MEDINA, WASHINGTON

HEARING EXAMINER
2227 ATXMAN DADU SUBSTANTIAL DEVELOPMENT PERMIT

Hybrid (In-person and On-line) Public Hearing

Wednesday, June 18, 2025 – 11:00 AM

Continued from May 28, 2025 Hearing

AGENDA

Virtual Meeting Participation

The scheduled hearing will be held using remote meeting technology. Please either log in or call-in a few minutes prior to the start of the meeting to participate. Written comments may still be submitted prior to the hearing by emailing Steve Wilcox, Development Services Director at swilcox@medina-wa.gov comments are given the same weight as public testimony.

Join Zoom Meeting

https://medina-wa.zoom.us/j/88290596607?pwd=n7mUbAXYSZTH2zh6FybGLuH5ccMYdo.1

Meeting ID: 882 9059 6607
Passcode: 144728
Dial by your location
• +1 253 215 8782 US (Tacoma)
• +1 253 205 0468 US

Public Hearings:

NOTE: *The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits in order to ensure an equal opportunity is available for people to testify.*

PRE-DECISION HEARING:

File No.: P-24-054 Non-Administrative Substantial Development Permit

Applicant or Agent: Chelsea Molnar, Agent, for Michael & Cynthia Axtman, property owners

Proposal: Non-Administrative Substantial Development Permit for the construction of a detached Accessory Dwelling Unit (ADU), with associated a concrete deck structure, retaining walls and catchment walls

Location: 2227 Evergreen Point Road, Parcel No. 920890-0024

Legal Info: WEBSTERS LAKE FRONT AC TRS UNREC LOT 2 CITY OF MEDINA LLA #2000-03 REC #20010712900012 CORRECTED BY SURVEY REC # 20020325900008 BEING POR OF NE 1/4 OF NW 1/4 STR 25-25-04

Prepared by: Dane Jepsen. Planner, LDC, Inc.; Planning Consultant for the City of Medina

MEDINA, WASHINGTON

STAFF REPORT FOR 2227 ATXMAN DADU SUBSTANTIAL DEVELOPMENT PERMIT

PRE-DECISION HEARING:

File No.: P-24-054 Non-Administrative Substantial Development Permit

Applicant or Agent: Chelsea Molnar, Agent, for Michael & Cynthia Axtman, property owners

Proposal: Non-Administrative Substantial Development Permit for the construction of a detached Accessory Dwelling Unit (ADU), with associated a concrete deck structure, retaining walls and catchment walls

Location: 2227 Evergreen Point Road, Parcel No. 9208900024

Legal Info: **WEBSTERS LAKE FRONT AC TRS UNREC LOT 2 CITY OF MEDINA LLA #2000-03 REC #20010712900012 CORRECTED BY SURVEY REC # 20020325900008 BEING POR OF NE 1/4 OF NW 1/4 STR 25-25-04**

Hearing date: Wednesday, June 18, 2025 – 11:00 AM (continued from May 28, 2025 hearing)

Prepared by: Dane Jepsen. Planner, LDC, Inc.; Planning Consultant for the City of Medina

PART 1 – GENERAL INFORMATION

ZONING: R-20, Single Family Residencial

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential

SHORELINE ENVIRONMENT DESIGNATION: Shoreline Residential

CRITICAL AREAS: Shoreline, as regulated below

ENVIRONMENTAL (SEPA) REVIEW: See #4 under Part 5, *Staff Analysis,* below.

HEARING EXHIBITS:

1. Staff Report
2. Non-Administrative Substantial Development Application, received September 12, 2024
3. Proof of Ownership-Deed, received May 20, 2025
4. Owner's Declaration, received September 12, 2024
5. Plan Set, received February 26, 2025

6. Drainage Report, received October 8, 2024
7. Draft ADU Registration, received September 12, 2024
8. Geotechnical Report, received February 25, 2025
9. City of Bellevue Certificate of Availability (Water & Sewer), received October 8, 2024
10. Vicinity Map
11. Mailing Labels, updated May 8, 2025
12. Legal Notices
13. Review Letter- Grette Associates
14. Review Letter- WSP USA

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject property is developed with a single-family residence and related site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-20 District	Residential
South	R-20 District	Residential
West	Lake Washington	Water Body
East	R-20 District	Residential

ACCESS: Ingress and egress are from Evergreen Point Road.

PART 3 – COMPREHENSIVE PLAN

The residential nature of the City's shoreline makes preservation of its character, while encouraging good stewardship and enjoyment of the shoreline, including protecting and preserving shoreline ecological functions, the primary vision of the shoreline master program. The following comprehensive plan goals and policies apply to the proposed project:

> **SM-P4.4** At a minimum, development should achieve no net loss of ecological functions, even for exempt development.
>
> **SM-P8.2** The city should take steps to assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological function. This is to be achieved by preventing unnecessary shoreline modifications, by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions, and by requiring mitigation of identified impacts resulting from shoreline modifications.
>
> **H-P8** Support and promote the development of accessory dwelling units (ADUs) and moderate density housing within new and existing residential developments to increase housing options and availability within Medina.

PART 4 – AGENCY REVIEW/PUBLIC COMMENT

NOTICES (Exhibit 11):

Application received:	September 13, 2024
Determination of Completeness:	September 24, 2024
Notice of Application:	October 18, 2024
Notice of Hearing:	May 13, 2025
Notice of Hearing (Continued):	June 3, 2025

The application was received on September 13, 2024, and was determined to be complete on September 24, 2024, pursuant to MMC 16.80.100. A Notice of Application was issued on October 18, 2024, with a mailing to property owners pursuant to MMC 16.80.140(B)(2); posting on-site; and posting at other public notices locations (City Hall, Medina Post Office, Park Board, and City of Medina website). A 14-day comment period was used pursuant to MMC 16.80.110(B)(7). A Notice of Hearing was issued on May 13, 2025, consistent with MMC 16.80.120. The notice was mailed to property owners pursuant to MMC 16.80.140(B)(2), published in *The Seattle Times* newspaper, and posted on the site and other public notice locations (City Hall, Medina Post Office, the Posting Board in Medina Park and the City of Medina website). A hearing was held on May 28, 2025 and continued to a date certain on June 18, 2025. On June 3, 2025, Notice of Hearing (continued) was mailed to property owners, posted on-site, and posted at other public notices locations (City Hall, Medina Post Office, Park Board, and City of Medina website).

GENERAL PUBLIC COMMENTS: As of the date of the staff report, the City has not received any public comment regarding the proposed project.

AGENCY COMMENTS: No agency comments were received.

PART 5 – STAFF ANALYSIS

GENERAL:

1. Michael and Cynthia Axtman are the owners and taxpayers of record of the property identified as 2227 Evergreen Point Road, Medina, WA 98039, tax parcel no. 9208900024 according to the Statutory Warranty Deed (Exhibit 3). The property owner has an agent, Chelsea Molnar, acting on behalf of the owner (Exhibit 4).

2. The property is zoned R-20 (Residential, 20,000 sq. ft. min. lot size) and is approximately 38,848 square feet (0.89 acres) in size. The lot is generally rectangularly shaped with maximum overall dimensions of approximately 421.73 feet at its greatest length and approximately 90.36 feet at its greatest width. The lot is developed with a residential dwelling, a dock, and related site improvements, including a driveway and landscaping.

3. The applicant applied for a Non-administrative Substantial Development permit construct a new one-story 990 sf detached Accessory Dwelling Unit (ADU), a 1,275 sf concrete deck and stairs, retaining walls and catchment walls.

ENVIRONMENTAL (SEPA) REVIEW:

4. The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(1)(b)(i) (Minor New Construction) as this involves the contruction of fewer than four single family units and/or pursuant to WAC 197-11-800(2)(e) (Other Minor New Construction) as this involves grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto.

ANALYSIS OF THE NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT:

5. The Medina Municipal Code (MMC) 16.72.100(D) requires a non-administrative substantial development permit for activities and uses defined as "development" pursuant to RCW 90.58.030(3)(a) and located within the shoreline jurisdiction as defined by the Shoreline Management Act. The Axtman project proposal for the construction of a detached Accessory Dwelling Unit (ADU), a concrete deck structure and stairs, retaining walls and catchment walls meets this criteria and the proposed projects do not qualify for an exemption as set forth in MMC 16.70.040. The project proposal also does not qualify for an Administrative Substantial Development permit as set forth in MMC 16.71.060. Therefore, a Non-Administrative Substantial Development permit is required to authorize the proposed project.

6. The Shoreline Use Table is codified in MMC 16.62.040 and sets forth that the proposed use (accessory dwelling unit) is permitted in the site's Shoreline Residential environmental designation.

7. MMC 16.63.030 designates a minimum 50-foot shoreline setback from Lake Washington for the subject property. The proposed accessory dwelling unit is located just outside of the 50-foot shoreline setback required for the property. It is anticipated that the proposed project will not impact or intrude into this setback area.

8. MMC 16.66.050 provides minimum requirements for vegetation management within the shoreline jurisdiction to assure no net loss of ecological functions as result of new development activity. The applicant provided a shoreline vegetation management plan contained within their Plan Set (Exhibit 5, sheet A1.1) for the detached ADU, a concrete deck structure and stairs, retaining walls and catchment walls. The site plan was reviewed by the City's geotechnical subconsultant Grette Associates (Exhibit 13) for compliance with MMC 16.66.050. Their review found that the Plan Set provided included a sufficient Vegetation Management Plan.

<u>MMC 16.34.020 – Accessory Dwelling Units:</u>

9. The proposed detached ADU is subject to the development standards outlined in MMC 16.34.020.D. Note, the City of Medina recently adopted amendments to these development standards which will take effect July 1, 2025, in order to comply with state mandates resulting from the passing of Washington State Legislature House Bills 1110 & 1337. Many of the existing requirements and standards in this code will be revised or removed as a result of these updates.

10. The proposed ADU is located within a detached accessory structure, and the applicant is proposing a single detached ADU that is located on the same lot as the single-family dwelling unit for which it is an accessory use to. ADUs are excluded from density and minimum lot area requirements, shall be fully contained within and attached to a single-family dwelling or must be located within a detached accessory building.

11. ADUs must comply with the development standards of the zoning district in which they are located. An ADU shall not exceed the lesser of 1,000 square feet of gross floor area or 40% of the combined gross floor area of the primary single-family dwelling and the ADU. The ADU shall maintain the appearance of a single-family dwelling, have an entry door screened from the street, and shall not include signage or any indication of its existence other than an address sign and a separate mailbox. The applicant must obtain certification from City of Bellevue Utilities confirming the availability of water and sanitary sewer service for the ADU. ADUs shall provide one off-street parking space in addition to the off-street spaces required for the principal single-family dwelling. Legal ADUs must be registered pursuant to MMC 16.70.060.

12. The applicant is proposing the construction of a detached ADU, subject to MMC 16.34.020. The proposed detached ADU will be a 990-square-foot structure designed to resemble a small residential dwelling. The entry to the detached ADU will face east and will be obscured by a steep slope located west of the principal single-family dwelling. No signage or external indicators will suggest the presence of the detached ADU. The applicant intends to utilize an existing off-street parking space designated for the primary residence to satisfy the detached ADU parking requirement. The applicant has provided a signed water and sanitary sewer availability for the detached ADU from the City of Bellevue (Exhibit 9). The draft ADU Registration Application (Exhibit 7) that the applicant submitted will be processed along with along with the building permit application.

PART 6 – CONCLUSIONS

1. Pursuant to MMC 16.72.100(C) and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and make decisions on applications. The purpose of this Non-Administrative Substantial Development Permit is to construct a detached Accessory Dwelling Unit (ADU), a concrete deck structure and retaining walls and catchment walls within the shoreline jurisdiction. The construction will comply with the current Building Code.

2. Proper notice for this public hearing has been provided. Notices were posted on the property and mailed to surrounding property owners within 300 feet (Exhibits 10 & 11) and published in the Seattle Times newspaper on May 13, 2025 more than 15 days prior to the date of the hearing (Exhibit 12).

3. Pursuant to MMC 16.72.100(F), a Non-Administrative Substantial Development permit may only be approved if the following criteria are met:

   a. *The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (chapter 90.58 RCW).*

      CONCLUSION: The Medina Shoreline Master Program (SMP) has been adopted in a manner that is consistent with the policies and provisions of the Washington Shoreline

Management Act ("the Act," RCW 90.58). MMC 16.60.060(A) states that "all uses and development proposals, including those that do not require a permit, must comply with the policies and regulations established by the Act as expressed through the Shoreline Master Program". Because the Medina SMP has been adopted to express the Act's policies and regulations, and applicant's consistency with the provisions of the Medina SMP inherently conveys consistency with the policies and provisions of the Act. As is concluded in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP' therefore, this criterion has been satisfied.

b. *The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures (Chapter 173-27 WAC).*

CONCLUSION: The Medina SMP has been adopted in a manner that is consistent with the guidelines of WAC Chapter 173-27. Chapter 16.60 MMC has been adopted under the authority of RCW 90.57 and WAC Chapter 173-27 (MMC 16.60.040) and its purpose is to comply with WAC Chapter 173-27 (MMC 16.60.030). Because the Medina SMP has been adopted in a manner that complies with WAC Chapter 173-27, an applicant's consistency with the provisions of the Medina SMP inherently conveys consistency with WAC Chapter 173-27. As is concluded in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP; therefore, this criterion has been satisfied.

c. *The proposed development is consistent with the provisions of the City's Shoreline Master Program (SMP).*

CONCLUSION: As has been demonstrated in the analysis provided in Part 5 of this staff report, the applicant's proposal for the construction of a detached Accessory Dwelling Unit (ADU), concrete deck and stairs and retaining walls and catchment walls is consistent with all germane provisions of the Medina SMP. Therefore, this criterion has been satisfied.

PART 7 – STAFF RECOMMENDATION

Staff recommends the Hearing Examiner **approve** the Non-Administrative Substantial Development Permit (file No. P-24-054) as the project has demonstrated consistency with the Medina Municipal Code, Medina Shoreline Master Program, the State Shoreline Management Act of 1971, and the State Shoreline Management Permit and Enforcement Procedures. Staff recommends the following **conditions** be included:

1. The development must comply with and be consistent with the Medina Shoreline Master Program (Chapters 16.60 through 16.67 MMC, in combination with Sub-Element 2.1 of the Medina Comprehensive Plan per MMC 16.60.010), Chapter 173-27 WAC (Shoreline Management Permit and Enforcement Procedures) and Chapter 90.58 RCW (Shoreline Management Act).

/ / /

2. All other zoning and development regulations applicable to the project shall be followed and confirmed during the building permit review process.

Date: June 9, 2025

Dane Jepsen, Planner, LDC, Inc.
on behalf of the City of Medina

City of MEDINA WASHINGTON
DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

INSTRUCTIONS FOR A NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT

This packet may be submitted for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)

General Information

A. A complete application is required at the time of submittal. Please answer all questions on the application clearly and completely.

B. The City's application form must be used, however, the project narrative and answers to the criteria questions may be submitted on a separate sheet of paper.

C. A Notice of Complete Application or Notice of Incomplete Application will be issued within twenty-eight (28) days of submittal.

D. A Non-Administrative Substantial Development Permit requires a hearing in front of the Medina Hearing Examiner.

Requirements

I. APPLICATION

A. The following documents are required at the time of submittal, unless otherwise indicated. The information is required prior to processing of the application unless otherwise indicated. An incomplete application will not be processed. A complete application will include:

1. Completed Substantial Development Permit Checklist, Substantial Development Permit Application and Declaration of Agency form

2. Proof of ownership (copy of deed)

3. Site Plan with the following:
   a. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project;
   b. Identification of the shoreline water body;
   c. A general description of the property as it now exists, including physical characteristics and improvements and structures;
   d. A general description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics;
   e. Identification of the ordinary highwater mark:
      i. This may be an approximate location; provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the mark's location as indicated on the plans shall be included in the development plan;

ii. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline;

f. Existing and proposed land contours with minimum two-foot elevation intervals;

g. A general description of the character of vegetation found on the site;

h. The dimensions and locations of all existing and proposed structures and improvements;

4. A landscaping and/or restoration plan as applicable;

5. Mitigation measures, as applicable;

6. Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent;

7. Quantity, composition and destination of all excavation and/or dredged material; and

8. Additional submittal information set forth in the Medina shoreline master program for the use.

B. State Environmental Policy Act (SEPA) checklist (if applicable) – SEPA is a separate permit

C. A word document formatted to Avery address labels containing the names of property owners and their mailing addresses for all properties within 300 feet ***or*** three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. See mailing labels information bulletin for further information.

1. Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.

D. Any other perspective drawings, renderings, studies, or information the applicant feels is relevant to support the substantial development permit request.

Procedure

II. NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT PROCESS

A. Please submit the items listed above and any other information which may be required by the City at the time the application is filed.

B. **MODIFICATIONS: Changes to an application that has already been submitted and noticed to surrounding property owners may trigger the application to be re-noticed.**

C. Following receipt of the substantial development permit application, the City will review the application for completeness and either issue a Notice of Application which includes a public commenting period outlined in MMC 16.80.110(B)(7) or a Notice of Incomplete Application, listing the additional required documentation. Any comments that are received by the public will be forwarded to the applicant for response. A hearing will be schedule with the Medina Hearing Examiner and a Notice of Hearing will be posted, mailed, and published according to the general notice requirements in MMC 16.80.140 at least fifteen (15) days before the hearing date.

D. STAFF REPORT AND MEETING AGENDA: A staff report and meeting agenda will be emailed to the applicant for review a week before the scheduled hearing.

III. PUBLIC HEARING

A. The Hearing Examiner bases his/her decision on the information provided in the application and testimony given at the public hearing. Information provided to the applicant by City staff or consultants regarding previous actions shall in no way be construed to indicate what the Hearing Examiner's decision will be on a given application.

B. At the public hearing all evidence for or against the application will be heard in the following order:

1. The Hearing Examiner will introduce the requested application.

2. Testimony will be heard as follows:
   a. Staff
   b. Applicant and/or their representatives.
   c. Audience in attendance.

3. Correspondence applicable to the case will be provided to the Hearing Examiner.

C. Testimony must be related to the case being considered.

IV. DISPOSITION OF CASES

A. The Hearing Examiner may be prepared to make a final determination on the case following the conclusion of the hearing or may continue the matter if sufficient reason for such action is found.

B. Before any substantial development permit may be granted, the Hearing Examiner shall find that all of the following conditions exist in each case of an application for a substantial development permit:

1. The proposed development is consistent with the policies and provisions of the State Shoreline Management Act of 1971, set forth in RCW 90.58; and

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures, set forth in WAC 173-27; and

3. The proposed development is consistent with the provisions of the Medina shoreline master program.

C. The decision authority may attach such conditions as to prevent undesirable effects of the proposed development and to assure consistency of the development with the Shoreline Management Act and the Medina shoreline master program.

D. The decision of the Hearing Examiner will be issued to City staff ten (10) working days from the public hearing. The decision is effective upon the date of decision. Notices of Decision will be mailed to applicants and other interested parties as soon as possible.

V. EXPIRATION

A. An approved substantial development permit shall expire as set forth in WAC 173-27-090.

EXHIBIT 2

DEVELOPMENT SERVICES
501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT CHECKLIST

This checklist contains the minimum submission requirements for a non-administrative substantial development permit that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

☒	Non-Administrative Substantial Development Permit Checklist
	Complete Substantial Development Permit Application: ☐ Application form ☐ Signature of applicant/agent ☐ All questions answered in full
☒	Declaration of Agency form
☒	Proof of Ownership (copy of deed)
☒	Site Plan with required information
☐	Landscaping and/or restoration plan (if applicable)
☐	Mitigation Measures (if applicable)
☒	Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent (if applicable)
☒	Quantity, composition and destination of all excavation and/or dredged material (if applicable)
☐	Additional submittal information set forth in the Medina shoreline master program for the use
☐	State Environmental Policy Act (SEPA) Checklist (if applicable – SEPA is a separate permit)
	Mailing labels – Word doc formatted to Avery address labels ☒ Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet **or** three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. ☒ Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.

EXHIBIT 2

City of MEDINA WASHINGTON

DEVELOPMENT SERVICES

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Complete this form for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)
- All non-exempt development having a fair market value of $50,000 or less, involving no dredging, and having grading of 500 cubic yards or less (excluding fill used for habitat) are eligible for an administrative approval process

General Information

Owner Name: Michael and Cynthia Axtman

Property Address: 2227 Evergreen Point Road, Medina Wa. 98039

Legal Description: WEBSTERS LAKE FRONT AC TRS UNREC LOT 2 CITY OF MEDINA LLA #2000-03 REC #20010712900012 CORRECTED BY SURVEY REC # 20020325900008 BEING POR OF NE 1/4 OF NW 1/4 STR 25-25-04

Tax Parcel Number: 920890-0024

Please check one:

☒ **Non-administrative** ☐ **Administrative**

☐ Check this box if this is a revision to an approved substantial development permit

Agent / Primary Contact

Name: SkB Architects (Contact: Chelsea Molnar)

Email: cmolnar@skbarchitects.com

Contact Phone: 206-903-0575

Alternative Phone:

Mailing Address: 2333 3rd Ave Seattle, Wa. 98121

City: Seattle **State:** Wa. **Zip:** 98121

Property Information

Project Fair Market Value (include all phases for the next five years):

Fair Market Value of Project : $2,207,331

Other than Lake Washington, are there any critical area(s) located on the property (Ch. 16.67 MMC)?

☒ **YES** ☐ **NO**

Will work occur in Lake Washington?

☐ **YES** ☒ **NO**

Shoreline Environment Designation(s) [Check all that apply]:

☒ Residential
☐ Urban Conservancy
☐ Transportation
☐ Aquatic

See MMC 16.61.020

If work will occur in Lake Washington, what is the type of development (Check all that apply):

☐ Pier/ dock
☐ Moorage cover
☐ Boatlift
☐ Other Overwater Structure
☐ Hard shoreline stabilization structure
☐ Soft shoreline stabilization measures
☐ Dredging/ Fill
☐ Other _____

Does the project include a shoreline variance or shoreline conditional use permit?

☒ No
☐ Shoreline Variance
☐ Shoreline Conditional Use Permit

Please provide a complete description of the proposed project (attach additional pages if necessary):

Construction of a new 990 SF DADU and deck.

Qty, composition and destination of excavation: 250 CY of top soil, colluvium and or alluvium as documented in section 4.2.1 of Geotech Report dated 7.12.2024. Destination of excavated soils will be Hos Bros 5 mile pit in Snoqualmie.

Qty, source / compostion of structural fill placed on site: 333 tons (238 CY) of Type 17 from Cal Portland .

NOTE: Included in this application's uploads is the Geotech Report and the Accessory Dwelling unit Registration Application.

Approval Criteria

The following is the approval criteria for a substantial development permit application. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

1. The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW)

Foster all reasonable and appropriate uses:
The new DADU (a residential accessory structure) is 50+ feet way from the shoreline. Therefore it will retain the natural shoreline / not interfere with the existing shoreline condition or the publics opportunity to enjoy the aesthetic qualities of the shoreline.

Protect against adverse effects:
The new DADU will divert any associated storm water to a rip rap. No storm water will be dispersed in or near the lake. The building is engineered to not interfere with the slope stability, and is in a location where there is already a raised deck. The surrounding natural undeveloped habitat will have minimal impacts.

Priority to Single Family:
The DADU is a single family structure.

Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public use of the water:
The new DADU will divert any associated storm water to a rip rap. No storm water will be dispersed in or near the lake. The building is engineered to not interfere with the slope stability, and is in a location where there is already a raised deck. The surrounding natural undeveloped habitat will have minimal impacts. There is no impact or interference to the public's use of the water.

RCW 90.58.020:

- *Foster all reasonable and appropriate uses*
- *Protect against adverse effects to the public health, the land and its vegetation and wildlife*
- *Priority to single-family residences and appurtenant structures*
- *Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water*

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures

Compliance with 173-27:
We are following all required procedures for permitting established by local government who administers the regulatory program of shoreline management consistent with the policy and provisions of the Shoreline Management Act. All requirements for substatial development are being proived per WAC 173-27-080 Sections (1) thru (9)(m).

Compliance MMC 16.80 & 16.72
The proposed development is consistent with 16.80 in it's designation of a type 3 decision, permit procedures, pre-development meetings, intake, city submission requirements, notice of hearing, and designation of a decision authority (Medina) 16.72 -A substantial shoreline development (non administrative) permit application is has been to the city of Medina.

- *Washington Administrative Code 173-27*
- *Chapters 16.80, and Chapter 16.71 or 16.72 MMC*

3. The proposed development is consistent with the provisions of the Medina shoreline master program:

a. *Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element)*

Medina Shoreline Master Program Comprehensive Plan Goals and Policies Element 2.1:

The project is consistent in that it utilizes a reasonable and appropriate use, preserves the natural character of the shoreline, and protects the resources and ecology of the shoreline.

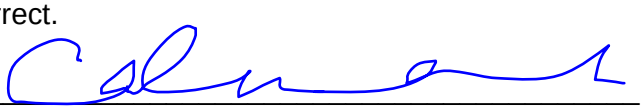
b. *Shoreline Master Program Chapters 16.60 through 16.67 MMC*

Alignment with Shoreline Master Program 16.60 thru 16.67 MMC:

The development of the Lakeside DADU is in line with the Shoreline Management Act of 1971 in that it is a reasonable and appropriate use (within a shoreline environment) being coordinated thru a planning program developed between the state and a local jurisdiction (Medina). The project is within the residential environment per 16.61. Per 16.62 the Accessory Dwelling unit is a permitted use in the Shoreline Residential Environment. Per 16.63 the development is within max impervious allowances for the lot size, is within designated Shoreline Setbacks from Lake Washington, and within the height limits. Per 16.64 Utilities are allowed. New waste line is to connect to the existing stub on the property that already ties to the Lake Line Sewer (Bellevue Utilities deemed feasible the intended connection via Pre-Development permit # 24-106219 DC). New below grade electric power lines will tie to existing utility easement corridors. Natural drainage systems will be maintained / enhanced to reduce flooding. 16.65 There are no planned shoreline modifications. 16.66 There is no net loss of Shoreline ecological function. 16.67 The development is adjacent to the toe of a steep slope to and is to comply with a Geotechnical and Critical Areas Report per 16.67.040. (A)(3)(b). A report has been produced and is included in this application.

EXHIBIT 2

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature  Owner ☐ Agent ☒ Date 9/12/2024

Signature_____ Owner ☐ Agent ☐ Date_____

Instrument Number: 20201222001030 Document:WD Rec: $109.50 Page-1 of 7
Excise Docs: 3090120 Selling Price: $7,550,000.00 Tax Amount: $233,805.00 Record Date:12/
Electronically Recorded King County, WA

When recorded return to:
Michael J. Axtman
Michael J. and Cynthia A. Axtman Revocable Trust
dated June 5, 2008
9010 NE 10th St
Bellevue, WA 98004

Filed for record at the request of:

CTI 0183948-ETU

CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Escrow No.: 0183948-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Isaac Dean Handaly, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael J. Axtman and Cynthia A. Axtman, Trustees of the Michael J. and Cynthia A. Axtman Revocable Trust dated June 5, 2008

the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. OF GOVERNMENT LT. 1, SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON

Tax Parcel Number(s): 920890-0024-04

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

When recorded return to:
Michael J. Axtman
Michael J. and Cynthia A. Axtman Revocable Trust
dated June 5, 2008
9010 NE 10th St
Bellevue, WA 98004

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Escrow No.: 0183948-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Isaac Dean Handaly, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael J. Axtman and Cynthia A. Axtman, Trustees of the Michael J. and Cynthia A. Axtman Revocable Trust dated June 5, 2008

the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. OF GOVERNMENT LT. 1, SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON

Tax Parcel Number(s): 920890-0024-04

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: December 16, 2020

Isaac Dean Handaly

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Isaac Dean Handaly is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: 12/17/2020

Name: JILL C BURDETTE
Notary Public in and for the State of WASHINGTON
Residing at: Bellevue, WA
My appointment expires: 06/29/22

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 920890-0024-04

THAT PORTION OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION AND 289.7 FEET SOUTH AND 30 FEET WEST OF THE NORTH QUARTER SECTION CORNER OF SAID SECTION 25, AS THE QUARTER CORNER WAS LOCATED IN MARCH 1908, BY COUNTY ENGINEER OF KING COUNTY, WASHINGTON, AS VERIFIED AND ACCEPTED AS THE TRUE GOVERNMENT QUARTER SECTION CORNER AND MARKED BY A STONE MONUMENT;
THENCE WEST TO THE MEANDER LINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT 100.36 FEET SOUTH OF THE NORTH LINE OF SAID TRACT OF SAID NORTH LINE EXTENDED;
THENCE EAST PARALLEL TO AND 100.36 FEET DISTANT FROM THE NORTH LINE TO A POINT 30 FEET WEST OF SAID HALF SECTION LINE;
THENCE NORTH TO THE POINT OF BEGINNING;
TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS IN FRONT OF SAID TRACT;

EXCEPT THE EAST 390 FEET THEREOF;
AND EXCEPT A PORTION THEREOF DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST LINE OF SAID GOVERNMENT LOT AT A POINT 289.70 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION;
THENCE NORTH 89° 42' 37" WEST 30.00 FEET TO THE WEST LINE OF EVERGREEN POINT ROAD AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89° 42' 37" WEST ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A", 783.26 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG SAID SHORELINE 22.00 FEET, MORE OR LESS, TO INTERSECT A LINE LYING 22.00 FEET, AS MEASURED PERPENDICULARLY TO THE AFOREMENTIONED LINE "A";
THENCE SOUTH 89° 42' 37" EAST 44.19 FEET;
THENCE NORTH 45° 24' 22" EAST 29.85 FEET;
THENCE SOUTH 89° 35' 38" EAST 187.91 FEET;
THENCE SOUTH 44° 42' 37" EAST 20.76 FEET;
THENCE SOUTH 89° 42' 37" EAST 65.63 FEET TO INTERSECT THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WHOSE CENTER BEARS SOUTH 43° 40' 52" EAST;
THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 13.75 FEET THROUGH CENTRAL ANGLE 43° 45' 46" EAST TO THE BEGINNING OF A NONTANGENT LINE;
THENCE NORTH 00° 17' 23" EAST 0.96 FEET TO A POINT LYING 10 FEET SOUTH, AS MEASURED PERPENDICULARLY, FROM THE AFOREMENTIONED LINE "A";
THENCE SOUTH 89° 42' 37" EAST, PARALLEL WITH SAID LINE, 437.33 FEET TO THE WEST MARGIN OF EVERGREEN POINT ROAD;
THENCE NORTH 00° 04' 52" WEST, ALONG SAID MARGIN, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE ABOVE DESCRIBED EXCEPTED PORTION AND OVER A TRACT OF LAND IN SAID GOVERNMENT LOT 1, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID GOVERNMENT LOT 1, AT A POINT 289.70 FEET SOUTH OF THE ABOVE DESCRIBED NORTH QUARTER CORNER;
THENCE WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST 511.00 FEET;
THENCE SOUTH 10 FEET;
THENCE EAST 151.00 FEET;
THENCE SOUTH 10.00 FEET;
THENCE EAST 360.00 FEET;
THENCE NORTH 20.0 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF SAID GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION AND 289.7 FEET SOUTH AND 30 FEET WEST OF THE NORTH QUARTER SECTION CORNER OF SAID SECTION 25, AS THE SAID QUARTER CORNER WAS LOCATED IN MARCH, 1908, BY COUNTY ENGINEER OF KING COUNTY, WASHINGTON, AS VERIFIED AND ACCEPTED

EXHIBIT "A"

Legal Description
(continued)

AS THE TRUE GOVERNMENT QUARTER SECTION CORNER AND MARKED BY A STONE MONUMENT;
THENCE NORTH 89° 42' 37" WEST ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A", 471.37 FEET;
THENCE SOUTH 00° 17' 23" WEST 16.00 FEET;
THENCE SOUTH 89° 42' 37" EAST 21.67 FEET TO INTERSECT THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WHOSE CENTER BEARS SOUTH 43° 40' 52" EAST;
THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 13.75 FEET THROUGH A CENTRAL ANGLE OF 43° 45' 46" TO THE BEGINNING OF A NONTANGENT LINE;
THENCE NORTH 00° 17' 23" EAST 0.96 FEET TO A POINT LYING 10.00 FEET SOUTH, AS MEASURED PERPENDICULARLY, FROM THE AFOREMENTIONED LINE "A";
THENCE SOUTH 89° 42' 37" EAST, PARALLEL WITH SAID LINE, 437.33 FEET TO THE WEST MARGIN OF EVERGREEN POINT ROAD;
THENCE NORTH 00° 04' 52" WEST, ALONG SAID MARGIN, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF CITY OF MEDINA LOT LINE ADJUSTMENT NUMBER 2000-03, RECORDED UNDER RECORDING NUMBER 20010712900012 AND CORRECTED BY SURVEY RECORDED UNDER RECORDING NUMBER 20020325900008).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress, egress and utilities
Recording Date:	November 16, 1954
Recording No.:	4507880
Affects:	Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said roadway by the common users.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Disclosed By:	Contract
In Favor Of:	Douglas A. Robinson and Marjorie M. Robinson, husband and wife
Purpose:	Ingress and egress
Recording Date:	May 25, 1955
Recording No.:	4576670
Affects:	Portion of said premises and other property

Said instrument is a modification of instrument recorded under recording number 4562725

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Disclosed By:	Deed
Granted to:	Owners adjoining on the southeast
Purpose:	Ingress and egress
Recording Date:	May 25, 1955
Recording No.:	4576671
Affects:	Portion of said premises and other property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress, egress and utilities
Recording Date:	May 25, 1955
Recording No.:	4576673
Affects:	Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said roadway by the common users.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress, egress and utilities
Recording Date:	May 25, 1955
Recording No.:	4576674
Affects:	Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said roadway by the common users.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress, egress and utilities
Recording Date:	August 8, 1956
Recording No.:	4719045
Affects:	Portion of said premises and other property

EXHIBIT "B"

Exceptions
(continued)

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said roadway by the common users.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Bellevue Sewer District
Purpose:	Sewer pipelines
Recording Date:	February 9, 1962
Recording No.:	5386213
Affects:	Northerly portion of said premises

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Bellevue Sewer District
Purpose:	Sewer pipeline
Recording Date:	April 11, 1962
Recording No.:	5411268
Affects:	Portion of said premises and other property

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Sewer
Recording Date:	October 27, 1967
Recording No.:	6256610
Affects:	Portion of said premises and other property

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 9, 1973
Recording No.:	7311090434
Affects:	As constructed

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Landscape
Recording Date:	August 25, 2006
Recording No.:	20060825000566
Affects:	Northerly portion of said premises

12. Agreement, and the terms and conditions thereof:

Between:	Richard F. Etter and M. Eloise Etter
And:	Stephen A. Duzan and Mary E. Duzan
Dated:	May 25, 1975
Disclosed By:	King County Superior Court Cause Number 87-2-12890-3
Regarding:	Trimming and pruning bushes and flowers and maintenance of fence, etc.

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Medina Boundary Line Adjustment Number 2000-03:

Recording No: 20010712900012

Corrected by instrument recorded under recording number 20020325900008

EXHIBIT "B"

Exceptions
(continued)

14. Terms and conditions of notice of charges by water, sewer, and/or storm and surface water utilities, recorded under recording number 9612200938.

15. Question of location of lateral boundaries of said second class tidelands or shorelands.

16. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

17. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

18. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 6, 1999
Recording No.: 19990706900015
Matters shown: Adjustment of easements for ingress, egress and utilities

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

20. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Terrane dated December 14, 2020, under Job Number 202381:

a) Chain link fence is located up to 5 feet, more or less, north of a portion of the north property line;

b) Continuous rockery along the waterfront extends north and south of the north and south property lines;

c) Building eave extends over a portion of the north line of the property from the property adjoining on the north by up to 0.9 feet, more or less;

d) Concrete driveway along a portion of the north property line extends outside the boundaries of the easement for ingress and egress and onto the subject property;

e) Asphalt driveway along a portion of the north property line extends outside the boundaries of the easement for ingress and egress and onto the subject property;

f) Rockery along a portion of the south property line extends from 0.6 feet north to 2.4 feet south of the south property line;

g) Retaining wall extends from the subject property onto the property adjoining on the south by up to 1.5 feet, more or less.

EXHIBIT 4

City of MEDINA WASHINGTON

DEVELOPMENT SERVICES

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

OWNER'S DECLARATION OF AGENCY

A-05

Project Address 2227 Evergreen Point Rd Parcel No. 9208900024

I/We Michael + Cynthia Axtman do hereby declare and affirm that I/we are:

- ☒ the owners or contract purchasers of the above property
- ☐ an officer or representative of _____, a Washington corporation or trust which is the owner of the above property. I am duly authorized by this entity to represent the above property in matters of ownership, land use, and construction. Attached, please find a copy of the Power of Attorney or other document by which I have been appointed.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

- ☐ will act as my own agent
- ☒ do hereby appoint SKB Architects to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
- To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official. I/We will provide all data and details of revisions to the approved plans to the City prior to undertaking any work that differs from the approved plans. The official approved plans for the project shall be those plans that are stamped and dated as approved by the City of Medina.
- To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
- To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
- To ensure that requests are made to the City for the required inspections. Failure to notify the Development Services Department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform required inspections.
- To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work. I/We understand that the City will not issue a Certificate of Completion or a Certificate of Occupancy until these documents are completed.
- I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work. I/We agree to be responsible for the payment of these fees and understand that the payment of these fees is required prior to issuance of a Certificate of Occupancy.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly \combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature _____ Date 12/18/23

Name Michael Axtman

12/18/23

Cynthia Axtman

0024

Rev. 01/10/2018

SYMBOL LEGEND

- COLUMN GRID LINE — 0
- DETAIL BUG — 1 / A101 (Ref) — DETAIL NUMBER / SHEET NUMBER
- BUILDING SECTION/ ELEVATION — 1 / A101 (Ref) — SECTION DESIGNATION / SHEET NUMBER
- WALL SECTION — 1 / A101 (Ref) — SECTION DESIGNATION / SHEET NUMBER
- DATUM
- REVISION CLOUD — SEE TITLE BLOCK FOR REVISION. MOST RECENT REVISIONS SHOWN CLOUDED. — 1 REVISION NUMBER
- NORTH ARROW — N — PROJECT NORTH / TRUE NORTH
- INTERIOR ELEVATION REFERENCE — 1 / A8.1 — DRAWING NUMBER / SHEET NUMBER
- WINDOW NUMBER — 1i
- WALL/ PARTITION TYPE — 1t
- MATCH LINE — 1 / A-2.2 — VIEW REFERENCE

AXTMAN RESIDENCE

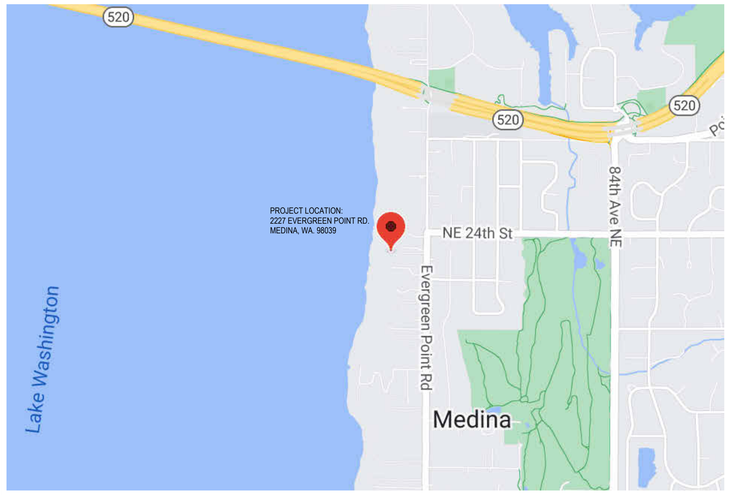
2227 Evergreen Point Rd.
Medina, WA 98039

PERMIT SET

10/07/2024 PERMIT SET

DRAWING INDEX

VICINITY MAP: nts



BUILDING CODE

APPLICABLE CODES AND REGULATIONS

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 WASHINGTON STATE ENERGY CODE (WSEC)
2018 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE (VIAQ)

WAC 51-50	WA STATE AMENDMENTS (IBC)
WAC 51.50.1100	WA STATE REGULATIONS FOR BARRIER-FREE FACILITIES
WAC 51.51	WA STATE AMENDMENTS (IRC)
WAC 51.52	WA STATE AMENDMENTS (IMC)
WAC 51.54	WA STATE AMENDMENTS (IFC)
WAC 51.56-51.57	WA STATE PLUMBING CODE & STANDARDS
WAC 51.11	WA STATE ENERGY CODE (WSEC)
WAC 51.12	WA STATE VENTILATION & INDOOR AIR QUALITY CODE
WAC 296.46B	ELECTRICAL SAFETY STANDARDS, ADMIN. AND INSTALL.

CONSTRUCTION TYPE	VB (NON-RATED WOOD FRAME)
OCCUPANCY GROUP	R3 - SINGLE FAMILY, DETACHED ACCESSORY DWELLING UNIT
CLIMATE ZONE	5 MARINE
SEISMIC ZONE	D2

UNDER SEPERATE PERMIT

MECHANICAL
ELECTRICAL
PLUMBING
FIRE SPRINKLER

PROJECT INFORMATION

PROJECT ADDRESS:	2227 EVERGREEN POINT ROAD MEDINA, WA 98039
PARCEL NUMBER:	920890 - 0024
LEGAL DESCRIPTION:	WEBSTERS LAKE FRONT AC TRS UNREC LOT 2 CITY OF MEDINA LLA #2000-03 REC #20010712900012 CORRECTED BY SURVEY REC # 20020325900008 BEING POR OF NE 1/4 OF NW 1/4 STR 25-25-04

ZONING

SEE G.02

PROJECT DESCRIPTION

NEW 1 STORY 990 SF DADU AND 1275 SF TERRACE AND STAIRS

ENERGY

SEE G.02

PROJECT DIRECTORY

Owner:	Michael Axtman Cynthia Axtman
Architect:	SkB Architects 2333 3rd Avenue Seattle, WA 98121 P 206.903.0575 Contact: STEVE OLSON & CHELSEA MOLNAR
General Contractor:	Mercer Builders 3026 78th Ave SE Mercer Island, Wa. 98040 P 206.275.1234 Contact: Thom Schultz
Structural:	Swenson Say Faget 2124 3rd Avenue, Suite 100 Seattle, WA 98121 D 206.956.3722 O 206.443.6212 Contact: Ryan Anderson, P.E., S.E.
Civil:	Core design, Inc. 12100 NE 195th Street, Suite 300 Bothell, WA 98011 P 425.885.7877 Contact: Sheri Murata, P.E.
Geotech:	PanGEO 3213 Eastlake Avenue East, Suite B Seattle, WA 98102 O 206.262.0370 C 206.406.8692 Contact: Siew L. Tan, P.E.
Tree Consultant:	Davey Resource Group, Inc. C 253.656.1650 Contact: Todd C. Beals

skB ARCHITECTS

Architects: SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: STEVE OLSON &
CHELSEA MOLNAR

General Contractor: MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering: SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture: xxxx
xxxx
P xxxx
Contact: xxxx

Owner: Michael Axtman
Cynthia Axtman

Date:

Revision:

Number:

Project: AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00

Date: 10/07/2024 PERMIT SET

PERMIT SET

COVER AND PROJECT INFORMATION

G0.1

EXHIBIT 5

ABBREVIATIONS

@	AT	FBOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PASS.	PASSENGER
	CENTERLINE			P.B.	PANIC BAR
	PROPERTY LINE	FBOIO	FURNISHED BY OWNER INSTALLED BY OWNER	P.BD.	PARTICLE BOARD
D	PENNY			P.C.	PRECAST CONCRETE
	PERPENDICULAR	FCB	FIBER CEMENT BOARD	PERF.	PERFORATE(D)
#	POUND OR NUMBER	F.D.	FLOOR DRAIN	PERI.	PERIMETER
Ø	DIAMETER	FDN	FOUNDATION	PL	PLATE
	SQUARE FEET	F.E.	FIRE EXTINGUISHER	P.L.	PROPERTY LINE
		F.E.C.	FIRE EXTINGUISHER CABINET	P.LAM	PLASTIC LAMINATE
A.B.	ANCHOR BOLT	F.F.	FACTORY FINISH	PLAS.	PLASTER
A/C	AIR CONDITIONING	FIN	FINISH(ED)	PLYWD	PLYWOOD
ACC.	ACCESSIBLE	FLR('G)	FLOOR(ING)	PNL	PANEL
ACOUS.	ACOUSTICAL	FLSH'G	FLASHING	P.O.	PURCHASE ORDER
ACT	ACOUSTIC TILE	FLUOR.	FLUORESCENT	PR.	PAIR
A.D.	AREA DRAIN	F.O.S.	FACE OF STUDS	P.S.F.	POUNDS PER SQ. FOOT
ADD.	ADDENDUM	F.O.C.	FACE OF CONCRETE	P.S.I.	POUNDS PER SQ. INCH
ADJ	ADJACENT	F.O.F.	FACE OF FINISH	PT	POINT
ADJUS	ADJUSTABLE	F.O.B.	FACE OF BRICK	P.T.	PRESSURE TREATED
AFF	ABOVE FINISH FLOOR	F.O.M.	FACE OF MASONRY	PD.	PLANTER DRAIN
AGGR.	AGGREGATE	FP	FIREPROOF	PTN.	PARTITION
ALT	ALTERNATE	FT	FOOT, FEET	PVMT	PAVEMENT
AL., ALUM	ALUMINUM	FTG	FOOTING	P.T.D.	PAPER TOWEL DISPENSER
ANOD.	ANODIZED	F.T.V.	FIXED SECURITY TELEVISION		
APPROX.	APPROXIMATE	FURR	FURRED, FURRING	Q.T.	QUARRY TILE
ARCH	ARCHITECT	FUT.	FUTURE		
ARCH'L	ARCHITECTURAL	F.R.G.	FIBERGLASS REINF. GYPSUM	R.	RISER
ASPH	ASPHALT	FV	FIELD VERIFY	R.A.	RETURN AIR
A/V	AUDIO/VISUAL	F.W.C.	FABRIC WALLCOVERING	RAD.	RADIUS
				R.T.	RESILIENT TILE
BRD, BD	BOARD	GA.	GAGE	R.D.	ROOF DRAIN
BTWN	BETWEEN	GALV.	GALVANIZED	REF.	REFERENCE
BLDG	BUILDING	G.B.	GRAB BAR	REFL.	REFLECTED
BLK.	BLOCK	GEN.	GENERAL	REFR.	REFRIGERATOR
BLKG	BLOCKING	GL.	GLASS, GLAZING	REG.	REGISTER
BM	BEAM	GND.	GROUND	REINF.	REINFORCING
B.M.	BENCH MARK	GR.	GRADE, GRADING	REQ'D.	REQUIRED
BOT	BOTTOM	GWB	GYPSUM WALL BOARD	REV	REVISION
BRG	BEARING	GYP.	GYPSUM	R.H.	RIGHT HAND
BRZ	BRONZE	GFRC.	GLASS FIBER REINF. CONC.	RM	ROOM
BSMT	BASEMENT			RO	ROUGH OPENING
B.U.R.	BUILT UP ROOF	H.B.	HOSE BIBB	R.O.W.	RIGHT OF WAY
		H.C.	HOLLOW CORE	RCP	REFLECTED CLNG PLAN
CAB.	CABINET	HD.	HEAD		
C.B.	CATCH BASIN	HDBD.	HARDBOARD	SAM	SELF ADHERED MEMBRANE
CMNT	CEMENT	HDR	HEADER	S.	SOUTH
CER.	CERAMIC	HDWD	HARDWOOD	S.C.	SOLID CORE
C.G.	CORNER GUARD	HDWR	HARDWARE	S.C.D.	SEE CIVIL DRAWINGS
CHAMF.	CHAMFER	HM	HOLLOW METAL	SCHED'L	SCHEDULE
C.I.	CAST IRON	HORIZ	HORIZONTAL	S.D.	STORM DRAIN
C.I.P.	CAST-IN-PLACE(CONCRETE)	HR	HOUR	SLNT	SEALANT
CIRC.	CIRCLE	HT	HEIGHT	SECT.	SECTION
C.JT.	CONTROL JOINT	HTG	HEATING	SF	SQUARE FEET
CLG. CLNG	CEILING	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	SH.	SHELF
CLR	CLEAR(ANCE)			SHT.	SHEET
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER HEATER	SHTG	SHEATHING
CNTR	COUNTER			SIM	SIMILAR
C.O.	CLEAN OUT	I.D.	INSIDE DIAMETER	SL	SLOPE
COL	COLUMN	INCL.	INCLUDING	S.L.D	SEE LANDSCAPE DRAWINGS
CONC	CONCRETE	INSUL	INSULATION	SP	STAND PIPE
CONN.	CONNECTION	INT	INTERIOR	SPEC	SPECIFICATION
CONST.	CONSTRUCTION	INV.	INVERT	SQ	SQUARE
CONT	CONTINUOUS			S.S.	SERVICE SINK
CONTR.	CONTRACTOR	JAN.	JANITOR	S.S.D	SEE STRUCTURAL DRAWINGS
CORR.	CORRIDOR	JST	JOIST	S.STL	STAINLESS STEEL
CPT	CARPET	JT	JOINT	STD.	STANDARD
CRS.	COURSING			STL	STEEL
CSMT	CASEMENT	KIT.	KITCHEN	STOR.	STORAGE
C.T.	CERAMIC TILE	KO.	KNOCKOUT	STRUCT'L	STRUCTURAL
CTR.	CENTER	KPL.	KICKPLATE	SUSP.	SUSPENDED
CSK.	COUNTER SINK				
CU FT	CUBIC FOOT	LAM.	LAMINATE(D)	T.	TREAD
CU YD	CUBIC YARD	LAV.	LAVATORY	T.B.	TOWEL BAR
		L.H.	LEFT HAND	TEL.	TELEPHONE
D/B	DESIGN BUILD	L.	LENGTH, LONG	TEMP	TEMPERED
DEMO	DEMOLITION	L.L.	LIVE LOAD	TERR.	TERRAZZO
DBL	DOUBLE	LT.	LIGHT	TEX.	TEXTURE(D)
D.L.	DEAD LOAD	LTL.	LINTEL	T&G	TONGUE AND GROOVE
DETL	DETAIL	LVR.	LOUVER	THK	THICK(NESS)
D.F.	DRINKING FOUNTAIN			THRESH.	THRESHOLD
D.H.	DOUBLE HUNG	MARB.	MARBLE	T.JT.	TOOLED JOINT
DIAG	DIAGONAL	MAS.	MASONRY	TKBD.	TACKBOARD
DIAM.	DIAMETER	MAX.	MAXIMUM	T.O.B.	TOP OF BRICK
DIM	DIMENSION	M.C.	MEDICINE CABINET	TV	TELEVISION
DIV.	DIVISION	MECH(L)	MECHANIC(AL)	TYP	TYPICAL
DN	DOWN	MED.	MEDIUM	T.O.C.	TOP OF CONCRETE
DP.	DAMPPROOFING	MEMB.	MEMBRANE	T.O.S.	TOP OF STL.
DPR.	DISPENSER	MEZZ.	MEZZANINE		
DR	DOOR	MFR.	MANUFACTURE(R)	UNFIN.	UNFINISHED
DS	DOWNSPOUT	M.F.B.	MINERAL FIBER BD.	UON	UNLESS OTHERWISE NOTED
D.T.	DRAIN TILE	MH.	MANHOLE		
DWG	DRAWING	MIN.	MINIMUM	VAR.	VARNISH
DWR.	DRAWER	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
		MTD	MOUNTED	VIF	VERIFY IN FIELD
E.	EAST	MTL	METAL	VNR.	VENEER
EA	EACH	MULL	MULLION	VRFY	VERIFY
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM			VERT.	VERTICAL
		N.	NORTH	VEST.	VESTIBULE
E.JT.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	V.G.	VISION GRILLE
ELEV	ELEVATION	NO.	NUMBER	V.W.C.	VINYL WALL COVERING
ELEC(L)	ELECTRIC(AL)	NOM.	NOMINAL		
ELEV.	ELEVATOR	N.T.S.	NOT TO SCALE	W.	WEST , WIDE
ENCL.	ENCLOSE(URE)			w/	WITH
ENG	ENGINEER	O.A.	OVERALL	WAB	WATER/AIR BARRIER
EQ	EQUAL	OC	ON CENTER	W.C.	WATER CLOSET
EQUIP	EQUIPMENT	O.D.	OUTSIDE DIAMETER	WD	WOOD
ESC.	ESCALATOR	O.F.R.D.	OVERFLOW ROOF DRAIN	W.H.	WATER HEATER
EST.	ESTIMATE	OH.	OVERHEAD	w/O	WITHOUT
EXCAV.	EXCAVATE	OPNG	OPENING	WP('G)	WATERPROOF(ING)
EXH.	EXHAUST	OPP	OPPOSITE	WRB	WATER RESISTANT BARRIER
EXIST	EXISTING	O.T.S.	OPEN TO STRUCTURE	WSCT.	WAINSCOT
EXP.	EXPANSION			WT.	WEIGHT
EXT	EXTERIOR			W.W.F.	WELDED WIRE FABRIC

ENERGY CODE COMPLIANCE

BUILDING THERMAL ENVELOPE
THE BUILDING THERMAL ENVELOPE WILL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.4. (WSEC R402.1)

TOTAL UA ALTERNATIVE
IF THE TOTAL BUILDING THERMAL ENVELOPE UA IS LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE PRESCRIBED U-FACTORS, THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE (WSEC R402.1.4)

PRESCRIPTIVE APPROACH

FENESTRATION MAXIMUM U-FACTOR:	0.30
SKYLIGHT MAXIMUM U-FACTOR:	0.50
REQUIRED R-VALUE AT CEILINGS:	0.60
REQUIRED R-VALUE AT SINGLE RAFTER OR JOIST-VAULTED CEILINGS:	R-38
REQUIRED R-VALUE AT WOOD FRAMED WALLS:	R-20+5
REQUIRED R-VALUE AT HEADERS:	R-10
REQUIRED R-VALUE AT FLOORS:	R-30
REQUIRED R-VALUE AT SLABS ON GRADE:	R-10
REQUIRED R-VALUE AT HEATED SLABS ON GRADE:	R-10 CONTINUOUS

R406.3 ENERGY CODE CREDIT REQUIREMENTS

FENESTRATION MAXIMUM U-FACTOR:	0.25
REQUIRED R-VALUE AT FLOORS:	R-38
REQUIRED R-VALUE AT SLABS ON GRADE:	R-10 PERIMETER & UNDER ENTIRE SLAB.

LUMINAIRES
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED AS HAVING AN AIR LEAKAGE COMPLIANT WITH R402.4.4. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH EFFICACY LIGHTING SOURCES. (WSEC 404.1)

ADDITIONAL ENERGY CODE CREDITS
SMALL DWELLING UNIT (<1500 SF OF CONDITIONED SPACE) WITH GREATER THAN 300 SF OF FENESTRATION

8 CREDITS REQUIRED:
R406.2
HEAT SOURCE SYSTEM TYPE 4C 3
R406.2
1

2.2 AIR LEAKAGE CONTROL/EFFICIENT VENTILATION	1.5
3.6 HIGH EFFICIENCY HVAC EQUIPMENT	1.0
4.1 HIGH EFFICIENCY HVAC DISTRIBUTION	0.5
5.6 EFFICIENT WATER HEATING	2
7.1 APPLIANCE PACKAGE	0.5
TOTAL PROVIDED	**8.5 CREDITS**

HEATING NOTES & ENERGY CREDIT REQUIRMENTS :
MECHANICAL SYSTEM CRITERIA

BIDDER DESIGNED. MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS AND PLUMBING SYSTEMS SHALL BE BIDDER DESIGNED. SUBCONTRACTORS DESIGNATED TO ACCOMPLISH THE ABOVE WILL BE RESPONSIBLE FOR THE PREPARATION OF DRAWINGS AND APPLICATIONS FOR APPROPRIATE REQUIRED PERMITS.

EQUIPMENT SIZING. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS (WSEC R403.7)

PRIMARY HEAT SOURCE & HIGH EFFICIENCY HVAC:
PRIMARY HEATING & COOLING SOURCE SHALL BE A CENTRALLY DUCTED (ELECTRIC) HEAT PUMP WITH MINIMUM HSPF 2 OF 9.4 . IT SHALL MEET FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.3(2) or C403.3.2(9)

HIGH EFFICIENCY HVAC DISTRIBUTION
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM INSTALLATION SHALL COMPLY WITH THE REQUIRMENTS OF SECTION R403.3.2.

VENTILATION. PROVIDE SOURCE SPECIFIC AND WHOLE HOUSE VENTILATION AS REQUIRED BY THE IRC M1507 AND IMC. EXHAUST FANS ARE REQUIRED IN KITCHEN, TOILET ROOMS, BATHROOMS, AND LAUNDRY ROOMS.

VENT ALL EXHAUST FANS AND EXHAUST HOODS TO THE EXTERIOR. REFER TO PLANS FOR LOCATIONS. REFER TO MECHANICAL PLANS FOR EQUIPMENT SPECIFICATIONS, DUCT RUNS, AND THE LIKE.

AIR LEAKAGE CONTROL & EFFICIENT VENTILATION:
REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HR MX AT 50 PASCALS. (NOTE: RDH BUILDING SCIENCE CAN PROVIDE TESTING)
WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY 1505.3 SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF .75. (DUCTLESS HRV OPTIONS)

WHOLE HOUSE VENTILATION SYSTEM
WHOLE HOUSE VENTILATION WITH HEAT RECOVERY TO BE INTEGRATED WITH THE CENTRALLY DUCTED HEAT PUMP AND SHALL COMPLY WITH IMC 403.8.9 AND M1507. WHV SYSTEM TO BE DESIGNED IN ACCORDANCE WITH IRC M1505.4.1 THROUGH IRC M1505.4.4

PIPING. INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM THERMAL RESISTANCE OF R-4. COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED IN ACCORDANCE WITH THE WASHINGTON STATE PLUMBING CODE (CHAPTER 51-56 WAC)

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F DEGRESS PR BELOW 55 F DEGREES SHALL BE INSULATED TO A MIN OF R-6 (WSEC R403.3)

ELECTRIC HOT WATER HEATER:
FOR COMPACT HOT WATER DISTRIBUTION CREDIT, THE VOLUME SHALL STORE NOT MORE THAN 16 OUNCES OF WATER BETWEEN THE NEAREST SOURCE OF HEATED WATER AND THE TERMINATION OF THE FIXTURE SUPPLY PIPE WHERE CALCULATED USING SECTION R403.5.2. WHEN THE HOT WATER SOURCE IS THE NEAREST PRIMED PLUMBING LOOP OR TRUNK, THIS MUST BE PRIMED WITH AN ON DEMAND RECIRCULATION PUMP AND MUST RUN A DEDICATED AMBIENT RETURN LINE FROM THE FURTHEST FIXTURE OR END LOOP TO THE WATER HEATER.

PROVIDE SEISMIC ANCHOR STRAPS FOR ALL WATER HEATERS (UPC 507.2)

DUCTWORK. INSULATE DUCTS TO A MIN. OF R-8. DUCTS LOCATED COMPLETELY INSIDE THE BUIDLIGN THERMAL ENVELOPE MAY BE EXCLUDED.

DRYER EXHAUST DUCKS SHALL NOT BE LESS THAN 4" IN DIA., HAVE A SMOOTH INTERIOR SURFACE, A BACK DRAFT DAMPER, AND SHALL TERMINATE OUTSIDE OF THE BUILDING.

PROJECT DATA & ZONING

LOT DESCRIPTION

PROJECT ADDRESS:	2227 EVERGREEN POINT RD. MEDINA, WA. 98039
PARCEL NUMBER:	920890-0024
LEGAL DESCRIPTION: CITY	WEBSTERS LAKE FRONT AC TRS UNREC LOT 2 OF MEDINA LLA #2000-03 REC #200107172900012 CORRECTED BY SURVEY REC # 200203259000 8 BEING POR OF NE 1/4 OF NW 1/4 STR 25-25-04
LOT AREA (GROSS)	38,848 SF
ZONING:	R-20
REQUIRED YARDS:	
FRONT:	30'
SHORELINE:	30'
SIDE:	15% OF AVG LOT WIDTH: 13.1'

LOT CONSTRAINTS

BASIC HT LIMIT:	25' FROM LOW POINT ORIGINAL GRADE (SEE A1.1)
ALLOWABLE IMPERVIOUS AREA 50%:	50% X 38,848 SF = 19,424 SF
EXISTING IMPERVIOUS:	7,491 SF
NEW & REPLACED IMPERVIOUS:	2,283 SF
TOTAL:	9,774 SF
21% ALLOWABLE BASIC STRUCTURAL COVERAGE:	21% x 38,848 SF = 8,158 SF
EXISTING STRUCTURAL COVERAGE:	MAIN HOUSE AND GARAGE = 2,762 SF
NEW STRUCTURAL COVERAGE :	NEW DADU, ROOF, & PORTION OF DECK ABOVE EXISTING GRADE= 1,683 SF
TOTAL STRUCTURAL COVERAGE:	4,445 SF
TREE CALCULATIONS:	SEE ARBORISTS REPORT.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS AS NEEDED.
3. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY w/ THE WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE & OTHER APPLICABLE CODES, RULES & REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
4. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPENCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODE REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY
5. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECCESSARY.
6. THE CONTRACTOR SHALL PAY FOR AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTION NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT AND SPECIAL INSPECTIONS REQUIRING A SPECIAL INSPECTION AND TESTING SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL BUILDING INSPECTIONS. REQUIRED INSPECTIONS PER IRC SECTION R109 AND WSEC 105.
7. DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPERATE PERMITS AND FILED AND SECURED BY THE GENERAL CONTRACTOR OR DESIGN-BUILD SUB-CONTRACTOR.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
9. THE CONTRACTOR SHALL ASSUME THAT THE SAME FINISH MATERIAL SHALL BE USED FOR ALL SURROUNDING, ABUTTING, AND ADJOINING SURFACES FOR AREAS AND ITEMS NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED. AT NO TIME SHALL THE CONTRACTOR CONSIDER, BID, OR INSTALL A DIFFERENT MATERIAL OR MATERIAL OF LESSER QUALITY OR TYPE THAN THAT WHICH IS INDICATED ON THE DRAWINGS OR SPECIFICATIONS. QUESTIONS RELATING TO THE SPECIFIC MATERIALS TO BE USED SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO THE BIDDING AND/OR CONSTRUCTION OF WORK IN QUESTION.
10. SITE DRAINAGE SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND ORDINANCES. ALL ROOF DRAINS, FOUNDATION DRAINS AND SITE DRAINAGE SYSTEMS SHALL BE TIGHT LINED UNDERGROUND TO THE EXISITNG STORM WATER SYSTEM OR OTHER LOCATIONS AS INDICATED ON THE DRAWINGS. DO NOT CONNECT ROOF DRAINS AND SITE DRAINAGE TO THE FOUNDATION WALL OR RETAINING WALL DRAINAGE SYSTEM. ALL SITE HARDSCAPE TO HAVE A MINIMUM OF 1/4" / FT. SLOPE TO DRAINAGE SYSTEM.
11. PROVIDE A MINIMUM 4" DIA. ROUND PERFORATED PERIMETER FOOTING DRAIN IN GRAVEL FILL WITH UNWOVEN FILTER FABRIC WRAP AT THE EXTERIOR FACE OF ALL FOUNDATION WALL FOOTINGS PER IRC 405.1. LOCATE THE BOTTOM OF THE DRAIN PIPE AT THE LOWEST POINT OF THE WALL FOOTING. TIGHT LINE ALL PERIMETER DRAINS TO AN APPROVED WHEN STORM SEWERS ARE NOT AVAILABLE.
12. PROVIDE A 6" LAYER OF PEA GRAVEL UNDER ALL INTERIOR CONCRETE SLAB-ON-GRADE FLOORS. PROVIDE A MIN. 6 MIL VAPOR BARRIER ON TOP OF THE PEA GRAVEL FILL. PROVIDE A 2" THICK MOISTENED SAND FILL BED OVER THE VAPOR BARRIER AND UNDER THE CONCRETE SLAB. PROVIDE A 6" LAYER OF PEA GRAVEL OR COMPACTED GRAVEL FILL UNDER ALL EXTERIOR CONCRETE SLABS.
13. PROVIDE A 6" LAYER OF PEA GRAVEL UNDER ALL INTERIOR CONCRETE SLAB-ON-GRADE FLOORS. PROVIDE A MIN. 6 MIL VAPOR BARRIER ON TOP OF THE PEA GRAVEL FILL. PROVIDE A 2" THICK MOISTENED SAND FILL BED OVER THE VAPOR BARRIER AND UNDER THE CONCRETE SLAB. PROVIDE A 6" LAYER OF PEA GRAVEL OR COMPACTED GRAVEL FILL UNDER ALL EXTERIOR CONCRETE SLABS.
14. ALL EXTERIOR FRAMED WALLS SHALL BE 2x6 STUD WALLS PER THE STRUCTURAL NOTES AND OTHER DRAWINGS UNLESS OTHERWISE NOTED.
15. PER IRC SECTION R602.8, PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS AND AT 10'-0" OC INTERVALS (HORIZONTALLY AND VERTICALLY) IN ALL WALLS. PROVIDE FIRE STOPS BETWEEN ALL INTERCONNECTIONS OF CONCEALED HORIZONTAL AND VERTICAL SPACES. PROVIDE FIRE STOPS IN ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS. FIRE BLOCK CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF A RUN, AND BETWEEN STUDS ALONG, AND IN LINE WITH, THE RUN OF STAIRS (IF THE WALLS UNDER THE STAIRS ARE UNFINISHED). FIRE BLOCK AT ALL OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES. (FOR FACTORY-BUILT CHIMNEYS). WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL AND FIRE-BLOCKED SO THAT THERE WILL BE NO SPACES GREATER THAN 100 SQUARE FEET. SUCH SPACES SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE WILL BE COMMUNICATION UNDER THE FLOOR BETWEEN ADJOINING ROOMS.
16. UNCONDITIONED UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS, OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET UNIT AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL HAVE AN APPROVED INSECT SCREEN, AND SHALL BE LOCATED AS CLOSE TO CORNERS AS IS PRACTICAL, AND SHALL PROVIDE CROSS-VENTILATION OF THE SPACE. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES PER IRC SECTION R408.2.
17. PROVIDE A MINIMUM 22"x30" UNOBSTRUCTED ACCESS PANEL TO ALL ROOF ATTIC AREAS WITH A NET CLEAR HEIGHT OF 30" OR GREATER FROM THE TOP OF THE CEILING JOISTS TO THE BOTTOM OF THE RAFTERS PER IRC SECTION R807.1.
18. PROVIDE ATTIC VENTILATION OF 1/150 OF ATTIC AREA IF ALL VENTILATION IS LOCATED IN THE SOFFIT, OR 1/300 IF HALF OF THE REQUIRED VENTILATION IS LOCATED AT THE SOFFIT AND HALF IS LOCATED A MINIMUM OF 3'-0" ABOVE THE SOFFIT VENTILATION, OR WHERE THERE IS A CONTINUOUS PVA OR POLY FILM VAPOR BARRIER AT THE CEILING, PER IRC SECTION 806.2. SEE PLANS FOR ACTUAL CALCULATIONS AND REQUIREMENTS.

    CRAWLSPACE ACCESS: PROVIDE ACCESS TO CRAWLSPACES WITH A FLOOR ACCESS OPENING OF 18" X 24" MIN OR A PERIMETER WALL ACCESS OPENING OF 16" X 24" MIN. (R408.4)
19. APPLICATION AND INSTALLATION OF ALL INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH ALL STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
20. WHEN HVAC OR WATER HEATERS ARE PLACED IN AN AREA SUSCEPTIBLE TO MOISTURE, INCLUDING BUT NOT LIMITED TO A GARAGE, ALL PILOT LIGHTS, BURNERS, SWITCHES, OR HEATING ELEMENTS SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE FLOOR OR SLAB. PROVIDE SEISMIC ANCHOR STRAPS TO THE WALL FOR ALL WATER HEATERS.
21. GUARDRAILS SHALL BE PLACED AT ALL UNENCLOSED FLOOR AREAS AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, RAMPS, BALCONIES, DECKS OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT ABOVE THE FINISHED WALKING SURFACE. OPEN GUARDRAILS SHALL HAVE NTERMEDIATE RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE STAIR RISER/TREAD AND THE BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF THE STAIR MAY BE OF A SIZE SUCH THAT A 6" DIAMETER SPHERE CAN NOT PASS THROUGH, PER IRC SECTION 312.2.
22. PER IRC SECTION R311.5.6, ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE TWO HANDRAILS WHERE INDICATED ON THE PLANS. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. TOP HANDRAILS SHALL BE PLACED AT 36" ABOVE THE NOSING OF THE TREADS, BUT NOT LESS THEN 34" OR MORE THAN 38". HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION DIMENSION, SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, AND SHALL TERMINATE INTO WALLS OR NEWEL POSTS. HANDRAILS ADJACENT TO WALLS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" BETWEEN THE HANDRAIL AND WALL SURFACE.
23. THE ROOFING INSTALLER MUST BE APPROVED BY THE ROOFING PRODUCT MANUFACTURER AND THE ARCHITECT. INSTALL ROOFING ONLY WHEN SATISFACTORY CONDITIONS PREVAIL. APPLY NO ROOFING WHEN MOISTURE IN ANY FORM IS PRESENT OR OVER WET MATERIALS AND SUBSTRATES (LESS THAN 16% MOISTURE CONTEENT IS RECOMMENDED). INSTALL ALL ROOFING STRICTLY PER MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS, AND SPECIFICATIONS. FLASH AND COUNTER-FLASH ALL ROOF PENETRATIONS. ROOFING SHALL CONFORM TO IRC SECTION R905.
24. MIN. 24 GA. REQUIRED FOR SHEET METAL FLASHINGS OR MATCH GUAGE OF PANEL SELECTED AS FLASHING LIFE CYCLE SHOULD MATCH THAT OF ROOF PANEL (22 GA. GALVANIZED STEEL FLASHING WILL MATCH .8MM ROOF PANEL GAUGE) AND COUNTER-FLASHING AT ALL ROOF PENETRATIONS AND INTERSECTIONS OF ROOF PLANES TO VERTICAL SURFACES AND AT PARAPET CAPS, (UNLESS OTHERWISE NOTED ON PLANS AND SPECIFICATIONS). PROVIDE SHEET METAL DRIP CAPS AND FLASHING AT ALL HORIZONTAL INTERRUPTIONS OF SIDING, CHANGES FROM ONE SIDING MATERIAL TO ANOTHER, AND OVER ALL DOOR AND WINDOW HEADS NOT PROTECTED BY AN OVERHANG WITHIN 6" OF THE HEAD, (UNLESS OTHERWISE NOTED ON PLANS AND SPECIFICATIONS). PROVIDE END DAMS, TRANSITIONS, AND CLOSURES THAT DIRECT WATER BACK TO THE EXTERIOR OF THE BUILDING.
25. PER IRC SECTION R310, EGRESS SHALL BE PROVIDED FROM EACH SLEEPING ROOM. EGRESS WINDOWS SHALL BE PROVIDED WHERE DOORS WHICH EXIT DIRECTLY TO THE EXTERIOR FROM THE SLEEPING ROOM ARE NOT PROVIDED. WINDOW UNITS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE FLOOR.

SkB ARCHITECTS

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914
REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
XXXX
xxx
P. xxxx
Contact: xxx

Owner:
Date:
Revision:
Number:

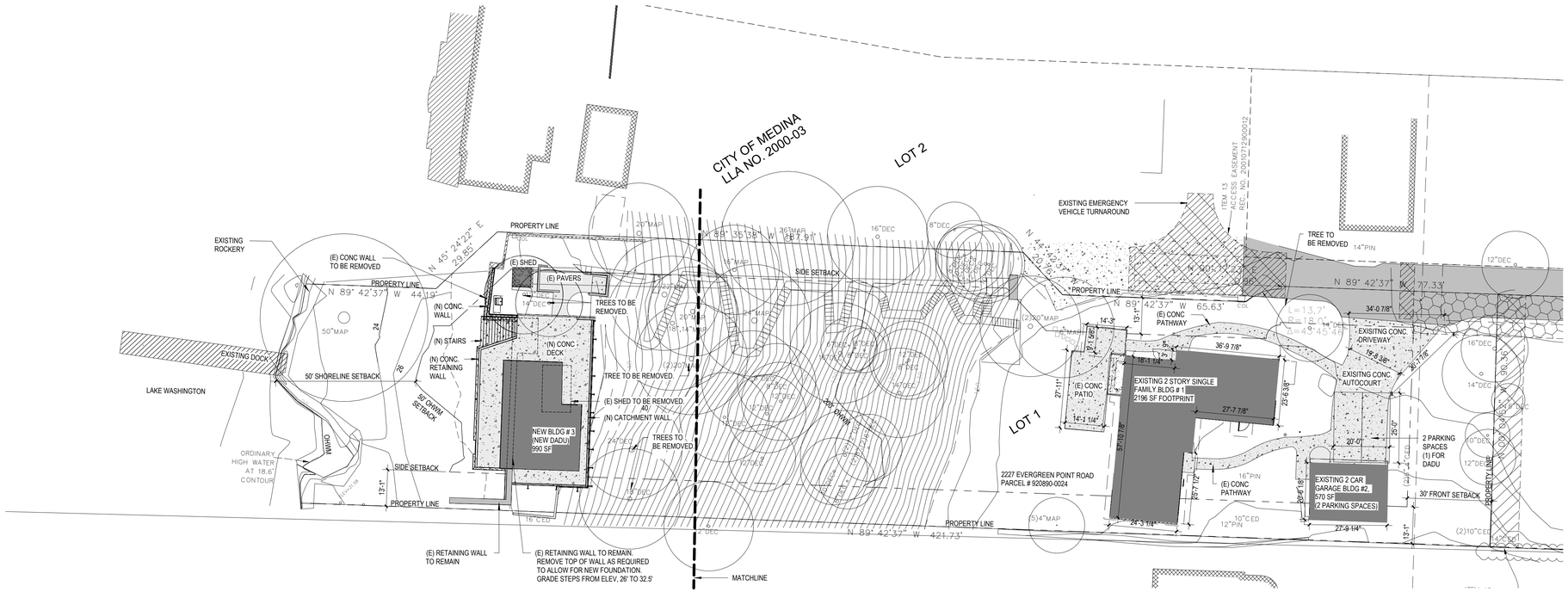
Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01669.00
Date: 10/07/2024
PERMIT SET

GENERAL NOTES
ABBREVIATIONS

G0.2

EXHIBIT 5



N

1 / A1.0 SITE PLAN - 2227 EVERGREEN POINT RD.

1" = 20'-0"

skB ARCHITECTS

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: STEVE OLSON & CHELSEA MOLNAR

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
xxxx
xxxx
P. xxxx
Contact: xxxx

Owner:
Michael Axtman
Cynthia Axtman

Date:

Revision:

Number:

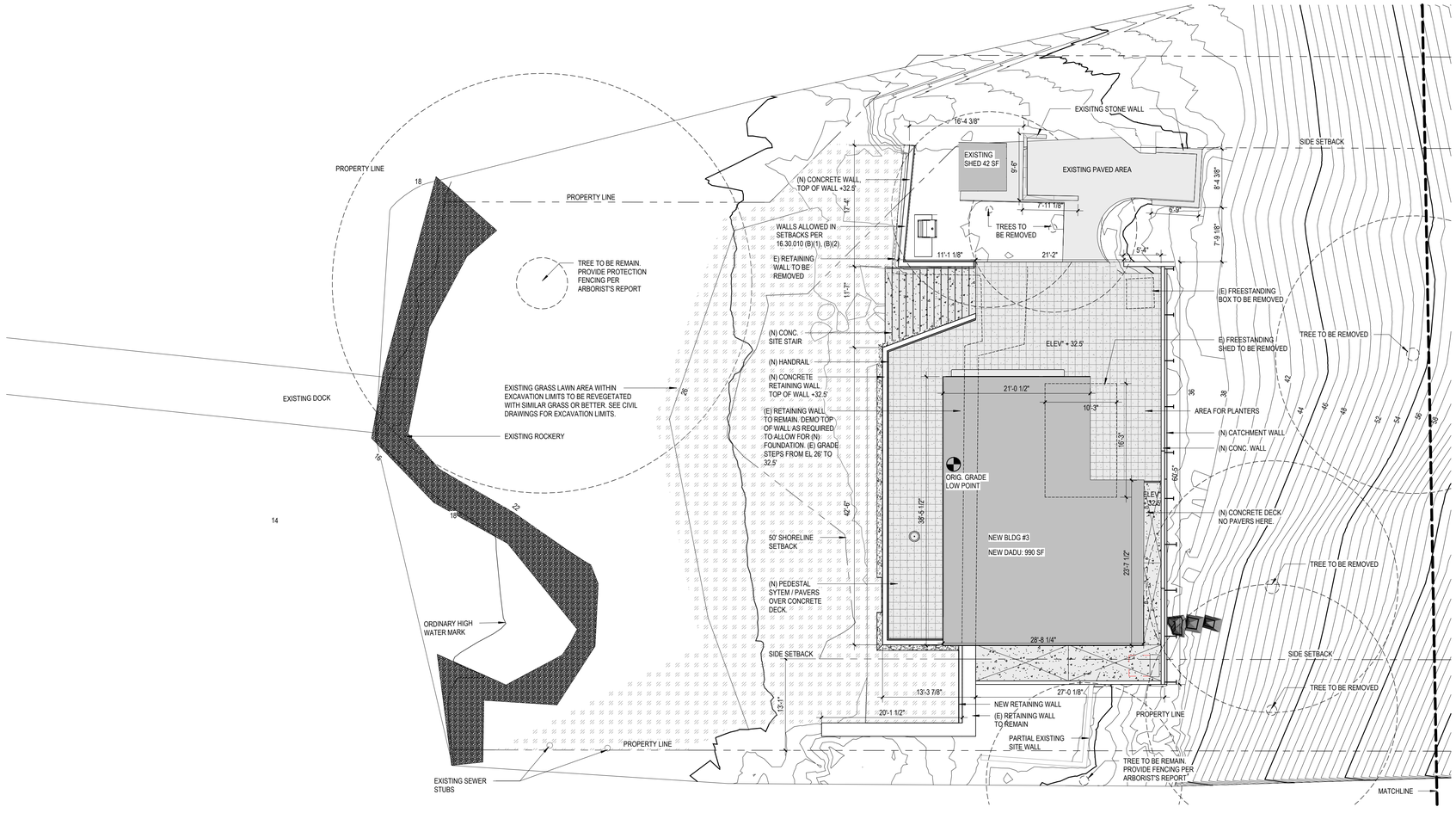
Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024 PERMIT SET
PERMIT SET

ARCHITECTURAL SITE PLAN - LAKE HOUSE

A1.0

EXHIBIT 5



N

1 A1.1 SITE PLAN - LAKE HOUSE

1/8" = 1'-0"

GENERAL SITE PLAN NOTES

1. SITE BENCHMARK TO BE CLEARLY IDENTIFIED AND PROTECTED DURING ENTIRE DURATION OF PROJECT.
2. SEE G.02 FOR ZOING, IMPERVIOUS COVERAGE, AND STRUCTURAL COVERAGE INFORMATION. SEE ALSO CIVIL DRAWINGS.
3. FINAL GRADING SHALL DIRECT DRAINAGE AWAY FROM ALL STRUCTURES 2% MIN.
4. ALL CONSTRUCTED IMPERVIOUS AREAS SHALL BE GRADED SUCH THAT RUNOFF IS DIRECTED TO DRAINAGE FACILITIES OR DISCHARGED IN A MANNER THAT WILL NOT CAUSE EROSION OR OTHER DAMAGE TO THE SITE OR ADJACENT PROPERTIES.
5. SEE CIVIL DRAWINGS FOR STORMWATER TREATMENT DETAILS, TEMPORARY EROSION / SEDIMENTATION CONTROL REQUIREMENTS, BEST MANAGEMENT PRACTICES, & UTILITY LOCATIONS.
6. SEE CIVIL DRAWINGS FOR EXCAVATION LIMITS.
7. SEE GEOTECHNICAL REPORT FOR SOIL CONDITIONS.
8. SEE GEOTECH REPORT FOR ORIGINAL GRADE ANALYSIS. PAGES 30 & 41.
9. SEE ARBORIST'S REPORT FOR ALL TREE PROTECTION FENCING.
10. ANY EXCAVATION SPOILS TO REMAIN MUST BE STORED WITHIN THE CLEARING LIMIT AND NOT INTERFERE WITH TREE PROTECTION.

SHORELINE VEGETATION MANAGEMENT

1. VEGETATION CLEARING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO ACCOMMODATE APPROVED SHORELINE DEVELOPMENT.
2. NATIVE VEGETATION SHALL BE MAINTAINED WHENEVER REASONABLY FEASIBLE.
3. DEVELOPMENT OR USES THAT REQUIRE VEGETATION CLEARING SHALL BE DESIGNED, TO THE EXTENT FEASIBLE, TO AVOID THE FOLLOWING:
   - NATIVE TREES 24 INCHES DBH AND GREATER
   - NONNATIVE TREES 24 INCHES DBH AND GREATER
   - NATIVE TREES LESS THAN 24 INCHES DBH;
   - OTHER NATIVE VEGETATION.
4. ANY LAND SURFACE AREAS EXPOSED DUE TO DEVELOPMENT ACTIVITY SHALL BE RE- VEGETATED TO SIMILAR CONDITIONS OR BETTER.
5. THE SHORELINE HAS AN EXISTING ROCKERY & VEGETATION WITHIN THE ROCKERY TO REMAIN. EXISTING GRASS LAWN AREA WITHIN EXCAVATION LIMITS SHALL BE REVEGETATED WITH SIMILAR GRASSES OR BETTER. NO OTHER IMPACT TO THE LAND WATERWARD OF THE 50' SHORELINE SETBACK SHALL BE MADE (ALL NATIVE PLANTS AND VEGETATION OUTSIDE OF THE REGRADED LAWN SHALL REMAIN INTACT). SEE ALSO, THE EXTENTS OF EXCAVATION PER CIVIL ENGINEER' DRAWINGS. ALL TREES (NATIVE AND NONNATIVE) SHALL BE PRESERVED WITHIN THE SHORELINE SETBACK AREA.

SHORELINE LAND SURFACE MODIFICATION

1. FILL LANDWARD OF THE HIGH WATER MARK SHALL COMPLY WITH MMC 16.65.210 LAND SURFACE MODIFICATION.C.ALL FILL SHALL BE LOCATED, DESIGNED, AND CONSTRUCTED TO PROTECT SHORELINE ECOLOGICAL FUNCTIONS AND ECOSYSTEM-WIDE PROCESSES AND SHALL NOT CAUSE:1.SIGNIFICANT DAMAGE TO WATER QUALITY, FISH AND AQUATIC HABITAT, AND/OR WILDLIFE HABITAT; AND2.ADVERSELY ALTER NATURAL DRAINAGE PATTERNS.
2. ALL EXCESS MATERIALS MUST BE DISPOSED OF IN A MANNER THAT PREVENTS ENTRY INTO LAKE WASHINGTON, INCLUDING BY EROSION OR SURFACE WATER RUNOFF.
3. MATERIALS SUCH AS DIRT AND ROCKS USED IN CONSTRUCTION MUST BE STORED AS FAR AS REASONABLY POSSIBLE FROM THE ORDINARY HIGH WATER LINE TO PREVENT EROSION AND SURFACE WATER RUNOFF FROM ENTERING INTO THE LAKE AND SHALL INCORPORATE BEST MANAGEMENT PRACTICE MEASURES;
4. ANY LARGE QUANTITIES OF VEGETATION REMOVAL SHALL BE COLLECTED AND DISPOSED OF IN A MANNER TO PREVENT NEGATIVE IMPACTS TO THE SHORELINE ENVIRONMENT; AND NO VEGETATION OR OTHER ENHANCEMENTS INSTALLED AS OF A RESTORATION PLAN OR MITIGATION SHALL BE REMOVED, UNLESS APPROVED BY THE CITY AS PART OF A MODIFIED RESTORATION PLAN OR MITIGATION.
5. LAND SURFACE MODIFICATION INVOLVING THE IMPORTING OF FILL MATERIAL MUST CONSIST OF NONDISSOLVING AND NONDECOMPOSING MATERIALS, AND SHALL NOT BE DETRIMENTAL TO WATER QUALITY OR EXISTING HABITAT, OR CREATE ANY OTHER SIGNIFICANT ADVERSE IMPACTS TO THE ENVIRONMENT.

LEGEND

- PROPERTY LINE
- SETBACK / BUFFER LINE
- GRADE
- DADU - EXTENTS OF STRUCTURE
- CAST-IN-PLACE CONCRETE
- PERVIOUS PAVERS OVER CONCRETE DECK
- EXTENT OF RE-GRADING IN EXISTING LAWN
- GRAVEL / CRUSHED ROCK
- GEOLOGIST TEST PIT LOCATION ORIGINAL GRADE LOW POINT

HEIGHT LIMIT

LOWER EXISTING ORIGINAL AND EXISTING GRADE: 26.5'
BUILDING HT LIMIT: 25' ABOVE LOWER ORIGINAL OR EXISTING GRADE
NEW BUILDING ELEV. AT PROPOSED ROOF PEAK: 47.08'
NEW BUILDING ELEV AT CHIMNEY CAP: 50.08'
TOTAL BLDG HT (NCLUDING CHIMNEY CAP) : 23'-7" H

skB ARCHITECTS

Architects: SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: STEVE OLSON & CHELSEA MOLNAR

General Contractor: MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering: SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture: xxxx
xxxx
P xxxx
Contact: xxxx

Owner: Michael Axtman Cynthia Axtman

Date:
Revision:
Number:

Project: AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039
Project no. 01869.00
Date: 10/07/2024 PERMIT SET
PERMIT SET

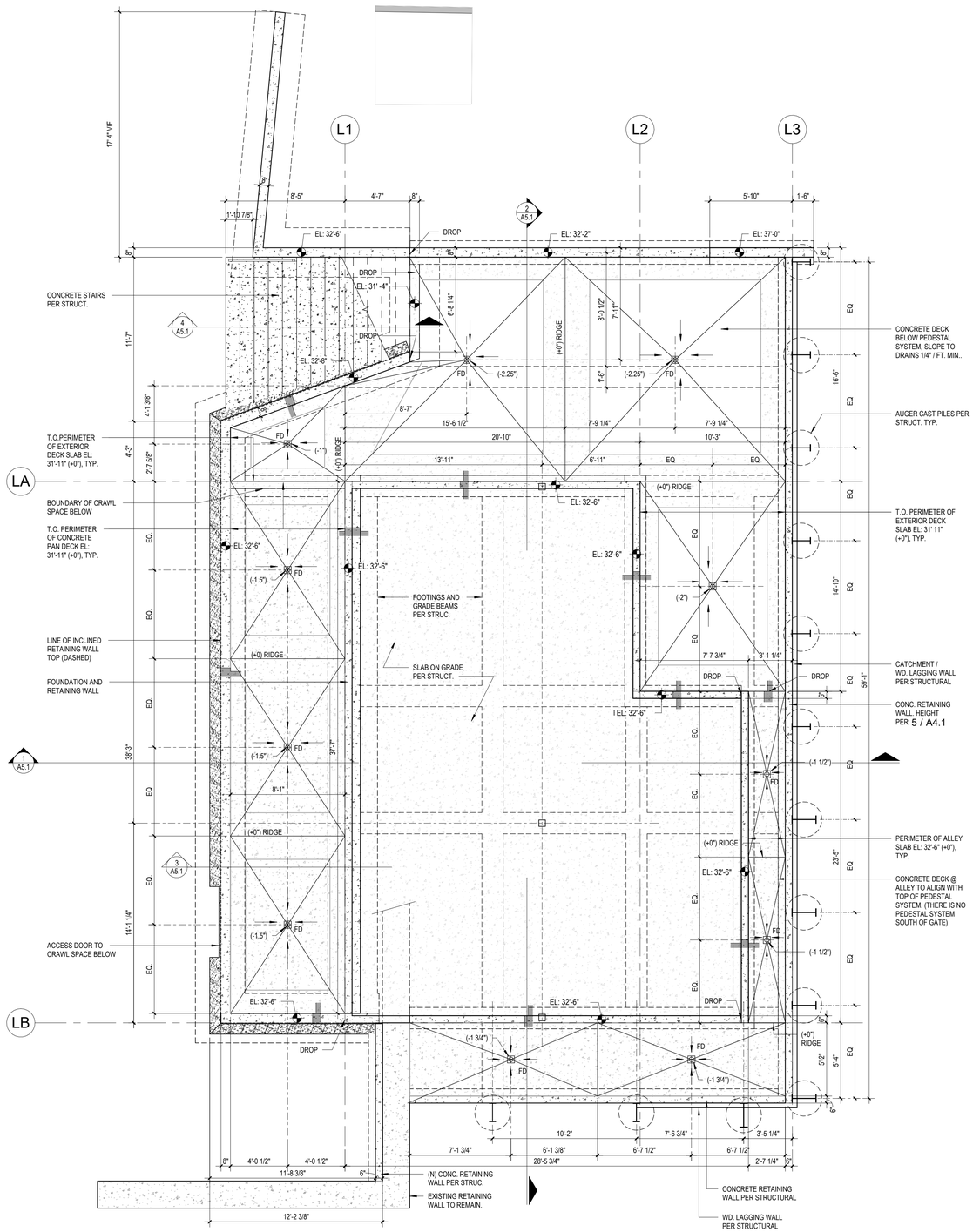
ENLARGED SITE PLAN - LAKE HOUSE

A1.1

EXHIBIT 5

FOUNDATION PLAN NOTES

1. DROP IN FOUNDATION WALL TO SLAB (ONE SIDE).
2. DROP IN FOUNDATION WALL TO SLAB (TWO SIDES).
3. FLOOR DRAIN.
4. EXTERIOR CONCRETE SLABS TO SLOPE MIMUM 1/4" / FT. TO DRAIN.
5.



1 A2.1 LAKE HOUSE - ARCHITECTURAL FOUNDATION PLAN

1/4" = 1'-0"

N

skB ARCHITECTS

Architects: SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: STEVE OLSON & CHELSEA MOLNAR

General Contractor: MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering: SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture: xxxx
xxxx
P xxxx
Contact: xxxx

Owner: Michael Axtman
Cynthia Axtman

Date:

Revision:

Number:

Project: AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024 PERMIT SET
PERMIT SET

FOUNDATION PLAN - LAKE HOUSE

A2.1

EXHIBIT 5

FLOOR PLAN LEGEND

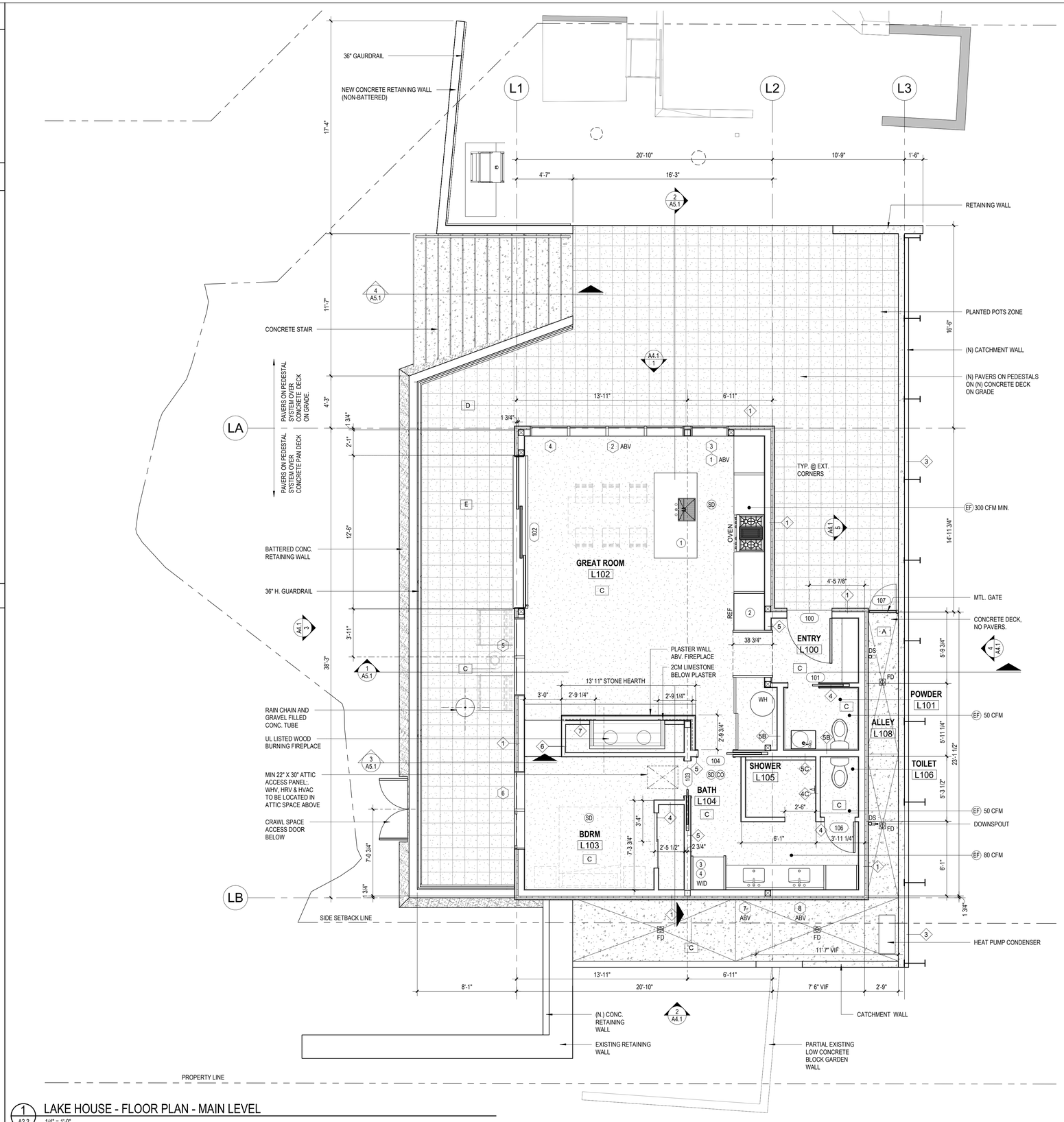
	2 X 6 WALL
	2 X 4 WALL
EF	EXHAUST FAN
SD	110V SMOKE DETECTOR WITH HARDWIRED BATTERY BACKUP
SD CO	SMOKE / CARBON MONOXIDE DETECTOR

FLOOR PLAN & DADU NOTES

1. NEW CONSTRUCTION TO INCLUDE WALLS, CEILING, DOORS, LIGHTING, CASEWORK, FLOORING & OTHER FINISHES THROUGHOUT THE HOUSE.
2. GYPSUM BOARD WALLS SHALL BE OF LEVEL 4 FINISH, TYP U.N.O. ALL JOINTS & INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND & TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS & ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS & ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUNDS SHALL BE SMOOTH & FREE OF TOOL MARKS & RIDGES. PERPARE ALL GYPSUM BOARD SURFACES WITH A COAT OF DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL ADJACENT OR ADJOINING SURFACES SHALL BE ALIGNED.
3. WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
4. "ALIGN" MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
5. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCES WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
6. UNDERCUT DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/2 INCH MAXIMUM UNLESS OTHERWISE NOTED. VERIFY FLOOR CONDITIONS.
7. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION.
8. ALL WORK SHALL BE ERECTED & INSTALLED PLUM, LEVEL, SQUARE & TRUE.
9. DIMENSIONS LOCATING DOORS ARE TO FRAMING U.N.O.
10. ALL TEMPERED GLASS TO BE CLEAR, UNLESS OTHERWISE NOTED. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
11. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE
12. WHOLE HOUSE VENTILATION (WHV) WITH HEAT RECOVERY VENTILATION (HRV) TO BE INTEGRATED WITH CENTRALLY DUCTED HVAC/HEAT PUMP. HRV TO HAVE A MINIMUM RECOVERY EFFICIENCY OF 0.75. HEAT PUMP TO HAVE A MINIMUM HSPF OF 9.4. HVAC AND ASSOCIATED DUCT SYSTEM TO COMPLY WITH R403.3.2.
13. WATER HEATER SHALL BE SIZED TO MEET NEEDS OF ALL FIXTURES AND HYDRONIC UNDER FLOOR HEATING. FOR COMPLIANT DISTRIBUTION SEE ELECTRC HOT WATER HEATER NOTES ON G.02.
14. PROVIDE ACOUSTICAL BATT INSULATION FOR ALL INTERIOR BATHROOM AND POWDER ROOM WALLS AND IN ALL BEDROOM WALLS.
15. DADU ADDRESS PER MMC 16.34.020.D.5: "THERE SHALL BE NO SIGN OR OTHER INDICATION OF THE ACCESSORY DWELLING UNIT'S EXISTENCE OTHER THAN AN ADDRESS SIGN AND A SEPARATE MAIL BOX".
16. SEE A1.0 ARCHITECTURAL SITE PLAN FOR DADU PARKING (AT MAIN HOUSE).

APPLIANCE PACKAGE

1. **DISHWASHER:** MIELE G5056 SCVI SFP or SIM.
2. **FRIDGE:** FISCHER 36" SERIES 7 RF201ADJSY5 or SIM.
3. **WASHING MACHINE:** WWD160 WCS or SIM.
4. **DRYER:** MIELE TWD-360 WP or SIM.



1 / A2.2 LAKE HOUSE - FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"

skB ARCHITECTS

Architects: SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914 REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor: MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering: SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture: XXXX
xxxx
P xxxx
Contact: xxxx

Owner:
Date:
Revision:
Number:

Project: AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024
PERMIT SET

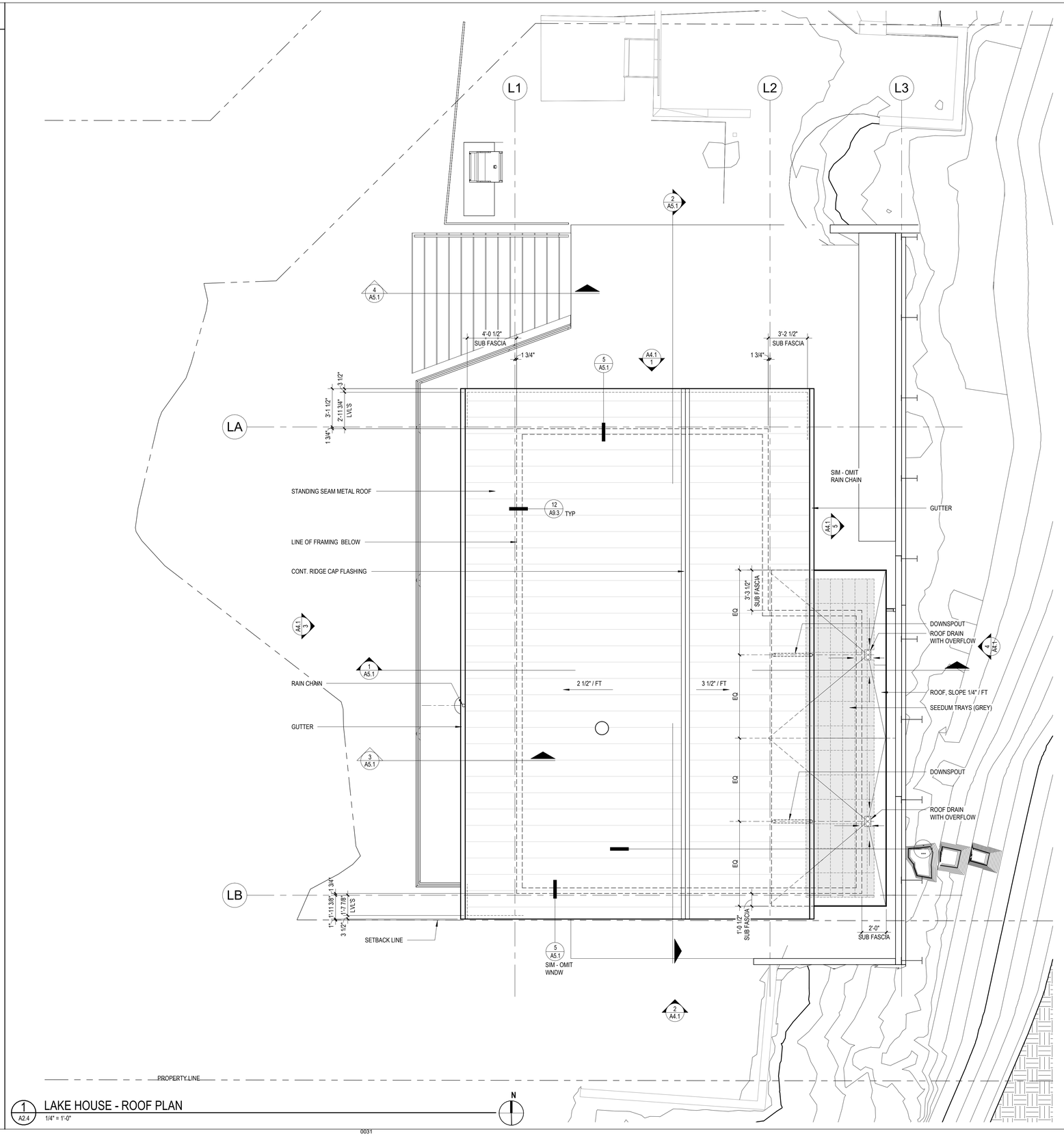
FLOOR PLAN - LAKE HOUSE

A2.2

EXHIBIT 5

ROOF PLAN NOTES

1. ALL ROOFS OVER CONDITIONED SPACE TO HAVE FULL CAVITY INSULATION / NO VENTILATION.
2. EAVE DIMENSIONS GIVEN FROM FACE OF FRAMING TO OUTSIDE FACE OF SUB FASCIA.
3. LOW SLOPE ROOF DRAINS TO HAVE MAIN DRAIN AND OVERFLOW. OVERFLOW TO DAYLIGHT IN SOFFIT BELOW.



1 A2.4 LAKE HOUSE - ROOF PLAN
1/4" = 1'-0"

SkB ARCHITECTS

Architects: SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914 REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor: MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering: SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture: XXXX
xxxx
P xxxx
Contact: xxxx

Owner:
Date:
Revision:
Number:

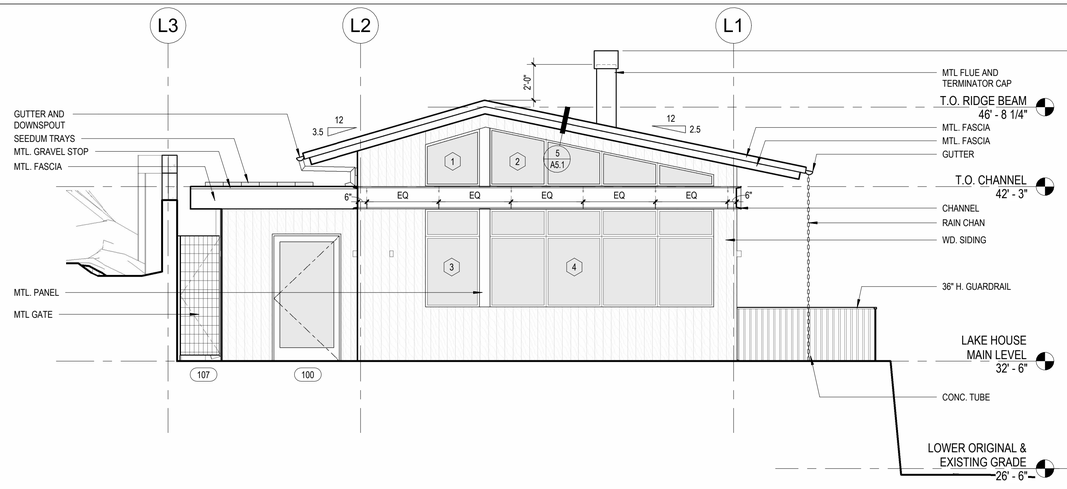
Project: AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024
PERMIT SET

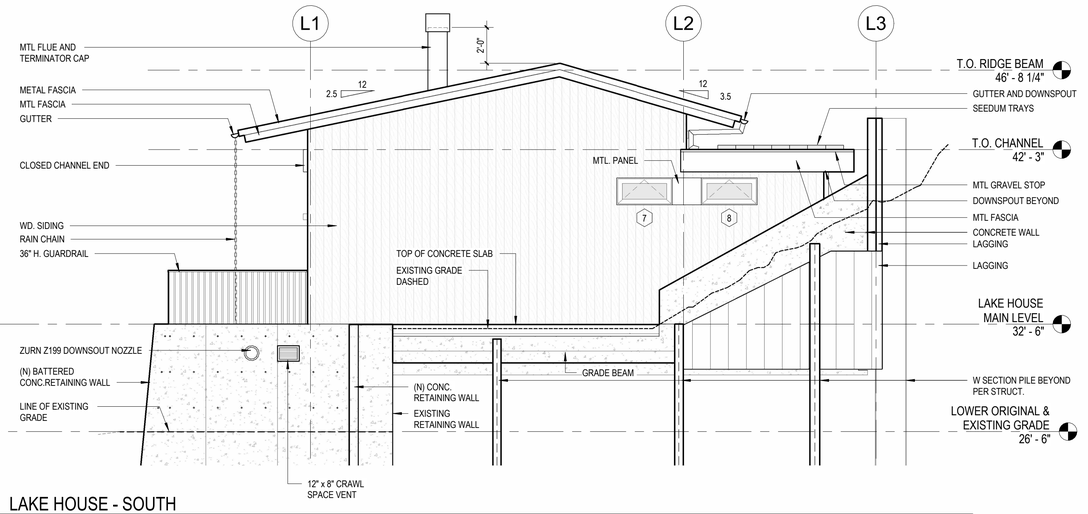
ROOF PLAN - LAKE HOUSE

A2.4

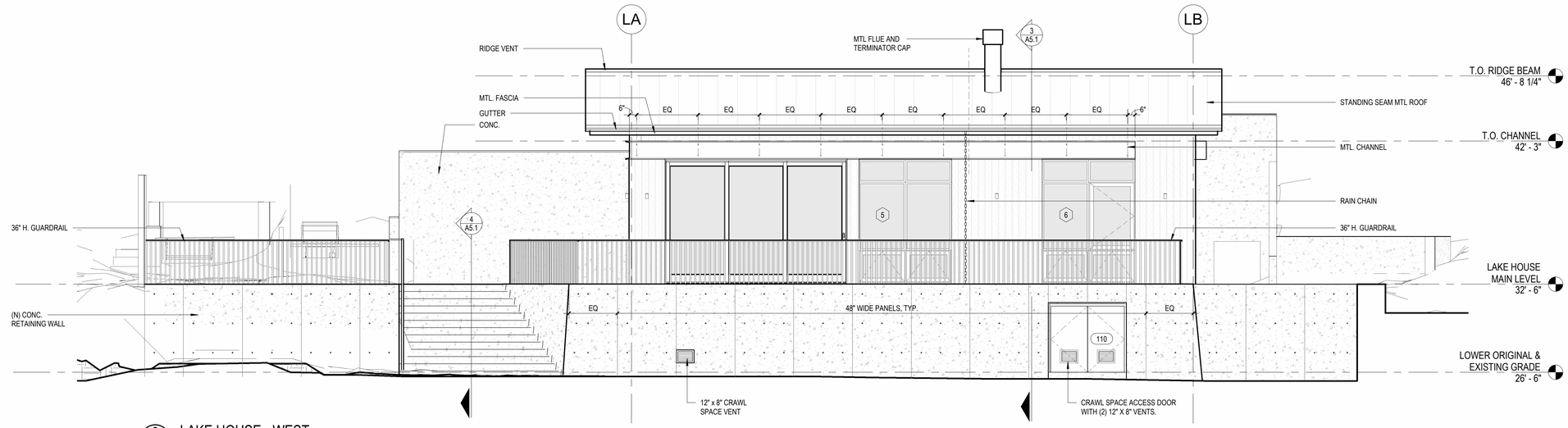
EXHIBIT 5



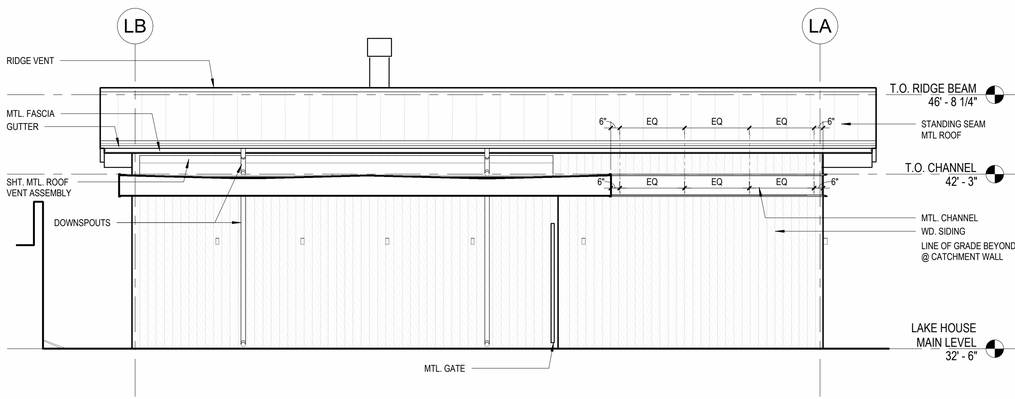
1 A4.1 LAKE HOUSE - NORTH
1/4" = 1'-0"



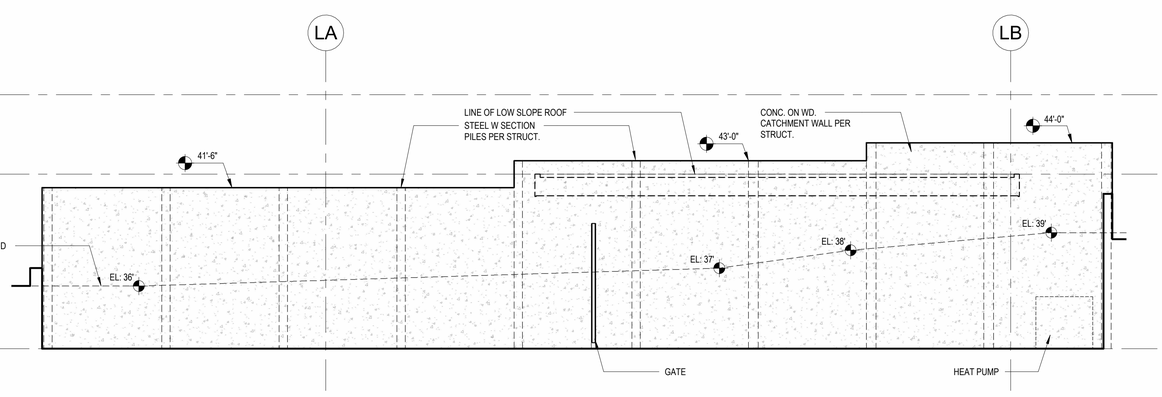
2 A4.1 LAKE HOUSE - SOUTH
1/4" = 1'-0"



3 A4.1 LAKE HOUSE - WEST
1/4" = 1'-0"



4 A4.1 LAKE HOUSE - EAST
1/4" = 1'-0"



5 A4.1 LAKE HOUSE - EAST - CATCHMENT WALL
1/4" = 1'-0"

SkB ARCHITECTS

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914
REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
XXXX
xxxx
P xxxx
Contact: xxxx

Owner:
Date:
Revision:
Number:

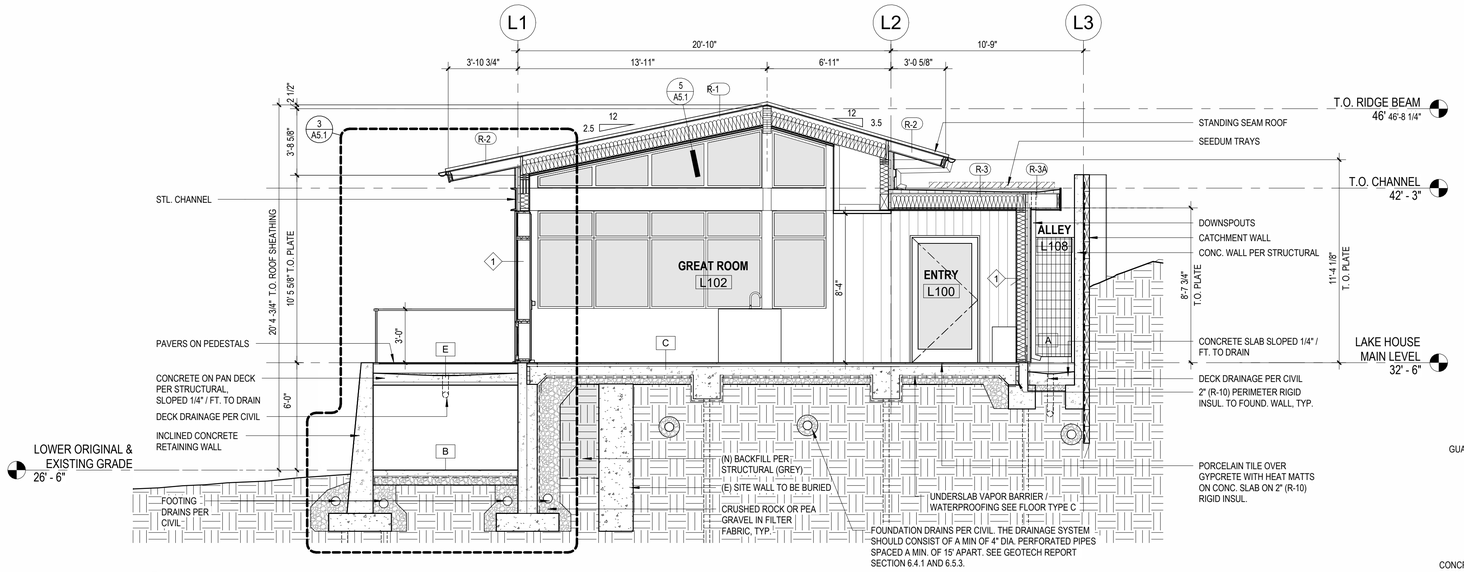
Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024
PERMIT SET

EXTERIOR ELEVATIONS - LAKE HOUSE

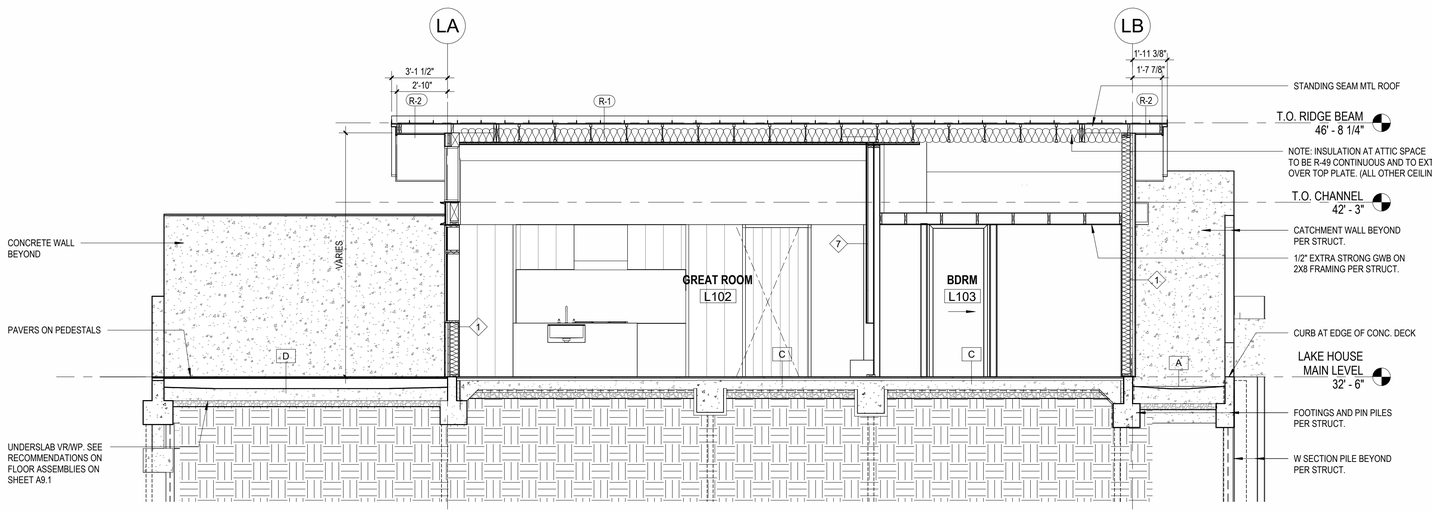
A4.1

EXHIBIT 5



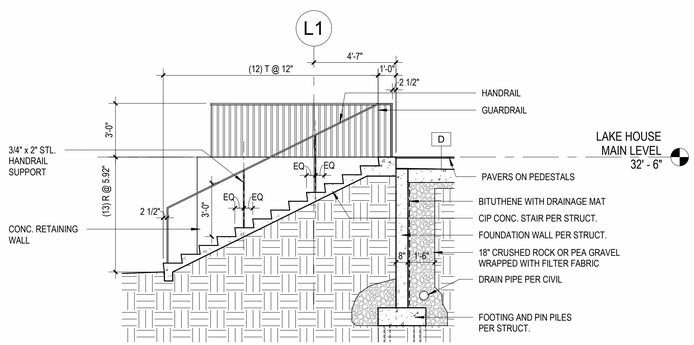
1 A5.1 BUILDING SECTION LOOKING NORTH - LAKE HOUSE

1/4" = 1'-0"



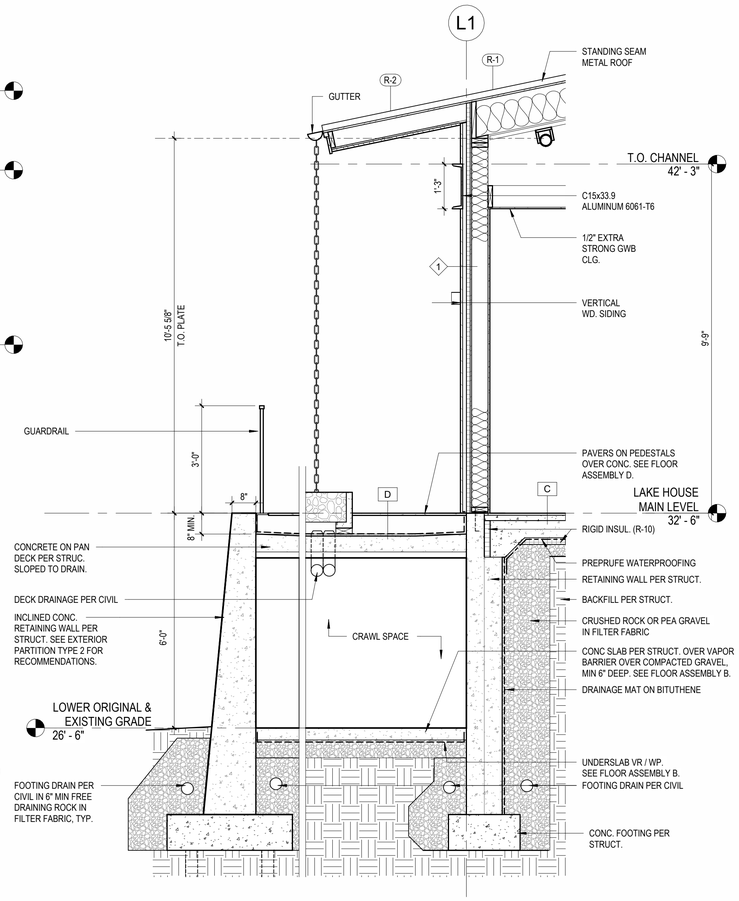
2 A5.1 BUILDING SECTION LOOKING EAST - LAKE HOUSE

1/4" = 1'-0"



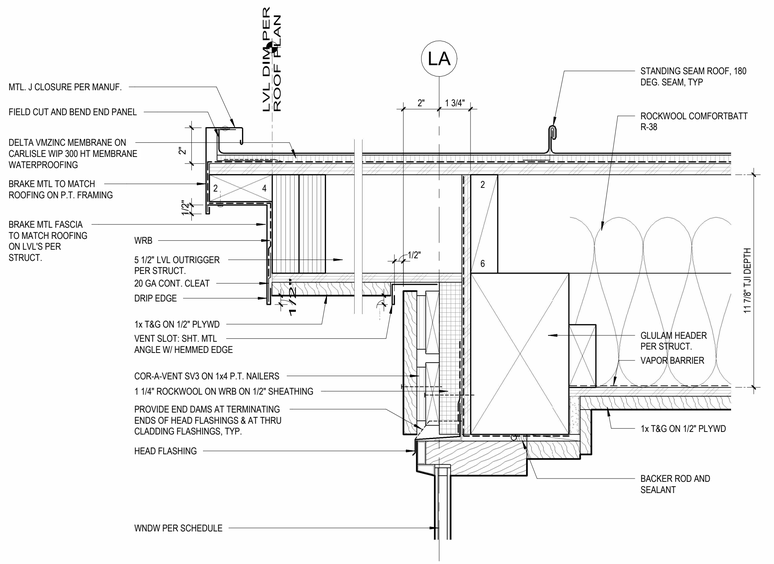
4 A5.1 SECTION @ SITE STAIR

1/4" = 1'-0"



3 A5.1 WALL SECTION @ WEST DECK

1/2" = 1'-0"



5 A5.1 ROOF - STANDING SEAM - RAKE DETAIL

3" = 1'-0"

SkB ARCHITECTS

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914
REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
XXXX
xxxx
P xxxx
Contact: xxxx

Owner:
Date:
Revision:
Number:

Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024
PERMIT SET

SECTIONS - LAKE HOUSE

A5.1

EXHIBIT 5

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	FRAME TYPE	FRAME FINISH	COMMENTS
1		PER TYPE	PER TYPE	MTL / WD		FIXED
2		PER TYPE	PER TYPE	MTL / WD		FIXED
3	5' - 5 1/4"	3' - 0"	W3	MTL / WD		FIXED
4	5' - 5 1/4"	12' - 6"	W4	MTL / WD		FIXED
5	8' - 4 1/4"	6' - 4"	W5	MTL / WD		FIXED / AWNING, TEMPER PER TYPE
6	8' - 4 1/4"	6' - 4"	W6	MTL / WD		FIXED / AWNING / CASEMENT. TEMPER PER TYPE
7	1' - 6"	3' - 1 1/2"	W7	MTL / WD		AWNING
8	1' - 6"	3' - 1 1/2"	W7	MTL / WD		AWNING

DOOR SCHEDULE

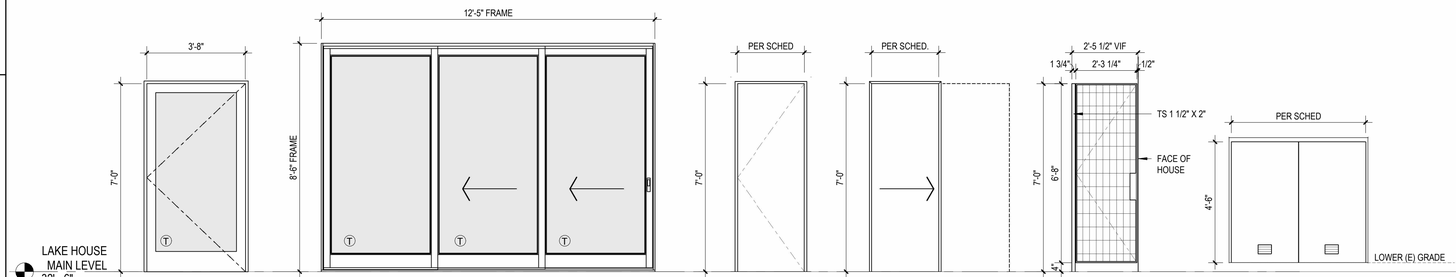
MARK	WIDTH	HEIGHT	THICKNESS	TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HRDWR. GROUP	COMMENTS
100	3' - 8"	7' - 0"		A					
101	2' - 6"	7' - 0"	0' - 1 1/2"						
102	12' - 5"	8' - 6"		B					
103	2' - 10"	8' - 3 1/2"	0' - 1 1/2"	E					
104	2' - 10"	8' - 3 1/2"	0' - 1 1/2"	E					
106	2' - 6"	7' - 0"	0' - 1 1/2"	C					
107	2' - 3 1/4"	6' - 8"		F					
108	5' - 0"	4' - 6"	0' - 1 3/4"						

GLASS TYPES

GL-1
- DUAL GLAZE 272/ARGON/i89
- LoE 272 COATING
- U-VALUES: MIN. 0.25
  0.22 FIXED WINDOW
  0.25 HINGED DOOR
  0.23 AWNING
  0.24 LIFT & SLIDE

DOOR AND WINDOW GENERAL NOTES

1. VERIFY CASEMENT SWING DIRECTION W/ EXTERIOR ELEVATIONS.
2. (T) INDICATES TEMPERED GLASS
3. (E) INDICATES EGRESS WINDOW
4. ALL WINDOW GLAZING TO BE GL-1 U.O.N.; TEMPER PER TYPE
5. ALL GLAZING FOR SHOWER ENCLOSURESS AND SHOWER DOORS TO BE GL-3.
7. VERIFY ALL ROUGH OPENINGS ON SITE PRIOR TO ORDERING WINDOWS/DOORS. ACCOUNT FOR MEMBRANE AND SHEET METAL FLASHINGS.
8. ALL WINDOWS TO BE MTL CLAD WOOD.
   CLAD FINISH: TBD / WOOD STAIN FINISH PER SCHEDULE.
10. ALL EXTERIOR GLASS SLIDING DOORS TO BE MTL CLAD WOOD.
    CLAD FINISH: TBD / WOOD STAIN FINISH PER SCHEDULE.
11. ALL FENESTRATION TO BE NFRC 100, LABELLED & CERTIFIED BY THE MANUFACTURER.
12. ALL WINDOW AND DOOR OPENINGS TO BE FLASHED WATERTIGHT PRIOR TO WINDOW AND DOOR INSTALLATION.



A
- EXTERIOR ENTRY DOOR
- SOLID CORE WOOD
- TEMPERED INSULATED GLASS INSET
- WOOD VENEER, STAINED
- WOOD FRAME

B
- SLIDING DOORS
- MTL. CLAD WOOD
- LIFT AND SLIDE
- TEMPERED INSULATED GLASS
- WOOD FRAME

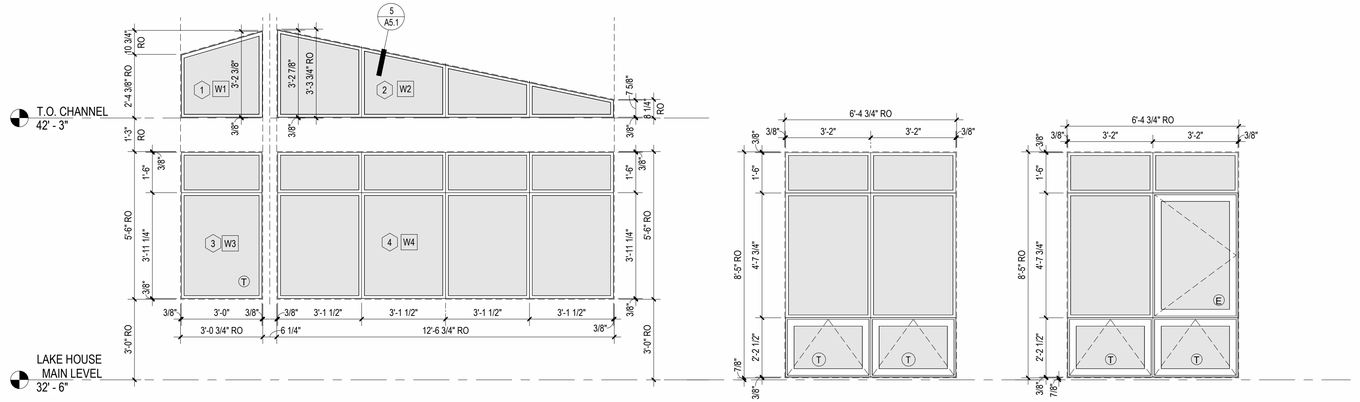
C
- HINGED DOOR
- SOLID CORE WOOD
- PAINT GRADE VENEER
- WOOD FRAME

E
- POCKET DOOR
- SOLID CORE WOOD DOOR
- PAINT GRADE VENEER
- WOOD FRAME

F
- HINGED DOOR
- METAL GATE
- PAINTED STEEL

D
- HINGED CRAWL SPACE MTL DOOR
- POWDERCOATED
- INCLUDES (2) 6" X 4" AIR VENTS

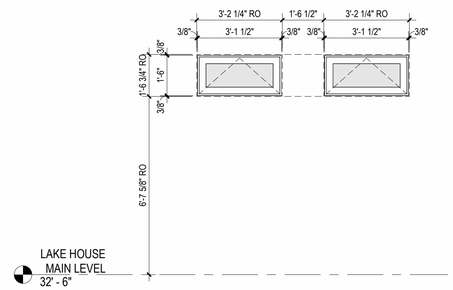
DOOR TYPES



W1 FIXED W3 FIXED
W2 FIXED W4 FIXED
- CLAD FIXED AND AWNING WINDOWS
- FRAME : MTL. CLAD EXTERIOR / WOOD INTERIOR
- GL-1 INSULATED GLASS. TEMPER PER TYPE

W5
- CLAD FIXED AND AWNING WINDOWS
- FRAME: MTL CLAD EXTERIOR / WOOD INTERIOR
- GL-1 INSULATED GLASS. TEMPER PER TYPE

W6
- CLAD FIXED, AWNING & CASMENT WINDOWS
- FRAME: MTL CLAD EXTERIOR / WOOD INTERIOR
- GL-1 INSULATED GLASS. TEMPER PER TYPE



W7
- CLAD AWNING WINDOWS
- FRAME: MTL CLAD EXTERIOR / WOOD INTERIOR
- GL-1 INSULATED GLASS

WINDOW TYPES

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914
REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
XXXX
xxxx
P xxxx
Contact: xxxx

Owner:
Date:
Revision:
Number:

Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

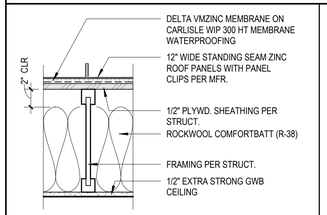
Project no. 01669.00
Date: 10/07/2024
PERMIT SET

DOOR / WINDOW SCHEDULE - LAKE HOUSE

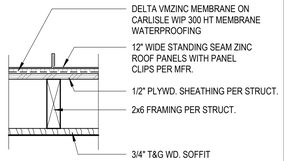
A7.1

EXHIBIT 5

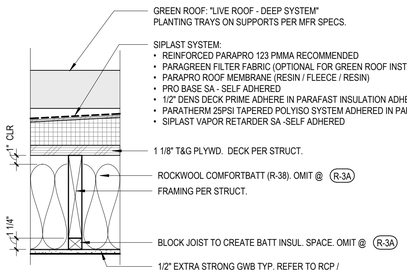
ROOF ASSEMBLIES



R-1 STANDING SEAM ROOF

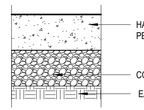


R-2 STANDING SEAM ROOF

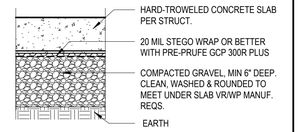


R-3 R-3A ROOF DECK

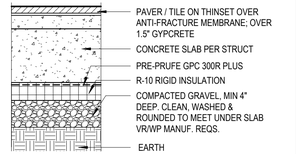
FLOOR ASSEMBLIES



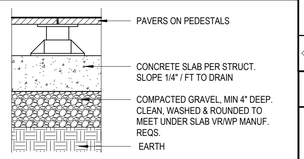
A CONC. SLAB



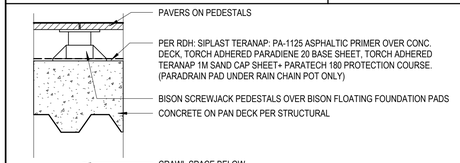
B CONC.



C TILE ON RADIANT INTERIOR SLAB

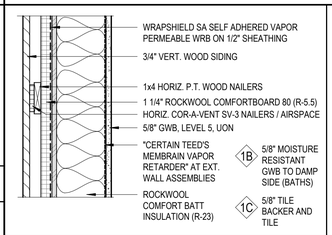


D PAVERS ON PEDESTALS

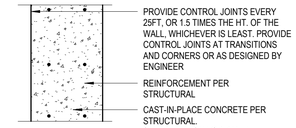


E PAVERS ON CONC PAN DECK

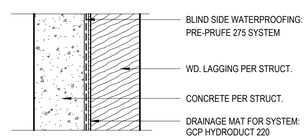
EXTERIOR PARTITION TYPES



1 EXT. VERT. WOOD WALL

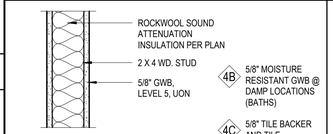


2 CAST-IN-PLACE CONCRETE

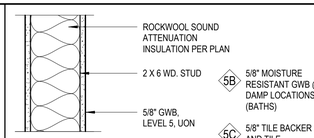


3 CONC. / CATCHMENT WALL

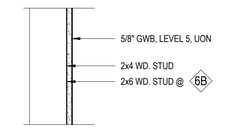
INTERIOR PARTITION TYPES



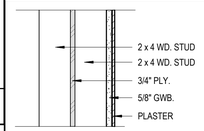
4 4B 4C TYPICAL INTERIOR WALL



5 5B 5C TYPICAL INTERIOR WALL



6 6B TYPICAL INTERIOR WALL



7 INTERIOR DOUBLE WALL

SkB ARCHITECTS

Architects:
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
P 206.903.0575
F 206.903.1586
Contact: CHELSEA MOLNAR

6914
REGISTERED ARCHITECT
STEVEN R OLSON
STATE OF WASHINGTON

General Contractor:
MERCER BUILDERS
3026 78th Ave SE
Mercer Island, WA 98040
P 206.275.1234
Contact: Thom Schultz

Structural Engineering:
SSF
2124 3rd Ave # 100
Seattle, WA 98121
P 206.443.6212
Contact: Ryan Anderson

Landscape Architecture:
XXXX
xxx
P xxxx
Contact: xxxx

Number: Revision: Date: Owner:

Project:
AXTMAN RESIDENCE
2227 Evergreen Point Rd.
Medina, WA 98039

Project no. 01869.00
Date: 10/07/2024
PERMIT SET

PARTITION TYPES & TYP DETAILS - LAKE HOUSE

A9.1

EXHIBIT 5

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2021 EDITION).

2. DESIGN LOADING CRITERIA:

RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD . . . . 40 PSF

ROOF
ROOF LIVE LOAD . . . . 25 PSF

MISCELLANEOUS LOADS
DECKS . . . . 1.5 x AREA SERVED
PHOTOVOLTAIC PANEL SYSTEMS . . . . 5 PSF

DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

ENVIRONMENTAL LOADS
RISK CATEGORY II
SNOW . . . . Ce=1.0, Is=1.0, Ct=1.0, Cs=1.0, Pg=25 PSF, Pf=25 PSF, Ps=25 PSF
WIND . . . . GCpi=0.18, 98 MPH, EXPOSURE "D"
EARTHQUAKE:
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
Vs = 4.40 KIPS ASD
SITE CLASS=D (DEFAULT)
Ss=1.321,Sds=1.000,S1=0.460,Sd1=0.564
Cs=0.154, SDC D, Ie=1.0, R=6.5

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

REINFORCING STEEL
STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT WHERE REQUIRED.

10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

11. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
DRIVEN DEEP FOUNDATION	PER TABLE 1705.7

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

12. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOUNDATION DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOUNDATIONS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE AND/OR SUBSLAB DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

LATERAL EARTH PRESSURE (UNRESTRAINED) . . . . 35 PCF
LATERAL EARTH PRESSURE (RESTRAINED) . . . . 50 PCF
PASSIVE EARTH PRESSURE (INCLUDES F.S. = 1.5) . . . . 250 PCF
SOLDIER PILE/CATCHMENT WALL LOADING . . . . SEE DIAGRAMS ON S3.1
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . 12H PSF
ALLOWABLE PILE CAPACITY, AXIAL COMPRESSION (2" DIA.) . . . . 3 T
ALLOWABLE PILE CAPACITY, AXIAL COMPRESSION (3" DIA.) . . . . 6 T
ALLOWABLE PILE CAPACITY, AXIAL COMPRESSION (4" DIA.) . . . . 10 T

GEOTECHNICAL REPORT REFERENCE:
PROPOSED BOATHOUSE AND MAIN HOUSE REMODELING
2227 EVERGREEN POINT ROAD, MEDINA, WASHINGTON
PANGEO INCORPORATED, JUNE 2023, PROJECT No. 23-020

13. PIN PILES SHOWN ON THE PLAN SHALL BE 4" DIAMETER GALVANIZED, SCHEDULE 40, ASTM A-53 GRADE 'A' STEEL PIPE. THE MAXIMUM CAPACITY OF PILES SHALL BE 10 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 850-LB HYDRAULIC HAMMER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRIVING CRITERIA AND FIELD VERIFICATION BY STATIC LOAD TEST SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

14. A MINIMUM OF 3% OF PILES, (BUT NOT MORE THAN 5 PILES) SHALL BE PERFORMANCE TESTED TO 200% OF THE DESIGN LOAD IN ACCORDANCE WITH THE SOILS REPORT AND ASTM D1143. PERFORMANCE TESTS MAY BE PERFORMED ON SACRIFICIAL OR PRODUCTION PILES. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL BE PRESENT DURING INSTALLATION AND TESTING.

15. PILE PLACEMENT TOLERANCES:

A. 1" INSIDE PERPENDICULAR TO FOOTING OR GRADE BEAM
B. 1" OUTSIDE PERPENDICULAR TO FOOTING OR GRADE BEAM
C. 3" PARALLEL TO FOOTING OR GRADE BEAM

CONCRETE

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

17. A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-19, SECTIONS 26.4.3 AND 26.4.4. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

18. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

19. CONCRETE MAY BE PLACED BY THE "SHOTCRETE" METHOD, PROVIDED THE APPROVALS, TESTS, AND INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT ARE OBTAINED. SHOTCRETE MATERIALS, EQUIPMENT, PROCEDURES, PROPORTIONS, BATCHING, MIXING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318-19 SECTION 4.2.1.1, AND INTERNATIONAL BUILDING CODE SECTION 1908.

THE "SHOTCRETE" METHOD SHALL NOT BE USED WITHOUT MAKING SPECIAL ARRANGEMENTS THROUGH OWNER AND ENGINEER UNLESS STRUCTURAL DRAWINGS ARE SPECIFICALLY DETAILED TO ACCOMMODATE SHOTCRETING.

20. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

21. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B.

22. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

23. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . . 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . . . 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . 1-1/2"
SLABS AND WALLS (INT. FACE) . . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

24. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE CONSTRUCTION. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

25. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 40 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

27. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

MASONRY

28. MASONRY VENEER, 5" MAXIMUM THICKNESS, SHALL BE ANCHORED TO MASONRY BACKING WALLS PER SECTION 1404.6 OF THE INTERNATIONAL BUILDING CODE WITH 7/8" x 22 GAUGE CORRUGATED CORROSION RESISTANT SHEET METAL OR NO. 9 GAGE WIRE ANCHORS MINIMUM. ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32" O.C. HORIZONTALLY AND 25" O.C. VERTICALLY. ATTACHMENTS SHALL BE WITH CORROSION RESISTANT FASTENERS AND CONNECT TO FRAMING MEMBERS OR CONCRETE OR MASONRY BACKING. TIES SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A NO. 9 GAGE REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

STEEL

29. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

A. AISC 360-16 AND SECTION 2205 OF THE INTERNATIONAL BUILDING CODE.
B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-16) AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.

29. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, FY = 46 KSI (ROUND), FY = 50 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

30. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AISC 303-16.

31. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH AN EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

32. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

33. ALL ANCHORS EMBEDDED IN CONCRETE SHALL BE A307 HEADED BOLTS OR F1554 GRADE 36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

35. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

36. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

37. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E-2600FB WS)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION, IN ACCORDANCE WITH ICC-ES REPORT ESR-1153. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

39. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTERS AT UNBLOCKED ROOF SHEATHING EDGES. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

40. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

41. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1-20 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

42. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

44. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

45. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

46. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C.. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTERS AT UNBLOCKED ROOF SHEATHING EDGES. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

ARCHITECT:

SkB ARCHITECTS

SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING

115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON
46331
1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:
Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

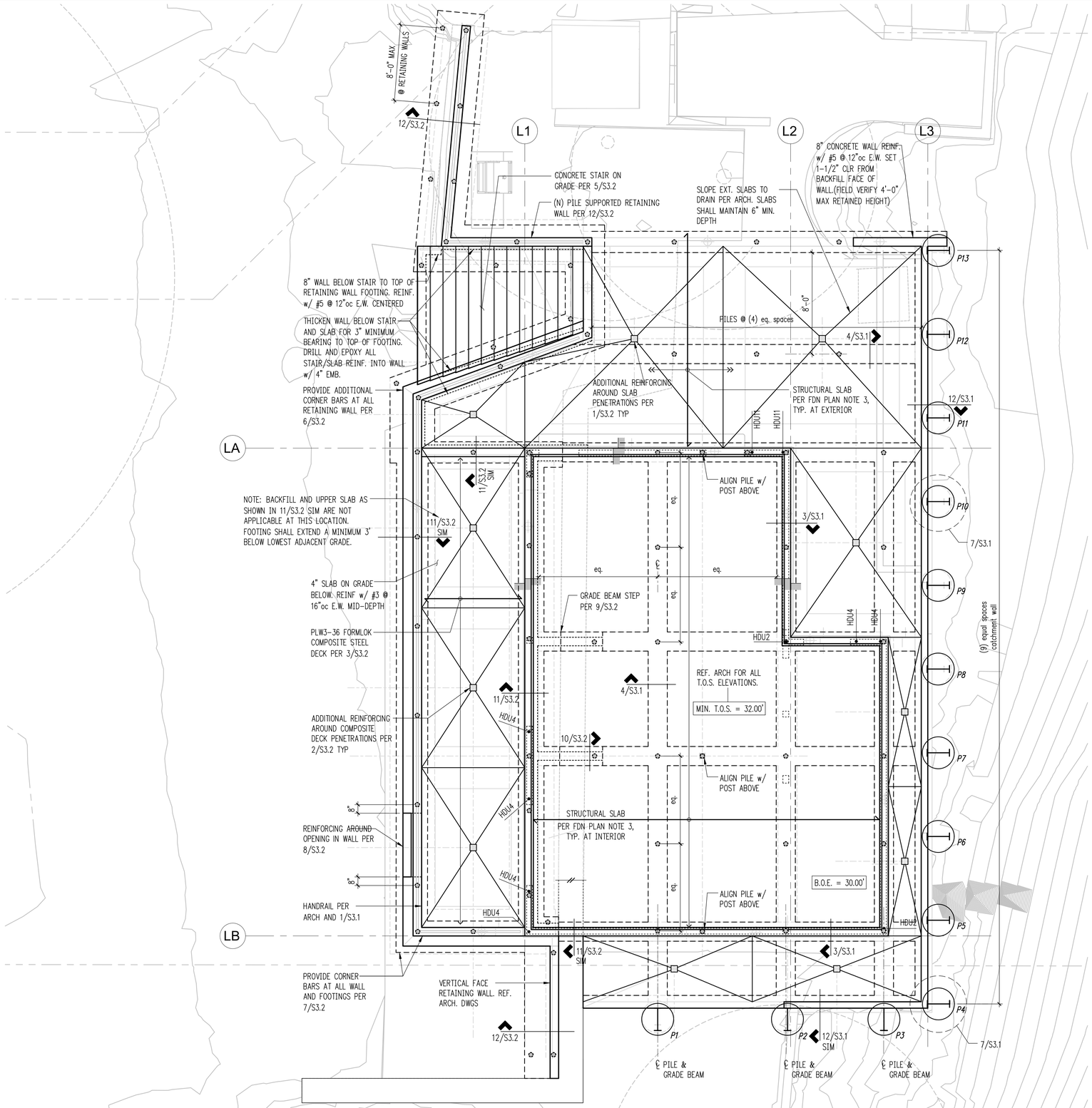
JURISDICTION APPROVAL STAMP:

ISSUE: Permit

SHEET TITLE: General Structural Notes

SCALE: NA
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO: S1.1

EXHIBIT 5



Foundation Plan Notes

(TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. THE BOTTOM OF ALL EXTERIOR FOUNDATION ELEMENTS SHALL BE 18" MINIMUM BELOW GRADE.
3. UNLESS NOTED OTHERWISE, ALL SLABS SHALL BE 6" MINIMUM DEPTH CONCRETE REINFORCED WITH #5 @ 8"OC EACH WAY MID-DEPTH. PROVIDE CAPILLARY BREAK AND SUB-SLAB DRAINAGE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. UNLESS NOTED OTHERWISE IN DETAILS, CONTROL AND CONSTRUCTION JOINTS IN SLABS ARE NOT PERMITTED.
4. PROVIDE CORNER BARS PER DETAIL 7/S3.2 AT ALL FOOTING AND GRADE BEAM INTERSECTIONS.
5. ALL POSTS ABOVE SHALL HAVE CONTINUOUS FULL BEARING TO THE FOUNDATION.
6. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Pin Pile Plan Notes

(TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. PIN PILES SHALL BE 4" DIAMETER GALVANIZED, SCHEDULE 40, ASTM A-53 GRADE 'A' STEEL PIPE.
3. PIN PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 850-LB HYDRAULIC HAMMER.
4. AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 20,000 LBS HAS BEEN USED FOR FOUNDATION DESIGN.
5. PILE INSTALLATION SHALL BE PERFORMED UNDER THE FULL-TIME OBSERVATION OF A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
6. ALL PILES SHALL BE DRIVEN COMPLETELY THROUGH LOOSE MATERIAL INTO THE UNDERLYING COMPETENT NATURAL SEDIMENTS AS DETERMINED IN THE FIELD BY THE GEOTECHNICAL INSPECTOR.
7. REFER TO GENERAL STRUCTURAL NOTES AND THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

FOR PLANNING PURPOSES ONLY: TYPICAL PILE LENGTH IS EXPECTED TO BE 20'-25'. REFERENCE THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

Shoring/Catchment Wall Plan Notes

(TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. TYPICAL TIMBER LAGGING SHALL CONSIST OF 4x12 HF #2 WITH A BASE VALUE OF FB=900 PSI UNLESS NOTED OTHERWISE ON PLAN.
3. OBSTRUCTIONS MAY BE ENCOUNTERED DURING EXCAVATION AND SHORING/PILE INSTALLATION. NOTIFY ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER IF OBSTRUCTIONS PREVENT INSTALLATION OF PILES PER PLANS.
4. FOR EACH PILE UTILIZING LEAN CONCRETE, THE REQUIRED VOLUME OF GROUT SHALL BE CALCULATED PRIOR TO, AND MONITORED DURING INSTALLATION. GROUTING OPERATIONS SHALL BE STOPPED IF THE PUMPED GROUT VOLUME EXCEEDS THE CALCULATED GROUT VOLUME BY 10%.
5. PERIODIC MAINTENANCE OF THE CATCHMENT WALL IS REQUIRED TO REMOVE ACCUMULATED DEBRIS FROM BEHIND THE WALL AS NECESSARY TO MAINTAIN 5'-0" MINIMUM FREEBOARD (EXISTING GRADE TO TOP OF WALL)
6. REFER TO GENERAL STRUCTURAL NOTES AND THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

Legend

	STRUCTURAL WALL OR POST BELOW	✿	4"ø PIN PILE PER 2/S3.1
	STRUCTURAL WALL OR POST ABOVE		CHANGE IN ELEVATION
XX#	HOLD DOWN DEVICE	I	PILE PER SCHEDULE, THIS SHEET
	GRADE BEAM	B.O.E.	BOTTOM OF EXCAVATION
	SPAN DIRECTION	T.O.S.	TOP OF SLAB
	SPAN EXTENT	T.O.W.	TOP OF WALL

Pile Schedule

MARK	AUGER DIA. (min.)**	STEEL PILE SIZE	PERM./ TEMP.	MIN. EMBED D	MAX. TEMP. SHORING HEIGHT	BOT. OF AUGER HOLE	MIN. TOP OF PILE*
P1	30"ø	W16x31	PERM.	13'-0"	2'-0"	19.00'	32.00'
P2	30"ø	W16x31	PERM.	13'-0"	2'-0"	19.00'	32.50'
P3	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	36.50'
P4	30"ø	W21x44	PERM.	15'-6"	9'-0"	16.50'	44.00'
P5	30"ø	W21x44	PERM.	15'-6"	9'-0"	16.50'	44.00'
P6	30"ø	W21x44	PERM.	15'-6"	9'-0"	16.50'	44.00'
P7	30"ø	W21x44	PERM.	15'-6"	9'-0"	16.50'	43.00'
P8	30"ø	W21x44	PERM.	15'-6"	9'-0"	16.50'	43.00'
P9	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	43.00'
P10	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	41.50'
P11	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	41.50'
P12	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	41.50'
P13	30"ø	W16x31	PERM.	15'-6"	6'-0"	16.50'	41.50'

*FOR PILES P4 THROUGH P13, TOP OF PILE SHALL EXTEND A MINIMUM 5'-0" ABOVE HIGHEST ADJACENT GRADE WITHIN ONE PILE SPACING OF PILE UNDER CONSIDERATION. REFERENCE ARCHITECTURAL DRAWINGS FOR FINAL TOP OF PILE ELEVATION.

**CONTRACTOR NOTE: PER GEOTECHNICAL REPORT, TEMPORARY CASING OF HOLES WILL LIKELY BE REQUIRED TO PREVENT CAVING. ADDITIONALLY, CONCRETE MAY BE REQUIRED TO BE PLACED WITH THE TREMIE METHOD WHERE GROUNDWATER IS ENCOUNTERED

Foundation Plan

Scale: 1/4"=1'-0"

ARCHITECT:

SkB ARCHITECTS

SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING
115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON — STATE OF WASHINGTON — 46371 — REGISTERED PROFESSIONAL ENGINEER
1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:

Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

JURISDICTION APPROVAL STAMP:

ISSUE:

Permit

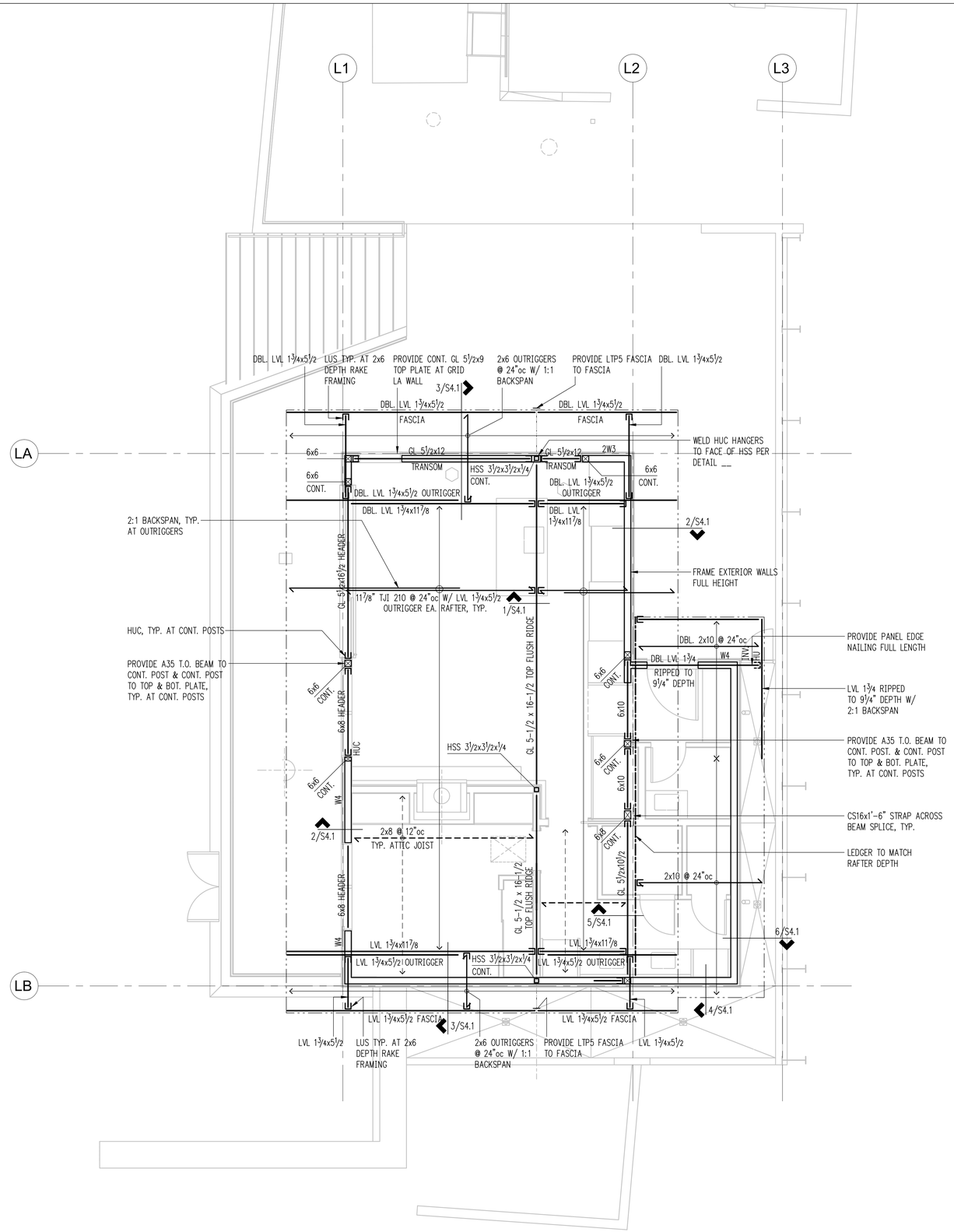
SHEET TITLE:

Foundation Plan

SCALE: 1/4" = 1'-0"
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO:

S2.1

EXHIBIT 5



Roof Framing Plan Notes

(TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6"O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. HIGH ROOF FRAMING SHALL BE 11-7/8" TJI210 AT 24" O.C.
4. LOW ROOF FRAMING SHALL BE 2X10 HEM-FIR NO. 2 AT 24" O.C.
5. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 8/S4.1 FOR TYPICAL INSTALLATION.
6. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
7. W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
8. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
9. MANUFACTURED LUMBER PRODUCTS (LVL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
10. SPLICE ALL TOP PLATE SPLICES PER DETAIL 7/S4.1.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- HEADER/BEAM
- SPAN DIRECTION
- SPAN EXTENT
- HANGER
- W# SHEARWALL
- XX# HOLD DOWN DEVICE
- APPROX. ROOF EXTENT
- STRAP

Roof Framing Plan

Scale: 1/4"=1'-0"

ARCHITECT:

SkB ARCHITECTS

SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING
115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON — STATE OF WASHINGTON — 46371 — REGISTERED PROFESSIONAL ENGINEER

1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:

Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

JURISDICTION APPROVAL STAMP:

ISSUE:

Permit

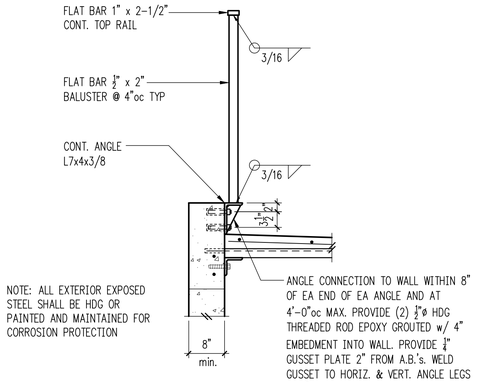
SHEET TITLE:

Roof Framing Plan

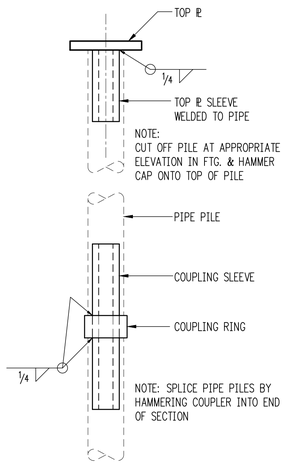
SCALE: 1/4" = 1'-0"
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO:

S2.2

EXHIBIT 5



Exterior Guardrail 1

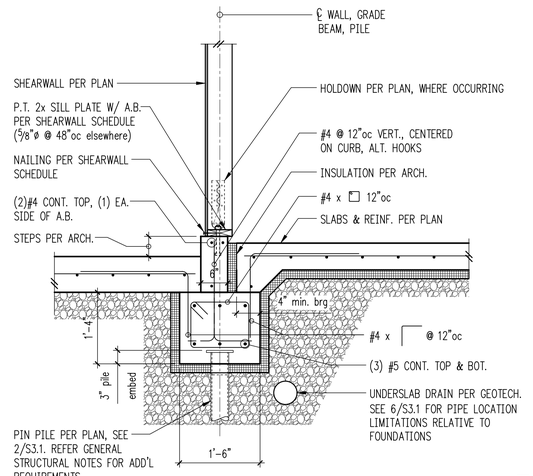


Typical Pipe Pile Assembly

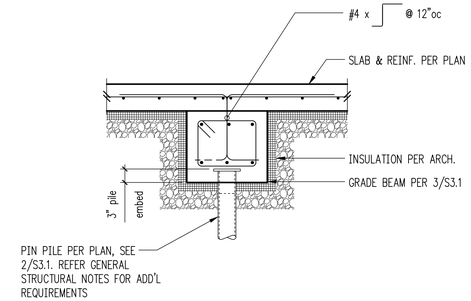
PART	PIPE
	4" Sch 40 Pipe
	4.5" O.D.
TOP PLATE	.50"x6"x6" (COMPRESSION FIT TOP PLATE)
TOP ℄ SLEEVE	3.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP ℄ SLEEVE)
PIPE	4" SCH 40 (.237") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)
COUPLING SLEEVE	3.5" SCH 40 (.226") x 14" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)
COUPLING RING	4.50" x .188" x 1.75" (A500) TUBING (COUPLING RING)

3" = 1'-0"

Typical Pipe Pile Assembly Schedule 2



Typical Exterior Grade Beam 3

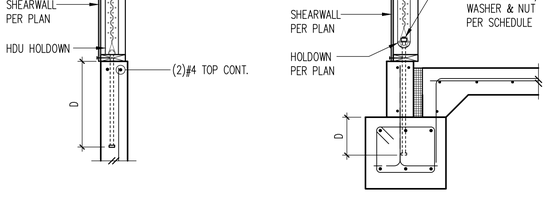


Typical Grade Beam 4

Holdown Schedule

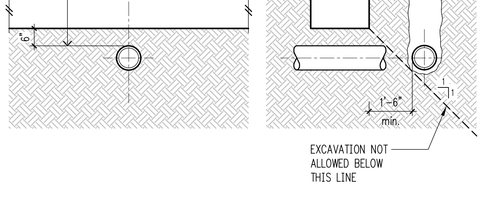
Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D) Fdn Wall	Grade Bmif	Holdown Post① 2x4	2x6
HDU2-SDS2.5	(6)SDS ¼"x2½"	⅝"ø	12"	6"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS ¼"x2½"	⅝"ø	18"	8"	4x4	4x6
HDU11-SDS2.5	(30)SDS ¼"x2½"	1"ø	n/a	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

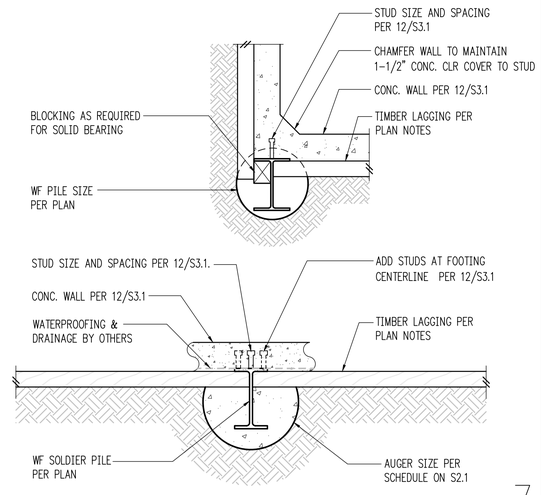


At Deep Foundation Wall | At Grade Beam

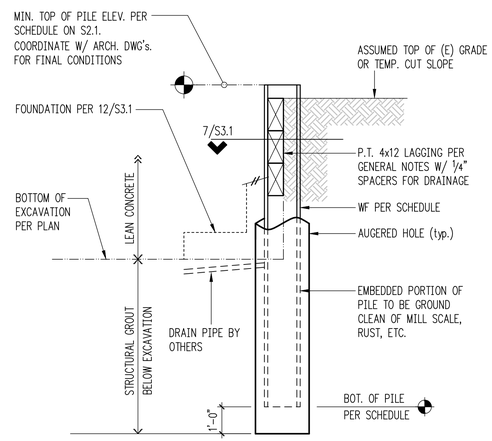
Holdown Schedule 5



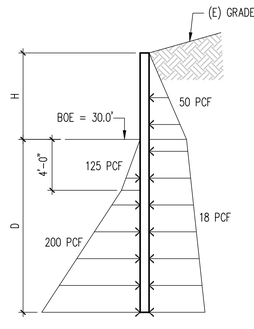
Pipe and Penetrations 6



Typical Pile Plan 7



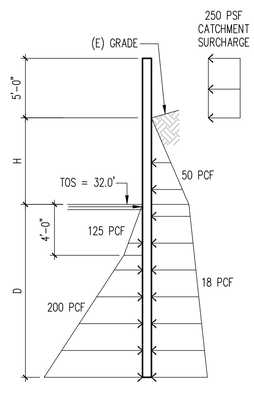
Cantilever Pile 8



Passive Pressure | Active Pressure

NOTES:
1. ACTIVE PRESSURE ABOVE EXCAVATION ACTS OVER (1) PILE SPACING, ACTIVE PRESSURE BELOW EXCAVATION ACTS OVER (1) PILE DIAMETER.
2. PASSIVE PRESSURE BELOW EXCAVATION ACTS OVER (2) PILE DIAMETERS.
3. A FACTOR OF SAFETY OF 1.5 HAS BEEN APPLIED TO THE RECOMMENDED PASSIVE PRESSURE VALUES
4. NO FACTOR OF SAFETY HAS BEEN APPLIED TO THE ACTIVE EARTH PRESSURES
5. LAGGING DESIGN IS BASED FULL ACTIVE PRESSURES.

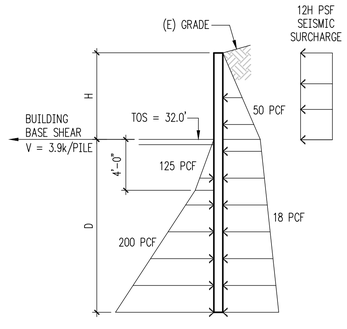
Pile Loading Diagram – Temporary Shoring 9



Passive Pressure | Active Pressure

NOTES:
1. ACTIVE PRESSURE ABOVE EXCAVATION ACTS OVER (1) PILE SPACING, ACTIVE PRESSURE BELOW EXCAVATION ACTS OVER (1) PILE DIAMETER.
2. PASSIVE PRESSURE BELOW EXCAVATION ACTS OVER (2) PILE DIAMETERS.
3. A FACTOR OF SAFETY OF 1.5 HAS BEEN APPLIED TO THE RECOMMENDED PASSIVE PRESSURE VALUES
4. NO FACTOR OF SAFETY HAS BEEN APPLIED TO THE ACTIVE EARTH PRESSURES
5. LAGGING DESIGN IS BASED FULL ACTIVE PRESSURES.

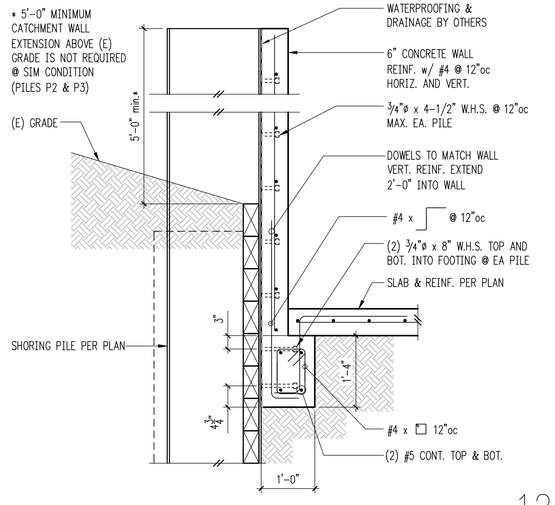
Pile Loading Diagram – Permanent Catchment Wall 10



Passive Pressure | Active Pressure

NOTES:
1. ACTIVE PRESSURE ABOVE EXCAVATION ACTS OVER (1) PILE SPACING, ACTIVE PRESSURE BELOW EXCAVATION ACTS OVER (1) PILE DIAMETER.
2. PASSIVE PRESSURE BELOW EXCAVATION ACTS OVER (2) PILE DIAMETERS.
3. A FACTOR OF SAFETY OF 1.5 HAS BEEN APPLIED TO THE RECOMMENDED PASSIVE PRESSURE VALUES. FOR SEISMIC LOADING, FACTOR OF SAFETY MAY BE REDUCED TO 1.1 PER IBC SECTION 1807.2.3
4. NO FACTOR OF SAFETY HAS BEEN APPLIED TO THE ACTIVE EARTH PRESSURES
5. LAGGING DESIGN IS BASED FULL ACTIVE PRESSURES.

Pile Loading Diagram – Building Seismic Base Shear 11



Typical Wall Footing at Shoring Piles 12

ARCHITECT:
SkB ARCHITECTS
SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING
115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON — STATE OF WASHINGTON — 46371 — REGISTERED PROFESSIONAL ENGINEER
1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:
Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

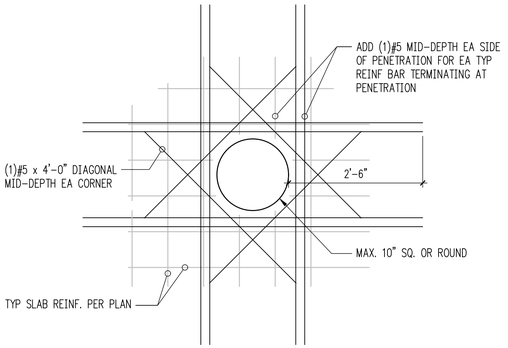
JURISDICTION APPROVAL STAMP:

ISSUE:
Permit

SHEET TITLE:
Concrete Details

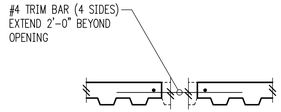
SCALE: 3/4" = 1'-0" UNO
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO:
S3.1

EXHIBIT 5



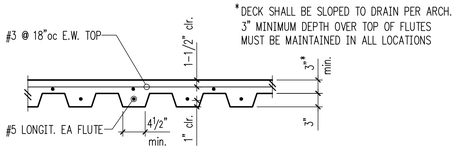
NOTE: PENETRATIONS SHALL BE SPACED A MINIMUM 48"oc

Additional Reinforcing at Slab Penetrations 1



NOTE: PENETRATIONS SHALL BE SPACED A MINIMUM 48"oc

Additional Reinforcing at Composite Deck Penetrations 2



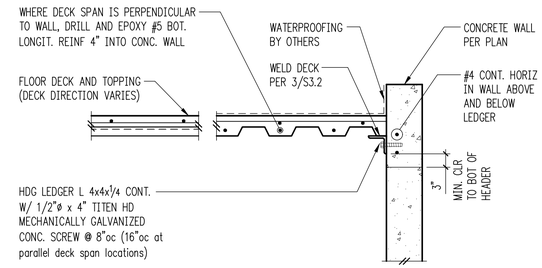
*DECK SHALL BE SLOPED TO DRAIN PER ARCH. 3" MINIMUM DEPTH OVER TOP OF FLUTES MUST BE MAINTAINED IN ALL LOCATIONS

PLW3-36 FormLok, G90 Coating w/Following Min. Properties

	20 GA.
PANEL WIDTH = 36"	I = .896 in.^{4}
	S = .534 in.^{3}
	Fy = 38 ksi min.

1. MAXIMUM DECK SPAN = 10'-0" c. TO c. UNLESS SHORED AT MIDSPAN.
2. PROVIDE (4)5/8" DIAMETER EFFECTIVE PUDDLE WELDS PER SHEET TO ALL SUPPORTS PERPENDICULAR TO DECK FLUTES.
3. PROVIDE 5/8" DIAMETER PUDDLE WELDS AT 12"oc TO ALL WALL LEDGERS.
4. CONNECT DECK SEAMS WITH VSC2 @ 36"oc.
5. DECK TYPE MUST STRICTLY MEET CRITERIA LISTED ABOVE INCLUDING I.C.B.O. RESEARCH REPORT ALLOWABLE SHEAR LOADS. SUBMIT DECK INFORMATION TO ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.

Composite Deck 3



NOTES:

- TYPICAL DECK LEDGER TO OCCUR AT ALL INTERSECTIONS OF FLOOR DECK AND CONCRETE WALLS, U.O.N.
- COORDINATE BOLT LOCATIONS W/ WALL REINF, LAYOUT.

Typical Deck Ledger 4

*ADDITIONAL HORIZONTAL AND VERTICAL REINF. MAY BE PROVIDED TO ACCOMMODATE PLACEMENT OF NOSING REINF. BAR. NOSING REINF. SHALL BE LOCATED 1-1/2" CLR OF HORIZONTAL AND VERTICAL SURFACES TYP.

Concrete Stair On Grade 5

Additional Reinforcement at Retaining Walls 6

Typical Corner Bars at Concrete Walls and Footings 7

Typical Opening Reinforcing at Concrete Walls 8

Grade Beam Step 9

Grade Beam Step 10

Deep Foundation Wall 11

Retaining Wall 12

ARCHITECT:

SkB ARCHITECTS

SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING
115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON — STATE OF WASHINGTON — 46371 — REGISTERED PROFESSIONAL ENGINEER

1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:

Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

JURISDICTION APPROVAL STAMP:

ISSUE:

Permit

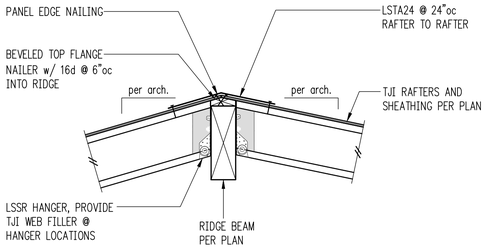
SHEET TITLE:

Concrete Details

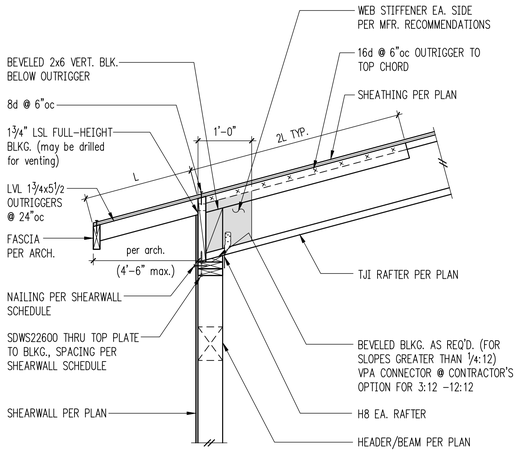
SCALE: 3/4" = 1'-0" UNO
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO:

S3.2

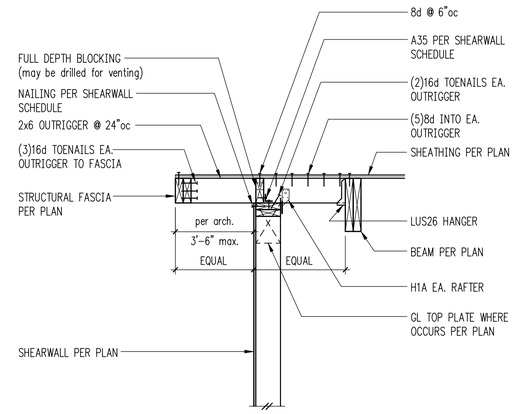
EXHIBIT 5



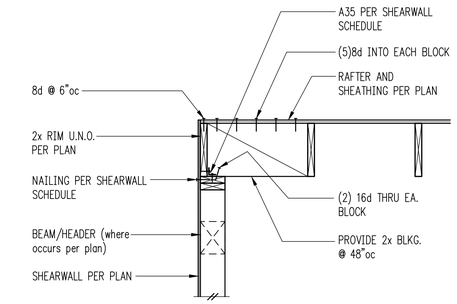
Ridge Beam w/ LSSR Hangers 1



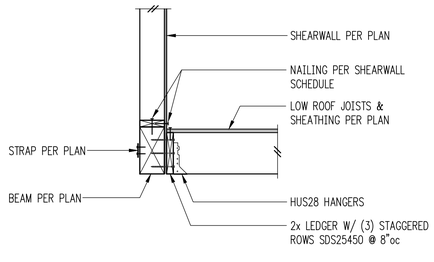
Exterior Bearing Wall 2



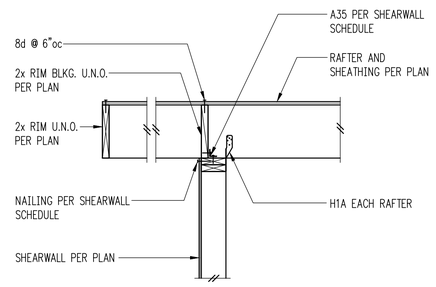
Exterior Non-Bearing Wall 3



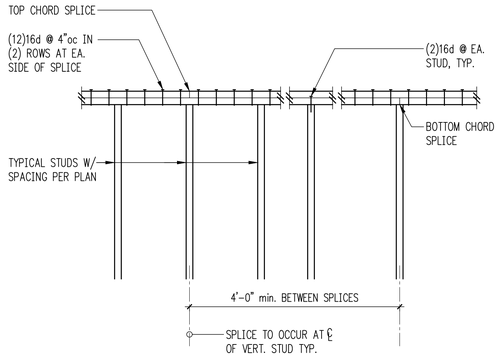
Rafters Parallel to Exterior Wall 4



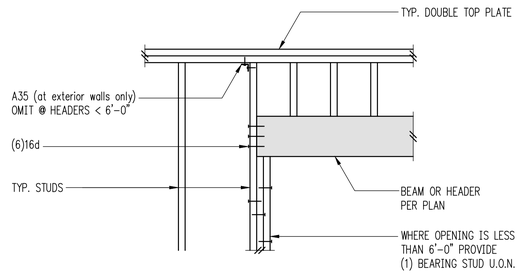
Clerestory – Low Roof Transition 5



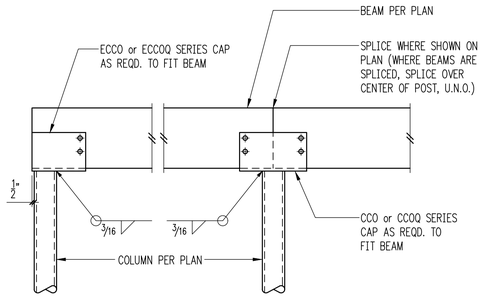
Rafters Perpendicular to Exterior Wall 6



Typical Top Plate Splice 7



Typical Header Support 8



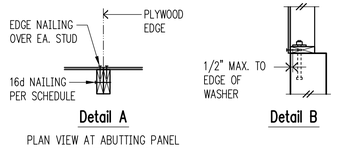
Ridge Beam Bearing on HSS Column 9

	A	B	C
PLAN VIEW	spacing	spacing	spacing
SECTION			1-1/2" 3" 1-1/2"
# OF WOOD BMS (LVL)	2–1-3/4"	3–1-3/4"	4–1-3/4"
SDW22 SCREW SIZE	0.220x3	0.220x5	0.220x6
# OF SDW22 SCREWS	2	2	2
SPACING OF SDW22 SCREWS	12"OC	12"OC	12"OC

NOTES:
– MIN. SCREW END DISTANCE = 6"

NOTE: MAY USE SDS 1/4" @ CONTRACTORS OPTION

Sistering Schedule for Multi Beams (SDWS) 10



Shearwall Schedule ①②③⑥⑦⑧

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			SDWS22600 ⑩	A35/HGA10 ⑨	at Wood ⑩⑫	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	SDWS22600 @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	SDWS22600 @ 6"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	n/a	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	n/a	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑬	5/8"ø A.B. @ 16"oc
2W3 ⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(3)rows 16d @ 4"oc ⑭	5/8"ø A.B. @ 16"oc
2W2 ⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10KT @ 8"oc	(3)rows 16d @ 4"oc ⑭	5/8"ø A.B. @ 12"oc
2W2–10 ⑤	15/32" CDX PLYWD. EA. SIDE	10d @ 2"oc EA. SIDE	n/a	HGA10KT @ 6"oc	(4)rows 16d @ 4"oc ⑭	5/8"ø A.B. @ 12"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box) – 10d NAILS SHALL BE 0.148"ø x 3" (common).
③ EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXIED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL B.
④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL A. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
⑤ 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
⑦ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
⑨ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
⑩ MAINTAIN MIN. 6" DISTANCE FROM END OF BLOCK/RIM. CENTER SCREW IN BLOCK/RIM.
⑪ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL C.
⑫ LVL RIMS PERMITTED AT SINGLE SIDED SHEAR WALLS ONLY.
⑬ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
⑭ MINIMUM RIM OR JOIST 3 1/2" WIDE BELOW SHEARWALL.

Shearwall Schedule 12

ARCHITECT:

SkB ARCHITECTS

SkB Architects
2333 3rd Avenue
Seattle, WA 98121
PH 206.903.0575

RADIAL ENGINEERING

115 15th Ave E, Ste B
Seattle, WA 98112
206-734-3946
radial-engineering.com

RYAN ANDERSON — STATE OF WASHINGTON — 46331 — REGISTERED PROFESSIONAL ENGINEER

1-31-25

DESIGNED BY: ETC
APPROVED BY: RJA

PROJECT:

Axtman Residence
Lake House
2227 Evergreen Point Road
Medina, WA 98039

REVISIONS:

JURISDICTION APPROVAL STAMP:

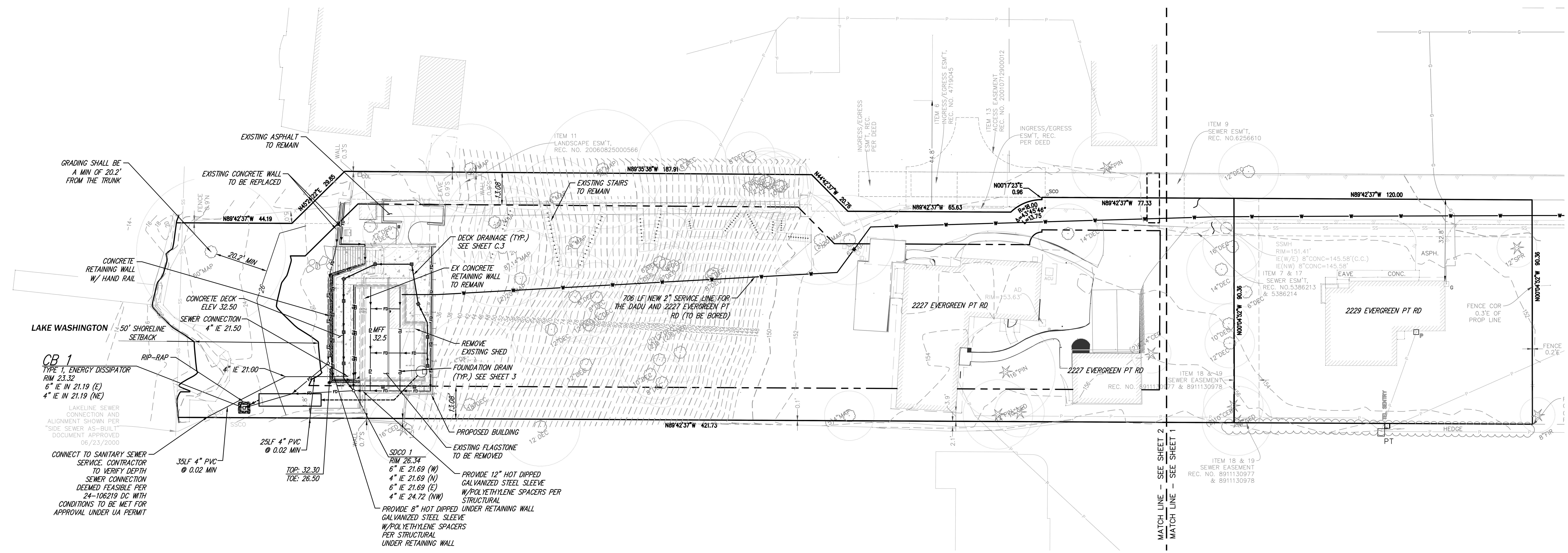
ISSUE: Permit

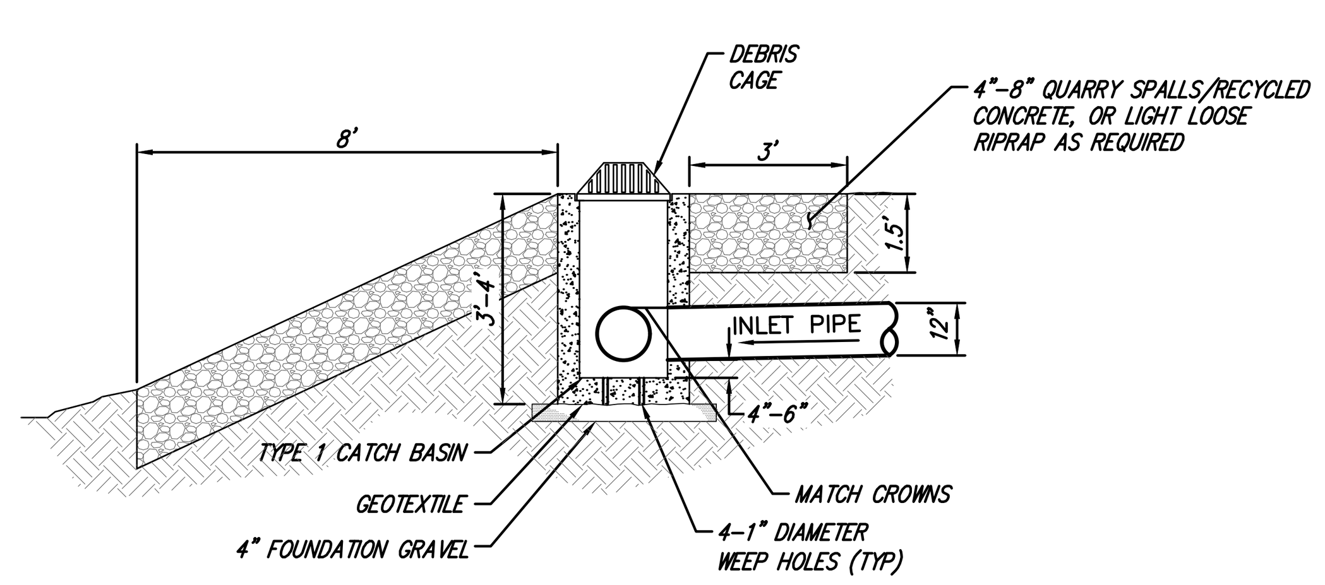
SHEET TITLE: Framing Details

SCALE: 3/4" = 1'-0" UNO
DATE: 1/31/25
PROJECT NO: 1003-0003-25
SHEET NO: S4.1

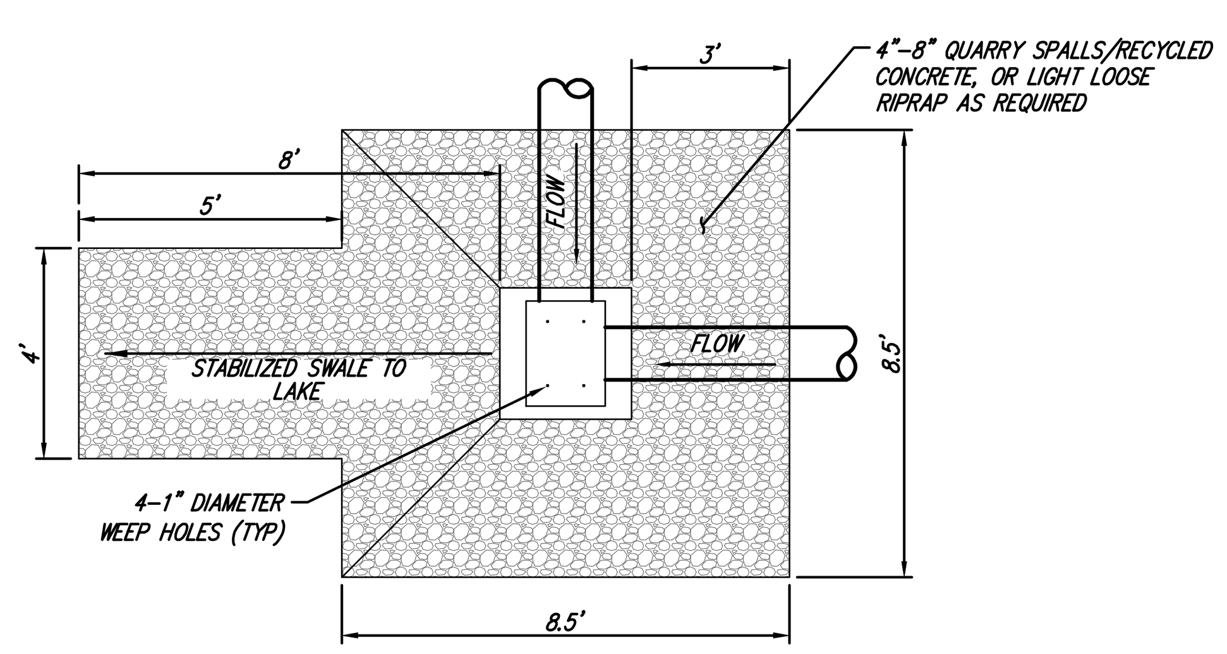
EXHIBIT 5

NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.





ELEVATION



PLAN

ENEGRY DISSIPATOR

NO SCALE

SITE INFORMATION

2227 EVERGREEN POINT RD
MEDINA, WA 98039
PARCEL NO. 9208900024

IMPERVIOUS COVERAGE

SITE AREA	38,848 SF
MAXIMUM IMPERVIOUS ALLOWED (50%)	19,424 SF
EXISTING DRIVEWAY AREA EXISTING DRIVEWAY/WALKWAY AREAS	4,706 SF
EXISTING VAULTS, CONC. EXISTING ROOF AREA	2,785 SF
EXISTING IMPERVIOUS AREA TO REMAIN	7,491 SF
PROPOSED ACCESSORY ROOF AREA	1,008 SF
PROPOSED IMPERVIOUS PATIO/WALKWAY AREA	1,275 SF
NEW AND REPLACED IMPERVIOUS AREA	2,283 SF
TOTAL IMPERVIOUS AREA	9,774 SF

APPLICANT

MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

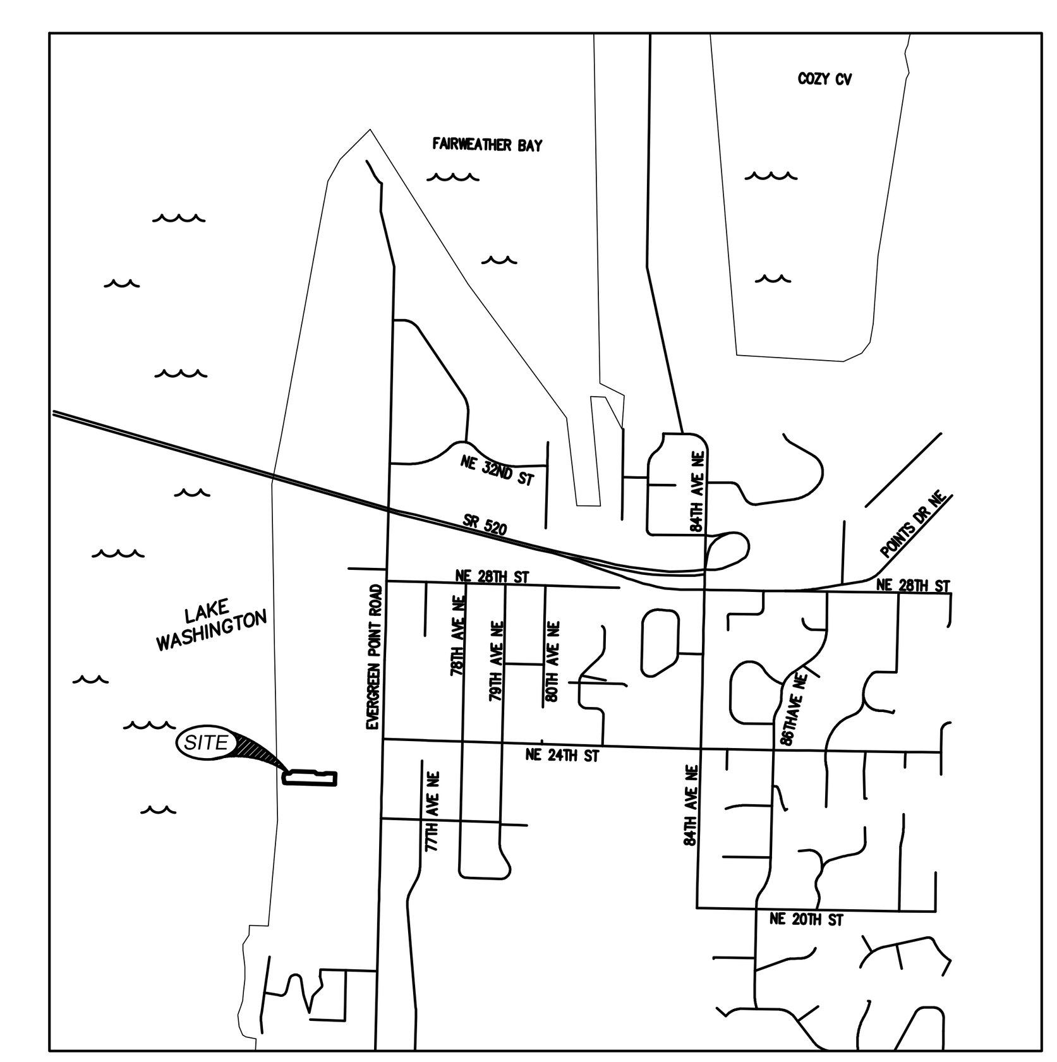
PROPERTY OWNER

MICHAEL AND CYNTHIA AXTMAN

ENGINEER/SURVEYOR

CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
425-885-7877
CONTACT: SHERI MURATA (ENGINEER) SMURATA@COREDESIGNINC.COM

SCALE: 1" = 20'



VICINITY MAP

NOT TO SCALE

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SHERI HIDEKO MURATA, STATE OF WASHINGTON, PROFESSIONAL ENGINEER
02-24-5

UTILITY PLAN
AXTMAN RESIDENCE
MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

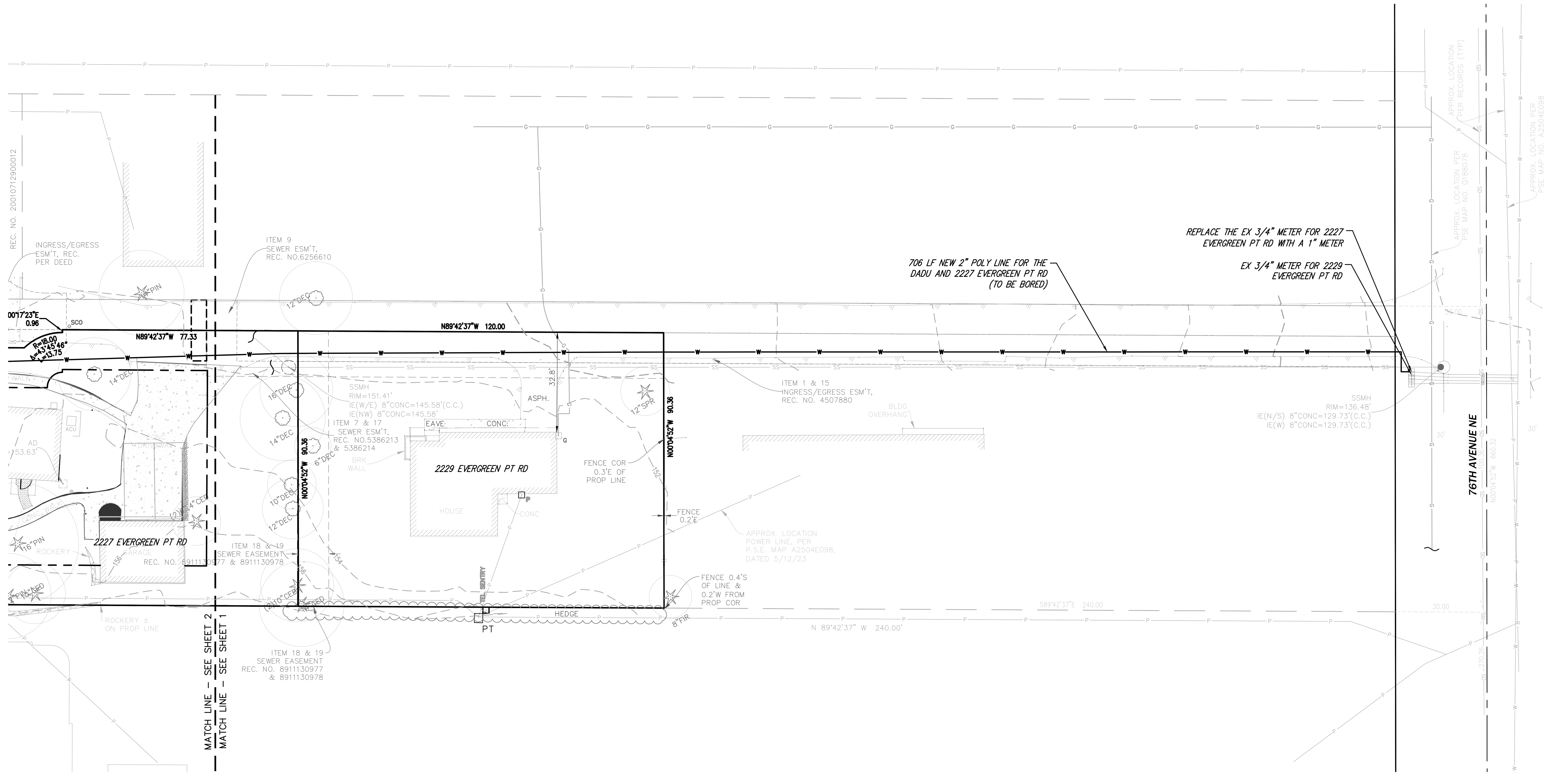
DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

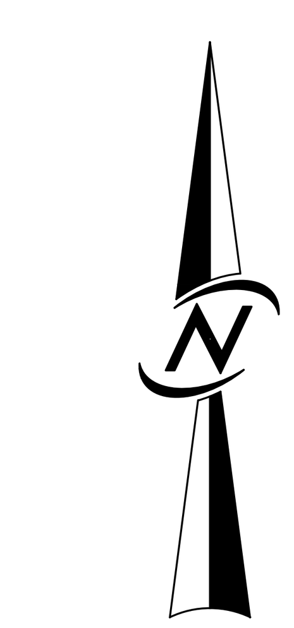
SHEET	OF
C.1	C.6

PROJECT NUMBER 24081

EXHIBIT 5

NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.





SCALE: 1" = 20'

0 10 20 40

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

UTILITY PLAN
AXTMAN RESIDENCE
MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

02-24-5

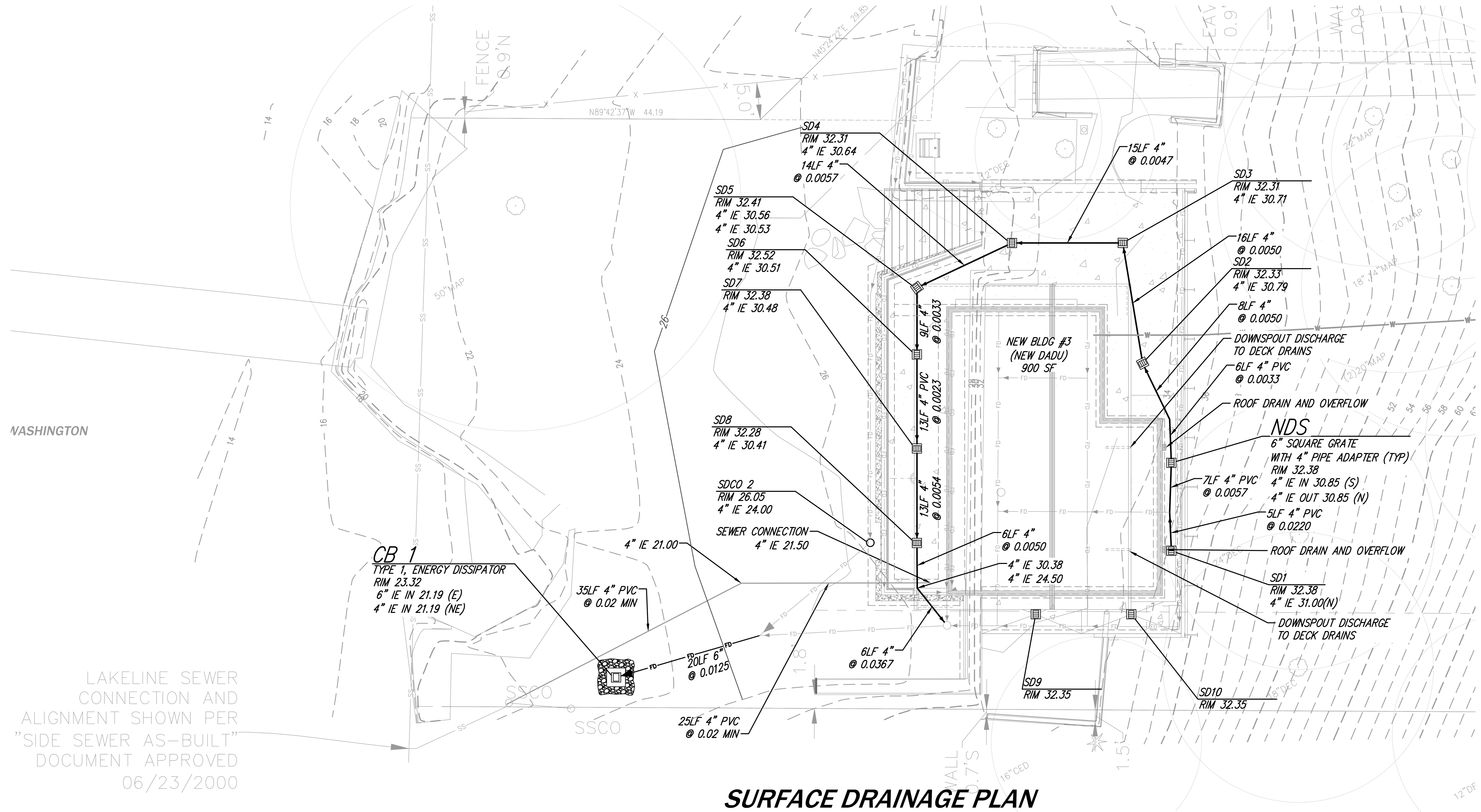
DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
C.2	C.6

PROJECT NUMBER
24081

EXHIBIT 5

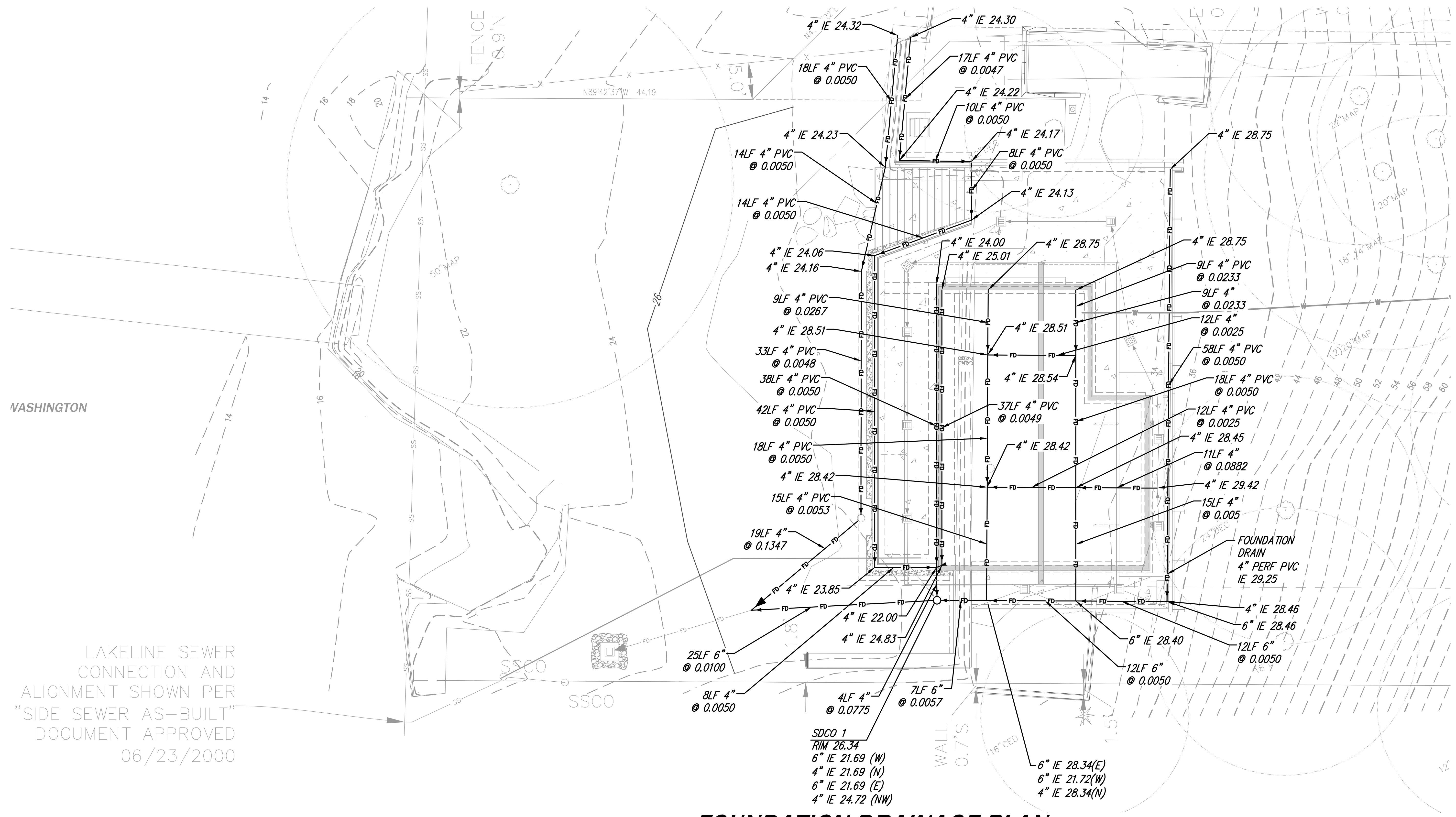
NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.



SURFACE DRAINAGE PLAN

SCALE: 1" = 10'

0 5 10 20



FOUNDATION DRAINAGE PLAN

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

NO.	REVISIONS	DATE

02-24-5

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

FOUNDATION DRAIN DETAIL
AXTMAN RESIDENCE
MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

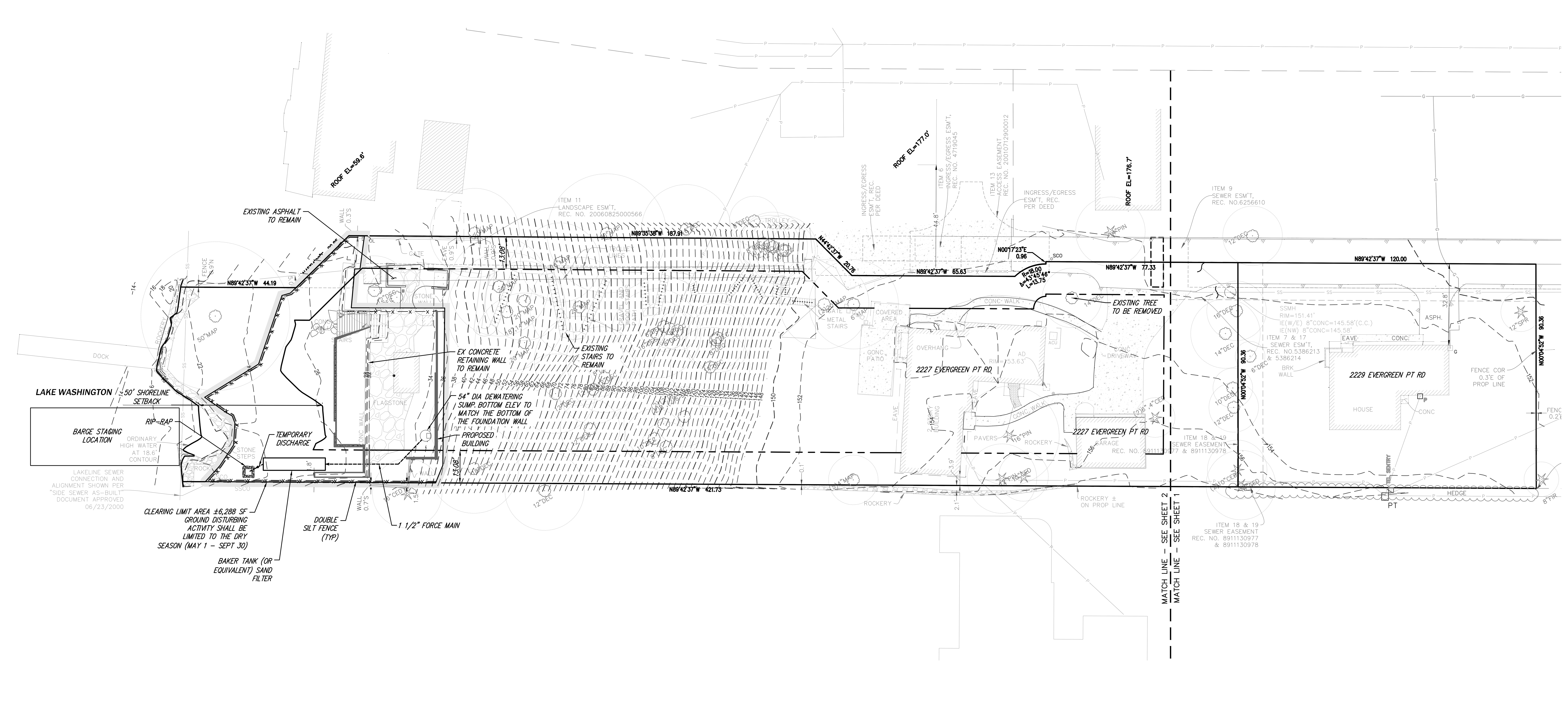
DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	SHERI H. MURATA, P.E.

SHEET	OF
C.3	C.6

PROJECT NUMBER
24081

EXHIBIT 5

NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.



STANDARD TESC PLAN NOTES:

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G ., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT F LUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONSTRUCTION SEQUENCE:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT CONSTRUCTION PARKING WITH 6" DEPTH OF 2" TO 4" CRUSHED ROCK.
7. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF MEDINA TEMPORARY EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
9. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
10. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
11. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
12. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

NOTES:

1. ALL CONTAMINATED SOIL AND UNDERGROUND STORAGE TANKS SHALL BE REMOVED PER WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

SCALE: 1" = 20'

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

TESC PLAN
AXTMAN RESIDENCE
MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

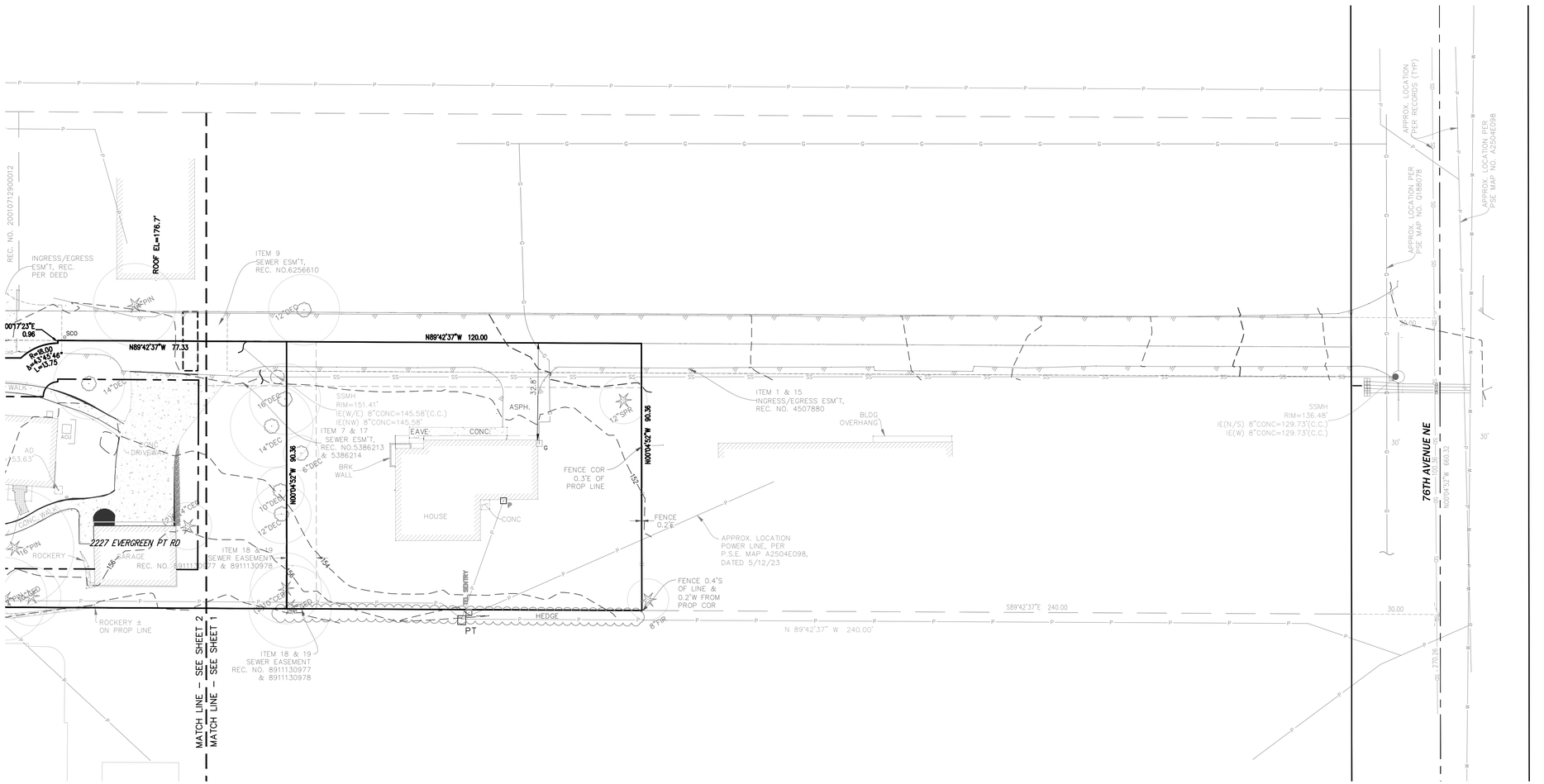
DATE: OCT 7, 2024 (1ST SUB)
DESIGNED: SHERI H. MURATA, P.E.
DRAWN: JOCELYN R. CASENAS
APPROVED: SHERI H. MURATA, P.E.
PROJECT MANAGER

SHEET	OF
C.4	C.6

PROJECT NUMBER
24081

EXHIBIT 5

NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.



SCALE: 1" = 20'

0 10 20 40

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

NO.	REVISIONS	DATE

HIDEKO MURATA — EXPIRES 10/7/2025 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

02-24-5

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

TESC PLAN
AXTMAN RESIDENCE

MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASEVAS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
C.5	C.6

PROJECT NUMBER
24081

City of MEDINA WASHINGTON

Development Services Department
Grading and Drainage Permit General Conditions

GD-001 Temporary erosion and sedimentation control facilities approved by the City shall be installed by the applicant and inspected by the City prior to starting construction activity. Facilities shall be properly maintained by the applicant at all times for the duration of the project.

GD-002 No-sediment-laden water shall enter Lake Washington, streams, the public storm drain system, or adjacent properties.

GD-003 The City may require additional measures to be employed as conditions warrant addressing stormwater runoff. Such conditions may include cleaning sediment from the project out of downstream catch basins.

GD-004 The project shall comply with Construction Stormwater Pollution Prevention (CSWPPP) Elements #1 through #13 set forth in the Department of Ecology Stormwater Management Manual for Western Washington (July 2019).

GD-005 Stormwater detention ponds may be used as interim sedimentation facilities if cleaned and restored to approved plan conditions following completion of all on-site construction.

GD-006 Stormwater shall be routed through a catch basin prior to discharging to the public storm system in order to facilitate the easy removal of transported sediments and debris.

GD-007 Removal of trees is not authorized under this permit. Protection shall be implemented for the preservation of significant trees in accordance with Section 16.52 of the Medina Municipal Code and any conditions set forth in this permit.

GD-008 Any grading or excavation within a tree protection zone is prohibited.

GD-009 Hand digging, or other approved non-destructive methods are required for trenching near significant trees that have been identified as being saved.

GD-010 Coordination for tree protection is required with the Medina Tree Consultant prior to starting and during construction activity.

GD-011 All activities associated with this permit shall comply with the conditions set forth in the Construction Activity Permit approved for this project.

GD-012 An approved Medina Right-of-Way Permit is required prior to working in the City right-of-way. All work shall comply with the approved right-of-way drawings and the Medina Right-of-Way Construction Requirements.

GD-013 All construction-related activities shall comply with the recommendations set forth in the Critical Areas Report and/or geotechnical report approved by the City.

GD-014 A geotechnical engineer shall monitor construction activity affecting geologically hazardous areas to ensure construction activity does not increase the threat of a geologic hazard to adjacent properties beyond predevelopment conditions and will not adversely impact other critical areas or their buffers.

GD-015 The geotechnical engineer of record shall perform construction field-monitoring, compaction testing, and file field reports with the City of Medina. Upon conclusion of the project, the geotechnical engineer of record shall provide a letter to the City indicating that project clearing, earthwork, drainage, and soil retaining structures were constructed in accordance with the geotechnical engineer's recommendations.

GD-016 The Contractor shall consult with the geotechnical engineer of record if field conditions differ from geotechnical reports.

GRADING AND DRAINAGE NOTES

City of MEDINA WASHINGTON

GD-017 New vegetation shall be re-established as soon as possible and any areas of bare soil between plantings shall be mulched, or otherwise protected. During winter construction, any new hydroseeded areas shall be covered with clear plastic to facilitate grass growth. Protect bare slope areas, before vegetation, with plastic sheeting or mulch.

GD-018 The Contractor shall not allow discharge or runoff onto or above steep slopes. Contractor shall utilize Best Management Practices (BMPs) to reduce potential of runoff to come into contact with exposed soils. All construction stormwater discharge shall first be routed through Baker tank or sediment trap.

GD-019 Approval of a downspout infiltration system shall obligate the owner to repair, replace, or reconstruct the infiltration system if it fails to operate as intended.

GD-020 Construction of concrete walls, retaining walls or rockery walls are not authorized under this permit. A separate building permit is required.

GD-021 No construction activities are authorized on neighbor's side of property lines.

GD-022 Contractor shall employ best management practices to protect neighbor's trees and shrubs located along the property lines.

GD-023 Design engineer shall test the pump system operation after construction and submit a letter of acceptance to the City of Medina prior to final permit approval.

GD-024 Pumped systems that convey water from roof drains and other surface water runoff are required to be served by a duplex-pump system with automatic alarm and automatic backup power facilities. Footing drains and basement ring drains that do not convey roof or surface water runoff may be served by a simplex pump system without automatic alarm and automatic backup power facilities. Private property owners served by the pump system assume all responsibilities for all claims for injuries or damage due to operation or non-operation of the pump system.

GD-025 Pump systems shall be owned, operated, maintained, repaired, and replaced (as needed) by property owner(s) served by the pump system. Force mains from the pump system shall be connected to a catch basin located on the private property and gravity flow to the public storm drainage system at a connection point approved by the City.

GD-026 Construction of a fence or gate is not authorized under this permit.

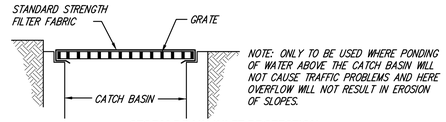
GD-027 An onsite preconstruction meeting with City staff is required prior to mobilization for the construction project.

GD-028 A copy of the approved plans, geotechnical reports, and permit must be kept onsite at all times.

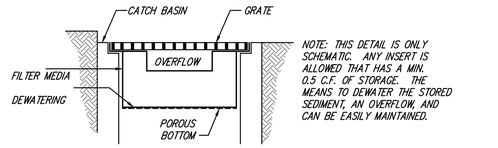
GD-029 A copy of the approved plans, permit and approval letter must be kept onsite at all times.

GD-030 Construction parking or truck queuing is prohibited within City of Medina rights-of-way.

GRADING AND DRAINAGE NOTES



STORM DRAIN INLET PROTECTION



CATCH BASIN INSERT

MAINTENANCE STANDARDS

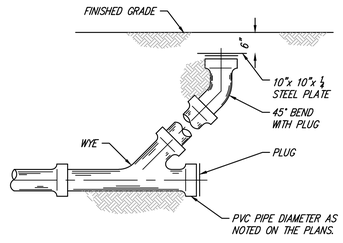
1. ANY ACCUMULATED SEDIMENT ON OR AROUND INLET PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.

2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.

3. REGULAR MAINTENANCE IS CRITICAL FOR ALL FORMS OF CATCH BASIN/INLET PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

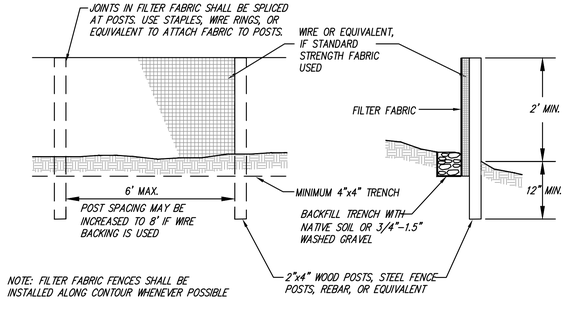
STORM DRAIN INLET PROTECTION

NO SCALE



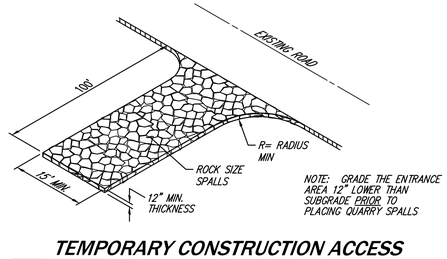
CLEANOUT DETAIL

NOT TO SCALE



FILTER FABRIC FENCE DETAIL

NOT TO SCALE



TEMPORARY CONSTRUCTION ACCESS

NO SCALE

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

NO.	REVISIONS	DATE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

02-24-5

TESC AND STORM DRAINAGE DETAILS
AXTMAN RESIDENCE

MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
C.6	C.6

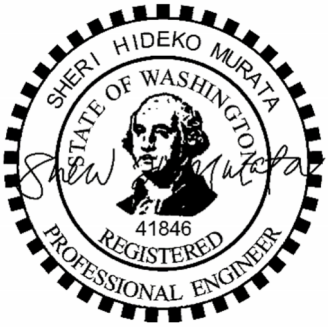
PROJECT NUMBER 24081

Final
Storm Drainage Report

FOR

2227 EVERGREEN POINT ROAD

MEDINA, WASHINGTON



10/7/24

Approved by:	Sheri H. Murata, P.E.
Prepared by:	Andrew Oh, E.I.T.
Date:	October 7, 2024
Revised:	
Core No:	24081

CORE DESIGN
12100 NE 195th Street, Suite 300
Bothell, Washington 98011
Ph 425.885.7877
www.coredesigninc.com

Table of Contents

1. Project Overview

The project is located at 2227 Evergreen Point Road in the City of Medina, Washington within Section 24, Township 25, Range 4. See Figure 1.1, Vicinity Map.

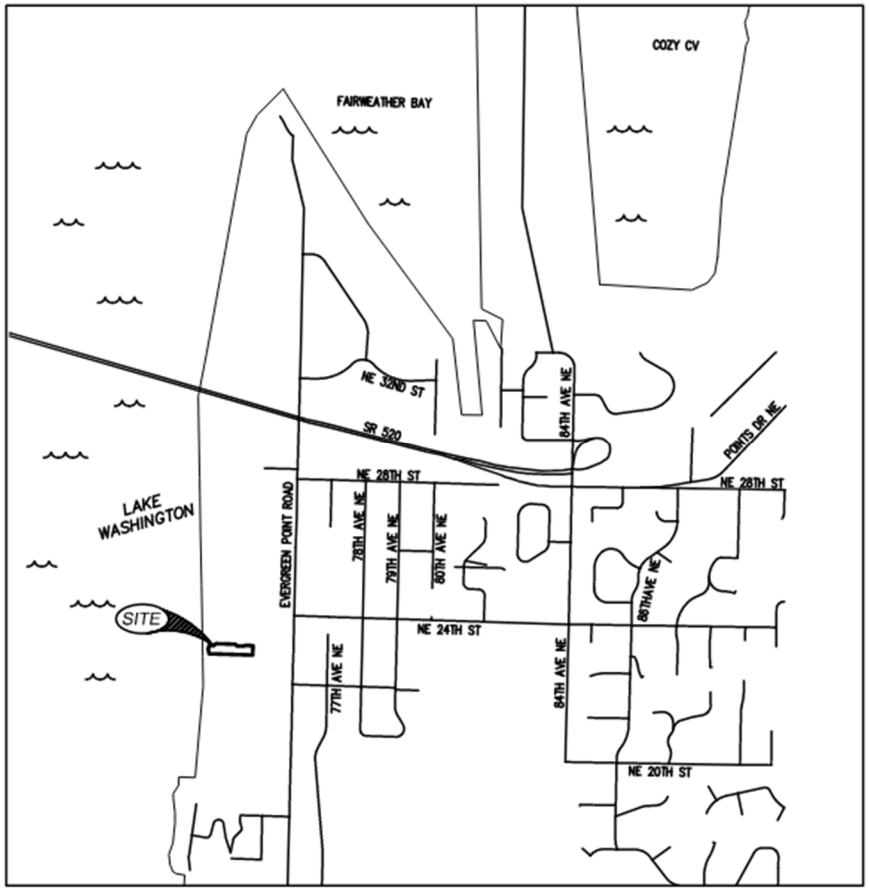


Figure 1.1 – Vicinity Map

The project parcel is approximately 38,848 square feet (0.89 acres) and currently has an existing single-family home with accompanying driveway, patio, walkway, concrete walls, rockeries, and utility infrastructure. The project site is composed of one parcel (9208900024). Vegetation primarily consists of lawn, landscaping and some trees across the east half of the parcel. The west half contains some lawn area, but is primarily tress, brush and understory down a steep slope with approximately 130 feet of vertical relief. The site is bordered to the north and south by single family residential homes, Evergreen Point Road to the east, and Lake Washington to the west. The project proposes to keep the existing residence and add a detached dwelling unit along the west half of the site. The project is anticipated to disturb approximately 5,682 sf (0.13 acres), not including 1,712 sf of trenching for a new water service line.

Stormwater design for the project is required to meet the requirements of the 2019 Washington State Department of Ecology Stormwater Management Manual for Western Washington which sets the methodology and design criteria for the project.

2. Conditions and Requirement Summary

In the existing condition, there is approximately 18,775 square feet of existing impervious coverage on the site (24.2%). Using Figure 2.1, Flow Chart for Determining Requirements for New Development (Manual Figure I-3.1), the project is required to comply with Minimum Requirements #1 through #5 of the Manual as:

- The site does not have 35% or more of existing hard surface coverage, and
- The project results in less than 5,000 square feet, or greater, of new plus replaced hard surface area, but greater than 2,000 square feet of new plus replaced hard surface area.

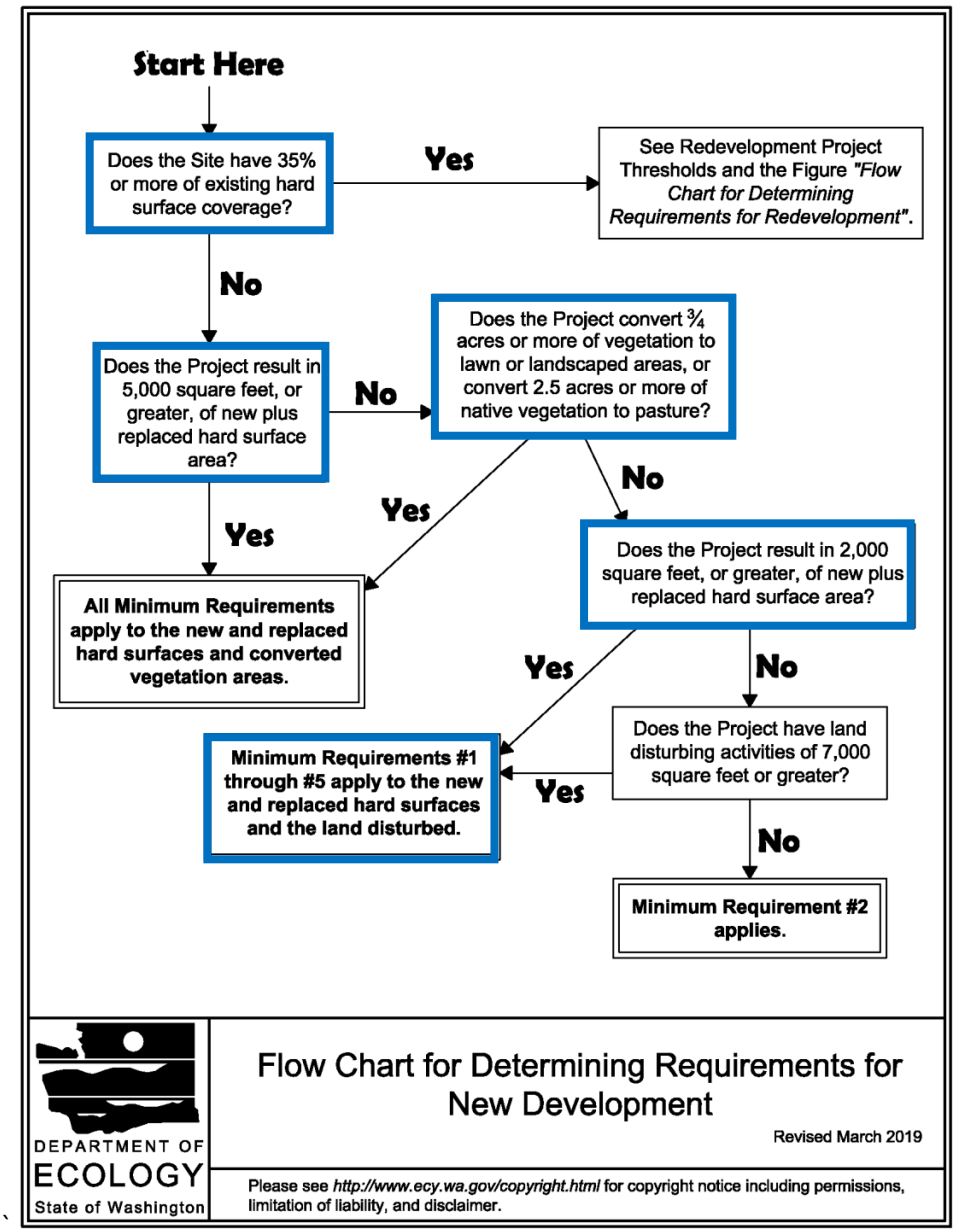


Figure 2.1 Flow Chart for Determining Requirements for New Development

Following is a discussion of each Minimum Requirement as to applicability to this project.

Minimum Requirement #1: Preparation of Stormwater Site Plans

This report and the accompanying plans satisfy this requirement.

Minimum Requirement #2: Construction Stormwater Pollution Prevention

All new development and redevelopment shall comply with Construction SWPPP Elements 1 – 13 listed in the Manual. This project results in more than 2,000 square feet of new plus replaced hard surface area; therefore, a full CSWPPP has been prepared for the project and is included under separate cover as part of this submittal.

Minimum Requirement #3: Source Control of Pollution

All known, available and reasonable source control BMPs will be applied to the project. Applicable operational and structural source control BMPs, as described in the Manual will be implemented. Applicable construction BMPs, as described in the Manual, will be applied and discussed in the Construction SWPPP. Operational and structural controls include, but are not limited to:

- Formation of a pollution prevention team
- Good housekeeping practices
- Preventative maintenance procedures
- Spill prevention and clean up.
- Inspections of pollutant sources
- Record keeping
- Enclosing and/or covering the pollutant source, i.e., within a building or other enclosure, a roof over storage and working areas, a temporary tarp, etc.
- Physically segregating the pollutant source to prevent runon of uncontaminated stormwater.
- Devices that direct contaminated stormwater to appropriate treatment BMPs

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

Natural drainage patterns and discharge points from the site will be maintained to the maximum extent practicable. The manner in which runoff is discharged from the project site is not anticipated to cause an adverse impact to downstream receiving waters and down gradient properties. The project will discharge at the natural location into the receiving waters of Lake Washington.

Minimum Requirement #5: On-Site Stormwater Management

Projects are required to implement On-site Stormwater Management BMPs to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts. See Section 4.4 of this report for a discussion of on-site stormwater management.

3. Off-Site Analysis

3.1 Upstream

Upstream runoff is negligible.

3.2 Downstream Resource Review

The City of Medina Critical Areas Map indicates the east half of the project site is within an Erosion Hazard. Additionally, the east half of the site contains a steep slope per Section 16.60.228 of the City of Medina Code of Ordinances. Section 16.60.228 states, "Steep slope means any area with a slope of 40 percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.

FEMA Map Panel #53033C0365G, effective 8/19/2020 indicates the site is within the unshaded portion of Zone X, Area of Minimal Flood Hazard.

See Appendix 'A' for the City of Medina Critical Areas Map, a FEMA FirMETTE, and the City of Medina Major Drainage Basins Map.

3.3 Downstream Analysis

Site Description

The building location is west and downhill of the steep slopes onsite. The building location continues sloping west directly into Lake Washington.

Downstream

The project site is located just east of Lake Washington. The site slopes west at 5-10% slopes for approximately 50 feet before entering Lake Washington.

~~EXHIBIT 6~~

King County iMap

Date: 5/8/2024 Notes:

N

King County

4. Flow Control and Water Quality Facility Analysis and Design

All stormwater calculations (except capacity analysis) were performed using MGSFlood.

4.1 Existing Conditions

Table 4.1 presents the Pre-construction land use and associated areas for the area within the clearing limits. In accordance with the Manual, the areas are modeled as 'C, Forest, Mod'.

Table 4.1: Pre-Construction Land Use and Areas

Land Use	Area (acres)
Till Forest	0.13
Total:	**0.13**

4.2 Developed Conditions

The proposed project will demolish a couple of existing buildings and hardscape to construct a new detached additional dwelling unit and patio. The developed condition areas for the project site are summarized in Table 4.2

Table 4.2: Developed Condition Land Use and Areas

Land Use	Area (acres)
Roof tops/Flat	0.02
Patio/walkway	0.03
C, Lawn, Mod:	0.08
Total:	**0.13**

Per the Manual, all areas meeting the soil quality and depth criteria of BMP T5.13, Post-Construction Soil Quality and Depth, may be entered into approved runoff models "Pasture" rather than "Lawn / Landscaping". See Section 4.4 for detailed discussion.

4.4 On-site Stormwater Management

To determine the requirements for On-site Stormwater Management, Figure 4.1 (Figure I-3.3, Flow Chart for Determining MR #5 Requirements) from the Manual, is utilized. Since the entire project qualifies as Flow Control exempt and the project developer chooses not to meet the LID performance Standard, the requirement is to, for each surface, consider the BMPs in the order listed in List #3 for that type of surface and use the first BMP that is feasible.

EXHIBIT 6

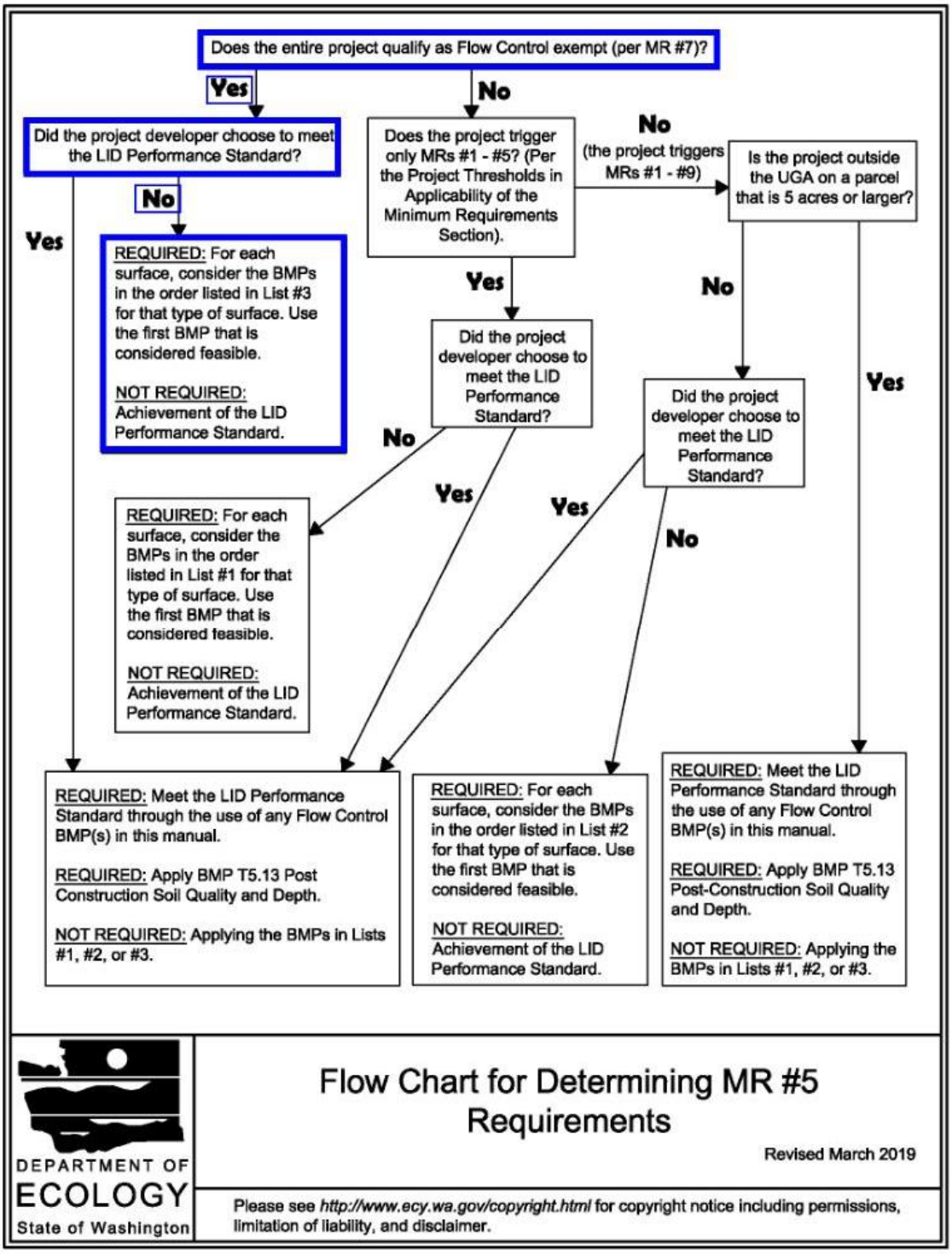


Figure 4.1 – Flow Chart for Determining MR #5 Requirements

Lawn and Landscaped areas:

- BMP T5.13: Post-Construction Soil Quality and Depth.
  This is deemed feasible and will be implemented on the Project in disturbed areas that will not receive hard surfacing in the final condition.

Roofs:

- Option 1: BMP T5.10A: Downspout Full Infiltration
  Downspout Full Infiltration is infeasible due to low infiltration soils and perched groundwater seepage at shallow depths.
- Option 2: BMP T5.10B: Downspout Dispersion Systems
  Infeasible as site constraints keep the required flow path from being achieved.
- Option 3: BMP T5.10C: Perforated Stub-out Connections
  Infeasible as the project is not connecting to any city storm system.

Other Hard Surfaces:

- BMP T5.12: Sheet Flow Dispersion
  Infeasible as site constraints keep the required flow path from being achieved.
- BMP T5.11: Concentrated Flow Dispersion
  Infeasible as site constraints keep the required flow path from being achieved.

5. Conveyance System Analysis and Design

The pipe capacity analysis will be for the 6” pipe draining from CO1 to CB1 as this will be the controlling pipe in the system. The calculation will use a 0.5% slope to be conservative. Using the Manning’s Equations below, the flow capacity of the 6” pipe at 0.5% slope is 0.43 CFS.

$$Q = \left(\frac{1.49}{n}\right) * AR^{\frac{2}{3}}S_o^{\frac{1}{2}} = \left(\frac{1.49}{0.012}\right) * \pi * (0.5)^{\frac{2}{3}} * 0.005^{\frac{1}{2}} = 0.43\ CFS$$

The undetained developed flow discharging to the 6” pipe has been found to be 0.02 CFS at the 100-year storm. Therefore, the 6” pipe system will have sufficient capacity.

6. Special Reports and Studies

- Geotechnical Report
  January 9, 2024
  Prepared for: 2227 Evergreen Point Road
  Prepared by: PanGEO Inc.

7. Other Permits

- N/A

8. Erosion and Sedimentation Control Analysis and Design

A Stormwater Pollution Prevention Plan for the project will be submitted before final approval.

9. Bond Quantities, Facility Summaries and Declaration of Covenant

To be provided further in the Design/Permitting/Approval process upon request from the City of Medina.

Appendix A

- Critical Areas Map
- FEMA FIRM Map #530330366G
- City of Medina Major Drainage Basins Map

EXHIBIT 6

CITY OF MEDINA CRITICAL AREAS MAP

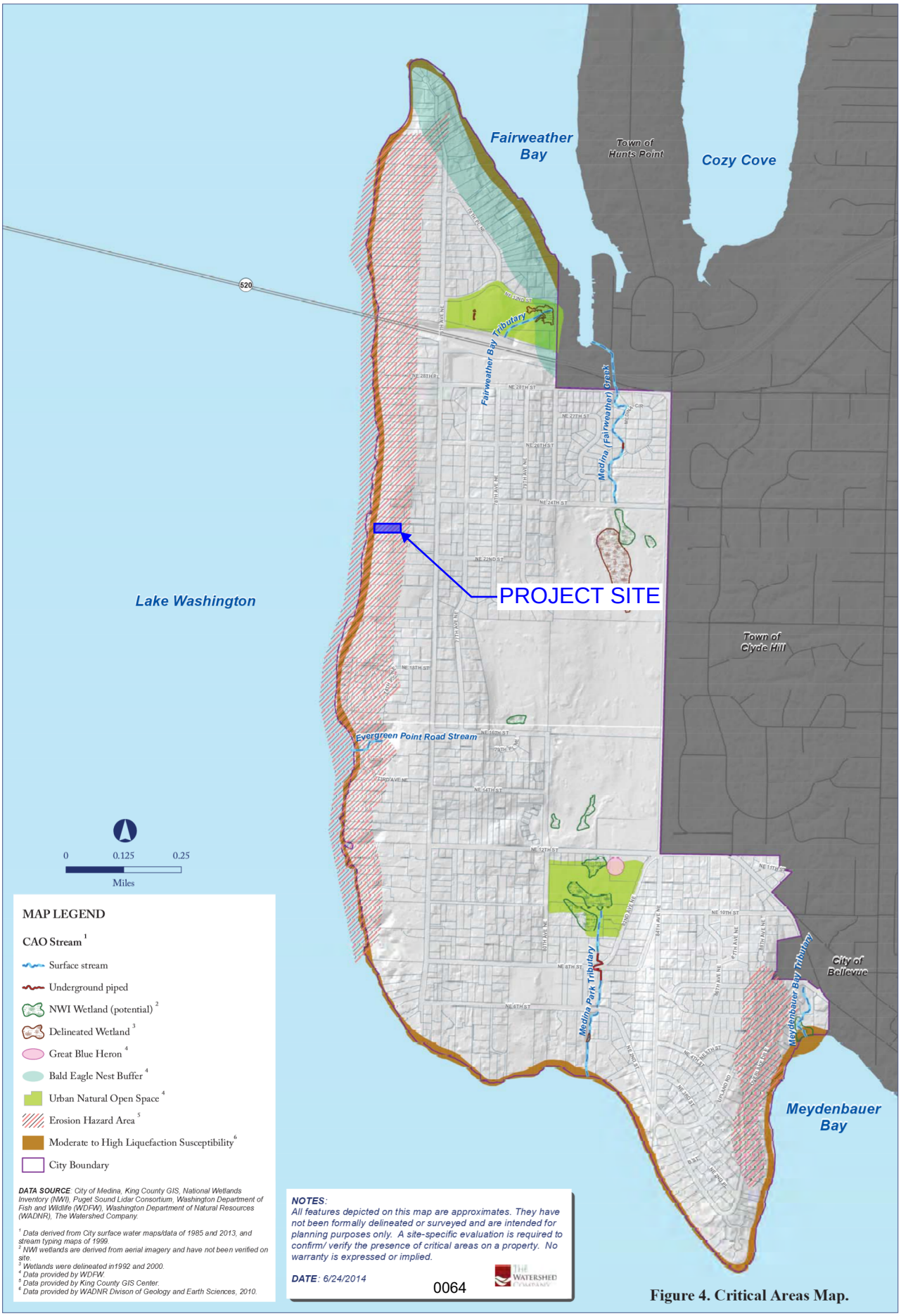


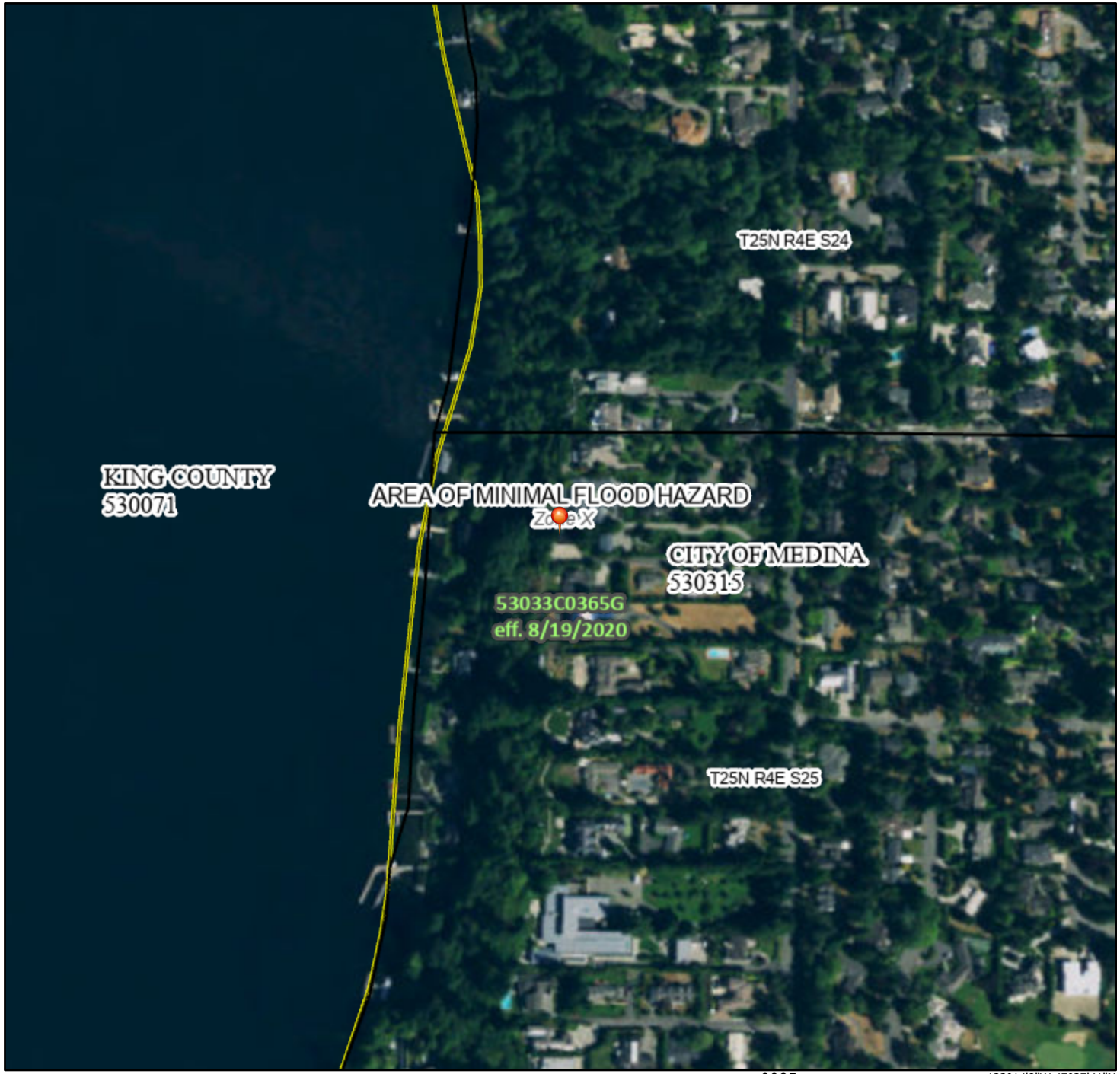
Figure 4. Critical Areas Map.

National Flood Hazard Layer FIRMette

EXHIBIT 6

FEMA

122°14'46"W 47°38'5"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°14'8"W 47°37'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

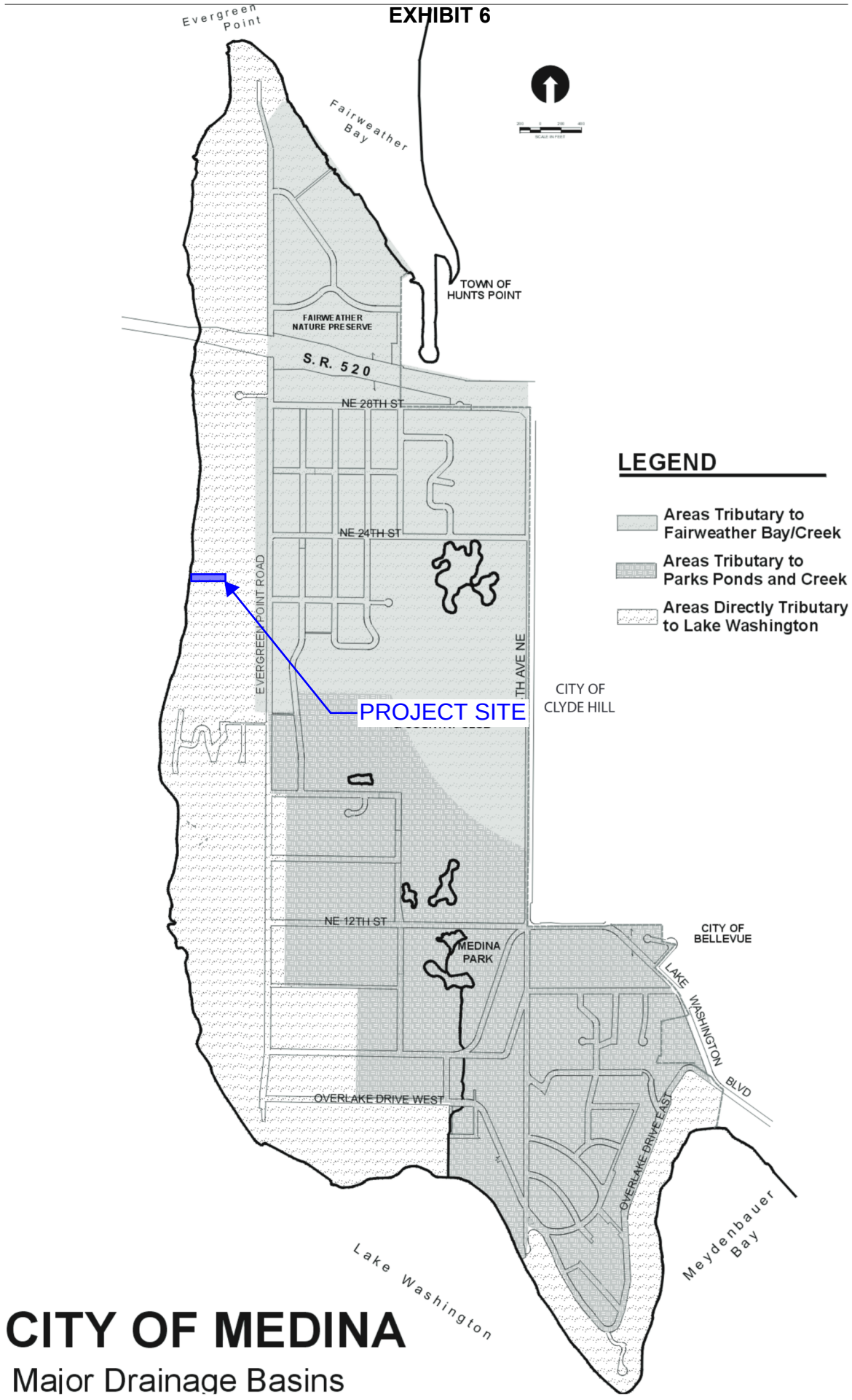
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/7/2024 at 3:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0066

Figure 10. Major Drainage Basins.

EXHIBIT 7

CITY OF MEDINA
ACCESSORY DWELLING UNIT REGISTRATION APPLICATION

501 Evergreen Point Road, Medina, WA 98039
(425) 233-6400 / fax (425) 454-8490 / www.medina-wa.gov

General Information:		
Tax Parcel Number: 9208900024		**Case Number:** (shaded areas completed by city)
Main Dwelling Address: 2227 Evergreen Point Rd. Medina, Wa. 98039	**ADU Address:** 2225 Evergreen Point Rd.	**Fee:**
Received by:	**Date Received:**	**Receipt Number:**

Applicant Information:	
Name Skb Architects	**Contact Phone:** (206) 903-0575
Mailing Address: 2333 3rd Ave,	**Cell Phone:**
City: Seattle **State:** WA **Zip:** 98121	**Email:** cmolnar@skbarchitects.com

Legal Property Owner Information (if different than applicant)	
Name(s): Michael and Cynthia Axtman	**Phone:** 206-755-8043
Mailing Address: 2777 Evergreen Point Road	**Email:** mikeaxtman@yahoo.com
City: Seattle **State:** Wa. **Zip:** 98039	

Property/ Project Information	
Zoning designation: R-3	**Lot Area:** (38,848 square feet)
Location of ADU (check one): **Within An Accessory Structure** (X) **Within Primary Dwelling Unit** ( )	**Is this within 200 feet of the shoreline?** Yes

Total Gross Floor Area of ADU and Primary Dwelling Unit Combined: 3,660 SF

Total Gross Floor Area of Accessory Dwelling Unit Only: 990 SF

Total number of designated parking spaces on the property: ___4___

Parking spaces designated for the Accessory dwelling Unit (these should be separate from the Primary Dwelling Unit: ___1___
(See MMC 16.34.020 and contact the city)

Briefly describe the scope of work associated with the ADU:
990 SF New DADU and Deck
Briefly describe how the proposed ADU meets the development criteria in MMC 16.34.020:
The accessory dwelling unit is under 1000 SF and is in a detached structure. It meets the appearance requirements identified in sections D4. and D5. and has a parking space on the property. A certification by City of Bellevue utilities has been provided indicating that water supply and sanitary sewage are available.

Note: *An ADU Registration is required to be recorded with the King County Recorder's Office pursuant to the procedures in MMC 16.70.060.*

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature_____ Owner ☐ Agent ☒ Date 9/13/2024

Signature_____ Owner ☐ Agent ☐ Date _____

EXHIBIT 8

GEOTECHNICAL AND CRITICAL AREA REPORT

PROPOSED BOATHOUSE AND MAIN HOUSE REMODELING 2227 EVERGREEN POINT ROAD MEDINA, WASHINGTON

Project No. 23-020
February 6, 2025

PanGEO INCORPORATED

Geotechnical & Earthquake Engineering Consultants

PanGEO INCORPORATED
Geotechnical & Earthquake Engineering Consultants

February 6, 2025
Project No. 23-020

Michael Axtman
2227 Evergreen Point Road
Medina, WA 98039

Subject: **Geotechnical and Critical Area Report**
Proposed Boathouse and Main House Remodeling
2227 Evergreen Point Road, Medina, WA

Dear Mr. Axtman,

Attached please find our geotechnical and critical area report for the proposed boathouse and proposed main house remodeling project in Medina, Washington. This report documents the subsurface conditions at the site and presents our geotechnical recommendations for the proposed project. The report has been updated to reflect the review comments provided by the City dated November 14, 2024.

The principal findings of our geotechnical studies are summarized below:

- On the upper bench where the existing main residence is located, our borings encountered medium dense to very dense native silty sand, silt, and clay (pre-Fraser deposits) within about 1 to 2 feet of the existing grade near the main house. Conventional shallow footings may be used to support the proposed main house remodel.

- Near the lake shore where the boathouse will be constructed, we encountered 6 to 9 feet of loose soil overlying the competent native pre-Fraser deposits. In our opinion, driven pin piles may be used to support the proposed boathouse. Alternatively, soldier piles for excavation shoring support (see discussion below) may also be used for foundation support for the boathouse.

- We understand the currently proposed excavation will be as deep as about 8 feet for the boathouse basement construction and about 4 feet for the main house foundation

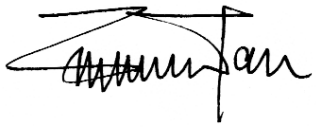
3213 Eastlake Avenue East Suite B
Seattle, WA 98102-7127
Tel (206) 262-0370
www.pangeoinc.com

construction. Soldier piles with timber lagging should be used to support the basement excavation for the boathouse, while unsupported sloped excavation is appropriate for the main house remodeling.

- A minimum 5-foot-high catchment wall should be constructed on the upslope side of the proposed boathouse to mitigate the risks of soil sloughing from the upslope area. Based on the soil conditions encountered and limitation of space between the boathouse and the slope, in our opinion a soldier pile wall would be an appropriate catchment wall construction.

We appreciate the opportunity to work on this project. Please call if there are any questions.

Sincerely,



Siew L. Tan, P.E.
Principal Geotechnical Engineer
(stan@pangeoinc.conm)

Encl.: Geotechnical Report

TABLE OF CONTENTS

LIST OF ATTACHMENTS

GEOTECHNICAL AND CRITICAL AREA REPORT
2227 EVERGREEN POINT ROAD
MEDINA, WASHINGTON

1.0 INTRODUCTION

This report presents the results of our geotechnical study that was undertaken to support the design and construction of the proposed boathouse and main house remodeling project in Medina, Washington. This study was performed in general accordance with our mutually agreed scope of work outlined in our proposal dated January 23, 2023, which was subsequently approved by you on the following date. Our service scope included reviewing readily available geologic data in the project vicinity, drilling four test borings and advancing twelve hand borings at the property, conducting a site reconnaissance, performing engineering analyses, and developing the conclusions and recommendations presented in this report.

2.0 PROJECT AND SITE DESCRIPTION

The subject site is an approximately 0.9-acre lot located at 2227 Evergreen Point Road in the City of Medina, Washington (see Figure 1, Vicinity Map). The site is irregular in shape, and borders a shared driveway to the northeast, Lake Washington to the west, and existing single-family residences to the north, south, and east.

A one-story single-family house and a detached garage currently occupy the approximately east third of the site where the existing grade is relatively level. West of the upper-level bench, the site grade slopes down from east to west towards the lake shore, with an average gradient of about 70 to 80 percent and a total vertical elevation relief of up to about 120 feet.

The west third of the site is relatively level terrace adjacent to Lake Washington. Approximately 2- to 4-foot-tall rockeries are located near the shoreline and offsite along the east portion of the south property line. An approximately 5- to 6-foot concrete retaining wall is located on the west third of the site. A shed and an outbuilding are located on the west third of the site just above the retaining wall and near the toe of the slope (see Plate 1, following page). A trolley located near the north property line connects the upper main house level (east) and the lower lakefront level (west).

Plate 1. View of the existing shed, outbuilding and retaining wall along the toe of the slope. Looking east from Lake Washington shoreline

We understand that you plan to remove the existing structures along the toe of the slope and to construct a new boathouse in the western portion of the site (see Figure 2, Site and Exploration Plan). We also understand you also plan to remodel the existing main house and detached garage on a later date.

Based on the preliminary design plans, we understand that the proposed boathouse will be a two-story, wood frame structure, including a daylight basement. We anticipate that temporary excavations may be up to about 8 feet deep to construct the basement. We recommend that a catchment wall be constructed on the upslope side of the proposed boathouse to mitigate the risk of shallow sloughing on the slope from impacting the proposed boathouse. The catchment wall may be placed anywhere between the toe of the slope and the proposed boathouse, depending on the landscape design and layout of the project.

We further understand that, as part of the building permit for the planned residence, the City of Medina requires an evaluation of the site topography features, and to estimate the elevation of the original grade in the vicinity of the proposed structures. As part of our evaluation, we reviewed the topographic survey map and site plan provided to us, reviewed available existing geologic information for the project area, conducted a site reconnaissance, and drilled four test borings and excavated twelve hand borings at the site. The original grade review is based on the Topographic & Boundary Survey prepared by Terrane dated February 22, 2023. The results of our original grade review are summarized in Section 8 of this report.

The conclusions and recommendations in this report are based on our understanding of the proposed development, which is in turn based on the project information provided. If the above project description is incorrect, or the project information changes, we should be consulted to review the recommendations contained in this study and make modifications, if needed.

3.0 SUBSURFACE EXPLORATIONS

Four test borings (PG-1 through PG-4) were drilled at the subject site on February 15 and 16, 2023. The borings were drilled with an Acker hand-portable drill rig owned and operated by CN Drilling of Seattle, Washington. The approximate boring locations were taped in the field from on-site features and are shown on Figure 2. The borings were drilled to depths of about 11½ to 21 feet below existing grades.

The drill rig was equipped with 4-inch outside diameter hollow stem augers. Soil samples were obtained from the borings at 2½- and 5-foot depth intervals in general accordance with Standard Penetration Test (SPT) sampling methods (ASTM test method D-1586) in which the samples are obtained using a 2-inch outside diameter split-spoon sampler. The sampler was driven into the soil 18 inches using a 140-pound weight freely falling 30 inches. The number of blows required for each 6-inch increment of sampler penetration was recorded. The number of blows required to achieve the last 12 inches of sample penetration is defined as the SPT N-value. The N-value provides an empirical measure of the relative density of cohesionless soil, or the relative consistency of fine-grained soils.

A geologist from PanGEO was present during the field exploration to observe the drilling, assist in sampling, and to describe and document the soil samples obtained from the borings. The soil

samples were described, and field classified in general accordance with the symbols and terms outlined in Figure A-1, and the summary test boring logs are included in Appendix A.

In addition to the four test borings, we excavated twelve hand borings (HB-1 through HB-12) at the site on February 16. 2023, to further explore the soil conditions and fill the data gaps for the original grade determination. The consistency of the soils encountered in the hand borings was estimated by probing with a ½-inch diameter steel rod and by the excavation resistance. The soil samples were described, and field classified in general accordance with the symbols and terms outlined in Figure A-1, and the summary hand boring logs are included in Appendix B.

4.0 SITE GEOLOGY AND SUBSURFACE CONDITIONS

4.1 SITE GEOLOGY

The Geologic Map of King County (Booth, et. al. 2007) mapped the surficial geologic units at the subject site as Vashon till (Map Unit Qvt). Vashon advance outwash (Qva) and pre-Fraser deposits (Qpf) are also mapped in the area.

- Vashon till (Qvt) consists of an unsorted mixture of clay, silt, sand and gravel that is directly deposited below a glacier during the Vashon stade of the Fraser glaciation. This soil unit has been glacially overridden; as such it is typically dense to very dense.

- Vashon advance outwash (Qva) is described as very dense, moderately to well sorted, slightly oxidized sand and gravel that had been overridden by glacial ice. This soil unit has also been glacially overridden; as such it is typically dense to very dense.

- Pre-Fraser deposits (Qpf) consist of interbedded silt, sand, and clay of indeterminate age and origin deposited prior to the Fraser glaciation. This unit has also been glacially overridden and is typically dense to very dense or very stiff to hard.

4.2 SOIL CONDITIONS

4.2.1 Lower Area (Boathouse)

The two test borings completed at the lower portion of the site for the proposed boathouse (PG-3 and PG-4) generally encountered a thin layer of topsoil, colluvium and/or alluvium overlying the pre-Fraser deposits. The following is a brief description of the soils encountered in the test and hand borings advanced at the lower portion of the site. Please refer to the summary logs of test borings and hand borings (Appendices A and B) for additional details. The generalized subsurface profile of the site is shown on the attached Figure 3.

UNIT 1 – Colluvium: Below a surficial topsoil layer at PG-3, the test boring encountered about 4 to 5 feet of loose, grey-brown, silty sand to sandy silt with trace gravel. We interpret this unit as colluvium based on the loose condition, mottled appearance, and location at the toe of the steep slope.

UNIT 2 – Alluvium: Below Unit 1 at PG-3 and below the surficial topsoil layer at PG-4, both borings encountered loose, grey-brown, grey, and orange, interlayered to laminated slightly silty sand and sandy silt. We interpret this unit as alluvium based on its loose condition, interlayered to laminated soil structure, presence of organics, and proximity to Lake Washington. This unit extended to about 6 feet below the surface at PG-3 and to about 9 feet depth at PG-4.

UNIT 3 – Pre-Fraser Deposit: Below soil Unit 2, both borings PG-3 and PG-4 encountered medium dense to dense sand and silty sand, and very stiff to hard clay. We interpret this unit as the pre-Fraser deposit mapped in the project area. PG-3 and PG-4 were terminated in this unit at depths of 14 and 16½ feet below the ground surface, respectively.

4.2.2 Upper Bench (Main House)

The subsurface explorations at the upper portion of the site near the main house (PG-1 and PG-2) generally encountered less than ½ foot of topsoil overlying native pre-Fraser deposits, which consisted of medium dense to very dense sand and silty sand and very stiff clay. Both PG-1 and PG-2 terminated in this unit at depths of 11½ and 21 feet below the ground surface, respectively.

4.3 GROUNDWATER

Groundwater was observed at about 9 feet depth during drilling at PG-4. Groundwater seepage was not observed within the exploration depths at the other test boring and hand boring locations; however, minor perched moisture was observed within some sandier interlayers in the pre-Fraser deposits.

It should be noted that groundwater elevations and seepage rates are likely to vary depending on the season, local subsurface conditions, and other factors. Groundwater levels and seepage rates are normally highest during the winter and early spring; however, groundwater levels immediately adjacent to Lake Washington are likely to be controlled by the lake water level, which is lowered to about elevation 17 feet during the winter and raised to about 19 feet in the summer.

5.0 GEOLOGICALLY HAZARDOUS AREAS

The site is located within the shoreline master program and therefore is subject to the codes outlined in MMC 16.67 Critical Areas in the Shoreline. Per MMC 16.67.70.090, the site is classified as a Geologically Hazardous Area.

5.1 EROSION HAZARD AREAS

Erosion hazard areas are defined in MMC Chapter 16.67.070 B.1 as follows:

> *Erosion hazard areas are those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service or identified by a special study as having a "moderate to severe," "severe," or "very severe" erosion potential rill and inter-rill erosion hazard.*

According to the U.S. Department of Agriculture *Web Soil Survey*, the surficial soils at the site is mapped as Alderwood and Kitsap Soils (map symbol AkF) with very steep slopes. Based on the description of AkF soils in the *Soil Survey – King County Area Washington*, Arents, Alderwood and Kitsap Soils (AkF) with very steep slopes are indicated as being a "severe to very severe" erosion hazard. As such, the project site is considered an erosion hazard area per MMC Chapter 16.67.070 B.1.

Per MMC 16.67.050 B.2, erosion hazard area is mapped and indicated on the attached Figure 2B – *Site Plan with Erosion Hazard Mapping*, which extends at least 200 feet beyond the project area.

Because the site is an erosional hazard area, during construction, the erosion hazards should be controlled using appropriate Best Management Practices (BMPs). In our opinion, the proposed project will not adversely affect the site or adjacent properties if the recommendations in this report are adequately incorporated into the design and construction of the project. Specifically, we recommend that the following measures be incorporated into the temporary erosion and sediment control (TESC) plan for the project:

- Install silt fencing around all but the east (uphill) side of the construction area. The bottom of the silt fence should be buried at least 4 inches below grade;
- Install plastic sheeting on exposed soils to reduce the risk of surface erosion;
- Construct a construction entrance that consists of at least 12 inches of 2- to 4-inch spalls underlain by a geotextile fabric. The construction entrance should be of a sufficient length to limit tracking of site soils onto the public right-of-way.

The erosion control hazards for the post-construction conditions can be properly mitigated with promptly installing planting and landscaping features.

5.2 LANDSLIDE HAZARD AREAS

5.2.1 Landslide Hazard Area Code Interpretation

Landslide hazard areas are defined in MMC Chapter 16.67.070 B.2 based on the following criteria:

> *Landslide hazard areas are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Examples of these may include, but are not limited to, the following:*

a. Areas of historic failures, such as:

i. Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) as having a "severe" limitation for building site development; or

ii. Areas designated as Quaternary slumps, earthflows, mudflows, or landslides on maps published by the U.S. Geological Survey (USGS) or State Department of Natural Resources (DNR);

b. Areas with all three of the following characteristics:

i. Slopes steeper than 15 percent; and

ii. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying relatively impermeable sediment; and

iii. Springs or ground water seepage;

c. Slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

d. Areas potentially unstable because of rapid stream incision, stream bank erosion, and undercutting by wave action;

e. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; and

f. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet. A slope is delineated by establishing its toe and measured by averaging the inclination over at least 10 feet of vertical relief.

Based on our site observations, the site soil conditions encountered in the borings, and a review of the published information, the above-mentioned definitions are not applicable to the site, with the exception of definition f. As such, the subject slope meets the definition as a Landslide Hazard area.

Per MMC 16.67.050 B.2, the landslide hazard area is mapped and indicated on the attached Figure 2C – *Site Plan with Landslide Hazard Mapping*, which extends at least 200 feet beyond the project area.

5.2.2 Site Reconnaissance

During our site reconnaissance at the subject site, we did not observe evidence of instability at the subject site, such as scarps, sloughs, tension cracks, uneven ground surfaces, jackstrawed trees, breaks in vegetation, water features and convergent landforms. We did not observe any obvious evidence of recent or active slope instabilities during our site reconnaissance. The slope is vegetated with large Maples and other mature trees up to 50 inches in diameter. Only a few leaning trees, and pistol-butted trees were noted on the slope, which likely indicates downslope "creep" of the surficial soils, which is common on steep slopes. The slope angles within the steep slope were relatively uniform. In our opinion, the site is globally stable in its current condition.

In our opinion, the risk of a large deep-seated type of slope failure is low on the subject property; however, as with any steep slopes, shallow surficial slides could occur at the site. Although it is impossible to determine the size and frequency of such slides, based on the amount of colluvium which has accumulated at the toe of the slope (PG-3) in the last 90 years (since the lowering of Lake Washington), it appears that approximately 4 to 5 feet of material may have sloughed or slide down the slope in that period.

5.2.3 Review of Landslide Mapping

As part of our reconnaissance, we reviewed the landslide inventory map from the Washington Department of Natural Resources (DNR). The DNR landslide inventory, started in 2017, identifies landslide hazard areas using high quality LiDAR data and GIS, based on the methods of Slaughter et al. (2017). Based on elevation maps derived from LiDAR, this model uses an algorithm to account for slope gradient and curvature to develop areas of interest or concerns. These areas are then viewed at multiple scales, cross-referenced with geologic maps, reviewed with orthorectified aerial photos, and field verified when possible. The suspected landslides were then further analyzed using GIS to estimate properties such as the slope gradient adjacent to headscarp, headscarp height, average scarp distance, failure depth, and landslide volume.

Based on our review of the DNR landslide inventory, there is no evidence of landslide activities on the property or immediately adjacent to the property. The nearest landslide features mapped by the DNR are located at least 1000 feet south of the site. The DNR estimates that the landslide at least 1000 feet south of the site is a prehistoric (>150 years old) rotational slide with a head scarp height of about 70 feet, failure depth of about 57 feet, a movement direction due west, and an average slope of 35º (or about 70%).

5.2.4 Review of LiDAR Imagery

As part of our reconnaissance, we reviewed a LiDAR image of the site and its vicinity. A review of LiDAR image indicates that the slopes in the immediate vicinity of the site have a consistent slope angle and have not been significantly modified by landslides or by previous construction activities. The LiDAR image shows no signs of landslide activities on the property or its immediate vicinity. The nearest landslide feature is located at least 1000 feet south of the site.

Based on our independent evaluation of the LiDAR image and our site observation, we agree with the DNR findings, i.e., there are no known slides or head scarps on or immediately adjacent to the property.

5.2.5 Summary of Evaluation

In summary, based on the results of our study, it is our opinion that the proposed development as planned will not adversely impact the subject site and surrounding properties, provided that the recommendations presented in this report are properly incorporated into the design of the project, and the project is properly designed and constructed.

If mitigating measures such as erosion control measures and a properly constructed catchment wall at/near the toe of the slope are incorporated into the design of the boathouse, it is our opinion that adverse effects of potential shallow slides from the steep slope will be adequately mitigated.

We understand the proposed future main house remodel will be supported on conventional footings bearing on native competent bearing soils that are present at shallow depths. We anticipate any new main house foundations will be embedded at appropriate depths to avoid surcharging the top of the slope. As such, we do not anticipate the proposed development to impact the slope stability and adjacent properties, provided the design and construction of the proposed remodeling follows our recommendations included in Section 6 of this report.

5.3 SEISMIC HAZARD AREA

Seismic hazard areas are defined in MMC Chapter 16.67.070 B.2 as:

> *…locations subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting.*

These potential hazards are discussed below.

5.3.1 Faulting and Ground Rupture

The closest Class A seismic source to the project site is the Seattle Fault Zone. The Seattle fault zone is located about three miles south of the site and consists of an east-west trending fault, dipping south 25 to 80 degrees. According to the USGS Quaternary Fault Database (Fault No. 570), this fault has been active within the last 15,000 years (Johnson, 2016). Based on the distance to the fault, in our opinion, the potential for ground rupture at the subject site during a future earthquake is low to negligible.

5.3.2 Soil Liquefaction

Based on review of City of Bellevue and Washington Department of Natural Resources GIS maps, most of the site is mapped with no or very low soil liquefaction susceptibility, except for the west third of the site immediately adjacent to Lake Washington which is mapped with moderate to high susceptibility. Per MMC 16.67.050 B.2, the soil liquefaction hazard area is mapped and indicated on the attached Figure 2D – *Site Plan with Liquefaction Hazard Mapping*, which extends at least 200 feet beyond the project area.

Soil liquefaction is a condition where saturated cohesionless soils undergo a substantial loss of strength due to the build-up of excess pore water pressures resulting from cyclic stress applications induced by earthquakes. Soils most susceptible to liquefaction are loose, uniformly graded sands and loose silts with little cohesion.

We performed liquefaction analysis to evaluate the liquefaction potential of the site soils, using the GeoLogismiki LiqSvs software suites and based on the results of borings PG-3 and PG-4. The input ground motion parameters in our analyses included a Magnitude 7.5 earthquake with a Peak Ground Acceleration (PGA) of 0.59g to model an IBC code event. The liquefaction analyses used the procedure proposed by the 1996 and 1998 NCEER/NSF workshops (Youd et al., 2001) or the methodologies developed by Boulanger and Idriss (2014).

Based on the results of our analyses, the soils in boring PG-3 are considered to have negligible liquefaction potential. However, our analyses indicate that sandy silt soils between about 5 and 9 feet in boring PG-4 are likely to liquefy during the design earthquake. The ground settlement due

to soil liquefaction for this event, based on boring PG-4, is estimated to be on the order of approximately 3 to 4 inches.

Due to the relatively thick loose and soft soils at the site and high risk of potential liquefaction during a design earthquake, it is our opinion that the proposed boathouse should be supported on piles extending below the liquefiable soils.

5.3.3 Seismic Slope Stability

During a strong seismic event, the surficial soils on the steep slope could become unstable. This is consistent with our review of LiDAR imagery, which did not reveal evidence of deep-seated failures.

To mitigate the risk of shallow/surficial slope instabilities, on the upper bench, the proposed building should be adequately setback from the top of the slope. For planning purposes, we recommend that new foundation elements be located at least 40 feet from the top of the slope.

For the proposed boathouse, we recommend installing a catchment wall near the toe of the slope to protect the boathouse on the event of surficial instability during seismic or non-seismic conditions.

The extent of the seismic slope stability hazard is the same as the landslide hazard and indicated in Figure 2C.

5.3.4 Liquefaction-Induced Lateral Spreading

Slopes ae prone to soil movements in the event of soil liquefaction due to weakening of the soils, particularly along waterfront. The proposed boathouse will be located 60 to 80 feet from the irregular lake shore and the ground surface between the shoreline and the proposed boathouse is practically level, it is our opinion that lateral spreading along the lake shore should not impact the proposed boathouse.

As discussed above, the risk of soil liquefaction in the area along the east side of the boathouse is low. Hence, the risk of liquefaction-induced slope movements near the top of the slope where the boathouse will be located is considered low.

5.4 General Development Standard Statements

Based on our analysis of the geologic hazards present at the site, in accordance with the MMC 16.50.090 Chapter H.1, the following statements are made:

- *The proposed development will not increase the threat of the geologic hazard to adjacent properties beyond predevelopment conditions;*
- *The proposed development will not adversely impact other critical areas or their buffers;*
- *The proposed development is designed so that the hazard is eliminated or mitigated to a level equal to or less than predevelopment conditions; and*
- *The proposed development is certified as safe by a qualified engineer or geologist, licensed in the state of Washington.*

5.5 Specific Development Standard Statements

5.5.1 Statements

Based on our assessment of the geologic hazards present at the site, in accordance with the MMC 16.50.090 Chapter I.1, the following statements are made:

- *The development will not increase surface water discharge or sedimentation to adjacent properties beyond predevelopment conditions;*
- *The development will not decrease slope stability on adjacent properties; and*
- *Such alterations will not adversely impact other critical areas or their buffers.*

In addition, in accordance with MMC 16.67.070.I.3.a., the following statement is made:

- *The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions.*

5.5.2 Steep Slope Buffer

Based on our evaluation of the site slope stability as discussed above, in our opinion, a minimum buffer is not needed for the catchment wall and boathouse proposed at the toe of the slope, provided the project is designed in accordance with the current building codes, commonly accepted practice, and our recommendations presented in this report.

We recommend the proposed main house remodel should maintain a total minimum setback of 40 feet from the top of slope (i.e., the main house should maintain its current setback).

6.0 GEOTECHNICAL RECOMMENDATIONS

6.1 SEISMIC SITE CLASS

We anticipate the seismic design of the structures will be accomplished in accordance with the 2018 or 2021 International Building Codes (IBC). Both editions of the International Building Code (IBC) specify a design earthquake having a 2% probability of occurrence in 50 years (return interval of 2,475 years), and reference ASCE 7-16 for site class determinations.

6.1.1 Upper Bench

In the upper bench where medium dense to very dense soils were encountered near the ground surface, it is our opinion that Site Class D (Stiff Soil) may be assumed for the seismic design of proposed structures.

6.1.2 Lower Bench

According to Chapter 20 of ASCE 7-16, the site soil near the proposed boathouse should be classified as Site Class F because of its liquefaction potential. Section 20.3.1 of ASCE 7-16 indicates that for Site Class F a site-specific ground response analysis in accordance with Section 21.1 shall be performed unless the exception to Section 20.3.1 is applicable.

Section 20.3.1 of ASCE 7-16 states that "For structures having fundamental periods of vibration equal to or less than 0.5s, site response analysis is not required to determine spectral accelerations for liquefiable soils. Rather, a site class is permitted to be determined in accordance with Section 20.3 and the corresponding values of Fa and Fv determined from Tables 11.4-1 and 11.4-2." In other words, for structures with a period of vibration equal to or less than 0.5 second and situated on liquefiable soils, the ASCE 7-16 exception allows the values of Fa and Fv for liquefiable soils be taken equal to the values of site class determined without regard to soil liquefaction.

Since the proposed boathouse will be a 2-story structure, we anticipate its building period to be less than 0.5 seconds. Hence, Site Class D is also appropriate for the proposed boathouse.

6.2 BUILDING FOUNDATIONS – UPPER BENCH

Detailed design information for the proposed renovation of the main house was not available at the time this report was prepared. Where new foundation elements will be needed, it is our opinion that conventional footings will be adequate. Design parameters for footings are discussed below.

6.2.1 Soil Bearing and Settlement

We recommend an allowable soil bearing pressure of 2,500 pounds per square foot (psf) be used to size the footings bearing on competent native soils (very stiff pre-Fraser deposits), or structural fill placed on the competent native soils. Competent soils are estimated to be present within about a foot of the existing ground surface. All unsuitable soils should be removed from below the footings.

The recommended allowable bearing pressure is for dead plus live loads. For allowable stress design, the recommended bearing pressure may be increased by one-third for transient loading, such as wind or seismic forces. Continuous and individual spread footings should have minimum widths of 18 and 24 inches, respectively.

Exterior foundation elements should be placed at a minimum depth of 18 inches below final exterior grade. Interior spread foundations should be placed at a minimum depth of 12 inches below the top of concrete slabs.

Footings designed and constructed in accordance with the above recommendations should experience total settlement of about one inch or less, and differential settlement of less than ½ inch. Most of the anticipated settlements should occur during construction as deadloads are applied.

6.2.2 Lateral Resistance

Lateral forces from wind or seismic loading may be resisted by a combination of passive earth pressures acting against the embedded portions of the foundations and walls, and by friction acting on the base of the foundations. Passive resistance values may be determined using an equivalent fluid weight of 350 pounds per cubic foot (pcf). This value includes a factor safety of at least 1.5 assuming that properly compacted structural fill will be placed adjacent to the sides

of the footings. A friction coefficient of 0.40 may be used to determine the frictional resistance at the base of the footings. This coefficient includes a factor of safety of approximately 1.5.

6.2.3 Footing Drain

Footing drains should be installed around the perimeter of the residences, at or just below the invert of the footings. Under no circumstances should roof downspout drain lines be connected to the footing drain systems. Roof downspouts must be separately tightlined to appropriate discharge locations. Cleanouts should be installed at strategic locations to allow for periodic maintenance of the footing drain and downspout tightline systems.

6.2.4 Footing Subgrade Preparation

Footing subgrades should be in a dense and stable condition prior to setting forms and placing reinforcing steel. Any loose or softened soil should be removed from the footing excavations. The adequacy of the footing subgrade soils should be verified by a representative of PanGEO prior to placing forms or rebar.

6.3 BOATHOUSE FOUNDATIONS – PIN PILES

Based on the results of our test borings, the location of the proposed boathouse is underlain by up to 9 feet of loose soil. We recommend that the proposed boathouse be supported on piles.

In our opinion small diameter driven steel pipe piles represent a feasible foundation option to transfer the structure loads through the loose soils to the underlying very stiff to hard native silt and clay. Pipe piles of 2- to 4- inches in diameter are typically utilized for this purpose. However, larger diameter 6- and 8-inch piles may also be used, which have a higher vertical capacity.

Two-inch diameter pin piles are typically installed using portable, handheld equipment. Three-inch to 8-inch pin piles are typically installed using small to large hammers (600 to 4,700 lbs) mounted on small to medium-sized excavators.

The following sections present our design recommendations for pin pile foundations.

6.3.1 Pin Pile Capacity (Axial)

The number of piles required depends on the magnitude of the design load. The maximum allowable axial compression capacity for 2- to 6-inch diameter piles are as follows:

- 3 tons (6 kips) for 2-inch diameter pile;
- 6 tons (12 kips) for 3-inch diameter pile;
- 10 tons (20 kips) for 4-inch diameter piles; and
- 15 tons (30 kips) for 6-inch diameter piles.

The recommended allowable axial compression capacities include a factor of safety of at least 2.0.

The tensile capacity of the driven pin piles should be ignored.

Penetration resistance required to achieve the capacities will be determined based on the hammer used to install the pile. Tensile capacity of pin piles should be ignored in design calculations. The number of piles required depends on the magnitude of the design load and should be determined by the project structural engineer.

It is our experience that the driven pipe pile foundations should provide adequate support with total settlements on the order of ½ inch or less.

6.3.2 Lateral Resistance

The capacity of pin pipes to resist lateral loads is very limited and should not be used in design. Therefore, lateral forces from wind or seismic loading should be resisted by the passive earth pressures acting against the pile caps and below-grade walls or from battered piles (batter no steeper than 3(H):12(V)). ***Friction at the base of pile-supported concrete grade beam should be ignored in the design calculations.***

Passive resistance values may be determined using an equivalent fluid weight of 250 pounds per cubic foot (pcf). These values include a safety factor of about 1.5 assuming that properly compacted granular fill will be placed adjacent to and surrounding the pile caps and grade beams, and level ground surface.

6.3.3 Pin Pile Specifications and Driving Criteria

We recommend that the following specifications be included on the foundation plan:

1. 2-inch diameter piles should consist of Schedule-80, ASTM A-53 Grade "A" pipe.

2. 3-inch, 4-inch, and 6-inch diameter piles should consist of Schedule-40, ASTM A-53 Grade "A" pipe.

3. 2-inch piles shall be driven to refusal with a minimum 90-lb jackhammer or a 140-lb Rhino Hammer. Driving refusal is defined as no more than 1 inch of penetration for 1 minute of continuous driving.

4. 3-inch piles shall be driven to refusal with a minimum 600-lb hydraulic hammer. We recommend the following refusal criteria based on the size of hammer utilized:

Hammer Size	Blow per Minute	Refusal Criteria (3-inch pile)
600 lbs	1000	12 seconds per inch
850 lbs	900	10 seconds per inch
1100 lbs	900	6 seconds per inch

   The driving criteria recommended in the table above will be verified by a static load test program (see discussion in Item 8). The criterion for driving refusal is defined as the minimum amount of time (in seconds) required to achieve one inch of penetration, and it varies with the size of hammer used for pile driving.

5. 4-inch piles shall be driven to refusal with a minimum 850-lb hydraulic hammer. We recommend the following refusal criteria based on the size of hammer utilized:

Hammer Size	Blow per Minute	Refusal Criteria (4-inch pile)

850 lbs	900	16 seconds per inch
1100 lbs	900	10 seconds per inch
2000 lbs	600	4 seconds per inch

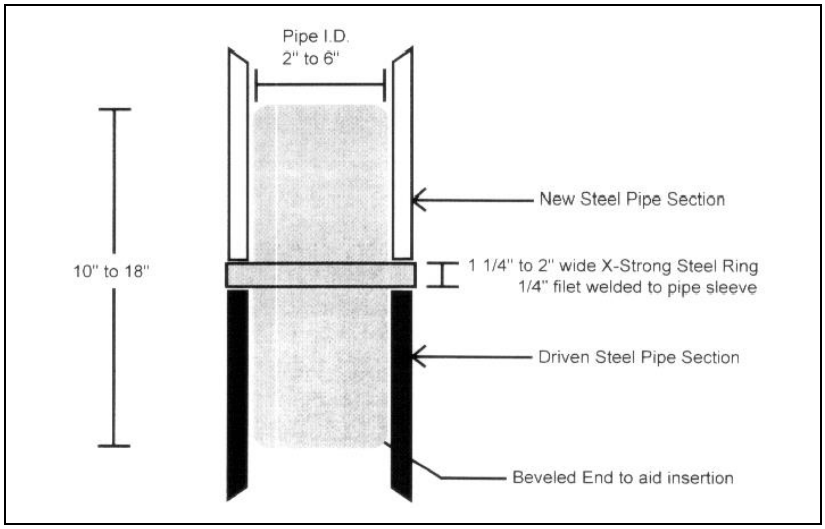
The driving criteria recommended in the table above will be verified by a static load test program (see discussion in Item 8).

6. 6-inch piles shall be driven to refusal with a minimum 2000-lb hydraulic hammer. We recommend the following refusal criteria based on the size of hammer utilized:

Hammer Size	Blow per Minute	Refusal Criteria (6-inch pile)
2000 lbs	600	10 seconds per inch
3000 lbs	500	6 seconds per inch
4700 lbs	500	4 seconds per inch

The driving criteria recommended in the table above will be verified by a static load test program (see discussion in Item 8).

7. Piles shall be driven in nominal sections and connected with compression fitted sleeve couplers (see detail below – Courtesy of McDowell Pile King, Kent, WA). We discourage welding of pipe joints, particularly when galvanized pipe is used, as we have frequently observed welds broken during driving.



8. At least 3% (but no more than 5) of the 3-inch, 4-inch, and 6-inch pin piles should be load tested. All load tests shall be performed in accordance with the procedure outlined in ASTM D1143. The maximum test load shall be 2 times the design load. The objective of the testing program is to verify the adequacy of the driving criteria, and the efficiency of the hammer used for the project.

9. The geotechnical engineer of record or his/her representative shall provide full time observation of pile installation and testing.

The quality of a pin pile foundation is dependent, in part, on the experience and professionalism of the installation company. We recommend that a company with experienced personnel be selected to install the piles.

6.3.4 Estimated Pile Length

Based on the soil conditions at the site and our experience in the project area, for planning and cost estimating purposes, we estimate that pile length may be about 20 to 25 feet.

6.3.5 Pile Installation Monitoring

The quality of a pipe pile foundation is dependent, in part, on the experience and professionalism of the installation company. We recommend that a company with personnel experienced in the successful installation of pipe piles be selected to install the piles.

As it is not possible to observe the completed pile below the ground, judgment and experience must be used as the basis for determining the acceptability of a pile. Therefore, all piles should be installed under the full-time observation of a representative of PanGEO. This will allow us to fully evaluate the contractor's operation, collect and interpret the installation data, and verify bearing stratum elevations.

Furthermore, we will also understand the implications of variations from normal procedures with respect to the design criteria. The contractor's equipment and procedures should be reviewed by PanGEO before the start of construction.

6.4 BOATHOUSE FOUNDATIONS – CAST-IN PLACE CONCRETE PILES

In lieu of pin piles discussed in Section 6.3 above, the proposed boathouse may also be supported on cast-in-place concrete piles that may be installed with the same drill rig as the soldier piles. For design purposes, the axial capacity of the cast-in-place concrete piles may be estimated based on an allowable side friction of 1.2 ksf and an allowable end bearing pressure of 10 ksf. The side friction within the upper 10 feet of the shaft should be ignored due to poor soil condition.

6.5 FLOOR SLABS

In the upper bench where competent soils are present at shallow depths, the use of conventional concrete slab-on-grade floor construction is considered appropriate. The floor slab should be supported on recompacted native soil or on structural fill. Any loose soil encountered at the slab subgrade should be either recompacted to a dense condition or over-excavated to expose dense native soils. Over-excavation should be replaced with compacted structural fill.

In the lower bench, we recommend that structural slab be used in the proposed boathouse, to reduce the risk of long-term slab settlement and distress due to presence of loose soils.

6.4.1 Capillary Break

Interior concrete floors should be underlain by a capillary break consisting of at least of 4 inches of pea gravel or compacted ¾-inch, clean crushed rock (less than 3 percent fines). The capillary break material should meet the gradational requirements provided in the table below.

Capillary Break Gradation

Sieve Size	Percent Passing
¾-inch	100
No. 4	0 – 10
No. 100	0 – 5
No. 200	0 – 3

The capillary break should be placed on the subgrade that has been compacted to a dense and unyielding condition. A minimum 10-mil polyethylene vapor barrier should also be placed directly below the slab. Construction joints should be incorporated into the floor slab to control cracking.

6.4.1 Underslab Drain (Boathouse)

We understand the vicinity of the proposed boathouse becomes soggy during the wet season, likely due to water coming down the hillside and proximity to the lake. As such, we recommend that a sub-floor drainage system be installed. As a minimum, the drainage system should consist of a minimum 4-inch diameter perforated drainpipe along the inside of perimeter footings, plus a series of perforated pipes (4-inch diameter) spaced no more than 15 feet apart. The perforated pipes should be placed at least 18 inches below the bottom of slab, and the collected water should be directed to an appropriate outlet for discharge.

The trenches for the drainpipes should be lined with geotextile (eg, Mirafi 140 or better) and backfilled with drain rock or capillary break material. The use of geotextile is to prevent migration of on-site soils into the drain rock backfill around the perforated pipes.

The volume from the sub-floor drain is anticipated to vary seasonally. During wet season, we estimate that the flow should not exceed about 1 to 2 gpm.

6.5 RETAINING/BASEMENT WALL DESIGN PARAMETERS

Below-grade walls should be properly designed to resist the lateral earth pressures exerted by the soils behind the wall. Proper drainage provisions should also be provided behind the walls to intercept and remove groundwater from behind the wall. Our geotechnical recommendations for the design and construction of the below-grade walls are presented below.

6.5.1 Lateral Pressures

We recommend that the following pressures be utilized in the design of walls:

- **Boathouse cantilevered walls** – 35 pcf for north and south walls, 50 pcf for east wall against ascending slope;
- **Boathouse basement walls** – 50 pcf for north and south walls, 60 pcf for east wall against ascending slope;
- **Upper Bench near Main House**, **cantilevered walls** – 35 pcf;
- **Upper Bench near Main House**, **basement walls** – 50 pcf.
- **Seismic Surcharge –** 8H psf in the upper bench and 12H psf for the boathouse, where H is the retained soil height.

6.5.2 Surcharge Pressures

Surcharge loads, where present, should also be included in the design of retaining walls. We recommend that a lateral load coefficient of 0.33 be used to compute the lateral pressure on the wall face resulting from surcharge loads located within the height dimension of the wall.

6.5.3 Lateral Resistance

Lateral forces from wind or seismic loading and unbalanced lateral earth pressures may be resisted by a combination of passive earth pressures acting against the embedded portions of the foundations and by friction acting on the base of the foundations.

- **Upper Bench (Main House)** – see discussions in Section 6.2.2.
- **Lower Bench (Boathouse)** – Passive resistance values may be determined using an equivalent fluid weight of 250 pounds per cubic foot (pcf) for level backfill. A The

proposed boathouse should be supported on piles. Friction resistance at base of pile-supported footings and pile caps should be ignored.

6.5.4 Wall Drainage

Provisions for permanent control of subsurface water should be incorporated into the design and construction of walls. We recommend that prefabricated drainage mats, such as Mirafi 6000 or equivalent, be installed behind the basement walls constructed against shoring walls. The collected water should be directed to a nominal 4-inch diameter perforated collector pipe located along the inside perimeter of wall footing and discharged to an appropriate outlet.

For free standing site retaining walls, wall drainage provision should consist of a 4-inch diameter perforated drainpipe placed behind and at the base of the wall foundation, embedded in 12 to 18 inches of clean crushed rock or pea gravel wrapped with a layer of filter fabric. A minimum 18-inch-wide zone of open-graded free-draining granular soils (i.e., pea gravel or washed rock) is recommended to be placed adjacent to the wall for the full height of the wall. Alternatively, a composite drainage material, such as Miradrain 6000, may be used in lieu of the clean crushed rock or pea gravel drainage layer. The drainpipe at the base of the wall should be graded to direct water to a suitable outlet.

Waterproofing or damp proofing of the basement is beyond our scope of services. A building envelope consultant should be consulted regarding this matter.

6.5.5 Wall Backfill

Wall backfill, if needed, should consist of free draining granular soils. In our opinion, the native excavated soils contain a high fines content, and are not suitable to be re-used as wall backfill. Imported wall backfill such as Gravel Borrow (Section 9.03.14 (1) of the 2024 WSDOT Standard Specifications) should be assumed for this project.

On site soils should not be used for wall backfill.

The structural fill should be moisture conditioned to near its optimum moisture content, placed in loose, horizontal lifts less than about 12 inches in thickness, and systematically compacted to a dense and relatively unyielding condition. The adequacy of the compaction should be verified by PanGEO. If density tests will be performed, the test results should indicate at least 95 percent

of the maximum dry density, as determined using test method ASTM D 1557. Within 5 feet of the wall, the backfill should be compacted to 90 percent of the maximum dry density.

6.6 CATCHMENT WALL DESIGN PARAMETERS

We recommend that a catchment wall be installed between the toe of the slope and the proposed boathouse. It is important to note that periodic maintenance of the catchment wall is essential, as the functionality of the wall is directly related to the available catchment area behind the wall. Furthermore, permanent access to the back of the catchment wall should be incorporated into the layout of the proposed development to allow for periodic removal of accumulated debris from behind the wall to maintain the specified minimum freeboard.

6.6.1 Catchment Wall Dimension and Location

Based on our test boring advanced at the toe of the slope (PG-3), we infer that approximately 4 to 5 feet of material has accumulated at the toe of the slope from sloughing soils in at least the last 90 years (i.e., since the lowering of the lake). Therefore, we recommend that the catchment wall have a minimum freeboard height of 5 feet. The catchment wall should also extend at least 5 feet north and south of the proposed boathouse.

The catchment wall may be placed anywhere between the boathouse and the toe of the slope, to meet the needs of the project layout and landscape design. In our opinion the catchment wall can be located at the toe of the slope, within the 10-foot setback area, because the wall will not create a hazard to the subject property, surrounding properties, erosion or sedimentation to off-site properties or bodies of water (per Medina Municipal Code 18.12.080.A.3.b). Additionally, by constructing the wall at the toe of the slope, the impact the slope may have on the subject property will be reduced.

6.6.2 Wall Type Selection and Design Lateral Pressures

Based on the soil conditions encountered on site, in our opinion a soldier pile wall is a feasible option. A cantilevered soldier pile wall consists of vertical steel beams, typically spaced from 6 to 8 feet apart along the proposed wall alignment, spanned by timber lagging or concrete panels.

The lateral pressures depicted on Figure 4 should be used for designing a soldier pile catchment wall for the project. Above the finished grade behind the wall, the recommended debris

pressures should be applied over the full width of pile spacing. Below the bottom of the finished grade, the passive resistance should be applied over two times the pile diameter.

6.6.3 Soldier Pile Installation Considerations

It should be noted that due to soft and wet ground conditions encountered in our explorations, the contractor will most likely need to utilize temporary casing to prevent caving of the holes prior to concrete placement. In addition, depending on the amount of water that has accumulated at the bottom of holes just prior to concrete placement, tremie methods of concrete placement may also be required.

6.6.4 Statement per MMC 16.67.070.1.2.a.iii

As requested by the City's third-party reviewer, we confirm that the recommended 5-foot-high catchment wall provides a safety factor of at least 1.2 with the reduced buffer to 10 feet as stated by MMC 16.67.070.1.2.a.iii.

6.7 EXCAVATION SHORING AND PERMANENT SOLDIER PILES (BOATHOUSE)

We understand the proposed boathouse will have a basement. The finished floor elevation in the basement is not available at the time of this report. If the excavation exceeds 4 feet deep, we recommend installing a soldier pile wall, similar to the catchment wall, with timber lagging to support the excavation. Significant unsupported excavation at/near the toe of the slope could adversely impact the stability of the slope.

We recommend that the earth pressures outlined in Figure 5 be used for the design of the shoring wall.

The soldier piles may be incorporated into the design of the permanent basement walls. If permanent soldier piles are used, a seismic surcharge of 12H psf should be included in the design for post-construction conditions. Corrosion protection should also be taken into consideration for permanent piles.

The axial load-carrying capacity of soldier piles may be estimated based on an allowable end bearing of 30 ksf, and an allowable side friction of 1.0 ksf for the portion of piles that are located below the basement level. The side friction within 9 feet of the ***existing*** ground surface should also be ignored in design calculations.

6.8 DEWATERING (BOATHOUSE)

Groundwater was encountered at about 5 feet in boring PG-3 (located east of the proposed boathouse) and about 9 feet in boring PG-4 (located west of the proposed boathouse). During winter/spring seasons, the area near the toe of the slope is typically wet and soggy. As such, depending on the time of construction (i.e., wet season vs dry season) and the depth of excavations, temporary dewatering may be needed during construction of the basement. We believe that a passive dewatering system such as sumps and pumps should be adequate, but the needs for an active dewatering system such as well points cannot not be ruled about. The level of dewatering efforts will largely depend on the depth of excavation, and the weather at the time of construction.

6.9 GENERAL PERMANENT SURFACE DRAINAGE CONSIDERATIONS

Permanent control of surface water and roof runoff should be incorporated in the final drainage design. In addition to these sources, irrigation and rainwater infiltrating into the proposed landscaped and planter areas adjacent to paved areas or building foundations should also be controlled. All collected runoff should be directed into conduits that carry the water away from the pavement or structure and into storm drain systems or other appropriate outlets and should not be discharged onto the slope. Adequate surface gradients should be incorporated into the grading design such that surface runoff is directed away from structures.

In addition to the footing drains and underslab drains for the proposed boathouse, French drains may be considered in the west portion of the site to improve the intermittent soggy soil condition.

6.10 PERMANENT SLOPES

We recommend that permanent slopes be graded no steeper than 2H:1V in the upper bench, and no steeper than 3H:1V in the lower bench (i.e., near the shoreline). Erosion control measures such as erosion-control mats and/or vegetations should be applied to the permanent slopes as soon as feasible.

6.11 TREE REMOVAL

We understand that there are three trees located within the steep slope where the homeowner has experienced and is concerned about falling trees and tree limbs and has requested removing the

nuisance trees. Plate 2 below shows the existing site conditions in the area. The trees proposed for removal are indicated on the attached site plan.

Plate 2. Photo of hazardous trees above existing/proposed boathouse. Looking west.

PanGEO conducted a site reconnaissance on December 4, 2020, February 3, 2023, and June 11, 2024. During our site reconnaissance, we did not observe evidence of instability at the subject site, such as scarps, sloughs, tension cracks, uneven ground surfaces, jackstrawed trees, breaks in vegetation, water features and convergent landforms. We did not observe any obvious evidence of recent or active slope instabilities during our site reconnaissance. The slope is vegetated with large Maples and other mature trees up to 50 inches in diameter with an understory of ferns and ivy. Only a few leaning trees, and pistol-butted trees were noted on the slope, which likely indicates downslope "creep" of the surficial soils, which is common on steep slopes. The slope angles within the steep slope were relatively uniform. In our opinion, the site is globally stable in its current condition.

Three bigleaf Maples near the existing/proposed boathouse have been evaluated by the arborist as being in "poor" or "very poor" condition (see attached tree location plan and Plate 1 on page 2). We observed that the trees in question have significant dead wood and provide sparse canopy.

As discussed above, the site is underlain by dense glacially consolidated soils at shallow depths. Based on observations made during our site reconnaissance, we did not observe any noticeable signs of past or on-going slope instability. The existing buildings and rockeries were observed to be in good condition. The trees proposed for removal provide sparse canopy and minimal erosion protection. From a geotechnical standpoint, in our opinion, the proposed tree removal may generally proceed as currently planned, without adversely impacting the site stability. We recommend that the stumps of cut trees remain in place. We also recommend avoiding heavy equipment on the slope areas to minimize ground disturbance.

Please note that the City will likely require a mitigation plan whereby any trees removed from the Critical Area are replaced in a nearby location. The tree removal and replacement program should be developed and observed by a licensed arborist/landscape architect.

7.0 GENERAL EARTHWORK CONSIDERATIONS

7.1 SITE PREPARATION

Site preparation for the proposed project includes removing the existing structures and excavations to the design subgrade. All footings and floor slabs of the existing structures, as well as asphalt, building debris and concrete rubble should be removed from the site prior to the start of excavations or grading.

Following site clearing and excavations, the adequacy of the subgrade where structural fill, foundations, slabs, or pavements are to be placed should be verified by a representative of PanGEO. The subgrade soil in the improvement areas, if recompacted and still yielding, should also be over-excavated and replaced with compacted structural fill or CDF/lean-mix concrete.

7.2 TEMPORARY EXCAVATION AND SHORING

As currently planned, the foundation excavation for the proposed boathouse will be up to approximately 8 feet deep. All temporary excavations should be performed in accordance with

Part N of WAC (Washington Administrative Code) 296-155. The contractor is responsible for maintaining safe excavation slopes and/or shoring.

Based on the subsurface conditions at the site, for planning purposes, it is our opinion that temporary excavations on the upper bench maybe sloped as steep as ½H:1V. Near the shoreline where poor and wet soils were encountered, the temporary excavation slopes should be graded no steeper than 2H:1V. Where sufficient space is not available for unsupported open cuts, temporary shoring will be needed to support the temporary excavations.

We also recommend that heavy construction equipment, building materials, and excavated soil should not be allowed within a distance equal to 1/3 the slope height from the top of any excavation.

The temporary excavations and cut slopes should be re-evaluated in the field during construction based on actual observed soil conditions and may need to be flattered and covered with plastic sheets during the wet season.

7.3 Structural Fill and Compaction

In the context of this report, structural fill is defined as compacted fill placed below footings, concrete stairs, landings, slabs, or other load-bearing areas. The on-site soils have high fines content and are highly moisture sensitive and will become disturbed and soft when exposed to inclement weather conditions. In addition, compacted fill derived from glacial till is known to experience post-construction settlement. Hence, the onsite soils should not be used as structural fill.

Structural fill, where needed, should consist of imported, well-graded, granular material, such as the WSDOT Gravel Borrow (Section 9.03.14 (1) of the 2024 WSDOT Standard Specifications).

The structural fill should be moisture conditioned to near its optimum moisture content, placed in loose, horizontal lifts less than about 12 inches in thickness, and systematically compacted to a dense and relatively unyielding condition. The adequacy of the compaction should be verified by PanGEO. If density tests will be performed, the test results should indicate at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557. Within 5 feet of the wall, the backfill should be compacted to 90 percent of the maximum dry density.

7.4 EROSION AND DRAINAGE CONSIDERATIONS

The removal of vegetations should be limited to what is necessary to complete the construction and removal of the hazardous trees. As shown in Sheet C-4 prepared by Core Design, attached in Appendix C of this report for reference, the clearing is limited to the lower bench where the proposed building is located. No removal of vegetation, with the exception of hazardous tree removal, is planed on the slope.

We recommend that any exposed excavation slopes be covered with plastic sheeting for erosion and dust controls.

Surface runoff can be controlled during construction by careful grading practices. This could include the construction of shallow, upgradient perimeter ditches or low earthen berms in conjunction with silt fences to collect runoff and prevent water from entering excavations. Temporary erosion control may require the use of hay bales on the downhill side of the project to prevent water from leaving the site and potential storm water detention to trap sand and silt before the water is discharged to a suitable outlet.

Based on the TESC plans (see Sheet C-4 in Appendix C), the proposed erosion control measures are consistent with our recommendations and intent.

7.5 WET EARTHWORK RECOMMENDATIONS

It is our opinion that construction of the project can be accomplished during wet season. However, performing earthwork activities during wet season is anticipated to be more costly than during dry weather conditions. General recommendations relating to earthwork performed in wet weather or in wet conditions are presented below:

- All footing surface should be protected against inclement weather, unless the footings can be poured immediately after the subgrade is exposed. It is the contractor's responsibility to protect the footing subgrade from disturbance. One option is to place 2 to 3 inches of lean-mix concrete or 4 to 6 inches of crushed rock on the exposed foundation subgrade as soon as the subgrade is exposed. Alternatively, the footing pour may be made immediately after the footing excavation is completed. This will require the reinforcing steel to be prefabricated and lowered into the footing excavation once the excavation is completed.

- Earthwork should be performed in small areas to minimize subgrade exposure to wet weather. Excavation or the removal of unsuitable soil should be followed promptly by the placement and compaction of clean structural fill. The size and type of construction equipment used may have to be limited to prevent soil disturbance.

- During wet weather, the allowable fines content of the structural fill should be reduced to no more than 5 percent by weight based on the portion passing ¾-inch sieve. The fines should be non-plastic.

- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water.

- Geotextile silt fences should be strategically located to control erosion and the movement of soil. Erosion control measures should be installed along all the property boundaries.

- Excavation slopes and soils stockpiled on site should also be covered with plastic sheets.

8.0 ORIGINAL GRADE REVIEW

Based on the results of our evaluation, which included a site reconnaissance, a review of existing geological information, a review of the topographic survey, and the results of our test borings and hand borings, we conclude the following:

1. Around the perimeter of the main house, soils that appeared to be native pre-Fraser deposits were found at depths ranging from about ¼ foot at its shallowest to about ½ foot at its deepest.

2. Around the perimeter of the proposed boathouse, soils that appeared to be native alluvium and colluvium were found at depths ranging from about ½ foot at its shallowest to about 2 feet at its deepest. It appears that fill was placed on top of the native soils during previous grading activities.

3. Locally, about 1 to 2 feet of forest duff overlying undisturbed native soils are common. Based on the results of our test borings and hand borings, it is our opinion that it is reasonable to assume the original grade is 1 foot higher than the bottom of fill.

4. In summary, based on our onsite observations, the current site grade appears consistent with the neighboring grades to the north, south, and east of the property. It is our opinion that the topography of the site was not significantly changed during the previous construction activities.

As required by the City of Medina, PanGEO has extrapolated the original grade along the perimeter of the proposed development from the borings advanced at the site. As shown on Figure 2, we estimate the original grade to be elevation 157¼ feet on the east side of the proposed main house remodel and 154½ feet on the west side of the main house. We estimate the original grade to be elevation 33 feet on the east side of the proposed boathouse and 26½ feet on the west side of the boathouse. The estimated original grade elevation at each exploration location and 2-foot interval original grade contours can be seen in Figure 2.

9.0 ADDITIONAL SERVICES

We anticipate the City of Medina will require a plan review and geotechnical inspections to confirm that our recommendations are properly incorporated into the design and construction of the proposed development. Modifications to our recommendations presented in this report may be necessary, based on the actual conditions encountered during construction.

10.0 LIMITATIONS

We have prepared this report for use by Mr. Michael Axtman and the project design team. Recommendations contained in this report are based on a site reconnaissance, review of pertinent subsurface information, a subsurface exploration program, and our understanding of the project. The study was performed using a mutually agreed-upon scope of work.

Variations in soil conditions may exist between the explorations and the actual conditions underlying the site. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at the site that are different from those described in this report, we should be notified immediately to review the applicability of our

recommendations. Additionally, we should also be notified to review the applicability of our recommendations if there are any changes in the project scope.

The scope of our work does not include services related to construction safety precautions. Our recommendations are not intended to direct the contractors' methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design. Additionally, the scope of our work specifically excludes the assessment of environmental characteristics, particularly those involving hazardous substances. We are not mold consultants nor are our recommendations should not be interpreted as being preventative of mold development. A mold specialist should be consulted for all mold-related issues.

This report may be used only by the client and for the purposes stated within a reasonable time from its issuance. Land use, site conditions (both off and on-site), or other factors including advances in our understanding of applied science, may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its issuance. PanGEO should be notified if the project is delayed by more than 24 months from the date of this report so that we may review the applicability of our conclusions considering the time lapse.

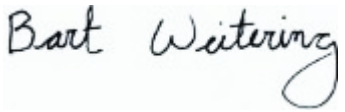
It is the client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk. Any party other than the client who wishes to use this report shall notify PanGEO of such intended use and for permission to copy this report. Based on the intended use of the report, PanGEO may require that additional work be performed and that an updated report be reissued. Noncompliance with any of these requirements will release PanGEO from any liability resulting from the use of this report.

Within the limitation of scope, schedule and budget, PanGEO engages in the practice of geotechnical engineering and endeavors to perform its services in accordance with generally accepted professional principles and practices at the time the Report or its contents were prepared. No warranty, express or implied, is made.

We appreciate the opportunity to be of service to you on this project. Please feel free to contact our office with any questions you have regarding our study, this report, or any geotechnical engineering related project issues.

Sincerely,

PanGEO, Inc.



Bart Weitering, G.I.T.
Project Geologist

Siew L. Tan, P.E.
Principal Geotechnical Engineer

11.0 REFERENCES

ASTM D1557-12e1, *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft3 (2,700 kN-m/m3))*, ASTM International, West Conshohocken, PA, 2012, www.astm.org

ASTM D1586-11, *Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils*, ASTM International, West Conshohocken, PA, 2011, www.astm.org.

ASTM D2488-17, *Standard Practice for Description and Identification of Soils (Visual-Manual Procedures)*, ASTM International, West Conshohocken, PA, 2017, www.astm.org.

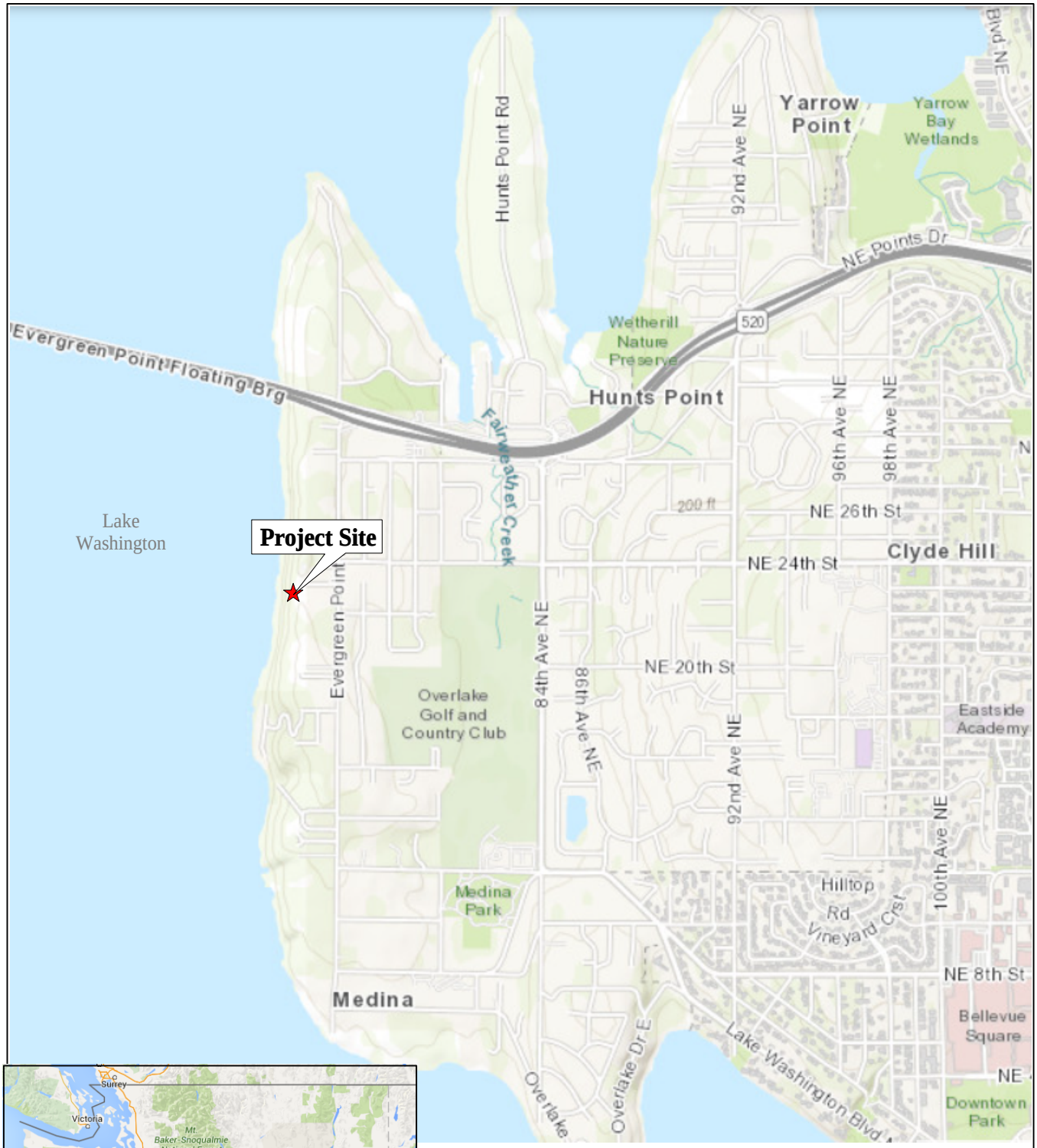
Booth, D. B., Troost, K.G., Wisher, A. P., 2007, *The Geologic Map of King County, Washington, scale 1:100,000.*

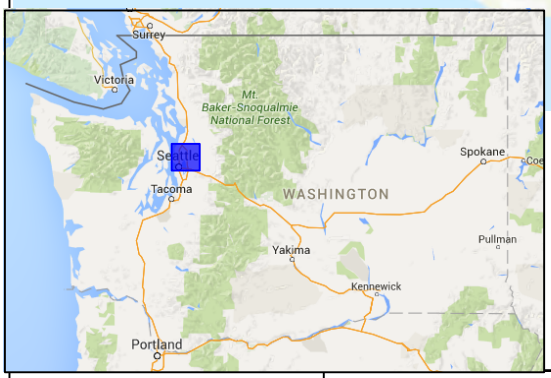
International Code Council, 2018 and 2021, International Building Code (IBC).

WSDOT, 2024, *Standard Specifications for Road, Bridge and Municipal Construction, M 41-10, Washington State Department of Transportation.*

Washington Administrative Code (WAC), 2021, Chapter 296-155 - *Safety Standards for Construction Work, Part N - Excavation, Trenching, and Shoring*, Olympia, Washington.

EXHIBIT 8





Base Map: ESRI Topographic Map

NORTH

Approx. Scale: Not to Scale

PanGEO INCORPORATED

Proposed Boathouse and Main House Addition
2227 Evergreen Point Road
Medina, Washington

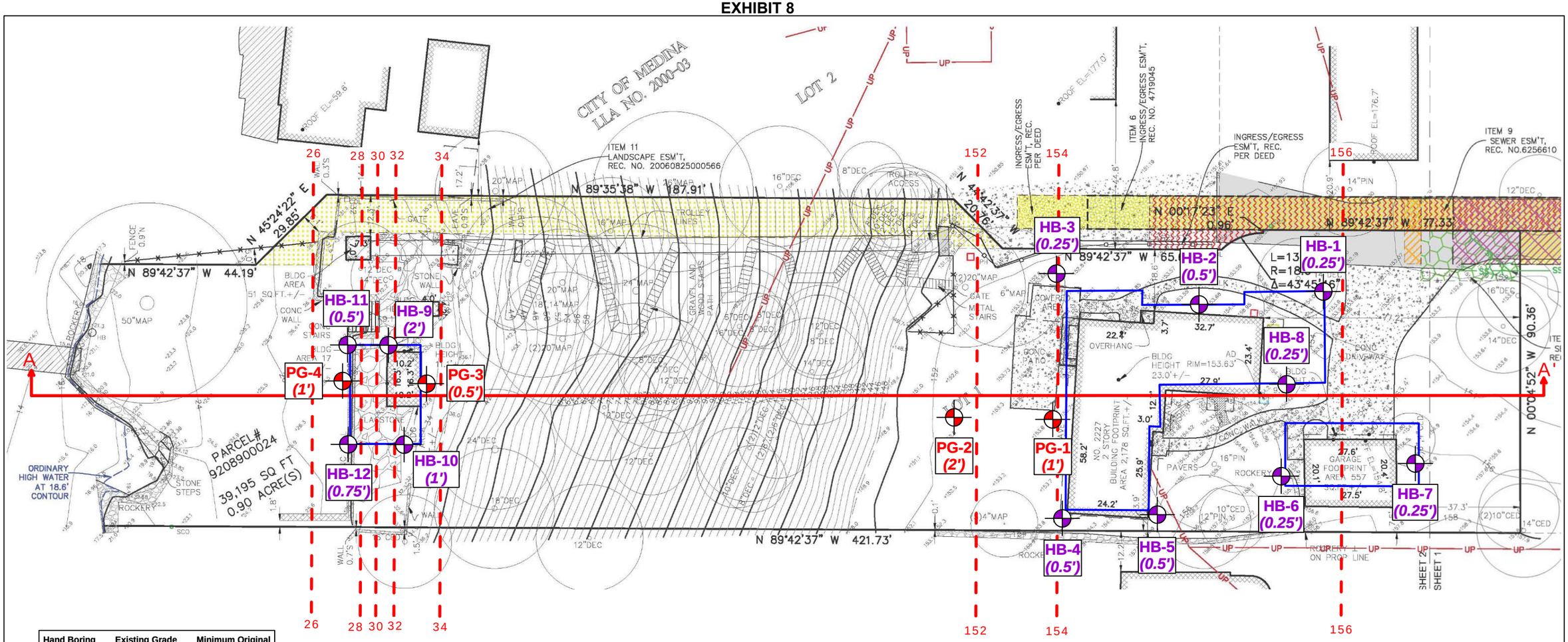
VICINITY MAP

Project No. **23-020**

Figure No. **1**

file.grf w/ file.dat 3/29/23 (1:44:35) BW

EXHIBIT 8



Hand Boring Location	Existing Grade (feet)	Minimum Original Grade (feet)
HB-1	154.0	154.75
HB-2	153.75	154.25
HB-3	153.0	153.75
HB-4	154.0	154.5
HB-5	155.0	155.5
HB-6	155.0	155.75
HB-7	156.5	157.25
HB-8	154.25	155.0
HB-9	32.5	31.5
HB-10	32.5	32.5
HB-11	26.5	27.0
HB-12	26.5	26.75

Test Boring Location	Existing Grade (feet)	Minimum Original Grade (feet)
PG-1	153.75	153.75
PG-2	152.5	151.5
PG-3	32.5	33.0
PG-4	26.5	26.5

Scale:
1 inch = 30 feet

Legend:

- Approx. Proposed Building Footprint
- Approx. Test Boring Location *(Approx. Depth of Fill, ft)*
- Approx. Hand Boring Location
- A A' — Approx. Subsurface Profile A-A'
- 154 — Approx. Original Grade Contours

Notes:

1. Minimum original grade elevation determined by adding 12 inches of forest duff to the top of the native soil elevations encountered in the borings.
2. Highest point interpreted at the E side of the proposed residence/detached garage is EL. 157.25 feet.
3. Lowest point interpreted at the W side of the proposed residence/detached garage is EL. 154.5 feet.
4. Highest point interpreted at the E side of the proposed beach house is EL. 33 feet.
5. Lowest point interpreted at the W side of the proposed beach house is EL. 26.5 feet.
6. Surface elevations estimated from *Topographic & Boundary Survey* by Terrane dated February 22, 2023.
7. Original grade contours inferred from borings and from the overall topography of the subject site and neighboring properties.
8. Base map modified from *Topographic & Boundary Survey* by Terrane dated February 22, 2023.

PanGEO INCORPORATED

Proposed Boathouse and Main House Addition
2227 Evergreen Point Road
Medina, Washington

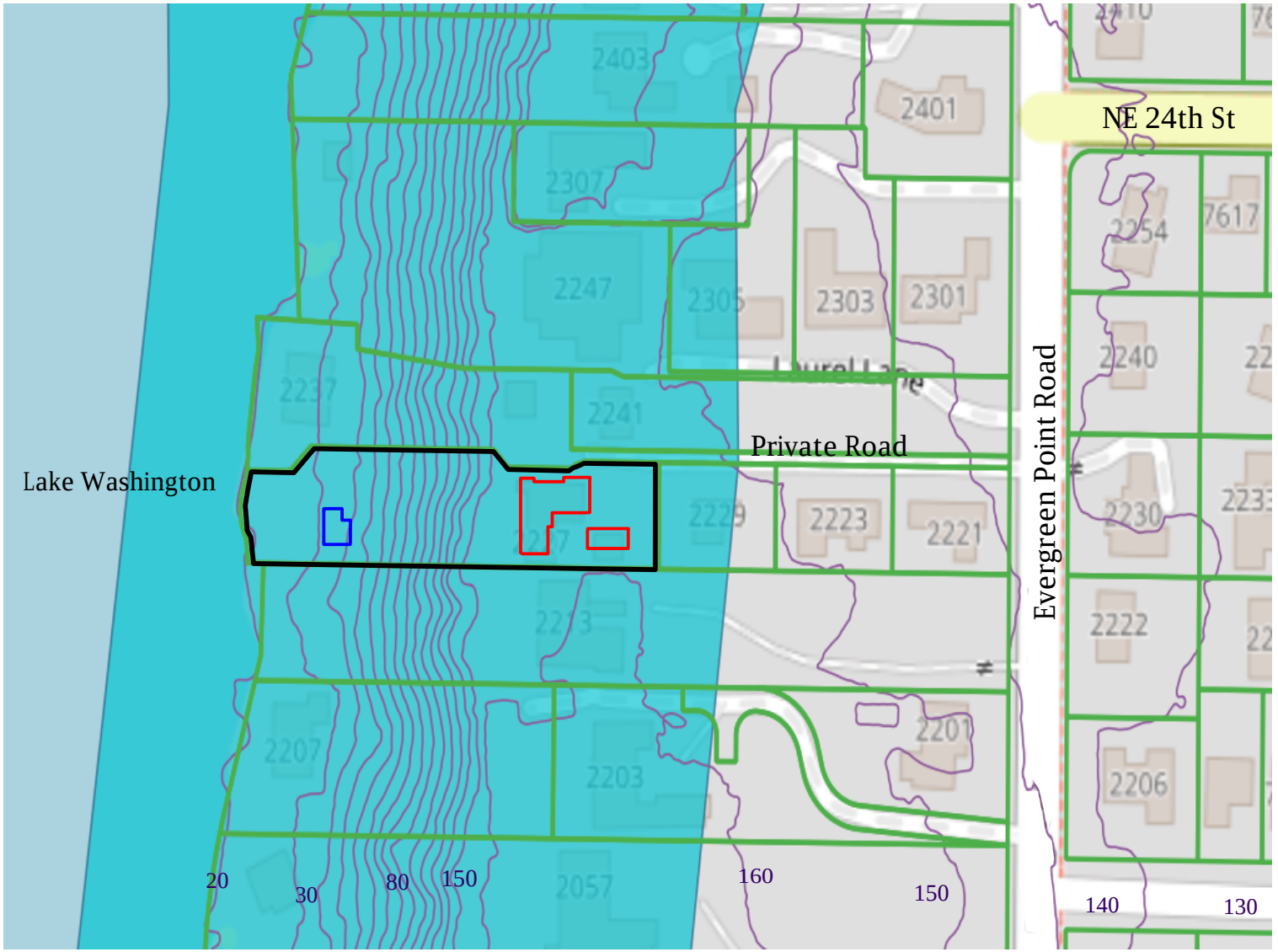
SITE AND EXPLORATION PLAN

Project No. **23-020**

Figure No. **2**

23-020 Fig 2 Site and Exploration Plan.grf 3/29/23 (1:43:40) BW

EXHIBIT 8



Legend:

- Proposed Building Footprint
- Existing Building Footprint
- Property Boundary
- Erosion Hazard Area
- Contour Lines (10 ft)

Notes:

1. Base map modified from City Open Street Map QGIS.

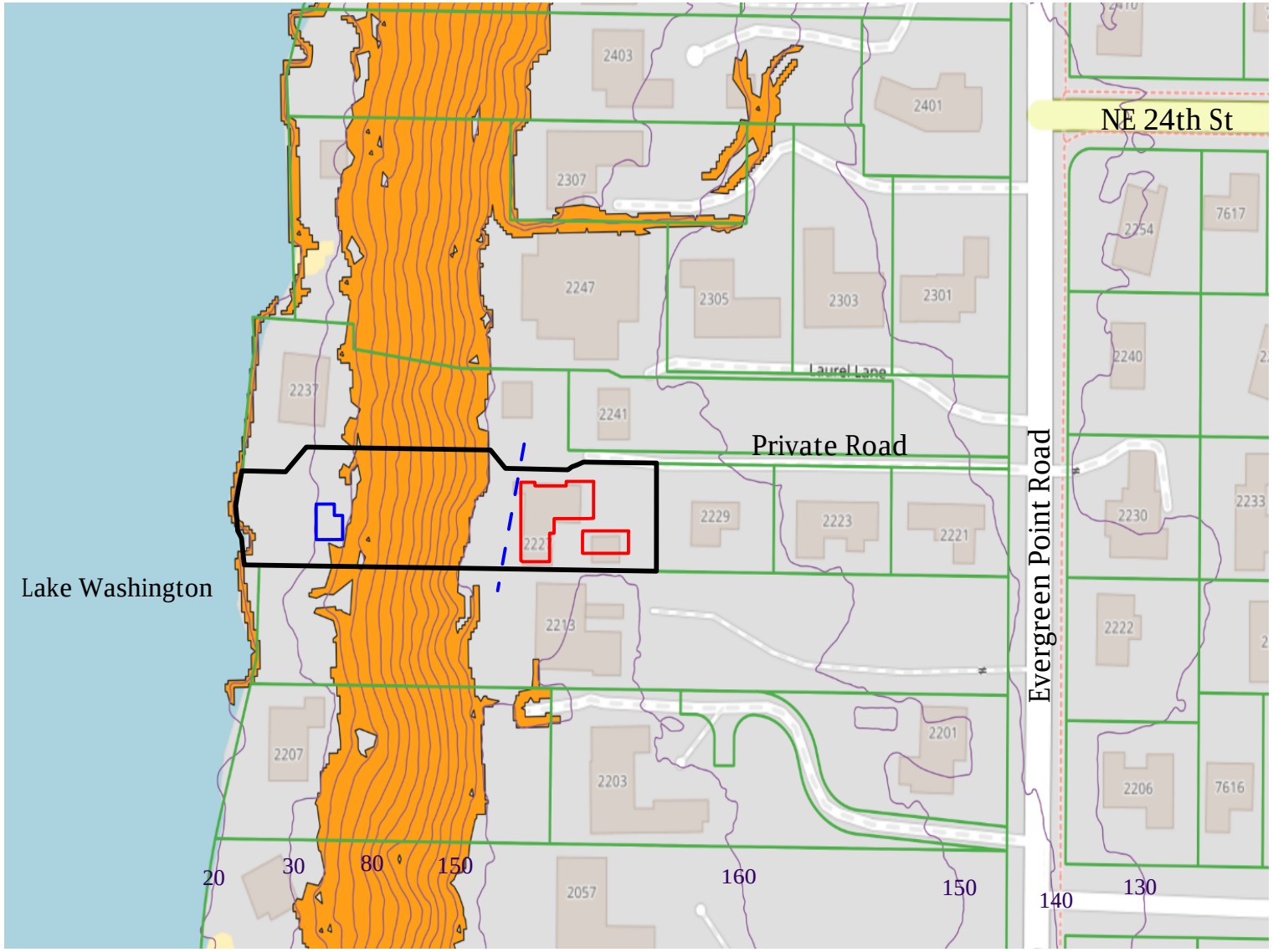
PanGEO INCORPORATED

Proposed Boathouse and Main House Addition
2227 Evergreen Point Road
Medina, WA

SITE PLAN WITH EROSION HAZARD MAPPING

Project No.	Figure No.
23-020	**2B**

EXHIBIT 8



Legend:

- Proposed Building Footprint
- Existing Building Footprint
- Property Boundary
- Landslide Hazard Area
- Contour Lines (10 ft)
- 40 ft setback from the top of the slope

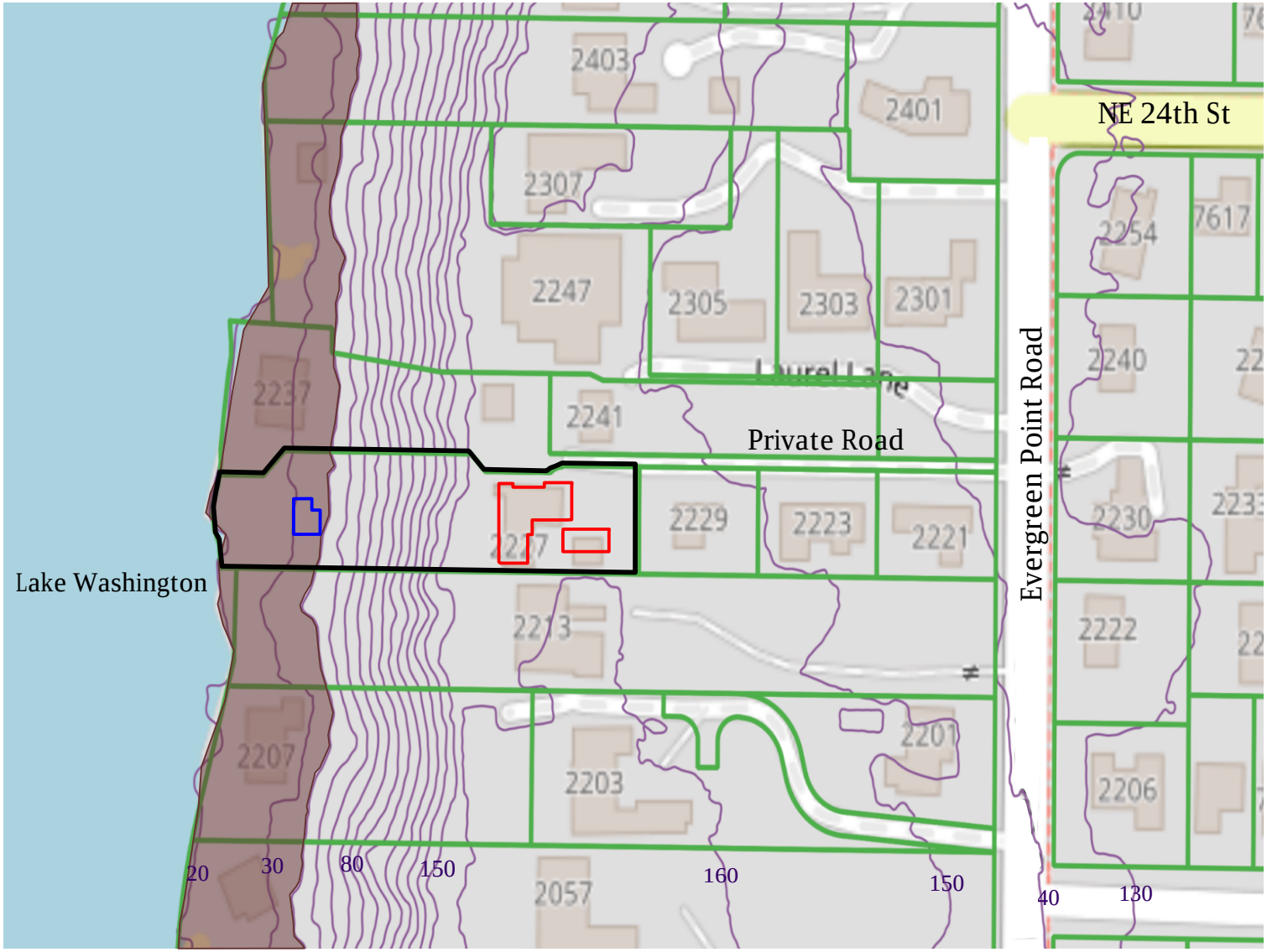
PanGEO INCORPORATED

Proposed Boathouse and Main House Addition
2227 Evergreen Point Road
Medina, WA

SITE PLAN WITH LANDSLIDE HAZARD MAPPING

Project No.	Figure No.
23-020	**2C**

EXHIBIT 8



Legend:

- Proposed Building Footprint
- Existing Building Footprint
- Property Boundary
- Liquefaction Hazard Area
- Contour Lines (10 ft)

Notes:

1. Base map modified from City Open Street Map QGIS.

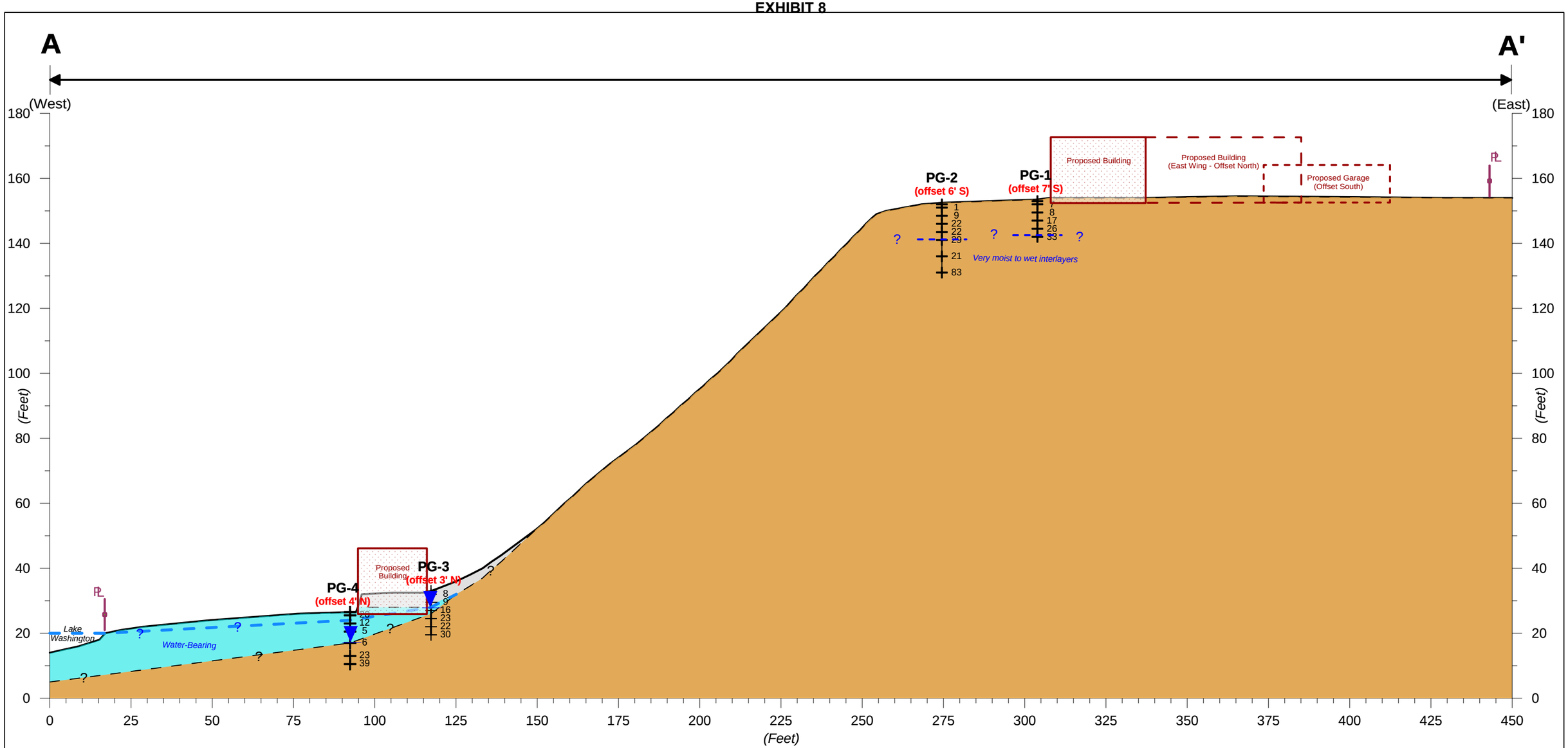
PanGEO INCORPORATED

Proposed Boathouse and Main House Addition
2227 Evergreen Point Road
Medina, WA

SITE PLAN WITH LIQUEFACTION HAZARD MAPPING

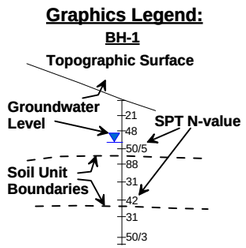
Project No.	Figure No.
23-020	**2d**

EXHIBIT 8



Approximate Scale
1" = 30'

Graphics Legend:



Unit 1 - Loose Silty SAND to sandy SILT
(Colluvium)

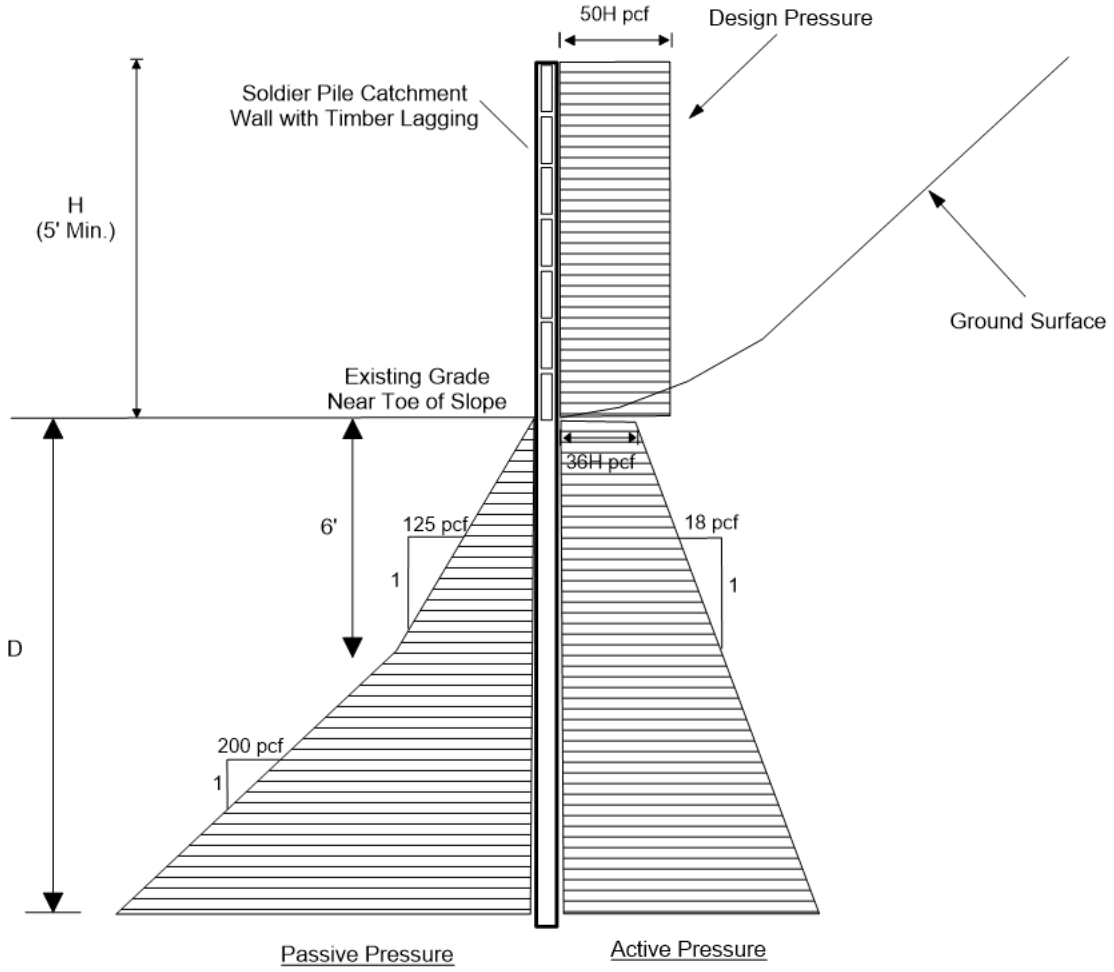
Unit 2 - Loose SAND with Organics
(Qal - Alluvium)

Unit 3 - Medium Dense to Very Dense SILT and SAND; interlayered with Very Stiff to Hard CLAY
(Qpf - Pre-Fraser Deposits)

Notes:
1. Topography obtained *from Topographic & Boundary Survey* by Terrane dated February 22, 2023.
2. See Figure 2 for location of Section A-A'.
3. See report text for additional discussions on subsurface conditions.
4. The generalized soil profile is based on widely-spaced borings. Soil conditions may vary over a small distance, and the actual subsurface conditions may be different from the generalized soil profile depicted in this figure.

PanGEO INCORPORATED	**Proposed Boathouse and Main House Addition 2227 Evergreen Point Road Medina, Washington**	**GENERALIZED SUBSURFACE PROFILE A-A'**	
		Project No. **23-020**	Figure No. **3**

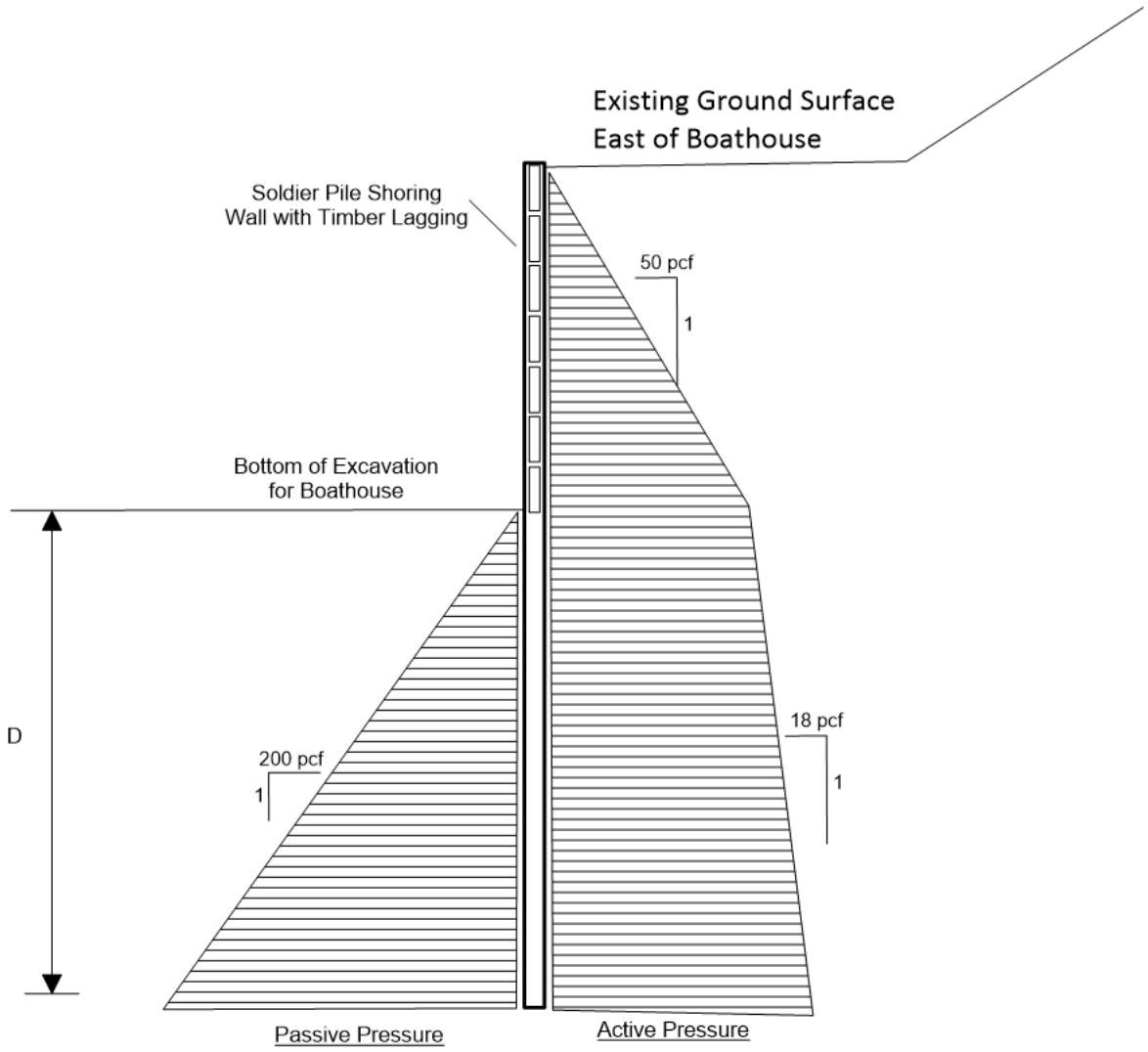
23-020_Fig3_Sub_Profile.grf 3/29/23 (1:45:14) BW



Notes:
1. Embedment (D) should be determined by summation of moments at the bottom of the soldier piles. Minimum embedment should be at least 13 feet.
2. A factor of safety of 1.5 has been applied to the recommended passive pressure values. No factor of safety has been applied to the recommended active earth pressure values.
3. Debris pressures should be applied over the full width of the pile spacing.
4. Active pressures should be applied over one pile diameter below the finished grade elevation.
5. Passive pressure should be applied to two times the diameter of the soldier piles.
6. Use full uniform earth pressure of 50H for lagging design with soldier piles spaced at 8' or less.
7. Refer to report text for additional discussions.

PanGEO INCORPORATED	**Proposed Boathouse and Main House Addition 2227 Evergreen Point Road Medina, Washington**	**DESIGN LATERAL EARTH PRESSURES SOLDIER PILE CATCMENT WALL**
		Project No. **23-020** / Figure No. **4**

EXHIBIT 8



Notes:
1. Embedment (D) should be determined by summation of moments at the bottom of the soldier piles. Minimum embedment should be at least 13 feet.
2. A factor of safety of 1.5 has been applied to the recommended passive pressure values. No factor of safety has been applied to the recommended active earth pressure values.
3. Debris pressures should be applied over the full width of the pile spacing.
4. Active pressures should be applied over one pile diameter below the finished grade elevation.
5. Passive pressure should be applied to two times the diameter of the soldier piles.
6. Use full uniform earth pressure of 50H for lagging design with soldier piles spaced at 8' or less.
7. Refer to report text for additional discussions.

PanGEO INCORPORATED	**Proposed Boathouse and Main House Addition 2227 Evergreen Point Road Medina, Washington**	**DESIGN LATERAL EARTH PRESSURES SOLDIER PILE SHORING WALL**
		Project No. **23-020** / Figure No. **5**

APPENDIX A

SUMMARY TEST BORING LOGS

EXHIBIT 8

RELATIVE DENSITY / CONSISTENCY

SAND / GRAVEL			SILT / CLAY		
Density	SPT N-values	Approx. Relative Density (%)	Consistency	SPT N-values	Approx. Undrained Shear Strength (psf)
Very Loose	<4	<15	Very Soft	<2	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250 - 500
Med. Dense	10 to 30	35 - 65	Med. Stiff	4 to 8	500 - 1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000 - 2000
Very Dense	>50	85 - 100	Very Stiff	15 to 30	2000 - 4000
			Hard	>30	>4000

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP DESCRIPTIONS	
Gravel 50% or more of the coarse fraction retained on the #4 sieve. Use dual symbols (eg. GP-GM) for 5% to 12% fines.	GRAVEL (<5% fines)	GW	Well-graded GRAVEL
		GP	Poorly-graded GRAVEL
	GRAVEL (>12% fines)	GM	Silty GRAVEL
		GC	Clayey GRAVEL
Sand 50% or more of the coarse fraction passing the #4 sieve. Use dual symbols (eg. SP-SM) for 5% to 12% fines.	SAND (<5% fines)	SW	Well-graded SAND
		SP	Poorly-graded SAND
	SAND (>12% fines)	SM	Silty SAND
		SC	Clayey SAND
Silt and Clay 50%or more passing #200 sieve	Liquid Limit < 50	ML	SILT
		CL	Lean CLAY
		OL	Organic SILT or CLAY
	Liquid Limit > 50	MH	Elastic SILT
		CH	Fat CLAY
		OH	Organic SILT or CLAY
Highly Organic Soils		PT	PEAT

Notes:

1. Soil exploration logs contain material descriptions based on visual observation and field tests using a system modified from the Uniform Soil Classification System (USCS). Where necessary laboratory tests have been conducted (as noted in the "Other Tests" column), unit descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.

2. The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicated mixed soil constituents or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

Layered: Units of material distinguished by color and/or composition from material units above and below

Laminated: Layers of soil typically 0.05 to 1mm thick, max. 1 cm

Lens: Layer of soil that pinches out laterally

Interlayered: Alternating layers of differing soil material

Pocket: Erratic, discontinuous deposit of limited extent

Homogeneous: Soil with uniform color and composition throughout

Fissured: Breaks along defined planes

Slickensided: Fracture planes that are polished or glossy

Blocky: Angular soil lumps that resist breakdown

Disrupted: Soil that is broken and mixed

Scattered: Less than one per foot

Numerous: More than one per foot

BCN: Angle between bedding plane and a plane normal to core axis

COMPONENT DEFINITIONS

COMPONENT	SIZE / SIEVE RANGE	COMPONENT	SIZE / SIEVE RANGE
Boulder:	> 12 inches	Sand	
Cobbles:	3 to 12 inches	Coarse Sand:	#4 to #10 sieve (4.5 to 2.0 mm)
Gravel		Medium Sand:	#10 to #40 sieve (2.0 to 0.42 mm)
Coarse Gravel:	3 to 3/4 inches	Fine Sand:	#40 to #200 sieve (0.42 to 0.074 mm)
Fine Gravel:	3/4 inches to #4 sieve	Silt	0.074 to 0.002 mm
		Clay	<0.002 mm

TEST SYMBOLS

for In Situ and Laboratory Tests listed in "Other Tests" column.

ATT	Atterberg Limit Test
Comp	Compaction Tests
Con	Consolidation
DD	Dry Density
DS	Direct Shear
%F	Fines Content
GS	Grain Size
Perm	Permeability
PP	Pocket Penetrometer
R	R-value
SG	Specific Gravity
TV	Torvane
TXC	Triaxial Compression
UCC	Unconfined Compression

SYMBOLS

Sample/In Situ test types and intervals

- 2-inch OD Split Spoon, SPT (140-lb. hammer, 30" drop)
- 3.25-inch OD Spilt Spoon (300-lb hammer, 30" drop)
- Non-standard penetration test (see boring log for details)
- Thin wall (Shelby) tube
- Grab
- Rock core
- Vane Shear

MONITORING WELL

- Groundwater Level at time of drilling (ATD)
- Static Groundwater Level
- Cement / Concrete Seal
- Bentonite grout / seal
- Silica sand backfill
- Slotted tip
- Slough
- Bottom of Boring

MOISTURE CONTENT

Dry	Dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water

PanGEO INCORPORATED
Phone: 206.262.0370

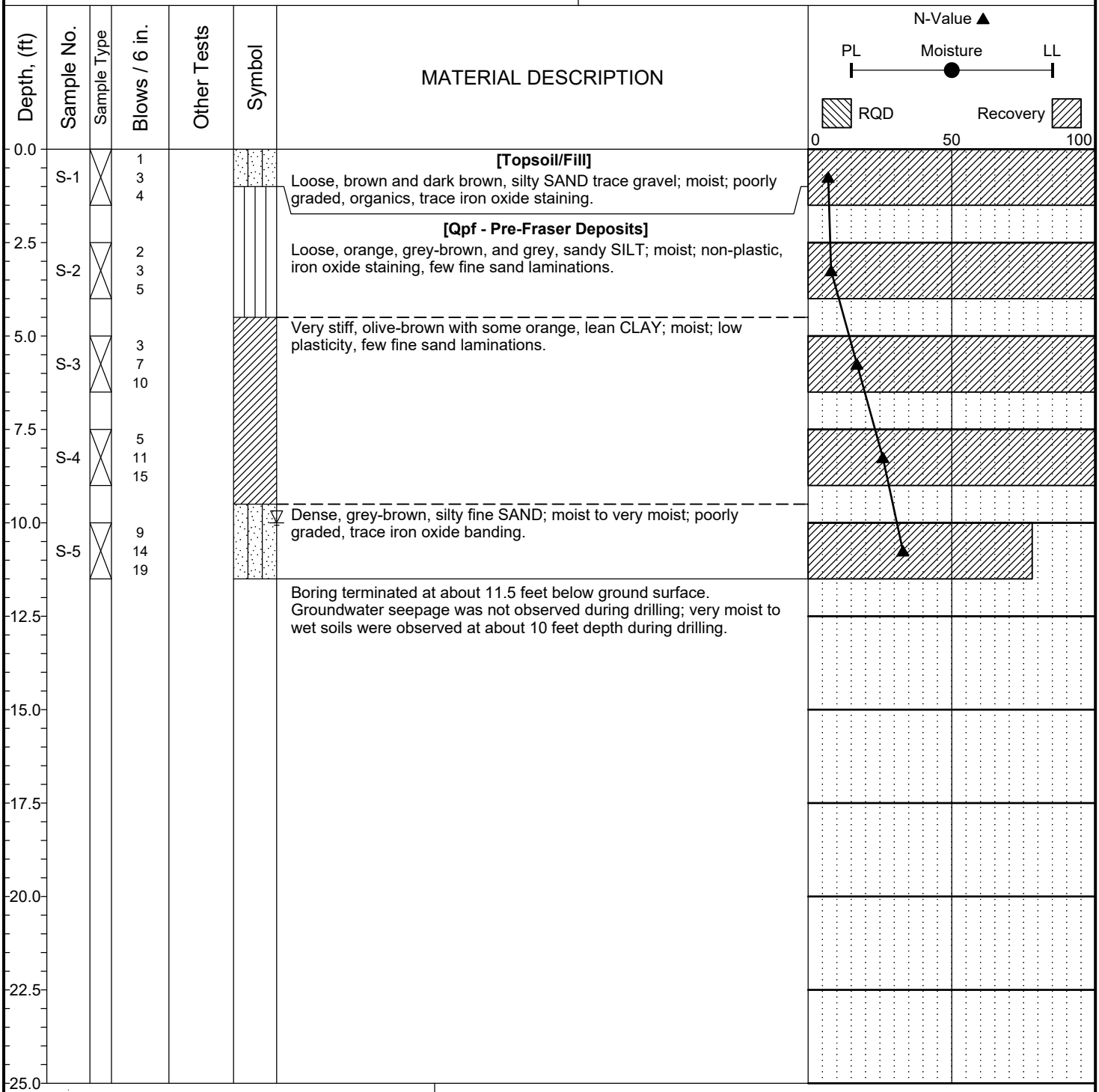
LOG KEY 16-056_LOGS.GPJ PANGEO.GDT 02/22/16

Terms and Symbols for Boring and Test Pit Logs

Figure A-1

EXHIBIT 8

Project:	Proposed House Addition	Surface Elevation:	153.8ft
Job Number:	23-020	Top of Casing Elev.:	N/A
Location:	2227 Evergreen Point Rd, Medina, WA	Drilling Method:	HSA
Coordinates:	Northing: 47.63107, Easting: -122.24082	Sampling Method:	SPT



Completion Depth:	11.5ft
Date Borehole Started:	2/16/23
Date Borehole Completed:	2/16/23
Logged By:	B. Weitering
Drilling Company:	CN Drilling

Remarks: Boring drilled using an Acker limited access drill rig. Standard penetration test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. Surface elevation estimated from Topographic & Boundary Survey by Terrane dated 12/14/2020.

PanGEO INCORPORATED

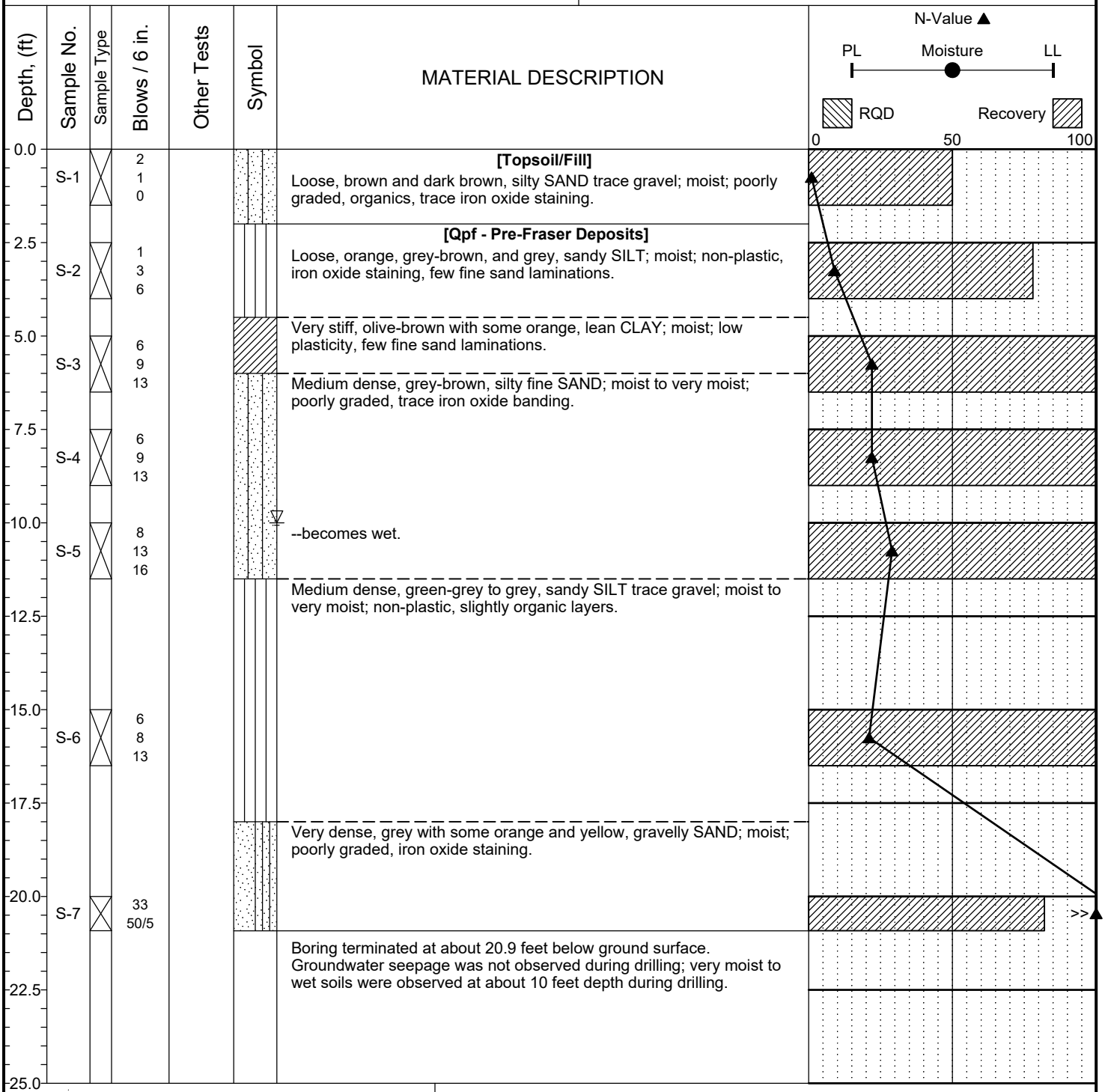
LOG OF TEST BORING PG-1

Figure A-2

The stratification lines represent approximate boundaries. The transition may be gradual.

EXHIBIT 8

Project:	Proposed House Addition	Surface Elevation:	152.5ft
Job Number:	23-020	Top of Casing Elev.:	N/A
Location:	2227 Evergreen Point Rd, Medina, WA	Drilling Method:	HSA
Coordinates:	Northing: 47.63107, Easting: -122.24098	Sampling Method:	SPT



Completion Depth:	20.9ft
Date Borehole Started:	2/16/23
Date Borehole Completed:	2/16/23
Logged By:	B. Weitering
Drilling Company:	CN Drilling

Remarks: Boring drilled using an Acker limited access drill rig. Standard penetration test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. Surface elevation estimated from Topographic & Boundary Survey by Terrane dated 12/14/2020.

PanGEO INCORPORATED

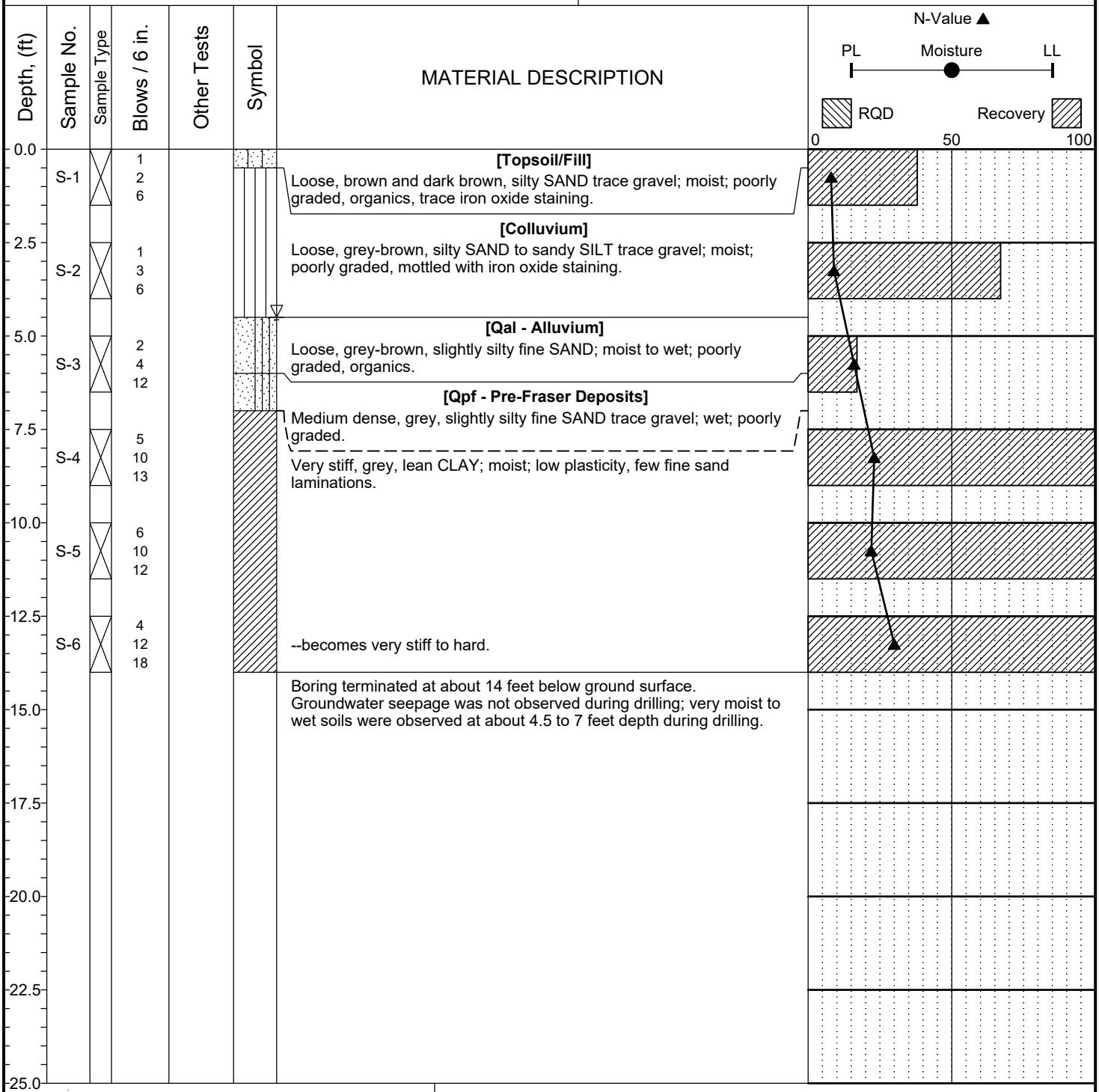
LOG OF TEST BORING PG-2

Figure A-3

The stratification lines represent approximate boundaries. The transition may be gradual.

EXHIBIT 8

Project:	Proposed House Addition	Surface Elevation:	32.5ft
Job Number:	23-020	Top of Casing Elev.:	N/A
Location:	2227 Evergreen Point Rd, Medina, WA	Drilling Method:	HSA
Coordinates:	Northing: 47.63108, Easting: -122.24155	Sampling Method:	SPT



Completion Depth:	14.0ft
Date Borehole Started:	2/15/23
Date Borehole Completed:	2/15/23
Logged By:	B. Weitering
Drilling Company:	CN Drilling

Remarks: Boring drilled using an Acker limited access drill rig. Standard penetration test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. Surface elevation estimated from Topographic & Boundary Survey by Terrane dated 12/14/2020.

PanGEO INCORPORATED

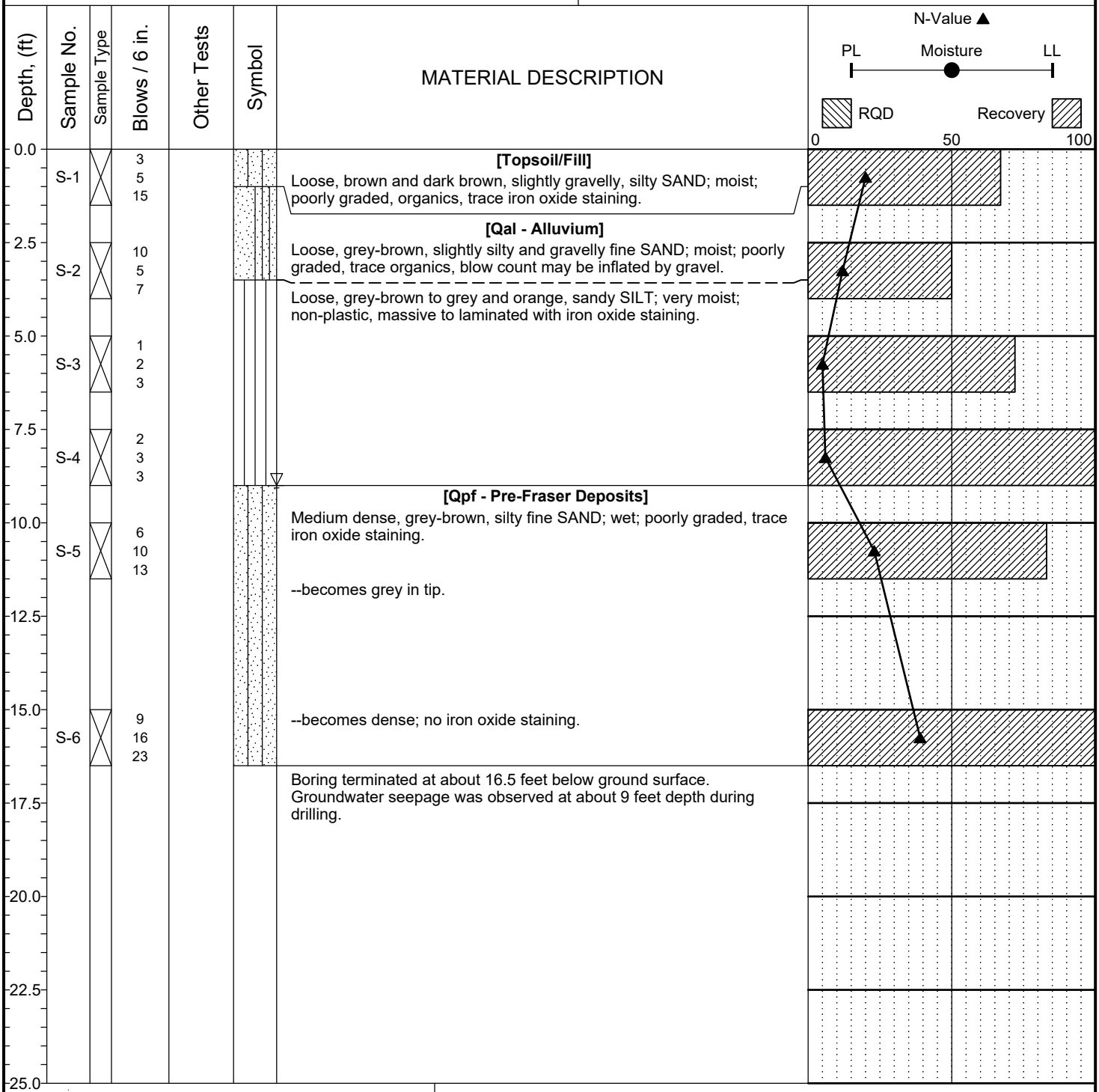
LOG OF TEST BORING PG-3

Figure A-4

The stratification lines represent approximate boundaries. The transition may be gradual.

EXHIBIT 8

Project:	Proposed House Addition	Surface Elevation:	26.5ft
Job Number:	23-020	Top of Casing Elev.:	N/A
Location:	2227 Evergreen Point Rd, Medina, WA	Drilling Method:	HSA
Coordinates:	Northing: 47.63108, Easting: -122.24168	Sampling Method:	SPT



Completion Depth:	16.5ft
Date Borehole Started:	2/15/23
Date Borehole Completed:	2/15/23
Logged By:	B. Weitering
Drilling Company:	CN Drilling

Remarks: Boring drilled using an Acker limited access drill rig. Standard penetration test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. Surface elevation estimated from Topographic & Boundary Survey by Terrane dated 12/14/2020.

PanGEO INCORPORATED

LOG OF TEST BORING PG-4

Figure A-5

The stratification lines represent approximate boundaries. The transition may be gradual.

Sheet 1 of 1

APPENDIX B

SUMMARY HAND BORING LOGS

Hand Boring No. HB-1

Approximate ground surface elevation: 154 feet

Coordinates (WGS84): 47.63117, -122.24047

Depth (ft)	Material Description
0 – ¼	Topsoil and mulch over loose, dark brown, silty SAND with some gravel; moist; poorly graded, roots [Fill]
¼ – ½	Medium dense to dense, brown, sandy SILT with trace gravel; moist; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-1 cuttings at approximately ½ foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-2

Approximate ground surface elevation: 153¾ feet

Coordinates (WGS84): 47.63115, -122.24061

Depth (ft)	Material Description
0 – ½	Topsoil and mulch over loose, dark brown, silty SAND with trace gravel; moist; poorly graded, trace roots [Fill]
½ – 1	Medium dense, grey-brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-2 cuttings at approximately 1 foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-3

Approximate ground surface elevation: 153 feet

Coordinates (WGS84): 47.63118, -122.24079

Depth (ft)	Material Description
0 – ¼	Topsoil and mulch over loose, brown, SAND with trace gravel; moist; poorly graded, roots, iron oxide staining [Fill]
¼ – ½	Medium dense, grey-brown, silty SAND; moist; poorly graded, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-3 cuttings at approximately ½ foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-4

Approximate ground surface elevation: 154 feet

Coordinates (WGS84): 47.63099, -122.24079

Depth (ft)	Material Description
0 – ½	Topsoil over loose, brown, silty SAND trace gravel; moist; poorly graded, trace roots and iron oxide staining [Fill]
½ – 1½	Medium dense, light brown, sandy SILT; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-4 cuttings at approximately 1½ feet in depth. No groundwater was observed during excavation.

Hand Boring No. HB-5

Approximate ground surface elevation: 155 feet

Coordinates (WGS84): 47.63099, -122.24066

Depth (ft)	Material Description
0 – ½	Topsoil and mulch over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
½ – 1	Medium dense, light brown, sandy SILT; moist; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-5 cuttings at approximately 1 foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-6

Approximate ground surface elevation: 155 feet

Coordinates (WGS84): 47.63102, -122.24052

Depth (ft)	Material Description
0 – ¼	Topsoil and mulch over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
¼ – ½	Medium dense, light brown, sandy SILT; moist; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-6 cuttings at approximately ½ foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-7

Approximate ground surface elevation: 156½ feet

Coordinates (WGS84): 47.63103, -122.24038

Depth (ft)	Material Description
0 – ¼	Topsoil and mulch over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
¼ – ½	Medium dense, light brown, sandy SILT; moist; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-7 cuttings at approximately ½ foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-8

Approximate ground surface elevation: 154¼ feet

Coordinates (WGS84): 47.63108, -122.24051

Depth (ft)	Material Description
0 – ¼	Topsoil and mulch over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
¼ – 1	Medium dense, light brown, sandy SILT; moist; non-plastic, iron oxide staining [Qpf – Pre-Fraser Deposits]

HB-8 cuttings at approximately 1 foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-9

Approximate ground surface elevation: 32½ feet

Coordinates (WGS84): 47.63114, -122.24157

Depth (ft)	Material Description
0 – 2	Topsoil and gravel over loose, brown, silty SAND and gravel; poorly graded, iron oxide staining [Fill]
2 – 2½	Loose, dark brown and gray, silty sand with gravel; moist; poorly graded [Colluvium]

HB-9 cuttings at approximately 2½ feet in depth. No groundwater was observed during excavation.

Hand Boring No. HB-10

Approximate ground surface elevation: 32½ feet

Coordinates (WGS84): 47.63104, -122.24153

Depth (ft)	Material Description
0 – 1	Topsoil over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
1 – 1½	Medium dense, dark brown and gray, silty SAND with gravel; moist; poorly graded, iron oxide staining [Colluvium]

HB-10 cuttings at approximately 1½ feet in depth. No groundwater was observed during excavation.

Hand Boring No. HB-11

Approximate ground surface elevation: 26½ feet

Coordinates (WGS84): 47.63114, -122.24167

Depth (ft)	Material Description
0 – ½	Grass and topsoil over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
½ – 1	Loose to medium dense, dark brown, silty sand trace gravel; moist; poorly graded, organics [Qal - Alluvium]

HB-11 cuttings at approximately 1 foot in depth. No groundwater was observed during excavation.

Hand Boring No. HB-12

Approximate ground surface elevation: 26½ feet

Coordinates (WGS84): 47.63104, -122.24167

Depth (ft)	Material Description
0 – ¾	Grass and topsoil over loose, brown, silty SAND; moist; poorly graded, trace roots and iron oxide staining [Fill]
¾ – 1	Loose to medium dense, dark brown, SILT; moist; non-plastic, organics [Qal – Alluvium]

HB-12 cuttings at approximately 1 foot in depth. No groundwater was observed during excavation.

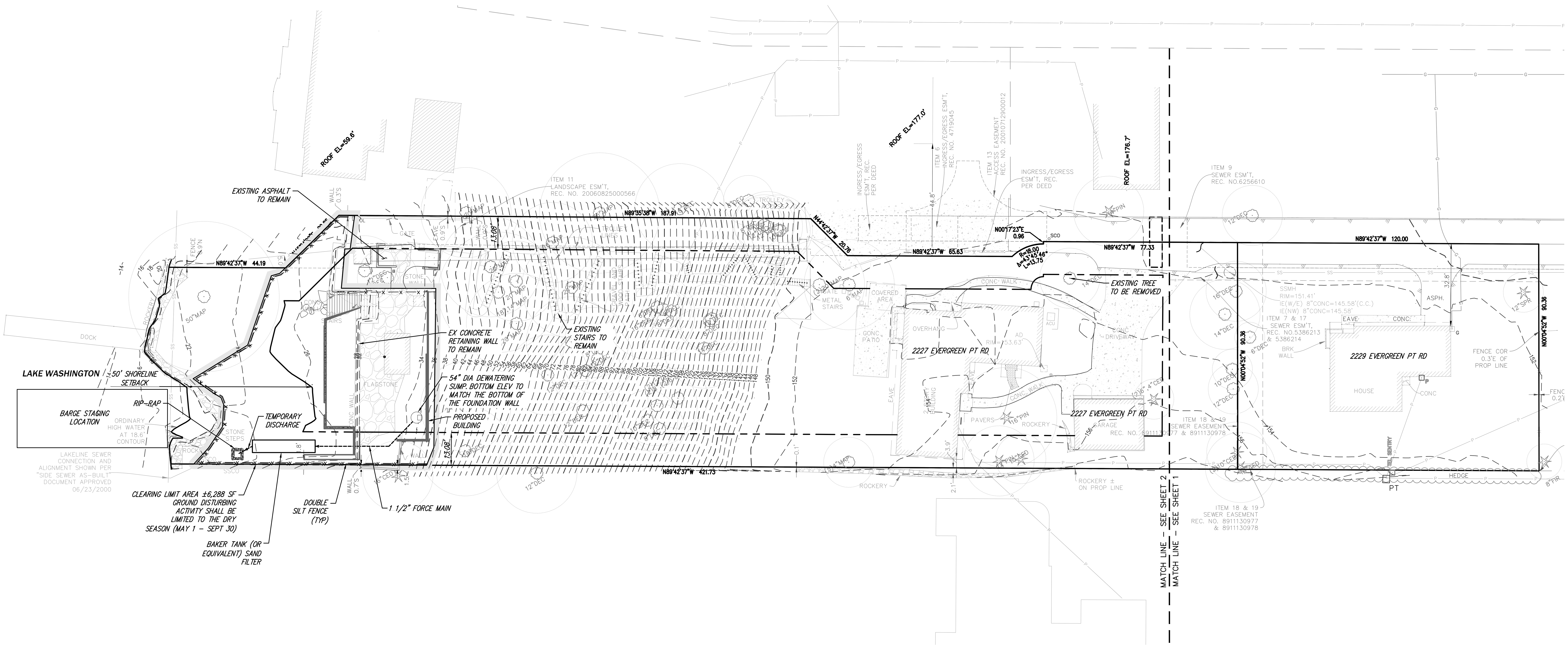
Dates of Hand Borings: February 16, 2023

Logged by: J. Meissner

APPENDIX C

SHEET C-4: TESC PLAN

NE 1/V OF NW 1/4, SEC. 25, TWP. 25 N., RGE. 04 E., W.M.



STANDARD TESC PLAN NOTES:

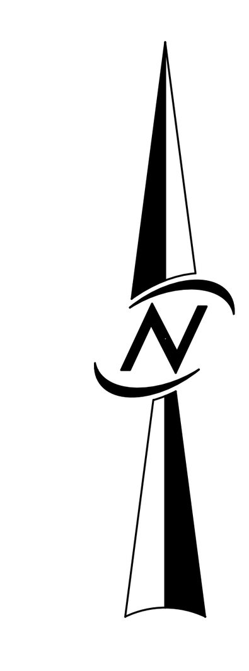
1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G ., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT F LUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONSTRUCTION SEQUENCE:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT CONSTRUCTION PARKING WITH 6" DEPTH OF 2" TO 4" CRUSHED ROCK.
7. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF MEDINA TEMPORARY EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
9. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
10. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
11. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
12. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

NOTES:

1. ALL CONTAMINATED SOIL AND UNDERGROUND STORAGE TANKS SHALL BE REMOVED PER WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.



SCALE: 1" = 20'

0 10 20 40

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: DADU P-24-054

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

TESC PLAN
AXTMAN RESIDENCE
MICHAEL AND CYNTHIA AXTMAN
2227 EVERGREEN POINT RD
MEDINA, WA 98039

DATE	OCT 7, 2024 (1ST SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
C.4	C.6

PROJECT NUMBER
24081

EXHIBIT 9

CITY OF BELLEVUE
Utilities Department
P.O. Box 90012
Bellevue, WA 98009-9012
425-452-4187

IMPORTANT APPLICANT INFORMATION: Submit this form in person or email it to UtilityReview@BellevueWA.gov a minimum of 48 hours before you apply for your Building Permit.

AVAILABILITY CERTIFICATE REQUEST

SECTION A: To be completed by applicant (type or print legibly with ink)

Application Date: 07-02-2024 **Certificate Type:** (check one) ☐ Sewer ☐ Water ■ Both Sewer and Water

Purpose: ■ Building Permit (New) ☐ Building Permit (Demo) ☐ Building Addition ☐ Short Subdivision ☐ Preliminary Plat or PUD ☐ Other: _____

Property Information:
Property Address: _____
Property KC Parcel Number: 920890-0024

Does the property currently have water service? ■ Yes (Metered) ☐ Yes (Well) ☐ No
Does the property currently have sewer service? ■ Yes (city sewer) ☐ Yes (septic system) ☐ No

Owner's Name: Michael and Cynthia Axtman
Owner's Phone No.: ( ) 206-755-8043 Owner's Email mikeaxtman@yahoo.com
Owner's Mailing Address: 2227 Evergreen Point Road, Medina, WA. 98039

Contact/Applicant Information:
Contact/Applicant Name: SkB Architects
Contact Phone No.: ( ) 808 304-7199 Contact Email cmolnar@skbarchitects.com
Contact Mailing Address: 2333 3rd Ave, Seattle, WA 98121

SECTION B: Sewer Information To be completed by the City of Bellevue

☐ **Sewer Availability Certificate Not Applicable**

1. [x] a. Service will be provided by side sewer connection to an existing 8" (size) sewer main approximately 1' feet from site with capacity for the proposed use.

Existing connection

on site

OR

☐ b. Service will require an improvement of the sewer system of:
- ☐ (1) Approximately _____ feet of _ (size) sewer trunk or lateral to reach the site; and/or
- ☐ (2) The construction of a collection system on the site; and/or
- ☐ (3) Other (describe): _____

2. ☐ Sewer service is subject to the following:
- ☐ a. Capital Recovery Charge payable for up to 10 years.
- ☐ b. Cut and cap side sewer at property line. Apply for side sewer permit for reconnect.
- [x] c. Connection charges: _____
- ☐ d. Permit(s) - Type - _____
- [x] e. Easement(s): UA permit- side sewer connection
- ☐ f. Other: _____

EXHIBIT 9

SECTION C: Water Information To be completed by the City of Bellevue

☐ **Water Availability Certificate Not Applicable**

1. [x] a. Water will be provided by service connection to an existing 6" (size) water main that is approximately 400' feet from site. Existing connection

OR

☐ b. Water service will require an improvement to the water system of:
- ☐ (1) Approximately _____ feet of _____ (size) water main to reach the site; and/or
- ☐ (2) The construction of a distribution system on the site; and/or
- ☐ (3) Other (describe): _____

2. [x] Water service (is/or will) be available at the rate of flow at 20 p.s.i. or more, residual. The nearest hydrant is 750' feet away, by vehicular travel.

Rate of Flow at Peak Demand (All at 2 hours or more duration unless otherwise noted)

[x] ☐ 0 to 1000 gpm ☐ More than 1500 gpm
☐ 1000 to 1500 gpm ☐ Computer flow test: _____ gpm

3. ☐ Water Service is subject to the following:
- ☐ a. Capital Recovery Charge payable for up to 10 years.
- ☐ b. Cut and cap side sewer at property line. Apply for side sewer permit for reconnect.
- [x] c. Connection charges: Cascade Water Alliance charge may apply if there is a need to upgrade the water meter size
- [x] d. Permit(s) - Type - UC permit- water connection
- ☐ e. Easement(s): _____
- ☐ f. Other: _____

SECTION D: CERTIFICATION To be completed by the City of Bellevue

I certify that the above information is true. This certification is valid only for the referenced parcel and use, and shall be valid for one year from date of signature.

City of Bellevue, WA	Jason Felgar	
Agency Name	Signatory Name	
Senior Engineering Tech	Jason Felgar	7/15/2024
Title	Signature	Date

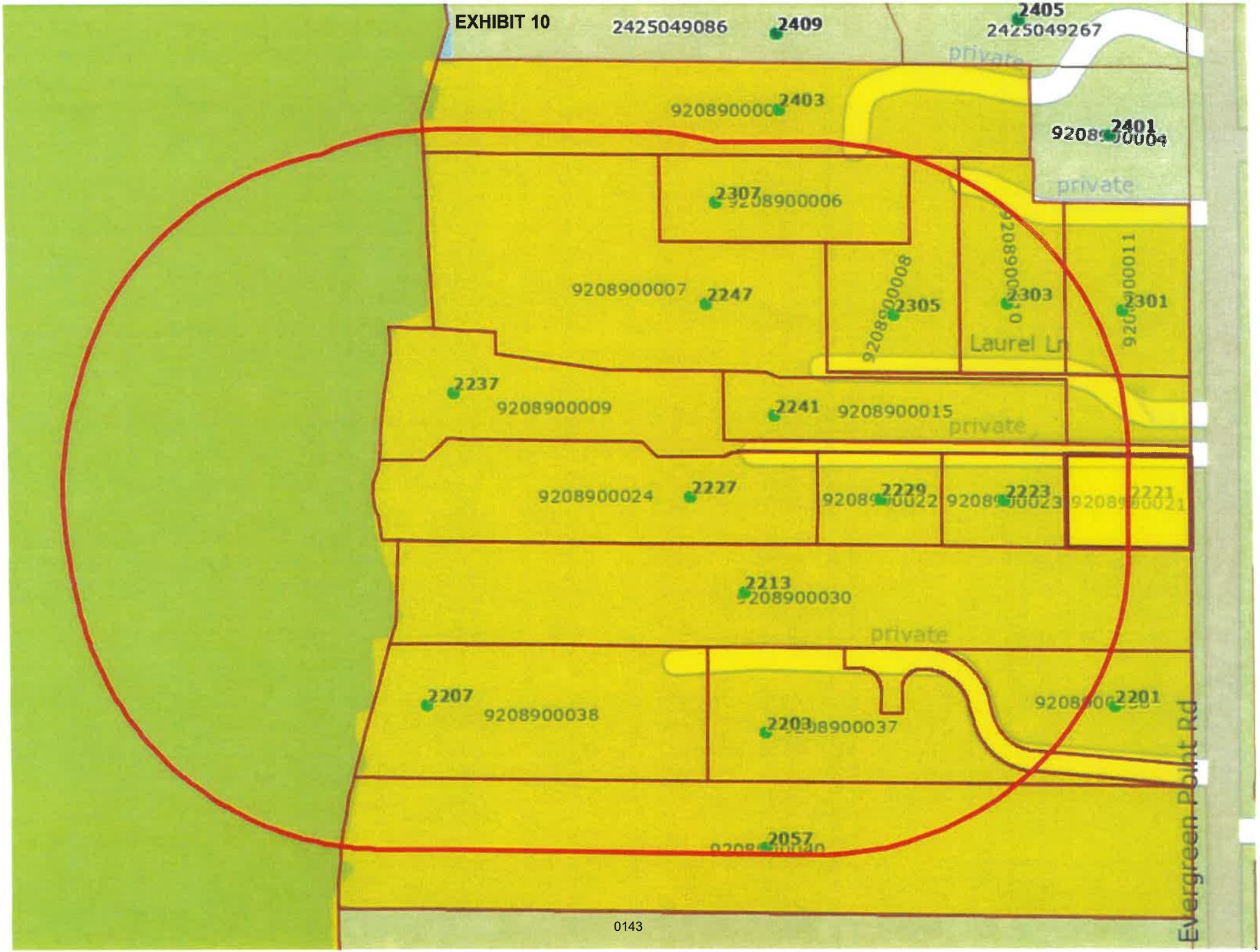


EXHIBIT 10
2425049086
2409
2405
2425049267
private
2403
2401
private
2307
9208900006
9208900007
2247
2305
2303
2301
Laurel Ln
2237
9208900009
2241
9208900015
private
9208900024
2227
2229
2223
2221
2213
9208900030
private
2207
9208900038
2203
2201
2057
Evergreen Point Rd

EXHIBIT 11

LAKE WASHINGTON WATERFRONT
2403 EVERGREEN POINT ROAD
MEDINA WA 98039

EPR 2307 LLC
2307 EVERGREEN POINT RD
MEDINA WA 98039

PURE WATER HOLDINGS LLC
9409 NE 14TH ST
CLYDE HILL WA 98004

HUANG SHUANGTIAO+LU MING
13720 SOMERSET BLVD SE
BELLEVUE WA 98006

MARKEZICH RONALD+DEBORAH
2237 EVERGREEN PT RD
MEDINA WA 98039

KUENSTER DIANE M
PO BOX 128
MEDINA WA 98039

ZUO ZHENGPING+LI ZHANG
2301 EVERGREEN POINT RD
MEDINA WA 98039

WU GUANJIANG
8635 NE 19TH PL
CLYDE HILL WA 98004

AXTMAN MICHAEL & CYNTHIA
2227 EVERGREEN PT RD
MEDINA WA 98039

AXTMAN REVOCABLE TRUST MICH
2227 EVERGREEN POINT RD
MEDINA WA 98039

JOHNSTON MAC DONALD SCARPIN
2223 EVERGREEN POINT RD
MEDINA WA 98039

AXTMAN MICHAEL J & CYNTHIA
2227 EVERGREEN POINT RD
MEDINA WA 98039

SWEI FAMILY INVESTMETNS LIM
4616 95TH AVE NE
BELLEVUE WA 98004

MOE CHRISTOPHER S+BARBARA J
2201 EVERGREEN POINT RD
MEDINA WA 98039

ZHANG YUNFAN & ZHENG YINGYI
2203 EVERGREEN PNT RD
MEDINA WA 98039

SCRIABIN LEGACY TRUST
2207 EVERGREEN POINT RD
MEDINA WA 98039

GAUDETTE DORIS HUDGINS
PO BOX 447
MEDINA WA 98039

CITY OF MEDINA
NOTICE OF APPLICATION

Proposal: A Non-administrative Substantial Development Permit for a detached accessory dwelling unit (DADU).

File No. P-24-054 Non-administrative Substantial Development Permit

Applicant: Chelsea Molnar (Agent)

Site Address: 2227 Evergreen Point Road, Medina, WA 98039

Other Required Permits: Building Permit

Application Received: September 13, 2024
Determination of Completeness: September 24, 2024
Notice of Application: October 3, 2024

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, October 17, 2024, and no more than 30 days, November 2, 2024, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from SEPA environmental review pursuant to WAC 197-11-800(2)(e).

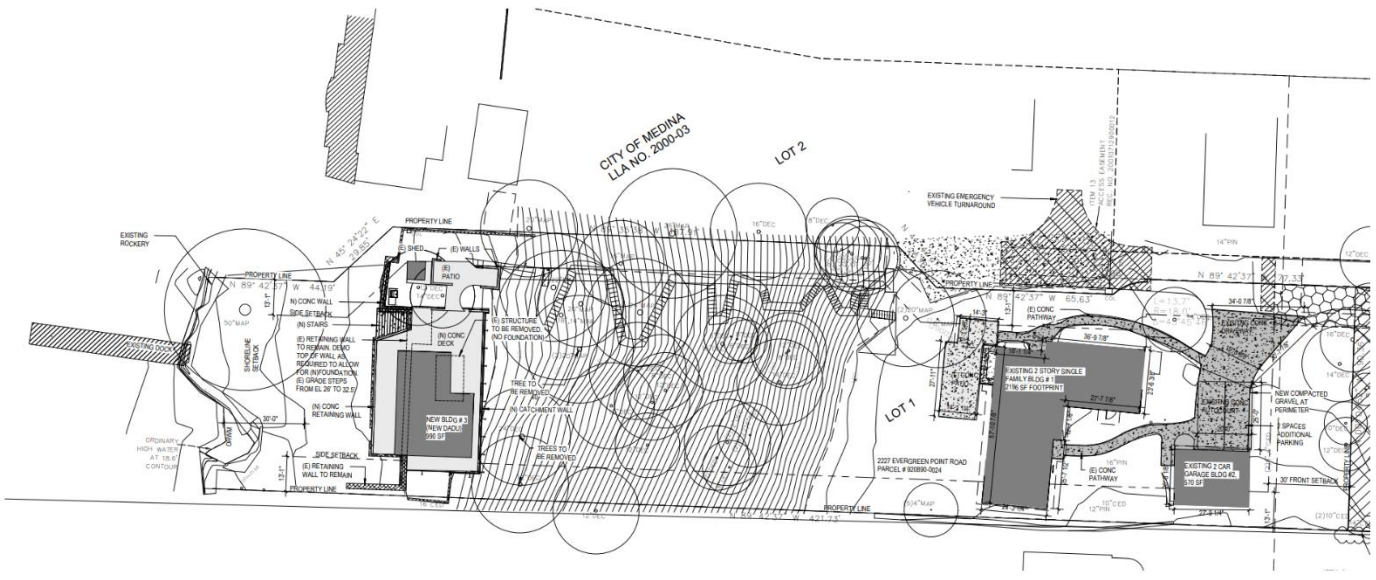
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County superior court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Jonathan Kesler, AICP, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov.

SITE PLAN:



N

1 SITE PLAN - 2227 EVERGREEN POINT RD.
A1.0 1" = 20'-0"

Jonathan Kesler

Jonathan Kesler, AICP, Planning Manager

10/3/24

Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

EXHIBIT 12

CITY OF MEDINA

NOTICE OF APPLICATION

Proposal: A Non-administrative Substantial Development Permit for a detached accessory dwelling unit (DADU)..

File No. P-24-054 Non-administrative Substantial Development Permit

Applicant: Chelsea Molnar (Agent)

Site Address: 2227 Evergreen Point Road, Medina, WA 98039

Other Required Permits: Building Permit

Application Received: September 13, 2024
Determination of Completeness: September 24, 2024
Notice of Application: October 3, 2024

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, October 17, 2024, and no more than 30 days, November 2, 2024, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from SEPA environmental review pursuant to WAC 197-11-800(2)(e).

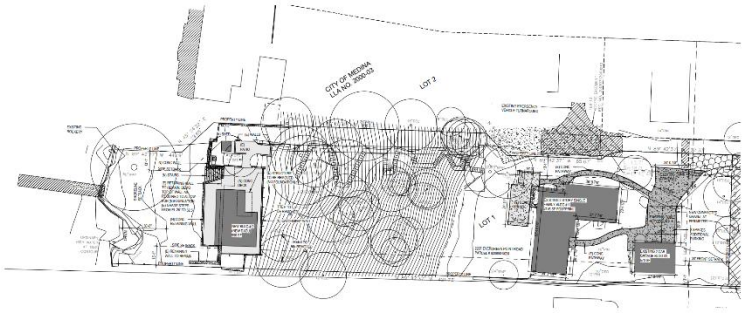
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County superior court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Jonathan Kesler, AICP, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov.

SITE PLAN:



SITE PLAN - 2227 EVERGREEN POINT RD.

Jonathan Kesler

Jonathan Kesler, AICP, Planning Manager

10/3/2024
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

EXHIBIT 12

CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

NOTICE OF APPLICATION

Proposal: A Non-administrative Substantial Development Permit for a detached accessory dwelling unit (DADU).

File No. P-24-054 Non-administrative Substantial Development Permit

Applicant: Chelsea Molnar (Agent)

Site Address: 2227 Evergreen Point Rd, Medina, WA 98039

Other Required Permits: Building Permit

Application Received: September 13, 2024
Determination of Completeness: September 24, 2024
Notice of Application: October 3, 2024

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, October 17, 2024, and no more than 30 days, November 2, 2024, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from SEPA environmental review pursuant to WAC 197-11-800(2)(e).

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County superior court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: The complete application may be viewed either at City Hall, 501 Evergreen Point Rd, Medina WA, 98039, or electronically by emailing the staff contact below.

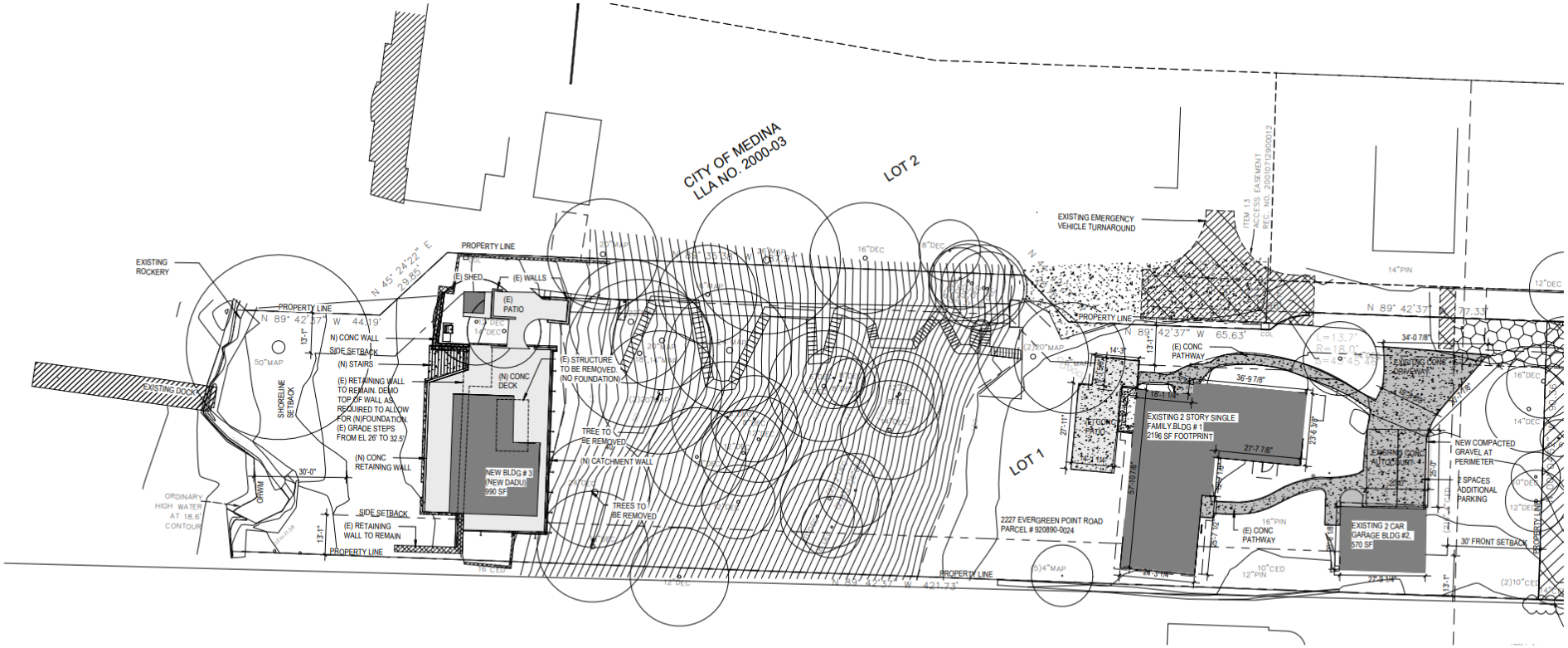
STAFF CONTACT: Jonathan Kesler, AICP, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov.

Jonathan Kesler

Jonathan Kesler, AICP, Planning Manager

10/3/2024
Notice Issued

EXHIBIT 12
Site Plan



N

1 A1.0 SITE PLAN - 2227 EVERGREEN POINT RD.
1" = 20'-0"

CITY OF MEDINA
NOTICE OF A VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on **Wednesday, May 28, 2025, at 3:00 pm** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider public testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit (P-24-054) to allow construction of a Detached Accessory Dwelling Unit within the shoreline environment.

File #s: P-24-054 Non-administrative Substantial Development Permit

Applicant: Chelsea Molnar, SkB Architects

Site Address: 2227 Evergreen Point Rd., Medina, WA 98039, Parcel # 920890-0024

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post-hearing. If a person does not have access to or is unable to attend the virtual hearing online, then contact the Staff Contact below by Friday, May 23, 2025 by 4:00 to allow sufficient time for the City to set up access to the virtual hearing at City Hall.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Wednesday, May 21, 2025, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodation, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development decision may be appealed to the King County Superior Court. Appeals may be submitted to the address noted below. Any timely appeals will be heard at the hearing referenced in this notice.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler

Jonathan Kesler, AICP, Planning Manager

5/13/2025
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Wednesday, May 28, 2025, at 3:00 pm** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit (P-24-054) to allow construction of a Detached Accessory Dwelling Unit within the shoreline environment.

File #s: P-24-054 Substantial Development Permit

Applicant: Chelsea Molnar, SkB Architects

Site Address: 2227 Evergreen Point Rd., Medina, WA 98039, Parcel # 920890-0024

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post-hearing. If a person does not have access to or is unable to attend the virtual hearing online, then contact the Staff Contact below by Friday, May 23, 2025 by 4:00 to allow sufficient time for the City to set up access to the virtual hearing at City Hall.

For information on how to participate in the remote hearing, please see the City's website for the agenda, which will be posted by Wednesday, May 21, 2025, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodation, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development decision may be appealed to the King County Superior Court. Appeals may be submitted to the address noted below. Any timely appeals will be heard at the hearing referenced in this notice.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact, or Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler

Jonathan Kesler, AICP, Planning Manager

5/13/2025
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

CITY OF MEDINA
NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Wednesday, May 28, 2025, at 3:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit (P-24-054) to allow construction of a Detached Accessory Dwelling Unit within the shoreline environment.

File No. P-24-054 Non-Administrative Substantial Development Permit

Applicant: Chelsea Molnar, SkB Architects

Site Address: 2227 Evergreen Point Rd., Medina, WA 98039, Parcel # 920890-0024

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Wednesday, May 21, 2025, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, AICP, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov.

Jonathan Kesler, AICP, Planning Manager

5/13/2025
Notice Issued

EXHIBIT 12

CITY OF MEDINA

DECLARATION OF MAILING

Jonathan G. Kesler does declare as follows:

That s/he is Planning Mgr. of the City of Medina and that on the 13th day of May 20 25 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as:

2227 Evergreen Point Rd., Medina, WA 98039
Parcel # 920890-0024

Description of document:
NOH - Notice of a Virtual Hearing on Wed., May 28, 2025 @ 3pm.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

19th day of May 20 25

Jonathan G. Kesler, AICP
Signature of posting employee
Planning Manager

EXHIBIT 12

The Seattle Times

CITY OF MEDINA NOTICE OF VIRTU...

CITY OF MEDINA
NOTICE OF VIRTUAL
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on Wednesday, May 28, 2025, at 3:00 pm or called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit (P-24-054) to allow construction of a Detached Accessory Dwelling Unit within the shoreline environment.

File No: P-24-054 Non-administrative Substantial Development Permit

Applicant: Chelsea Molnar, SkB Architects

Site Address: 2227 Evergreen Point Rd., Medina, WA 98039, Parcel # 920890-0024

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post-hearing. If a person does not have access to or is unable to attend the virtual hearing online, then contact the Staff Contact below by Friday, May 23, 2025, by 4:00 pm to allow sufficient time for the City to set up access to the virtual hearing at City Hall.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda, which will be posted by Wednesday, May 21, 2025, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodation, please contact the staff below.

Appeal Rights: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development decision may be appealed to the King County Superior Court. Appeals may be submitted to the address noted below. Any timely appeals will be heard at the hearing referenced in this notice.

Questions: Requests for information and/or written comments may be directed to the staff contact below, or Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd, Medina, WA 98039.

Staff contact: Jonathan G. Kesler, AICP, City of Medina Planning Manager, (425) 233-6416 or jkesler@medina-wa.gov

EXHIBIT 12

CITY OF MEDINA

DECLARATION OF MAILING

Jonathan G. Kesler does declare as follows:

That s/he is Planning Manager of the City of Medina and that on the 2nd day of June 20 25 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as:

2227 Evergreen Point Rd., Medina, WA 98039
Parcel ID # 920890-0024

Description of document:
Notice of (Virtual) Hearing for P-24-054
Map of notified parcels

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

3rd day of June 20 25

Jonathan G. Kesler, AICP
Signature of mailing employee
Medina Planning Mgr.

EXHIBIT 12

CITY OF MEDINA
DECLARATION OF POSTING

Pat Crickmore does declare as follows:

That s/he is an employee of the city of Medina and that on the:

3rd day of June 20 25

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

PC Medina City Hall, 501 Evergreen Point Road, Medina

____ City Website

PC Medina Post Office, 816 Evergreen Point Road, Medina

PC Public notice board at Medina Park Northeast 12th Street parking lot.

____ At two locations within 300 feet of the property in question described by its street address as follows:

2227 Evergreen Point Rd, Medina, WA 98039
Parcel ID # 920890-0024

Description of document:

NOH for HEX Hearing, June 18, 2025

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

3rd day of June 2025

Pat Crickmore

Signature of posting employee

EXHIBIT 12

CITY OF MEDINA
NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Wednesday, June 18, 2025, at 11:00 am** or as called as soon thereafter via Zoom. This date was established by a **continuance** at the Wednesday, May 28, 2025, hearing. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit (P-24-054) to allow construction of a Detached Accessory Dwelling Unit within the shoreline environment.

File #s: P-24-054 Substantial Development Permit

Applicant: Chelsea Molnar, SkB Architects

Site Address: 2227 Evergreen Point Rd, Medina, WA 98039, Parcel # 920890-0024

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post-hearing. If a person does not have access to or is unable to attend the virtual hearing online, then contact the Staff member below by **Friday, June 13, 2025, by 4:00 pm** to allow sufficient time for the City to set up access to the virtual hearing at City Hall.

For information on how to participate in the remote hearing, please see the City's website for the agenda, which will be posted by **Tuesday, June 10, 2025, at 4:00 pm.** Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodation, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearing and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development decision may be appealed to the King County Superior Court. Appeals may be submitted to the address noted below. Any timely appeals will be heard at the hearing referenced in this notice.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact or Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler, AICP, Planning Manager

6/3/2025
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

FARALLON CONSULTING | Grette Associates ENVIRONMENTAL CONSULTANTS

TECHNICAL MEMORANDUM

Prepared by: Farallon Consulting, L.L.C. dba Grette Associates
2709 Jahn Avenue NW, Suite H-5
Gig Harbor, WA 98335

November 26, 2024

Prepared for: City of Medina
Attention: Rebecca Bennett
PO Box 144 – 501 Evergreen Point Rd.
Medina, WA 98039

File No.: 3362-001-010

Re: Axtman Residence – P-24-054: Vegetation Management Plan Third-Party Review

1 INTRODUCTION

The City of Medina (City) has contracted with Farallon Consulting, L.L.C. dba Grette Associates (Grette), to assist in the review of the Vegetation Planting Plan (Plan) included in the Permit Set (the "Permit Set"; dated October 07, 2024) prepared by SkB Architects.

The Permit Set was prepared in support of the proposed project to construct a new one story, 990 square-feet, detached accessory dwelling unit (DADU) and 1275 square-feet terrace and stairs (Project) located at 2227 Evergreen Point Road (King County parcel 920890-0024) in the City of Medina. Based on the information provided, the total new impervious surface and area to be replaced related to this project will be 2,283 square-feet. The eastern portion of the parcel already contains a primary house and garage, totaling 2,762 square-feet. New structural coverage proposed for the project includes the new DADU, roof, and portion of deck above the existing grade (totaling 1,683 square-feet).

Given the location, with respect to critical areas, this Project is regulated under Subtitle 16.6 (Shoreline Master Program [SMP]) of the current version of the Medina Municipal Code (MMC).

This third-party review of the Plan is based solely on information obtained from online sources and project information provided by the City; no on-site assessment was conducted.

2 REVIEW METHODS

2.1 Document Review

A Grette qualified professional conducted a thorough review of the Plan submitted to the City. The review focused on verifying the accuracy of the descriptions within the document and compliance with the current version of the Medina SMP (Subtitle 16.6 of the MMC).

Per MMC 16.66.050, projects affecting shoreline vegetation such as plant clearing, tree removal, or vegetation restoration must comply with the SMP's vegetation management guidelines outlined in said section of code. as the shoreline vegetation management requirements outlined in MMC

16.66.050 include tree management protocols and planting standards within the shoreline jurisdiction.

2.2 Review Results

Grette's review focused on the vegetation management guidelines of MMC 16.66.050, outlined below in italics, which pertain to shoreline vegetation within setbacks. Grette's review results and responses are below each item, in regular text.

B. Vegetation management

1. Vegetation clearing shall be limited to the minimum necessary to accommodate approved shoreline development that is consistent with other provisions of this shoreline master program.

This is stated in the Plan as being met. No trees within the setback are proposed to be removed. Proposed tree removal outside of the setback area is minimal and limited to areas where existing trees would impede construction of the proposed project. Only those trees which are immediately adjacent to the DADU footprint (with some trees parallel to the DADU and some landward) and proposed deck are proposed to be removed.

2. Native vegetation shall be maintained whenever reasonably feasible. The city may impose reasonable conditions on the proposal to maximize native vegetation retention.

The existing rockery (within the 50-foot shoreline setback) and associated vegetation will remain. Any area currently containing lawn grasses that will be disturbed due to construction or proposed development within the 50-foot setback area will be restored in-kind or with suitable native grasses and herbaceous vegetation.

3. Development or uses that require vegetation clearing shall be designed, to the extent feasible, to avoid the following in the order indicated with subsection (B)(3)(a) of this section being the most desirable vegetation to retain:

a. Native trees 24 inches DBH and greater;

b. Nonnative trees 24 inches DBH and greater;

c. Native trees less than 24 inches DBH;

d. Other native vegetation.

This has been achieved, as the development plan includes retention of all trees (both native and non-native) within the 50-foot shoreline setback. Trees to be removed outside of the 50-foot setback include deciduous trees, ranging from 12 to 24-inches DBH.

4.Any land surface areas exposed due to development activity shall be re-vegetated to similar conditions or better.

Sheet A1.1 shows areas within limits of excavation that currently are proposed within the 50-foot shoreline setback area. These areas are proposed only to be regraded and restored to similar vegetation coverage or better. Any additional area currently containing lawn grasses that will be disturbed due to construction or proposed development will be restored.

5.Clearing and/or grubbing of land surface area within a shoreline setback area shall be restored in accordance with the following:

a. A restoration plan shall be prepared by a qualified professional;

b. The restoration plan shall be designed to:

i. Stabilize soil surfaces;

ii. Filter water runoff, especially from lawns;

iii. Assure no net loss of shoreline ecological functions will result;

c. The director may modify the required content of a restoration plan where the director determines more or less information is necessary to adequately address potential shoreline impacts and required restoration;

d. A restoration plan may be combined with other mitigation requirements provided all conditions and criteria are satisfied.

The only action proposed within the 50-foot shoreline setback includes replacing a portion of the concrete retaining wall within the northernmost portion of the site, near the existing shed. This proposed development will not require clearing or grubbing outside of the existing footprint, and thus, will not require a restoration plan to show compliance with no net loss requirements. No other areas have proposed work within the shoreline setback other than proposed replacement of a portion of the concrete retaining wall, and regrading of existing lawn areas. The areas to be regraded are found in the Plan (page 4, Sheet A1.1) and will be restored as existing or better after regrading is complete.

C. Tree management.

1. All trees (native and nonnative) shall be preserved within a shoreline setback area, except where removal is authorized and replacement requirements are met as set forth in Table 16.66.050(C).

All trees located within the 50-foot shoreline setback will be retained, per the Plan. Five trees are proposed to be removed as part of the proposed development for this project, and all such trees are located outside of the 50-foot shoreline setback area.

2. Approval of an administrative tree removal permit is required for all trees six inches DBH and greater that are proposed for removal within the shoreline jurisdiction, unless a different tree removal permit is prescribed by the Medina Municipal Code.

An administrative tree removal permit is required for trees outside of the 50-foot setback, within the 200-foot shoreline jurisdiction. The trees located landward of the 50-foot setback but within the shoreline jurisdiction range from 12 to 24 inches DBH, per the Plan. The proposed trees to be removed within the shoreline jurisdiction will require an administrative tree removal permit (or alternative) per MCC 16.66.050.C.2 that will need to be submitted to the City prior to final acceptance.

3. Where Table 16.66.050(C) requires riparian vegetation plantings, at least 60 percent of the plantings shall be shrubs and the area dimensions shall be a minimum of three feet width in all directions at the time of the planting.

No plantings are required, because no trees are proposed to be removed within the setback area. The Plan demonstrates that this item does not apply to the proposed development.

4. Tree removal mitigation shall be planted within the shoreline setback area, except the city shall accept an alternative planting plan *allowing for mitigation outside of the setback area if the following conditions are met:*

a. The applicant can demonstrate one of the following:

i. It is not feasible to plant all of the required mitigation within the existing setback area, given the existing tree canopy coverage and the location of trees and minimum spacing requirements; or

ii. The planting of replacement trees will obstruct existing views to the lake, at the time of the planting or upon future growth that cannot otherwise be mitigated through tree placement or maintenance activities;

b. The alternative planting plan *is prepared by a professional and provides mitigation equal to or superior to the provisions in this section in maintaining shoreline ecological functions and processes;*

c. The alternative planting plan *shall include mitigation inside of the shoreline setback to the extent feasible, but consistent with subsection (C)(4) of this section, mitigation may be located elsewhere on the property, or at an off-site location; and*

d. If an off-site location is selected, the applicant must show the mitigation enhances shoreline ecological functions and process and that the enhancement is superior to on-site mitigation.

No plantings are required, because no trees are proposed to be removed within the shoreline setback area. The Plan demonstrates that this item does not apply to the proposed development.

5. Nondestructive thinning of lateral branches to enhance views or trimming, shaping, thinning or pruning of a tree necessary to its health and growth is allowed consistent with the following standards:

a. Pruning/trimming shall follow American National Standards Institute (ANSI) standards;

b. Removal of the tree canopy is limited to not more than one-fourth of the original crown, provided removal is consistent with ANSI standards and the removal does not threaten the health and growth of the tree;

c. Pruning/trimming shall not include topping, stripping of branches or creation of an imbalanced canopy, except as allowed per ANSI standards; and

d. Pruning/trimming shall retain healthy branches that overhang the water to the maximum extent feasible.

No tree trimming, limbing, or view enhancement actions are proposed to existing trees within the shoreline setback. The Plan demonstrates that this requirement has been met.

MMC 16.66.050(D) and (E) pertain to hazardous trees and aquatic vegetation removal, neither of which are applicable for this proposed project and development. Thus, these subsections are not addressed.

The Plan provides an accurate description of the existing conditions and proposed site plans along the portion of Lake Washington within the subject property. According to the Plan, the new DADU and deck structure will be located entirely outside of the 50-foot shoreline setback area. Trees located within the 50-foot setback will be retained and fencing will be installed around the trees for protection. Some trees outside of the 50-foot setback will also receive fencing for additional protections. The Plan includes a sufficient summary of actions within the shoreline setback associated with the Project and includes tree retention and protection within the setback, in compliance with shoreline vegetation management guidelines outlined MMC 16.66.050. A tree

removal permit will be required for removal of any tree over 6 inches DBH within the shoreline jurisdiction, per MMC 16.66.050, and should be included in application materials submitted to the City prior to final acceptance.

3 SUMMARY AND RECOMMENDATIONS

In summary, Grette determines that the Plan provided in the Permit Set provides an accurate description of proposed work and includes a sufficient Vegetation Management Plan. However, as noted above, Grette recommends that a tree removal permit be submitted to the City for final approval.

The review of the Plan was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff biologists. Final acceptance and approval of the Plan is at the discretion of City staff.

If you have any questions regarding this review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

Chad Wallin, PWS
Project Biologist

Rachel Quindlen
Staff Biologist

EXHIBIT 14

City of MEDINA WASHINGTON

501 Evergreen Point Road, Medina WA 98039
425.233.6400 (ph) www.medina-wa.gov

April 23, 2025
Project No. US0039368.6312

PanGEO Incorporated
3213 Eastlake Avenue East Suite B
Seattle, Washington 98102

Attention: Mr. Siew L. Tan, P.E.

Subject: **Third Party Geotechnical Review**
Medina File P-24-054
Proposed Boathouse
2227 Evergreen Point Road
Medina, Washington

Dear Mr. Tan:

On behalf of the Development Services Department of the City of Medina (City), WSP USA Inc. (formerly WSP USA Environment & Infrastructure Inc.) has completed a third-party geotechnical review for the proposed boathouse project located at 2227 Evergreen Point Road, Medina, Washington. WSP's scope of work was limited to reviewing the revised project documents the City provided to us for compliance with requirements detailed in the Medina Municipal Code (MMC):

- Geotechnical and Critical Area Report dated February 6, 2025, by PanGEO Incorporated (PanGEO)
- Axtman Residence Permit Set project plans 23 sheets dated October 7, 2024, prepared by SkB Architects for the project site which includes six structural plan sheets by Radial Engineering, dated January 31, 2025
- Correction Required – 2227 Evergreen Point Road- File No; P-24-054 letter addressed to Chelsea Molar, SkB Architects by City of Medina, dated November 26, 2024, annotated by SkB Architects with responses to geotechnical report review comments

The proposed boathouse, classified as a detached accessory dwelling unit (DADU), is located within the City's shoreline master program per MMC 16.60.050.A.2. Additionally, the site is classified as a Geologically Hazardous Area by MMC 16.67.70.090. WSP's review was limited to reviewing the geotechnical-related documents for compliance with MMC 16.67 "Critical Areas in the Shoreline" and the relevant subsections, specifically 16.67.050. WSP neither visited the site nor performed any engineering

analyses for our review. Our review comments addressing compliance with applicable requirements outlined by MMC are presented below.

PROJECT DESCRIPTION

The project site is located at 2227 Evergreen Point Road, Medina, Washington (project site) along the eastern shoreline of Lake Washington. The project site consists of an approximately 0.9-acre parcel developed with an existing one-story, single-family main residence with a detached garage on the eastern portion of the site and a shed and outbuilding on the western portion of the parcel near the shoreline. A trolly provides down-slope access from the upper main residence to the lower lakefront area to the west. The trolly landing at the base of the slope is on a flagstone surfaced bench that extends southward nearly the full width of the parcel on which the existing shed is located. The bench is fronted by an existing 5- to 6-foot, north–south-trending concrete retaining wall located approximately 65 to 75 feet from the shoreline.

Based on project plans and the PanGEO report, the existing structures (shed and outbuilding) at the toe of the slope will be removed and a new boathouse will be constructed in its place. The project plans indicate the existing bench will be extended eastward approximately 5 to 10 feet requiring a 3- to 4-foot excavation into the toe of the existing slope. The cut will be supported by a soldier pile wall with timber lagging, which is to also serve as a catchment wall, on the upslope side of the boathouse that will extend 5 feet north and south of the proposed boathouse and 5 feet above the existing grade. The existing concrete wall on the west edge of the bench is to be replaced with a new concrete retaining wall supported by pin piles that will serve to retain the existing bench and provide foundation support for the western edge of the new boathouse. A second concrete retaining wall is to be constructed approximately 10 feet west of the west edge of the boathouse to extend the concrete deck. The space between the two concrete walls will serve as a crawlspace accessed from the southwest end of the wall and will have a concrete floor. The deck over the crawlspace and around the perimeter of the boathouse will be surfaced with concrete pavers. The new boathouse will consist of a one-story, wood-framed structure with attic space. Foundation support will be provided by pin pile supported grade beams.

REVIEW COMMENTS

Based on WSP's review of the revised PanGEO report and project plans, WSP concludes they are in general accordance with the MMC requirements. Our previous comments and recommendations have been adequately addressed and/or incorporated into the project documents.

CLOSURE

It should be noted that WSP's scope of work for this project was limited to a review of the documents supplied to us. Our scope did *not* include exploration of actual subsurface conditions, nor does our review purport to verify the accuracy of any geotechnical analysis results presented within the documents.

We hope this letter meets your current needs. If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

WSP USA Inc.

William J. Lockard, L.E.G
Assistant Vice President

WJL/af
https://wsponlinenam.sharepoint.com/:w:/r/sites/US-City-of-Medina-Th/Shared%20Documents/6.%20Deliverables/US0039368.6312/001-LTR-2227_Evergreen_Point_Road/Rev1/2227%20Evergreen%20Point%20Road_DADU_P-24-054_review2.docx