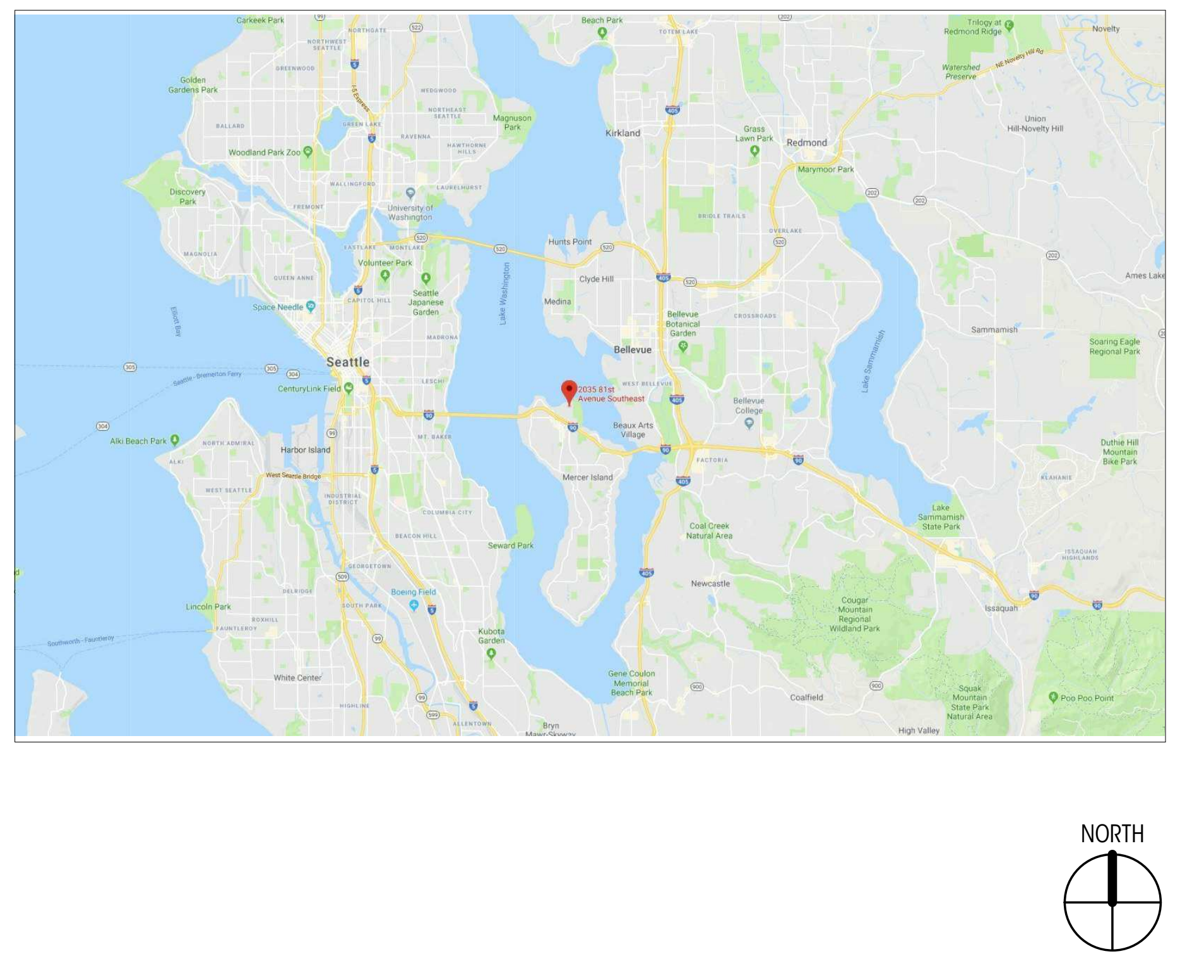
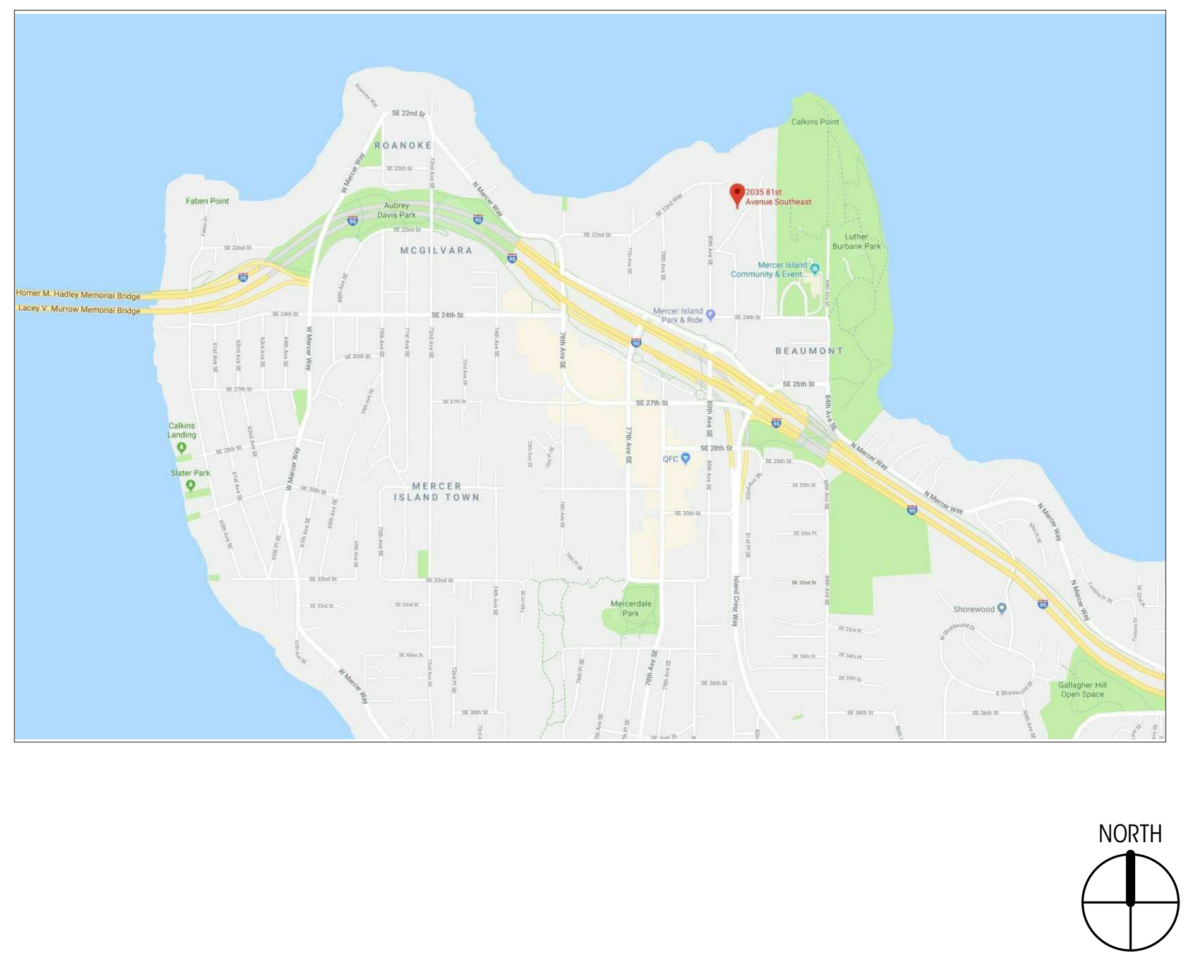
VICINITY PLAN NTS



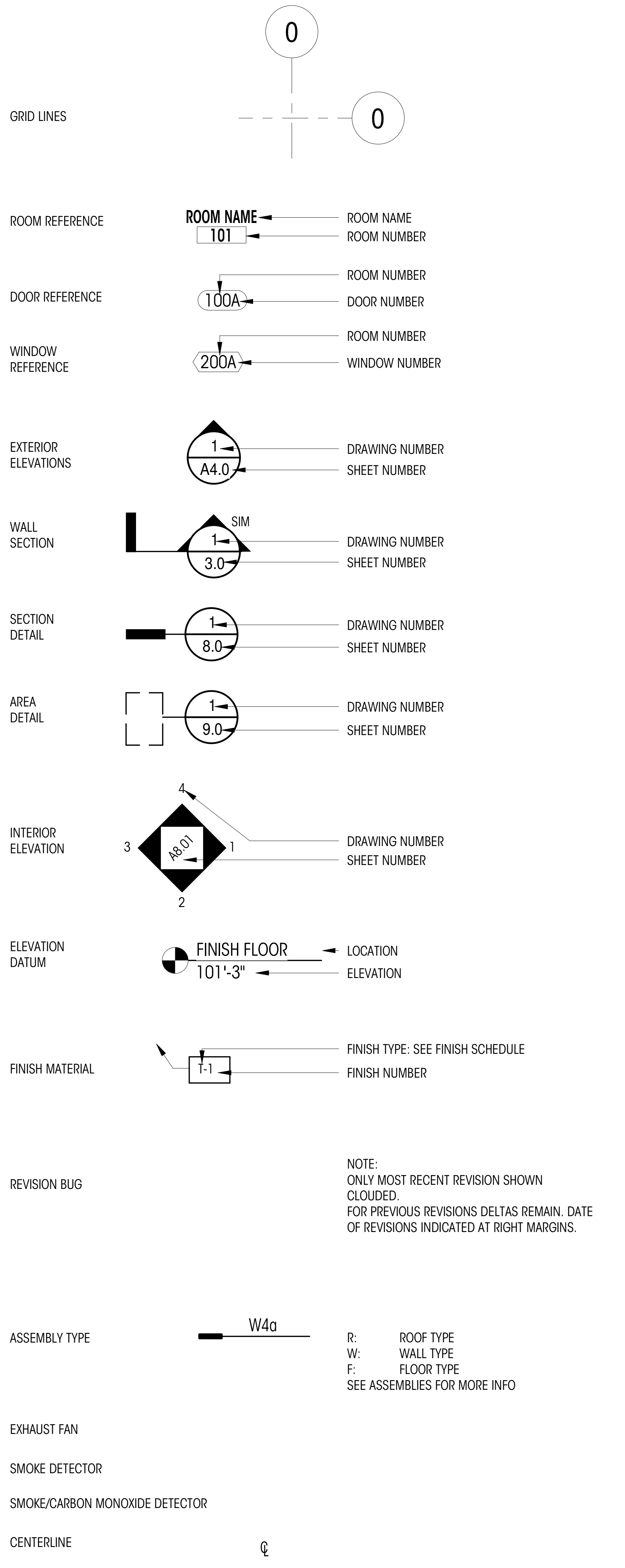
LOCATION PLAN NTS



ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ARCH	ARCHITECT, ARCHITECTURAL
BLW	BELOW
BSMT	BASEMENT
BTW	BETWEEN
BLD	BUILDING
CAB	CABINET
CALC	CALCULATION
CLG	CEILING
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
EA	EACH
ELEC	ELECTRIC, ELECTRICIAN
ELEV	ELEVATION
ENGR	ENGINEER
EQUIV	EQUIVALENT
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HDR	HEADER
HT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LOC	LOCATE, LOCATION
MAX	MAXIMUM
MFR	MANUFACTURER
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
N/C	NOT INCLUDED
NTS	NOT TO SCALE
O.C.	ON CENTER
PLY	PLYWOOD
PRELIM	PRELIMINARY
PT	PRESSURE-TREATED
PL	PROPERTY LINE
REFR	REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SW	SHEARWALL
SIM	SIMILAR
SF	SQUARE FOOT
SPECS	SPECIFICATIONS
SSTL	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
TEMP	TEMPORARY
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT	VERTICAL
WP	WATERPROOF, WEATHERPROOF
WNDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOLS KEY



NOTE:
ONLY MOST RECENT REVISION SHOWN CLOUDED.
FOR PREVIOUS REVISIONS DELTAS REMAIN. DATE OF REVISIONS INDICATED AT RIGHT MARGINS.

R: ROOF TYPE
W: WALL TYPE
F: FLOOR TYPE
SEE ASSEMBLIES FOR MORE INFO

GENERAL NOTES

ALL WORK SHALL BE IN **COMPLIANCE** WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE CITY OF SEATTLE, SEATTLE LAND USE CODE, AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS)

ALL **UNDERGROUND UTILITIES** MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND DPD REPRESENTATIVE AT THE PRE-CONSTRUCTION SITE MEETING. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL **DIMENSIONS AND JOB CONDITIONS** RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FACE OF STUD, U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, PROVIDE ALL BUCKOUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE PROJECT MANAGER/ DESIGNER FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE PROJECT MANAGER/DESIGNER, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

ALL **WORKMANSHIP AND MATERIALS** SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL **WARRANTIES OR GUARANTEES** AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE **BUILDING PERMIT**. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR SITE INSPECTIONS.

ALL TRADES SHALL REFER TO THE **ARCHITECTURAL DRAWINGS** REGARDING LOCATIONS OF WORK TO BE INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

GENERAL CONDITIONS

THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE DESIGNER/OWNER FOR APPROVAL PRIOR TO FABRICATION.

ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/ DESIGNER AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES.
BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES, BONDS AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER/ DESIGNER PRIOR TO ANY CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.

THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

CONSTRUCTION SPECIFICATIONS

NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS, NOTES, AND GENERAL CONDITIONS.

CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0' CLEAR OF UNDERSIDE OF FOOTING.

ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

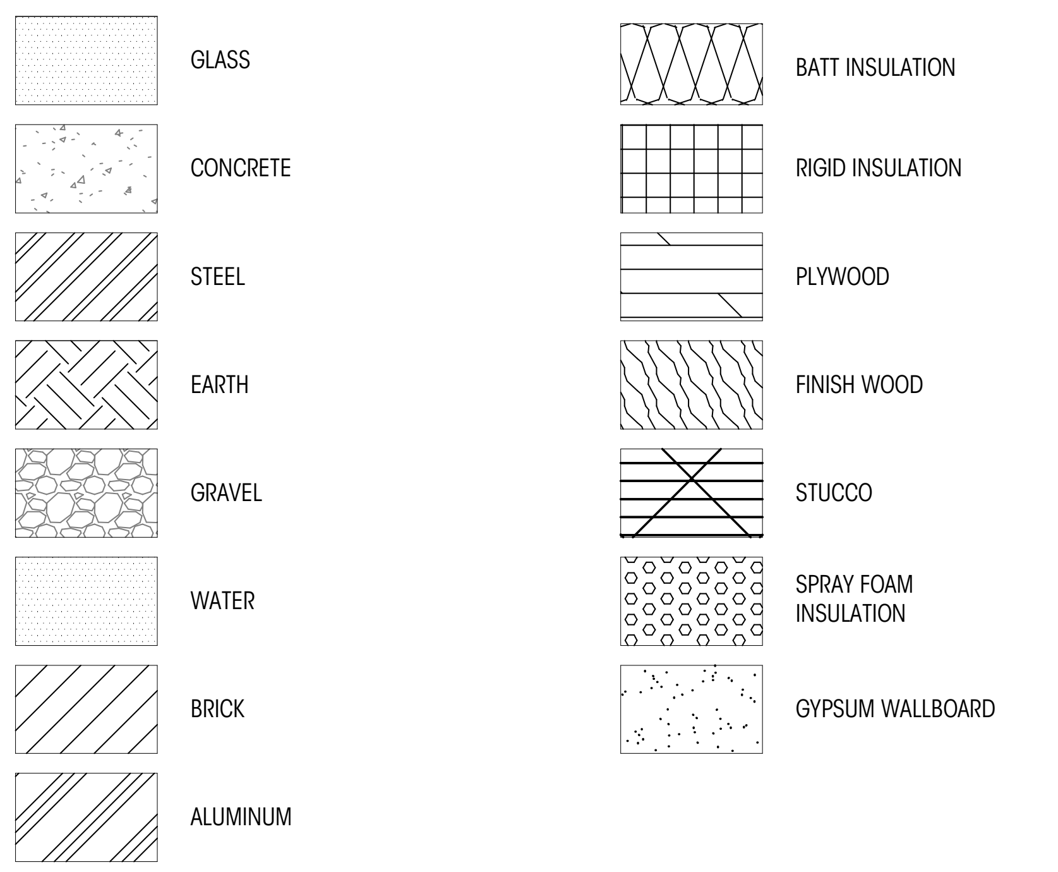
PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH SEATTLE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

INSULATE ALL ROUGH-IN PLUMBING IN WALLS, FLOORS, AND CEILINGS FOR SOUND TRANSMISSION.

GRAPHIC KEY

(NOT TO SCALE)



PROJECT DIRECTORY

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greenforestinc@mindspring.com

2

PROJECT DATA

SETBACKS

SIDE YARD	17% of 120' WIDTH = 20.4' COMBINED MIN = 6.7'
FRONT YARD *	20' *
REAR YARD	25'

* DEVIATION REQUESTED FOR 10' FRONT YARD SETBACK

EXISTING LOT AREA SUMMARY

GROSS LOT AREA	17,532 SF
ACCESS EASEMENTS	1870 SF
NET LOT AREA	15,662 SF
AVERAGE LOT SLOPE	61.3' / 116' ; 54.7/227 = 24%

LOT COVERAGE

(EXISTING)	
(E) RESIDENCE/CARPORT AND OVERHANGS	2,656 SF
(E) DRIVING SURFACES	834 SF
(E) TOTAL LOT COVERAGE	**3,490 SF = 22.2% OF LOT AREA**
(DEMO)	
(E) RESIDENCE/CARPORT AND OVERHANGS TO BE REMOVED	2,656 SF
(E) DRIVING SURFACES TO BE REMOVED	834 SF
(E) LOT COVERAGE REMOVED	**3,490 SF**
(PROPOSED)	
(N) BUILDING/OVERHANGS/COVERED DECKS	3,374 SF
(N) DRIVING SURFACES (LESS 73 SF INCL IN BLDG OH)	509 SF
PROPOSED TOTAL LOT COVERAGE	**3,883 SF = 24.8% OF LOT AREA**
LOT COVERAGE ALLOWED (35%)	15,622* 0.35 - 5481.7 SF

HARDSCAPE

(EXISTING)	
LANDSCAPE STAIRS	191 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	409 SF
TOTAL EXISTING	**1,707 SF = 10.9% OF LOT AREA**
(DEMO)	
LANDSCAPE STAIRS	44 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	38 SF
TOTAL TO BE REMOVED	**1,189 SF**
(PROPOSED)	
(E) HARDSCAPE TO REMAIN	
LANDSCAPE STAIRS	147 SF
ROCKERY / SITE WALLS	371 SF
TOTAL TO REMAIN	518 SF
(N) ADDED HARDSCAPE	
LANDSCAPE STAIRS	110 SF
DECKS	347 SF
PATIO/WALKWAYS	259 SF
ROCKERY / SITE WALLS	143 SF
TOTAL ADDED	859 SF
TOTAL PROPOSED HARDSCAPE =	**1,377 SF = 8.79% OF LOT AREA**

TREE REMOVAL

(E) TREES TO BE REMOVED	6
(N) TREES TO BE PLANTED AS REPLACEMENT	18

PROPOSED BUILDING AREA SUMMARY (GFA)

PROPOSED LOWER LEVEL (N/C STAIR)	1779 SF
PROPOSED LOWER LEVEL STORAGE SPACE	192 SF
PROPOSED LOWER LEVEL BELOW GRADE (EXCLUDED)	683 SF
PROPOSED STAIR @ 200 % MODIFIER (62 SF X 200%)	124 SF
PROPOSED MAIN LEVEL (N/C STAIR)	1886 SF
PROPOSED DECK W/ OH	312 SF
PROPOSED MAIN LEVEL EXTERIOR STORAGE	94 SF
PROPOSED ATTACHED GARAGE	562 SF
TOTAL PROPOSED BUILDING AREA (GSF)	4266 SF
PROPOSED FLOOR AREA RATIO:	**4266/17532 = 24.3% OF LOT AREA**
40% ALLOWABLE GROSS FLOOR AREA:	17532 SF X 0.40 = 7,012.8 SF

OCCUPANCY SUMMARY

EXISTING TYPE -	R-3
OCCUPANT LOAD -	SINGLE FAMILY

ENERGY CODE SUMMARY

CLIMATE ZONE 1 (TABLE 6-1)
PRESCRIPTIVE OPTION III (EFFICIENT ENVELOPE OPTION 1A)
UNLIMITED GLAZING

GLAZING U-FACTOR (VERTICAL):	.30
GLAZING U-FACTOR (OVERHEAD):	.50
DOOR U-FACTOR:	.20
CEILING:	R-49
VAULTED CEILING:	R-38
WALL ABOVE GRADE:	R-21
WALL BELOW GRADE (INT.)	R-21 (INT.) OR R-10 (EXT.)
SLAB ON GRADE @ BASEMENT	R-10

HEATING

INSTALLED PER INTERNATIONAL MECHANICAL CODE, WORK TO BE COMPLETED UNDER A SEPARATE PERMIT.

VENTILATION

FANS ON TIMERS, PER PLANS. VOLUME OF REQUIRED OUTDOOR VENTILATION AIR TO BE PROVIDED BASED ON TABLE 403.8.1 / 403.8.5.1 OF THE INTERNATIONAL MECHANICAL CODE.
* PLUMBING, MECHANICAL, ELECTRICAL WORK TO BE PERMITTED SEPARATELY.
SEE SHEET A001 FOR VENTILATION & ENERGY CALCULATIONS.

GENERAL INFORMATION

PROJECT ADDRESS
2035 81ST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
1908-009

ASSESSOR'S PARCEL #
544930-0070

LEGAL DESCRIPTION
TRACT 14 OF MERCER BEACH PARK, AS PER PLAT RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY AUDITOR;
TOGETHER WITH AN UNDIVIDED 1/28TH INTEREST IN AND TO TRACT "B" OF SAID MERCER BEACH PARK. SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

2

PLAT RESTRICTIONS

NO LOT OR A PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP OF ANY PORTION OF THE THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR RESIDENCE R-1 USE. ALL LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE R-1 USE, WITH A MINIMUM WIDTH OF SIXTY FEE, GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6434 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

INGRESS / EGRESS EASEMENT PER RECORD # 4238422

PROJECT DESCRIPTION
DEMOLITION OF (E) SINGLE FAMILY DWELLING, CONSTRUCTION OF NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.

ZONE
R-12

BUILDING TYPE
SINGLE FAMILY RESIDENCE

2

SHEET INDEX

DISCIPLINE	SHEET NUMBER	SHEET NAME
ARCHITECTURAL	A000	COVERSHEET
	A001	WA STATE ENERGY CODE / VENTILATION CALC
SURVEYOR	__	SURVEY
	D100	DEMO SITE PLAN
	A100	PROPOSED SITE PLAN
	A101	BUILDING PAD & SETBACK PLAN
	A102	EXCAVATION PLAN
	A103	EXCAVATION SECTIONS
	A104	TREE RETENTION & REPLACEMENT PLAN
	A105	CRITICAL AREA SITE PLANTING PLAN
CIVIL	C1.0	EROSION CONTROL PLAN
	C1.2	TESC DETAILS
	C2.0	CIVIL SITE PLAN
	C2.1	GRADING PLAN
	C3.5	STORMWATER BMP DETAILS
	C4.0	DETENTION DETAILS
	C5.0	STORM PUMP DETAILS
ARCHITECTURAL	A200	LOWER FLOOR PLAN
	A201	MAIN FLOOR PLAN
	A202	ROOF PLAN
	A300	EXTERIOR ELEVATIONS
	A301	EXTERIOR ELEVATIONS
	A400	BUILDING SECTIONS
	A402	WALL SECTIONS
	A403	WALL SECTIONS
	A600	WINDOW / DOOR SCHEDULES
	A700	ASSEMBLY DETAILS
	A701	EXTERIOR DETAILS
STRUCTURAL	S1.1	GENERAL STRUCTURAL NOTES
	S1.2	GENERAL STRUCTURAL NOTES
	S2.1	FOUNDATION PLAN
	S2.2	MAIN FLOOR FRAMING PLAN
	S2.3	ROOF FRAMING PLAN
	S3.1	CONCRETE DETAILS
	S3.2	CONCRETE DETAILS
	S4.1	WOOD FRAMING DETAILS
	S4.2	WOOD FRAMING DETAILS
	S4.3	WOOD FRAMING DETAILS
	S4.4	WOOD FRAMING DETAILS
	S4.5	WOOD FRAMING DETAILS
	SH1.1	GENERAL SHORING NOTES
	SH2.1	SHORING PLAN
	SH3.1	SHORING DETAILS

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8843
REGISTERED ARCHITECT
STATE OF WASHINGTON

ROSENSTEIN RESIDENCE

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MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
1	08.16.19
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

COVERSHEET

SCALE: As indicated

A000

DEDICATED APPROVAL STAMP SPACE

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

TRACT 14 OF MERCER BEACH PARK, AS PER PLAT RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY AUDITOR;

TOGETHER WITH AN UNDIVIDED 1/28TH INTEREST IN AND TO TRACT "B" OF SAID MERCER BEACH PARK.

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

REFERENCES

R1. PLAT OF MERCER BEACH PARK, VOL.46, PG.7. RECORDS OF KING COUNTY, WASHINGTON.

SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: MAY 22, 1952
RECORDING NO.: 4238422
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PLOTTED)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE
RECORDING DATE: JANUARY 30, 1956
RECORDING NO.: 4659064
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT
(NOT PLOTTED—AFFECTS COMMUNITY WATERFRONT TRACT)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE OR LINES
RECORDING DATE: JANUARY 28, 1956
RECORDING NO.: 4759636
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT
(NOT PLOTTABLE—10' EASEMENT NEAR WEST LOT LINE. LOCATION UNDETERMINABLE)

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCER BEACH PARK, RECORDED IN VOLUME 46 OF PLATS, PAGE 7:
RECORDING NO: 3863792
(NO EASEMENTS TO PLOT)

5. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 6, 1977
RECORDING NO.: 7712060812
(NOT SURVEY RELATED)

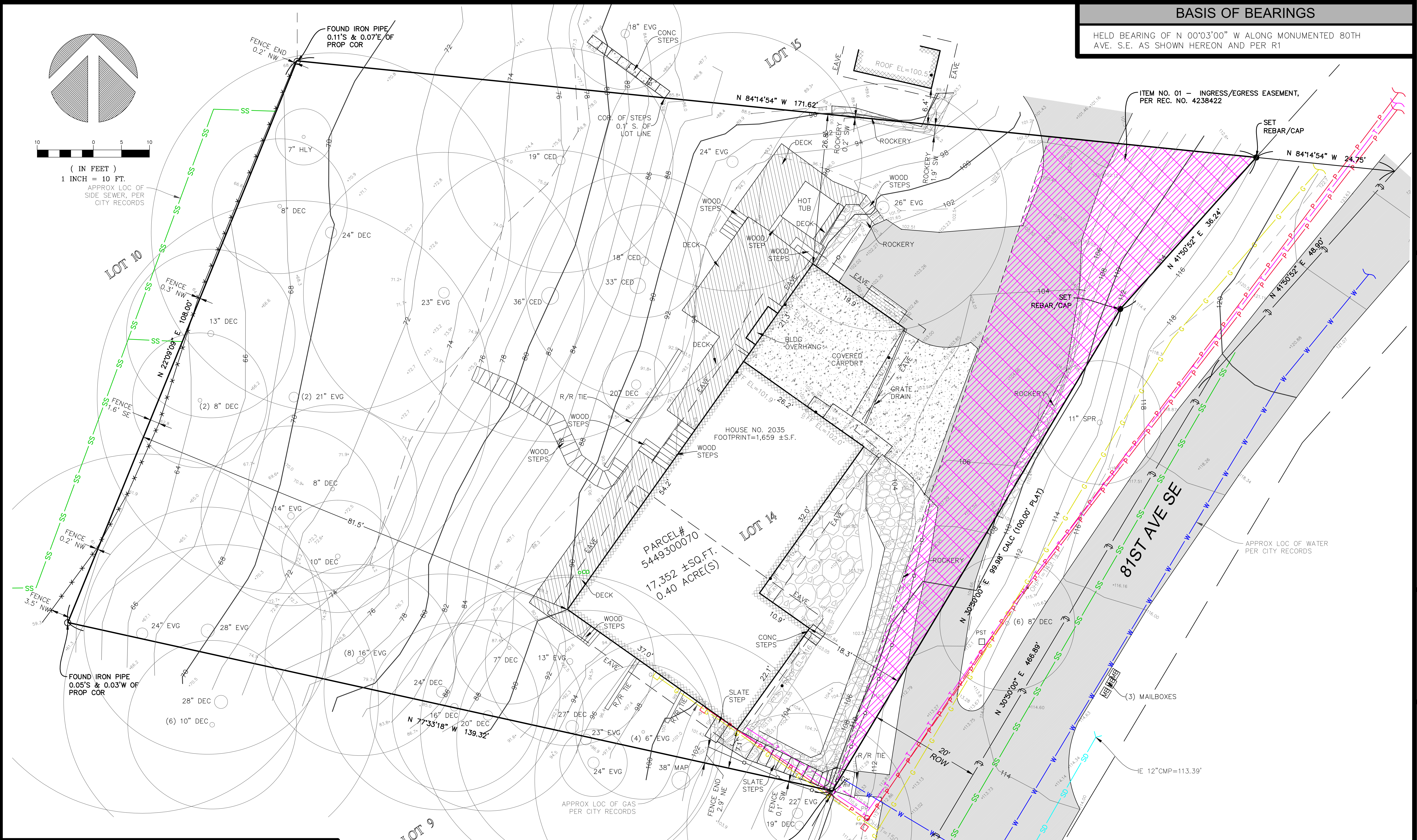
6. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND COVENANT NOT TO SUE AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: OCTOBER 26, 2005
RECORDING NO.: 20051026000182
(NOT SURVEY RELATED)

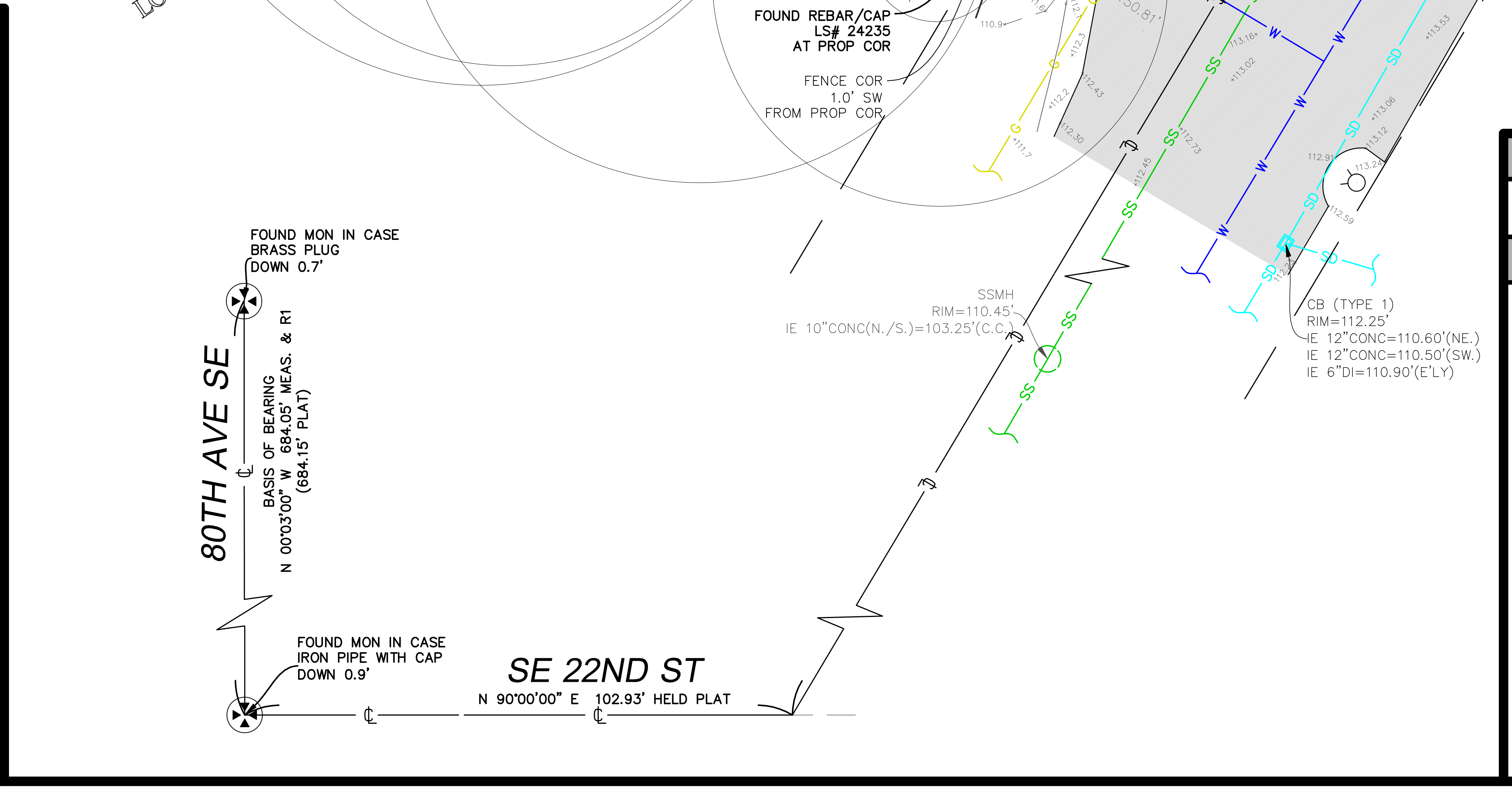
7. ENCROACHMENT LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JULY 5, 2007
RECORDING NO.: 20070705000406
(ERRONEOUS, THIS EASEMENT OVER PROPERTY 2 BLOCKS SOUTH AND 1 BLOCK EAST)

8. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 21, 2012
RECORDING NO.: 20121121000549
(NOT SURVEY RELATED)

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2018 THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 544930-0070
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 17,352 ±S.F. (0.40 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 611199346, WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2018 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.



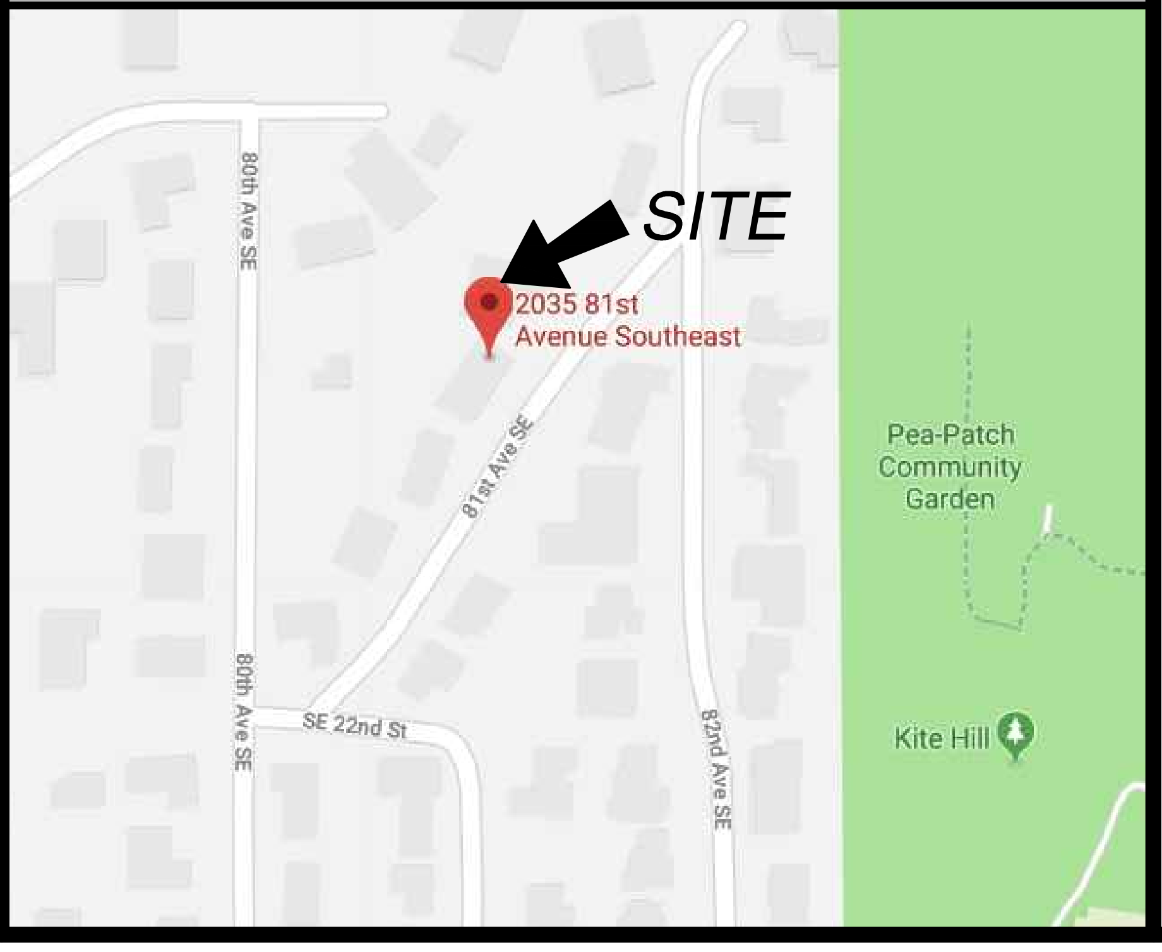


EASEMENT LEGEND

▨	ITEM NO. 01 – INGRESS/EGRESS EASEMENT, PER REC. NO. 4238422

VICINITY MAP

N.T.S.



BASIS OF BEARINGS

HELD BEARING OF N 00°03'00" W ALONG MONUMENTED 80TH AVE. S.E. AS SHOWN HEREON AND PER R1

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

LEGEND

▭	ASPHALT SURFACE	OHPT ●	OHP TRANSMISSION ELEVATION
▤	BRICK SURFACE	PTP ☐	POWER TRANSFORMER ON POLE
▩	BUILDING	PST ☐	POST
	CENTERLINE ROW	P ☐	POWER METER
CO ○	CLEANOUT	—P—	POWER (OVERHEAD)
>	CULVERT PIPE	PP ○	POWER POLE
▭	CONCRETE SURFACE	●	REBAR & CAP (SET)
▨	DECK		ROCKERY
—×—×—	FENCE LINE (CHAIN LINK)	—SS—	SEWER LINE
—▫—▫—	FENCE LINE (WOOD)	○	SEWER MANHOLE
	FIRE HYDRANT	—SD—	STORM DRAIN LINE
▭	FLAGSTONE SURFACE	—T—	TELEPHONE (OVERHEAD)
—G—	GAS LINE	SIZE TYPE ○	TREE (AS NOTED)
G ☐	GAS METER	—W—	WATER LINE
☐	INLET (TYPE 1)	WM ☐	WATER METER

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF SE 1/4 SEC 01, TWP. 24 N., RGE 04 E., W.M.
PARCEL NO. 5449300070

ROSENSTEIN RESIDENCE
2035 81ST AVE SE
MERCER ISLAND, WA 98040

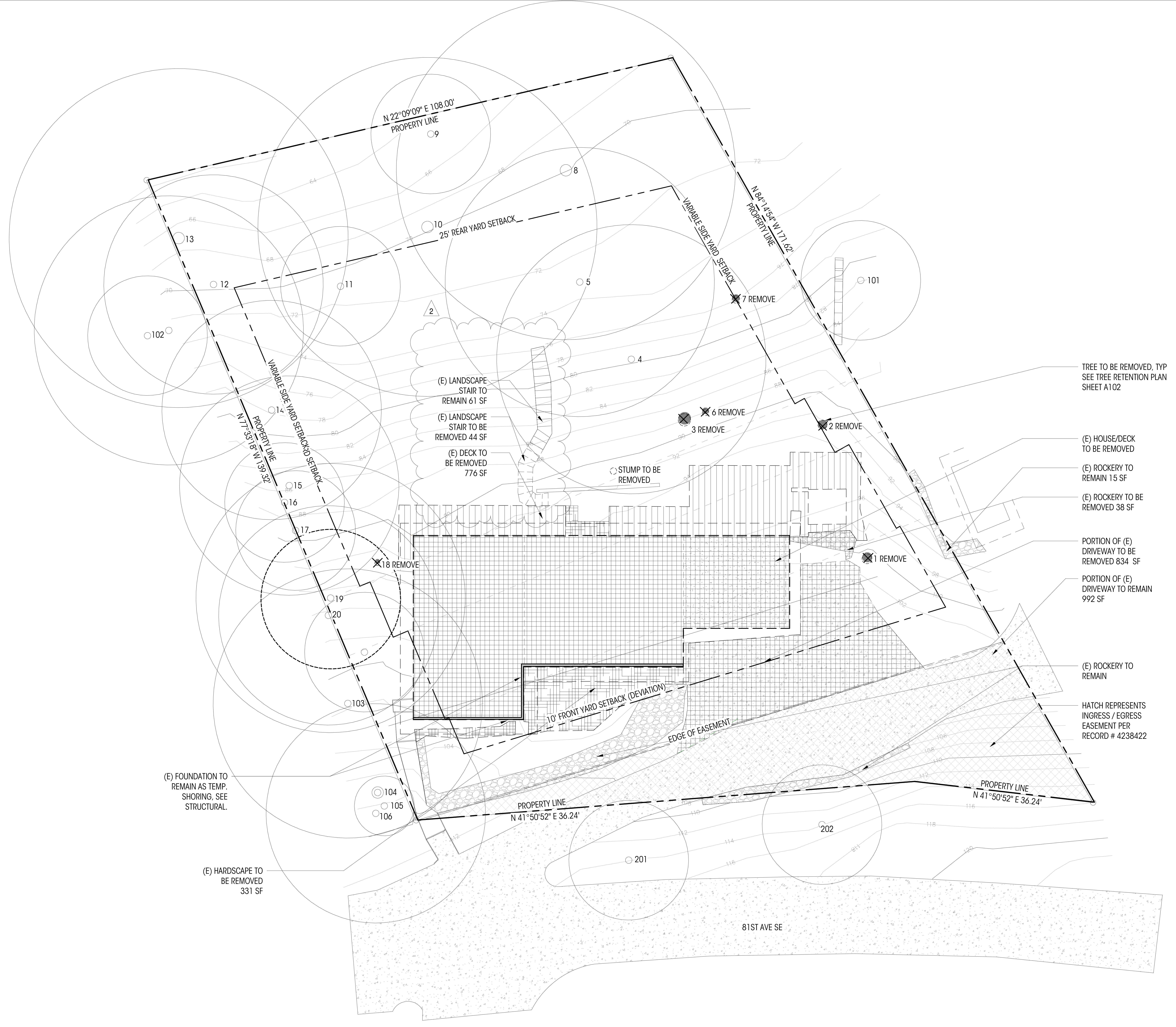
EDWIN J. GREEN JR.
15025
08/15/19

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

JOB NUMBER:	181741
DATE:	10/25/18
DRAFTED BY:	IDV-GKD
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'

REVISION HISTORY	
12/10/18	ADD TITLE INFO
7/31/19	UPDATE TREES
8/16/19	UPDATE TREES

SHEET NUMBER
1 OF 1



1 DEMOLITION SITE PLAN
1" = 10'-0"

PROJECT NORTH

NORTH

PROJECT DATA

SETBACKS	
SIDE YARD	17% of 120' WIDTH = 20.4' COMBINED MIN = 6.7'
FRONT YARD *	20' *
REAR YARD	25'
* DEVIATION REQUESTED FOR 10' FRONT YARD SETBACK	
EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	17,532 SF
ACCESS EASEMENTS	1870 SF
NET LOT AREA	15,662 SF
AVERAGE LOT SLOPE	61.3' / 116' ; 54.7/227 = 24%
LOT COVERAGE	
(EXISTING)	
(E) RESIDENCE/CARPORT AND OVERHANGS	2,656 SF
(E) DRIVING SURFACES	834 SF
(E) TOTAL LOT COVERAGE	**3,490 SF = 22.2% OF LOT AREA**
(DEMO)	
(E) RESIDENCE/CARPORT AND OVERHANGS TO BE REMOVED	2,656 SF
(E) DRIVING SURFACES TO BE REMOVED	834 SF
(E) LOT COVERAGE REMOVED	**3,490 SF**
HARDSCAPE	
(EXISTING)	
LANDSCAPE STAIRS	191 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	409 SF
TOTAL EXISTING	**1,707 SF = 10.9% OF LOT AREA**
(DEMO)	
LANDSCAPE STAIRS	44 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	38 SF
TOTAL TO BE REMOVED	**1,189 SF**

SITE DEMOLITION LEGEND

- PROPERTY LINE
- SETBACK LINE
- ACCESS EASEMENT
- (E) TREE TO REMAIN
- (E) TREE TO BE DEMOLISHED
- (E) BUILDING TO BE REMOVED
- (E) DECK TO BE REMOVED
- (E) HARDSCAPE TO REMAIN
- PAVING/DECK TO BE REMOVED
- (E) ROCKERY TO REMAIN
- (E) ROCKERY TO BE REMOVED
- (E) DRIVEWAY TO REMAIN
- (E) DRIVEWAY TO BE REMOVED

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REGISTERED ARCHITECT
STATE OF WASHINGTON

ROSENSTEIN RESIDENCE

2035 81ST AVE SE
MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
1	08.16.19
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

DEMO SITE PLAN

SCALE: As indicated

D100

DEDICATED APPROVAL STAMP SPACE

GENERAL INFORMATION

PROJECT ADDRESS	2035 81ST AVE SE MERCER ISLAND, WA 98040
PROJECT NUMBER	1908-009
ASSESSOR'S PARCEL #	544930-0070
LEGAL DESCRIPTION	TRACT 14 OF MERCER BEACH PARK, AS PER PLAT RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY AUDITOR; TOGETHER WITH AN UNDIVIDED 1/28TH INTEREST IN AND TO TRACT "B" OF SAID MERCER BEACH PARK. SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PLAT RESTRICTIONS

NO LOT OR A PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP OF ANY PORTION OF THE THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR RESIDENCE R-1 USE. ALL LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE R-1 USE, WITH A MINIMUM WIDTH OF SIXTY FEE, GOVERNED BY RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION NO. 6434 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

INGRESS / EGRESS EASEMENT PER RECORD # 4238422

PROJECT DESCRIPTION	DEMOLITION OF (E) SINGLE FAMILY DWELLING, CONSTRUCTION OF NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.
ZONE	R-12
BUILDING TYPE	SINGLE FAMILY RESIDENCE

PROJECT DATA

SETBACKS

SIDE YARD	17% of 120' WIDTH = 20.4' COMBINED MIN = 6.7'
FRONT YARD *	20' *
REAR YARD	25'

* DEVIATION REQUESTED FOR 10' FRONT YARD SETBACK

EXISTING LOT AREA SUMMARY

GROSS LOT AREA	17,532 SF
ACCESS EASEMENTS	1870 SF
NET LOT AREA	15,662 SF
AVERAGE LOT SLOPE	61.3' / 116' ; 54.7/227 = 24%

LOT COVERAGE

(EXISTING)	
(E) RESIDENCE/CARPORT AND OVERHANGS	2,656 SF
(E) DRIVING SURFACES	834 SF
(E) TOTAL LOT COVERAGE	**3,490 SF = 22.2% OF LOT AREA**
(DEMO)	
(E) RESIDENCE/CARPORT AND OVERHANGS TO BE REMOVED	2,656 SF
(E) DRIVING SURFACES TO BE REMOVED	834 SF
(E) LOT COVERAGE REMOVED	**3,490 SF**
(PROPOSED)	
(N) BUILDING/OVERHANGS/COVERED DECKS	3,374 SF
(N) DRIVING SURFACES (LESS 73 SF INCL IN BLDG OH)	509 SF
PROPOSED TOTAL LOT COVERAGE	**3,883 SF = 24.8% OF LOT AREA**
LOT COVERAGE ALLOWED (35%)	15,622* 0.35 - 5481.7 SF

HARDSCAPE

(EXISTING)	
LANDSCAPE STAIRS	191 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	409 SF
TOTAL EXISTING	**1,707 SF = 10.9% OF LOT AREA**
(DEMO)	
LANDSCAPE STAIRS	44 SF
DECKS	776 SF
PATIOS/PATHWAYS	331 SF
ROCKERY / SITE WALLS	38 SF
TOTAL TO BE REMOVED	**1,189 SF**
(PROPOSED)	
(E) HARDSCAPE TO REMAIN	
LANDSCAPE STAIRS	147 SF
ROCKERY / SITE WALLS	371 SF
TOTAL TO REMAIN	518 SF
(N) ADDED HARDSCAPE	
LANDSCAPE STAIRS	110 SF
DECKS	347 SF
PATIO/WALKWAYS	259 SF
ROCKERY / SITE WALLS	143 SF
TOTAL ADDED	859 SF
TOTAL PROPOSED HARDSCAPE =	**1,377 SF = 8.79% OF LOT AREA**

TREE REMOVAL

(E) TREES TO BE REMOVED	6
(N) TREES TO BE PLANTED AS REPLACEMENT	18

PROPOSED BUILDING AREA SUMMARY (GFA)

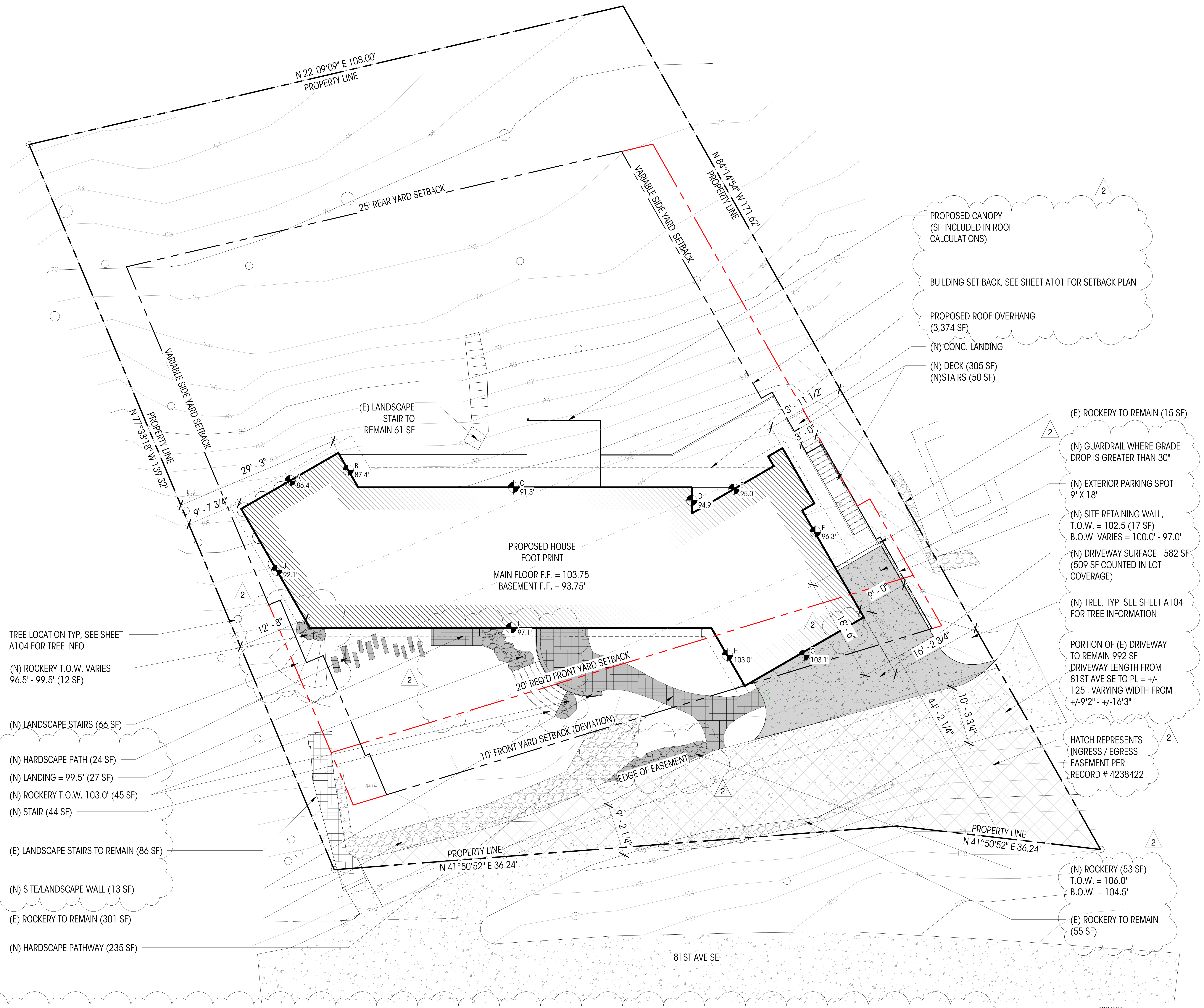
PROPOSED LOWER LEVEL (N/C STAIR)	1779 SF
PROPOSED LOWER LEVEL STORAGE SPACE	192 SF
PROPOSED LOWER LEVEL BELOW GRADE (EXCLUDED)	683 SF
PROPOSED STAIR @ 200 % MODIFIER (62 SF X 200%)	124 SF
PROPOSED MAIN LEVEL (N/C STAIR)	1886 SF
PROPOSED DECK W/ OH	312 SF
PROPOSED MAIN LEVEL EXTERIOR STORAGE	94 SF
PROPOSED ATTACHED GARAGE	562 SF
TOTAL PROPOSED BUILDING AREA (GSF)	4266 SF
PROPOSED FLOOR AREA RATIO:	**4266/17532 = 24.3% OF LOT AREA**
40% ALLOWABLE GROSS FLOOR AREA:	17532 SF X 0.40 = 7,012.8 SF

2

AVERAGE BUILDING ELEVATION

WALL	MIDPOINT ELEV. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	86.4	19.8	1710.72
B	87.4	7.10	620.54
C	91.3	59.0	5386.7
D	94.9	4.60	436.54
E	95.0	16.8	1596.0
F	96.3	31.1	2994.93
G	103.1	24.3	2505.33
H	103.0	12.1	1246.3
I	97.1	71.1	6903.81
J	92.1	24.4	2247.24
TOTALS		270.3	25,648.11

AVERAGE GRADE =	
TOTAL PRODUCTS / TOTAL WALL LENGTHS	
TOTAL PRODUCTS	25,648.11'
TOTAL WALL LENGTHS	270.3'
AVERAGE GRADE	25,648.11 / 270.3 = **94.89'**
MAX HEIGHT ALLOWABLE	30' ABOVE AVERAGE GRADE
MAX HEIGHT ELEVATION/MAX BUILDING HEIGHT	**124.89'**
PROPOSED BUILDING HEIGHT:	**117.60'**



1 PROPOSED SITE PLAN

1" = 10'-0"

SITE PLAN LEGEND/NOTES

— — — —	PROPERTY LINE
━━━━	BUILDING FOOTPRINT
────	PAVING/HARDSCAPE/DECK
- - - -	ROOF OVERHANG
— — (F) — —	TREE PROTECTION FENCE
○	(E) TREE TO REMAIN
●	(N) TREE
⊗	(E) TREE TO BE DEMOLISHED
▨	(E) ROCKERY
▨	(N) ROCKERY/SITE RETAINING
▨	PORTION OF (N) DRIVEWAY
☐	(E) DRIVEWAY TO REMAIN
▨	(E) HARDSCAPE
▨	(N) HARDSCAPE

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS
2. ALL DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF FRAMING
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

Per MICC 19.02.020(F)(3)(d), the project 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 (F)(3)(a) of this section. 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.

1. SEE SHEET A101 FOR CRITICAL AREA & BUILDING PAD DESIGNATION + SETBACK DIMENSIONS
2. SEE SHEET A102 FOR EXCAVATION PLAN W/ T.O.W. & B.O.F. HEIGHTS FOR SITE RETAINING WALLS
3. SEE SHEET A104 FOR TREE RETENTION / REPLACEMENT PLAN

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8843
REGISTERED ARCHITECT
STATE OF WASHINGTON

ROSENSTEIN RESIDENCE

2035 81ST AVE SE
MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
1	08.16.19
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

PROPOSED SITE PLAN

SCALE: As indicated

A100

DEDICATED APPROVAL STAMP SPACE

SETBACK LEGEND

A 12.9' + 7.5' = 20.4'

B 10.7' + 9.7' = 20.4'

C 7.5' + 12.9' = 20.4'

D 6.7' + 13.7' = 20.4'

PROJECT DATA

SETBACKS

SIDE YARD	17% of 120' WIDTH = 20.4' COMBINED MIN = 6.7'
FRONT YARD *	20' *
REAR YARD	25'

* DEVIATION REQUESTED FOR 10' FRONT YARD SETBACK

EXISTING LOT AREA SUMMARY

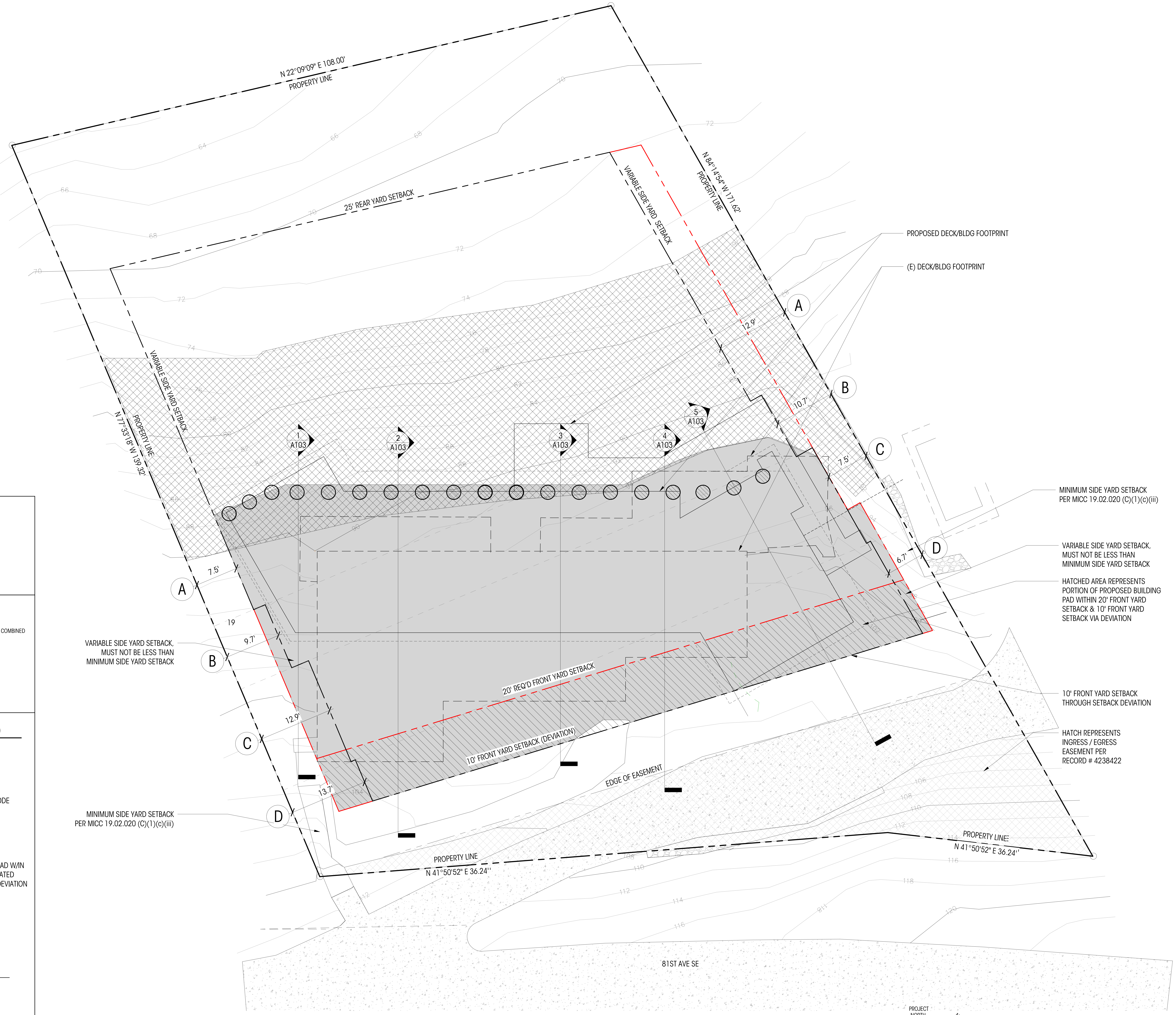
GROSS LOT AREA	17,532 SF
ACCESS EASEMENTS	1870 SF
NET LOT AREA	15,662 SF
AVERAGE LOT SLOPE	61.3' / 116' ; 54.7/227 = 24%

BUILDING PAD & SETBACK LEGEND

━━ ━ ━ ━━	PROPERTY LINE
── ─ ─ ──	SETBACK LINE
── ─ ─ ──	MIN. REQ'D SETBACK PER MICC CODE 19.02.020(C)(1)(c)(ii)
▨	CRITICAL AREA SLOPE > 40%
▩	PROPOSED BUILDING PAD
▨	PORTION OF PRPOSED BUILDING PAD W/IN 20' FRONT YARD SETBACK ASSOCIATED W/10' FRONT YARD SETBACK VIA DEVIATION
───	10' CONTOUR LINE
───	2' CONTOUR LINE
─ ─ ─ ─	(E) FOOTPRINT / DECK
───	(N) FOOTPRINT / DECK

NOTE

PROPOSED SITE STABILIZATION SHORING WALL PER GEOTECHNICAL RECOMMENDATIONS, SEE SHEET SH1.1 FOR PLANS.



1 SITE SETBACK & BUILDING PAD SITE PLAN
1/8" = 1'-0"

PROJECT NORTH

NORTH

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ROSENSTEIN RESIDENCE

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PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

BUILDING PAD & SETBACK PLAN

SCALE: As indicated

A101

2

DEDICATED APPROVAL STAMP SPACE

EXCAVATION PLAN LEGEND

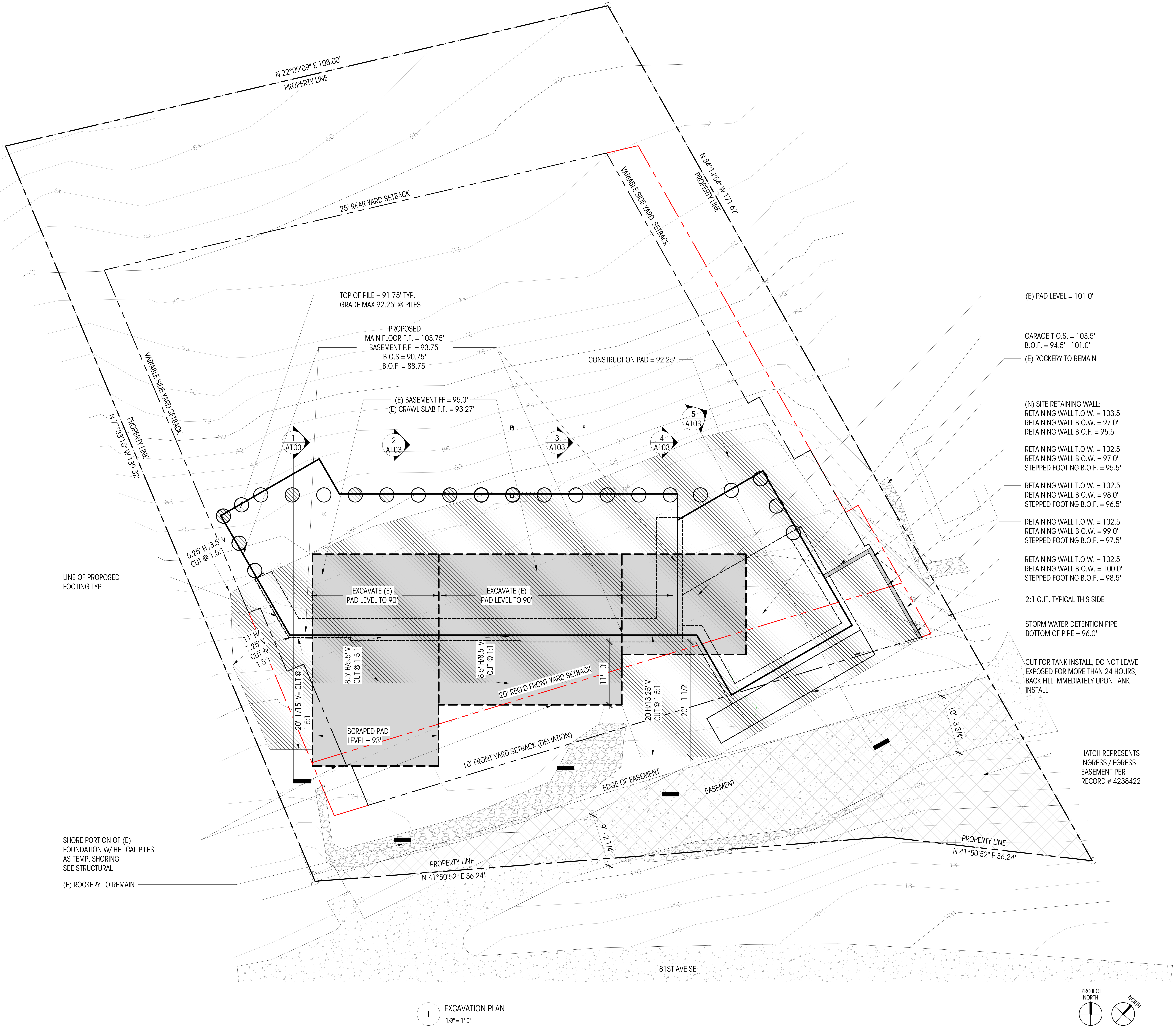
—	EXISTING TOPOGRAPHY LINE
▨	EXTENT OF EXCAVATION
▭	PROPOSED BUILDING PAD

CONSTRUCTION MONITORING NOTES

MONITOR ADJACENT BLDG. FOR SETTLEMENT. START MONITORING PRIOR TO DEMOLITION WEEKLY UNTIL PILE DRIVING IS COMPLETE. LEVELS TO BE MEASURED BY PROJECT SURVEYOR.

CONSTRUCTION PHASING

1. DEMOLITION OF (E) HOUSE, MAINTAIN (E) SOUTHERN PORTION OF THE FOUNDATION WALLS FOR TEMPORARY SHORING
2. (E) FOUNDATION WALLS TO BE SECURED WITH HELICAL ANCHORS PRIOR TO FULLY CUTTING OUT SLAB (ALTERNATE: BACK FILL WITH QUARRY SPALL ALSO ALLOWED WITH GEO CONFIRMATION AND INSPECTION)
3. CUT OUT (E) SLAB PAST NEW FOUNDATION LINE
4. GRADE RAMP FROM DRIVEWAY TO (E) LOWER BASEMENT PAD FOR MACHINE ACCESS
5. REMOVE TREES
6. DRILL/INSTALL SHORING PILES FOR STABILIZATION WALL
7. EXCAVATION & INSTALL OF DETENTION TANK (MAX 48 HOURS FOR PIT TO BE OPEN)
8. BACKFILL DETENTION TANK
9. EXCAVATE REMAINING SITE
10. SCRAPE BUILDING PAD
11. PIN PILE INSTALL
12. FOUNDATION FORMWORK
13. FOUNDASITON INSTALL
14. RETAINING WALL FORMWORK
15. RETAINING WALL INSTALL + CURING
16. NON-STRUCTURAL RAT-SLAB INSTALL
17. REMOVE REMAINING TEMP SHORING
18. BACKFILL FOUNDATION WALLS
19. FORM PARKING PAD FOUNDATION
20. POUR PARKING PAD FOUNDATIONS
21. FORM PARKING PAD RETAINING WALLS
22. FORM PARKING PAD & GARAGE SLAB
23. POUR PARKING/GARAGE SLABS
24. FINAL ROUGH GRADING
25. FRAMING



1 EXCAVATION PLAN
1/8" = 1'-0"

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ROSENSTEIN RESIDENCE

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PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

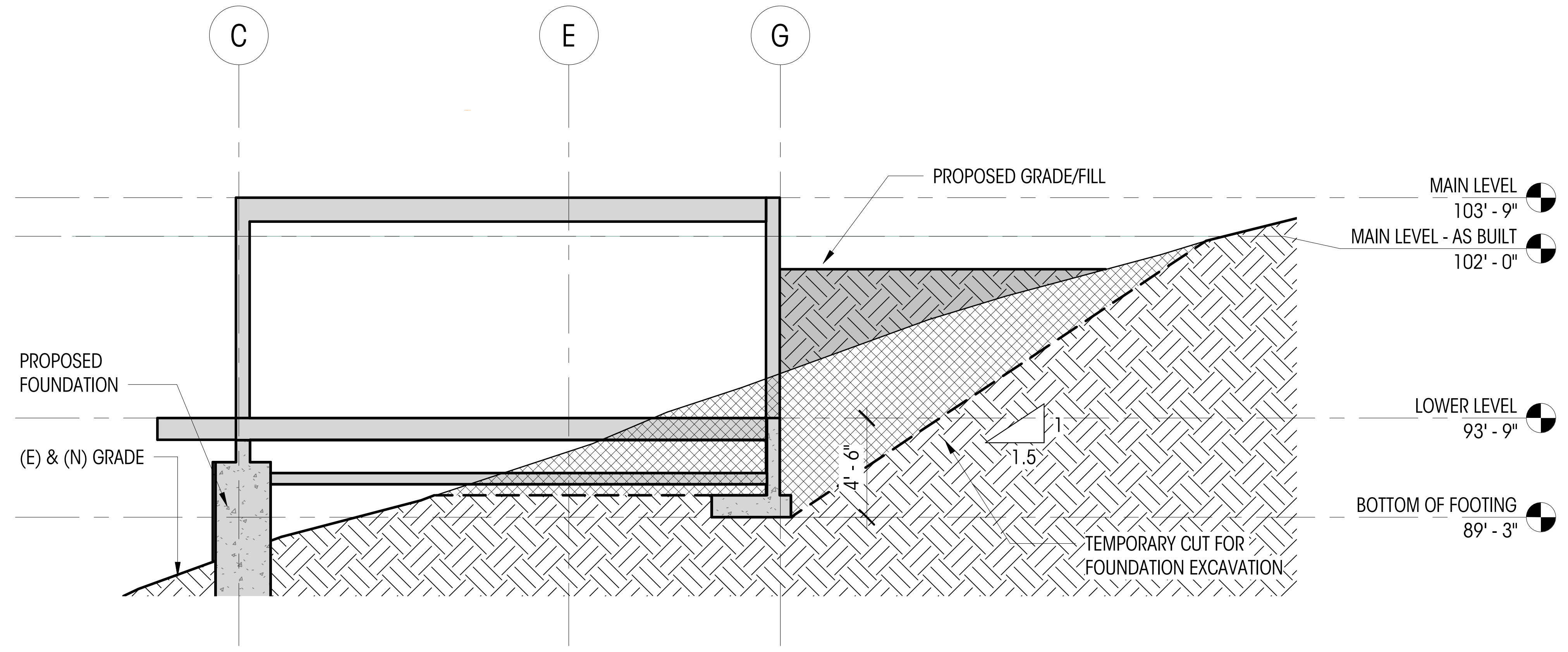
EXCAVATION PLAN

SCALE: As indicated

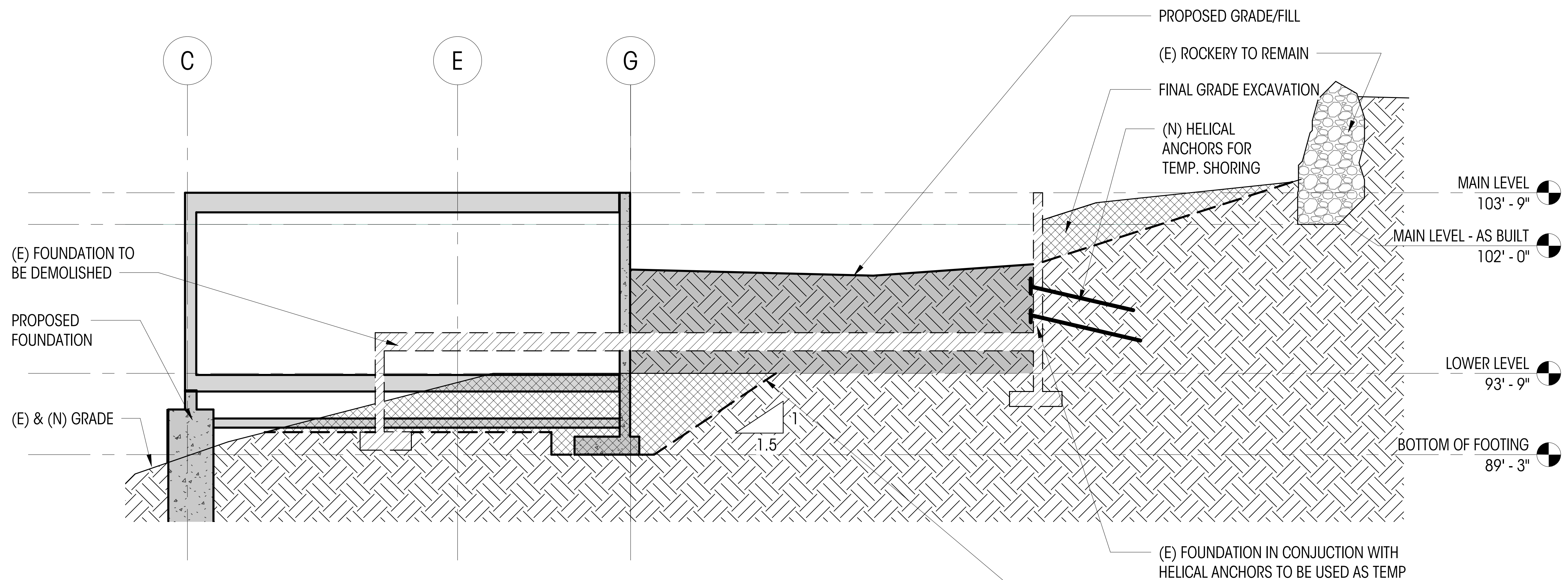
2

A102

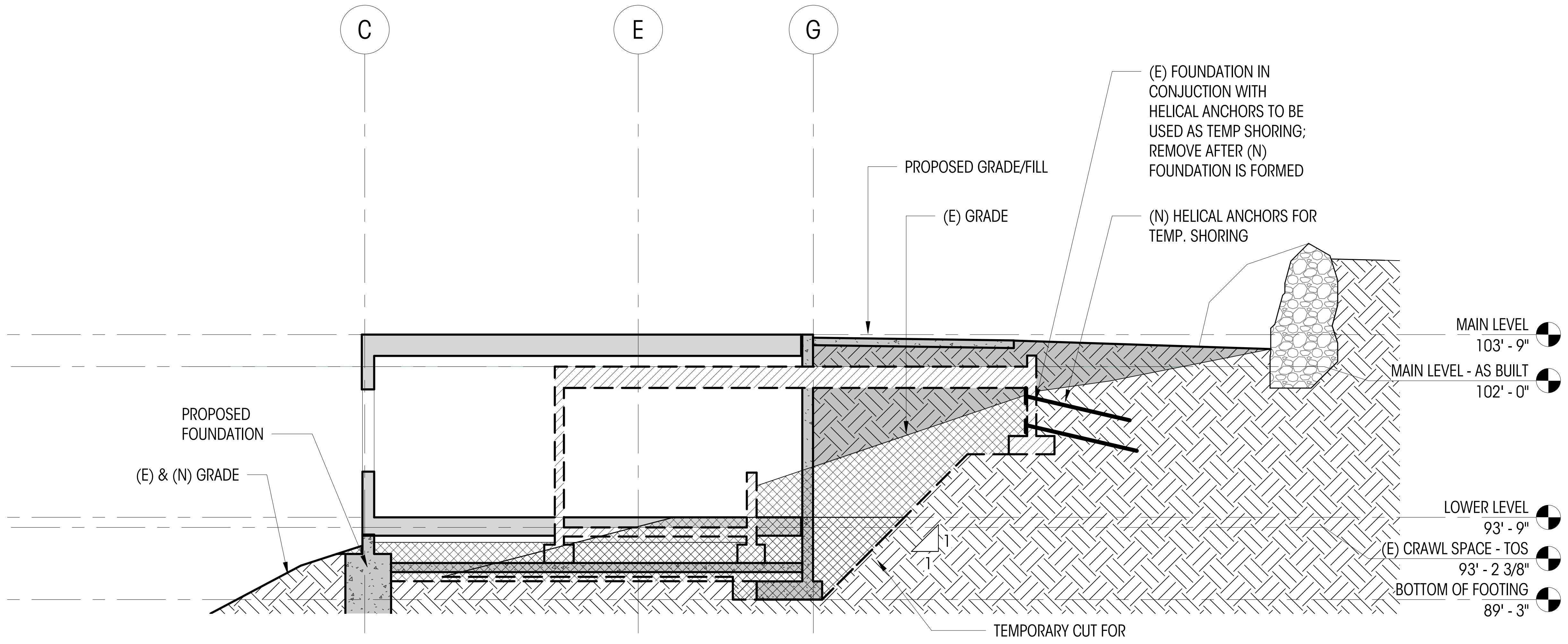
DEDICATED
APPROVAL
STAMP SPACE



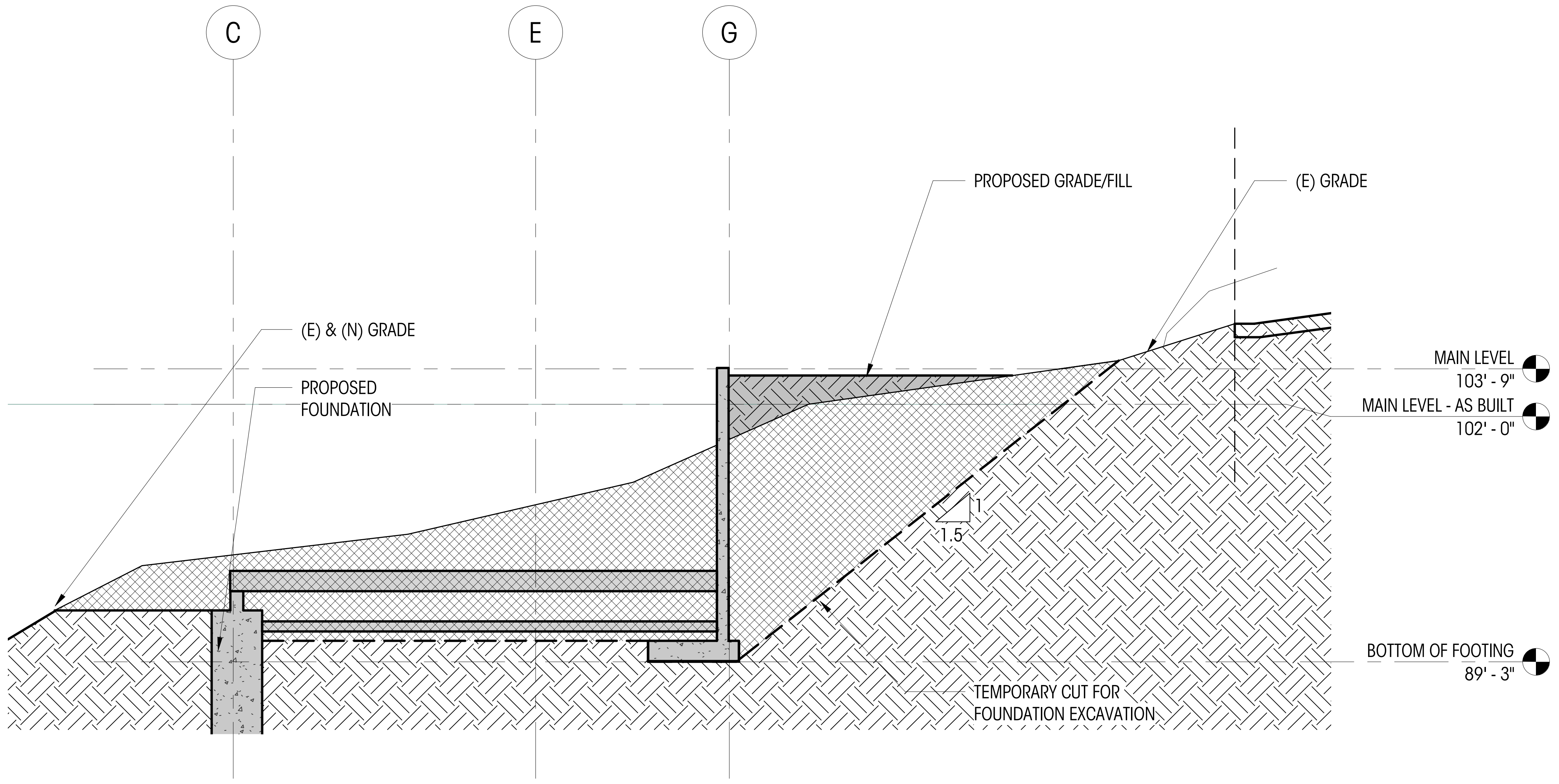
1 EXCAVATION SITE SECTION 1
3/16" = 1'-0"



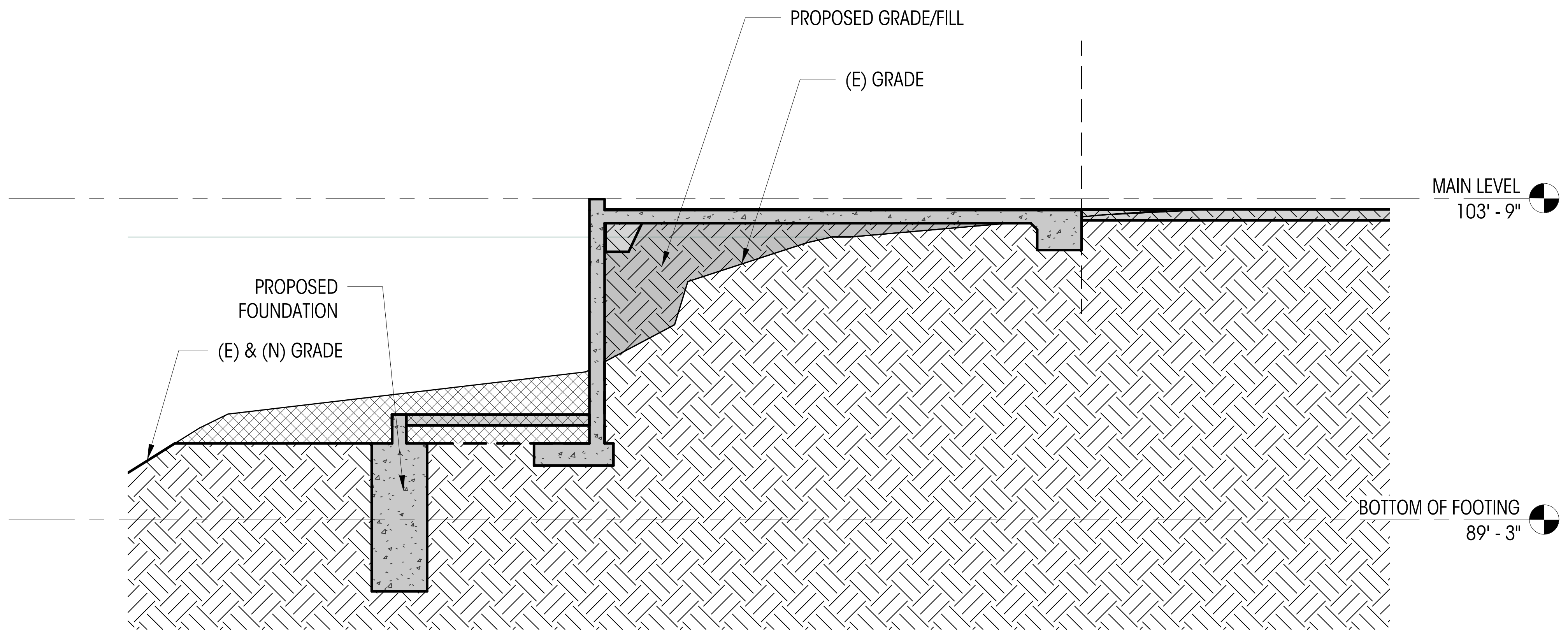
2 EXCAVATION SITE SECTION 2
3/16" = 1'-0"



3 EXCAVATION SITE SECTION 3
3/16" = 1'-0"



4 EXCAVATION SITE SECTION 4
3/16" = 1'-0"



5 EXCAVATION SITE SECTION 5
3/16" = 1'-0"

SITE EXCAVATION LEGEND

━━	PROPOSED GRADE
──	(E) GRADE
╌╌	ALTERED (E) GRADE
▨	PROPOSED FOUNDATION
▨	EXISTING FOUNDATION
▨	FILL
▨	TEMPORARY CUT

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ROSENSTEIN RESIDENCE

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MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

EXCAVATION SECTIONS

SCALE: As indicated

2

A103

DEDICATED APPROVAL STAMP SPACE

TREE REMOVAL / REPLACEMENT

Regulated Category	Tree No.	DBH	Species	Dripline Radius
Exceptional	1	23.4"	Douglas-fir, Pseudotsuga menzeisii	18'
Exceptional	2	21.8"	Western hemlock, Tsuga heterophylla	20'
Exceptional	3	33.5"	Western red-cedar, Thuja plicata	20'
Exceptional	6	18"	Western red-cedar, Thuja plicata	10'
Exceptional	7	18.8"	Western red-cedar, Thuja plicata	12'
Exceptional	18	11.2"	Western red-cedar, Thuja plicata	12'

All Trees 3 shall be replaced at a 3:1 ratio

TREE REPLACEMENT SPECIES
- PINUS CONTORTA - SHORE PINE
- CORNUSKOUSA - KOUSA DOGWOOD
- SUGA MERTENSINUMA - MOUNTAIN HEMLOCK
- CERCIDIPHYLLUM JAPONICUM - KATSURA

TREE REPLACEMENT REQUIREMENTS:
- Replacement conifer trees shall be 6-8 feet tall, each with a single, straight trunk without defect or deformity. Each tree shall have even branch distribution around and along the trunk's axis, with a minimum 90% live crown ratio (percent of trunk with foliage-bearing branches).
- Deciduous trees shall be minimum 2" caliper, a trunk free from defect or injury, even and uniform branch distribution, and a LCR of 30% or greater.
- The trees shall have foliage that is normal in color and density, and shoot growth evident of good tree vitality.
- Tree planting activities shall comply with ANSI A-300 Part 6:Tree, Shrub, and Other Woody Plant Maintenance – Standard Practice (Transplanting). And shall follow ISAs Best Management Practices – Tree Planting (2005).
- Rootballs shall be set on undisturbed or packed soil to prevent sinking, and the rootcrowns shall be exposed prior to planting and set level with finished grade. All wires, cords and burlap shall be removed at planting. If staking is required to keep the tree upright during establishment, all cores, stakes and wires shall be removed after one year.

IMPACTS OF PROPOSED TREE REMOVAL
Per the arborist report (pg7) Removal of the above 6 trees will have no to negligible impact on those that remain. The six trees proposed for removal do not provide buffer from prevailing winds, and their absence will not change wind patterns or loads for the trees that remain.

TREE 3 IS LISTED AS EXCEPTION AND WE ARE PROPOSING THE REMOVAL BASED ON PER MICC 19.010.060 (A3) a
a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation;
- Per the geotech report; The soil is of very poor quality, this in conjunction with the tree beig located in the steep slope/landslide critical area deems this tree a hazardous situation to both the (E) & proposed buildings.
- Per the arborist report; The geotechnical engineer for the project has found unstable soils across the site and that in order to do any development of the site a "site stabilization wall" is required along the downhill side of the building pad. That site stabilization wall directly impacts the critical root zone of tree #3. Additionally, the removal of tree #6 (which sits downslope of tree #3) will erode the long-term stability of tree #3. I therefore conclude that the retention of tree # 3 not viable.

WE ARE PROPOSING THE REMOVAL OF TREES 1,2,6,7,18 ARE CONSIDERED SIGNIFICANT BY THEIR GROVE STATUS; WE ARE PROPOSING THEIR REMOVAL BASED ON THE FOLLOWING PER THE ARBORIST REPORT.

- Removal of tree 2 and tree 18 – please see my comments above regarding the impact of the site stabilization wall on tree #3, which also applies here.
- Demolition of existing house and surrounds - Demolition of existing structures will occur inside the rootplate and/or the dripline of trees 1, 2 and 18 and includes removal of existing stairs and rockery; removal of asphalt parking pad; removal of the house itself; and removal of concrete slab beneath hot tub. It is assumed that in the process of demolition the critical root zones of each of these trees will be impacted to the point that they are viable.
- Removal of tree 6 and 7 – These trees have been significantly altered by previous topping and are not viable for retention.

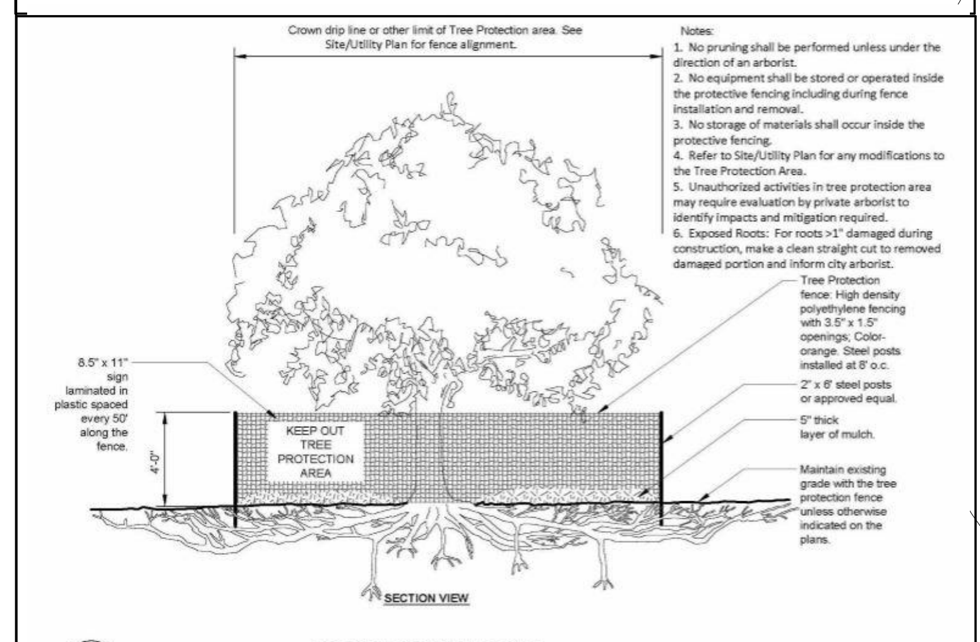
TREE RETENTION

	Onsite Trees	Offsite Trees	ROW Trees
Exceptional	20	6	
Significant	0	0	2
Total	20	6	2
Grove Trees	20	6	
Trees > 24" DBH	8	2	

TREE RETENTION PERCENTAGE

	# OF TREES	# REMOVED	RETENTION%
EXCPTIONAL	20	6	70%
SIGNIFICANT	0	0	100%

ON SITE RETENTION OF REGULATED TREES 14/20= 70%



TREE PROTECTION DETAIL

SPECIAL INSTRUCTIONS
There is work proposed within some portion of the critical root zones of retained trees 15, 19, 20 and 103 along the south property line. This work should be done with a combination of hand-digging and pneumatic air spade excavation in keeping with best management practices. Any proposed pruning of roots or branches is to addressed on a tree-by-tree basis and be done only under the supervision of a certified arborist, as should the replacement of removed soils within the critical root zone.

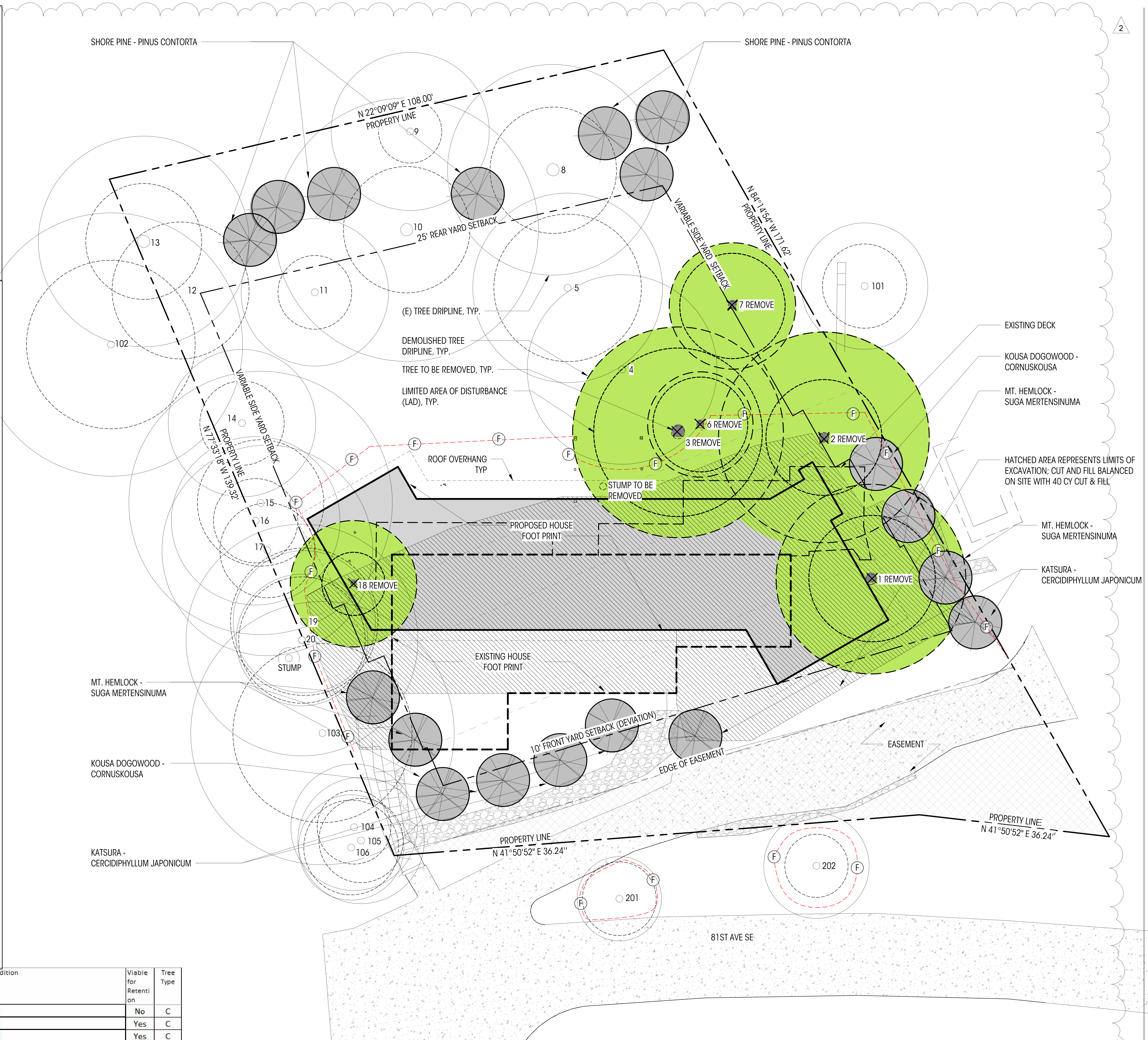
TREE PROTECTION MEASURES AROUND RETAINED TREES
Prior to site clearing or demolition, minimum six (6) foot temporary chain-link fence shall be installed at the driplines of all retained trees, or at the limits of disturbance, when construction or access is required within the dripline. Fence shall completely encircle the retained trees. Install fence posts using pier block only. A City planner must approve any modifications to the fencing material and location. Fencing must be in accordance with the tree protection standards as outlined in KZC 95.34.

No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed within the protective fencing. Fencing shall not be moved or removed unless approved by a City planner. Any work, activity or soil disturbance within the protection fencing, or critical root zone, shall be reviewed, approved and monitored by the project arborist.

Fencing signage as detailed (see attached) must be posted every fifteen (15) feet along the fencing.

Tree Protection Signage must include the following language:
WARNING TREE PROTECTION ZONE (TPZ)
•This fence shall not be removed/moved from the approved location without written authorization from the City Arborist and supervision by the Project Arborist.
•No pruning shall be performed unless under the direction of a Project Arborist.
•No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
•Unauthorized activities in tree protection areas may require immediate evaluation by the Project Arborist to identify impacts and potential mitigation.
•Penalties for damaging or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
•Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.

Offsite	Retain	Remove	Threshold (in.)	Significant	Exceptional Grove	Size Exceptional	≥ 24" DBH	Tree No.	DBH (in.)	QMD	Species	Dripline radius (ft.)	Health	Structure	Comment on Condition	Viable for Retention	Tree Type
		X	30		X	X	X	3	33.5		Western red-cedar, Thuja plicata	20	1	2	Canopy raised	No	C
	X		30		X	X	X	4	36		Western red-cedar, Thuja plicata	18	1	2	Canopy raised	Yes	C
	X		30		X		X	5	27		Western red-cedar, Thuja plicata	18	1	2	Canopy raised	Yes	C
		X	30		X			6	18		Western red-cedar, Thuja plicata	10	3	3	Topped to 12' height	No	C
		X	30		X			7	18.8		Western red-cedar, Thuja plicata	12	3	3	Topped to 16'height	No	C
	X		24		X	X	X	8	24.5		Oregon Ash, Fraxinus latifolia	20	2	2	Previously topped	Yes	D
	X		24		X			9	13		Oregon Ash, Fraxinus latifolia	15	1	2	Ivy	Yes	D
	X		24		X	X	X	10	16.5,18	24	Oregon Ash, Fraxinus latifolia	25	2	2	Double leader, ivy	Yes	D
	X		30		X			11	12.3		Western red-cedar, Thuja plicata	14	2	2	Topped, girdled by ivy	Yes	C
	X		30		X		X	12	26.5		Douglas-fir, Pseudotsuga menzeisii	25	1	2	Deadwood, Canopy raised, ivy	Yes	C
	X		30		X			13	21		Bigleaf maple, Acer macrophyllum	20	2	2	Asymmetric canopy, on stilts, ivy	Yes	D
	X		30		X			14	7.2,14.4	16	Western red-cedar, Thuja plicata	14	2	2	Double leader	Yes	C
	X		30		X			15	23.7		Bigleaf maple, Acer macrophyllum	25	1	2	Asymmetric canopy	Yes	D
	X		30		X			16	15.2		Douglas-fir, Pseudotsuga menzeisii	16	1	2	Slender, LCR	Yes	C
	X		30		X			17	18.6		Bigleaf maple, Acer macrophyllum	20	1	2	Asymmetric	Yes	D
		X	30		X			18	11.2		Western red-cedar, Thuja plicata	12	1	2	Asymmetric, pruned away from house	Yes	C
	X		30		X		X	19	27.1		Bigleaf maple, Acer macrophyllum	25	2	2	Decay in trunk, multiple leaders, asymmetric	Yes	D
	X		30		X		X	20	25		Douglas-fir, Pseudotsuga menzeisii	16	2	2	Seam in trunk, dogleg, topped	Yes	C



PROJECT NORTH

NORTH

SITE PLAN LEGEND / NOTES

— — —	PROPERTY LINE
━━━	BUILDING FOOTPRINT
───	PAVING/HARDSCAPE/DECK
– – –	ROOF OVERHANG
- - (F) - -	TREE PROTECTION FENCE
▨	LIMITS OF EXCAVATION
○	(E) TREE TO REMAIN W/ DRIPLINE & LAD
●	(N) TREE
🟩	(E) TREE TO BE DEMOLISHED W/ DRIPLINE & LAD

1 TREE RETENTION SITE PLAN
1" = 10'-0"

Per MICC 19.02.020(F)(3)(d), the project 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 (F)(3)(a) of this section. 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.

2

Brandt
Design Group

66Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com

8843
REGISTERED ARCHITECT
STATE OF WASHINGTON

ROSENSTEIN RESIDENCE

2035 81ST AVE SE
MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19
SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
1	08.16.19
2	11.20.19

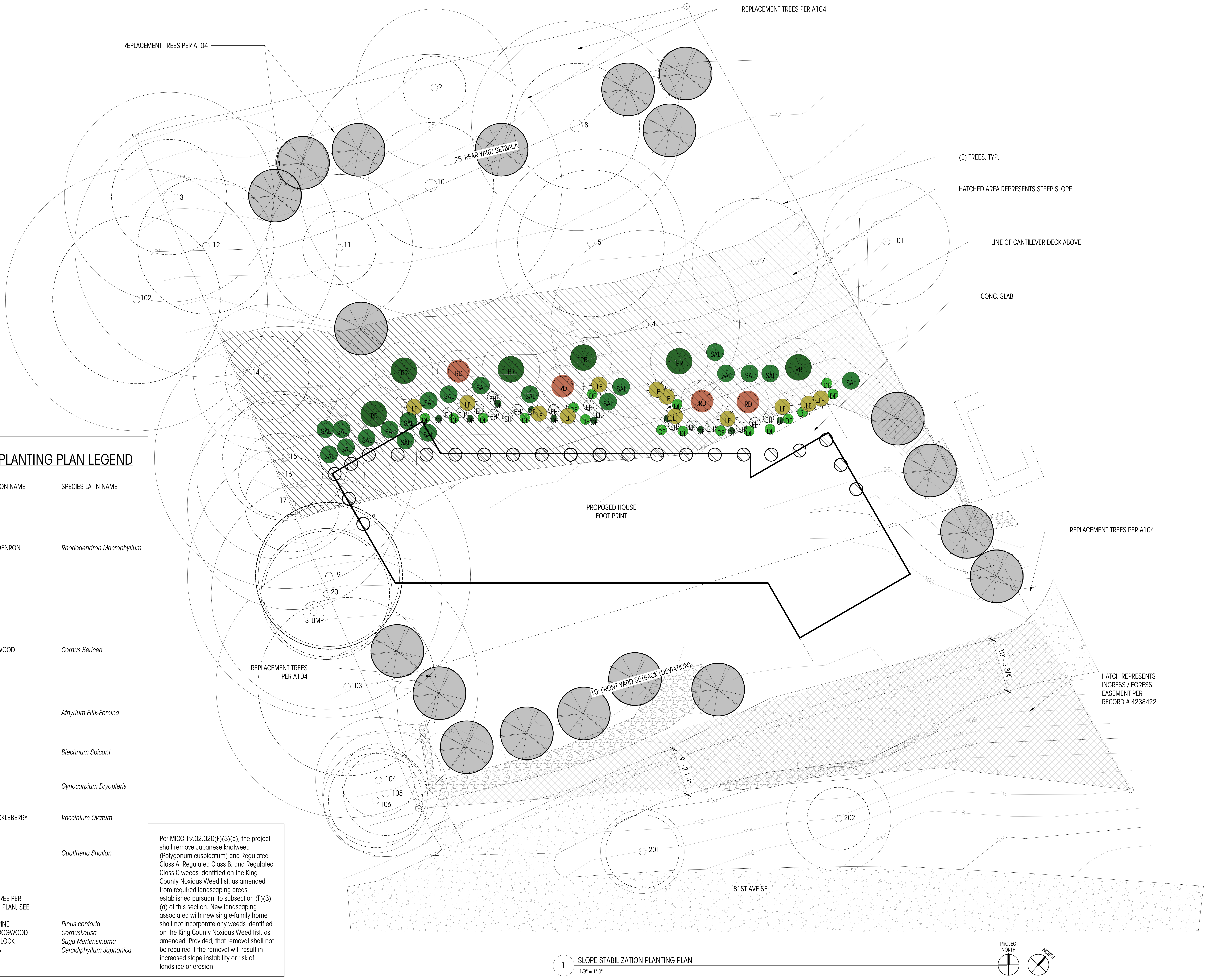
DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

TREE RETENTION & REPLACEMENT PLAN

SCALE: As indicated

A104

DEDICATED APPROVAL STAMP SPACE



1 SLOPE STABILIZATION PLANTING PLAN
1/8" = 1'-0"

SLOPE STABILIZATION PLANTING PLAN LEGEND

VEGETATION	SPECIES COMMON NAME	SPECIES LATIN NAME
PR	PACIFIC RHODEDENRON	*Rhododendron Macrophyllum*
RD	RED TWIG DOGWOOD	*Cornus Sericea*
LF	LADY FERN	*Athyrium Filix-Femina*
DF	DEER FERN	*Blechnum Spicant*
OF	OAK FERN	*Gynocarpium Dryopteris*
EH	EVERGREEN HUCKLEBERRY	*Vaccinium Ovatum*
SAL	SALAL	*Gualtheria Shallon*
	REPLACEMENT TREE PER TREE RETENTION PLAN, SEE SHEET A104 SHORE PINE KOUSA DOGWOOD MT. HEMLOCK KATSURA	 *Pinus contorta* *Cornuskousa* *Suga Mertensinuma* *Cercidiphyllum Japnonica*

Per MICC 19.02.020(F)(3)(d), the project 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 (F)(3)(a) of this section. 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.

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ROSENSTEIN RESIDENCE

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MERCER ISLAND, WA 98040

PERMIT DOCUMENTS

DATE: 11/22/19

SHEET SIZE: D (24X36)

REVISIONS

Revision Number	Date
2	11.20.19

DRAWN BY: SE/BM/NLD
CHECKED BY: BM/CB

CRITICAL AREA SITE PLANTING PLAN

SCALE: As indicated

2

A105

DEDICATED APPROVAL STAMP SPACE

VICINITY MAP

N.T.S.

EROSION CONTROL LEGEND

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

EROSION CONTROL NOTES

SHEET C1.2

EROSION CONTROL DETAILS

SHEET C1.2

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C1.2.

TREE TABLE - SEE ARBORIST REPORT

Offsite	Retain	Remove	Threshold (in.)	Significant	Grove	Exceptional	≥ 24" DBH	Tree No.	DBH (in.)	QMD	Species	Dripline radius (ft.)	Health	Structutre	Comment on Condition	Viable for Retention	Tree Type
		X	30	X	X			1	23.4		Douglas-fir, Pseudotsuga menzeisii	18	2	2	Dogleg, topped	Yes	C
	X	X	24	X	X			2	21.8		Western hemlock, Tsuga heterophylla	20	2	2	Topped, seam, bark peeling	Yes	C
		X	30		X	X	X	3	33.5		Western red-cedar, Thuja plicata	20	1	2	Canopy raised	No	C
	X		30		X	X	X	4	36		Western red-cedar, Thuja plicata	18	1	2	Canopy raised	Yes	C
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		X	30	X	X			6	18		Western red-cedar, Thuja plicata	10	3	3	Topped to 12' height	No	C
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	X		24	X	X			9	13		Oregon Ash, Fraxinus latifolia	15	1	2	Ivy	Yes	D
	X		24		X	X	X	10	16.5,18	24	Oregon Ash, Fraxinus latifolia	25	2	2	Double leader, ivy	Yes	D
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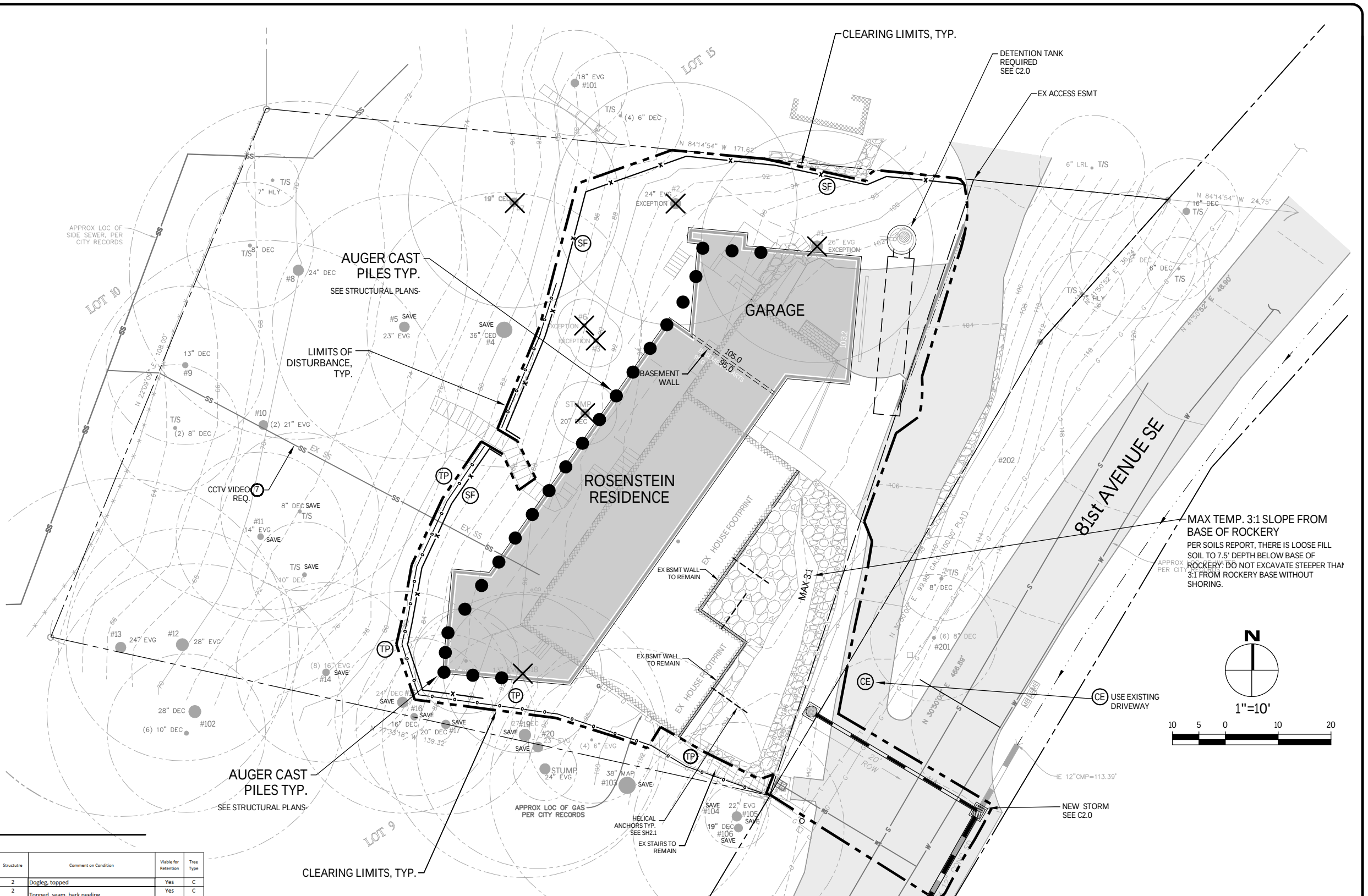
		X	30	X	X			18	11.2		Western red-cedar, Thuja plicata	12	1	2	Asymmetric, pruned away from house	Yes	C
	X		30	X	X		X	19	27.1		Bigleaf maple, Acer macrophyllum	25	2	2	Decay in trunk, multiple leaders, asymmetric	Yes	D
	X		30	X	X		X	20	25		Douglas-fir, Pseudotsuga menzeisii	16	2	2	Seam in trunk, dogleg, topped	Yes	C



A CLEARING LIMIT NOTE

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

B TREE DRIPLINE NOTE

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

SOIL AMENDMENT REQUIRED

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

PERMIT 1908-009

NO.	DATE	BY	REVISIONS

APPLICANT:
JANE + AARON ROSENSTEIN
8404 SE 53rd PLACE
MERCER ISLAND, WA 98040

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

DATE: Dec 09, 2019
JOB# 1806
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Dec 09, 2019
JEFFREY E. BALL
39766

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

EROSION CONTROL PLAN

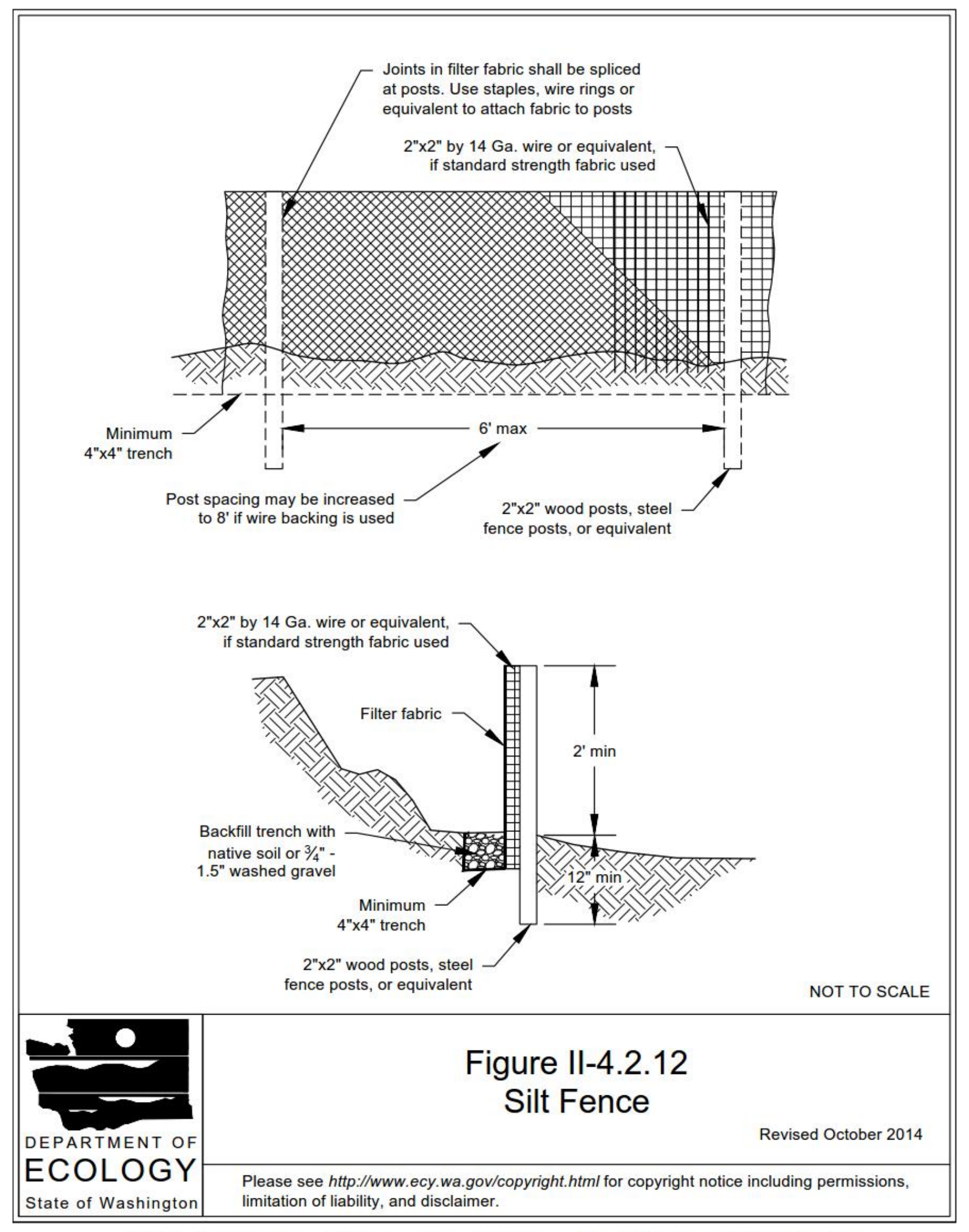
ROSENSTEIN RESIDENCE
2035 81st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0

APN 544930-0070
1908-009

SILT FENCE DETAIL DOE

Figure II-4.2.12 Silt Fence



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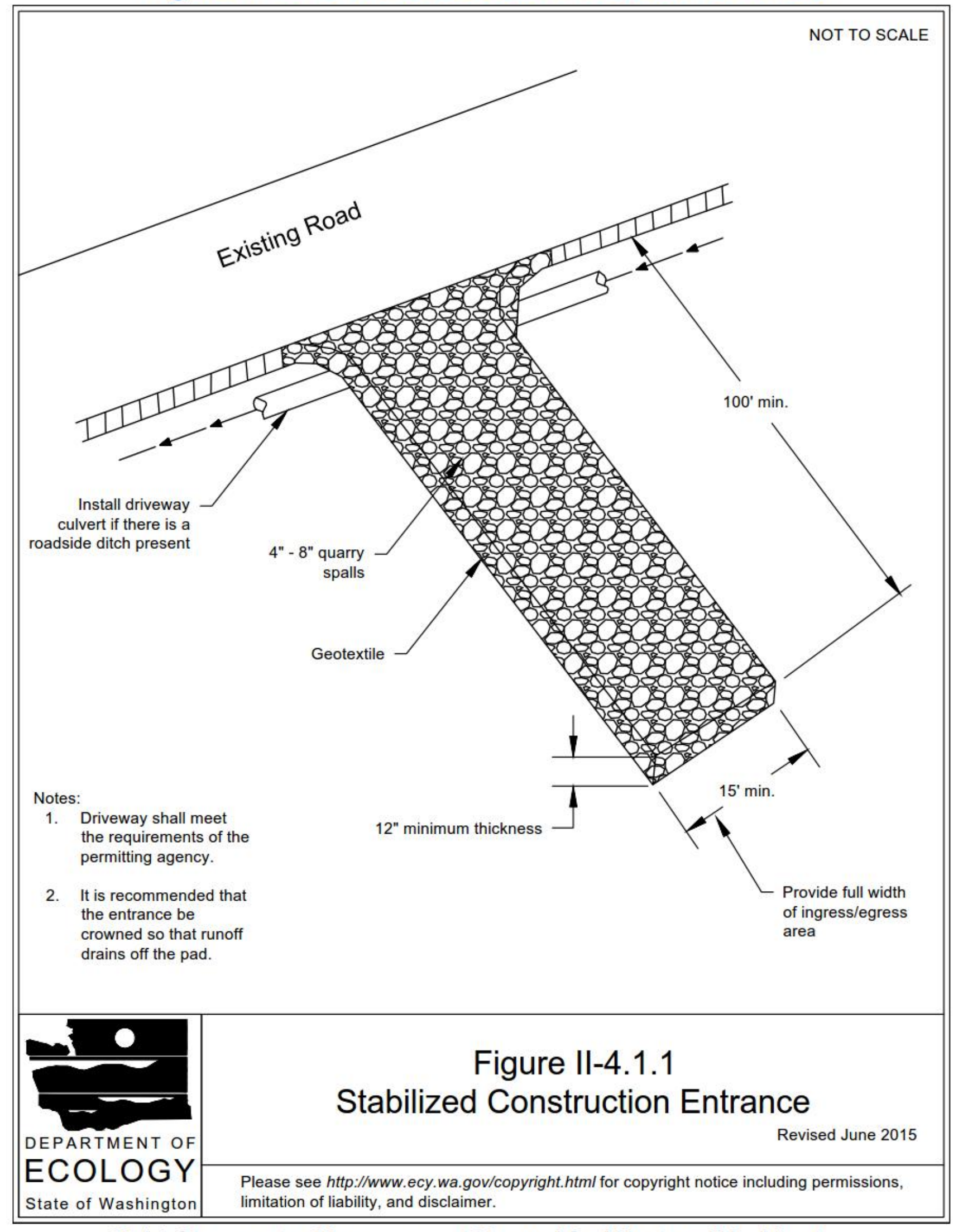
CONSTRUCTION ENTRANCE DOE

Figure II-4.1.1 Stabilized Construction Entrance



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TYPICAL CONSTRUCTION/TESC SEQUENCE

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

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

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

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

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

7. CONSTRUCT SEDIMENT PONDS AND TRAPS IF SHOWN ON TESC PLANS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

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

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

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

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

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

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

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

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.

ROSENSTEIN ESTIMATED CONST. SEQUENCE

ROSENSTEIN CONSTRUCTION SEQUENCE

1. Demolition of (E) house, maintain (E) southern portion of the foundation walls for temporary shoring
2. Back fill (E) foundation walls with quarry spall (in lieu of helical anchors???) prior to fully cutting out slab
3. Cut out (E) slab past new foundation line
4. Grade ramp from driveway to (e) lower basement pad for machine access
5. Remove Trees
6. Drill/install shoring piles for stabilization wall
7. Excavation & install of detention tank in front of new garage (CMP PIPE) (max 48 hours for pit to be open)
8. Backfill detention tank
9. Excavate remaining site
10. Scrape building pad
11. Foundation formwork
12. Pin Pile install
13. Foundation install
14. Foundation/Retaining wall formwork
15. Foundation/Retaining wall install + curing
16. Non-structural rat-slab install
17. Remove remaining temp shoring
18. Backfill foundation walls
19. Form parking pad foundation
20. Pour parking pad Foundations
21. Form Parking pad retaining walls
22. Form parking pad & garage slab
23. Pour parking/garage slabs
24. Final Rough Grading
25. Framing

EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY NOTES

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

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

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

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.

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

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

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

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

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

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

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

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

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

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

15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.

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

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

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

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

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

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

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

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

PERMIT 1908-009

NO.	DATE	BY	REVISIONS

APPLICANT:
JANE + AARON ROSENSTEIN
8404 SE 53rd PLACE
MERCER ISLAND, WA 98040

Know what's **below.**
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DATE: Dec 09, 2019
JOB# 1806
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Dec 09, 2019
JEFFREY E.
39766

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

TESC & CITY NOTES
TESC DETAILS

ROSENSTEIN RESIDENCE
2035 81st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

APN 544930-0070
1908-009

SANITARY SEWER IMPROVEMENTS

① -

② -6" SDR 35 PVC SANITARY SEWER(SS) @ 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 -

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

⑫ -

⑭ -POSSIBLE METER UPGRADE

STORM DRAIN

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

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

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

㉓ -

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

㉕ -STORM DRAIN FORCE MAIN @ MIN. 36" DEPTH, SEE PLAN FOR DIAMETER. SUITABLE PIPE INCLUDES SDR-21 PVC OR SDR-11 HDPE.

㉖ -

㉘ -

㉙ -

STORM DRAIN STRUCTURES

㉚ -TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH.

㉛ -

㉜ -TYPE 1 CB WITH ROUND SOLID LID

㉝ -

㉞ -

㉟ -

㊱ -

㊴ -

㊵ -

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

㊸ -48" ID DUPLEX STORM PUMP STRUCTURE. NYLOPLAST CATCH BASIN OK. SOLID LID. SET PUMP CYCLE FLOATS FOR 12" PUMP CYCLE. SEE PUMP SPECS AND SCHEMATIC ON SHEET C5.0.

㊻ -PUMPS: DUPLEX STORM PUMPS REQUIRED, SEE PLAN FOR PUMP SUGGESTION. COORDINATE PUMP PACKAGE AND CONTROLLER WITH PUMP SUPPLIER (FOWLER PUMP OR EQUAL).

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

㊽ -FOUNDATION & UNDER-SLAB DRAINAGE SUMP PUMP REQUIRED. GEOTECHNICAL ENGINEER DOES NOT RECOMMEND ANY RUNOFF DISCHARGE TO SLOPE. RECOMMEND MEYERS MBSP-3 (OR EQUAL) WITH 12V BATTERY BACKUP AND INTERNET CONNECTIVITY AND PHONE APP.

A CLEARING LIMIT NOTE

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

B TREE DRIPLINE NOTE

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

STORM BMP's

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

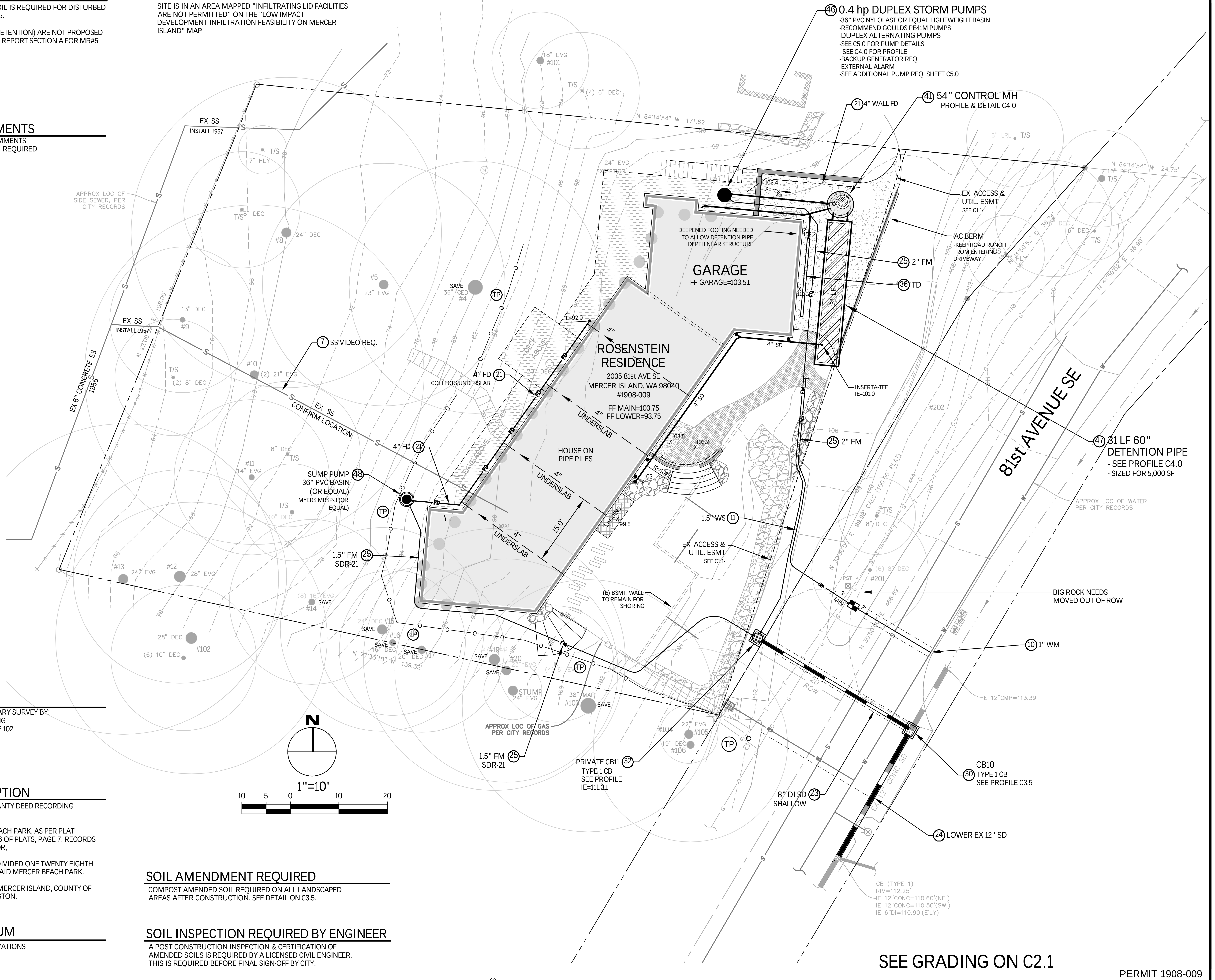
STORM BMP'S (BEYOND DETENTION) ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT SECTION A FOR MR#5 LIST DESCRIPTION.

FIRE REQUIREMENTS

NFPA 13D PER INTAKE COMMENTS
MONITOR ALARM SYSTEM REQUIRED

SOILS

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



SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE LAND SURVEYING
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
WWW.TERRANE.NET

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20020710000921)

TRACT 14 OF MERCER BEACH PARK, AS PER PLAT RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY AUDITOR,

TOGETHER WITH AN UNDIVIDED ONE TWENTY EIGHTH IN AN TO TRACT "B" OF SAID MERCER BEACH PARK.

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

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

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.

SEE GRADING ON C2.1

PERMIT 1908-009

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MERCER ISLAND, WA 98040

811
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Dec 09, 2019
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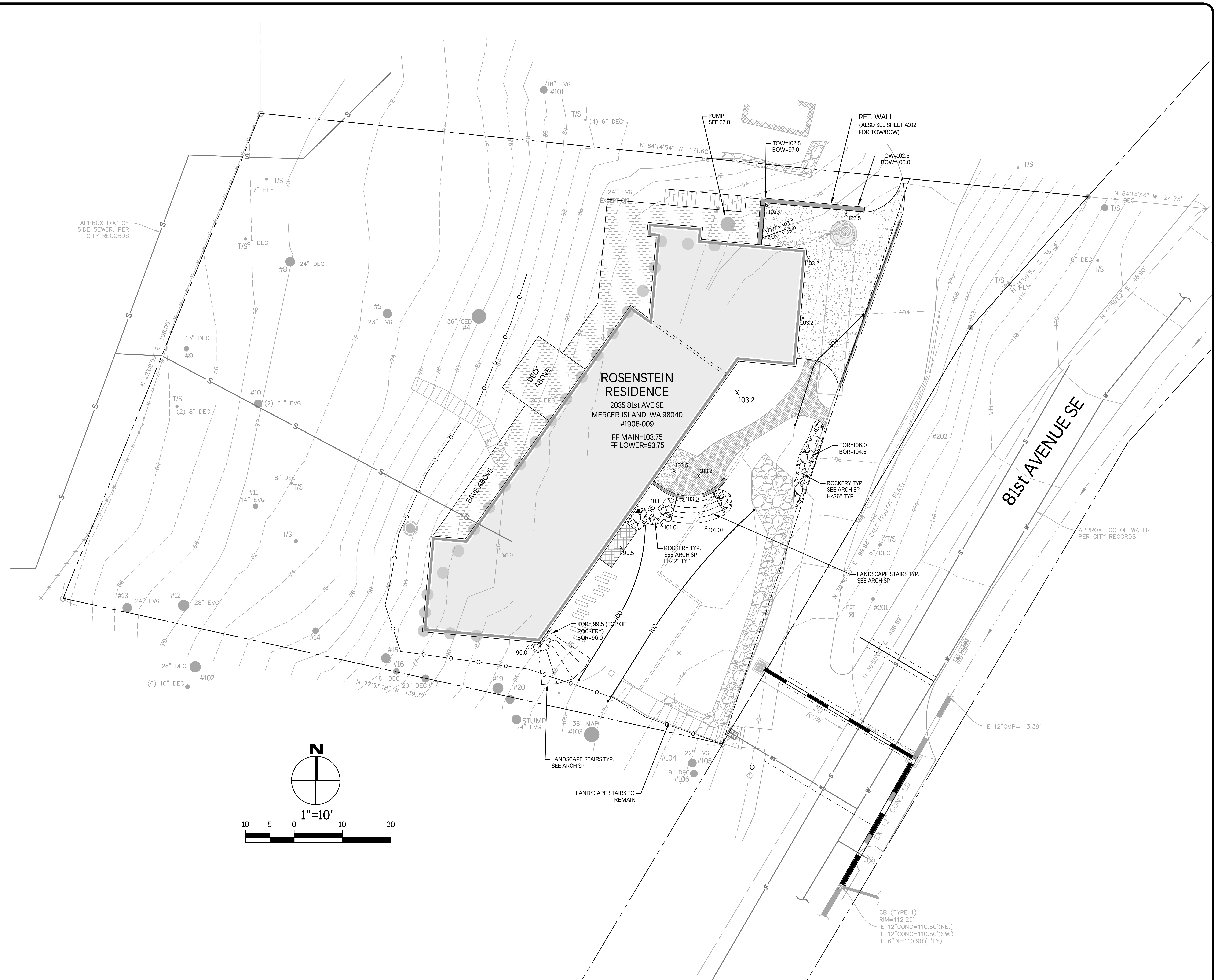
CIVIL SITE PLAN

ROSENSTEIN RESIDENCE
2035 81st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0

APN 544930-0070
1908-009



SEE SITE CIVIL PLAN C2.0

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GRADING PLAN

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