

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Shoring installation and monitoring, Observe and monitor excavation, Verification of soil bearing, Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Reinforcing steel and concrete placement, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Masonry unit strength, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Expansion anchor installations, Other post installed anchors, Alternative construction methods, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other, Post tension layout, Exterior cladding, Window wall / curtain wall construction, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Whole house ventilation, Energy Credit Information, RECPC Form Information, Air Leakage Testing, Duct Leakage Testing, Postconstruction Test, Rough-in Test

PROJECT ALERTS:

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, Hours of Work, Construction Vehicle Parking Restrictions, Access Road Requirements, ROW restrictions, Drainage Requirements, Sewer Requirements, Water Service Requirements, Additional Fire Code Requirements, Planning Requirements, Noise Abatement Certification, Tree Requirements

TREE PROTECTION REQUIREMENTS:

Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. No trees shall be cut without a City of Mercer Island tree permit.

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

Fire Sprinkler, NFPA 13D, Plus, NFPA 13R, NFPA 13, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, Other, Approved Fire Code Alternatives: FCA1, FCA2, FCA3, FCA4

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size, Abandonment of existing service and meter required at main, Pressure reducing valve required if pressure exceeds 80 psi, Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation), Additional water supply requirements

DRAINAGE REQUIREMENTS:

On site detention system required, On site infiltration system required, As-built Utility drawings required, Full Size drawings required, Direct discharge into the lake, No Storm Water permit required, Connection to public storm drainage conveyance system req'd, Other

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required (see standard details), New connection, Connect to existing, Disconnect permit required, Reconnect permit required, Other

APPROVED CODE ALTERNATIVES:

Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

Surveyor, Building height survey, Building setback survey, Impervious surface survey, Other, MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:

Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "*" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing) Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use or work / easement, material delivery, etc., Land clearing, grading and demolition, Temporary power, Piling / Shoring / Shotcrete, Footings, setbacks, UFER ground, Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Connections to storm main in ROW, Detention systems, Infiltration systems, Catch basins including oil-water separator tees, Retaining wall drainage, Water Service, Water Supply, Water as-built drawings, Side sewer installation, Connections to side sewer main, Connections to existing side sewer, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underslab insulation / vapor barrier / reinforcing, Underfloor framing, Nailing-Roof sheathing, Nailing-Exterior wall and Shearwall, Rough hydronic installation, Rough electric installation, Rough fire alarm (wiring inspection), Rough plumbing installation (DWV, water), Rough mechanical, Gas Piping, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction (fireplace / walls / veneer / etc.), Insulation installation, Stucco (paper and lath), Shower pan (or tub), Miscellaneous, Code Alternative CA1, Code Alternative CA2, Impact Fees Paid (If applicable)

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Fire / lawn sprinkler, Well water on property, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal, Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable, Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY APPLICANT

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TO BE COMPLETED BY DSG

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TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

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CERTIFICATE OF OCCUPANCY issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

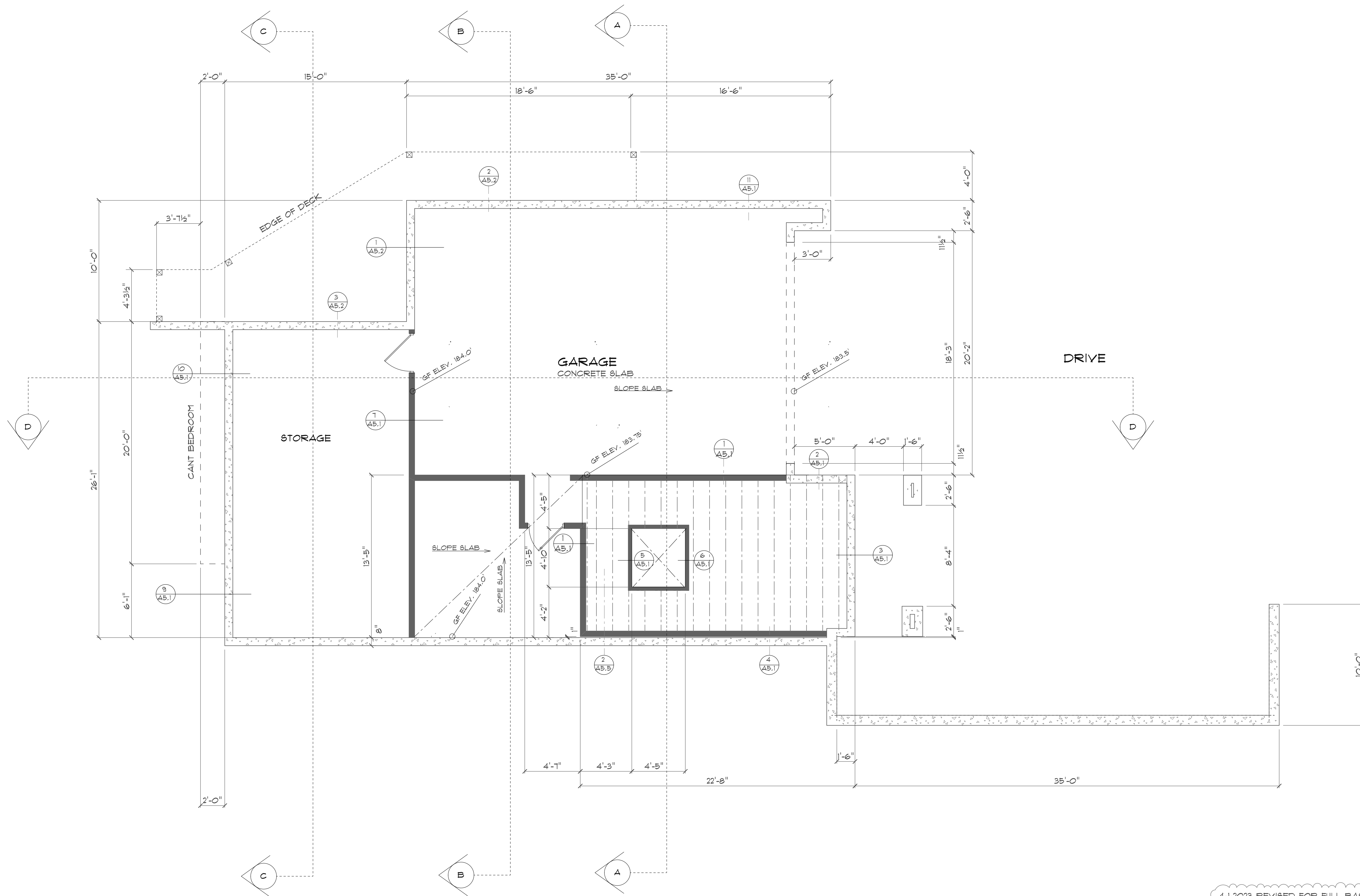
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Date

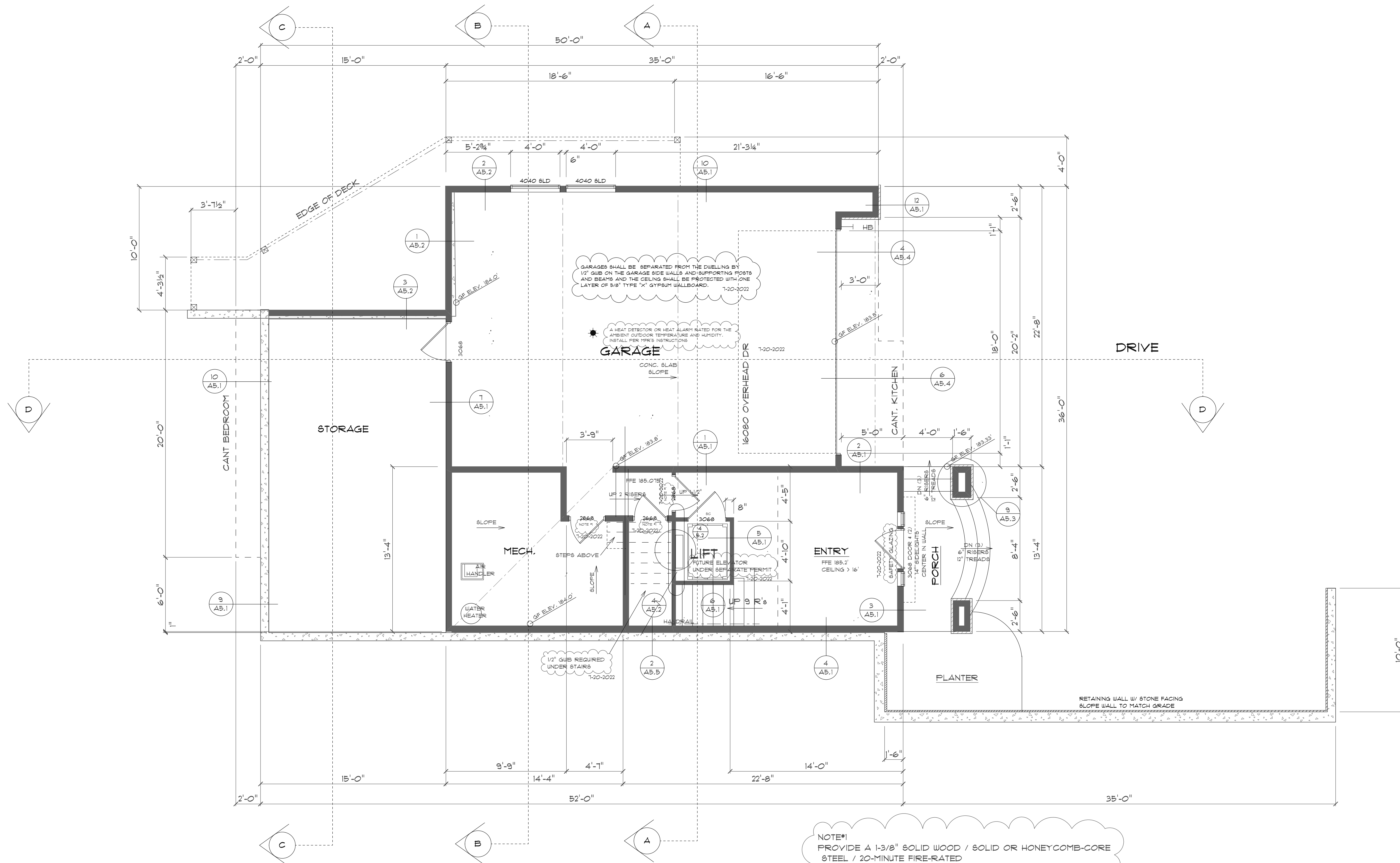
Approved

Date

Approved



4-1-2023 REVISED FOR FULL BASEMENT
 REVIEWED FOR CODE COMPLIANCE
 August 16, 2023
 SITE COPY



GARAGES SHALL BE SEPARATED FROM THE DWELLING BY 1/2" GIB ON THE GARAGE SIDE WALLS AND SUPPORTING POSTS AND BEAMS AND THE CEILING SHALL BE PROTECTED WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD. 1-20-2022

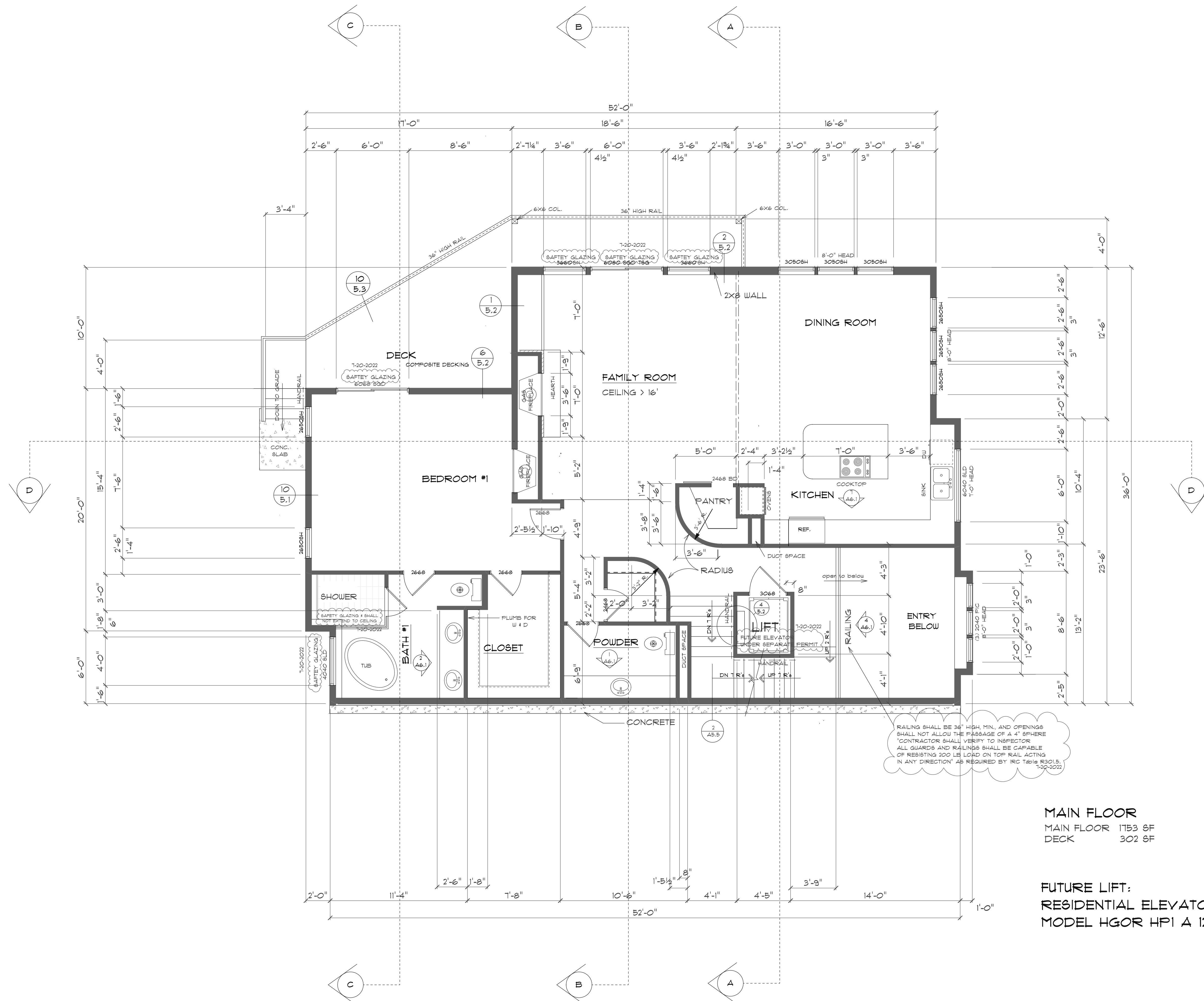
A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURE AND HUMIDITY. INSTALL PER MFG'S INSTRUCTIONS. 1-20-2022

NOTE*
PROVIDE A 1-3/8" SOLID WOOD / SOLID OR HONEYCOMB-CORE STEEL / 20-MINUTE FIRE-RATED ALL OPTIONS TO BE SELF CLOSING DOOR

BASEMENT FLOOR

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

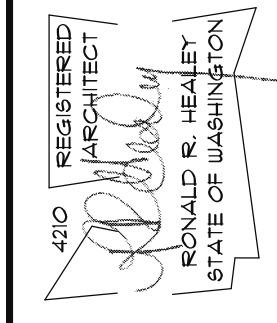
4-1-2023 REVISED FOR FULL BASEMENT
AUGUST 16, 2023
REVIEWED FOR CODE COMPLIANCE
SITE COPY



MAIN FLOOR
 MAIN FLOOR 1753 SF
 DECK 302 SF

FUTURE LIFT:
 RESIDENTIAL ELEVATORS
 MODEL HGOR HPI A 12

RAILING SHALL BE 36" HIGH MIN. AND OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE
 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 R301.5.1-2022



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

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

MAIN FLOOR PLAN

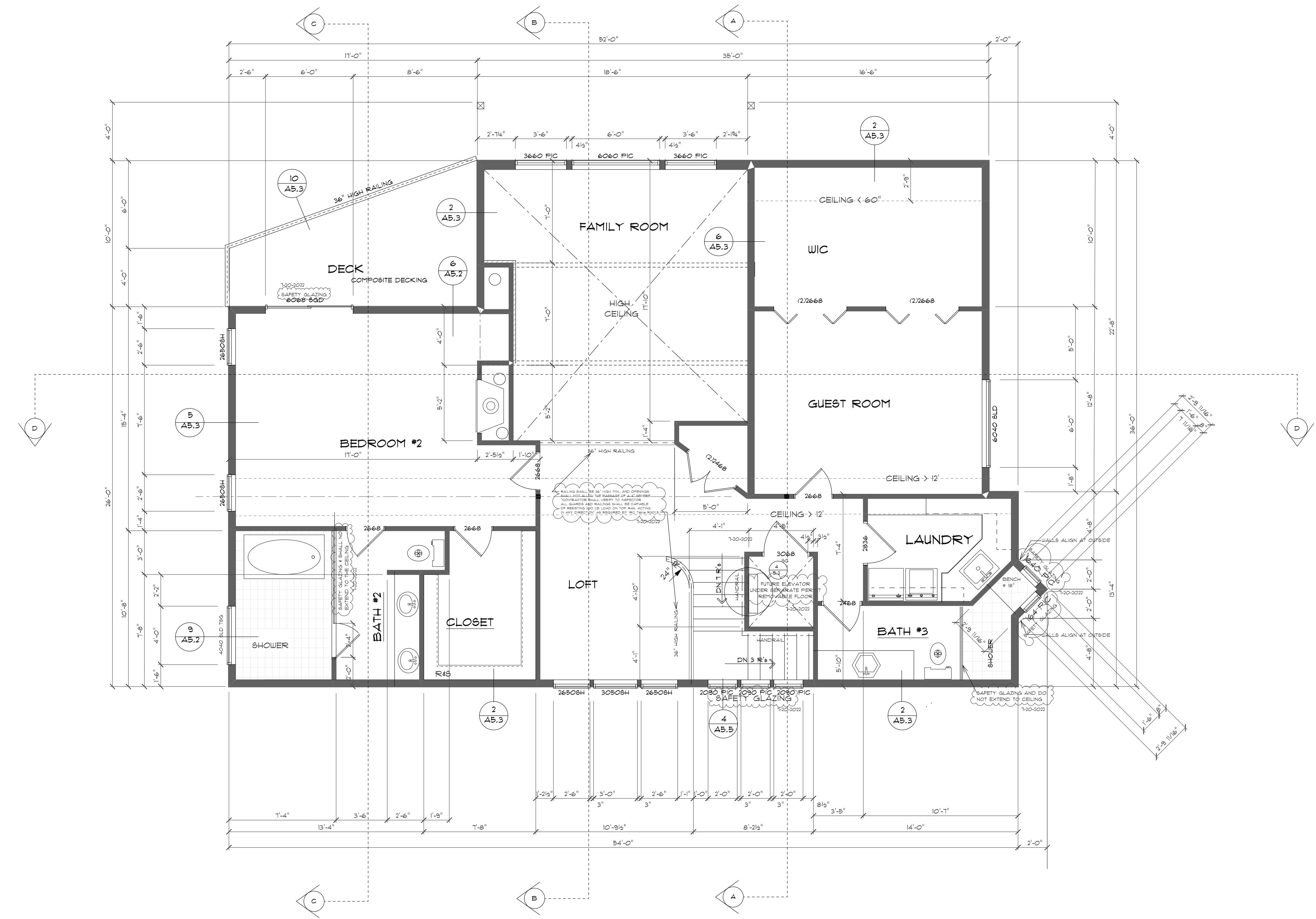
SCALE 1/4" = 1'-0"

DATE
 4-13-2022
 10-5-2022

PROJECT NO.
 001
 SHEET NO.

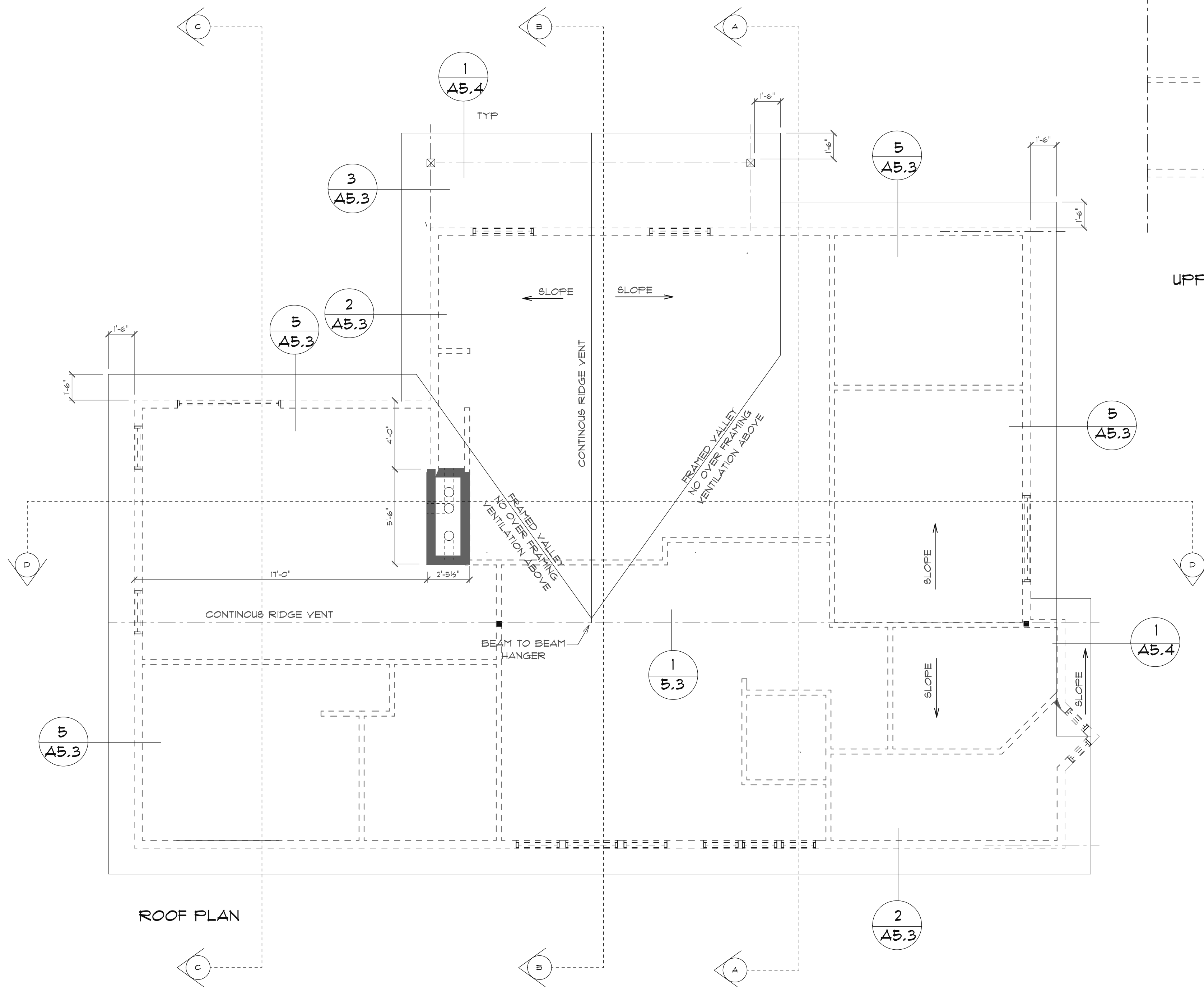
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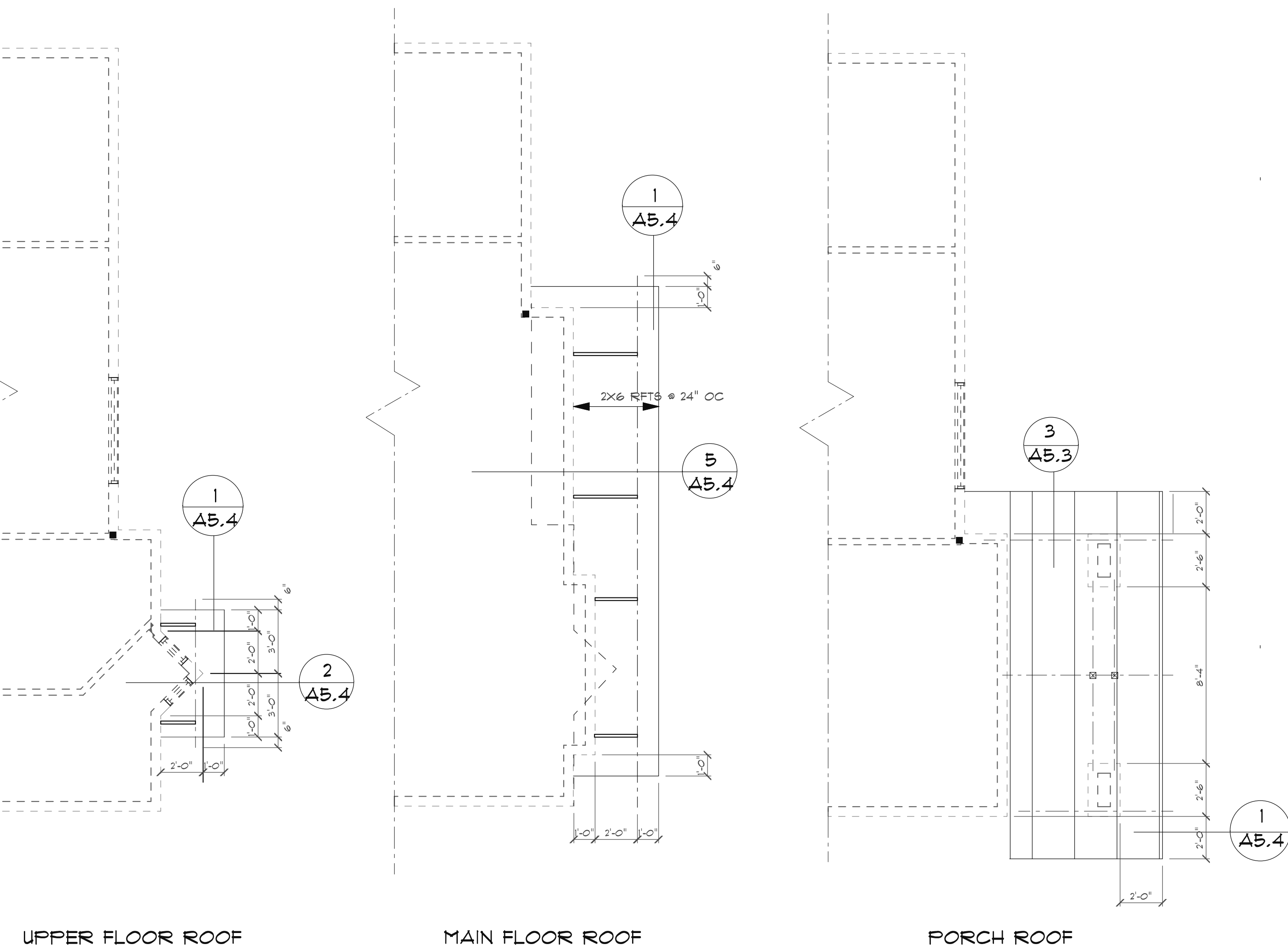


UPPER FLOOR 1345 SF
 DECK 119 SF





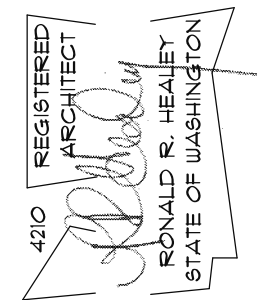
ROOF PLAN



ROOF VENTILATION

TYPICAL EACH RAFTER BAY	44 SQ.FT. (2' X 22' X 44 SF)
MAX. RAFTER BAY AREA:	
VENT AREA REQ'D:	21 SQ.IN.
VENT BLOCKS:	10 SQ.IN.
CONTINUOUS RIDGE VENT:	
(18) 18 SQ.IN. / FT.	36 SQ.IN.
TOTAL:	46 SQ.IN.

VENT BLOCKS (3) 2" dia. HOLES
 ROOF JACK 49 SQ. IN. EACH



THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GOODYEAR, AZ 85395 • (480) 444-6168
ARCHITECTS

Mi Treehouse, LLC,
 563T EAST MERCER WAY
 MERCER ISLAND, WA.

ROOF PLAN

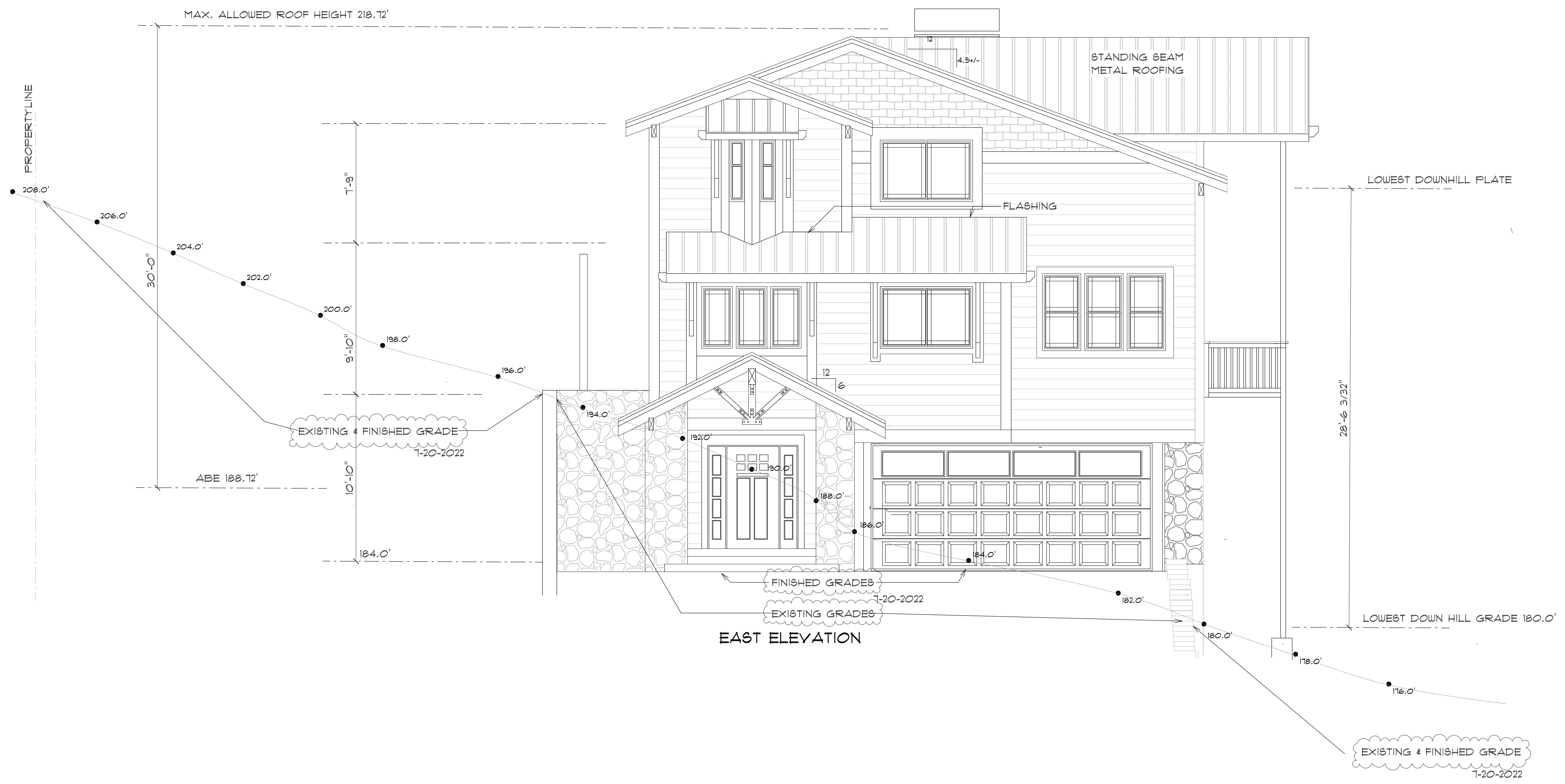
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 10-5-2022

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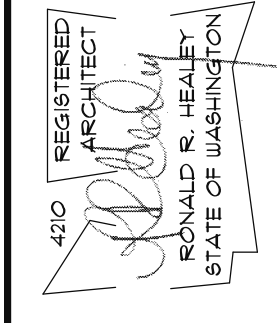
SHEET NO.

A2.4

SCALE 1/4" = 1'-0"



EAST ELEVATION



THE HEALEY ALLIANCE AZ
 2509 N 195th DRIVE, SUITE 100, FAYETTEVILLE, AZ 85305 • (480) 444-2768
ARCHITECTS

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

EAST ELEVATIONS

SCALE 1/4" = 1'-0"

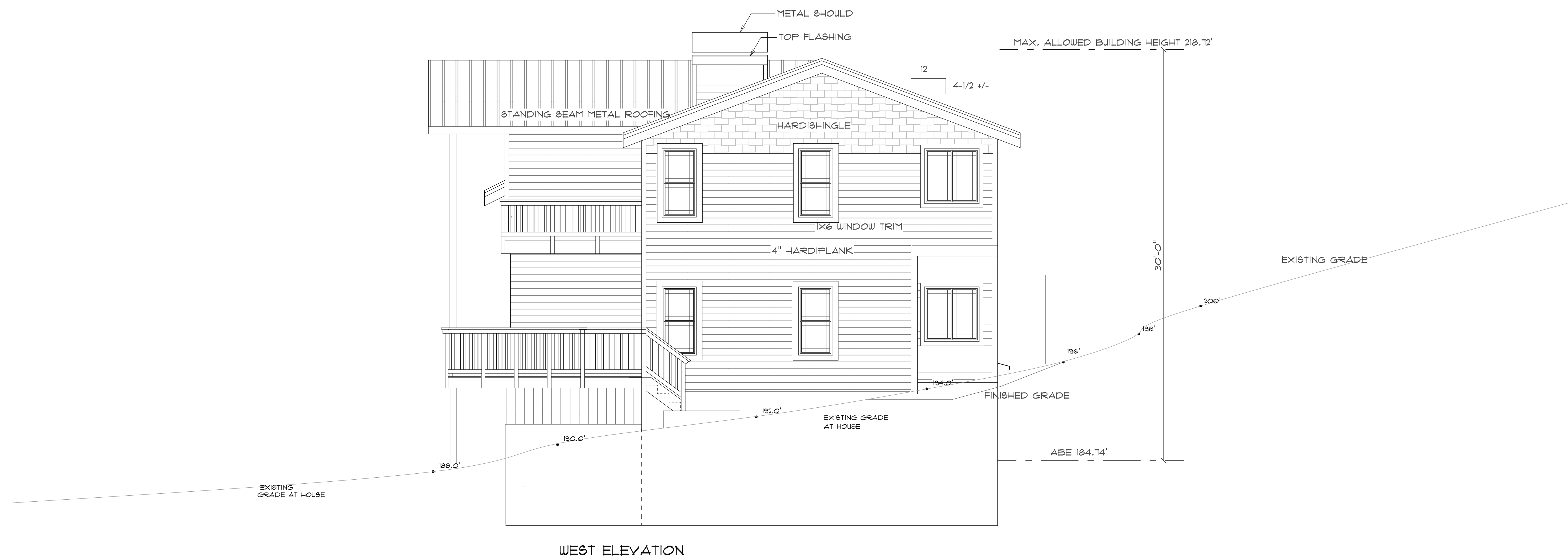
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 10-5-2022

PROJECT NO.
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SHEET NO.

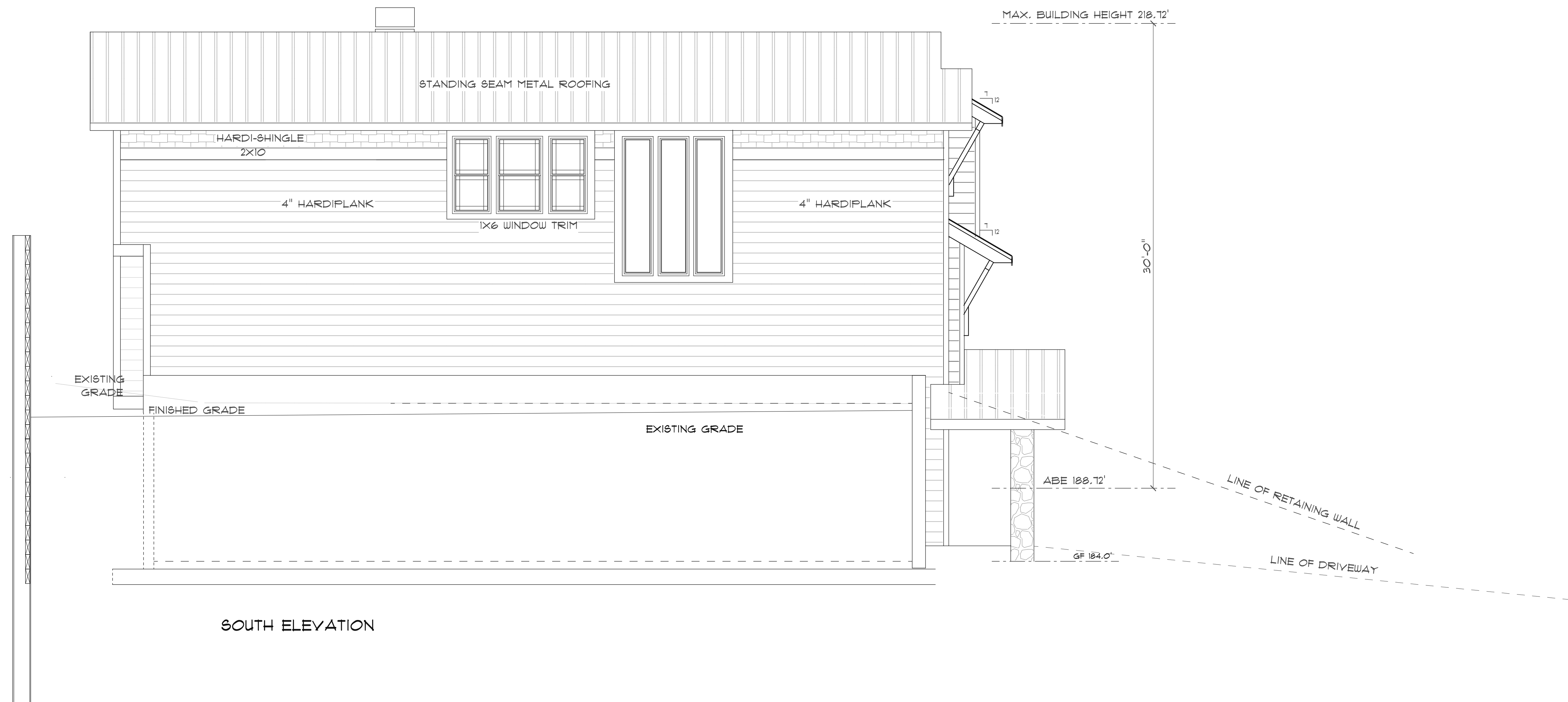
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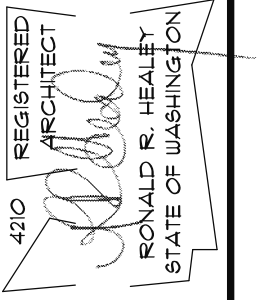
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

4-1-2023 REVISED FOR FULL BASEMENT



THE HEALEY ALLIANCE AZ
 2505 N 195th DRIVE, COODYEAR, AZ 85335 • (480) 444-2768
ARCHITECTS

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

SOUTH ELEVATIONS

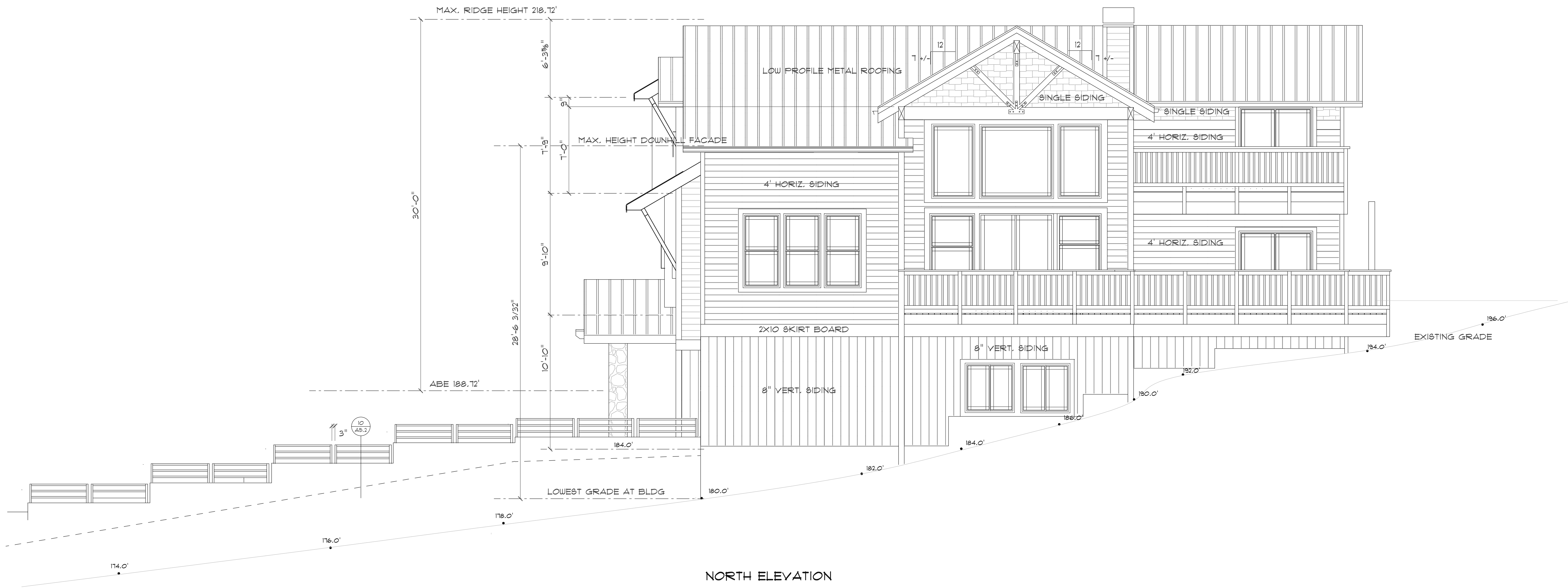
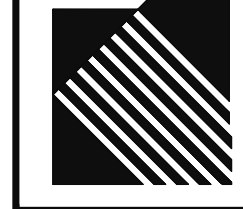
DATE 04-13-2022
 10-5-2022
 4-1-2023

PROJECT NO.
 001

SHEET NO.

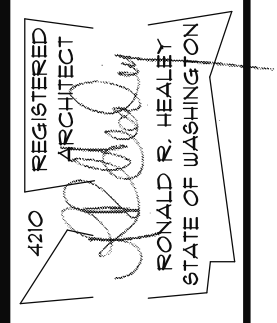
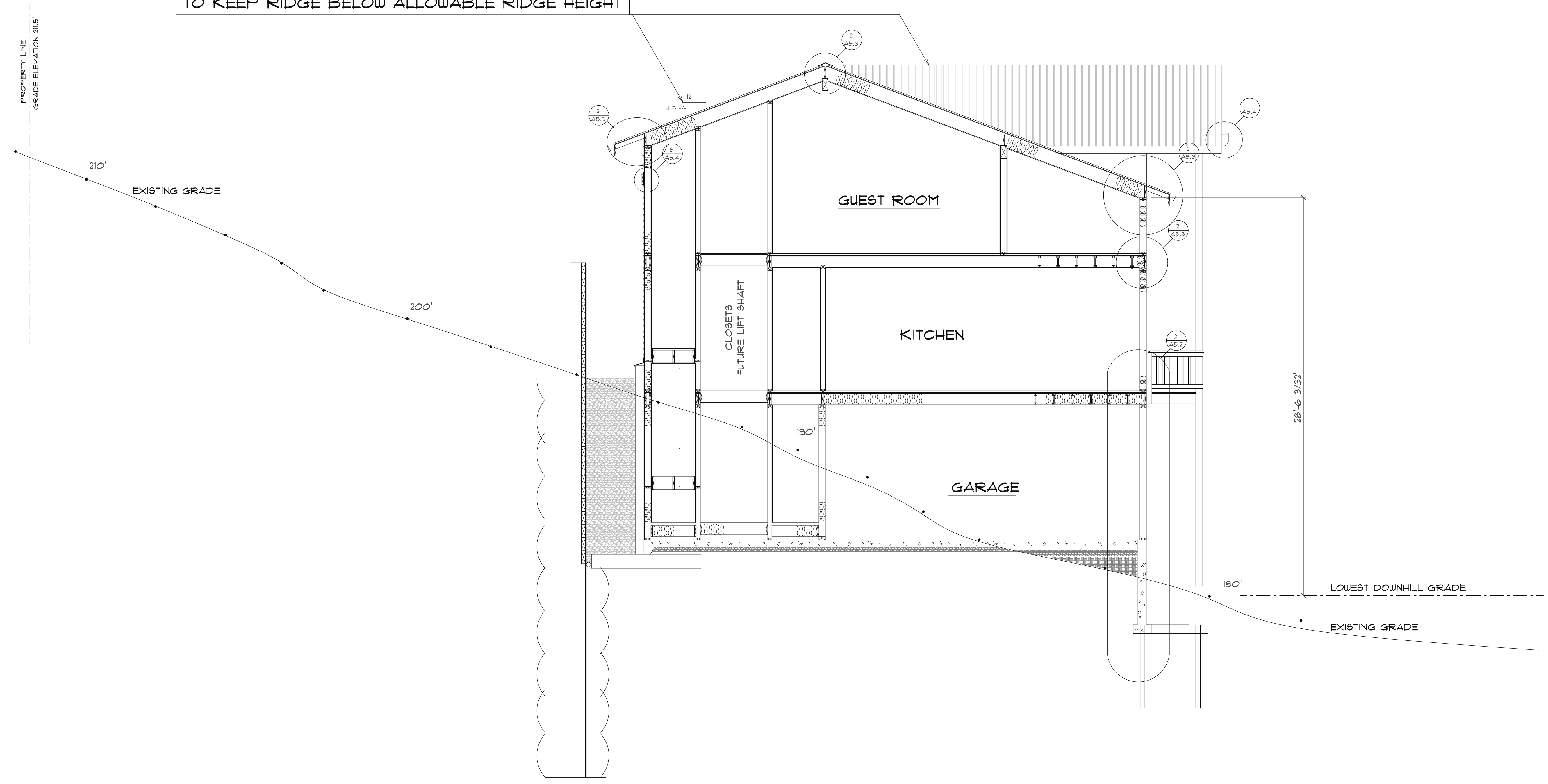
A3.3

SCALE 1/4" = 1'-0"



NORTH ELEVATION

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

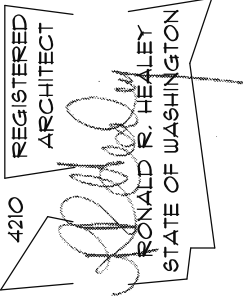
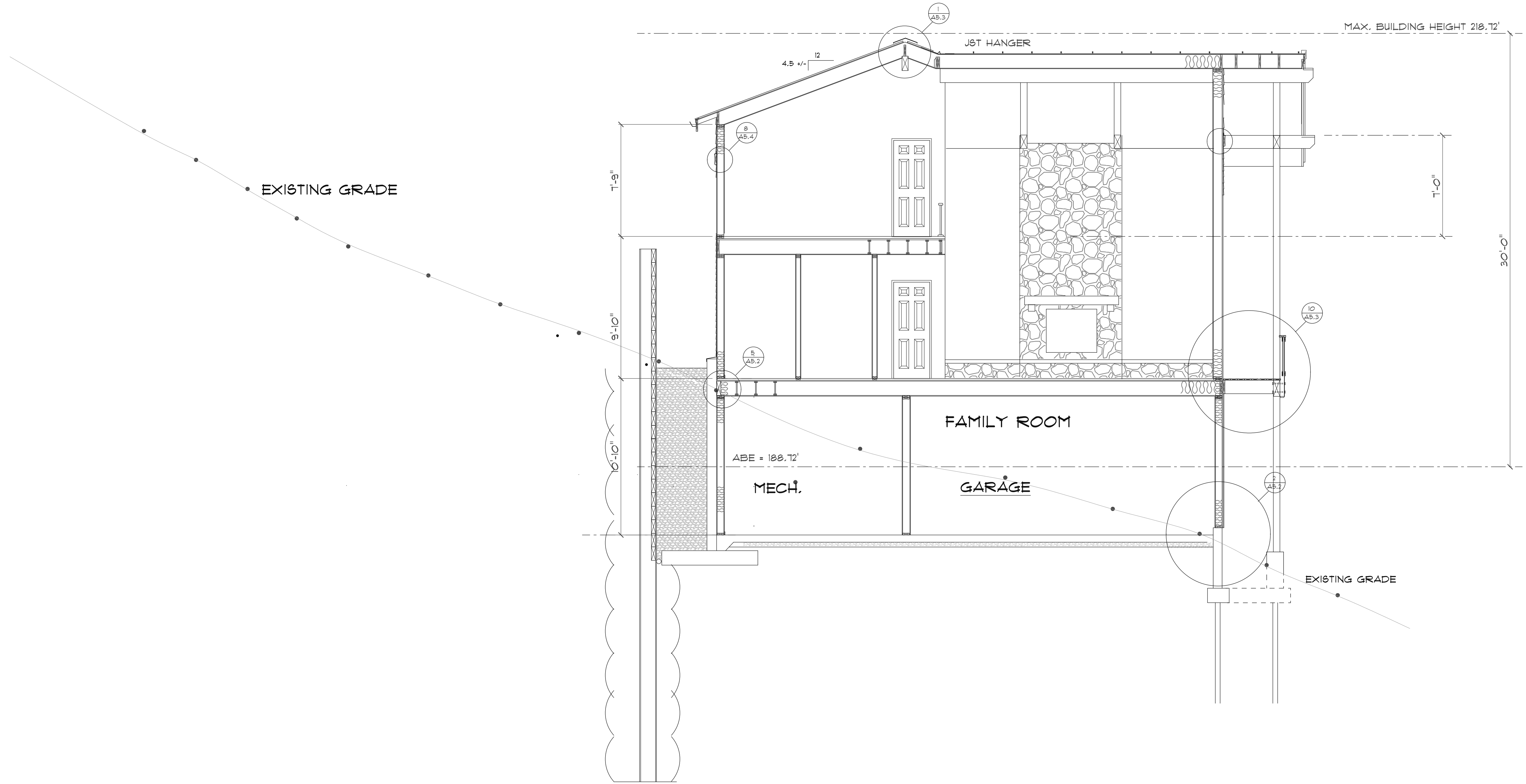


THE HEALEY ALLIANCE AZ
 2505 N 138TH DRIVE, GOODYEAR, AZ 85395 • (480) 444-6768
 ARCHITECTS

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

SECTION A-A
 DATE 04-13-2022
 10-5-2022
 PROJECT NO. 001
 SHEET NO. A4.1





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

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

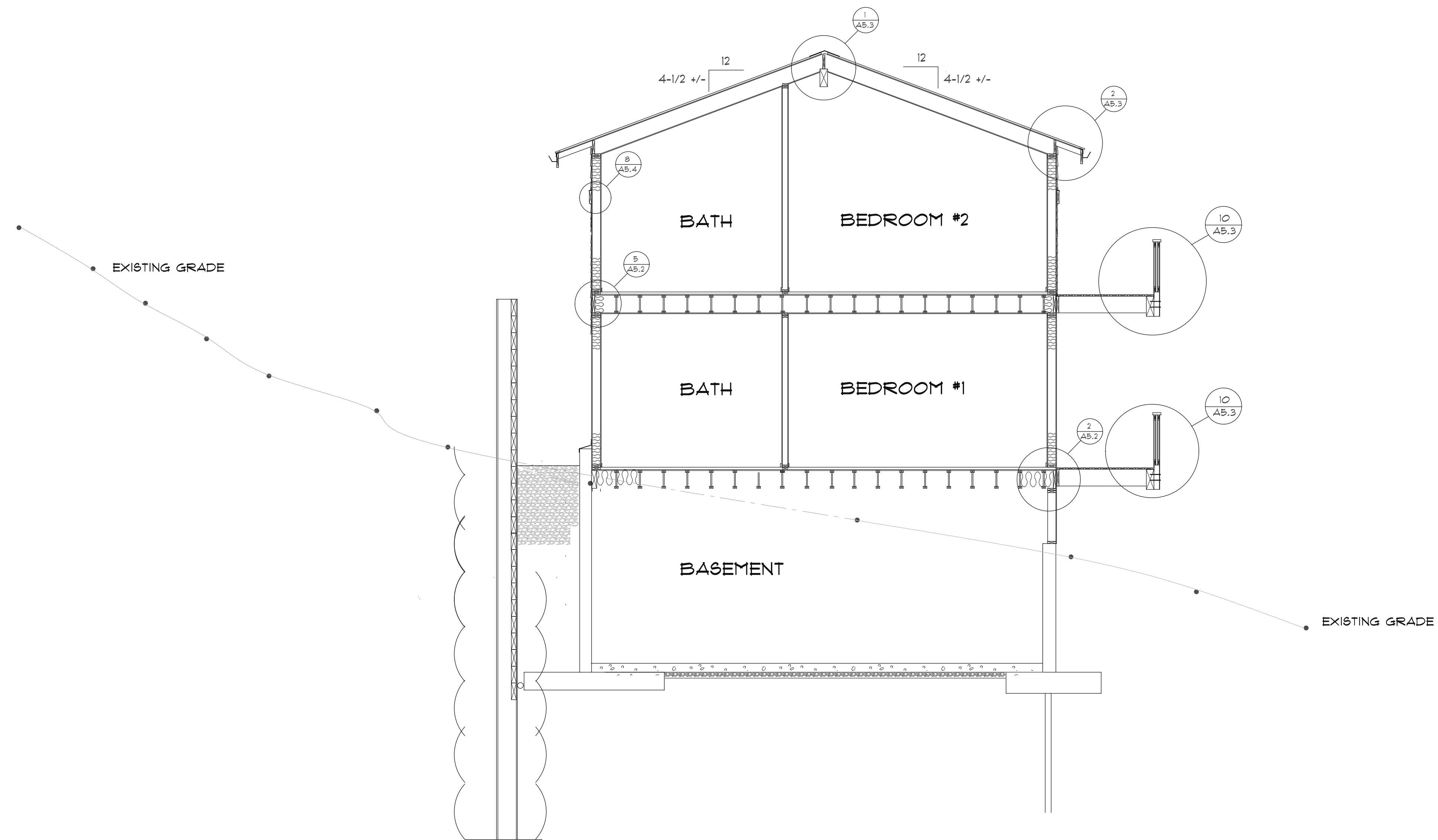
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DATE
 04-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
A4.2





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

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

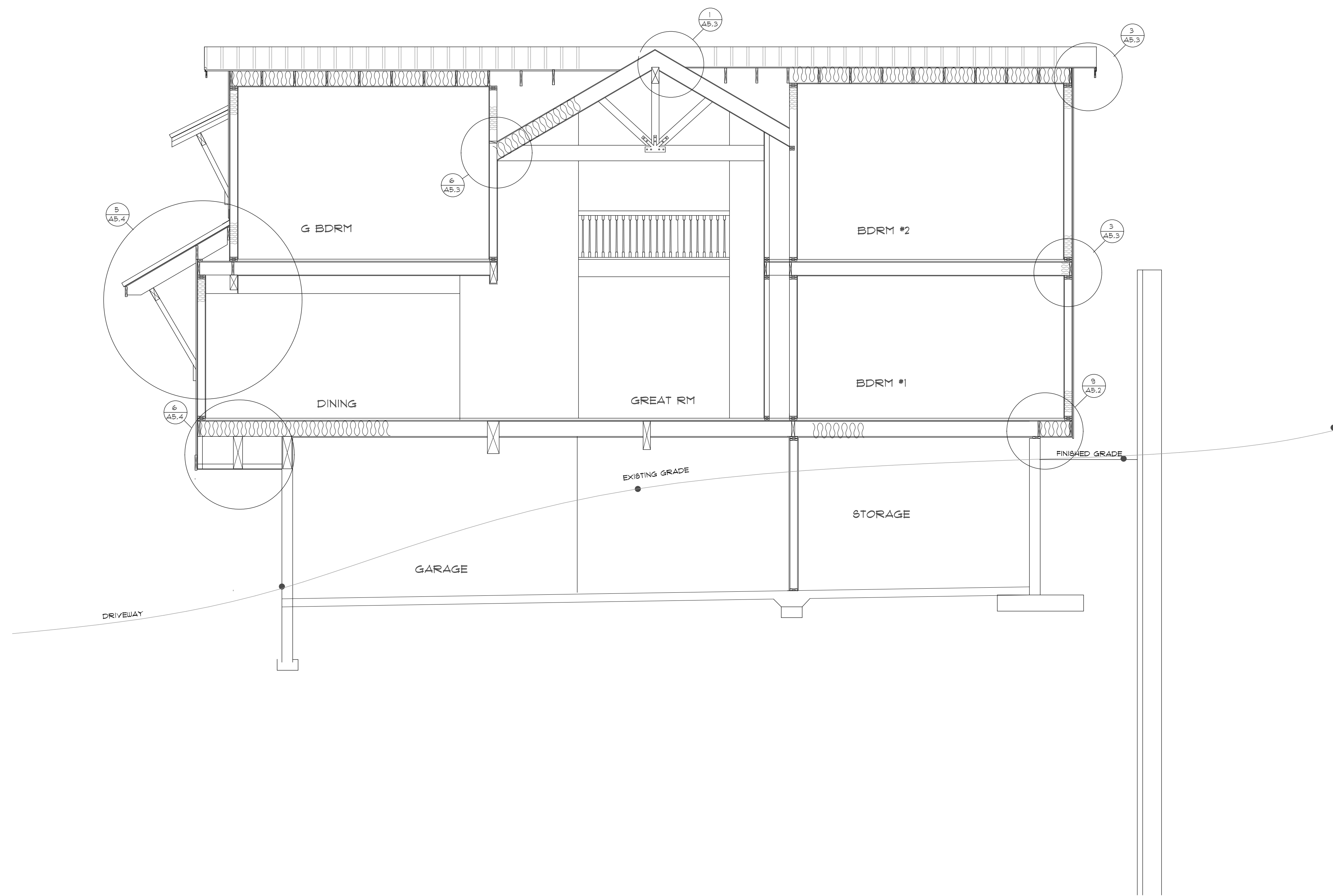
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DATE
 4-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
 A4.3





REGISTERED ARCHITECT
 RONALD R. HEALEY
 STATE OF WASHINGTON

THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GODYEAR, AZ 85338 • (480) 444-6788
 ARCHITECTS

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

SECTION "D-D"

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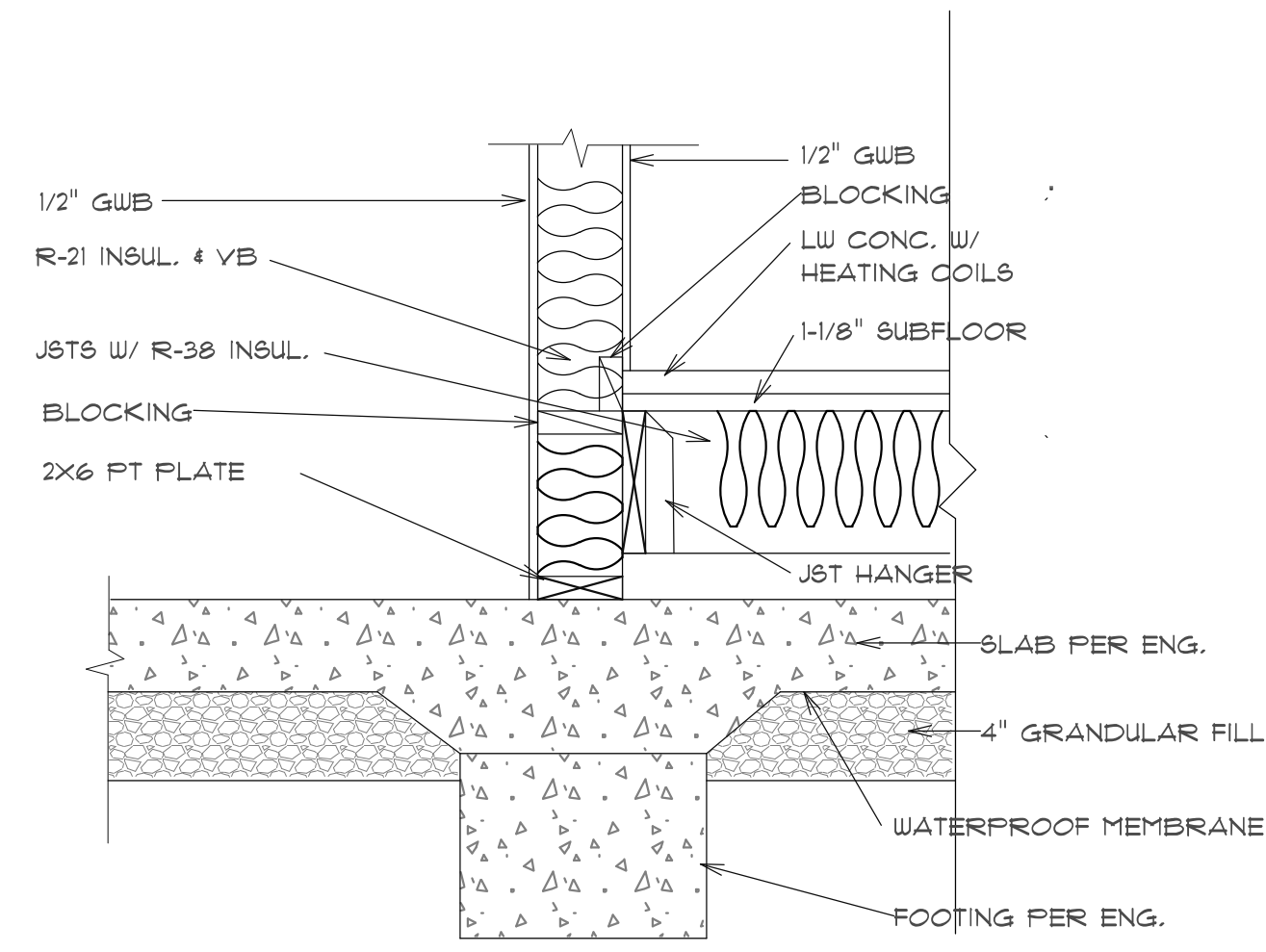
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 10-5-2022
 4-1-2023

PROJECT NO.
 001

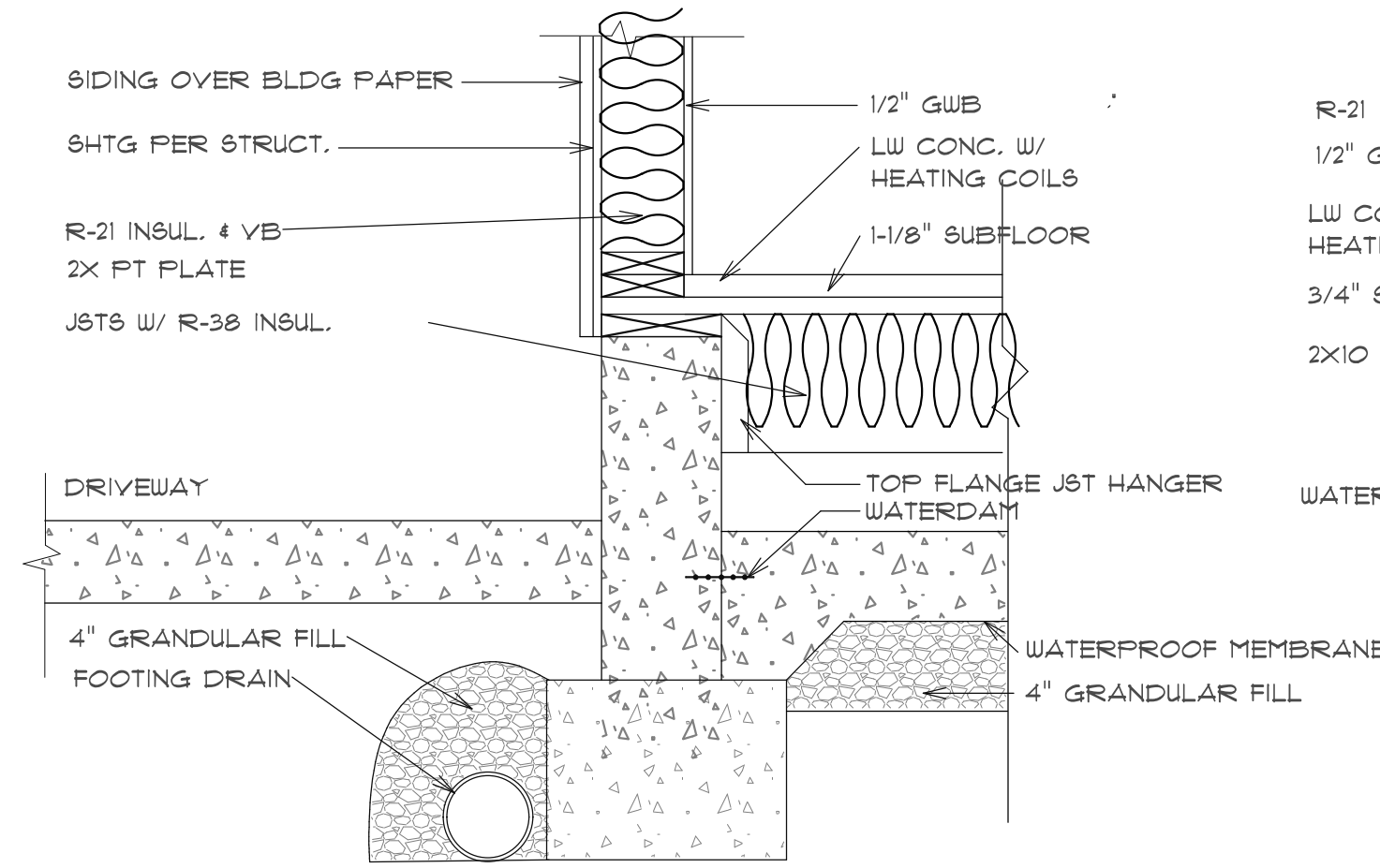
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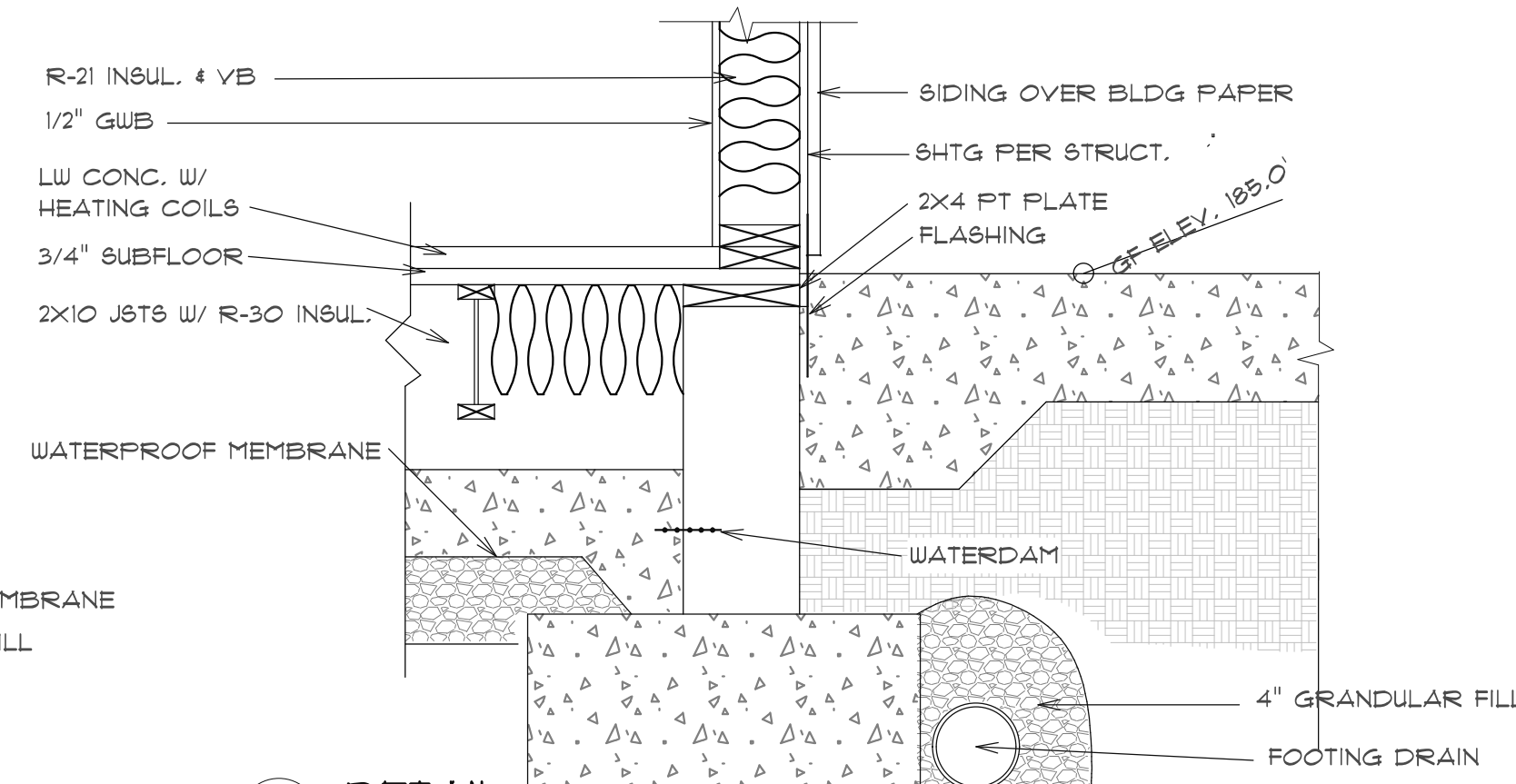
4-1-2023 REVISED FOR FULL BAY
 REVIEWED FOR CODE COMPLIANCE
 August 16, 2023
 SITE COPY



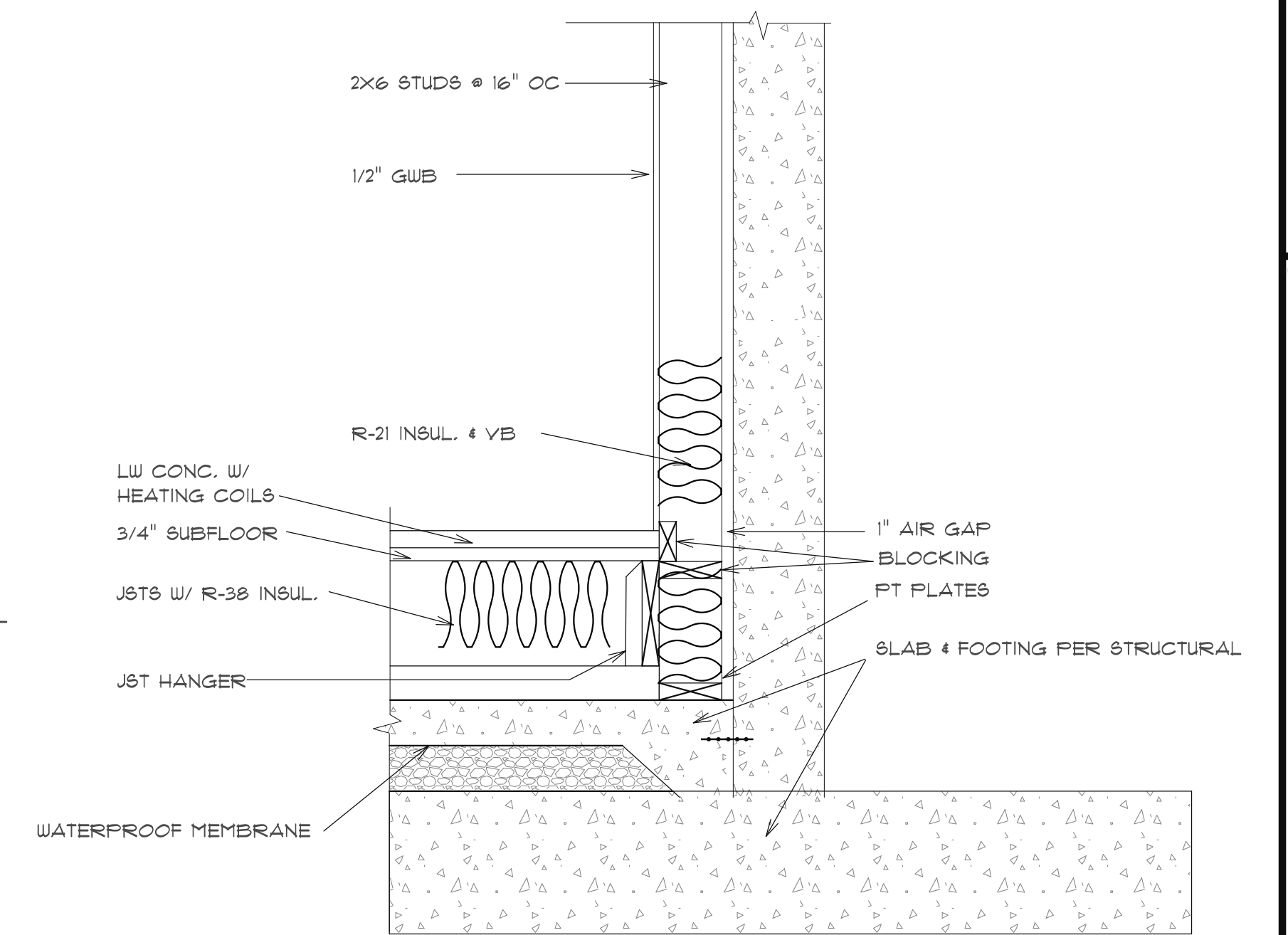
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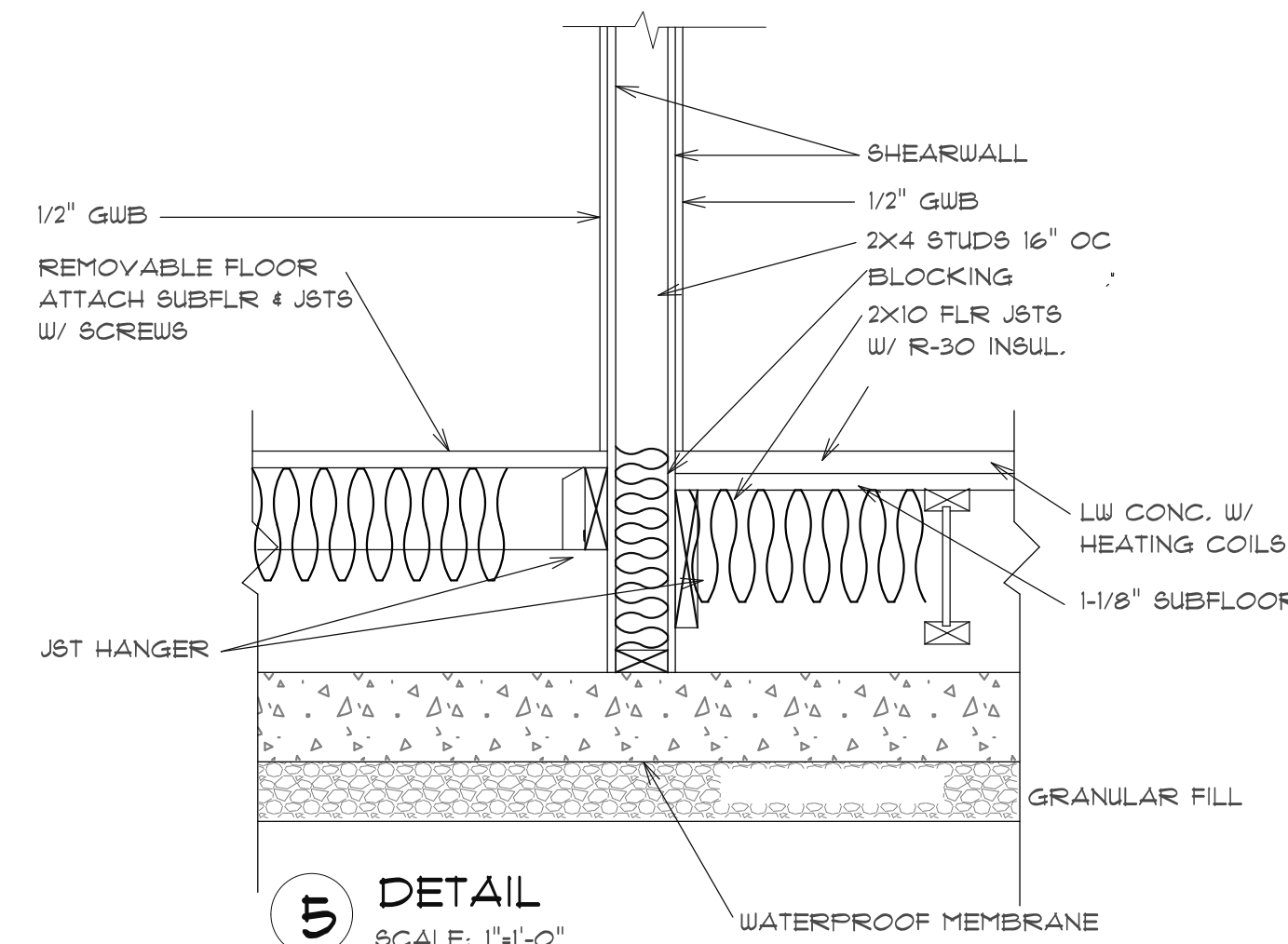
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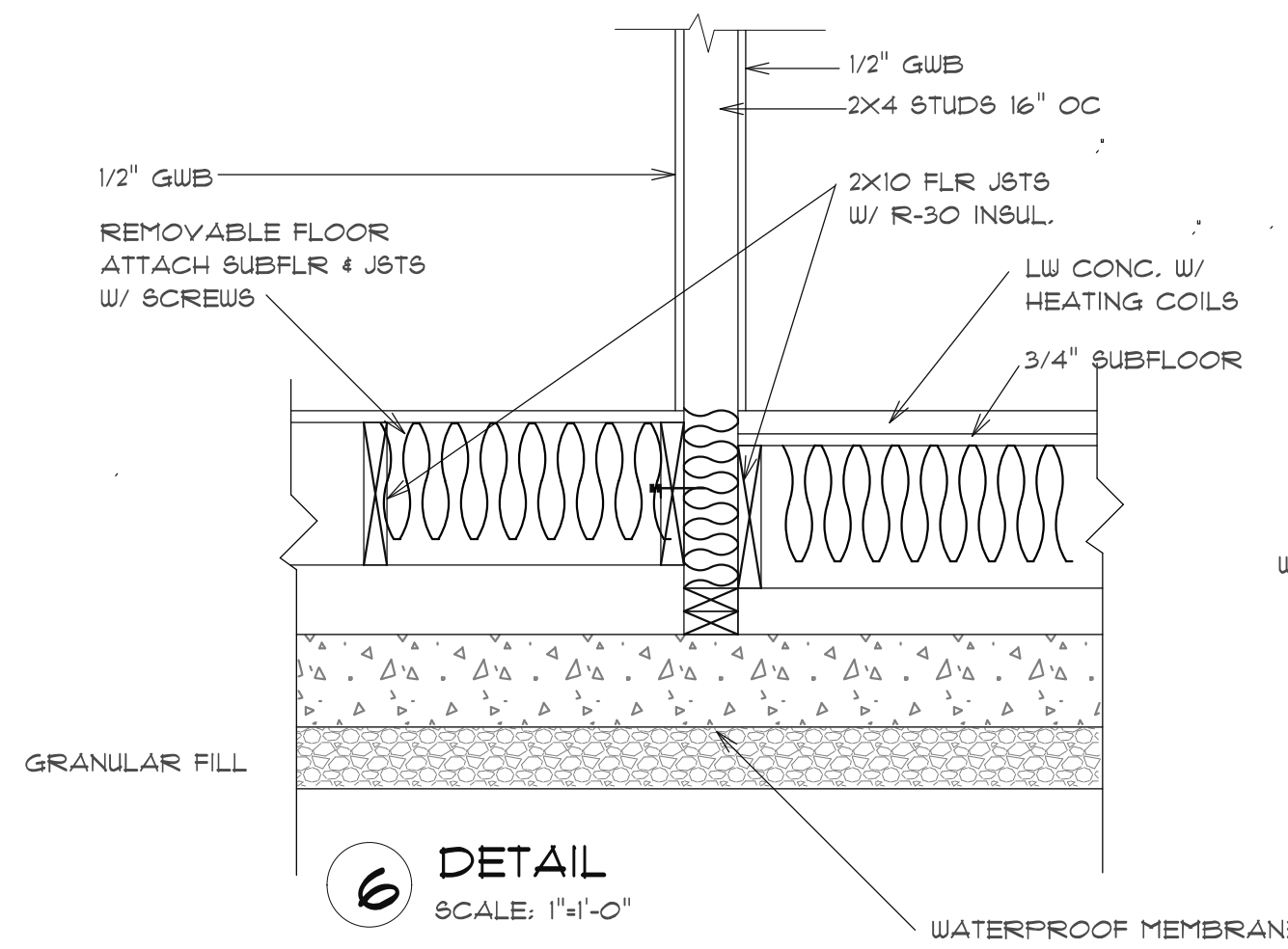
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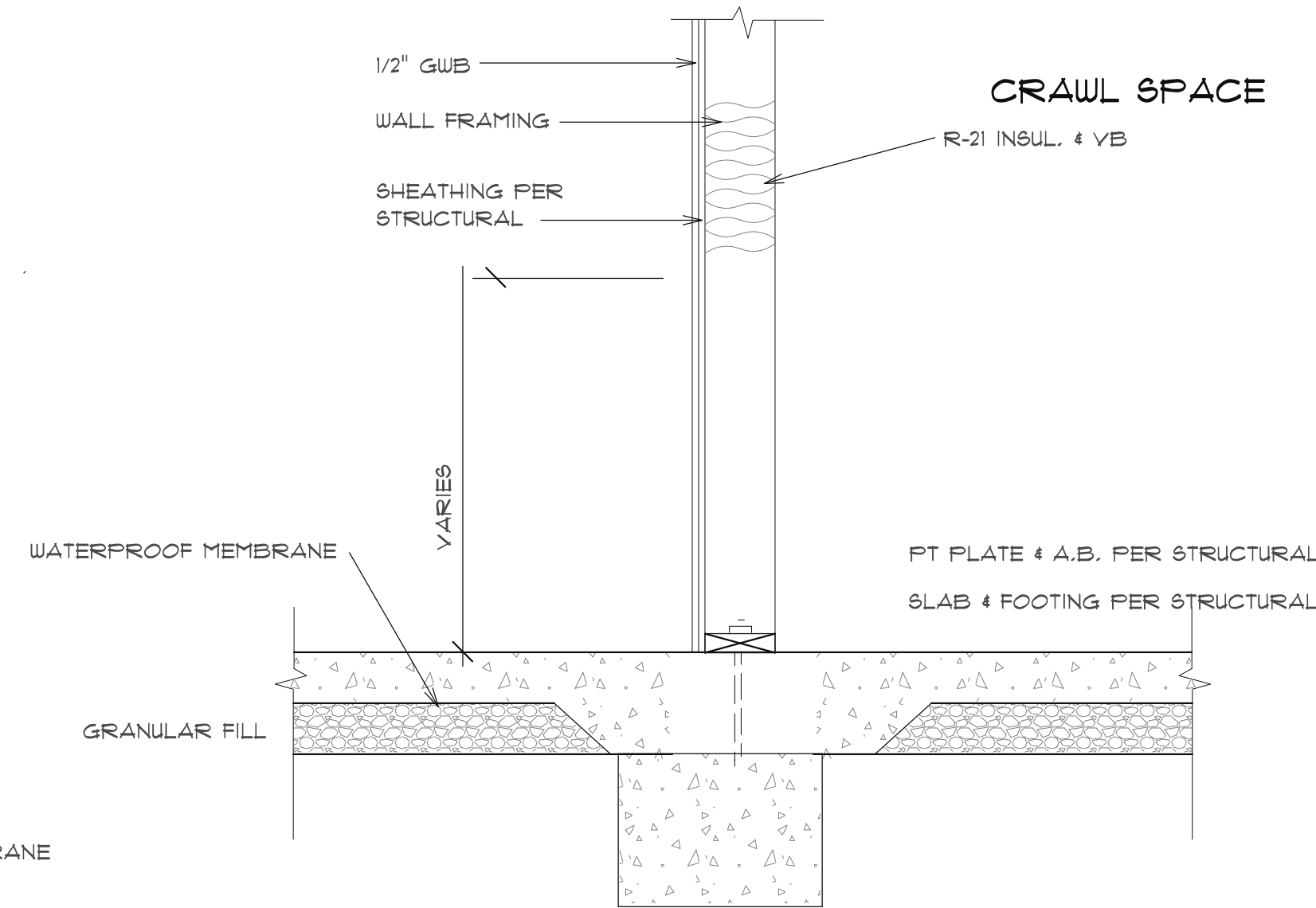
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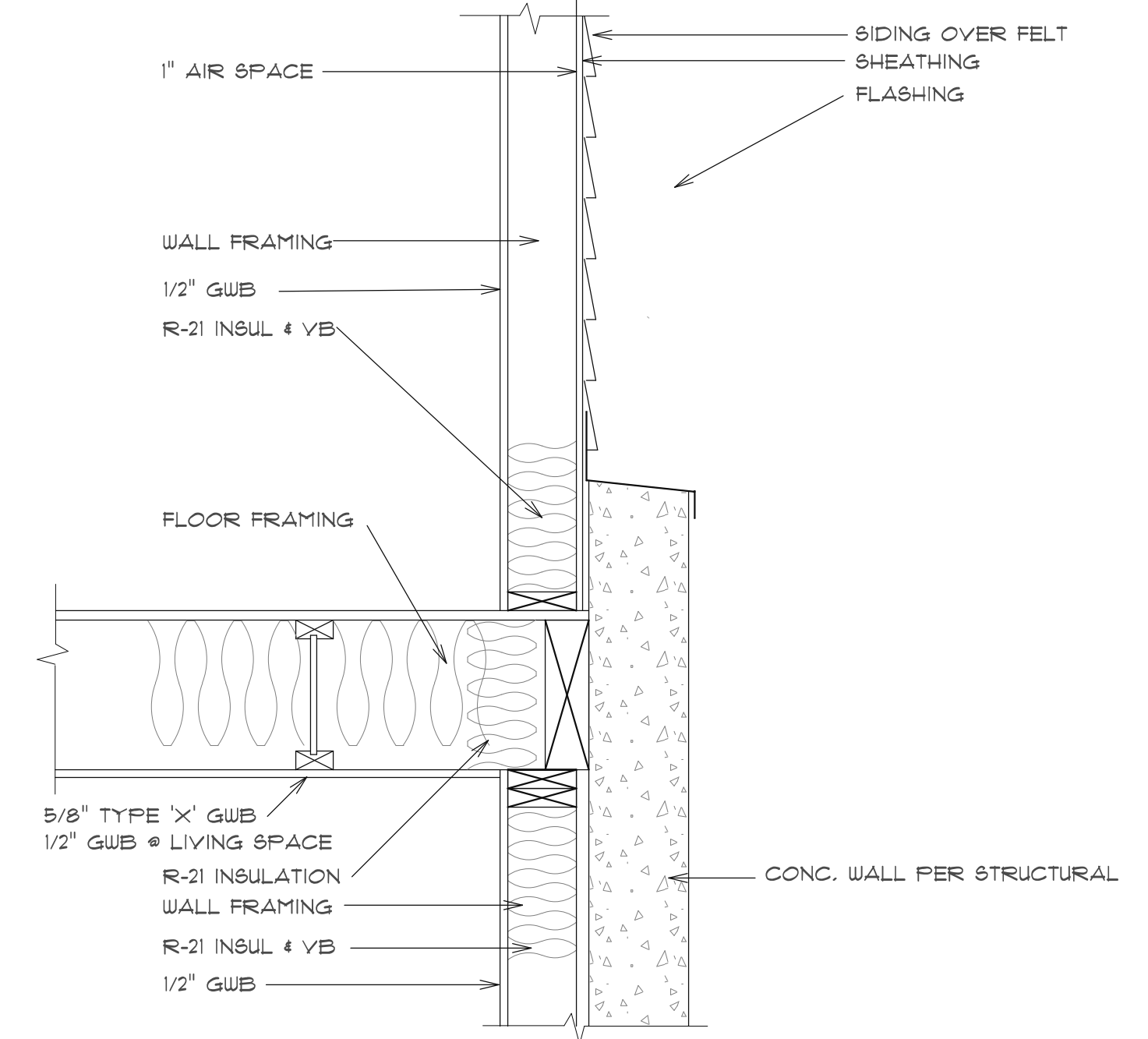
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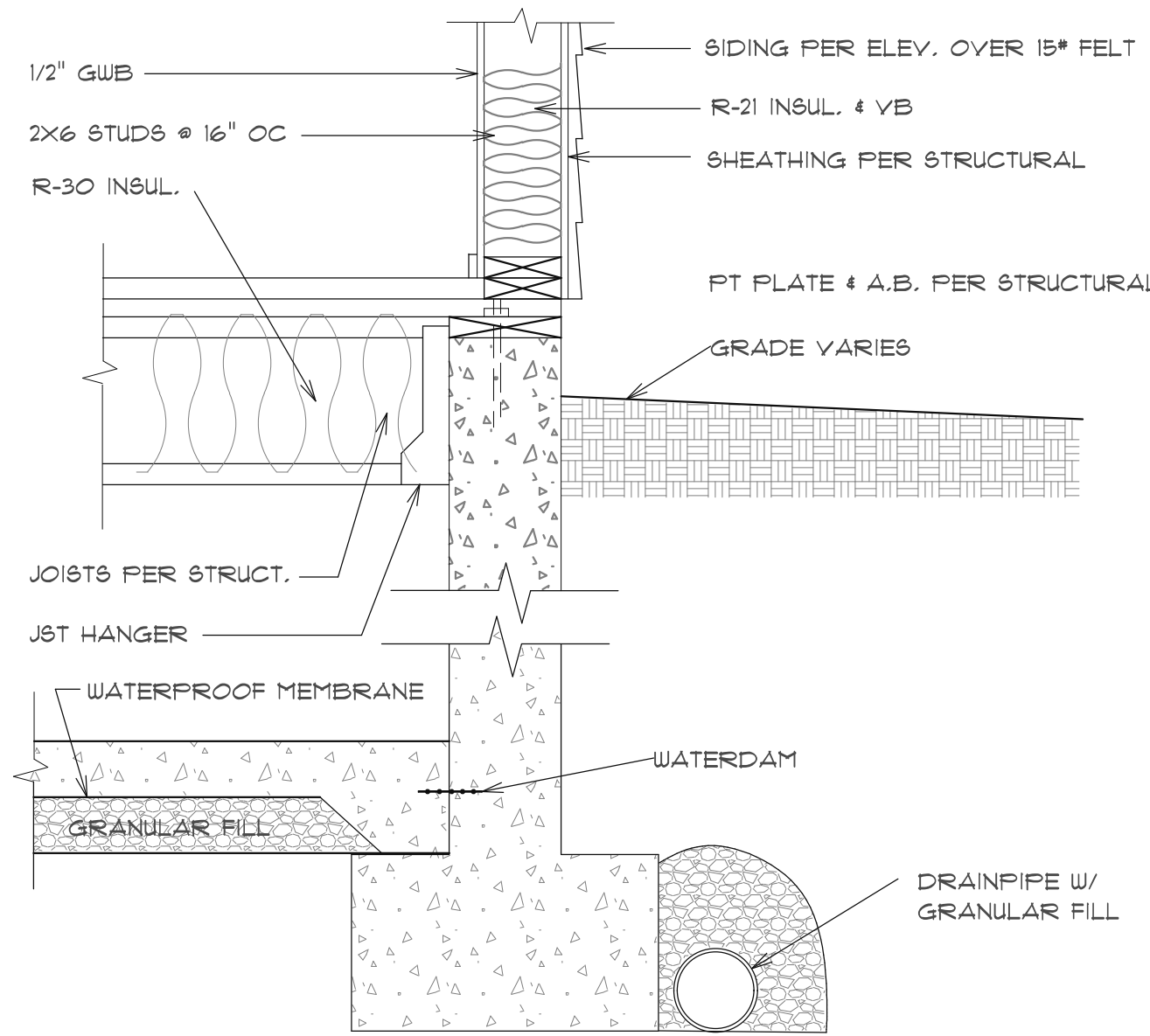
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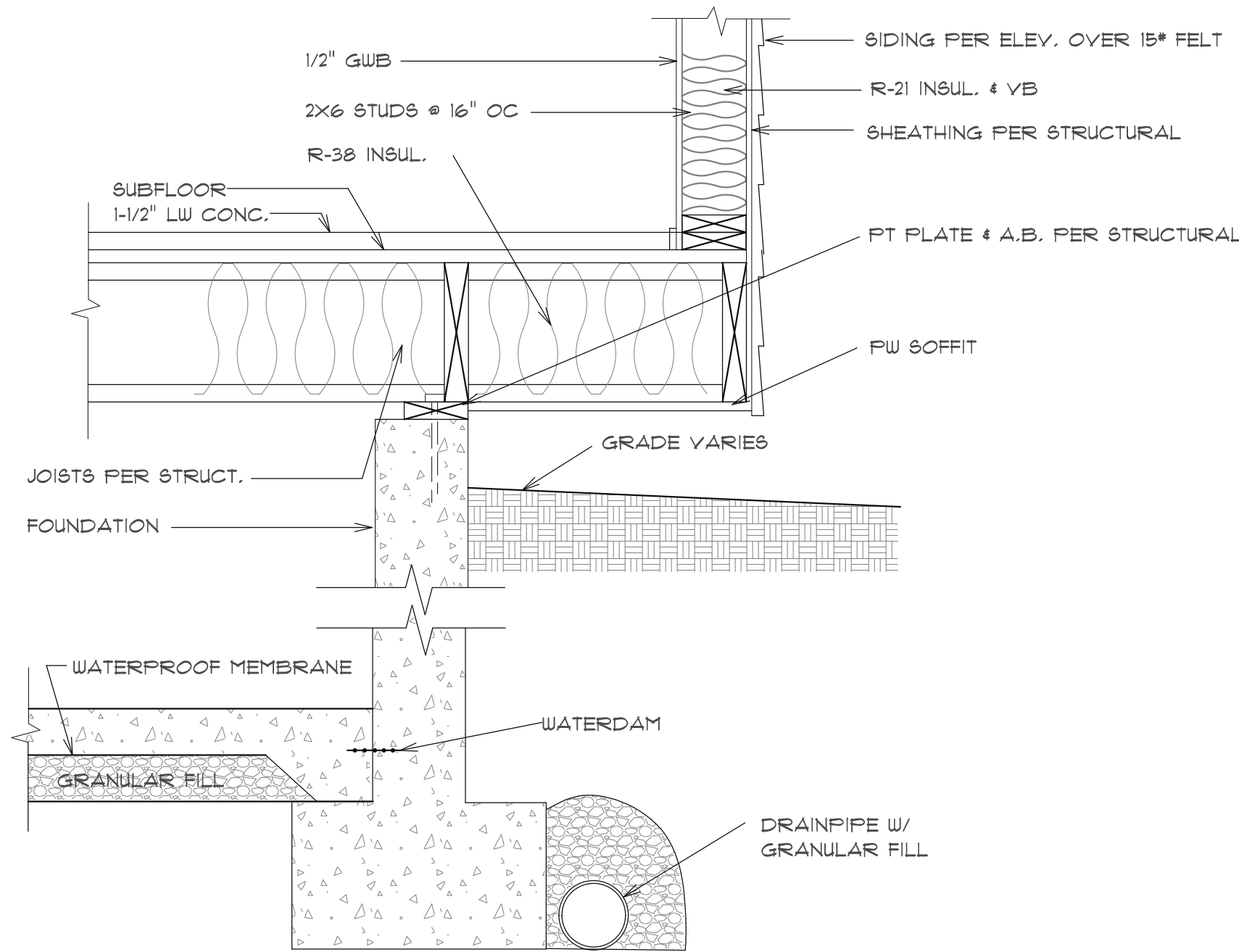
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4-1-2023 REVISED FOR FULL BASEMENT



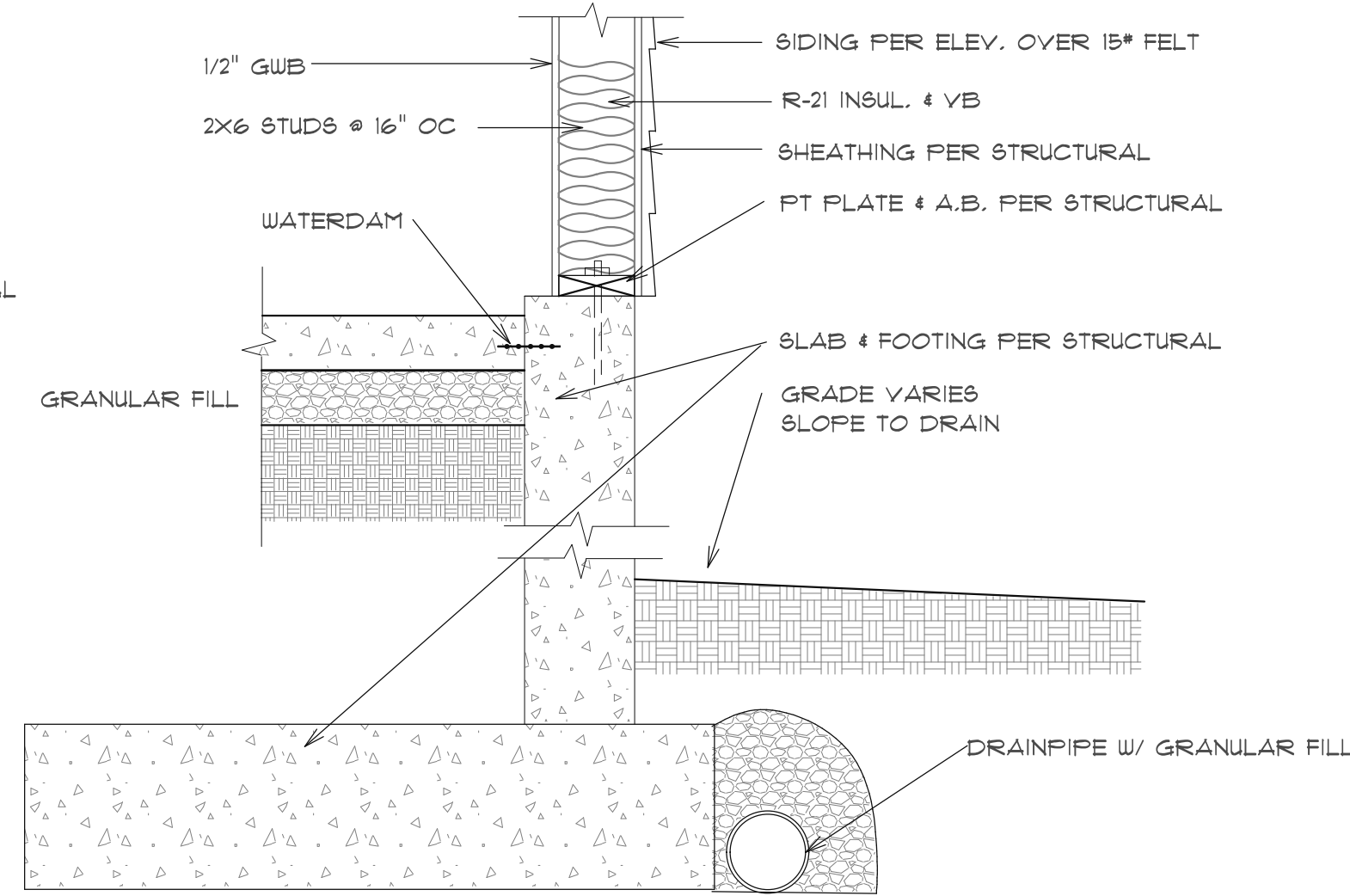
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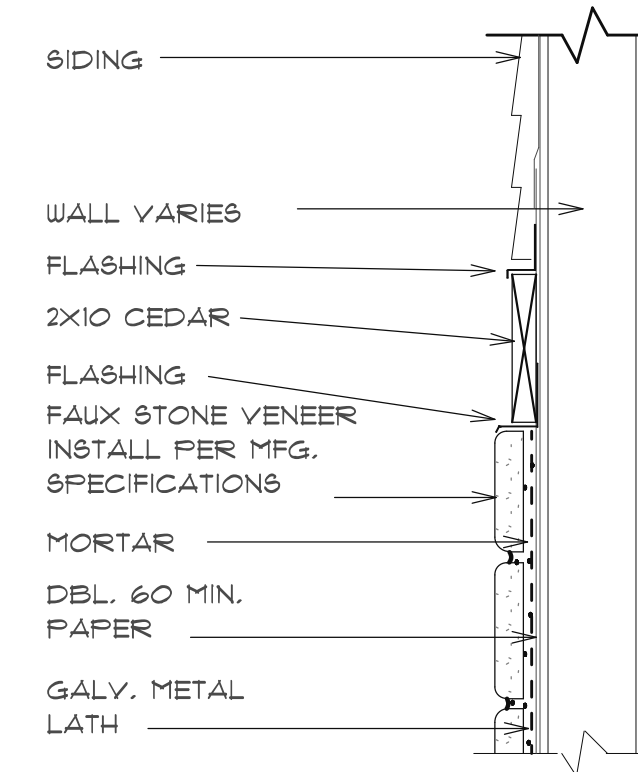
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4-1-2023 REVISED FOR FULL BASEMENT



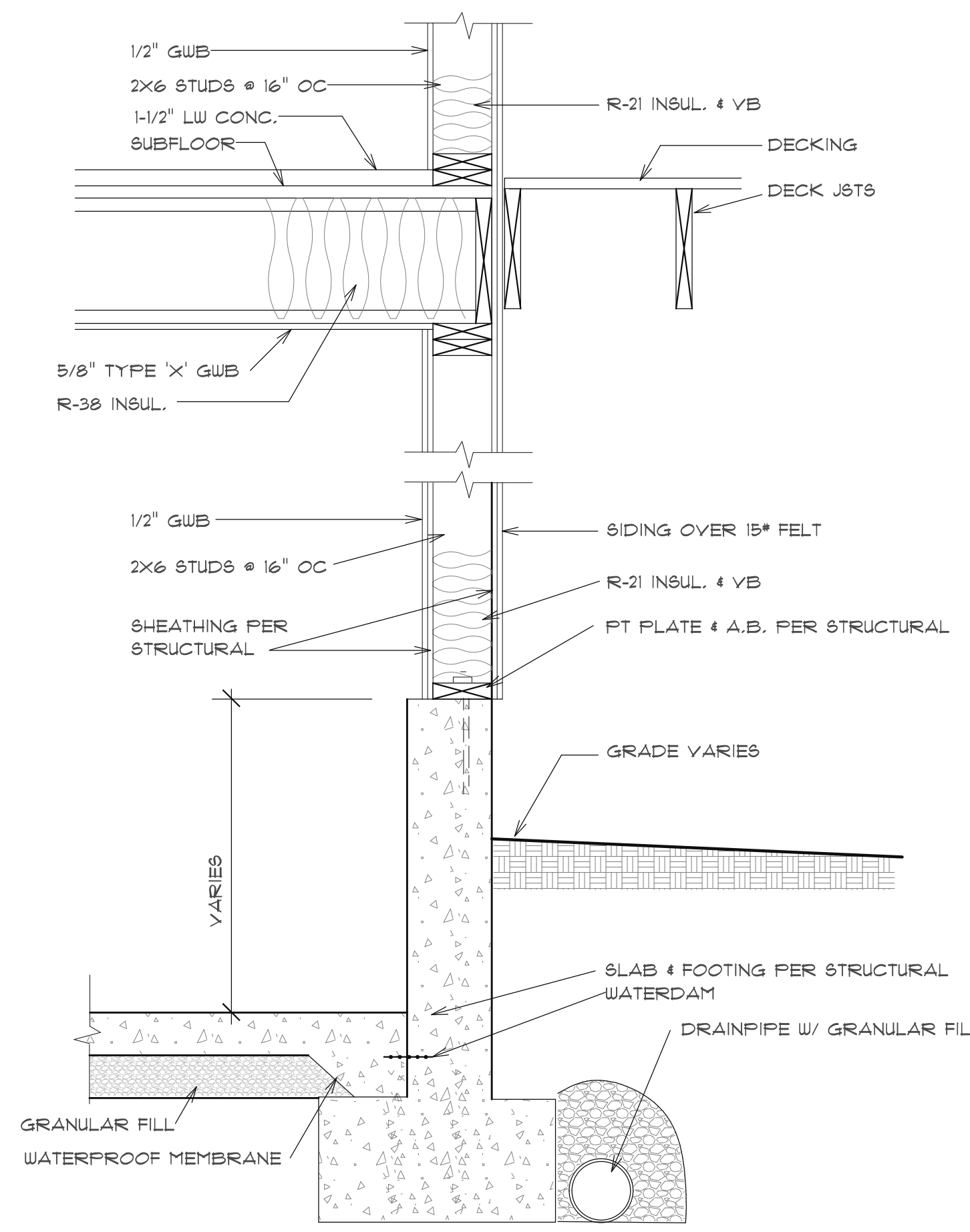
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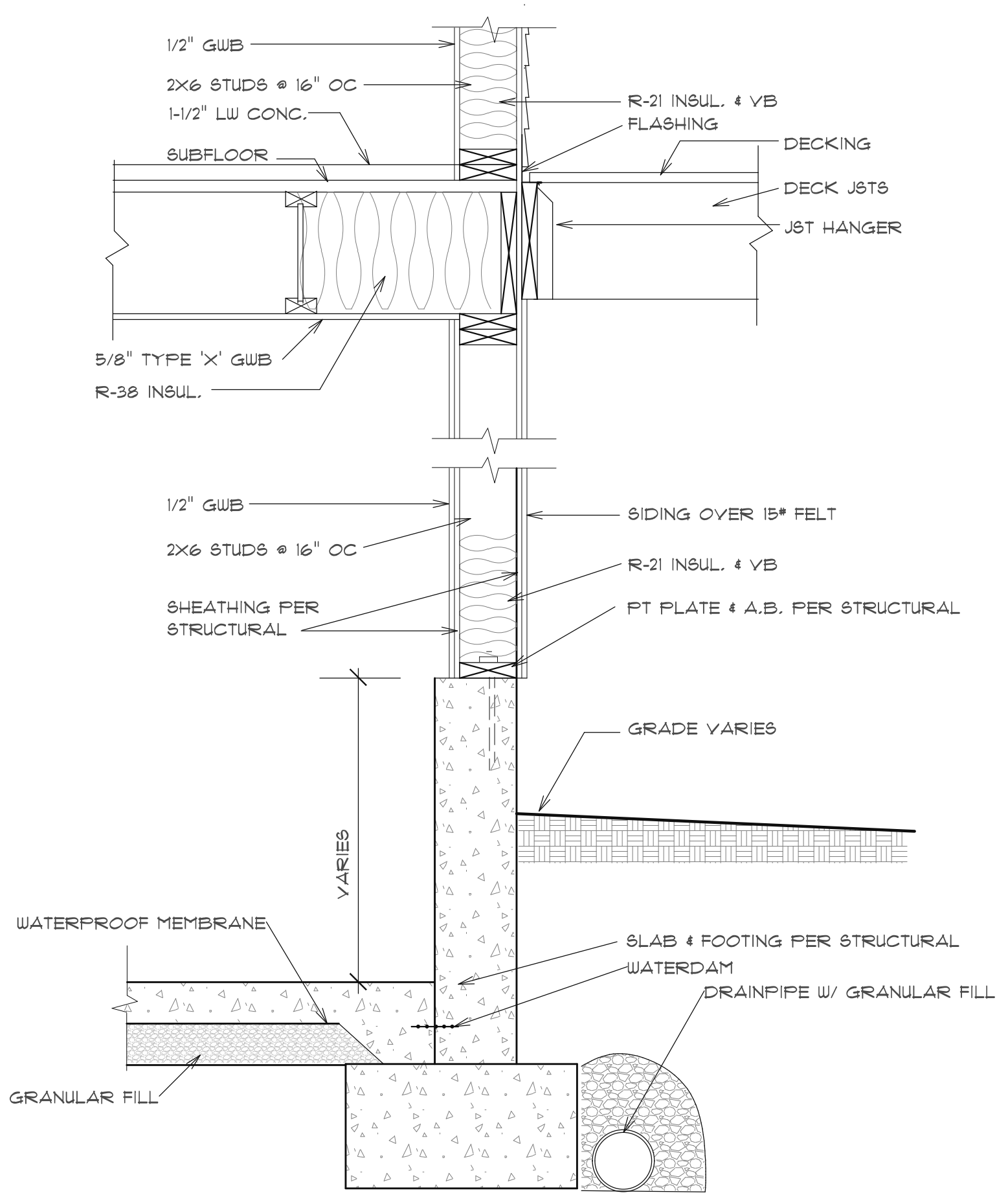
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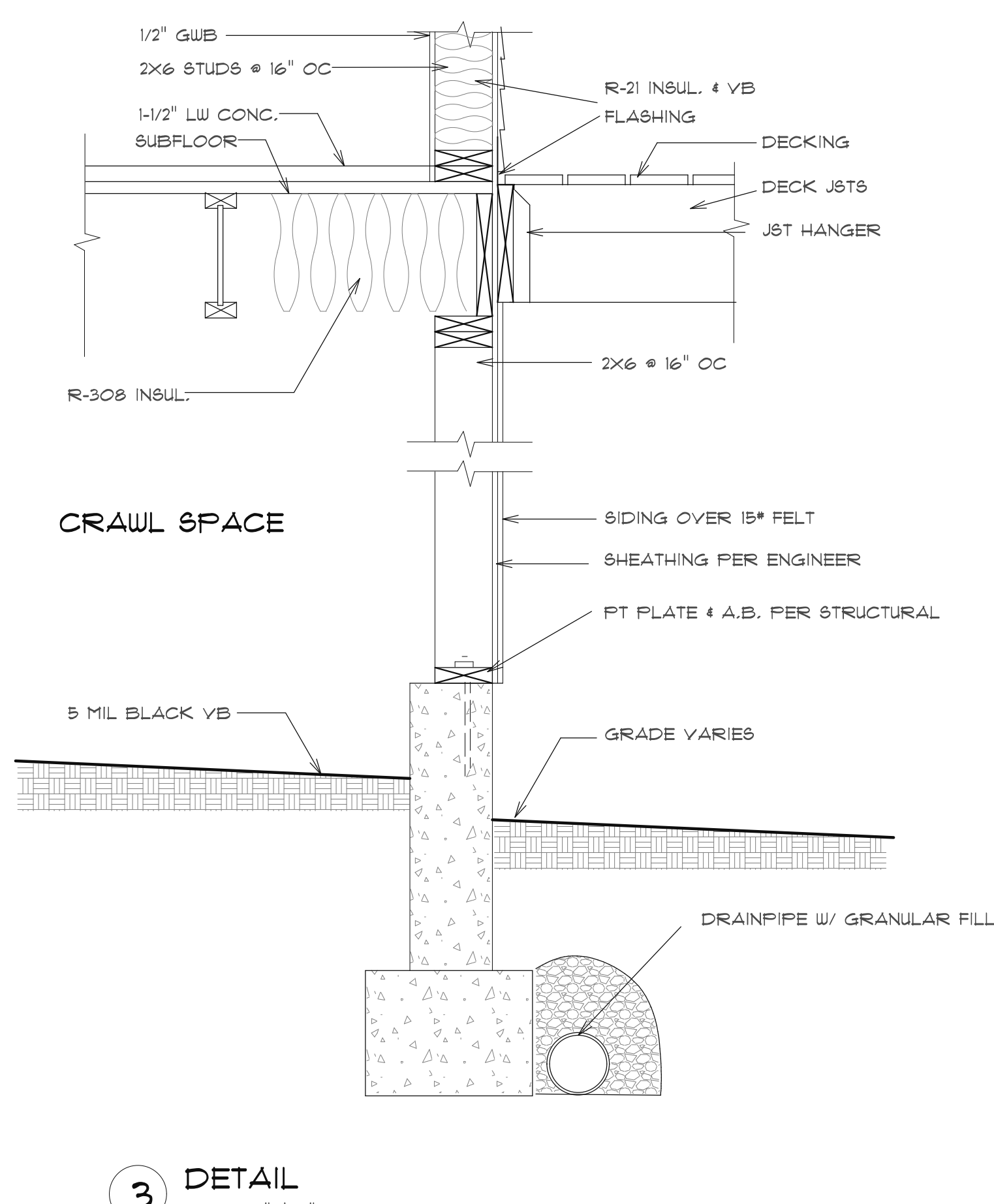
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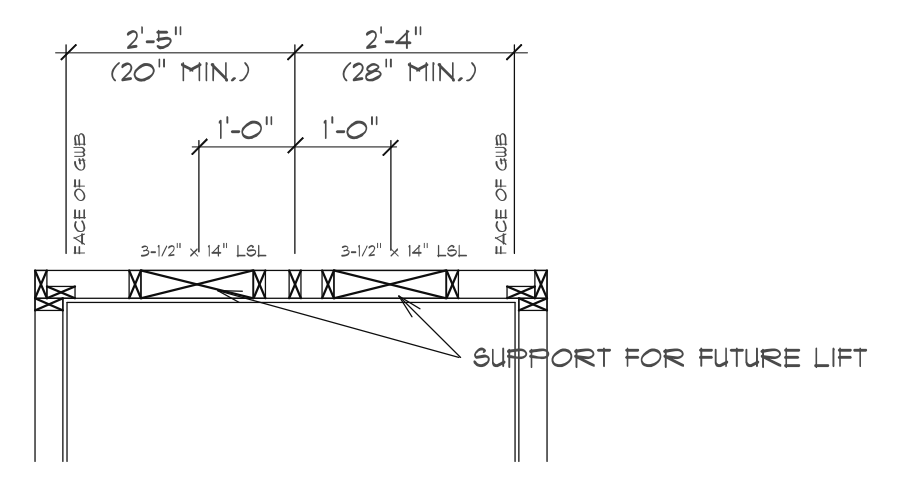
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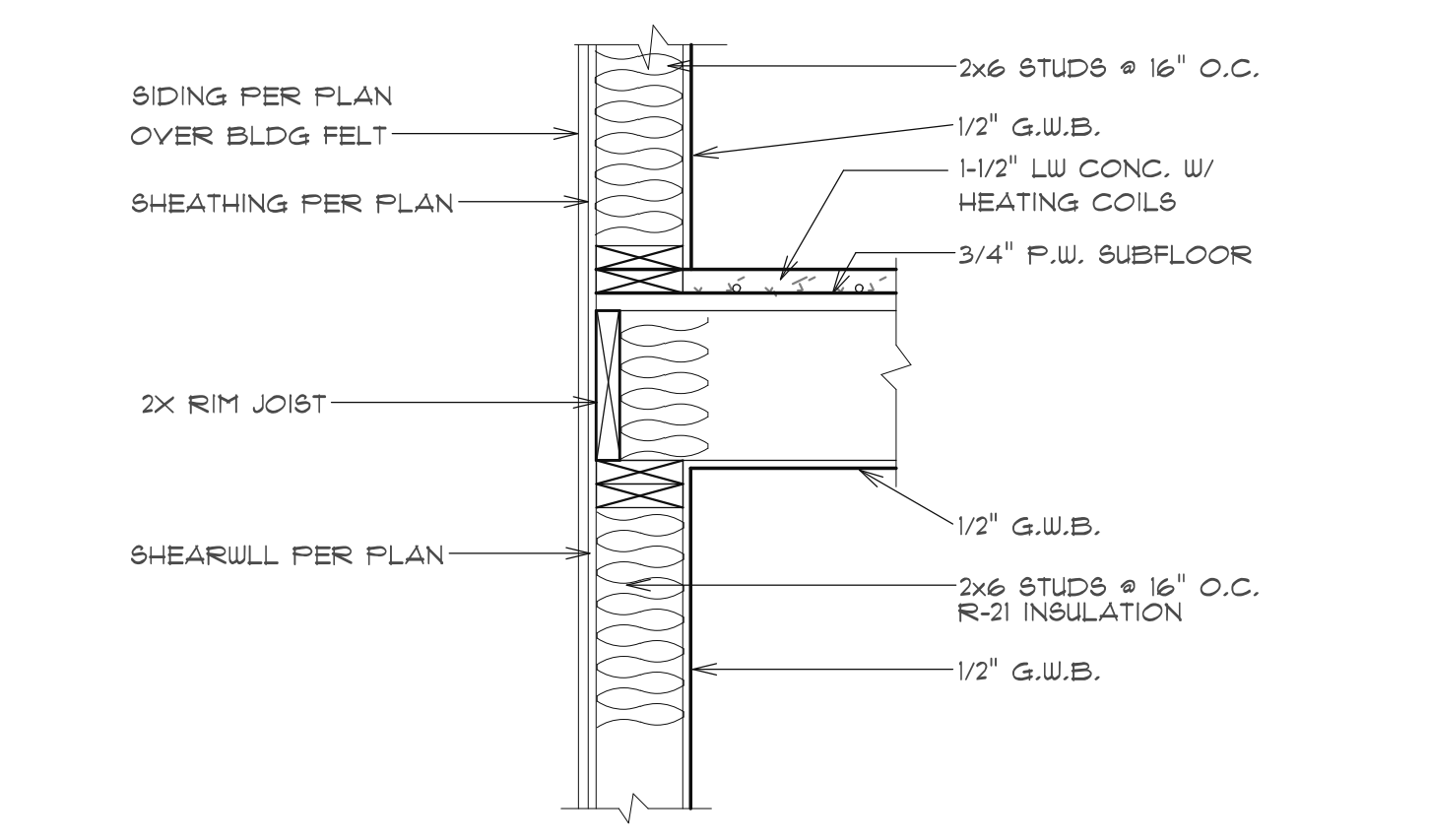
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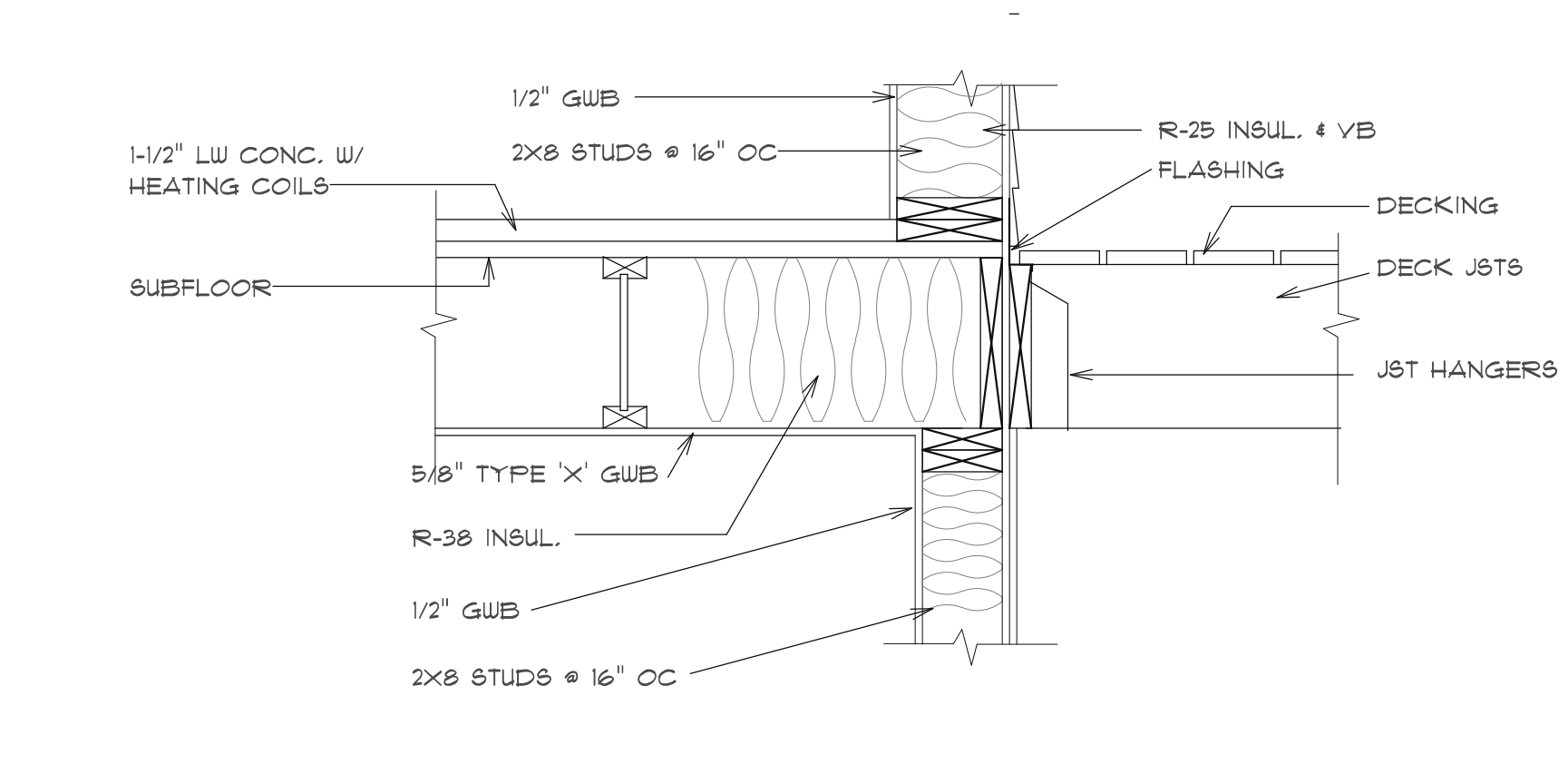
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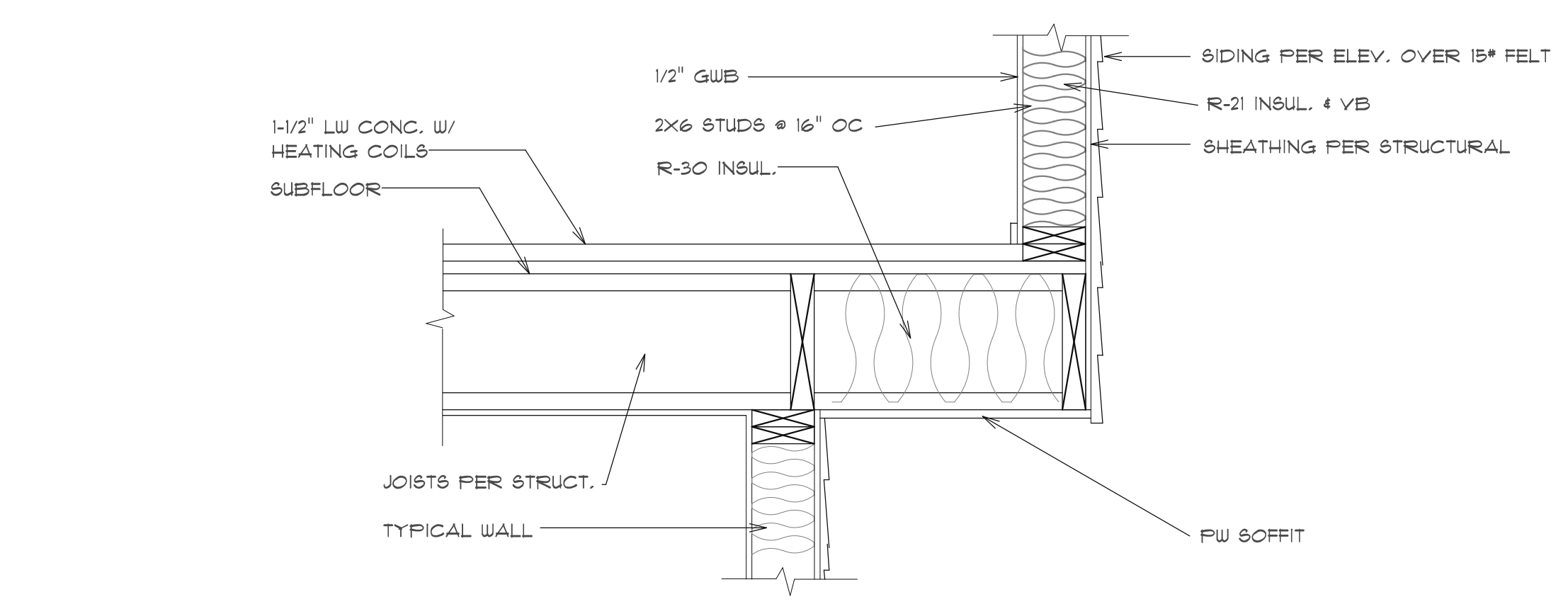
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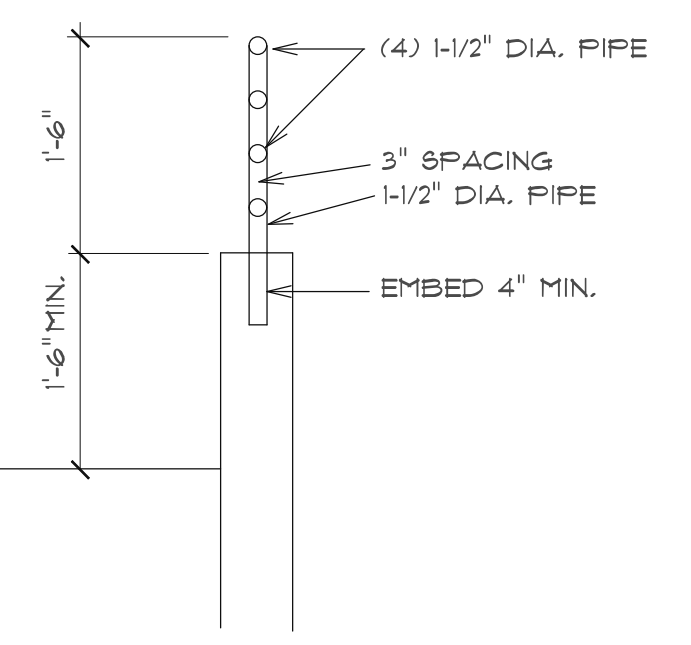
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6 DETAIL
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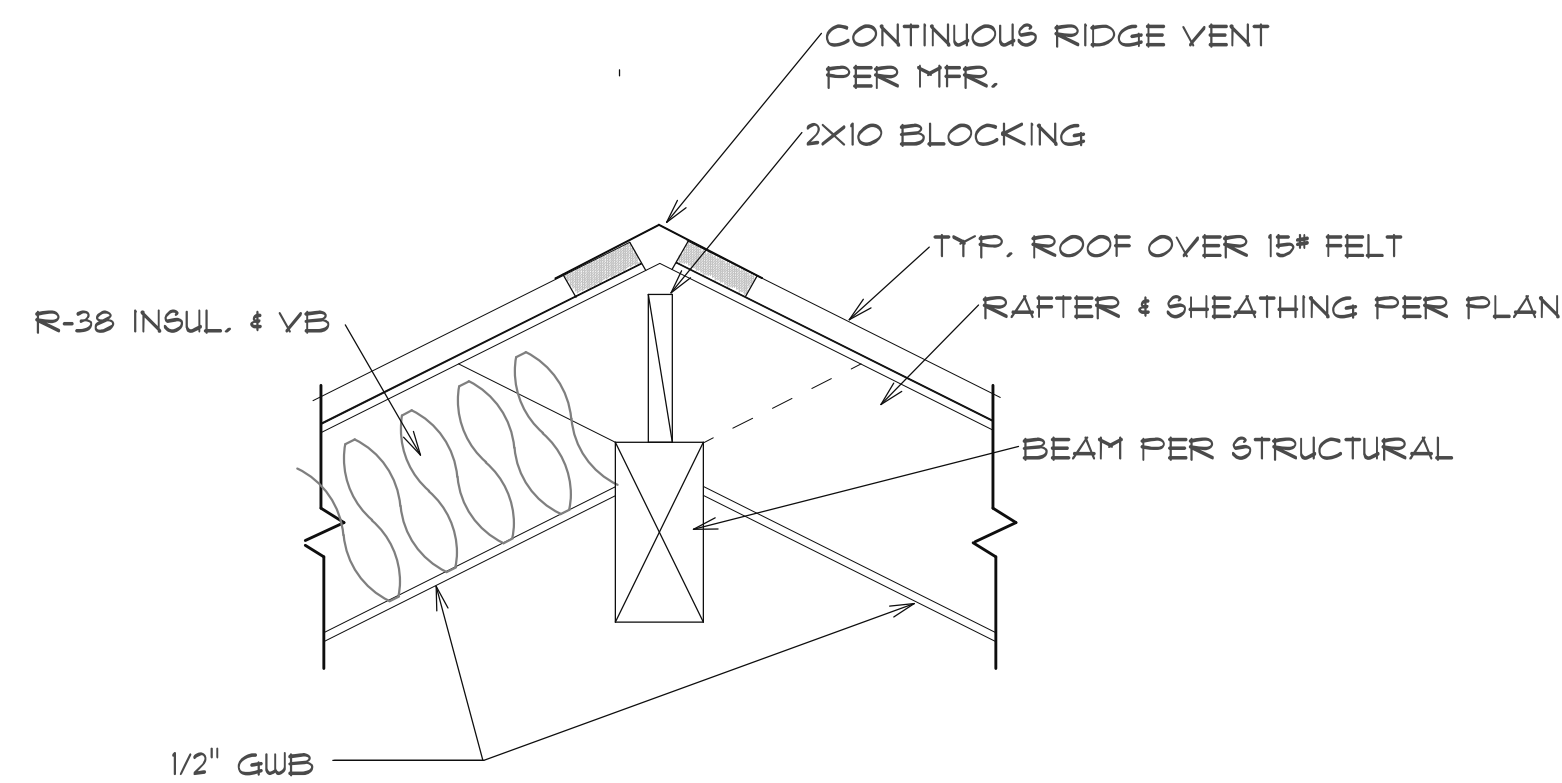


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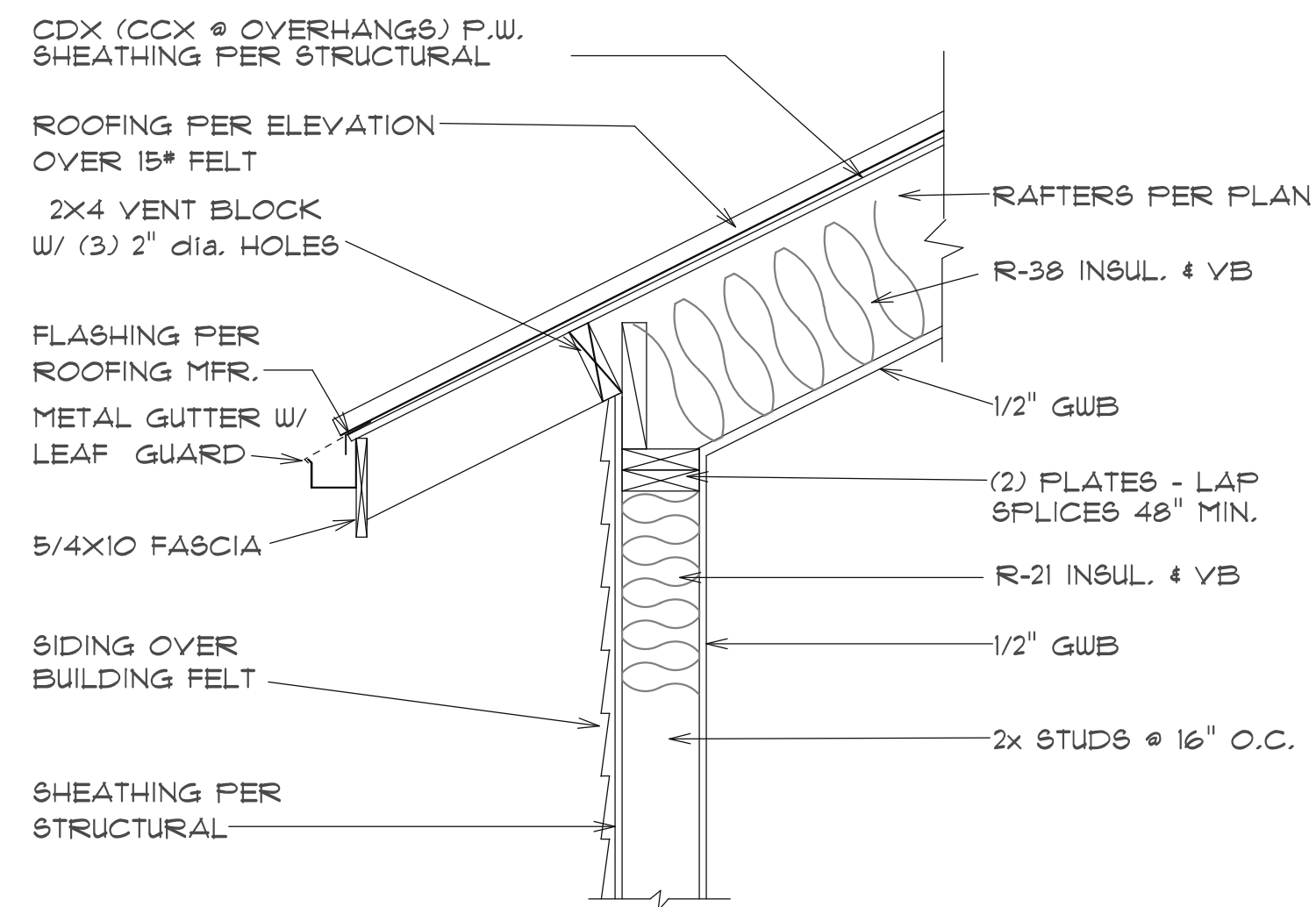


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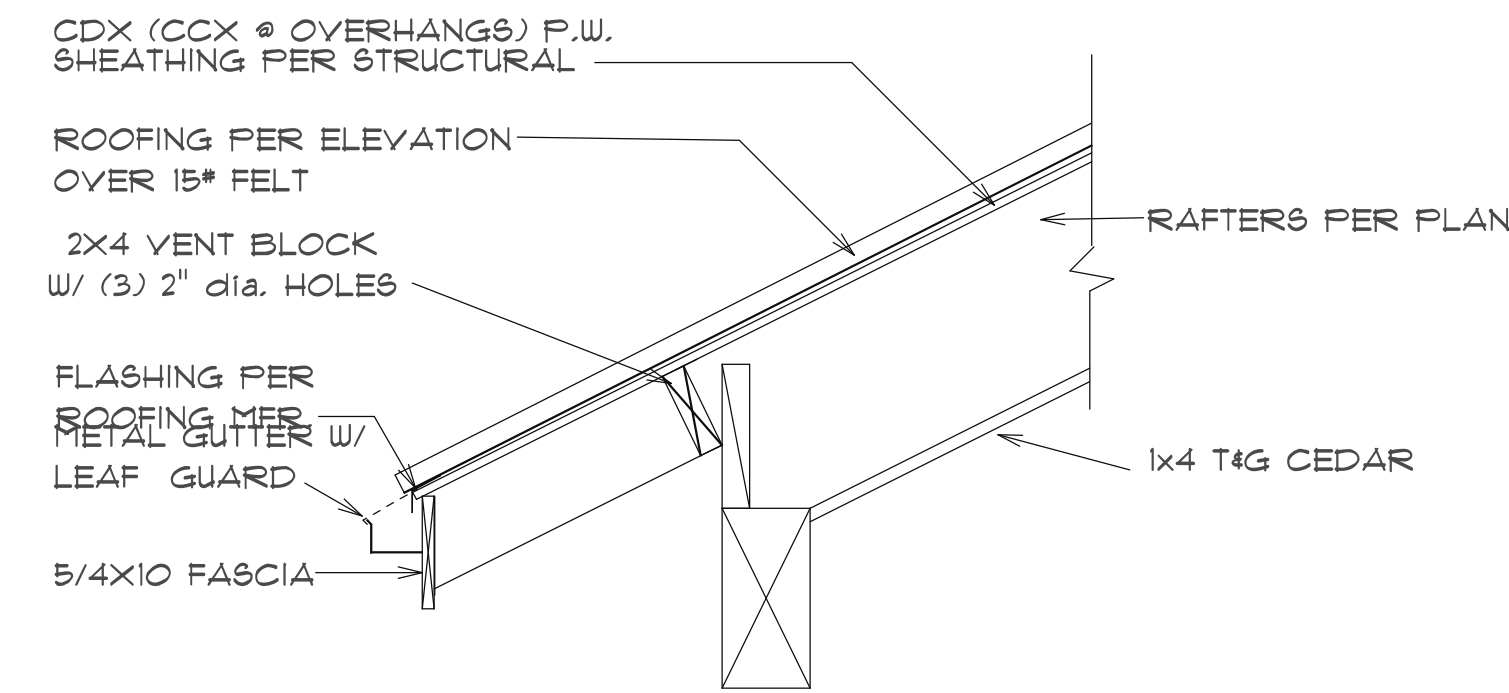




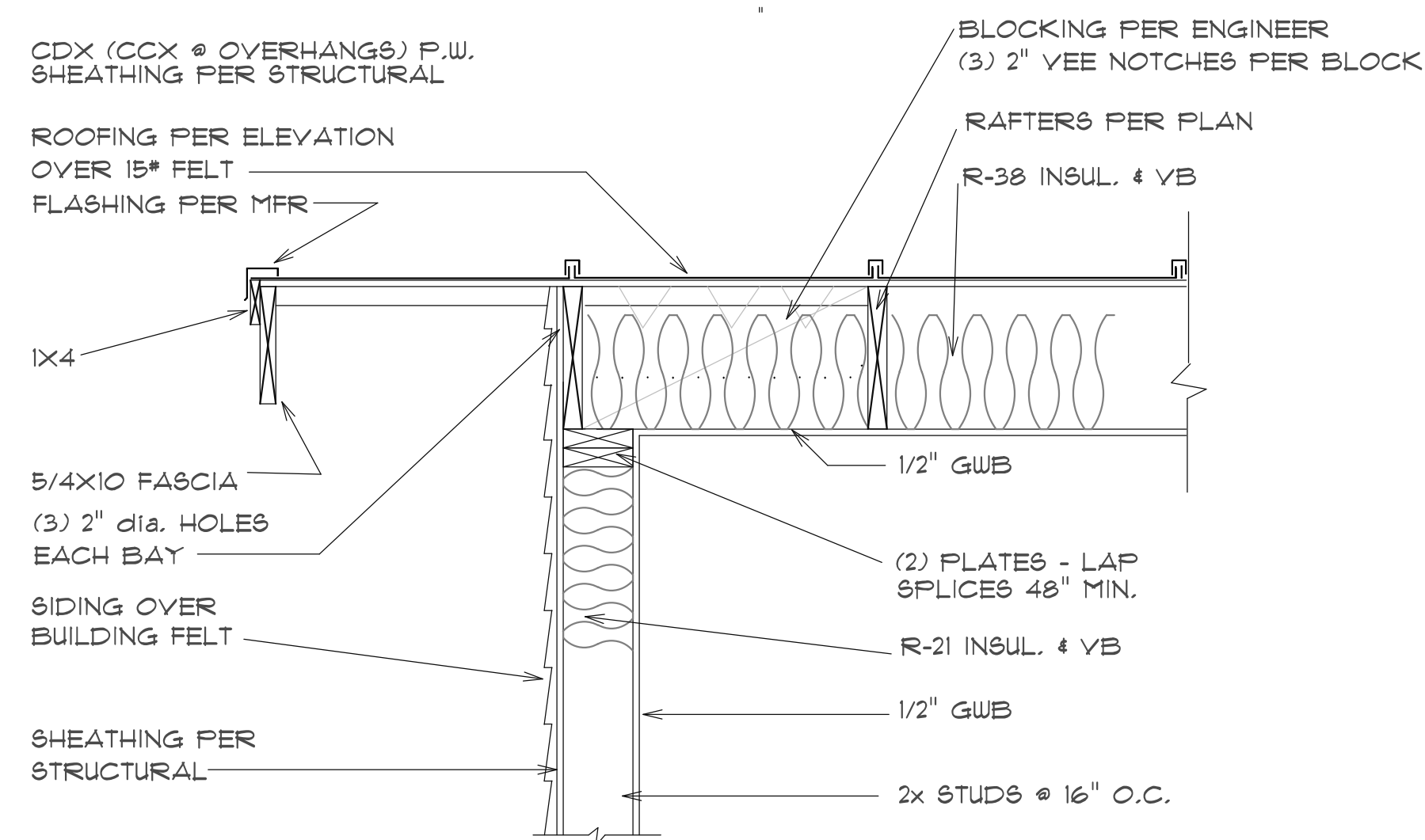
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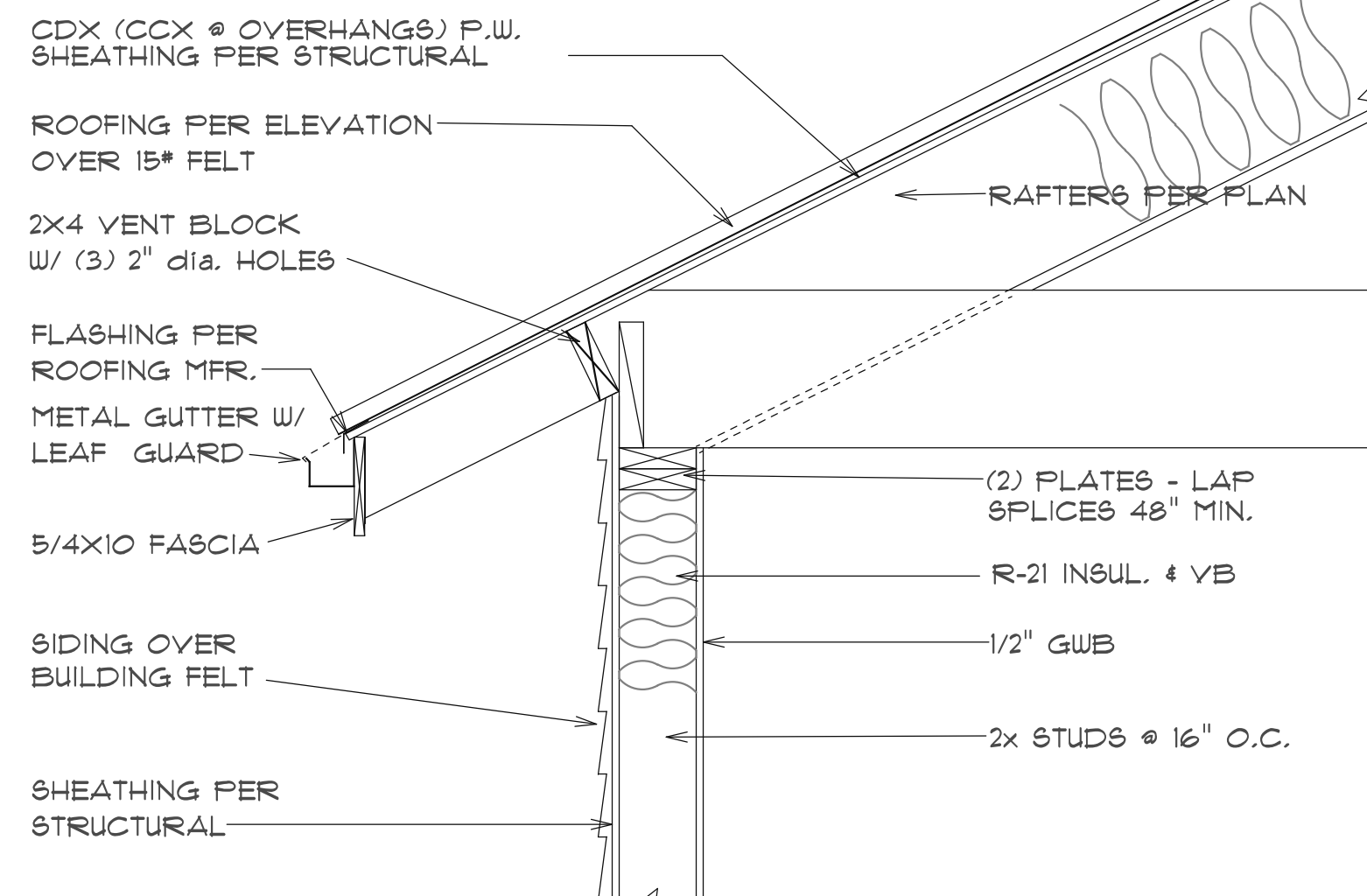
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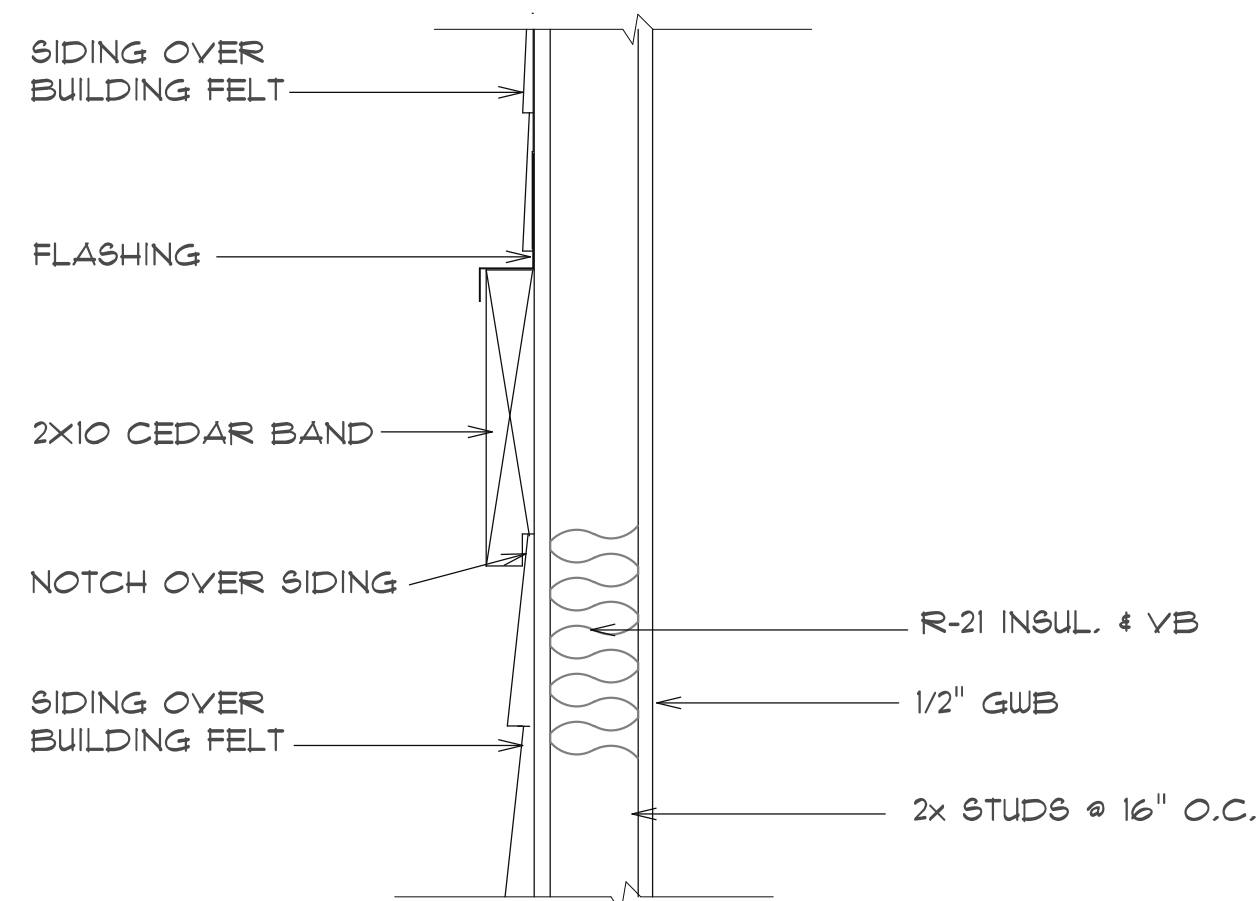
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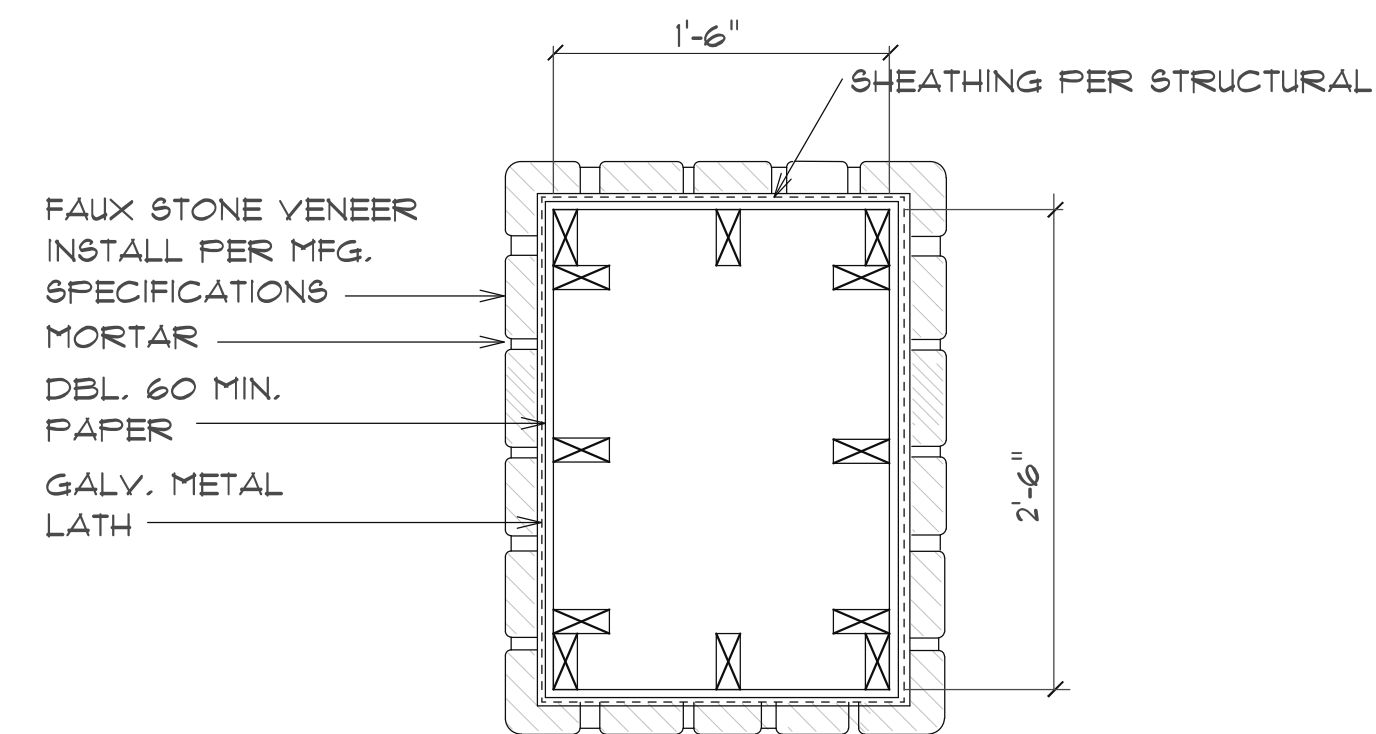
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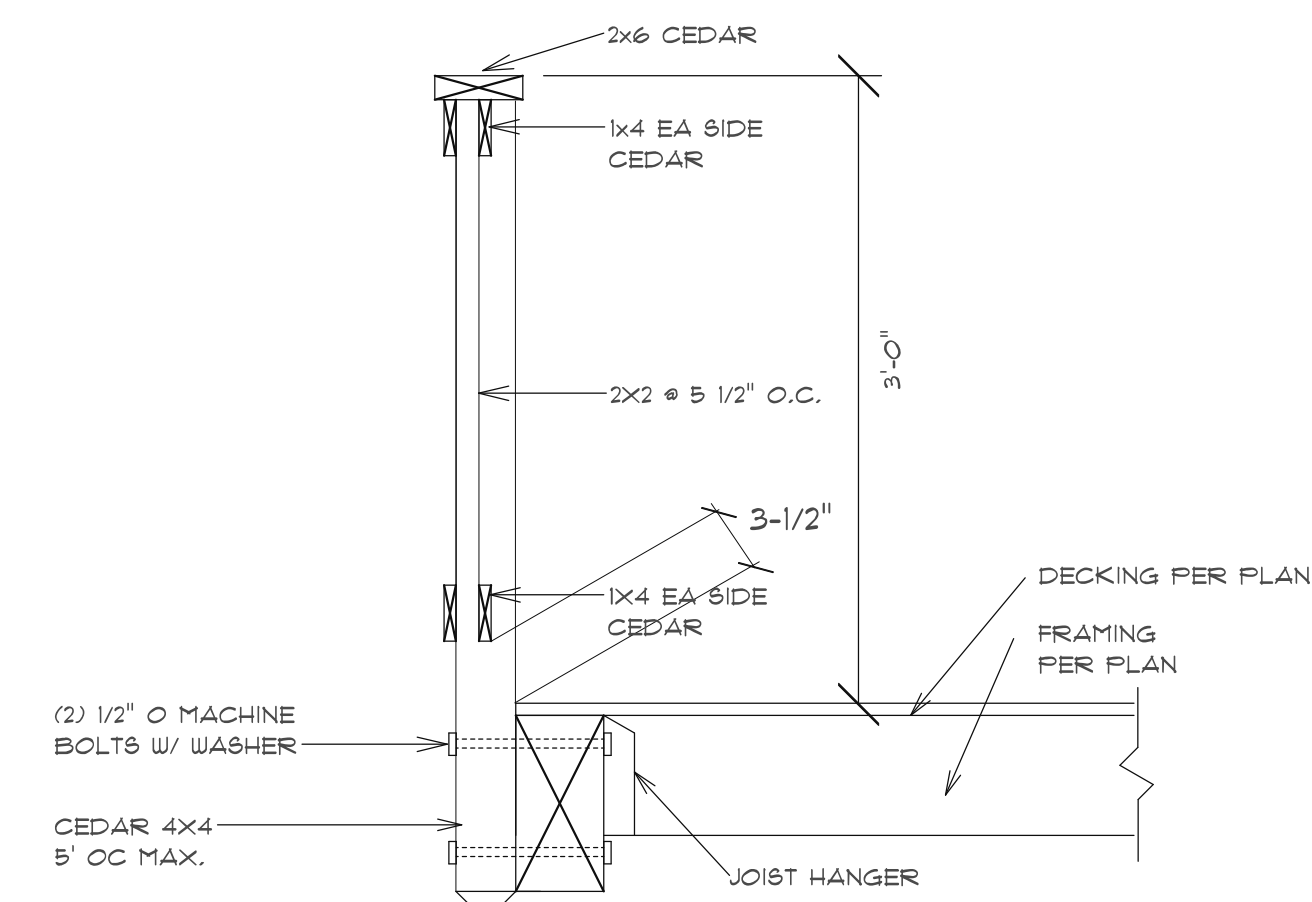
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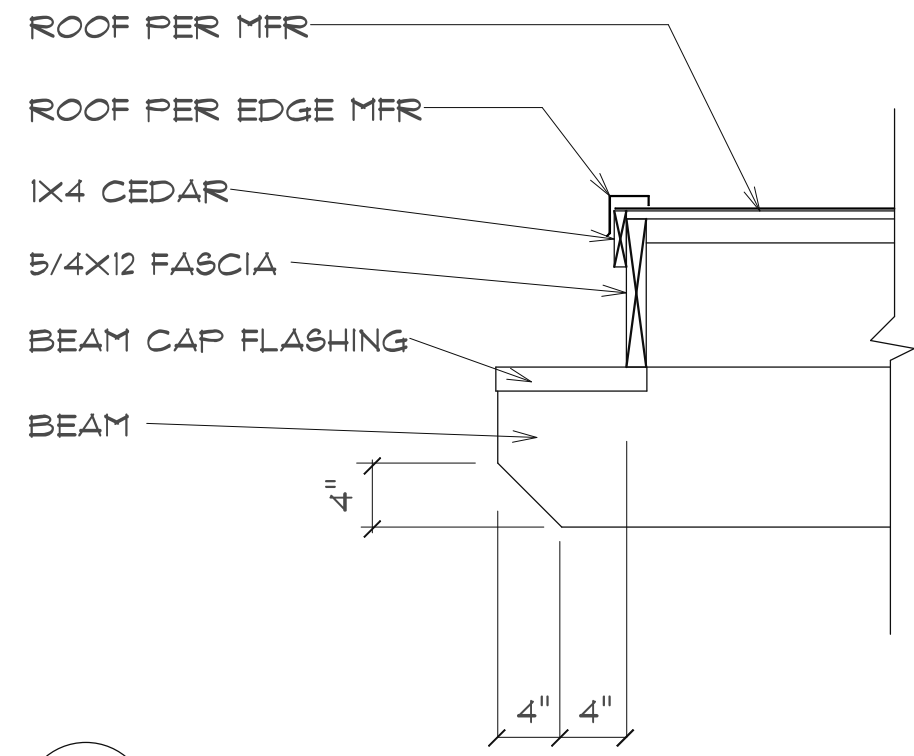
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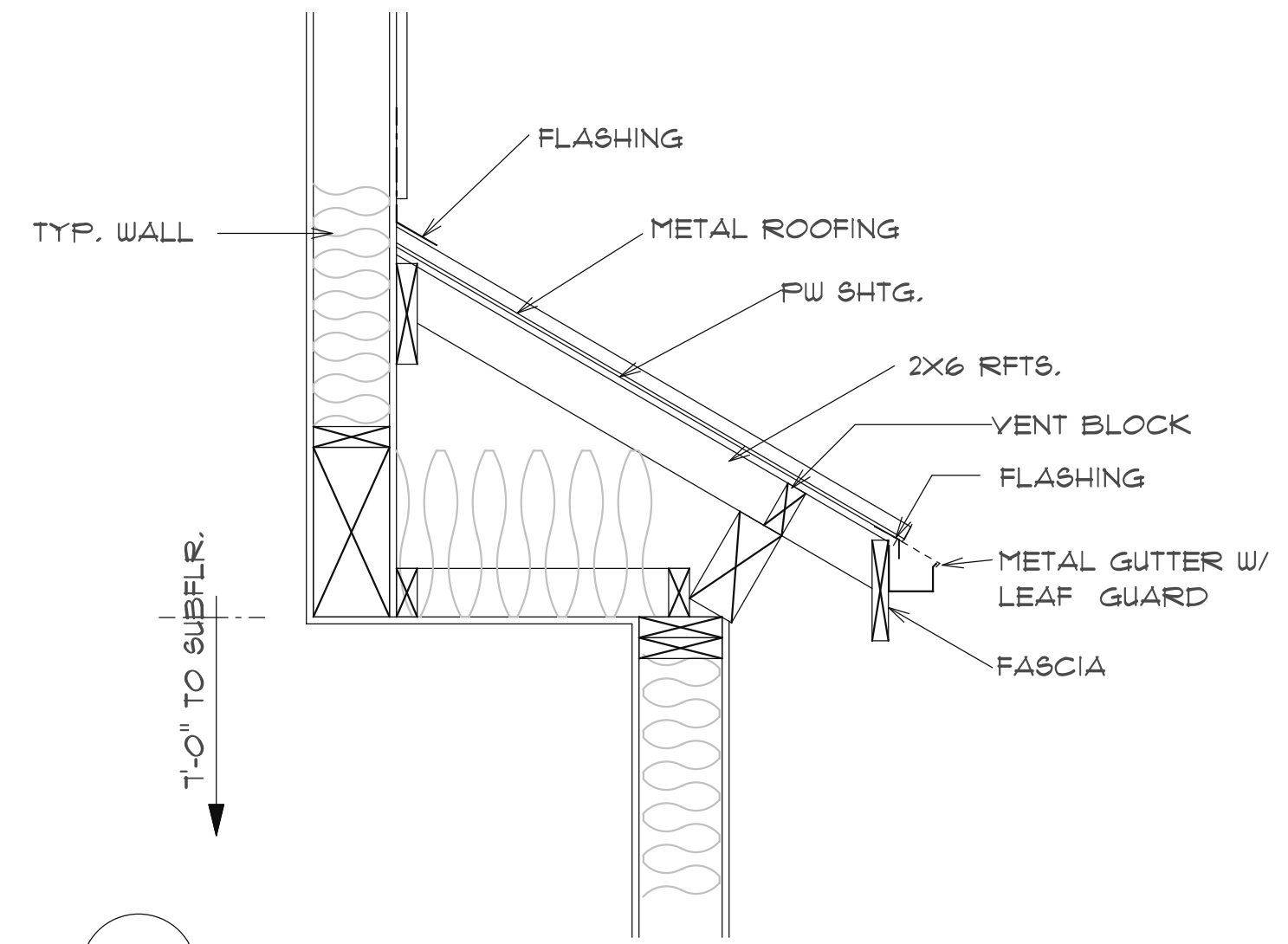
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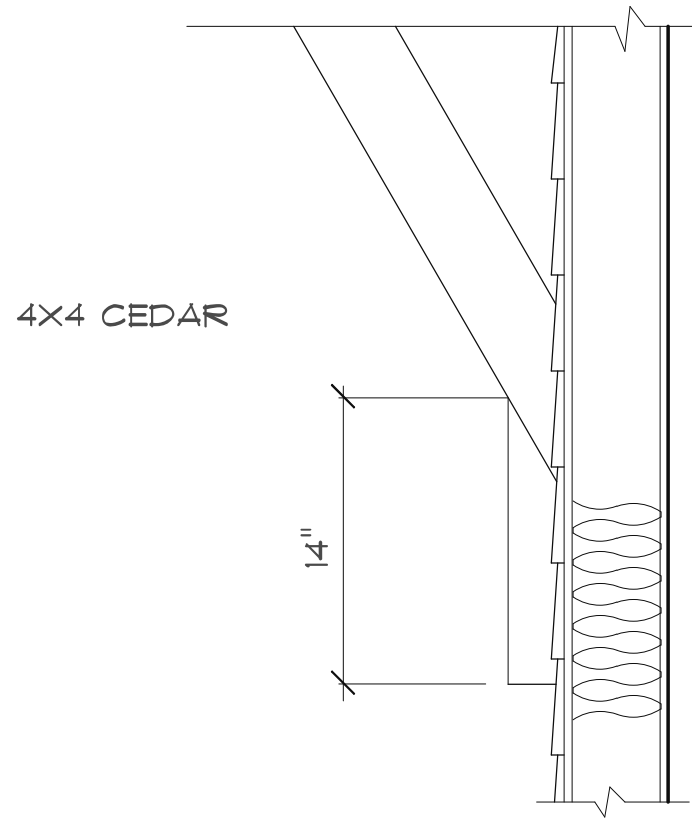
8 DECK RAILING
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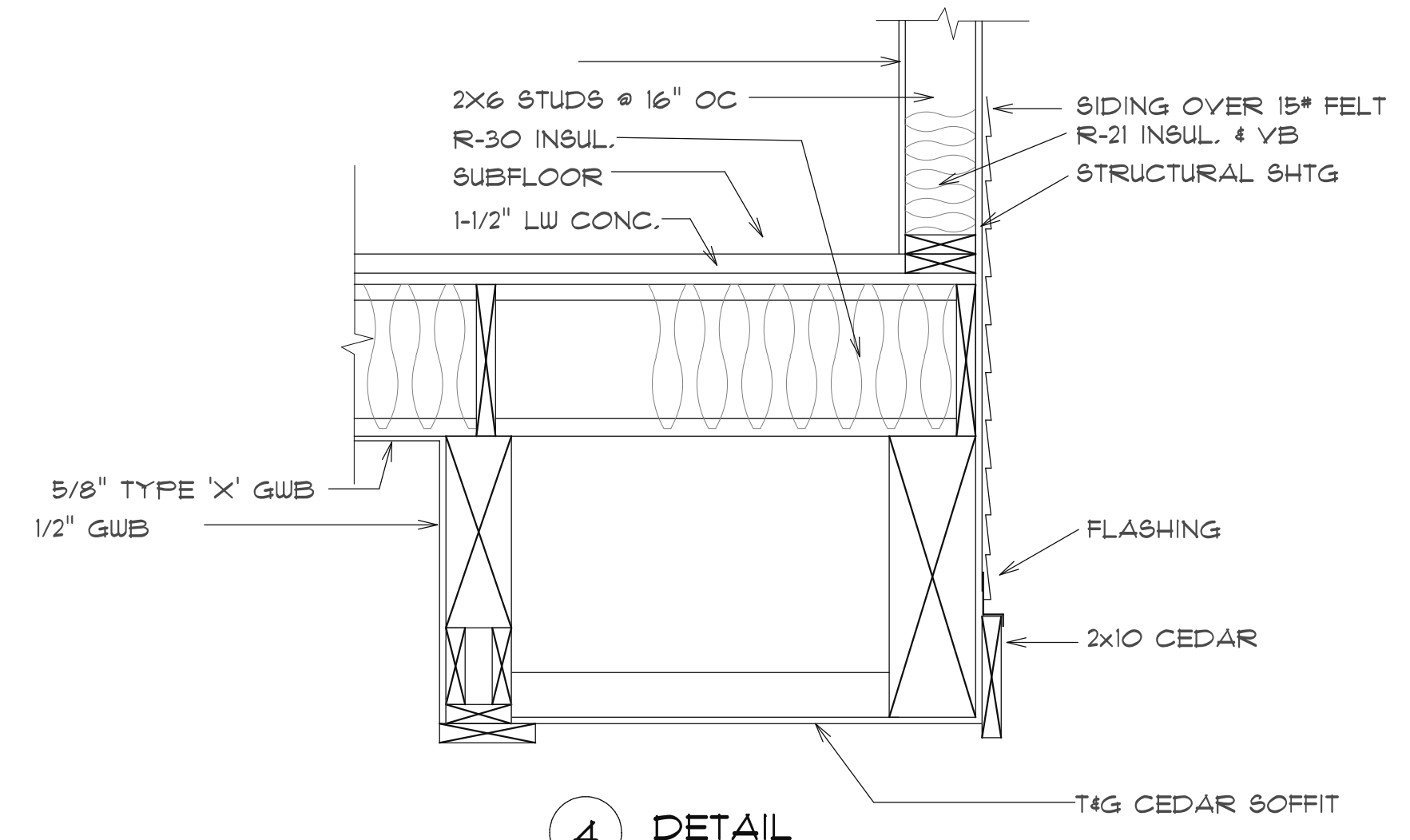
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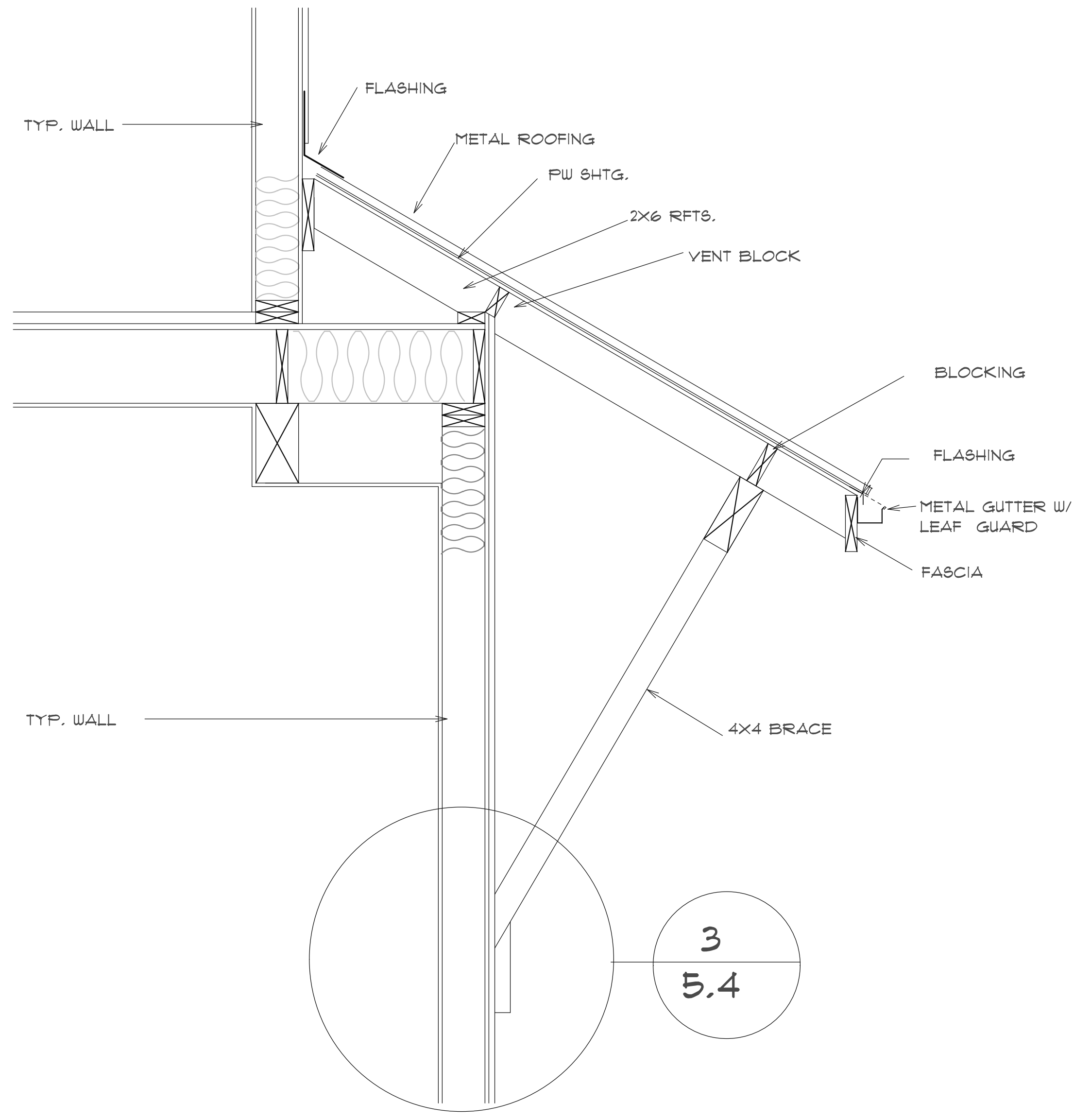
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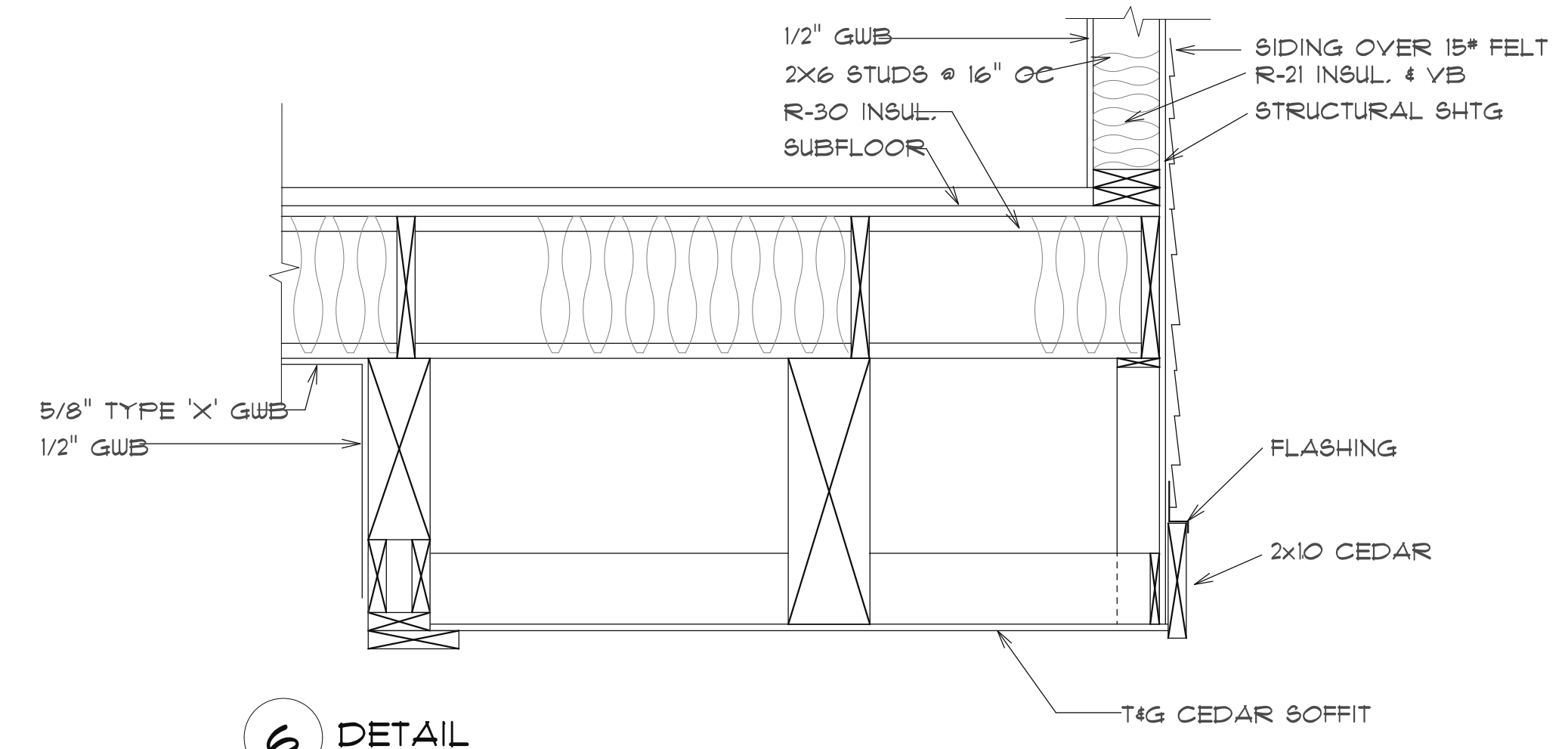
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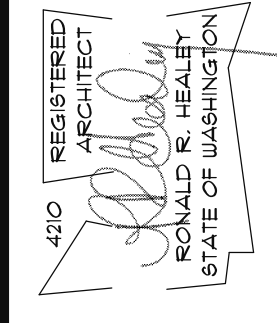


5 DETAIL
SCALE: 1"=1'-0"



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

3
5.4



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

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

DETAILS

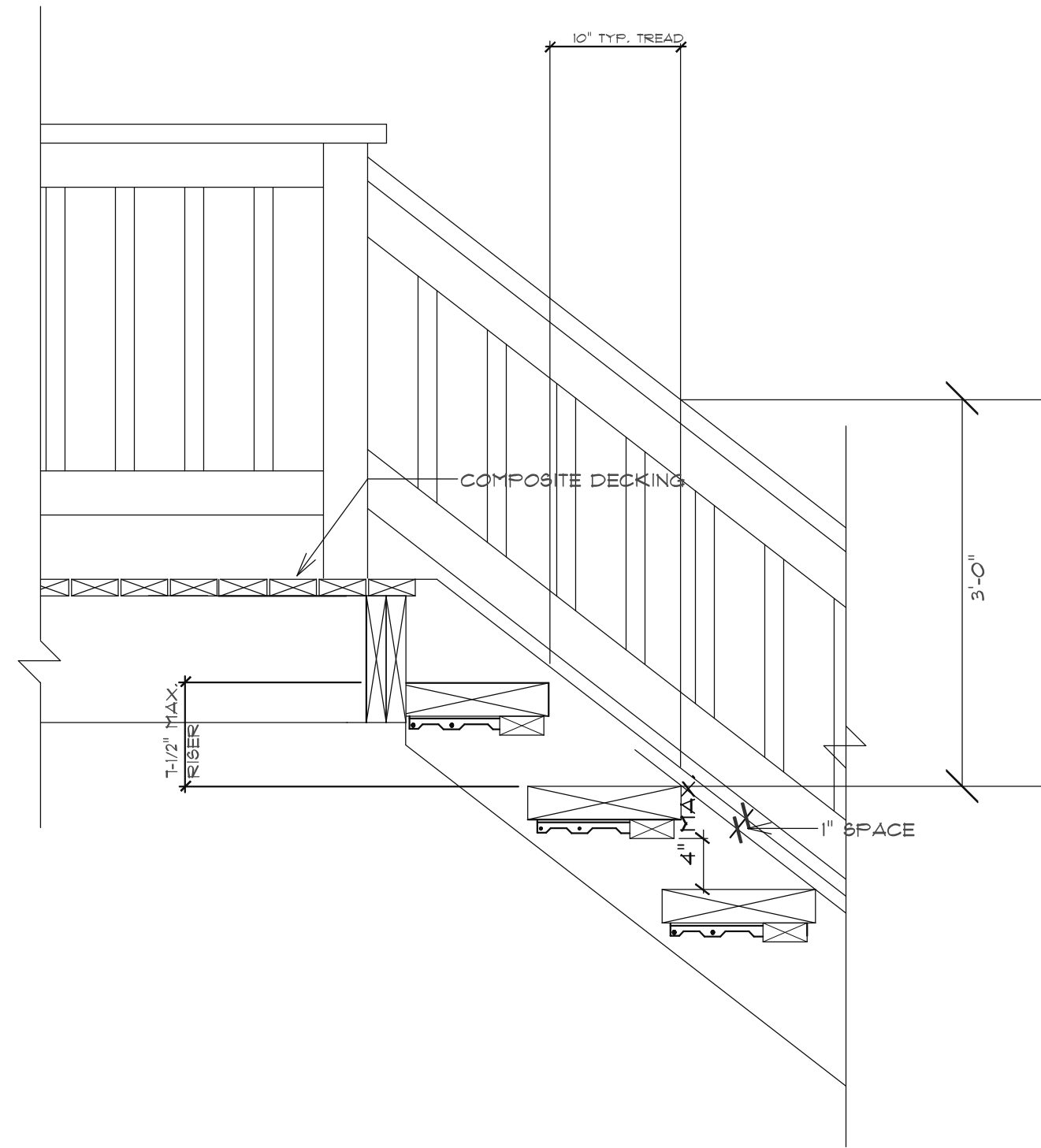
DATE
4-13-2022
10-5-2022

PROJECT NO.
001

SHEET NO.

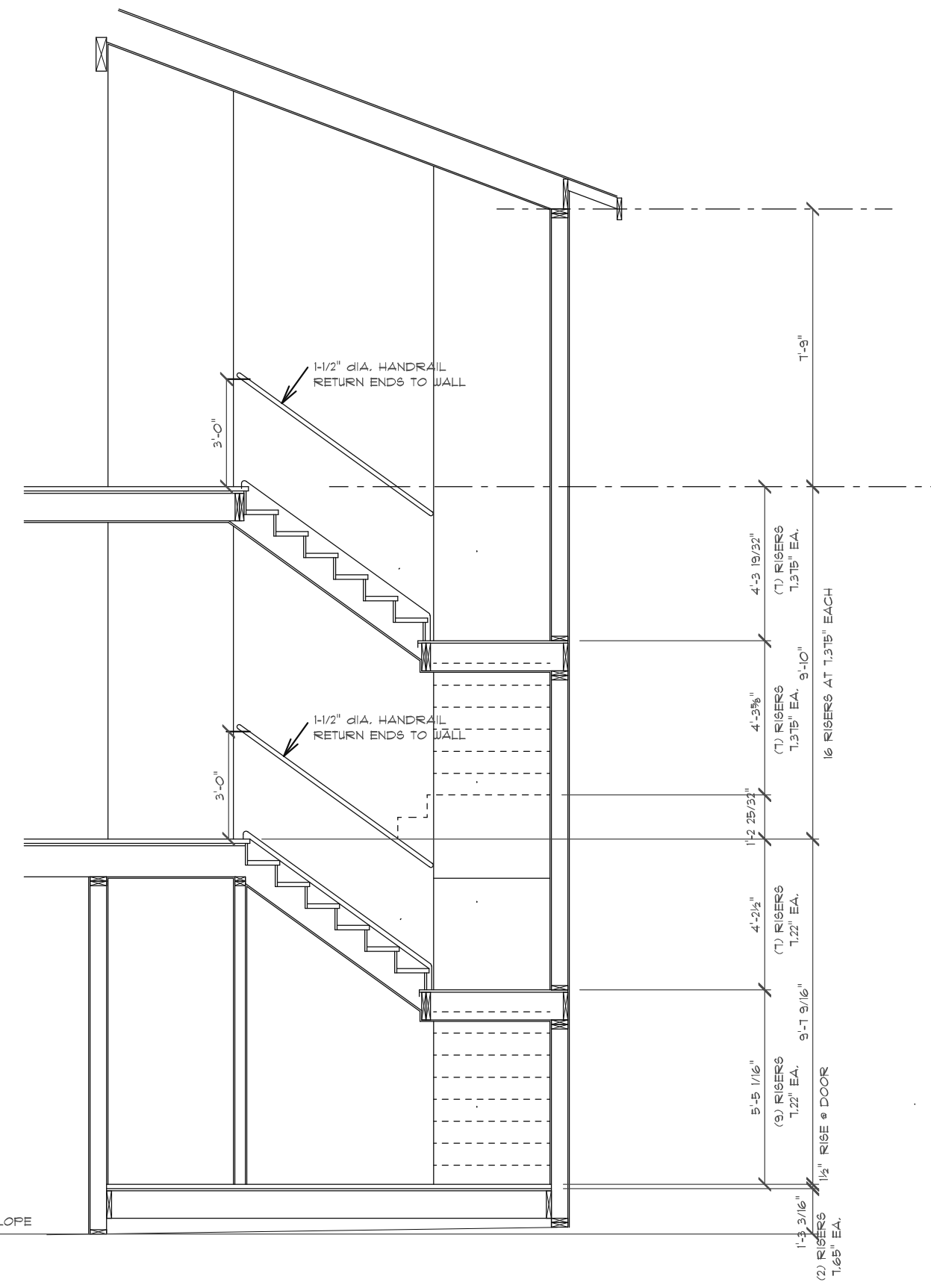
A-5.4





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

I
II



GARAGE

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



STAIRS SECTION
& DETAILS

DATE
1-13-2022
10-5-2022

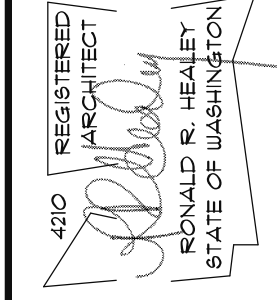
PROJECT NO.
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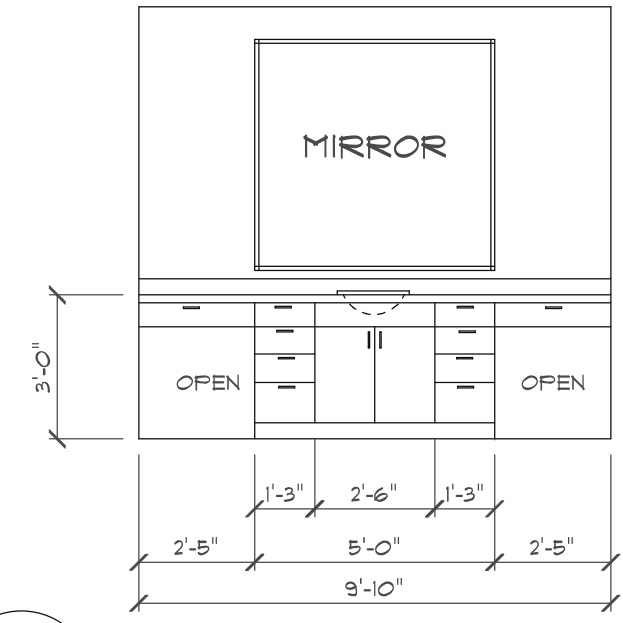
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A5.5

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

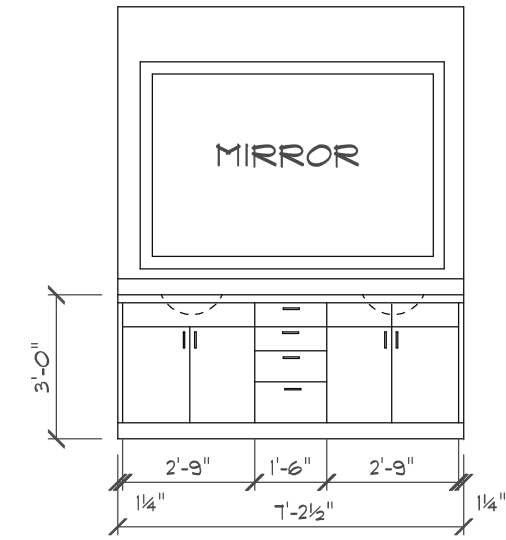


THE HEALEY ALLIANCE AZ
2505 N 139th DRIVE, SUITE 100, AZ 85508 • (480) 444-9788

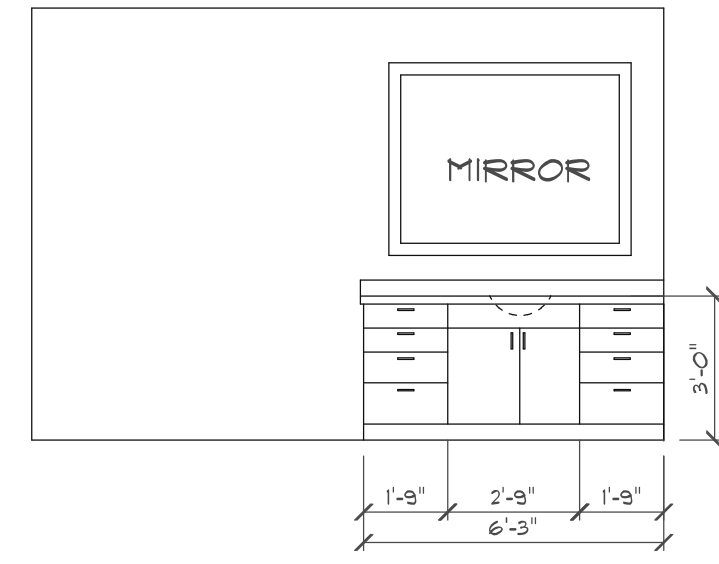




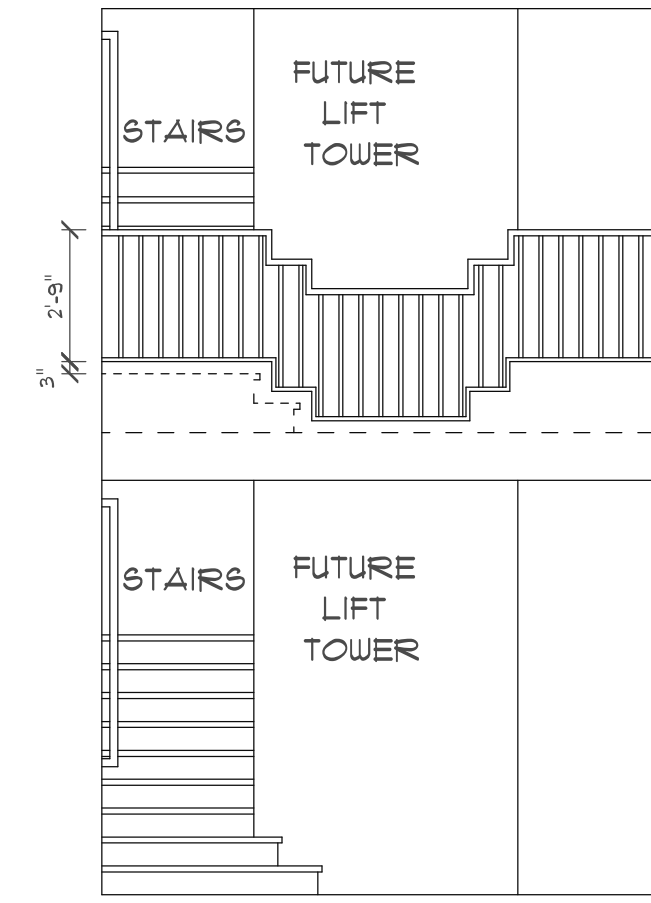
1 POWDER ROOM



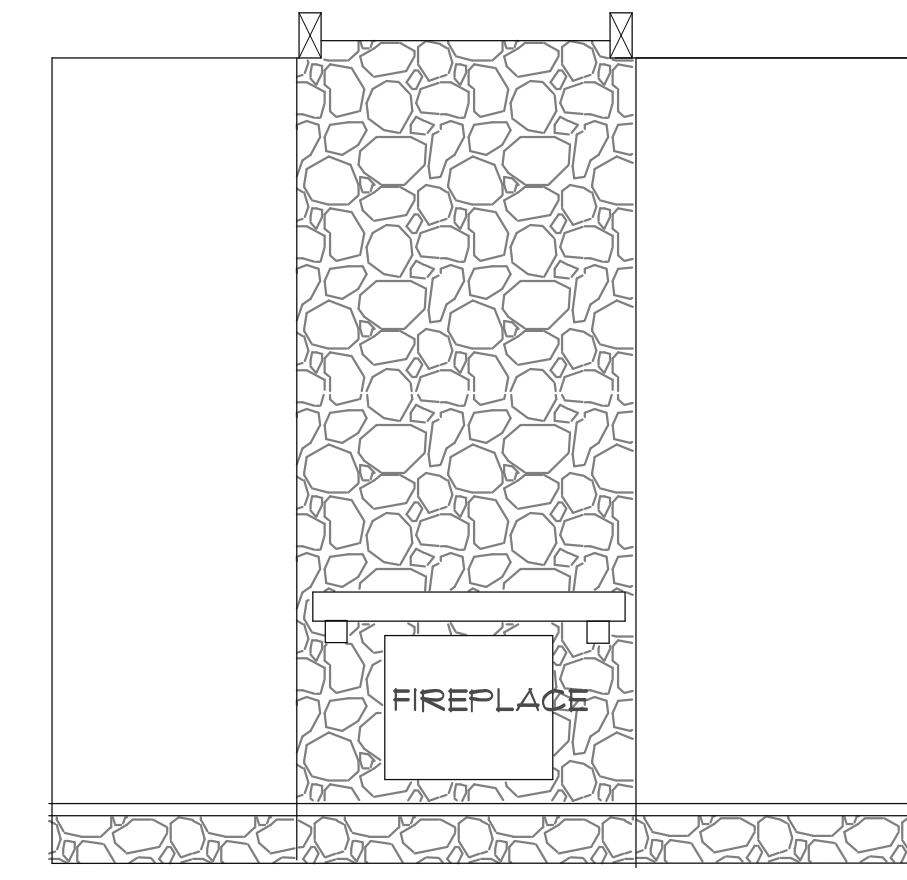
2 BATH CABINETS
BATH #1 & #2



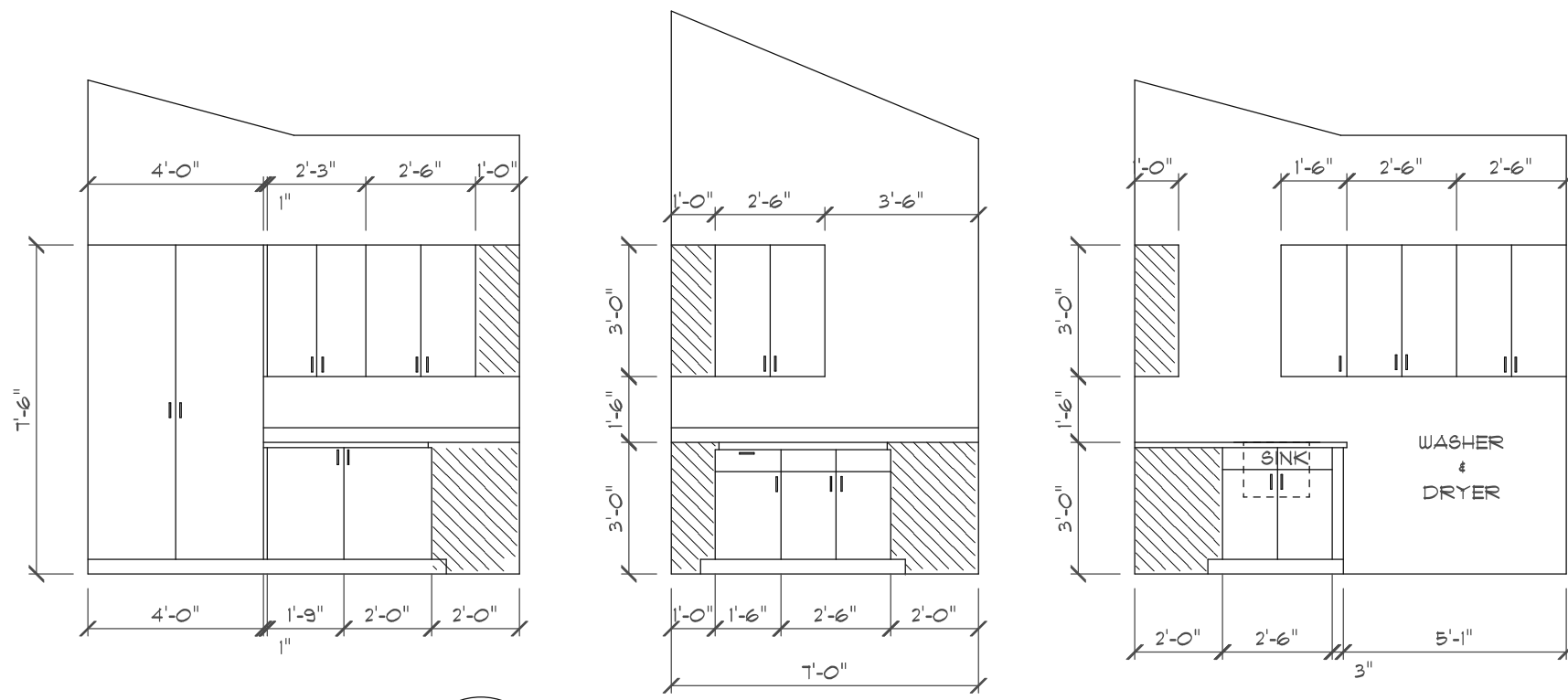
3 BATH CABINETS
BDRM #3



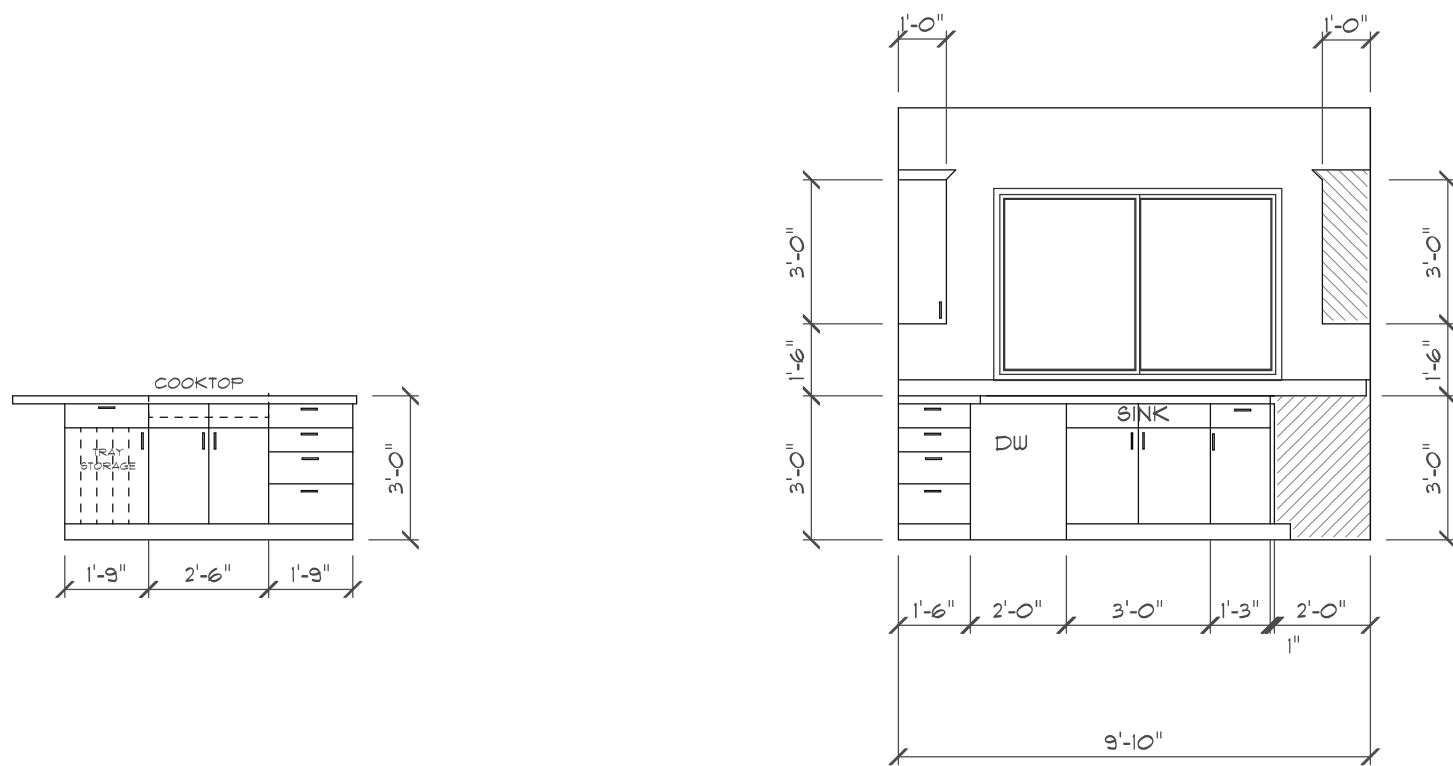
4 ENTRY



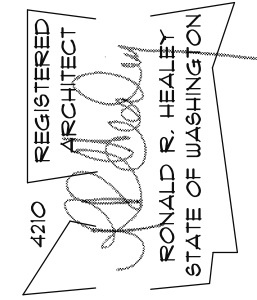
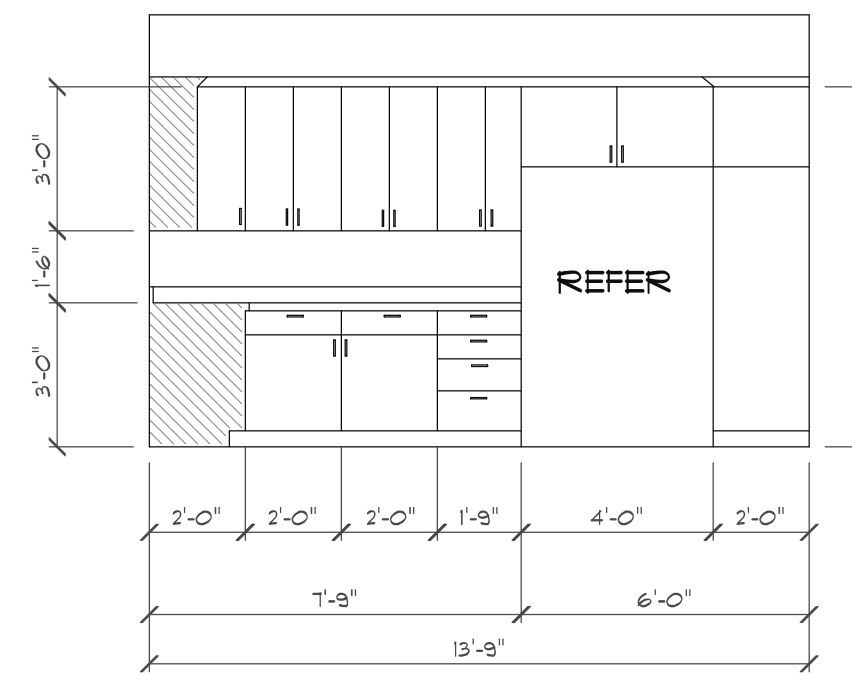
5 FAMILY ROOM



6 LAUNDRY ROOM



7 KITCHEN CABINETS



THE HEALEY ALLIANCE AZ
2509 N 195TH DRIVE, GIGHEART, AZ 85306 • (480) 444-2768
ARCHITECTS

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

CABINETS

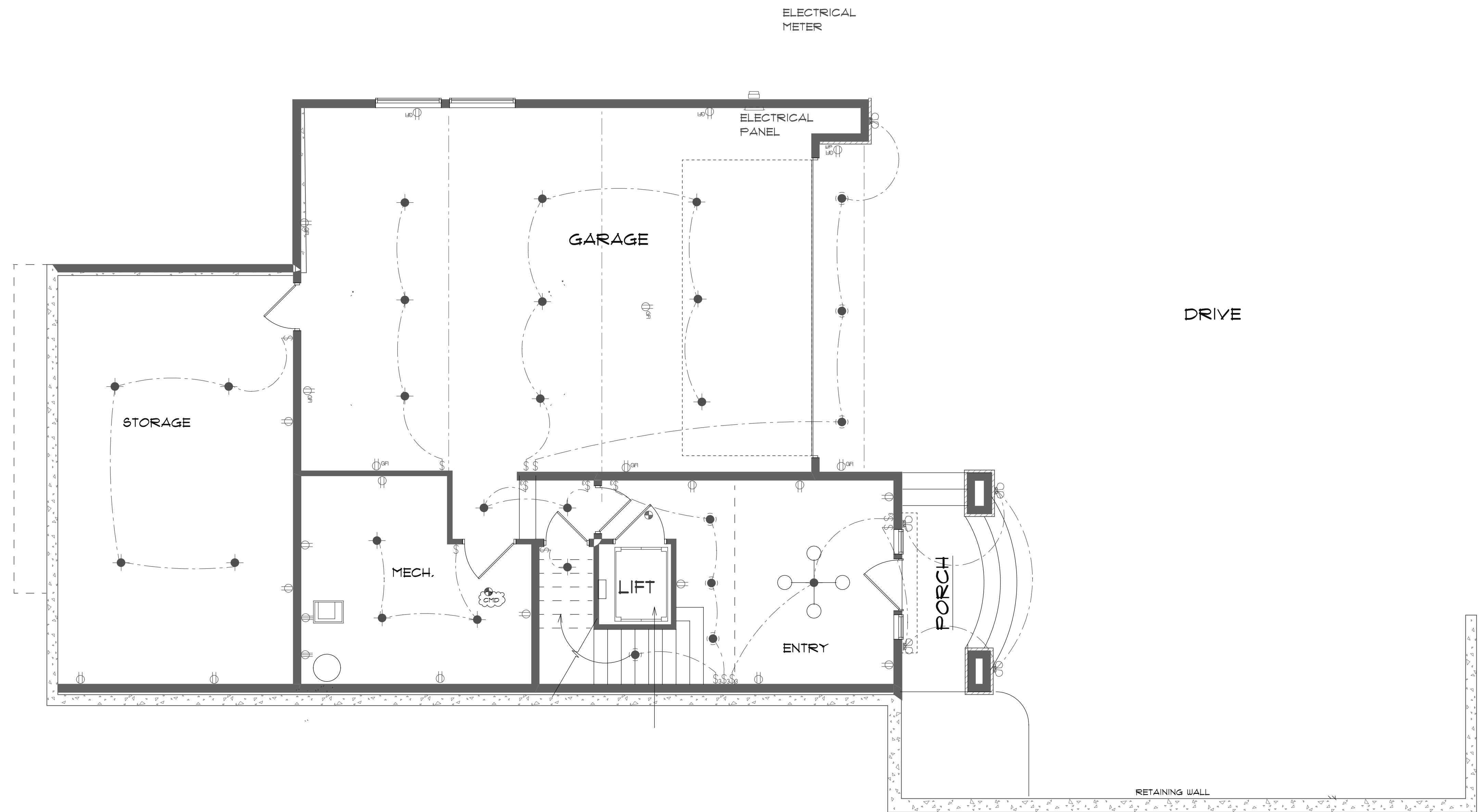
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4-13-2022
10-5-2022

PROJECT NO.
001

SHEET NO.
A-6.1

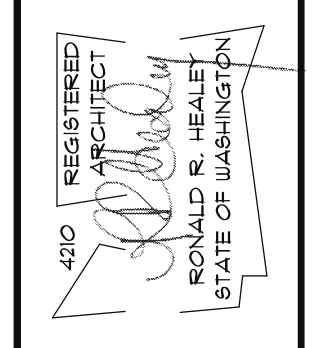
SCALE 1/4" = 1'-0"





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

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



THE HEALEY ALLIANCE AZ
 2809 N 19th DRIVE, GOOD YEAR, AZ, 85335 • (480) 444-6160
 ARCHITECTS

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

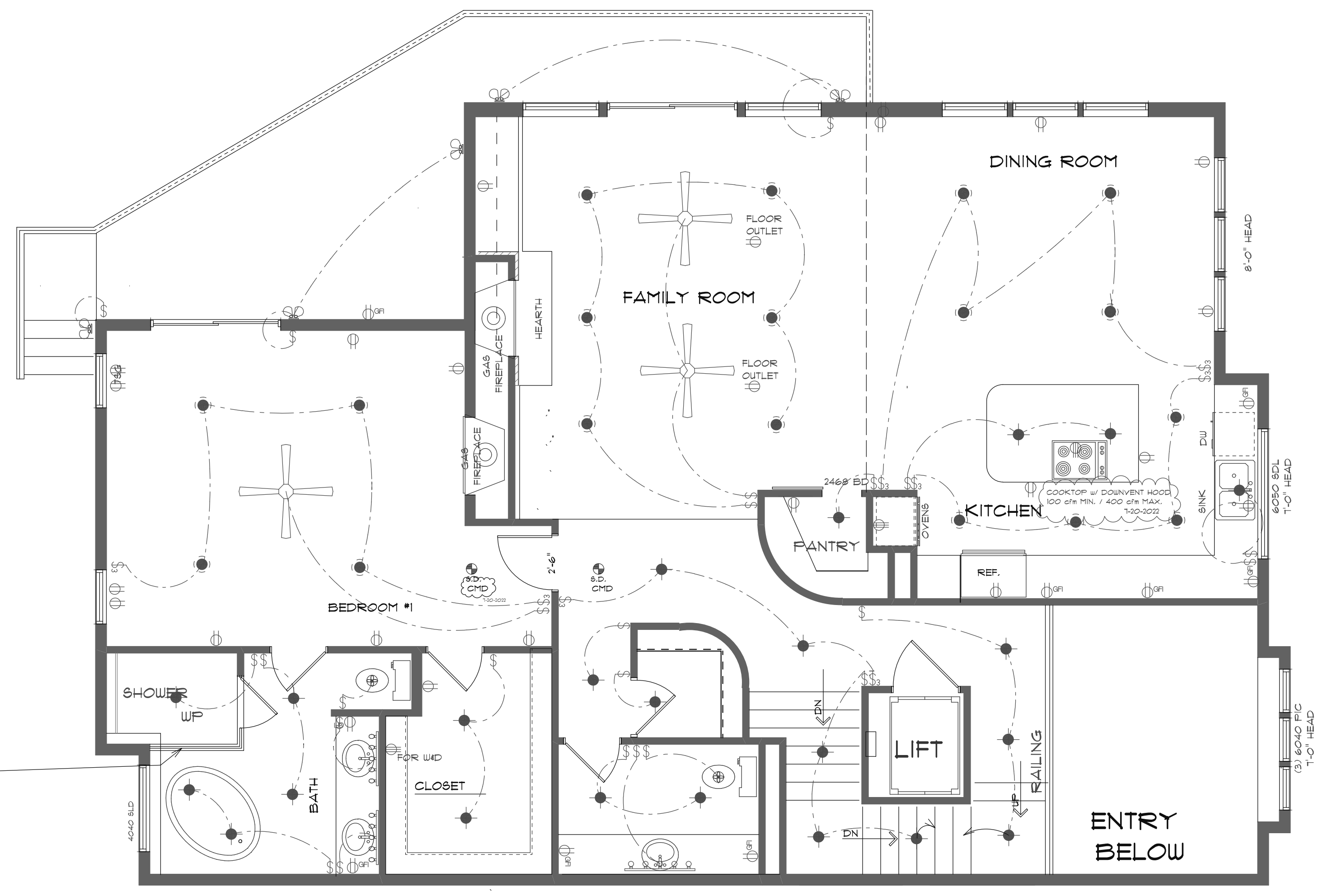
GARAGE ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

DATE
 4-13-2022
 10-5-2022

PROJECT NO.
 001

SHEET NO.
 A6.2

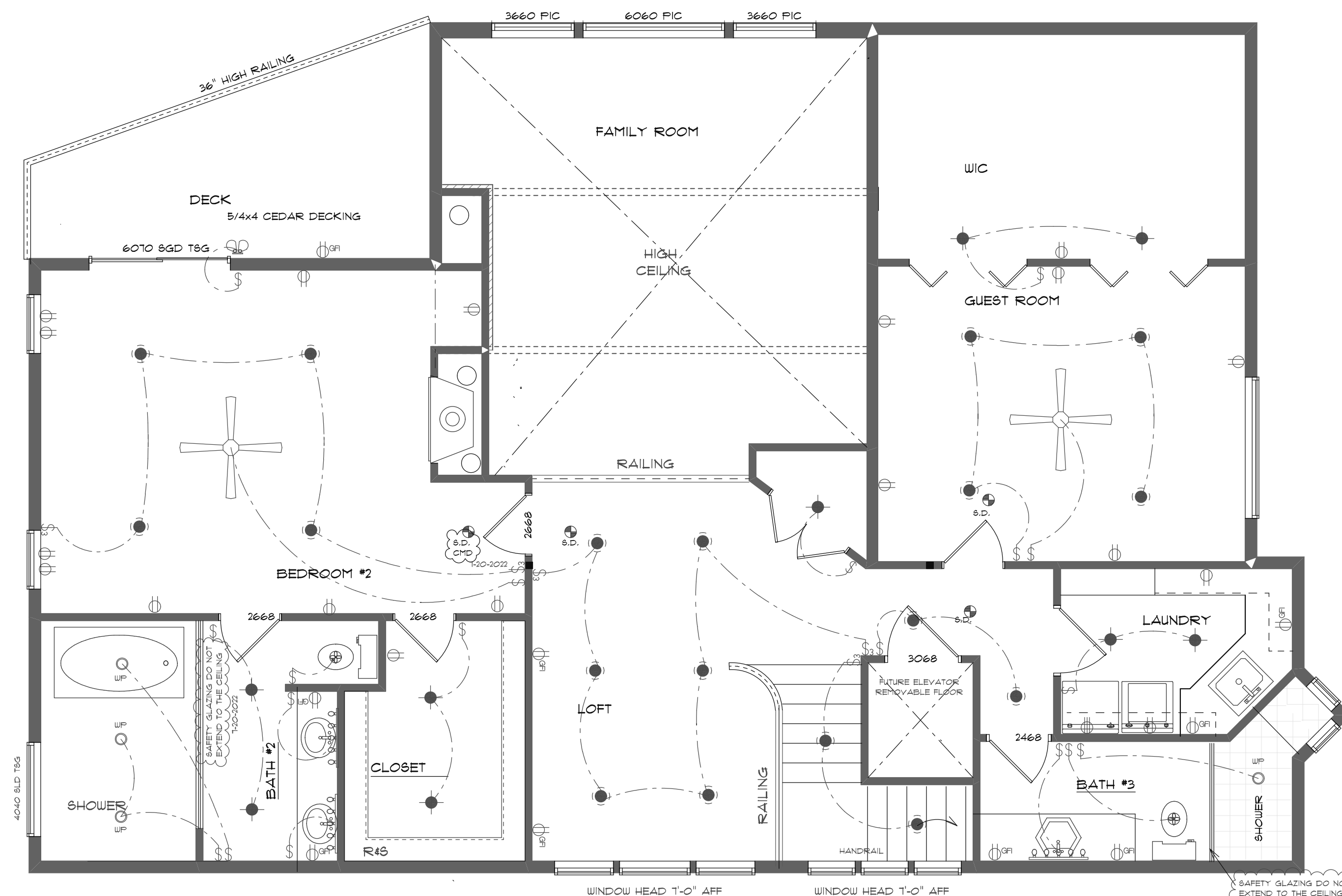
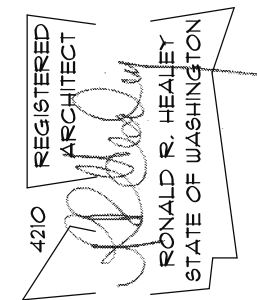


SHOWER ENCLOSURE TO BE SAFETY GLAZING AND SHALL NOT EXTEND TO THE CEILING
 1-22-2022

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

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





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

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

110V, COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR



STRUCTURAL NOTES

CODE:

DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (I.B.C.) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

LIVE LOADS:

ROOF.....25 PSF
FLOOR.....40 PSF
DECKS.....60 PSF

LATERAL:

WIND.....BASIC WIND SPEED,110 MPH
(ASCE 7-10 Ch. 26-27)
(DIRECTIONAL PROCEDURE) EXPOSURE CATEGORY, D
 $K_{zt}= 1.00$

SEISMIC..... $S_s = 1.336$
(ASCE 7-10 Ch. 12.14) $S_{ps} = 0.891$
(SIMPLIFIED METHOD) SEISMIC DESIGN CATEGORY, D
SITE CLASS, D
SITE COEFFICIENT, $F_a = 1.0$

FOUNDATIONS:

BEAR ALL FOUNDATION ON 4"Ø PIN PILES PER GEO GROUP NORTHWEST, INC. REPORT #G-3837 DATED: MAR. 12, 2016. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

CAST-IN-PLACE-CONCRETE:

$F'_c = 3000$ PSI @ 28 DAYS. MINIMUM 5½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6¾ GALLONS OF WATER PER 94# SACK OF CEMENT. IN ADDITION, TO BASEMENT WALLS, AND FOUNDATION WALLS, ALL EXTERIOR CONCRETE EXPOSED TO WEATHER AND GARAGE SLABS SHALL BE AIR ENTRAINED WITH AN AIR-ENTRAINING AGENT TO 5%-7% BY VOLUME OF CONCRETE. MAXIMUM SIZED AGGREGATE SHALL BE 1". MAXIMUM SLUMP IS 5" OR LESS. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCED STEEL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE. ANCHOR BOLTS FOR SILL PLATES TO FOUNDATION WALLS SHALL BE A MINIMUM OF ¾"Ø WITH A MINIMUM OF 7" EMBEDMENT INTO CONCRETE AND A MAXIMUM SPACING OF 48" O.C. MINIMUM OF 2 BOLTS PER SILL PLATE. ONE BOLT TO BE PLACED WITHIN 12" OF EACH END OF THE SILL PLATE.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS. CORNER BARS (2'-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
#6 THRU #18 BARS.....2"
#5 BAR AND SMALLER.....1½"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER.....¾"
#11 BAR AND SMALLER.....¾"
SLAB ON GRADE (FROM THE SURFACE).....1½"

WELDED WIRE FABRIC (WWF):

WWF SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED ONE CROSSWIRE PLUS 2" (i.e. 8" FOR 6X6 MESH). WWF SHALL BE CHAired IN POSITION WITH A MAXIMUM CHAIR SPACING OF 4'

STRUCTURAL STEEL:

STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS (14th EDITION). STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM DESIGNATION A992 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM DESIGNATION A500, GRADE B. STEEL PIPE SHALL CONFORM TO ASTM DESIGNATION A53, TYPE E OR S, GRADE B ($F_y= 46,000$ PSI). ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS AT MEMBERS AND CONNECTIONS OF THE SEISMIC-FORCE-RESISTING SYSTEM SHALL BE MADE WITH A FILLER MATERIAL PRODUCING WELDS WITH A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT-0 DEGREES F, AS DETERMINED BY THE APPLICABLE AWS A5 CLASSIFICATION TEST METHOD. ALL COMPLETE JOINT PENETRATION GROOVE WELDS AT DEMAND CRITICAL WELDS SHALL BE MADE WITH A FILLER MATERIAL PRODUCING WELDS WITH A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT-0 DEGREES F, AS DETERMINED BY THE APPLICABLE AWS A5 CLASSIFICATION TEST METHOD. AND 40 FT-LBS AT-70 DEGREES F, AS DETERMINED BY SECTION A3.4A. FILLER METAL PRODUCING WELDS ARE REQUIRED TO MEET THE MINIMUM REQUIREMENTS FOR CHARPY V-NOTCH TOUGHNESS AS SPECIFIED IN THE WELDING PROCEDURE SPECIFICATIONS. ATTACHMENTS ARE NOT PERMITTED WITHIN THE PROTECTED ZONE AND DISCONTINUITIES SHALL BE REPAIRED IN ACCORDANCE WITH SECTION D1.5 OF AISC 41-10. ALL STEEL MEMBERS SHALL BE GIVEN ONE SHOP COAT OF APPROVED PRIMER. SURFACES TO BE EMBEDDED IN CONCRETE, FIREPROOFED OR FIELD WELDED SHALL NOT BE PRIMED. ALL BOLTS SHALL BE A325 UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE AS PER ASTM A307.

STATEMENT OF SPECIAL INSPECTION REQUIREMENTS:

SPECIAL INSPECTIONS PER IBC CHAPTERS 1704, AND 1705 SHALL BE PERFORMED ON THE FOLLOWING BUILDING COMPONENTS:
1. PERIODIC GEOTECHNICAL INSPECTIONS FOR VERIFICATION AND COMPLIANCE TO SOILS REPORT ON SITE EXCAVATION AND GRADING, OVER EXCAVATION AND PLACEMENT OF STRUCTURAL FILL, CONSTRUCTION DEWATERING, PER PAGE 3 OF THE GEOTECHNICAL REPORT. PLACEMENT OF STRUCTURAL FILL AND SOIL COMPACTION, AND VERIFICATION OF SOIL-BEARING CAPACITY.
2. CONTINUOUS INSPECTION FOR INSTALLATION OF CONCRETE EXPANSION, ADHESIVE, AND SCREW ANCHORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. PERIODIC INSPECTION ON FABRICATION, WELDING, HIGH STRENGTH BOLTING, AND INSTALLATION OF STRUCTURAL STEEL OTHER THAN PREFABRICATED. STRUCTURAL STEEL MEMBERS TO VERIFY MEMBER SIZE, GRADE, WELDS, AND INSTALLATION PER PLAN.
7. CONTINUOUS INSPECTION ON WELDING OF STRUCTURAL STEEL MEMBERS FOR OTHER THAN SINGLE-PASS FILLET WELDS (MAXIMUM 5/16-INCH).

** SPECIAL INSPECTION IS REQUIRED ON THE PREMISES FOR THE FABRICATION OF ALL PREFABRICATED STEEL ELEMENTS, INCLUDING BUT NOT LIMITED, TO STEEL STAIRS, AND STEEL MOMENT FRAMES, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT THE SPECIAL INSPECTION.

STRUCTURAL TESTING:

STRUCTURAL TESTING BY QUALIFIED TESTING FACILITIES SHALL BE CONDUCTED ON THE FOLLOWING BUILDING COMPONENTS:

1. NON DESTRUCTIVE TESTING OF THE COMPLETE JOINT PENETRATION AND PARTIAL JOINT PENETRATION GROOVE-WELDED JOINTS ON THE STEEL ENTRY STAIRS.

STRUCTURAL SUBMITTALS:

SHOP DRAWINGS, REPORTS, CERTIFICATES AND OTHER DOCUMENTS RELATING TO SPECIAL STRUCTURAL ELEMENTS, INSPECTIONS, AND TESTS SHOULD BE SUBMITTED TO THE CONTRACTOR, THE CITY OF BELLEVUE, AND THE ENGINEER OF RECORD. THE CERTIFICATES OF COMPLIANCE ARE REQUIRED TO STATE THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CERTIFICATES SHALL BE SUBMITTED ON THE FOLLOWING BUILDING COMPONENTS:
1. SHOP DRAWINGS FOR PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES, AND TJ ROOF FRAMING.

2. CERTIFICATES OF COMPLIANCE FROM STEEL FABRICATORS ON ALL PREFABRICATED STEEL MEMBERS AT THE COMPLETION OF FABRICATION, INCLUDING BUT NOT LIMITED TO, BEAMS AND COLUMNS, PREFABRICATED STAIR SYSTEMS,

3. SUBMITTAL OF ALL WELDING PROCEDURE SPECIFICATIONS VERIFYING THAT ALL WELDS WERE MADE PER APPROVED CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED

TO, ALL BEAMS, AND COLUMNS, MEMBERS AND CONNECTIONS.

4. WABO CERTIFICATE INDICATING STEEL FABRICATION SHOP IS QUALIFIED TO WELD WITHOUT SPECIAL INSPECTIONS.

PRESSURE TREATED WOOD:

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.

MISCELLANEOUS HARDWARE:

ALL MISCELLANEOUS HANGERS AND HARDWARE TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH PROPER NAILS AND ALL NAIL HOLES FILLED. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM STANDARD 153 AND I.B.C. SECTION 2304.9.5. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX (HDG PER ASTM A653, CLASS G-185) OR EQUAL.

FLOOR SHEATHING:

FLOOR SHEATHING SHALL BE 1½" TONGUE AND GROOVE, A.P.A. RATED SHEATHING WITH A SPAN RATING OF 48/36, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 16d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

ROOF SHEATHING:

ROOF SHEATHING SHALL BE ¾" A.P.A. RATED PLYWOOD OR ¾" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 32/16, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL SHEATHING:

WALL SHEATHING SHALL BE ¾" A.P.A. RATED PLYWOOD OR ¾" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 24/0. PANEL END JOINTS SHALL OCCUR AT SUPPORTS. NAIL ALL PANEL EDGES WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

FLOOR FRAMING:

FLOOR JOIST TO BE AS SPECIFIED ON PLANS. PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS. FLUSH BEAMS (FB) AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2x8 DOUG-FIR #2. ALL LAMINATED BEAMS SHALL BE SPIKED TOGETHER WITH 16d NAILS @ 6" O.C. STAGGERED

BEARING WALL FRAMING:

ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 4x8 DOUGLAS-FIR #2 WITH (1) CRIPPLE STUD AND (1) KING STUD ON EACH END FOR OPENINGS 5' AND LESS AND (2) CRIPPLE STUDS AND (1) KING STUD ON EACH END FOR OPENINGS GREATER THAN 5'. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE A MINIMUM OF TWO LAMINATED STUDS. NAIL LAMINATED COLUMNS TOGETHER WITH (2) 16d NAILS @ 12" O.C. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATES AND BOTTOM PLATES TO EACH STUD WITH MINIMUM (2) 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d NAILS AT 16" O.C. STAGGERED. LAP AND FACE NAIL NAIL TOP PLATES WITH (3) 16d NAILS @ EACH CORNER AND INTERSECTION. STAGGER TOP PLATE SPLICES A MINIMUM OF 48" AND NAIL w/ (4) 16d NAILS EACH SIDE OF SPLICE. FACE NAIL BOTTOM PLATE WITH (2) 16d NAILS AT 16" O.C. OR PER SHEARWALL SCHEDULE. PROVIDE (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER AT CONTACT SURFACES BETWEEN ALL WOOD AND CONCRETE.

PRE-MANUFACTURED FLOOR JOIST:

JOIST SHALL BE MANUFACTURED IN A PLANT APPROVED FOR FABRICATION BY THE BUILDING DEPARTMENT AND UNDER THE SUPERVISION OF AN APPROVED THIRD PARTY INSPECTION AGENCY. EACH JOIST SHALL BE IDENTIFIED BY A STAMP INDICATING THE JOIST TYPE, C.A.B.O. NER REPORT NUMBER, MANUFACTURERS NAME, PLANT NUMBER, AND THE INDEPENDENT INSPECTION AGENCY LOGO AND EVALUATION REPORT NUMBER. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION FOR INSPECTOR'S USE AND REFERENCE.

PRE-MANUFACTURED FLOOR AND ROOF TRUSSES:

ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. ALL TRUSS DESIGN DRAWINGS SHALL BE PREPARED, STAMPED, AND SIGNED BY A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER. ALL TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE MANUFACTURER'S PROVIDED CONSTRUCTION DOCUMENTS FOR THE BUILDING. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES, SUCH THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL CONNECTED WOOD TRUSSES. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE PRIOR APPROVAL OF THE TRUSS MANUFACTURER'S DESIGN ENGINEER. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION FOR INSPECTOR'S USE AND REFERENCE.

GLUED-LAMINATED TIMBERS:

LAMINATED TIMBERS SHALL BE DOUGLAS-FIR/LARCH KILN DRIED STRESS GRADED COMBINATION 24F-V4 ($F_y = 2400$ PSI, $F_x = 109$ PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS BEAMS. A.I.T.C. CERTIFICATE OF PERFORMANCE REQUIRED. COLUMNS SHALL CONFORM TO A.I.T.C. STANDARDS 117.

STRUCTURAL TIMBERS:

ALL GRADES SHALL CONFORM TO WMPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL STRUCTURAL LUMBER SHALL BE AS NOTED BELOW:

FRAMING GRADES:

2x ROOF RAFTERS	DOUG-FIR/LARCH #2.....	$F_b = 900$ PSI
2x FLOOR/DECK JOIST	DOUG-FIR/LARCH #2.....	$F_b = 900$ PSI
4x BEAMS	DOUG-FIR/LARCH #2.....	$F_b = 900$ PSI
6x BEAMS	DOUG-FIR/LARCH #1.....	$F_b = 1350$ PSI
4x COLUMNS	DOUG-FIR/LARCH #1.....	$F_b = 1000$ PSI
6x COLUMNS	DOUG-FIR/LARCH #1.....	$F_b = 1200$ PSI
2x STUDS	HEM-FIR.....	$F_b = 675$ PSI
LSL	LSL 1.55E.....	$F_b = 325$ PSI
LVL	LVL 2.0E.....	$F_b = 2600$ PSI
PSL	PSL 2.2E.....	$F_b = 2900$ PSI
GLB	GLU-LAM (24F-V4).....	$F_b = 2400$ PSI

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18-025



S1.0
STRUCTURAL
NOTES

GENERAL STRUCTURAL SHORING NOTES

REFERENCE DOCUMENTS:
 GEOTECHNICAL ENGINEERING STUDY
 GEO GROUP NORTHWEST, INC.
 REPORT #G-3837 DATED: MAR 12, 2015

DESIGN LOADS:
 THE SOIL PRESSURES INDICATED ON THE SOILS PRESSURE DIAGRAM DETAIL
 1/P1.0 WERE USED FOR DESIGN.

SOILS:
 CONTINUOUS OBSERVATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE
 CONDUCTED FOR ALL PHASES OF PILE INSTALLATION. ALL PREPARED SOIL
 BEARING SURFACES SHALL BE INSPECTED BY THE THE GEOTECHNICAL ENGINEER
 PRIOR TO PLACEMENT OF PILE. SEE GEOTECHNICAL ENGINEERING STUDY FOR
 COMPLETE INFORMATION INCLUDING; RECOMMENDATIONS FOR SHORING IN
 GENERAL, SHORING MONITORING, EXCAVATION, LAGGING AND DRAINING.

CONCRETE:
 CONCRETE SHALL CONFORM TO ALL REQUIREMENT OF OF CHAPTER 19 OF THE
 IBC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS.
 UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTHS OF
 STRUCTURAL GROUT SHALL BE REACHED BY 28 DAYS FOR PILES.

f'_c (psi)	MIN. SACKS OF CEMENT PER YARD OF CONCRETE	MAX. WATER PER 94lb SACK CEMENT	USE
-----------------	---	---------------------------------------	-----

----- 1 1/2 SACKS ----- PILE LEAN CONCRETE
 STRUCUTURAL TIEBACKS 6 GALLONS PILE STRUCTURAL GROUT
 ALL GRADES SHALL CONFORM TO WCLIB GRADING RULES FOR "WEST COAST
 LUMBER" LATEST EDITION. ALL PERMANENT TIMBER LAGGING SHALL BE
 PRESSURE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH
 AWPB LP-22 TO A MINIMUM RETENTION OF 0.4. ALL STRUCUTRAL LUMBER SHALL
 BE AS NOTED BELOW.

FRAMING GRADES:
 4x TIMBER LAGGING HEM-FIR#2..... $F_b = 680PSI$

STRUCTURAL STEEL:
 STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN
 ACCORDANCE WITH THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION
 AND ERECTION OF STRUCTURAL STEEL BUILDINGS (14th EDITION). STRUCTURAL
 STEEL SHAPES SHALL CONFORM TO ASTM DESIGNATION A-36 UNLESS NOTED
 OTHERWISE. WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING
 CODE LAWS. ALL WELDING SHALL BE BY CERTIFIED WELDERS (W.A.B.O. OR
 EQUAL) USING E60 OR E70 ELECTRODES. SHOP DRAWINGS OF ALL STRUCTURAL
 STEEL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO
 FABRICATION. ALL STEEL MEMBERS SHALL BE GIVEN ONE SHOP COAT OF
 APPROVED PRIMER. SURFACES TO BE EMBEDDED IN CONCRETE, FIREPROOFED OR
 FIELD WELDED SHALL NOT BE PRIMED. ALL BOLTS SHALL BE A325 UNLESS
 NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE ASTM A307

STATEMENT OF SPECIAL INSPECTION REQUIREMENTS:
 SPECIAL INSPECTIONS PER IBC CHAPTER 1704 SHALL BE PREFORMED ON THE
 FOLLOWING BUILDING COMPONENTS. INSPECTIONS SHALL BE PROVIDED BY A
 QUALIFIED INSPECTION AGENCY APPROVED BY THE BUILDING DEPARTMENT AND
 RETAINED BY THE OWNER/CONTRACTOR:

1. ALL STRUCTURAL STEEL SHALL BE PERIODICALLY INSPECTED TO VERIFY
 MEMBER SIZE, GRADE, AND INSTALLATION PER PLAN. ANY ON SITE WELDING
 SHALL BE INSPECTED BY AN AWS D11.1 QUALIFIED INSPECTOR. CONTINUOUS
 INSPECTION IS NOT REQUIRED IF THE PROCEDURES AND QUALIFICATIONS OF
 THE WELDERS ARE VERIFIED PRIOR TO THE START OF THE WORK. TESTING
 AGENCY AND CREDENTIALS TO BE PROVIDED FOR APPROVAL UPON CONTRACT
 AGREEMENT.

2. AUGERCAST PILE PLACEMENT

HOLE DIGGING:
 PILE HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT
 ENDANGERING PREVIOUSLY INSTALLED PILES. THIS MAY INVOLVE CASING HOLES
 OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO TO
 GEOTECHNICAL ENGINEERING STUDY FOR RECOMMENDED HOLE DIGGING
 PROCEDURE.

STEEL PLACEMENT TOLERANCES:

- 1" INSIDE PERPENDICULAR TO SHORING WALL
- 1" OUTSIDE PERPENDICULAR TO SHORING WALL
- 3" LATERALLY

LAGGING:
 TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS UNLESS OTHERWISE
 DIRECTED BY THE GEOTECHNICAL ENGINEER IN THE FIELD. VOIDS BETWEEN
 LAGGING AND SOIL SHALL BE BACKFILLED WITH EITHER PEA GRAVEL OR SLURRY
 PER GEOTECHNICAL ENGINEER. DRAINAGE BEHIND THE WALL MUST BE
 MAINTAINED. IT IS THE CONTRACTOR RESPONSIBILITY TO LIMIT THE AMOUNT OF
 EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT
 OF 4 FEET IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID
 GROUND LOSS DURING EXCAVATION.

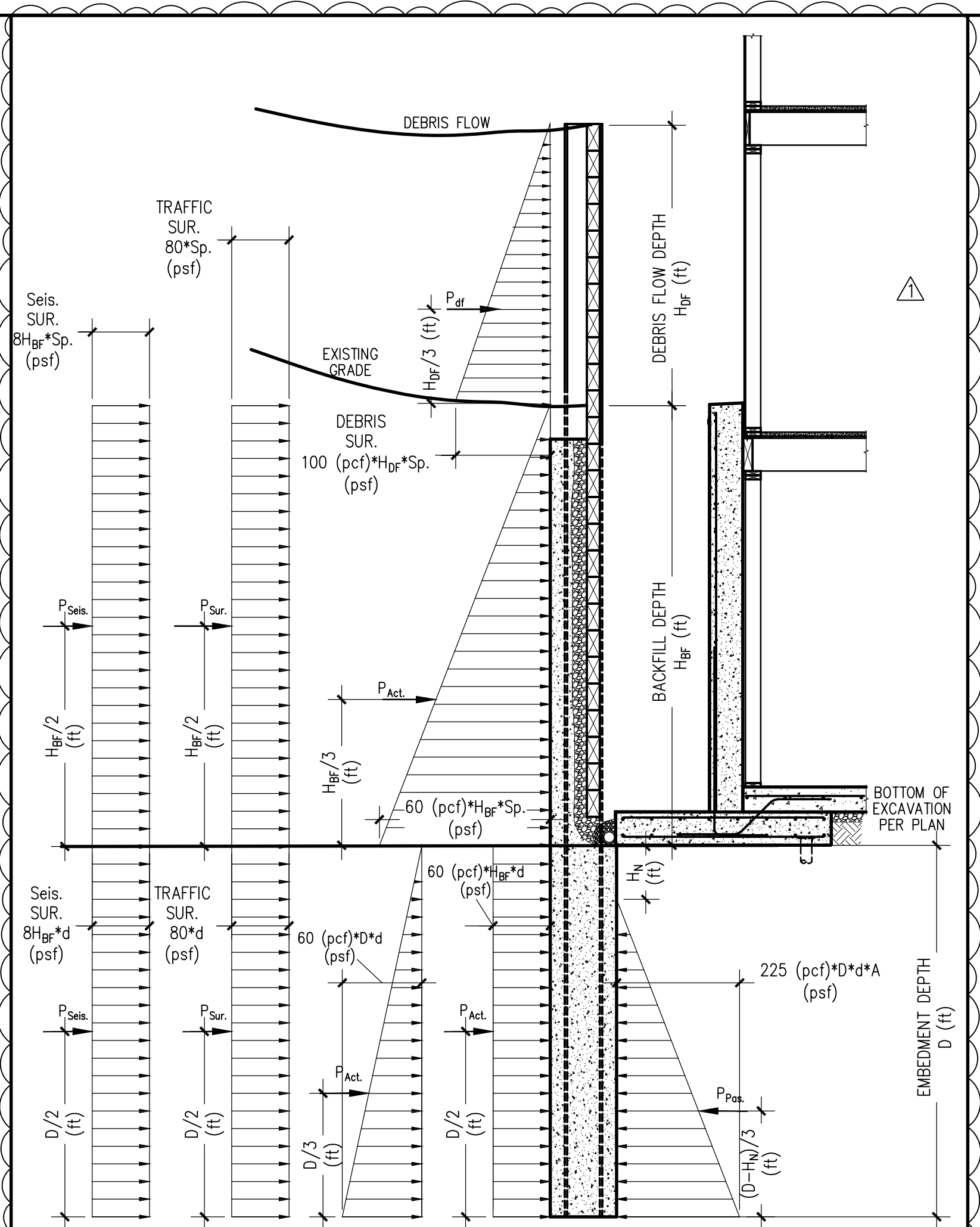
SHORING MONITORING:
 CONTINUOUS OBSERVATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE
 CONDUCTED FOR ALL PHASES OF THE SHORING PROJECT EXECUTION TO
 DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT STRUCTURES IN ORDER
 TO PROTECT THEM FROM DAMAGE. REFER TO GEOTECHNICAL ENGINEERING STUDY
 FOR COMPLETE INFORMATION INCLUDING; RECOMMENDATIONS.

GENERAL STRUCTURAL PIN PILE NOTES

REFERENCE DOCUMENTS:
 GEOTECHNICAL ENGINEERING STUDY
 GEO GROUP NORTHWEST, INC.
 REPORT #G-3837 DATED: MAR. 12, 2015

PIN PILES:
 1. ALL PIN PILES SHALL CONSIST OF 4"Ø GALVANIZED SCHEDULE 40 ASTM
 A-53 GRADE "A" PIPE, AND DRIVEN SECTIONS AND CONNECTED WITH
 COMPRESSION FITTED SLEEVE COUPLERS AND PILE CAPS AS INDICATED IN
 DETAIL 5/P1.0 & 6/P1.0
 2. PILES SHALL BE DRIVEN WITH A TELEDYNE TB325 PNEUMATIC HAMMER (OR
 EQUIVALENT) TO A REFUSAL PENETRATION RATE OF 16SEC/INCH SUSTAINED
 THROUGH AT LEAST 3 MINUTES OF CONTINUOUS DRIVING. BATTERED PILES
 SHALL BE DRIVEN AT A RATIO OF 2 HORIZ. TO VERT. PILE CAPACITY 8
 TONS FOR VERTICAL PILES, AND 7.5 TONS FOR BATTERED PILES.
 3. CONTRACTOR SHALL SUPPLY THE GEOTECHNICAL ENGINEER WITH ALL
 EQUIPMENT AND HAMMER ENERGY INFORMATION TO BE USED ON THE
 PROJECT, PRIOR TO ARRIVING ON SITE.
 4. FILED LOAD TESTING PER ASTM STANDARD D 1143-81, SHALL BE
 CONDUCTED ON AT LEAST (1) PILE, OR A MINIMUM OF 3% OF THE PILES, UP
 TO A MAXIMUM OF (5).

PIN PILE MONITORING:
 CONTINUOUS OBSERVATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE
 CONDUCTED FOR ALL PHASES OF PIN PILE INSTALLATION. ALL PREPARED SOIL
 BEARING SURFACES SHALL BE INSPECTED BY THE THE GEOTECHNICAL ENGINEER
 PRIOR TO PLACEMENT OF PILE. REFER TO GEOTECHNICAL ENGINEERING STUDY
 FOR COMPLETE INFORMATION INCLUDING; RECOMMENDATIONS.



1 PILE LOADING DIAGRAM

PILE #	MAX. PILE SPACING Sp (ft)	HEIGHT OF BACKFILL H (ft)	STEEL SECTION	EMBED. DEPTH (ft)	TOTAL LENGTH OF PILE (ft)	AUGER DIA. d (m)	PILE HEIGHTS [ELEV. (ft)]			TIMBER LAGGING
							TOP OF STEEL	BOTT. OF LAGGING	BOTT. OF PILE	
SP1	7'-6"	4'-0"	W6x20	10'-0"	14'-0"	18"	184.00'	180.00'	170.00'	4x8 P.T. DF#1
SP2	7'-6"	3'-6"	W6x20	10'-0"	14'-0"	18"	183.50'	179.50'	169.50'	4x8 P.T. DF#1
SP3	7'-6"	3'-6"	W6x20	10'-0"	13'-6"	18"	181.50'	178.00'	168.00'	4x8 P.T. DF#1
SP4	7'-6"	3'-6"	W6x20	10'-0"	13'-6"	18"	180.50'	177.00'	167.00'	4x8 P.T. DF#1
SP5	7'-6"	3'-6"	W6x20	10'-0"	13'-6"	18"	179.50'	176.00'	166.00'	4x8 P.T. DF#1
SP6	7'-6"	3'-0"	W6x20	10'-0"	13'-0"	18"	178.00'	175.00'	165.00'	4x8 P.T. DF#1
SP7	7'-6"	3'-6"	W6x20	10'-0"	13'-6"	18"	177.50'	174.00'	164.00'	4x8 P.T. DF#1
SP8	7'-6"	4'-0"	W6x20	10'-0"	13'-0"	18"	176.50'	173.50'	163.50'	4x8 P.T. DF#1
SP9	7'-6"	2'-6"	W6x20	10'-0"	12'-6"	18"	175.50'	173.00'	163.00'	4x8 P.T. DF#1
SP10	7'-6"	2'-0"	W6x20	10'-0"	12'-0"	18"	174.50'	172.50'	162.50'	4x8 P.T. DF#1
SP11	7'-6"	1'-0"	W6x20	10'-0"	11'-0"	18"	173.50'	172.50'	162.50'	4x8 P.T. DF#1
SP12	6'-0"	6'-6"	W8x35	10'-0"	14'-6"	24"	187.00'	182.50'	172.50'	4x8 P.T. DF#1
SP13	6'-0"	8'-6"	W10x68	13'-0"	19'-0"	24"	188.50'	182.50'	169.50'	4x8 P.T. DF#1
SP14	6'-0"	10'-0"	W12x72	14'-0"	22'-0"	24"	190.50'	182.50'	168.50'	4x8 P.T. DF#1
SP15	6'-0"	10'-0"	W12x72	14'-0"	25'-6"	24"	194.00'	182.50'	168.50'	4x8 P.T. DF#1
SP16	6'-0"	10'-6"	W14x68	15'-0"	28'-6"	24"	196.00'	182.50'	167.50'	4x8 P.T. DF#1
SP17	6'-0"	11'-6"	W14x99	16'-0"	31'-6"	24"	198.00'	182.50'	166.50'	4x8 P.T. DF#1
SP18	6'-0"	12'-6"	W14x145	17'-6"	35'-0"	24"	200.00'	182.50'	165.00'	4x8 P.T. DF#1
SP19	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP20	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP21	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP22	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP23	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP24	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP25	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	202.00'	182.50'	165.00'	4x8 P.T. DF#1
SP26	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	200.00'	182.50'	165.00'	4x8 P.T. DF#1
SP27	6'-1"	12'-6"	W14x145	17'-6"	37'-0"	24"	198.00'	182.50'	165.00'	4x8 P.T. DF#1
SP28	6'-1"	12'-6"	W14x145	17'-6"	36'-0"	24"	196.00'	182.50'	165.00'	4x8 P.T. DF#1
SP29	6'-1"	10'-0"	W12x72	14'-0"	23'-6"	24"	193.50'	184.00'	170.00'	4x8 P.T. DF#1
SP30	6'-1"	9'-0"	W12x50	12'-6"	21'-0"	24"	192.00'	183.50'	171.00'	4x8 P.T. DF#1
SP31	6'-1"	8'-0"	W12x35	11'-6"	19'-6"	24"	190.50'	182.50'	171.00'	4x8 P.T. DF#1
SP32	6'-1"	7'-6"	W10x39	10'-6"	17'-6"	24"	189.00'	182.00'	171.50'	4x8 P.T. DF#1
SP33	6'-1"	7'-0"	W10x30	10'-0"	17'-0"	24"	188.00'	181.00'	171.00'	4x8 P.T. DF#1

2 PILE SCHEDULE

1. BOTH GENERAL CONTRACTOR AND PILE CONTRACTOR TO VERIFY ALL
 PILE LENGTHS, AND ELEVATIONS PRIOR TO ORDERING MATERIAL

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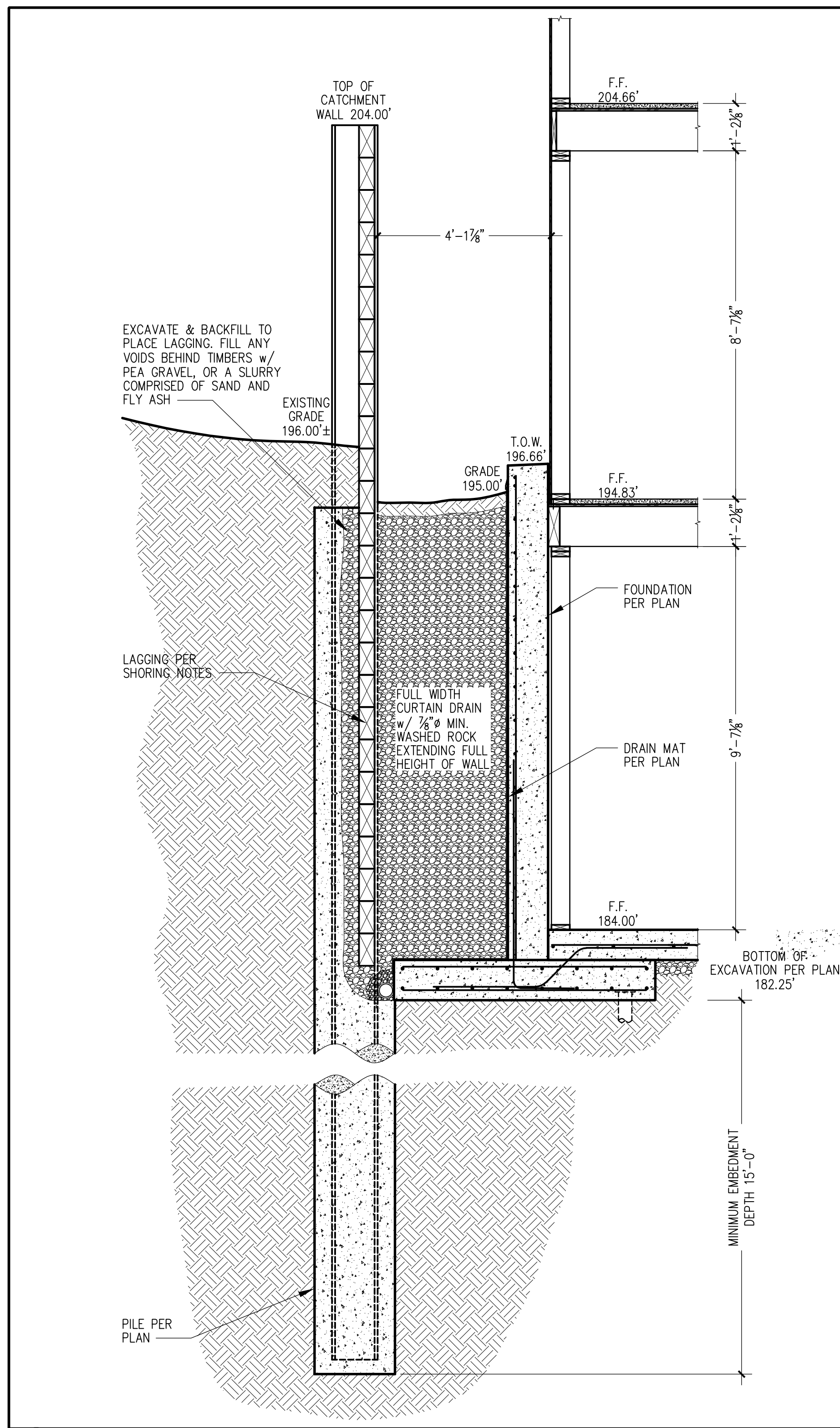
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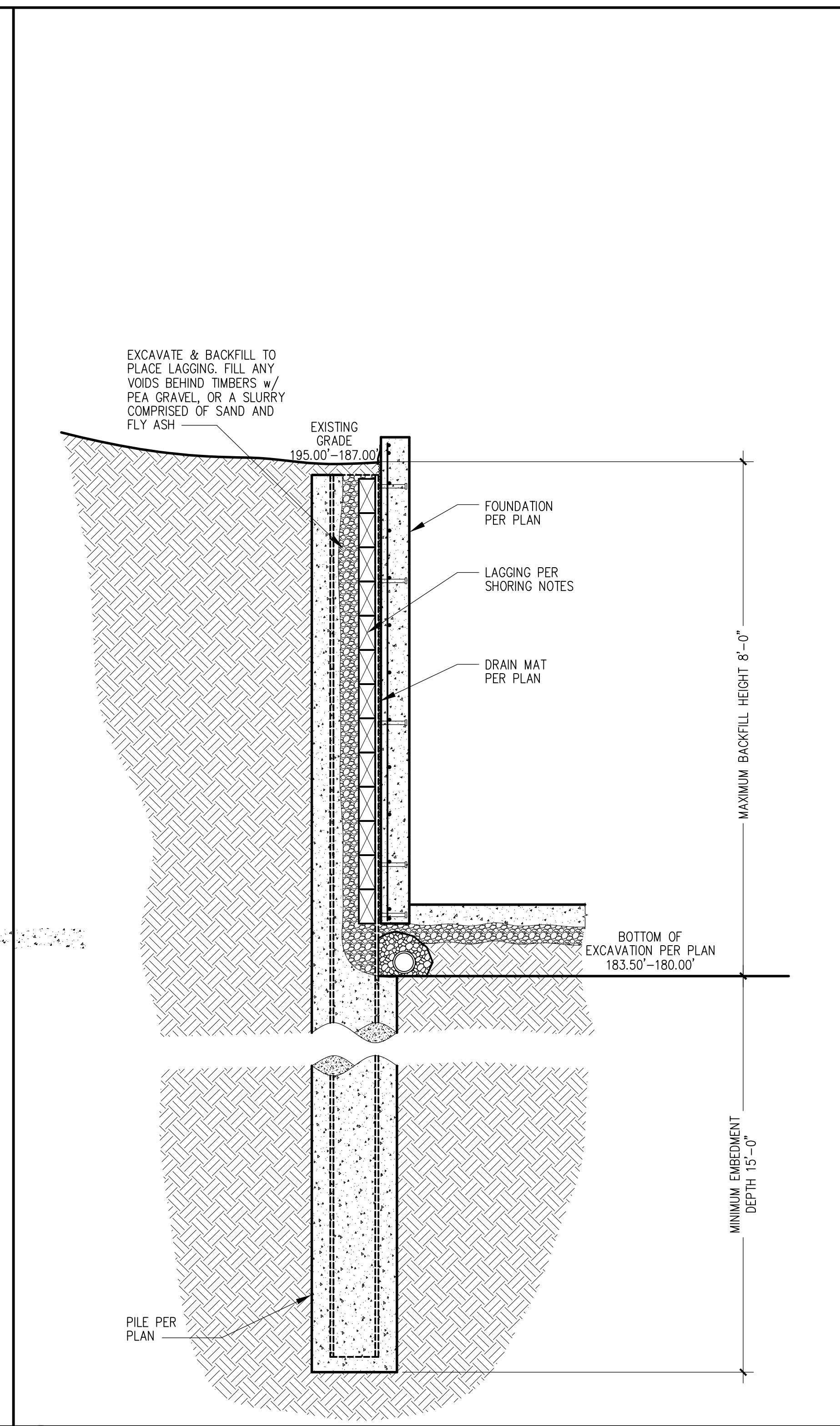
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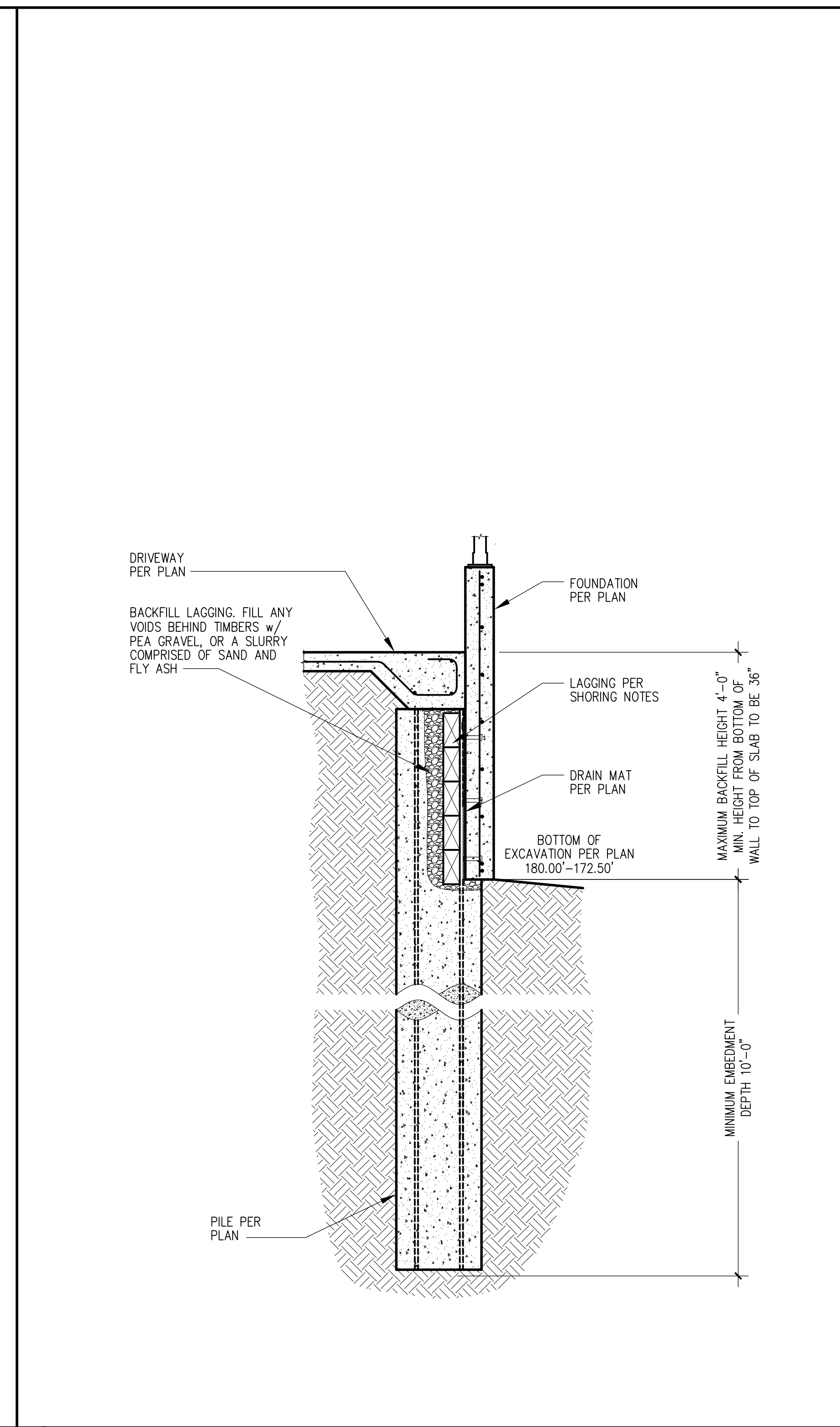
P1.0
 SHORING/PIN PILE
 DETAILS



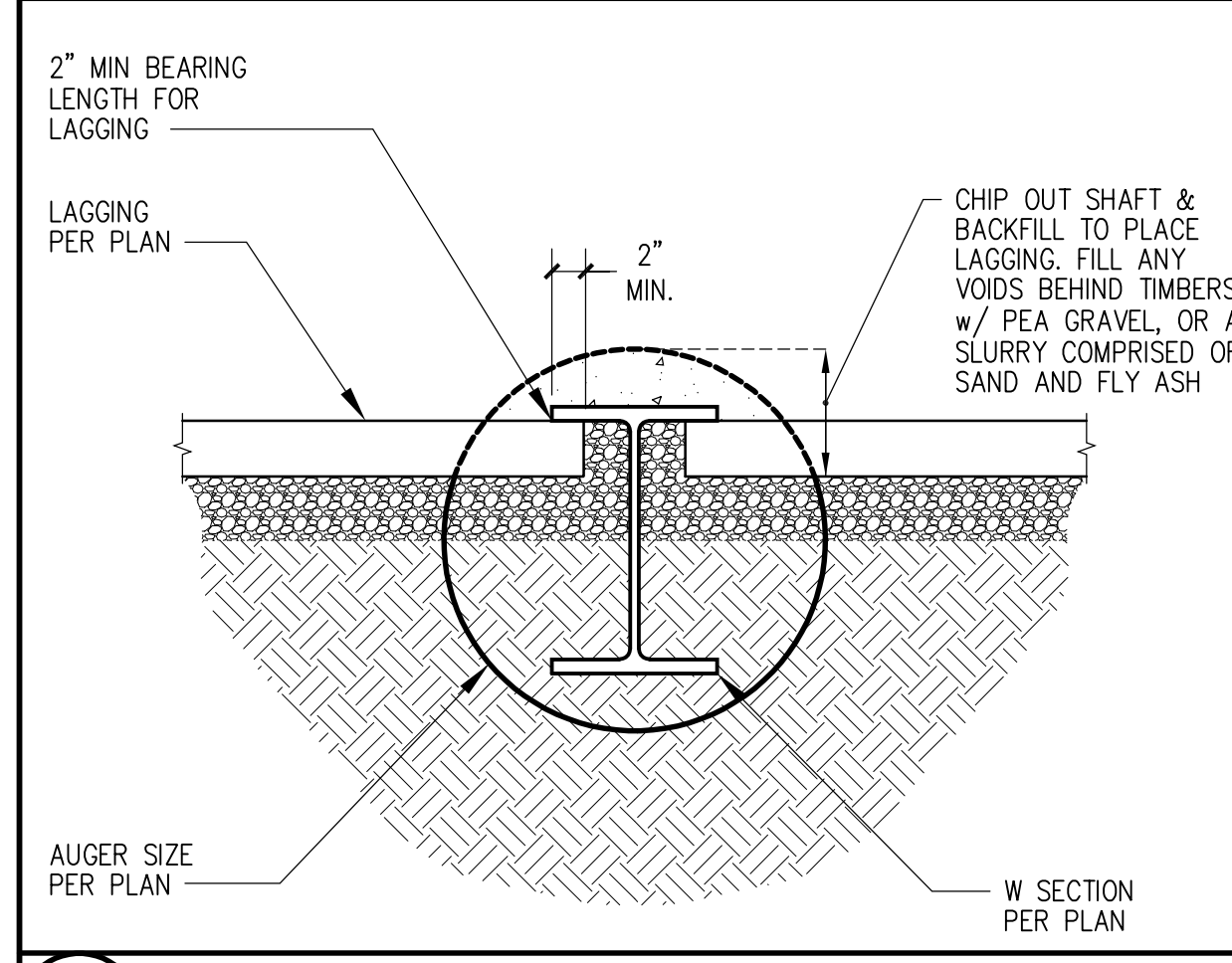
1 PILE SECTION @ HOUSE (MAIN HOUSE)



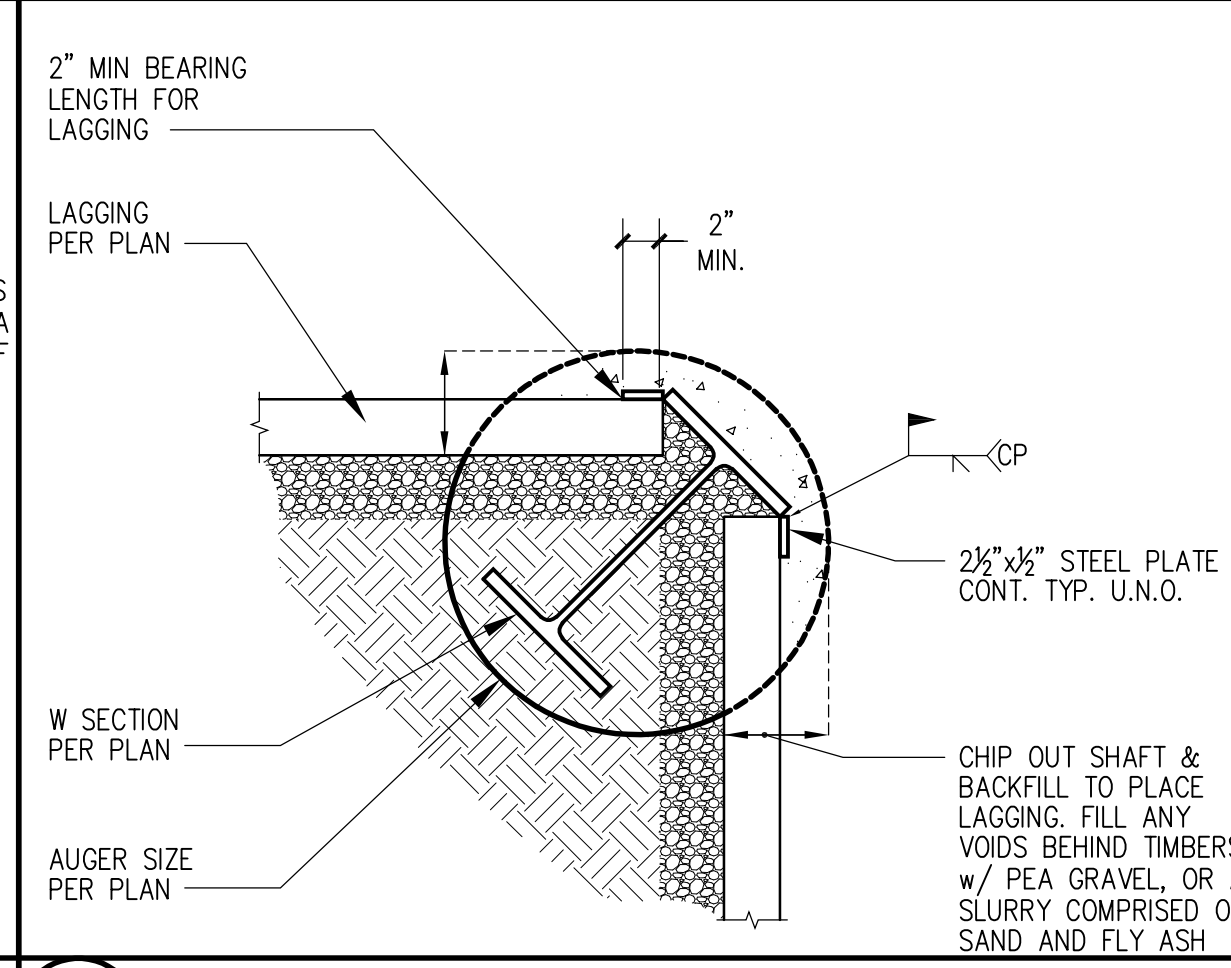
2 PILE SECTION @ SOUTH DRIVEWAY WALL (SITE WALL)



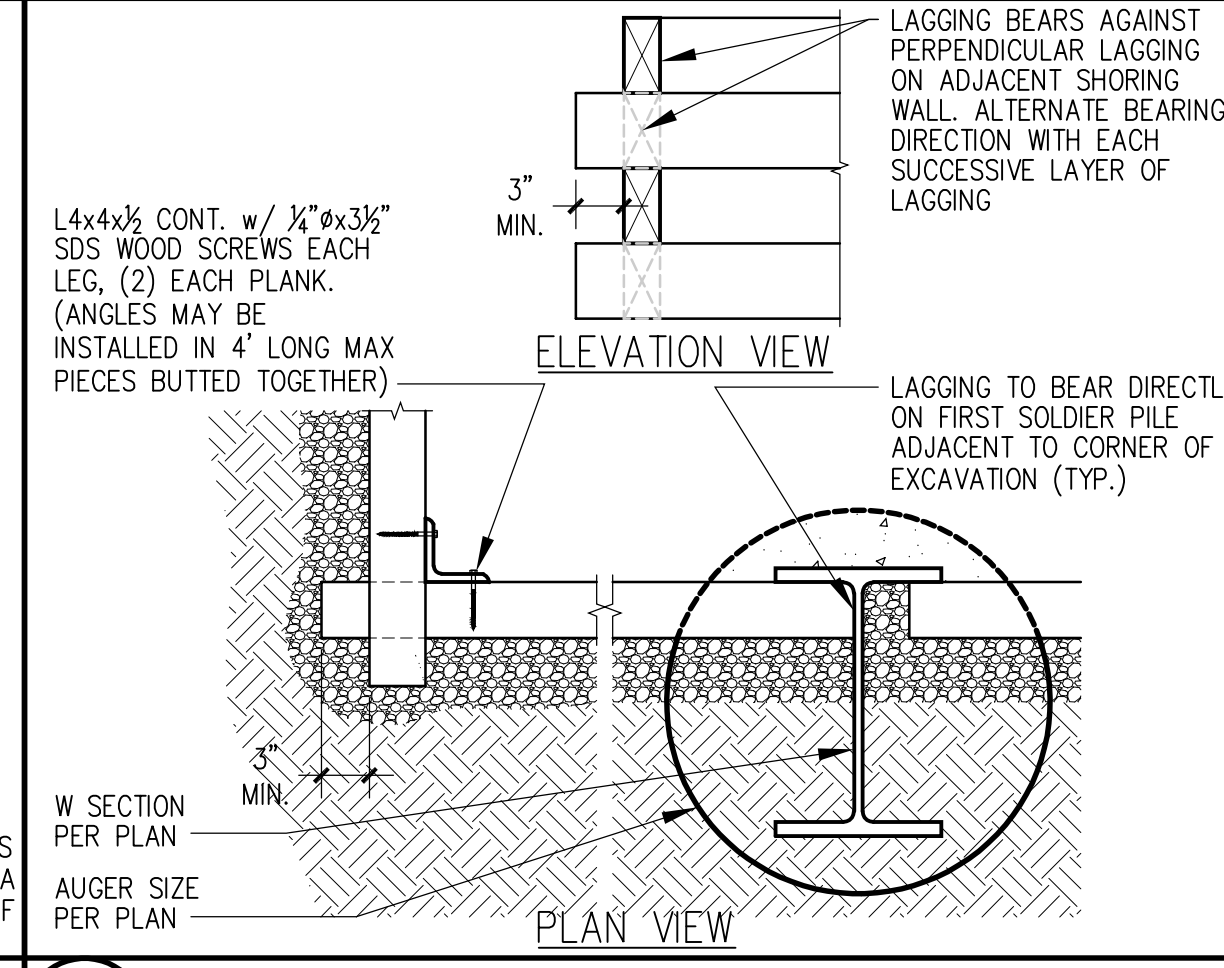
3 PILE SECTION @ NORTH DRIVEWAY WALL (SITE WALL)



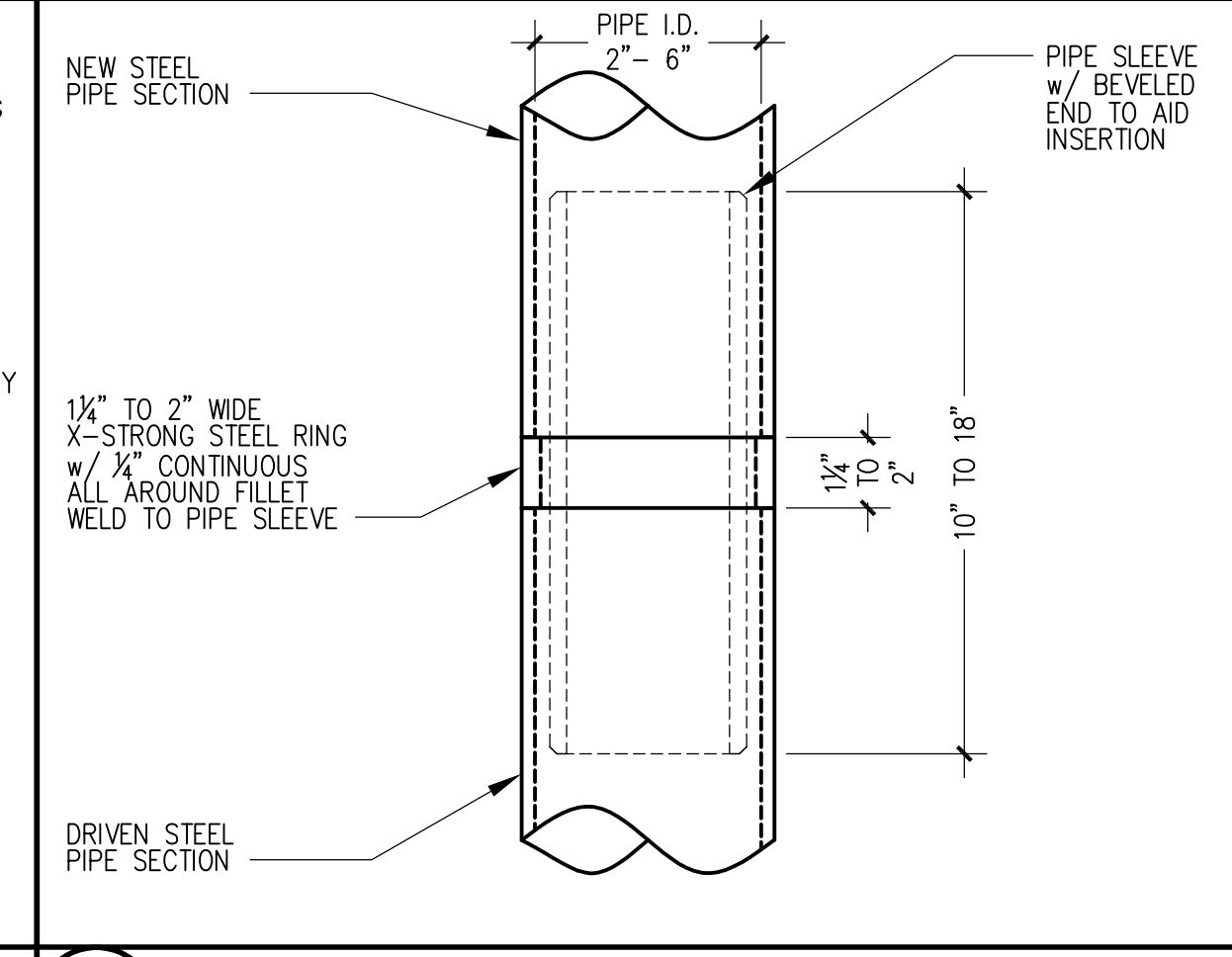
4 TYPICAL PILE PLAN



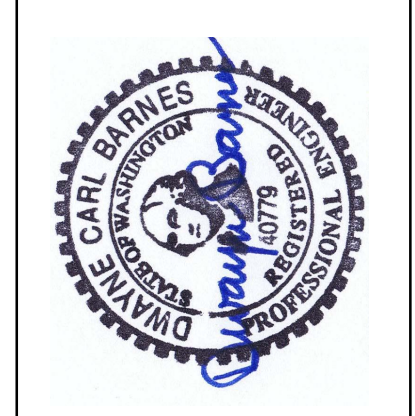
5 ROTATED PILE @ INSIDE CORNER



6 TYP. INTERIOR CORNER LAGGING SUPPORT



7 TYPICAL PIN PILE SPLICING DETAIL



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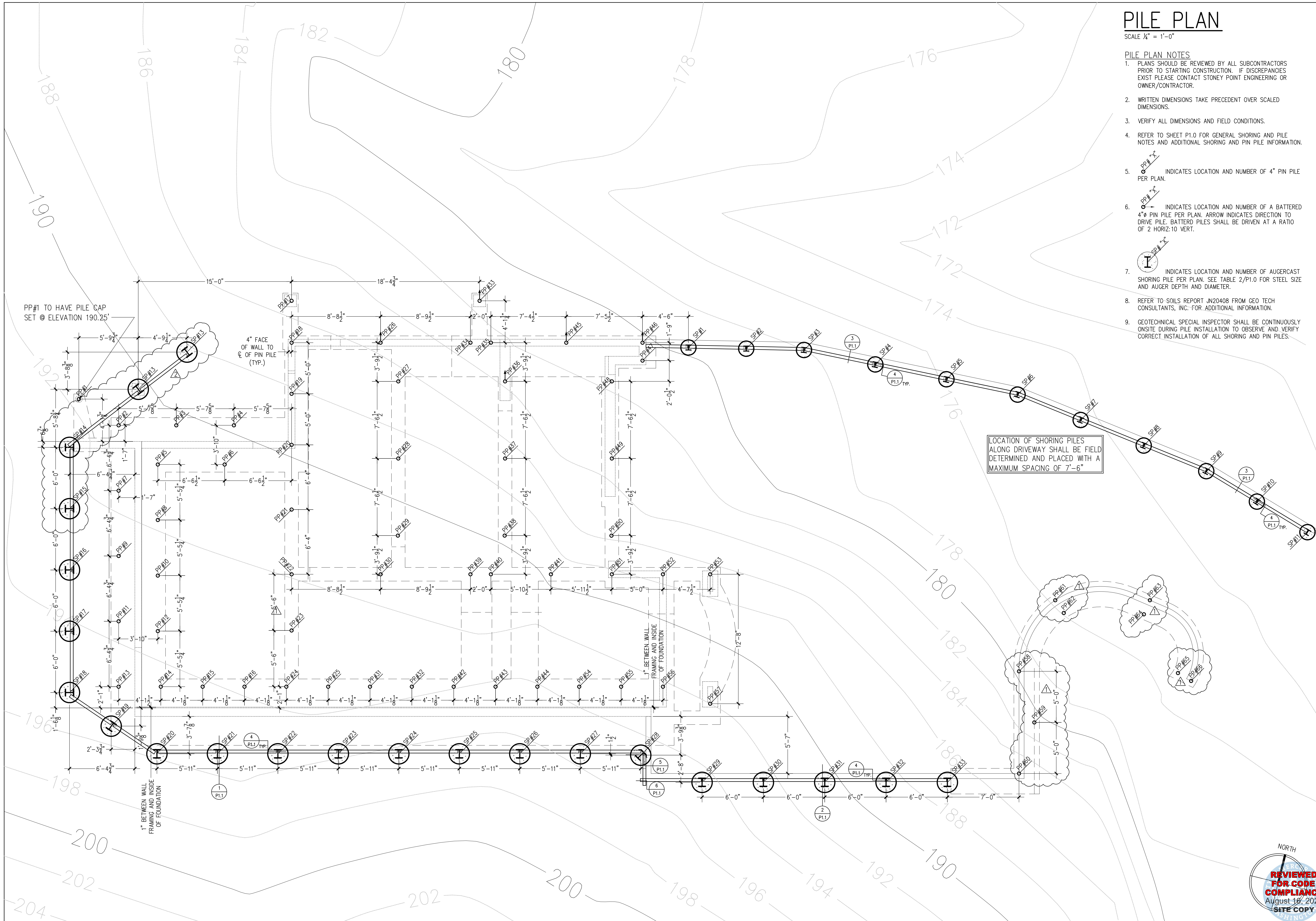
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P1.1
 SHORING/PIN PILE DETAILS



PILE PLAN

SCALE $\frac{1}{4}" = 1'-0"$

PILE PLAN NOTES

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

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P2.0
 SHORING/PIN PILE PLAN

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

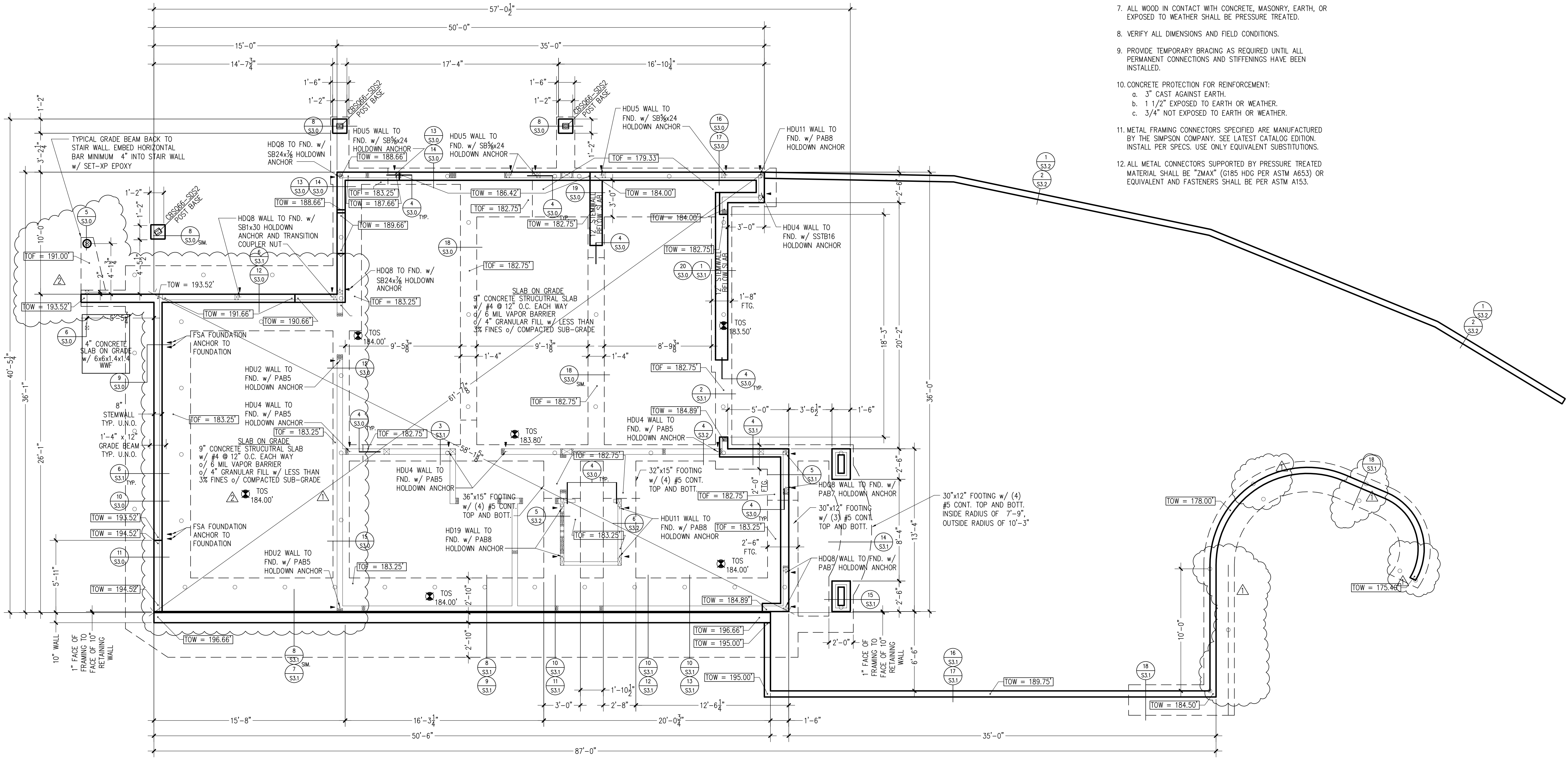
FOUNDATION PLAN NOTES

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

SHEARWALL NOTES

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

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



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Bldg. Dept. PU	03/27/23

18-025

S2.0
 FOUNDATION PLAN





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S2.2
 MAIN FLOOR
 FRAMING PLAN

MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES

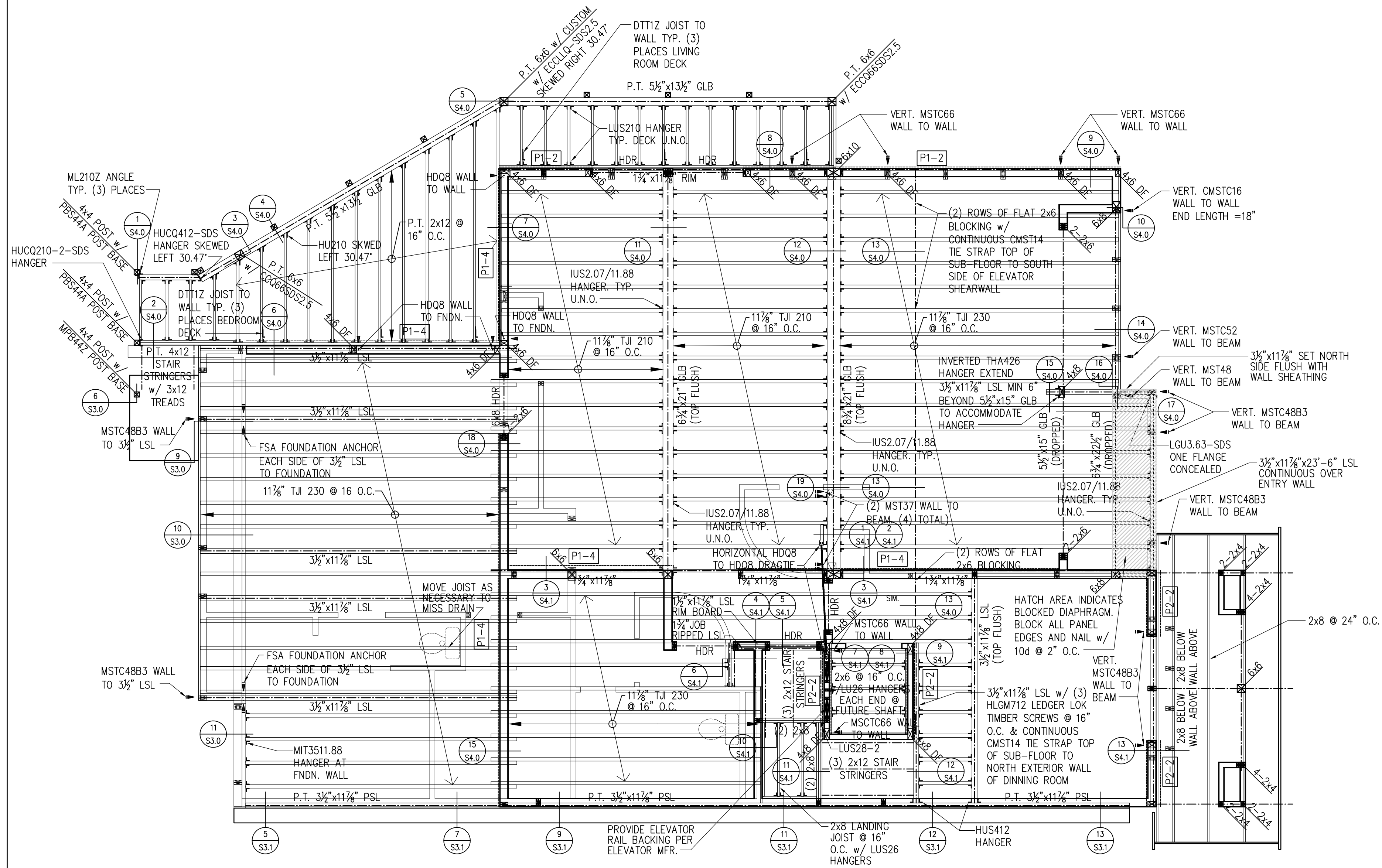
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK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

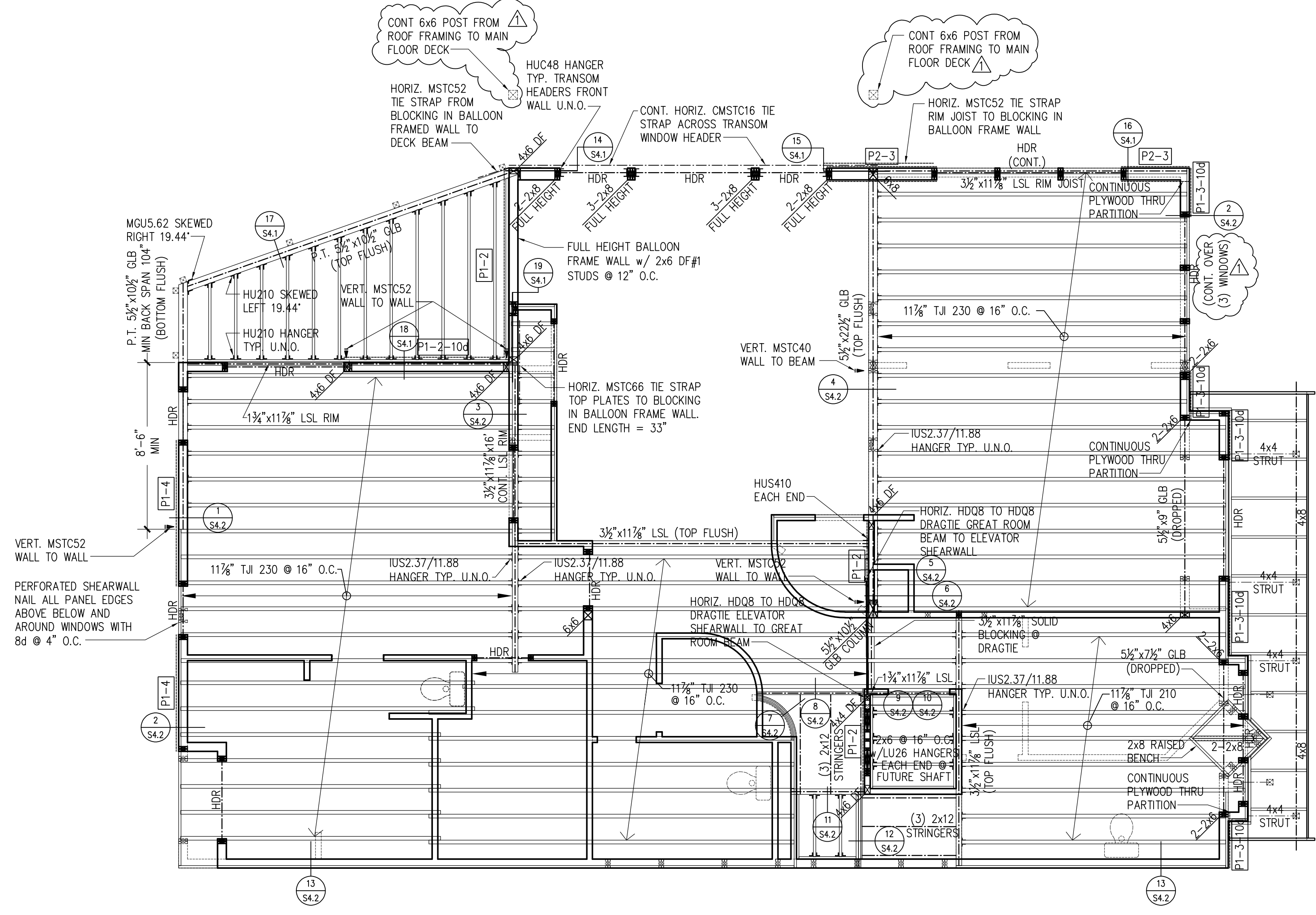
SHEARWALL NOTES

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

LEGEND

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





UPPER FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

UPPER FLOOR FRAMING PLAN NOTES

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

SHEARWALL NOTES

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

LEGEND

- [Hatched Box] DENOTES INTERIOR MAIN FLOOR BEARING WALLS
- [Solid Box] DENOTES MAIN FLOOR WALLS
- [Dashed Line] DENOTES BEAMS, HEADERS

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S2.3
 UPPER FLOOR FRAMING PLAN





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S2.4
 ROOF FRAMING PLAN

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

ROOF FRAMING NOTES

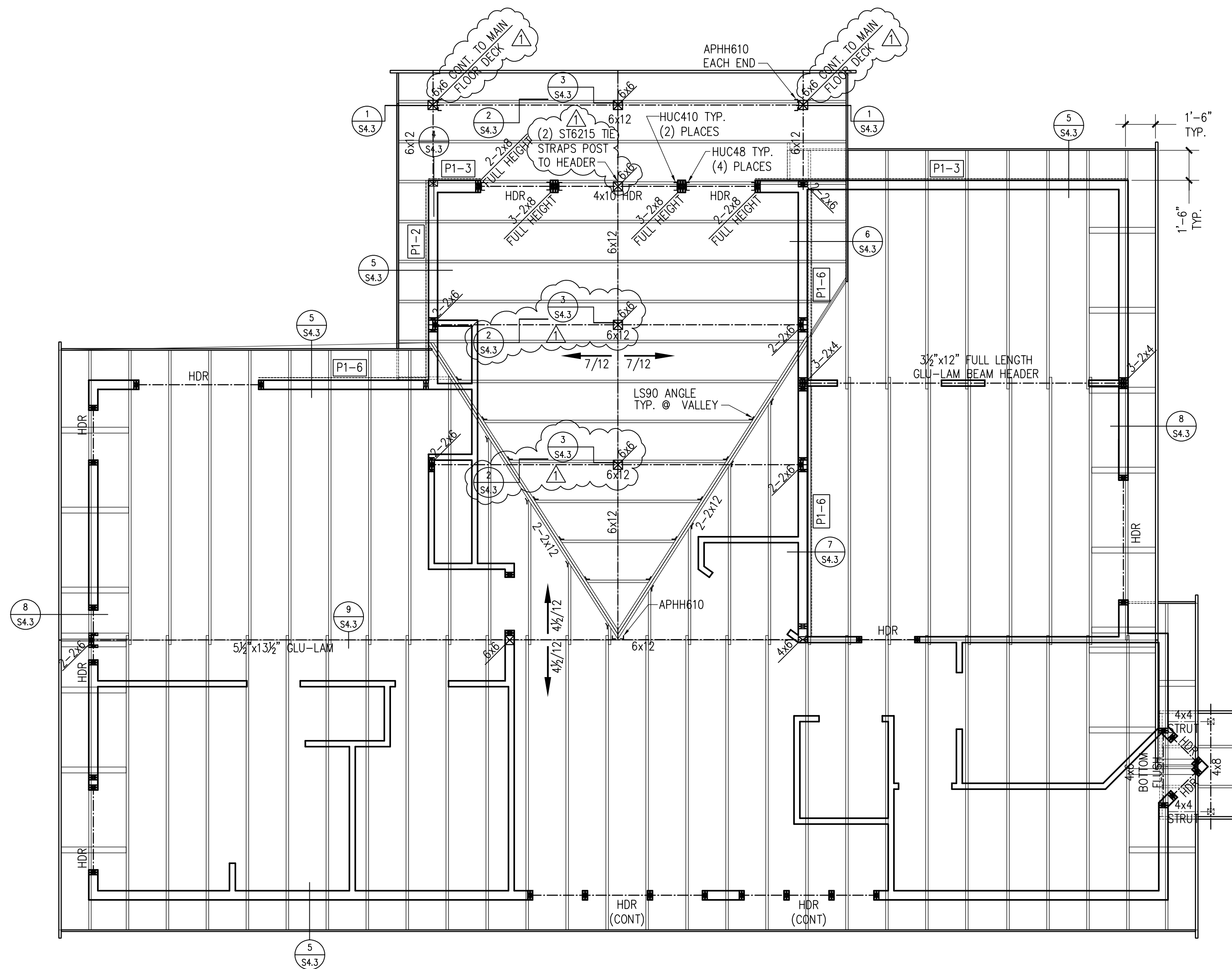
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2018 I.B.C. BLOCK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

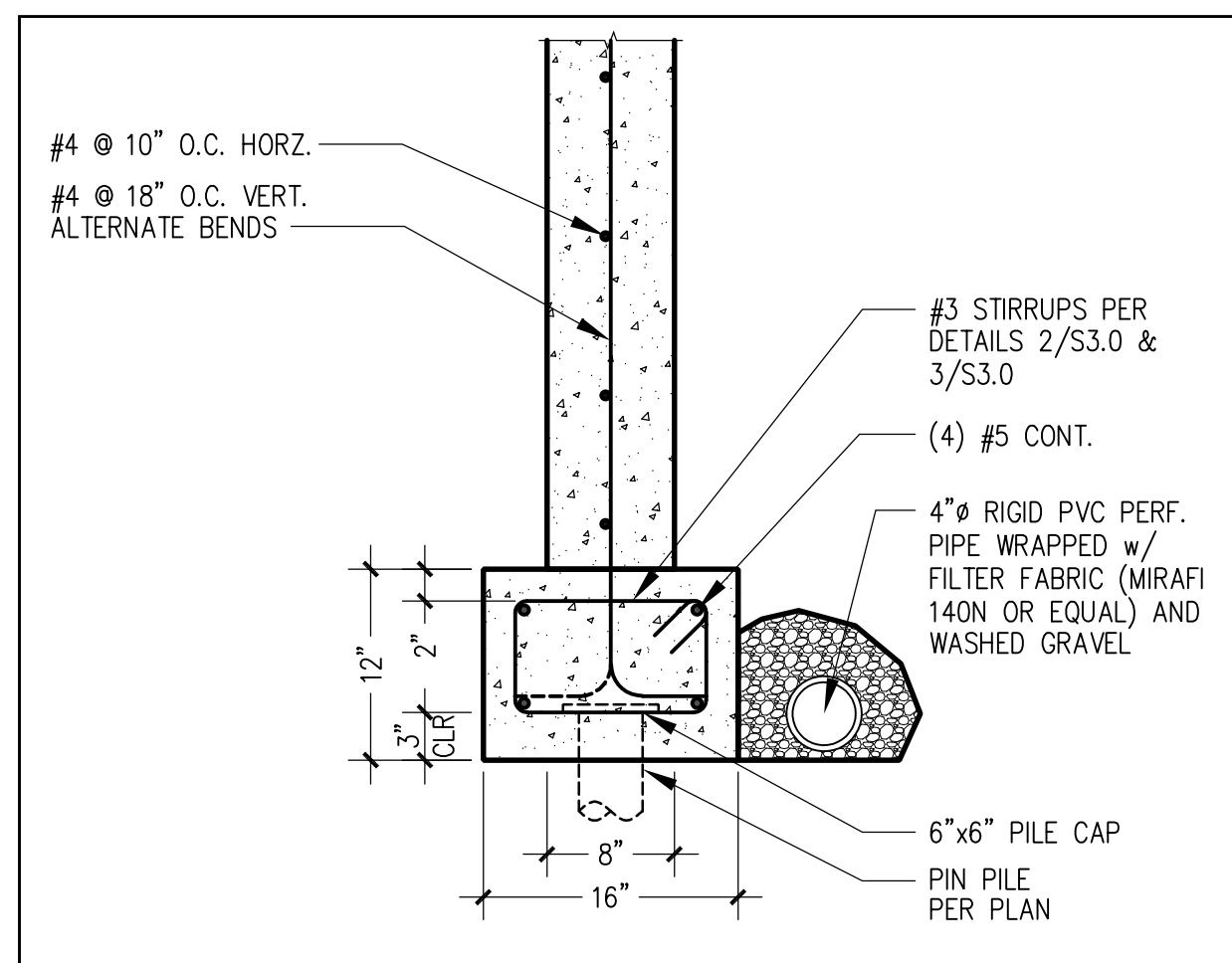
SHEARWALL NOTES

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

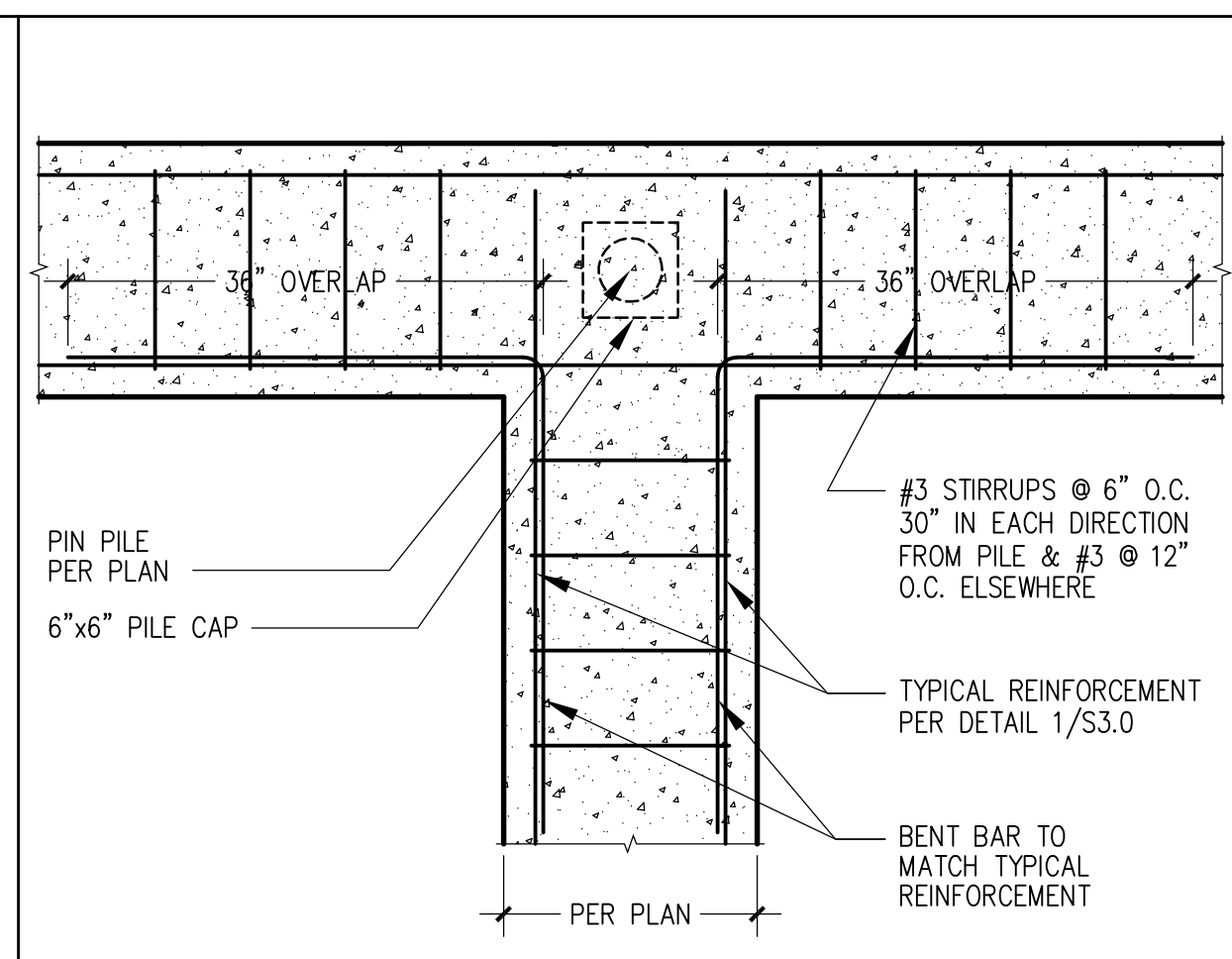
LEGEND

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

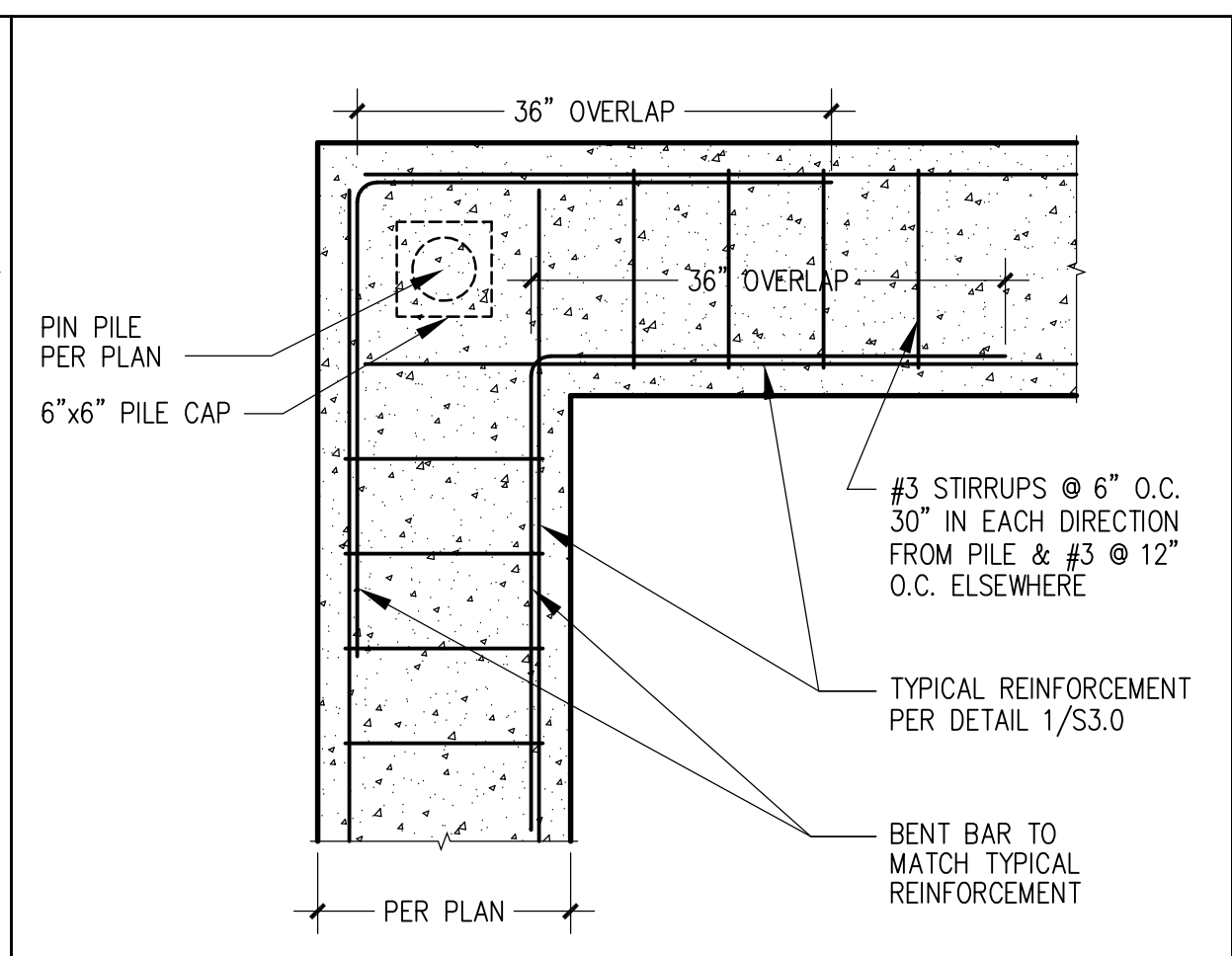




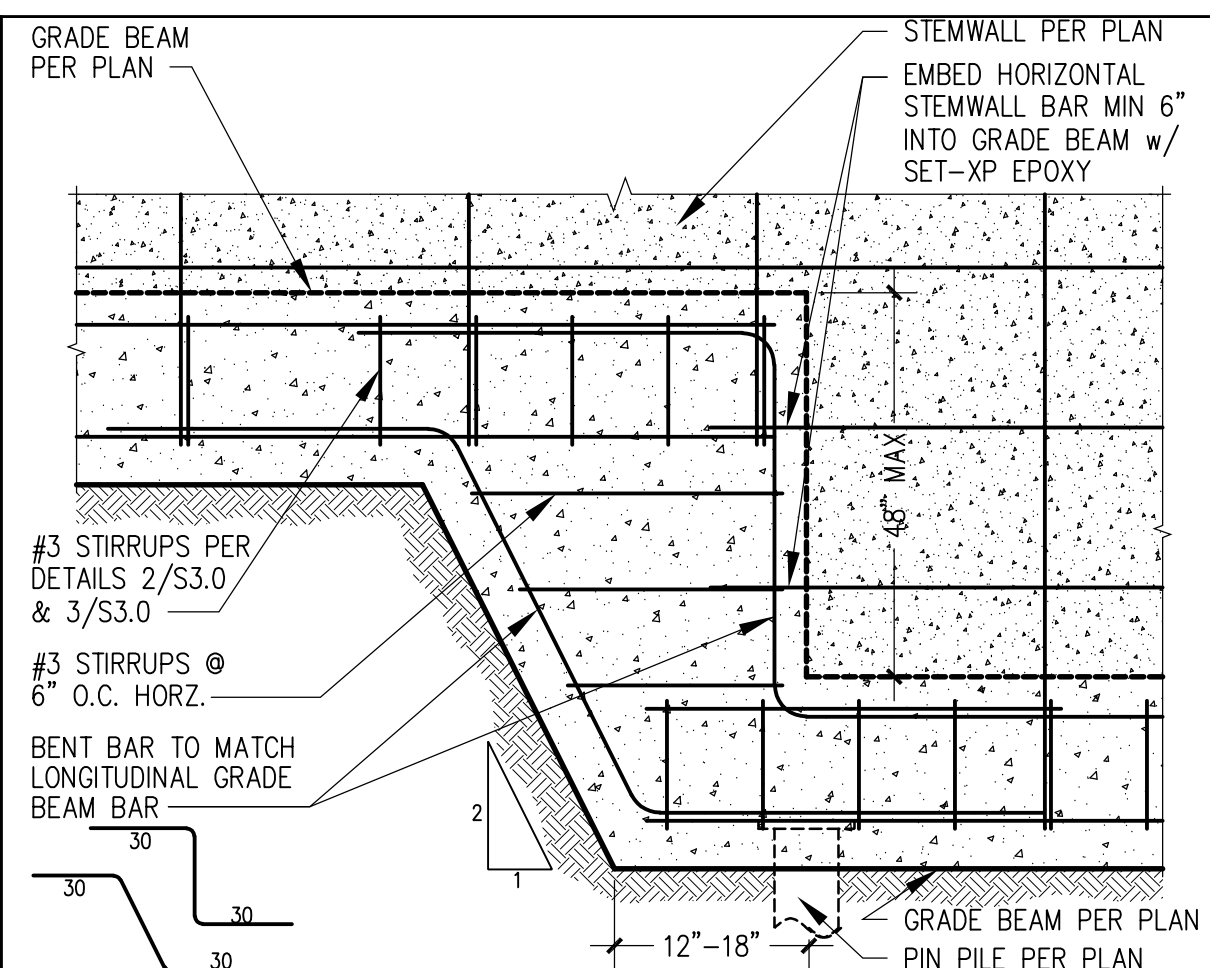
1 TYPICAL GRADE BEAM FOUNDATION



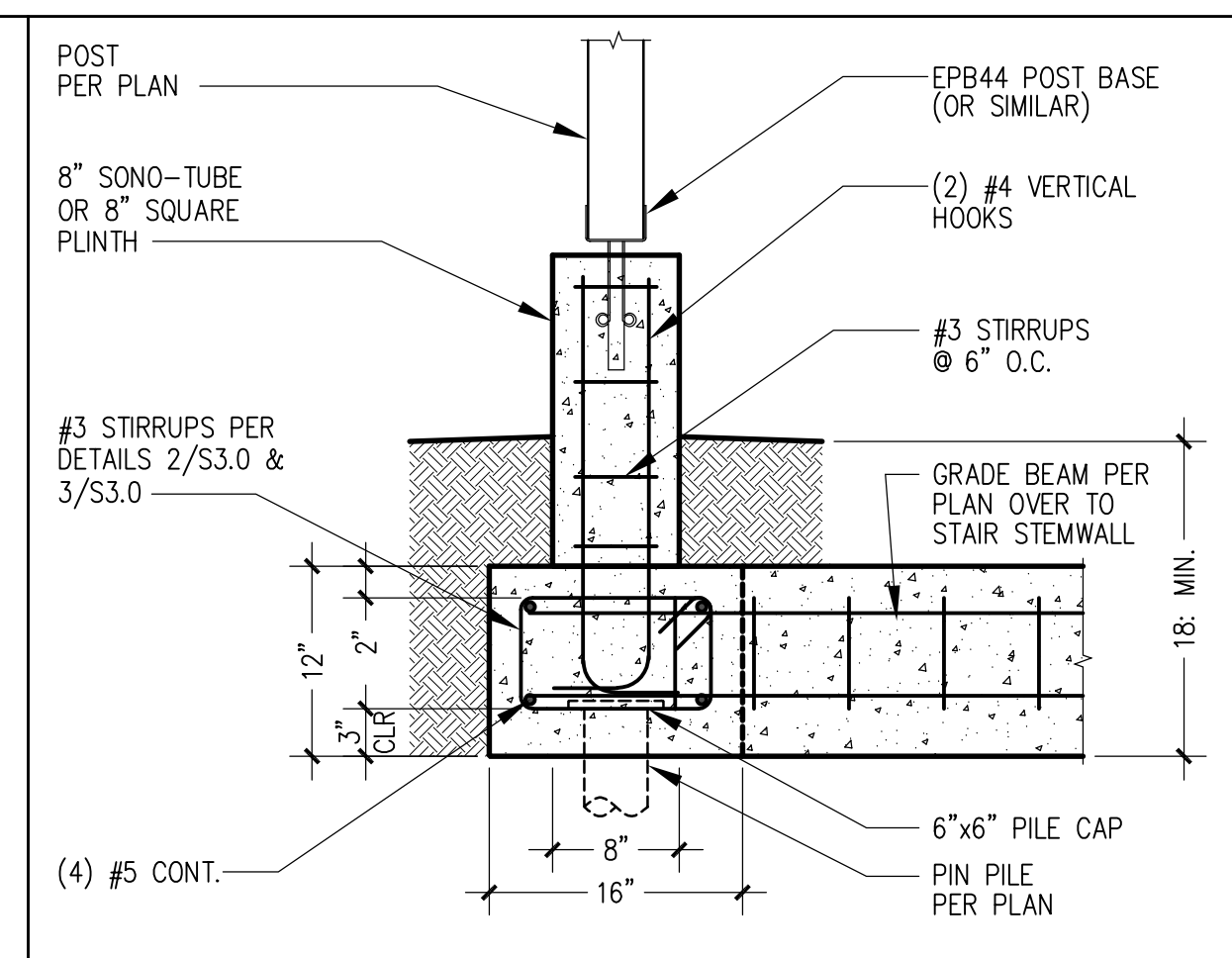
2 TYPICAL GRADE BEAM AT INTERSECTIONS



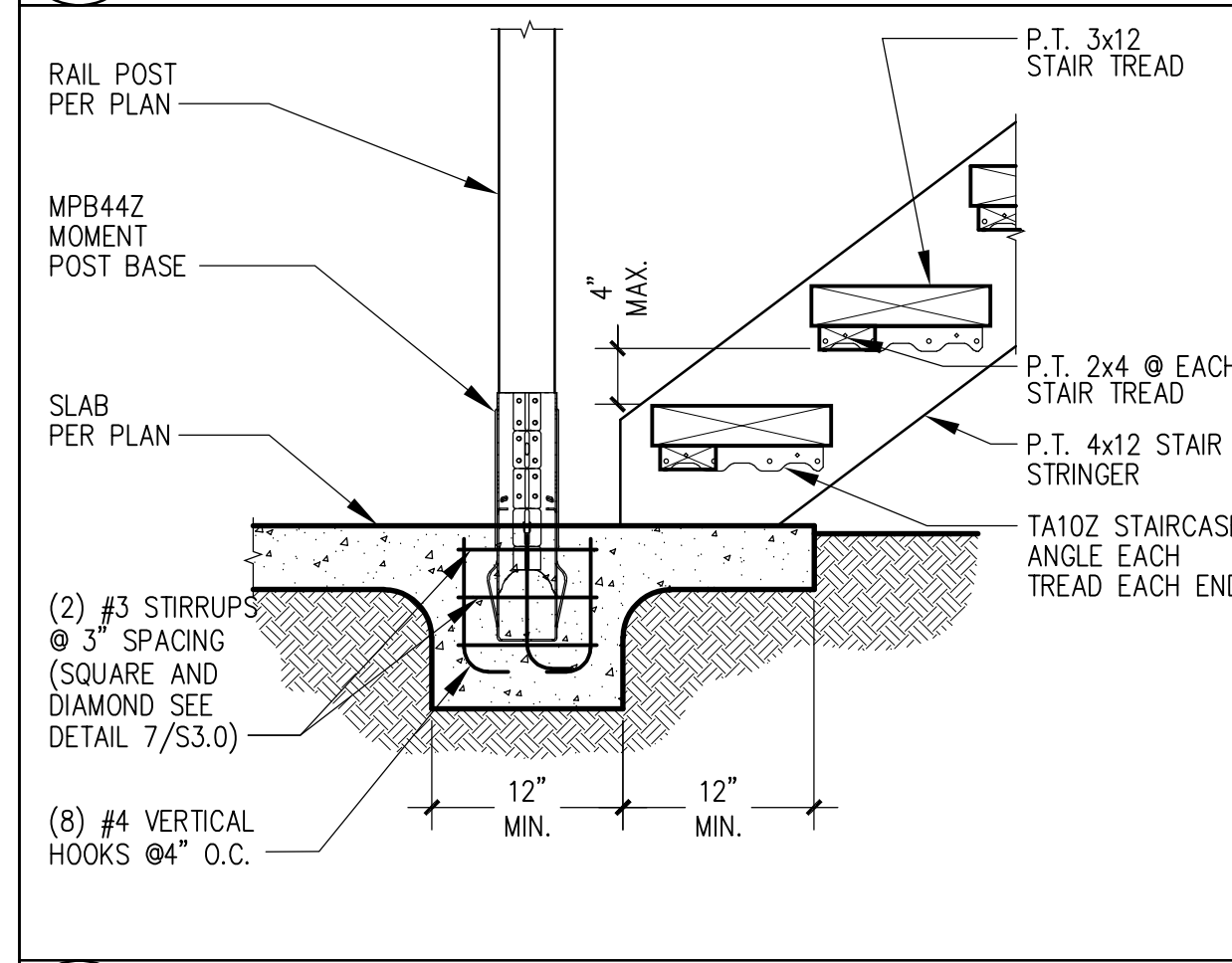
3 TYPICAL GRADE BEAM AT CORNER



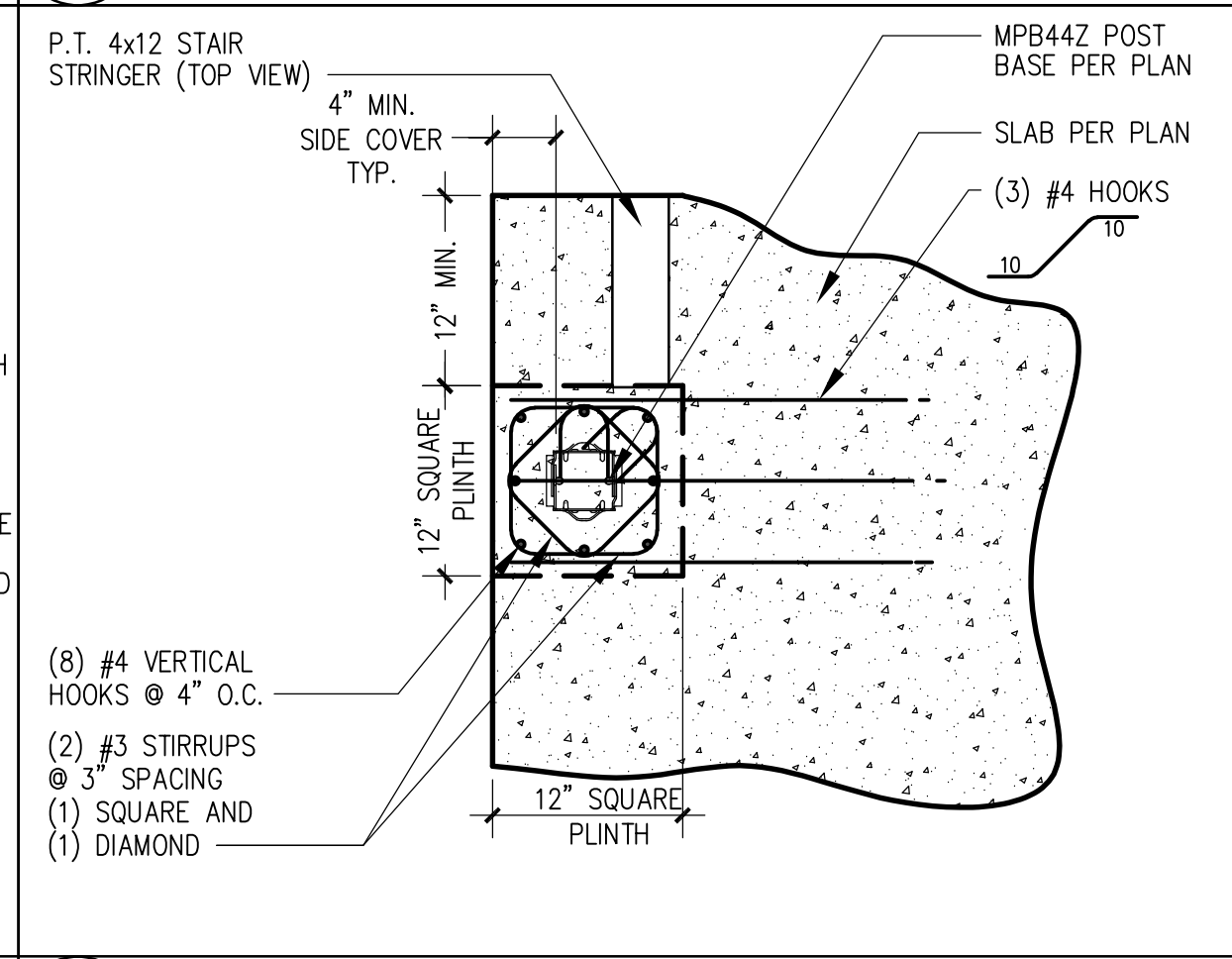
4 TYPICAL FOOTING STEP



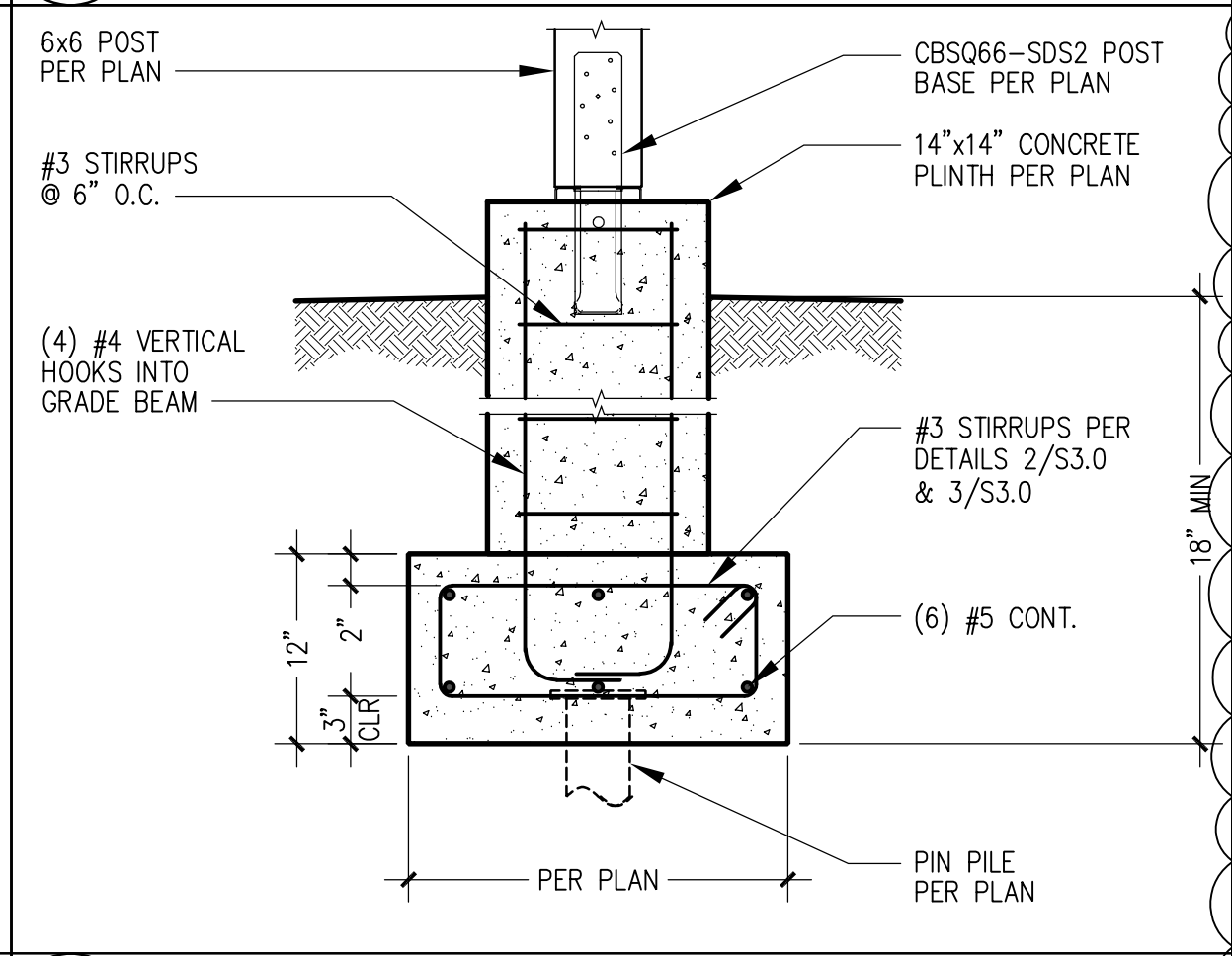
5 PLINTH @ GRADE BEAM



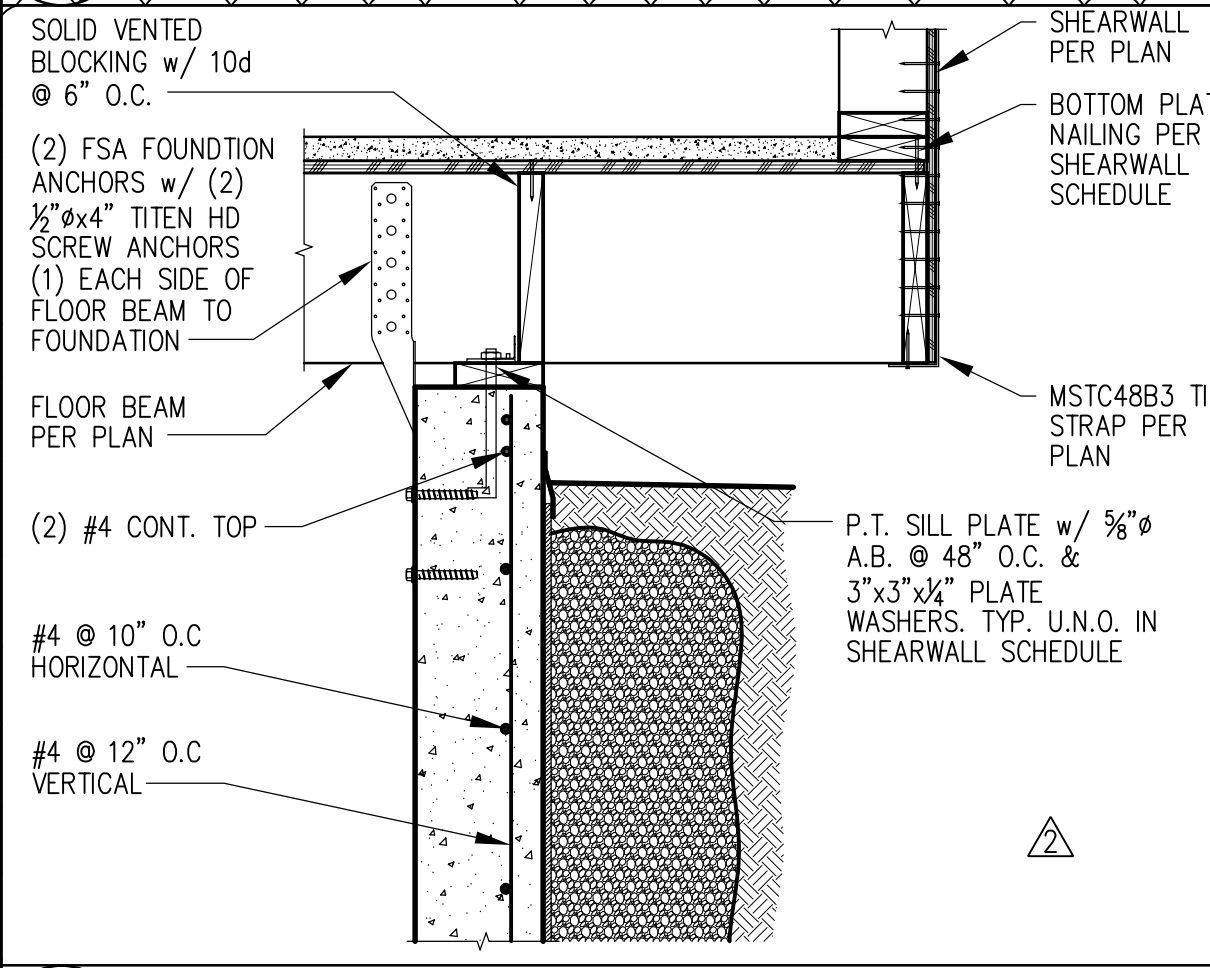
6 TYPICAL DECK STAIRS



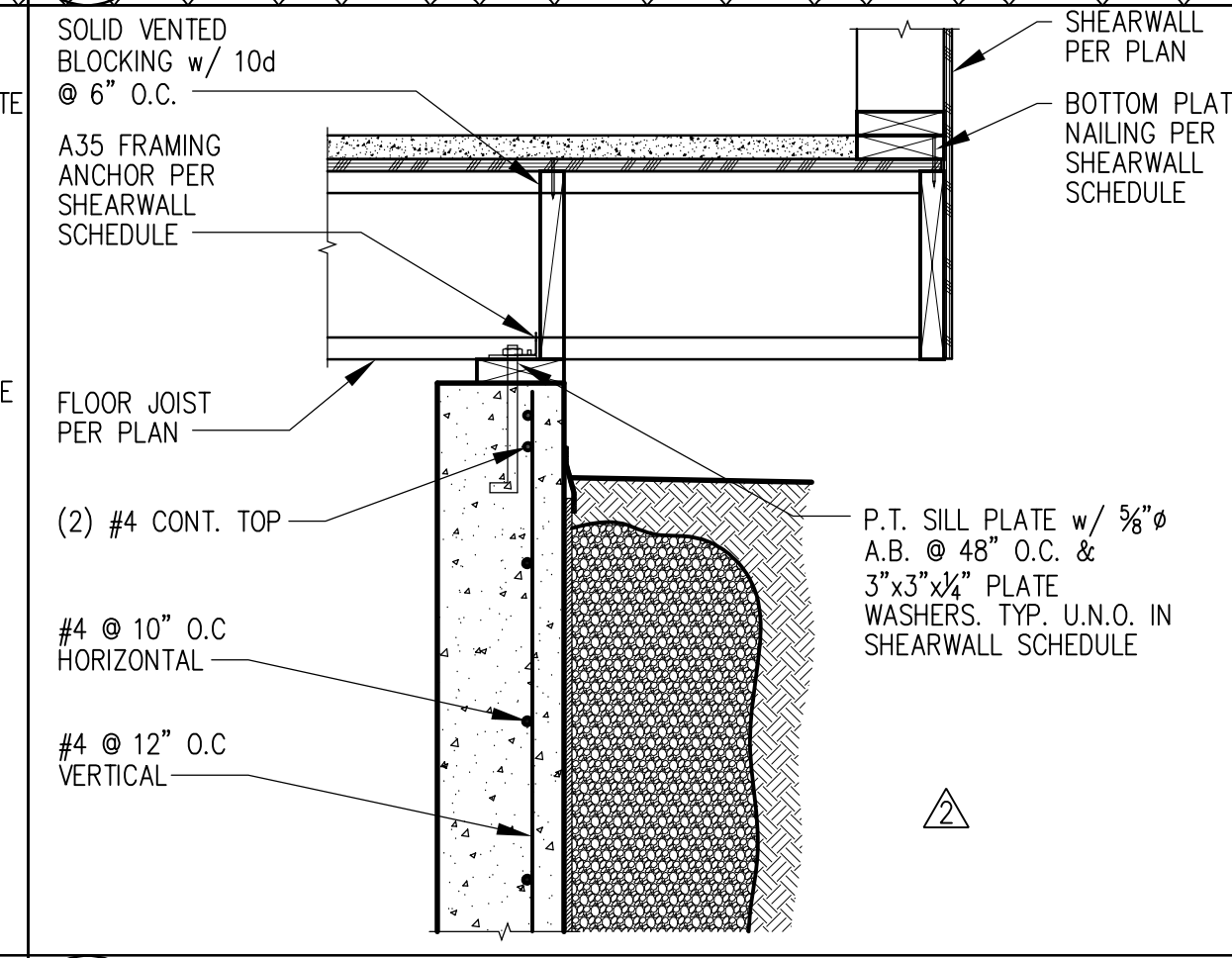
7 TYPICAL MOMENT POST BASE @ SLAB/FTG.



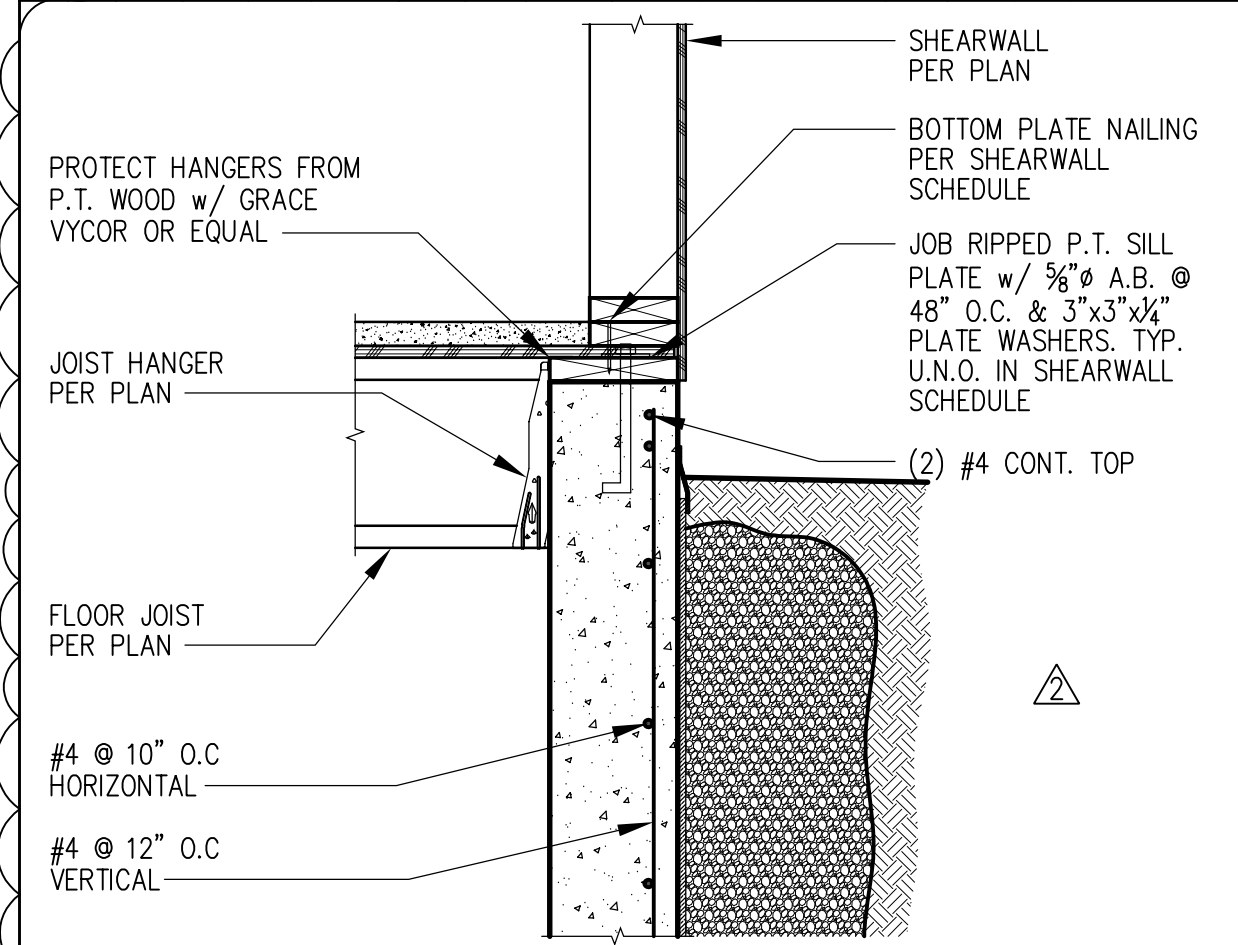
8 CONCRETE POST PLINTH @ GRADE BEAM



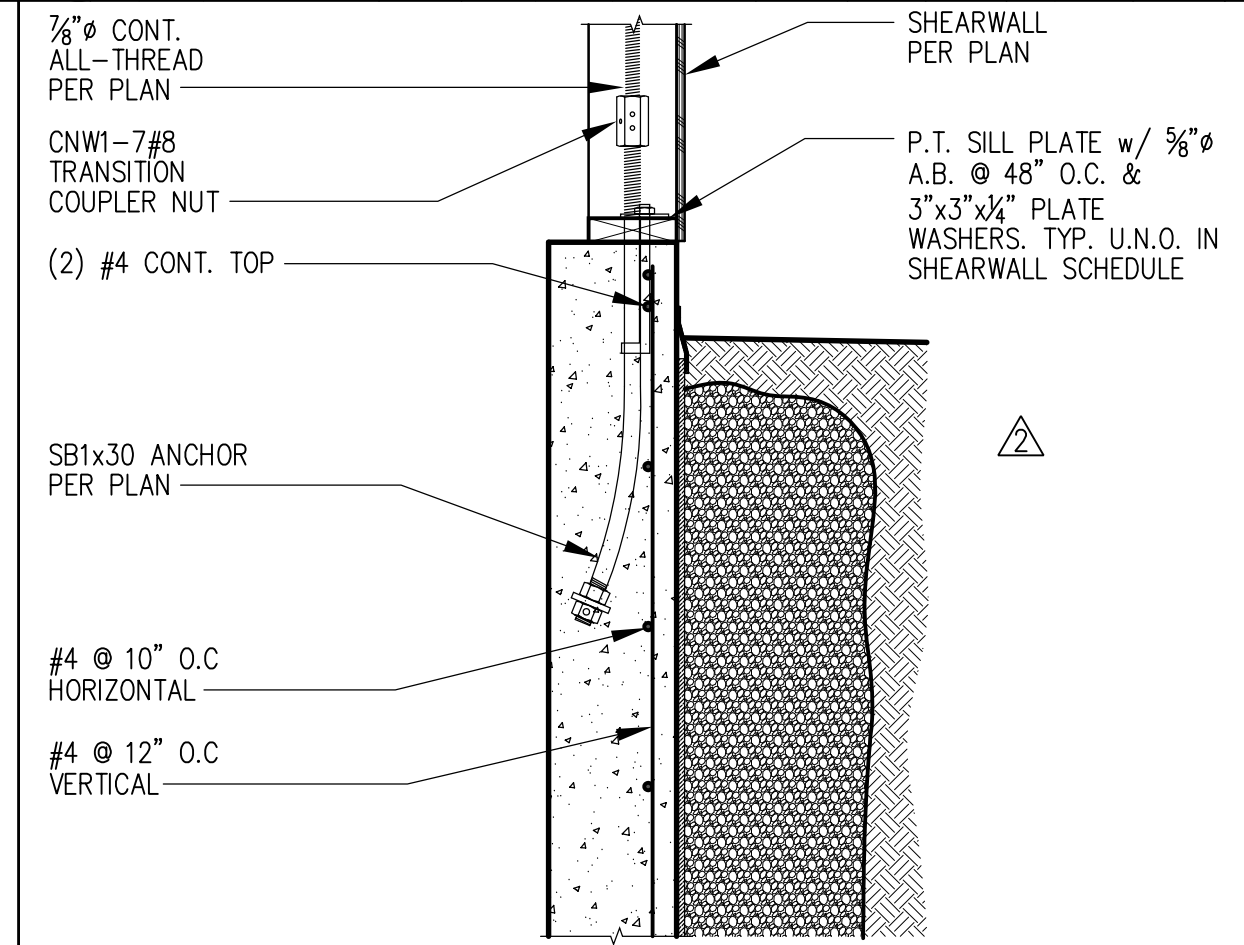
9 FSA FOUNDATION ANCHOR @ TIE STRAP



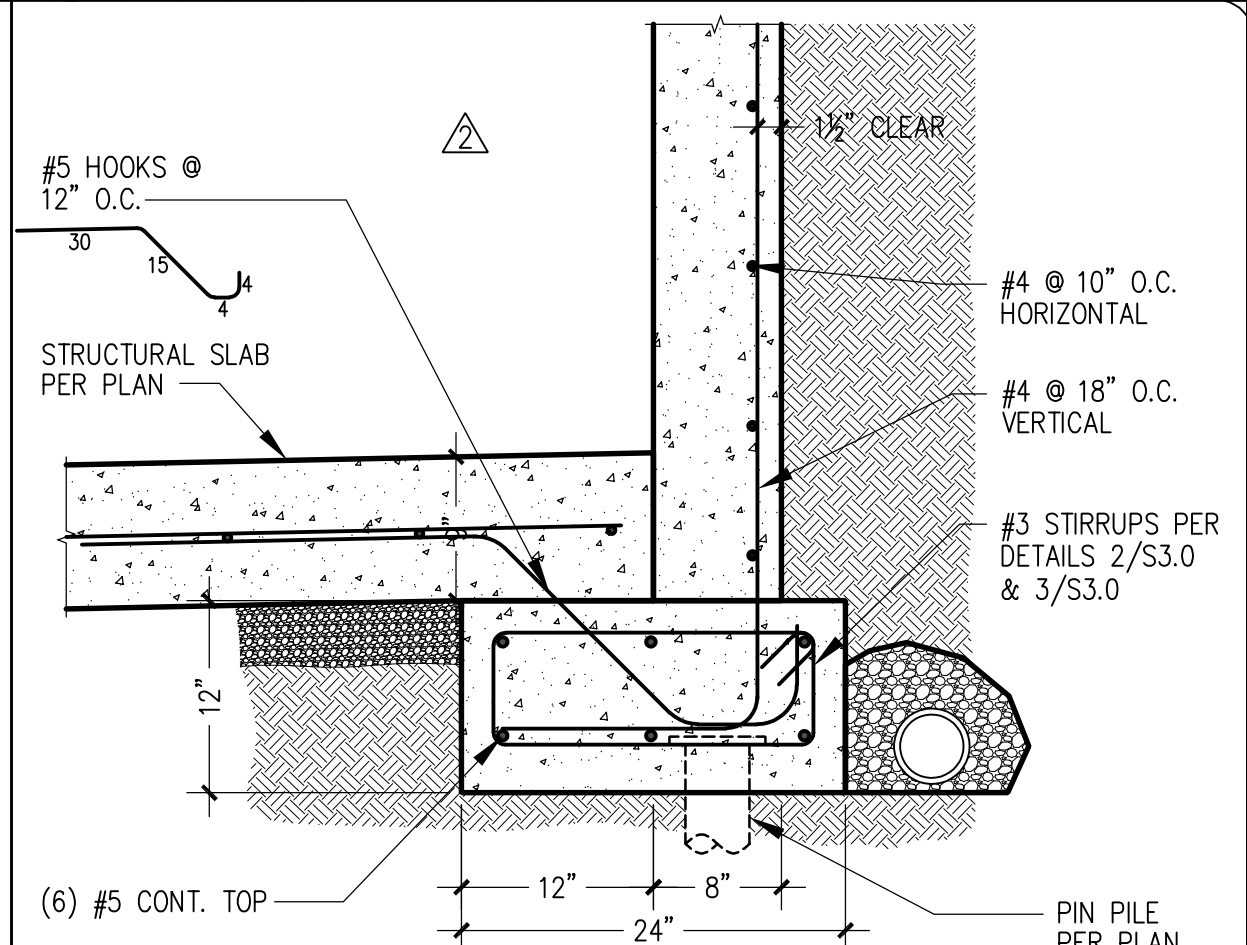
10 SHEAR TRANSFER @ CANTILEVERED JOIST



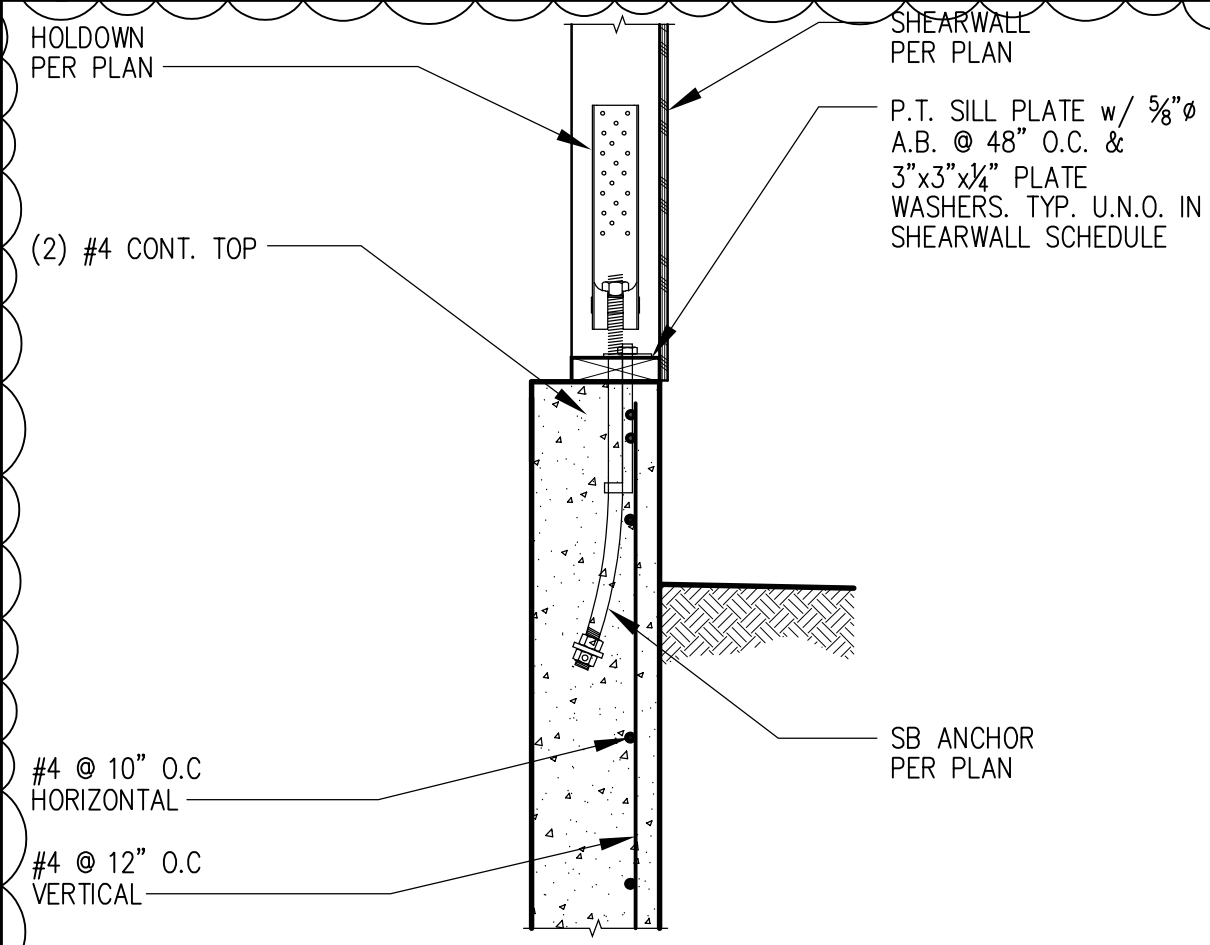
11 TYP. RAISED FOUNDATION



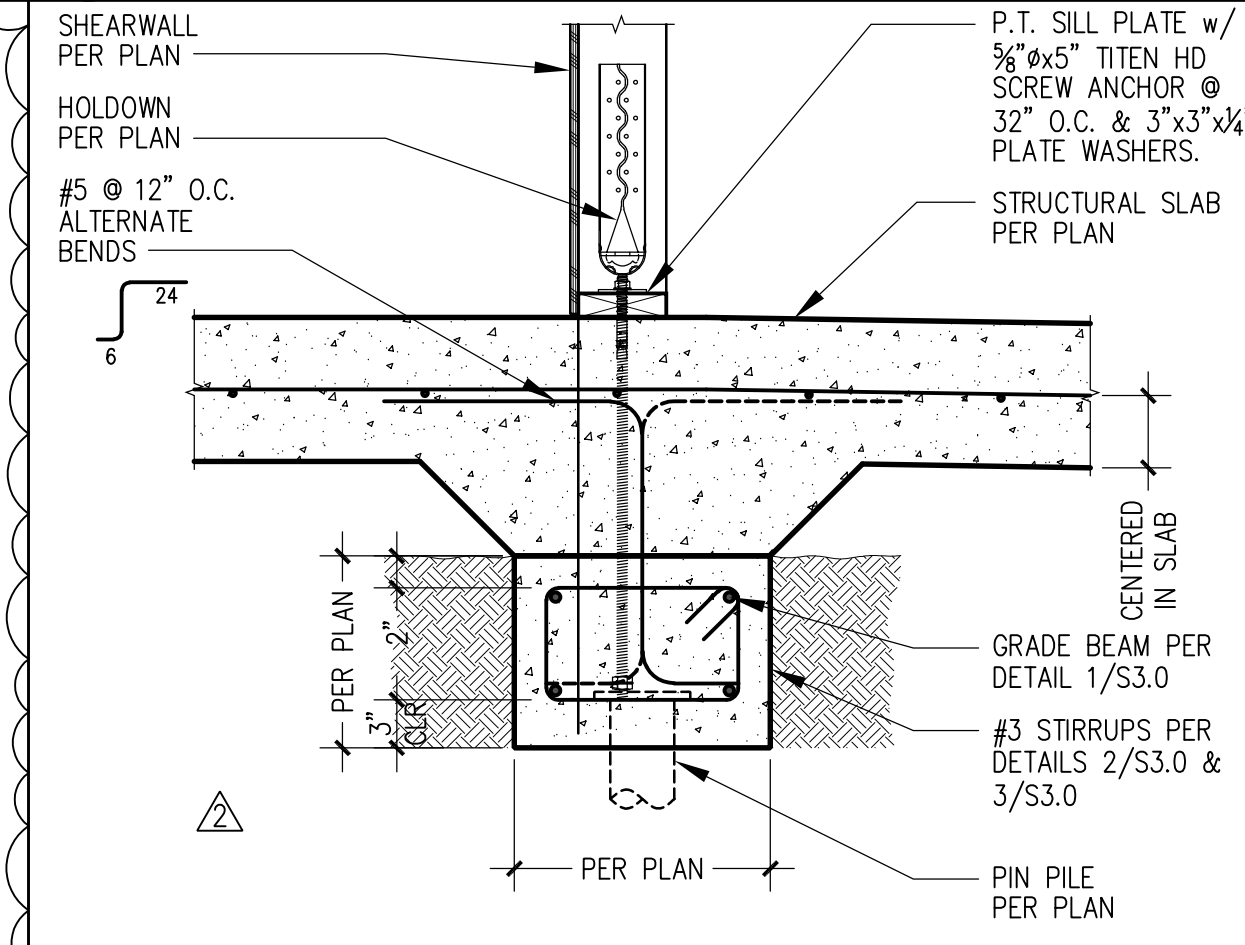
12 SB HOLDDOWN ANCHOR TO FOUNDATION



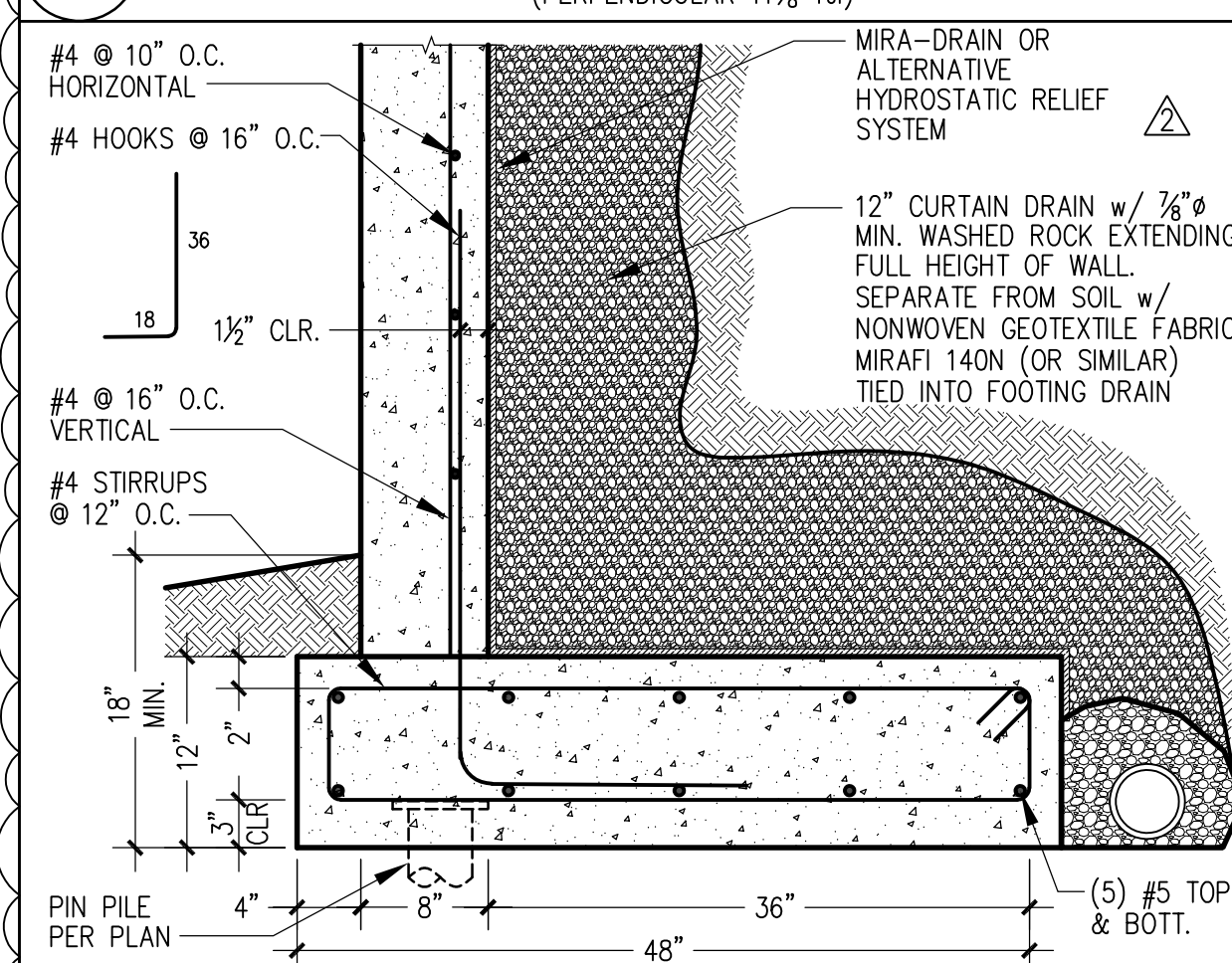
13 GARAGE SLAB @ STEMWALL



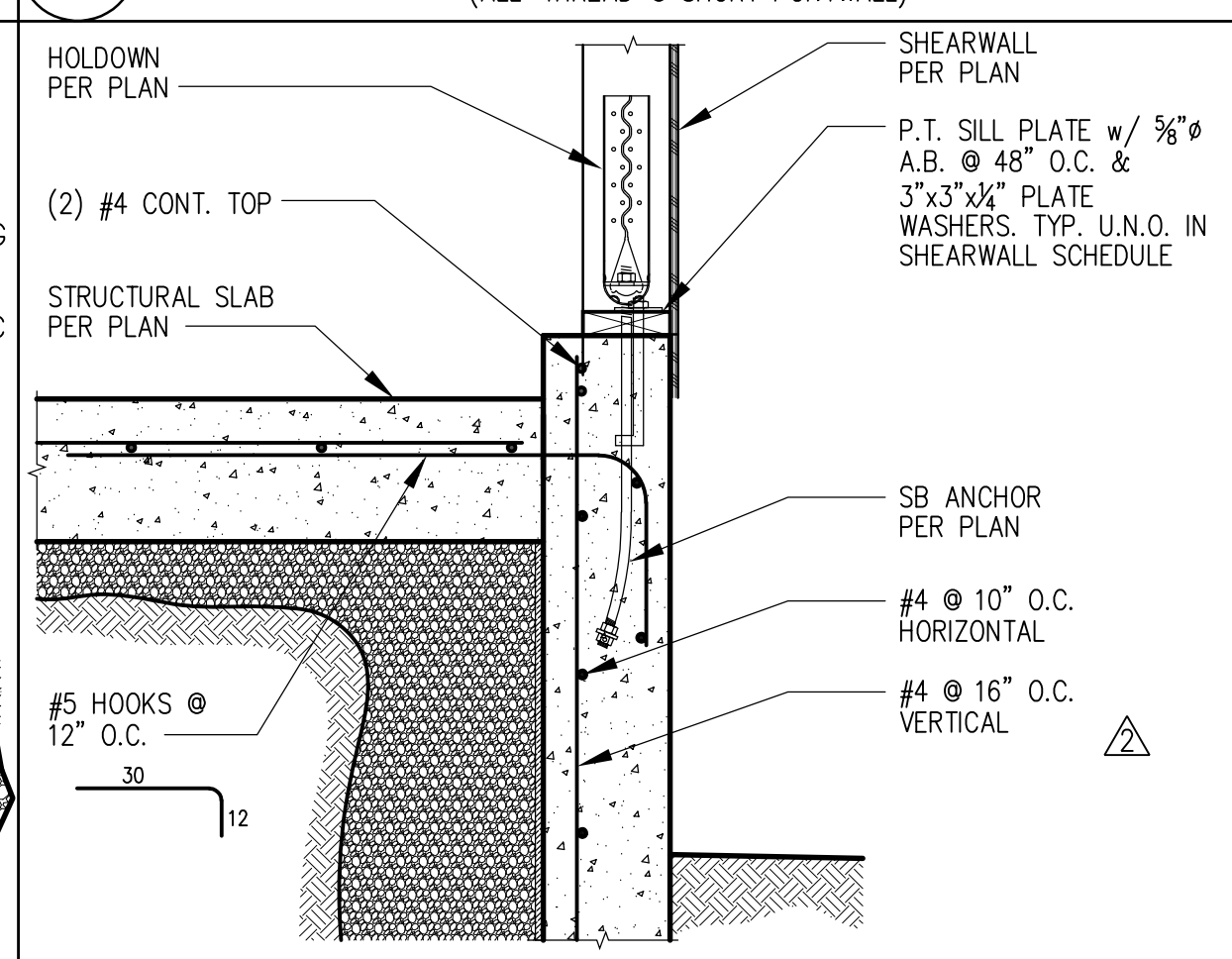
14 SB HOLDDOWN ANCHOR TO FOUNDATION



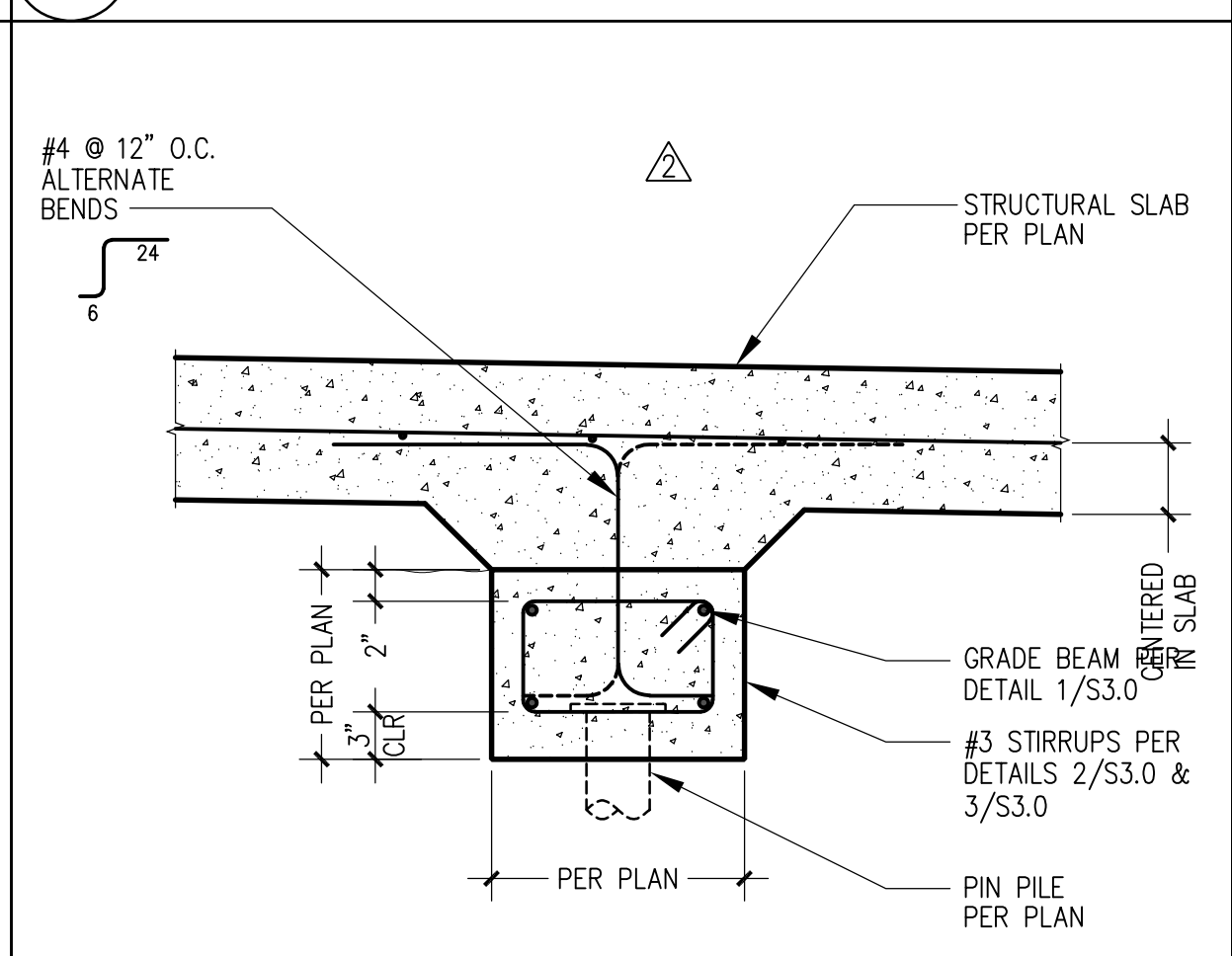
15 HOLDDOWN @ BREAK IN SLOPE OF GARAGE SLAB



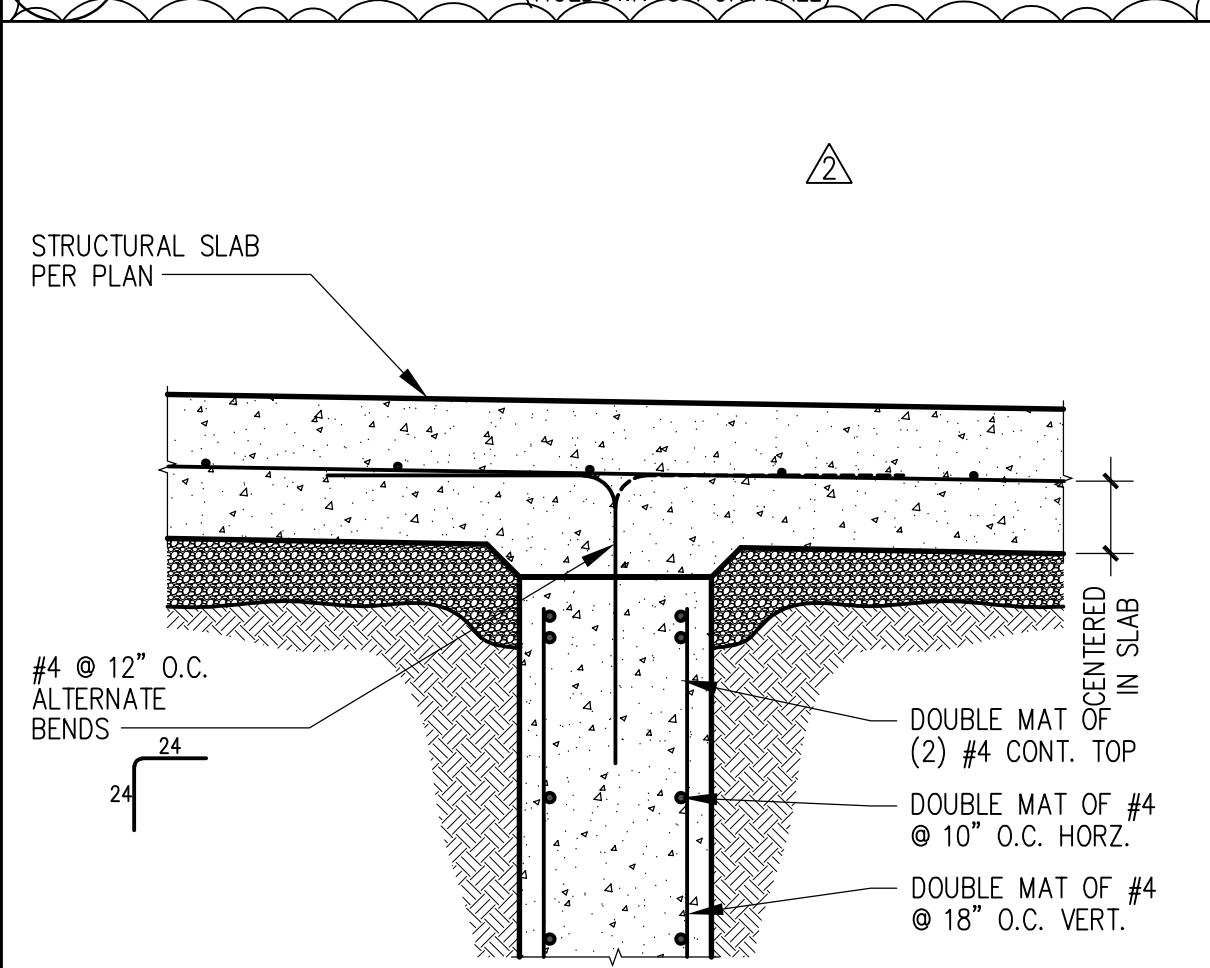
16 GARAGE WALL FOOTING



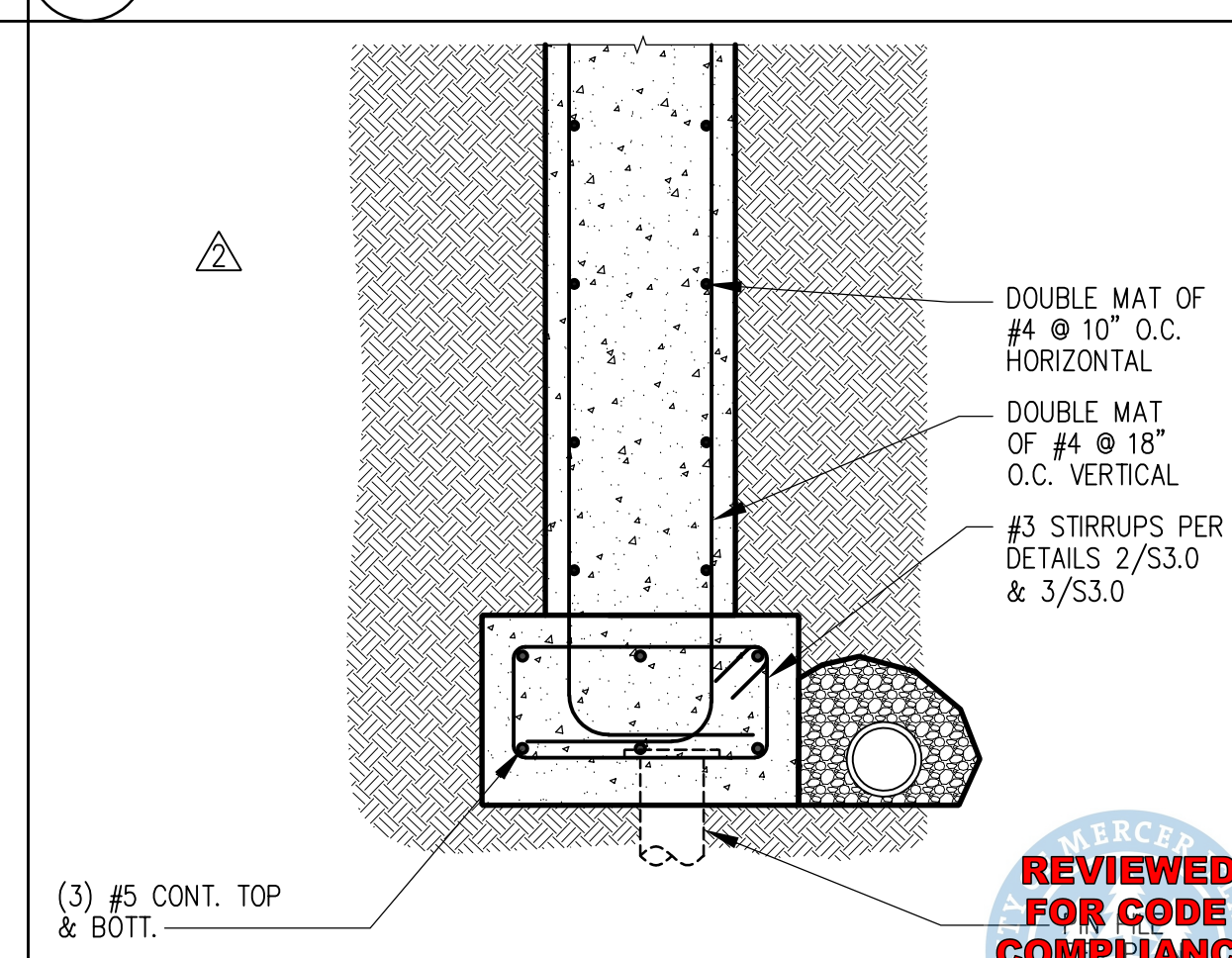
17 SB HOLDDOWN ANCHOR TO FOUNDATION



18 GARAGE SLAB @ GRADE BEAM

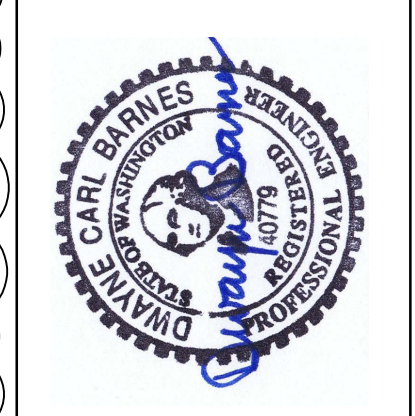


19 GARAGE SLAB @ STEMWALL



20 GARAGE DOOR STEMWALL

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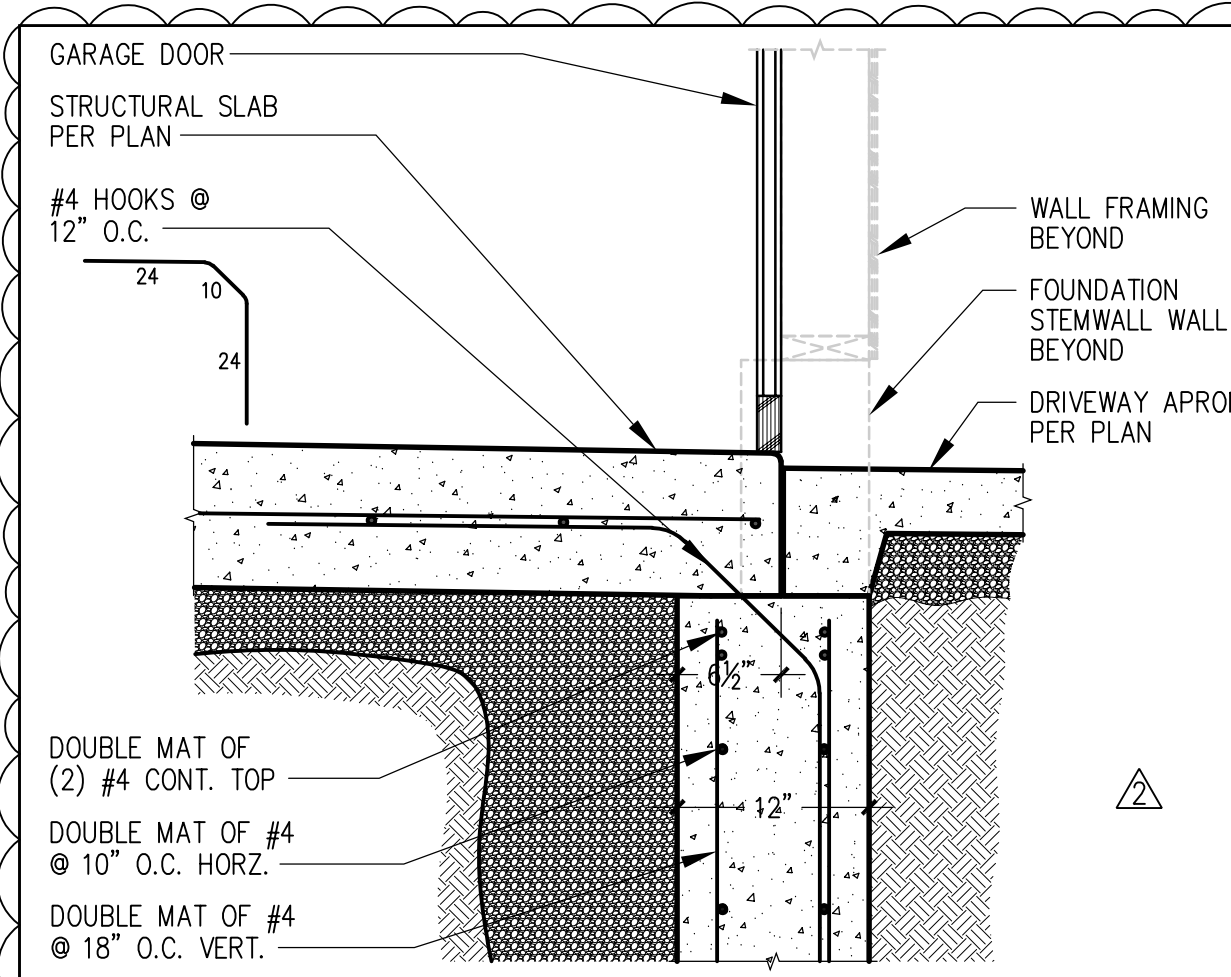
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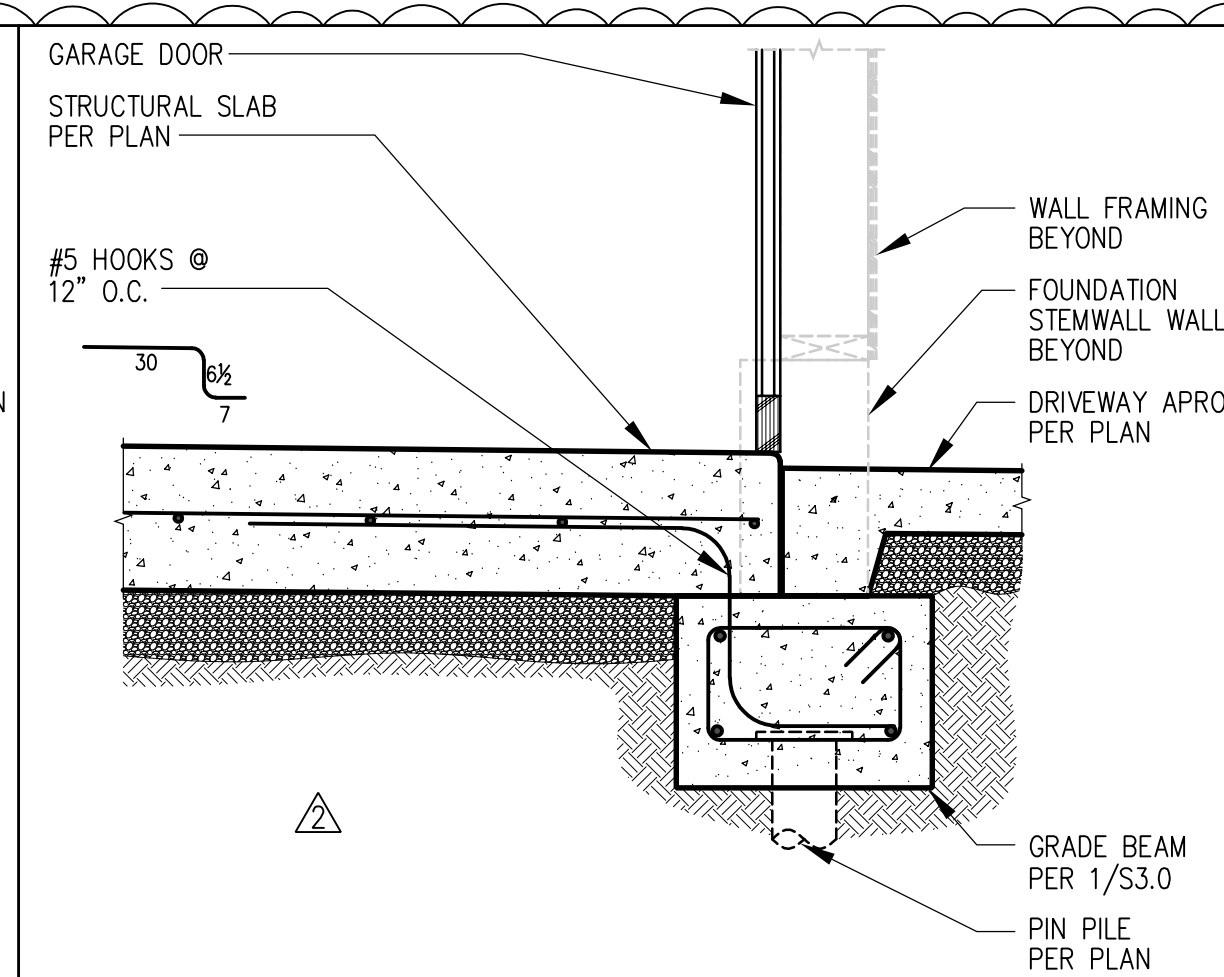
18-025

S3.0
FOUNDATION DETAILS

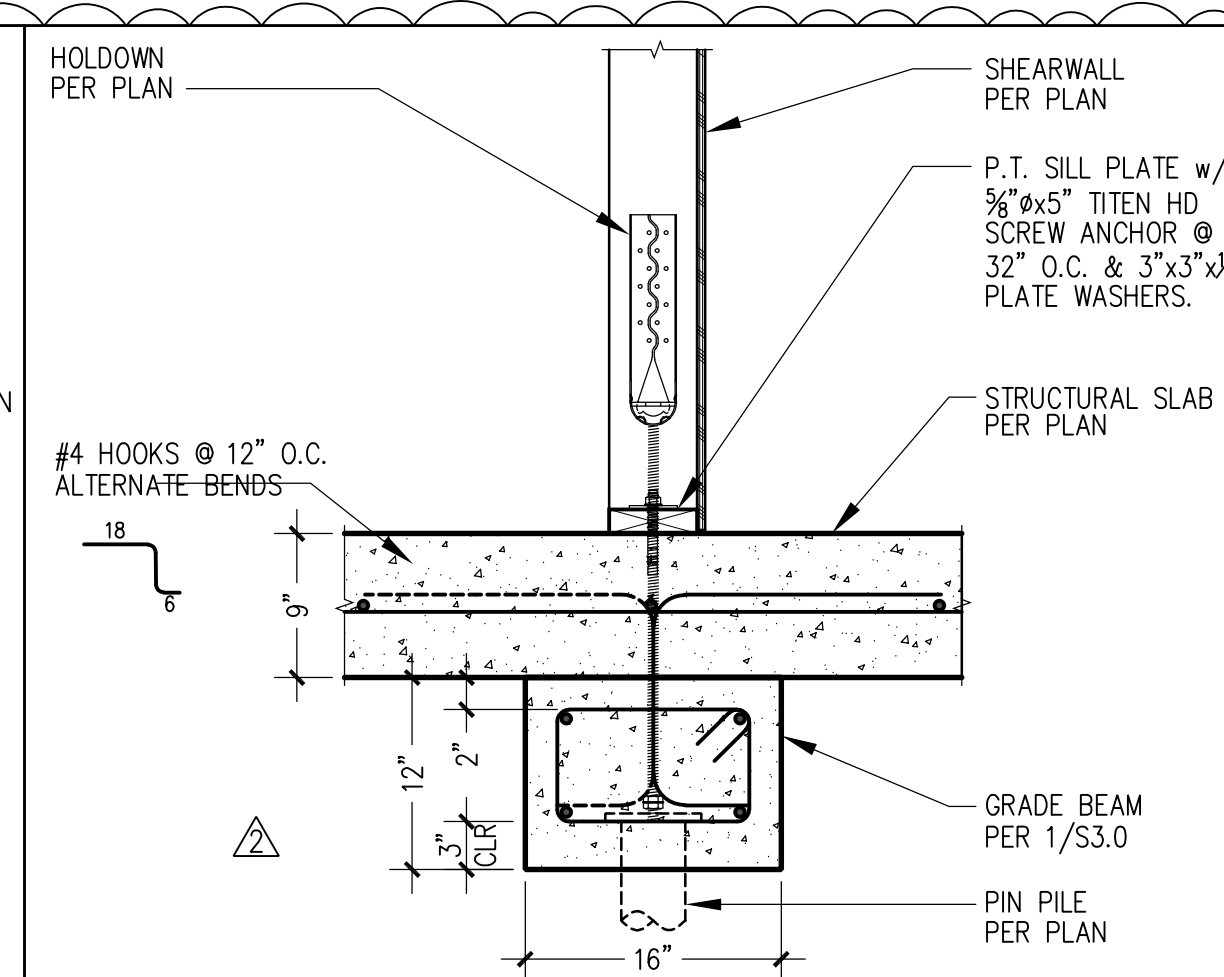




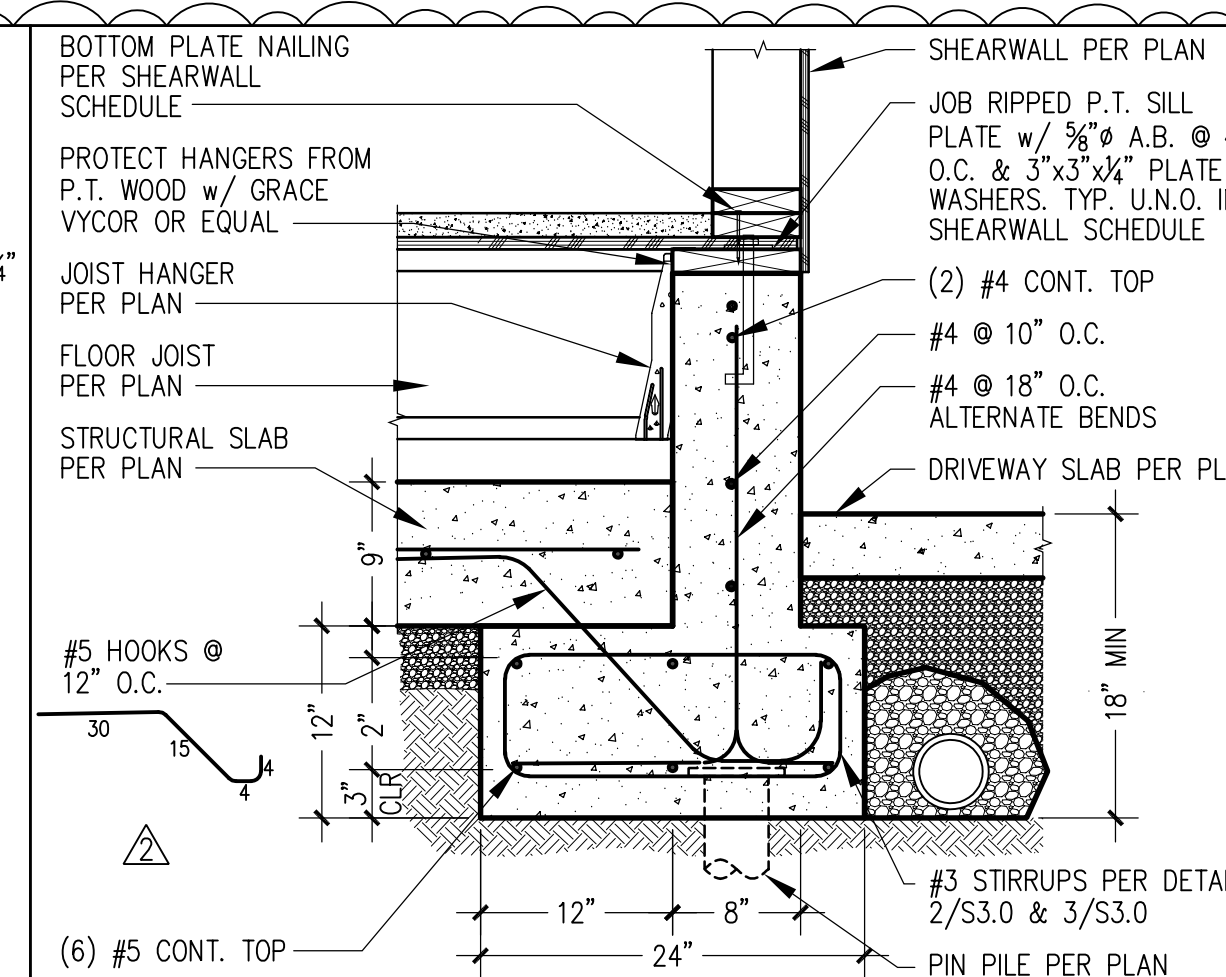
1 GARAGE SLAB @ FOUNDATION WALL (UNHEATED SLAB)



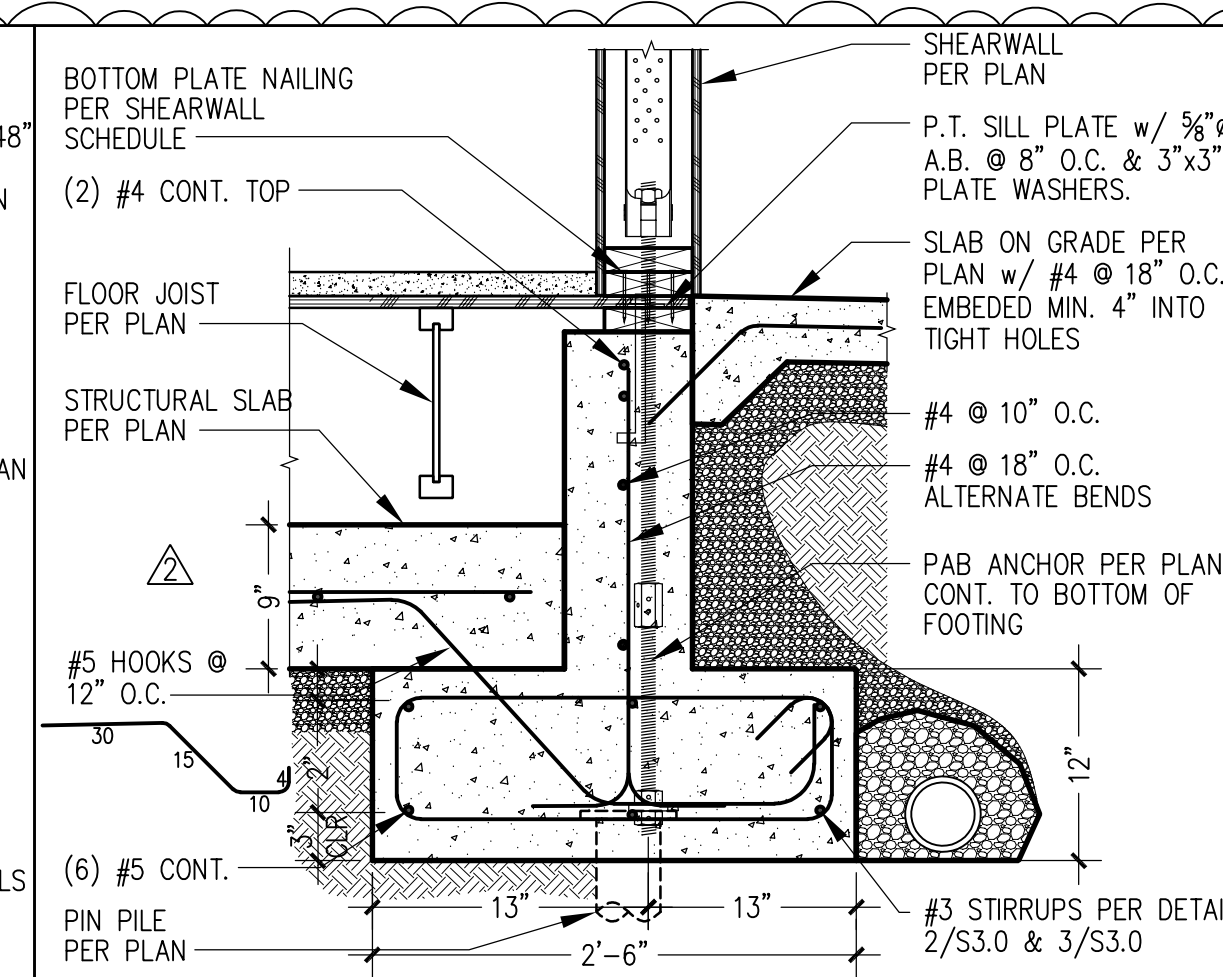
2 GARAGE SLAB @ FOUNDATION WALL (UNHEATED SLAB)



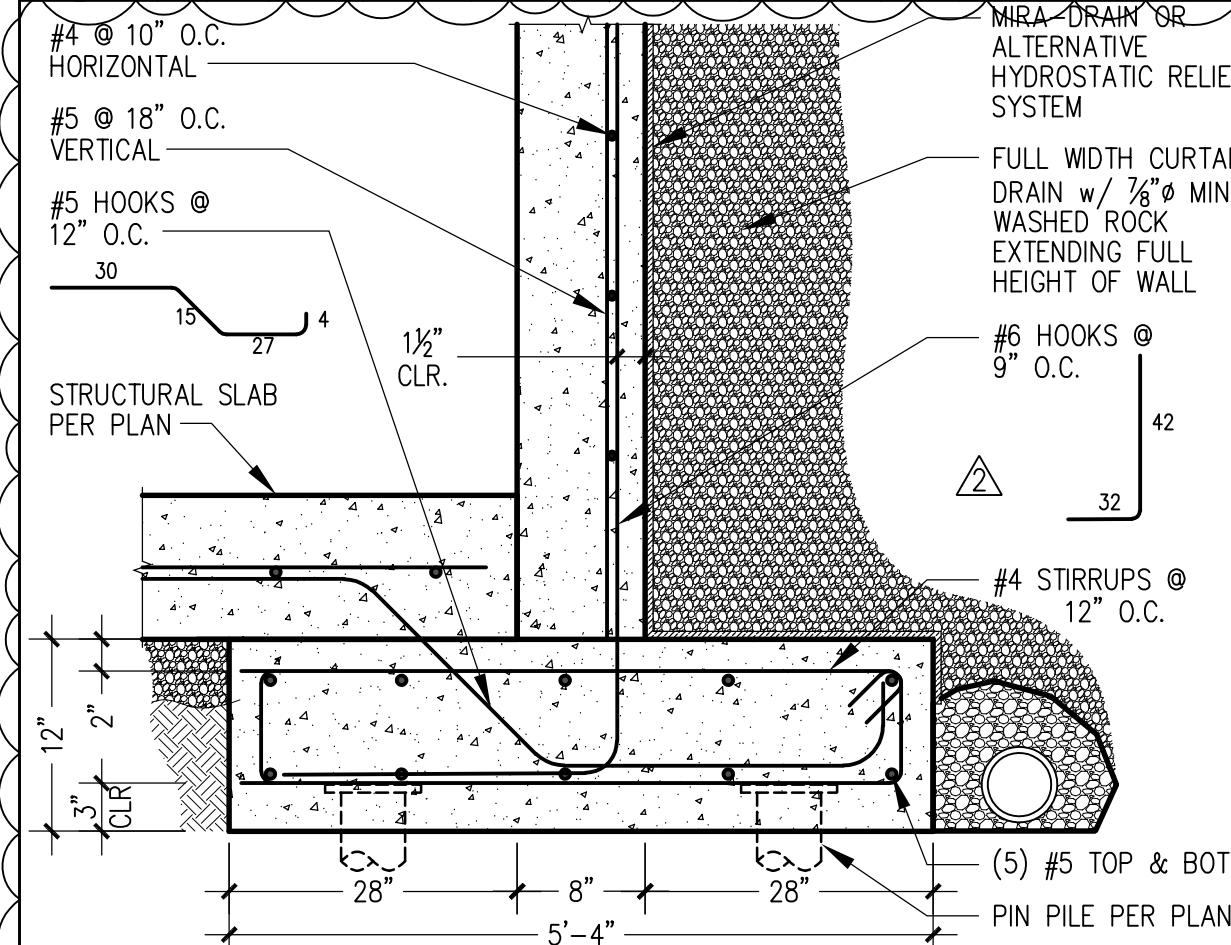
3 SHEARWALL @ TYP. SLAB



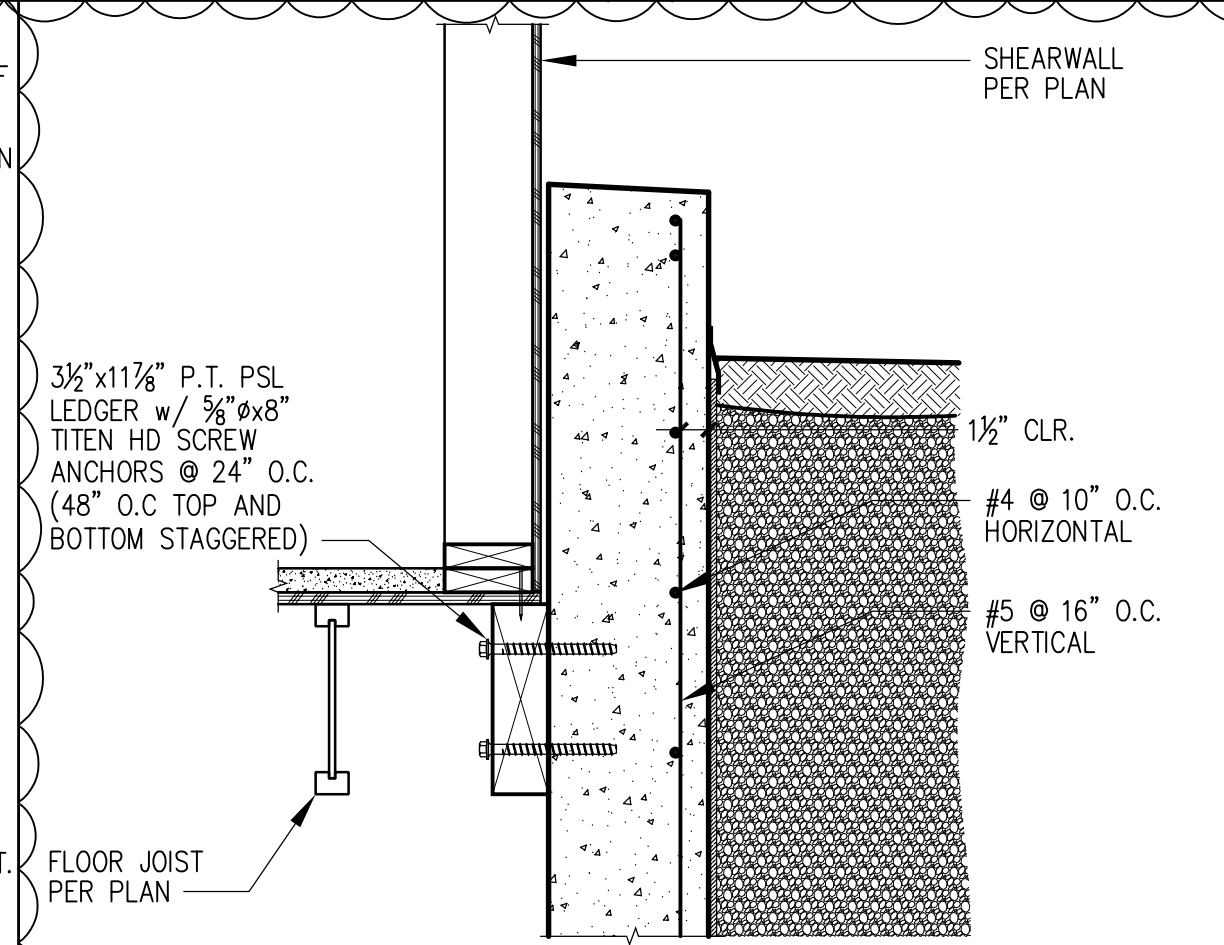
4 RAISED FOUNDATION @ ENTRY (PERPENDICULAR 11 1/2 TJJ)



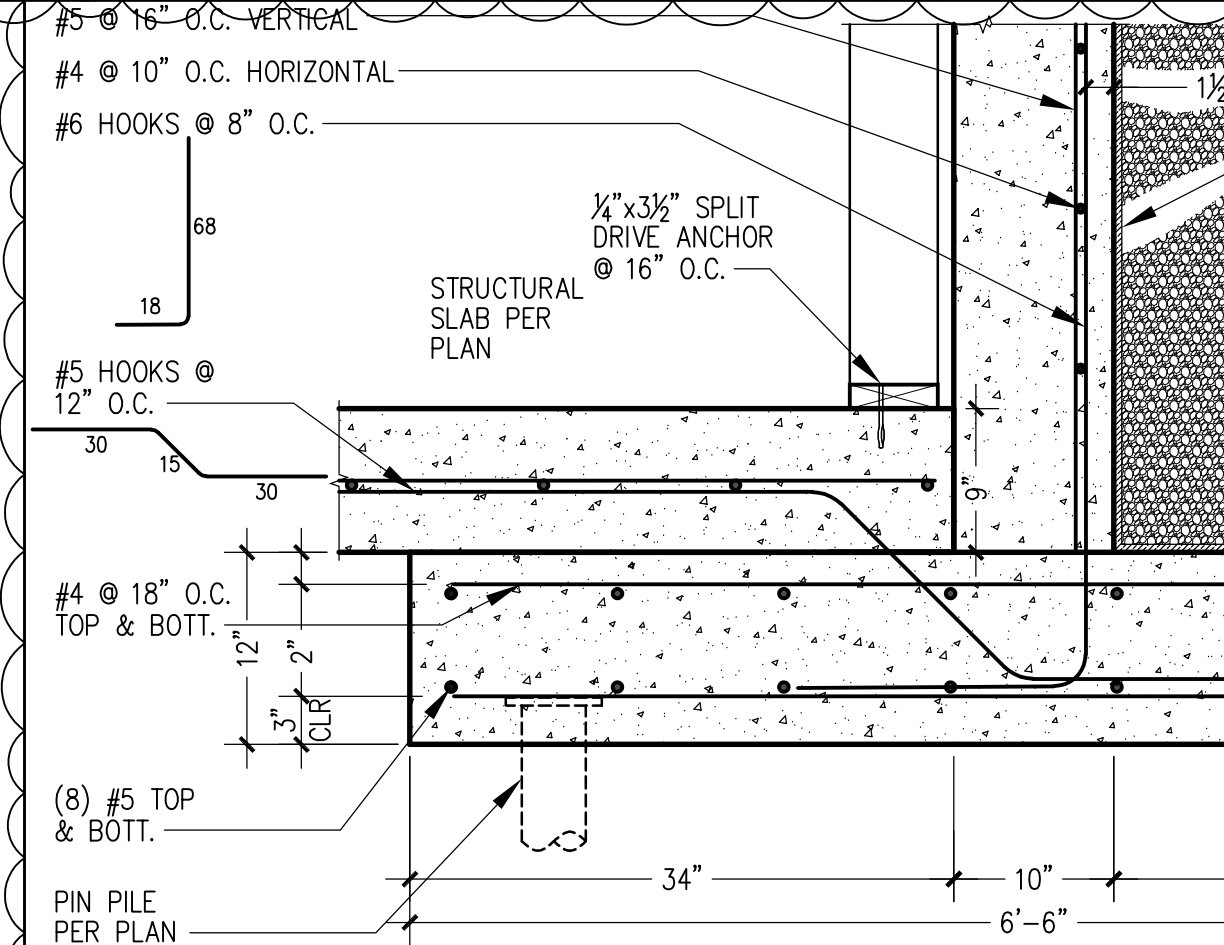
5 PAB ANCHOR @ RAISED FNDN. @ ENTRY (PARALLEL 11 1/2 TJJ)



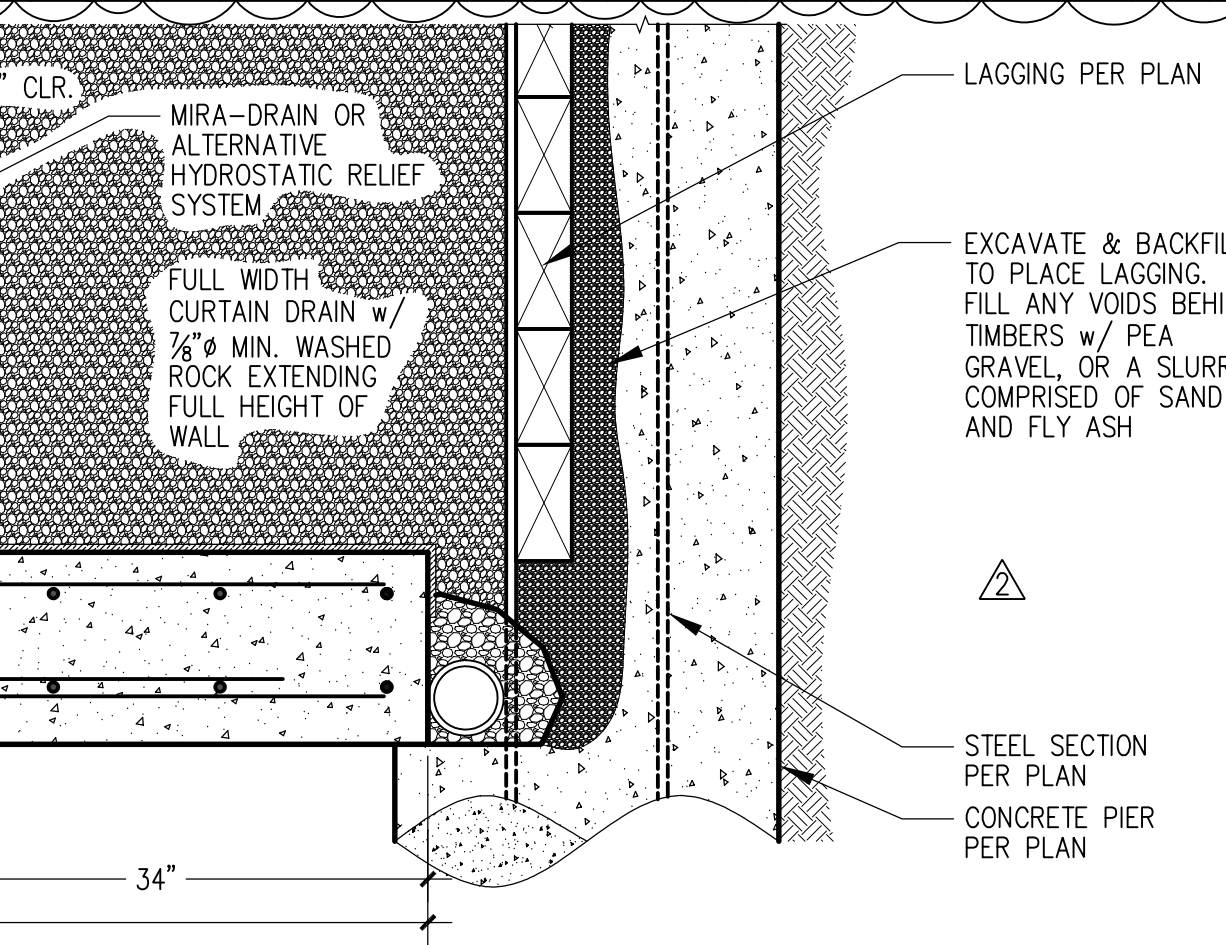
6 STORAGE WALL FOOTING



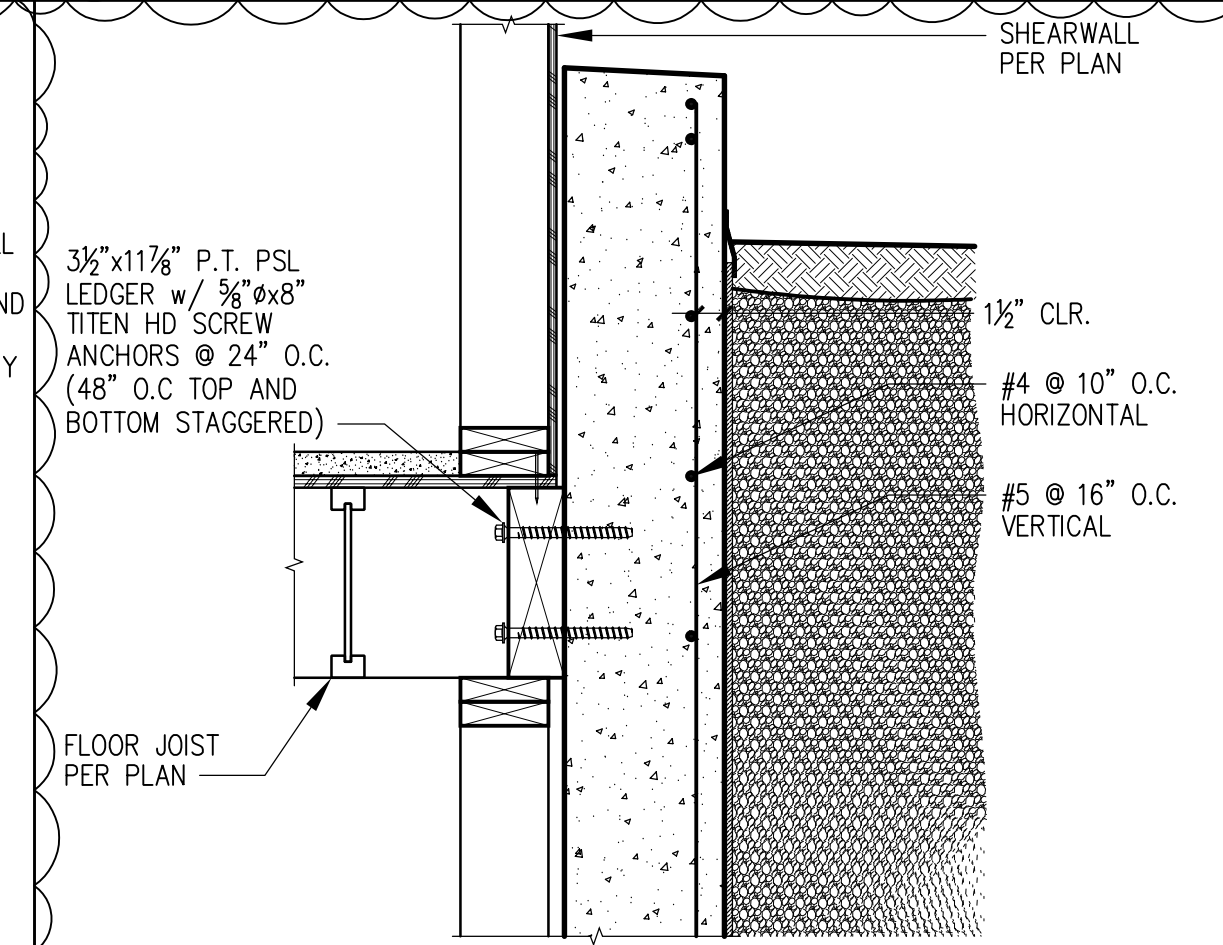
7 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2 TJJ)



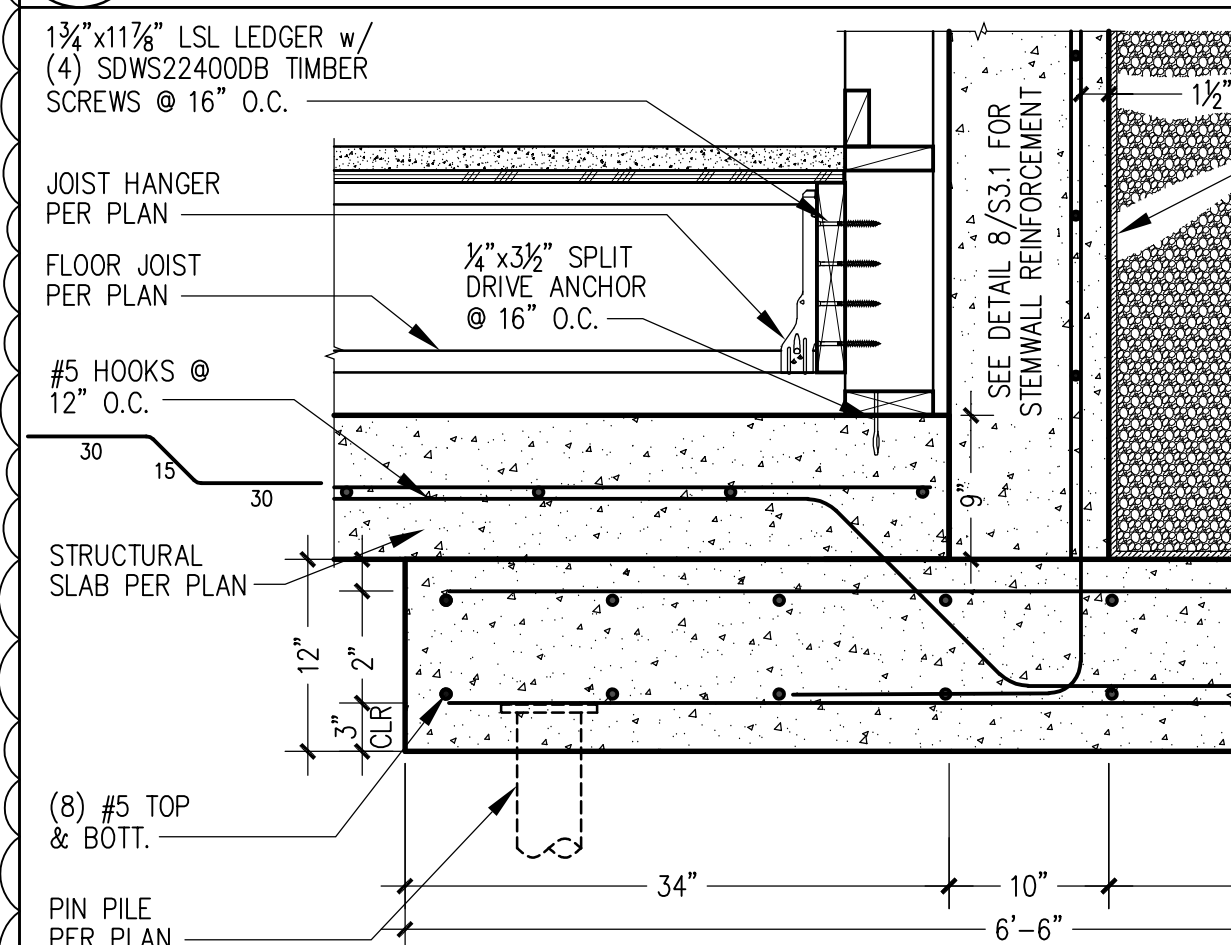
8 BASEMENT WALL FOOTING (MECHANICAL ROOM)



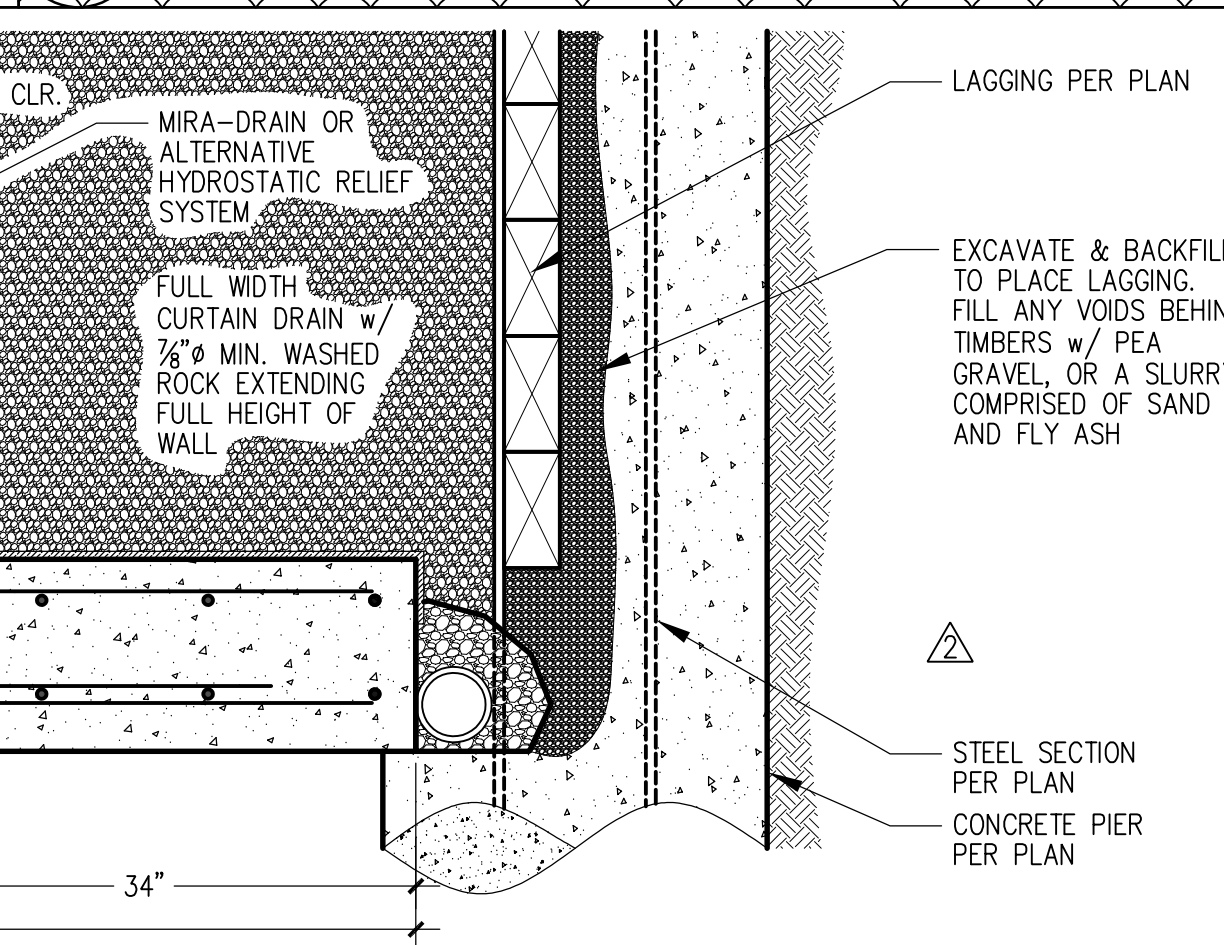
9 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2 TJJ)



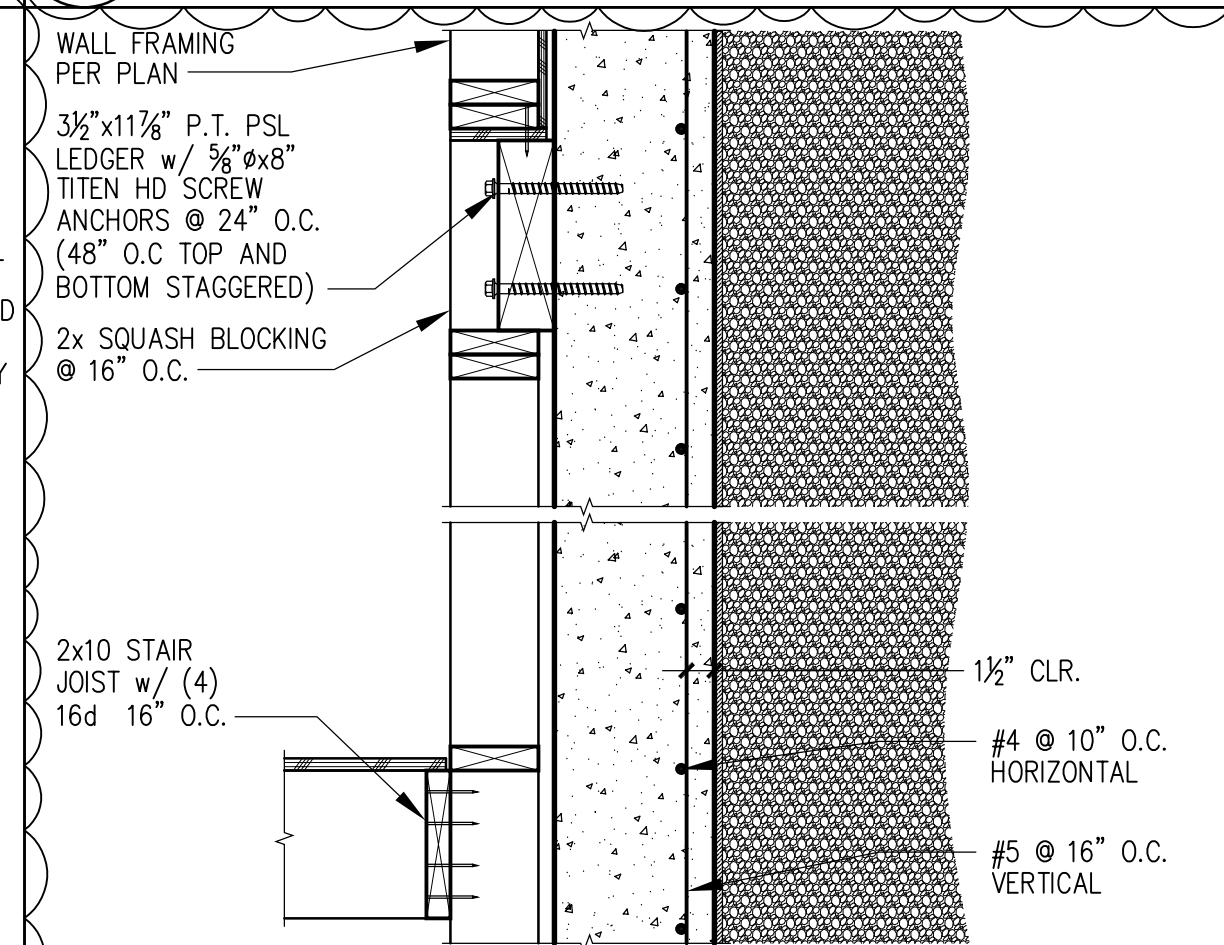
10 BASEMENT WALL FOOTING (ENTRYWAY)



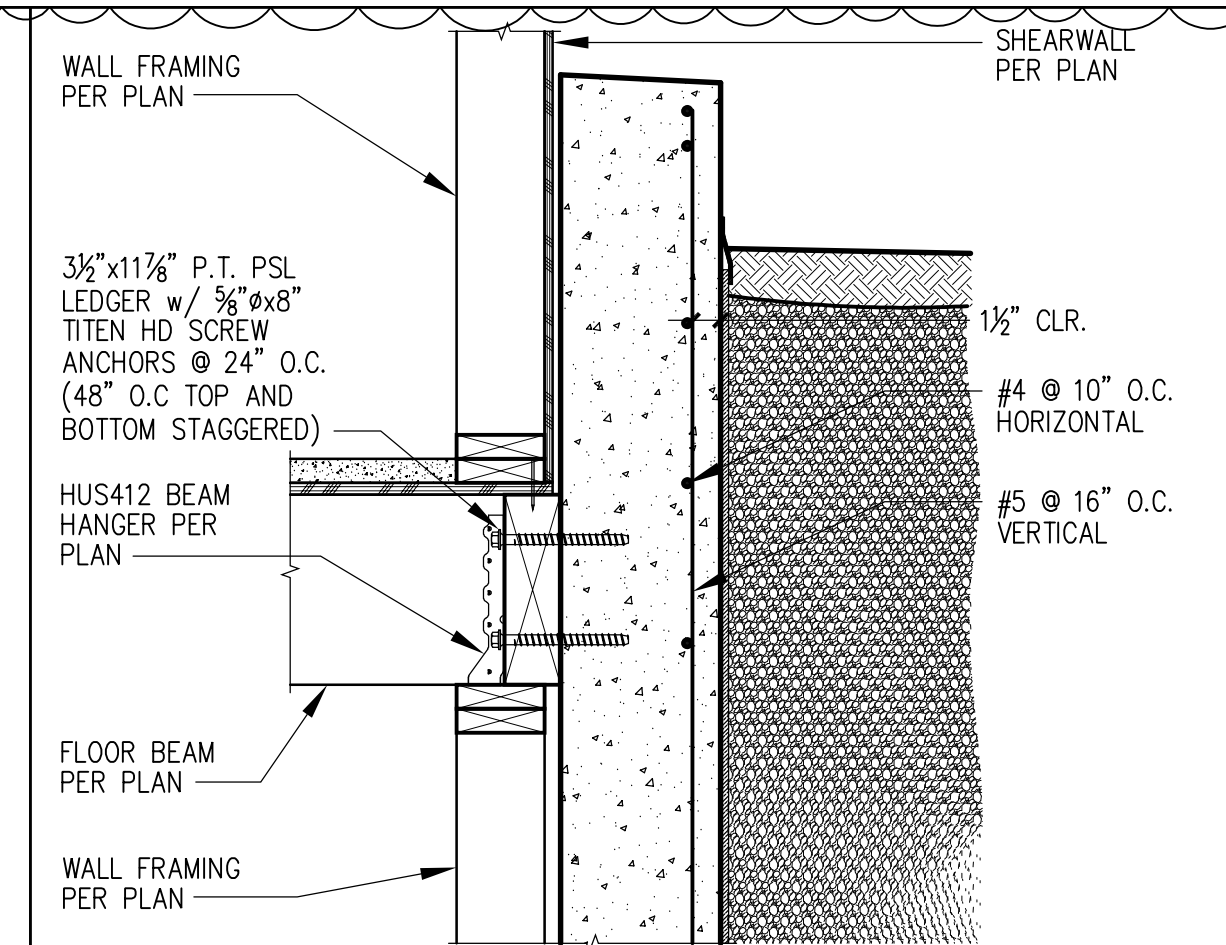
11 STAIR LANDING FRAMING @ RAISED FNDN. (PARALLEL 11 1/2 TJJ)



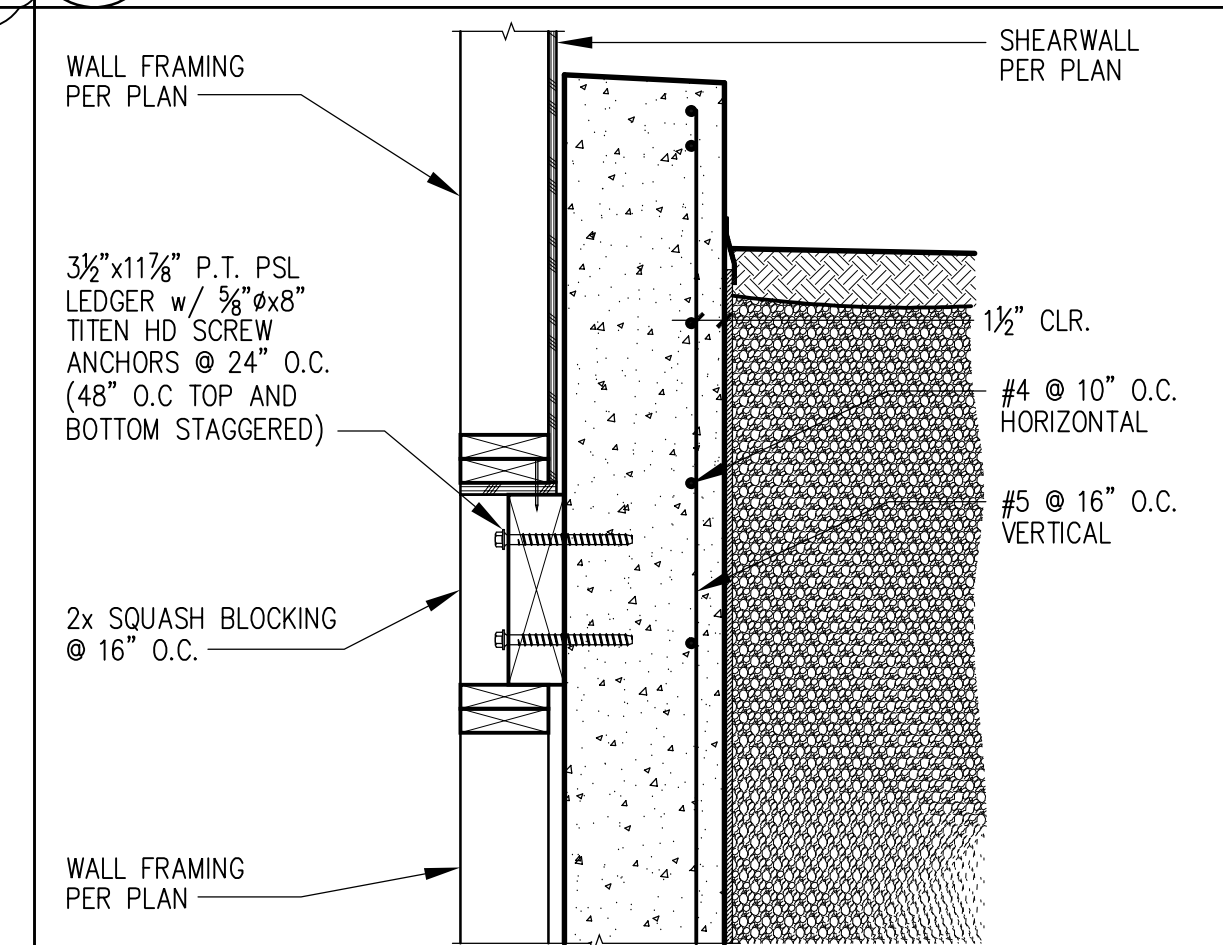
12 FLOOR FRAMING @ RAISED FOUNDATION (PARALLEL 11 1/2 TJJ)



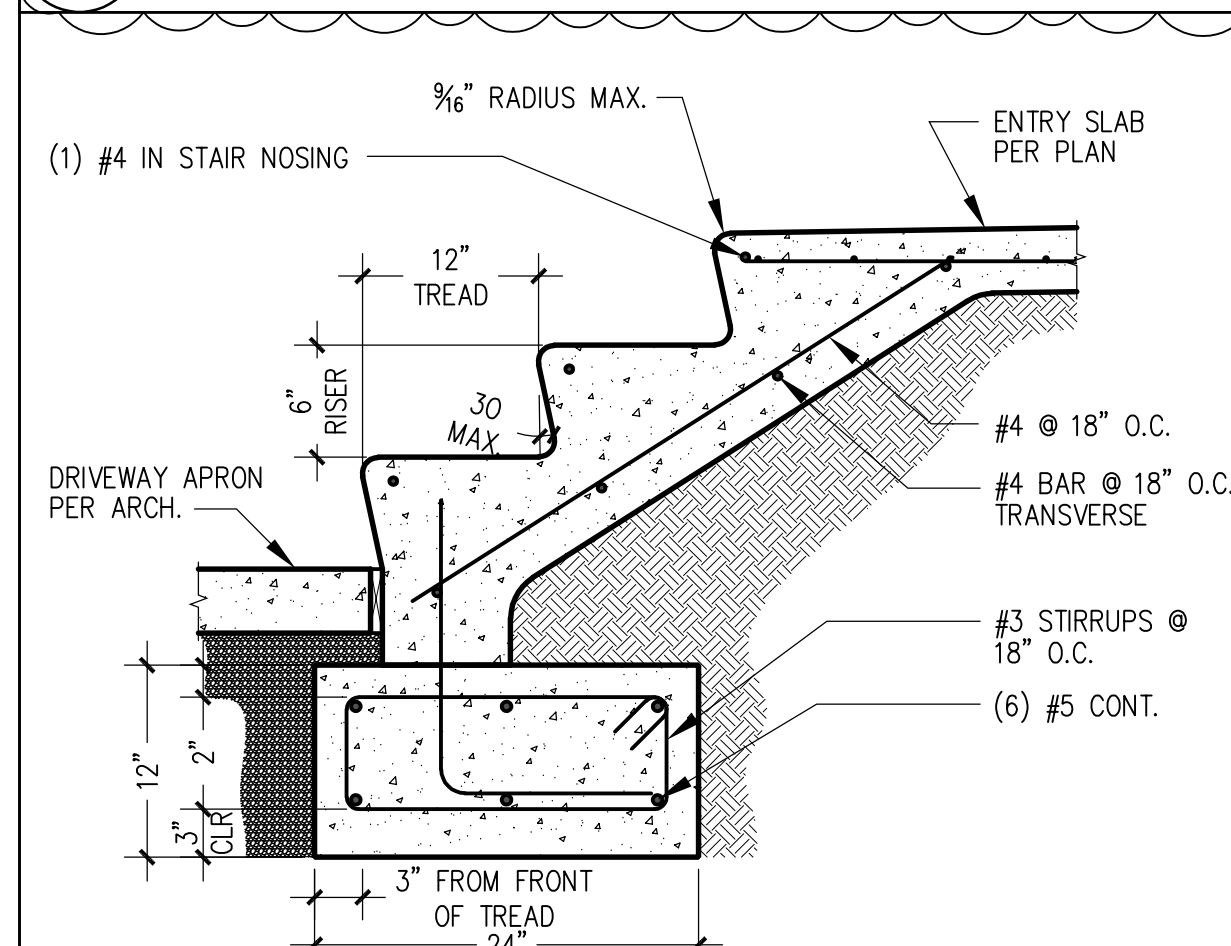
13 BALLOON WALL FRAMING @ RAISED FNDN.



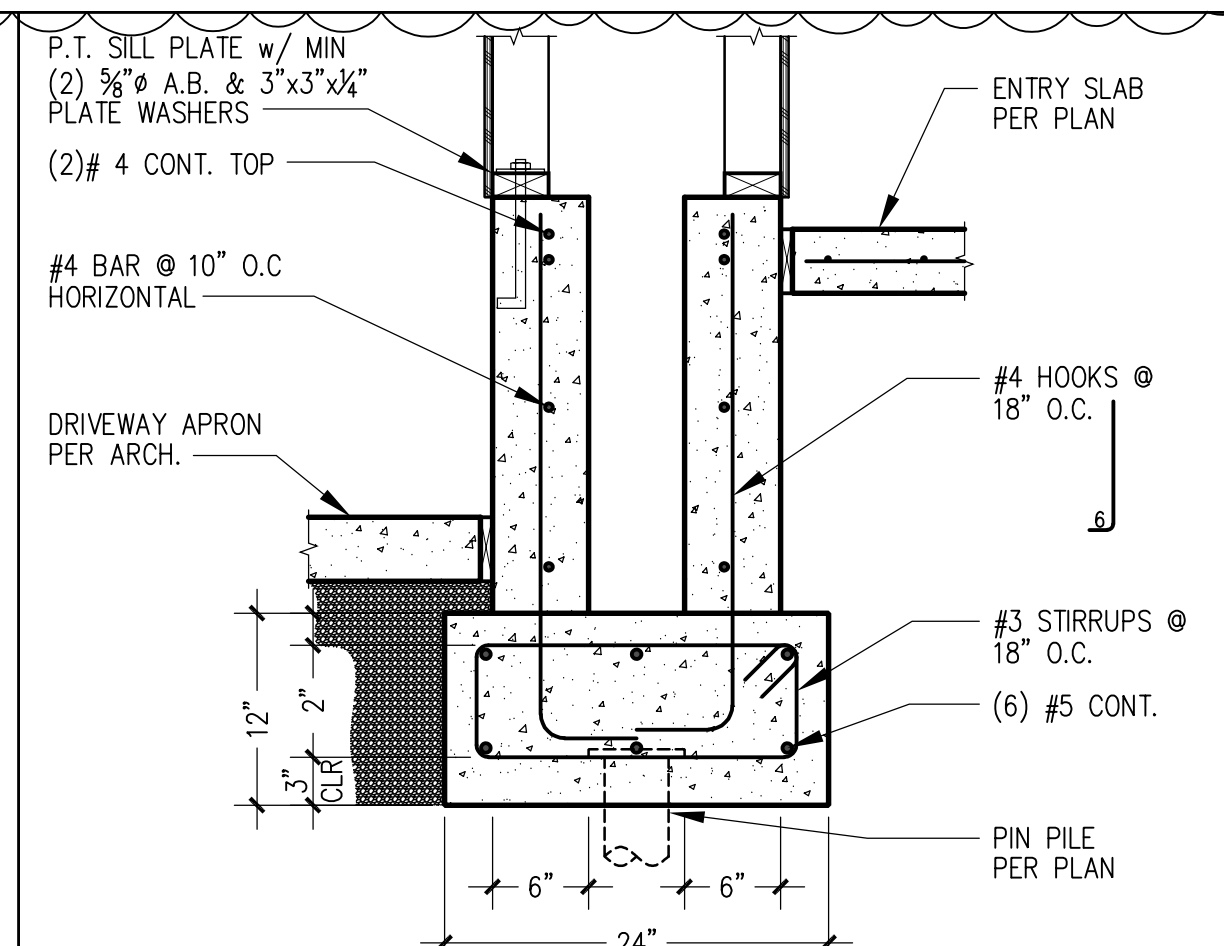
14 CONCRETE STAIRS @ GRADE BEAM



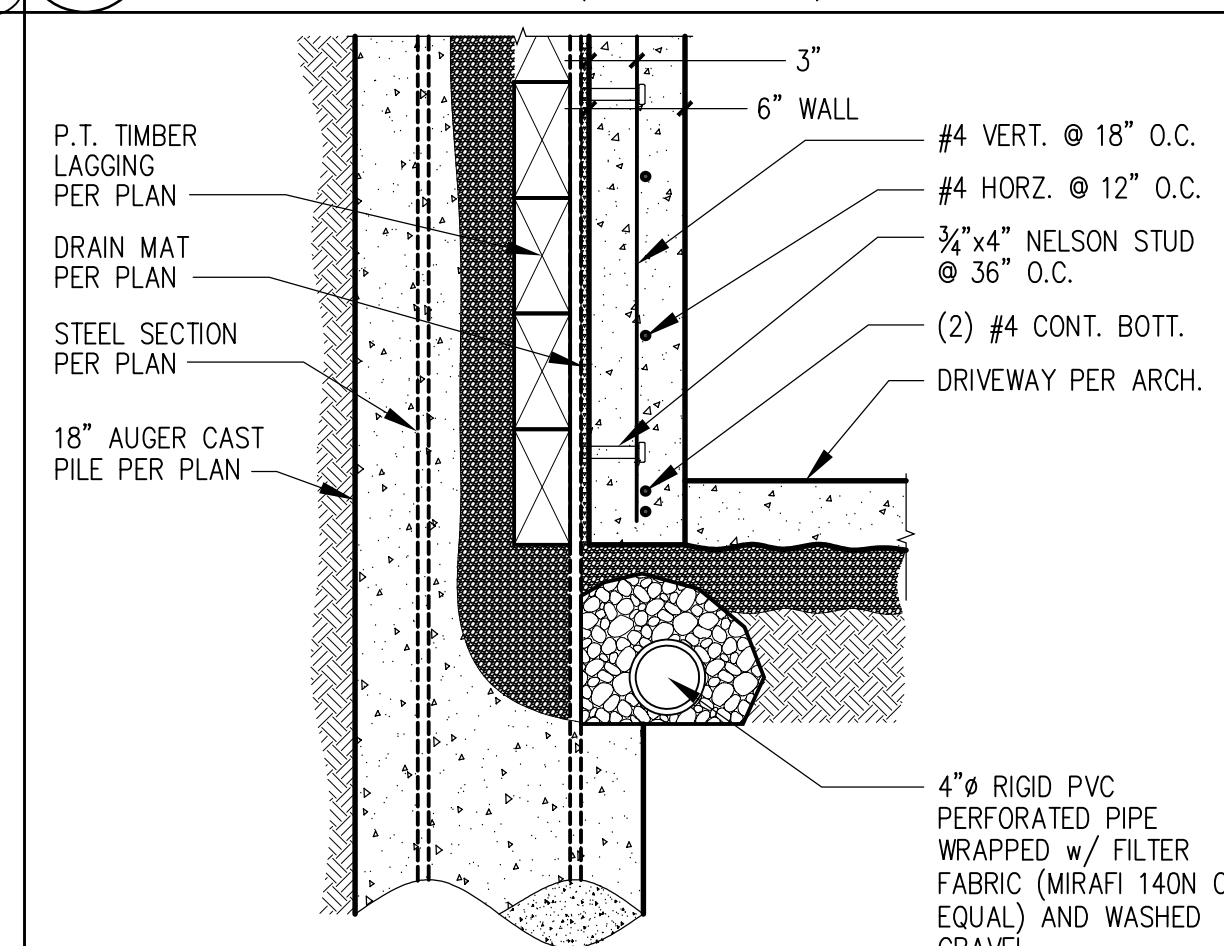
15 24" WIDE GRADE BEAM @ ENTRY



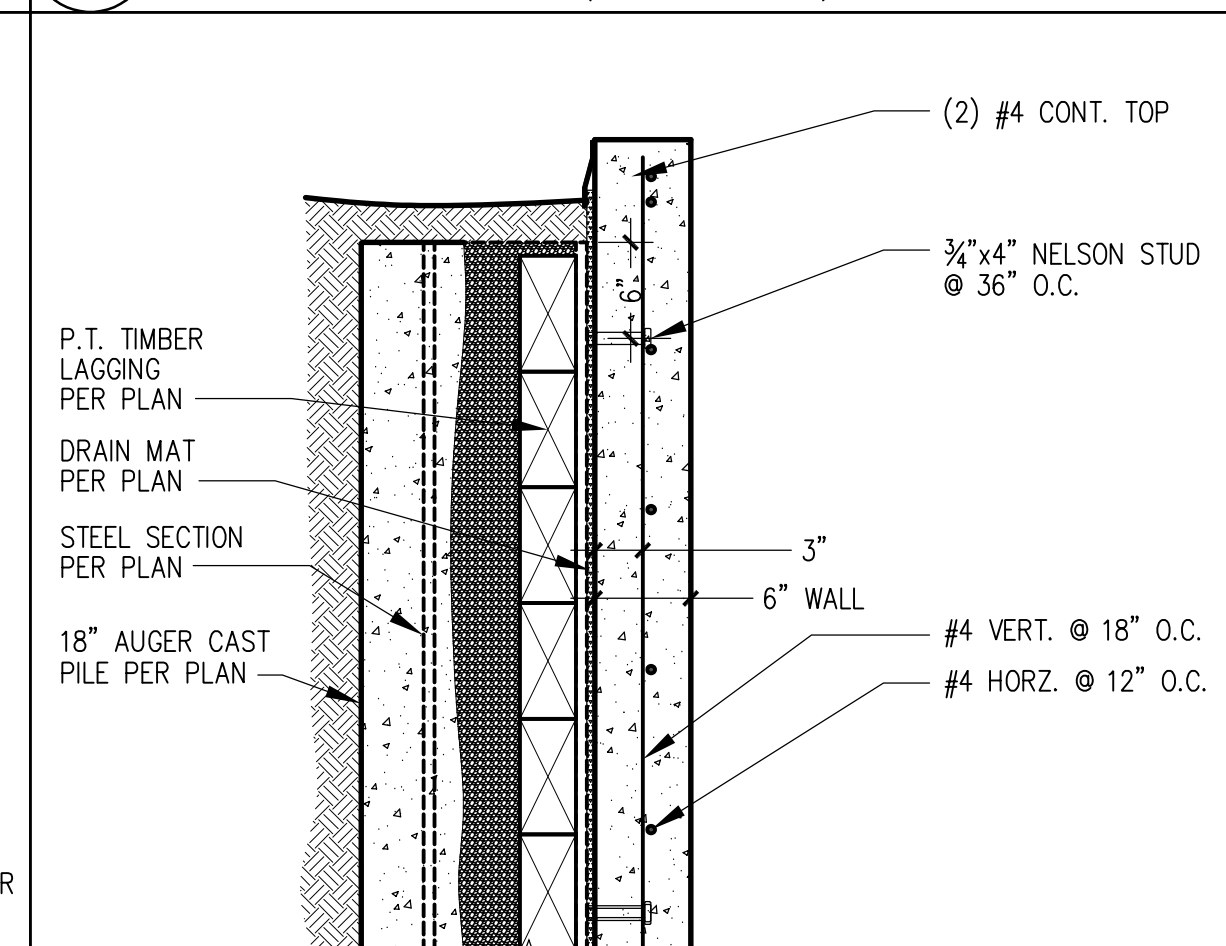
16 DRIVEWAY SITE WALL (BASE OF SOUTH WALL)



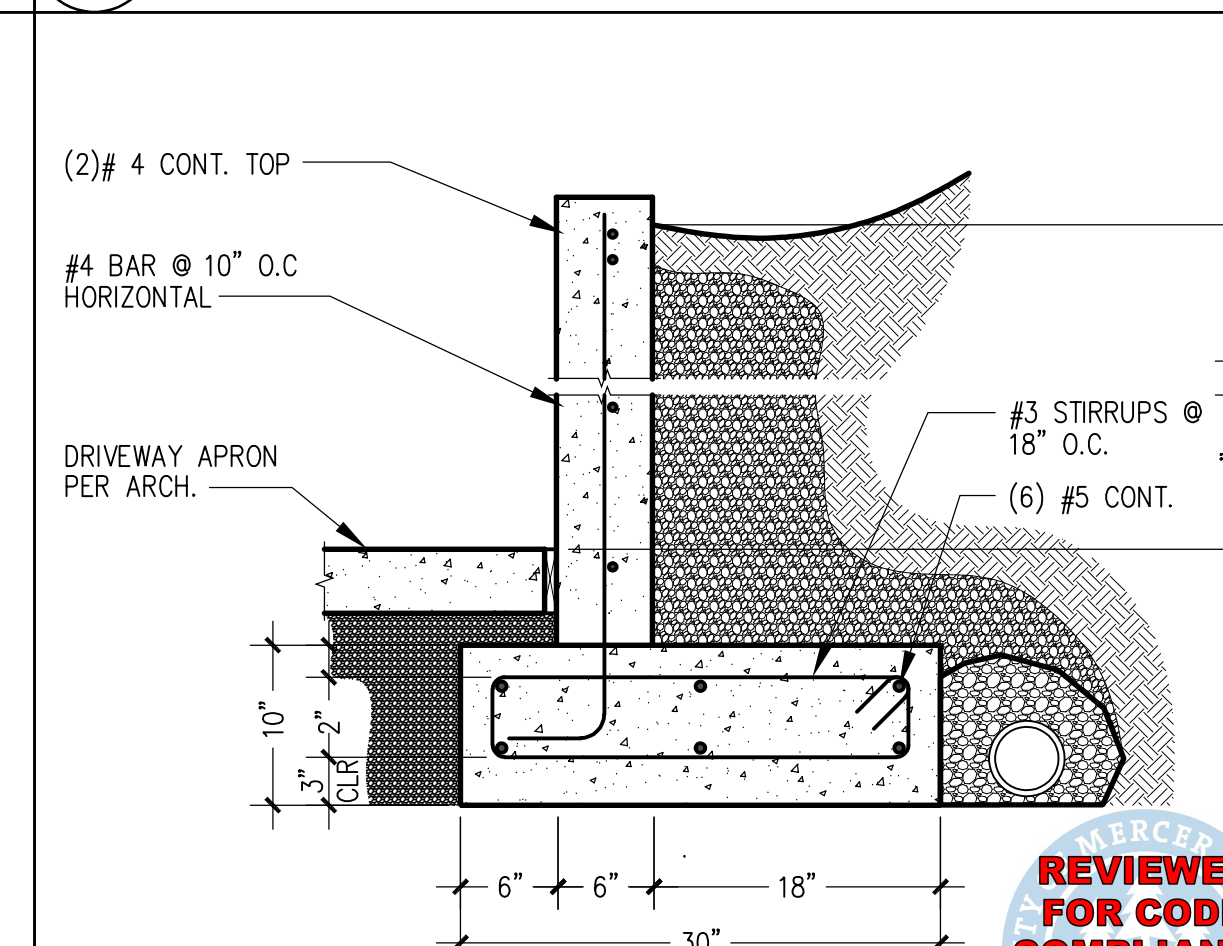
17 DRIVEWAY SITE WALL (TOP OF SOUTH WALL)



18 RETAINING WALL @ SOUTH DRIVEWAY

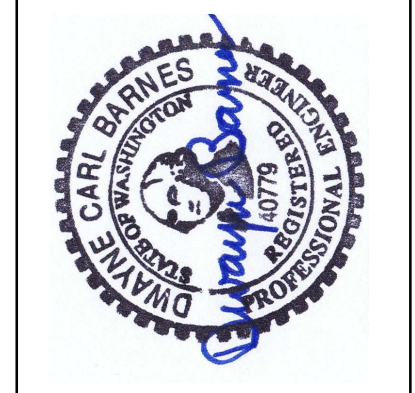


19 CONCRETE STAIRS @ GRADE BEAM



20 24" WIDE GRADE BEAM @ ENTRY

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 dwayne@stonepointengineering.com
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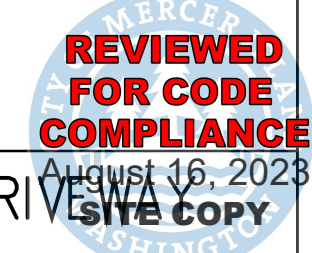
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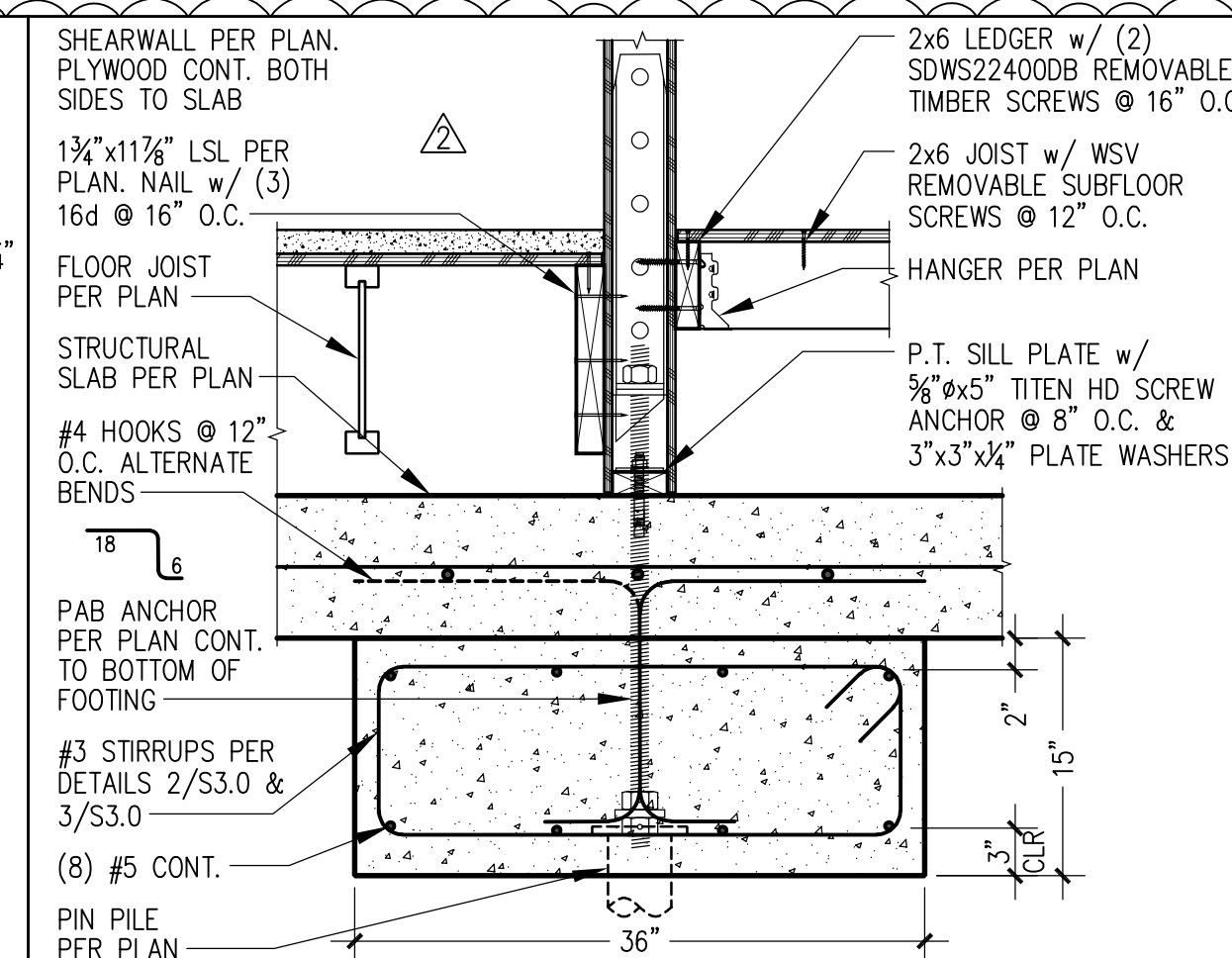
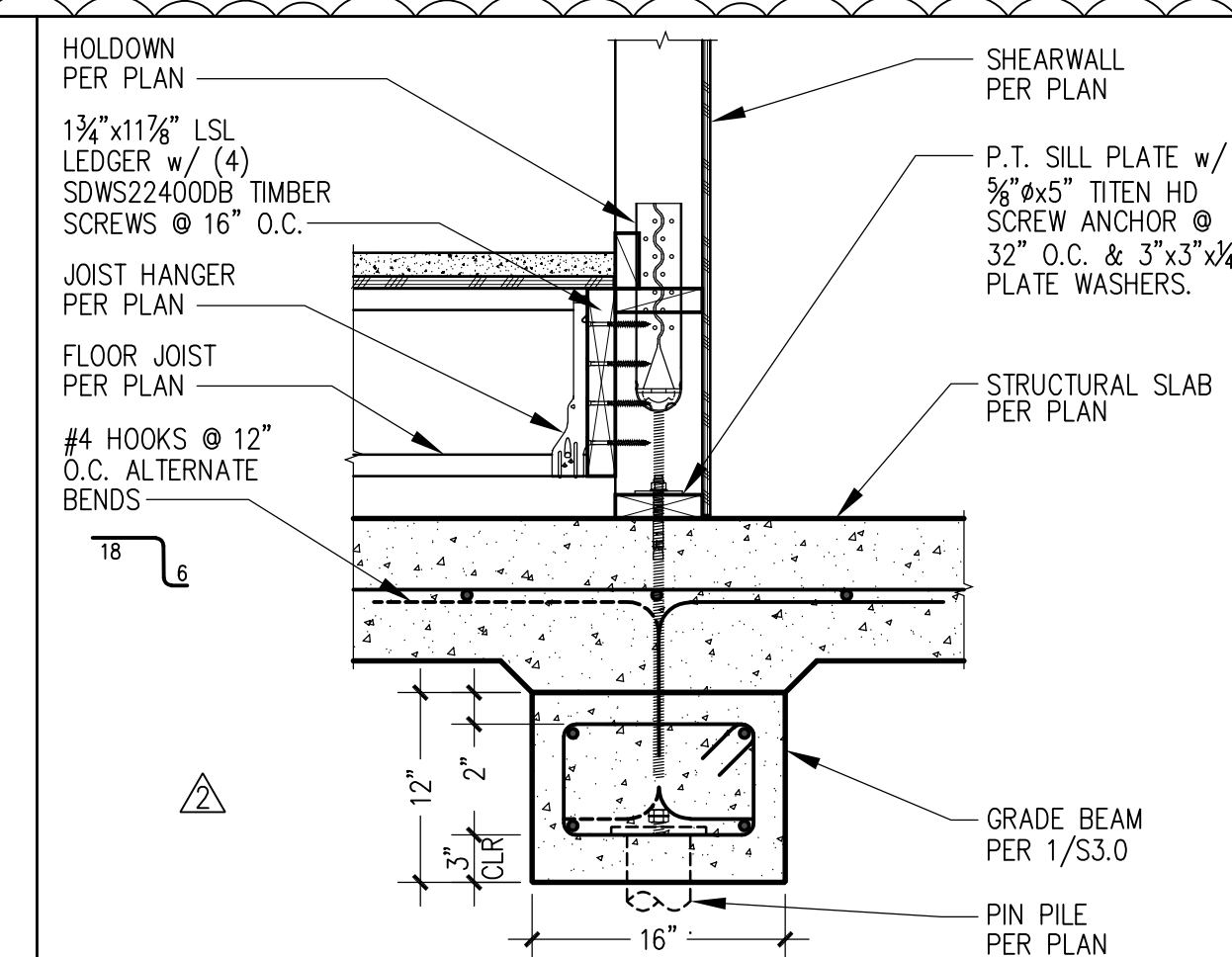
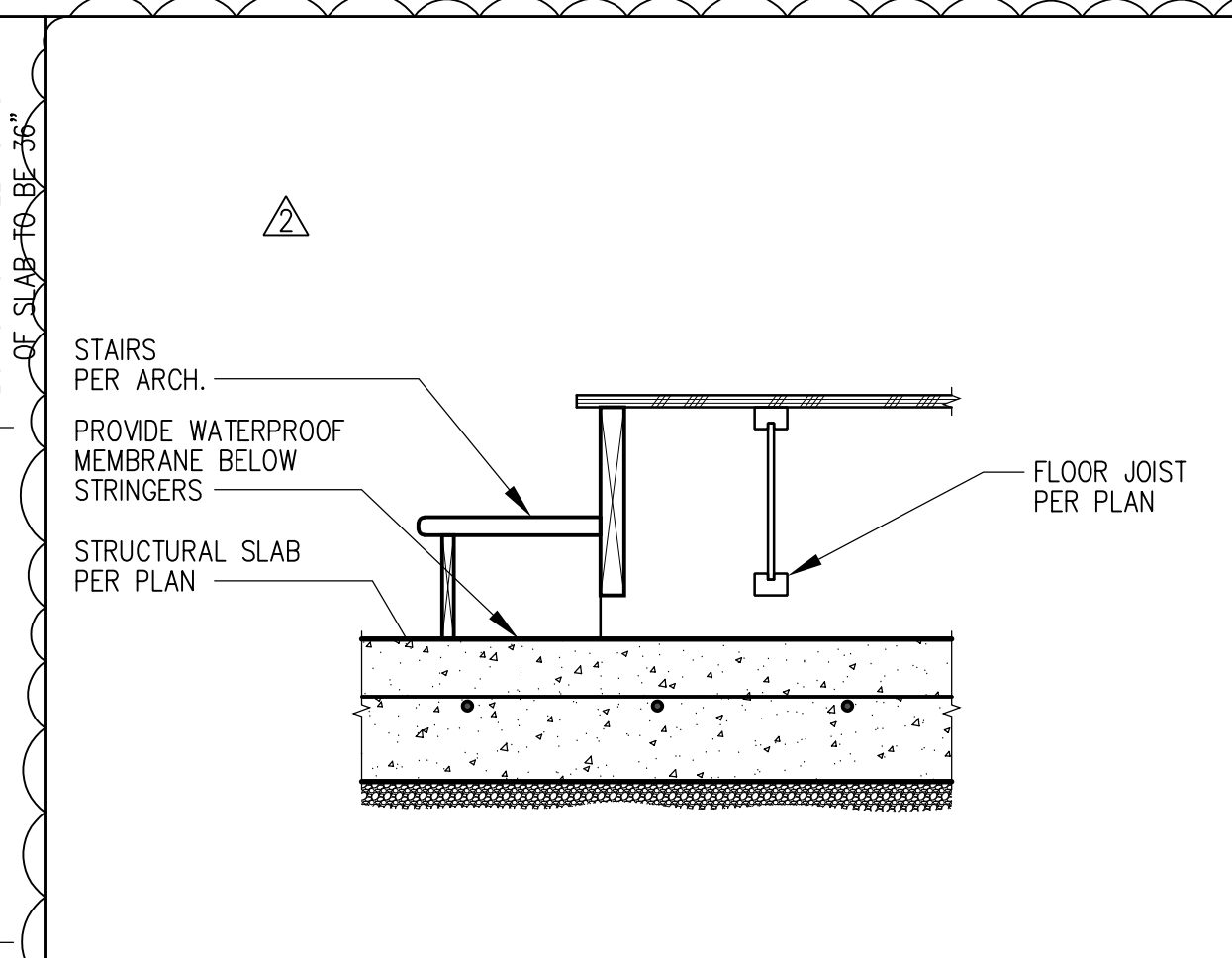
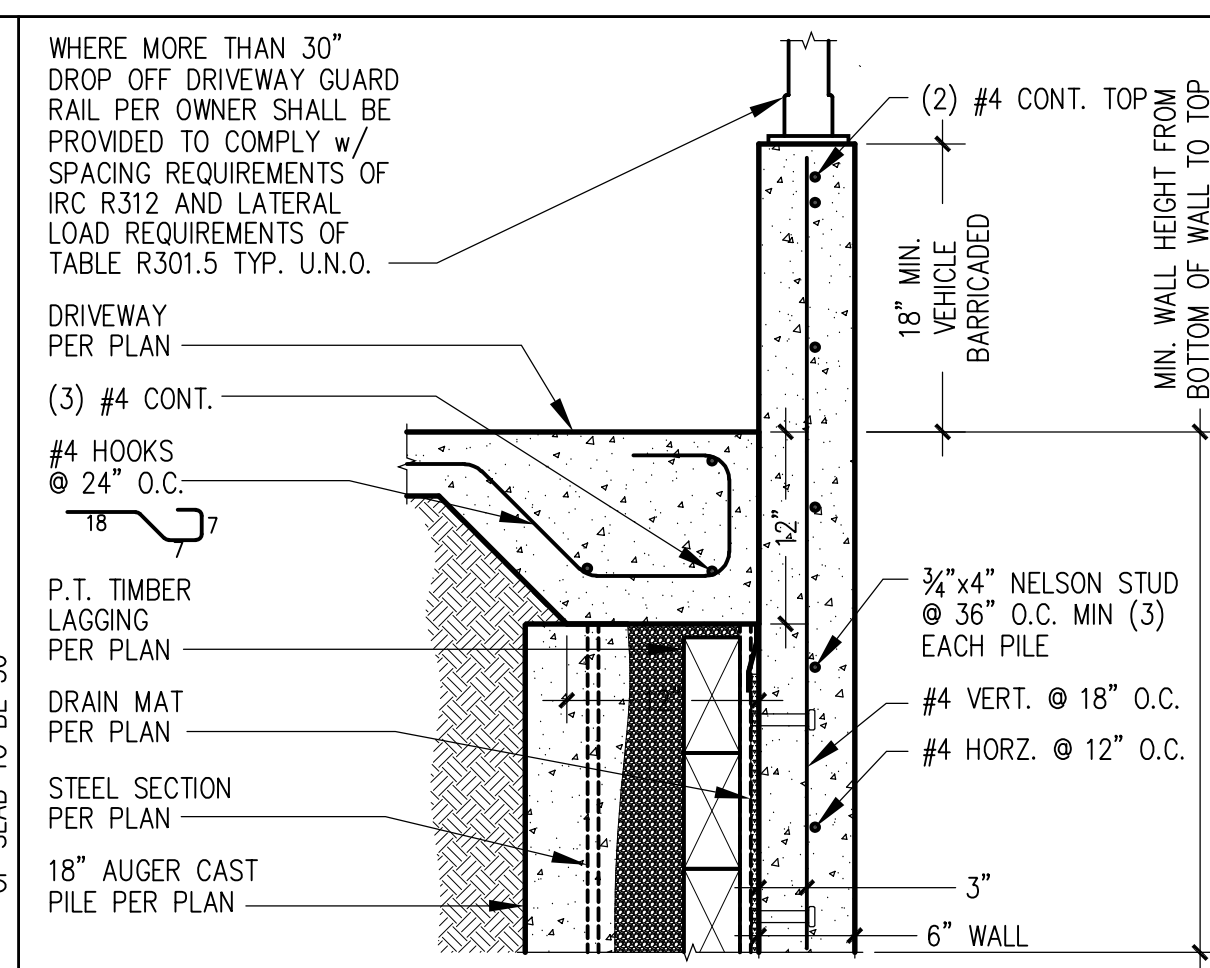
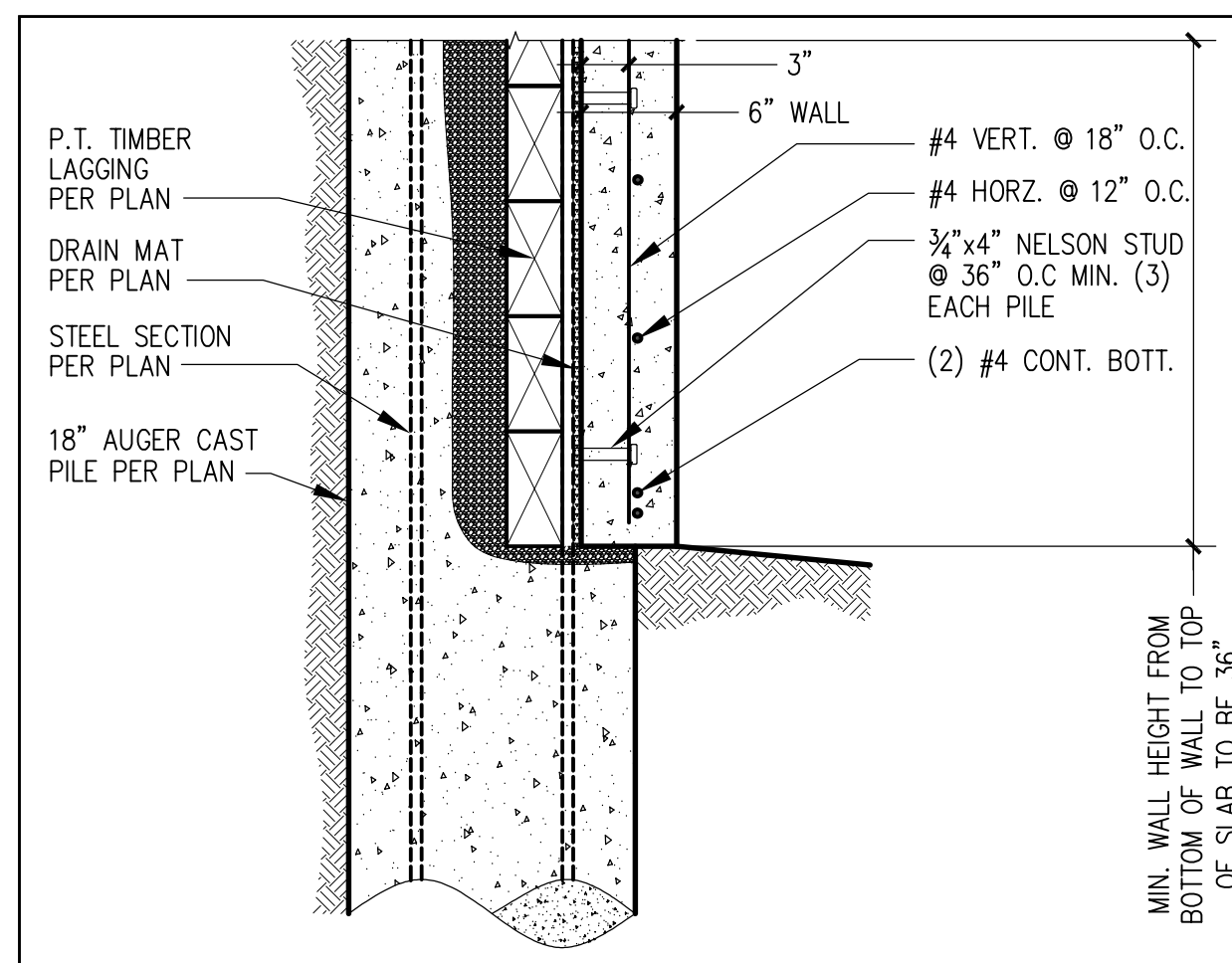
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Bldg. Dept. PU	08/22/22
Bldg. Dept. PU	03/26/23

18-025

S3.1
 FOUNDATION DETAILS





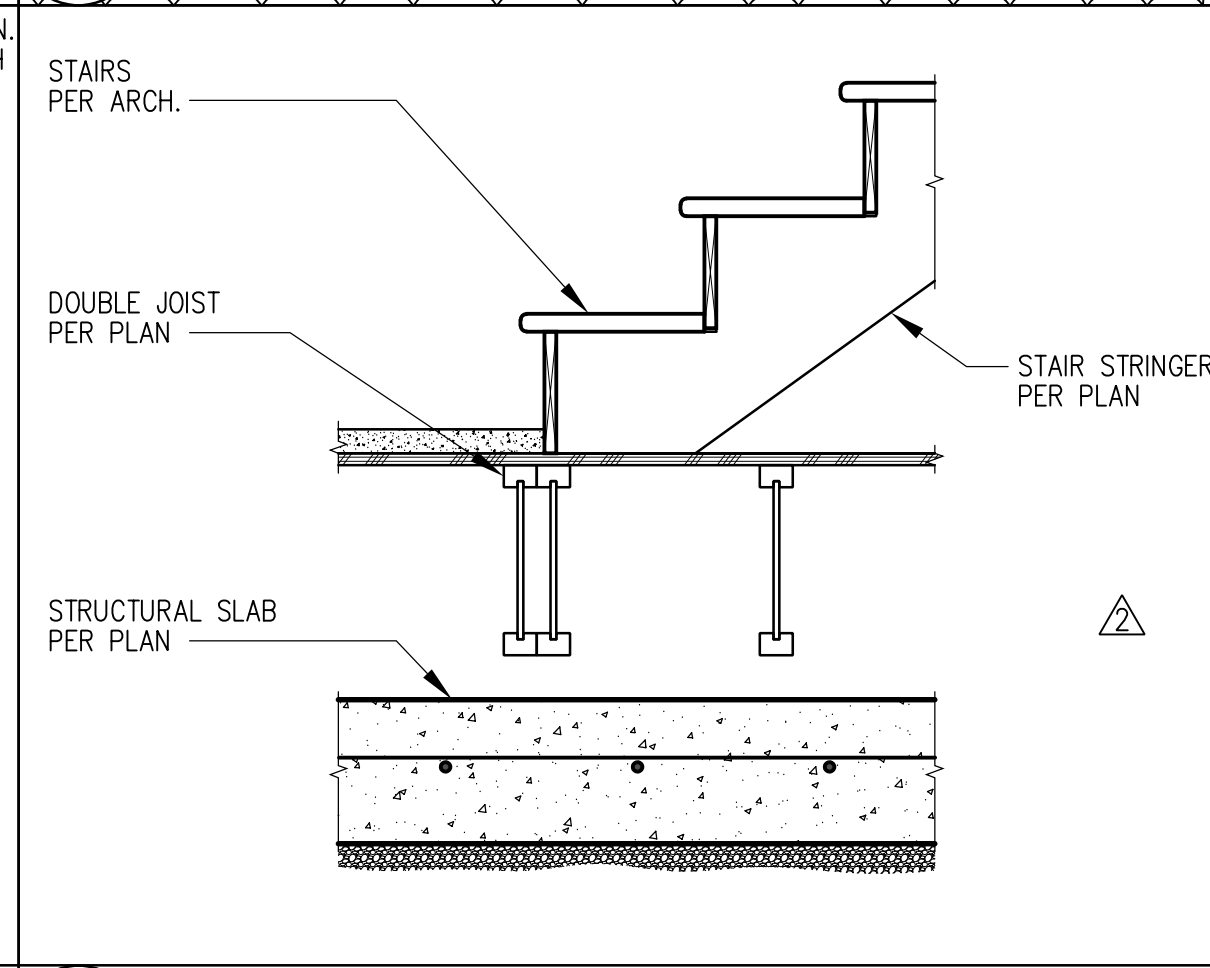
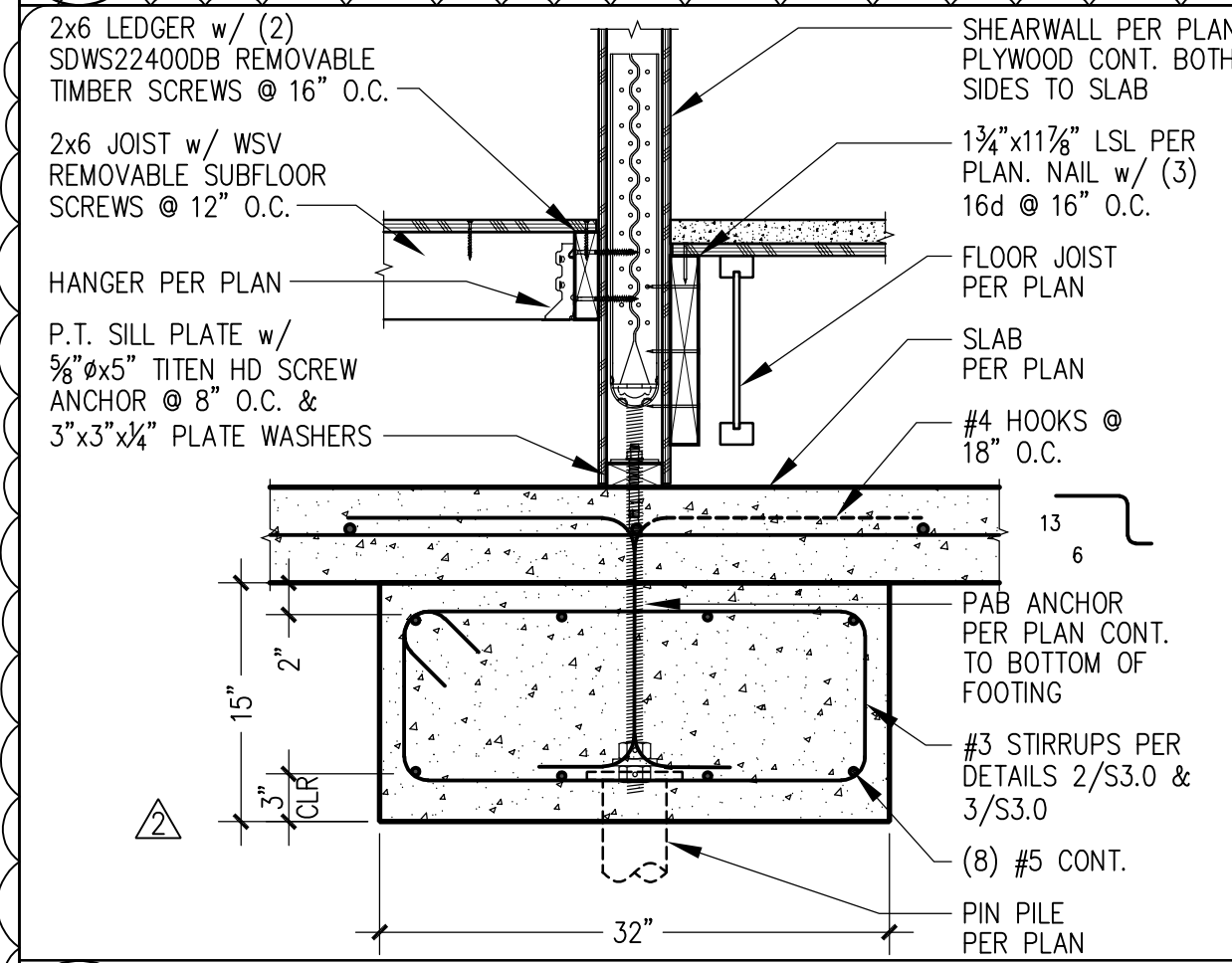
1 DRIVEWAY SITE WALL (BASE OF WALL)

2 DRIVEWAY SITE WALL (TOP OF GRADE)

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

4 SHEARWALL @ SLAB w/ FLOOR FRAMING

5 PAB ANCHOR @ SLAB ON GRADE (HD19 @ PARALLEL 11 1/8 Tj)



6 PAB ANCHOR @ SLAB ON GRADE (HDU11 @ PARALLEL 11 1/8 Tj)

7 STAIR STRINGER FRAMING (BASEMENT STAIRS @ LOWER LANDING)

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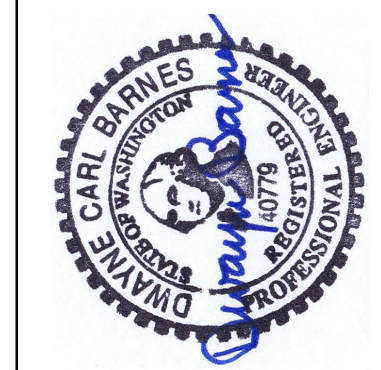
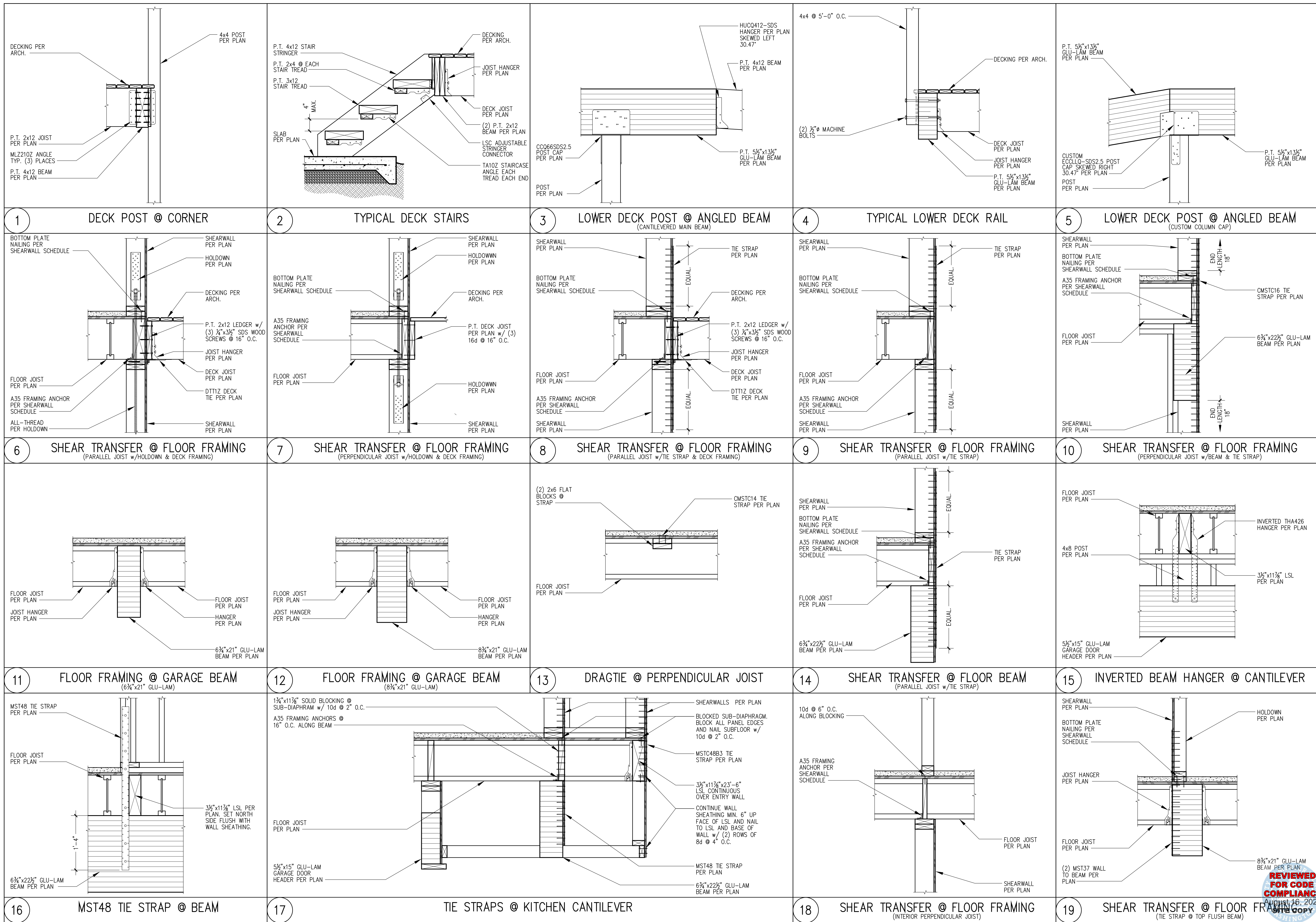
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S3.2
 FOUNDATION DETAILS



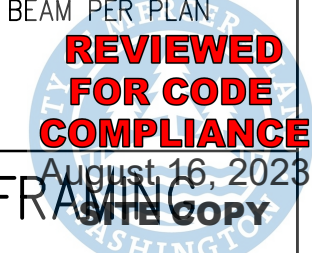
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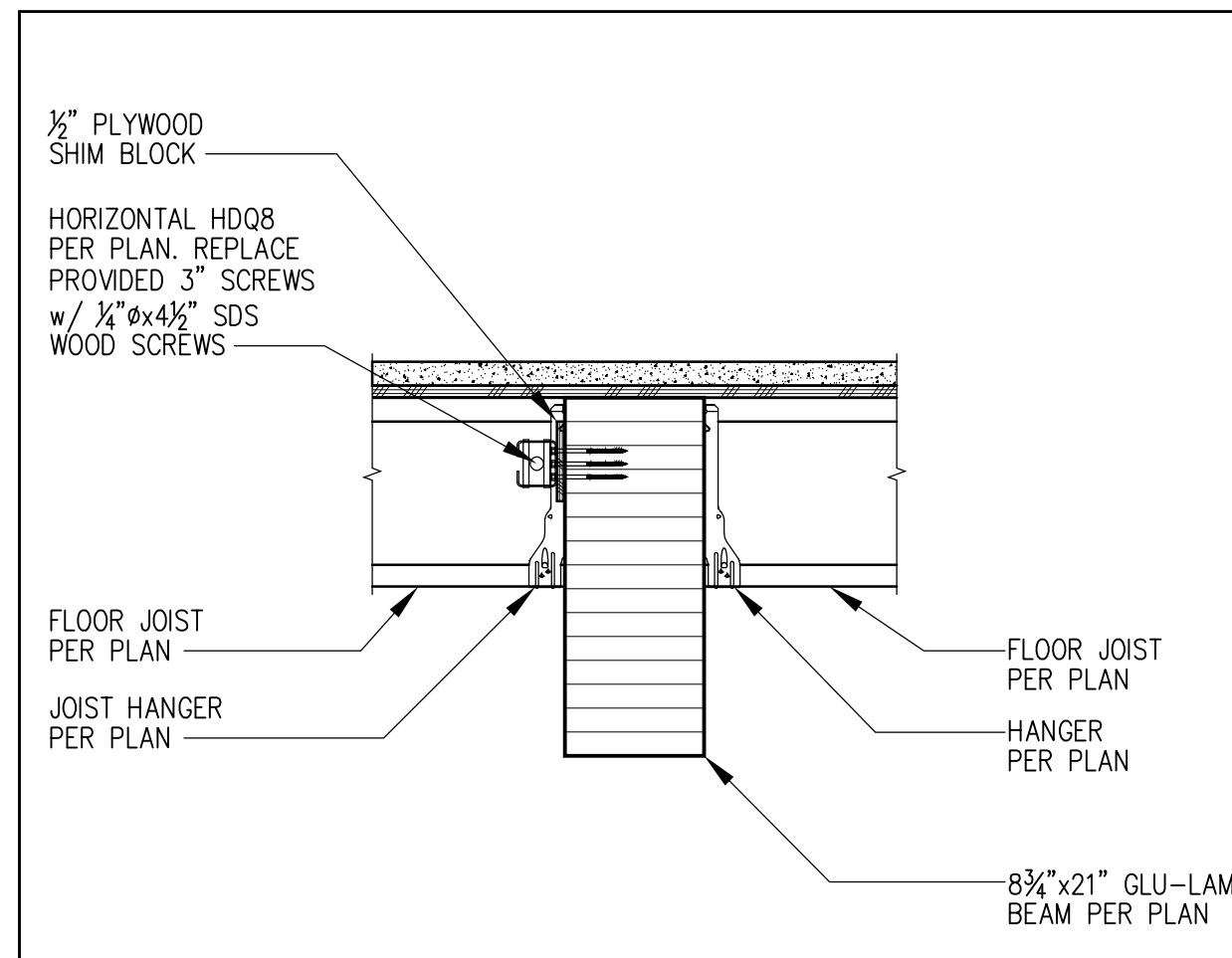
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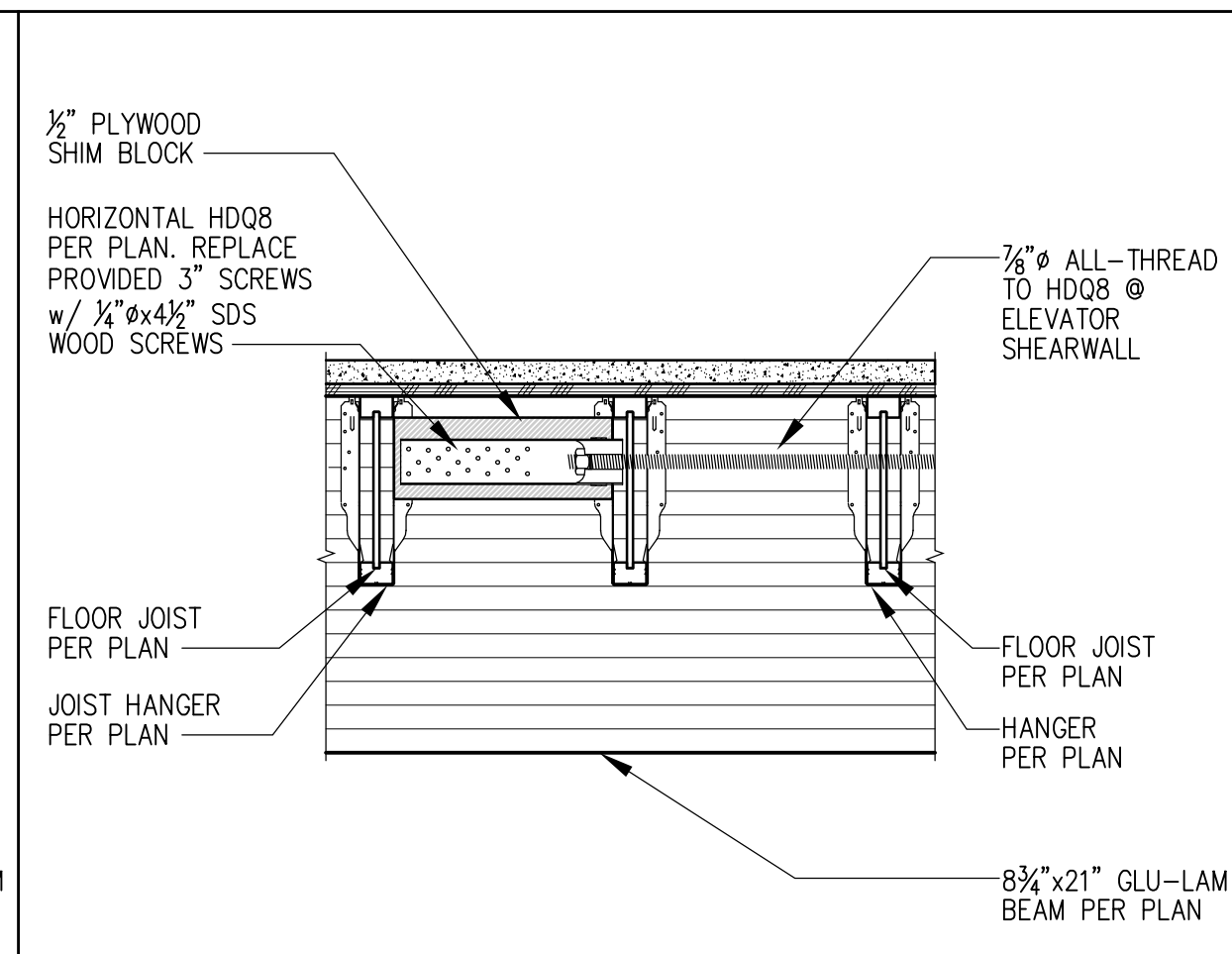
18-025

S4.0
 FRAMING DETAILS

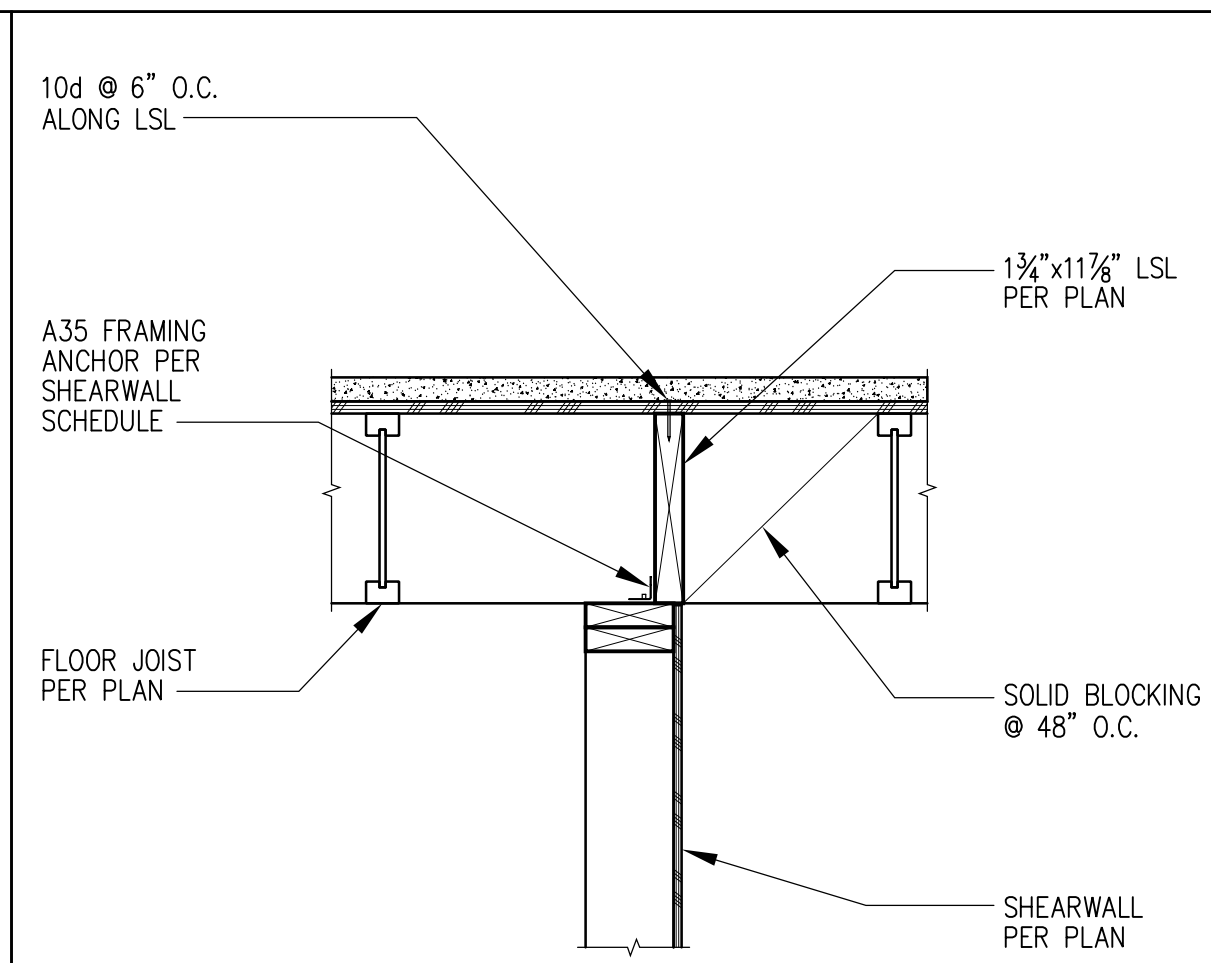




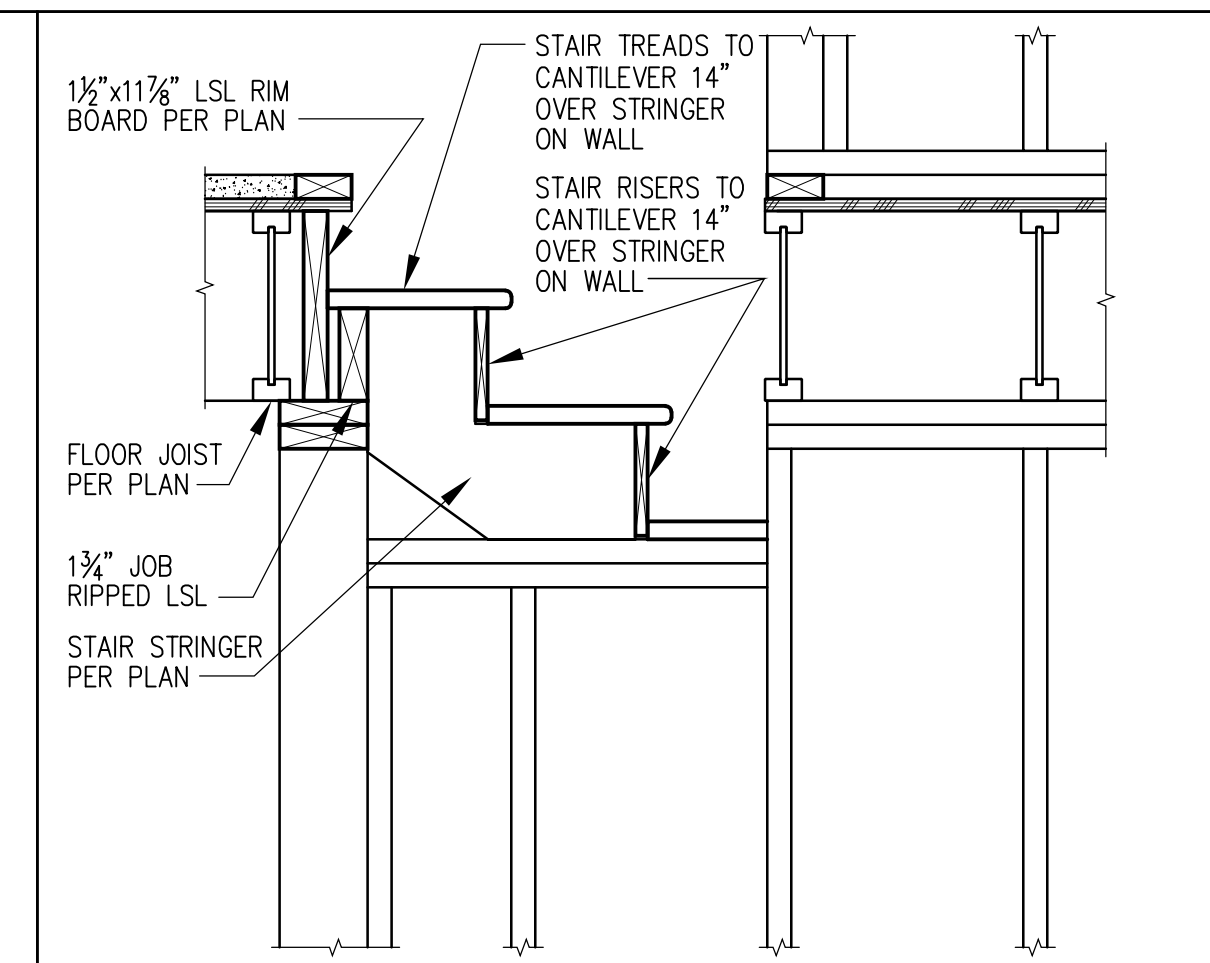
1 HORIZONTAL HDQ8 DRAGTIE @ GARAGE BEAM (SECTION VIEW)



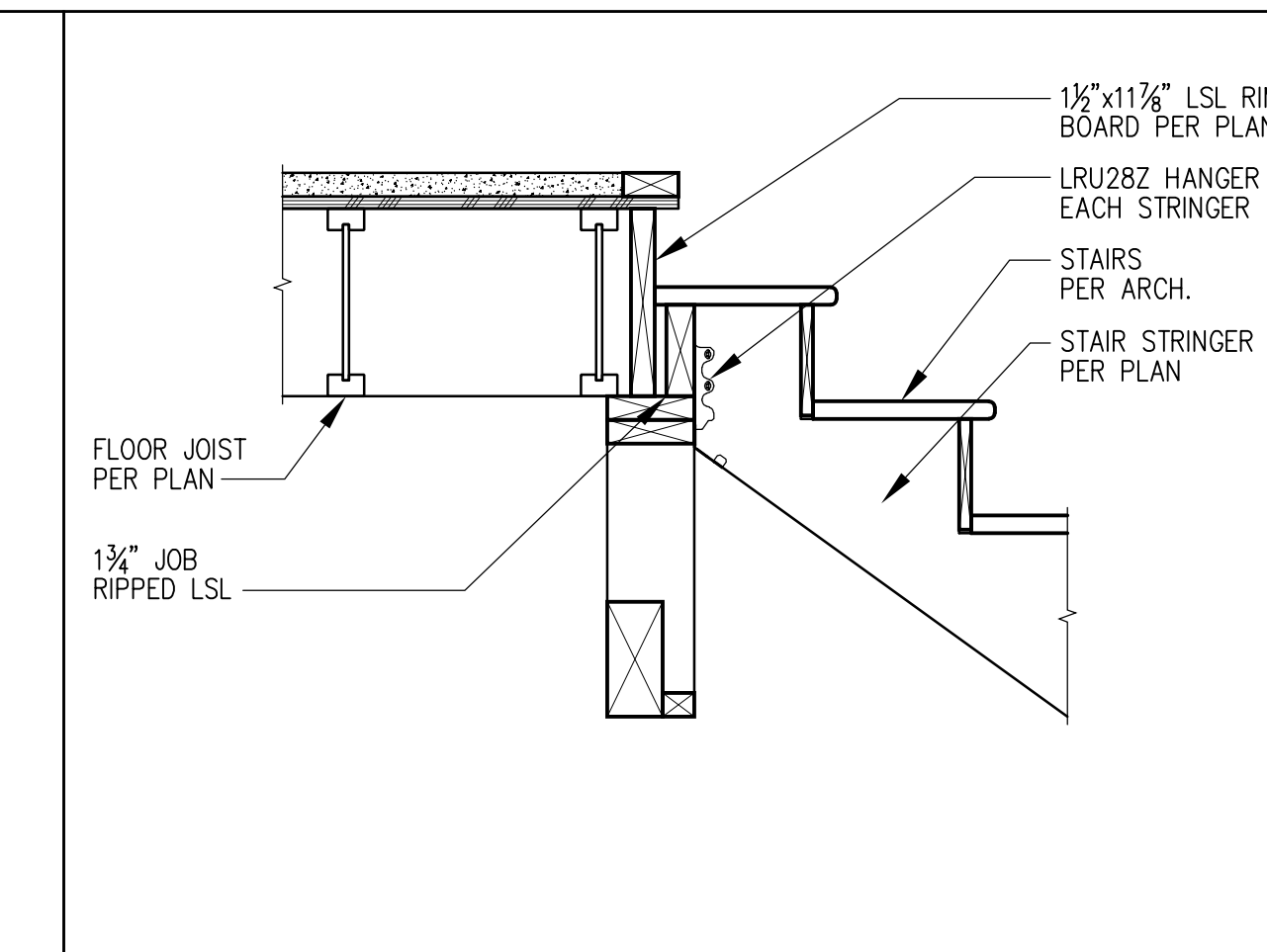
2 HORIZONTAL HDQ8 DRAGTIE @ GARAGE BEAM (ELEVATION VIEW)



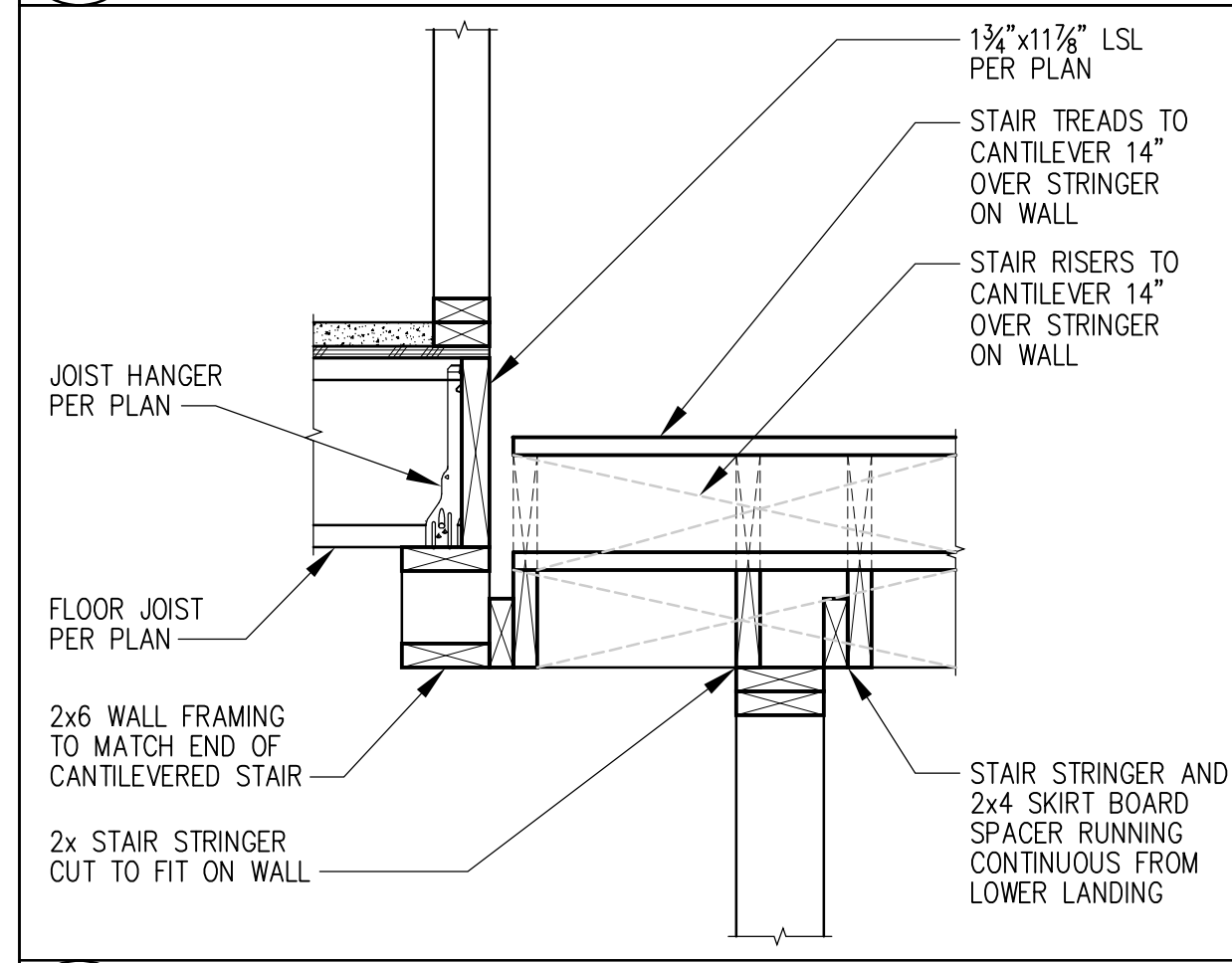
3 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PARALLEL JOIST)



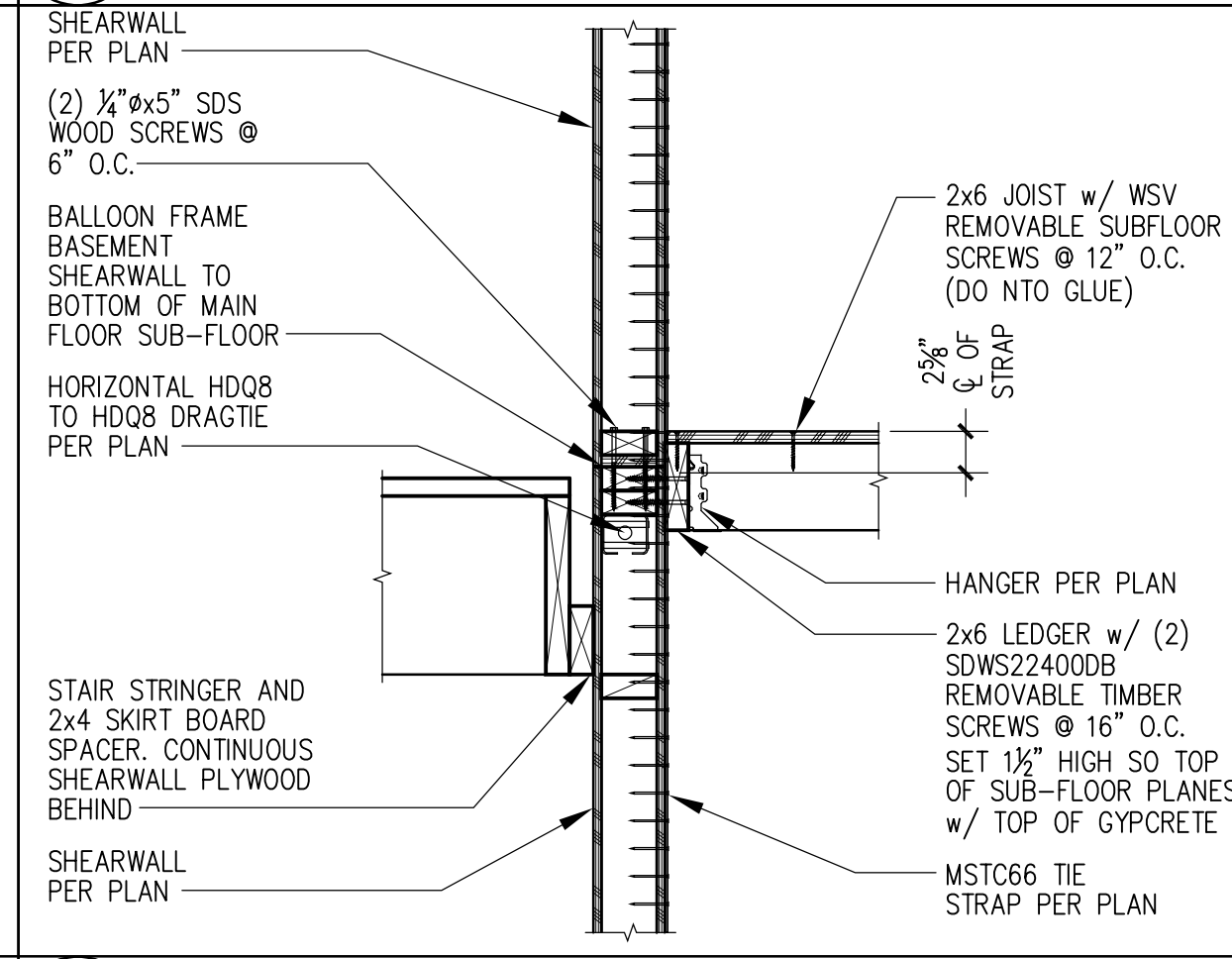
4 STAIR STRINGER FRAMING (BASEMENT STAIRS @ CANTILEVERED STAIR FRAMING)



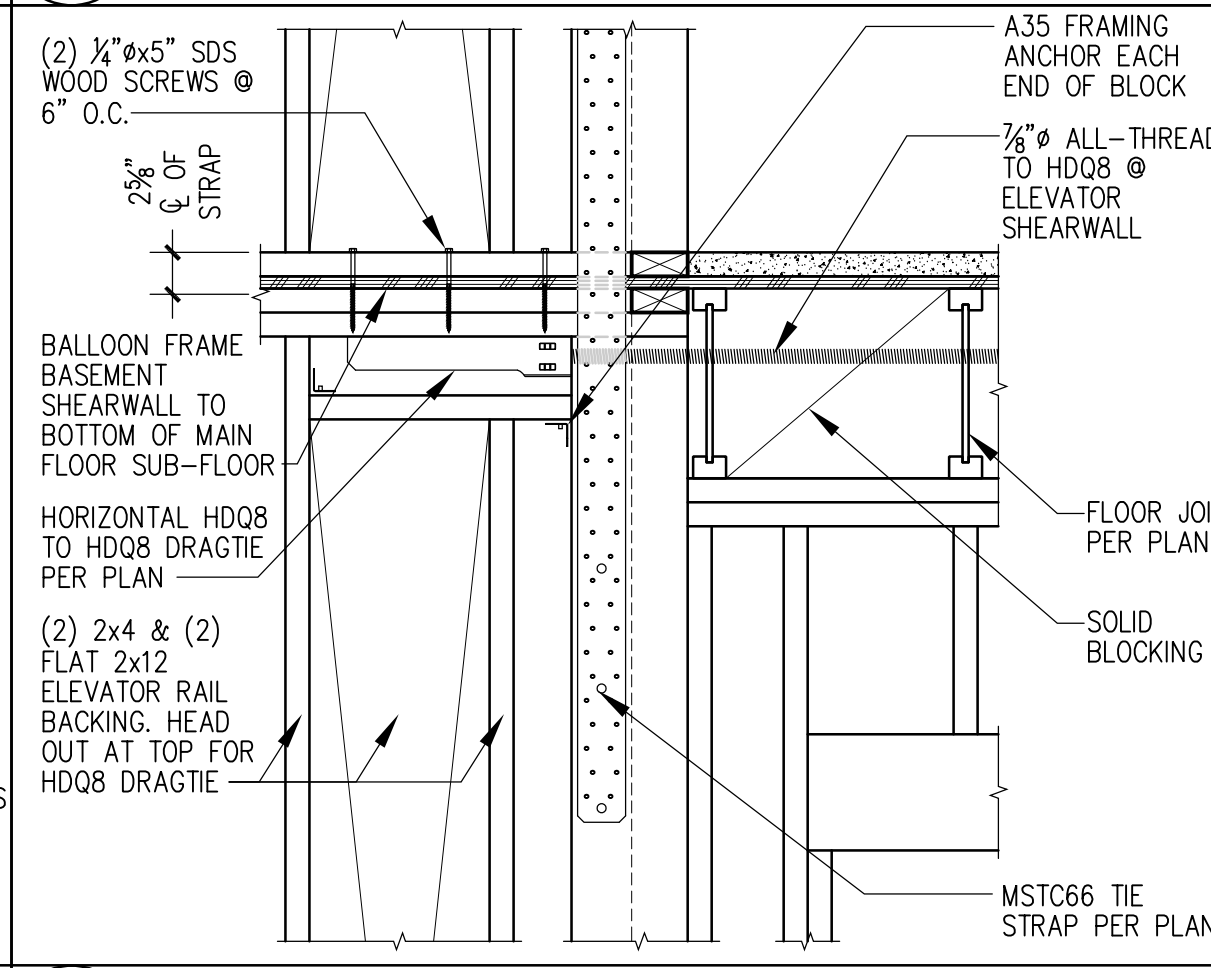
5 STAIR STRINGER FRAMING (MAIN FLOOR TO LOWER MID LANDING)



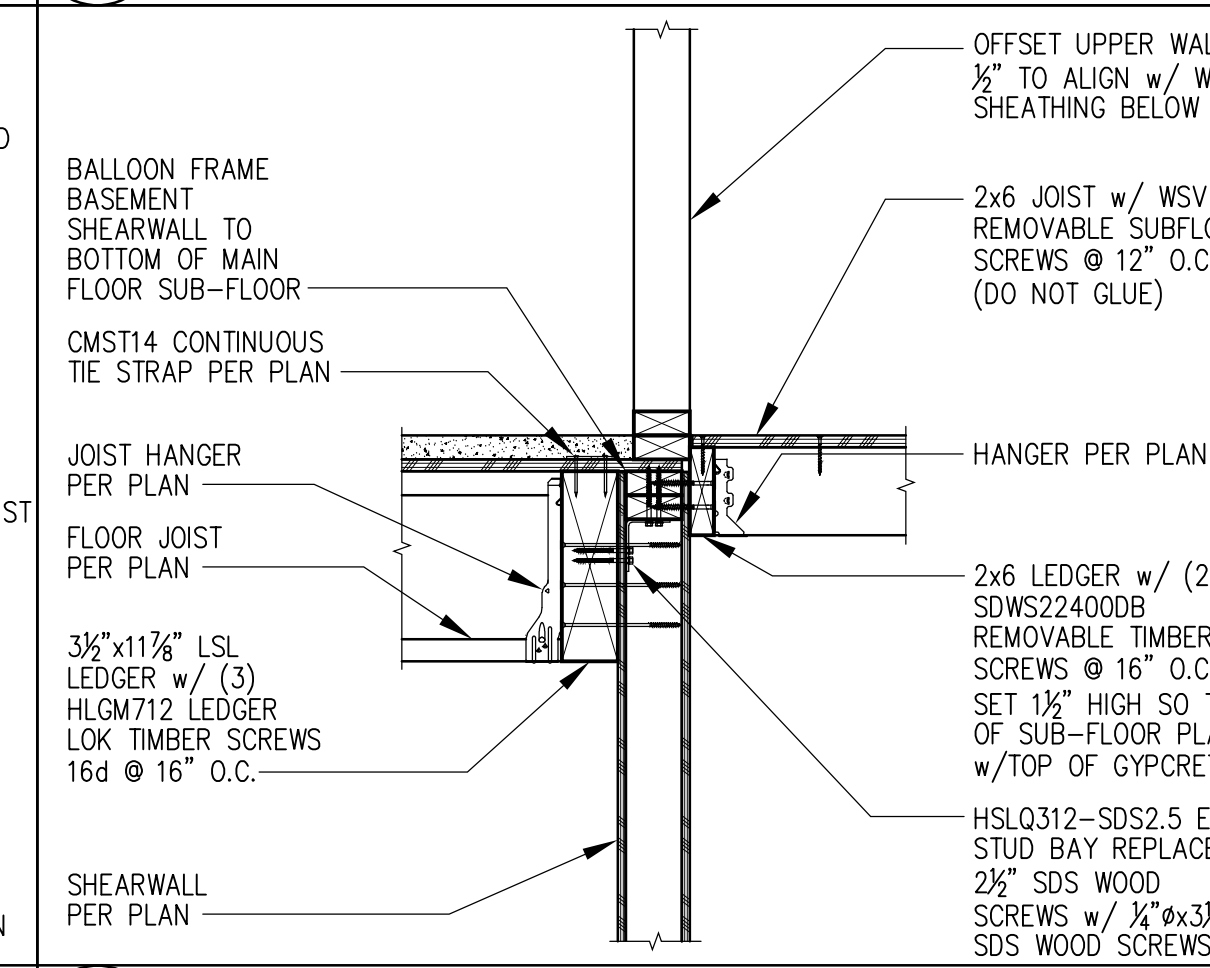
6 STAIR WALL FRAMING (BASEMENT STAIRS @ CANTILEVERED STAIR FRAMING)



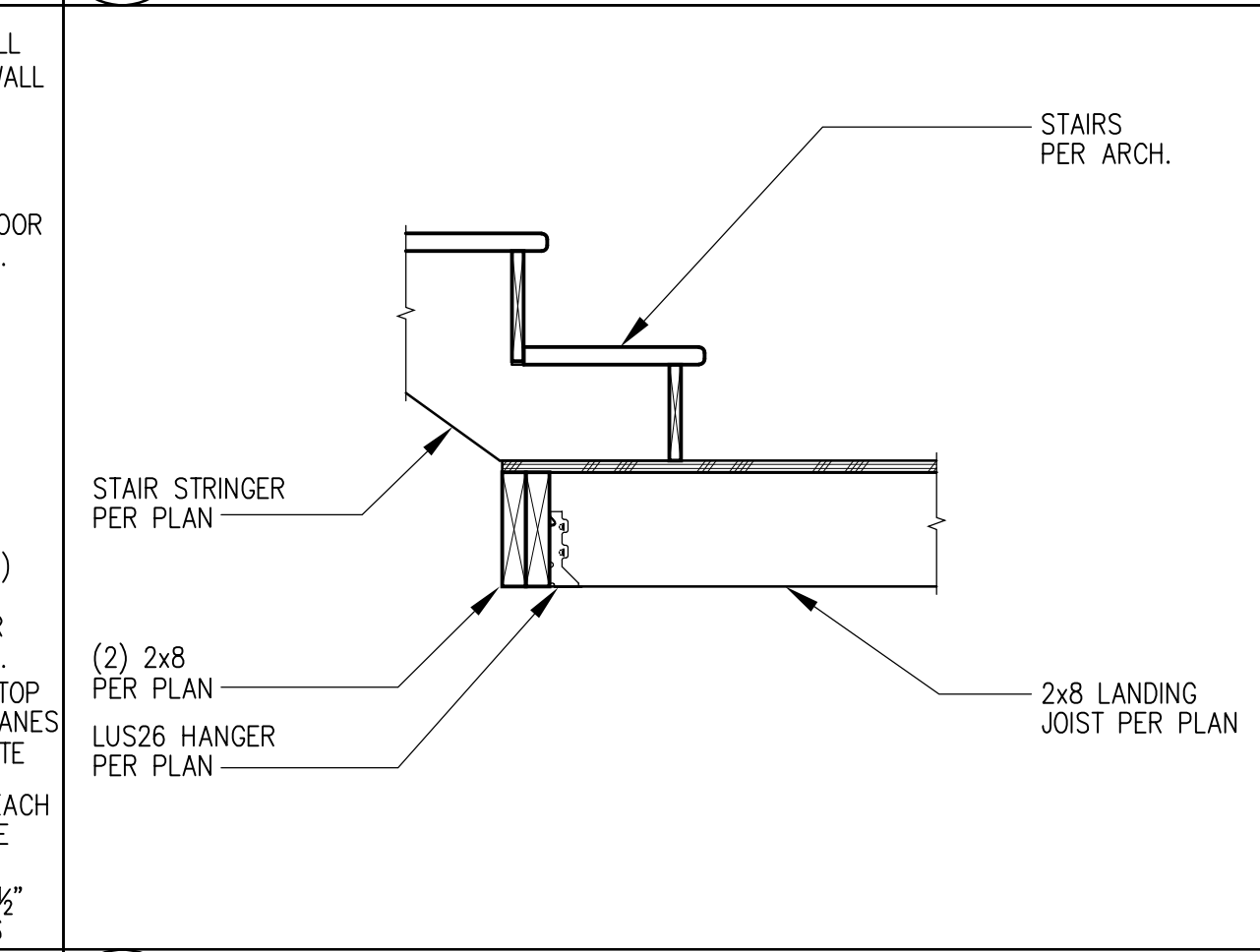
7 SHEAR TRANSFER @ FLOOR FRAMING (SECTION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



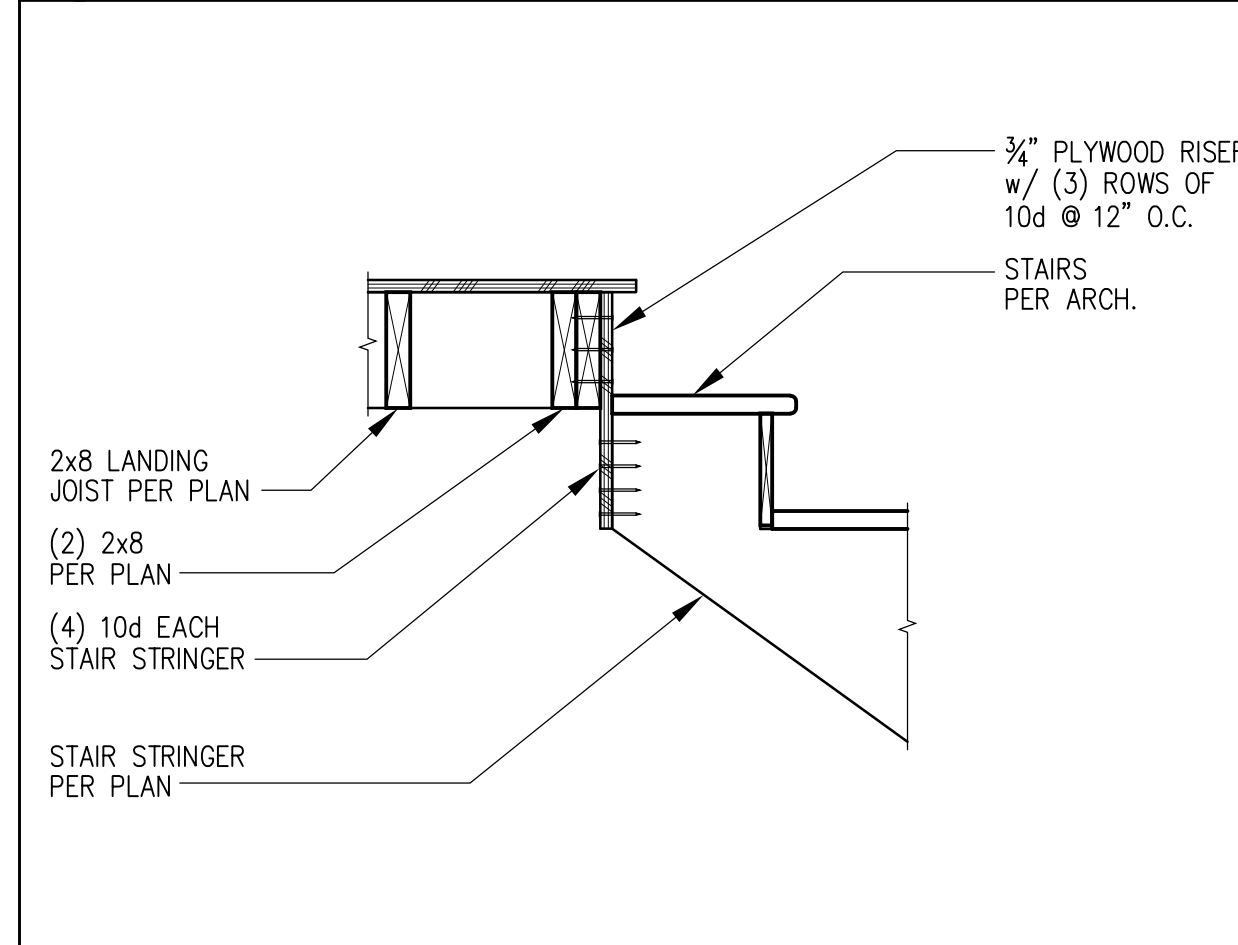
8 SHEAR TRANSFER @ FLOOR FRAMING (ELEVATION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



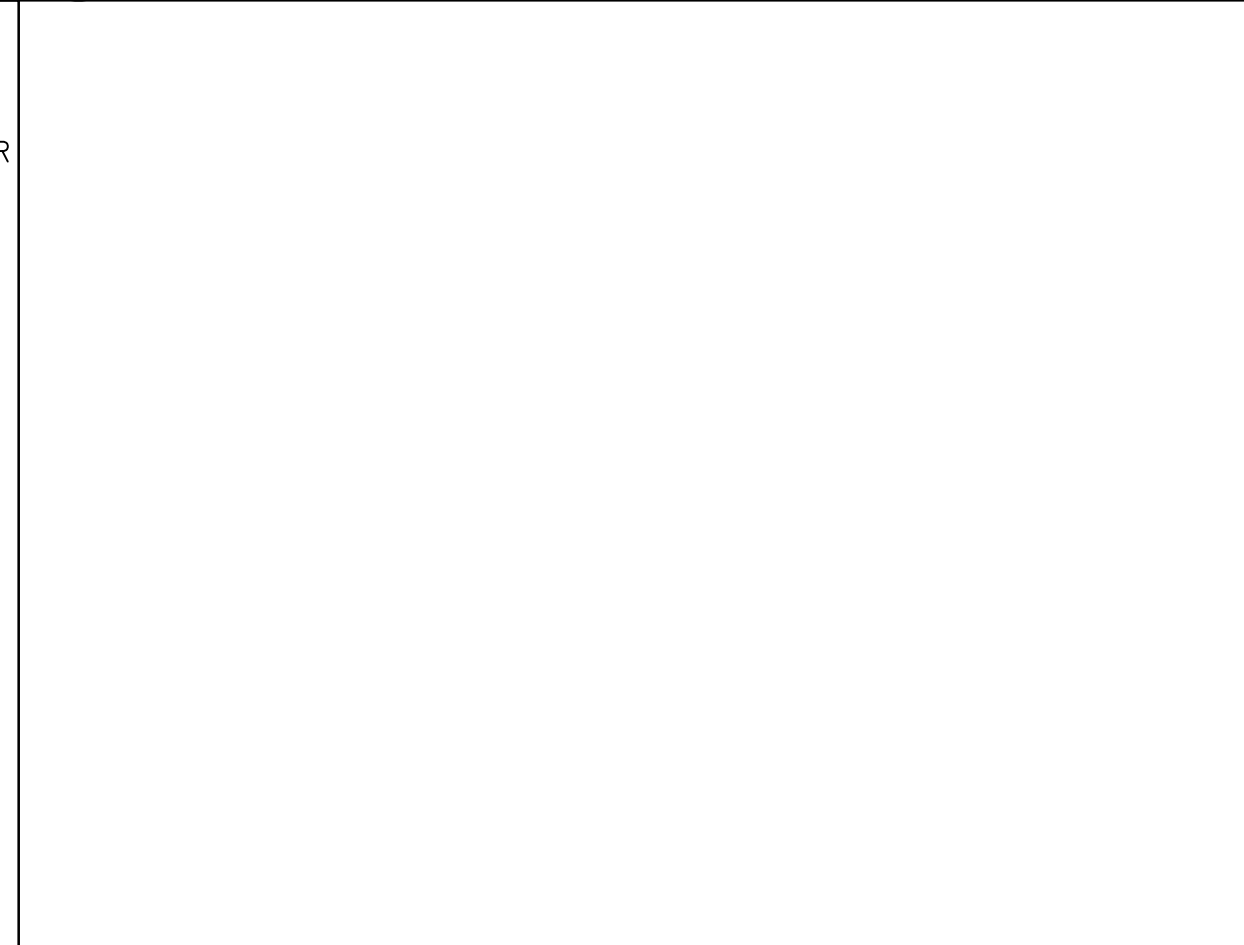
9 SHEAR TRANSFER @ FLOOR FRAMING (SECTION VIEW @ EAST ELEVATOR SHAFT)



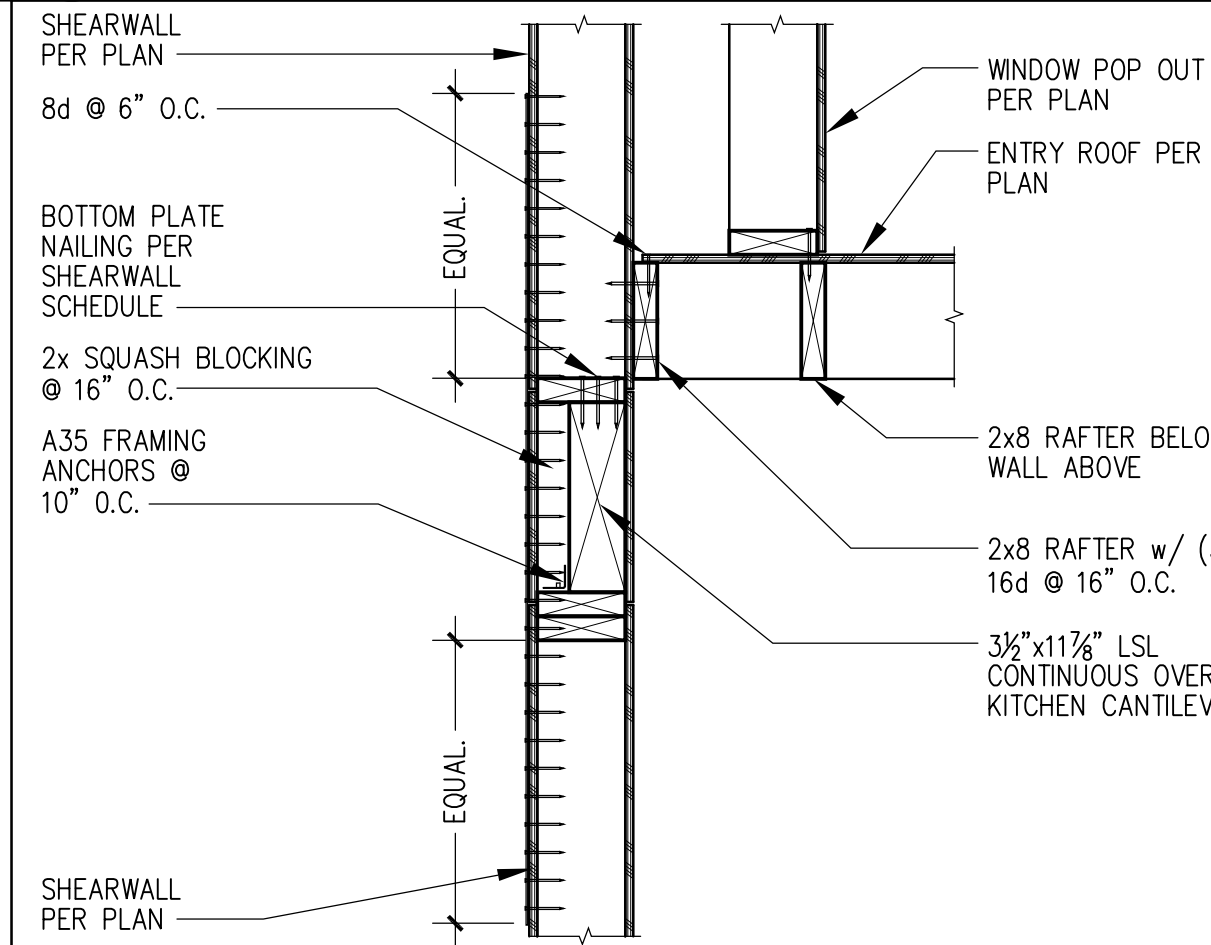
10 LOWER MID-FLOOR LANDING (LANDING TO MAIN FLOOR)



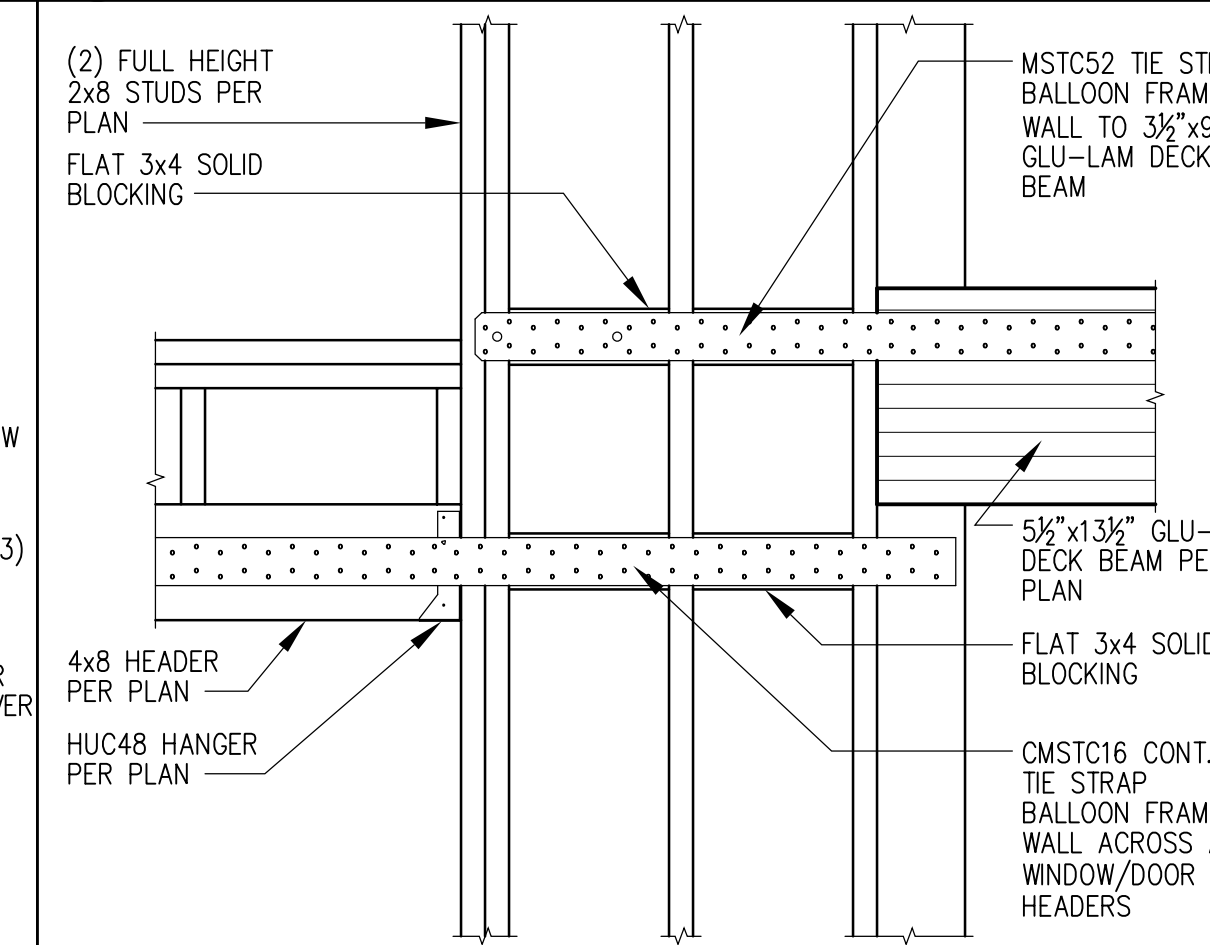
11 LOWER MID-FLOOR LANDING (LANDING TO LOWER FLOOR)



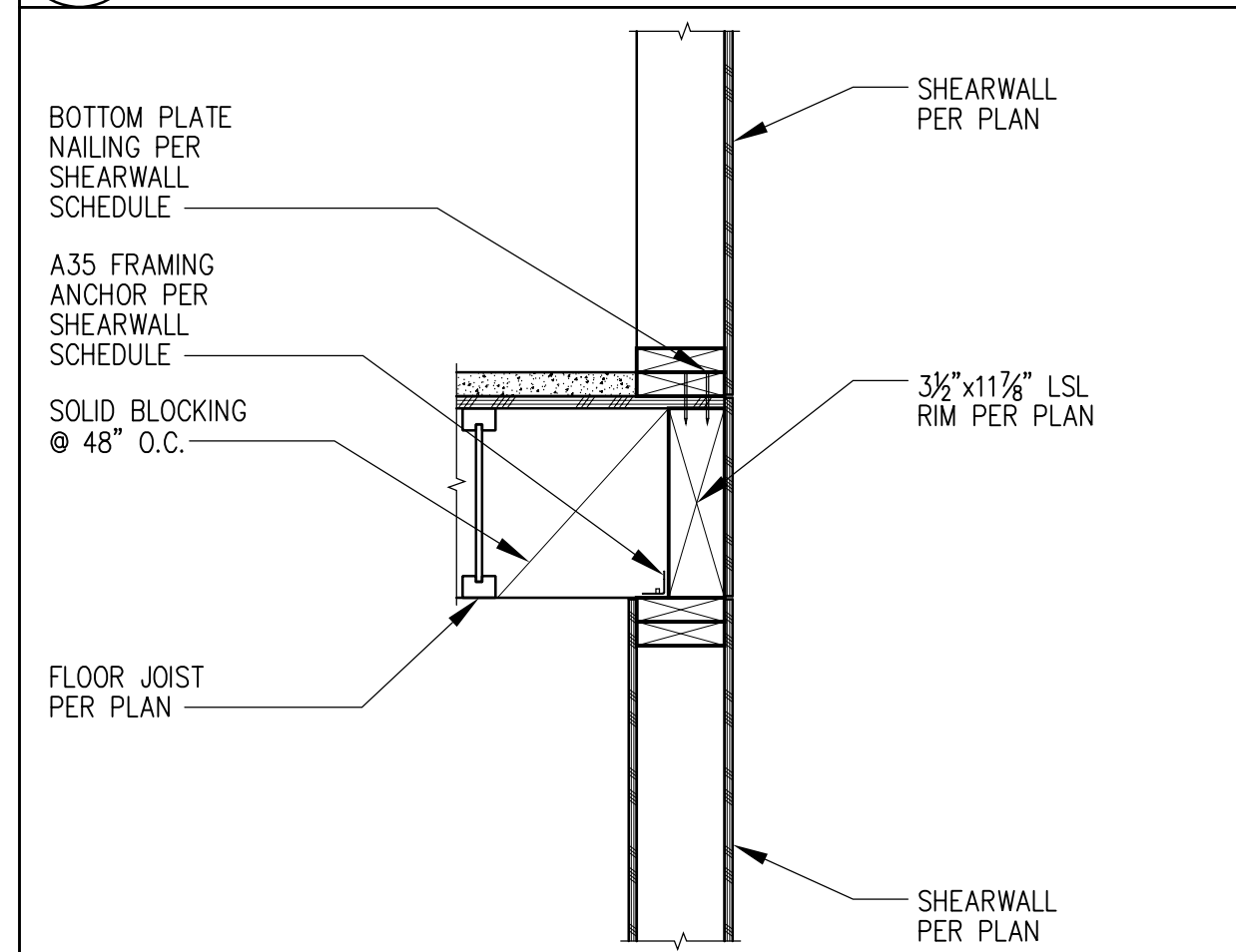
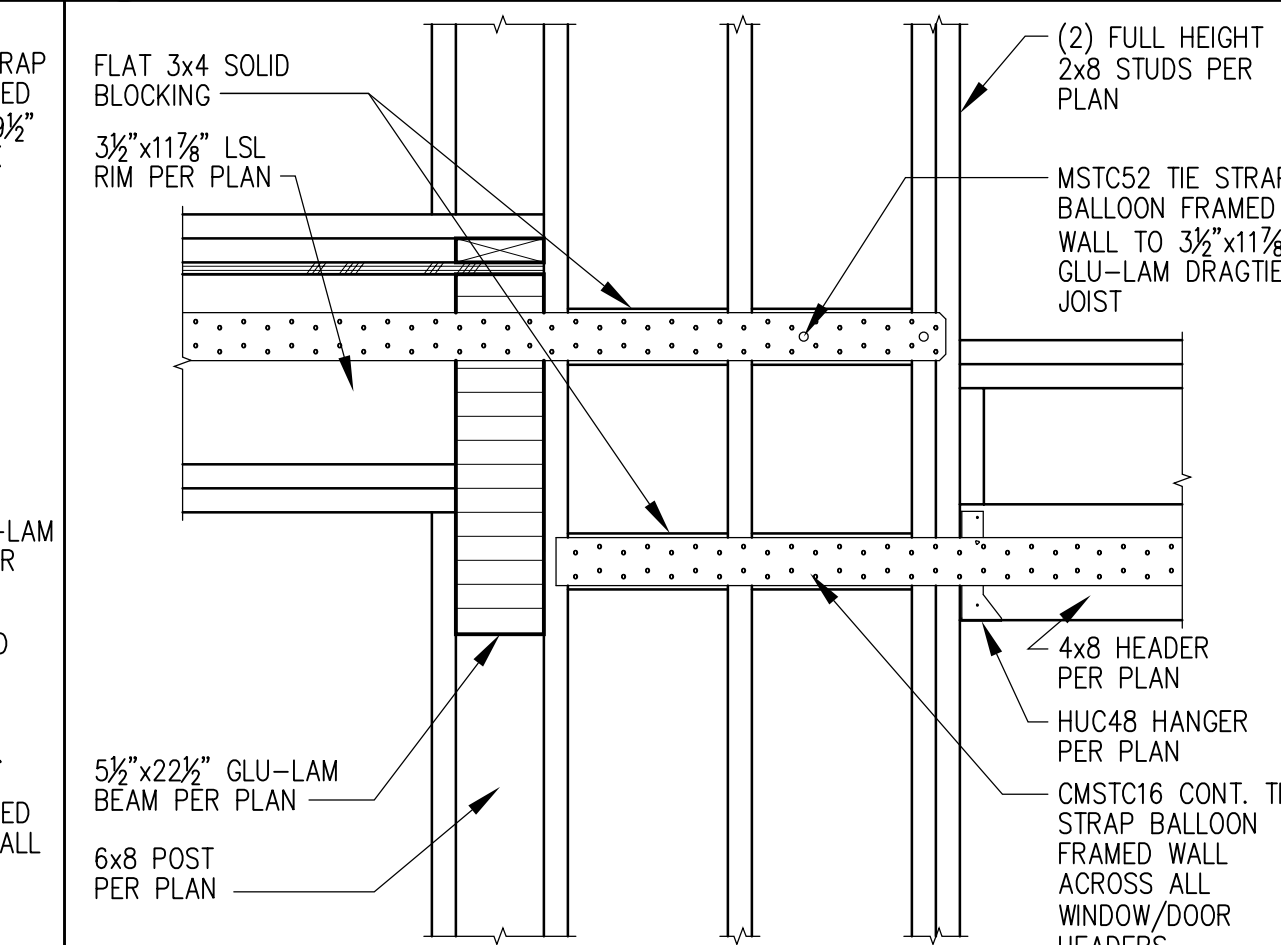
13 SHEAR TRANSFER @ ENTRY ROOF



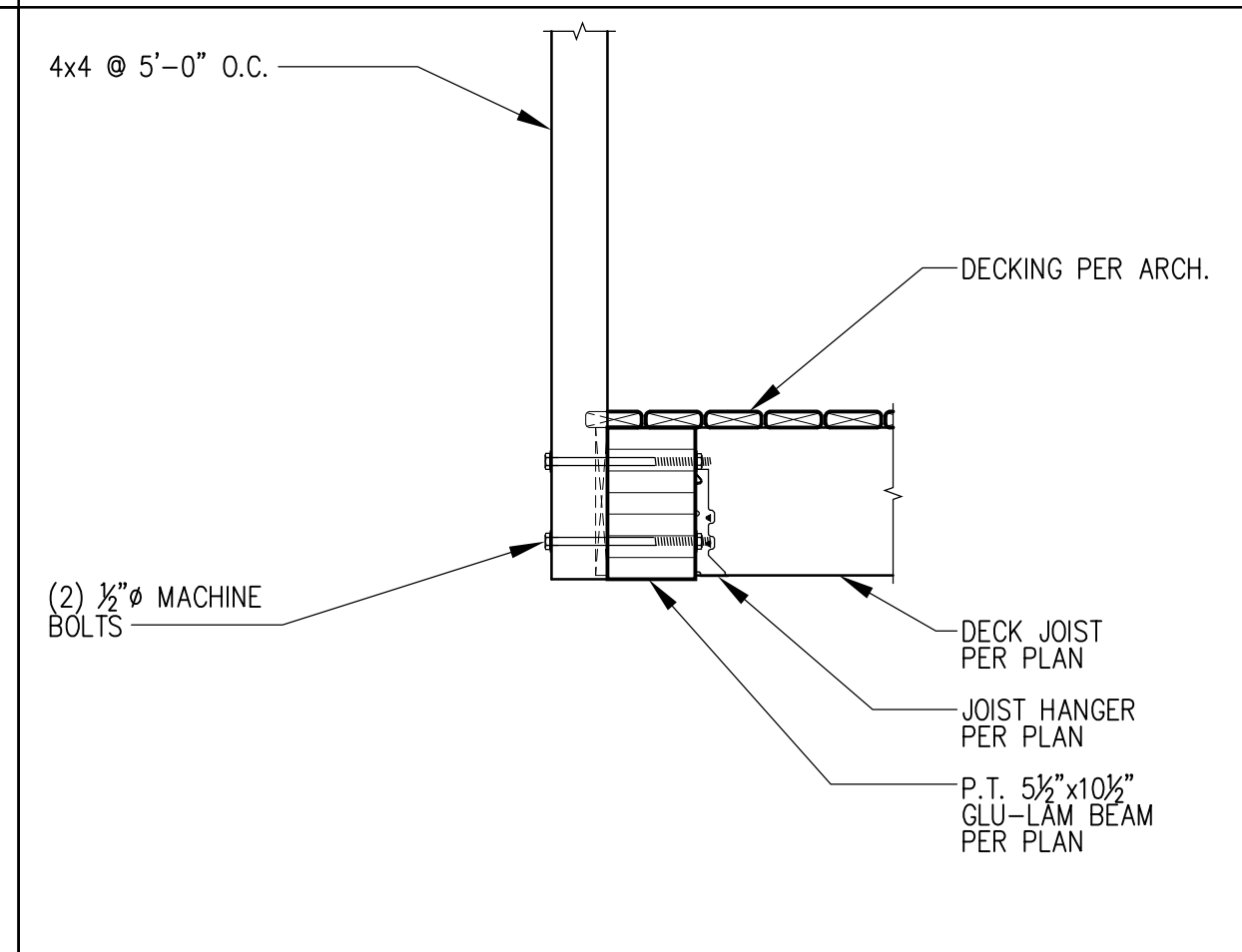
14 TIE STRAP GREAT ROOM TO DECK BEAM



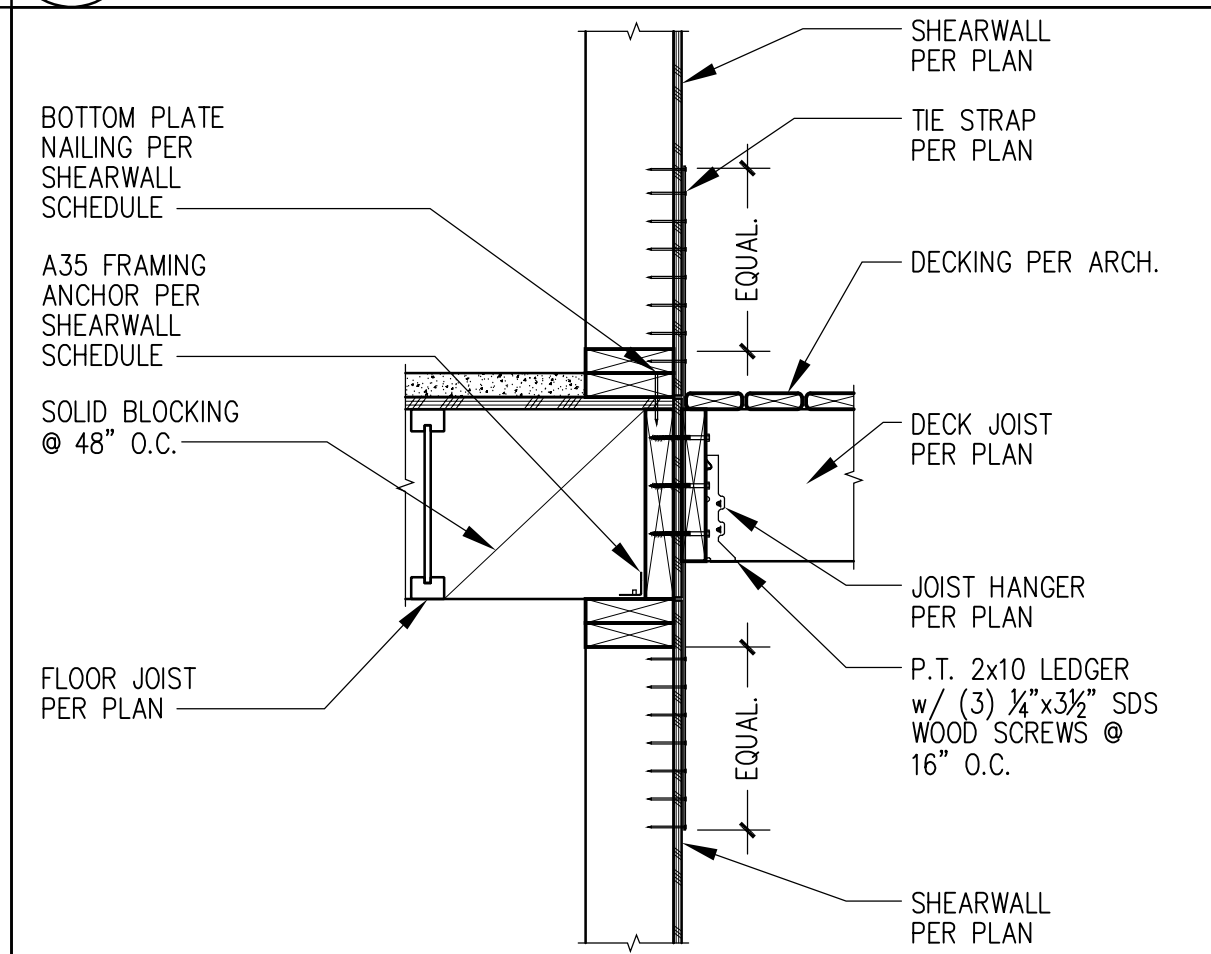
15 TIE STRAP GREAT ROOM TO FLOOR FRAMING



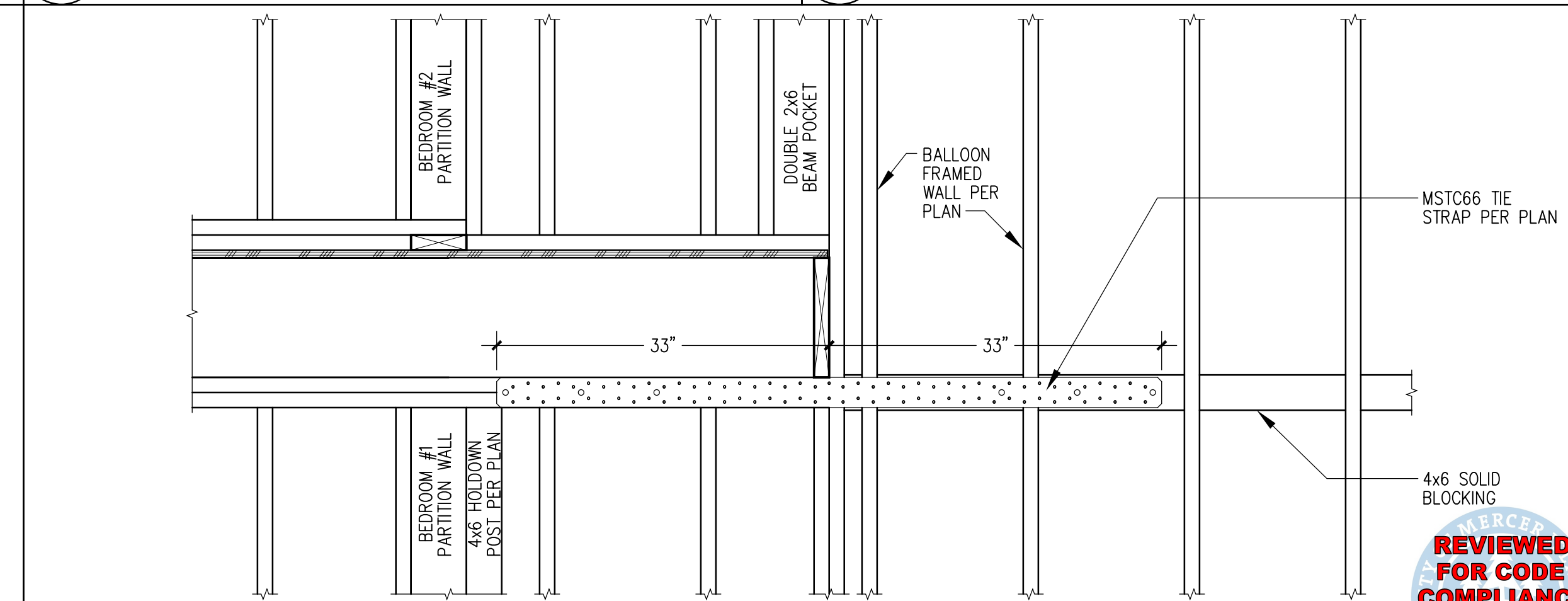
16 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST W/DOUBLE SIDED SHEARWALL)



17 TYPICAL UPPER DECK BEAM (FLUSH)



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



19 TIE STRAP @ GREAT ROOM BALLOON WALL

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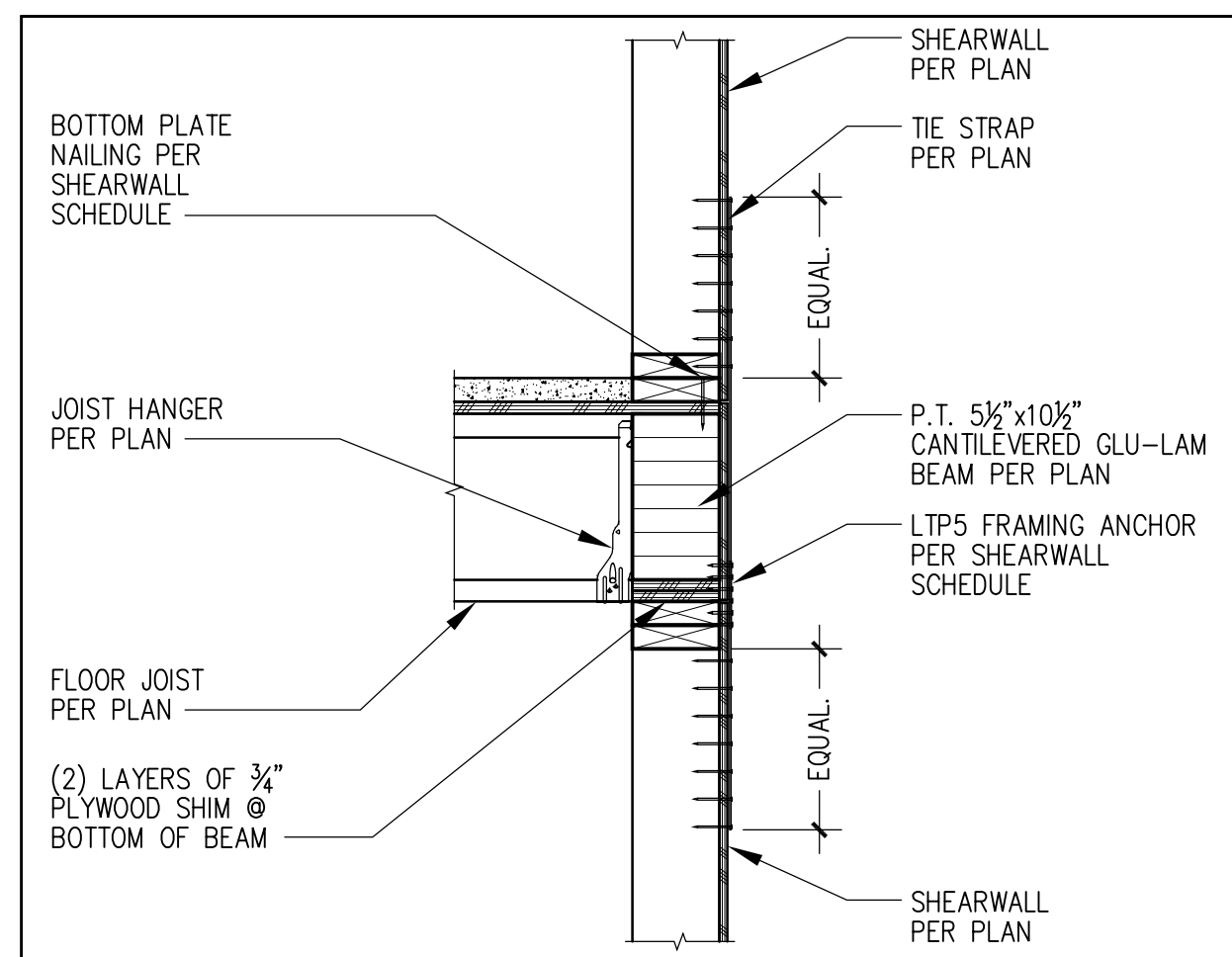
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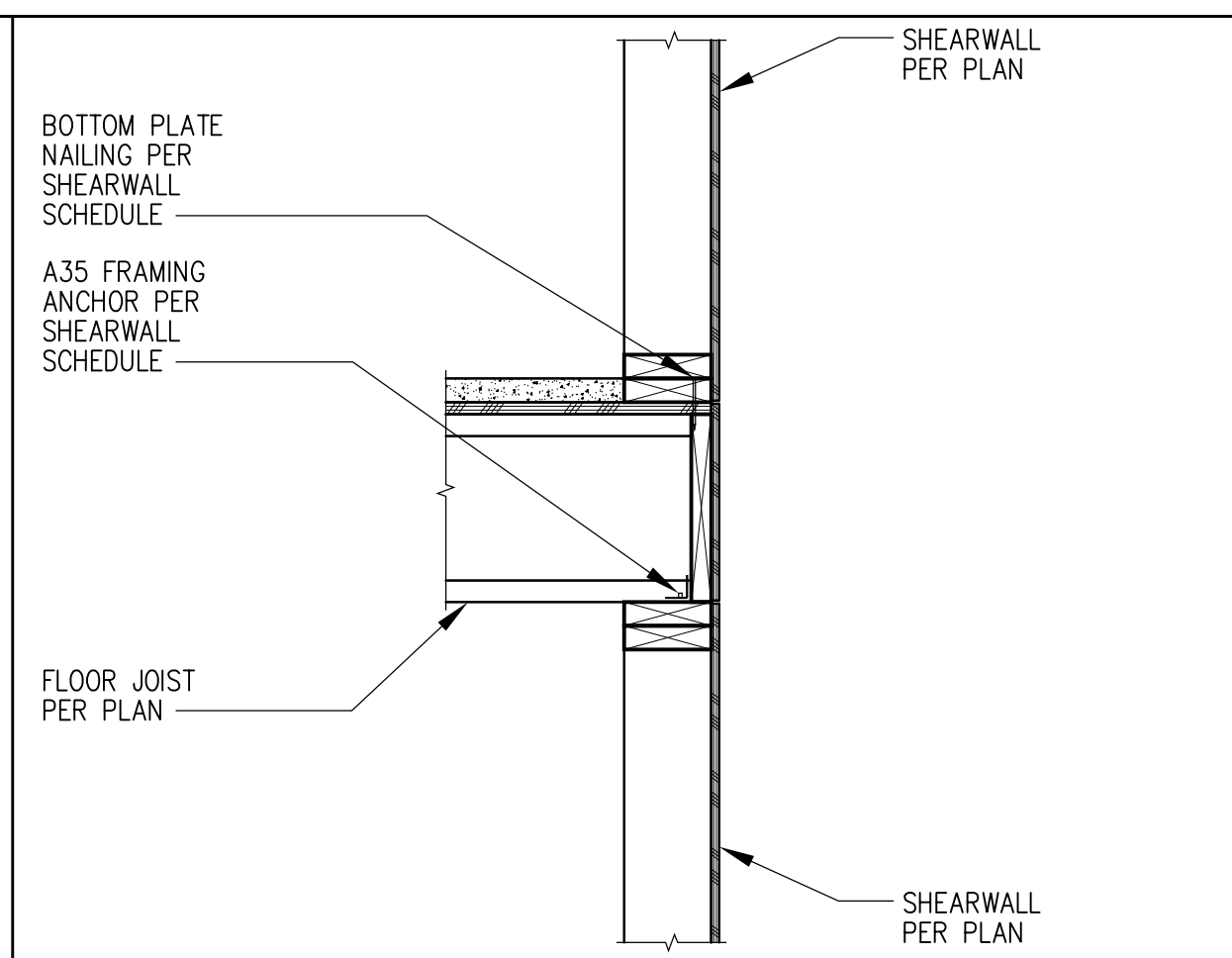
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S4.1
 FRAMING DETAILS

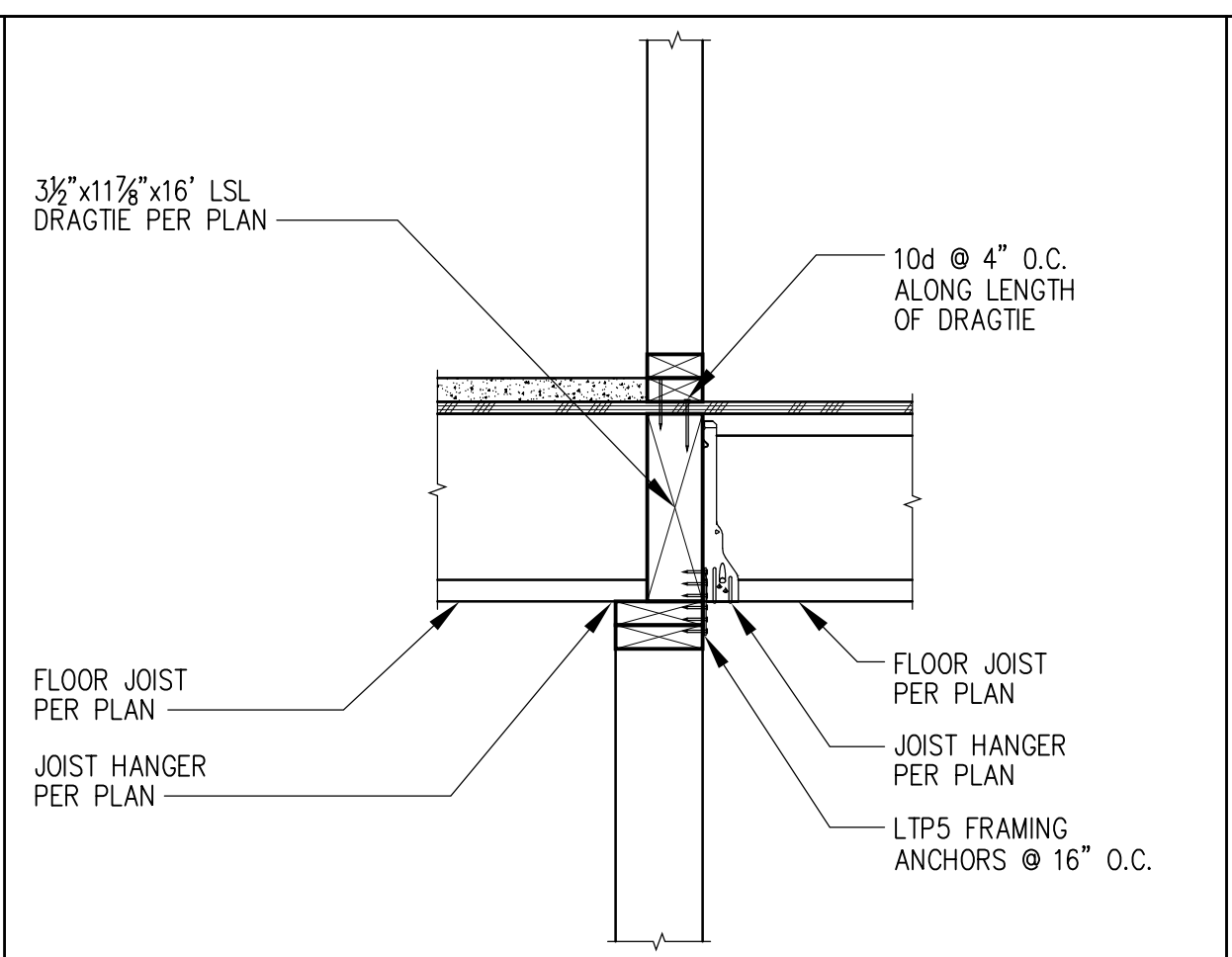
REVIEWED FOR CODE COMPLIANCE August 16, 2023 SITE COPY



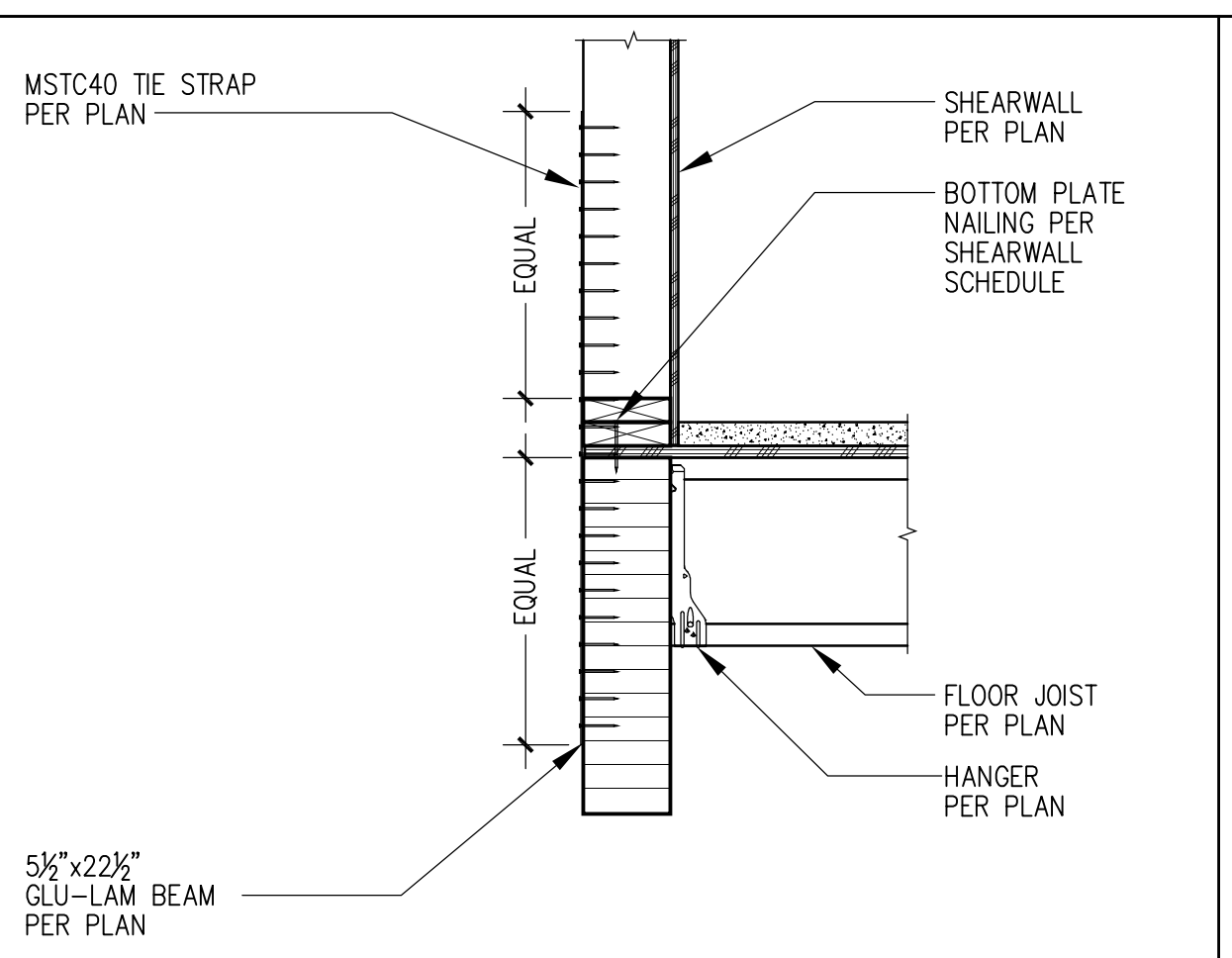
1 SHEAR TRANSFER @ CANT. DECK BEAM
(PERPENDICULAR JOIST w/ TIE STRAP)



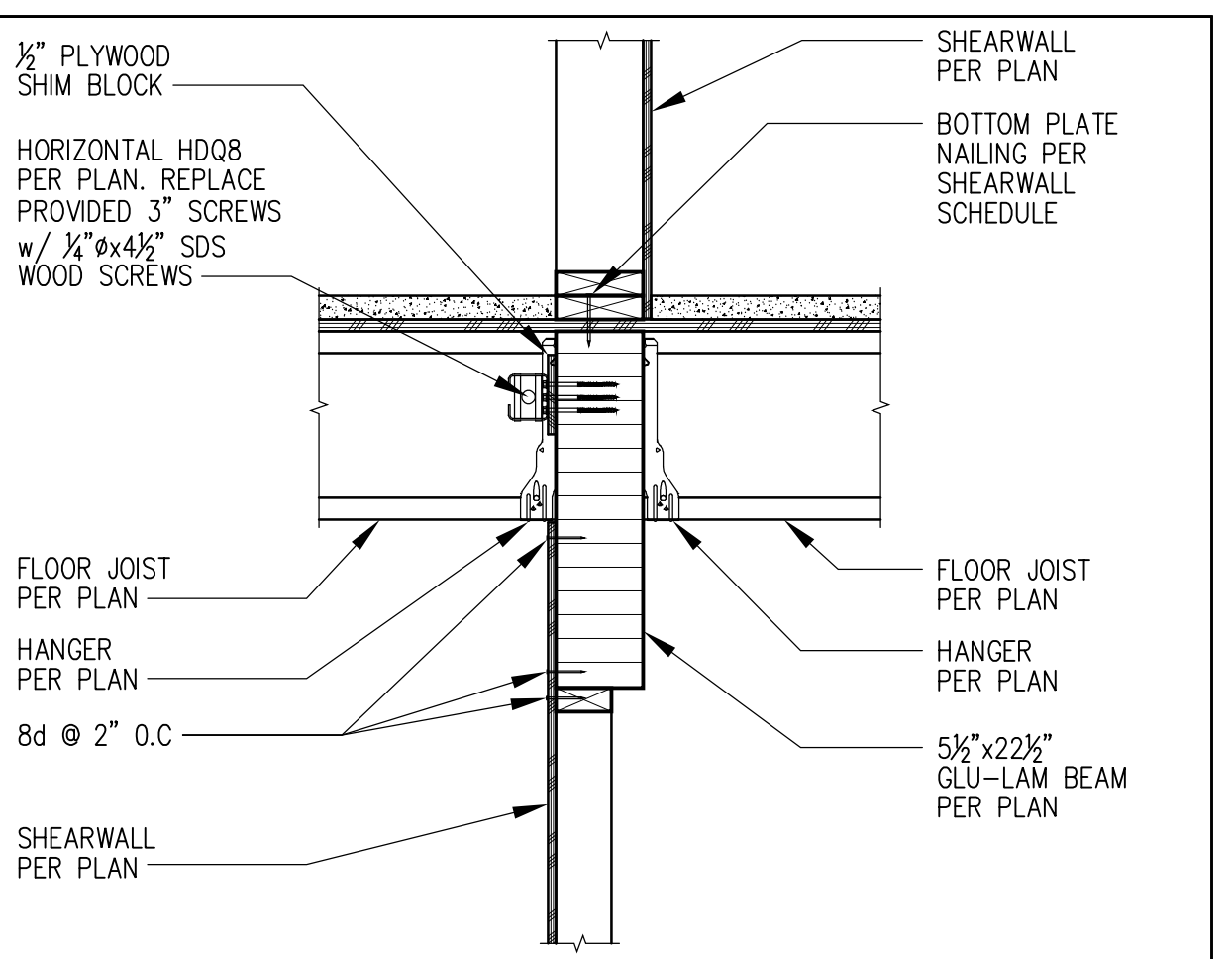
2 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST)



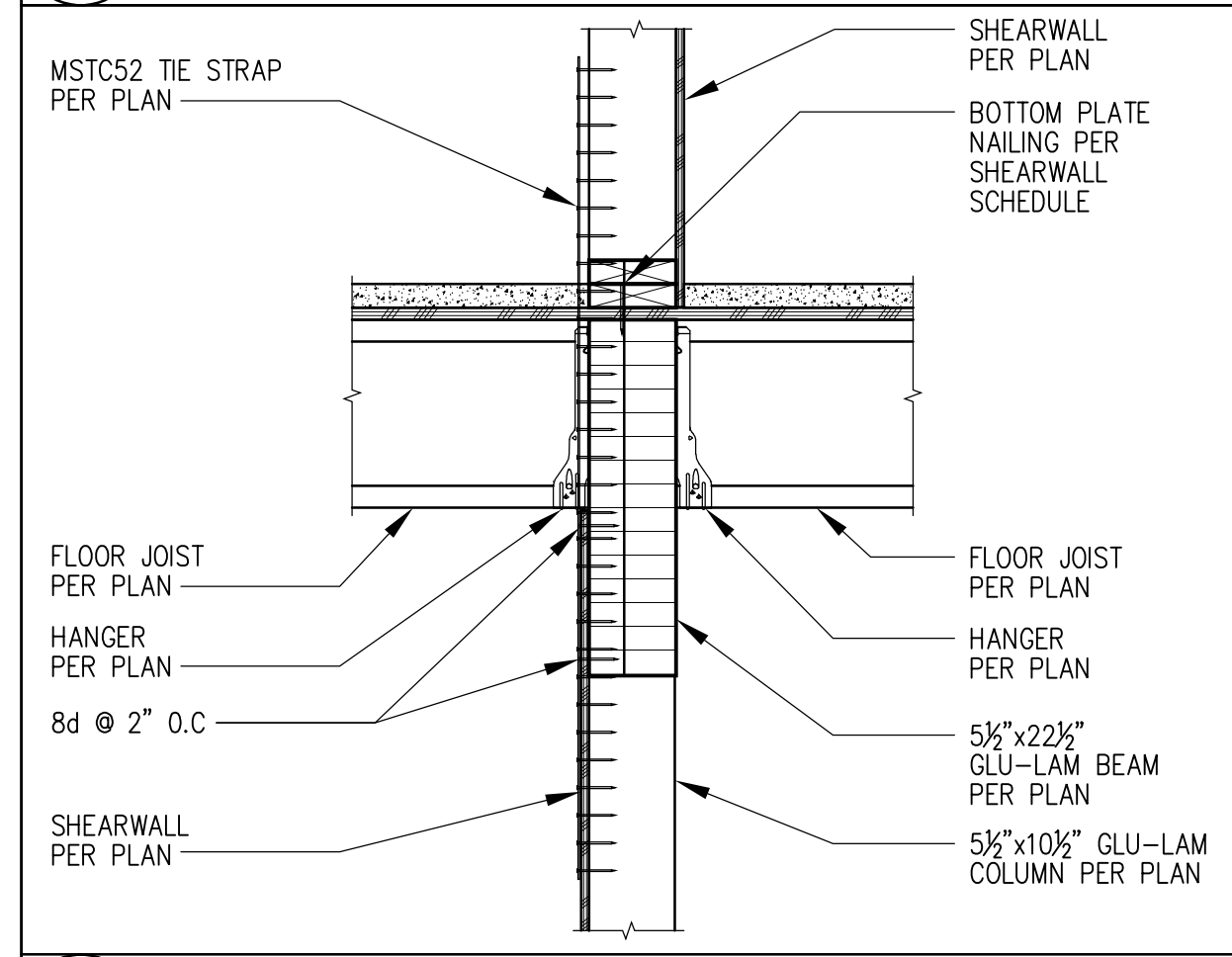
3 SHEAR TRANSFER @ LSL DRAGTIE



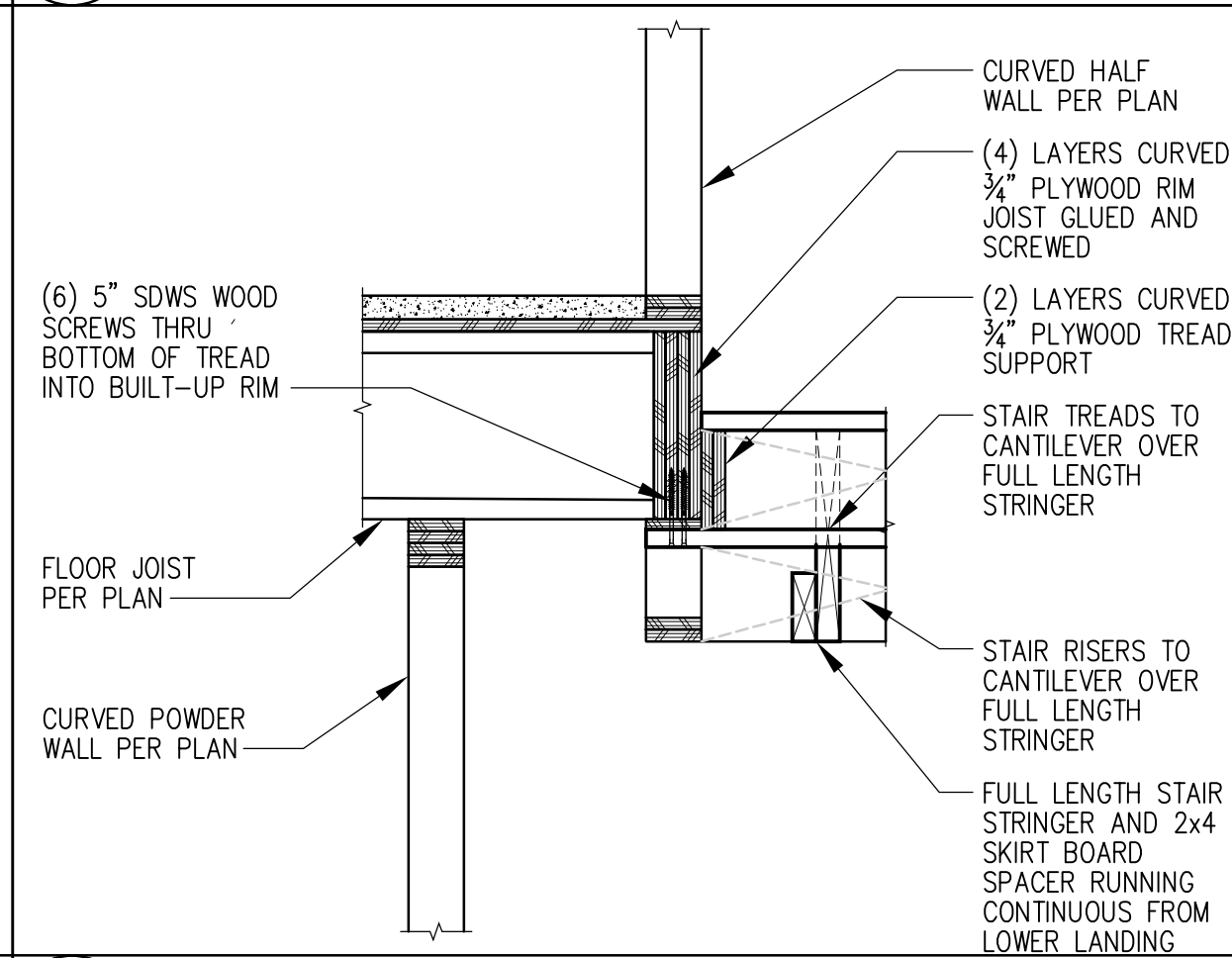
4 TIE STRAP TO BEAM
(@ PERPENDICULAR JOIST)



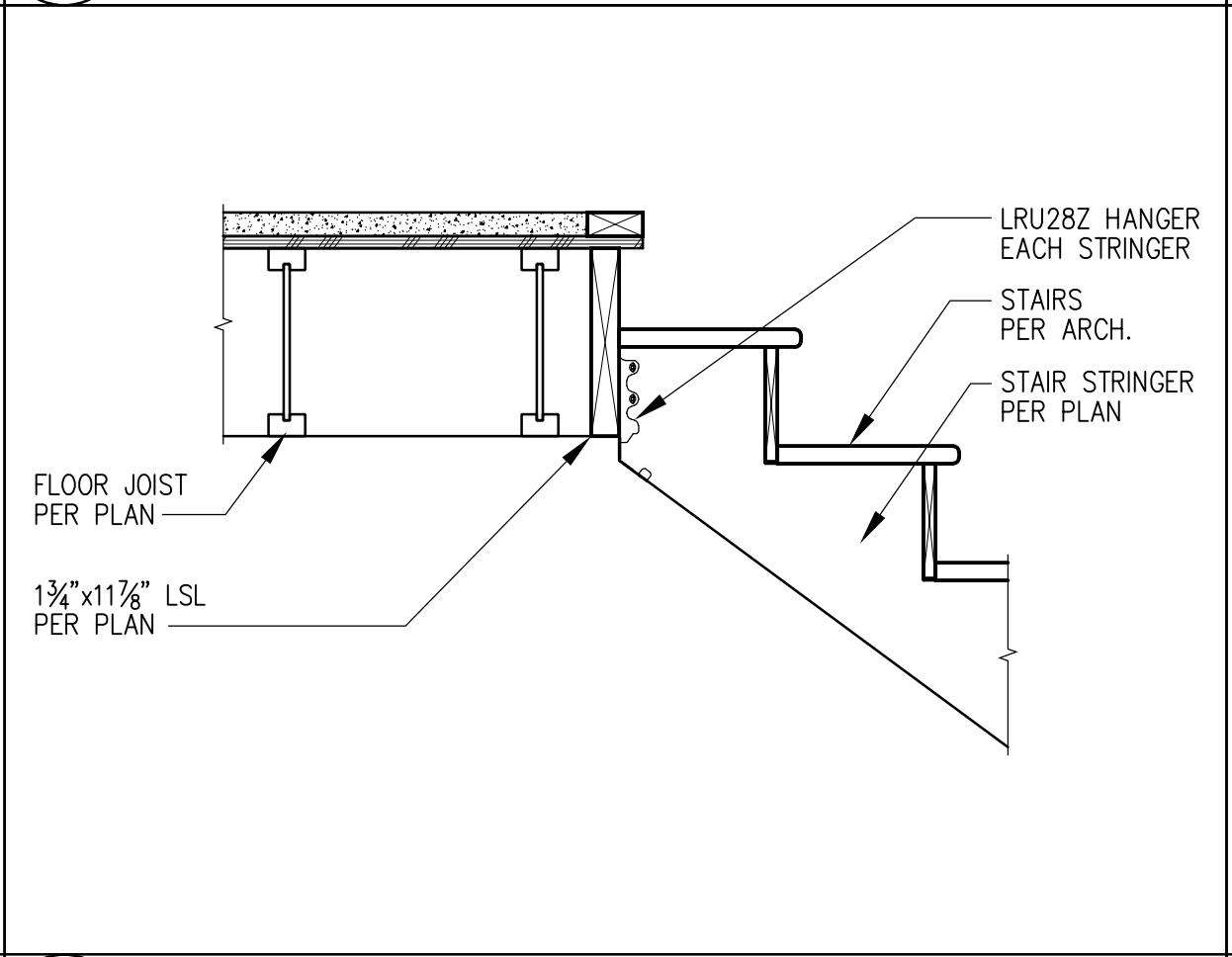
5 SHEAR TRANSFER @ PANTRY BEAM
(@ PERPENDICULAR JOIST)



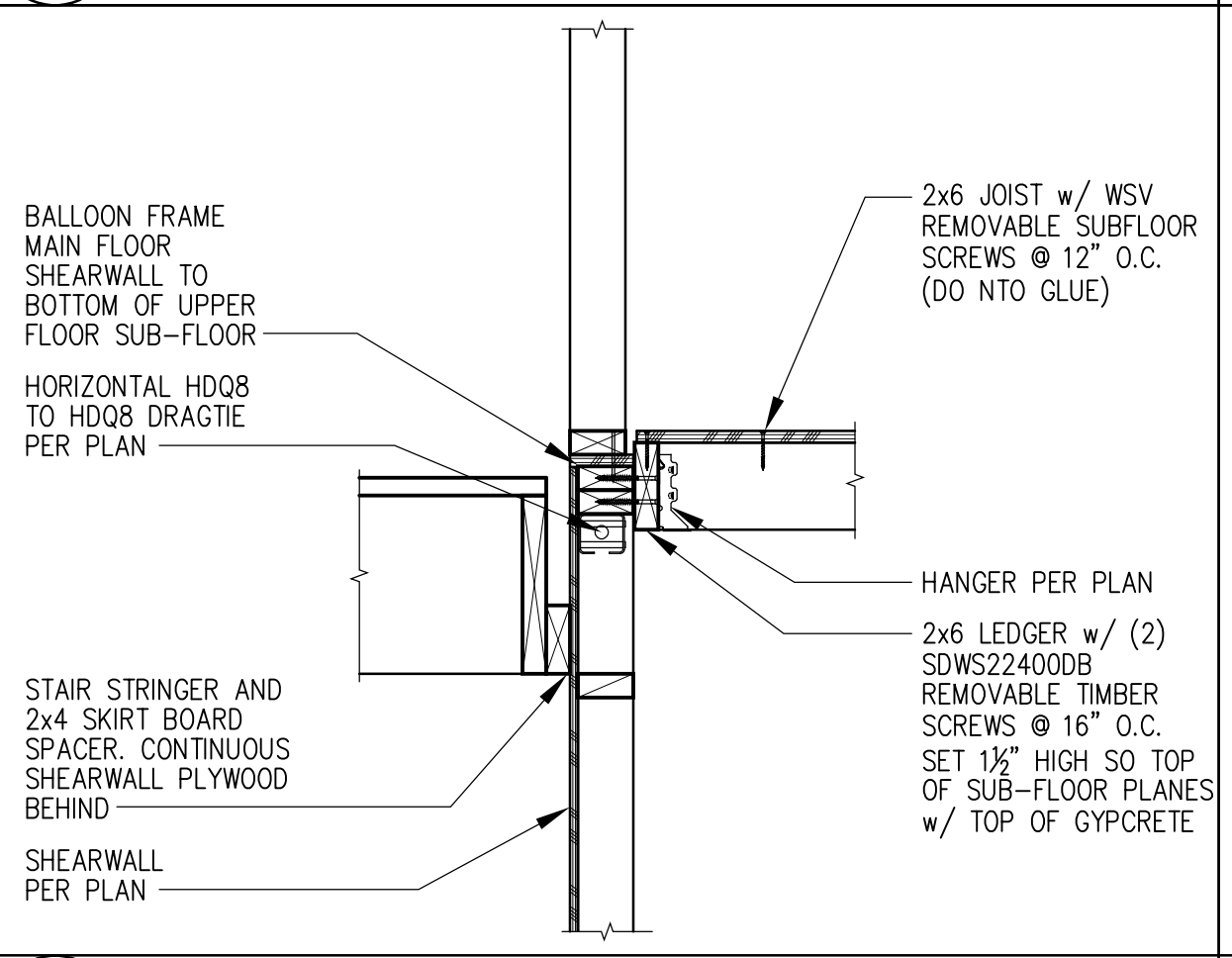
6 TIE STRAP @ PANTRY BEAM
(@ PERPENDICULAR JOIST)



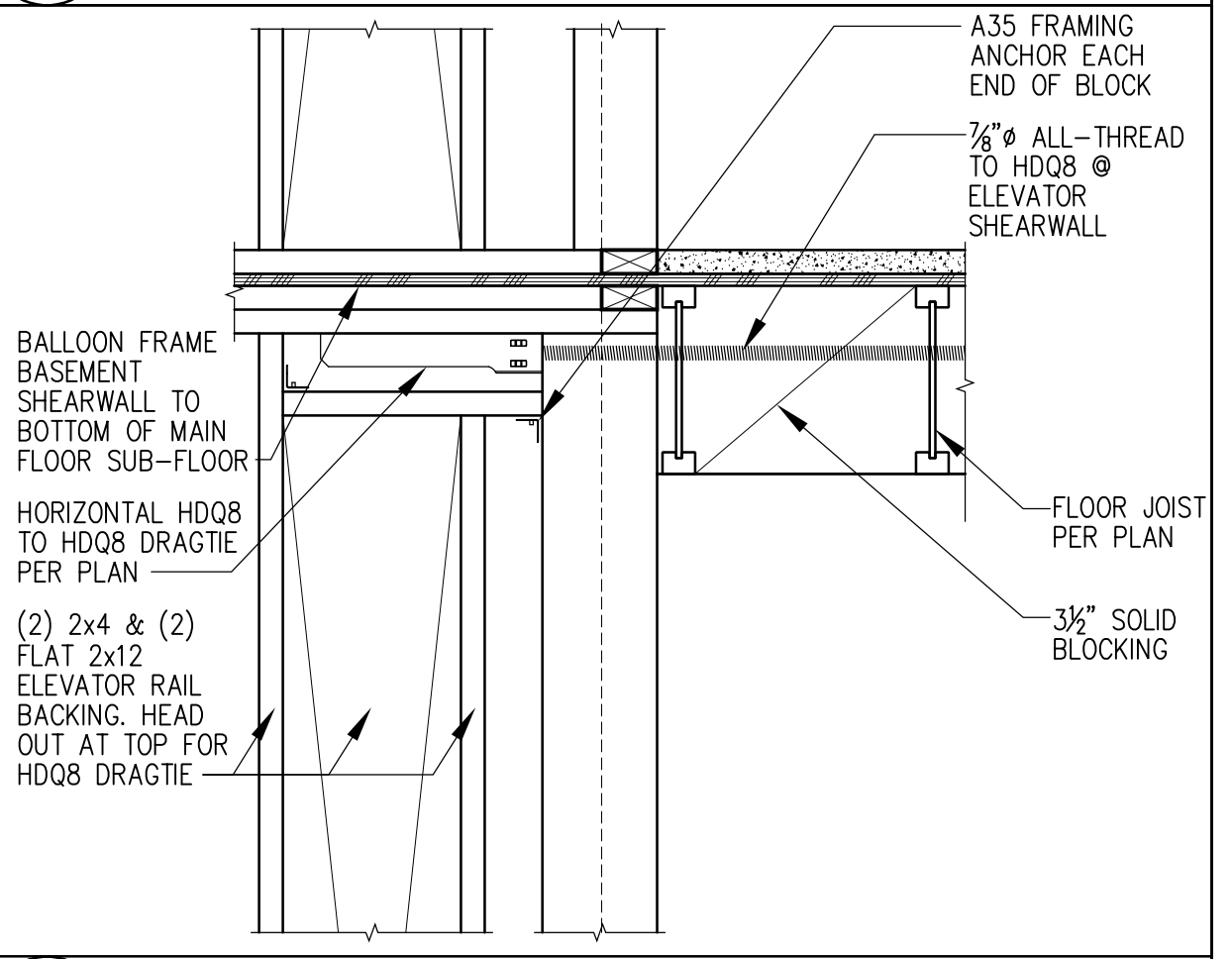
7 STAIR STRINGER FRAMING
(CANTILEVERED TREADS @ CURVED WALL)



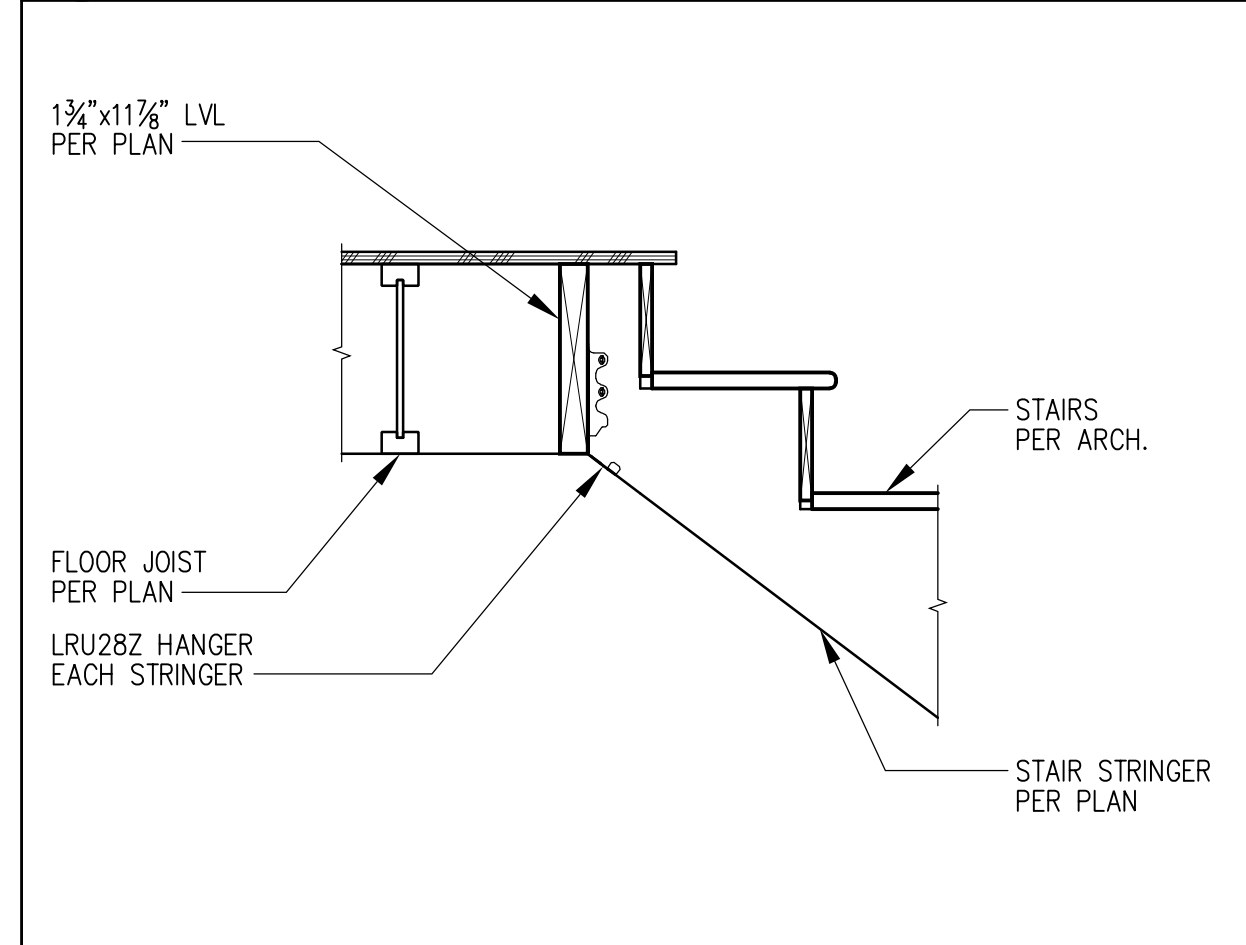
8 STAIR STRINGER FRAMING
(UPPER FLOOR TO MAIN FLOOR MID LANDING)



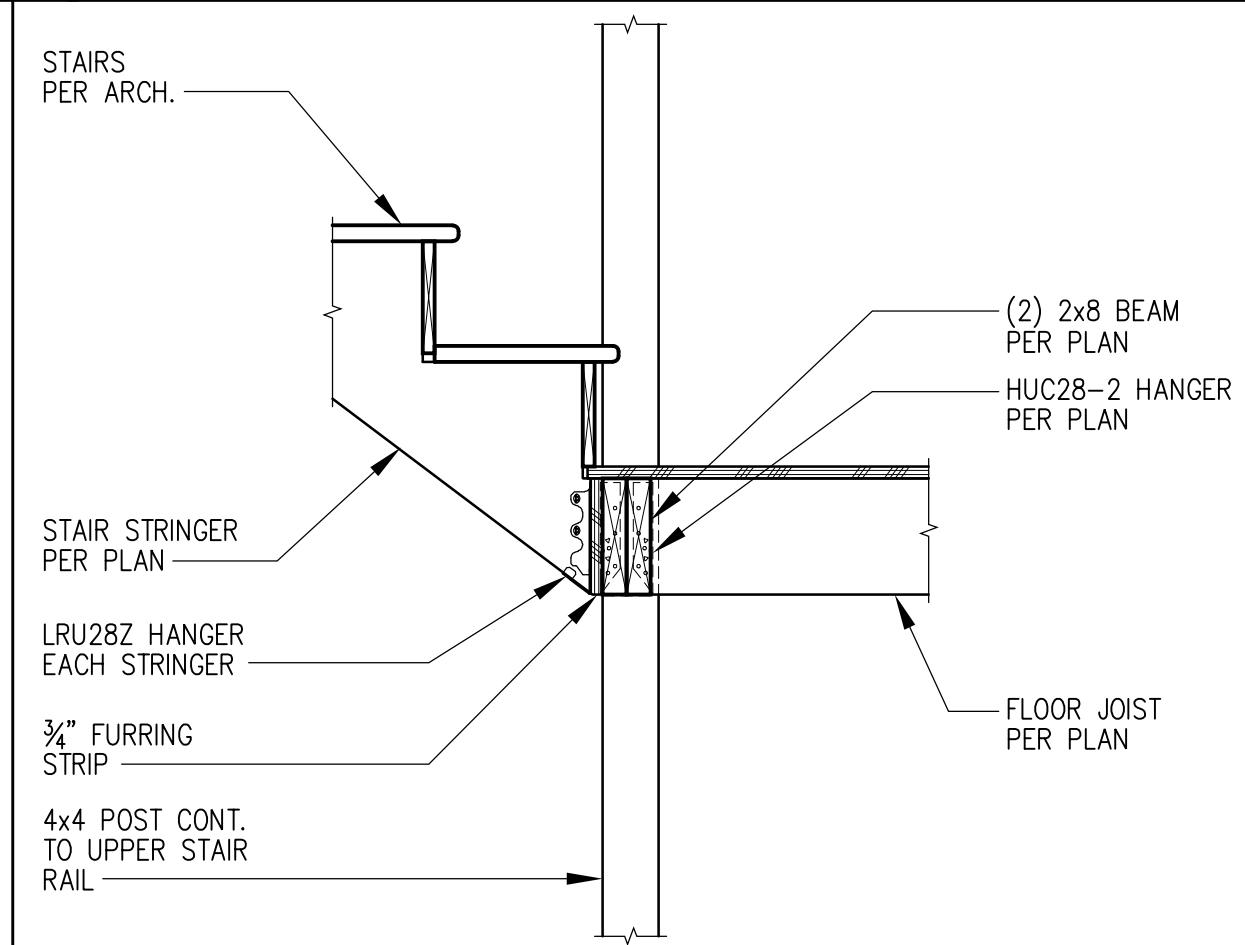
9 SHEAR TRANSFER @ FLOOR FRAMING
(SECTION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



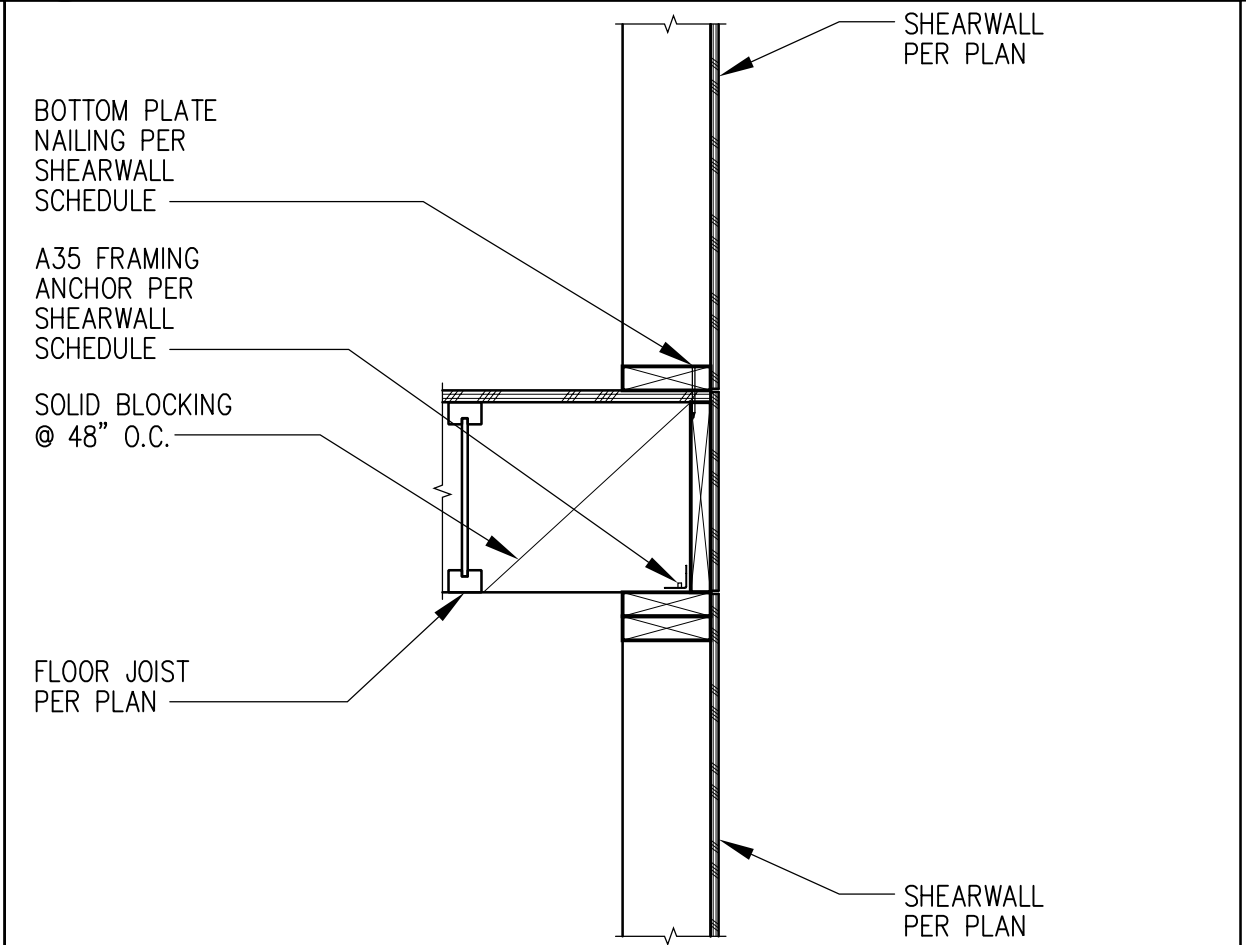
10 SHEAR TRANSFER @ FLOOR FRAMING
(ELEVATION VIEW OF DRAGTIE @ ELEVATOR SHAFT WEST WALL)



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



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



13 SHEAR TRANSFER @ FLOOR FRAMING
(PARALLEL JOIST)

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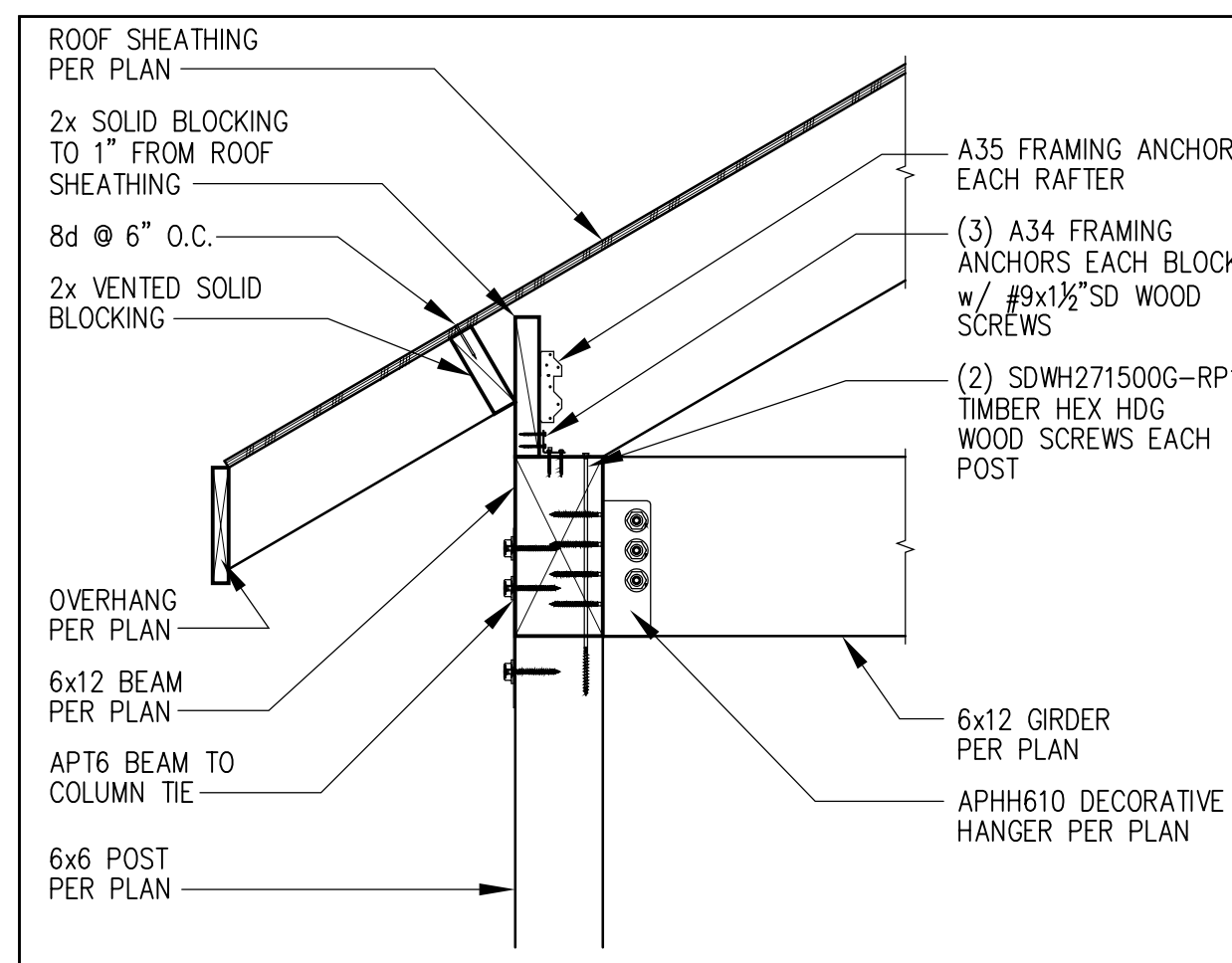
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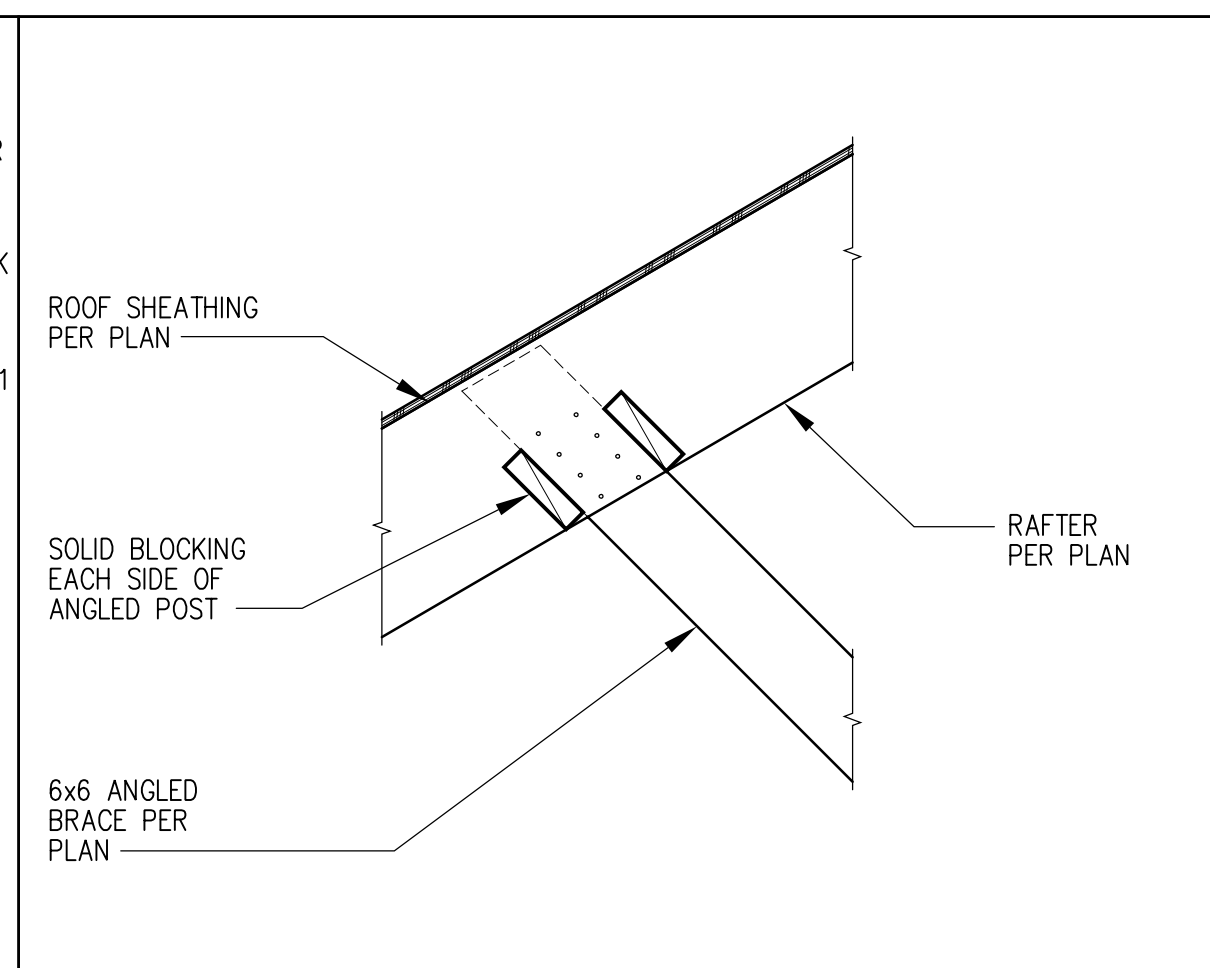
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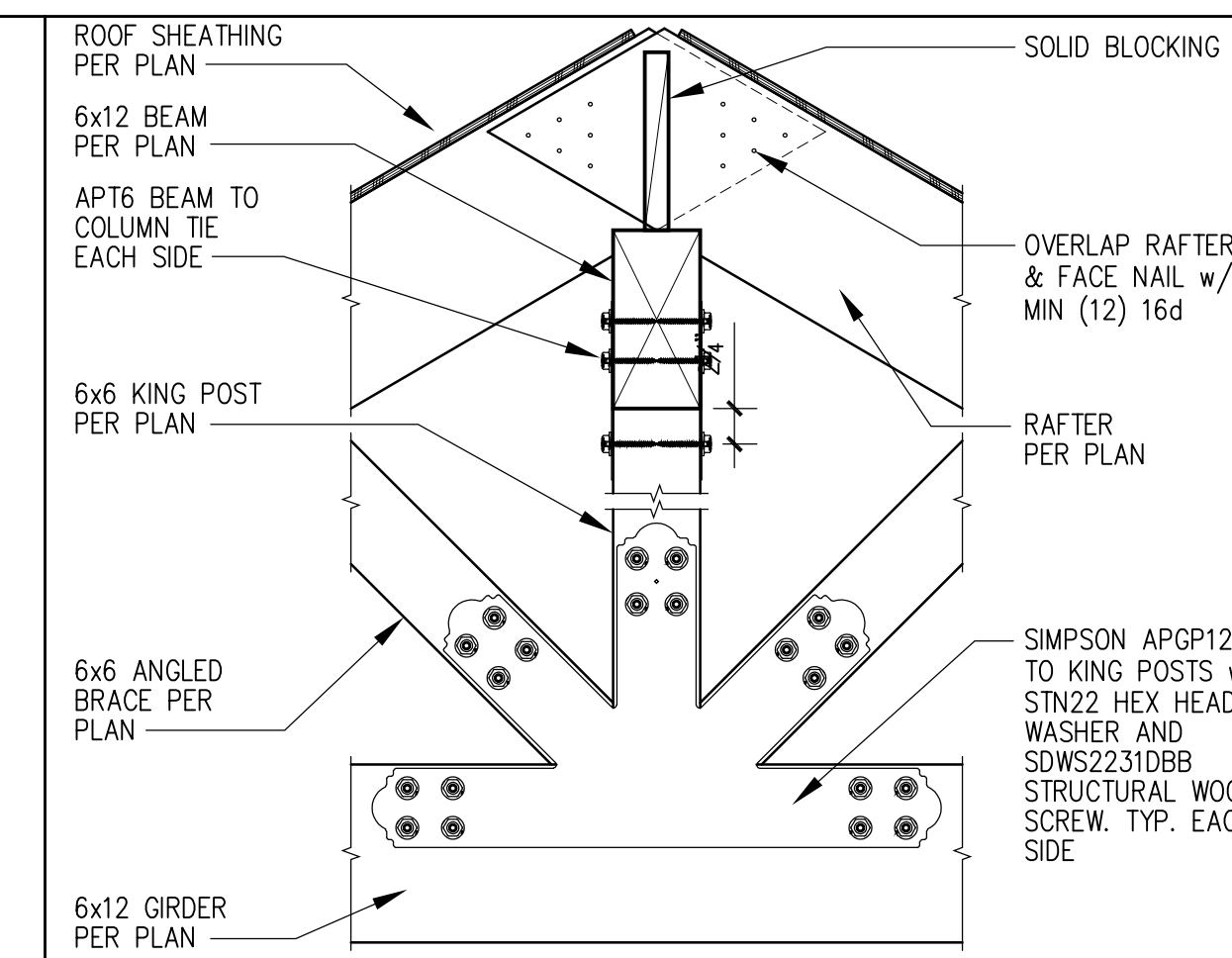
S4.2
 FRAMING DETAILS



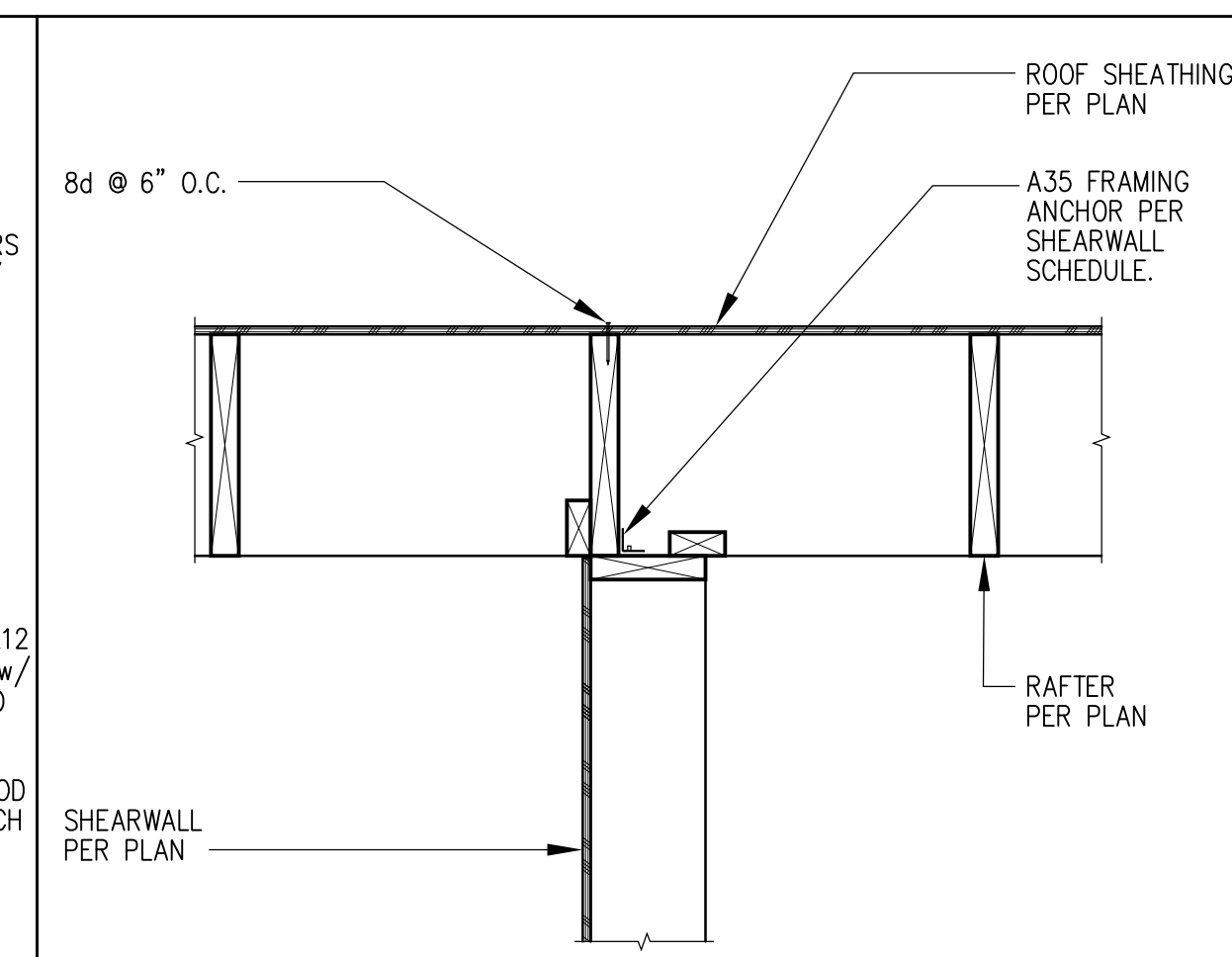
1 TYP. PORCH POST TO BEAM CONNECTION



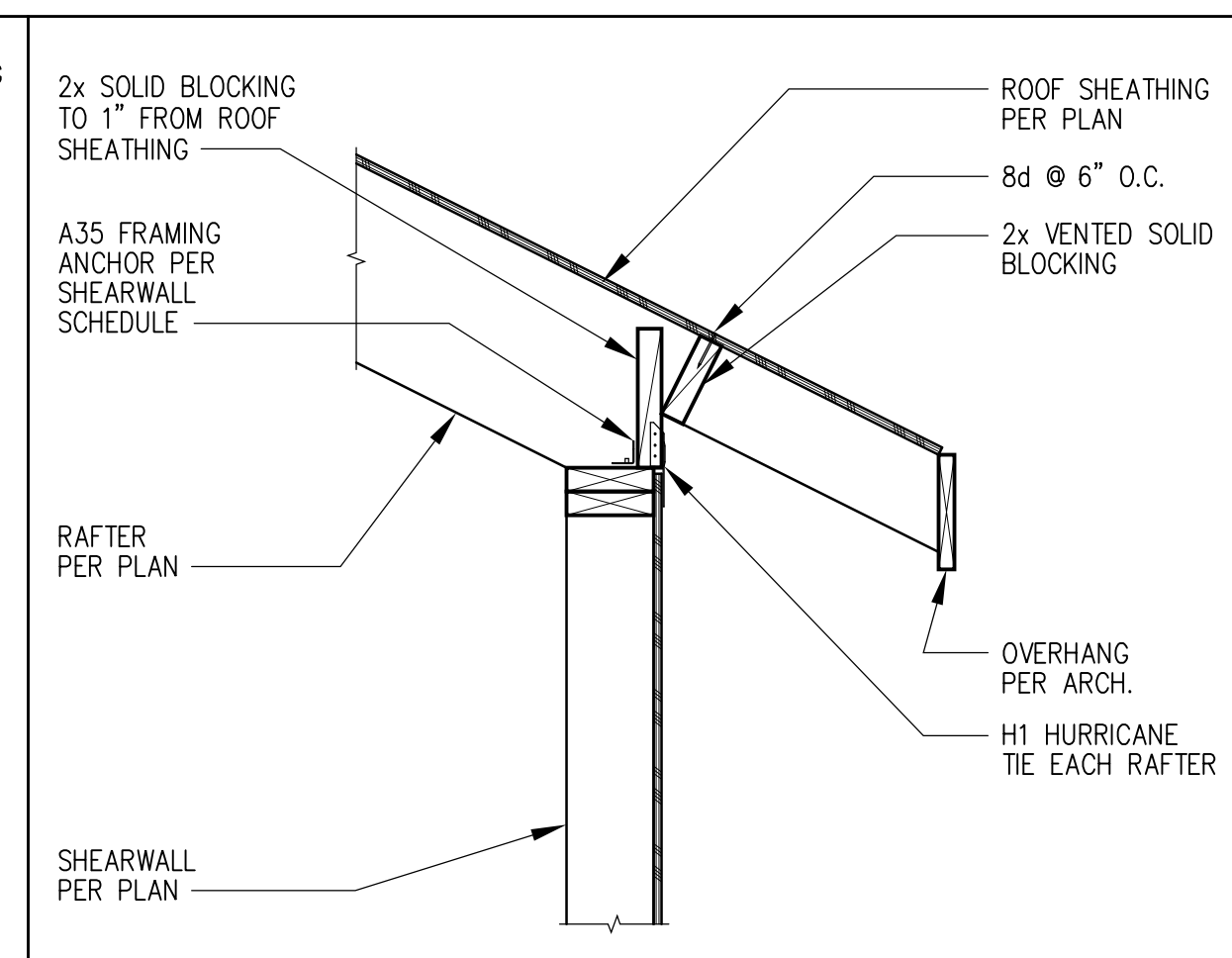
2 ANGLED POST TO RAFTER CONNECTION



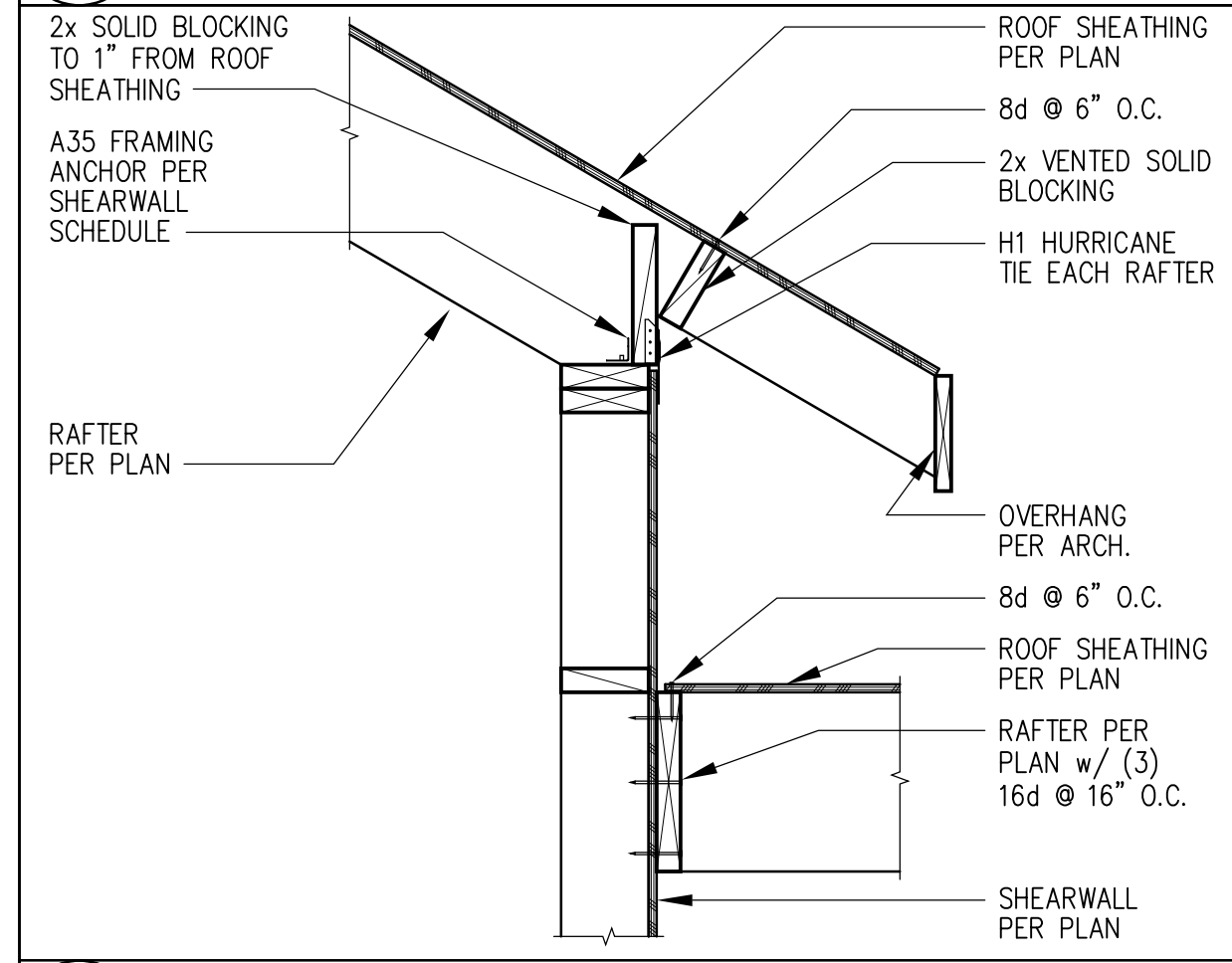
3 KING POST TO BEAM CONNECTION



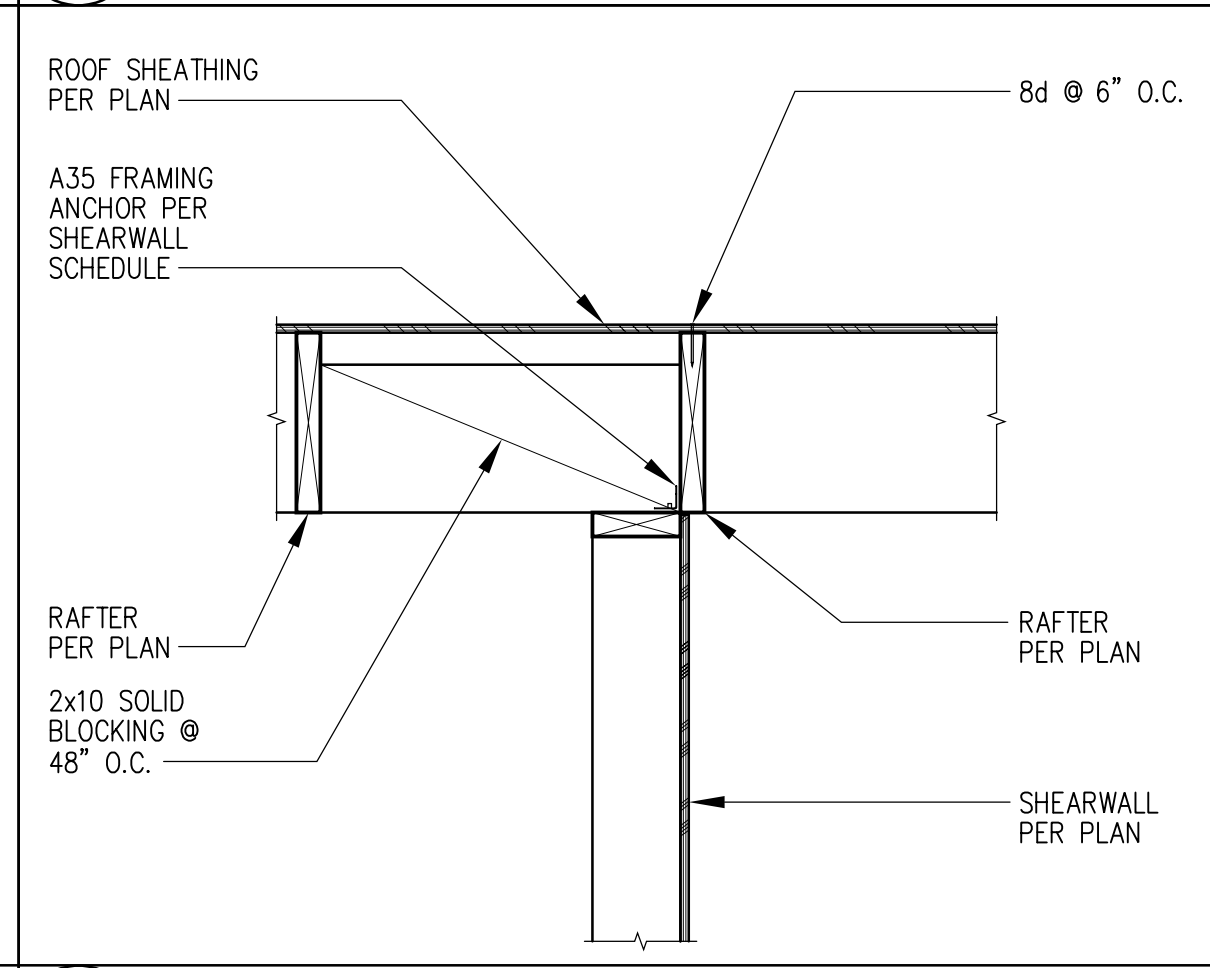
4 SHEAR TRANSFER @ GREAT ROOM GABLE



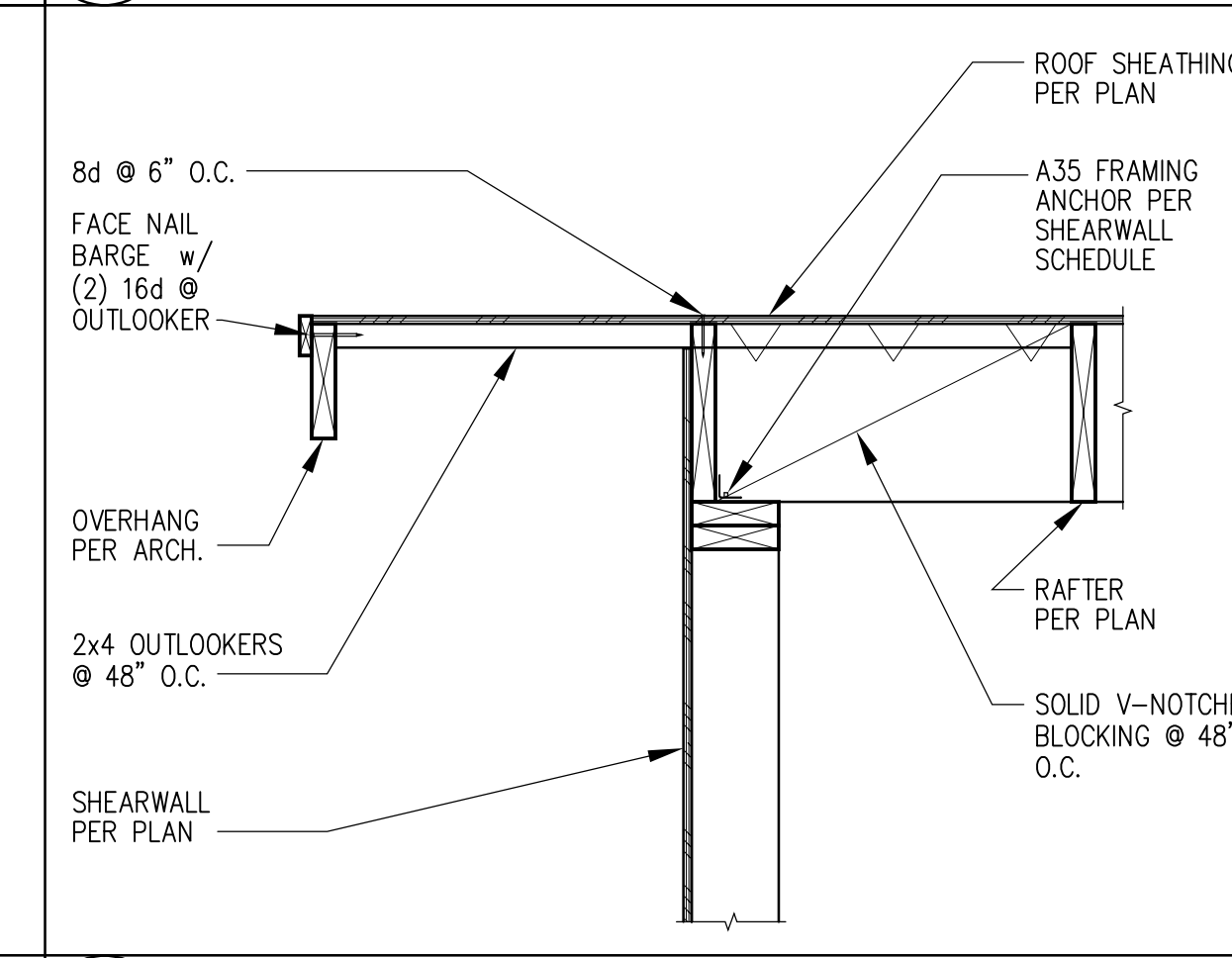
5 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER)



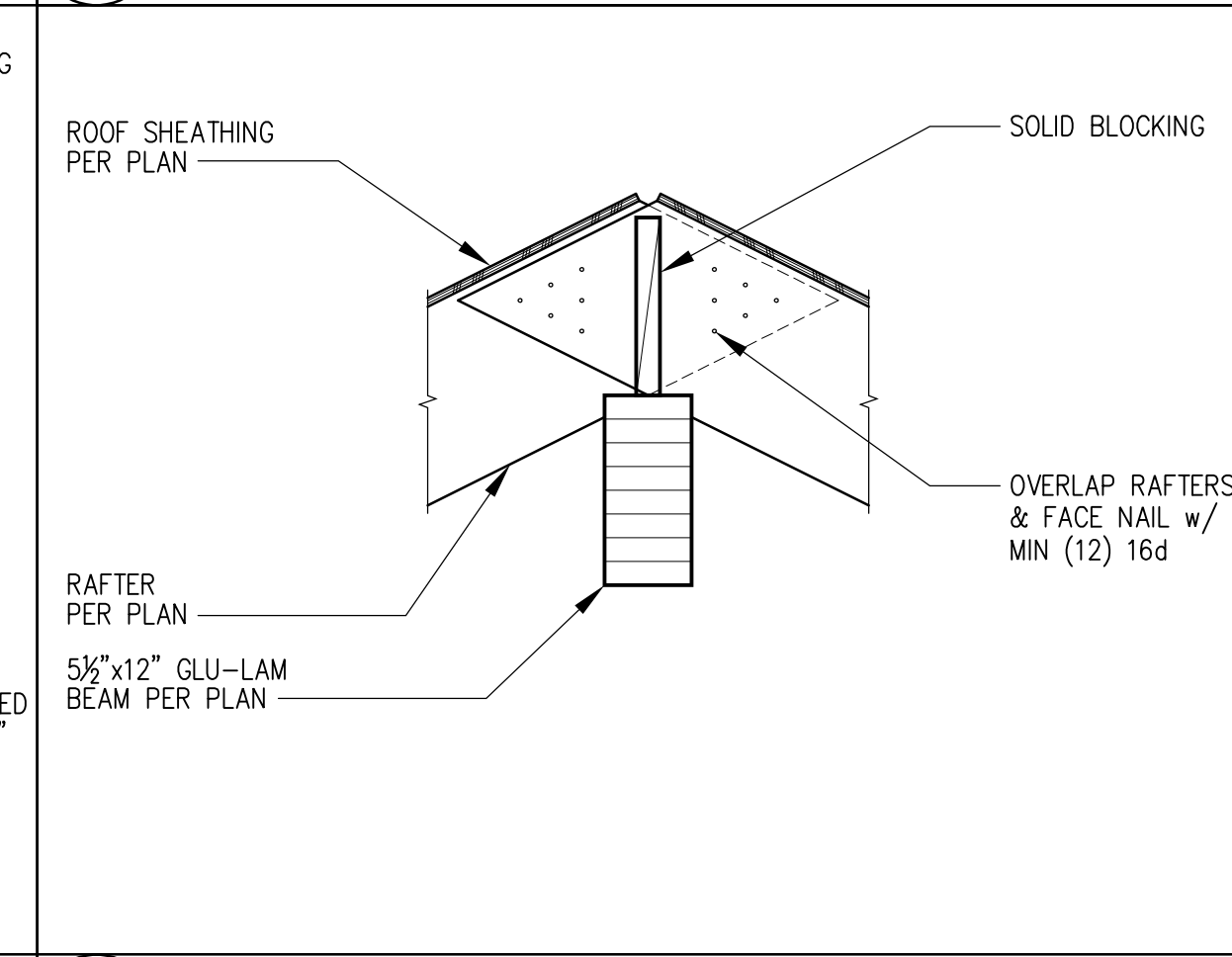
6 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER w/ LOWER ROOF)



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



8 SHEAR TRANSFER @ GABLE



9 ROOF FRAMING @ RIDGE

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

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

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

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S4.3
 FRAMING DETAILS

5637 MERCER WAY

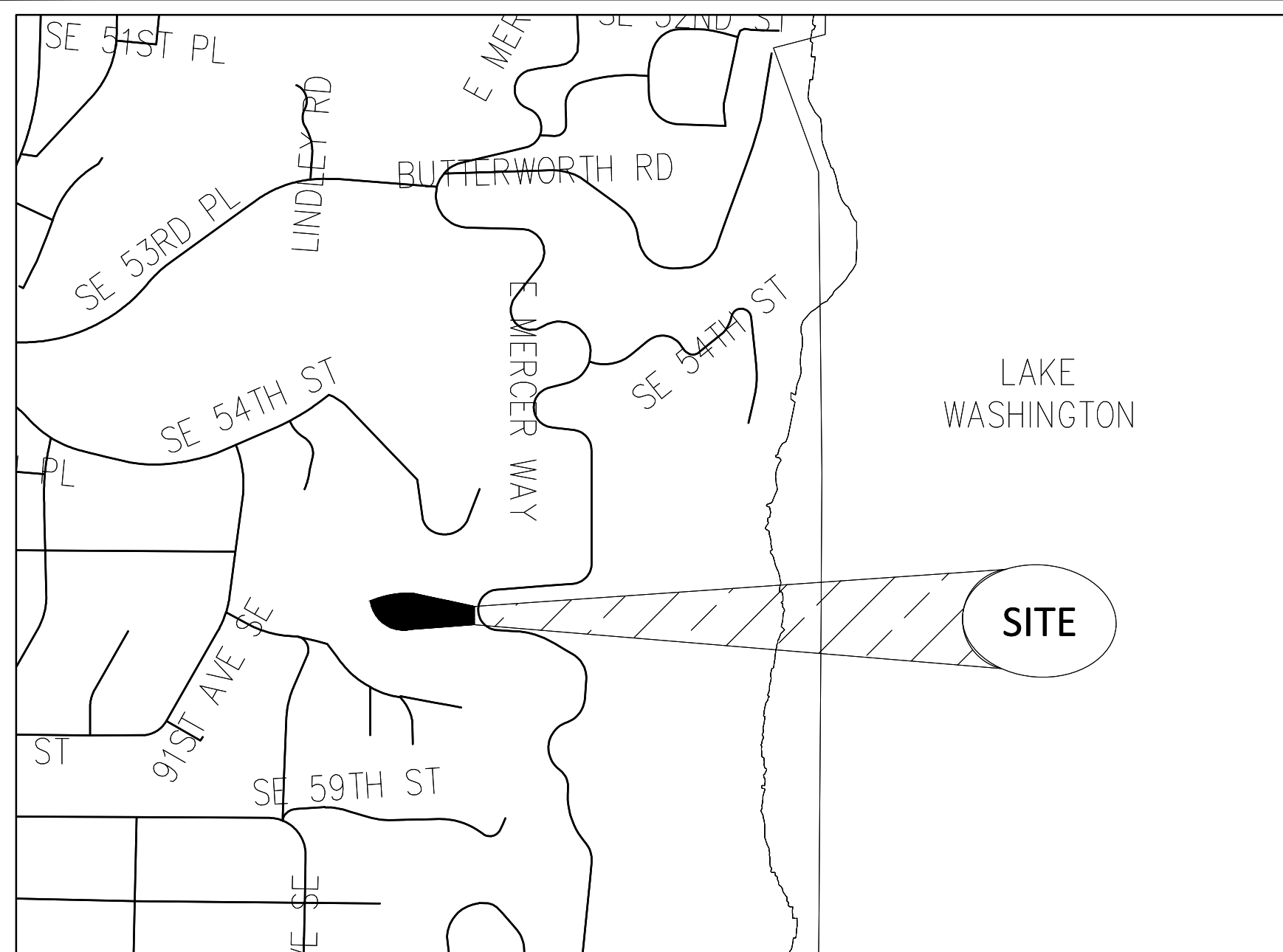
5637 E MERCER WAY
MERCER ISLAND, WASHINGTON

OWNER:

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

ENGINEER/ SURVEY:

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



VICINITY MAP

1" = 500'

BASIS OF BEARINGS

NO0°01'20"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MERCER WAY

REFERENCES

STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870

LEGAL DESCRIPTION

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

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

RESTRICTIONS

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

BASIS OF BEARINGS

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

VERTICAL DATUM

NAVD 88

BENCHMARKS

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

SHEET INDEX

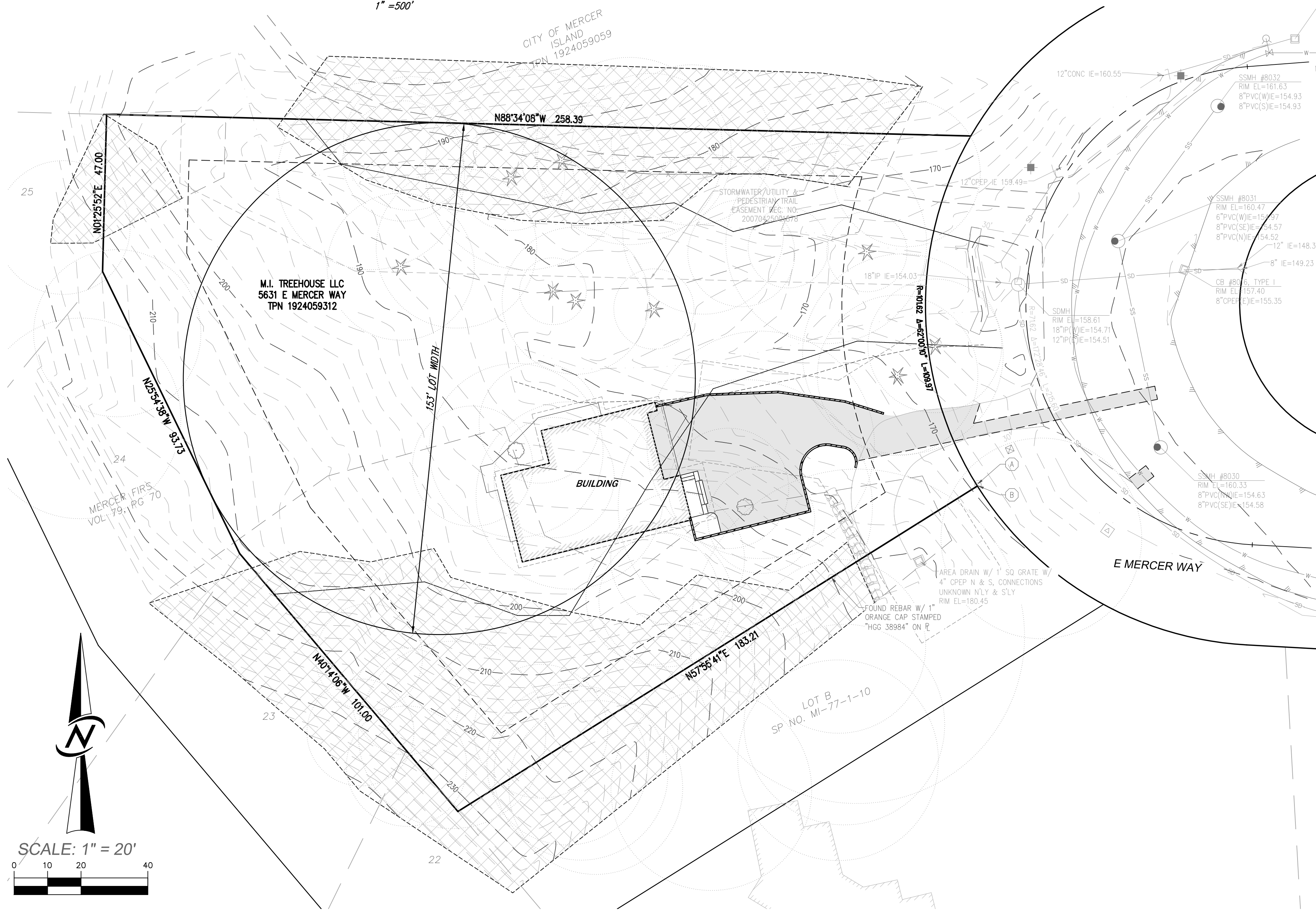
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|-------|------------------------------|
| C1.01 | COVER SHEET |
| C1.02 | TOPOGRAPHIC PLAN |
| C1.03 | BMP NOTES |
| C2.01 | EROSION CONTROL PLAN |
| C4.01 | SITE, UTILITY & GRADING PLAN |
| C4.31 | STORM DRAINAGE DETAILS |
| C4.32 | WATER AND SEWER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

SITE STATISTICS

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

NOTE

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



UNDERGROUND LOCATOR SERVICE
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UTILITY CONFLICT NOTE:

CAUTION:

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

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
OCTOBER 2020	FLAVIO BANOTTI	CHUCK FEMLING	MICHAEL MOODY, PE	MICHAEL MOODY, PE
REVISIONS	NO.	DATE	REVISIONS PER CITY COMMENTS	
	1	10/6/22	REVISIONS PER CITY COMMENTS	
	2	5/30/23	REVISIONS PER CITY COMMENTS	
	3	6/30/23	REVISIONS PER CITY COMMENTS	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING				
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877				
COVER SHEET MERCER ISLAND TREEHOUSE MI TREEHOUSE LLC PO BOX 261 MEDINA, WA 98040				
SHEET	OF			
C1.01	7			
PROJECT NUMBER				
18039				

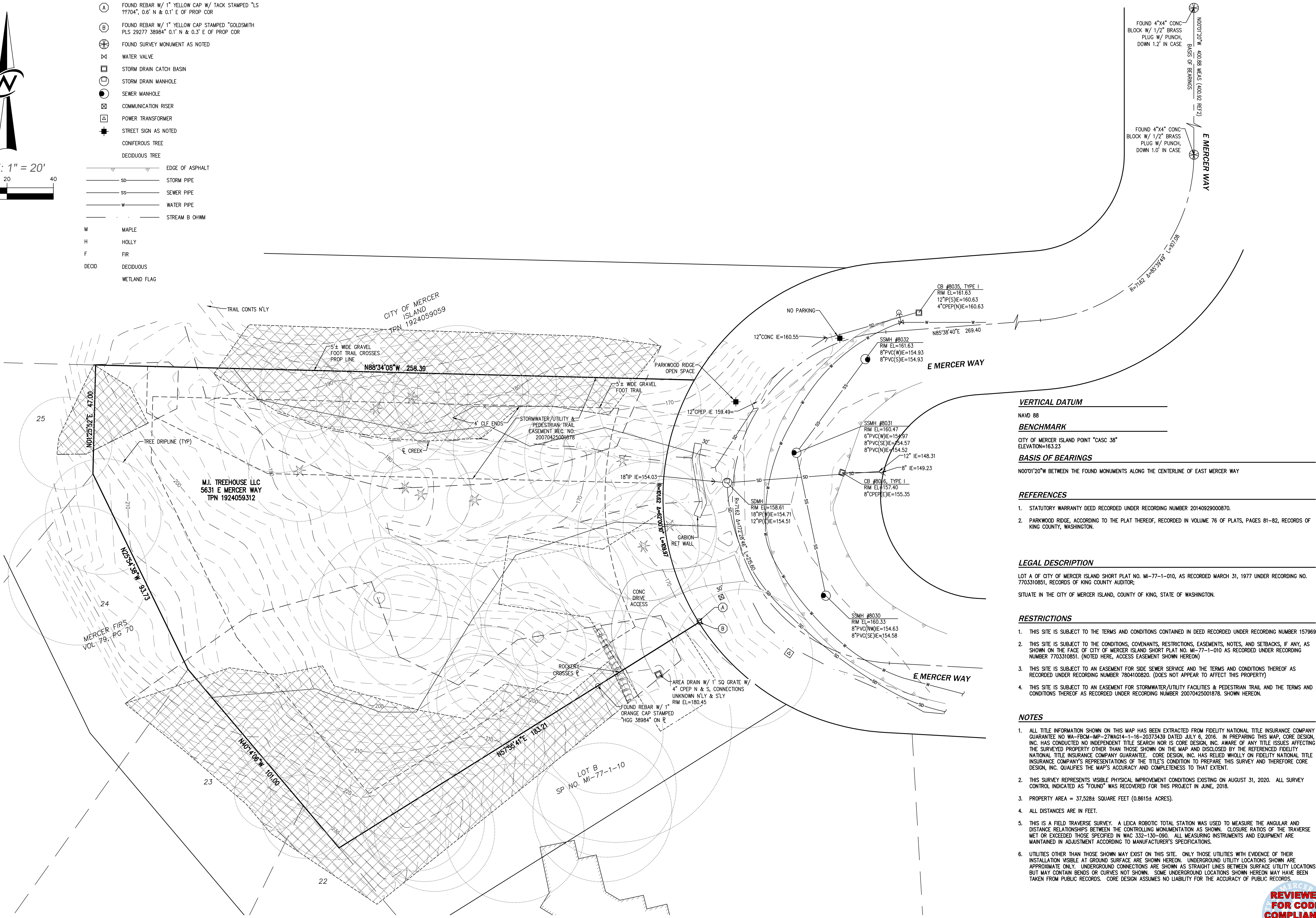
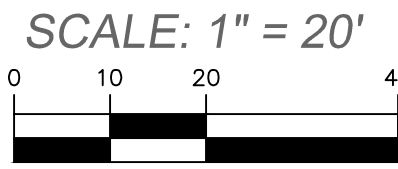
07-2023

LEGEND

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

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

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



VERTICAL DATUM

NAVD 88

BENCHMARK

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

BASIS OF BEARINGS

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

REFERENCES

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

LEGAL DESCRIPTION

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

RESTRICTIONS

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

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO WA-FBCM-IMP-27WAG14-1-16-20373439 DATED JULY 6, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 31, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
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NO.	REVISIONS PER CITY COMMENTS	DATE
1	REVISIONS PER CITY COMMENTS	10/6/22
2	REVISIONS PER CITY COMMENTS	5/30/23
3	REVISIONS PER CITY COMMENTS	6/30/23

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

TOPOGRAPHIC PLAN
MERCER ISLAND TREEHOUSE
MI TREEHOUSE LLC
PO BOX 261
MEDINA, WA 98040

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



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

Purpose and Definition

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

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

Applications and Limitations

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

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

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

Design Guidelines

- Soil retention. Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.
- Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
 1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0

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

2. Mulch planting beds with 2 inches of organic material
3. Use compost and other materials that meet these organic content requirements:
 - a. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for [BMP T7.30: Bioretention Cells, Swales, and Planter Boxes \(p.959\)](#), with the exception that the compost may have up to 35% biosolids or manure.

The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1.

The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
 - b. Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in [WAC 173-350-220](#).

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

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

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

Planning/Permitting/Inspection/Verification Guidelines & Procedures

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

Maintenance

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

Runoff Model Representation

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

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

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

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



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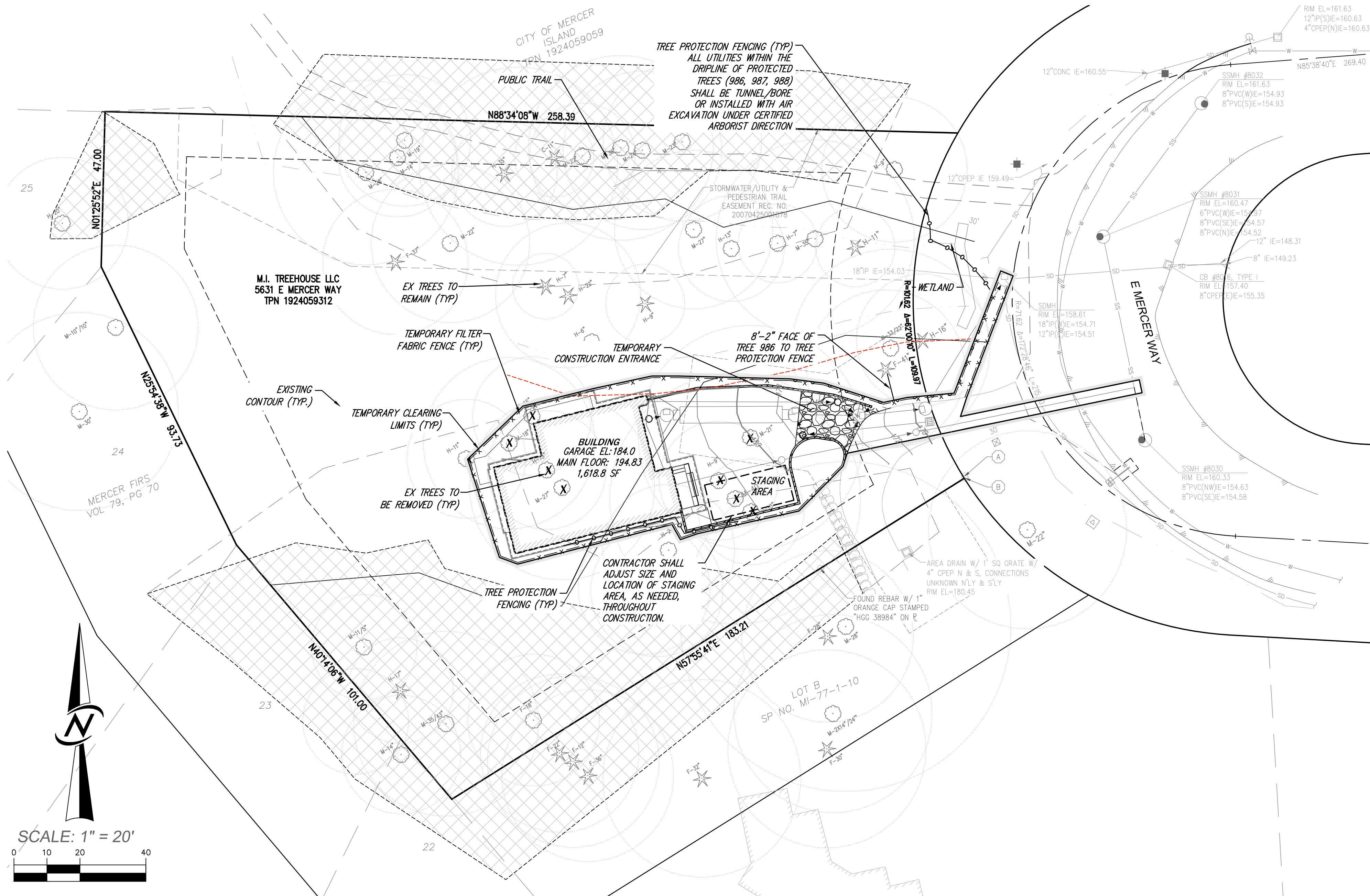
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DATE	OCTOBER 2020	DESIGNED	FLAVIO BANARDI
DRAWN	CHUCK FEMLING	APPROVED	MICHAEL MOODY, PE
			MICHAEL MOODY, PE
			PROJECT MANAGER
SHEET	C1.03	OF	7
PROJECT NUMBER 18039			

	NO. 1	REVISIONS PER CITY COMMENTS	10/6/22
	2	REVISIONS PER CITY COMMENTS	5/30/23
	3	REVISIONS PER CITY COMMENTS	6/30/23

	CIVIL ENGINEERING
	LANDSCAPE ARCHITECTURE PLANNING SURVEYING

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



LEGEND

- BUILDING OVERHANG
- LOT LINES
- DRIVEWAY BOUNDARY
- PROPERTY BOUNDARY
- BUILDING EDGE
- SURVEY ALIGNMENT
- 41ST PAVEMENT EDGE
- FOUND MONUMENT AS DESCRIBED
- FOUND PIPE/REBAR AS DESCRIBED
- MADRONA O OAK
- FIG
- DOGWOOD
- CHAIN LINK FENCE
- VERTICAL BOARD FENCE
- ROCKERY
- INLET FILTER (W.S.D.O.T. STD DTL. I-40.20-00)
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE DOE STD DTL. BMP 205
- CLEARING LIMITS
- TREE PROTECTION FENCE
- FILTER FABRIC FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ONSITE TREE TO BE REMOVED

CONSTRUCTION SEQUENCE

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

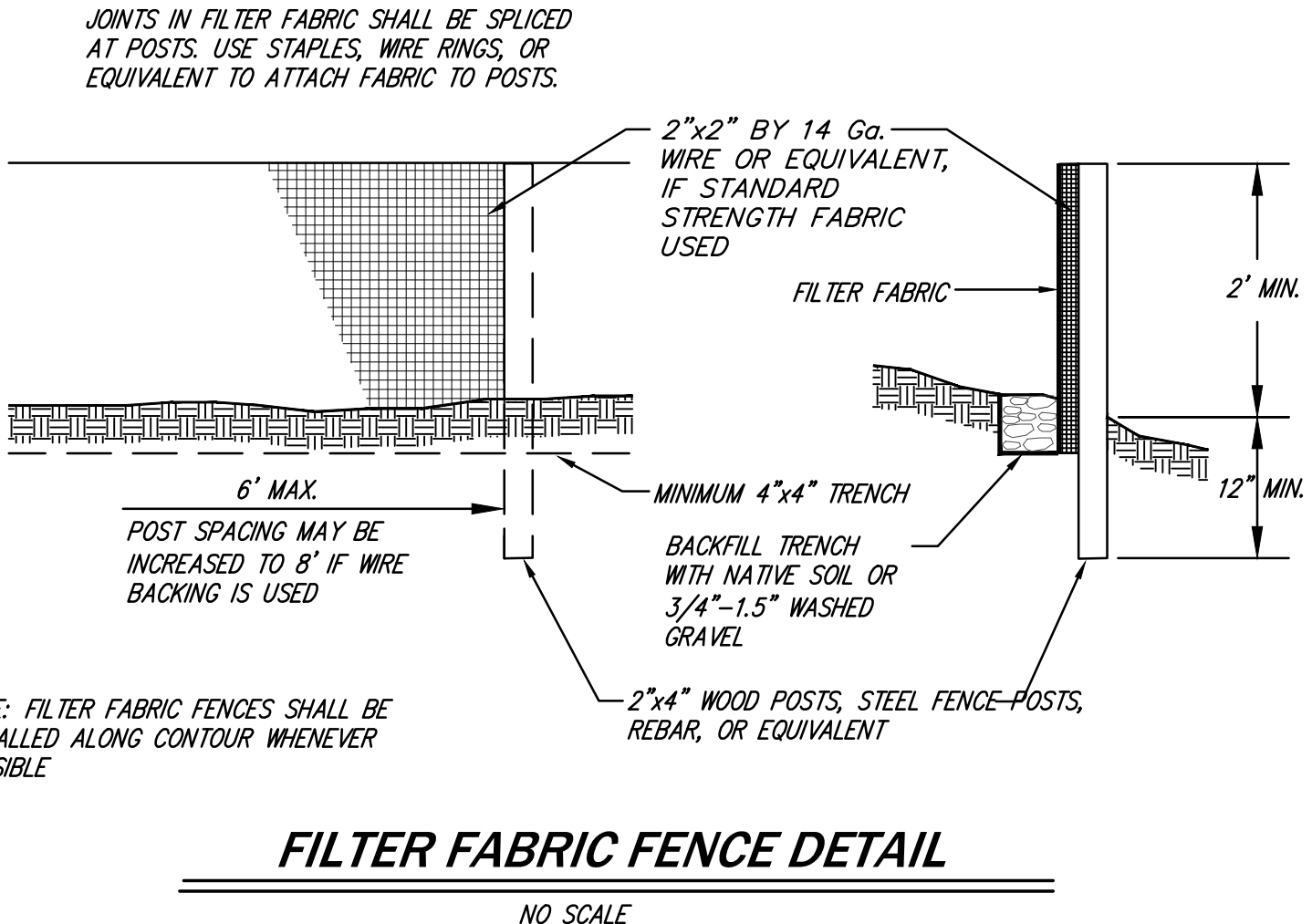
TREE PROTECTION NOTES

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

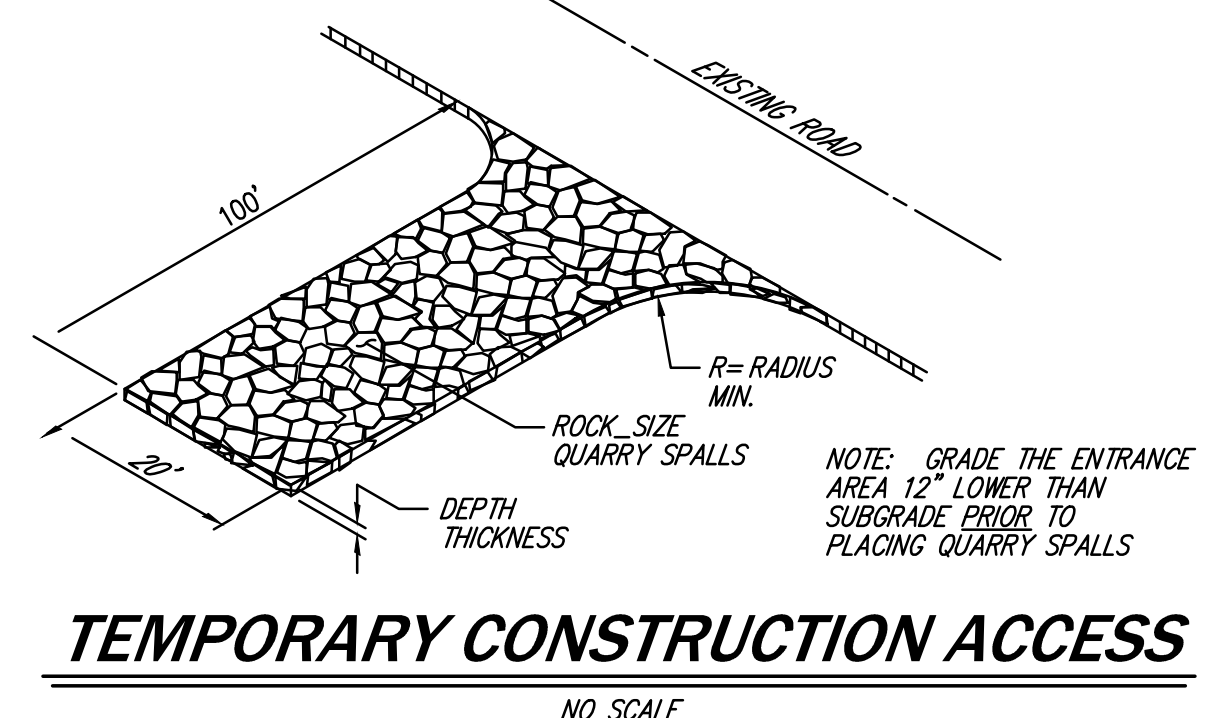
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UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

UTILITY CONFLICT NOTE:
CAUTION:
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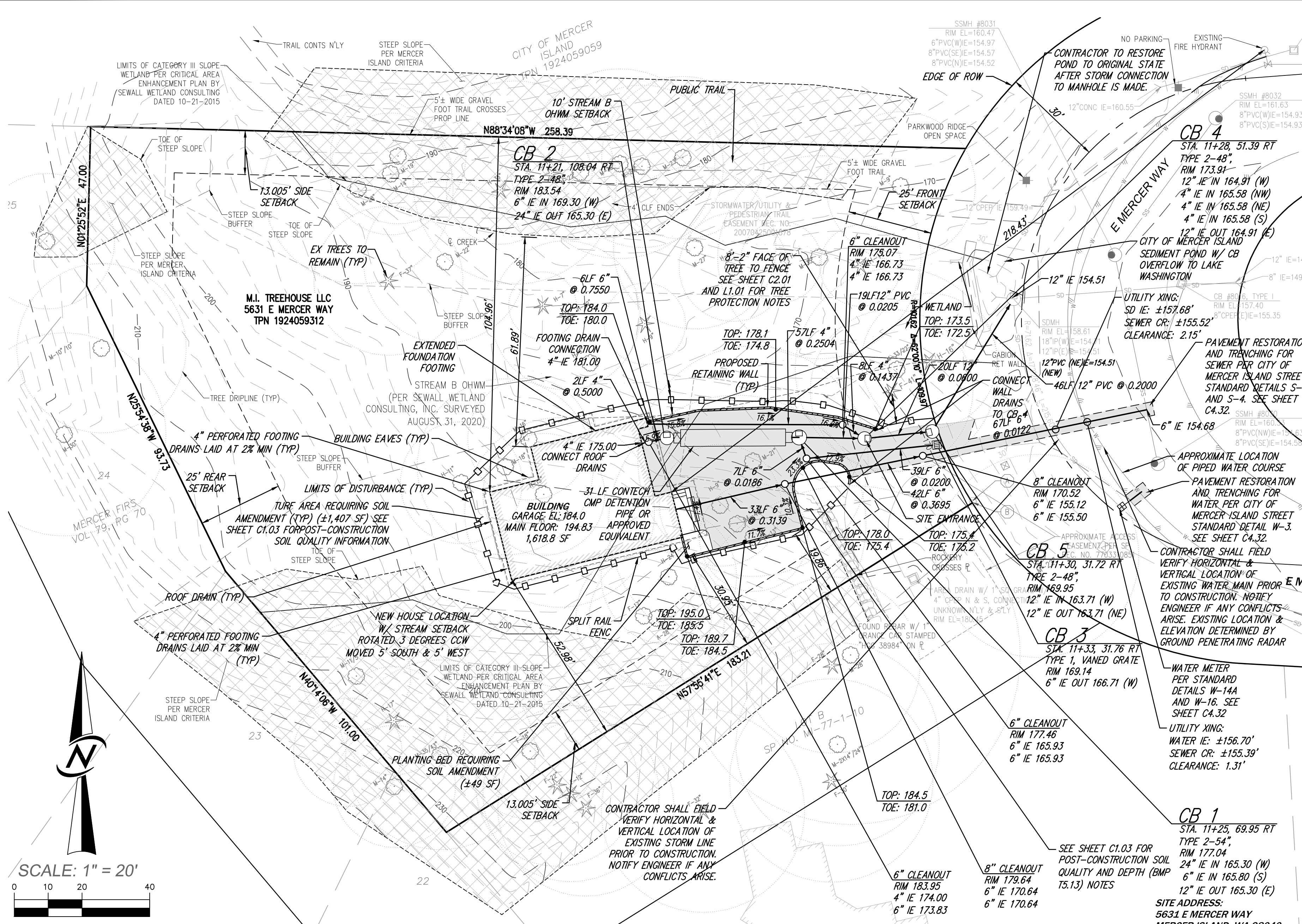
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TEMPORARY CONSTRUCTION ACCESS
NO SCALE

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
OCTOBER 2020	FLAVIO BANHOTI	CHUCK FEMLING	MICHAEL MOODY, PE	MICHAEL MOODY, PE
REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	
10/6/22	5/30/23	6/30/23	8/2/23	
CORE DESIGN CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877				
TESC & TREE RETENTION PLAN MERCER ISLAND TREEHOUSE MI TREEHOUSE LLC PO BOX 261 MEDINA, WA 98040				
SHEET	OF	PROJECT NUMBER		
C2.01	7	18039		

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STORM DRAINAGE GENERAL NOTES

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

GENERAL NOTES

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

TREE PROTECTION NOTES

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

WATER GENERAL NOTES

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

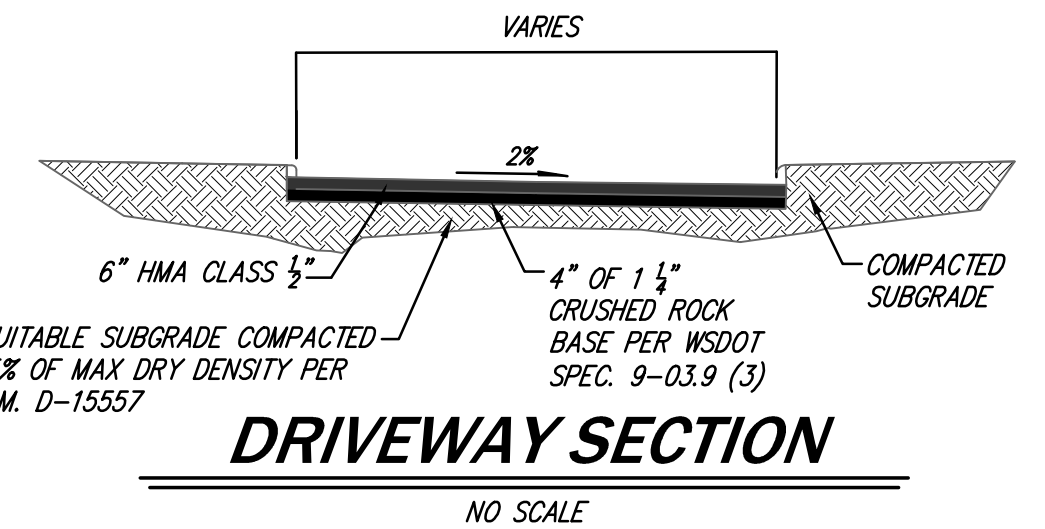
SEWER GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS, STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE LOCATED, BY APPROPRIATE UTILITY DISTRICTS OR COMPANIES, ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

- SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF THE INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYER, WHERE FEASIBLE.

- CONSTRUCTION:
11. THE SEWER MAIN SHALL BE PLACED FIVE (5) FEET SOUTH OR WEST FROM THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE SHOWN ON THE PLAN.
12. A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
13. AFTER TRENCH BACKFILL AND COMPACTION, PVC SANITARY SEWER MAINS SHALL BE TESTED FOR DEFLECTION AS SPECIFIED IN SECTION 7-17.3(2)(G) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION TEST OBSERVATION AND INSPECTION BY NORTHSORE.
UTILITY DISTRICT:
14. WHENEVER SANITARY SEWER CROSSES BELOW A WATER MAIN, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER LINE IS AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN.
15. ALL MANHOLES SHALL HAVE A MINIMUM DROP OF ONE-TENTH (0.10) FOOT AND FIVE-TENTHS (0.50) FOOT MAXIMUM DROP BETWEEN INVERT IN AND INVERT OUT.
16. MANHOLES IN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF EIGHT (8) FEET IN DEPTH OR PER APPROVED PLANS.
17. MANHOLES NOT IN PAVED PUBLIC RIGHT-OF-WAY TO HAVE LOCKING LIDS AND ALL FRAMES SHALL BE LOCKING TYPE PER THE STANDARD DETAILS.
18. FOR PIPE SLOPES GREATER THAN 20% RESTRAINED-JOINT DUCTILE IRON PIPE SHALL BE USED FOR EVERY JOINT.
19. SIDE SEWER STUBS SHALL HAVE A MINIMUM OF TWO (2) PERCENT SLOPE AND MAXIMUM OF FORTY-FIVE (45) DEGREE SLOPE. STUBS SHALL BE 12" MINIMUM DIAMETER FOR ALL STUBS LESS THAN EIGHT (8) FEET IN DEPTH. INSTALL A THREE (3) INCH WIDE GREEN METALLIC DETECTOR TAPE 12" ABOVE THE PIPE. THE ENTIRE LENGTH OF THE STUB CONTINUING UP THE 24" SIDE SEWER MARKER POST. IDENTIFICATION ON THE TAPE SHALL INCLUDE THE WORDS "SANITARY SEWER".
MATERIALS:
20. SANITARY SEWER PIPE LESS THAN EIGHTEEN (18) FEET IN DEPTH AND LESS THAN 20% SLOPE SHALL BE PVC CONFORMING TO ASTM D-3034, SDR-35 AND SHALL BE BEDDED WITH CLEAN, GRANULAR MANUFACTURED PEA GRAVEL FROM 4" UNDER TO 6" OVER THE PIPE. SANITARY SEWER PIPE EIGHTEEN (18) FEET DEEP AND GREATER, OR ON A SLOPE OF 20% DUCTILE-IRON PIPE MUST MEET THE REQUIREMENTS OF AWWA C-151.
21. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE SDR-11 MINIMUM.

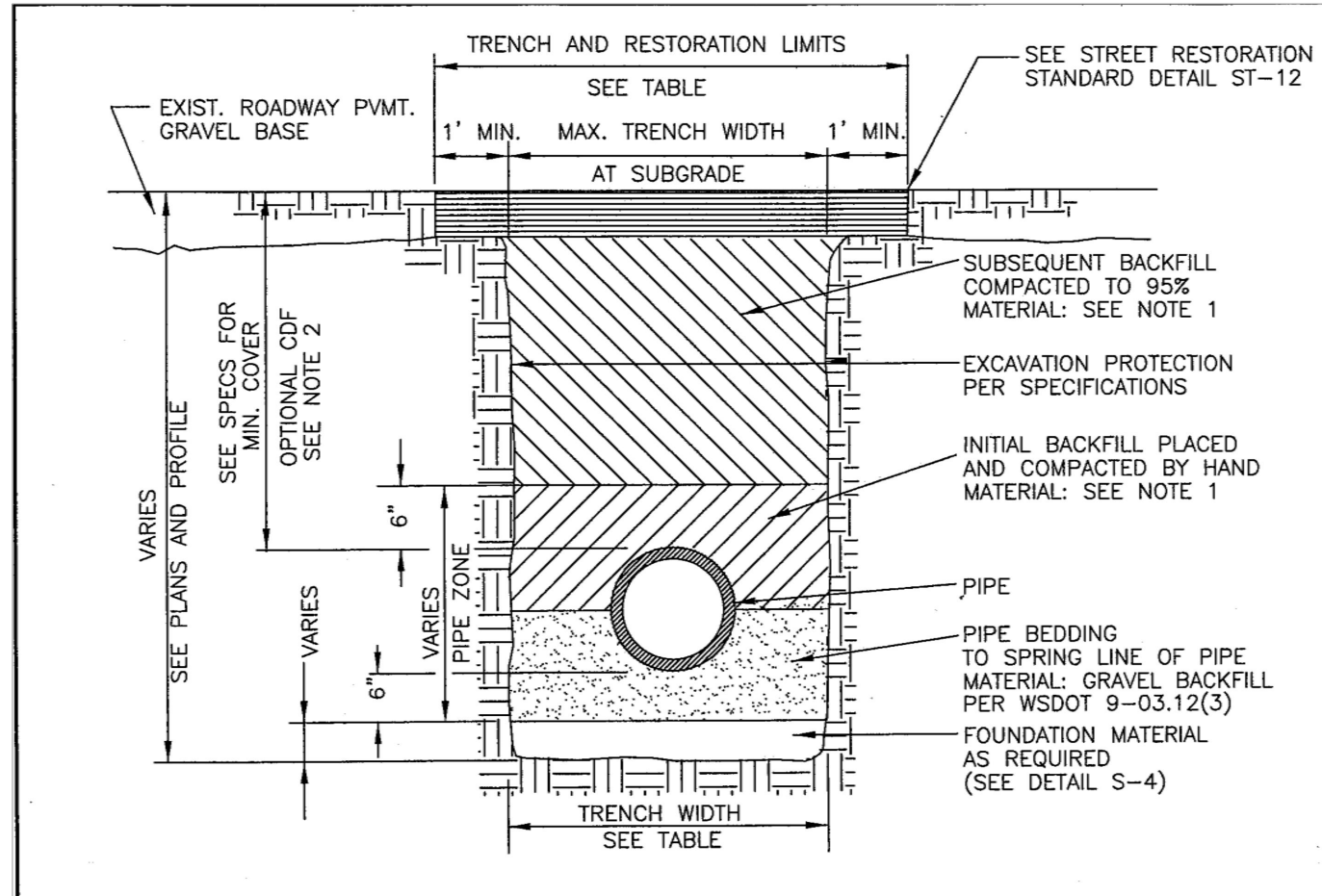


DRIVEWAY SECTION

UNDERGROUND LOCATOR SERVICE CALL BEFORE YOU DIG! 811

UTILITY CONFLICT NOTE: CAUTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, CONTACTING ALL UTILITY COMPANIES, POITHOLING THE UTILITIES, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATOR # 1-800-424-5555 AND THEN POITHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Project information including date (OCTOBER 2020), designer (FLAVIO BIANOTTI), drafter (CHUCK FEMLING), approver (MICHAEL MOODY, PE), project manager (MICHAEL MOODY, PE), sheet number (C4.01), and project number (18039). Includes logos for CORE DESIGN and MI TREEHOUSE LLC.

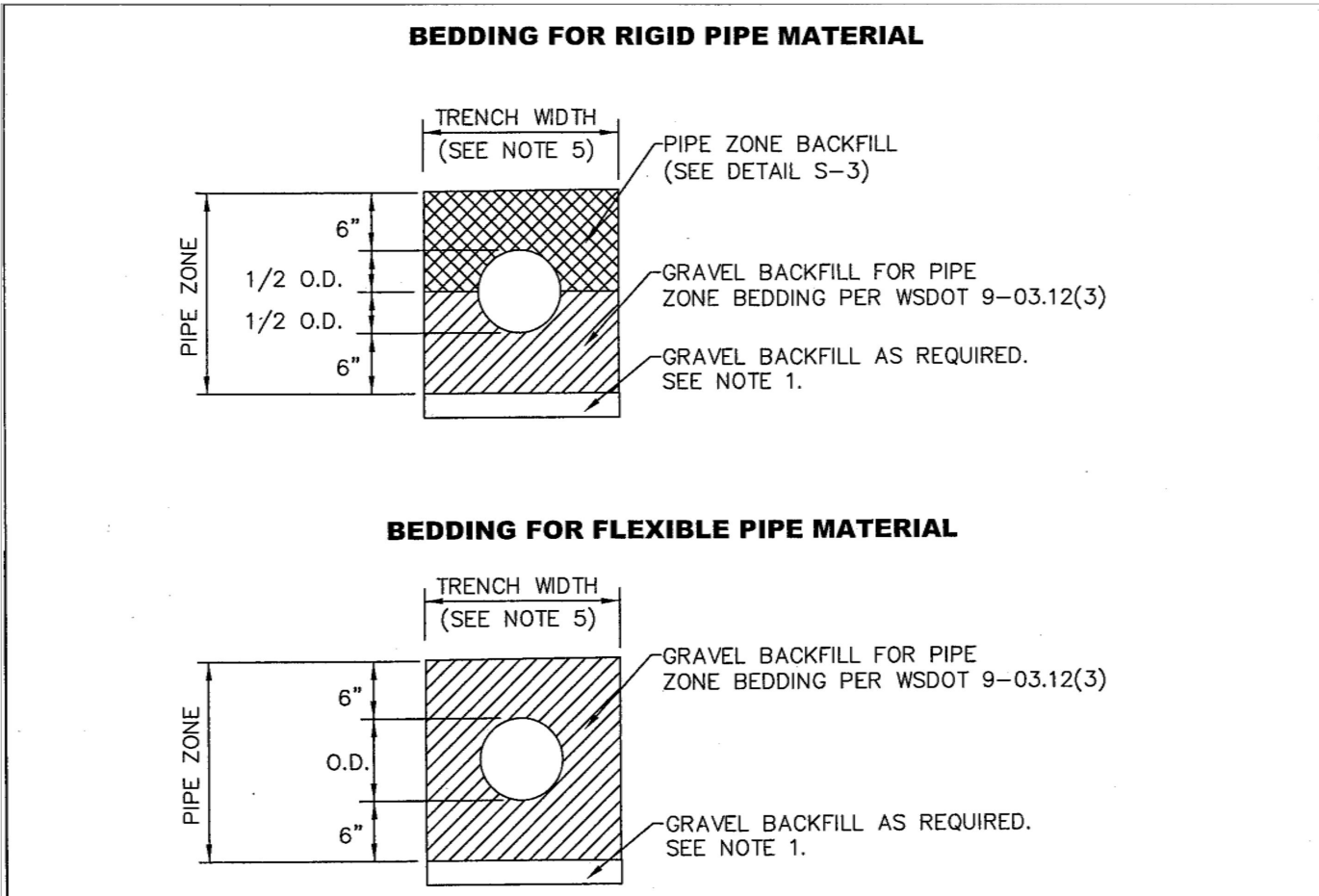


TRENCH WIDTH

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

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

6-5-2009 NO SCALE APPROVED

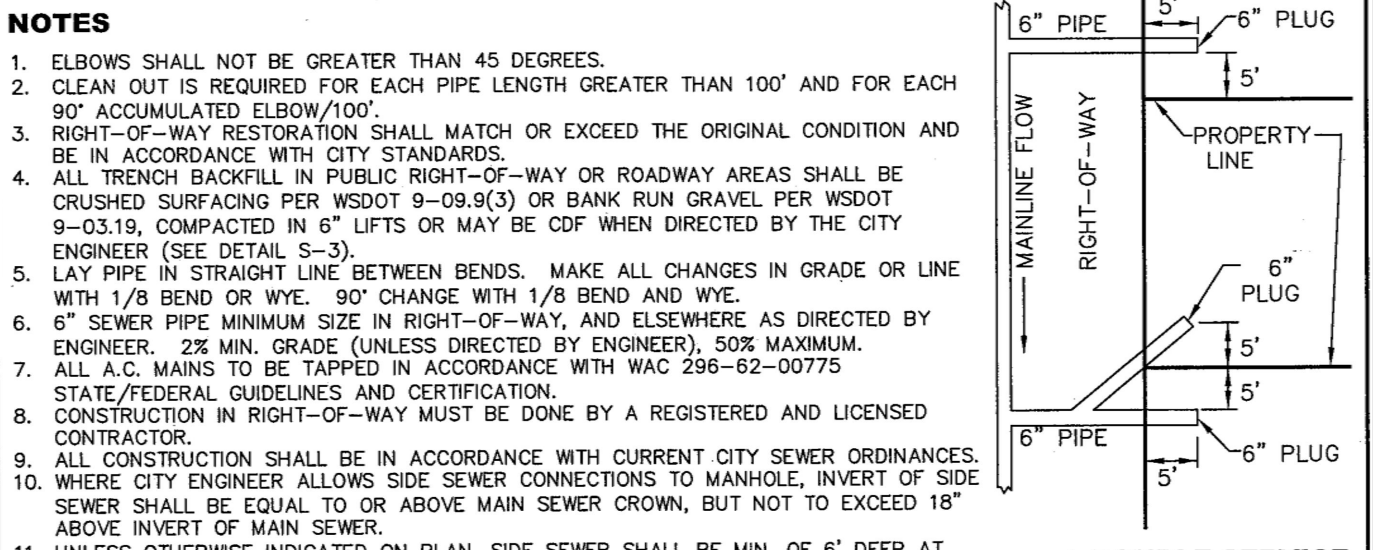
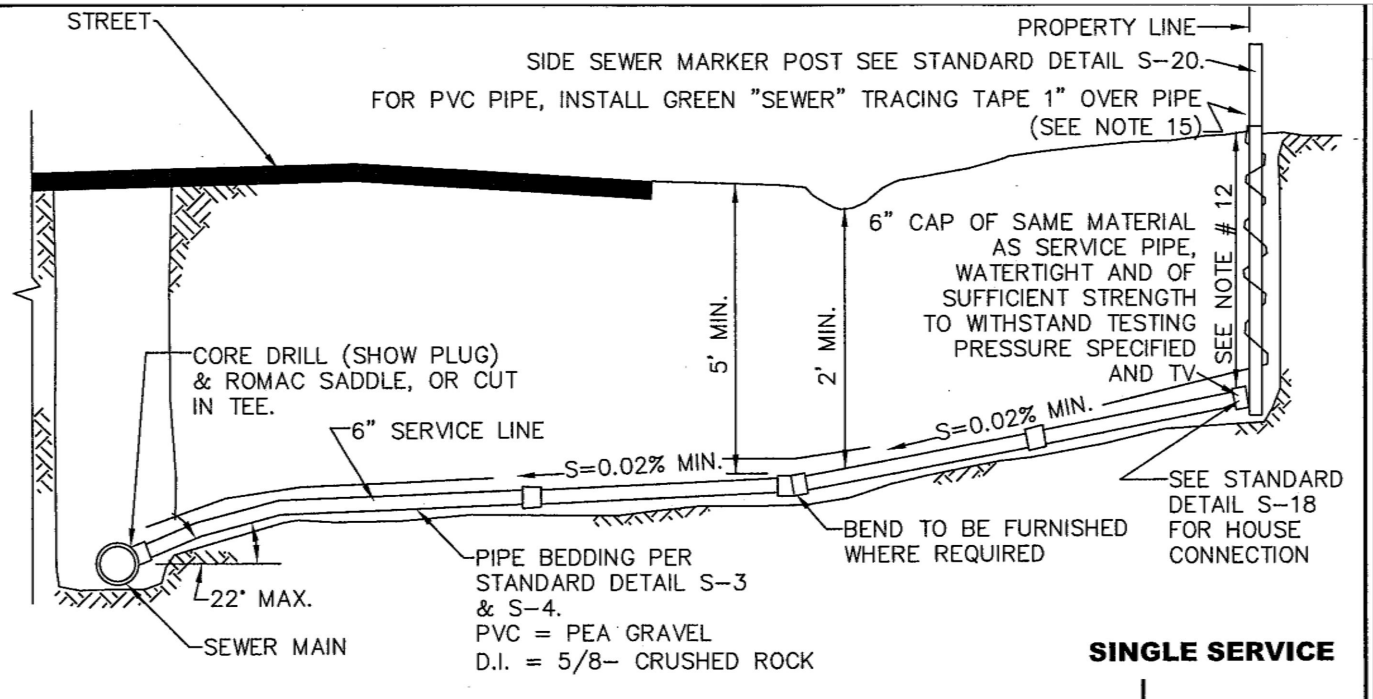


TRENCH WIDTH

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

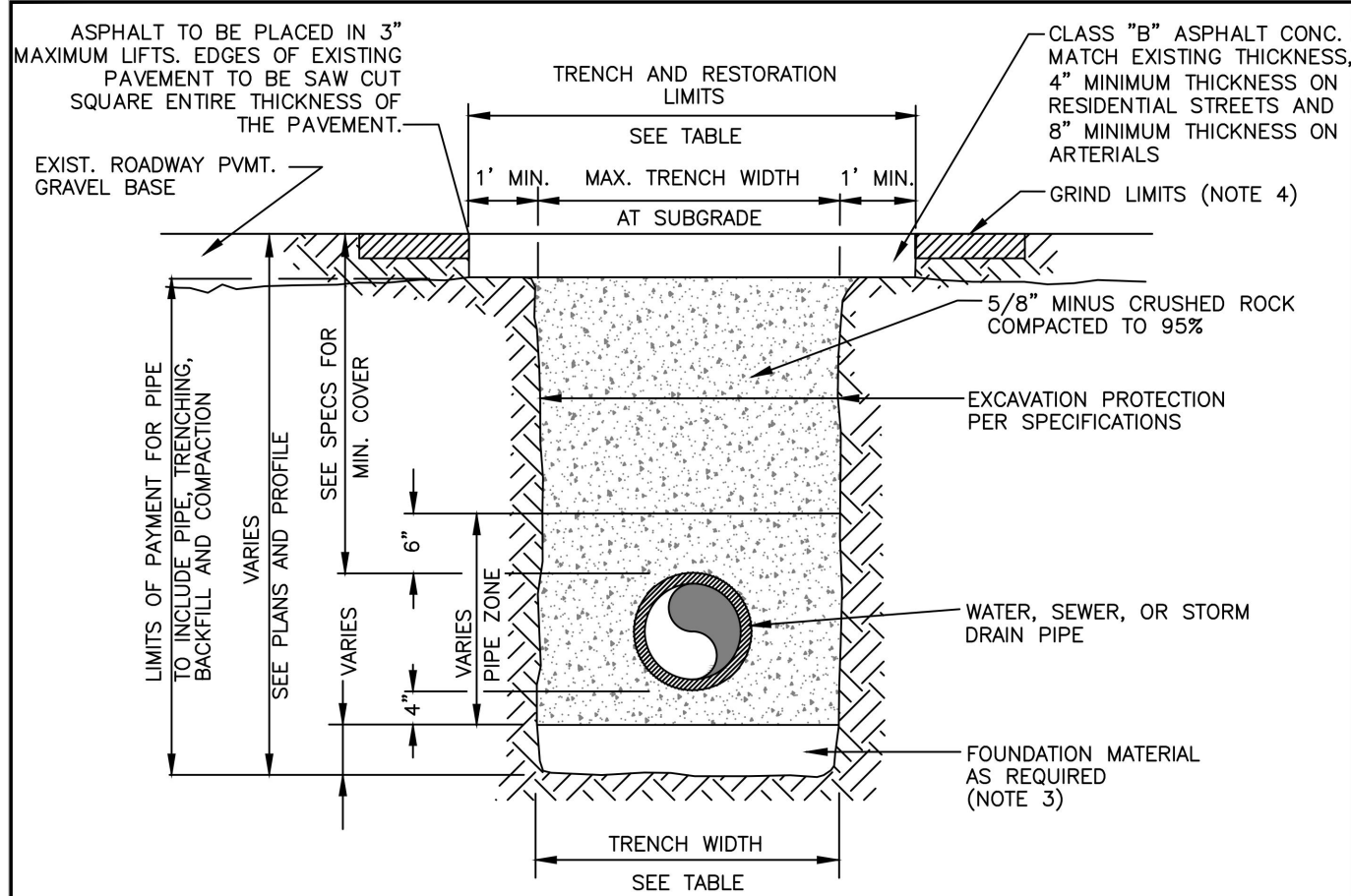
CITY OF MERCER ISLAND STANDARD DETAILS SEWER PIPE BEDDING S-4

6-5-2009 NO SCALE APPROVED



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

6-5-2009 NO SCALE APPROVED

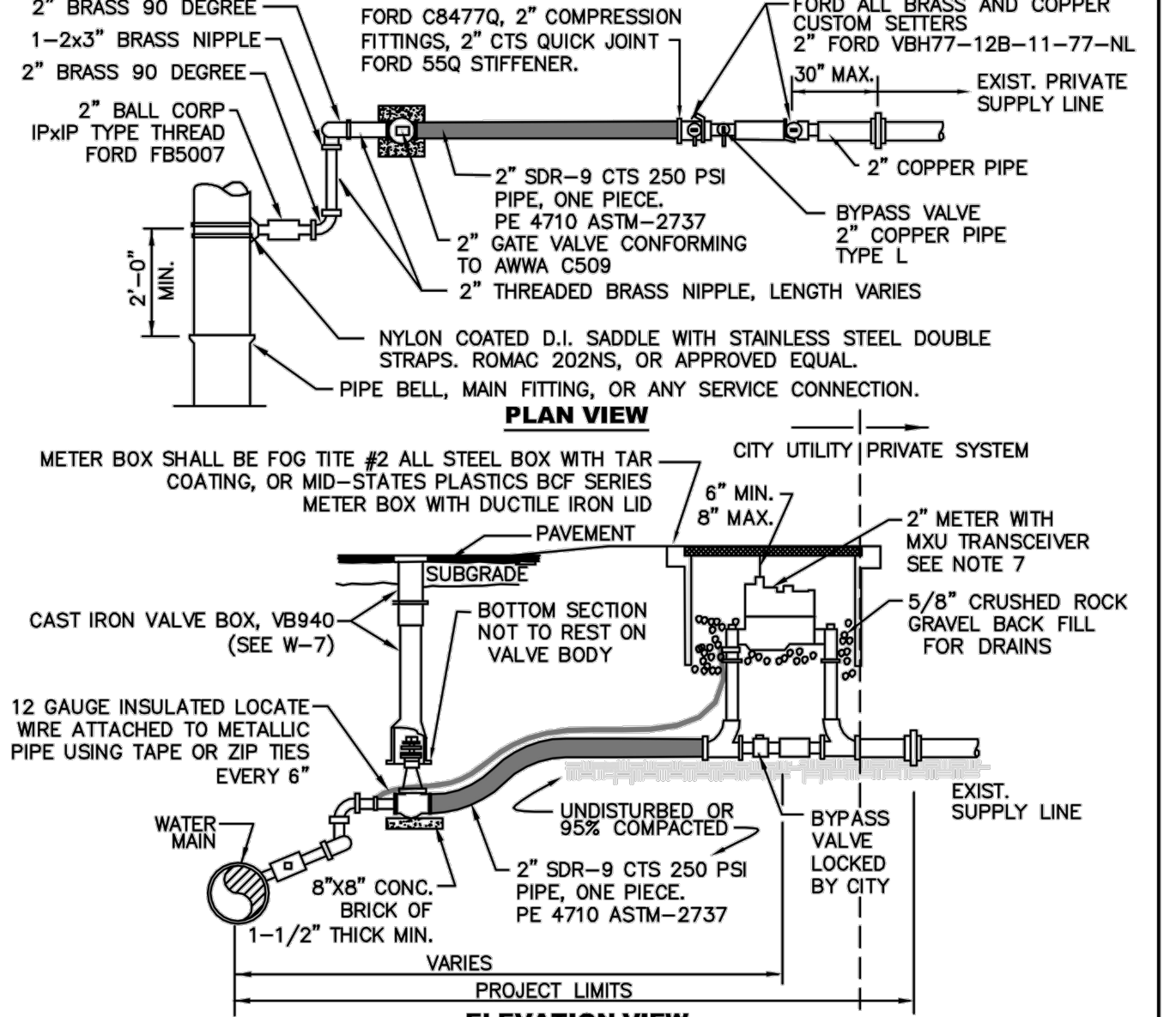


WIDTH TRENCH

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

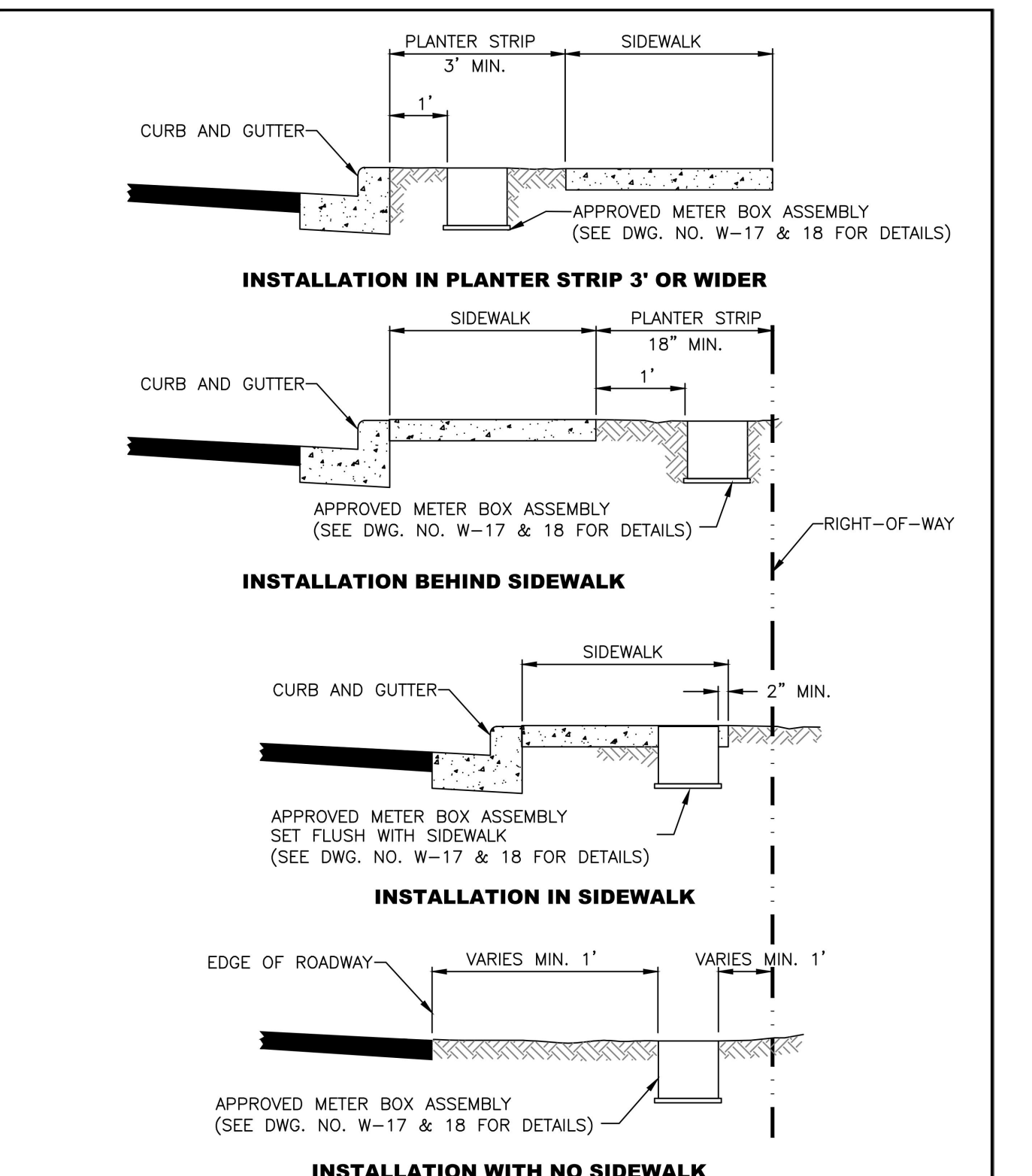
CITY OF MERCER ISLAND STANDARD DETAILS WATER TRENCH SECTION W-3

3-29-2021 NO SCALE APPROVED



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

02-05-2021 NO SCALE APPROVED



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

3-20-2006 NO SCALE APPROVED



UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

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

MI TREEHOUSE LLC
PO BOX 261
MEDINA, WA 98040

WATER AND SEWER DETAILS
MERCER ISLAND TREEHOUSE

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

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

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

SHEET 44.32 OF 7
PROJECT NUMBER 18039

LEGEND AND SCHEDULE

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

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

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

TREE RETENTION NOTES

- "LIMITS OF DISTURBANCE" FOR ALL RETAINED TREES ARE TO BE DETERMINED BY A CERTIFIED ARBORIST BEFORE CONSTRUCTION, AND WILL BE DETERMINED USING NON-INVASIVE TECHNIQUES SUCH AS AIR EXCAVATION. THESE LIMITS MUST MEET THE STANDARDS SET BY M.I.C.C. 19.10.080.
- REPLACEMENT TREE CALCULATIONS ARE DETERMINED BY THE DBH OF REMOVED TREES, PER M.I.C.C. 19.10.070. SEE TABLE AND CALCULATIONS HEREON.
- DISTURBANCE OF TREES #986, #987, #988 HAS BEEN APPROVED BY A CERTIFIED ARBORIST. SEE ARBORIST REPORT BY GILES CONSULTING FOR DETAILS.
- ALL DISTURBANCE WITHIN THE DRIPLINE OF RETAINED TREES TO BE OVERSEEN BY A CERTIFIED ARBORIST ON-SITE.
- REPLACEMENT TREES TO BE INSTALLED AFTER OCTOBER, AND BEFORE APRIL OF THE FOLLOWING YEAR TO MINIMIZE MORTALITY OF REPLACEMENT TREES DUE TO LOW WATER OR HEAT.
- IF PLANTING IN BETWEEN APRIL AND OCTOBER, SEE ARBORIST REPORT BY GILES CONSULTING FOR WATERING METHODS.
- REPLACEMENT TREE PLANTING LOCATION TO BE KEPT CONSISTENT WITH PLANS PROVIDED BY CONSULTING ORGANIZATIONS.
- CONTRACTOR SHALL INSTALL TREE PROTECTION AREA SIGNAGE ALONG THE TREE PROTECTION FENCING LINE PER CITY DETAIL LOCATED AT [HTTPS://WWW.MERCERISLAND.GOV/SITES/DEFAULT/FILES/FILEATTACHMENTS/COMMUNITY_PLANNING_AMP_DEVELOPMENT/PAGE/21998/TREE_PROTECTION_AREA_SIGNAGE_CHAIN_LINK_UPDATE.PDF](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21998/tree_protection_area_signage_chain_link_update.pdf)

PROPOSED REPLACEMENT TREE (TYP.)

INSIGNIFICANT TREE (TYP.)

ROW (TYP.)

E MERCER WAY

E MERCER WAY

CLEARING LIMITS (TYP.)

DISTURBED AREAS WITHIN THE DRIPLINE OF RETAINED TREES TO BE LIMITED TO OUTSIDE OF LIMITS OF DISTURBANCE AS DETERMINED BY A CERTIFIED ARBORIST. SEE TREE RETENTION NOTES, THIS SHEET

PROPERTY LINE (TYP.)

TREE TO BE REMOVED (TYP.)

OFF SITE TREE (TYP.)

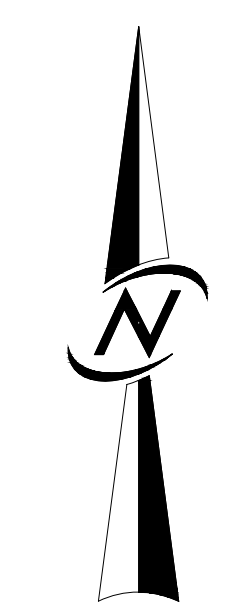
EXCEPTIONAL TREE TO BE REMOVED (TYP.)

TREE PROTECTION FENCING (TYP.); FENCING TO FOLLOW LIMITS OF DISTURBANCE OF RETAINED TREES AT MINIMUM, OR 5' OUTSIDE OF THE DRIPLINE OTHERWISE

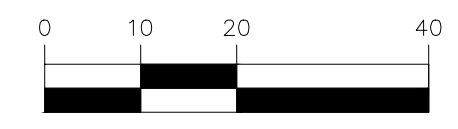
SIGNIFICANT TREE TO BE RETAINED (TYP.)

EXCEPTIONAL TREE TO BE RETAINED (TYP.)

STEEP SLOPE BUFFER (TYP.)



SCALE: 1" = 20'



TREE RETENTION PLAN

SCALE 1" = 20'

TREE RETENTION CALCULATIONS

AS PER M.I.C.C. 19.10.060.

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

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

TREE REPLACEMENT CALCULATIONS

AS PER M.I.C.C. 19.10.070.

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

TREE TABLE

NOTE: SEE ARBORIST REPORT BY GILES CONSULTING FOR MORE DETAIL

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

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



DATE: FEBRUARY 2023

DESIGNED: JOSIAH M. PEARSON

DRAWN: JOSIAH M. PEARSON

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

PROJECT MANAGER: _____

PROJECT MANAGER: _____

NO. _____

REVISIONS: _____

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

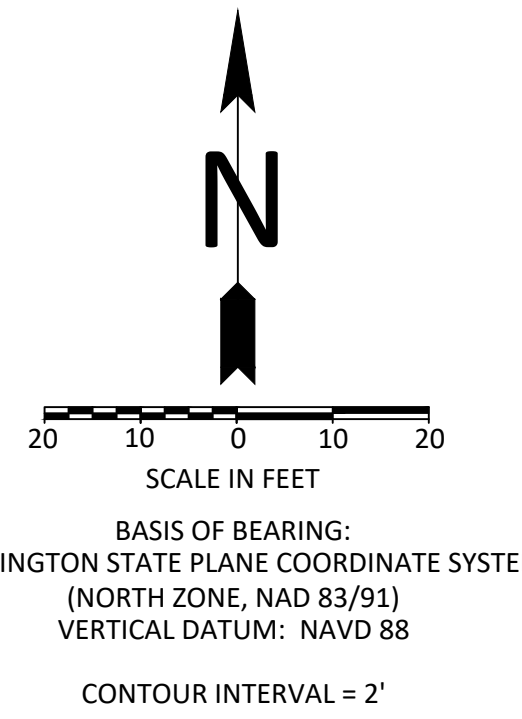
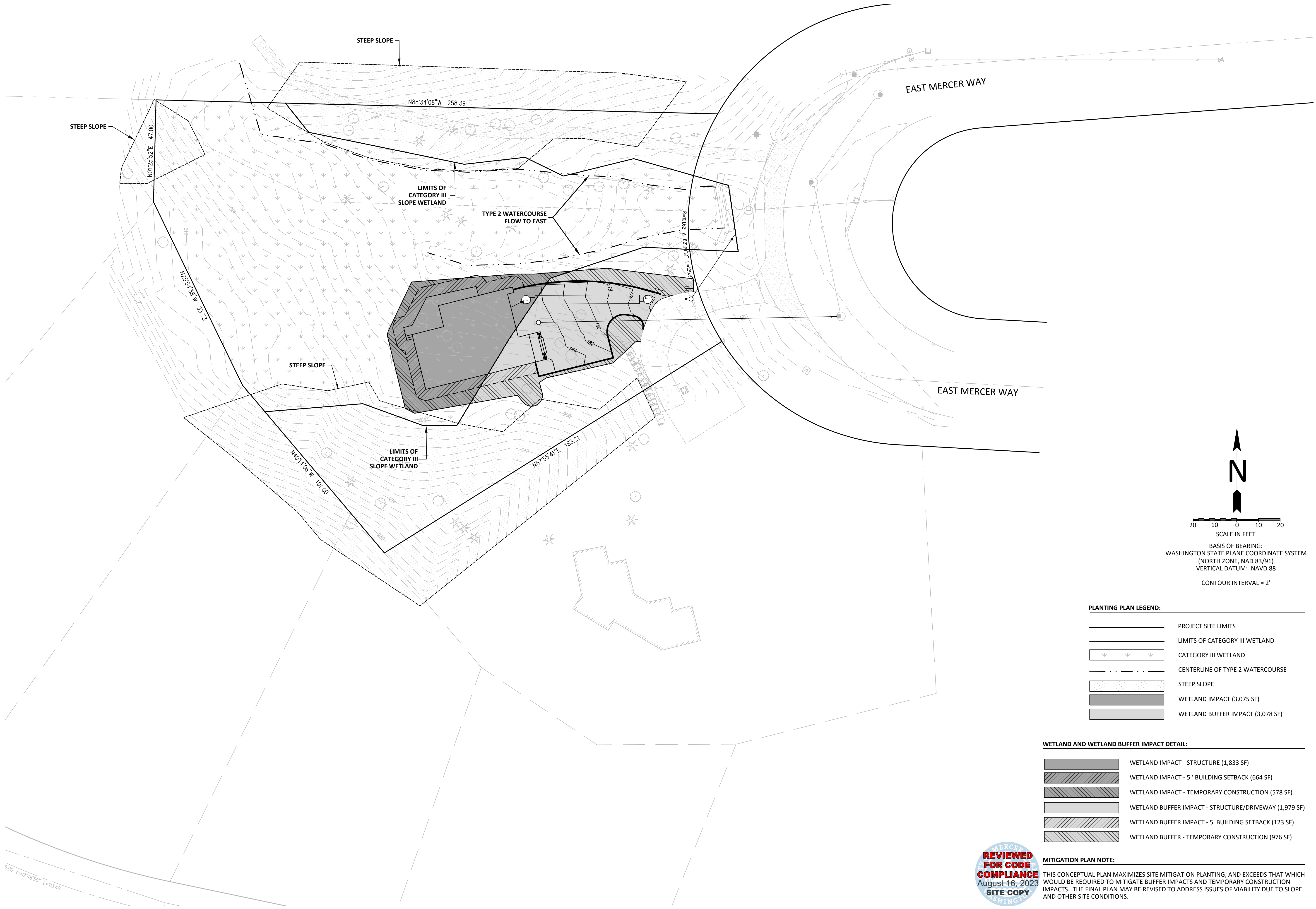
TREE RETENTION PLAN
MERCER ISLAND TREEHOUSE

MI TREEHOUSE LLC
P.O. BOX 261
MEDINA, WA 98039

SHEET _____ OF _____

L1.01 1

PROJECT NUMBER 18039



PLANTING PLAN LEGEND:

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

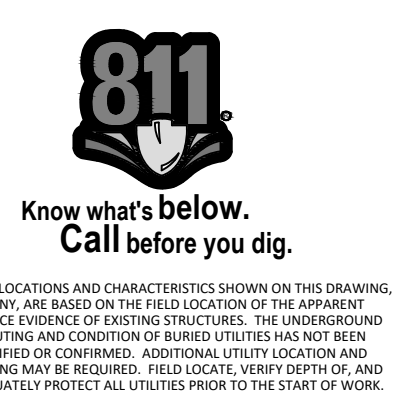
WETLAND AND WETLAND BUFFER IMPACT DETAIL:

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

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



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



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

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

SITE PLAN

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

MONITORING PLAN & MAINTENANCE PLAN

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

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

MONITORING PLAN

AS-BUILT

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

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

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

ANNUAL MONITORING

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

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

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

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

CONTINGENCY PLAN

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

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

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

MAINTENANCE PLAN

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

GENERAL MAINTENANCE

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

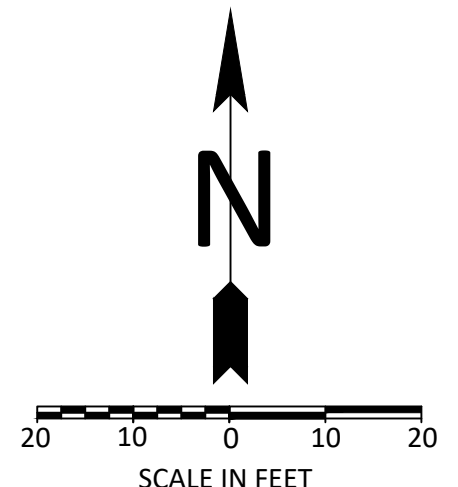
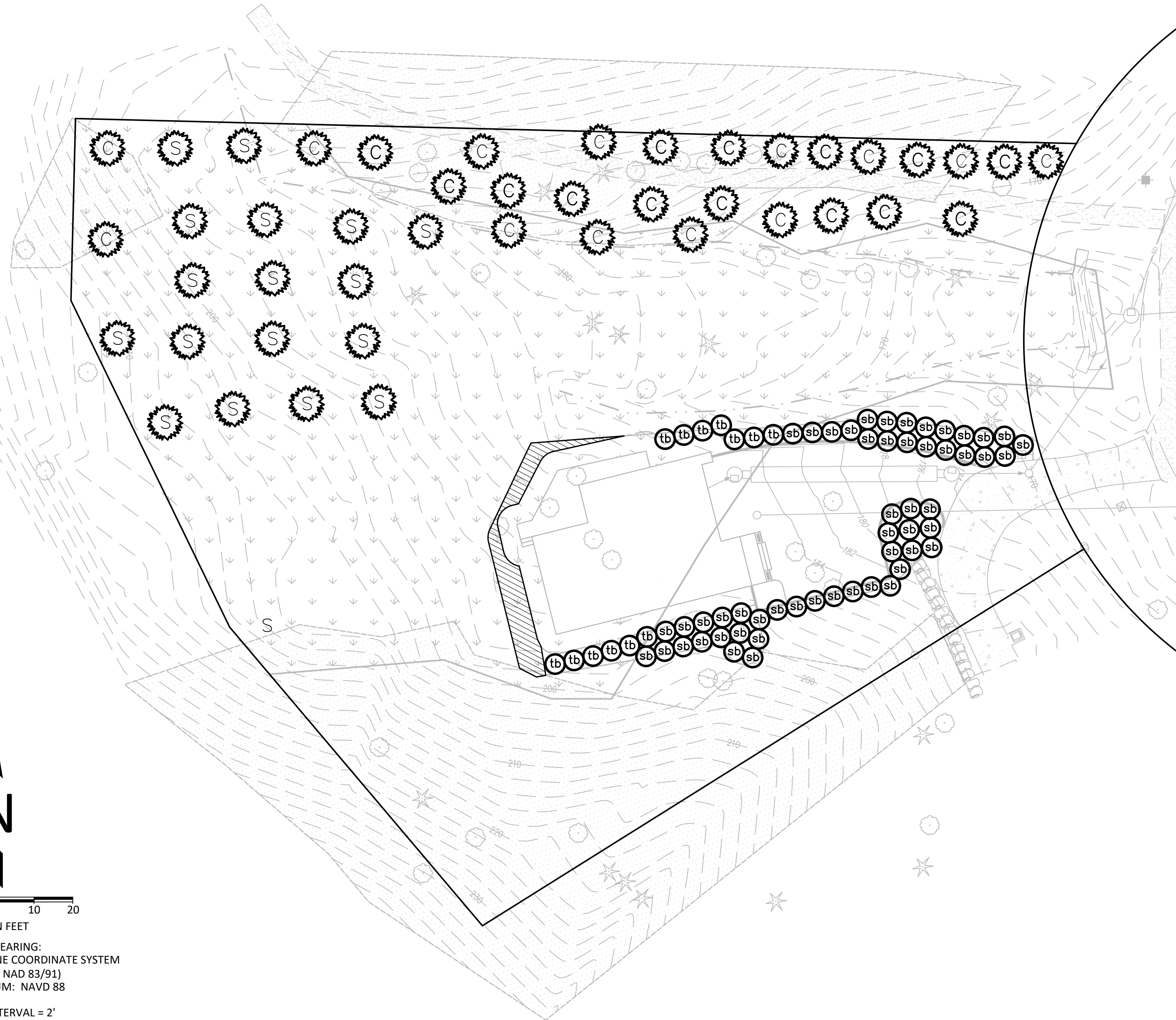
GENERAL MAINTENANCE SHALL INCLUDE:

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

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

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

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



SCALE IN FEET
BASIS OF BEARING:
WASHINGTON STATE PLANE COORDINATE SYSTEM
(NORTH ZONE, NAD 83/91)
VERTICAL DATUM: NAVD 88

CONTOUR INTERVAL = 2'

MITIGATION PLAN NOTE:

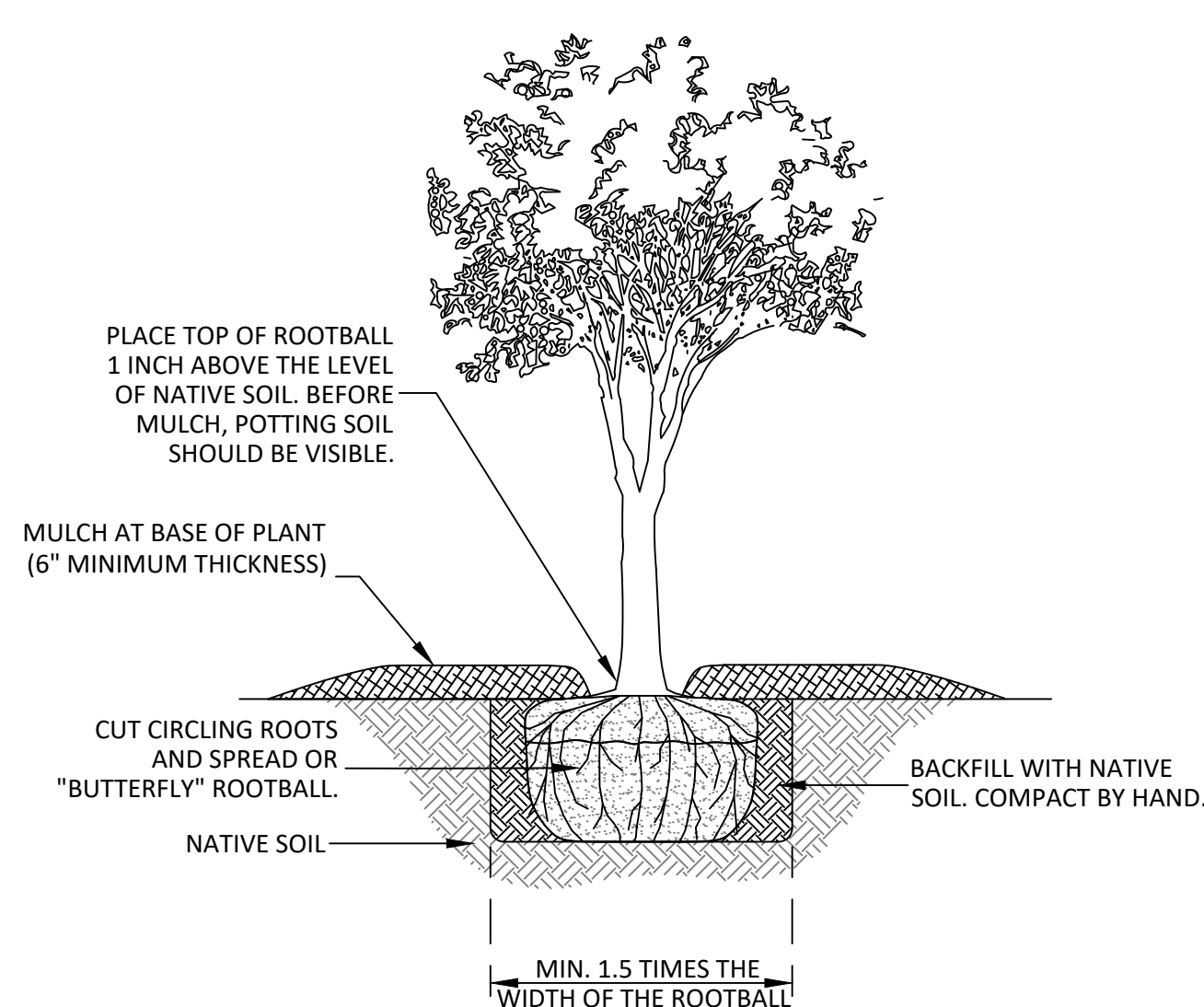
THIS CONCEPTUAL PLAN MAXIMIZES SITE MITIGATION PLANTING, AND EXCEEDS THAT WHICH WOULD BE REQUIRED TO MITIGATE BUFFER IMPACTS AND TEMPORARY CONSTRUCTION IMPACTS. THE FINAL PLAN MAY BE REVISED TO ADDRESS ISSUES OF VIABILITY DUE TO SLOPE AND OTHER SITE CONDITIONS.

PLANTING PLAN NOTES:

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

PLANT SCHEDULE:

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



PLANT INSTALLATION DETAIL

NOT TO SCALE

GENERAL NOTES:

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



Know what's below.
Call before you dig.

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

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

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

Planting Plan,
Notes, Details, &
Monitoring Plan

SHEET:

2 OF 2

