Shear Wall Typical Detail
1/2" = 1'

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CONTENTS
Main Floor

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DATE
2.3.20
8.14.20
11.24.20

13

Structural Notes:

Applicable Codes and Standards:

2015 International Building Code (IBC) and other applicable local building codes.
ASCE/SEI 7-10 - "Minimum Design Loads for Buildings and Other Structures"
2015 NDS for wood structures.
American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.
American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.

Structural design shall be in accordance with the latest edition of above codes and standards. Contractor shall comply with the latest edition of all applicable codes and standards.

Design Loads:

Live load:	roof	25 psf (snow)
	solar panels	4 psf dead load
	floors	40 psf floor live load
	decks	60 psf floor live load
Wind load:	Basic wind speed	110 mph, exposure C, KzT=1.0
	Building Category:	Enclosed, Wind Important Factor Iw = 1.0
	Refer to calculation page L1 for design wind forces.	
	Internal pressure 5 psf, Components and cladding design per 1609.6.4.4.1	

Seismic loading per IBC Sections 1603 and 1613, Site Class D.
The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.
Seismic importance factor 1.0, Seismic Use Group I
Design and Analysis by Simplified Design Procedure
Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.
PGA 1 sec = .538 PGA .2 sec = 1.401
Seismic base shear = 0.144 * Dead Load

Foundations:

Soil parameters per Geotech reports provided by GEO Group Northwest, Inc. dated July 13th, 2018, Dec. 27th, 2018, August 16th, 2019, Oct. 18th, 2019, Nov. 4th 2019, June 9th 2020, and May 21, 2021.
Updated Pile calculations were provided on September 24, 2020. Steel pin pile specifications were provided on Nov. 13th, 2020 and May 21, 2021.

All soil conditions are to be field verified during construction. Structural fill shall be placed in 10-inch maximum horizontal lifts (loose thickness) and compacted to 95 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.

Drainage behind the concrete walls shall be provided conforming to the construction details.

Steel Pipe Piles:

Steel pipe piles shall be installed per the geotechnical report, by GEO Group Northwest.
The design strength for 2" piles is 6,000 lbs.
The design strength for 4" piles is 20,000 lbs.
The Structural Steel pipe shall conform to ASTM A53, Fy = 35 ksi. Galvanized 2" diameter schedule 80 pipe may be used for 2" piles, and 4" diameter schedule 40 pipe may be used for 4" piles.
The 2" piles shall be driven to refusal, defined as less than 1" of movement in 60 seconds of driving with a 90 lbs jackhammer plus operator weight.
The 4" piles shall be driven to refusal, defined as less than 1" of movement in 16 seconds of driving with a 850 lbs hammer.
The steel pipe pile refusal shall be witnessed by the geotechnical engineer of record or the structural engineer of record.

Cast in Place Concrete:

Concrete shall attain a minimum compressive strength of 3,000 psi at 28 days (5-½ sack mix). An alternate mix provided by the concrete supplier and pre-approved by the building department is acceptable. Reinforcing steel shall conform to ASTM A-615, Grade 60 (Fy=60,000 psi) for all bars.
Provide all wall and footing horizontal bars with 2'-0" x 2'-0" corner bars of the same size at all corners and wall intersections. Minimum lap splice 48 bar diameters.

Concrete protection for reinforcement shall be:

Concrete exposed to earth or weather	1.5" (#5 & smaller) 2" (#6 & larger)
Concrete cast against earth	3"
Slabs	0.75"

Bolts:

Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307.
Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6' o.c. Shear wall anchor bolts per the shear wall schedule.
For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.
Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.

Wood Framing Specifications:

All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWPA U1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.

Where toenails are used for stud wall construction, a minimum of (2) toenails at top and bottom of each stud shall be provided. Toenails shall be 16d nails driven at approximately a 45 degree angle, with a minimum of 1-1/2" of the nail shank shall be embedded in both the stud and the plate. End nails driven through the plate and into the stud end grain are not permitted. Simpson A34 clips at top and bottom of each stud are permitted where correct toenailing is not provided.

Wherever joists bear on a wall or beam, either a continuous rim joist or solid wood blocking must be provided. Blocking shall be connected to the joists with A35 angles at each end. Individual blocks may be omitted to allow for ducting or other openings. Consult with the engineer of record if more than 25% of the blocking is omitted.

Where LVLs are specified with a thickness greater than 1-3/4", the beam may be built up out of multiple 1-3/4" LVL beams connected per truss-joist TJ-9000 specifier's guide.

Unless noted otherwise, the following grades and species shall be used for structural lumber:

2x joists	Hem-Fir #2
2x, 3x, and 4x studs	DF/L standard for plywood or WSP shear walls
	Hem-Fir standard for other walls
4x and 6x beams	DF-L #2
Microllam LVL lumber	LVL 1.9E, Fb = 2600 psi, Fv = 285 psi (minimums)
Parallam lumber	2.0 WS, Fb = 2900 psi, Fv = 290 psi (minimums)
Glu-lam lumber	24F-V4 for simple span beams, 24F-V8 for cantilever beams

All framing connections shall be per Table 2304.9.1 of the IBC, unless otherwise noted.

Preservative-Treated Wood and Fasteners:

All wood in contact with concrete or masonry shall be preservative-treated, in accordance with AWPA U1 and M4 standards.

All fasteners installed in preservative-treated wood shall be hotdipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153.

Fasteners other than nails and timber rivets are permitted to be mechanically deposited zinc-coated with coating weights complying with ASTM B 695, Class 55 minimum. Plain carbon steel fasteners in wood preservated-treated with SBX/DOT or zinc borate are not required to be galvanized.

Plywood Thickness, Grade, and Nailing:

Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.6.1 of the IBC.

Manufactured Trusses:

Manufactured trusses specified on the plans are prefabricated products manufactured by a truss manufacturer. The contractor shall submit shop drawings and stamped structural design calculations for review. The manufacturer's installation instructions shall be available on the job site at the time of inspection. Truss design and shop drawings shall include location and weight of all equipment being supported by these trusses.

The truss live loading shall be per IRC Section 301.5 and Table 301.5, especially noting footnotes b and g.

The truss design shall be per IRC Sections 502.11.1 and 802.10.2, especially indicating the truss design and manufacturing shall be per ANSI/TPI 1.

The truss temporary and permanent bracing shall be per IRC Sections 502.11.2 and 802.10.3 as well as the Truss Plate Institute's Building Component Safety Information.

Truss alterations shall not occur unless the approval of a designprofessional as indicated in IRC Sections 502.11.3 and 802.10.4.

Manufactured Joists:

"TJI" Joists specified on the plans are prefabricated products manufactured by the Weyerhaeuser Corporation. The contractor shall submit shop drawings and stamped structural design calculations for review. Joist design and shop drawings shall include location and weight of all equipment being supported by these joists. The manufacturer's installation instructions shall be available on the job site at the time of inspection. Other suppliers may be used, upon approval by the engineer of record.

Wall Stud Schedule:

(For double or triple studs, spike studs together with 16d nails at 18" o.c.)

Studs up to 9' tall	(1) 2x4 @ 16" o.c.
Studs up to 11' tall	(2) 2x4 @ 16" o.c.
Studs up to 14' tall	(1) 2x6 @ 16" o.c.
Studs up to 17' tall	(2) 2x6 @ 16" o.c.
Studs up to 20' tall	(3) 2x6 @ 16" o.c.

Metal Framing Connectors:

Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2015 SRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

Note "TSW" (Truss Connection to Shear Wall)

One typical roof truss shall be located directly over the indicated shear wall, and
that the bottom chord of that roof truss shall be connected to the top plate of the shear wall below with Simpson A35 connectors per the shear wall schedule.

Additionally, the truss top chord shall receive roof diaphragm edge nailing from the roof sheathing.
Both ends of the indicated trusses shall be connected to a double stud in the shear wall below, using a Simpson H6 or H7 connector. Provide two rows of shear wall edge nailing through the shear wall plywood sheathing into the double studs.

Truss spacing may need to be adjusted, or additional trusses provided, to assure that a truss is located over each indicated shear wall.

Drag Strut Note "DS"

Provide a continuous horizontal connection between the indicated beams, walls, and blocking, using the following method.

A horizontal Simpson CMSTC16 strap shall be provided to create this connection. The strap shall extend minimum 3' onto any beam or wall being connected, and shall be continuous over any blocking between joists for the extent of the drag strut. The strap must be nailed using 16d sinkers, with a nailing pattern per Simpson specifications.

The strap may be installed either on top of the plywood floor diaphragm, or connecting a beam or joist, as applicable and feasible.

Beams or joists may be connected to a wall top plate by (8) A35s.

Where no joists occur below the strap, provide 3-1/2" wide by 3-1/2" deep (minimum) solid wood blocking in the floor or roof framing, below the strap, for nailing. The blocking should be attached to the perpendicular joists with Simpson A34 framing anchors at both ends of each block.

Refer to the latest edition of the Simpson Catalog for required nailing and other requirements.

Refer to the Drag Strut Typical Detail provided with these plans.

Hold Down Notes

Convention for showing shear walls and hold downs: Shear walls are shown on the framing plan for the floor above. (For example, first floor shear walls will be shown on the second floor framing plan, and the shear walls for the topmost floor will be shown on the roof framing plan.) Hold downs are located at the bottom of that shear wall, and connect the end of the shear wall to wall framing or a structural beam located in the floor below the shear wall. Contact the engineer of record for clarification if needed.

Hold downs for each floor must be continuously connected to hold downs on the floor below (or to other intermediate wood framing where so indicated), until they are finally connected to the concrete foundation.

Hold downs shall be installed so as to be as far apart as is reasonable. Hold downs may be located on either the near side or the far side of the post or double stud to which they are attached. In no case shall a hold down bolt be located farther than 6" from the end of the shear wall, except with prior written approval of the engineer. Refer to the latest edition of the Simpson Catalog for details.

Where multiple studs are called out at a hold down, nail studs together with (2) 16d nails at 8" o.c. or 1/4" x 3" Simpson SDS Screws at 12" o.c.

Strap Hold Downs:
Provide a vertically oriented strap hold down consisting of one or two of the Simpson vertical strap ties listed below, connecting the end stud or post of the shear wall indicated to new or existing studs in the wall framing below, or to a wood beam supporting the shear wall, where applicable. Straps shall be installed so that the minimum end length is provided to both connected posts or studs.
Where a strap is connected to a below below, the strap shall be wrapped around the beam until the minimum end length is reached.

CS16 denotes a Simpson CS16 strap, with a minim end length of 14", and (13) 8d nails each end.

CMSTC16 denotes a Simpson CMSTC16 strap, with a minim end length of 25", and (29) 16d sinker nails each end.

CMST14 denotes a Simpson CMST12 strap, with a minim end length of 44", and (38) 10d nails each end.

CMST12 denotes a Simpson CMST12 strap, with a minim end length of 44", and (49) 10d nails each end.

Rod Hold Downs:

HDUx denotes a Simpson HDU(2,4,5,8,or 11)-SDS2.5 hold down.

For hold downs at new concrete foundations, provide the following bolts.

For HDU2,4,5: Simpson SB5/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 5/8" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HDU8: Simpson SB7/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 7/8" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HDU11: Simpson SB1x30 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 1" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

For HDU14: Simpson PAB8 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature. The PAB threaded rod may be extended using an ASTM A194-2H coupler connecting to a 1" diameter ASTM A449 threaded rod.

The PAB anchor shall be continuous through the foundation stem wall, into the footing. Footings containing an anchor bolt shall be a minimum of 16" wide by 12" deep. The embedment depth shall be as shown in the Hold Down Bolt Embedment Table.

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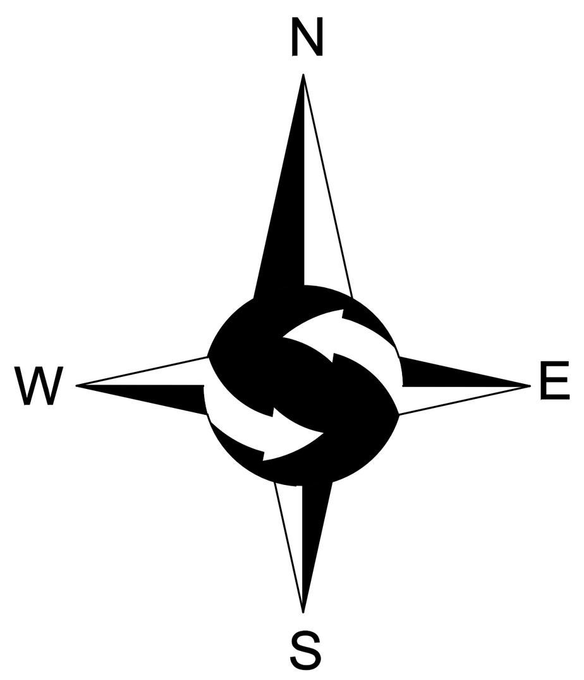
4737 37th AVE SW
SEATTLE
206.932.8706
www.Centerline-Design.com

EAST HOUSE
4270 E. Mercer Way Short Plat Mercer Island WA

CONTENTS
Structural Notes

DRAWN BY
CRL

DATE
2.3.20
8.14.20
11.24.20
6.7.21



GRAPHIC SCALE

10 0 10 20 40

1INCH = 20 FT.

LEGEND

	FOUND MONUMENT AS DESCRIBED	—OHP—	OVERHEAD POWER
	FOUND REBAR AS DESCRIBED	—OHU—	OVERHEAD UTILITIES
	TACK IN LEAD FOUND	—X—	CHAINLINK FENCE
	SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP	—□—	WOOD FENCE
	POWER METER		CONCRETE WALL
	UTILITY POLE		ROCKERY
	GAS METER		ASPHALT SURFACE
	SANITARY SEWER CLEANOUT		CONCRETE SURFACE
	SANITARY SEWER MANHOLE		SLOPE > 40%
	WATER VALVE	CE	CEDAR
	FIRE HYDRANT	DS	DECIDUOUS
	WATER METER	SP	SPRUCE
	SIGN	BI	BIRCH
—SS—	APPROXIMATE LOCATION SANITARY SEWER LINE	PI	PINE
—SD—	APPROXIMATE LOCATION STORM DRAIN LINE		* INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOT 2, SHORERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON;

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

BASIS OF BEARINGS

THE PLAT OF SHORERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	MILLAD V LLC 4270 E MERCER WAY MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	777670-0010
PROJECT ADDRESS:	4270 E MERCER WAY MERCER ISLAND, WA 98040
ZONING:	R-15
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	32,779 S.F. (± 0.753 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

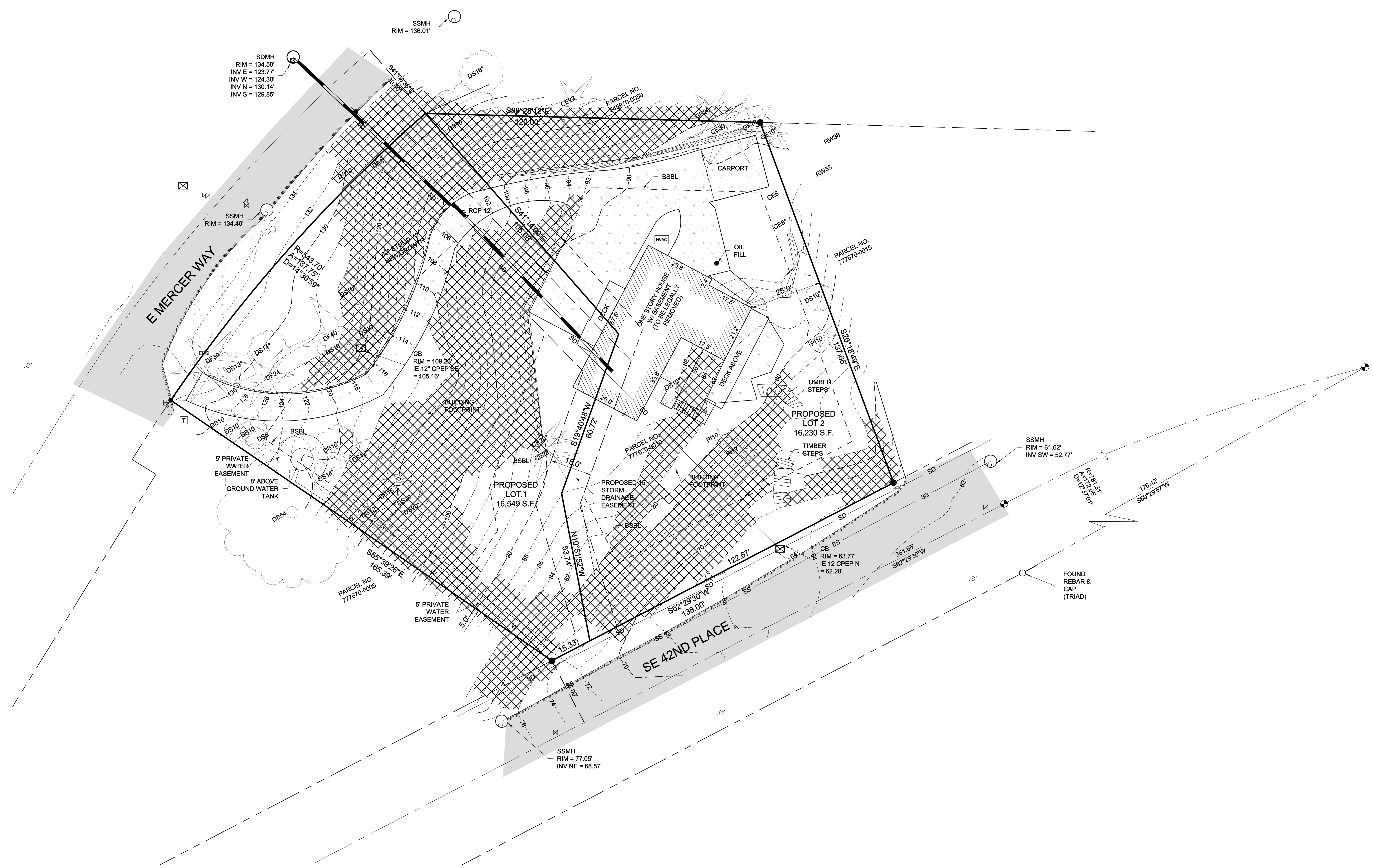
VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

POINT ID NO. CASC57
MONUMENT IN CASE AT THE END OF THE CUL-DE-SAC OF 42ND PLACE SE, MERCER ISLAND.
ELEVATION: 52.72 FEET (NAVD 88).

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



VICINITY MAP

NTS

SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

Site Surveying, Inc.

www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

DRN	REVISION	DATE

PRELIMINARY SHORT PLAT
MILLAD V LLC
4270 E MERCER WAY
MERCER ISLAND, WA 98040

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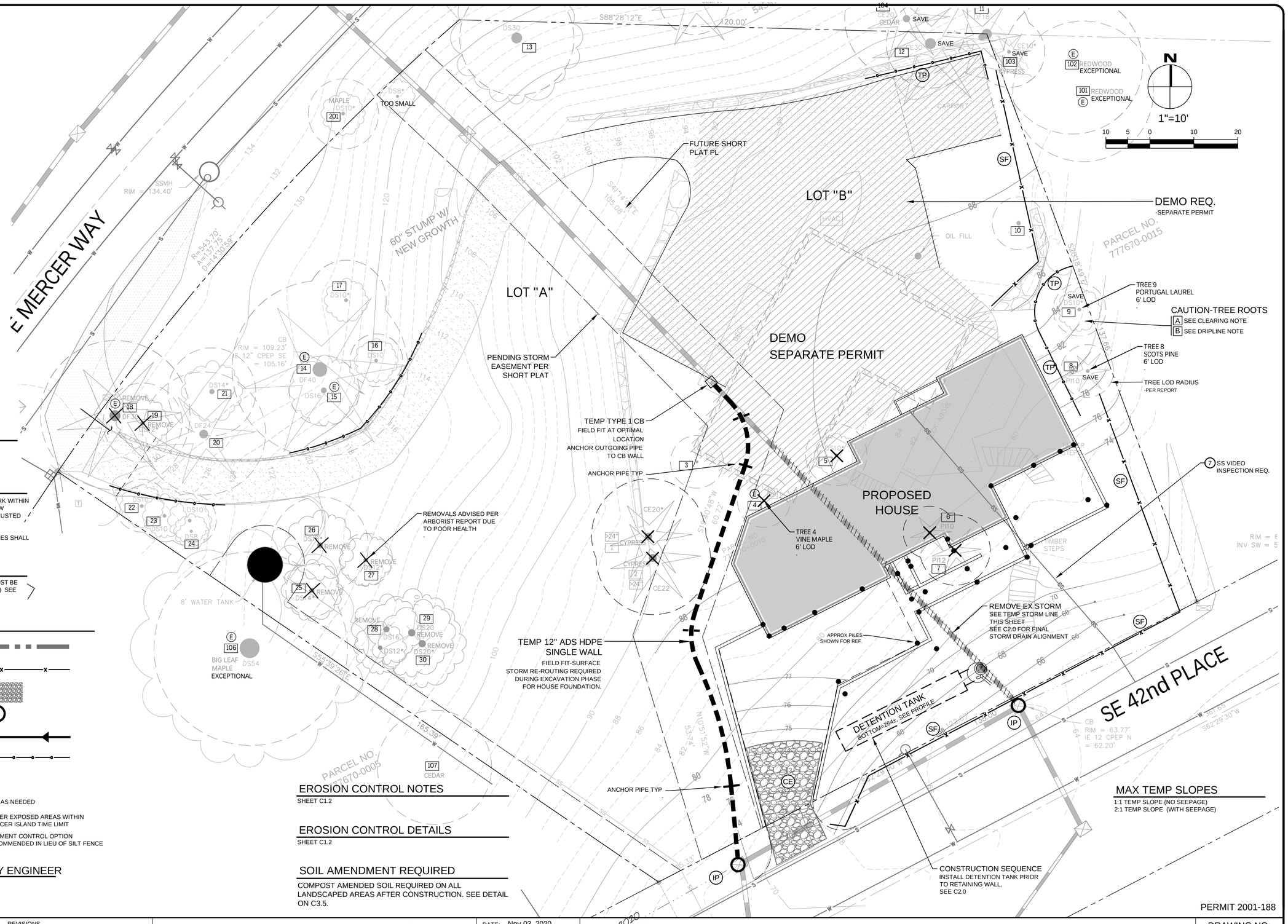
PROJECT NO.	18-142
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	4/16/2020
SHEET 1	OF 1



MAX TEMP SLOPES

1:1 TEMP SLOPE (NO SEEPAGE)
2:1 TEMP SLOPE (WITH SEEPAGE)

A CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

B TREE DRIPLINE NOTE

WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE (IS)
- TREE PROTECTION FENCING (TP)
- STOCKPILE (ST)
- STRAW WATTLES (SW) — USE AS NEEDED
- PLASTIC COVERING (PC) — COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- COMPOST SOCK (CS) — SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

EROSION CONTROL NOTES

SHEET C1.2

EROSION CONTROL DETAILS

SHEET C1.2

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

MAX TEMP SLOPES

1:1 TEMP SLOPE (NO SEEPAGE)
2:1 TEMP SLOPE (WITH SEEPAGE)

PERMIT 2001-188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Nov 03, 2020
JEFFREY E. RUDAR
STATE OF WASHINGTON
21786
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET
PHONE: 206.930.0342
SEATTLE, WA 98107
DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 777670-0010

SILT FENCE DETAIL DOE

Figure II-4.2.12 Silt Fence

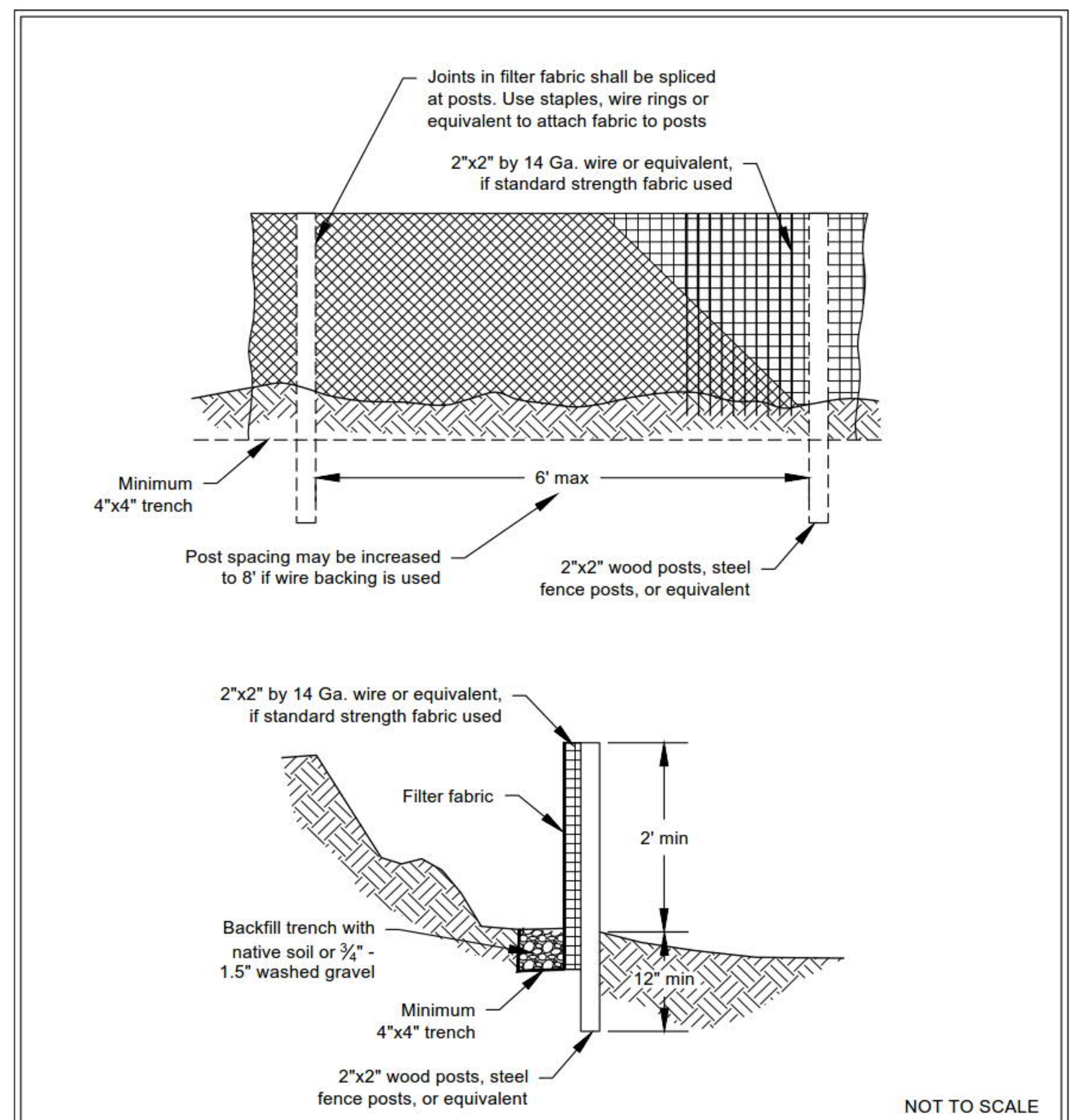


Figure II-4.2.12
Silt Fence
Revised October 2014

DEPARTMENT OF ECOLOGY State of Washington

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2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 369

CONSTRUCTION ENTRANCE DOE

Figure II-4.1.1 Stabilized Construction Entrance

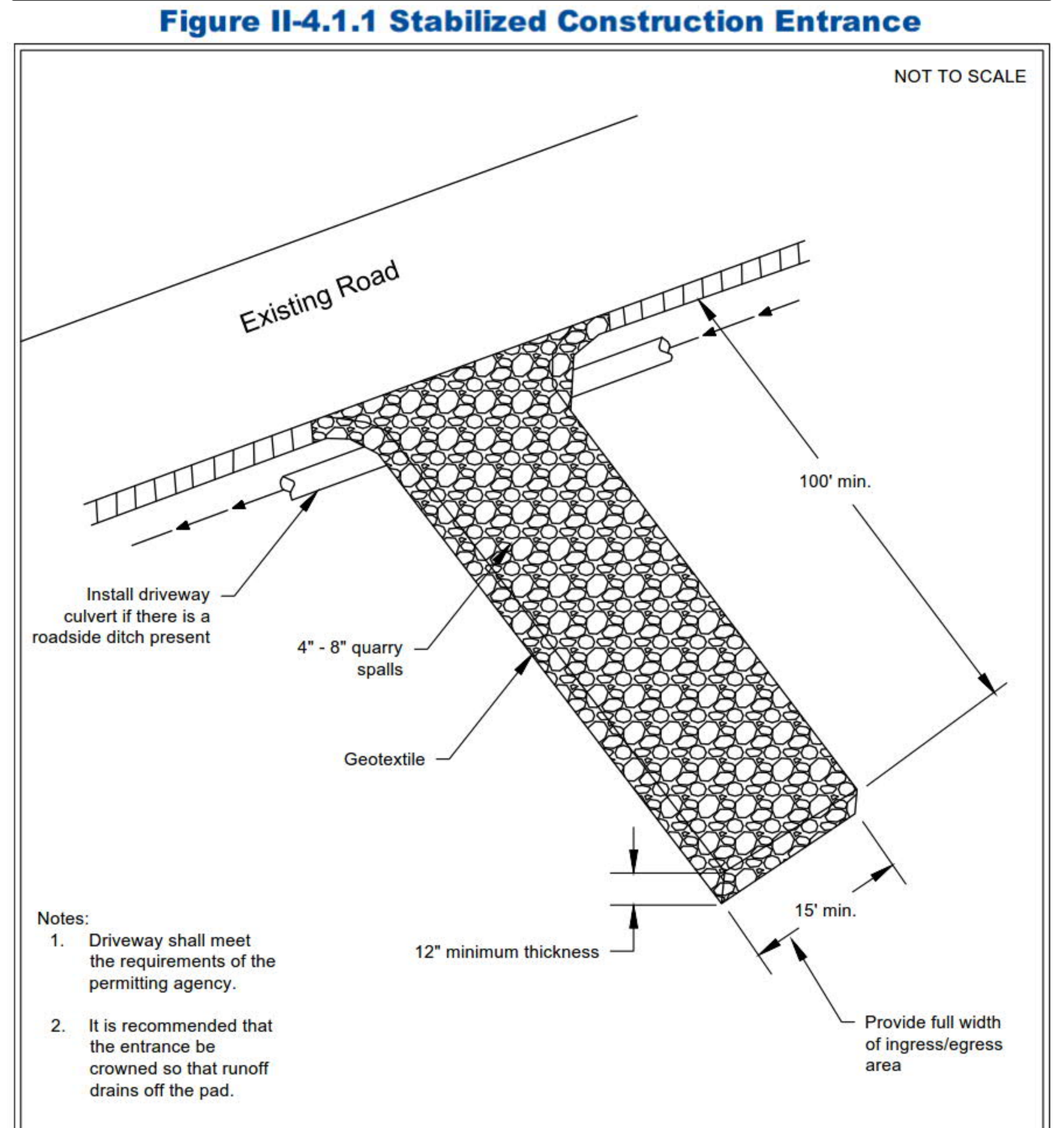

Figure II-4.1.1
Stabilized Construction Entrance
Revised June 2015

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2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 273

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

TREE INVENTORY TABLE FROM ARBORIST

Proposed Action	Tree No.	DBH	QMD	Category	>24" DBH	Viable Tree	Species	Dripline	Health	Structure	Comments on Condition	Tree Type	LOD Radius
RETAIN	1	12, 24”	26”	Large	Yes		Lawson cypress	16’	1	2	Asymmetric	E	13’
RETAIN	2	25”	25”	Large	Yes		Lawson cypress	15’	1	2	Asymmetric	E	13’
RETAIN	3	5, 6”	7”	Small			Vine maple	8’	1	2	Growth obstruction, asymmetric	D	6’
RETAIN	4	4.5, 4.5, 5”	8”	Exceptional			Vine maple	8’	1	2	Growth obstruction, asymmetric	D	6’
RETAIN	5	6, 7, 7, 7”	13”	Significant			Japanese maple	14’	1	2	Growth obstruction	D	7’
RETAIN	6	12”	12”	Significant			Colorado blue spruce	11’	1	1		E	6’
RETAIN	7	17”	17”	Significant			Colorado blue spruce	12’	1	2	Asymmetric	E	8’
RETAIN	8	10”	10”	Significant			Scots pine	12’	1	1		C	6’
RETAIN	9	9, 10”	13”	Significant			Portugal laurel	11’	1	2	Double leader	BE	6’
RETAIN	10	8, 8, 8”	13”	Significant			Thread cypress	12’	1	2	Multiple leader	C	6’
RETAIN	11	20”	20”	Dead		NO	Douglas-fir	0’	3	3	Dead, topped at 40 feet	E	10’
RETAIN	12	21”	21”	Significant			Western red-cedar	16’	1	2	Asymmetric, perched on shoulder	C	10’
RETAIN	13	26”	26”	Large	Yes	NO	Bigleaf maple	20’	3	3	Ivy, Kretzschmaria, decay	D	13’
RETAIN	14	42”	42”	Exceptional	Yes		Douglas-fir	20’	1	1		E	20’
RETAIN	15	15”	15”	Exceptional			Pacific madrone	12’	2	2	Lean, diseased, asymmetric	BE	8’
RETAIN	16	9”	9”	Hazardous		NO	Pacific madrone	8’	3	3	Lean, diseased, minuscule canopy, ivy	BE	6’
RETAIN	17	6, 8, 8, 9, 10”	18”	Significant			Bigleaf maple	20’	1	2	Stumpsprout	D	9’
Remove	18	34”	34”	Exceptional	Yes		Douglas-fir	20’	1	2	Previously topped, hazard	E	17’

Proposed Action	Tree No.	DBH	QMD	Category	>24" DBH	Viable Tree	Species	Dripline	Health	Structure	Comments on Condition	Tree Type	LOD Radius
											beam over street		
Remove	19	13, 14”	19”	Significant			Bigleaf maple	18’	2	2	Suppressed, asymmetric, double leader	D	9’
RETAIN	20	29”	29”	Large	Yes		Douglas-fir	20’	1	2	Sweep in trunk	E	14’
RETAIN	21	9, 11, 16”	21”	Significant			Bigleaf maple	20’	1	2	Multiple leader	D	10’
RETAIN	22	12”	12”	Significant			European birch	16’	1	2	Lean west toward street, slender	D	6’
RETAIN	23	12”	12”	Significant			Bigleaf maple	16’	1	2	Asymmetric	D	6’
RETAIN	24	13”	13”	Significant			Bigleaf maple	16’	1	2	Slender	D	6’
Remove	25	10, 10, 13”	19”	Significant		NO	Bigleaf maple	16’	2	3	Suppressed, stumpsprout	D	9’
Remove	26	16, 17”	23”	Significant		NO	Bigleaf maple	20’	3	3	Decline, chlorotic, slender, stumpsprout	D	11’
Remove	27	10, 10 “	14”	Significant		NO	Bigleaf maple	20’	2	3	Suppressed, asymmetric, stumpsprout	D	6’
Remove	28	9, 14, 15”	22”	Significant		NO	Bigleaf maple	6’	3	3	Decline, suppressed, stumpsprout, decay	D	11’
Remove	29	19”	19”	Significant		NO	Bigleaf maple	20’	1	3	Suppressed, asymmetric, over-extended branches	D	9’
Remove	30	13, 19, 35”	41”	Hazardous		NO	Bigleaf maple	25’	1	3	Crack, decay	D	20’
RETAIN	31	60”	60”	Hazardous		NO	Bigleaf maple	20’	3	3	Topped at 8 feet, multiple water sprout, Kretzschmaria	D	16’
OFFSITE	101	38”	38”	Exceptional	Yes		Giant redwood	18’			Topped at 40 feet	E	16’
OFFSITE	102	38”	38”	Exceptional	Yes		Giant redwood	18’			Topped at 40 feet	E	16’
OFFSITE	103	9, 13”	15”	Significant			Lawson cypress					E	8’
OFFSITE	104	12, 18, 20”	29”	Large	Yes		Western red-cedar	16’			Multiple leader	C	14’

Proposed Action	Tree No.	DBH	QMD	Category	>24" DBH	Viable Tree	Species	Dripline	Health	Structure	Comments on Condition	Tree Type	LOD Radius
OFFSITE	105	15”	15”	Significant			Western red-cedar	16’				C	8’
OFFSITE	106	54”	54”	Exceptional	Yes		Bigleaf maple	40’			Double leader, chlorotic, declining foliage, ivy	D	22’
OFFSITE	107	26”	26”	Large	Yes		Western red-cedar	18’				C	13’
ROW	201	11, 11”	15”	Significant			Bigleaf maple	20’	1	2	Double leader	D	8’

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND
UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.

2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.

3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.

5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555

6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED

7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:

8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.

9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.

10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.

11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.

12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.

13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.

14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.

16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.

17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.

18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.

19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.

16. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.

20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.

21. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

22. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

PERMIT 2001-188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Nov 03, 2020

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

APN 777670-0010

SANITARY SEWER IMPROVEMENTS

1 -

2 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.

3 -

4 -

7 -

WATER IMPROVEMENTS

10 -NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.

11 MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

12 -

14 -

STORM DRAIN

20 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

21 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE

22 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

23 -8" STORM DRAIN. (SDR 35 PVC OR EQUAL). SEE PROFILE FOR GRADE

24 -12" STORM DRAIN (HDPE N12 OR EQUAL). SEE PROFILE SHEET.

25 -

26 -

28 -

29 -

STORM DRAIN STRUCTURES

30 -TYPE 1 CB WITH STANDARD GRATE. SEE PLANS WHERE BEEHIVE GRATE ARE CALLED OUT. MAX 5' RIM TO FL DEPTH.

31 -TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.

32 -TYPE 1 CB WITH ROUND SOLID LID

33 -

34 -

35 -

36 -NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 6" CHANNEL. CLASS B VEHICLE RATED GRATE.

39 -

40 -

41 -54" ID TYPE 2 MH CONTROL STRUCTURE WITH SOLID LID. SEE ALL DETAILS AND PROFILE C4.0.

43 -

46 -

47 -DETENTION PIPE: ALUMINIZED CMP @ 0.5 % GRADE. SEE PLAN FOR SIZE AND CONFIGURATION. SEE PROFILE, NOTES, AND DETAILS ON C4.0.

48 -

STORM BMP's

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT.

DETENTION IS PROPOSED PER THIS BUILDING PERMIT.

SURVEYOR

TOPOGRAPHIC SURVEY BY:
SITE SURVEYING, INC.
21923 NE 11th STREET
SAMMAMISH, WA 98074
PHONE 425.298.4412

VERTICAL DATUM

NAVD 88 PER SURVEY

LEGAL DESCRIPTION

PENDING

SOILS

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP.
INFILTRATION IS NOT PROPOSED.

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED

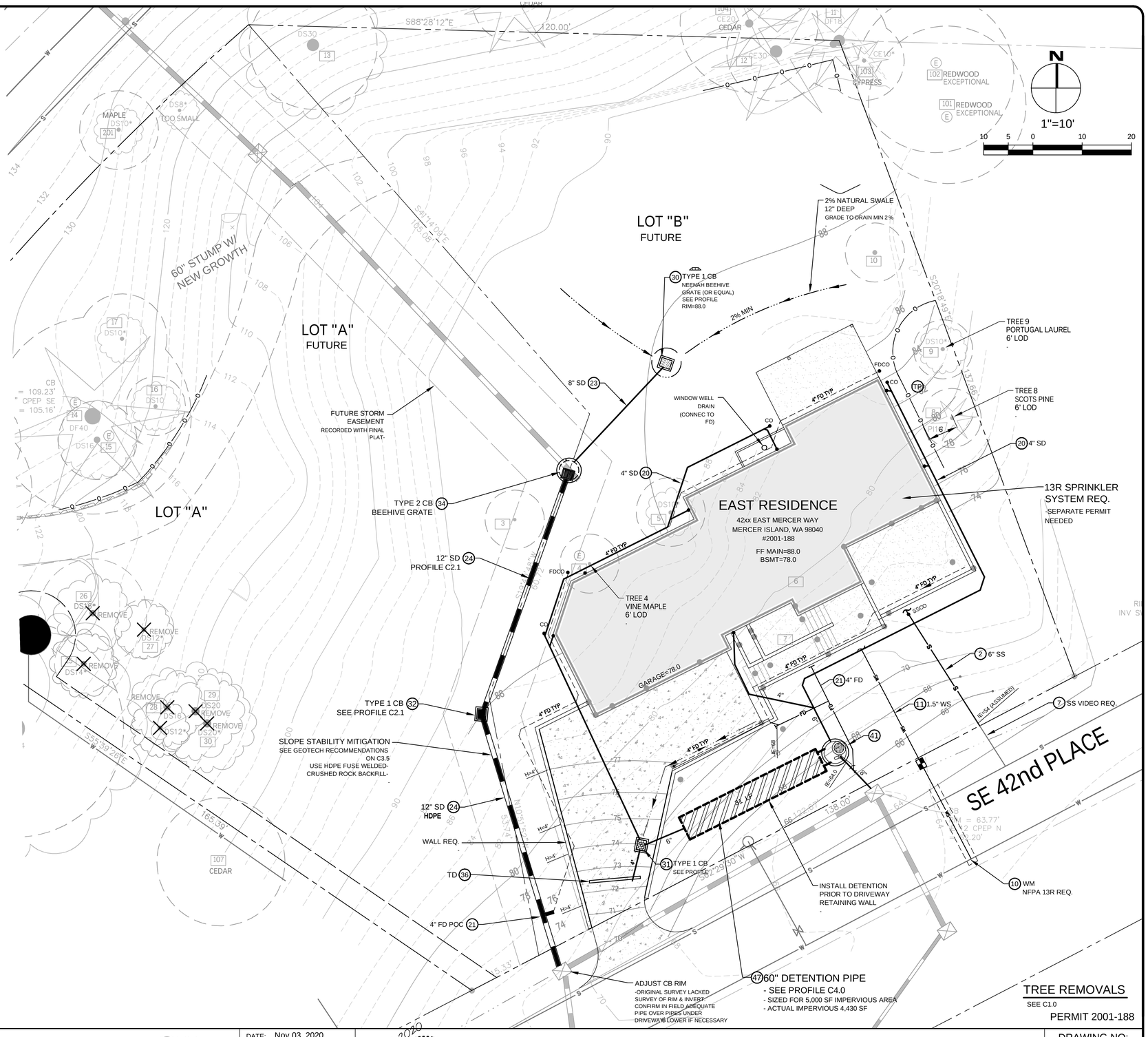
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

TREE PLANTING

SEE C4.0

TREE REMOVALS

SEE C1.0



TREE REMOVALS

SEE C1.0

PERMIT 2001-188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Nov 03, 2020
JEFFREY E. RAMEY
STATE OF WASHINGTON
20766
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET
PHONE: 206.930.0342
SEATTLE, WA 98107
DUFFY@CESOLUTIONS.US

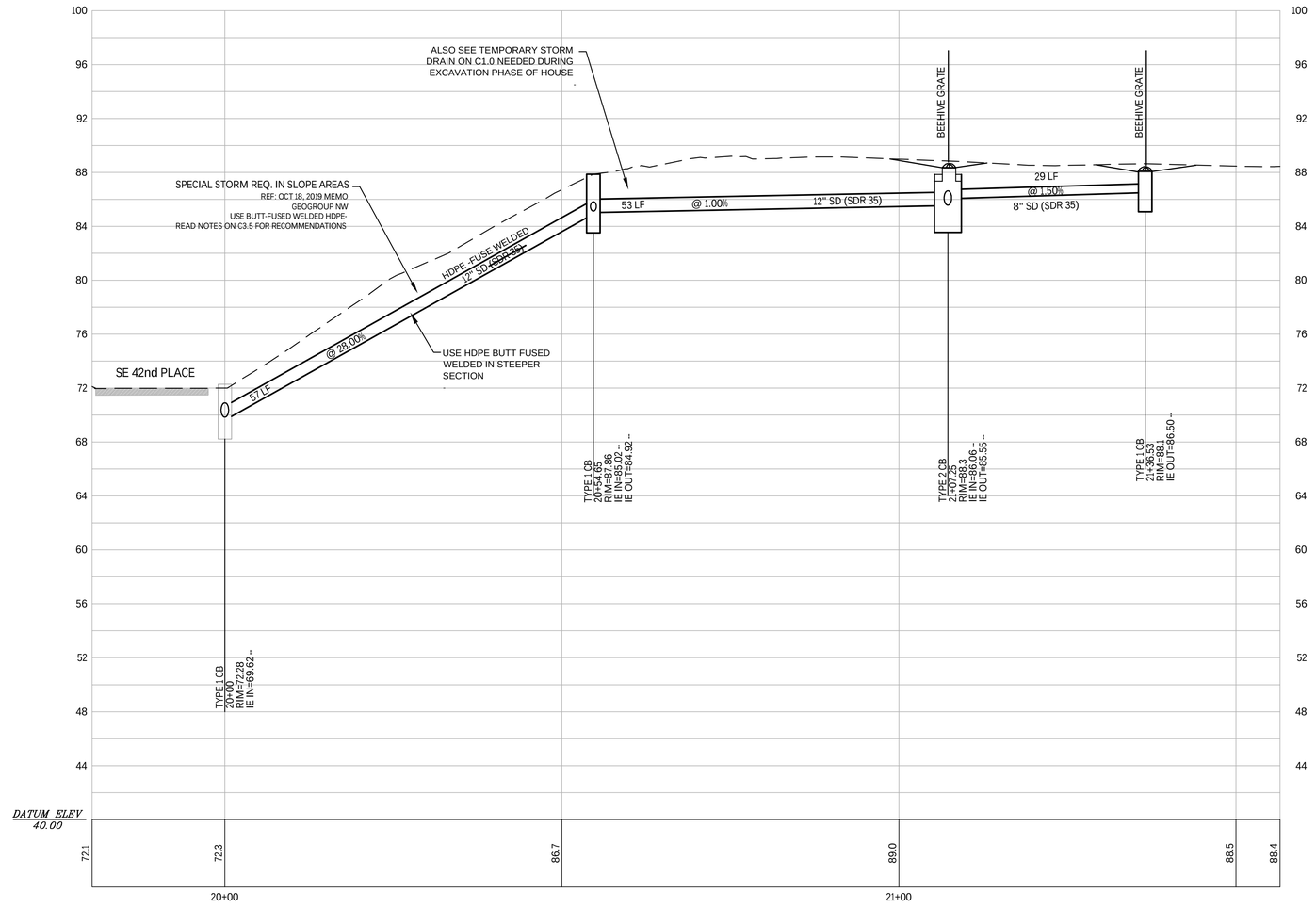
DRAINAGE/CIVIL/TREE PLAN

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 777670-0010

PUBLIC STORM PROFILE



TREE REMOVALS

SEE C1.0

PERMIT 2001-188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Nov 03, 2020
JEFFREY E. DUFFY — STATE OF WASHINGTON — 22708 — REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORM PROFILE

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C2.1

APN 777670-0010

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

STORM DRAIN INSTALLATION SPECIAL REQUIREMENTS

REF: OCTOBER 18, 2019 MEMORANDUM FROM GEO Group NW

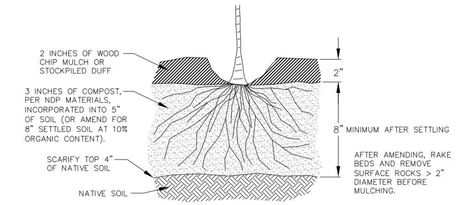
Conclusions and Recommendations – New Stormwater Piping

Significant portions of the existing and proposed stormwater piping are located at steep slope areas. We recommend that where piping is removed that temporary shoring is installed as necessary for safety and to mitigate trench collapse risks. From our point of view it is not necessary to remove the existing underground piping at all steep slope areas provided that the upstream end of the existing piping is disconnected from the working drainage system and capped. The downstream section of piping may then be abandoned in place. Of course, where existing piping intercepts the new development then the pipe must be removed.

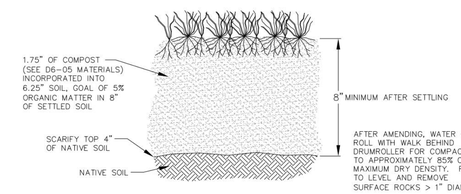
For the installation of new stormwater piping through the steep slope areas we recommend that the pipe consist of heat-welded HDPE pipe and that the pipe is anchored at the top of each section which traverses steep slopes. There are various methods for anchoring piping such as anchoring to catchbasin structures and/or constructing concrete anchor blocks which surround the pipe and derive resistance to movement by pouring neat against the existing firm soils or compacted structural fills. The designer may assume passive earth pressure of 350 pcf (equivalent fluid weight) and a coefficient of friction = 0.35 for compacted structural fill and undisturbed native site soils ("neat" pour) in contact with the pipe anchor system. We recommend that individual anchors are installed to restrain sloping pipe sections having a fall of not greater than 30-feet. Fills placed at the stormwater piping trenches located at slope areas which are steeper than 25 percent shall consist of clean crushed rock. At less steep trench areas we recommend that fills are compacted in accordance with the recommendations for structural fill noted in the geotechnical report. It is recommended that all piping is properly bedded for the selected pipe type and diameter based upon WSDOT or Mercer Island standard specifications.

COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, 5.3.1, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

JANUARY 2017 NO SCALE

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: AMENDED SOILS

NO. ~~NDP-1~~

PERMIT 2001-188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Nov 03, 2020 — JEFFREY E. ALLEN — STATE OF WASHINGTON — 36706 — REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORMWATER BMP DETAILS

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C3.5

APN 777670-0010

MERCER ISLAND DETENTION "TABLE 1"

Table 1

ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in)[3]		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
5,001 to 6,000 sf	36"	162	109	0.5	0.5	2.7	2.4	1.8	1.6
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
	60"	54	37	0.5	0.5	4.6	3.6	1.6	1.4
6,001 to 7,000 sf	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
7,001 to 8,000 sf	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	49	0.5	0.5	4.5	3.6	2.0	1.6
8,001 to 8,500 sf[1]	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6
8,501 to 9,000 sf	36"	NA [1]	164	0.5	0.5	NA [1]	2.2	NA [1]	1.9
	48"	NA [1]	89	0.5	0.5	NA [1]	2.9	NA [1]	1.9
	60"	NA [1]	55	0.5	0.5	NA [1]	3.6	NA [1]	1.7
9,001 to 9,500 sf[2]	36"	NA [1]	174	0.5	0.5	NA [1]	2.2	NA [1]	2.1
	48"	NA [1]	94	0.5	0.5	NA [1]	2.9	NA [1]	2.0
	60"	NA [1]	58	0.5	0.5	NA [1]	3.7	NA [1]	1.7

Notes:

- Minimum Requirement #7 (Flow Control) is required when the 100-year flow frequency causes a 0.15 cubic feet per second increase (when modeled in WWHM with a 15-minute timestep). Breakpoints shown in this table are based on a flat slope (0-5%). The 100-year flow frequency will need to be evaluated on a site-specific basis for projects on moderate (5-15%) or steep (> 15%) slopes.
- Soil type to be determined by geotechnical analysis or soil map.
- Sizing includes a Volume Correction Factor of 120%.
- Upper bound contributing area used for sizing.

[1] On Type B soils, new plus replaced impervious surface areas exceeding 8,500 sf trigger Minimum Requirement #7 (Flow Control)

[2] On Type C soils, new plus replaced impervious surface areas exceeding 9,500 sf trigger Minimum Requirement #7 (Flow Control)

[3] Minimum orifice diameter = 0.5 inches

in = inch

ft = feet

sf = square feet

Basis of Sizing Assumptions:

Sized per MR#5 in the Stormwater Management Manual for Puget Sound Basin (1992 Ecology Manual)

SBUH, Type 1A, 24-hour hydrograph

2-year, 24-hour storm = 2 in; 10-year, 24-hour storm = 3 in; 100-year, 24-hour storm = 4 in

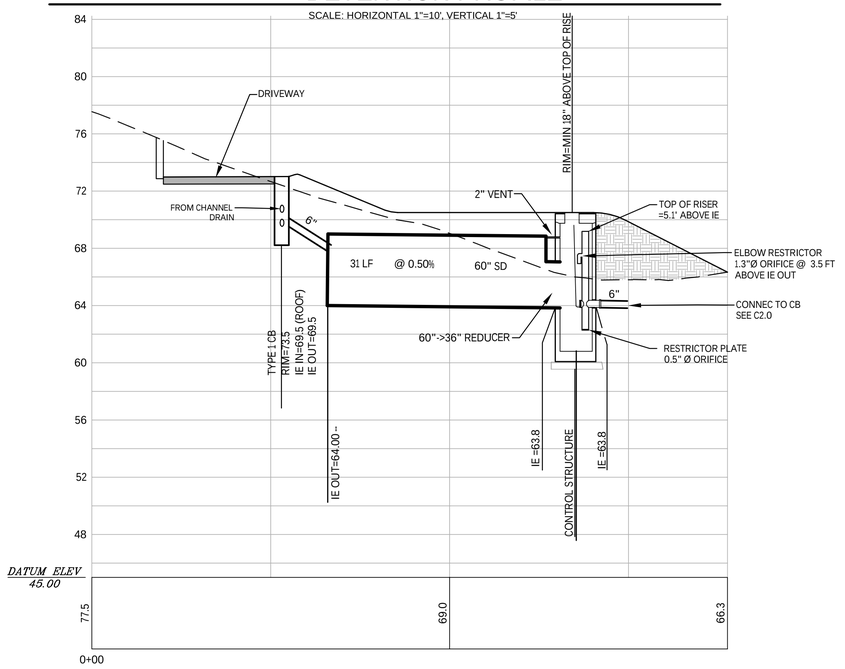
Predeveloped = second growth forest (CN = 72 for Type B soils, CN = 81 for Type C soils)

Developed = impervious (CN = 98)

0.5 foot of sediment storage in detention pipe

Overland slope = 5%

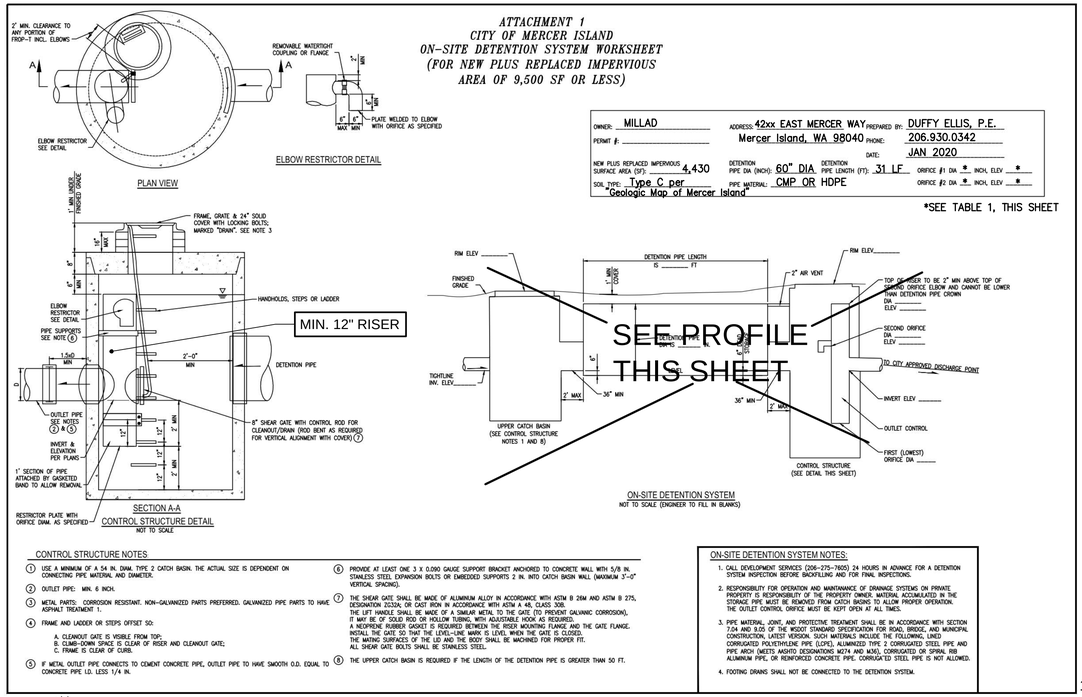
DETENTION PROFILE



IMPERVIOUS TABLE

Impervious Area Spreadsheet		
East Residence - 42xx East Mercer Way, Mercer Island, WA 98040 - CES #1766-E		
Gross Site area	16,230	sf
	0.373	acres
Existing Impervious Area to be demolished		
Ex roof, on-site	2,019	sf
Ex Driveway, on-site, exposed	2,689	sf
total existing, to be demolished =	**4,708**	**sf**
Proposed Impervious Area (on-site) (new + replaced)		
Roof	3,613	sf
Exposed driveway, exposed, on-site	1,014	sf
Exposed entry steps	173	sf
Exposed back porch	22	sf
total on-site (new + replaced) proposed =	**4,822**	**sf**
total replaced impervious =	**4,708**	**sf**
total new impervious =	**113**	**sf**
total new + replaced impervious =	**4,822**	**sf**
total proposed lawn/landscape =	**11,408**	**sf**
Proposed Impervious Area into detention pipe		
Roof	3,613	sf
Exposed driveway, exposed, on-site	666	sf
Exposed entry steps	151	sf
Impervious area into detention pipe =	**4,430**	**sf**

MERCER ISLAND DETENTION DETAIL



188

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Nov 03, 2020
JOB# 1785
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Nov 03 2020 JEFFREY E. ELLIS STATE OF WASHINGTON 39766 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DETENTION PROFILE AND DETAIL

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C4.0

APN 777670-0010

E MERCER WAY

LOT "A"

LOT "B"

FUTURE HOUSE

HOUSE LOCATION LOT B

36 NEW TREES REQ.

60" STUMP W/ NEW GROWTH

8' WATER TANK

PARCEL NO. 777670-0005

PARCEL NO. 777670-0010

SE 42nd PLACE

9825 ADDRESS

SEE ARBORIST REPORT
GREENFOREST INCORPORATED

PERMIT 2001-188

PLANT LIST

	QUANTITY	DESC
.....	12	THUJA P. 'GREEN GIANT' 6-7'
.....	12	THUJA P. EXCELSA 6-7'
.....	12	ACER CIRCINATUM 7-8'
.....	2	ACER P. 'BLOODGOOD' 7-8' / 15 GAL
.....	1	ACER D. 'ORANGEOLA' 42-48" 35 GAL
T	6	TAXUS B. 'REPANDENS' 5 GAL
*	25	FERN POLYSTICKHUM MUNITUM 2 GAL
S	40	SPIRAEA X B. 'LIME MOUND' 2 GAL
RP	14	ROSA FC RED 2 GAL

TREE 9
PORTUGAL LAUREL
6' LOD

TREE 8
SCOTS PINE
6' LOD

TREE 4
VINE MAPLE
6' LOD

LANDSCAPING REQUIRED SEE PLANT LIST

THIS PROJECT INVOLVES THE ALTERATION OF A STEEP SLOPE AND LANDSLIDE HAZARD AREAS. MICC 19.07.160(B)(2)(D) REQUIRES THAT SUCH PROJECTS INCLUDE THE LANDSCAPING OF ALL DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINTS AND INSTALLATION OF HARDSCAPE PRIOR TO FINAL INSPECTION.

NO.	DATE	BY	REVISIONS

APPLICANT:
MILLAD HOMES, LLC

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

DATE: Jan 12, 2021
JOB# 1785
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

SLOPE LANDSCAPE PLAN

EAST RESIDENCE
42xx EAST MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C5.0

APN 777670-0010