

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES, SITE CONDITIONS, AND THE STANDARDS LISTED BELOW SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY OR OMISSION IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF A DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S OWN RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO PERFORM HIS WORK.

STANDARDS:

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM WITH: 2015 Washington State Energy Code Washington State Energy Code Washington State Electrical Code LATEST ADOPTED EDITIONS AS AMENDED AND ADOPTED BY THE APPLICABLE JURISDICTION.

TYPE OF CONSTRUCTION:

TYPE V-N SFRINKLERED NFPA 1B3

PREMISES IDENTIFICATION:

PROVIDE ADDRESS OR HOUSE NUMBER PER R319.1 I.C. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

MORTAR AND GROUT:

TYPE 'S' MORTAR FOR INTERIOR AND EXTERIOR WORK. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 800 PSI. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2000 PSI.

MASONRY VENEER:

MASONRY VENEER TO BE ANCHORED TO WOOD FRAMING WITH 22GA. X 1/2 GALV. ANCHORS SPACED 2' MIN. O.C. IN BELTIC ZONES 3/4 ANCHORS SHALL HAVE LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A 3/8 GA HORIZONTAL JOINT REINFORCEMENT WIRE. THE JOINT WIRE SHALL BE CONTINUOUS W/ BUT SPICES BETWEEN TIE PERMITTED.

FORMALDEHYDE REDUCTION MEASURES:

ALL STRUCTURAL PANEL COMPONENTS OF THE HOUSE SUCH AS SOFTWOOD PLYWOOD, PARTICLE BOARD, WATER BOARD, AND ORIENTED STRAND BOARD SHALL BE IDENTIFIED AS 'EXPOSURE I', 'EXTERIOR' OR 'M1' APPROVED.

EXTERIOR WALL FLASHING:

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ANCHORED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

- 1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COFININGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL CORNERS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALLS AND ROOF INTERSECTIONS
1. AT BUILT-IN GUTTERS

FIREBLOCKING:

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PARERD SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
11 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
12 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS CORNERS AT ROOFES, DROIP CEILINGS AND COVER CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

RATPROOFING:

STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING IS GREATER THAN 1/8-INCH IN THE LEAST DIMENSION. RATER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING. IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE. TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/8-INCH IN THE LEAST DIMENSION.

GARAGE SEPARATION:

GARAGES, SHOPS, AND SIMILAR AREAS SHALL BE SEPARATED FROM THE DWELLING BY 107' GIB) ON THE GARAGE SIDE WALLS AND SUPPORTING POSTS AND BEAMS. THE MATERIALS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF SHEATHING, WHERE A LIVING AREA IS ABOVE THE GARAGE, THE CEILING SHALL BE PROTECTED WITH ONE LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD, PER SECTION R302.6.

TUBS AND SHOWERS:

TUB AND SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. MATERIAL OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. ALL GLAZING INCLUDING WINDOW UP TO 60 INCHES OF THE DRAIN INLET SHALL BE SAFETY GLASS. DOORS SHALL BUNG OUT. FIREBLOCK BETWEEN STUDS.

FIREPLACES:

SAS ZERO-CLEARANCE FIREPLACES SHALL BE UL APPROVED. THEY SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC AND THE MANUFACTURER'S SPECIFICATIONS. THEY SHALL BE FITTED WITH A TIGHT FITTING FLUE DAMPER. A OPERATED WITH A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL. ALL FIREPLACES SHALL BE PROVIDED WITH FRESH AIR FROM THE OUTSIDE TO THE FIRE BOX. FRESH AIR INTAKES SHALL BE A MINIMUM OF 6 SQUARE INCHES AND SHALL BE FITTED WITH A READILY OPERABLE DAMPER. THEY SHALL HAVE TIGHT FITTING GLASS OR METAL DOORS, OR FLUE DRAFT INDUCTION PAN.

CRAWL ACCESS:

CRAWL ACCESS SHALL BE A MINIMUM OF 18"x24". IT SHALL BE UNOBSTRUCTED. IT SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

HOT WATER TANK:

HOT WATER TANK SHALL BE LABELED COMPLY WITH THE LATEST NABCA STANDARDS. THEY SHALL HAVE A TEMPERATURE / PRESSURE RELIEF VALVE WHICH SHALL VENT TO THE EXTERIOR OF THE BUILDING AND AN EXPANSION TANK. IN UNHEATED SPACES, ELECTRIC WATER HEATERS SHALL BE PLACED ON AN NONCOMPRESSIBLE INSULATED SURFACE OF R-10 MINIMUM. THE WATER HEATER SHALL BE STRAPPED WITH TWO 22 GAUGE X 3/4" METAL STRAPS AT UPPER AND LOWER 1/3 OF TANK. STRAPS SHALL BE ATTACHED DIRECTLY TO THE STUDS OR A 2X4 CROSS BRACE W/ 1/4"x4" LAGS. INSTALL GAS IN GARAGES ON AN 18" HIGH STAND.

HOT WATER TEMPERATURE MAXIMUM:

MAXIMUM HOT WATER TEMPERATURE AT BATH TUBS AND WHIRLPOOLS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER SHALL NET BE CONSIDERED A CONTROL TO MEET THIS REQUIREMENT.

STAIR NOTES:

MINIMUM STAIR WIDTH 36" CLEAR MINIMUM HEADROOM 6'-8" CLEAR. STAIR RISE AND RUN PER THE PLANS (3.314" MAX RISE/10" MIN RUN). THE MAX RISE SHALL NOT EXCEED THE MIN RISE BY MORE THAN 3/8". INSTALL FIRESTOPPS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN THE STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. COVER ANY USABLE SPACE UNDER THE STAIRS WITH GYP. BOARD. THE HANDRAILS SHALL BE BETWEEN 1/2" AND 2" IN CROSS SECTION. IT SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE THE STAIR NOSING, AND BETWEEN 1/2" AND 3/4" FROM THE WALL. THE ENDS OF THE HANDRAIL SHALL RETURN TO THE WALL.

SMOKE ALARMS:

SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SECTION R319. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING AND SHALL HAVE A BATTERY BACKUP. SMOKE DETECTORS SHALL BE INTERCONNECTED TO PROVIDE AN ALARM IN ALL SLEEPING ROOMS, OUTSIDE THE BEDROOM AREA IN THE IMMEDIATE VICINITY A ON EACH ADDITIONAL STORY.

EGRESS:

EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE DOOR OR WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET. THE OPENING HEIGHT SHALL BE AT LEAST 24" AND THE WIDTH AT LEAST 20" WITH A FINISHED SILL HEIGHT NOT MORE THAN 42" ABOVE THE FLOOR.

RECESSED LIGHTING FIXTURES:

WHEN INSTALLED, RECESSED LIGHTING FIXTURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:

- 1. TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY AND SEALED OR GASKETED TO PREVENT AIR LEAKAGE INTO THE UNCONDITIONED SPACE.
2. TYPE IC OR NON-IC RATED, INSTALLED INSIDE A SEALED BOX CONSTRUCTED FROM A MINIMUM ONE HALF INCH GYPSUM WALL BOARD OR CONSTRUCTED FROM A FIRE-RATED POLYURETHIC VAPOR BARRIER, OR OTHER AIR TIGHT ASSEMBLY MANUFACTURED FOR THIS PURPOSE, WHILE MAINTAINING REQUIRED CLEARANCES OF NOT LESS THAN ONE HALF INCH FROM COMBUSTIBLE MATERIAL AND NOT LESS THAN THREE INCHES FROM INSULATION MATERIAL.
3. TYPE IC RATED, CERTIFIED UNDER ASTM E893 TO HAVE NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT SEVENTY-FIVE PASCALLS OR 1.81 LBS/SQ PRESSURE DIFFERENCE AND HAVE A LABEL ATTACHED, SHOWING COMPLIANCE.

WATER EFFICIENCY STANDARDS:

MAXIMUM WATER USE ALLOWED MEASURED IN GALLONS PER MINUTE (GPM).

Table with 2 columns: Fixture Type, GPM Limit. Includes Toilets (1.6 GPM), Showerheads (1.8 GPM), Lavatory Faucets (1.0 GPM), Kitchen Faucets (1.5 GPM).

FANS:

BATH, POWDER ROOM AND LAUNDRY ROOM FANS SHALL HAVE A MINIMUM CAPACITY OF 80 CFM. THE FANS SHALL BE VENTED TO THE EXTERIOR AND SHALL HAVE A BACK FLOW PREVENTER. EXHAUST DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4. EXHAUST DUCTS SHALL BE SIZED IN ACCORDANCE WITH THESE GENERAL NOTES, SEE 'PRESCRIPTIVE DUCT SIZING'. FANS SHALL BE RATED AT 0.29 W.U.G. STATIC PRESSURE, MINIMUM EFFICACY 14 CFM/WATT.

RANGE HOODS:

RANGE HOODS SHALL HAVE A MINIMUM CAPACITY OF 100 CFM AND SHALL VENT TO THE OUTSIDE AND SHALL HAVE A BACK FLOW PREVENTER. EXHAUST DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4. EXHAUST DUCTS SHALL BE SIZED IN ACCORDANCE WITH THESE GENERAL NOTES, SEE 'PRESCRIPTIVE DUCT SIZING'. FANS SHALL BE FLOW RATED AT 0.29 W.U.G. STATIC PRESSURE, MINIMUM EFFICACY 2.8CFM/WATT.

PRESCRIPTIVE DUCT SIZING:

Table for Prescriptive Duct Sizing. Columns: Fan CFM, Flex Dia, Max Length, Smooth Dia, Max Length. Lists sizes for 80, 90, 100, 120, and 150 CFM fans.

2015 TABLE R402.2 CREDITS:

Table for 2015 Table R402.2 Credits. Columns: Option, Description, Credits. Includes Efficient Building Envelope (1), High Efficiency HVAC Equipment (3), Efficient Water Standard (3), Efficient Water Heating (6).

WHOLE HOUSE VENTILATION (INTEGRATED):

THE INTEGRATED WHOLE HOUSE VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M309.3. INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE ROOM THROUGH THE EXISTING OR NEW VENTILATION SYSTEMS. INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED AIR SYSTEM AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER. THE OUTDOOR AIR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED-AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER. THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL, AS SPECIFIED IN SECTION M309.3.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED BY A 24-HOUR CLOCK TIMER WITH THE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL. THE CONTROL WILL CONTROL THE FORCED AIR SYSTEM BLOWER AND THE AUTOMATIC DAMPER. THE 24-HOUR TIMER SHALL BE READILY ACCESSIBLE. THE 24-HOUR TIMER SHALL BE CAPABLE OF OPERATING THE WHOLE HOUSE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER ENERGY-CONSUMING APPLIANCES. AT THE TIME OF FINAL INSPECTION, THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE SYSTEM FOR AT LEAST 8 HOURS A DAY. A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS 'WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)'. WHOLE HOUSE EXHAUST FANS SHALL BE RATED AT 0.29 W.U.G. AND MAX. 1.0 SONE RATING. THE OUTDOOR AIR CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER. THE OUTDOOR AIR INLET SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIAL. THE INLETS SHALL BE LOCATED 80 AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:

- A) CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.
B) WHERE IT WILL PICK UP OBJECTIONABLE OODORS, FUMES OR FLAMMABLE VAPORS.
C) A HAZARDOUS OR UNSANITARY LOCATION.
D) A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCE THEREIN.
E) CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS SUCH VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.
F) ATTIC, CRAWL SPACES OR GARAGES.
THE DUCT SHALL BE INSULATED TO R-4 WHERE PASSING THROUGH UNCONDITIONED SPACE.

A WHOLE HOUSE EXHAUST FAN SHALL BE LOCATED IN THE CEILING, AND SIZED AS PER TABLE M309.2 OF THE IRC.

HVAC:

THE HVAC SHALL BE CAPABLE OF MAINTAINING 68 DEGREES FAHRENHEIT AT A POINT THREE FEET OFF THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE WASHINGTON STATE ENERGY CODE. THE HVAC SYSTEM SHALL BE A GEOTHERMAL HEAT PUMP, WATER FURNACE, 5 BERRIES NOV 06Q, QUPP 30 BER, 8 COP. THE INSTALLED HVAC SIZE SHALL BE BASED ON THE CALCULATED HEAT LOSS AND SHALL NOT EXCEED 80% OF THE CALCULATED HEAT LOSS. A NIGHT SETBACK THERMOSTAT IS REQUIRED.

ENERGY CODE DATA:

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE

INSULATION VALUES:

(ALL VALUES AS LISTED BELOW UNLESS NOTED OTHERWISE)

WALLS: R-13 INT. INSULATE BEHIND TUB/SHOWER, PARTITIONS, AND CORNERS. FACE STAPLE FACED INSULATION, FRICTION FIT UNFACED BATTS AND INSTALL A 4-MIL POLY VAPOR BARRIER.

CEILINGS: R-38 INSTALL INSULATION BARRILES AT EAVES. BARRILES TO MAINTAIN 1" CLEAR ABOVE INSULATION. EXTEND BARRILES 6" ABOVE BATT INSULATION AND 12" ABOVE LOOSE FILL INSULATION.

FLOORS: R-30

SLAB EDGE: R-10, R10/D

DUCT INSULATION: R-8

PIPE INSULATION: R-3

HOT AND COLD WATER PIPES OUTSIDE OF THE CONDITIONED SPACE SHALL BE INSULATED.

WINDOWS: U-20/24

ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO OMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE AND SHALL BE SUBSTITUTED BY TESTING TO STANDARD ASTM E 283-15.

EXTERIOR DOORS: U-20/20

ONE SIDE-HINGED GLAZED DOOR ASSEMBLY UP TO 24 SQUARE FEET IN AREA IS EXEMPT FROM THE UFACTOR REQUIREMENTS. ALL EXTERIOR DOORS OR DOORS SERVING AS ACCESS TO AN ENCLOSED UNHEATED AREA, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED.

OUTDOOR LIGHTING:

OUTDOOR LIGHTING FIXTURES THAT ARE PERMANENTLY MOUNTED TO THE STRUCTURE OR OTHER STRUCTURES UPON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINAIRIES UNLESS CONTROLLED BY A MOTION SENSOR WITH AN INTEGRAL PHOTO SENSOR.

INFILTRATION CONTROL:

EXTERIOR JOINTS AROUND SOLE PLATES, WIRING, PLUMBING, DUCTS, RIM JOISTS, MUDBALLS, FLUES, LIGHT FIXTURES, AND PARTITION STUD PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS INTO THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

VAPOR BARRIERS:

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS, AND AT EXTERIOR WALLS.

GROUND COVER:

A GROUND COVER OF 6 MIL BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES AND UNDER ALL FLOOR SLABS EXCEPT GARAGE FLOOR SLABS. THE GROUND FLOOR COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

NON-COMPLIANCE WITH MI ORDINANCES:

THIS IS NOT THE LOCATION WE SELECTED FOR THE HOUSE, NOR DO WE FEEL IT IS A REASONABLE LOCATION FOR MANY REASONS. THE LOCATION WAS SELECTED BY EVAN MANN, COMMUNITY PLANNING & DEVELOPMENT DIRECTOR. NOT ONLY IS IT A DIFFICULT AND EXPENSIVE LOCATION TO BUILD A HOUSE IT VIOLATES MANY CITY ORDINANCES WITH EVAN'S BLESSINGS. PLEASE CONTACT HIM WITH ANY QUESTIONS OR CONCERNS.

DRIVEWAY SLOPE IS GREATER THAN 8%. STRUCTURE EXCEEDS ALLOWABLE HEIGHT LIMIT. STRUCTURE EXCEEDS DOWNHILL HEIGHT LIMIT. STRUCTURE ENCLOSES INTO EASEMENT SETBACKS. STRUCTURE ENCLOSES INTO BOTH STREAMS' SETBACKS.

ARCHITECTURAL PLANS

Table of Architectural Plans: A 1.0 GENERAL NOTES, A 1.1 SITE PLAN, A 1.2 MI DEVELOPMENT PLAN, A 2.1 GARAGE PLAN, A 2.2 MAIN FLOOR PLAN, A 2.3 UPPER FLOOR PLAN, A 2.4 ROOF PLAN, A 3.1 SECTION "A-A", A 3.2 SECTION "B-B", A 3.3 SECTION "C-C", A 3.4 SECTION "D-D"

Table of Elevation Notes: A 4.1 ELEVATIONS SOUTH - EAST, A 4.2 ELEVATIONS NORTH - WEST

Table of Details: A 5.1 DETAILS, A 5.2 DETAILS, A 5.3 DETAILS, A 5.4 STAIRS, A 5.5 WINDOWS

Table of Cabinet Notes: A 6.1 CABINETS, A 6.2 GARAGE FLOOR ELECTRICAL, A 6.3 MAIN FLOOR ELECTRICAL, A 6.4 UPPER FLOOR ELECTRICAL

STRUCTURAL PLANS

Table of Shoring Details: F 1.0 SHORING PIN FILE DETAILS, F 1.1 SHORING PIN FILE PLAN

Table of Structural Notes: S 1.0 STRUCTURAL NOTES, S 2.0 FOUNDATION PLAN, S 2.1 MAIN FLOOR FRAMING PLAN, S 2.2 UPPER FLOOR FRAMING PLAN, S 2.3 ROOF FRAMING PLAN

Table of Foundation Details: S 3.0 FOUNDATION DETAILS, S 3.1 FOUNDATION DETAILS, S 3.2 FOUNDATION DETAILS

Table of Framing Details: S 4.0 FRAMING DETAILS, S 4.1 FRAMING DETAILS, S 4.2 FRAMING DETAILS, S 4.3 FRAMING DETAILS

SURVEY PLAN

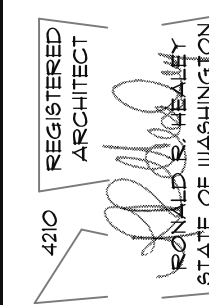
Table of Survey Plan: I/1 CORE SURVEY

CIVIL ENGINEERING PLANS

Table of Civil Engineering Plans: I/4 TITLE & TSPE PLAN, 2/4 TSPE DETAILS, 3/4 UTILITY & GRADING PLAN, 4/4 STORM DETAILS

WETLAND PLANS

Table of Wetland Plans: I/2 WETLAND BUFFER IMPACT SITE PLAN, 2/2 PLANTING PLAN



THE HEALEY ALLIANCE AZ 2005 N 158th DRIVE GIGHEART, AZ 85935 (428) 444-6368 ARCHITECTS

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

COVER SHEET SCALE 1/4" = 1'-0"

DATE 6-25-2020

PROJECT NO. 001

SHEET NO. A 1.0

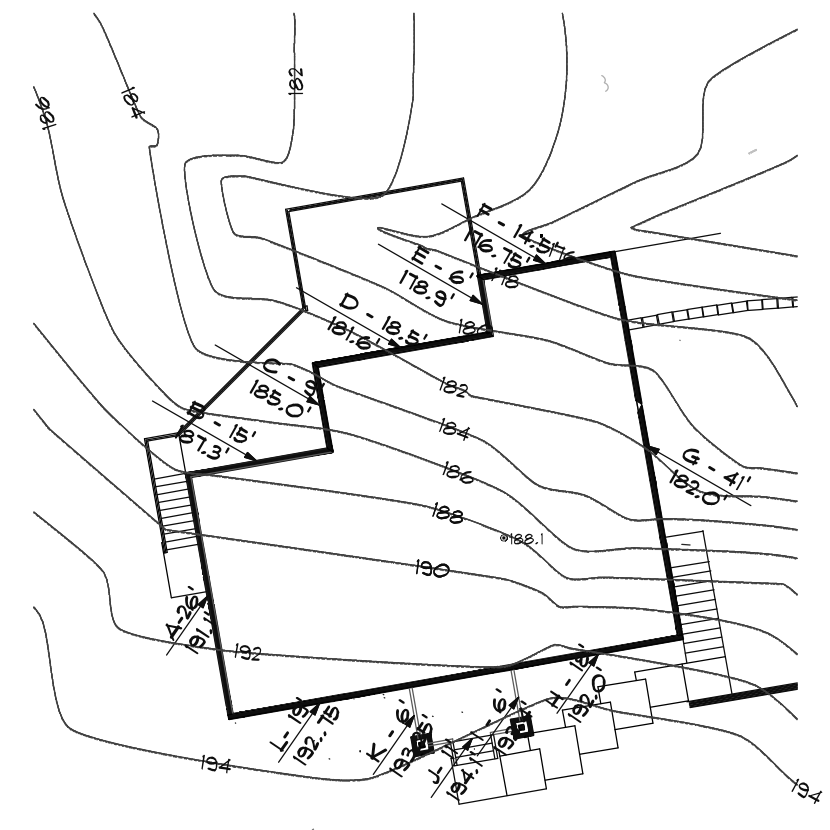
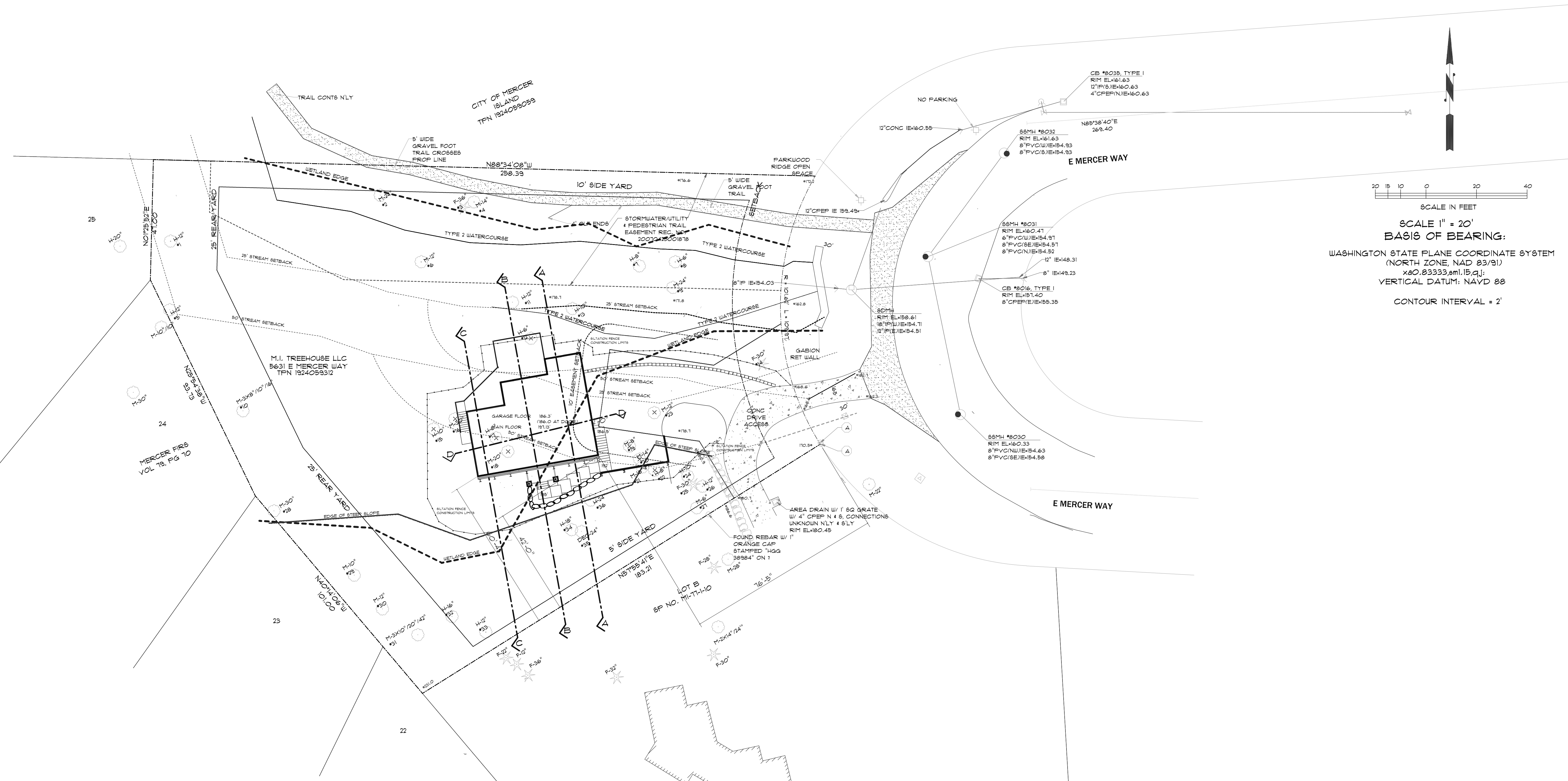
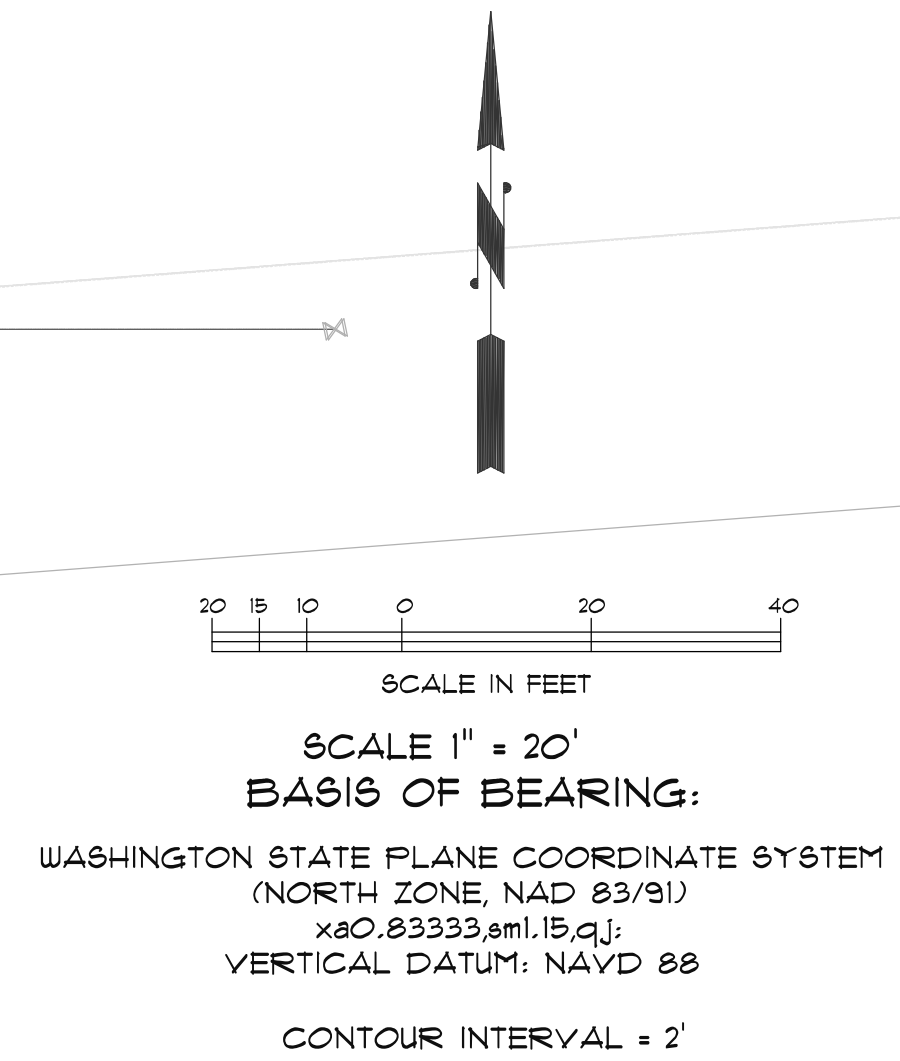
A PORTION OF GOVERNMENT LOT 3, OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GOODYEAR, AZ, 85395 - (425) 444-6768
ARCHITECTS

M.I. Treehouse, LLC,
 5631 EAST MERCER WAY
 MERCER ISLAND, WA.

SITE PLAN
 DATE 6-25-2020
 PROJECT NO. 001
 SHEET NO. **A1.1**
 SCALE: 1"=20'



AVERAGE BUILDING ELEVATION

	WALL LENGTH	MIDPOINT ELEVATION	SUM
A	26	181.1	4968.6
B	15	181.3	2809.5
C	9	185.0	1665
D	18.5	181.6	3595.6
E	6	179.3	1075.4
F	14.5	176.75	2962.9
G	41	182.0	7482
H	18	182.0	3456
I	6	183.4	1100.4
J	11	184.1	2135.1
K	6	183.25	1159.5
L	19	182.75	3662.25
SUM	190		35474.25

ABE 35474.25 ÷ 186.7 = 190

SUMMARY:

ROOF AREA	2150 SF
HOUSE FOOTPRINT	1631 SF
DRIVEWAY	1560 SF
SITE DISTURBANCE	6926 SF
WETLAND DISTURBANCE	3587 SF
STREAM BUFFER DISTURBANCE	5195 SF
BOTH STREAM & WETLAND DISTURBANCE	2294 SF

- TREES TO REMAIN
- TREES TO BE REMOVED (8) TOTAL
 #15, #16, #17, #18, #19, #20, #21, #22 & #23
 (ONE #18 IS DEAD)
- SILTATION FENCE CLEARING LIMITS

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, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, etc.

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, etc.

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, etc.

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, etc.

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

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, etc.

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, Post tension layout, Exterior cladding, etc.

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, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, etc.

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.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, ROW restrictions, Additional Fire Code Requirements, etc.

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.

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, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, etc.

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, etc.

DRAINAGE REQUIREMENTS:

On site detention system required, Direct discharge into the lake, On site infiltration system required, No Storm Water permit required, etc.

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.

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.

Surveyor, Building height survey, Building setback survey, Impervious surface survey, etc.

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.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.

Permit number, Approved by, Date

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.

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

Inspector Date Approved, Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, etc.

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Extinguishing System, etc.

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

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG



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

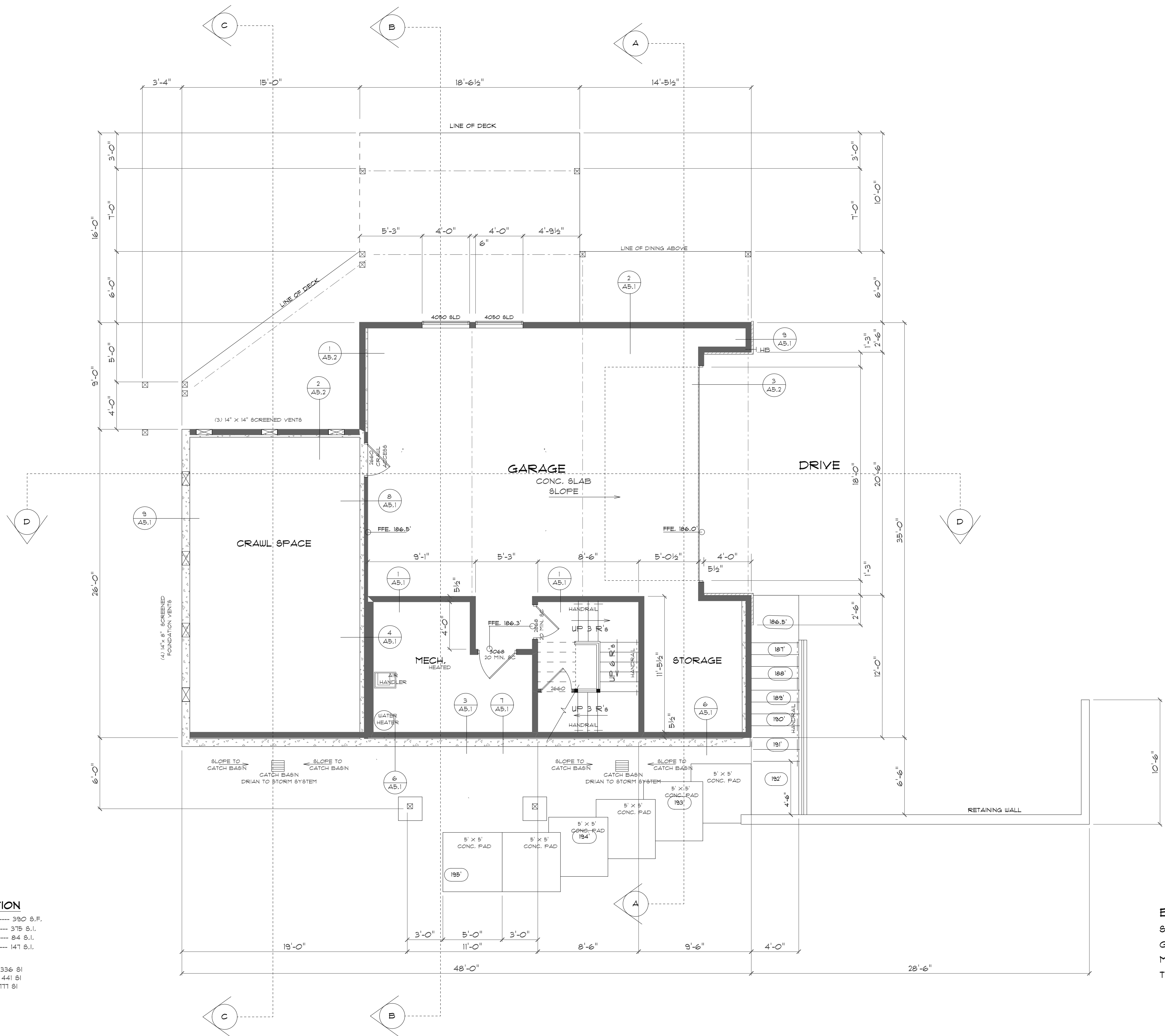
PERMIT NUMBER

Date

Approved

Date

Approved



CRAWL SPACE VENTILATION

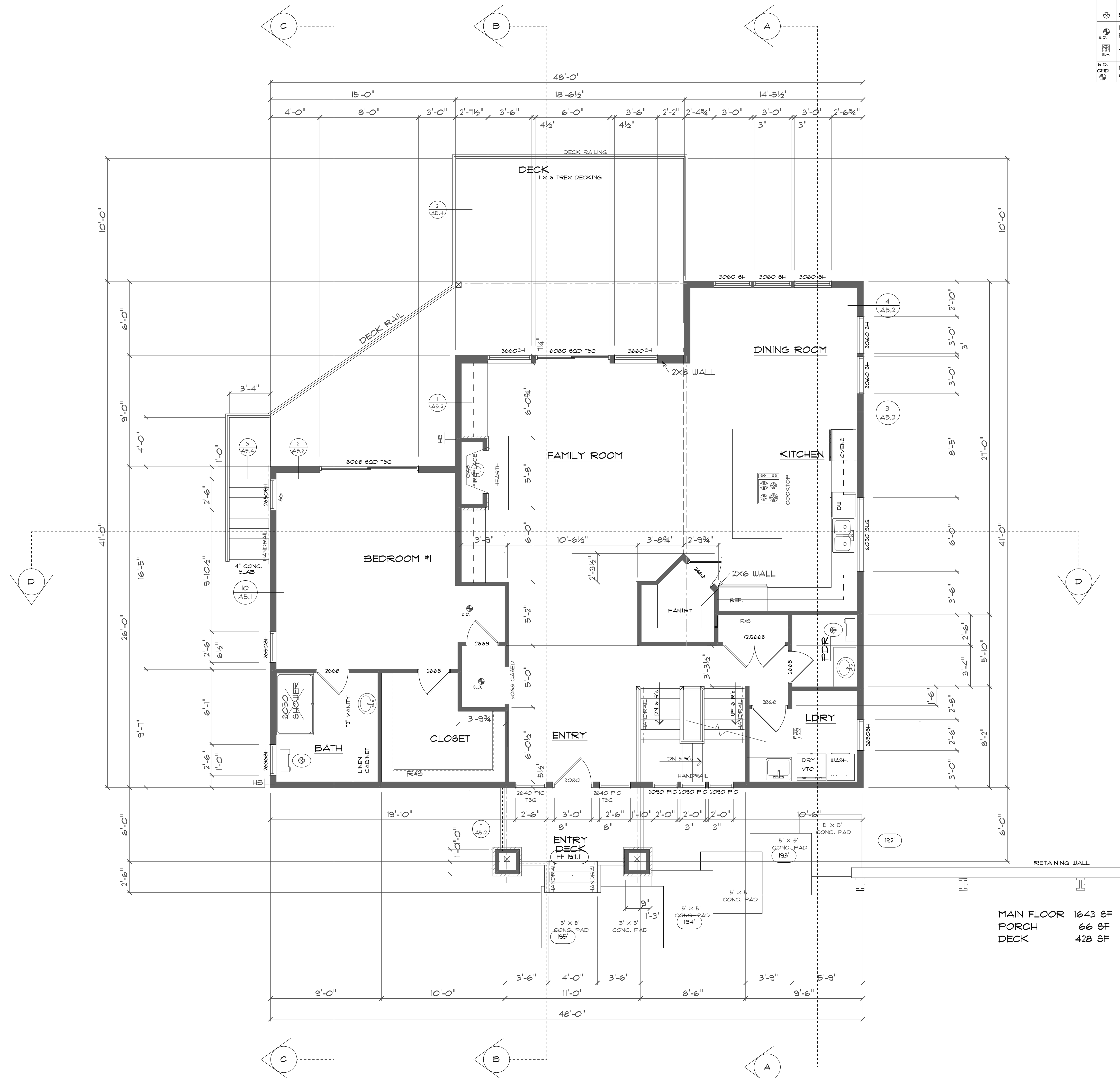
CRAWL SPACE AREA 390 S.F.
 VENT. AREA REQ.D. (A/150 X 144) 375 S.F.
 8x14 SCREENED VENTS CLEAR AREA 84 S.F.
 14x14 SCREENED VENTS CLEAR AREA 141 S.F.

NUMBER OF VENTS:
 (4) 8x14 (4 X 84) 336 S.F.
 (3) 14x14 (3 X 141) 441 S.F.
 TOTAL 777 S.F.

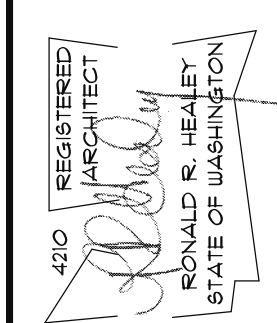
BASEMENT FLOOR

STAIRS 112 SF (HEATED)
 GARAGE 810 SF (UNHEATED)
 MECH. 144 SF (HEATED)
 TOTAL 1066 SF

LEGEND	
	50 CFM MIN. FAN (V.T.O.)
	110V. SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED ALARMS
	WHOLE HOUSE FAN - 100 CFM MIN. VTO
	110V. COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR



MAIN FLOOR 1643 SF
 PORCH 66 SF
 DECK 428 SF



THE HEALEY ALLIANCE AZ
 2505 N 195th DRIVE, GIGGYEAR, AZ 85595 - (480) 444-6768
ARCHITECTS

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

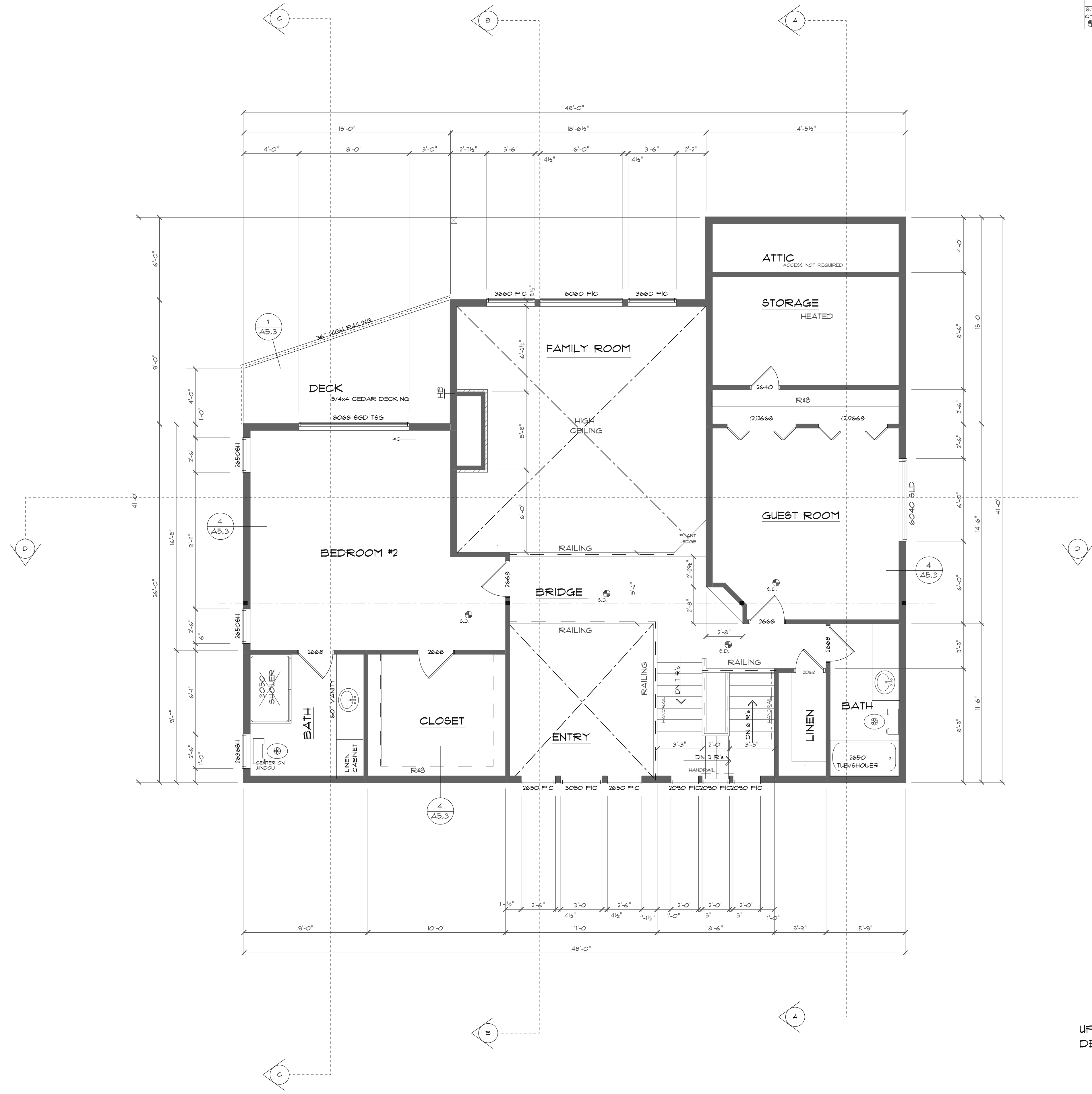
MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"

DATE 6-25-2020

PROJECT NO. 001

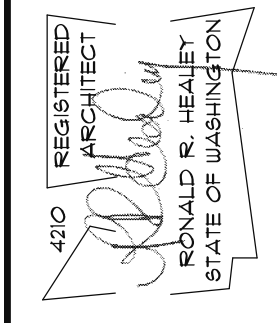
SHEET NO.

A2.2



LEGEND	
	50 CFM MIN. FAN (V.T.O.)
	110V. SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED ALARMS
	WHOLE HOUSE FAN - 100 CFM MIN. VTO
	110V. COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

UPPER FLOOR 1142 SF
DECK 91 SF



THE HEALEY ALLIANCE AZ
2505 N 195th DRIVE, GOODYEAR, AZ 85395 • (480) 444-6168
ARCHITECTS

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

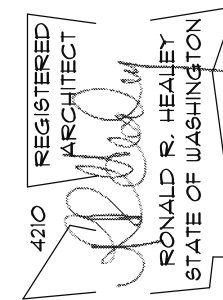
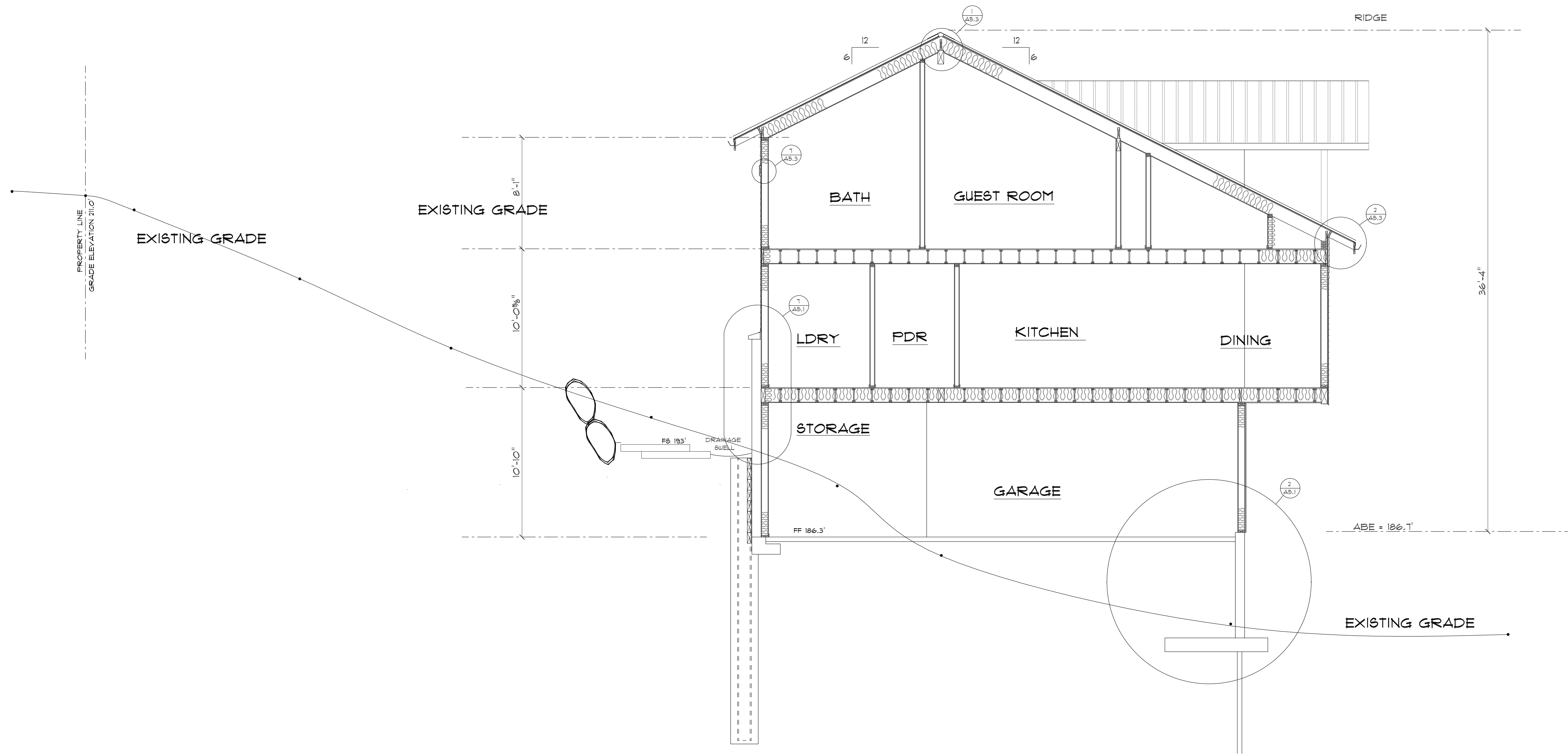
UPPER FLOOR PLAN

DATE 6-25-2020

PROJECT NO. 001

SHEET NO. A2.3

SCALE 1/4" = 1'-0"



THE HEALEY ALLIANCE AZ
 2505 N. 18TH DRIVE, GOODPASTER, AZ 85503 • (480) 444-8788



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

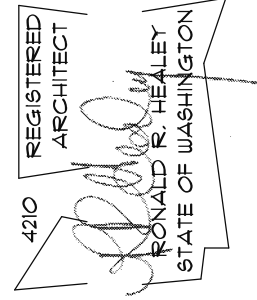
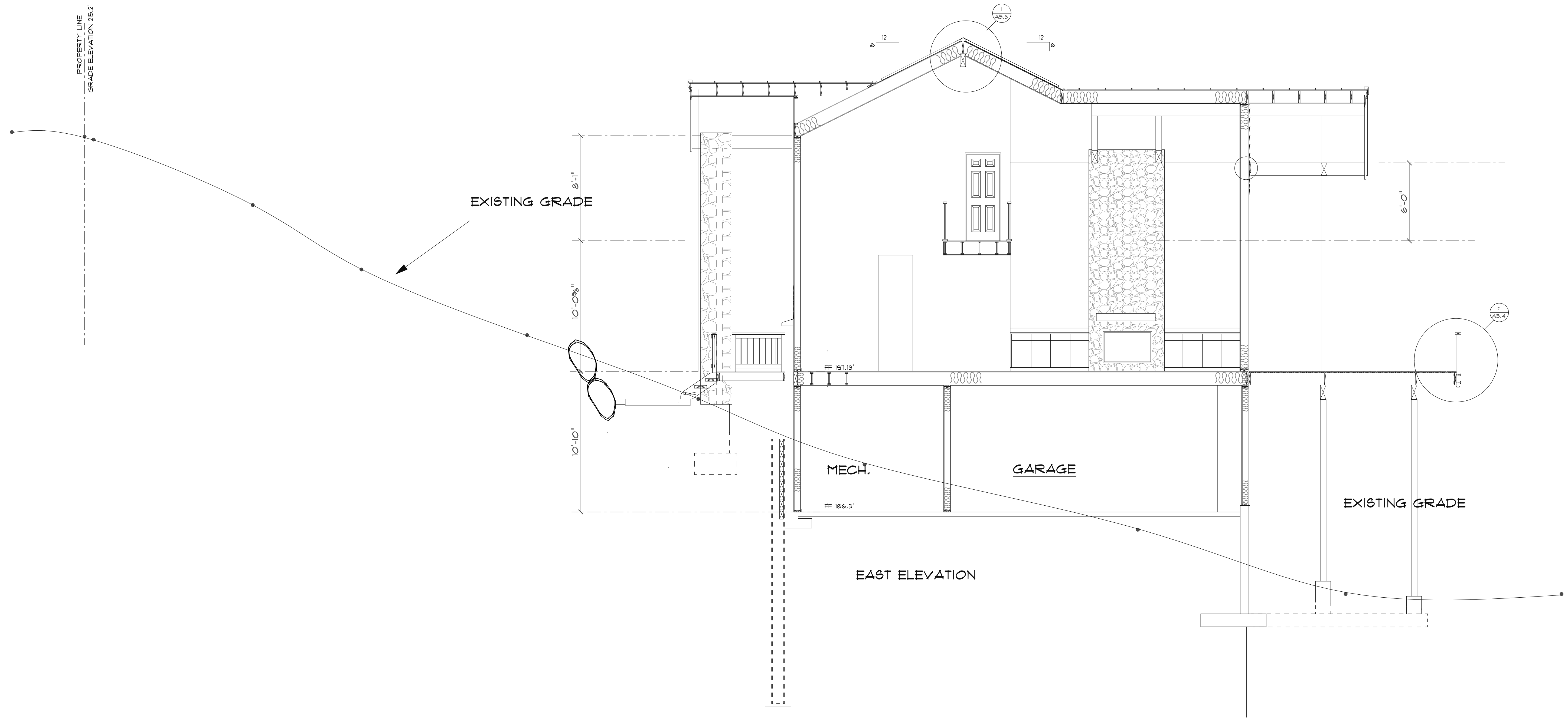
SECTION "A-A"

DATE
 6-25-2020

PROJECT NO.
 001

SHEET NO.
 A3.1

SCALE 1/4" = 1'-0"



THE HEALEY ALLIANCE AZ
 2505 N 138th DRIVE, SUITE 100, AZ 85595 • (480) 444-6768
 ARCHITECTS

M1 Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

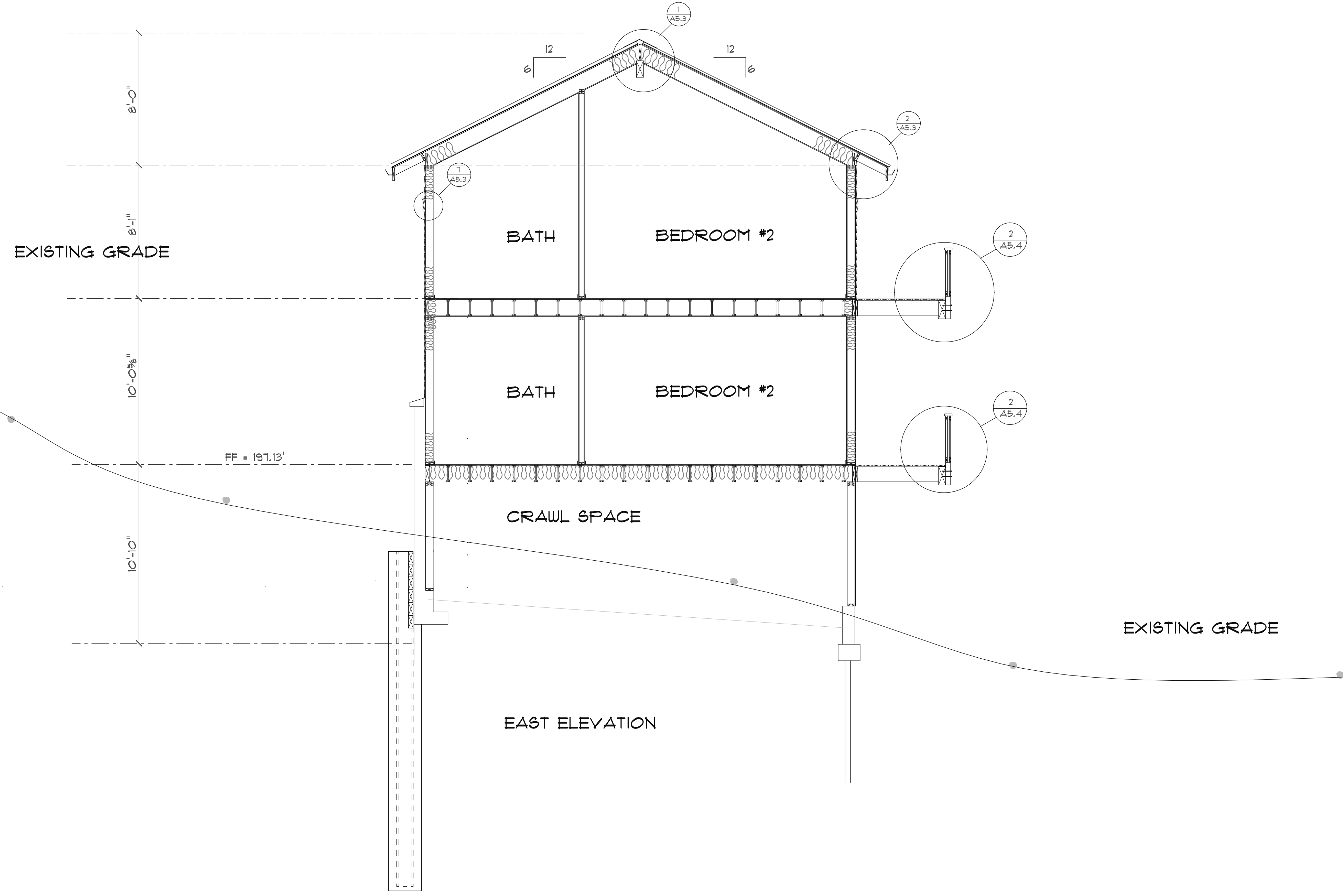
SECTION "B-B"
 SCALE 1/4" = 1'-0"

DATE
 6-25-2020

PROJECT NO.
 001

SHEET NO.
A3.2

PROPERTY LINE
GRADE ELEVATION 111.25'



REGISTERED ARCHITECT
RONALD R. HEALEY
STATE OF WASHINGTON

THE HEALEY ALLIANCE AZ
2505 N 135th DRIVE, GOODYEAR, AZ 85395 • (480) 444-6988
ARCHITECTS

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

SECTION "C-C"

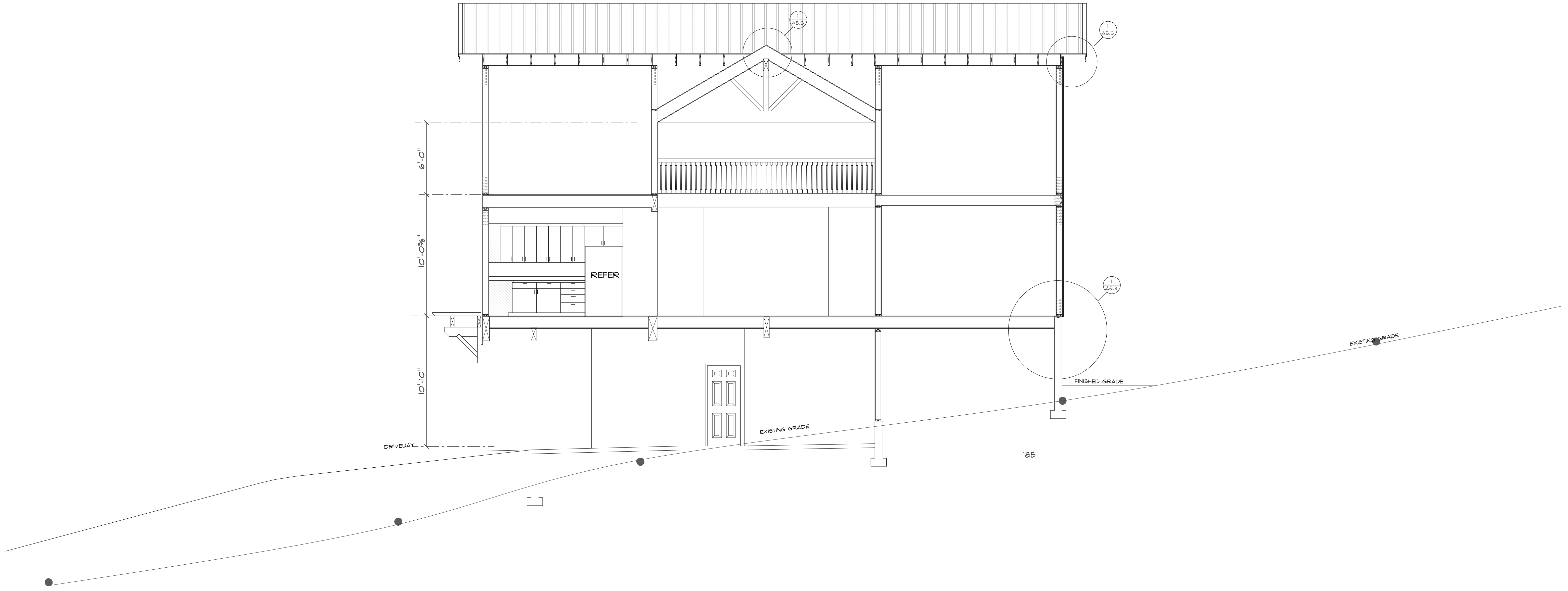
SCALE 1/4" = 1'-0"

DATE
6-25-2020

PROJECT NO.
001

SHEET NO.

A3.3



REGISTERED ARCHITECT
 RONALD R. HEALEY
 STATE OF WASHINGTON

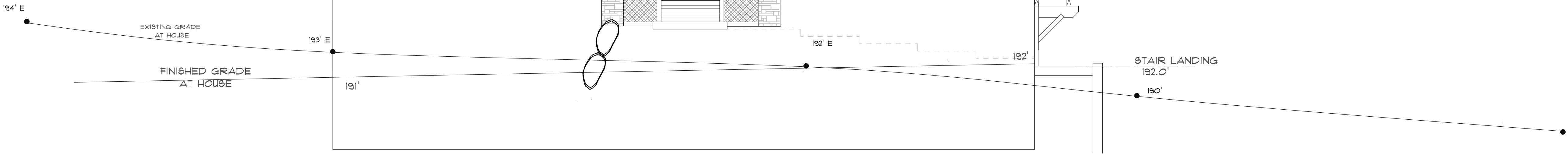
THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GOODYEAR, AZ 85338 • (480) 444-6788
ARCHITECTS

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

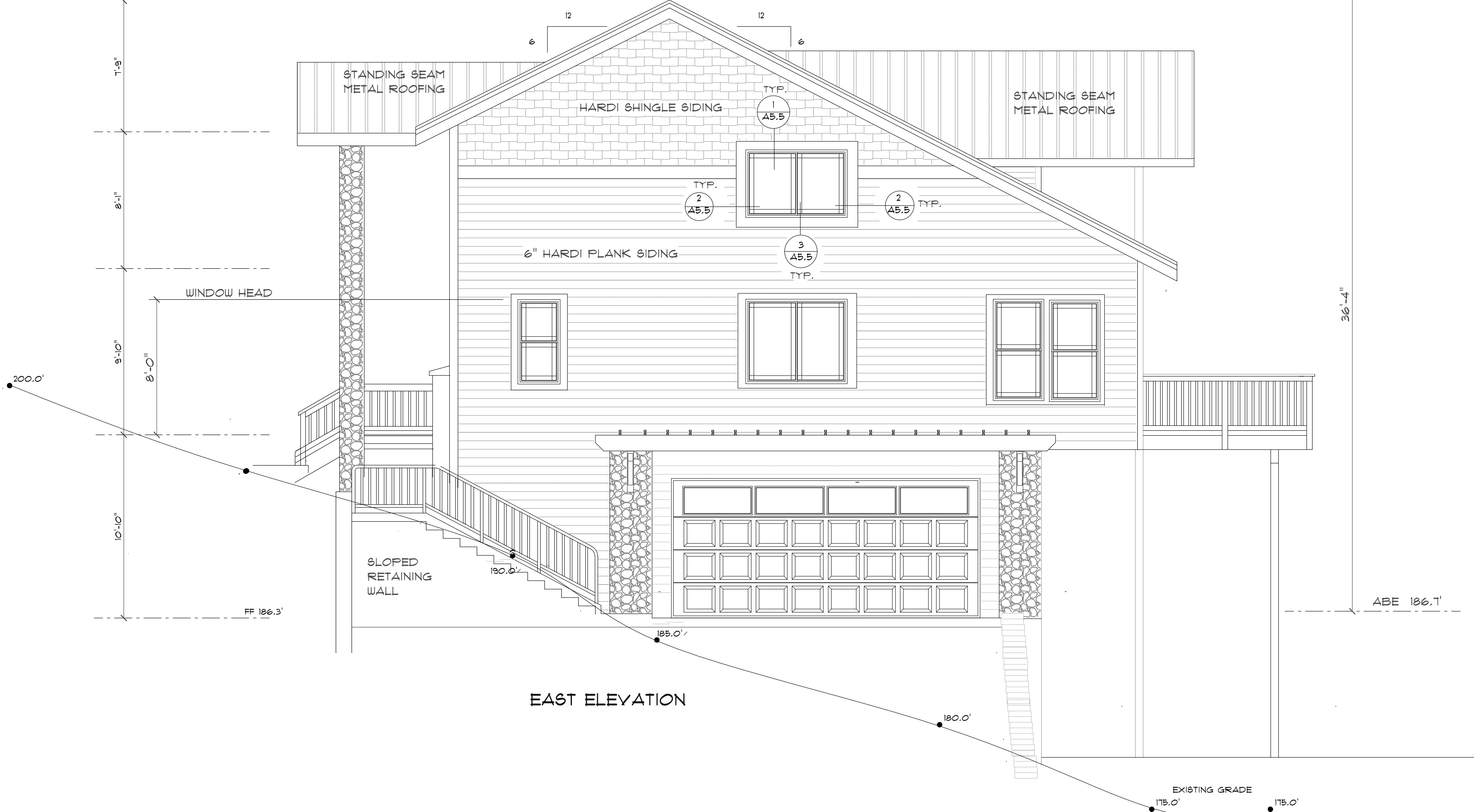
SECTION "D-D"
 DATE 6-25-2020
 SCALE 1/4" = 1'-0"

PROJECT NO.
 001

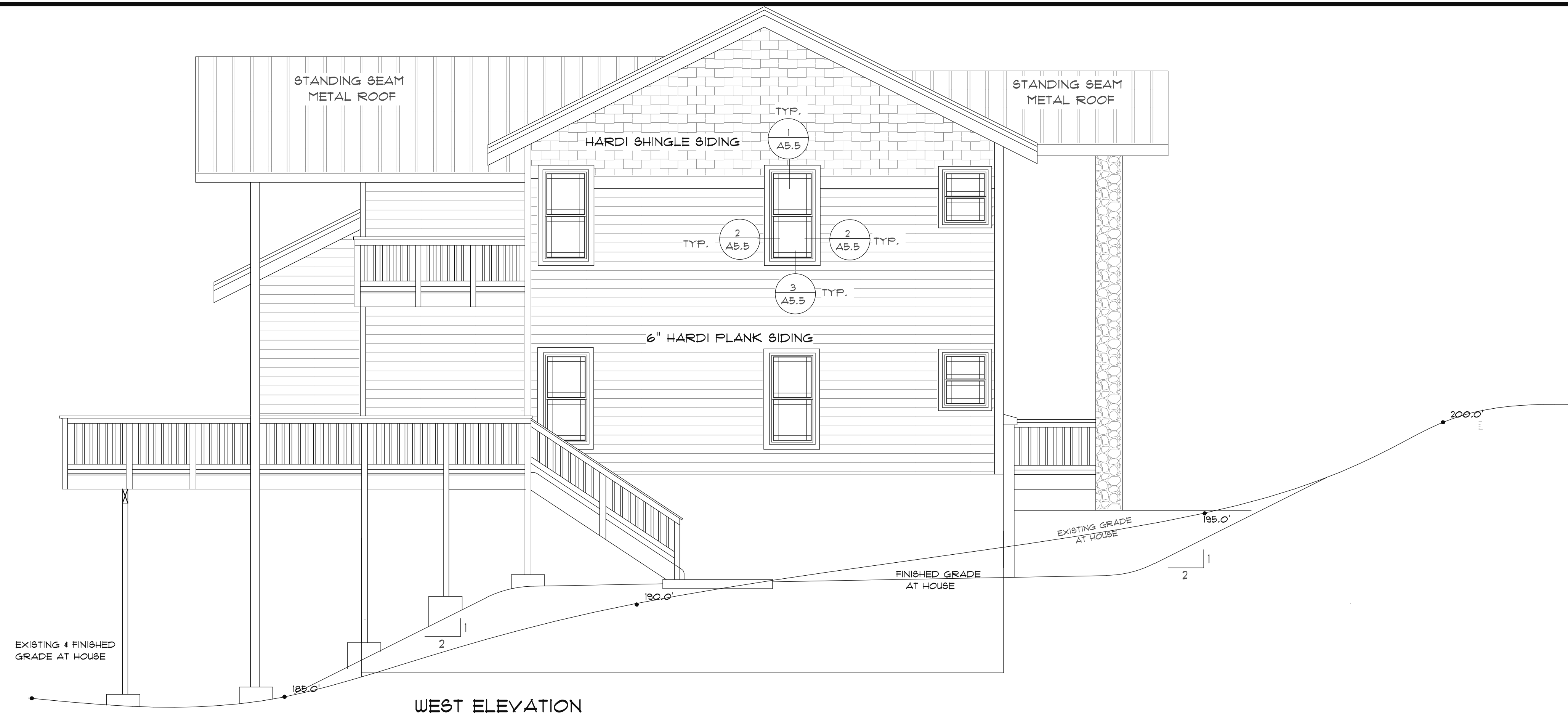
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A3.4



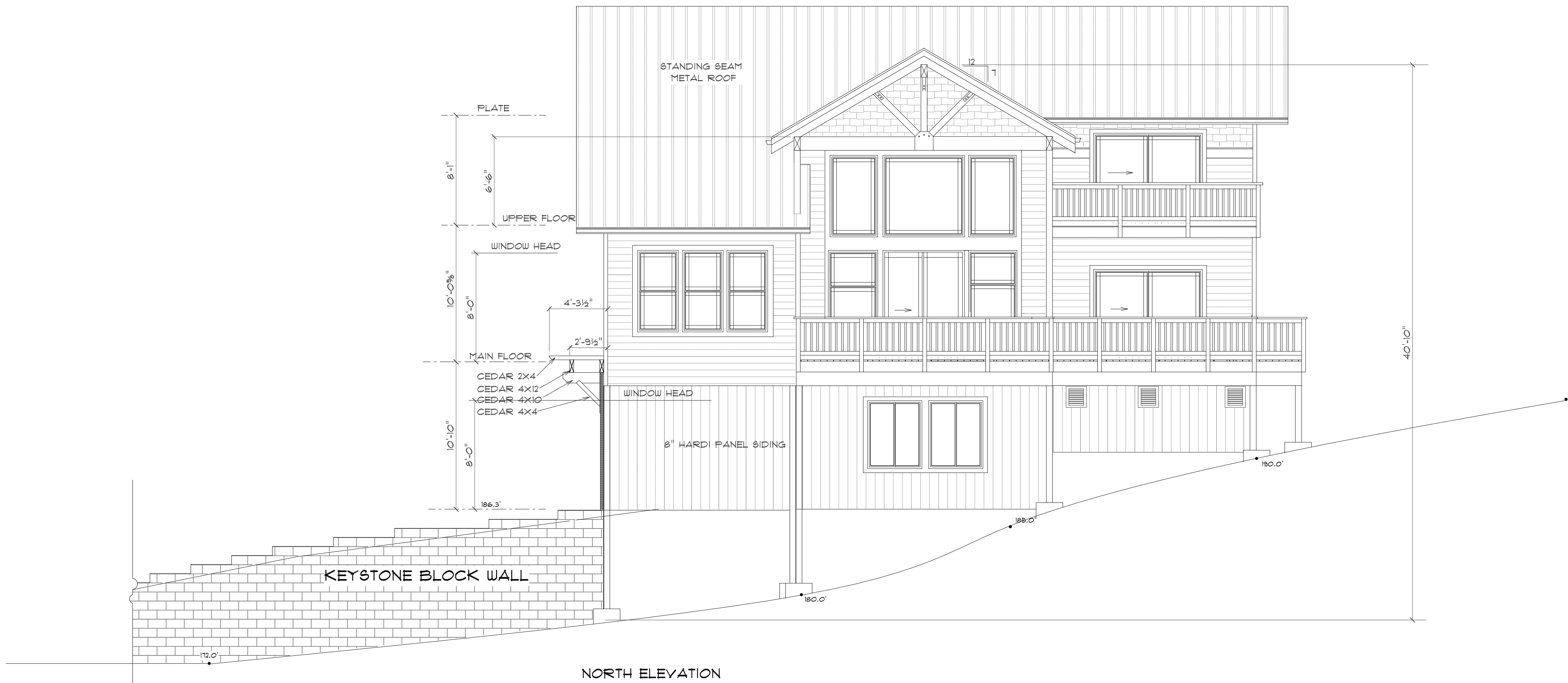
SOUTH ELEVATION



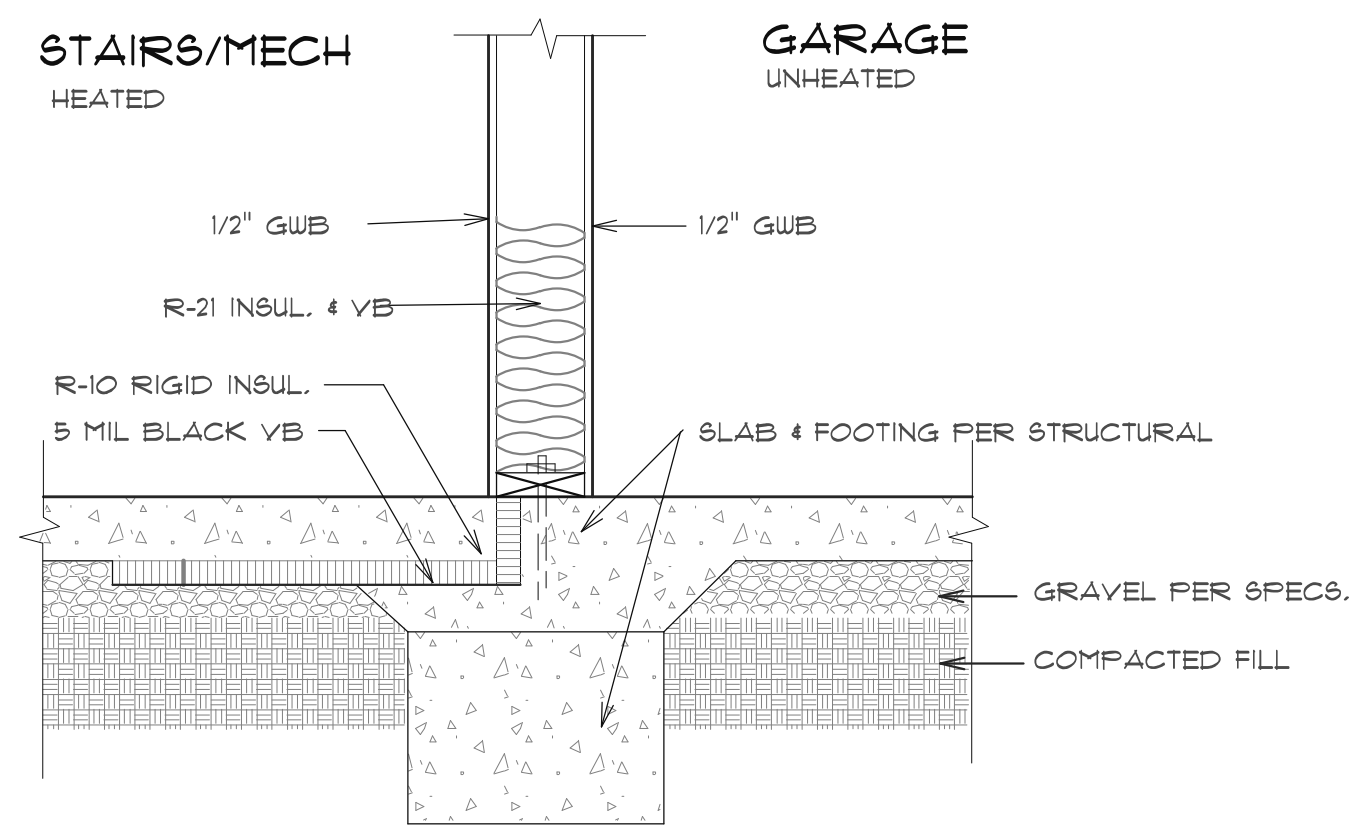
EAST ELEVATION



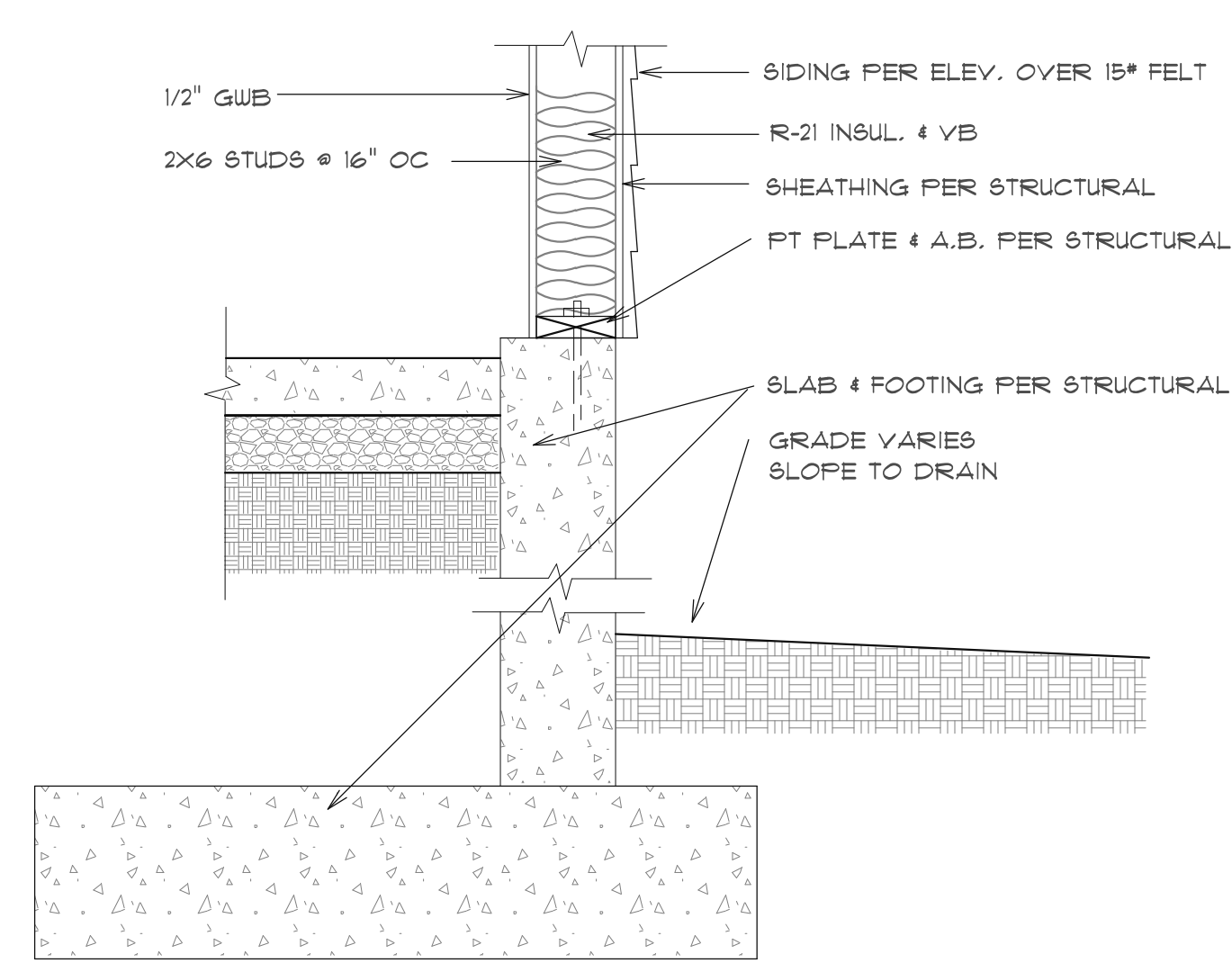
WEST ELEVATION



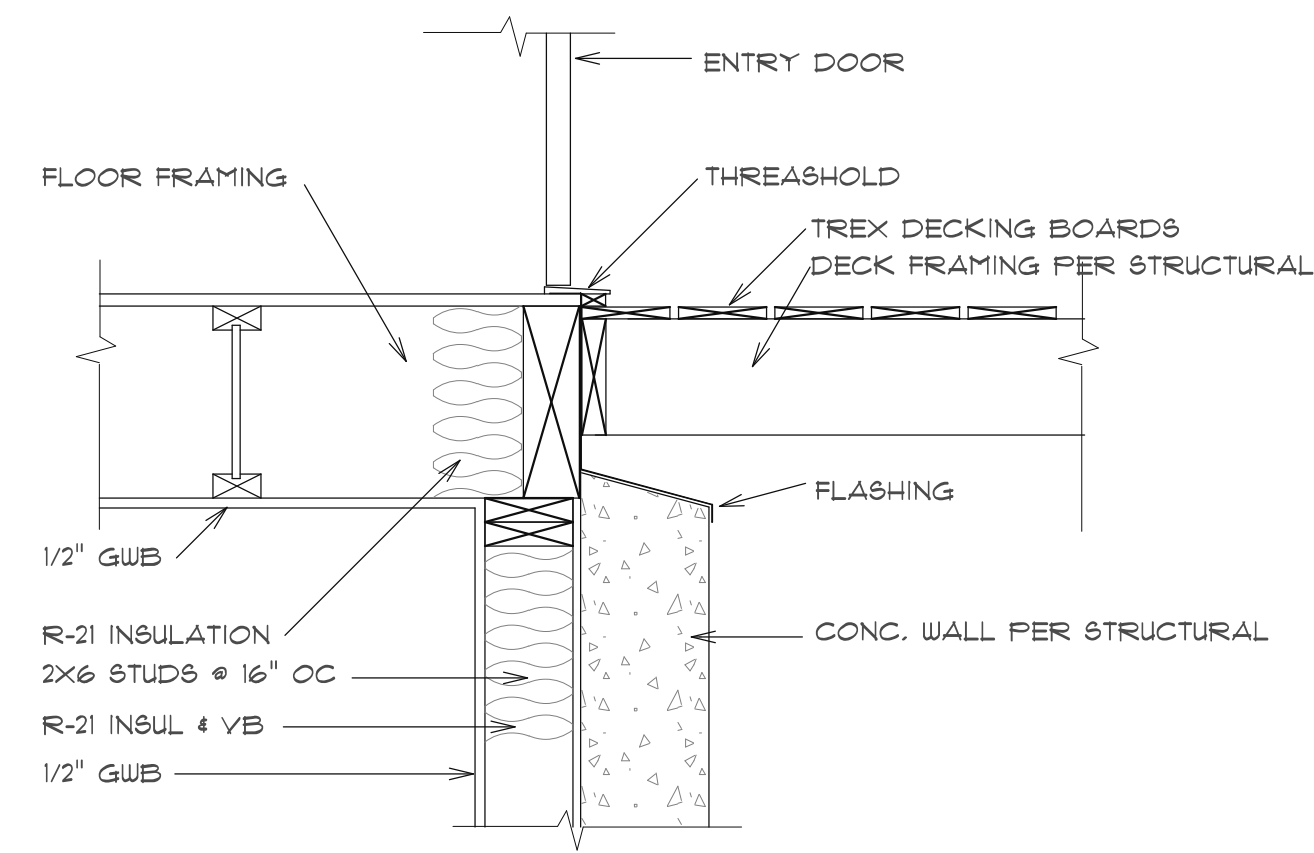
NORTH ELEVATION



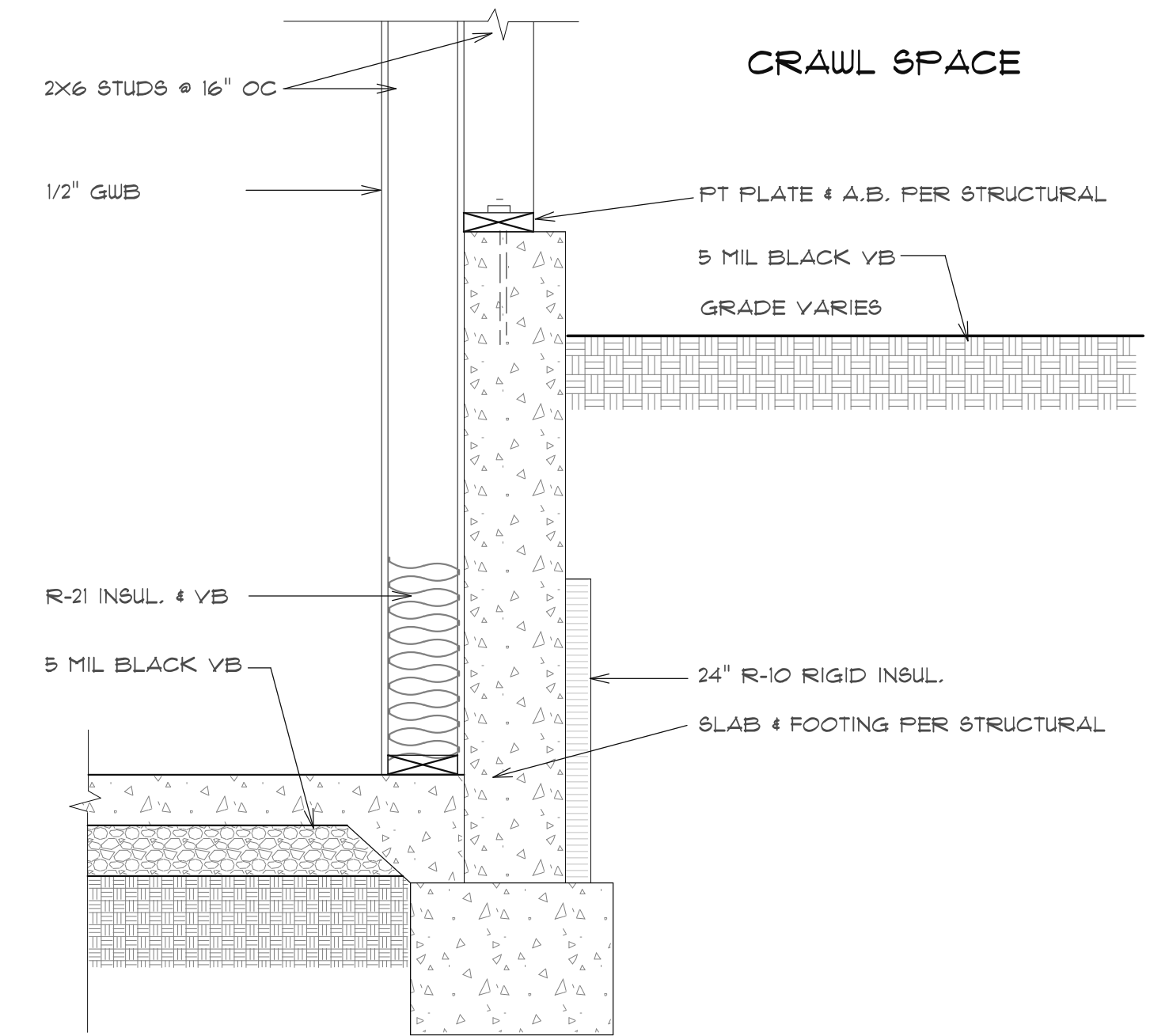
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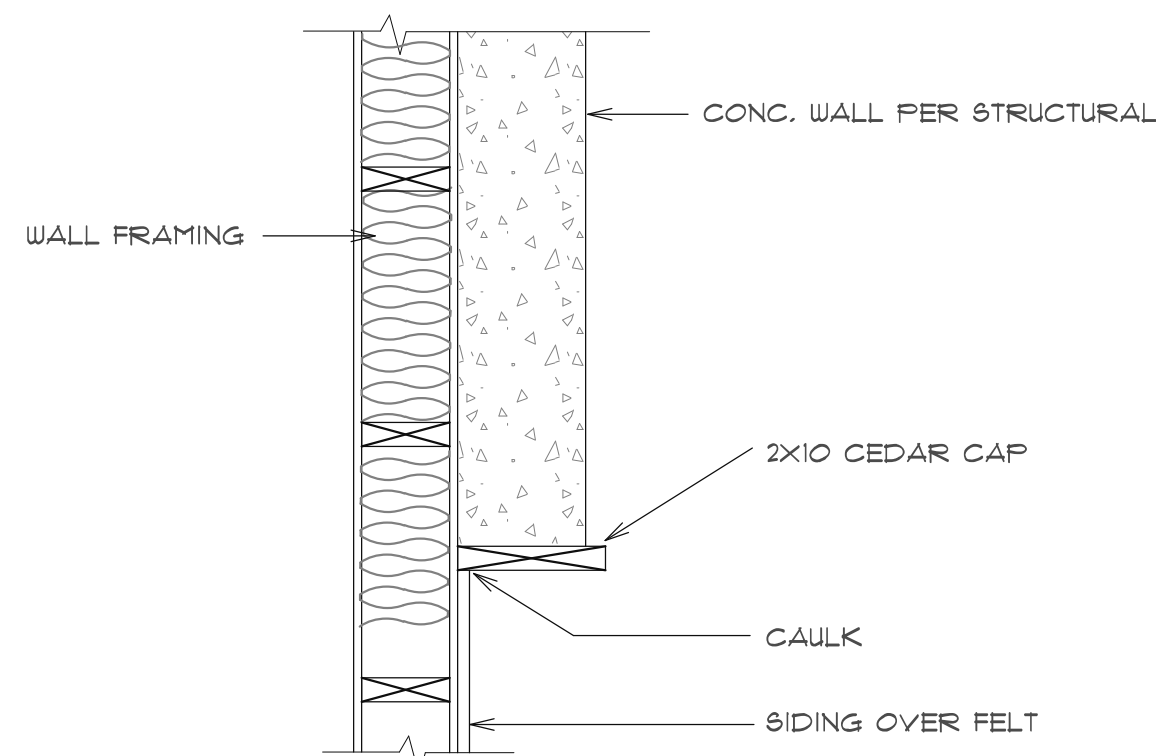
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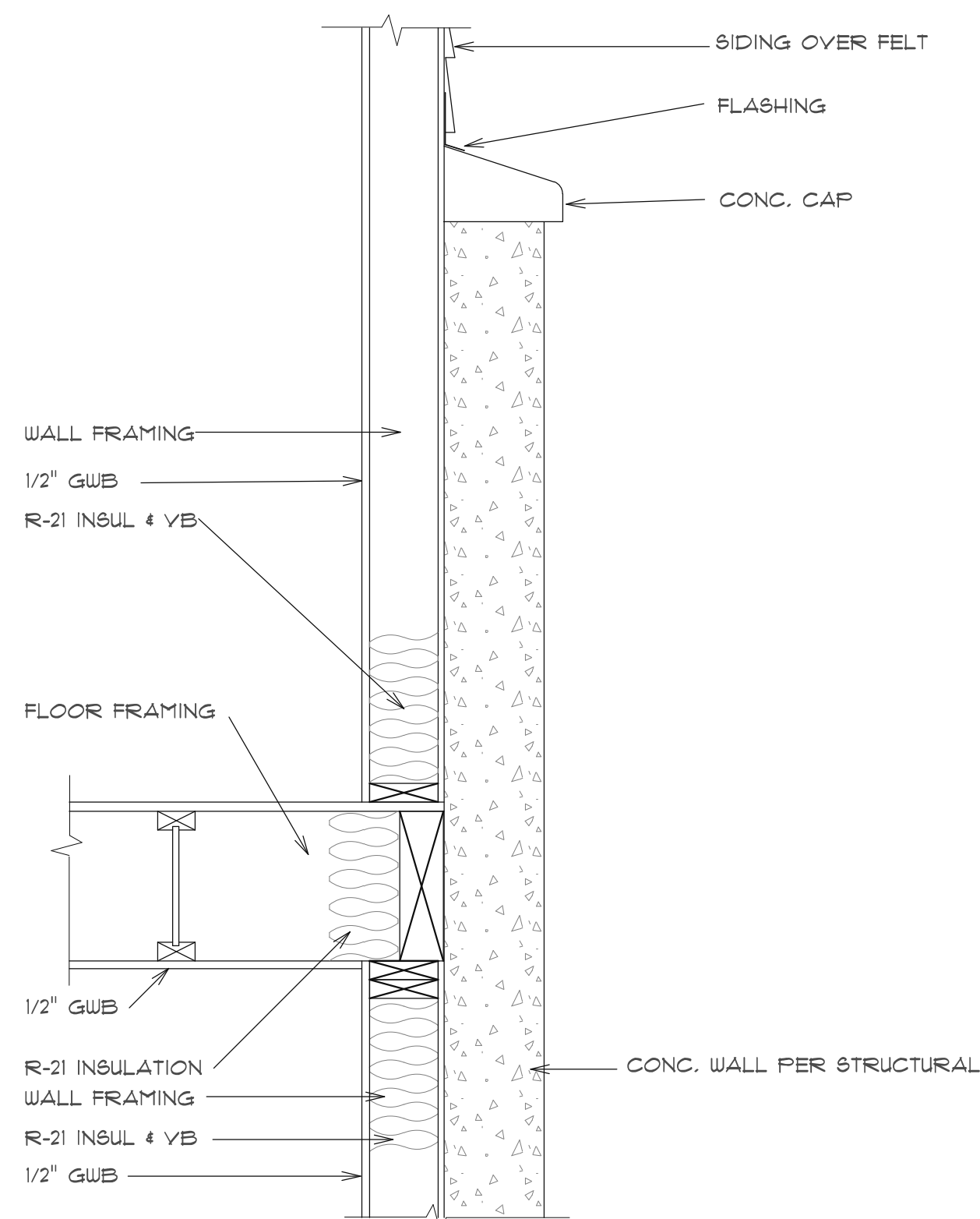
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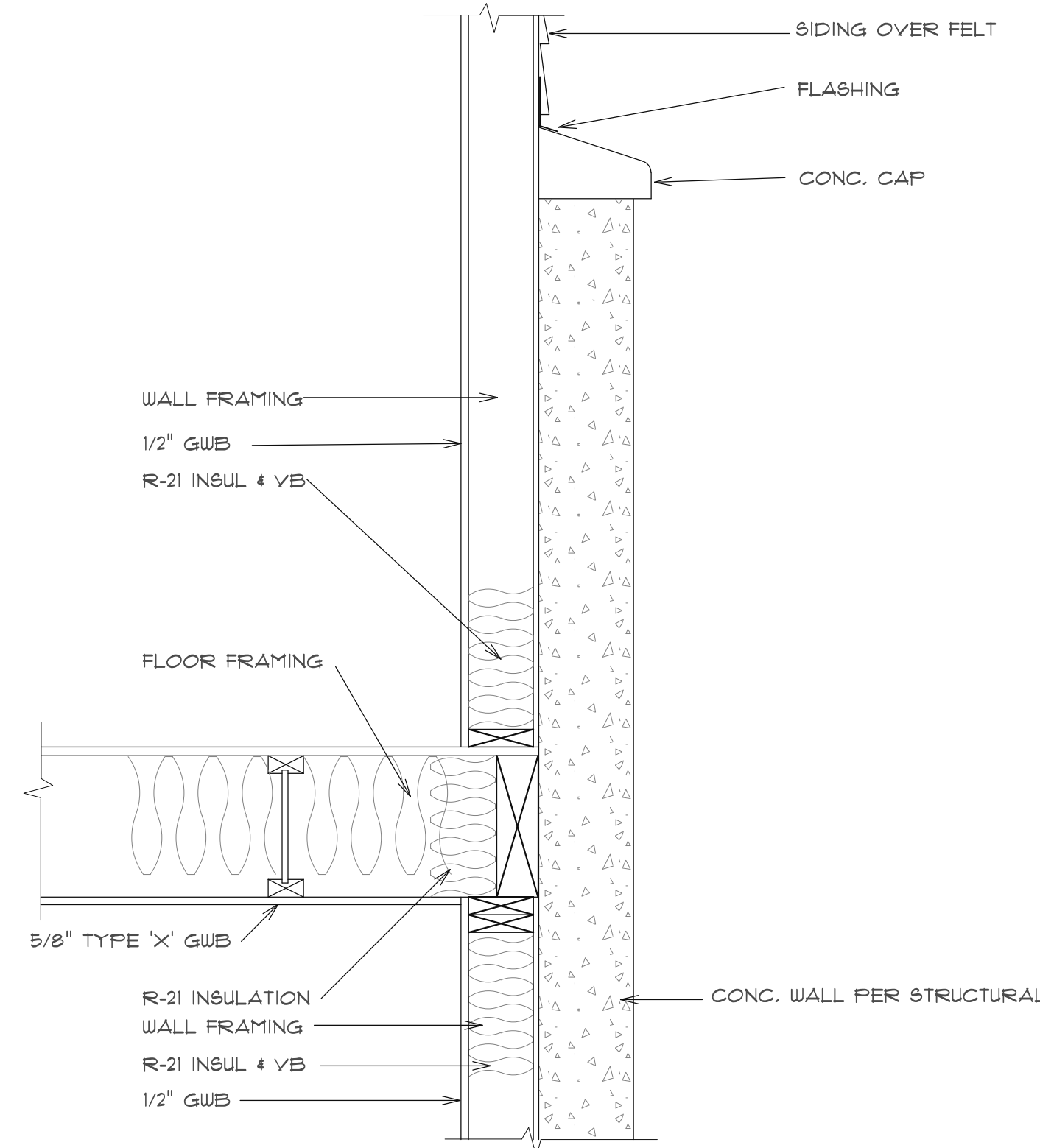
4 DETAIL
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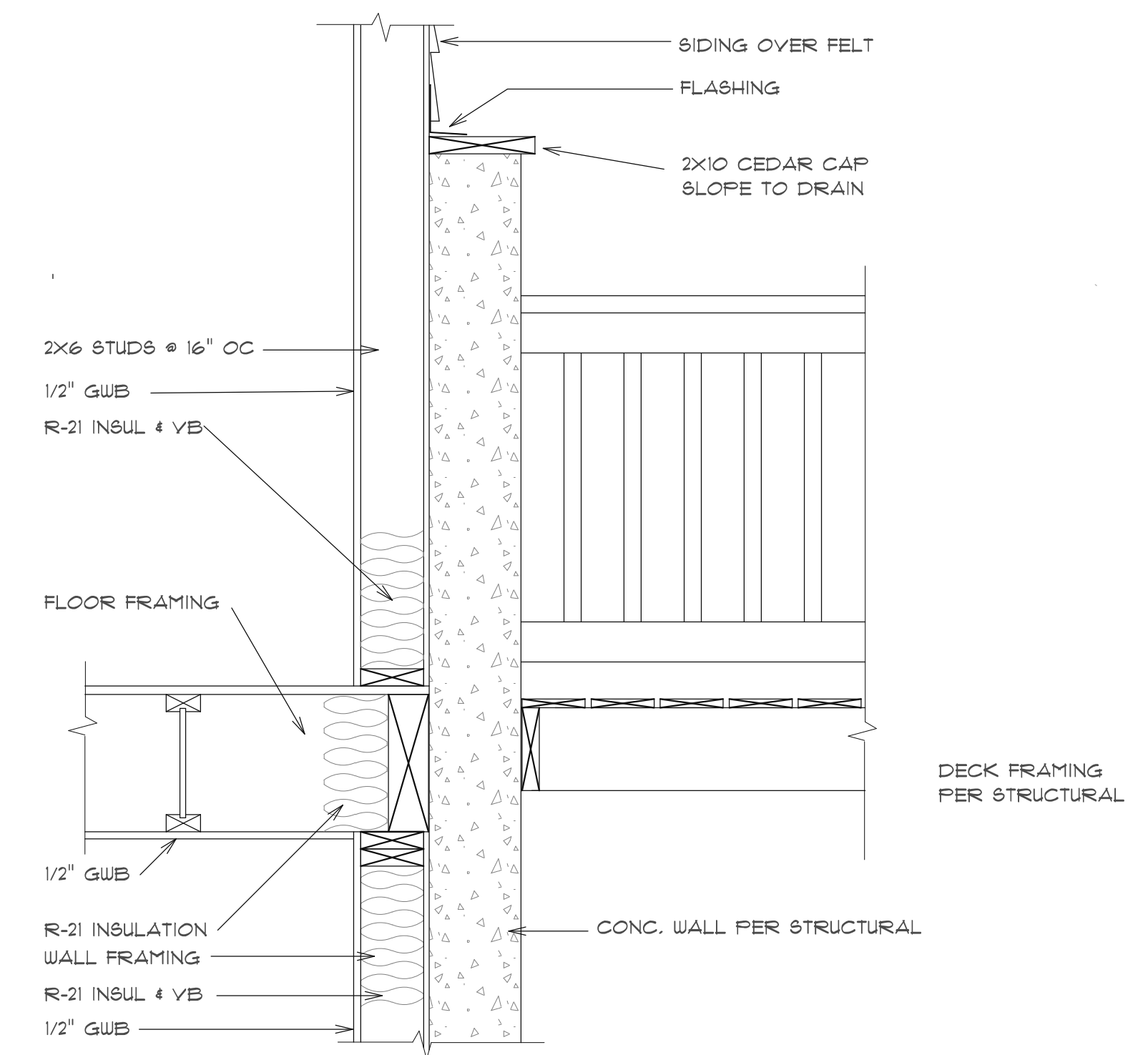
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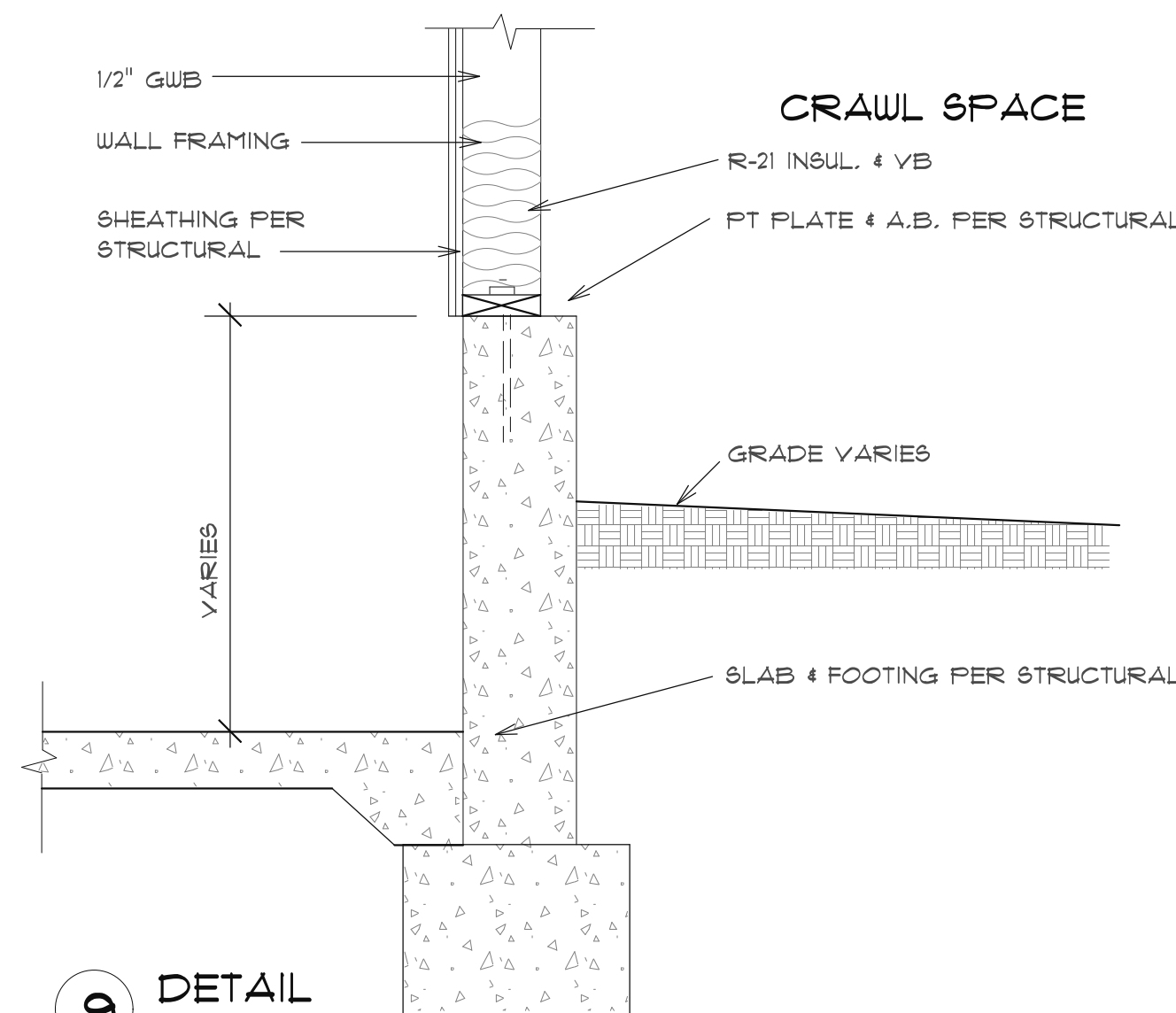
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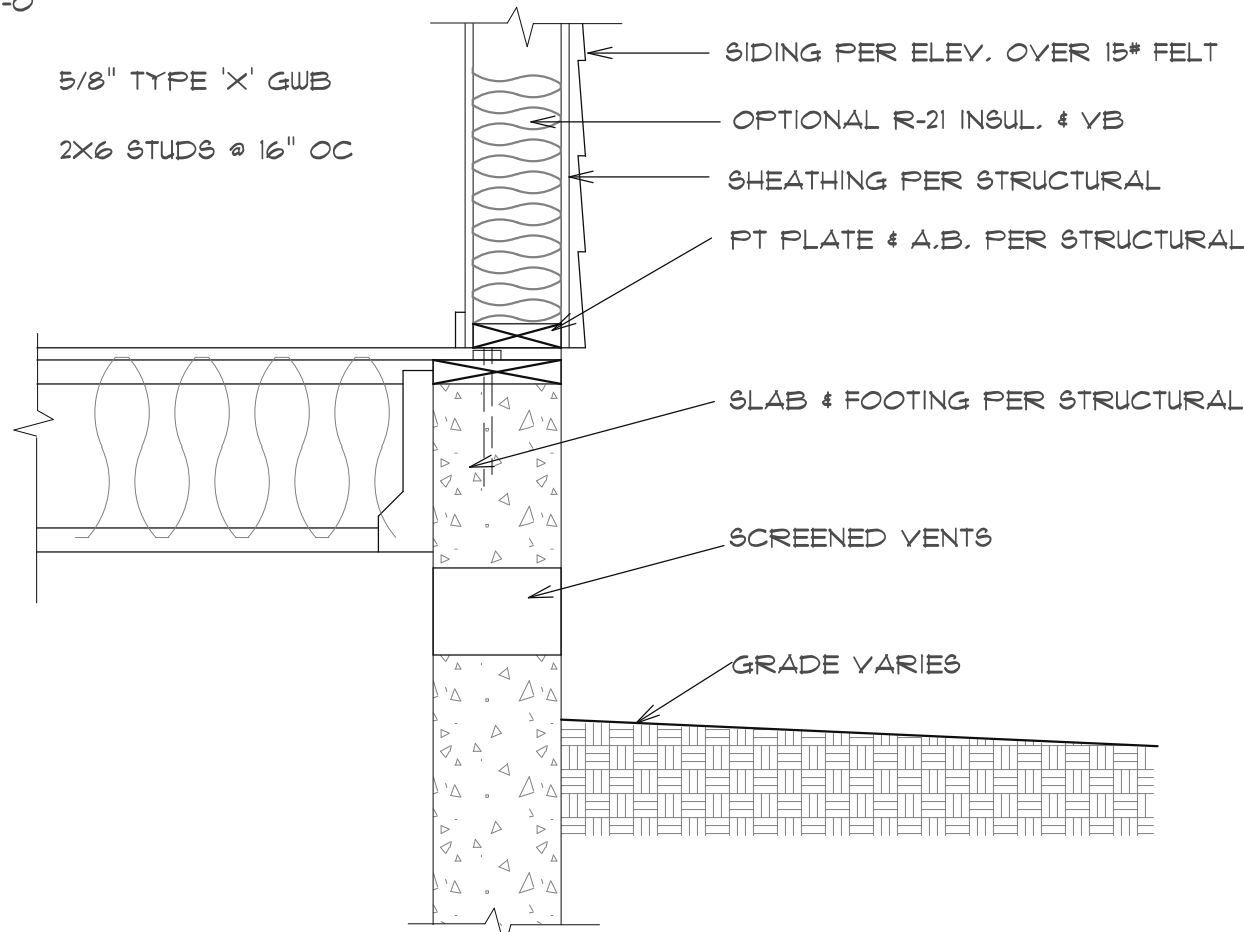
7 DETAIL
SCALE: 1"=1'-0"



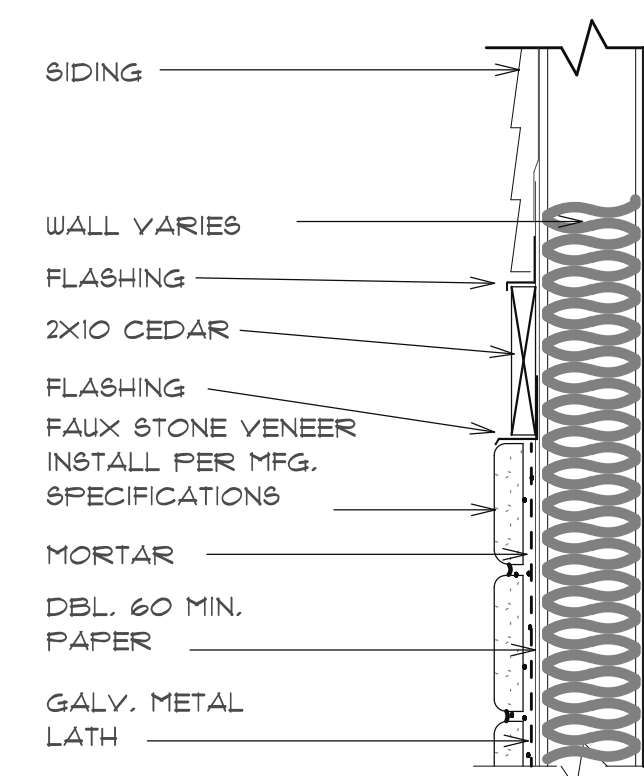
8 DETAIL
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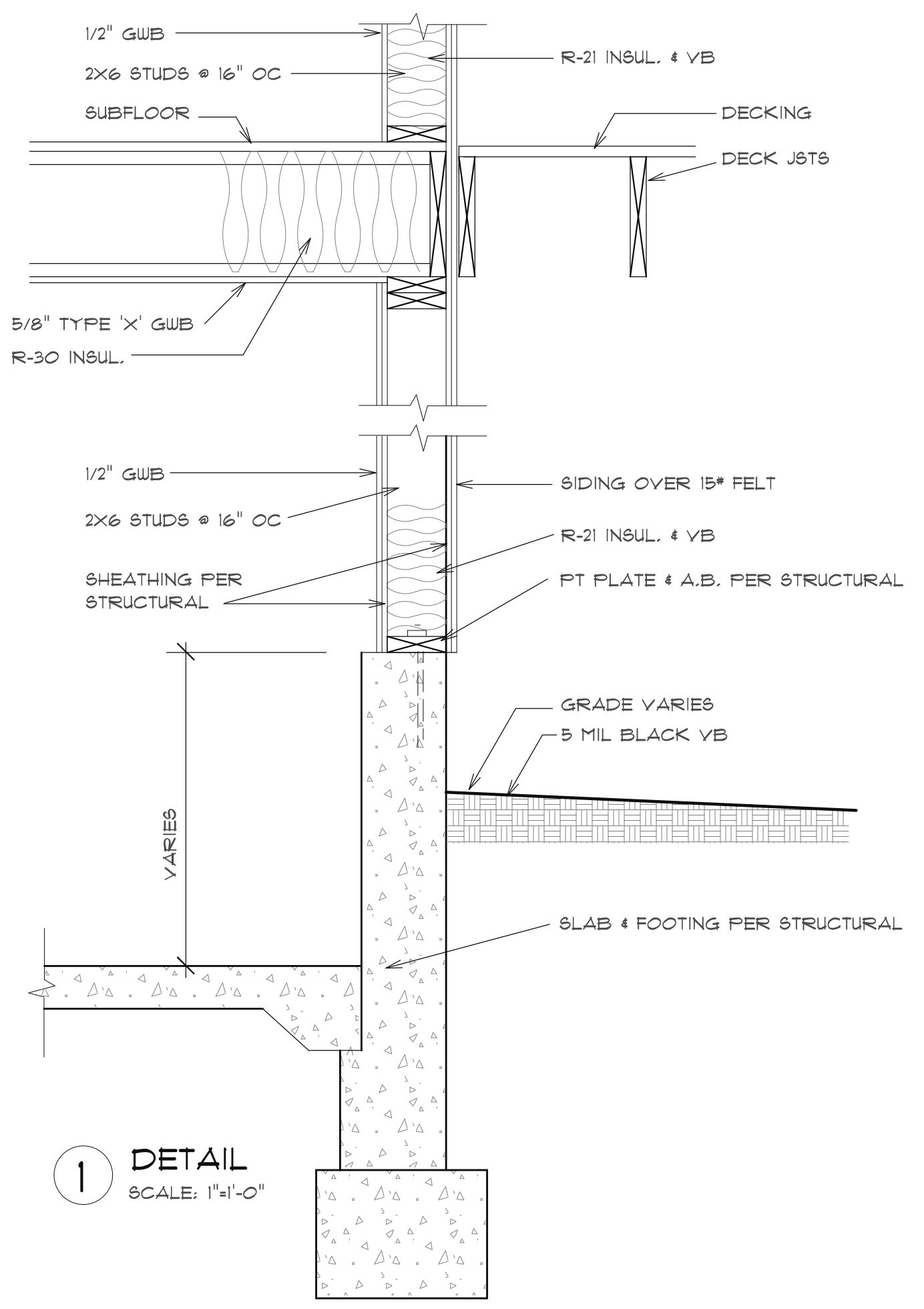
9 DETAIL
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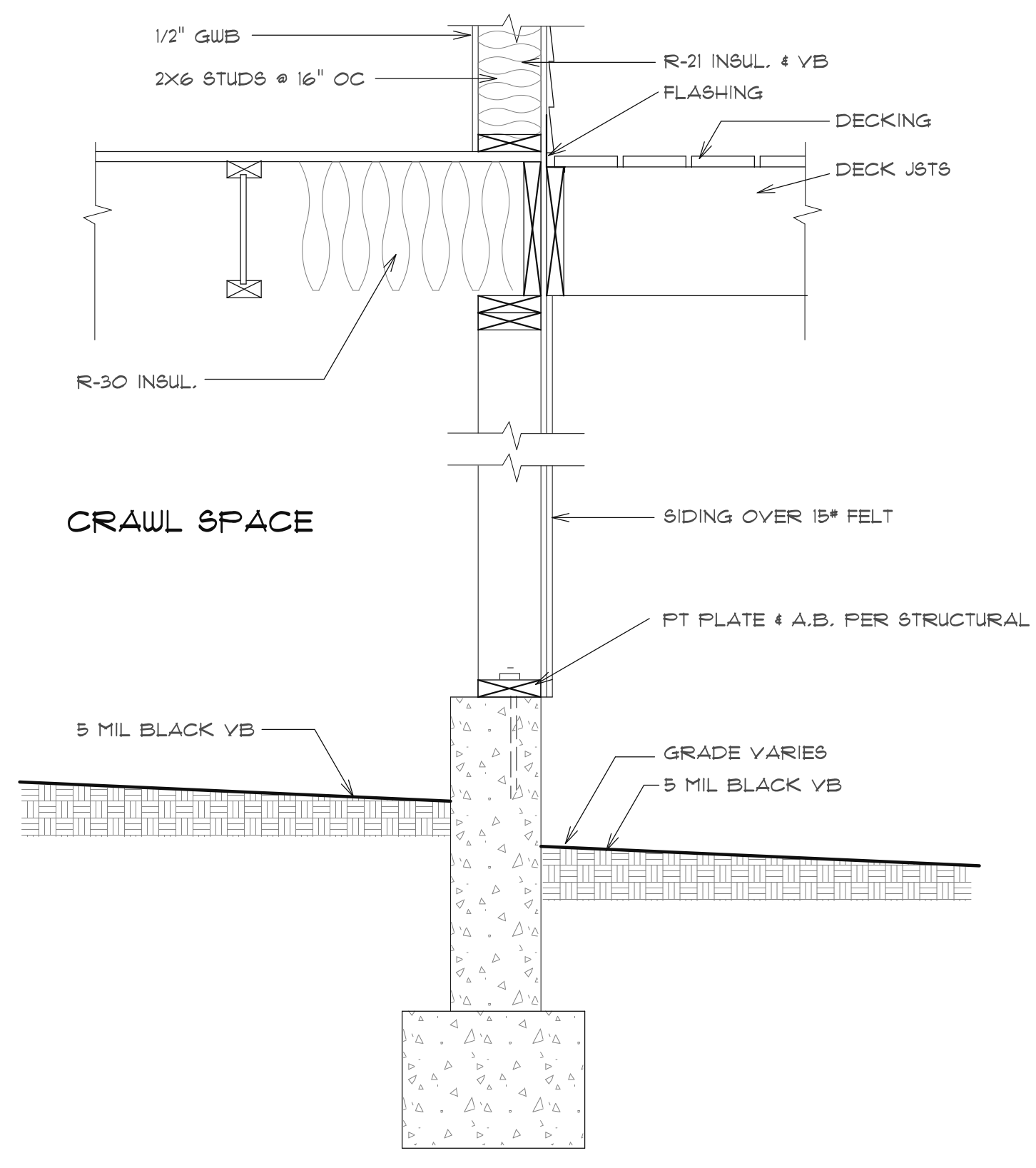
10 DETAIL
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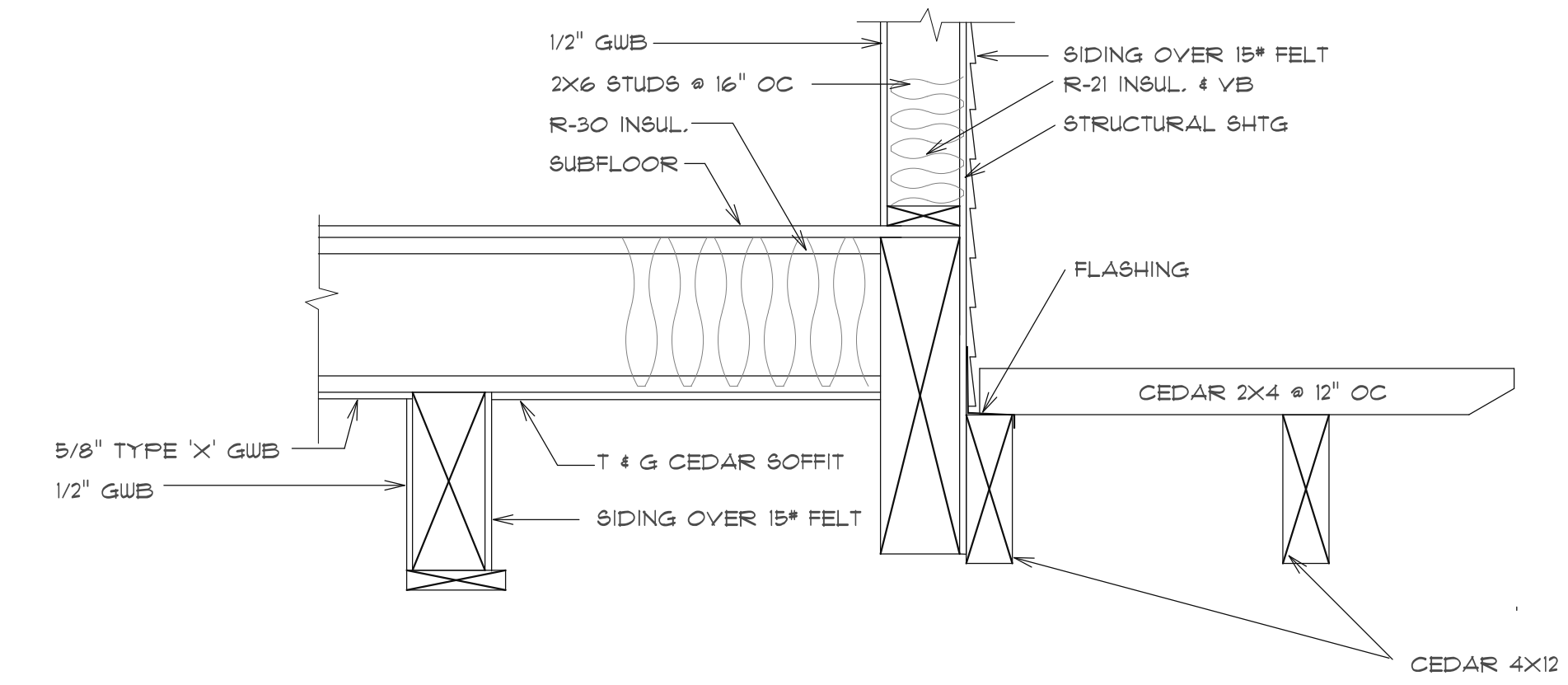
11 WALL VENEER DETAILS
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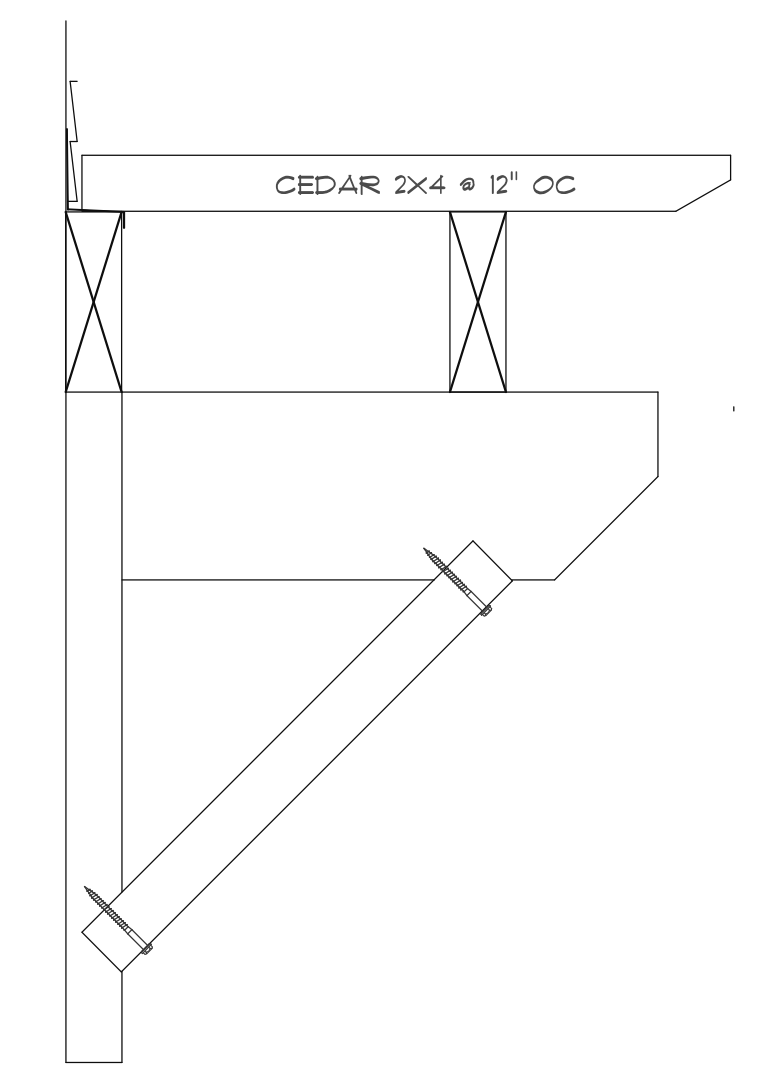
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2 DETAIL
SCALE: 1"=1'-0"

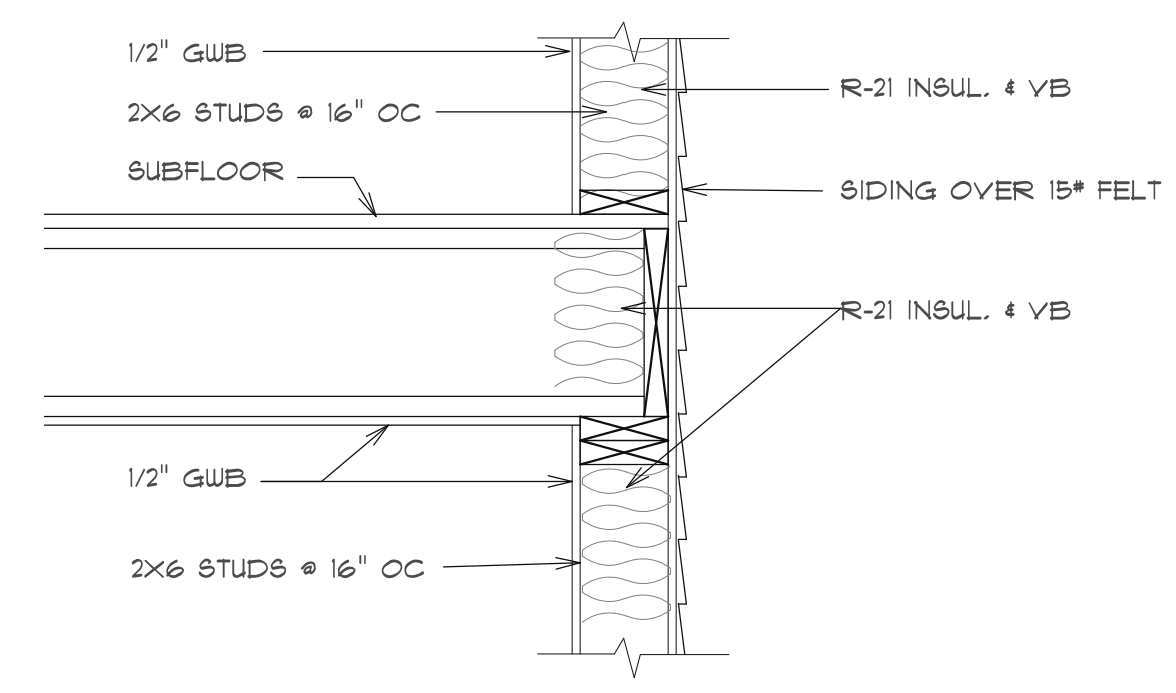


3 DETAIL
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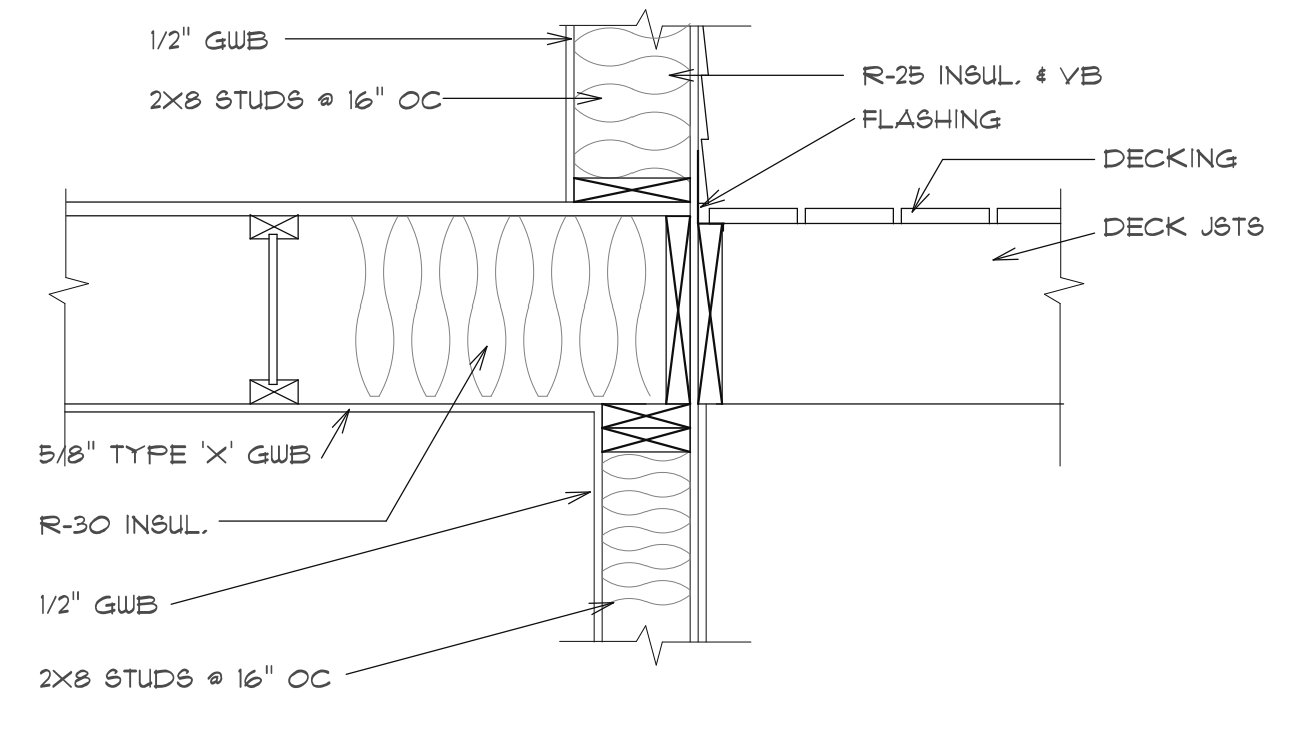


4 DETAIL
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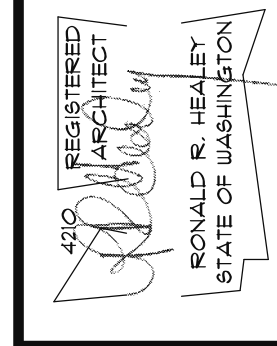
- CEDAR 4X12
- 4X6 CEDAR
- 1/2" GALV. LAG BOLTS
- 4X4 CEDAR
- 2X6 CEDAR BACKER



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



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



THE HEALEY ALLIANCE AZ
3905 N. 195th DRIVE, GOODPASTER, AZ 85395 - (480) 444-6868
ARCHITECTS

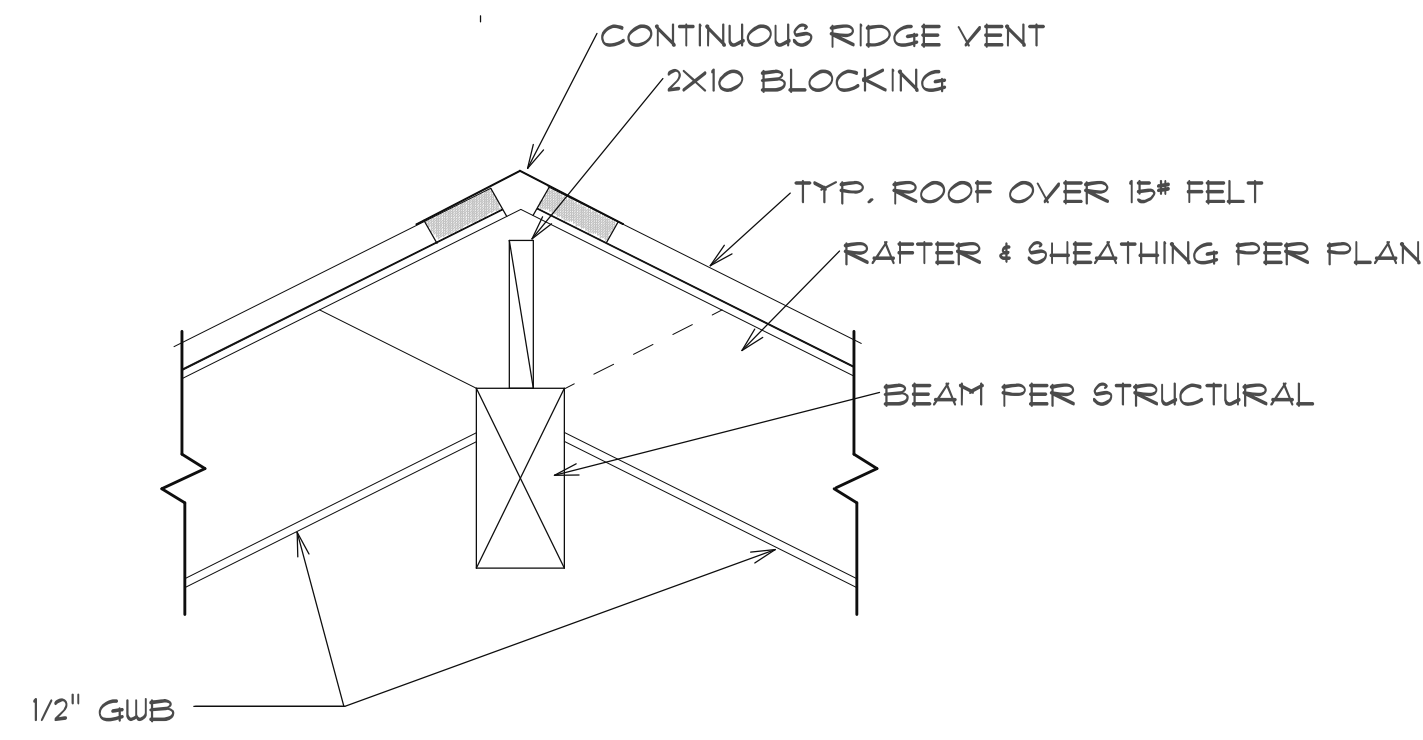
M1 Treehouse, LLC,
5631 EAST MERCER WAY
MERCER ISLAND, WA.

DETAILS

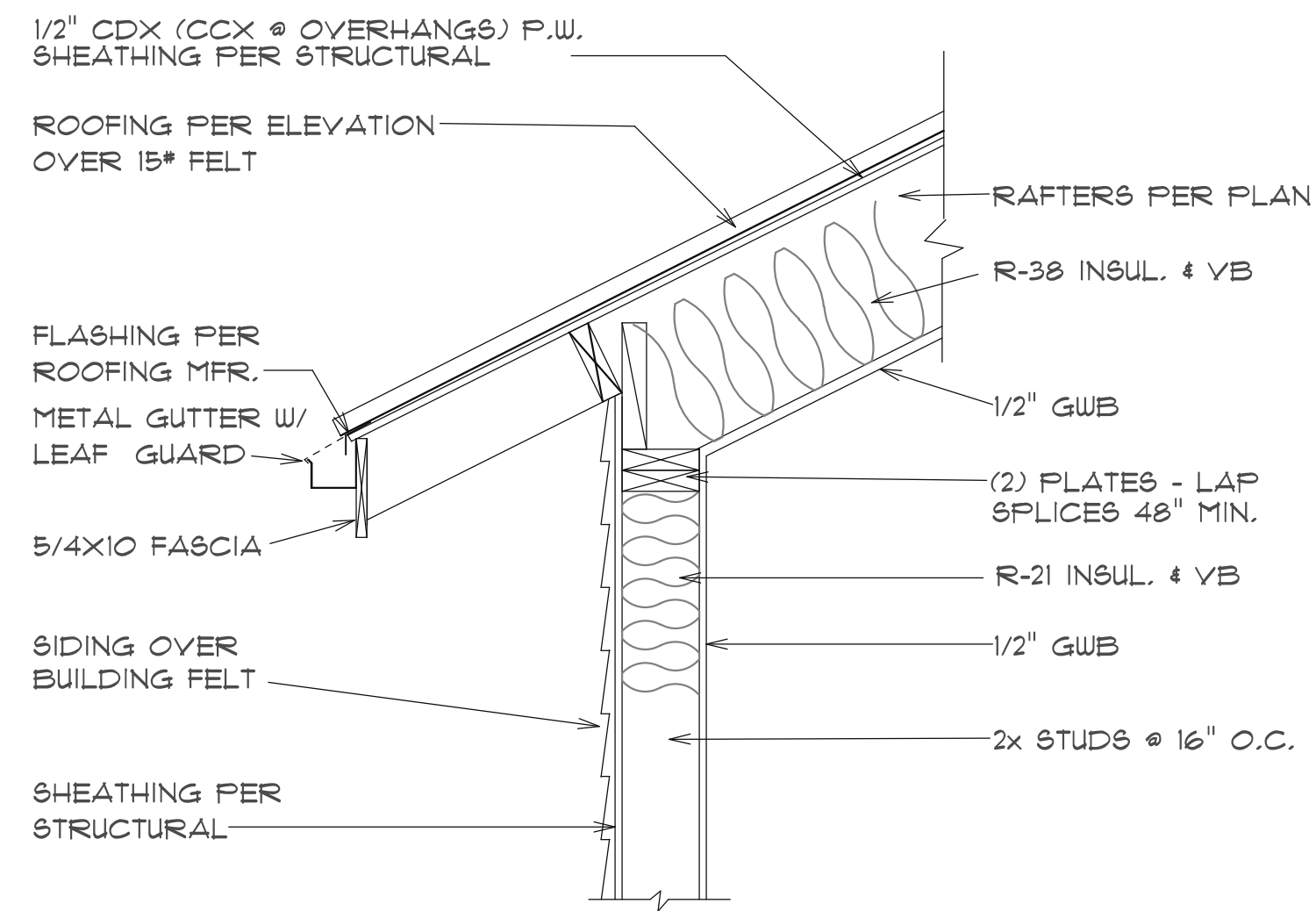
DATE
6-25-2020

PROJECT NO.
001

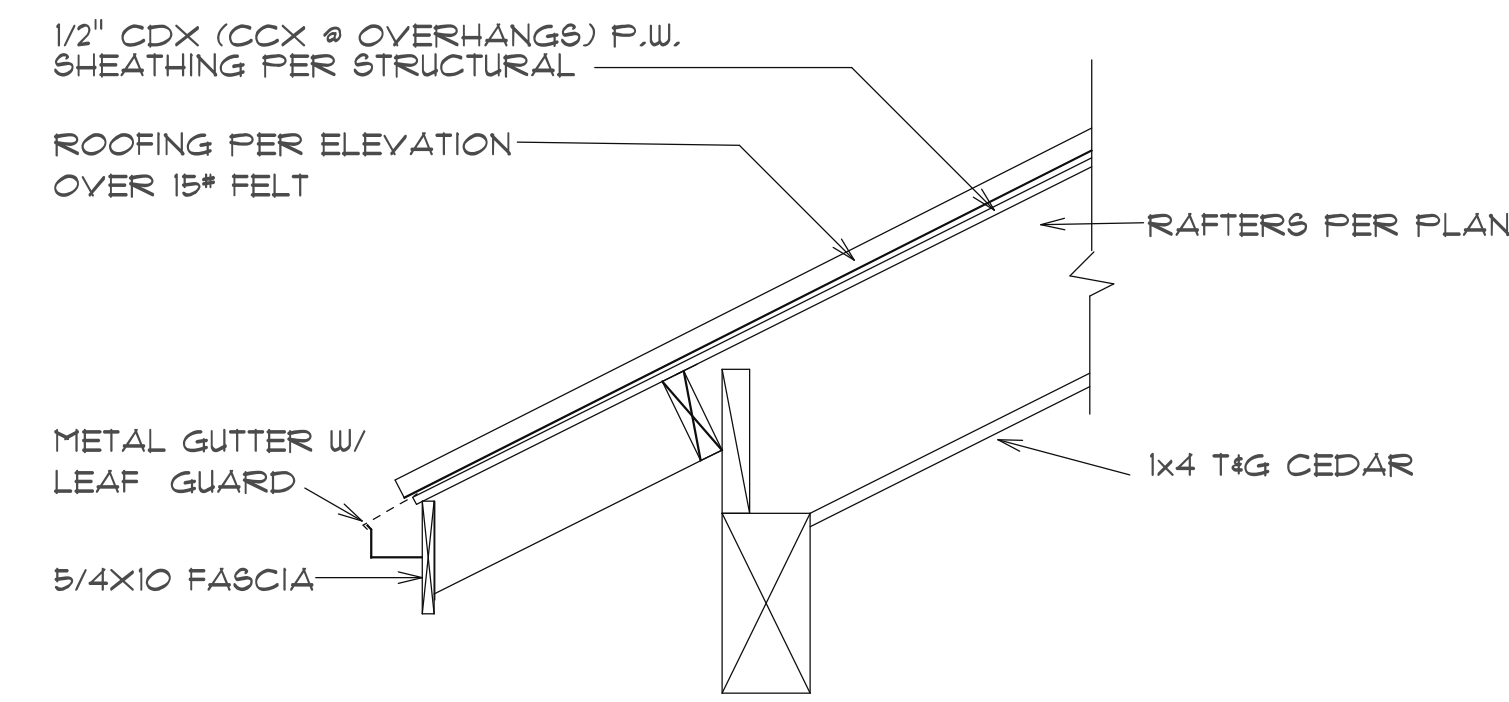
SHEET NO.
A5.2



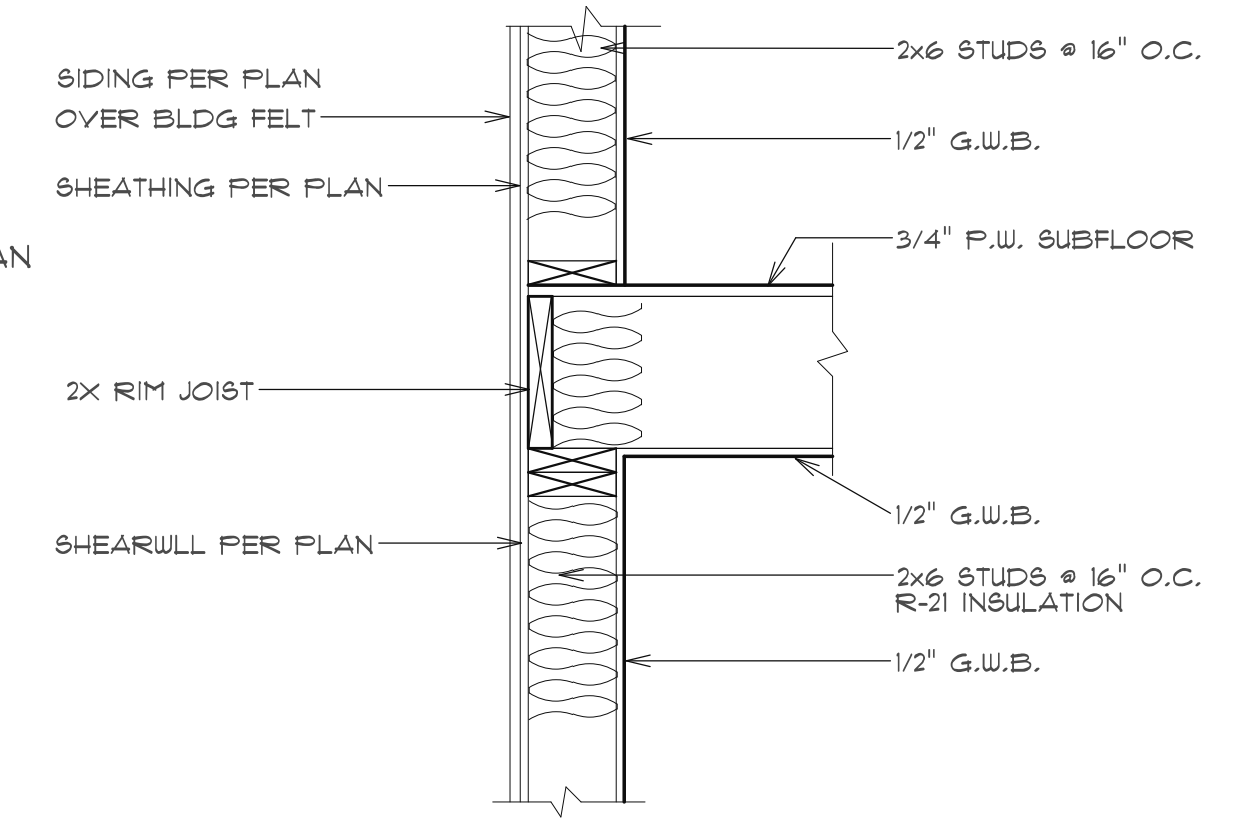
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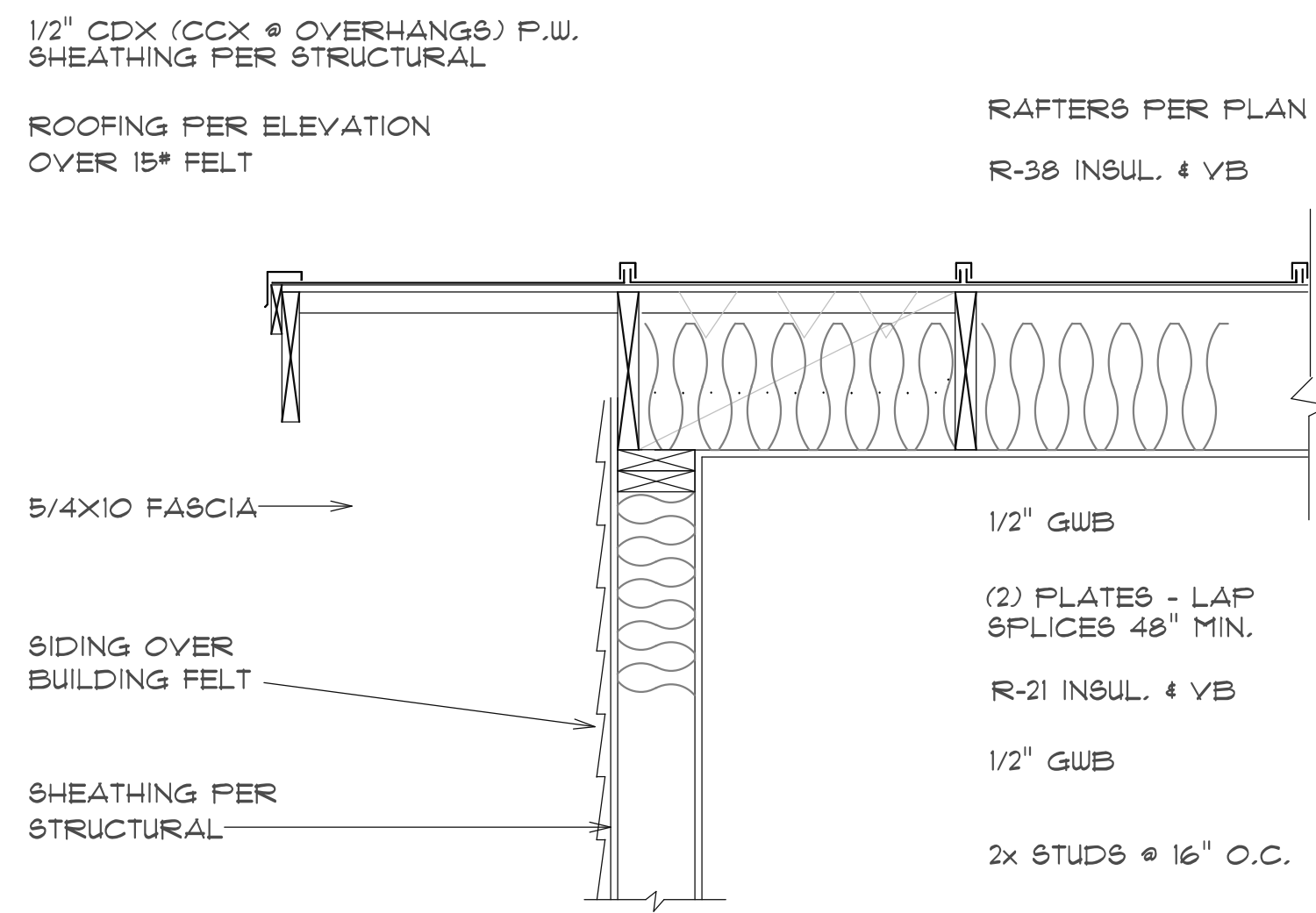
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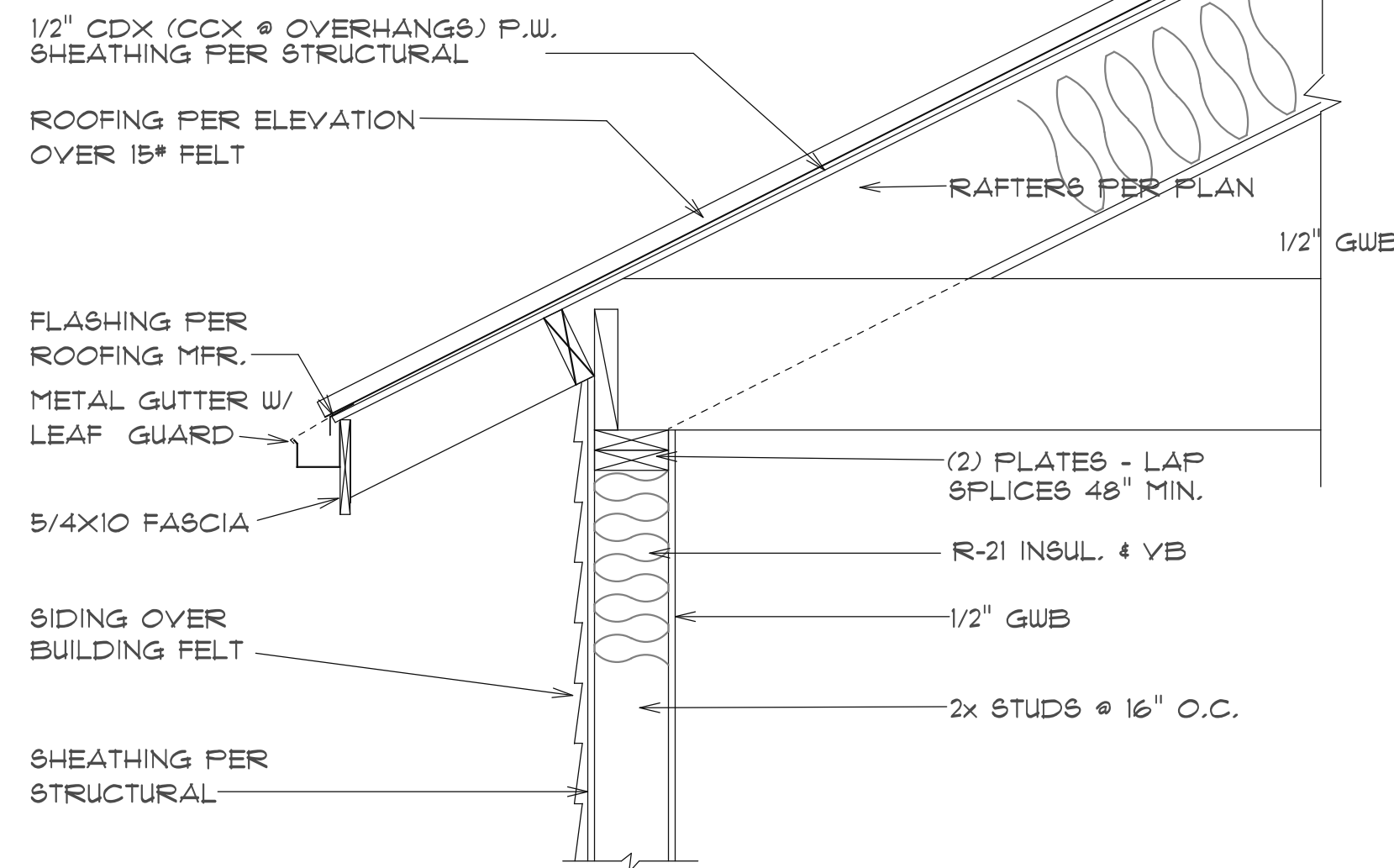
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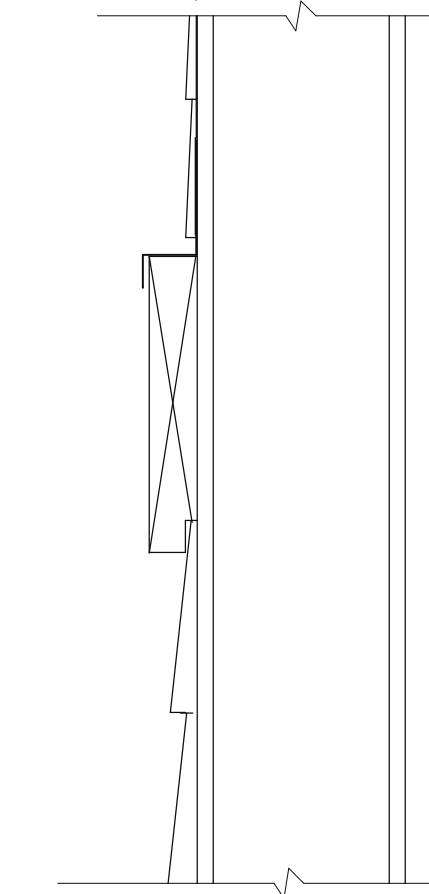
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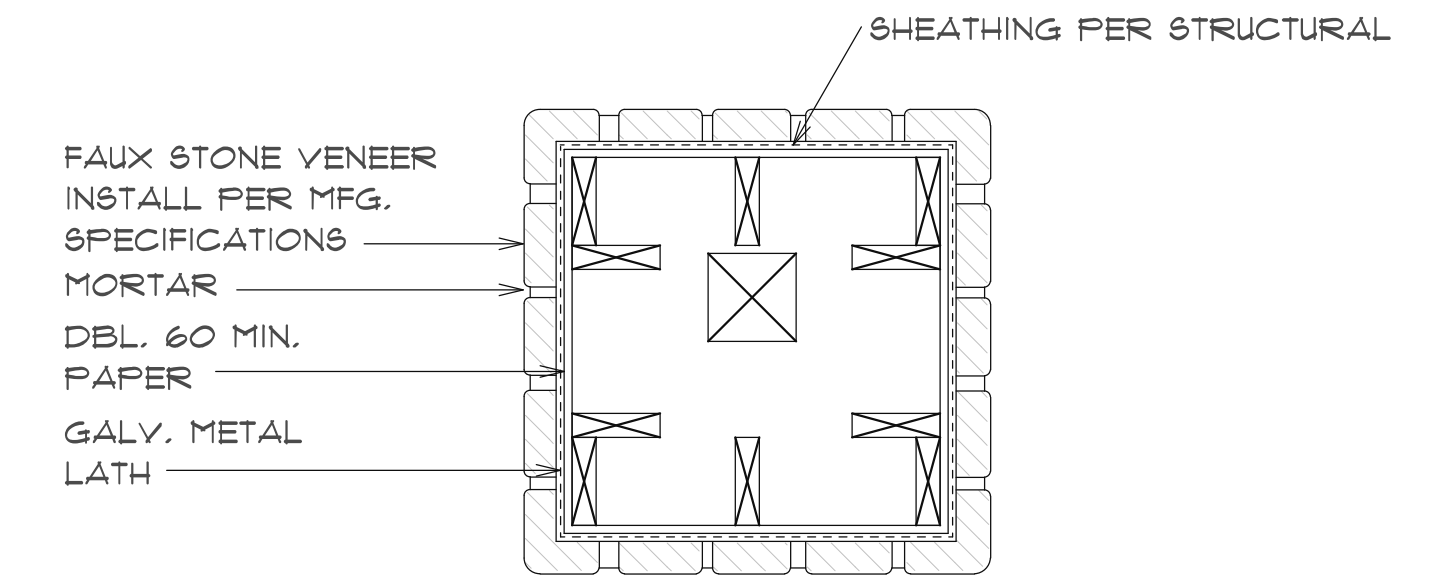
5 DETAIL
SCALE: 1"=1'-0"



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



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



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

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

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



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

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

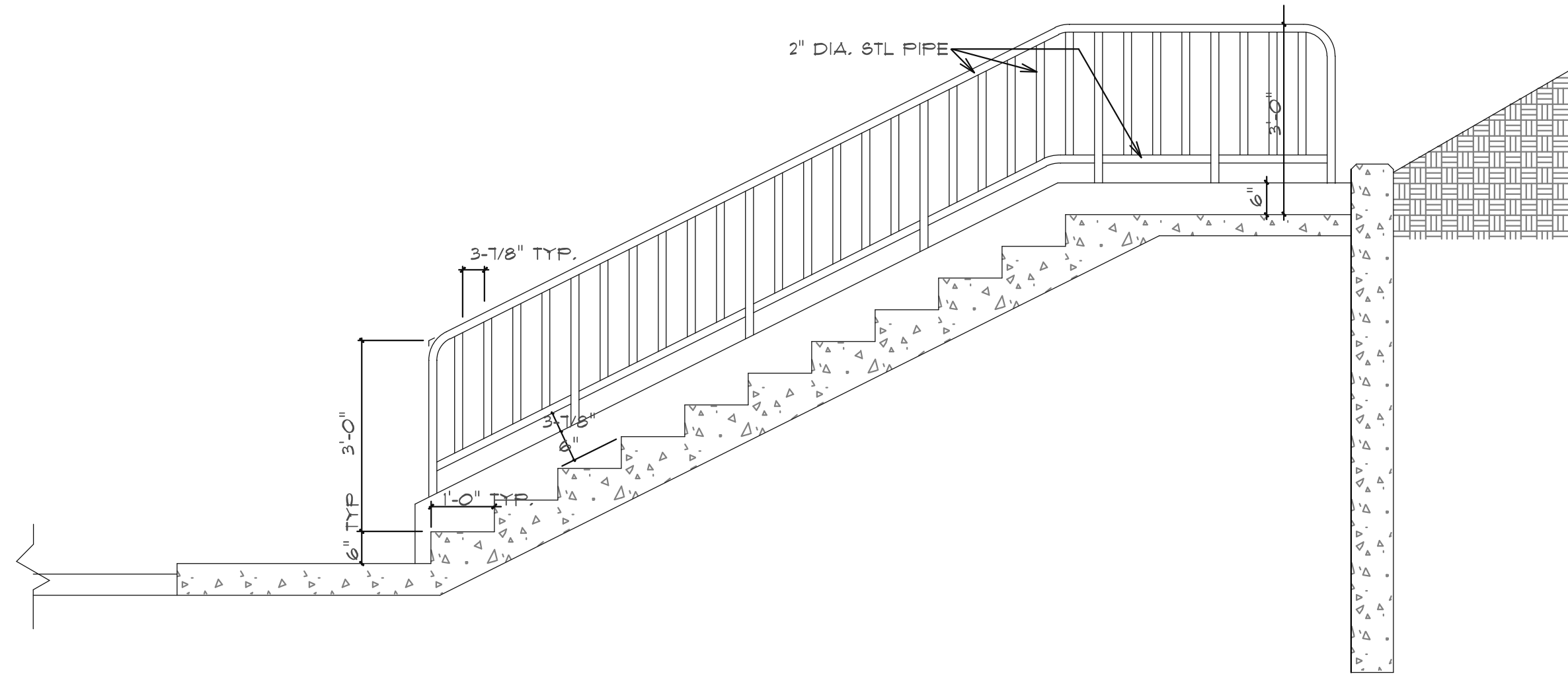
DETAILS

DATE
6-25-2020

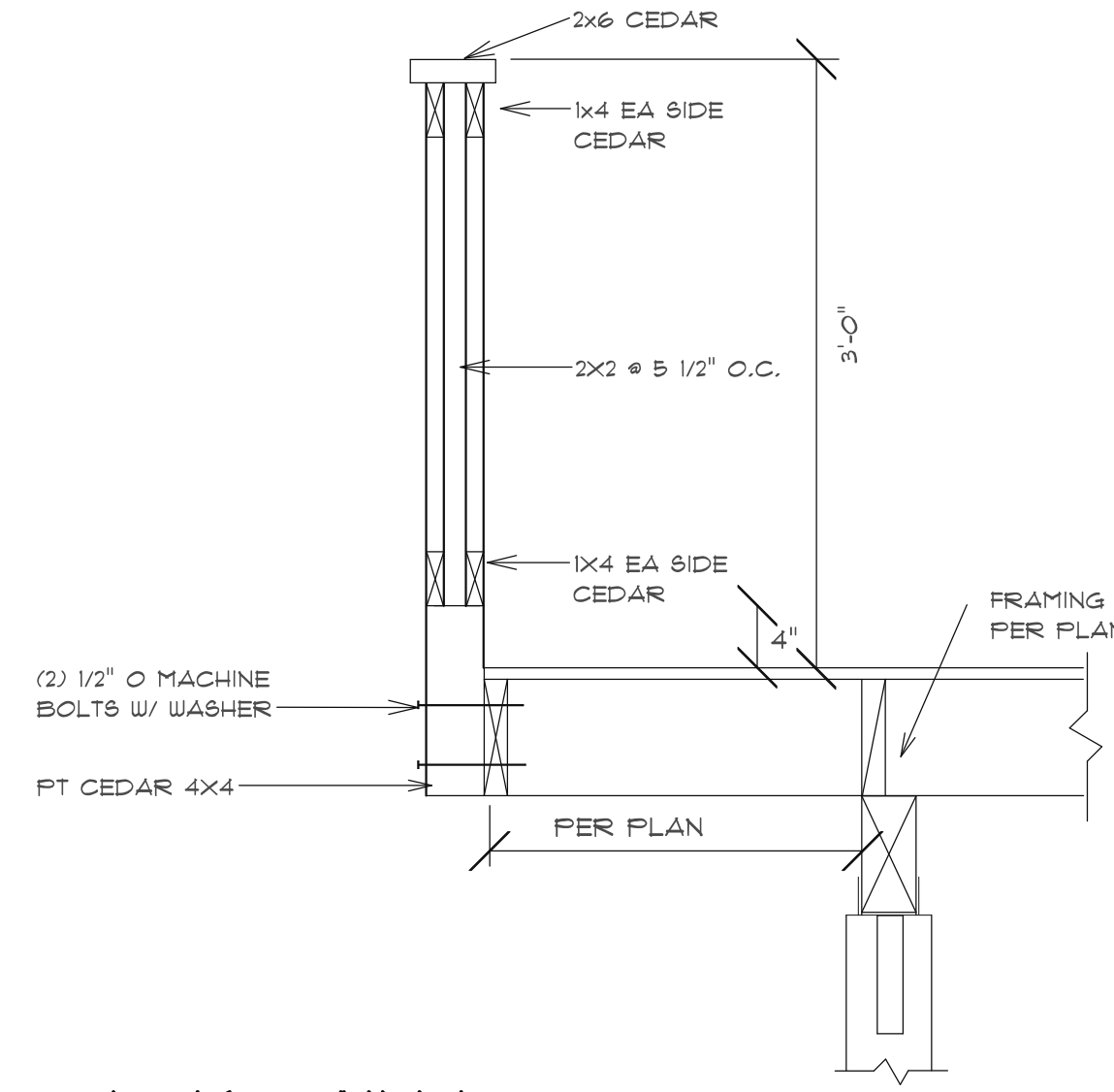
PROJECT NO.
001

SHEET NO.

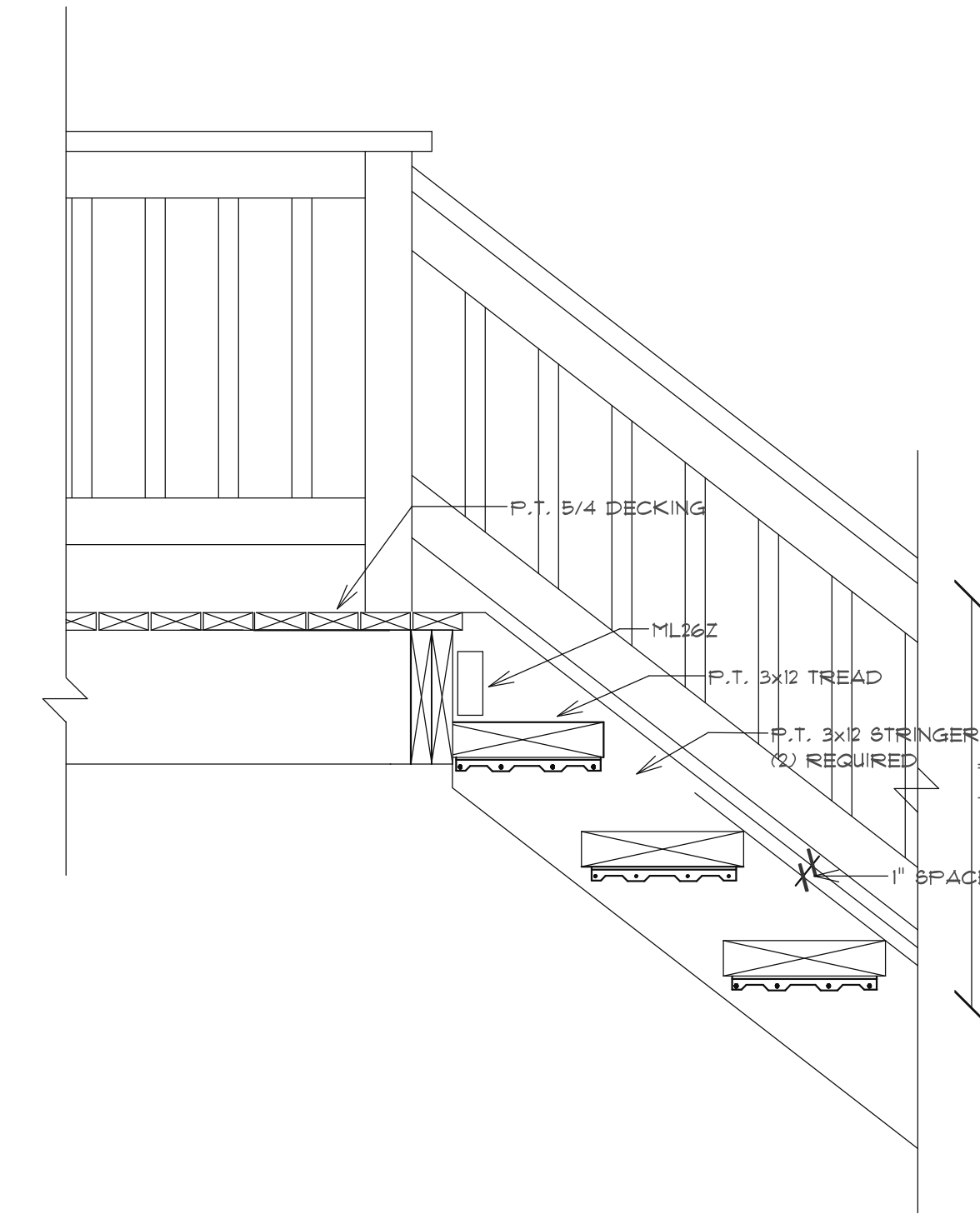
A-5.3



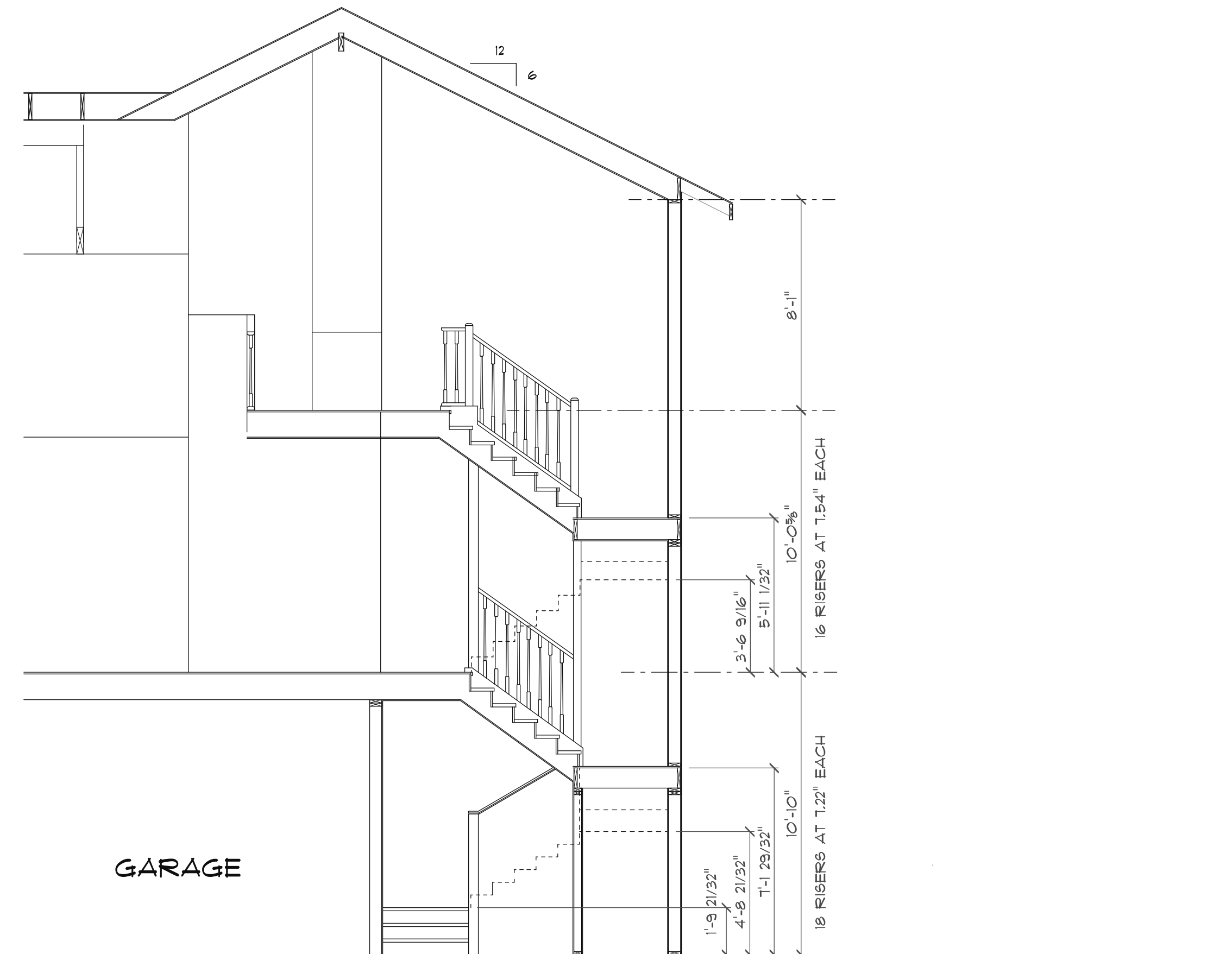
1 STAIR SECTION
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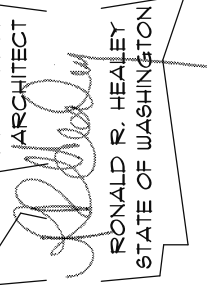
2 DECK RAILING
SCALE: 1/4"=1'-0"



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



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



THE HEALEY ALLIANCE AZ
2505 N. 139th DRIVE, SUITE 100, AZ 85521 • (480) 444-6788
ARCHITECTS

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

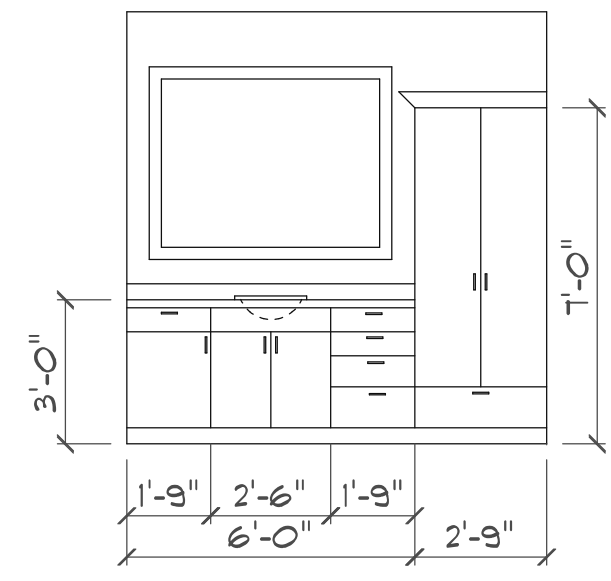
STAIRS SECTION
& DETAILS

DATE
6-25-2020

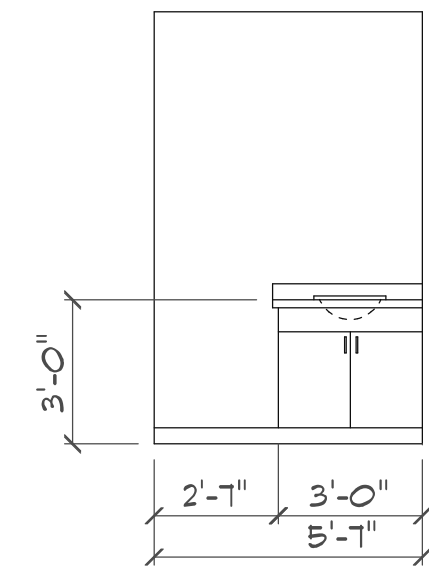
PROJECT NO.
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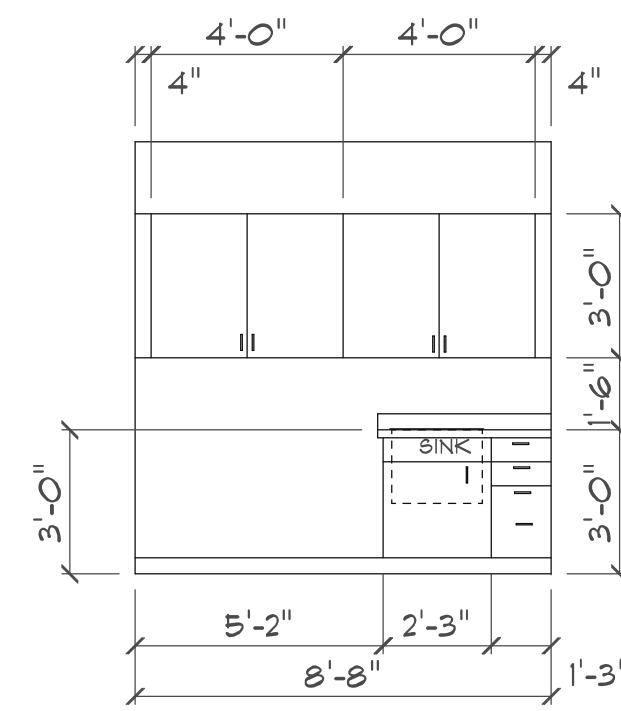
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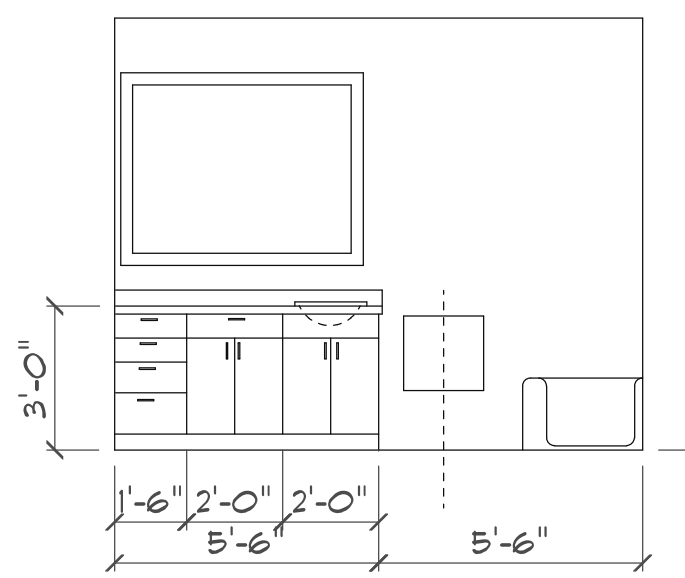
BATH CABINETS BDRM #2 & #3



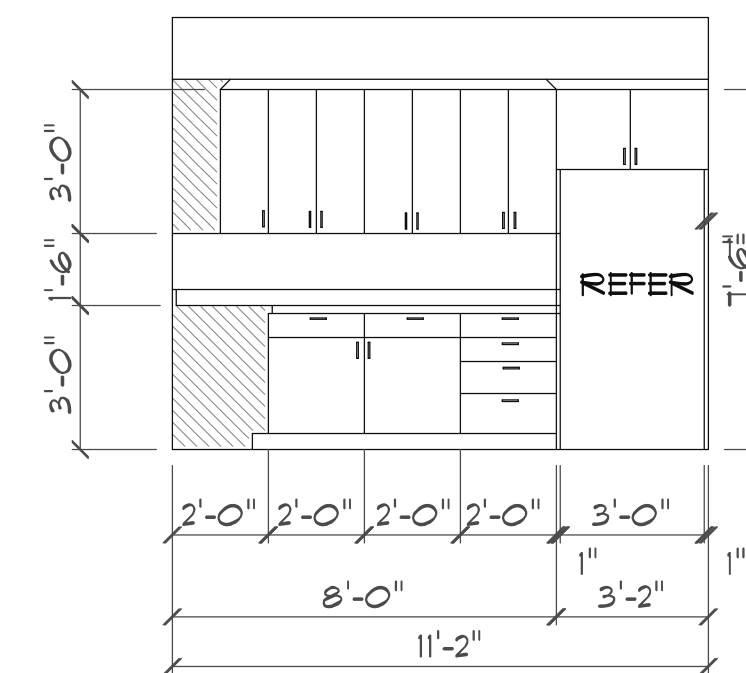
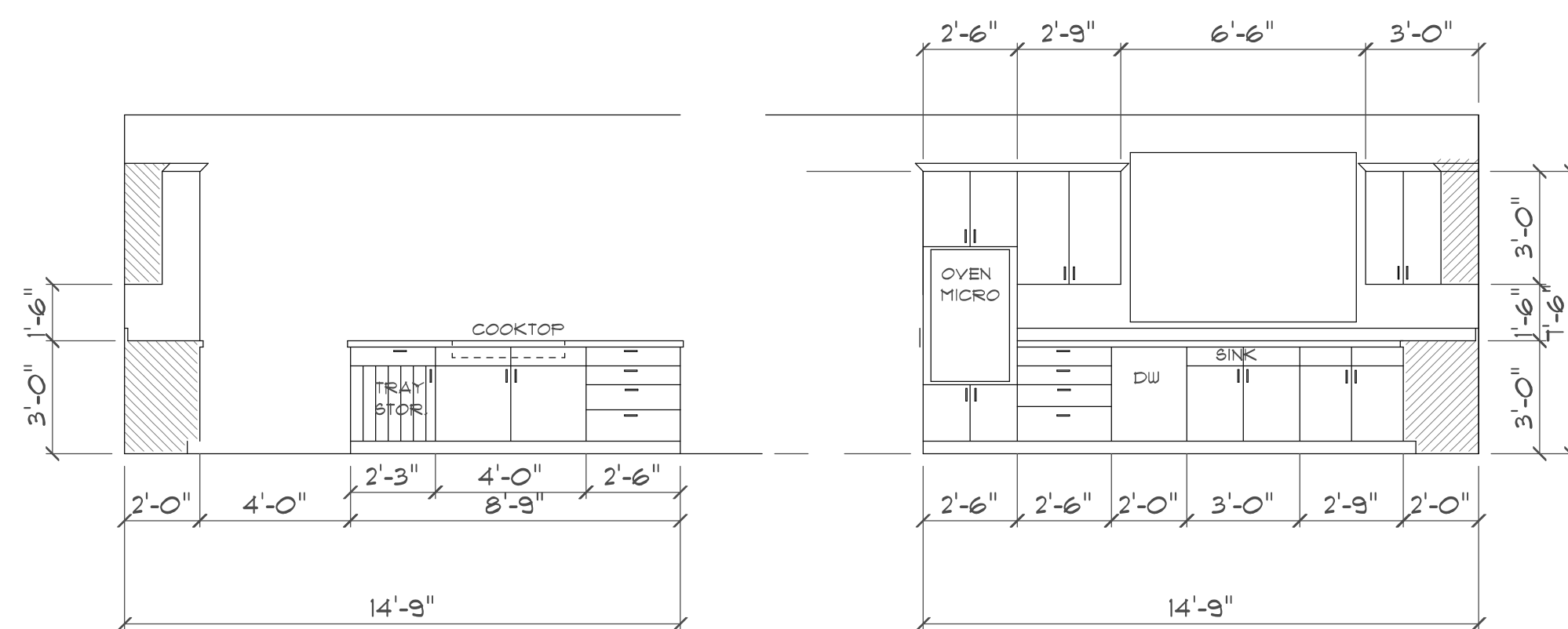
POWDER ROOM



LAUNDRY ROOM



BATH CABINETS BDRM #2 & #3



BATH CABINETS BDRM #2 & #3



ELECTRICAL	SYMBOL
110 v direct connection	⊕
Outlet 110 gfi up	⊕ _{gfi}
Recessed can	⊙
Recessed directional	⊙ _{dir}
Surface mount	⊙ _{sm}
Wall Mount Flood	⊕ _{wmf}
Telephone outlet	⊕ _{tel}
Wall mount	⊕ _{wm}
fan	⊕ _f
outlet	⊕
220v Direct Wire	⊕ ₂₂₀
outlet gfi	⊕ _{gfi}
smoke detector	⊕ _{sd}
split receptacle	⊕ _{split}
switch	⊕ _s
switch 3 way	⊕ _{s3}

REGISTERED ARCHITECT
 RONALD R. HEALEY
 STATE OF WASHINGTON

THE HEALEY ALLIANCE AZ
 2509 N 185th DRIVE, GOOD YEAR, AZ 85526 • (480) 444-6768
 ARCHITECTS

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

GARAGE PLAN

DATE
 6-25-2020

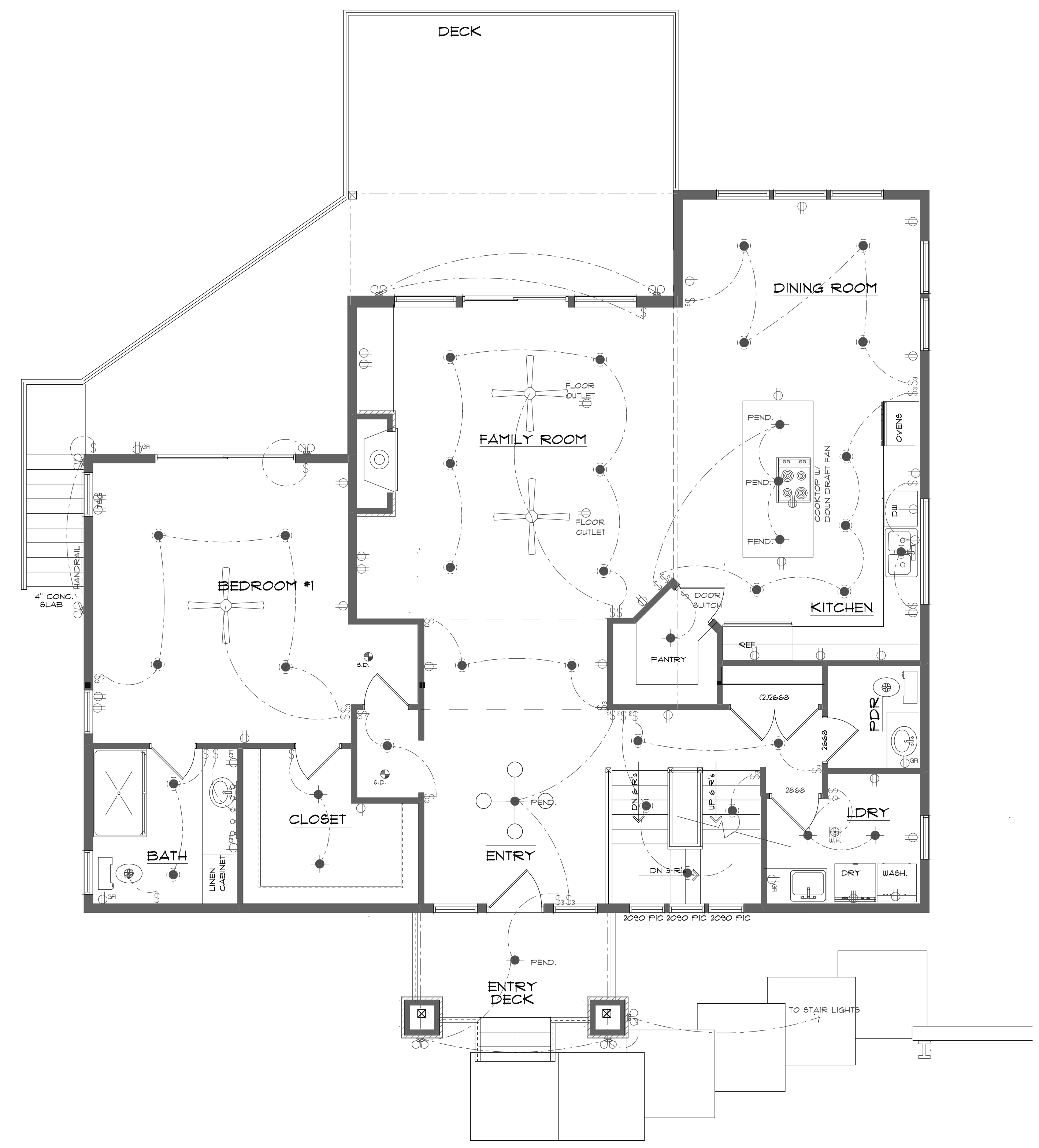
PROJECT NO.
 001

SHEET NO.
 A6.2

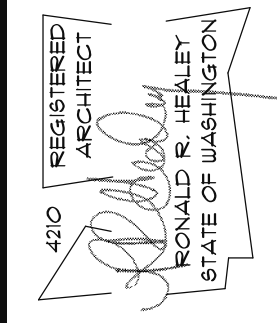
SCALE 1/4" = 1'-0"

WALL LEGEND	
	2x6 EXTERIOR WALL
	2x4 PARTITION
	2x6 PARTITION
	36" HIGH RAILING

LEGEND	
	50 CFM MIN. FAN (V.T.O.)
	110V. SMOKE DETECTOR W/ BATTERY BACK-UP & 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	
Recessed can	
Recessed directional	
Surface mount	
Wall Mount Flood	
Telephone outlet	
Wall mount	
Fan 50 CFM min	
outlet	
220v Direct Wire	
outlet gfi	
110v. smoke detector with battery backup interconnect alarms	
110v. combination smoke & carbon monoxide detector with battery backup interconnect alarms	
split receptacle	
switch	
switch 3 way	
paddle fan	



THE HEALEY ALLIANCE AZ
 2525 N 135th DRIVE, GOODYEAR, AZ 85335 • (480) 444-6168
 ARCHITECTS

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

MAIN FLOOR ELECTRICAL

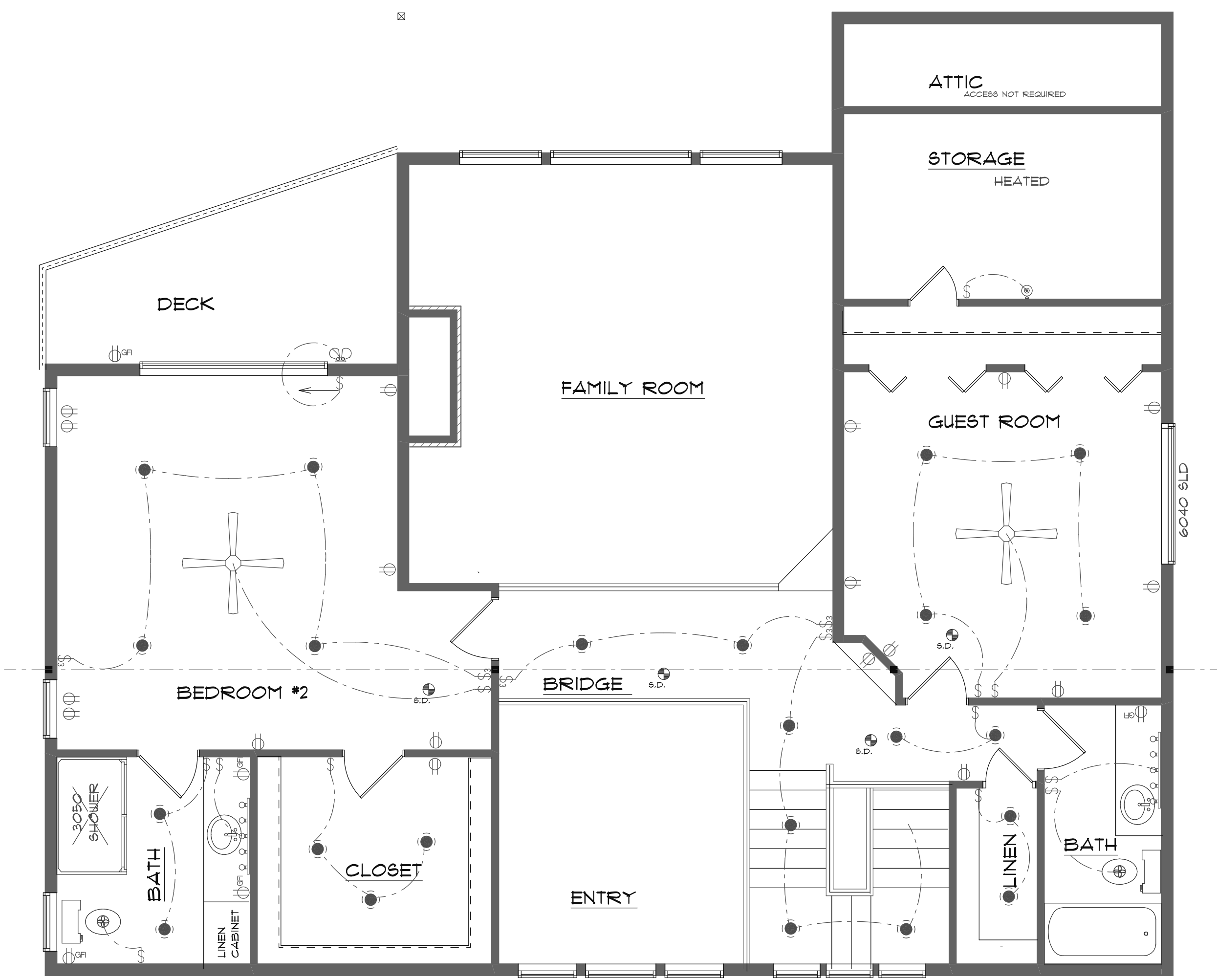
SCALE 1/4" = 1'-0"

DATE 6-25-2020

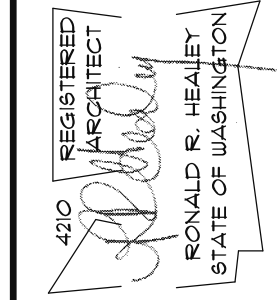
PROJECT NO. 001

SHEET NO.

A6.3



ELECTRICAL	SYMBOL
110 v direct connection	⊖
Outlet 110 gfi up	⊖ _{GF}
Recessed can	●
Recessed directional	●
Surface mount	⊕
Wall Mount Flood	⊕
Telephone outlet	⊕
Wall mount	⊕
fan 50 CFM min	⊕
outlet	⊖
220v Direct Wire	⊖
outlet gfi	⊖ _{GF}
110v. smoke detector with battery backup interconnect alarms	⊕ _{S.D.}
110v. combination smoke & carbon monoxide detector with battery backup interconnect alarms	⊕ _{S.D.}
split receptacle	⊖
switch	\$
switch 3 way	\$ ₃
paddle fan	⊕



THE HEALEY ALLIANCE AZ
 2805 N TIBBET DRIVE, GOOD YEARS, AZ 85395 - (480) 444-6766
ARCHITECTS

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

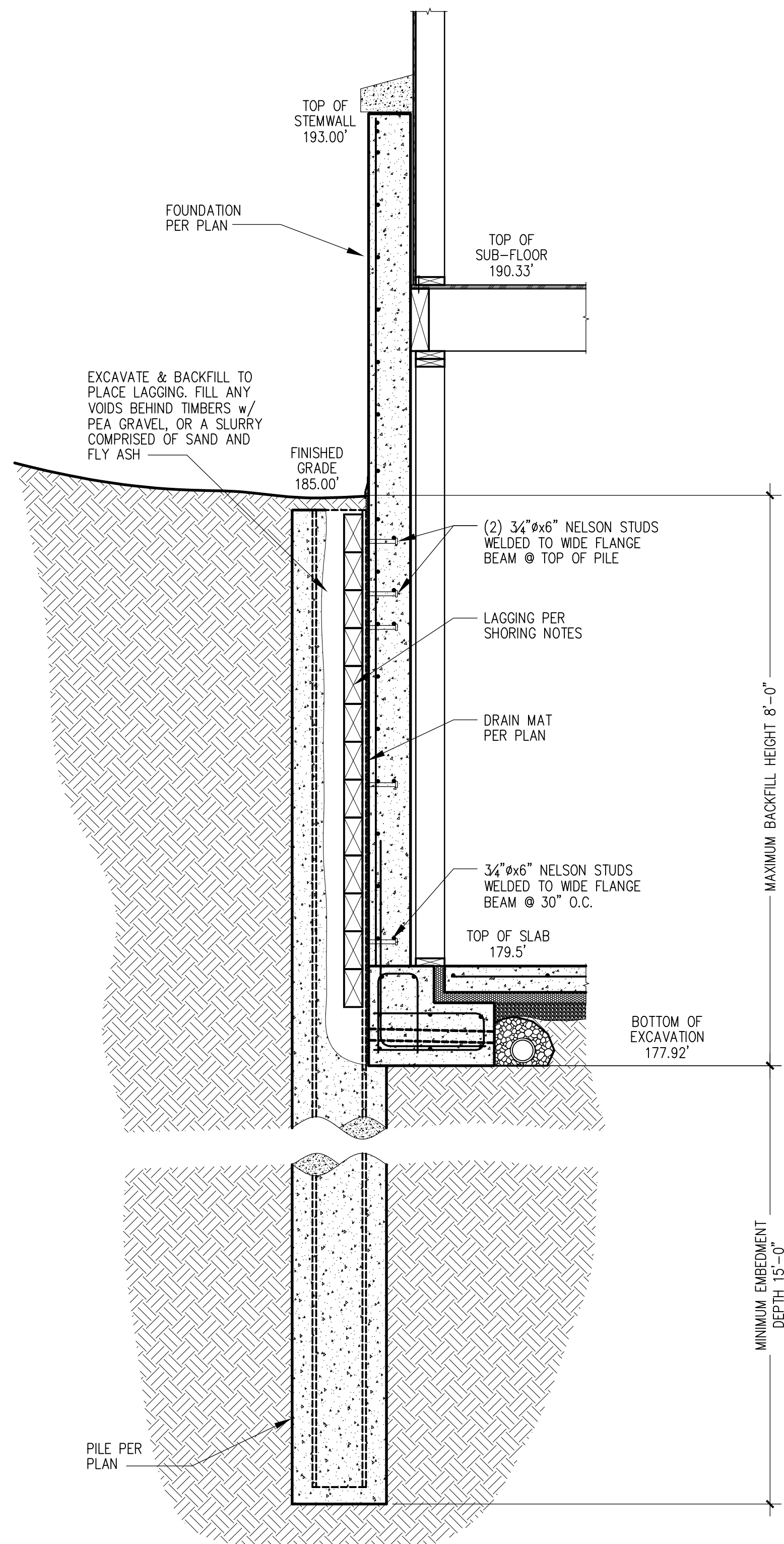
UPPER FLOOR PLAN

DATE
6-25-2020

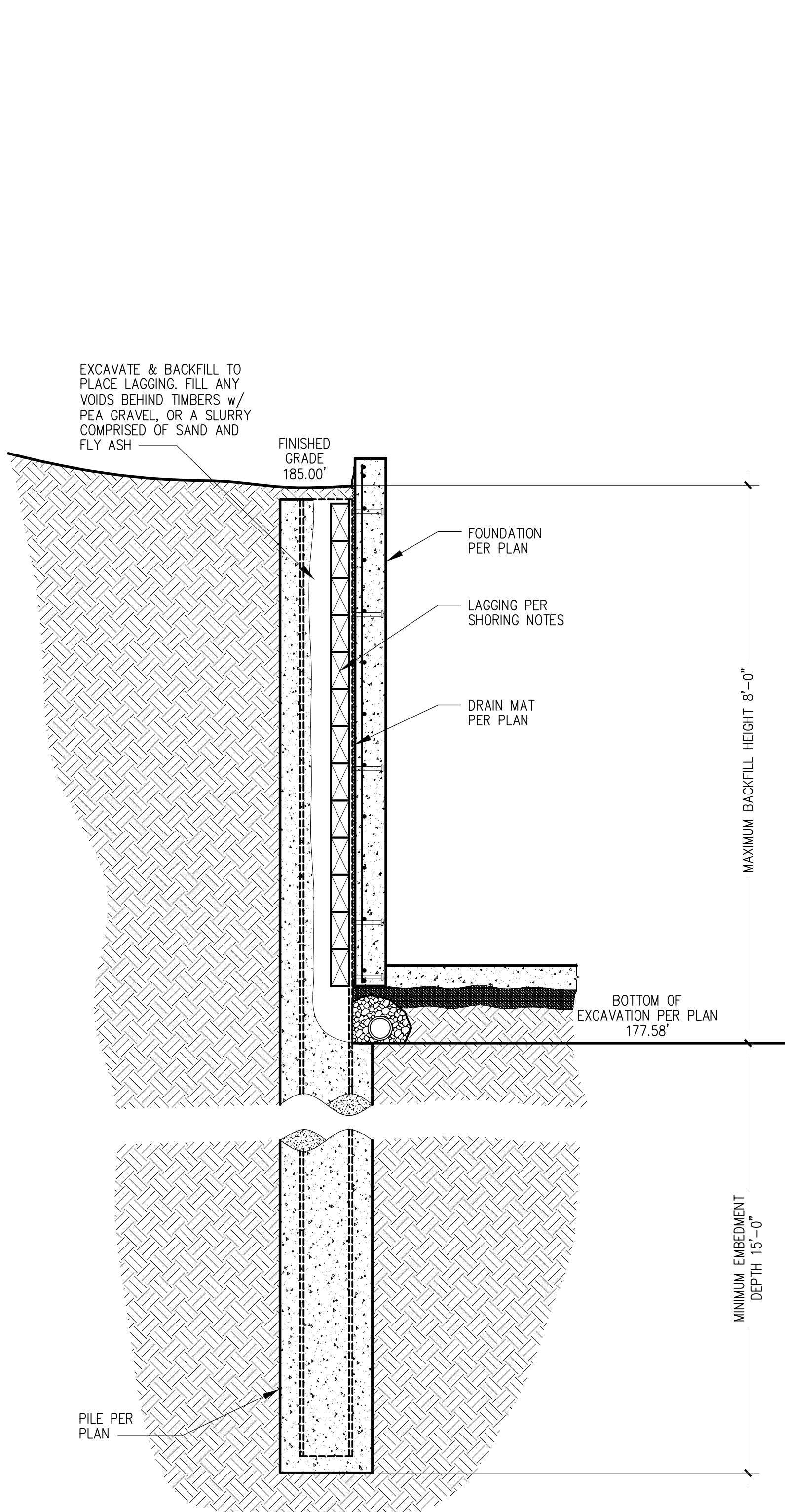
PROJECT NO.
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SHEET NO.
A6.4

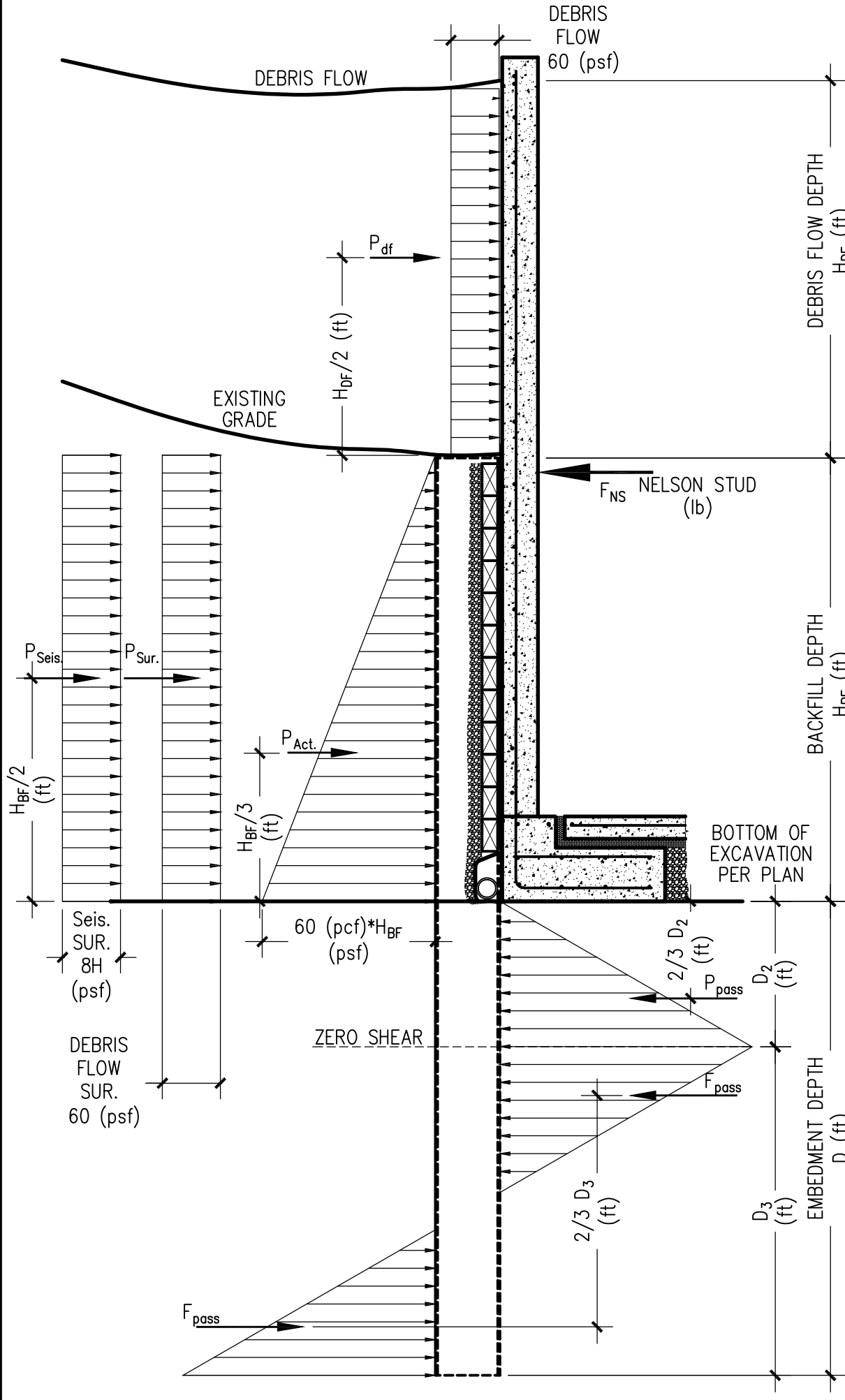
SCALE 1/4" = 1'-0"



1 TYPICAL PILE SECTION (MAIN HOUSE)



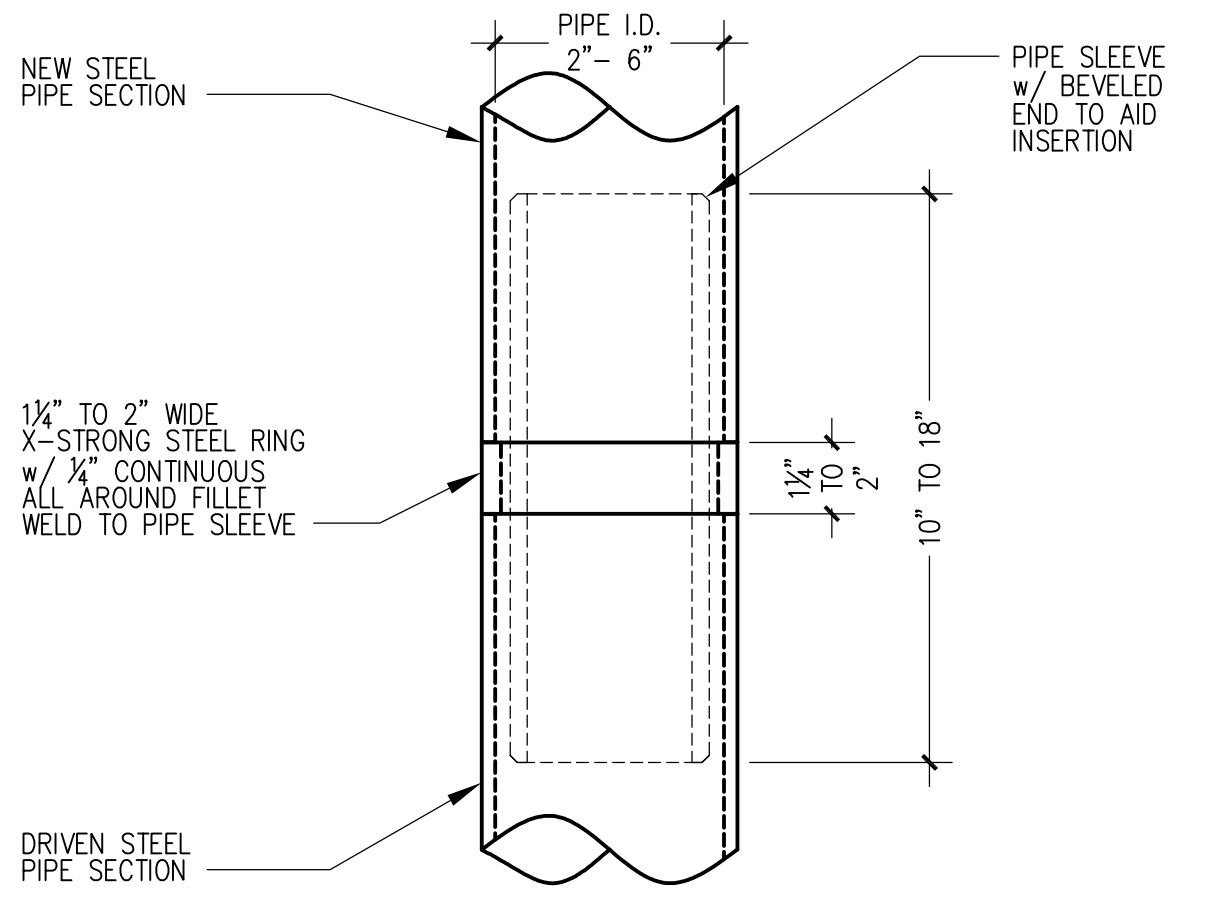
2 TYPICAL PILE SECTION (SITE WALL)



3 PILE LOADING DIAGRAM

PILE #	HEIGHT OF BACKFILL H (ft)	MIN. PILE DEPTH D (ft)	MAX. PILE SPACING S _P (ft)	AUGER DIA. d (in)	STEEL SECTION	TIMBER LAGGING
1-9	7'-2"	31'-6"	6'-0"	24"	W10x45	4x8 P.T. HF#2
10-13	9'-0"	30'-10"	6'-0"	24"	W10x54	4x8 P.T. HF#2
14-16	8'-0"	28'-2"	6'-0"	24"	W10x39	4x8 P.T. HF#2

4 PILE SCHEDULE



5 TYPICAL PIN PILE SPLICING DETAIL

GENERAL STRUCTURAL SHORING NOTES

REFERENCE DOCUMENTS:
 GEOTECHNICAL ENGINEERING STUDY
 GEO GROUP NORTHWEST, INC.
 REPORT #G-3637 DATED: FEB. 14, 2016

DESIGN LOADS:
 THE SOIL PRESSURES INDICATED ON THE SOILS PRESSURE DIAGRAM DETAIL 3/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
3000	1} SACKS 6SACKS	6 GALLONS	PILE LEAN CONCRETE PILE STRUCTURAL GROUT

STRUCTURAL TIMBERS:
 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 STRUCTURAL 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 A992, 50KSI 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 PERFORMED 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:

- 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 D1.1 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.
 - 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

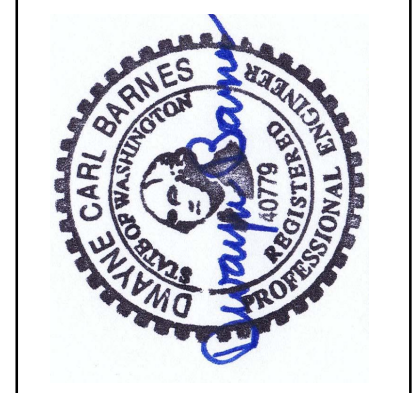
REFERENCE DOCUMENTS:
 GEOTECHNICAL ENGINEERING STUDY
 GEO GROUP NORTHWEST, INC.
 REPORT #G-3637 DATED: MAR. 15, 2015

PIN PILES:
 1. ALL PIN PILES SHALL CONSIST OF 4" 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

- 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 7.8 TONS FOR BATTERED PILES.
- CONTRACTOR SHALL SUPPLY THE GEOTECHNICAL ENGINEER WITH ALL EQUIPMENT AND HAMMER ENERGY INFORMATION TO BE USED ON THE PROJECT, PRIOR TO ARRIVING ON SITE.
- 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.

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



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

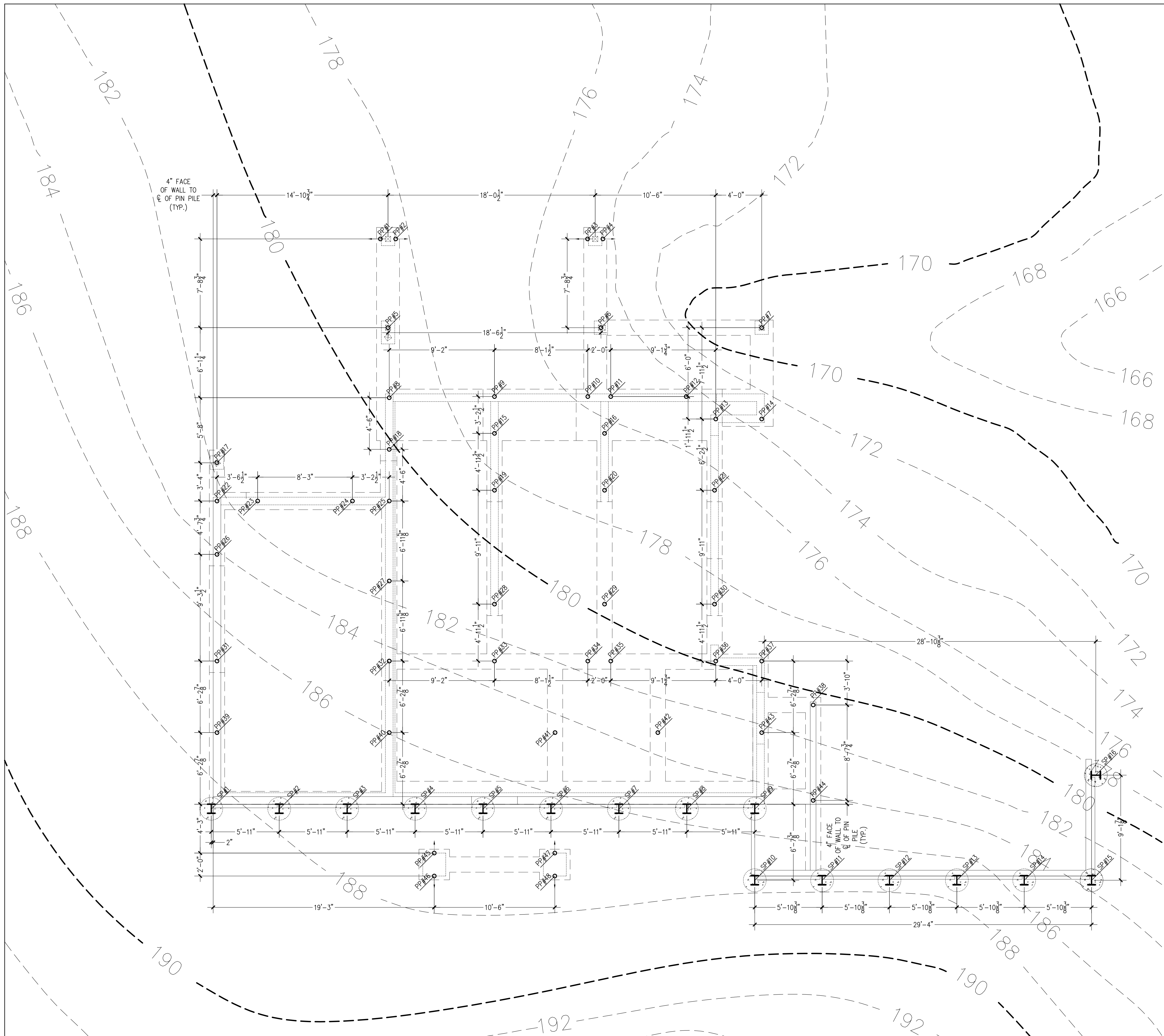
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Issued	Date
Permit Plans	03/30/20




18-025

P1.0
 SHORING/PIN PILE DETAILS



PILE PLAN

SCALE 1/4" = 1'-0"

- PILE PLAN NOTES**
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
 2. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
 3. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
 4. REFER TO SHEET P1.0 FOR GENERAL SHORING AND PILE NOTES AND ADDITIONAL SHORING AND PIN PILE INFORMATION.
 5.  INDICATES LOCATION AND NUMBER OF 4" PIN PILE PER PLAN.
 6.  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.
 7.  INDICATES LOCATION AND NUMBER OF AUGERCAST PILE PER PLAN. SEE TABLE 4/P1.0 FOR STEEL SIZE AND AUGER DEPTH AND DIAMETER.
 8. REFER TO SOILS REPORT G-3837 FROM GEO GROUP NORTHWEST, INC. FOR ADDITIONAL INFORMATION.
 9. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY ONSITE DURING PILE INSTALLATION TO OBSERVE AND VERIFY CORRECT INSTALLATION OF ALL SHORING AND PIN PILES.

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



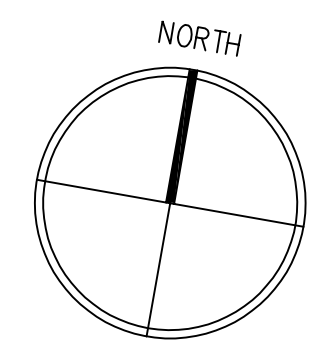
MI Treehouse, LLC
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 Mercer Island, WA 98084

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Issued	Date
Permit Plans	03/30/20

18-025

P1.1
 SHORING/PIN PILE PLAN



MAIN FLOOR FRAMING PLAN

SCALE 1/8" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES

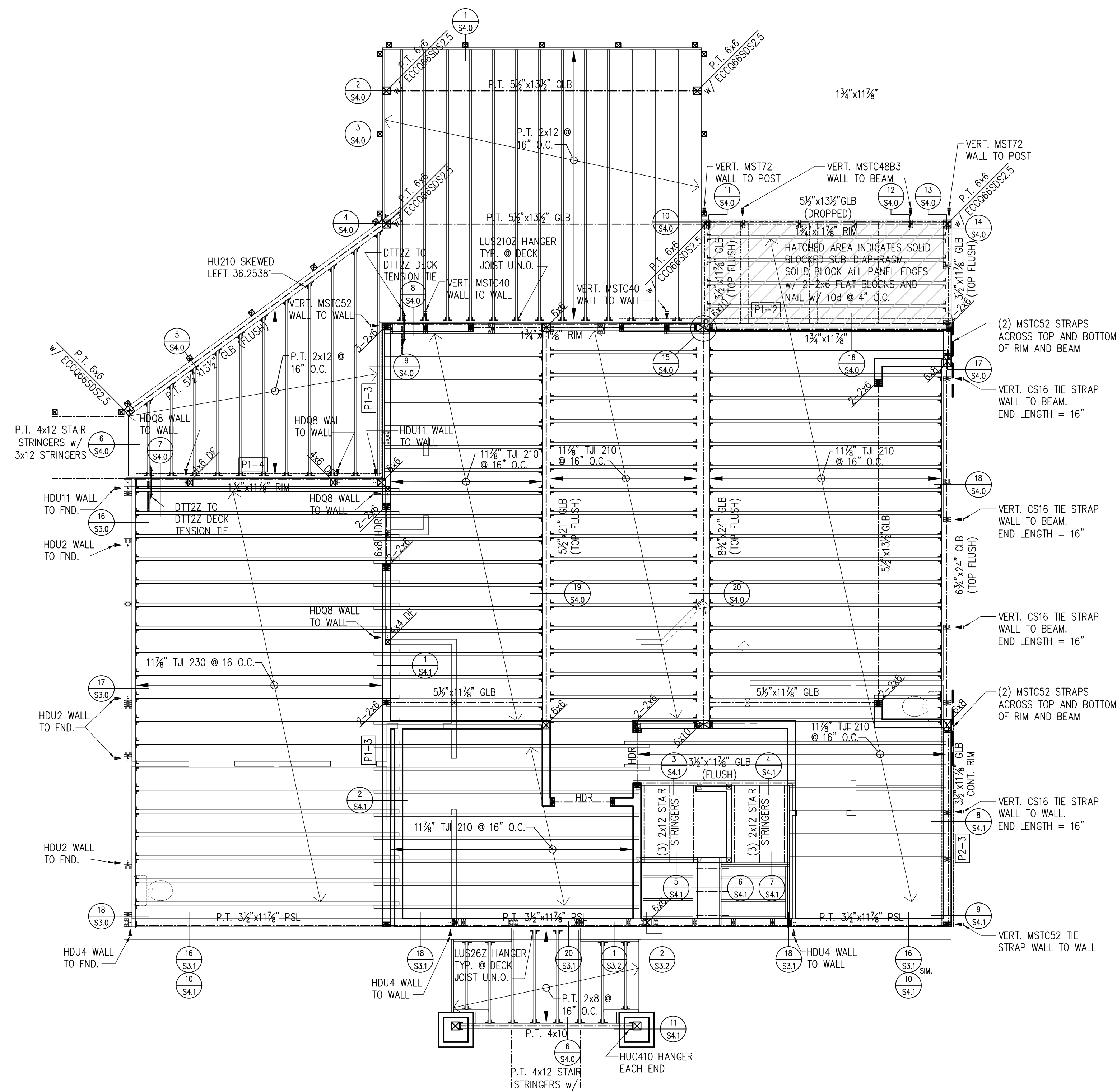
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK 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. 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 S3.0, S3.1, S3.2, S4.0, S4.1, AND S4.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

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

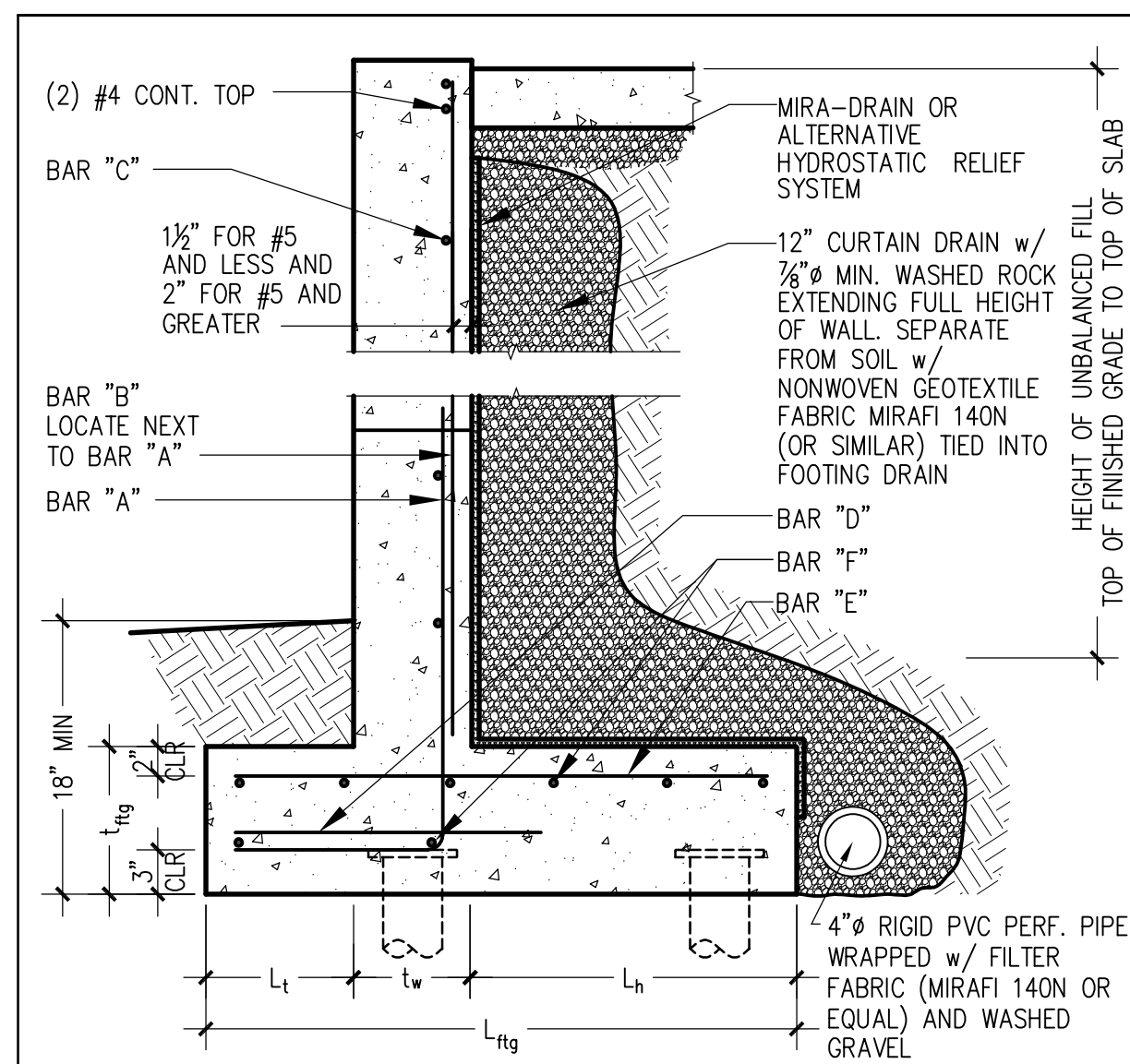


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Issued	Date
Permit Plans	10/10/19

18-025

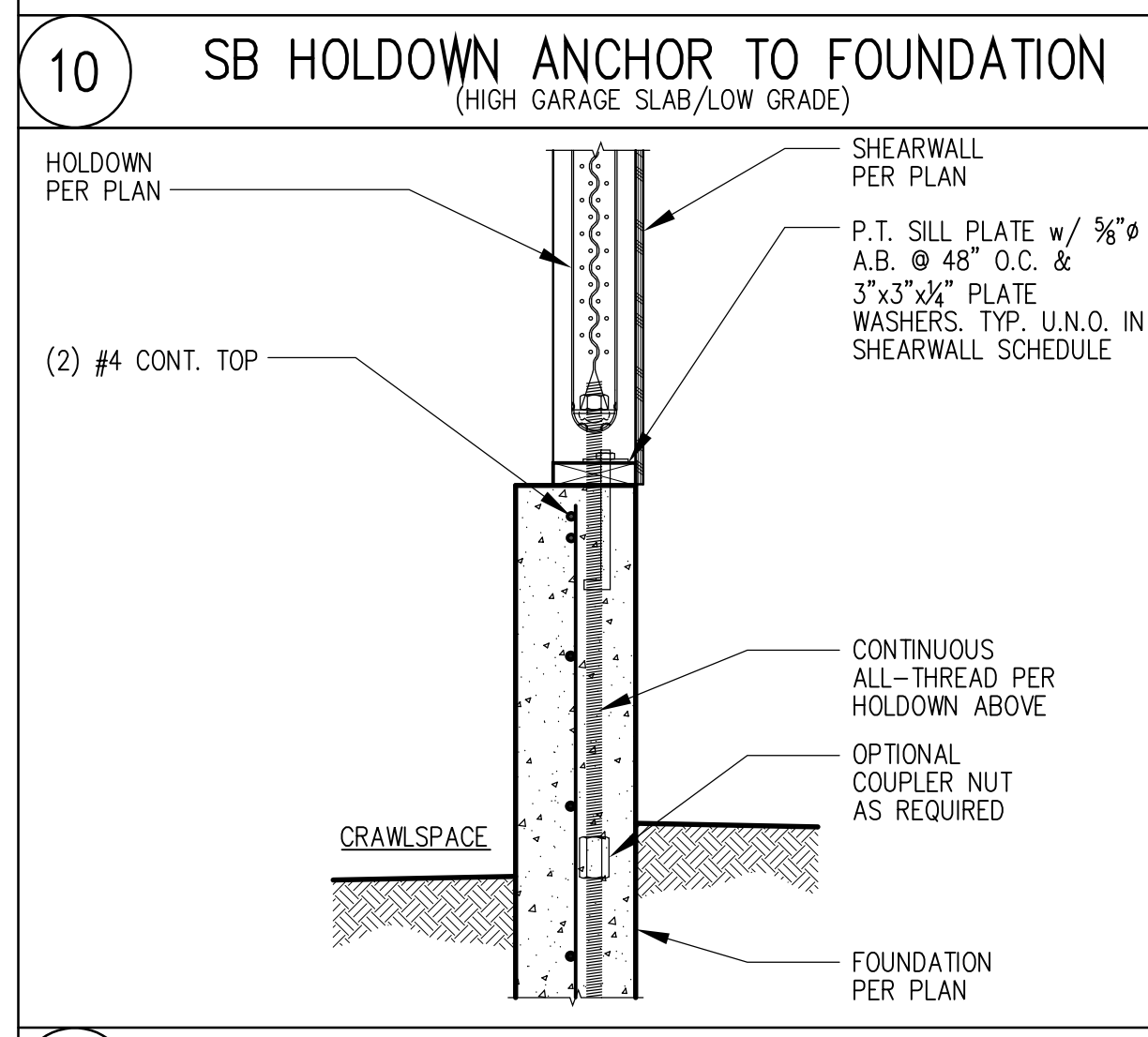
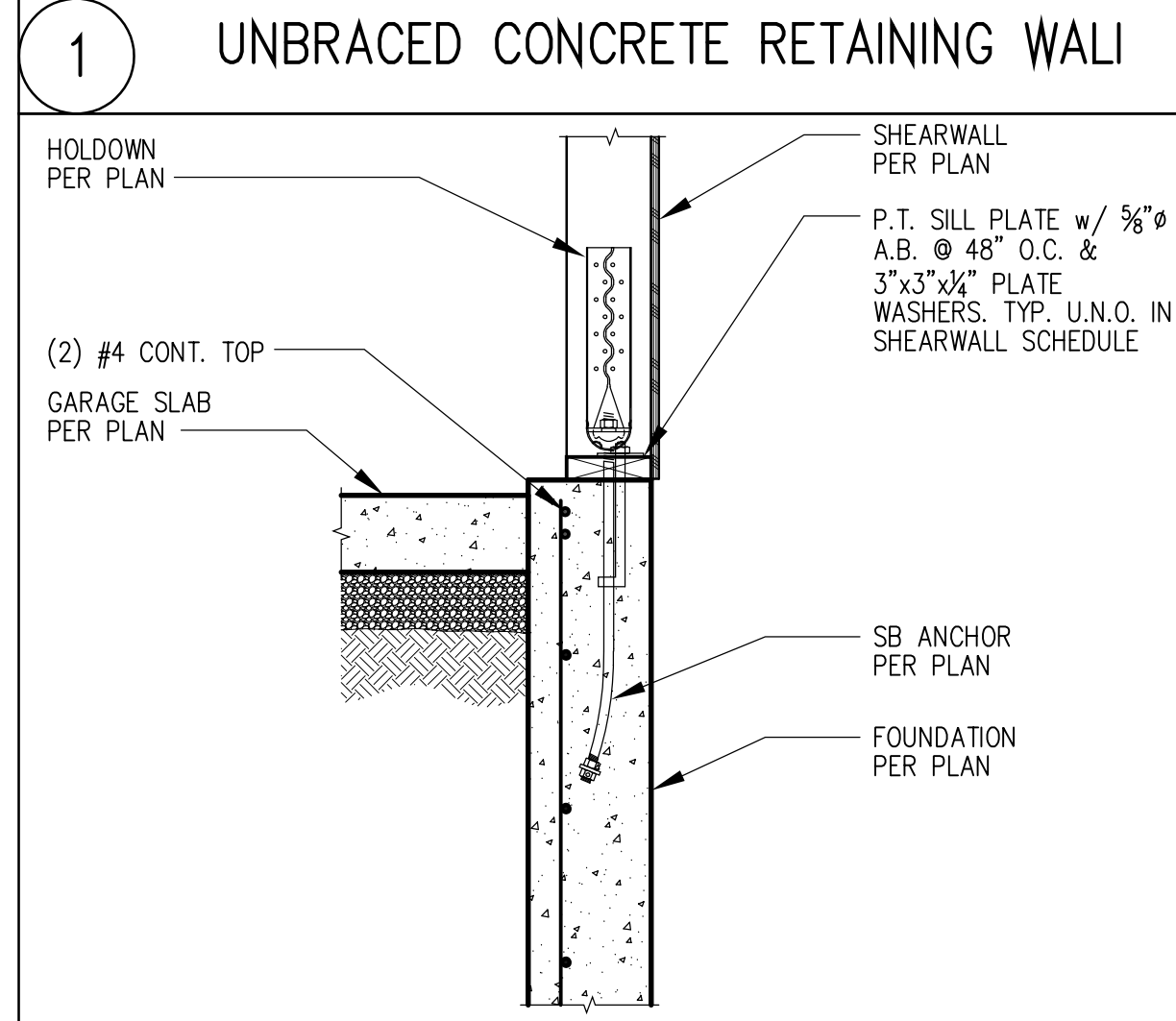
S2.1



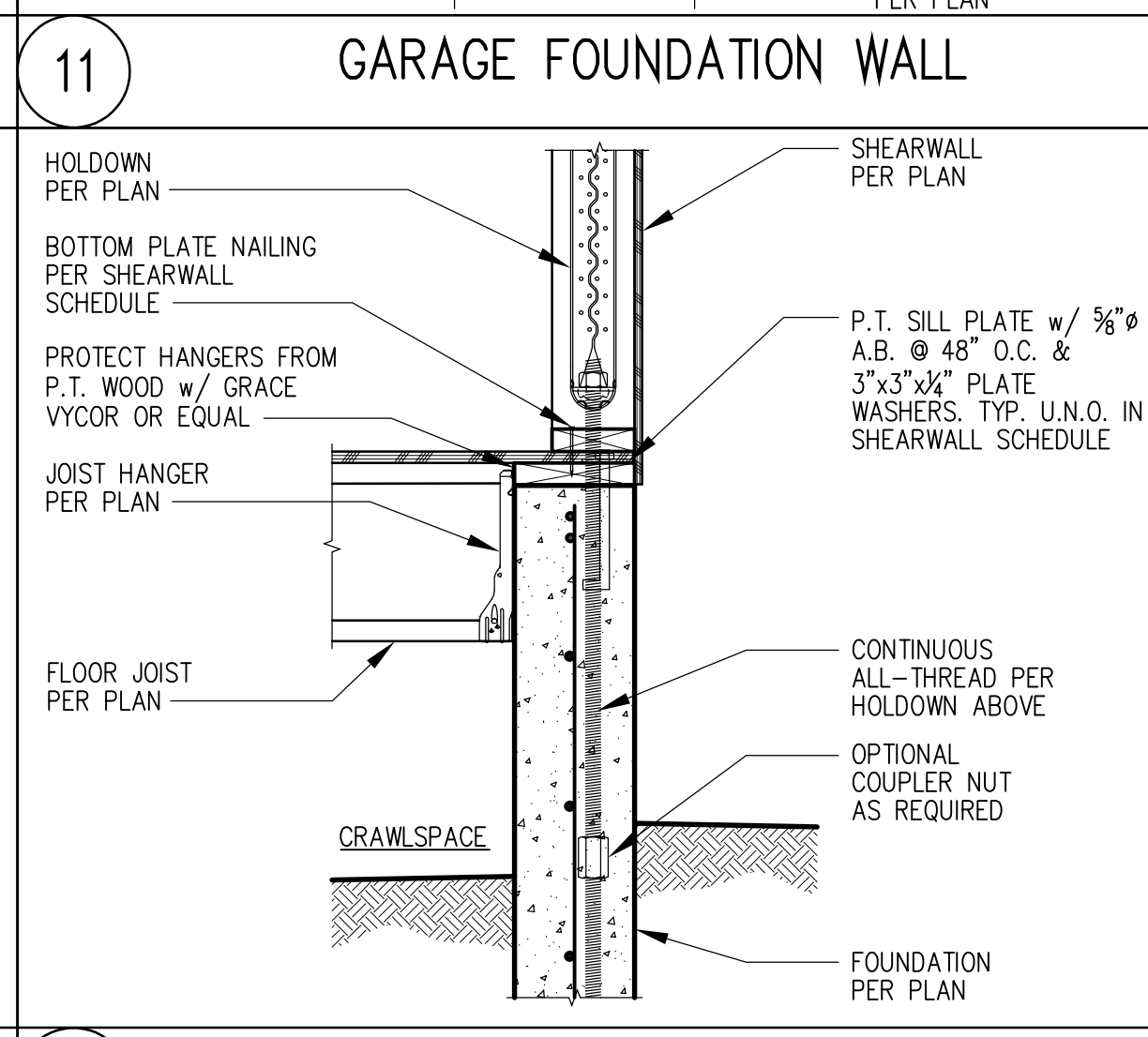
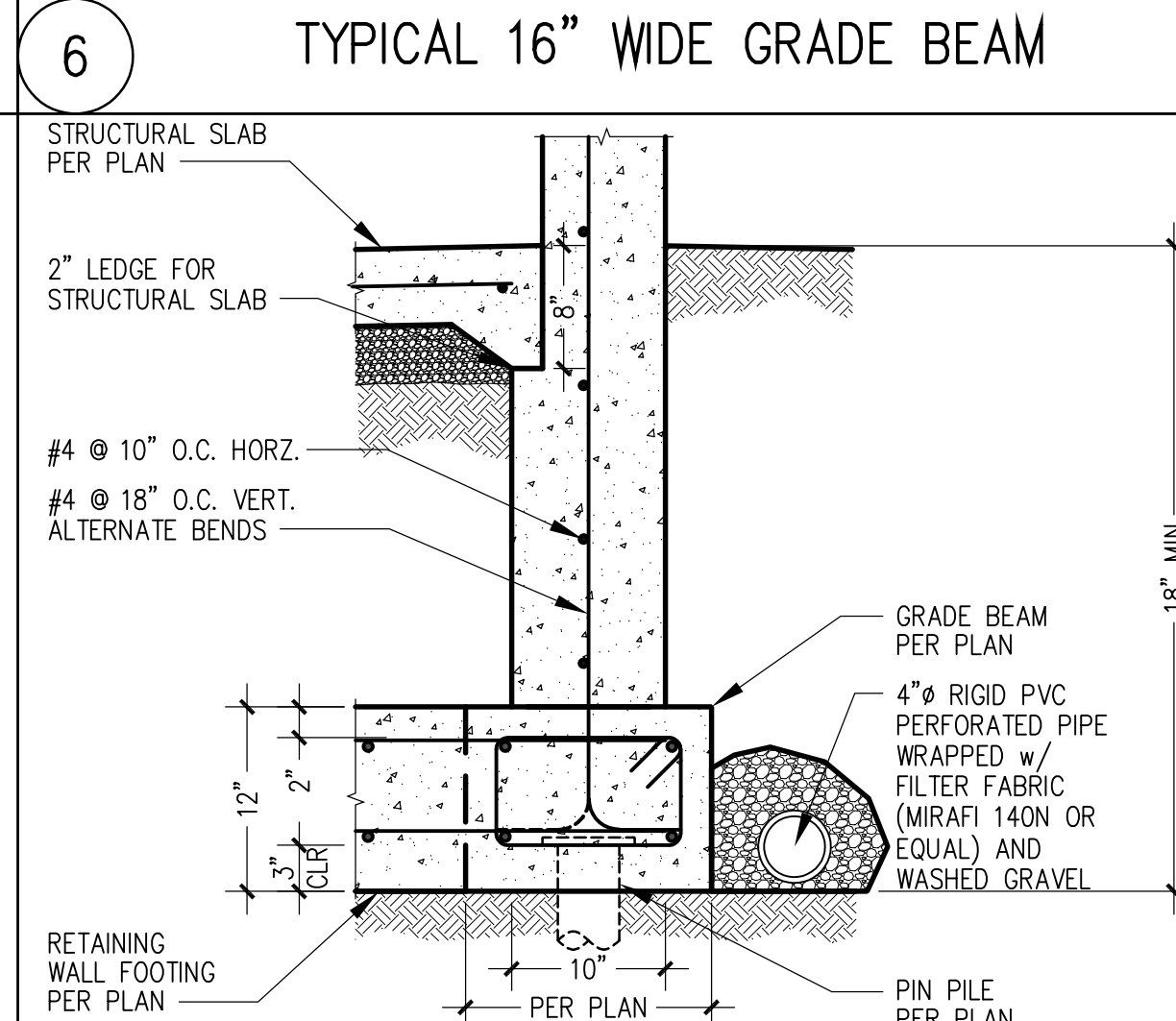
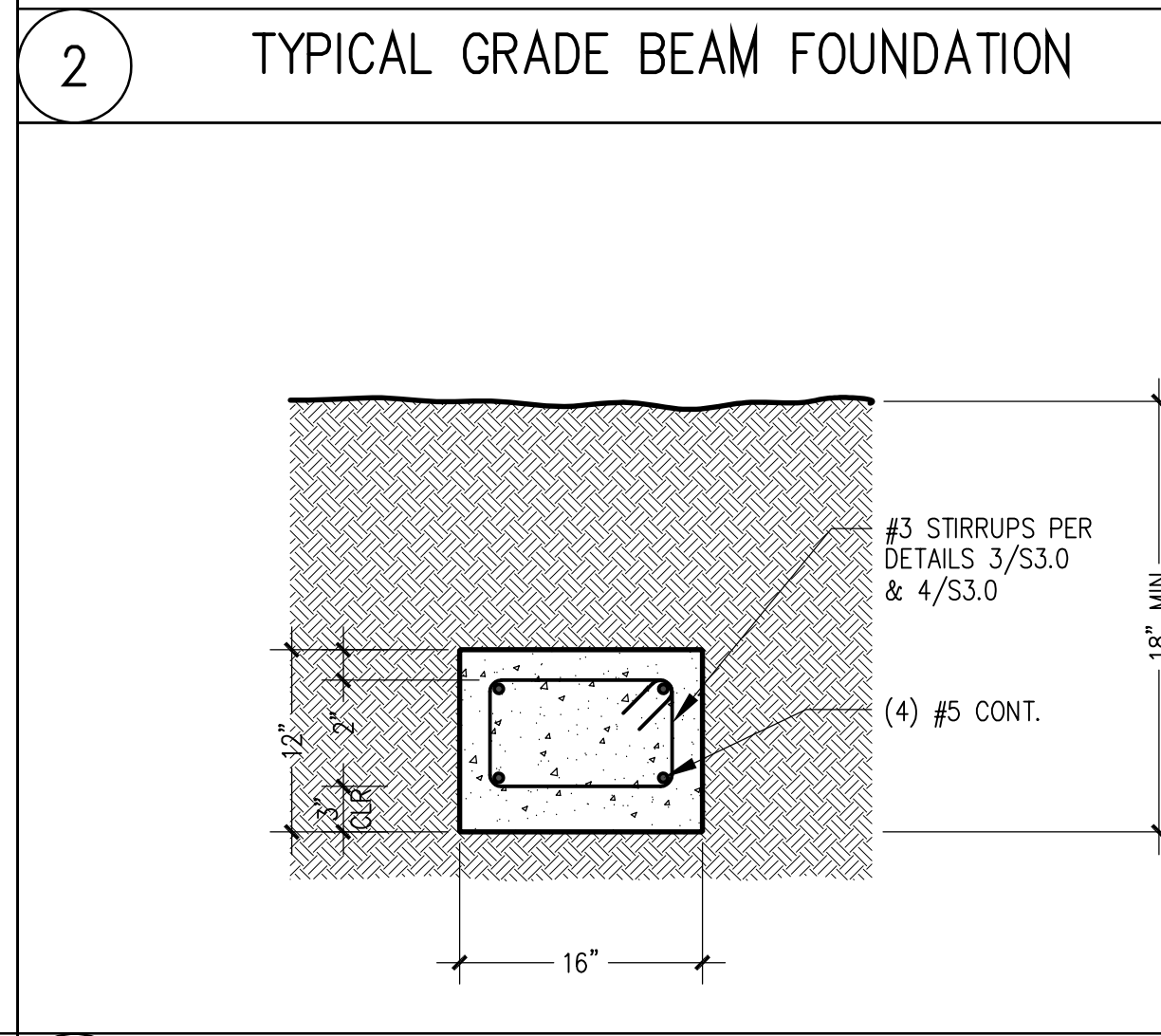
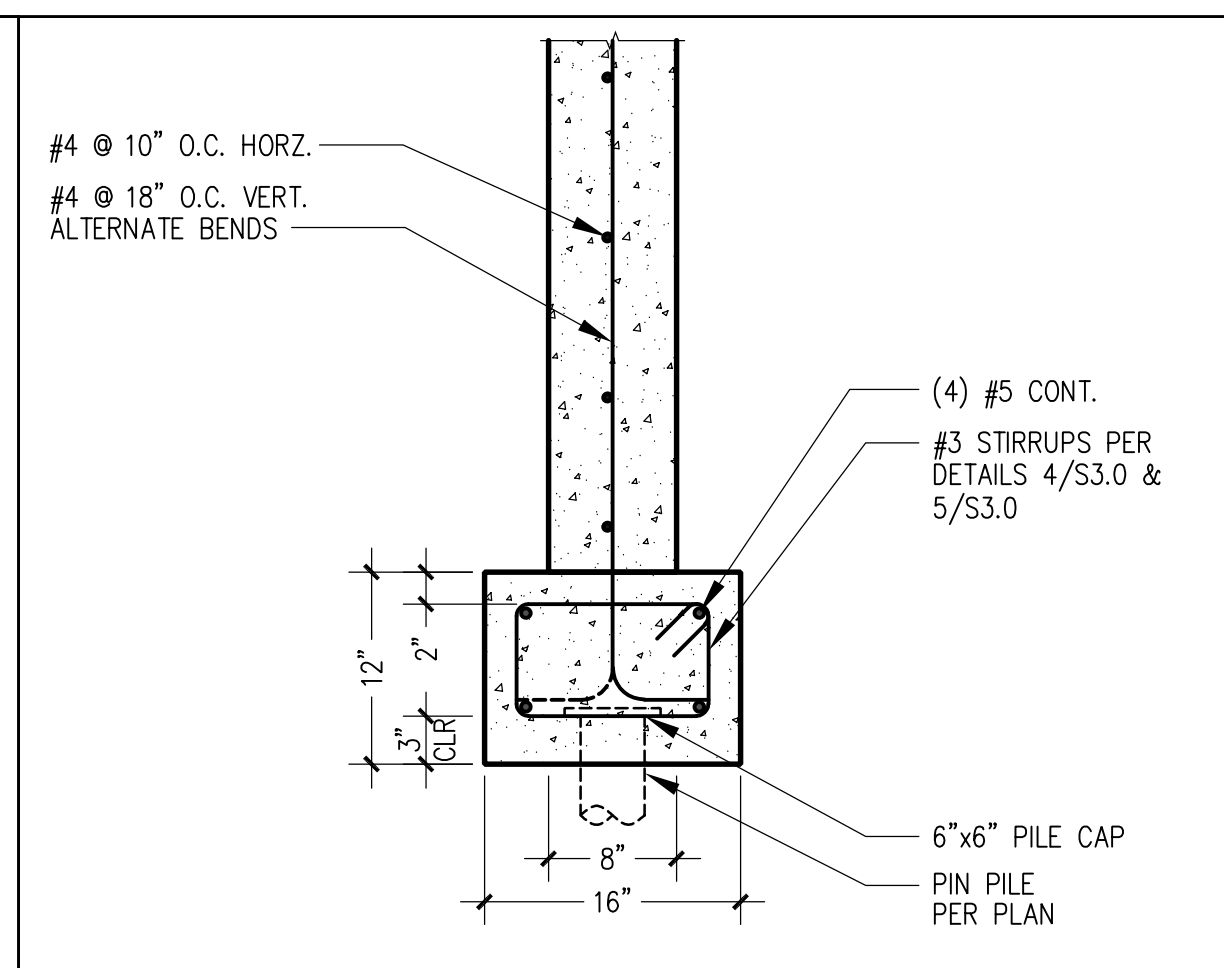
RETAINING WALL SCHEDULE

WALL DIMENSIONS				REINFORCEMENT							
H _{UNBAL}	L _t	t _w	L _h	T _{ftg}	BAR A	BAR B	BAR C	BAR D	BAR E	BAR F	BAR G
4'-0"	6"	8"	1'-0"	10"	#4@18" 1'-4"	N/A	#4@10"	N/A	N/A	#4	#4 BOT
5'-0"	6"	8"	1'-6"	10"	#4@18" 1'-4"	N/A	#4@10"	N/A	#4@16"	#4	#4 TOP
6'-0"	12"	8"	1'-10"	10"	#4@18" 1'-4"	#4@18"	#4@10"	N/A	#4@12"	#4	#4 TOP
7'-0"	12"	8"	2'-6"	12"	#4@12" 1'-4"	#4@18"	#4@10"	N/A	#4@12"	#4	#4 TOP
8'-0"	12"	8"	3'-0"	12"	#4@9" 1'-4"	#4@18"	#4@10"	N/A	#4@12"	#4	#4 TOP
9'-0"	12"	8"	3'-8"	14"	#5@9" 1'-4"	#4@18"	#4@10"	N/A	#5@12"	#4	#4 TOP
10'-0"	12"	8"	4'-2"	16"	#5@9" 1'-4"	#5@18" 1'-4"	#4@10"	N/A	#5@12"	#4	#4 TOP

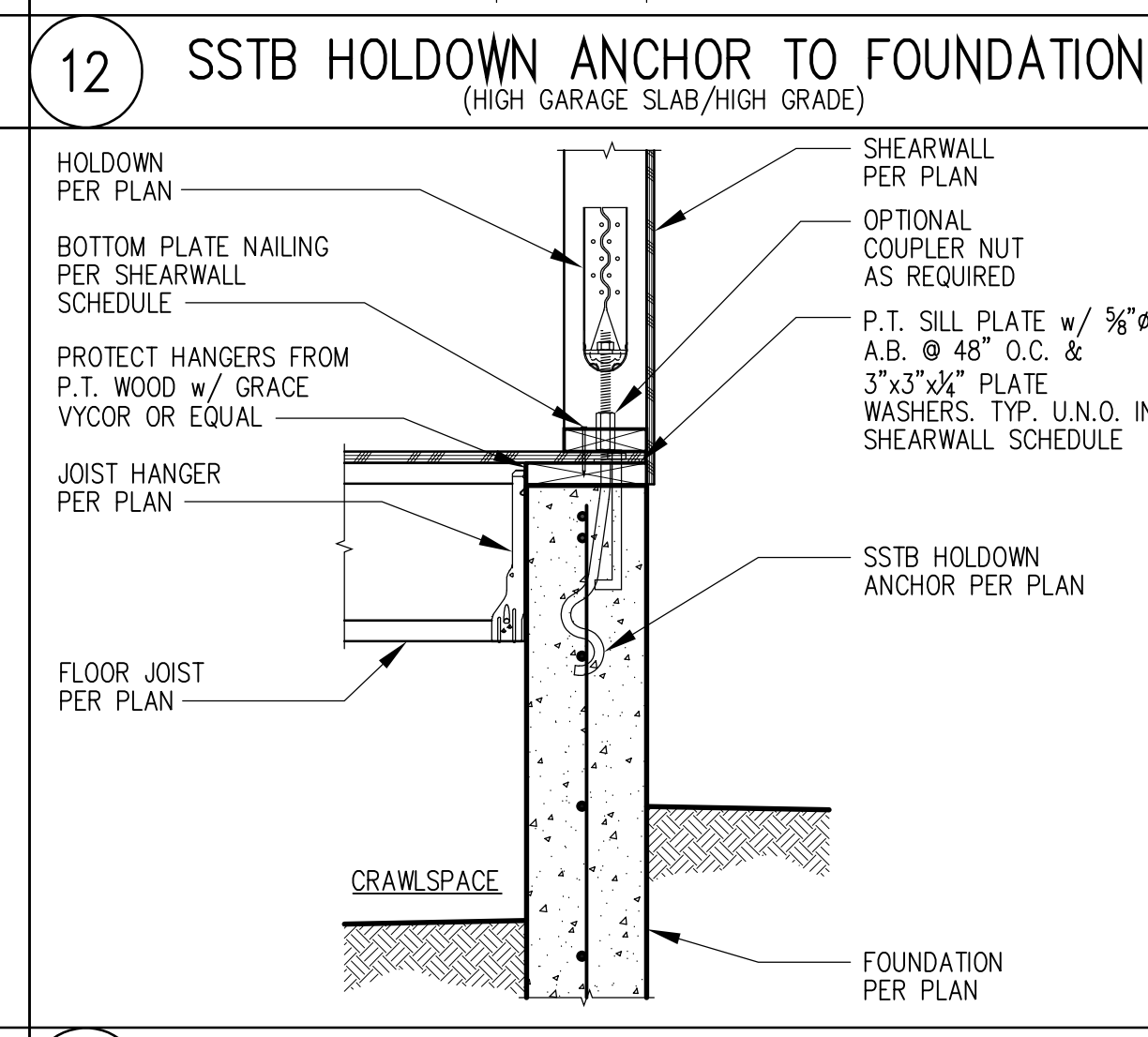
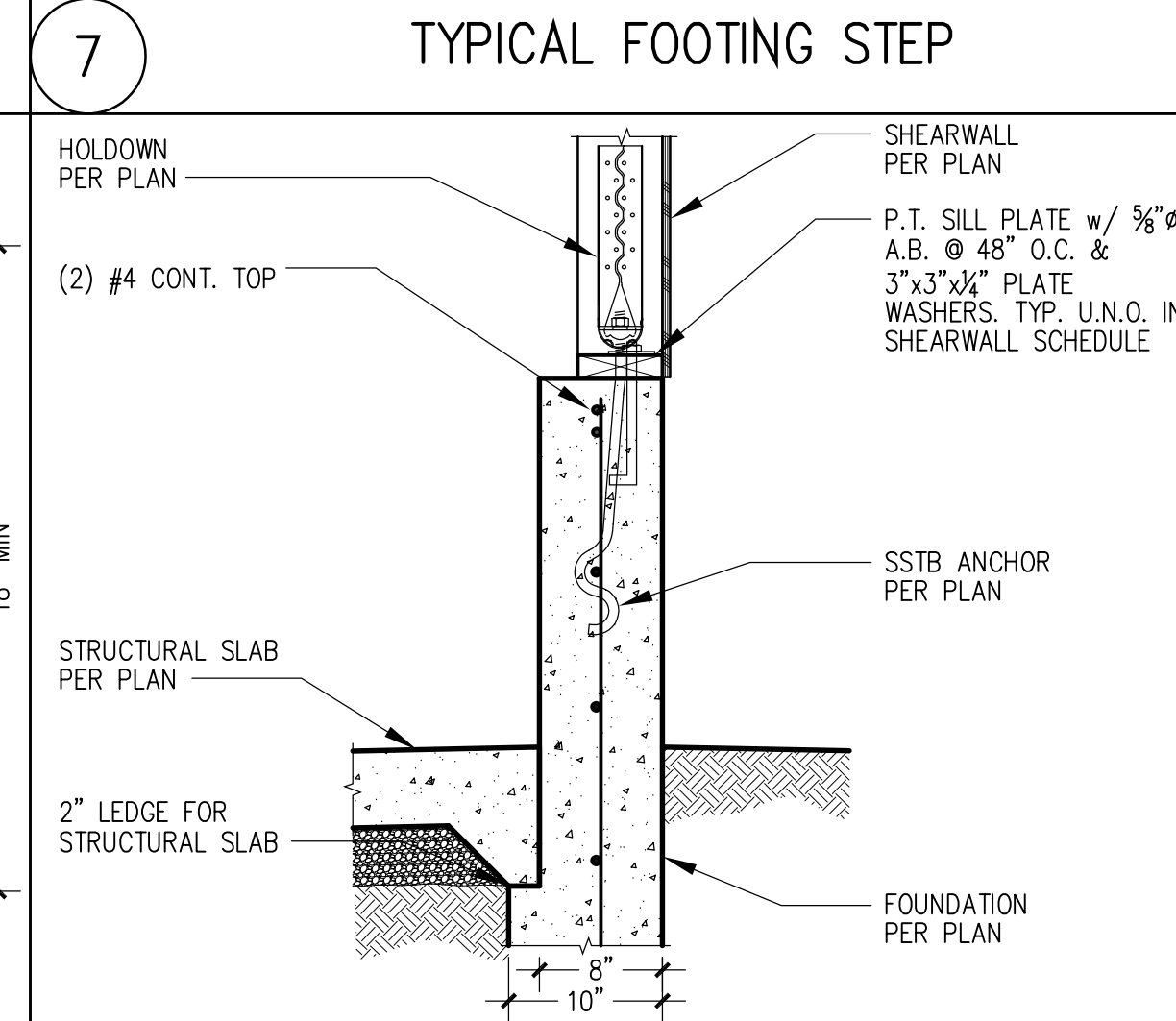
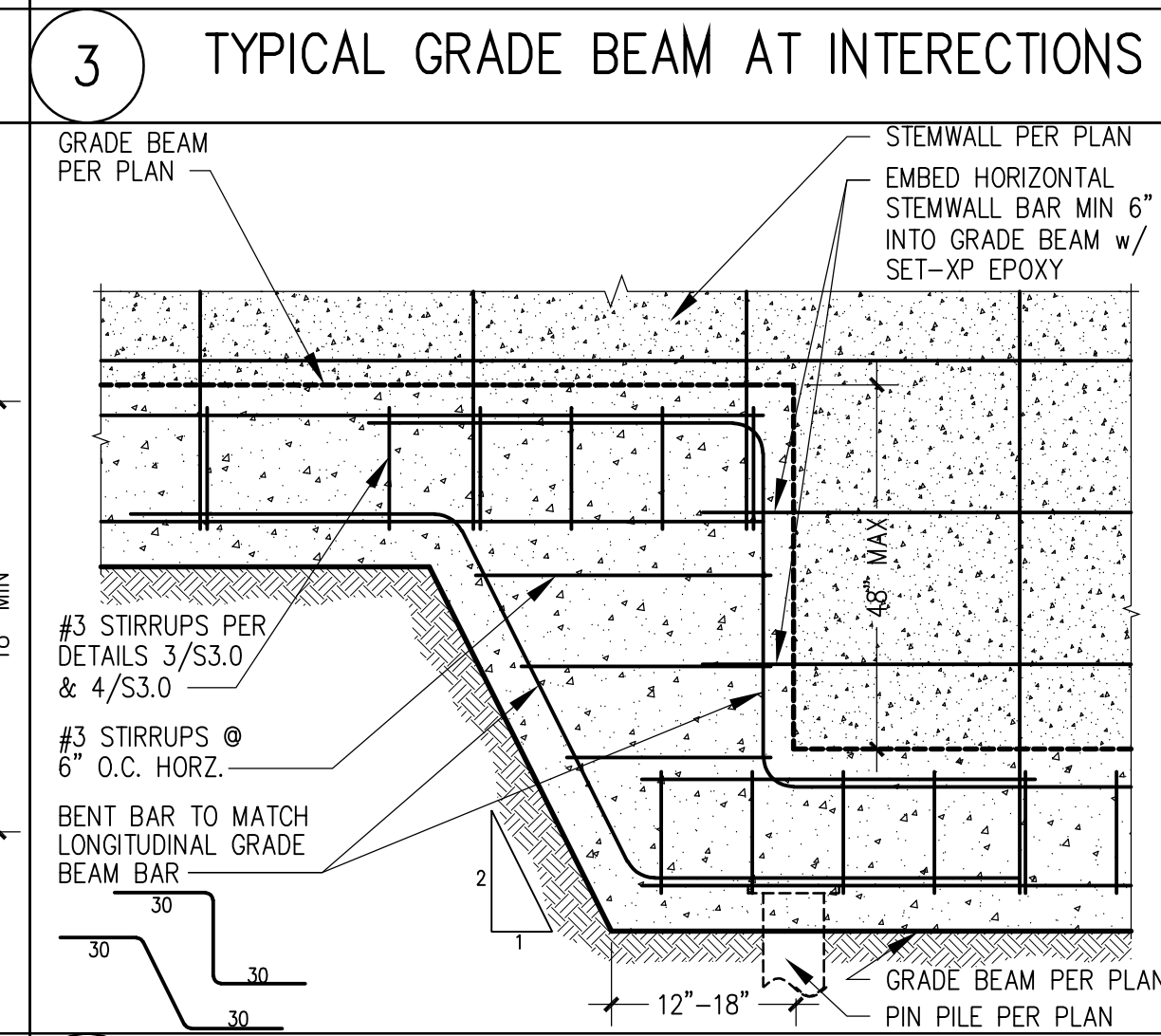
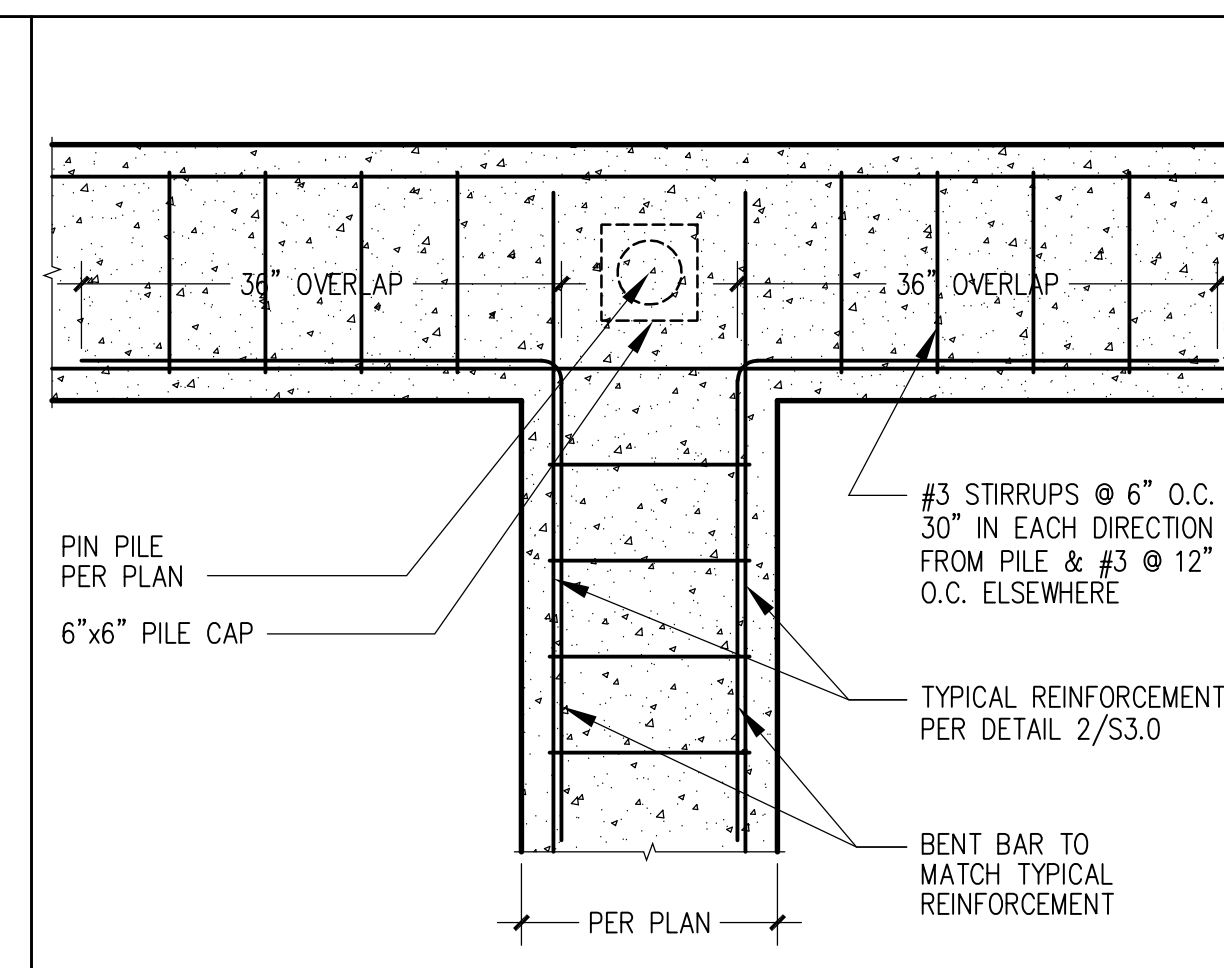
NOTES FOR UNBRACED RETAINING WALL:
1. EQUIVALENT FLUID PRESSURE = 35 PCF. ALL FOOTINGS TO BEAR ON 4" PIN PILES.
2. CONCRETE COMPRESSIVE STRENGTH f'_c = 2500 PSI. REBAR GRADE #60 KSI.
3. BACKFILL HEEL SIDE OF WALL AFTER COMPACTING FILL AND/OR POURING CONCRETE SLAB AT TOE SIDE.



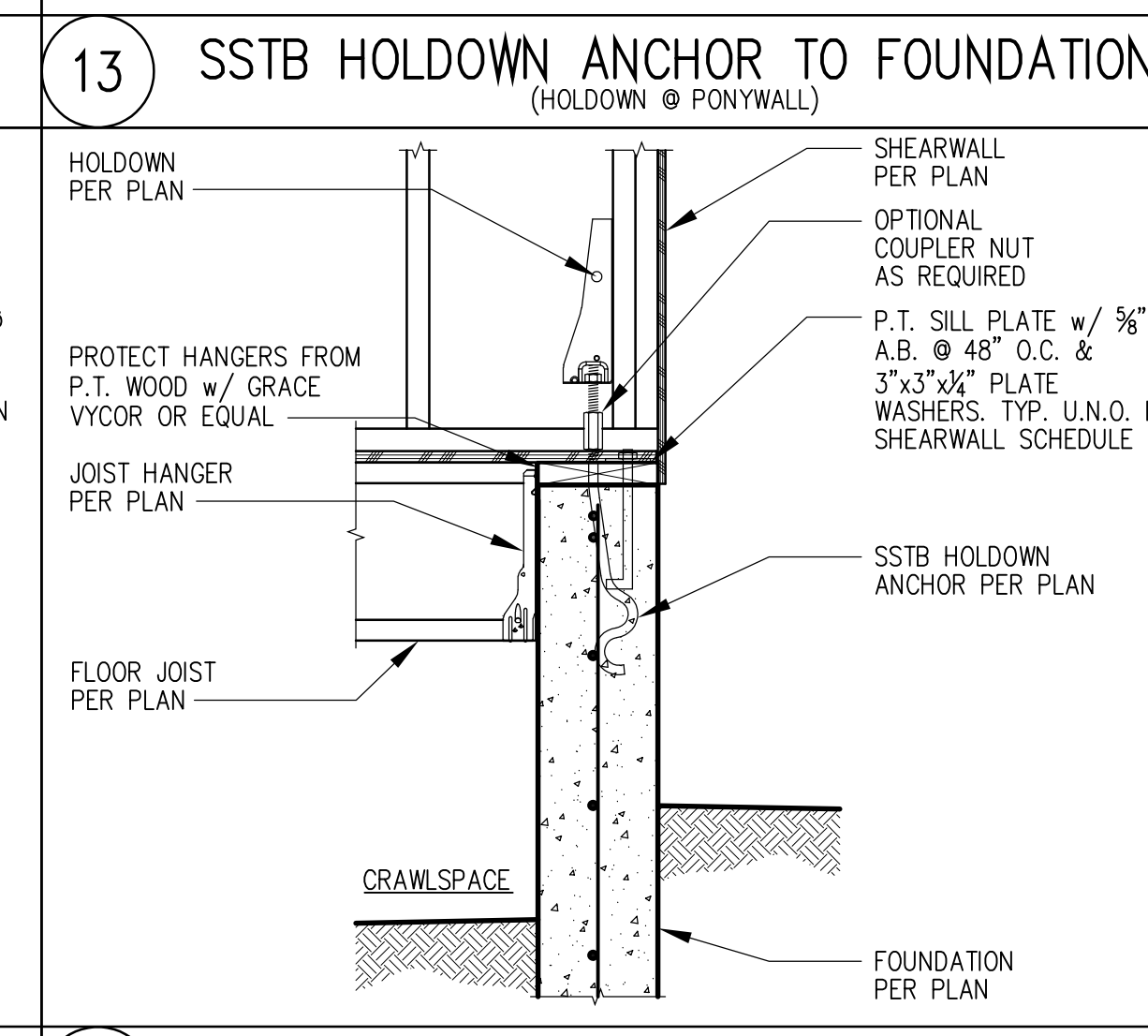
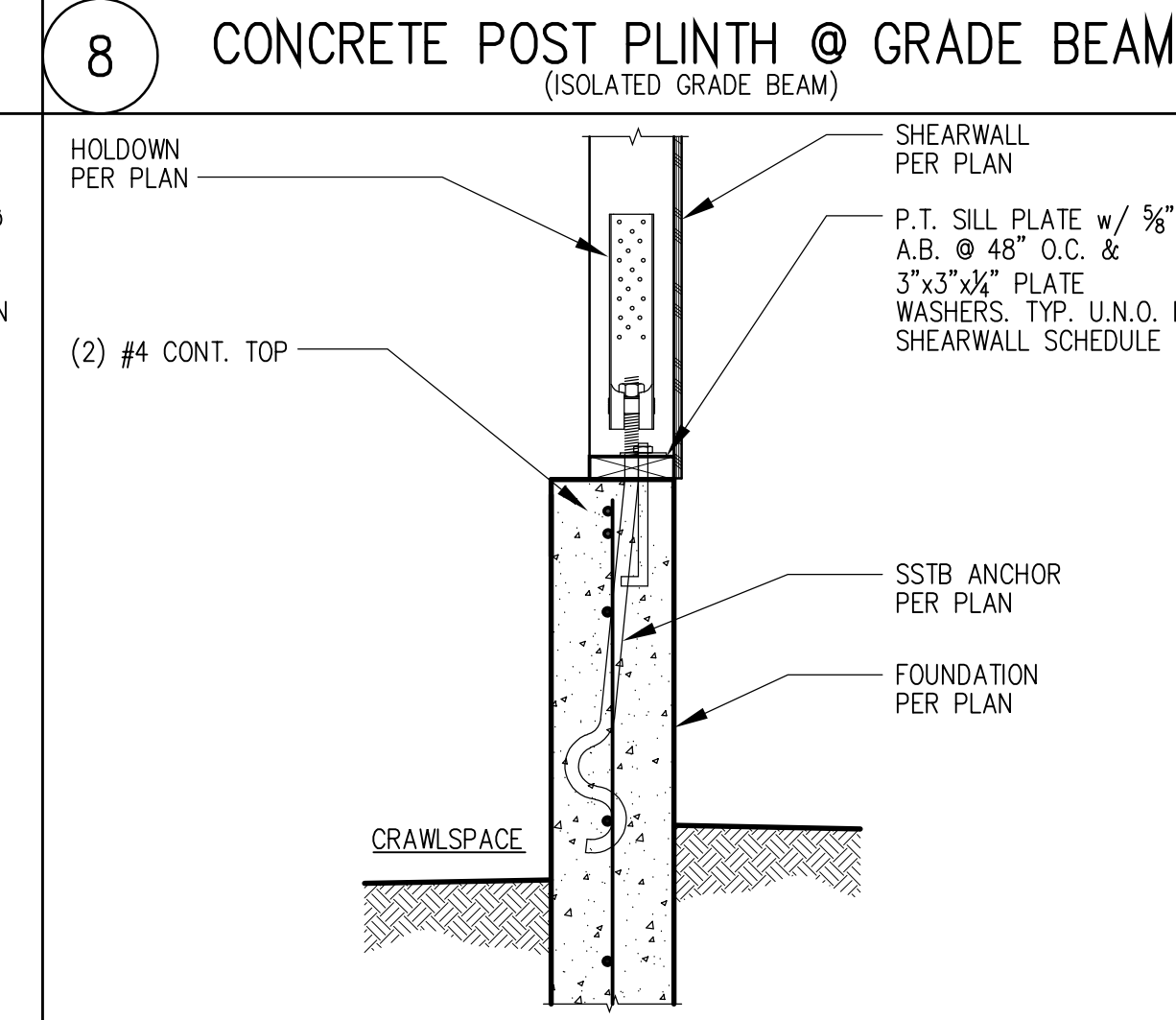
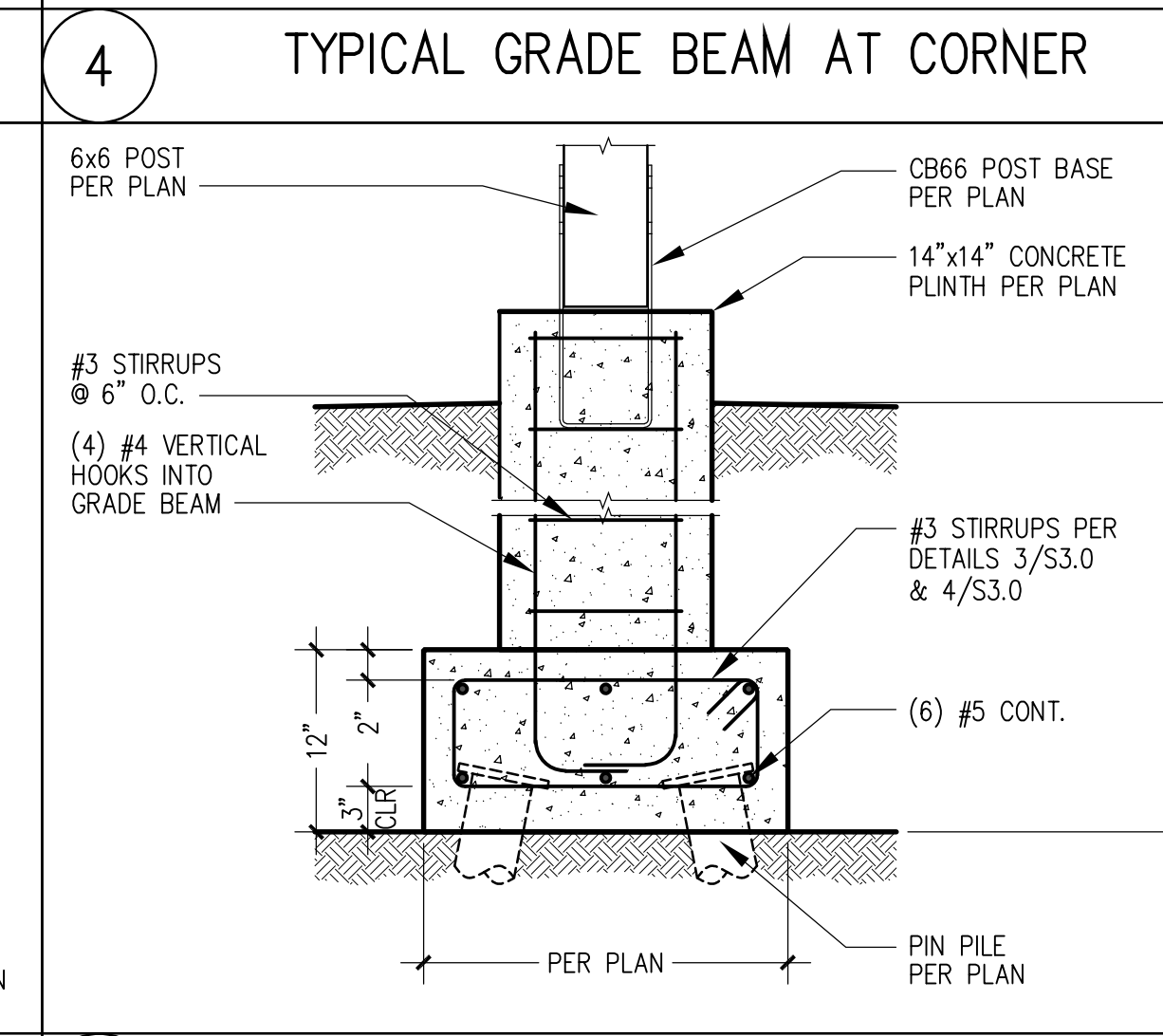
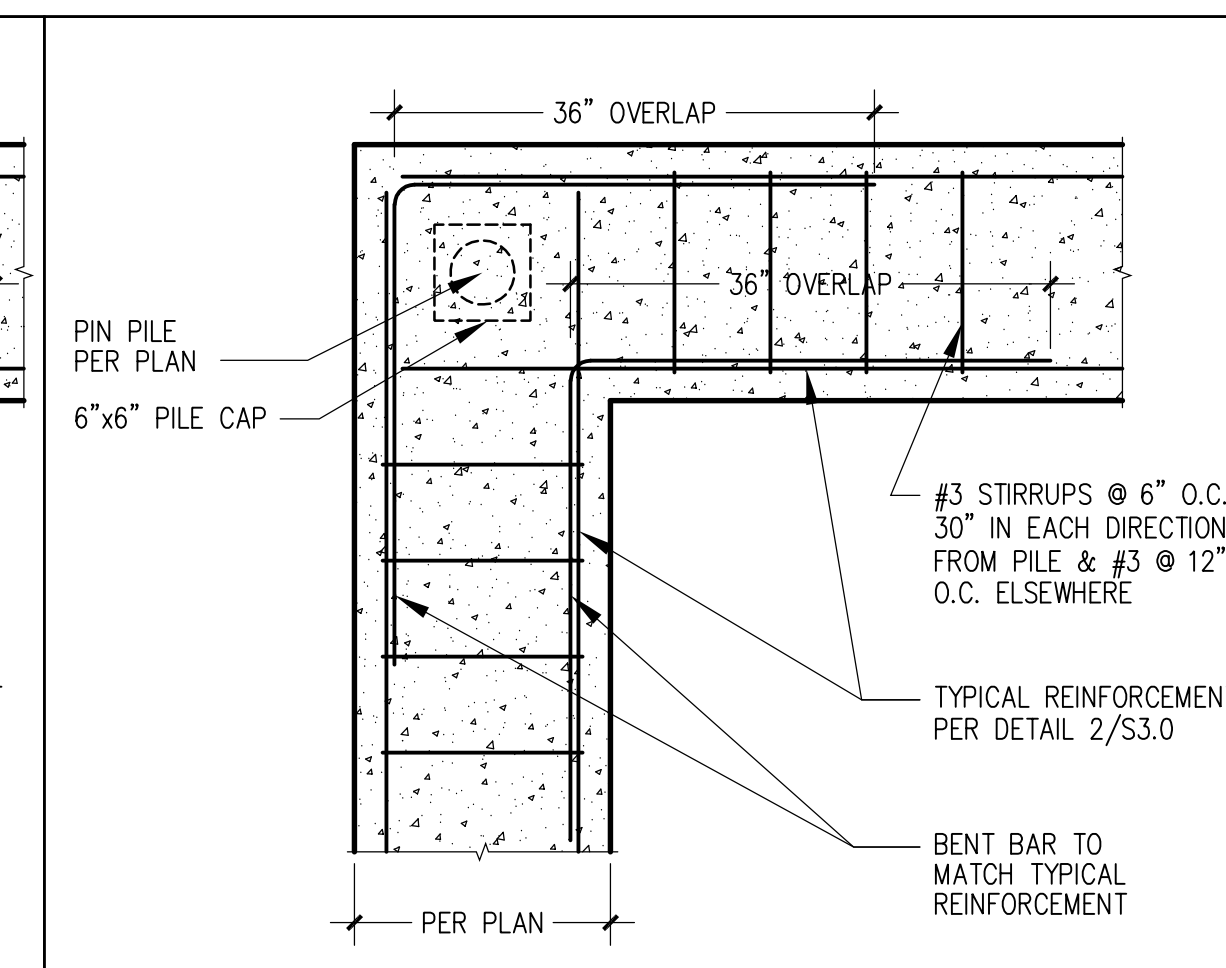
15 PAB HOLDOWN ANCHOR TO FOUNDATION (HOLDOWN @ PONYWALL)



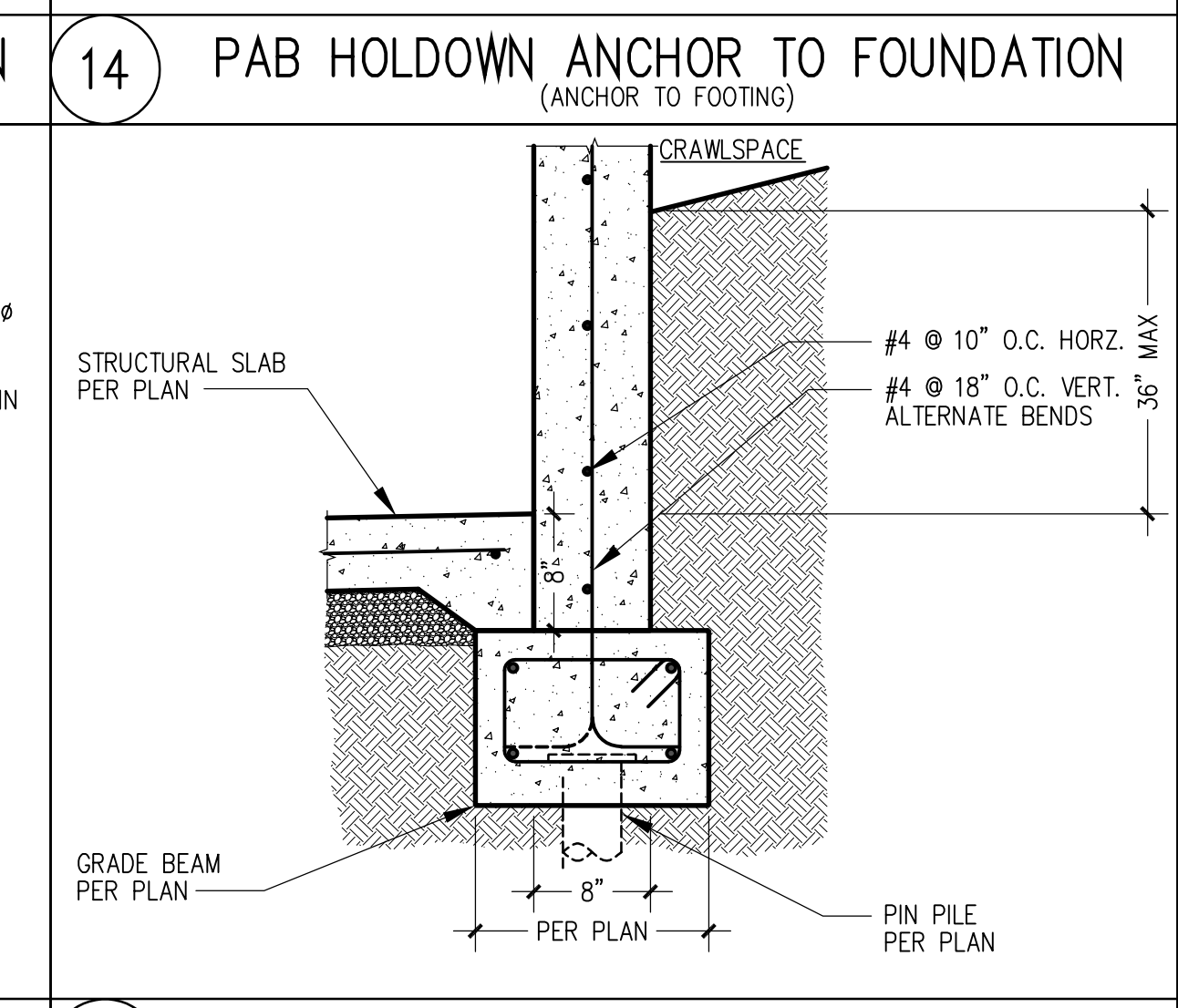
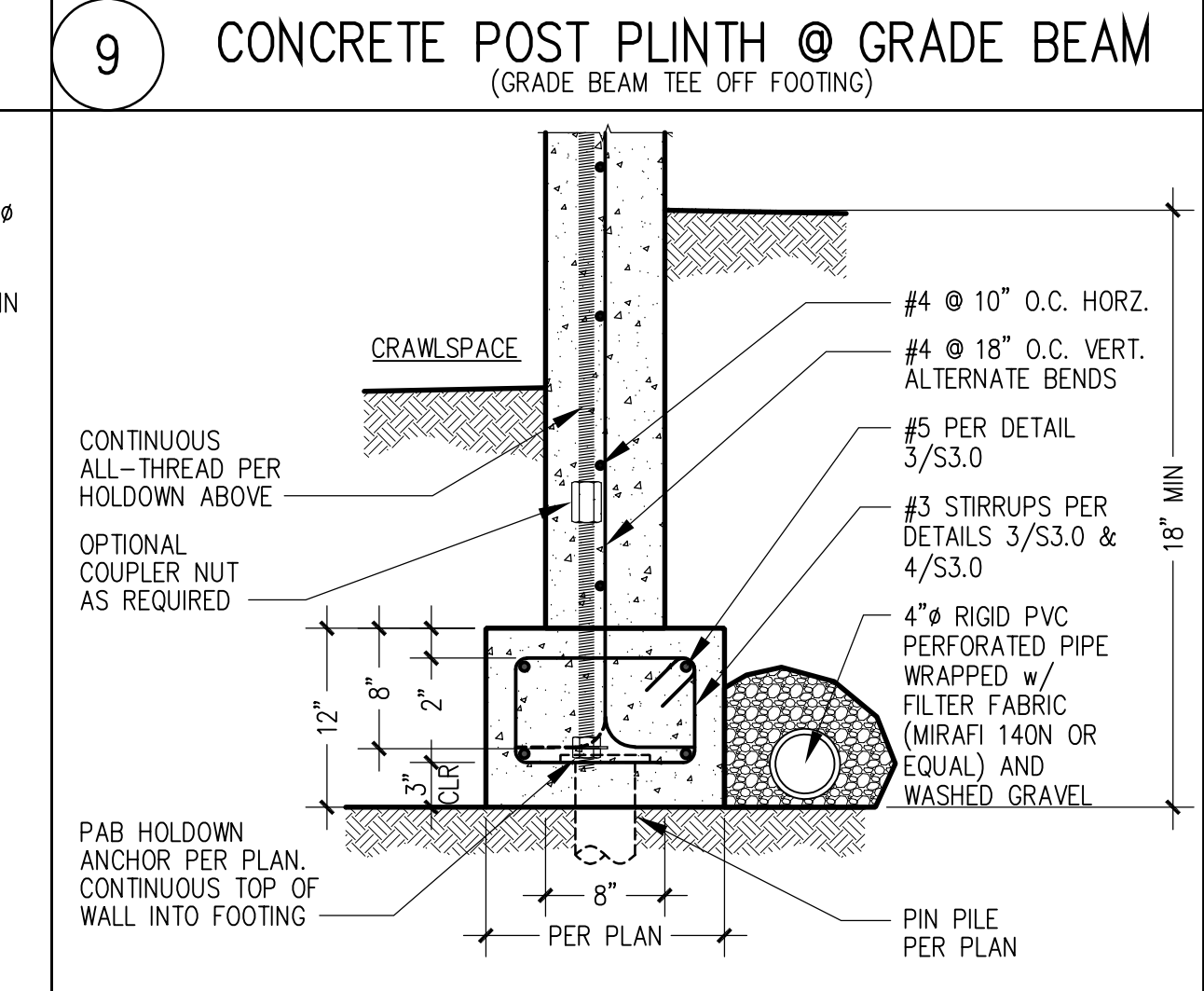
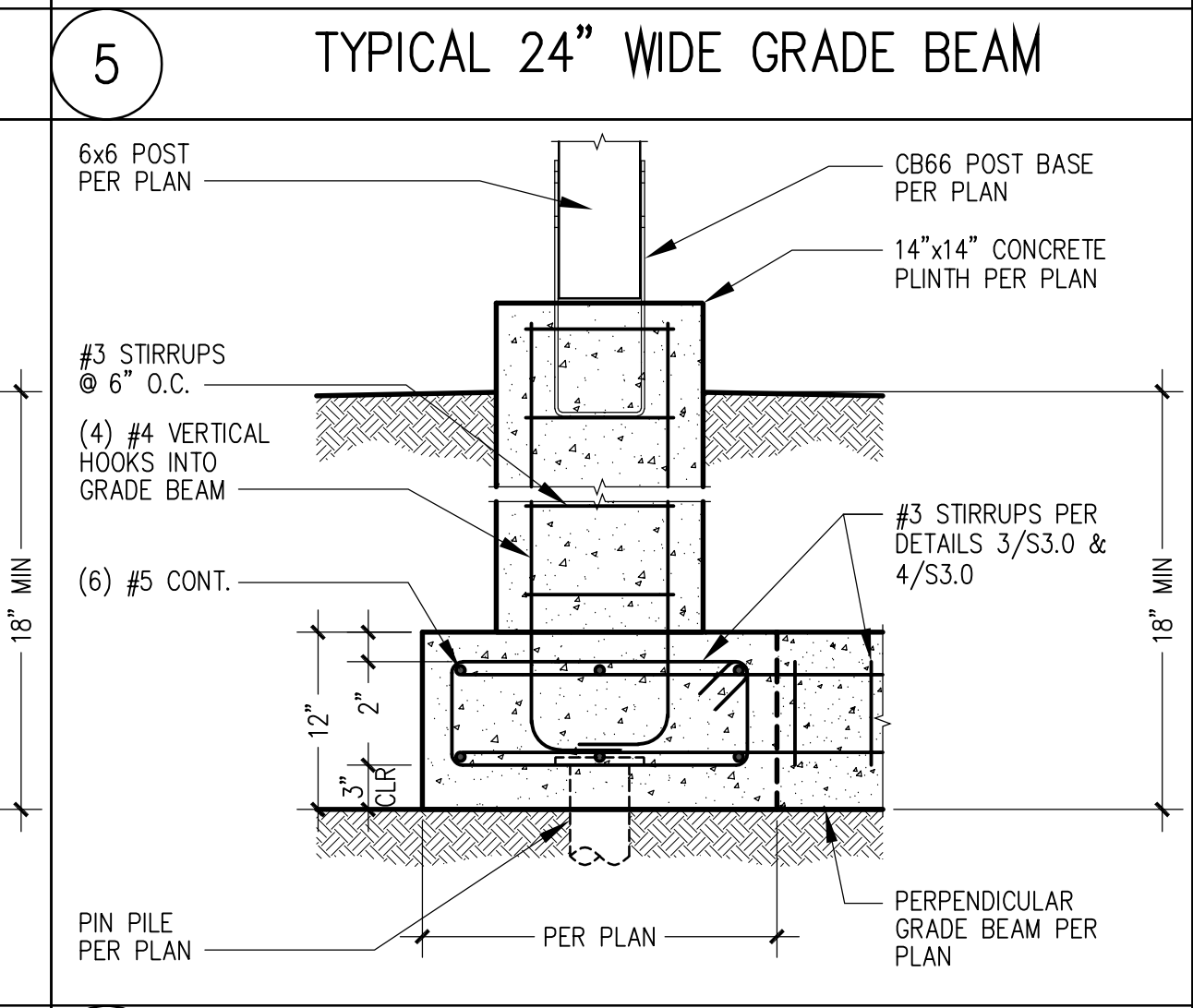
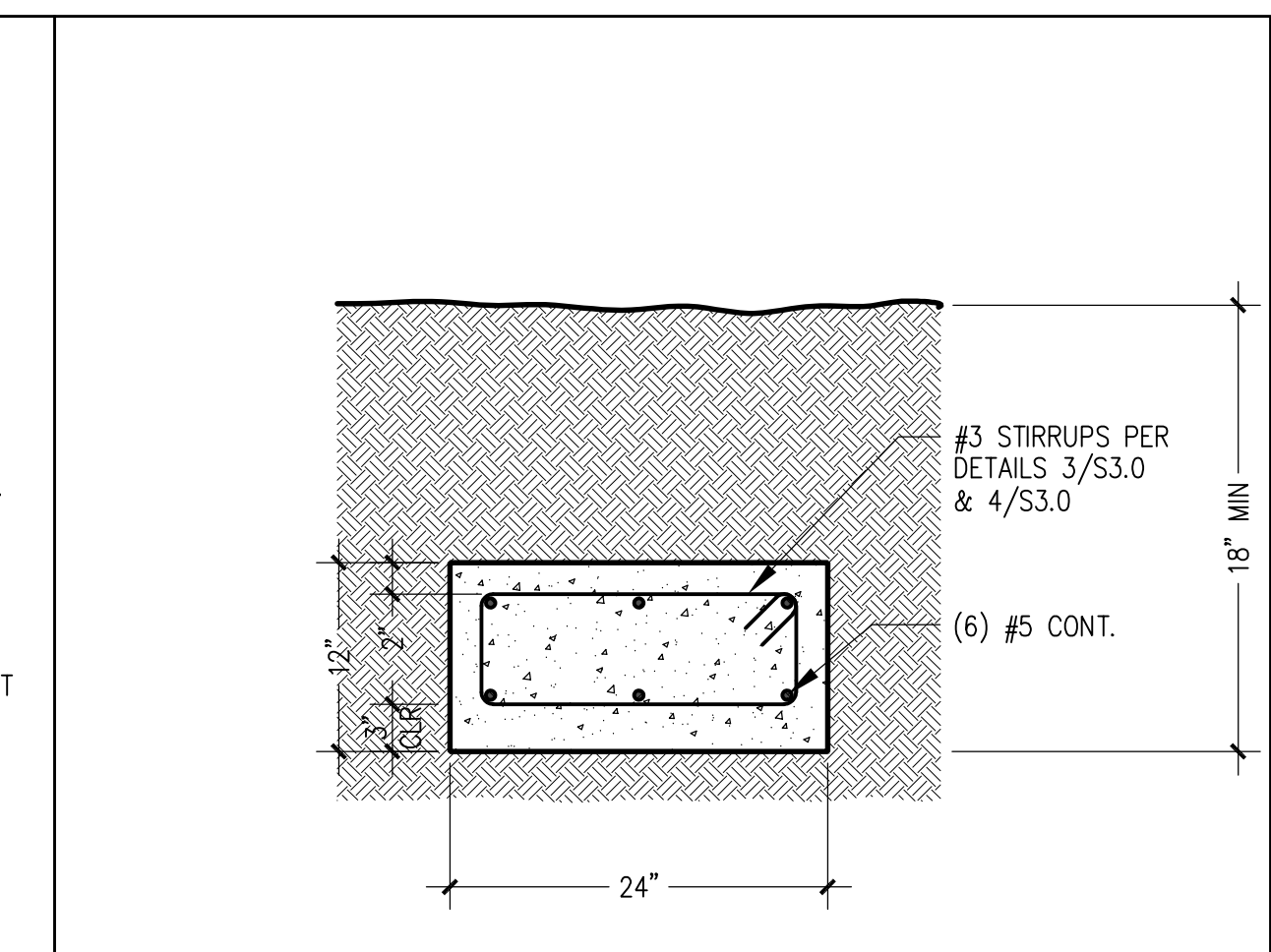
16 PAB HOLDOWN ANCHOR TO FOUNDATION (HOLDOWN @ FLUSH FLOOR FRAMING)



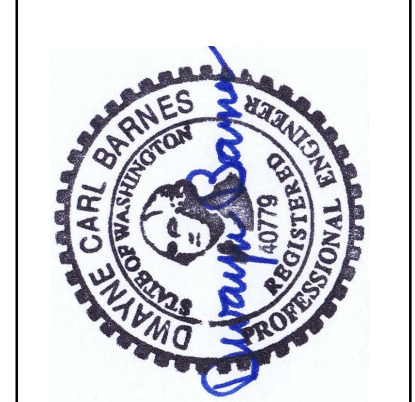
17 SSTB HOLDOWN ANCHOR TO FOUNDATION (HOLDOWN @ FLUSH FLOOR FRAMING)



18 SSTB HOLDOWN ANCHOR TO FOUNDATION (HOLDOWN @ FLUSH FLOOR FRAMING)

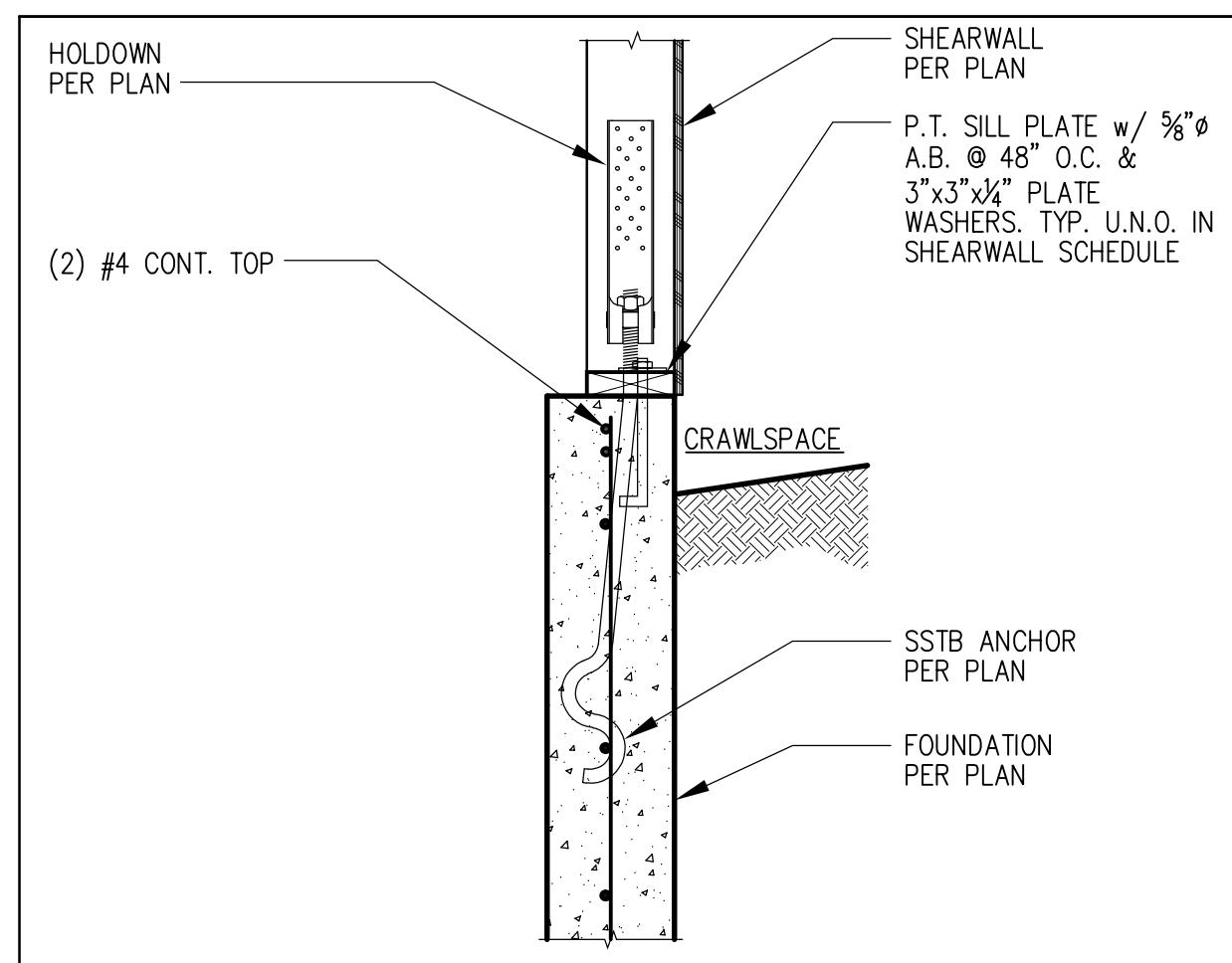


19 GARAGE SLAB @ CRAWLSPACE WALL

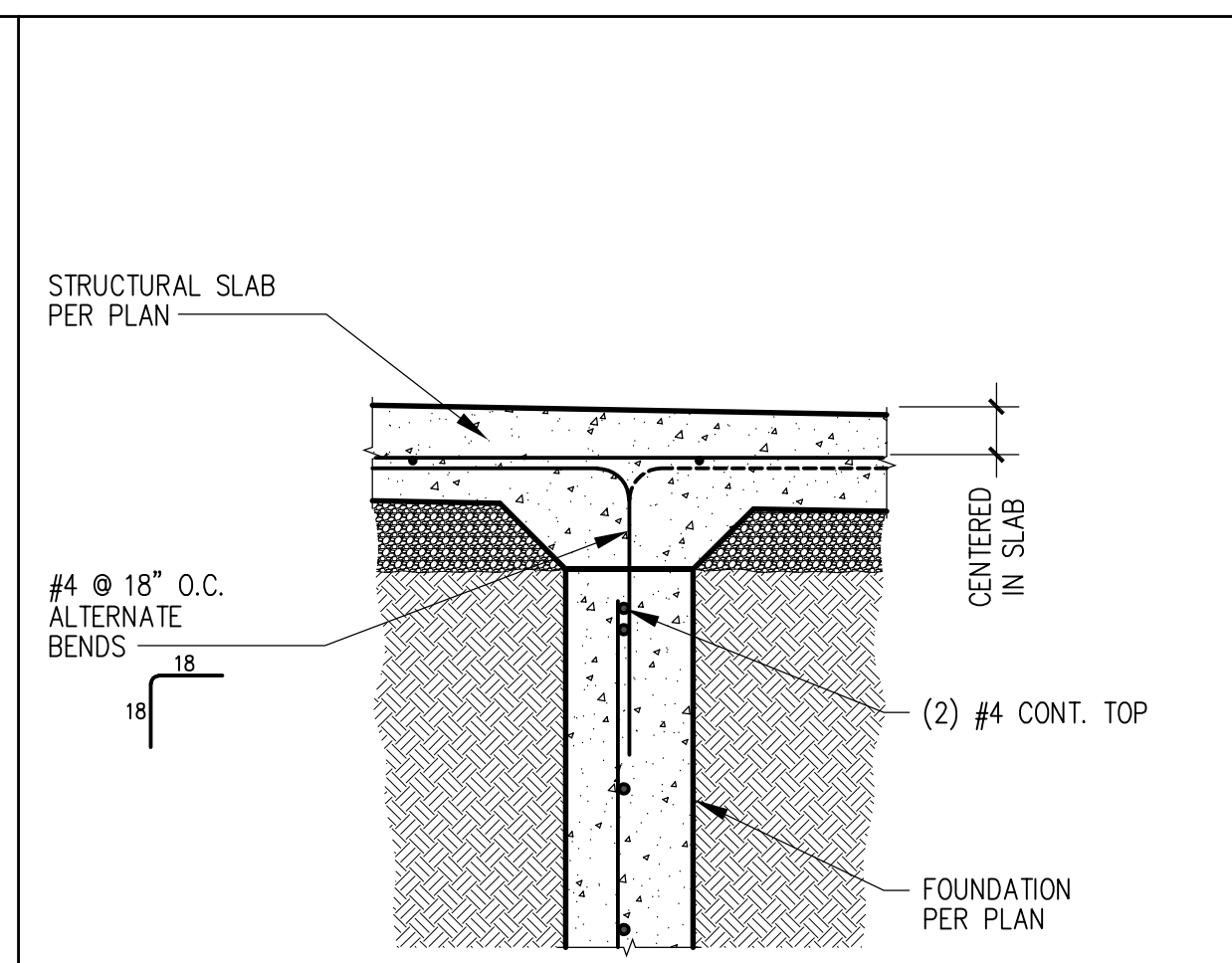


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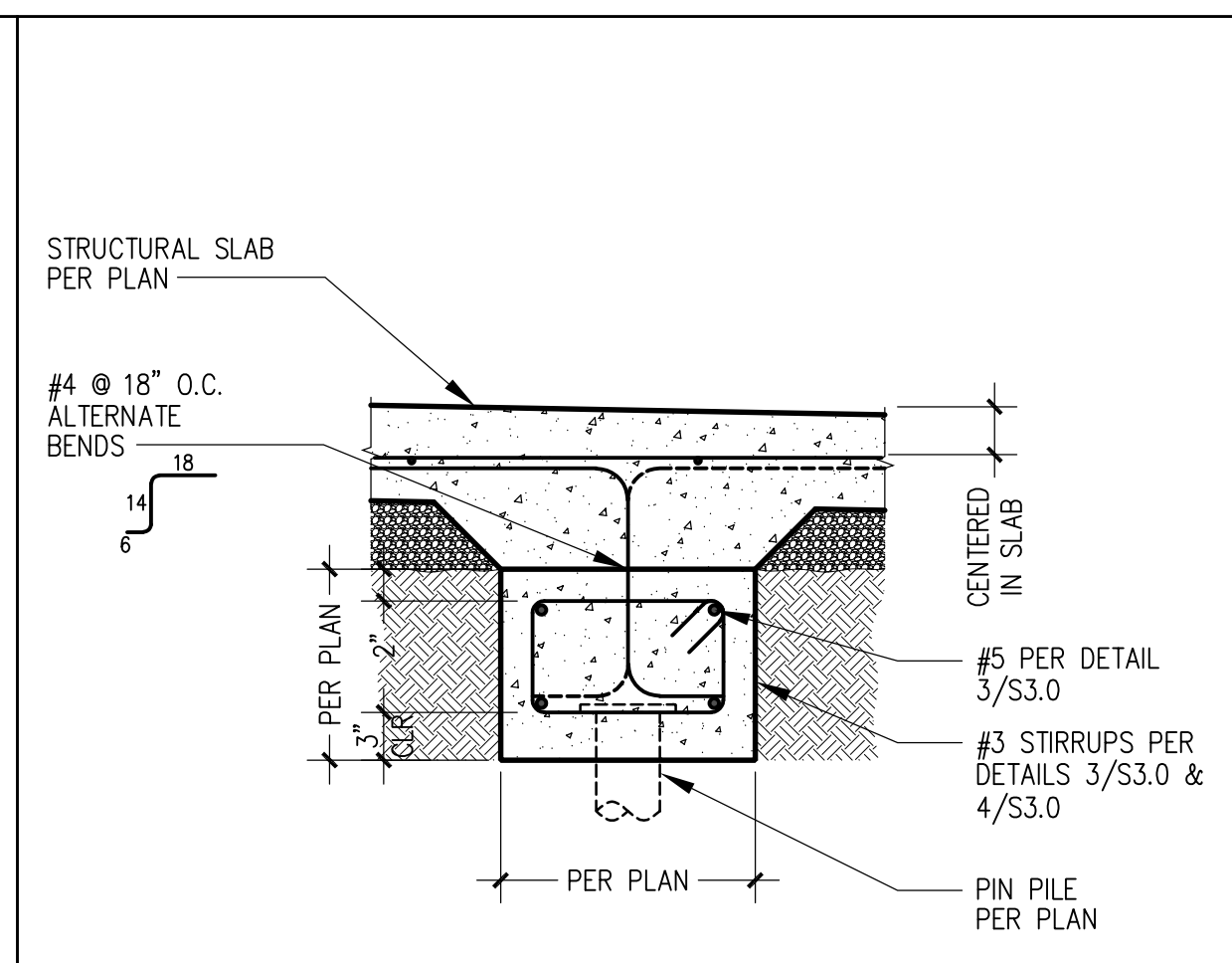
Issued	Date
Permit Plans	03/30/20



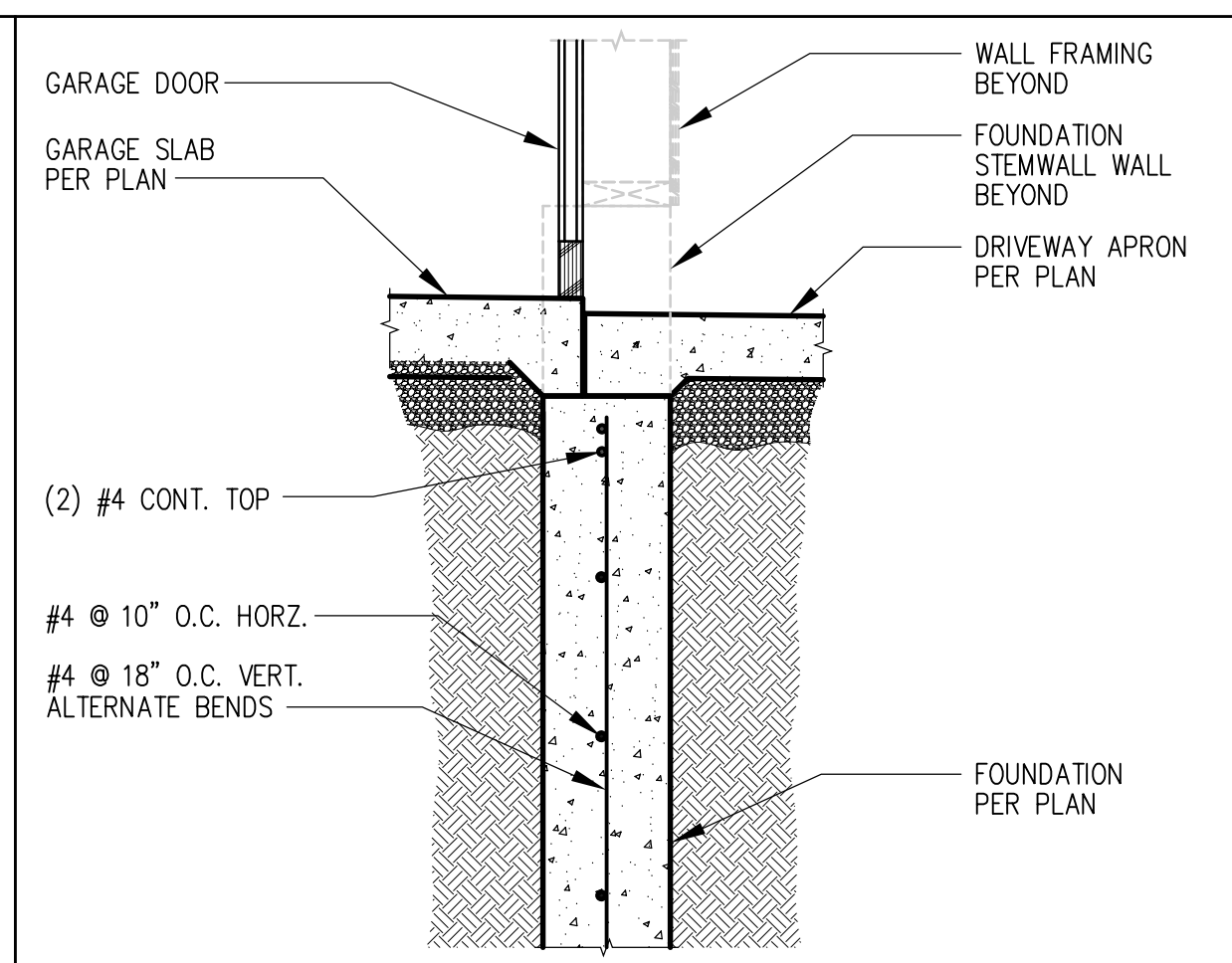
1 SSTB HOLDOWN ANCHOR TO FOUNDATION
(HOLDOWN @ INTERIOR GARAGE PONYWALL)



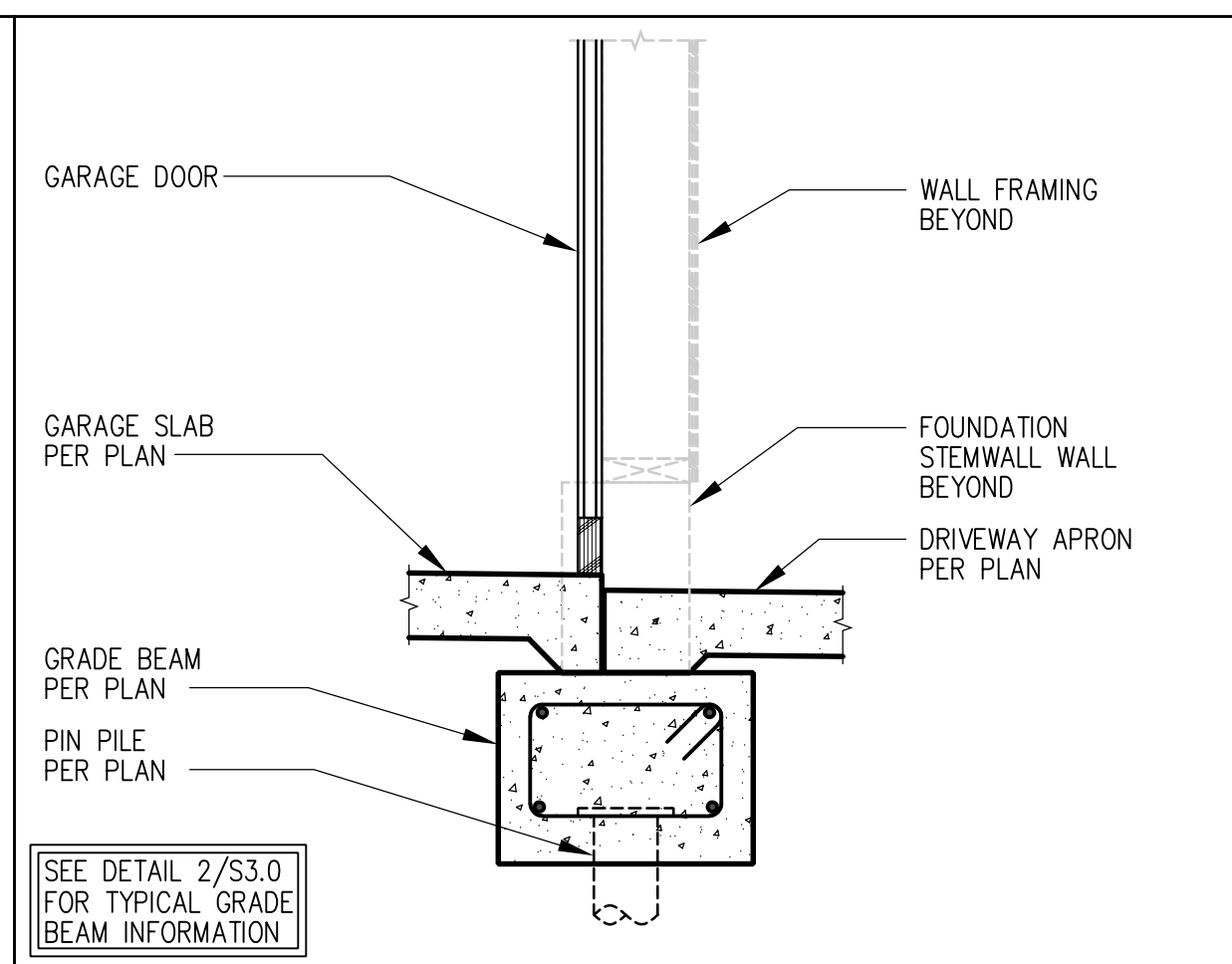
2 GARAGE SLAB @ STEMWALL



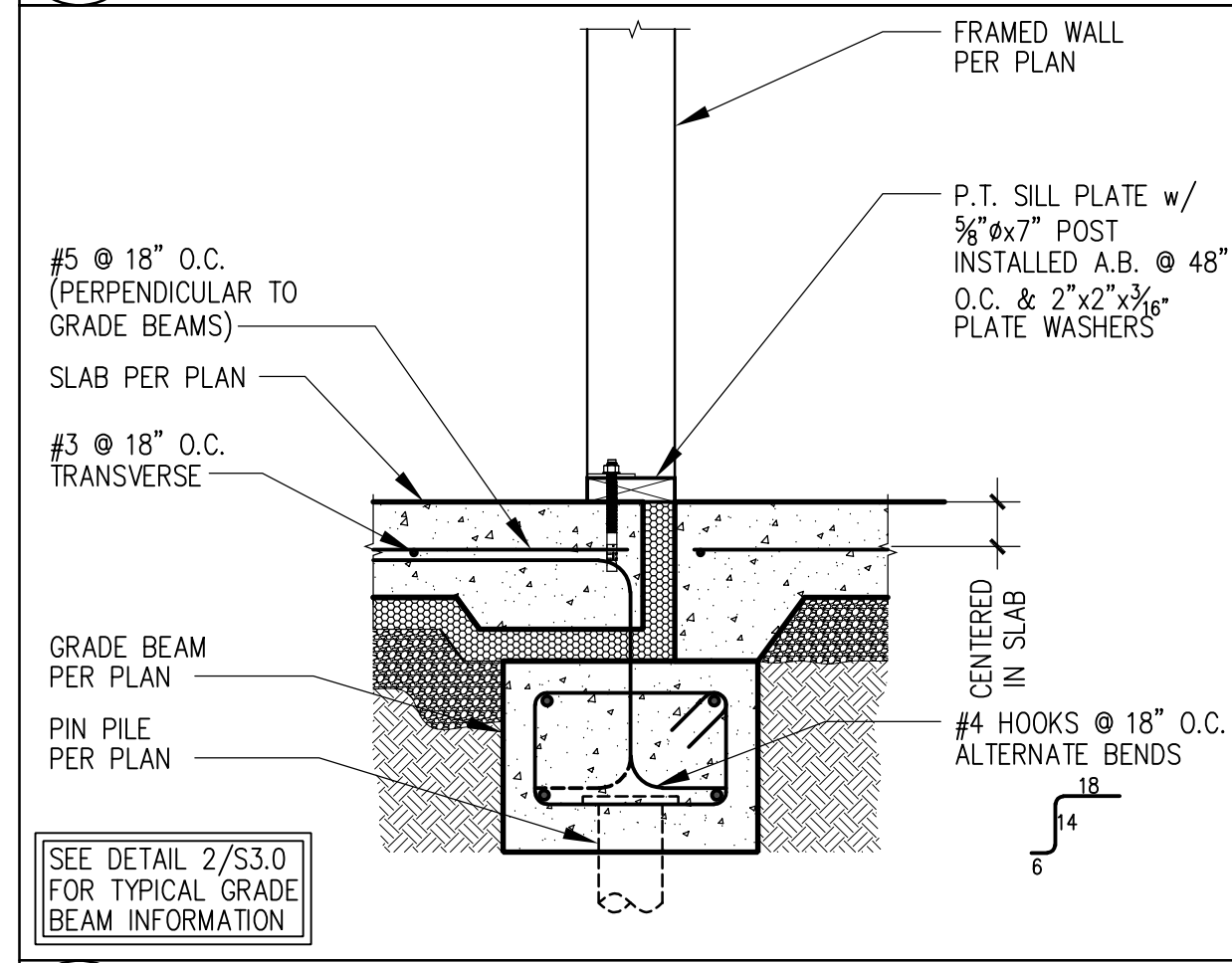
3 GARAGE SLAB @ GRADE BEAM



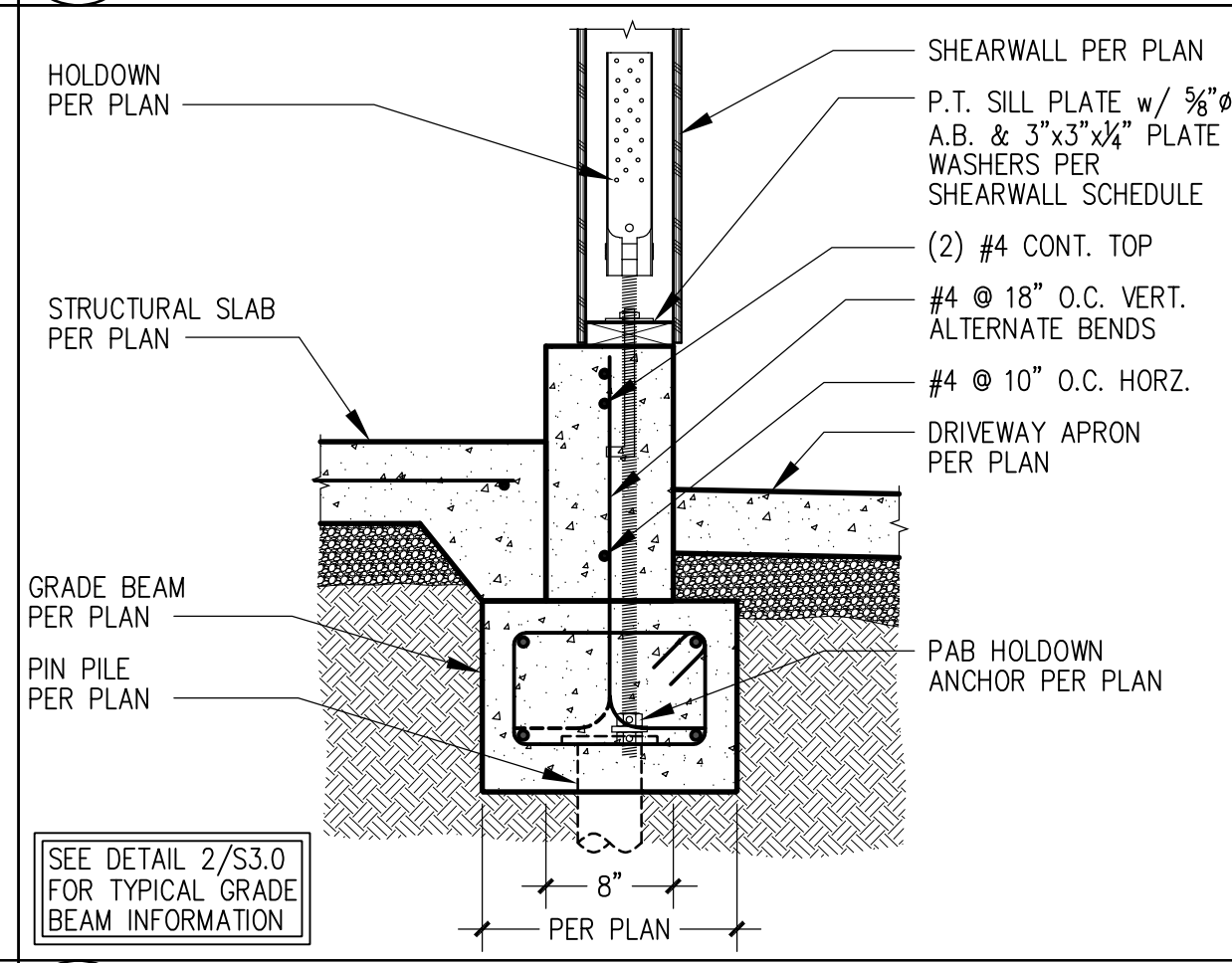
4 GARAGE SLAB @ FOUNDATION WALL
(UNHEATED SLAB)



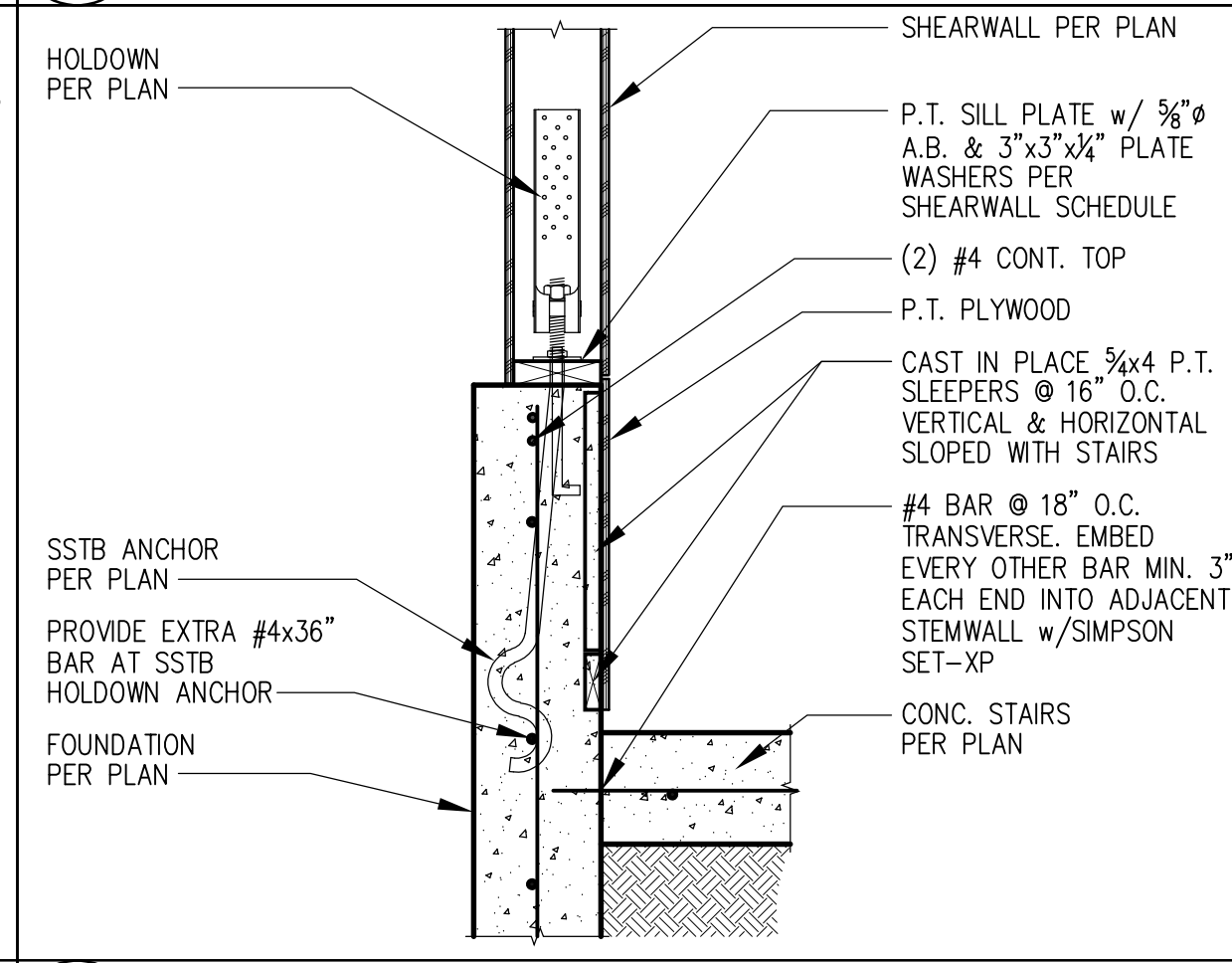
5 TYPICAL GRADE BEAM @ DRIVEWAY APRON



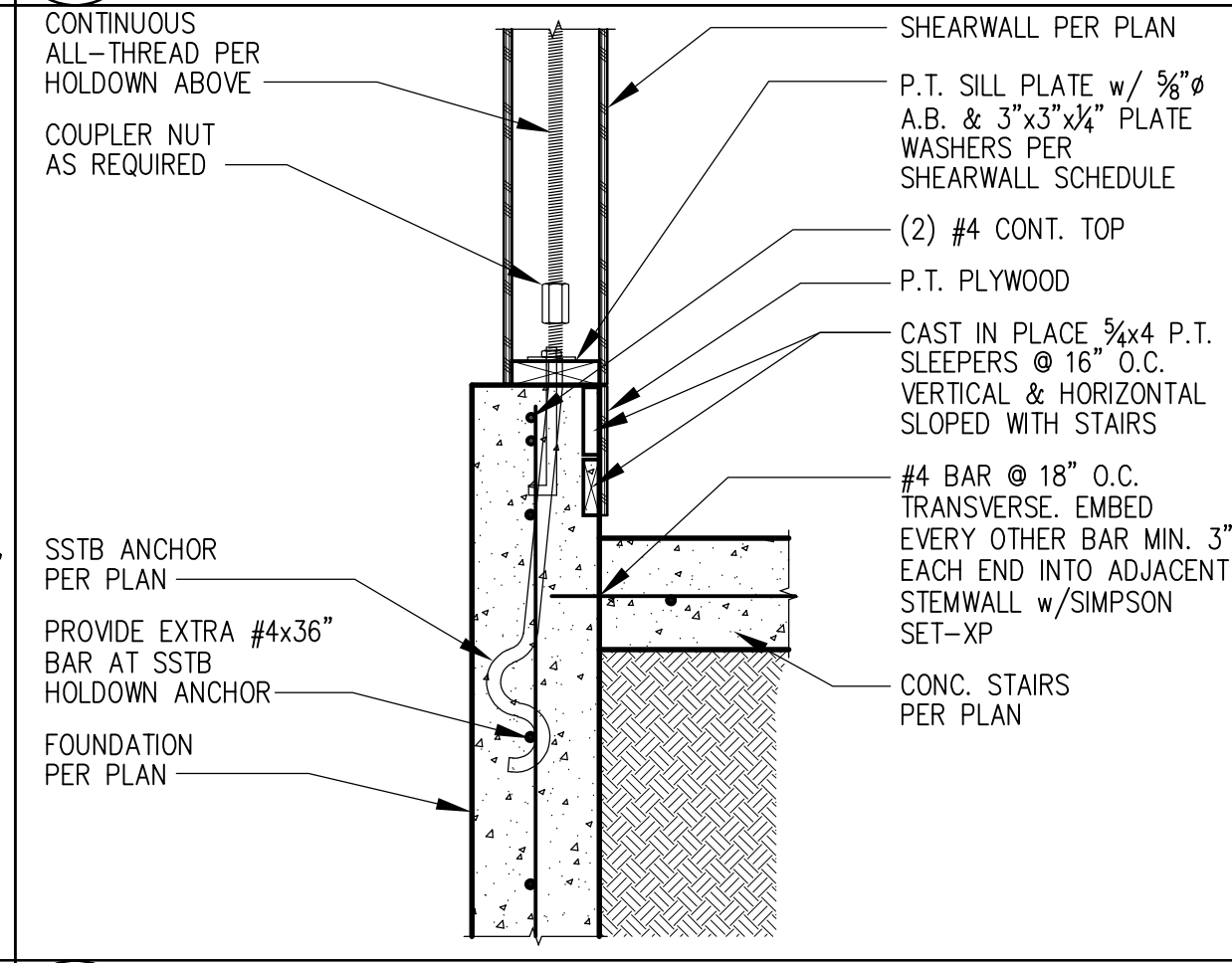
6 TYPICAL BEARING WALL @ SLAB



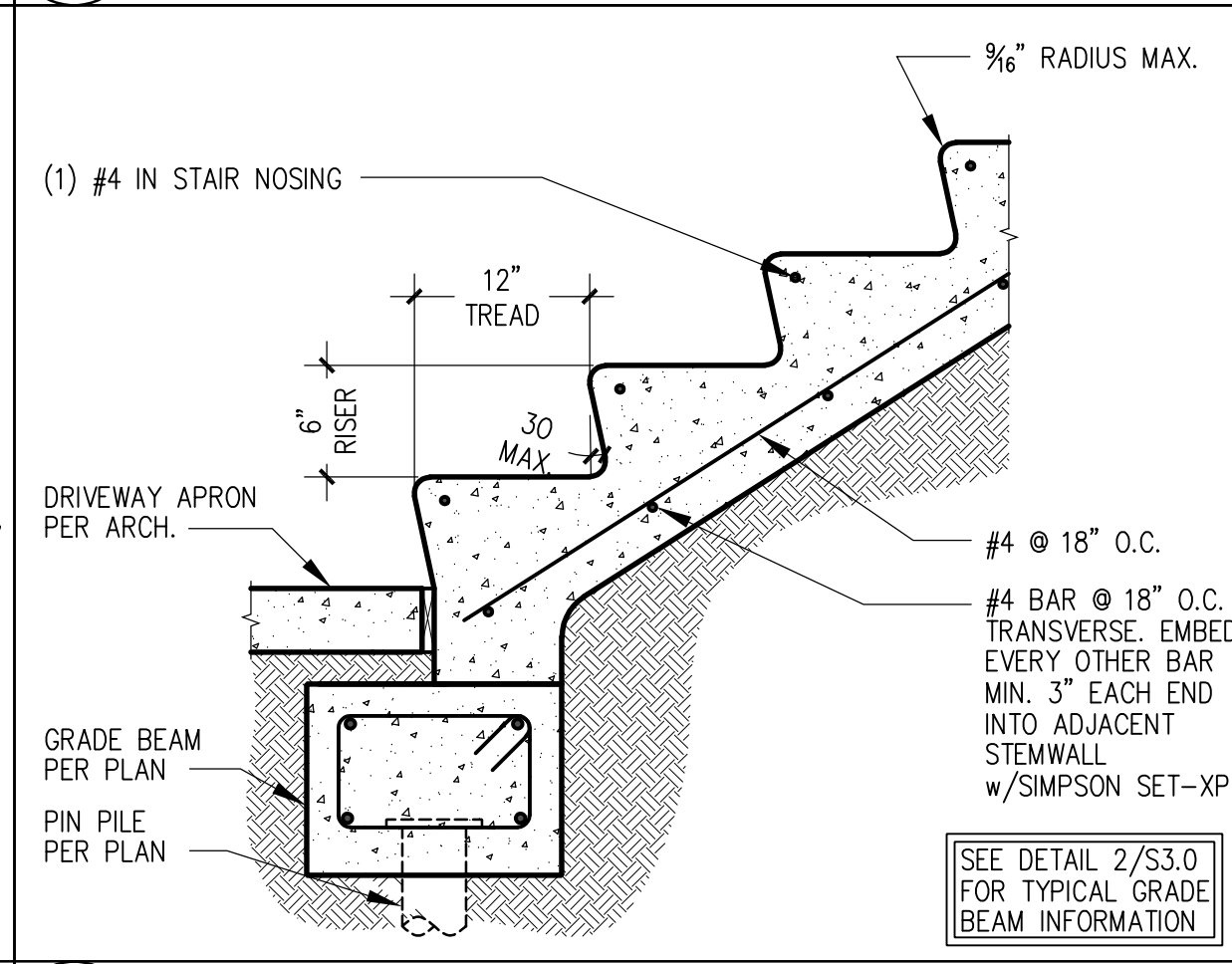
7 HOLDOWN @ GARAGE FNDN.



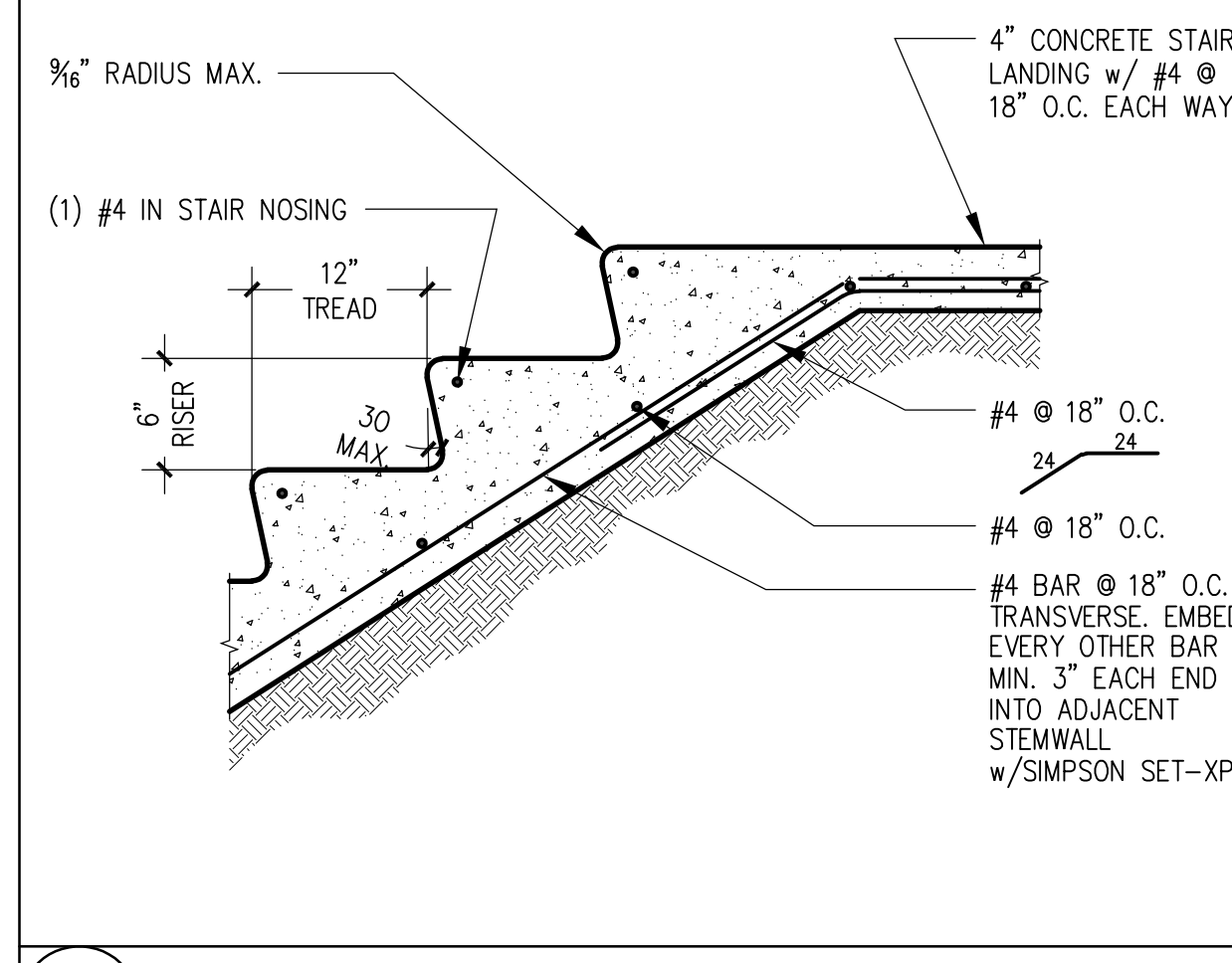
8 SSTB HOLDOWN ANCHOR TO FOUNDATION
(HOLDOWN @ PONYWALL/EXTERIOR STAIRS)



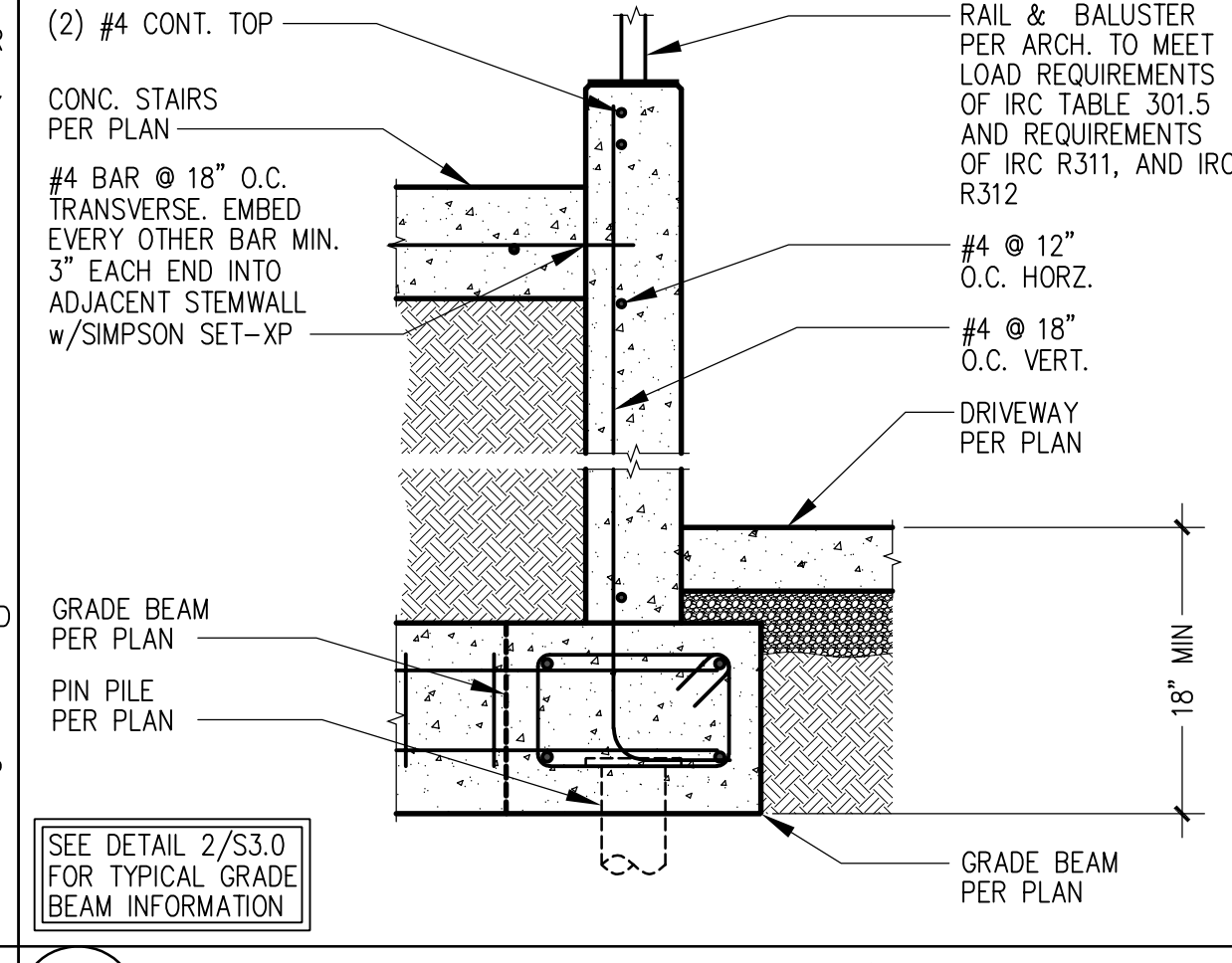
9 SSTB HOLDOWN ANCHOR TO FOUNDATION
(ALL-THREAD @ PONYWALL)



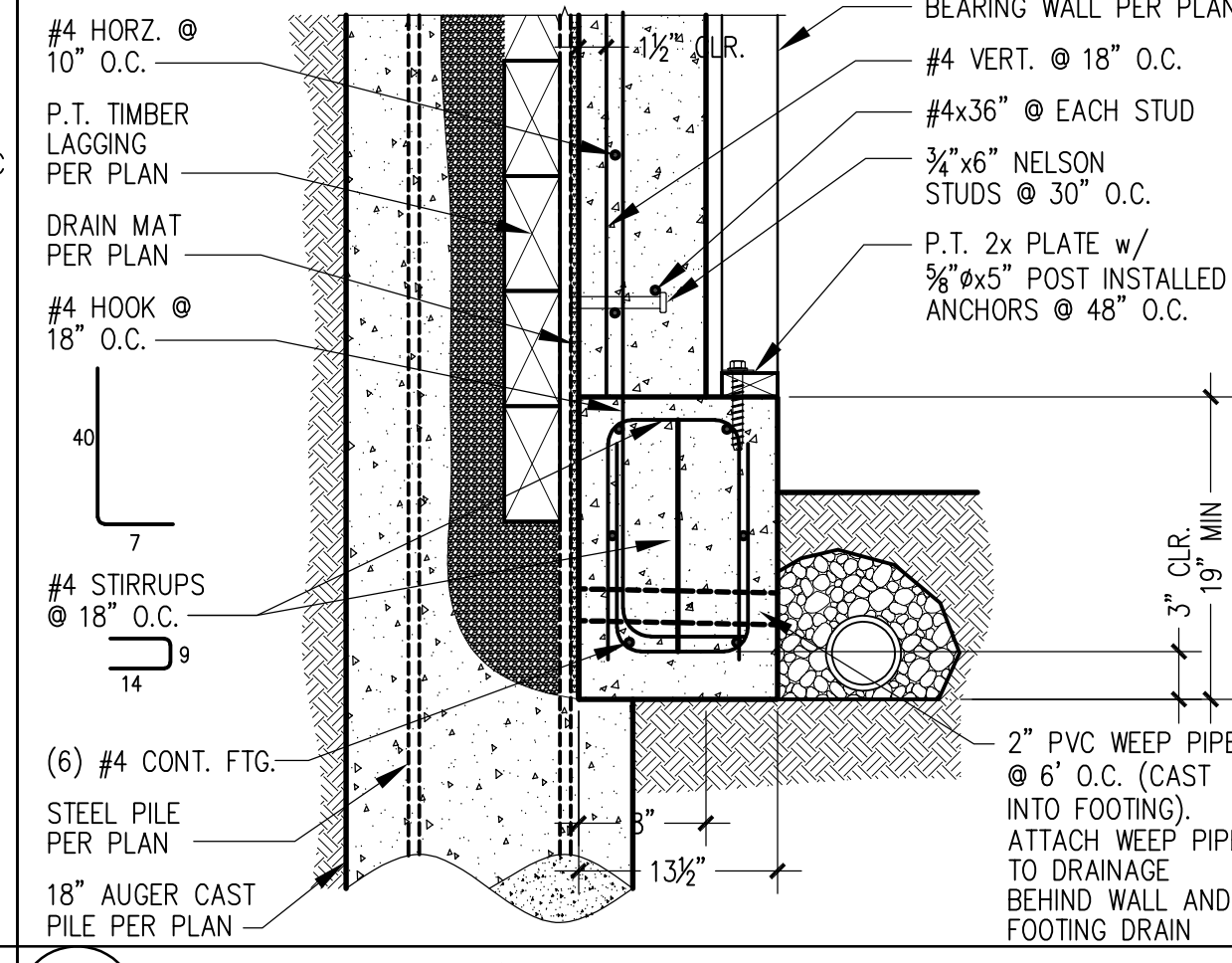
10 CONCRETE STAIRS @ GRADE BEAM



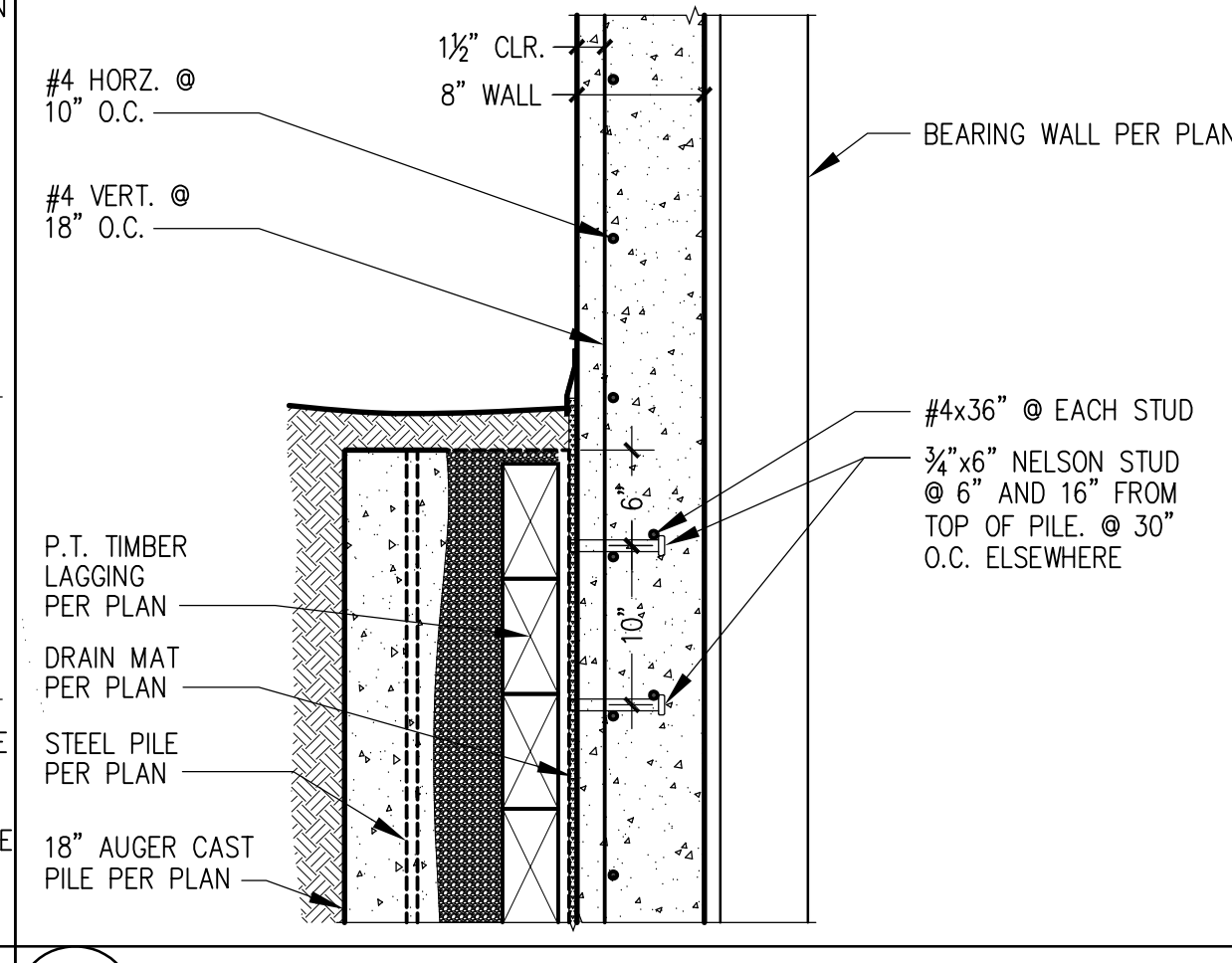
11 CONCRETE STAIRS @ UPPER LANDING



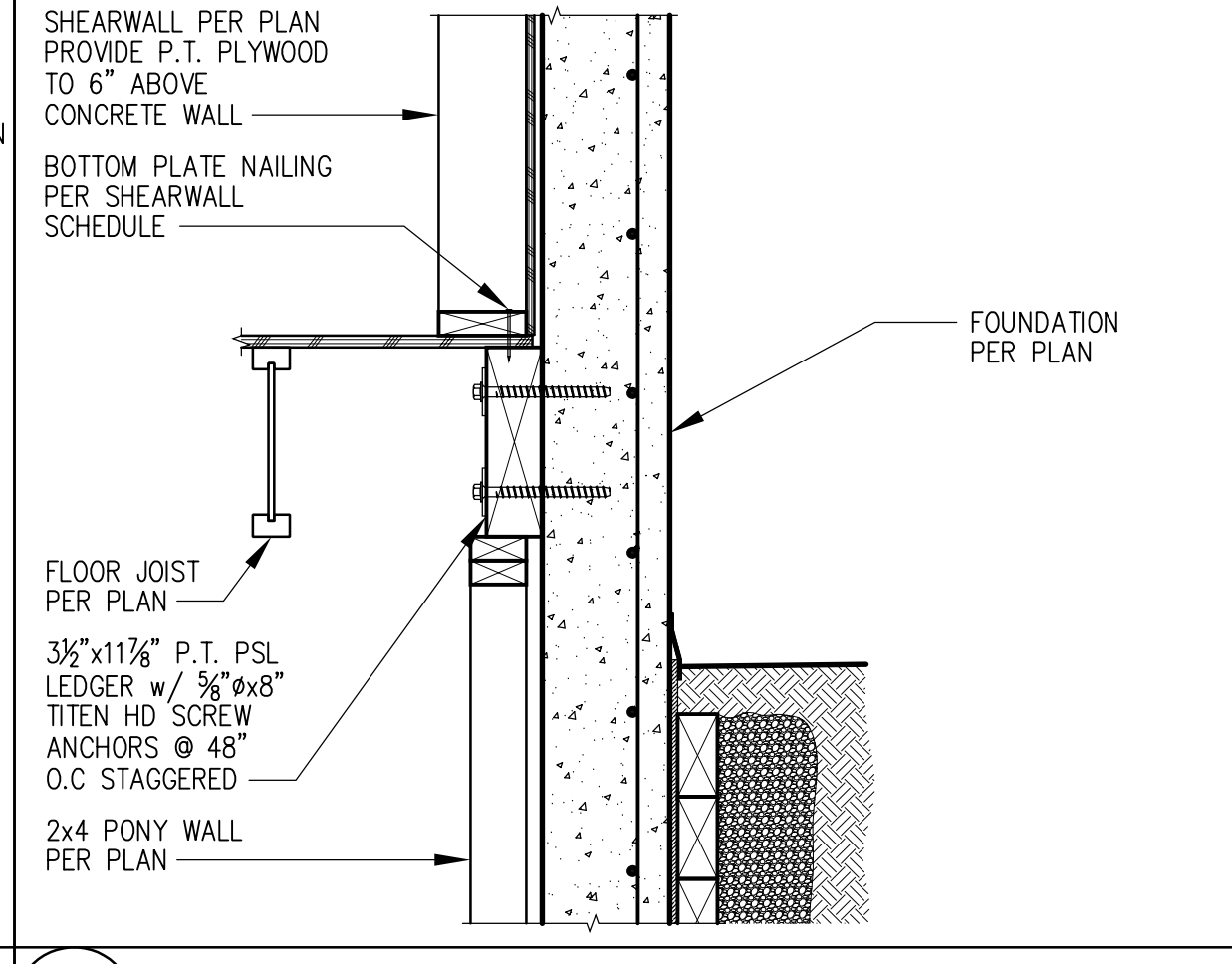
12 CONCRETE STAIR WALL



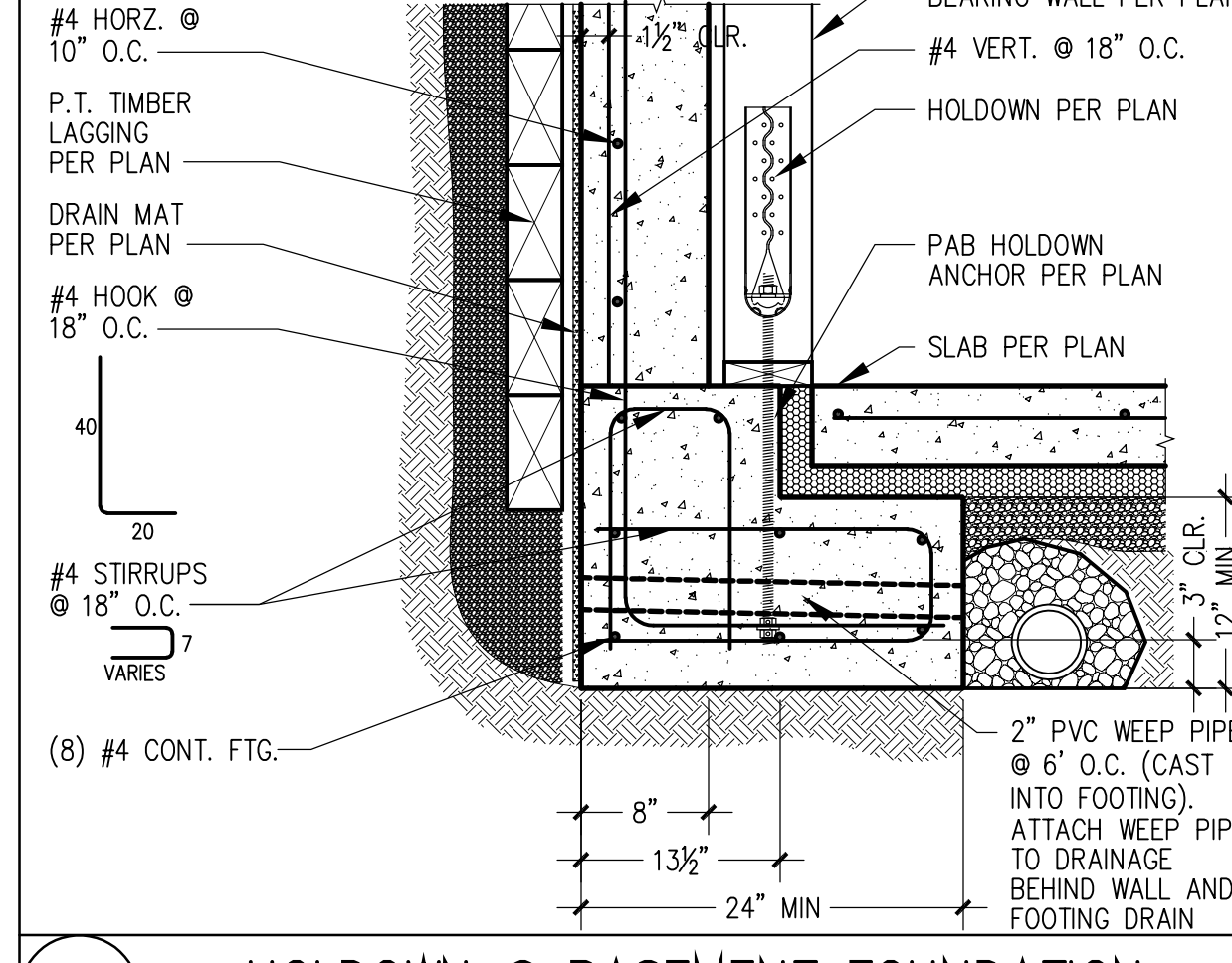
13 TYPICAL CRAWLSPACE FOUNDATION @ PILE
(BASE OF WALL)



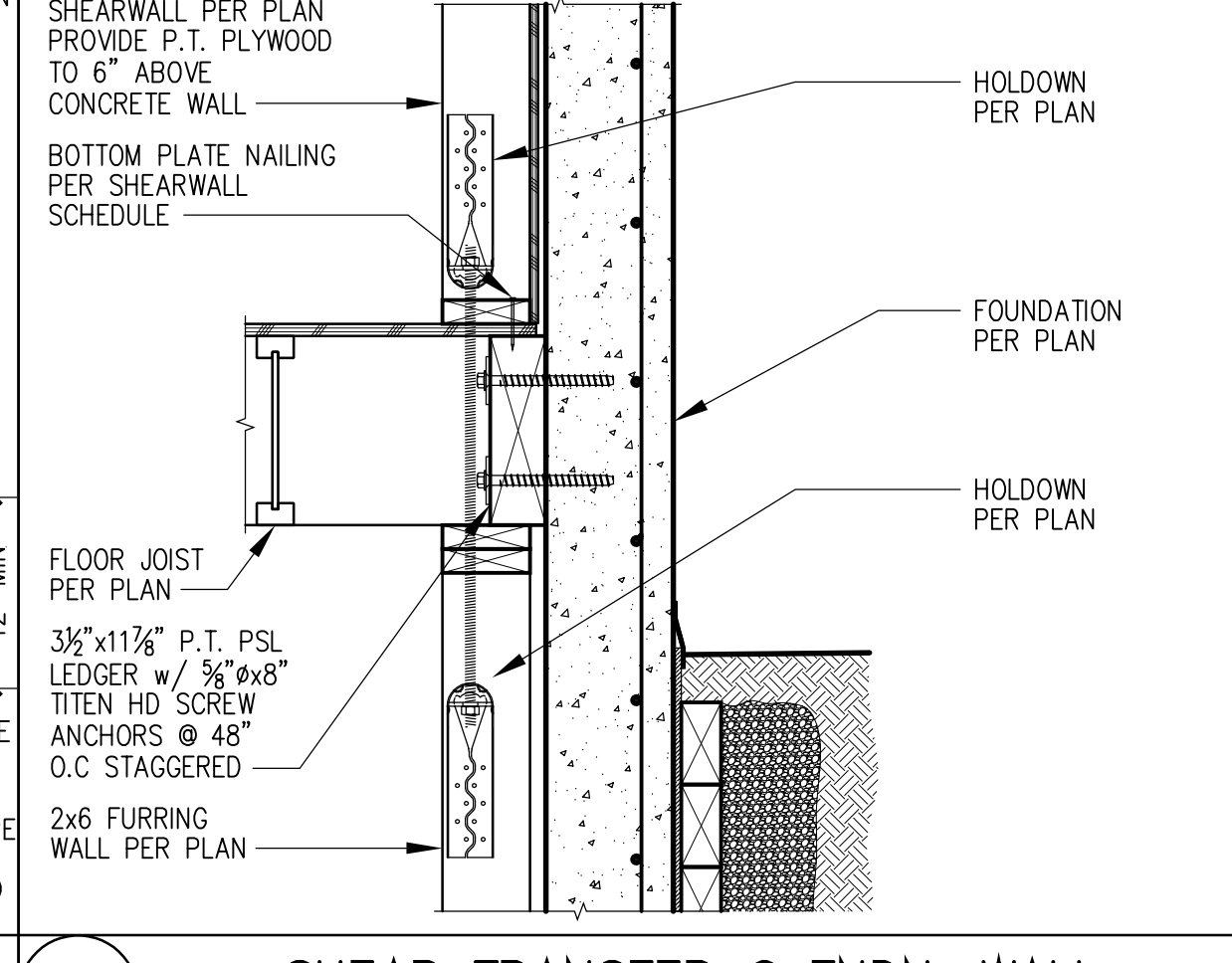
14 TYPICAL FOUNDATION @ PILE
(TOP OF GRADE)



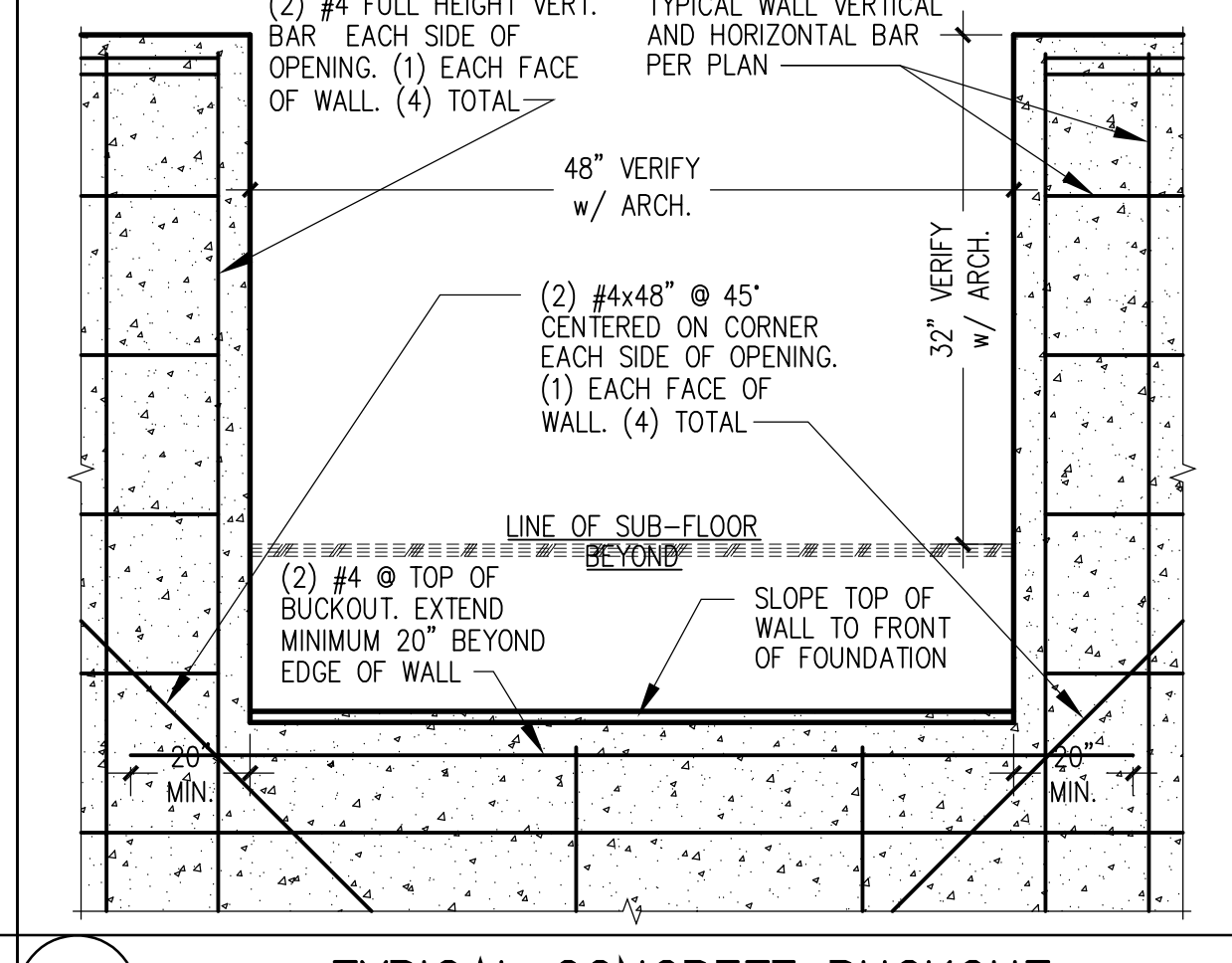
15 TYPICAL SHEAR TRANSFER @ FNDN. WALL
(CRAWLSPACE FLOOR FRAMING)



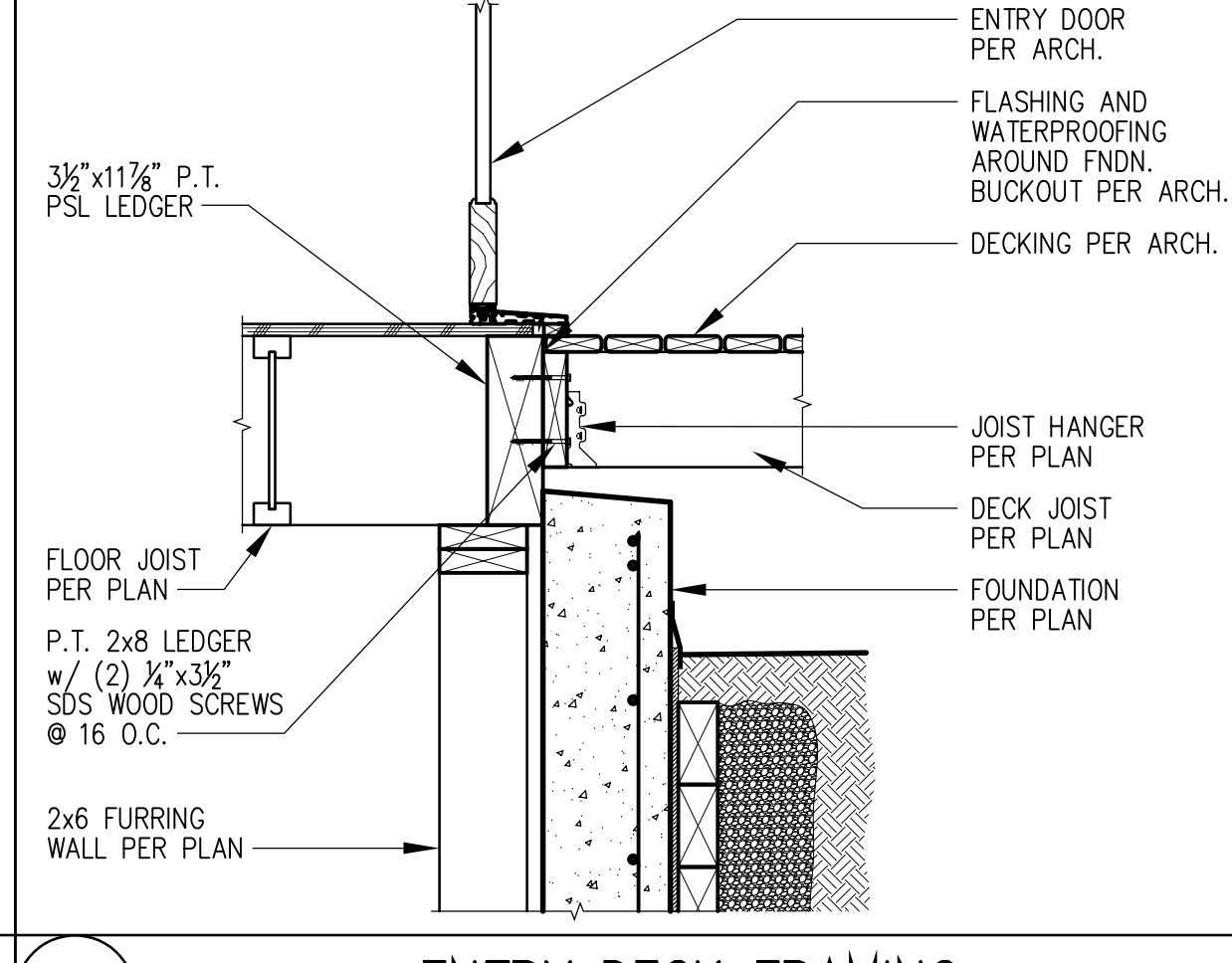
16 HOLDOWN @ BASEMENT FOUNDATION



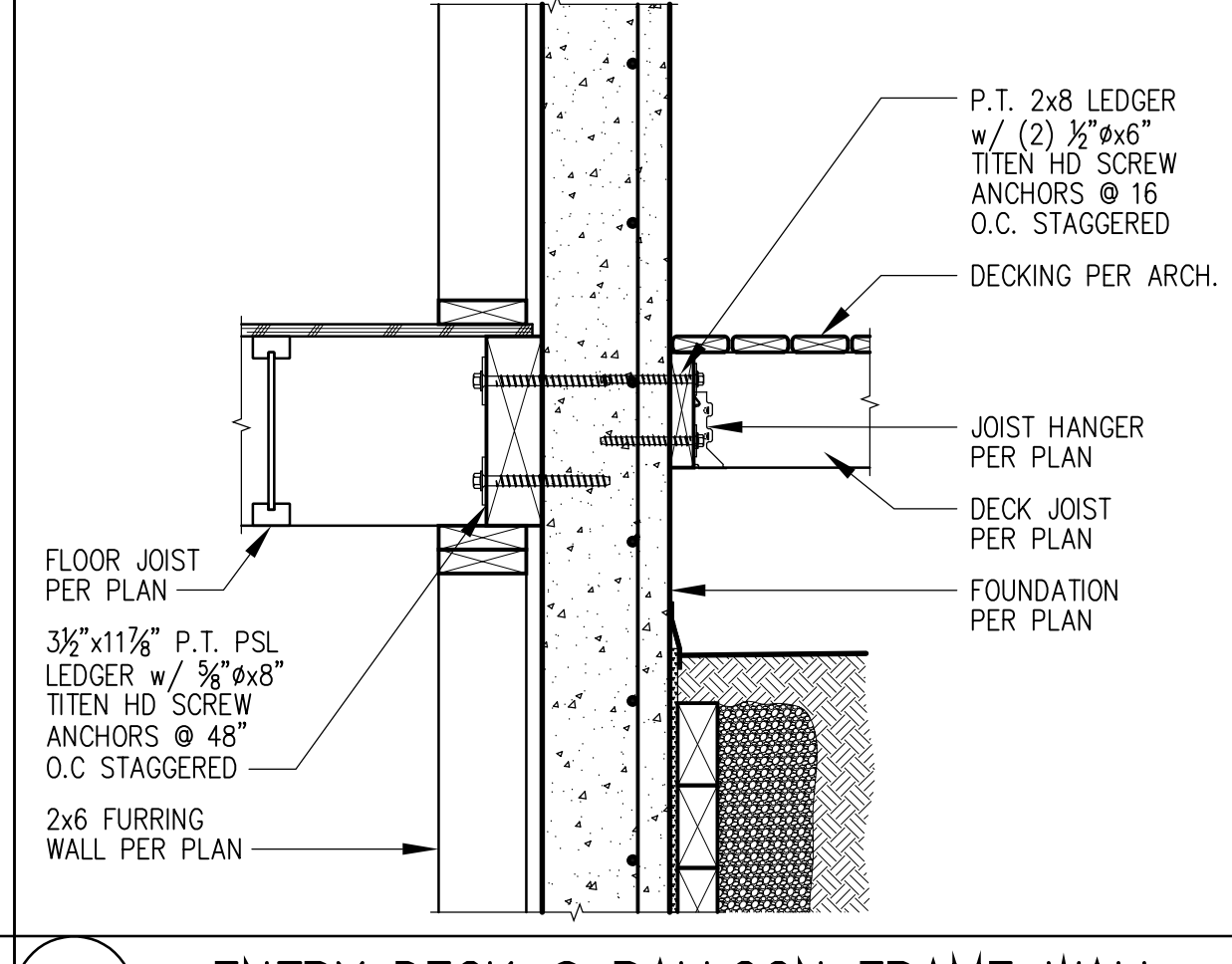
17 SHEAR TRANSFER @ FNDN. WALL
(BASEMENT FLOOR FRAMING/HOLDOWN TO HOLDOWN)



18 TYPICAL CONCRETE BUCKOUT
(ELEVATION)



19 ENTRY DECK FRAMING



20 ENTRY DECK @ BALLOON FRAME WALL

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



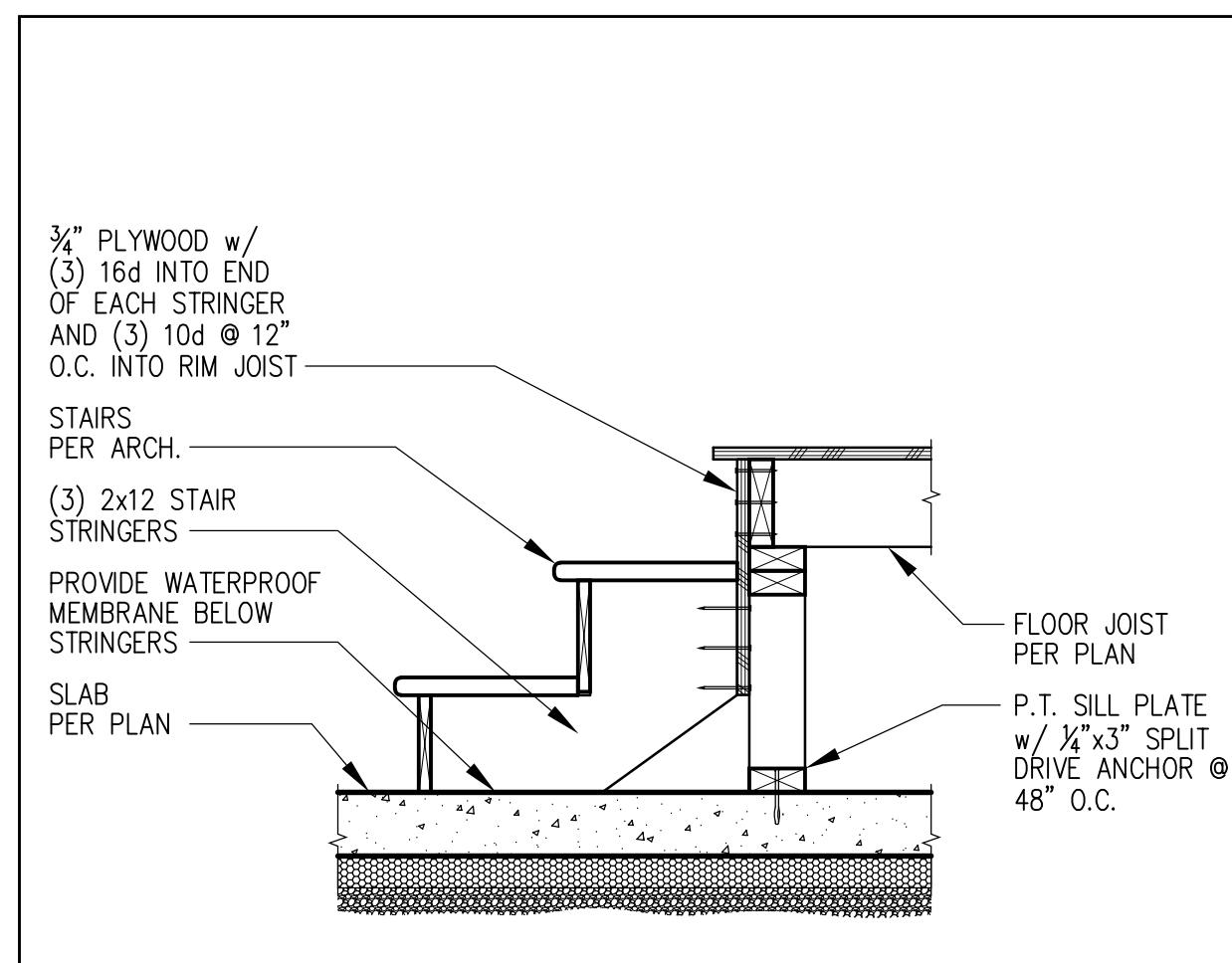
MI Treehouse, LLC
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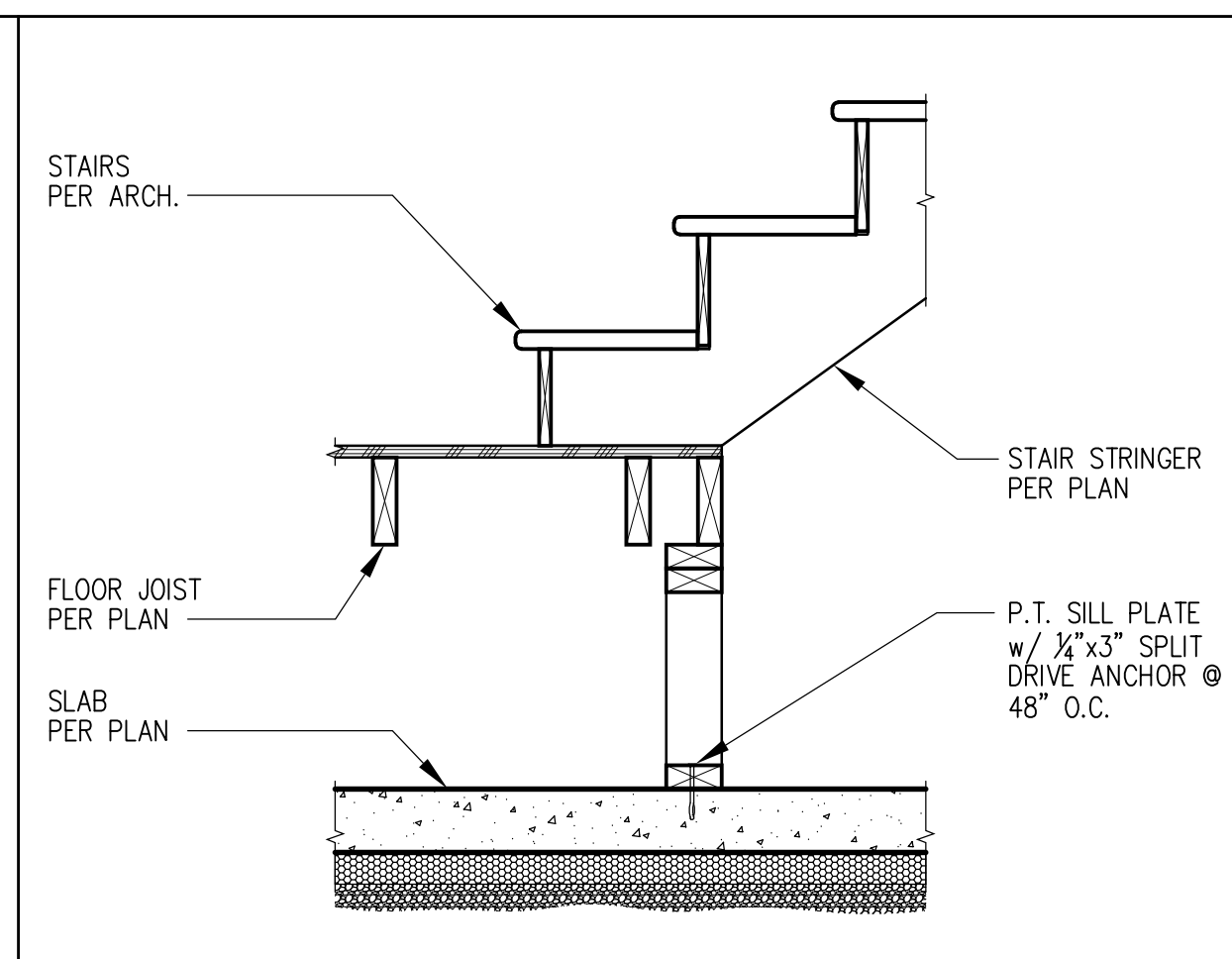
Issued	Date
Permit Plans	03/30/20

18-025

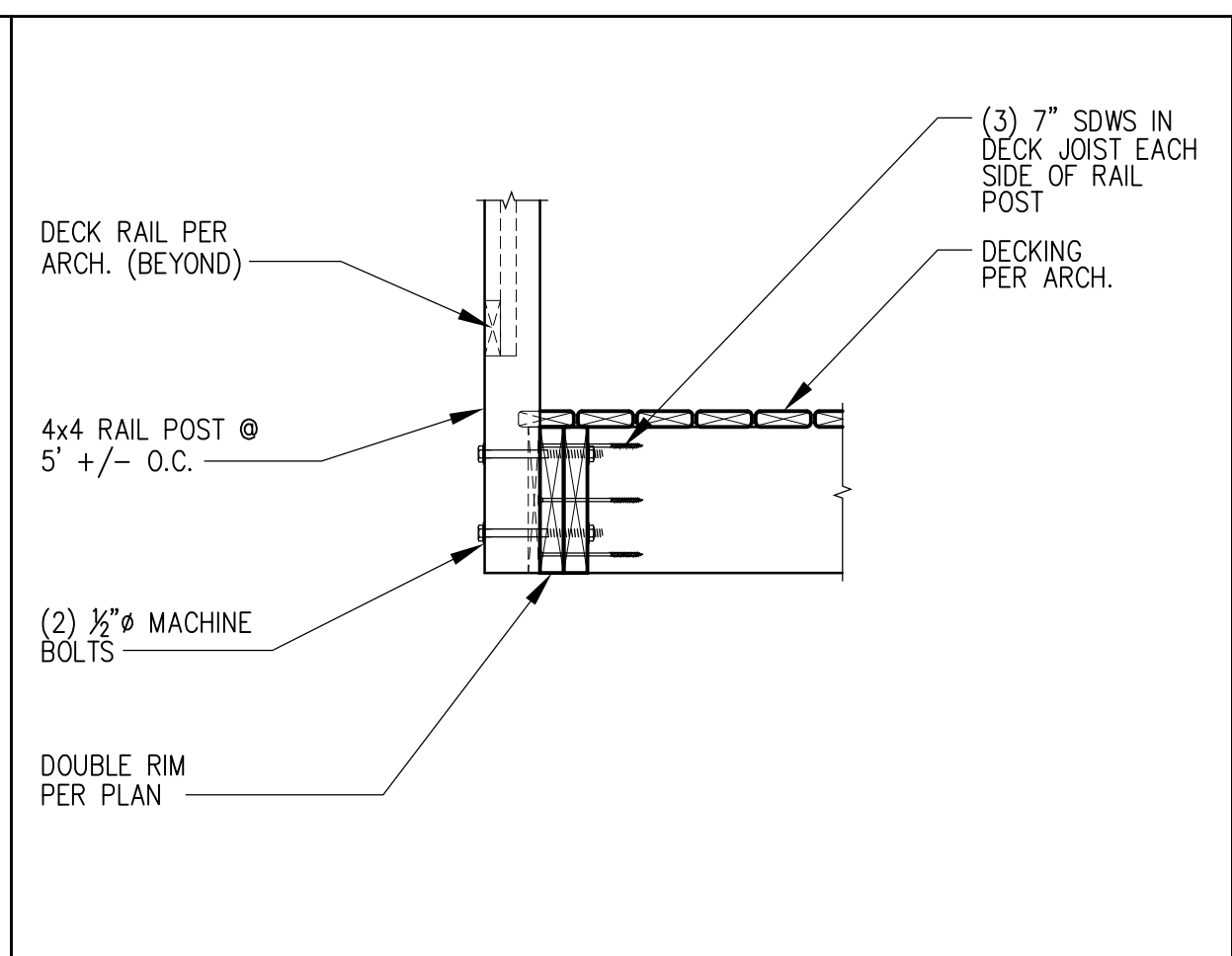
S3.1
FOUNDATION
DETAILS



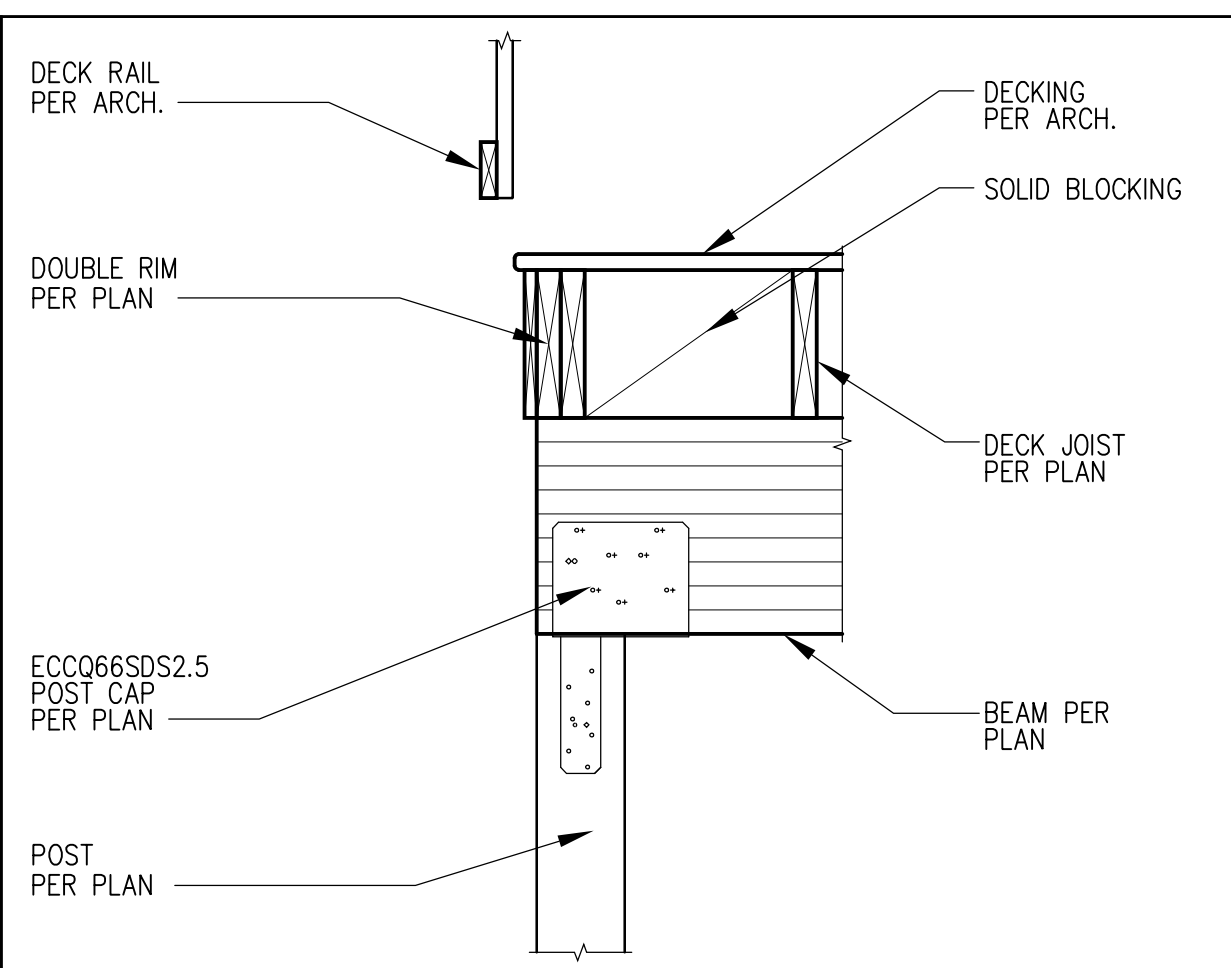
1 STAIR STRINGER FRAMING (BASEMENT STAIRS @ SLAB/LOWER LANDING)



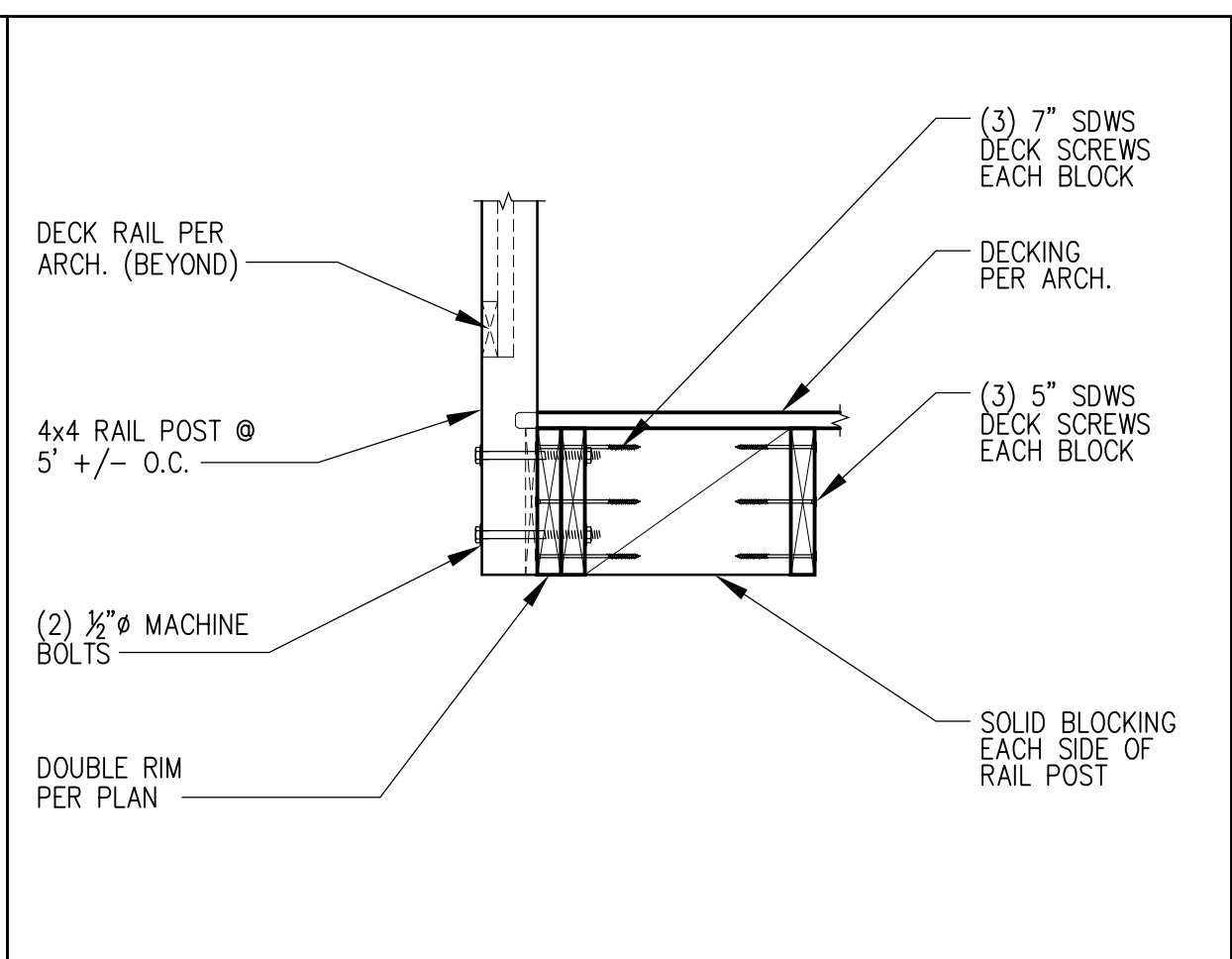
2 STAIR STRINGER FRAMING (BASEMENT STAIRS @ LOWER LANDING)



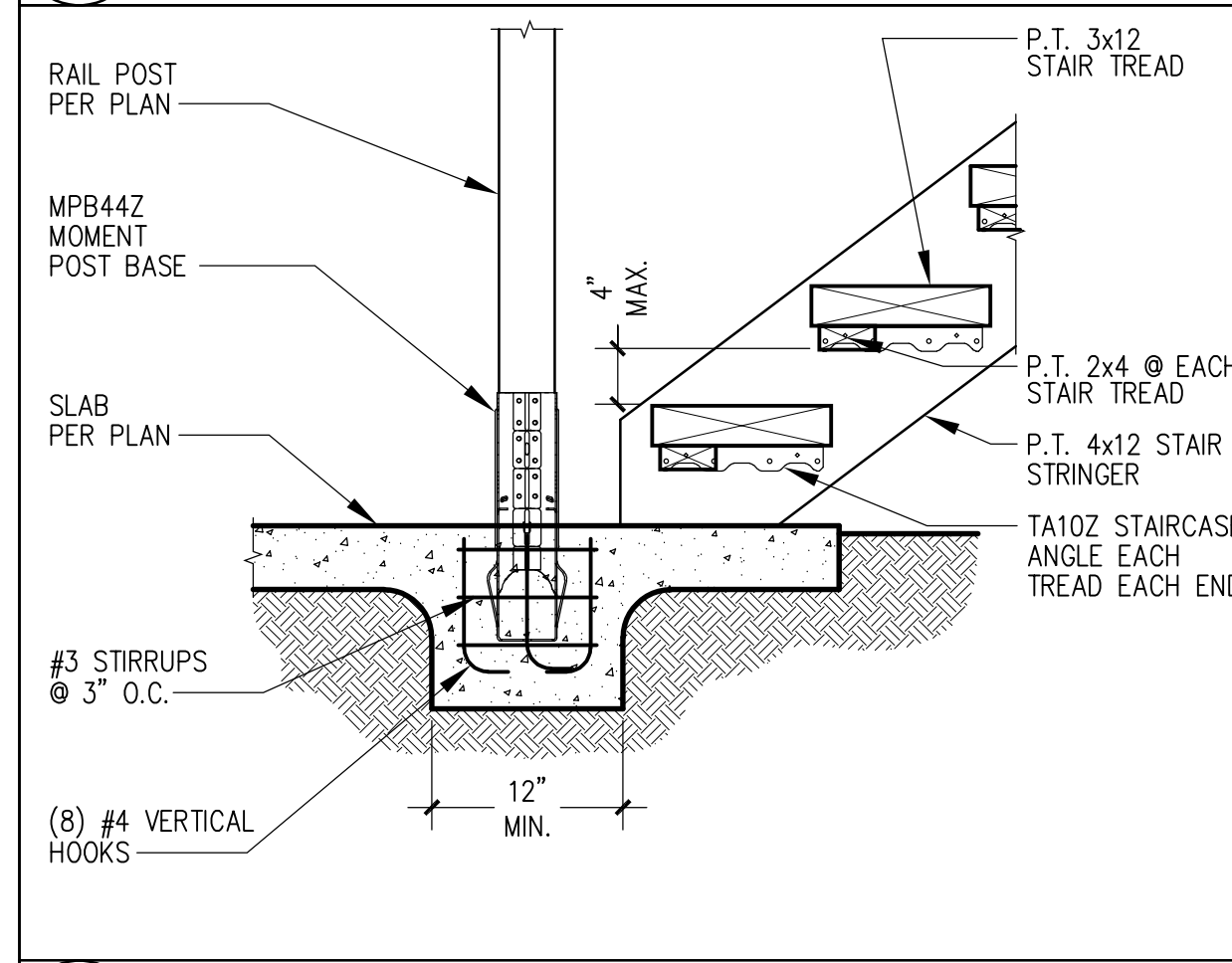
3 TYPICAL DECK POST (PERPENDICULAR JOIST)



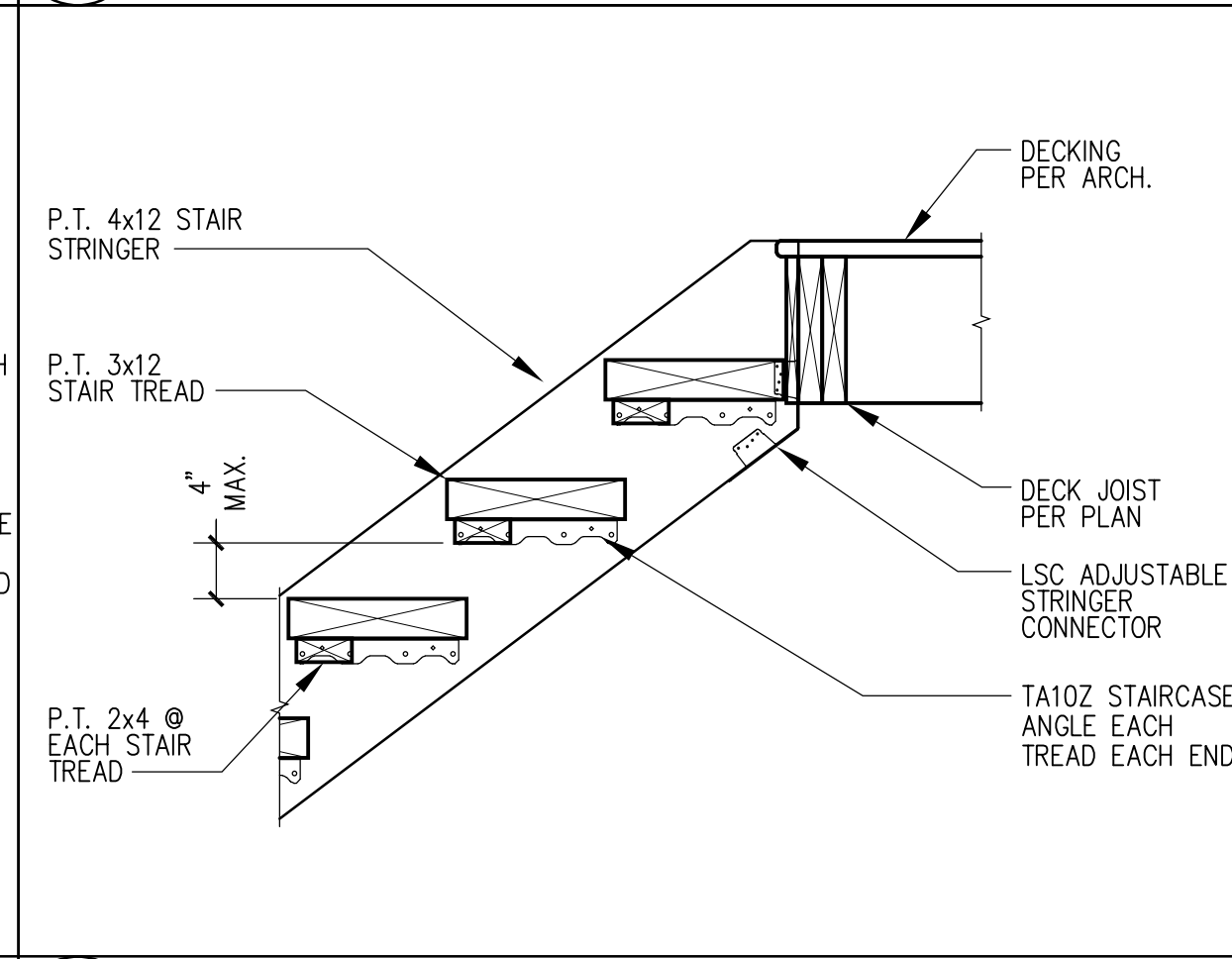
4 TYPICAL DECK POST (PARALLEL JOIST)



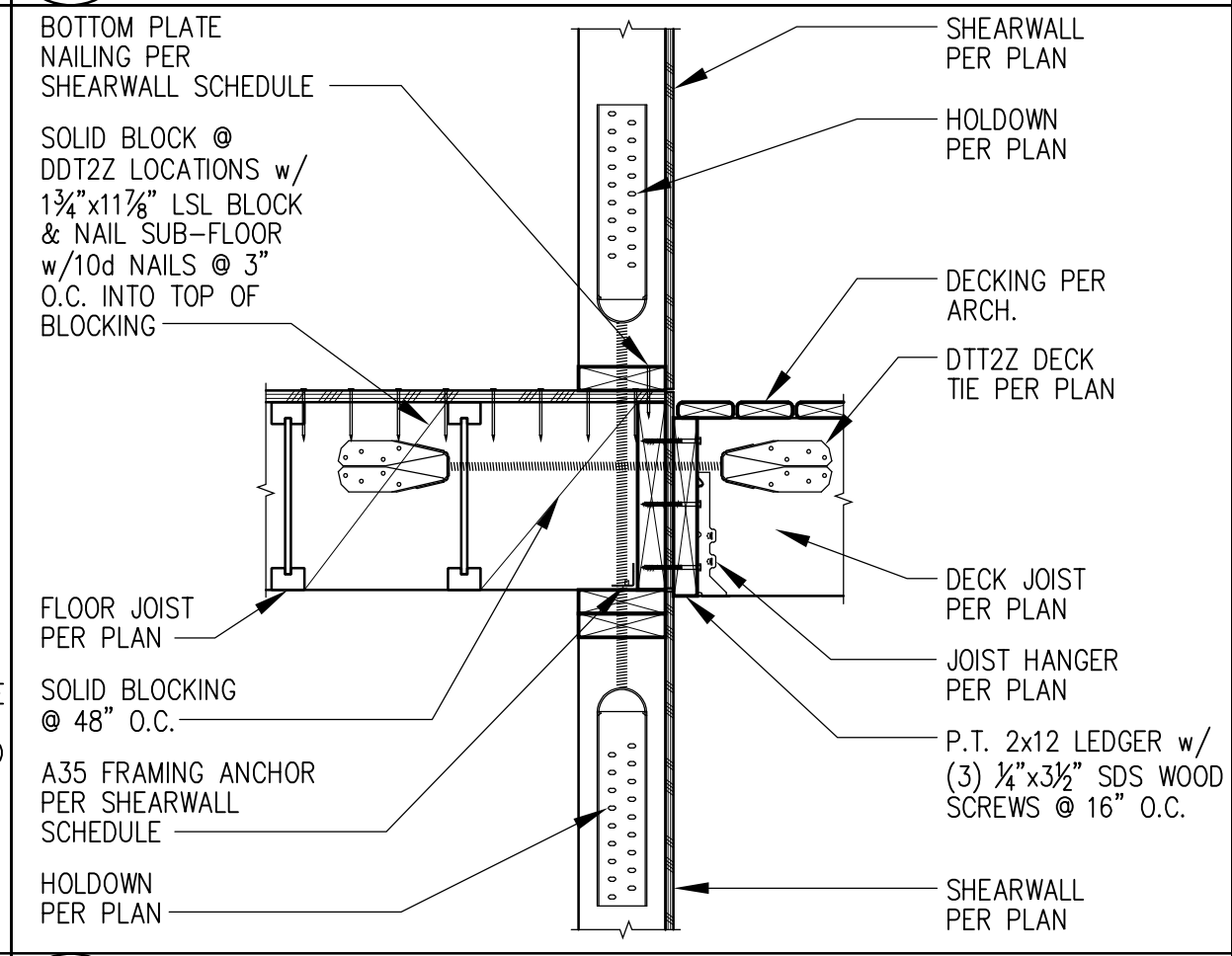
5 TYPICAL DECK POST (PARALLEL JOIST)



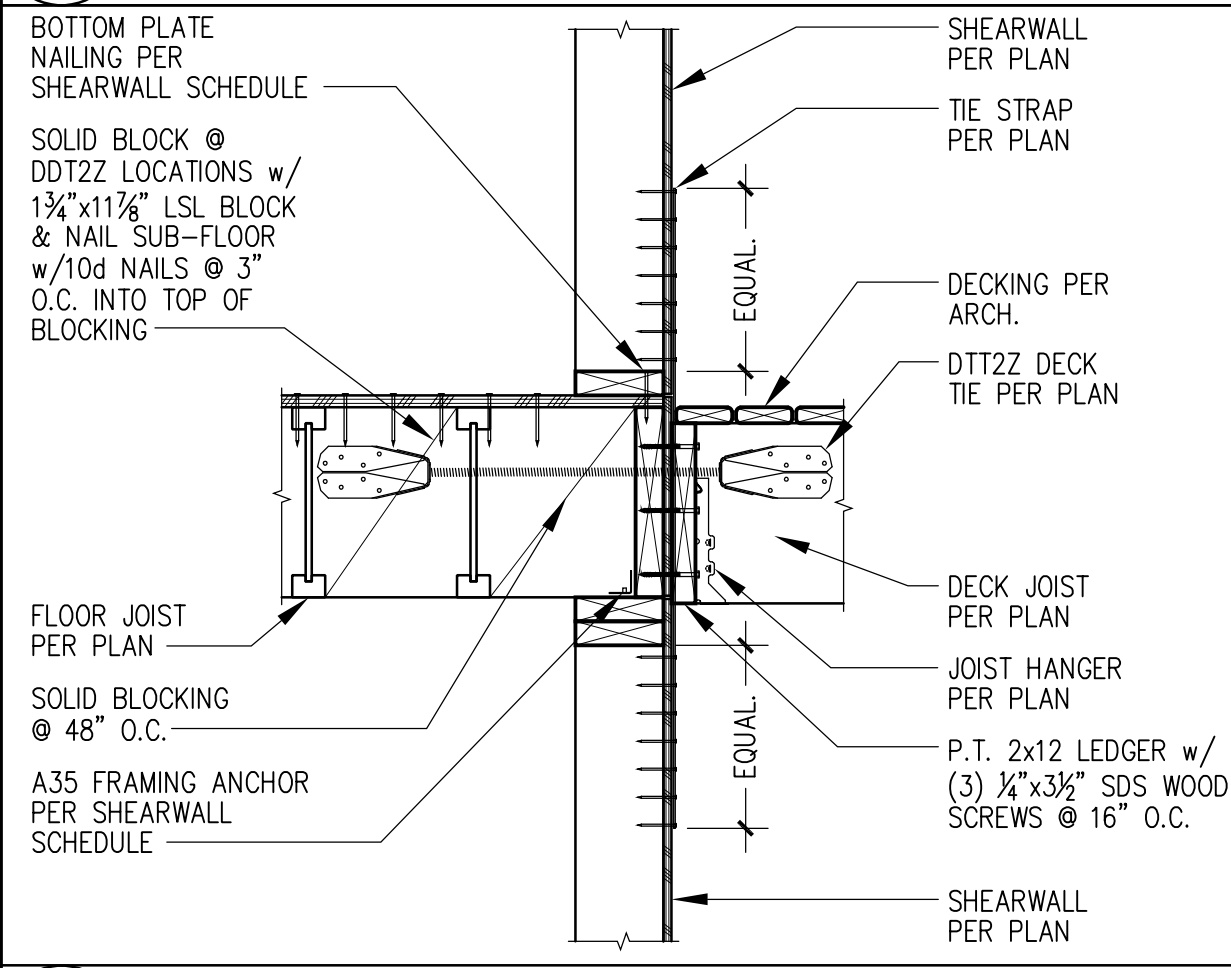
6 TYPICAL DECK STAIRS



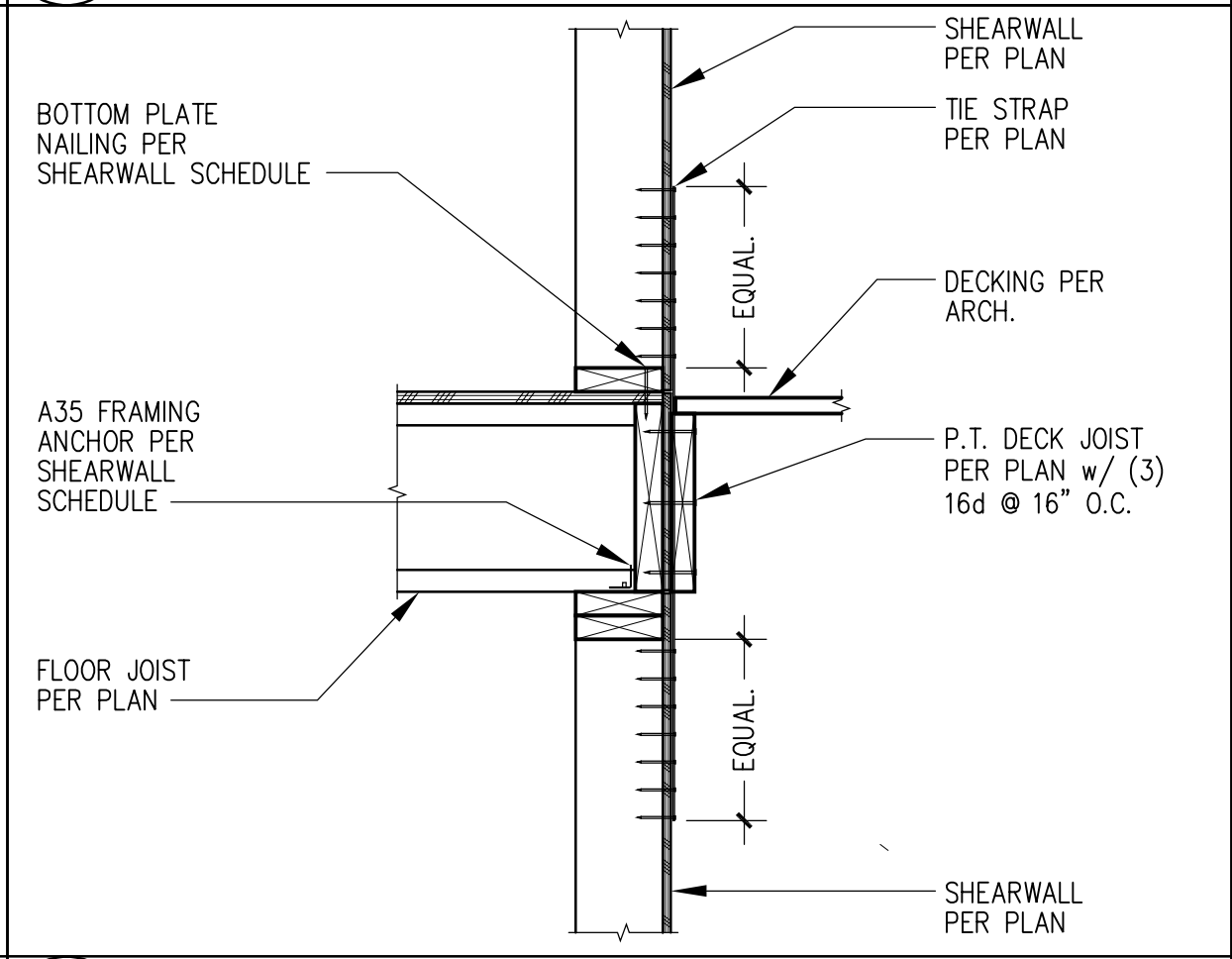
7 TYPICAL DECK STAIRS



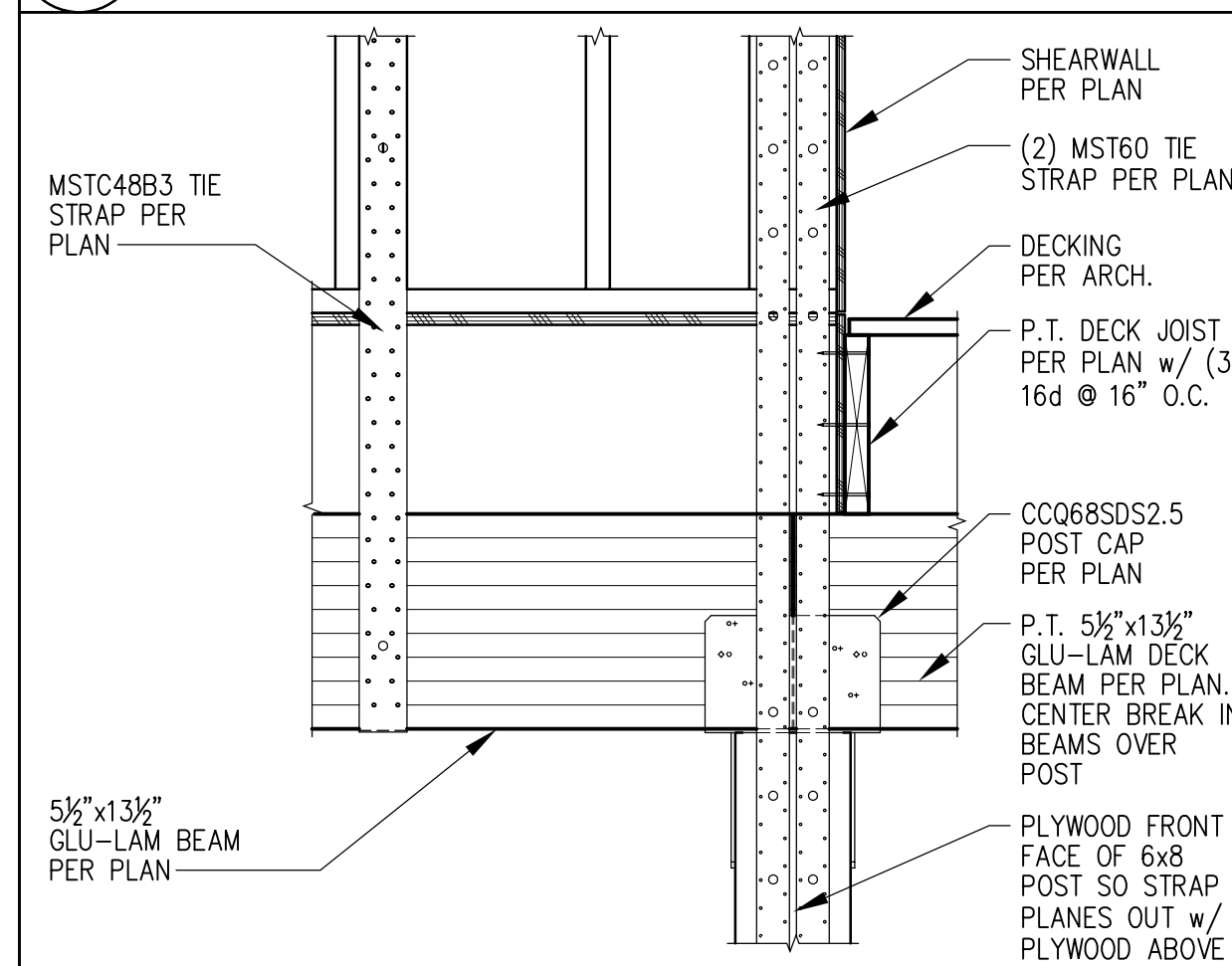
8 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/HOLDOWN & DECK FRAMING)



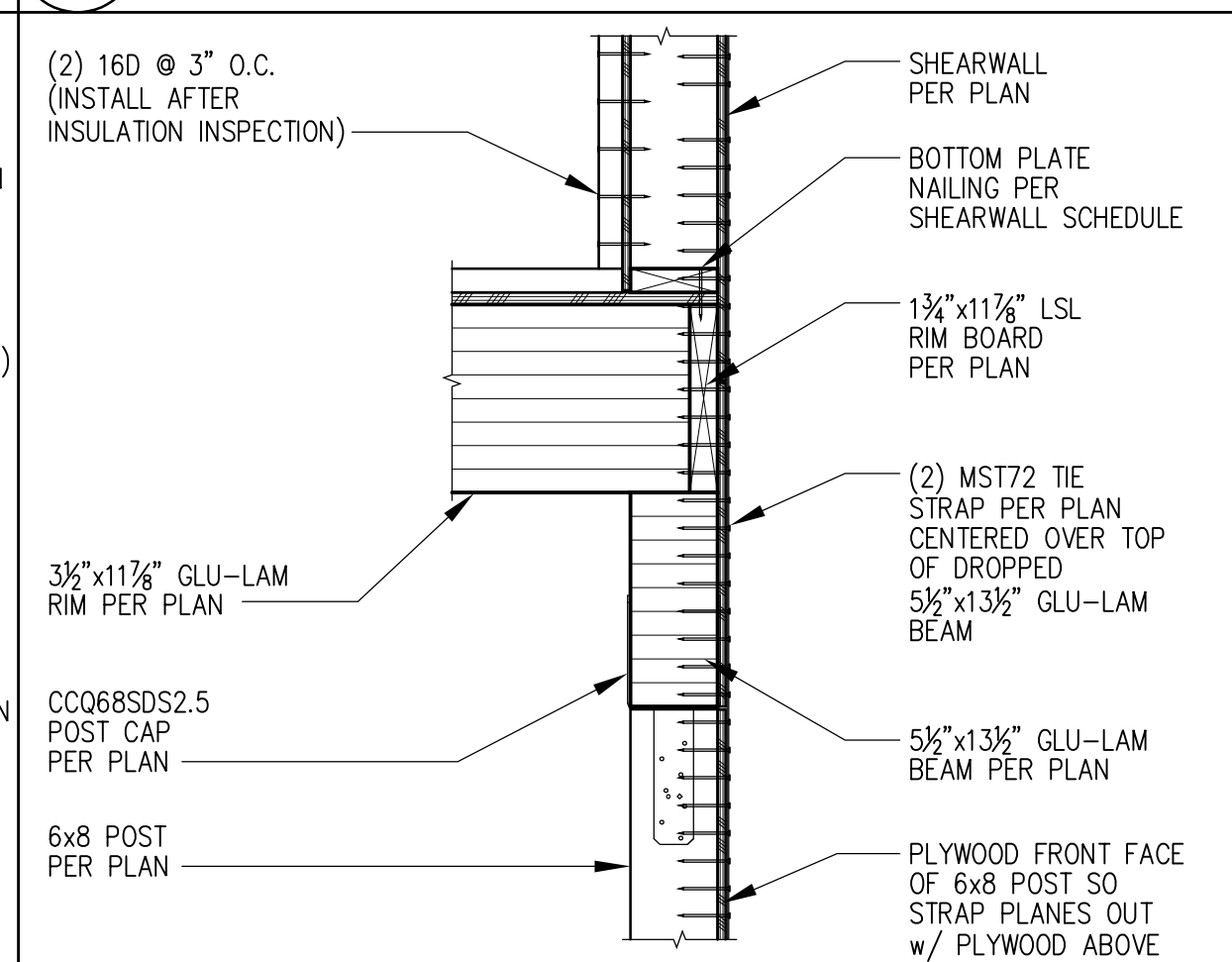
9 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/TIE STRAP & DECK FRAMING)



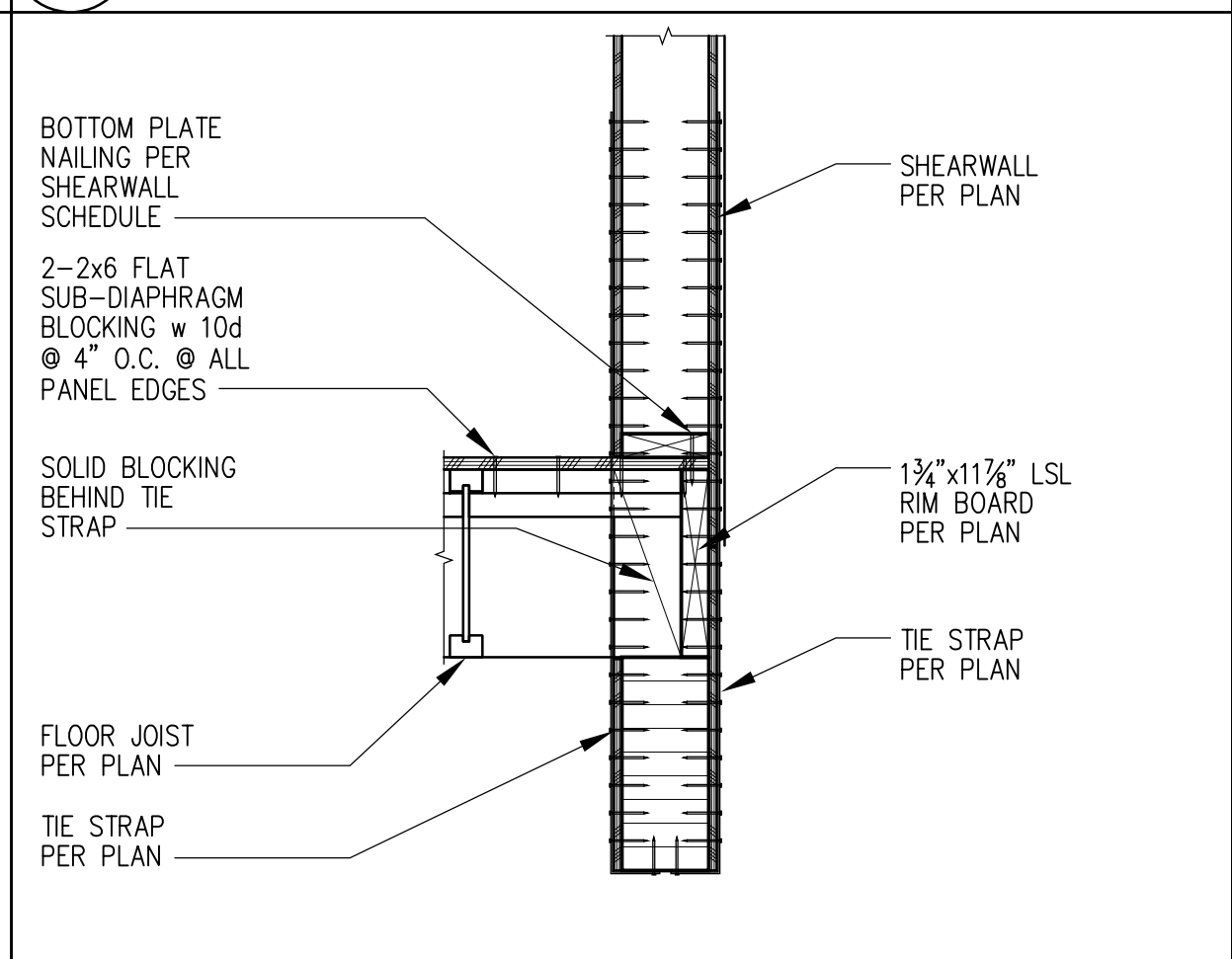
10 SHEAR TRANSFER @ FLOOR FRAMING (PERPENDICULAR JOIST w/TIE STRAP & DECK FRAMING)



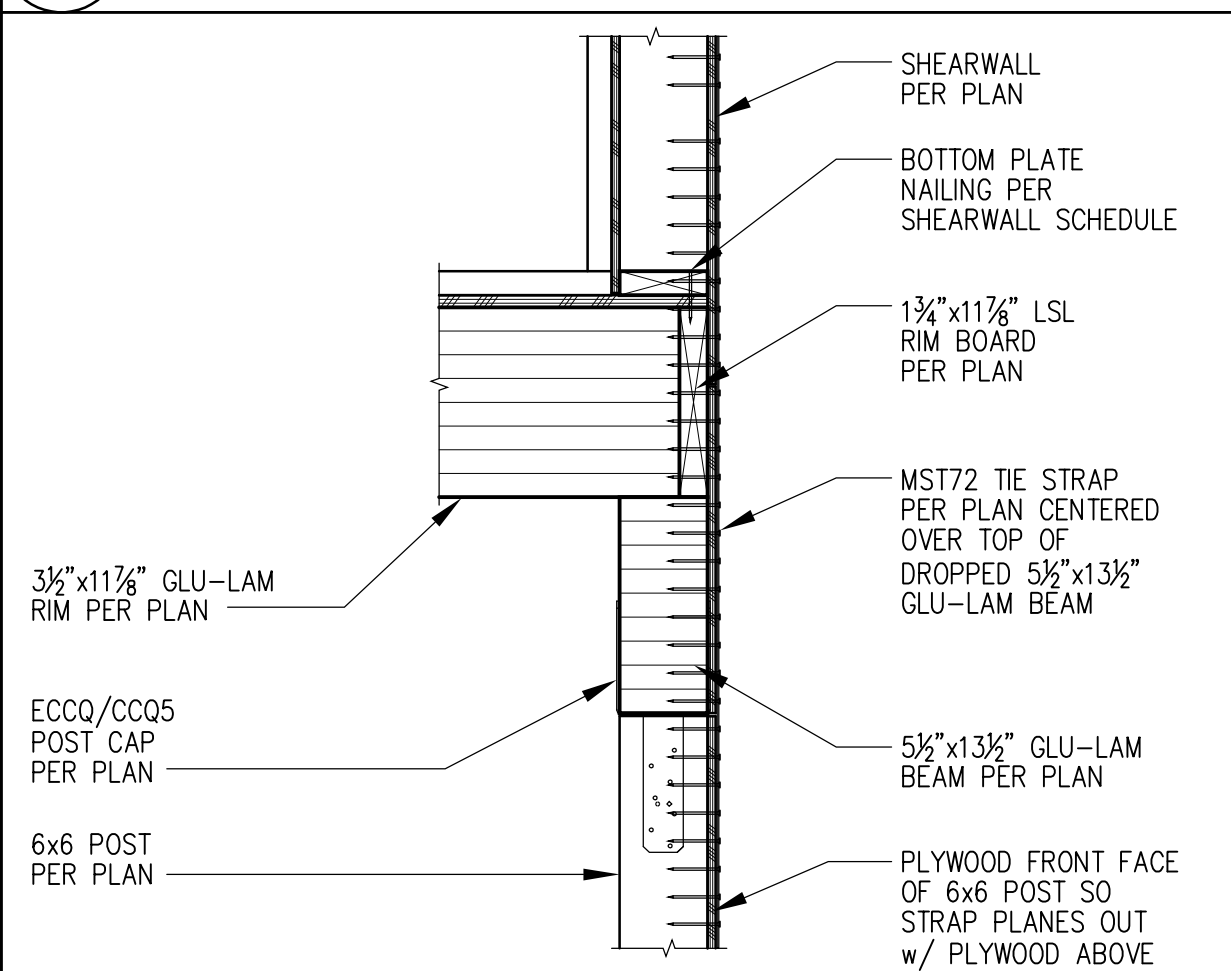
11 (2) MST60 TIE STRAP @ DROPPED BEAM (WEST SECTION VIEW)



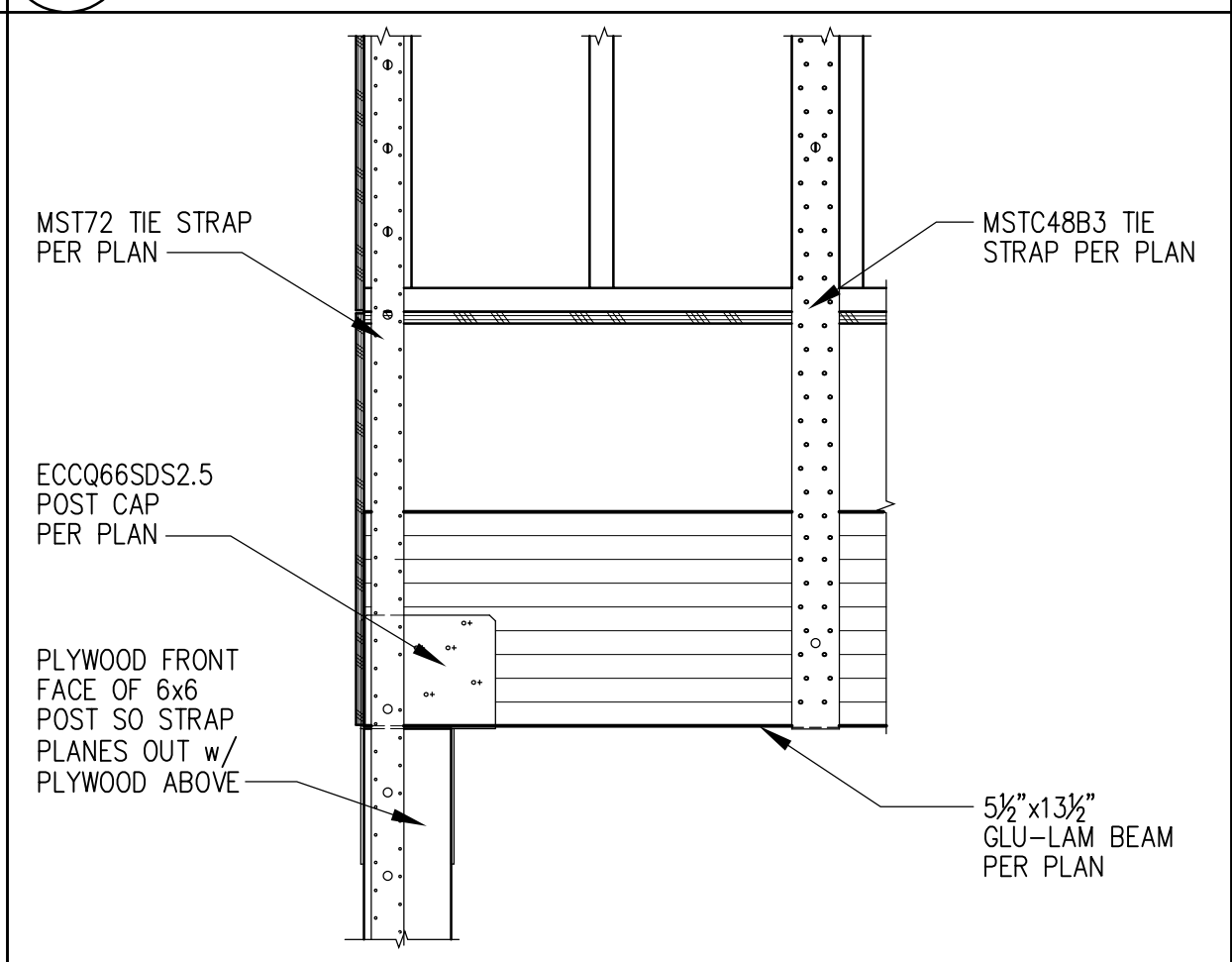
12 MST60 TIE STRAPS @ DROPPED BEAM (ELEVATION VIEW /w PERPENDICULAR P2-3 SHEARWALL)



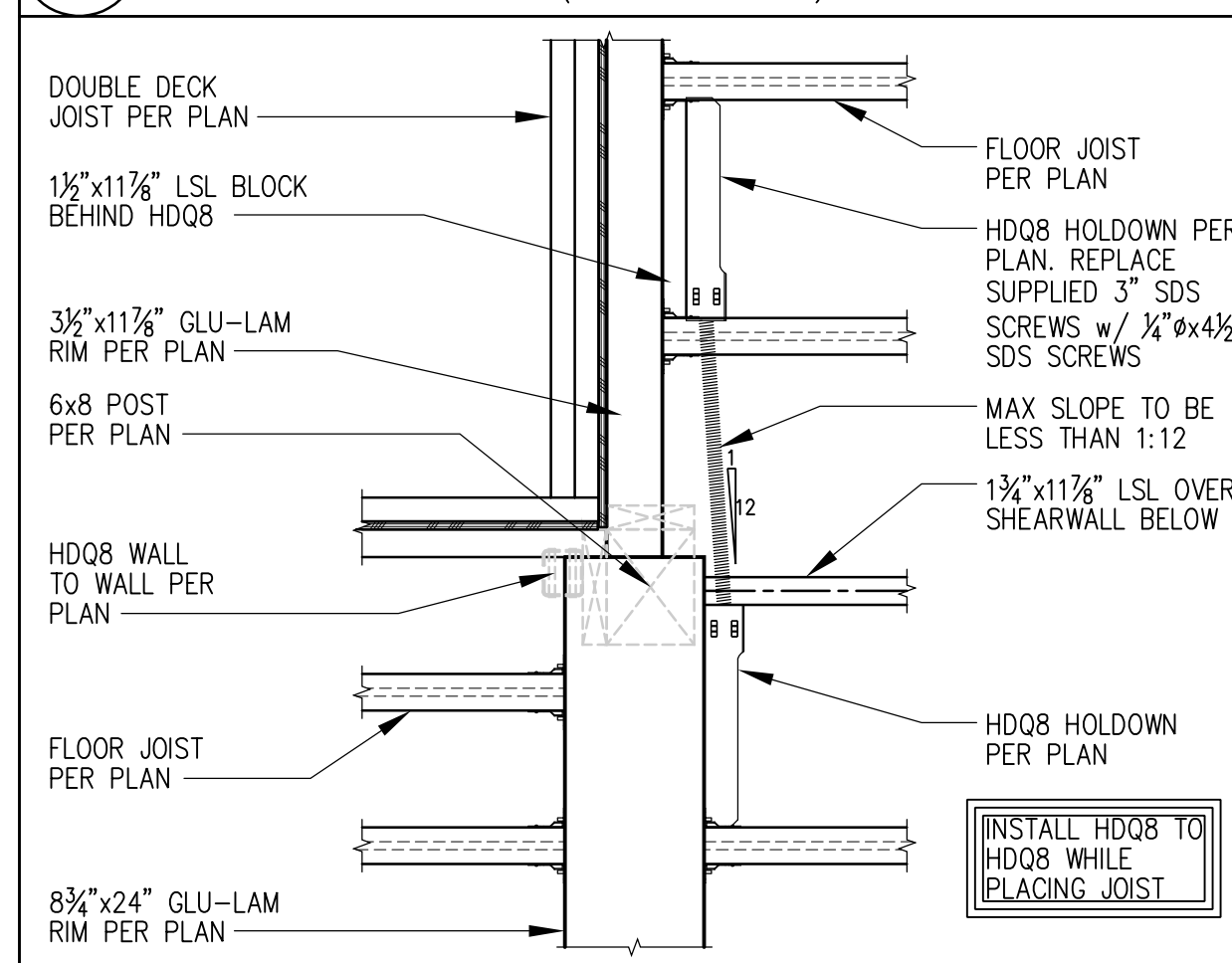
13 SHEAR TRANSFER @ FLOOR FRAMING (STRAP @ DROPPED BEAM)



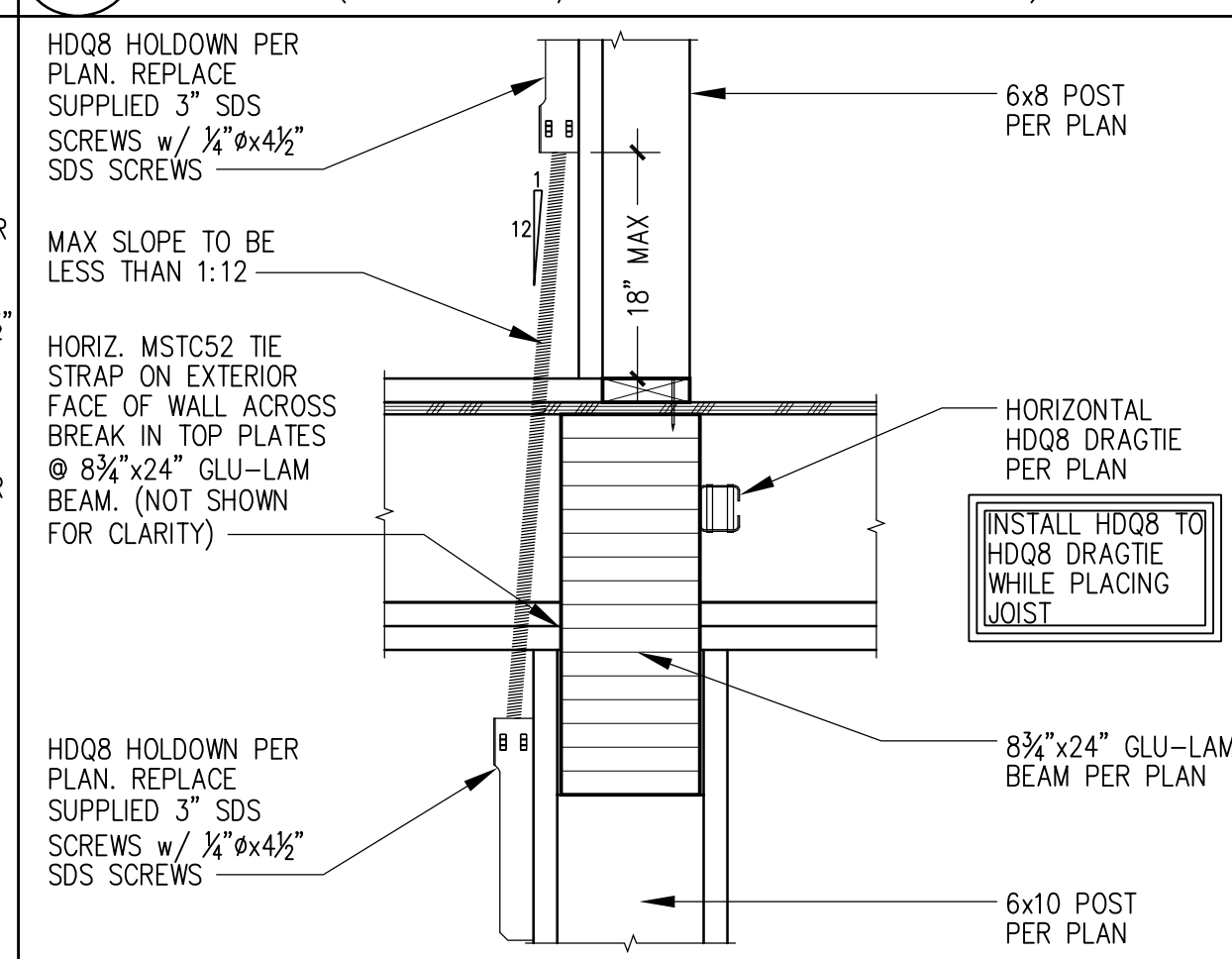
14 MSTC78 TIE STRAP @ DROPPED BEAM (ELEVATION VIEW)



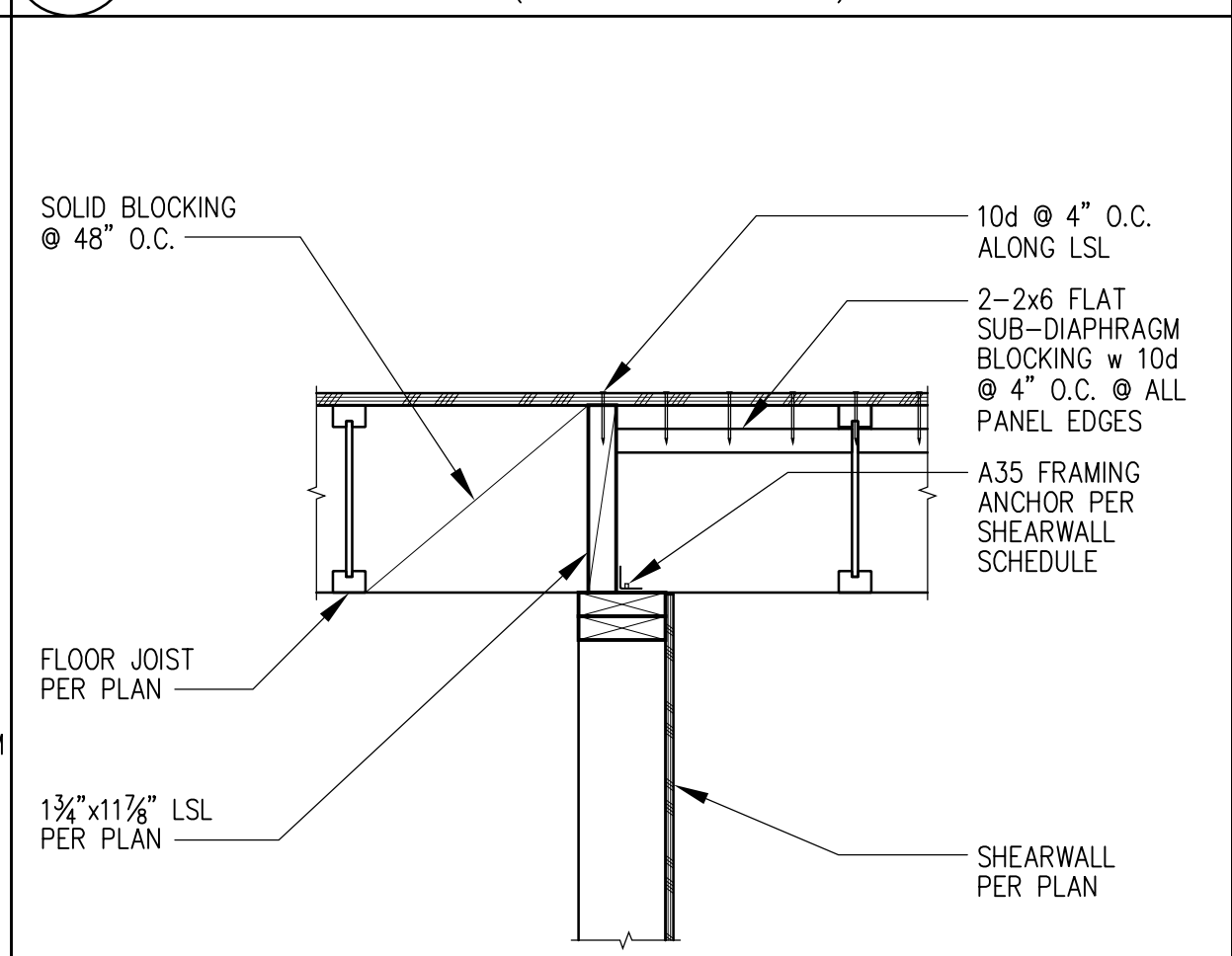
15 MST72 TIE STRAP @ DROPPED BEAM (EAST SECTION VIEW)



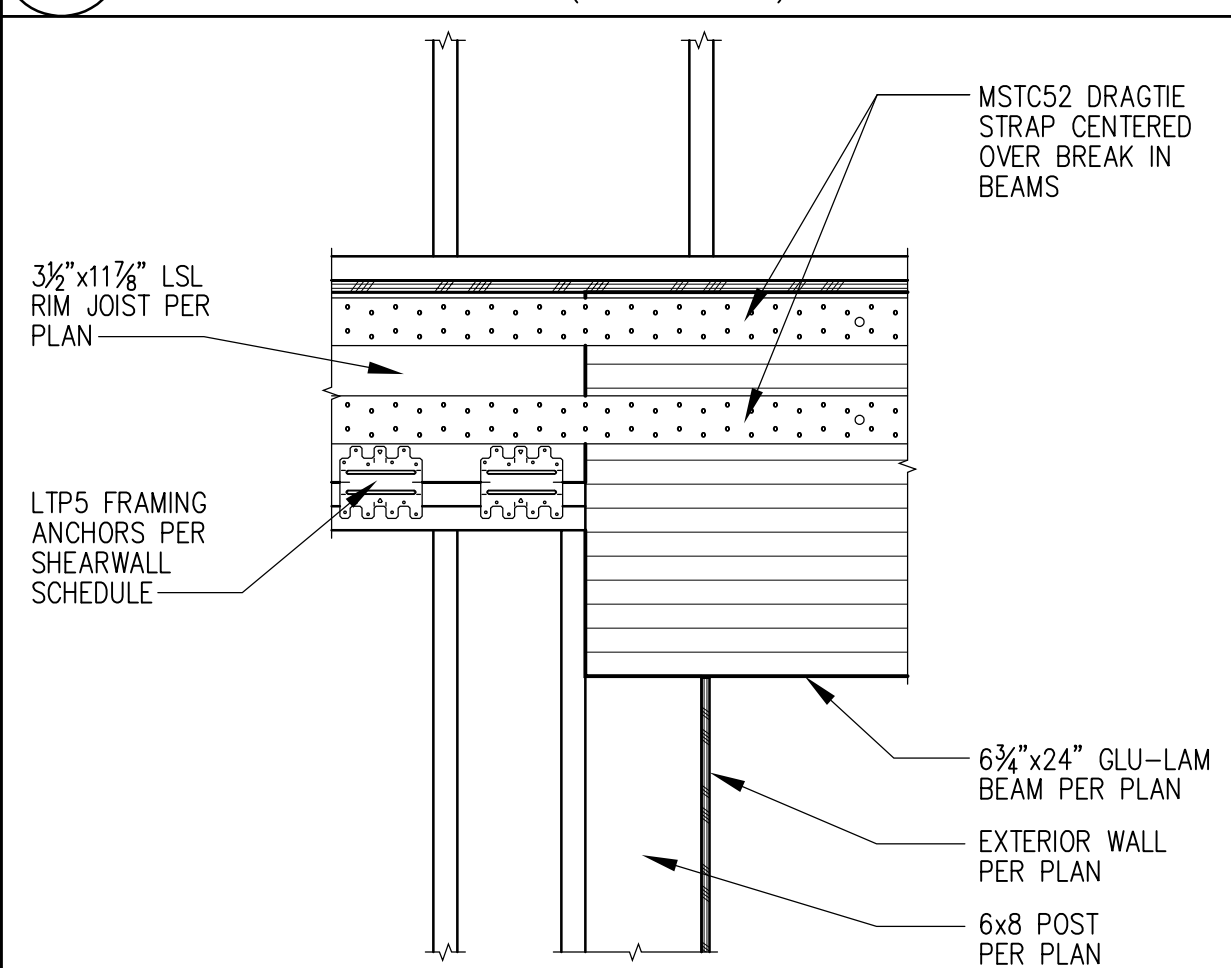
16 HDQ8 TO HDQ8 DRAGTIE (PLAN VIEW)



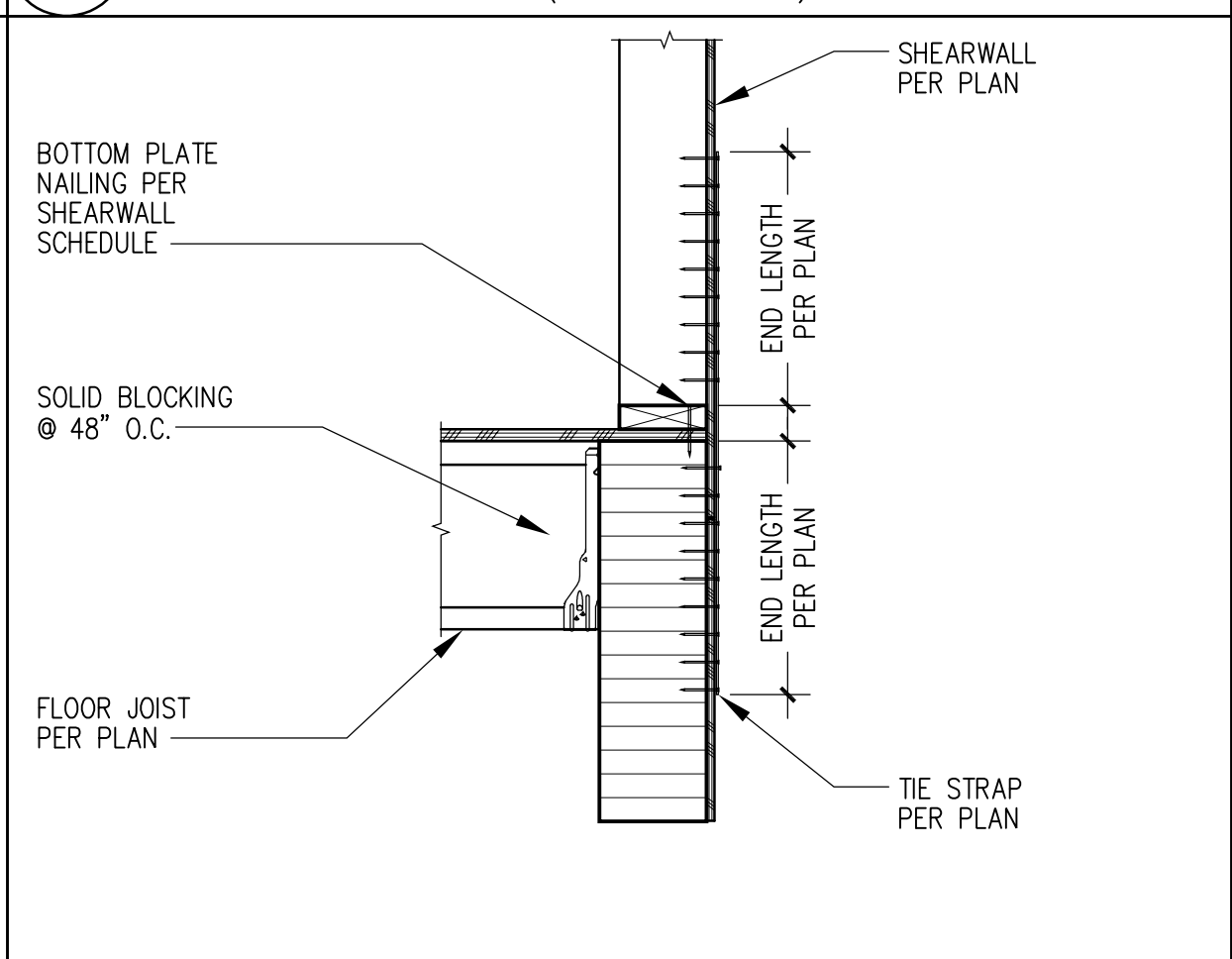
17 HOLDDOWN TO HOLDDOWN (8 3/4\"/>



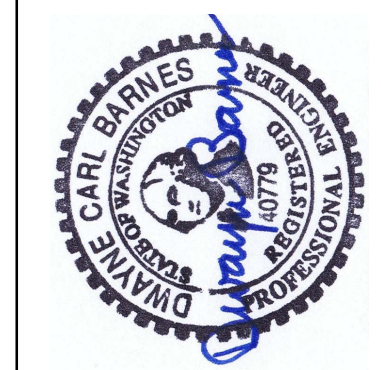
18 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PARALLEL JOIST)



19 DRAGTIE @ FLOOR FRAMING



20 SHEAR TRANSFER @ FLOOR FRAMING (STRAP @ FLUSH BEAM)

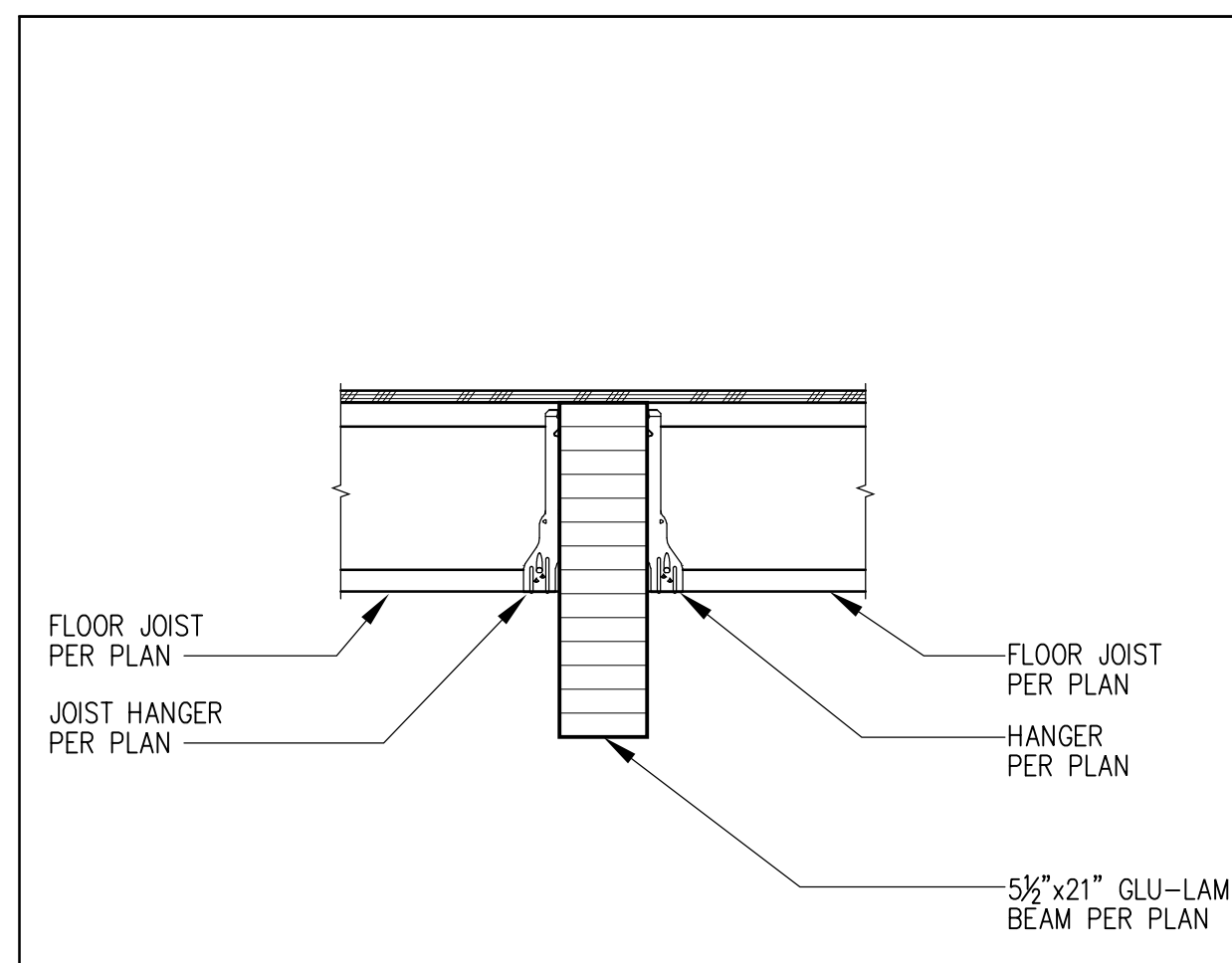


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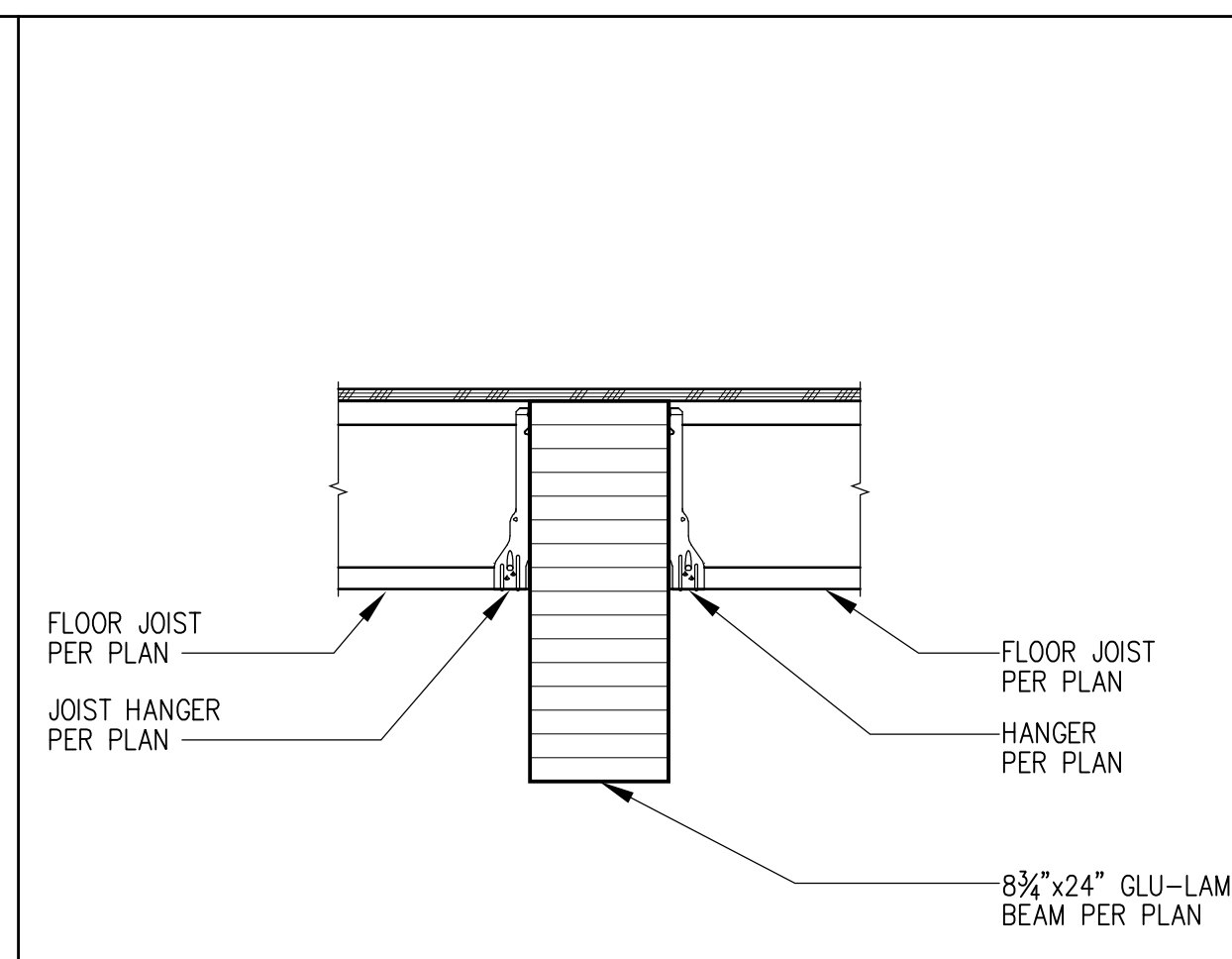
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Permit Plans	03/30/20

18-025

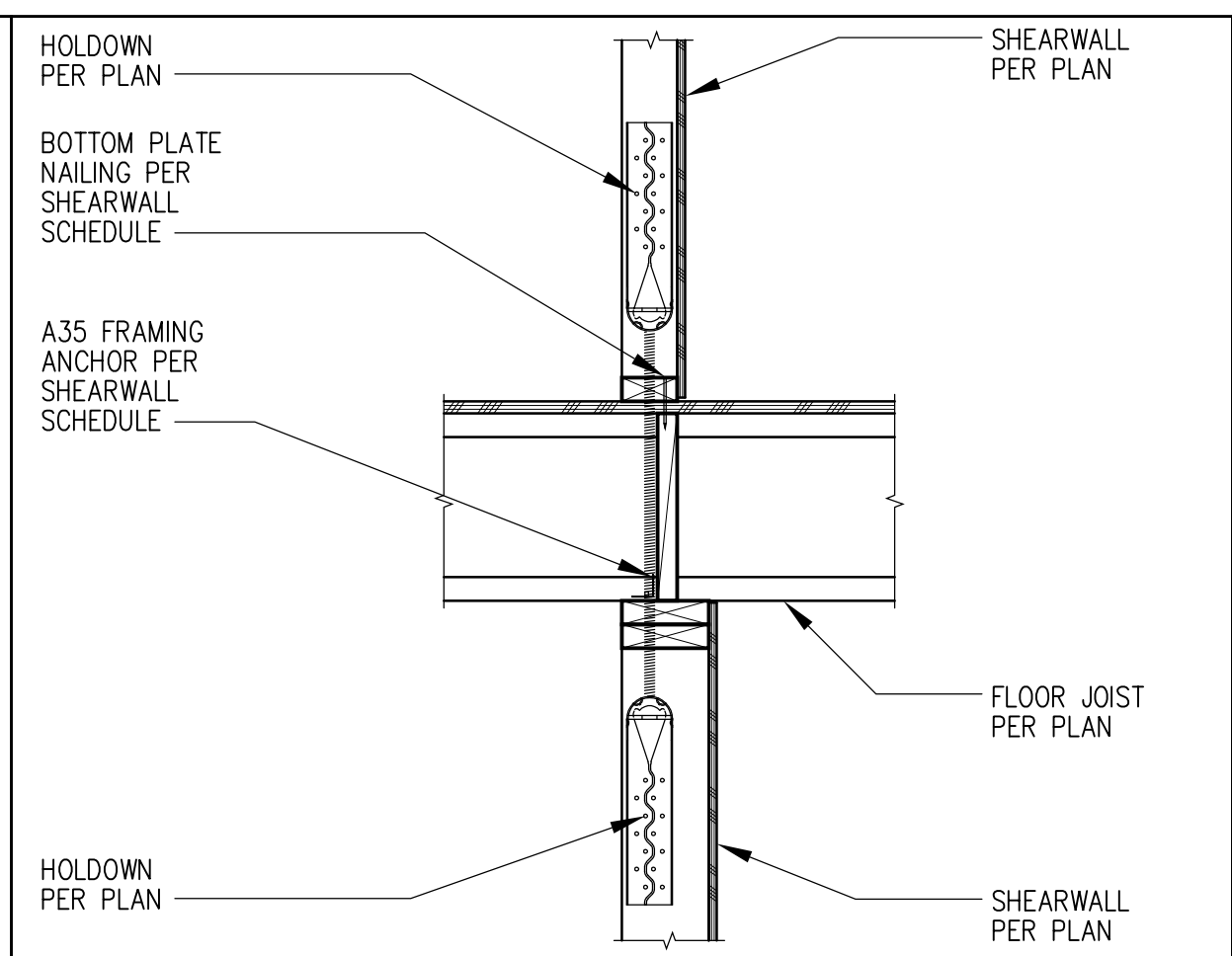
S4.0
FRAMING DETAILS



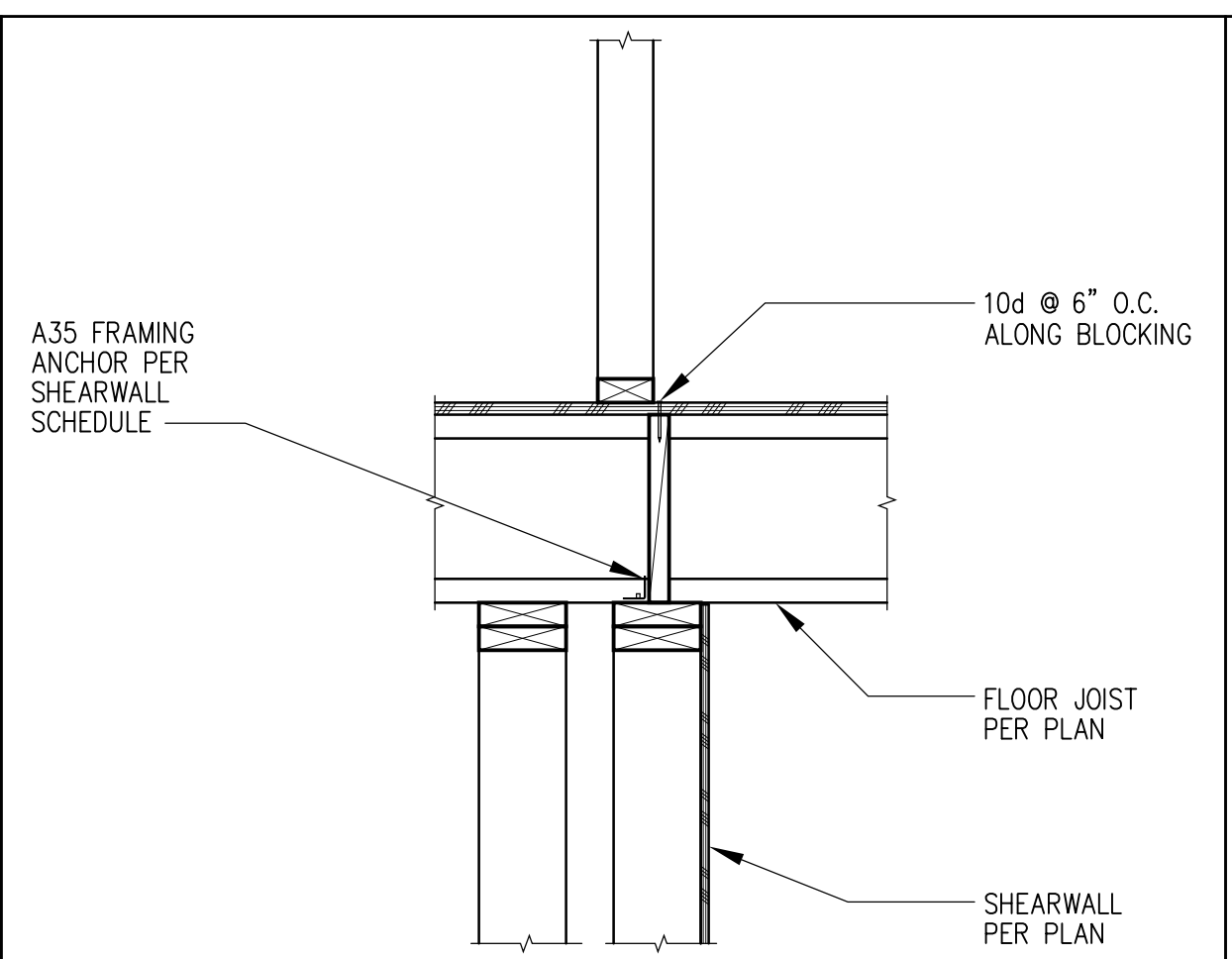
1 FLOOR FRAMING @ GARAGE BEAM
(5 1/2 x 21" GLU-LAM)



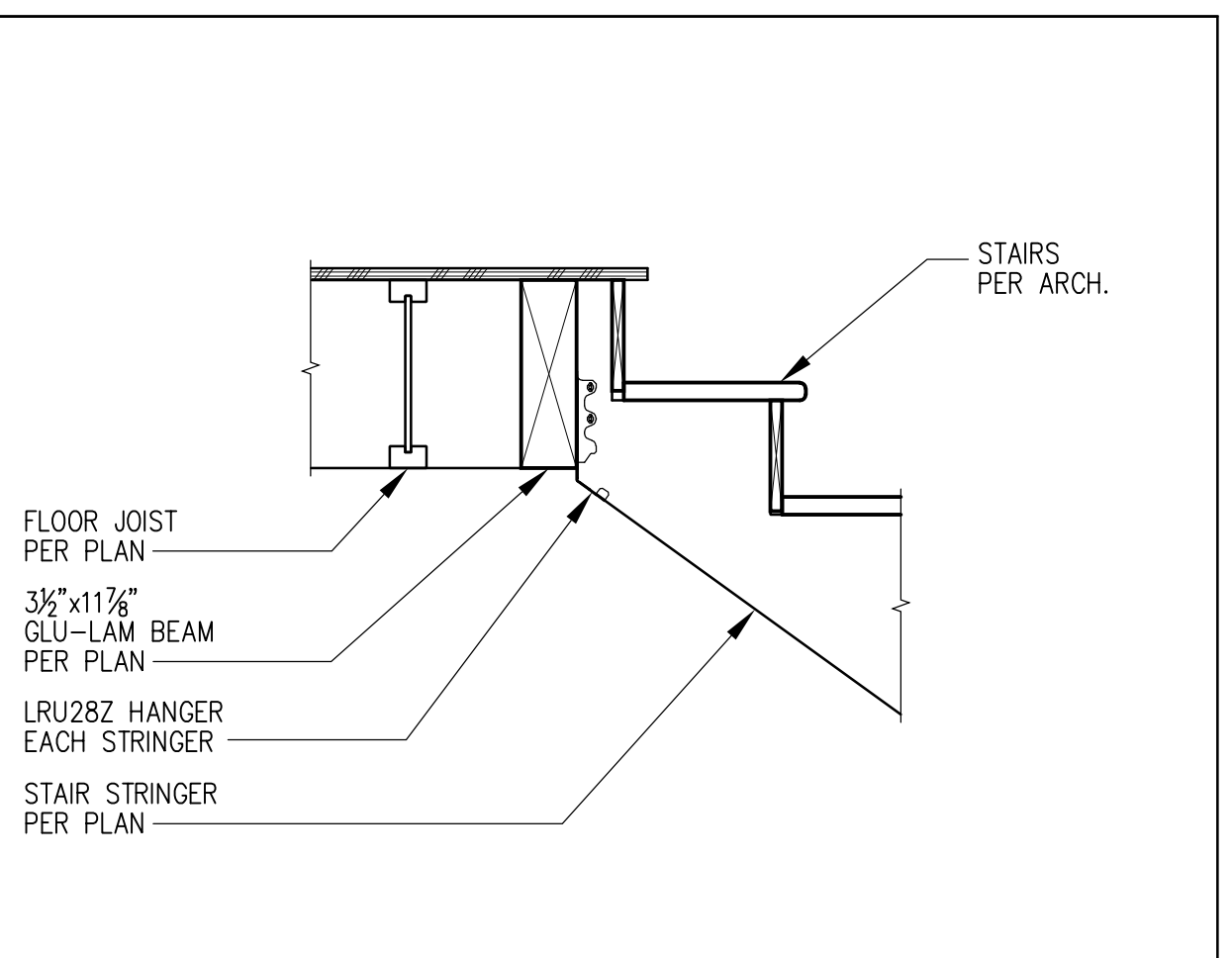
2 FLOOR FRAMING @ GARAGE BEAM
(8 3/4 x 24" GLU-LAM)



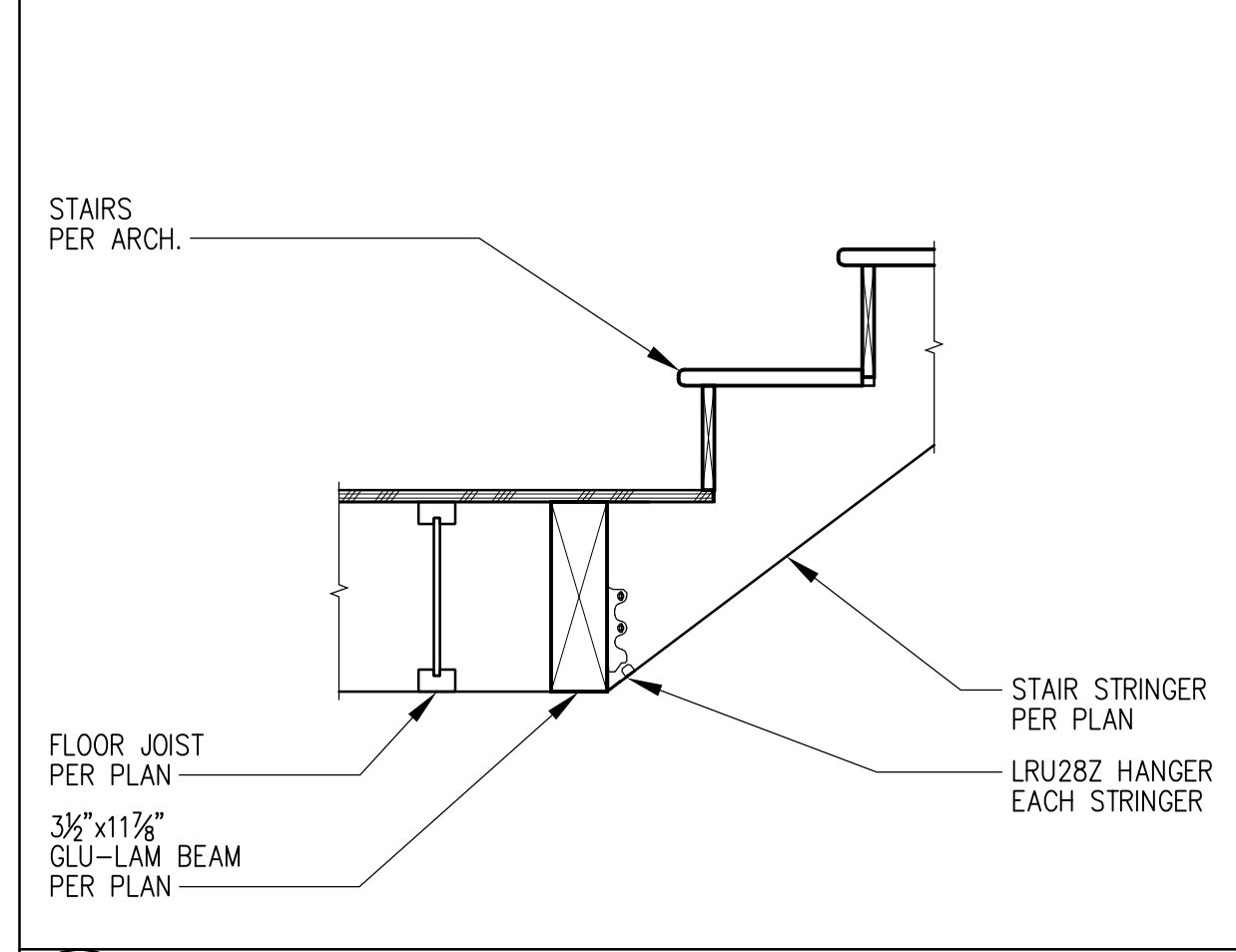
3 SHEAR TRANSFER @ FLOOR FRAMING
(HOLD-DOWN @ INTERIOR PERPENDICULAR JOIST)



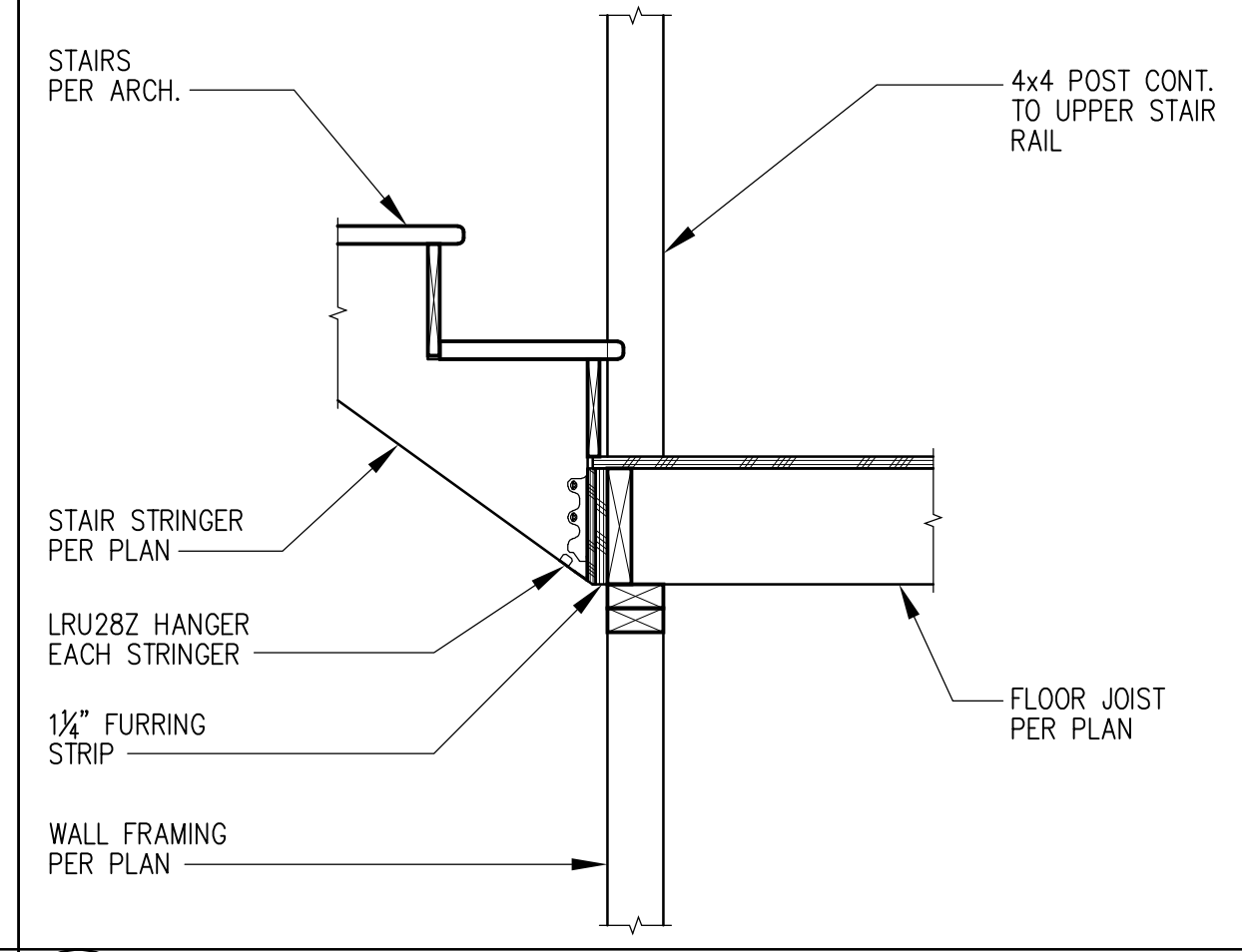
4 SHEAR TRANSFER @ FLOOR FRAMING
(INTERIOR PERPENDICULAR JOIST)



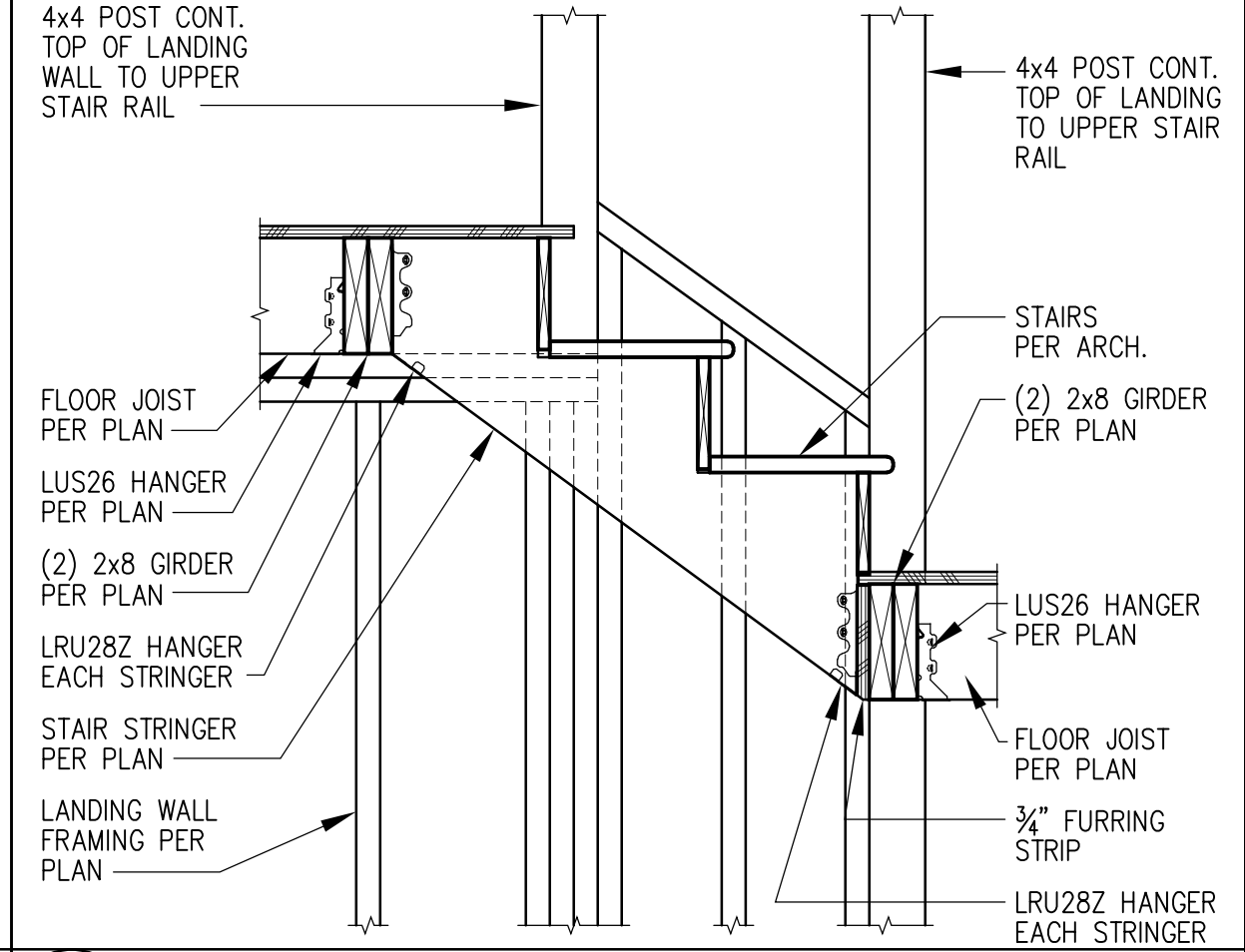
5 STAIR STRINGER FRAMING
(BASEMENT STAIRS @ MAIN FLOOR FRAMING)



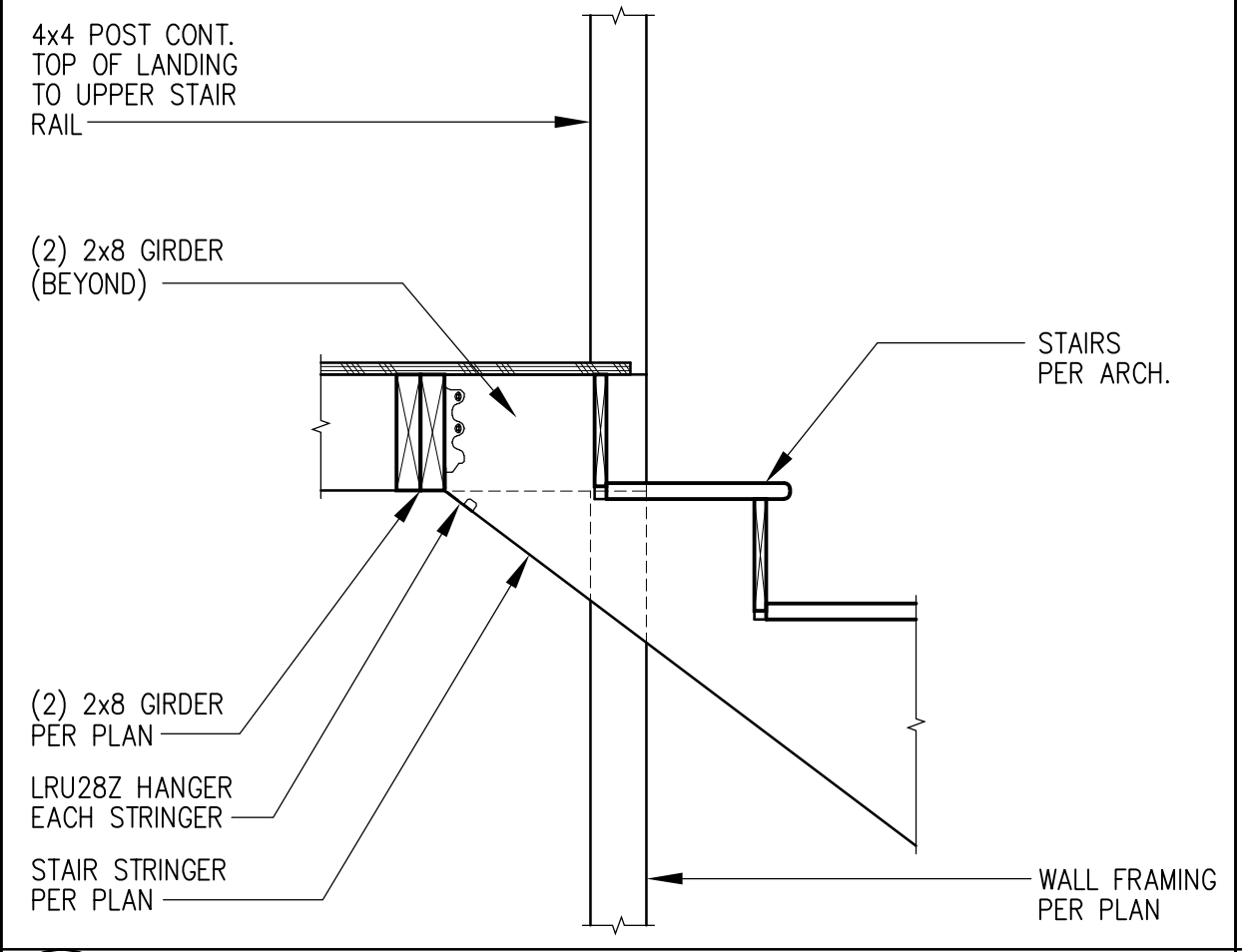
6 STAIR STRINGER FRAMING
(UPPER FLOOR STAIRS @ MAIN FLOOR FRAMING)



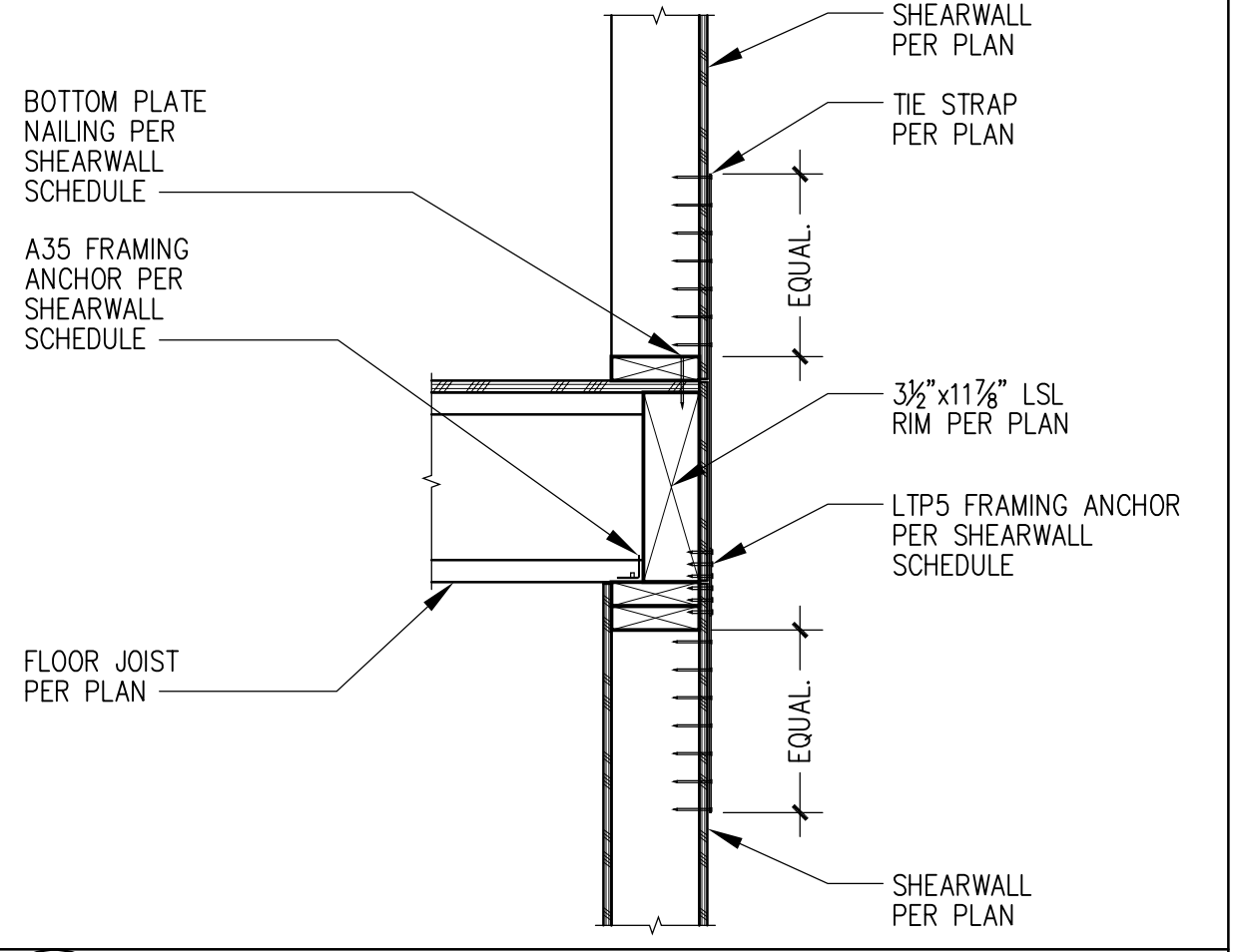
7 STAIR STRINGER FRAMING
(BASEMENT STAIRS @ UPPER MID LANDING)



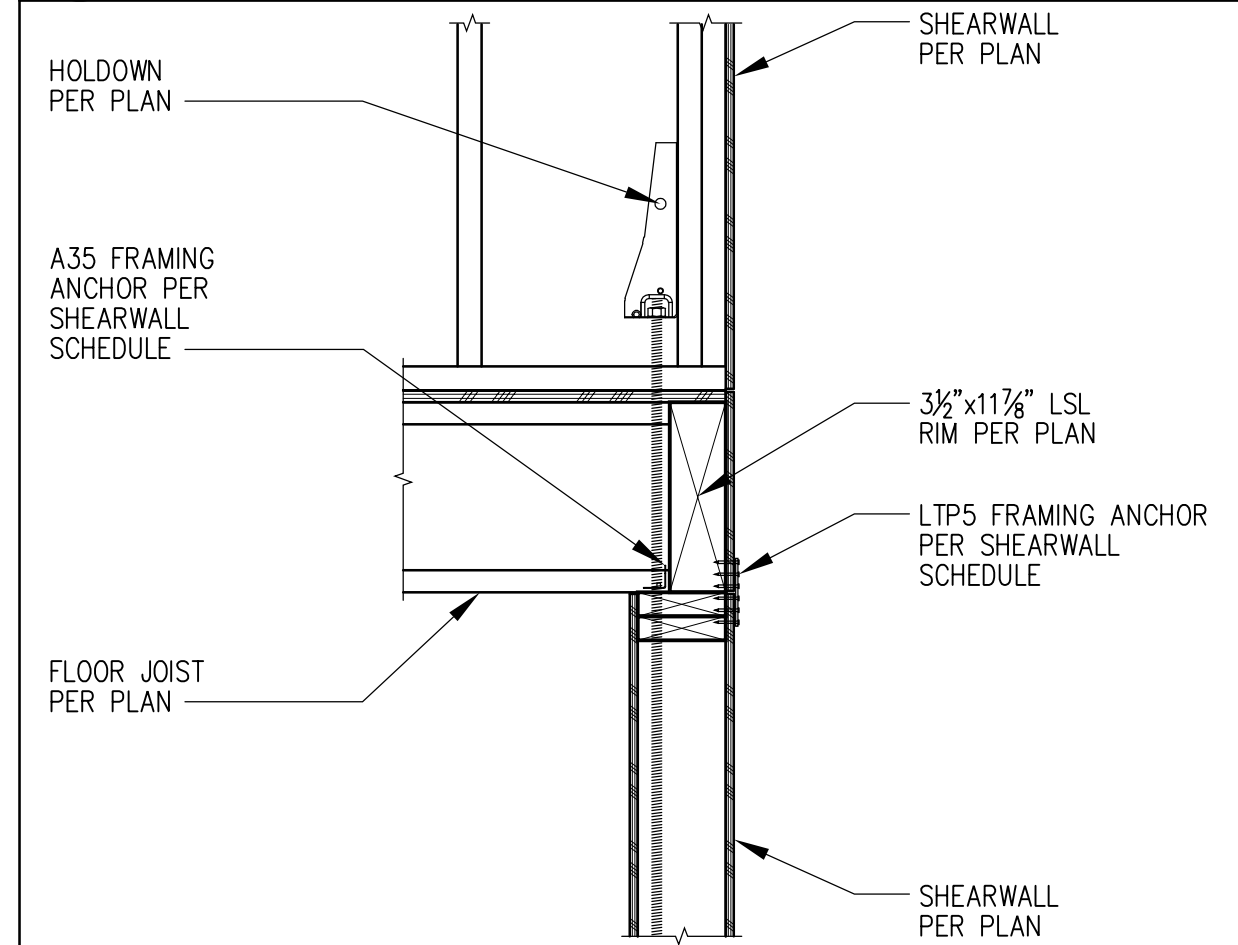
8 STAIR STRINGER FRAMING
(BASEMENT STAIRS BETWEEN MID LANDINGS)



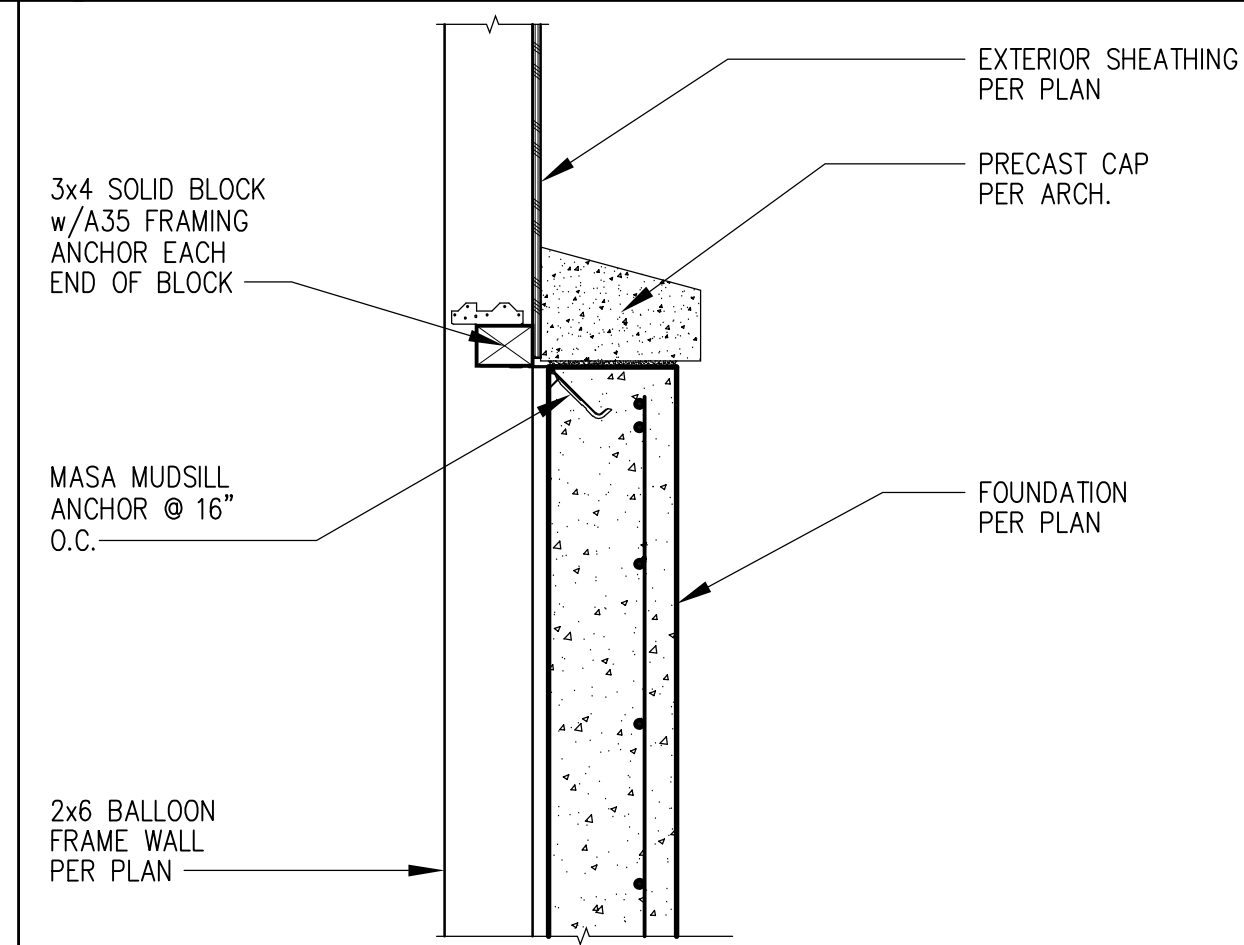
9 STAIR STRINGER FRAMING
(BASEMENT STAIRS @ LOWER MID LANDING)



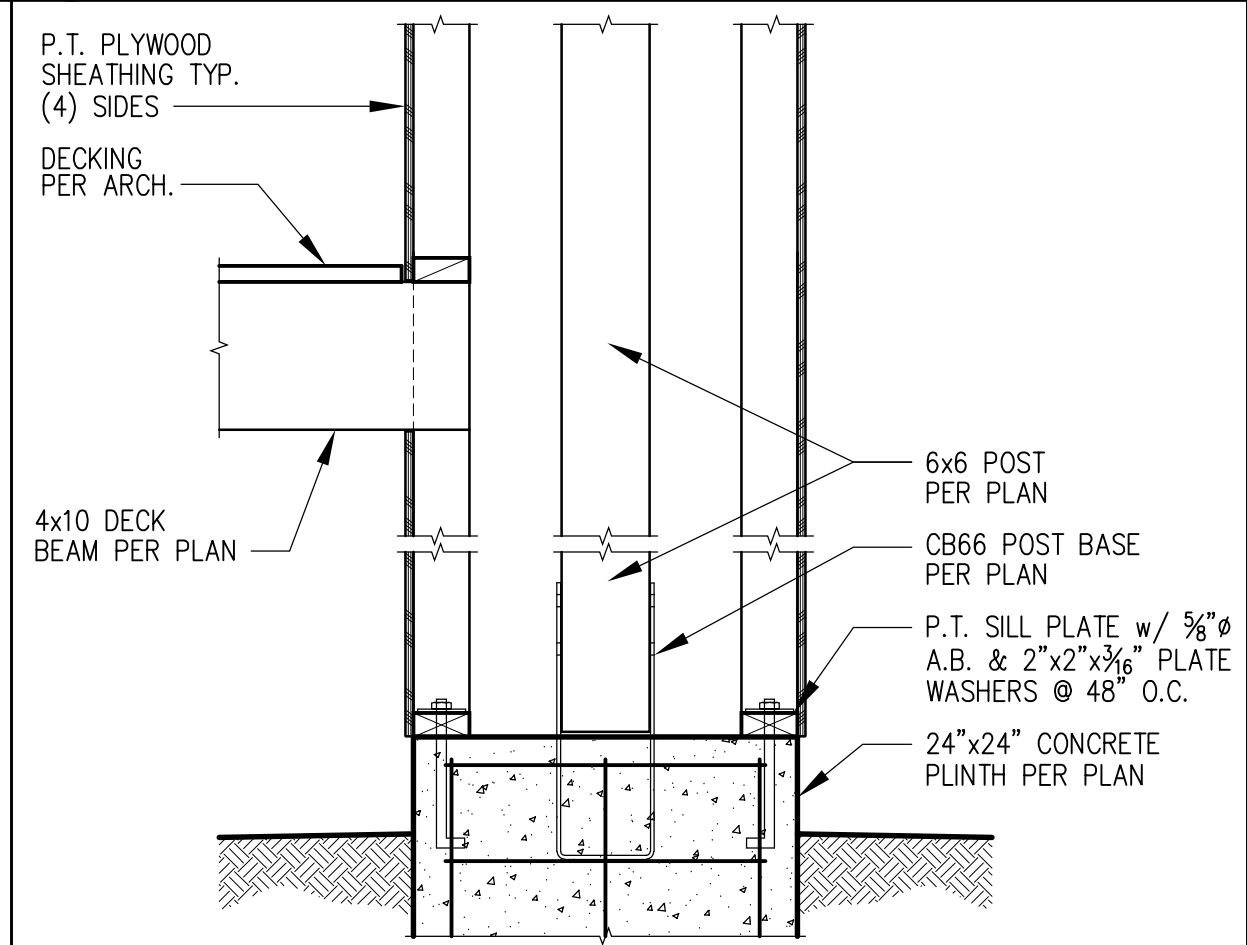
10 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST w/ TIE STRAP)



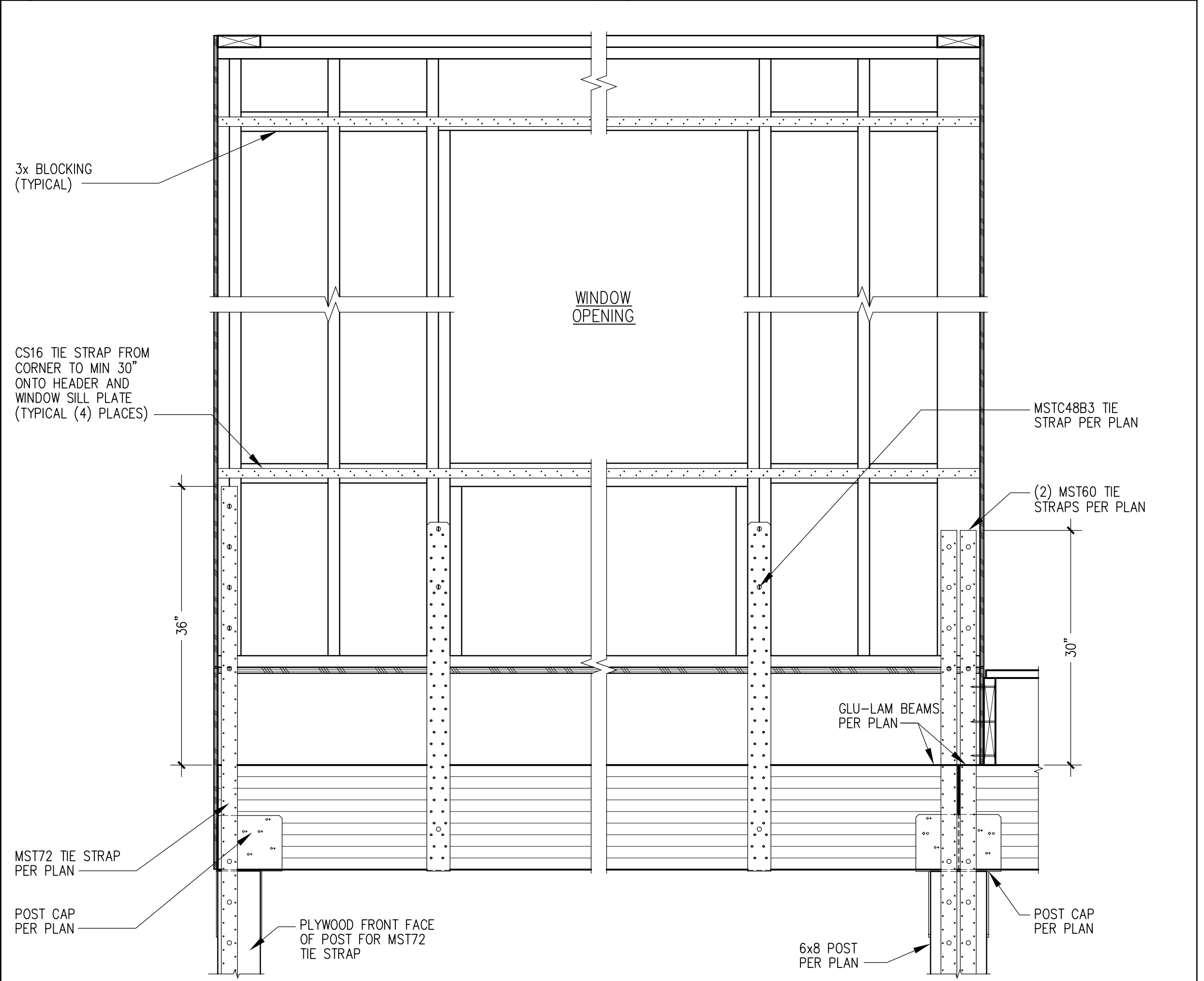
11 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST w/ TIE STRAP)



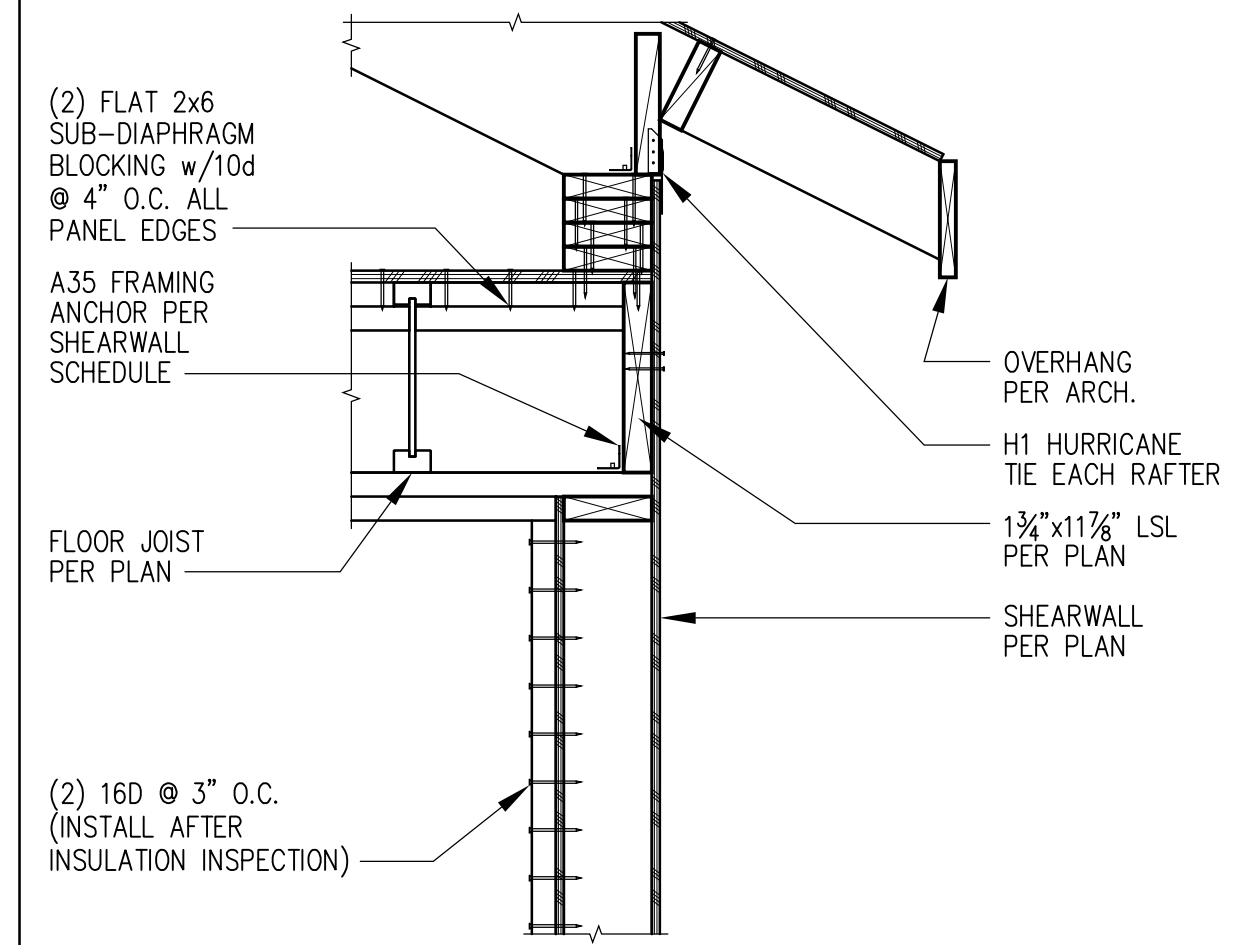
12 TWO-STORY BALLOON FRAME WALL
(NON-SHEARWALL @ ENTRY & STAIRS)



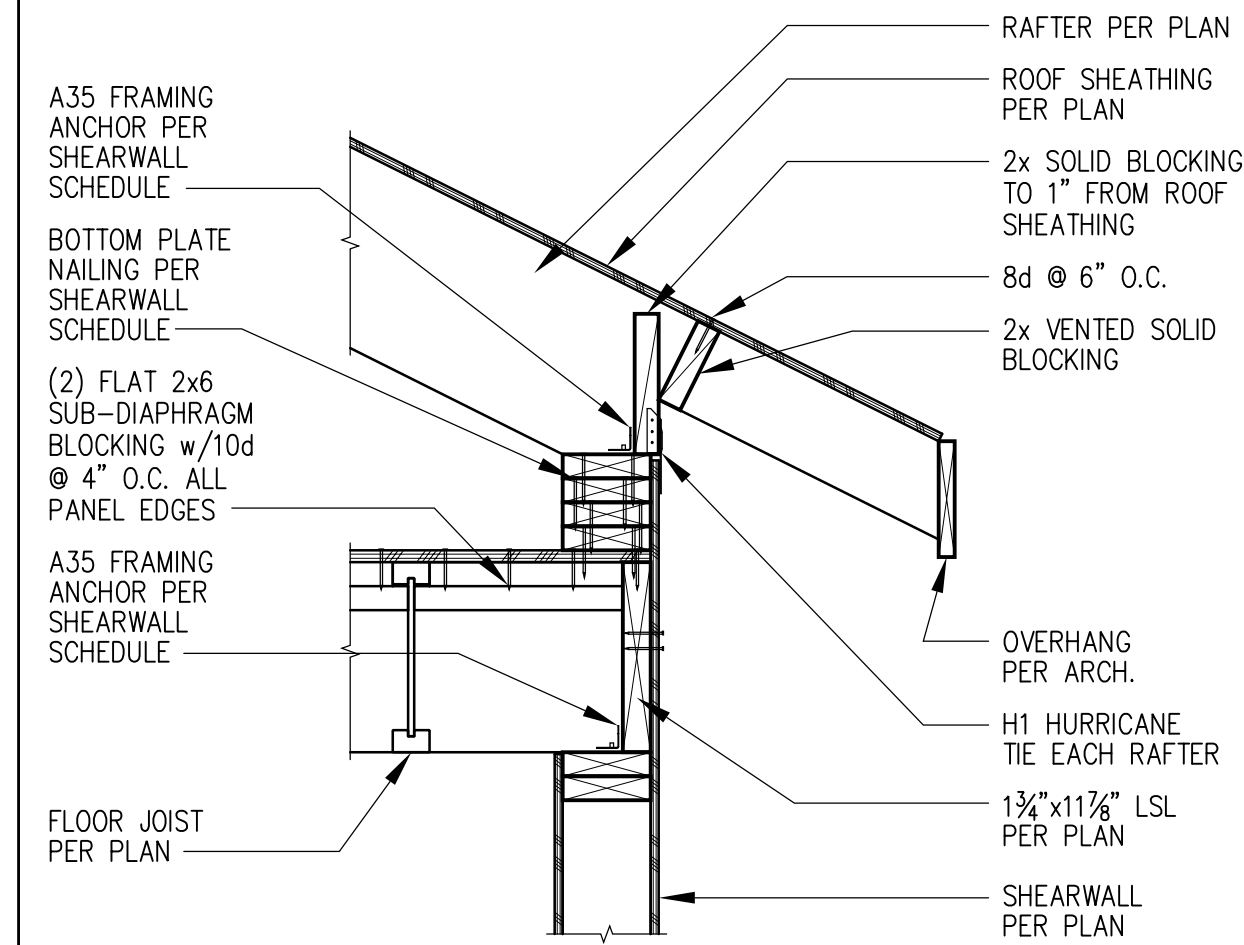
13 DECK BEAM @ ENTRY COLUMN



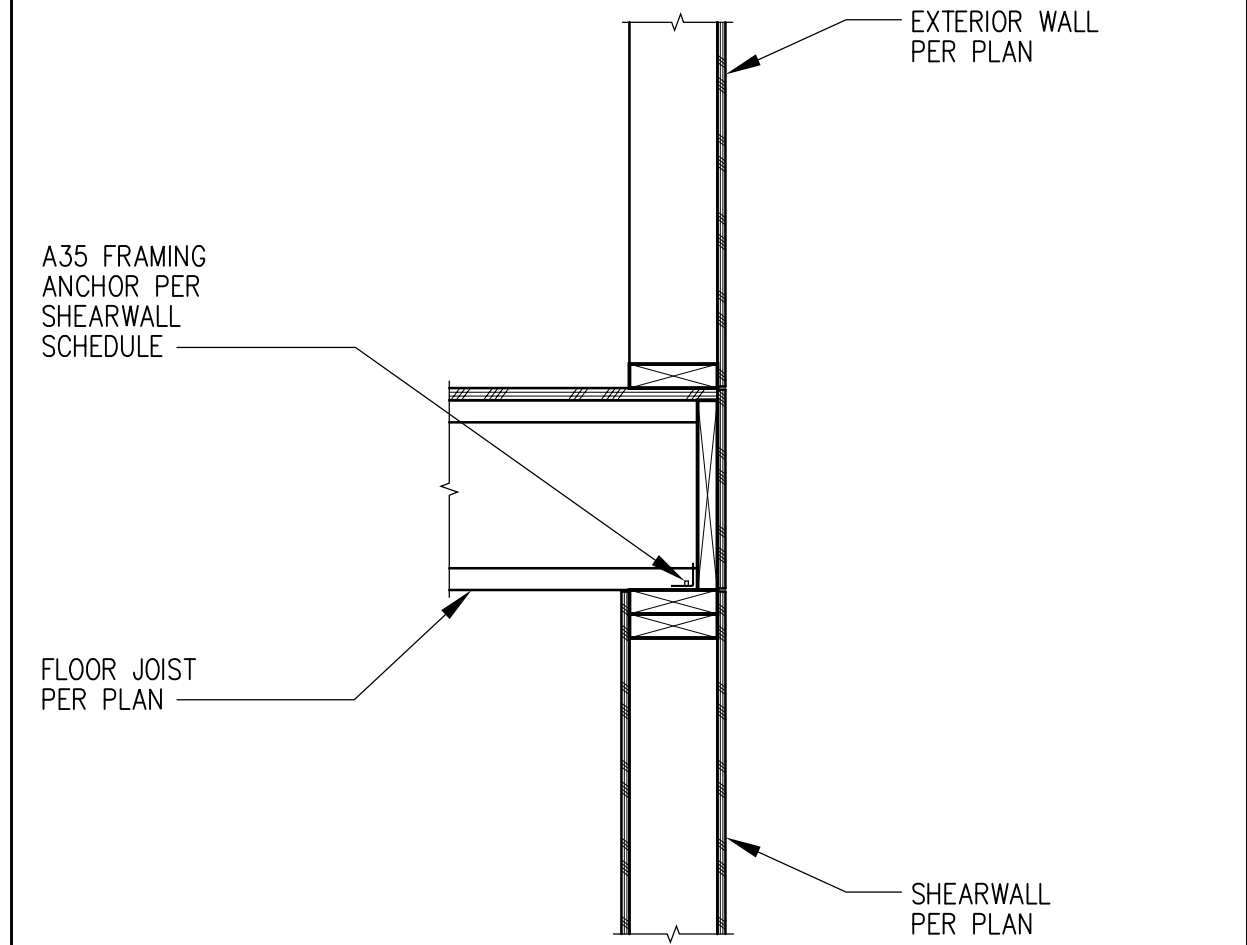
17 SHEARWALL WITH OPENINGS



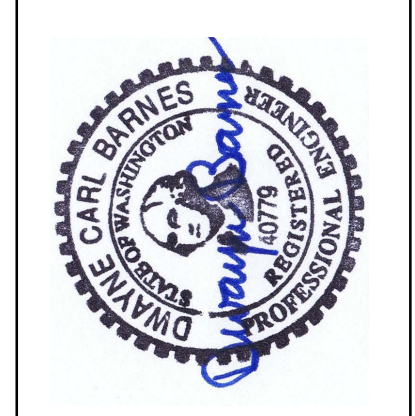
14 SHEAR TRANSFER @ P2-3 SHEARWALL
(PERPENDICULAR WALL)



15 SHEAR TRANSFER @ EAVE
(ATTIC EAVE)



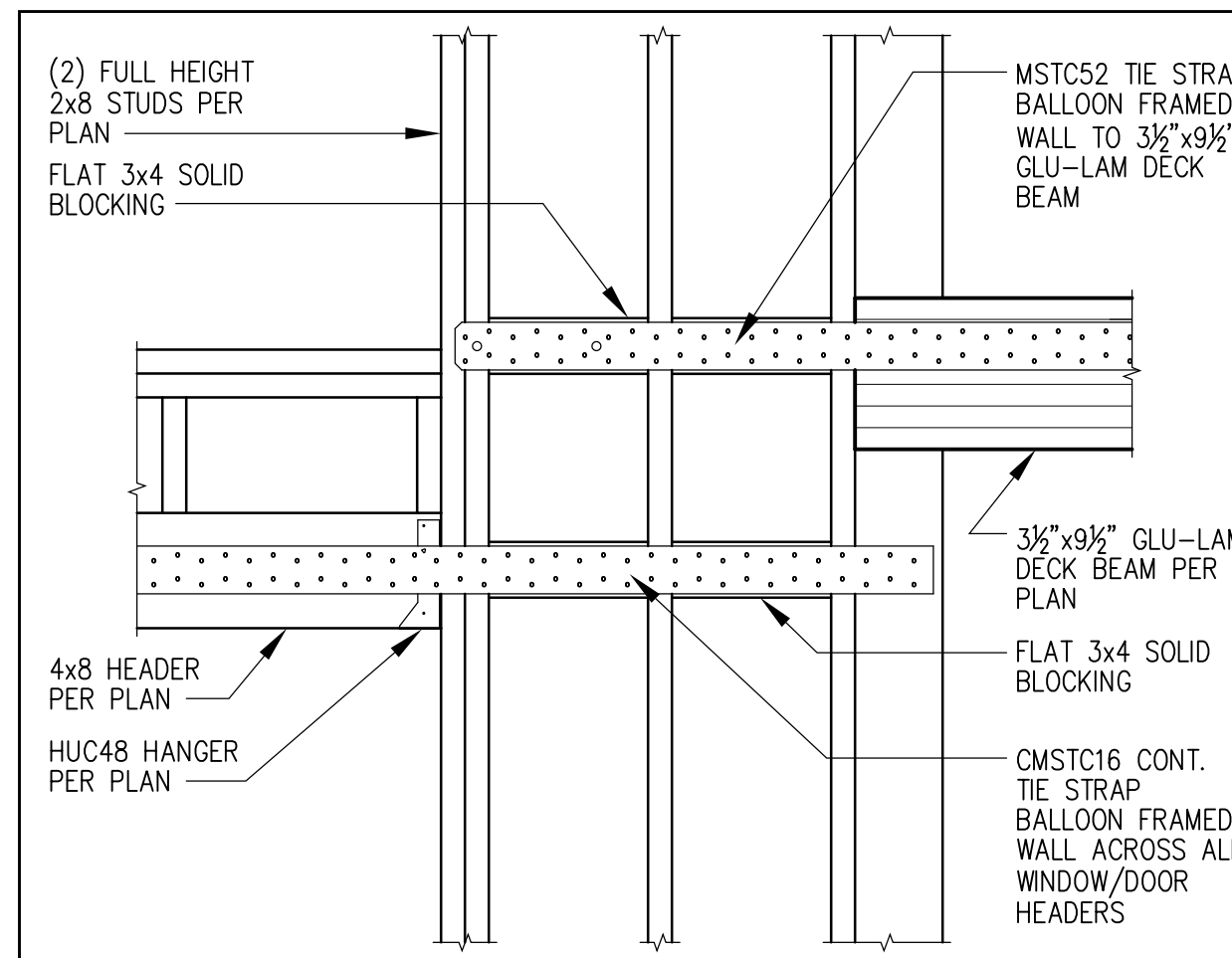
16 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST)



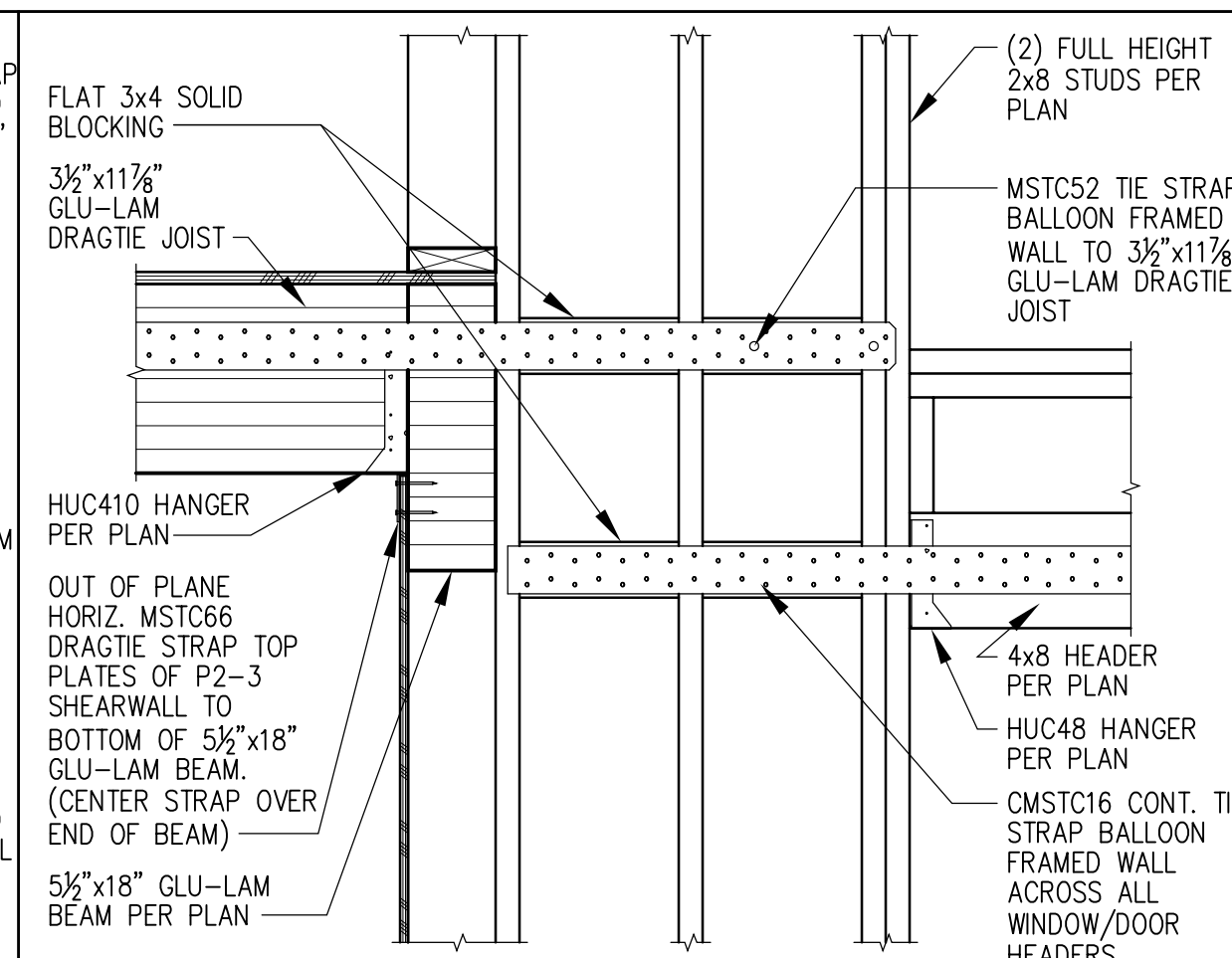
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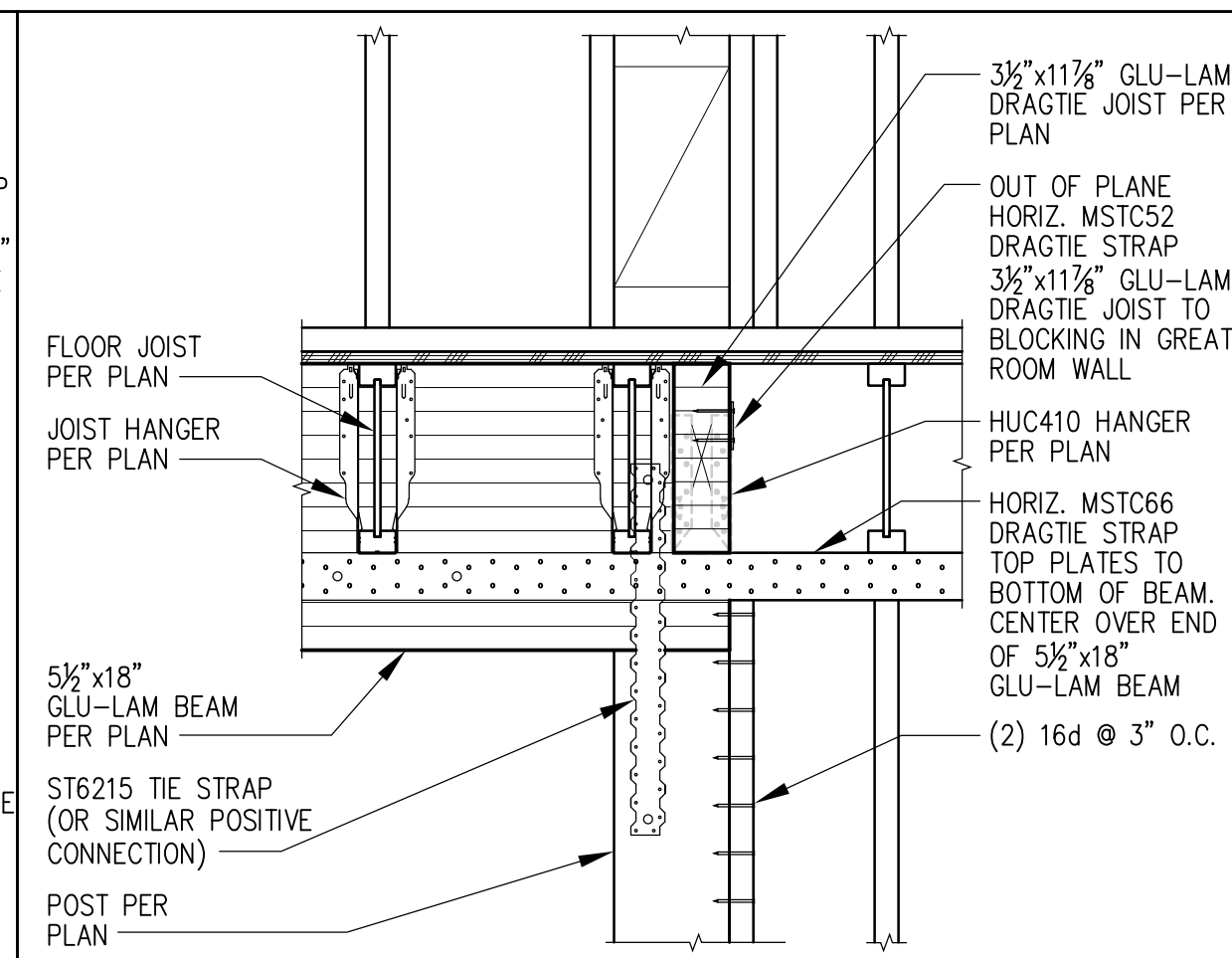
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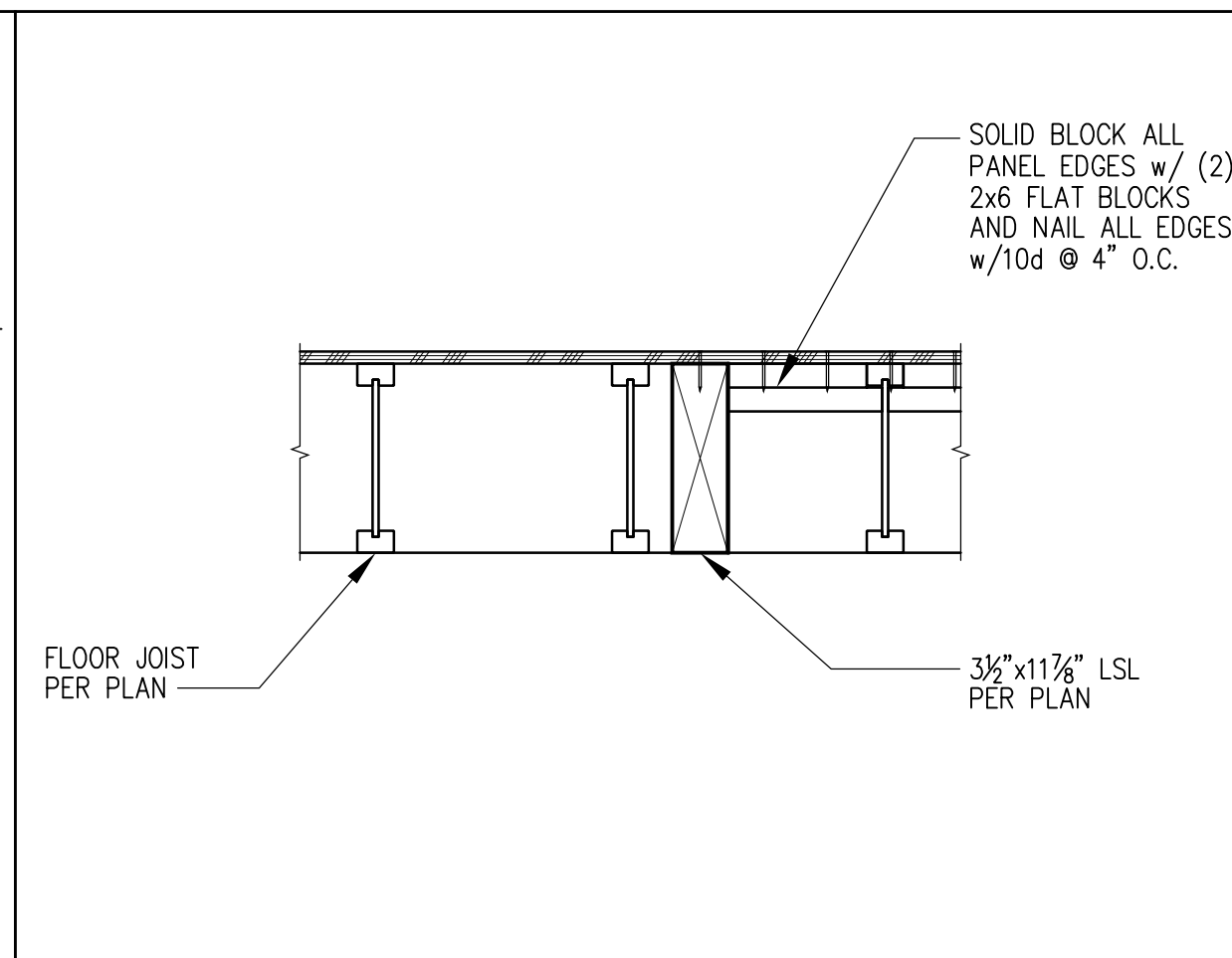
1 TIE STRAP GREAT ROOM TO DECK BEAM



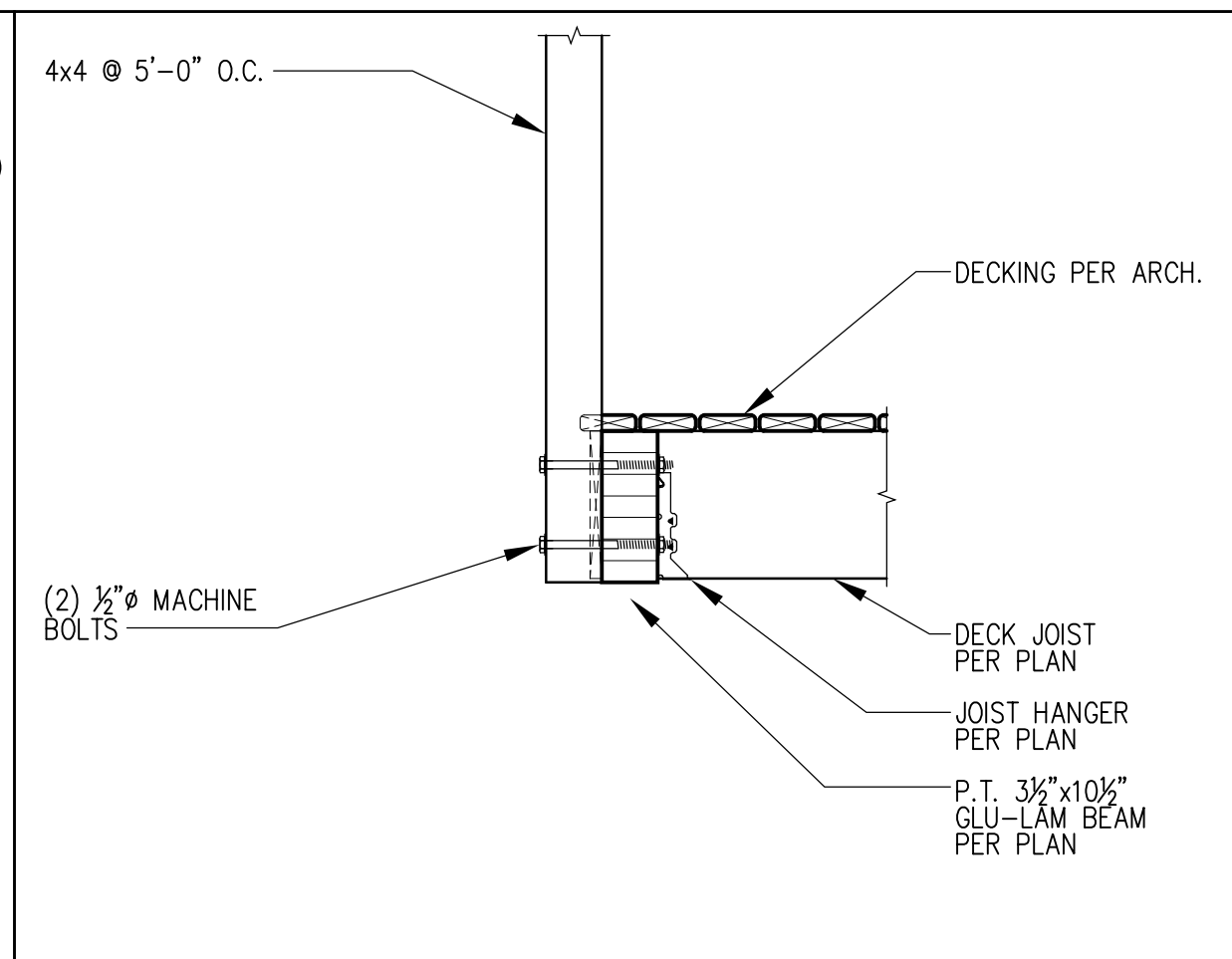
2 TIE STRAP GREAT ROOM TO FLOOR FRAMING



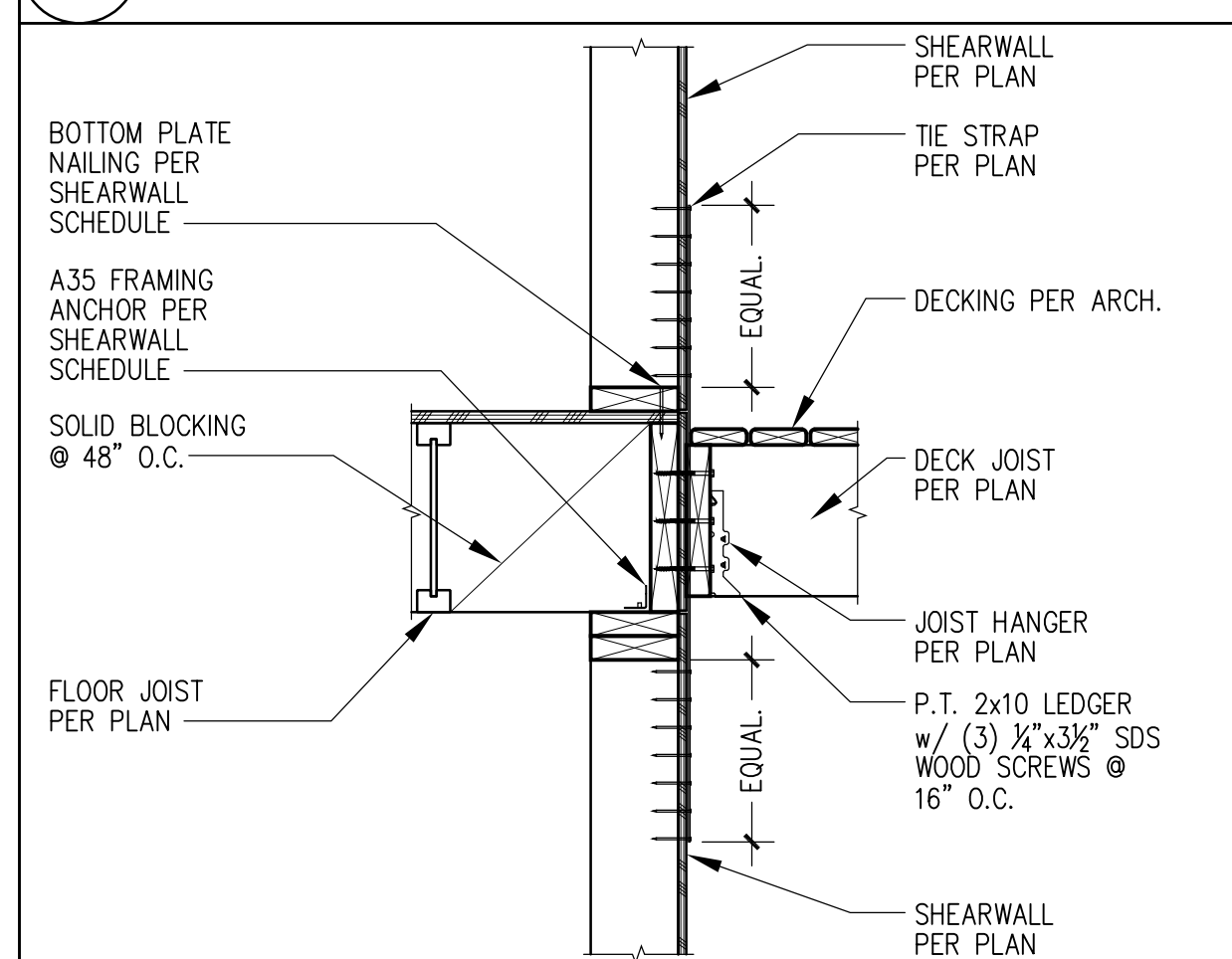
3 DRAGTIE STRAPS @ GLU-LAM FLOOR BEAM



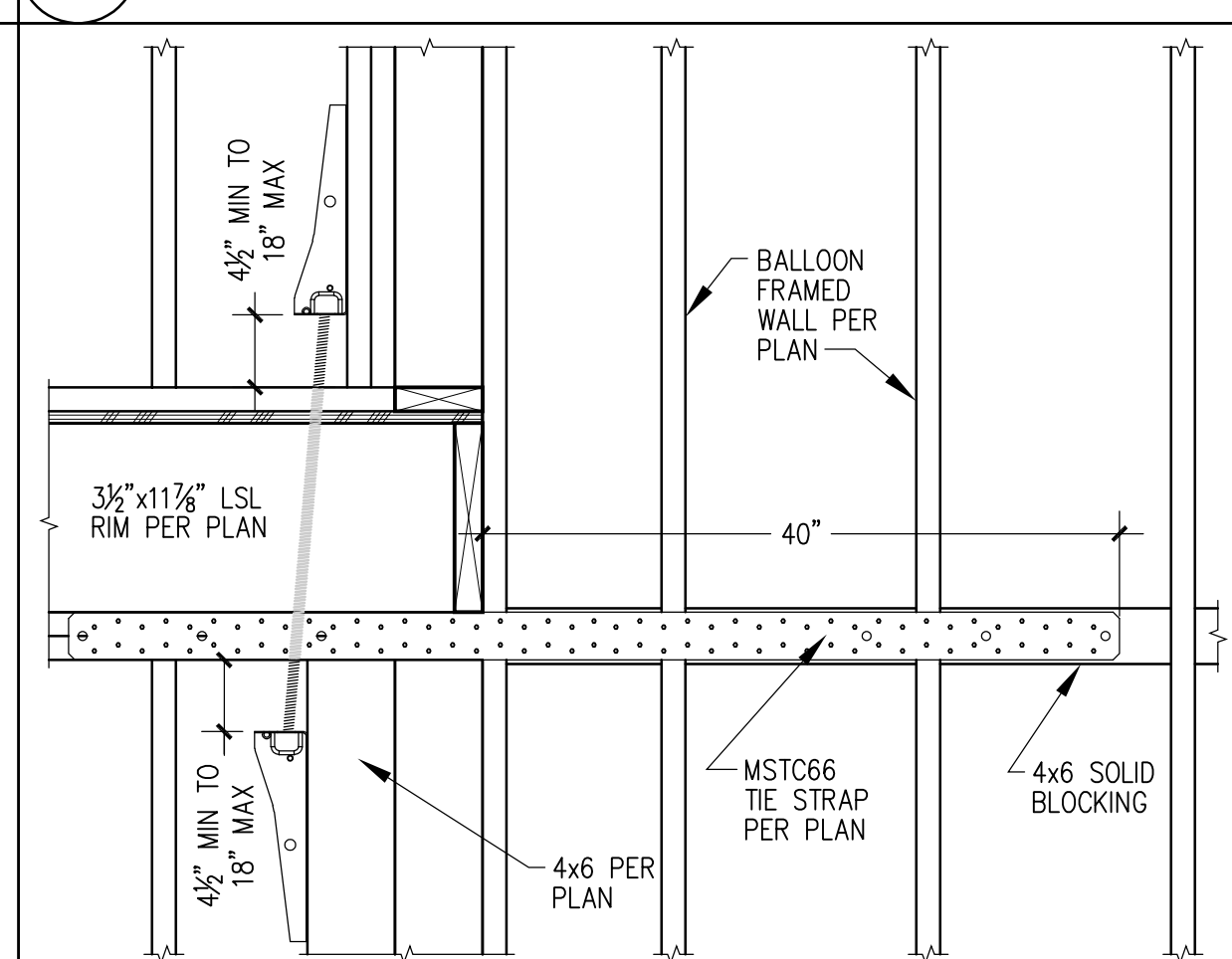
4 SUB-DIAPHRAGM BLOCKING



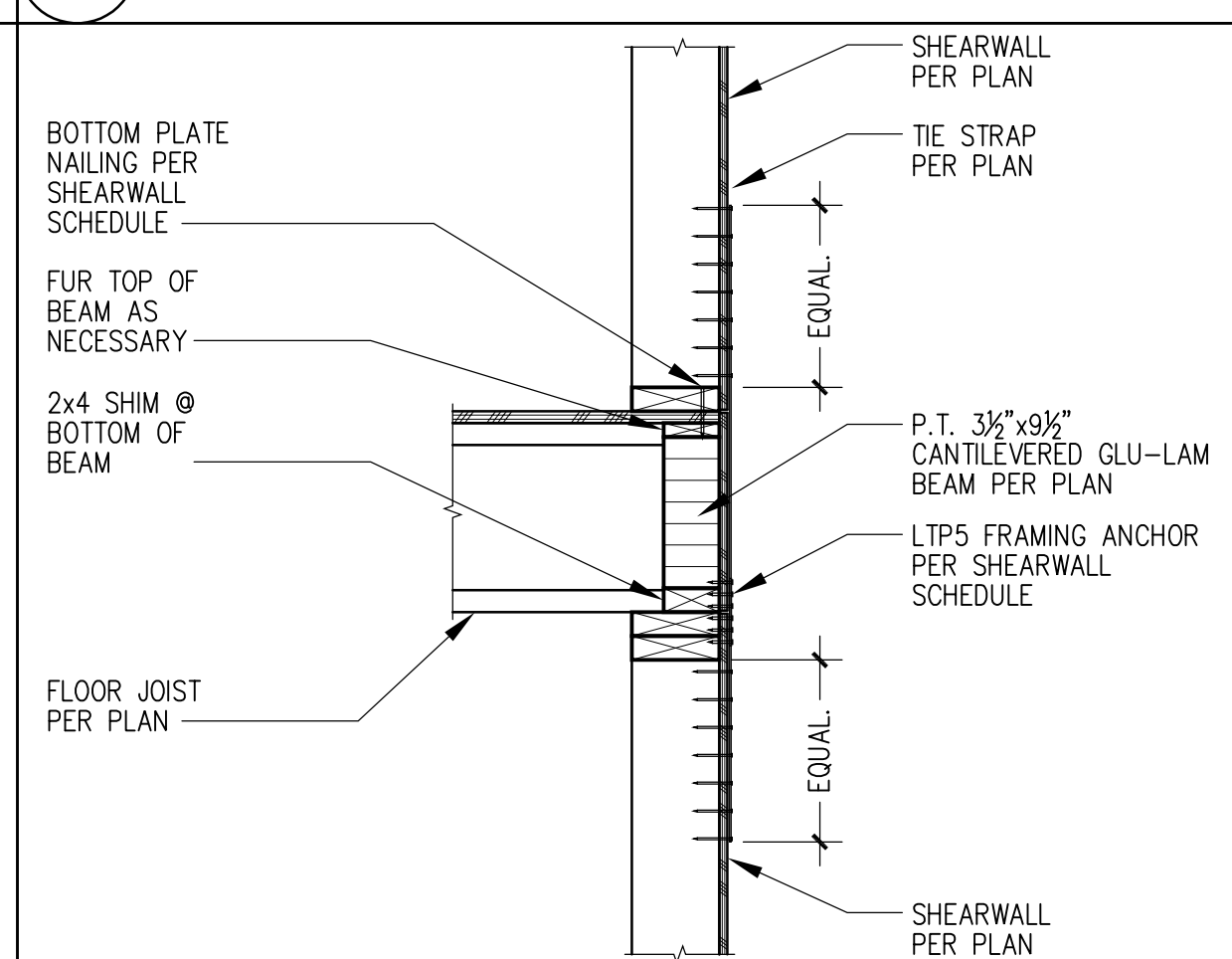
5 TYPICAL UPPER DECK BEAM (FLUSH)



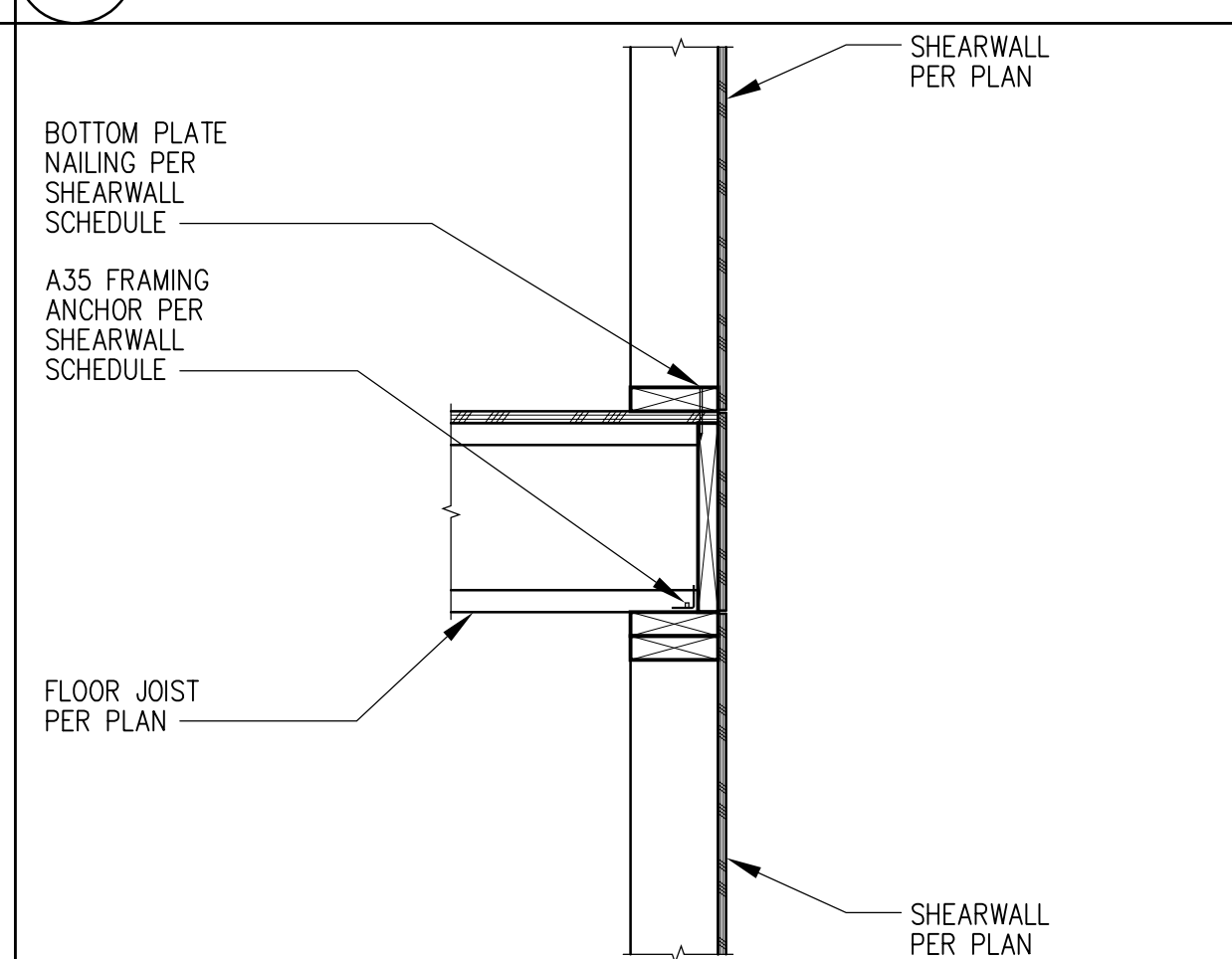
6 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/ TIE STRAP)



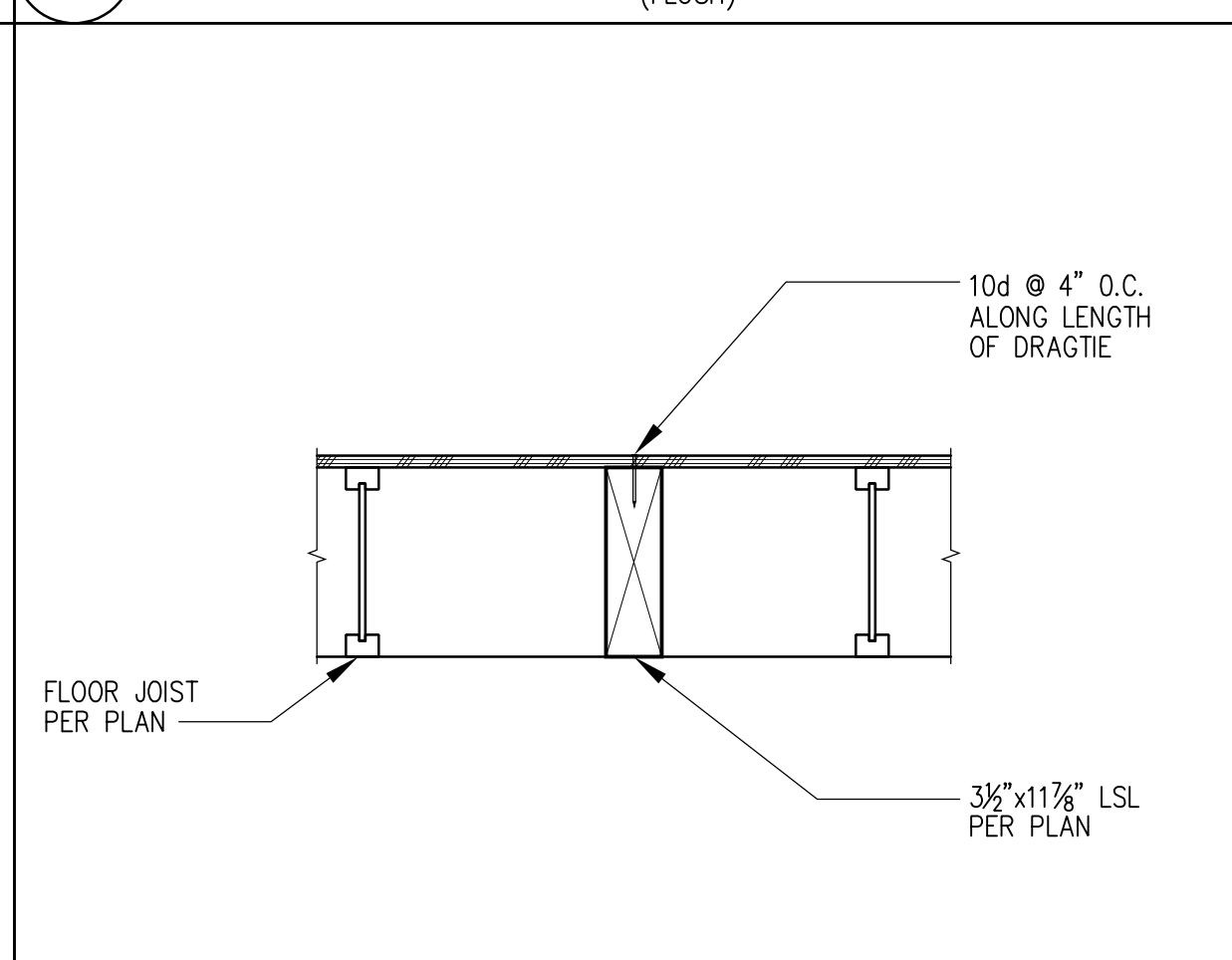
7 TIE STRAP @ GREAT ROOM BALLOON WALL



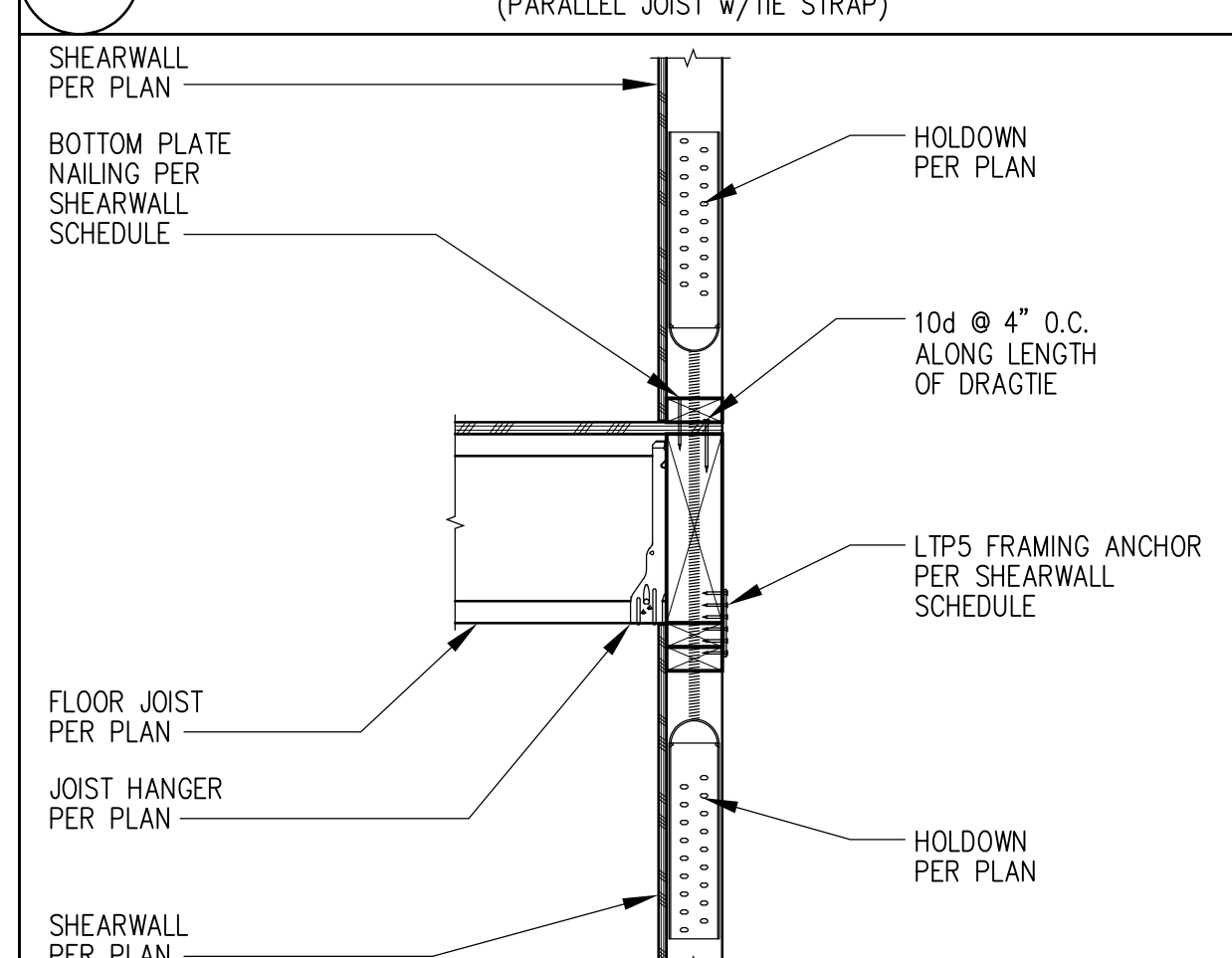
8 SHEAR TRANSFER @ CANT. DECK BEAM (PERPENDICULAR JOIST w/ TIE STRAP)



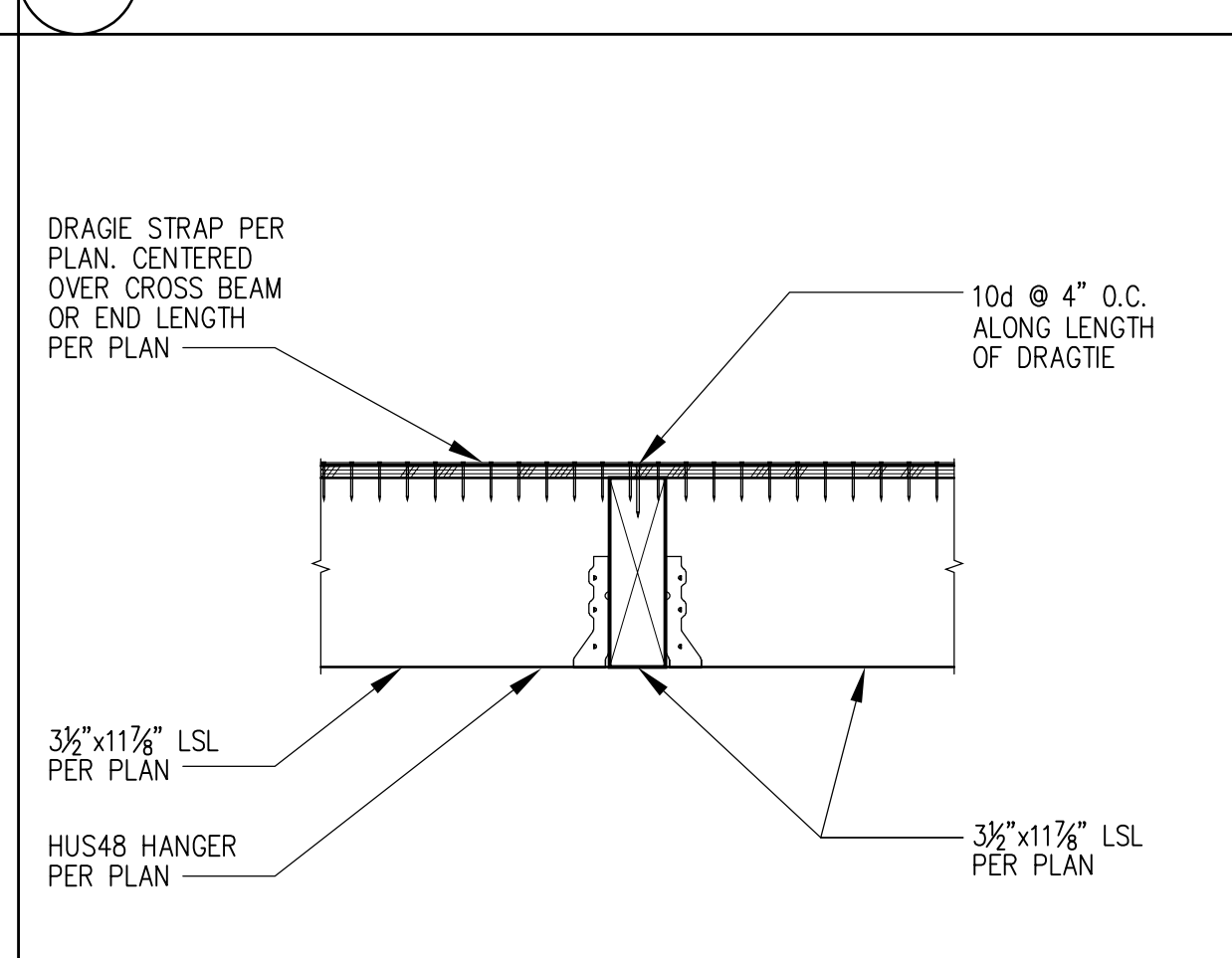
9 SHEAR TRANSFER @ FLOOR FRAMING (PERPENDICULAR JOIST)



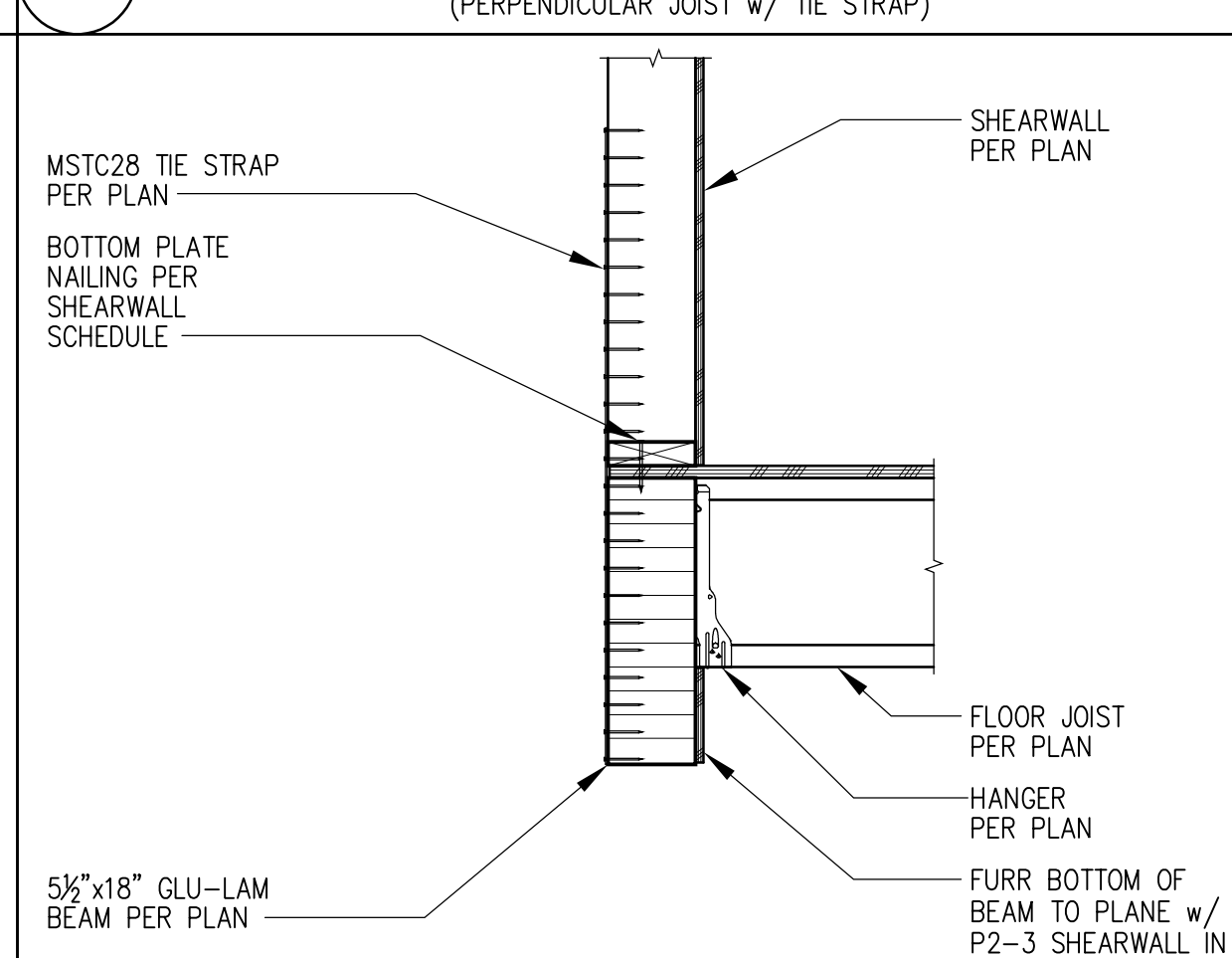
10 DRAGTIE @ PARALLEL JOIST



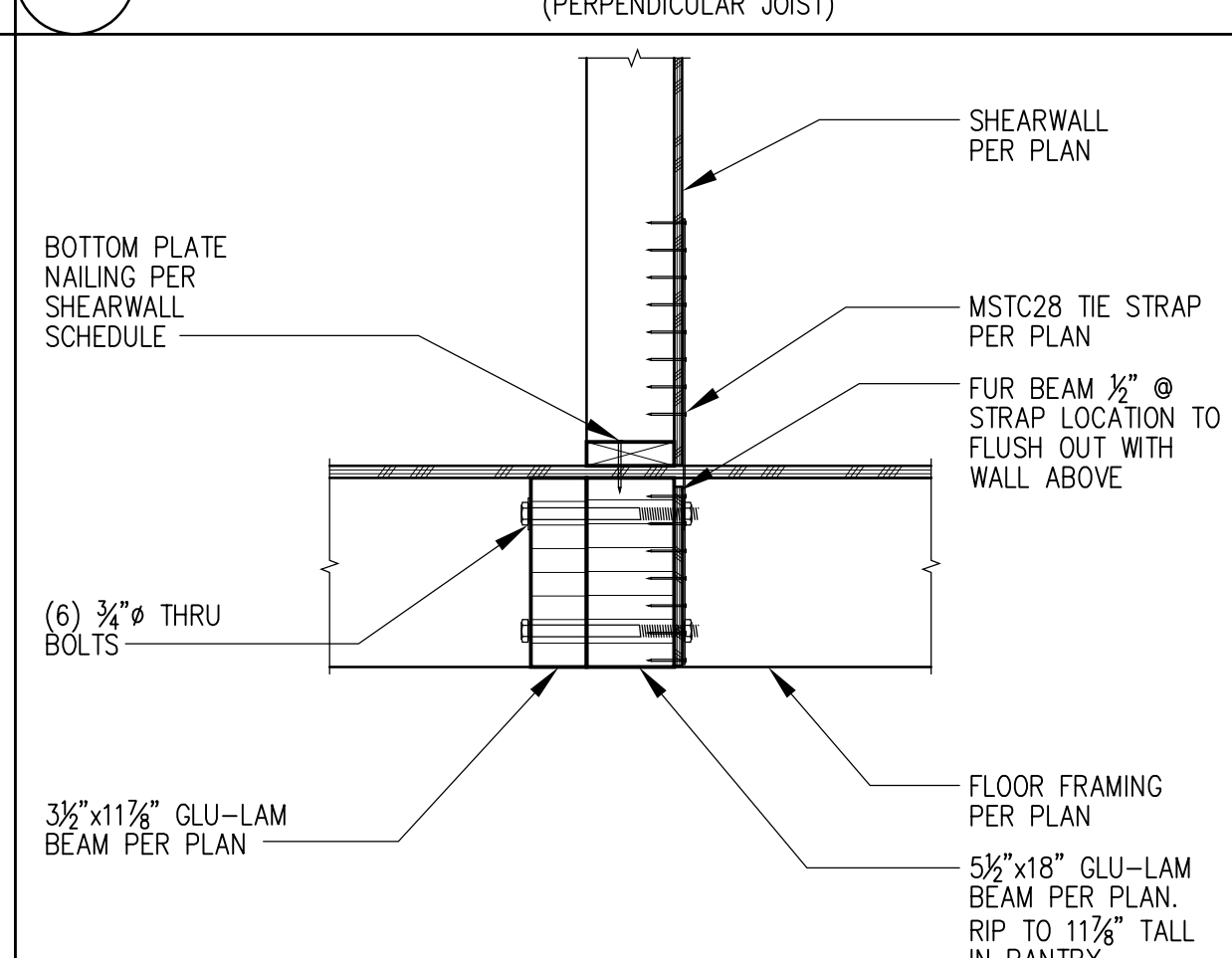
11 SHEAR TRANSFER @ FLOOR FRAMING (HOLD-DOWN TO HOLD-DOWN @ PERPENDICULAR JOIST)



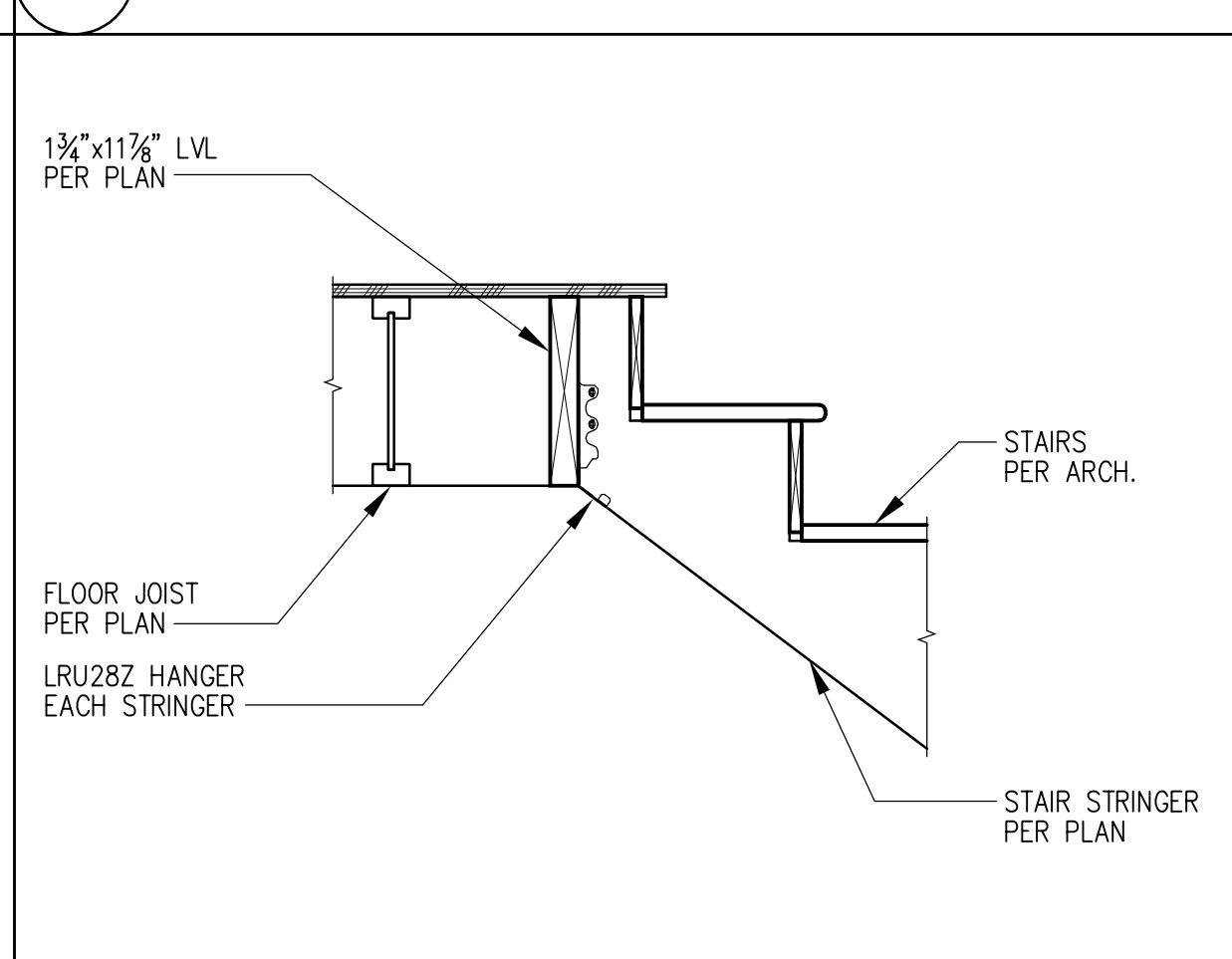
12 DRAGTIE STRAP @ BEAM INTERSECTIONS



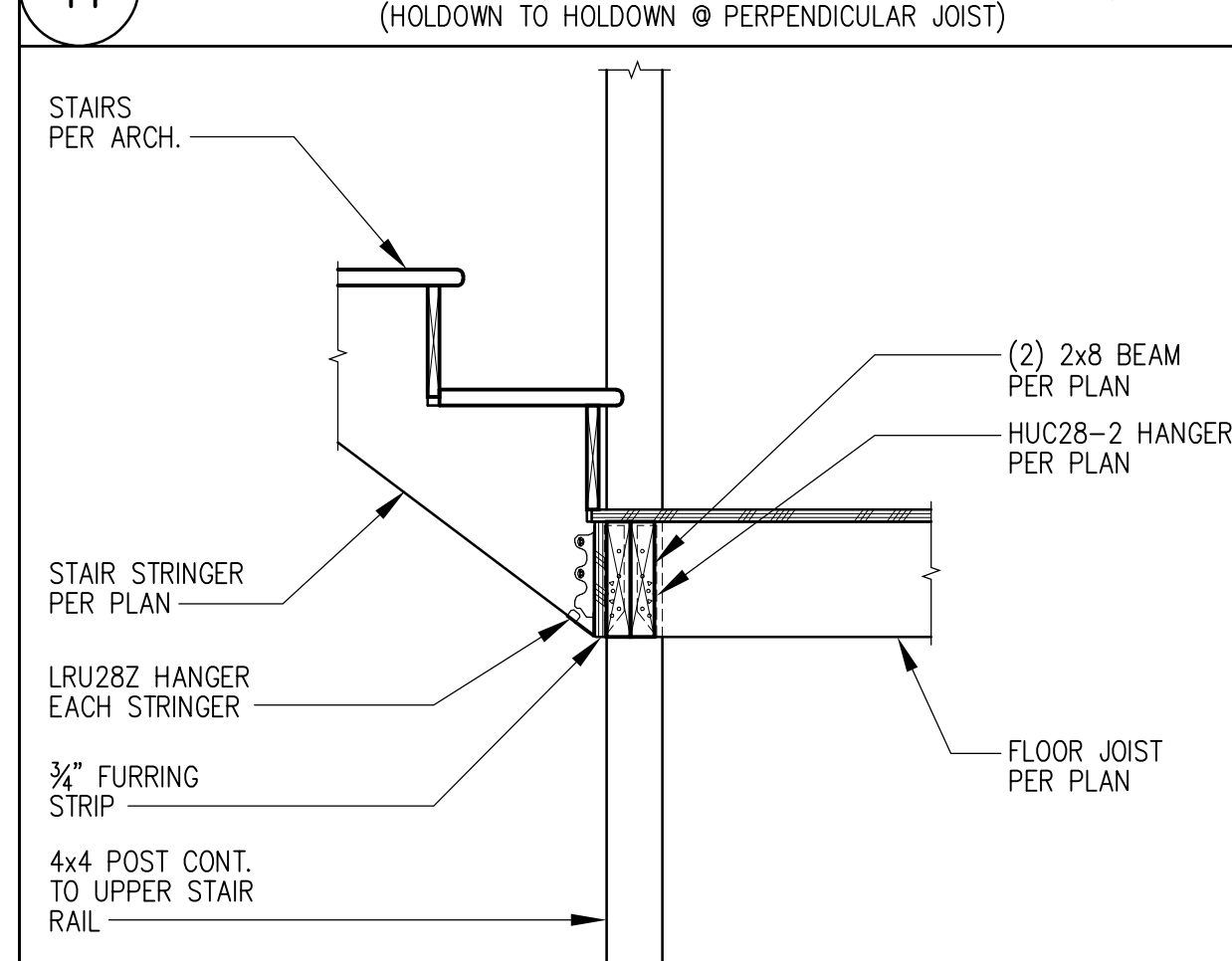
13 TIE STRAP TO BEAM (@ PERPENDICULAR JOIST)



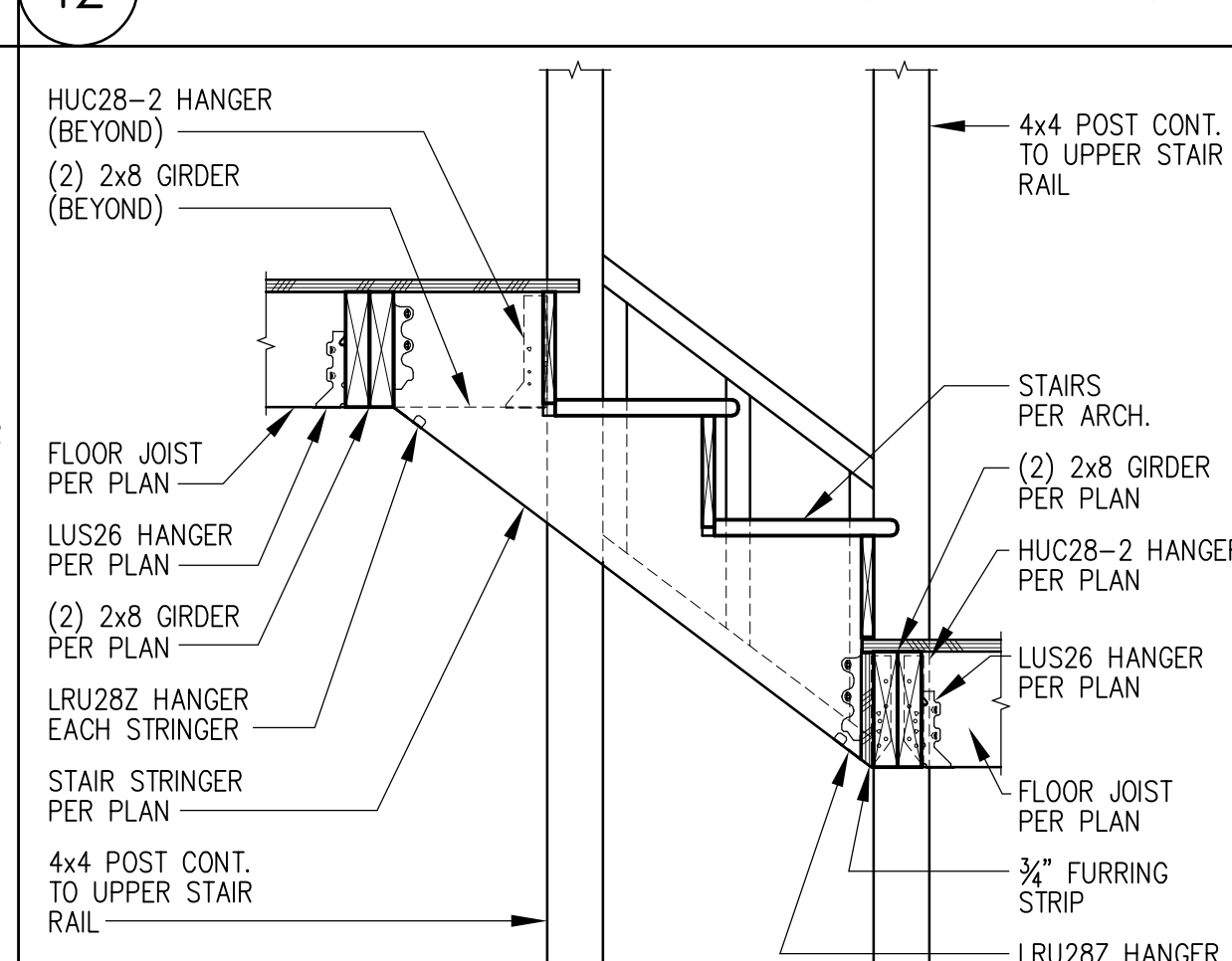
14 TIE STRAP TO BEAM (@ PERPENDICULAR JOIST)



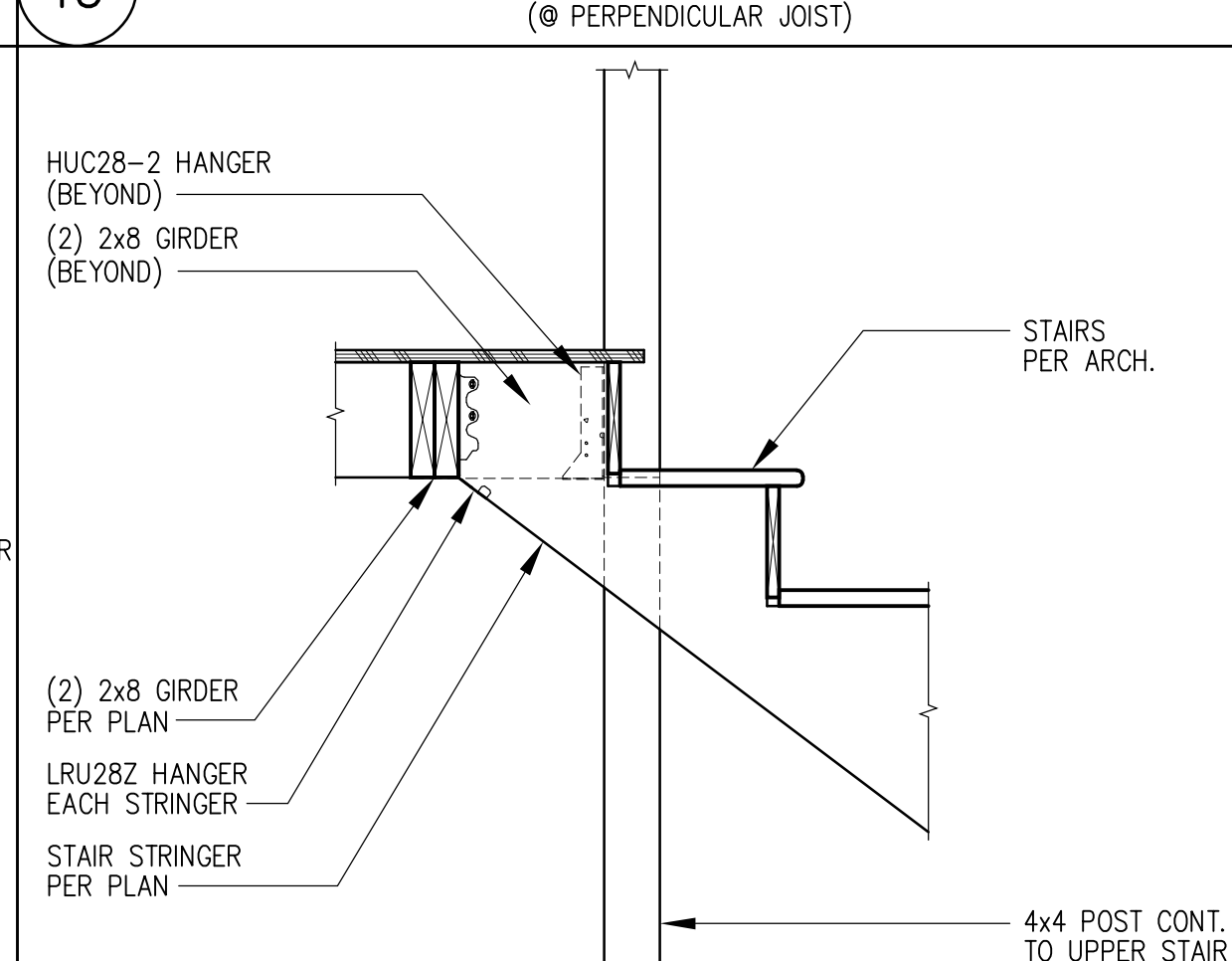
15 STAIR STRINGER FRAMING (UPPER FLOOR STAIRS @ UPPER FLOOR FRAMING)



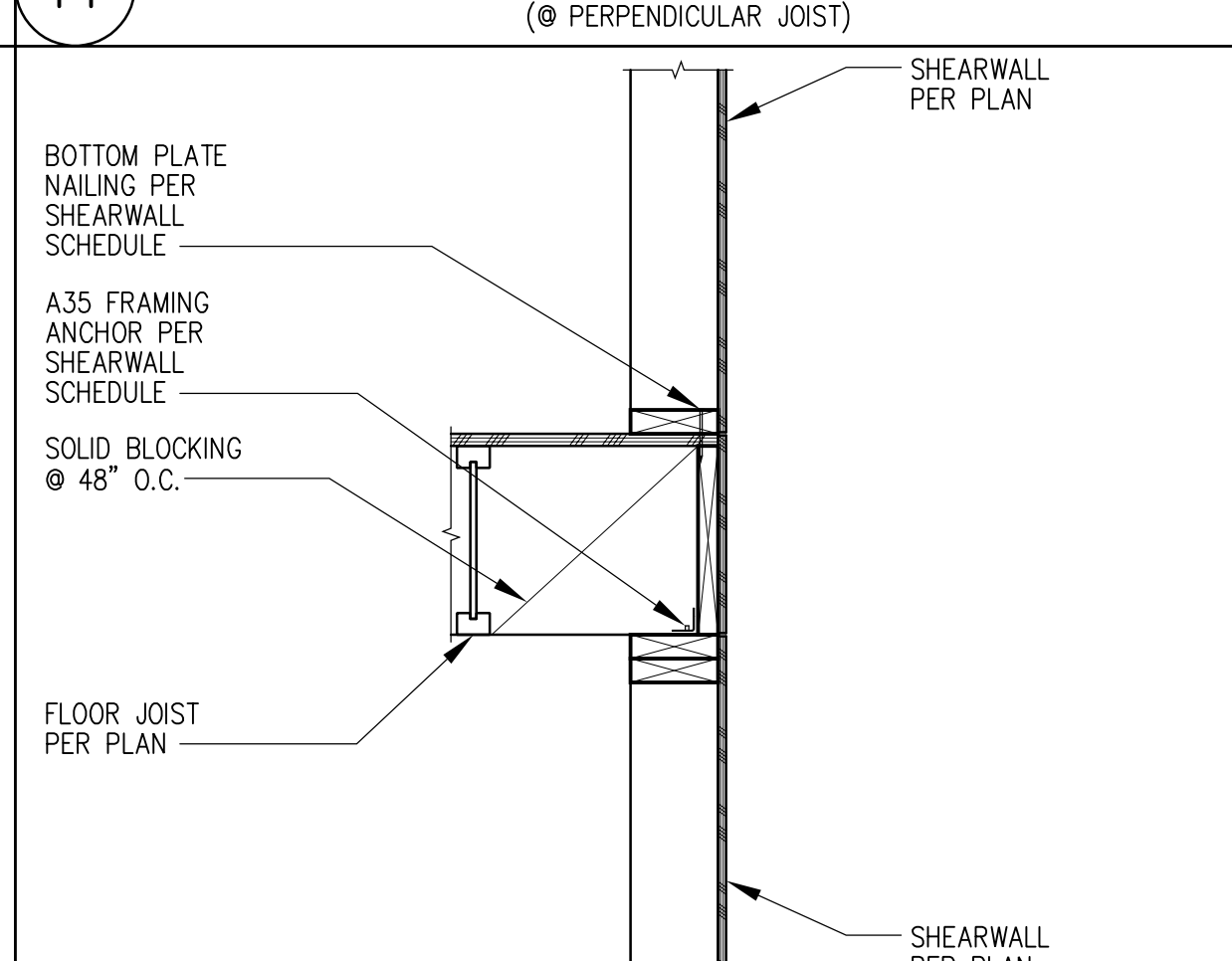
16 STAIR STRINGER FRAMING (UPPER FLOOR STAIRS @ UPPER MID LANDING)



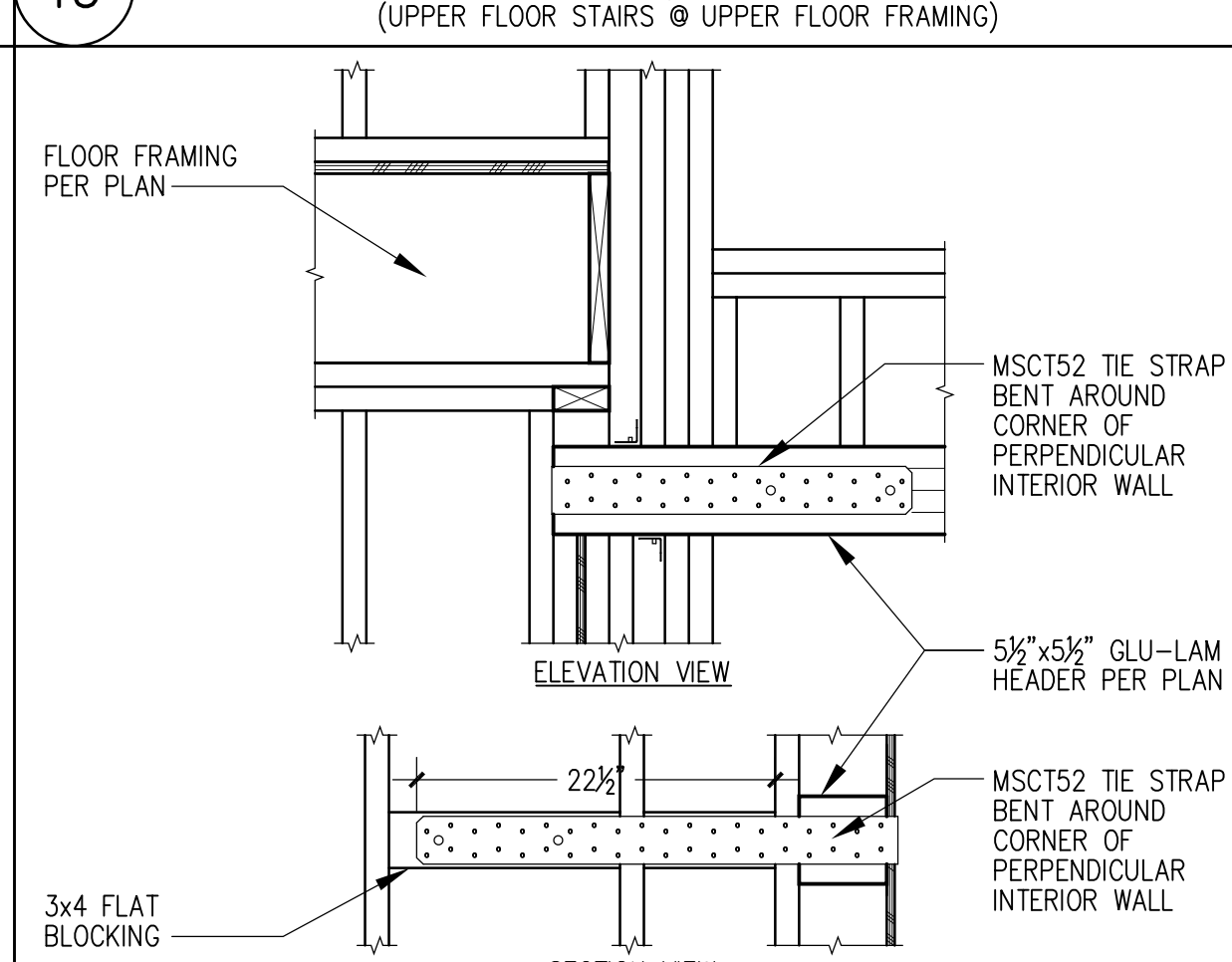
17 STAIR STRINGER FRAMING (UPPER FLOOR STAIRS BETWEEN MID LANDINGS)



18 STAIR STRINGER FRAMING (UPPER FLOOR STAIRS @ LOWER MID LANDING)

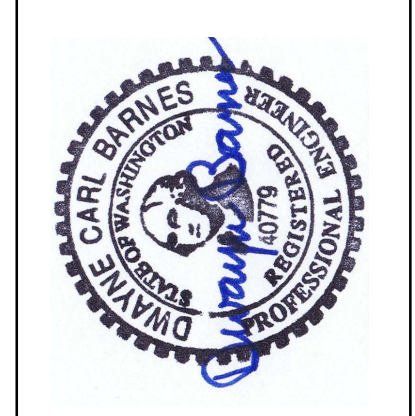


19 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST)



20 TIE STRAP @ DOOR HEADER (BALLOON FRAMING w/ TIE STRAP & ENTRY WALL FRAMING)

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



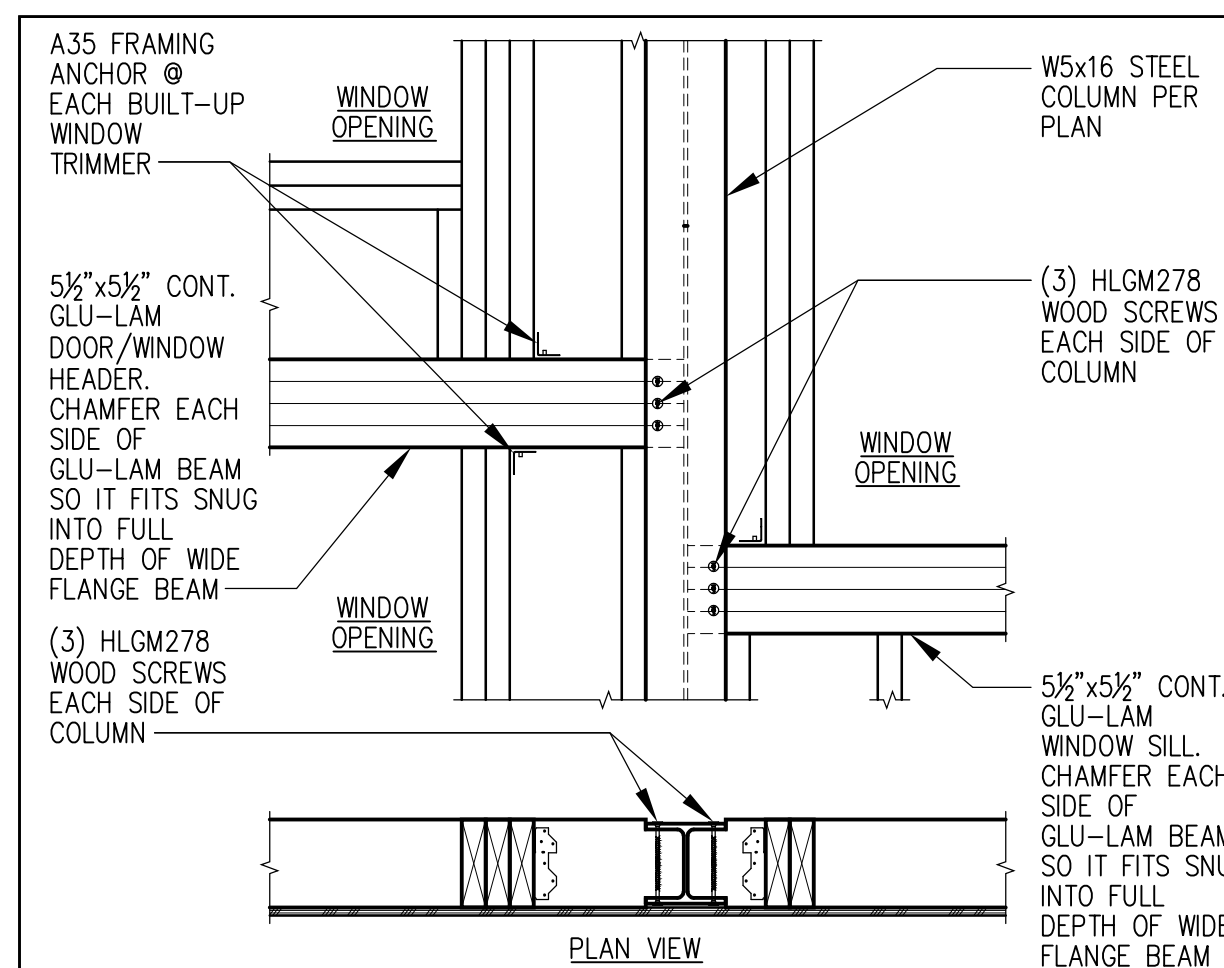
MI Treehouse, LLC
 5637 East Mercer Way
 Mercer Island, WA 98084

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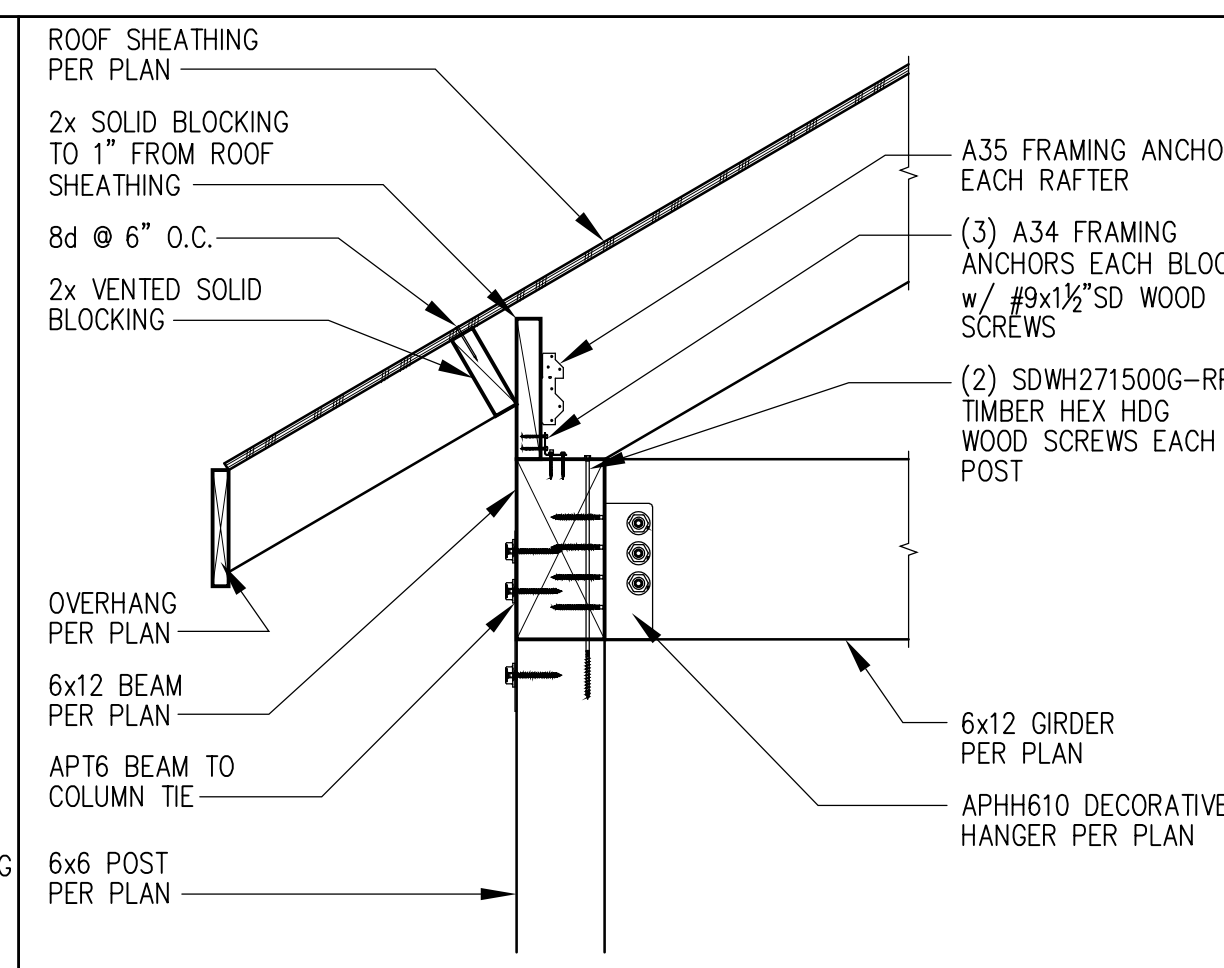
Issued	Date
Permit Plans	03/30/20

18-025

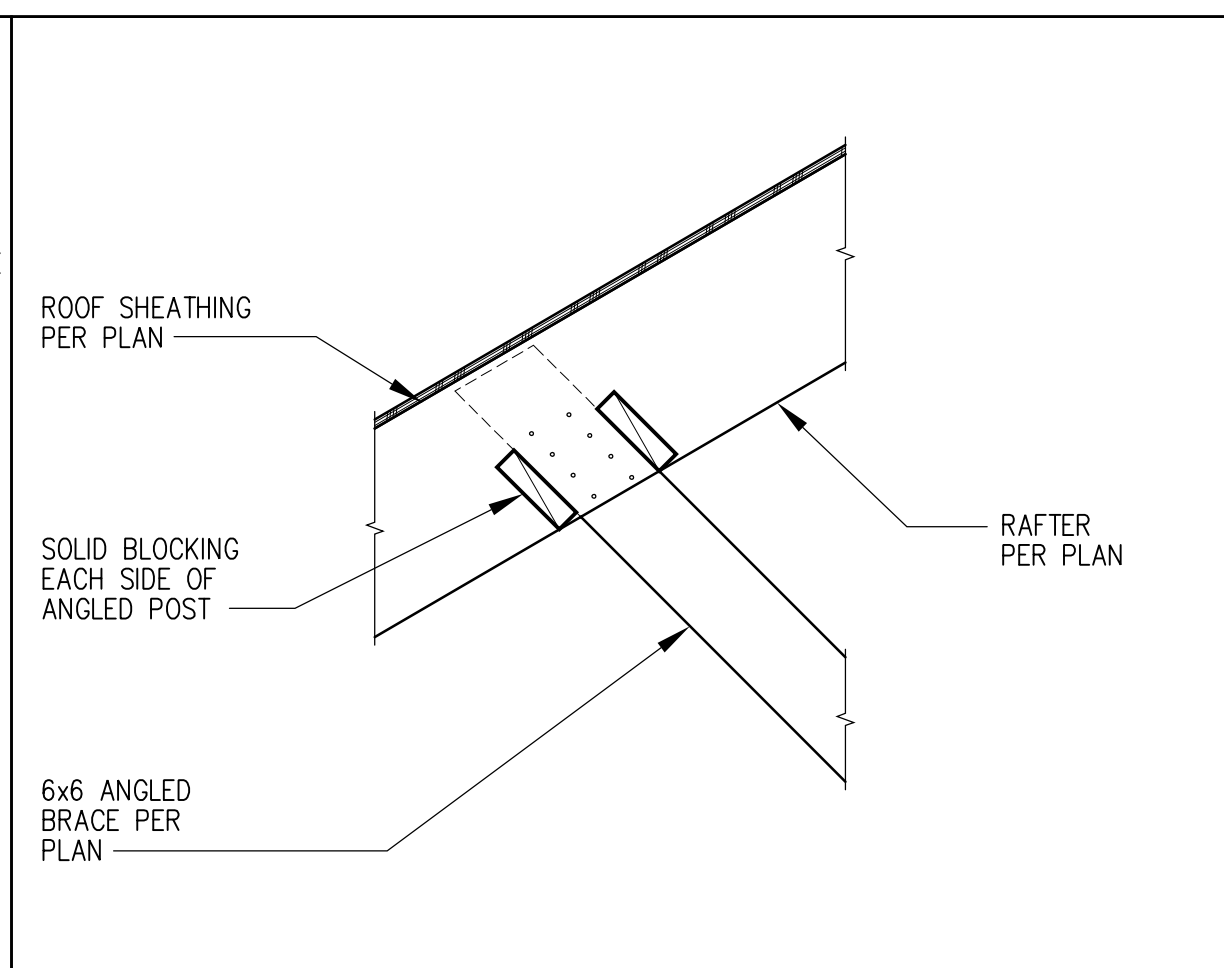
S4.2
 FRAMING DETAILS



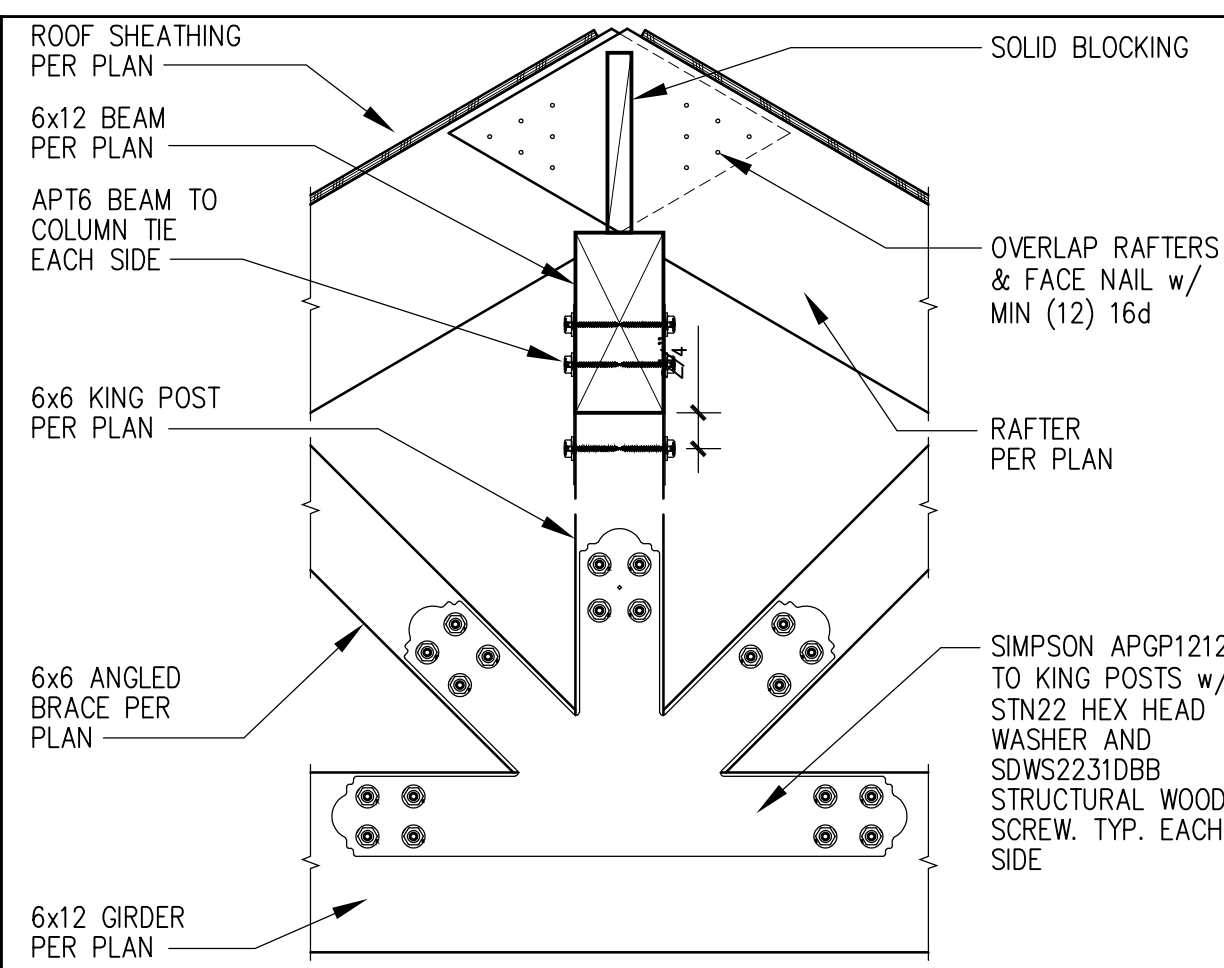
1 W5x16 STEEL COLUMN HEADERS (TYPICAL RAFTER)



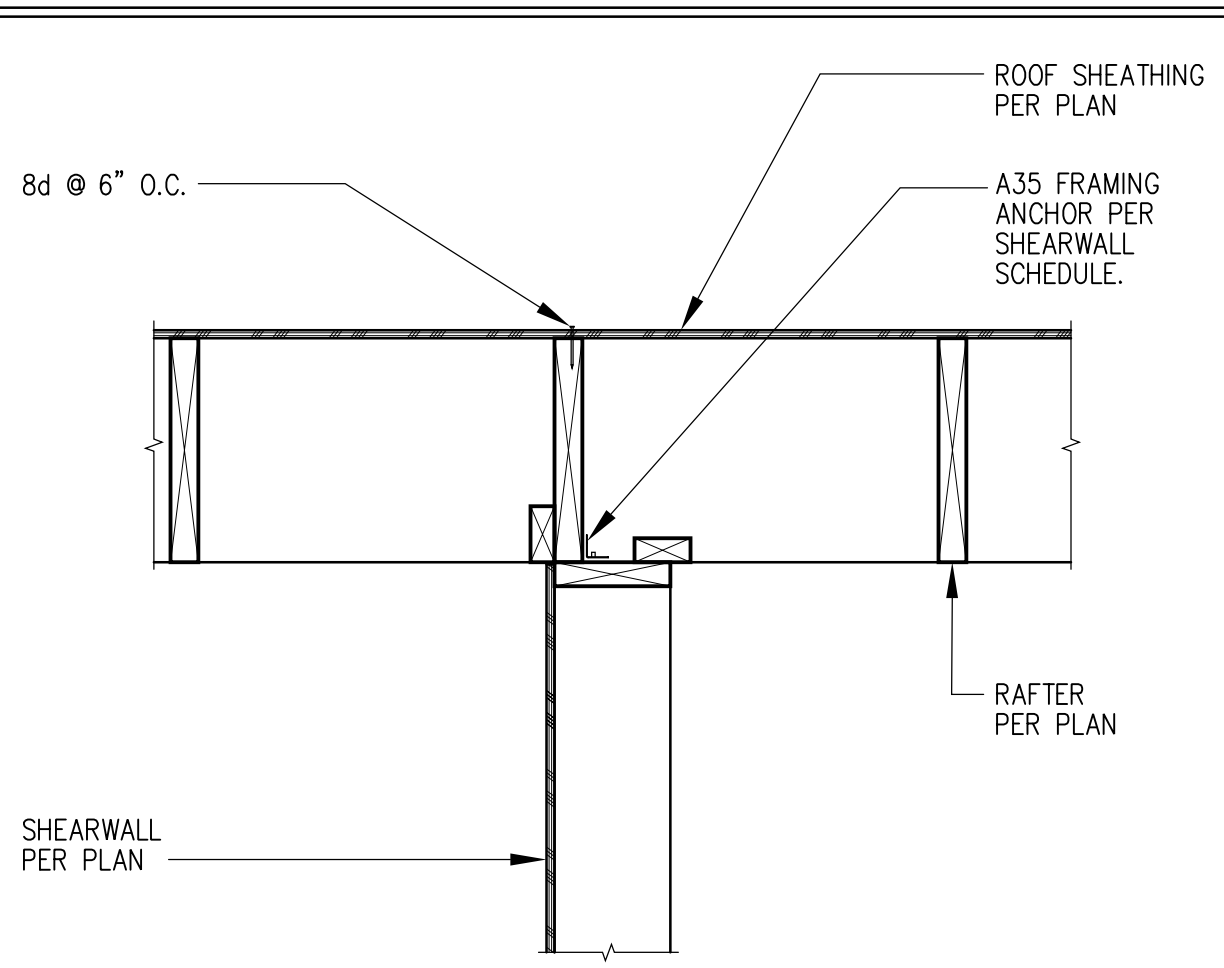
2 TYP. PORCH POST TO BEAM CONNECTION



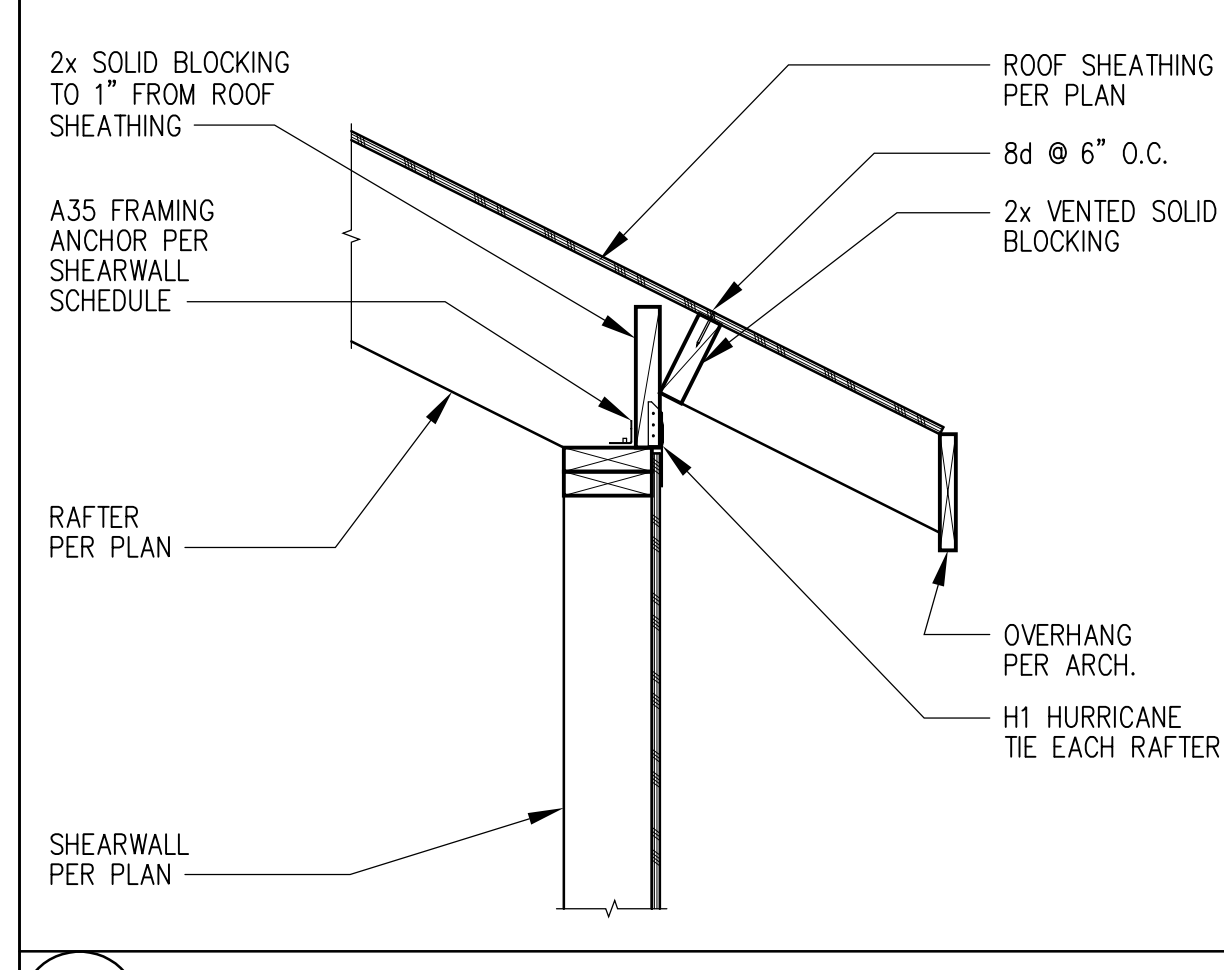
3 ANGLED POST TO RAFTER CONNECTION



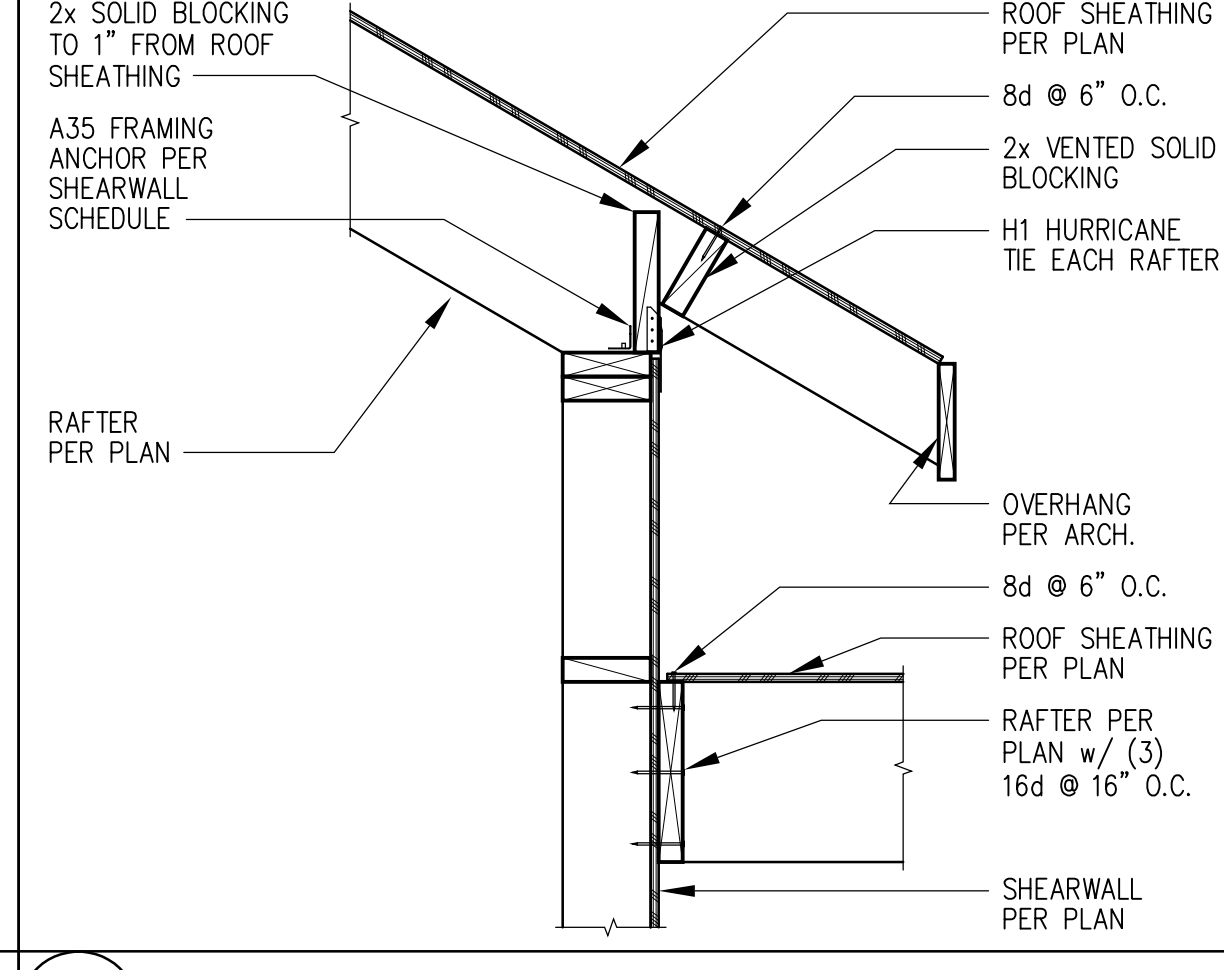
4 KING POST TO BEAM CONNECTION



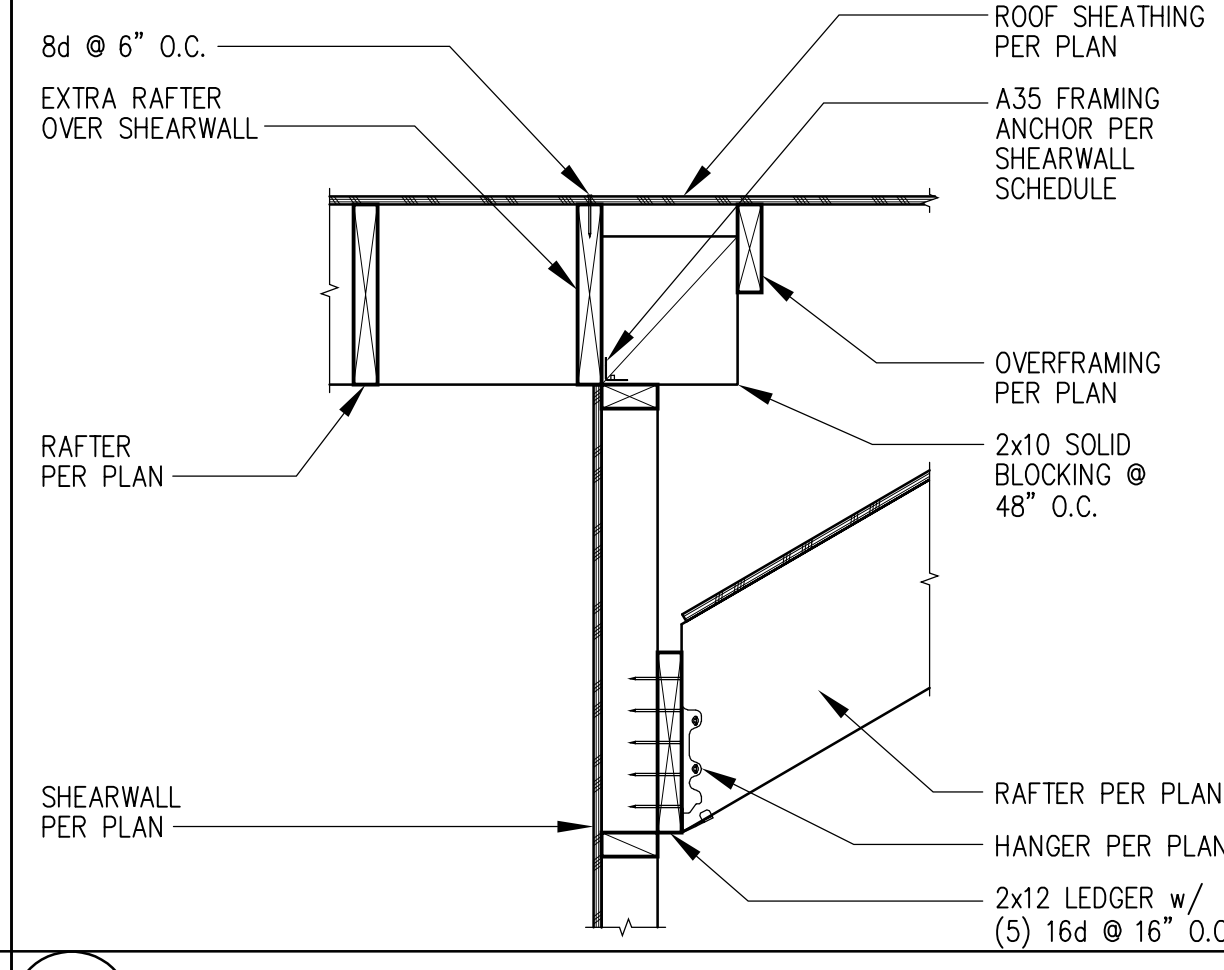
5 SHEAR TRANSFER @ GREAT ROOM GABLE



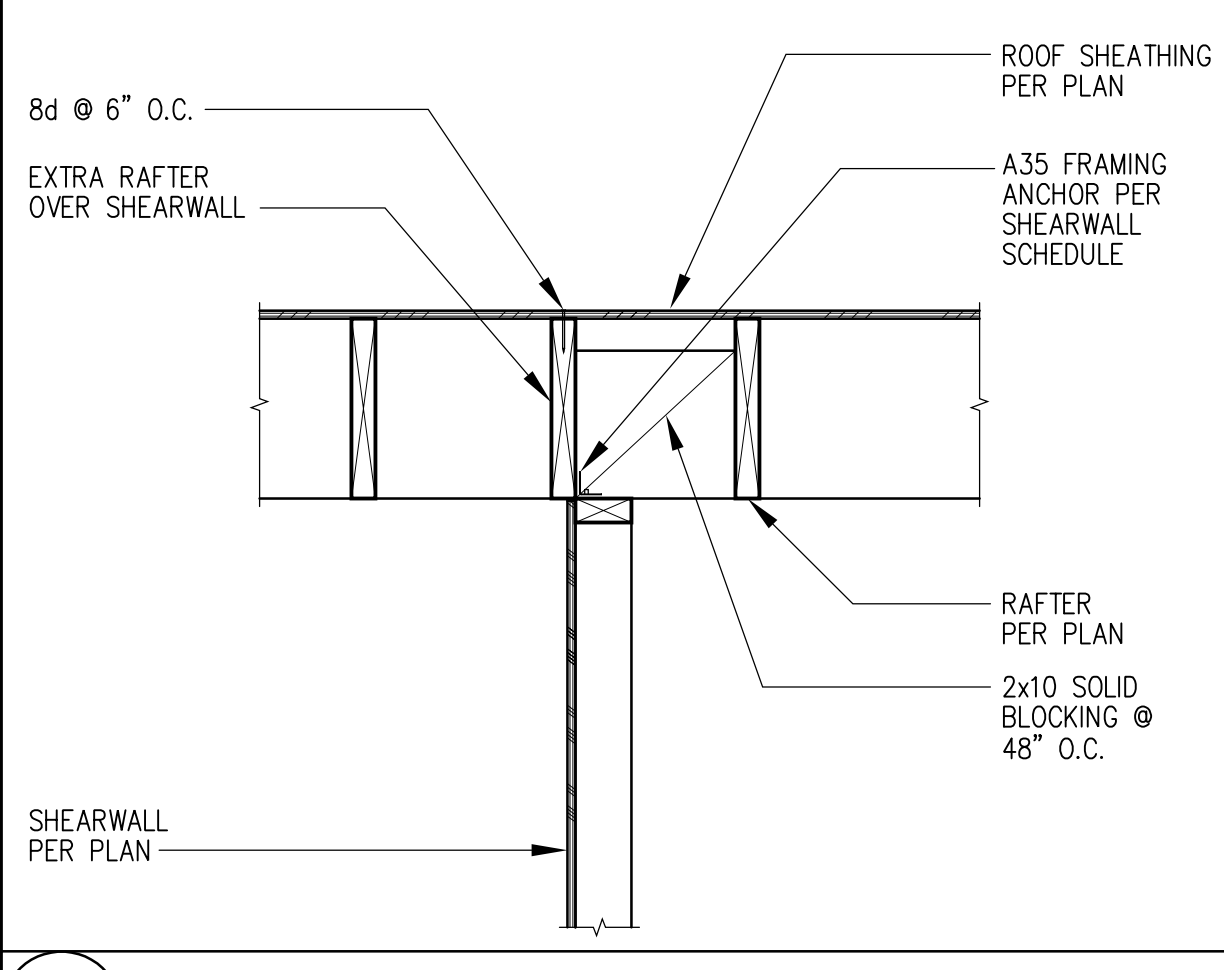
6 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER)



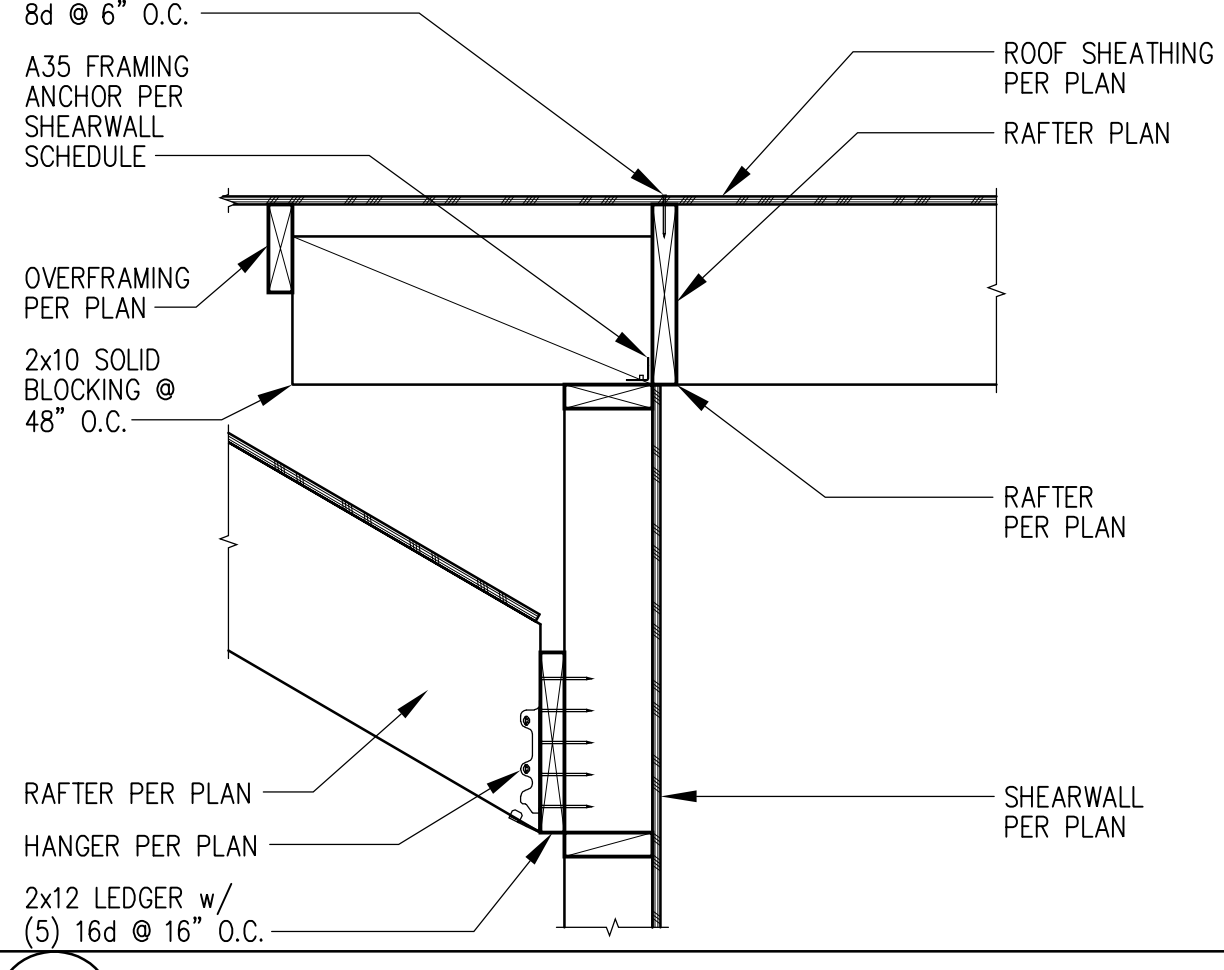
7 SHEAR TRANSFER @ EAVE (TYPICAL RAFTER w/ LOWER ROOF)



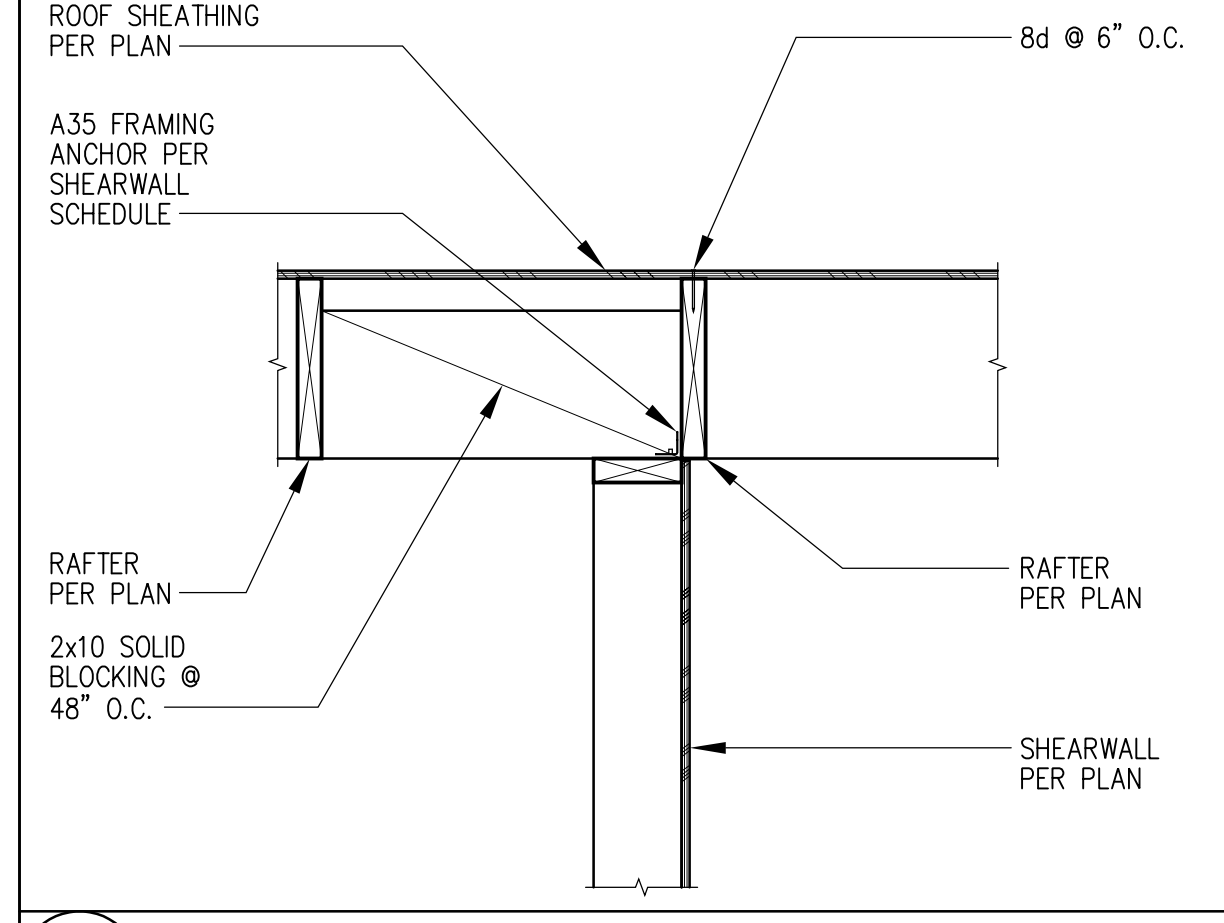
8 SHEAR TRANSFER @ PARALLEL RAFTER (SHEARWALL OFF TYPICAL RAFTER LAYOUT w/OVERFRAMING)



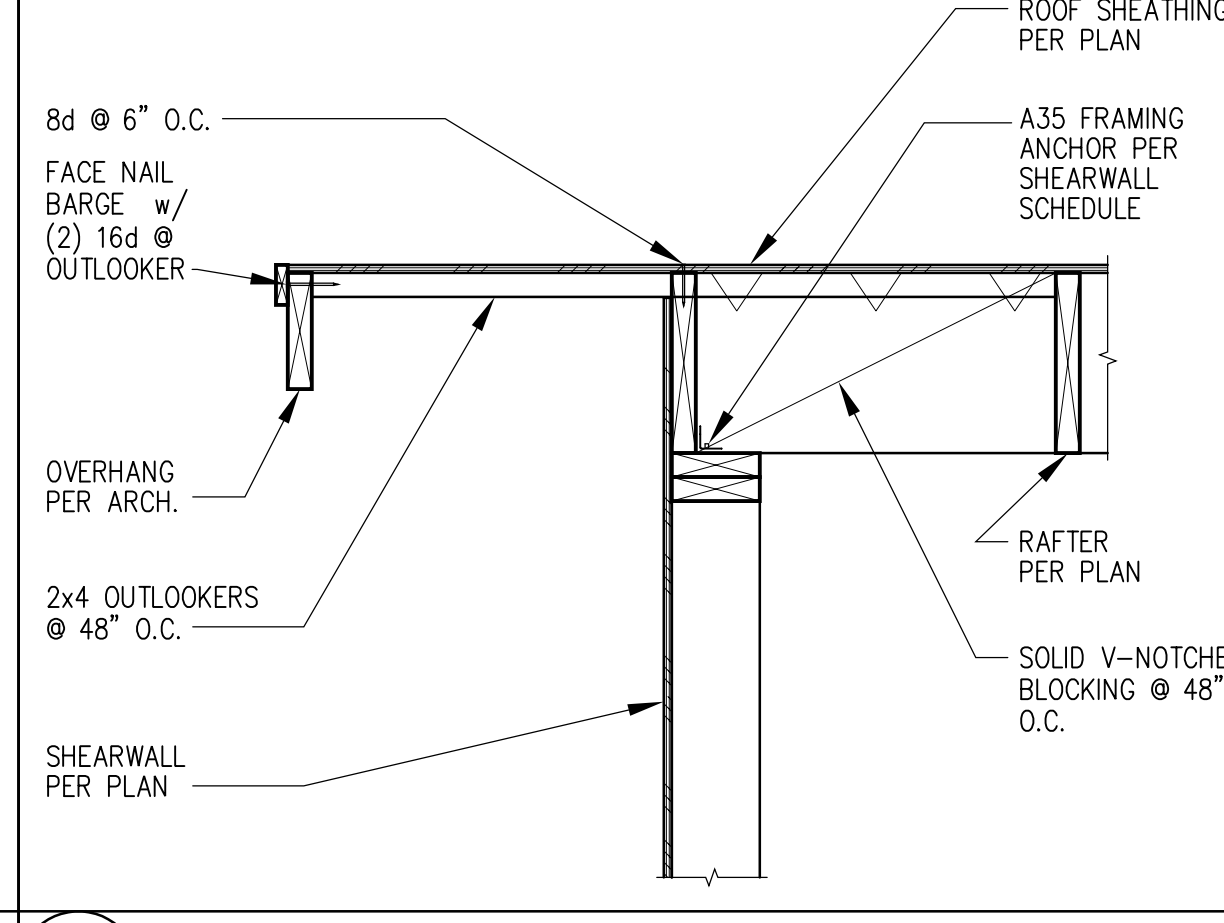
9 SHEAR TRANSFER @ PARALLEL RAFTER (SHEARWALL ON TYPICAL RAFTER LAYOUT)



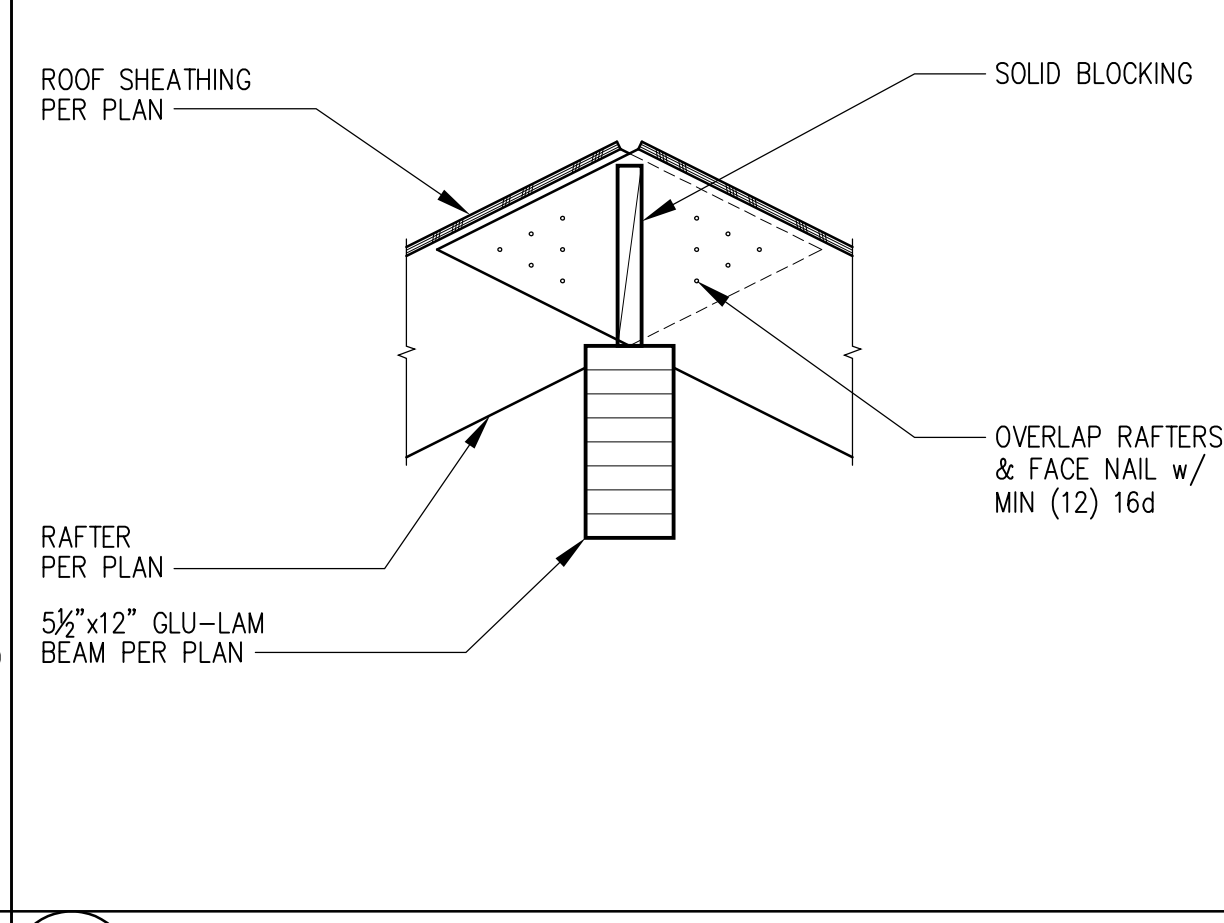
10 SHEAR TRANSFER @ PARALLEL RAFTER (SHEARWALL ON TYPICAL RAFTER LAYOUT w/OVERFRAMING)



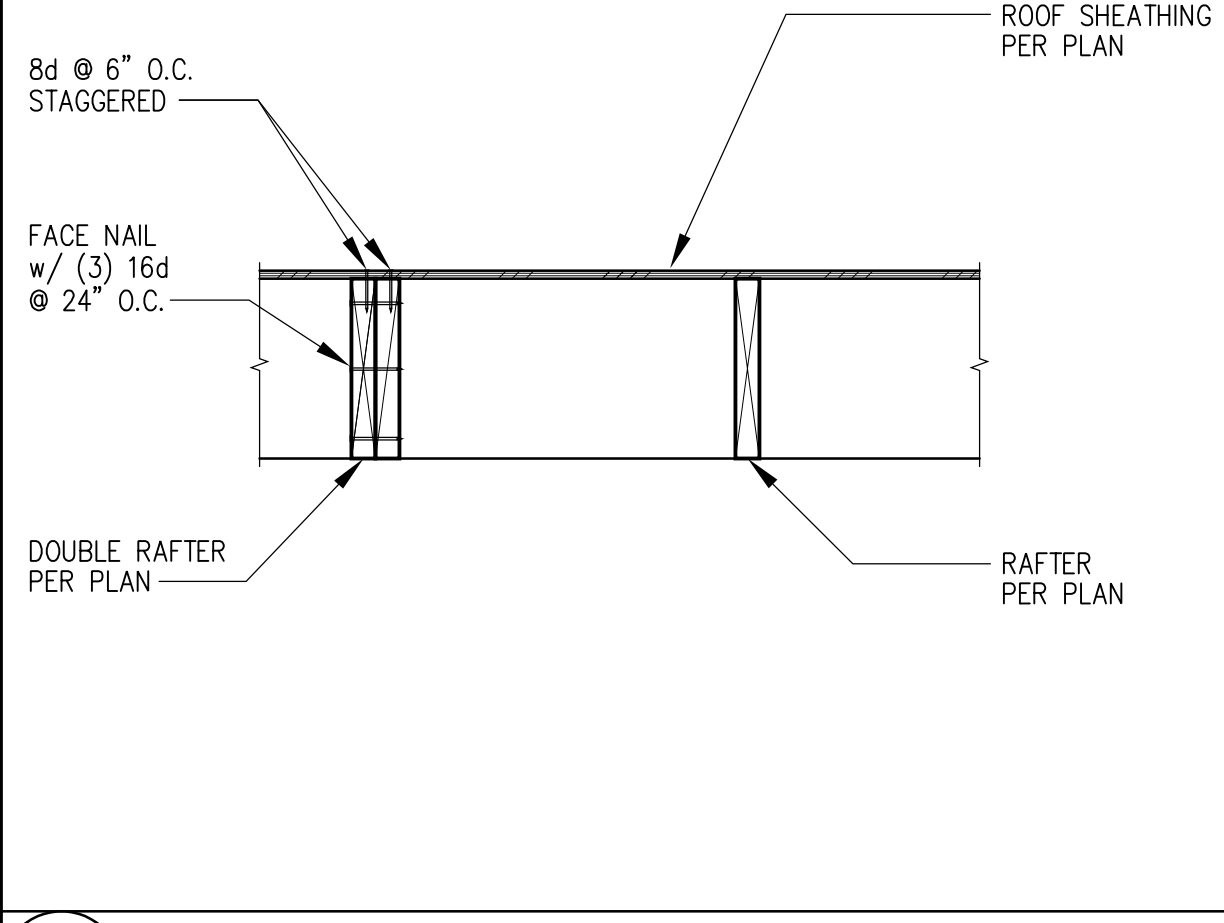
11 SHEAR TRANSFER @ PARALLEL RAFTER (SHEARWALL ON TYPICAL RAFTER LAYOUT)



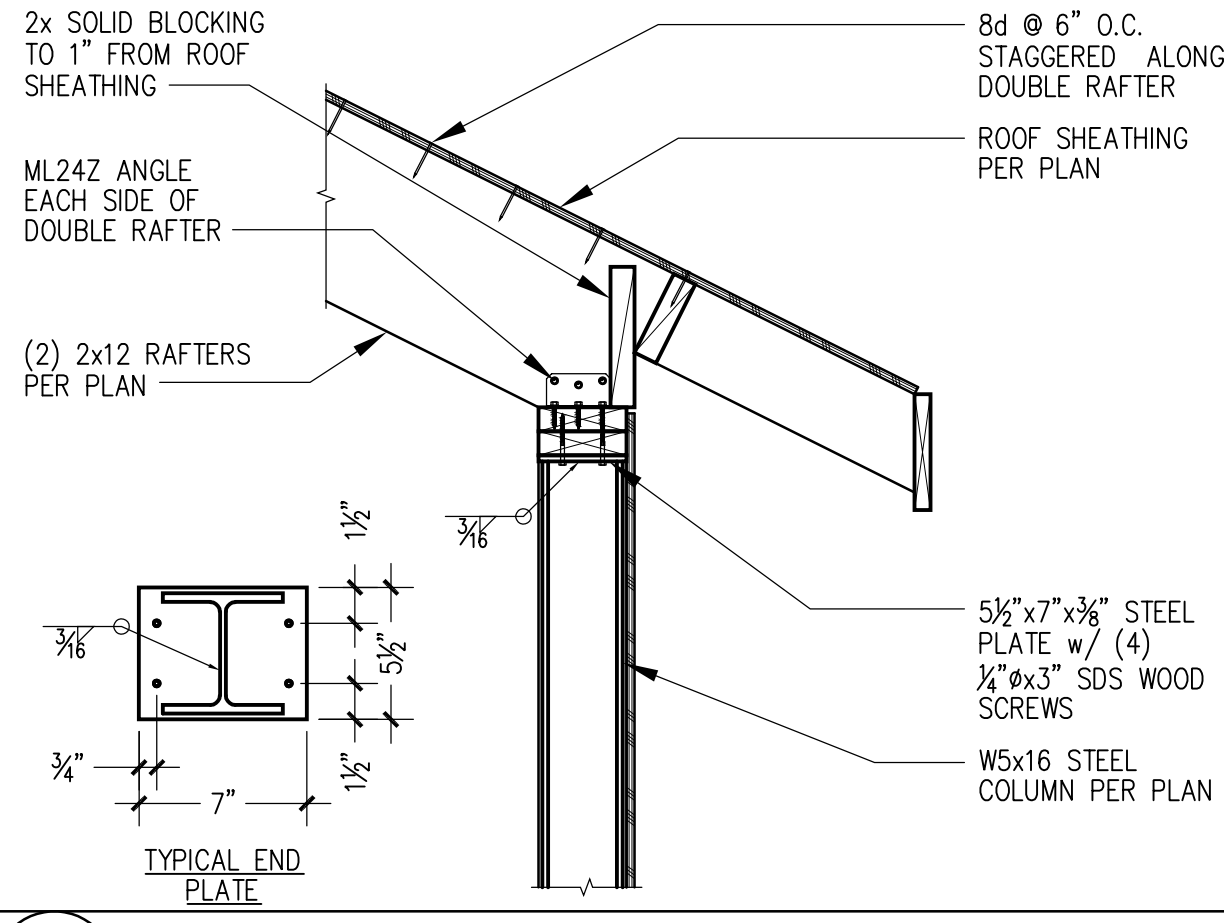
12 SHEAR TRANSFER @ GABLE



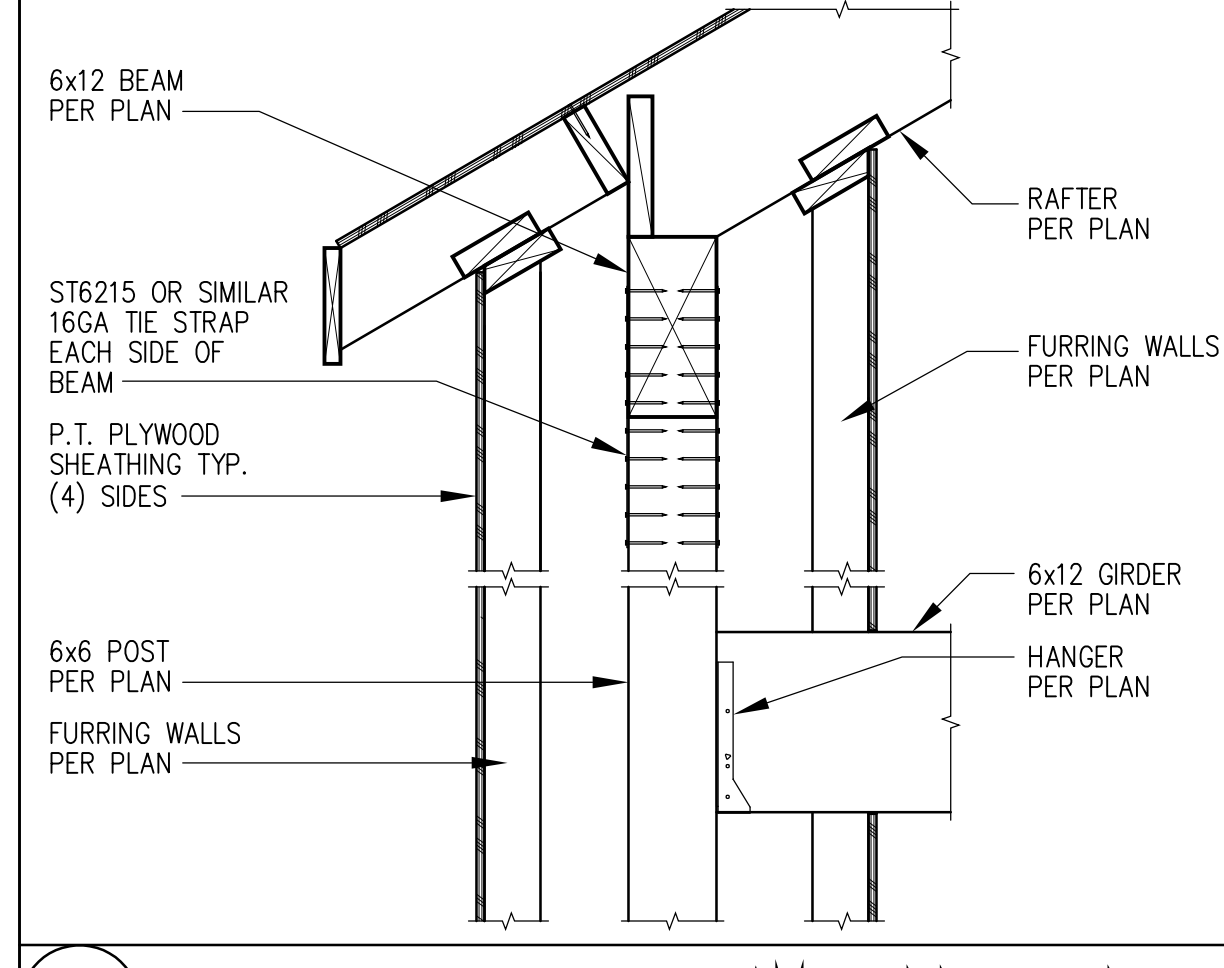
13 ROOF FRAMING @ RIDGE



14 ROOF NAILING @ DOUBLE RAFTER



15 W5x16 STEEL COLUMN TO TOP PLATE (TYPICAL RAFTER)



16 PORCH POST TO BEAM CONNECTION (@ STONE FACADE)

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION			BASE SHEAR (PLF)	
					JOIST (Ø)	RAFTER OR TRUSS	W/O H1	WIND	SEISMIC
P1-6	8d @ 6"	8d @ 12"	3/8" @ 48"	(1) 16d @ 4"	A35 @ 29"	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"x24" 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.

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

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



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 5637 East Mercer Way
 Mercer Island, WA 98084

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18-025

S4.3
 FRAMING DETAILS

5637 MERCER WAY

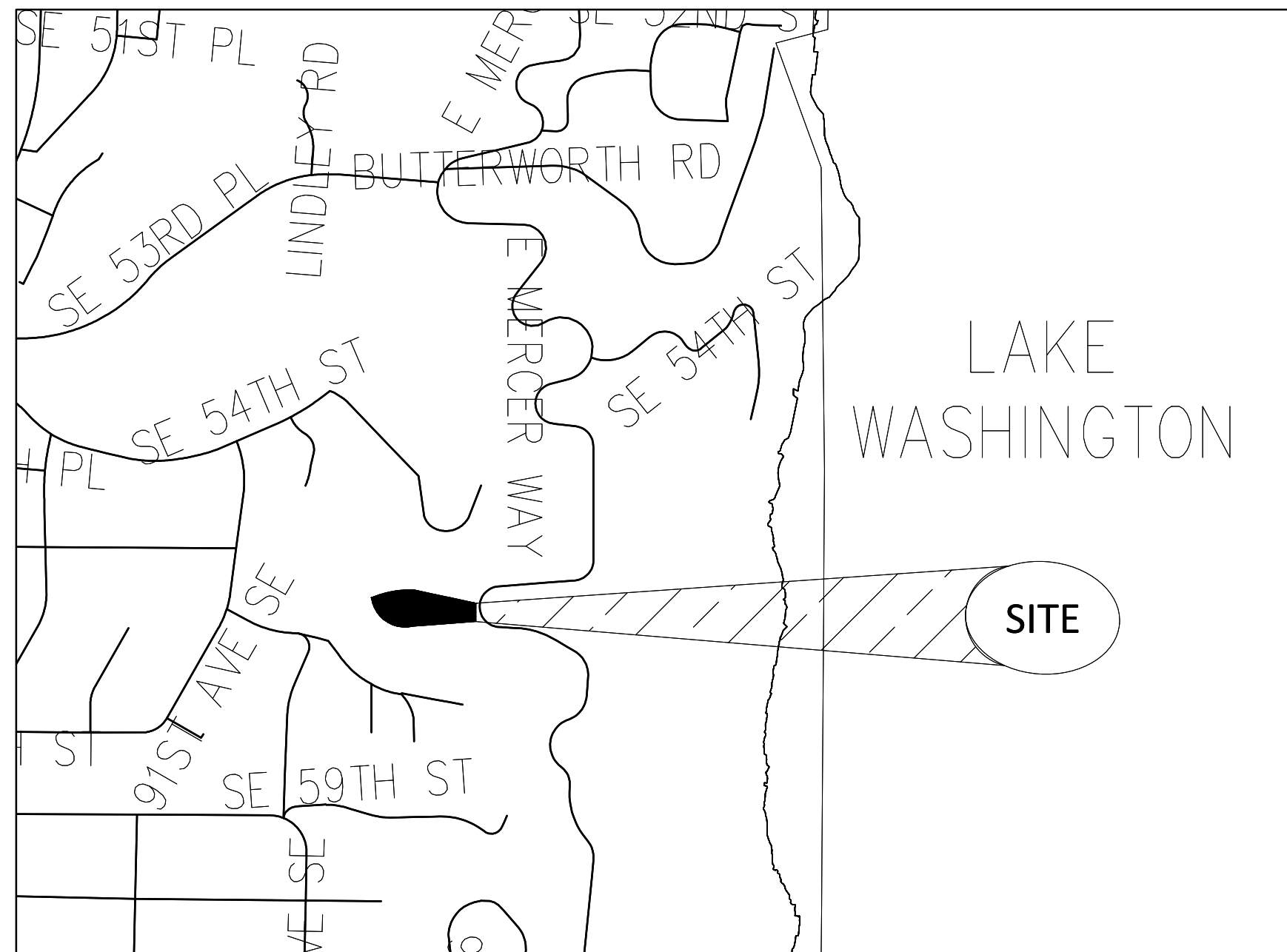
5637 E MERCER WAY
MERCER ISLAND, WASHINGTON

OWNER:

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

ENGINEER/ SURVEY:

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



VICINITY MAP

1" = 500'

BASIS OF BEARINGS

N00°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 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
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

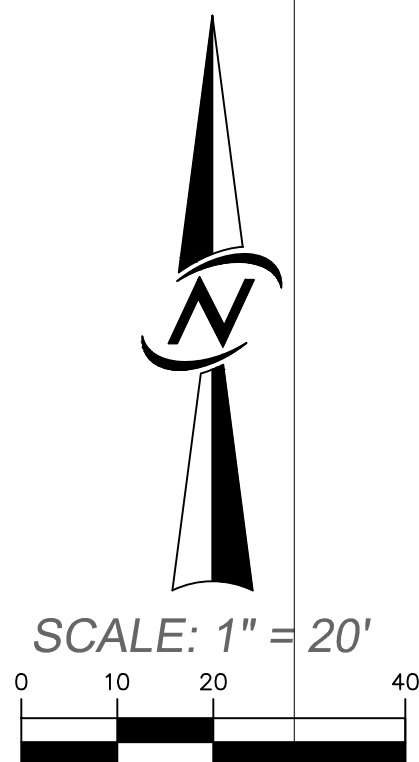
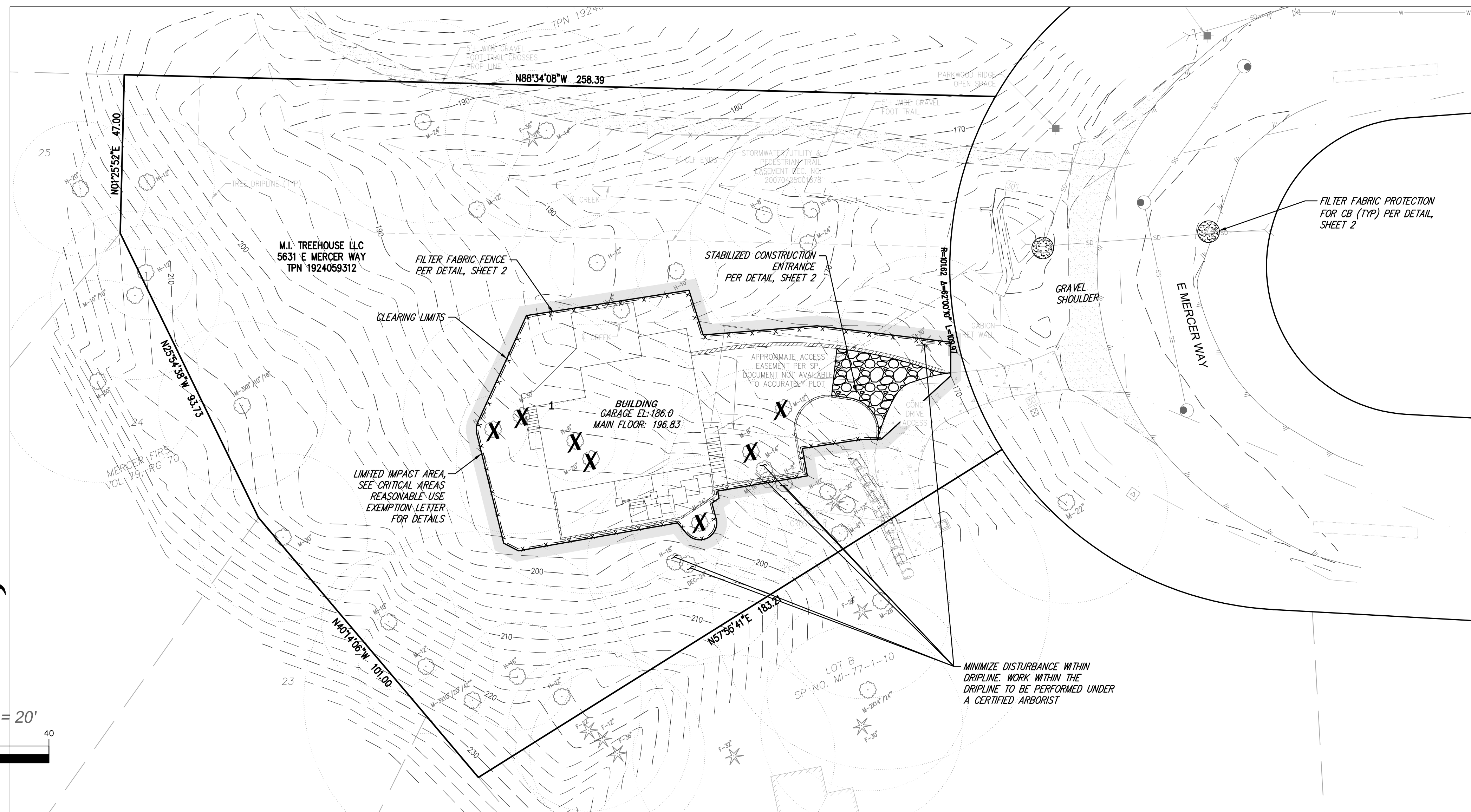
- | | |
|---|------------------------------|
| 1 | CLEARING & GRADING PLAN |
| 2 | TESC PLAN |
| 3 | UTILITIES PLAN |
| 4 | NOTES, DETAILS, AND SECTIONS |

SITE STATISTICS

ZONING:	R-15 (RESIDENTIAL-SINGLE FAMILY)
SITE AREA:	±37,554 SF (±0.862 ACRES)
LOTS PROPOSED:	1
TAX PARCEL:	192405-9312
LOT SLOPE STATISTICS	
LOT 1:	24.5%

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
- M MADRONA O OAK
- FIG FIG
- D DOGWOOD
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- ∞ ROCKERY
- ⊙ INLET FILTER (W.S.D.O.T. STD DTL. 1-40.20-00)
- x - x - SILT FENCE
- ▨ STABILIZED CONSTRUCTION ENTRANCE DOE STD DTL. BMP 205
- CLEARING LIMITS
- 110- EXISTING CONTOUR
- 110- PROPOSED CONTOUR
- ✕ ONSITE TREE TO BE REMOVED



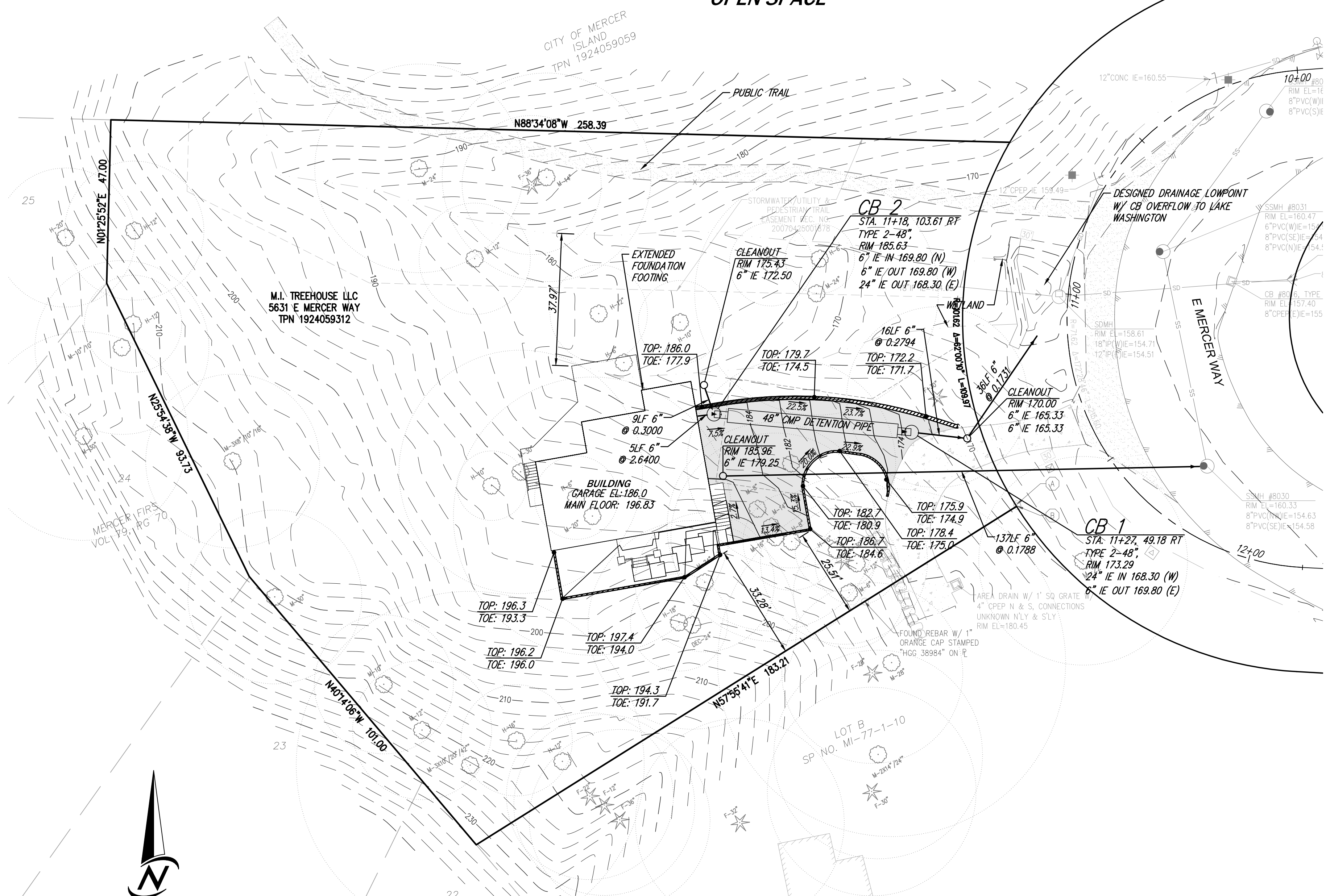
DATE		REVISIONS		TWO		THREE		FOUR	
DESIGNED	NICHOLAS JOHNSON	DRAWN	NICHOLAS JOHNSON	APPROVED	MICHAEL A. MOODY	PROJECT MANAGER	MICHAEL A. MOODY	DATE	JUNE, 2018
SHEET	1	OF	4	PROJECT NUMBER 18039					

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

TITLE AND TESC PLAN
5637 MERCER WAY
MI TREEHOUSE, LLC
11030 SE 30TH ST
BELLEVUE, WA 98004

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

**PARKWOOD RIDGE
OPEN SPACE**



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. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. PLACEMENT OF FILTER FABRIC UNDER GRATE IS NOT ACCEPTABLE.
4. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAINAGE SYSTEM (SUCH AS RUBBLE, MORTAR, AND WEDGED DEBRIS) SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATER.
5. ON-SITE DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
6. SEE FOUNDATION PLAN FOR FOOTING DRAIN LOCATIONS.
7. EXCAVATION OF ON-SITE CATCH BASINS WILL NOT IMPACT NEIGHBORING PROPERTY AND WILL BE CONTAINED BY WALL.

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, AT NO EXPENSE TO THE CITY. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE OR TO COMPLY WITH THE APPROVED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT BOND/ SECURITY, AND/OR OTHER MEASURES DEEMED APPROPRIATE BY THE CITY ENGINEER OR CODE OFFICIAL TO ENSURE QUALITY CONSTRUCTION AND PROTECT THE PUBLIC SAFETY.
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.
4. ALL SHORT PLAT IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL AND RECORDING OF THE SHORT PLAT MYLAR DOCUMENTS OR BONDED AND COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS WHEN APPROVED BY THE CITY ENGINEER. AN ACCURATELY PREPARED AS-BUILT DRAWING THAT SHOWS ALL UTILITIES AND SHORT PLAT IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE WORK PROVIDED TWO PAPER COPIES, ONE MYLAR AND ONE DXF AUTOCAD FILE. SUBMIT USING MERCER ISLAND'S DATUM AN TIE THE PLAT TO AT LEAST TWO MONUMENTS.

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

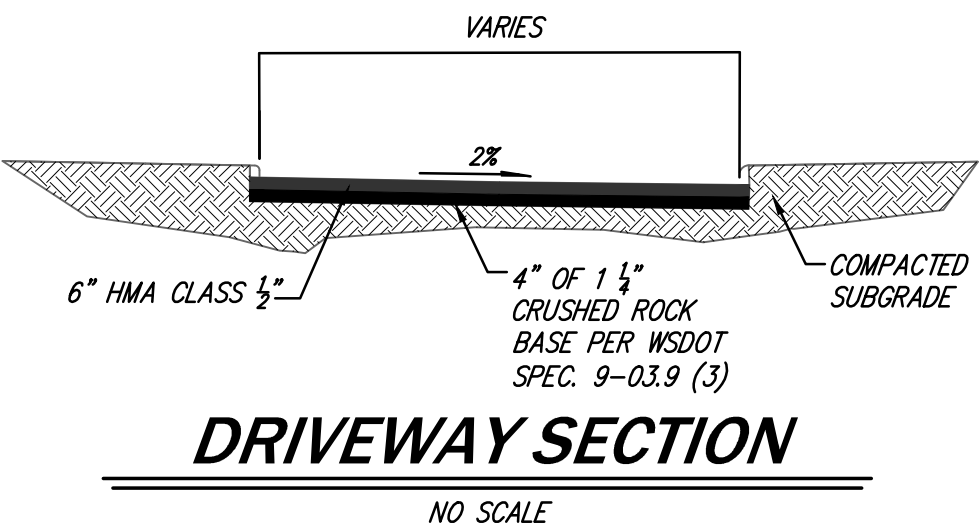
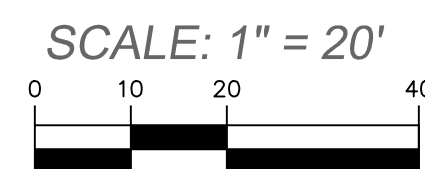
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
- UTILITY LOCATES
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR 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.
 4. FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.
- PERMITS
5. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS.
 6. ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PERMITTING AGENCY.
- PRE-CON
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF MERCER ISLAND'S OFFICE PRIOR TO THE START OF CONSTRUCTION. CITY STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.
- SURVEYING
8. PRIOR TO CONSTRUCTING ANY WATER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL WATER LINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL WILL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
 9. HORIZONTAL CONTROL DATA SHALL BE NAD '83/'91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
 10. AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATIONS OF ALL APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, WATER MAIN, METER BOXES, BLOWOFFS, VALVES BOXES, HYDRANTS AND BENDS. THE DISTRICT WILL PROVIDE LOCATES TO ASSIST THE SURVEYOR IN LOCATING THE WATER MAIN BETWEEN APPURTENANCES AND LOCATING THE BENDS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL WATER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25 FOOT STATIONS ALONG THE EASEMENT LINES.
- CONSTRUCTION
11. THE WATER MAIN SHALL BE PLACED AS SHOWN ON PLAN.
 12. A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
 13. A FIVE (5) FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 14. DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT PERSONNEL.
- MATERIALS
15. ALL WATER MAIN PIPING SHALL BE DUCTILE-IRON MINIMUM THICKNESS CLASS 52, CEMENT-MORTAR LINED AND TYTON JOINT. ALL WATER MAIN PIPING TO MEET THE REQUIREMENTS OF ANWA C-151.
 16. ALL WATER MAIN FITTINGS SHALL BE CEMENT-MORTAR LINED AND MEET THE REQUIREMENTS OF ANWA C-153.
 17. POLYETHYLENE ENCASUREMENT TO MEET THE ANWA STANDARD C-105. ANY TEARS OR OPENINGS MADE FOR SERVICE OR TAPS SHALL BE REPAIRED WITH AN ADHESIVE TAPE.
 18. ALL WATER MAIN PIPES AND SERVICES SHALL BE INSTALLED WITH A 14 (FOURTEEN) GAUGE, CONTINUOUS, SOLID-CORE, NEOPRENE COATED LOCATING WIRE. ANY CONNECTIONS OR SPLICES SHALL BE MADE WITH SPLIT-BOLT WIRE CONNECTORS.
- PLACEMENT
19. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE FIRE MARSHAL OF JURISDICTION.
 20. WATER SERVICE LINE AND METER LOCATIONS WILL BE COORDINATED WITH THE DEVELOPER'S ENGINEER AFTER A THOROUGH REVIEW OF ALL UTILITY FACILITIES.
 - 20-1 THE METER LOCATION SHALL BE WITHIN THREE (3) FEET OF THE PROPERTY LINE THAT IS PERPENDICULAR TO THE RIGHT-OF-WAY AND WITHIN ONE (1) FOOT OF THE EDGE OF PROPERTY ON THE RIGHT-OF-WAY SIDE UNLESS OTHERWISE APPROVED IN WRITING BY THE DISTRICT.
 - 20-2 AFTER INSTALLATION OF THE METER AND BOX, A 2X4 BOARD PAINTED WHITE WITH "WATER SERVICE" STENCILED ONTO IT WILL BE DRIVEN INTO THE GROUND BEHIND THE METER BOX.

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.
- UTILITY LOCATES
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.
 4. FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.
- PERMITS
5. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS.
 6. ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITTING AGENCY.
- PRE-CON
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF MERCER ISLAND'S OFFICE PRIOR TO THE START OF CONSTRUCTION. DISTRICT STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.

- CONSTRUCTION
11. THE WATER 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)(C) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION TEST OBSERVATION AND INSPECTION BY NORTHSLORE.
- 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 6" 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 2X4 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 ANWA C-151.
 21. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE SDR-11 MINIMUM.

- SURVEYING
8. PRIOR TO CONSTRUCTING ANY SEWER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL SEWER LINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL SHALL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
 9. HORIZONTAL CONTROL DATA SHALL BE NAD '83/'91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
 10. AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATION OF ALL AT-GRADE APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, LOCATION OF EXISTING MANHOLES INCLUDING RIM & ALL INVERT ELEVATIONS AND NEW MANHOLE LOCATIONS INCLUDING RIM & ALL INVERT ELEVATIONS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL SEWER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25 FOOT STATIONS ALONG THE EASEMENT LINES.



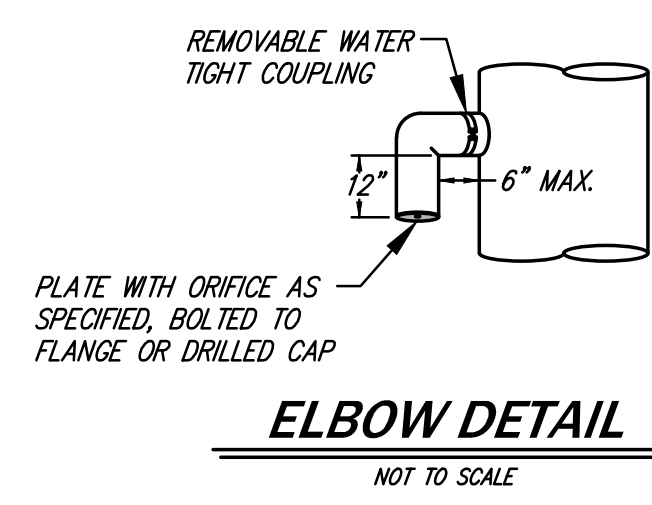
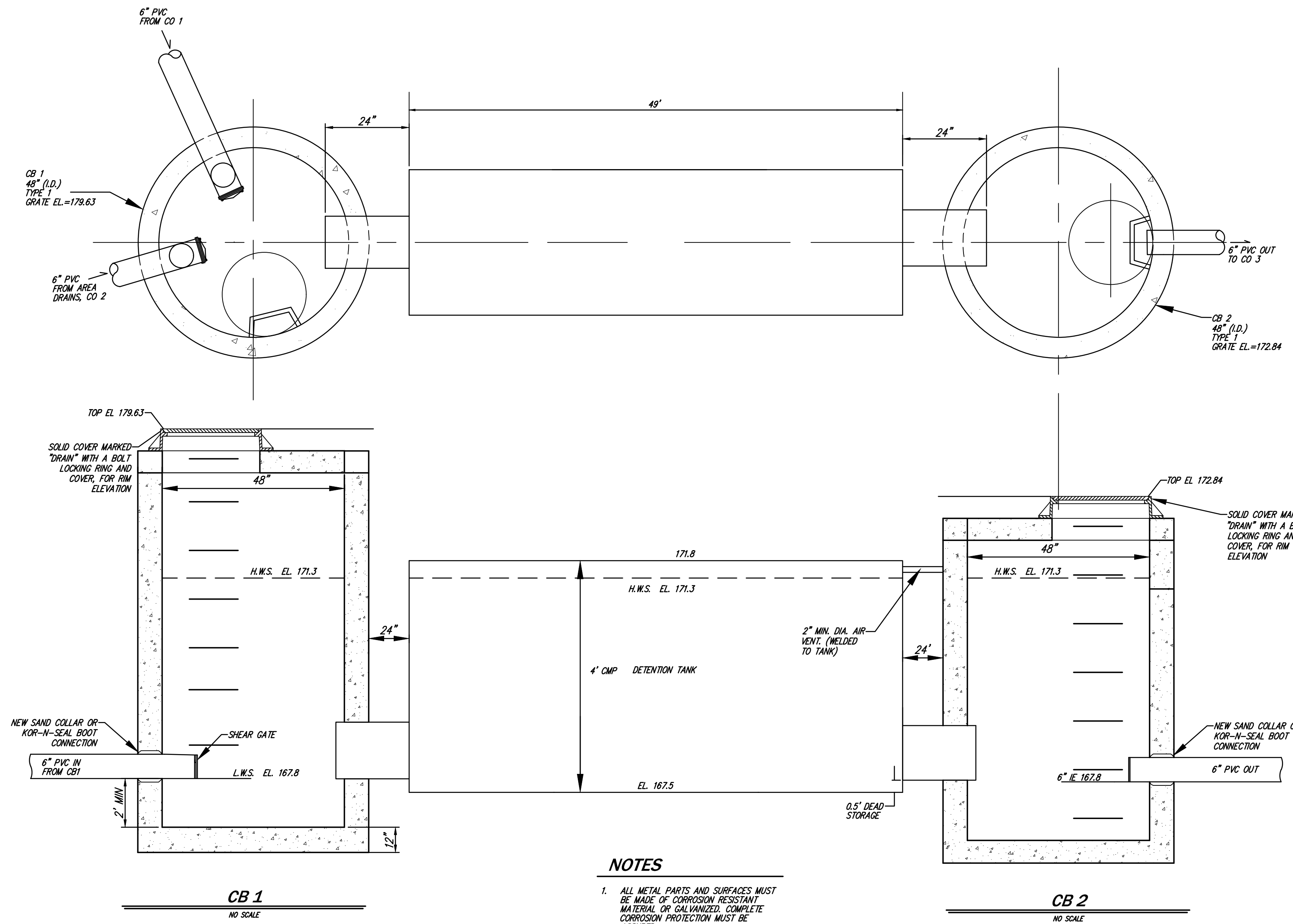
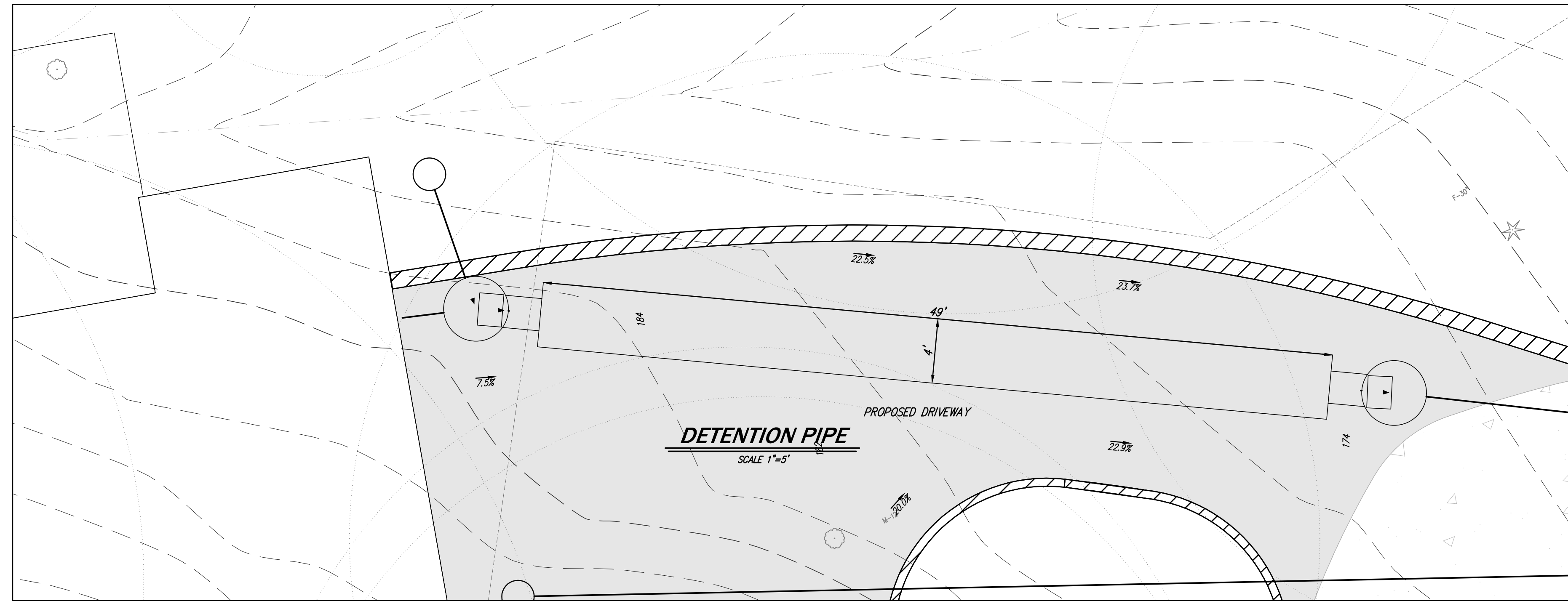
DATE	JUNE, 2018
DESIGNED	NICHOLAS JOHNSON
DRAWN	NICHOLAS JOHNSON
APPROVED	MICHAEL A. MOODY
PROJECT MANAGER	MICHAEL A. MOODY
SHEET	3
OF	4
PROJECT NUMBER	18039

UTILITY & GRADING PLAN
5637 MERCER WAY
MI TREEHOUSE, LLC
11030 SE 30TH ST
BELLEVUE, WA 98004

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

06-09-20



NOTES

1. ALL METAL PARTS AND SURFACES MUST BE MADE OF CORROSION RESISTANT MATERIAL OR GALVANIZED. COMPLETE CORROSION PROTECTION MUST BE ASSURED.
2. FIRE APPROVAL ISSUED. FIRE TRUCK ACCESS IS NOT ASSUMED ON ACCESS DRIVEWAY.

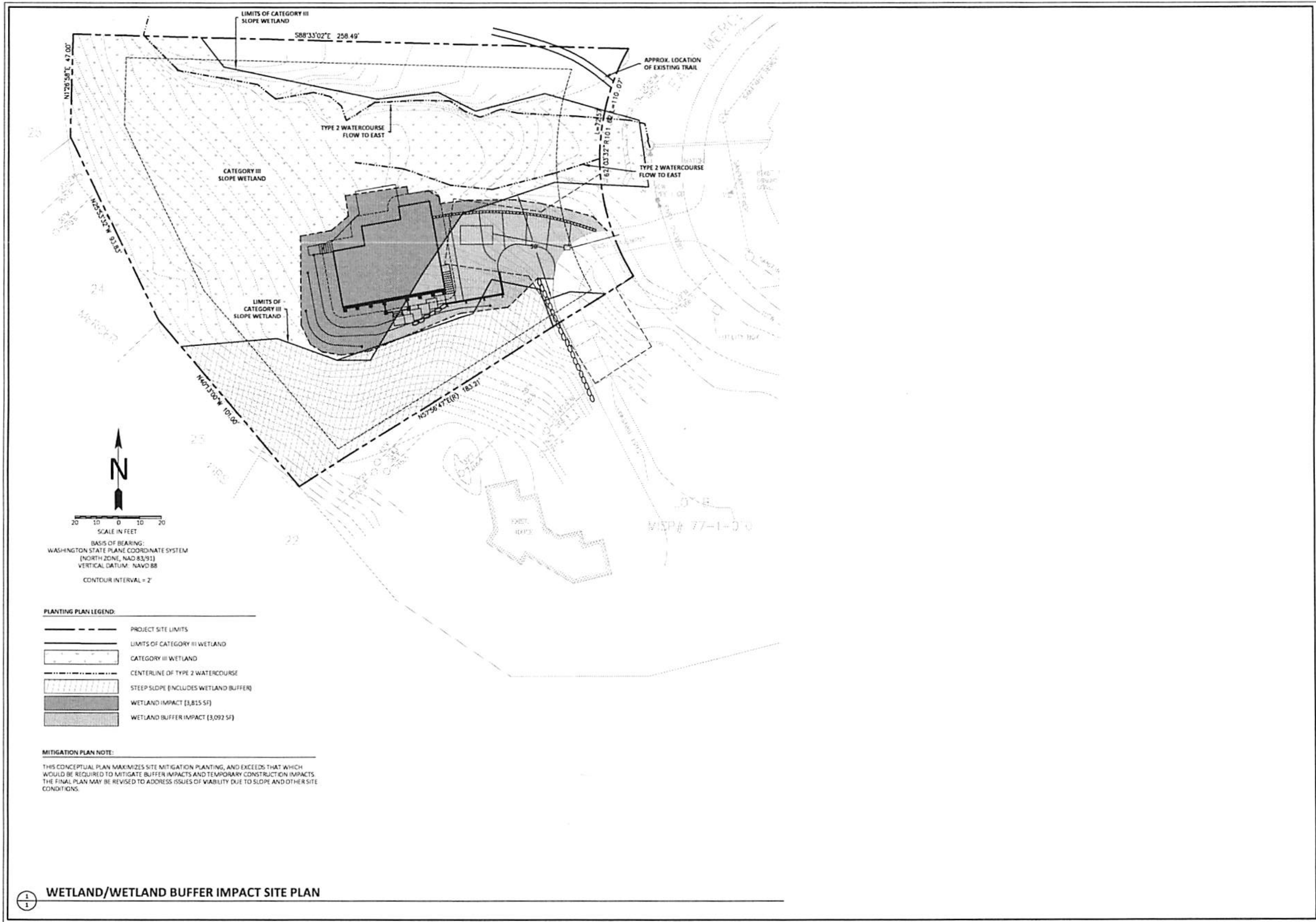
DATE	JUNE, 2018
DESIGNED	NICHOLAS JOHNSON
DRAWN	NICHOLAS JOHNSON
APPROVED	MICHAEL A. MOODY
	MICHAEL A. MOODY
	PROJECT MANAGER
SHEET	4
OF	4
PROJECT NUMBER	18039

STORM DETAILS
5637 MERCER WAY
MI TREEHOUSE, LLC
 11030 SE 30TH ST
 BELLEVUE, WA 98004

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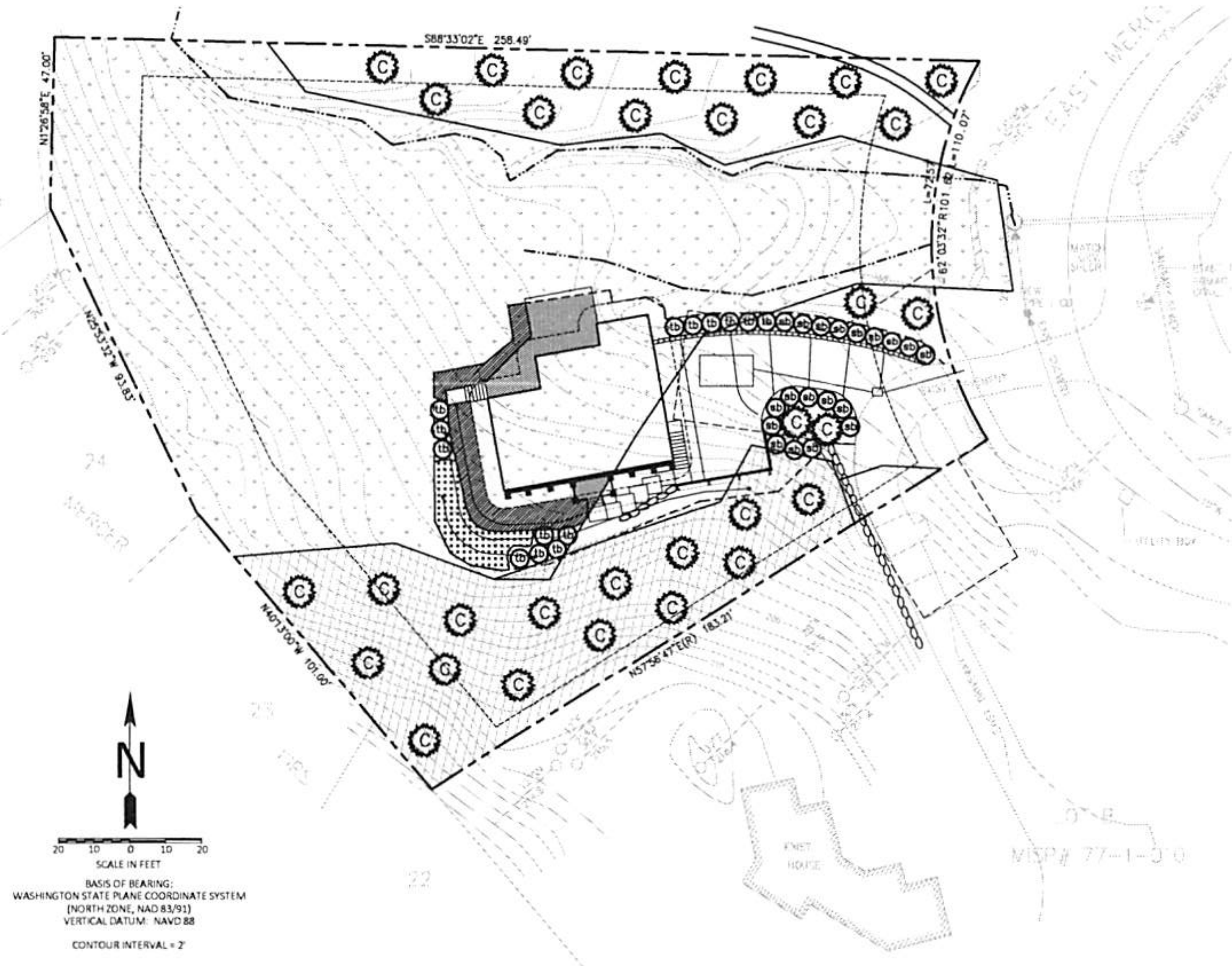
Sewall Wetland Consulting, Inc.
 27641 Covington Way SW #2, Covington, WA 98642 233-859-0515 Fax 233-852-4732

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

NO.	DATE	NOTES
1.	09/08/2015	ADDED STREAM
2.	10/21/2015	REVISED PER CITY COMMENTS
3.	12/04/2018	REVISED PER NEW SITE PLAN
4.	12/11/2018	ADDED IMPACT SITE PLAN
5.	01/24/2019	REVISED PLANTING PLAN
6.	01/29/2019	ADDED MITIGATION PLAN NOTE
7.	10/30/2019	REVISED PER NEW SITE PLAN

DATE: 03/04/2015
 JOB NUMBER: 14-206
 DESIGN BY: ES
 DRAWN BY: EARC
 CHECK BY: ES

Wetland and Wetland Buffer Impact Site Plan



N
 10 0 10 20
 SCALE IN FEET
 BASIS OF BEARING:
 WASHINGTON STATE PLANE COORDINATE SYSTEM
 (NORTH ZONE, NAD 83/91)
 VERTICAL DATUM: NAVD 88
 CONTOUR INTERVAL = 2'

PLANTING PLAN LEGEND:

- PROJECT SITE LIMITS
- LIMITS OF CATEGORY III WETLAND
- CATEGORY III WETLAND
- CENTERLINE OF TYPE 2 WATERCOURSE
- STEEP SLOPE (INCLUDES WETLAND BUFFER)

PLANTING PLAN NOTES:

- 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.
- PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WHEN INSTALLING PLANTS.
- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER PRIOR TO PLANT INSTALLATION.
- 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.
- SEE THIS SHEET FOR PLANT INSTALLATION DETAILS.

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.

PLANT SCHEDULE:

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
WESTERN REDCEDAR	<i>THUJA PLICATA</i>	2 GALLON CONTAINERIZED	32	AS SHOWN
TWINBERRY HONEYSUCKLE	<i>LONICERA HYCOCYCLATA</i>	2 GALLON CONTAINERIZED	14	AS SHOWN
SALMONBERRY	<i>RUBUS SPECTABILIS</i>	2 GALLON CONTAINERIZED	19	AS SHOWN
RED-OSIER DOGWOOD	<i>CORNUS SERICEA</i>	4 FOOT LIVE STAKE	180	2 FT ON-CENTER
SITKA WILLOW	<i>SALIX SITCHENSIS</i>	4 FOOT LIVE STAKE	100	2 FT ON-CENTER
COMMON LADYFERN	<i>ATHYRIUM FILIX-FEMINA</i>	1 GALLON CONTAINERIZED	68	18" ON-CENTER
SLOUGH SEDGE	<i>CAREX OBNOBILITA</i>	10 IN ³ PLUG	150	18" ON-CENTER
			TOTAL - 563	

1 PLANTING PLAN

MONITORING PLAN & MAINTENANCE PLAN

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS ARE OUTLINED IN TABLE 1-1 (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.

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:

- ADDITIONAL PLANT INSTALLATION;
- EROSION CONTROL;
- HERBIVORY PROTECTION;
- MODIFICATION TO THE IRRIGATION REGIME, AND/OR
- 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 PLANT STOCK.

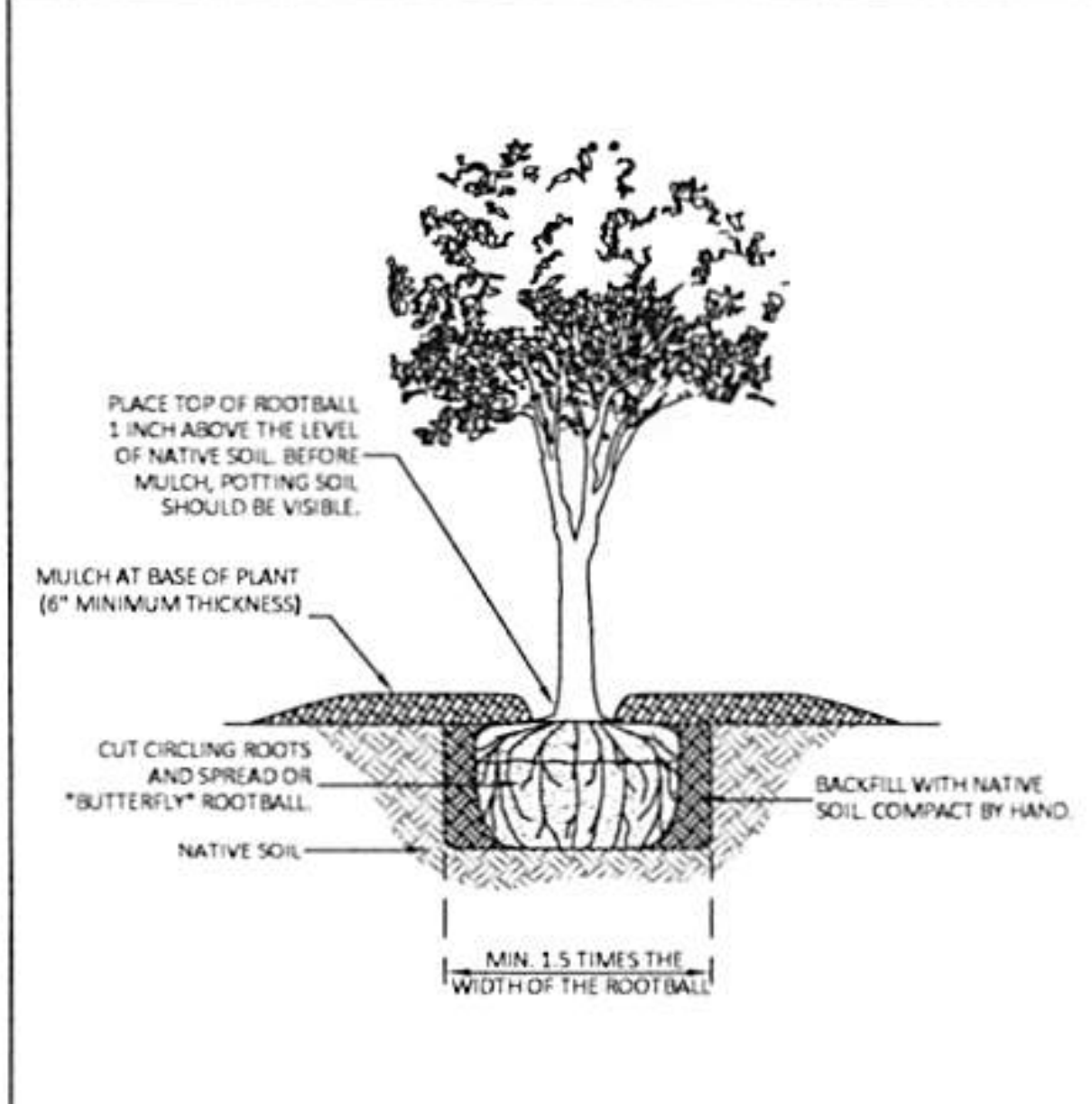
GENERAL MAINTENANCE SHALL INCLUDE:

- RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY
- THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
- THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
- 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 1-1: 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 596 NATIVE PLANTS	AUGUST OR SEPTEMBER OF YEARS 1, 2, 3, 4, & 5 FOLLOWING PLANT INITIAL INSTALLATION	<ul style="list-style-type: none"> 100% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON (YEAR 1). THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR REPLANTING, AS NECESSARY, TO ACHIEVE THE REQUIRED PLANT NUMBERS. 85% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIFTH GROWING SEASON (YEAR 5).



2 PLANT INSTALLATION DETAIL

GENERAL NOTES:

- WORK SHALL CONFORM TO ANY AND ALL APPLICABLE PERMITS AND/OR APPROVED CONSTRUCTION DRAWINGS.
- WORK SHALL BE COMPLETED BY PERSONS EXPERIENCED IN THE ENHANCEMENT WORK SHOWN ON THESE DRAWINGS.
- BEFORE THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN MERCER ISLAND, THE OWNER, AND THE PLAN DESIGNER.
- A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 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.

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

UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. 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 MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

Sewall Wetland Consulting, Inc.
27641 Covington Way SW #2, Covington, WA 98042 253-809-0515 Fax 253-832-4732

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

NOTES

NO.	DATE	DESCRIPTION
1.	09/08/2015	ADDED STREAM
2.	10/21/2015	REVISED PER CITY COMMENTS
3.	12/04/2018	REVISED PER NEW SITE PLAN
4.	12/17/2018	ADDED IMPACT SITE PLAN
5.	07/26/2019	REVISED PLANTING PLAN
6.	07/25/2019	ADDED MITIGATION PLAN NOTE
7.	10/20/2019	REVISED PER NEW SITE PLAN

DATE: 03/04/2015
JOB NUMBER: 14-206
DESIGN BY: ES
DRAWN BY: EANC
CHECK BY: ES

Planting Plan, Notes, Details, & Monitoring Plan

SHEET **2** OF **2**