

TREE PLANTING PLAN

1. NEW TREES WILL BE AT LEAST 6 FEET TALL FOR CONIFERS AND 1.5 INCHES IN CALIPER FOR DECIDUOUS SPECIES
2. NEW TREES WILL BE PLANTED BETWEEN OCTOBER AND MARCH
3. MINIMUM SPACING BETWEEN TREES AND DISTANCES FROM BUILDINGS OR INFRASTRUCTURE WILL BE 10 FEET
4. EACH NEW TREE WILL BE WATERED FOR THE FIRST 2 YEARS ON THE FOLLOWING SCHEDULE:
 - MINIMUM OF 5 GALLONS OF WATER PER WEEK FOR THE FIRST 4 WEEKS AFTER PLANTING
 - EVERY 2 WEEKS WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE BELOW 70°
 - ONCE A WEEK WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE OVER 70° (E.G. MAY THROUGH SEPTEMBER)

Code Data

- 2021 International Building Code (IBC) - struct.
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 International Fire Code (IFC)
- 2021 International Existing Building Code
- 2021 International Swimming Pool and Spa Code
- Washington State Energy Code (WCEC)
- ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

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

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

Civil Engineer

Duffy Ellis
CES Civil Engineering
102 NW Canal St Seattle WA 98107
206.930.0342

Structural Engineer

Javid Abdi, PE, SE Atlas Consulting Structural Engineers
6810 NE 149th St Kenmore WA 98028
Phone: (206) 427-7233

Contractor

Aspen Homes NW
Mike Yeganeh
P.O. BOX # 1056
Mercer Island, WA 98040
Lic # ASPPENHN870MK

Project Description

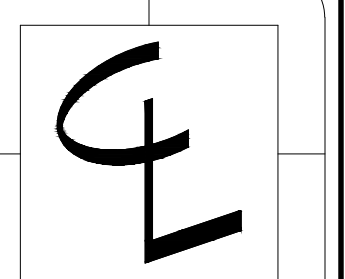
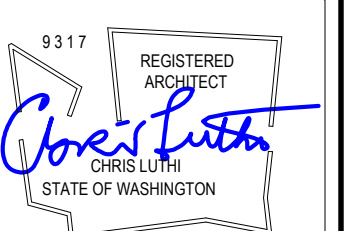
Demolish existing and build new single family residence.

Parcel Number/Legal

Parcel # = 2174500520
Legal Description:
EAST SEATTLE ADD
PLat Block: 3
Plat Lot: 32-33
ZONING = R-8.4
lot size = 6,000 sf

Owner

SINA YEGANEH
3307 E PIKE ST
Seattle WA 98122



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4737 37th AVE SW
SEATTLE
206.935.4654
www.Centerline-Design.com

Yeganeh Residence
3029 62nd Ave SE

CONTENTS

Site Plan

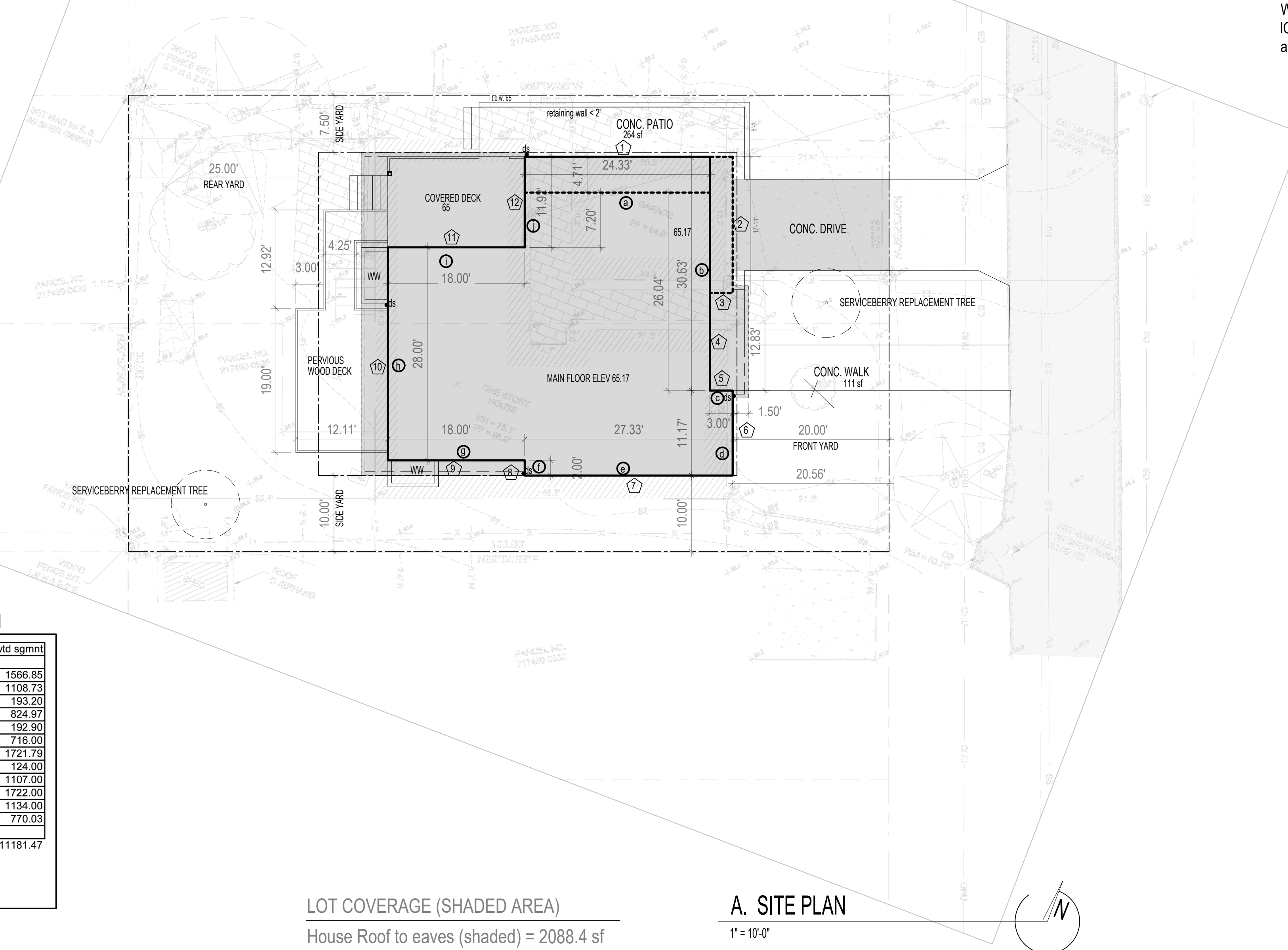
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ELEVATION CALCULATION

	EL @ MIDPOINT	segment	wtd sgmit
1	64.40	24.33	1566.85
2	64.80	17.11	1108.73
3	64.40	3.00	193.20
4	64.30	12.83	824.97
5	64.30	3.00	192.90
6	64.10	11.17	716.00
7	63.00	27.33	1721.79
8	62.00	2.00	124.00
9	61.50	18.00	1107.00
10	61.50	28.00	1722.00
11	63.00	18.00	1134.00
12	64.60	11.92	770.03
			176.69 11181.47

AVG. EL = 63.28
BOLD = NEW EL LOWER THAN EXIST

EXCEPTED BASEMENT FLOOR AREA

segment	length	%cover	wtd
a	24.33	100.0%	218.97
b	26.04	100.0%	234.36
c	3	100.0%	27.00
d	11.17	99.5%	100.03
e	27.33	86.0%	211.53
f	2	77.8%	14.00
g	18	60.0%	97.20
h	28	70.0%	176.40
i	18	100.0%	162.00
l	7.2	100.0%	64.80

perim= 165.07 wtd avg 1306.30
raw FAR 1442 full avg 1485.63
% 87.93%

full cover = 9.0

excepted area = 1267.9

PERCENT COVERAGE IS THE PERCENT OF A BASEMENT WALL THAT IS BURIED BASED ON THE LOWER OF EXISTING OR FINAL GRADE

LOT COVERAGE (SHADED AREA)

House Roof to eaves (shaded) = 2088.4 sf
driveway (shaded) = 247 sf
TOTAL = 2335 sf
allowable = 6000 x .4 = 2400 sf

amount available for hardscape = 64.6 sf

F.A.R. CALCULATION

Main Floor FA= 1555 sf (inc. gar)
Basement FA = 1443 sf (88% below grade)
Upper Floor FA = 1108 sf
4106 sf

excepted FA = (1267.9 sf)
stairs = (70 sf x 2 = 140 sf)

TOTAL chargeable FA = 2698.1 sf

Lot is < 7500 sf therefor FAR = lesser of 3000 sf or, 45% of lot area
.45 x 6000 sf = 2700 sf, FAR limit = 2700 sf

A. SITE PLAN

1" = 10'-0"

- ww = WINDOW WELL
- = PAVEMENT/DECK LINE
- = EAVE/ROOF LINE
- = EXTENT OF LIVING AREA
- = BUILDING FOOTPRINT (FOUNDATION EXTENTS)
- = GUTTER LINE
- ⊙ = WALL SEGMENT TAG FOR HEIGHT CALCULATION
- Ⓛ = WALL SEGMENT TAG FOR BASEMENT FAR EXCEPTION

LOT SLOPE

HIGH POINT = 67.3'
LOW POINT = 57.7'
LOT SLOPE = 9.6'/116.75' = 8.22%
LOT COVERAGE = 40%

HARDSCAPE

ENRTY WALK - 111 SF
SIDE PATIO - 264 SF
REAR DECK - 221.5
RET. WALLS/WW - 4.3
TOTAL = 600.8 sf

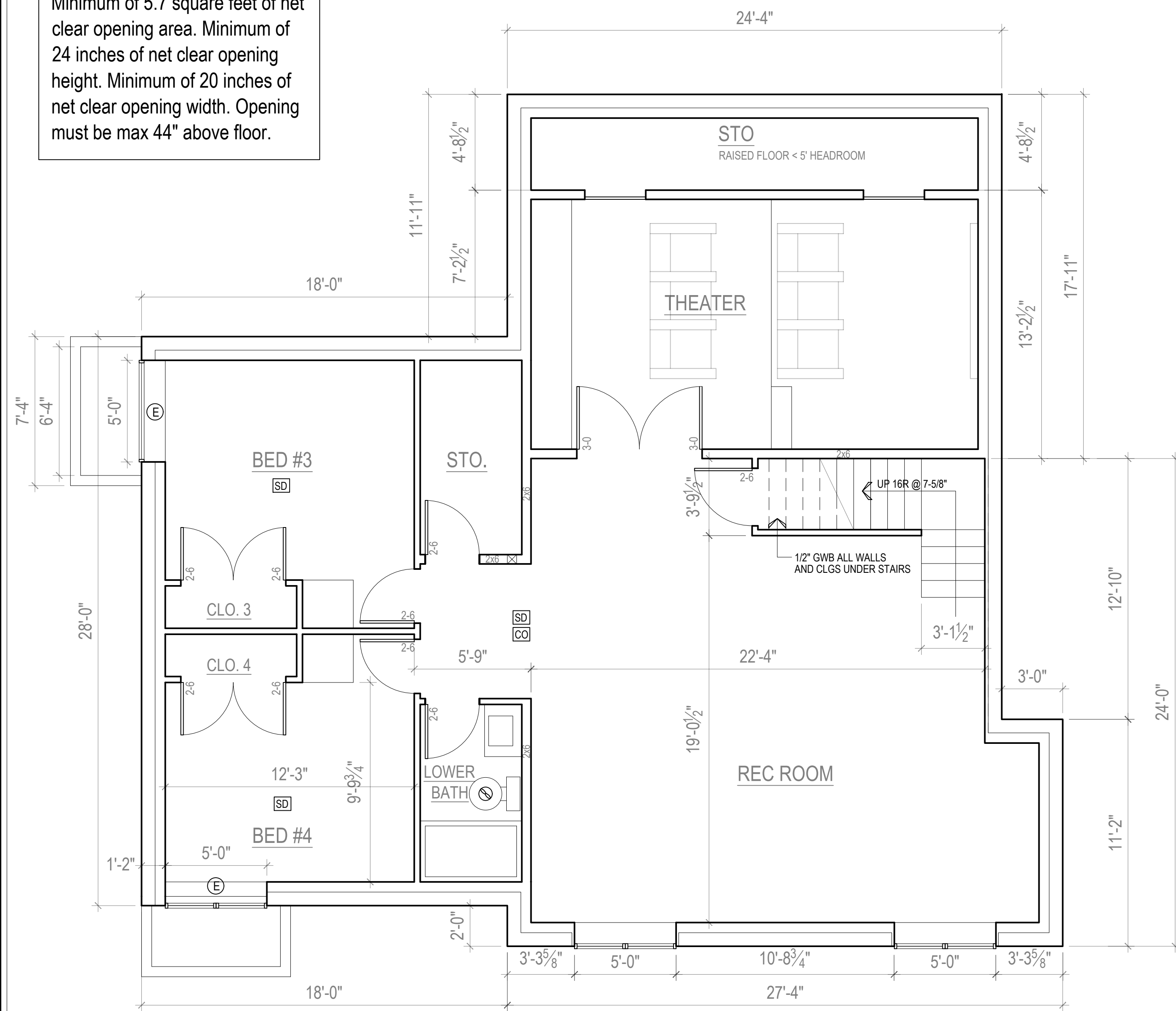
allowable = 600 sf x .09 = 540 sf
extra lot cov. = 64.6 sf
TOTAL allow. = 606.4 sf

NOTES

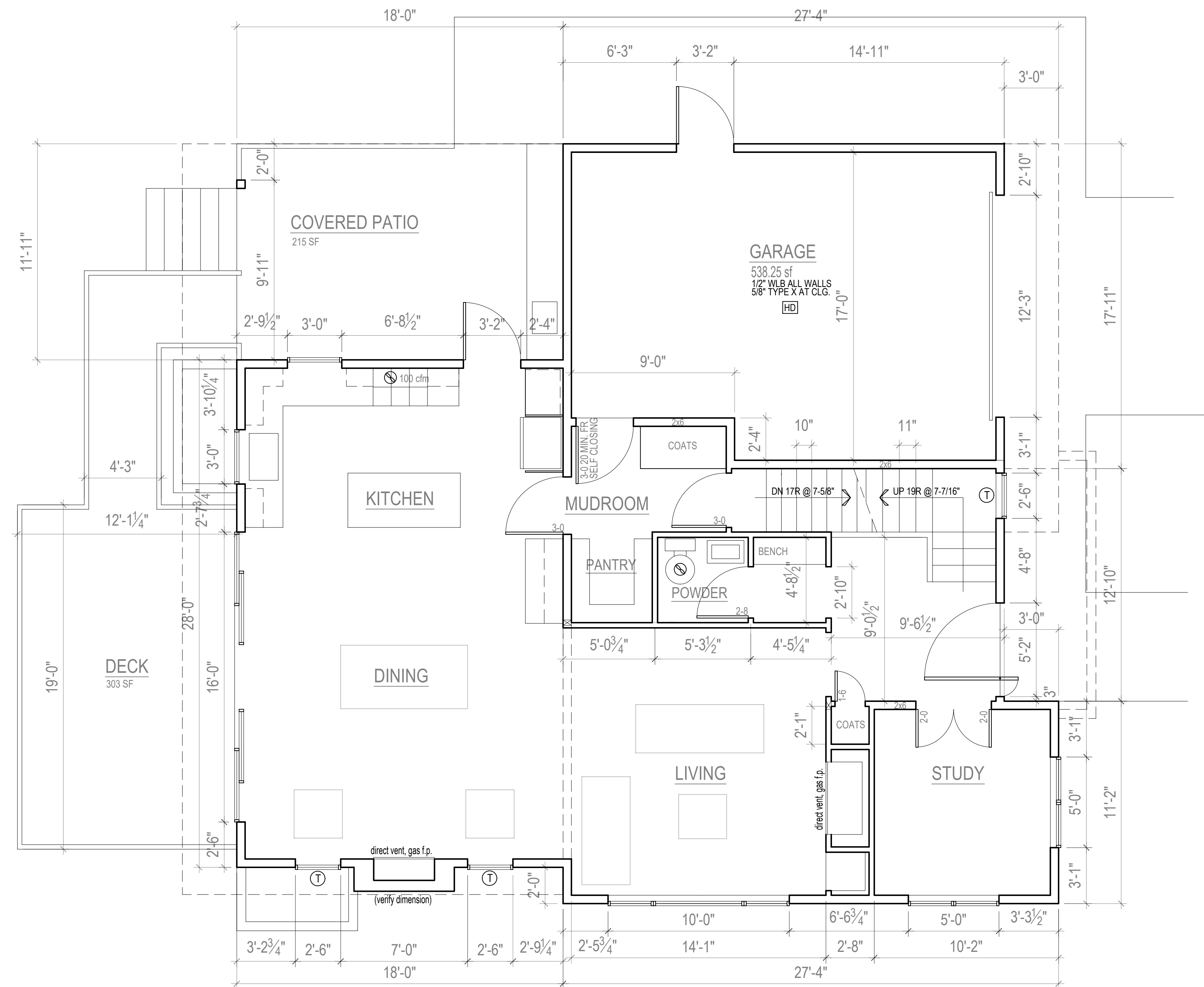
- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- HD = HEAT DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3-2" x 6-10") unless otherwise indicated
- FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- E = EGRESS WINDOWS
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T = TEMPER/SAFETY GLAZE WINDOWS
- ALL GAS F.P. TO BE APPROVED DIRECT VENT

EGRESS WINDOW REQUIREMENTS

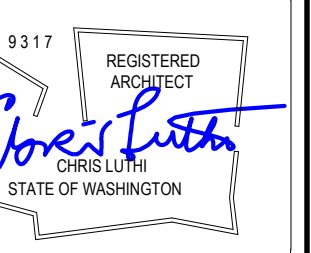
Minimum of 5.7 square feet of net clear opening area. Minimum of 24 inches of net clear opening height. Minimum of 20 inches of net clear opening width. Opening must be max 44" above floor.



B. LOWER FLOOR PLAN
 1/4" = 1'-0"
 1443 sf
 1443 sf - (1267.9 sf excepted area) = 175.1 sf chargeable FAR



A. MAIN FLOOR PLAN
 1/4" = 1'-0"
 1016.75sf (house) + 538.25sf (gar) = 1555 sf



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CONTENTS
 floor Plans

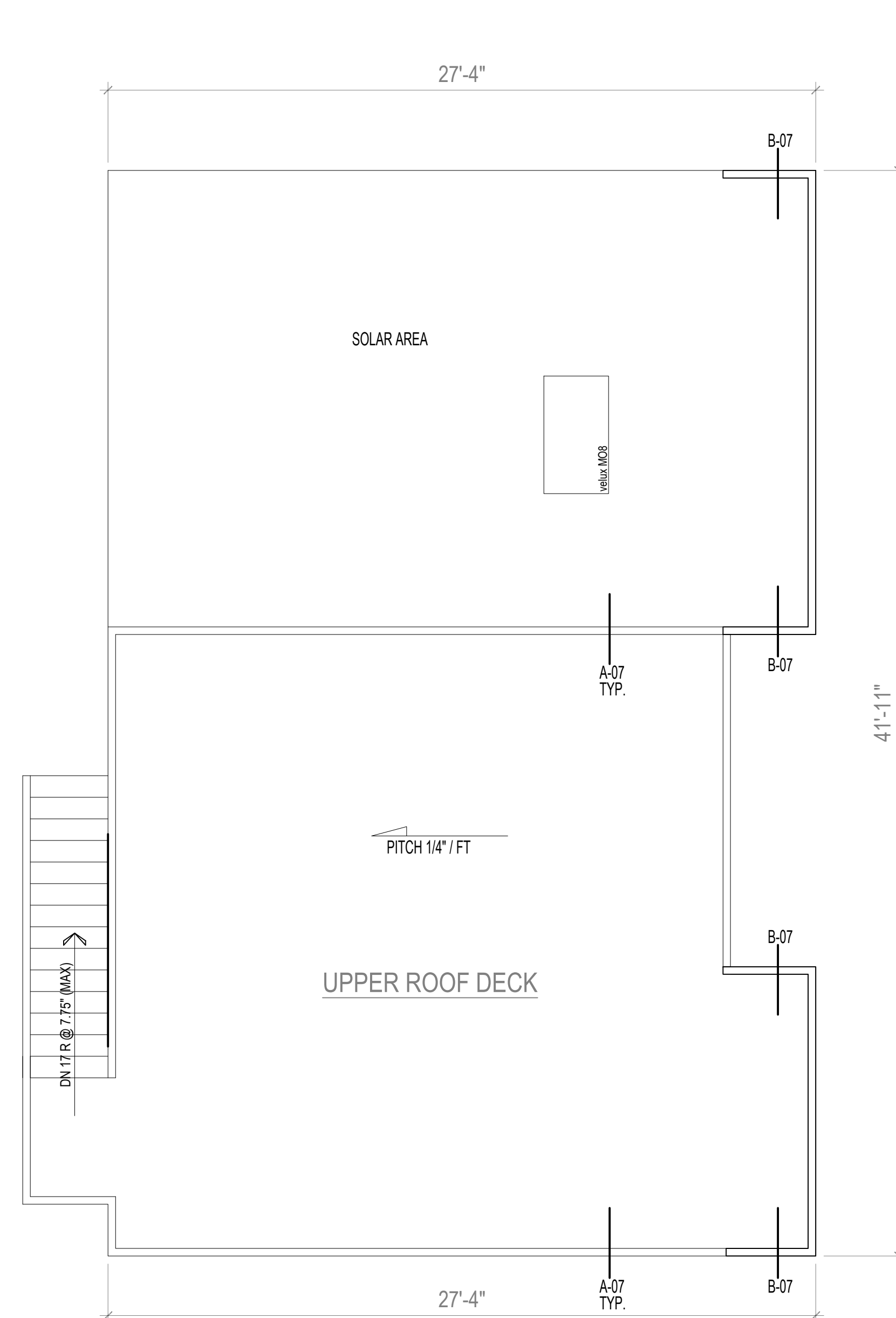
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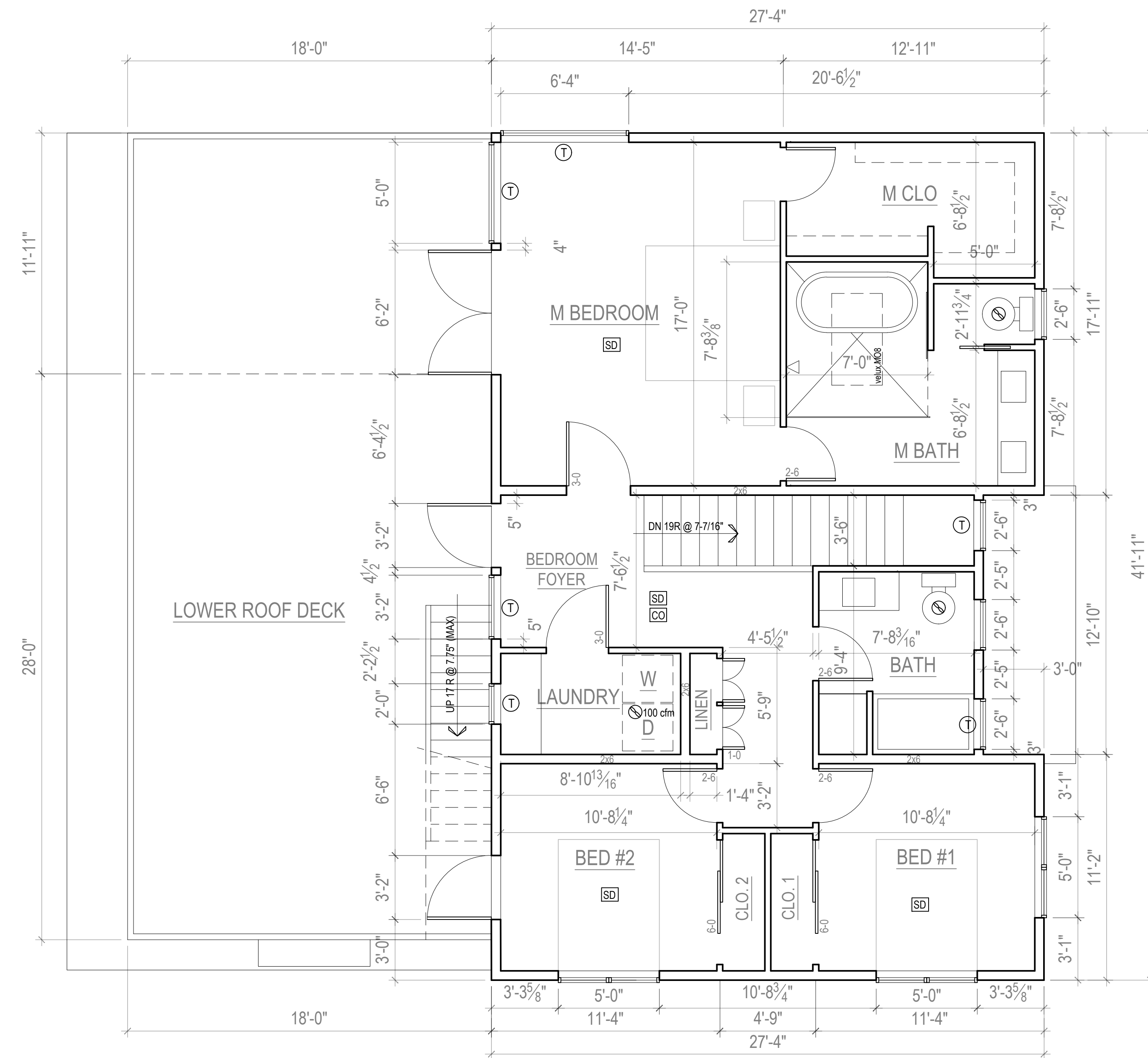
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EGRESS WINDOW REQUIREMENTS

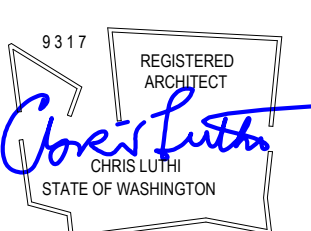
Minimum of 5.7 square feet of net clear opening area. Minimum of 24 inches of net clear opening height. Minimum of 20 inches of net clear opening width. Opening must be max 44" above floor.



B. ROOF PLAN
1/4" = 1'-0"



A. UPPER FLOOR PLAN
1/4" = 1'-0"
1108



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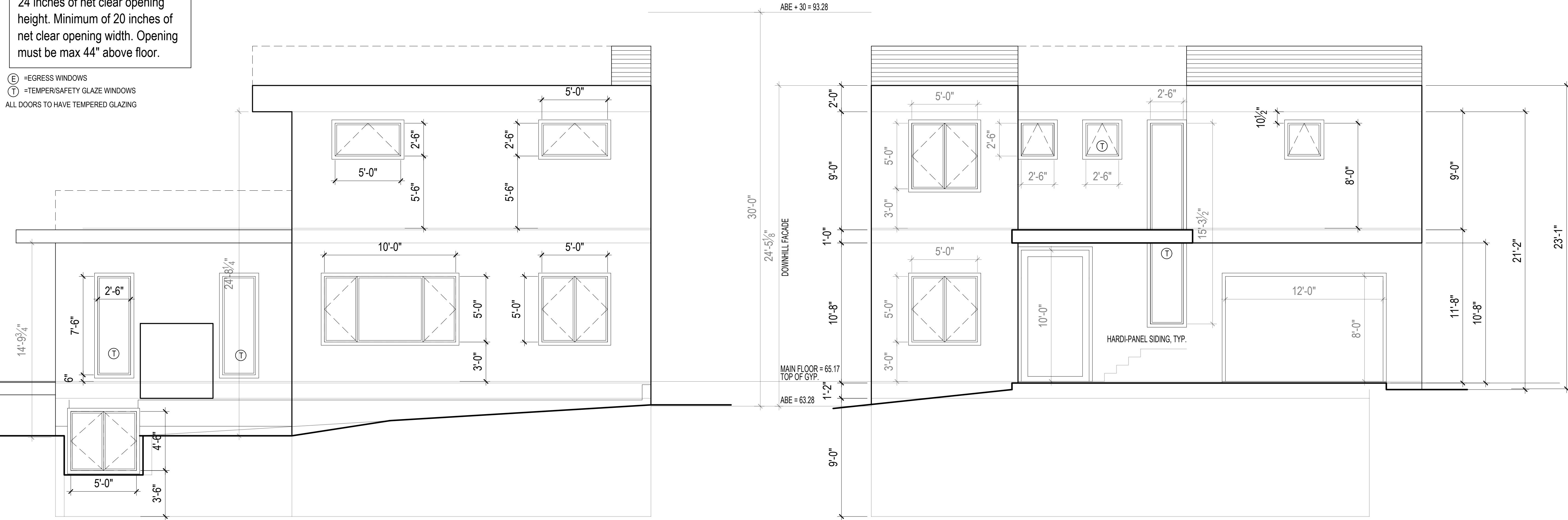
CONTENTS
floor Plans

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EGRESS WINDOW REQUIREMENTS

Minimum of 5.7 square feet of net clear opening area. Minimum of 24 inches of net clear opening height. Minimum of 20 inches of net clear opening width. Opening must be max 44" above floor.

- Ⓔ = EGRESS WINDOWS
 - Ⓙ = TEMPER/SAFETY GLAZE WINDOWS
- ALL DOORS TO HAVE TEMPERED GLAZING



SOUTH ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

NORTH ELEVATION

1/4" = 1'-0"

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CONTENTS

floor Plans

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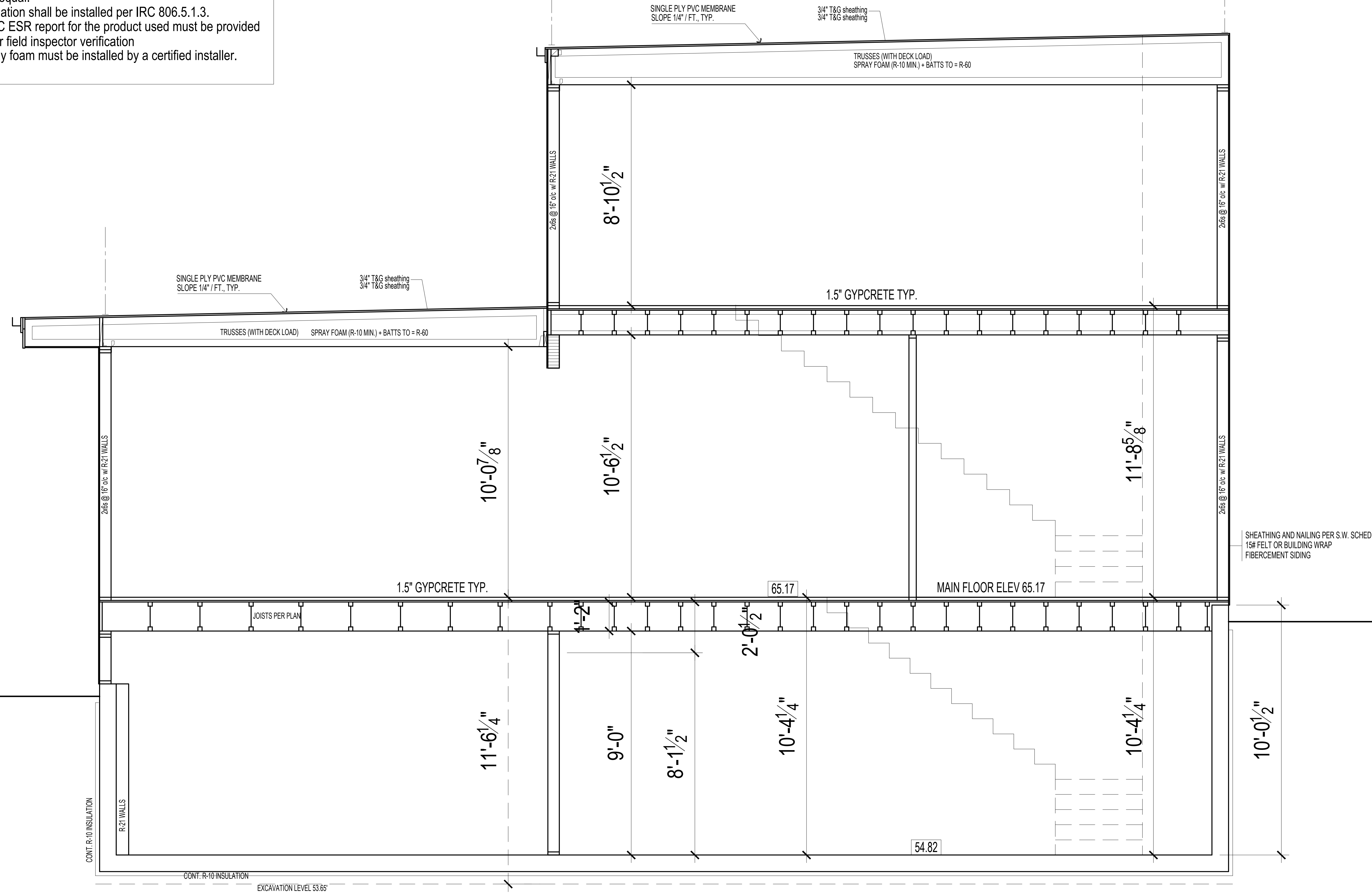
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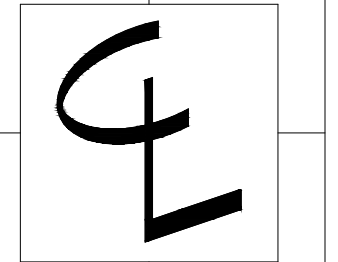
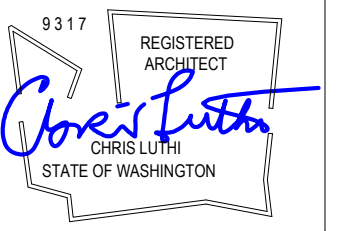
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Closed cell spray foam directly applied to underside of sheathing (min R-10) + batts to = R-60
 Spray foam product to be "Spraytite 178" as manufactured by BASF (ESR-2642), or equal.
 Spray foam insulation shall be installed per IRC 806.5.1.3. A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification
 The applied spray foam must be installed by a certified installer.

Membrane used as a walking surface must be IBC ES approved or be tested to the AC39 standard



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



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CONTENTS

Site Plan

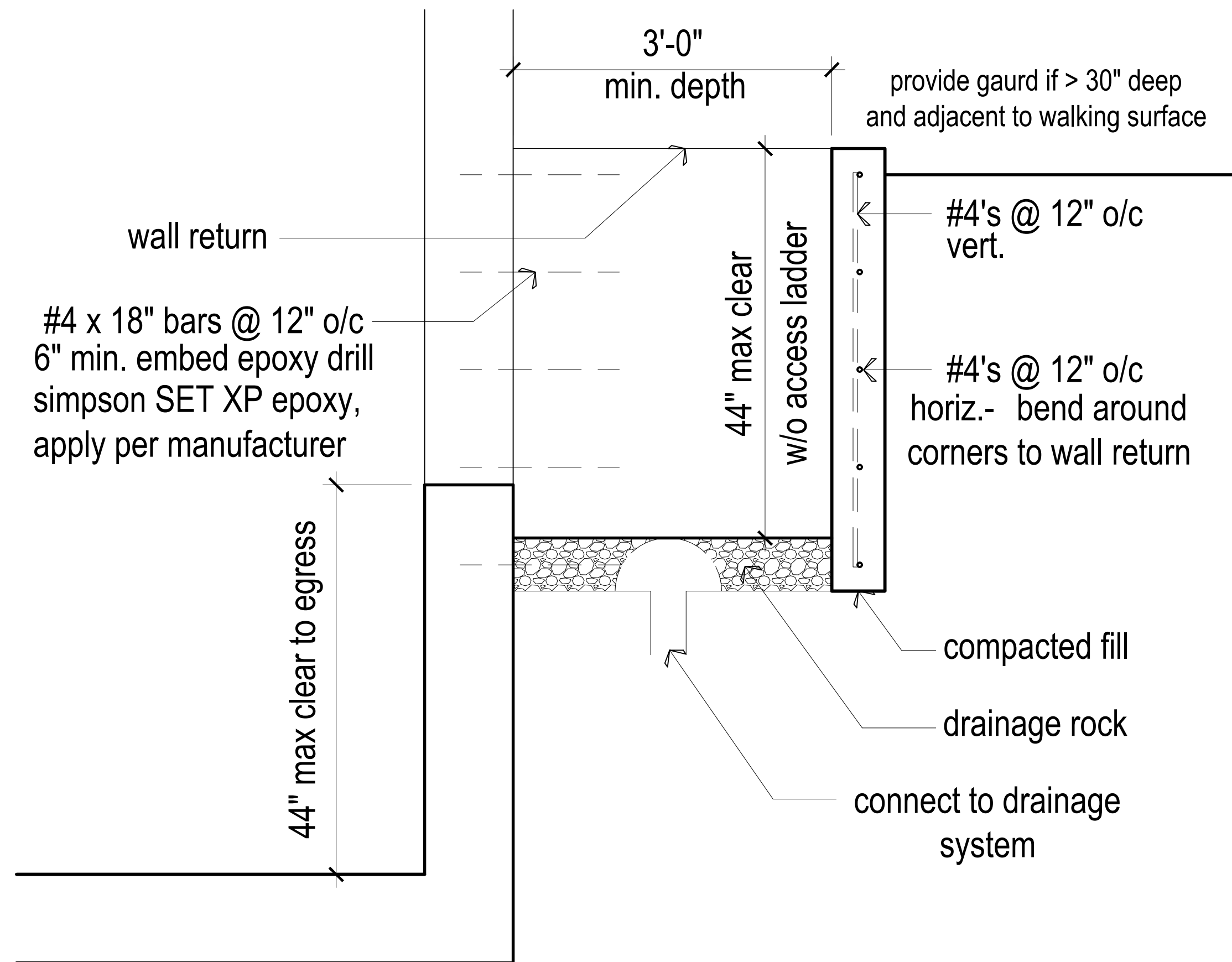
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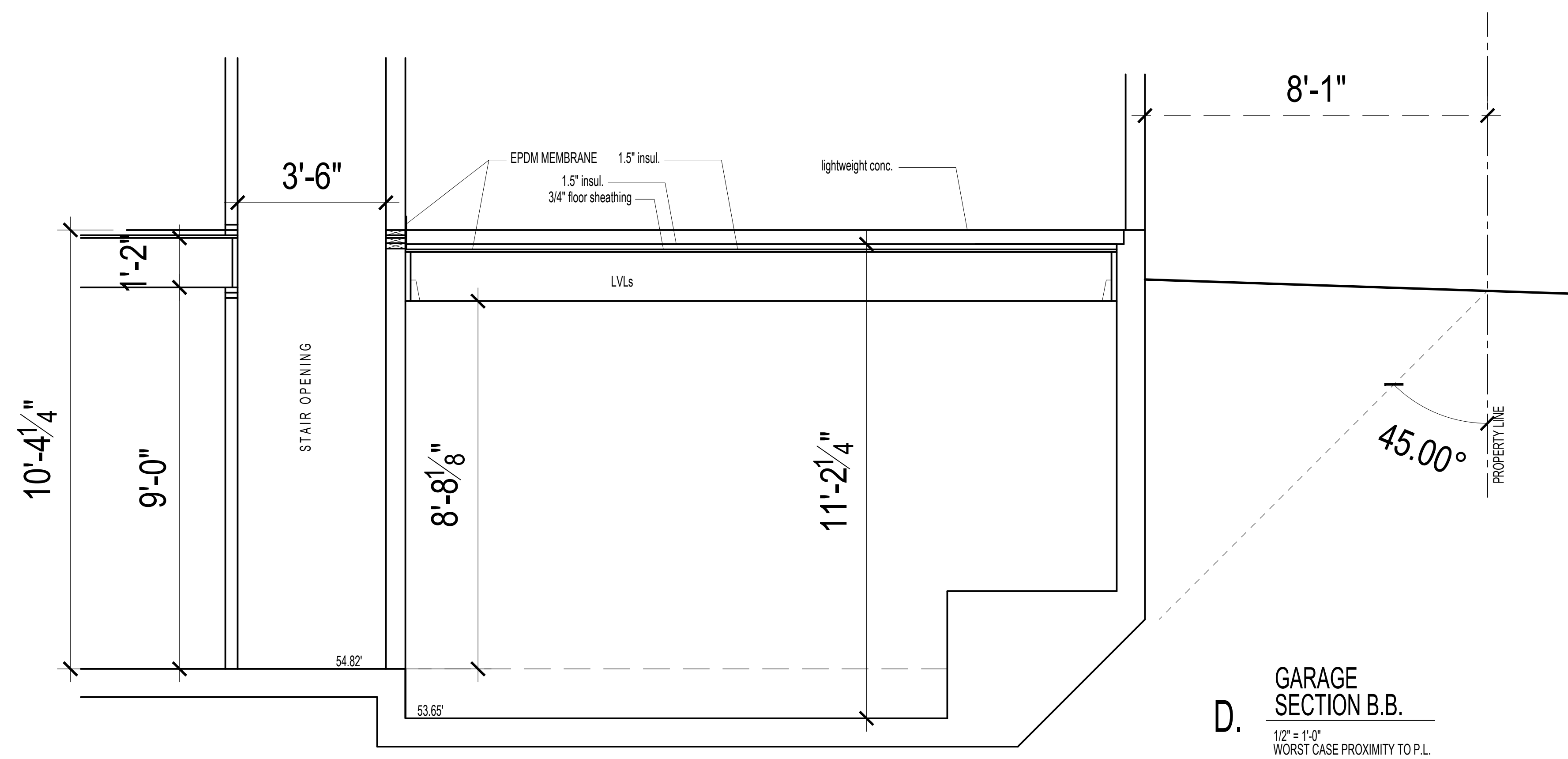
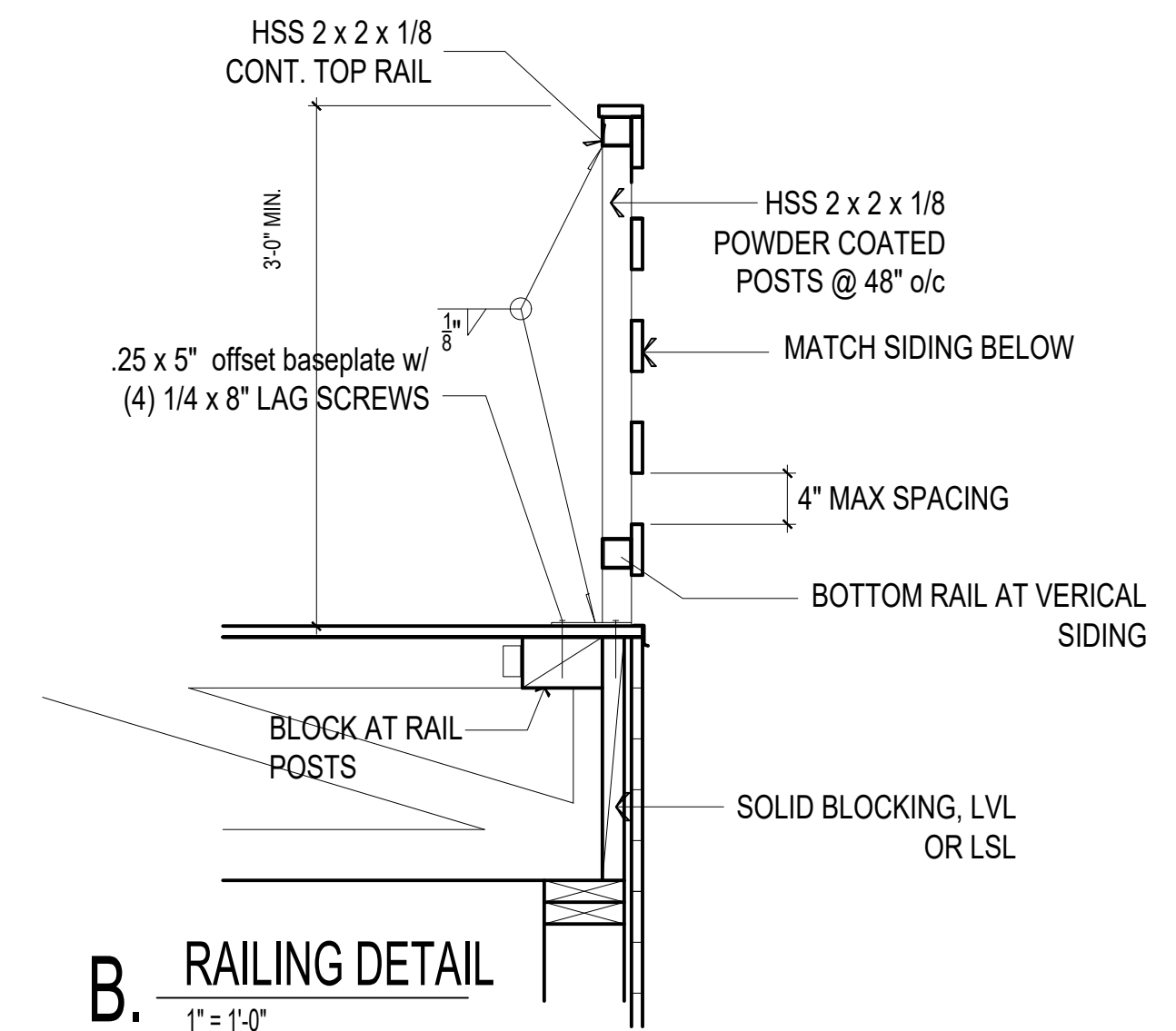
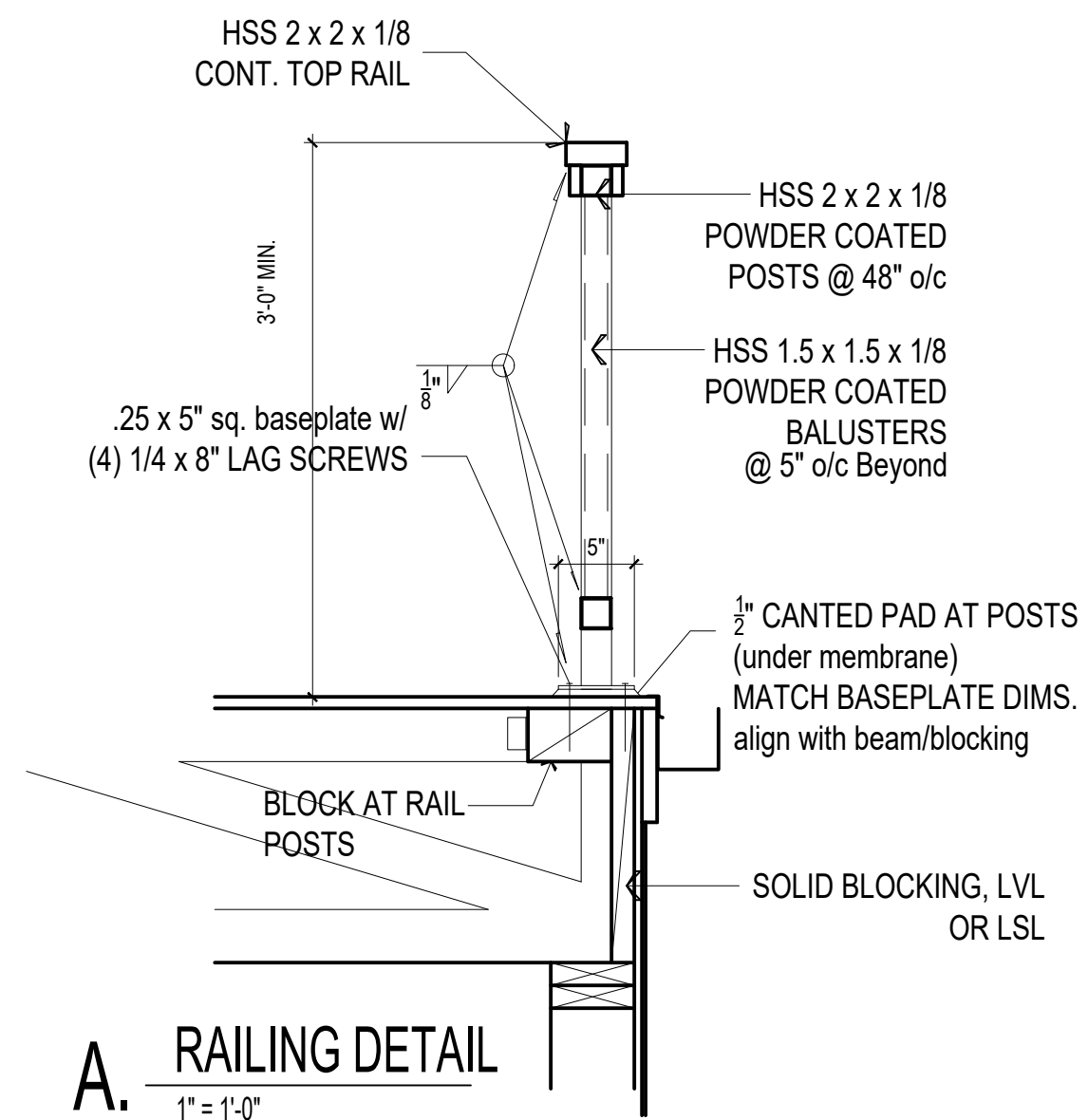
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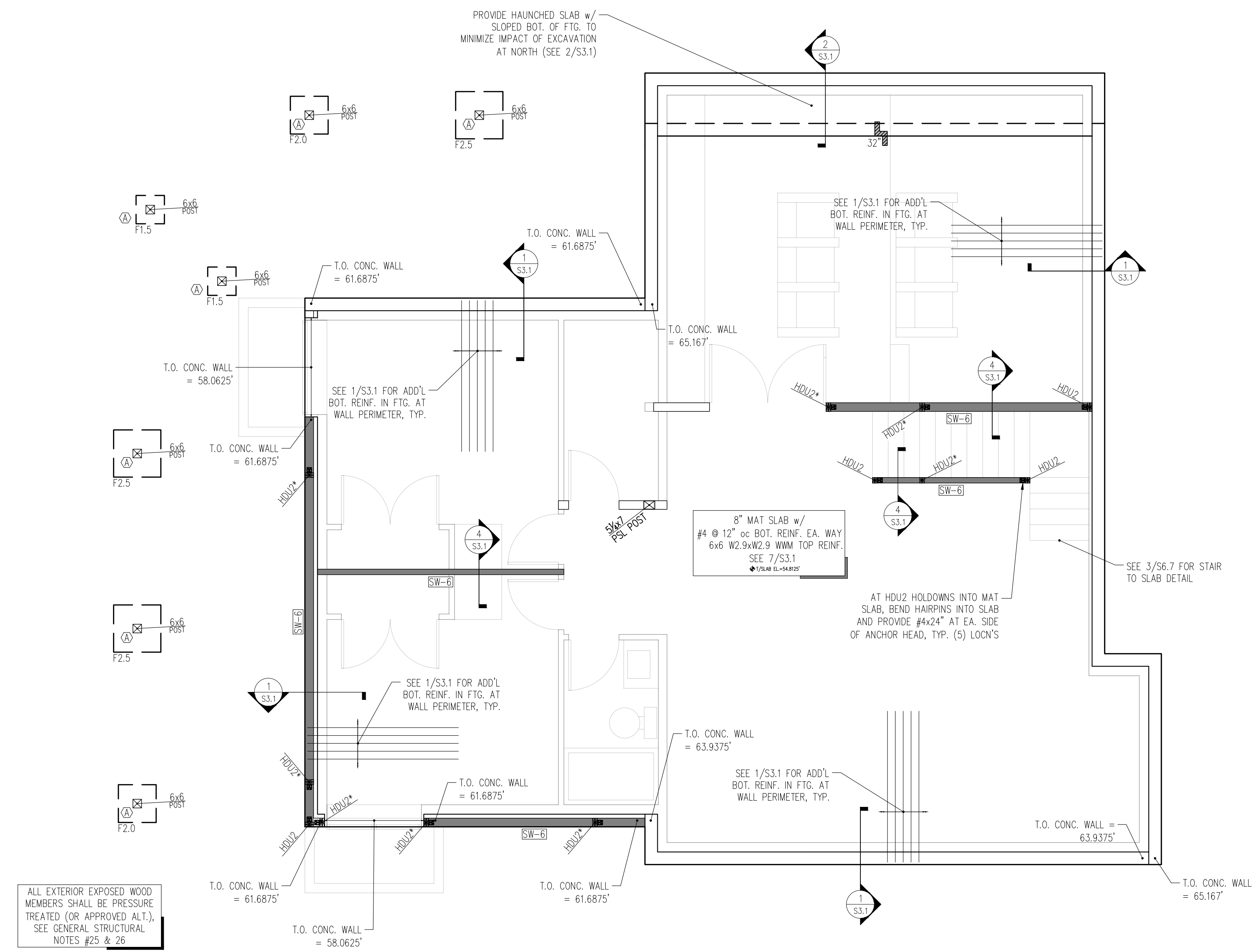
C. WINDOW WELL DETAIL
1" = 1'-0"



LEGEND

	CONCRETE FOOTING
	CONCRETE WALL
	POST
	SPREAD FOOTING PER 5/S3.1
	DENOTES TOP OF FOOTING ELEVATION (±)

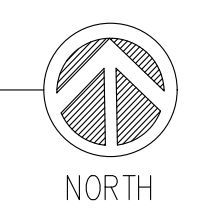
CONNECTOR TABLE		
SIMPSON DESIGNATION		NOTES
(A)	CBS	POST BASE
(B)	UB ~or~ LUS	HANGER
(C)	ITS ~or~ IUS	HANGER
(D)	EQ05.37-SDS (H=11/16)	TOP FLANGE HANGER BACK-TO-BACK EQUAL POST CAPS REQUIRED TO CREATE 90°/180° CORNER JOINTS - SEE 4/S6.3
(E)	ECCLD ASSEMBLY	HANGER
(F)	HGLTV ~or~ HGU	HANGER
(G)	CCO	HANGER
(H)	ECCO	END POST CAP
(I)	ECB66	ELEVATED COLUMN BASE
(J)	AC62	POST CAP (ONE SIDE)
(K)	HUC48	CONCEALED FLANGE HANGER



LOWER FLOOR AND FOUNDATION PLAN NOTES

- SOLID WALLS SHOWN IN PLAN ARE ABOVE FOUNDATION LEVEL (FROM FOUNDATION TO UNDERSIDE OF MAIN FLOOR FRAMING).
- EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- SEE STRUCTURAL GENERAL NOTES #14 - 19 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS.
- SEE GENERAL STRUCTURAL NOTE #11 FOR FOUNDATION CRITERIA.

1 S2.1 LOWER FLOOR AND FOUNDATION PLAN
1/4" = 1'-0"



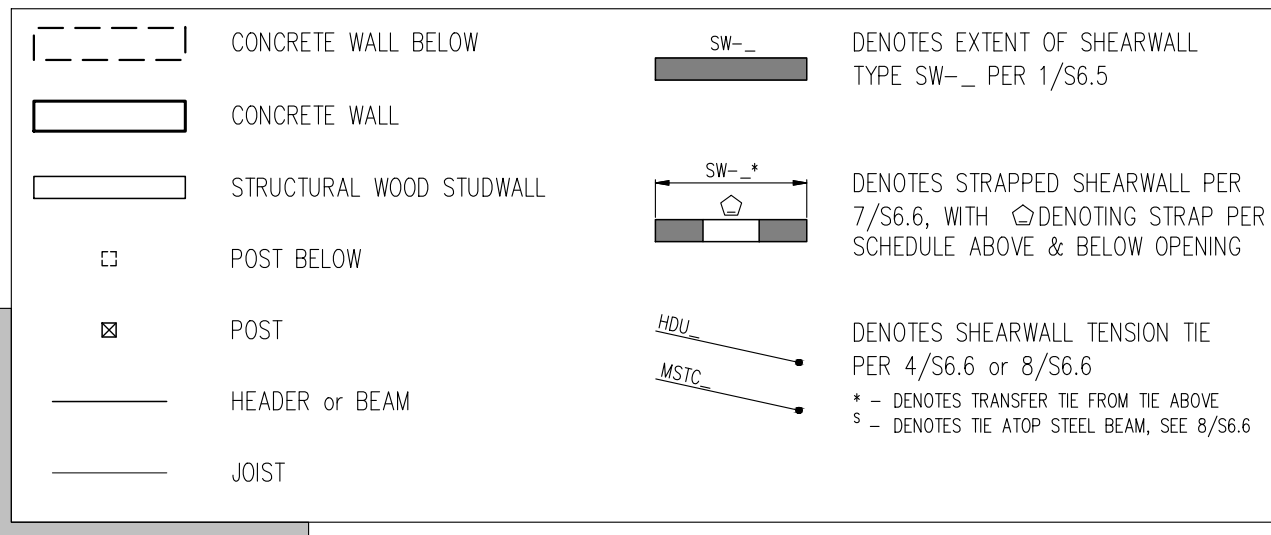
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CONTENTS
Foundation Plan

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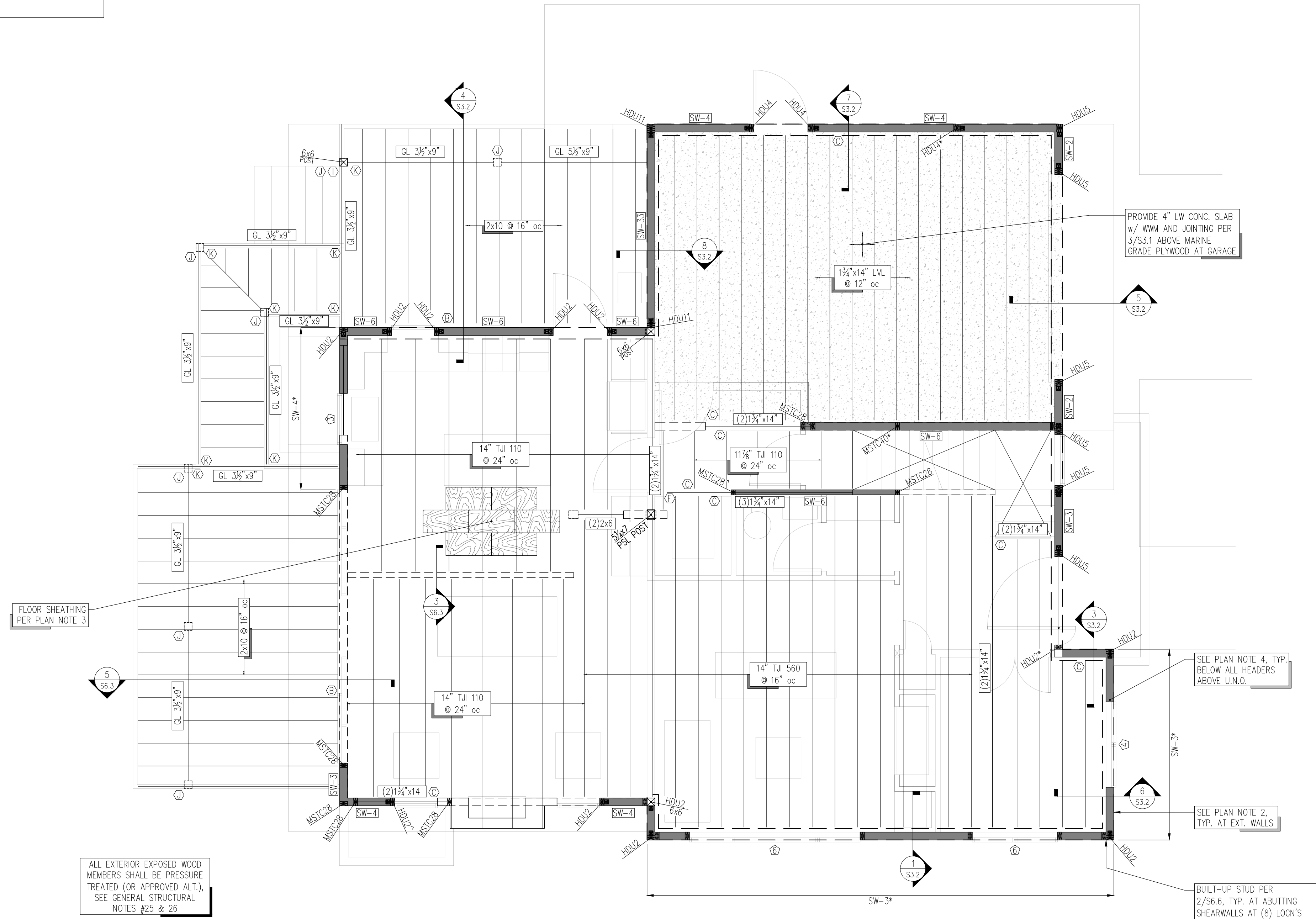
S2.1

LEGEND



CONNECTOR TABLE

SIMPSON DESIGNATION	NOTES
Ⓐ CBS	POST BASE
Ⓑ JB ~or~ LUS	HANGER
Ⓒ ITS ~or~ IUS	HANGER
Ⓓ EG05.37~SDS (H=11/8)	TOP FLANGE HANGER
Ⓔ EC02 ASSEMBLY	TOP FLANGE HANGER
Ⓕ HQLTV ~or~ HGU	HANGER
Ⓖ CCG	HANGER
Ⓗ ECCQ	END POST CAP
Ⓙ ECB66	ELEVATED COLUMN BASE
Ⓚ AC6Z	POST CAP (ONE SIDE)
Ⓛ HUC48	CONCEALED FLANGE HANGER

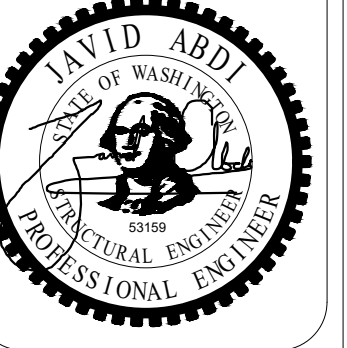
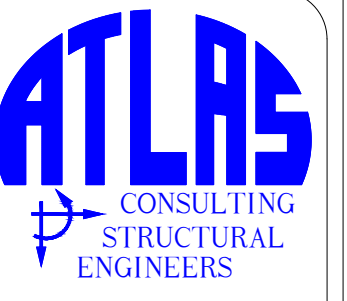
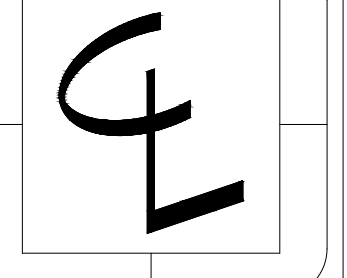
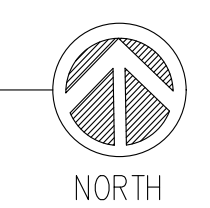


ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED (OR APPROVED ALT.), SEE GENERAL STRUCTURAL NOTES #25 & 26

MAIN FLOOR FRAMING PLAN NOTES

- SOLID WALLS SHOWN IN PLAN ARE ABOVE MAIN FLOOR FRAMING ELEVATION (FROM MAIN FLOOR TO UNDERSIDE OF UPPER FLOOR). DASHED WALLS SHOWN IN PLAN ARE BELOW MAIN FLOOR FRAMING ELEVATION (FROM FOUNDATION TO UNDERSIDE OF MAIN FLOOR FRAMING)
- EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/56.2, AND 2/56.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/56.1). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/56.2 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/56.2 AT LOAD BEARING EXTERIOR WALLS

1 MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"



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CONTENTS
Main Floor Framing Plan

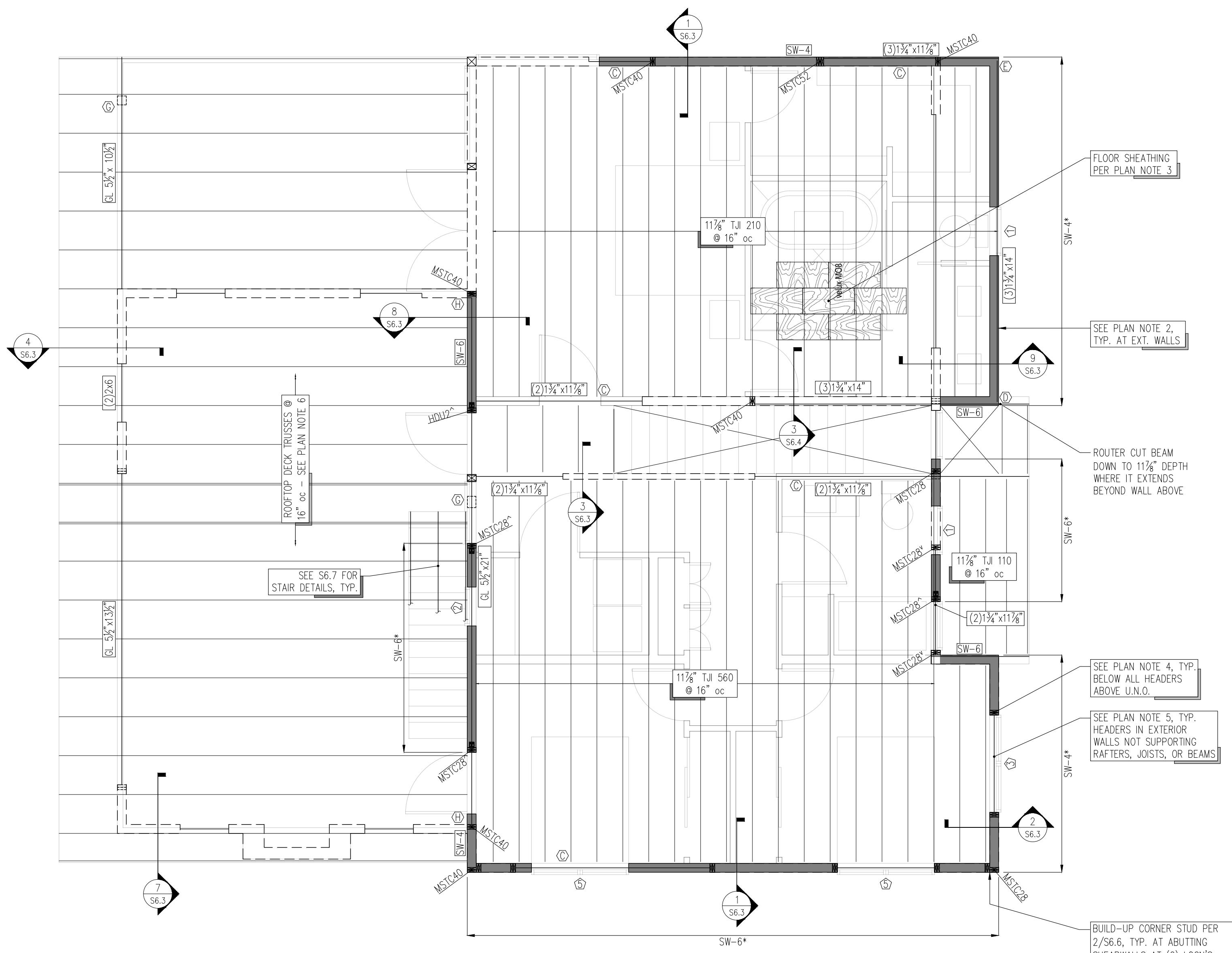
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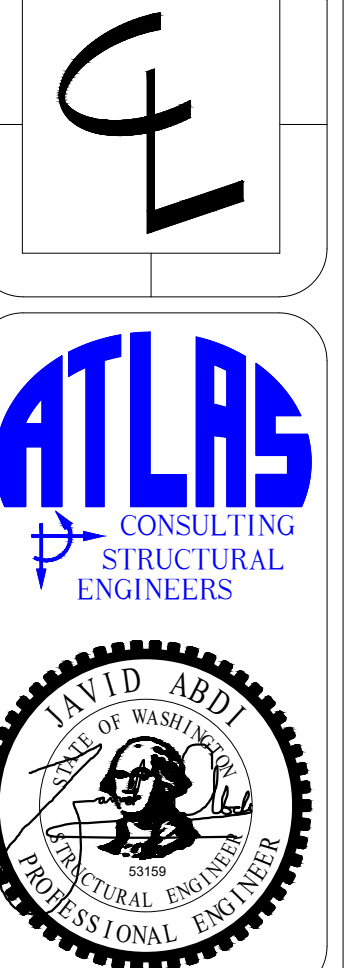
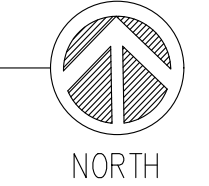
	STRUCTURAL WOOD STUDWALL BELOW		DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.5
	STRUCTURAL WOOD STUDWALL		DENOTES STRAPPED SHEARWALL PER 7/S6.6, WITH DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
	POST BELOW		DENOTES SHEARWALL TENSION TIE PER 4/S6.6 OR 8/S6.6
	POST		DENOTES TRANSFER TIE FROM TIE ABOVE * - DENOTES TIE AT TOP STEEL BEAM, SEE 8/S6.6
	HEADER or BEAM		
	JOIST		

CONNECTOR TABLE		
SIMPSON DESIGNATION		NOTES
(A)	CBS	POST BASE
(B)	JB ~or~ LUS	HANGER
(C)	ITS ~or~ IUS	HANGER
(D)	EQ05.37~SDS (H=11 1/2)	TOP FLANGE HANGER
(E)	ECCLQ ASSEMBLY	BACK-TO-BACK ECCQ POST CAPS NEEDED TO OPEN UP TO BEAM CAP - SEE 4/S6.2
(F)	HGLTV ~or~ HGU	HANGER
(G)	CCQ	HANGER
(H)	ECCQ	END POST CAP
(I)	ECB66	ELEVATED COLUMN BASE
(J)	AC6Z	POST CAP (ONE SIDE)
(K)	HUC48	CONCEALED FLANGE HANGER



- MAIN FLOOR FRAMING PLAN NOTES**
- SOLID WALLS SHOWN IN PLAN ARE ABOVE MAIN FLOOR FRAMING ELEVATION (FROM UPPER FLOOR TO UNDERSIDE OF ROOF). DASHED WALLS SHOWN IN PLAN ARE BELOW UPPER FLOOR FRAMING ELEVATION (FROM MAIN FLOOR TO UNDERSIDE OF UPPER FLOOR FRAMING)
 - EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
 - FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.1). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
 - ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.2 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.2 AT LOAD BEARING EXTERIOR WALLS
 - HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.

1 UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"



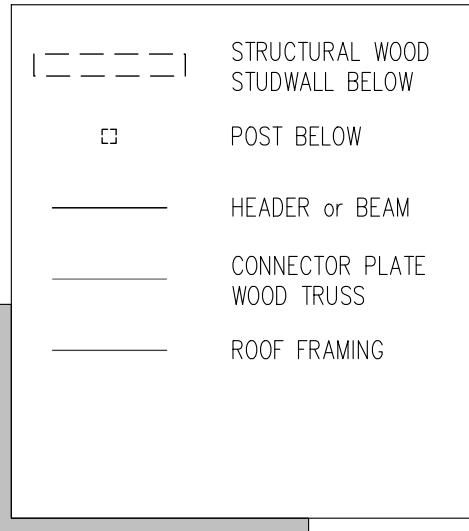
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CONTENTS
Upper Floor Framing Plan

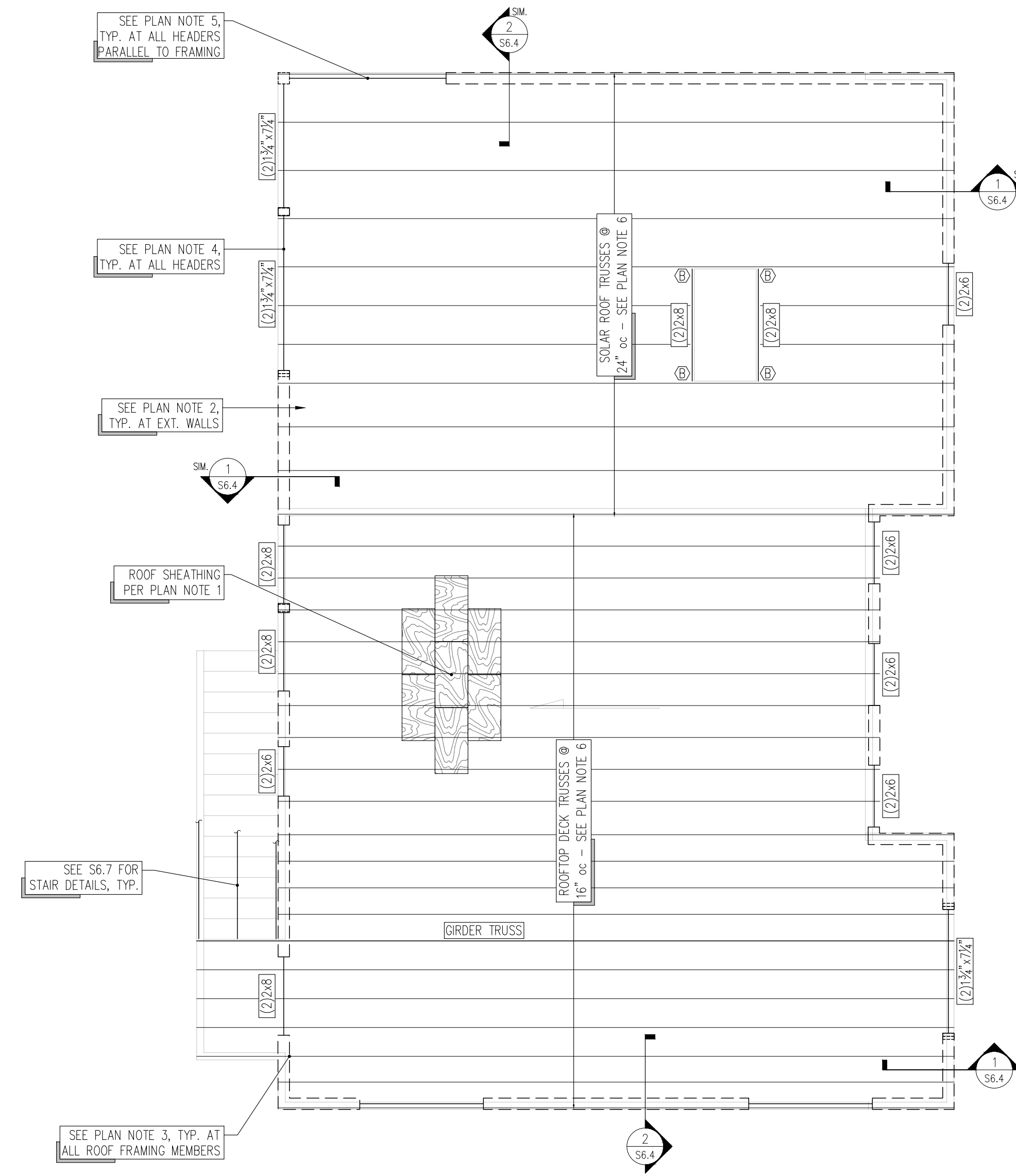
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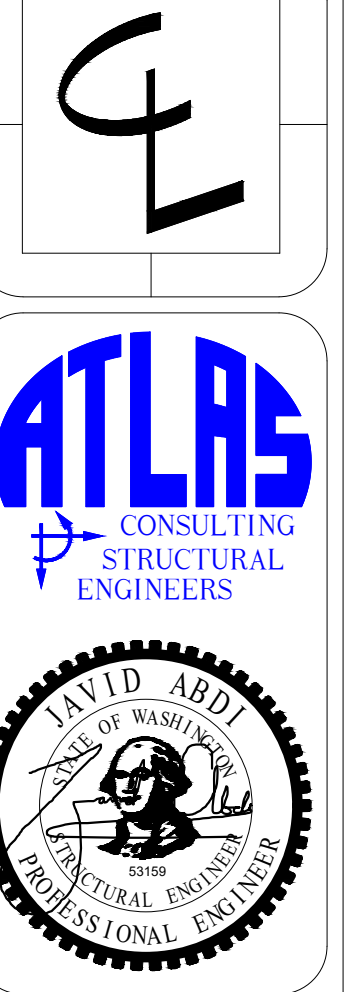


CONNECTOR TABLE		
SIMPSON DESIGNATION	NOTES	
(A) CBS	POST BASE	
(B) JB ~or~ LUS	HANGER	
(C) ITS ~or~ IUS	HANGER	
(D) EGO5.37~SDS (H=11 $\frac{1}{2}$)	TOP FLANGE HANGER	
(E) ECCLQ ASSEMBLY	WOOD TO SHAP ECCLQ POST CAPS W/SHD TO SHAP STEEL FRAMING - SEE 3/S6.2.1	
(F) HGLTV ~or~ HGU	HANGER	
(G) CCQ	HANGER	
(H) ECCQ	END POST CAP	
(I) ECB66	ELEVATED COLUMN BASE	
(J) AC6Z	POST CAP (ONE SIDE)	
(K) HUC48	CONCEALED FLANGE HANGER	



- ROOF FRAMING PLAN NOTES**
1. ROOF SHEATHING SHALL CONSIST OF $\frac{3}{8}$ " SHEATHING (PANEL SPAN RATING 32/16) AT NON-ROOF DECK AREAS; AND $\frac{3}{4}$ " T&G SHEATHING (PANEL SPAN RATING 48/24) AT ROOF DECK AREA. SHEATHING IN EITHER AREA SHALL BE NAILED AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS BELOW w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2).
 2. DASHED WALLS AND SHEARWALLS SHOWN IN PLAN ARE BELOW ROOF FRAMING ELEVATION.
 3. PROVIDE H2.5A HURRICANE TIES AT EACH END OF ALL ROOF FRAMING.
 4. ALL HEADERS SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS.
 5. HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.
 6. SEE GENERAL STRUCTURAL NOTE #9, 10, AND 22 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.

1
S2.4 ROOF FRAMING PLAN
1/4" = 1'-0"

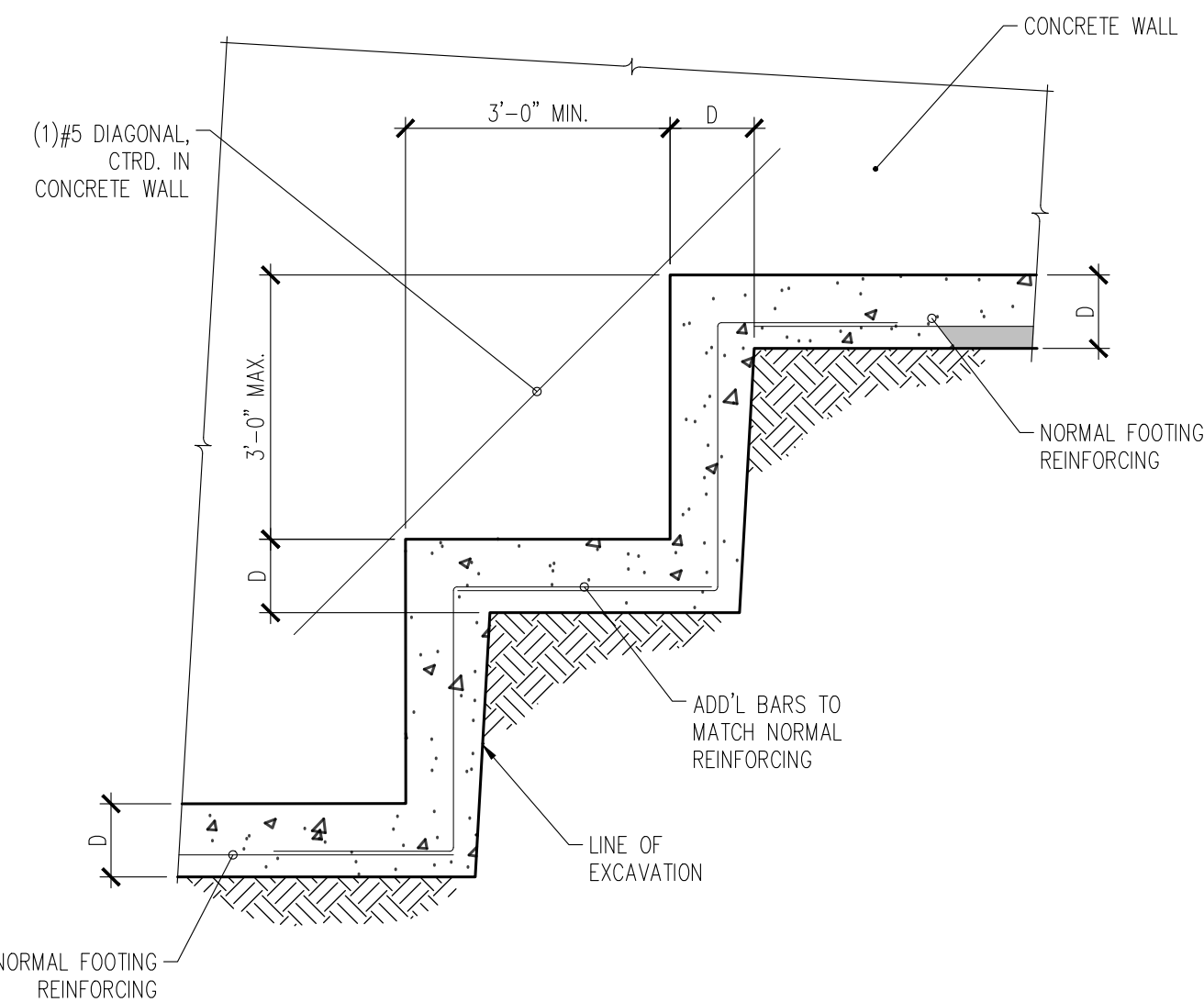


Yageneh Residence
3029 62nd Ave SE - Mercer Island

CONTENTS
Roof Framing Plan

DRAWN BY
JDA
DATE
05.27.24

S2.4



9 TYPICAL STEPPED FOOTING
S3.1 N.T.S.

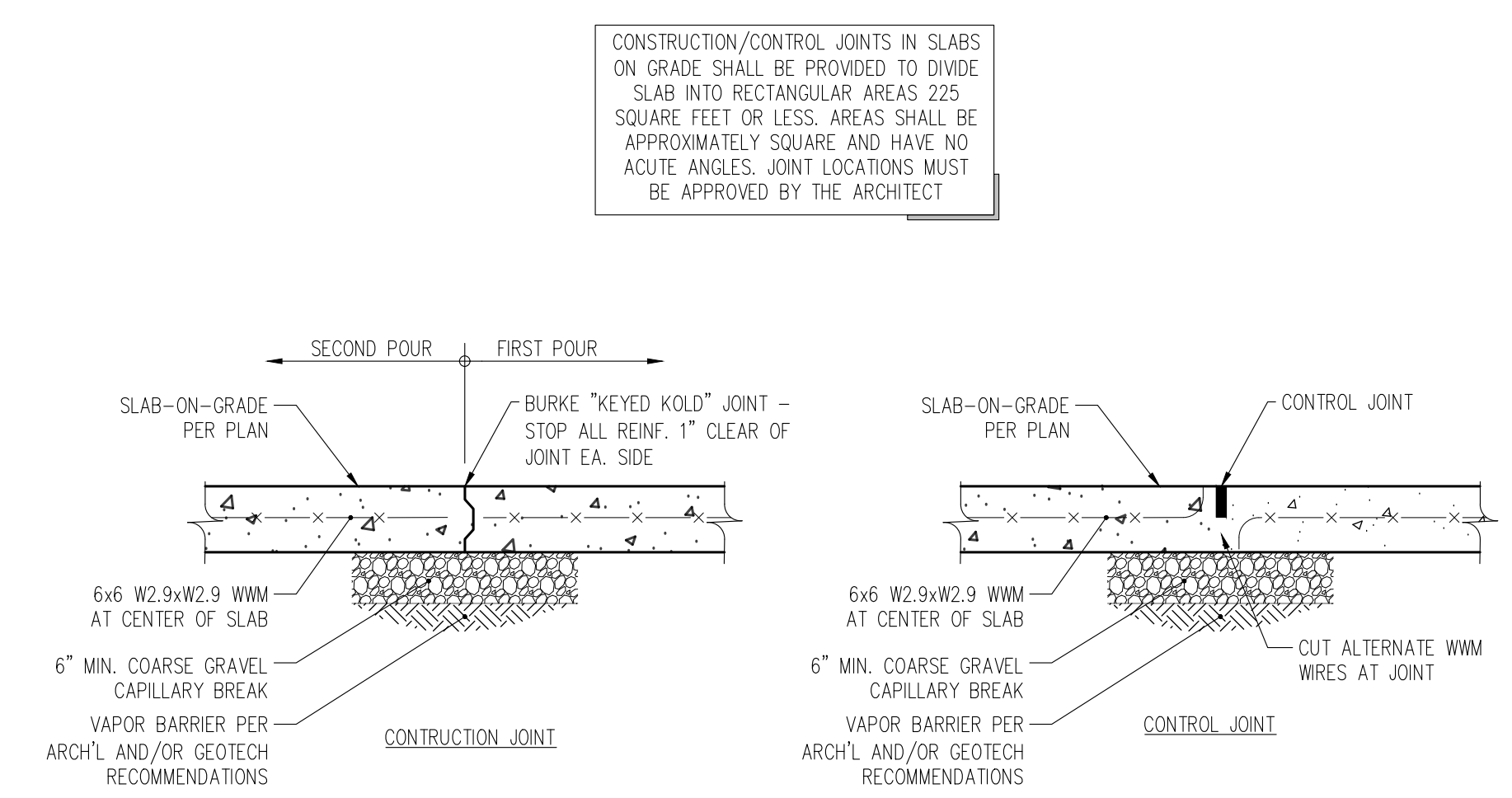
MIN. STRAIGHT DEVELOPMENT LENGTH			MIN. LAP SPLICE LENGTH (CLASS B)		
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#4	25"	19"	#4	33"	25"
#5	31"	24"	#5	41"	31"
#6	37"	29"	#6	49"	37"
#7	54"	42"	#7	71"	54"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM
IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%

MIN. EMBEDMENT LENGTH FOR STANDARD END HOOKS	
BAR SIZE	LENGTH
#4	7"
#5	9"
#6	10"
#7	12"

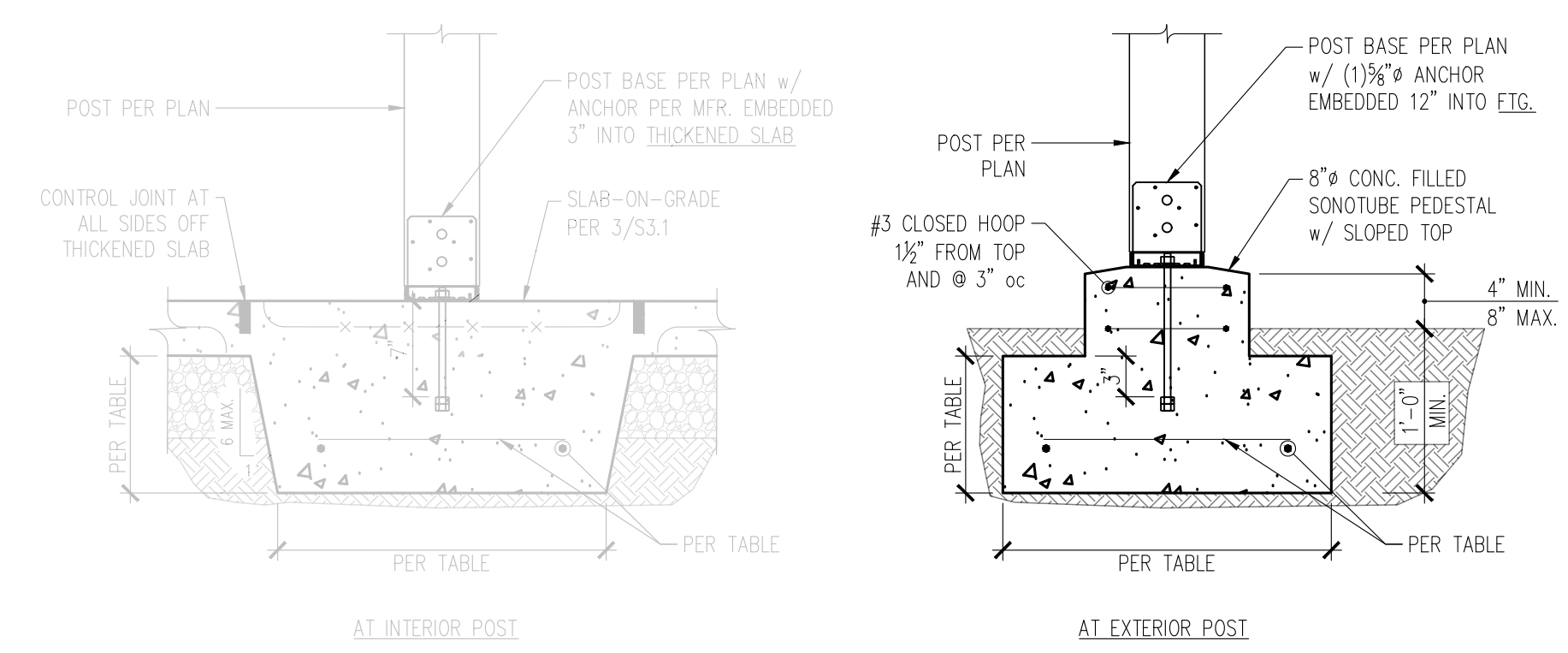
- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 $\frac{1}{2}$ "
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

6 CONCRETE REINFORCING DEVELOPMENT AND SPLICE LENGTH TABLES
S3.1 N/A

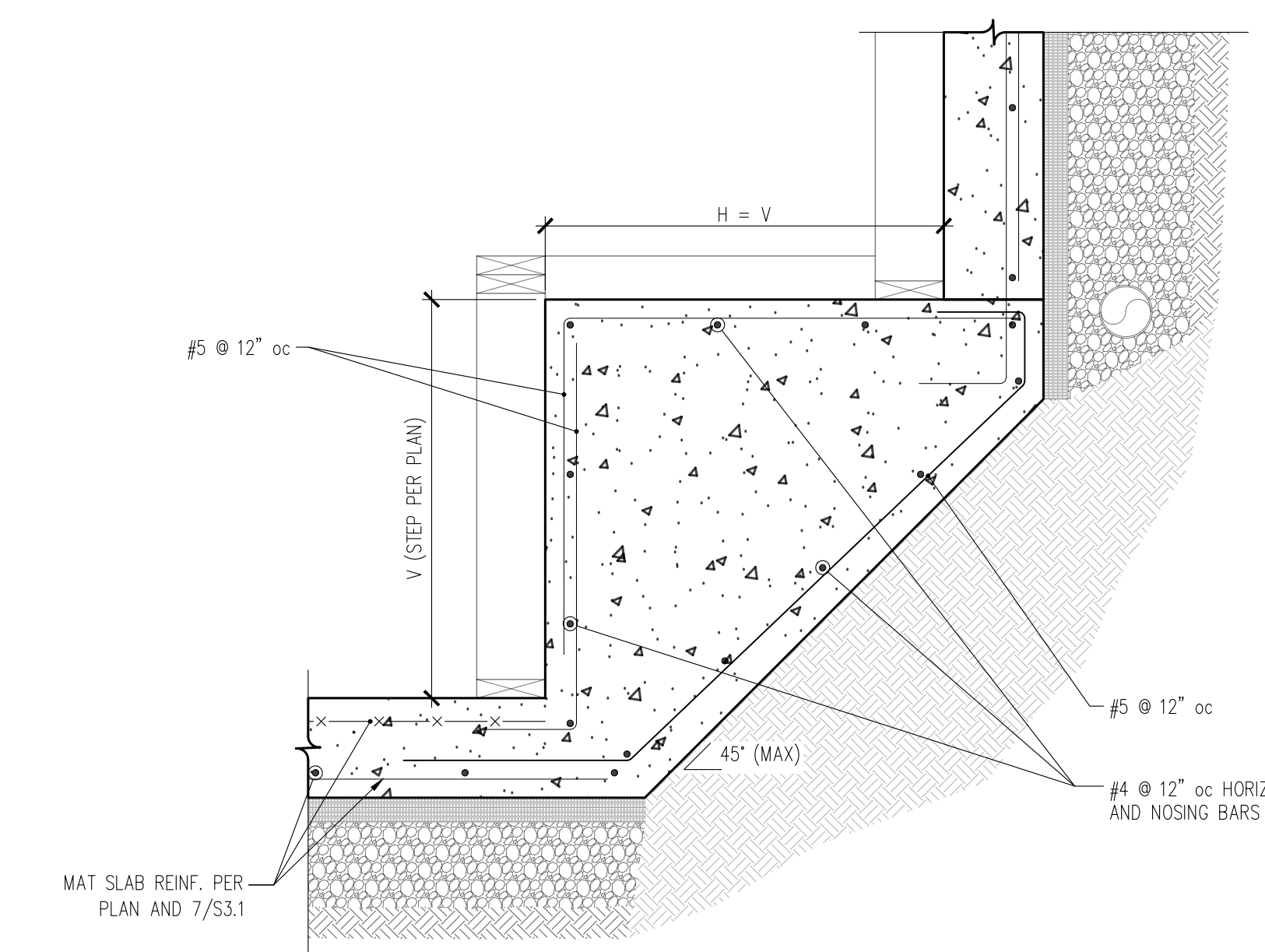


3 EXTERIOR SLAB-ON-GRADE JOINTING
S3.1 1" = 1'-0"

FTG. MARK	DIMENSIONS			REINFORCING DIRECTION	
	LENGTH	WIDTH	DEPTH	SHORT	LONG
F1.5	1'-6"	1'-6"	10"	(2)#4	(2)#4
F2.0	2'-0"	2'-0"	10"	(2)#4	(2)#4
F2.6	2'-6"	2'-6"	10"	(3)#4	(3)#4
F3.0	3'-0"	3'-0"	10"	(3)#4	(3)#4
F3.6	3'-6"	3'-6"	12"	(5)#4	(5)#4

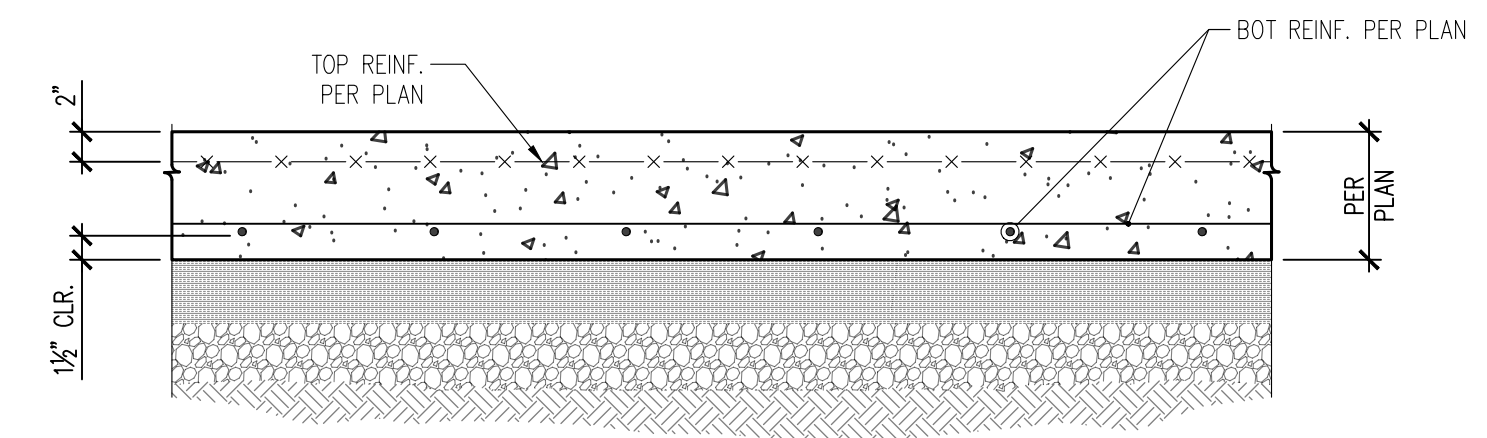


5 SPREAD FOOTING
S3.1 1" = 1'-0"

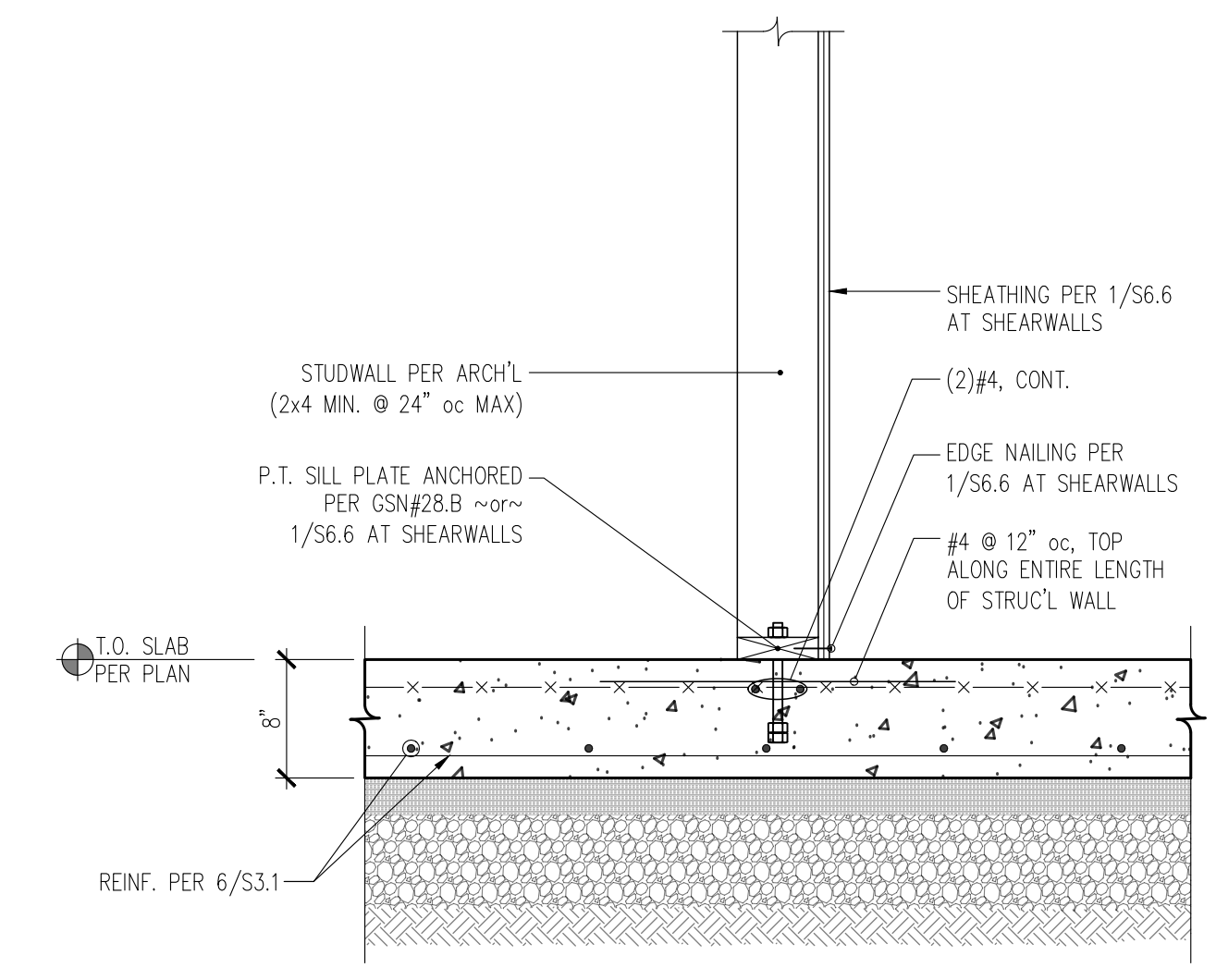


2 SECTION THROUGH HAUNCHED MAT SLAB
S3.1 1" = 1'-0"

CONSTRUCTION/CONTROL JOINTS IN SLABS ON GRADE SHALL BE PROVIDED TO DIVIDE SLAB INTO RECTANGULAR AREAS 225 SQUARE FEET OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS MUST BE APPROVED BY THE ARCHITECT. SEE 3/S3.1



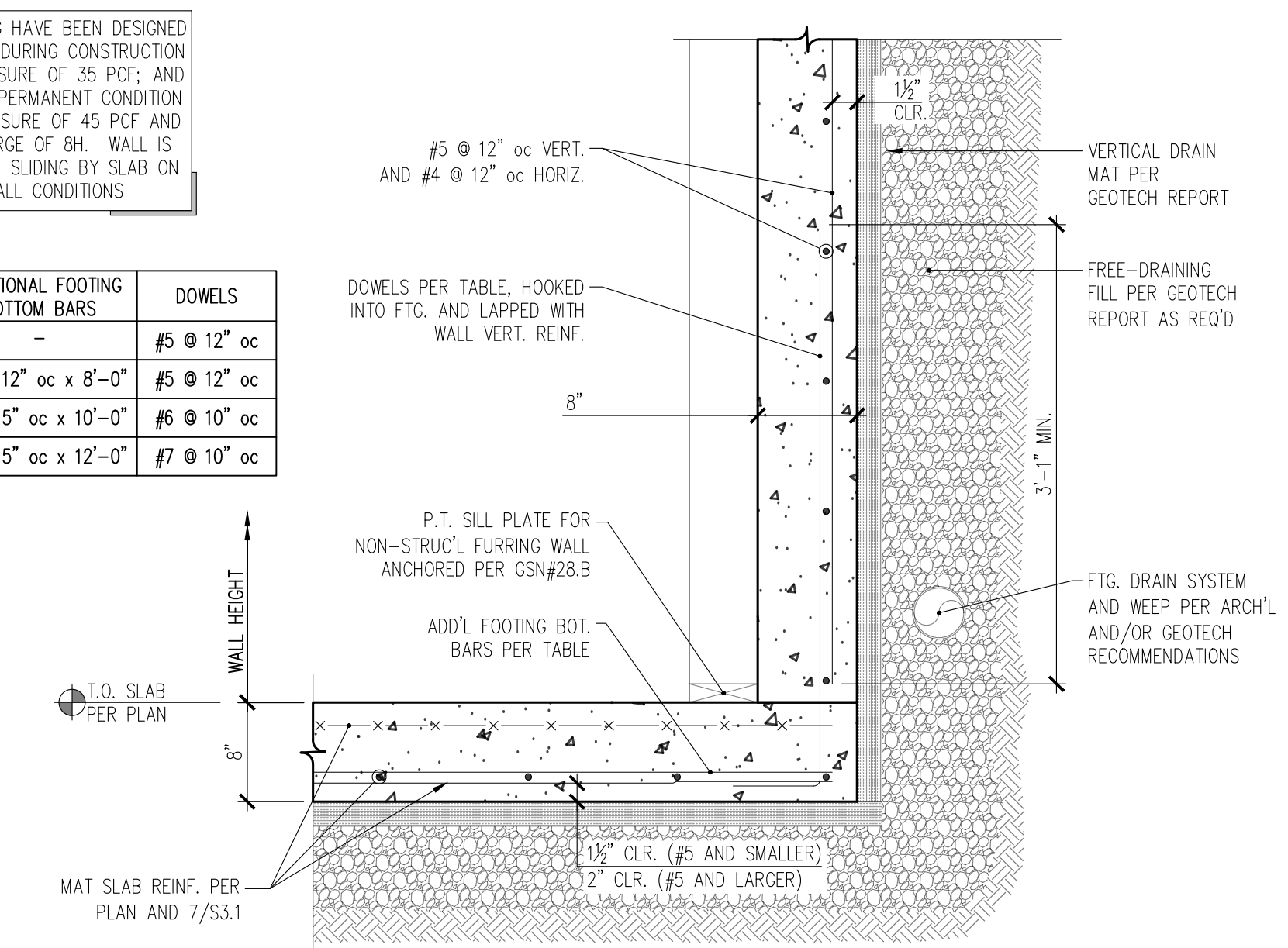
7 SECTION THROUGH MAT SLAB
S3.1 1" = 1'-0"



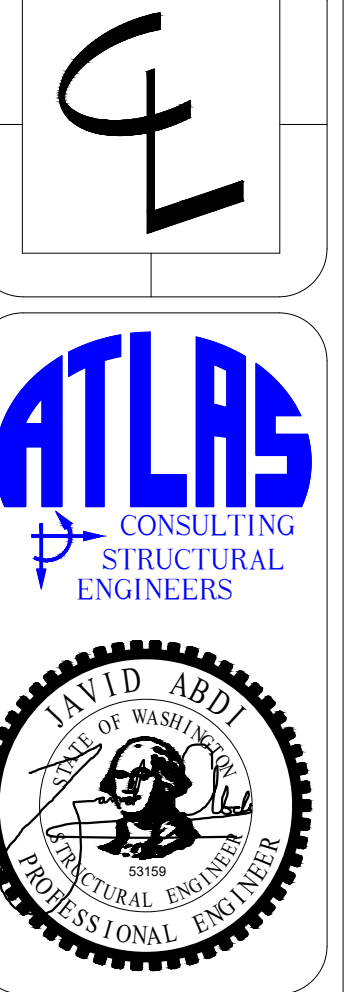
4 SECTION THROUGH MAT SLAB AT INTERIOR STRUCTURAL WALL
S3.1 1" = 1'-0"

WALL AND FOOTING HAVE BEEN DESIGNED AS CANTILEVERED DURING CONSTRUCTION WITH A SOIL PRESSURE OF 35 PCF; AND CANTILEVERED IN PERMANENT CONDITION WITH A SOIL PRESSURE OF 45 PCF AND SEISMIC SURCHARGE OF 8H. WALL IS RESTRAINED FROM SLIDING BY SLAB ON GRADE IN ALL CONDITIONS

WALL HEIGHT	ADDITIONAL FOOTING BOTTOM BARS	DOWELS
< 5'-0"	-	#5 @ 12" oc
< 7'-0"	#5 @ 12" oc x 8'-0"	#5 @ 12" oc
< 9'-0"	#6 @ 5" oc x 10'-0"	#6 @ 10" oc
< 10'-0"	#7 @ 5" oc x 12'-0"	#7 @ 10" oc



1 SECTION THROUGH FOUNDATION WALL
S3.1 1" = 1'-0"

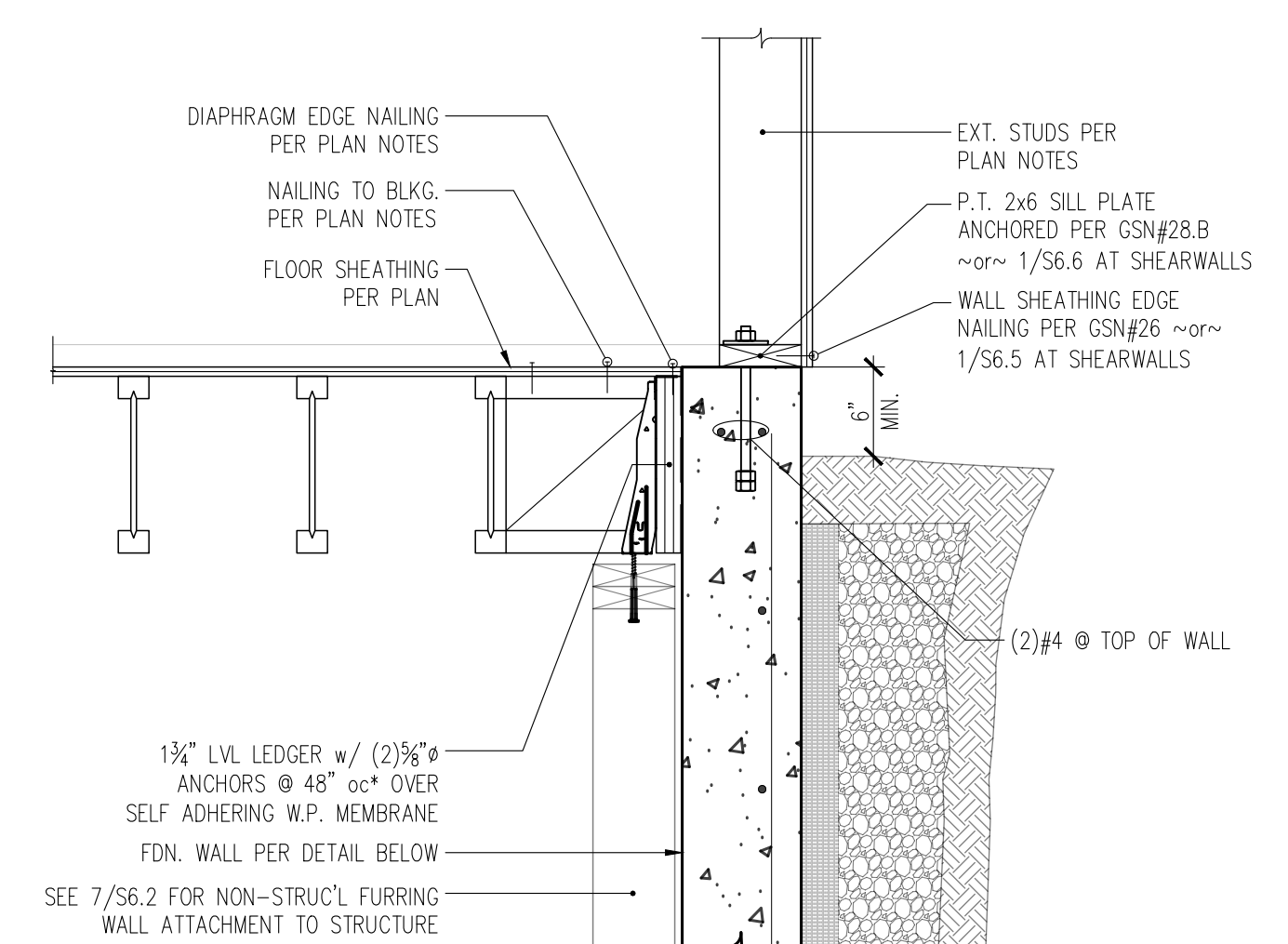


Yageneh Residence
3029 62nd Ave SE - Mercer Island

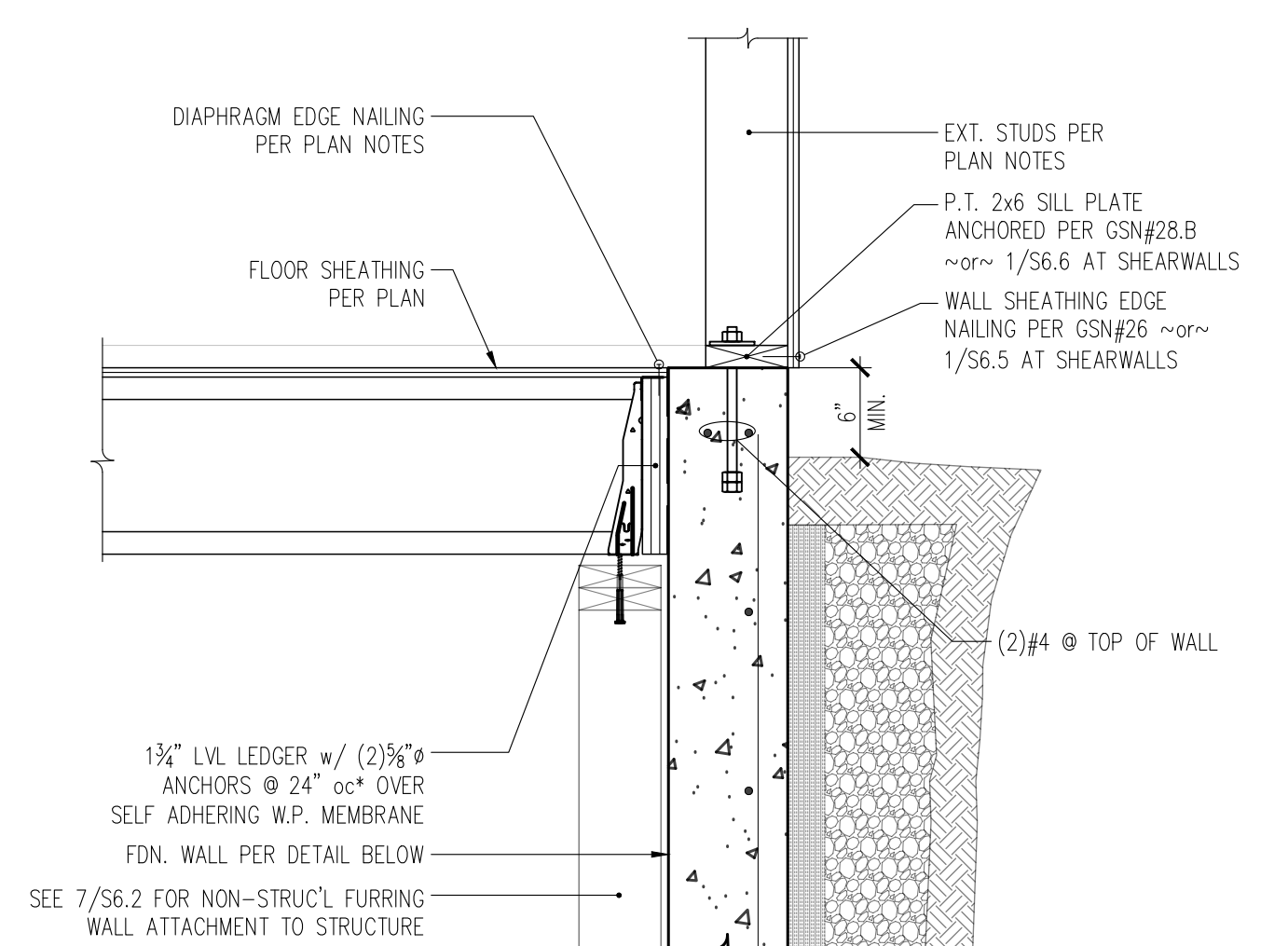
CONTENTS
Foundation Details

DRAWN BY
JDA
DATE
05.27.24

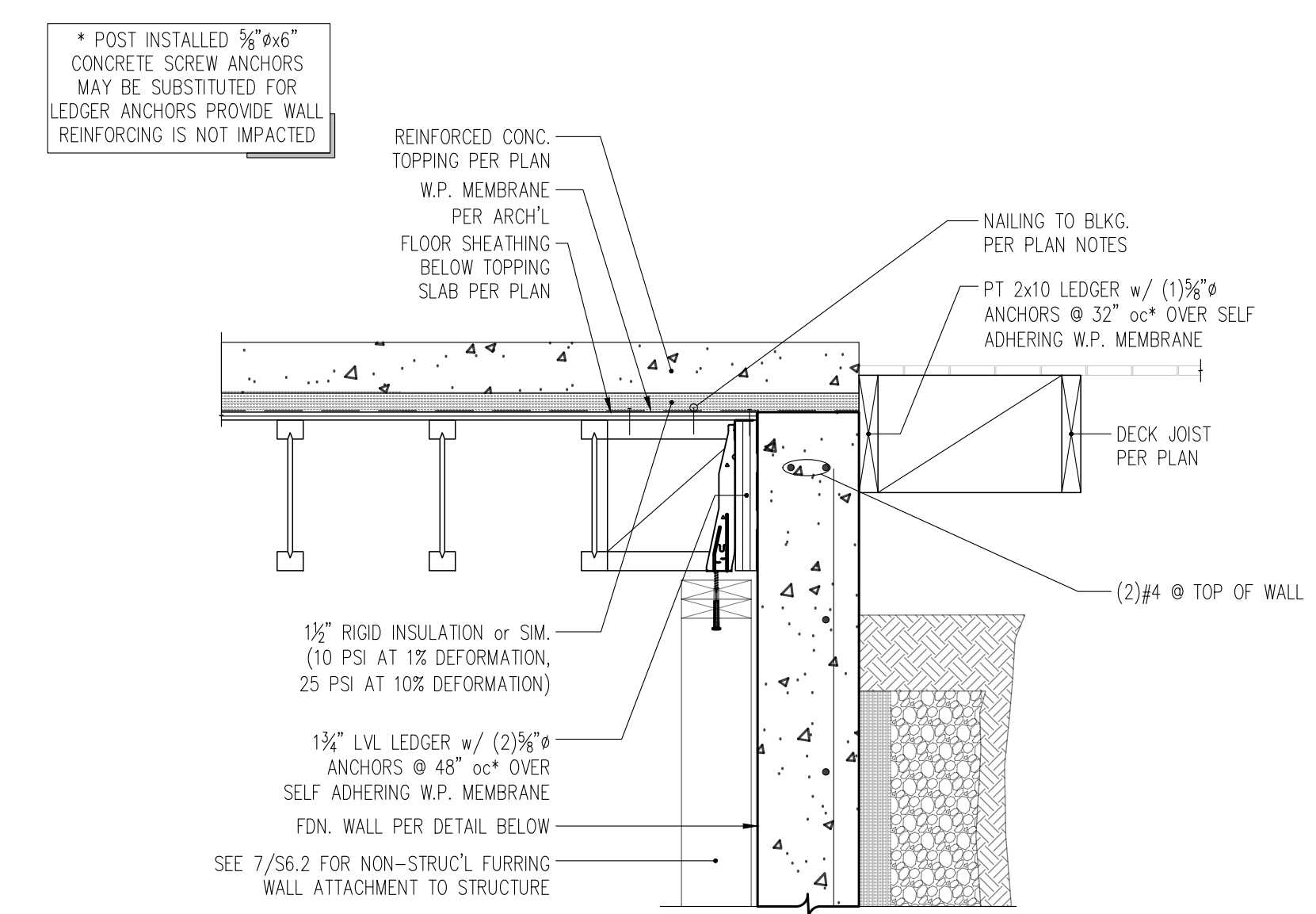
S3.1



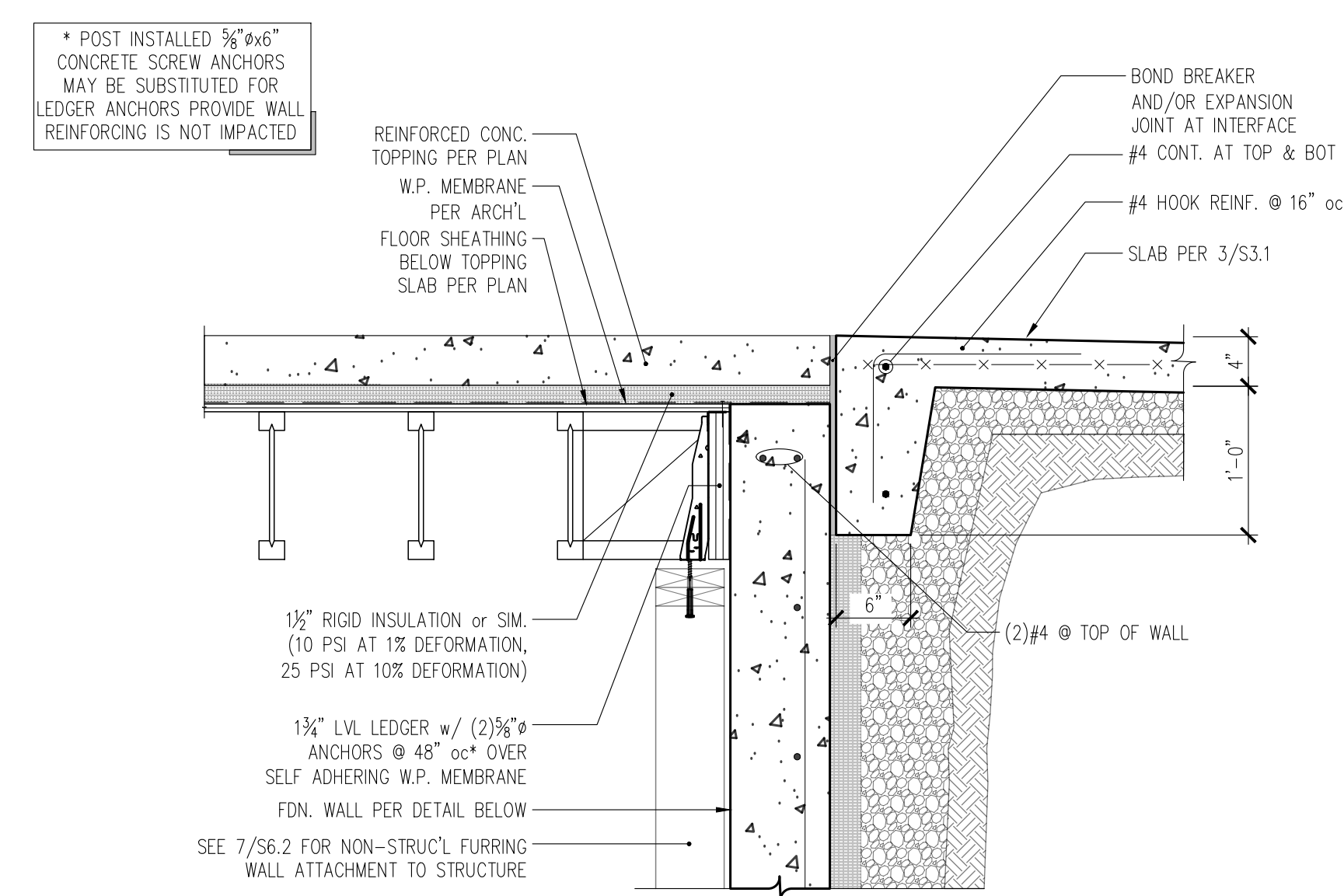
6 SECTION THROUGH FOUNDATION WALL AT PARALLEL JOISTS AND HIGH GRADE
S3.2 1" = 1'-0"



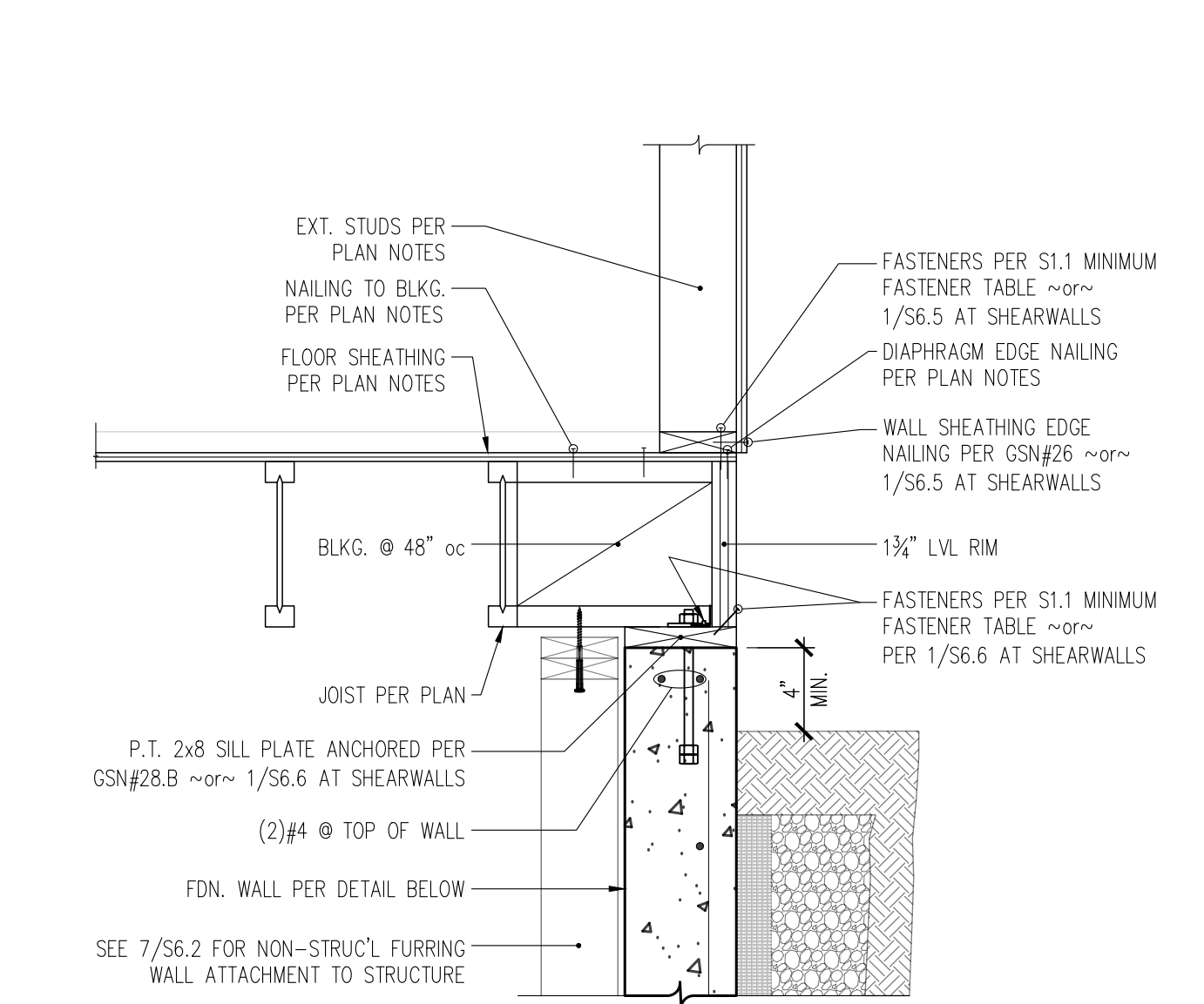
3 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS AND HIGH GRADE
S3.2 1" = 1'-0"



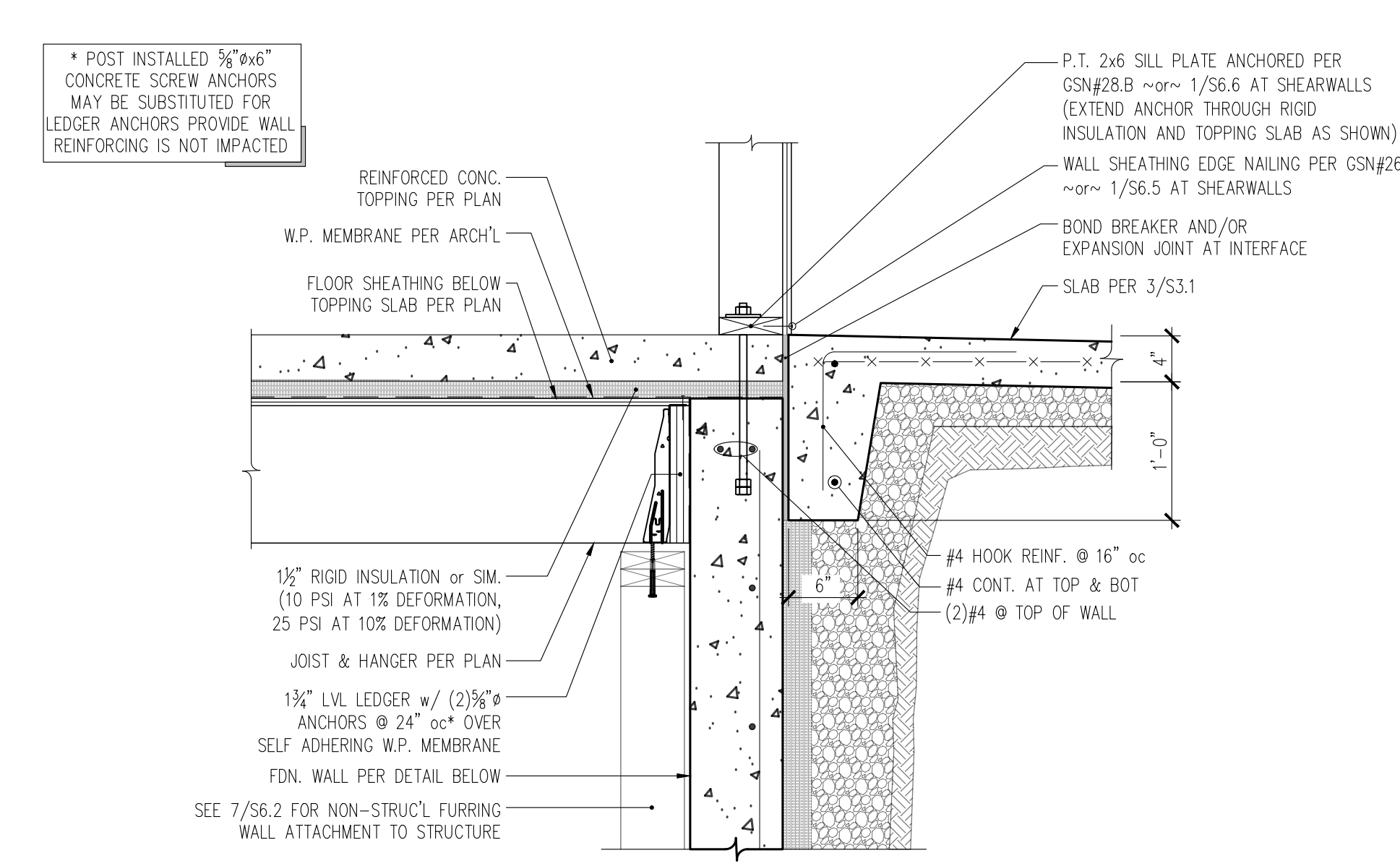
8 SECTION THROUGH FOUNDATION WALL AT PARALLEL GARAGE JOISTS AND APPROACH SLAB
S3.2 1" = 1'-0"



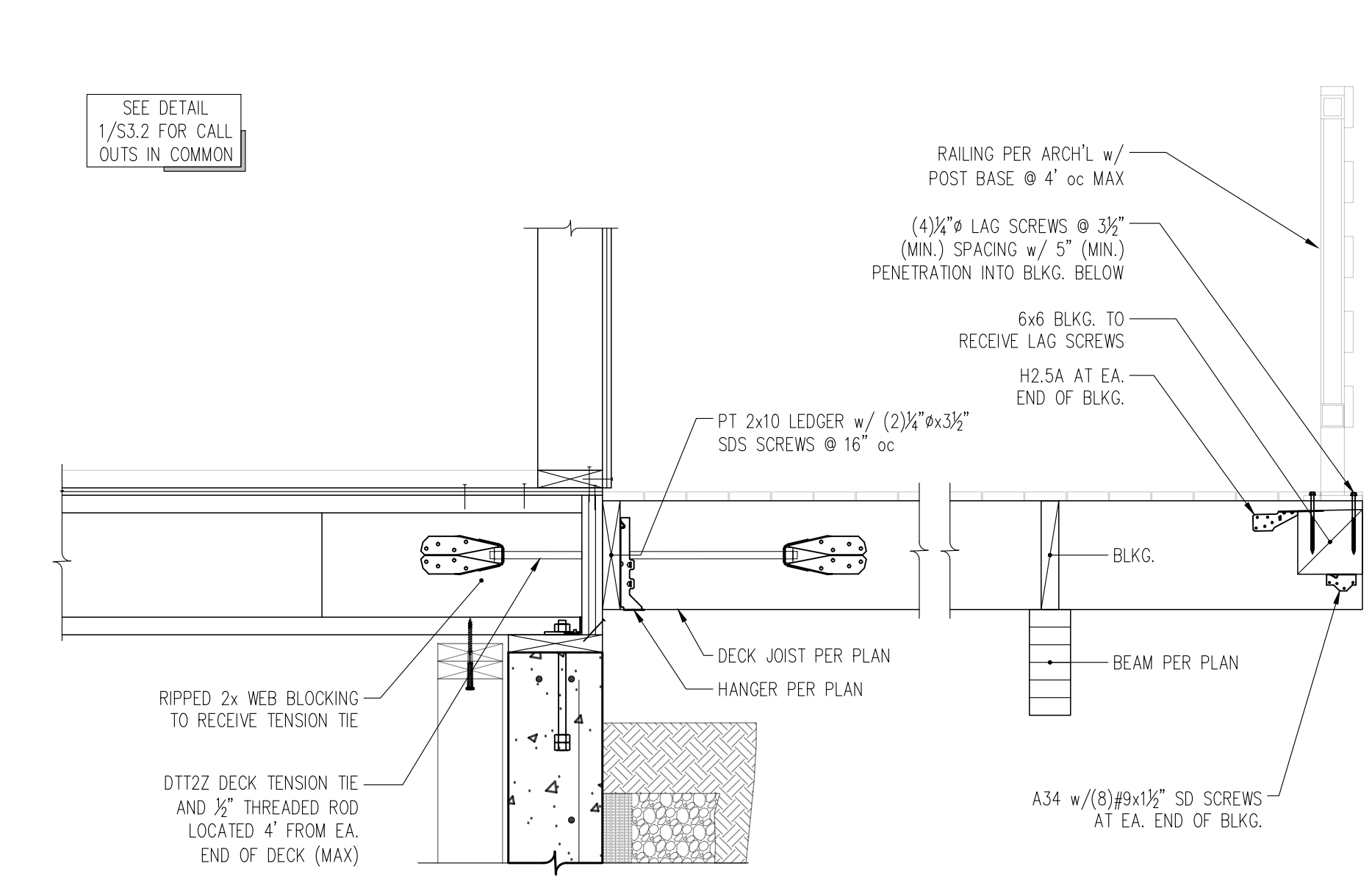
5 SECTION THROUGH FOUNDATION WALL AT PARALLEL GARAGE JOISTS AND APPROACH SLAB
S3.2 1" = 1'-0"



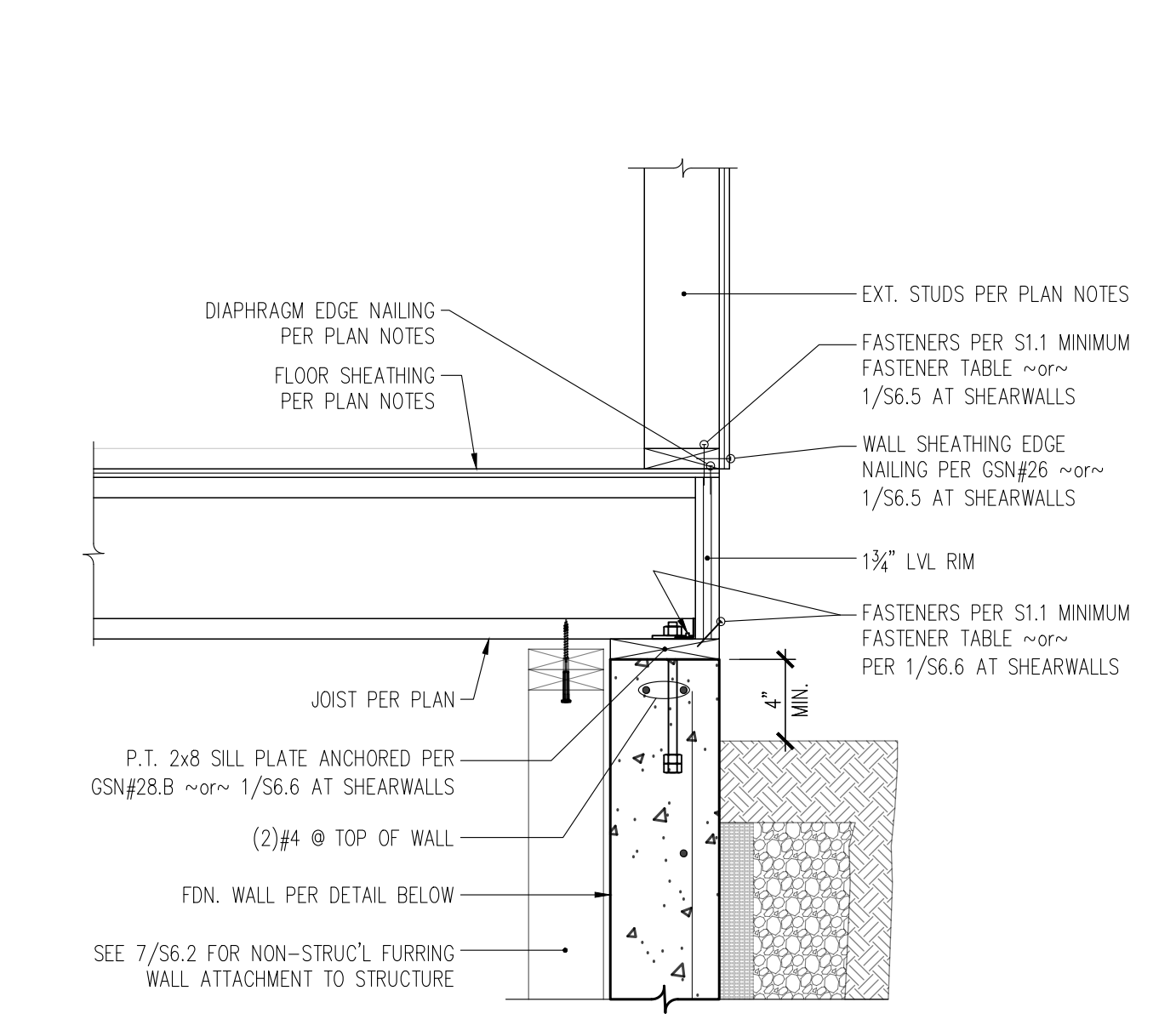
2 SECTION THROUGH FOUNDATION WALL AT PARALLEL JOISTS
S3.2 1" = 1'-0"



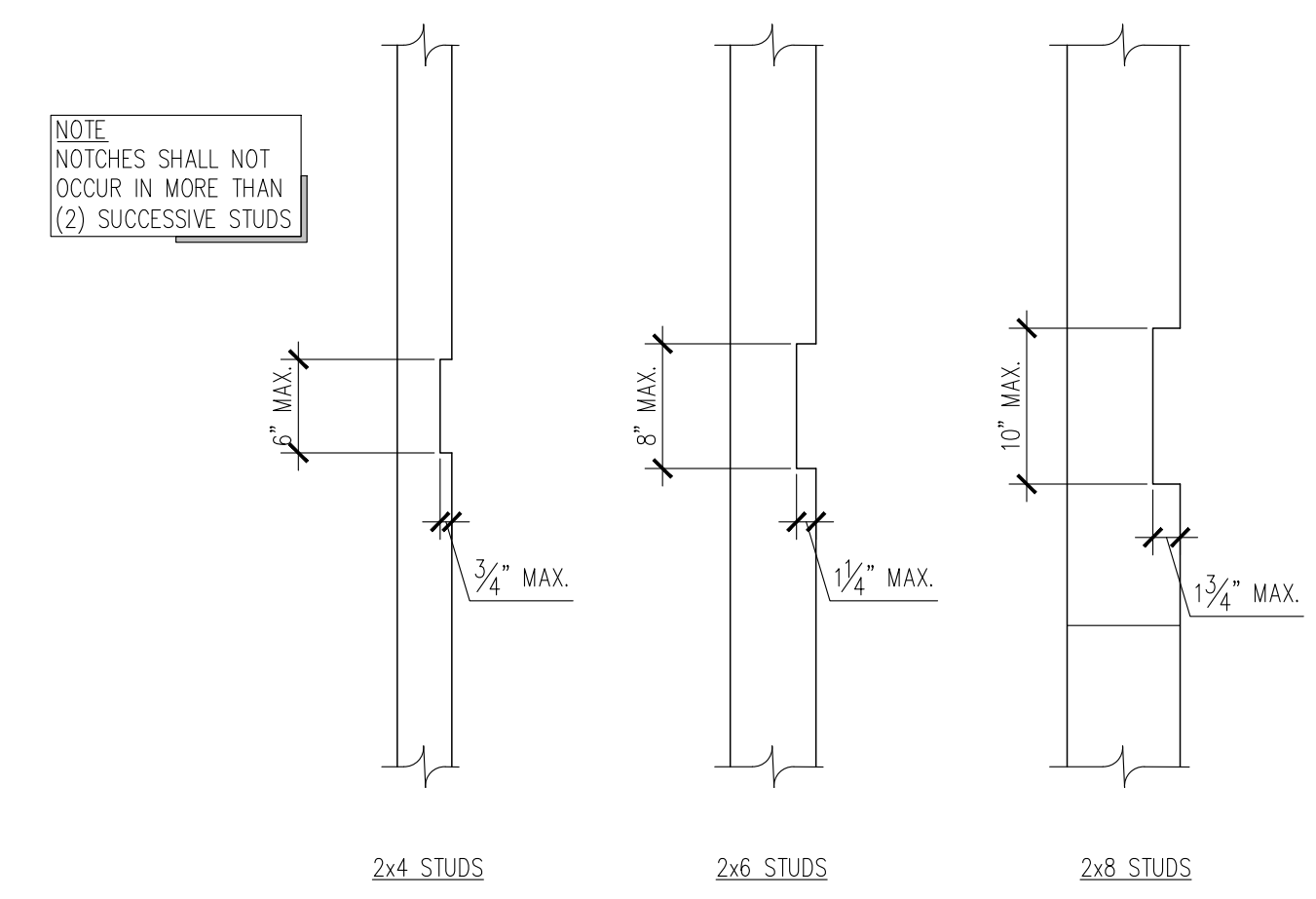
7 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR GARAGE JOISTS
S3.2 1" = 1'-0"



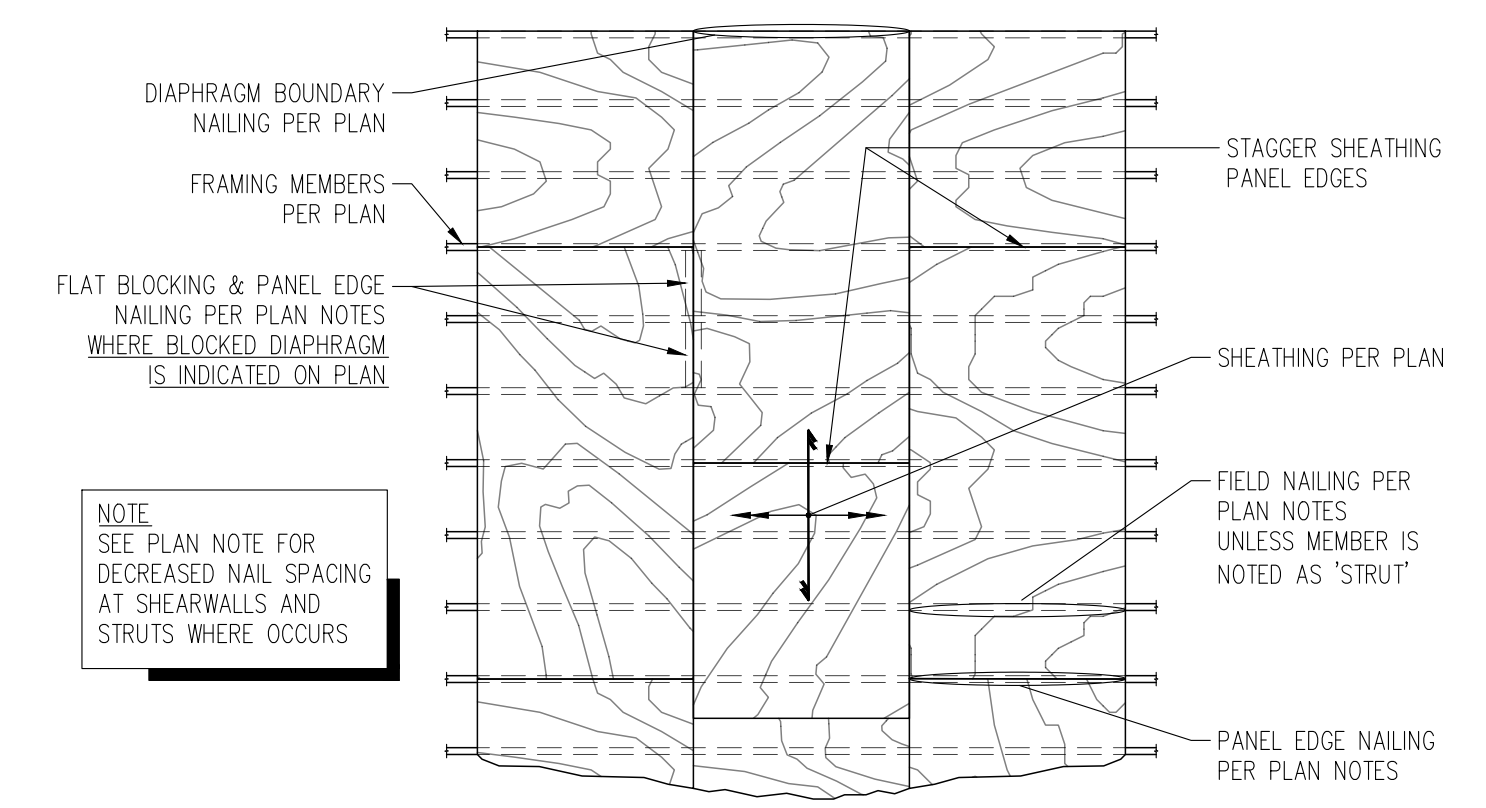
4 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS AND PERPENDICULAR DECK JOISTS
S3.2 1" = 1'-0"



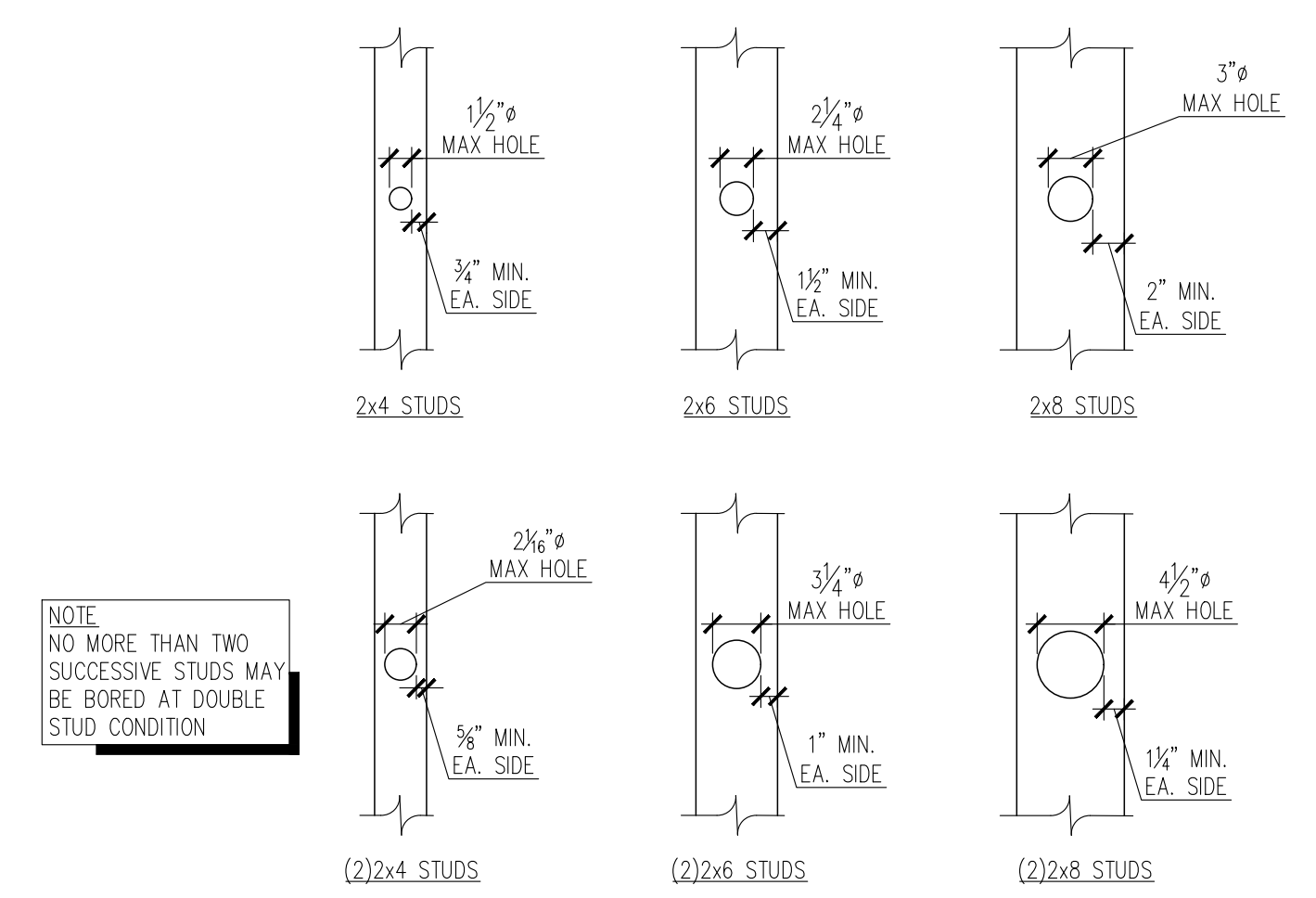
1 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS
S3.2 1" = 1'-0"



6 ALLOWABLE HOLES IN STUDWALL STUDS
S6.1 NTS



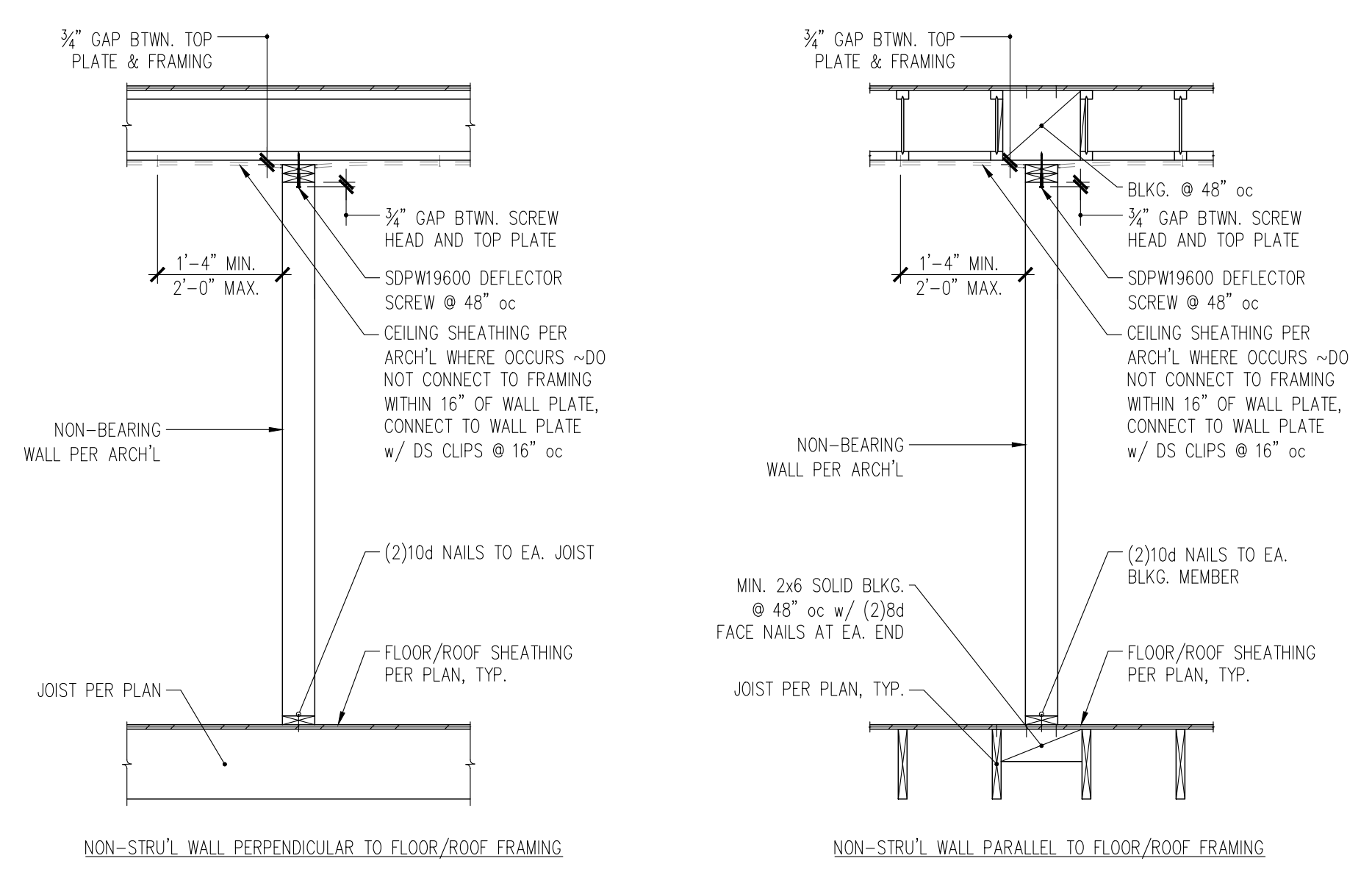
3 TYPICAL DIAPHRAGM NAILING
S6.1 NTS



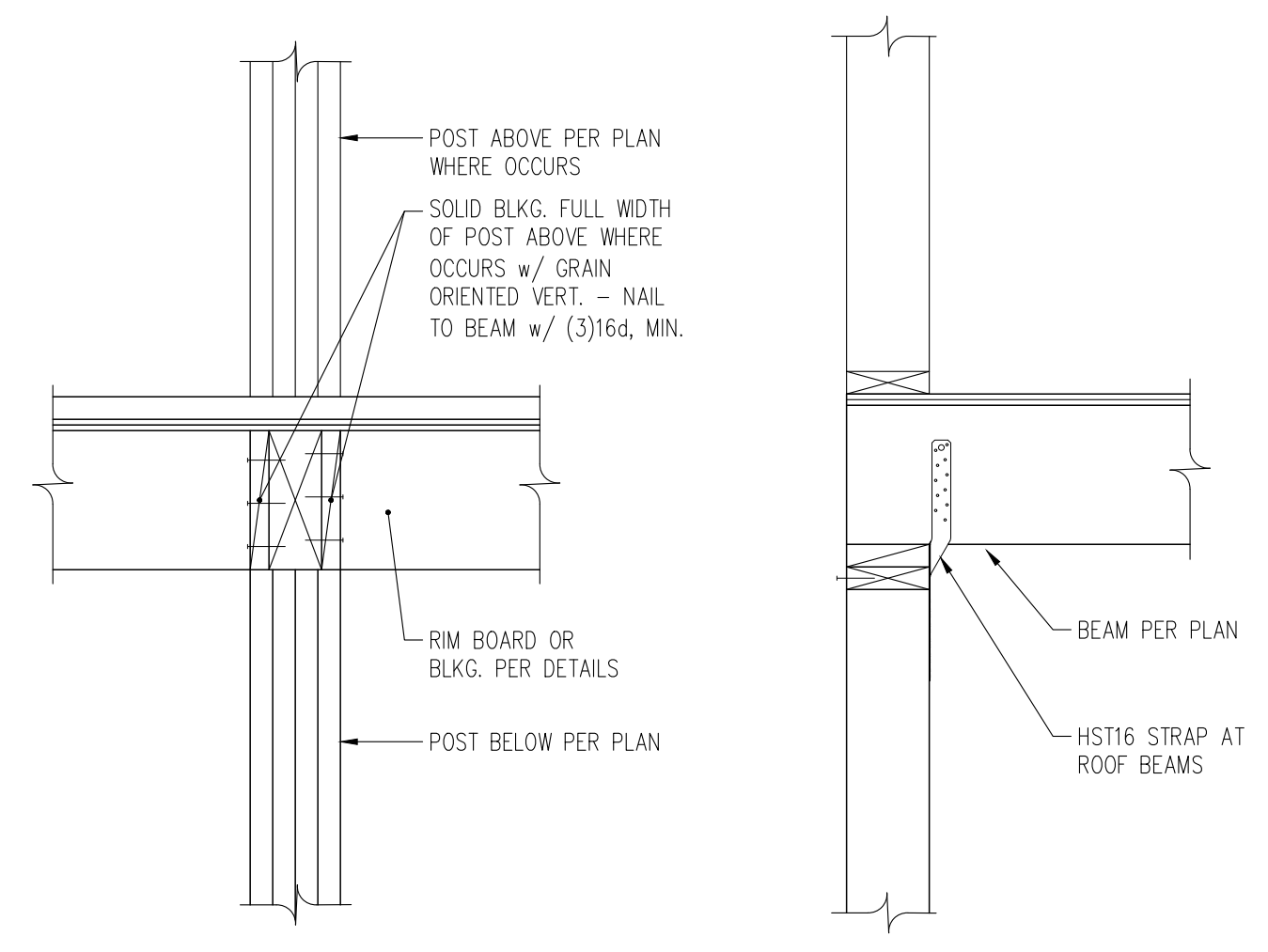
5 ALLOWABLE HOLES IN STUDWALL STUDS
S6.1 NTS

	NO REINF. REQUIRED	STRAP REINF. REQUIRED
2x4 PLATES	1 1/2" MAX. HOLE 3/4" MIN. EA. SIDE	2 5/8" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 3/8" MIN. EA. SIDE
2x6 PLATES	2 1/4" MAX. HOLE 1 1/2" MIN. EA. SIDE	3 3/4" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 3/4" MIN. EA. SIDE
2x8 PLATES	3 3/4" MAX. HOLE 2" MIN. EA. SIDE	5" MAX. HOLE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES) 1 1/2" MIN. EA. SIDE

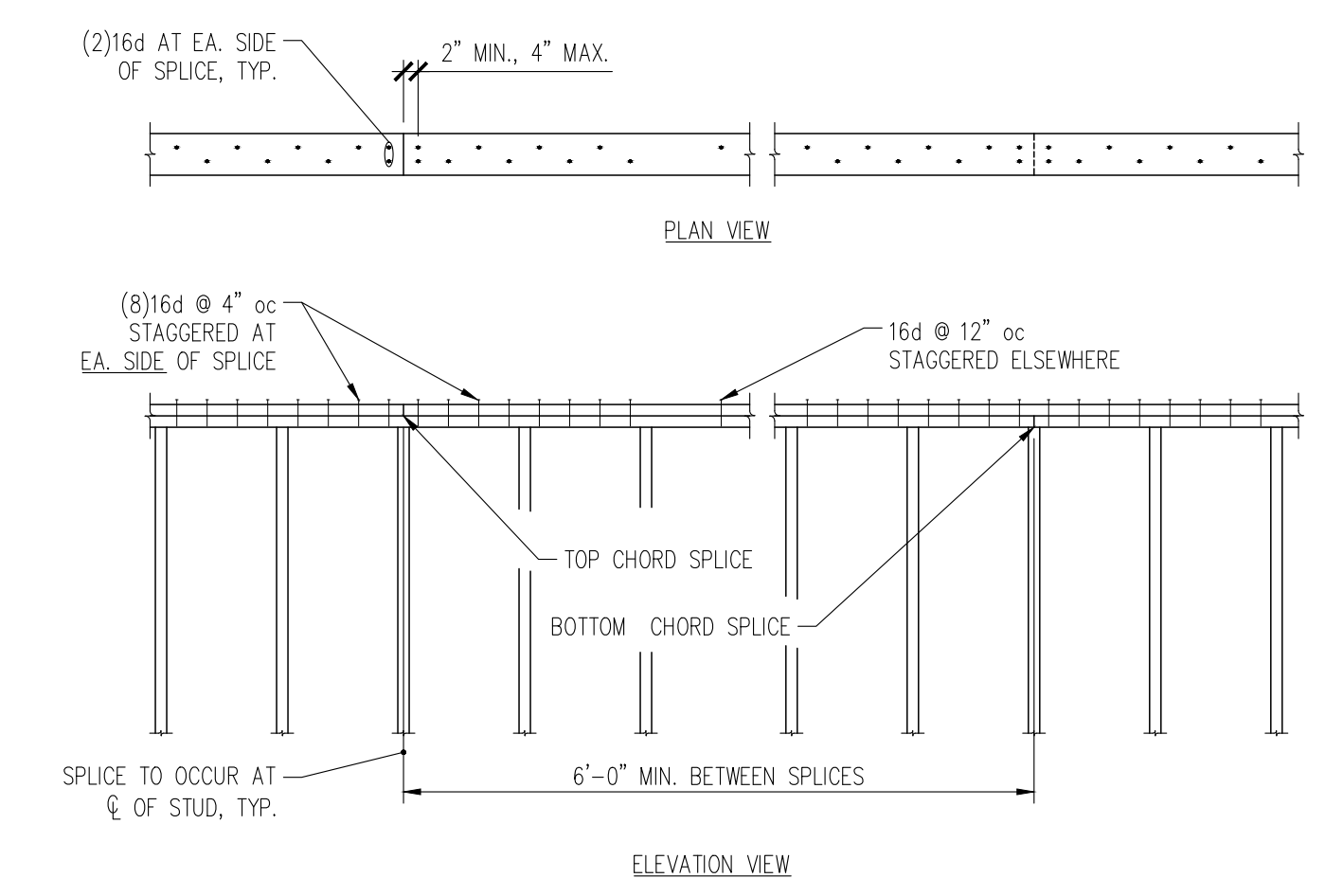
2 ALLOWABLE HOLES THROUGH TOP PLATES
S6.1 NTS



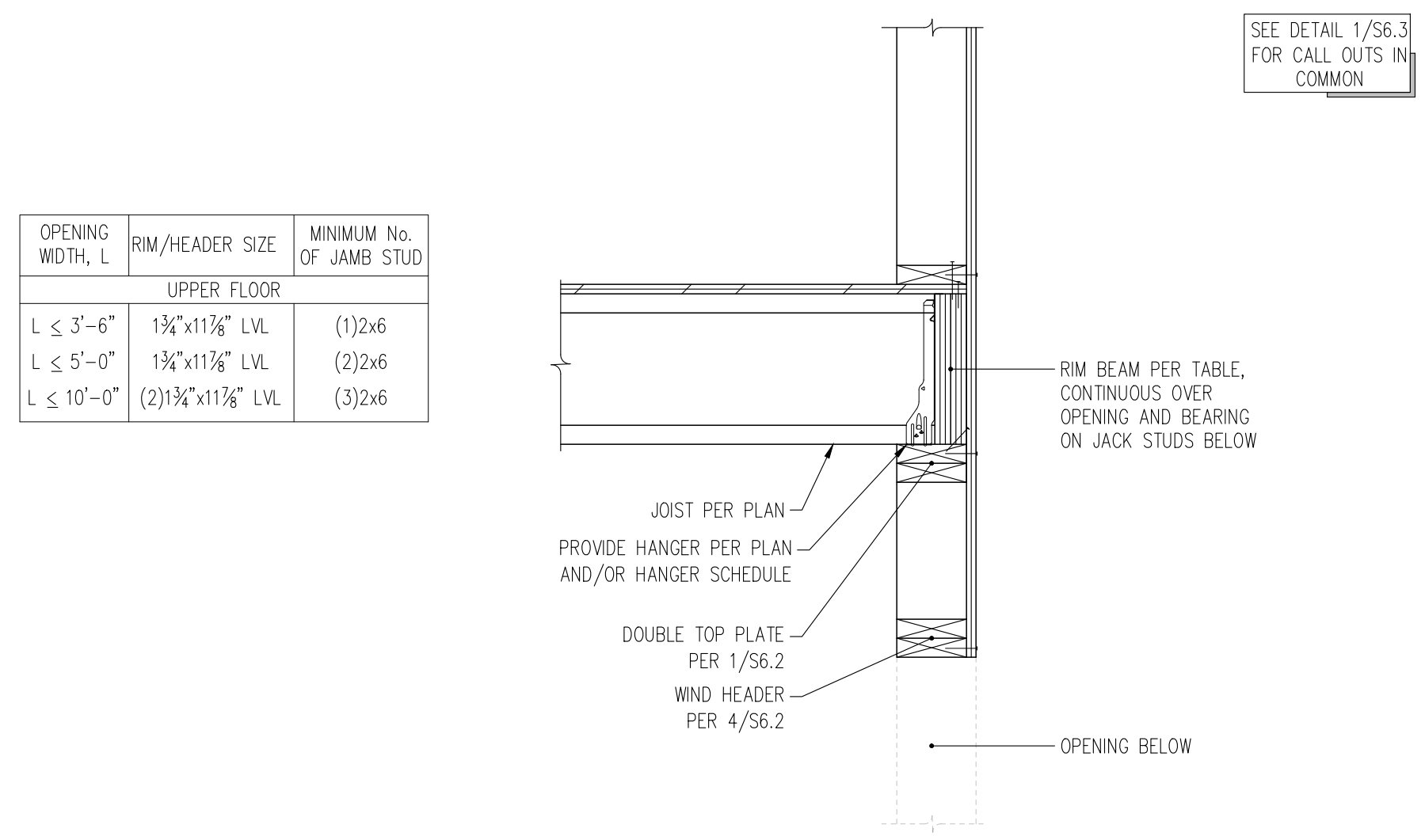
7 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE
S6.1 NTS



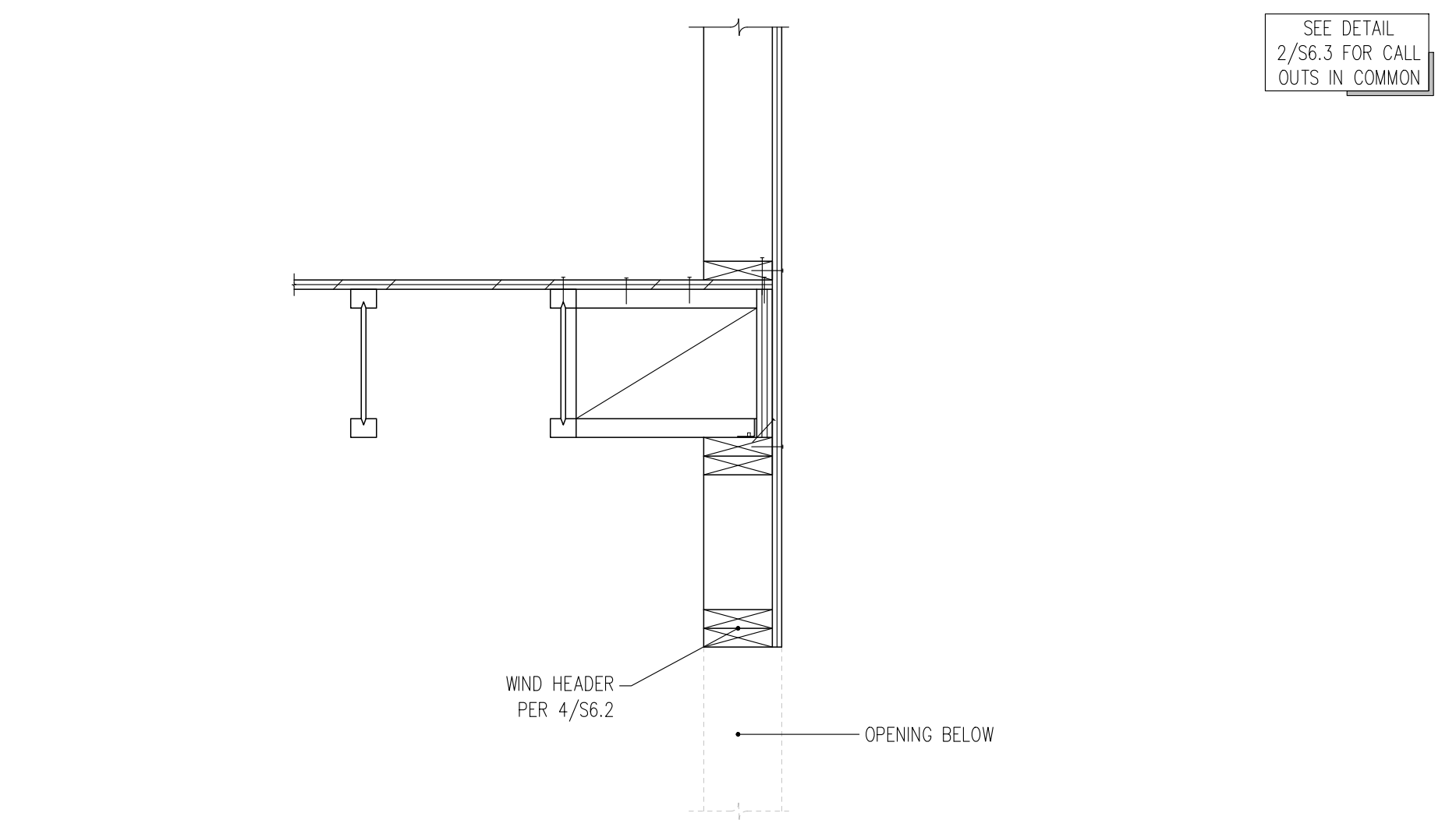
4 TYPICAL BEAM PERPENDICULAR TO WALL
S6.1 NTS



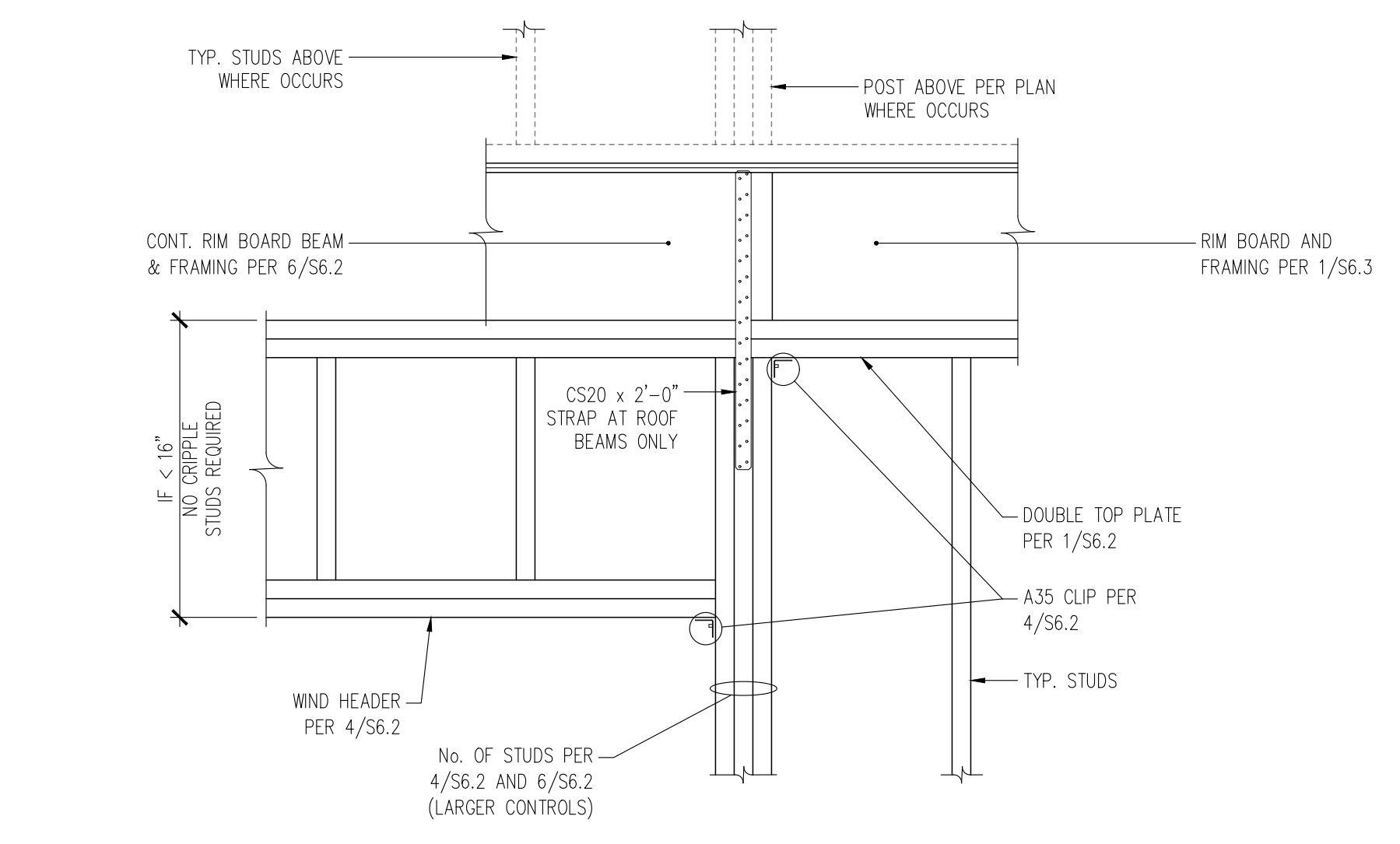
1 TOP PLATE SPLICE
S6.1 NTS



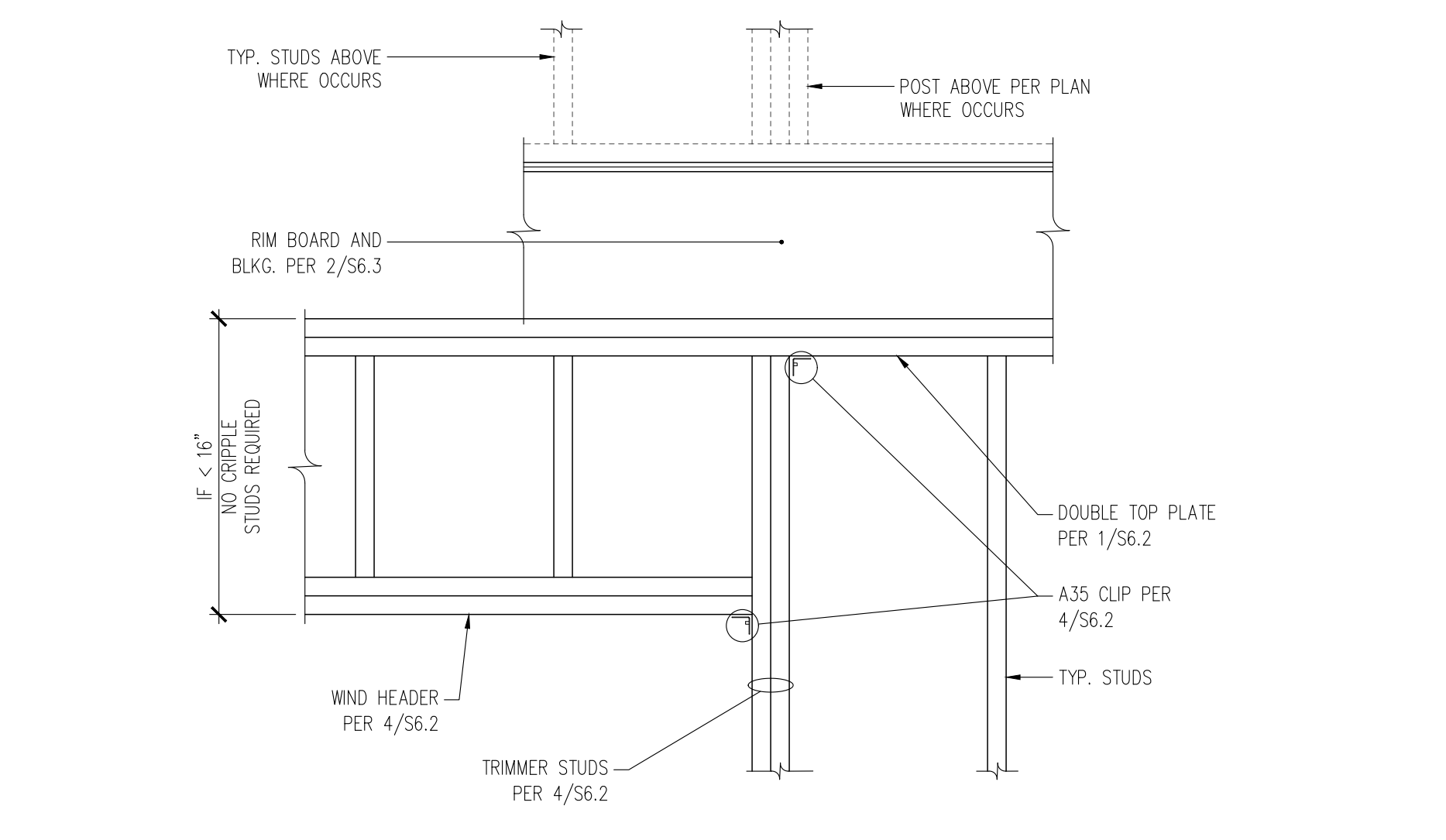
6
S6.2
TYPICAL RIMBOARD HEADER & WIND HEADER IN LOAD BEARING EXTERIOR WALL
NTS



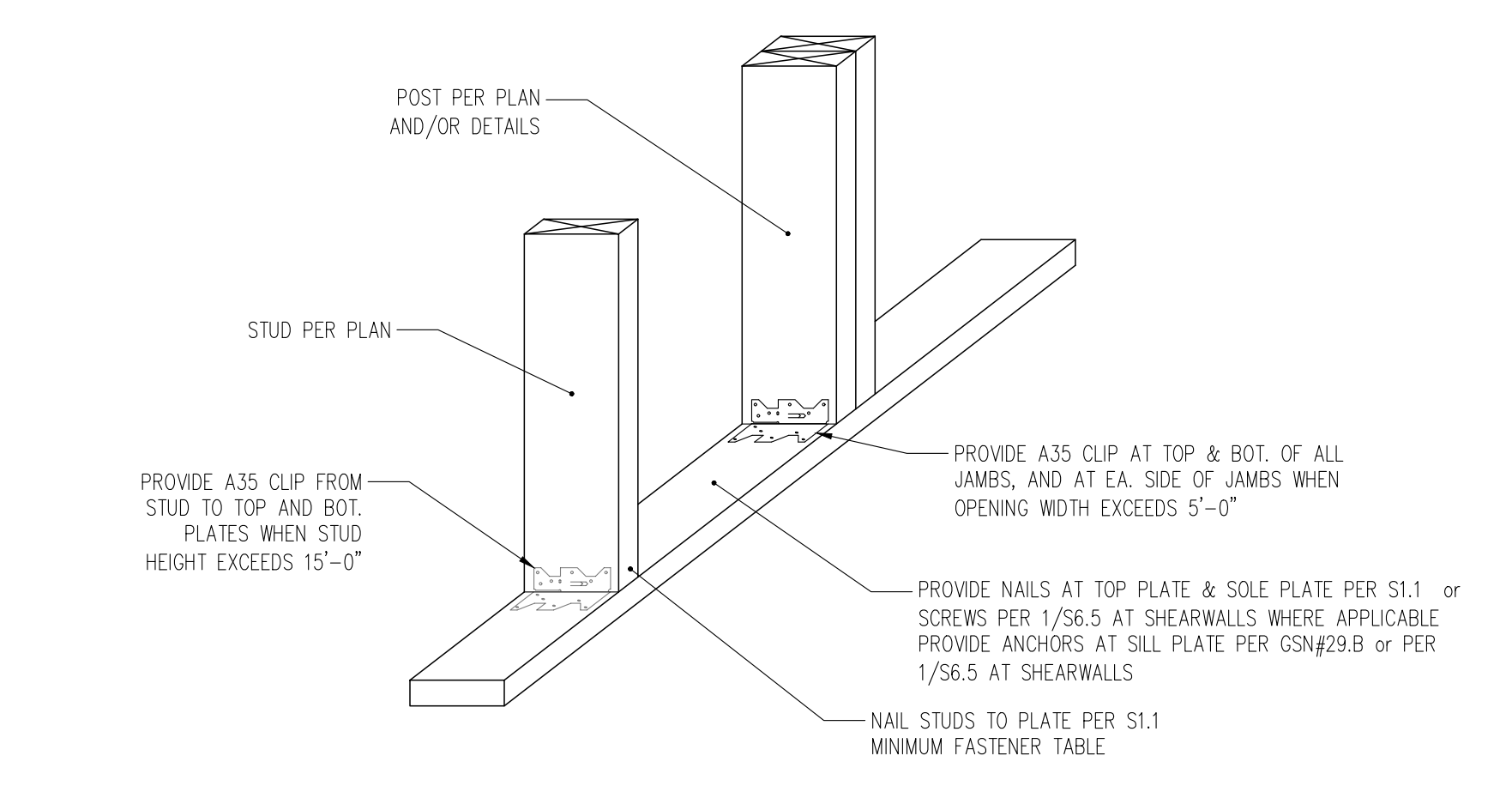
3
S6.2
TYPICAL WIND HEADER IN NON-LOAD BEARING EXTERIOR WALL
NTS



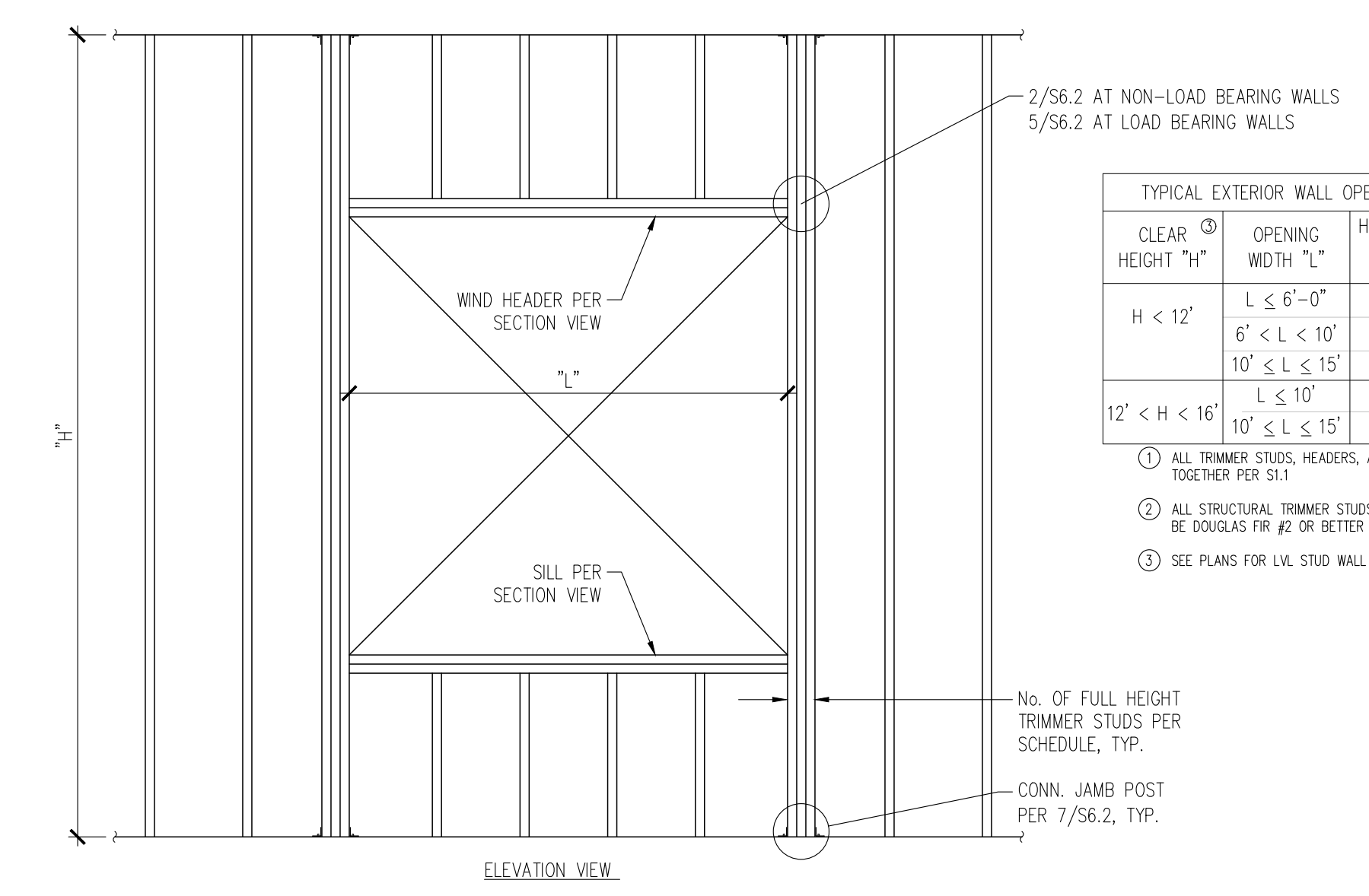
5
S6.2
TYPICAL FLUSH BEAM/HEADER IN EXTERIOR WALL
NTS



2
S6.2
TYPICAL WIND HEADER DETAIL
NTS



7
S6.2
CONNECTION OF EXTERIOR STUDS AT TOP & BOTTOM PLATES
NTS

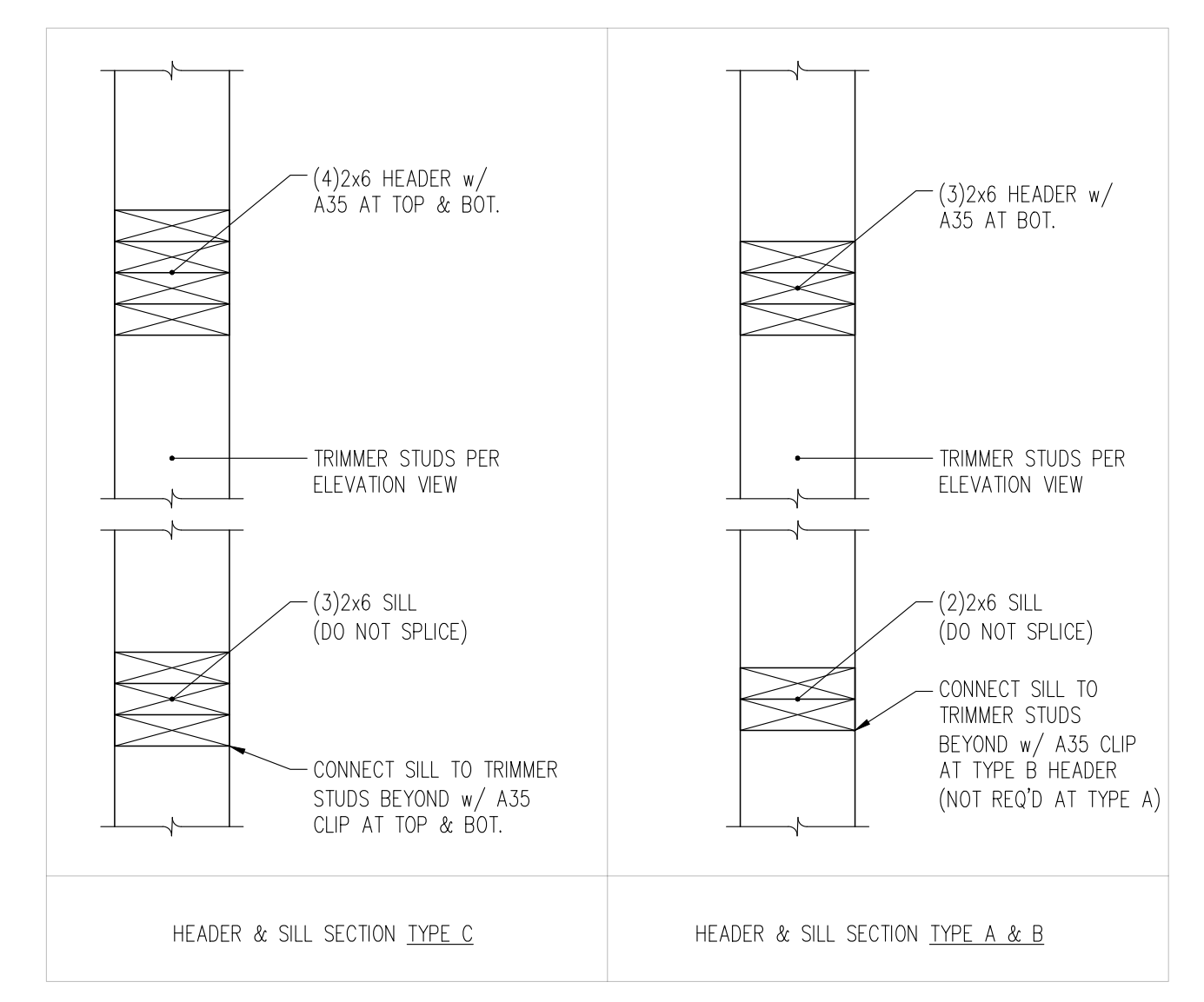


4
S6.2
TYPICAL WIND HEADER
NTS

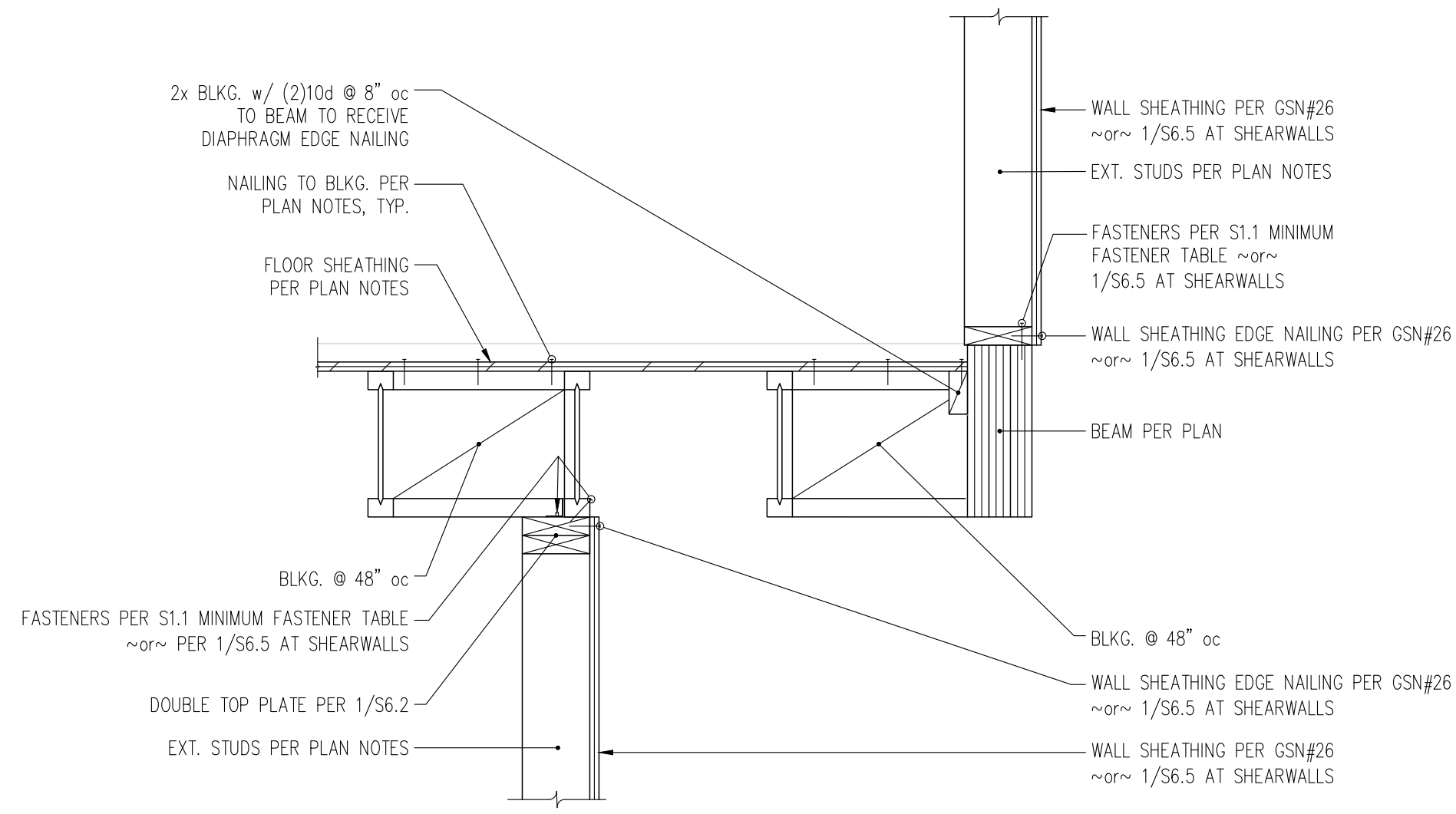
TYPICAL EXTERIOR WALL OPENING FRAMING SCHEDULE

CLEAR HEIGHT "H"	OPENING WIDTH "L"	HDR./SILL TYPE PER SECTION AT RIGHT	No. OF FULL HEIGHT TRIMMER STUDS
H < 12'	L ≤ 6'-0"	A	2
	6' < L < 10'	B	2
	10' ≤ L ≤ 15'	C	3
12' < H < 16'	L ≤ 10'	B	3
	10' ≤ L ≤ 15'	C	6x8

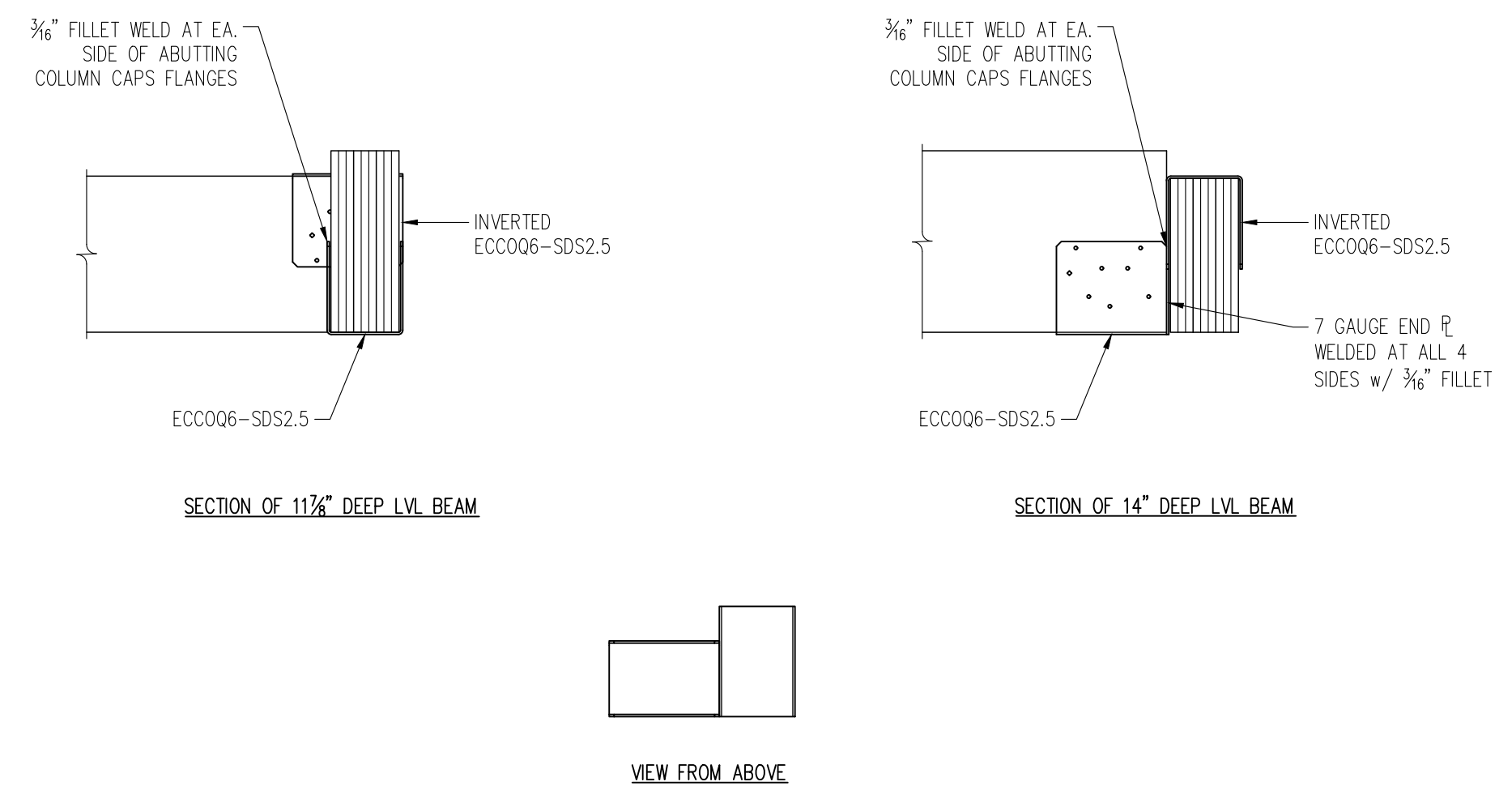
- ① ALL TRIMMER STUDS, HEADERS, AND SILLS SHALL BE NAILED TOGETHER PER S1.1
- ② ALL STRUCTURAL TRIMMER STUDS, SILLS, AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER
- ③ SEE PLANS FOR LIV. STU. WALL LOCATIONS, WHERE APPLICABLE



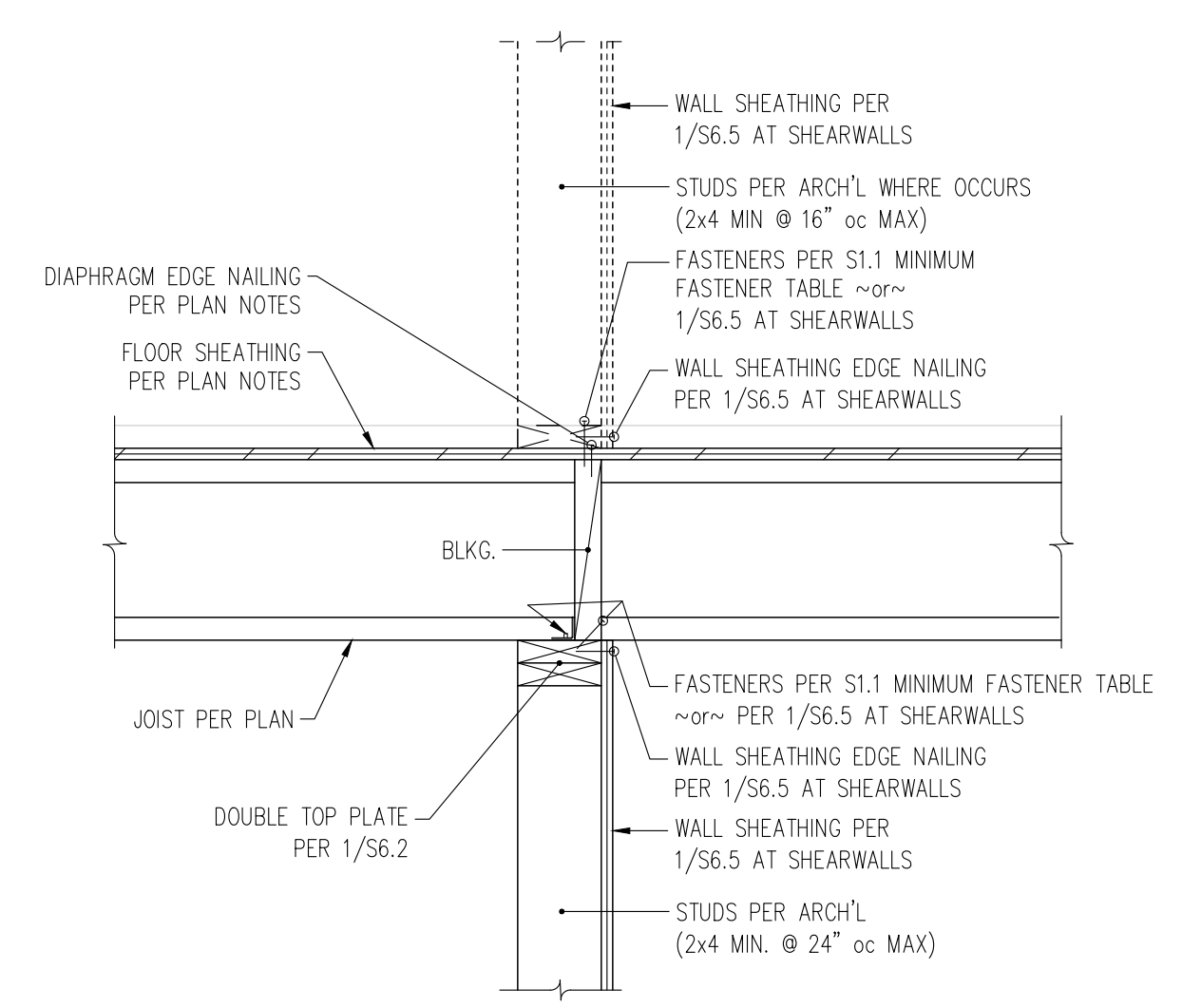
HEADER & SILL SECTION TYPE C
HEADER & SILL SECTION TYPE A & B



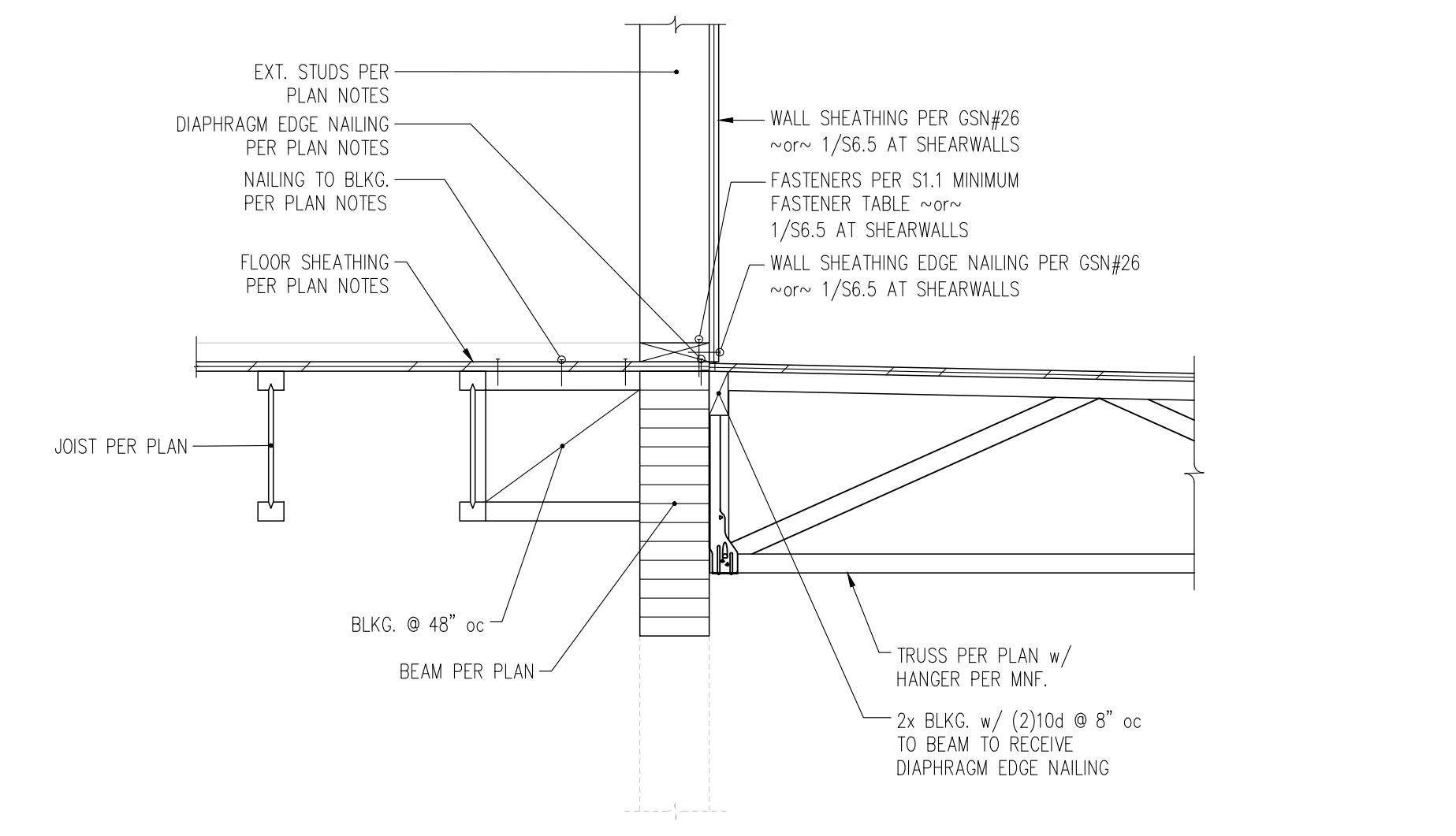
9 SECTION AT OFFSET EXTERIOR WALL AND PARALLEL JOISTS
S6.3 1" = 1'-0"



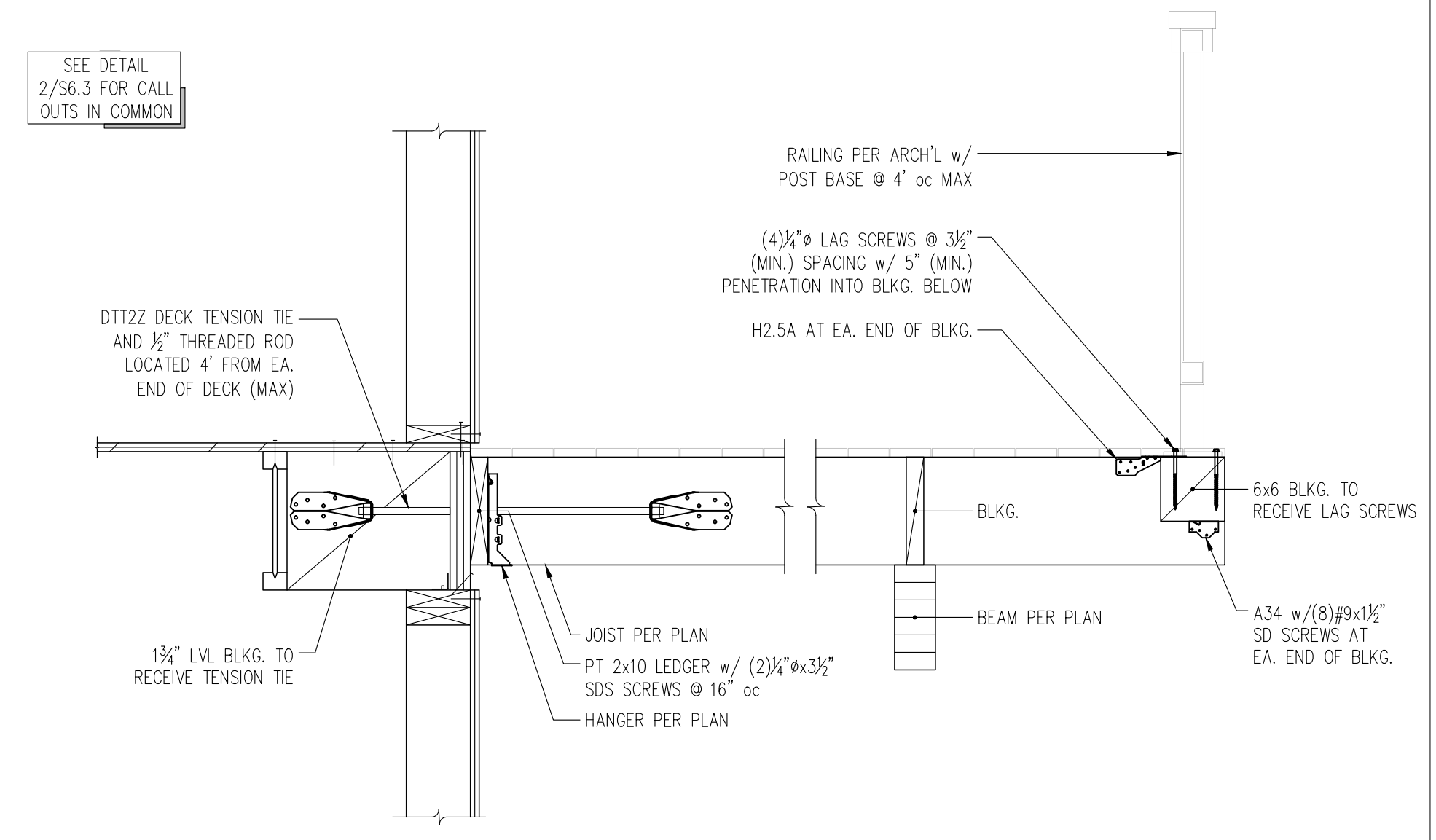
6 COLUMN CAP ASSEMBLY BEAM SEAT HANGER
S6.3 1" = 1'-0"



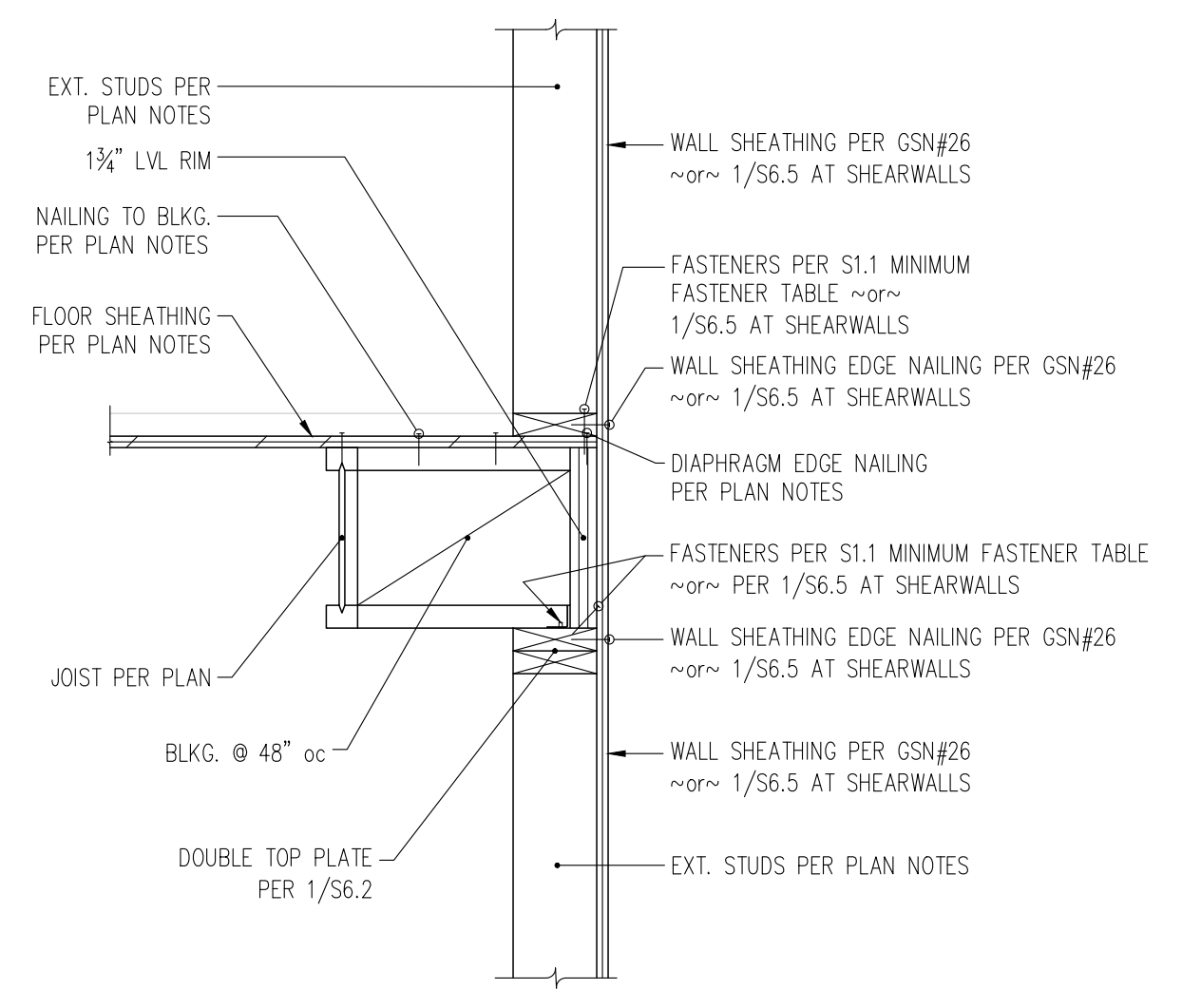
3 SECTION THROUGH INTERIOR STRUCTURAL WALL AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



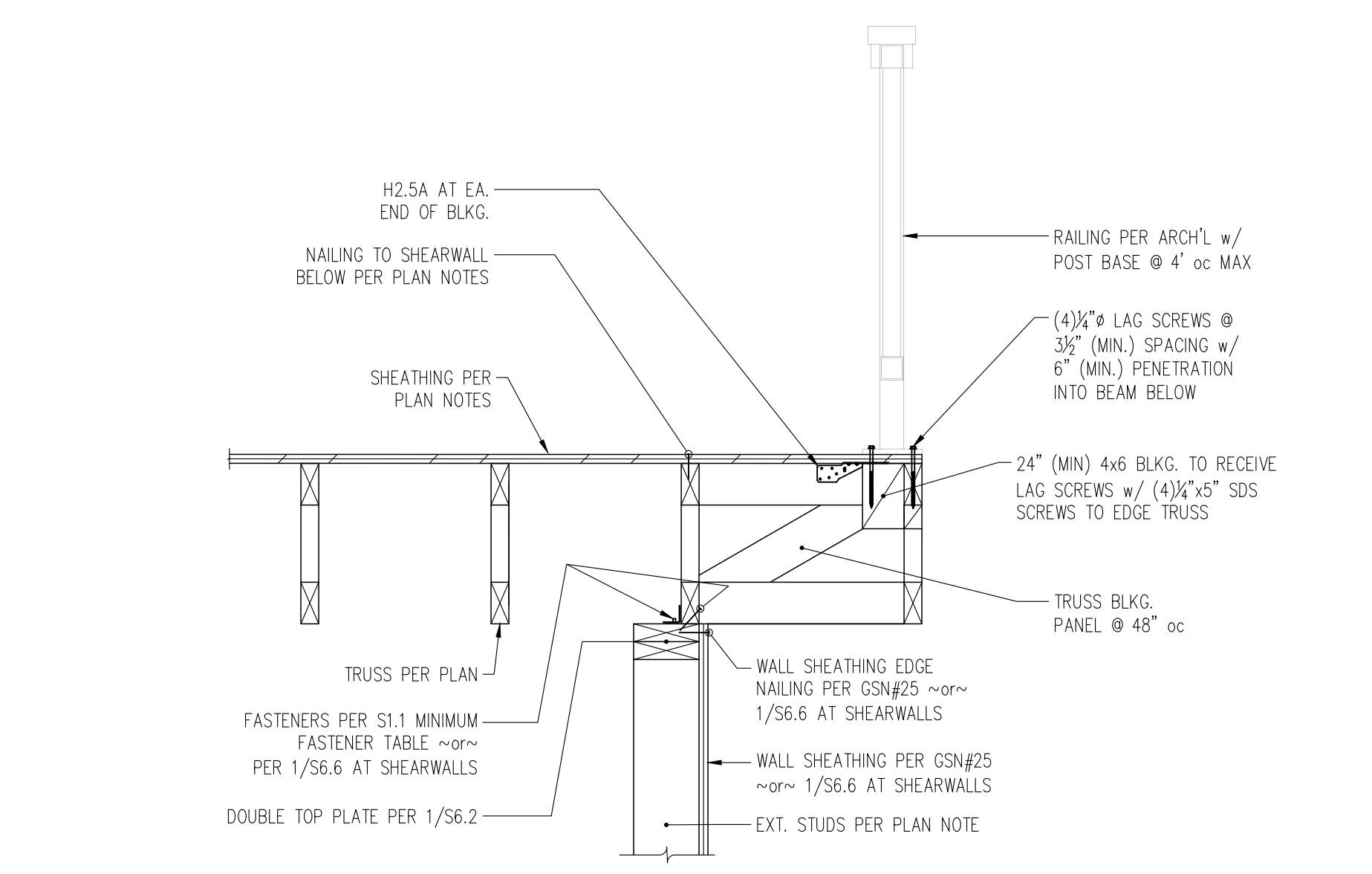
8 SECTION THROUGH INTERIOR WALL ABOVE PARALLEL JOISTS AND PERP. ROOF DECK TRUSS
S6.3 1" = 1'-0"



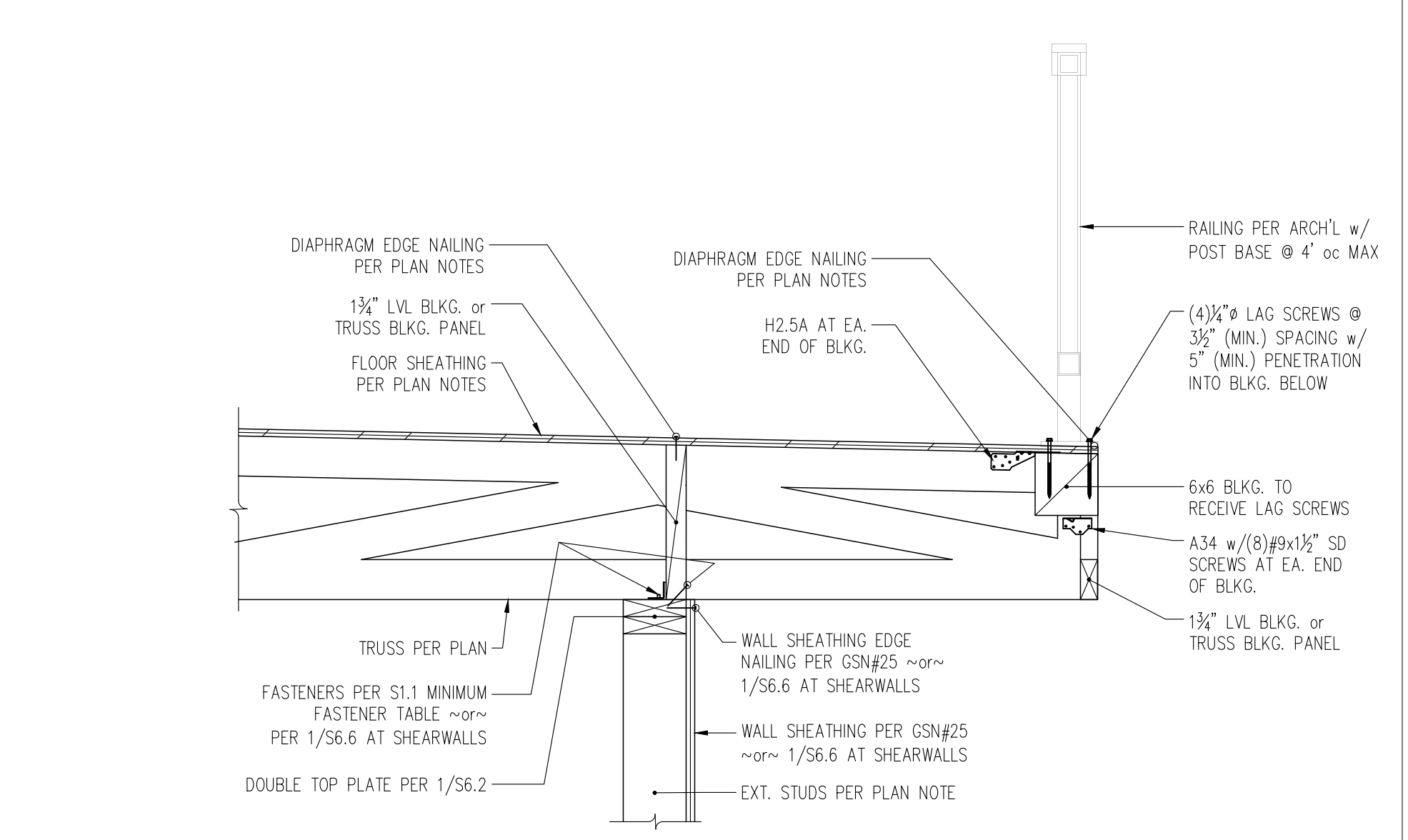
5 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS AND PERPENDICULAR DECK JOISTS
S6.3 1" = 1'-0"



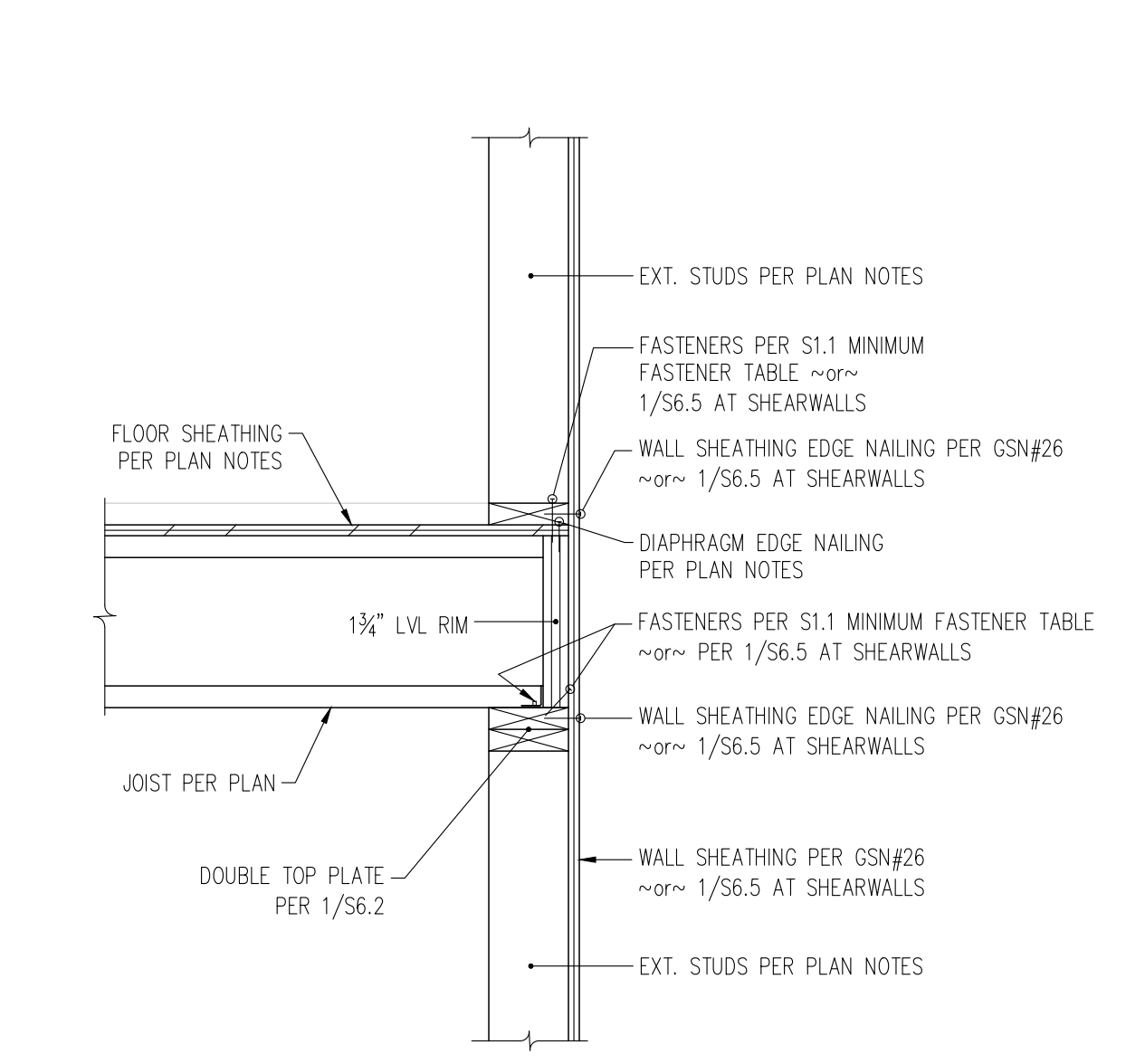
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS
S6.3 1" = 1'-0"



7 SECTION THROUGH EXTERIOR WALL AT OFFSET PARALLEL ROOF DECK TRUSS
S6.3 1" = 1'-0"



4 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR CANTILEVERED ROOF DECK TRUSS
S6.3 1" = 1'-0"



1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"

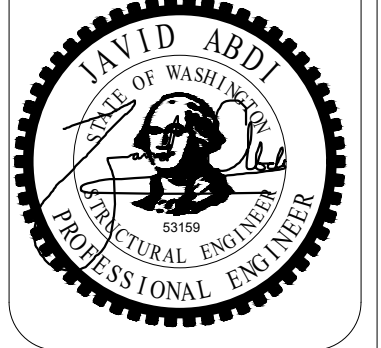
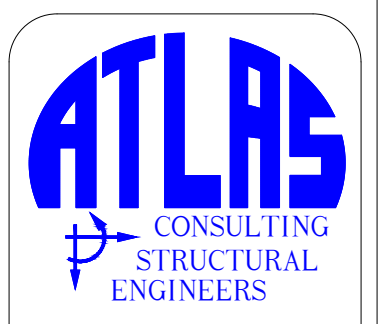
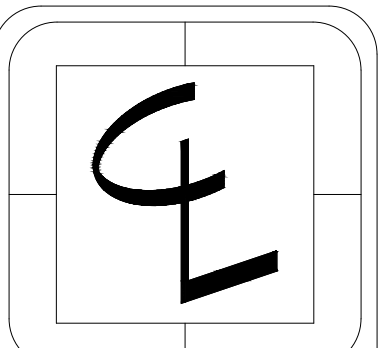


Yageneh Residence
3029 62nd Ave SE - Mercer Island

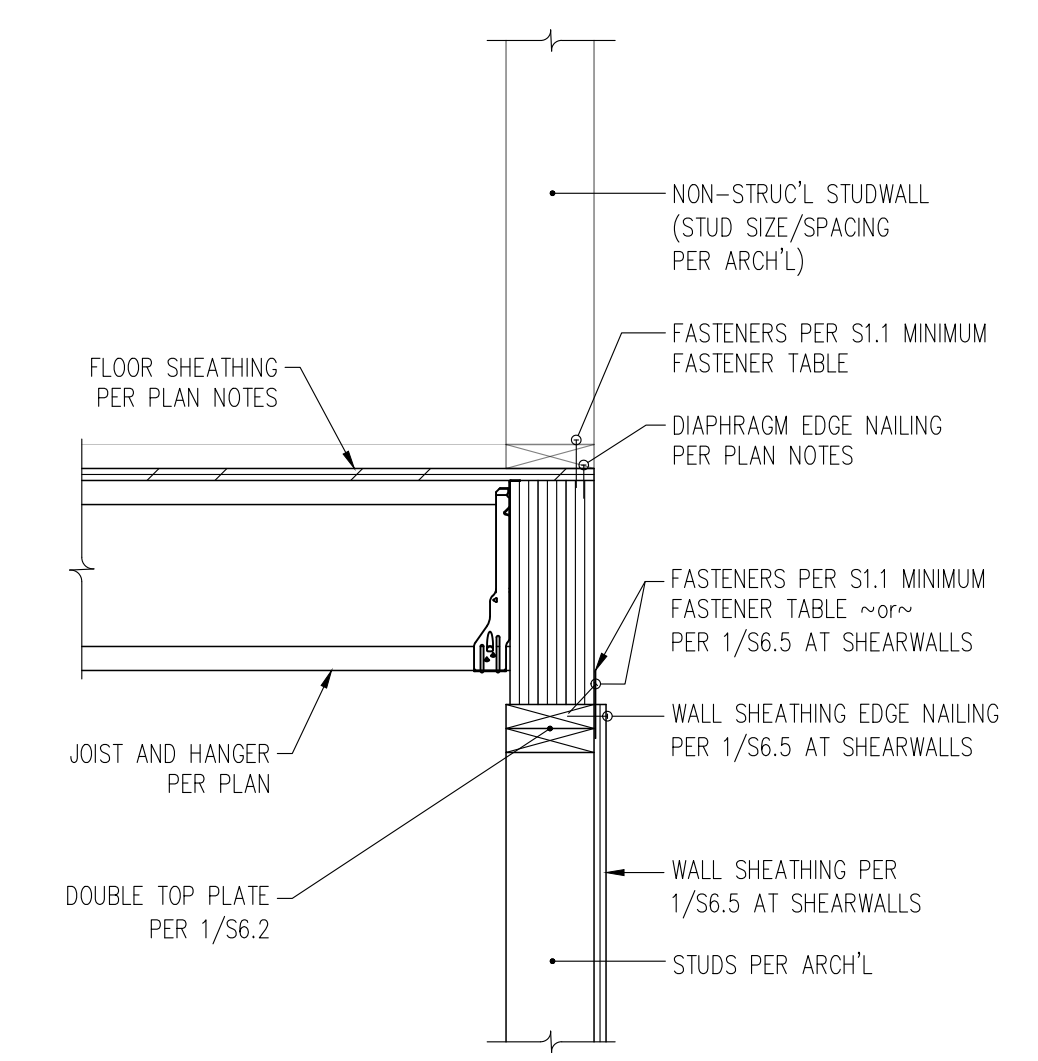
CONTENTS
Floor Framing
Details

DRAWN BY
JDA
DATE
05.27.24

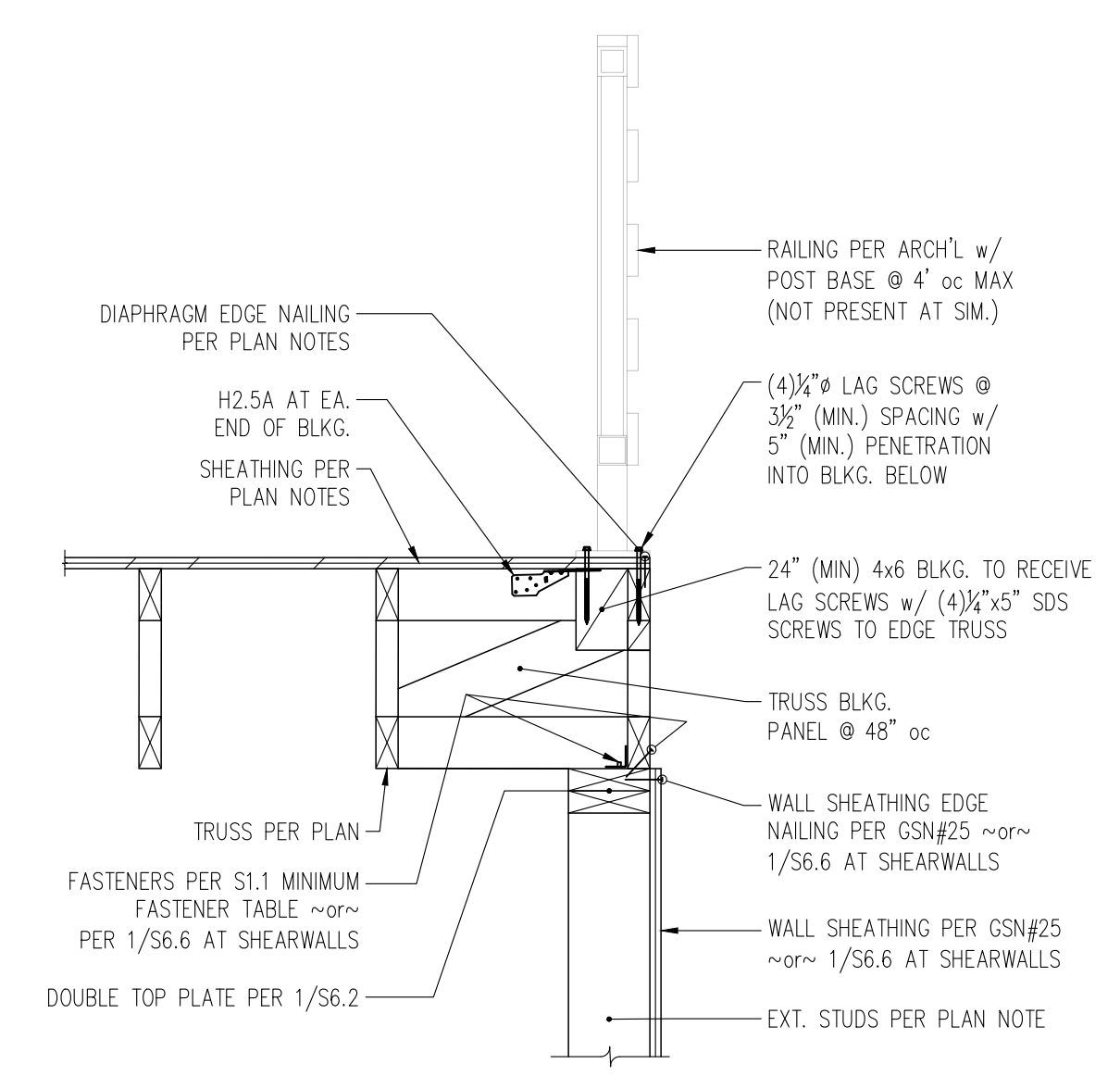
S6.3



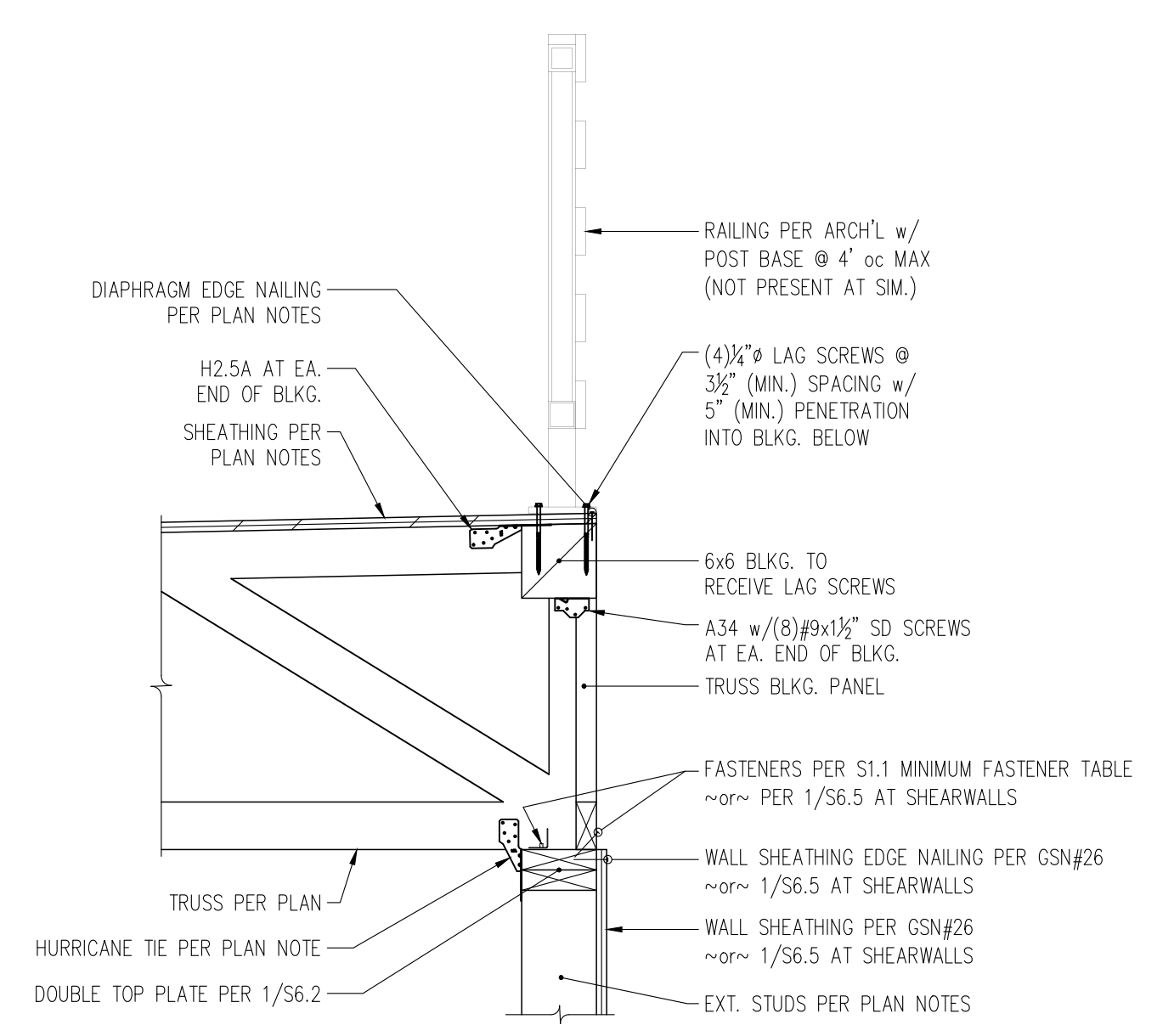
Yageneh Residence
3029 62nd Ave SE - Mercer Island



3 SECTION THROUGH DEEP CANTILEVERED BEAM AT PERPENDICULAR JOISTS
S6.4 1" = 1'-0"



2 SECTION THROUGH EXTERIOR WALL AT OFFSET PARALLEL ROOF DECK TRUSS
S6.4 1" = 1'-0"



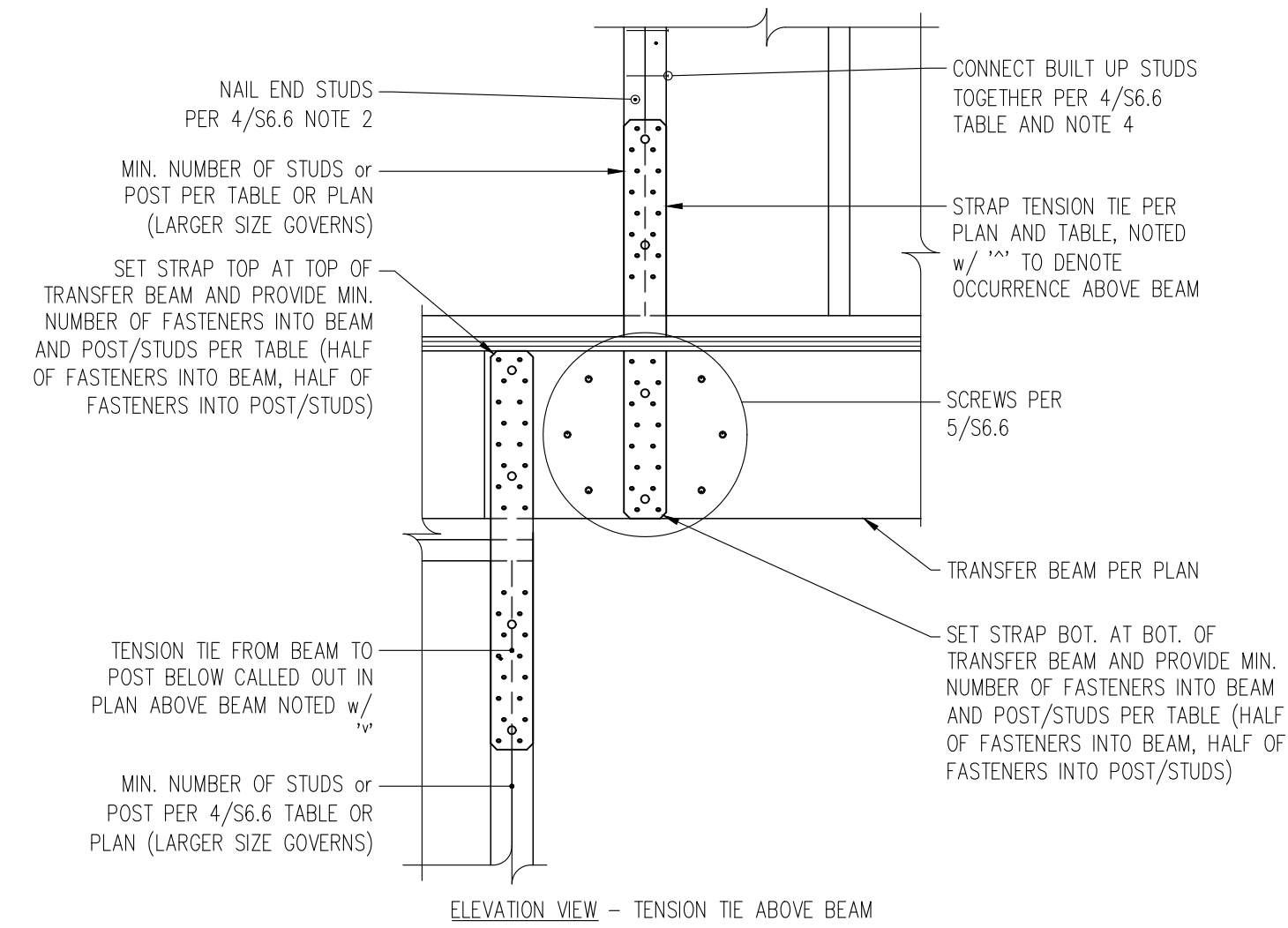
1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSS
S6.4 1" = 1'-0"

CONTENTS
Roof Framing
Details

DRAWN BY
JDA
DATE
05.27.24

S6.4

8 STRAP TENSION TIE ABOVE TRANSFER BEAM
N.T.S.

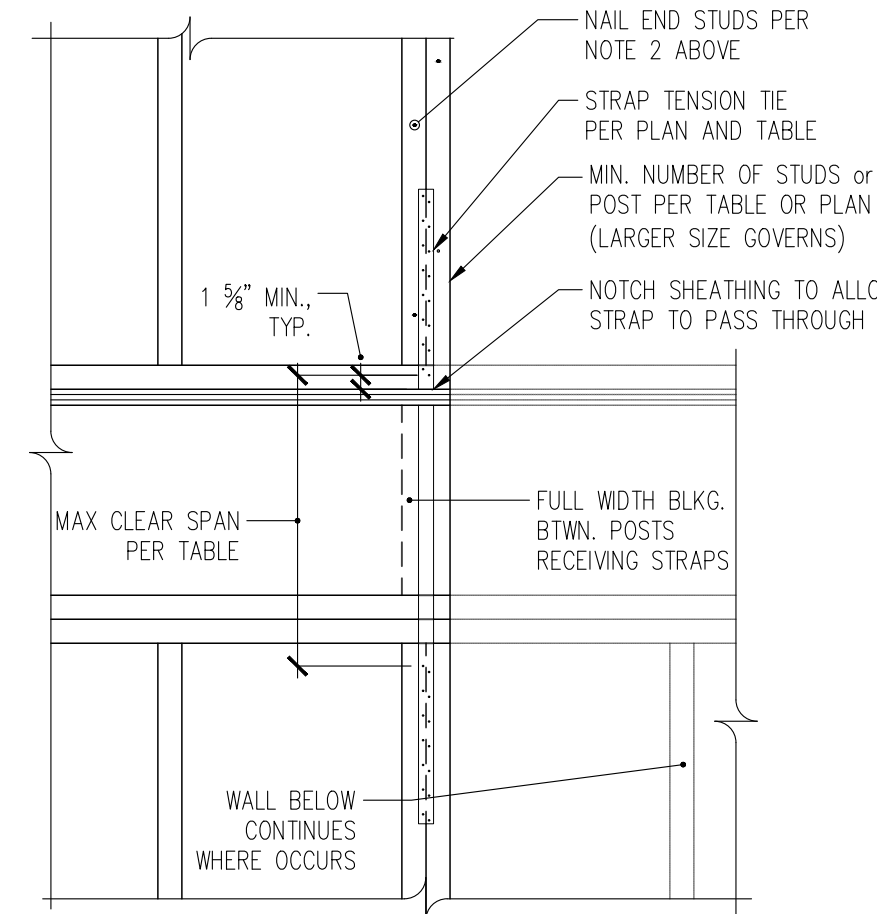


ELEVATION VIEW - TENSION TIE ABOVE BEAM

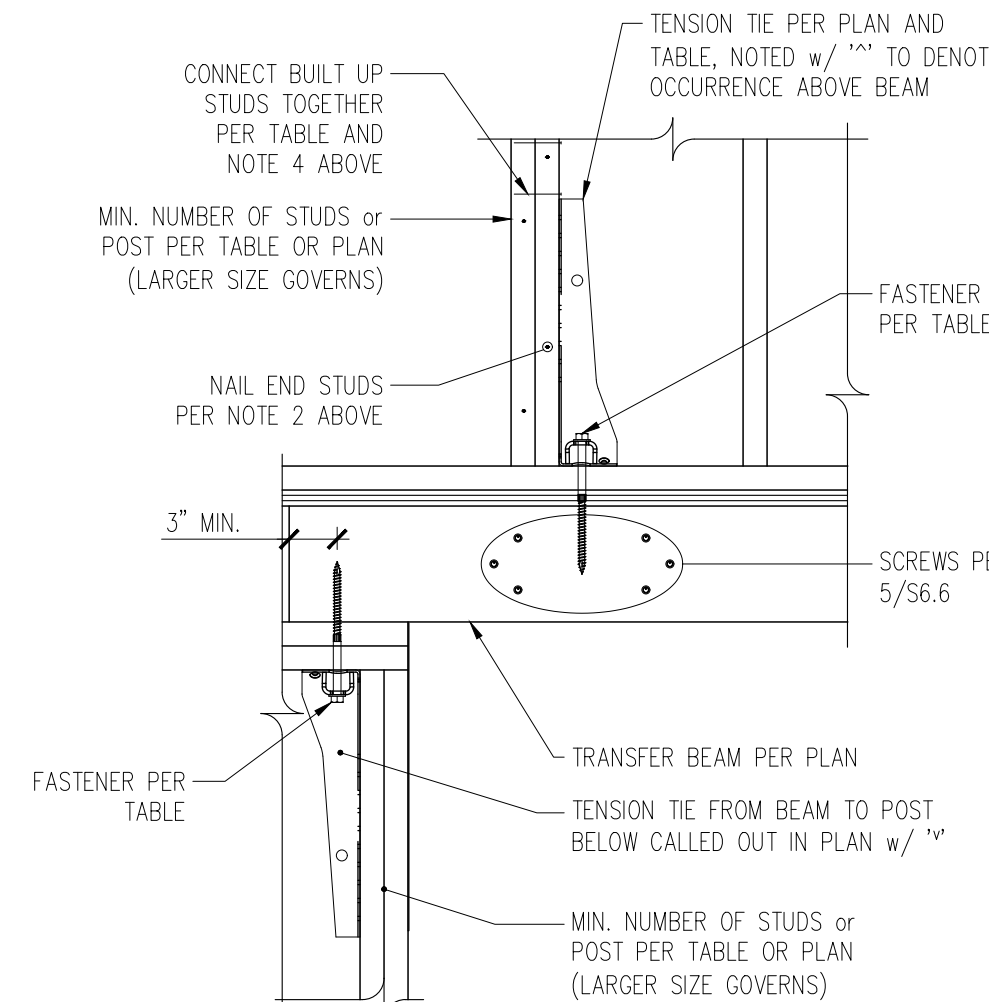
STRAP TENSION TIE SCHEDULE

TIE MARK	Min. # of studs	CLEAR SPAN AND TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
MSTC28	(2)2x	18" - (12)0.148"ø x 3/4"	1,150#	10d @ 6" oc
MSTC40	(2)2x	18" - (28)0.148"ø x 3/4"	2,690#	10d @ 4" oc
MSTC52	(3)2x	18" - (44)0.148"ø x 3/4"	4,225#	(8)1/4"ø x 4 1/2" SDS
MSTC66	(3)2x	18" - (64)0.148"ø x 3/4"	5,850#	(12)1/4"ø x 6" SDS
(2)MSTC52	(4)2x	18" - (64)0.148"ø x 3/4"	7,750#	(14)1/4"ø x 6" SDS
(2)MSTC66	6x6	18" - (64)0.148"ø x 3/4"	9,800#	(12)1/4"ø x 6" SDS

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
 - NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
 - FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
 - SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.
- ^ DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR:
MSTC28" or " - SET STRAP SO 1/2 OF FASTENERS ARE INSTALLED INTO BEAM, SEE 8/56.6 - 4 TOTAL SDW EWP-PLY SCREWS, SEE 5/56.6
HDU2" - 3/8" LAG SCREW WITH 7" MINIMUM PENETRATION INTO BEAM - 6 TOTAL SDW EWP-PLY SCREWS, SEE 5/56.6



ELEVATION VIEW - TYPICAL CONDITION

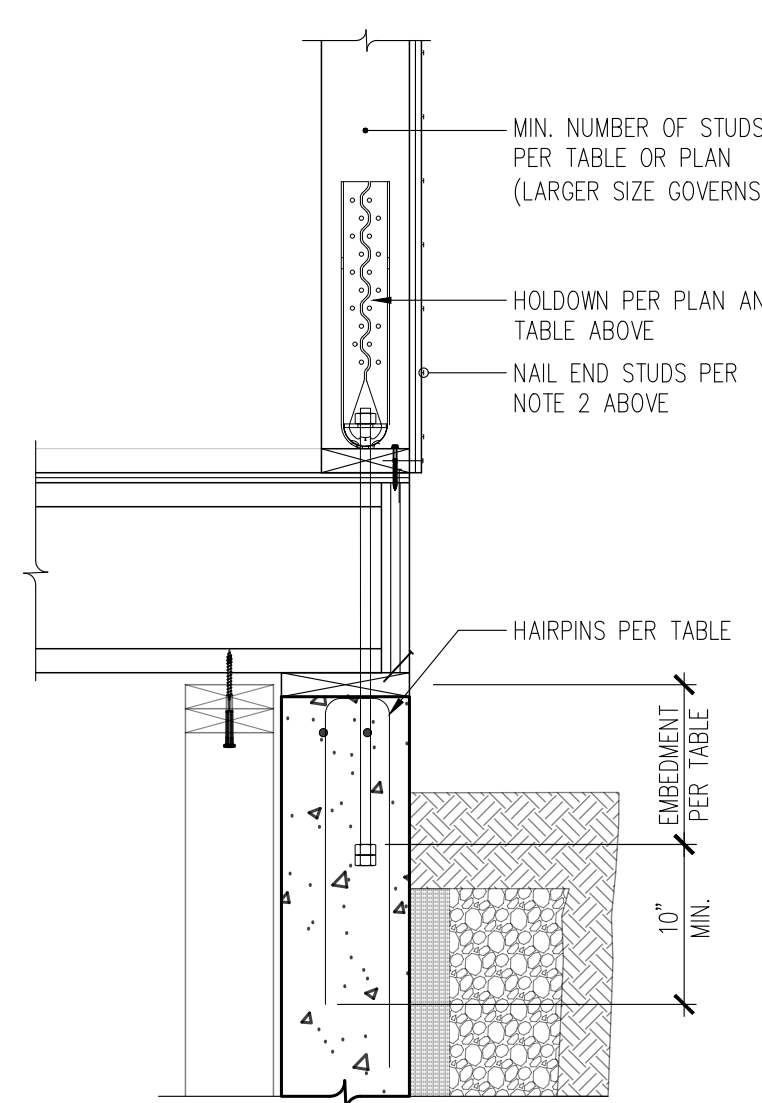


ELEVATION VIEW - HOLDOWN ABOVE BEAM

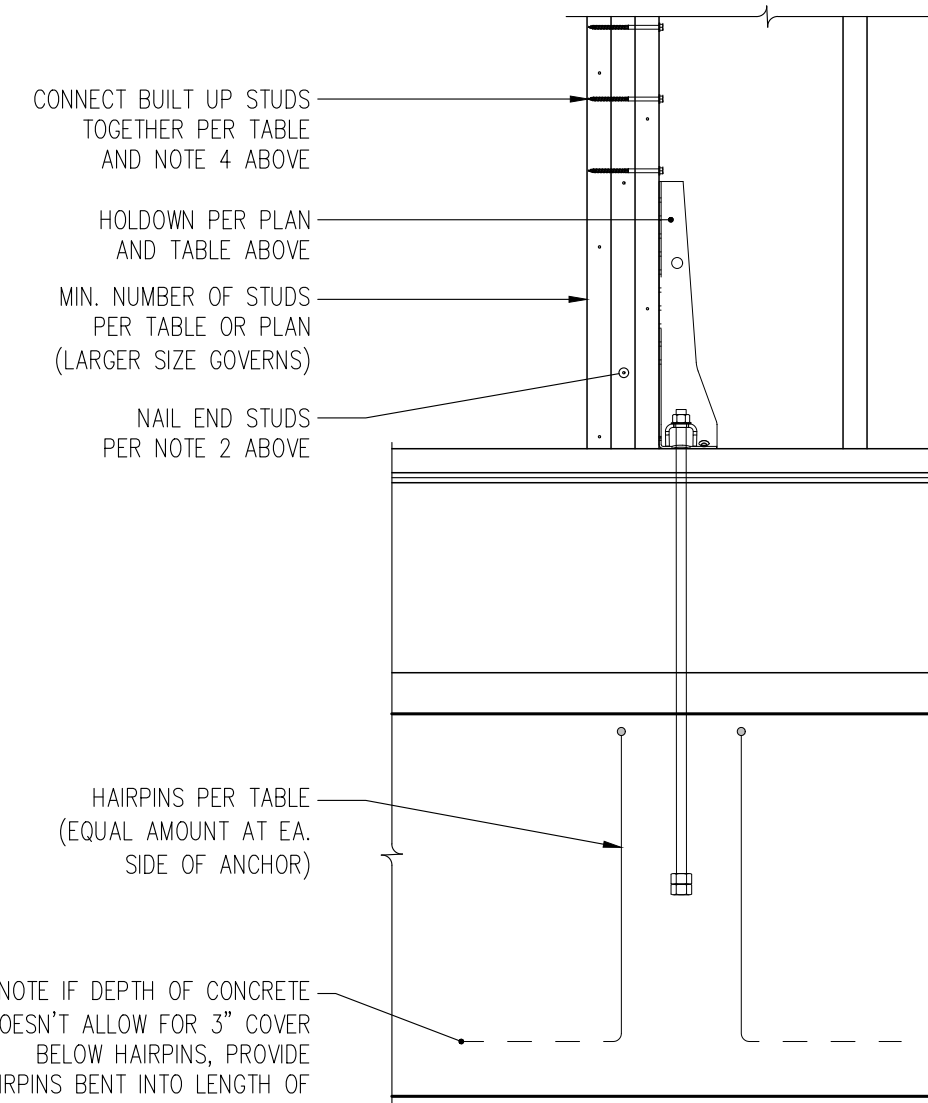
HOLDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (ø x EMBEDMENT) and No. OF HAIRPIN DOMELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
HDU2	(2)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(6)1/4"ø x 2 1/2" SDS SCREWS	3,075#	10d @ 4" oc
HDU4	(3)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(10)1/4"ø x 2 1/2" SDS SCREWS	4,565#	(9)1/4"ø x 4 1/2" SDS
HDU5	(3)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(14)1/4"ø x 2 1/2" SDS SCREWS	5,645#	(10)1/4"ø x 4 1/2" SDS
HDU8	(4)2x	3/8"ø x 10" - (4)#4 HAIRPIN	(20)1/4"ø x 2 1/2" SDS SCREWS	7,870#	(15)1/4"ø x 6" SDS
HDU11	6x6	1"ø x 10" - (4)#4 HAIRPIN	(30)1/4"ø x 2 1/2" SDS SCREWS	11,175#	N/A
HDU14	6x6	1"ø x 10" - (6)#4 HAIRPIN	(36)1/4"ø x 2 1/2" SDS SCREWS	14,445#	N/A

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR 3/8"ø ANCHOR. ASTM F 1554 Gr. 55 FOR 3/8"ø AND 1"ø ANCHORS.
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



SECTION VIEW



ELEVATION VIEW

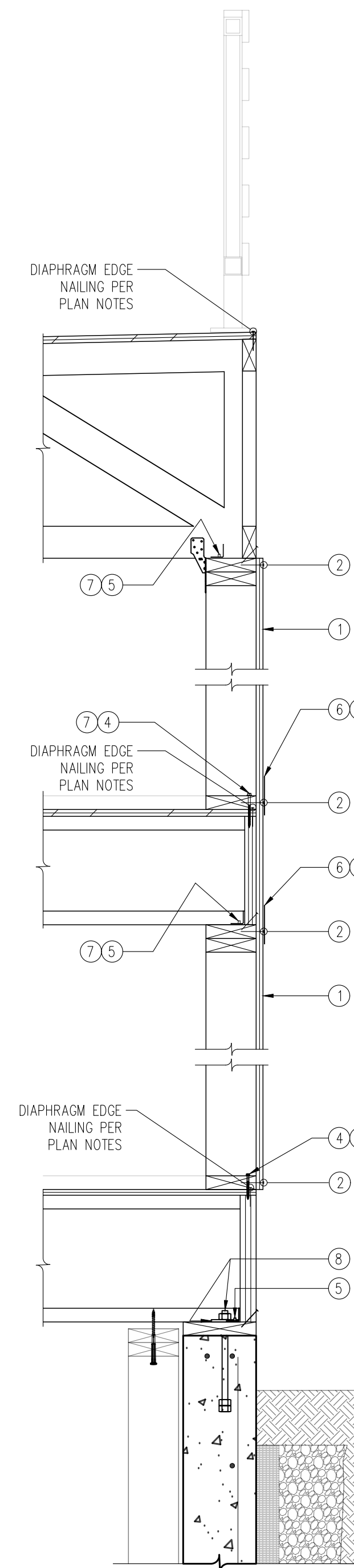
4 HOLDOWN DETAIL AND SCHEDULE
S6.5 1" = 1'-0"

TENSION TIE ABOVE BEAM

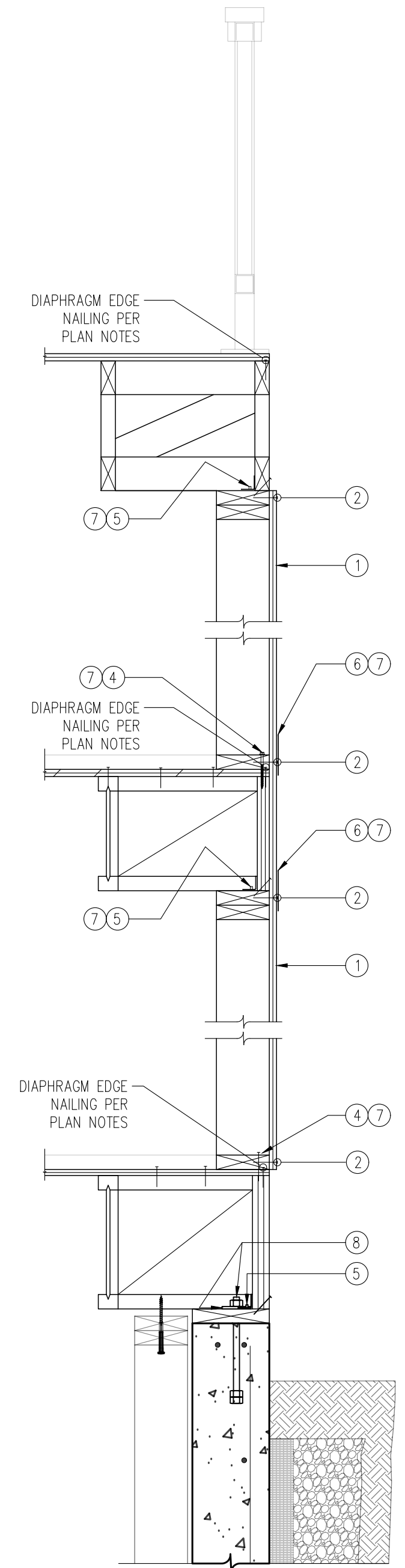
TIE MARK	Min. # of studs	FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
MSTC28" or "	(2)2x	(16)0.148"ø x 3/4"	1,400#	10d @ 4" oc
HDU2" or "	(2)2x	(6)1/4"ø x 2 1/2" SDS SCREWS	3,000#	10d @ 4" oc

SHEARWALL PANEL TYPE	① SHEATHING THICKNESS	② 0.148" x 2 1/2" PANEL NAILING	③ STUD/BLKG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	⑦ CONN. OF BLKG. OR FRAMING TO TOP PLATE; AND SOLE PLATE TO SILL PLATE			⑧ ANCHOR BOLTS TO CONC.		ASD CAPACITY, PLF
				④ 1/4"ø x 3 1/2" SDS SCREWS	⑤ A35 CLIPS	⑥ LTP4 PLATES	3/8"ø	3/4"ø	
SW-6	1/2"	6" oc	2x	15" oc	25" oc	24" oc	48" oc	48" oc	310
SW-4	1/2"	4" oc	3x	10" oc	16" oc	16" oc	38" oc	48" oc	460
SW-3	1/2"	3" oc	3x	8" oc	13" oc	12" oc	29" oc	40" oc	600
SW-2	1/2"	2" oc	3x	6" oc	10" oc	9" oc	23" oc	31" oc	770
SW-44	1/2"	4" oc EA. SIDE	3x	5" oc	8" oc	8" oc	19" oc	26" oc	920
SW-33	1/2"	3" oc EA. SIDE	3x	4" oc	6" oc	6" oc	14" oc	20" oc	1200
SW-22	1/2"	2" oc EA. SIDE	3x	3" oc	5" oc	4" oc	11" oc	15" oc	1540

- SHEATHING SHALL CONSIST OF 1/2" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2 1/2" AT INTERIOR SHEARWALLS ONLY. 1 3/4" OSB MAY BE USED.
- PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO ALL INTERMEDIATE STUDS/BLOCKING WITH PANEL NAILS AT 12" oc.
- DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 8d FACE; @ 4" oc FOR SW-6, @ 3" oc FOR SW-4, @ 2" oc FOR SW-3, AND (2) @ 3" oc FOR SW-2 (116#/NAIL).
- ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW).
- A35 CLIPS SHALL BE INSTALLED w/ (12)0.131 x 1 1/2" NAILS (650#/CLIP).
- LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12)0.131 x 2 1/2" NAILS (625#/CLIP).
- CONTRACTOR MAY USE EITHER SDS SCREWS OR LTP4 CLIPS TO CONNECT FIELD-INSTALLED BOTTOM PLATE TO RIM.
- PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. INSTALL ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/56.1.

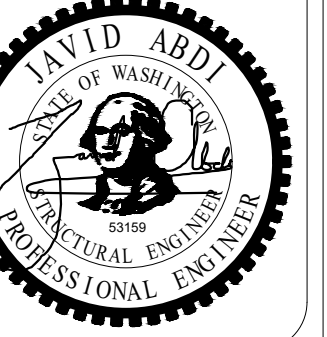
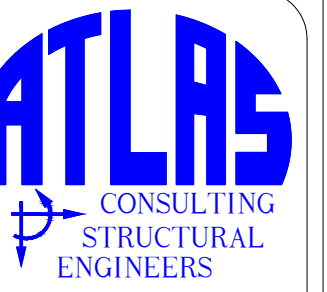
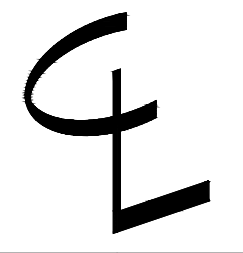


SHEARWALL SECTION AT PERPENDICULAR FRAMING



SHEARWALL SECTION AT PARALLEL FRAMING

1 SHEARWALL SECTION AND SCHEDULE
S6.5 1" = 1'-0"

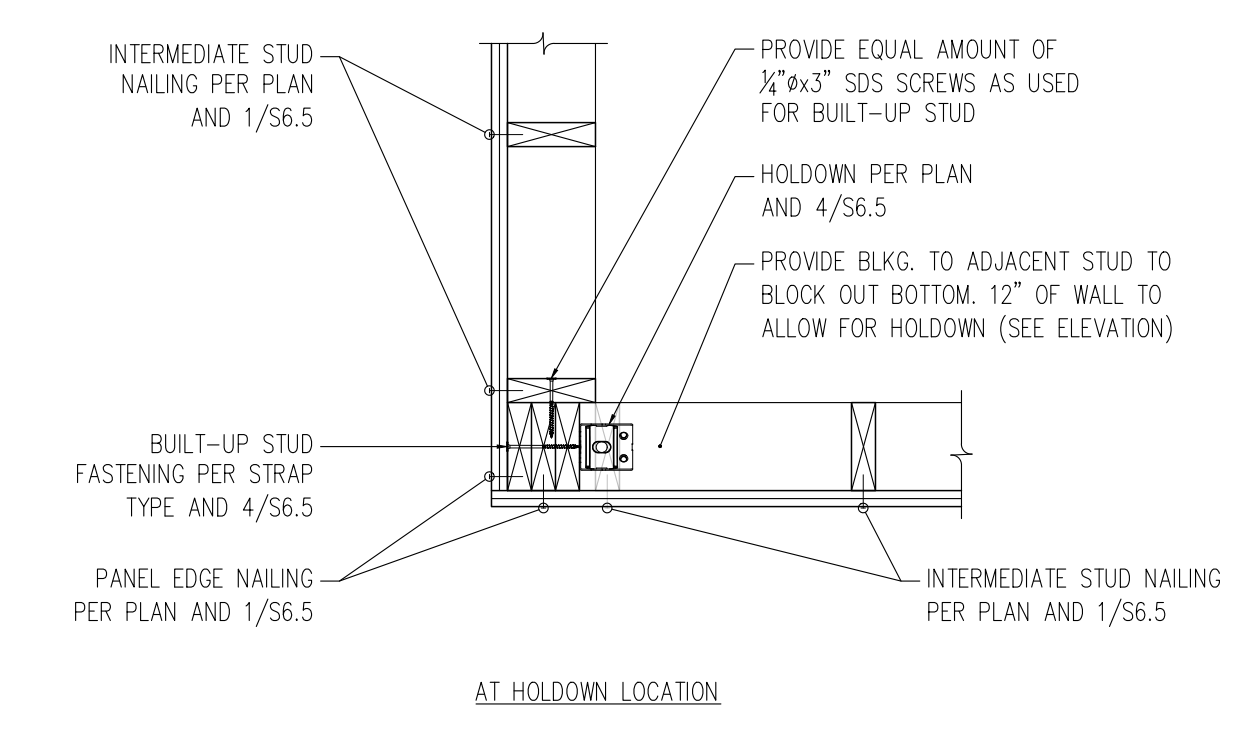
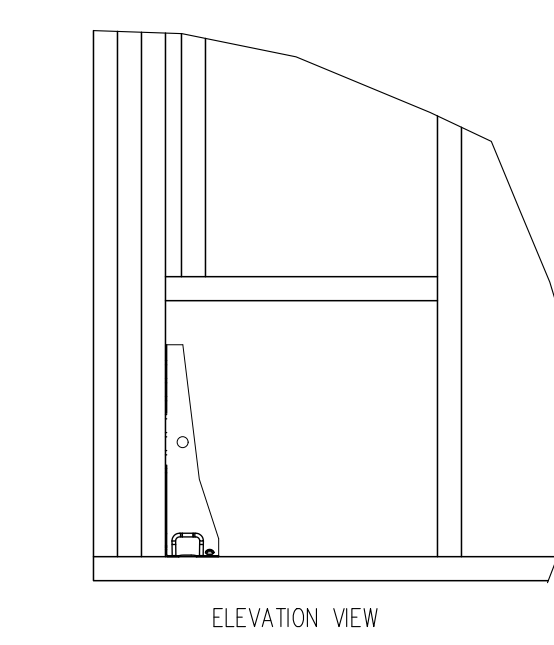
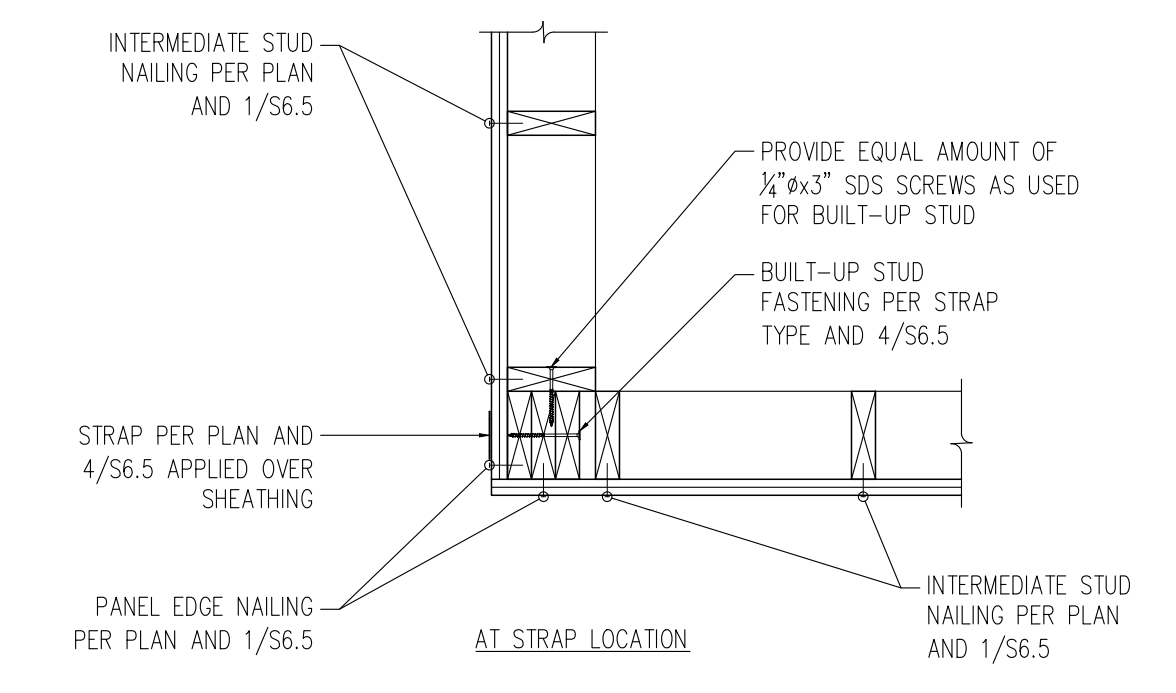


Yageneh Residence
3029 62nd Ave SE - Mercer Island

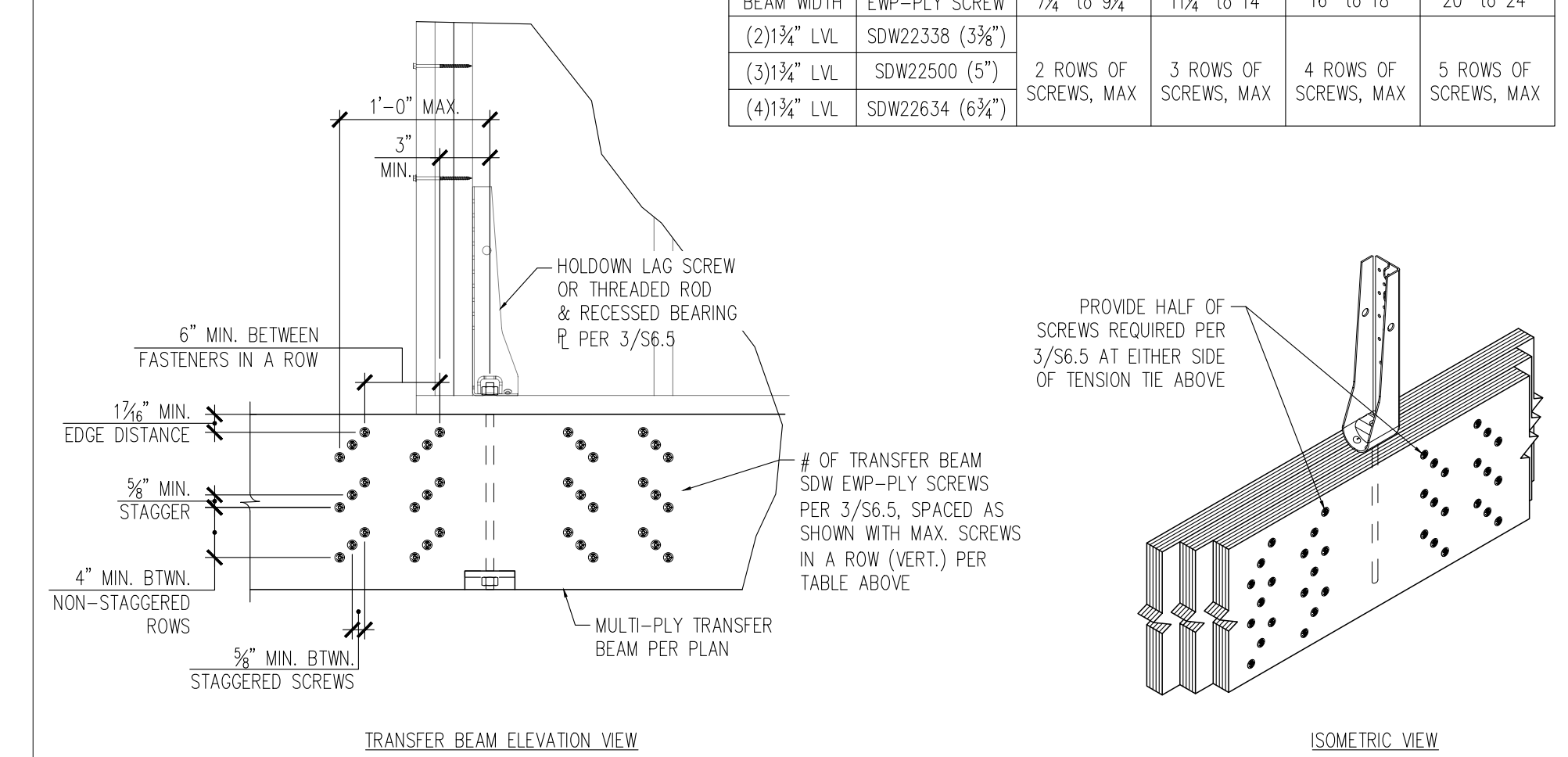
CONTENTS
Lateral
Details

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S6.5

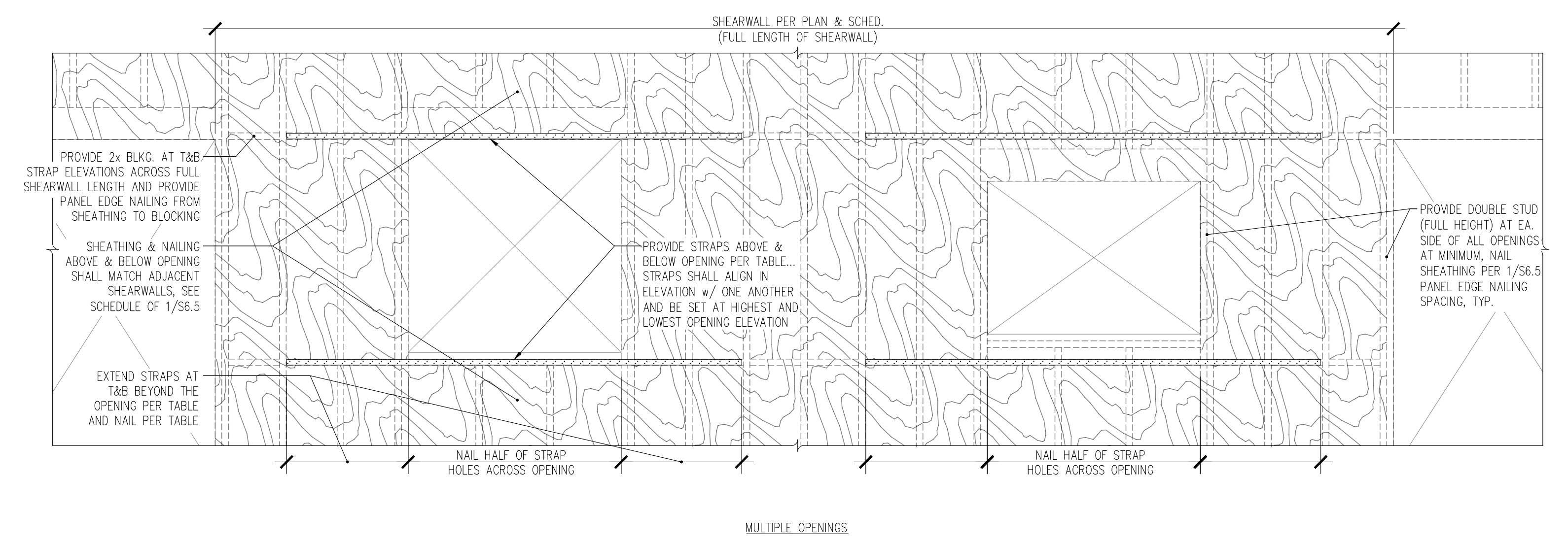


TRANSFER BEAM WIDTH	SIMPSON SDW EWP-PLY SCREW	TRANSFER BEAM DEPTH			
		7 1/2" to 9 1/2"	11 1/2" to 14"	16" to 18"	20" to 24"
(2) 1 3/4" LVL	SDW22338 (3 3/8")	2 ROWS OF SCREWS, MAX	3 ROWS OF SCREWS, MAX	4 ROWS OF SCREWS, MAX	5 ROWS OF SCREWS, MAX
(3) 1 3/4" LVL	SDW22500 (5")				
(4) 1 3/4" LVL	SDW22634 (6 3/4")				

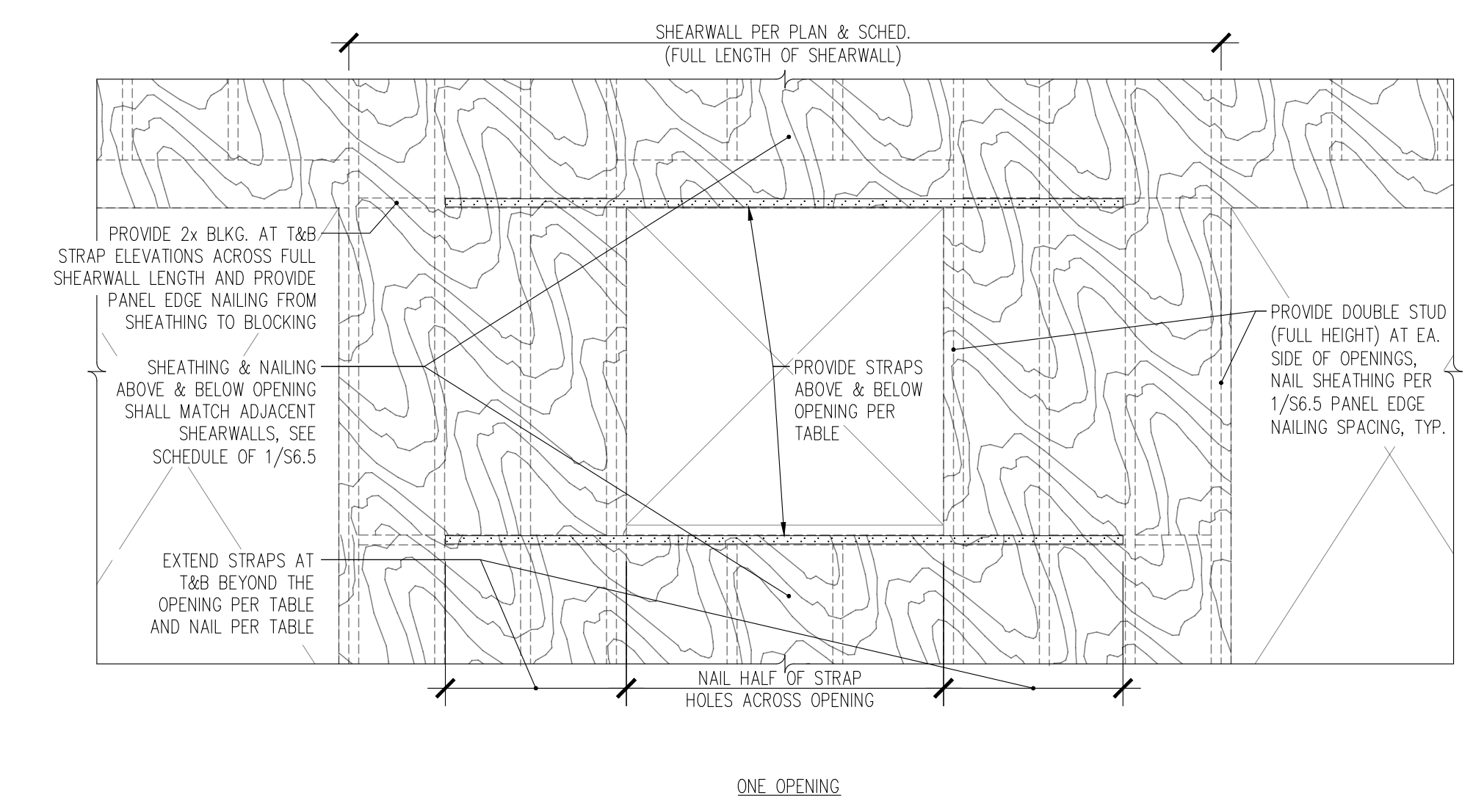


5 MULTI-PLY TRANSFER BEAM CONNECTION DETAILS
S6.6 1" = 1'-0"

2 SHEAR WALL INTERSECTION AND TENSION TIE POSITIONING
S6.6 N.T.S.



7 STRAPPED SHEARWALL DETAIL
S6.6 N.T.S.



TYPE	STRAP	END LENGTH	NAILS
①	CS22	12"	(10) 0.148" x 2 1/2"
②	CS22	17"	(10) 0.148" x 2 1/2"
③	CS22	22"	(10) 0.148" x 2 1/2"
④	CS20	30"	(12) 0.148" x 2 1/2"
⑤	CS20	36"	(12) 0.148" x 2 1/2"
⑥	CS14	48"	(26) 0.148" x 2 1/2"

ONE OPENING

STRAP TABLE

CONTENTS

Lateral Details

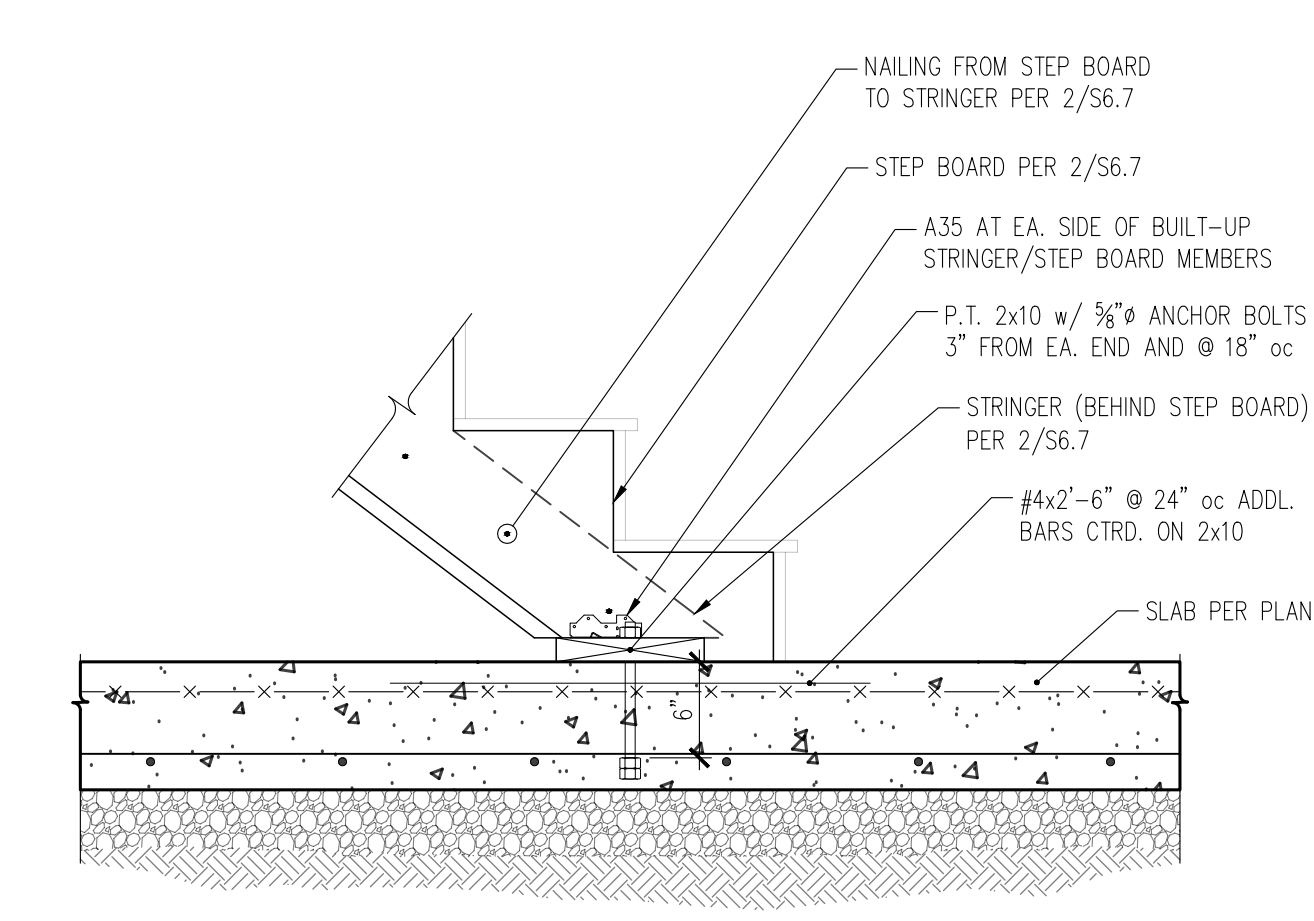
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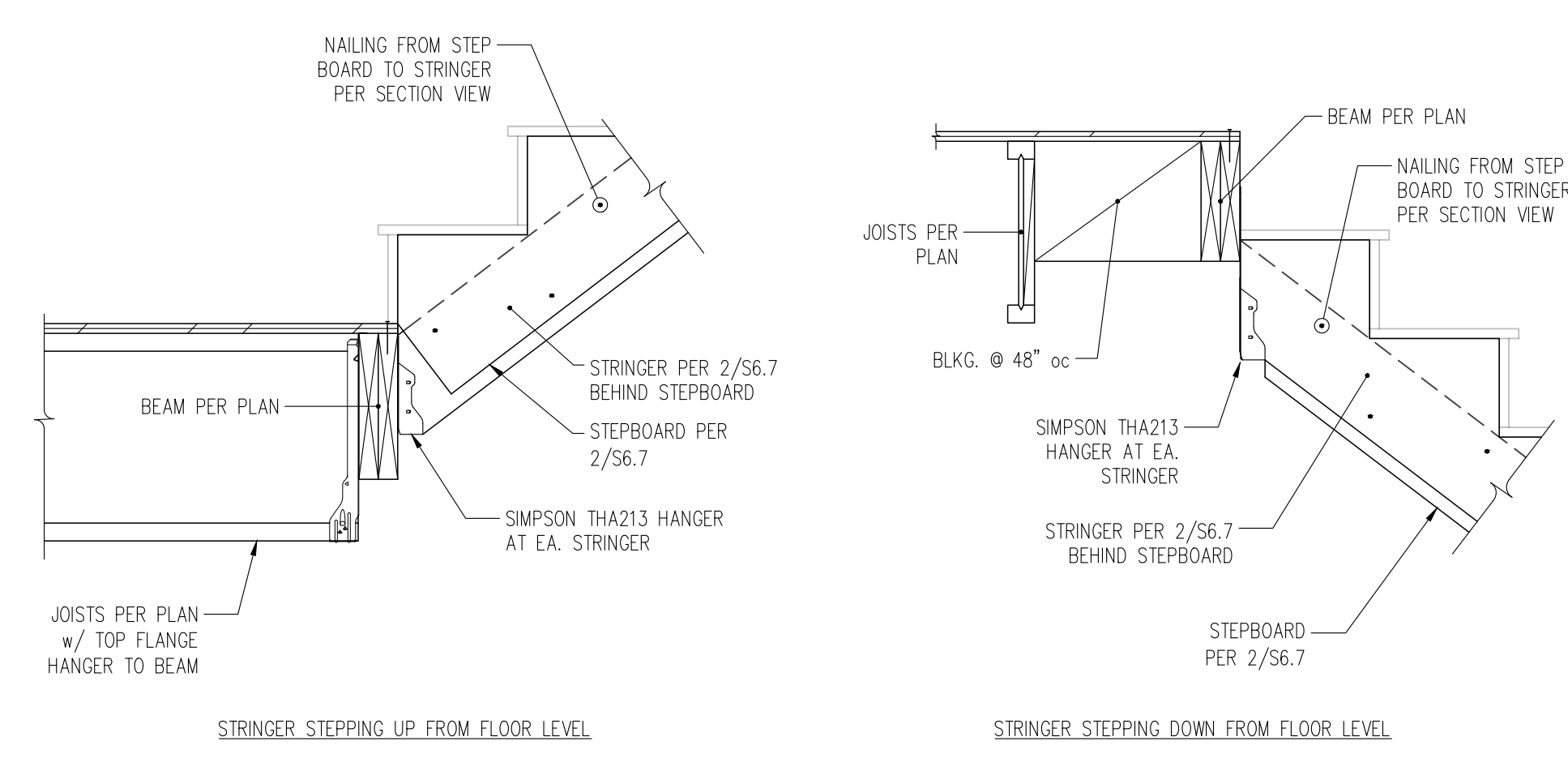
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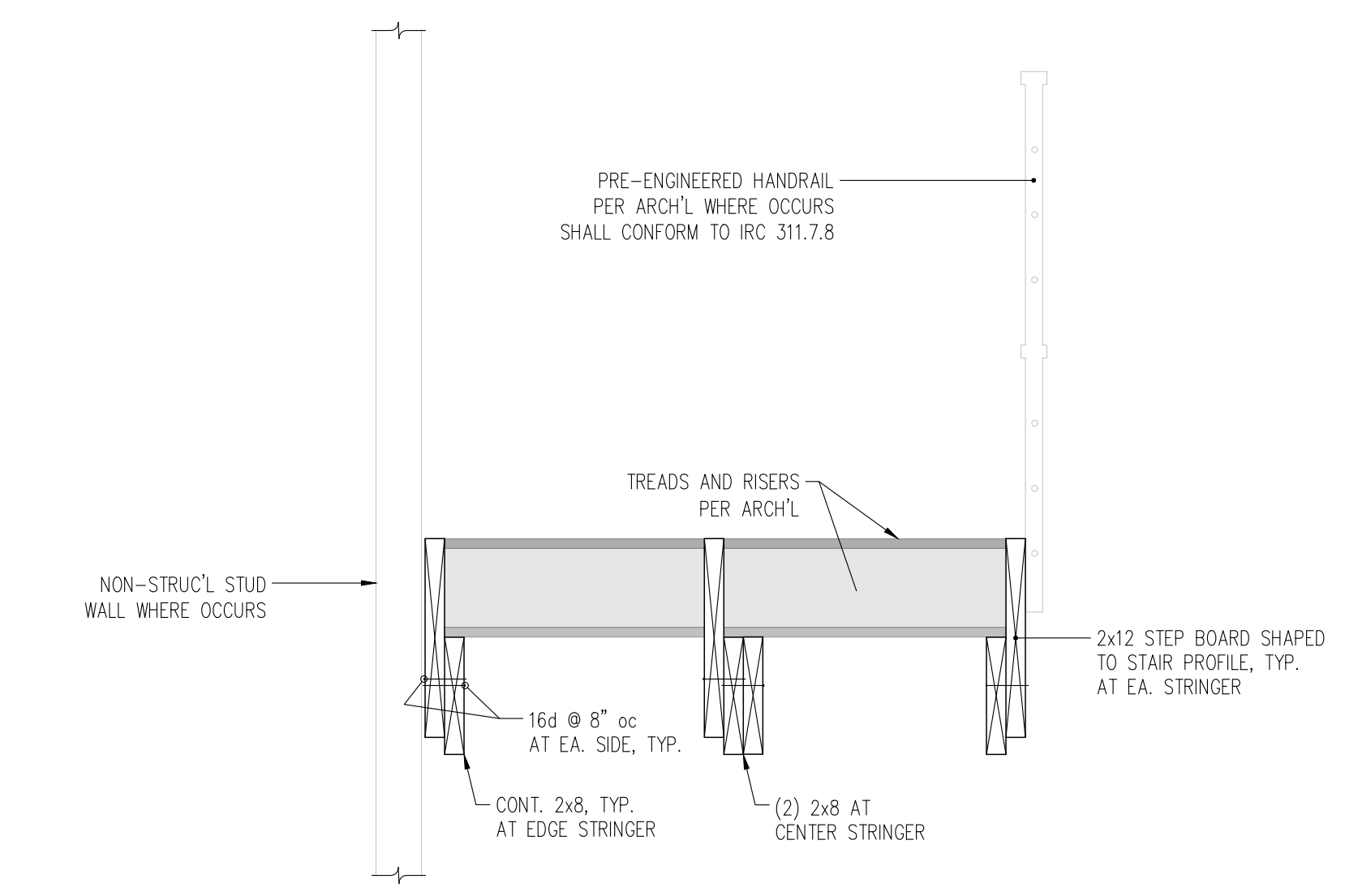
S6.6



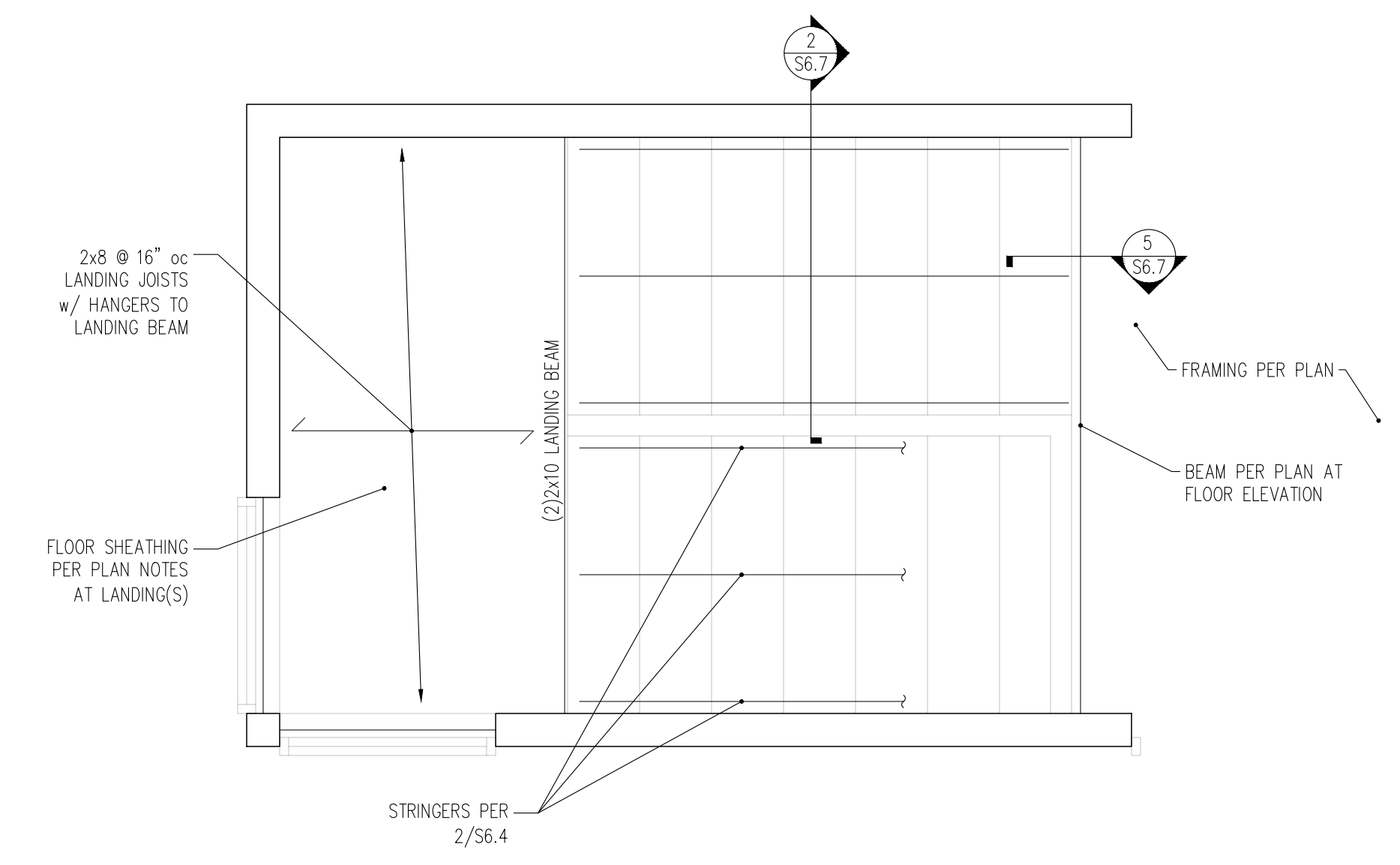
3 SECTION THROUGH SLAB-ON-GRADE AT STAIR STRINGERS
S6.7 1" = 1'-0"



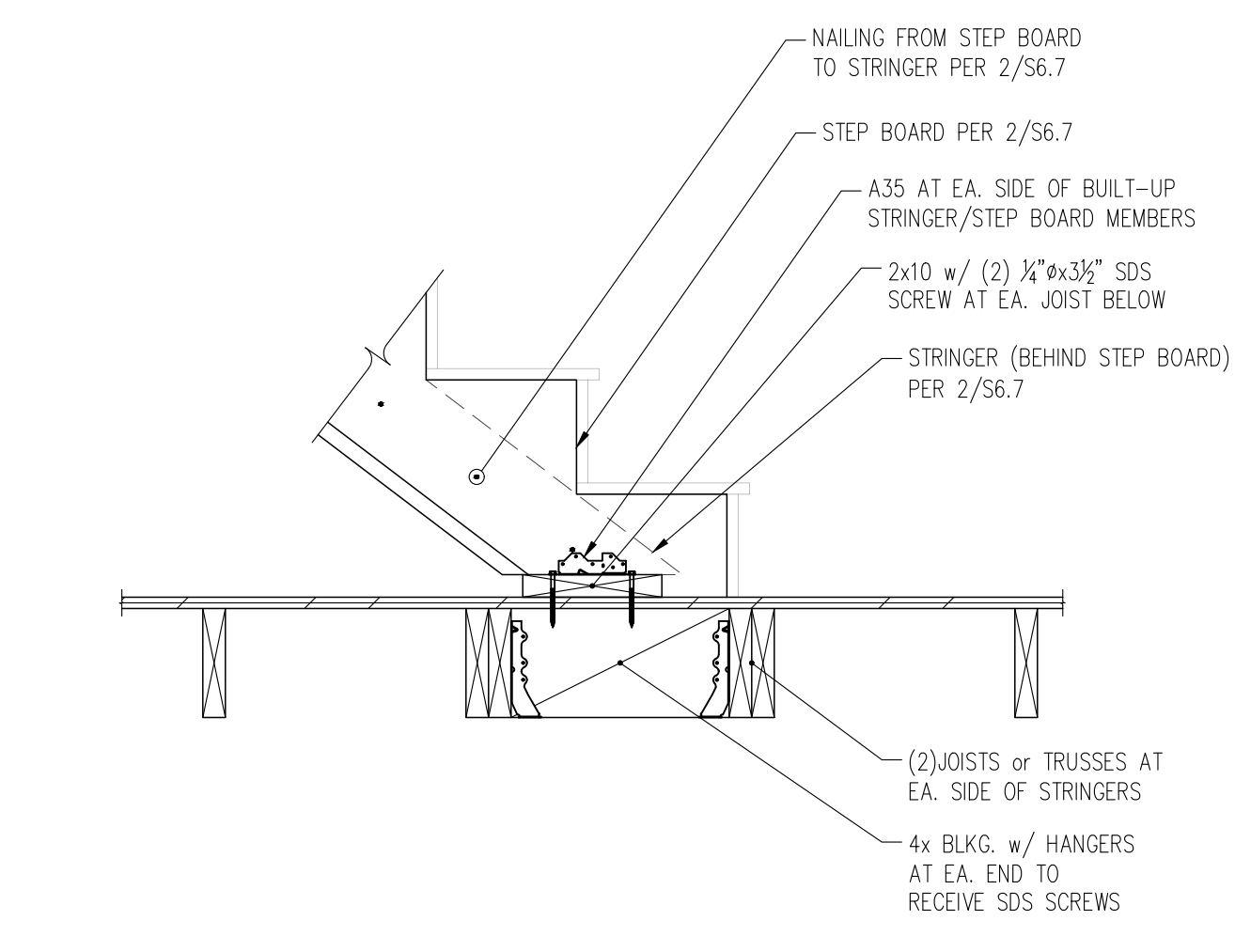
5 ELEVATION OF STRINGER TO SUPPORT MEMBER
S6.7 1" = 1'-0"



2 SECTION THROUGH STAIR FRAMING
S6.7 1" = 1'-0"



4 TYPICAL STAIR FRAMING/LANDING PLAN VIEW
S6.7 1" = 1'-0"



1 ELEVATION VIEW OF STAIR STRINGERS BEARING ATOP FRAMING
S6.7 1" = 1'-0"

TREE PROTECTION AREA (TPZ)

KEEP OUT!

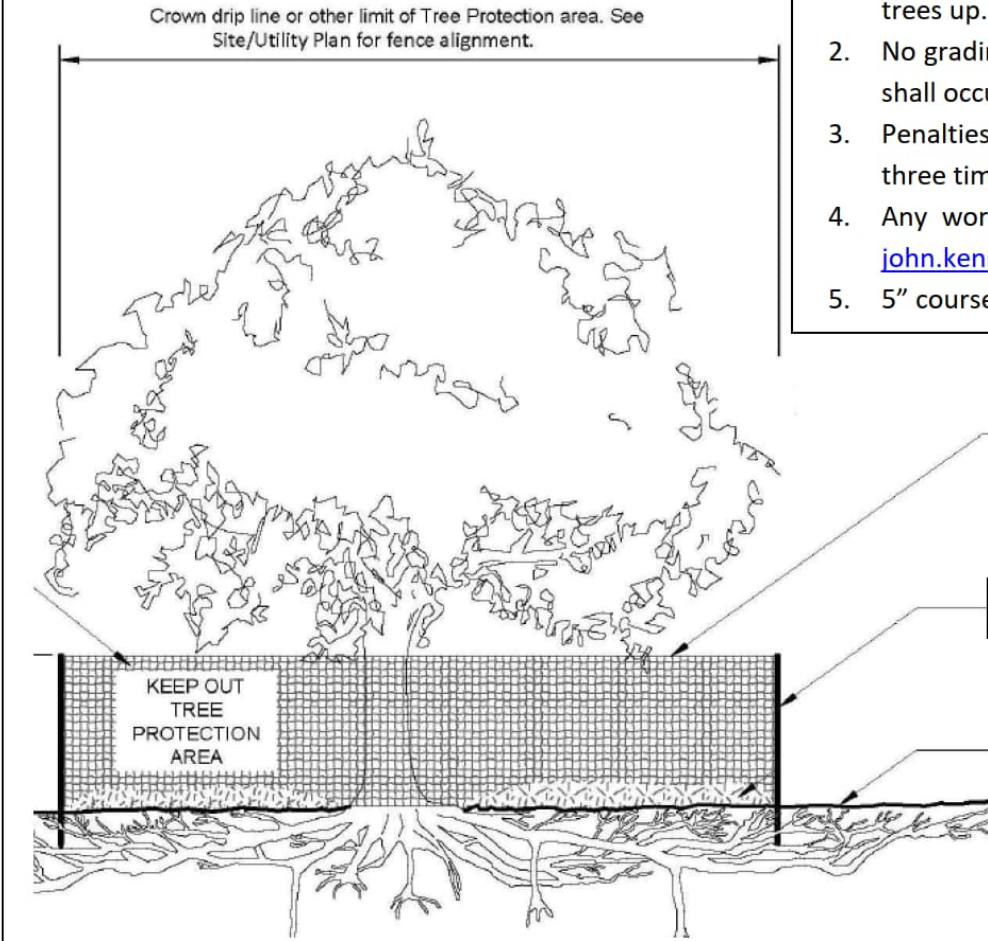
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

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



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

2" x 6" steel posts or approved equal

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

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

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE)	SF
STABILIZED CONSTRUCTION ENTRANCE	CE
CATCH BASIN INLET PROTECTION	IP
INTERCEPTOR SWALE SEE COR DWG 504. TYPE A TEMPORARY SWALE	IS
TREE PROTECTION FENCING	TP
CHECK DAM	CD
STRAW WATTS	SW

PROJECT ARBORIST TREE PROTECTION RECOMMENDATIONS

Protective fencing is required around the perimeters of the LOD for each retained or group of trees during grading and construction. Temporary chain-link fencing is recommended to preserve the trees from soil disturbance due to machines, foot traffic, and materials. Grading and construction should not be allowed within the LOD of retained trees, unless described in this report. Some of the trees have irregular root zones because of compacted surfaces, retaining walls, and structures.

I allow the protection fencing to cut across part of the LOD of retained trees 110 and 113 to provide room for building as shown on the map (page 10). This fencing plan results in less than 30% disturbance of the outer root zone area and protects the inner (critical) root zone area. The bottom branches (canopy) of trees 110 and 113 may be pruned up to 8 feet above the ground prior to fencing placement.

The radius of the Critical Root Zone (CRZ) depends on the species, dripline (branch length), and DSH of the tree. The CRZ is the area around the tree where the minimum biological capacity of roots are located for essential structural stability and health - a distance from the trunk where root growth can recover and still maintain stability. Generally, the CRZ ranges from 1/2 - 1/3 of the LOD radius. The threshold for outer root zone disturbance of the LOD is no more than 30% of the area, not including the CRZ area.

Retention walls within the root zones may be renovated with minimal effects to tree health. Installation of updated stone may be done with minimal impact to the root zone. Before fencing and demolition of the existing retention wall, 3-4 inches of mulch (i.e., bark or wood chips) shall be applied over the LOD to minimize root zone disturbance. Thick plywood (> 1/2 inch) shall be used over the mulch where foot traffic is needed to demo and build a new retention wall. A Certified Arborist is recommended during soil work (base work) within the CRZ to ensure root mitigation and report procedures. Orange barricade fencing may be used around the wall construction to protect the rest of the LOD. Tree protection placement during retention wall renovation is shown on the included map. No foot traffic or material staging within the LOD other than on plywood. Machinery used for wall demo and construction shall stage outside the LOD. Tree protection fencing shall be replaced back to its original placement as shown on the included map when the new retention wall is finished.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING # 20190815000691)

LOT 9, BLOCK 1, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 42 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ORGANIC SOIL REQUIREMENT

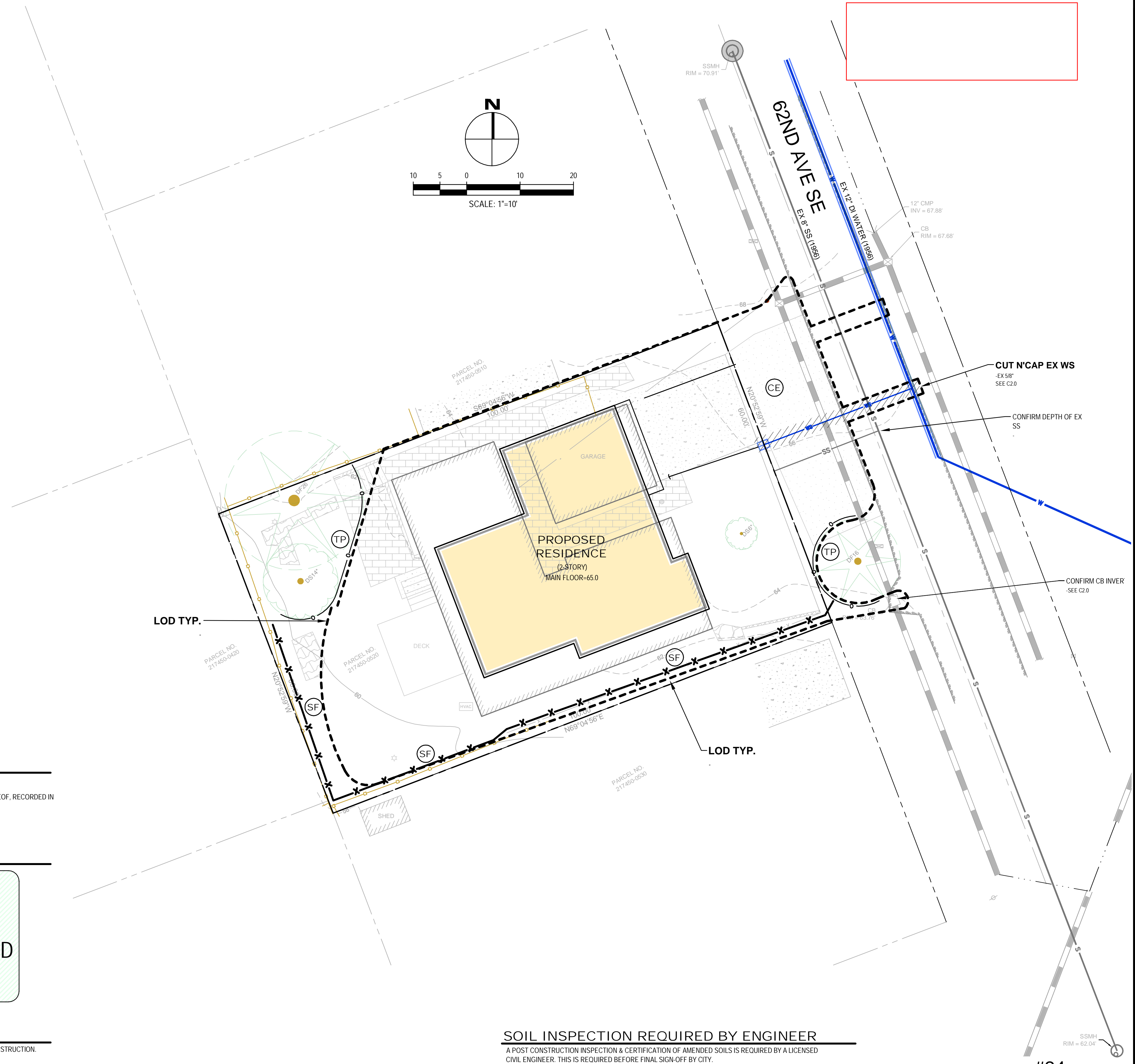
MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

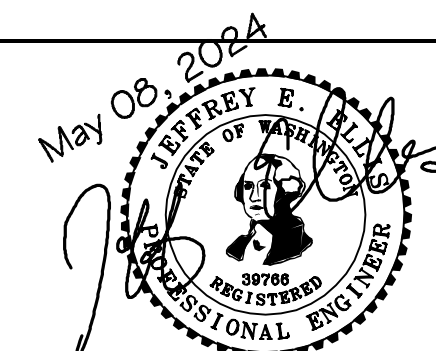


#24 -XXX

NO.	DATE	BY	REVISIONS

APPLICANT
ASPEN HOMES NW
MIKE@ASPENHOMESNW.COM

DATE: May 08, 2024
JOB#: 2091
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

701 N 36TH STREET SEATTLE, WA 98103
206.930.0342 DUFFY@CESOLUTIONS.US

**TESC PLAN
TREE RETENTION PLAN**

ASPEN HOMES NW
3029 62nd AVE SE, MERCER ISLAND, WA 98040

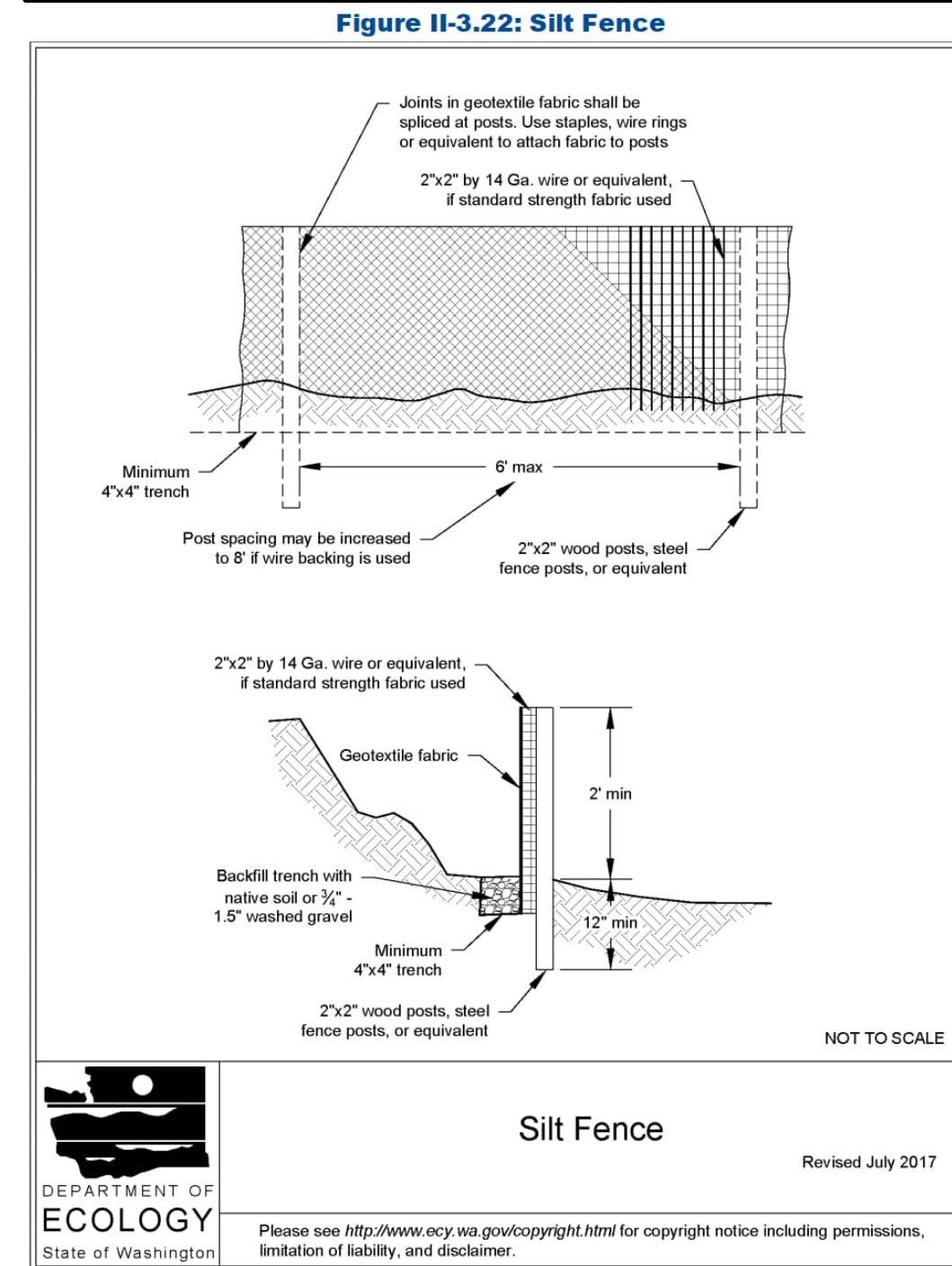
DRAWING NO:

C1.0

APN 502190-0045
2306-185

SILT FENCE DETAIL

DOE



Silt Fence
Revised July 2017
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2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 371

RECOMMENDED CONSTRUCTION SEQUENCE

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

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

EROSION CONTROL NOTES

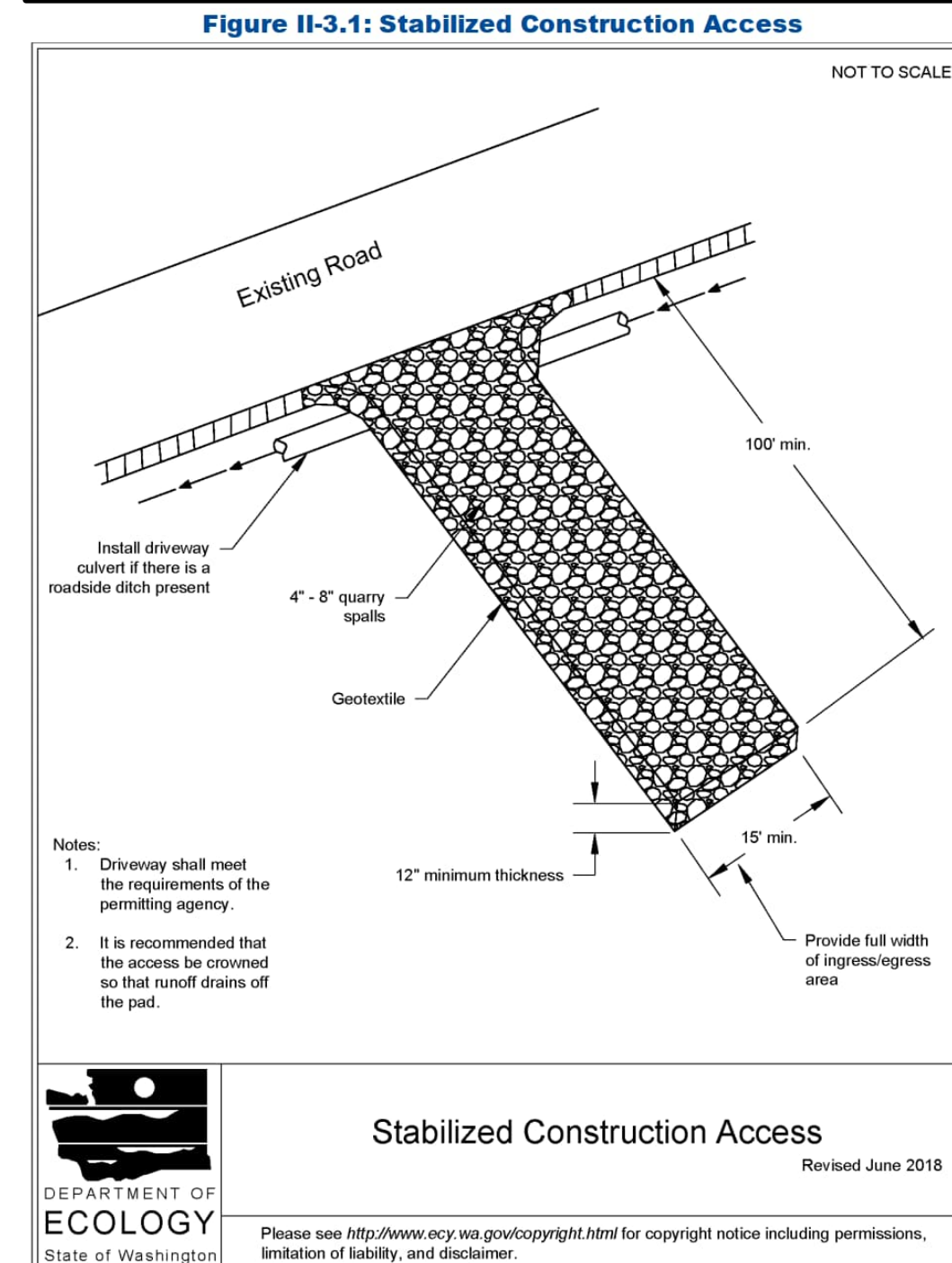
- D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
 - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS IN LETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6' OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6' OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE

DOE



Stabilized Construction Access
Revised June 2018
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2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 279

DENUDED AREAS REQUIREMENTS

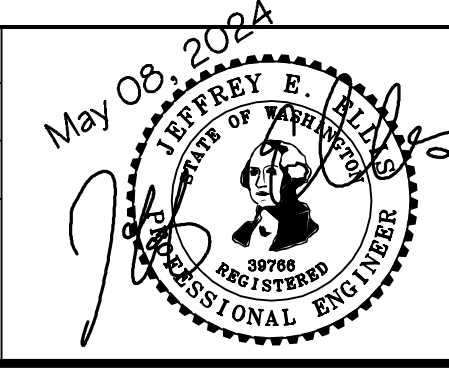
APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

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

NO.	DATE	BY	REVISIONS

APPLICANT
ASPEN HOMES NW
MIKE@ASPENHOMESNW.COM

DATE: May 08, 2024
JOB# 2091
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
701 N 36TH STREET SEATTLE, WA 98103
206.930.0342 DUFFY@CESOLUTIONS.WS

TESC & CITY NOTES
TESC DETAILS
ASPEN HOMES NW
3029 62nd AVE SE, MERCER ISLAND, WA 98040

#24__-xxx
DRAWING NO:
C1.2
APN 502190-0045
2306-185

SANITARY SEWER IMPROVEMENTS

- 1 -
- 2 - 6" SDR 35 PVC SANITARY SEWER(S) @ MIN 1.0 %.
- 3 -
- 4 -
- 7 - LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

- 10 - RESIDENTIAL 1" WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A
- 11 - 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH-36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- 12 -
- 14 -

STORM DRAIN PIPE KEY NOTES

- 20 - 4" STORM DRAIN (3034 PVC) @ MIN 1 % GRADE. USE HDPE DUAL WALL OR EQUIVALENT WHEN PIPE COVER <24" IN PAVED AREAS.
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
- 22 - 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE. USE HDPE DUAL WALL OR EQUIVALENT WHEN PIPE COVER <24" IN PAVED AREAS.
- 23 -
- 24 - 12" STORM DRAIN (HDPE N12 OR EQUAL).
- 25 -

STORM STRUCTURE KEY NOTES

- 30 -
- 31 -
- 32 - TYPE 1 CB WITH SOLID LID
- 33 -
- 34 -
- 35 - PRIVATE 18" YARD DRAIN (OR EQUAL)
- 36 - 4" WIDE NDS DURASLOPE CHANNEL DRAIN KIT OR EQUAL. CLASS B VEHICLE RATED GRATE.
- 38A -
- 37 - PRIVATE STORM CLEANOUT. PROVIDE PROTECTIVE COVER IF WARRANTED.
- 39 -
- 40 - TYPE 40 PRIVATE CATCH BASIN OR EQUAL
- 41 -
- 43 -
- 46 -
- 47 -
- 48 -

STORM BMP's

- 50 - COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- 51 -
- 52 -
- 53 -
- 54 -
- 55 -
- 56 -
- 57 -
- 58 -

TOPSOIL IMPORT

ESTIMATED TOPSOIL IMPORT= _____

Impervious Area Spreadsheet - Stormwater Version		
Sina Residence - 3029 62nd Avenue SE, Mercer Island, WA 98040		
Gross Site area	6,000	sf
	0.138	acres
Existing Impervious Area		
roof	1,532	sf
garage	330	sf
driveway	360	sf
Best of the rest	953	sf
total existing =	3,175	sf
Proposed Impervious Area		
Roof	2,088	sf
driveway	247	sf
front side walkway to street	100	sf
north hardscape	299	sf
total on-site (new + replaced) proposed =	2,734	sf
Result Pervious =	3,266	sf
total on-site new =		sf

SOILS

SEE MAY 2023 REPORT BY RILEY GROUP
SMALL-SCALE PIT TEST PERFORMED
MEASURED INFILTRATION RATE = 1.56 IN/HR
DESIGN INFILTRATION RATE = 0.42 IN /HR

SURVEYOR

TOPOGRAPHIC SURVEY BY:
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425-458-4488
info@terrane.net

VERTICAL DATUM

NAVD 88 PER WGS SURVEY DATA WAREHOUSE
POINT DESIGNATION 509
SEE SURVEY

LEGAL DESCRIPTION

SEE C1.0

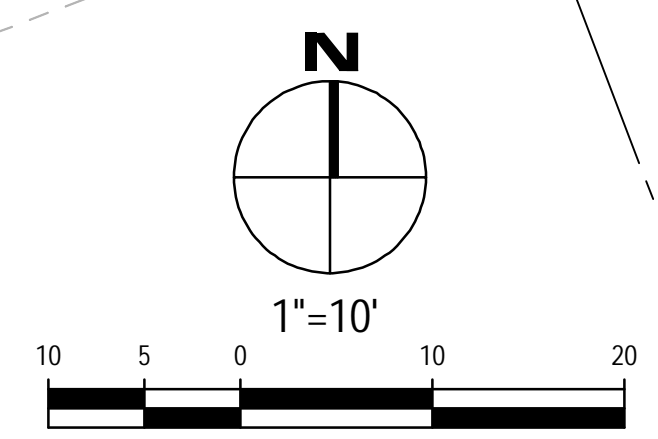
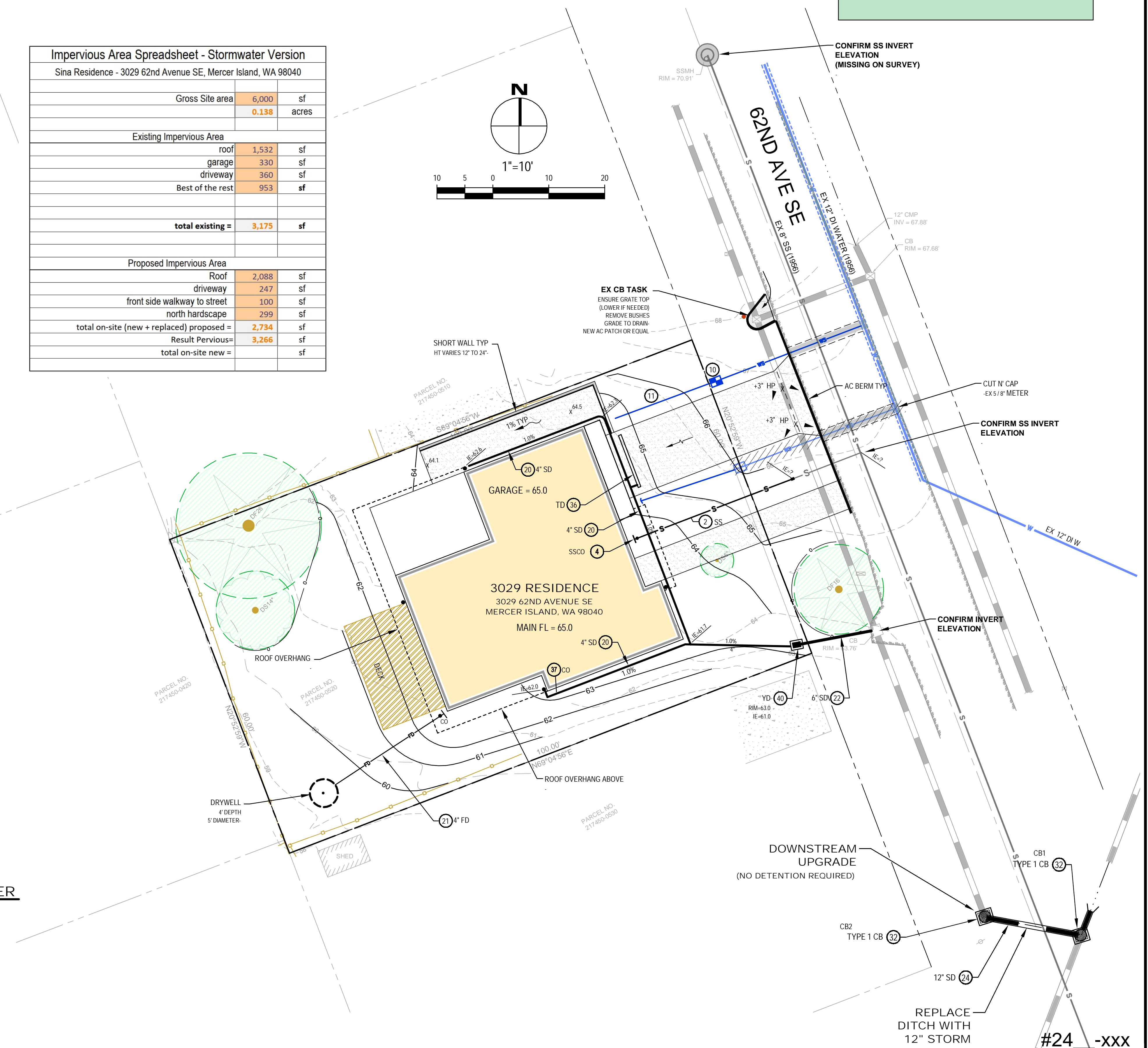
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

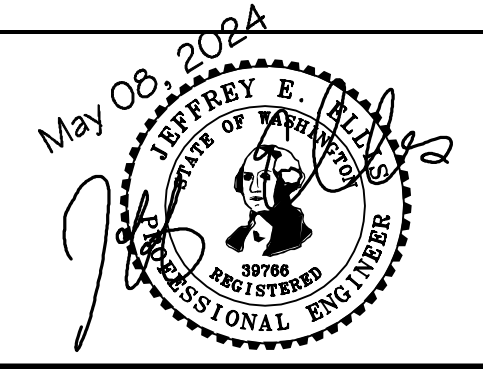
MINIMUM 10% ORGANIC -
COMPOST & MULCH SOIL REQUIRED



NO.	DATE	BY	REVISIONS

APPLICANT
ASPEN HOMES NW
MIKE@ASPENHOMESNW.COM

DATE: May 08, 2024
JOB# 2091
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
701 N 36TH STREET SEATTLE, WA 98103
206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN
ASPEN HOMES NW
3029 62nd AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 502190-0045
2306-185

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

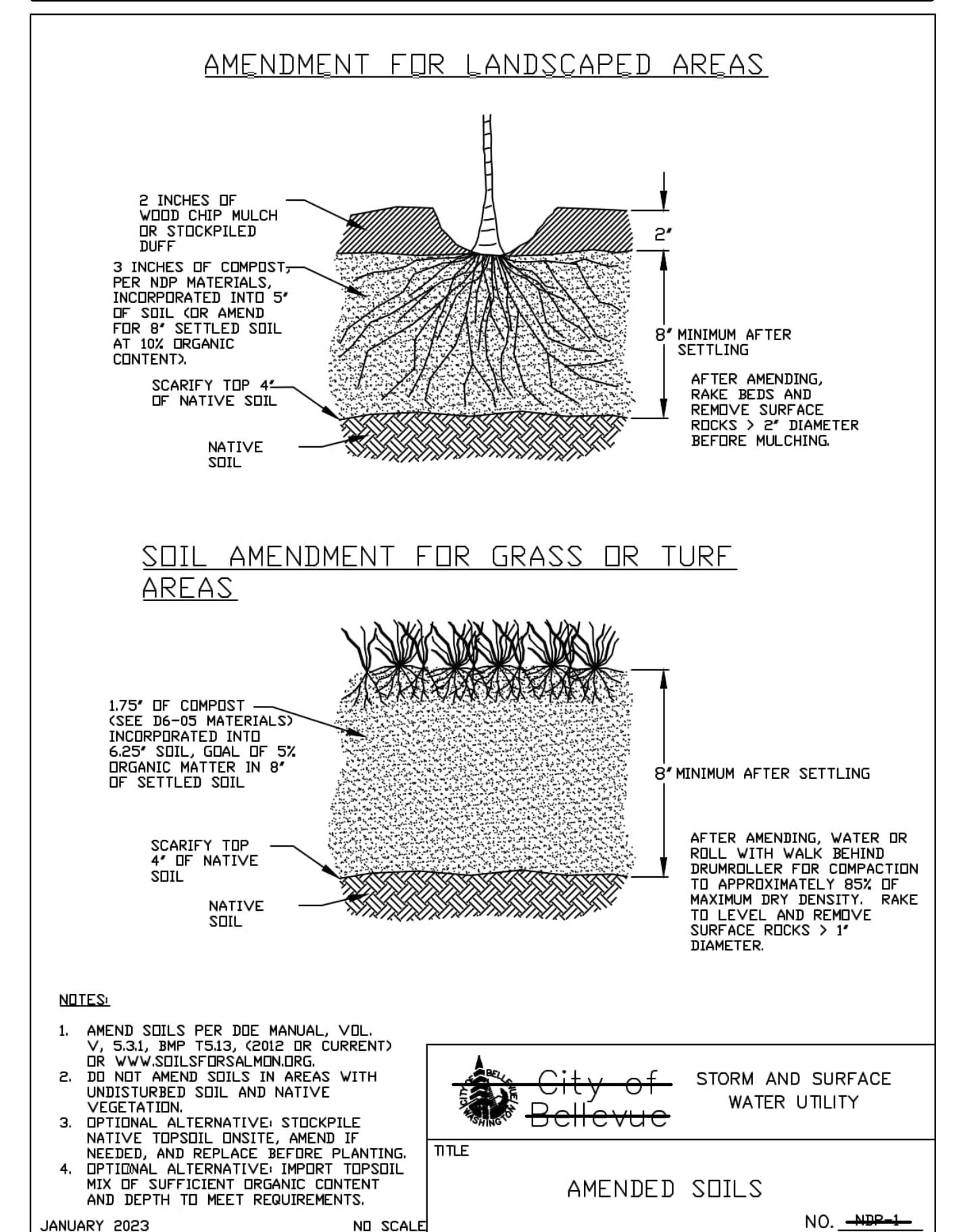
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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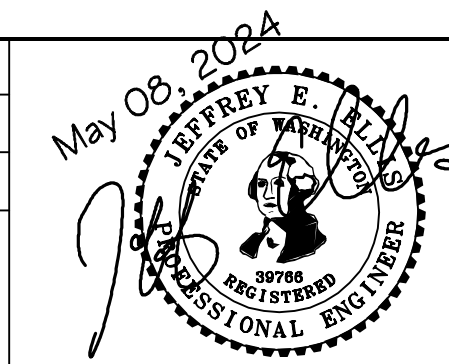
COMPOST AMENDED SOIL SPEC



NO.	DATE	BY	REVISIONS

APPLICANT
 ASPEN HOMES NW
MIKE@ASPENHOMESNW.COM

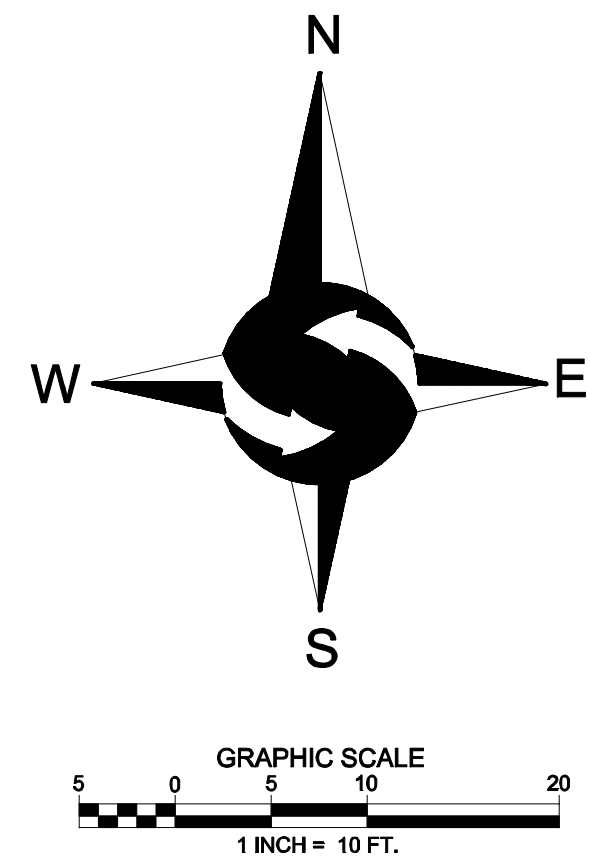
DATE: May 08, 2024
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 DRAFTED: SS DESIGN: SS
 DIGITAL SIGNATURE



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 206.930.0342 DUFFY@CESOLUTIONS.WA

BMP DETAILS
 ASPEN HOMES NW
 3029 62nd AVE SE, MERCER ISLAND, WA 98040

#24__-xxx
 DRAWING NO:
C3.5
 APN 502190-0045
 2306-185



LEGEND

- FOUND MONUMENT IN CASE
- ⊗ SET MAG NAIL AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊗ POWER METER
- ⊗ GAS METER
- ⊗ HVAC UNIT
- ⊗ UTILITY POLE
- ⊗ CATCH BASIN
- ⊗ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- □ — WOOD FENCE
- ▬ — CONCRETE WALL
- ▭ ROCKERY
- ▭ ASPHALT SURFACE
- ▭ CONCRETE SURFACE
- ▭ GRAVEL SURFACE
- ▭ BRICK SURFACE
- ▭ FLAGSTONE SURFACE
- DF DOUGLAS FIR
- DS DECIDUOUS
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOTS 32 AND 33, BLOCK 3 OF EAST SEATTLE, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY GEODIMENSIONS FOR JAY MARC HOMES, RECORDED ON MAY 5, 2013, IN VOLUME 297 OF SURVEYS, PAGE 246, UNDER RECORDING NO. 2013050900010 RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: SINA YEGANEH
3029 62ND AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 217450-0520

PROJECT ADDRESS: 3029 62ND AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 6,000 S.F. (0.138 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMILD REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

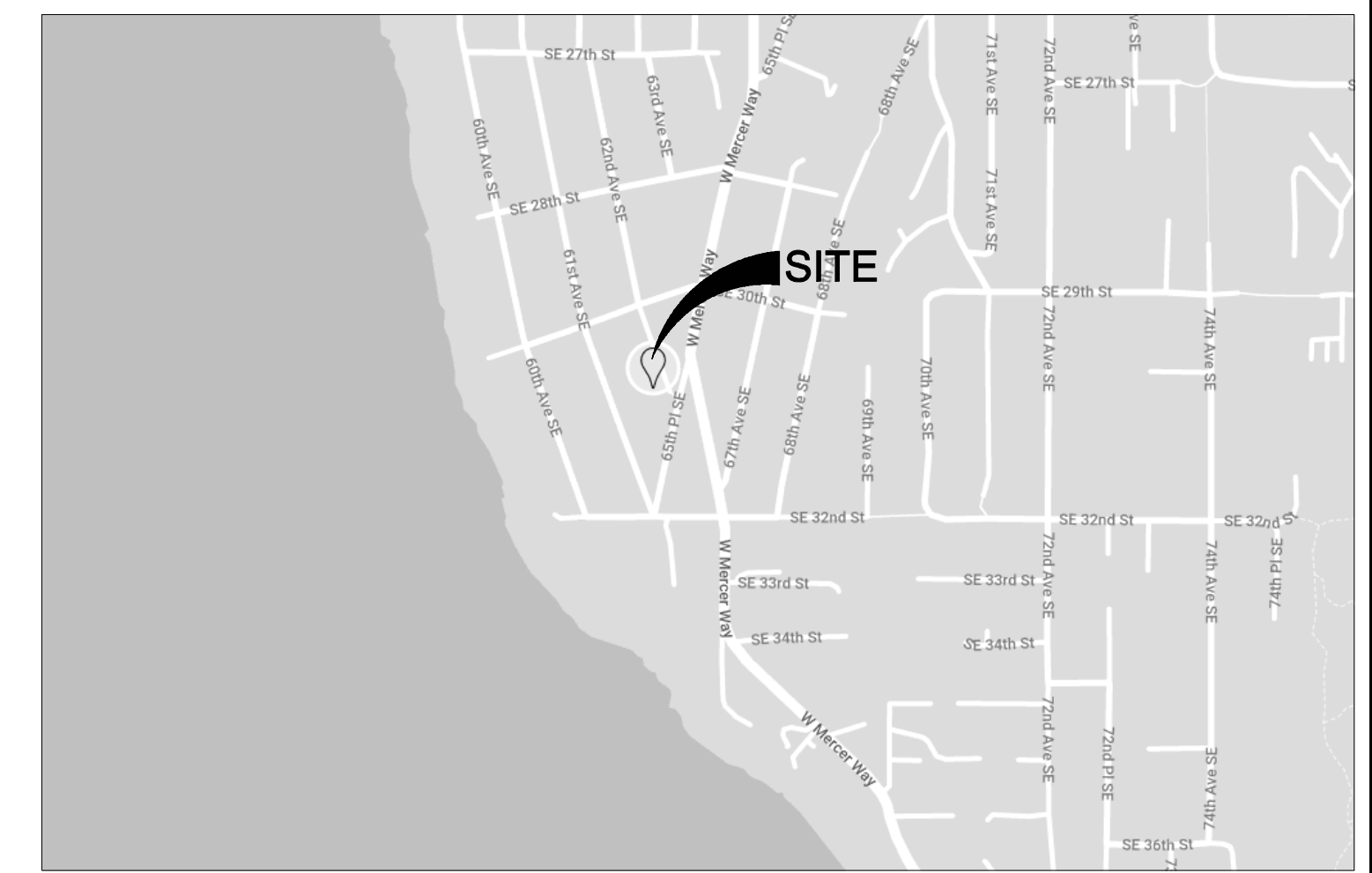
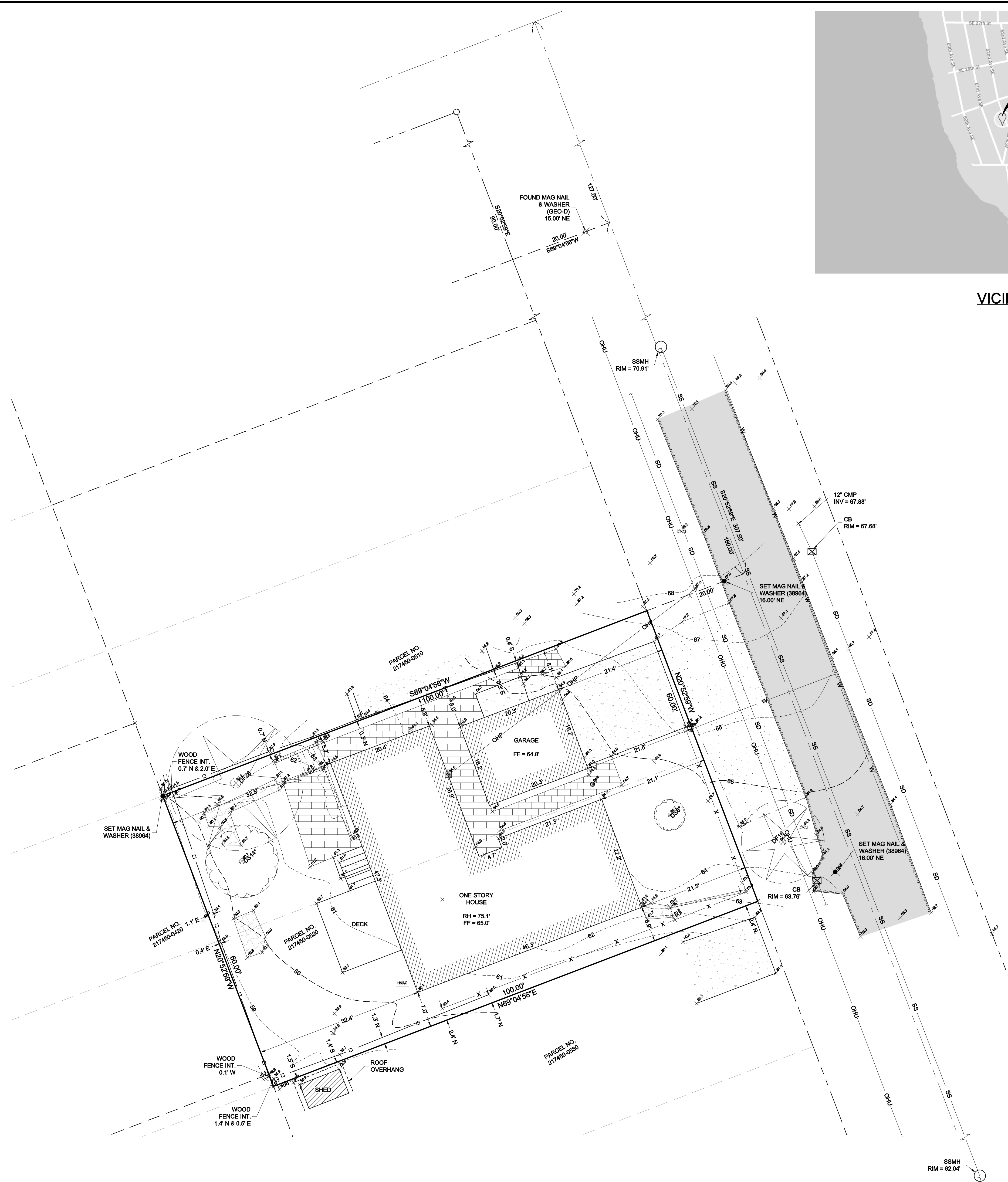
VERTICAL DATUM & CONTOUR INTERVAL

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

THE MARK IS A ALUMINUM CAP ON THE WEST SIDE OF THE INTERSECTION OF SE 30TH STREET AND W MERCER WAY.

POINT ID NO. MI 1010;
ELEVATION: 91.438 FEET (27.869 METERS) NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



VICINITY MAP
NTS

SE 1/4, NE 1/4, SEC 11, TWP 24N, RNG 4E, W.M.



TOPOGRAPHIC SURVEY

ASPEN HOMES NW
3029 62ND AVENUE SE
MERCER ISLAND, WA 98040

DATE	REVISION	DRN

PROJECT NO. 22-037

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 3/10/2022

SHEET 1 OF 1