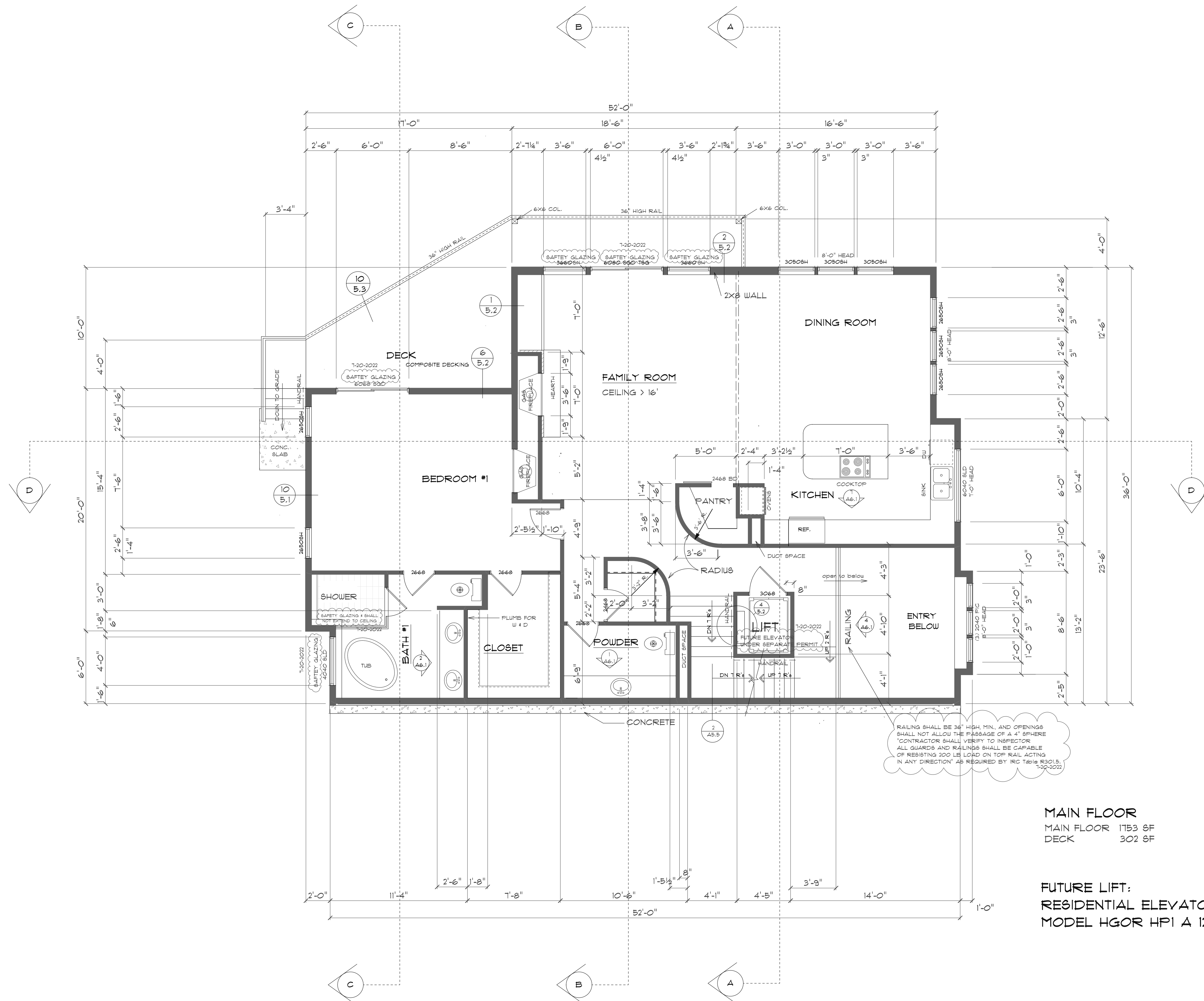


BASEMENT FLOOR

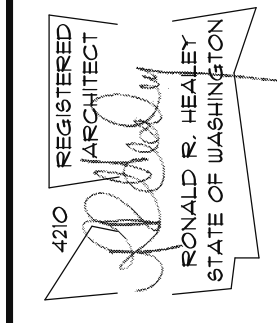
LIVING	273 SF
GARAGE	958 SF
STORAGE	390 SF
TOTAL	1621 SF
PORCH	73 SF
BUILDING FOOTPRINT	1694 SF

4-1-2023 REVISED FOR FULL BASEMENT



MAIN FLOOR
 MAIN FLOOR 1753 SF
 DECK 302 SF

FUTURE LIFT:
 RESIDENTIAL ELEVATORS
 MODEL HGOR HPI A 12



THE HEALEY ALLIANCE AZ
 2505 N 195th DRIVE, SUITE 600, EVERETT, WA 98203
 (425) 444-6768
ARCHITECTS

MI Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

MAIN FLOOR PLAN

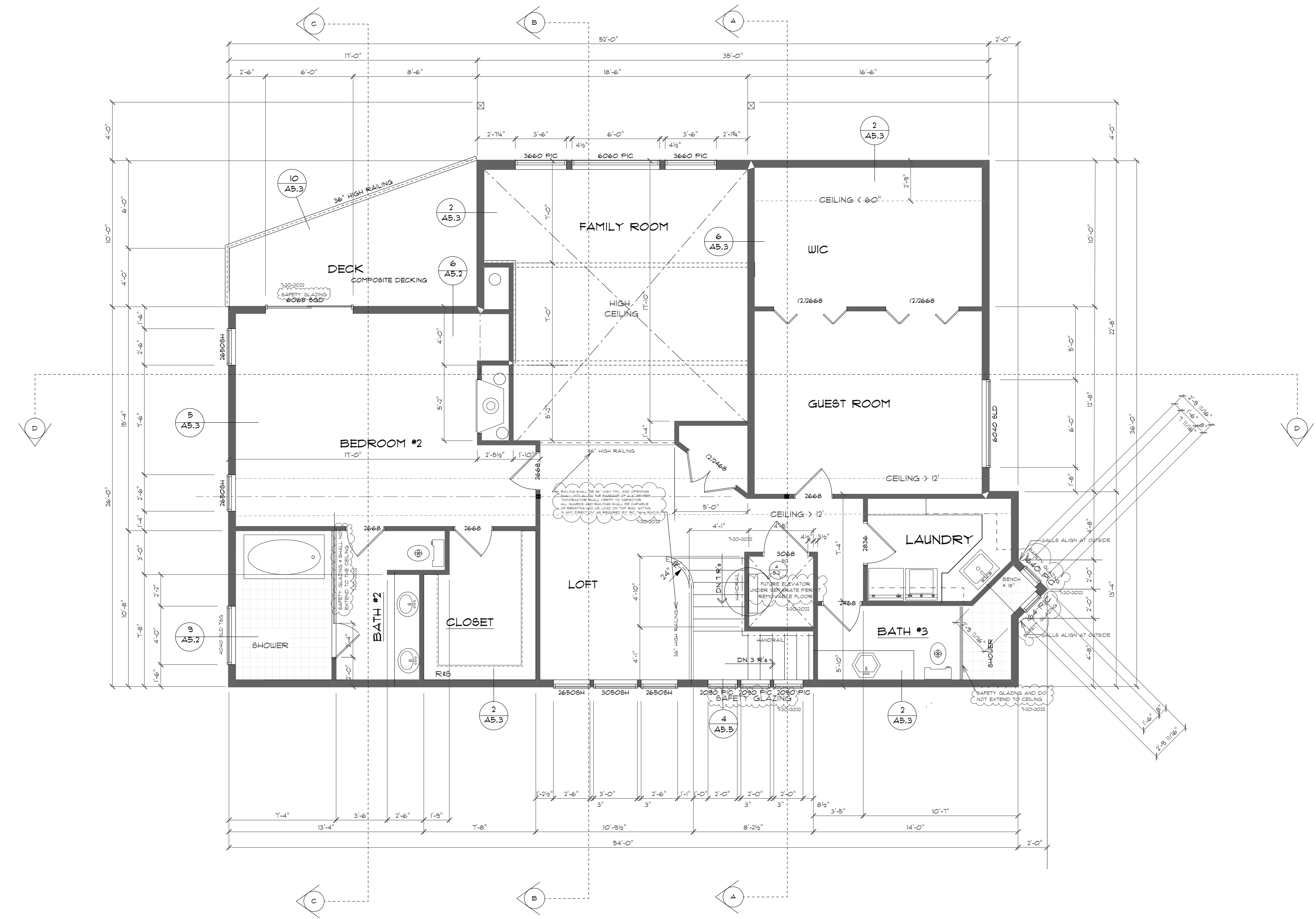
SCALE 1/4" = 1'-0"

DATE
 4-13-2022
 10-5-2022

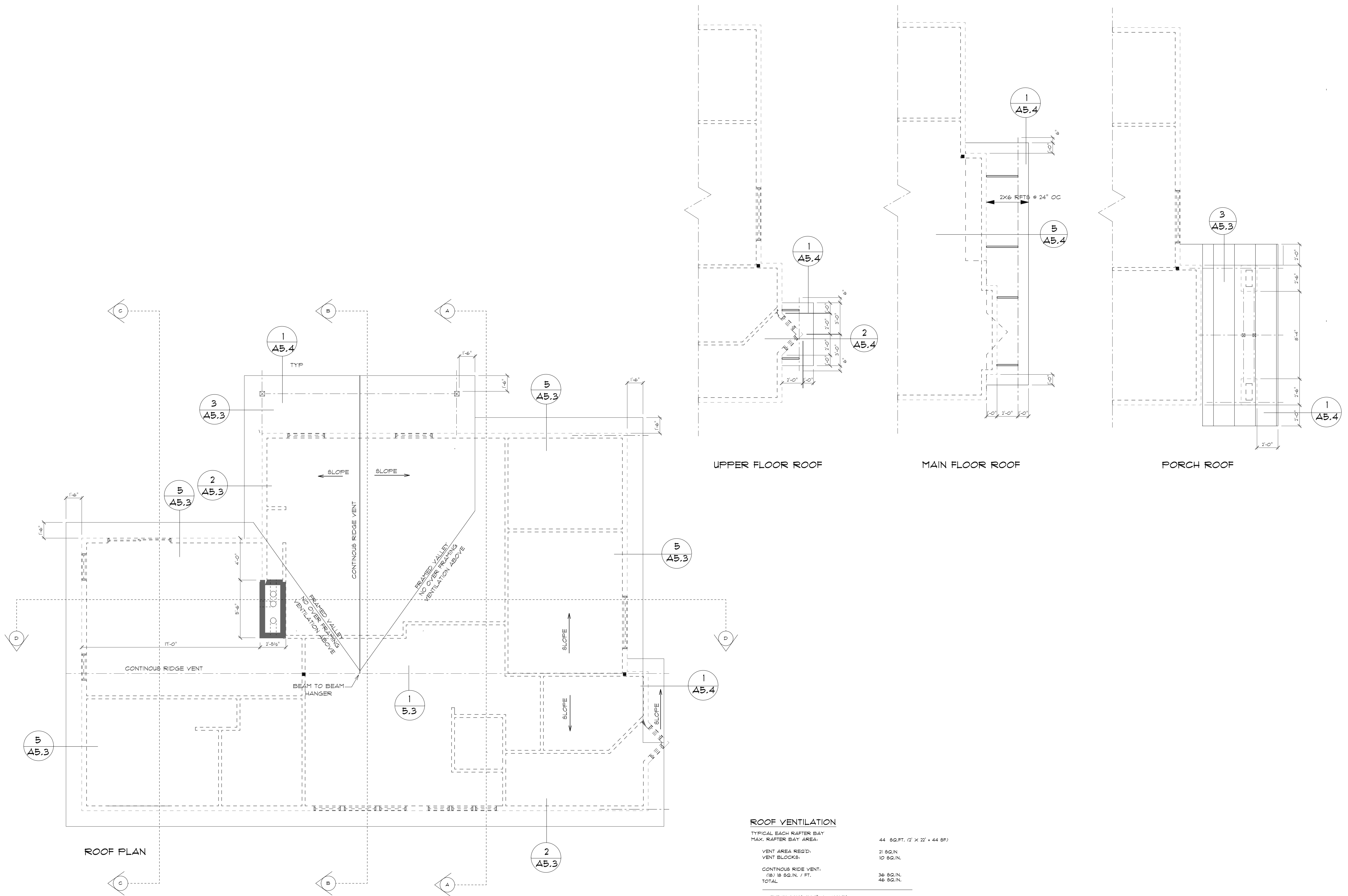
PROJECT NO.
 001

SHEET NO.

A2.2



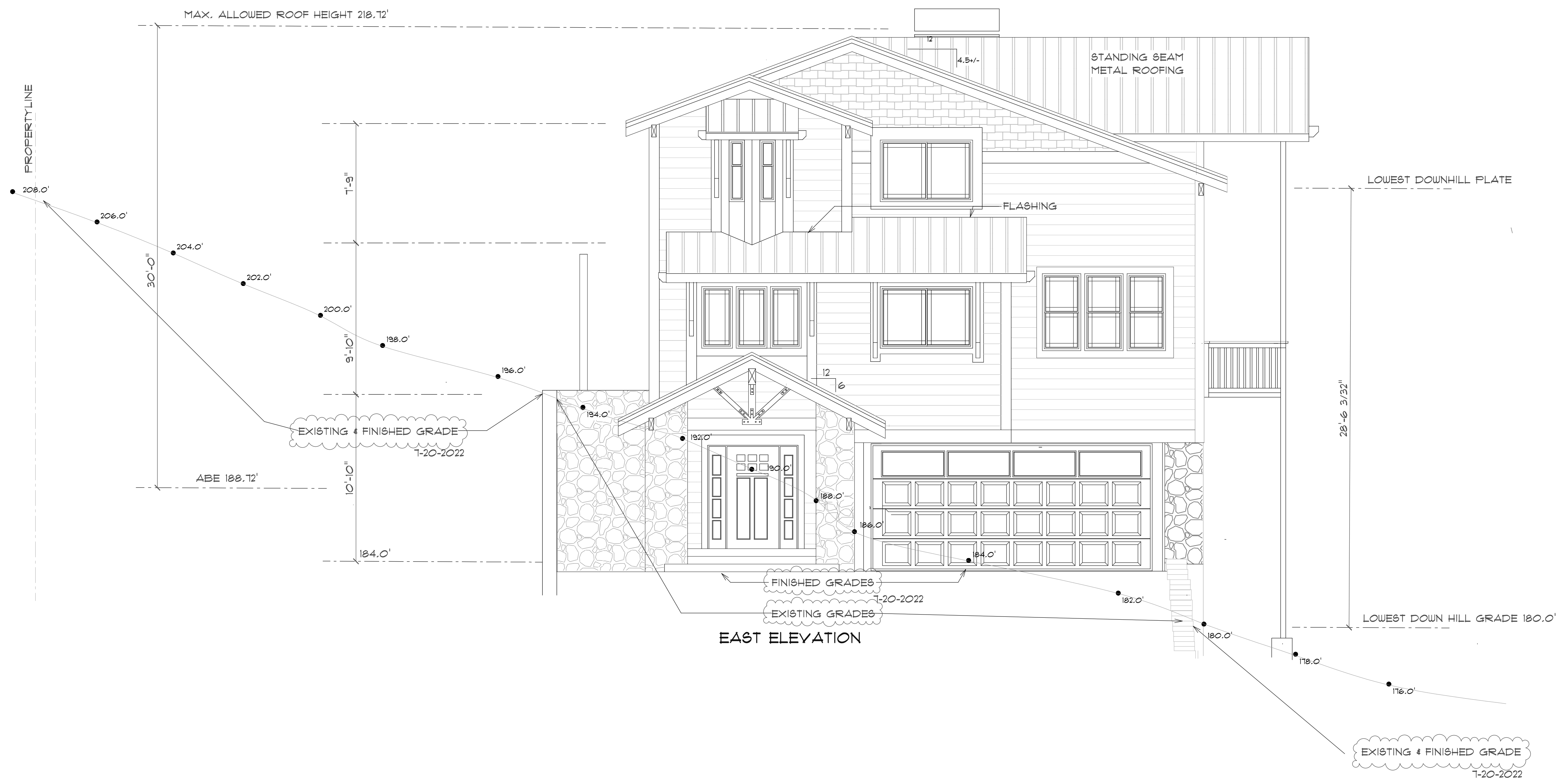
UPPER FLOOR 1345 SF
 DECK 119 SF



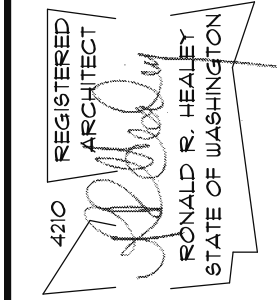
ROOF VENTILATION

TYPICAL EACH RAFTER BAY	44 SQ.FT. (12' X 22' + 44 SF)
MAX. RAFTER BAY AREA:	
VENT AREA REQ'D:	21 SQ.IN.
VENT BLOCKS:	10 SQ.IN.
CONTINUOUS RIDGE VENT:	
(18) 18 SQ.IN. / FT.	36 SQ.IN.
TOTAL	46 SQ.IN.

VENT BLOCKS (3) 2" dia. HOLES
 ROOF JACK 48 SQ. IN. EACH



EAST ELEVATION



THE HEALEY ALLIANCE AZ
 2509 N 195th DRIVE, SUITE 100, EVERETT, WA 98203
 (425) 444-2768
ARCHITECTS

MI Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

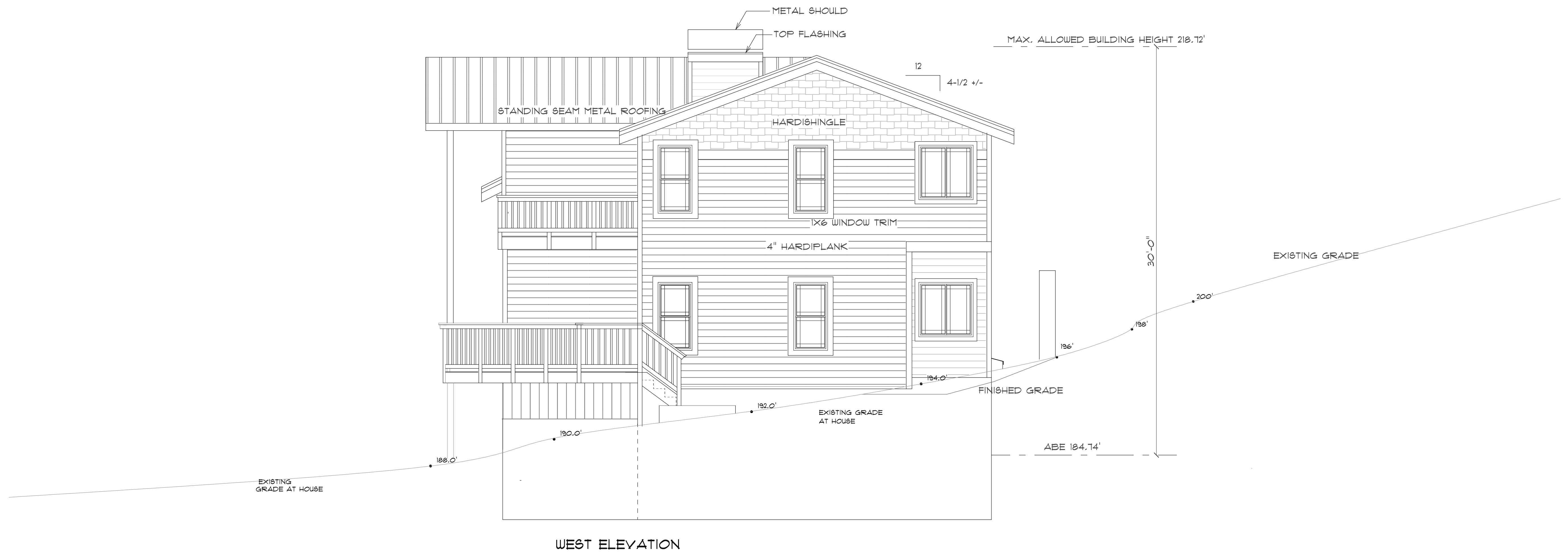
EAST ELEVATIONS

SCALE 1/4" = 1'-0"

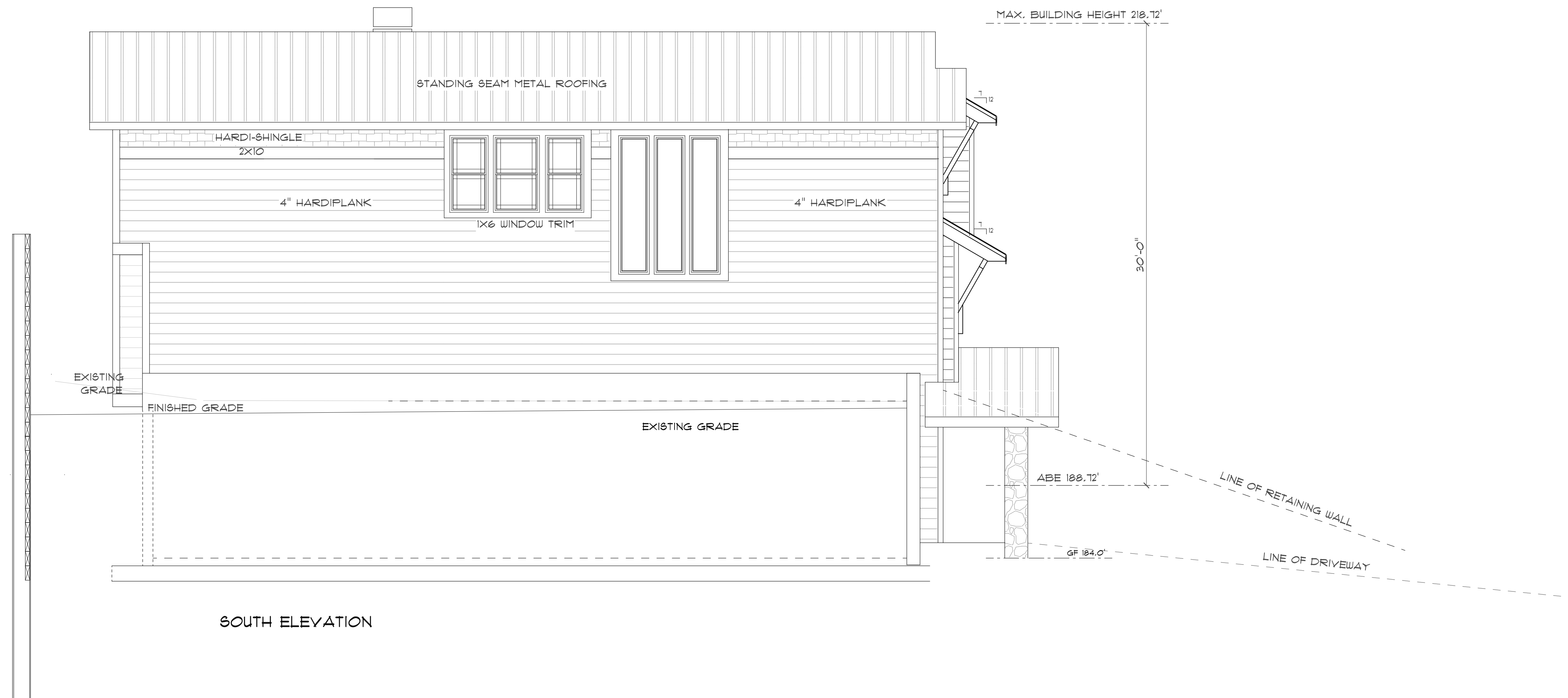
DATE
 4-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
A3.1

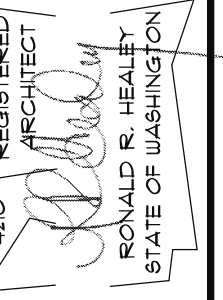


WEST ELEVATION



SOUTH ELEVATION

4-1-2023 REVISED FOR FULL BASEMENT



THE HEALEY ALLIANCE AZ
 2505 N 195th DRIVE, GOODYEAR, AZ 85339 • (480) 444-2768
ARCHITECTS

M1 Treehouse, LLC,
 5631 EAST MERCER WAY
 MERCER ISLAND, WA.

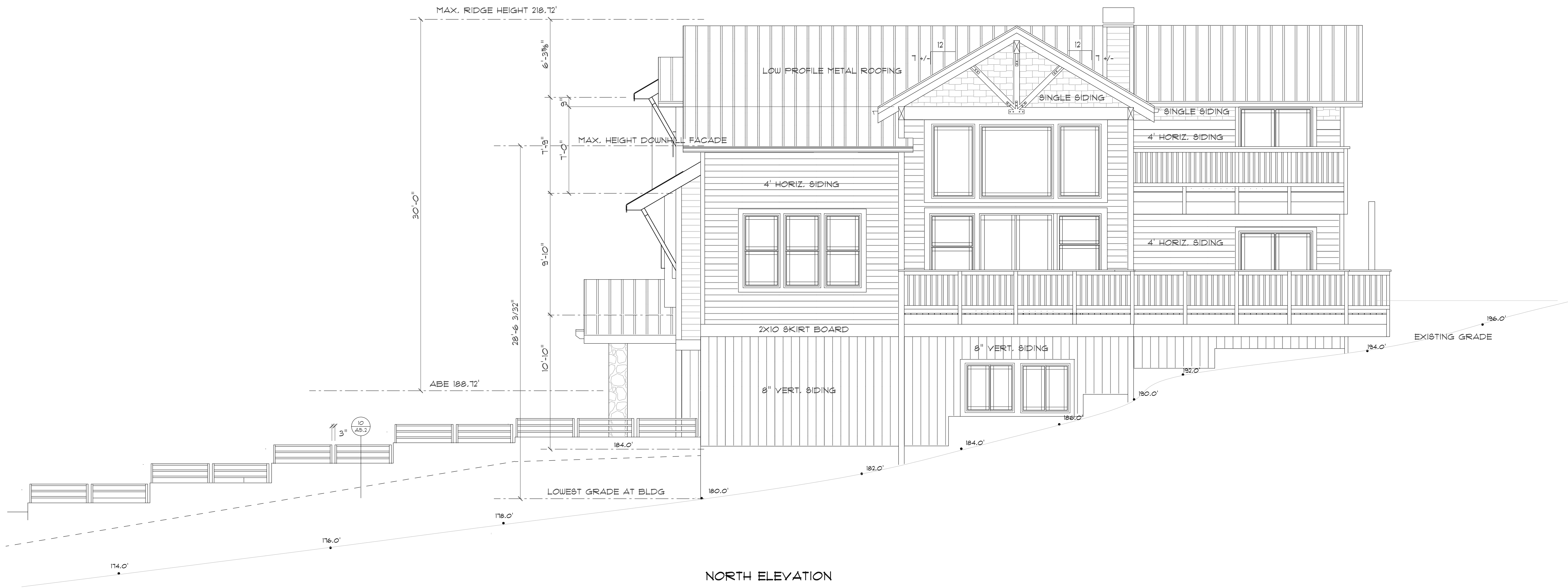
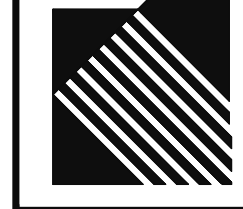
SOUTH ELEVATIONS

DATE 04-13-2022
 10-5-2022
 4-1-2023

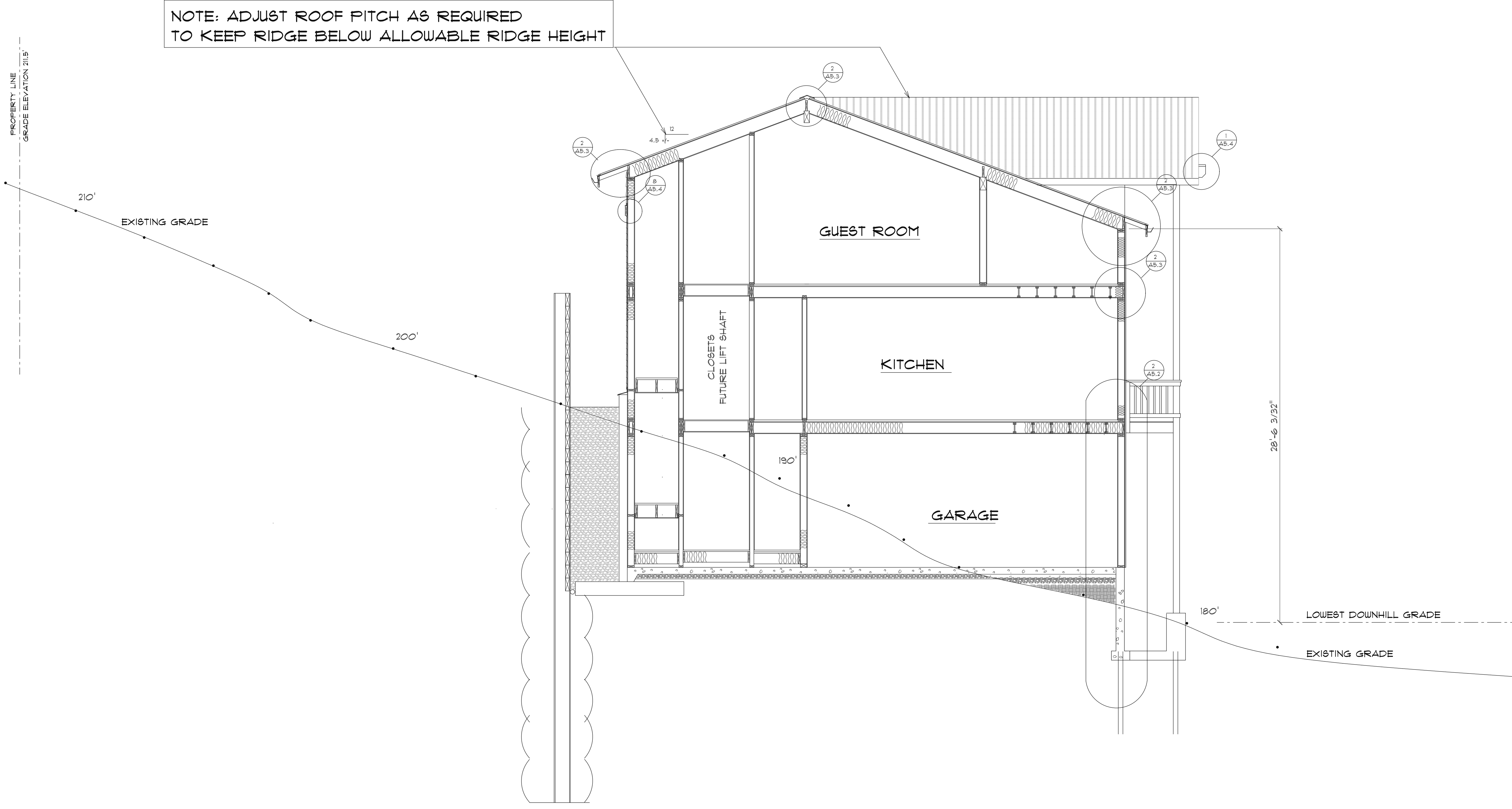
PROJECT NO.
 001
 SHEET NO.

A3.3

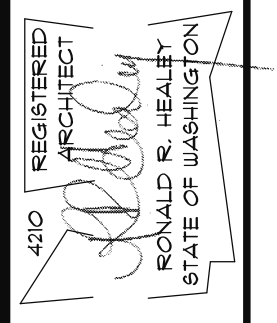
SCALE 1/4" = 1'-0"



NORTH ELEVATION



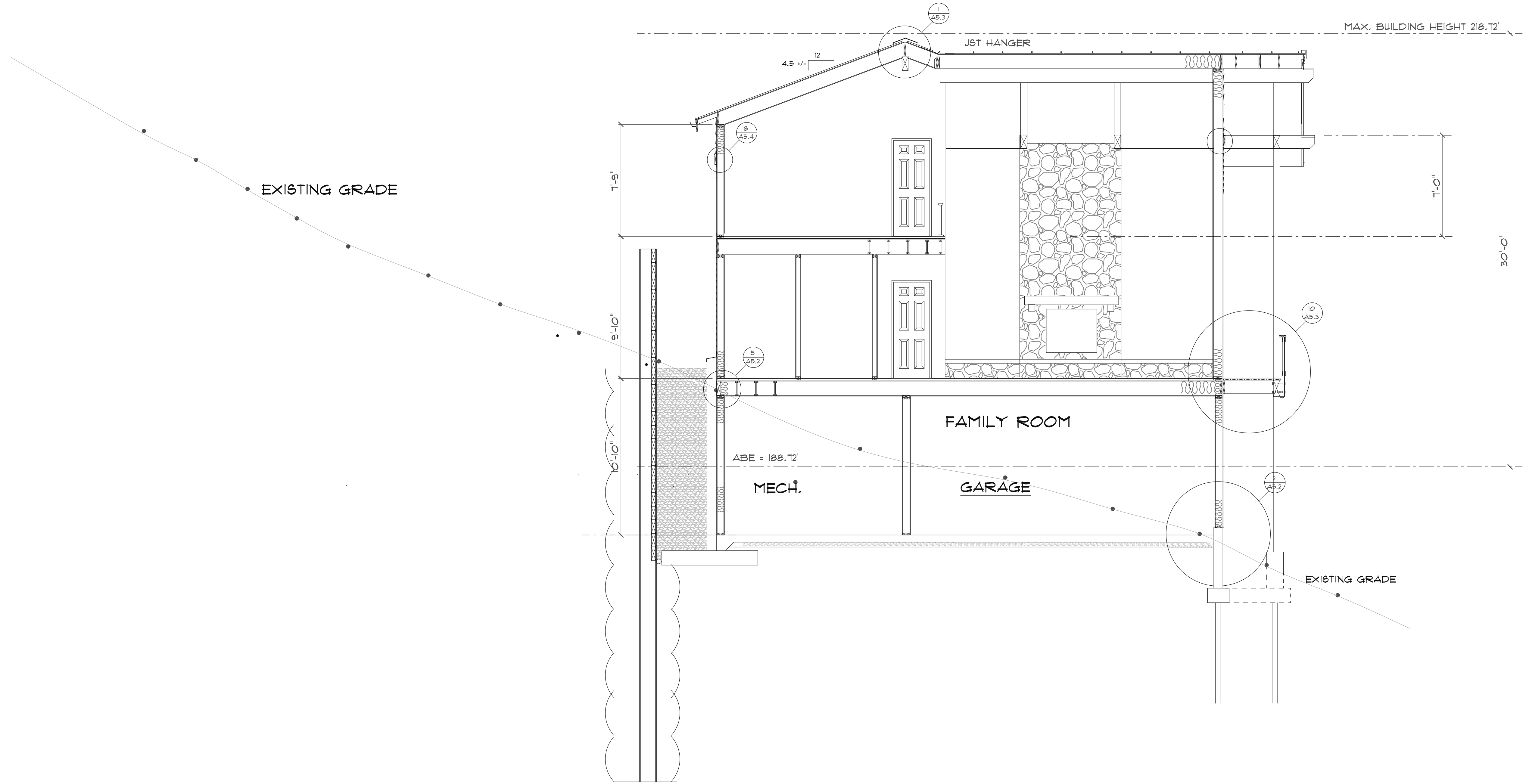
NOTE: ADJUST ROOF PITCH AS REQUIRED
TO KEEP RIDGE BELOW ALLOWABLE RIDGE HEIGHT



THE HEALEY ALLIANCE AZ
2505 N 138TH DRIVE, GOODYEAR, AZ 85395 • (480) 444-6768
ARCHITECTS

M1 Treehouse, LLC,
5631 EAST MERCER WAY
MERCER ISLAND, WA.

SECTION A-A
DATE 04-13-2022
10-5-2022
PROJECT NO. 001
SHEET NO. A4.1
SCALE 1/4" = 1'-0"



REGISTERED ARCHITECT
 RONALD R. HEALEY
 STATE OF WASHINGTON
 THE HEALEY ALLIANCE AZ
 2808 N 138TH DRIVE, SUITE 100, TUMACACI, AZ 85395 • (480) 444-6768
ARCHITECTS

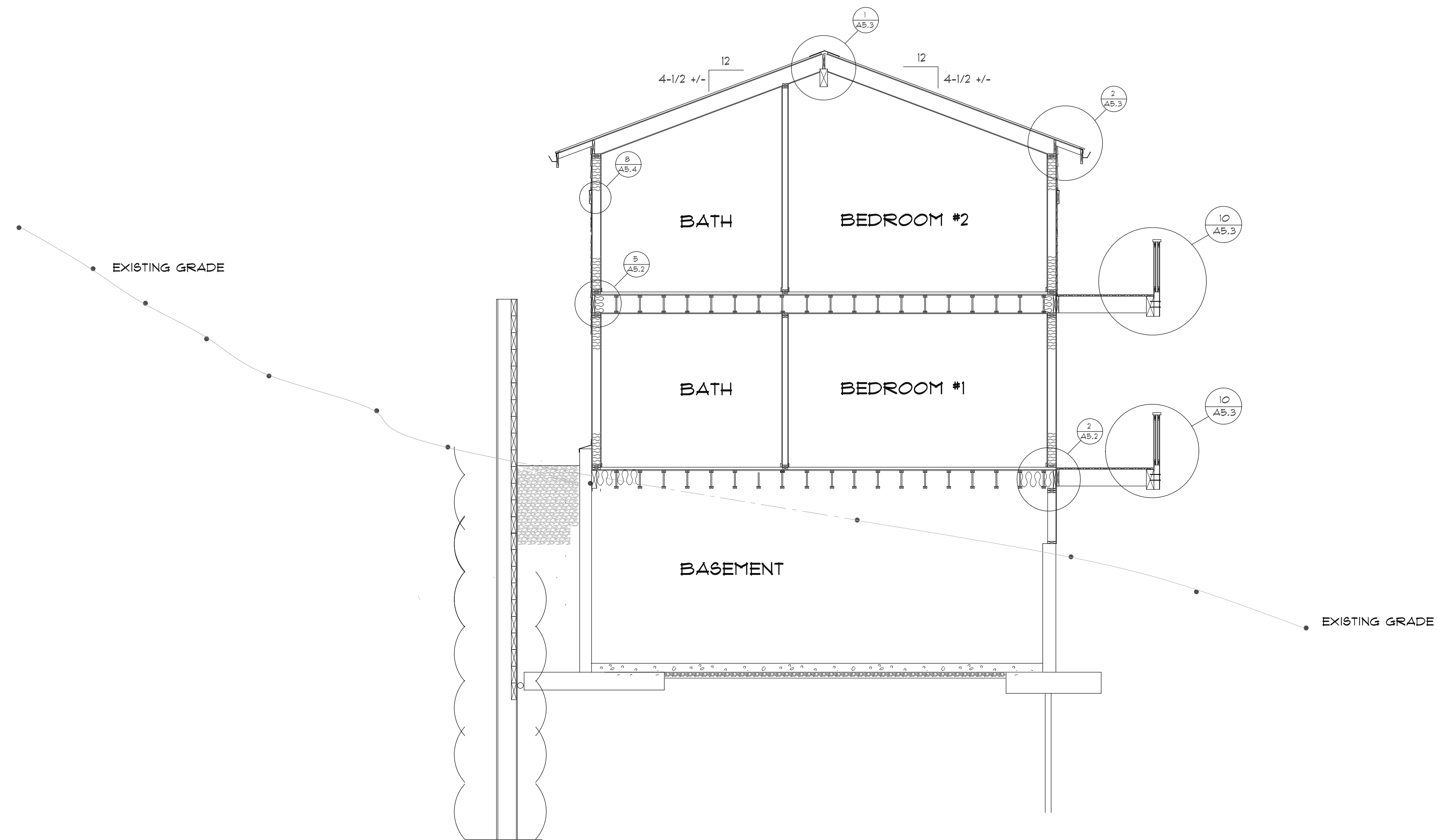
M1 Treehouse, LLC,
 5631 EAST MERCER WAY
 MERCER ISLAND, WA.

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

DATE
 04-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
A4.2



REGISTERED ARCHITECT
 RONALD R. HEALEY
 STATE OF WASHINGTON

THE HEALEY ALLIANCE AZ
 2508 N 135th DRIVE, GOODYEAR, AZ, 85338 • (480) 444-6768
ARCHITECTS

MJ Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

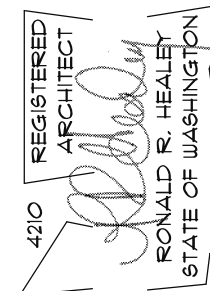
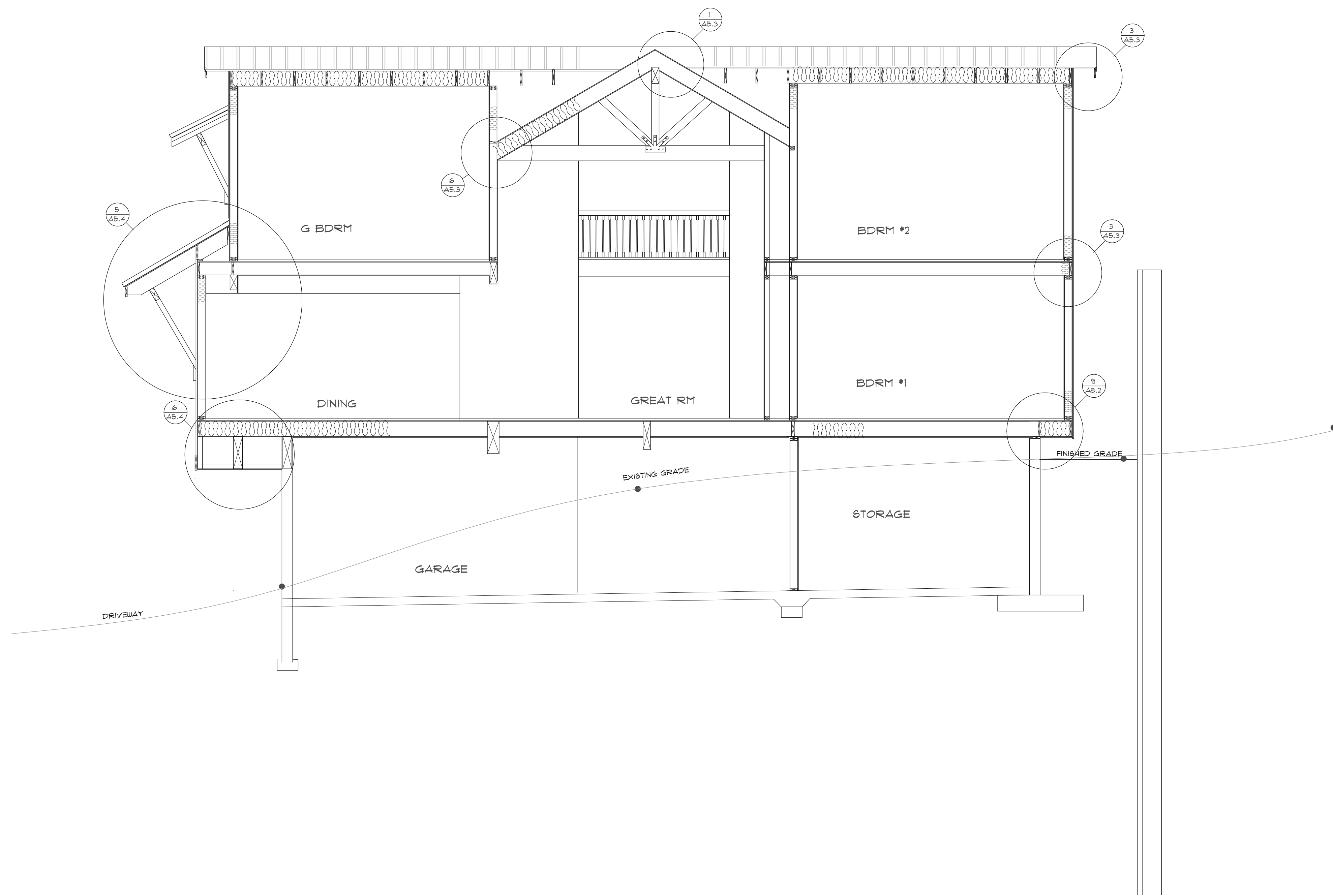
SECTION "C-C"
 SCALE 1/4" = 1'-0"

DATE
 4-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
A4.3

4-1-2023 REVISED FOR FULL BASEMENT



THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GIGHEAR, AZ 85538 • (480) 444-6788
 ARCHITECTS

MI Treehouse, LLC,
 5631 EAST MERCER WAY
 MERCER ISLAND, WA.

SECTION "D-D"

SCALE 1/4" = 1'-0"

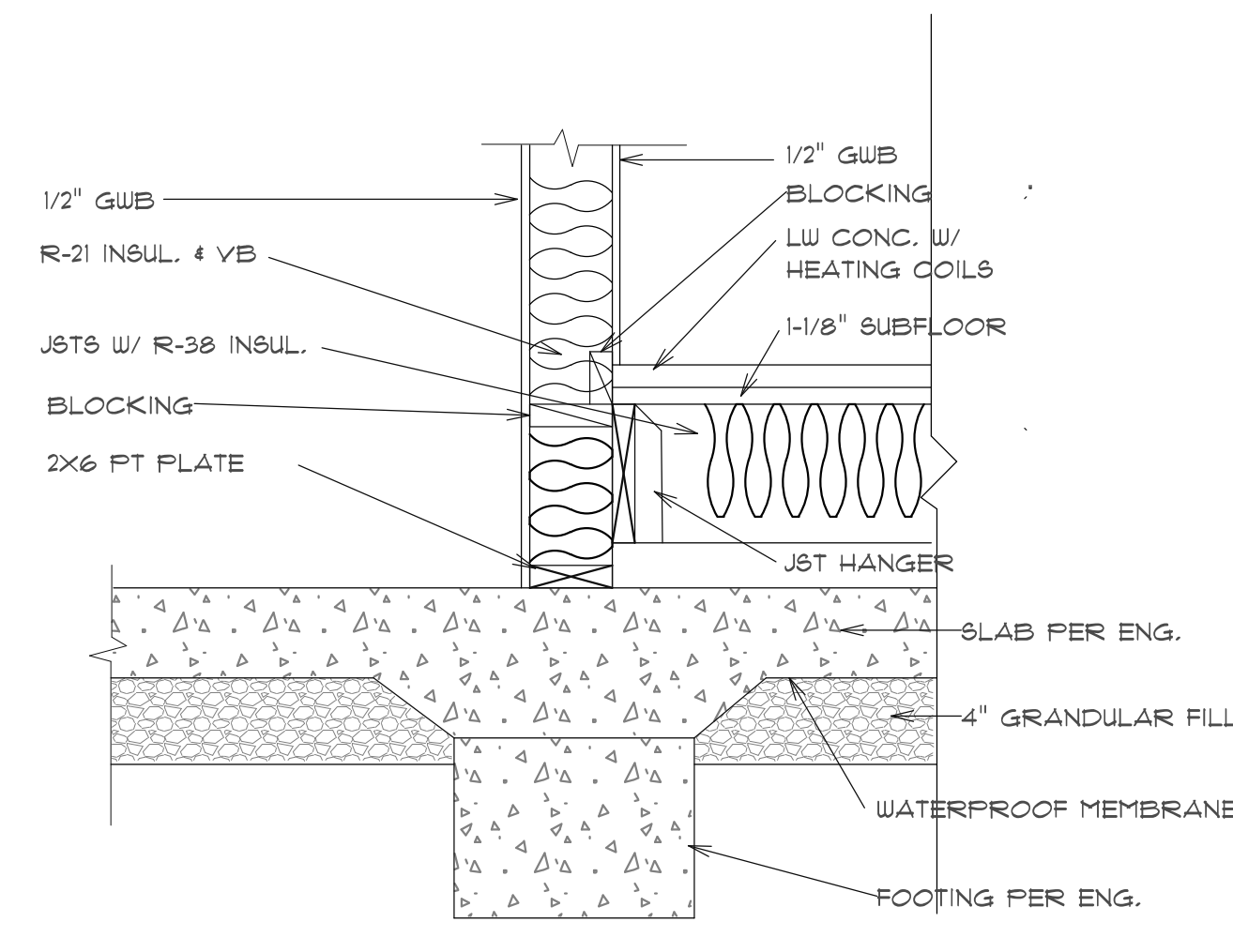
DATE
 4-13-2022
 10-5-2022
 4-1-2023

PROJECT NO.
 001

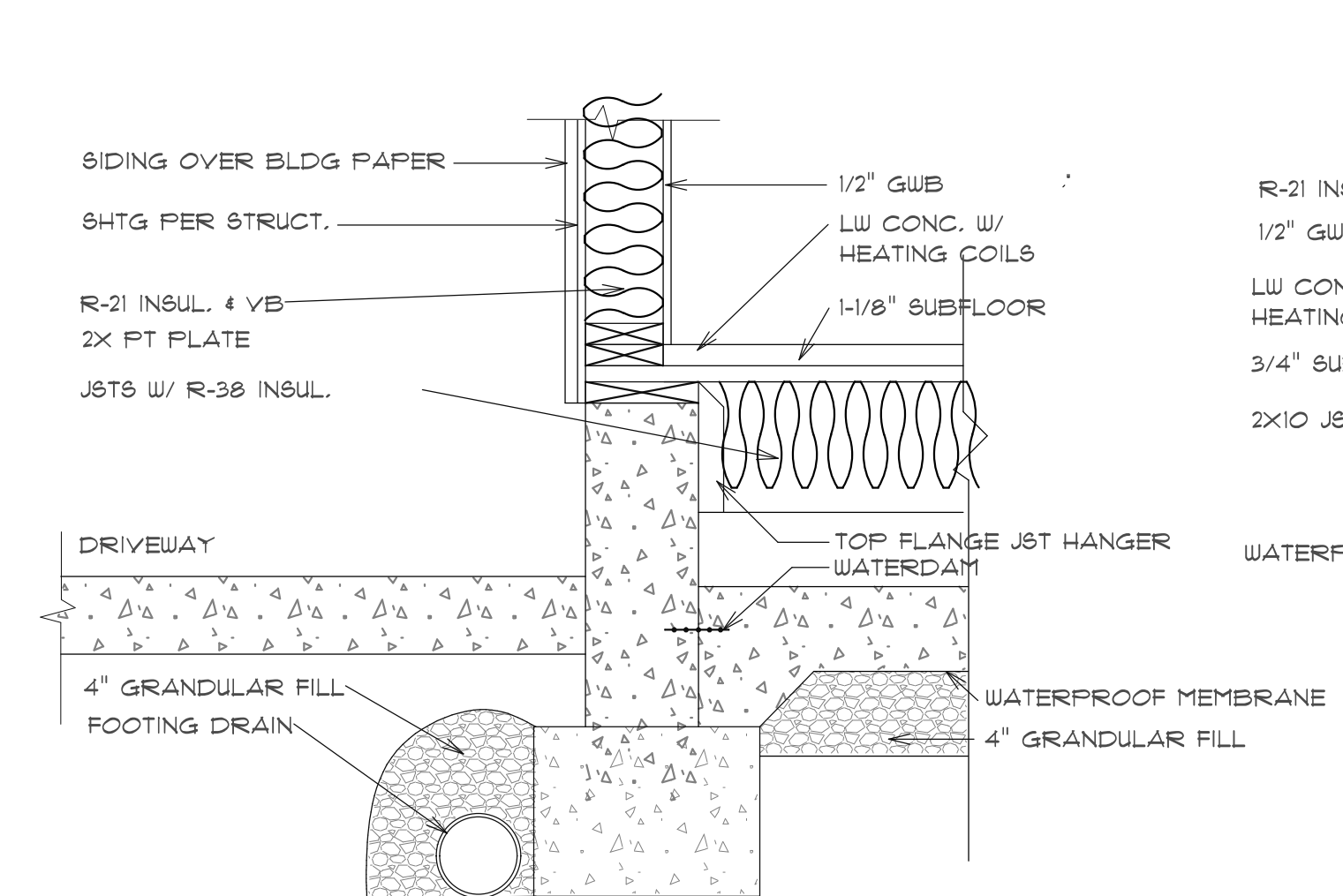
SHEET NO.

A4.4

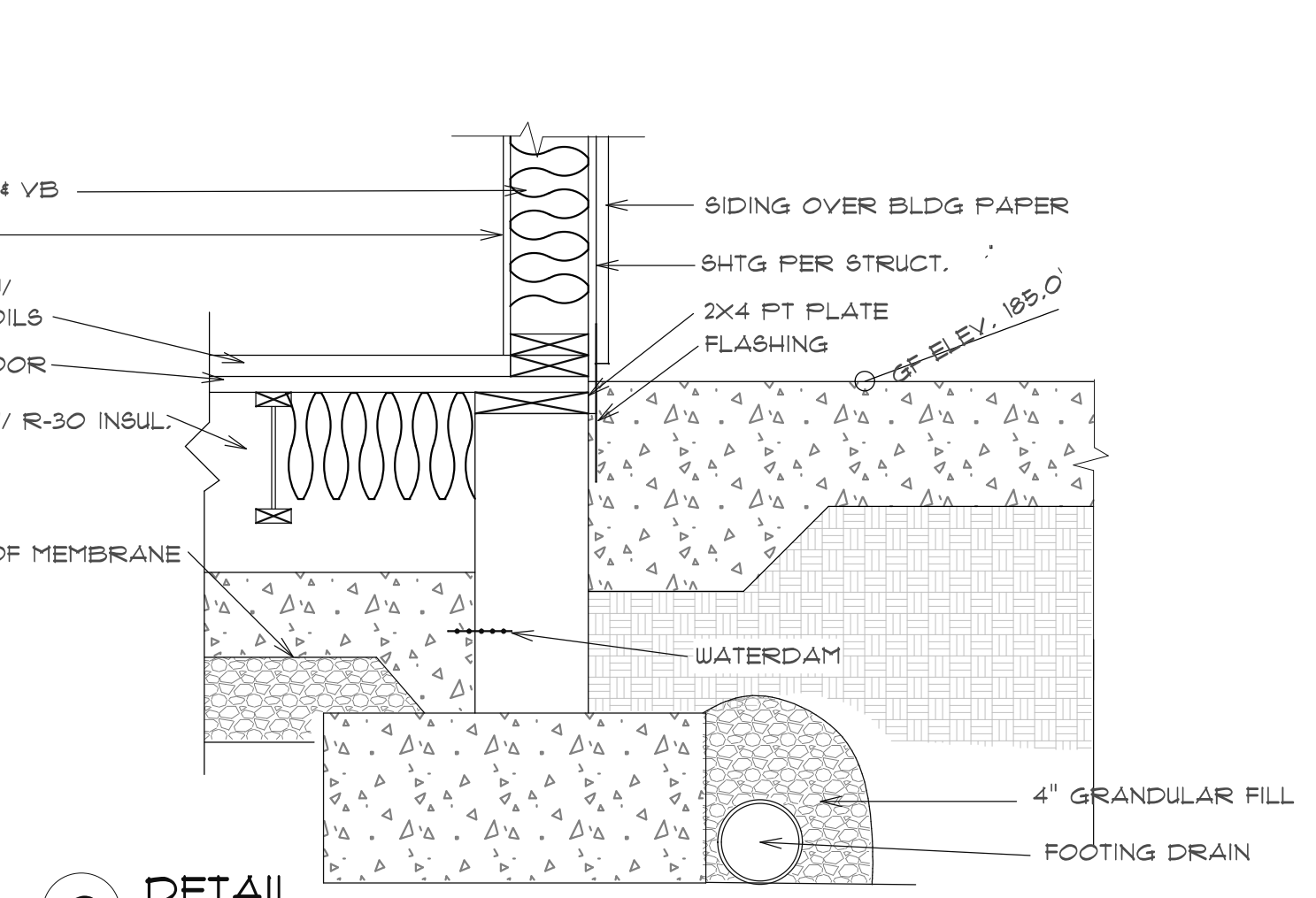
4-1-2023 REVISED FOR FULL BASEMENT



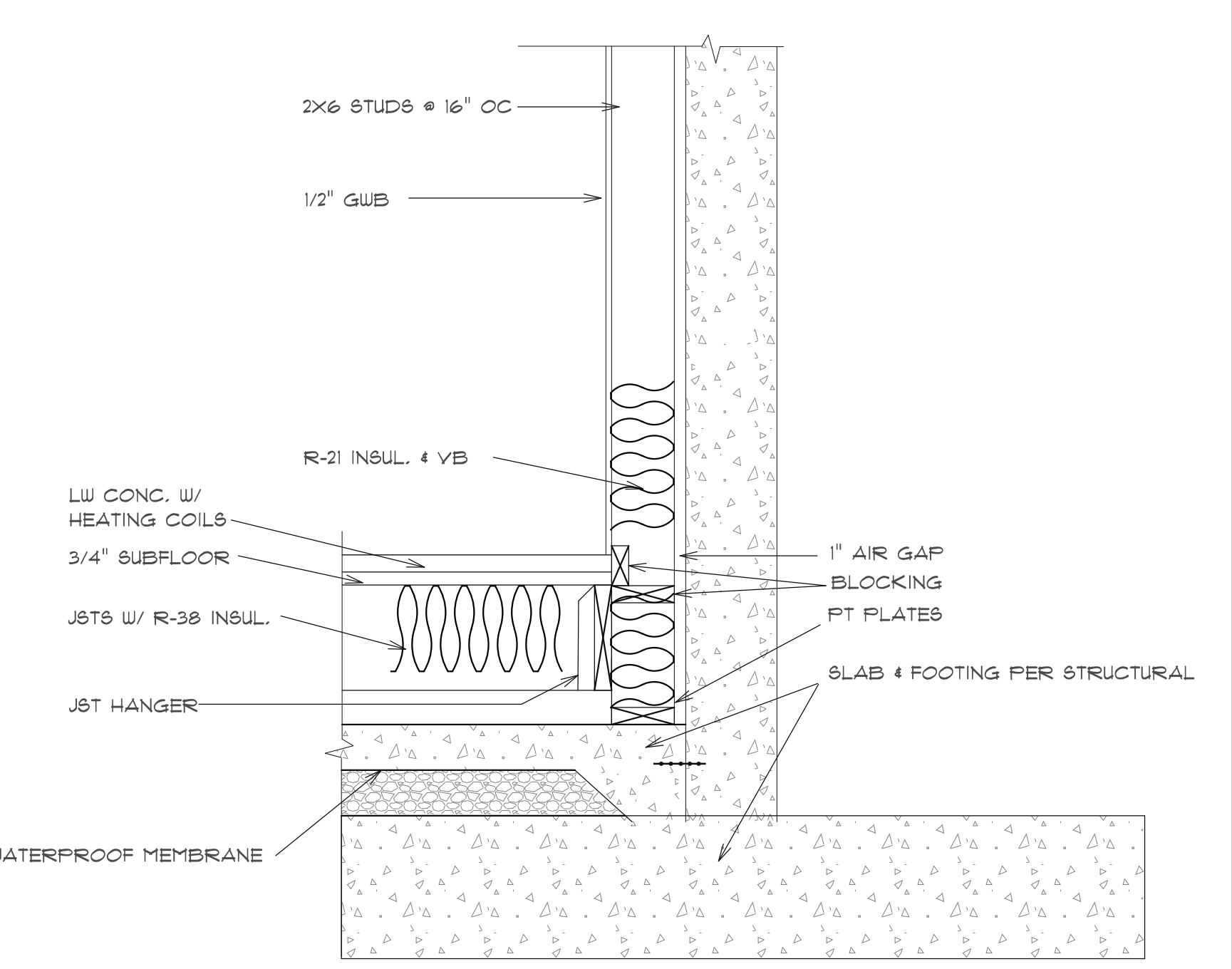
1 DETAIL
SCALE: 1"=1'-0"



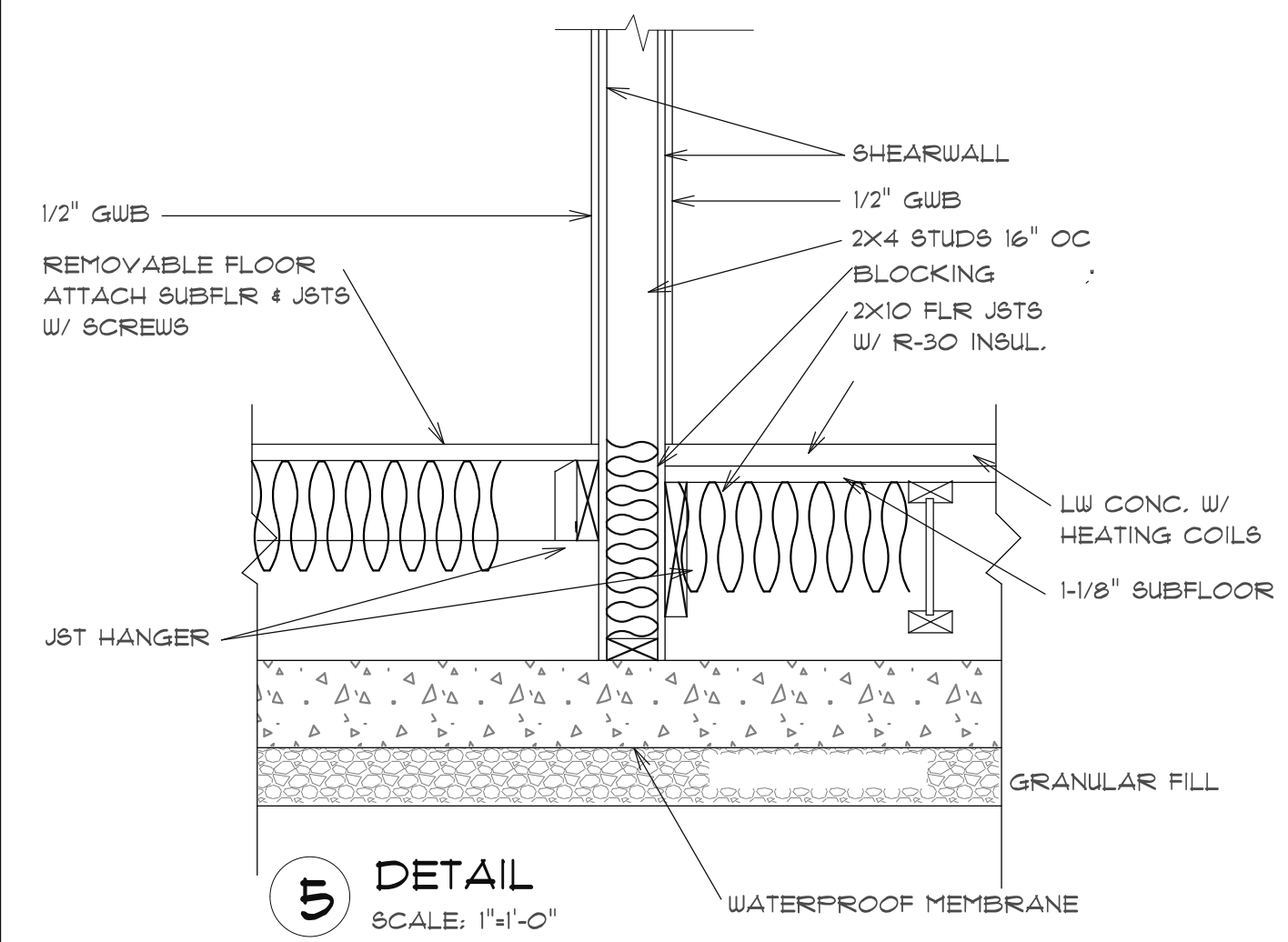
2 DETAIL
SCALE: 1"=1'-0"



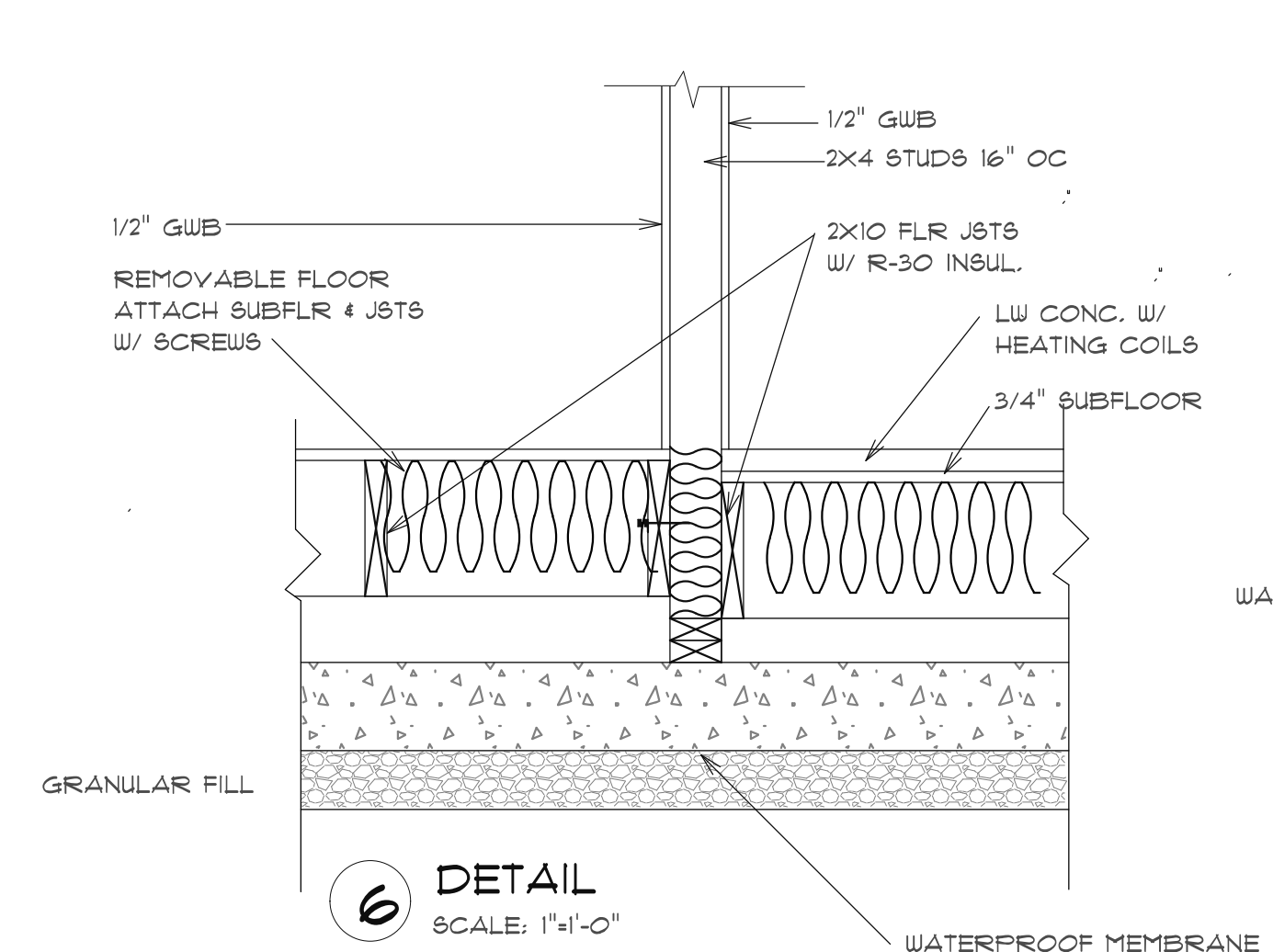
3 DETAIL
SCALE: 1"=1'-0"



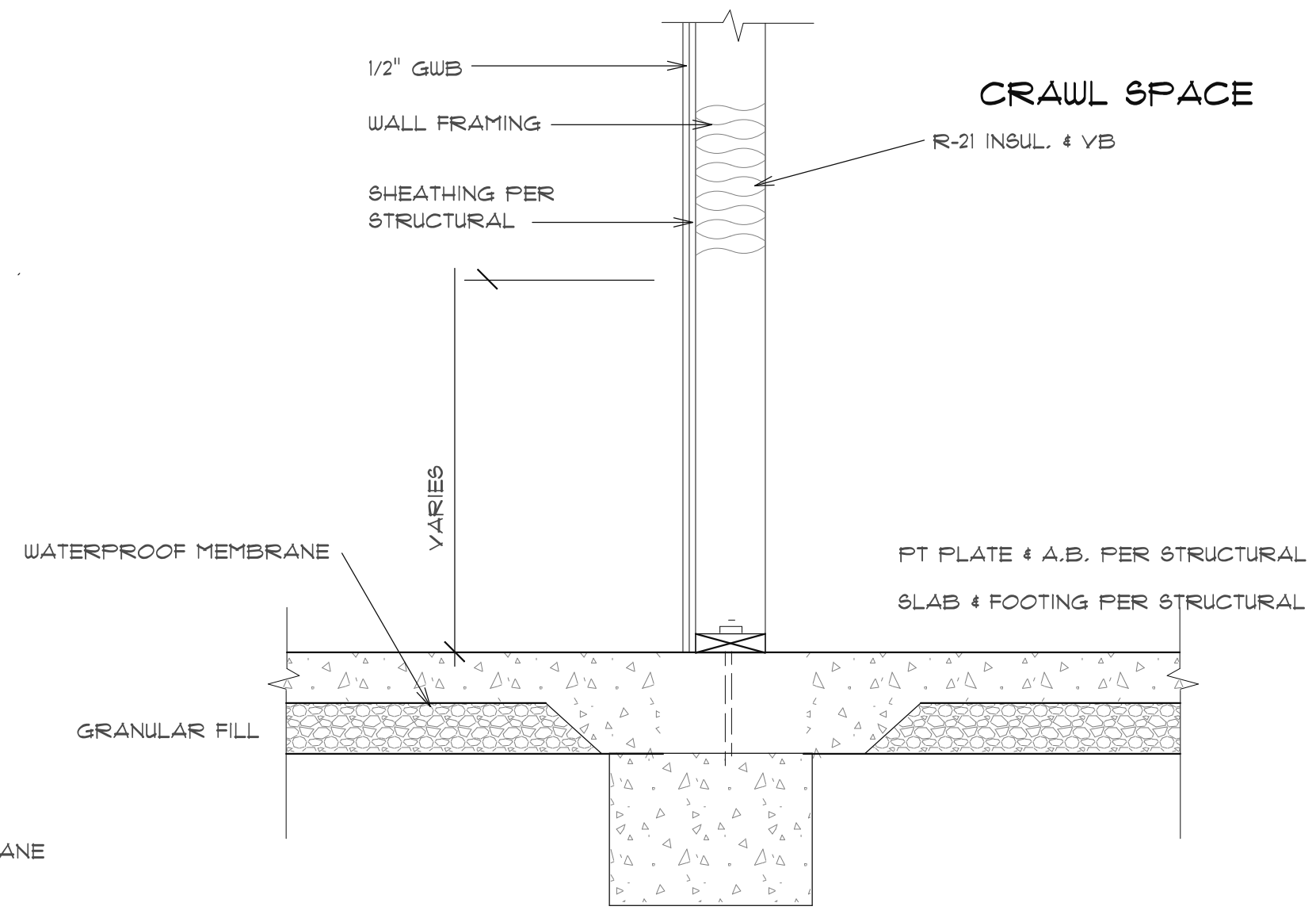
4 DETAIL
SCALE: 1"=1'-0"



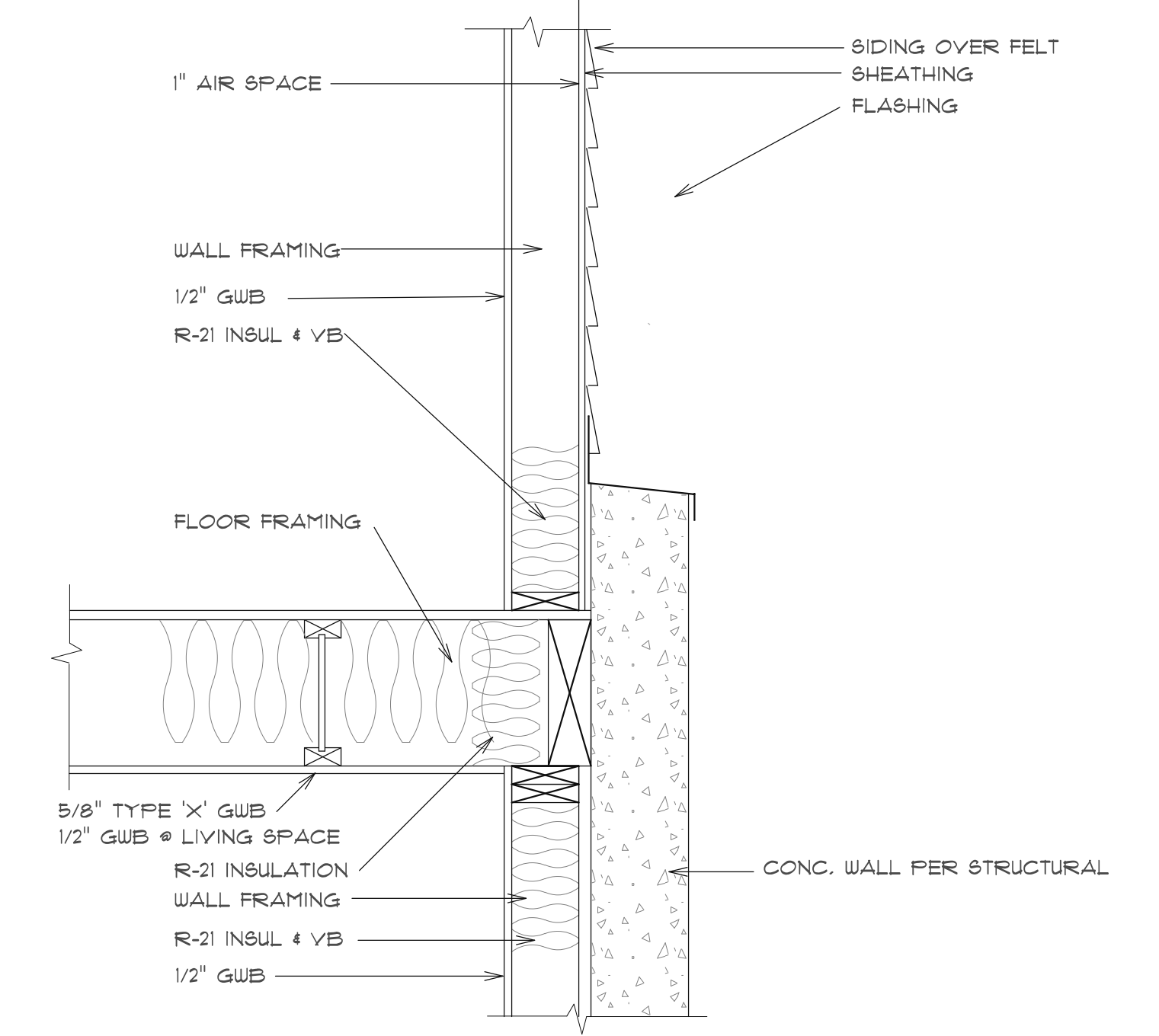
5 DETAIL
SCALE: 1"=1'-0"



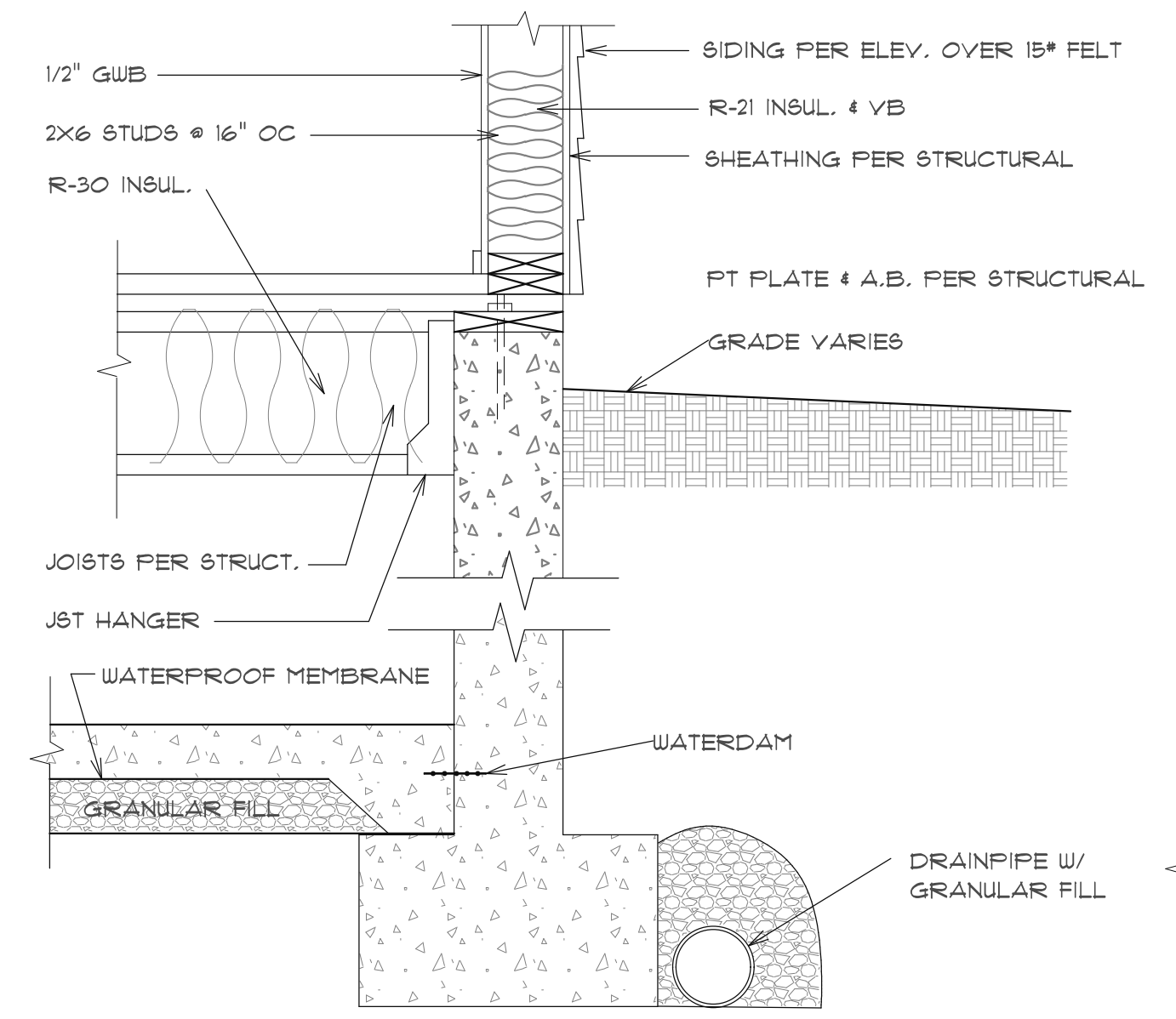
6 DETAIL
SCALE: 1"=1'-0"



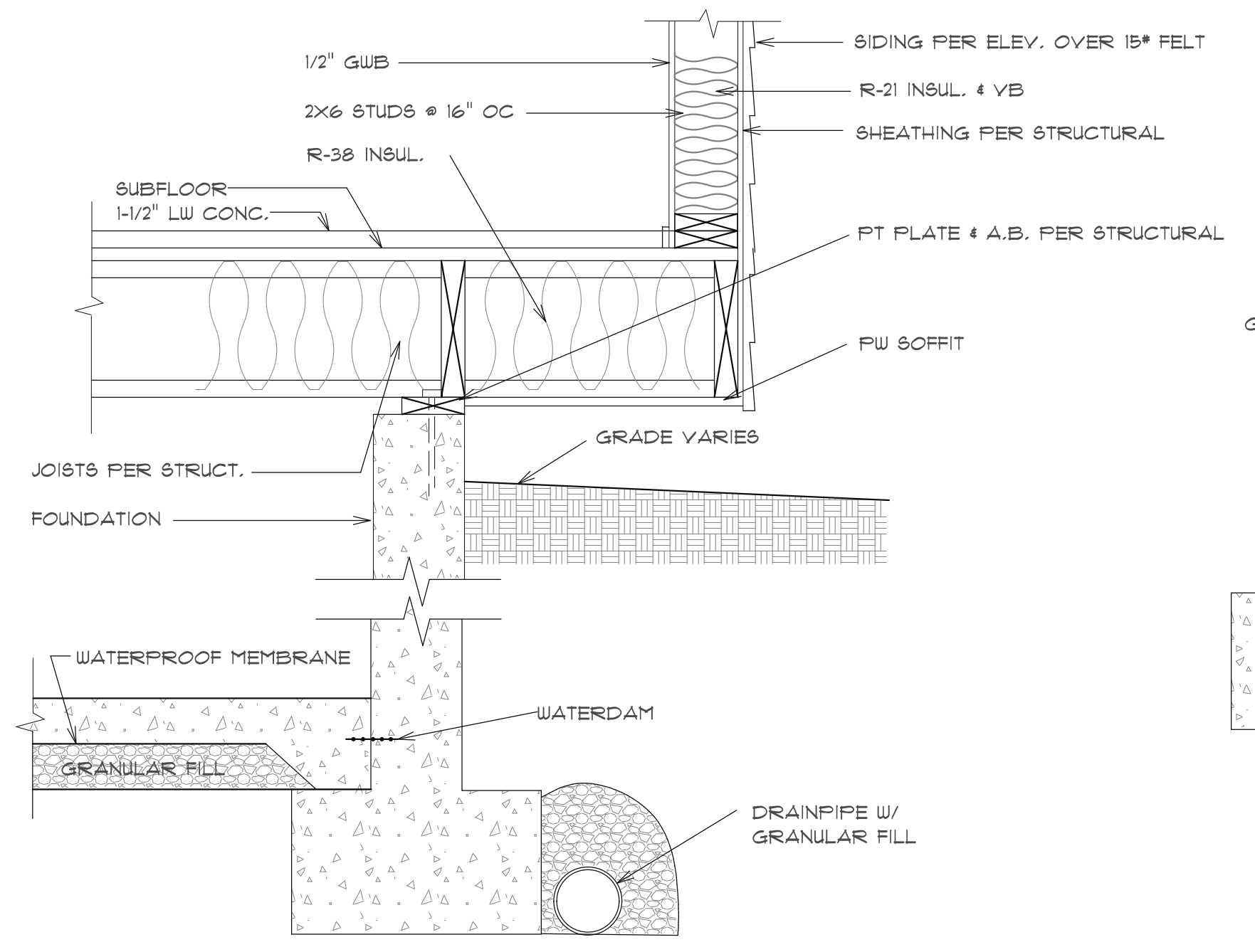
7 DETAIL
SCALE: 1"=1'-0"
4-1-2023 REVISED FOR FULL BASEMENT



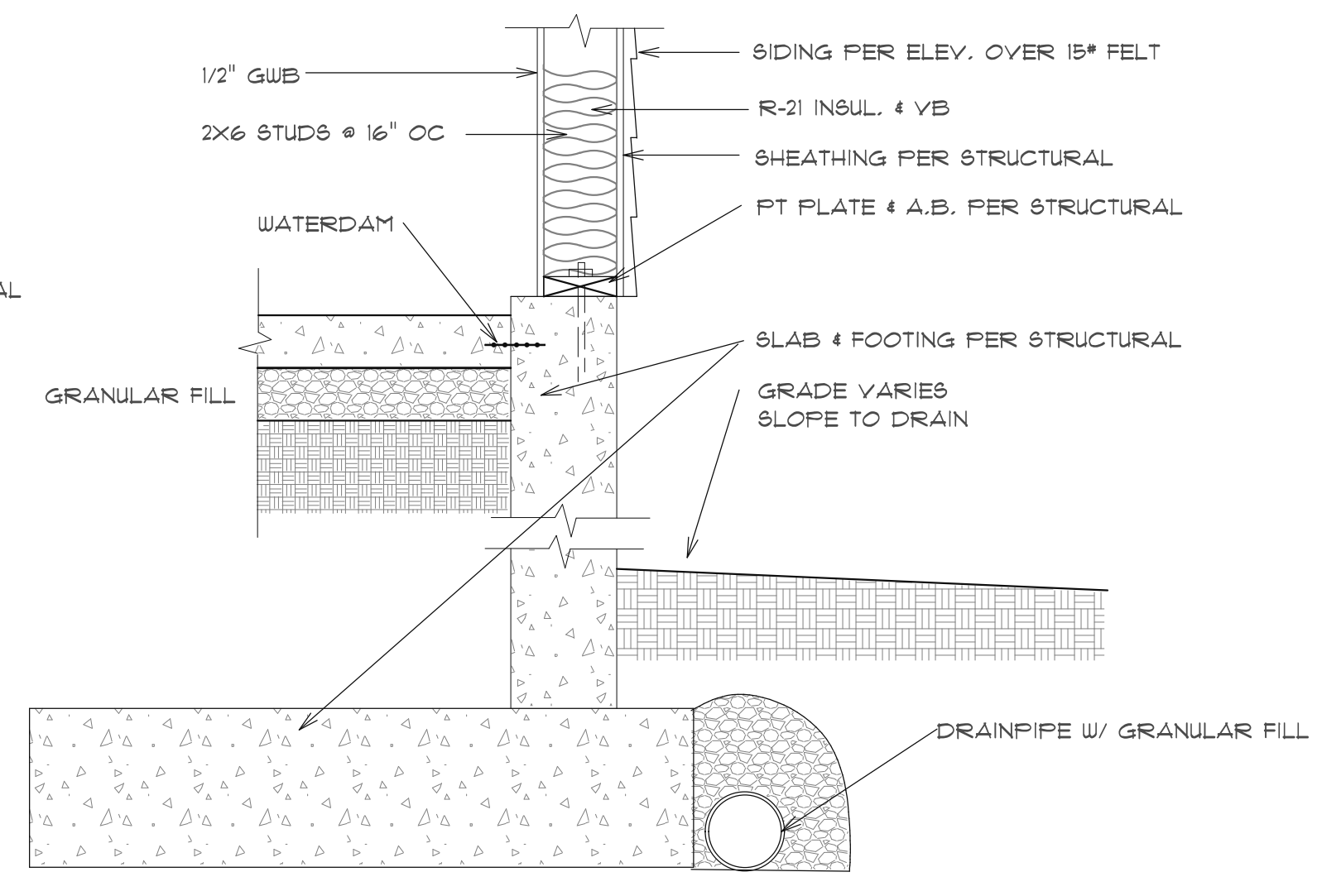
8 DETAIL
SCALE: 1"=1'-0"



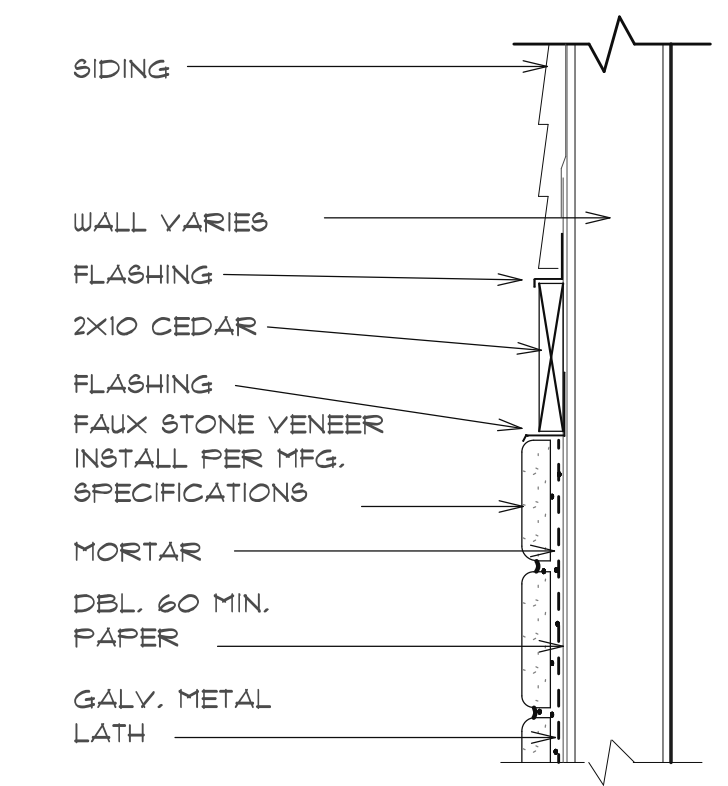
9 DETAIL
SCALE: 1"=1'-0"
4-1-2023 REVISED FOR FULL BASEMENT



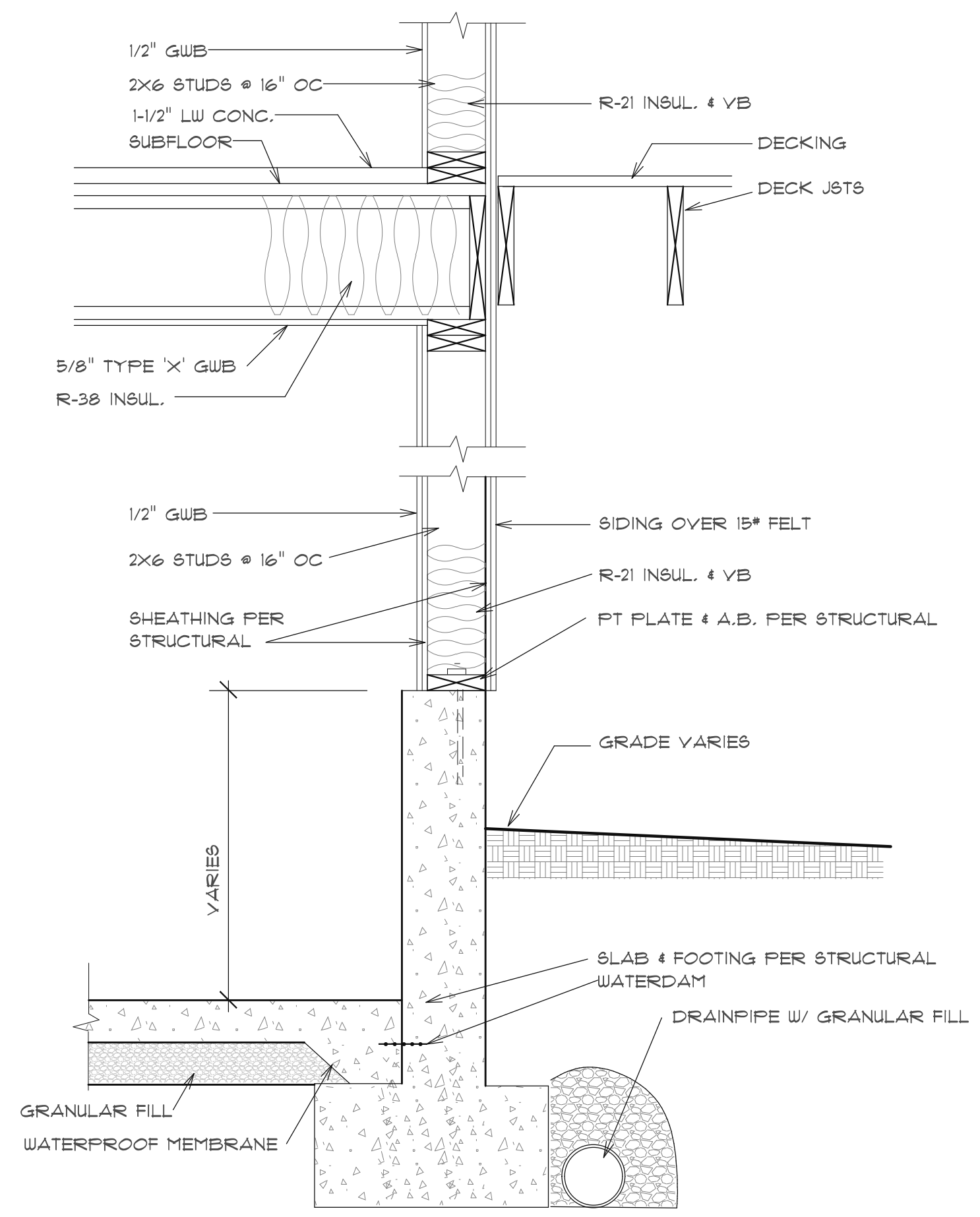
10 DETAIL
SCALE: 1"=1'-0"
4-1-2023 REVISED FOR FULL BASEMENT



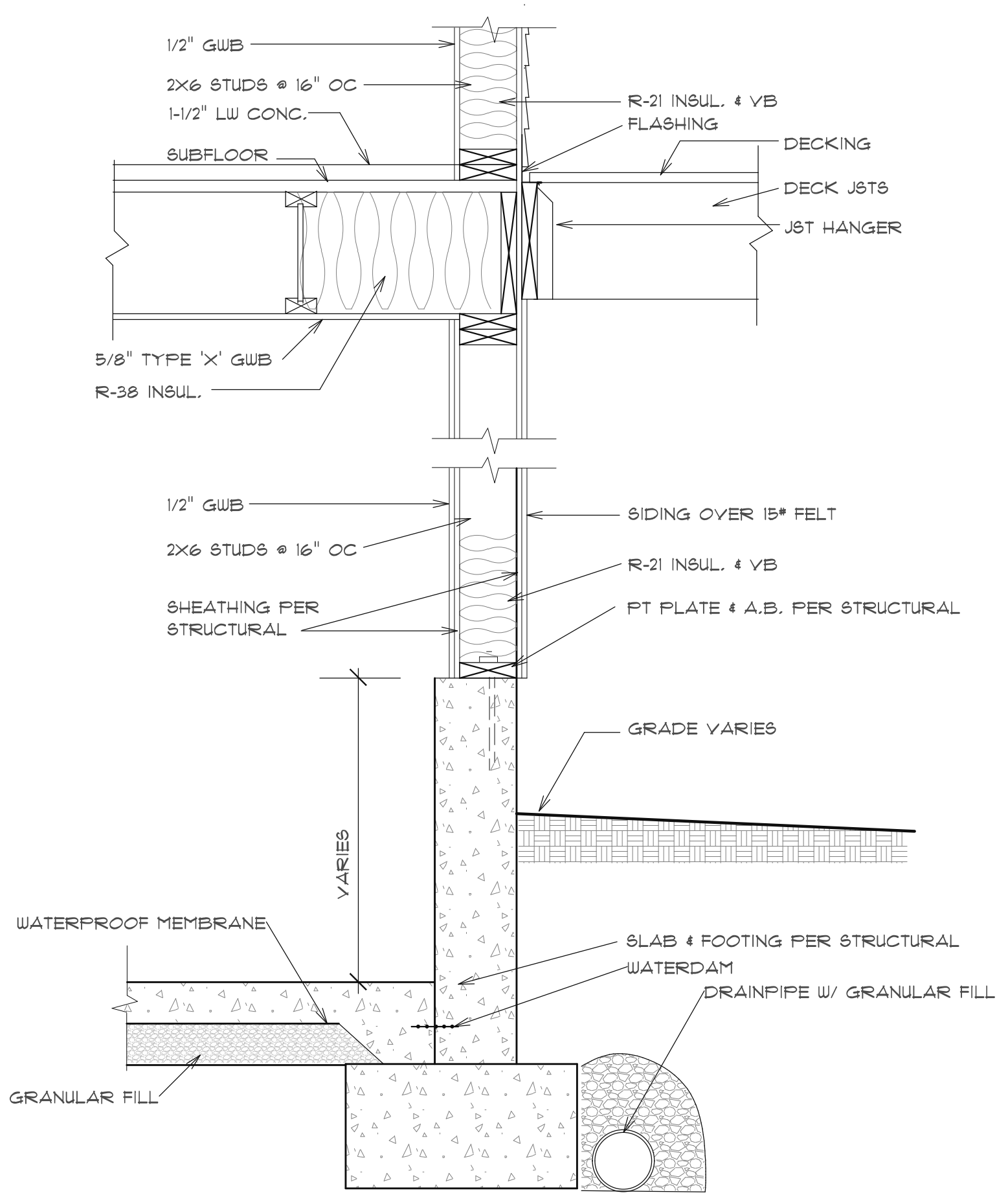
11 DETAILS
SCALE: 1"=1'-0"



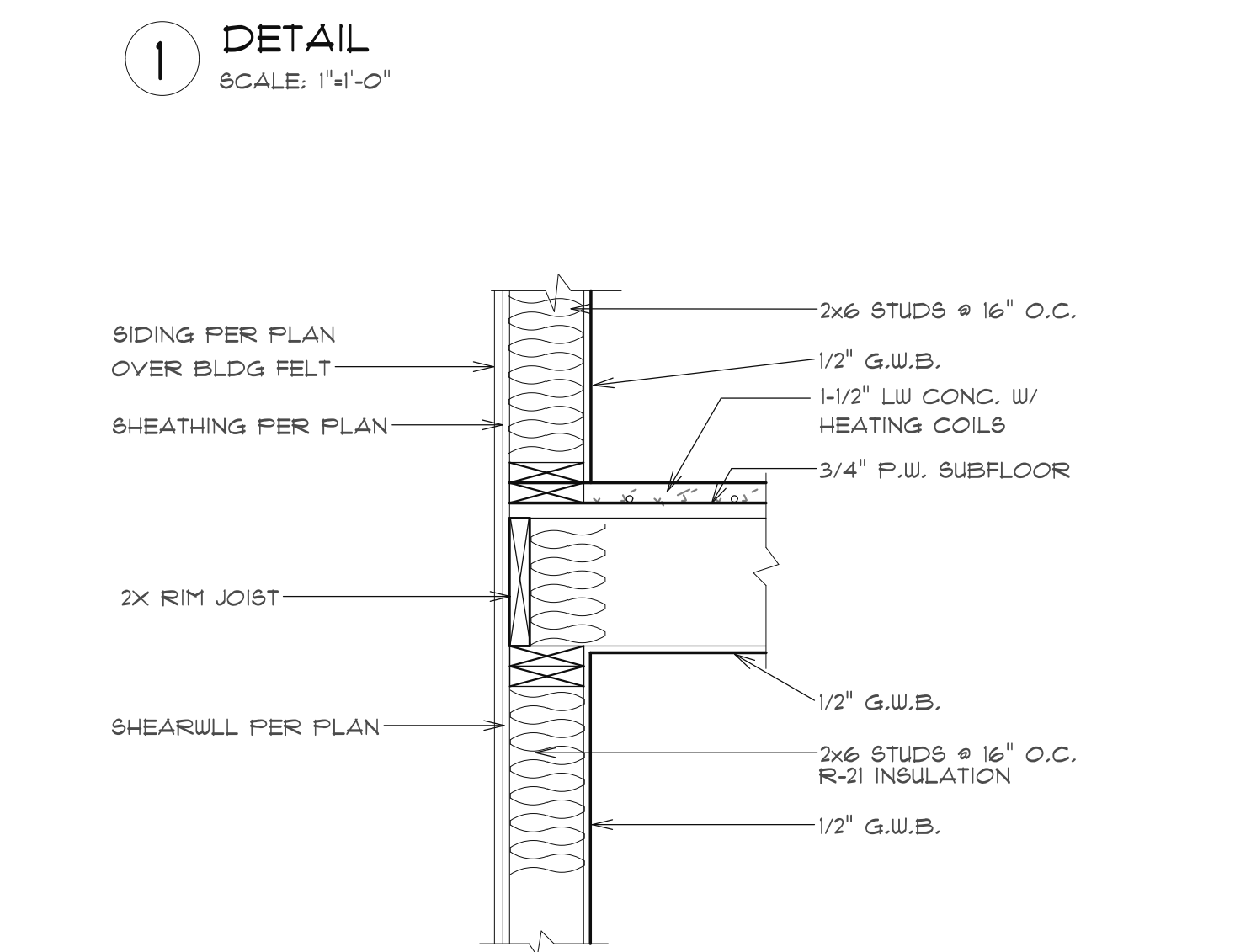
12 WALL VENEER DETAILS
SCALE: 1"=1'-0"



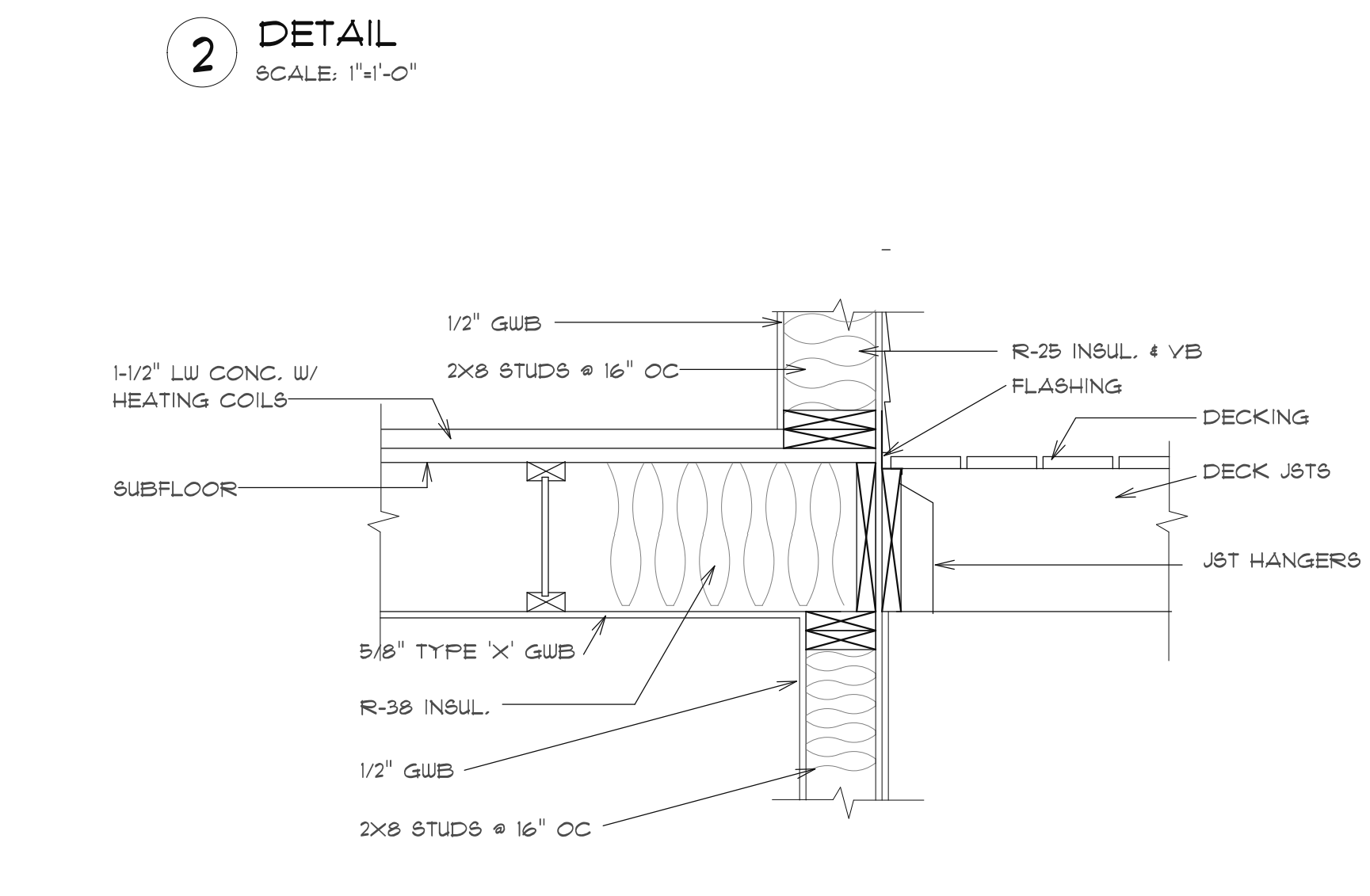
1 DETAIL
SCALE: 1"=1'-0"



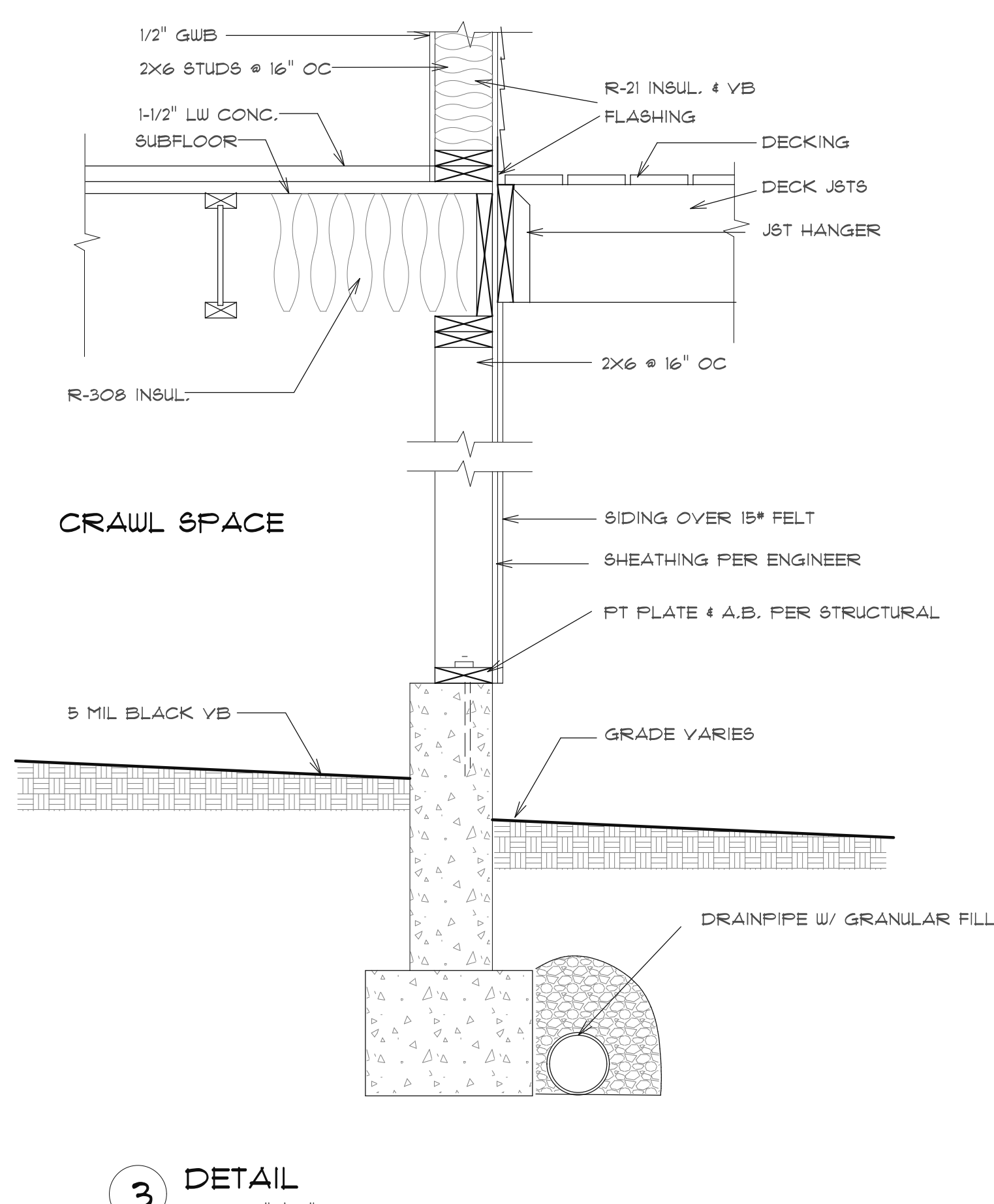
2 DETAIL
SCALE: 1"=1'-0"



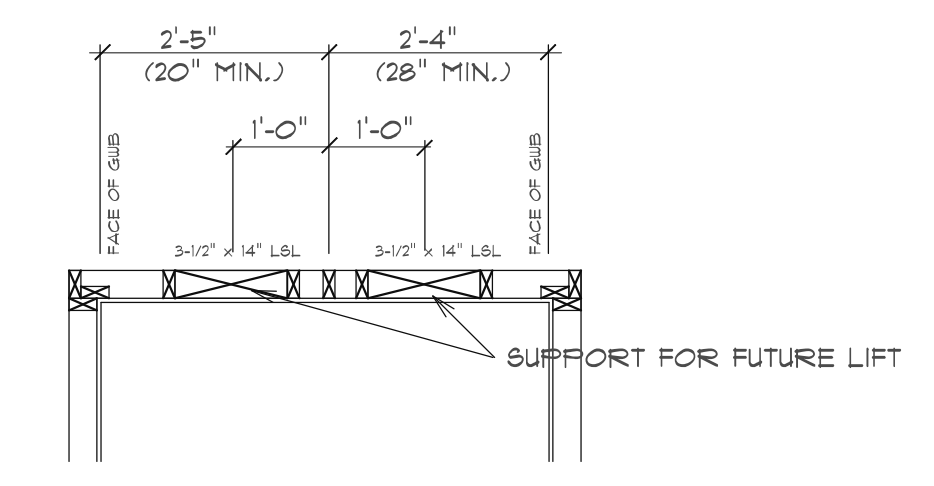
5 DETAIL
SCALE: 1"=1'-0"



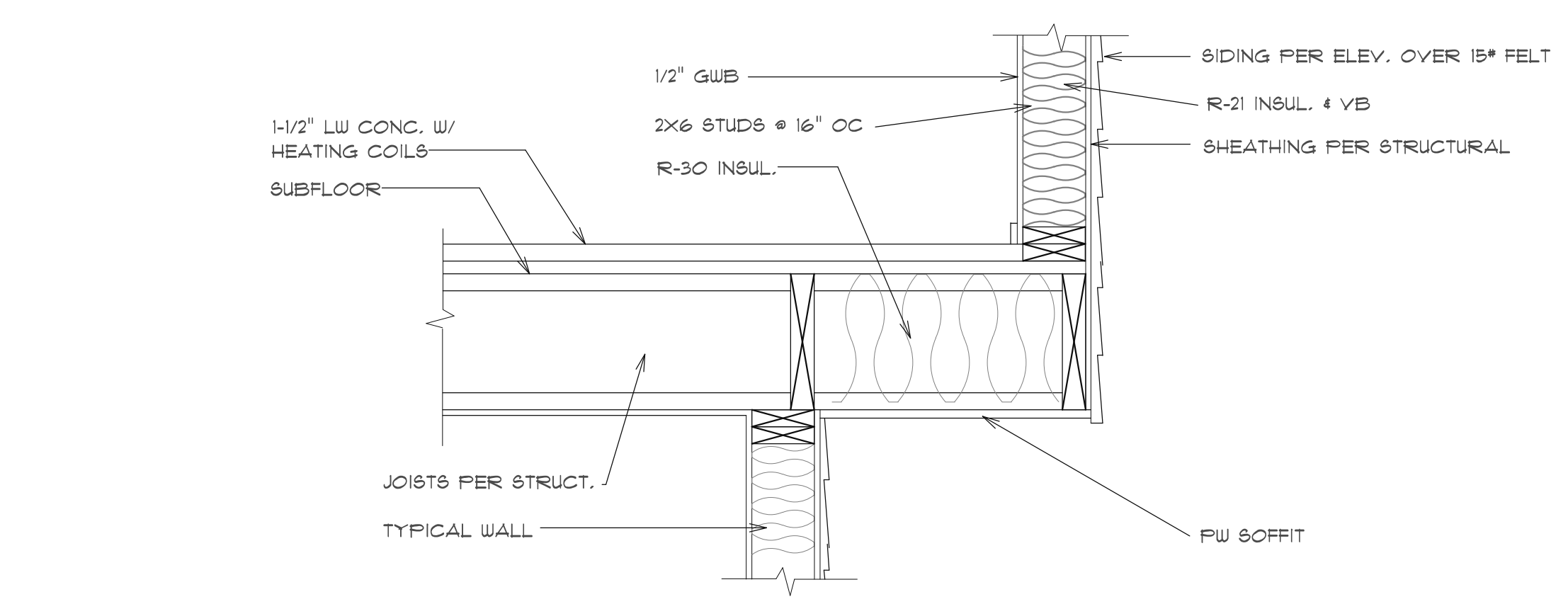
6 DETAIL
SCALE: 1"=1'-0"



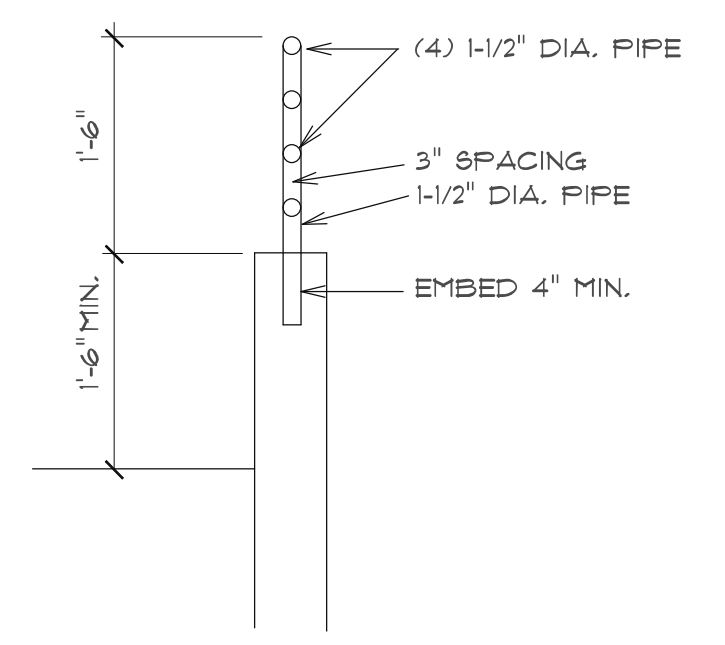
3 DETAIL
SCALE: 1"=1'-0"



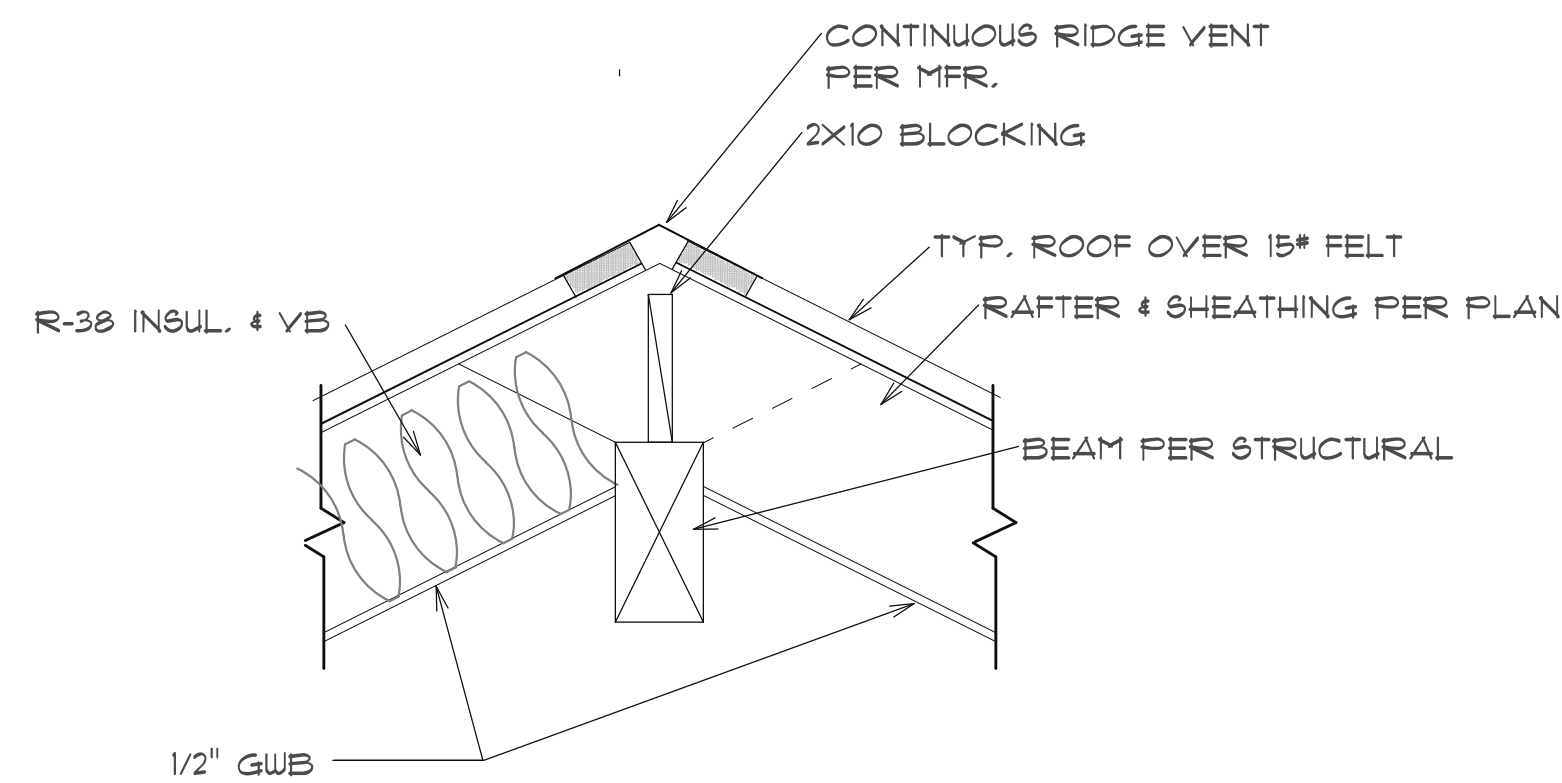
4 DETAIL
SCALE: 1/2"=1'-0"



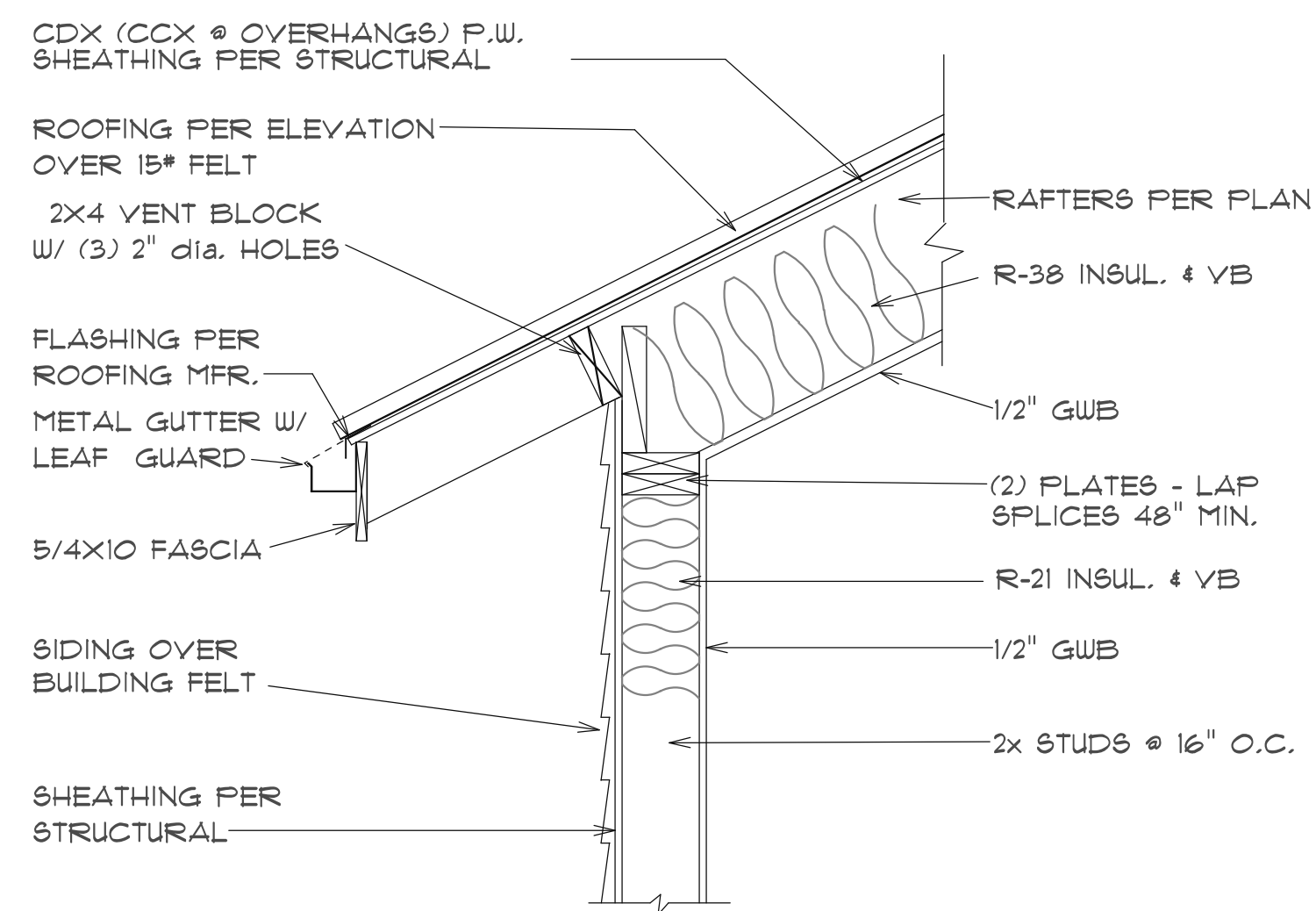
9 DETAIL
SCALE: 1"=1'-0"



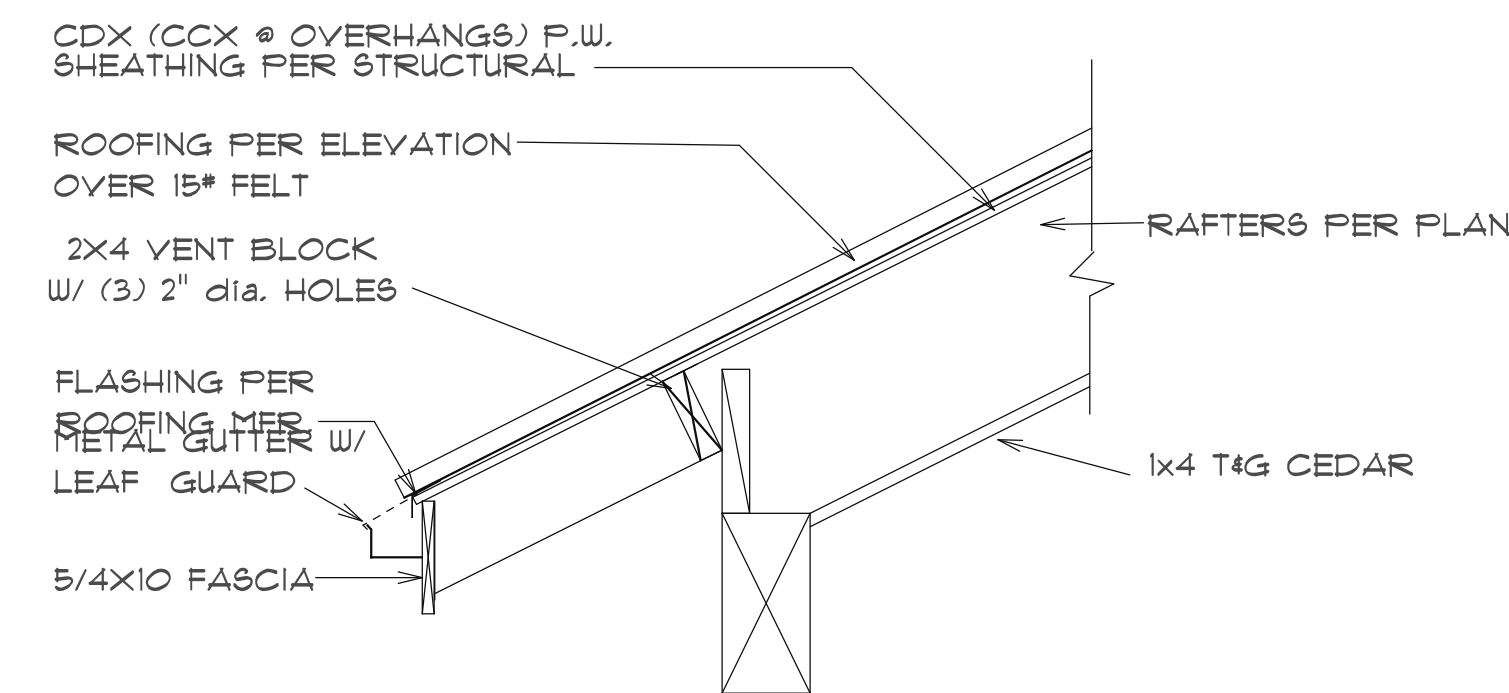
10 DETAIL
SCALE: 1"=1'-0"



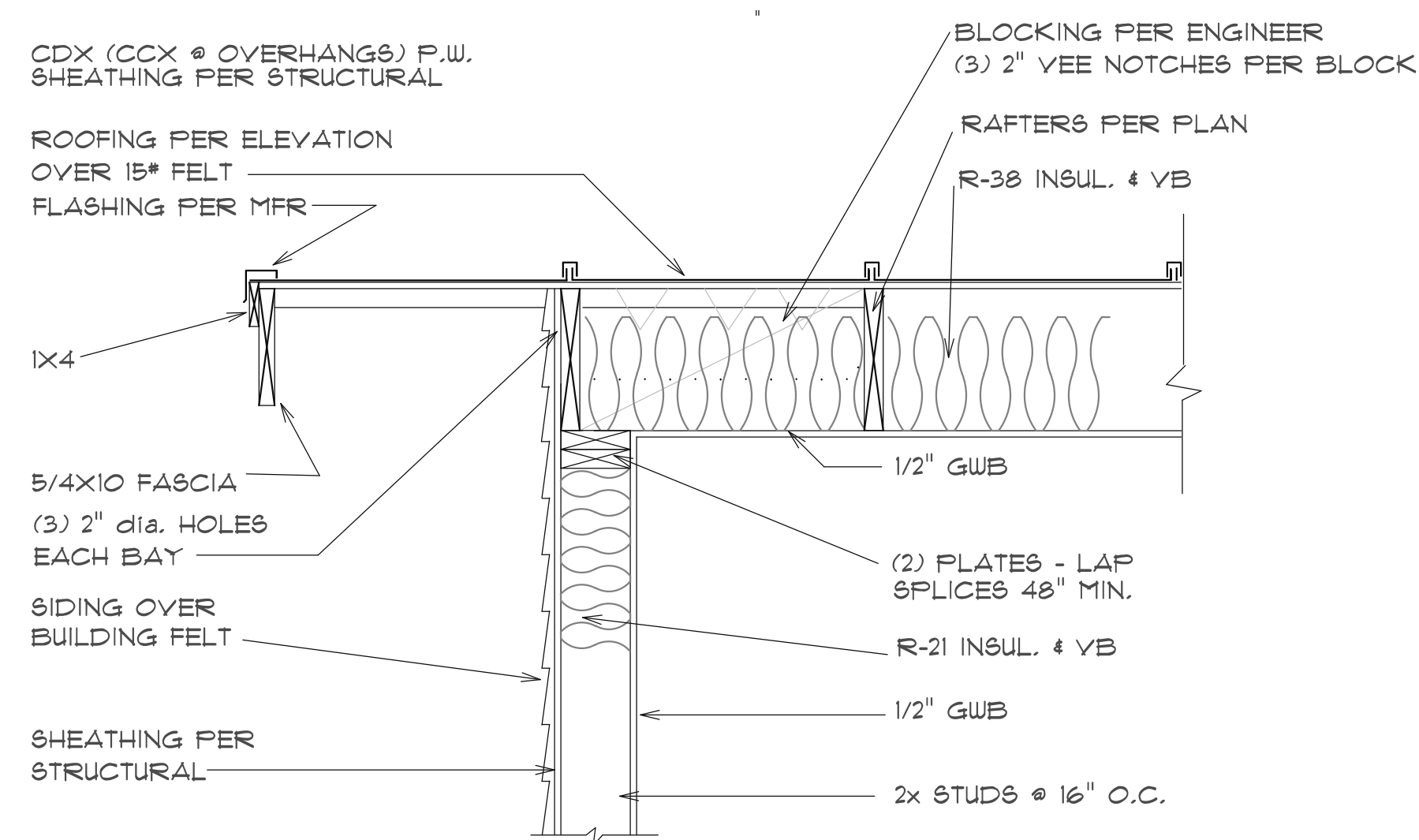
1 DETAIL
SCALE: 1"=1'-0"



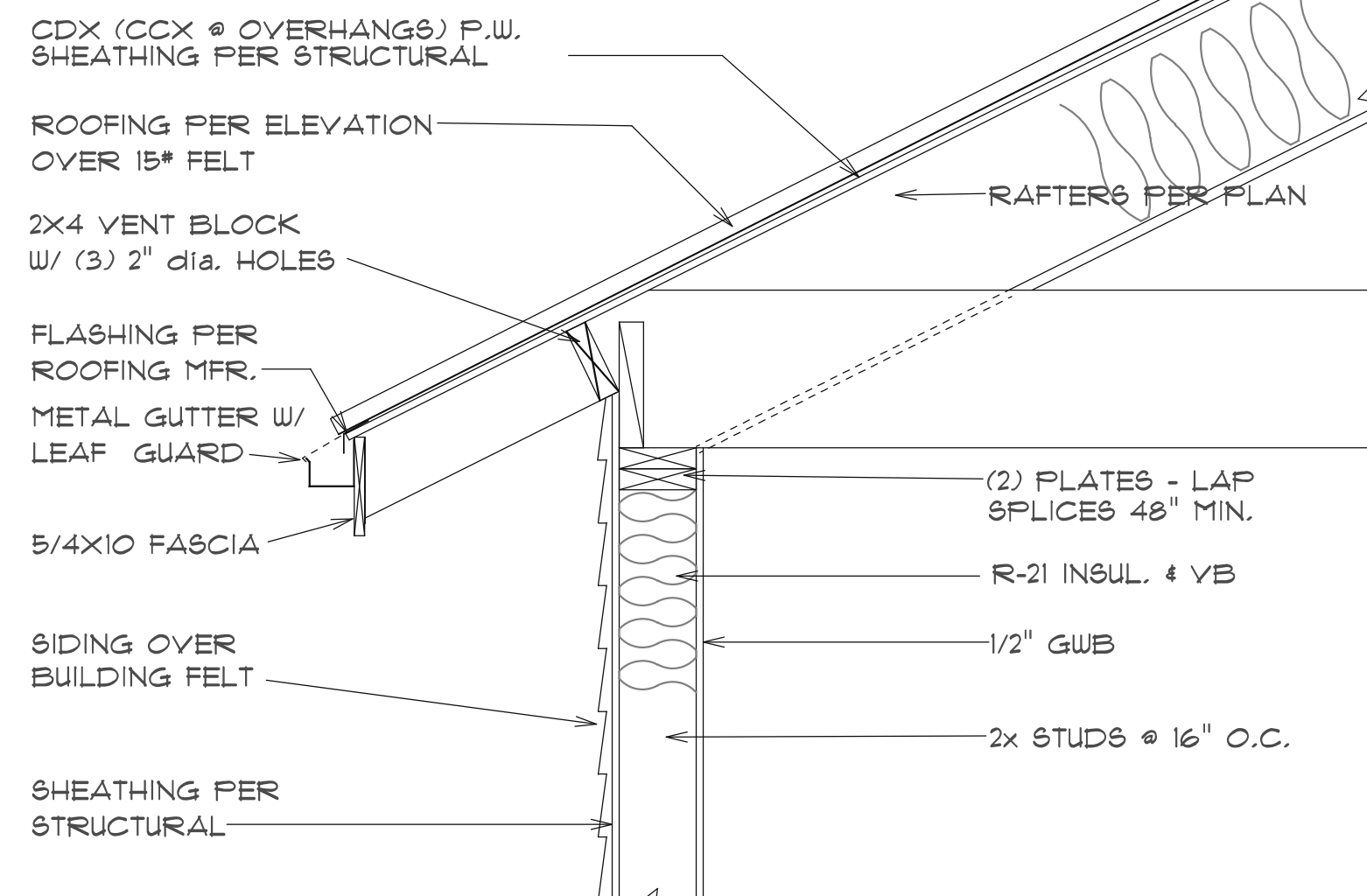
2 DETAIL
SCALE: 1"=1'-0"



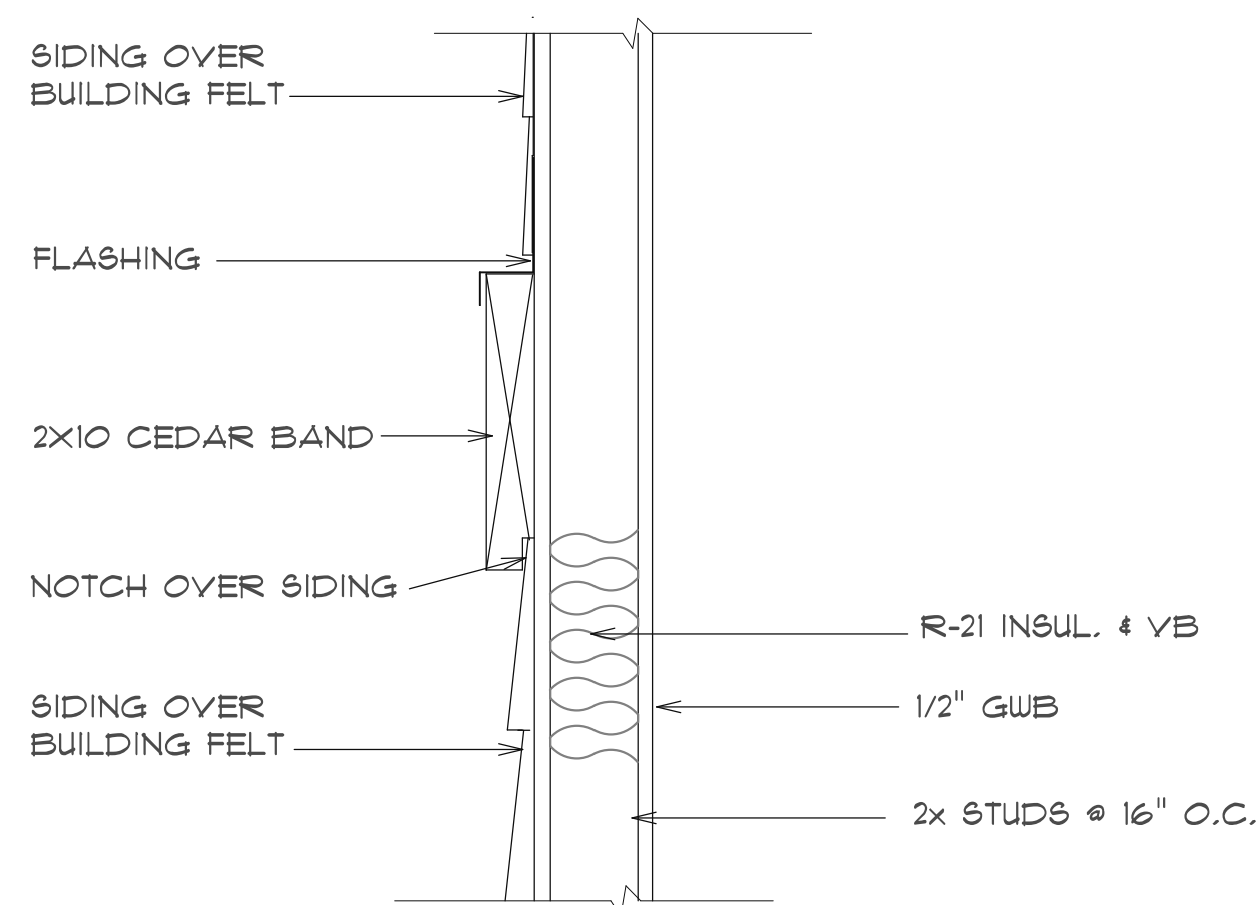
3 DETAIL
SCALE: 1"=1'-0"



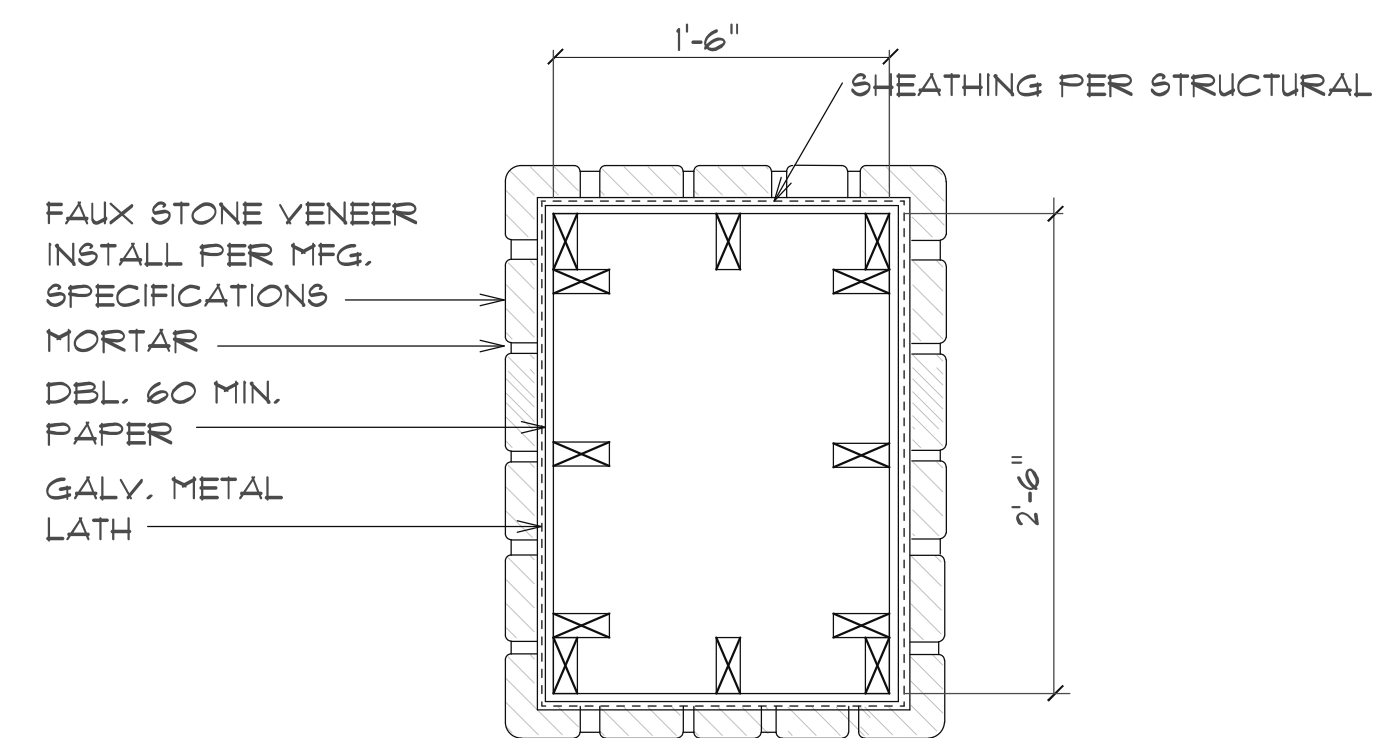
4 DETAIL
SCALE: 1"=1'-0"



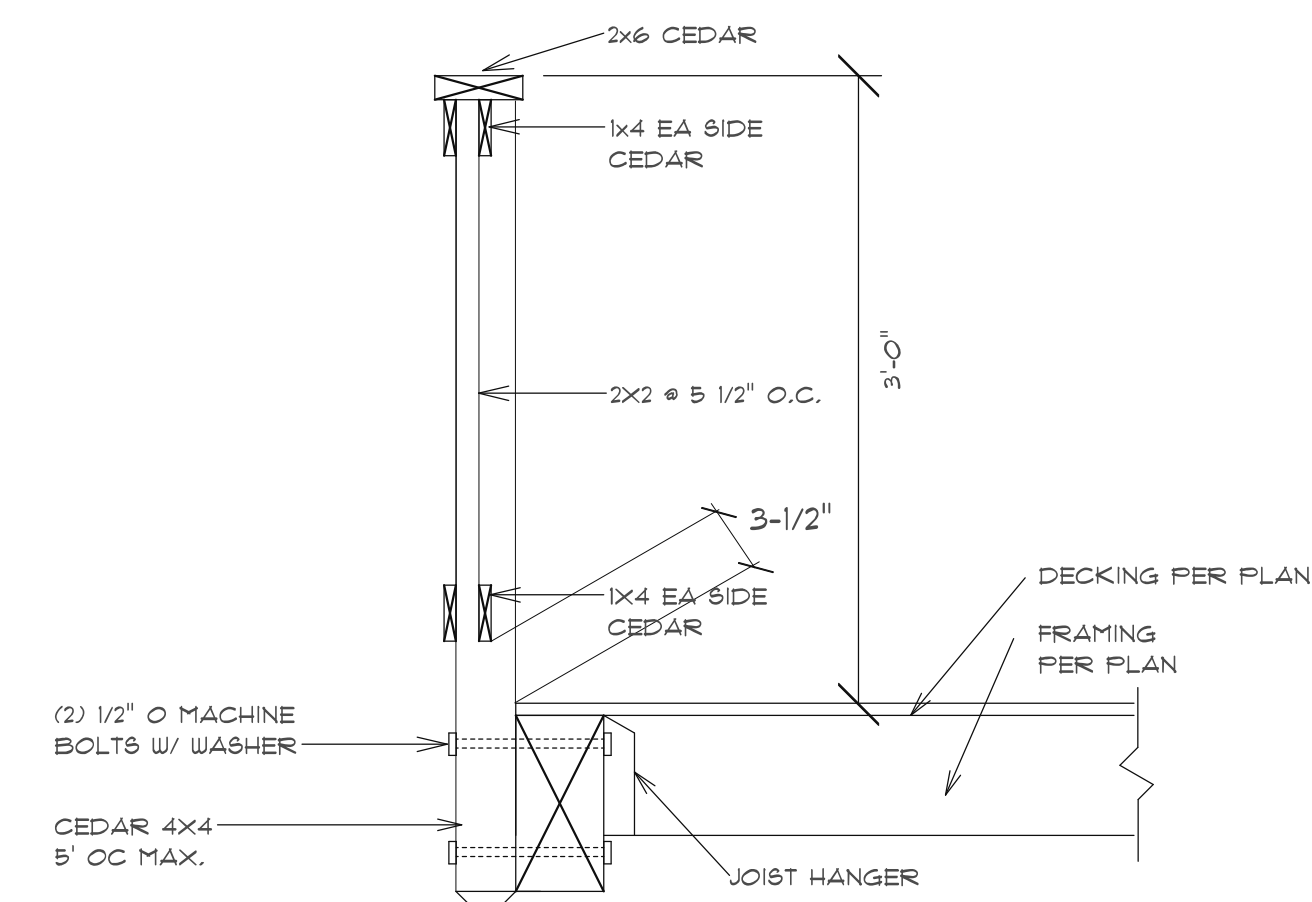
5 DETAIL
SCALE: 1"=1'-0"



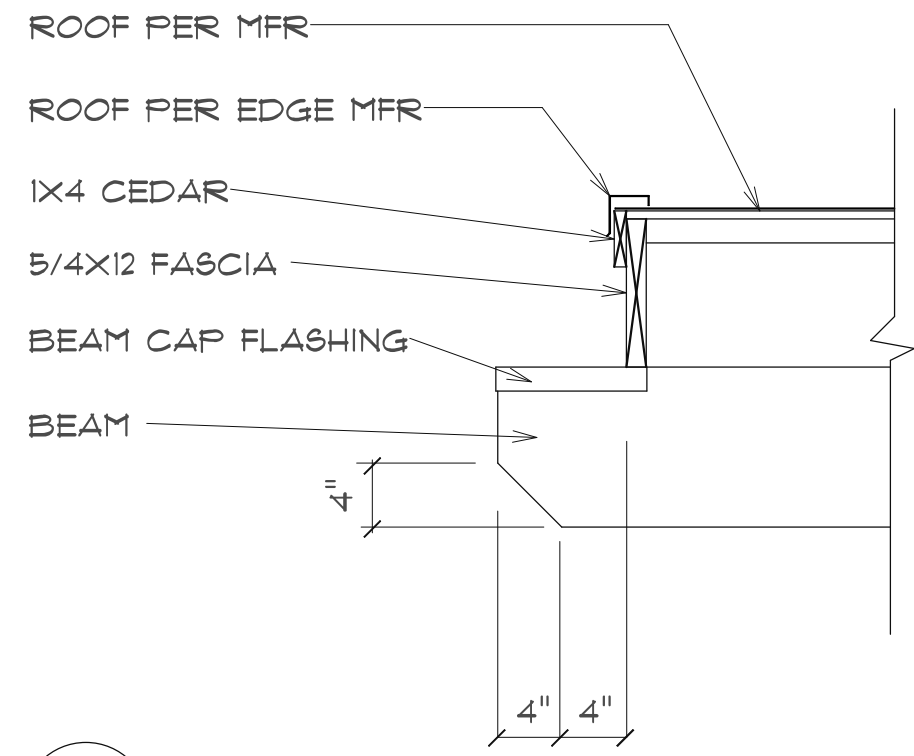
6 DETAIL
SCALE: 1"=1'-0"



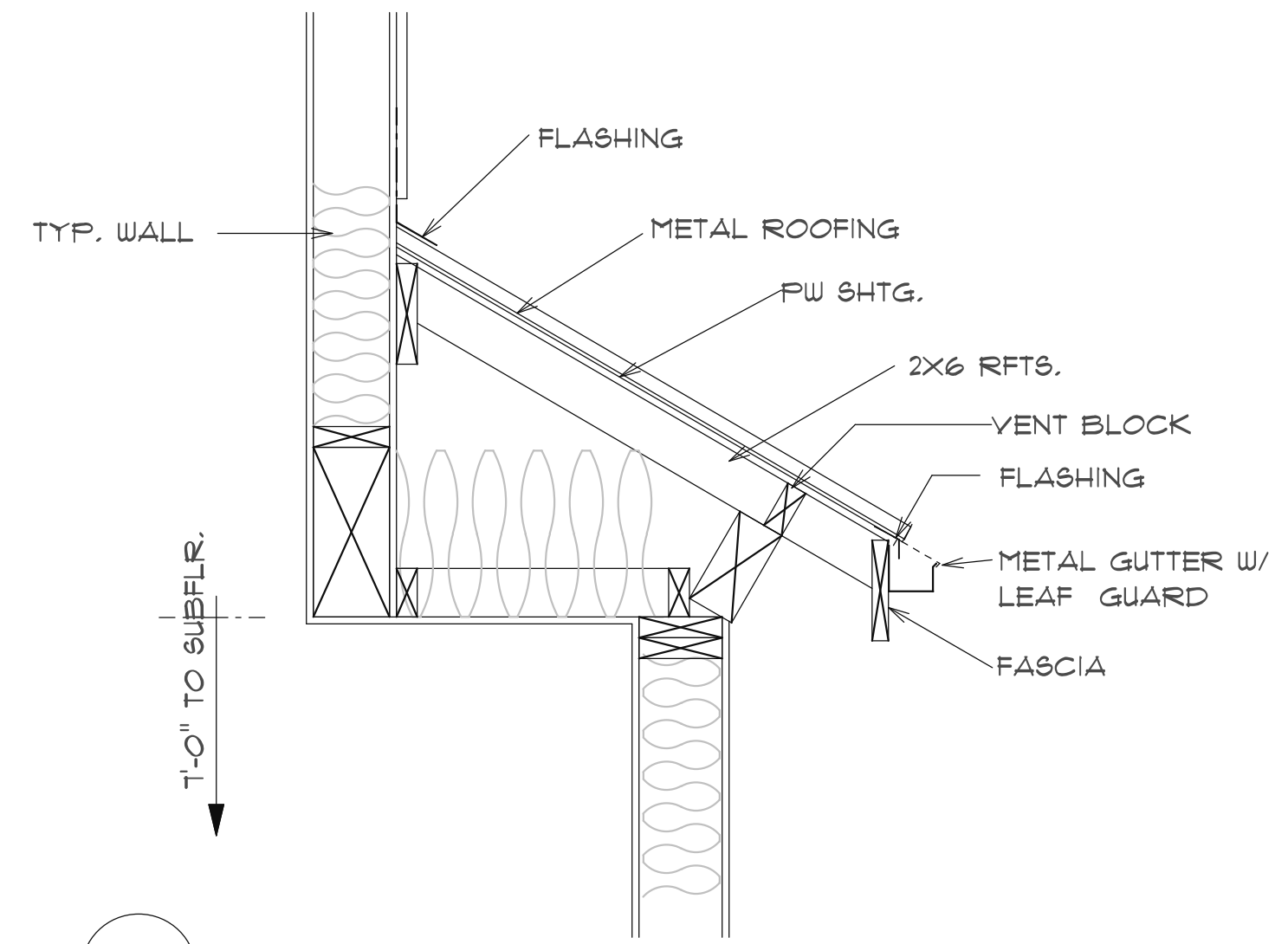
7 DETAIL
SCALE: 1"=1'-0"



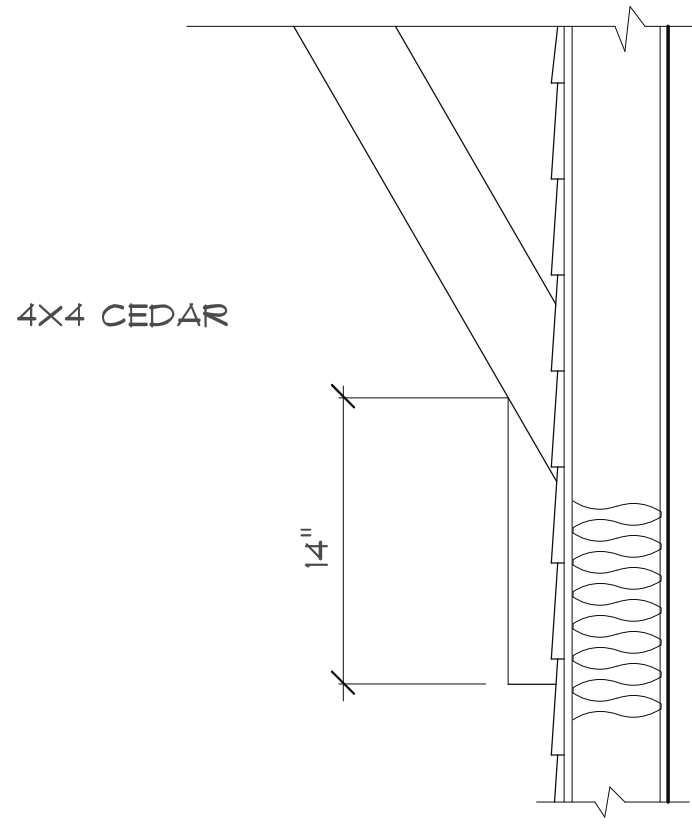
8 DECK RAILING
SCALE: 1"=1'-0"



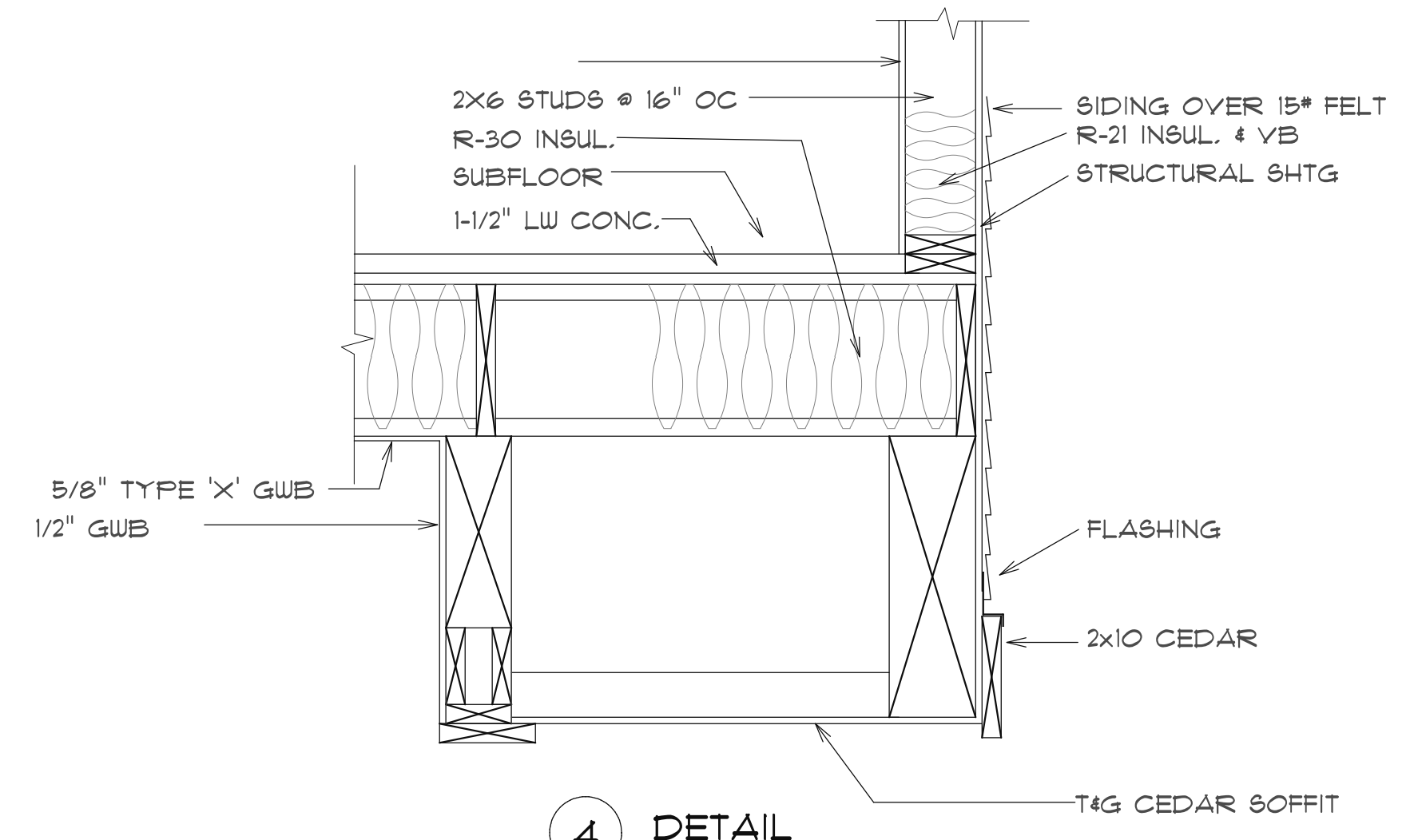
1 DETAIL
SCALE: 1"=1'-0"



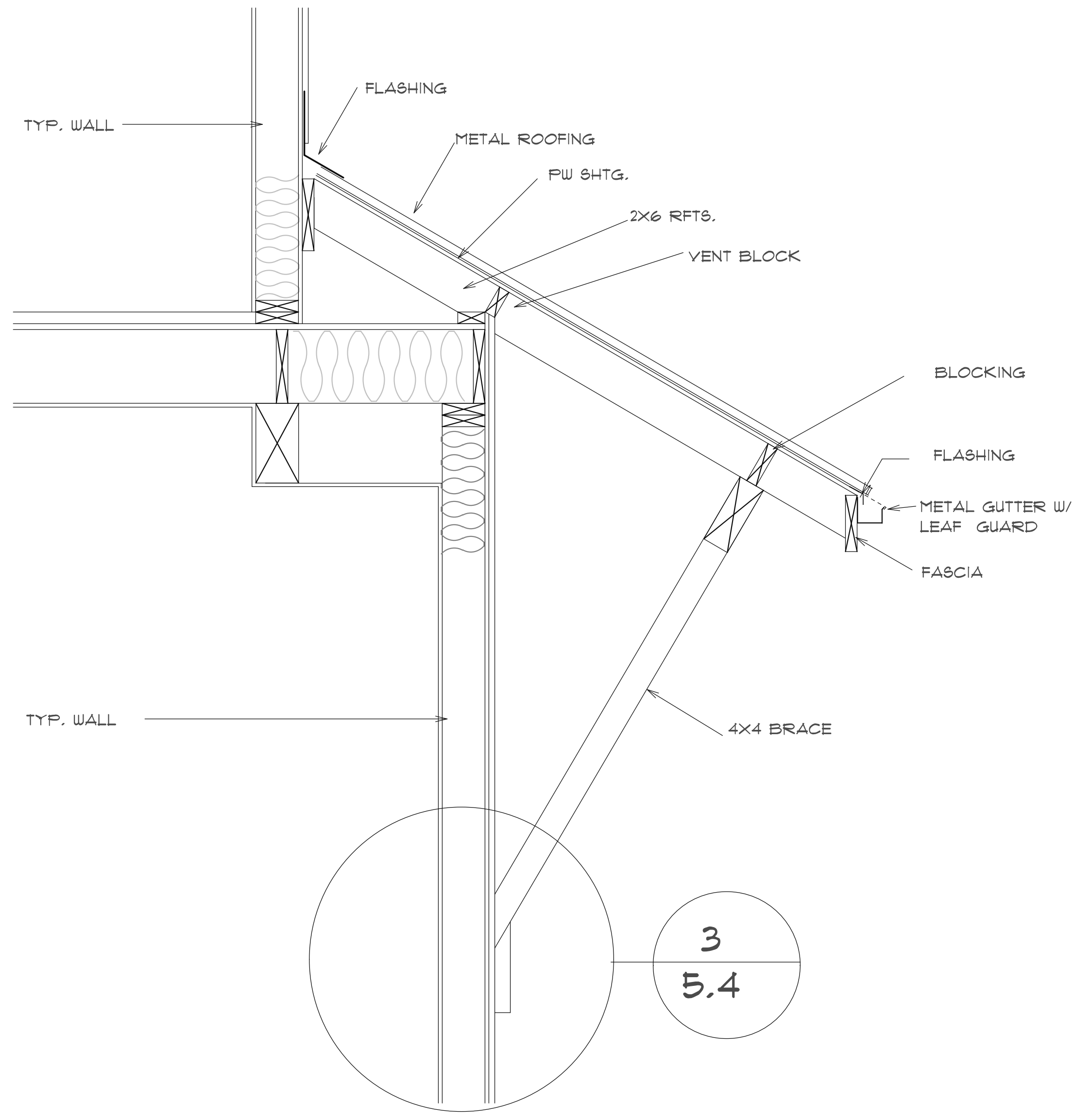
2 DETAIL
SCALE: 1"=1'-0"



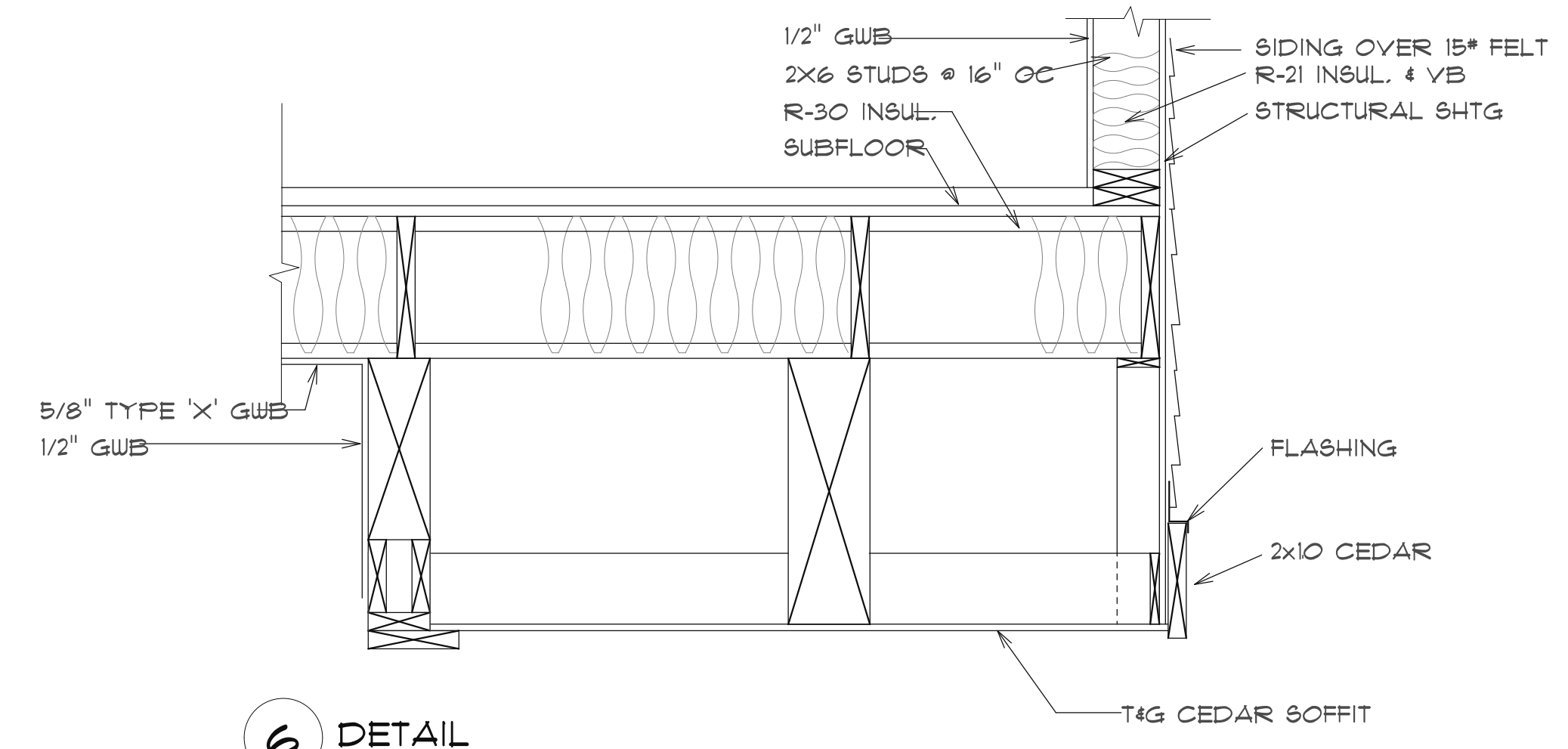
3 DETAIL
SCALE: 1"=1'-0"



4 DETAIL
SCALE: 1"=1'-0"

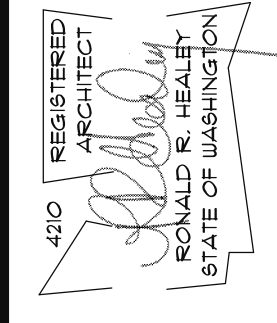


5 DETAIL
SCALE: 1"=1'-0"



6 DETAIL
SCALE: 1"=1'-0"

3
5.4



THE HEALEY ALLIANCE AZ
2505 N 195TH DRIVE, GOODYEAR, AZ 85339 • (480) 444-6768
ARCHITECTS

MI Treehouse, LLC,
5631 EAST MERCER WAY
MERCER ISLAND, WA.

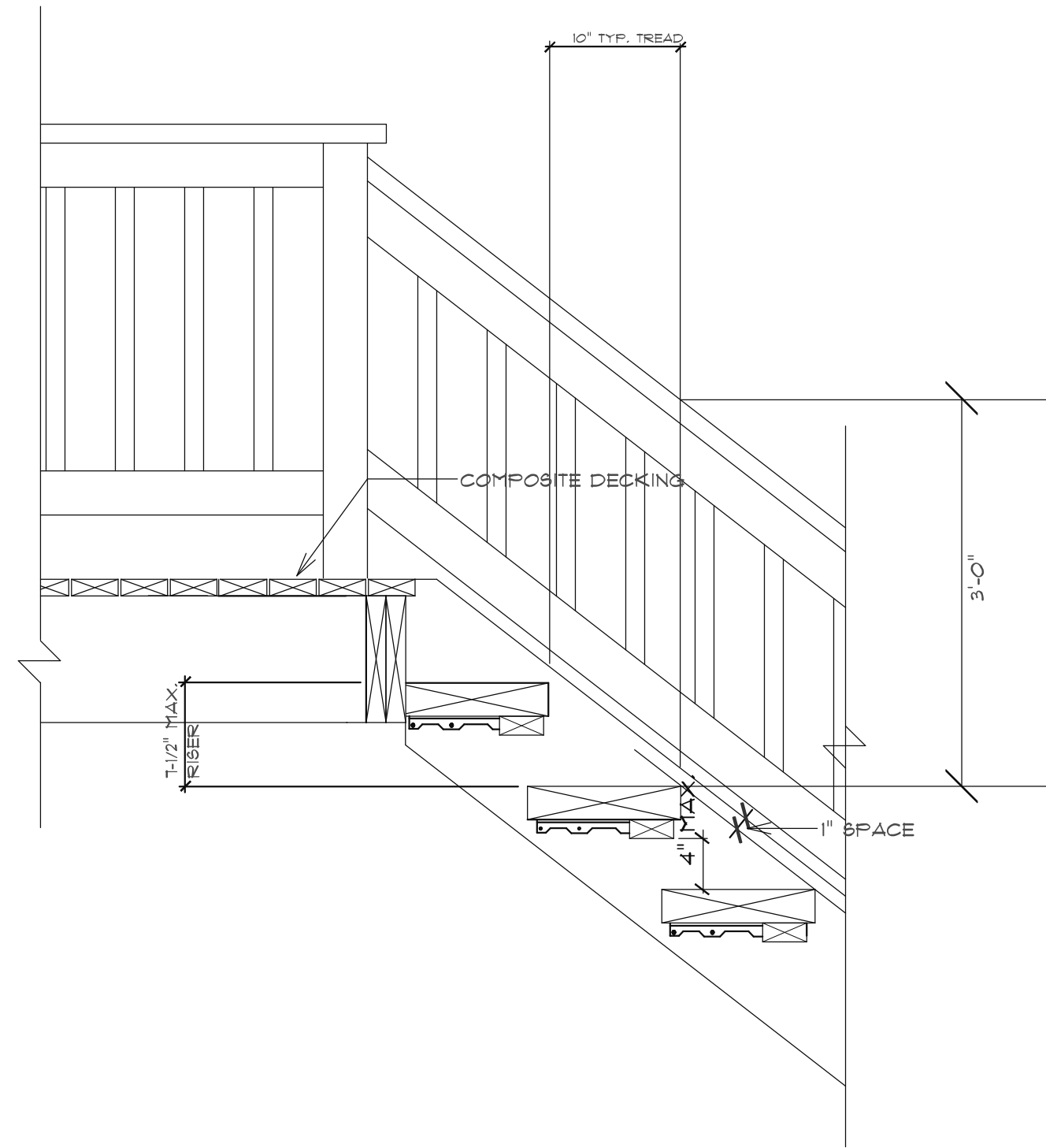
DETAILS

DATE
4-13-2022
10-5-2022

PROJECT NO.
001

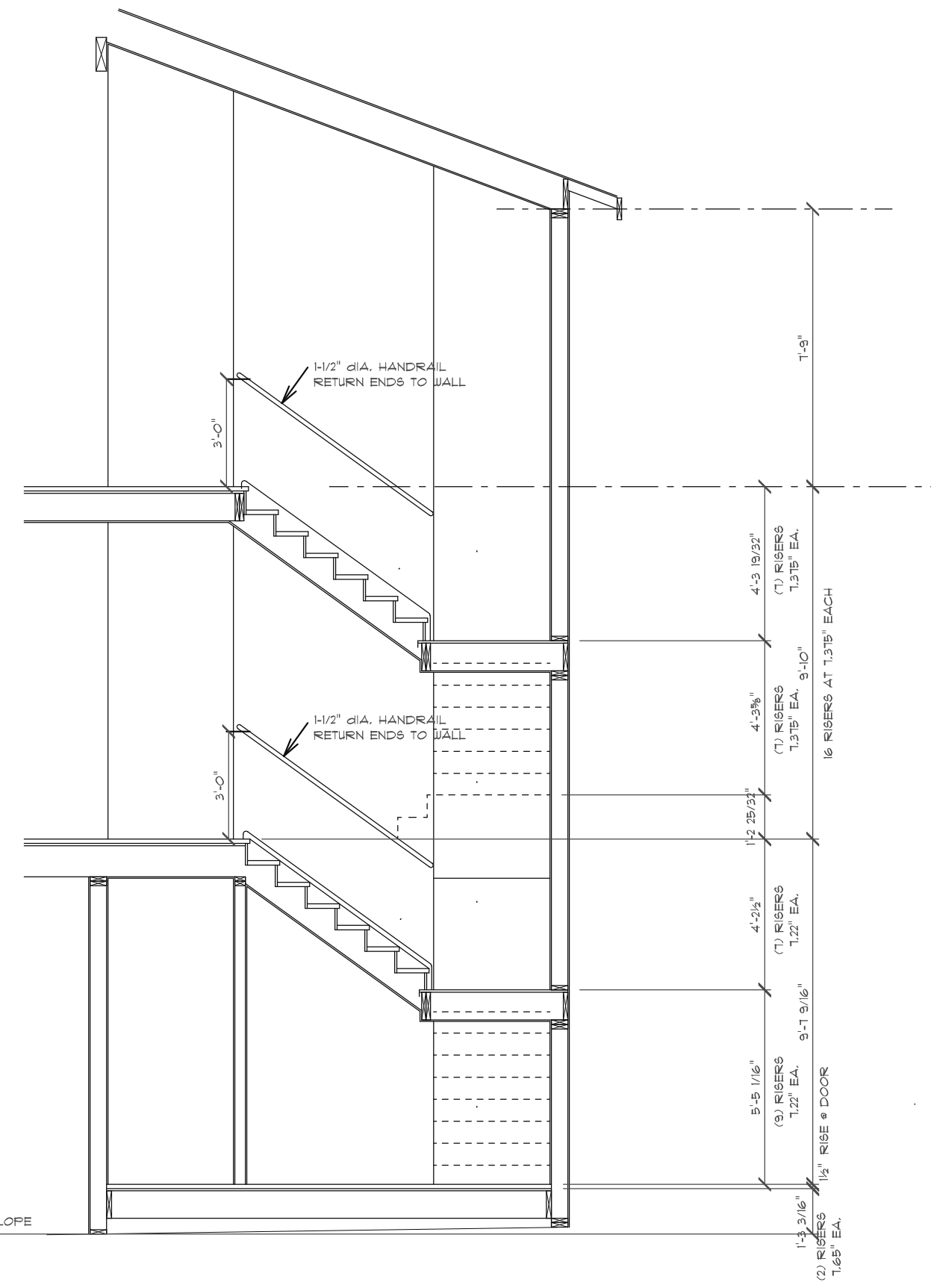
SHEET NO.

A-5.4



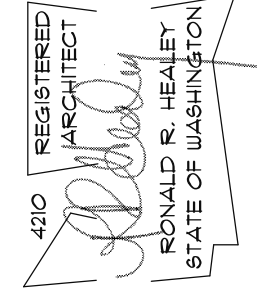
1 STAIR CONNECTION
SCALE: 1/4"=1'-0"

I II



GARAGE

2 STAIR SECTION
SCALE: 1/4"=1'-0"



THE HEALEY ALLIANCE AZ
2505 N 135th DRIVE, SUITE 100, SEASIDE, AZ 85504 • (480) 444-6788
ARCHITECTS

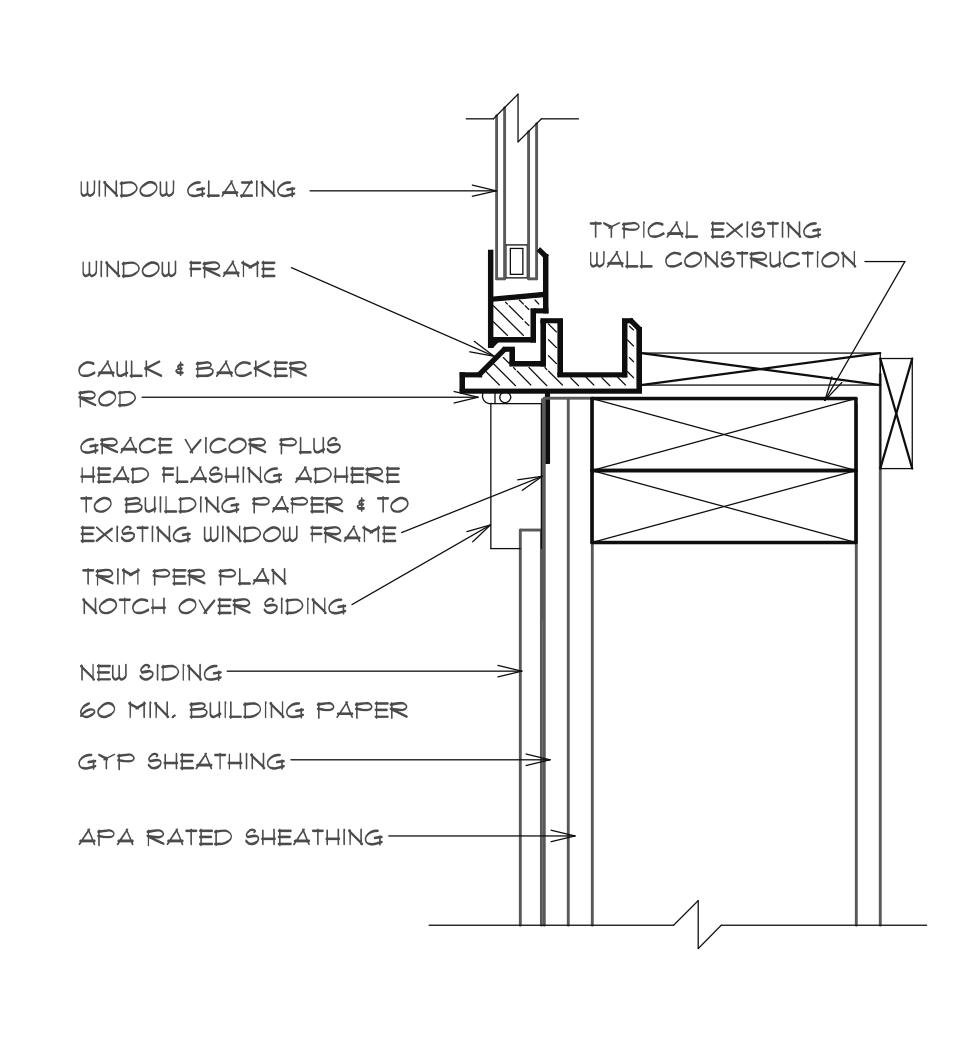
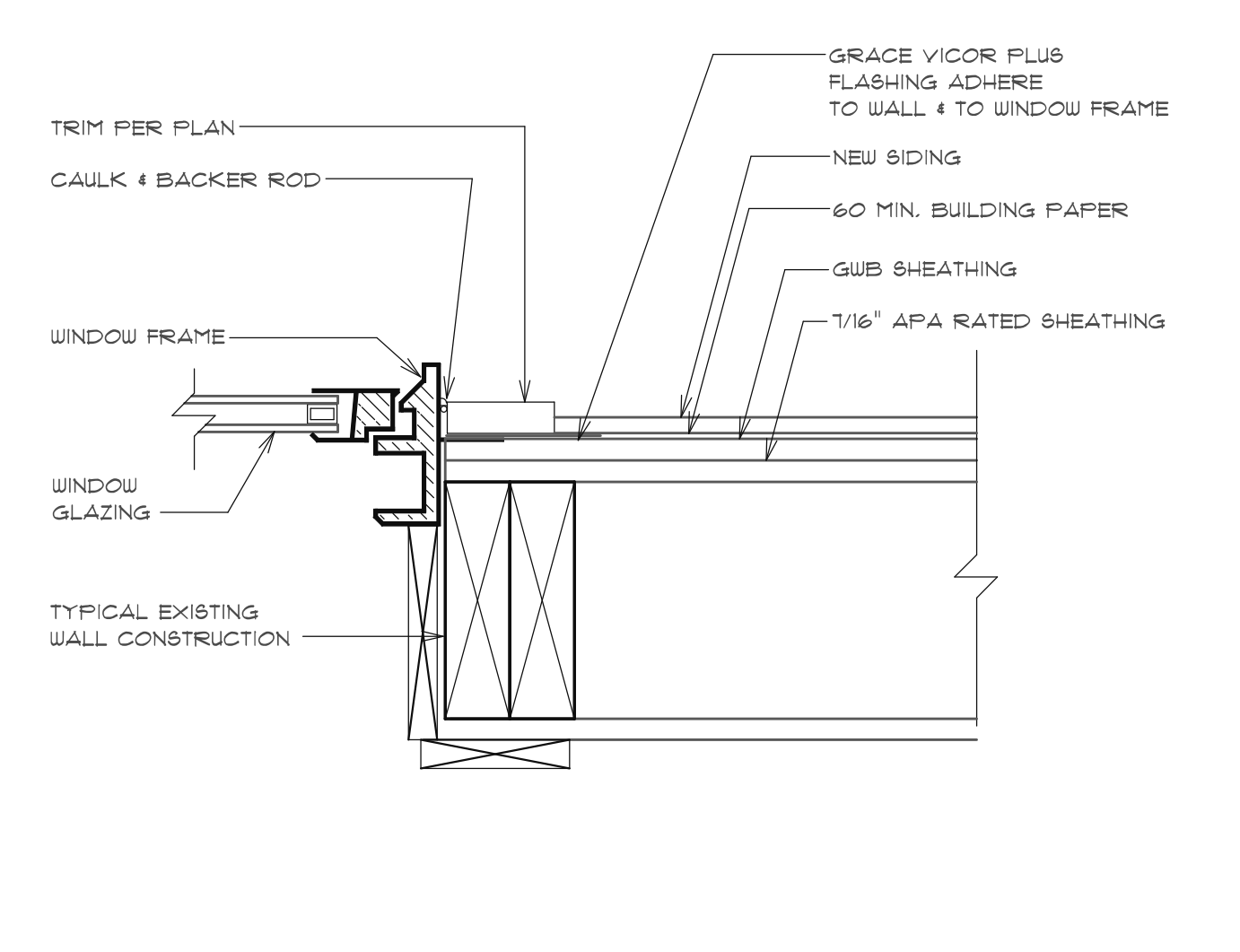
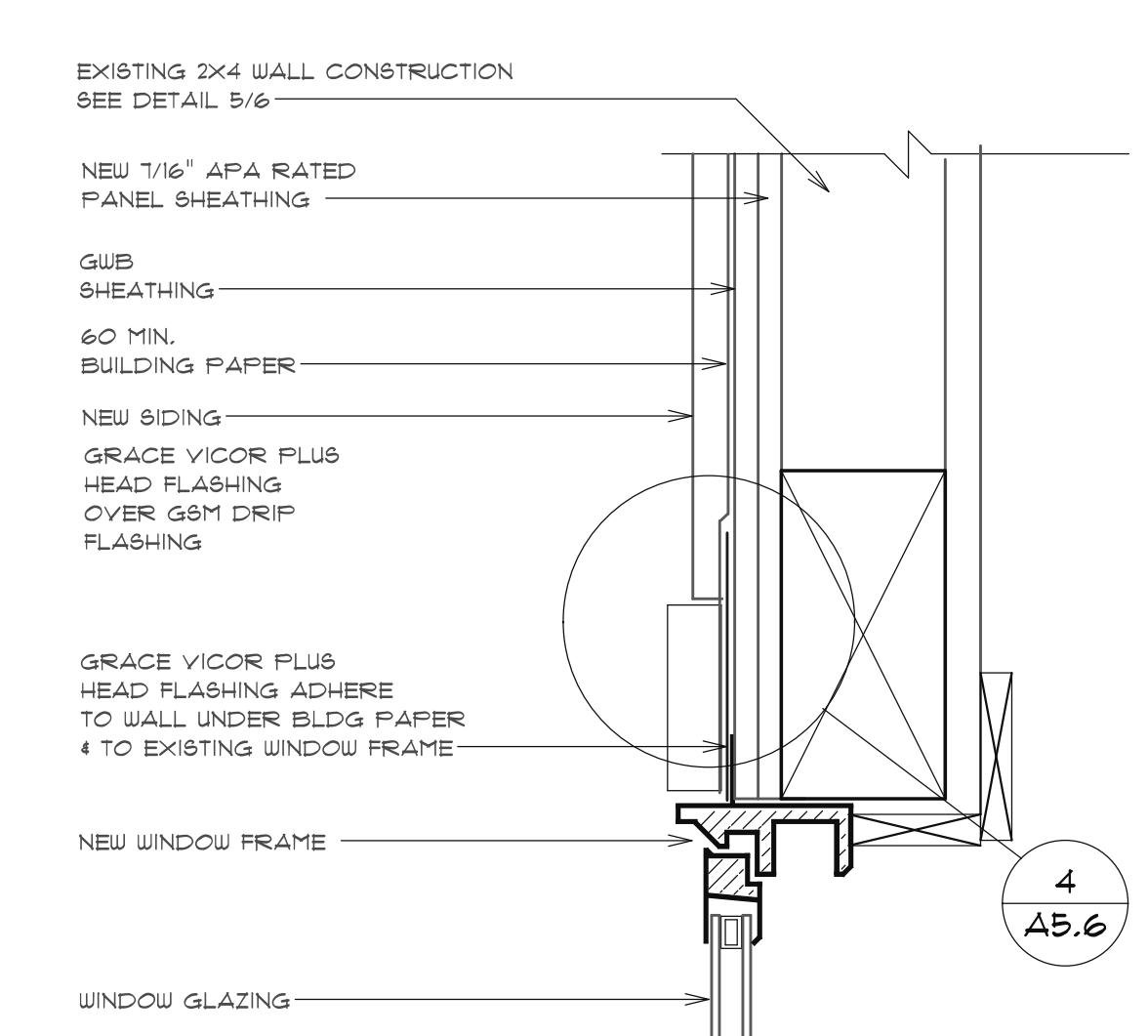
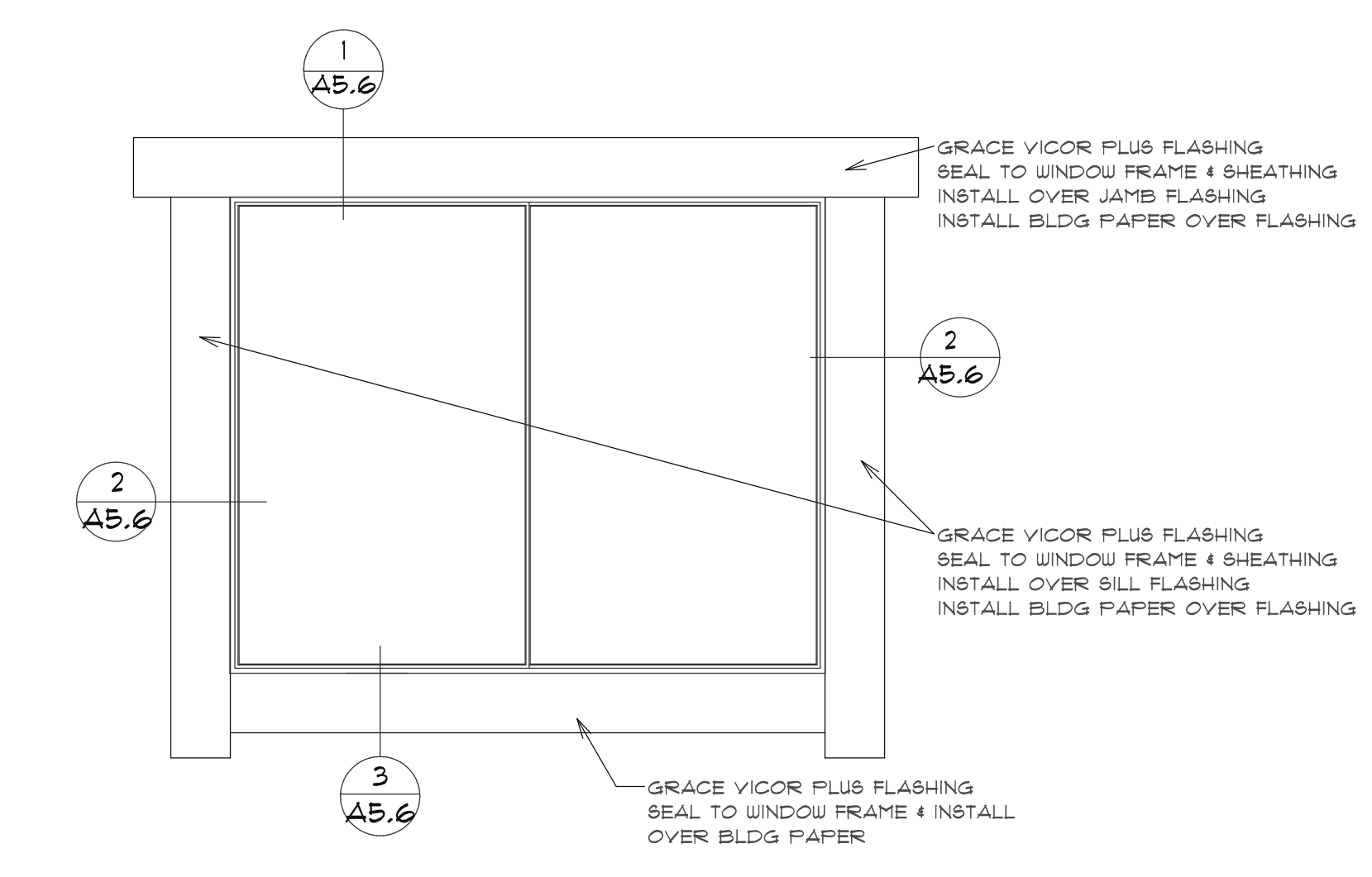
MJ Treehouse, LLC,
5631 EAST MERCER WAY
MERCER ISLAND, WA.

STAIRS SECTION
& DETAILS

DATE
1-13-2022
10-5-2022

PROJECT NO.
001

SHEET NO.
A5.5

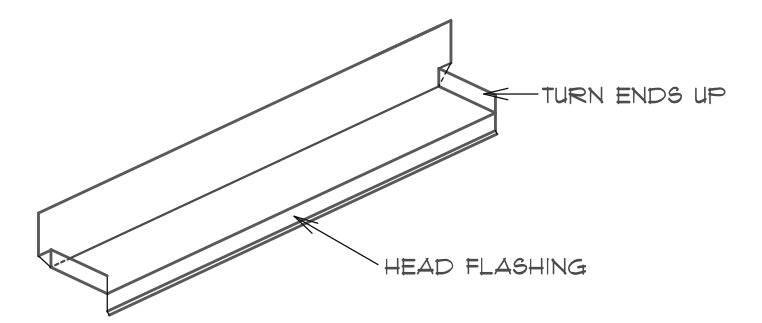
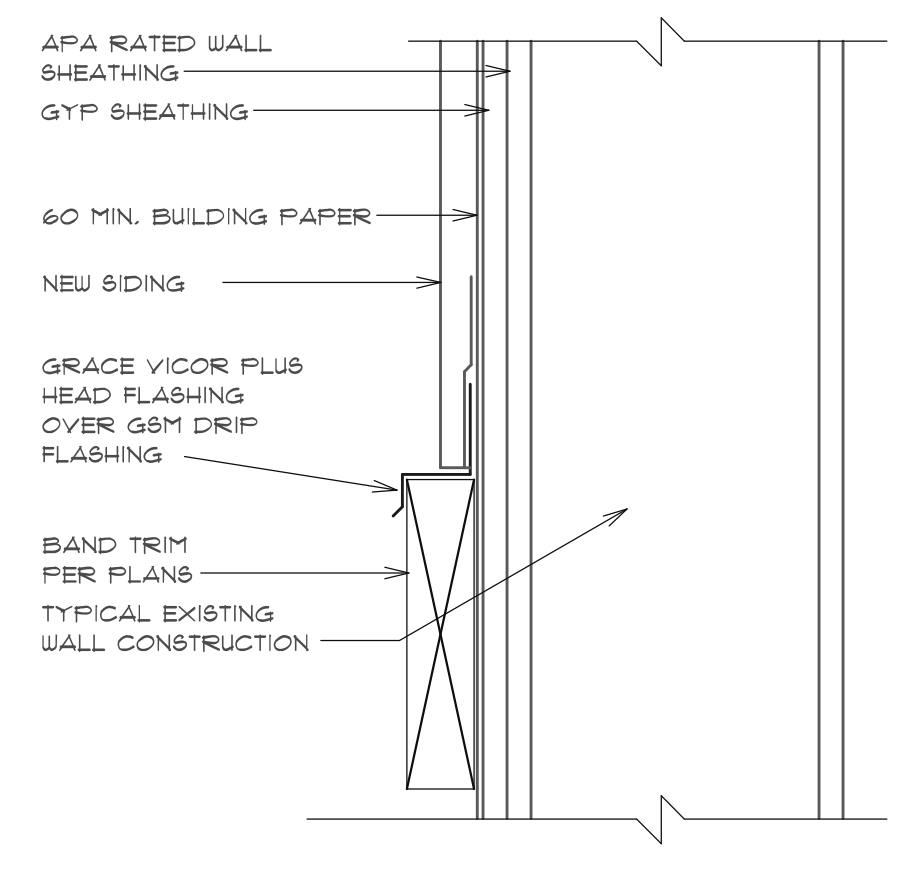


WINDOW FLASHING FOR ALL WINDOWS
1-20-2022

DETAIL #1
SCALE 3" = 1'-0"

DETAIL #2
SCALE 3" = 1'-0"

DETAIL #3
SCALE 3" = 1'-0"



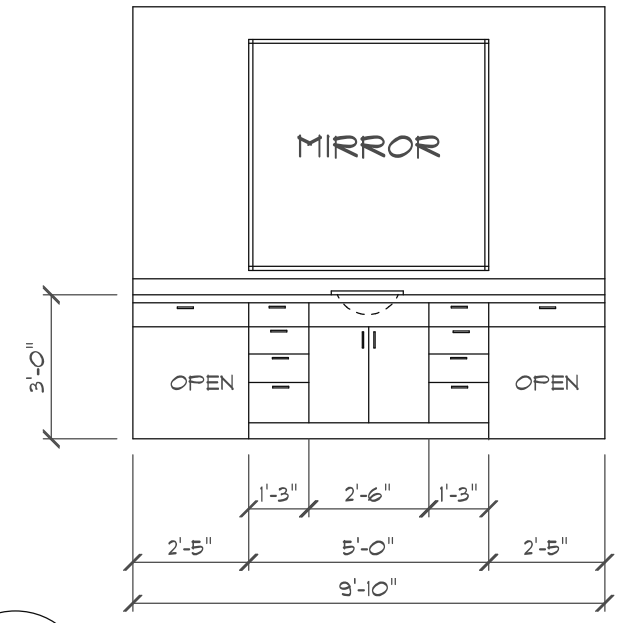
DETAIL #4
SCALE 3" = 1'-0"

DETAIL #5
SCALE 1" = 1'-0"

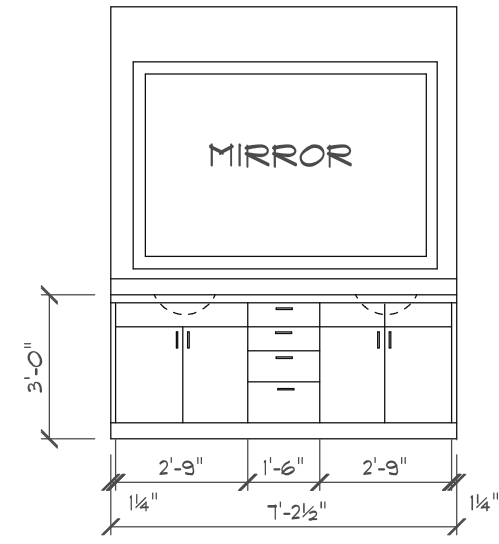
WINDOW SCHEDULE

LOCATION	TYPE	QTY	SIZE	U-FACTOR	AREA
ENTRY	PIC	3	2040	0.28	24
KITCHEN	SLD	1	6040	0.28	24
DINING	SH	3	2650	0.28	37.5
DINING	SH	3	3050	0.28	45
FAMILY	SH	2	0.28	0.28	42
FAMILY	SGD	1	6080	0.28	48
FAMILY	PIC	1	6060	0.28	36
FAMILY	PIC	2	3660	0.28	42
BDRM #1	SGD	1	6068	0.28	42
BDRM #1	SH	2	2650	0.28	25
BATH #1	SLD	1	4040	0.28	16
BDRM #2	SGD	1	6068	0.28	42
BDRM #2	SH	2	2650	0.28	25
BATH #2	SLD	1	4040	0.28	16
LOFT	SH	2	2650	0.28	25
LOFT	SH	1	3050	0.28	15
STAIRS	PIC	3	2080	0.28	54
BATH #3	PIC	2	1640	0.28	12
BDRM #3	SGD	1	6040	0.28	24
GARAGE	SLD	2	4040	NA	NA

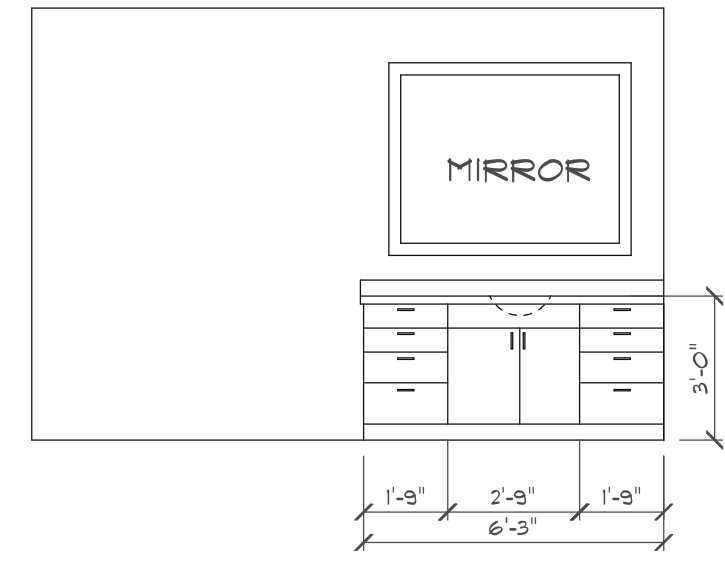
FALL PREVENTION
FALL PREVENTION
FALL PREVENTION



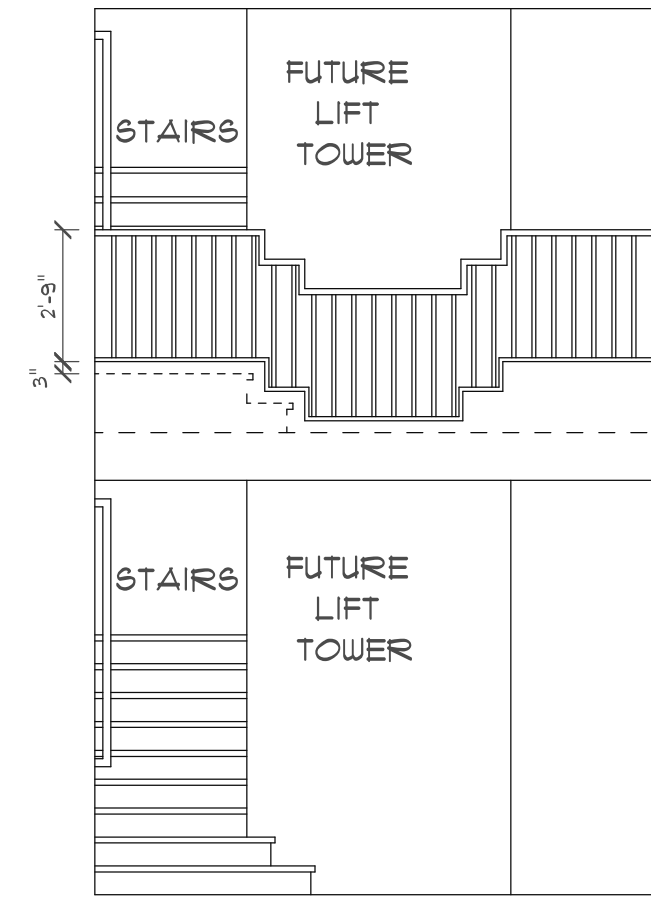
1 POWDER ROOM



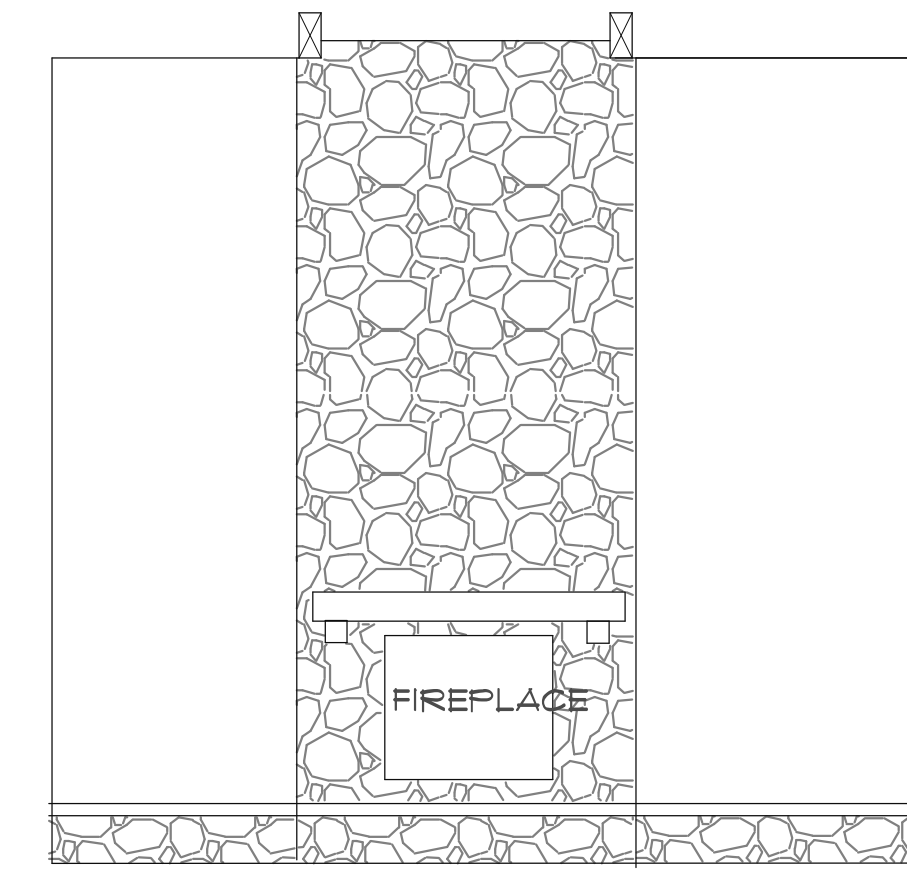
2 BATH CABINETS
BATH #1 & #2



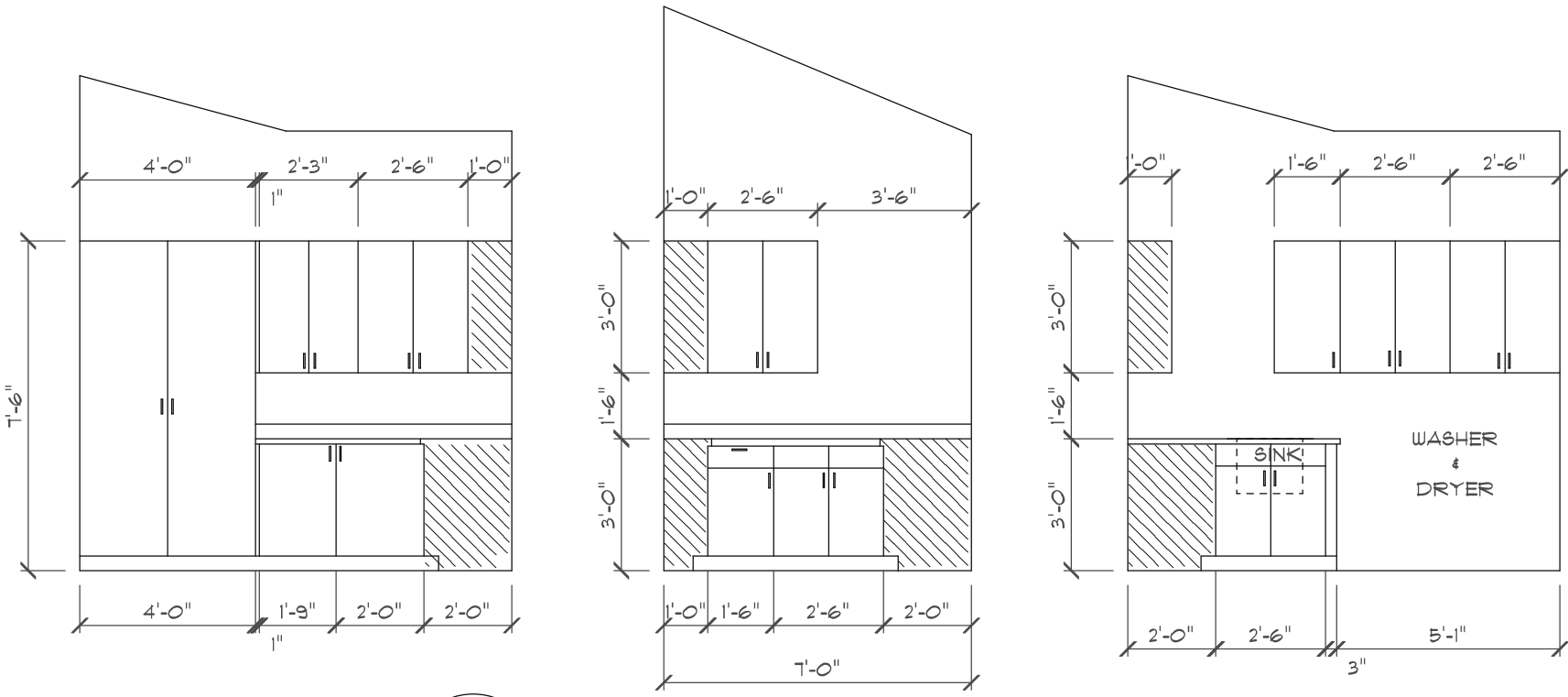
3 BATH CABINETS
BDRM #3



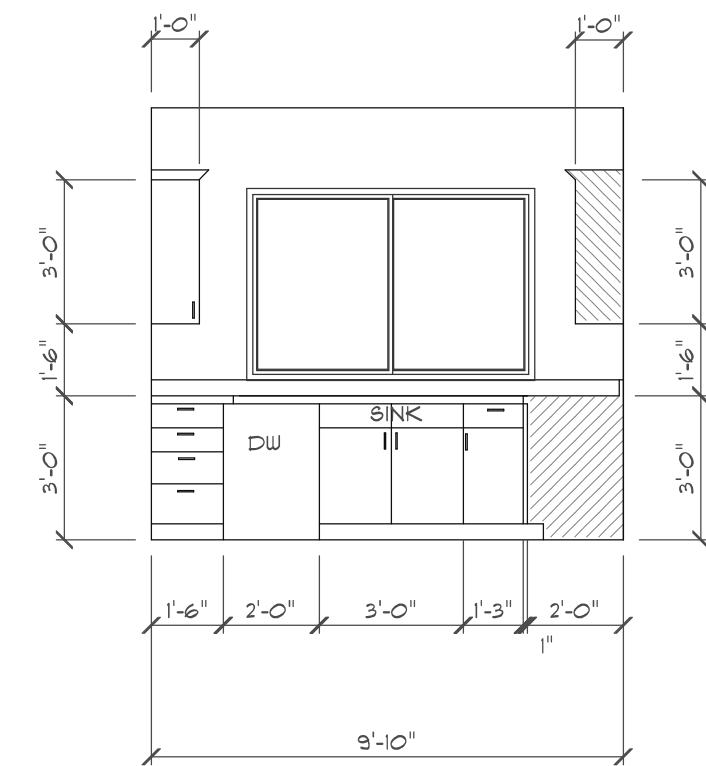
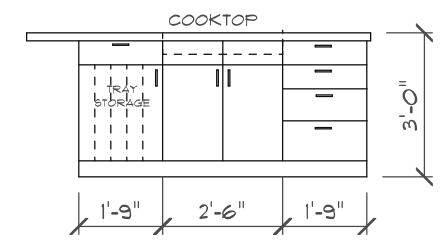
4 ENTRY



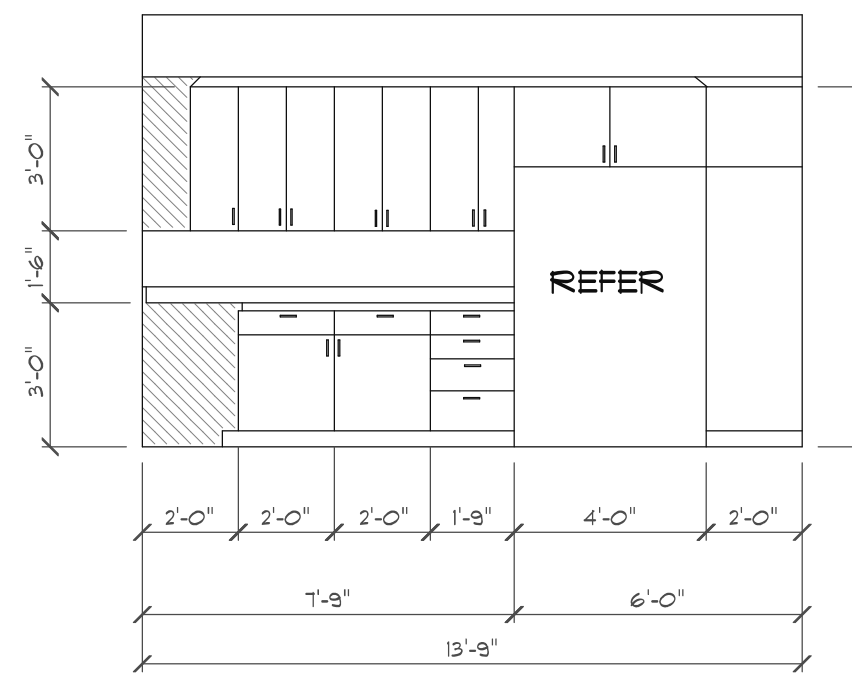
5 FAMILY ROOM

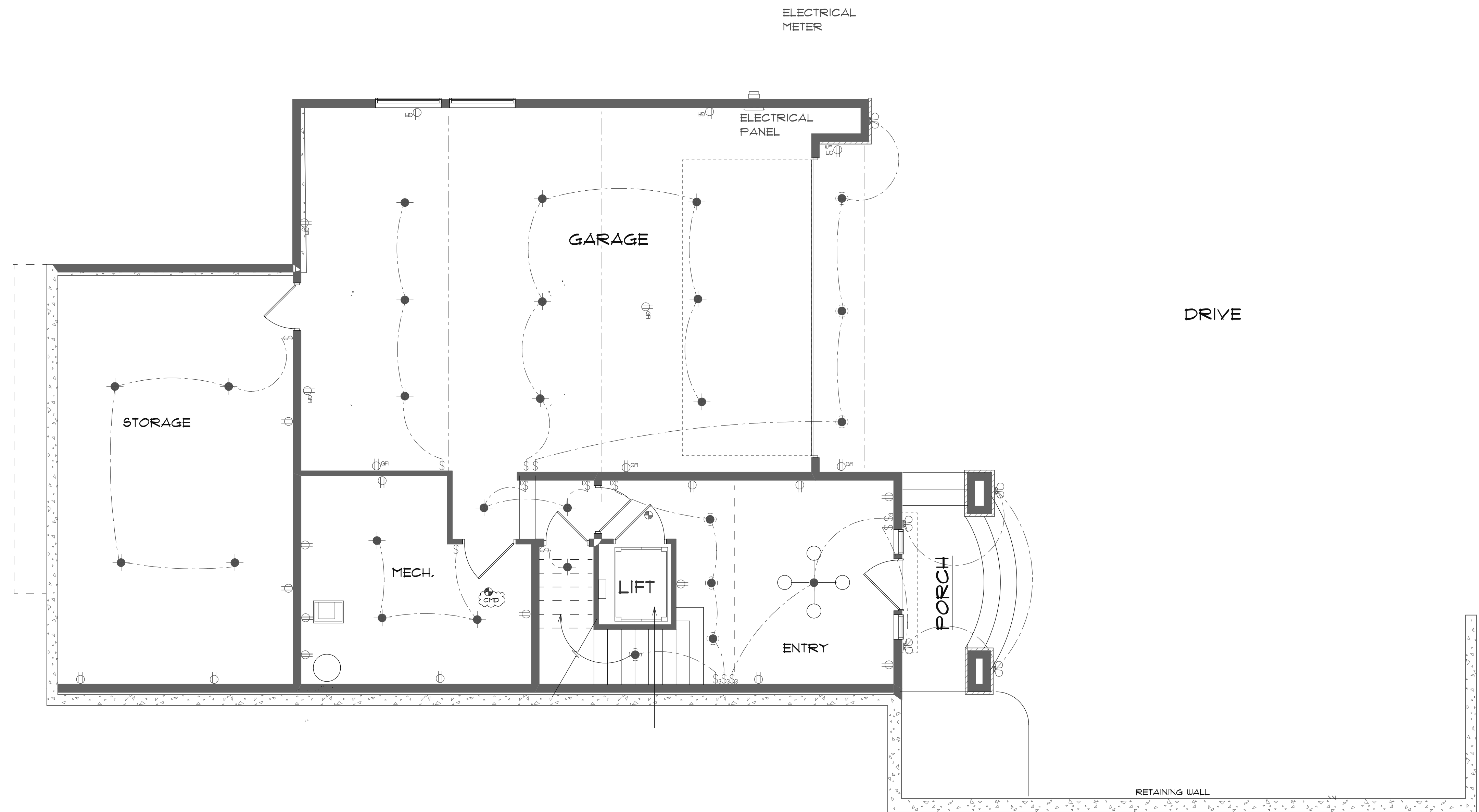


6 LAUNDRY ROOM



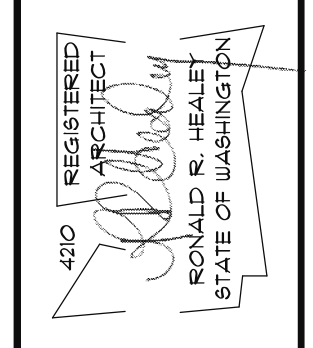
7 KITCHEN CABINETS





ELECTRICAL	SYMBOL
110 v direct connection	⊕
Outlet 110 gfi wp	⊕ _{gfi}
Recessed can	⊙
Recessed directional	⊙ _{dir}
Surface mount	⊙ _{sm}
Wall Mount Flood	⊕ _{wmf}
smoke detector & carbon monoxide det	⊕ _{sd/cmo}
Wall mount	⊕ _{wm}
fan	⊕ _f
outlet	⊕
220v	⊕ ₂₂₀
outlet gfi	⊕ _{gfi}
smoke detector	⊕ _{sd}
split receptacle	⊕ _{split}
switch	\$
switch 3 way	\$ ₃

110V, SMOKE DETECTOR W/ BATTERY BACKUP & INTERCONNECTED ALARMS
 WHOLE HOUSE FAN - 100 CFM MIN, VTO
 110V, COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR



THE HEALEY ALLIANCE AZ
 2829 N 19TH DRIVE, GOODPASTER, AZ, 85385 • (480) 444-6180
ARCHITECTS

MI Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

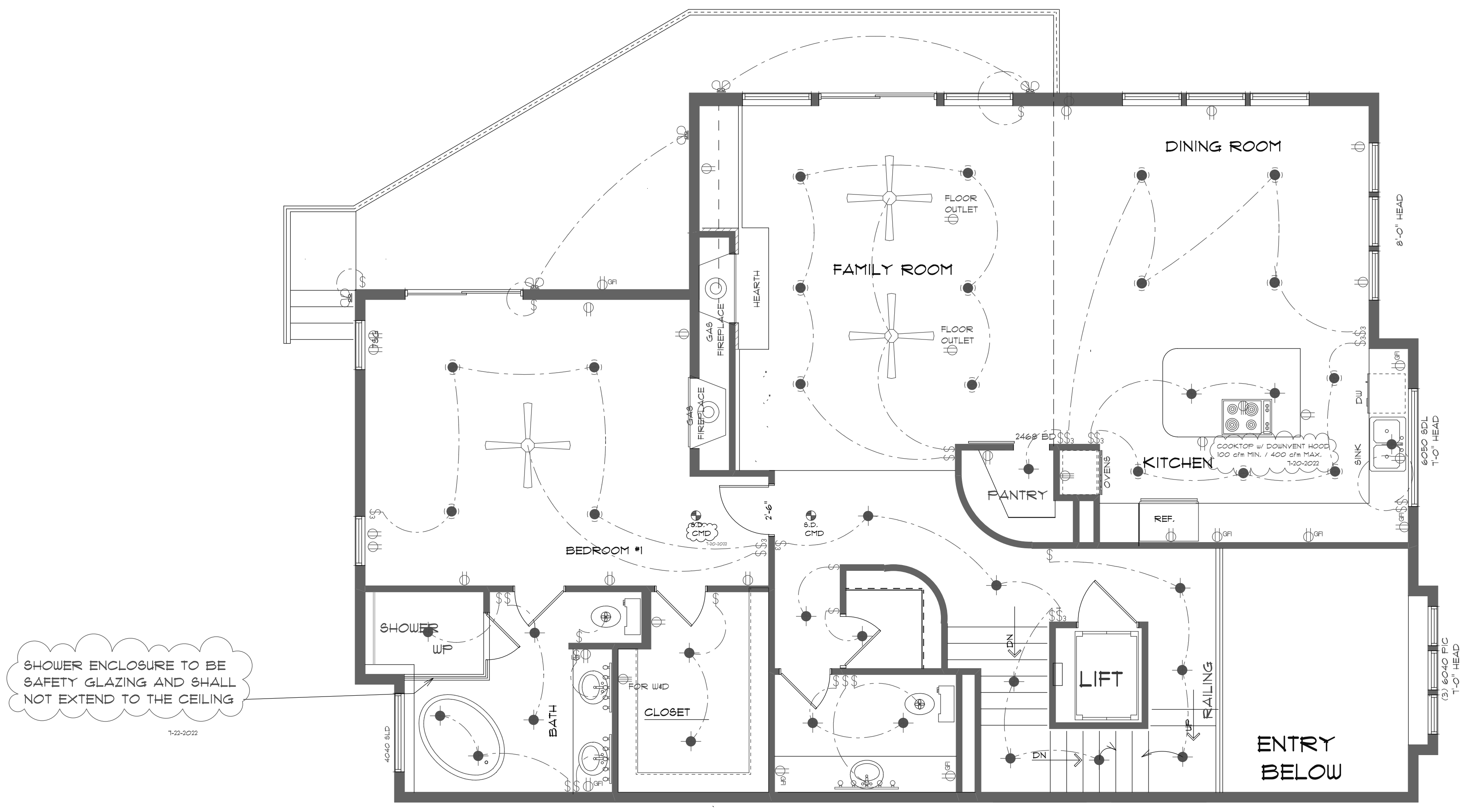
GARAGE ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

DATE
 4-13-2022
 10-5-2022

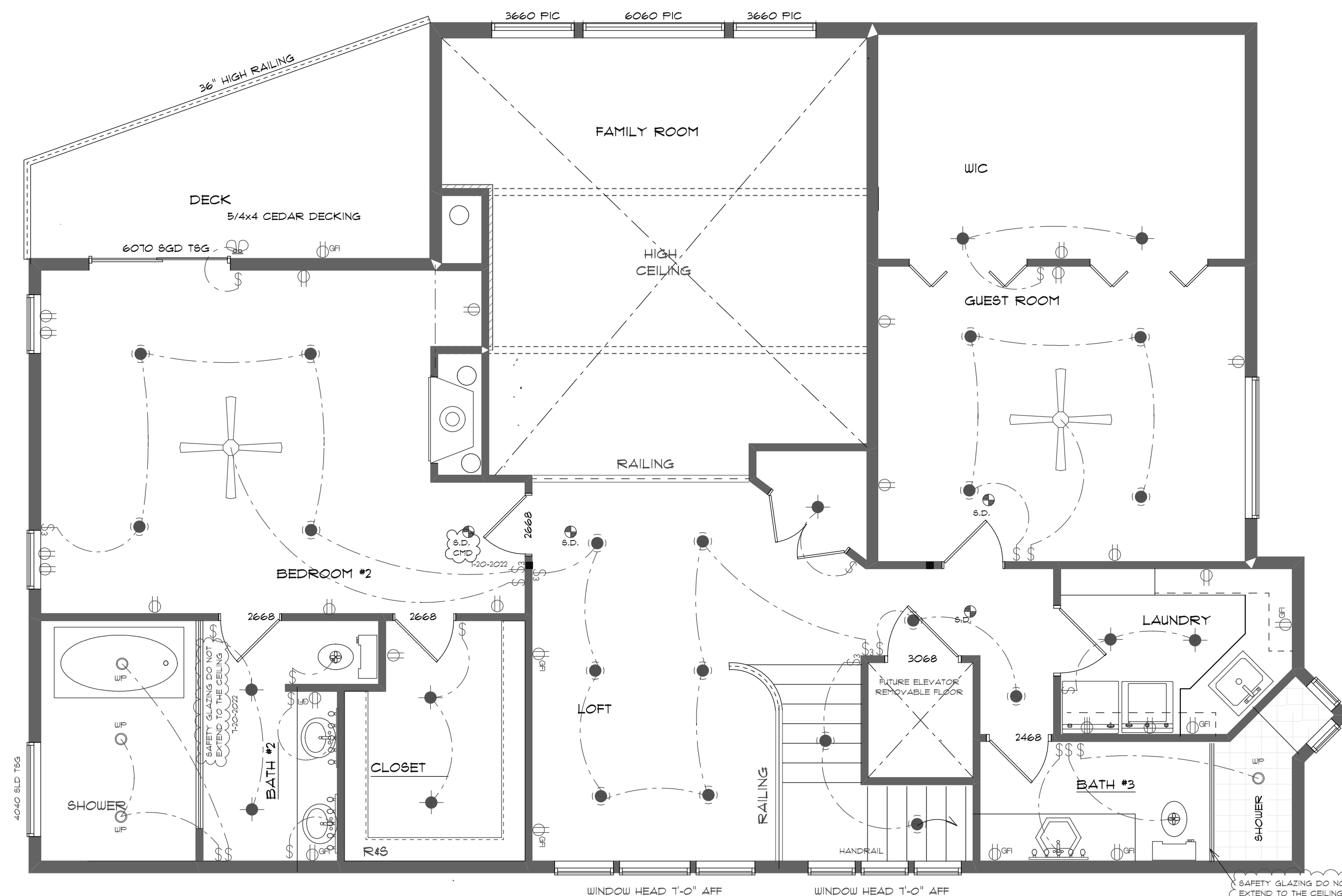
PROJECT NO.
 001

SHEET NO.
A6.2



ELECTRICAL	SYMBOL
110 v direct connection	⊕
Outlet 110 gfi wp	⊕ _{WP}
Recessed can	⊙
Recessed directional	⊙ _{DIR}
Surface mount	⊙ _S
Wall Mount Flood	⊕ _{WF}
smoke detector & carbon monoxide det.	⊕ _{SD}
Wall mount	⊕ _W
Fan 50 CFM min. outlet	⊕ _{FAN}
220v	⊕ ₂₂₀
outlet gfi	⊕ _{GFI}
smoke detector	⊕ _{SD}
split receptacle	⊕ _S
switch	\$
switch 3 way	\$ ₃

110V, SMOKE DETECTOR W/ BATTERY BACKUP & INTERCONNECTED ALARMS
 WHOLE HOUSE FAN - 100 CFM MIN, VTO
 110V, COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR



ELECTRICAL	SYMBOL
110 v direct connection	⊕
Outlet 110 gfi up	⊕ _{gfi}
Recessed can	●
Recessed directional	●
Surface mount	●
Wall Mount Flood	⊕
smoke detector & carbon monoxide det.	⊕
Wall mount	⊕
fan	⊕
outlet	⊕
220v	⊕
outlet gfi	⊕ _{gfi}
smoke detector	⊕
split receptacle	⊕
switch	⊕
switch 3 way	⊕

110V, SMOKE DETECTOR W/ BATTERY BACKUP & INTERCONNECTED ALARMS
 WHOLE HOUSE FAN - 100 CFM MIN, VTO
 110V, COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR



MI Treehouse, LLC
 5637 East Mercer Way
 Mercer Island 98040

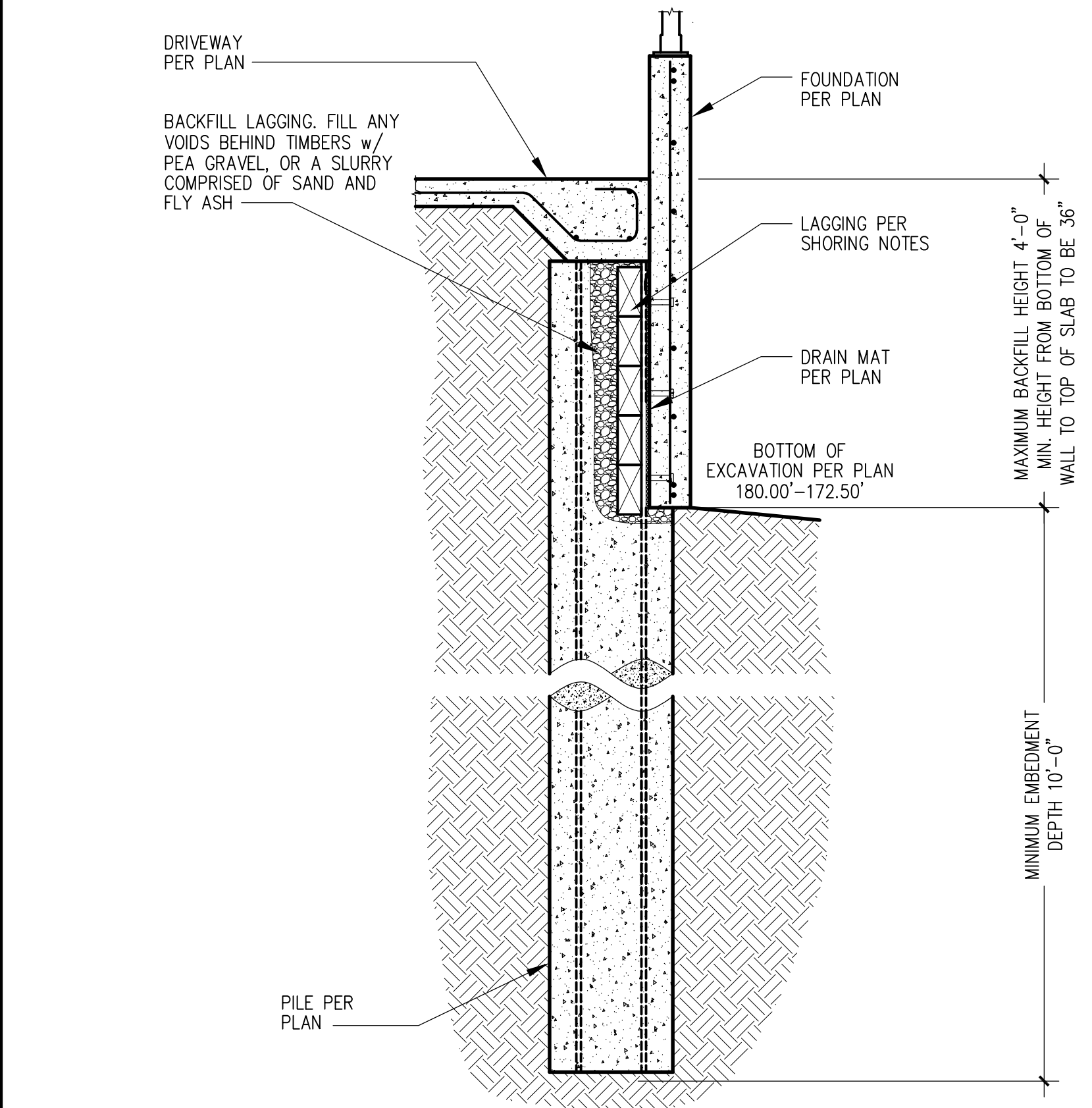
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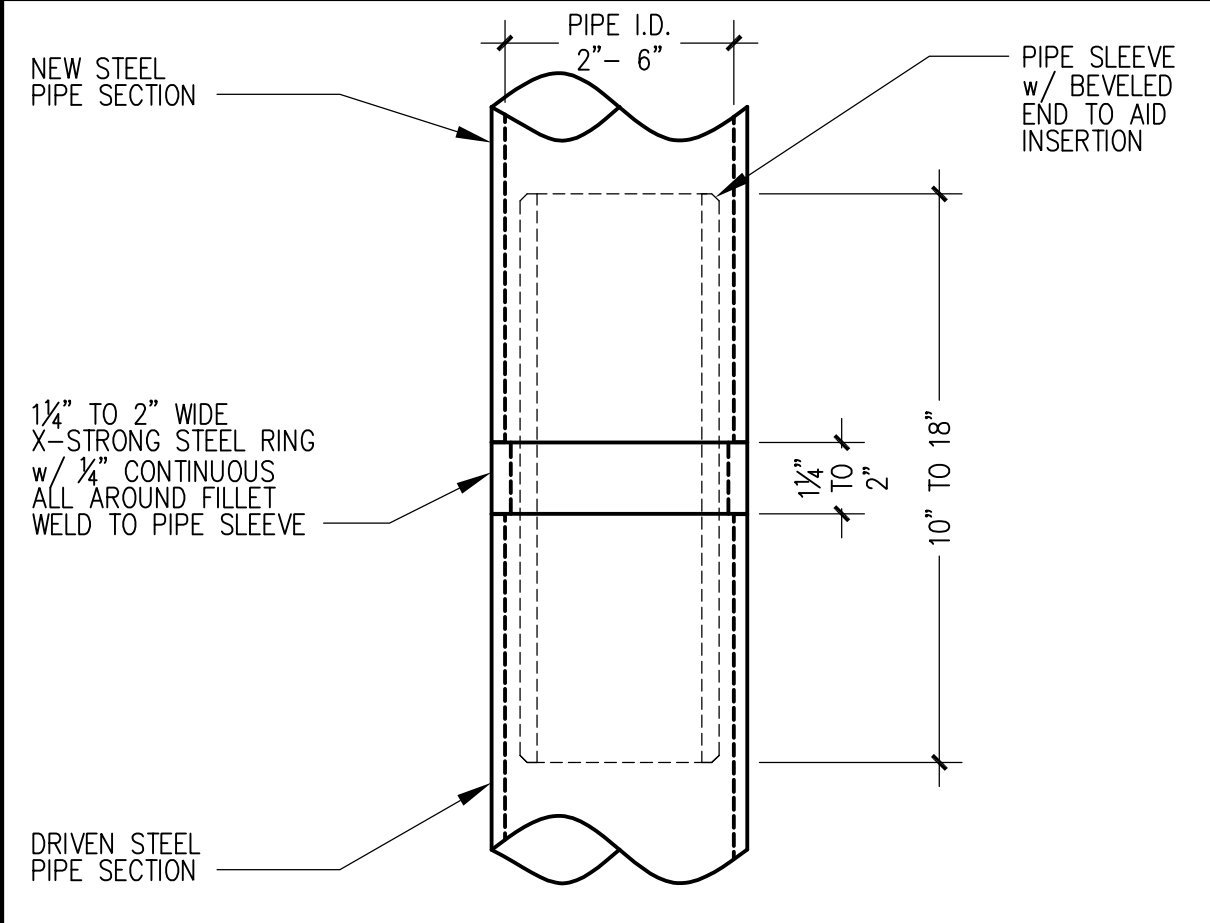
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Bldg. Dept. PU	03/26/23

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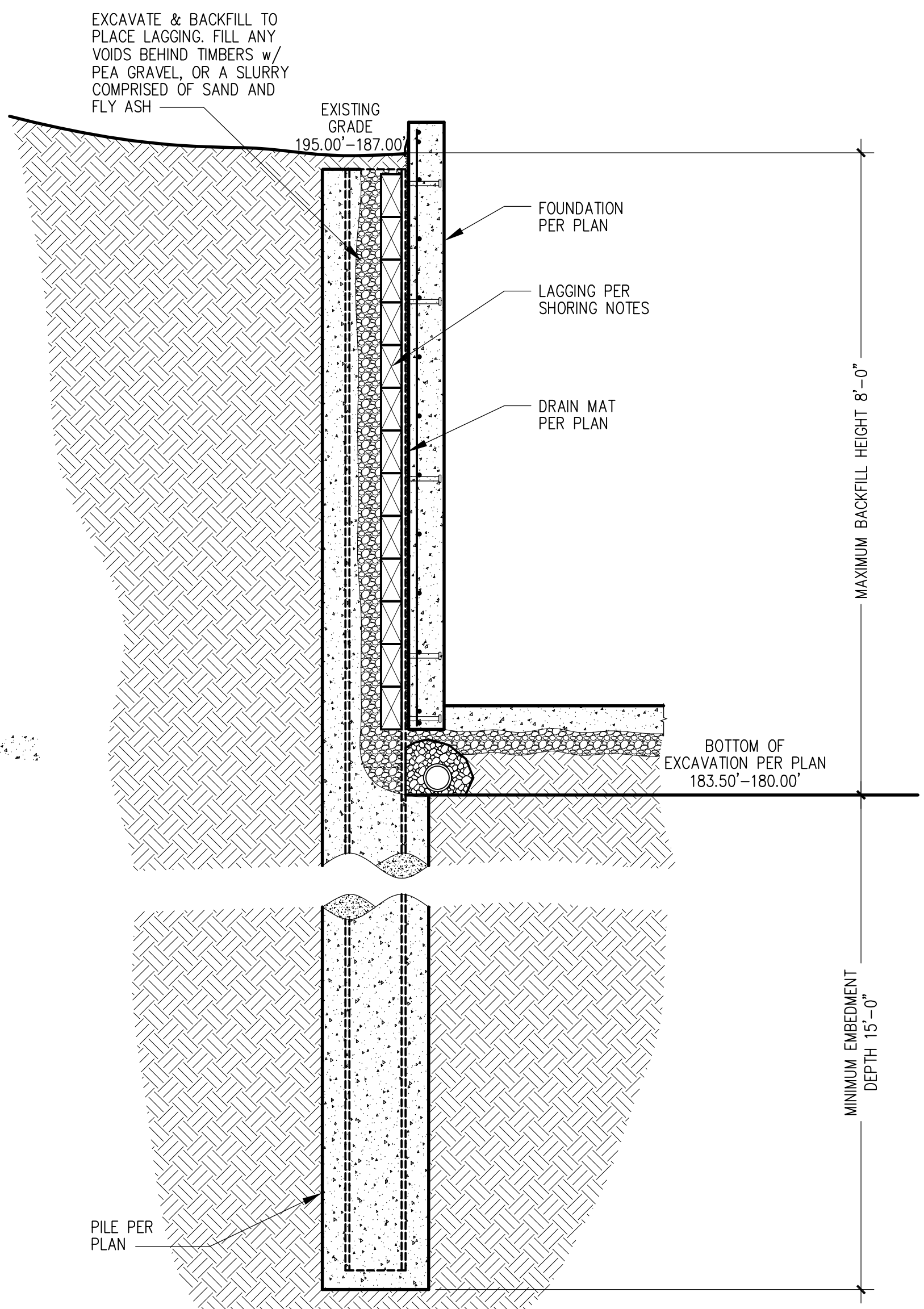
P1.1
 SHORING/PIN PILE DETAILS



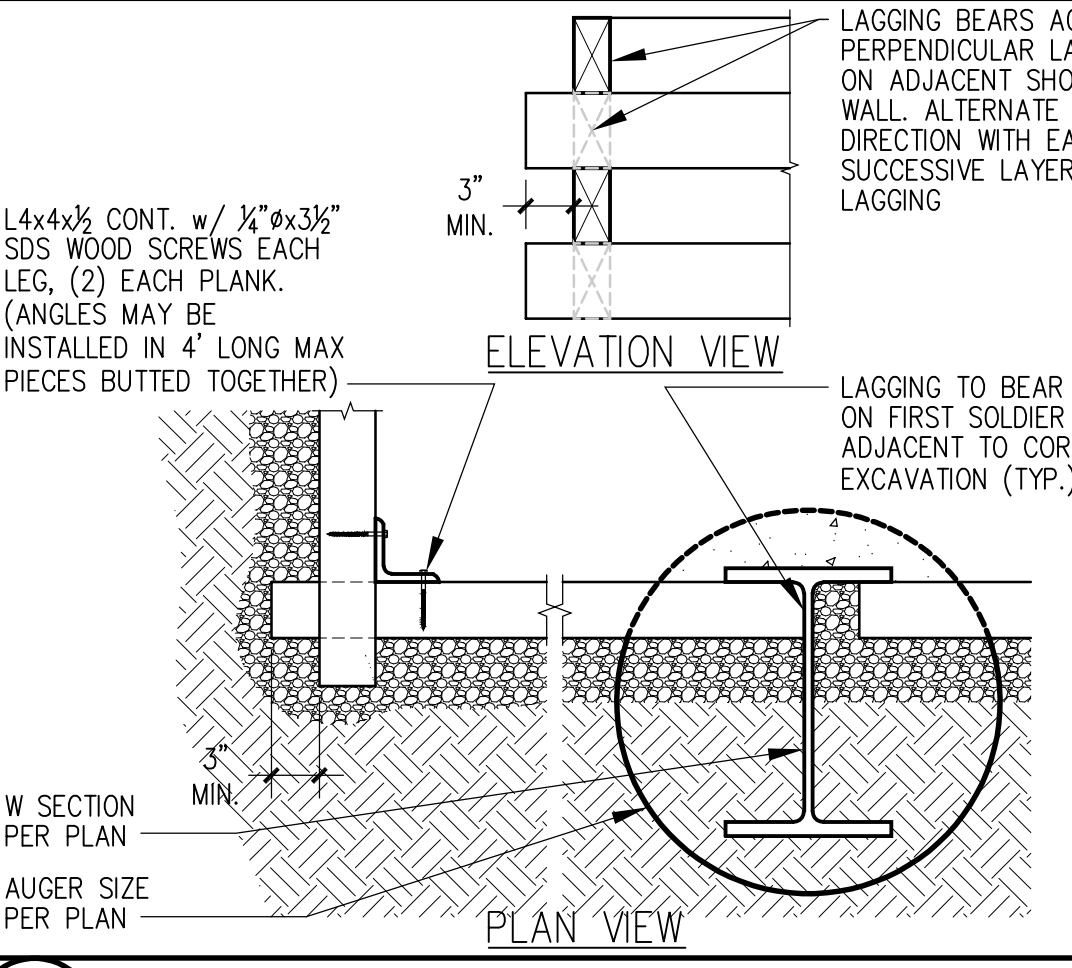
3 PILE SECTION @ NORTH DRIVEWAY WALL (SITE WALL)



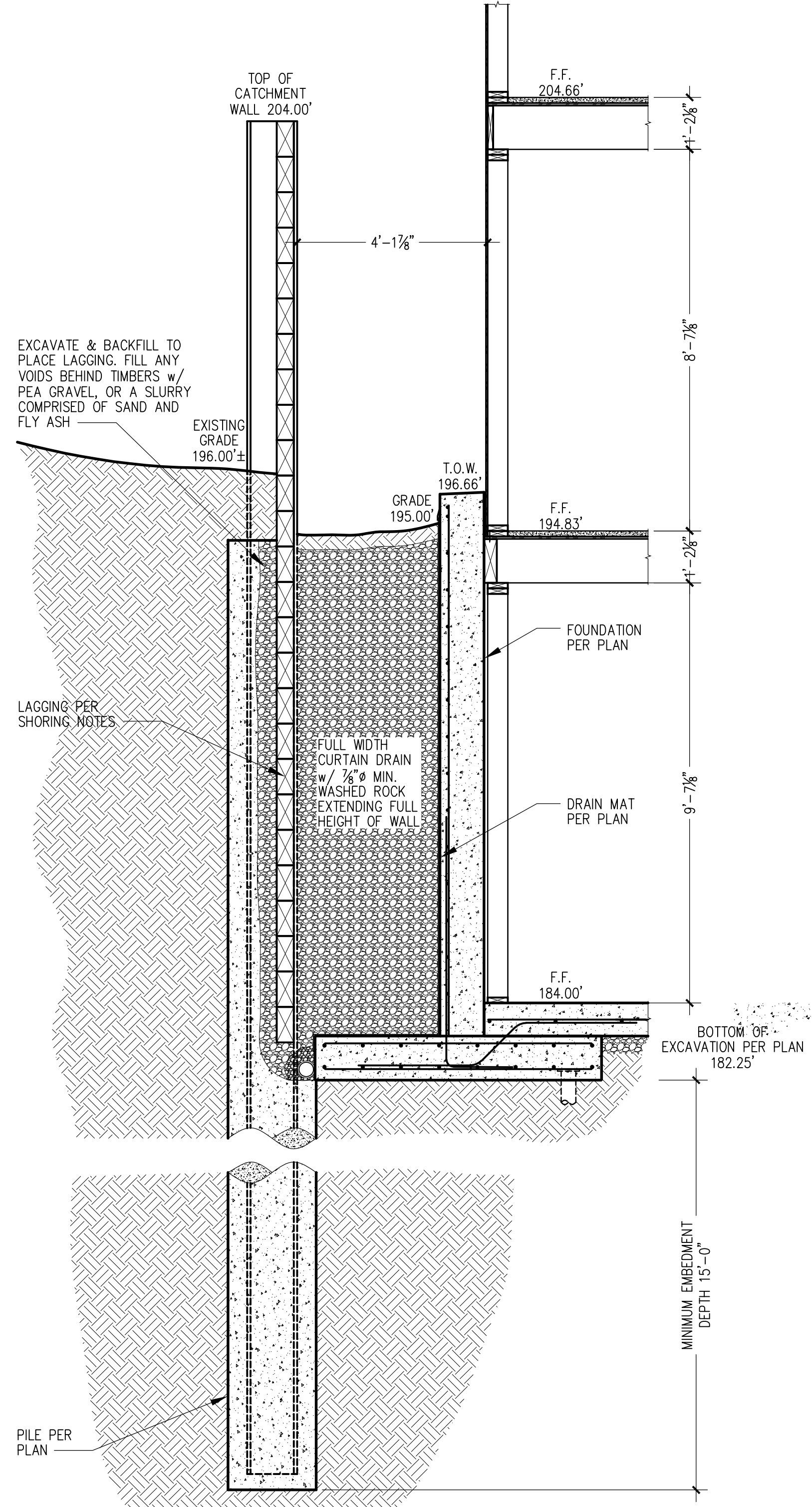
7 TYPICAL PIN PILE SPLICING DETAIL



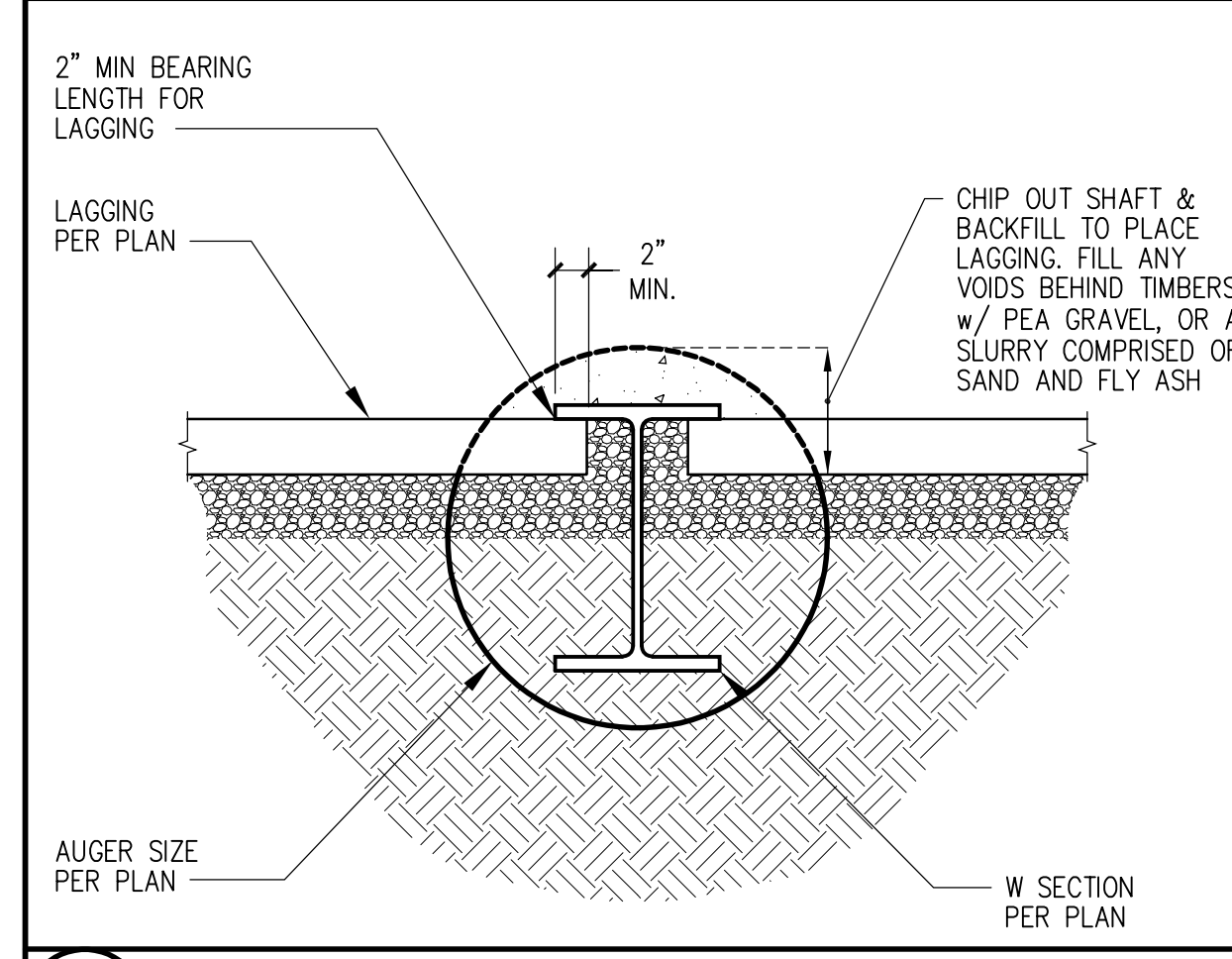
2 PILE SECTION @ SOUTH DRIVEWAY WALL (SITE WALL)



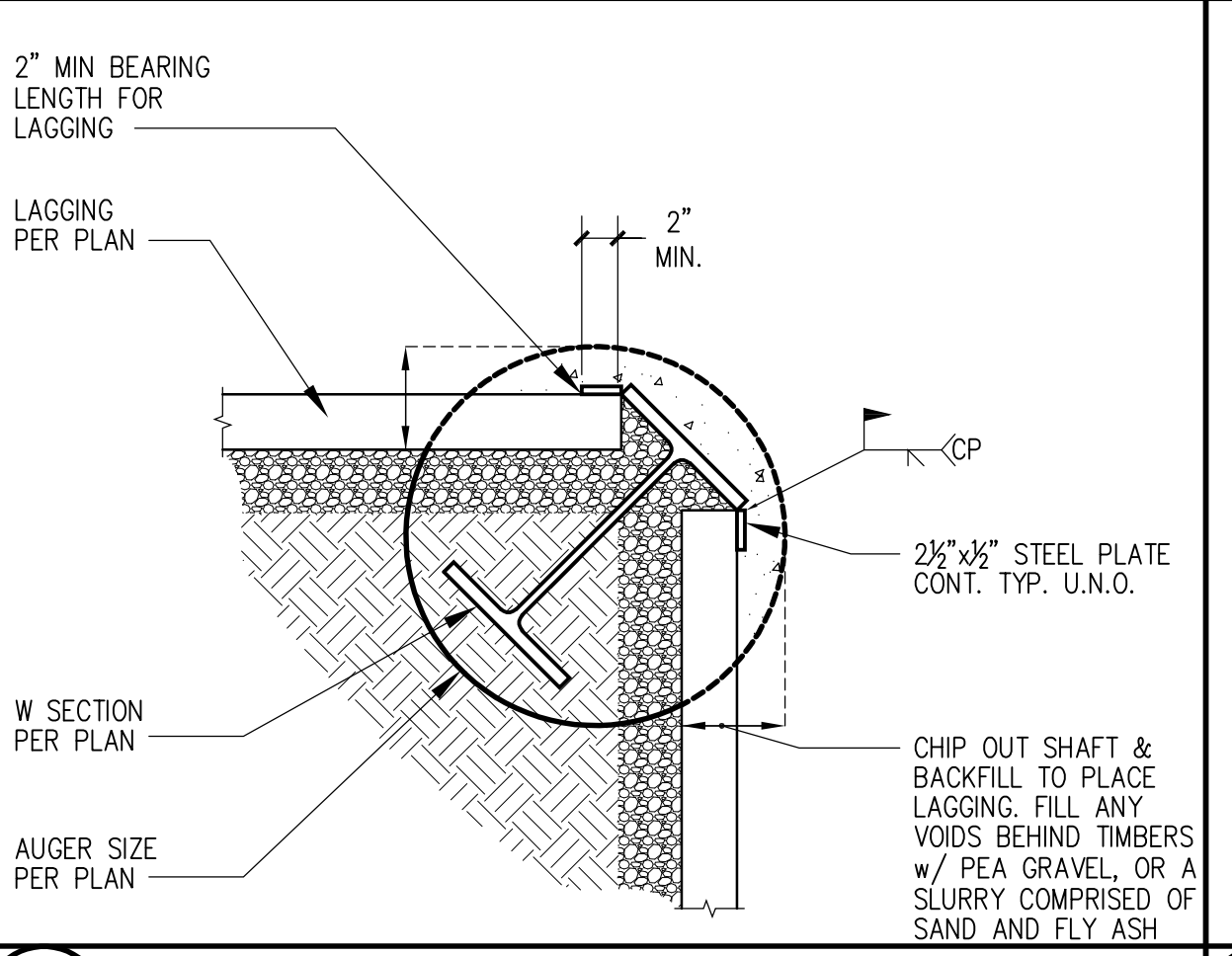
6 TYP. INTERIOR CORNER LAGGING SUPPORT



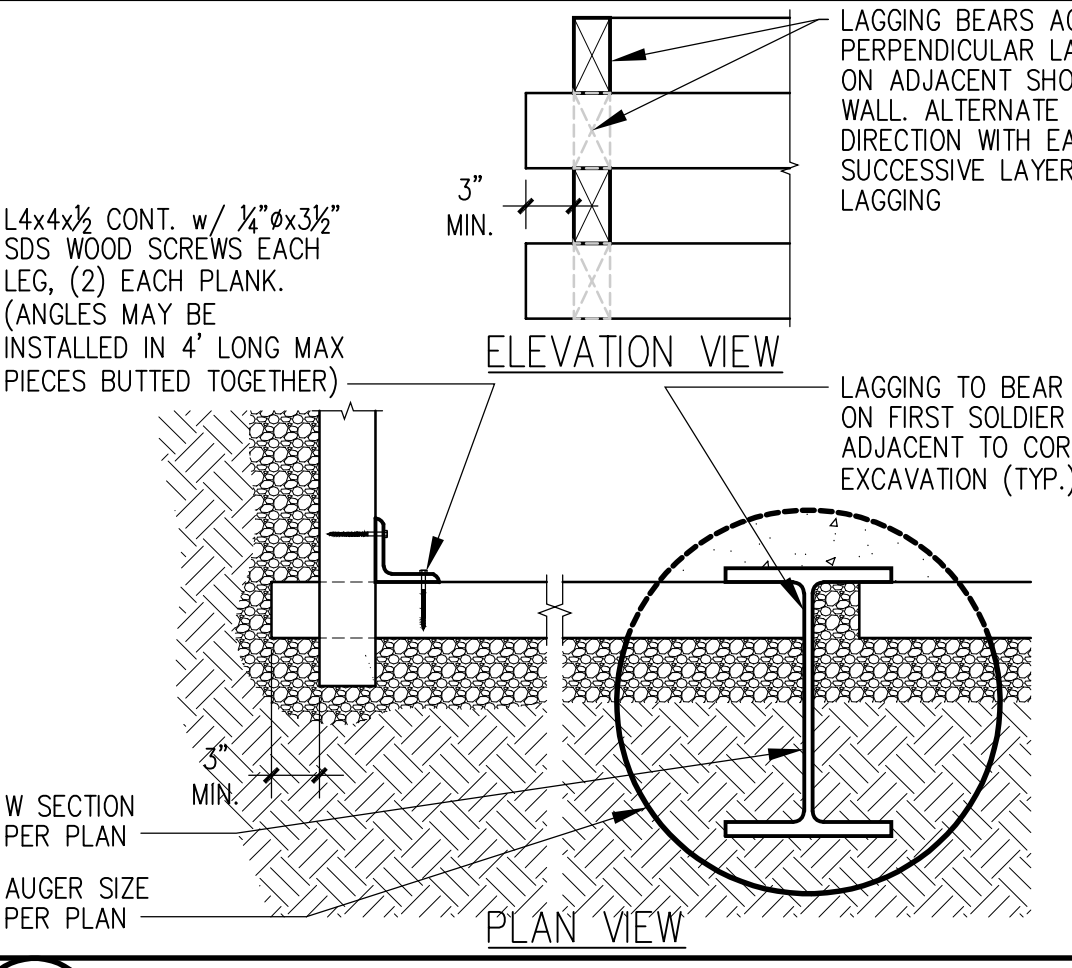
1 PILE SECTION @ HOUSE (MAIN HOUSE)



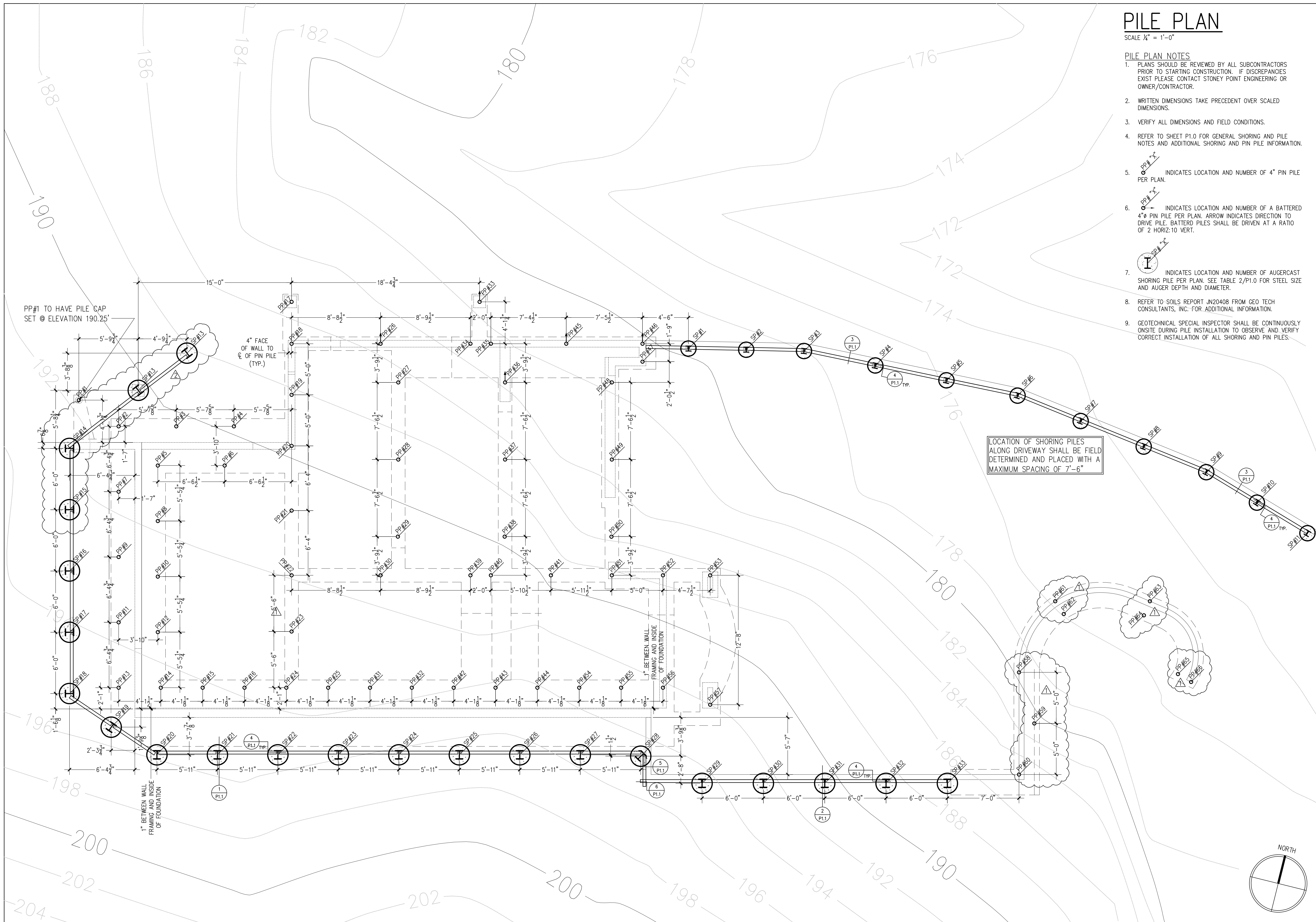
4 TYPICAL PILE PLAN



5 ROTATED PILE @ INSIDE CORNER



6 TYP. INTERIOR CORNER LAGGING SUPPORT



PILE PLAN

SCALE 1/4" = 1'-0"

PILE PLAN NOTES

- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
- VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- REFER TO SHEET P1.0 FOR GENERAL SHORING AND PILE NOTES AND ADDITIONAL SHORING AND PIN PILE INFORMATION.
- INDICATES LOCATION AND NUMBER OF 4" PIN PILE PER PLAN.
- INDICATES LOCATION AND NUMBER OF A BATTERED 4" PIN PILE PER PLAN. ARROW INDICATES DIRECTION TO DRIVE PILE. BATTERED PILES SHALL BE DRIVEN AT A RATIO OF 2 HORIZ:10 VERT.
- INDICATES LOCATION AND NUMBER OF AUGERCAST SHORING PILE PER PLAN. SEE TABLE 2/P1.0 FOR STEEL SIZE AND AUGER DEPTH AND DIAMETER.
- REFER TO SOILS REPORT JN20408 FROM GEO TECH CONSULTANTS, INC. FOR ADDITIONAL INFORMATION.
- GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY ONSITE DURING PILE INSTALLATION TO OBSERVE AND VERIFY CORRECT INSTALLATION OF ALL SHORING AND PIN PILES.

Stoney Point Engineering
 Dwayne Barnes P.E.
 dwayne@stonepointengineering.com



MI Treehouse, LLC
 5637 East Mercer Way
 Mercer Island, WA 98084

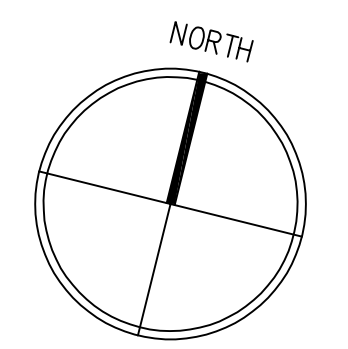
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P2.0
 SHORING/PIN PILE PLAN



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

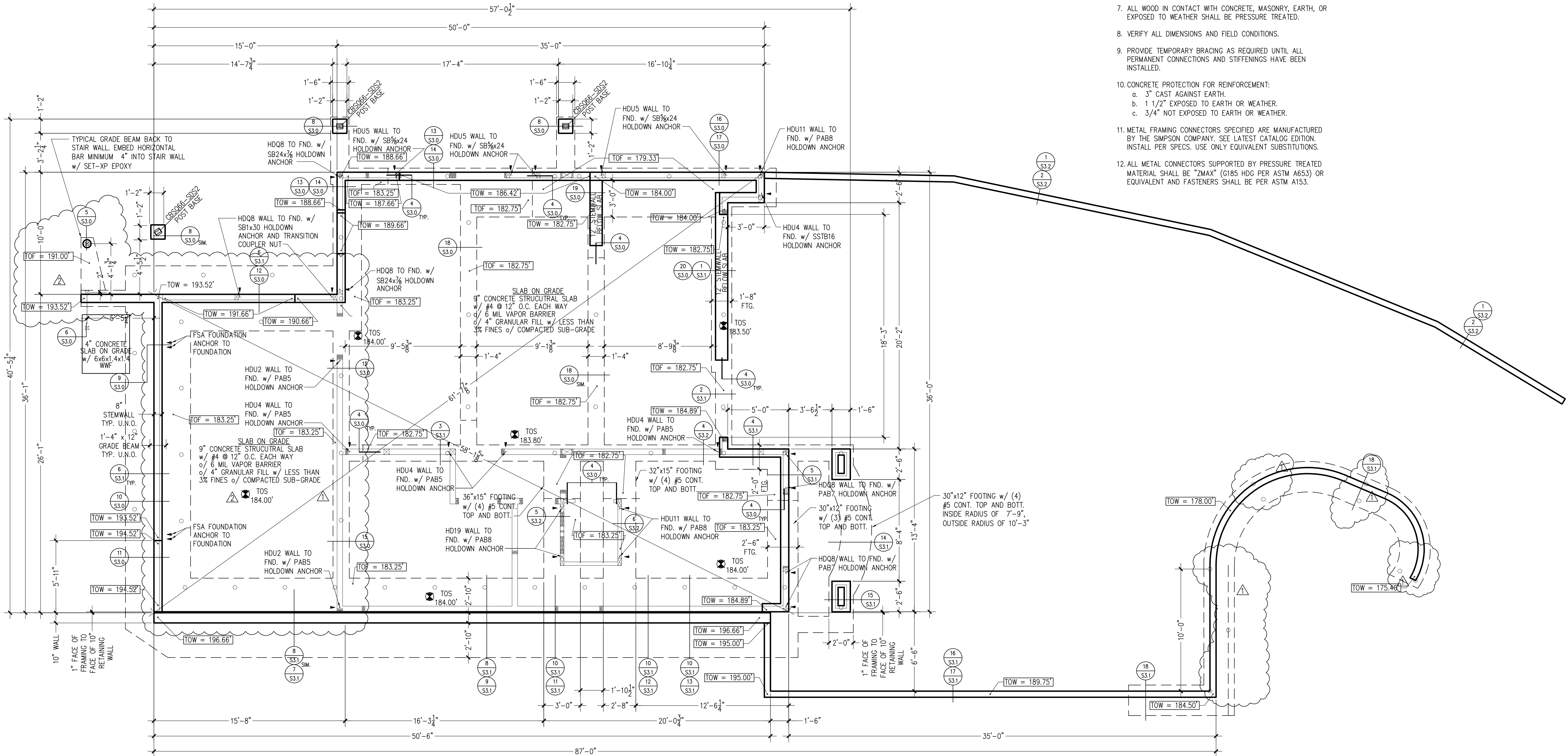
FOUNDATION PLAN NOTES

- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
- ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE.
- ALL CONCRETE FOOTINGS TO BEAR ON 4" Ø PIN PILES OR WIDE-FLANGE SHORING PILES PER PLAN.
- STEP FOUNDATION PER SITE CONDITIONS.
- CONCRETE COMPRESSIVE STRENGTH F'c = 3,000 PSI, GRADE 60 REINFORCEMENT.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
- CONCRETE PROTECTION FOR REINFORCEMENT:
 - 3" CAST AGAINST EARTH.
 - 1 1/2" EXPOSED TO EARTH OR WEATHER.
 - 3/4" NOT EXPOSED TO EARTH OR WEATHER.
- METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECS. USE ONLY EQUIVALENT SUBSTITUTIONS.
- ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (G185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS SHALL BE PER ASTM A153.

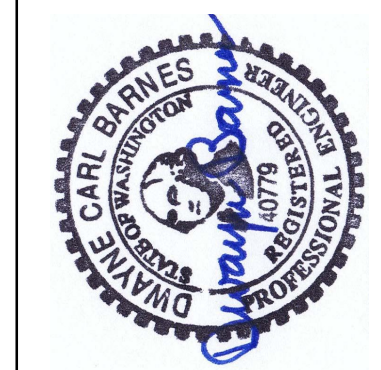
SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- ⇐ DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S3.0, S3.1, S3.2, S4.1, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

CONTRACTOR AND SHORING CONTRACTOR SHALL VERIFY ALL GRADE, FOOTING AND STEMWALL HEIGHTS PRIOR TO EXCAVATING



Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stonepointengineering.com



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5637 East Mercer Way
Mercer Island, WA 98084

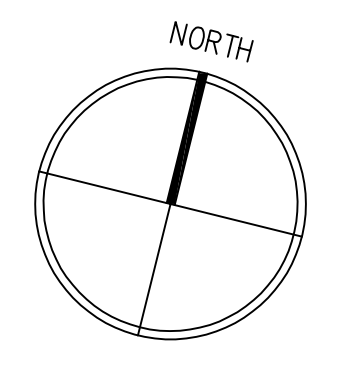
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S2.0
FOUNDATION PLAN





LOWER FLOOR FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

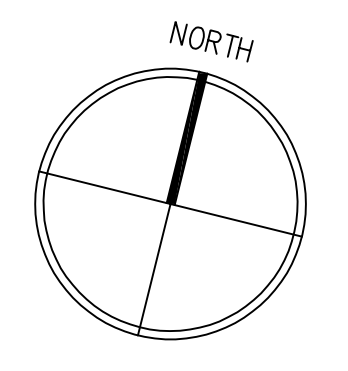
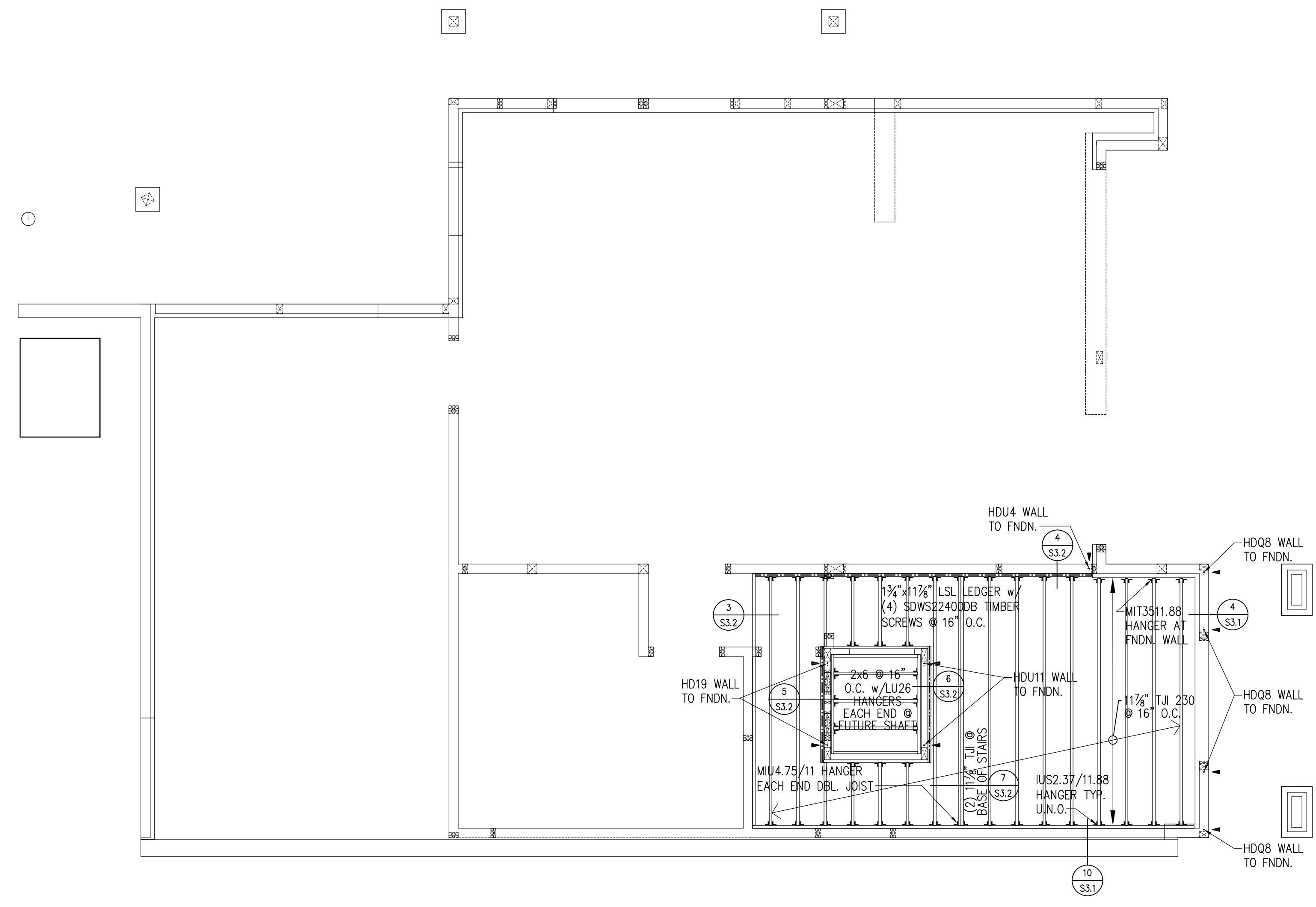
- LOWER FLOOR FRAMING PLAN NOTES**
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
 2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
 3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
 4. ALL FLOOR BEAMS TO BE 4x8 D.F.#2 TYP. U.N.O.
 5. ALL FLOOR JOIST TO BE 11 7/8" TJI 230 @ 16" O.C. U.N.O. ALL RIM TO BE 1 1/2"x11 7/8" TIMBERSTRAND U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE.
 6. ^{2-3x4} ■ DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
 7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. ■ DENOTES LOCATION OF THE STRAP PER PLAN
4. ○ DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, S3.0, S3.1, S3.2, S4.0, S4.1, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR LOWER FLOOR BEARING WALLS
- DENOTES LOWER FLOOR WALLS
- DENOTES BEAMS, HEADERS



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S2.1
MAIN FLOOR FRAMING PLAN



MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES

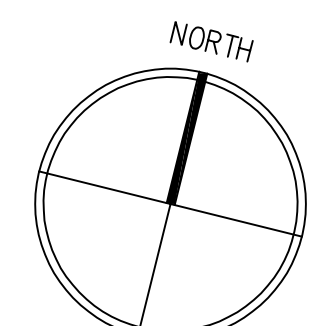
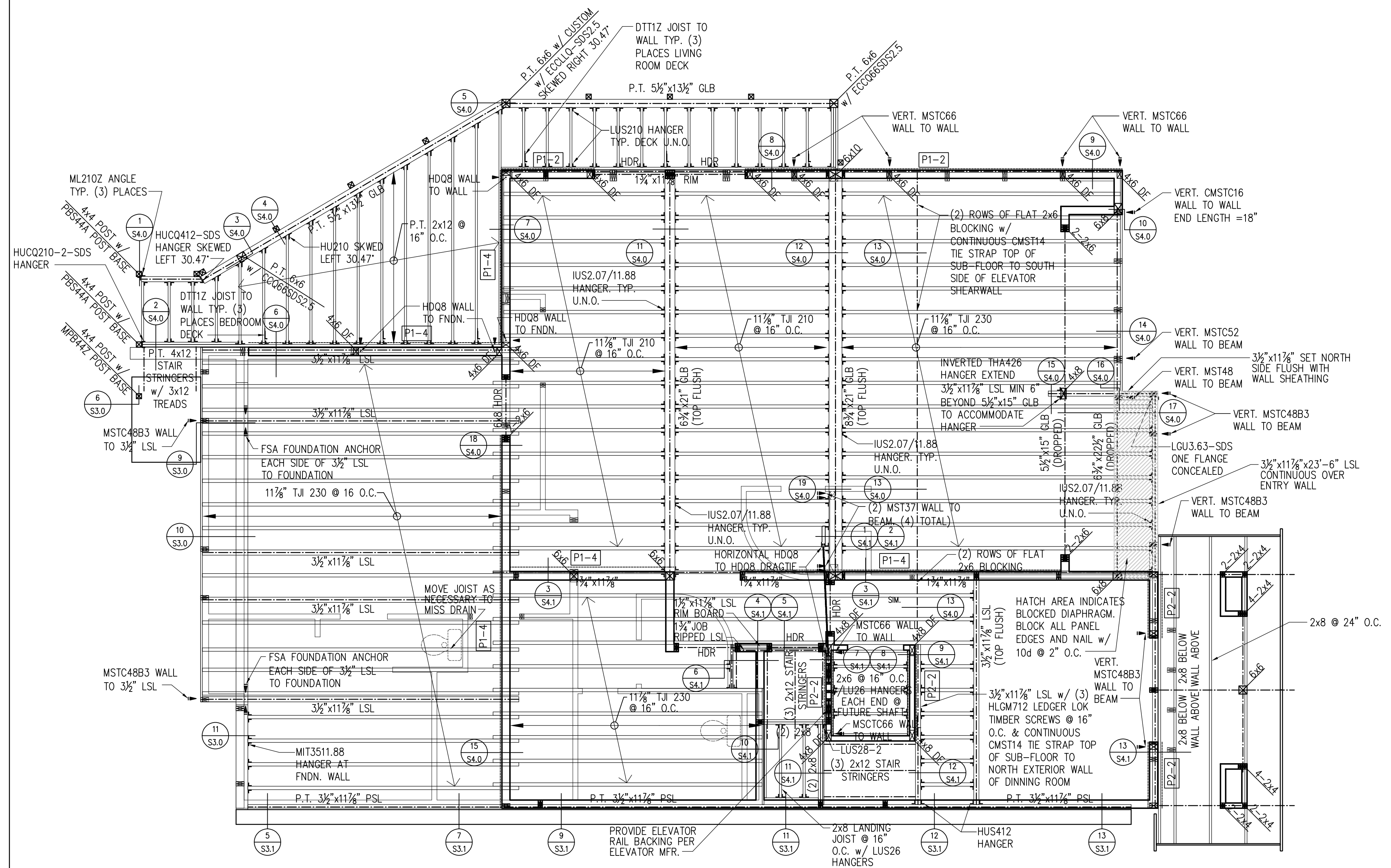
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. ALL FLOOR BEAMS TO BE 4x8 D.F.#2 TYP. U.N.O.
5. ALL FLOOR JOIST TO BE 11 1/8" TJI 230 @ 16" O.C. U.N.O. ALL RIM TO BE 1 1/2"x1 1/8" TIMBERSTRAND U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE.
6. ■ DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED W/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. [P1-X] DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. [Symbol] DENOTES LOCATION OF THE STRAP PER PLAN
4. [Symbol] DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, S3.0, S3.1, S3.2, S4.0, S4.1, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- [Symbol] DENOTES INTERIOR LOWER FLOOR BEARING WALLS
- [Symbol] DENOTES LOWER FLOOR WALLS
- [Symbol] DENOTES BEAMS, HEADERS



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S2.2
 MAIN FLOOR
 FRAMING PLAN



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S2.3
 UPPER FLOOR
 FRAMING PLAN

UPPER FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

UPPER FLOOR FRAMING PLAN NOTES

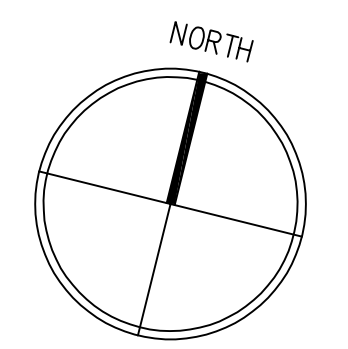
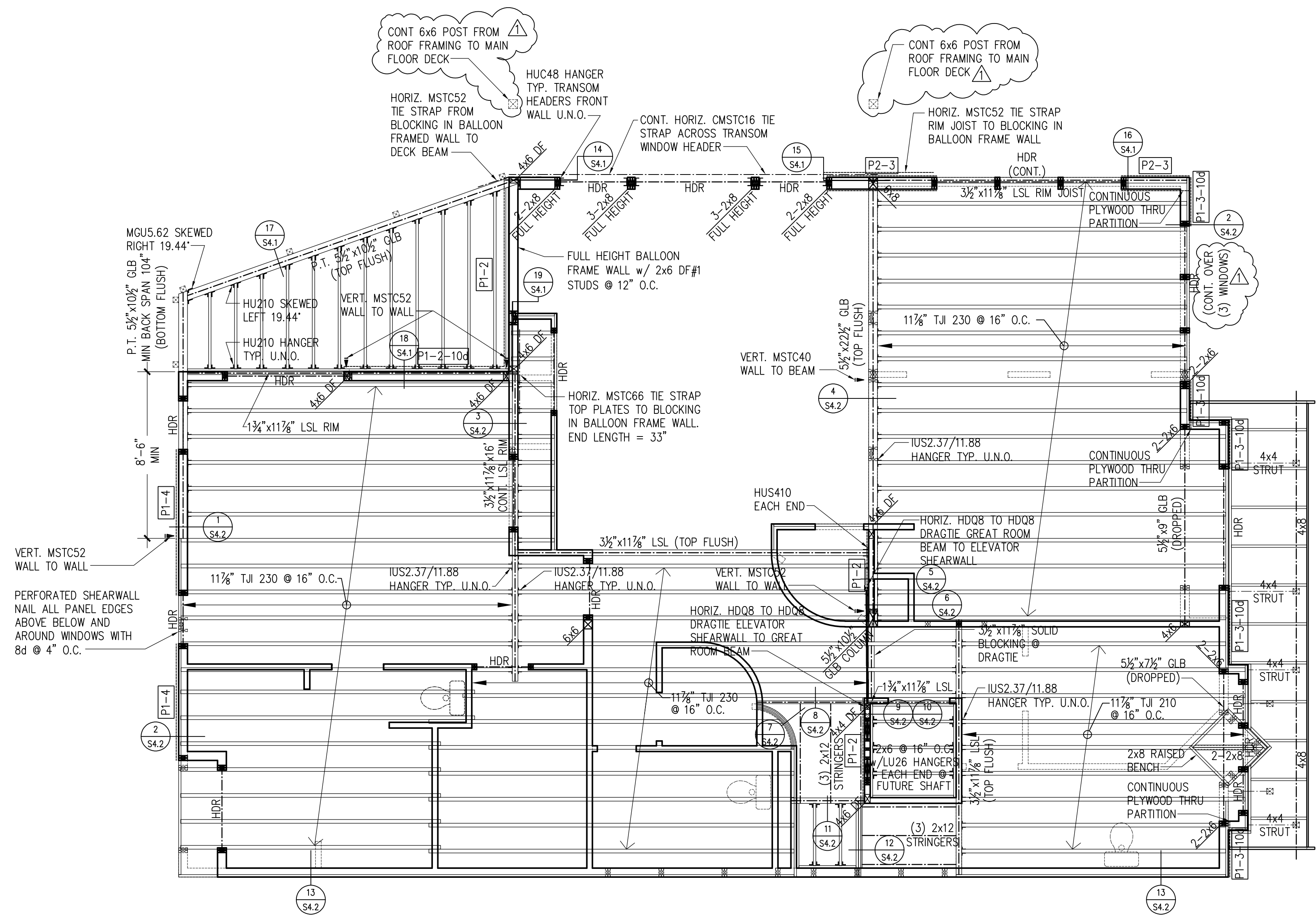
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- ALL FLOOR BEAMS TO BE 4x8 D.F.#2 TYP. U.N.O.
- ALL FLOOR JOIST TO BE 11 1/8" TJI 230 @ 16" O.C. U.N.O. ALL RIM TO BE 1 1/2"x11 1/8" TIMBERSTRAND U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE.
- 2-2x4 DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED W/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
- ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0 INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

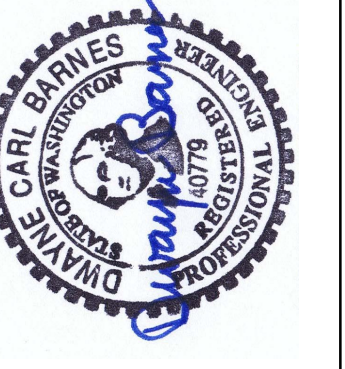
SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- [P1-X]** DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S1.0, S4.1, S4.2, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR MAIN FLOOR BEARING WALLS
- DENOTES MAIN FLOOR WALLS
- DENOTES BEAMS, HEADERS





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S2.4
 ROOF FRAMING PLAN

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

ROOF FRAMING NOTES

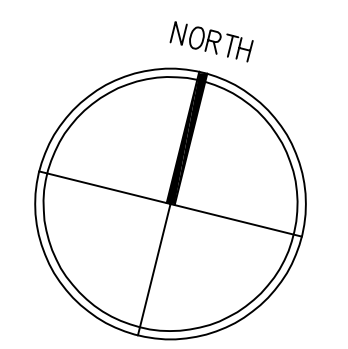
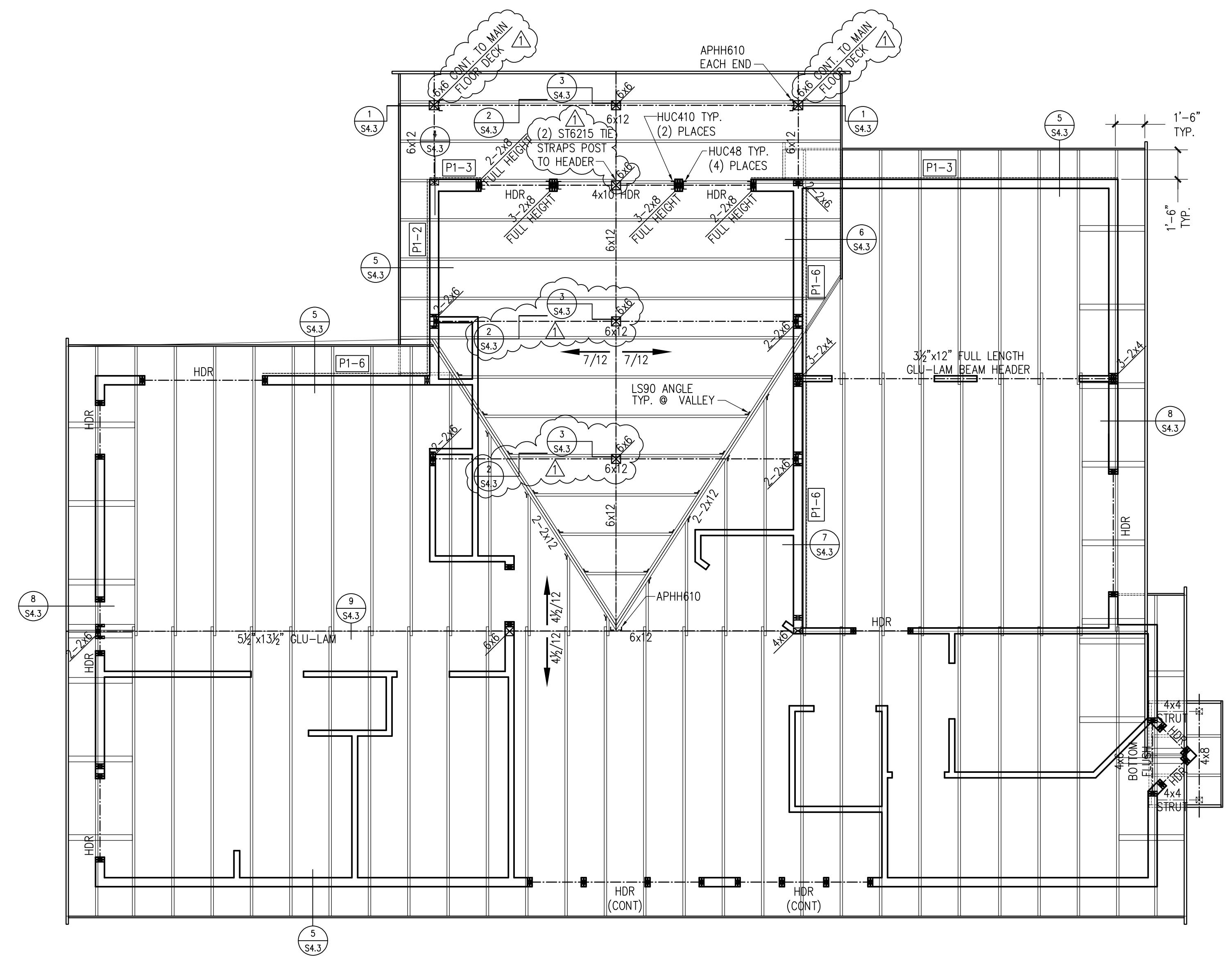
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- ALL HDRS TO BE 4x8 D.F.#2 TYPICAL U.N.O.
- ROOF FRAMING TO BE 2x12 DE#1 RAFTERS @ 24" O.C. TYPICAL U.N.O.
- DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL U.N.O.
- ROOF PITCH TO BE AS NOTED, U.N.O.
- CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING AND POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
- ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED DESIGN STRESS VALUES INDICATED ON SHEET S1.0 INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

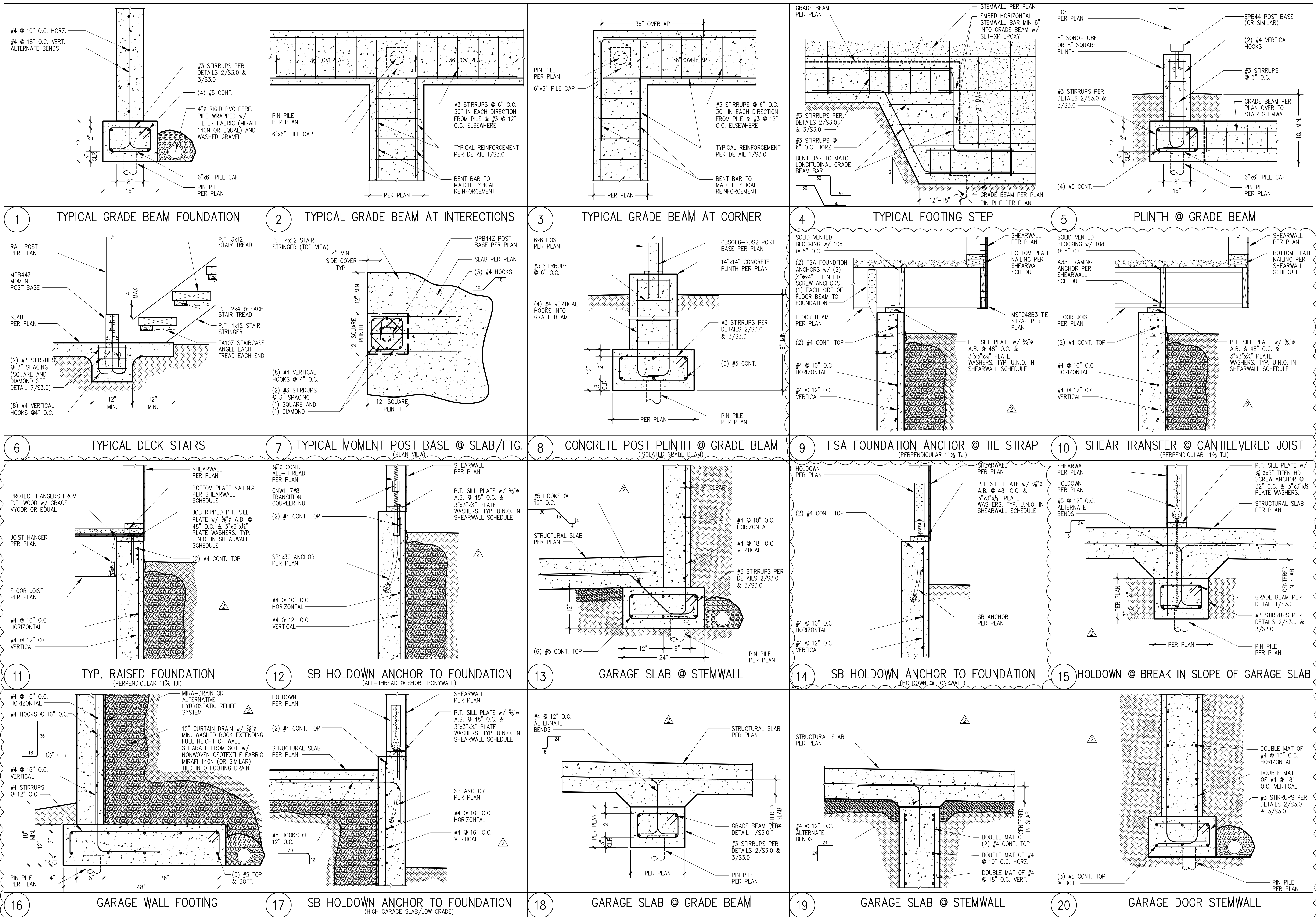
SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S1.0, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR UPPER FLOOR BEARING WALLS
- DENOTES UPPER FLOOR WALLS
- DENOTES BEAMS, HEADERS





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 dwayne@stonepointengineering.com
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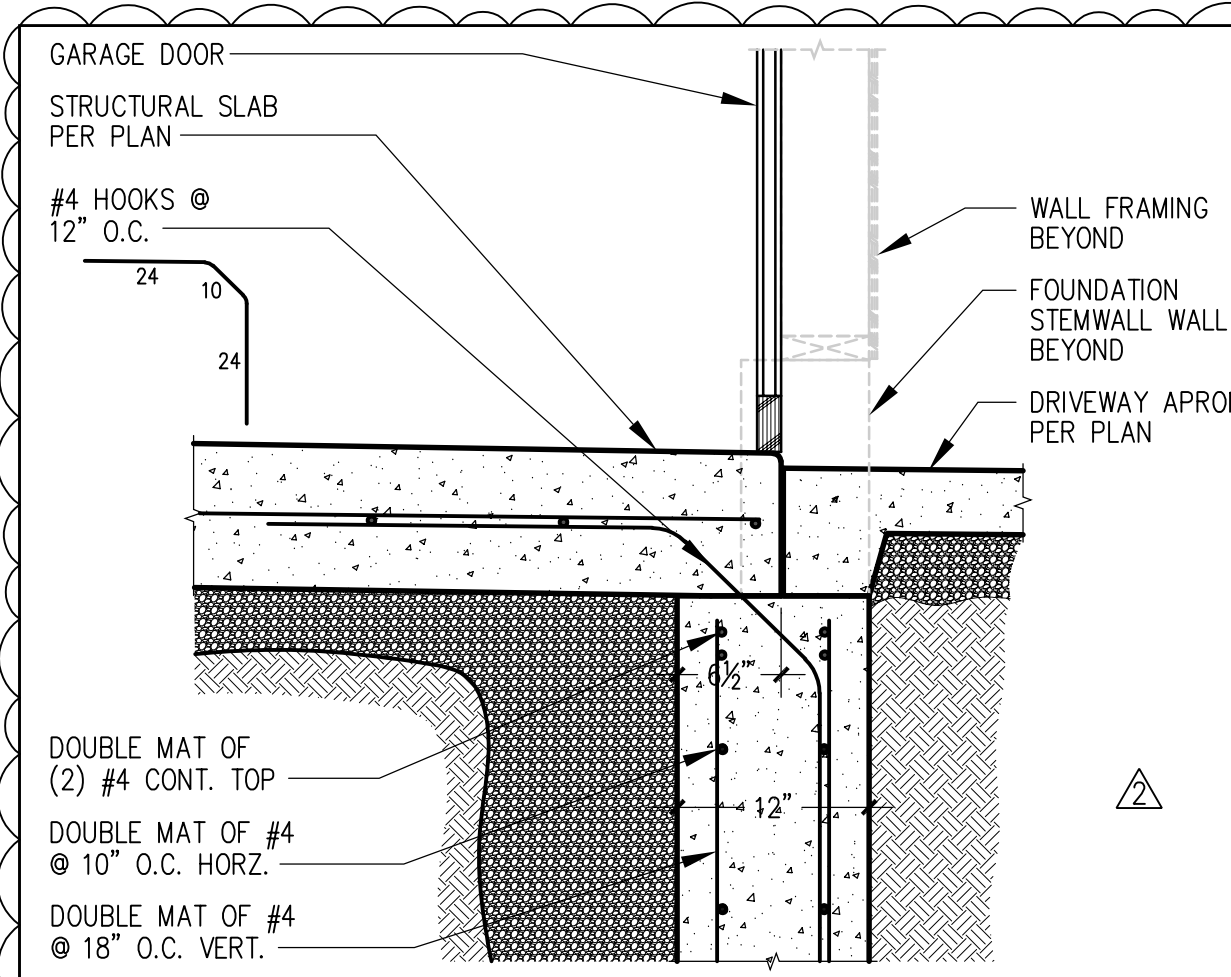
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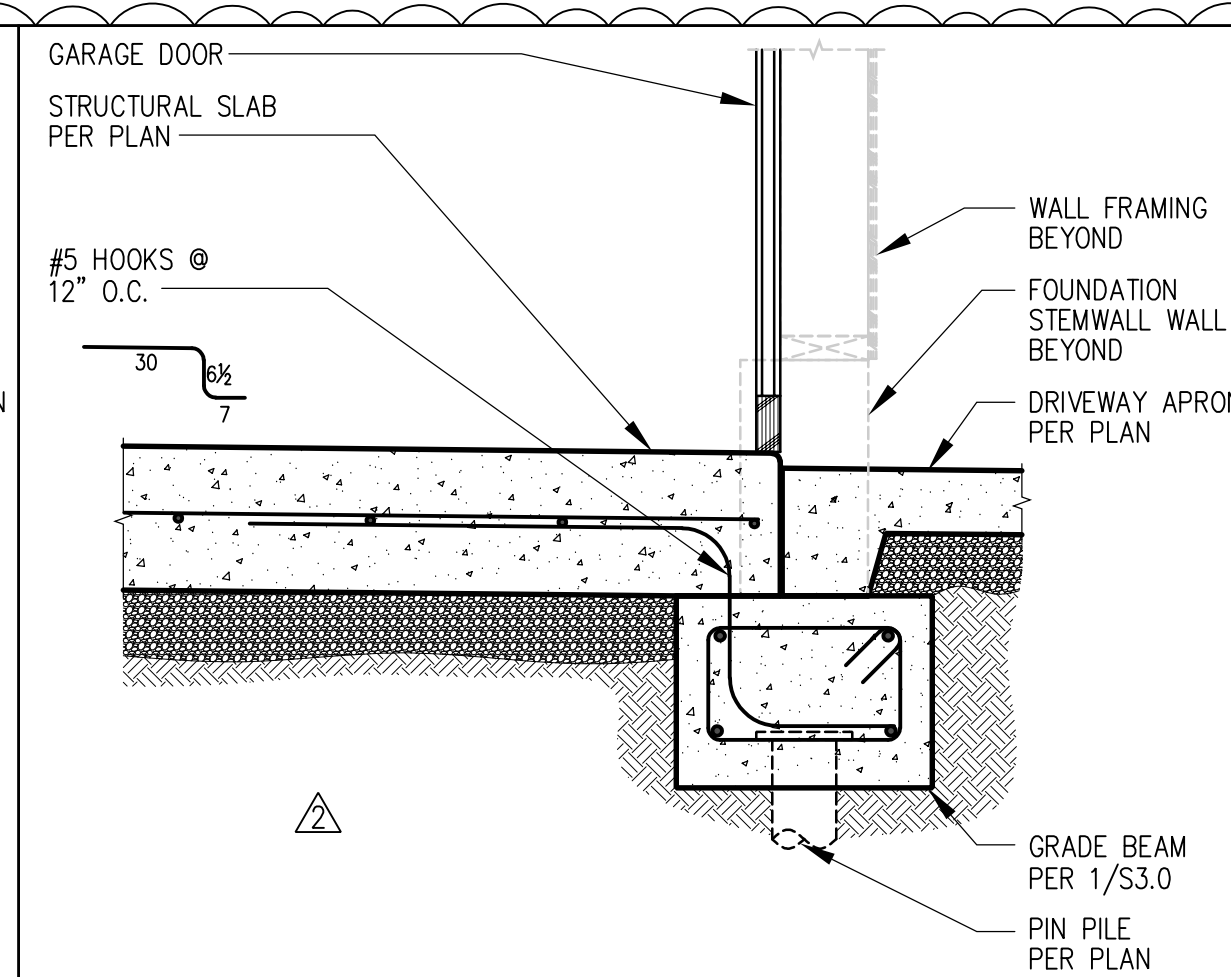
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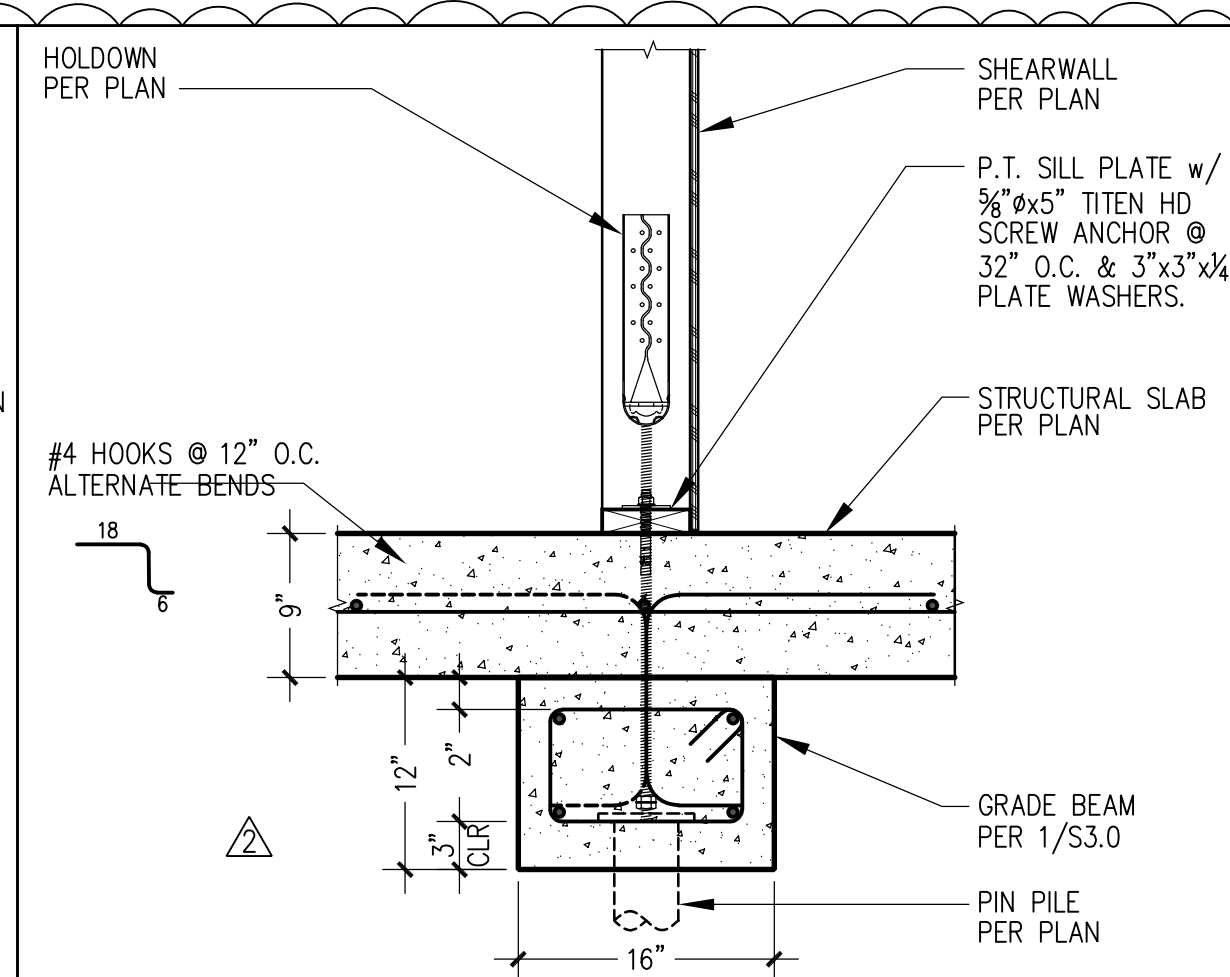
S3.0
 FOUNDATION DETAILS



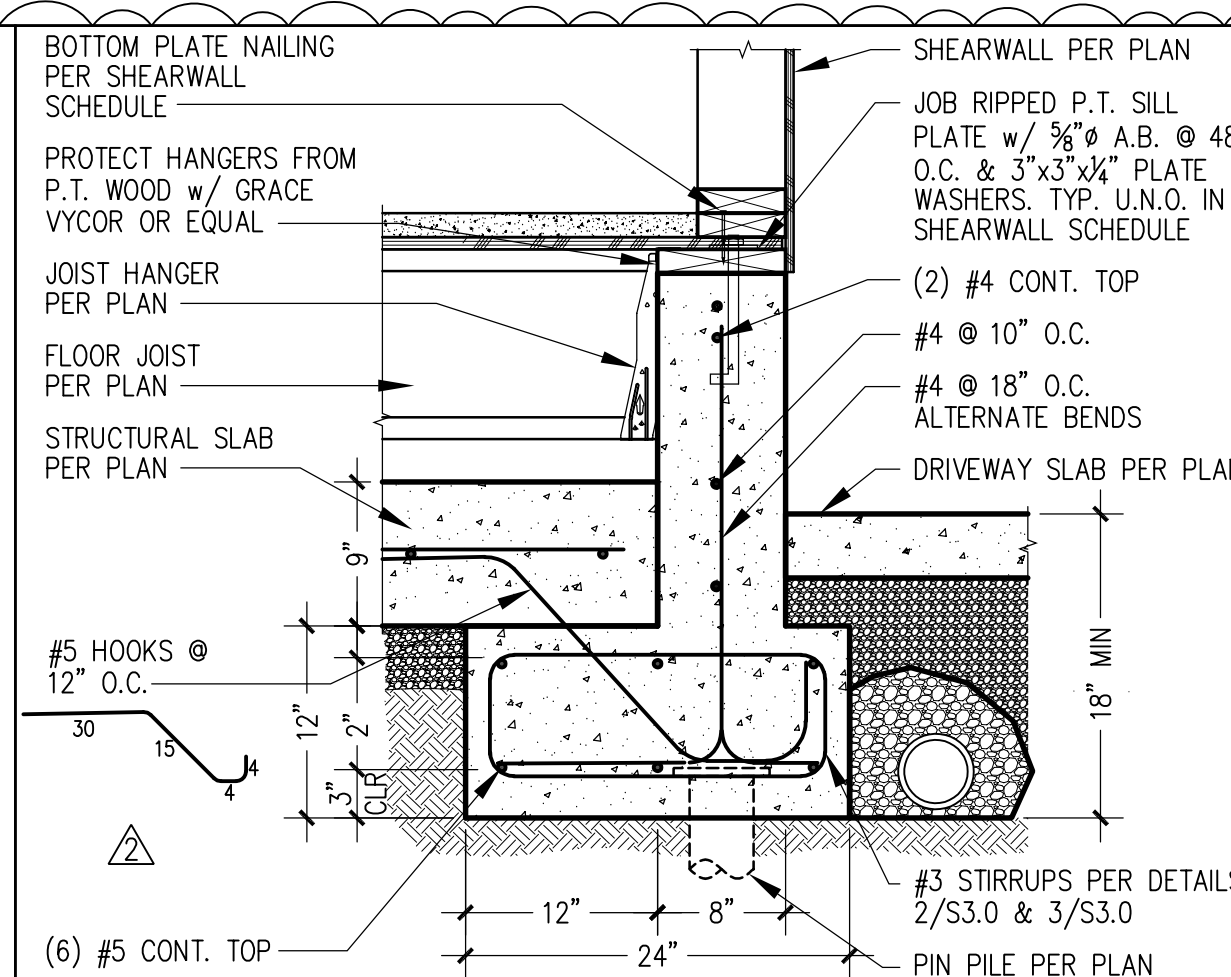
1 GARAGE SLAB @ FOUNDATION WALL (UNHEATED SLAB)



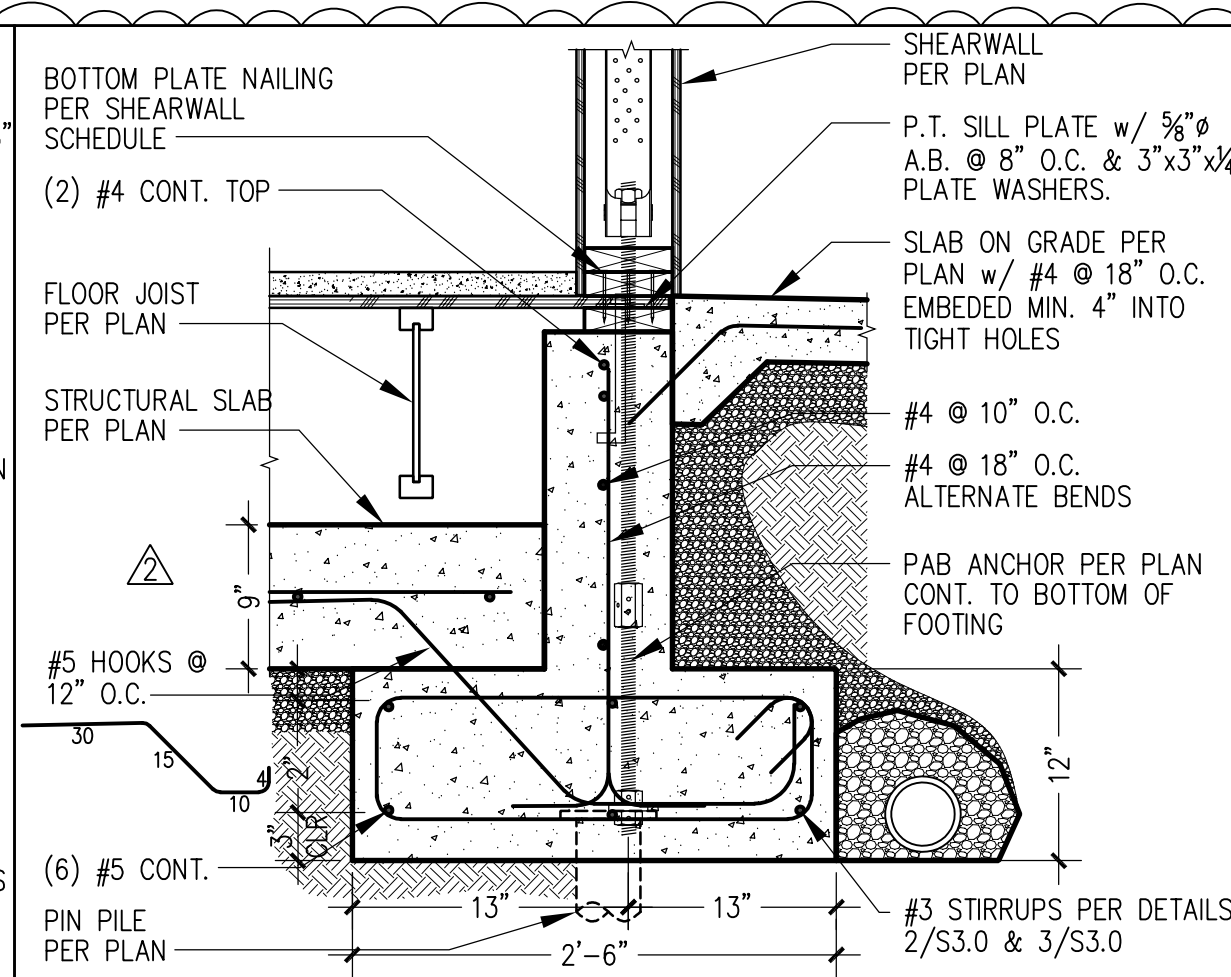
2 GARAGE SLAB @ FOUNDATION WALL (UNHEATED SLAB)



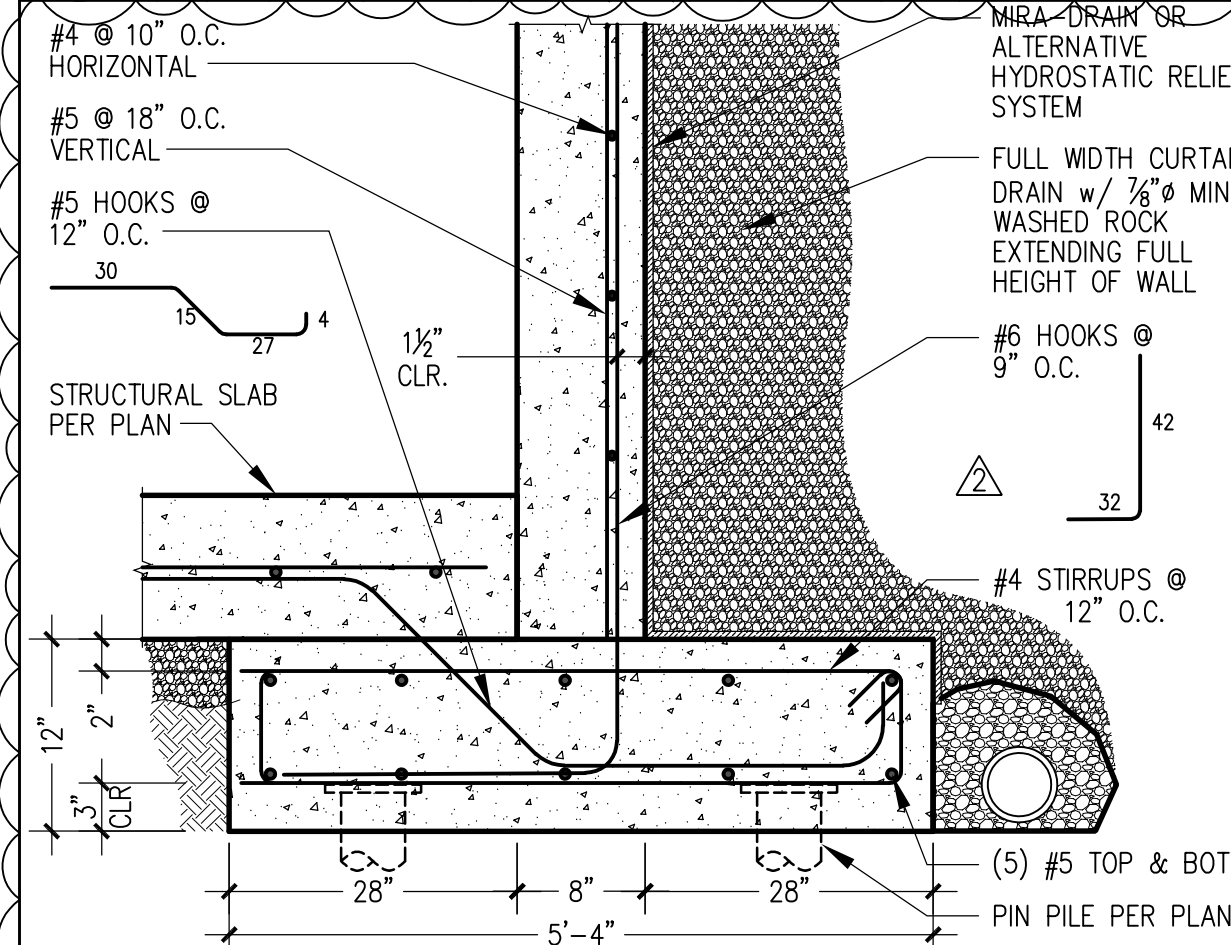
3 SHEARWALL @ TYP. SLAB



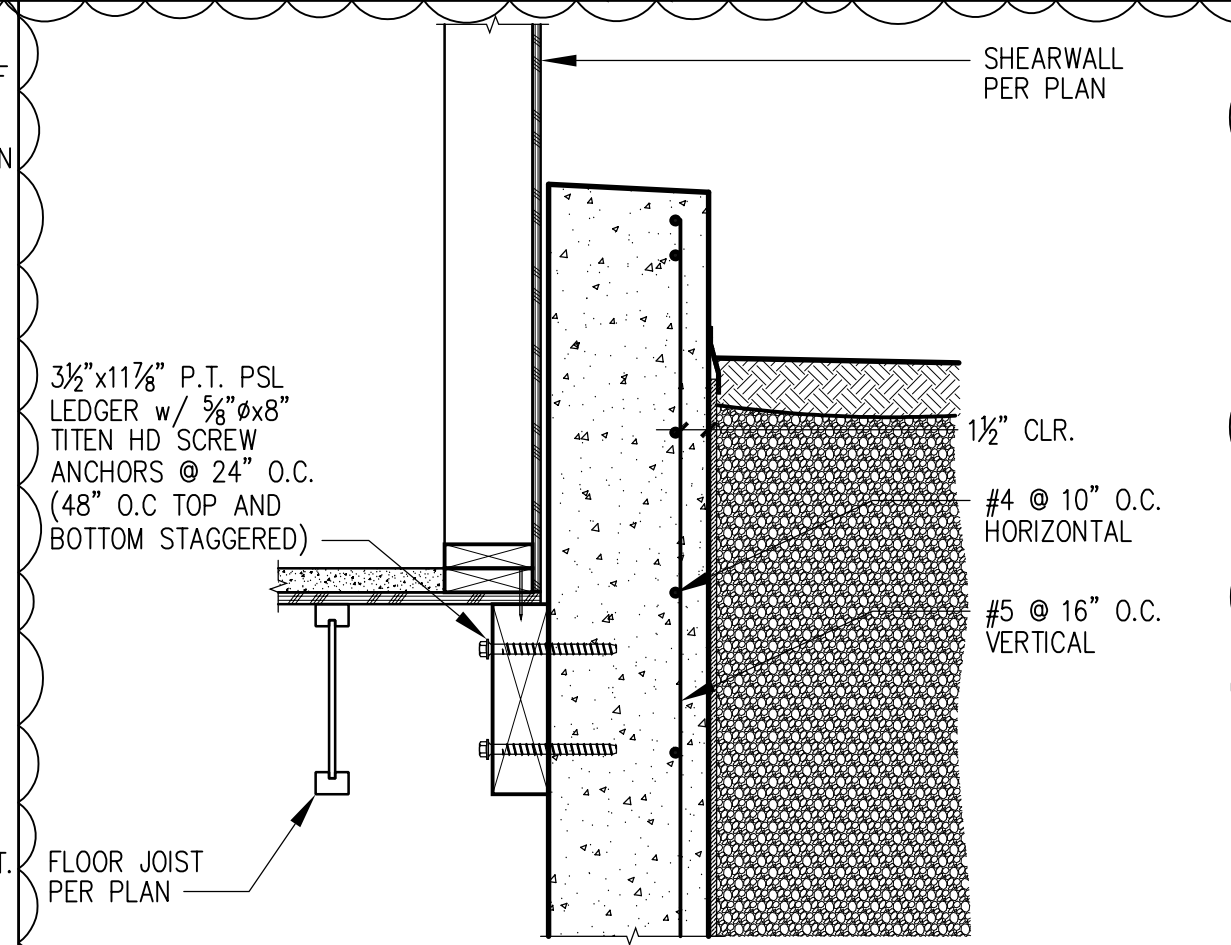
4 RAISED FOUNDATION @ ENTRY (PERPENDICULAR 11 1/2\"/>



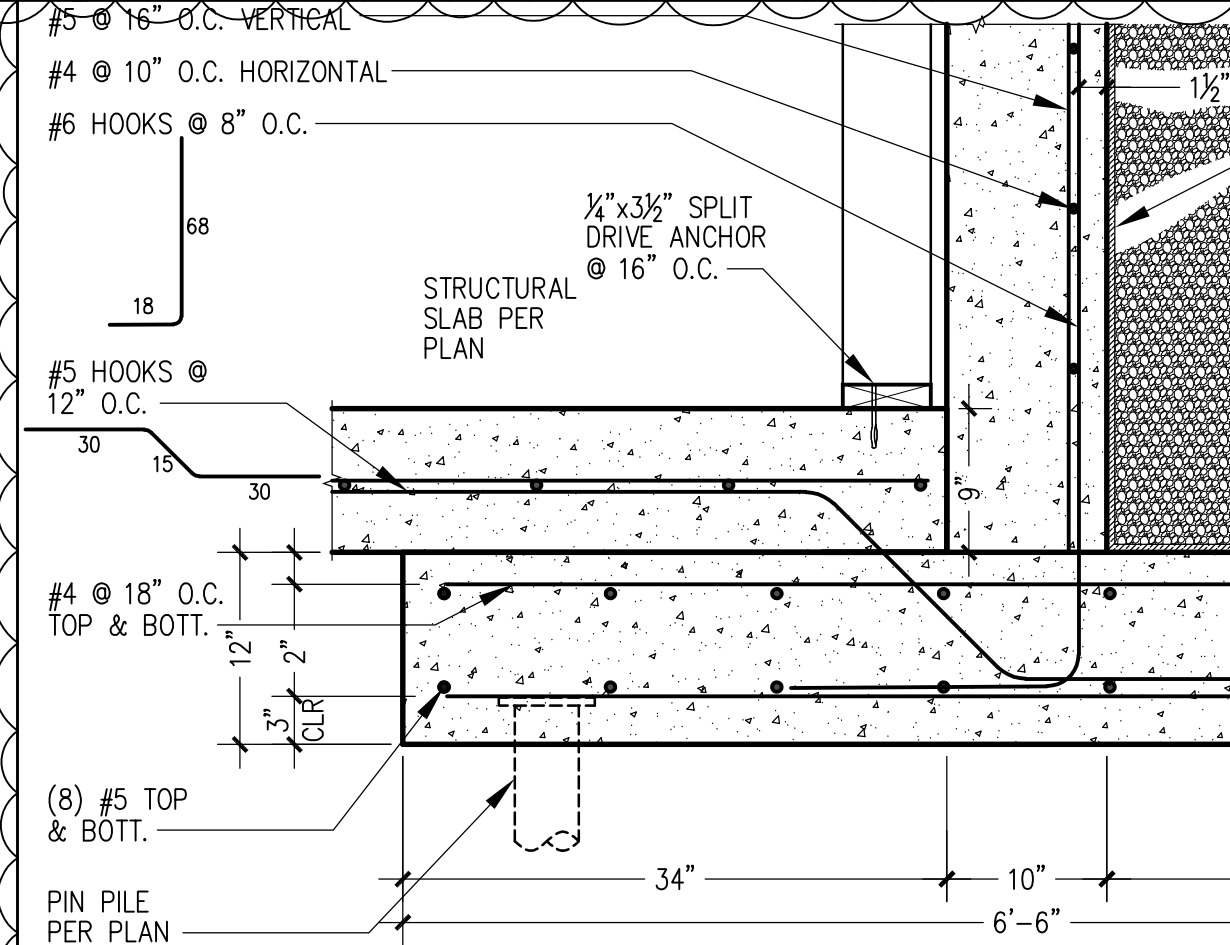
5 PAB ANCHOR @ RAISED FNDN. @ ENTRY (PARALLEL 11 1/2\"/>



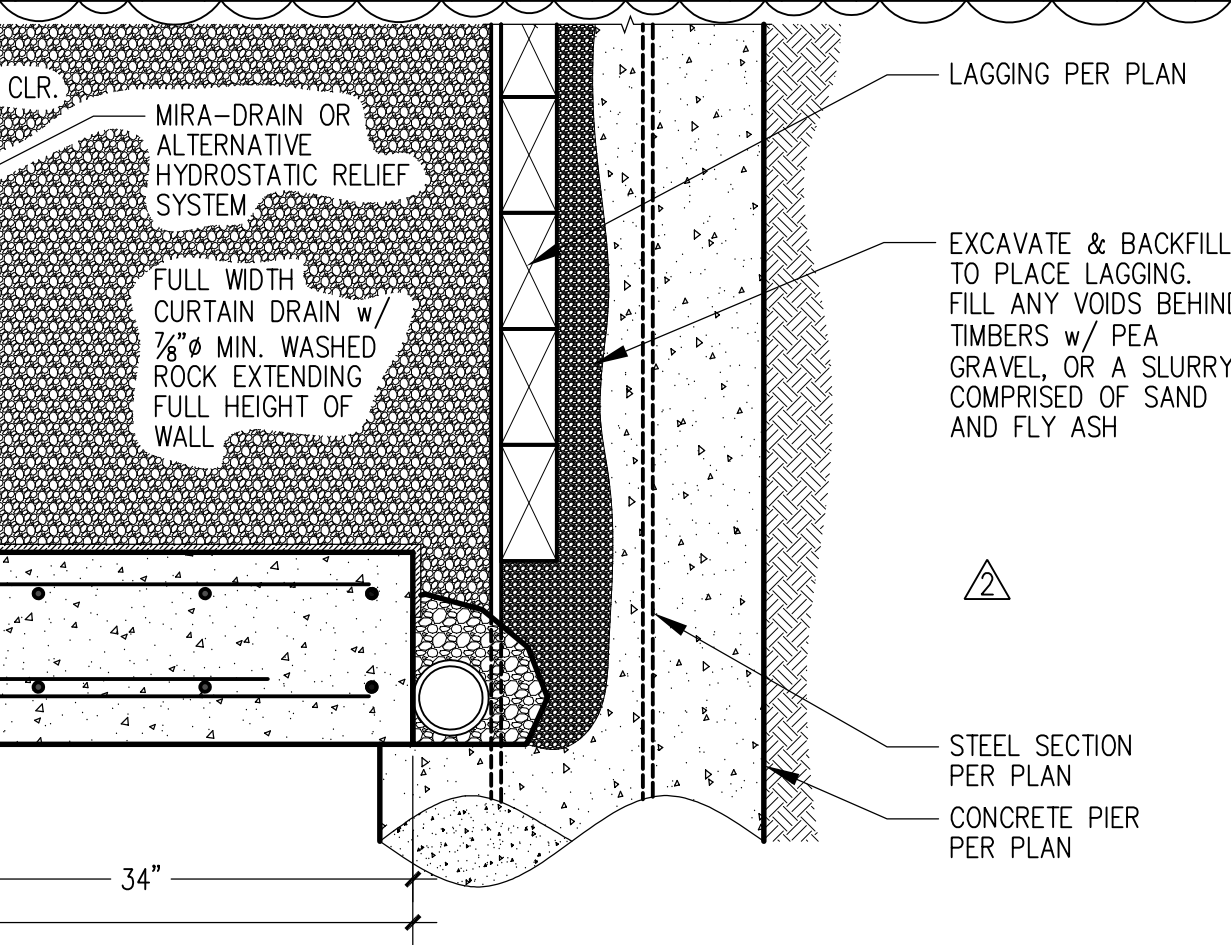
6 STORAGE WALL FOOTING



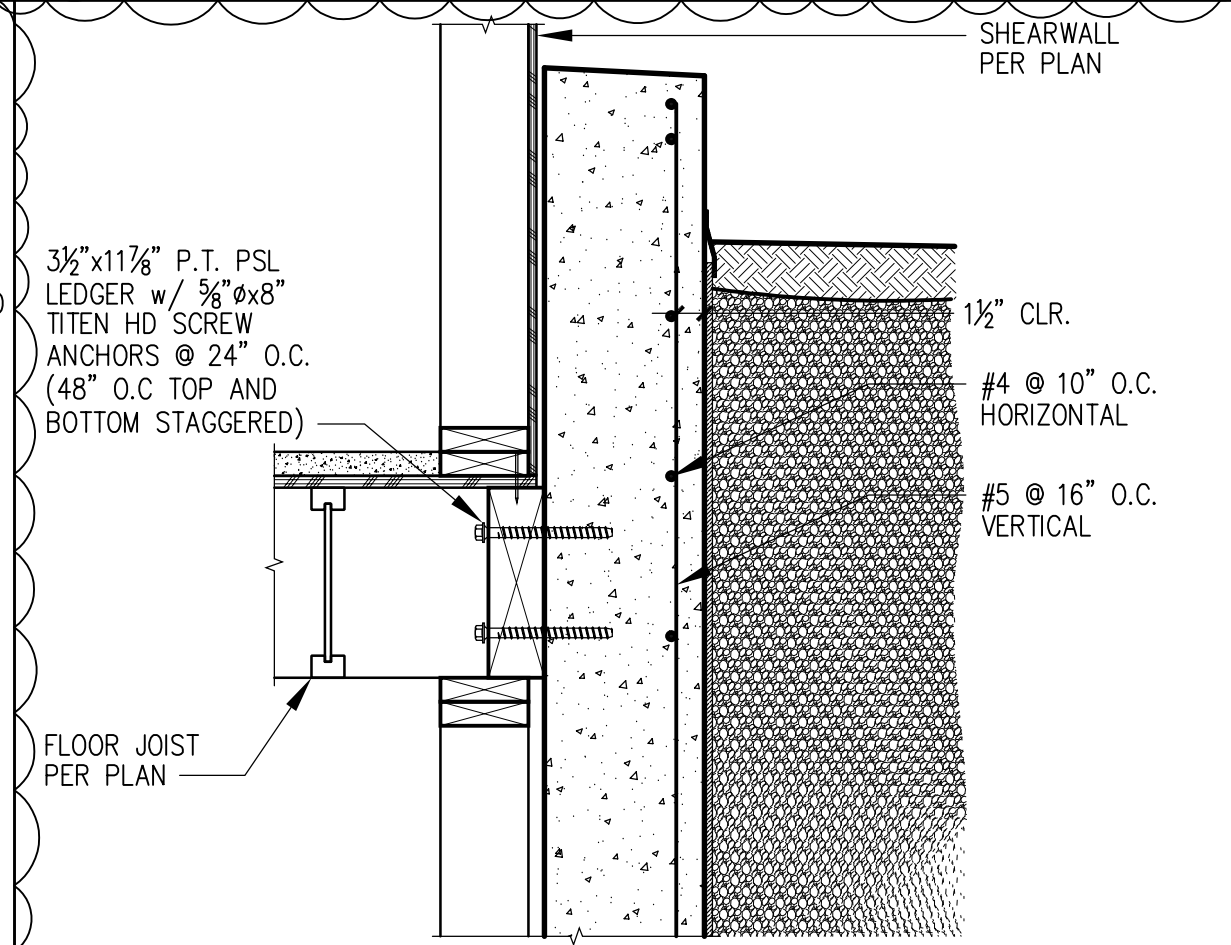
7 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2\"/>



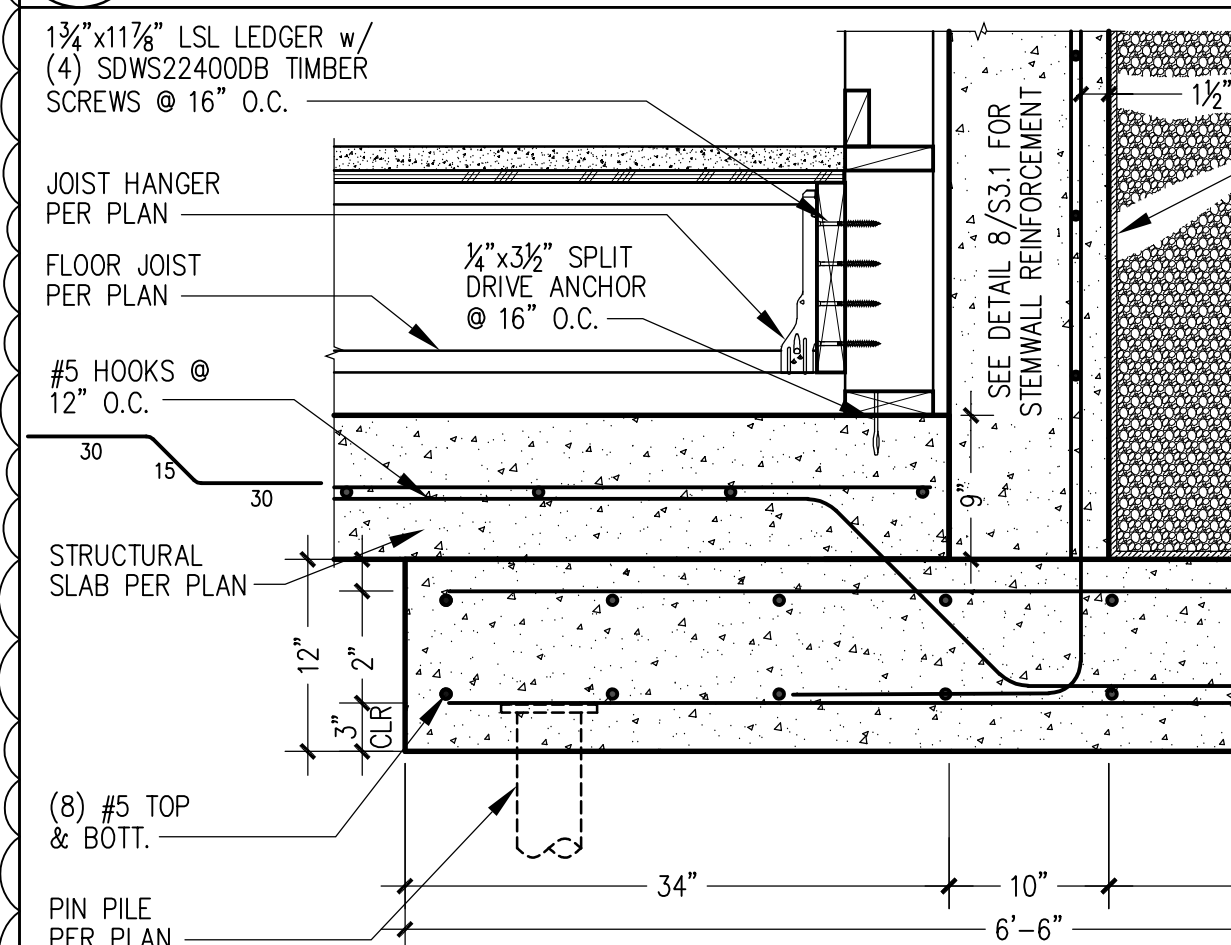
8 BASEMENT WALL FOOTING (MECHANICAL ROOM)



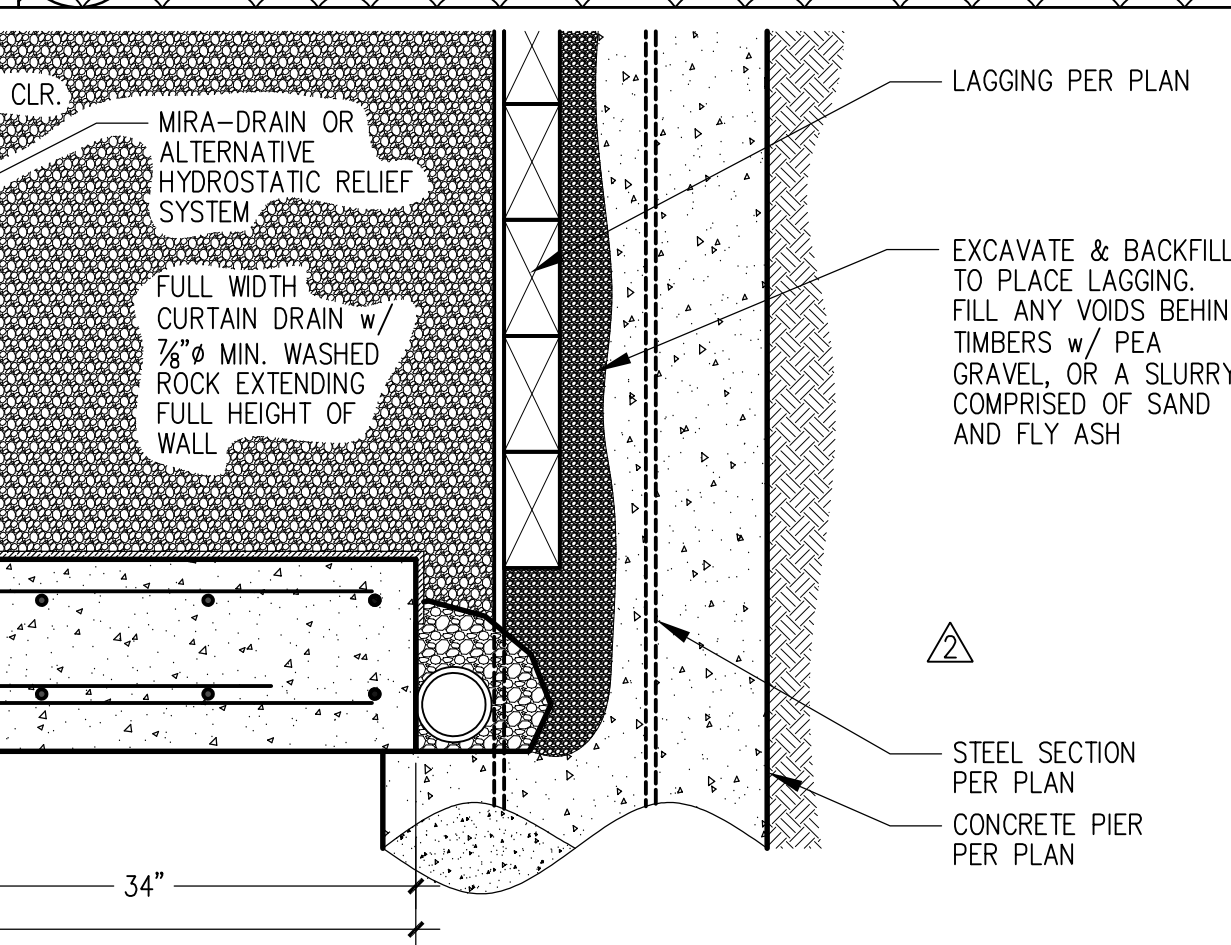
9 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2\"/>



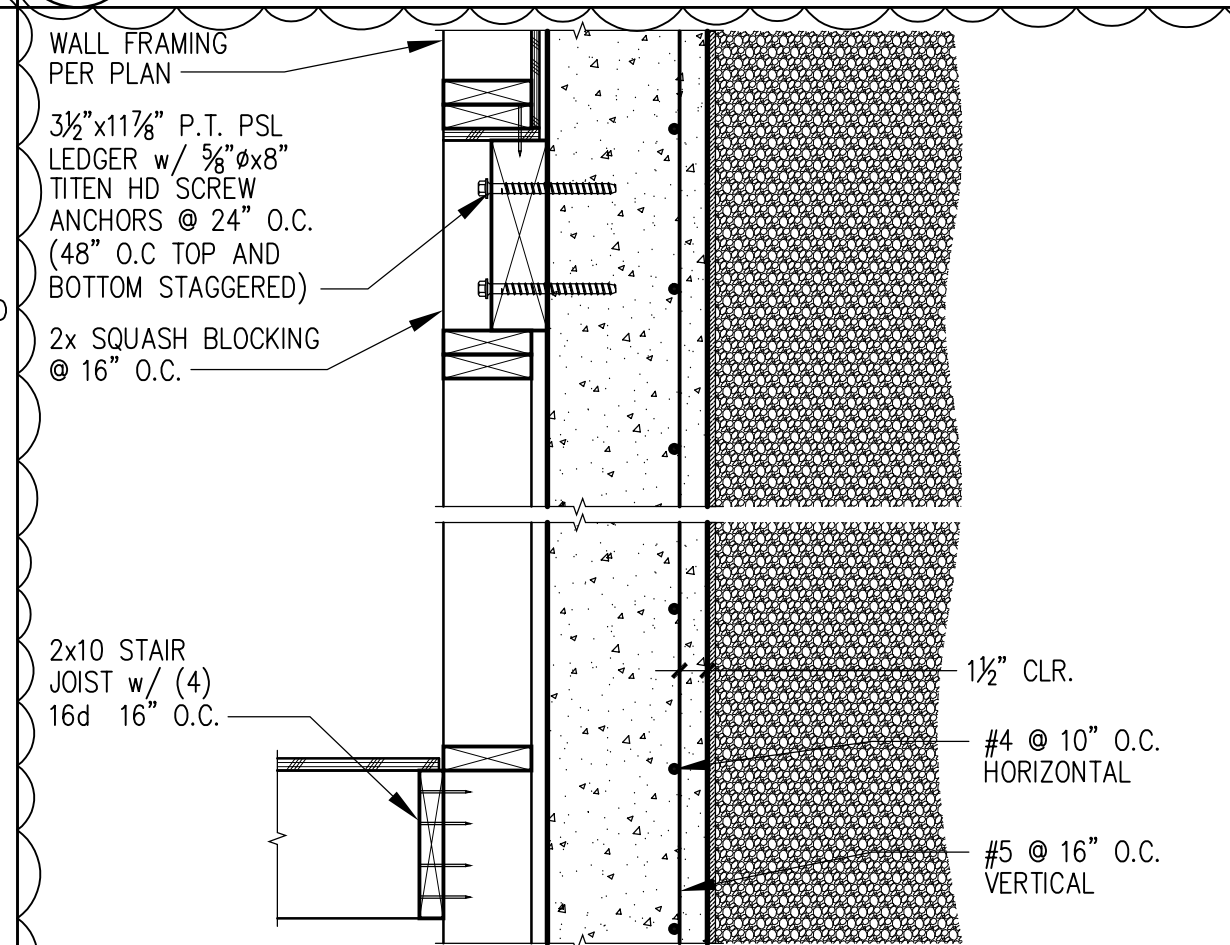
10 BASEMENT WALL FOOTING (ENTRYWAY)



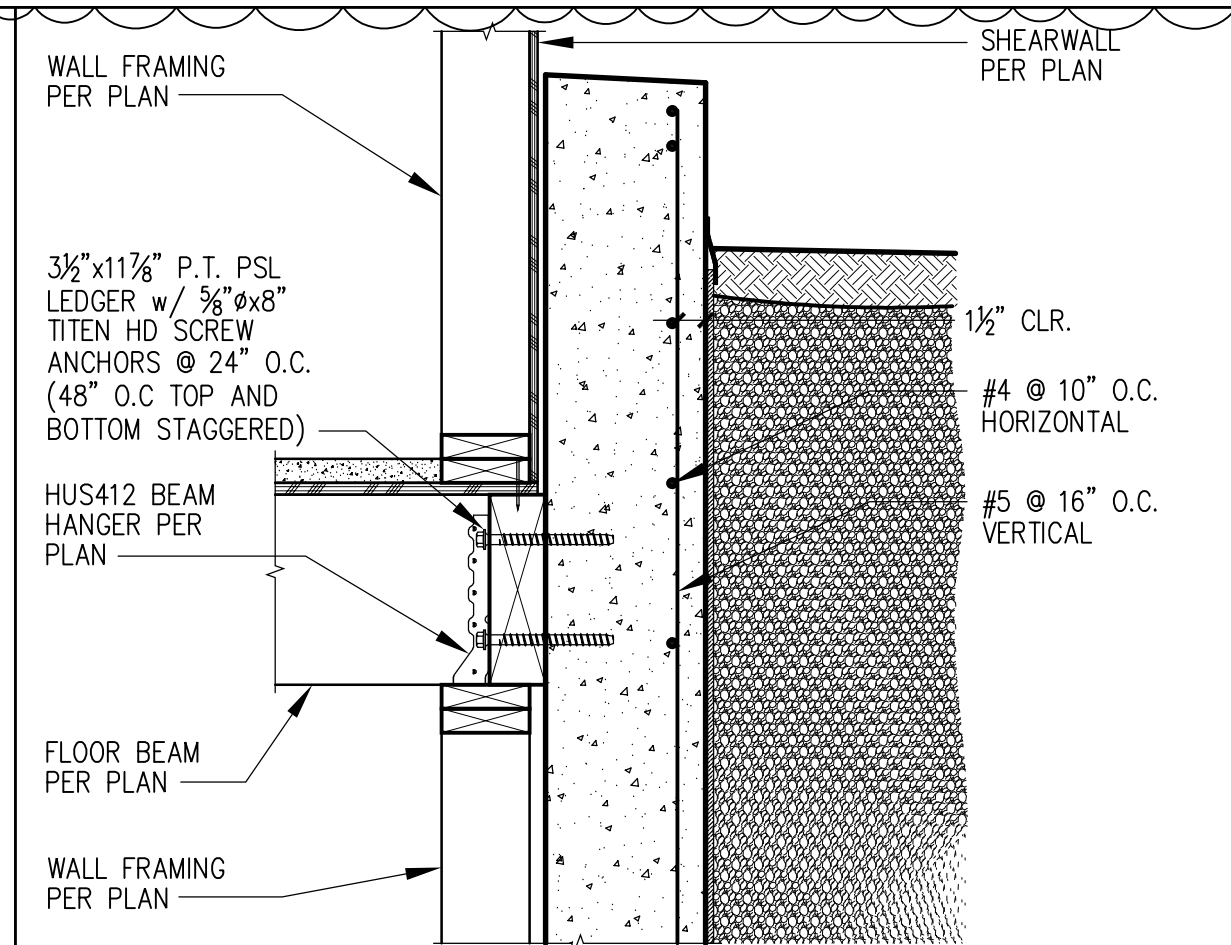
11 STAIR LANDING FRAMING @ RAISED FNDN. (PARALLEL 11 1/2\"/>



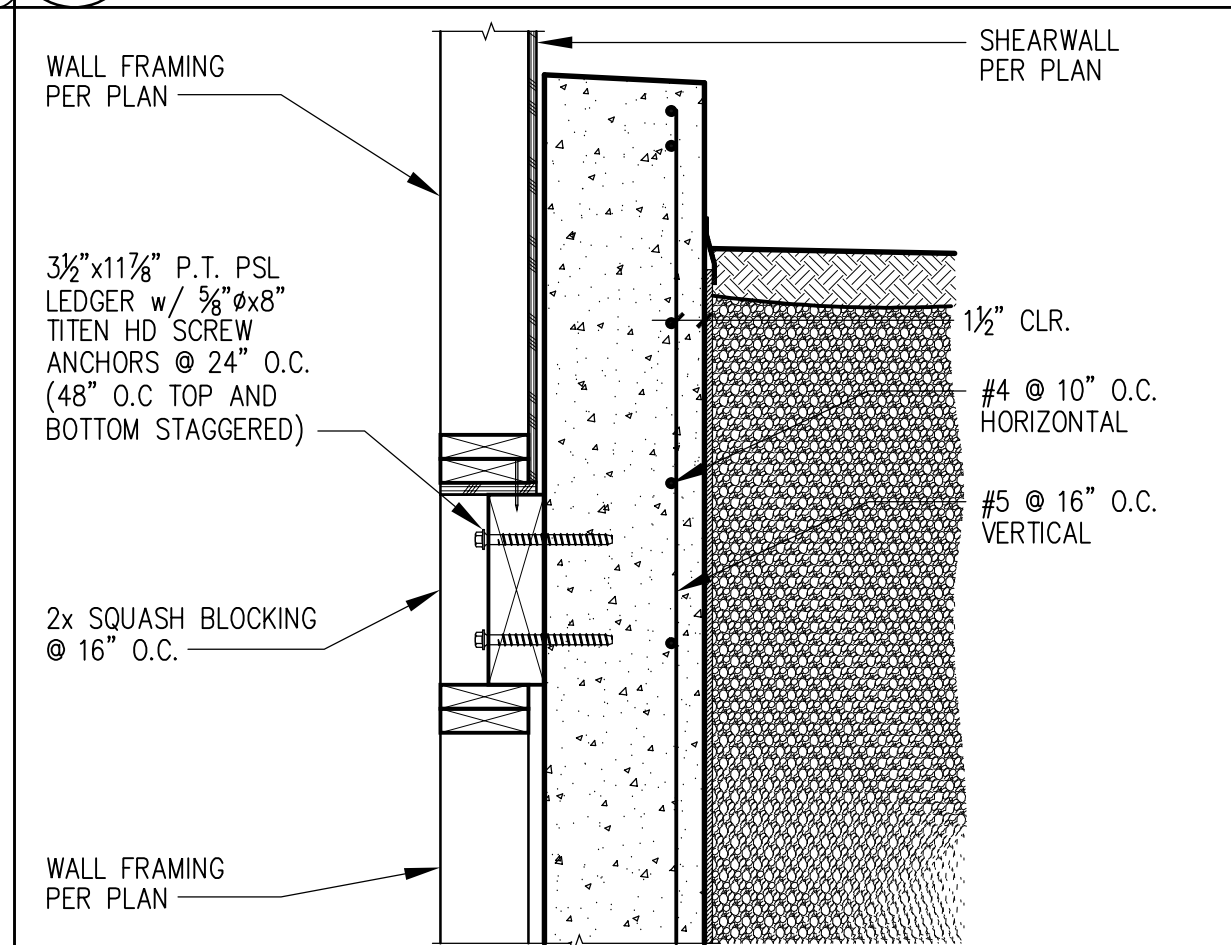
12 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2\"/>



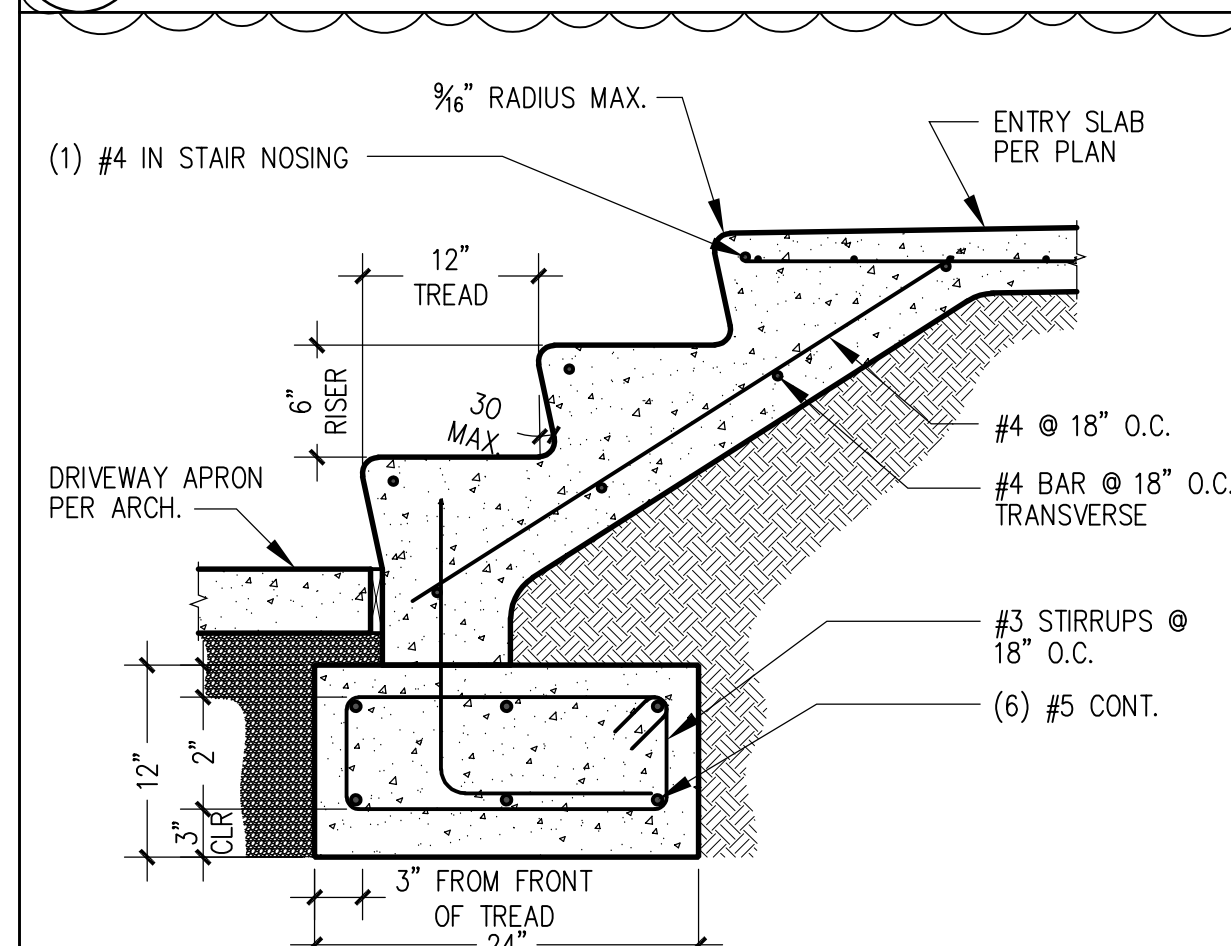
13 BALLOON WALL FRAMING @ RAISED FNDN.



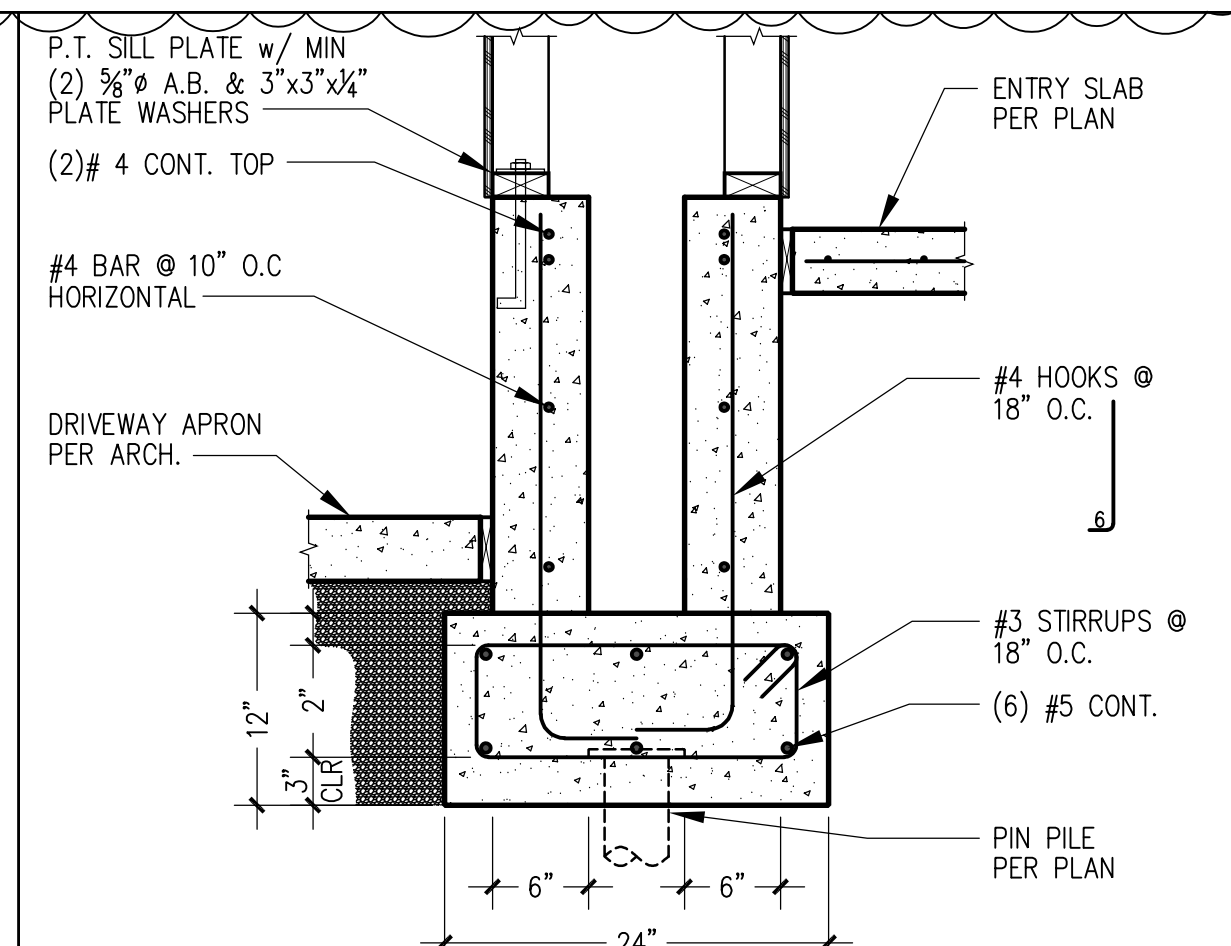
14 CONCRETE STAIRS @ GRADE BEAM



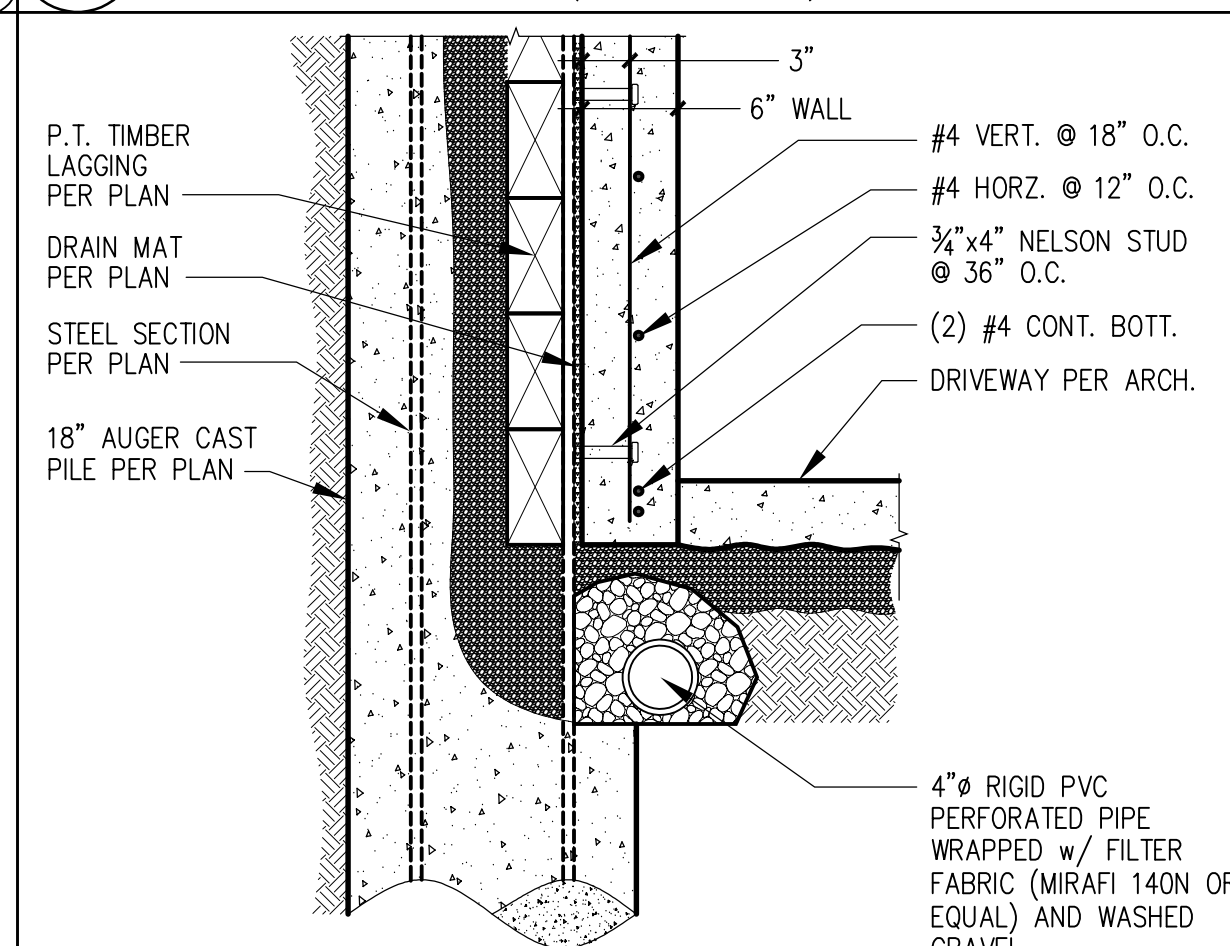
15 24\"/>



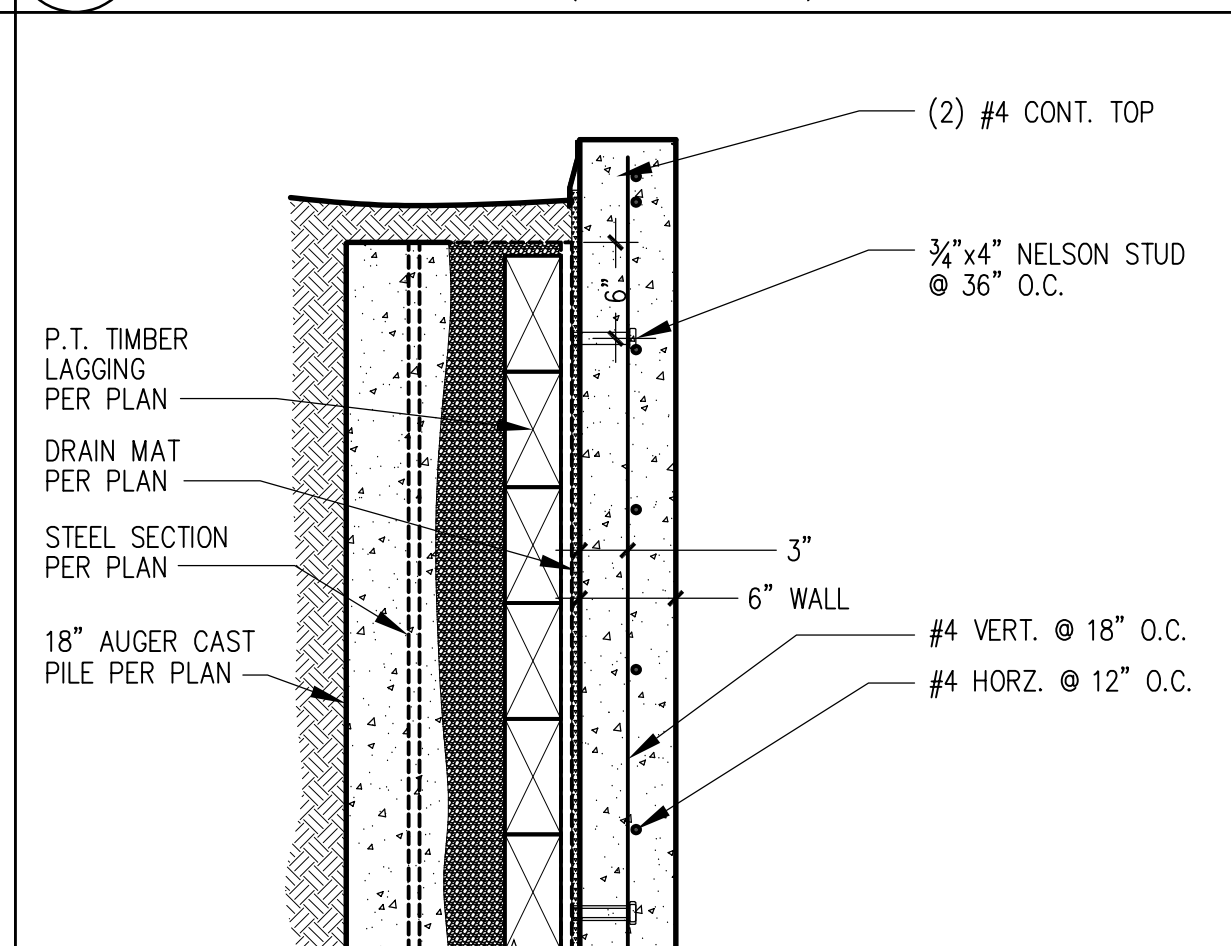
16 DRIVEWAY SITE WALL (BASE OF SOUTH WALL)



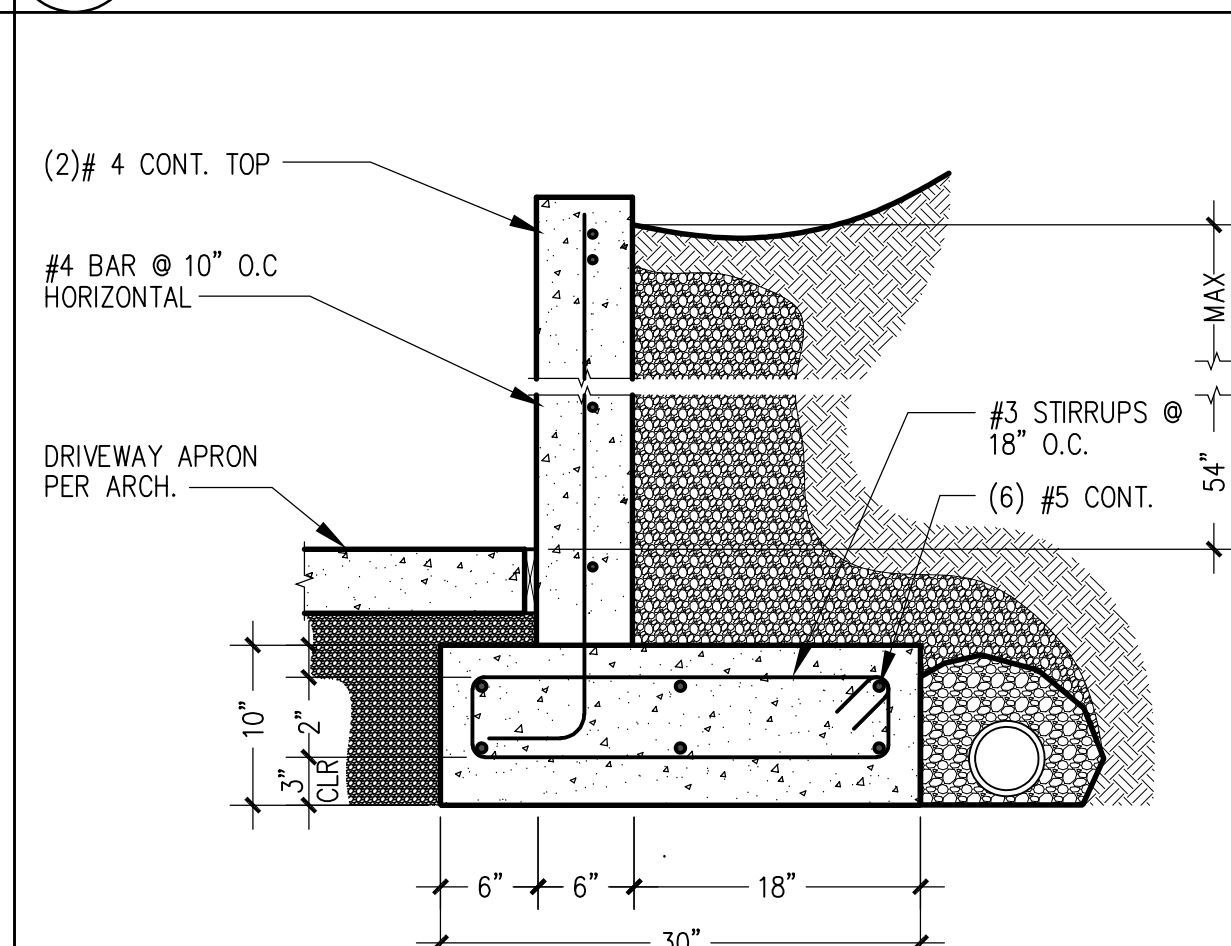
17 DRIVEWAY SITE WALL (TOP OF SOUTH WALL)



18 RETAINING WALL @ SOUTH DRIVEWAY

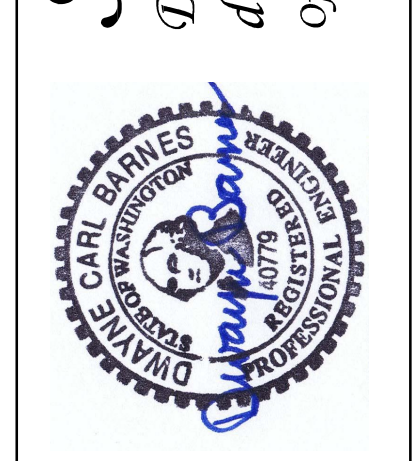


19 RETAINING WALL @ SOUTH DRIVEWAY



20 RETAINING WALL @ SOUTH DRIVEWAY

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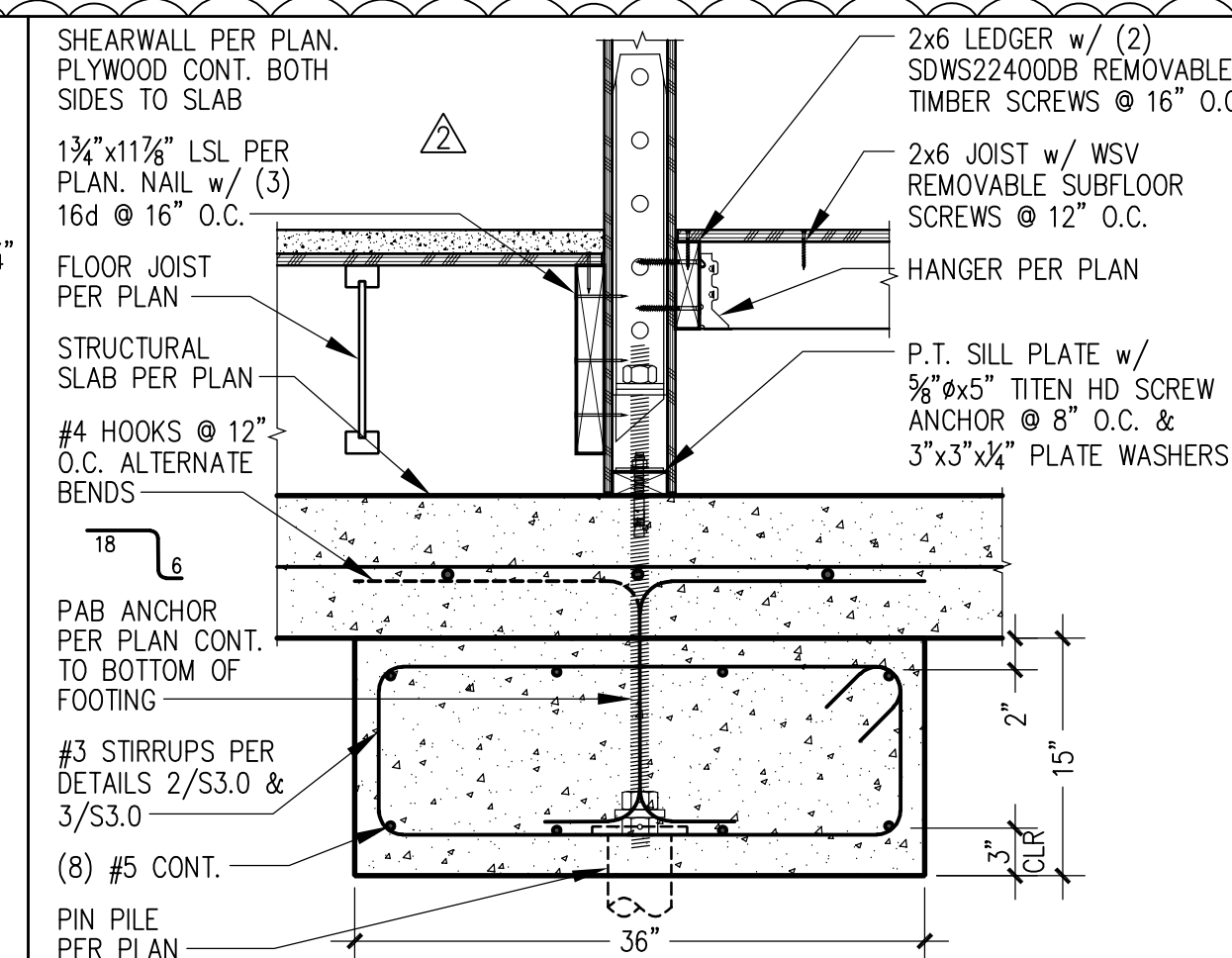
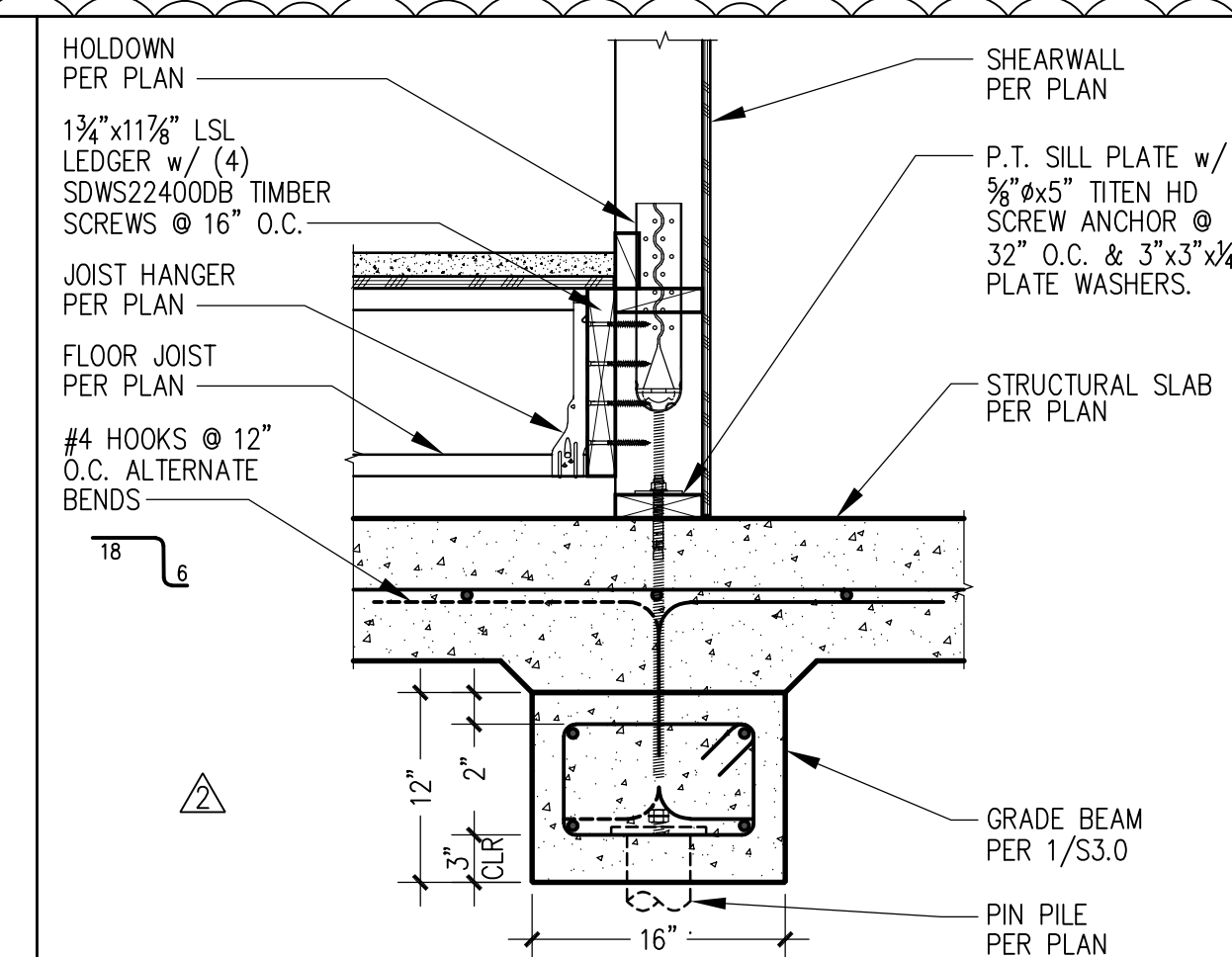
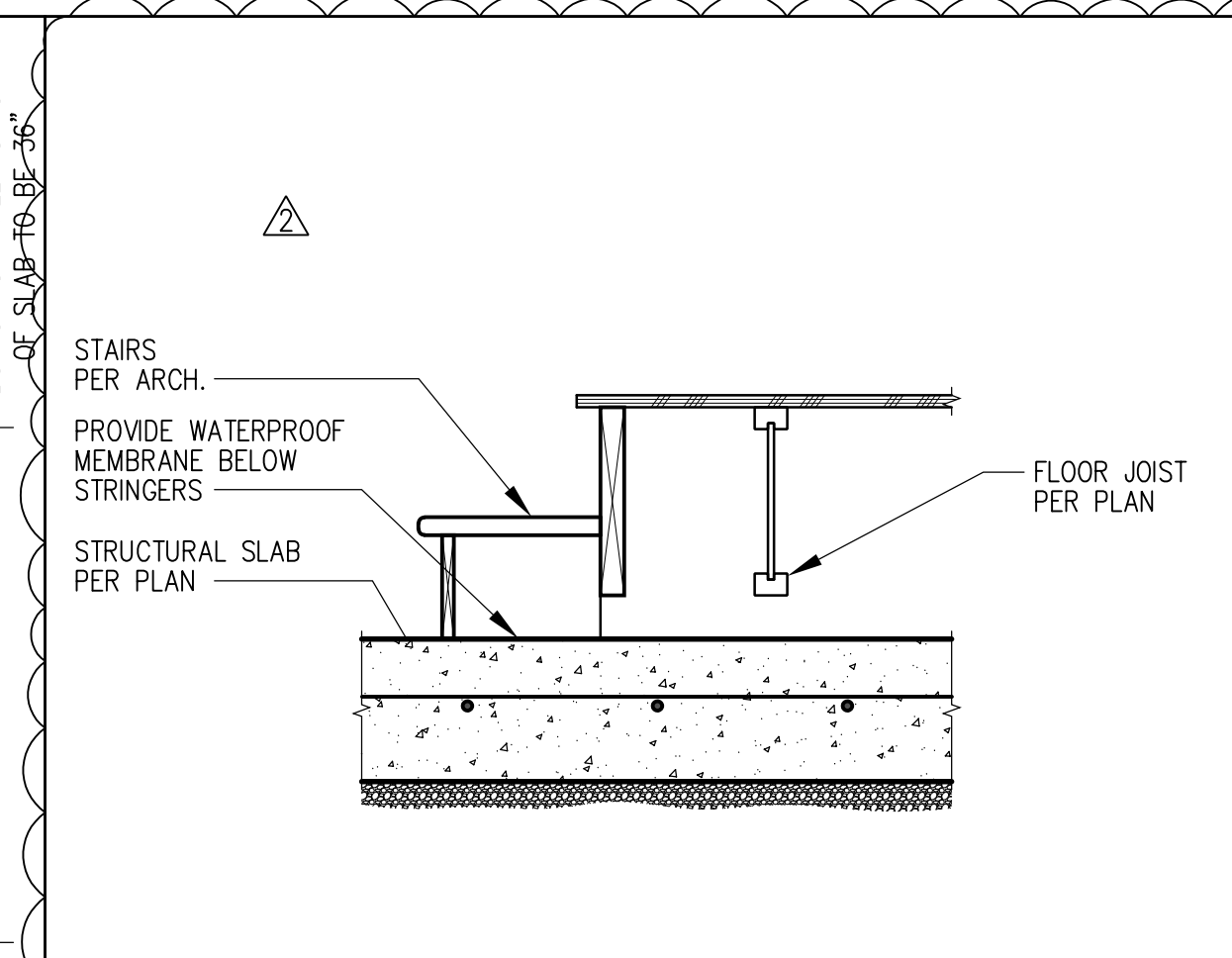
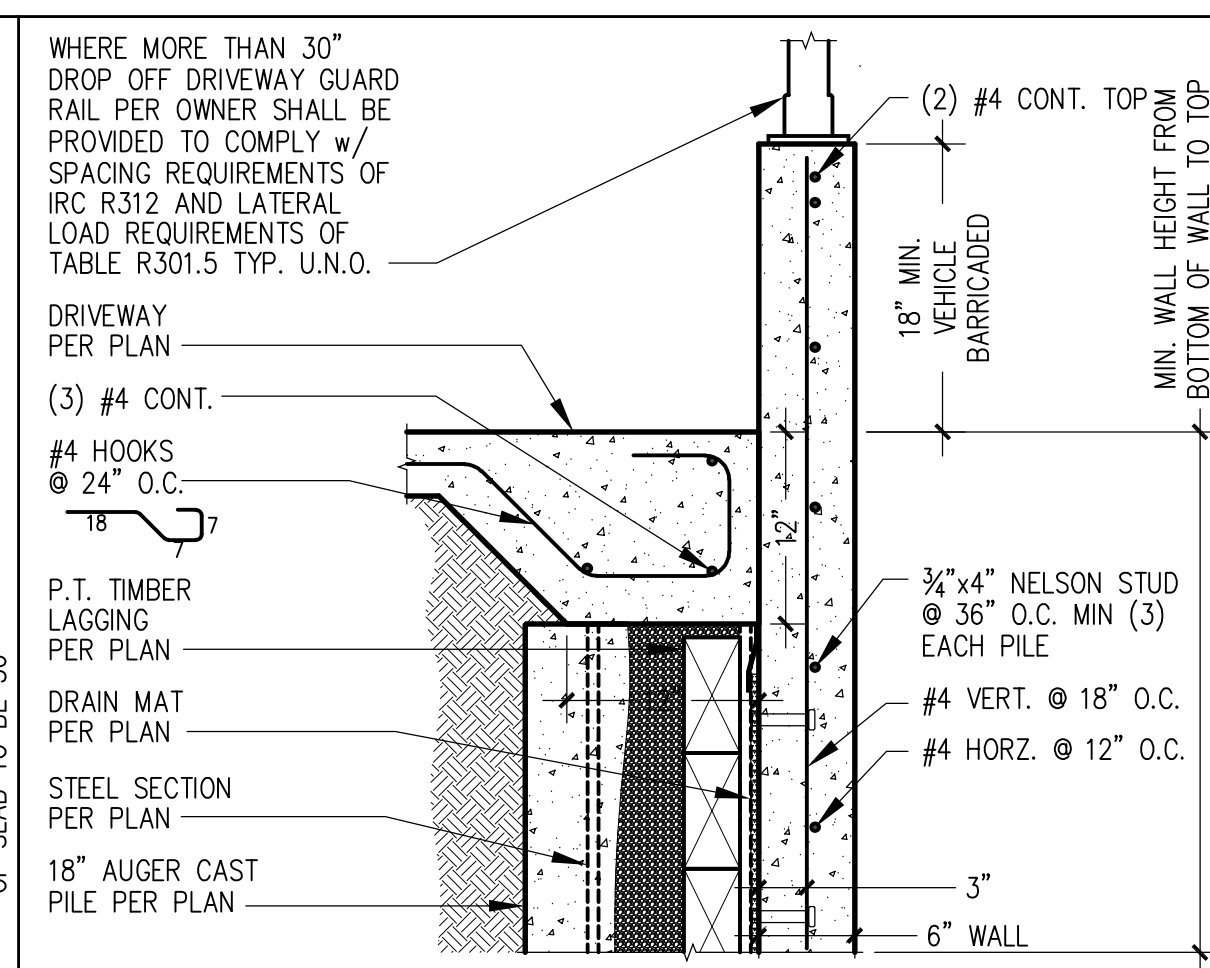
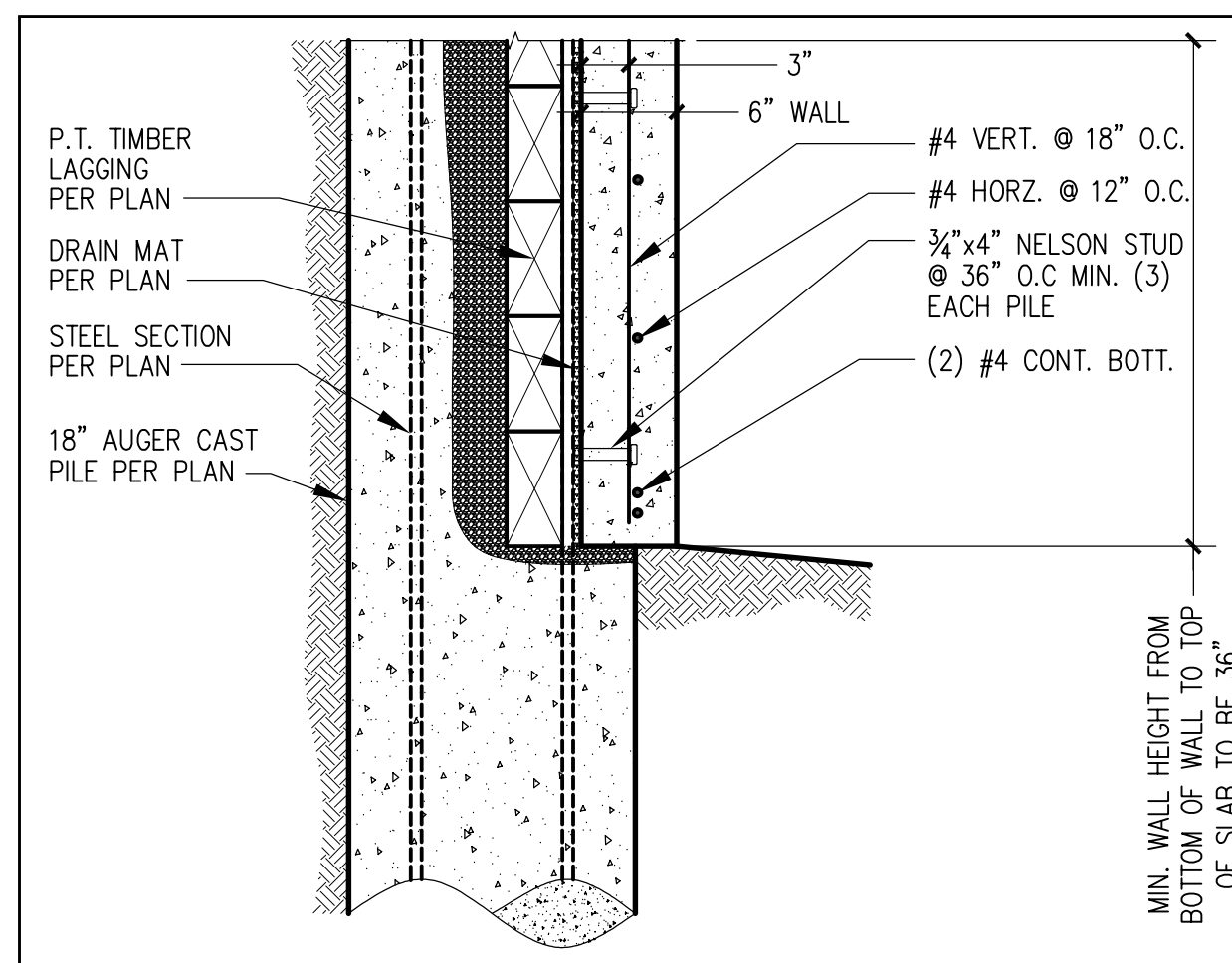
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S3.1
 FOUNDATION DETAILS



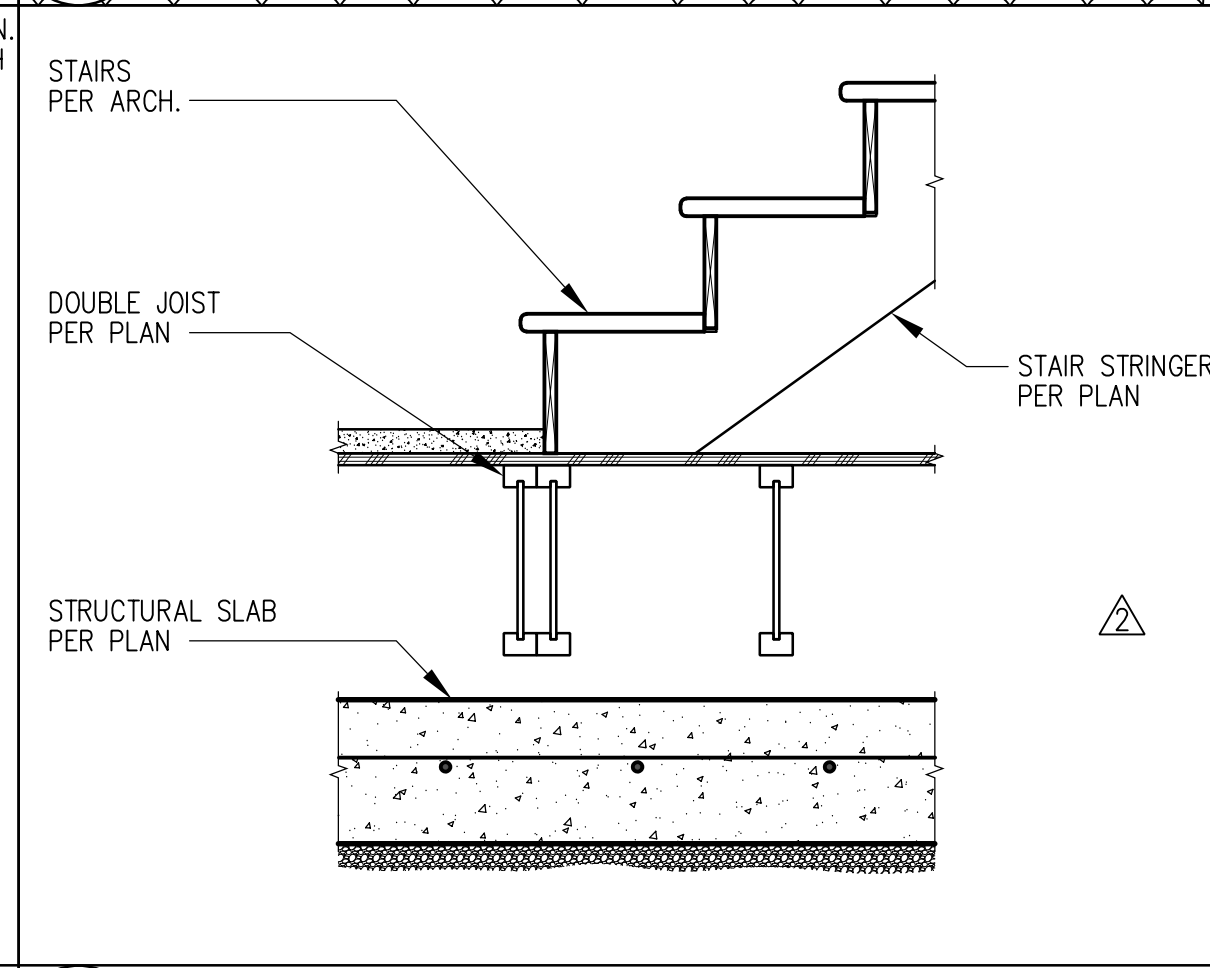
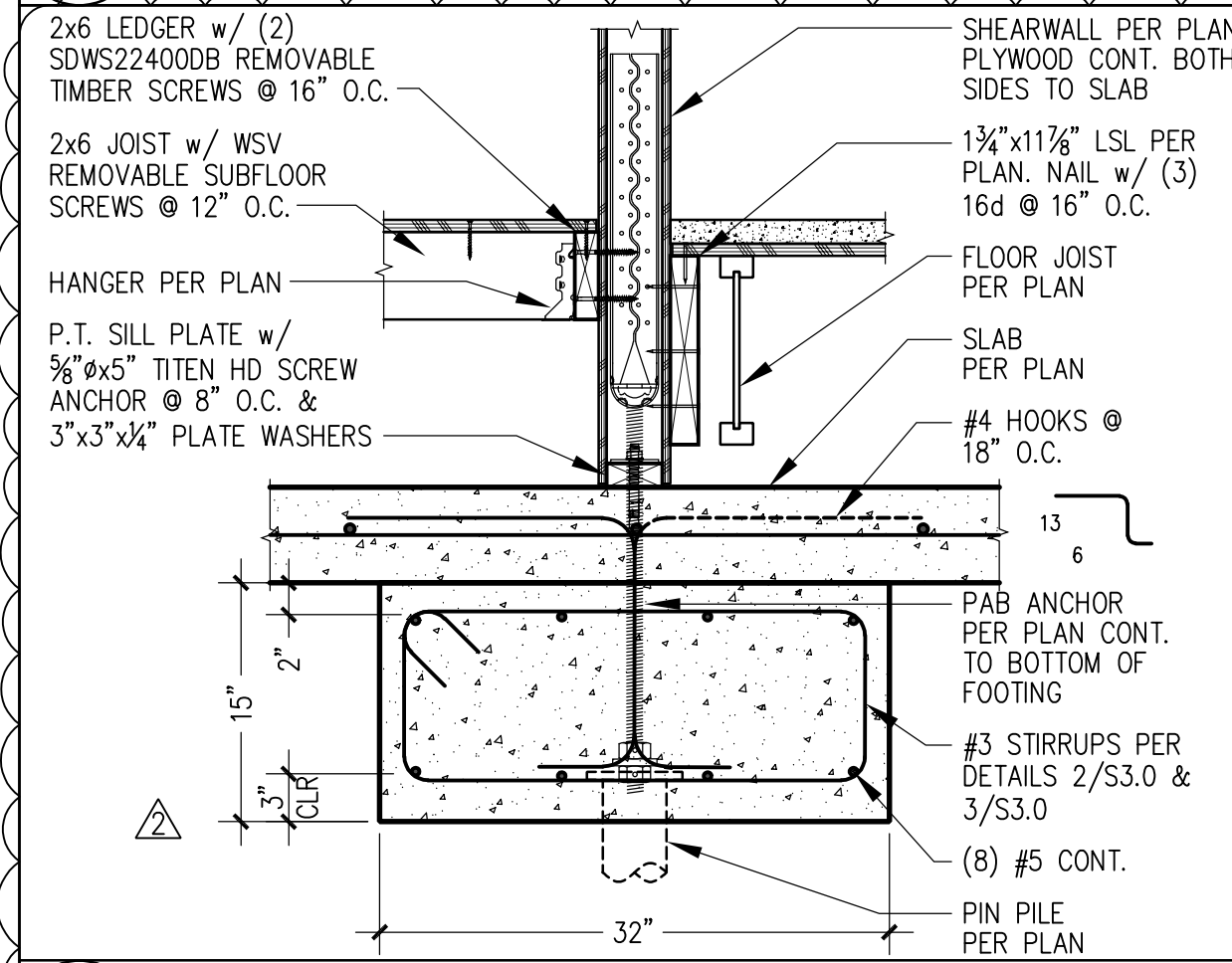
1 DRIVEWAY SITE WALL (BASE OF WALL)

2 DRIVEWAY SITE WALL (TOP OF GRADE)

3 STAIR STRINGER FRAMING (BASEMENT STAIRS @ SLAB/LOWER LANDING)

4 SHEARWALL @ SLAB w/ FLOOR FRAMING

5 PAB ANCHOR @ SLAB ON GRADE (HD19 @ PARALLEL 1 1/8 T/J)



6 PAB ANCHOR @ SLAB ON GRADE (HDU11 @ PARALLEL 1 1/8 T/J)

7 STAIR STRINGER FRAMING (BASEMENT STAIRS @ LOWER LANDING)

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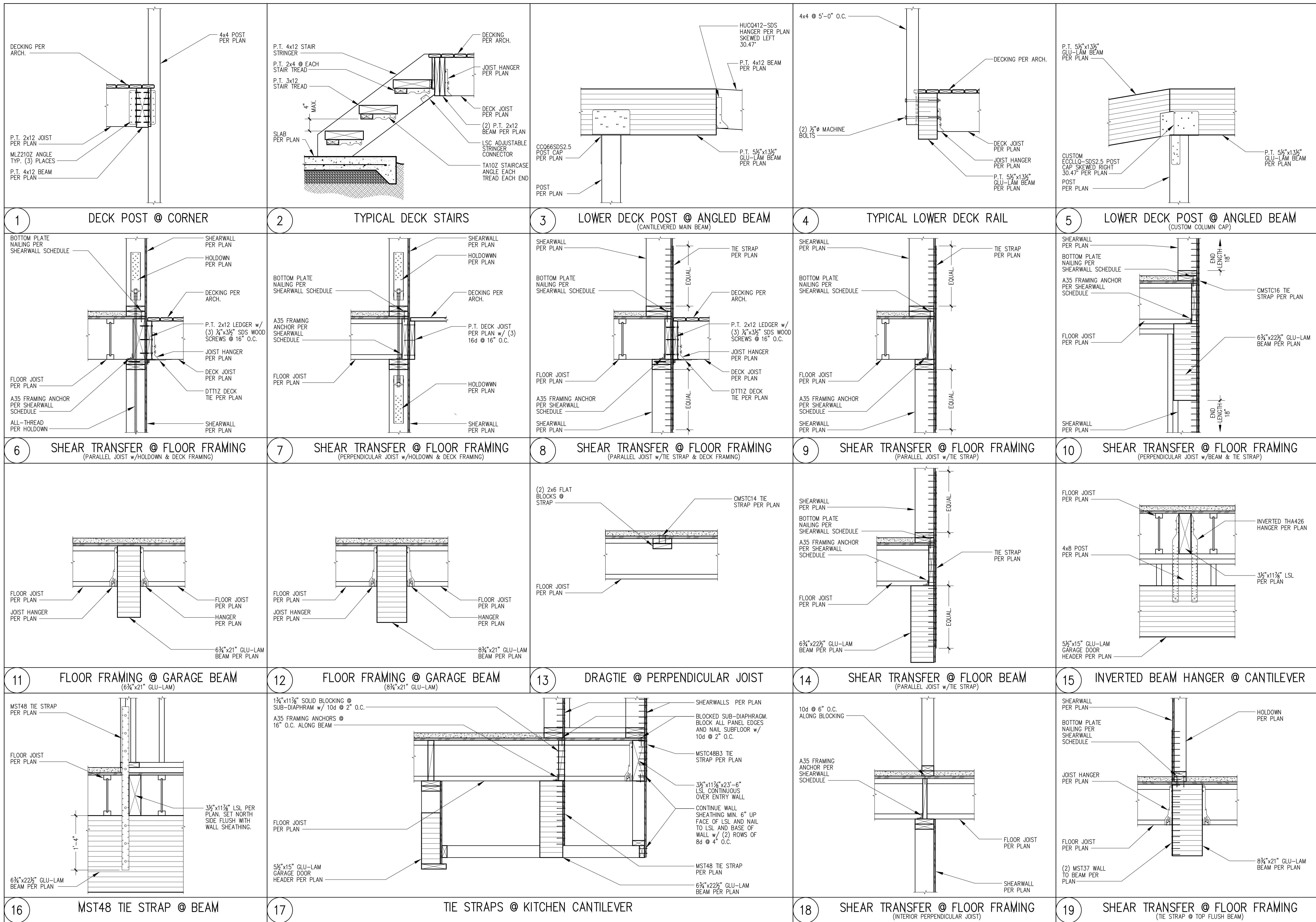
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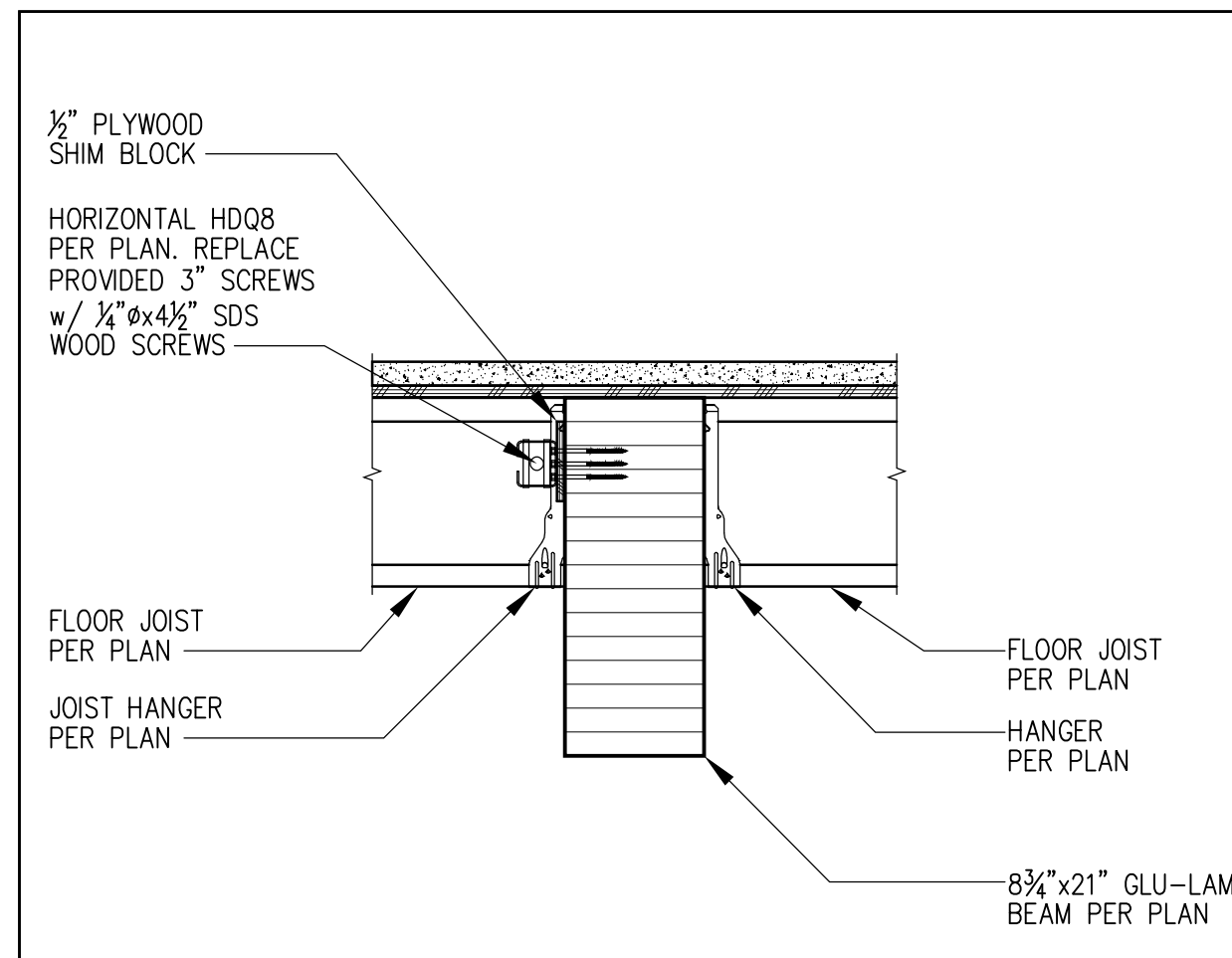
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S3.2
 FOUNDATION
 DETAILS

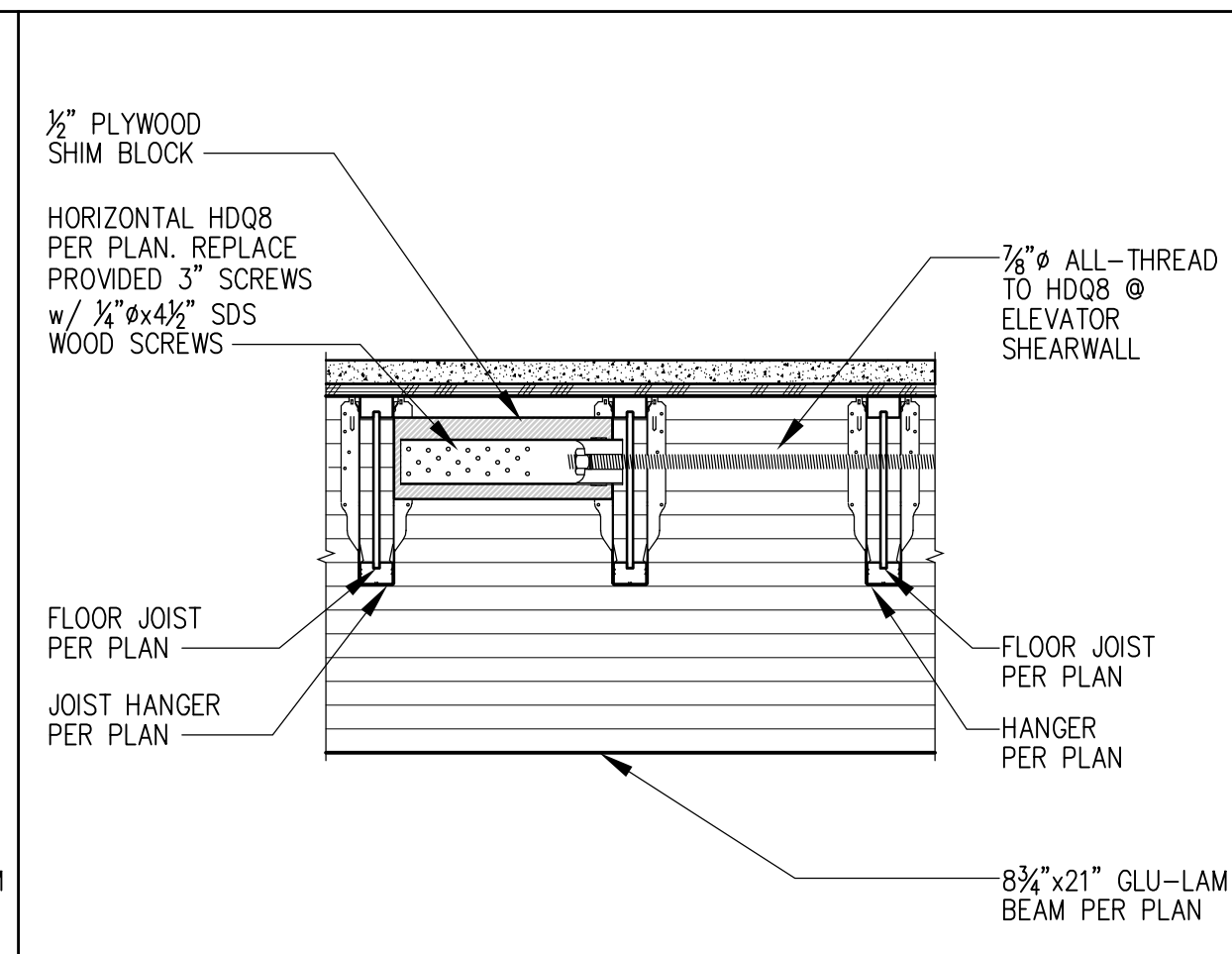


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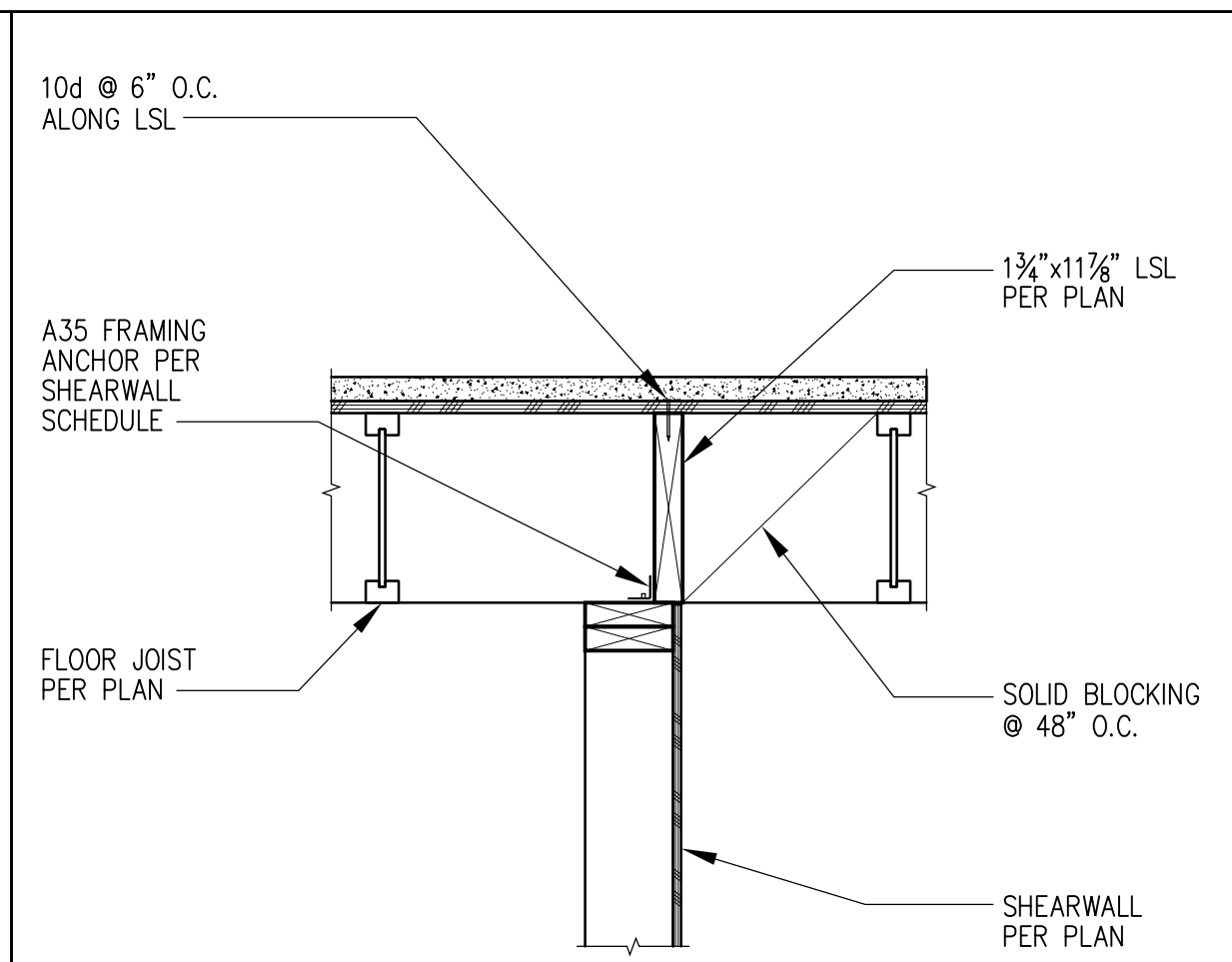
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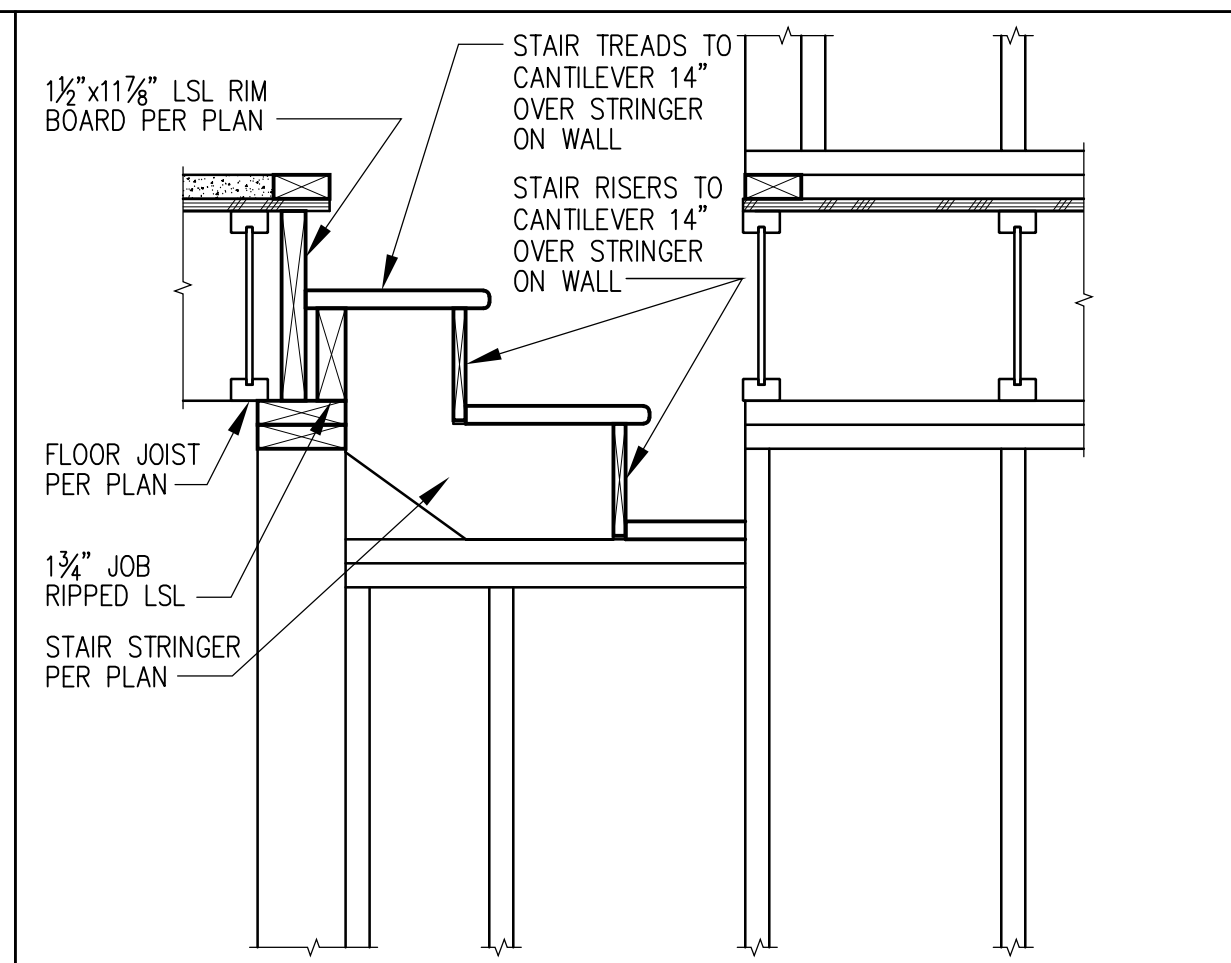
1 HORIZONTAL HDQ8 DRAGTIE @ GARAGE BEAM (SECTION VIEW)



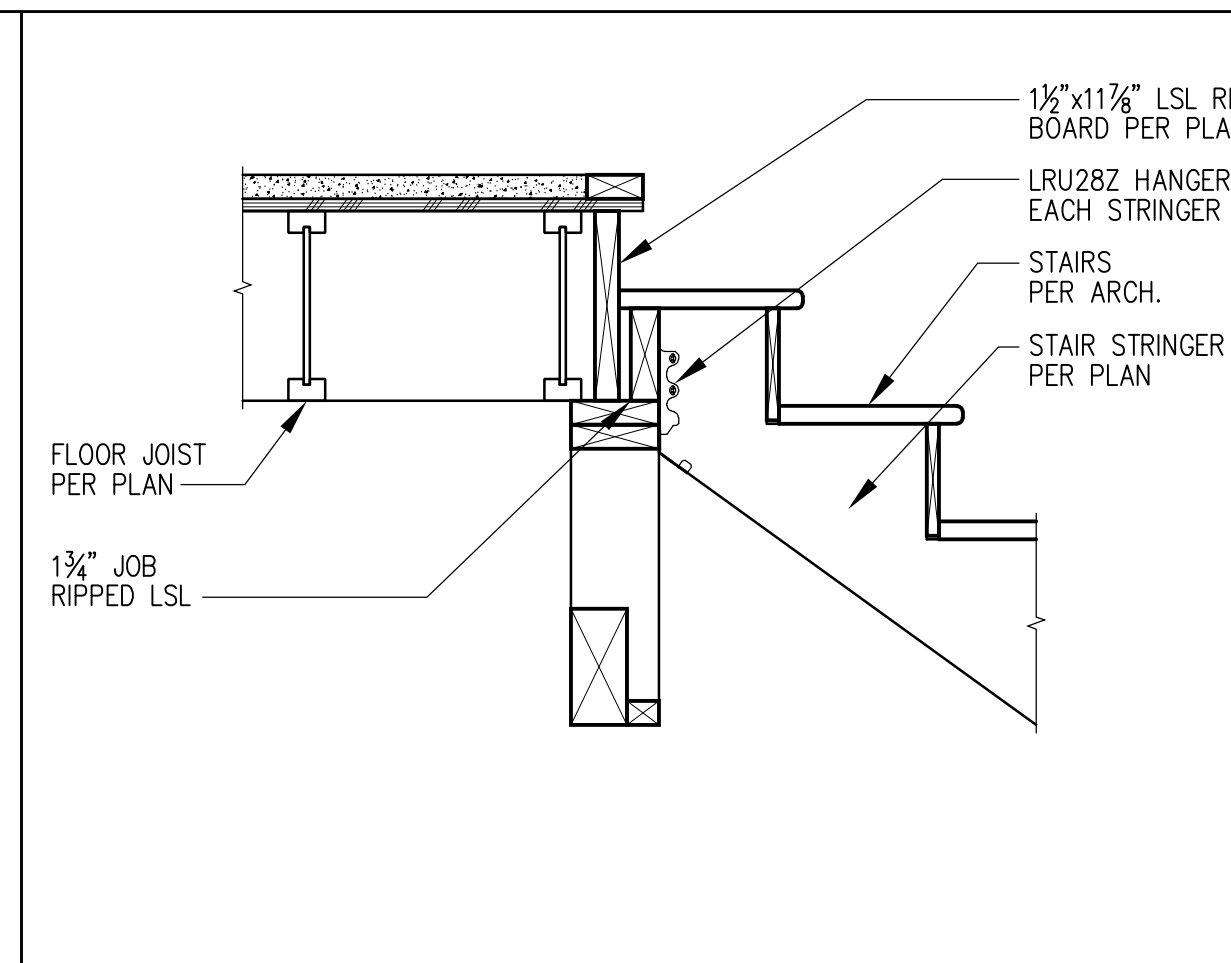
2 HORIZONTAL HDQ8 DRAGTIE @ GARAGE BEAM (ELEVATION VIEW)



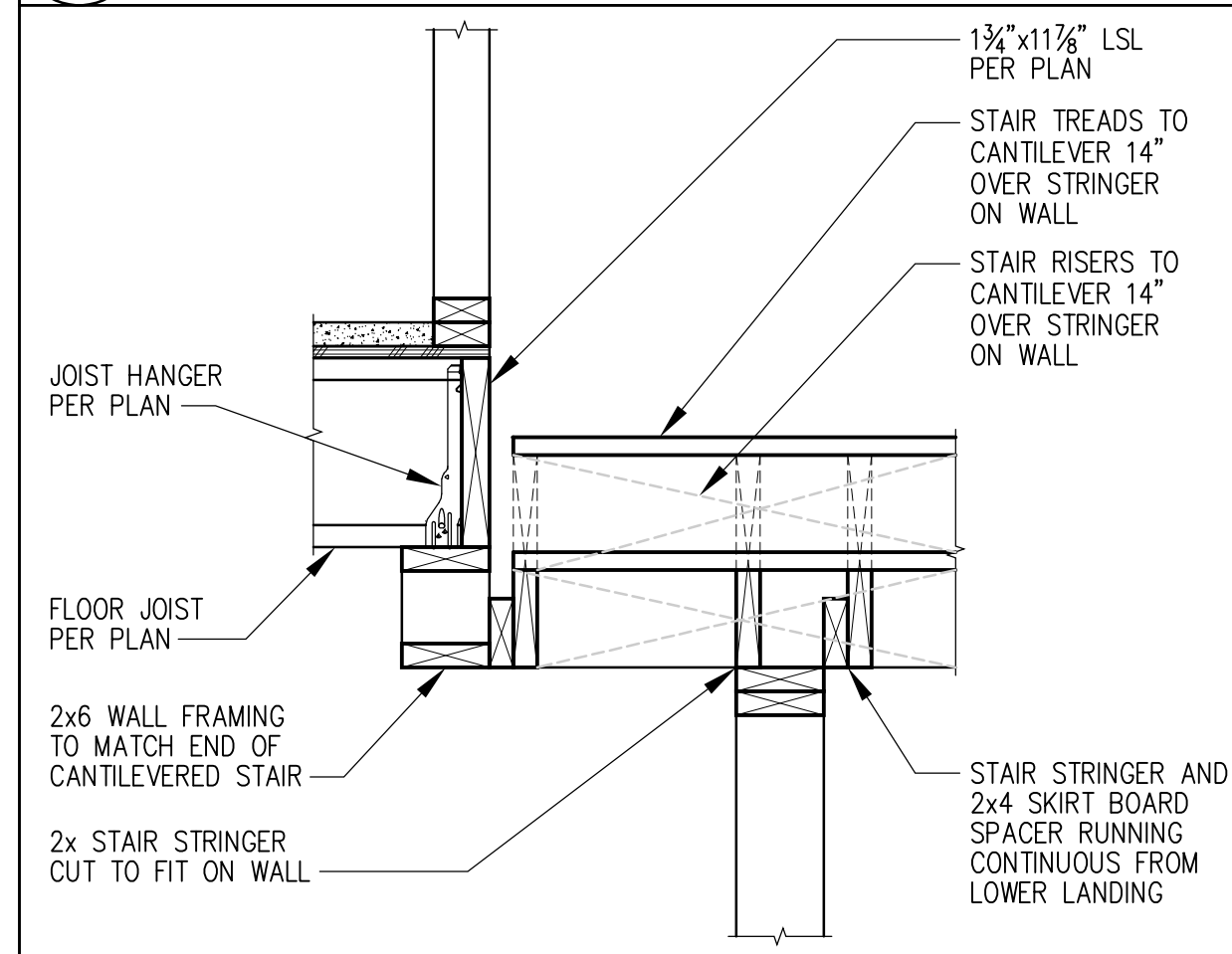
3 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PARALLEL JOIST)



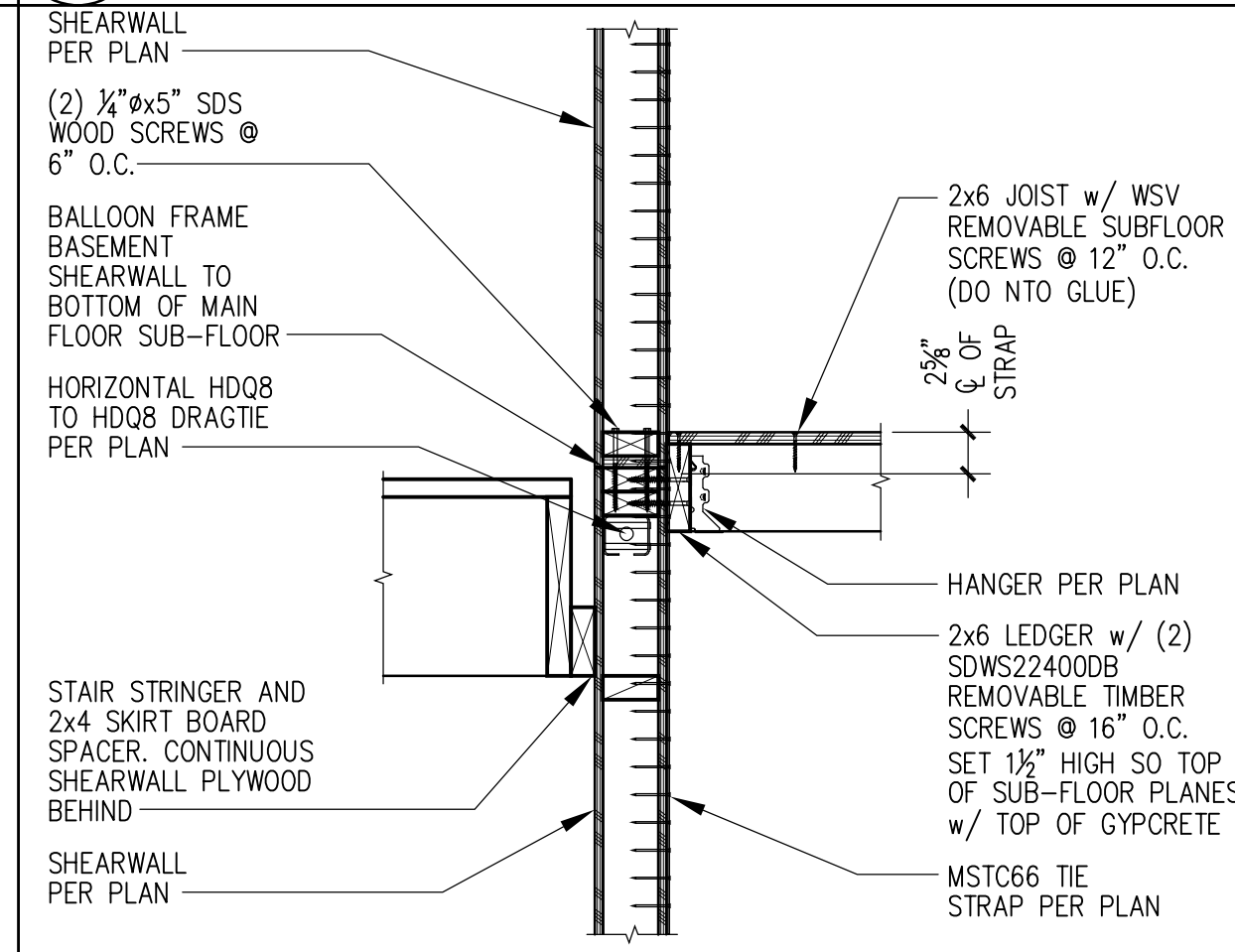
4 STAIR STRINGER FRAMING (BASEMENT STAIRS @ CANTILEVERED STAIR FRAMING)



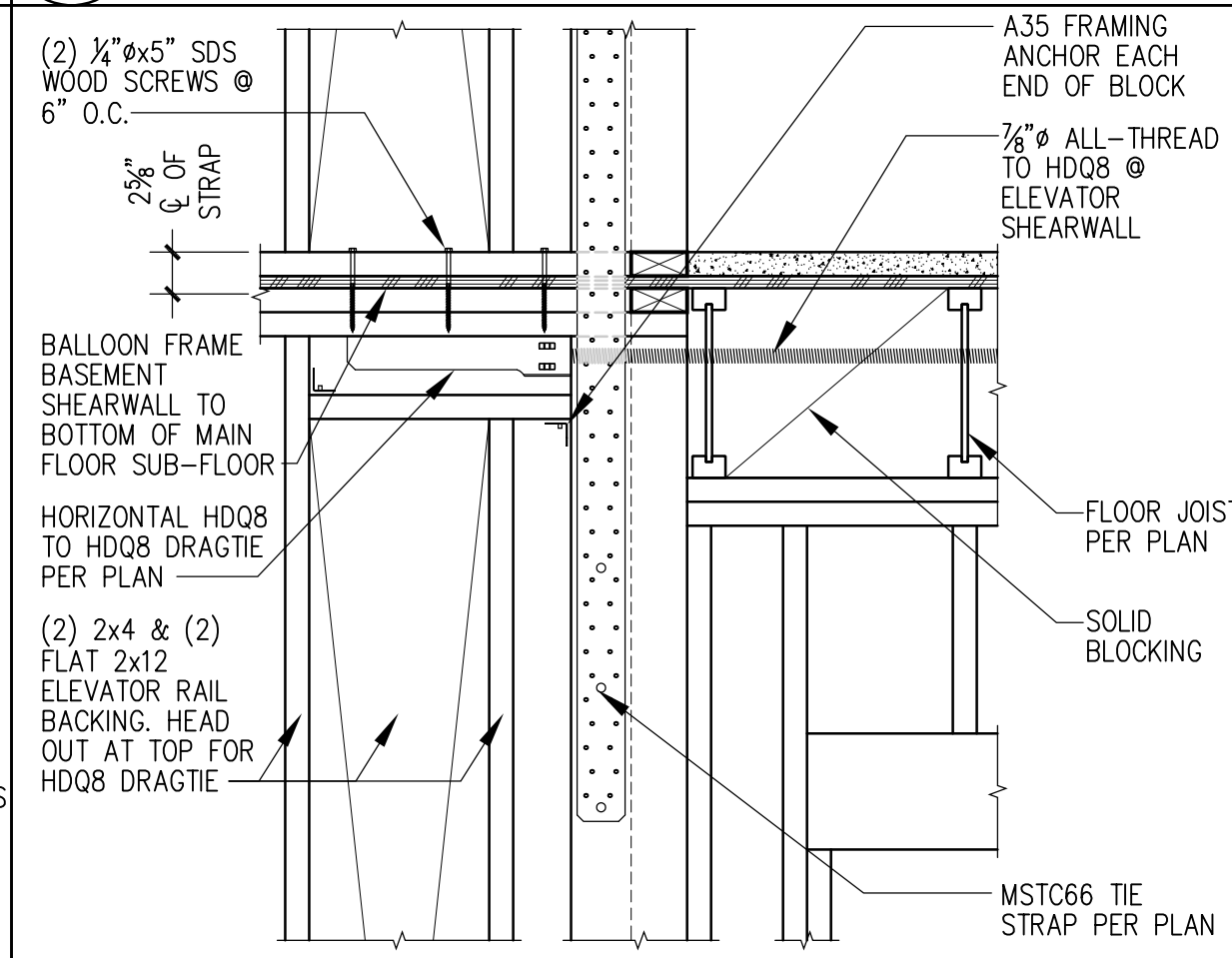
5 STAIR STRINGER FRAMING (MAIN FLOOR TO LOWER MID LANDING)



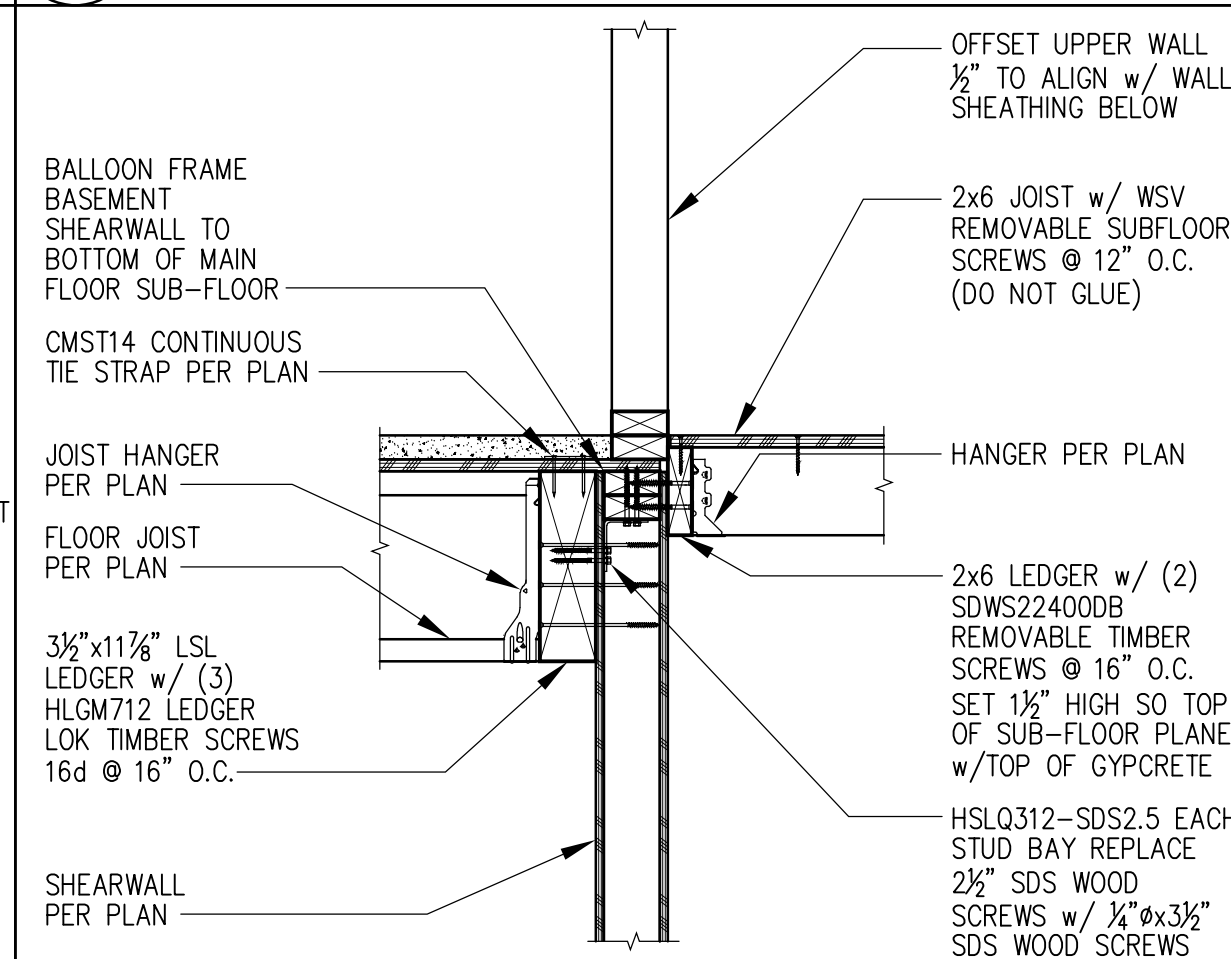
6 STAIR WALL FRAMING (BASEMENT STAIRS @ CANTILEVERED STAIR FRAMING)



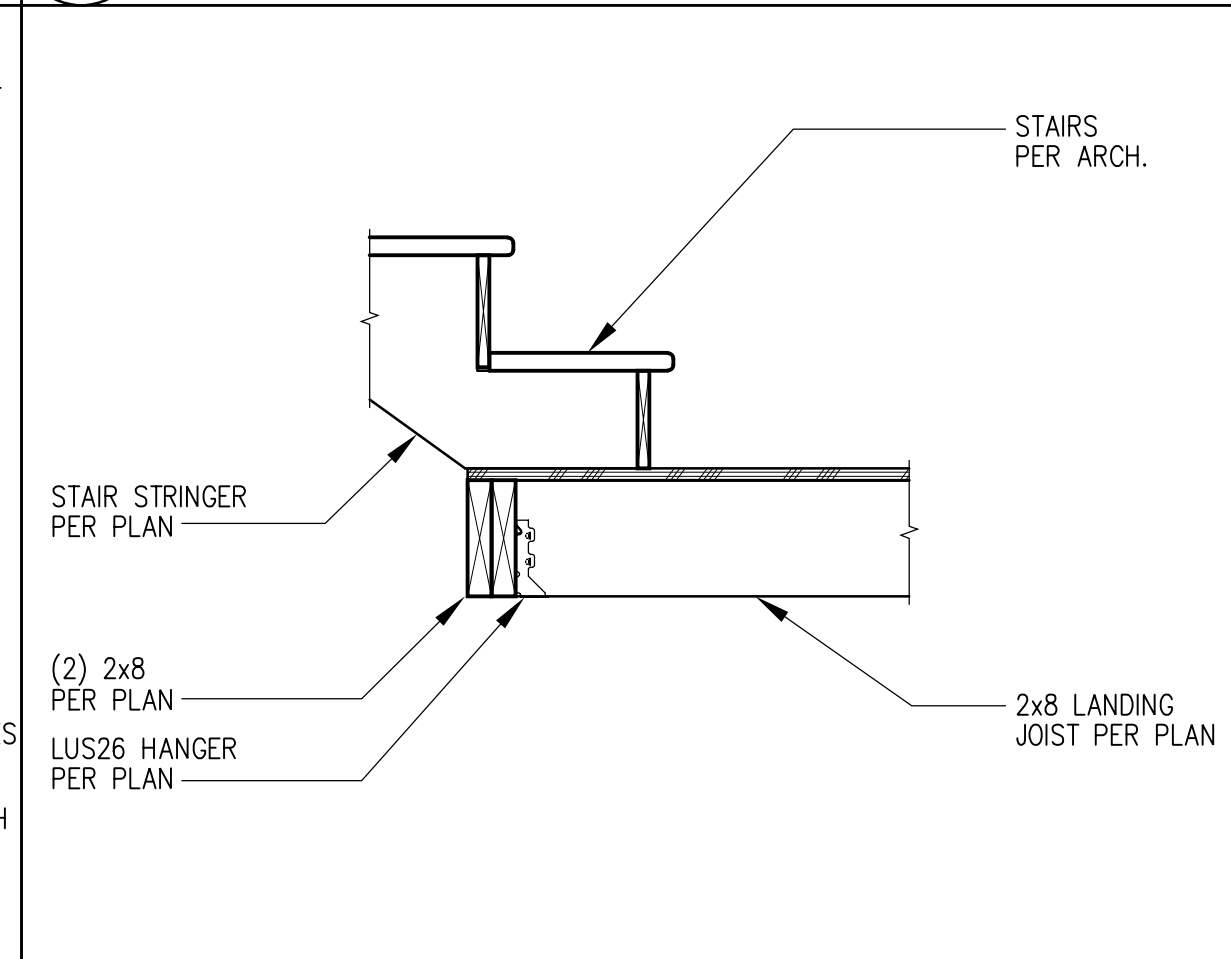
7 SHEAR TRANSFER @ FLOOR FRAMING (SECTION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



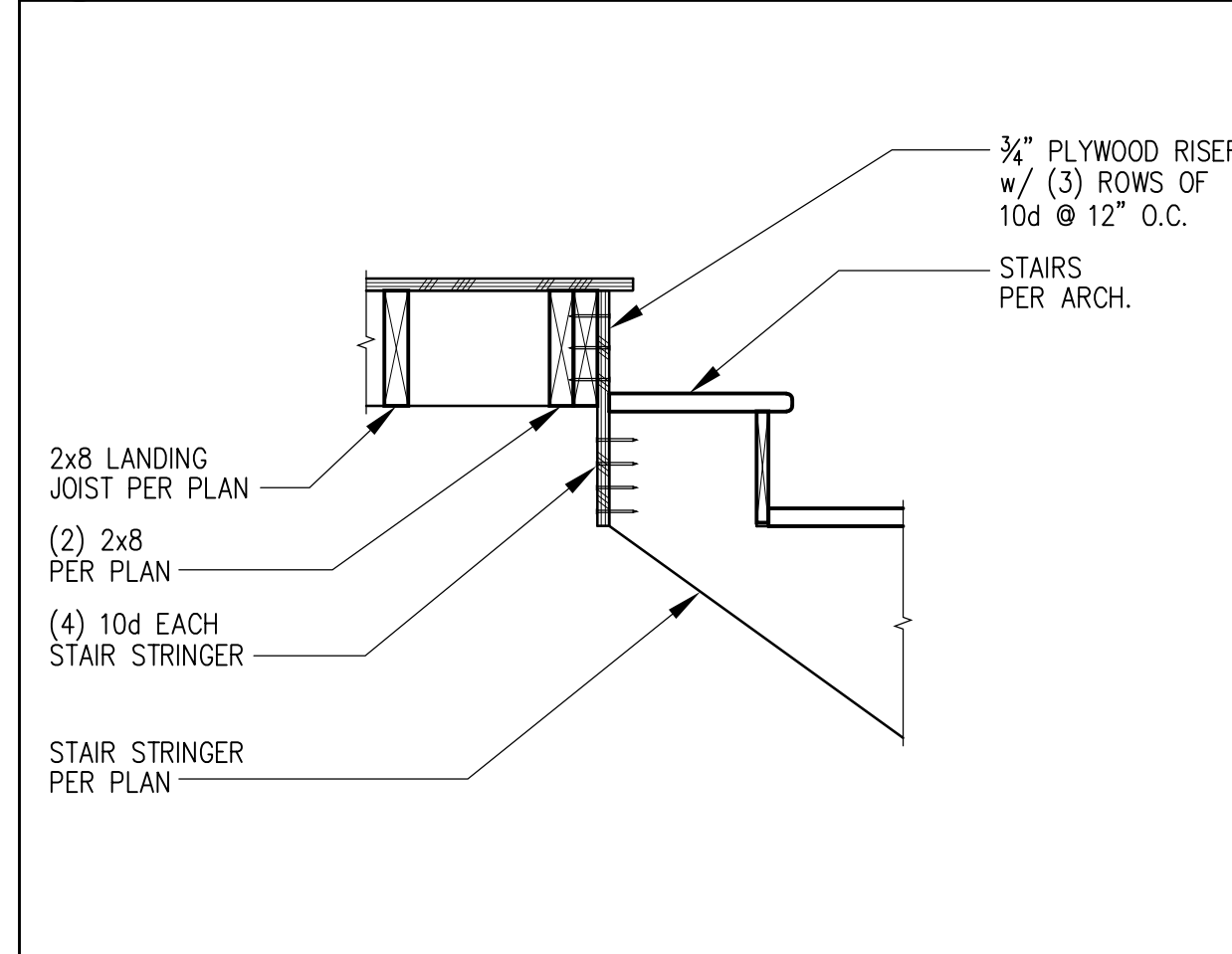
8 SHEAR TRANSFER @ FLOOR FRAMING (ELEVATION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



9 SHEAR TRANSFER @ FLOOR FRAMING (SECTION VIEW @ EAST ELEVATOR SHAFT)



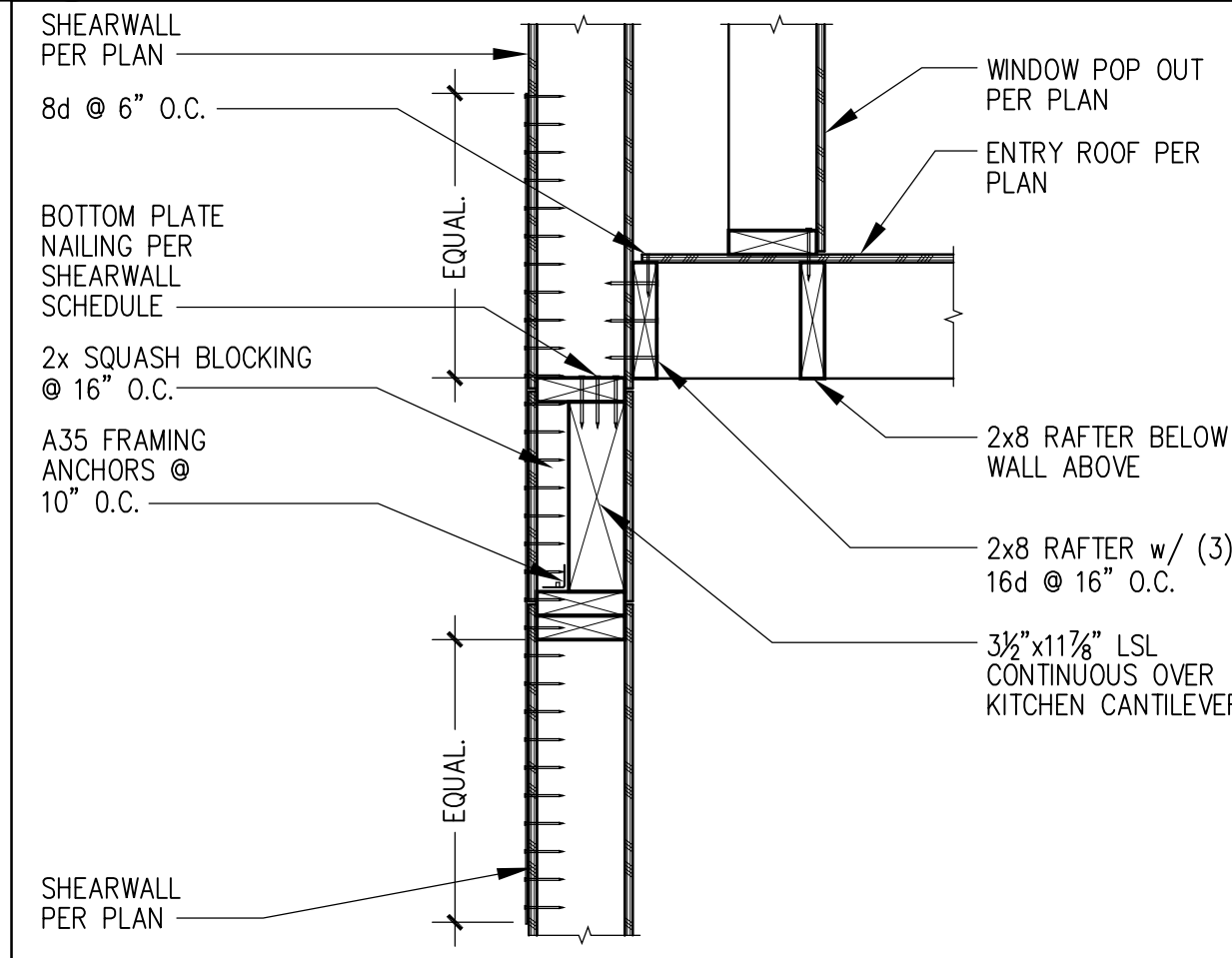
10 LOWER MID-FLOOR LANDING (LANDING TO MAIN FLOOR)



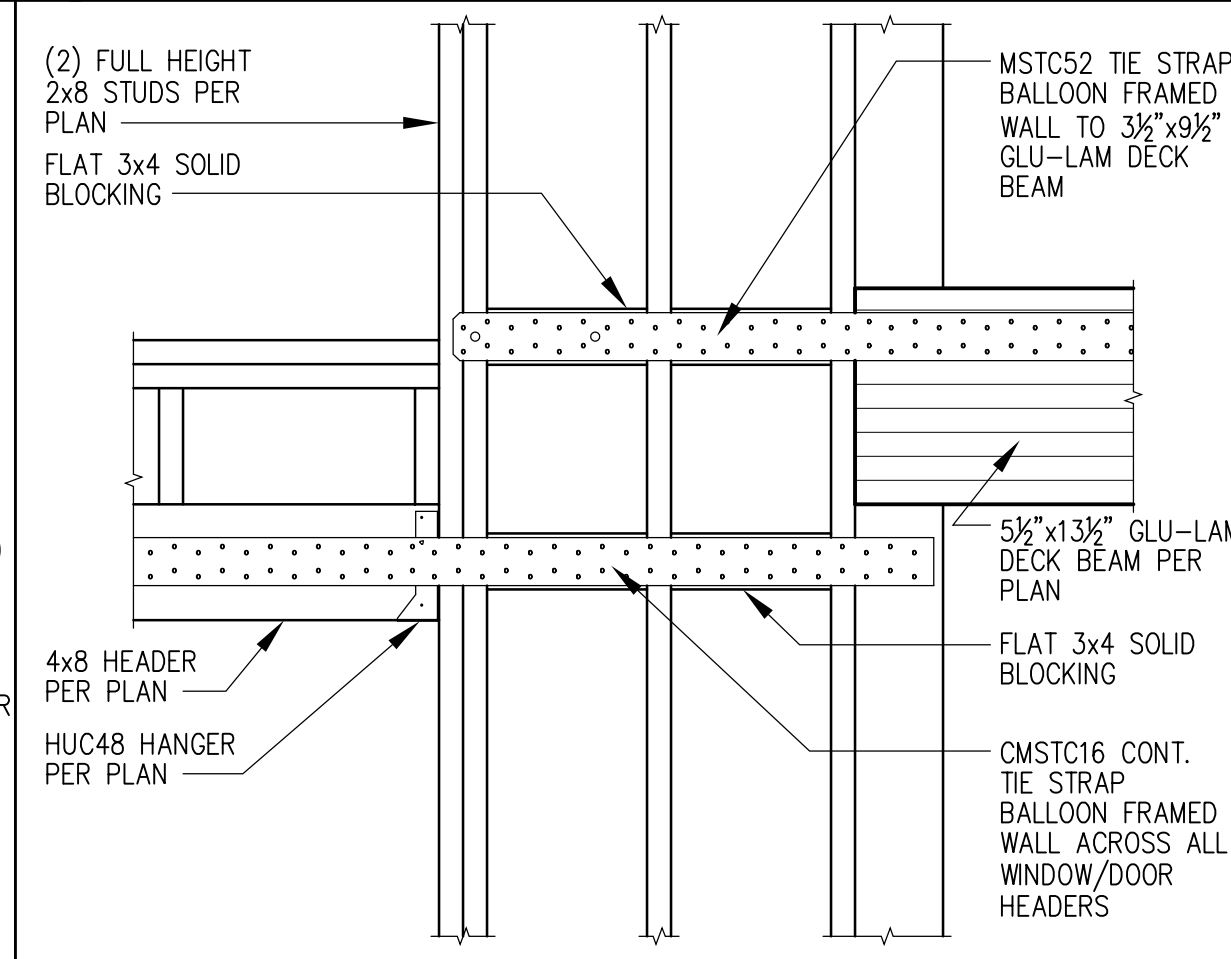
11 LOWER MID-FLOOR LANDING (LANDING TO LOWER FLOOR)



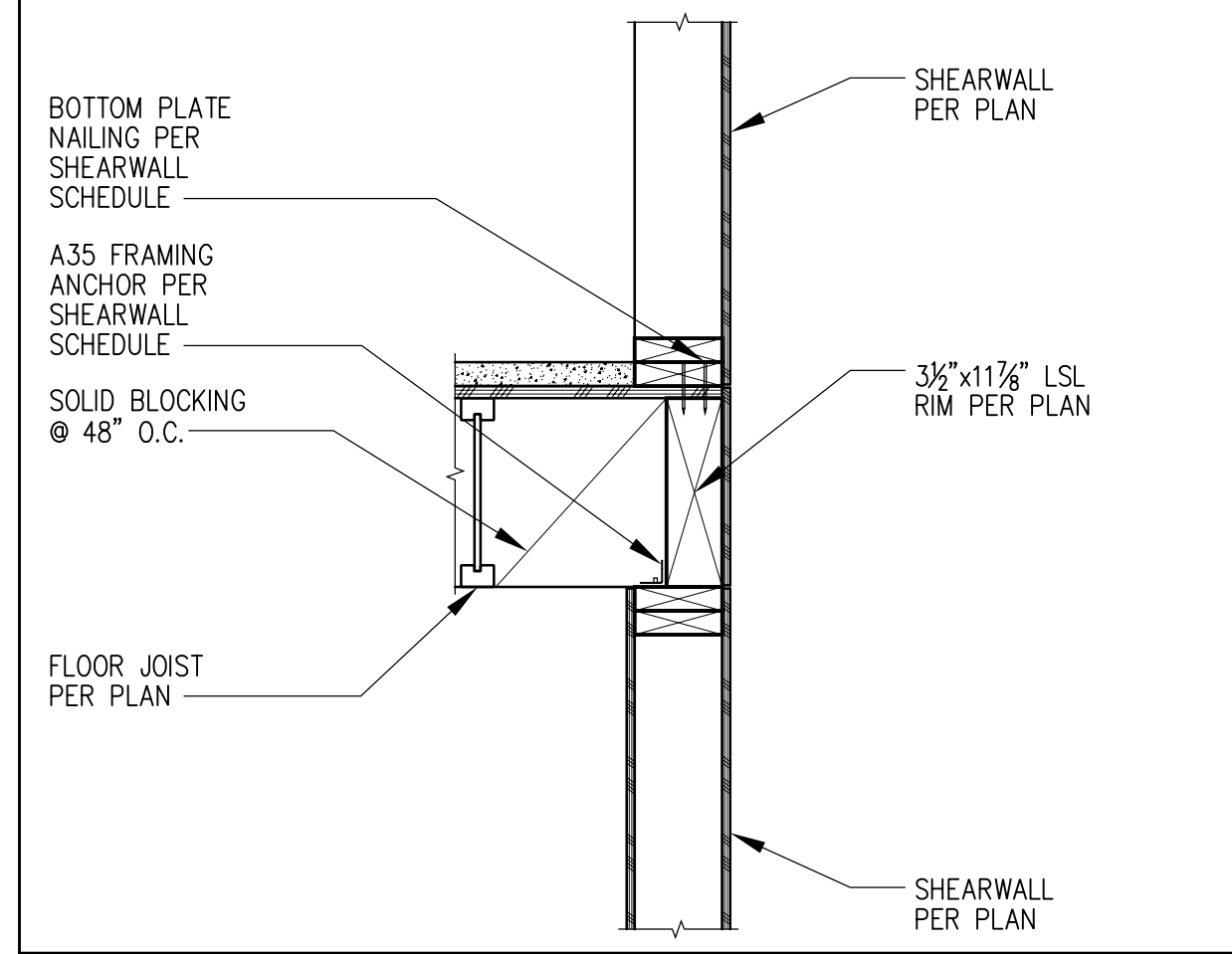
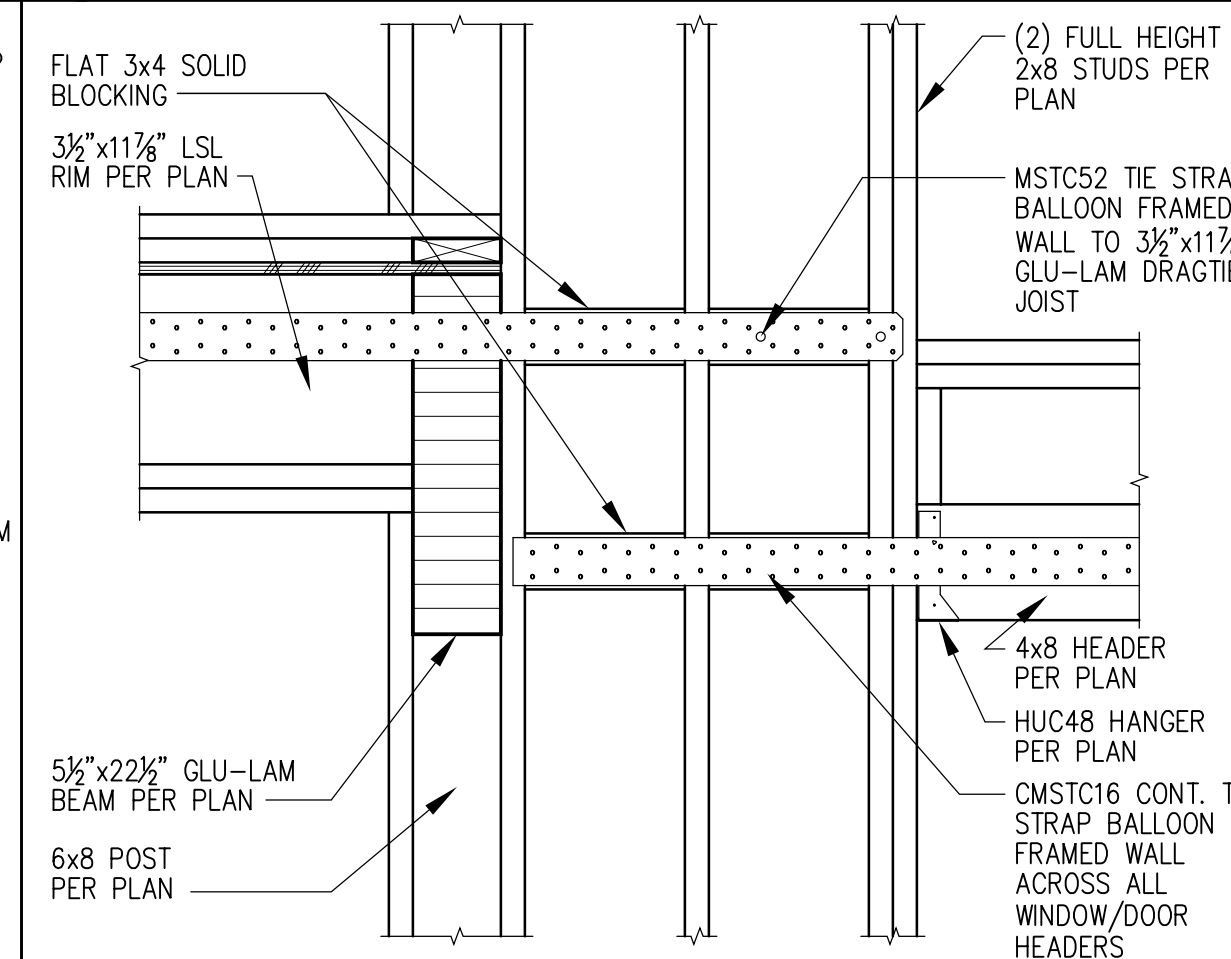
13 SHEAR TRANSFER @ ENTRY ROOF



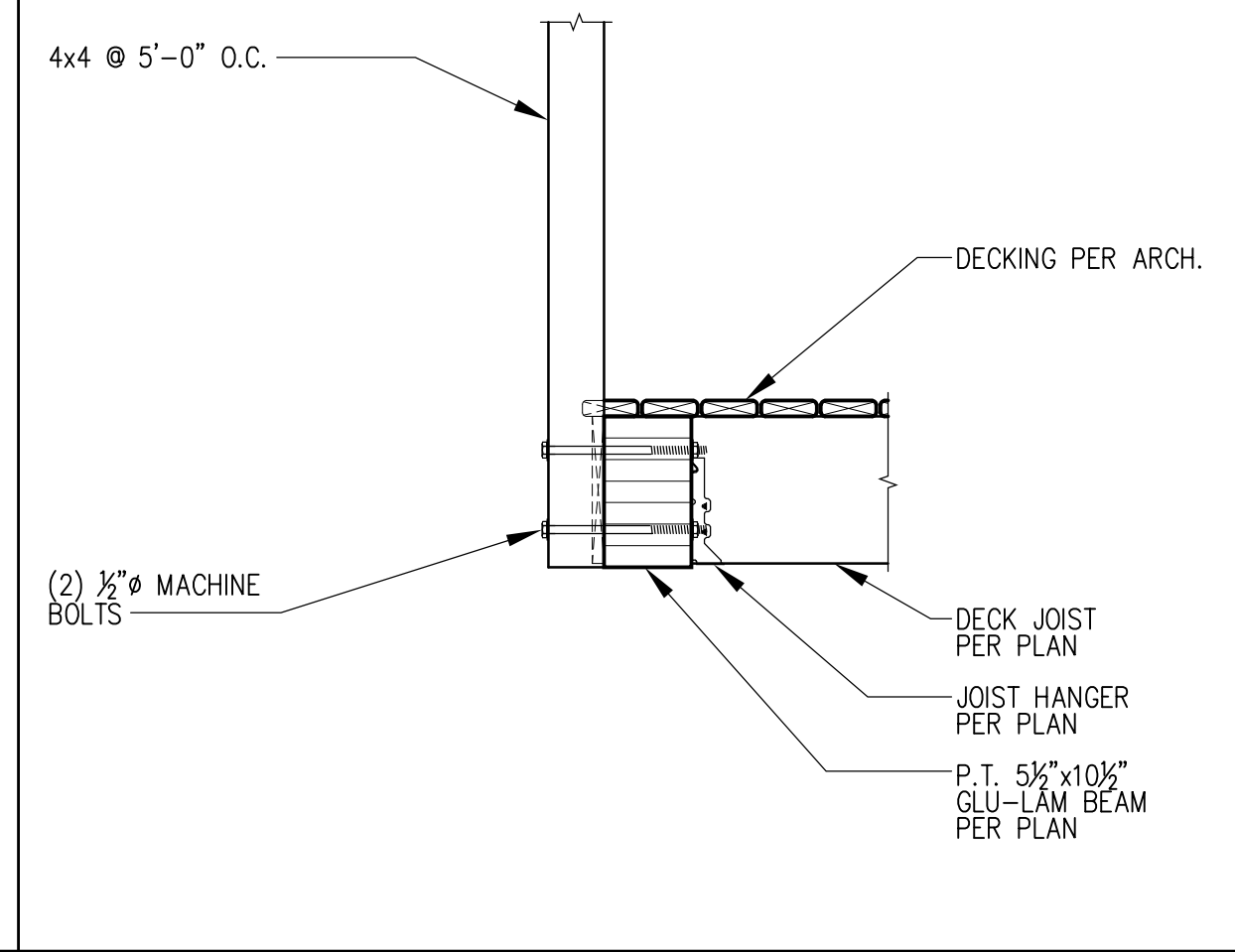
14 TIE STRAP GREAT ROOM TO DECK BEAM



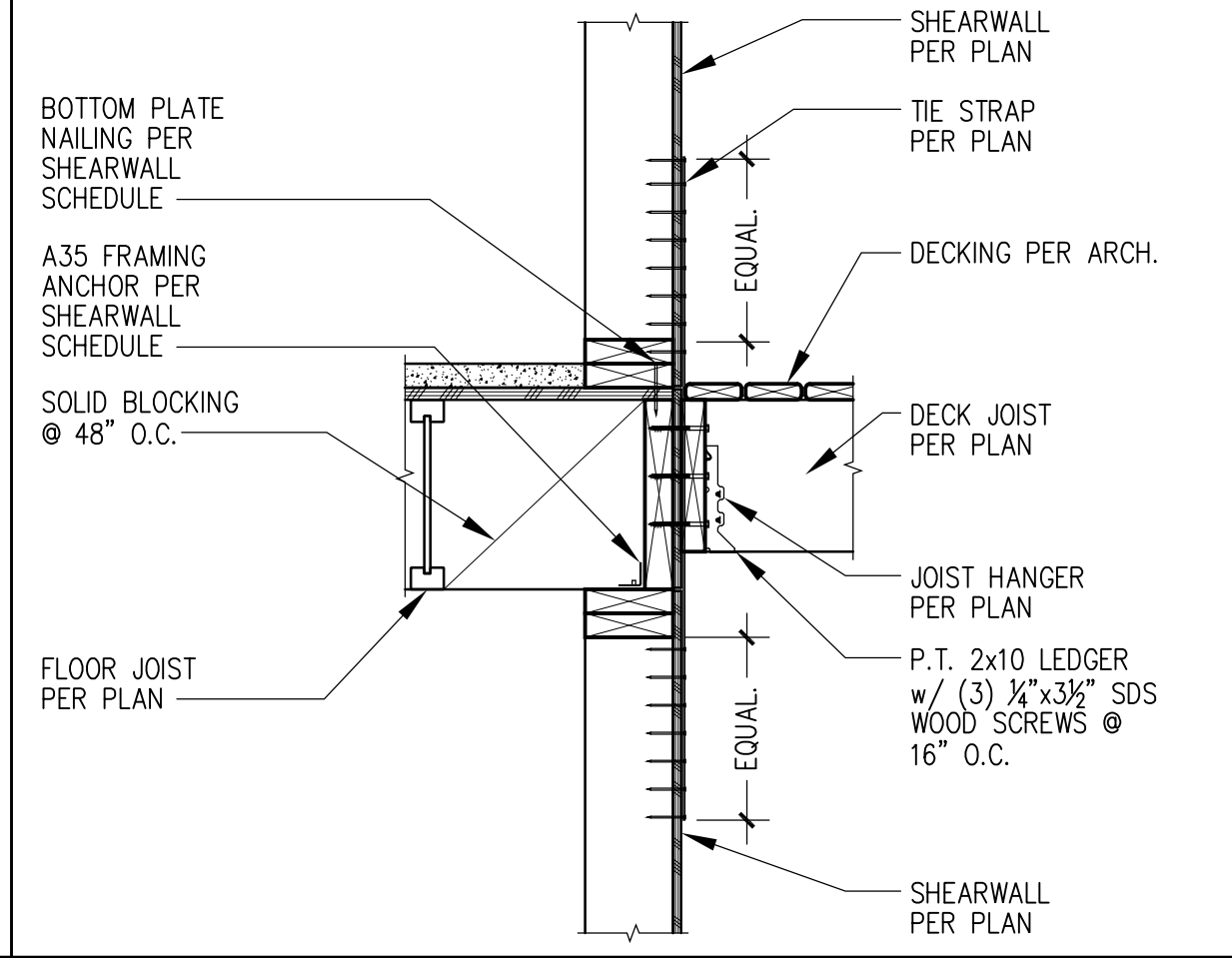
15 TIE STRAP GREAT ROOM TO FLOOR FRAMING



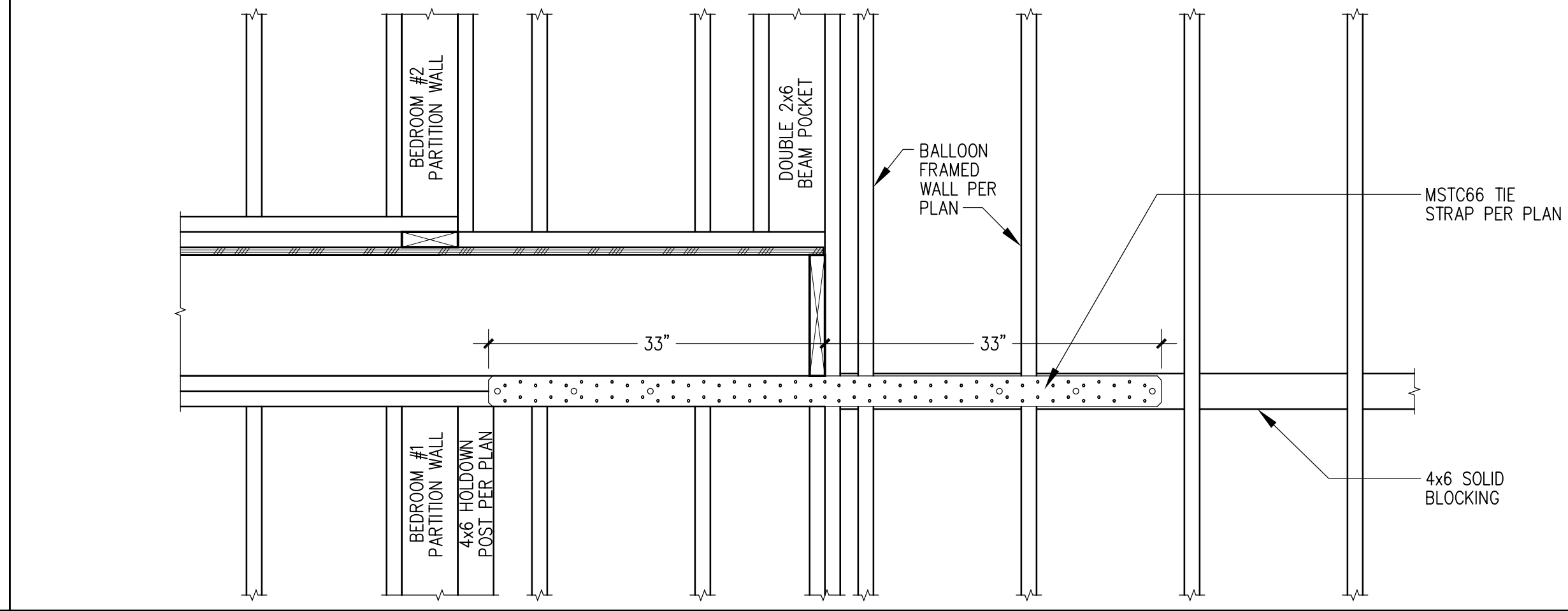
16 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/ DOUBLE SIDED SHEARWALL)



17 TYPICAL UPPER DECK BEAM (FLUSH)

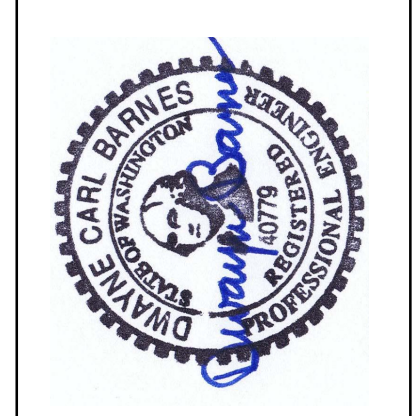


18 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/ TIE STRAP)



19 TIE STRAP @ GREAT ROOM BALLOON WALL

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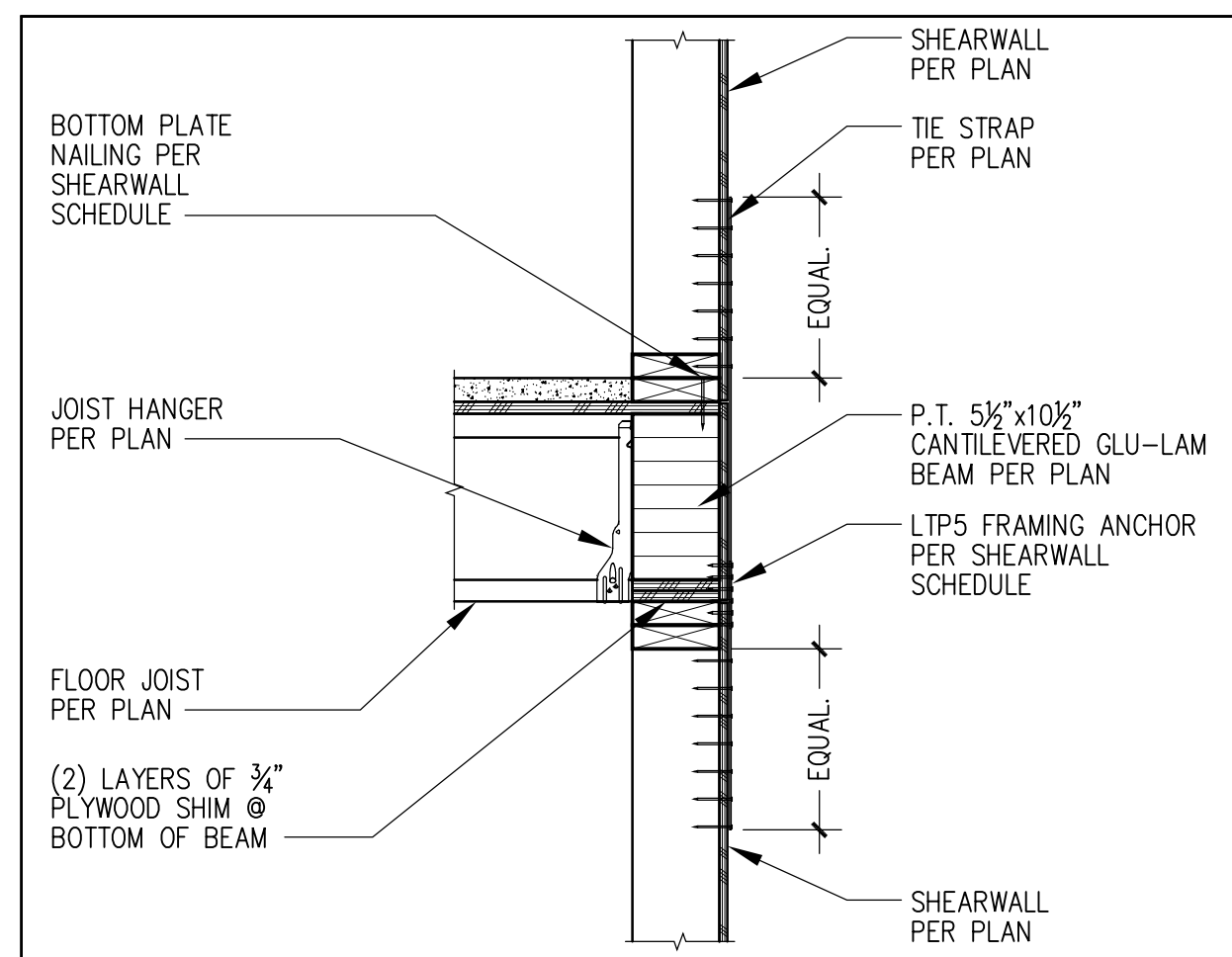
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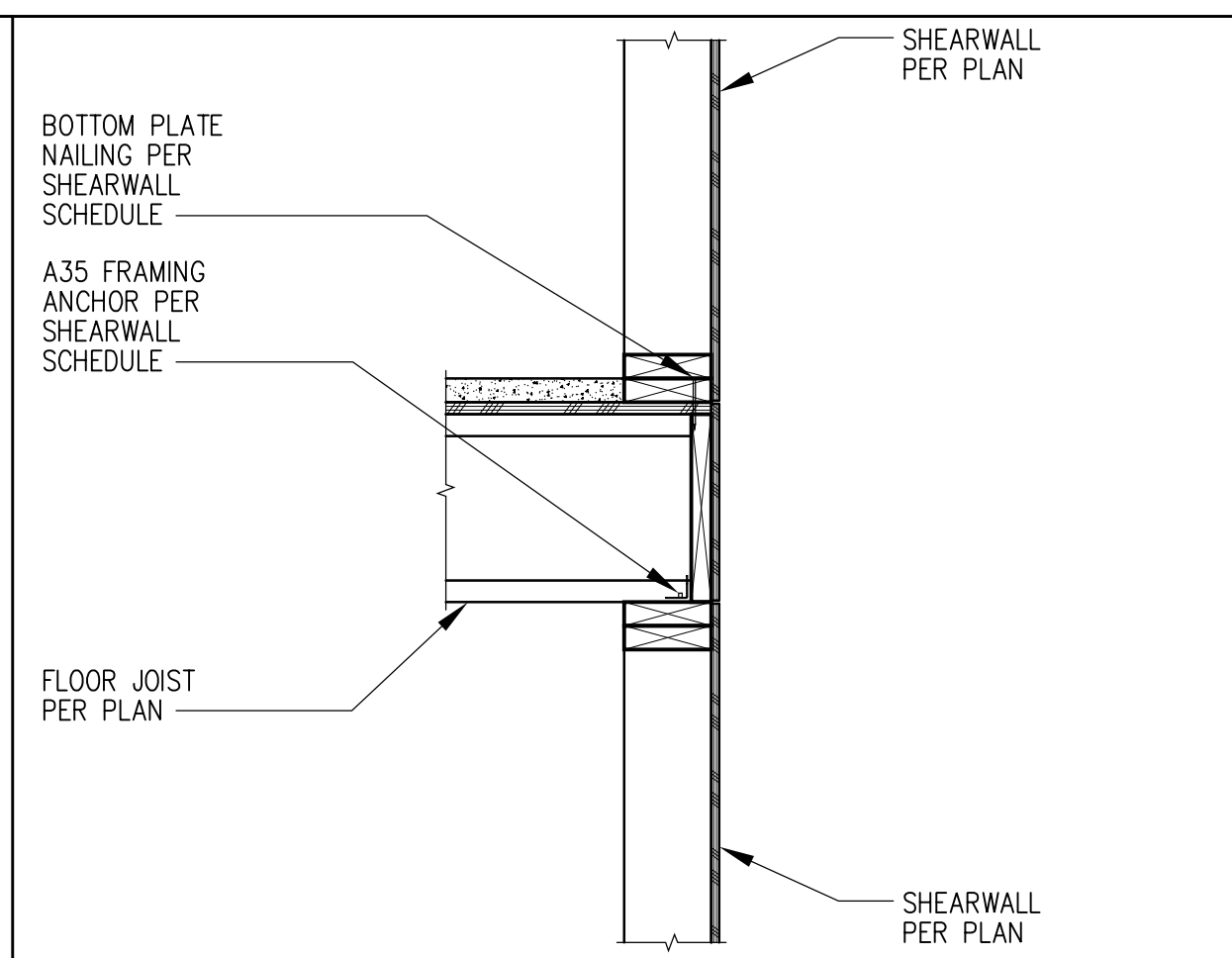
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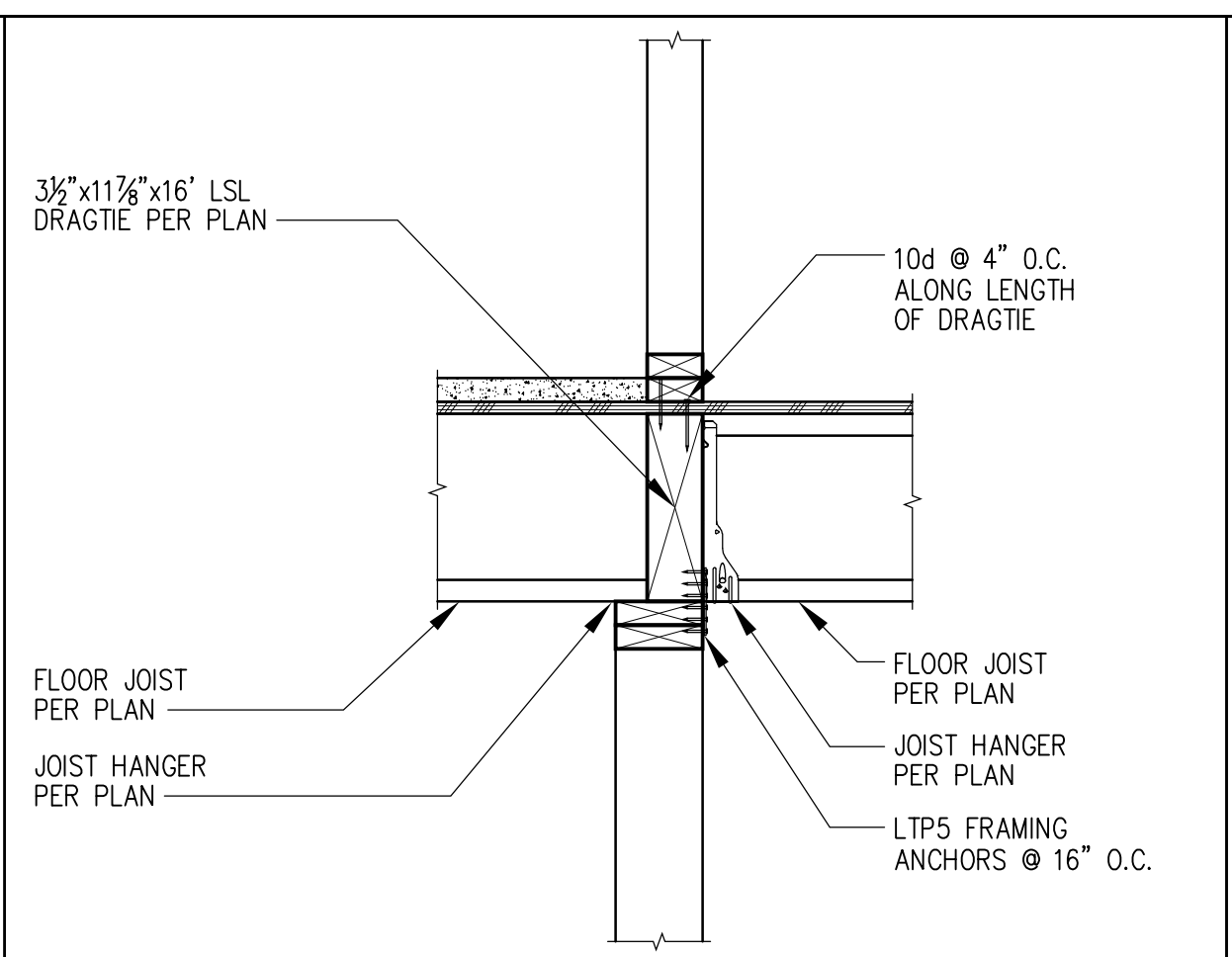
S4.1
 FRAMING DETAILS



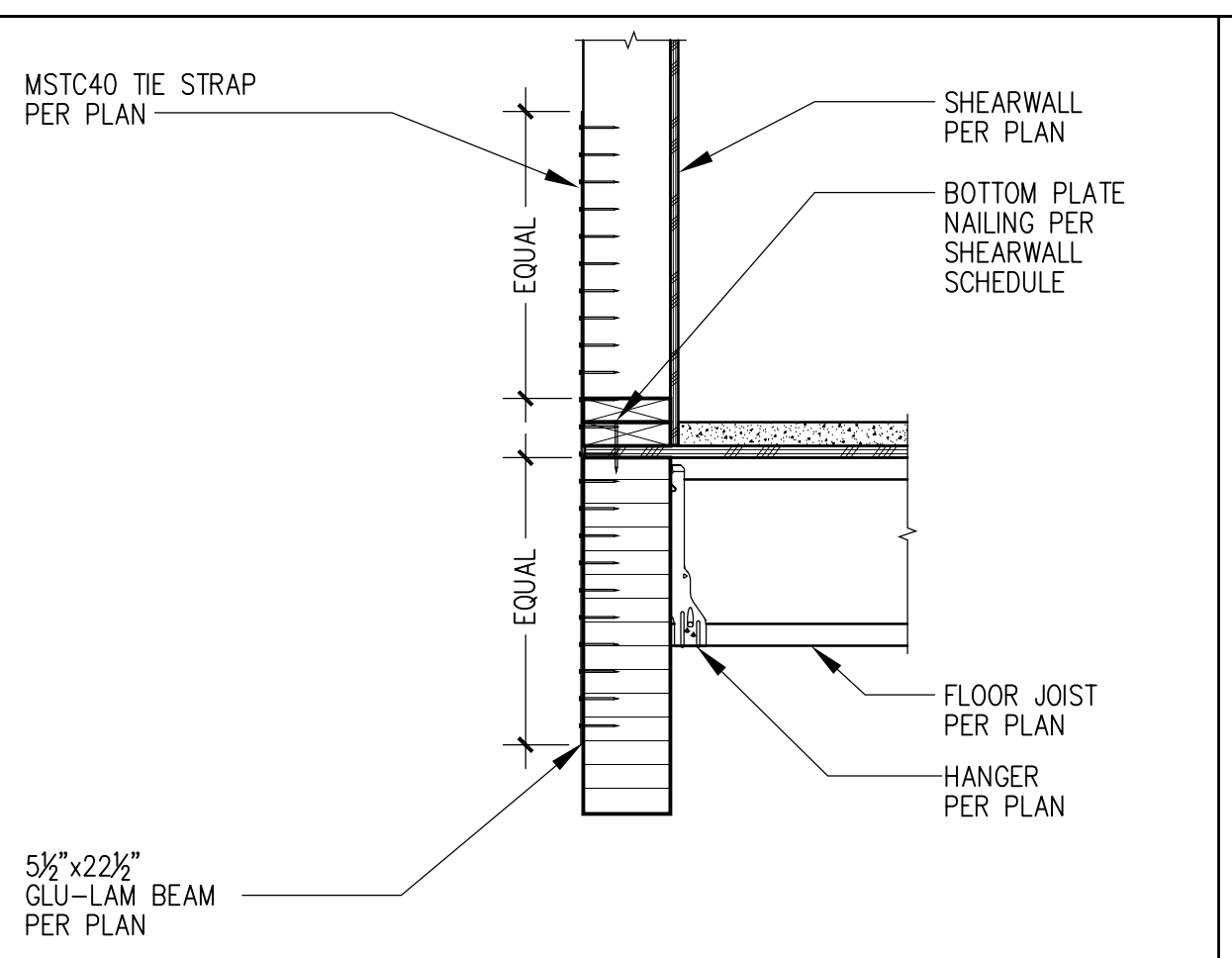
1 SHEAR TRANSFER @ CANT. DECK BEAM
(PERPENDICULAR JOIST w/ TIE STRAP)



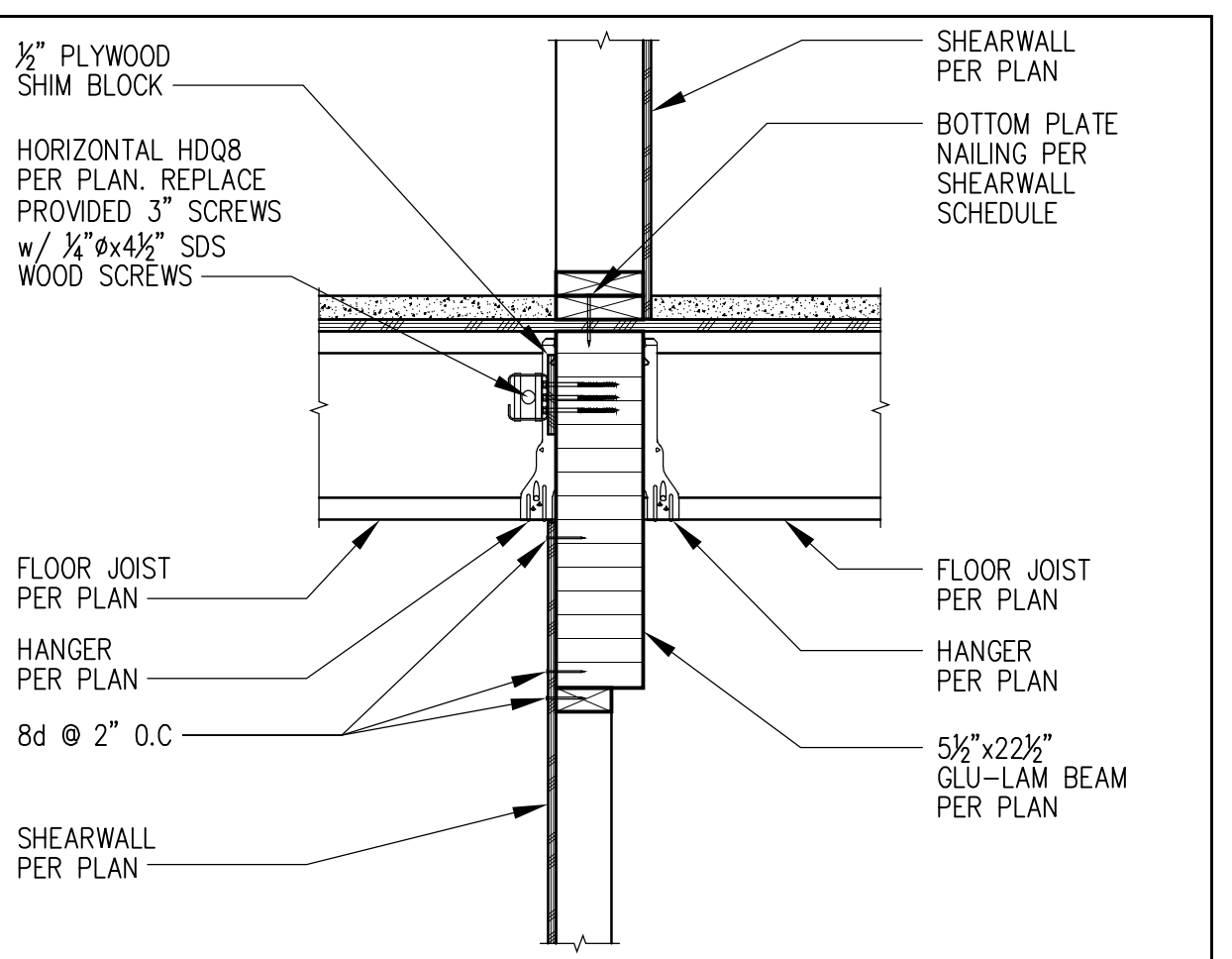
2 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST)



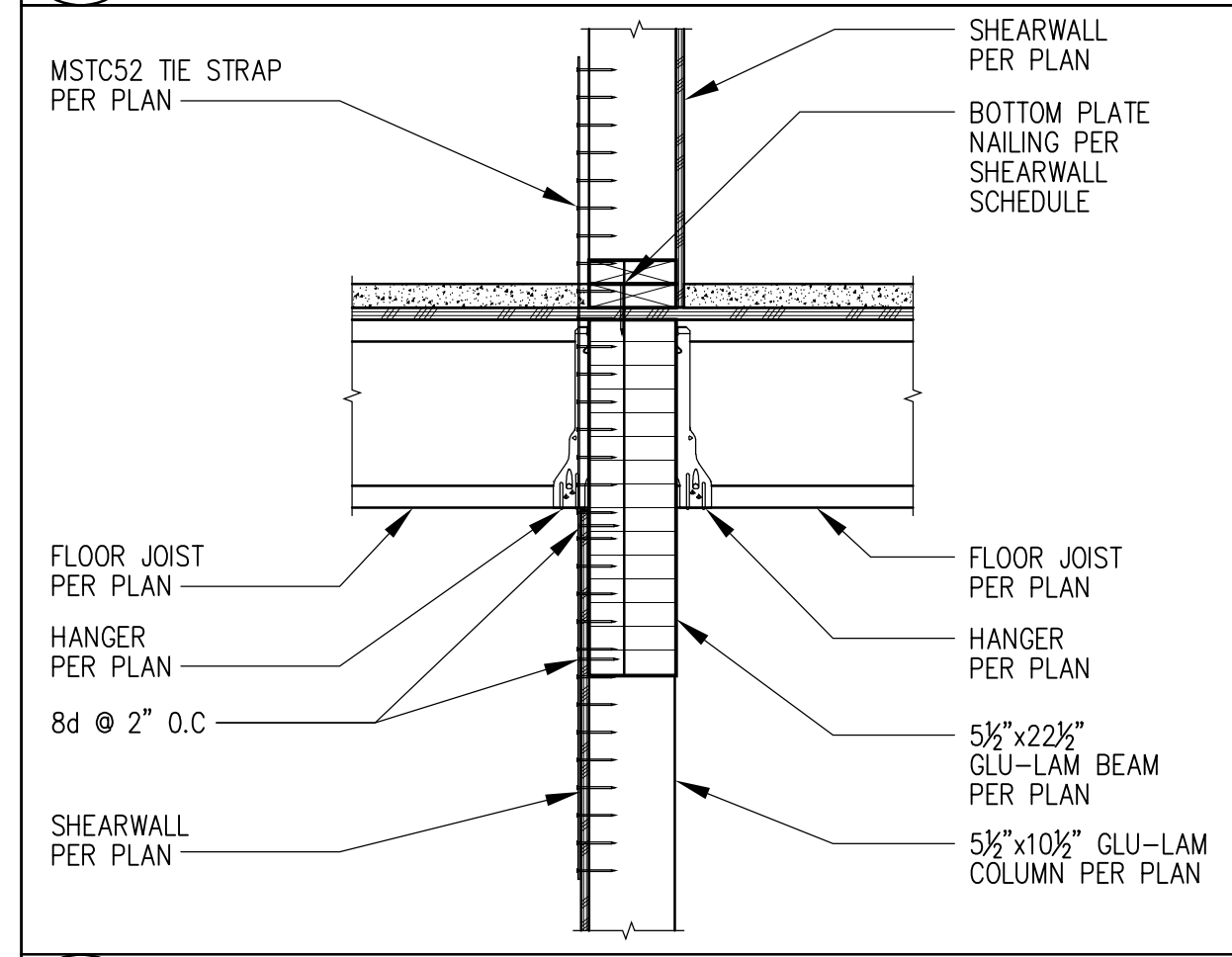
3 SHEAR TRANSFER @ LSL DRAGTIE



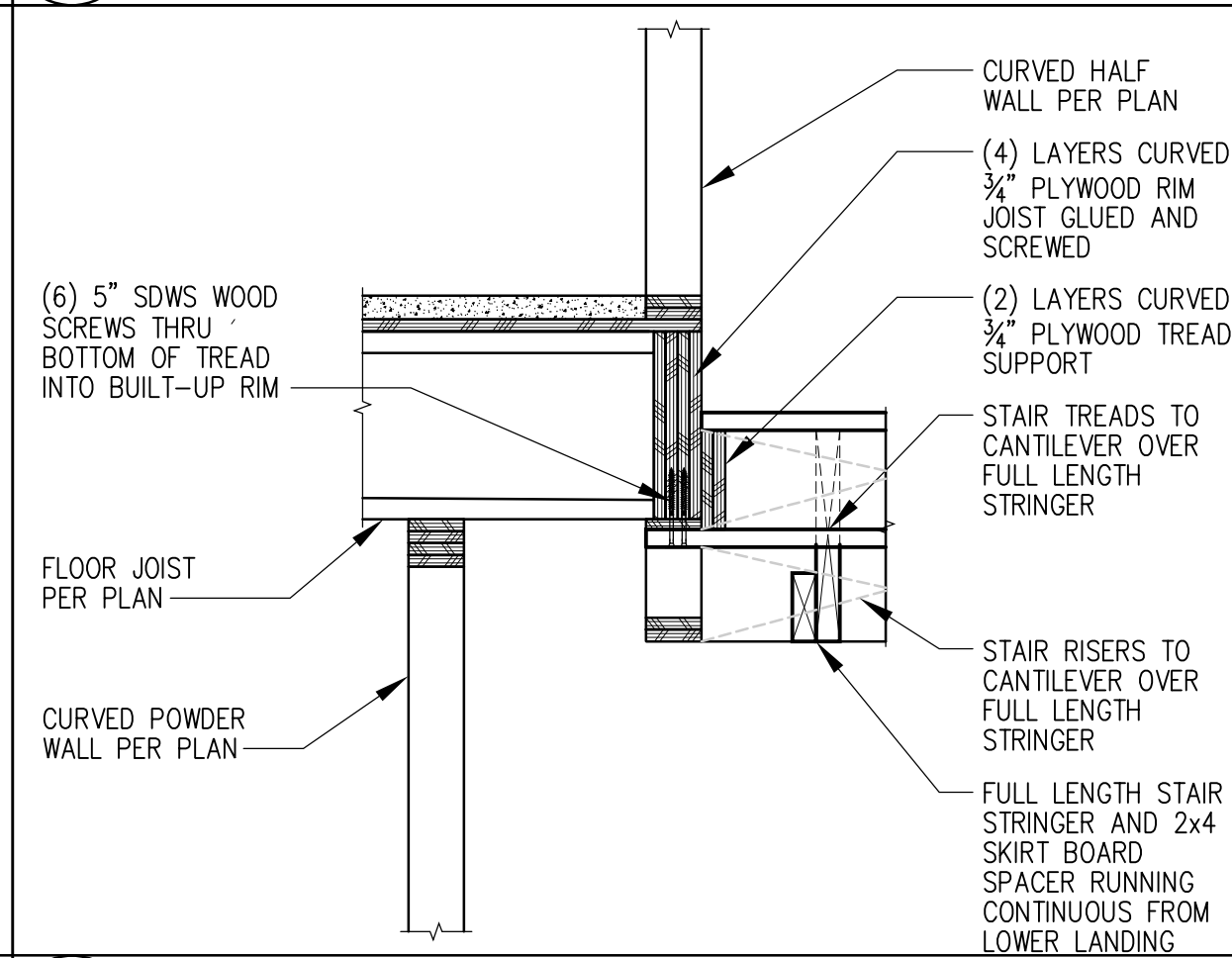
4 TIE STRAP TO BEAM
(@ PERPENDICULAR JOIST)



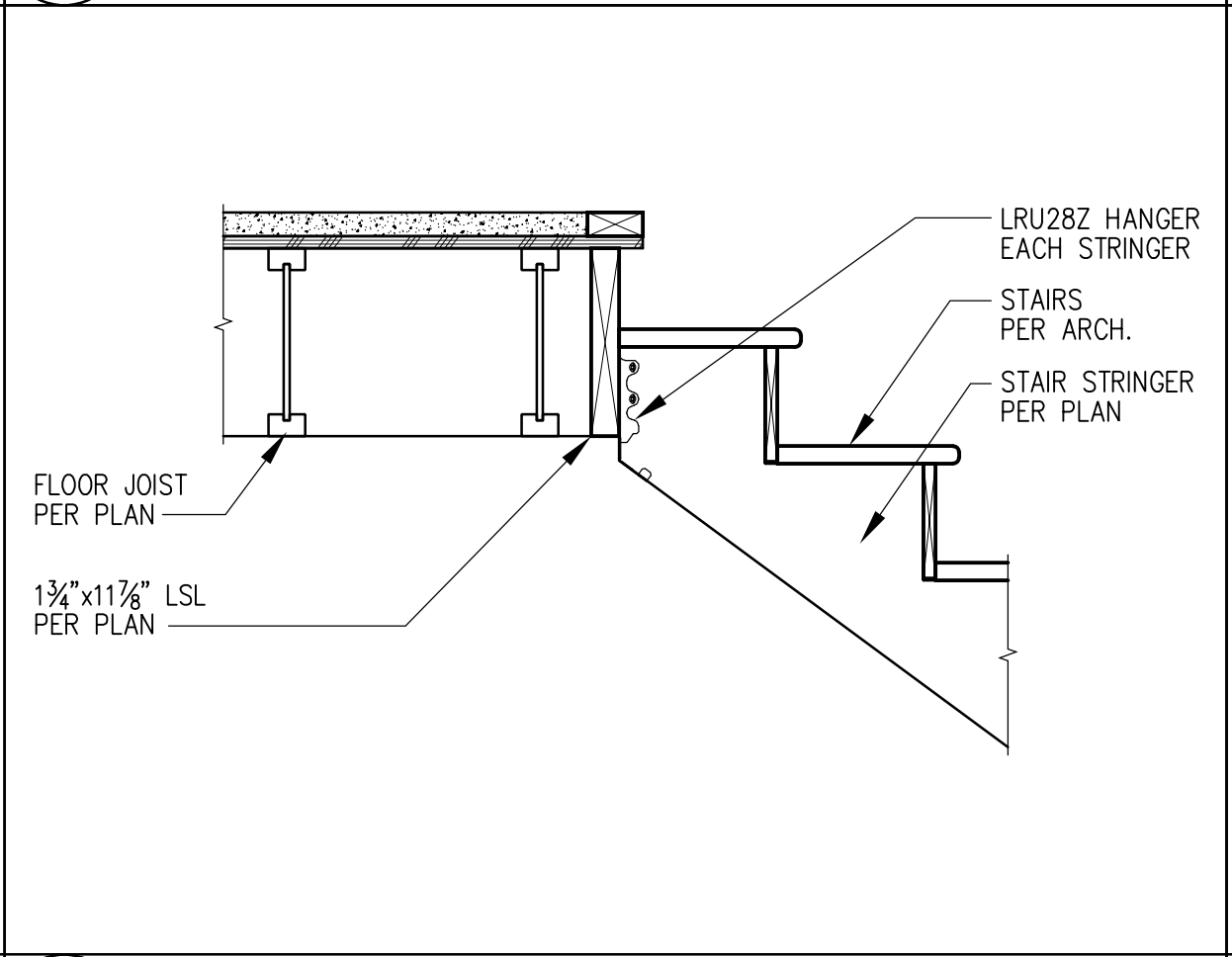
5 SHEAR TRANSFER @ PANTRY BEAM
(@ PERPENDICULAR JOIST)



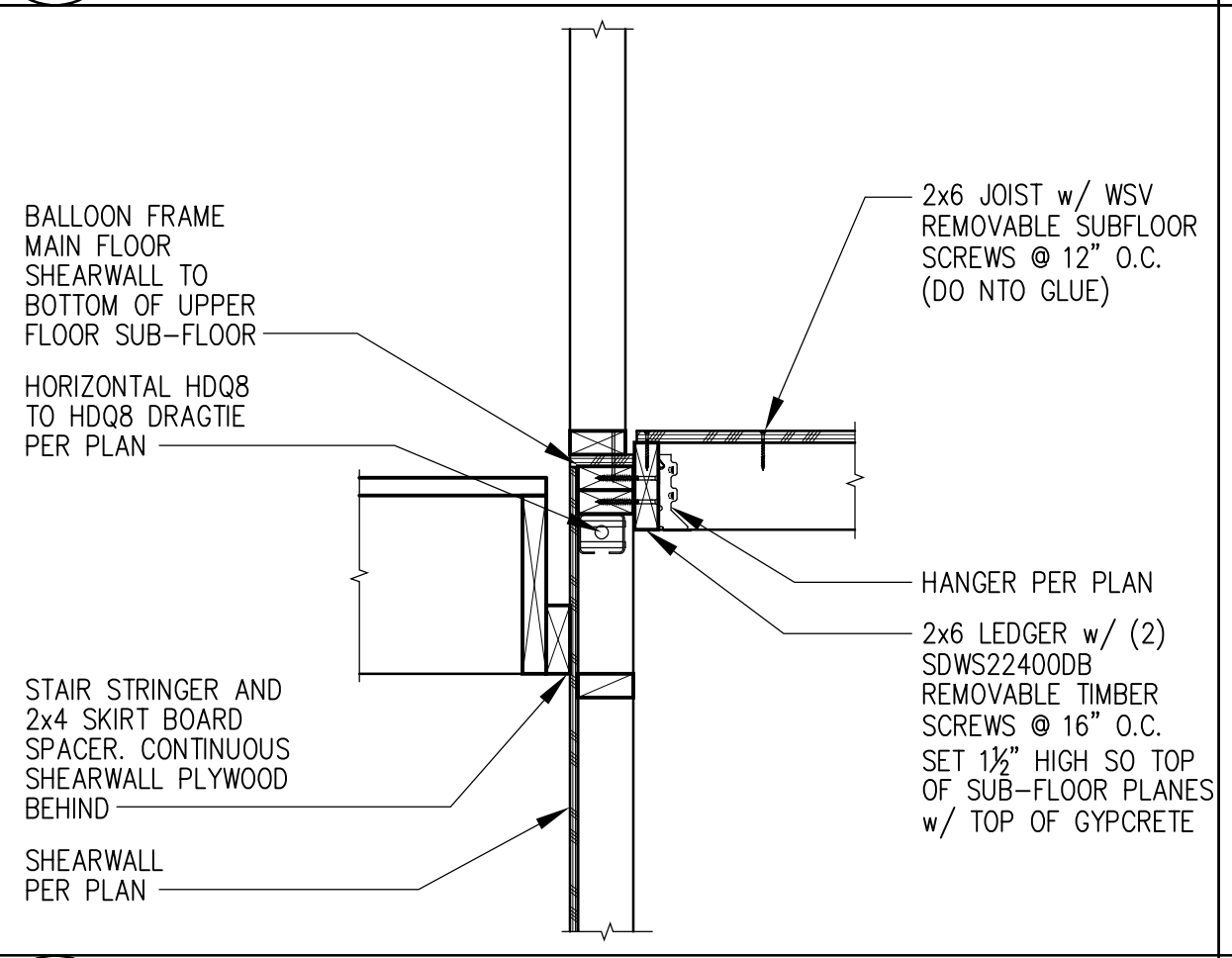
6 TIE STRAP @ PANTRY BEAM
(@ PERPENDICULAR JOIST)



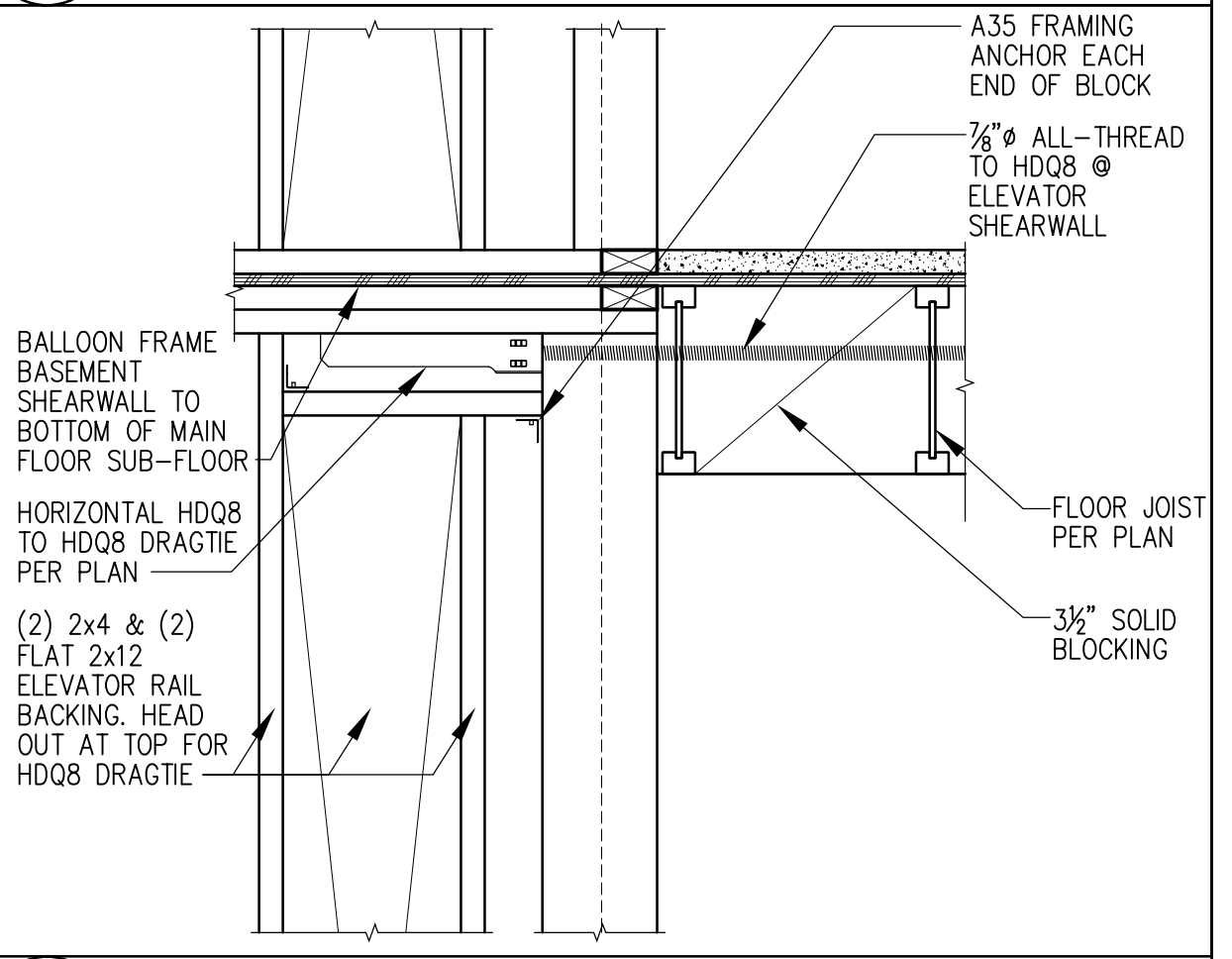
7 STAIR STRINGER FRAMING
(CANTILEVERED TREADS @ CURVED WALL)



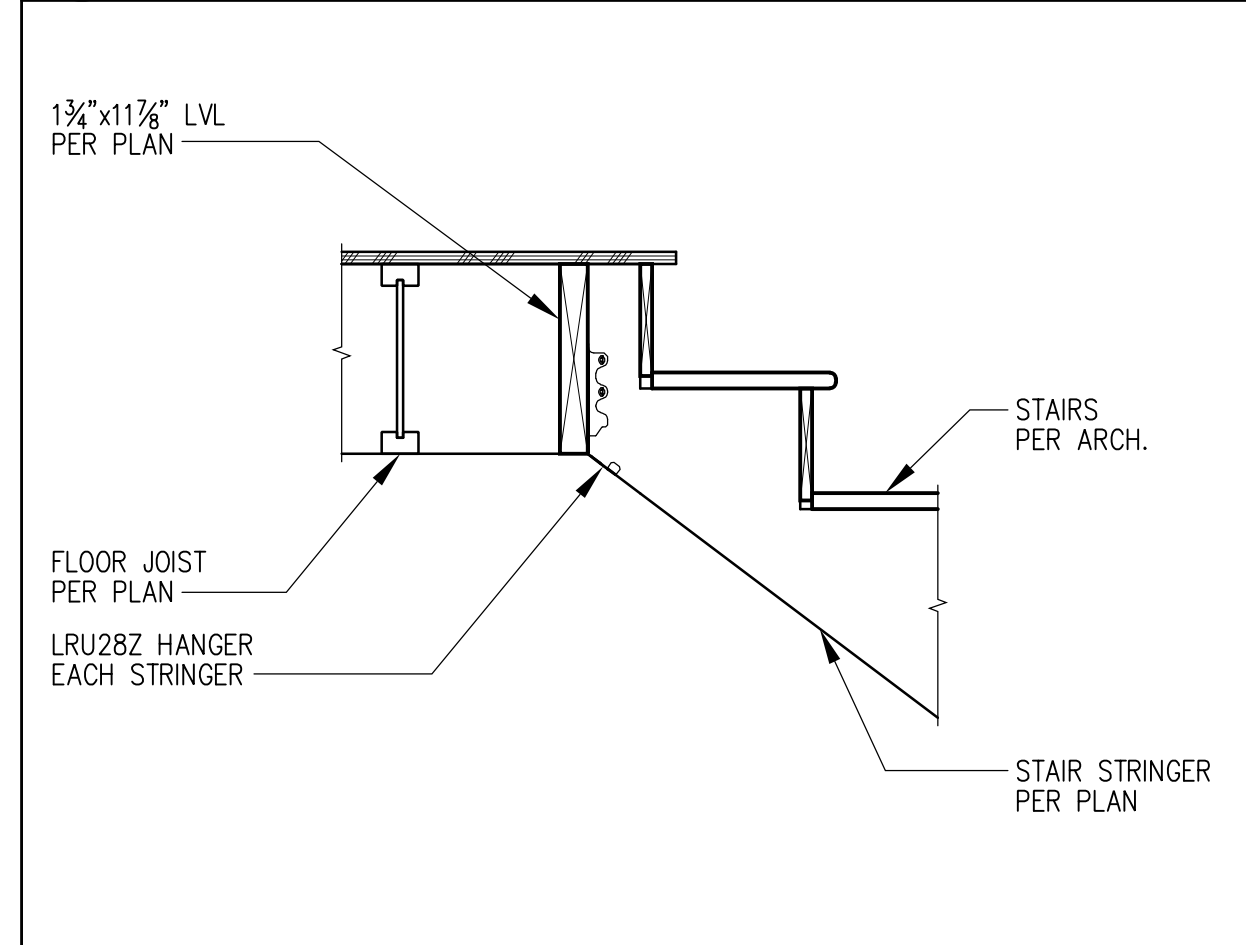
8 STAIR STRINGER FRAMING
(UPPER FLOOR TO MAIN FLOOR MID LANDING)



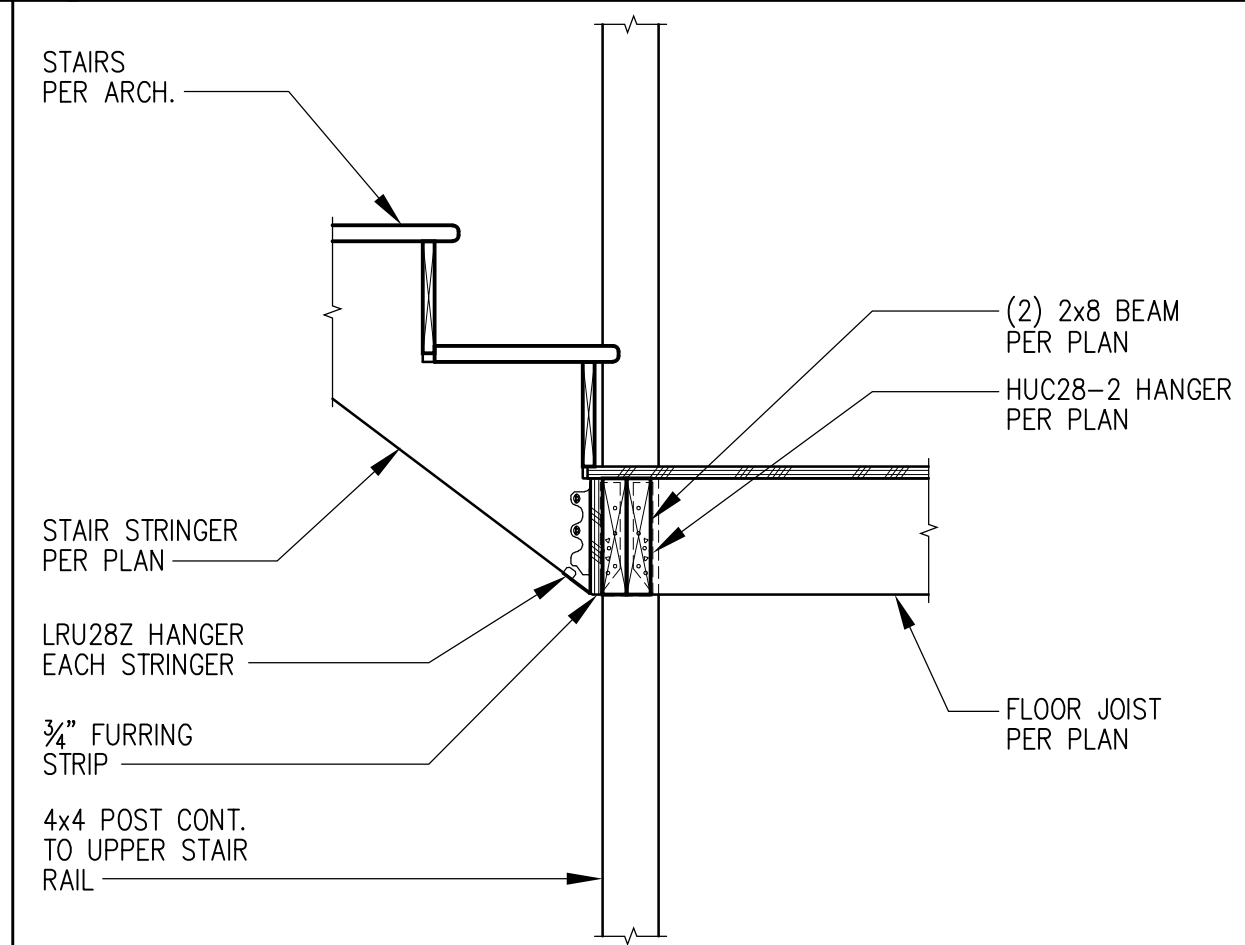
9 SHEAR TRANSFER @ FLOOR FRAMING
(SECTION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



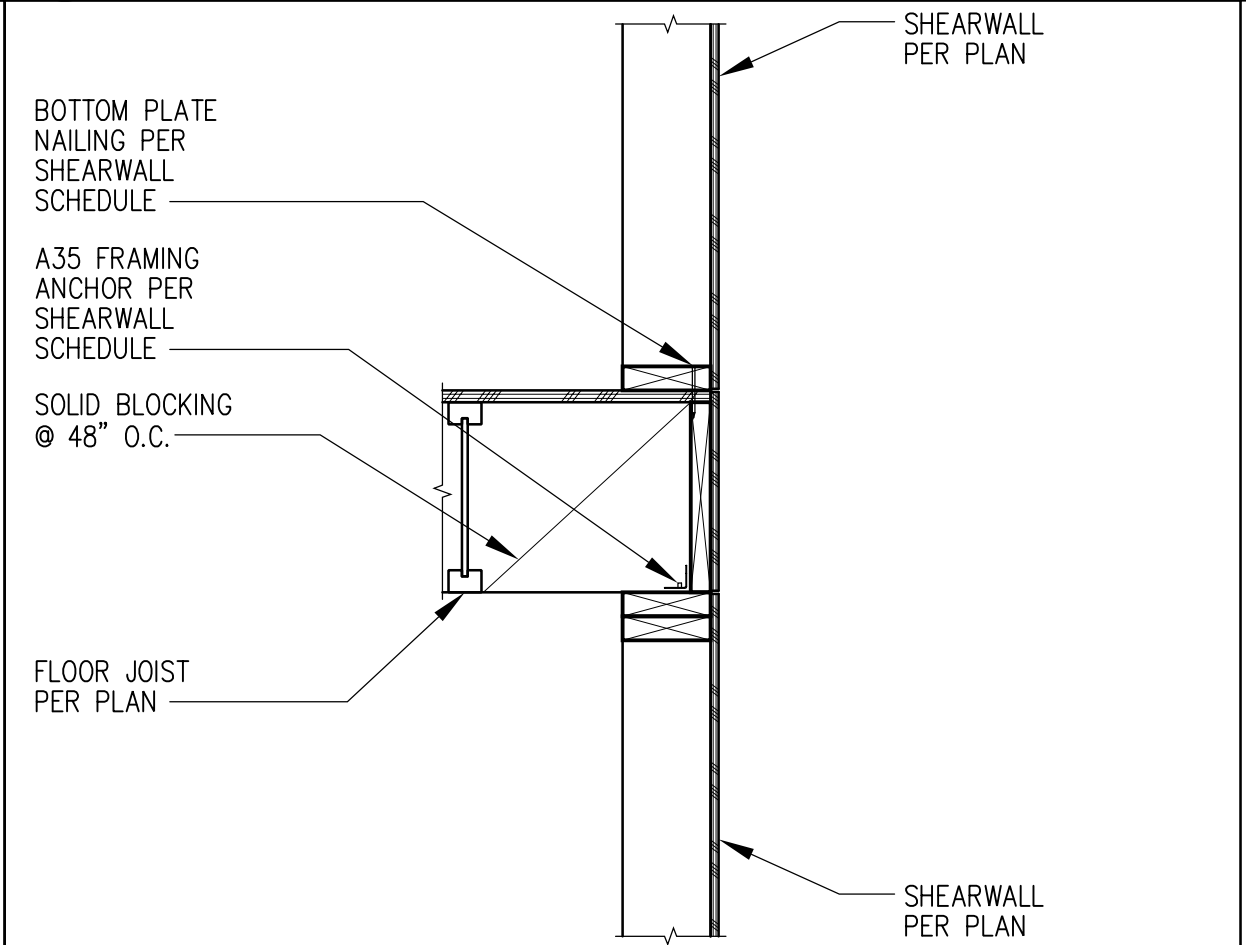
10 SHEAR TRANSFER @ FLOOR FRAMING
(ELEVATION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



11 STAIR STRINGER FRAMING
(UPPER FLOOR STAIRS @ UPPER FLOOR FRAMING)

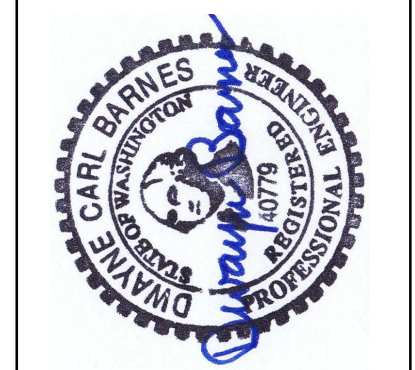


12 STAIR STRINGER FRAMING
(UPPER FLOOR STAIRS @ UPPER MID LANDING)



13 SHEAR TRANSFER @ FLOOR FRAMING
(PARALLEL JOIST)

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stonepointengineering.com
Office: 425-644-9500



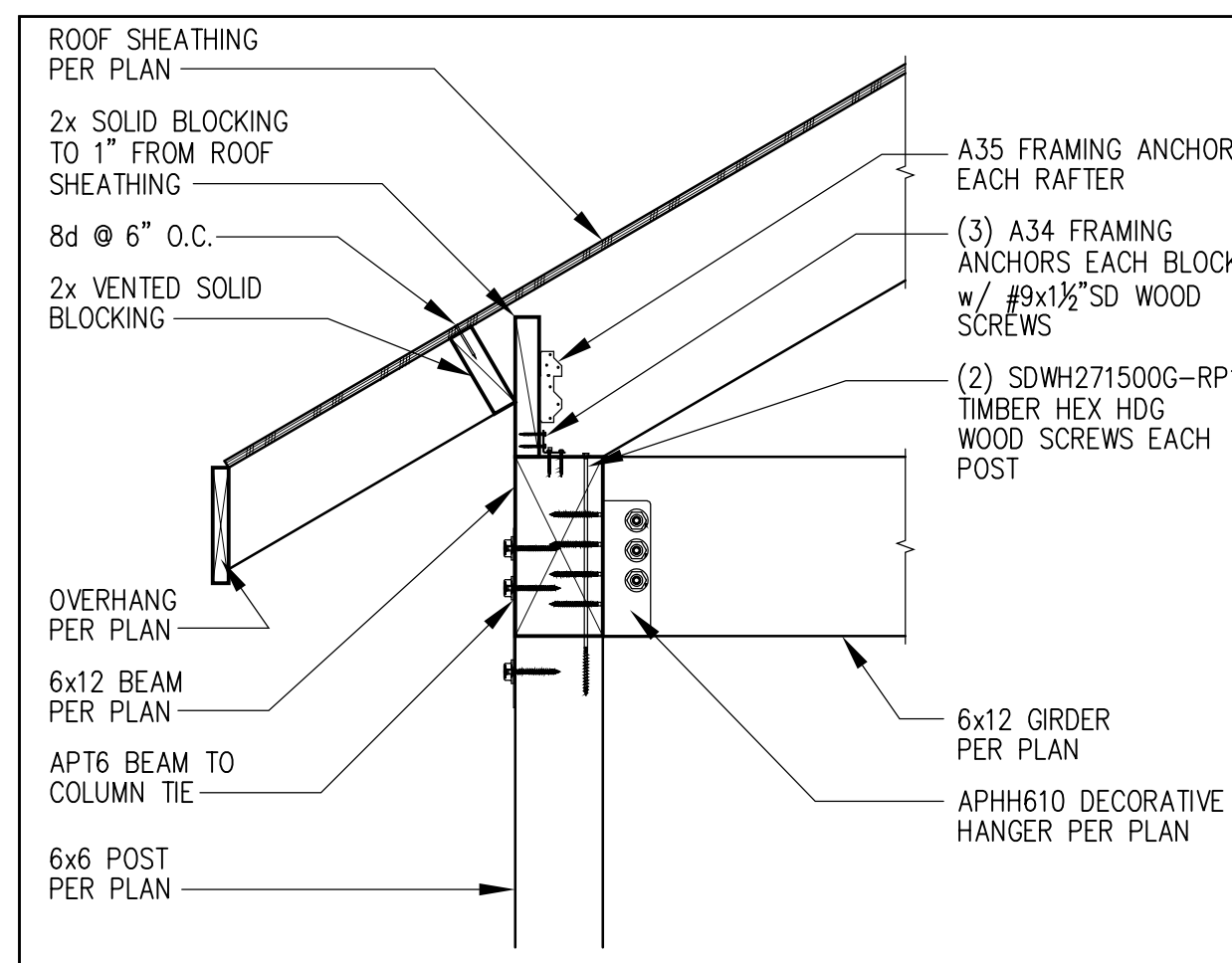
MI Treehouse, LLC
5637 East Mercer Way
Mercer Island, WA 98084

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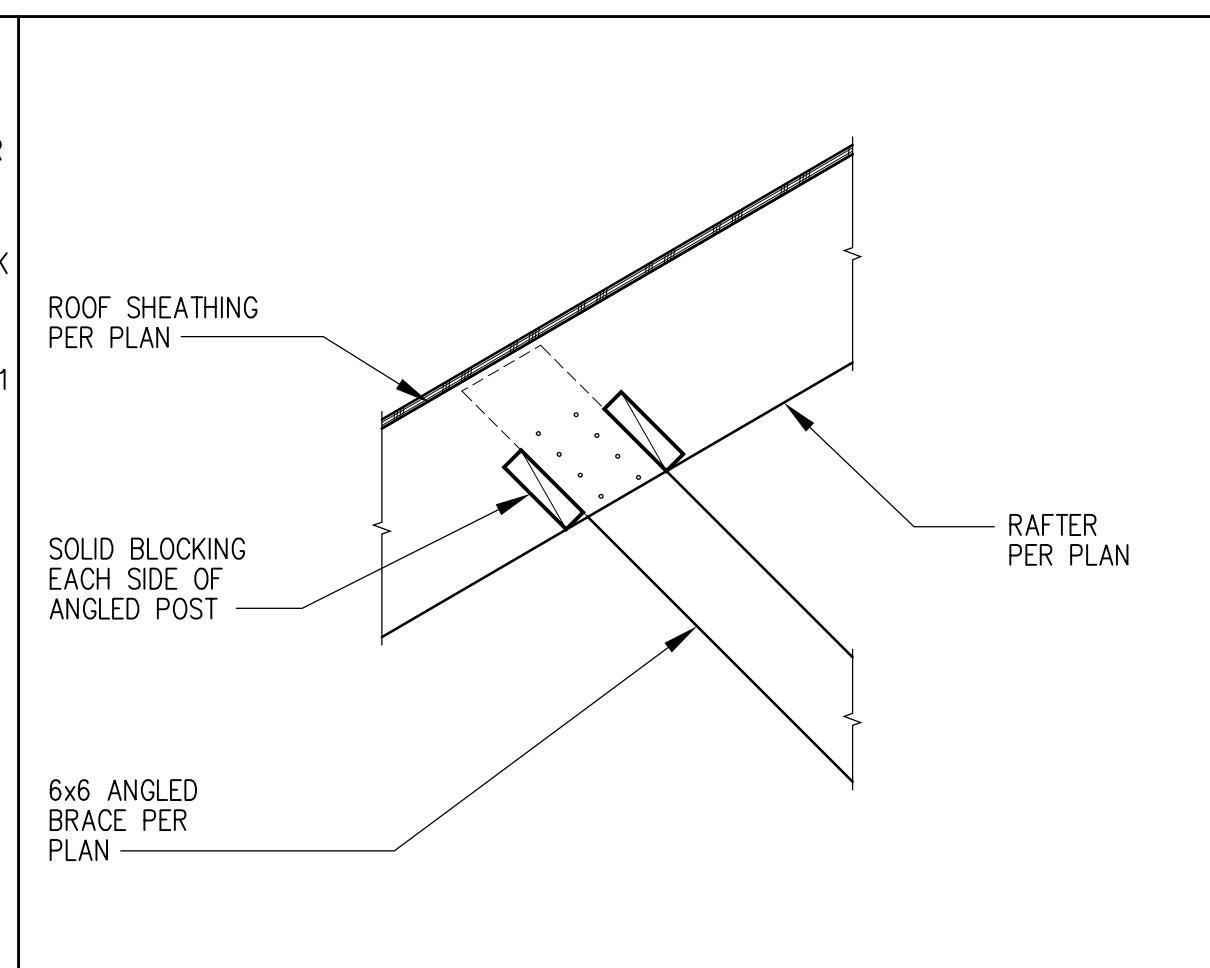
Issued	Date
Permit Plans	04/08/22
Bldg. Dept PU	08/22/22
Bldg. Dept PU	03/26/23

18-025

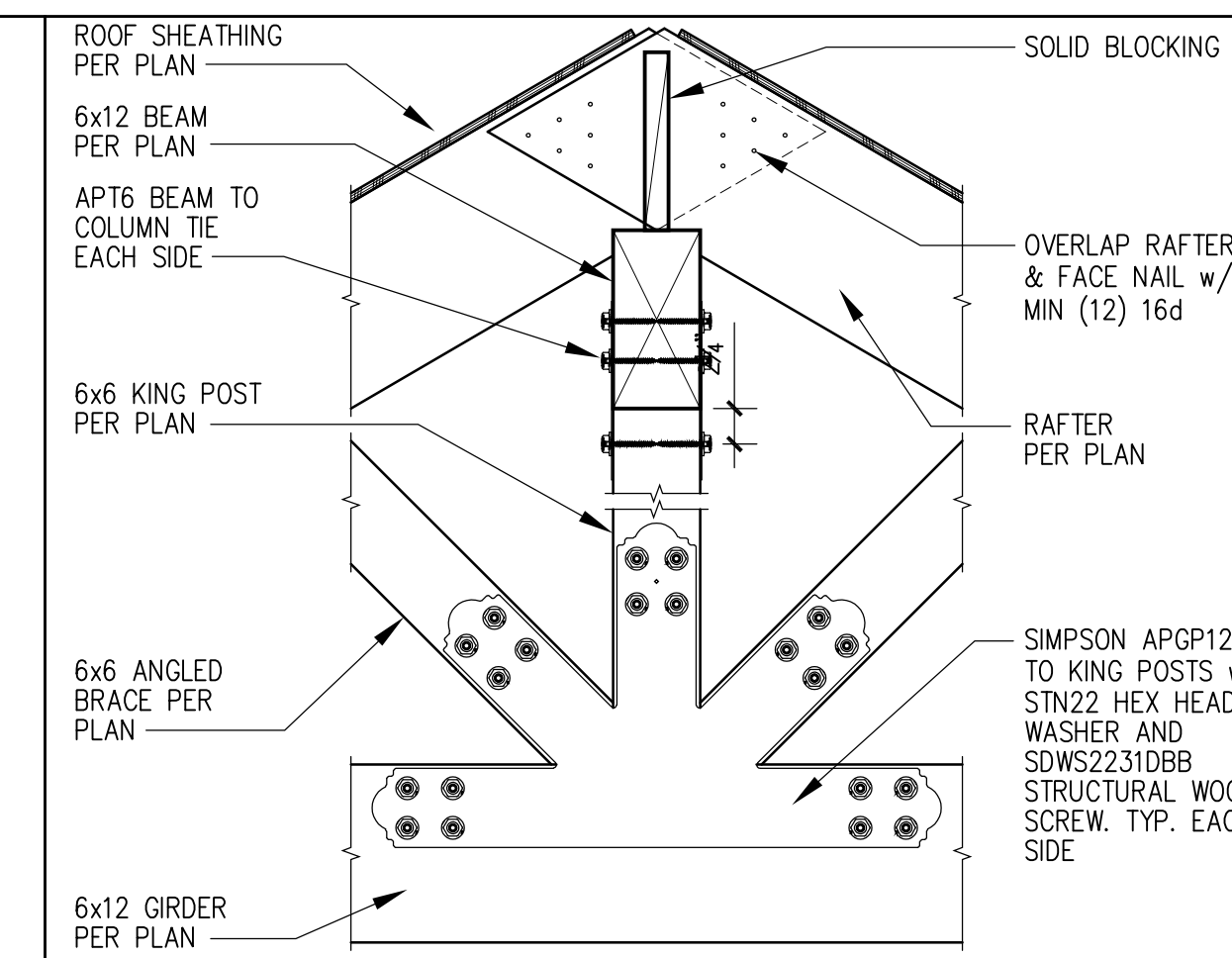
S4.2
FRAMING
DETAILS



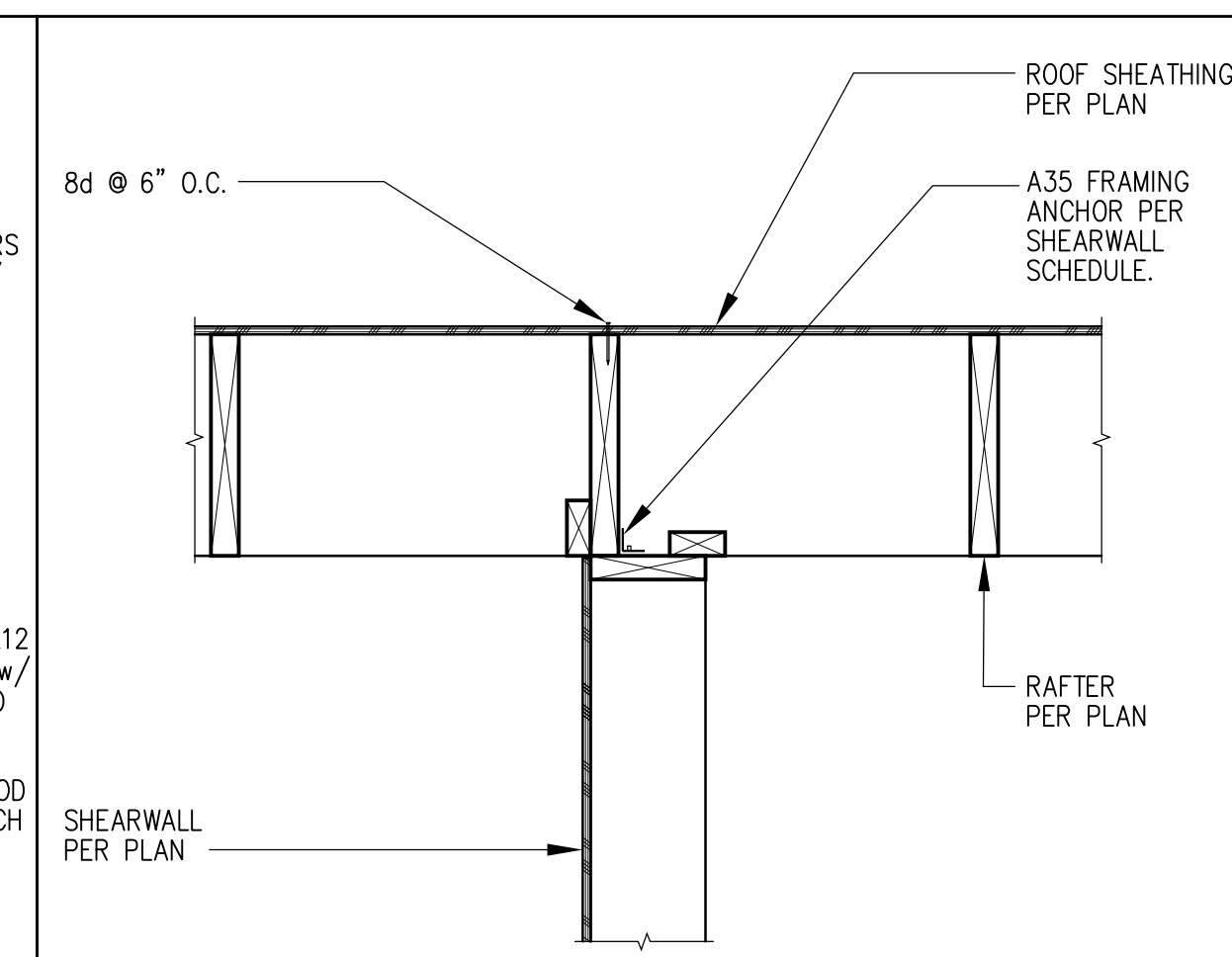
1 TYP. PORCH POST TO BEAM CONNECTION



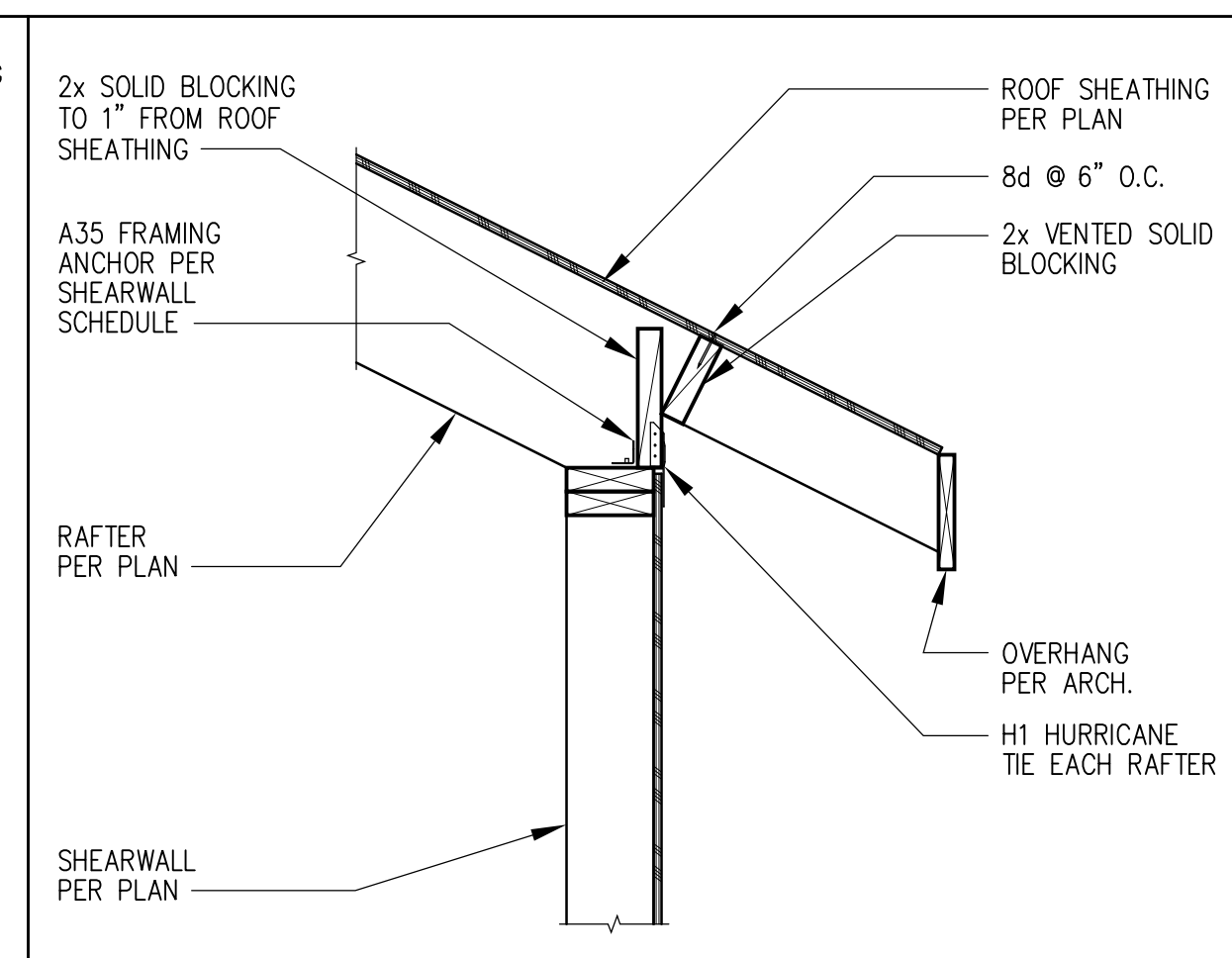
2 ANGLED POST TO RAFTER CONNECTION



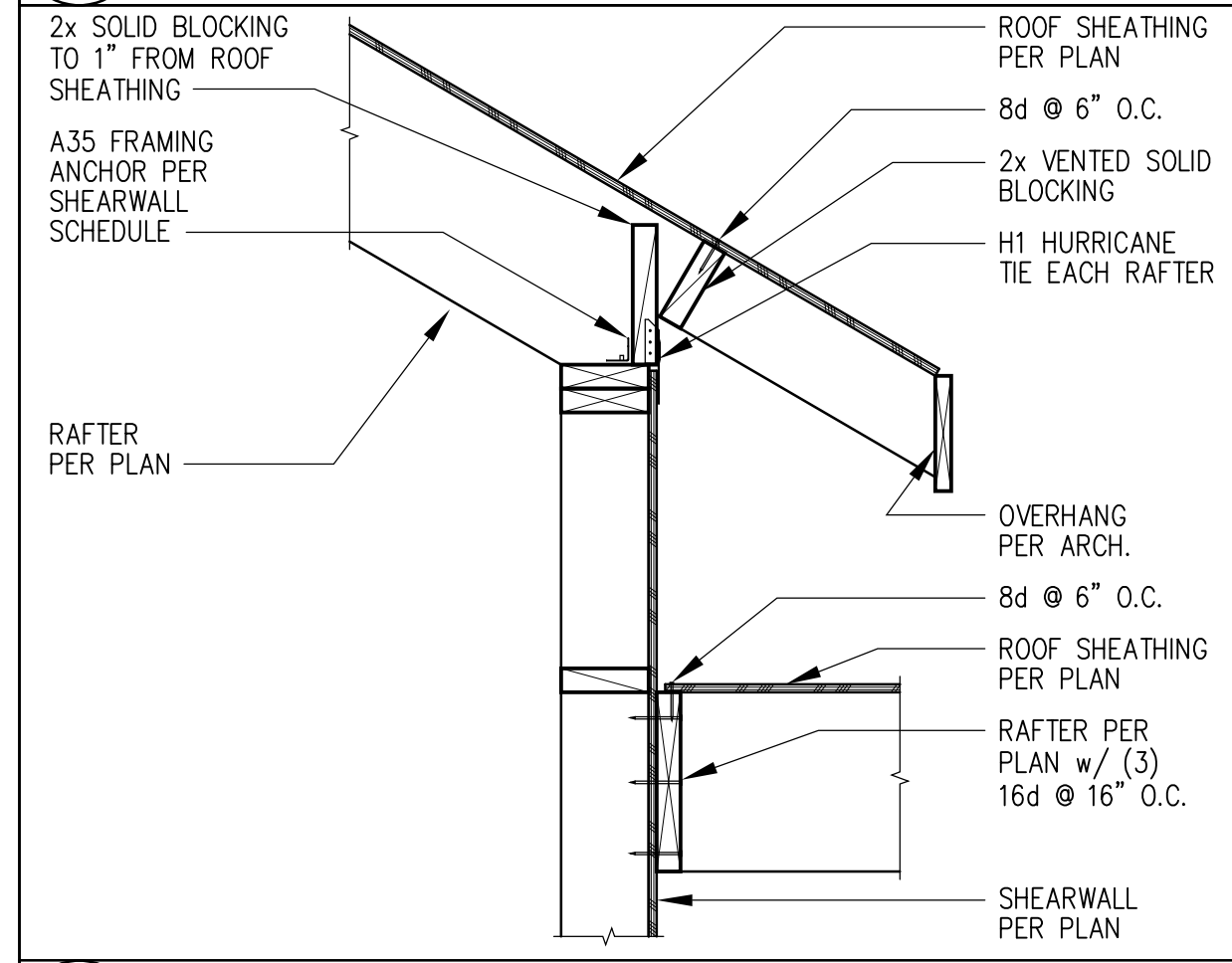
3 KING POST TO BEAM CONNECTION



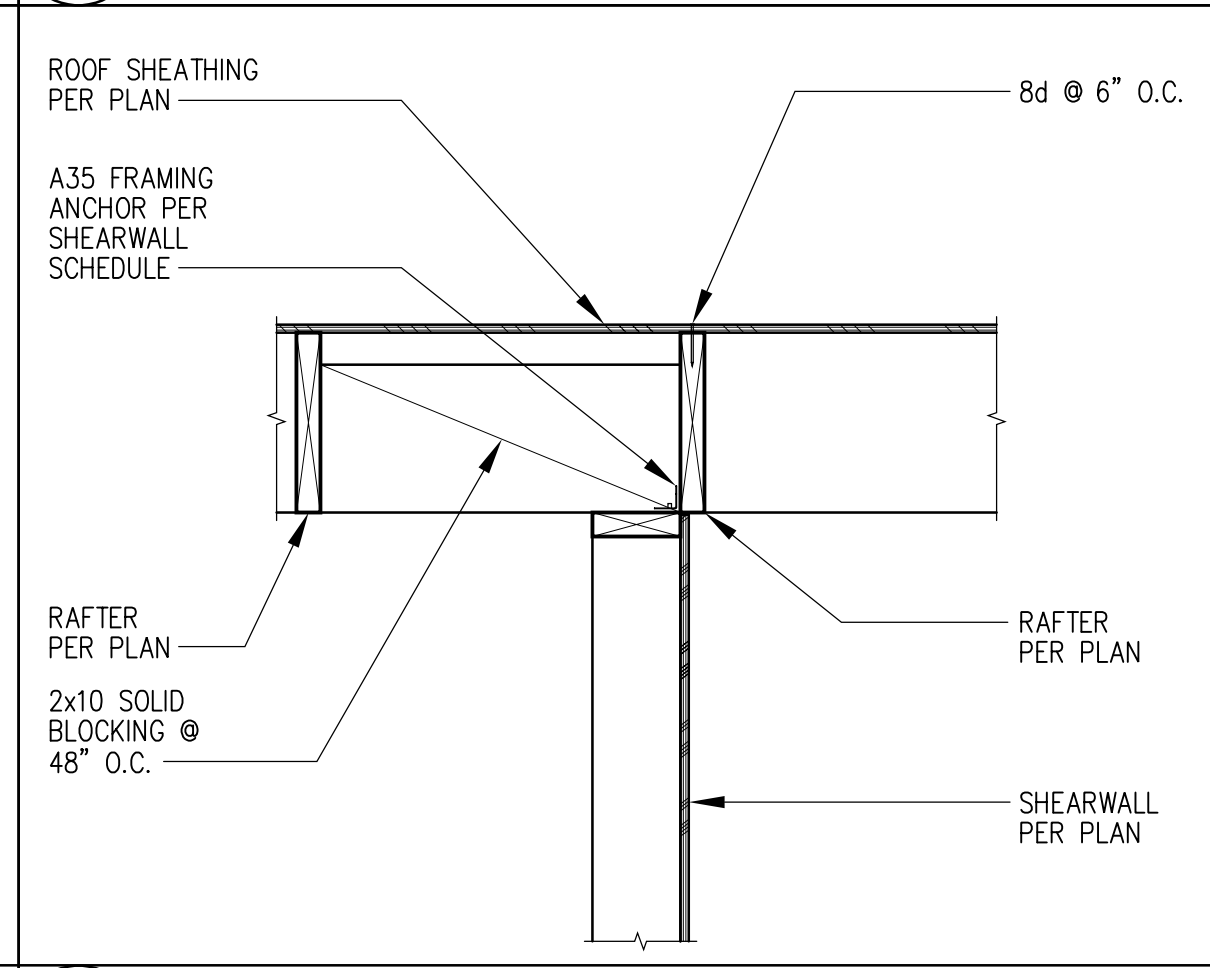
4 SHEAR TRANSFER @ GREAT ROOM GABLE



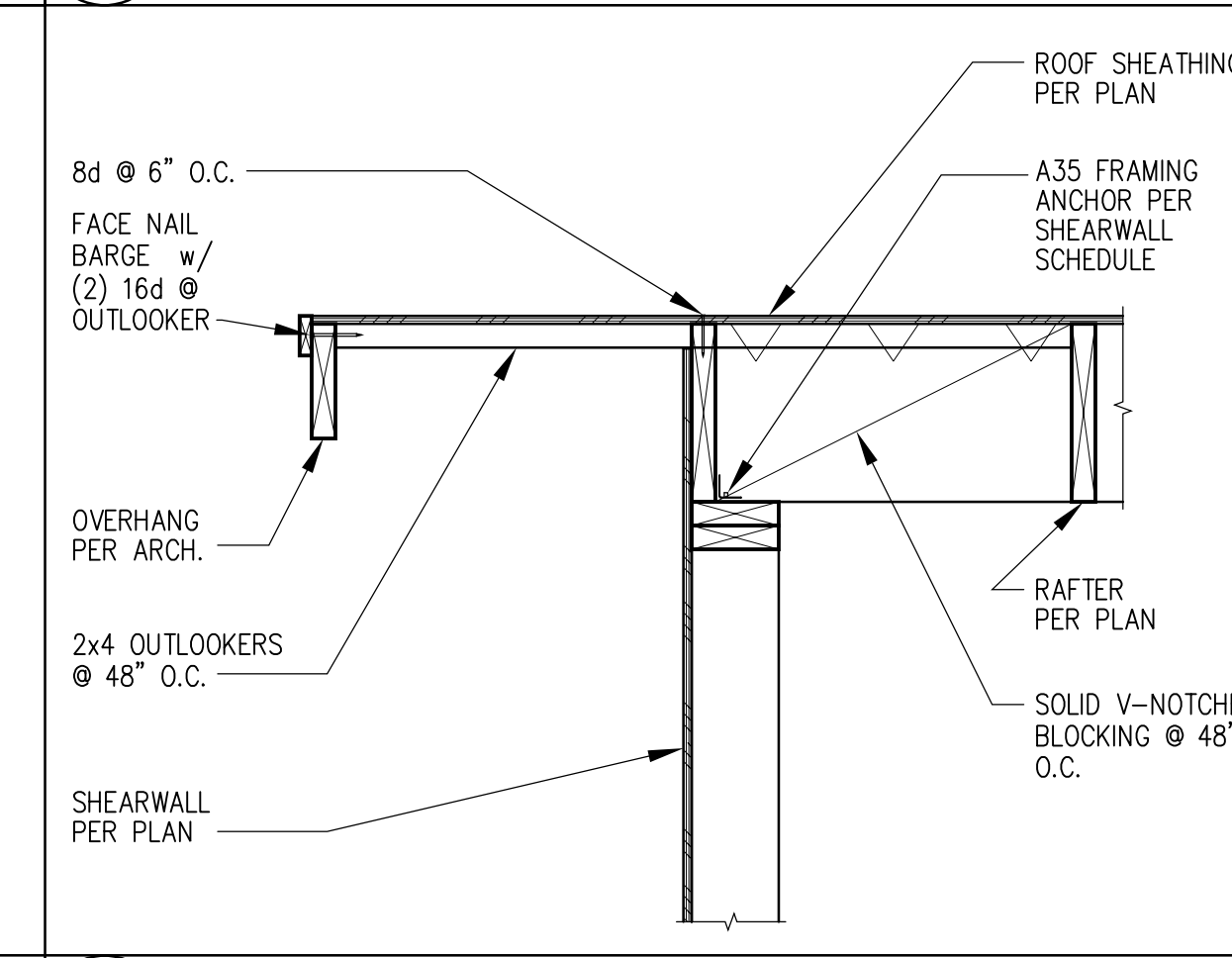
5 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER)



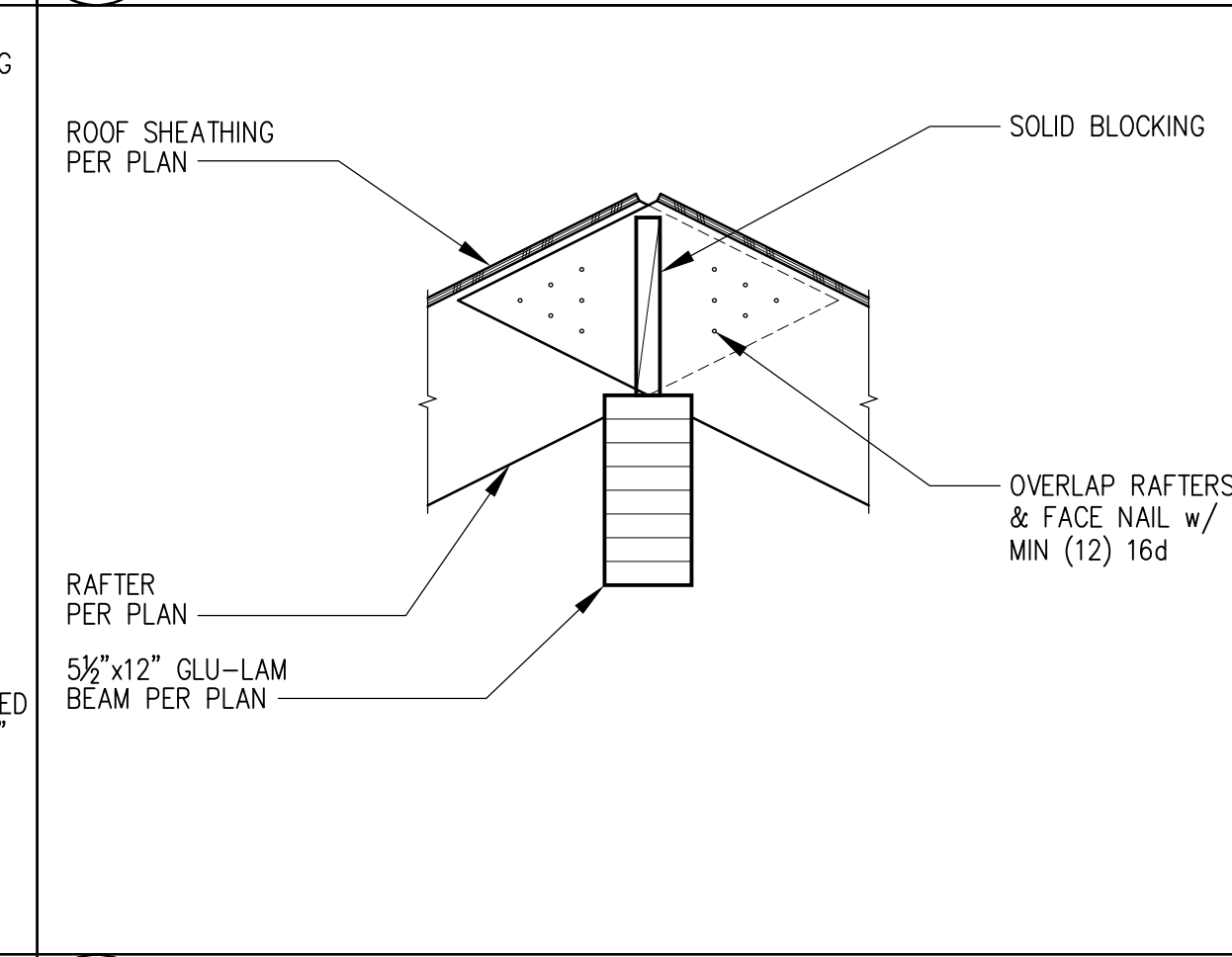
6 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER w/ LOWER ROOF)



7 SHEAR TRANSFER @ PARALLEL RAFTER (SHEARWALL ON TYPICAL RAFTER LAYOUT)



8 SHEAR TRANSFER @ GABLE



9 ROOF FRAMING @ RIDGE

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION			BASE SHEAR (PLF)	WIND	SEISMIC
					RAFTER OR TRUSS	W/ H1	W/O H1			
P1-6	8d @ 6"	8d @ 12"	3/8" @ 48"	(1) 16d @ 4"	A35 @ 29"	RBC @ 18"	RBC @ 18"	339	241	
P1-4	8d @ 4"	8d @ 12"	3/8" @ 33"	(1) 16d @ 3"	A35 @ 20"	RBC @ 31"	RBC @ 12"	495	353	
P1-3 (6)	8d @ 3"	8d @ 12"	3/8" @ 25"	(1) 16d @ 3"	A35 @ 15"	RBC @ 18"	RBC @ 10"	637	455	
P1-2 (6)	8d @ 2"	8d @ 12"	3/8" @ 19"	(2) 16d @ 4"	A35 @ 12"	RBC @ 11"	RBC @ 7"	832	595	
P2-4 (6, 7)	8d @ 4"	8d @ 12"	3/8" @ 16"	(2) 16d @ 3 1/2"	A35 @ 10"	RBC @ 9"	RBC @ 6"	990	706	
P2-3 (6, 7)	8d @ 3"	8d @ 12"	3/8" @ 12"	(2) 16d @ 3"	A35 @ 7"	RBC @ 6"	(2) RBC @ 10"	1274	911	
P2-2 (6, 7)	8d @ 2"	8d @ 12"	3/8" @ 8"	(3) 16d @ 3"	A35 @ 6"	RBC @ 5"	(2) RBC @ 6"	1662	1190	
P1-2-10d (6)	10d @ 2"	10d @ 12"	3/8" @ 16"	(2) 16d @ 3 1/2"	A35 @ 10"	RBC @ 9"	RBC @ 6"	1002	716	

NOTES:
 1. ALL EXTERIOR WALLS TO BE "P1-6" SHEARWALL UNLESS NOTED OTHERWISE.
 2. NAILS TO HAVE A MINIMUM DIAMETER OF 0.131" FOR 8d, 0.148" FOR 10d and 16d.
 3. ALL PANEL EDGES TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
 4. "P1" INDICATES PLYWOOD ON ONE SIDE OF SHEARWALL ONLY, "P2" INDICATES PLYWOOD ON BOTH SIDES.
 5. ANCHOR BOLTS SHALL HAVE A 3"x3"x1/4" STEEL PLATE WASHER THAT EXTENDS TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. WHERE 2x6 SHEARWALLS ARE SHEATHED ON BOTH SIDES, LARGER PLATE WASHERS WILL BE REQUIRED IN ORDER TO MEET THE 1/2" EDGE DISTANCE REQUIREMENT.
 6. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR A BUILT-UP MEMBER STITCH NAILED TOGETHER PER THE BOTTOM PLATE NAILING PATTERN IN THE SHEARWALL SCHEDULE.
 7. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER. NAILS ON EACH SIDE SHALL BE STAGGERED.
 8. AT CONTRACTORS DISCRETION LTP FRAMING ANCHORS MAY BE USED IN LIEU OF THE A35.

10 PLYWOOD/OSB SHEARWALL SCHEDULE (HEM FIR FRAMING) (1, 2, 3, 4, 5)

Stoney Point Engineering
 Dwayne Barnes P.E.
 dwayne@stonepointengineering.com
 Office: 425-644-9500



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 5637 East Mercer Way
 Mercer Island, WA 98084

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Issued	Date
Permit Plans	04/08/22
Bldg. Dept PU	08/22/22
Bldg. Dept PU	03/26/23

18-025

S4.3
 FRAMING DETAILS

5637 MERCER WAY

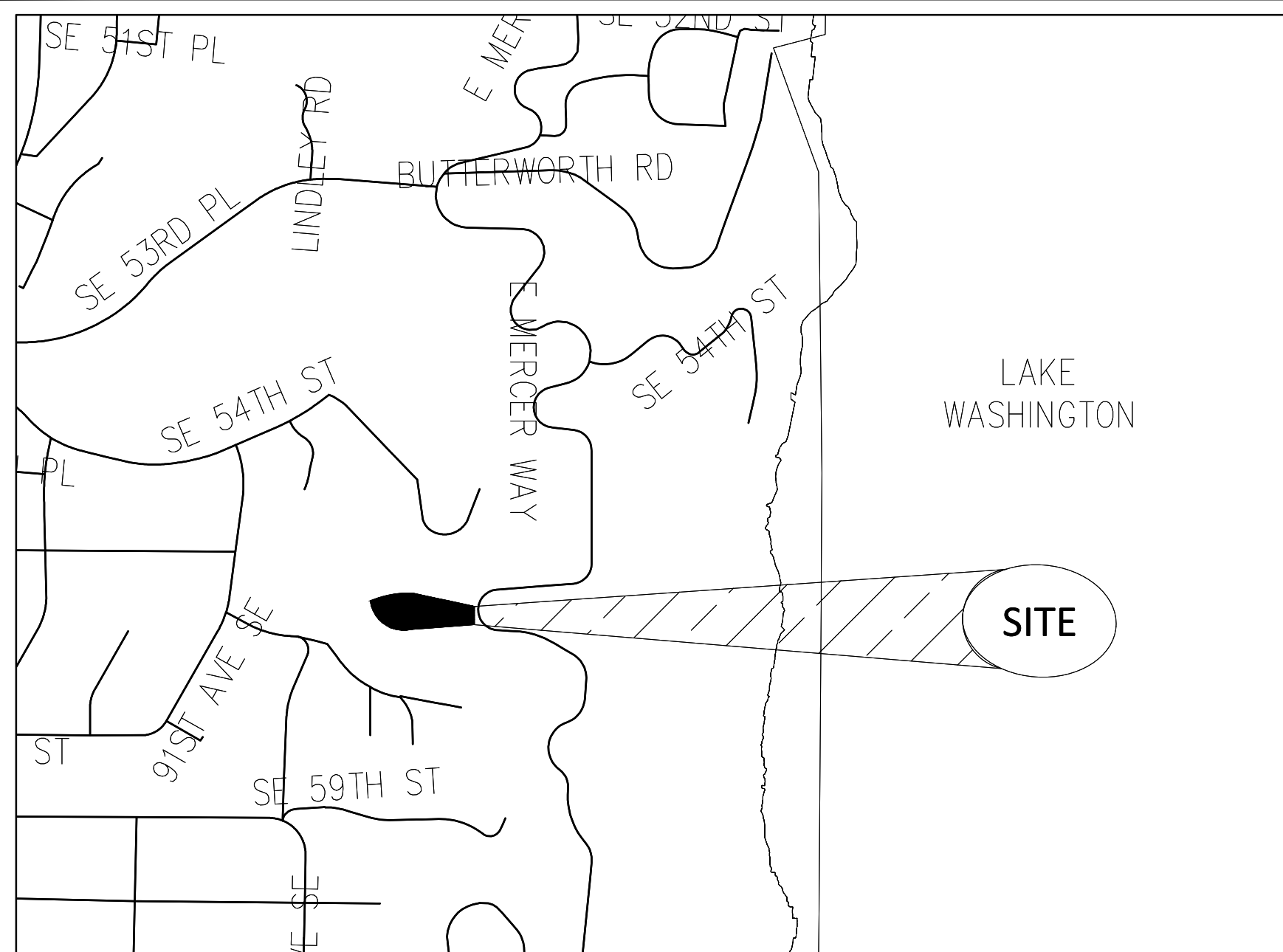
5637 E MERCER WAY
MERCER ISLAND, WASHINGTON

OWNER:

MI TREEHOUSE, LLC
11030 SE 30TH ST
BELLEVUE, WA 98004

ENGINEER/ SURVEY:

CORE DESIGN INC
14711 NE 29TH PL, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-7877
CONTACT: MICHAEL A. MOODY, P.E.
GLENN R. SPRAGUE, P.L.S.



VICINITY MAP

1" = 500'

BASIS OF BEARINGS

00°01'20"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MERCER WAY

REFERENCES

STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870

LEGAL DESCRIPTION

LOT A OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010, AS RECORDED MARCH 31, 1977 UNDER RECORDING NO. 7703310851, RECORDS OF KING COUNTY AUDITOR;

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

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 1579689.
2. THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS SHOWN ON THE FACE OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010 AS RECORDED UNDER RECORDING NUMBER 7703310851
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR SIDE SEWER SERVICE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7804100820.
4. THIS SITE IS SUBJECT TO AN EASEMENT FOR STORMWATER/UTILITY FACILITIES & PEDESTRIAN TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20070425001878.

BASIS OF BEARINGS

1. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870 AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 8, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
3. PROPERTY AREA = 37,528± SQUARE FEET (0.8615± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA ROBOTIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WA0 332-130-100. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

VERTICAL DATUM

NAVD 88

BENCHMARKS

CITY OF MERCER ISLAND POINT "CASC 38"
ELEVATION=163.23

SHEET INDEX

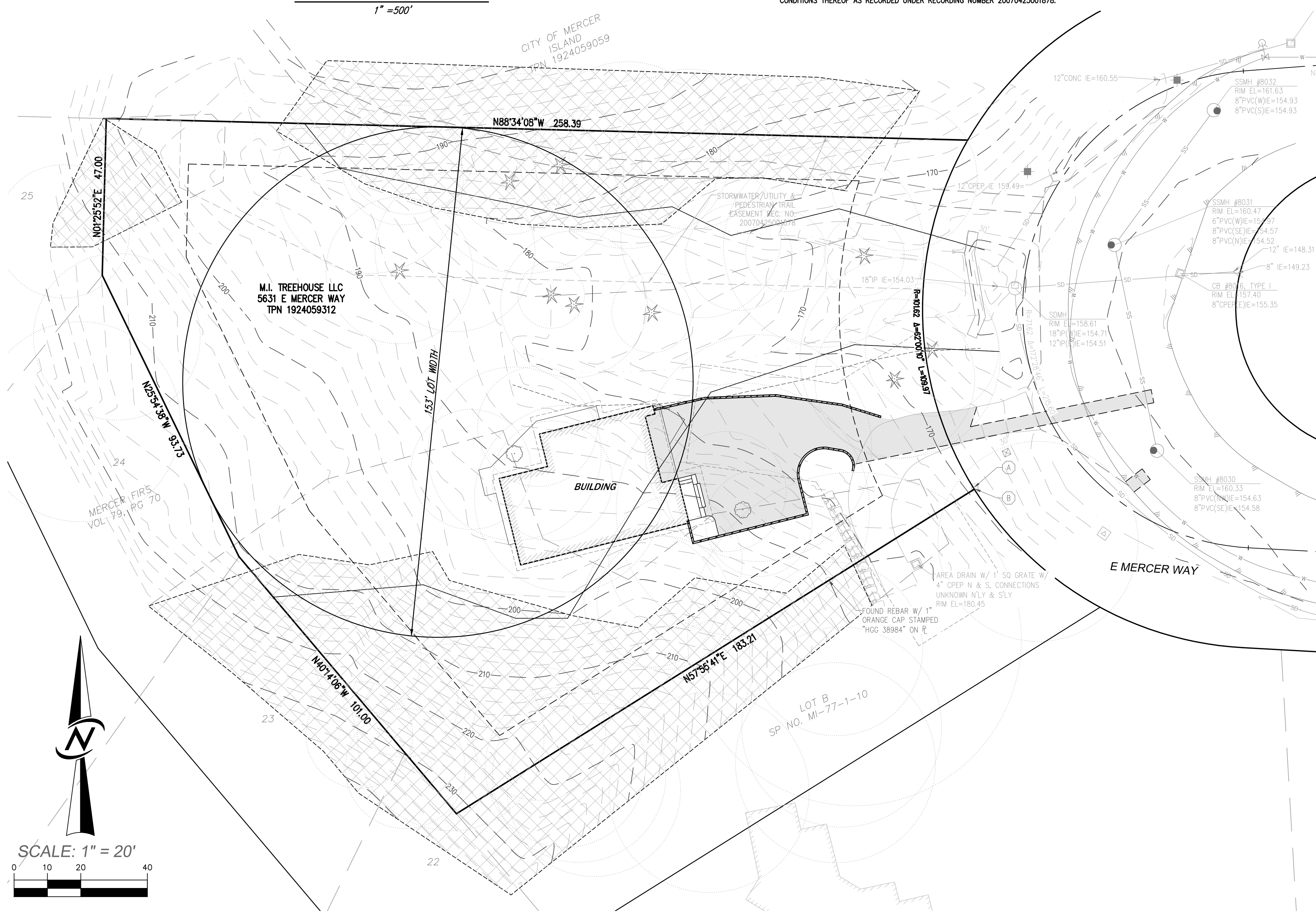
- | | |
|-------|------------------------------|
| C1.01 | COVER SHEET |
| C1.02 | TOPOGRAPHIC PLAN |
| C1.03 | BMP NOTES |
| C2.01 | EROSION CONTROL PLAN |
| C4.01 | SITE, UTILITY & GRADING PLAN |
| C4.31 | STORM DRAINAGE DETAILS |
| C4.32 | WATER AND SEWER DETAILS |

SITE STATISTICS

ZONING: R-15 (RESIDENTIAL-SINGLE FAMILY)
 SITE AREA: ±37,554 SF (±0.862 ACRES)
 NET LOT AREA: 35,823 SF (0.822 ACRES)
 LOTS PROPOSED: 1
 TAX PARCEL: 192405-9312
 DWELLING UNITS: 1
 LOT WIDTH: 153'
 SIDE SETBACK: 26.01' COMBINED
 (17% OF TOTAL LOT WIDTH)
 13.005' (NORTHERN SETBACK)
 13.005' (SOUTHERN SETBACK)
 IMPERVIOUS AREA: 3,739 SF (9.9%)
 LOT SLOPE STATISTICS
 LOT 1: 24.5%

NOTE

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(a). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.



UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, CONTACTING ALL UTILITY COMPANIES, POTHOLES THE UTILITIES, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

DATE	OCTOBER 2020	DESIGNED	FLAVIO BANOTTI
REVISIONS		DRAWN	CHUCK FEMLING
NO.	1	APPROVED	MICHAEL MOODY, PE
2			MICHAEL MOODY, PE
3			PROJECT MANAGER
DATE	10/06/20	SHEET	OF
REVISIONS PER CITY COMMENTS		C1.01	7
REVISIONS PER CITY COMMENTS		PROJECT NUMBER	18039

CORE DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

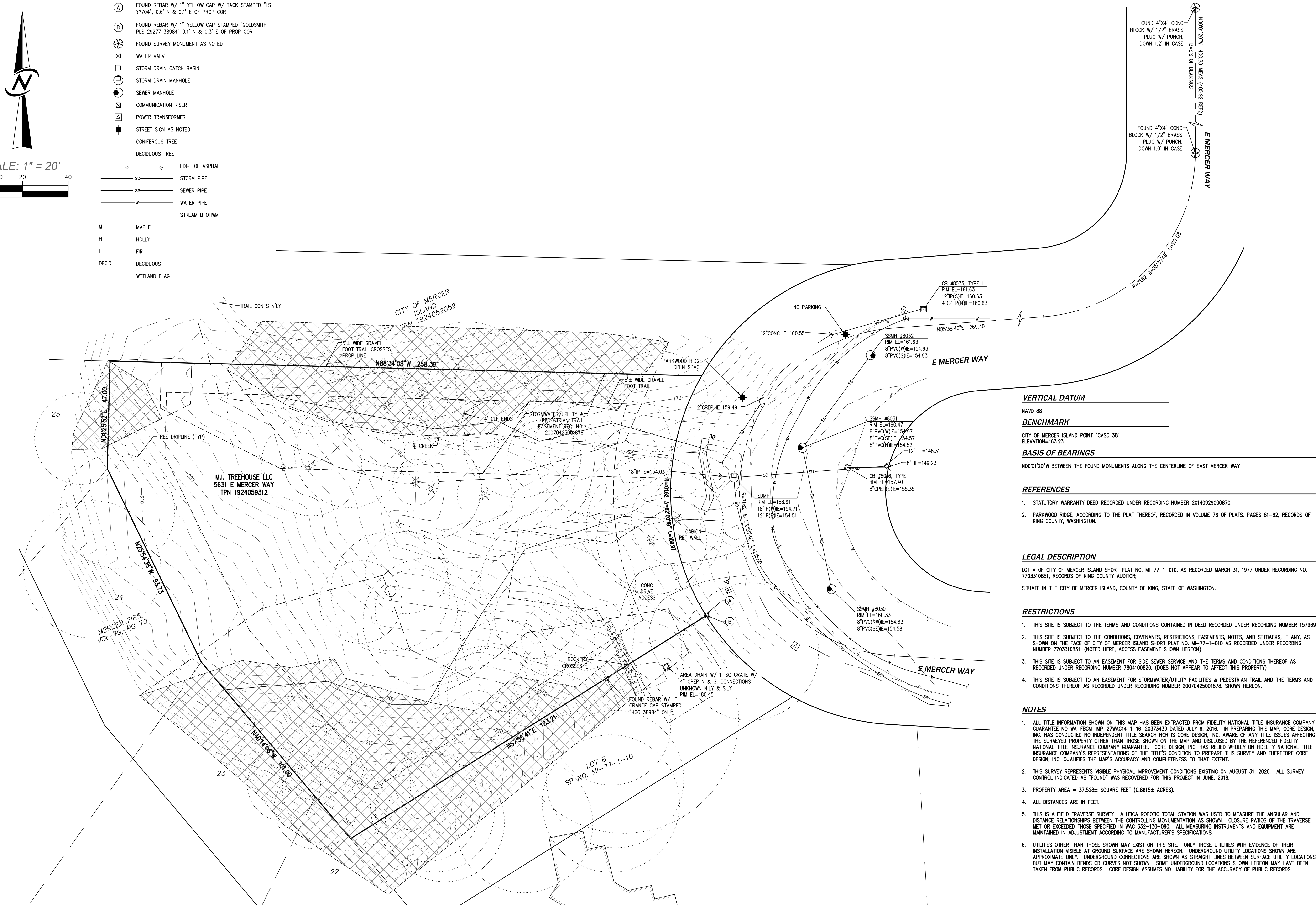
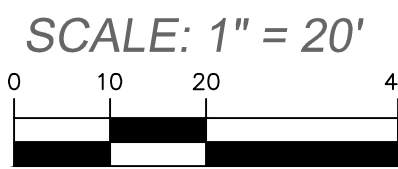
12100 NE 195th St, Suite 300
Bellevue, Washington 98011 425.885.7877

LEGEND

- (A) FOUND REBAR W/ 1" YELLOW CAP W/ TACK STAMPED "LS 77704", 0.6' N & 0.1' E OF PROP. COR
- (B) FOUND REBAR W/ 1" YELLOW CAP STAMPED "GOLDSMITH PLS 29277 38984" 0.1' N & 0.3' E OF PROP. COR
- (M) FOUND SURVEY MONUMENT AS NOTED
- (X) WATER VALVE
- (S) STORM DRAIN CATCH BASIN
- (L) STORM DRAIN MANHOLE
- (S) SEWER MANHOLE
- (R) COMMUNICATION RISER
- (T) POWER TRANSFORMER
- (S) STREET SIGN AS NOTED
- (T) CONIFEROUS TREE
- (D) DECIDUOUS TREE

- EDGE OF ASPHALT
- SO STORM PIPE
- SS SEWER PIPE
- W WATER PIPE
- STREAM B OHWM

- M MAPLE
- H HOLLY
- F FIR
- DECID DECIDUOUS
- WETLAND FLAG



VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF MERCER ISLAND POINT "CASC 38"
ELEVATION=163.23

BASIS OF BEARINGS

N00°01'20"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MERCER WAY

REFERENCES

1. STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870.
2. PARKWOOD RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 76 OF PLATS, PAGES 81-82, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

LOT A OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010, AS RECORDED MARCH 31, 1977 UNDER RECORDING NO. 7703310851, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 1579699.
2. THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS SHOWN ON THE FACE OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010 AS RECORDED UNDER RECORDING NUMBER 7703310851. (NOTED HERE, ACCESS EASEMENT SHOWN HEREON)
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR SIDE SEWER SERVICE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7804100620. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
4. THIS SITE IS SUBJECT TO AN EASEMENT FOR STORMWATER/UTILITY FACILITIES & PEDESTRIAN TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20070425001878. SHOWN HEREON.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO WA-FBCM-IMP-27WAG14-1-16-20373439 DATED JULY 6, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 31, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
3. PROPERTY AREA = 37,528± SQUARE FEET (0.8615± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA ROBOTIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
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NO.	REVISIONS PER CITY COMMENTS	DATE
1	REVISIONS PER CITY COMMENTS	10/06/22
2	REVISIONS PER CITY COMMENTS	5/30/23
3	REVISIONS PER CITY COMMENTS	6/30/23

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

TOPOGRAPHIC PLAN
MERCER ISLAND TREEHOUSE

MI TREEHOUSE LLC
PO BOX 261
MEDINA, WA 98040

DATE	OCTOBER 2020
DESIGNED	FLAVIO BANOTTI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL MOODY, PE
	MICHAEL MOODY, PE
	PROJECT MANAGER
SHEET	OF
C1.02	7
PROJECT NUMBER	18039

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BMP T5.13: Post-Construction Soil Quality and Depth

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter.

Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

Applications and Limitations

Establishing a minimum soil quality and depth is not the same as preservation of naturally occurring soil and vegetation. However, establishing a minimum soil quality and depth will provide improved on-site management of stormwater flow and water quality.

Soil organic matter can be attained through numerous materials such as compost, composted woody material, biosolids, and forest product residuals. It is important that the materials used to meet the soil quality and depth BMP be appropriate and beneficial to the plant cover to be established. Likewise, it is important that imported topsoils improve soil conditions and do not have an excessive percent of clay fines.

This BMP can be considered infeasible on till soil slopes greater than 33 percent.

Design Guidelines

- 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:
 1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0

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Volume V - Chapter 5 - Page 911

to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.

2. Mulch planting beds with 2 inches of organic material
3. Use compost and other materials that meet these organic content requirements:
 - a. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for [BMP T7.30: Bioretention Cells, Swales, and Planter Boxes \(p.959\)](#), 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.
 - b. Calculated amendment rates may be met through use of composted material meeting (a.) above; 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](#).

The resulting soil should be conducive to the type of vegetation to be established.

- Implementation Options: The soil quality design guidelines listed above can be met by using one of the methods listed below:
 1. Leave undisturbed native vegetation and soil, and protect from compaction during construction.
 2. Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil and amendment.
 3. Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.
 4. Import topsoil mix of sufficient organic content and depth to meet the requirements.

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Volume V - Chapter 5 - Page 912

More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.

Planning/Permitting/Inspection/Verification Guidelines & Procedures

Local governments are encouraged to adopt guidelines and procedures similar to those recommended in Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. This document is available at: http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf

Maintenance

- Establish soil quality and depth toward the end of construction and once established, protect from compaction, such as from large machinery use, and from erosion.
- Plant vegetation and mulch the amended soil area after installation.
- Leave plant debris or its equivalent on the soil surface to replenish organic matter.
- Reduce and adjust, where possible, the use of irrigation, fertilizers, herbicides and pesticides, rather than continuing to implement formerly established practices.

Runoff Model Representation

Areas meeting the design guidelines may be entered into approved runoff models as "Pasture" rather than "Lawn."


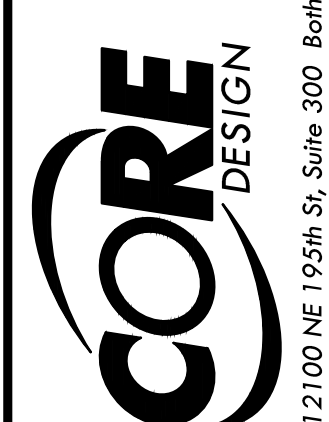
Flow reduction credits can be taken in runoff modeling when [BMP T5.13: Post-Construction Soil Quality and Depth](#) is used as part of a dispersion design under the conditions described in:

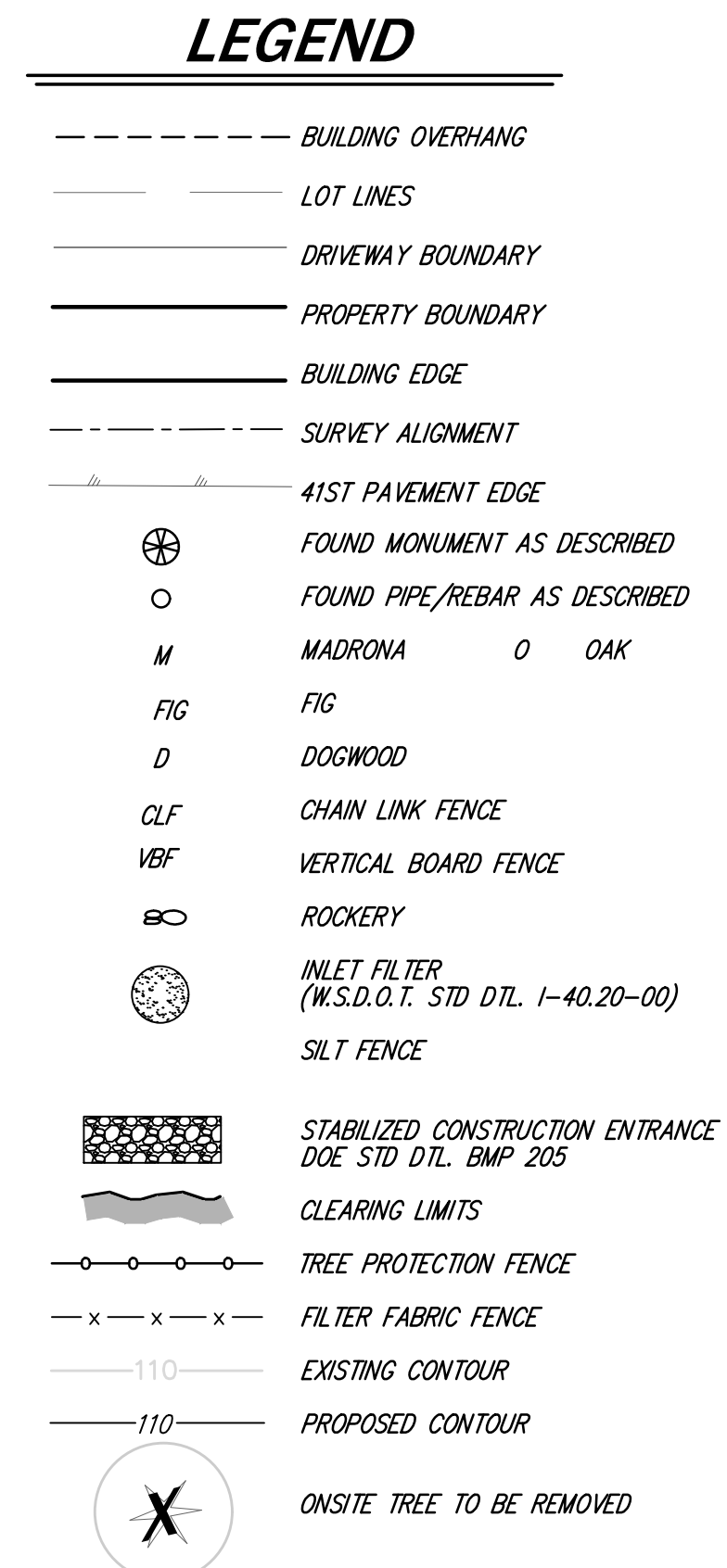
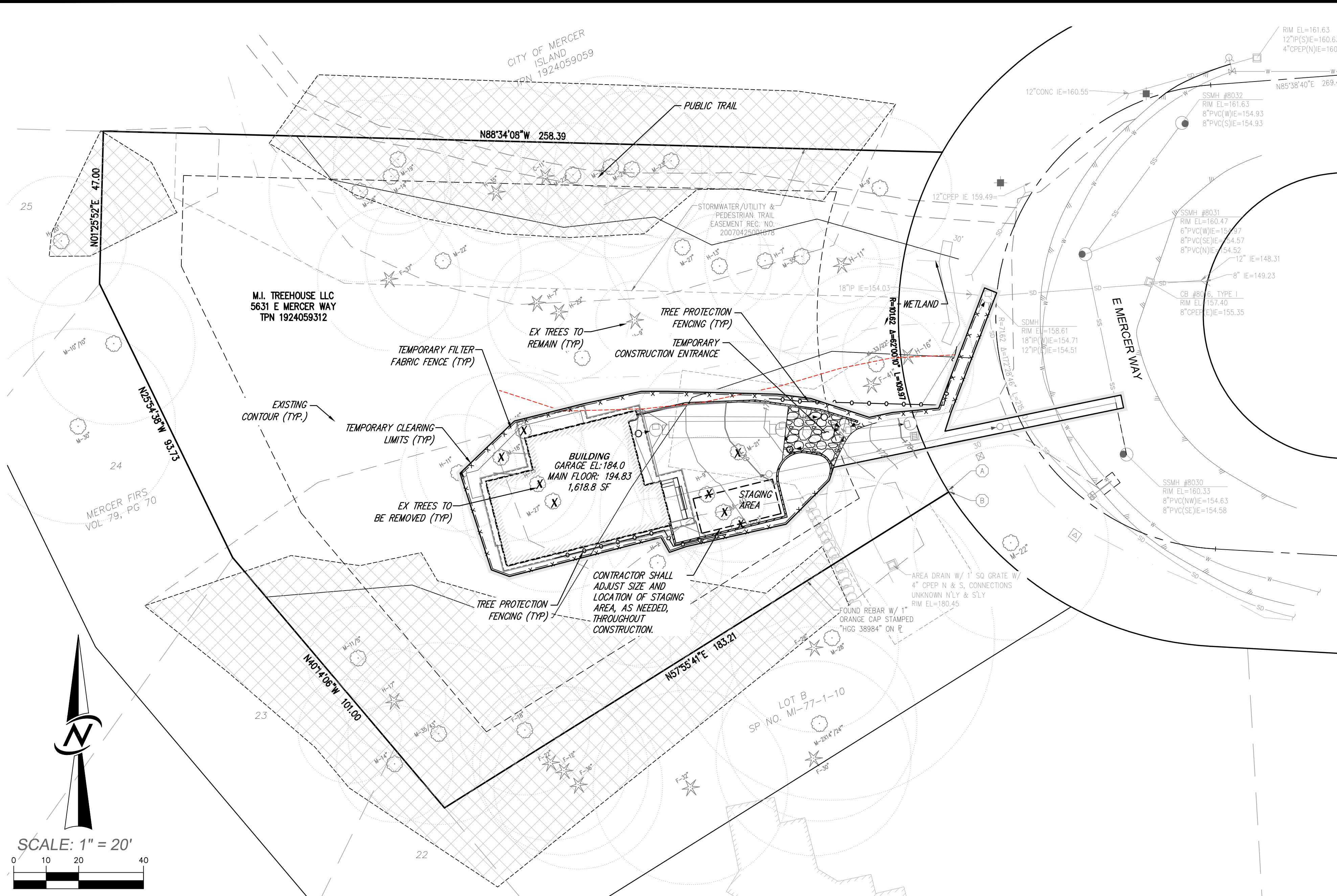
- [BMP T5.10B: Downspout Dispersion Systems \(p.905\)](#)
- [BMP T5.11: Concentrated Flow Dispersion \(p.905\)](#)
- [BMP T5.12: Sheet Flow Dispersion \(p.908\)](#)
- [BMP T5.18: Reverse Slope Sidewalks \(p.937\)](#)
- [BMP T5.30: Full Dispersion \(p.939\)](#) (for public road projects)

2014 Stormwater Management Manual for Western Washington
Volume V - Chapter 5 - Page 913

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UTILITY CONFLICT NOTE:
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DATE	OCTOBER 2020	DESIGNED	FLAVIO BAINOTTI
DRAWN	CHUCK FEMLING	APPROVED	MICHAEL MOODY, PE
			MICHAEL MOODY, PE
			PROJECT MANAGER
NO. REVISIONS		DATE	
1	REVISIONS PER CITY COMMENTS	10/6/22	
2	REVISIONS PER CITY COMMENTS	5/30/23	
3	REVISIONS PER CITY COMMENTS	6/30/23	
			
			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877			
BMP NOTES MERCER ISLAND TREEHOUSE MI TREEHOUSE LLC PO BOX 261 MEDINA, WA 98040			
SHEET	C1.03	OF	7
PROJECT NUMBER			
18039			

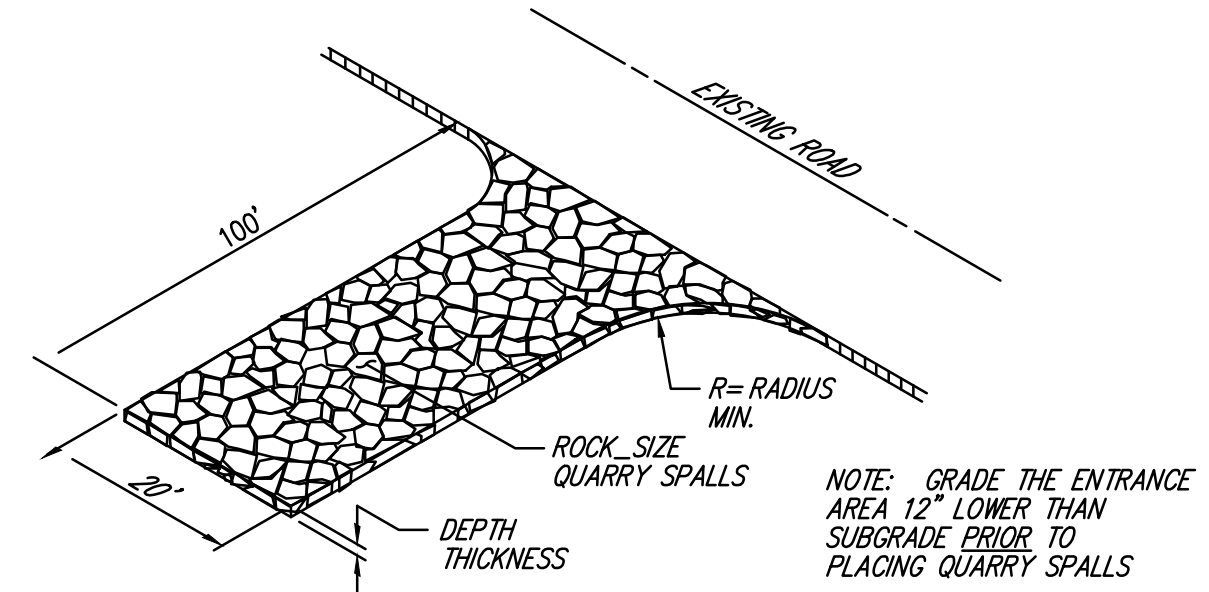
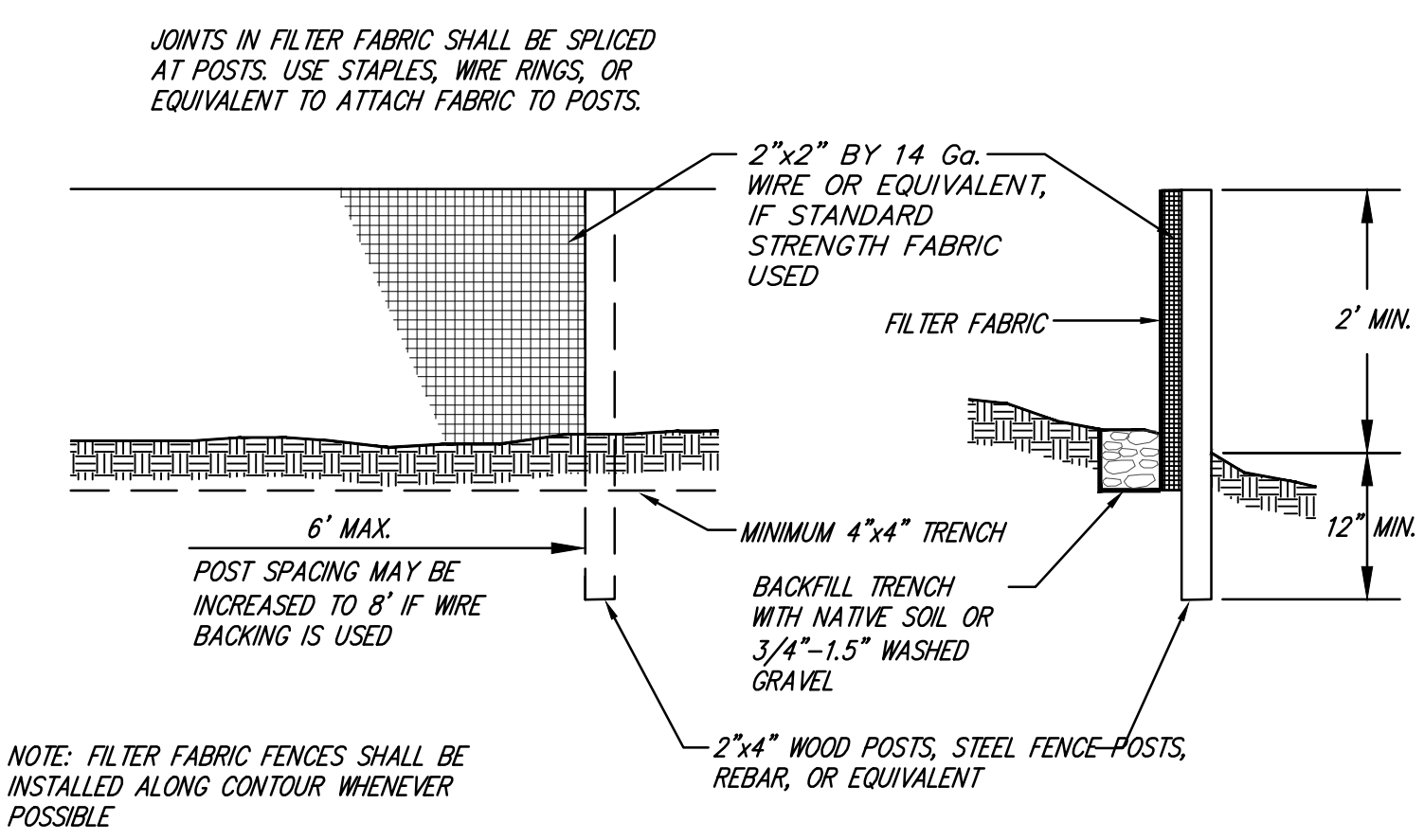


CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MERCER ISLAND BY PHONING (206)-275-7726.
2. FLAG LIMITS OF CLEARING IN FIELD AS INDICATED ON SHEET C2.01.
3. CLEAR FOR AND CONSTRUCT THE ROCKED CONSTRUCTION ACCESS.
4. CONSTRUCT PERIMETER FILTER FABRIC FENCES.
5. CONSTRUCT DOWNSTREAM DISCHARGE SYSTEM, INTERCEPTOR SWALES, ROCK CHECK DAMS, STORM DRAINAGE PIPES, RIP RAP PADS.
6. CLEAR & GRADE SITE WHILE EXTENDING TEMPORARY INTERCEPTOR SWALE AS CONSTRUCTION PROCEEDS. ALL SILT-LADEN RUNOFF SHALL BE DIRECTED TO SEDIMENT RETENTION FACILITIES.
7. CLEAR FOR AND CONSTRUCT DETENTION TANK FOR USE FOR SEDIMENT RETENTION AND CONSTRUCT DISCHARGE SYSTEM.
8. CONSTRUCT SANITARY SEWER, WATER, & REMAINING STORM DRAINAGE FACILITIES PER THE APPROVED PLANS.
9. FINE GRADE AND PAVE THE DRIVEWAY.
10. UPON COMPLETION OF GRADING ACTIVITIES, STABILIZE ALL DISTURBED AREAS, REMOVE EXCESS SEDIMENT FROM THE TANK AND REMOVE ALL TEMPORARY EROSION/ SEDIMENTATION CONTROL FACILITIES.

TREE PROTECTION NOTES

1. CONTRACTOR SHALL COORDINATE WITH ARBORIST ON GRADING AROUND RETAINED TREES AND ROOTS.
2. ARBORIST TO BE ONSITE TO VERIFY PRESERVATION OF RETAINED TREES

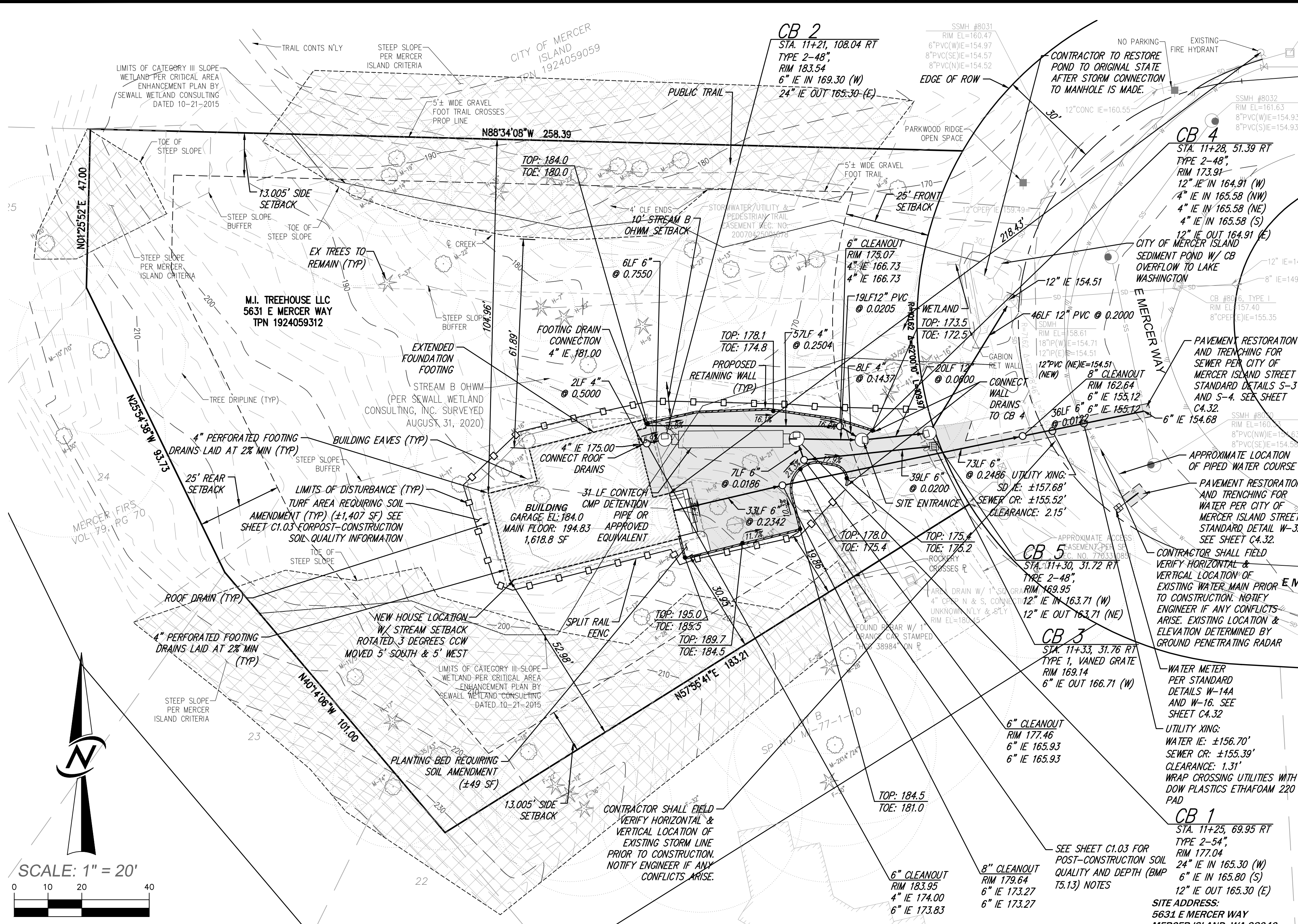


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DATE	OCTOBER 2020	SHEET	C2.01	OF	7
DESIGNED	FLAVIO BANADITTI	DRAWN	CHUCK FEMILING	APPROVED	MICHAEL MOODY, PE
					MICHAEL MOODY, PE
					PROJECT MANAGER
<p>DATE</p> <p>10/06/2020 REVISIONS PER CITY COMMENTS</p> <p>07/30/2023 REVISIONS PER CITY COMMENTS</p> <p>07/30/2023 REVISIONS PER CITY COMMENTS</p>					
<p>CIVIL ENGINEERING</p> <p>LANDSCAPE ARCHITECTURE</p> <p>PLANNING</p> <p>SURVEYING</p>					
<p>CORE DESIGN</p> <p>12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877</p>					
<p>TESC & TREE RETENTION PLAN</p> <p>MERCER ISLAND TREEHOUSE</p> <p>MI TREEHOUSE LLC</p> <p>PO BOX 261</p> <p>MEDINA, WA 98040</p>					
<p>PROJECT NUMBER</p> <p>18039</p>					

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STORM DRAINAGE GENERAL NOTES

- 1. ALL NEW CATCH BASINS SHALL CONFORM TO THE APWA WSDOT STANDARD DETAILS.
2. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED.
3. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION FILTER AND SILT REMOVAL FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM...

GENERAL NOTES

- 1. CONTRACTOR IS TO OBTAIN PERMITS AND GUARANTEES.
2. ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR...
3. CONSTRUCTION OF ALL IMPROVEMENTS FOR ACCESS, UTILITIES, STORM DRAINAGE AND SITE WORK SHALL COMPLY WITH CURRENT CITY ORDINANCES AND THE REQUIREMENTS OF THE CITY ENGINEER.

TREE PROTECTION NOTES

- 1. CONTRACTOR SHALL COORDINATE WITH ARBORIST ON GRADING AROUND RETAINED TREES AND ROOTS.
2. ARBORIST TO BE ONSITE TO VERIFY PRESERVATION OF RETAINED TREES

WATER GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL POLOTH AND VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY CONFLICTS.

SEWER GENERAL NOTES

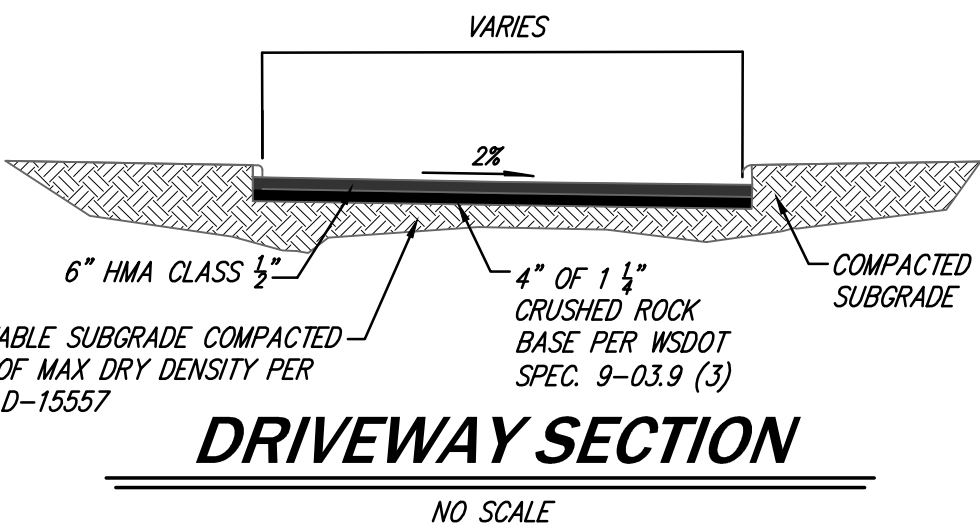
- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS, STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.

- 11. THE SEWER MAIN SHALL BE PLACED FIVE (5) FEET SOUTH OR WEST FROM THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE SHOWN ON THE PLAN.
12. A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
13. AFTER TRENCH BACKFILL AND COMPACTION, PVC SANITARY SEWER MAINS SHALL BE TESTED FOR DEFLECTION AS SPECIFIED IN SECTION 7-17.3(2)G OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION TEST OBSERVATION AND INSPECTION BY NORTHSHORE.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

- 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:

- 20. SAND SHALL BE BEDDED WITH CLEAN, GRANULAR MANUFACTURED PEA GRAVEL FROM 4" UNDER TO 6" OVER THE PIPE. SANITARY SEWER PIPE EIGHTEEN (18) FEET DEEP AND GREATER, OR ON A SLOPE OF 20% DUCTILE-IRON PIPE MUST MEET THE REQUIREMENTS OF AWWA C-151.
21. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE SDR-11 MINIMUM.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:



DRIVEWAY SECTION

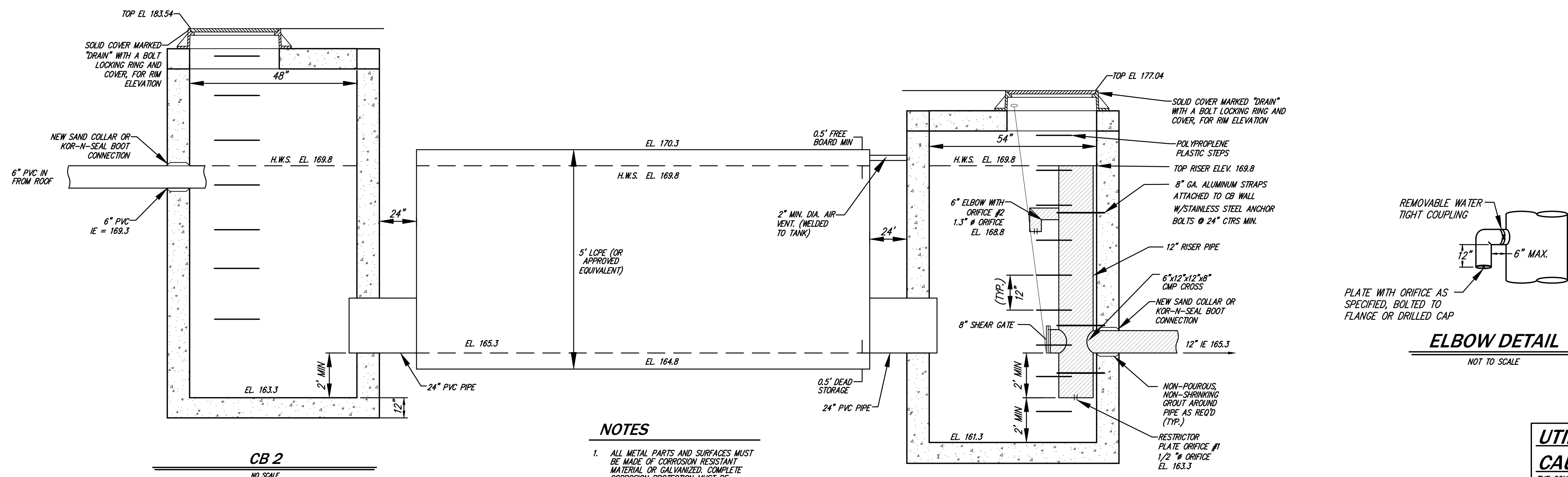
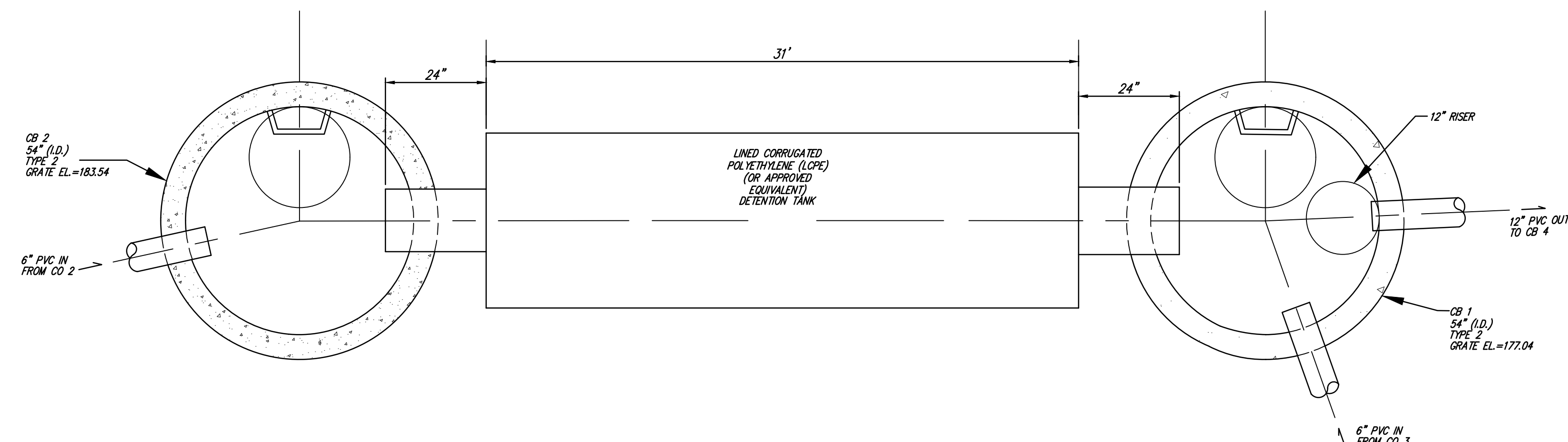
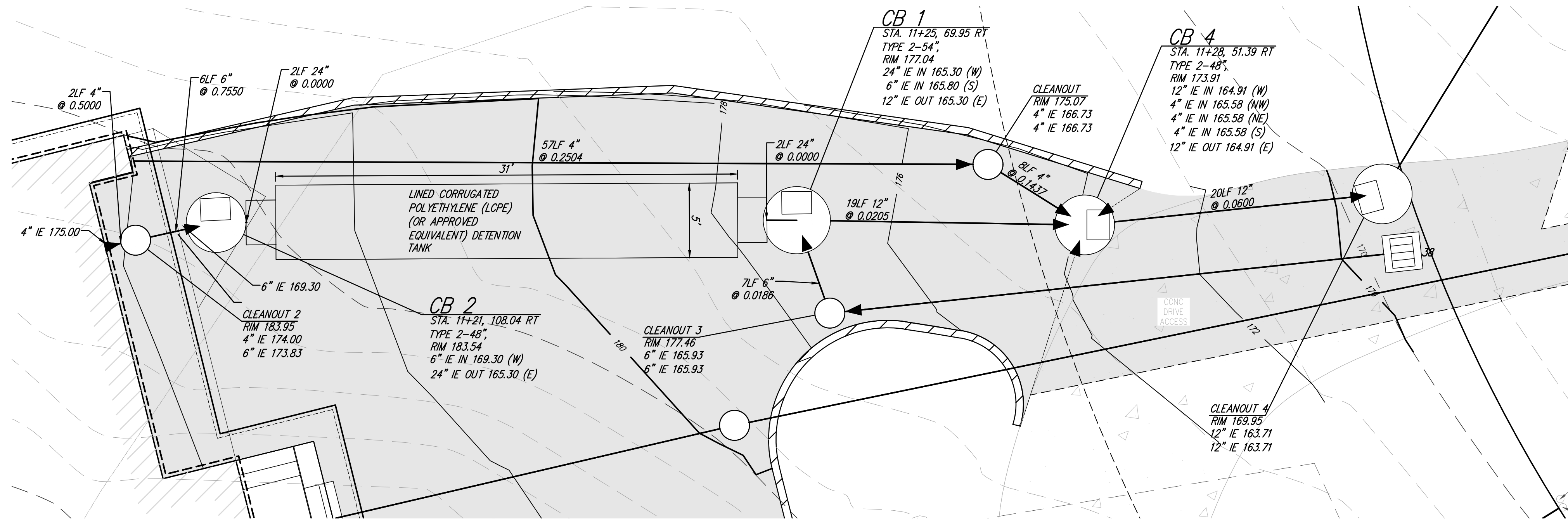
NO SCALE

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Project information including: DATE (OCTOBER 2020), DESIGNED (FLAVIO BANHOTI), DRAWN (CHUCK FEMLING), APPROVED (MICHAEL MOODY, PE), PROJECT MANAGER (MICHAEL MOODY, PE), SHEET (C4.01) OF (7), PROJECT NUMBER (18039). Includes logos for CORE DESIGN and MI TREEHOUSE LLC.



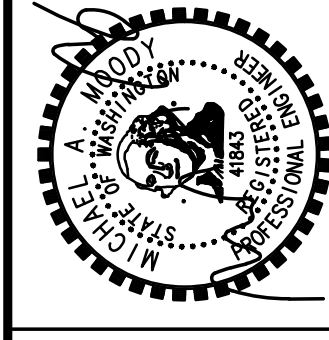
UNDERGROUND LOCATOR SERVICE
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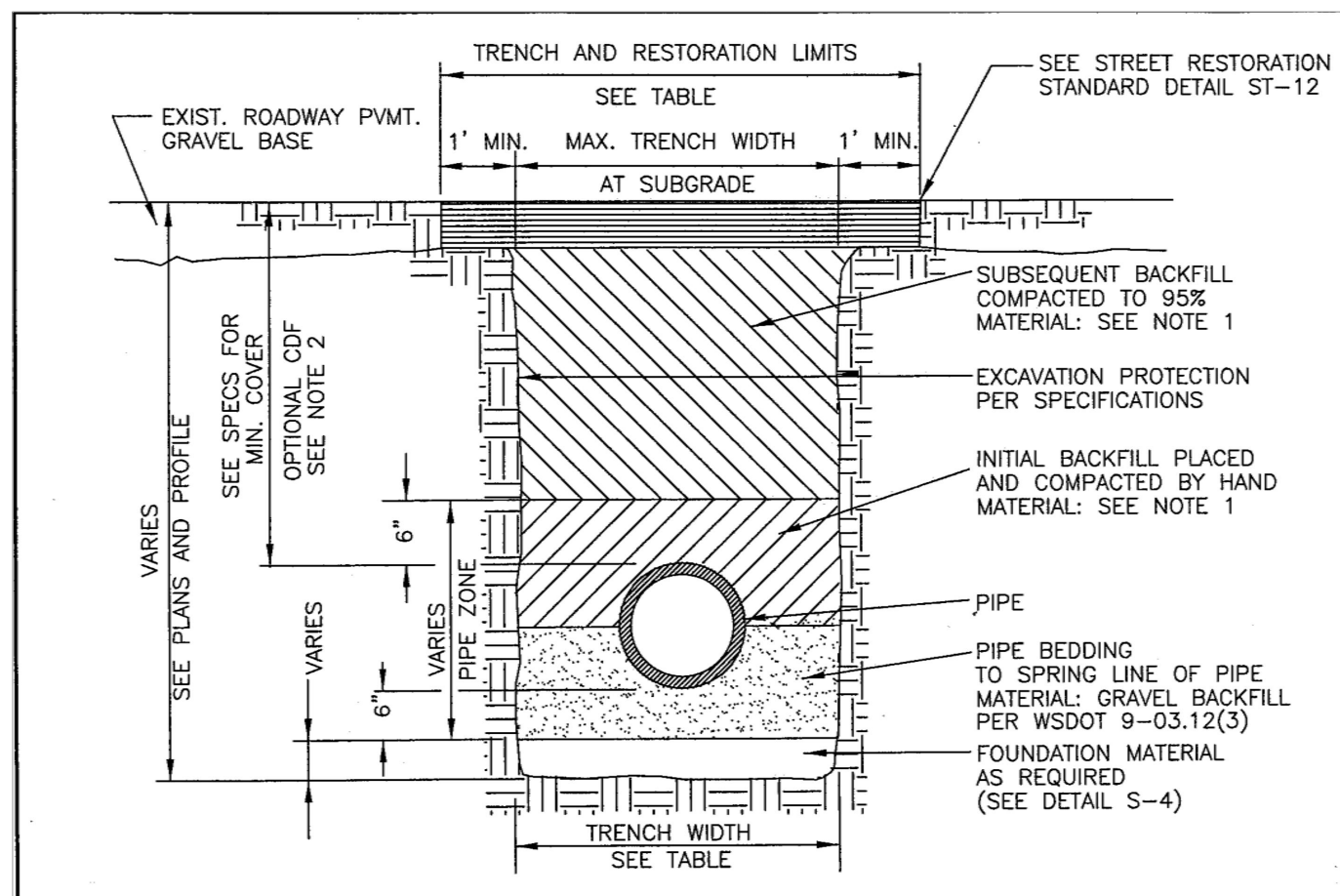
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DATE	OCTOBER 2020	DESIGNED	FLAVIO BIANOTTI	SHEET	OF
DRAWN	CHUCK FEMLING	APPROVED	MICHAEL MOODY, PE	C4.31	7
PROJECT NUMBER	18039	PROJECT MANAGER	MICHAEL MOODY, PE		
DATE	10/01/20	REVISIONS PER CITY COMMENTS			
	07/30/23	2 REVISIONS PER CITY COMMENTS			
	07/30/23	3 REVISIONS PER CITY COMMENTS			

STORM DRAINAGE DETAILS
MERCER ISLAND TREEHOUSE
MI TREEHOUSE LLC
 PO BOX 261
 MEDINA, WA 98040

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING



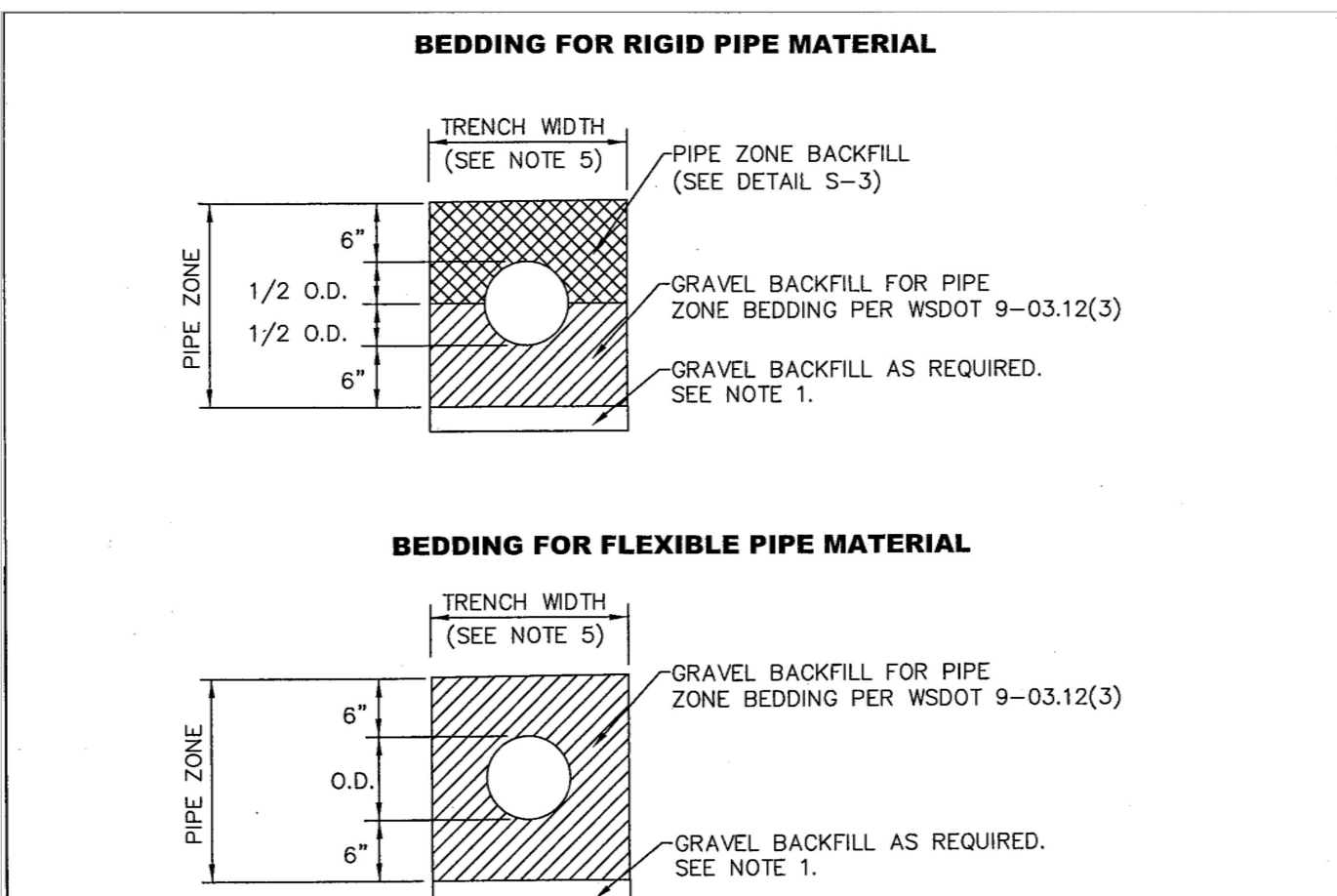


TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

CITY OF MERCER ISLAND STANDARD DETAILS SEWER TRENCH DETAIL S-3

6-5-2009 NO SCALE APPROVED

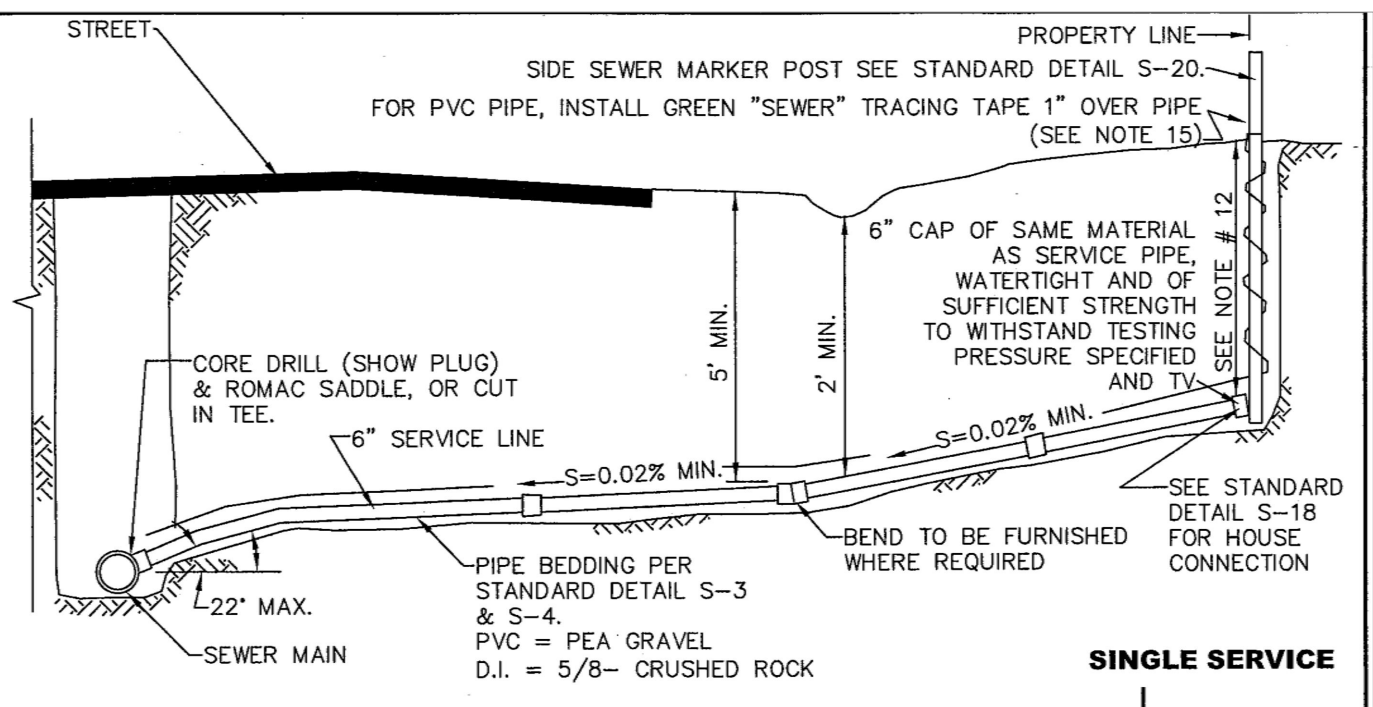


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8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

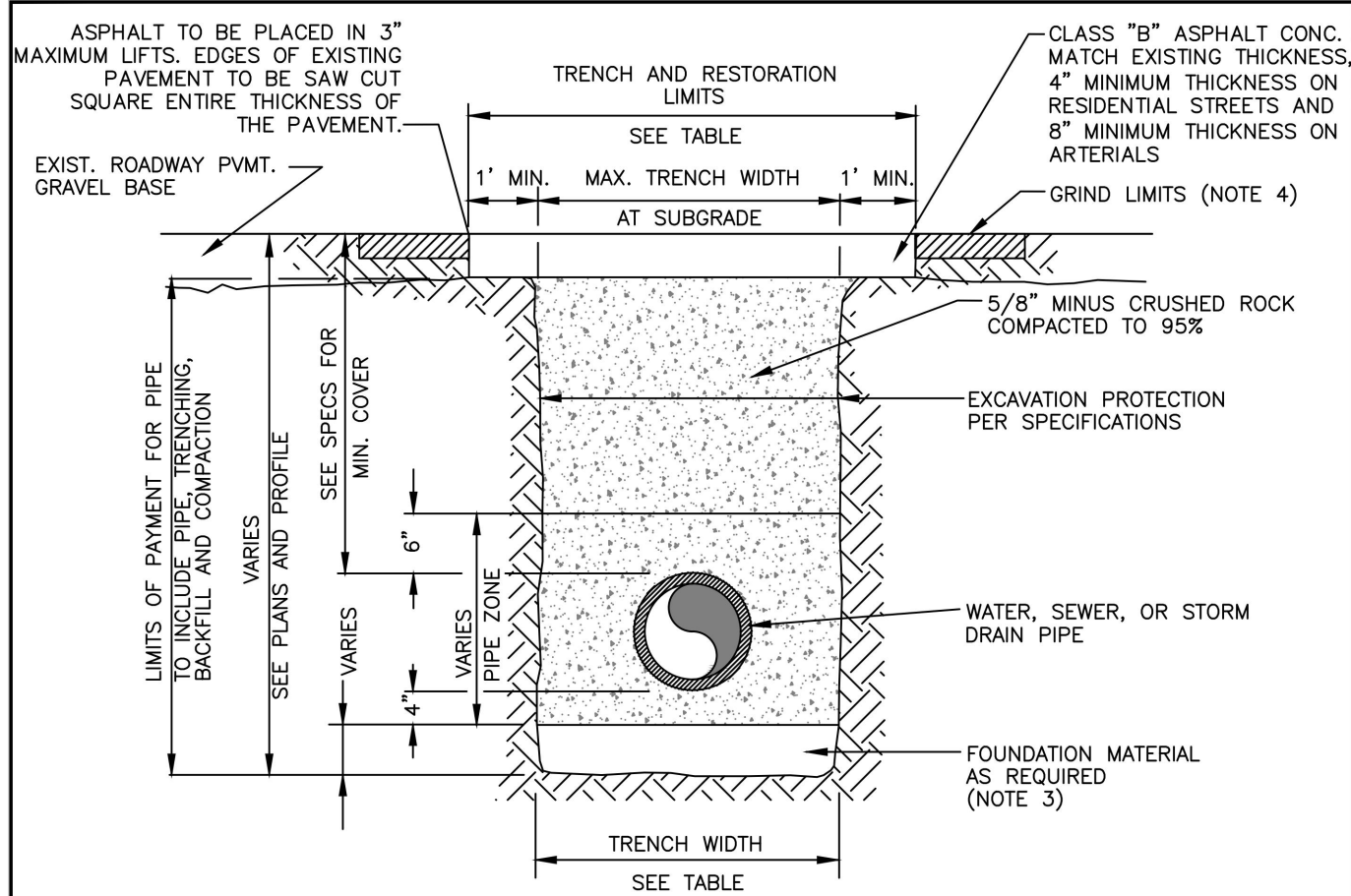
CITY OF MERCER ISLAND STANDARD DETAILS SEWER PIPE BEDDING S-4

6-5-2009 NO SCALE APPROVED



CITY OF MERCER ISLAND STANDARD DETAILS SEWER SIDE SEWER CONNECTION AND STUB S-17

6-5-2009 NO SCALE APPROVED

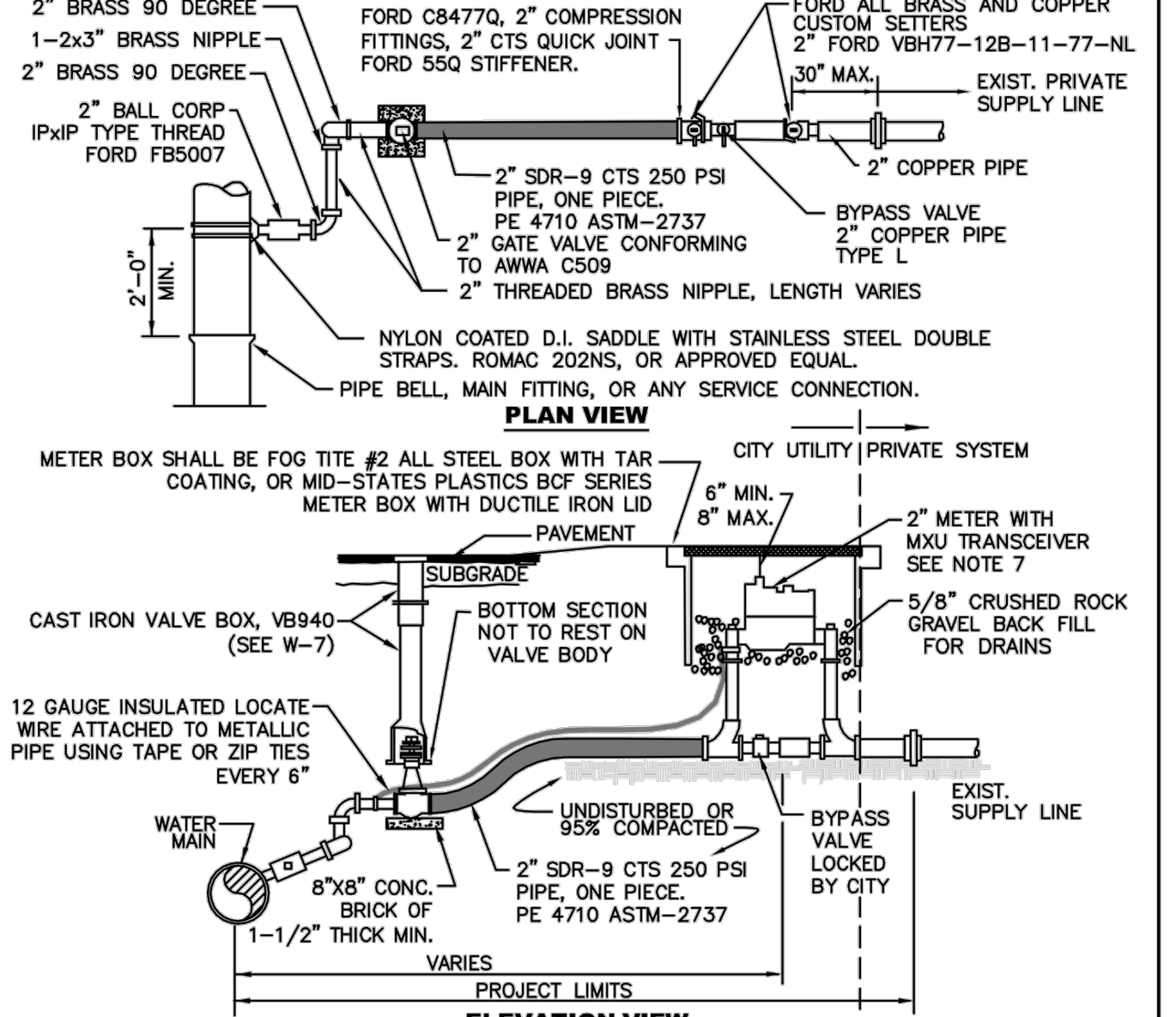


WIDTH TRENCH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

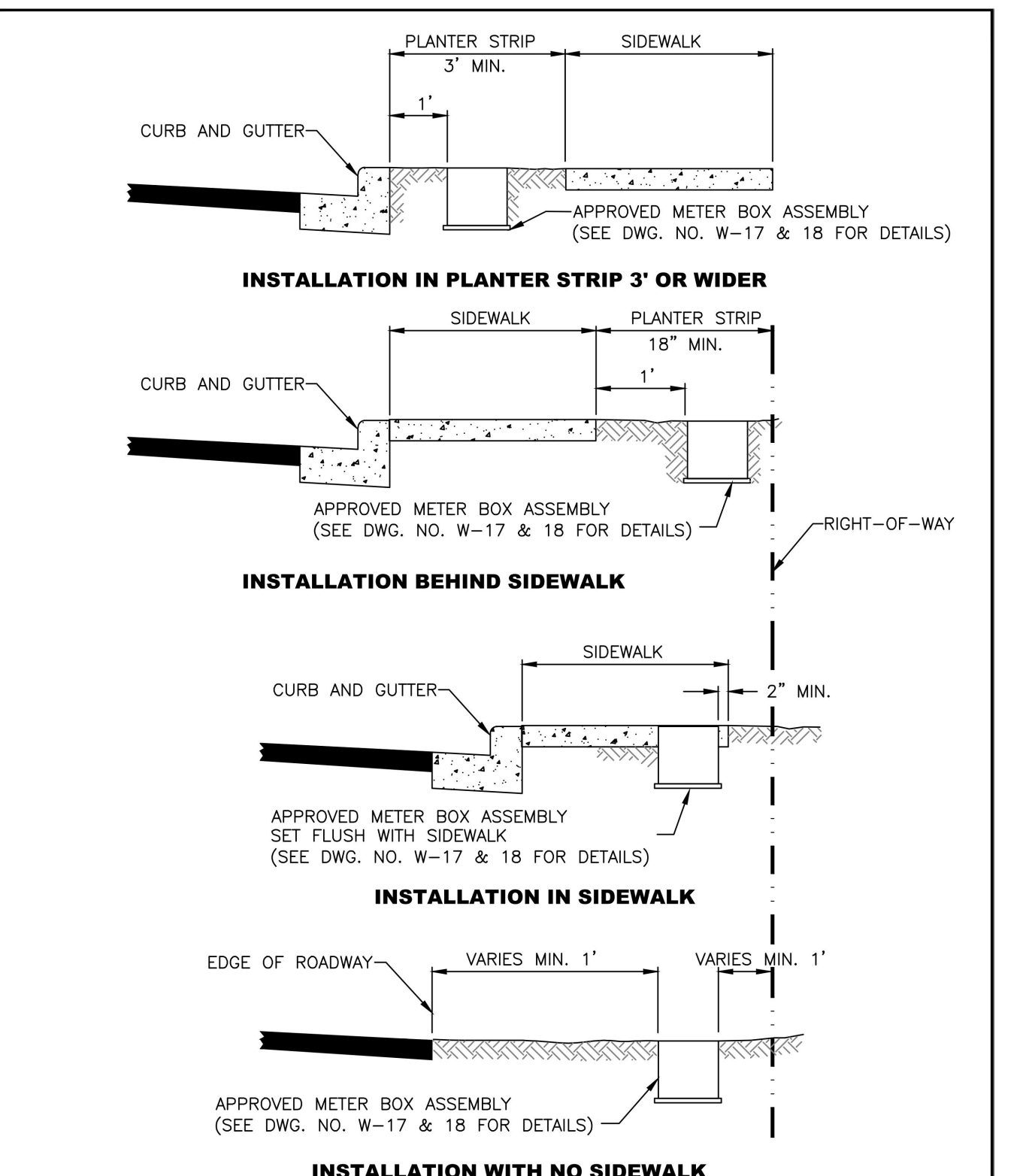
CITY OF MERCER ISLAND STANDARD DETAILS WATER TRENCH SECTION W-3

3-29-2021 NO SCALE APPROVED



CITY OF MERCER ISLAND STANDARD DETAILS WATER 2" WATER METER INSTALLATION W-14A

02-05-2021 NO SCALE APPROVED



CITY OF MERCER ISLAND STANDARD DETAILS WATER WATER METER PLACEMENT W-16

3-20-2006 NO SCALE APPROVED

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MI TREEHOUSE LLC
 PO BOX 261
 MEDINA, WA 98040

WATER AND SEWER DETAILS
MERCER ISLAND TREEHOUSE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DATE: OCTOBER 2020
 DESIGNED: FLAVIO BANOTTI
 DRAWN: CHUCK FEMLING
 APPROVED: MICHAEL MOODY, PE
 PROJECT MANAGER: MICHAEL MOODY, PE

REVISIONS PER CITY COMMENTS:
 1 10/6/22
 2 5/30/23
 3 6/30/23

SHEET 44.32 OF 7
 PROJECT NUMBER 18039

LEGEND AND SCHEDULE

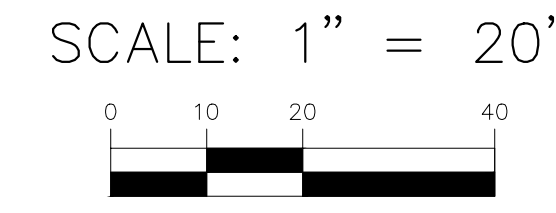
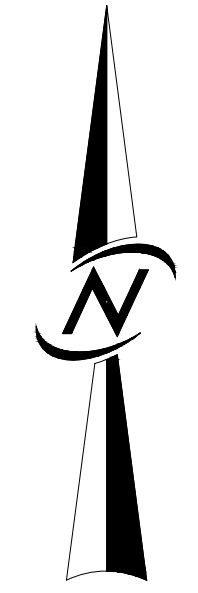
- EXCEPTIONAL TREE TO BE RETAINED
- EXCEPTIONAL TREE TO BE REMOVED
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE PROTECTION FENCING

NATIVE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	5	ACER CIRCINATUM	VINE MAPLE	1.5' CAL. MIN.	AS SHOWN
	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT. MIN.	AS SHOWN
	4	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' - 8' MIN HT.	AS SHOWN

NOTE:
ALL TREES NOT NUMBERED ON THIS PLAN ARE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

TREE RETENTION NOTES

- "LIMITS OF DISTURBANCE" FOR ALL RETAINED TREES ARE TO BE DETERMINED BY A CERTIFIED ARBORIST BEFORE CONSTRUCTION, AND WILL BE DETERMINED USING NON-INVASIVE TECHNIQUES SUCH AS AIR EXCAVATION. THESE LIMITS MUST MEET THE STANDARDS SET BY M.I.C.C. 19.10.080.
- REPLACEMENT TREE CALCULATIONS ARE DETERMINED BY THE DBH OF REMOVED TREES, PER M.I.C.C. 19.10.070. SEE TABLE AND CALCULATIONS HEREON.
- DISTURBANCE OF TREES #986, #987, #988 HAS BEEN APPROVED BY A CERTIFIED ARBORIST. SEE ARBORIST REPORT BY GILES CONSULTING FOR DETAILS.
- ALL DISTURBANCE WITHIN THE DRIPLINE OF RETAINED TREES TO BE OVERSEEN BY A CERTIFIED ARBORIST ON-SITE.
- REPLACEMENT TREES TO BE INSTALLED AFTER OCTOBER, AND BEFORE APRIL OF THE FOLLOWING YEAR TO MINIMIZE MORTALITY OF REPLACEMENT TREES DUE TO LOW WATER OR HEAT.
 - 5.1. IF PLANTING IN BETWEEN APRIL AND OCTOBER, SEE ARBORIST REPORT BY GILES CONSULTING FOR WATERING METHODS.
- REPLACEMENT TREE PLANTING LOCATION TO BE KEPT CONSISTENT WITH PLANS PROVIDED BY CONSULTING ORGANIZATIONS.



TREE RETENTION PLAN

SCALE 1" = 20'

TREE RETENTION CALCULATIONS

AS PER MICC 19.10.060.

TOTAL SIGNIFICANT TREES	33
TOTAL RETENTION REQUIREMENT	10 TREES (33 X .30 = 9.9)
TOTAL SIGNIFICANT TREES TO BE REMOVED	9*
TOTAL SIGNIFICANT TREES TO BE RETAINED	23 (66%)

*3 NON-VIABLE TREES ARE TO BE REMOVED FOR SAFETY AND HEALTH CONCERNS. SEE TREE TABLE HEREON AND ARBORIST REPORT FOR MORE DETAILS

TREE REPLACEMENT CALCULATIONS

AS PER MICC 19.10.070.

TREES TO BE REMOVED	7
TOTAL REPLACEMENT TREES REQUIRED	19
REPLACEMENT TREES PROPOSED	19

TREE TABLE

NOTE: SEE ARBORIST REPORT BY GILES CONSULTING FOR MORE DETAIL

Tree No.	Common/ Botanical	DBH (in)	Dripline radius	No. of Replacement Trees Required	Significant/Exceptional?	Condition	Viability	Future Action
974	Big Leaf Maple / <i>Acer macrophyllum</i>	26.9	28	0	Exceptional	Average	Dying	Remove
975	Western Hemlock / <i>Tsuga heterophylla</i>	12.5	18	2	Significant	Average	Good	Remove
976	Big Leaf Maple / <i>Acer macrophyllum</i>	30.2	34	3	Exceptional	Healthy	Fair	Remove
977	Big Leaf Maple / <i>Acer macrophyllum</i>	15.7	26	0	Significant	Average	Dying	Remove
978	Western Hemlock / <i>Tsuga heterophylla</i>	9.3	18	0	Insignificant	Average	Fair	Remove
979	Douglas Fir / <i>Pseudotsuga menziesii</i>	15.9	20	2	Significant	Average	Fair	Remove
980	Red Alder / <i>Alnus rubra</i>	28.1	20	0	Exceptional	Dying	Poor	Remove
981	Western Hemlock / <i>Tsuga heterophylla</i>	21.4	20	2	Significant	Average	Good	Remove
982	Big Leaf Maple / <i>Acer macrophyllum</i>	37.3	38	6	Exceptional	Healthy	Good	Remove
983	Western Hemlock / <i>Tsuga heterophylla</i>	8.4	18	0	Insignificant	Healthy	Fair	Remove
984	Western Hemlock / <i>Tsuga heterophylla</i>	11.6	16	2	Significant	Average	Fair	Remove
985	Big Leaf Maple / <i>Acer macrophyllum</i>	19.1	34	2	Significant	Average	Fair	Remove
986	Douglas Fir / <i>Pseudotsuga menziesii</i>	38.2	24	0	Exceptional	Healthy	Good	Retain
987	Big Leaf Maple / <i>Acer macrophyllum</i>	30.8, 20.0	30	0	Exceptional	Average	Good	Retain
988	Western Hemlock / <i>Tsuga heterophylla</i>	15.4	20	0	Significant	Average	Good	Retain
Total Replacement Trees				19				

Tree No.	Common/ Botanical	DBH (in)	Dripline radius	Significant/Exceptional?	Future Action
571	Western Hemlock / <i>Tsuga heterophylla</i>	17	16	Significant	Retain
572	Big Leaf Maple / <i>Acer macrophyllum</i>	35, 43	28	Exceptional	Retain
573	Big Leaf Maple / <i>Acer macrophyllum</i>	14	18	Significant	Retain
574	Douglas Fir / <i>Pseudotsuga menziesii</i>	18	20	Significant	Retain
575	Big Leaf Maple / <i>Acer macrophyllum</i>	11, 8	16	Significant	Retain
576	Big Leaf Maple / <i>Acer macrophyllum</i>	9	22	Insignificant	Retain
577	Western Hemlock / <i>Tsuga heterophylla</i>	11	12	Significant	Retain
578	Big Leaf Maple / <i>Acer macrophyllum</i>	35	30	Exceptional	Retain
579	Western Hemlock / <i>Tsuga heterophylla</i>	7	12	Insignificant	Retain
580	Western Hemlock / <i>Tsuga heterophylla</i>	13	16	Significant	Retain
581	Western Hemlock / <i>Tsuga heterophylla</i>	9	12	Insignificant	Retain
582	Big Leaf Maple / <i>Acer macrophyllum</i>	27	24	Exceptional	Retain
583	Western Hemlock / <i>Tsuga heterophylla</i>	22	22	Significant	Retain
584	Western Hemlock / <i>Tsuga heterophylla</i>	7	10	Insignificant	Retain
585	Western Hemlock / <i>Tsuga heterophylla</i>	35	16	Exceptional	Retain
586	Western Red Cedar / <i>Thuja plicata</i>	11	12	Significant	Retain
587	Big Leaf Maple / <i>Acer macrophyllum</i>	22	16	Significant	Retain
588	Big Leaf Maple / <i>Acer macrophyllum</i>	36	28	Exceptional	Retain
589	Big Leaf Maple / <i>Acer macrophyllum</i>	24	24	Exceptional	Retain
590	Big Leaf Maple / <i>Acer macrophyllum</i>	23	24	Significant	Retain
591	Big Leaf Maple / <i>Acer macrophyllum</i>	22	24	Significant	Retain
592	Douglas Fir / <i>Pseudotsuga menziesii</i>	37	22	Exceptional	Retain
593	Big Leaf Maple / <i>Acer macrophyllum</i>	14	18	Significant	Retain
594	Big Leaf Maple / <i>Acer macrophyllum</i>	19	20	Significant	Retain
595	Big Leaf Maple / <i>Acer macrophyllum</i>	28	28	Exceptional	Retain

DATE: FEBRUARY 2023

DESIGNED: JOSIAH M. PEARSON

DRAWN: JOSIAH M. PEARSON

APPROVED: LINDSEY B. SOLORIO, P.L.A.

PROJECT MANAGER: _____

PROJECT MANAGER: _____

NO. _____

REVISIONS: _____

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

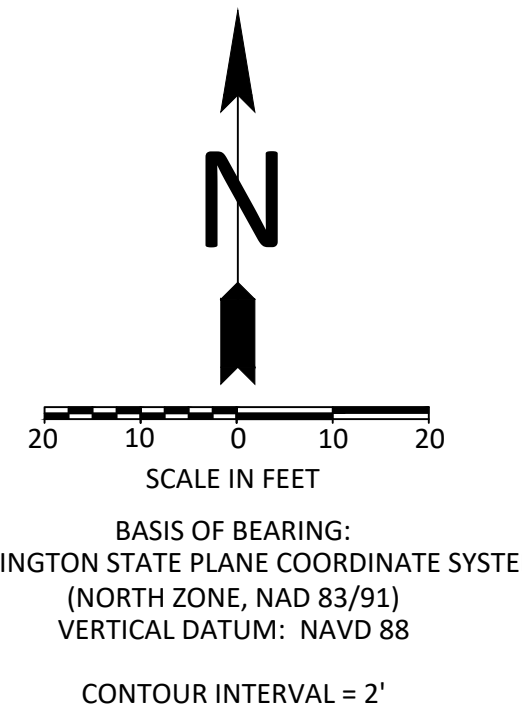
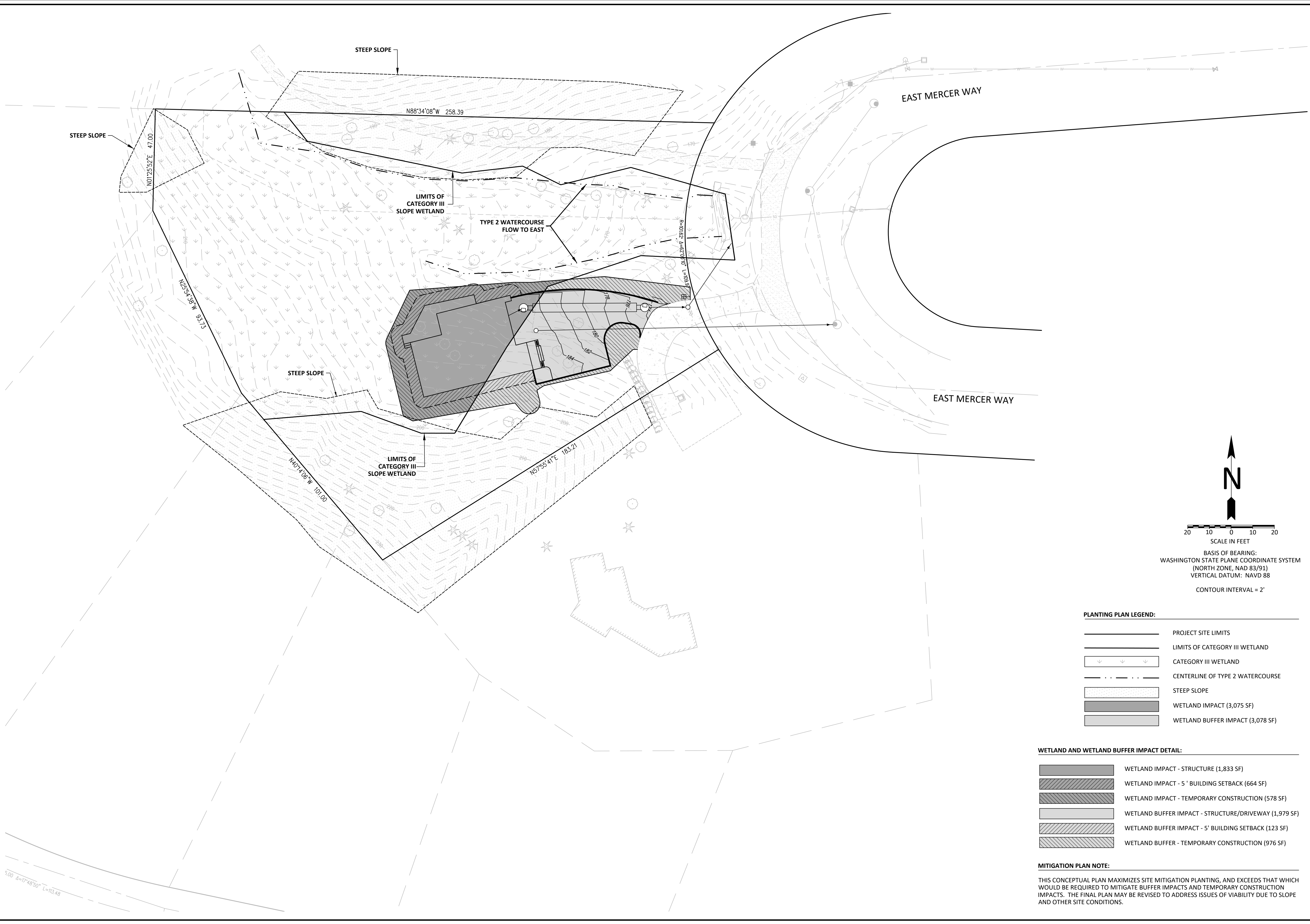
12100 NE 195th St., Suite 300, Bothell, Washington 98011 425.885.7877

STATE OF WASHINGTON
JOSIAH M. PEARSON
LICENSED LANDSCAPE ARCHITECT
NO. 19816P 04/19/2018

TREE RETENTION PLAN
MERCER ISLAND TREEHOUSE
MI TREEHOUSE LLC
P.O. BOX 261
MEDINA, WA 98039

SHEET _____ OF _____

PROJECT NUMBER
18039



PLANTING PLAN LEGEND:

	PROJECT SITE LIMITS
	LIMITS OF CATEGORY III WETLAND
	CATEGORY III WETLAND
	CENTERLINE OF TYPE 2 WATERCOURSE
	STEEP SLOPE
	WETLAND IMPACT (3,075 SF)
	WETLAND BUFFER IMPACT (3,078 SF)

WETLAND AND WETLAND BUFFER IMPACT DETAIL:

	WETLAND IMPACT - STRUCTURE (1,833 SF)
	WETLAND IMPACT - 5' BUILDING SETBACK (664 SF)
	WETLAND IMPACT - TEMPORARY CONSTRUCTION (578 SF)
	WETLAND BUFFER IMPACT - STRUCTURE/DRIVEWAY (1,979 SF)
	WETLAND BUFFER IMPACT - 5' BUILDING SETBACK (123 SF)
	WETLAND BUFFER - TEMPORARY CONSTRUCTION (976 SF)

MITIGATION PLAN NOTE:
 THIS CONCEPTUAL PLAN MAXIMIZES SITE MITIGATION PLANTING, AND EXCEEDS THAT WHICH WOULD BE REQUIRED TO MITIGATE BUFFER IMPACTS AND TEMPORARY CONSTRUCTION IMPACTS. THE FINAL PLAN MAY BE REVISED TO ADDRESS ISSUES OF VIABILITY DUE TO SLOPE AND OTHER SITE CONDITIONS.

CRITICAL AREA ENHANCEMENT PLAN
- MI TREEHOUSE LLC -
 5637 EAST MERCER WAY
 MERCER ISLAND, WASHINGTON



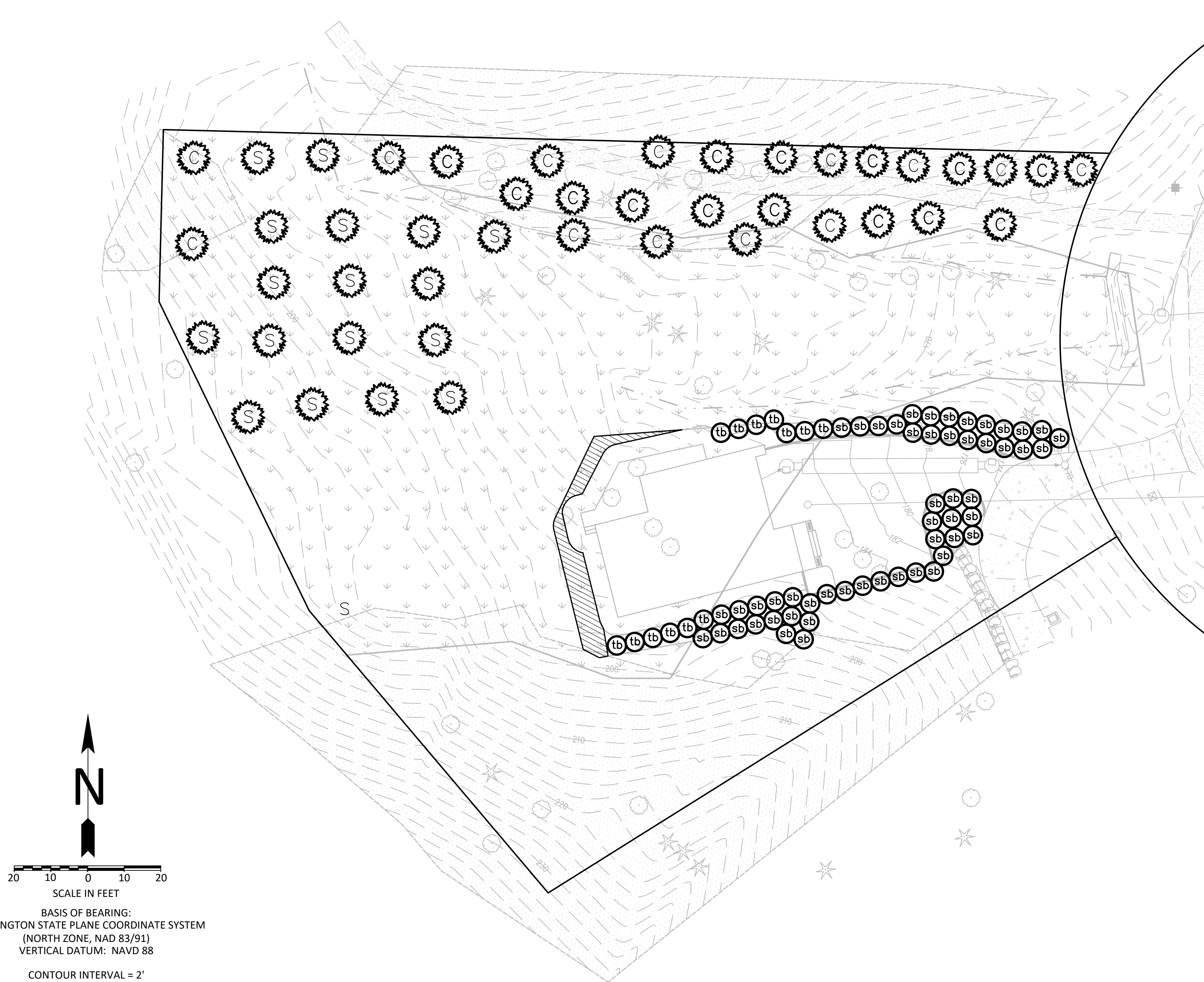
NO. DATE NOTES

1.	09/08/15	ADDED STREAM
2.	10/21/15	REVISED PER CITY COMMENTS
3.	12/04/18	REVISED PER NEW SITE PLAN
4.	12/17/18	ADDED IMPACT SITE PLAN
5.	01/24/19	REVISED PLANTING PLAN
6.	01/25/19	ADDED MITIGATION PLAN NOTE
7.	10/30/19	REVISED PER NEW SITE PLAN
8.	12/02/20	REVISED PER NEW SITE PLAN
9.	10/06/22	REVISED MONITORING PLAN
10.	05/23/23	ADDED TREE REPLACEMENT PLAN
11.	06/23/23	REVISED PLANTING PLAN

DATE: 03/04/2015
 JOB NUMBER: 14-206

SITE PLAN

5.00 4=17'48"50" L=103.48



MITIGATION PLAN NOTE:

THIS CONCEPTUAL PLAN MAXIMIZES SITE MITIGATION PLANTING, AND EXCEEDS THAT WHICH WOULD BE REQUIRED TO MITIGATE BUFFER IMPACTS AND TEMPORARY CONSTRUCTION IMPACTS. THE FINAL PLAN MAY BE REVISED TO ADDRESS ISSUES OF VIABILITY DUE TO SLOPE AND OTHER SITE CONDITIONS.

PLANTING PLAN NOTES:

1. BASE TOPOGRAPHIC AND SITE PLAN PROVIDED BY HEALY-JORGENSEN ARCHITECTS (2958 222ND PLACE SE - SAMMAMISH, WASHINGTON 98075; 425-454-3096). SOURCE DRAWINGS HAVE BEEN MODIFIED FOR VISUAL ENHANCEMENT.
2. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WHEN INSTALLING PLANTS.
3. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER PRIOR TO PLANT INSTALLATION.
4. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT THE TIME OF INSTALLATION.
5. SEE THIS SHEET FOR PLANT INSTALLATION DETAILS.

PLANT SCHEDULE:					
	COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
S	SITKA SPRUCE	<i>PICEA SITCHENSIS</i>	6 FT BALL AND BURLAP	17	AS SHOWN
C	WESTERN REDCEDAR	<i>THUJA PLICATA</i>	2 GALLON CONTAINERIZED	27	AS SHOWN
tb	TWINBERRY HONEYSUCKLE	<i>LONICERA INVOLUCRATA</i>	2 GALLON CONTAINERIZED	13	AS SHOWN
sb	SALMONBERRY	<i>RUBUS SPECTABILIS</i>	2 GALLON CONTAINERIZED	53	AS-SHOWN
[Hatched Box]	RED-OSIER DOGWOOD	<i>CORNUS SERICEA</i>	4 FOOT LIVE STAKE	25	4 FT ON-CENTER
				TOTAL - 135	

1 PLANTING PLAN

MONITORING PLAN & MAINTENANCE PLAN

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS ARE OUTLINED IN TABLE 2-1 (BELOW). THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

MONITORING PLAN

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN.

BASELINE MONITORING DATA SHALL BE COLLECTED AT THE TIME OF THE AS-BUILT (SEE "ANNUAL COMPLIANCE MONITORING" FOR FIELD DATA COLLECTION REQUIREMENTS). PERMANENT PHOTO POINTS SHALL BE ESTABLISHED AT THE TIME OF THE AS-BUILT TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN BUFFER AREAS. BASELINE MONITORING AND PHOTOGRAPHS SHALL BE SUBMITTED WITH THE AS-BUILT.

THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO THE CITY OF MERCER ISLAND NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING

FOLLOWING ACCEPTANCE OF THE AS-BUILT BY THE CITY OF MERCER ISLAND, ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED FOR A PERIOD OF FIVE (5) YEARS. ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO THE CITY OF MERCER ISLAND BY NOVEMBER 30 OF EACH MONITORING YEAR.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN BUFFER AREAS FOR PURPOSES OF EVALUATING THE CURRENT YEAR'S SUCCESS STANDARDS. AT THE TIME OF EACH MONITORING, THE FOLLOWING INFORMATION SHALL BE COLLECTED WITHIN BUFFER AREAS AND ASSESSED RELATIVE TO THE SUCCESS STANDARDS ESTABLISHED FOR THE PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED. A DIRECT COUNT INVENTORY AND ASSESSMENT OF INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. IN ADDITION, PHOTOGRAPHS OF BUFFER AREAS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.
- YEAR 5 ONLY - WETLAND LIMITS SHALL BE VERIFIED USING THE WETLAND DELINEATION METHODS DESCRIBED IN THE 1987 CORPS OF ENGINEER WETLAND DELINEATION MANUAL AS AMENDED BY THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS MANUAL: WESTERN MOUNTAINS, VALLEYS, AND COAST (VERSION 2.0).

THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF MERCER ISLAND NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF MERCER ISLAND TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

1. ADDITIONAL PLANT INSTALLATION;
2. EROSION CONTROL;
3. HERBIVORY PROTECTION;
4. MODIFICATION TO THE IRRIGATION REGIME; AND/OR
5. PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF MERCER ISLAND BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF MERCER ISLAND, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF MERCER ISLAND MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN ARE SATISFIED.

GENERAL MAINTENANCE

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED STOCK.

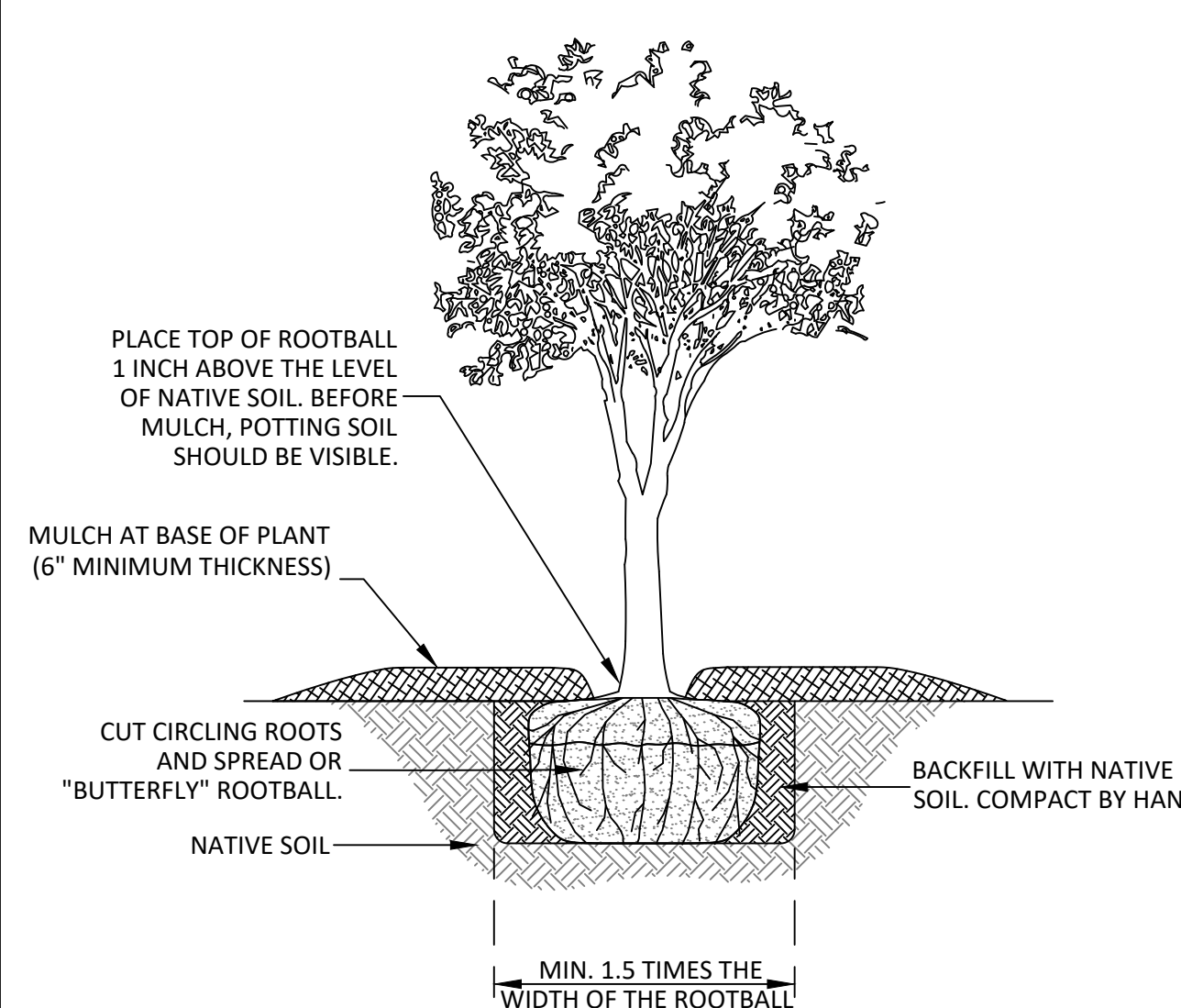
GENERAL MAINTENANCE SHALL INCLUDE:

1. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

TABLE 2-1: GOALS, OBJECTIVES, MONITORING SCHEDULE, & PERFORMANCE STANDARDS

GOAL	OBJECTIVE	SCHEDULE	PERFORMANCE STANDARDS
TO SUCCESSFULLY ENHANCE ON-SITE WETLAND AND BUFFER AREAS USING NATIVE PLANT SPECIES.	TO INSTALL AND SUCCESSFULLY ESTABLISH NATIVE PLANTINGS AS SHOWN ON THIS DRAWING.	AUGUST OR SEPTEMBER OF YEARS 1, 2, 3, 4, & 5 FOLLOWING PLANT INITIAL INSTALLATION	<ul style="list-style-type: none"> • 100% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON (YEAR 1). THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR REPLANTING, AS NECESSARY, TO ACHIEVE THE REQUIRED PLANT NUMBERS. • 85% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIFTH GROWING SEASON (YEAR 5).



2 PLANT INSTALLATION DETAIL

NOT TO SCALE

GENERAL NOTES:

1. WORK SHALL CONFORM TO ANY AND ALL APPLICABLE PERMITS AND/OR APPROVED CONSTRUCTION DRAWINGS.
2. WORK SHALL BE COMPLETED BY PERSONS EXPERIENCED IN THE ENHANCEMENT WORK SHOWN ON THESE DRAWINGS.
3. BEFORE THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN MERCER ISLAND, THE OWNER, AND THE PLAN DESIGNER.
4. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

CRITICAL AREA ENHANCEMENT PLAN
- MI TREEHOUSE LLC -
5637 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

811
Know what's below.
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UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND RESULTS AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MARKING MAY BE REQUIRED. FIELD LOCATE VERY THOROUGHLY AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES
1.	09/08/15	ADDED STREAM
2.	10/21/15	REVISED PER CITY COMMENTS
3.	12/04/18	REVISED PER NEW SITE PLAN
4.	12/17/18	ADDED IMPACT SITE PLAN
5.	01/24/19	REVISED PLANTING PLAN
6.	01/25/19	ADDED MITIGATION PLAN NOTE
7.	10/30/19	REVISED PER NEW SITE PLAN
8.	12/02/20	REVISED PER NEW SITE PLAN
9.	10/06/22	REVISED MONITORING PLAN
10.	05/23/23	ADDED TREE REPLACEMENT PLAN
11.	06/23/23	REVISED PLANTING PLAN

DATE: 03/04/2015
JOB NUMBER: 14-206

**Planting Plan,
Notes, Details, &
Monitoring Plan**