

S.E 76TH STREET

E. MERCER WAY

LOT SLOPE CALC

HIGHEST ELEVATION	126.5'
LOWEST ELEVATION	99.5'
ELEVATION DIFFERENCE	27'
HORIZ. DISTANCE	217.67'
$27/217.67 =$.124
LOT SLOPE	12.4%
LOT COVERAGE ALLOWED	40%
TOTAL COVER. ALLOWED	40%

AVERAGE BUILDING ELEV CALC

WALL SEGMENT	MID-POINT ELEV (FT)	WALL LENGTH (FT)	TOTAL (FT)
A	122.50	40'	4,890'
B	116.75	48'	5,604'
C	109.00	21.5'	2,343.5'
D	110.00	10'	1,100'
E	110.75	18.5'	2,049'
F	116.50	38'	4,427'
TOTALS		176'	20,413.5'

$\frac{20,413.5}{176} = 116'$ AVERAGE BUILDING ELEVATION

BASEMENT EXCLUSION CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	40'	100%	40
B	48'	50%	24
C	21.5'	0%	0
D	10'	0%	0
E	18.5'	0%	0
F	38'	33%	12.54
TOTALS	176		76.54

BASEMENT AREA: $1,736 \text{ SF} \times \frac{76.54}{176} = 746.05$ EXCLUDED

GROSS FLOOR AREA

UPPER FLOOR AREA	1,395 SF
MAIN FLOOR AREA	1,460 SF
BASEMENT/LOWER AREA	1,299 SF
GARAGE AREA	506 SF
COVERED DECKS	506 SF
BASEMENT EXCLUSION	746 SF
STAIR EXCLUSION	69 SF
TOTAL GFA COVERAGE	3,999 SF
PERCENTAGE OF SITE AREA	35.85 %

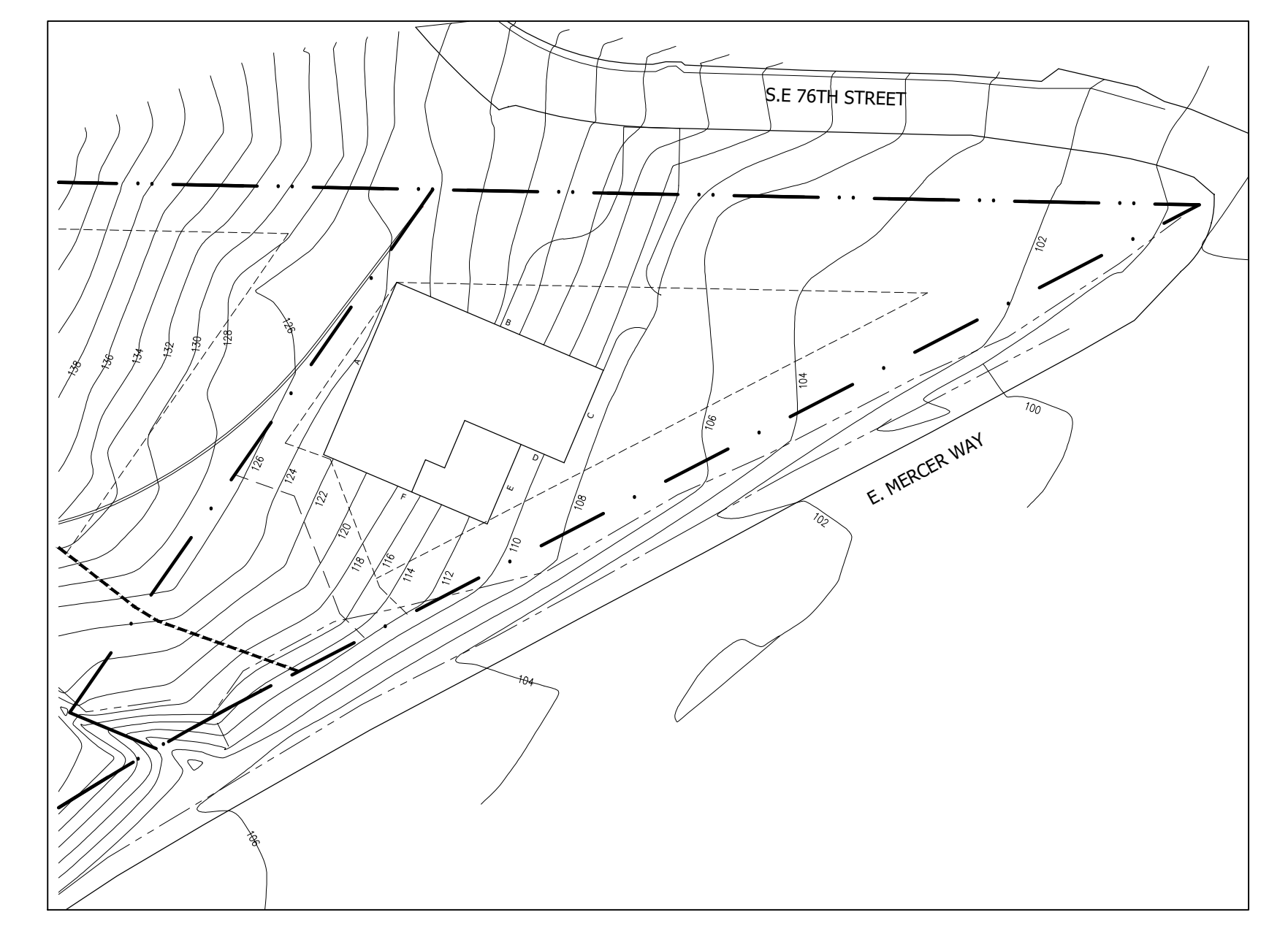
LOT COVERAGE

SITE AREA	11,154 SF
ALLOWED LOT COVERAGE	4,462 SF
MAIN STRUCTURE ROOF	1,765 SF
VEHICULAR USE	936 SF
COVERED PATIOS/DECKS	326 SF
TOTAL LOT COVERAGE	3,027 SF
LOT COVERAGE ALLOWED	40%
LOT COVERAGE PROPOSED	27.14 %

HARDSCAPE

SITE AREA	11,154 SF
ALLOWED HARDSCAPE 9%	1,004 SF
WALKWAYS	403 SF
STAIRS	126 SF
RETAINING WALLS	128 SF
STAIR LANDING	183 SF
TOTAL HARDSCAPE AREA	840 SF
PERCENTAGE OF SITE AREA	7.53 %

1 SITE PLAN
SCALE: 1" = 20'



2 ABE PLAN
SCALE: 1:30



LEGAL DESCRIPTION
 NORTH 148.375 FEET OF GOVERNMENT LOT 6;
 EXCEPT THE WEST 1000 FEET
 ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING
 WESTERLY OF EAST MERCER WAY.
 ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY,
 WASHINGTON.

BEARING MERIDIAN
 A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B",
 PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS,
 PAGES 46-50, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM
 CITY OF MERCER ISLAND BENCH MARK NO. 2415
 (NAVD 88) (VISITED 07/09/2013)
 FOUND "4"x4" CONC W/COPPER TACK IN LEAD (ON 1.0')", LOCATED 250FT S.
 INTX E MERCER WAY & SE 76TH ST.
 ELEVATION = 104.47'

METHOD OF SURVEY
 INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE
 MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND
 REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS
 SET BY MAC 332-130-090.

SURVEYOR'S NOTES

- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
- 3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT. +/-.
- 4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
- 5) THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

LEGEND

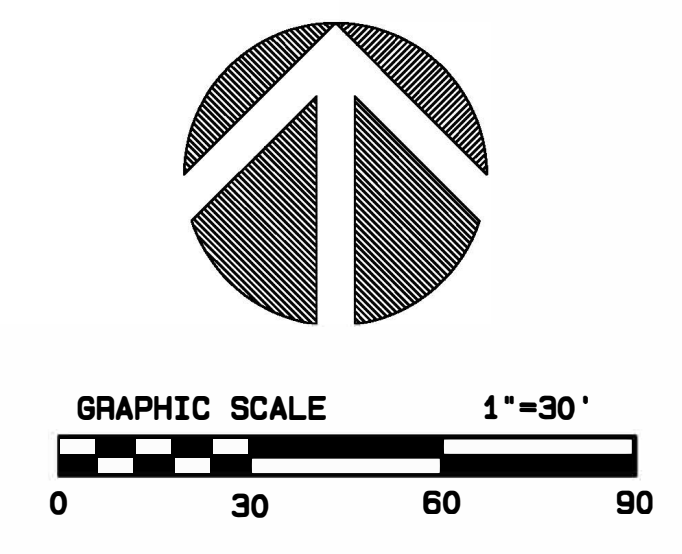
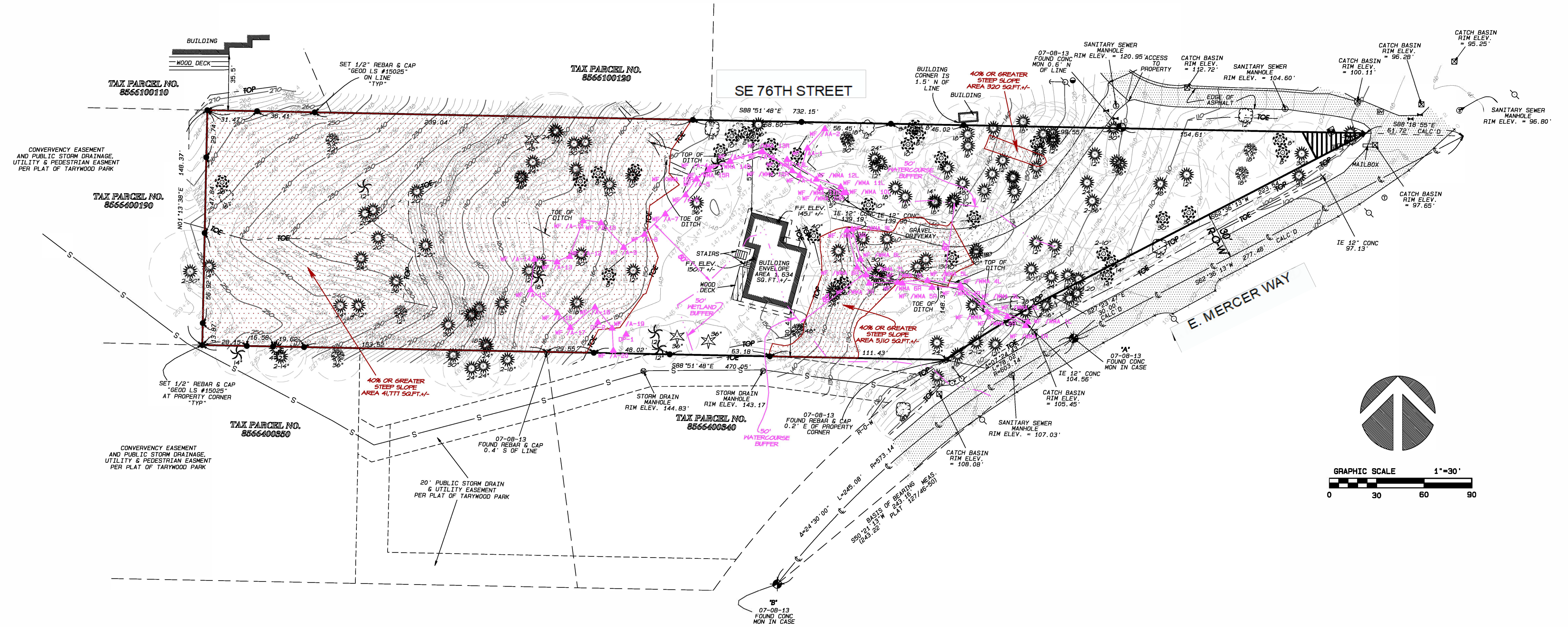
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- SET REBAR & CAP AS NOTED
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- UTILITY POLE
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ASPHALT SURFACE
 STAIRS
 DECK
 GRAVEL SURFACE

R-O-W RIGHT-OF-WAY
 () RECORD AS NOTED
 TYP TYPICAL

TOE OF DITCH AS NOTED
 BUILDING LINE
 CENTERLINE OF ROAD
 SLOPE AS NOTED
 EAVES
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TRUNK DIA SHOWN IN INCHES.
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TRUNK DIA SHOWN IN INCHES.



TOPOGRAPHIC & BOUNDARY SURVEY

JOB NUMBER: 13507	
DATE: 07/09/2013	
DRAFTED BY: Y.L.J.	
CHECKED BY: E.J.G.	
SCALE: 1" = 30'	
REVISION HISTORY	REVISION HISTORY
DATE: 06/20/2016	DATE: 01/26/2016
DATE: 07/12/2016	SHEET NUMBER
DATE: 03/24/2017	1 OF 1

Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net



TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4
 OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
 CITY OF MERCER ISLAND, KING COUNTY, WA.

CHESHIRE RESIDENCE
 7615 E. MERCER WAY
 MERCER ISLAND, WA. 98040

measure success

BUILDING PERMIT PLANS FOR

CHESHIRE SHORT PLAT LOT 1

LONG VIEW BELLA, LLC

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0"); LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".

ELEVATION = 104.47'

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SURVEYOR'S NOTES

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SETBACKS

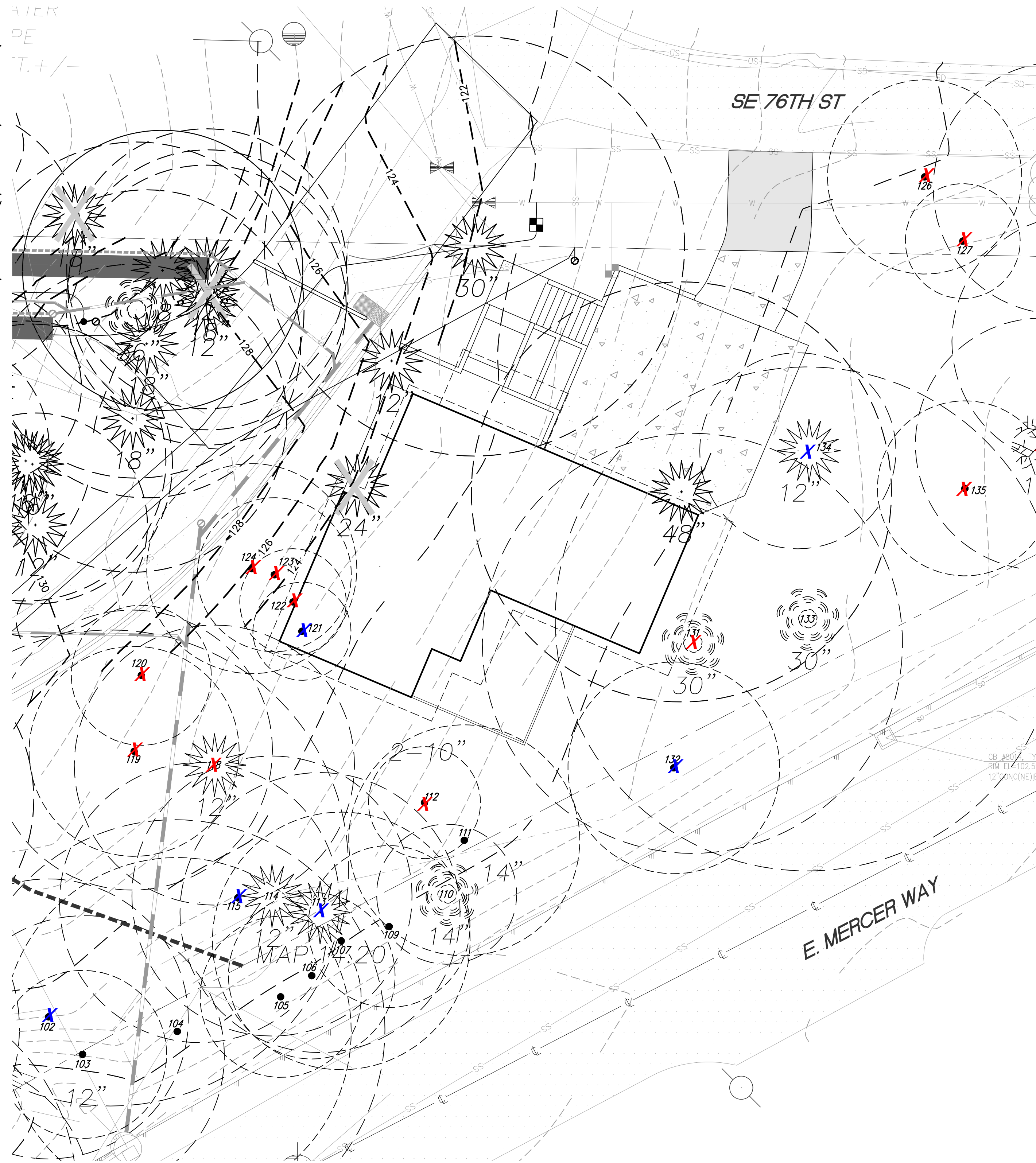
CODE	PROPOSED
FRONT	20'
SIDE	VARIABLE SEE MICC 19.02.020(C)(1)(c)(iii)
REAR	25'

SITE STATISTICS

PARCEL NO:	302405-9036
TOTAL AREA: (+/-)	92,347 S.F. (2.12± ACRES)
PROPOSED NUMBER OF LOTS	2
MAXIMUM UNITS:	2
ZONING	R-9.6
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	30' ABOVE TO THE HIGHEST POINT OF THE ROOF
MAXIMUM IMPERVIOUS SURFACE:	

LOT SLOPE	LOT COVERAGE (LIMIT FOR IMPERVIOUS SURFACE)
LESS THAN 15%	40%*
15% TO LESS THAN 30%	35%
30% TO 50%	30%
GREATER THAN 50% SLOPE	20%

LOT 1 HAS A SLOPE OF 12%; THEREFORE THE MAXIMUM LOT COVERAGE IS 40% OR 4,461 SF.



SHEET INDEX

- | | |
|---|------------------------|
| 1 | TITLE SHEET |
| 2 | PRELIMINARY SHORT PLAT |
| 3 | ROAD & GRADING PLAN |
| 4 | UTILITY PLAN |
| 5 | STORMWATER DETAILS |
| 6 | TREE PLAN |

APPLICANT/OWNER

DEREK CHESHIRE
7615 MERCER WAY
MERCER ISLAND, WA 98040
DCHESHIRE@BOSKONE.NET

ENGINEER

CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: SHERI MURATA, P.E. - ENGINEER
SHM@COREDESIGNING.COM

SURVEYOR

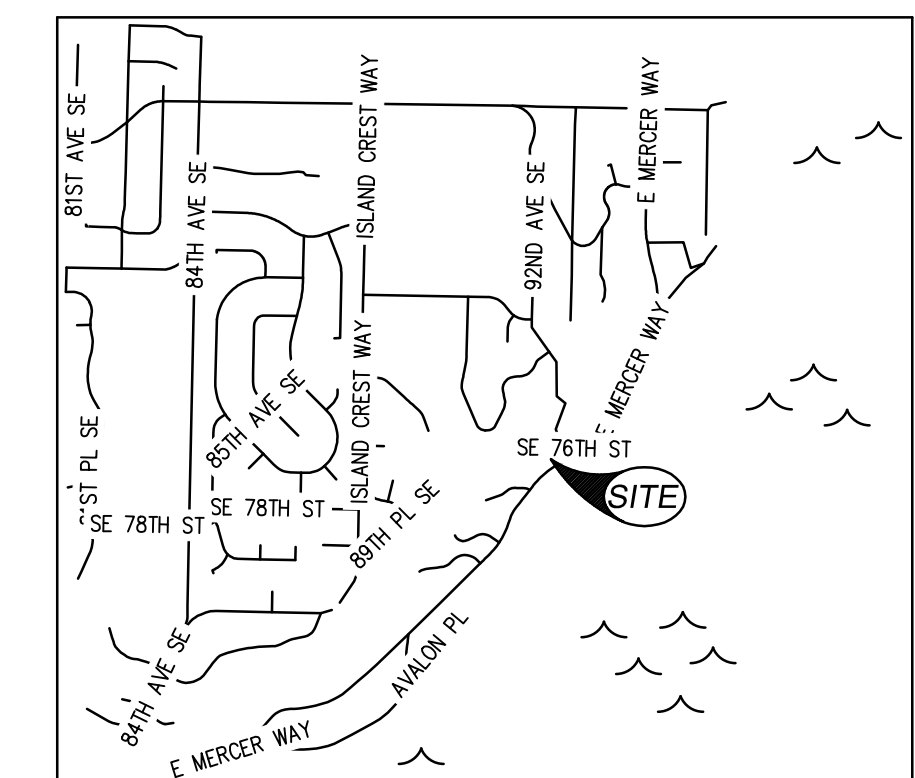
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
CONTACT: EDWIN J. GREEN
SUPPORT@TERRANE.NET

ARBORIST

A.B.C. CONSULTING ARBORISTS, LLC
DANIEL J. MAPLE
(509) 953-0293
DANIEL@ABCARBORIST.COM

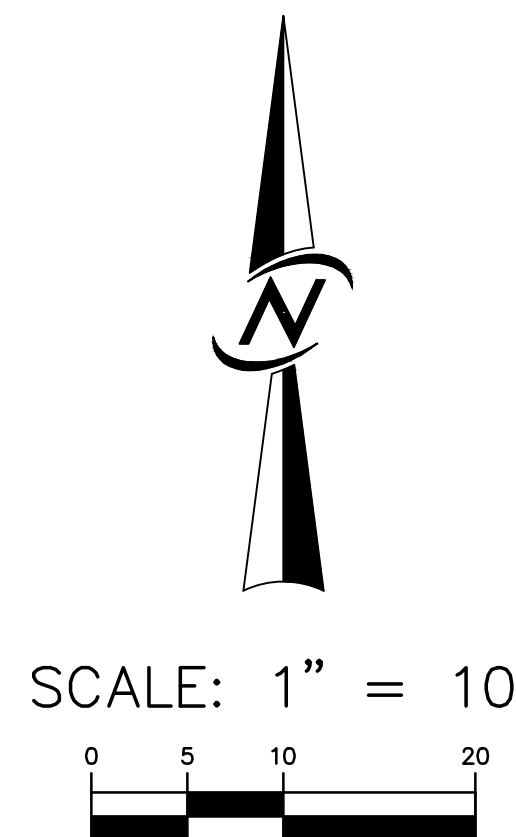
GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT CAROLYN DECKER



VICINITY MAP
NOT TO SCALE

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DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
JULY 2020 (1ST SUB)	SHERI MURATA, P.E.	SAM D. SIMPSON-GORDON	SHERI MURATA, P.E.	ROBERT WEST, PLS
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
6/21/22	SHERI MURATA, P.E.	SAM D. SIMPSON-GORDON	SHERI MURATA, P.E.	ROBERT WEST, PLS
10/5/22				
12/27/22				
10/31/23				

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LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

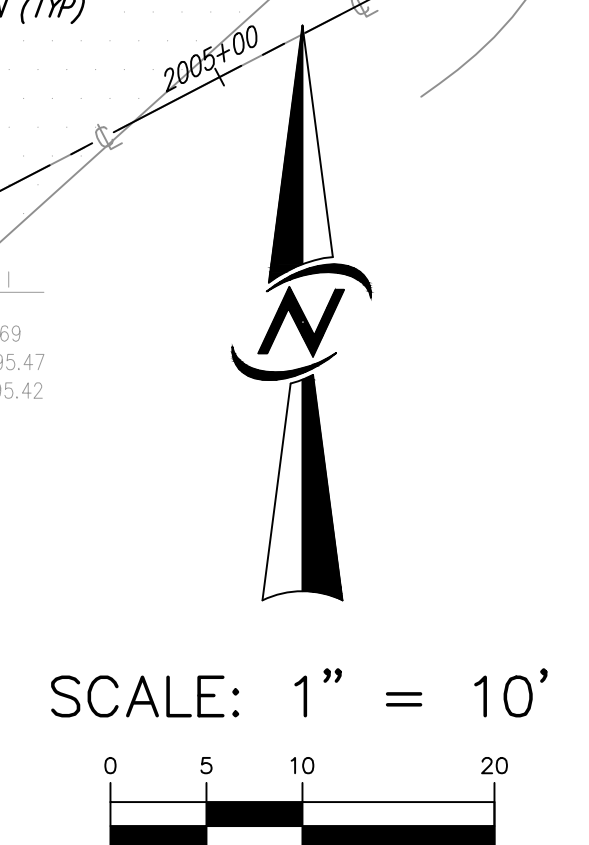
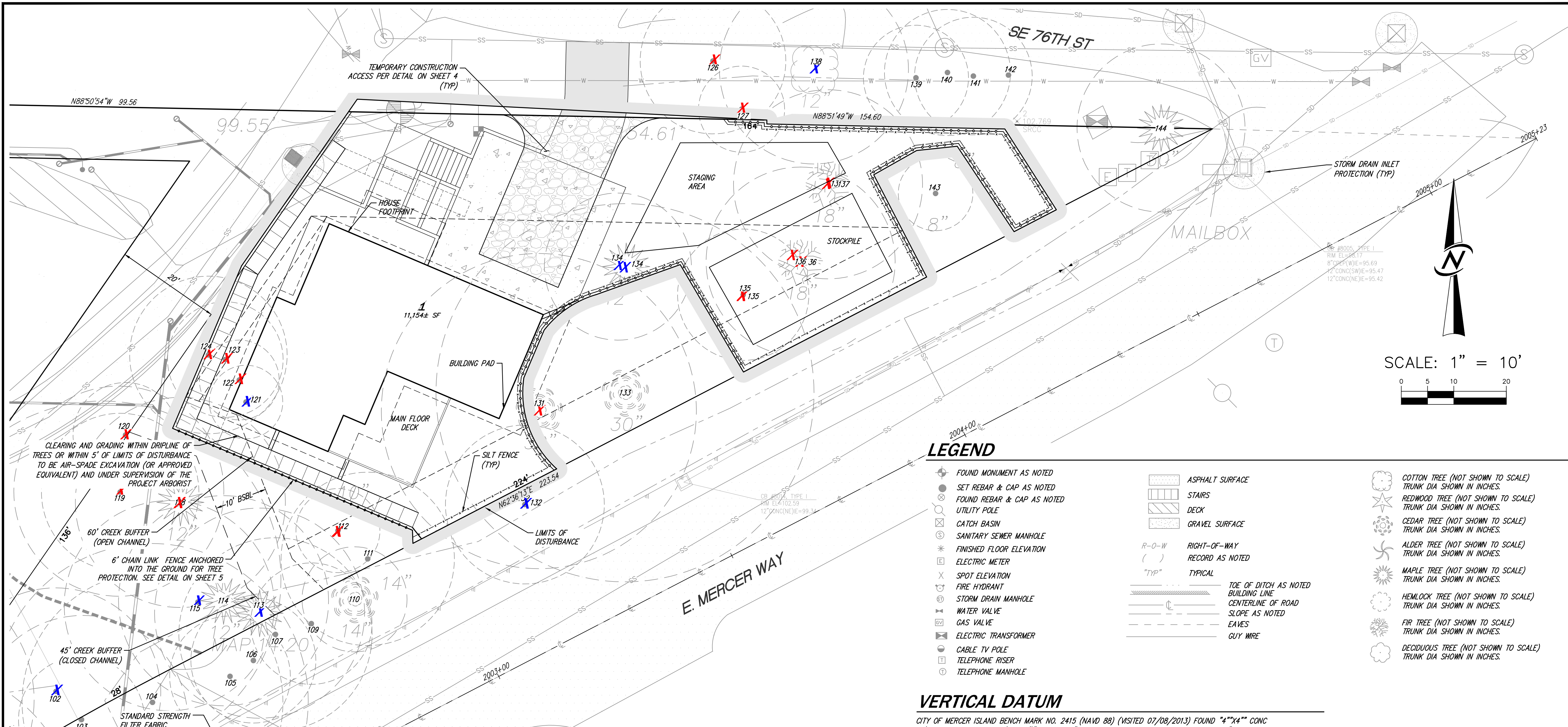
TITLE SHEET
 CHESHIRE SHORT PLAT LOT 1
 LONG VIEW BELLA, LLC
 7615 E. MERCER WAY
 MERCER ISLAND, WA 98040

DATE	DESIGNED
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PERMIT NO: 2109-050-SUB1

SHEET	OF
1	6
PROJECT NUMBER	
19205	

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LEGEND

- FOUND MONUMENT AS NOTED
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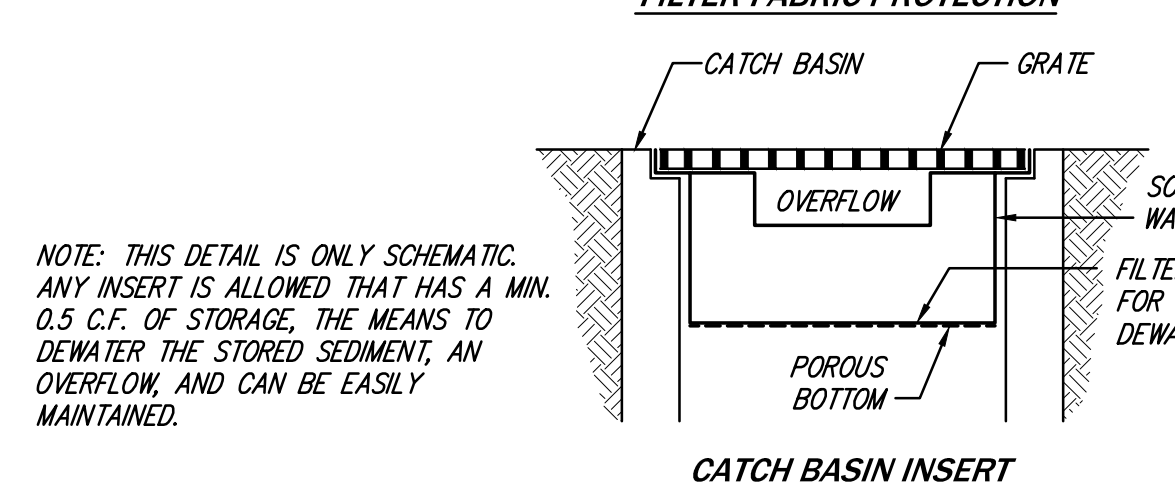
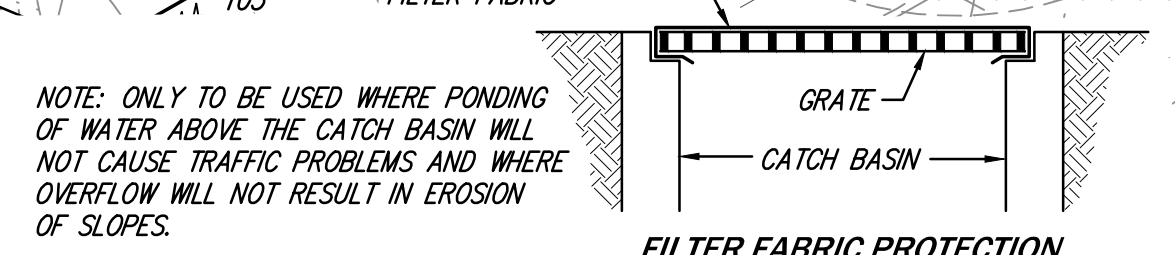
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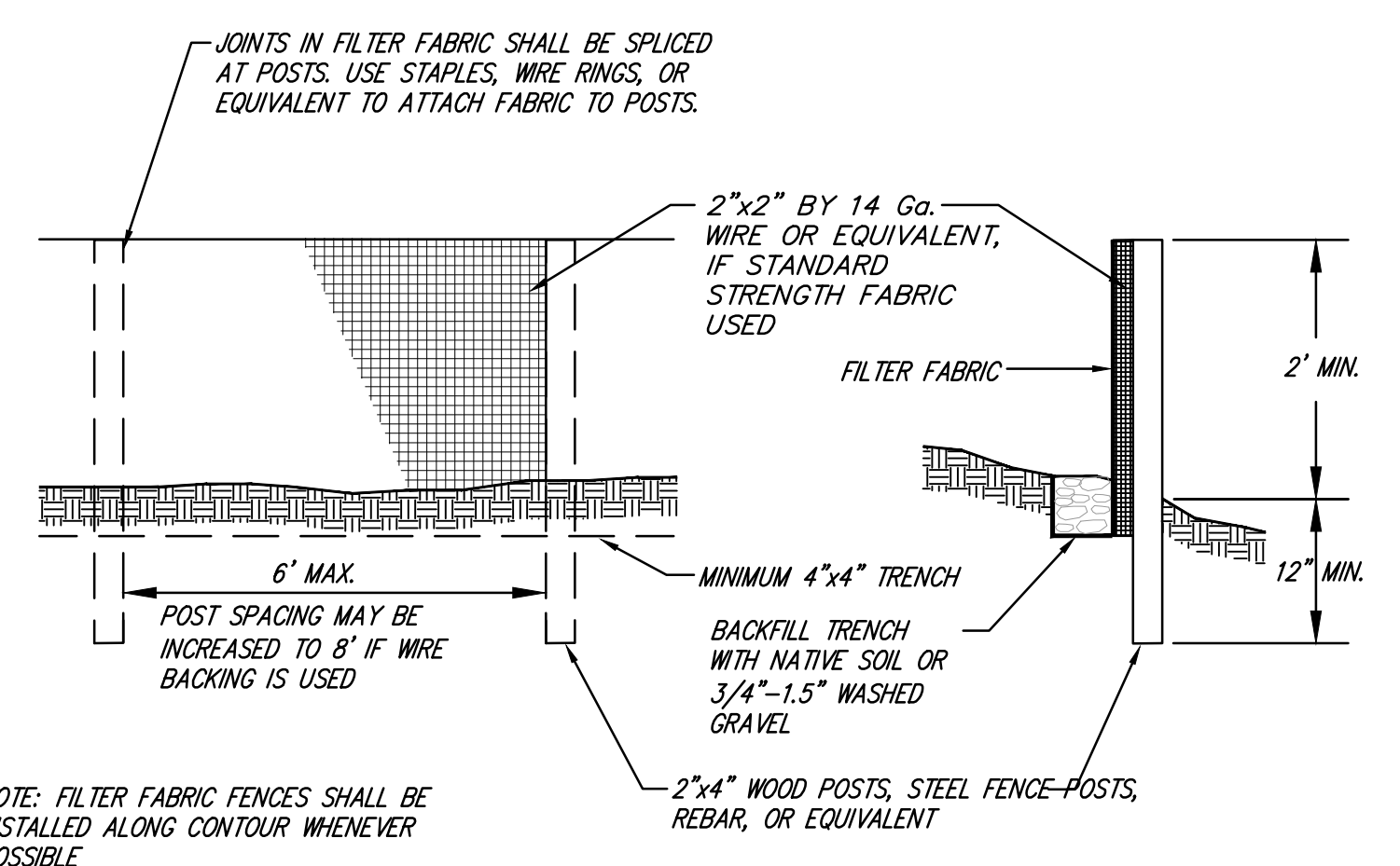
- SEE SHEET C2.31 FOR DETAILS, NOTES AND CONSTRUCTION SEQUENCE.
- INLET FILTER (W.S.D.O.T. STD. DTL. 1-40.20-00)
- FILTER FABRIC FENCE
- CONSTRUCTION ACCESS
- CLEARING LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EX TREE TO BE REMOVED

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- MAINTENANCE STANDARDS**
- ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
 - ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
 - REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

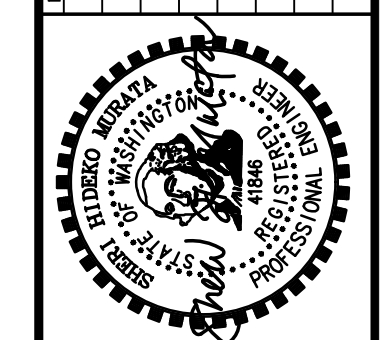
FILTER FABRIC PROTECTION FOR CB's
NO SCALE



FILTER FABRIC FENCE DETAIL
NO SCALE

DATE	6/21/22
DESIGNED	SHERI MURATA, P.E.
DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS
DATE	JULY 2020 (IST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS
SHEET	2
OF	6
PROJECT NUMBER	19205

PERMIT NO: 2109-050-SUB1

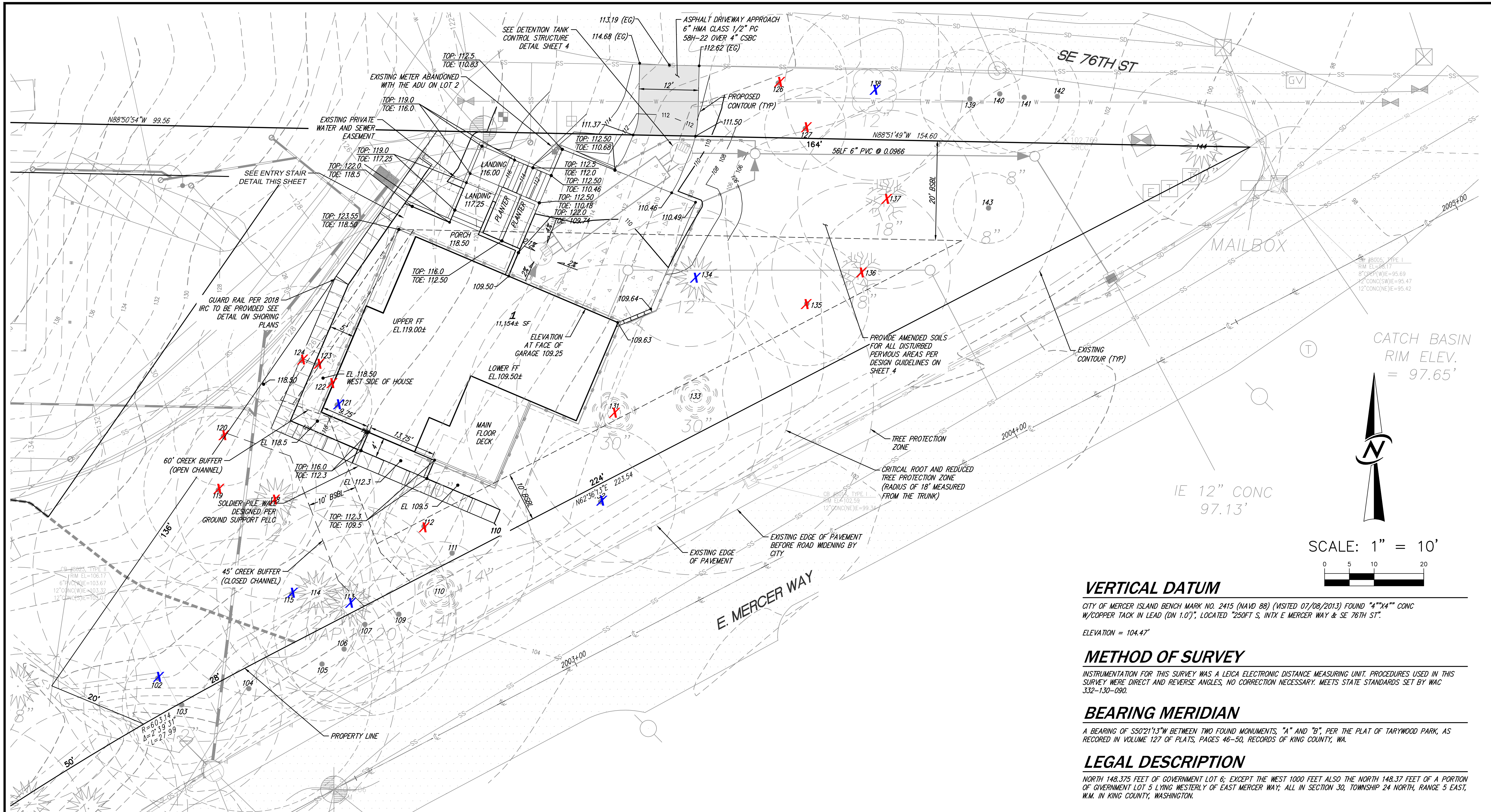


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MERCER ISLAND, WA 98040

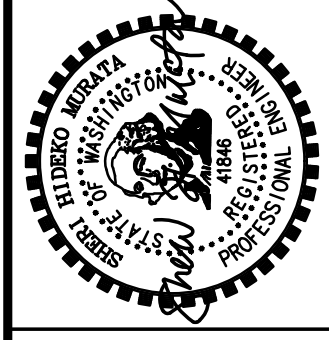
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LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ⊕ FOUND MONUMENT AS NOTED ● SET REBAR & CAP AS NOTED ⊗ FOUND REBAR & CAP AS NOTED ○ UTILITY POLE ⊠ CATCH BASIN ⊙ SANITARY SEWER MANHOLE ⊛ FINISHED FLOOR ELEVATION ⊞ ELECTRIC METER ⊟ SPOT ELEVATION ⊠ FIRE HYDRANT ⊡ STORM DRAIN MANHOLE ⊞ WATER VALVE ⊞ GAS VALVE ⊞ ELECTRIC TRANSFORMER ⊞ CABLE TV POLE ⊞ TELEPHONE RISER ⊞ TELEPHONE MANHOLE | <ul style="list-style-type: none"> ▨ ASPHALT SURFACE ▨ STAIRS ▨ DECK ▨ GRAVEL SURFACE R-O-W RIGHT-OF-WAY () RECORD AS NOTED "TYP" TYPICAL ▬ TOE OF DITCH AS NOTED ▬ BUILDING LINE ▬ CENTERLINE OF ROAD ▬ SLOPE AS NOTED ▬ EAVES ▬ GUY WIRE | <ul style="list-style-type: none"> ⊗ COTTON TREE (NOT SHOWN TO SCALE)
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TRUNK DIA SHOWN IN INCHES. X TREE NOT VIABLE X TREE TO BE REMOVED |
|--|--|--|

NO.	DATE	DESCRIPTION
1	6/21/22	CITY COMMENTS
2	10/25/22	CITY COMMENTS
3	12/27/22	CITY COMMENTS
4	10/21/23	LOWFERD FF



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12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

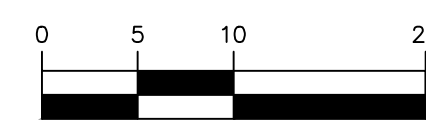
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DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
	ROBERT WEST, PLS
	PROJECT MANAGER
SHEET	OF
3	6
PROJECT NUMBER	19205

CATCH BASIN
RIM ELEV.
= 97.65'



SCALE: 1" = 10'



VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".

ELEVATION = 104.47'

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

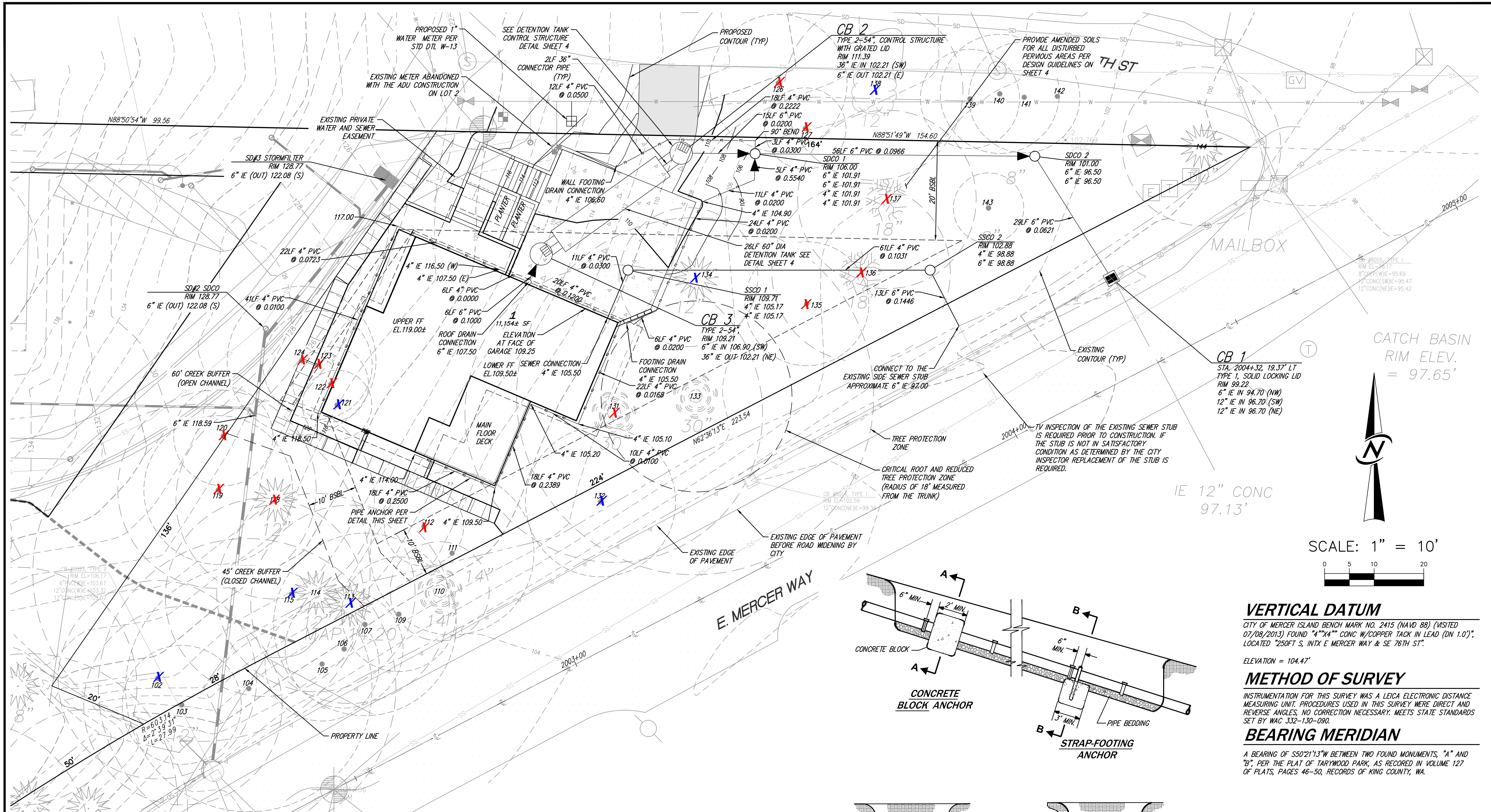
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT. +/-.
4. A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

UNDERGROUND LOCATOR SERVICE
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PERMIT NO: 2109-050-SUB1

12-1-2023

12/1/2023 8:56 AM J:\2019\19205\ENGINEERING\FINAL SHEETS\19205_3.DWG



LEGEND

<ul style="list-style-type: none"> ⊕ FOUND MONUMENT AS NOTED ● SET REBAR & CAP AS NOTED ⊗ FOUND REBAR & CAP AS NOTED ⊙ UTILITY POLE ⊠ CATCH BASIN ⊙ SANITARY SEWER MANHOLE ⊙ FINISHED FLOOR ELEVATION ⊙ ELECTRIC METER ⊙ SPOT ELEVATION ⊙ FIRE HYDRANT ⊙ STORM DRAIN MANHOLE ⊙ WATER VALVE ⊙ GAS VALVE ⊙ ELECTRIC TRANSFORMER ⊙ CABLE TV POLE ⊙ TELEPHONE RISER ⊙ TELEPHONE MANHOLE 	<ul style="list-style-type: none"> ▨ ASPHALT SURFACE ▨ STAIRS ▨ DECK ▨ GRAVEL SURFACE R-O-W RIGHT-OF-WAY () RECORD AS NOTED "TYP" TYPICAL ▬ TOE OF DITCH AS NOTED ▬ BUILDING LINE ▬ CENTERLINE OF ROAD ▬ SLOPE AS NOTED ▬ LEAVES ▬ GUY WIRE 	<ul style="list-style-type: none"> ☼ COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. 	<ul style="list-style-type: none"> X TREE NOT VIABLE X TREE TO BE REMOVED
--	---	---	---

VERTICAL DATUM
 CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/ COPPER TACK IN LEAD (DN 1.0") LOCATED 250FT S, INTX E MERCER WAY & SE 76TH ST.
 ELEVATION = 104.47'

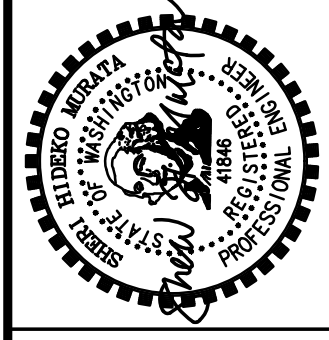
METHOD OF SURVEY
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UNDERGROUND LOCATOR SERVICE
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PIPE ANCHOR DETAIL
 NO SCALE

DATE	6/21/22				
DESIGNED	SHERI MURATA, P.E.	CITY COMMENTS	10/9/22		
DRAWN	SAM D. SIMPSON-GORDON	CITY COMMENTS	12/27/22		
APPROVED	SHERI MURATA, P.E.	LOWE/FEE	10/31/22		
PROJECT MANAGER	ROBERT WEST, PLS				
SHEET	OF				
4	6				
PROJECT NUMBER 19205					

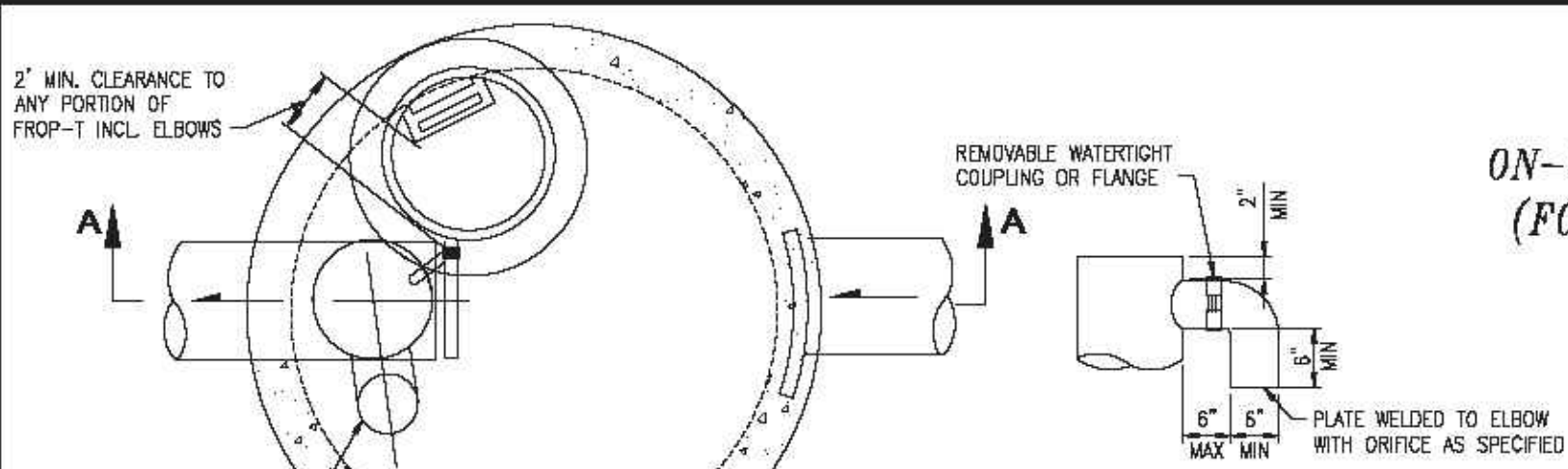


CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

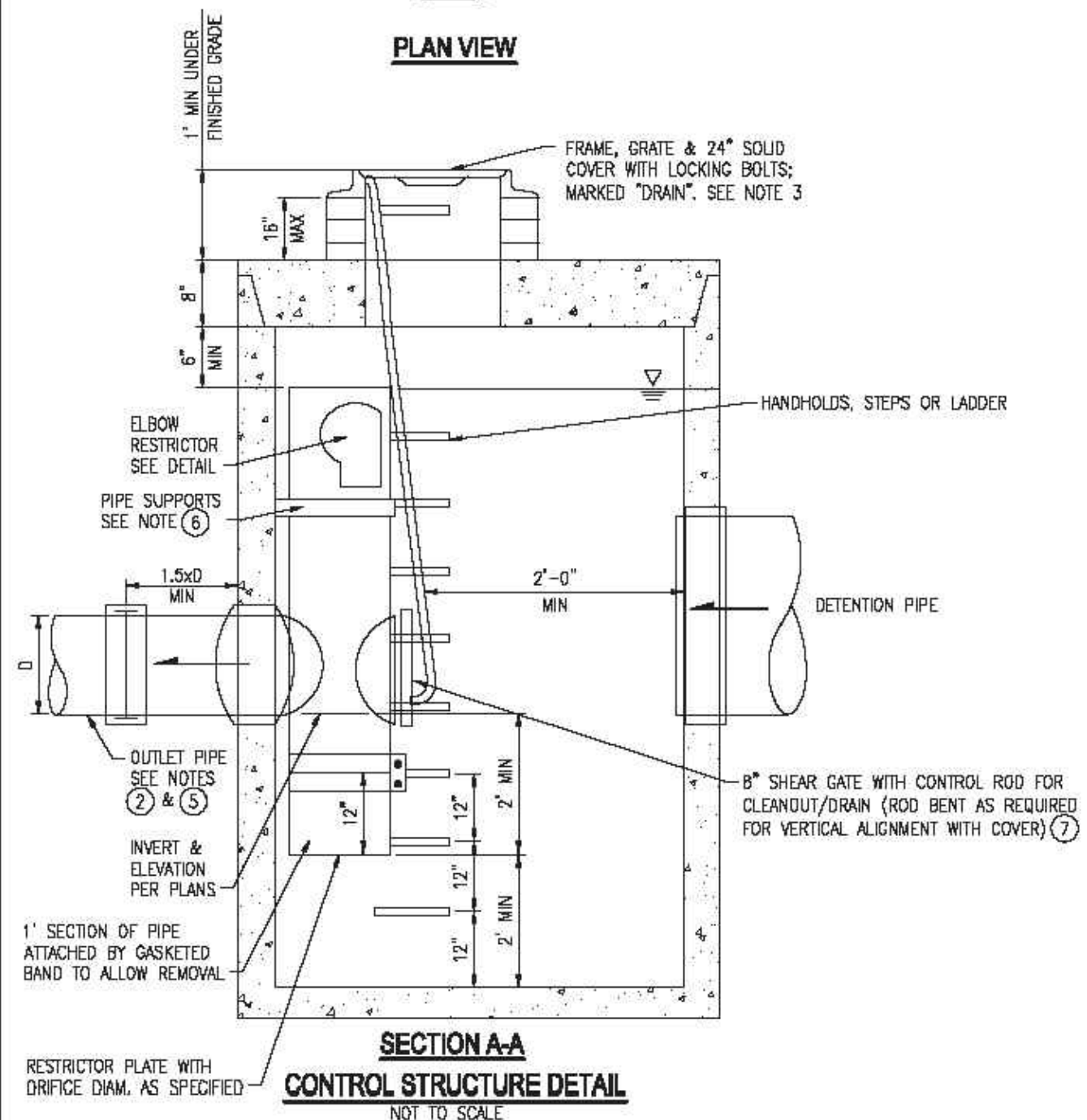
UTILITY PLAN
CHESHIRE SHORT PLAT LOT 1
LONG VIEW BELLA, LLC
 7615 E MERCER WAY
 MERCER ISLAND, WA 98040

12-1-2025

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



ELBOW RESTRICTOR DETAIL

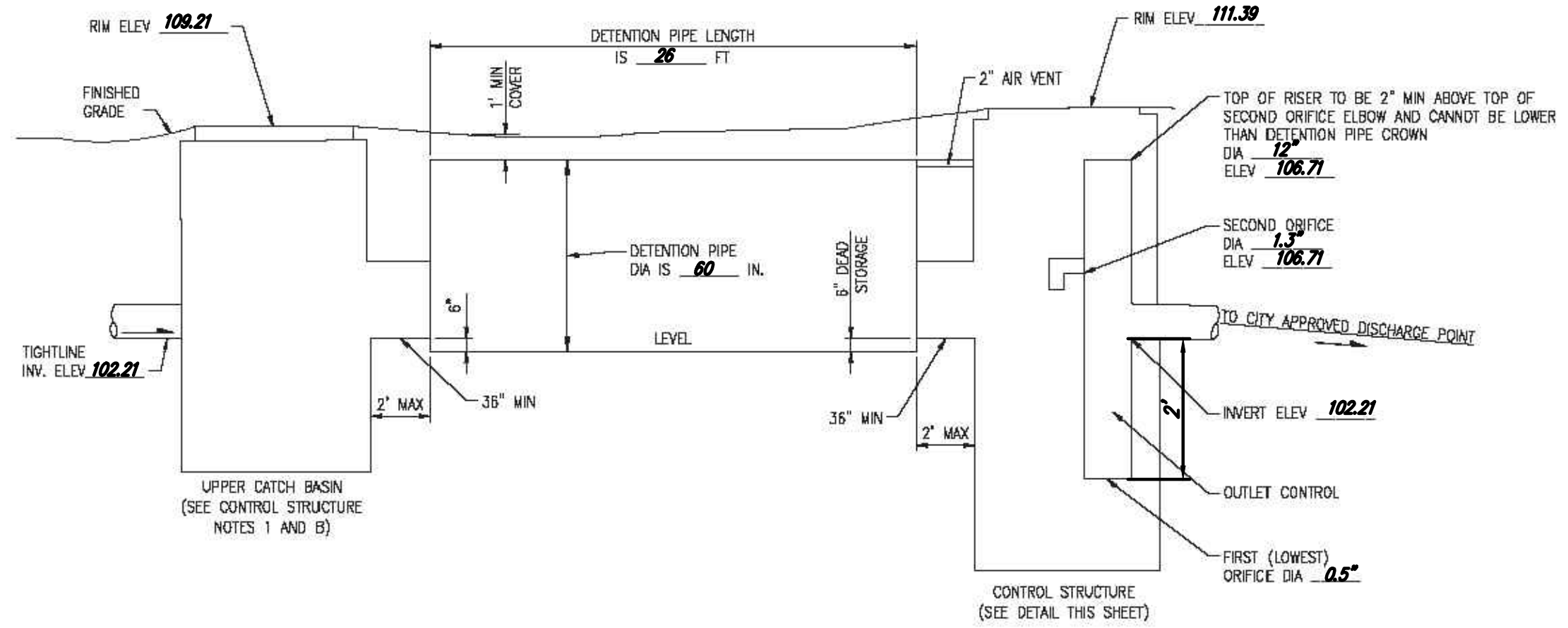


**SECTION A-A
CONTROL STRUCTURE DETAIL
NOT TO SCALE**

CONTROL STRUCTURE NOTES:

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

OWNER: DEREK CHESHIRE ADDRESS: 7615 E MERCER WAY, MERCER ISLAND, WA 98040 PREPARED BY: SHERI MURATA, P.E.
 PERMIT #: _____ PHONE: 425-885-7877 DATE: 10/31/23
 NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 3,159 DETENTION PIPE DIA (INCH): 60" DETENTION PIPE LENGTH (FT): 26 ORIFICE #1 DIA 0.5" INCH, ELEV 106.21
 SOIL TYPE: C PIPE MATERIAL: CMP ORIFICE #2 DIA 1.3" INCH, ELEV 106.21



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

ON-SITE DETENTION SYSTEM NOTES:

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

TREE PROTECTION AREA (TPZ)

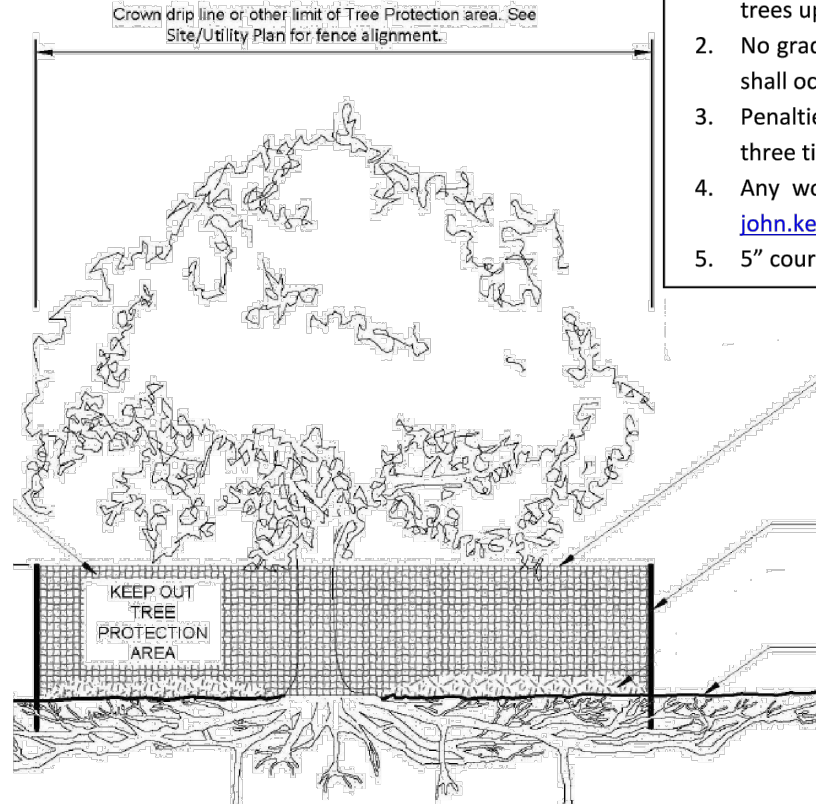
KEEP OUT!

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

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

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

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



Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

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

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

Approved as Equivalent

Ecology has approved products as able to meet the requirements of **BMP C105**. The products did not pass through the Technology Assessment Protocol - Ecology (TAPE) process. Local jurisdictions may choose not to accept this product approved as equivalent, or may require additional testing prior to consideration for local use. The products are available for review on Ecology's website at <http://www.ecy.wa.gov/programs/wq/stormwater/newtech/equivalent.html>

(SEE BMP 15.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN THE 2014 DOE MANUAL FOR THE FULL DESIGN REQUIREMENT)

SOIL RETENTION
RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
- USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP 17.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.

THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

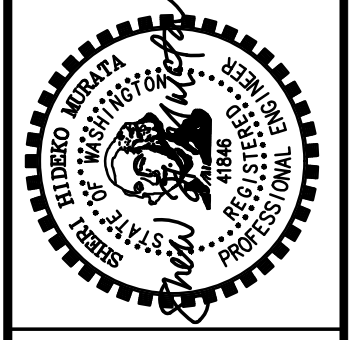
DATE	DESIGNED	APPROVED	PROJECT MANAGER
JULY 2020 (1ST SUB)	SHERI MURATA, P.E.	ROBERT WEST, PLS	
DATE	DRAWN	PROJECT MANAGER	
6/21/22	SAM D. SIMPSON-GORDON		
10/9/22			
12/27/22			
10/31/23			
NO.	CITY COMMENTS		
1			
2			
3			
4			
REVISIONS			

**UNDERGROUND LOCATOR SERVICE
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PERMIT NO: 2109-050-SUB1

**STORMWATER DETAILS
CHESHIRE SHORT PLAT LOT 1
LONG VIEW BELLA, LLC
7615 E MERCER WAY
MERCER ISLAND, WA 98040**

SHEET **5** OF **6**
PROJECT NUMBER **19205**

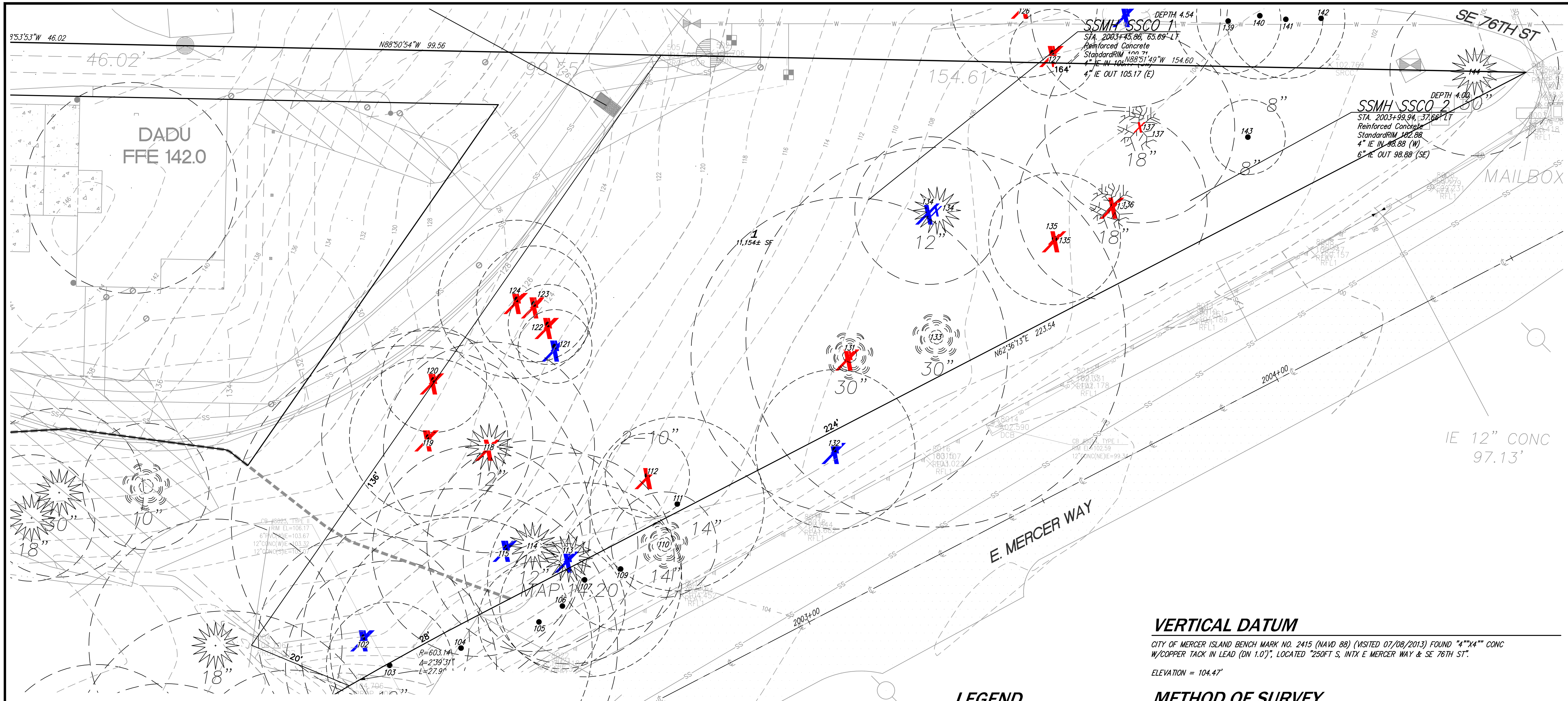


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



12-1-2023

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ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ

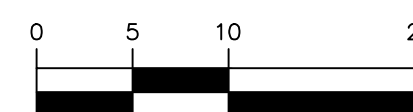
ID	Common	Latin	DBH	Height	Spread	Condition	Action	TPZ- [ft]	CRZ- [ft]	Notes
102	Maple	<i>Acer macrophyllum</i>	9	37	0	Dead (0)	Not Viable	N/A	N/A	Dead and bark peeling.
103	Maple	<i>Acer macrophyllum</i>	12	68	17	Fair (70+)	Retain-Viable	12	6	
104	Maple	<i>Acer macrophyllum</i>	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	<i>Acer macrophyllum</i>	11.5	65	20	Fair (70+)	Retain-Viable	11.5	5.75	
106	Maple	<i>Acer macrophyllum</i>	11.9	50	28	Poor (50+)	Retain-Viable	11.9	5.95	Suppressed
107	Maple	<i>Acer macrophyllum</i>	18.4	68	40	Fair (70+)	Retain-Viable	18.4	9.2	
109	Maple	<i>Acer macrophyllum</i>	11.56	55	21	Fair (70+)	Retain-Viable	11.56	5.78	
110	Maple	<i>Acer macrophyllum</i>	13.93	50	28	Fair (70+)	Retain-Viable	13.93	6.965	
111	Cedar	<i>Thuja plicata</i>	16.5	50	26	Good (80+)	Retain-Viable	16.5	8.25	
112	Maple	<i>Acer macrophyllum</i>	8	50	12	Fair (70+)	Conflicts with plans	8	4	
113	Maple	<i>Acer macrophyllum</i>	16	72	20	Very Poor (25+)	Not Viable	16	8	Mostly dead, not long-term viable
114	Maple	<i>Acer macrophyllum</i>	14.5	72	28	Poor (50+)	Retain-Viable	14.5	7.25	
115	Maple	<i>Acer macrophyllum</i>	15	50	20	Very Poor (25+)	Not Viable	15	7.5	Extensive root decay.
118	Cedar	<i>Thuja plicata</i>	6.2	29	18	Good (80+)	Conflicts with plans	6.2	3.1	
119	Maple	<i>Acer macrophyllum</i>	15	68	18	Fair (70+)	Conflicts with plans	15	7.5	Poor taper/LCR.
120	Maple	<i>Acer macrophyllum</i>	10	48	18	Fair (70+)	Conflicts with plans	10	5	
121	Cedar	<i>Thuja plicata</i>	7	28	15	Poor (50+)	Not Viable	7	3.5	Previously uprooted
122	Cedar	<i>Thuja plicata</i>	7.6	30	15	Fair (70+)	Conflicts with plans	7.6	3.8	
123	Cedar	<i>Thuja plicata</i>	11	42	26	Good (80+)	Conflicts with plans	11	5.5	
124	Cedar	<i>Thuja plicata</i>	15	45	22	Fair (70+)	Conflicts with plans	15	7.5	
126	Maple	<i>Acer macrophyllum</i>	13.87	50	34	Good (80+)	Conflicts with plans	13.87	6.935	
127	W. Pine	<i>Pinus monticola</i>	8.2	48	18	Good (80+)	Conflicts with plans	8.2	4.1	
131	Redwood	<i>Sequoia sempervirens</i>	28	98	35	Excellent (90+)	Conflicts with plans	21	10.5	
132	Alder	<i>Alnus rubra</i>	12.1	50	0	Dead (0)	Not Viable	15.125	7.5625	
133	Cedar	<i>Thuja plicata</i>	36	90	24	Excellent (90+)	Retain-Viable	*36/18	18	*TPZ of 18' is viable. Cambistat 6-9 months before working near tree
134	Maple	<i>Acer macrophyllum</i>	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed bowed crown/ not viable
135	Cherry	<i>Prunus sp.</i>	10	45	22	Fair/poor (50-70)	Conflicts with plans	12.5	6.25	AREA Required to laydown building material
136	Cedar	<i>Thuja plicata</i>	11.1	40	22	Good (80+)	Conflicts with plans	11.1	5.55	AREA Required to laydown building material
137	Fir	<i>Pseudotsuga menziesii</i>	22	98	30	Good (80+)	Conflicts with plans	22	11	AREA Required to laydown building material
138	Alder	<i>Alnus rubra</i>	16	50	26	Fair (70+)	Not Viable	20	10	Top 1/2 is dead.
139	Cedar	<i>Thuja plicata</i>	10	34	15	Good (80+)	Retain-Viable	10	5	
140	Cedar	<i>Thuja plicata</i>	12	45	25	Good (80+)	Retain-Viable	12	6	
141	Cedar	<i>Thuja plicata</i>	11.2	43	25	Good (80+)	Retain-Viable	11.2	5.6	Tree has been topped @ 20ft TM . Monitor and mitigation prune as needed
142	Maple	<i>Acer macrophyllum</i>	38	25	25	Very Poor (25+)	Retain-Viable	38	19	
143	Cedar	<i>Thuja plicata</i>	7.1	40	25	Good (80+)	Retain-Viable	7.1	3.55	
144	Maple	<i>Acer macrophyllum</i>	24	55	25	Fair (70+)	Retain-Viable	24	12	

LEGEND

- X TREE NOT VIABLE
- X TREE TO BE REMOVED



SCALE: 1" = 10'



VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".

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A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

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- SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT. +/-.
- A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
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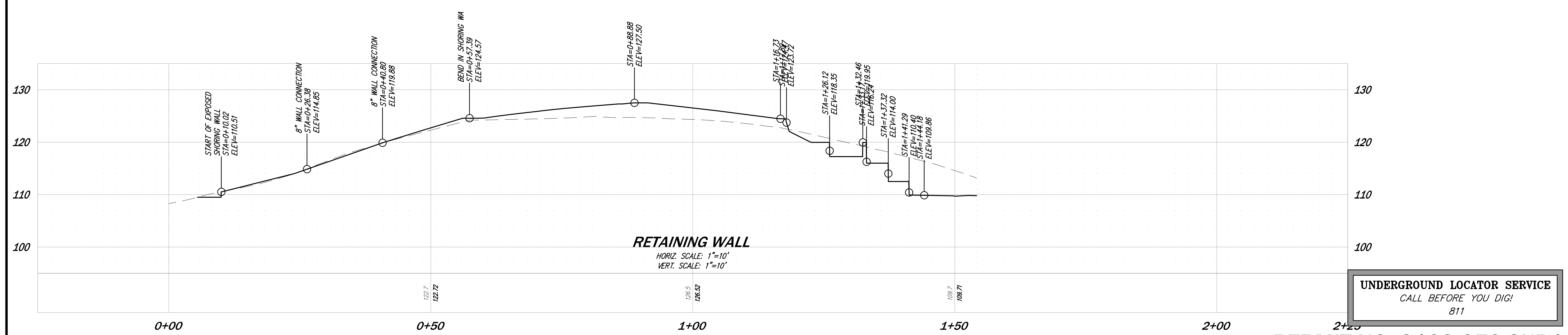
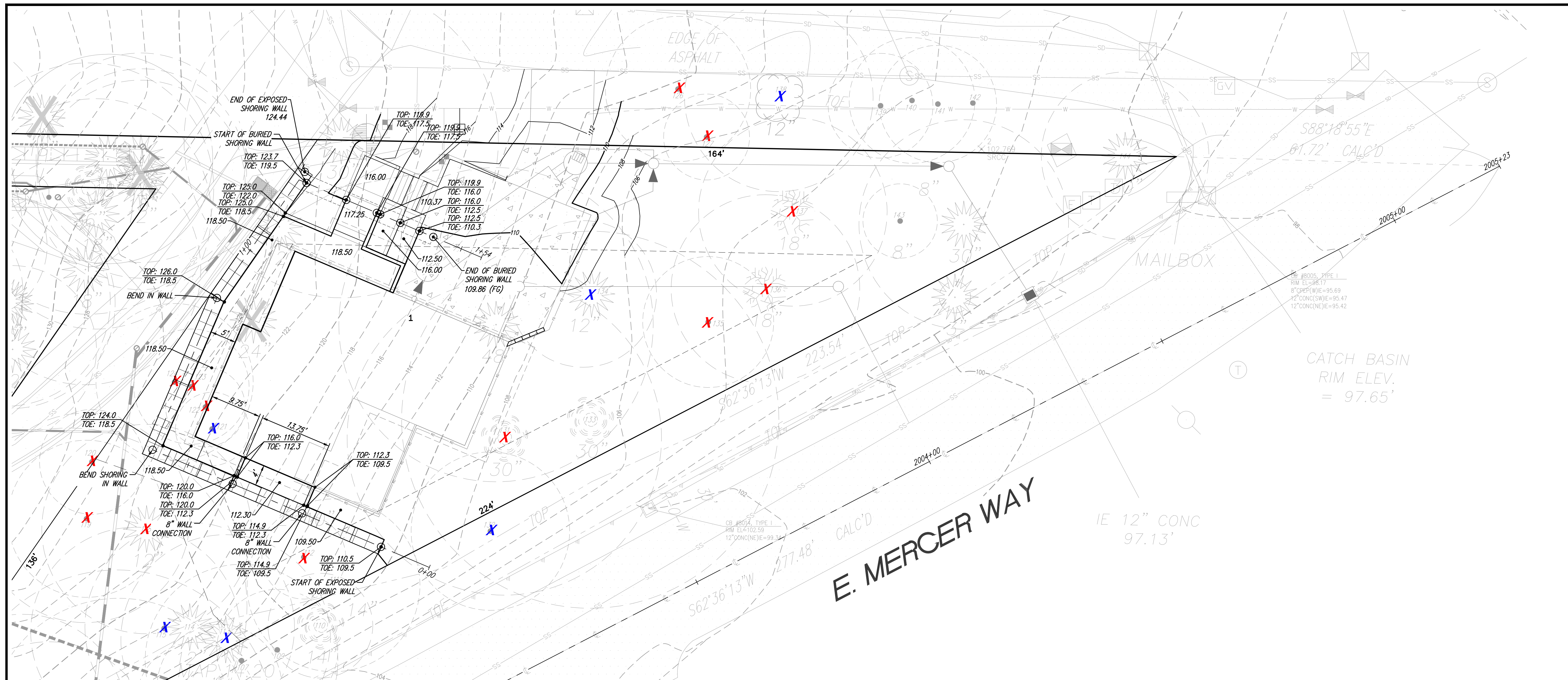
UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: 2109-050-SUB1

DATE	6/21/22	SHEET	OF	
DESIGNED	SHERI MURATA, P.E.	6	6	
DRAWN	SAM D. SIMPSON-GORDON	PROJECT NUMBER		
APPROVED	SHERI MURATA, P.E.	19205		
<p>PROJECT MANAGER</p> <p>ROBERT WEST, PLS</p>				
<p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p>				
<p>12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>				

TREE PLAN
 CHESHIRE SHORT PLAT LOT 1
 LONG VIEW BELLA, LLC
 7615 E MERCER WAY
 MERCER ISLAND, WA 98040

12-1-2023



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CALL BEFORE YOU DIG!
811

DATE	JULY 2020 (1ST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
	ROBERT WEST, PLS
	PROJECT MANAGER

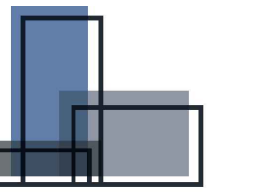
NO.	REV.	CITY COMMENTS	DATE
1		CITY COMMENTS	6/21/22
2		CITY COMMENTS	10/29/22
3		CITY COMMENTS	12/27/22
4		LOWE/FED FF	10/31/23

**CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING**

CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

**CHESHIRE SHORT PLAT LOT 1
LONG VIEW BELLA, LLC**
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE: 12/1/2023
SHEET: 6 OF 6
PROJECT NUMBER: 19205
PERMIT NO: 2109-050-SUB1



SEAL

5530 REGISTERED
ARCHITECT

ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

LONGVIEW BELLA LLC
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

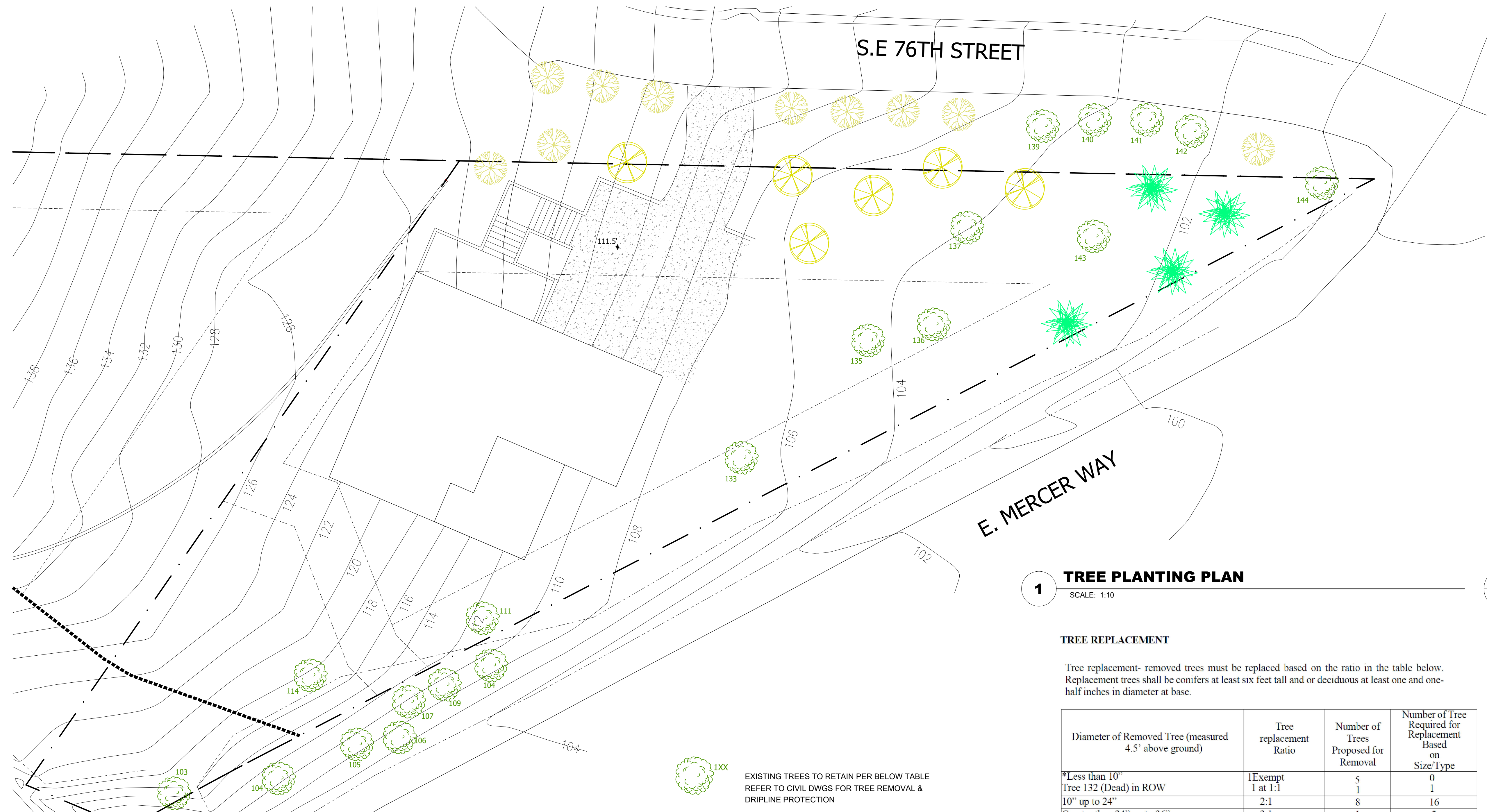
ISSUE INFORMATION

11.01.2023 PERMIT REVISIONS

SHEET TITLE

PLANTING PLAN

SHEET NUMBER



1 TREE PLANTING PLAN

SCALE: 1:10

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
*Less than 10"	1:Exempt	5	0
Tree 132 (Dead) in ROW	1 at 1:1	1	1
10" up to 24"	2:1	8	16
Greater than 24" up to 36"	3:1	1	3
Greater than 36" and any Exceptional Tree	6:1	0	0
TOTAL TREE REPLACEMENTS			20

*PER ARBORIST REPORT DATED JULY 25TH 2019

TREE REPLACEMENT SCHEDULE

SYMBOL	NAME	SPACING	QUANTITY
	VINE MAPLE	10'	10
	ACER CIRCINATUM		
	MOUNTAIN HEMLOCK	10'	4
	TSUGA MERTENSIANA		
	PACIFIC DOGWOOD	10'	6
	CORNUS NUTTALLII		
	TOTAL		20

REMOVE ALL INVASIVES FROM SITE. PLANTING SHOULD BE DONE OCTOBER 1 - APRIL 1. FALL PLANTINGS ARE PREFERRED. FOR 2 YEARS MAY- SEPTEMBER MONITOR PLANTS/SOILS FOR MOISTURE WEEKLY. SUPPLEMENTAL WATER AS NEEDED. FOR 3 YEARS MONITOR AND WEED AS NEEDED TO CONTROL WEEDS (PROPER MULCHING SHOULD REDUCE THE NEED TO WEED)

ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ






ID	Common	Latin	DBH	Height	Spread	Condition	Action	TPZ (ft)	CRZ (ft)	Notes
102	Maple	Acer macrophyllum	9	37	0	Dead (0)	Not Viable	NA	NA	Dead and bark peeling
103	Maple	Acer macrophyllum	12	68	17	Fair (0+)	Retain-Viable	12	6	
104	Maple	Acer macrophyllum	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	Acer macrophyllum	11.5	63	20	Fair (70+)	Retain-Viable	11.5	5.75	
106	Maple	Acer macrophyllum	11.9	50	28	Poor (50+)	Retain-Viable	11.9	5.95	Suppressed
107	Maple	Acer macrophyllum	18.4	68	40	Fair (70+)	Retain-Viable	18.4	9.2	
109	Maple	Acer macrophyllum	11.56	55	21	Fair (70+)	Retain-Viable	11.56	5.78	
110	Maple	Acer macrophyllum	13.93	50	28	Fair (70+)	Retain-Viable	13.93	6.965	
111	Cedar	Thuja plicata	16.5	50	26	Good (80+)	Retain-Viable	16.5	8.25	
112	Maple	Acer macrophyllum	8	50	12	Fair (70+)	Conflicts with plans	8	4	
113	Maple	Acer macrophyllum	16	72	20	Very Poor (25+)	Not Viable	16	8	Mostly dead, not long-term viable
114	Maple	Acer macrophyllum	14.5	72	28	Poor (50+)	Retain-Viable	14.5	7.25	
115	Maple	Acer macrophyllum	15	50	20	Very Poor (25+)	Not Viable	15	7.5	Extensive root decay.
118	Cedar	Thuja plicata	6.2	29	18	Good (80+)	Conflicts with plans	6.2	3.1	
119	Maple	Acer macrophyllum	15	68	18	Fair (70+)	Conflicts with plans	15	7.5	Poor taper/LCR.
120	Maple	Acer macrophyllum	10	48	18	Fair (70+)	Conflicts with plans	10	5	
121	Cedar	Thuja plicata	7	38	15	Fair (50+)	Not Viable	7	3.5	Previously uprooted
122	Cedar	Thuja plicata	7.6	30	15	Fair (70+)	Conflicts with plans	7.6	3.8	
123	Cedar	Thuja plicata	11	42	26	Good (80+)	Conflicts with plans	11	5.5	
124	Cedar	Thuja plicata	15	45	22	Fair (70+)	Conflicts with plans	15	7.5	
126	Maple	Acer macrophyllum	13.87	50	34	Good (80+)	Conflicts with plans	13.87	6.935	
127	W. Pine	Pinus monticola	8.2	48	18	Good (80+)	Conflicts with plans	8.2	4.1	
131	Redwood	Syzygia sempervirens	28	98	35	Excellent (90+)	Conflicts with plans	28	10.5	
132	Alder	Alnus rubra	12.1	50	0	Dead (0)	Not Viable	15.125	7.5625	*TPZ of 18" is viable. Can be staked 6-9 months before working near tree
133	Cedar	Thuja plicata	36	90	24	Excellent (90+)	Retain-Viable	*36/18	18	
134	Maple	Acer macrophyllum	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed /bowed crown/ not viable
135	Cherry	Prunus sp.	10	45	22	Fair/poor (50 -70)	Conflicts with plans	12.5	6.25	AREA Required to laydown building material
136	Cedar	Thuja plicata	11.1	40	22	Good (80+)	Conflicts with plans	11.1	5.55	AREA Required to laydown building material
137	Fir	Pseudotsuga menziesii	22	98	30	Good (80+)	Conflicts with plans	22	11	AREA Required to laydown building material
138	Alder	Alnus rubra	16	50	26	Fair (70+)	Not Viable	20	10	Top 1/2 is dead
139	Cedar	Thuja plicata	10	34	15	Good (80+)	Retain-Viable	10	5	
140	Cedar	Thuja plicata	12	45	25	Good (80+)	Retain-Viable	12	6	
141	Cedar	Thuja plicata	11.2	43	25	Good (80+)	Retain-Viable	11.2	5.6	
142	Maple	Acer macrophyllum	38	25	25	Very Poor (25+)	Retain-Viable	38	19	Tree has been topped @ 20ft. Measure and mitigation prune as needed
143	Cedar	Thuja plicata	7.1	40	25	Good (80+)	Retain-Viable	7.1	3.55	
144	Maple	Acer macrophyllum	24	55	25	Fair (70+)	Retain-Viable	24	12	

EXISTING TREES TO RETAIN PER BELOW TABLE
REFER TO CIVIL DWGS FOR TREE REMOVAL & DRIPLINE PROTECTION

LOWER FLOOR DOOR SCHEDULE

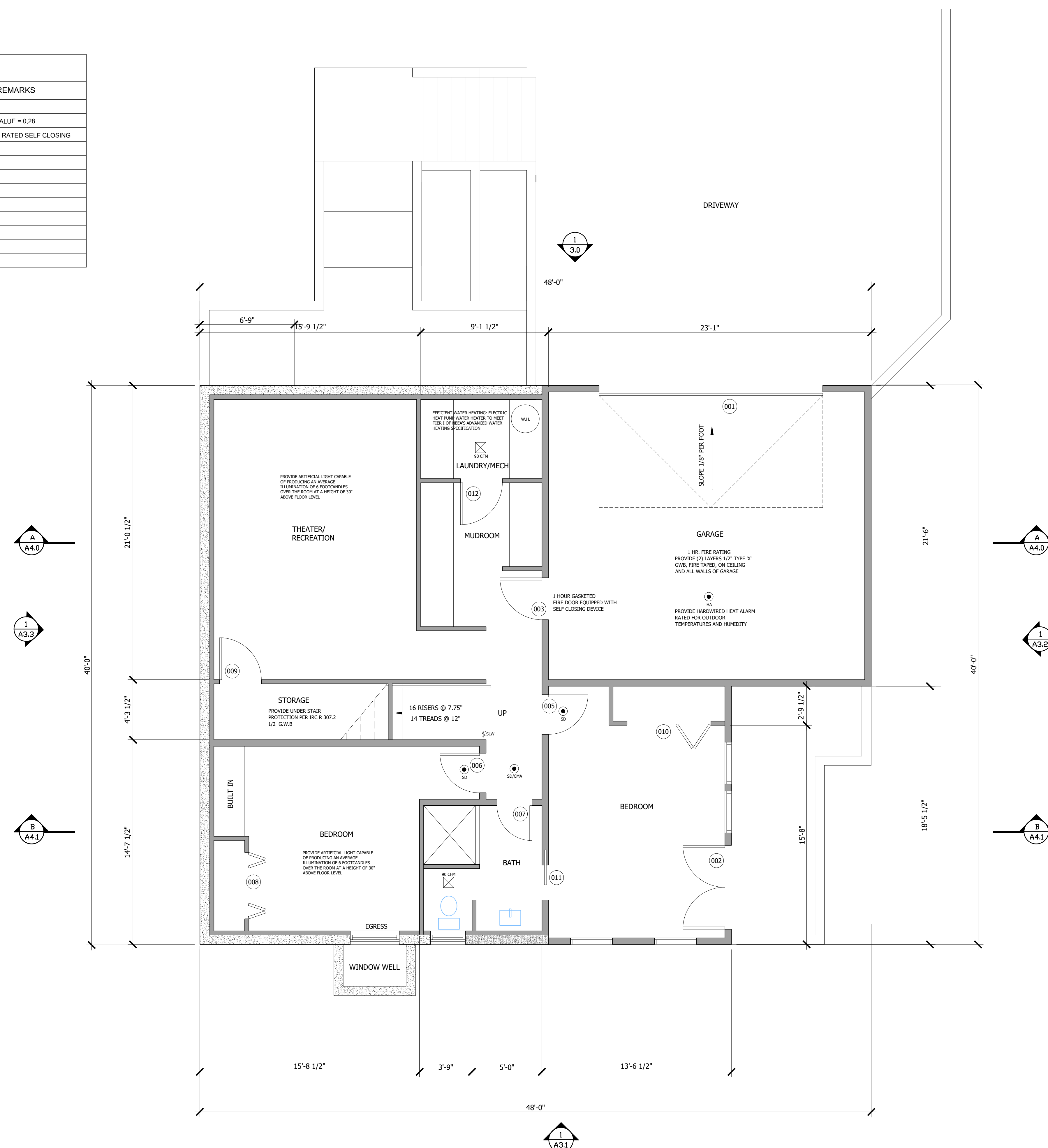
MARK	R.O. SIZE	TYPE	THICK	REMARKS
001	8'0 X 16'0	OVERHEAD GARAGE DOOR	1-3/4"	
002	6'0 X 7'0	EXTERIOR FRENCH DOORS	1-3/8"	GLAZED U VALUE = 0.28
003	3'0 X 7'0	SOLID CORE FLUSH	1-3/4"	1 HOUR FIRE RATED SELF CLOSING
005	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
006	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
007	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
008	5'0 X 7'0	SOLID CORE BI-FOLD DOORS	1-3/8"	
009	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	
010	6'0 X 7'0	SOLID CORE BI-FOLD DOORS	1-3/8"	
011	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
012	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	


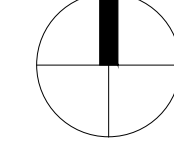
PLAN KEY

-  HARDWIRED COMBINED SMOKE/CARBON MONOXIDE ALARM
-  HARDWIRED SMOKE DETECTOR
-  EXHAUST VENTILATION FAN
-  DOOR TAG
-  SLW STAIRWAY LIGHT SWITCH

FIREBLOCKING & DRAFTSTOPPING

PROVIDE HORIZONTAL AND VERTICAL FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED PER IRC R302.11 AND R302.12








1 LOWER LEVEL PLAN
 SCALE: 1/4" = 1'



MAIN FLOOR DOOR SCHEDULE

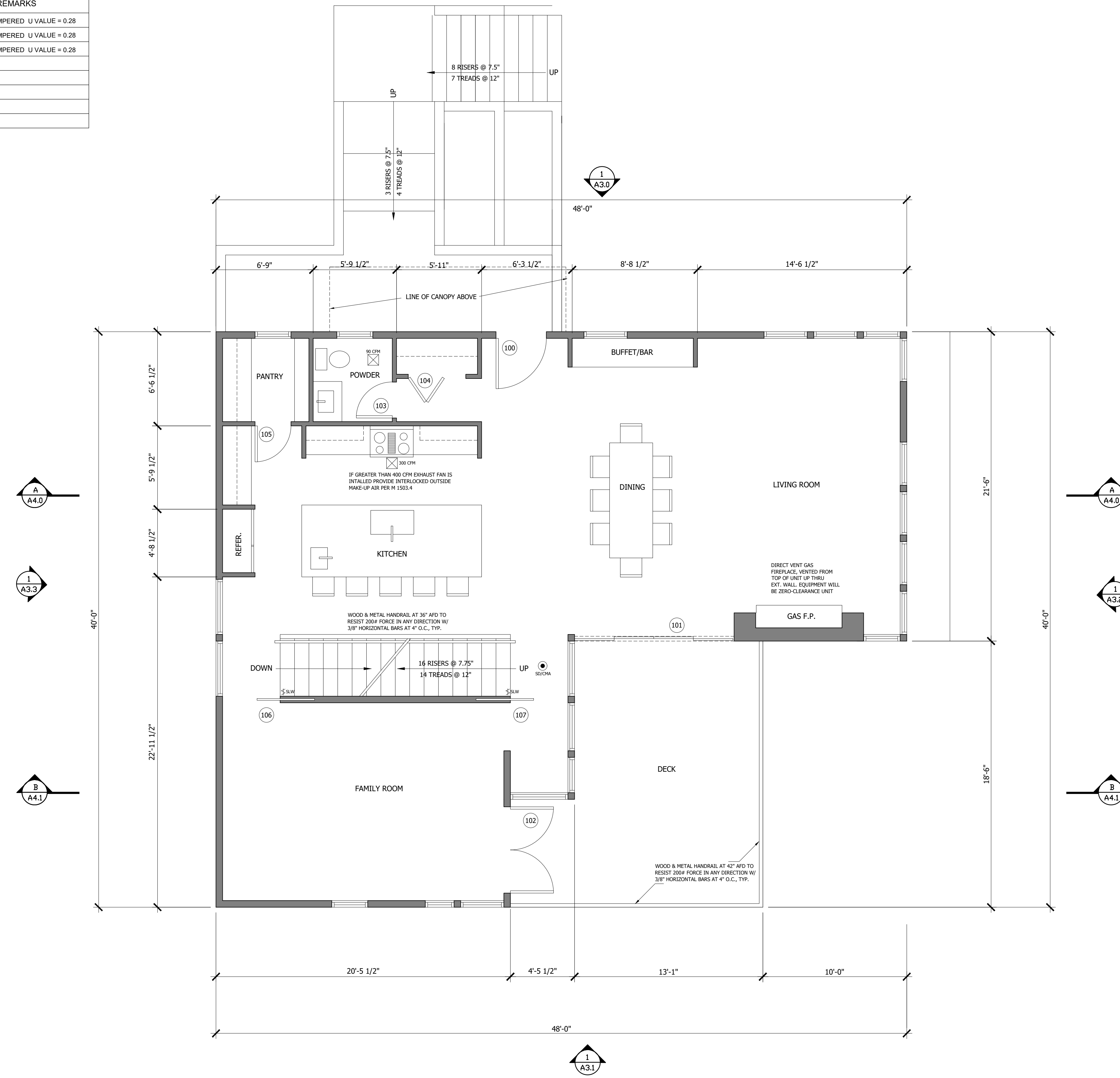
MARK	R.O. SIZE	TYPE	THICK	REMARKS
100	3'6" X 8'0"	EXTERIOR ENTRY DOOR	1-3/4"	GLAZED, TEMPERED U VALUE = 0.28
101	11'0" X 8'0"	EXTERIOR SLIDER	1-3/4"	GLAZED, TEMPERED U VALUE = 0.28
102	6'0" X 8'0"	EXTERIOR FRENCH DOORS	1-3/4"	GLAZED, TEMPERED U VALUE = 0.28
103	2'6" X 8'0"	SOLID CORE FLUSH	1-3/8"	
104	4'0" X 8'0"	SOLID CORE BI-FOLD DOOR	1-3/8"	
105	2'6" X 8'0"	SOLID CORE FLUSH	1-3/8"	
106	4'0" X 8'0"	POCKET DOOR	1-3/8"	
107	4'0" X 8'0"	POCKET DOOR	1-3/8"	

PLAN KEY

-  HARDWIRED COMBINED SMOKE/CARBON MONOXIDE ALARM
-  SMOKE DETECTOR
-  EXHAUST VENTILATION FAN
-  DOOR TAG
-  SLW STAIRWAY LIGHT SWITCH

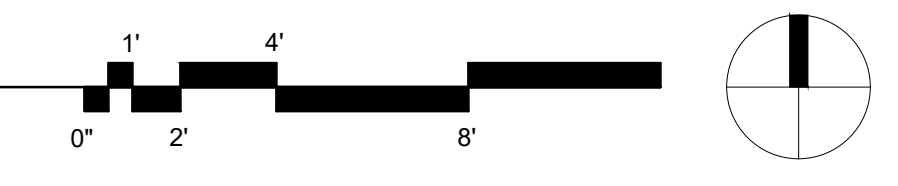
FIREBLOCKING & DRAFTSTOPPING

PROVIDE HORIZONTAL AND VERTICAL FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED PER IRC R302.11 AND R302.12



1 MAIN FLOOR PLAN






SCALE: 1/4" = 1'



SECOND FLOOR DOOR SCHEDULE

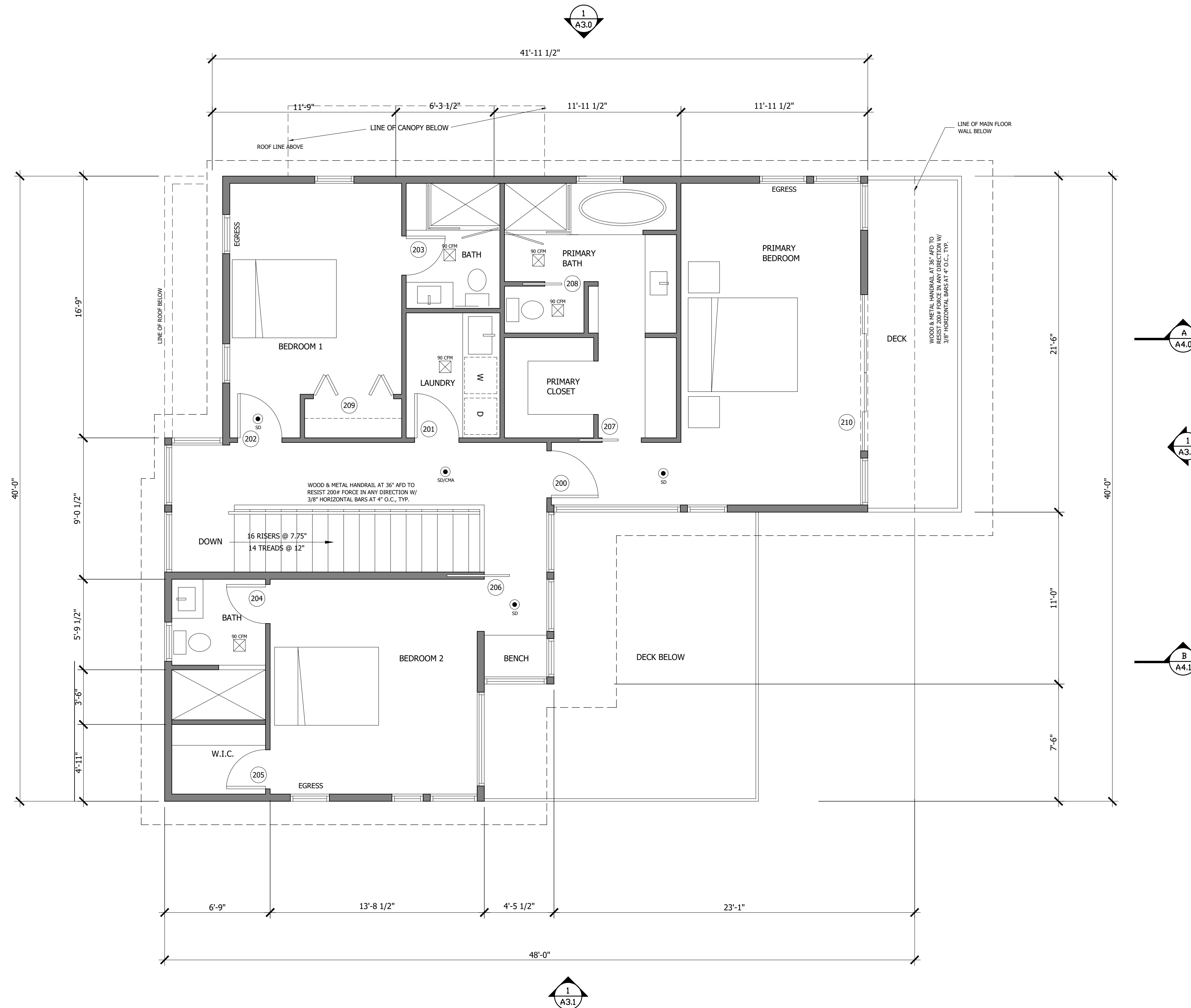
MARK	R.O. SIZE	TYPE	THICK	REMARKS
200	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	
201	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
202	2'10 X 7'0	SOLID CORE FLUSH	1-3/4"	
203	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
204	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
205	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
206	4'0 X 7'0	POCKET DOOR	1-3/8"	
207	3'0 X 7'0	POCKET DOOR	1-3/8"	
208	2'6 X 7'0	POCKET DOOR	1-3/8"	
209	5'0 X 7'0	SOLID CORE BI-FOLD CLOSET	1-3/8"	
210	10'0 X 8'0	EXTERIOR SLIDER		GLAZED, TEMPERED U VALUE =0.28

PLAN KEY

-  HARDWIRED COMBINED SMOKE/CARBON MONOXIDE ALARM
-  HARDWIRED SMOKE DETECTOR
-  EXHAUST VENTILATION FAN
-  DOOR TAG
-  STAIRWAY LIGHT SWITCH

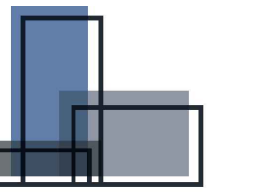
FIREBLOCKING & DRAFTSTOPPING

PROVIDE HORIZONTAL AND VERTICAL FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED PER IRC R302.11 AND R302.12



2 UPPER LEVEL PLAN

SCALE: 1/4" = 1'



FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT

ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

LONGVIEW BELLA LLC
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

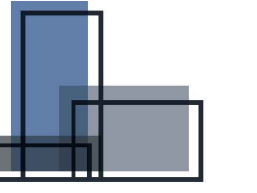
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SHEET TITLE

SECOND FLOOR PLAN

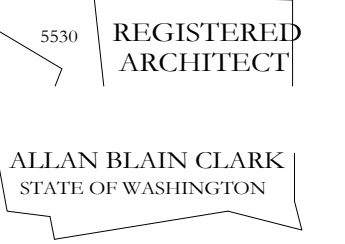
SHEET NUMBER

A-2.2



FORMWORKS
DESIGN | BUILD

SEAL



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LONGVIEW BELLA LLC

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ISSUE INFORMATION

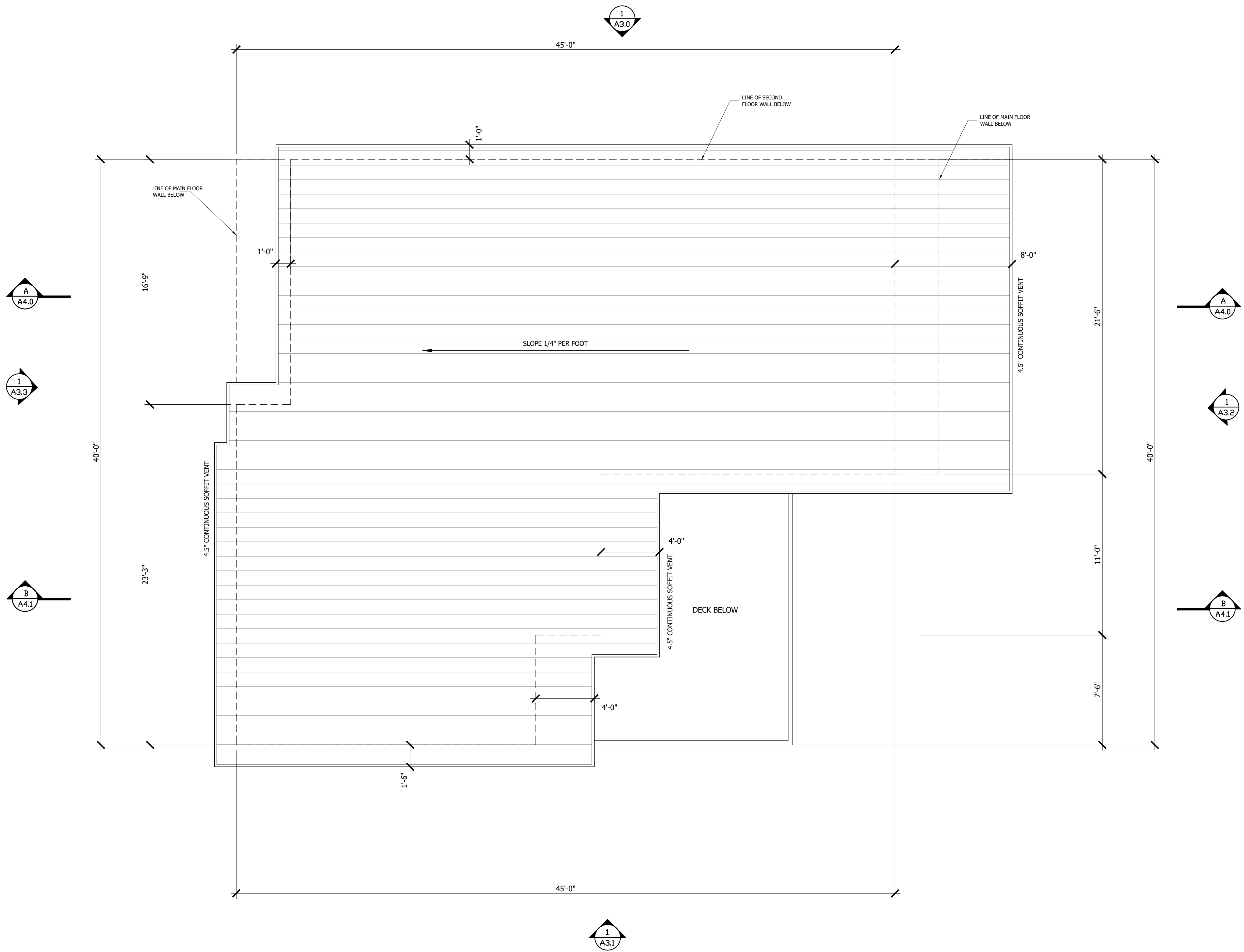
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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-2.3



1 **ROOF PLAN**
SCALE: 1/4" = 1'

WINDOW SCHEDULE					
MARK	R.O. SIZE	TYPE	QTY	U VALUE	REMARKS
A	30 X 90	CASEMENT/FIXED	10	0.28	TEMPERED LOWER LITE
B	26 X 90	CASEMENT/FIXED	2	0.28	TEMPERED LOWER LITE
C	30 X 56	CASEMENT	1	0.28	
D	26 X 56	CASEMENT	3	0.28	
E	20 X 90	FIXED	1	0.28	TEMPERED
F	36 X 90	FIXED	1	0.28	TEMPERED
G	26 X 90	FIXED	1	0.28	TEMPERED
H	34 X 90	FIXED	1	0.28	TEMPERED
I	310 X 90	FIXED	1	0.28	TEMPERED
J	30 X 50	CASEMENT	3	0.28	
K	26 X 50	CASEMENT	3	0.28	
L	20 X 50	FIXED	1	0.28	
M	26 X 40	CASEMENT	3	0.28	
N	30 X 66	FIXED	1	0.28	
O	36 X 76	FIXED	3	0.28	
P	110 X 0	FIXED	1	0.28	
Q	30 X 76	CASEMENT	2	0.28	
R	26 X 76	FIXED	1	0.28	TEMPERED
S	34 X 76	FIXED/AWNING	1	0.28	TEMPERED AWNING
T	310 X 76	FIXED/AWNING	1	0.28	TEMPERED AWNING
U	30 X 46	CASEMENT	2	0.28	
V	30 X 40	CASEMENT	2	0.28	
W	36 X 40	CASEMENT	1	0.28	



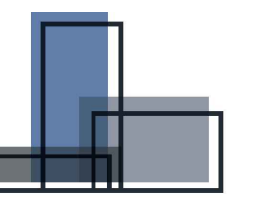
1 NORTH ELEVATION
SCALE: 1/4" = 1'

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	U VALUE	REMARKS
A	3'0" X 9'0"	CASEMENT/FIXED	10	0.28	TEMPERED LOWER LITE
B	2'6" X 9'0"	CASEMENT/FIXED	2	0.28	TEMPERED LOWER LITE
C	3'0" X 5'6"	CASEMENT	1	0.28	
D	2'6" X 5'6"	CASEMENT	3	0.28	
E	2'0" X 9'0"	FIXED	1	0.28	TEMPERED
F	3'6" X 9'0"	FIXED	1	0.28	TEMPERED
G	2'6" X 9'0"	FIXED	1	0.28	TEMPERED
H	3'4" X 9'0"	FIXED	1	0.28	TEMPERED
I	3'10" X 9'0"	FIXED	1	0.28	TEMPERED
J	3'0" X 5'0"	CASEMENT	3	0.28	
K	2'6" X 5'0"	CASEMENT	3	0.28	
L	2'0" X 5'0"	FIXED	1	0.28	
M	2'6" X 4'0"	CASEMENT	3	0.28	
N	3'0" X 6'6"	FIXED	1	0.28	
O	3'6" X 7'6"	FIXED	3	0.28	
P	1'10" X '0"	FIXED	1	0.28	
Q	3'0" X 7'6"	CASEMENT	2	0.28	
R	2'6" X 7'6"	FIXED	1	0.28	TEMPERED
S	3'4" X 7'6"	FIXED/AWNING	1	0.28	TEMPERED AWNING
T	3'10" X 7'6"	FIXED/AWNING	1	0.28	TEMPERED AWNING
U	3'0" X 4'6"	CASEMENT	2	0.28	
V	3'0" X 4'0"	CASEMENT	2	0.28	
W	3'6" X 4'0"	CASEMENT	1	0.28	

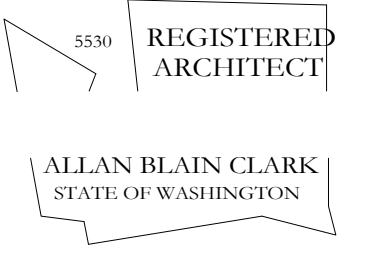


1 SOUTH ELEVATION
SCALE: 1/4" = 1'



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SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

A-3.1

WINDOW SCHEDULE

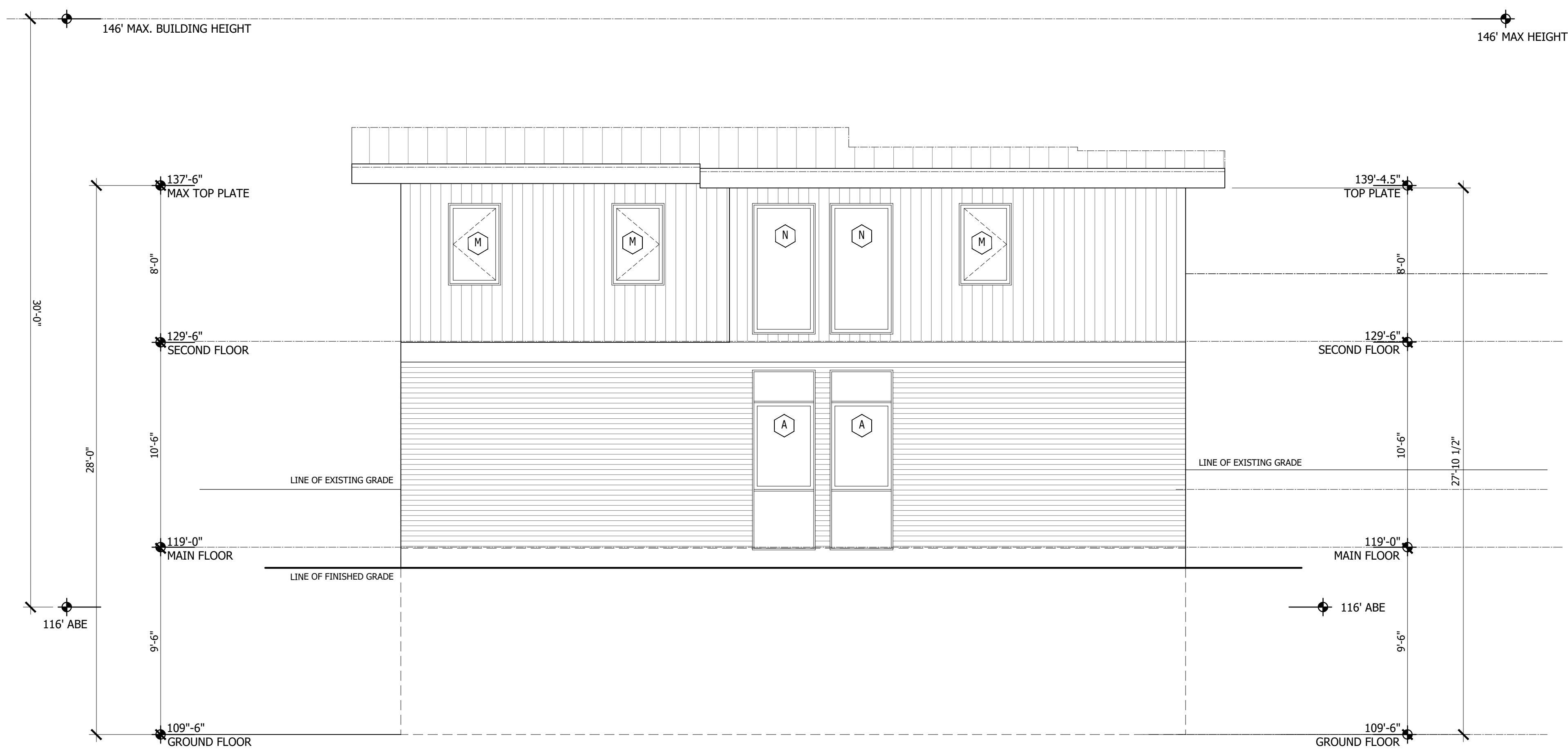
MARK	R.O. SIZE	TYPE	QTY	U VALUE	REMARKS
A	30 X 90	CASEMENT/FIXED	10	0.28	TEMPERED LOWER LITE
B	26 X 90	CASEMENT/FIXED	2	0.28	TEMPERED LOWER LITE
C	30 X 56	CASEMENT	1	0.28	
D	26 X 56	CASEMENT	3	0.28	
E	20 X 90	FIXED	1	0.28	TEMPERED
F	36 X 90	FIXED	1	0.28	TEMPERED
G	26 X 90	FIXED	1	0.28	TEMPERED
H	34 X 90	FIXED	1	0.28	TEMPERED
I	3'10 X 90	FIXED	1	0.28	TEMPERED
J	30 X 50	CASEMENT	3	0.28	
K	26 X 50	CASEMENT	3	0.28	
L	20 X 50	FIXED	1	0.28	
M	26 X 40	CASEMENT	3	0.28	
N	30 X 66	FIXED	1	0.28	
O	36 X 76	FIXED	3	0.28	
P	110 X 0	FIXED	1	0.28	
Q	30 X 76	CASEMENT	2	0.28	
R	26 X 76	FIXED	1	0.28	TEMPERED
S	34 X 76	FIXED/AWNING	1	0.28	TEMPERED AWNING
T	3'10 X 76	FIXED/AWNING	1	0.28	TEMPERED AWNING
U	30 X 46	CASEMENT	2	0.28	
V	30 X 40	CASEMENT	2	0.28	
W	36 X 40	CASEMENT	1	0.28	



1 EAST ELEVATION
SCALE: 1/4" = 1'

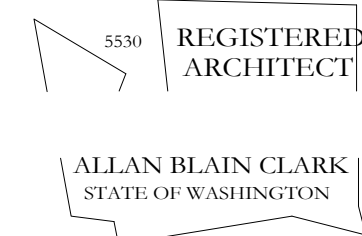
WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	U VALUE	REMARKS
A	3'0" X 9'0"	CASEMENT/FIXED	10	0.28	TEMPERED LOWER LITE
B	2'6" X 9'0"	CASEMENT/FIXED	2	0.28	TEMPERED LOWER LITE
C	3'0" X 5'6"	CASEMENT	1	0.28	
D	2'6" X 5'6"	CASEMENT	3	0.28	
E	2'0" X 9'0"	FIXED	1	0.28	TEMPERED
F	3'6" X 9'0"	FIXED	1	0.28	TEMPERED
G	2'6" X 9'0"	FIXED	1	0.28	TEMPERED
H	3'4" X 9'0"	FIXED	1	0.28	TEMPERED
I	3'10" X 9'0"	FIXED	1	0.28	TEMPERED
J	3'0" X 5'0"	CASEMENT	3	0.28	
K	2'6" X 5'0"	CASEMENT	3	0.28	
L	2'0" X 5'0"	FIXED	1	0.28	
M	2'6" X 4'0"	CASEMENT	3	0.28	
N	3'0" X 6'6"	FIXED	1	0.28	
O	3'6" X 7'6"	FIXED	3	0.28	
P	1'10" X '0"	FIXED	1	0.28	
Q	3'0" X 7'6"	CASEMENT	2	0.28	
R	2'6" X 7'6"	FIXED	1	0.28	TEMPERED
S	3'4" X 7'6"	FIXED/AWNING	1	0.28	TEMPERED AWNING
T	3'10" X 7'6"	FIXED/AWNING	1	0.28	TEMPERED AWNING
U	3'0" X 4'6"	CASEMENT	2	0.28	
V	3'0" X 4'0"	CASEMENT	2	0.28	
W	3'6" X 4'0"	CASEMENT	1	0.28	



1 WEST ELEVATION
SCALE: 1/4" = 1'

SEAL



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PROJECT

LONGVIEW BELLA LLC
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

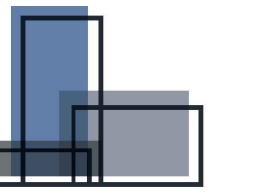
11.01.2023 PERMIT REVISIONS

SHEET TITLE

**WEST
ELEVATION**

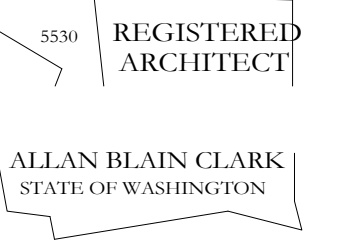
SHEET NUMBER

A-3.3



FORMWORKS
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MERCER ISLAND, WA 98040

ISSUE INFORMATION

11.01.2023 PERMIT REVISIONS

SHEET TITLE

SECTION A-A

SHEET NUMBER

A-4.0

F1 TYPICAL SLAB ON GRADE FLOOR
FINISH FLOOR PER PLANS
UNDERLAYMENT
CONCRETE SLAB PER STRUCTURAL
R-10 RIGID INSULATION ENTIRE SLAB
6 MIL. VAPOR BARRIER
6" FREE DRAINING MATERIAL

F2 FLOOR OVER UNHEATED GARAGE
FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4" PLYWOOD SUBFLOOR.
R-38 BATT INSULATION
FLOOR JOISTS PER STRUCTURAL
2 LAYERS 1/2" TYPE "X" G.W.B.

F3 FLOOR OVER HEATED SPACE
FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4" PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
5/8" G.W.B.

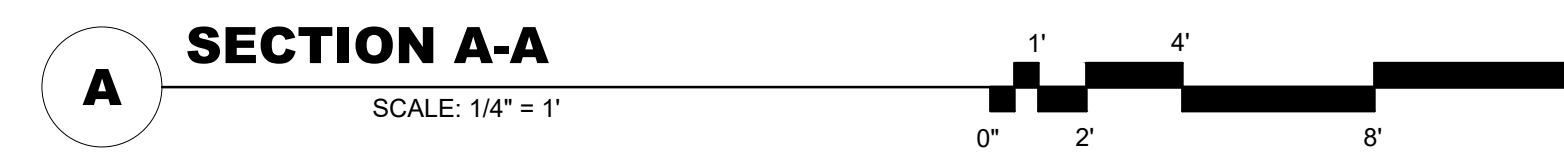
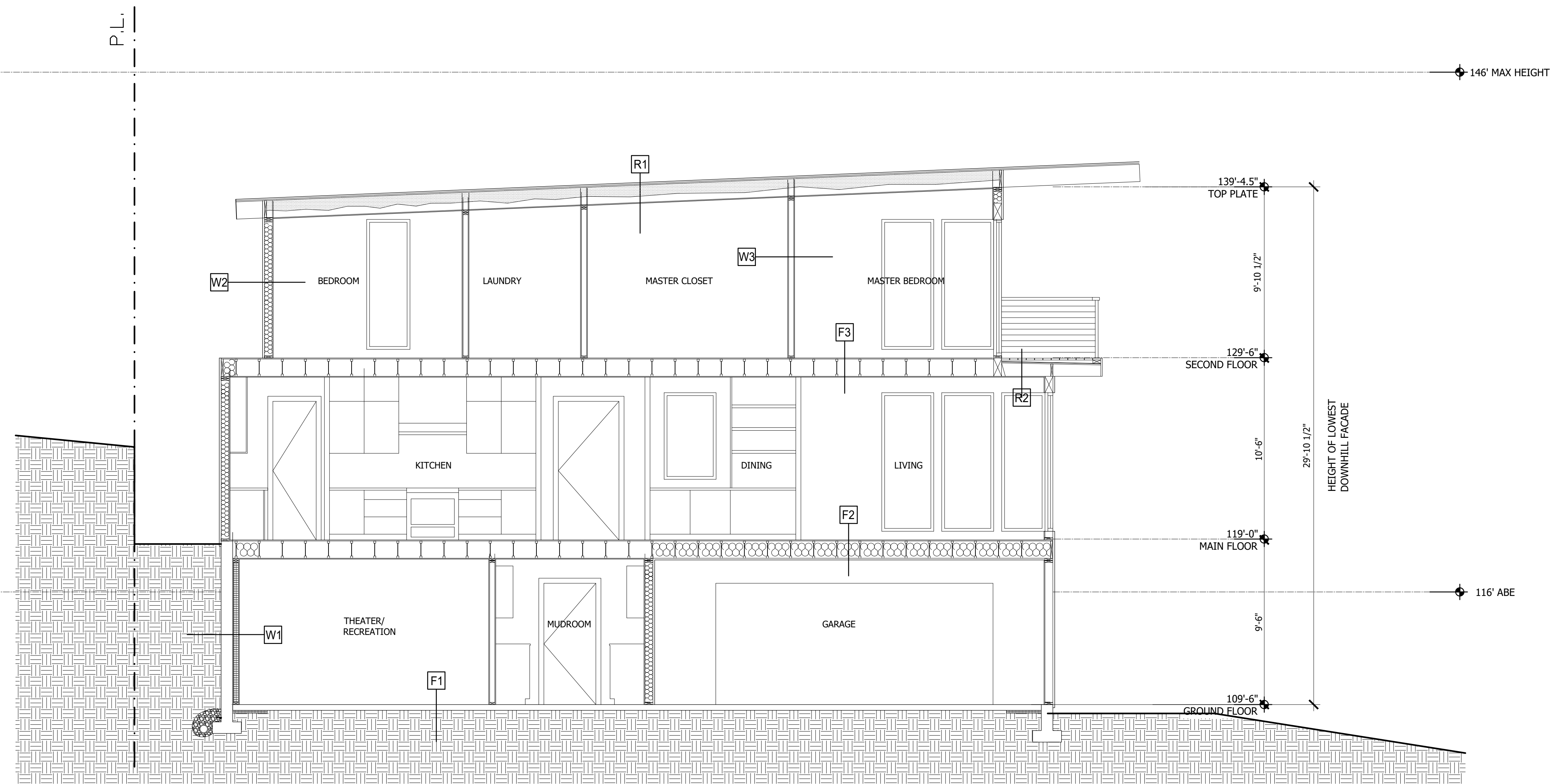
W1 BELOW GRADE WALL
DRAINAGE MAT
SPRAY ON WATERPROOFING
CONCRETE WALL PER STRUCTURAL
2 X 4 STUDS @ 16" O.C. SET OFF FROM CONCRETE
R-21 BATT INSULATION G.W.B.
5/8" G.W.B.

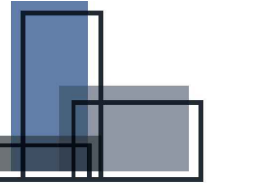
W2 TYPICAL EXTERIOR WALL
WALL FINISH PER ELEVATIONS
2 LAYERS 60 MIN. BUILDING PAPER
PLYWOOD SHEATHING PER STRUCTURAL
2 X 6 STUDS @ 16" O.C.
R-21 KRAFT FACED BATT INSULATION
5/8" G.W.B.

W3 TYPICAL INTERIOR WALL
5/8" G.W.B.
2 X 4 STUDS @ 16" O.C.
5/8" G.W.B.

R1 TYPICAL SLOPED ROOF
STANDING SEAM METAL ROOFING
30# BUILDING FELT
SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT INSULATION (MIN R-49 COMBINED)
5/8" G.W.B.

R2 FLAT ROOF DECK OVER HEATED SPACE
FINISH DECKING PER PLANS
TAPERED 2X SLEEPERS
MEMBRANE ROOFING
SHEATHING PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT INSULATION (MIN R-49 COMBINED)
5/8" G.W.B.





FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT

ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

LONGVIEW BELLA LLC
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

11.01.2023 PERMIT REVISIONS

SHEET TITLE

SECTION B-B

SHEET NUMBER

A-4.1

F1 TYPICAL SLAB ON GRADE FLOOR

FINISH FLOOR PER PLANS
UNDERLAYMENT
CONCRETE SLAB PER STRUCTURAL
R-10 RIGID INSULATION ENTIRE SLAB
6 MIL. VAPOR BARRIER
6" FREE DRAINING MATERIAL

F2 FLOOR OVER UNHEATED GARAGE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4" PLYWOOD SUBFLOOR.
R-38 BATT INSULATION
FLOOR JOISTS PER STRUCTURAL
2 LAYERS 1/2" TYPE "X" G.W.B.

F3 FLOOR OVER HEATED SPACE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4" PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
5/8" G.W.B.

W1 BELOW GRADE WALL

DRAINAGE MAT
SPRAY ON WATERPROOFING
CONCRETE WALL PER STRUCTURAL
2 X 4 STUDS @ 16" O.C. SET OFF FROM CONCRETE
R-21 BATT INSULATION G.W.B.
5/8" G.W.B

W2 TYPICAL EXTERIOR WALL

WALL FINISH PER ELEVATIONS
2 LAYERS 60 MIN. BUILDING PAPER
PLYWOOD SHEATHING PER STRUCTURAL
2 X 6 STUDS @ 16" O.C.
R-21 KRAFT FACED BATT INSULATION
5/8" G.W.B.

W3 TYPICAL INTERIOR WALL

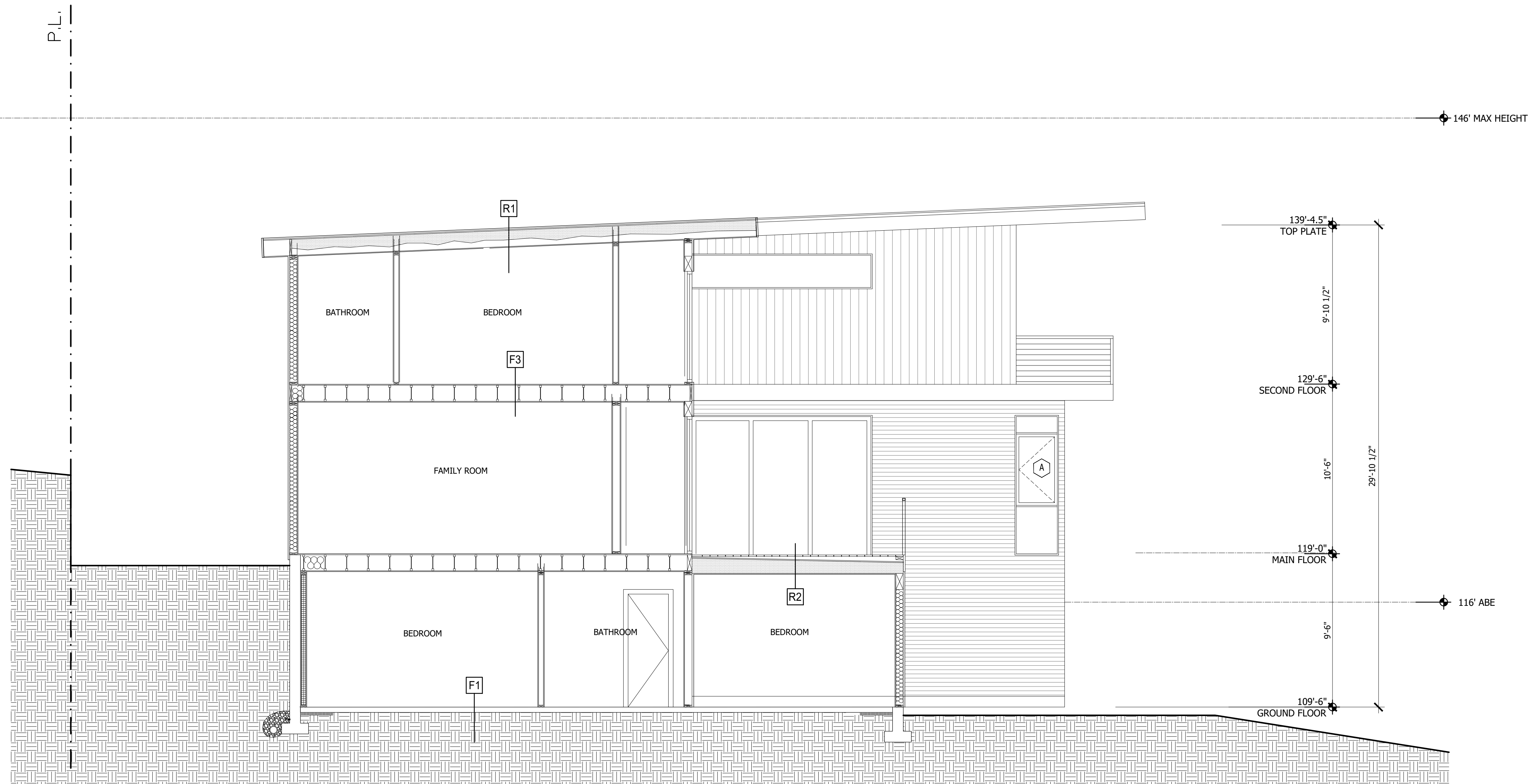
5/8" G.W.B
2 X 4 STUDS @ 16" O.C.
5/8" G.W.B

R1 TYPICAL SLOPED ROOF

STANDING SEAM METAL ROOFING
30# BUILDING FELT
SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT INSULATION (MIN R-49 COMBINED)
5/8" G.W.B

R2 FLAT ROOF DECK OVER HEATED SPACE

FINISH DECKING PER PLANS
TAPERED 2X SLEEPERS
MEMBRANE ROOFING
SHEATHING PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT INSULATION (MIN R-49 COMBINED)
5/8" G.W.B.



B

SECTION B-B

SCALE: 1/4" = 1'



FOUNDATION PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS. PROVIDE BLOCKOUTS FOR PLUMBING, HVAC, AND SPECIAL EQUIPMENT AS SHOWN ON ARCHITECTURAL AND MEP PLANS.
2. TOP OF SLAB ELEVATION ASSUMED AT 112'-0" EXCEPT AS NOTED. REFERENCE CIVIL AND ARCHITECTURAL PLANS FOR ACTUAL TOP OF SLAB ELEVATION. REFERENCE ARCHITECTURAL DRAWINGS FOR DAMPROOFING AND WATERPROOFING REQUIREMENTS FOR SLAB AND BASEMENT WALLS.
3. DESIGN SOIL BEARING PRESSURE OF 2000 PSF BASED ON IBC 2018 TABLE 1806.2.
4. ALL EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW THE MINIMUM FROST DEPTH OF 12" BELOW FINISHED GRADE. ALL INTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW TOP OF SLAB.
5. ALL FOOTINGS AND SLABS SHALL BEAR ON COMPETANT NATIVE SOIL OR STRUCTURAL FILL. ALL FILL SHALL BE COMPACTED IN LIFTS OF 8 INCHES MAXIMUM AND COMPACTED TO MINIMUM 95% OF MODIFIED PROCTOR.
6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE IN CONTACT WITH CONCRETE, WITHIN 8" OF EXPOSED GRADE, OR NOT OTHERWISE WEATHERPROOFED.
7. REFERENCE HOLD-DOWN SCHEDULE AND SHEAR WALL SCHEDULE FOR HOLD-DOWN ANCHOR AND SILL PLATE ANCHORAGE REQUIREMENTS.
8. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.

STUD AND SHEAR WALL PLAN NOTES:

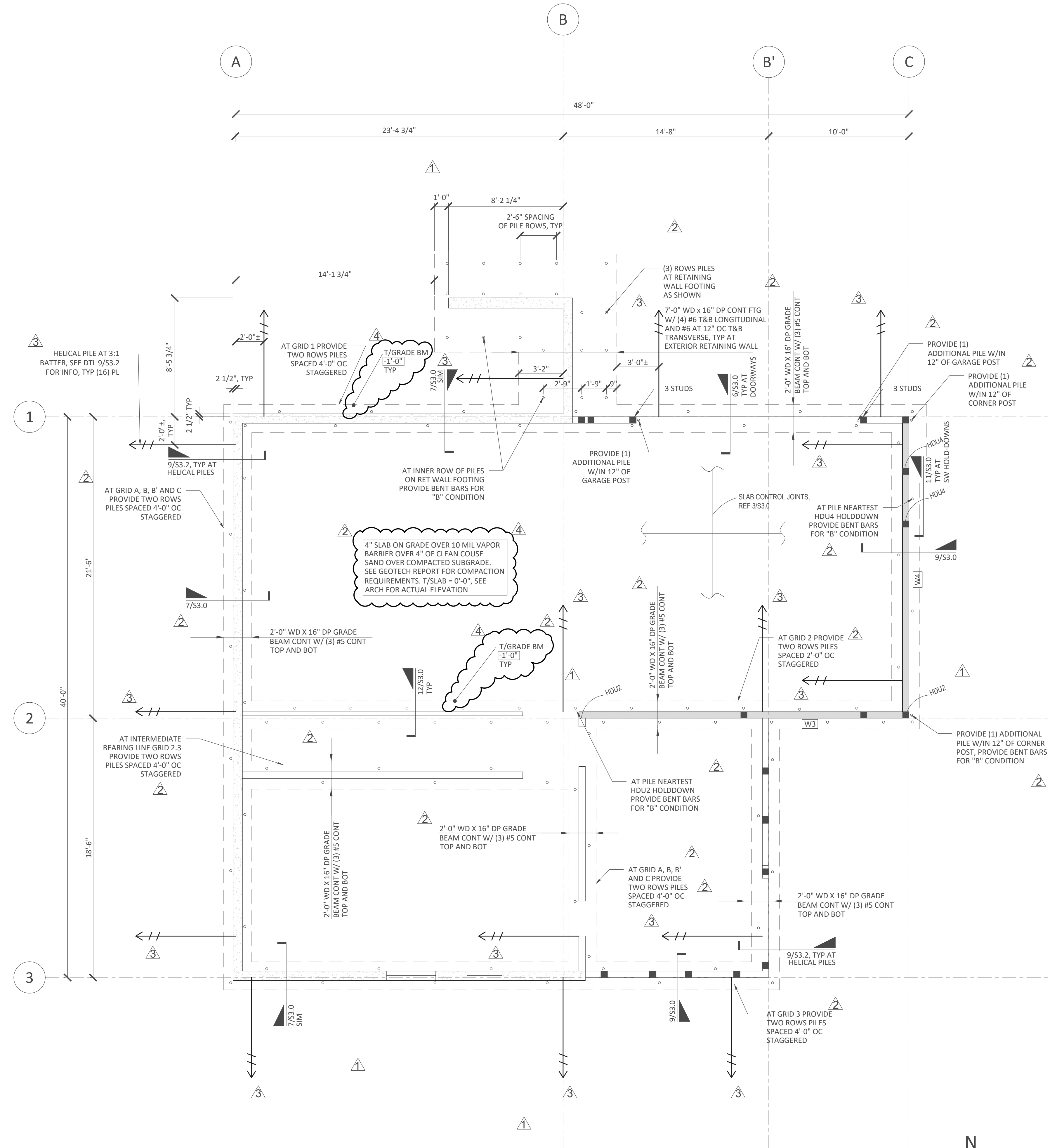
1. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE PER THE PLANS OR STUD WALL SCHEDULE, UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
2. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LUMBER GRADES, LEGEND, AND ABBREVIATIONS.
3. PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
4. PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
5. FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
6. INDICATES HOLD-DOWN TYPE, REFERENCE HOLD-DOWN SCHEDULE.

STEEL PIPE PILE PLAN NOTES:

1. ALL PILES SHALL BE ASTM A53 SCHEDULE 40 3 INCH DIAMETER STANDARD PIPE PILES.
2. PILES AND SPICE JOINTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A780.
3. PILES SHALL BE DRIVEN TO REFUSAL DEFINED AS LESS THAN ONE INCH OF PENETRATION FOLLOWING 30 SECONDS OF DRIVING USING A HYDRAULIC HAMMER WEIGHING 125 POUNDS. THE MAXIMUM HAMMER WEIGHT CLASS SHALL BE 350.
4. PILE LENGTHS ARE EXPECTED TO BE 30 TO 40 FT BASED ON SOIL CONDITIONS.
5. REFER TO GEOTECH REPORT BY TERRA ASSOCIATES, INC DATED NOV 21, 2022 FOR ADDITIONAL INFO.
6. PROVIDE WELD SPICE BACKER PLATES OF SAME MATERIAL AS THE STEEL PILES.
7. ALL REBAR ANCHORS WELDED TO PILE CAP PLATES SHALL BE ASTM A706 WELDABLE REBAR.
8. PROVIDE DRIVING EQUIPMENT AND HAMMER SPECIFICATIONS TO ENGINEER A MINIMUM OF 15 DAYS PRIOR TO BEGINNING DRIVING FOR REVIEW AND APPROVAL.
9. GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO PROVIDE ON SITE INSPECTION AND OBSERVATION DURING PILE INSTALLATION.

HELICAL PILE PLAN NOTES:

1. HELICAL PILES SHALL BE EXCALIBUR 10/12/14 TYPE WITH 4.5" SHAFT WITH 0.290" WALL THICKNESS MIN YIELD OF 35KSI.
2. PILE DESIGN CAPACITY: 9 KIPS COMPRESSION/TENSION WITH 2.0 GEOTECHNICAL FACTOR OF SAFETY (18K ULTIMATE). MANUFACTURER SHALL PROVIDE BOLTED OR WELDED SPICE CONNECTION AS NECESSARY WITH 9K COMP/TEN ALLOWABLE CAPACITY.
3. MINIMUM INSTALLATION TORQUE = 30,000 FT-LB
4. MAXIMUM INSTALLATION TORQUE = 3,000 FT-LB
5. INSTALL PILES AT 3:1 NOMINAL BATTER WITH MINIMUM DEPTH OF 25 FEET BELOW GRADE TO TOP HELIX.
6. A MINIMUM OF TWO PILES SHALL BE TENSION TESTED AND PILE TENSION TESTING SHALL BE DIRECTED AND MONITORED BY THE GEOTECHNICAL ENGINEER.



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

PROJECT:
CHESHIRE

JOB SITE ADDRESS:
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT:
Formworks Design Build
7434 SE 71st St
Mercer Island, WA
98040

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NO.	STATUS	DATE
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REVISION RECORD:

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1		REVISION 1	09/19/22
2		REVISION 2	12/09/22
3		REVISION 3	02/22/23
4		REVISION 4	12/01/23



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JOB#
21-045

SHEET TITLE:
FOUNDATION PLAN

SHEET#:
S2.0

DRAWN:	DATE:	CHECKED:	DATE:
SG	09/19/2022	AJM	09/19/2022

SCALE:
AS SHOWN

PROJECT:
CHESHIRE

JOB SITE ADDRESS:
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT:
Formworks Design Build
7434 SE 71st St
Mercer Island, WA
98040

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JOB#
21-045

SHEET TITLE:
FIRST FLOOR FRAMING PLAN

SHEET#: **S2.1** SCALE: AS SHOWN

DRAWN: DATE: CHECKED: DATE:
SG 09/19/2022 AJM 09/19/2022

FLOOR FRAMING PLAN NOTES:

- VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
- COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
- ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
- ALL HORIZONTAL STRAP TIES INDICATED ON PLAN SHALL BE ALIGNED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERENCE THE STRAP MANUFACTURER FOR FASTENER SIZE AND SPACING.
- ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
- ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
- REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
- REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
- PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
- PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
- FLOOR SHEATHING SHALL BE AS FOLLOWS:

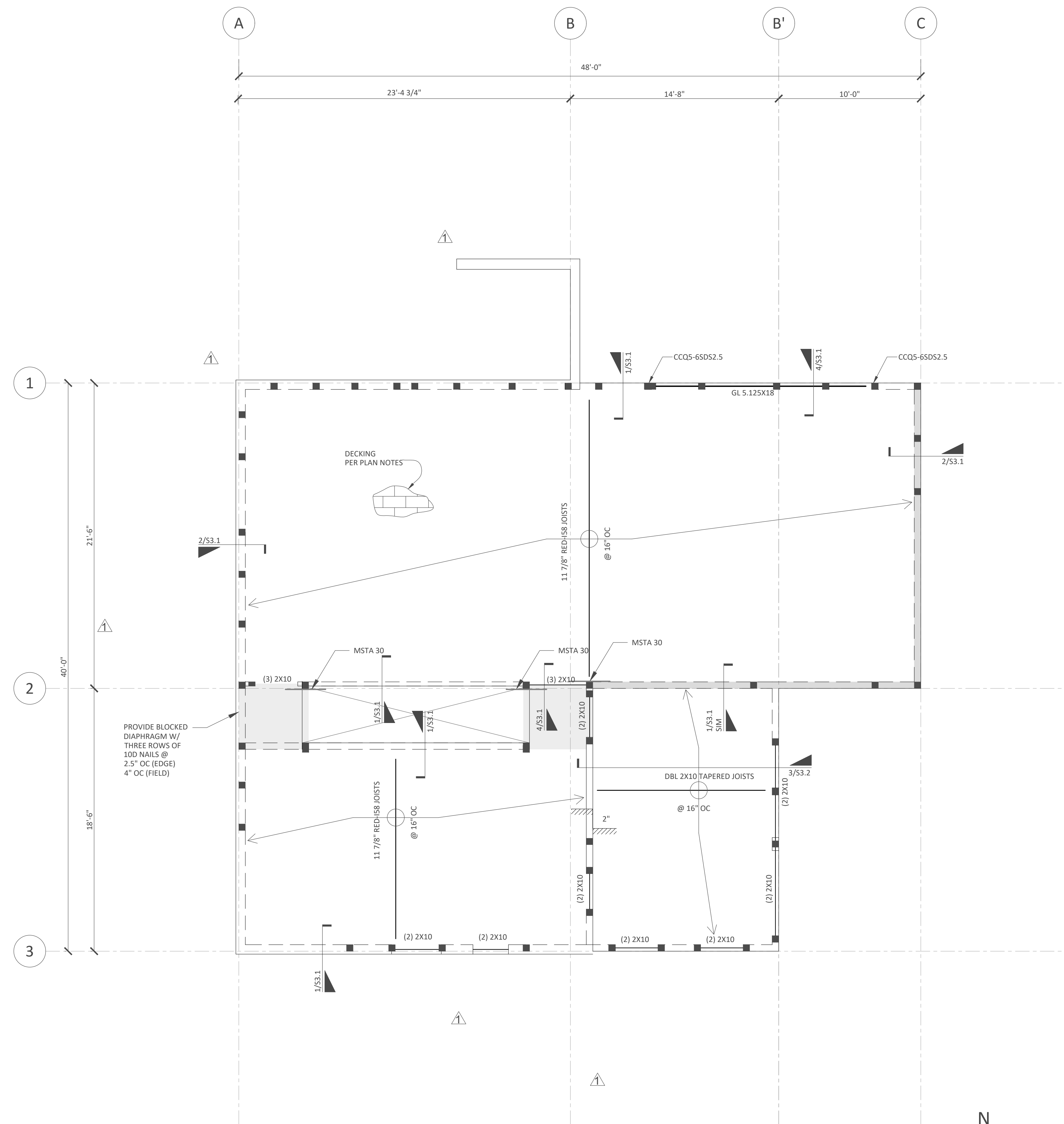
FLOOR SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
23/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	24 OC

NOTES:

- ALL SHEATHING SHALL BE APA-RATED.
- LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
- STAGGER ALL SHEATHING PANEL END JOINTS
- PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES
- FLOOR SHEATHING SHALL BE STURD-I-FLOOR GRADE.

- STRUCTURAL WALL STUD SIZES ARE AS FOLLOWS. REFERENCE THE GENERAL NOTES FOR LUMBER SPECIES:

STRUCTURAL WALL STUD SIZES (minimum)			
Wall	Stud Size	Spacing	Grade
Interior Bearing	2x4	16" OC	no 2
Exterior	2x6	16" OC	no 2



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
CHESHIRE

JOB SITE ADDRESS:
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT:
Formworks Design Build
7434 SE 71st St
Mercer Island, WA
98040

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1		REVISION 1	09/19/22
2		REVISION 2	12/09/22
3		REVISION 3	02/22/23

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JOB#
21-045

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

SHEET#:
S2.2

SCALE:
AS SHOWN

DRAWN: DATE: CHECKED: DATE:
SG 09/19/2022 AJM 09/19/2022

FLOOR FRAMING PLAN NOTES:

- VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
- COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
- ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
- ALL HORIZONTAL STRAP TIES INDICATED ON PLAN SHALL BE ALIGNED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERENCE THE STRAP MANUFACTURER FOR FASTENER SIZE AND SPACING.
- ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "T" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
- ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
- REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
- REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
- PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
- PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
- FLOOR SHEATHING SHALL BE AS FOLLOWS:

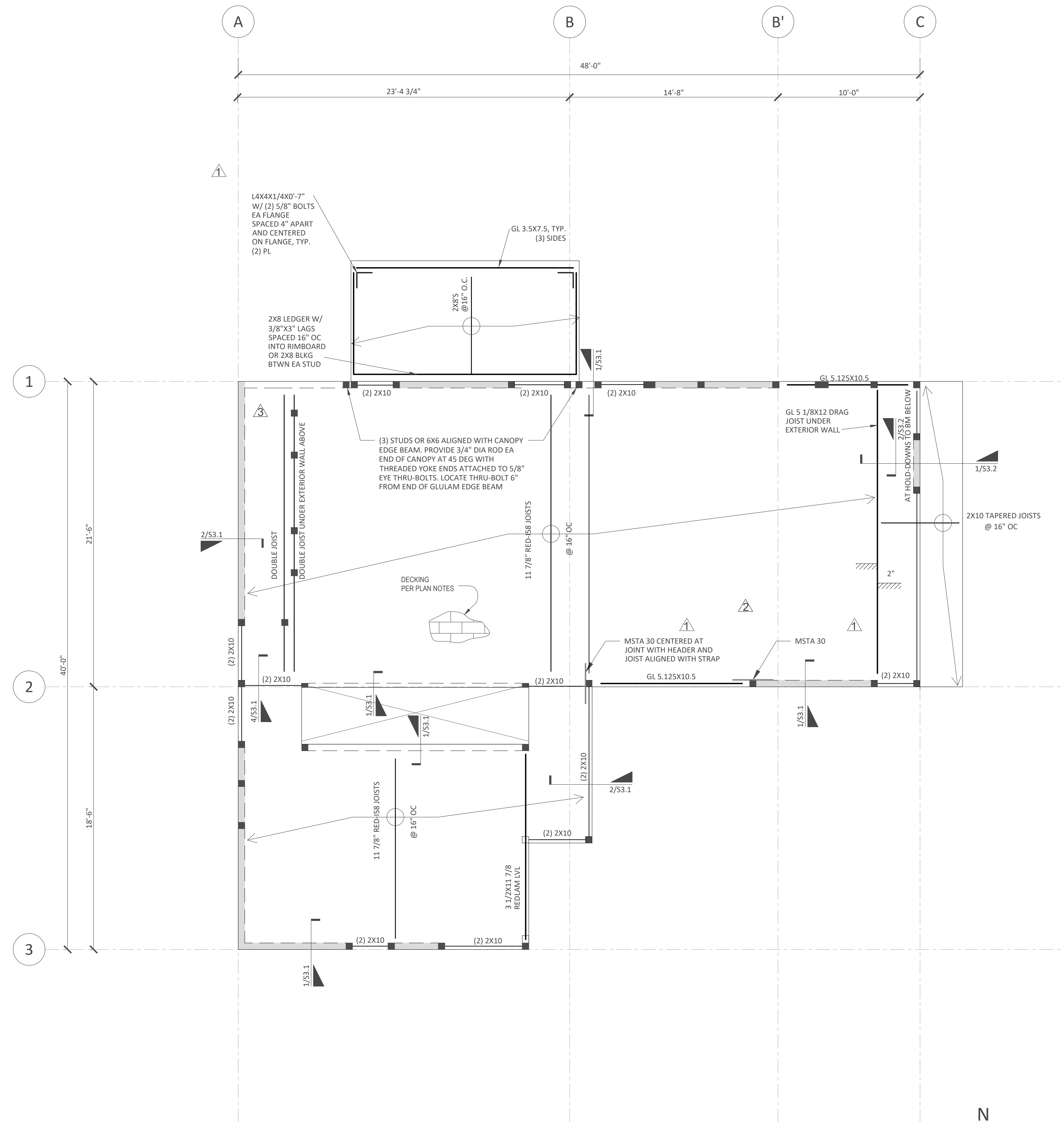
FLOOR SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
23/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	24 OC

NOTES:

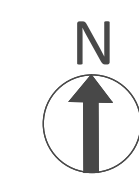
- ALL SHEATHING SHALL BE APA-RATED.
- LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
- STAGGER ALL SHEATHING PANEL END JOINTS
- PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES
- FLOOR SHEATHING SHALL BE STURD-I-FLOORGRADE.

- STRUCTURAL WALL STUD SIZES ARE AS FOLLOWS. REFERENCE THE GENERAL NOTES FOR LUMBER SPECIES:

STRUCTURAL WALL STUD SIZES (minimum)			
Wall	Stud Size	Spacing	Grade
Interior Bearing	2x4	16" OC	no 2
Exterior	2x6	16" OC	no 2



1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



PROJECT:
CHESHIRE

JOB SITE ADDRESS:
7615 E. MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECT:
Formworks Design Build
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JOB#
21-045

SHEET TITLE:
ROOF FRAMING PLAN

SHEET#:
S2.3 SCALE:
AS SHOWN

DRAWN: SG DATE: 09/19/2022 CHECKED: AJM DATE: 09/19/2022

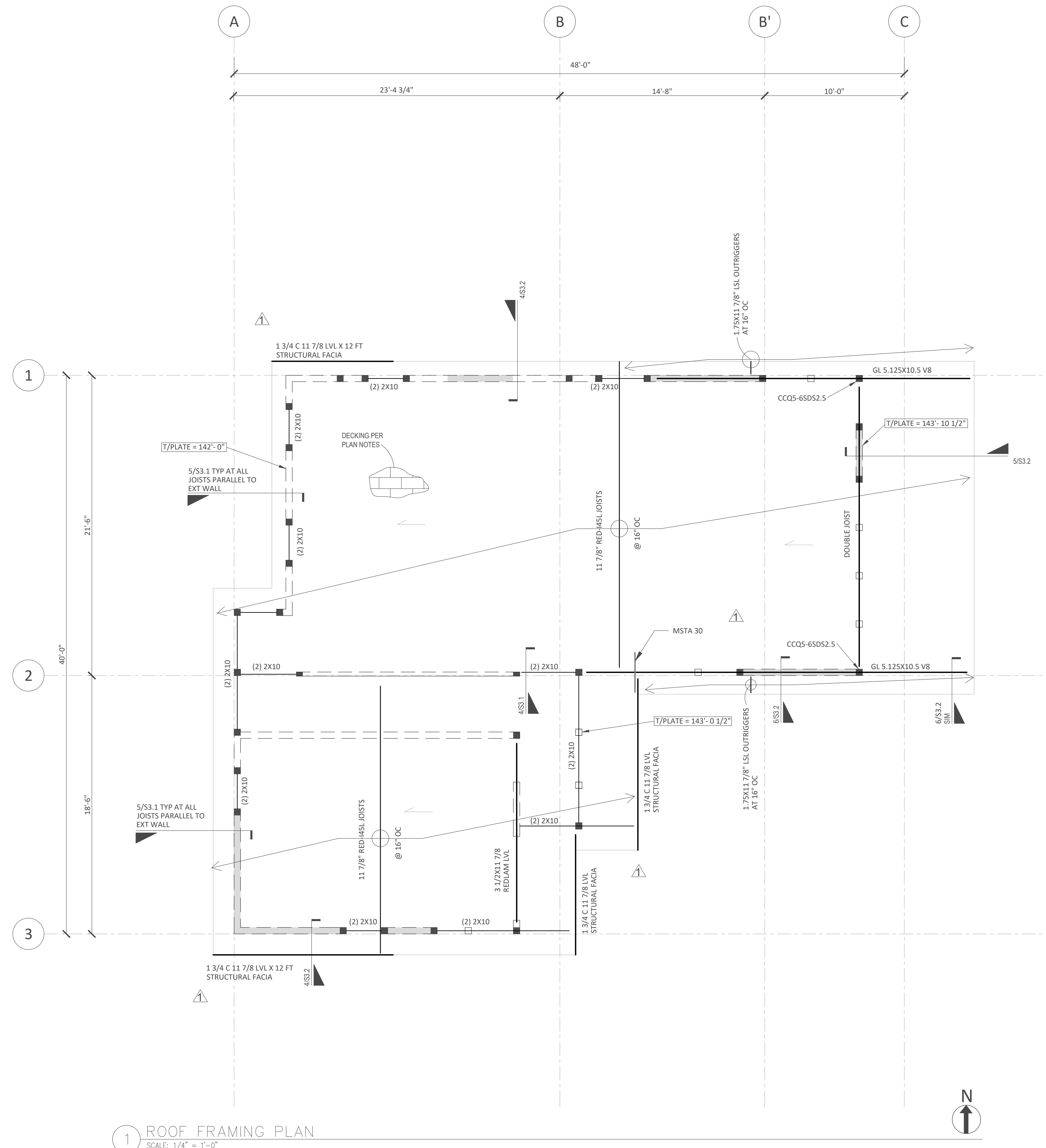
ROOF FRAMING PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
2. COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
3. PROVIDE MINIMUM SIMPSON H2.5A HURRICANE TIES AT ALL ROOF JOISTS/TRUSSES UNLESS HEAVIER TIES ARE INDICATED ON PLAN.
4. PROVIDE SOLID BLOCKING BETWEEN ROOF JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
5. ALL HORIZONTAL STRAP TIES INDICATED ON PLAN SHALL BE ALIGNED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERENCE THE STRAP MANUFACTURER FOR FASTENER SIZE AND SPACING.
6. ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
7. ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
8. REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
9. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
10. PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
11. ROOF SHEATHING SHALL BE AS FOLLOWS:


ROOF SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
19/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	32/16

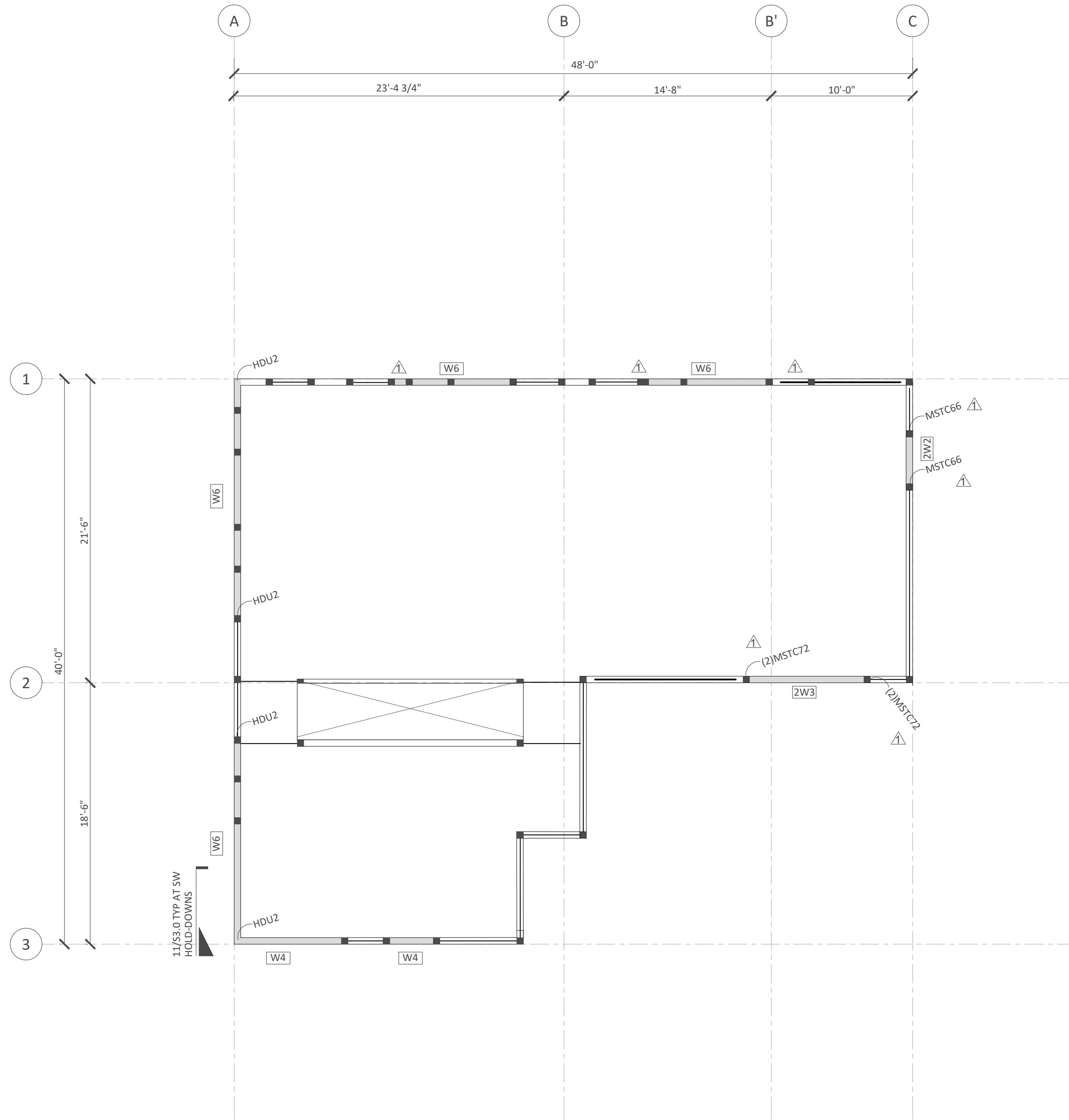
NOTES:

1. ALL SHEATHING SHALL BE APA-RATED.
2. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
3. STAGGER ALL SHEATHING PANEL END JOINTS
3. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES
4. ROOF SHEATHING SHALL BE C-D GRADE

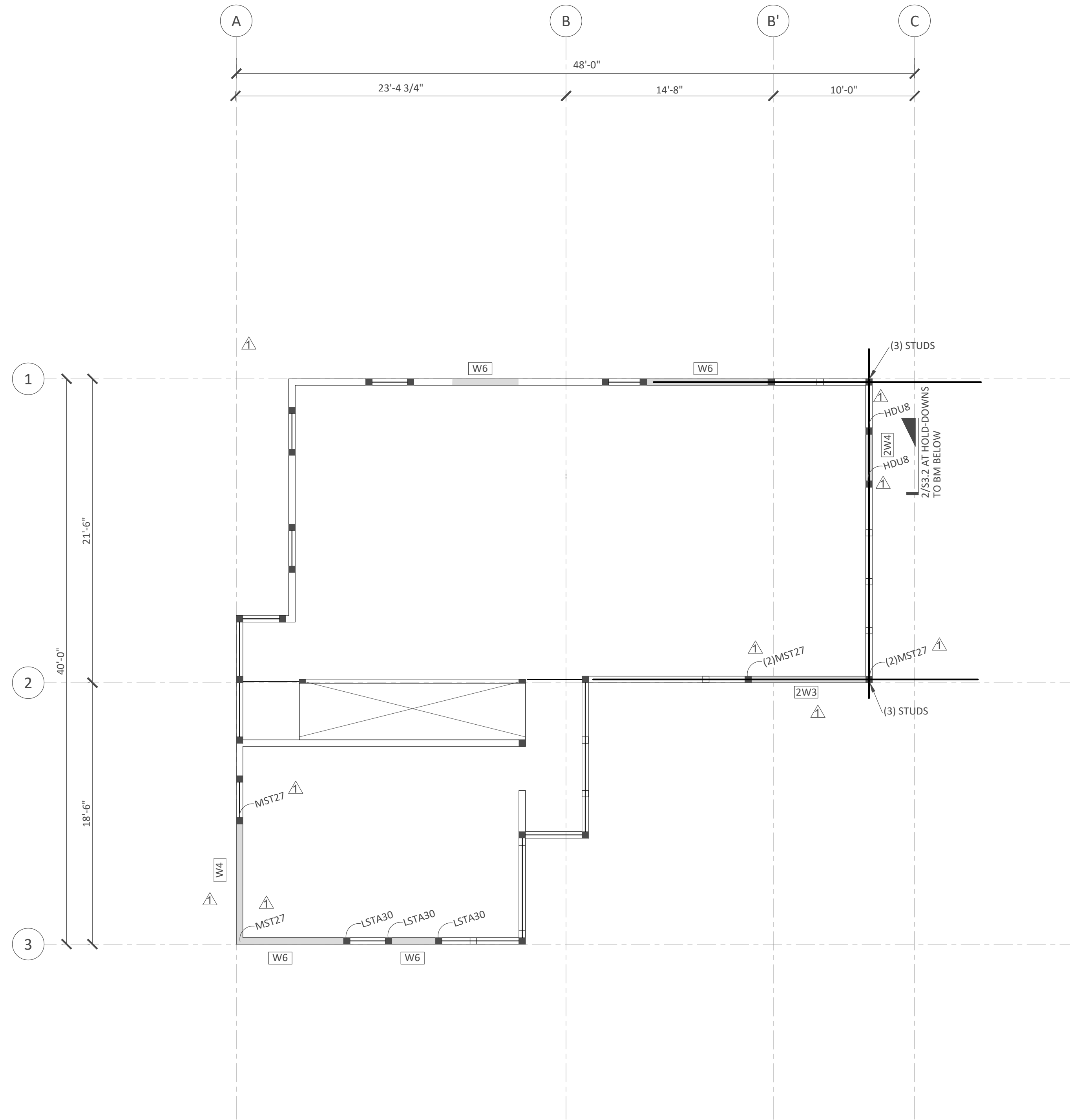


STUD AND SHEAR WALL PLAN NOTES:

1. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE PER THE PLANS OR STUD WALL SCHEDULE, UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
2. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LUMBER GRADES, LEGEND, AND ABBREVIATIONS.
3. PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
4. PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
5. FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
6.  INDICATES HOLD-DOWN TYPE, REFERENCE HOLD-DOWN SCHEDULE.
7. SEE DETAIL 8/S3.1 FOR STANDARD SHEAR WALL CONSTRUCTION AND HOLD-DOWN STRAP ATTACHMENT.



1 FIRST FLOOR STUD FRAMING PLAN
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR STUD FRAMING PLAN
SCALE: 3/16" = 1'-0"



MERRELL DESIGN SERVICES PLLC
Nine Mile Falls, Washington 99026
509-998-7410
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PROJECT:
CHESHIRE

JOB SITE ADDRESS:
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MERCER ISLAND, WA 98040

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7434 SE 71st St
Mercer Island, WA
98040

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JOB# 21-045

SHEET TITLE:
FIRST & SECOND FLOOR
STUD PLANS

SHEET#: **S2.4** SCALE: AS SHOWN

DRAWN: SG	DATE: 09/19/2022	CHECKED: AJM	DATE: 09/19/2022
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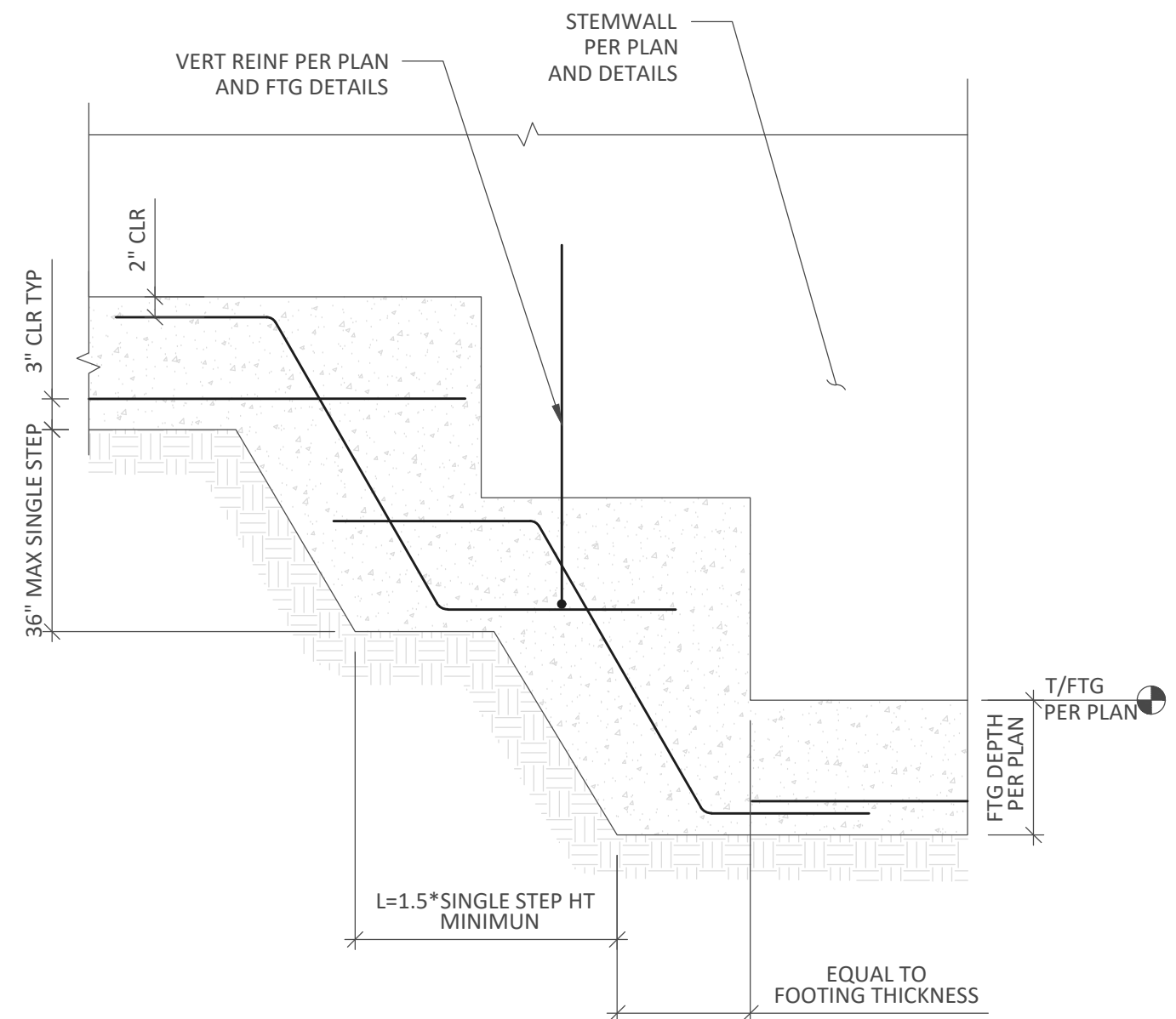
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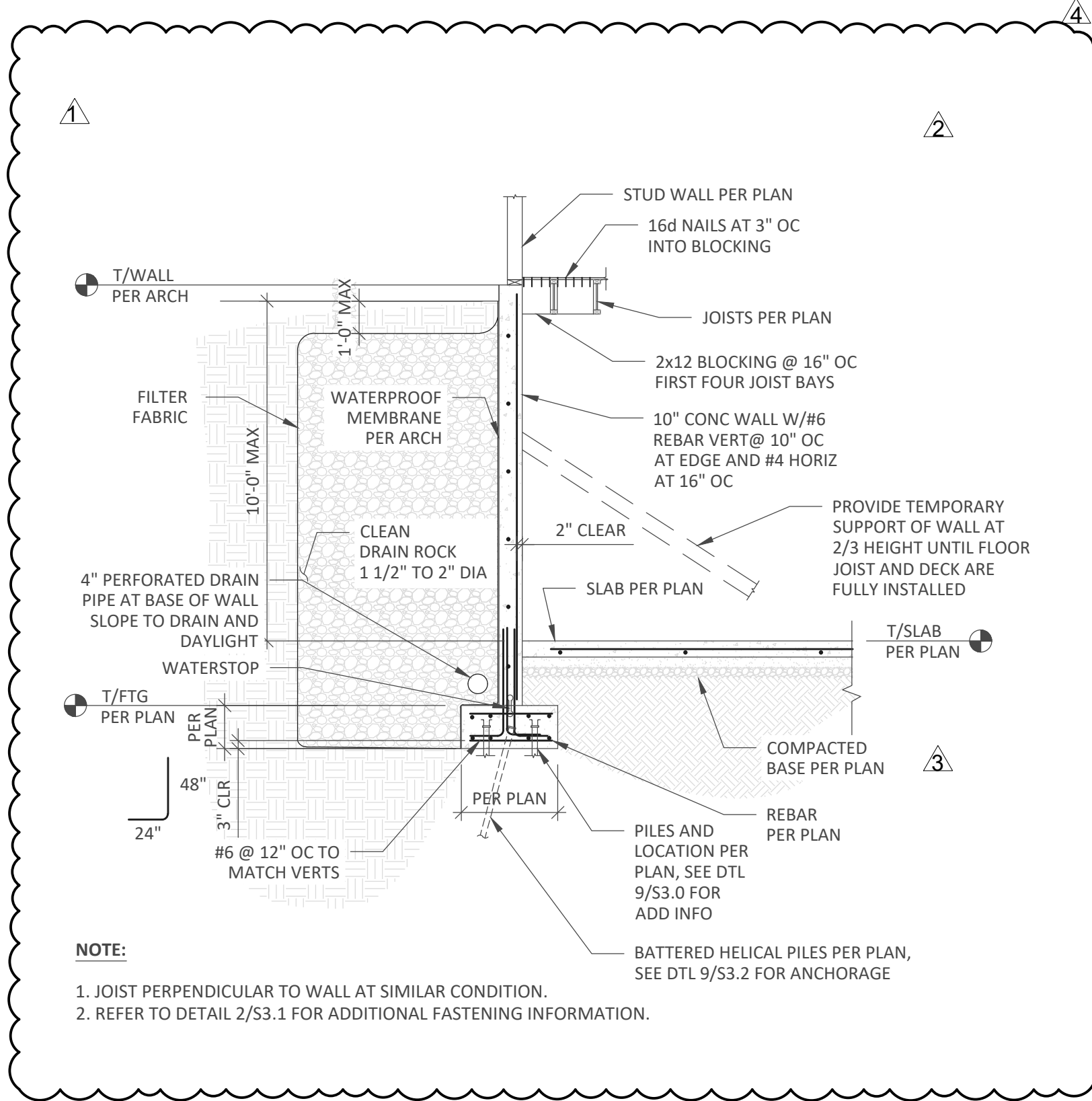
SHEET TITLE:
DETAILS

SHEET#:
S3.0

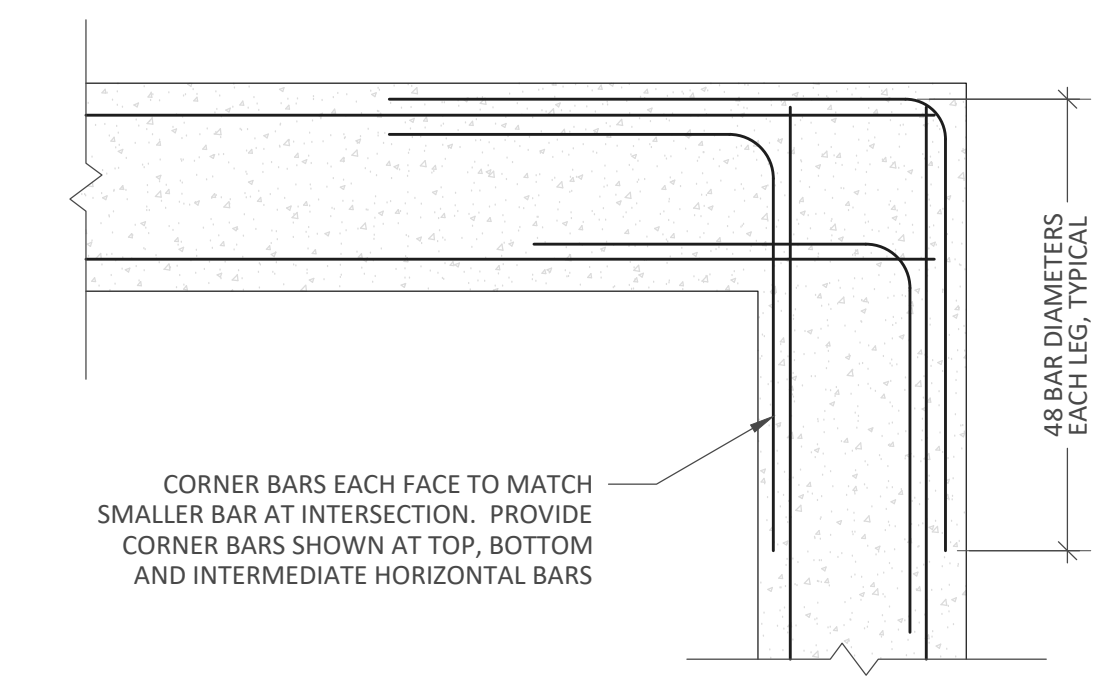
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10 STANDARD STEPPED FOOTING DETAIL
SCALE: 3/4" = 1'-0"

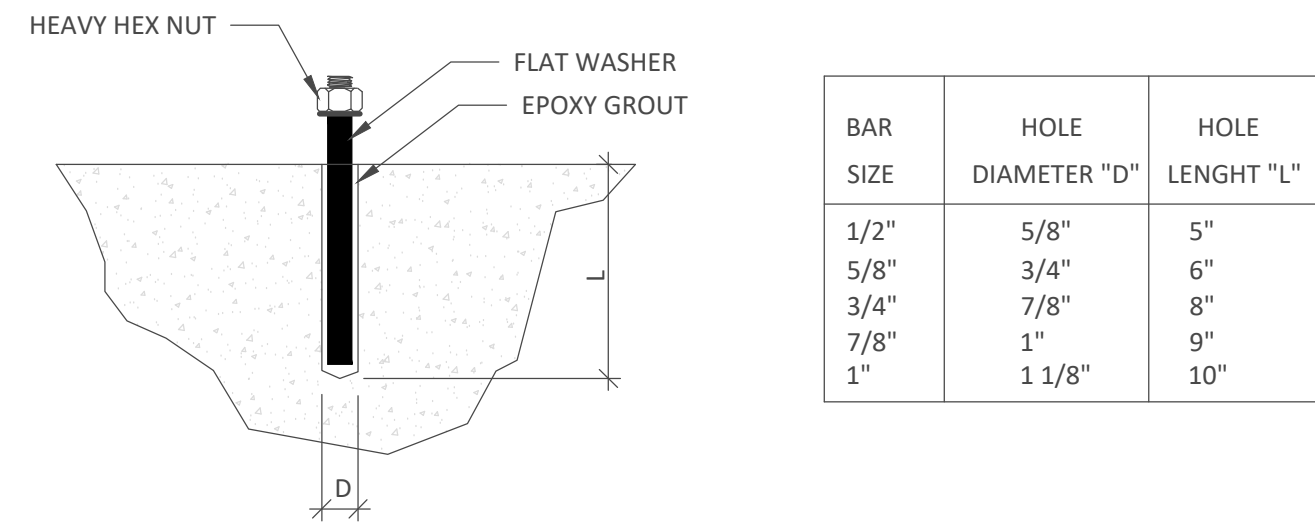


7 BASEMENT WALL AND FOOTING
SCALE: 1/4" = 1'-0"



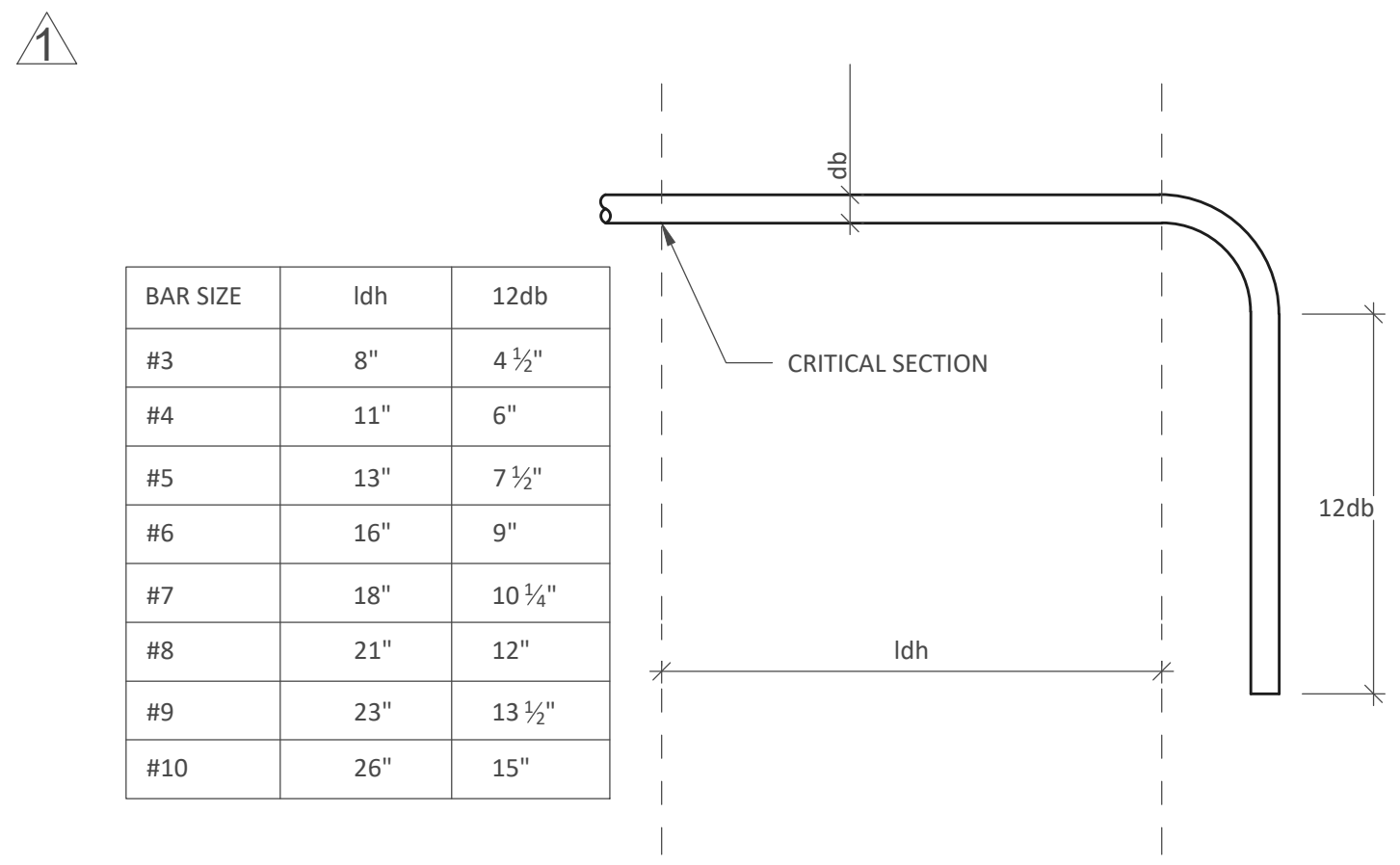
- NOTES:
- WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR TOP BARS, CORNER BARS MAY BE OMITTED.
 - MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.
 - STOP DETAILED REINFORCEMENT 2" SHORT OF FORM.

4 TYPICAL CORNER BARS AT INTERSECTION DETAIL
NOT TO SCALE



- NOTES:
- THREADED ROD SHALL BE A36 ROD, NUT & WASHER SHALL BE GALVANIZED AS PER ASTM A153
 - HOLE SHALL BE DRILLED USING ROTARY PERCUSSION DRILL TO FORM ROUGH SURFACE. IF CORE DRILLED, ROUGHEN HOLE SURFACE USING DRILL BIT.
 - HOLE MUST BE THOROUGHLY CLEAN, FREE OF DUST, DEBRIS & STANDING WATER.
 - FOR TEMPERATURES BELOW 70 DEGREES F, EPOXY MAY TAKE 24 HOURS OR LONGER TO CURE. SEE MANUFACTURER'S RECOMMENDATIONS FOR EXACT CURE TIMES. 5. THE EPOXY SHALL BE INJECTED USING THE DUAL COMPONENT CARTRIDGE SYSTEM AS PER INSTRUCTIONS OF THE MANUFACTURER. FOR VERTICAL AND HORIZONTAL APPLICATIONS USE MANUFACTURER'S RECOMMENDED CORRESPONDING PRODUCT.

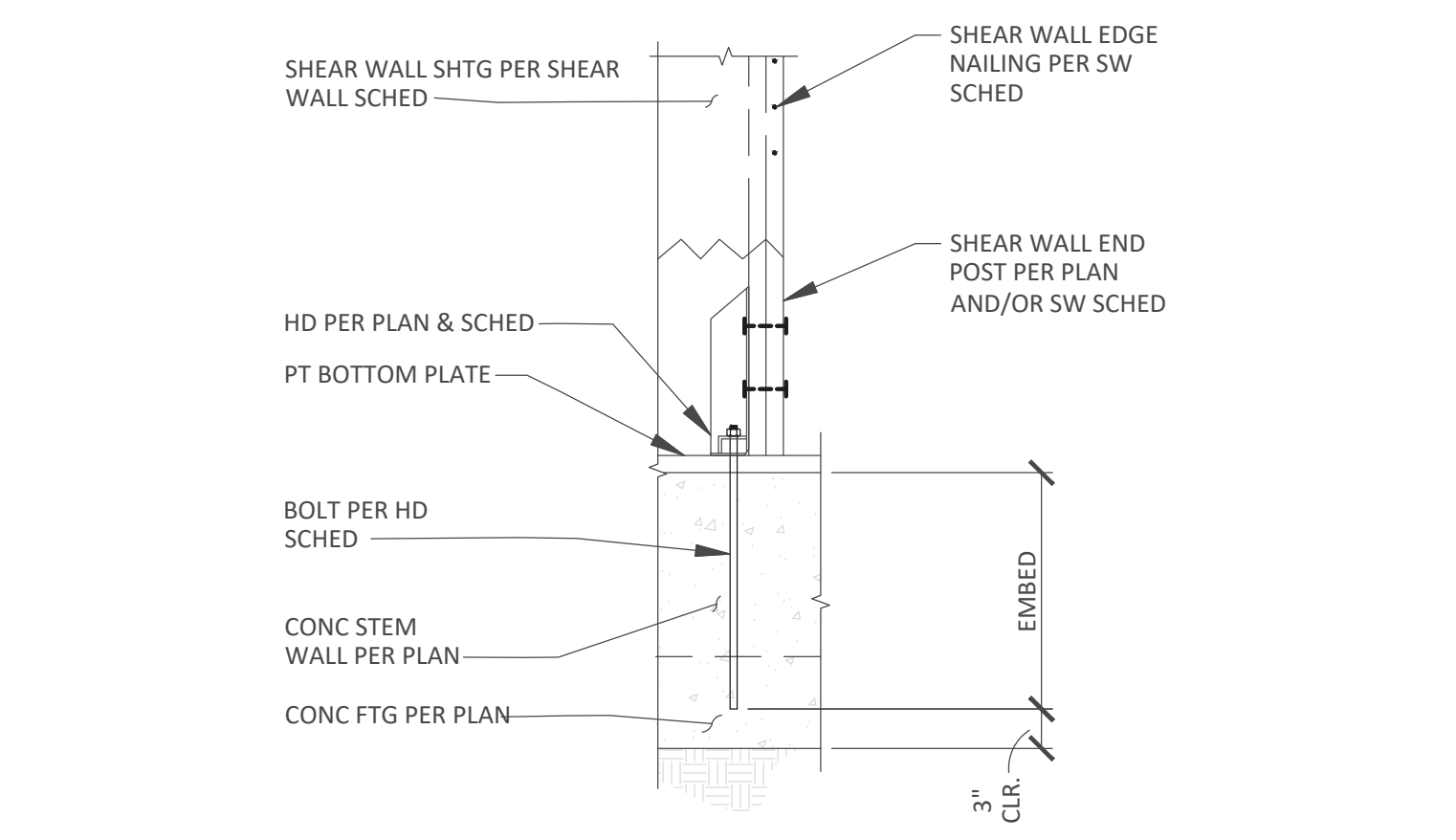
5 CONCRETE STD THREADED ROD ANCHOR
NOT TO SCALE



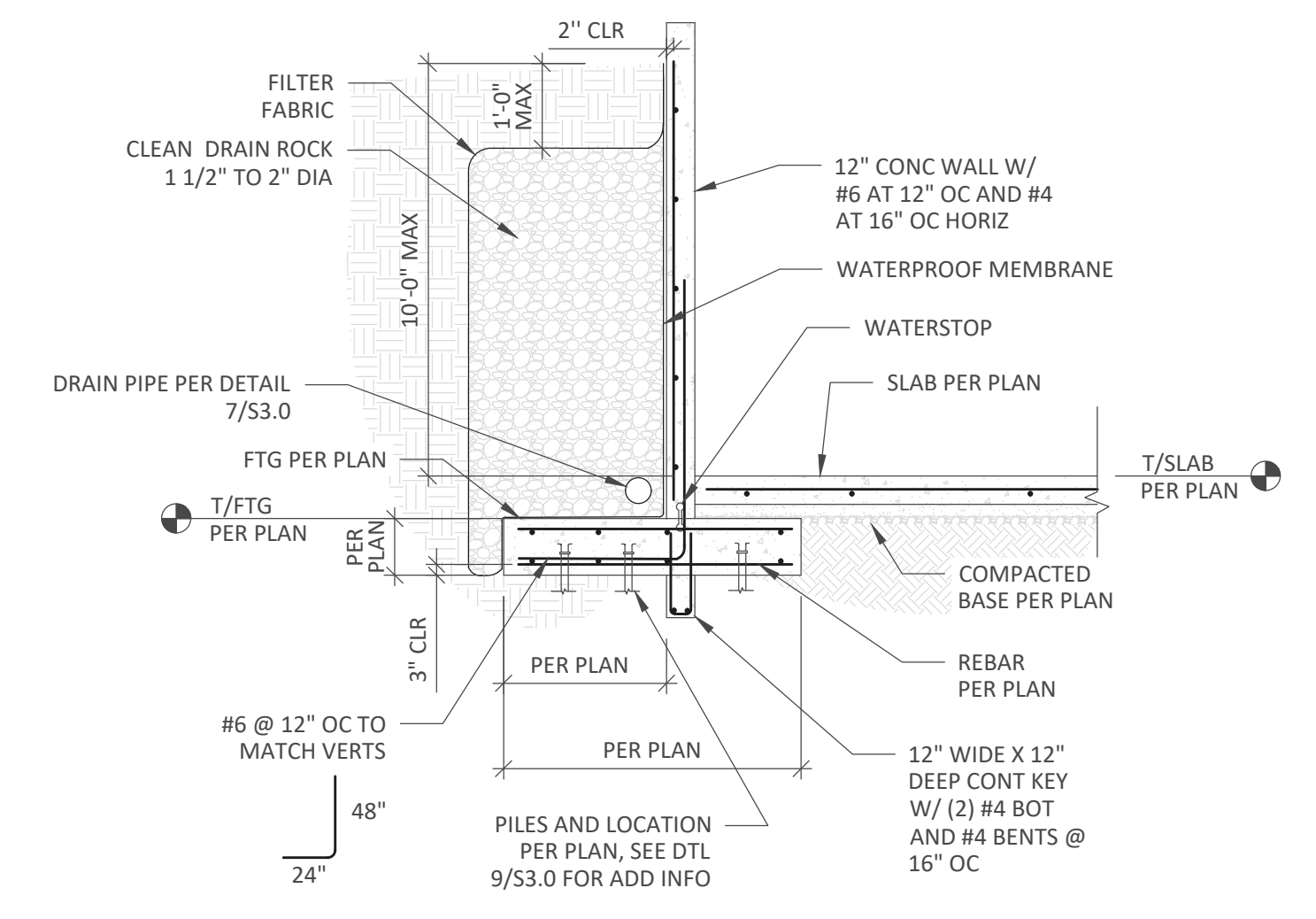
1 90° HOOK DIMENSIONS GRADE 60 BARS AND 3500 PSI CONCRETE
NOT TO SCALE

BAR SIZE	TOP BARS		OTHERS THAN TOP BARS	
	ld	1.3ld	ld	1.3ld
#3	13"	17"	10"	13"
#4	18"	24"	14"	19"
#5	22"	29"	17"	23"
#6	26"	34"	20"	26"
#7	38"	50"	29"	38"
#8	43"	56"	33"	43"
#9	49"	64"	37"	49"
#10	54"	71"	42"	55"

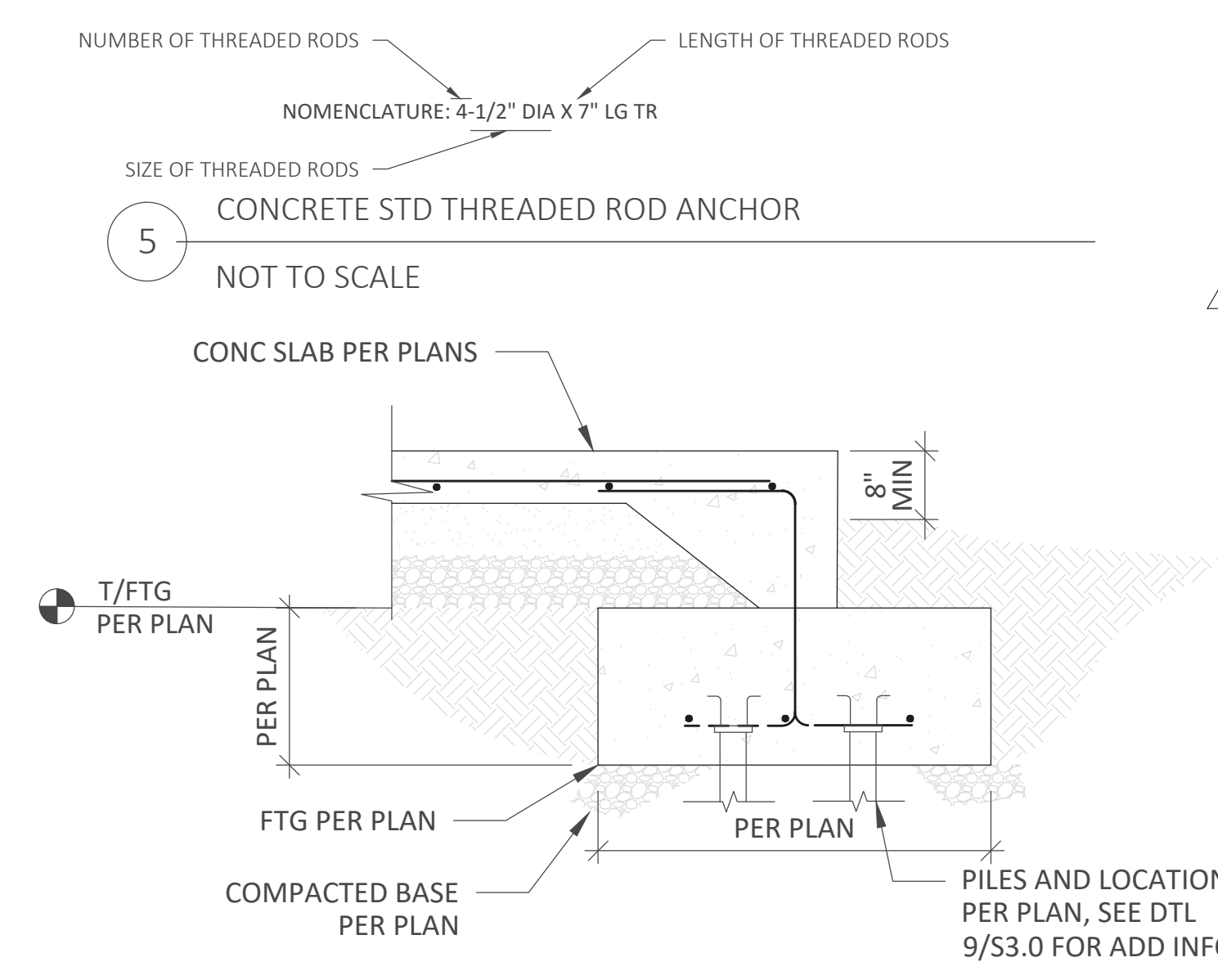
2 DEVELOPMENT LENGTH AND TENSION LAP SPlice LENGTH GRADE 60 BARS AND 3000 PSI CONCRETE
NOT TO SCALE



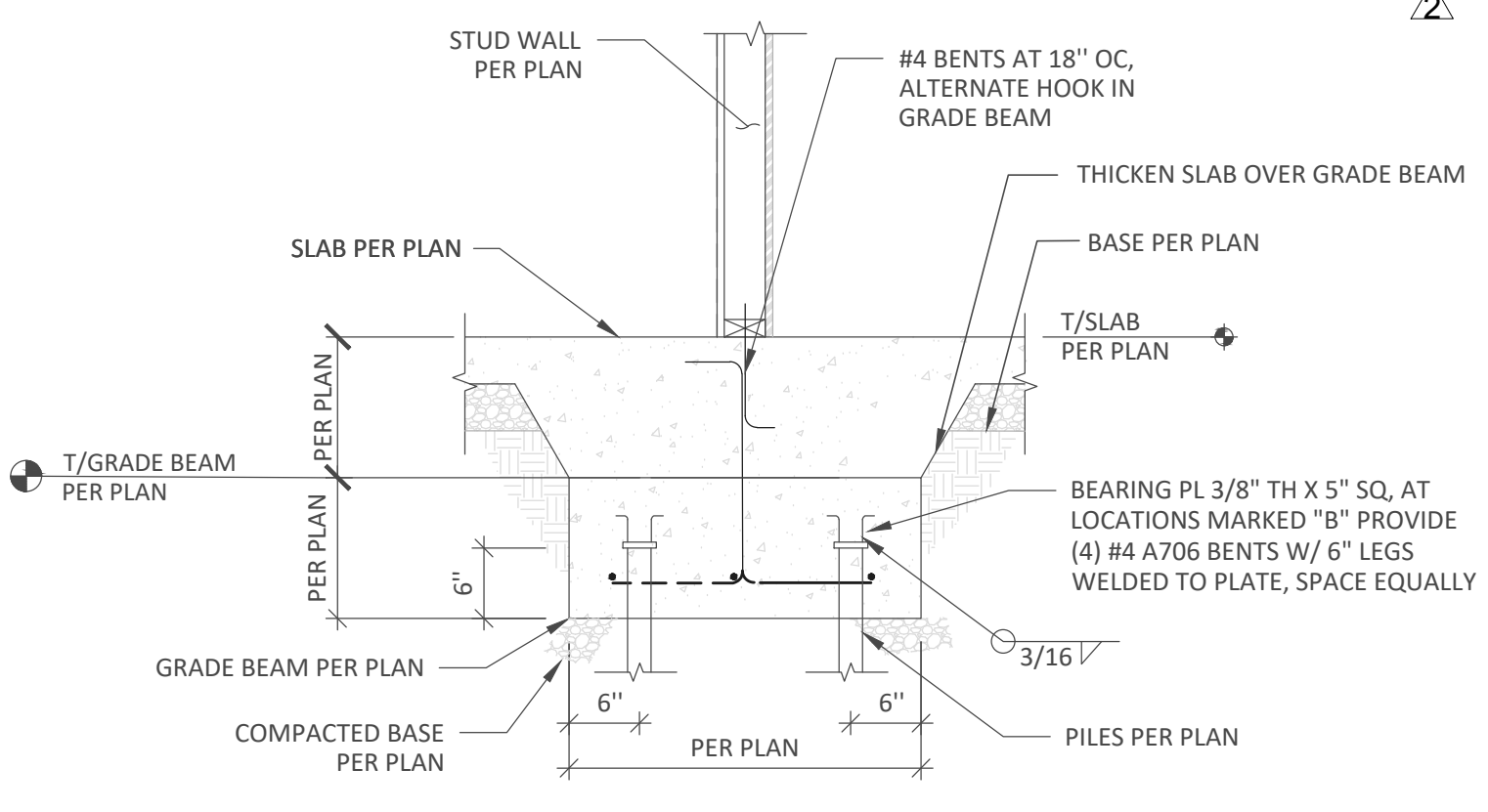
11 TYPICAL HOLD DOWN AT FOUNDATION/CONCRETE
SCALE: 1" = 1'-0"



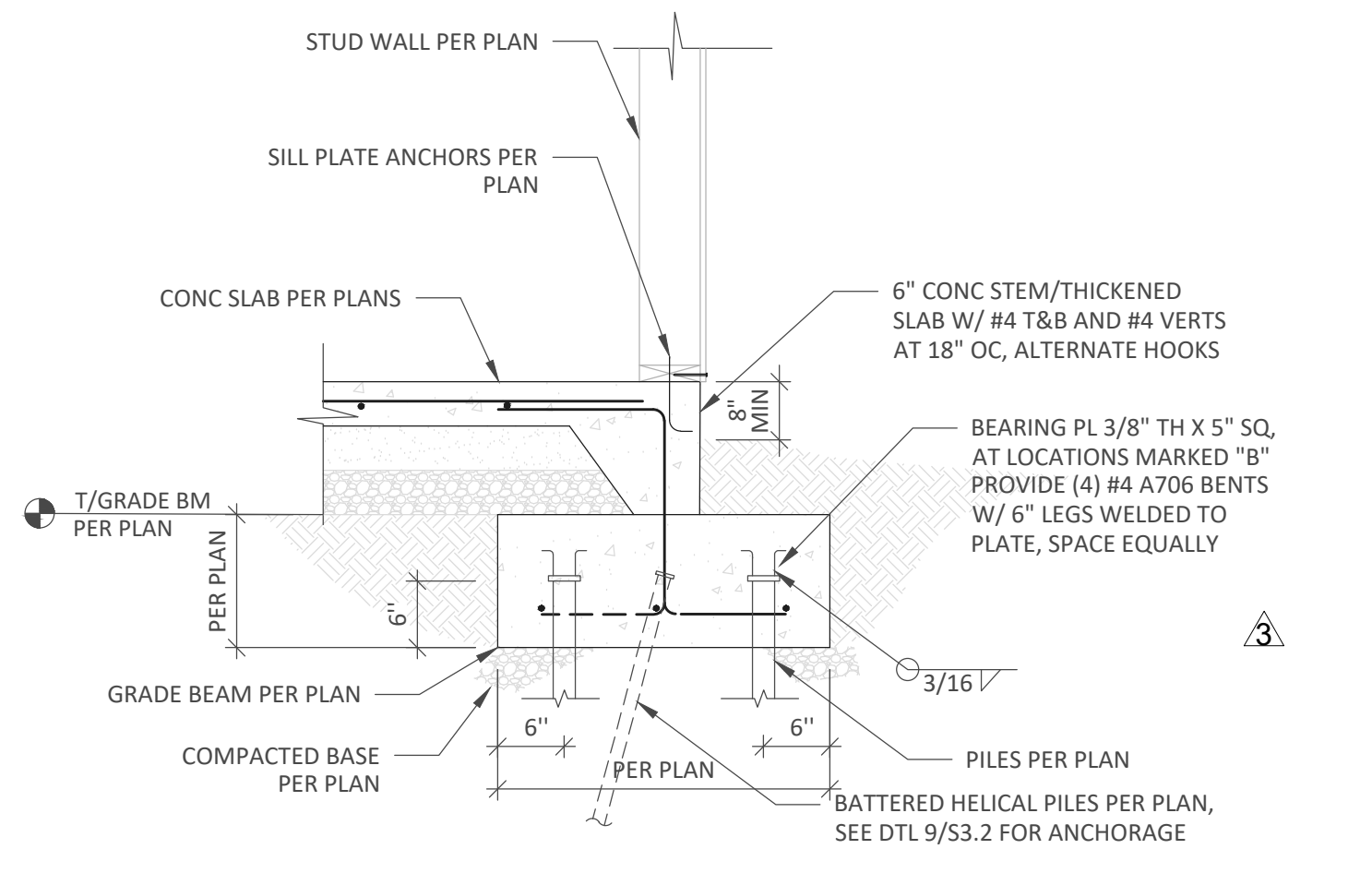
8 SITE RETAINING WALL
SCALE: 1/4" = 1'-0"



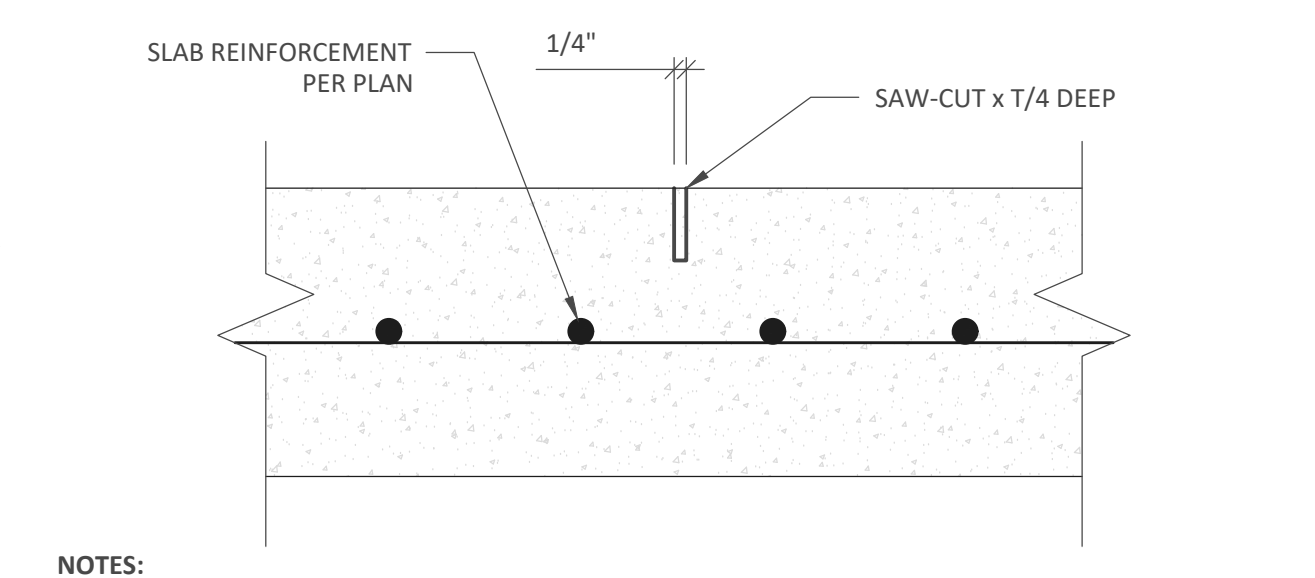
6 SECTION AT SLAB THICKENED EDGE (TYP)
SCALE: 1" = 1'-0"



12 INTERIOR THICKENED OVER GRADE BEAM
SCALE: 3/4" = 1'-0"



9 TYPICAL EXTERIOR GRADE BEAM
SCALE: 3/4" = 1'-0"



3 CONTROL JOINT
NOT TO SCALE

- NOTES:
- SAW-CUT SHALL BE PERFORMED IN ACCORDANCE WITH ACI 360 AND SHALL BE MADE AS SOON AS POSSIBLE AFTER CONCRETE SETS UP. EARLY ENTRY SOFT-CUT TYPE SAWS SHOULD BE UTILIZED IF POSSIBLE.
 - MAKE INITIAL SAW CUTS ALONG THE SHORT DIRECTION OF THE SLAB FIRST.
 - MAINTAIN MAXIMUM JOINT SPACING OF 10 FEET AND MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.

NOTE: SEE 9/S3.0 FOR INFO NOT SHOWN

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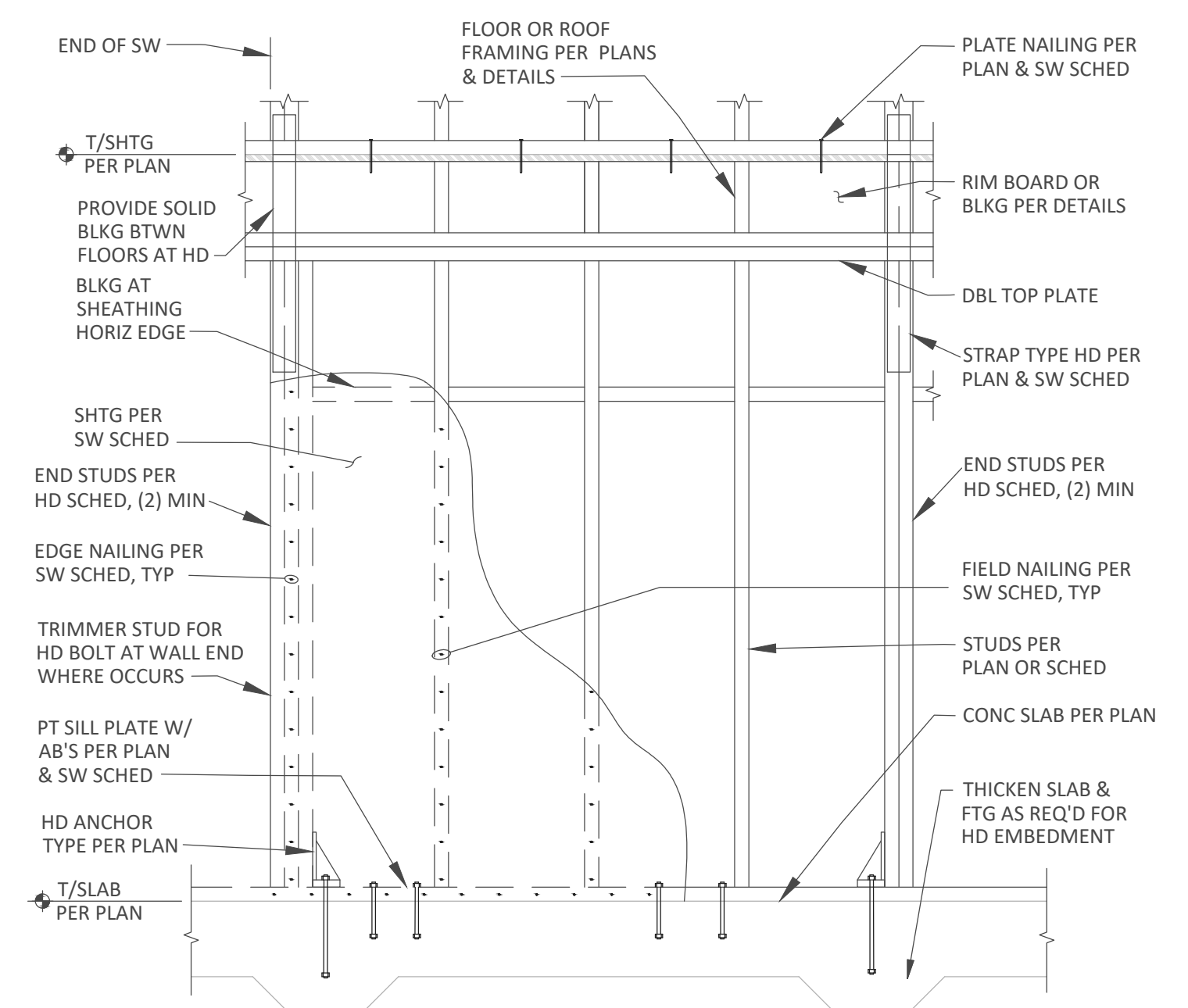
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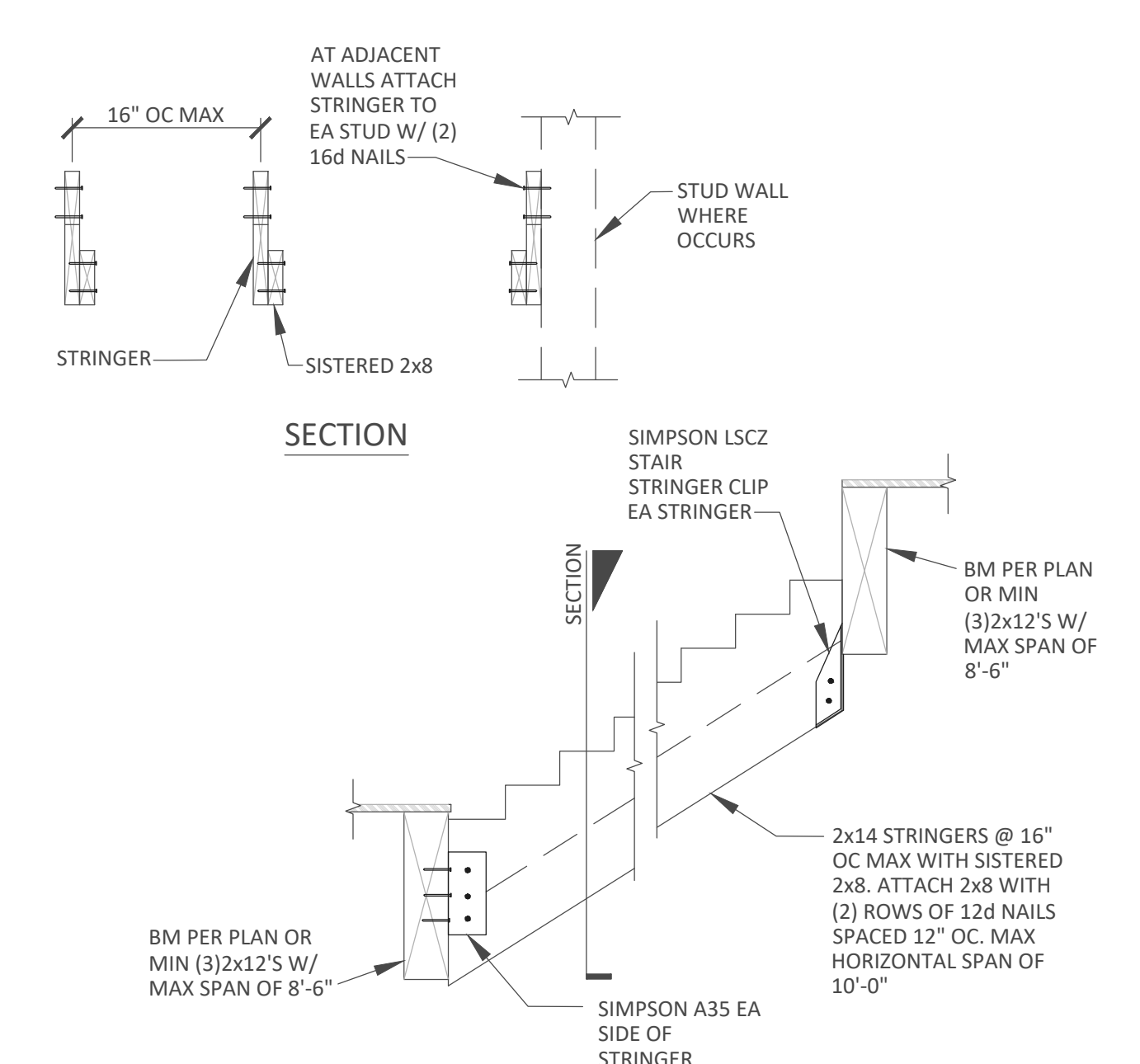
SHEET TITLE:
DETAILS

SHEET#:
S3.1

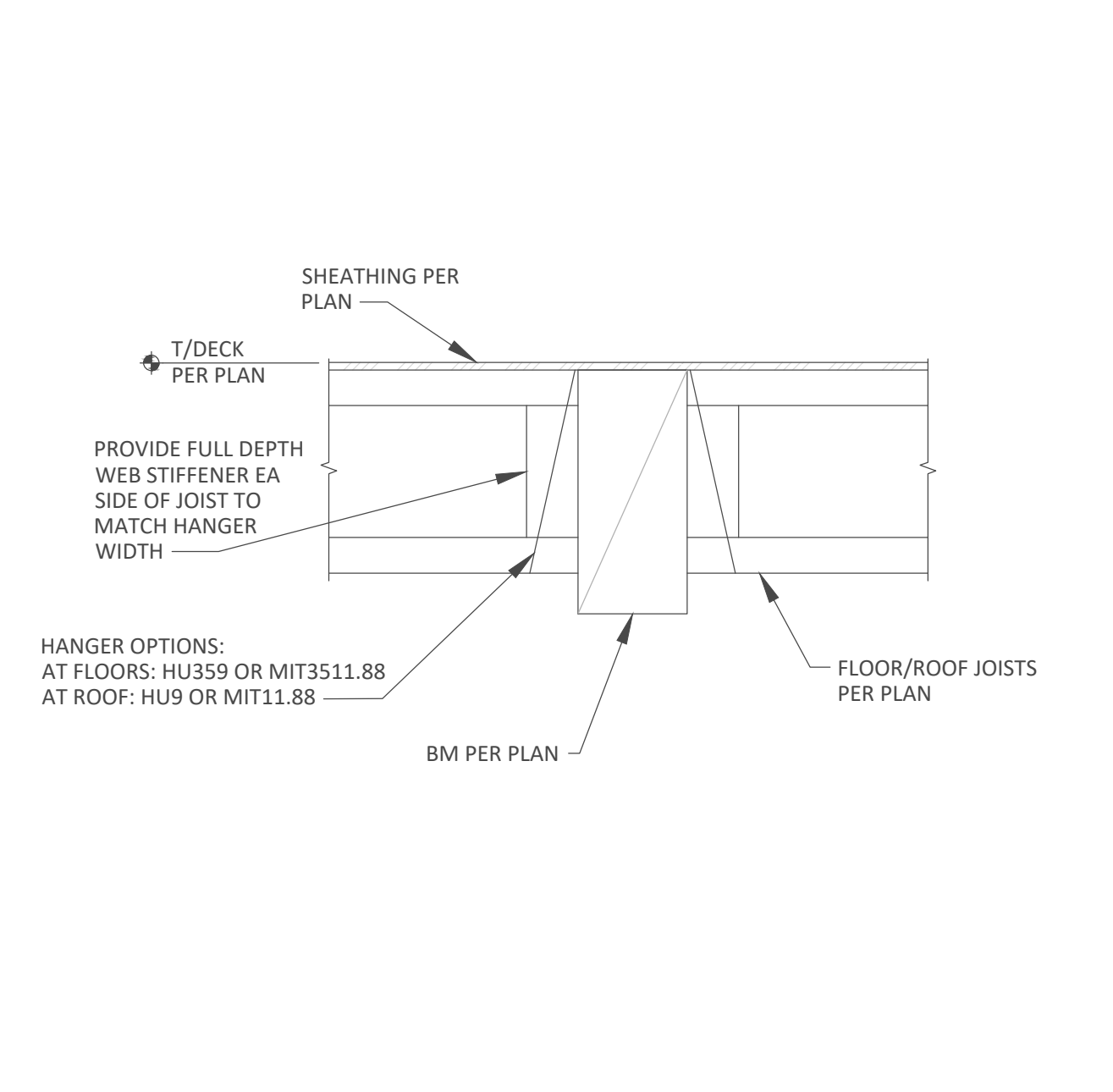
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SG	09/19/2022	AJM	09/19/2022



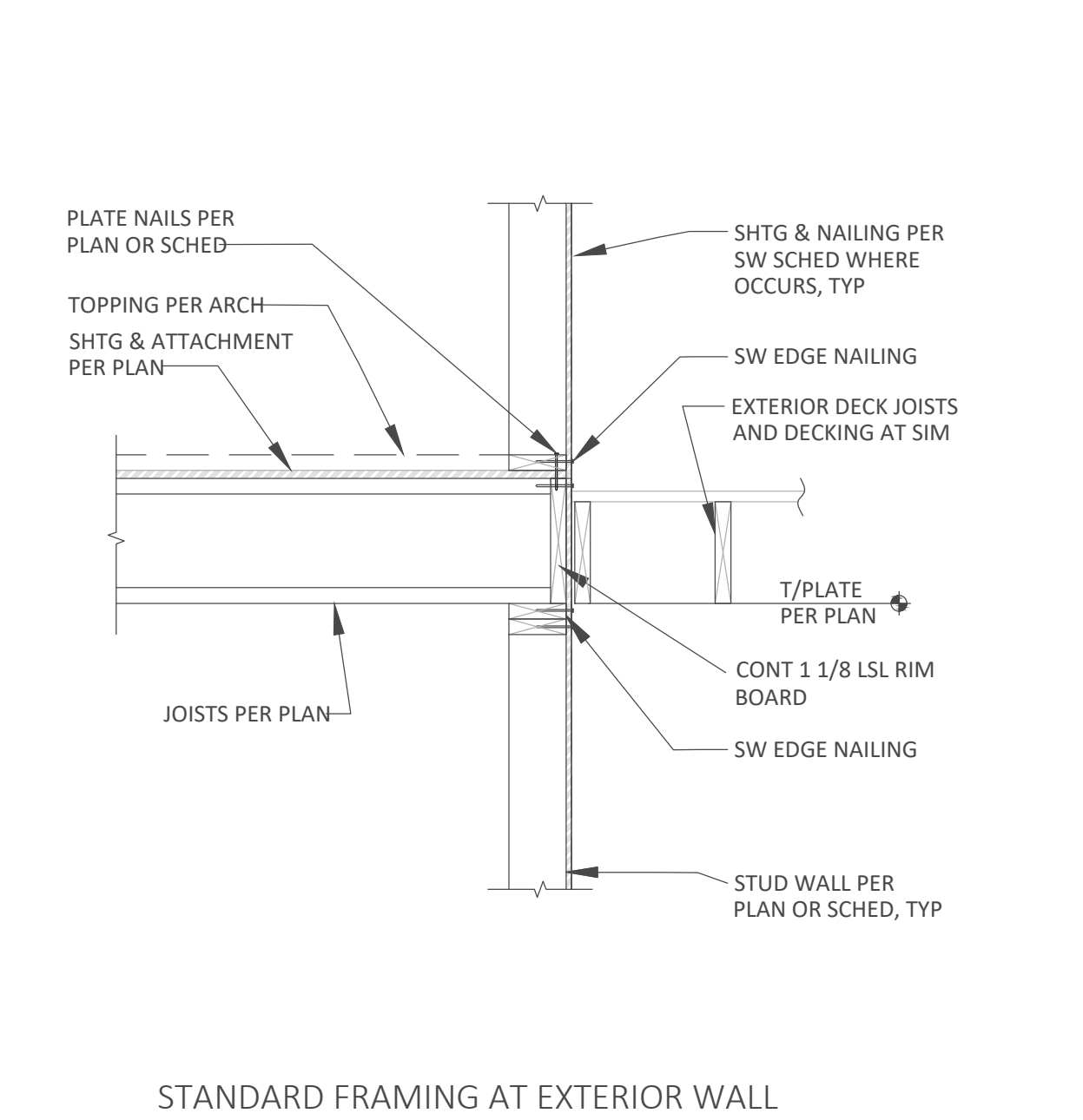
8 STANDARD SHEAR WALL CONSTRUCTION
NOT TO SCALE



7 STANDARD STAIR FRAMING
NOT TO SCALE



4 FLOOR JOIST BEARING AT BEAM
NOT TO SCALE

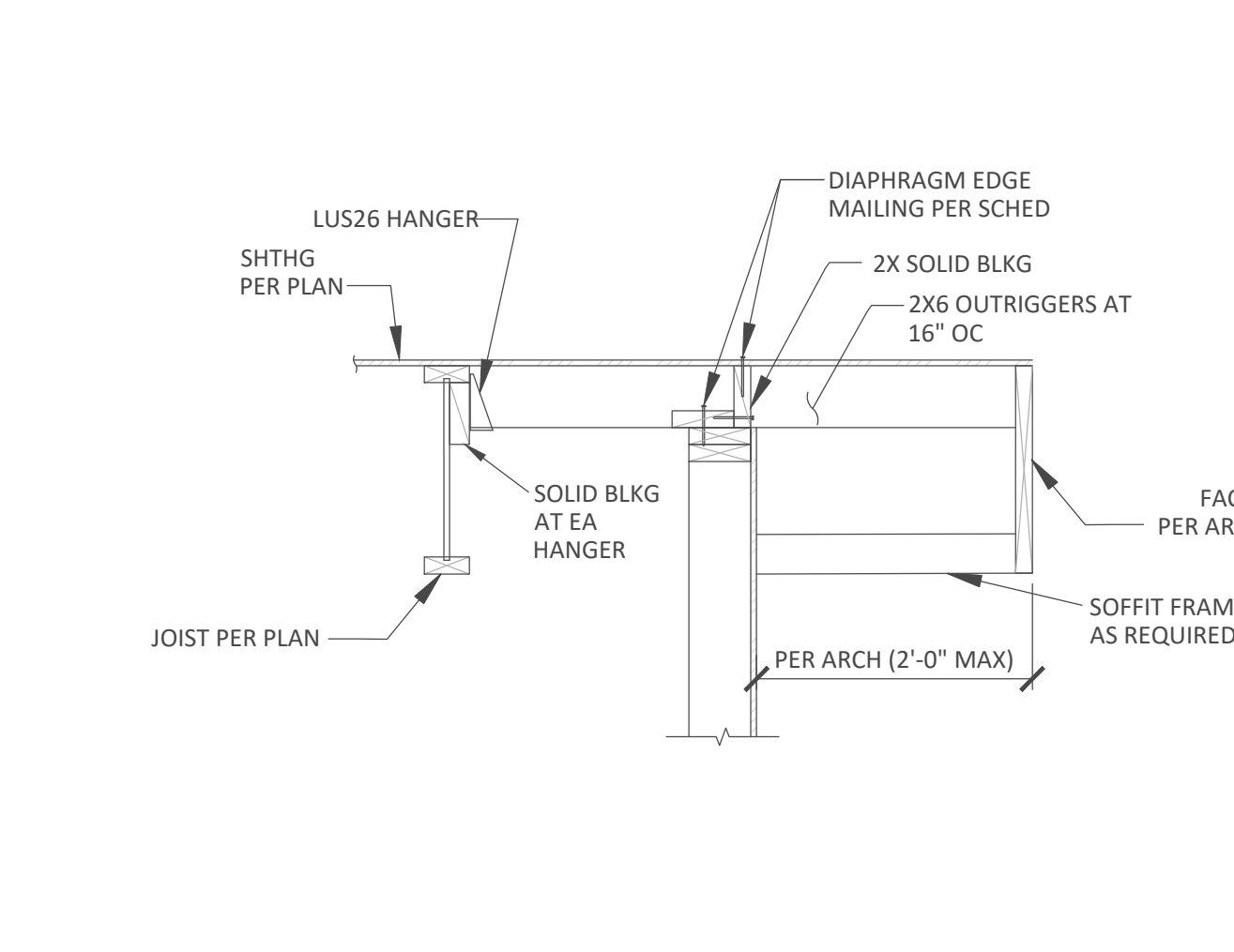


1 STANDARD FRAMING AT EXTERIOR WALL PERPENDICULAR TO JOIST
NOT TO SCALE

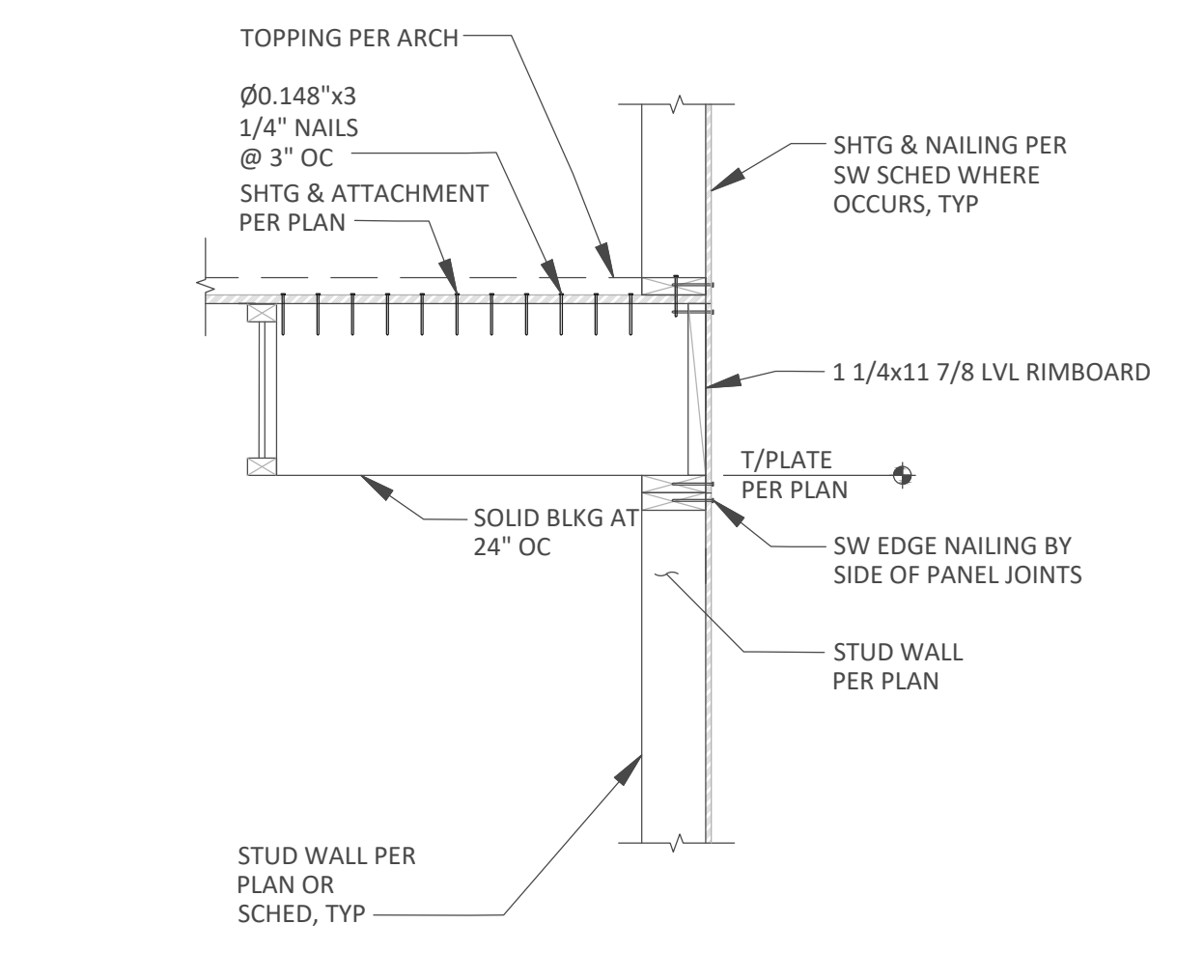
	TYPE	NUMBER OF STUDS/POST	NAILS, SCREWS, OR BOLTS	DIAMETER	ANCHOR			CAPACITY, LBS	NOTES
					CONCRETE EMBEDMENT				
					STEM WALL	SPREAD FOOTING			
			CIP	ADHESIVE	CIP OR ADHESIVE				
WOOD TO CONCRETE	HDU2	(2) 2X	(6) SDS 1/4x2 1/2	5/8"	10"	10"	7"	3075	
	HDU4	(2) 2X	(10) SDS 1/4x2 1/2	5/8"	10"	10"	7"	4565	
	HDU5	(2) 2X	(14) SDS 1/4x2 1/2	5/8"	12"	15"	9"	5645	
	HDU8	6X	(20) SDS 1/4x2 1/2	7/8"	18"	-	11"	7870	
	HDU11	5.5"	(30) SDS 1/4x2 1/2	1	18"	-	11"	9535	
WOOD TO WOOD	LSTA30	(2) 2X	(22) 10d	-	-	-	-	1640	
	MSTA30	(2) 2X	(22) 10d	-	-	-	-	2050	
	MST27	(2) 2X	(30) 16d	-	-	-	-	3700	
	MSTI48	(2) 2X	(48) 16d	-	-	-	-	5070	
	MSTC66	(2) 2X	(76) 16d	-	-	-	-	5860	
	MSTC72	(2) 2X	(62) 16d	-	-	-	-	6730	

- NOTES:**
- PROVIDE SHEAR WALL EDGE NAILING AT AT HOLD-DOWN STUDS/POST.
 - CAPACITY BASED ON 2,500 PSI CONCRETE STRENGTH.
 - STEM WALL SHALL BE MINIMUM 6 INCHES WIDE FOR 5/8" ANCHOR BOLTS AND 8" MINIMUM FOR 7/8" AND LARGER BOLTS.
 - ALL HOLD-DOWNS AND STRAPS ARE BY SIMPSON STRONG TIE. CONTACT ENGINEER FOR ALTERNATE SUPPLIERS.
 - CAST IN PLACE ANCHORS SHALL BE HEX HEAD OR A STANDARD "J" BOLT.
 - ADHESIVE ANCHORS SHALL BE SIMPSON SET OR HILTI HY-150 ADHESIVE.
 - PLACE 1/2 OF NAILS ABOVE FLOOR JOIST AND 1/2 BELOW FLOOR JOIST. NO NAILS IN CLEAR SPAN.

9 HOLD DOWN STRAP SCHEDULE
NOT TO SCALE



5 ROOF JOIST PARALLEL TO EXTERIOR WALL
NOT TO SCALE

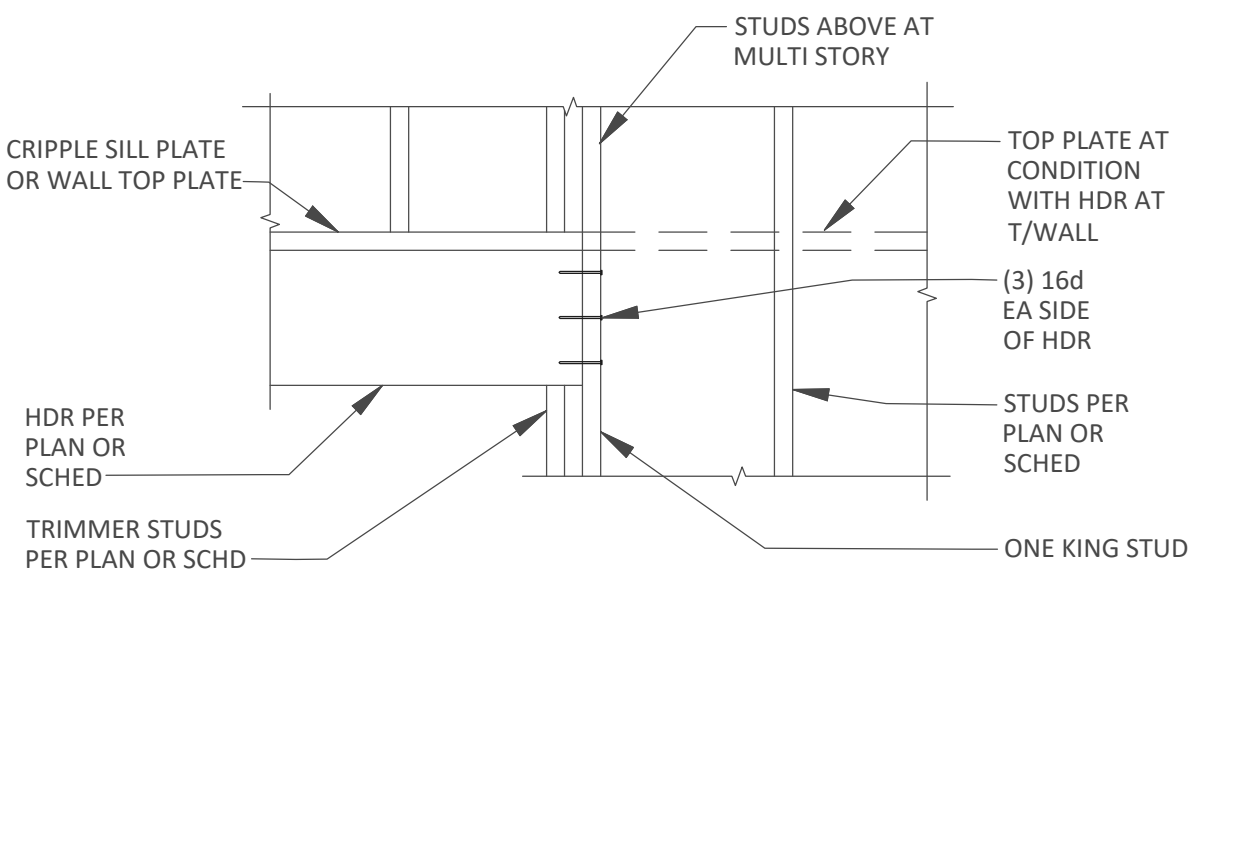


2 TYPICAL FRAMING AT EXTERIOR WALL PARALLEL TO JOIST
NOT TO SCALE

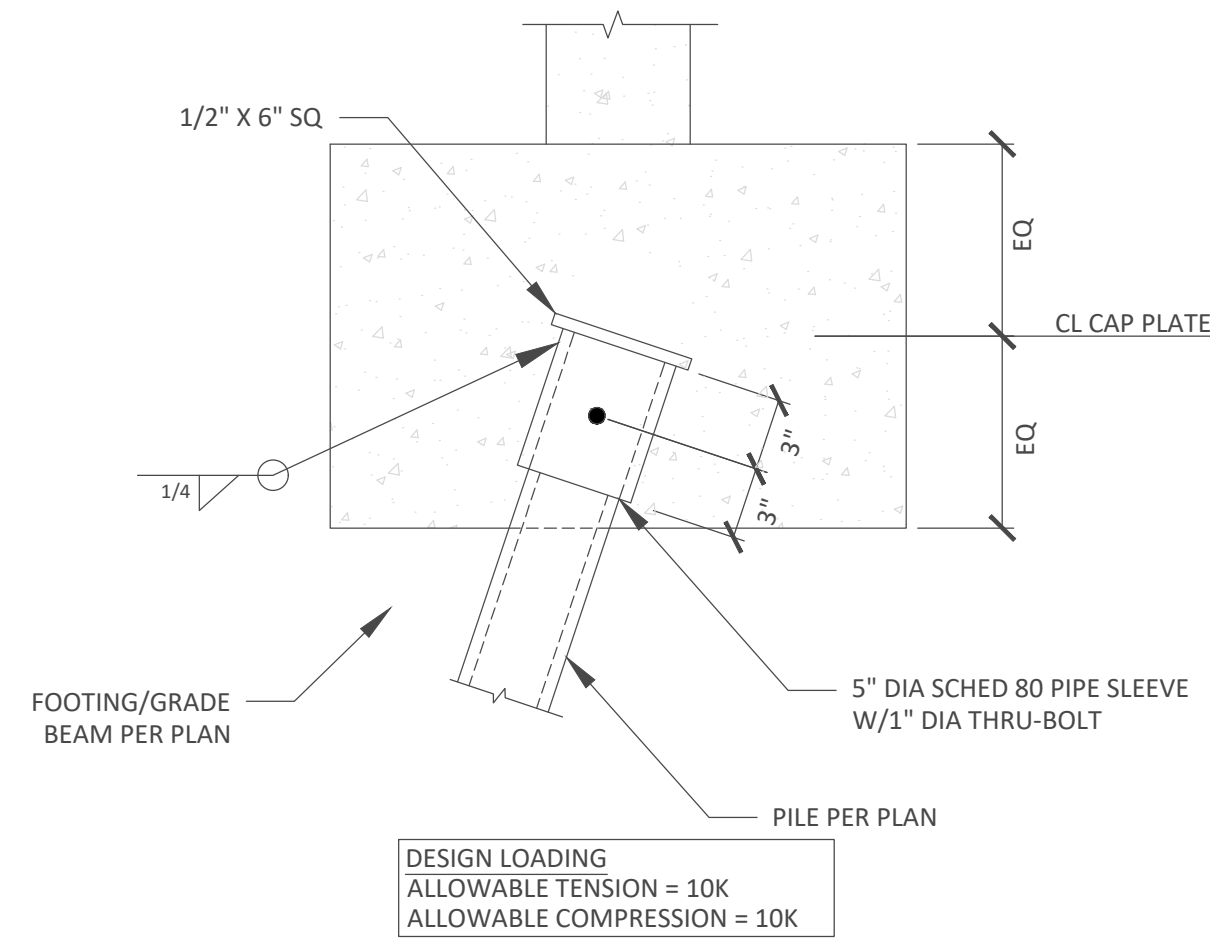
- NOTES:**
- STUDS SHALL BE SPACED A MAXIMUM OF 16" ON CENTER EXCEPT GYP WALLS MAY BE SPACED AT 24" ON CENTER.
 - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - ALL SHEAR PANELS SHALL BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS SW'S (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION).
 - REFERENCE GENERAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.
 - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST LOCATIONS. PROVIDE MIN (2) STUDS AT ENDS OF ALL. SEE HOLD-DOWN SCHEDULE FOR LARGER END STUDS AT HOLD-DOWNS.
 - ALL NAILING WITH TWO ROWS SHALL HAVE 1 1/2" SPACING BETWEEN ROWS.
 - NO. 6 X 1 1/4" DRYWALL SCREWS MAY BE USED IN LIEU OF 5D COOLER NAILS FOR GYPSUM SHEAR WALLS.
 - 3X BLOCKING AT PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X BLOCKING NAILED TOGETHER WITH NAIL SIZE AND SPACING TO MATCH SILL NAILING
 - A35 AND LTP5 CLIPS ARE SIMPSON PRODUCTS, BUT MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS.
 - SOME SHEAR WALL TYPES MAY NOT BE USED ON THIS PROJECT.

6 SHEAR WALL SCHEDULE
NOT TO SCALE

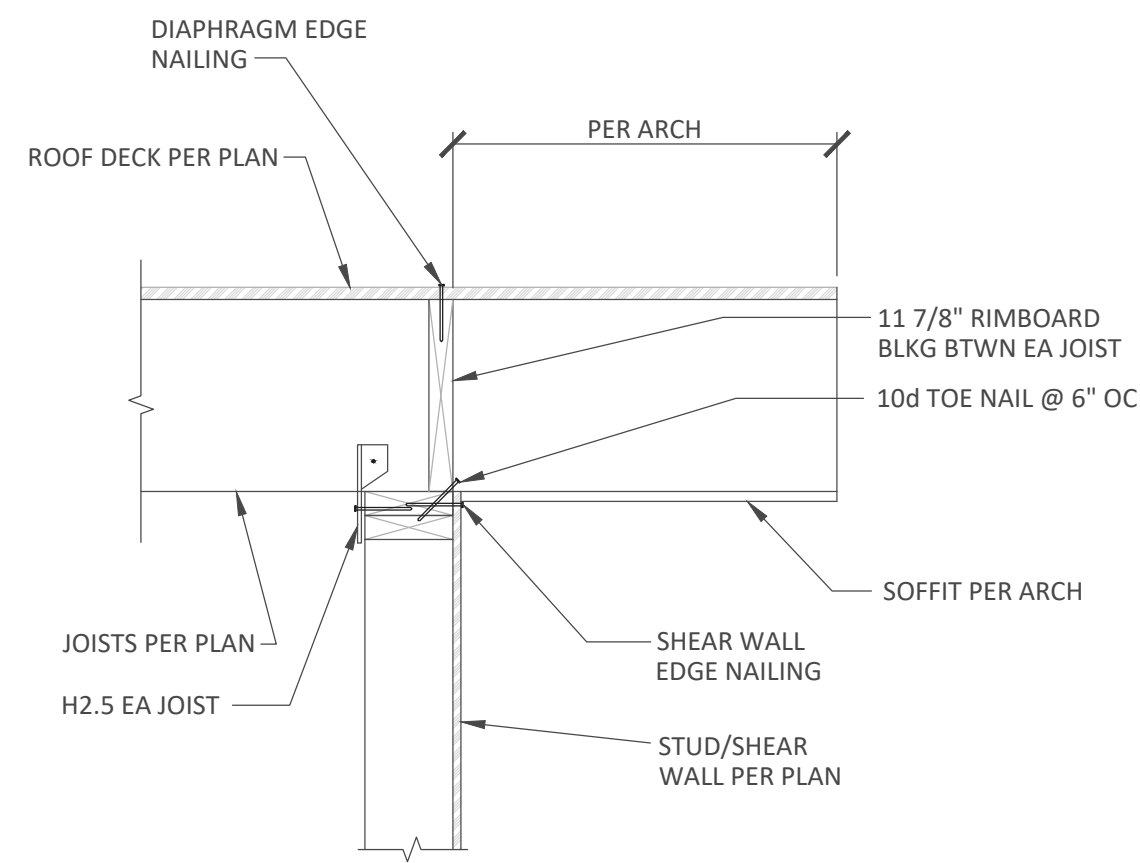
TYPE	WALL SHEATHING (APA RATED)	EDGE NAILING	FIELD NAILING	BLOCKING AT PANEL EDGES	FASTENERS (WHERE APPLICABLE)			SILL PLATE SIZE	CAPACITY, lbs/ft
					RIM JOIST TO PLATE BELOW	SILL PLATE TO RIM OR TOP PLATE BELOW	SILL ANCHORS		
W6	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 16" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	260
W4	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 12" OC	16d SINKER AT 6" OC	5/8" DIA AT 48" OC	2x	380
W3	15/32"	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC	16d SINKER AT 4" OC	5/8" DIA AT 16" OC	2x	490
W2	15/32"	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 32" OC	3x OR (2) 2x	640
2W4	15/32" BOTH SIDES	8d AT 4" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 12" OC EACH SIDE	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	760
2W3	15/32" BOTH SIDES	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC EACH SIDE	(2) ROWS 16d SINKER AT 4" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	980
2W2	15/32" BOTH SIDES	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC EACH SIDE	A35 OR LTP5 AT 8" OC EACH SIDE	5/8" DIA AT 16" OC	3x OR (2) 2x	1280
G7	1/2" GYP BOARD	5d COOLER @ 7" OC	5d COOLER @ 7" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	75
G4	1/2" GYP BOARD	5d COOLER @ 4" OC	5d COOLER @ 4" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	110



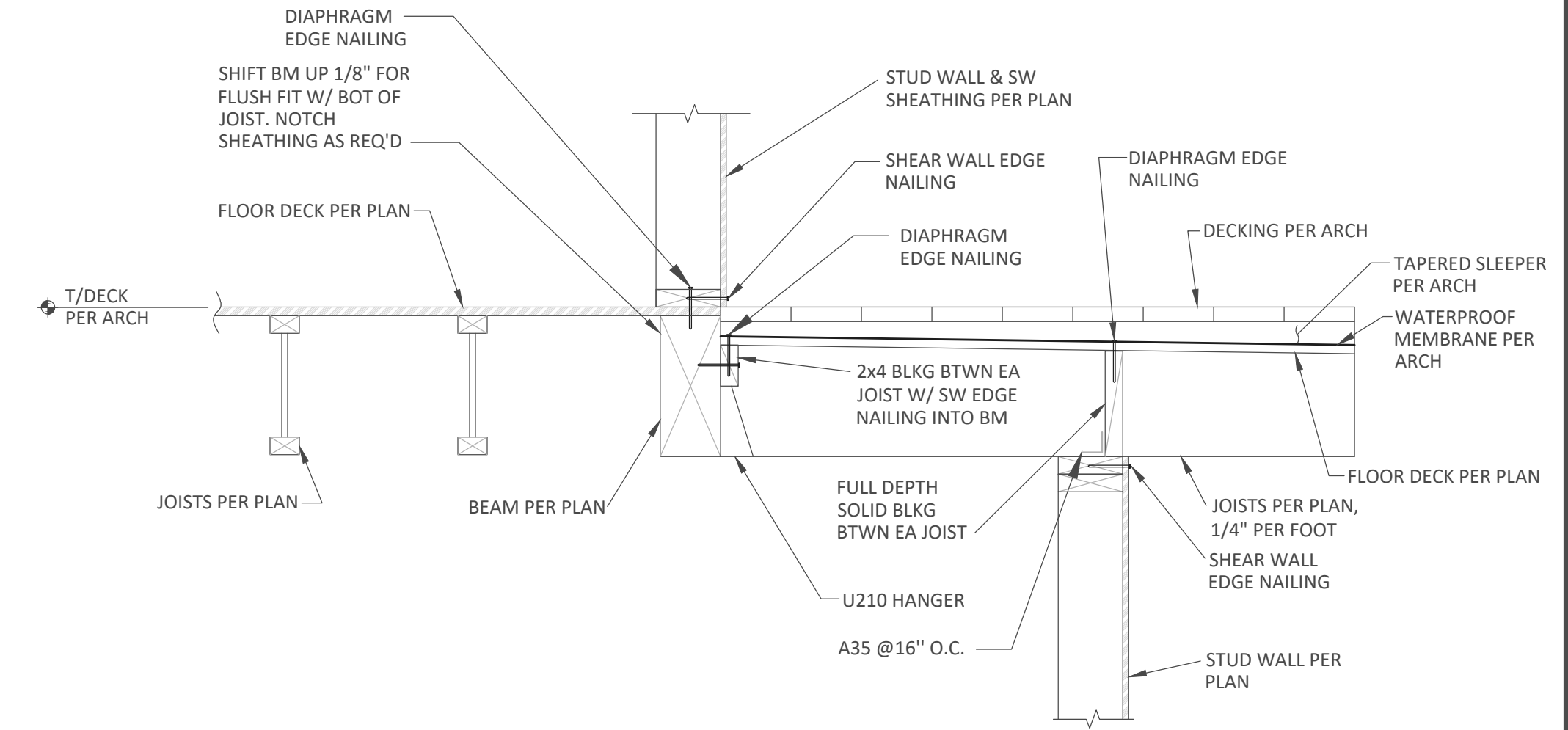
3 STANDARD HEADER PERPENDICULAR TO FLOOR JOIST
NOT TO SCALE



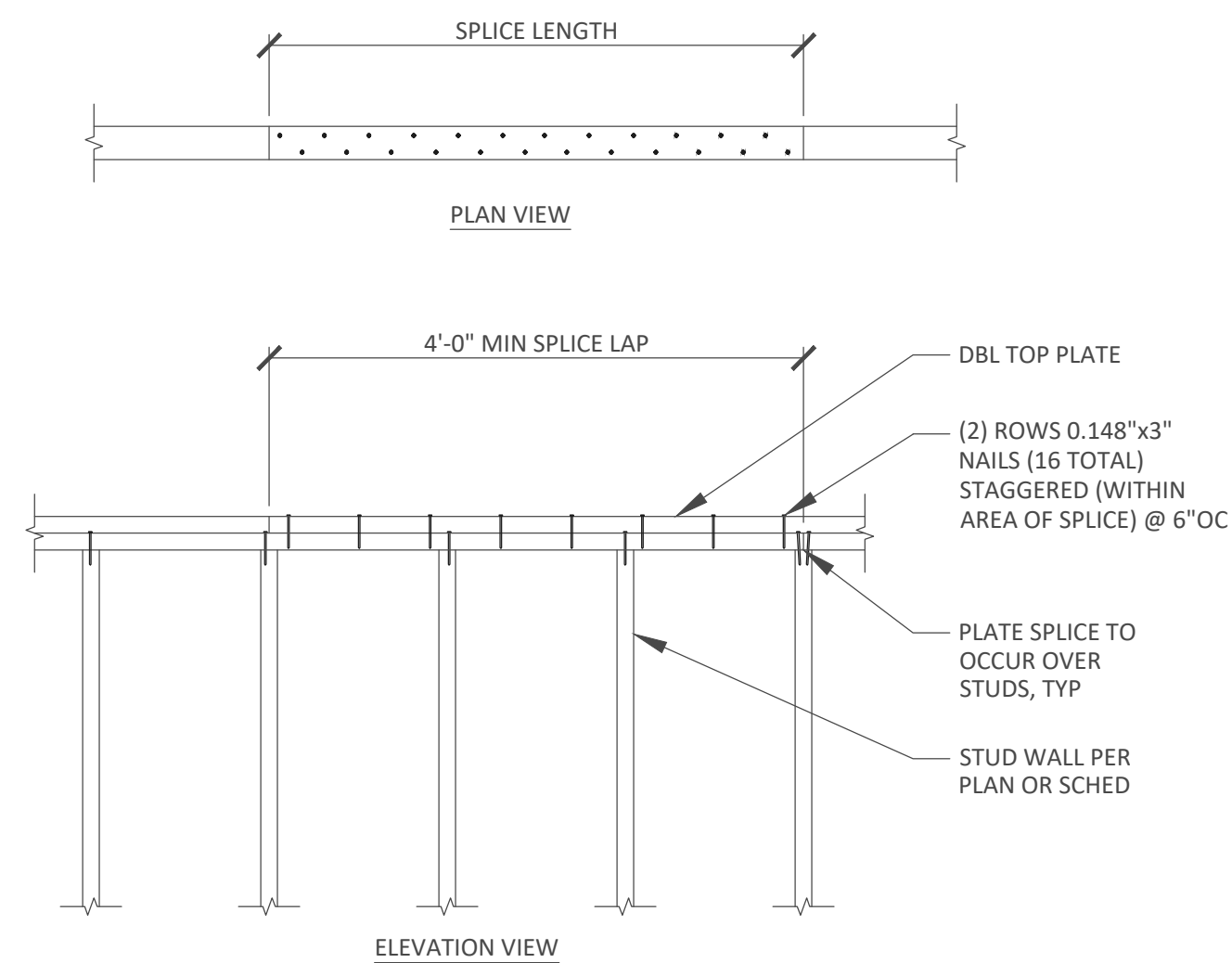
9 HELICAL PILE ANCHORAGE DETAIL
SCALE: 3/4" = 1'-0"



4 TYPICAL ROOF JOIST BEARING/OVERHANG
NOT TO SCALE

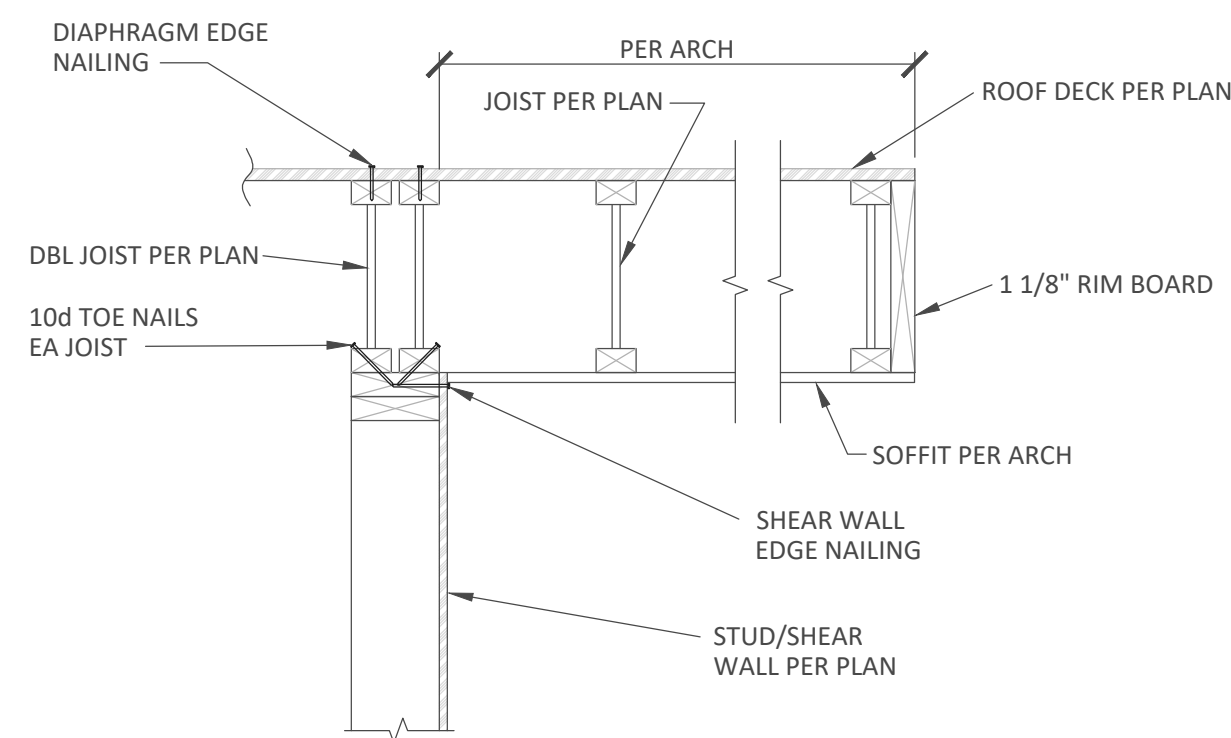


1 SECTION AT DECK OVERHANG
NOT TO SCALE

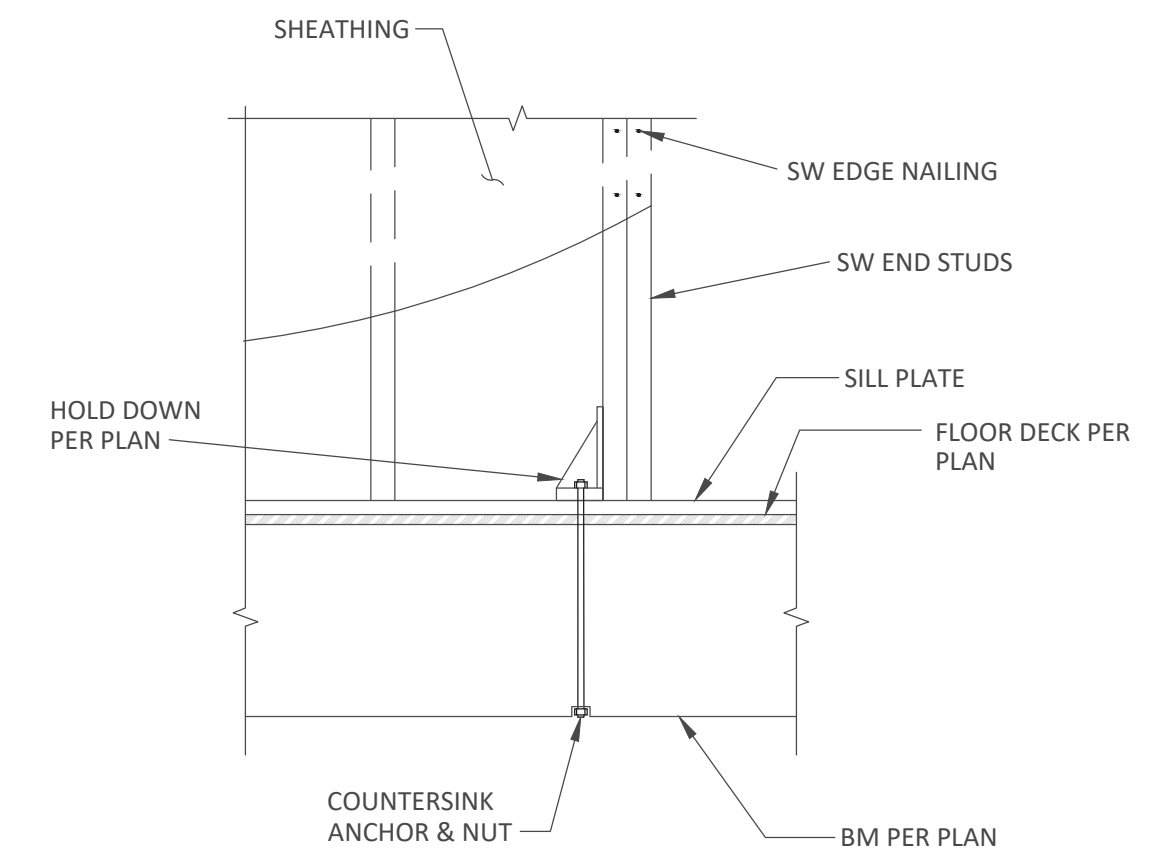


NOTE:
FLOOR/ROOF FRAMING NOT SHOWN FOR CLARITY.

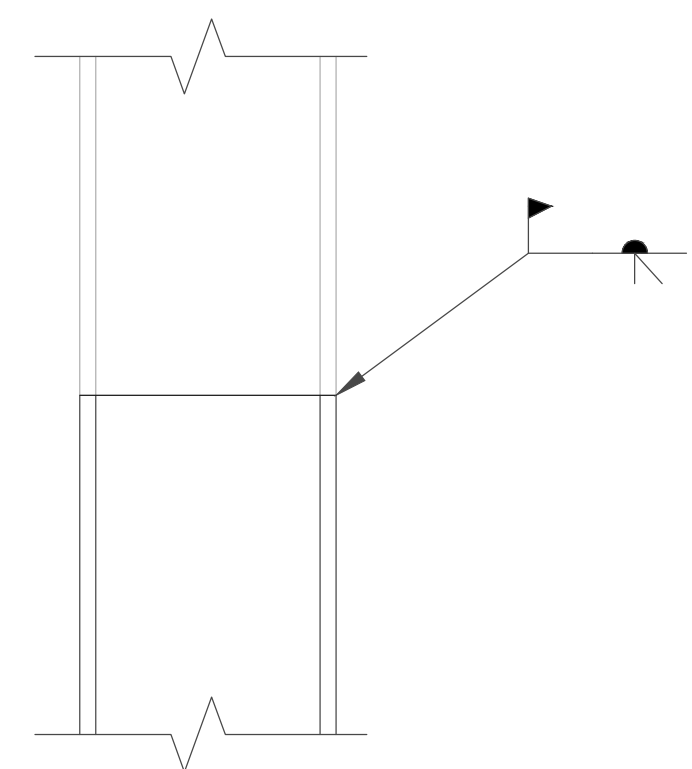
7 TYPICAL PLATE SPLICE DETAIL
SCALE: 3/4" = 1'-0"



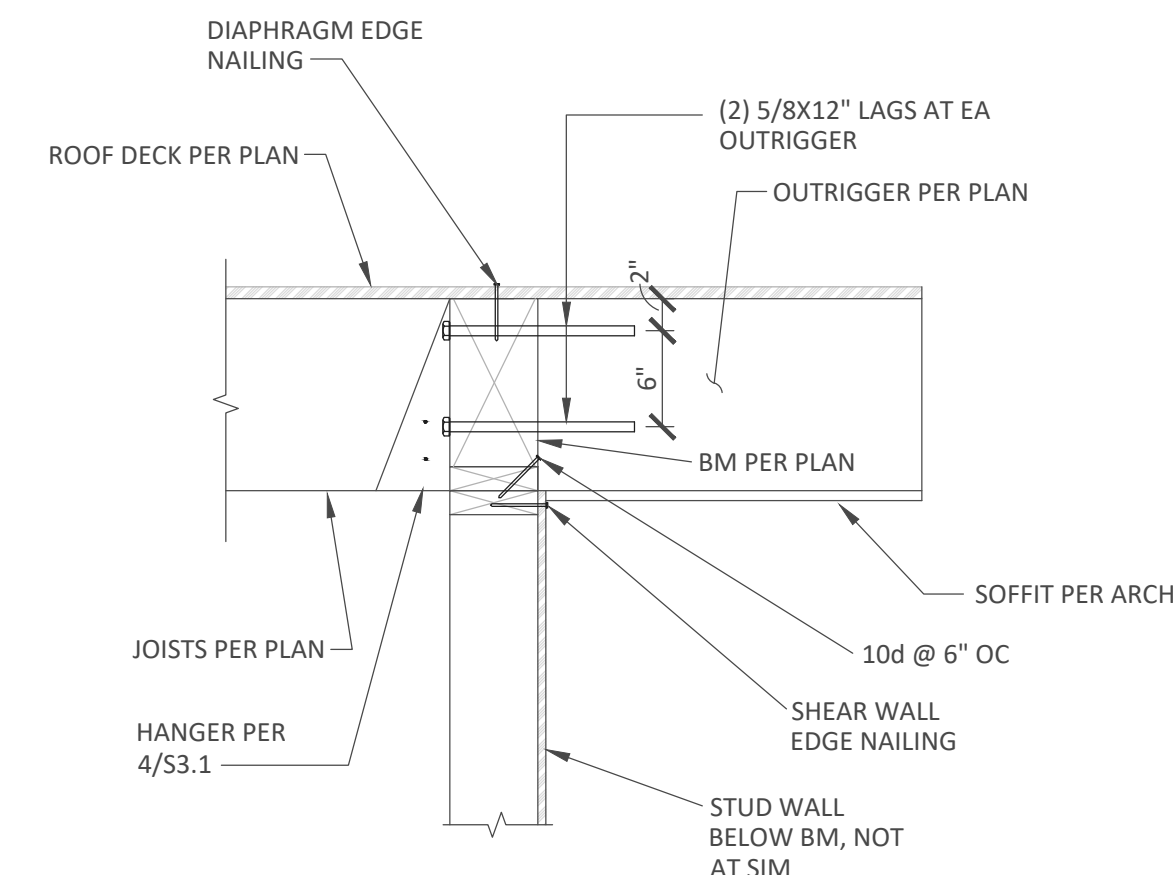
5 ROOF DRAG BEAM
NOT TO SCALE



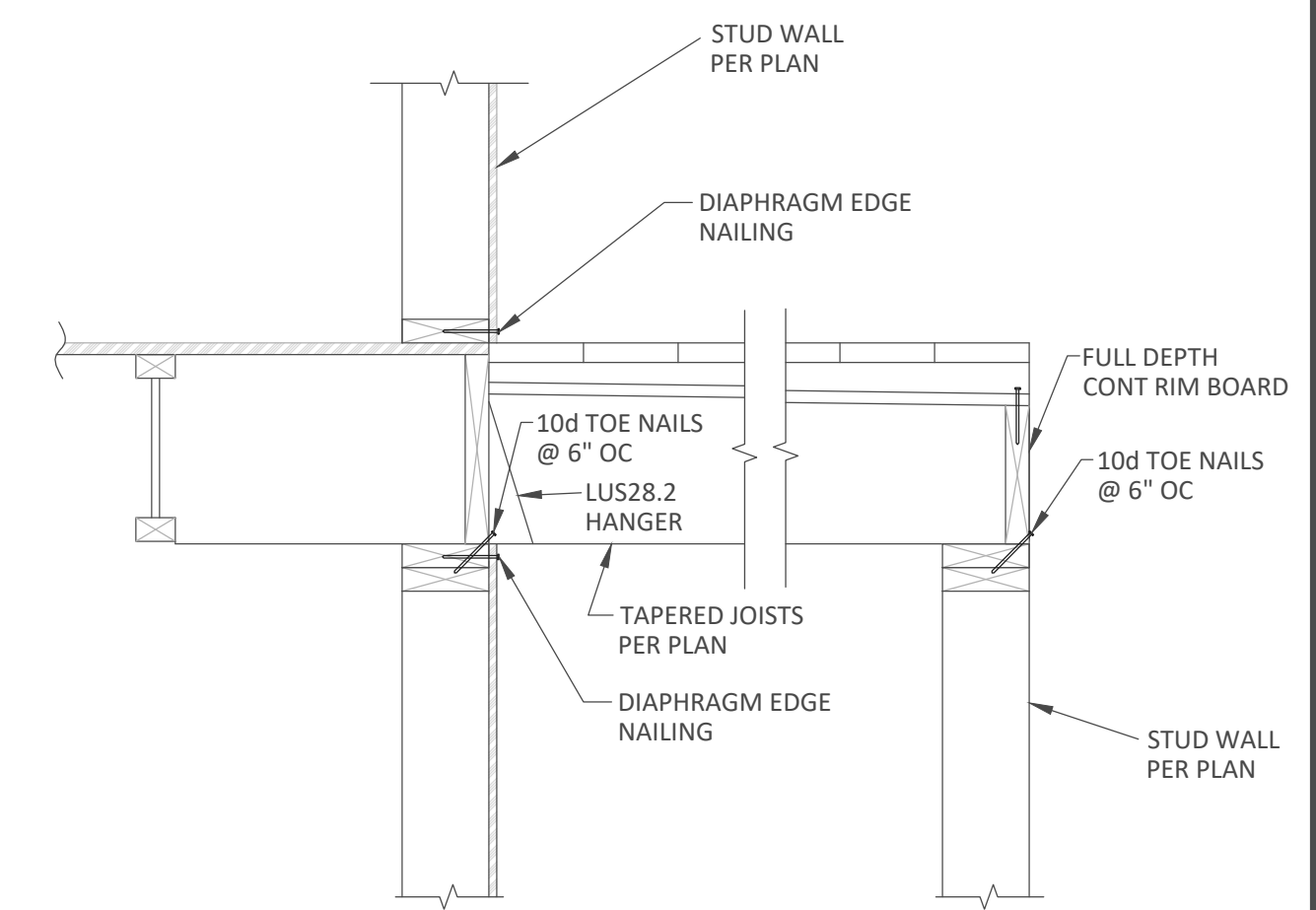
2 HOLD-DOWN ANCHOR AT BEAM
NOT TO SCALE



8 STEEL PIPE PILE SPLICE DETAIL
NOT TO SCALE



6 ROOF JOISTS AT CANTILEVERED GIRDER
NOT TO SCALE



NOTE:
REFERENCE 1/53.2 AND 2/53.1 FOR INFORMATION NOT SHOWN.

3 MAIN FLOOR DECK FRAMING
NOT TO SCALE

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CHESHIRE

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S3.2 SCALE: AS SHOWN

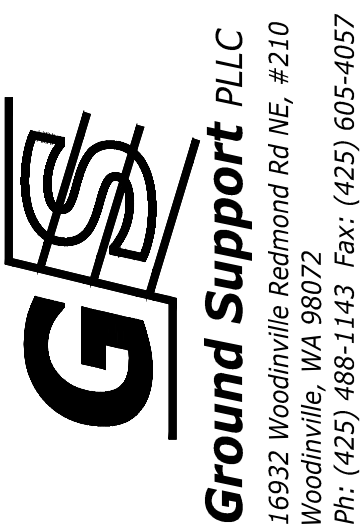
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SG	09/19/2022	AJM	09/19/2022

LONG VIEW BELLA, LLC.

CHESHIRE SHORT PLAT

7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040

TEMPORARY AND PERMANENT RETAINING SHORING WALL PLANS



CHESHIRE SHORT PLAT
 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040
 TEMPORARY SHORING WALL
 COVER & SHORING NOTES

PROJ. NO. 23-30

SHEET NUMBER

SH1.0

DESCRIPTION
PERMIT ISSUE

REV

DATE

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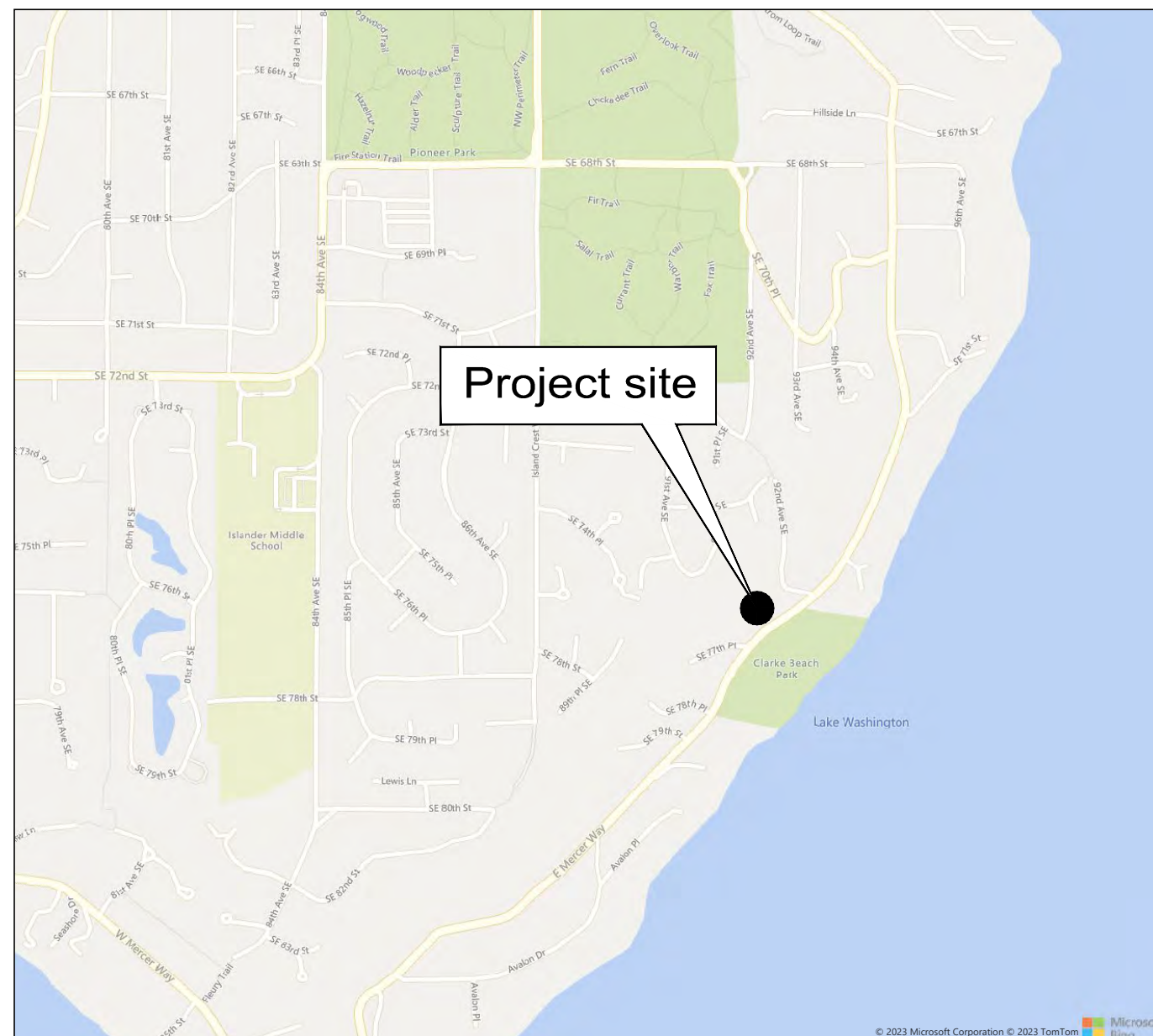
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SHEET NUMBER	SHEET TITLE
SH1.0-1.1	COVER & SHORING NOTES
SH2.0	SHORING PLAN
SH3.0-3.2	SHORING ELEVATION
SH3.A	PILE AND ANCHOR SCHEDULE
SH4.0	CROSS-SECTIONS AND DESIGN DIAGRAMS
SH5.0-5.4	DETAILS
SH6.0	SPECIFICATIONS



SHORING WALL NOTES:

GENERAL:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES, OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL TEMPORARY CUT SLOPES.

A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF THE WORK AND SHALL BE ATTENDED BY THE OWNER'S REPRESENTATIVES, THE ENGINEER, THE GENERAL CONTRACTOR, THE EXCAVATION SUBCONTRACTOR, THE SHORING SPECIALTY SUBCONTRACTOR, THE GEOTECHNICAL SPECIAL INSPECTOR, THE SPOT REPRESENTATIVE, AND THE SDCI SITE INSPECTOR. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, TO COORDINATE THE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND RESPONSIBILITIES.

PRE-CONSTRUCTION REVIEW:

SIX WEEKS PRIOR TO ORDERING SHORING SYSTEM MATERIALS, NOTIFY GROUND SUPPORT PLLC SO THAT THE EXCAVATION PLAN CAN BE CHECKED FOR CHANGES.

REFERENCE DATA:

ALL EXISTING SITE DATA, EXISTING AND PROPOSED TOPOGRAPHICAL DATA, AND EXISTING AND PROPOSED UTILITY DATA; AND PROPOSED SHORING WALL LOCATIONS ARE BASED ON:

- THE CIVIL PLAN SET TITLED "19205 Eng Set.PDF", DATED OCTOBER 31, 2023, PROVIDED TO GROUND SUPPORT PLLC, PREPARED BY CORE DESIGN.
- THE CIVIL DRAWING FILES NAMED "ACAD-19205 U-Model.DWG" DATED NOVEMBER 17TH, 2023, PROVIDED TO GROUND SUPPORT PLLC BY CORE DESIGN.
- THE ELECTRONIC SURVEY FILE "19205 SURVEY.DWG" DATED NOVEMBER 15, 2023 PREPARED BY TERRANE PROVIDED BY CORE DESIGN.

BUILDING CODES, DESIGN MANUALS, AND SPECIFICATIONS:

2018 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF MERCER ISLAND.

1998 FHWA SUMMARY REPORT OF RESEARCH ON PERMANENT GROUND ANCHOR WALLS.

GEOTECHNICAL ENGINEERING CIRCULAR NO. 4, "GROUND ANCHORS AND ANCHORED SYSTEMS", FHWA, DATED JUNE 1999.

DESIGN LIVE LOADS:

TRAFFIC/CONSTRUCTION SURCHARGE = SEE SH4.0

DESIGN CALCULATIONS:

THE SOLDIER PILE SHORING WALL DESIGN CALCULATIONS ARE CONTAINED IN THE REPORT TITLED: "DESIGN MEMORANDUM, CHESHIRE RESIDENTIAL PROJECT (PROJECT NO. 23-30), 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040", PREPARED BY GROUND SUPPORT PLLC FOR LONG VIEW BELLE, LLC., DATED NOVEMBER 20, 2023.

SUBSURFACE DESIGN:

ALL SUBSURFACE DESIGN PARAMETERS USED IN THE SHORING DESIGN ARE BASED ON THE SUBSURFACE CHARACTERIZATION PRESENTED IN THE REPORT "GEOTECHNICAL REPORT, CHESHIRE SHORT PLAT, 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON", PREPARED BY TERRA ASSOCIATES, INC., DATED NOVEMBER 22, 2023.

SEISMIC DESIGN PARAMETERS:

SEISMIC EARTH PRESSURE = 10H PSF.

CONTROLLED-DENSITY-FILL (CDF):

ALL CONTROLLED-DENSITY-FILL (CDF) SHALL HAVE A MINIMUM OF 15 SACKS (141 LB) OF CEMENT PER CUBIC YARD OF CONCRETE.

TYPE I, II, OR III PORTLAND CEMENT CONFORMING TO ASTM C150 / AASHTO M85 SHALL BE USED FOR CDF.

SLUMP FOR ALL CONCRETE SHALL NOT BE LESS THAN 5 INCHES AND NO GREATER THAN 9 INCHES.

ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C494 / AASHTO M194, SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE APPROVED BY THE ENGINEER.

AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 / AASHTO M6 FOR FINE AGGREGATES AND AASHTO M80, CLASS B FOR COARSE AGGREGATES.

TIMBER LAGGING:

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED, IN GOOD CONDITION, AND SHALL BE HEM-FIR NO. 1 OR BETTER HEM-FIR NO. 2 OR BETTER, WITH AN ALLOWABLE FLEXURAL STRESS FB=1020 PSI (4-INCH LAGGING) AND FB=1050 PSI (6-INCH LAGGING) (WHICH INCLUDES ALL APPLICABLE FLAT-USE AND SIZE FACTORS).

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH ANFA STANDARD U1-05 (FOR END USE CLASSIFICATION UC4), TO A MINIMUM RETENTION OF 0.40 PCF, USING THE CCA PROCESS (COMMERCIAL PRODUCT NAME OSMOSE OR APPROVED EQUAL). ALTERNATIVE TREATMENT PROCESSES MAY BE SUBMITTED TO GROUND SUPPORT PLLC FOR APPROVAL.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992 (F_y=50 KSI (MIN)), AND PLATES SHALL CONFORM TO ASTM A572 GRADE 50, UNLESS SHOWN OTHERWISE ON THE PLANS, OR APPROVED OTHERWISE BY THE ENGINEER.

STRUCTURAL WELDING:

MINIMUM WELD SIZE 1/4 INCH CONTINUOUS FILLET. MINIMUM WELD LENGTH 2 INCHES. ALL WELDING TO CONFORM TO AWS D11. USE E70XX ELECTRODES.

SHORING ELEMENT LAYOUT:

LAYOUT OF SHORING ELEMENTS PERPENDICULAR TO THE BUILDING WALLS SHALL BE BASED ON THE ARCHITECTURAL PLANS TAKING INTO ACCOUNT PERTINENT BUILDING ELEMENTS (E.G., WATERPROOFING) NOT SHOWN ON THESE PLANS.

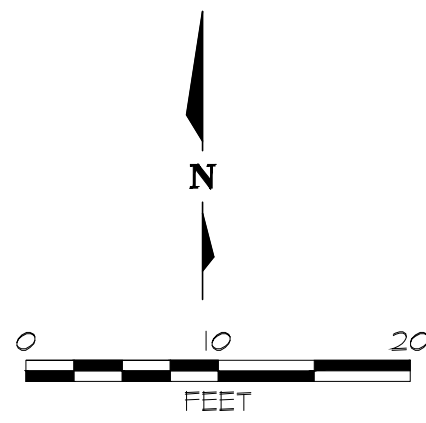
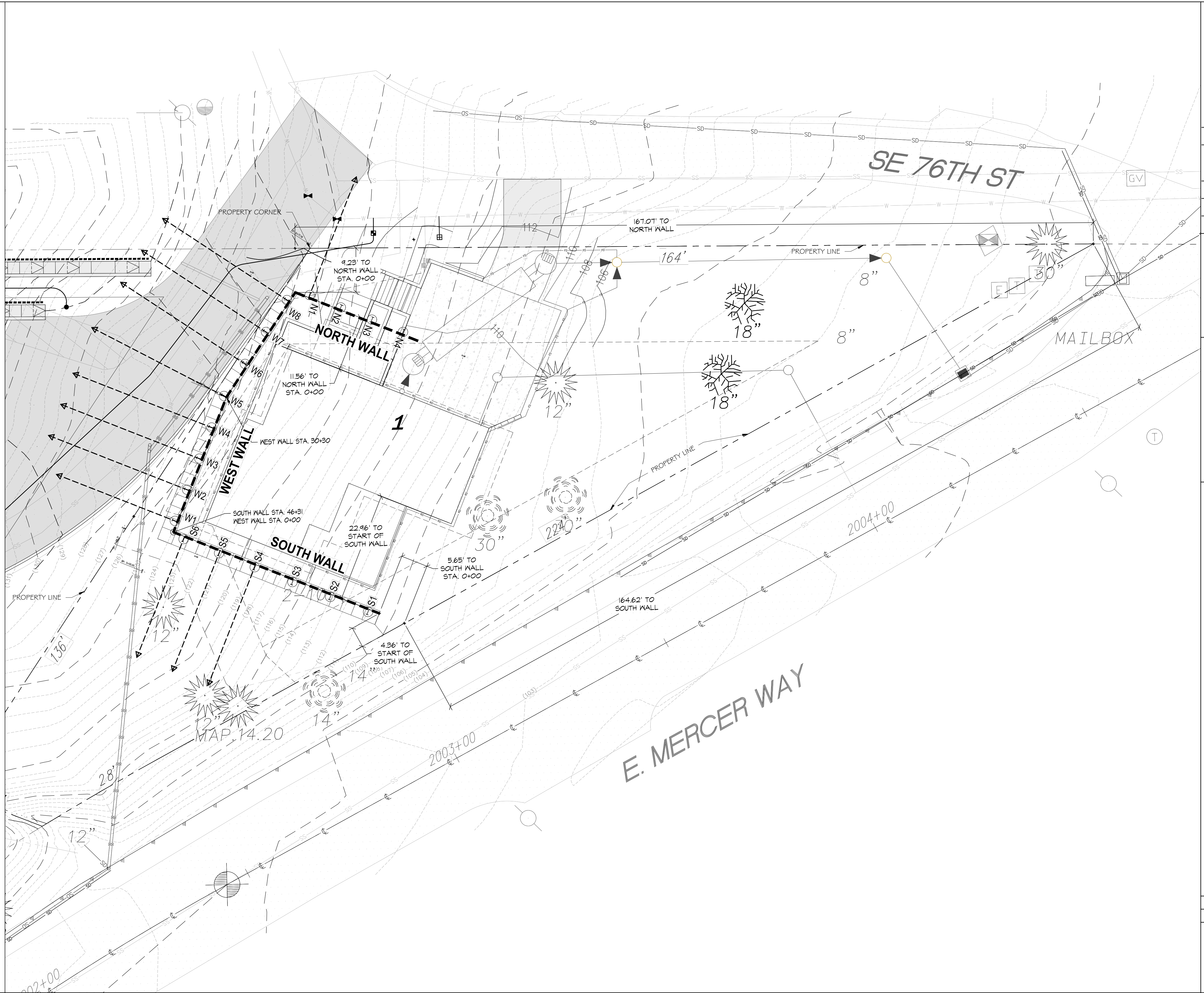
WATERPROOFING:

THE SHORING SYSTEM IS TEMPORARY IN NATURE, IS CONSTRUCTED EXTERNAL TO THE BUILDING ENVELOPE OF THE PERMANENT STRUCTURE, AND SHALL NOT BE CONSTRUED AS CONTRIBUTING ANY LONG-TERM UTILITY TO THE PERMANENT STRUCTURE. THIS INCLUDES ISSUES RELATING TO DRAINAGE/WATER-PROOFING OF THE PERMANENT BASEMENT WALLS. IF THE STRUCTURAL ENGINEER INTENDS TO INCORPORATE ANY ELEMENTS OF THE SHORING SYSTEM INTO THE PERMANENT BUILDING DESIGN (INCLUDING DRAINAGE/WATER-PROOFING COMPONENTS), HE/SHE SHALL INDEPENDENTLY EVALUATE THEIR UTILITY FOR INCLUSION AS PART OF THE PERMANENT DESIGN.

WALL KEY PLAN



FIGROUND SUPPORT PLLC/2023/23-30 CHESHIRE SP MERCER ISLAND - LONG VIEW BELLA, LLC-WA-BERK CHESHIRE (SHORING) (PERMITTING) (R02330SH02R0) DWG -SH2.0- P1.ctb: 11/30/2023 10:25 AM



LEGEND

- GROUND ANCHOR
- WALER
- GROUND ANCHOR
- 3° GROUND ANCHOR SPLAY ANGLE
- P1 SOLDIER PILE
- B BUILDING GRID LOCATION
- FACE OF GROUND ANCHOR WALL
- EXISTING GRADE CONTOUR
- PROPOSED BUILDING WALL

DESCRIPTION	REV	DATE
PERMIT ISSUE	0	11/28/2023

PSN	PRN	CHK
RUB	BFM	R.B

PROFESSIONAL SEAL

GROUND SUPPORT PLLC

16932 Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

CHESHIRE SHORT PLAT
7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040

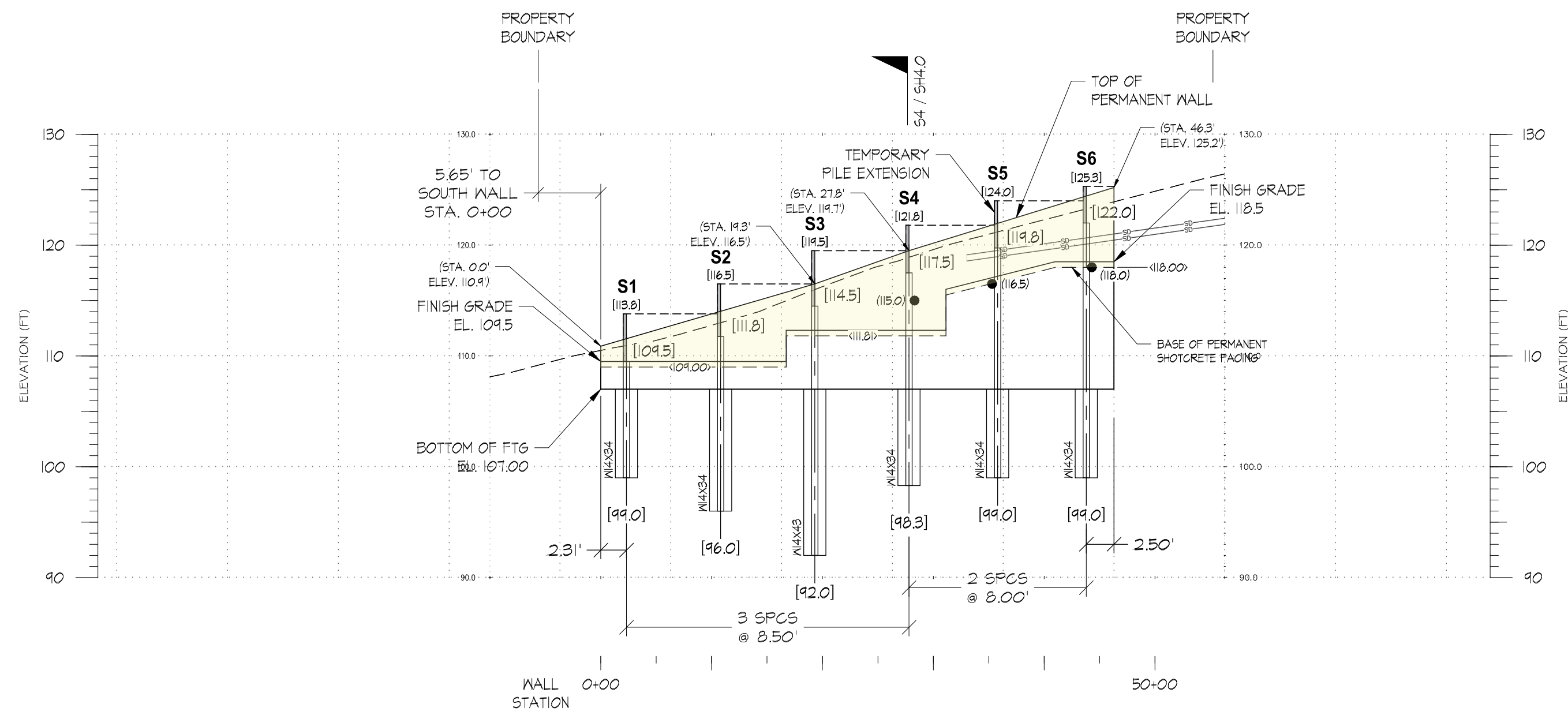
**TEMPORARY SHORING WALL
SHORING PLAN (RETAINING WALL)**

PROJ. NO. 23-30

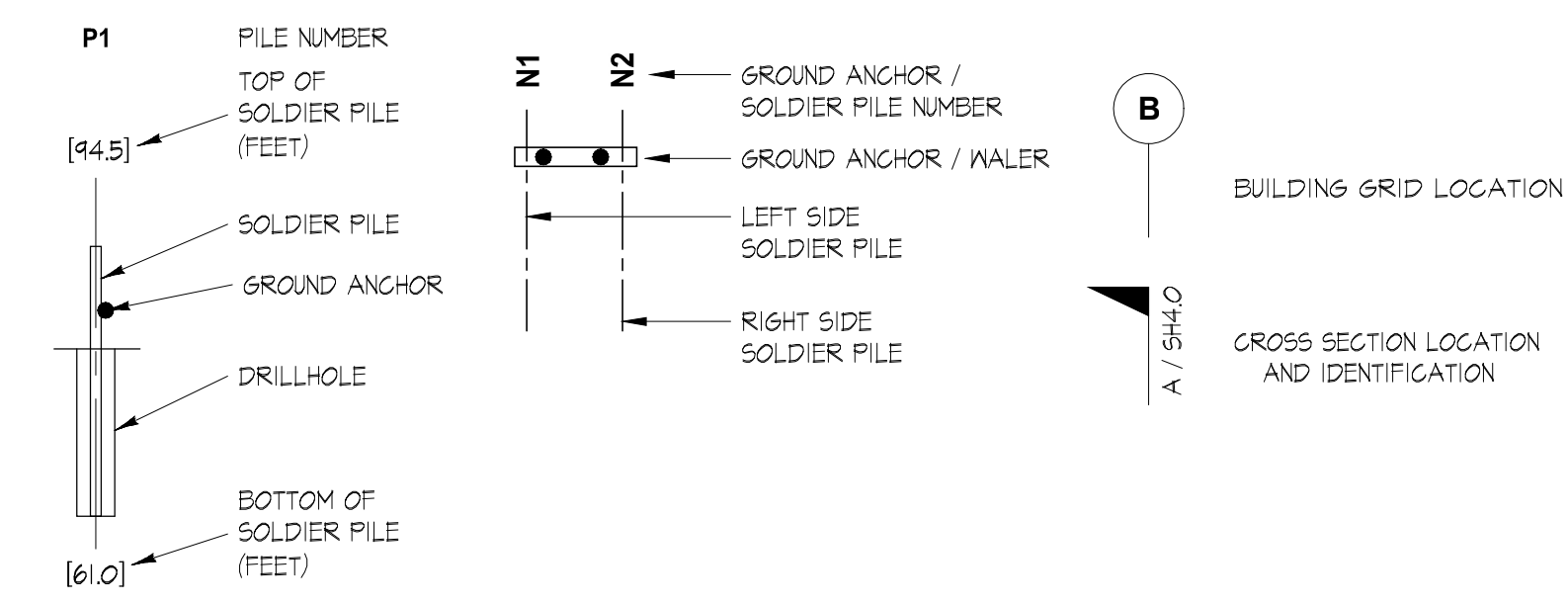
SHEET NUMBER

SH2.0

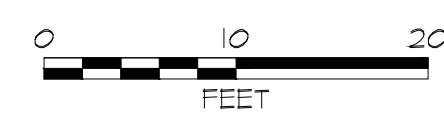
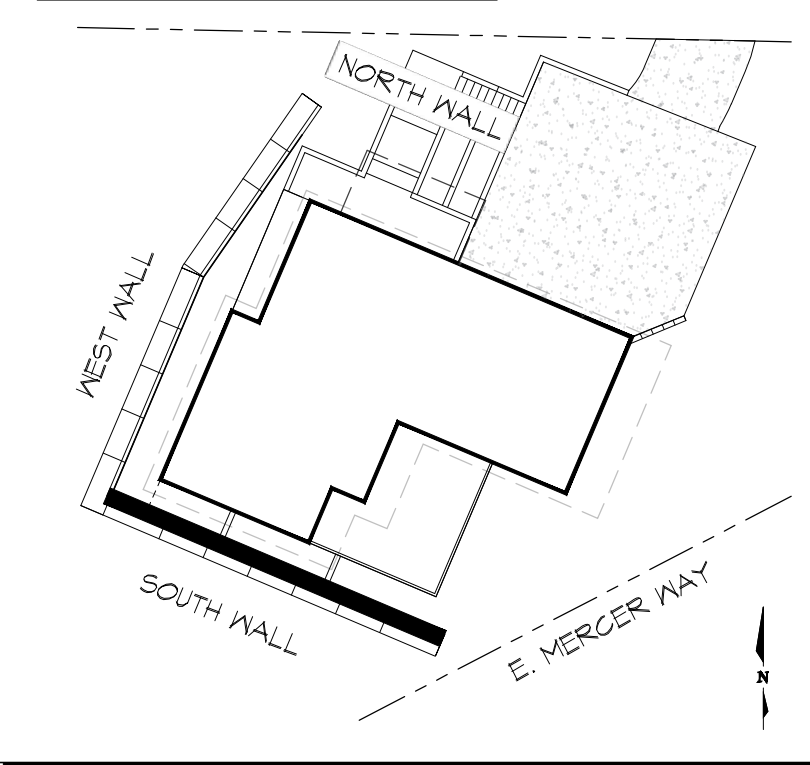
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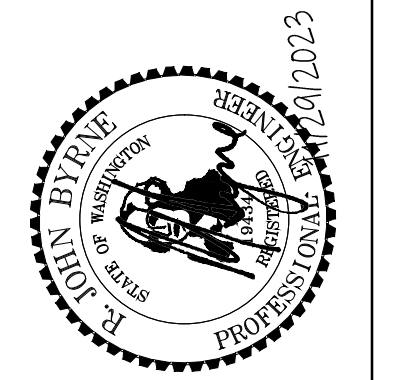


WALL KEY PLAN



NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

PSN	PRN	CHK	DATE	REV	DESCRIPTION
RUB	RFM	RUB	11/28/2023	0	PERMIT ISSUE



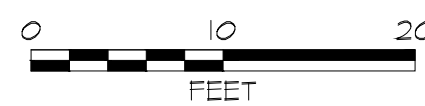
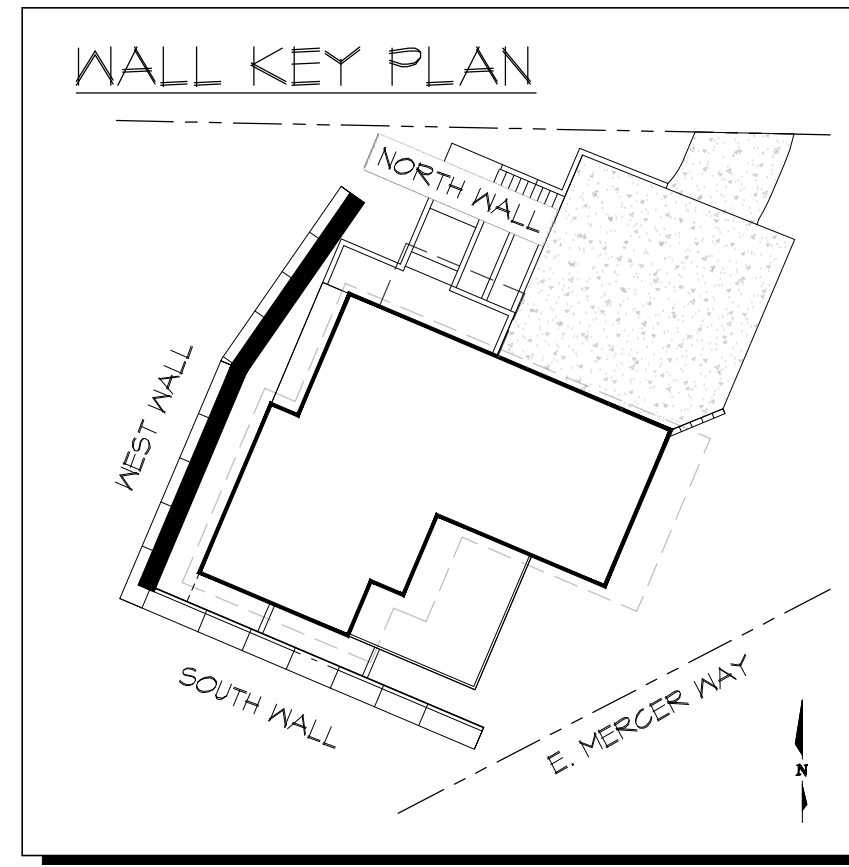
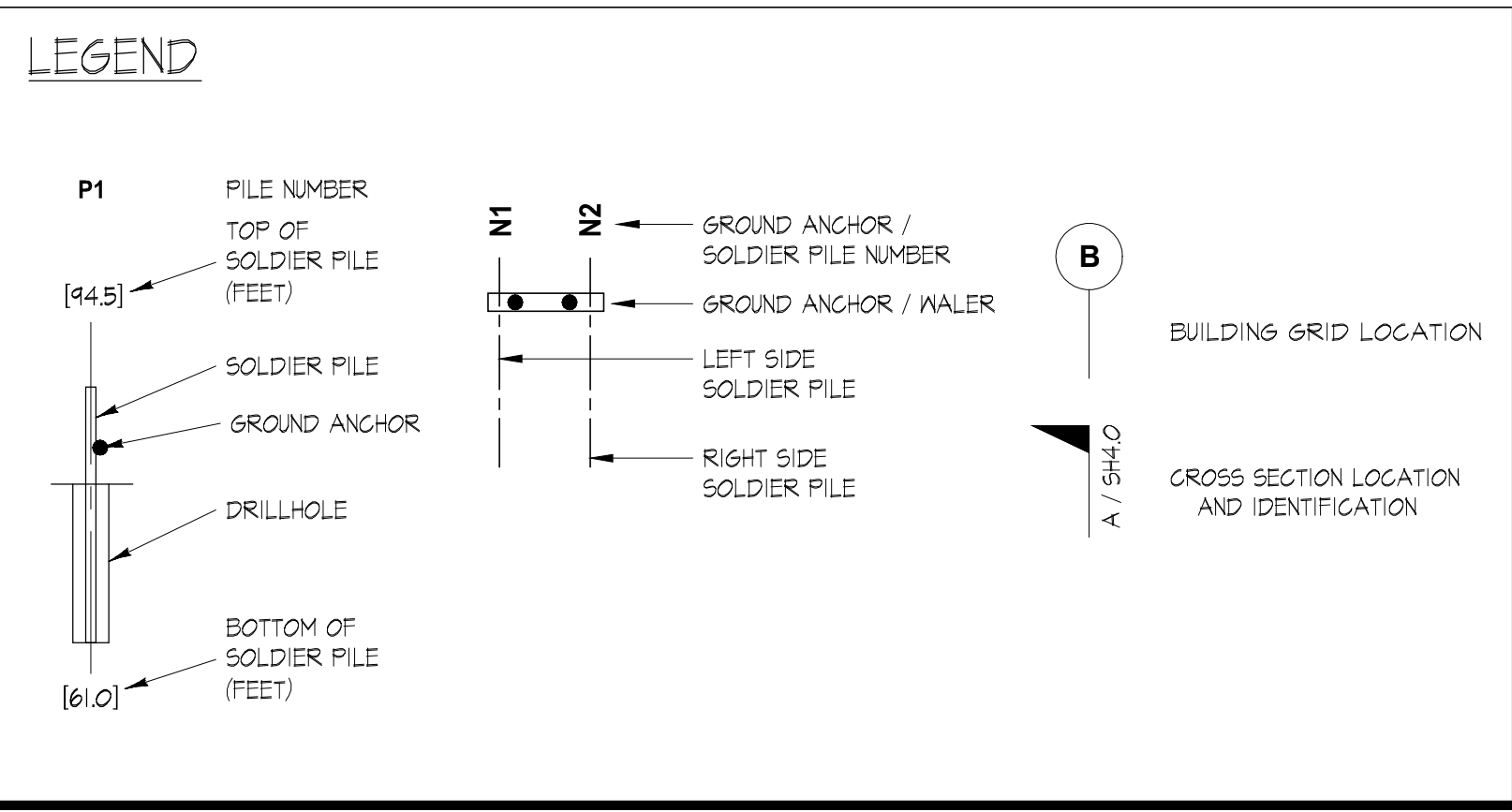
Ground Support PLLC
 16932 Woodinville Richmond Rd NE, #210
 Woodinville, WA 98072
 Ph: (425) 488-1143 Fax: (425) 605-4057

CHESHIRE SHORT PLAT
 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040
TEMPORARY SHORING WALL
SOUTH WALL ELEVATION

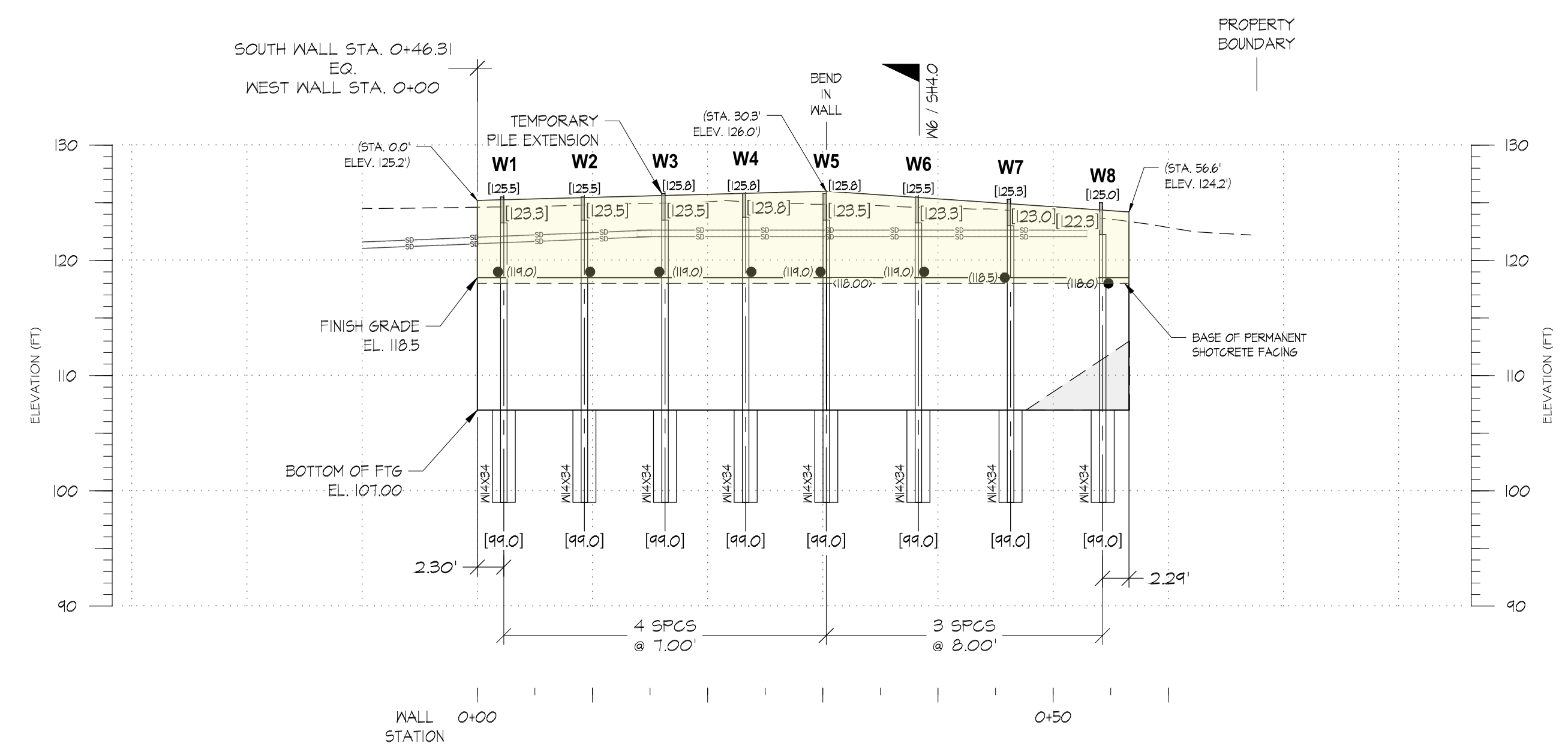
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SH3.0

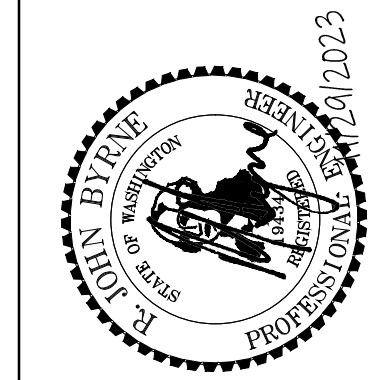
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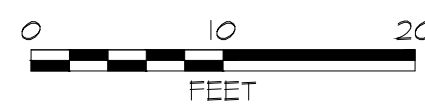
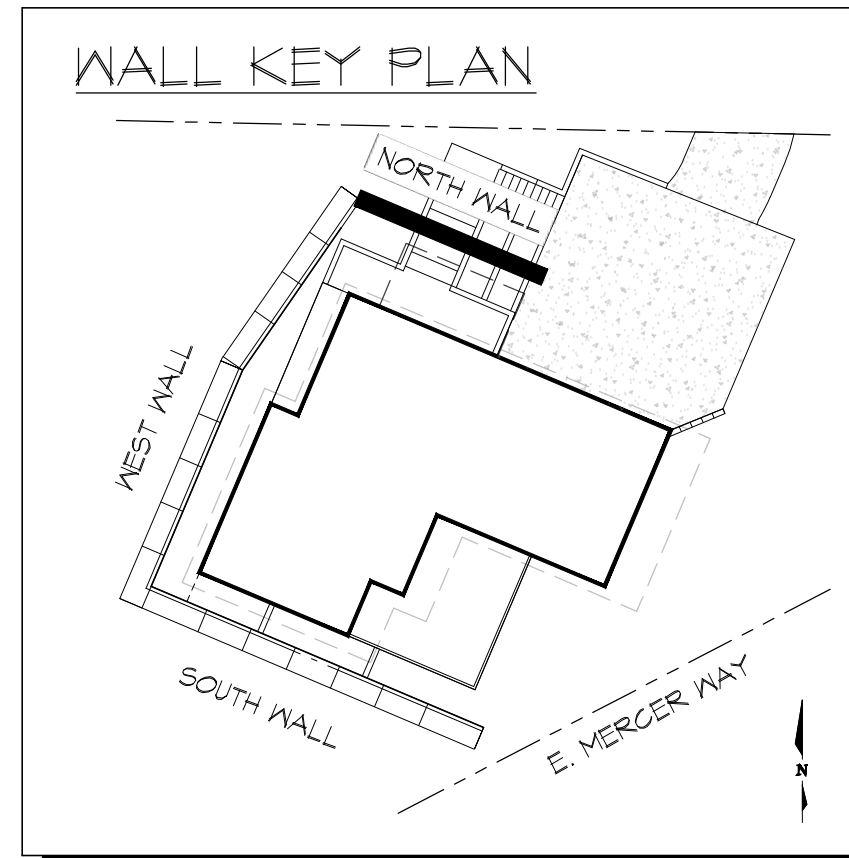
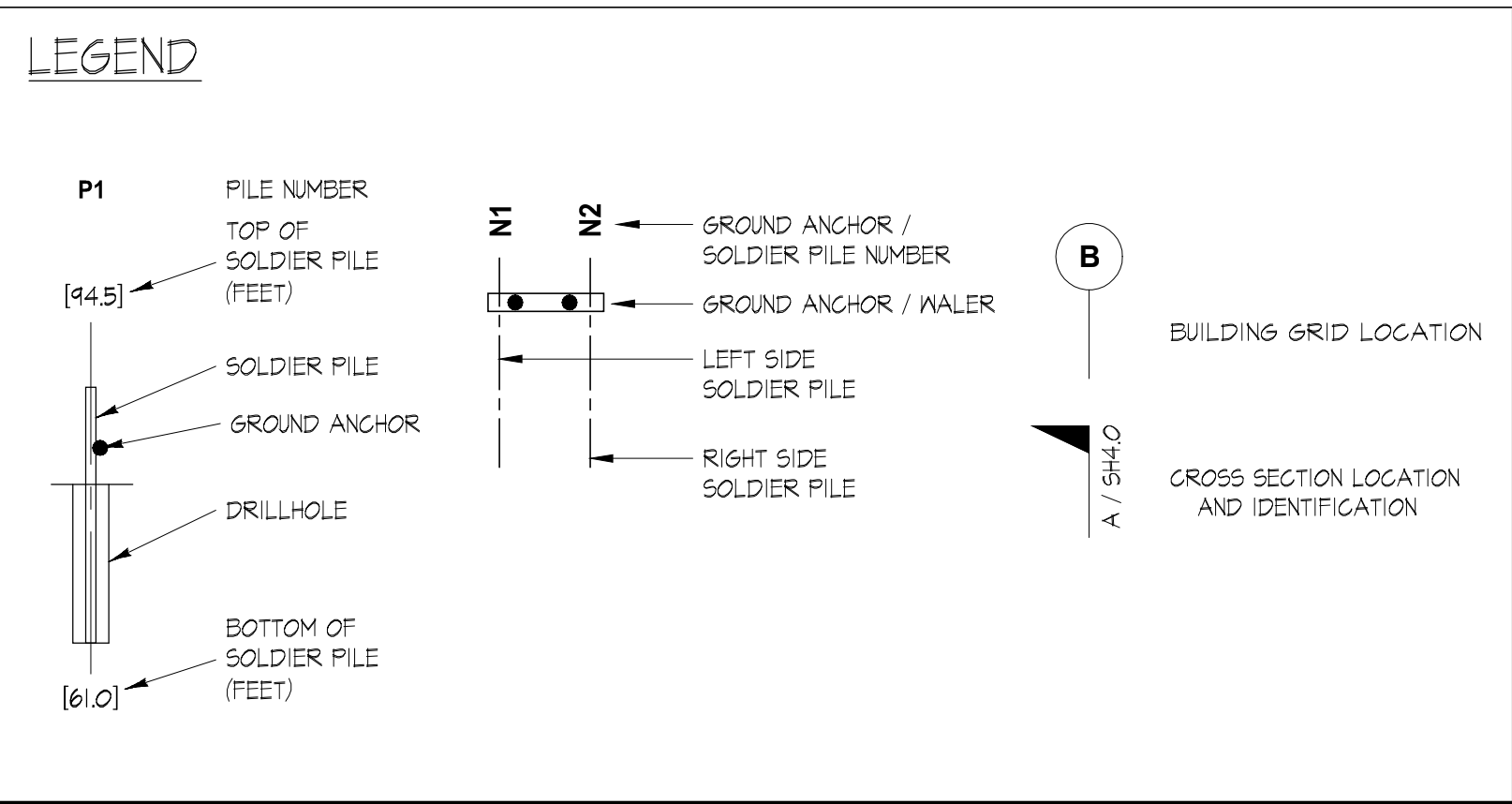
NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.



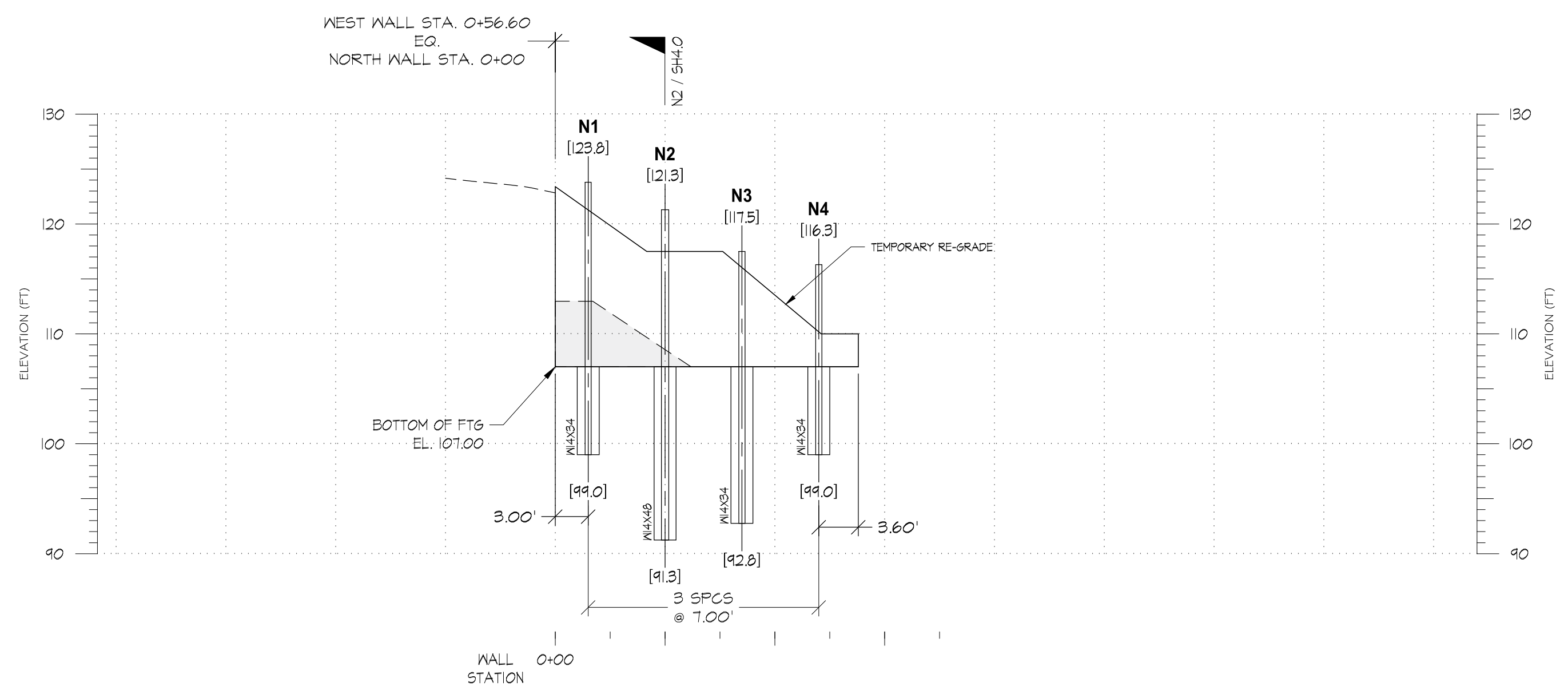
CHESHIRE SHORT PLAT 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040		PROJECT NO. 23-30	
TEMPORARY SHORING WALL WEST WALL ELEVATION		SHEET NUMBER	
<p>Ground Support PLLC 16932 Woodinville Richmond Rd NE, #210 Woodinville, WA 98072 Ph: (425) 488-1143 Fax: (425) 605-4057</p>		PSN	REV
		CHK	DATE
RIB	RFM	RUB	RUB
		DESCRIPTION	PERMIT ISSUE
		0	



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NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.



CHESHIRE SHORT PLAT
 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040
TEMPORARY SHORING WALL
NORTH WALL ELEVATION

PROJ. NO. 23-30
 SHEET NUMBER

SH3.2

Ground Support PLLC
 16932 Woodinville Richmond Rd NE, #210
 Woodinville, WA 98072
 Ph: (425) 488-1143 Fax: (425) 605-4057

PSN	PRN	CHK	DATE	REV	DESCRIPTION
RUB <td>BFM <td>RUB <td>11/28/2023 <td>0 <td>PERMIT ISSUE</td> </td></td></td></td>	BFM <td>RUB <td>11/28/2023 <td>0 <td>PERMIT ISSUE</td> </td></td></td>	RUB <td>11/28/2023 <td>0 <td>PERMIT ISSUE</td> </td></td>	11/28/2023 <td>0 <td>PERMIT ISSUE</td> </td>	0 <td>PERMIT ISSUE</td>	PERMIT ISSUE

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PILE AND ANCHOR SCHEDULE - SOUTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							PILE EXTENSION TOP ELEV. (FT)		
							ANCHOR ELEV (FT)	DECLINATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)		LOCKOFF LOAD (K)	
S1	0+02.3	W4X34	109.5	99.0	10.5	2.0	-	-	-	-	-	-	-	-	-	113.8
S2	0+10.8	W4X34	111.8	96.0	15.8	2.0	-	-	-	-	-	-	-	-	-	116.5
S3	0+19.3	W4X34	114.5	92.0	22.5	2.0	-	-	-	-	-	-	-	-	-	119.5
S4	0+21.8	W4X34	117.5	98.3	19.2	2.0	115.0	25.0	30.0	15.0	15.0	2	30.0	30.0	30.0	121.8
S5	0+35.8	W4X34	119.8	94.0	20.8	2.0	116.5	25.0	30.0	15.0	15.0	2	30.0	30.0	30.0	124.0
S6	0+43.8	W4X34	122.0	94.0	28.0	2.0	118.0	25.0	30.0	15.0	15.0	2	30.0	30.0	30.0	125.3

NOTE: EXTENSION IS A WTTXIT SECURED TO PILE TOP AS INDICATED ON PLANS.

PILE AND ANCHOR SCHEDULE - WEST WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							PILE EXTENSION TOP ELEV. (FT)		
							ANCHOR ELEV (FT)	DECLINATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)		LOCKOFF LOAD (K)	
W1	0+02.3	W4X34	123.3	99.0	24.3	2.0	119.0	25.0	30.0	15.0	15.0	2	30.0	30.0	30.0	125.5
W2	0+09.3	W4X34	123.5	99.0	24.5	2.0	119.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.5
W3	0+16.3	W4X34	123.5	99.0	24.5	2.0	119.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.8
W4	0+23.3	W4X34	123.8	99.0	24.8	2.0	119.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.8
W5	0+30.3	W4X34	123.5	99.0	24.5	2.0	119.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.8
W6	0+38.3	W4X34	123.3	99.0	24.3	2.0	119.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.5
W7	0+46.3	W4X34	123.0	99.0	24.0	2.0	118.5	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.3
W8	0+54.3	W4X34	122.3	99.0	23.3	2.0	118.0	25.0	35.0	15.0	20.0	2	40.0	40.0	40.0	125.0

NOTE: EXTENSION IS A WTTXIT SECURED TO PILE TOP AS INDICATED ON PLANS.

PILE AND ANCHOR SCHEDULE - NORTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)	ANCHOR 1							
							ANCHOR ELEV (FT)	DECLINATION (DEG)	TOTAL LENGTH (FT)	UNBOND LENGTH (FT)	BOND LENGTH (FT)	NO. STRANDS OR BAR SIZE	DESIGN LOAD (K)	LOCKOFF LOAD (K)
N1	0+03.0	W4X34	123.8	99.0	24.8	2.0	116.5	25.0	30.0	15.0	15.0	2	30.0	30.0
N2	0+10.0	W4X48	121.3	91.3	30.0	2.0	-	-	-	-	-	-	-	-
N3	0+17.0	W4X34	117.5	92.8	24.7	2.0	-	-	-	-	-	-	-	-
N4	0+24.0	W4X34	116.3	94.0	17.3	2.0	-	-	-	-	-	-	-	-

DESCRIPTION
REV
DATE

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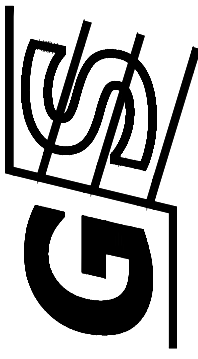
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PSN
R.B

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Ground Support PLLC
16932 Woodinville Richmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

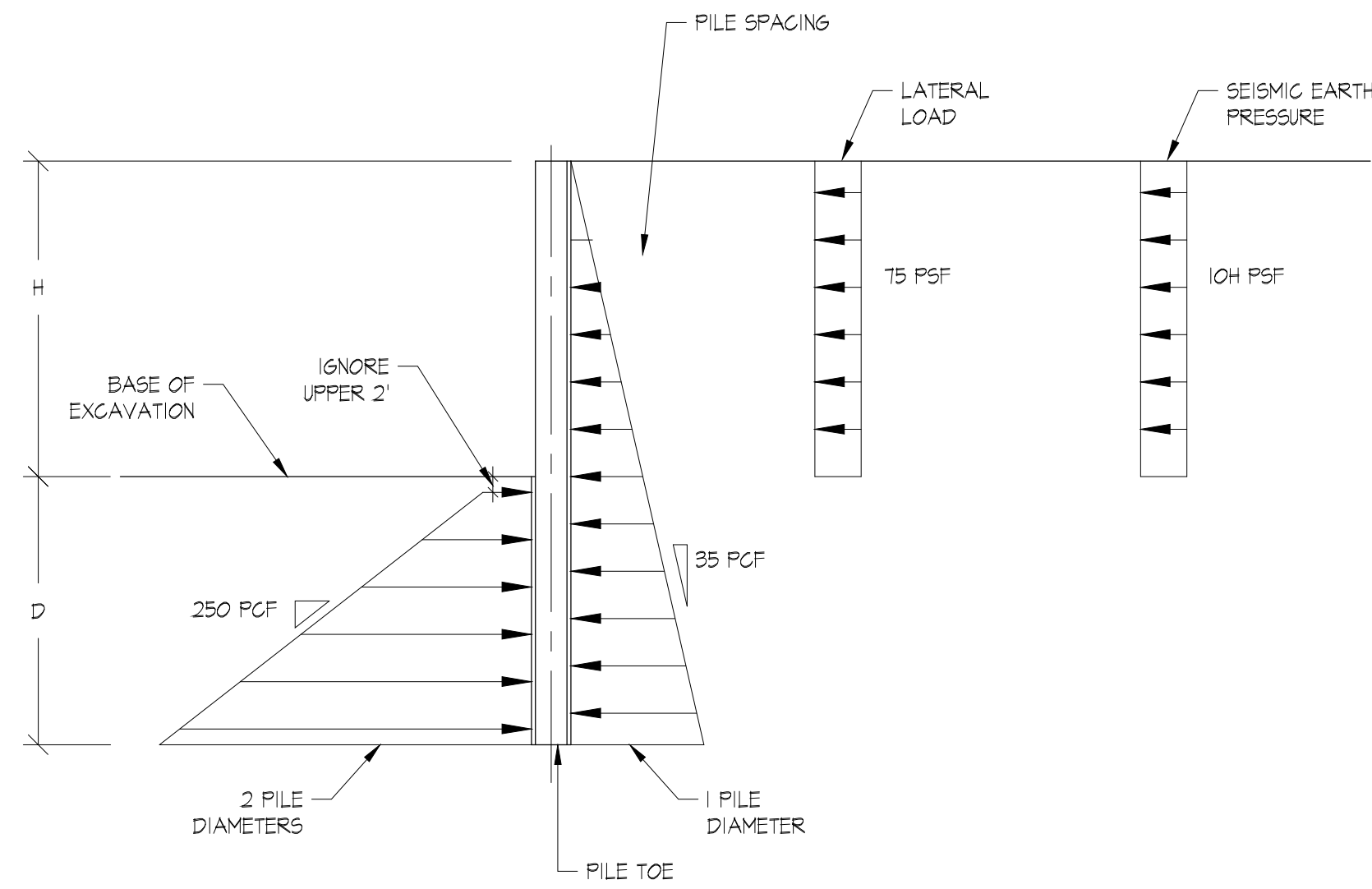
CHESHIRE SHORT PLAT
7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040
**TEMPORARY SHORING WALL
PILE AND ANCHOR SCHEDULE**

PROJ. NO. 23-30
SHEET NUMBER

SH3.A

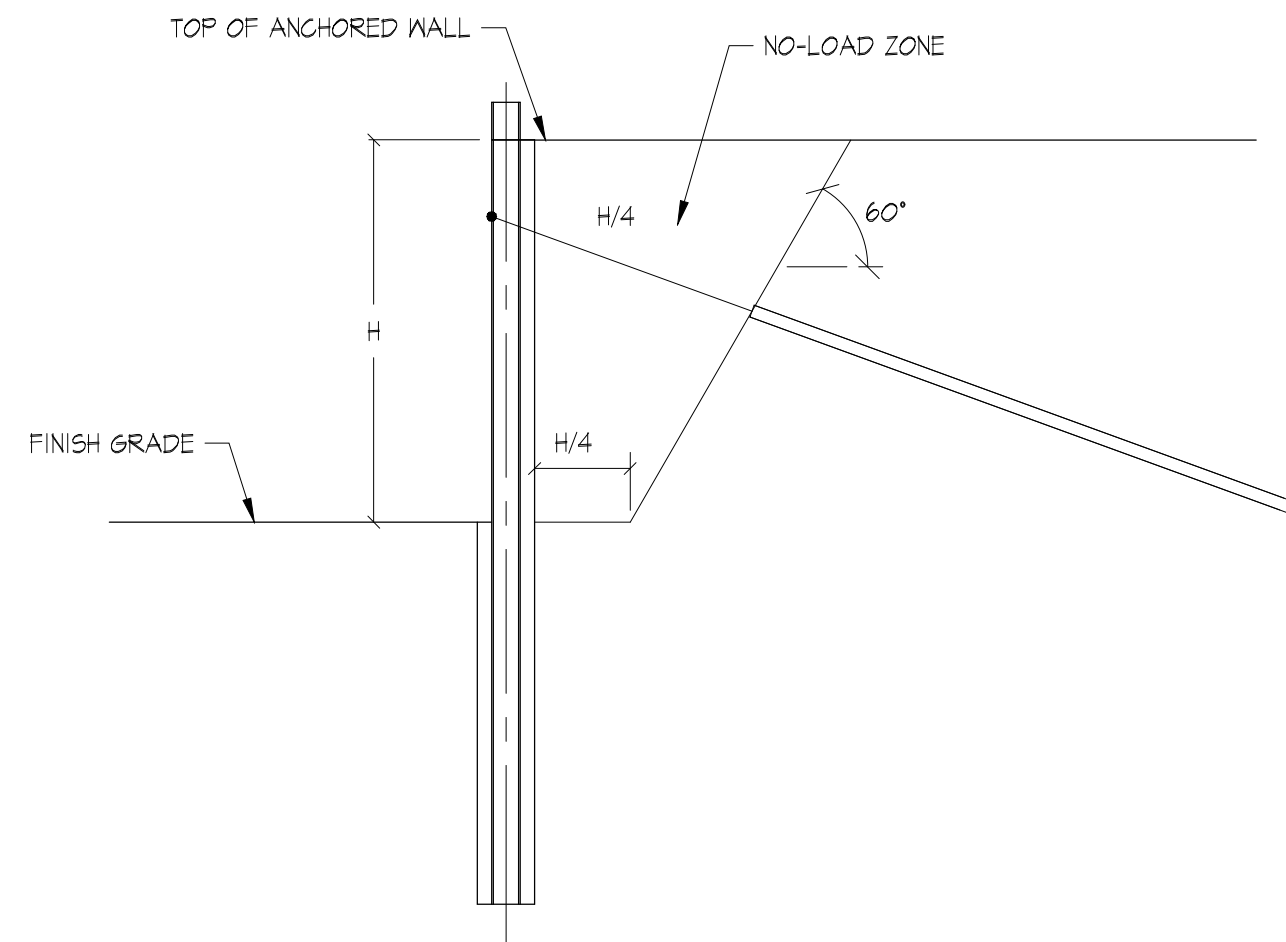
NOTE: EIGHT WEEKS PRIOR TO ORDERING SHORING PILE BEAMS FROM THE SCHEDULE(S), CONSULT WITH GROUND SUPPORT AND CONFIRM THAT THE CURRENT BUILDING/EXCAVATION CONFIGURATION HAS NOT CHANGED, AND THAT THE SHORING DESIGN STILL APPLIES.

FIGROUND SUPPORT PLLC 2023-03-30 CHESHIRE SP MERCER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE (SHORING) (PERMITTING) (R012330SH40) DWG - SH4.0 - P10001: 11/20/2023 8:48 AM

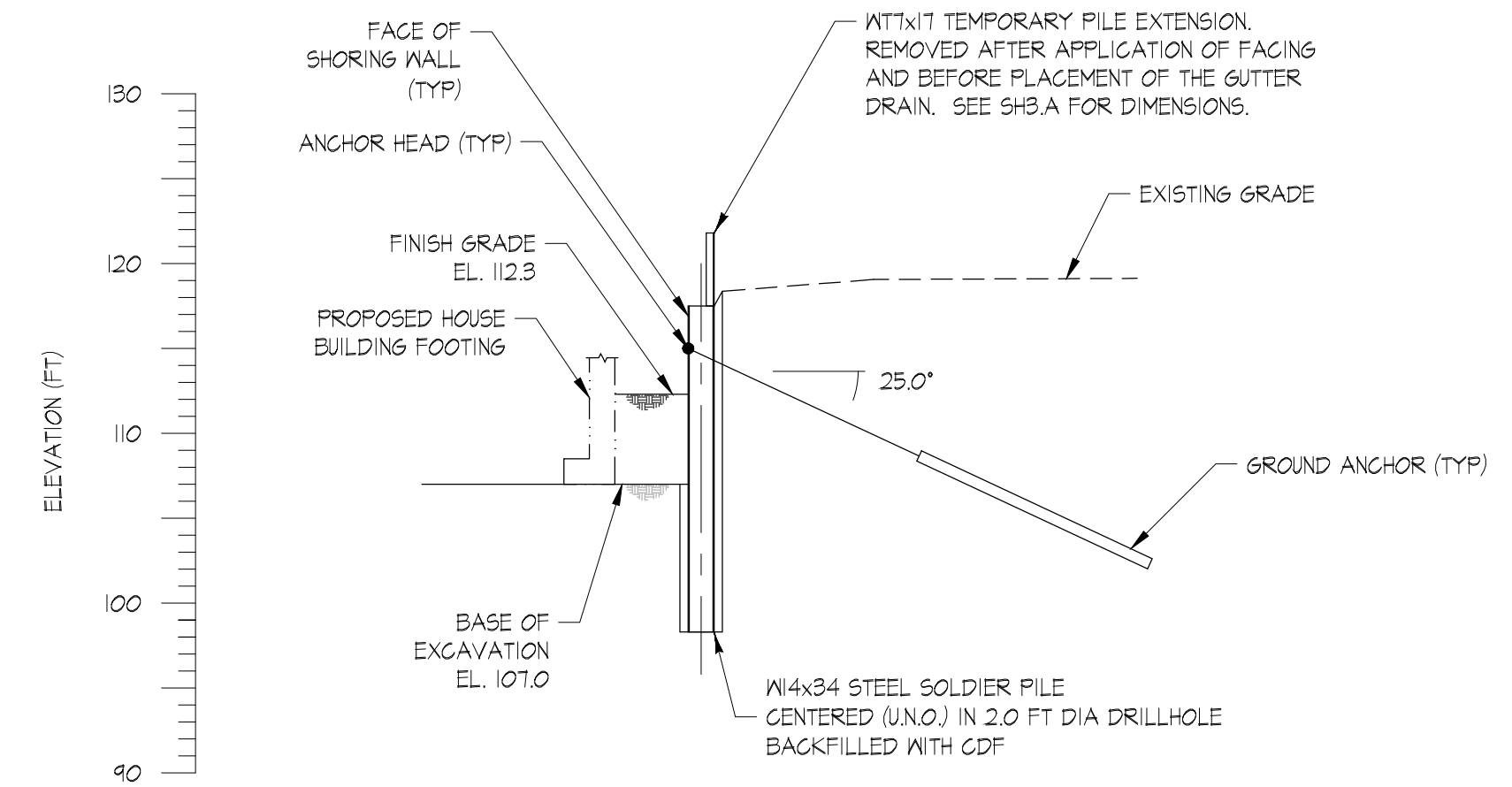


PILE TOE
ALLOWABLE END BEARING, $q_a = 15$ KSF;
ALLOWABLE SKIN FRICTION, $f_a = 1.5$ KSF

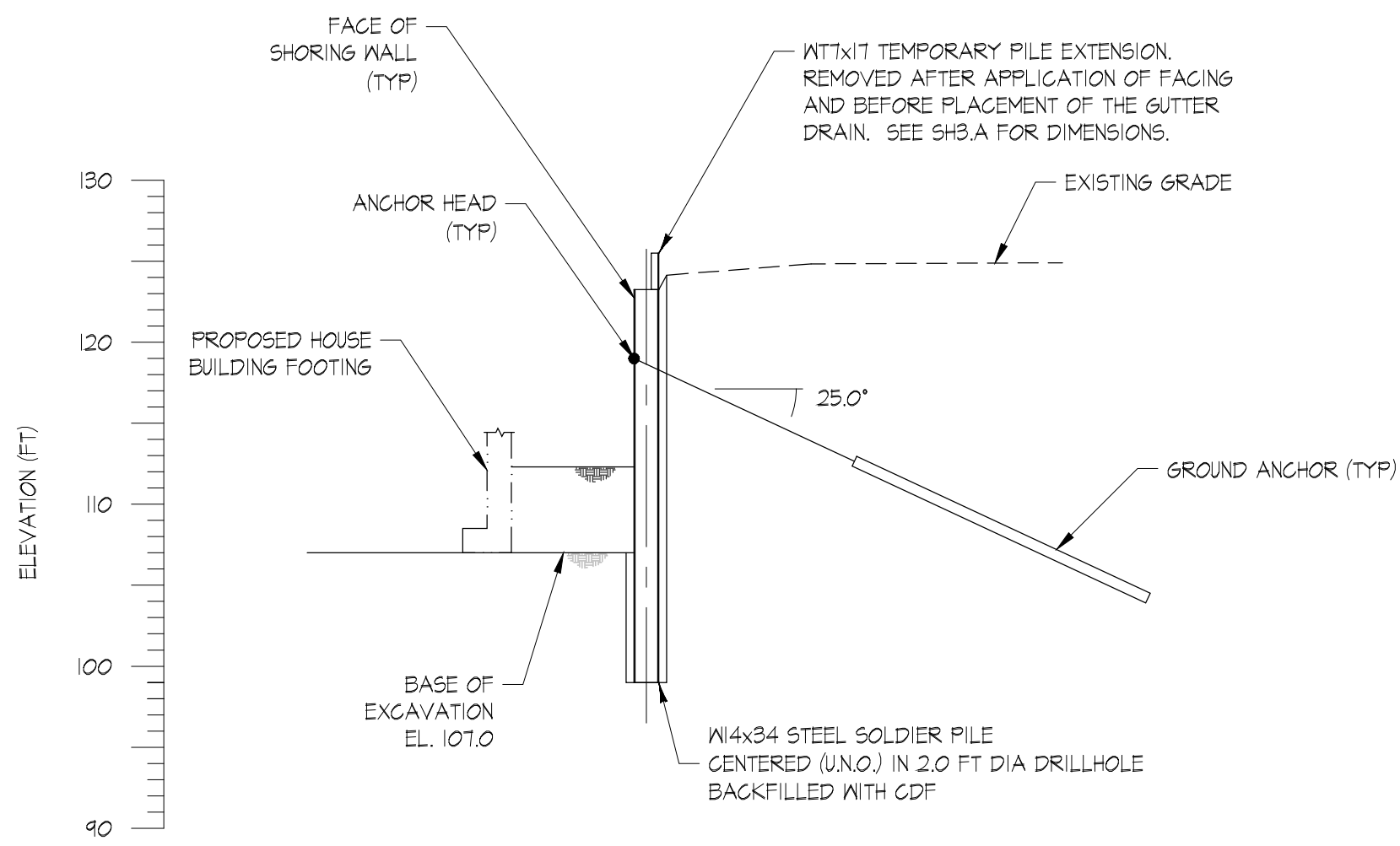
1 WALL PRESSURE DIAGRAM
VERTICAL ELEMENTS
SH4.0 NOT TO SCALE



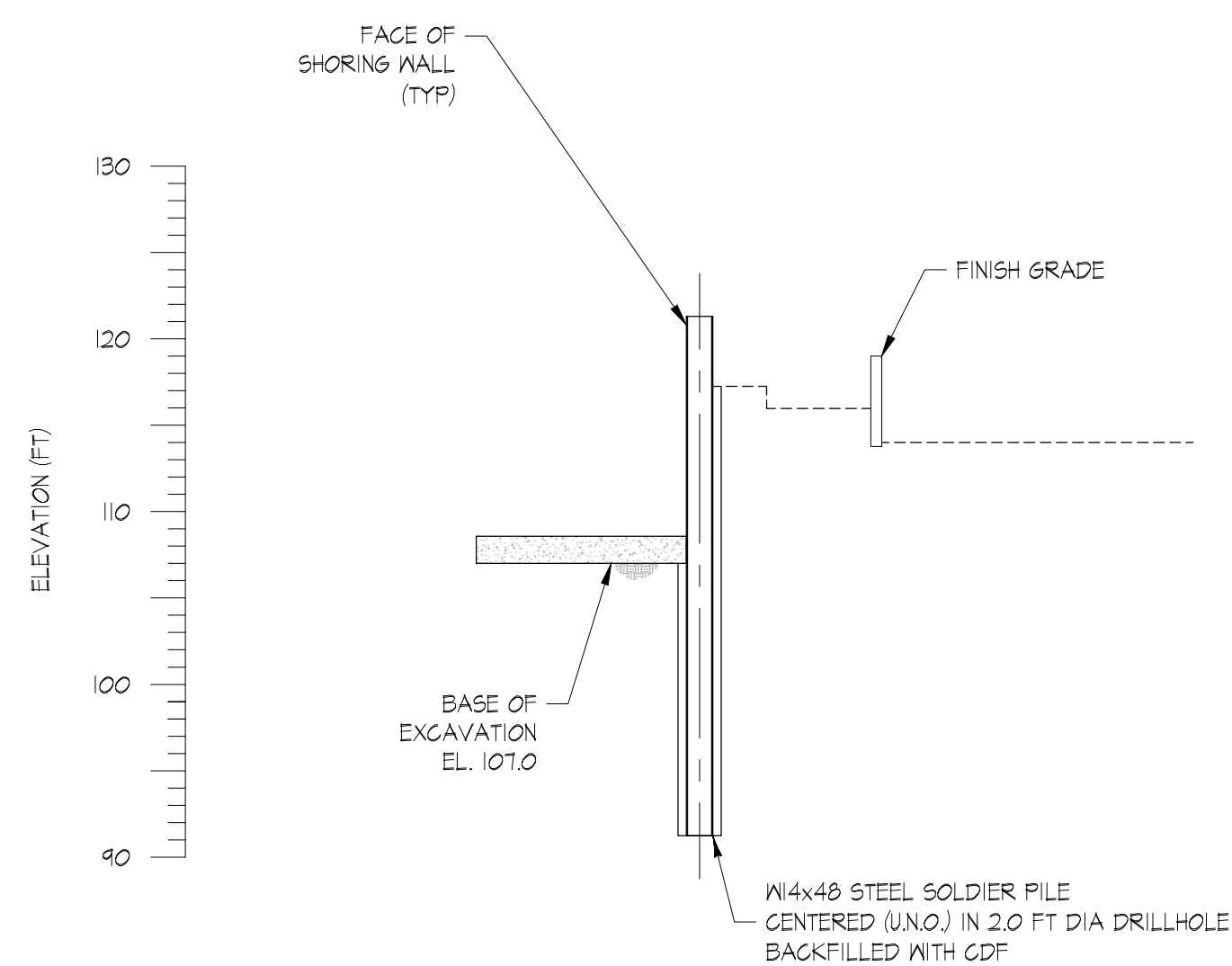
2 NO-LOAD ZONE
SH4.0 NOT TO SCALE



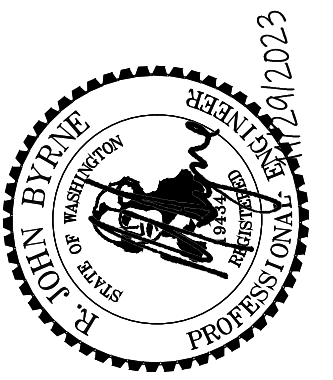
S4 SOUTH WALL
CROSS-SECTION AT PILE S4
SH4.0 0 10 FEET



W6 WEST WALL
CROSS-SECTION AT PILE W6
SH4.0 0 10 FEET



N2 NORTH WALL
CROSS-SECTION AT PILE N2
SH4.0 0 10 FEET



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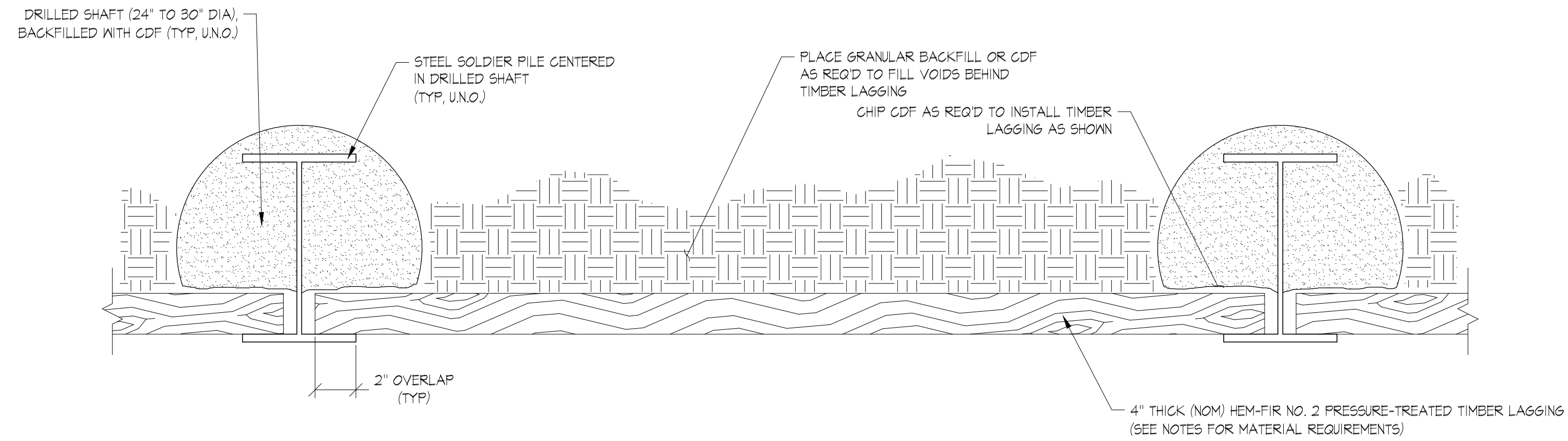
CHESHIRE SHORT PLAT
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**TEMPORARY SHORING WALL
CROSS-SECTIONS**

PROJ. NO. 23-30
SHEET NUMBER

SH4.0

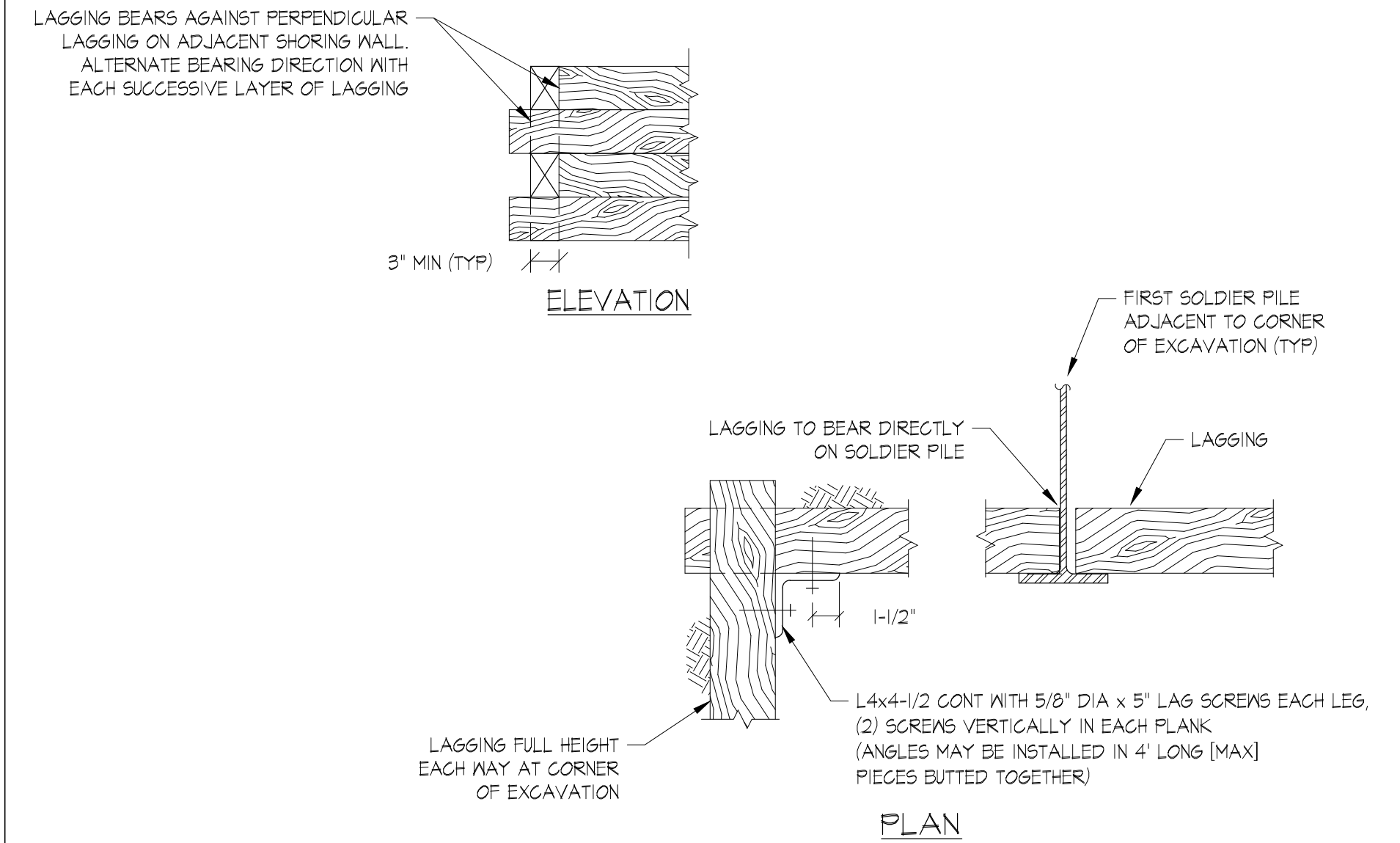
REV	DATE	DESCRIPTION
0	11/28/2023	PERMIT ISSUE

FIGROUND SUPPORT PLLC(2023)23-30 (CHESHIRE SP MERGER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE)(SHORING)(PERMITTING)(R02330SHOR0)DWG - SH5.0 - Pinned: 11/29/2023 4:57 PM



1 PILE / SHAFT / LAGGING DETAIL
SH5.0 NOT TO SCALE

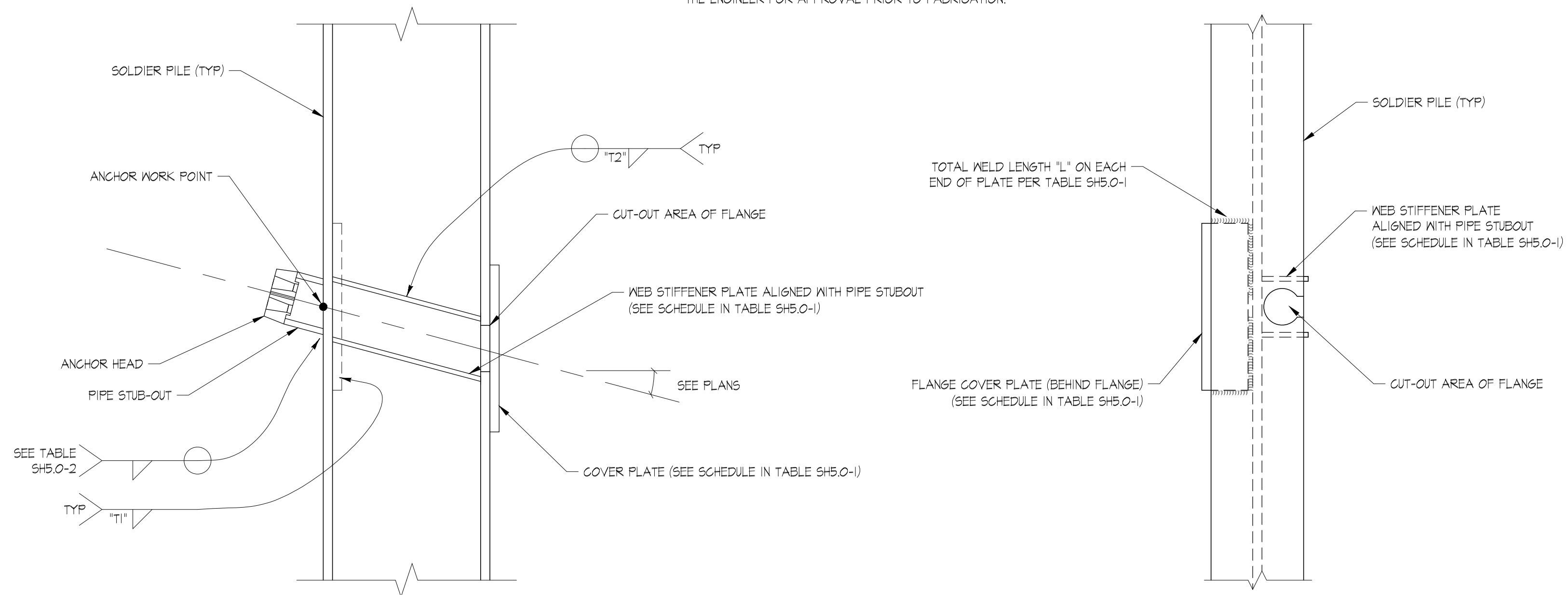
NOTE: THIS METHOD ONLY APPLIES TO INTERIOR CORNERS WITH INCLUDED ANGLE OF 90°±0°.



4 TYPICAL INTERIOR CORNER LAGGING SUPPORT DETAIL
SH5.0 NOT TO SCALE

NOTE:

CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED ANCHOR HEAD, PIPE STUB-OUT, FLANGE CUT-OUT, AND CORRESPONDING WELD CONNECTIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.



2 ANCHOR TO PILE CONNECTION DETAIL (SIDE VIEW)
SH5.0 NOT TO SCALE

3 ANCHOR TO PILE CONNECTION DETAIL (FRONT VIEW)
SH5.0 NOT TO SCALE

TABLE SH5.0-1
ANCHOR TO PILE CONNECTION SCHEDULE

ANCHOR LOAD (KIPS)	PILE SECTION	COVER PLATE DIMENSIONS (IN)	COVER PLATE WELD LENGTH L (IN)	COVER PLATE WELD SIZE T1 (IN)	WEB STIFFENER PLATE DIMENSIONS (IN)	WEB STIFFENER PLATE WELD SIZE T2 (IN)
40.0	W14x34	1/2 x 3 x 27	13	1/4	1/2 x 4 x 12	1/4

NOTE:

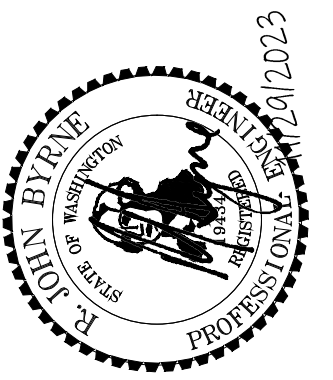
- WEB STIFFENER PLATES ARE FULL DEPTH, ARE FLUSH AT BEARING ENDS, AND WELDED FULL LENGTH AND ALONG BEARING ENDS ON ONE SIDE ONLY.
- NO COVER PLATES ON PILES N4 TO N46.

TABLE SH5.0-2
ANCHOR STUBOUT WELD SCHEDULE

ANCHOR DECLINATION (DEG)	ANCHOR LOAD (KIPS)		
	30	40	50
25	4/16	4/16	4/16

NOTES:

- WELD SIZES IN INCHES.
- WELD SIZES ASSUME MINIMUM WELD LENGTHS OF 12 INCHES.



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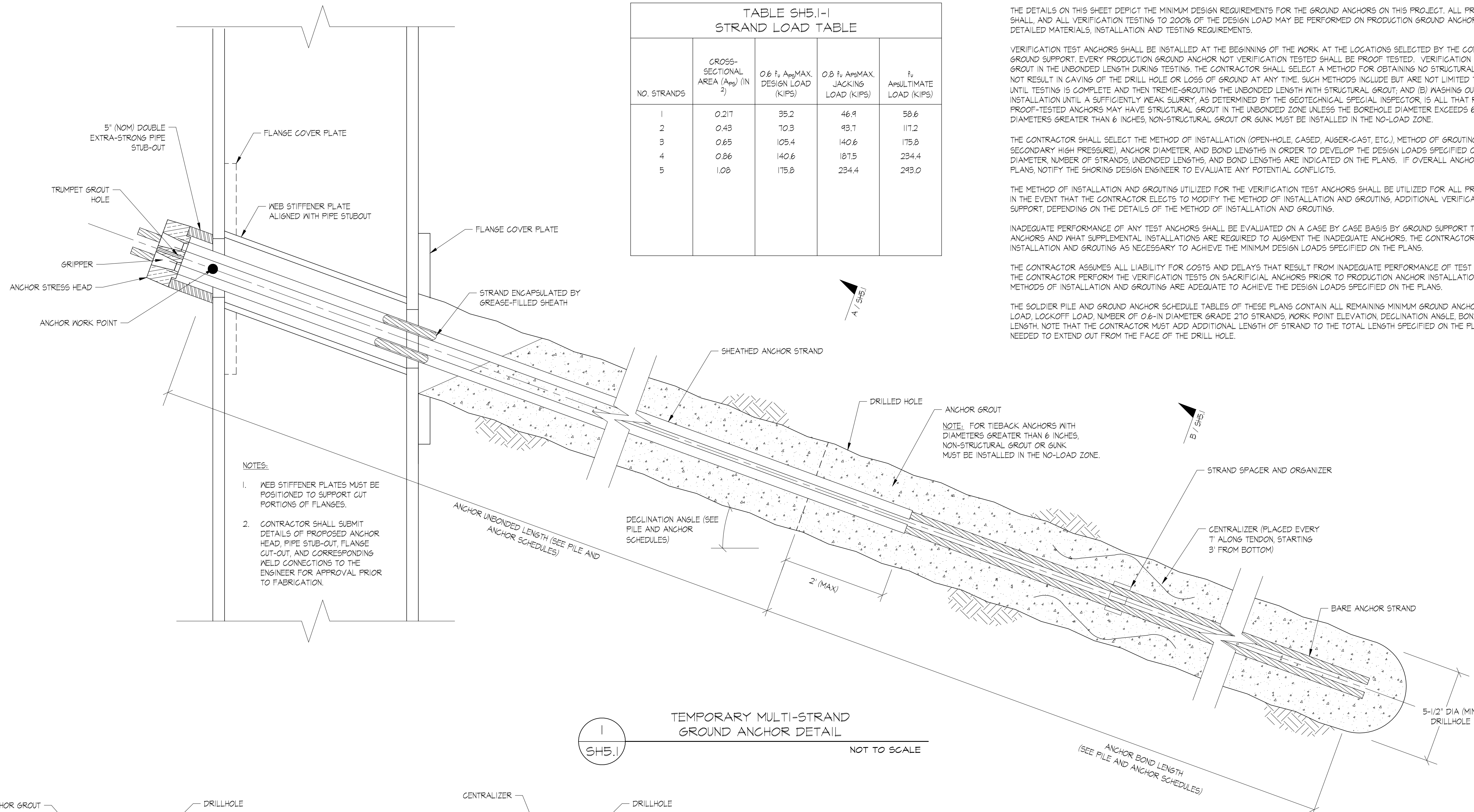
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**TEMPORARY SHORING WALL
DETAILS**

PROJ. NO. 23-30

SHEET NUMBER

SH5.0

FIGROUND SUPPORT PLLC(2023)23-30 (CHESHIRE SP MERGER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE)(SHORING)(PERMITTING)IR02330SHOR01.DWG <SH5.1> Plotted: 11/29/2023 4:57 PM



NO. STRANDS	CROSS-SECTIONAL AREA (A _{sp}) (IN ²)	0.6 f _u A _{sp} MAX. DESIGN LOAD (KIPS)	0.8 f _u A _{sp} MAX. JACKING LOAD (KIPS)	f _u A _{sp} ULTIMATE LOAD (KIPS)
1	0.217	35.2	46.9	58.6
2	0.43	70.3	93.7	117.2
3	0.65	105.4	140.6	175.8
4	0.86	140.6	187.5	234.4
5	1.08	175.8	234.4	293.0

TEMPORARY STRAND GROUND ANCHOR NOTES:

THE DETAILS ON THIS SHEET DEPICT THE MINIMUM DESIGN REQUIREMENTS FOR THE GROUND ANCHORS ON THIS PROJECT. ALL PROOF TESTING TO 133% OF THE DESIGN LOAD SHALL, AND ALL VERIFICATION TESTING TO 200% OF THE DESIGN LOAD MAY BE PERFORMED ON PRODUCTION GROUND ANCHORS. SEE THE NOTES ON SHEET SH11 FOR DETAILED MATERIALS, INSTALLATION AND TESTING REQUIREMENTS.

VERIFICATION TEST ANCHORS SHALL BE INSTALLED AT THE BEGINNING OF THE WORK AT THE LOCATIONS SELECTED BY THE CONTRACTOR AND APPROVED IN WRITING BY GROUND SUPPORT. EVERY PRODUCTION GROUND ANCHOR NOT VERIFICATION TESTED SHALL BE PROOF TESTED. VERIFICATION TEST ANCHORS SHALL NOT HAVE STRUCTURAL GROUT IN THE UNBONDED LENGTH DURING TESTING. THE CONTRACTOR SHALL SELECT A METHOD FOR OBTAINING NO STRUCTURAL GROUT IN THE UNBONDED LENGTH THAT DOES NOT RESULT IN CAVING OF THE DRILL HOLE OR LOSS OF GROUND AT ANY TIME. SUCH METHODS INCLUDE BUT ARE NOT LIMITED TO: (A) LEAVING THE UNBONDED LENGTH OPEN UNTIL TESTING IS COMPLETE AND THEN TREMIE-GROUTING THE UNBONDED LENGTH WITH STRUCTURAL GROUT; AND (B) WASHING OUT THE UNBONDED LENGTH AFTER INSTALLATION UNTIL A SUFFICIENTLY PEAQ SLURRY AS DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR IS ALL THAT REMAINS IN THE UNBONDED LENGTH. PROOF-TESTED ANCHORS MAY HAVE STRUCTURAL GROUT IN THE UNBONDED ZONE UNLESS THE BOREHOLE DIAMETER EXCEEDS 6 INCHES. FOR TIEBACK ANCHORS WITH DIAMETERS GREATER THAN 6 INCHES, NON-STRUCTURAL GROUT OR GUNK MUST BE INSTALLED IN THE NO-LOAD ZONE.

THE CONTRACTOR SHALL SELECT THE METHOD OF INSTALLATION (OPEN-HOLE, CASED, AUGER-CAST, ETC.) METHOD OF GROUTING (TREMIE, PRIMARY LOW-PRESSURE, SECONDARY HIGH PRESSURE), ANCHOR DIAMETER, AND BOND LENGTHS IN ORDER TO DEVELOP THE DESIGN LOADS SPECIFIED ON THE PLANS. THE MINIMUM REQUIRED ANCHOR DIAMETER, NUMBER OF STRANDS, UNBONDED LENGTHS, AND BOND LENGTHS ARE INDICATED ON THE PLANS. IF OVERALL ANCHOR LENGTHS EXCEED THOSE SHOWN ON THE PLANS, NOTIFY THE SHORING DESIGN ENGINEER TO EVALUATE ANY POTENTIAL CONFLICTS.

THE METHOD OF INSTALLATION AND GROUTING UTILIZED FOR THE VERIFICATION TEST ANCHORS SHALL BE UTILIZED FOR ALL PRODUCTION ANCHORS INSTALLED THEREAFTER. IN THE EVENT THAT THE CONTRACTOR ELECTS TO MODIFY THE METHOD OF INSTALLATION AND GROUTING, ADDITIONAL VERIFICATION TESTING MAY BE REQUIRED BY GROUND SUPPORT, DEPENDING ON THE DETAILS OF THE METHOD OF INSTALLATION AND GROUTING.

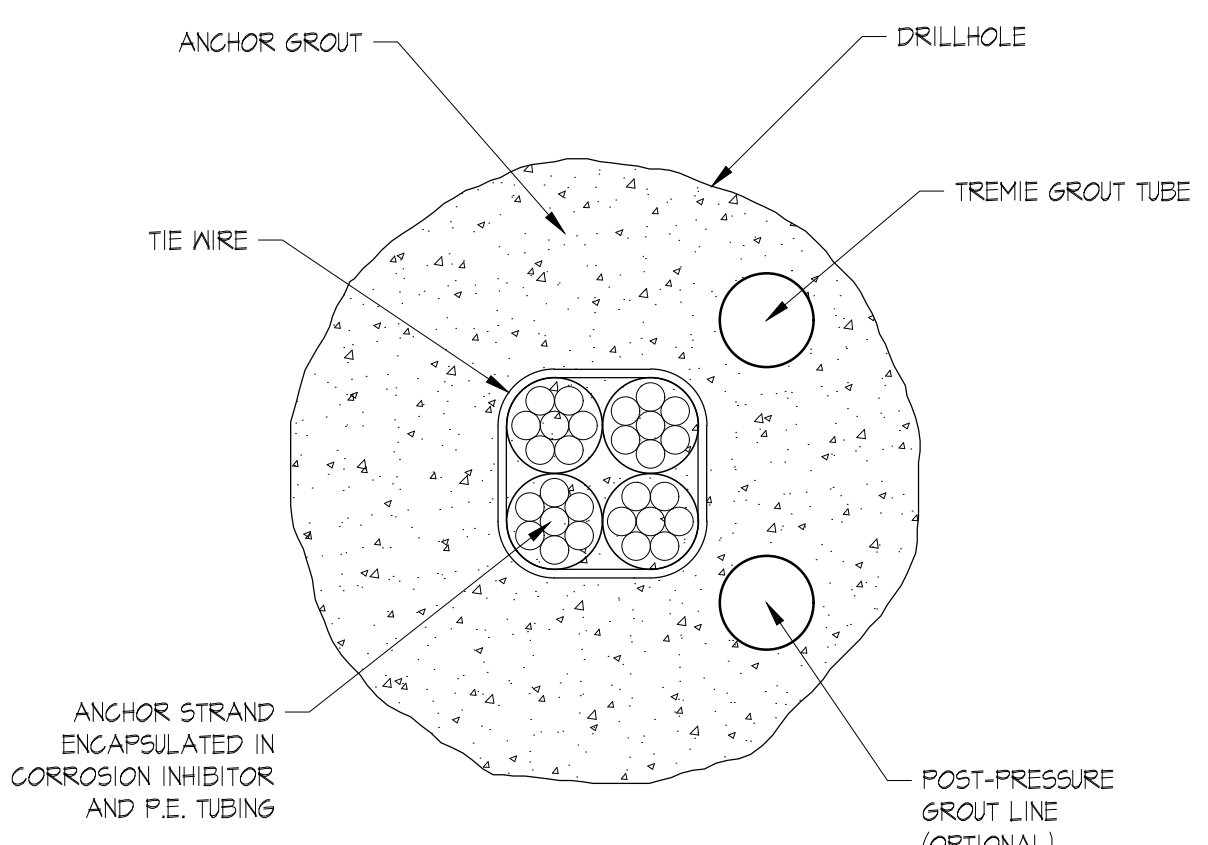
INADEQUATE PERFORMANCE OF ANY TEST ANCHORS SHALL BE EVALUATED ON A CASE BY CASE BASIS BY GROUND SUPPORT TO DETERMINE THE REMAINING VALUE OF THE ANCHORS AND WHAT SUPPLEMENTAL INSTALLATIONS ARE REQUIRED TO AUGMENT THE INADEQUATE ANCHORS. THE CONTRACTOR SHALL MODIFY THE METHOD OF INSTALLATION AND GROUTING AS NECESSARY TO ACHIEVE THE MINIMUM DESIGN LOADS SPECIFIED ON THE PLANS.

THE CONTRACTOR ASSUMES ALL LIABILITY FOR COSTS AND DELAYS THAT RESULT FROM INADEQUATE PERFORMANCE OF TEST ANCHORS. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR PERFORM THE VERIFICATION TESTS ON SACRIFICIAL ANCHORS PRIOR TO PRODUCTION ANCHOR INSTALLATION IN ORDER TO CONFIRM THAT THE CHOSEN METHODS OF INSTALLATION AND GROUTING ARE ADEQUATE TO ACHIEVE THE DESIGN LOADS SPECIFIED ON THE PLANS.

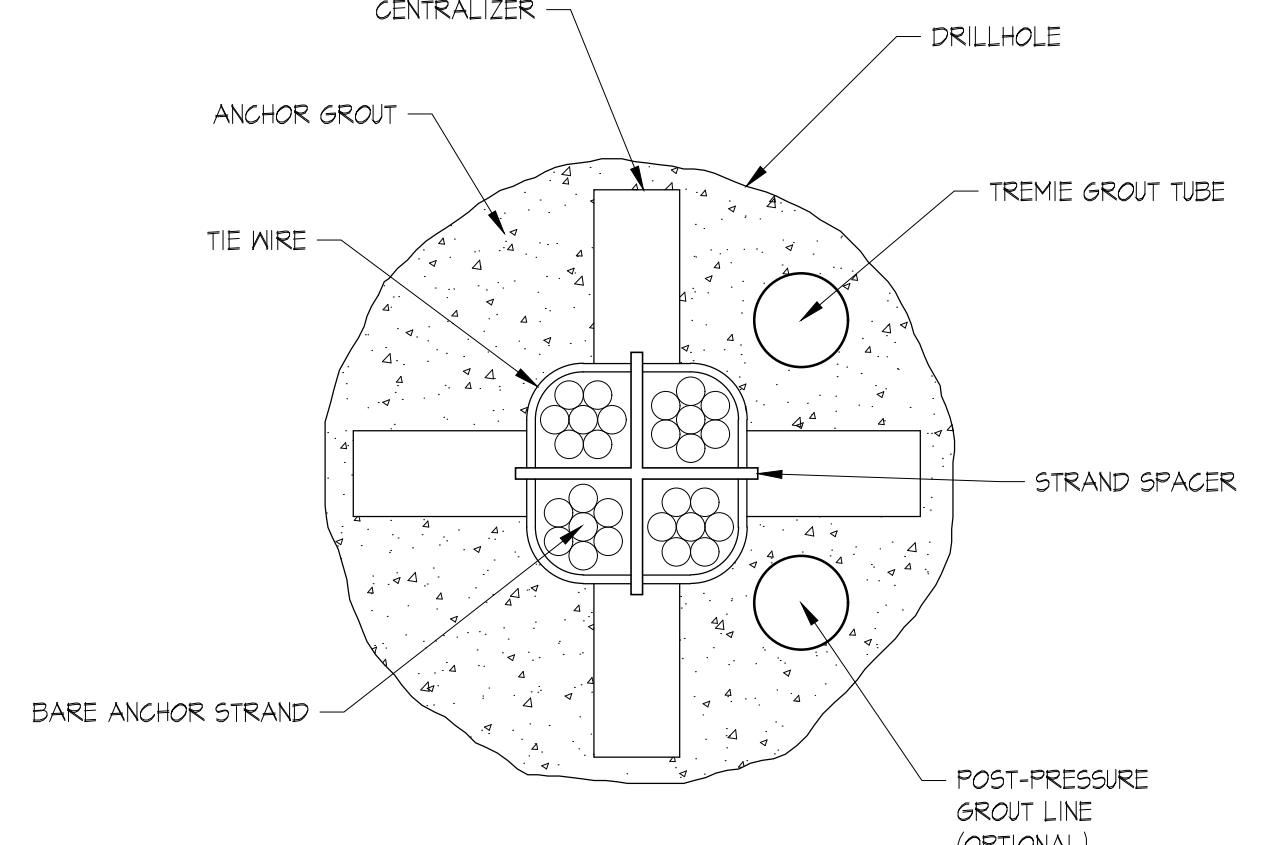
THE SOLDIER PILE AND GROUND ANCHOR SCHEDULE TABLES OF THESE PLANS CONTAIN ALL REMAINING MINIMUM GROUND ANCHOR DESIGN PARAMETERS INCLUDING: DESIGN LOAD, LOCKOFF LOAD, NUMBER OF 0.6-IN DIAMETER GRADE 270 STRANDS, WORK POINT ELEVATION, DECLINATION ANGLE, BOND LENGTH, UNBONDED LENGTH, AND TOTAL LENGTH. NOTE THAT THE CONTRACTOR MUST ADD ADDITIONAL LENGTH OF STRAND TO THE TOTAL LENGTH SPECIFIED ON THE PLANS TO ACCOUNT FOR ANY TAILS THAT ARE NEEDED TO EXTEND OUT FROM THE FACE OF THE DRILL HOLE.

- NOTES:**
- WEB STIFFENER PLATES MUST BE POSITIONED TO SUPPORT CUT PORTIONS OF FLANGES.
 - CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED ANCHOR HEAD, PIPE STUB-OUT, FLANGE CUT-OUT, AND CORRESPONDING WELD CONNECTIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

1
SH5.1
TEMPORARY MULTI-STRAND GROUND ANCHOR DETAIL
NOT TO SCALE




A
SH5.1
UNBONDED ZONE TYPICAL SECTION
NOT TO SCALE



B
SH5.1
BONDED ZONE TYPICAL SECTION
NOT TO SCALE

DESCRIPTION	
PERMIT ISSUE	
REV	O
DATE	11/29/2023
CHK	R.B.
PRG	R.B.
DES	R.B.



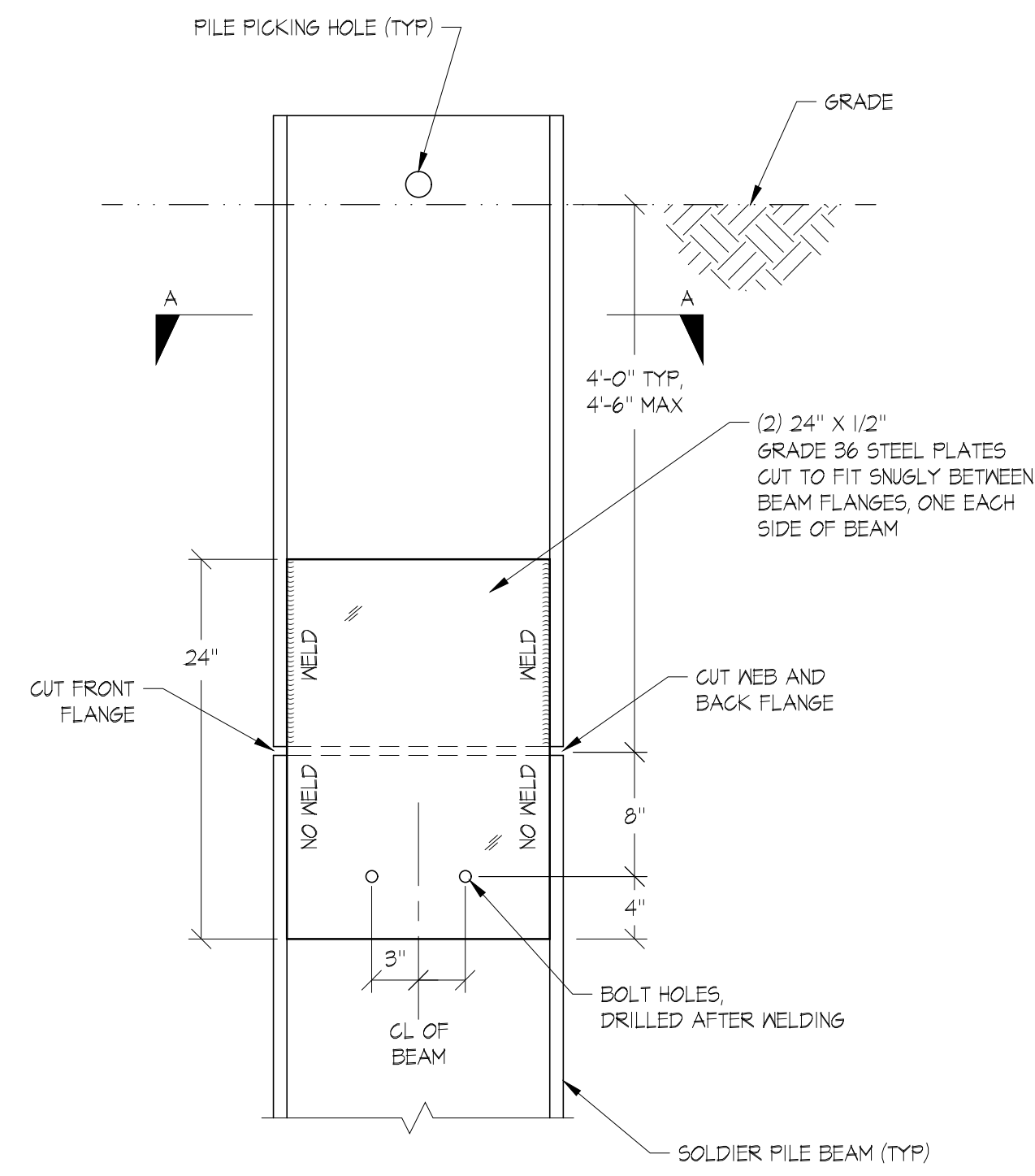
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7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040

**TEMPORARY SHORING WALL
DETAILS**

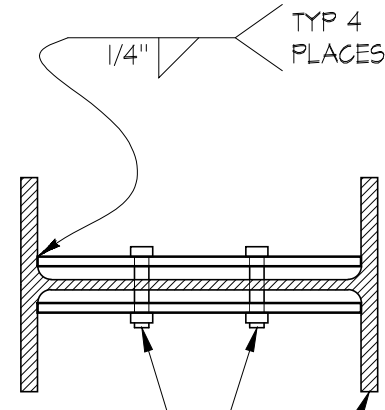
PROJ. NO.	23-30
SHEET NUMBER	
SH5.1	

F:\GROUND SUPPORT PLLC\2023\23-30 CHESHIRE SP MERGER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE\SHORING\PERMITTING\IR02330SH05R01.DWG - SH5.2 - P1.ctb: 11/30/2023 11:37 AM



NOTES:

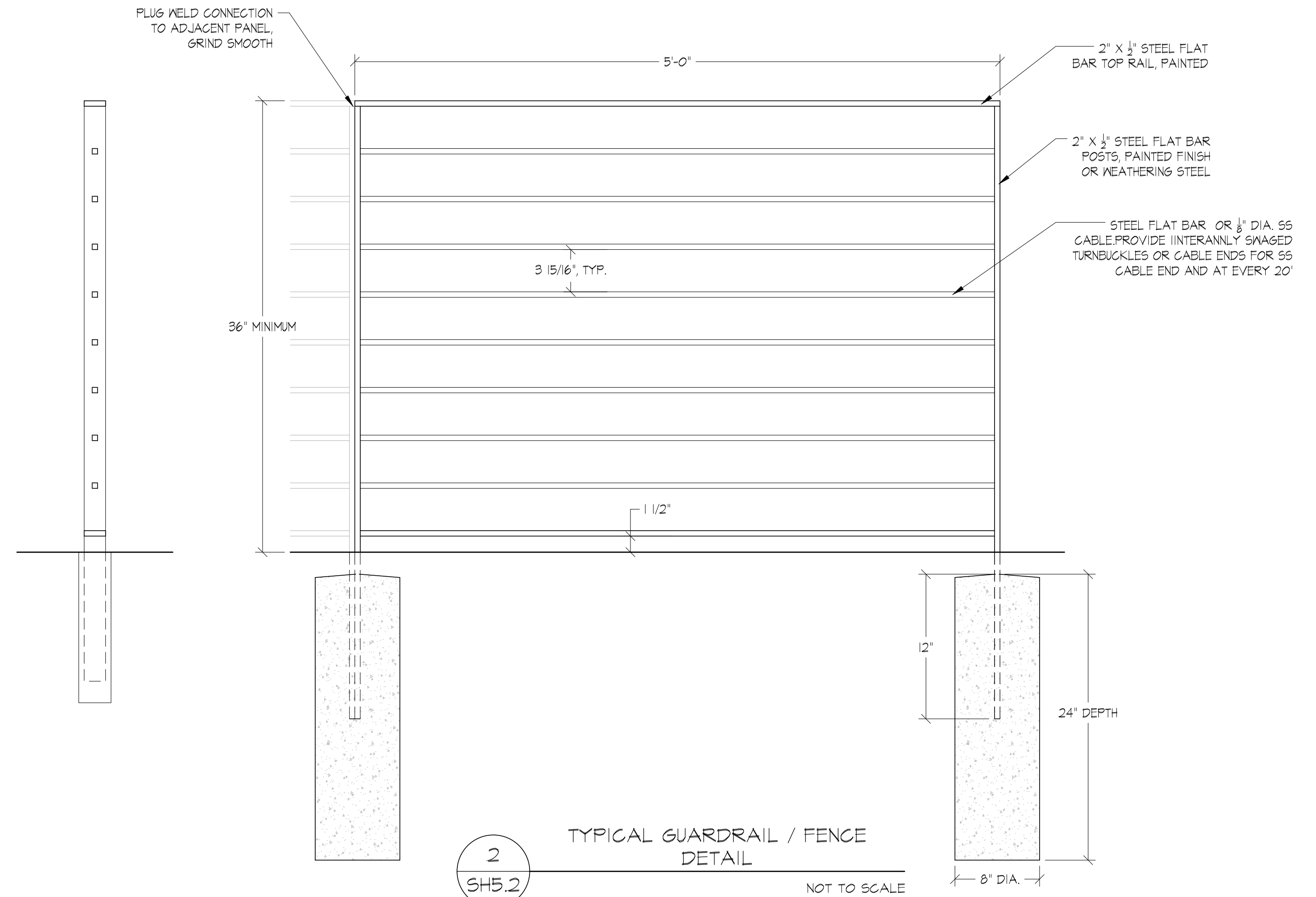
- DO NOT USE THIS DETAIL WHEN:
1. DETAIL CONFLICTS WITH SHALLOW ANCHORS,
 2. AXIAL LOADS ARE APPLIED TO TOPS OF PILES.



BOLT SIZES AND TIGHTNESS TO BE DETERMINED BY CONTRACTOR BASED ON LIFTING REQUIREMENTS

SECTION A-A

1
SH5.2
TYPICAL REMOVABLE PILE TOP CONNECTION DETAIL
NOT TO SCALE



2
SH5.2
TYPICAL GUARDRAIL / FENCE DETAIL
NOT TO SCALE

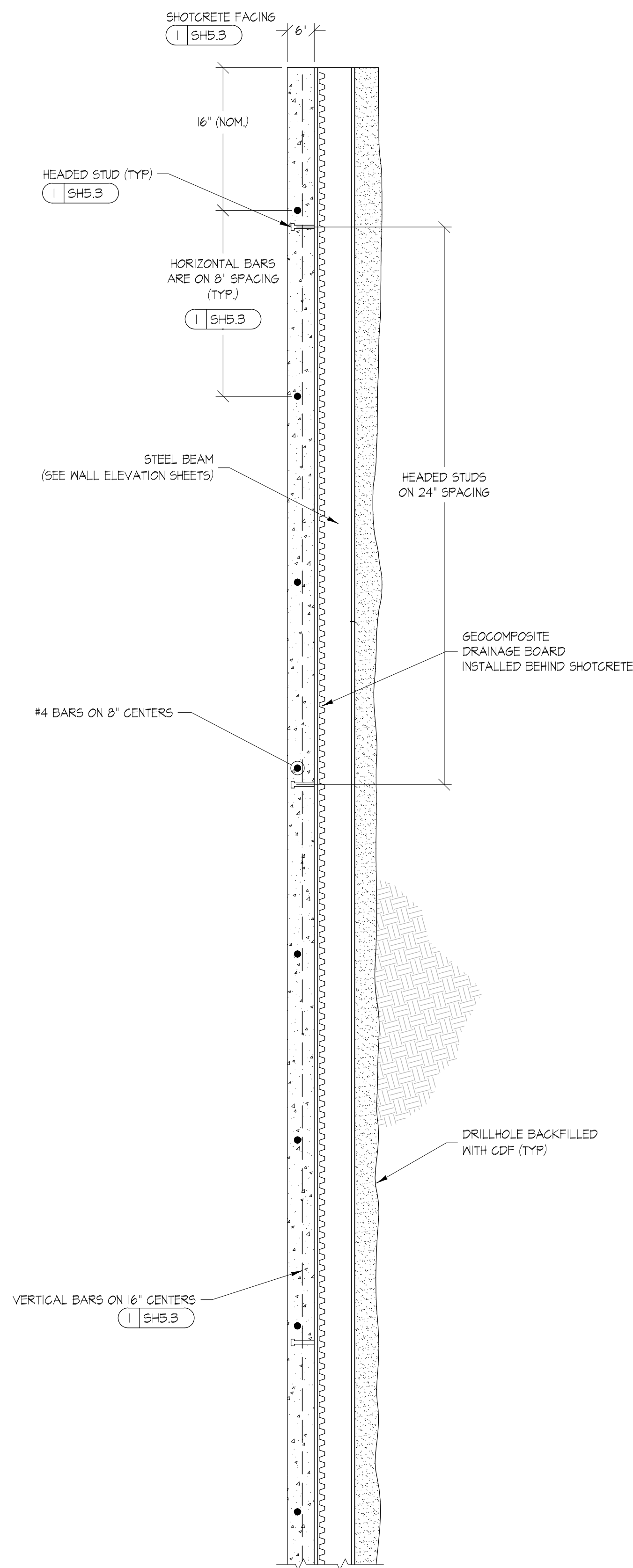
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CHK	DATE	11/28/2023
R.B	R.B	
PSN	PRG	
R.B	RFY	
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DETAILS

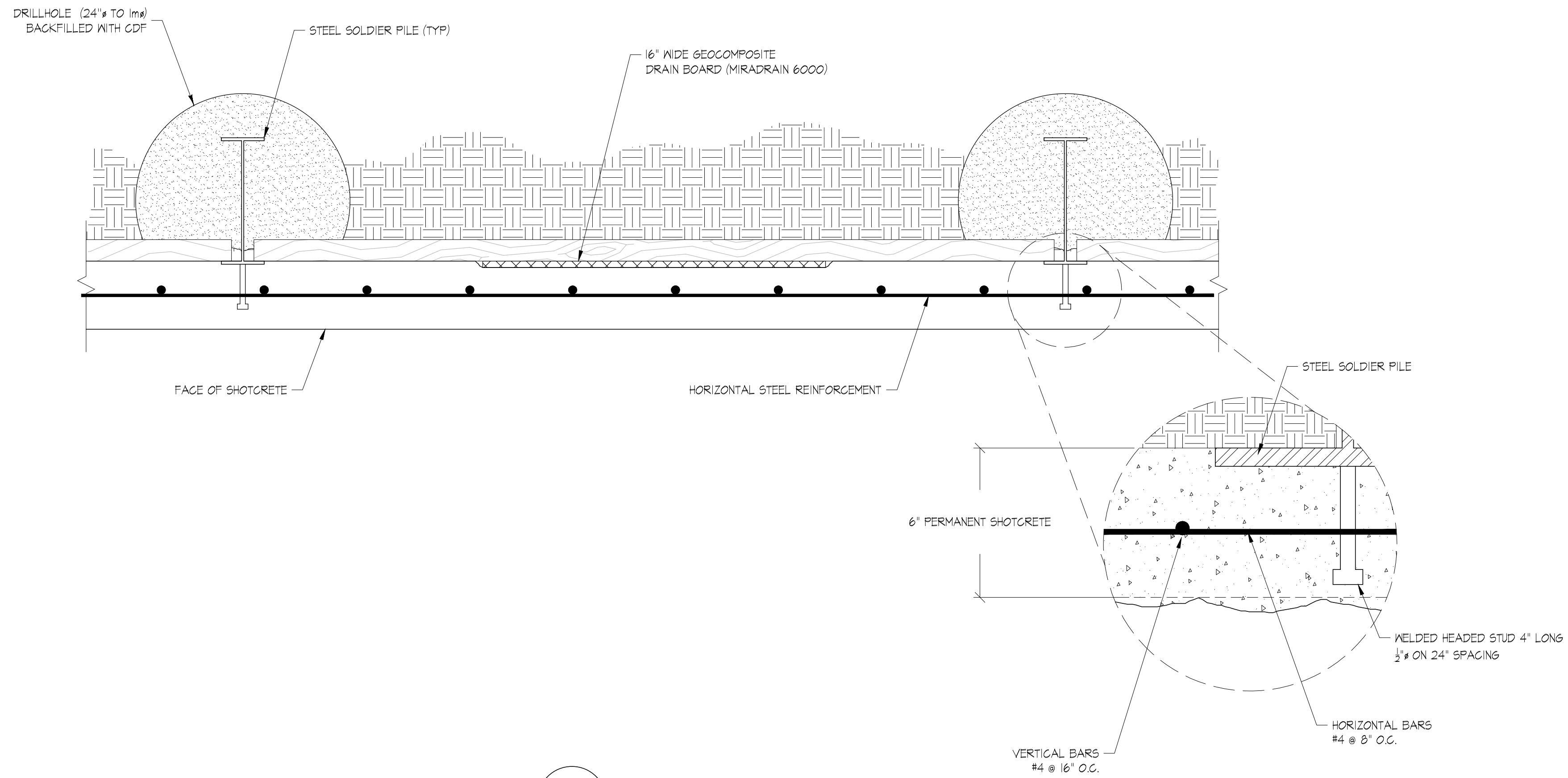
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SHEET NUMBER

SH5.2

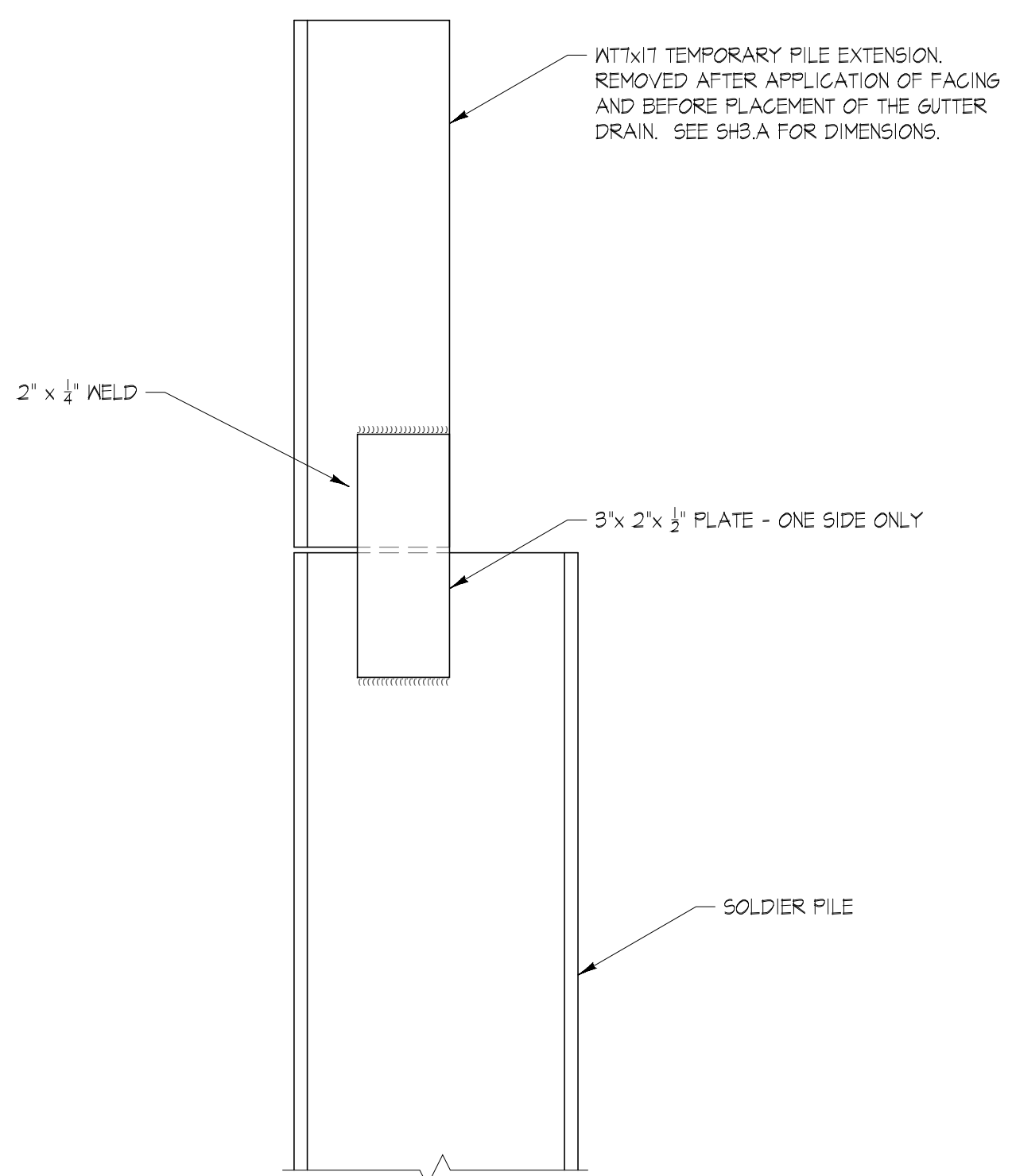
FIGROUND SUPPORT PLLC/2023/23-30 (CHESHIRE SP MERCER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE)(SHORING)(PERMITTING)(R02330SHORING)DWG - SH5.3 - PLOTED: 11/29/2023 4:55 PM



2 SOLDIER PILE AND FACING DETAIL
SH5.3 NOT TO SCALE



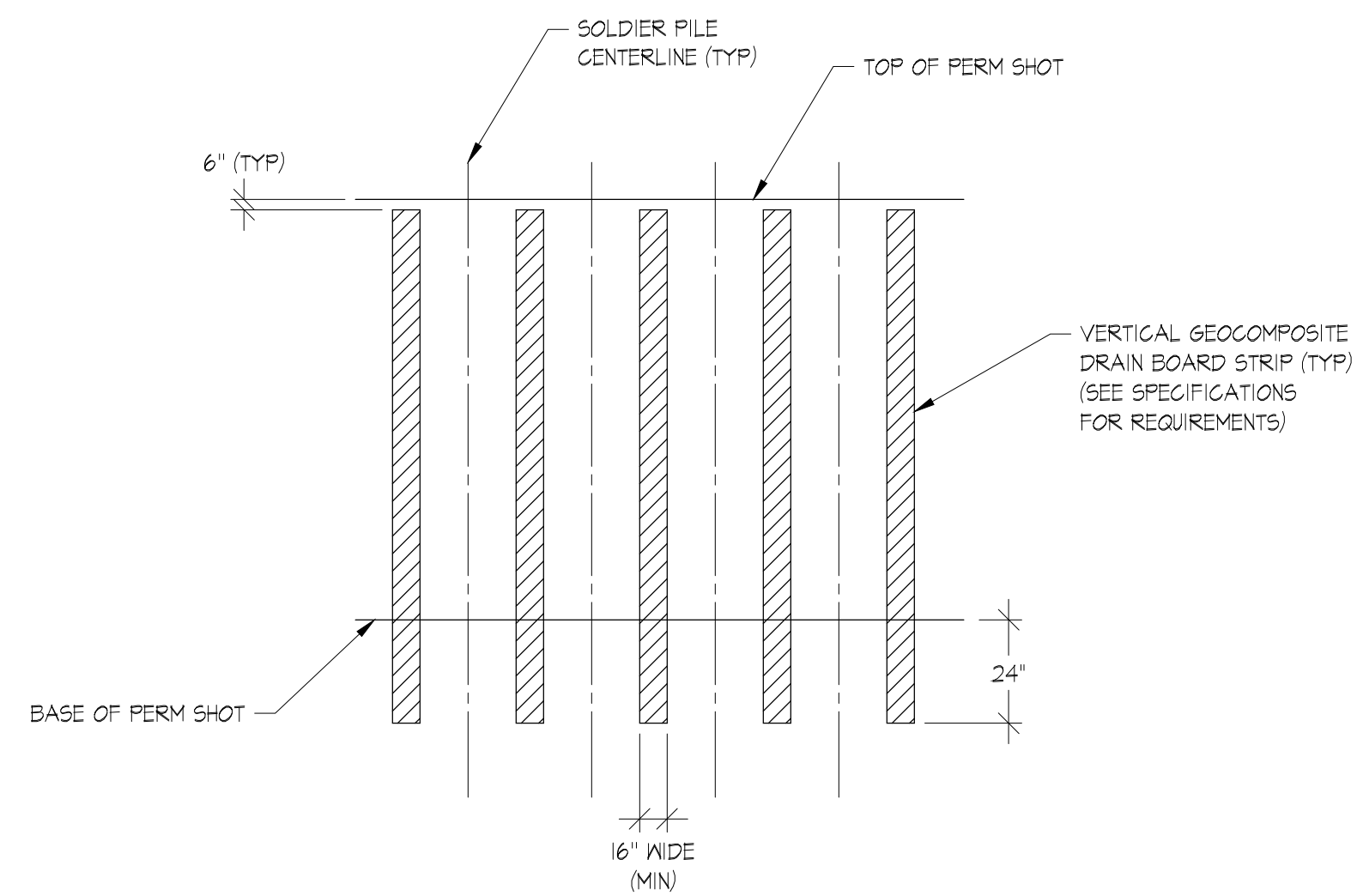
1 PERMANENT FACING DETAILS
SH5.3 NOT TO SCALE



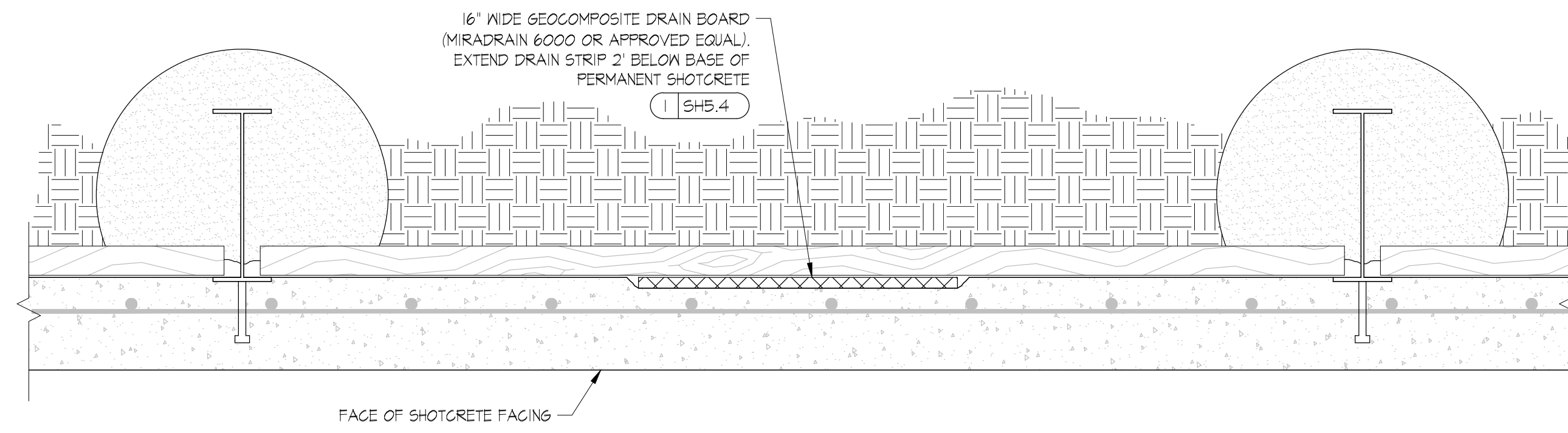
3 TEMPORARY PILE EXTENSION DETAIL
SH5.3 NOT TO SCALE

	DESCRIPTION	REV	DATE	PERMIT ISSUE
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PSN	PRJ	CHK		
RUB	RFM	RUB		
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CHESHIRE SHORT PLAT 7615 E. MERCER WAY, MERCER ISLAND, WASHINGTON 98040 TEMPORARY SHORING WALL DETAILS				
PROJ. NO.				23-30
SHEET NUMBER				
SH5.3				

FIGROUND SUPPORT PLLC/2023/23-30 (CHESHIRE SP MERCER ISLAND - LONG VIEW BELLA, LLC-WA-BEREK CHESHIRE) (SHORING) (PERMITTING) (R012330SH05R0) DWG -SH5.4- Plotter: 11/29/2023 4:53 PM



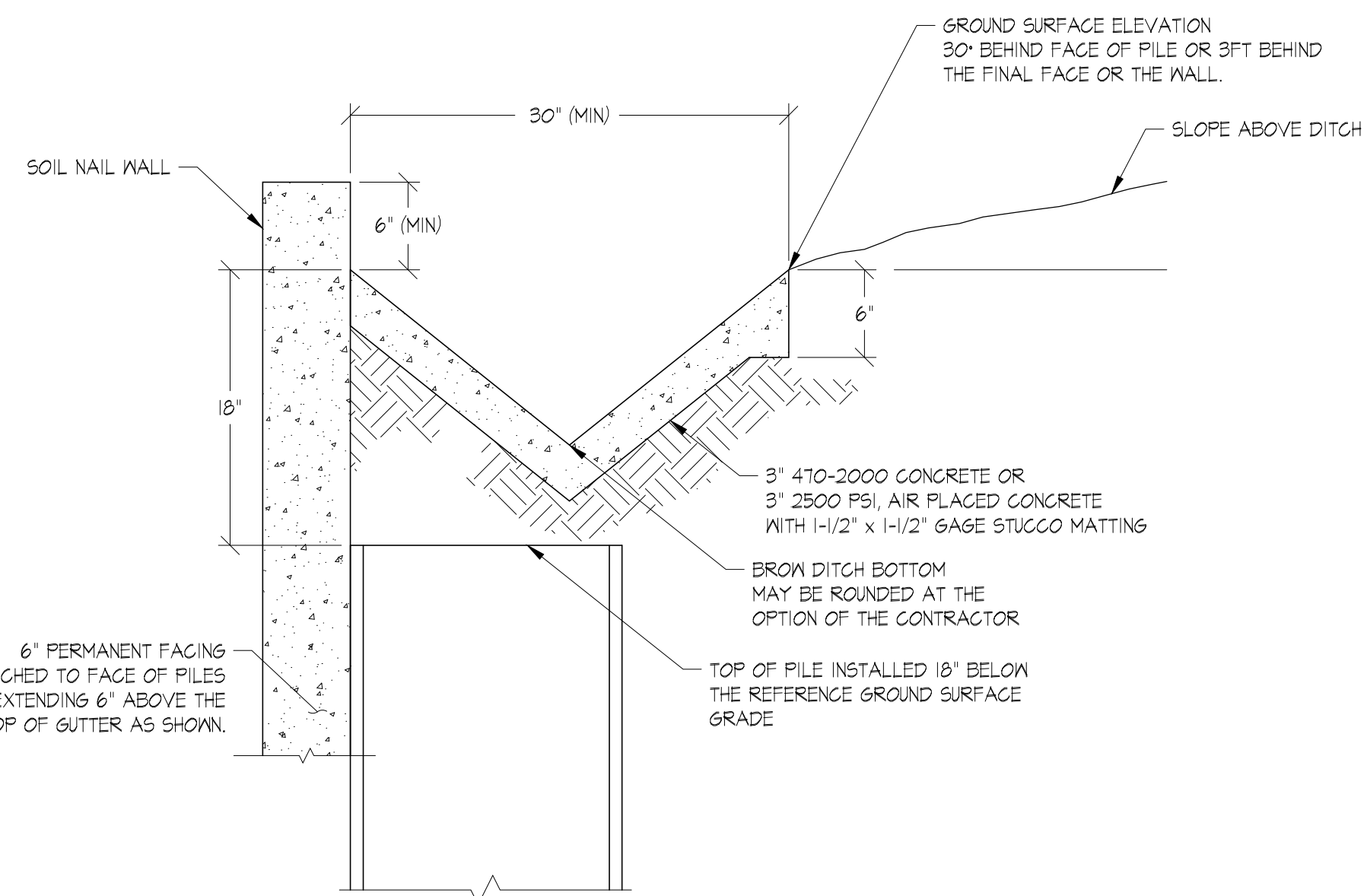
1
SH5.4
PERMANENT GEOCOMPOSITE DRAIN BOARD DETAIL
NOT TO SCALE



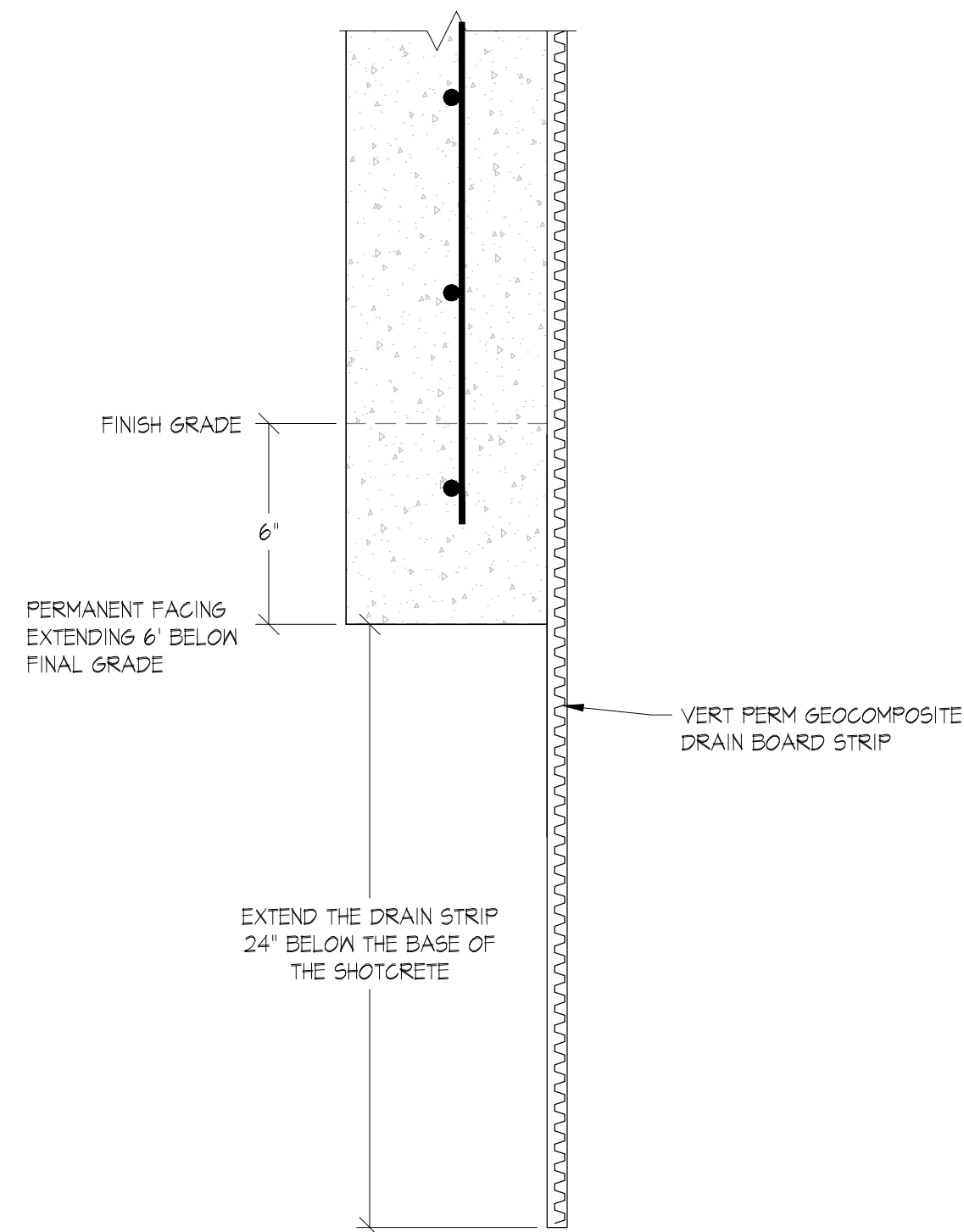
2
SH5.4
WALL DRAIN DETAIL PLAN
NOT TO SCALE

NOTES:

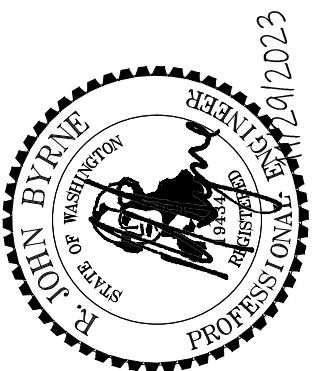
CONTRACTOR MAY SUBMIT ALTERNATE DETAIL FOR APPROVAL.



3
SH5.4
TYPICAL BROW DITCH DETAIL
NOT TO SCALE



4
SH5.4
SOIL NAIL SOLDIER PILE WALL DRAINAGE DETAIL
NOT TO SCALE



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SH5.4

DESCRIPTION
PERMIT ISSUE

REV 0

DATE 11/29/2023

CHK R.B.

DRA R.B.

PSN R.B.

