



CITY OF MERCER ISLAND, WASHINGTON

Development Services Group
1911 S.E. 36th St. Mercer Island, WA 98040-3732
(206) 275-7605 FAX: (206) 275-7725 TDD: (425) 803-1751

Updated February 2011

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

TO BE COMPLETED BY APPLICANT

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance:
Name: On the Rock 98040, LLC
Address: PO Box 956 Mercer Island 98040
Phone: 206 679 2320
E-mail: S.Gibson@buckelgibson.com

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

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

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):
Engineer of Record: Stephen Tapp
Company: Stephen Tapp
Other: Anderson Architecture

SOILS / GEOTECHNICAL:
Special Inspector: Duffy Ellis
Company: CES
Other: Anderson Architecture

REINFORCED CONCRETE:
Special Inspector:
Company:
Other:

STRUCTURAL STEEL:
Special Inspector:
Company:
Other:

STRUCTURAL MASONRY:
Special Inspector:
Company:
Other:

WOOD:
Special Inspector: Stephan Tapp
Company: Stephan Tapp
Other: Anderson Architecture

OTHER SPECIAL INSPECTIONS:
Special Inspector:
Company:
Other:

DEFERRED SUBMITTALS:

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

Connector plate wood trusses
Metal joist / metal trusses
Premanufactured structures (stairs, etc.)
Precast concrete elements
Other:

ENERGY CODE COMPLIANCE INFORMATION:

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

Building envelope information: #1
Whole house ventilation information: #1
Residential Energy Code Prescriptive Compliance Form incorporated within drawing set.

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY DSG

PROJECT ALERTS:

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

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including (but not limited to):
Site Considerations
Hours of work
Construction vehicle parking restrictions
Access road requirements
ROW restrictions
Drainage requirements
Sewer requirements
Water service requirements
Fire code requirements
Planning requirements

TO BE COMPLETED BY DSG

WATER SUPPLY REQUIREMENTS:

Water Supply system upgrade required.
City Installation
Appl. Installation
Required Service Line Size: 1"
Required Supply Line Size: 1/4"
Required Meter Size: 1"

TO BE COMPLETED BY DSG

DRAINAGE REQUIREMENTS:

On site detention system required
On site infiltration system required
Connection to public storm drainage conveyance systems required
Direct discharge into the lake
No Storm Water permit required
Other: Connect to storm from short flat

TO BE COMPLETED BY DSG

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim.
Video tape of existing sewer required
New connection
Connect to existing
Disconnect permit required
Reconnect permit required
Other: Connect to stub out from flat

TO BE COMPLETED BY DSG

APPROVED CODE ALTERNATES:

Description: fire coating in attic and crawl space
5/8" type 'X' FWB throughout

TO BE COMPLETED BY DSG

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

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

Surveyor:
Building height survey
Building setback survey
Impervious surface survey
Other:

TO BE COMPLETED BY DSG

GEOTECHNICAL INFORMATION:

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

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

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:

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

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule the appropriate inspections. Request inspections online at www.MyBuildingPermit.com. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "*" require a separate permit.
INSPECTIONS:
Listed in order of typical sequencing
Date: 9-24-10
Pre-construction Meeting to Review Conditions of Permit Approval
Erosion control and tree protection
Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required
Demolition
Sewer disconnect and cap. If applicable, separate side-sewer permit required
Land clearing and grading
Temporary power
Pillings / Shoring / Shotcrete. If applicable, provide survey letter (property line). Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)
Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks). Geotechnical Engineer / Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)
Foundation walls / concrete columns
Roof and footing drains
Foundation dampproofing
Storm drainage, including (but not limited to):
Connections to storm main in ROW
Detention systems
Water quality systems
Infiltration systems
Catch basins including oil-water separator tees
Water Service, including (but not limited to):
As-Built Drawings
Water Supply Piping (Meter to Home):
As-Built Drawings
Side sewer installation, including (but not limited to):
Connections to side sewer main
Connections to existing side sewer
Driveway / Access road
Under slab electrical / mechanical / plumbing
Under slab insulation / vapor barrier / reinforcing
Underfloor framing
Nailing-Roof sheathing. If applicable, provide Engineer / Special Inspection letter for lateral wood inspection.
Nailing-Exterior wall and Shearwall. If applicable, provide Engineer / Special Inspection letter for lateral wood inspection.
Rough hydronic installation
Rough electric installation
Rough fire alarm (wiring inspection)
Rough plumbing installation (DWV, water)
Rough mechanical
Gas Piping
Rough fire sprinkler / hydrostatic and flow (bucket) test
Framing and glazing, if applicable, provide Engineer / Special Inspection letter for lateral wood inspection, welding epoxy anchors, etc.
Masonry construction (fireplace / walls / veneer / etc.)
Insulation installation
Stucco (paper and lath)
Shower pan (or tub)
Miscellaneous
Final Tree Restoration Inspection
Final Inspection-Fire protection, including (but not limited to):
Sprinkler
Access Road
Fire Alarm
Final Inspection-Water supply protection, including (but not limited to) backflow devices for:
Waterfront property
Fire / lawn sprinkler
Fuel tank installation
Fire extinguishing system
Fire Plan Review document
Wall water on property
Boiler
Final inspection-Site and utility: includes landscape, utilities and ROW. Restoration complete and as-built drawings ready for submittal.
Final inspection-Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

TO BE COMPLETED BY DSG

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

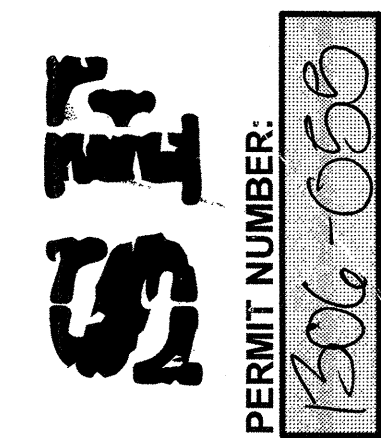
Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection.

Required inspection(s): Concrete paving req'd, Tree protection inspec
Contact: K. Sarkis
Phone: 206 775 7713
Scheduling:

TO BE COMPLETED BY DSG



CERTIFICATE OF OCCUPANCY
Issued after all inspections have been performed and approved
PERMIT NUMBER: 1306-058
Date:
Approved:

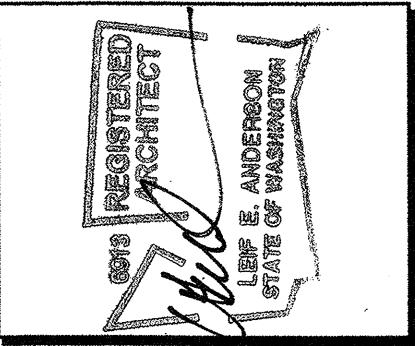
PROJECT NAME: On the Rock 98040, LLC
PROJECT ADDRESS: Lot #1, 7260 North Mercer Way, Mercer Island, WA

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
Date: 10/17

SITE COPY
This drawing is to be kept on the Building Site at all times.

NOTE:
 THE CONTRACTOR IS TO VERIFY THE HOLDOWN LOCATIONS NOTED ON THE SHEAR WALL DRAWINGS WITH THE FOUNDATION CONTRACTOR AND THE FRAMING CONTRACTOR PRIOR TO PLACING ANY HOLDOWNS OR HOLDOWN ANCHOR BOLTS. WINDOW AND DOOR ROUGH OPENINGS AND LOCATIONS ARE ALSO TO BE VERIFIED BY THE CONTRACTOR AND THE FRAMING CONTRACTOR PRIOR TO PLACING ANY HOLDOWNS OR HOLDOWN ANCHOR BOLTS.

Anderson Architecture
 Leif Anderson Architect
 20822 Damsen Road, Lynnwood, WA 98036
 425.672.4963 Fax/Phone
 Leif@LAndersonArchitecture.com



FOUNDATION PLAN NOTES:

1. PROVIDE 1/2" AIRSPACE BETWEEN CONCRETE AND ALL NON-PRESSURE TREATED WOOD.
2. EXTERIOR FOOTINGS TO BE INTRENCHED 18" MIN. BELOW FINISHED GRADE, AND BEAR ON UNDISTURBED SOIL. STEP FOOTINGS AS SITE CONDITIONS REQUIRE.
3. ANCHOR BOLTS TO BE 5/8" x 12" @ 48" O.C. (UNO). PROVIDE BP 3" x 3" x 1/4" BEARING PLATES @ ANCHOR BOLTS.
4. PROVIDE MIN. 4" PERFORATED PERIMETER DRAIN IN 6" GRANULAR FILL AT BOTTOM OF FOOTINGS.
5. PROVIDE MIN. 4" ROOF TIGHT LINE DRAIN CONNECTING TO DOWN SPOUTS SEE ROOF FRAMING PLAN FOR DOWN SPOUT LOCATIONS.
6. BACKFILL AT EXTERIOR WALLS MAY REQUIRE COMPACTION IN THE PRESENCE OF A LICENSED ENGINEER, (FIELD VERIFY)
7. SEE GENERAL NOTES, DIVISION #6, FOR LUMBER GRADING, SPECIES AND DESIGN VALUES.
8. PROVIDE "NERVASTRAL" WATERPROOFING MEMBRANE BETWEEN CONCRETE SLAB AND WOOD FRAMING WHERE NEEDED.
9. PROVIDE INTEGRAL RADIANT HEATING TUBES AT LOWER FLOOR CONCRETE SLAB.

NOTE:
 PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECT'S FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

NOTE:
 VERIFY THE REQUIRED MINIMUM CONCRETE EMBEDMENT AND CONCRETE COVERAGE FOR ALL SIMPSON HOLDOWNS WITH THE MOST RECENT EDITION OF THE SIMPSON CATALOG. PROVIDE A MIN. OF 3" CLEAR @ BOTTOM OF THE HOLDOWN, COLUMN BASE AND/OR ANCHOR BOLT. PROVIDE ALL REQUIRED REINFORCING AS SPECIFIED IN THE CATALOG, OR SHOWN AND NOTED IN THE DETAILS AND THE DRAWINGS.

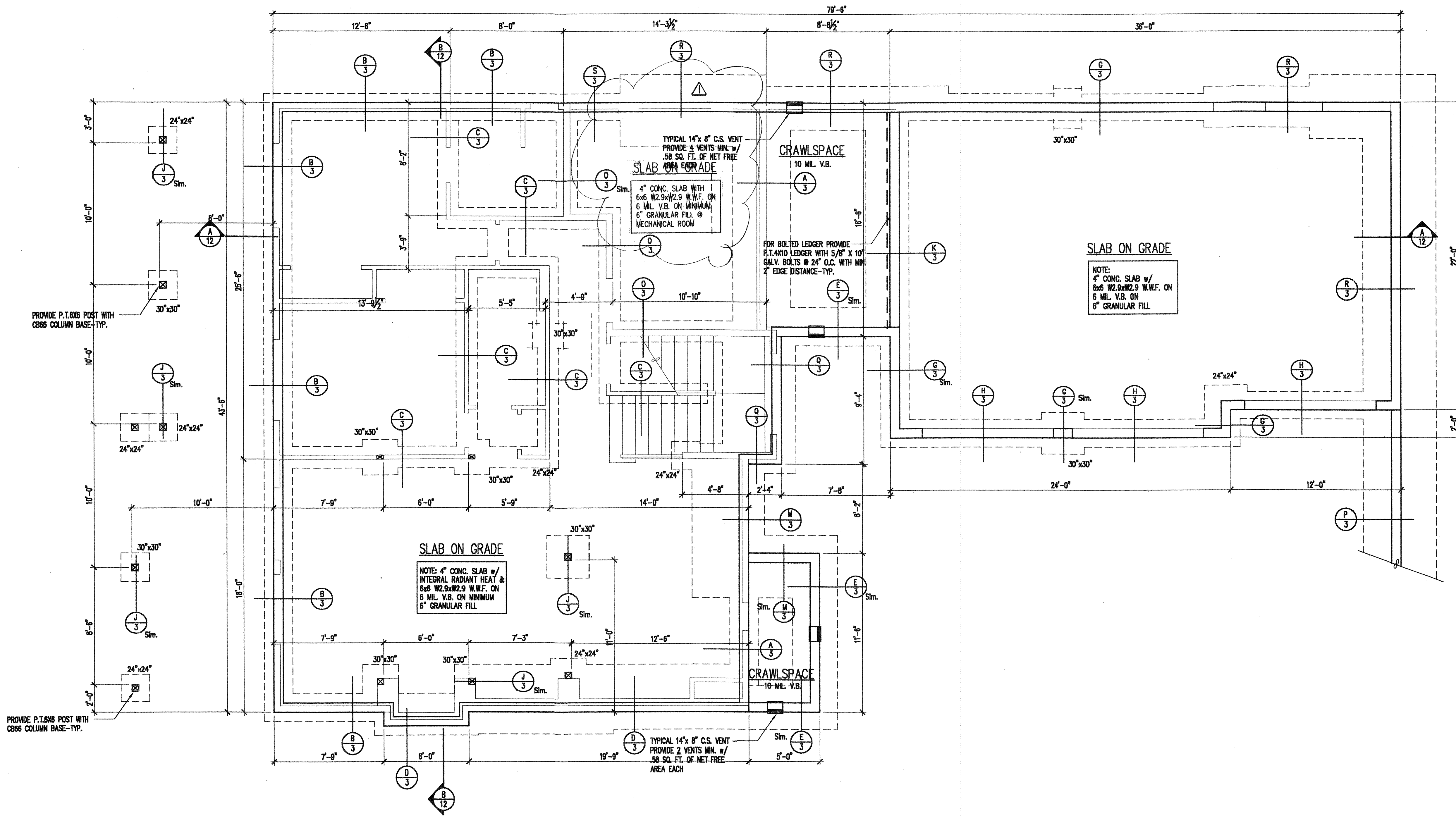
NOTE:
 SEE SHEAR WALL DETAILS, NOTES, SCHEDULES AND FOUNDATION HOLDOWN PLAN FOR MINIMUM 3X SILL PLATE REQUIREMENTS AND LOCATIONS.

NOTE:
 SEE ENGINEERING DRAWINGS AND SHEAR WALL SCHEDULES FOR ALL REQUIRED ANCHOR BOLT SIZES AND SPACINGS. PROVIDE MINIMUM 5/8" x 10" LONG ANCHOR BOLTS @ 48" O.C. FOR WALLS NOT DENOTED ON PLANS.

NOTE:
 SEE SHEETS S-1 THRU S-7 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES AND DETAILS NOT NOTED ON THIS SHEET.

FOOTING SCHEDULE	
18	WOOD POST ON 18" x 12" THK. CONC. FTG. W/ 2-#4 BARS E.W.
24	WOOD POST ON 24" x 12" THK. CONC. FTG. W/ 2-#4 BARS E.W.
30	WOOD POST ON 30" x 12" THK. CONC. FTG. W/ 3-#4 BARS E.W.
18	WOOD POST ON 18" x 18" x 12" THK. CONC. FTG. W/ 2-#4 BARS E.W.
24	WOOD POST ON 24" x 24" x 12" THK. CONC. FTG. W/ 3-#4 BARS E.W.
30	WOOD POST ON 30" x 30" x 12" THK. CONC. FTG. W/ 4-#4 BARS E.W.

ALL WOOD POST TO BE 4x4 (4x6 AT BEAM BUTT JOINTS) UNLESS NOTED OTHERWISE (U.N.O.). ALL RECTANGULAR FTGS. NOT SHOWN ON FOOTING SCHEDULE TO BE 12" THK. W/#4 BARS @ 6" O.C. EACH WAY U.N.O.



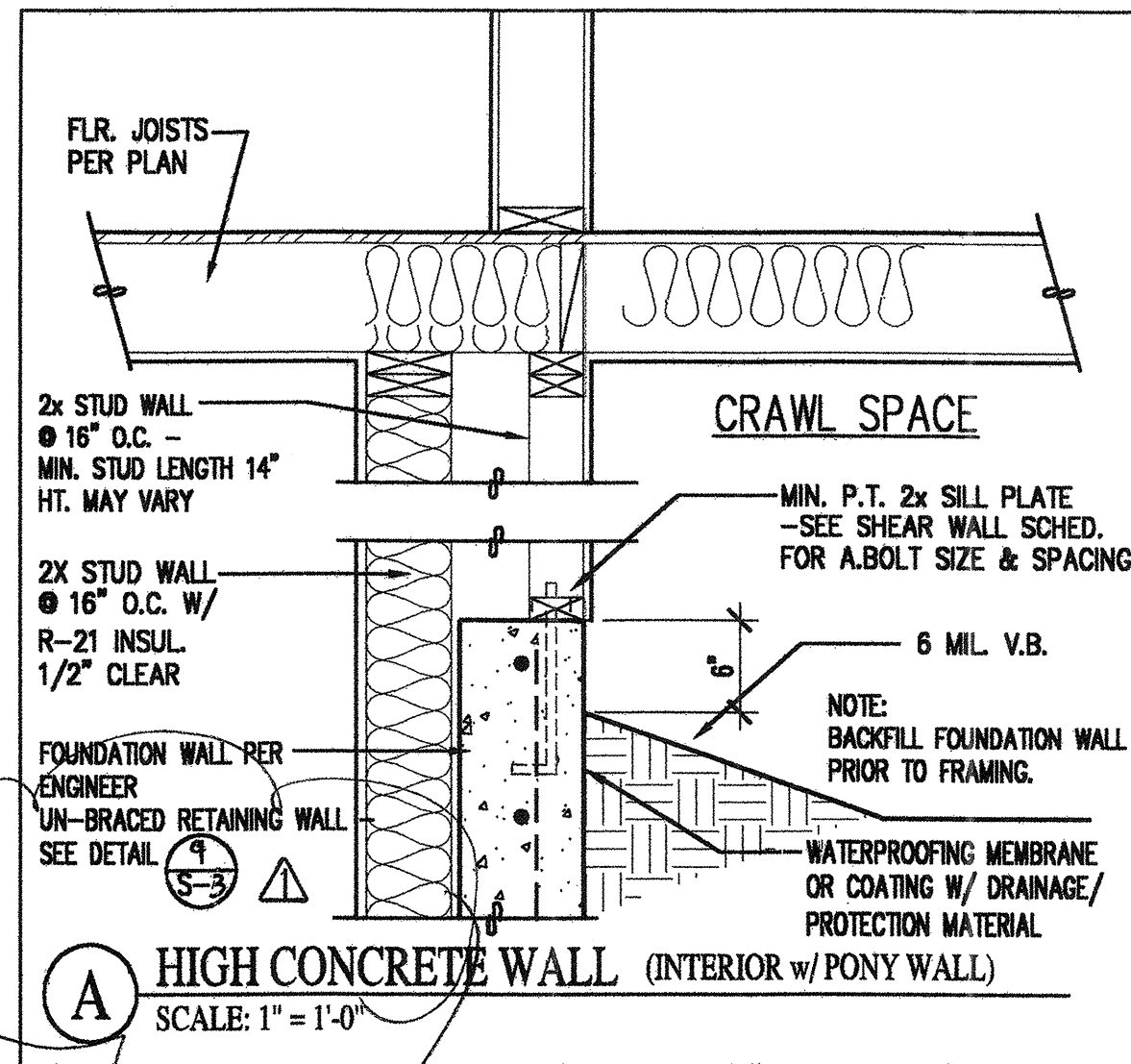
Foundation Plan
 SCALE: 1/4" = 1'-0"

A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7260 North Mercer Way, Mercer Island

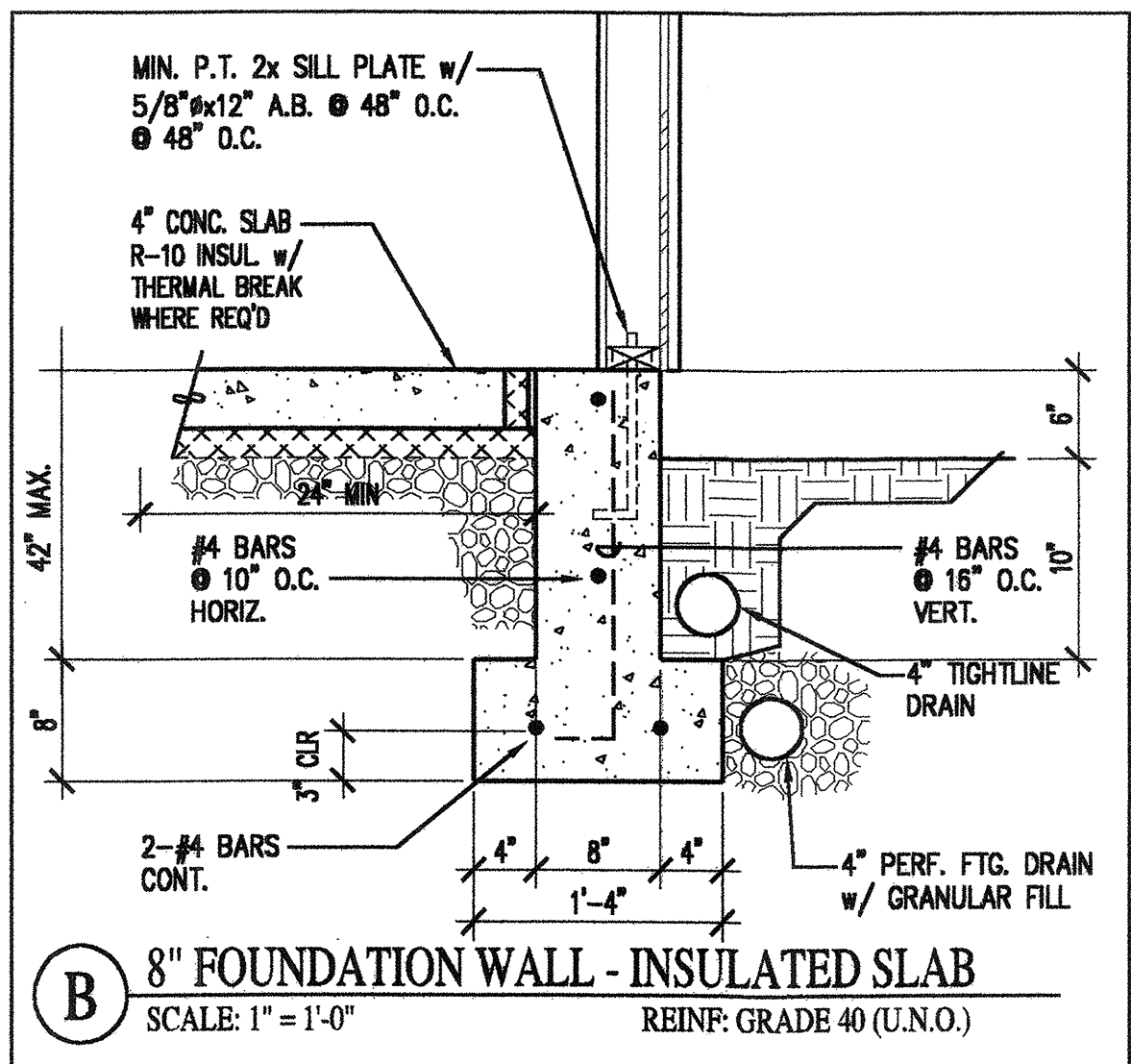
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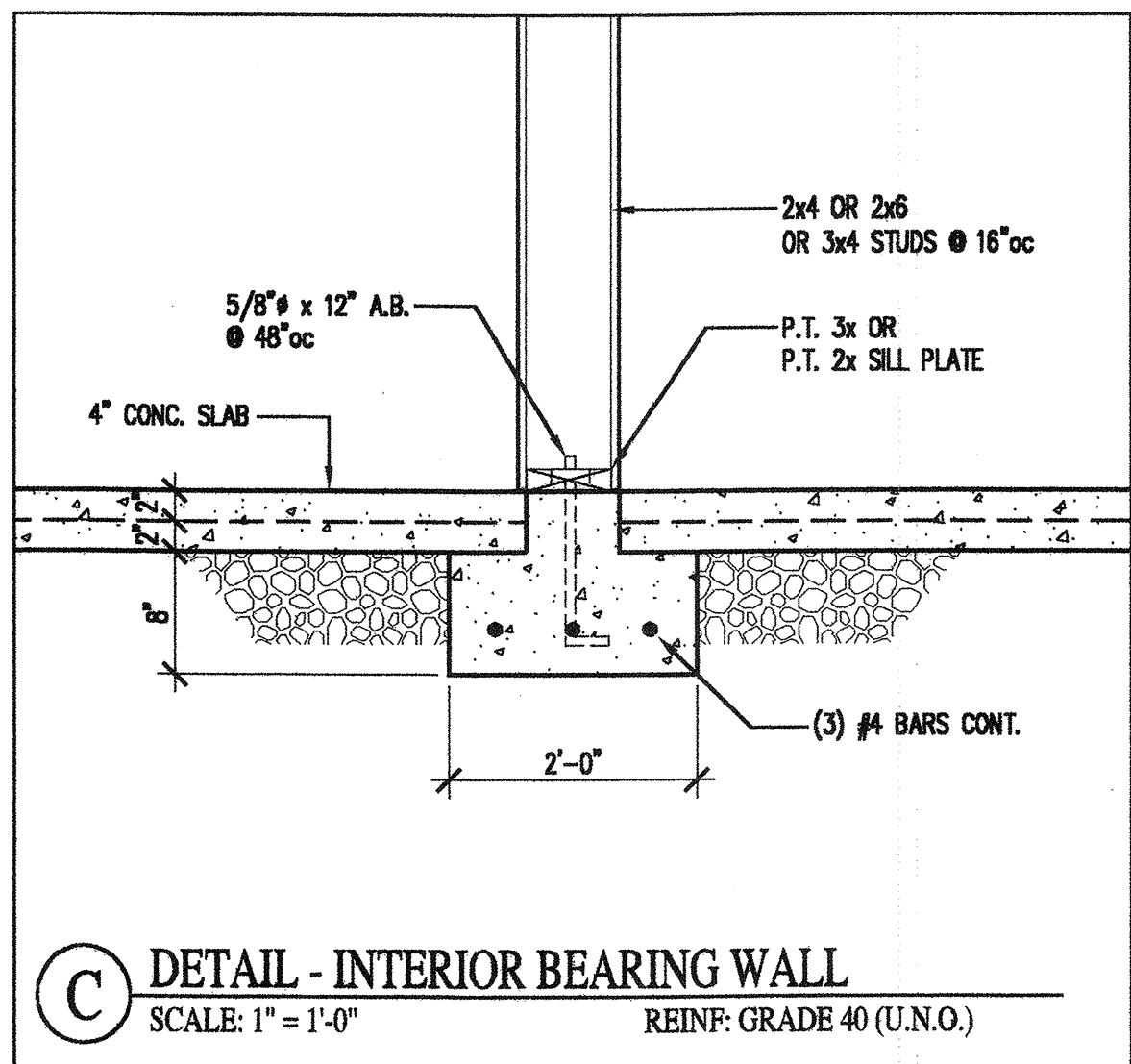
DATE: 03-22-2013
 08-14-2013
 JOB NO. 12-12.101
 SHEET NO. 2 OF 24



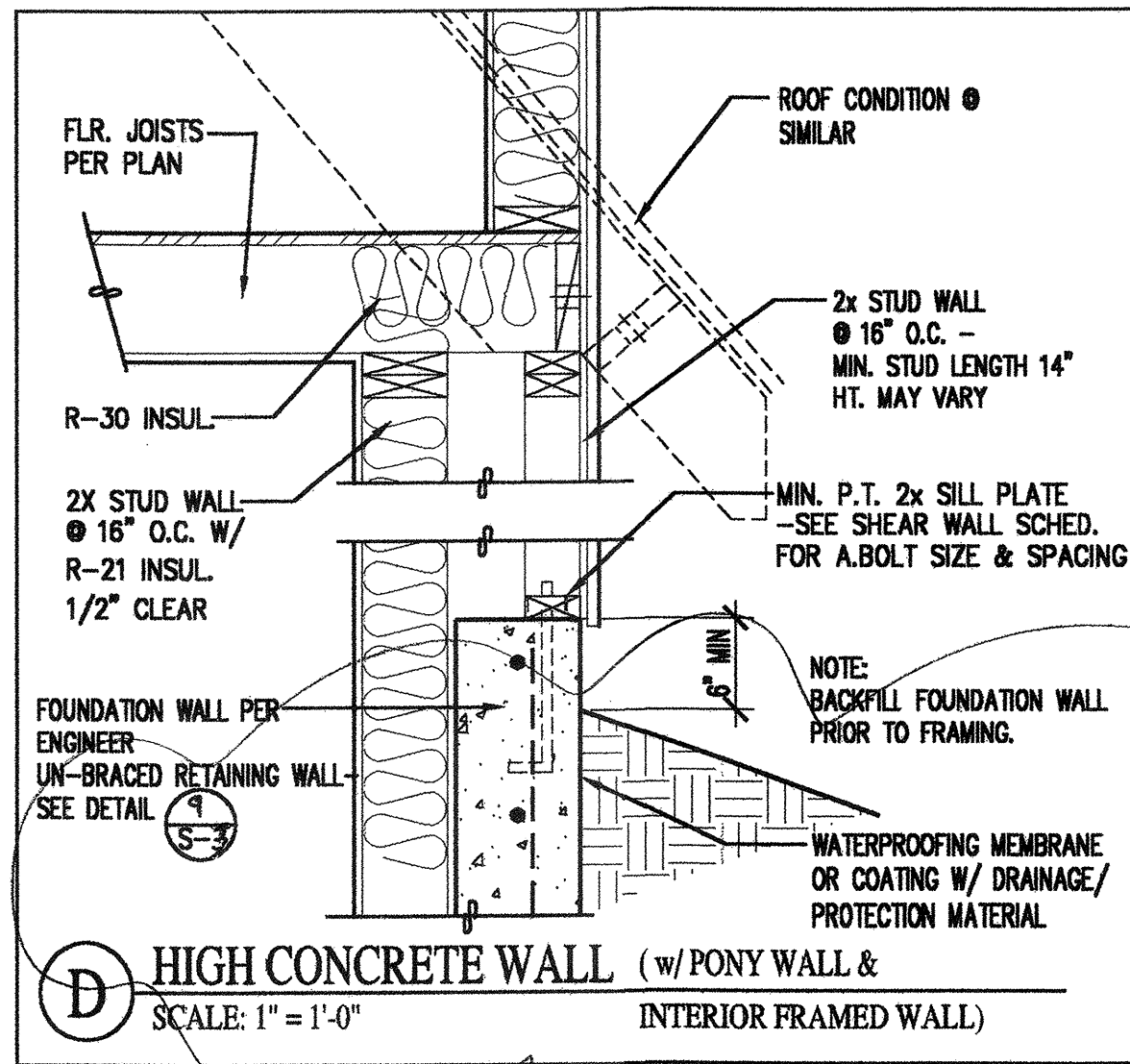
A HIGH CONCRETE WALL (INTERIOR w/ PONY WALL)
SCALE: 1" = 1'-0"



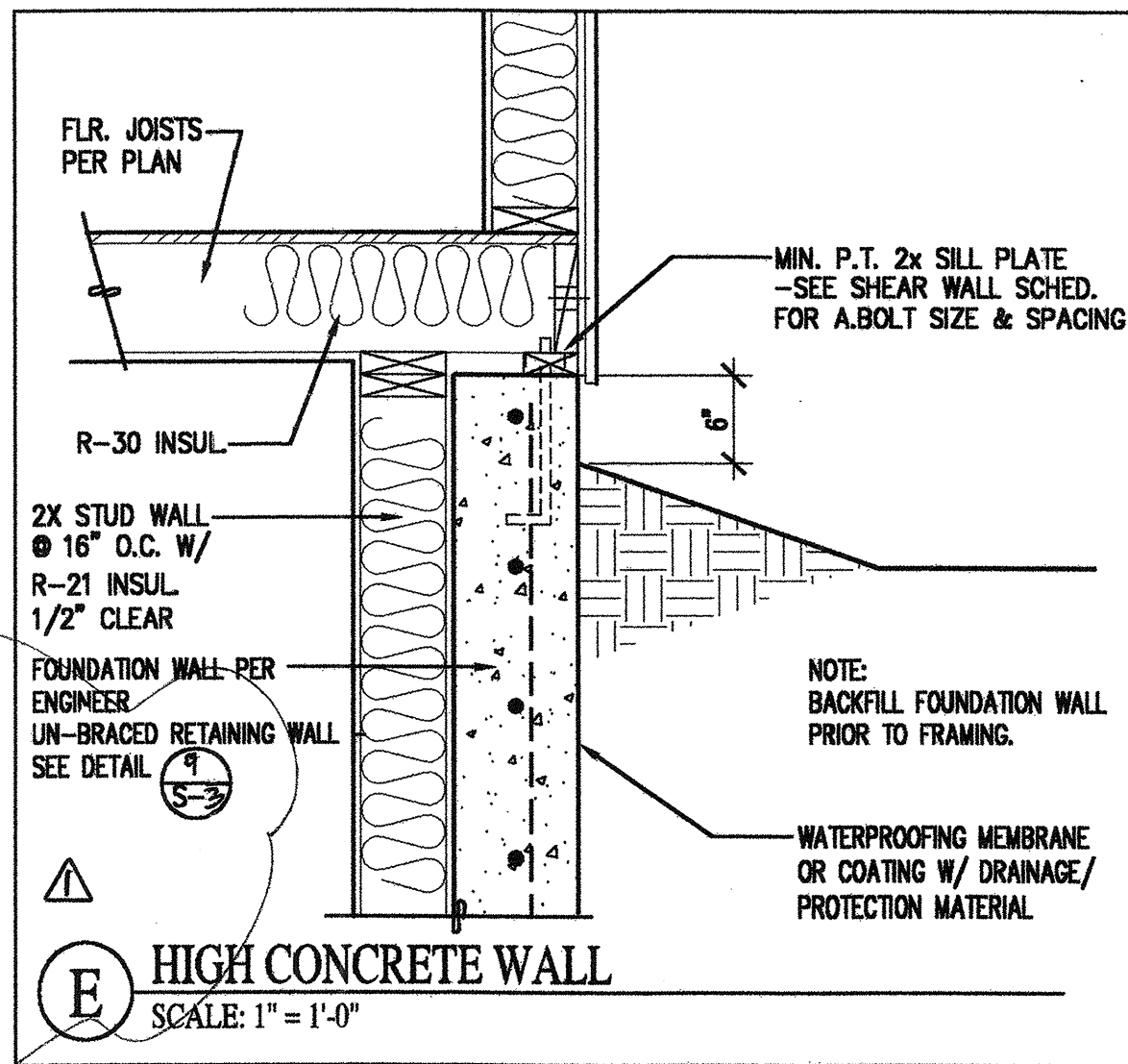
B 8" FOUNDATION WALL - INSULATED SLAB
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



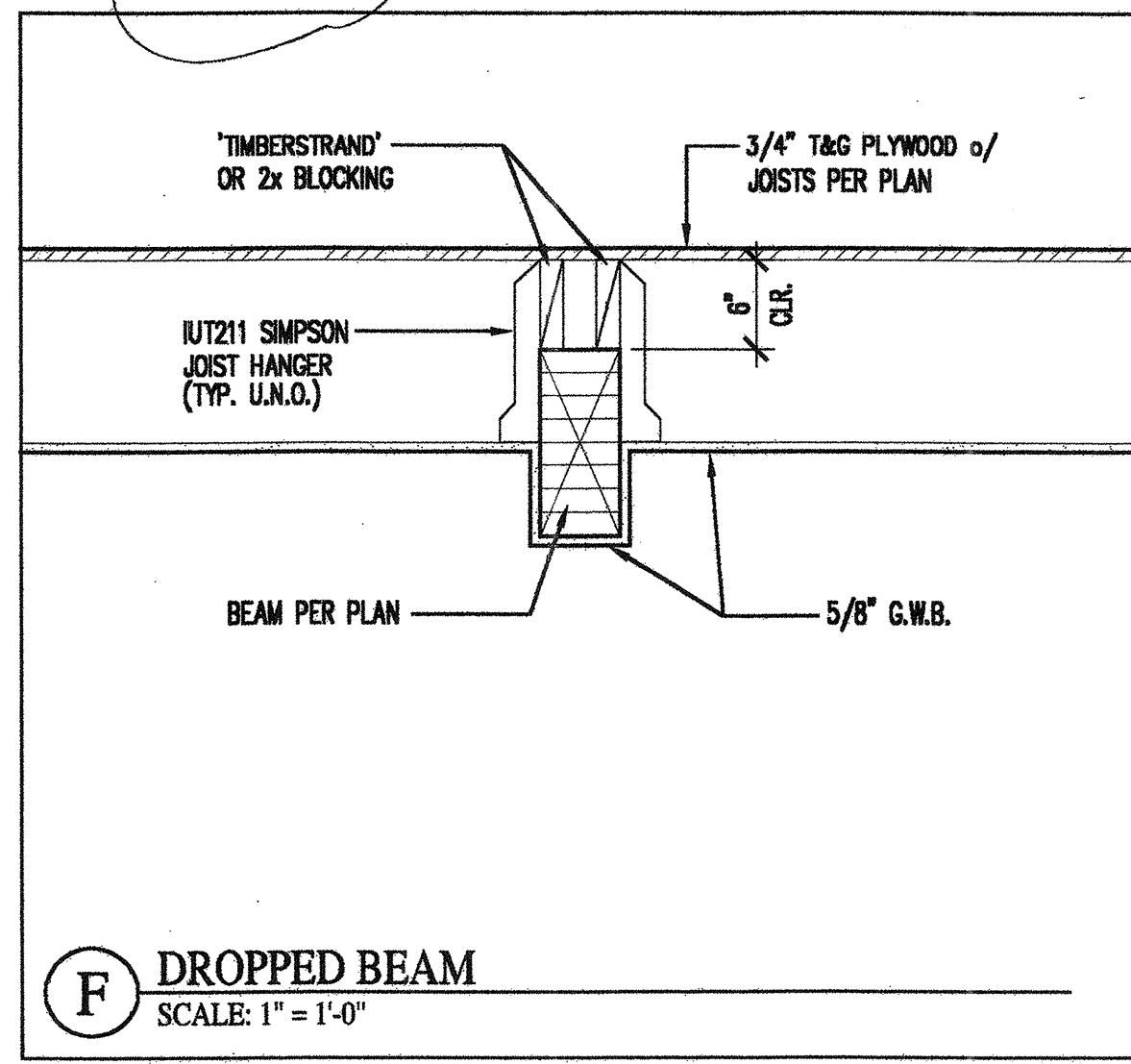
C DETAIL - INTERIOR BEARING WALL
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



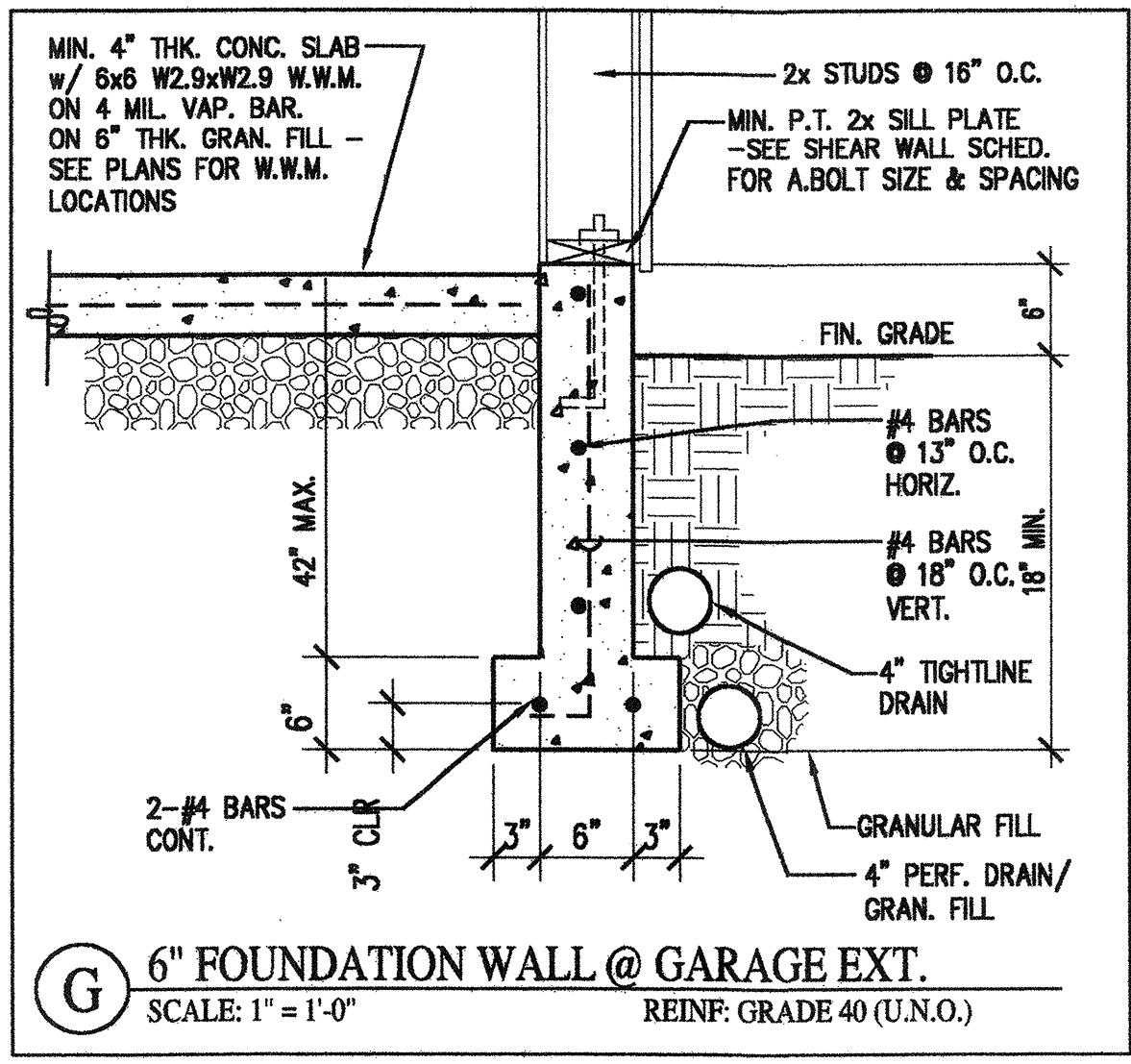
D HIGH CONCRETE WALL (w/ PONY WALL & INTERIOR FRAMED WALL)
SCALE: 1" = 1'-0"



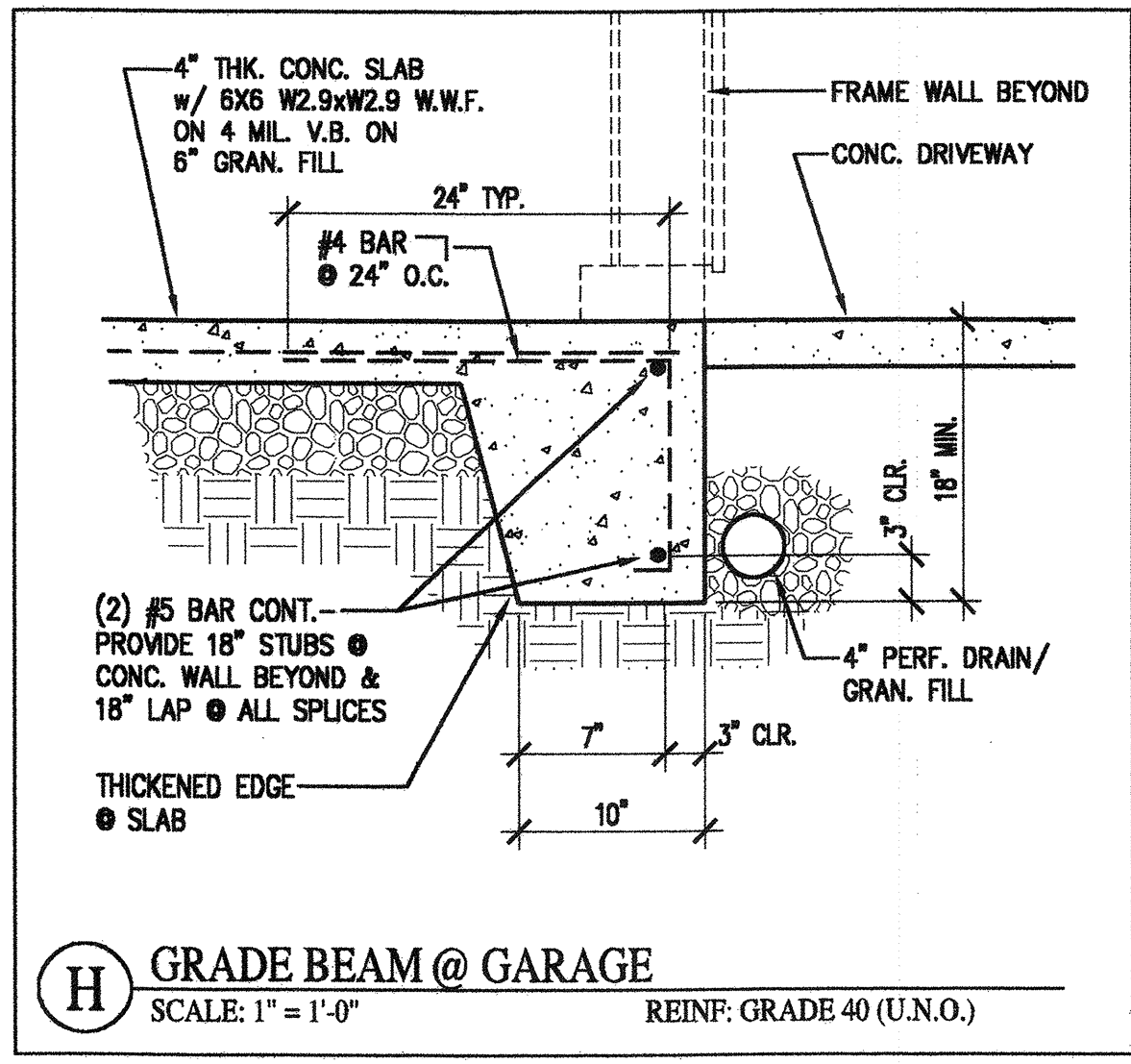
E HIGH CONCRETE WALL
SCALE: 1" = 1'-0"



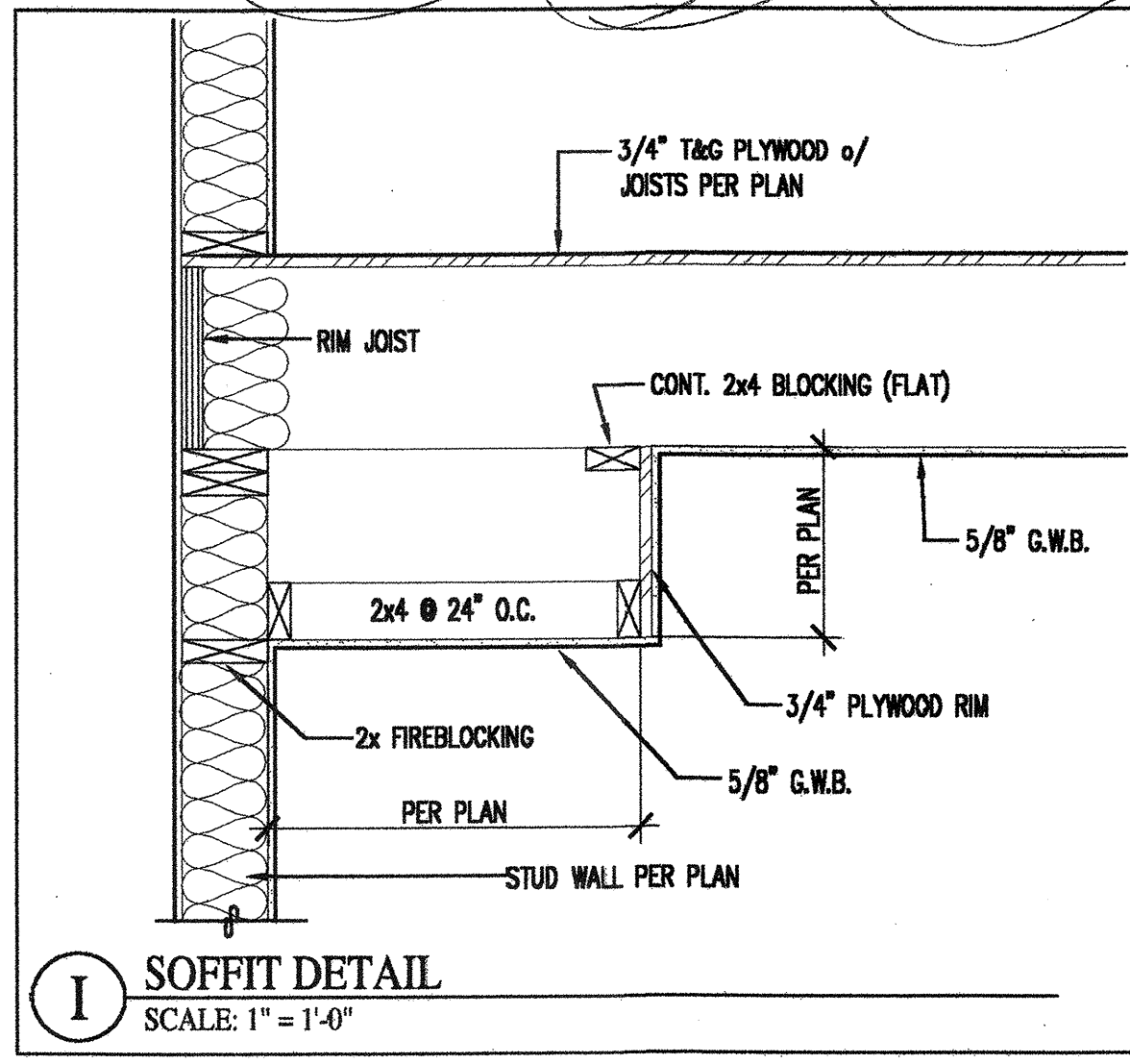
F DROPPED BEAM
SCALE: 1" = 1'-0"



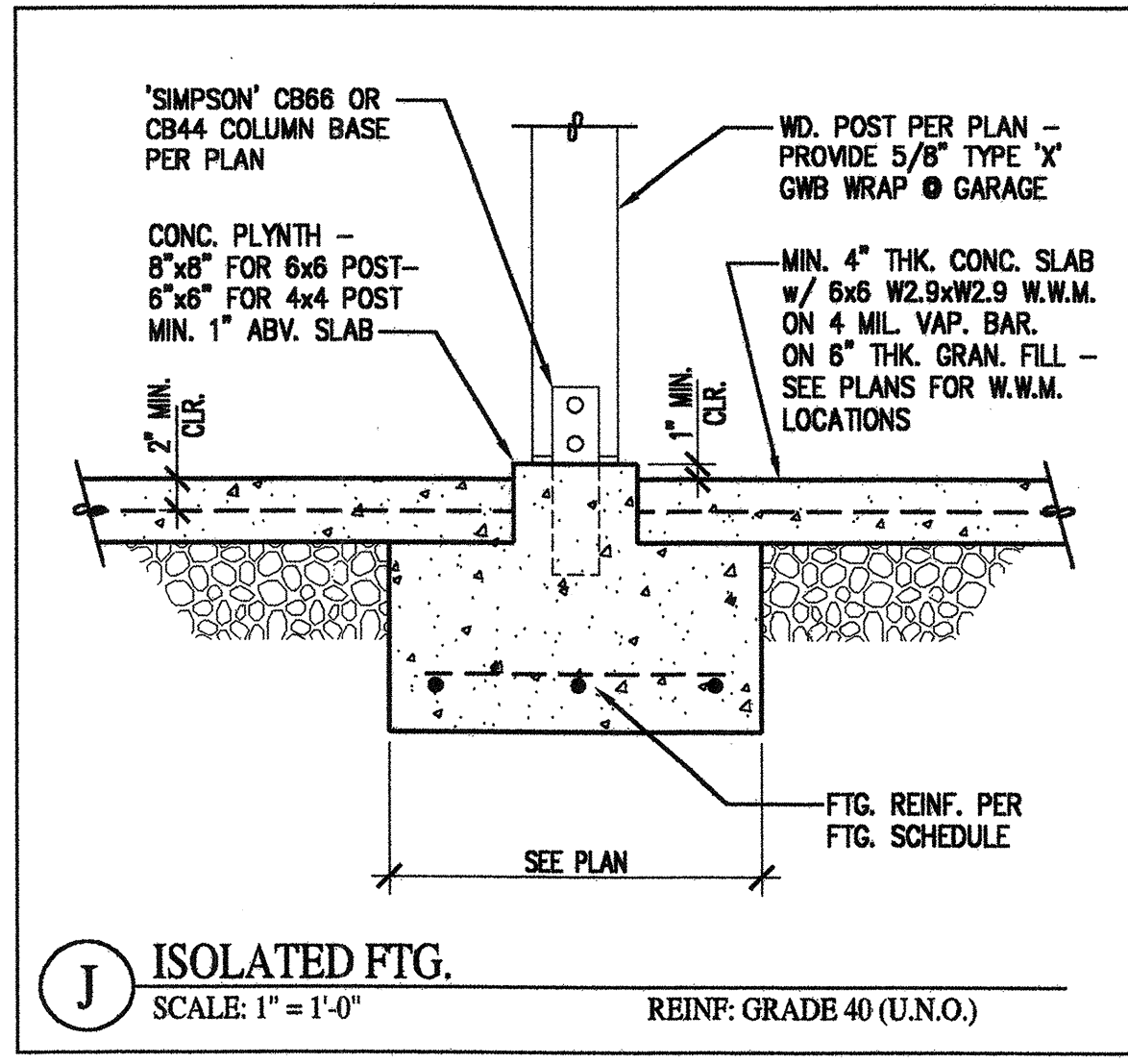
G 6" FOUNDATION WALL @ GARAGE EXT.
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



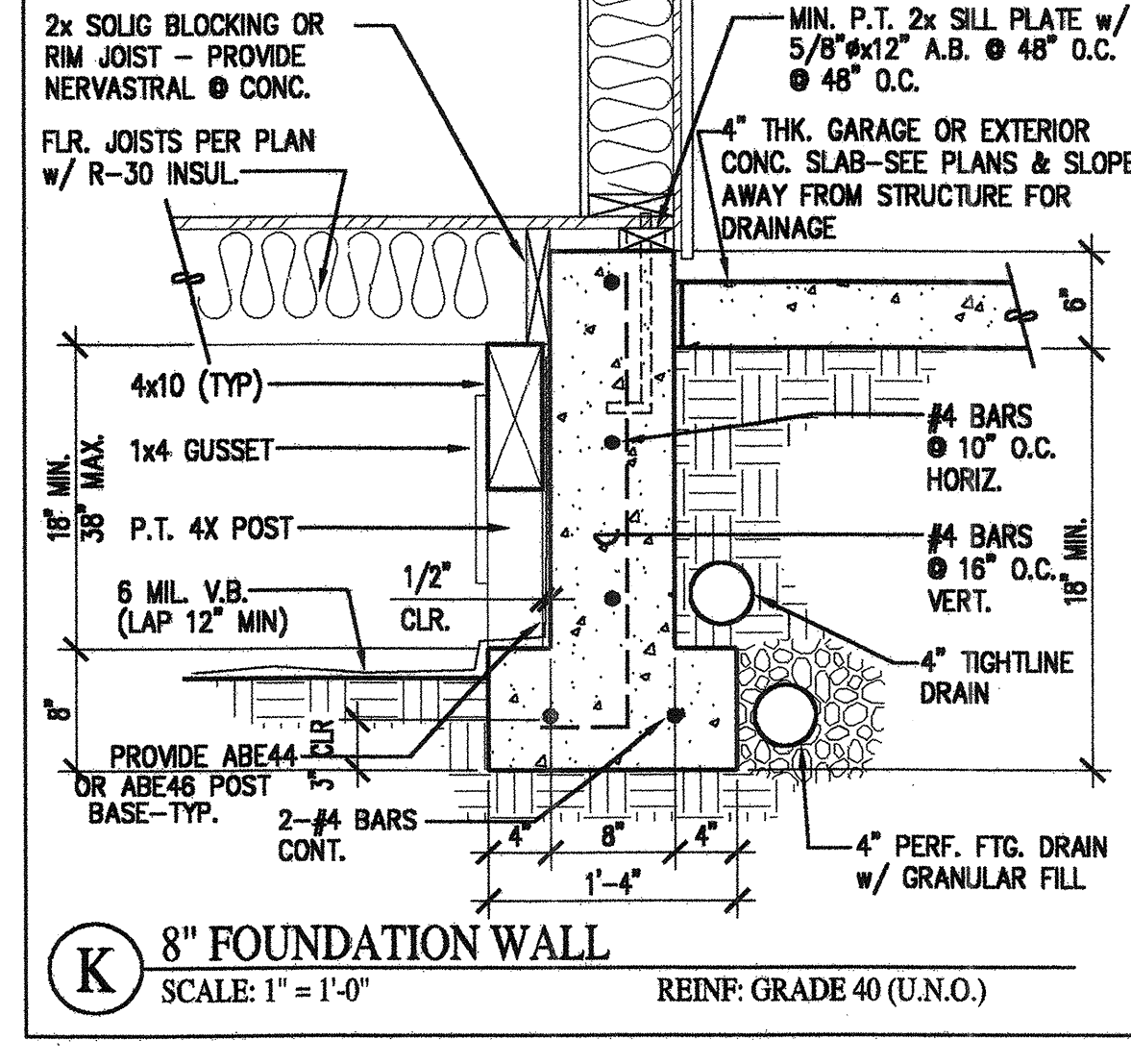
H GRADE BEAM @ GARAGE
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



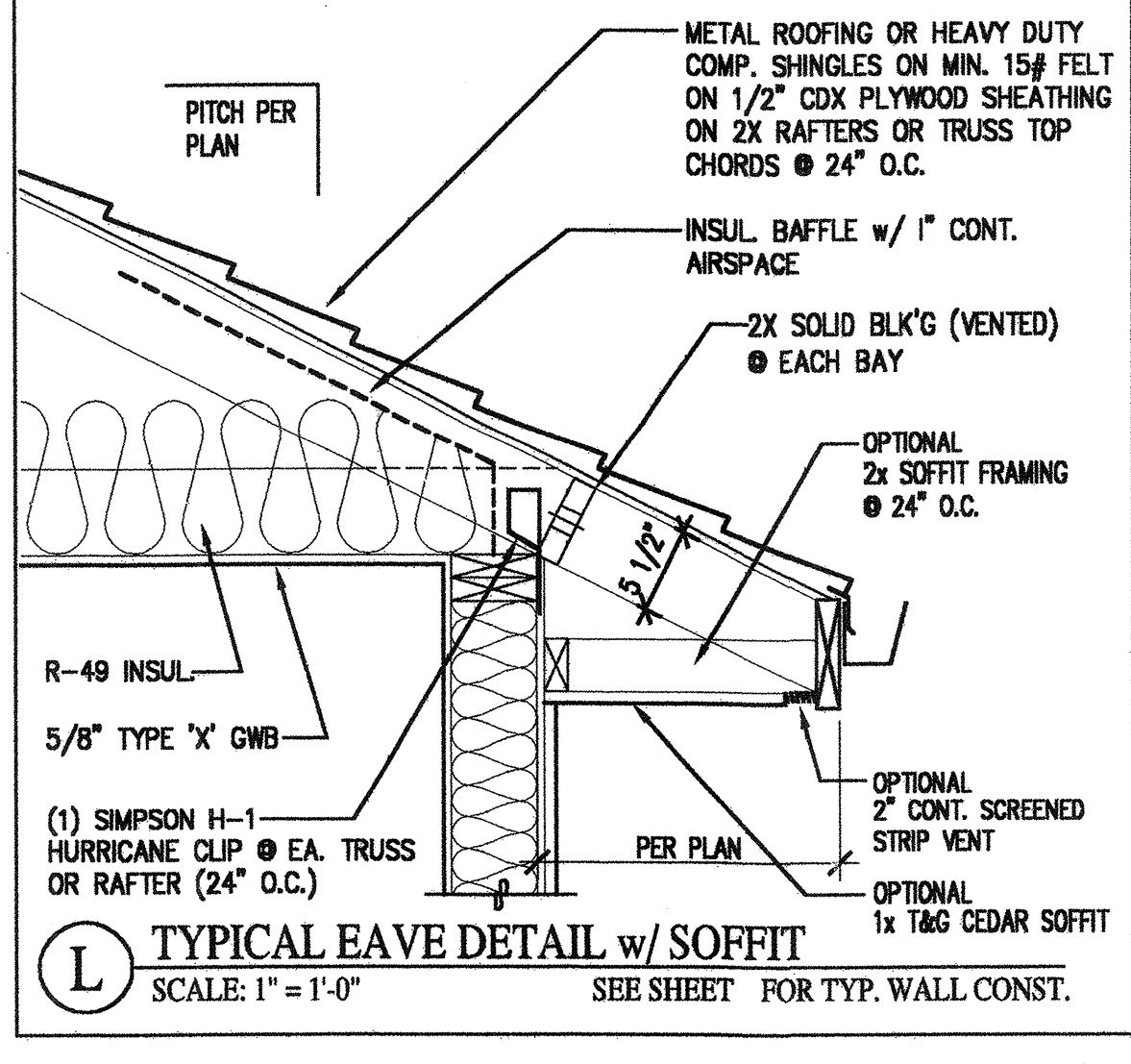
I SOFFIT DETAIL
SCALE: 1" = 1'-0"



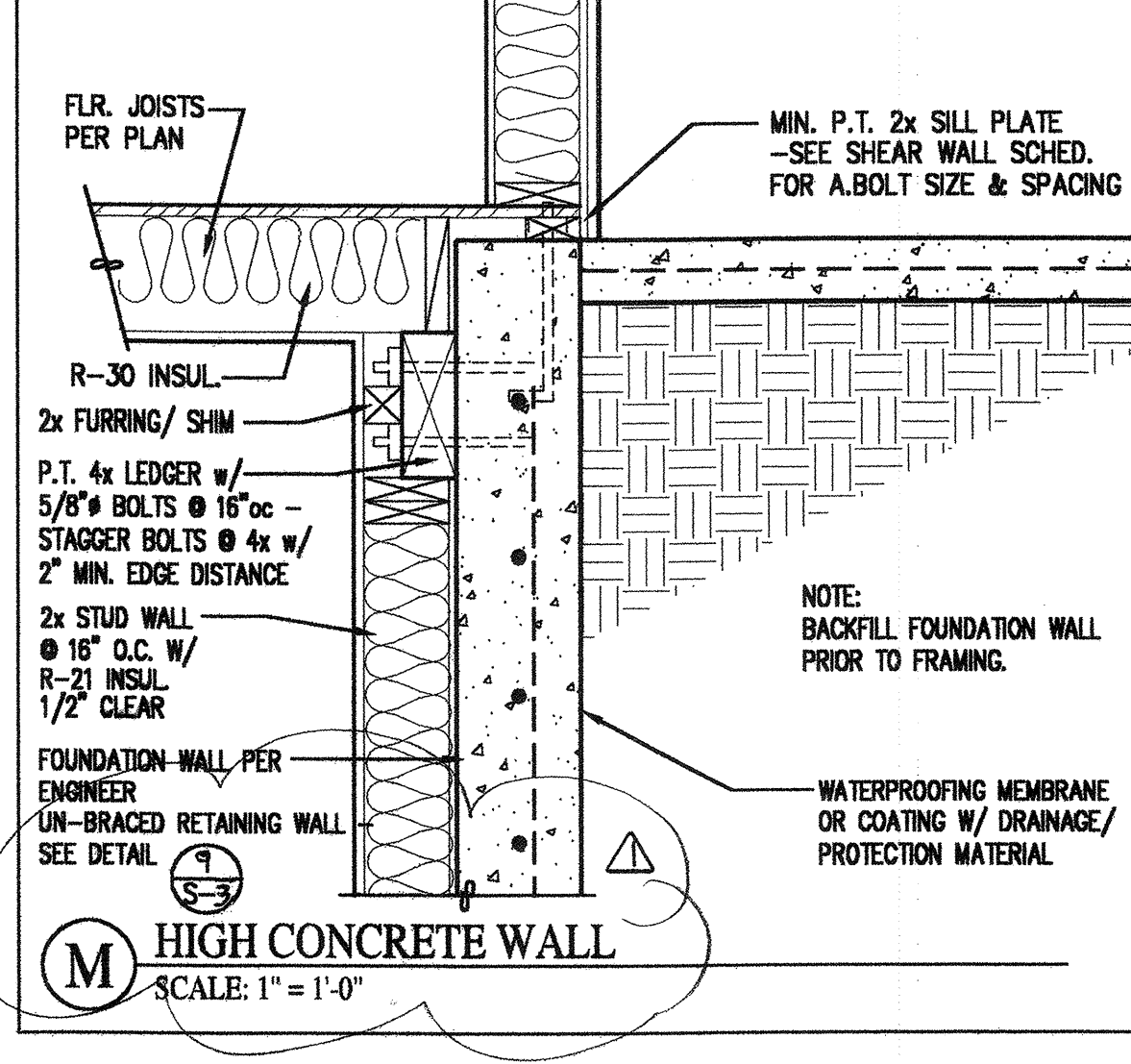
J ISOLATED FTG.
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



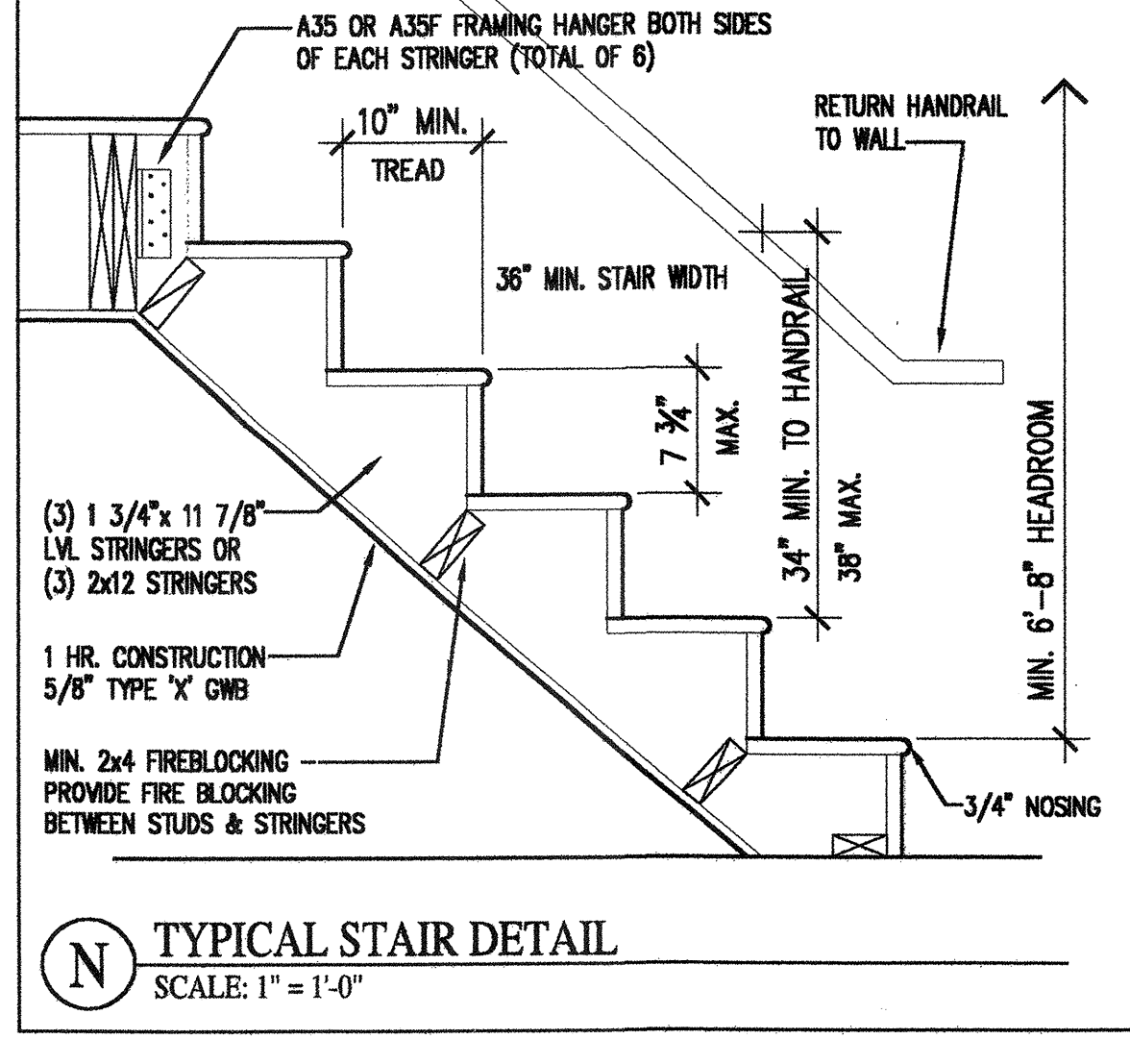
K 8" FOUNDATION WALL
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



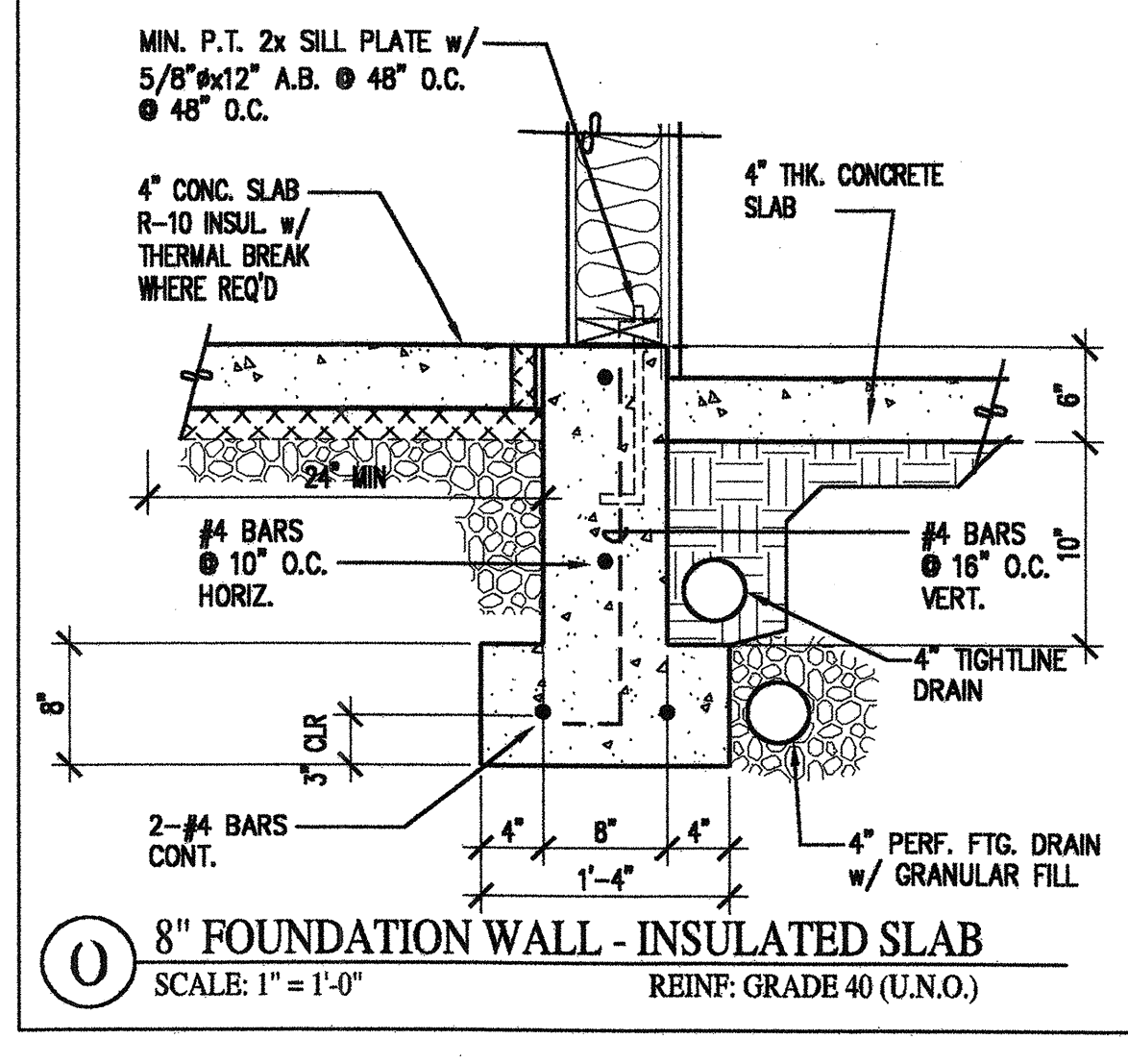
L TYPICAL EAVE DETAIL w/ SOFFIT
SCALE: 1" = 1'-0" SEE SHEET FOR TYP. WALL CONST.



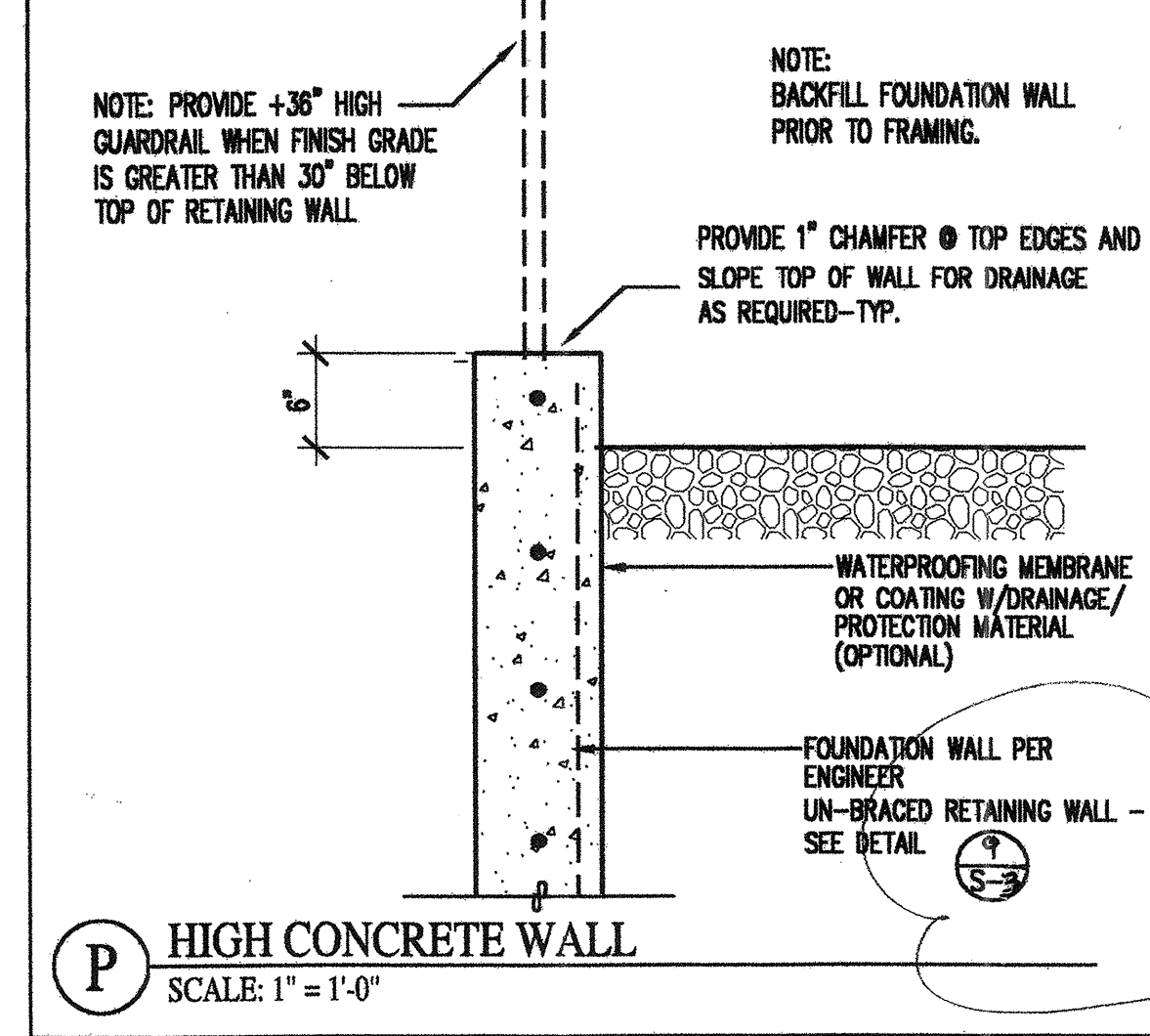
M HIGH CONCRETE WALL
SCALE: 1" = 1'-0"



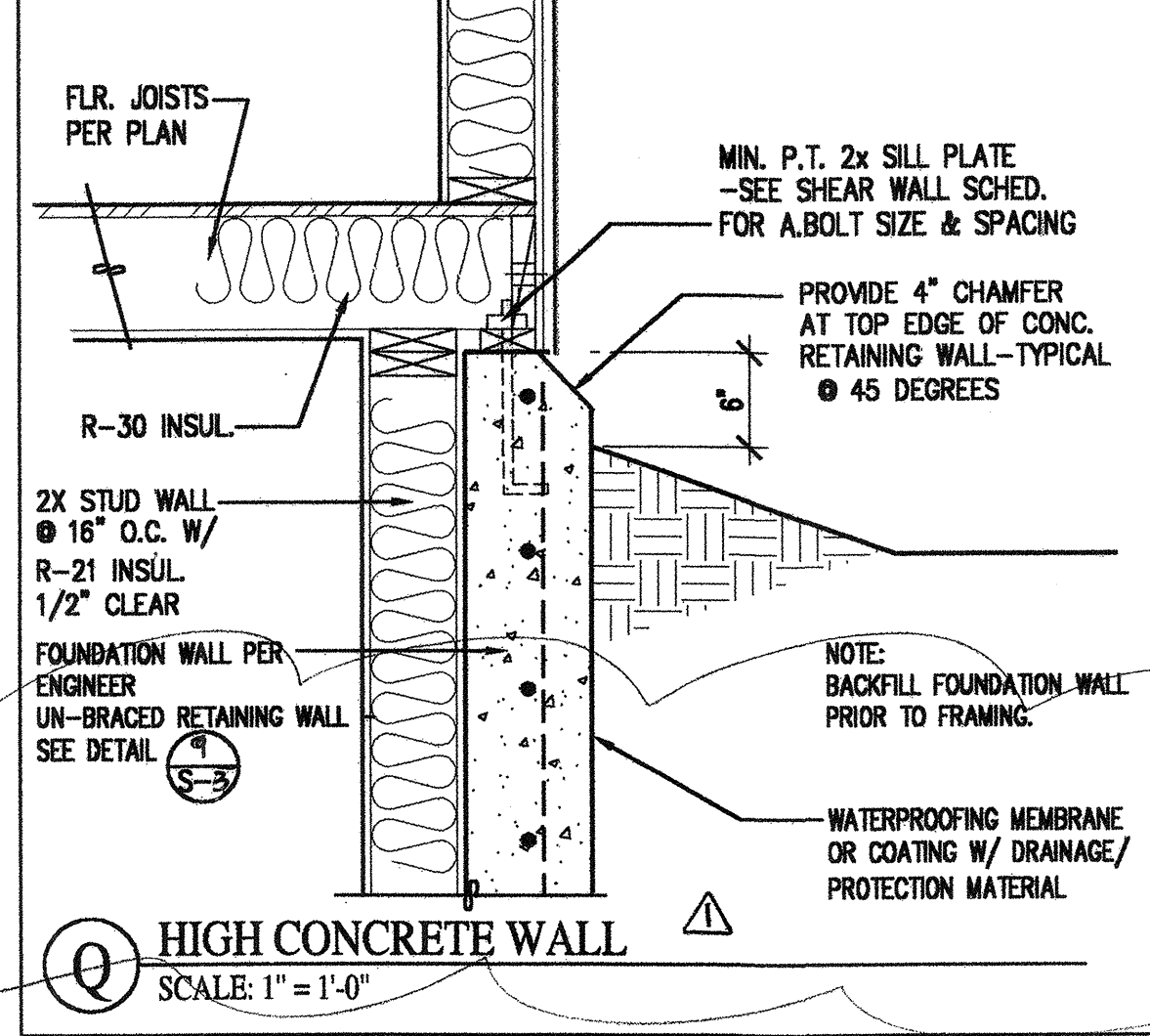
N TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



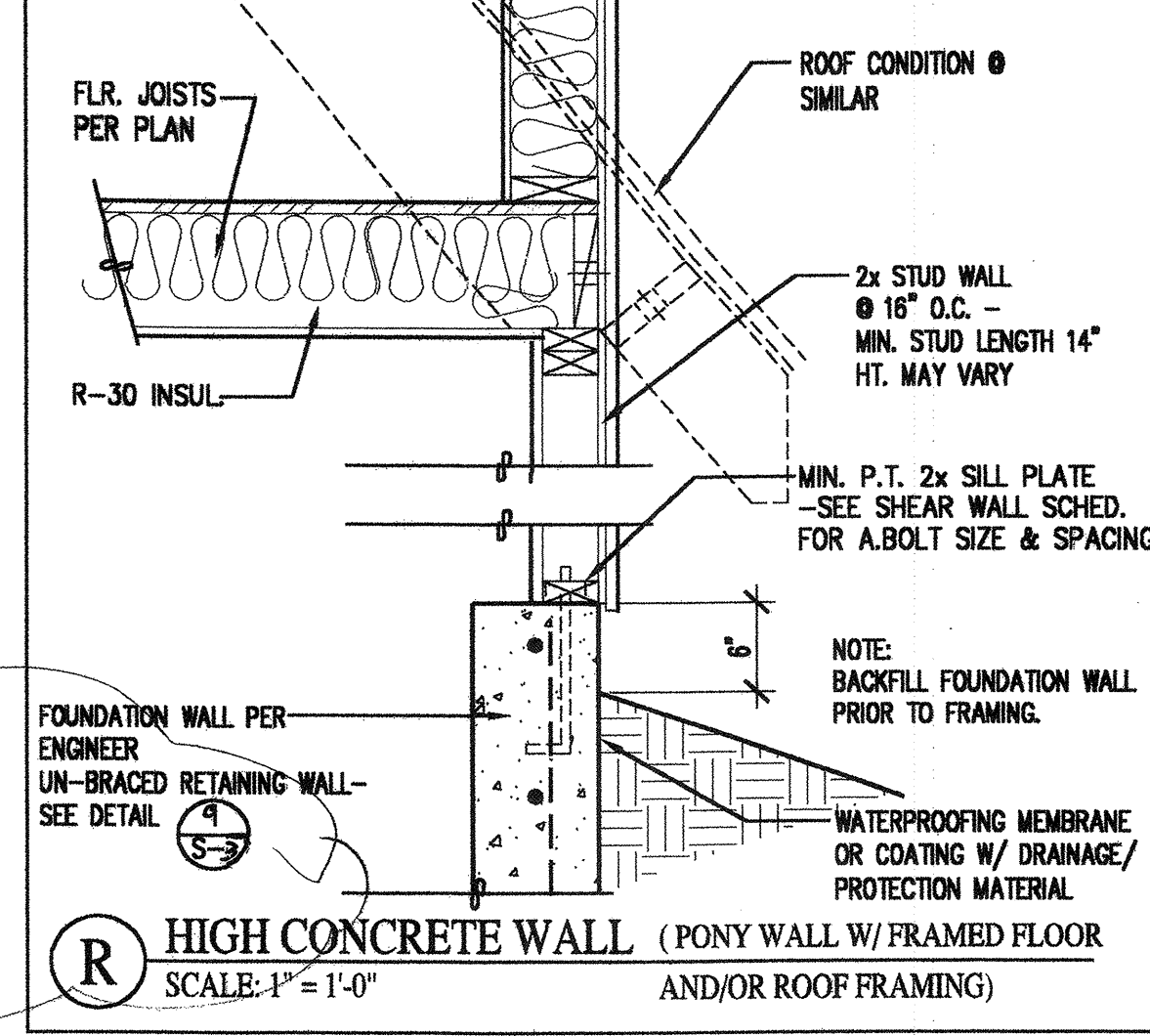
O 8" FOUNDATION WALL - INSULATED SLAB
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



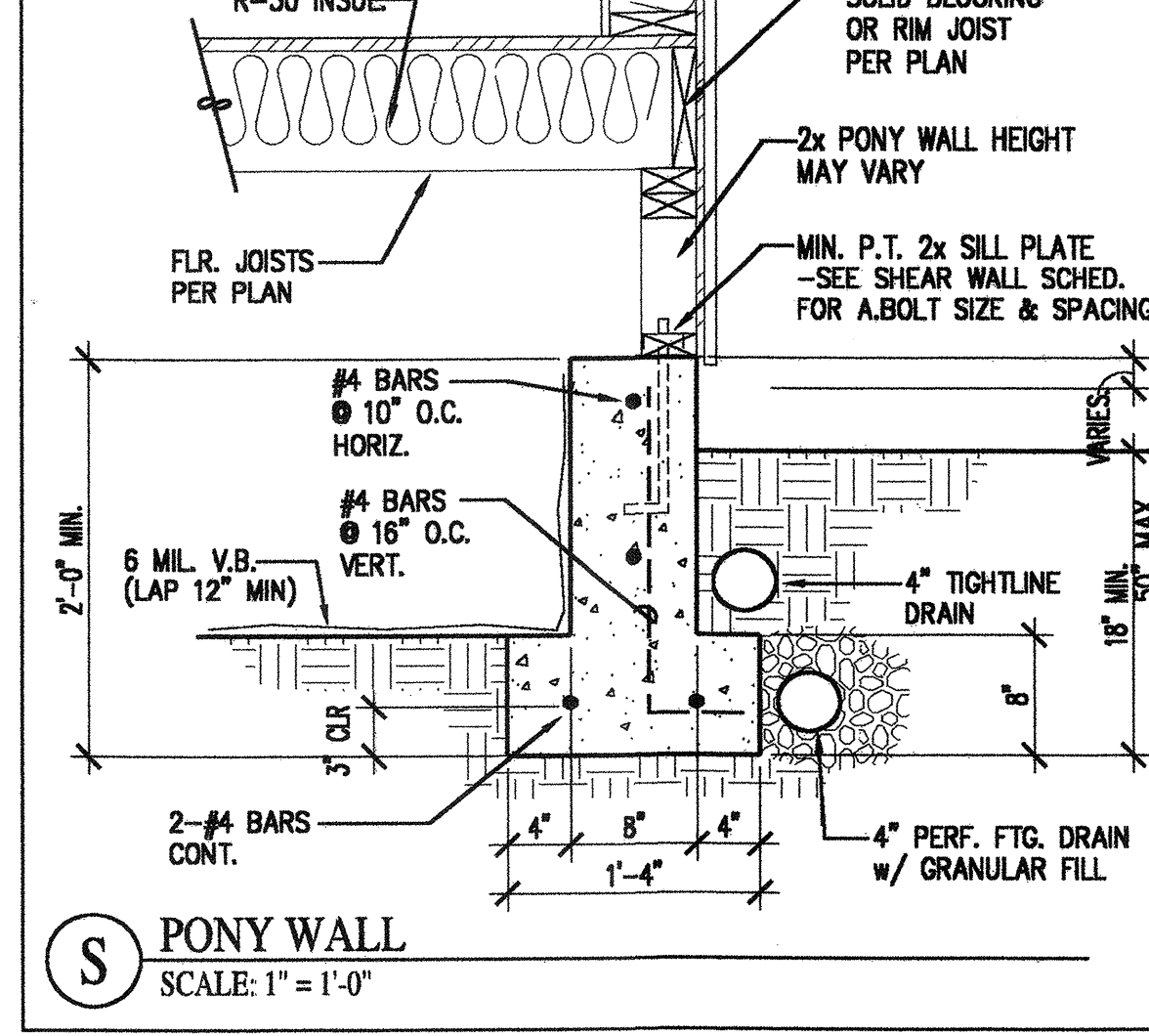
P HIGH CONCRETE WALL
SCALE: 1" = 1'-0"



Q HIGH CONCRETE WALL
SCALE: 1" = 1'-0"



R HIGH CONCRETE WALL (PONY WALL w/ FRAMED FLOOR AND/OR ROOF FRAMING)
SCALE: 1" = 1'-0"



S PONY WALL
SCALE: 1" = 1'-0"

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NOTE:
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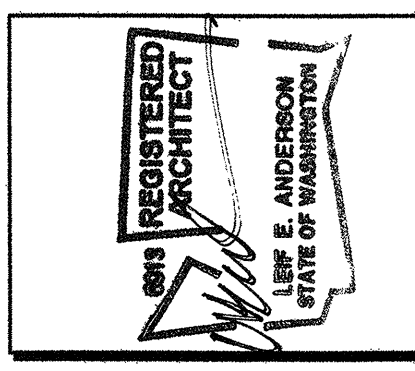
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NOTE:
SEE SHEETS S-1 THRU S-7 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES AND DETAILS NOT NOTED ON THIS SHEET.

NOTE:
ALL FASTENERS FOR PRESSURE TREATED WOOD SHOULD BE ZMAX HOT-DIPPED GALVANIZED (G185) OR STAINLESS STEEL PER IBC 2304.9.5

NOTE:
PROVIDE 3000 PSI CONCRETE FOR ALL GARAGE SLABS, CARPORT SLABS, CONCRETE SLABS AND CONCRETE WALLS EXPOSED TO WEATHERING. NO SPECIAL INSPECTION REQUIRED.

Anderson Architecture
Leif Anderson Architect
20822 Damson Road, Lynnwood, WA 98036
425.672.4963 Fax/Phone
leif@AndersonArchitecture.com



A Custom Residence for
On The Rock 98040, LLC
Lot 1, 7260 North Mercer Way, Mercer Island

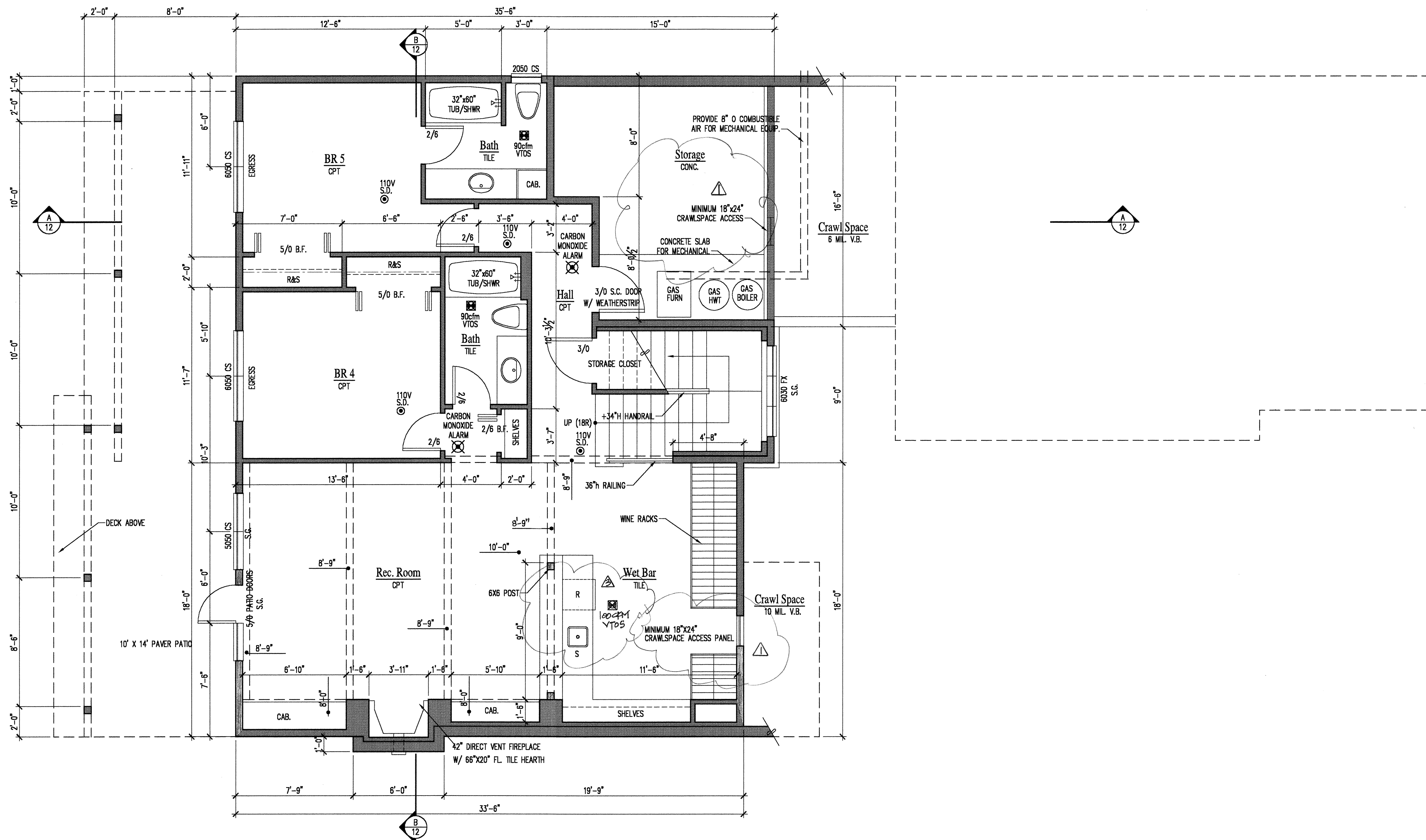
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DATE: 08-22-2016
08-14-2015

JOB NO. 12-12101

SHEET NO. 3 OF 24



Lower Floor Plan
 SCALE: 1/4" = 1'-0"
 LOWER FLOOR AREA = 1,563 S.F.

FLOOR PLAN NOTES

1. TYPICAL PLATE HEIGHT TO BE 10'-0" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
2. VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
3. WINDOWS TO BE BY: 'SIERRA PACIFIC' - ALUMINUM CLAD. SEE WINDOW DESIGNATIONS ON SHEETS #4, #6, & #8 FOR WINDOW MFR. ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
4. DOORS TO BE 6'-0" HIGH SOLID CORE WITH RAISED PANELS (U.N.O.)
5. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
6. SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
7. FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
8. TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #5, #7 & #9 FOR NON-STANDARD STUD LOCATIONS.
9. CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

NOTE TO WINDOWS:

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

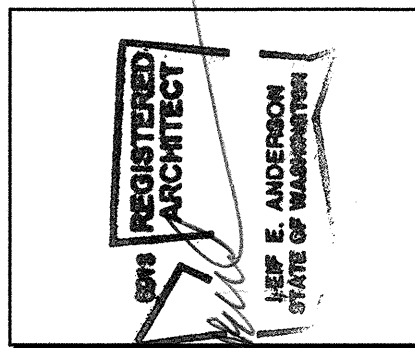
NOTE TO DRAWING:

PROVIDE INTEGRAL HYDRONIC RADIANT HEATING AT LOWER FLOOR CONCRETE SLAB WITH CONTINUOUS R-10 SLAB INSULATION.

NOTE TO DRAWING:

PROVIDE SOFFIT CEILINGS AT LOWER FLOOR FOR MECHANICAL DUCTING (TYPICAL).

Anderson Architecture
 Leif Anderson Architect
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A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7260 North Mercer Way, Mercer Island

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DATE:
 03-22-2013
 08-14-2013
 09-20-2013
 01-09-2014

JOB NO.
 12-12.101

SHEET NO.
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 OF 24

NOTE:

PONY WALLS OR CRIPPLE WALLS THAT ARE DIRECTLY BELOW A MAIN FLOOR SHEAR WALL ARE TO BE SHEATHED AND NAILED THE SAME AS THE SHEAR WALL ABOVE. ANY OPENINGS OR PENETRATIONS THROUGH THESE LOWER LEVEL SHEAR WALLS ARE TO BE IN THE MIDDLE AREAS OF THE STRUCTURAL SHEATHING (TYPICAL).

NOTE:

SEE SHEAR WALL DETAILS, NOTES, SCHEDULES AND FOUNDATION HOLDOWN PLAN FOR MINIMUM 3 X SILL PLATE REQUIREMENTS AND LOCATIONS (TYPICAL-U.N.O.).

NOTE:

SEE SHEET # 17 FOR ALLOWABLE LOCATIONS OF ROUND, SQUARE AND RECTANGULAR HOLES THROUGH THE WEBS OF TJI ENGINEERED WOOD I-JOISTS. FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS REGARDING SIZES, SPACINGS AND QUANTITY OF HOLES AND PENETRATIONS FOR TJI I-JOISTS/FRAMING MEMBERS.

NOTE:

ALL FASTENERS FOR PRESSURE TREATED WOOD SHALL BE ZMAX HOT-DIPPED GALVANIZED (G185) OR STAINLESS STEEL PER IBC 2304.9.5.

BEAM SIZE	MIN. END POST
4x12 DF#2/4x10 DF#2	4x4 DF#2/OR (2) 2x4 STUDS STITCHED @ 12"OC W/ (2) Bd NAILS
6x10 DF#1	4x6/6x6 DF#1
6x12 DF#1	4x6/6x6 DF#1
3 1/8" GLB/3 1/2"x PSL/LSL	4x4 DF#1
5 1/8" GLB/5 1/4"x PSL/LSL	4x6/6x6 DF#1
6 3/4" GLB/7"x PSL/LSL	4x6/6x6 DF#1

MINIMUM HANGER POST/CAP REQUIRED (U.N.O.)

2x6	CJ	U26
2x8	CJ	U26
2x10	CJ	LU28
2x12	CJ	LU210
2x8	FJ	U26
2x10	FJ	LU28
2x12	FJ	LU210
2-2x8	FJ	U26-2
2-2x10	FJ	U210-2
2-2x12	FJ	U210-2
3-2x8	FJ	U26-3
3-2x10	FJ	U210-3
3-2x12	FJ	U210-3
4x6	Beam/Hdr	U46
4x8	Beam/Hdr	U46
4x10	Beam/Hdr	U410
4x12	Beam/Hdr	U410
6x8	Beam/Hdr	U86
6x10	Beam/Hdr	U810
1-3/4"x9-1/2"	PSL/LVL	HU9 min.
1-3/4"x11-7/8"	PSL/LVL	HU11 min.
3-1/2"x9-1/2"	PSL/LSL	HU410 max.
3-1/2"x11-7/8"	PSL/LSL	HU412 max.
5-1/4"x9-1/2"	PSL	HHUSS.50/10
5-1/4"x11-7/8"	PSL	HHUSS.50/10
4x4	Post Cap	AC4 max.
6x6	Post Cap	AC6 max.
GLB	Beam/Post	CC col. Cap
PSL	Beam/Post	CC col. Cap

NOTE:

PROVIDE SOLID FRAMING "SQUASH" BLOCKS AT BEARING FOR ALL FRAMING MEMBERS TO MATCH WIDTH OF POSTED MEMBER FROM ABOVE. SEE BEAM/SIZE AND MINIMUM END POST SCHEDULE ON THE FRAMING PLANS.

NOTE:

ALL SIMPLE SPAN GLU-LAMINATED BEAMS (GLB) ARE TO BE 24F-V4 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi). ALL CONTINUOUS GLB'S AND ALL CANTILEVER GLB'S ARE TO BE 24F-V8 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi).

NOTE:

PROVIDE FIREBLOCKING FOR ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE FIREBLOCKING AT 10'-0" INTERVALS BOTH HORIZONTALLY AND VERTICALLY IN WALLS AND CHASES WITH MIN. SOLID 2X FIREBLOCKING OR 5/8" TYPE 'X' GWB (TYPICAL).

NOTE:

PROVIDE TEMPORARY POSTING OF ALL ENGINEERED WOOD BEAMS, INCLUDING EXPOSED BEAMS AND FLUSH BEAMS AS REQUIRED TO PREVENT DEFLECTION OF MEMBERS UNTIL THE REQUIRED MOISTURE CONTENT OF THE MEMBERS IS ACHIEVED.

NOTE:

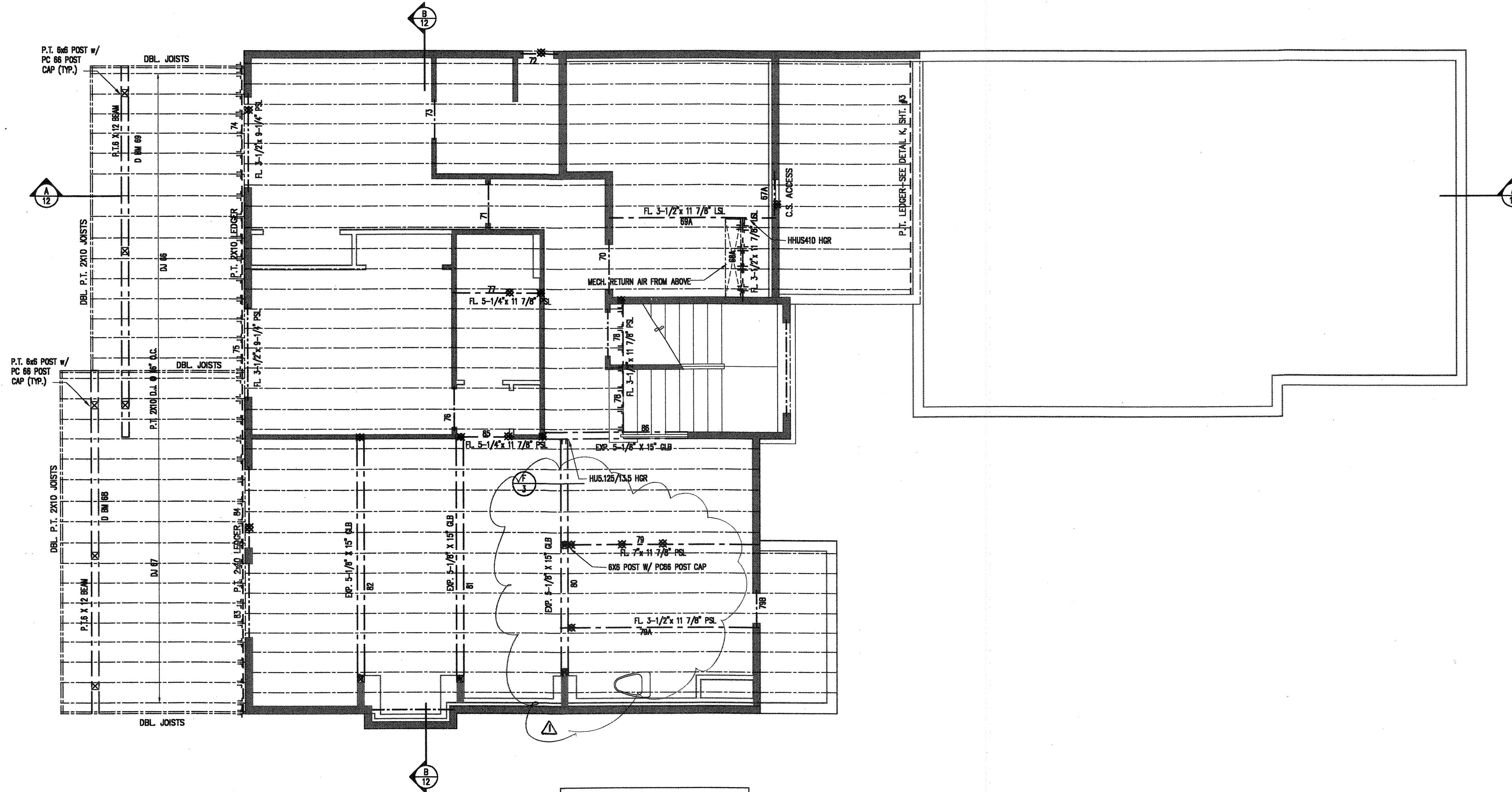
FINGER JOINED STUDS SHALL NOT BE USED AT ANY HOLDOWN OR LATERAL RESISTING STRAP LOCATION.

NOTE:

SOFFIT CEILINGS AS REQUIRED FOR MECHANICAL - VERIFY ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR.

DEFERRED SUBMITTAL NOTE:

THE MANUFACTURERS OF ALL FLOOR TRUSS COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IBC SECT. 108.



FLOOR JOISTS TO BE 11 7/8" TJI/ 230 SERIES @ 16" O.C. TYPICAL, U.N.O.

☒ POINT LOAD FROM ABOVE

Main Floor Framing Plan

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

TJI BLOCKING NOTE:

PROVIDE TJI BLOCKING (MIN) OVER ALL SUPPORTS.

SUPPORTS WITH ONE BEARING WALL ABOVE
PROVIDE "TIMBERSTRAND" LSL BLOCKING (UNO)

SUPPORTS WITH TWO BEARING WALLS ABOVE
PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING (UNO)

SUPPORTS WITH POINT LOAD ABOVE
PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING OR 2X4/2X6 SQUASH BLOCKS (UNO)

NOTE:

PROVIDE CONTINUOUS 1 1/4" TIMBER STRAND LSL RIM JOIST AT ALL EXTERIOR WALLS, UNO.

NOTE:

SEE SHEET #17 FOR TYPICAL FRAMING DETAILS AND NOTES TO FRAMING DETAILS FOR TJI ENGINEERED WOOD I-JOISTS. SEE MANUFACTURER'S RECOMMENDATIONS FOR JOB SITE STORAGE AND INSTALLATION. PROVIDE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED FOR USE WITH TJI ENGINEERED PRODUCTS, AND PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.

NOTE:

SEE SHEETS S-1 THRU S-7 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES AND DETAILS NOT NOTED ON THIS SHEET.

MAIN FLOOR FRAMING PLAN

- ALL BEAMS AND HEADERS TO BE 4x10 (UNLESS NOTED OTHERWISE)
- FLOOR JOISTS (F.J.) TO BE 11 7/8" TJI/ 230 SERIES @ 16" O.C. (U.N.O.) PLAN INDICATES FLOOR JOIST DIRECTION.
- PROVIDE BLOCKING OVER ALL SUPPORTS. SEE TJI BLOCKING NOTES ON THIS SHEET. PROVIDE 2x CRIPPLES, WEB SUPPORTS AND BACKERS AS REQUIRED BY MFR. SEE TJI DETAILS, SHT.#17.
- SUPPORT ALL BEAMS WITH POST OF EQUAL WIDTH (U.N.O.). SEE BEAM SIZE/ MIN. END POST SCHEDULE THIS SHEET.
- TYPICAL PLATE HEIGHT TO BE 10'-0" (U.N.O.). NONSTANDARD PLATE LOCATIONS ARE NOTED ON THE FRAMING PLANS AND FLOOR PLANS.
- ALL FRAMING HARDWARE TO BE BY 'SIMPSON' OR EQUAL. PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.
- SEE GENERAL NOTES, DIVISION #6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- WALL STUDS TO BE 2x6 @ 16" O.C. AT ALL EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.)
- CEILING JOISTS (C.J.) ARE TYPICALLY 2x6 @ 24" O.C. (U.N.O.)
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

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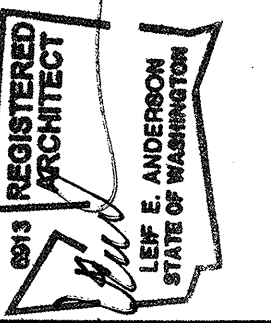
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DATE:
03-22-2013
08-14-2013

JOB NO.
12-12.101

SHEET NO.
5
OF 24

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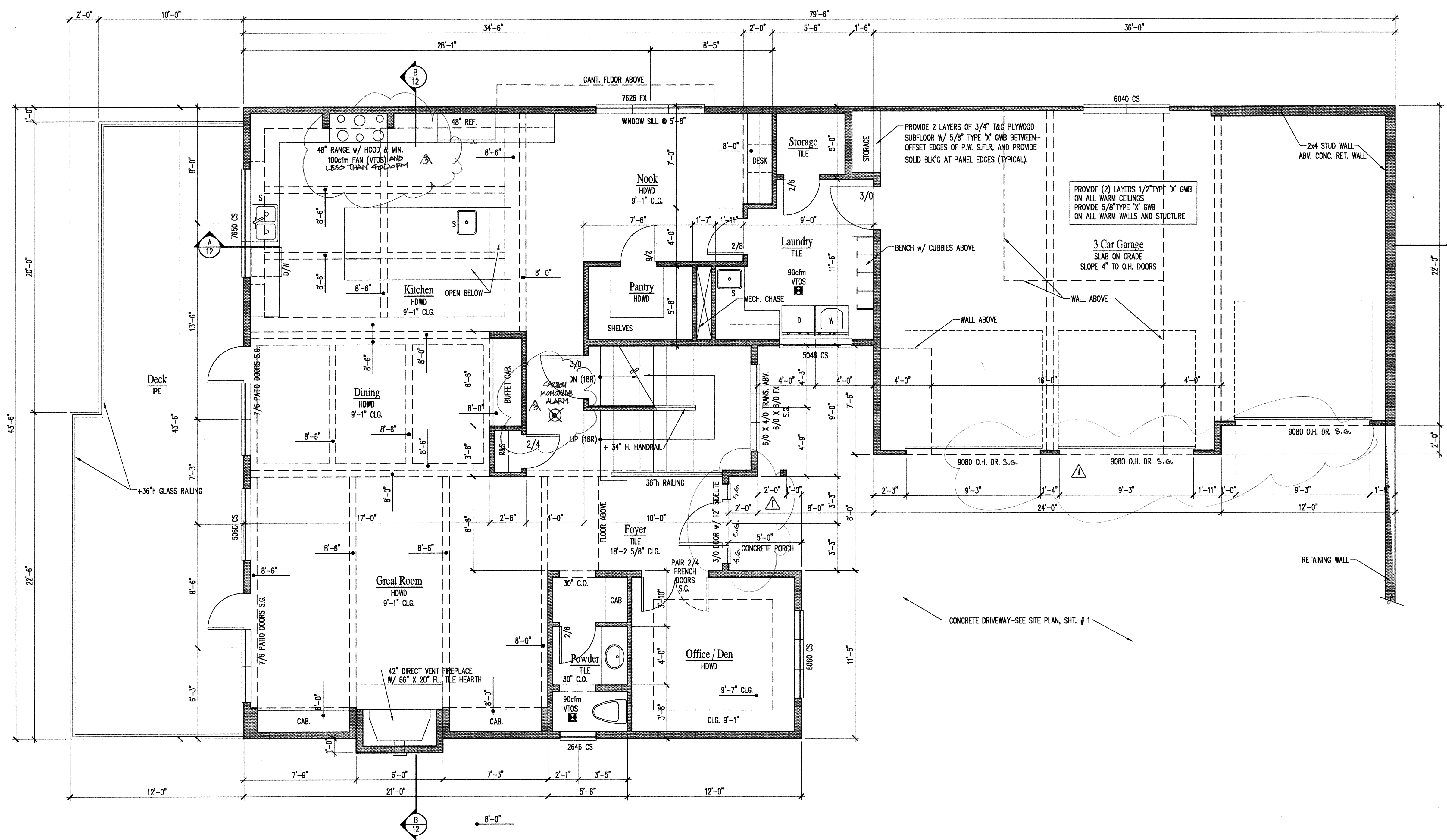


MAIN FLOOR PLAN NOTES

- TYPICAL PLATE HEIGHT TO BE 9'-1" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
- VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
- WINDOWS TO BE BY: 'SIERRA PACIFIC' - ALUMINUM CLAD
SEE WINDOW DESIGNATIONS ON SHEETS #4, #6, & #8 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- DOORS TO BE 8'-0" HIGH SOLID CORE paneled (U.N.O.)
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
- SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #5, #7 & #8 FOR NON-STANDARD STUD LOCATIONS.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.
- ALL SKYLIGHTS ARE TO HAVE LAMINATED SAFETY GLASS, AND THE CONTRACTOR IS TO INSTALL ALL SKYLIGHTS PER IRC R308.6, AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

NOTE TO WINDOWS:
ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

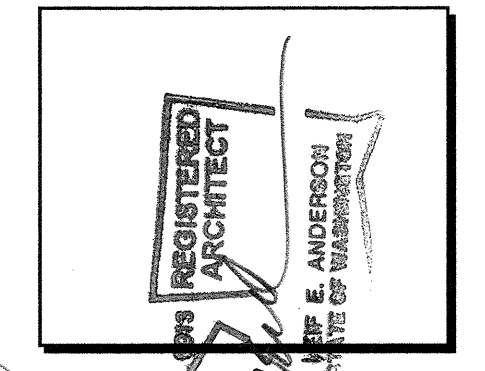
NOTE TO DRAWING:
PROVIDE 1/4" OR 1/2" WONDERBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TILE OR STONE. SEE PLANS FOR FINISH FLOOR LOCATIONS.



Main Floor Plan

SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA = 1,697 S.F.
GARAGE AREA = 841 S.F.
OPEN DECK W/ IPE = 470 S.F.

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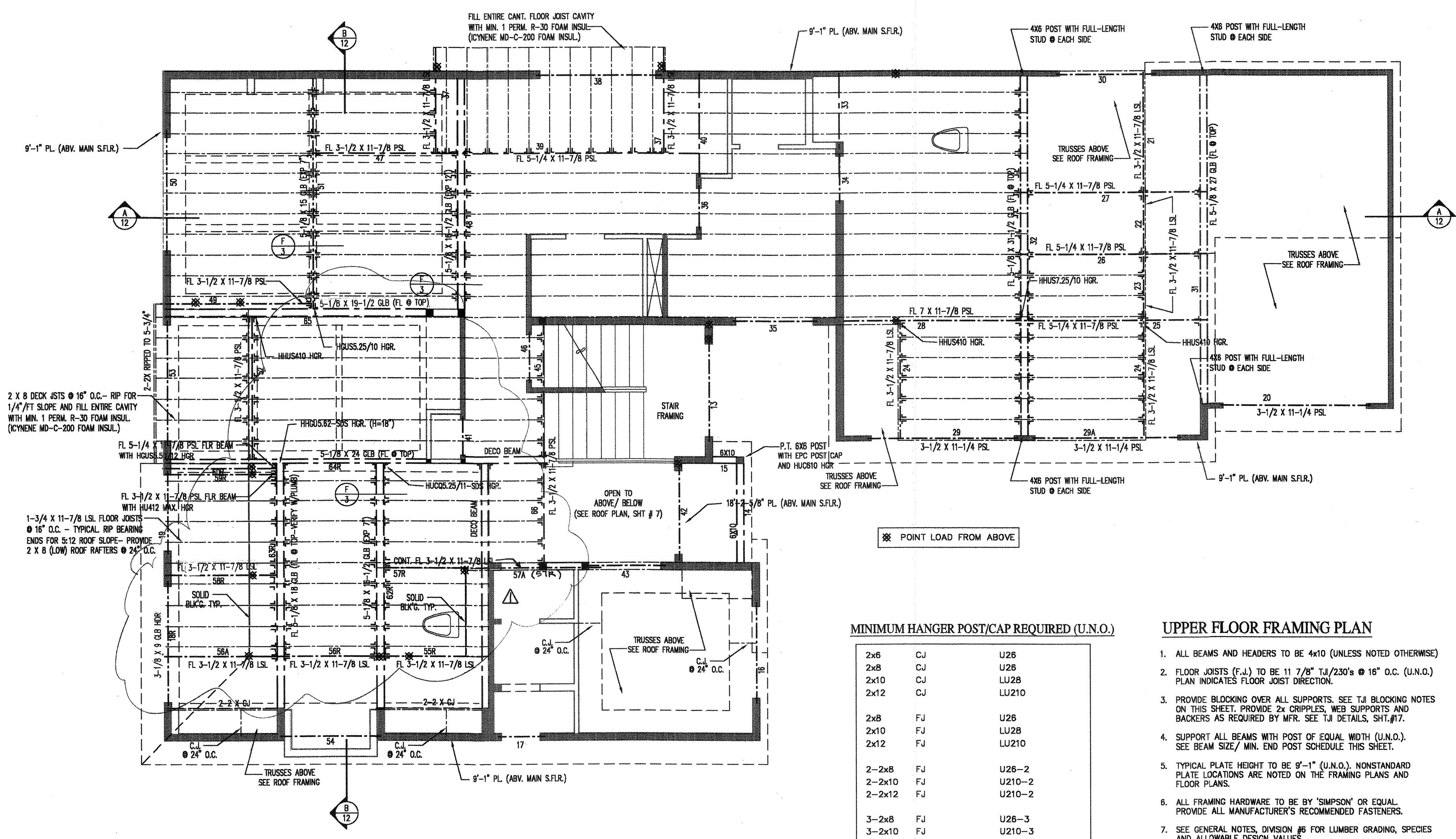
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DATE:
02-12-2013
08-14-1015
09-03-2010

JOB NO.
12-12.101

SHEET NO.
6
OF 23



Upper Floor Framing Plan

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

MINIMUM HANGER POST/CAP REQUIRED (U.N.O.)

2x6	CJ	U26
2x8	CJ	U26
2x10	CJ	LU28
2x12	CJ	LU210
2x8	FJ	U26
2x10	FJ	LU28
2x12	FJ	LU210
2-2x8	FJ	U26-2
2-2x10	FJ	U210-2
2-2x12	FJ	U210-2
3-2x8	FJ	U26-3
3-2x10	FJ	U210-3
3-2x12	FJ	U210-3
4x6	Beam/Hdr	U46
4x8	Beam/Hdr	U46
4x10	Beam/Hdr	U410
4x12	Beam/Hdr	U410
6x8	Beam/Hdr	U66
6x10	Beam/Hdr	U610
1-3/4"x9-1/2"	LSL/LVL	HU9 min.
1-3/4"x11-7/8"	LSL/LVL	HU11 min.
3-1/2"x9-1/2"	PSL/LSL	HU410 max.
3-1/2"x11-7/8"	PSL/LSL	HU412 max.
5-1/4"x9-1/2"	PSL	HHUS5.50/10
5-1/4"x11-7/8"	PSL	HHUS5.50/10
4x4	Post Cap	AC4 max.
6x6	Post Cap	AC6 max.
GLB	Beam/Post	PC/CC col. Cap
PSL	Beam/Post	PC/CC col. Cap

UPPER FLOOR FRAMING PLAN

- ALL BEAMS AND HEADERS TO BE 4x10 (UNLESS NOTED OTHERWISE)
- FLOOR JOISTS (F.J.) TO BE 11 7/8" TJI/230'S @ 16" O.C. (U.N.O.) PLAN INDICATES FLOOR JOIST DIRECTION.
- PROVIDE BLOCKING OVER ALL SUPPORTS. SEE TJI BLOCKING NOTES ON THIS SHEET. PROVIDE 2x CRIPPLES, WEB SUPPORTS AND BACKERS AS REQUIRED BY MFR. SEE TJI DETAILS, SHIT.#17.
- SUPPORT ALL BEAMS WITH POST OF EQUAL WIDTH (U.N.O.). SEE BEAM SIZE/ MIN. END POST SCHEDULE THIS SHEET.
- TYPICAL PLATE HEIGHT TO BE 9'-1" (U.N.O.). NONSTANDARD PLATE LOCATIONS ARE NOTED ON THE FRAMING PLANS AND FLOOR PLANS.
- ALL FRAMING HARDWARE TO BE BY 'SIMPSON' OR EQUAL. PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.
- SEE GENERAL NOTES, DIVISION #6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- WALL STUDS TO BE 2x6 @ 16" O.C. AT ALL EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.)
- CEILING JOISTS (C.J.) ARE TYPICALLY 2x6 @ 24" O.C. (U.N.O.).
- DARKENED WALLS INDICATE BEARING.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

TJI BLOCKING NOTE:

- PROVIDE TJI BLOCKING (MIN) OVER ALL SUPPORTS.
- SUPPORTS WITH ONE BEARING WALL ABOVE: PROVIDE "TIMBERSTRAND" LSL BLOCKING (UNO)
- SUPPORTS WITH TWO BEARING WALLS ABOVE: PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING (UNO)
- SUPPORTS WITH POINT LOAD ABOVE: PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING OR 2x4/2x6 SQUASH BLOCKS (UNO)

NOTE:

PROVIDE CONTINUOUS 1 1/4" "TIMBERSTRAND" LSL RIM JOIST AT ALL EXTERIOR WALLS (TYPICAL-U.N.O.).

NOTE:

SEE SHEET # 17 FOR TYPICAL FRAMING DETAILS AND NOTES TO FRAMING DETAILS FOR TJI ENGINEERED WOOD I-JOISTS. SEE MANUFACTURER'S RECOMMENDATIONS FOR JOB SITE STORAGE AND INSTALLATION. PROVIDE SIMPSON STRONG-TIE CONNECTORS AND PROVIDE FOR USE WITH TJI ENGINEERED PRODUCTS, AND PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.

NOTE:

ALL FASTENERS FOR PRESSURE TREATED WOOD SHALL BE ZMAX HOT-DIPPED GALVANIZED (G185) OR STAINLESS STEEL PER IBC 2304.9.5.

BEAM SIZE	MIN. END POST
4x10 DF#2/4x12 DF#2	4x4 DF#2/OR (2) 2x4 STUDS STITCHED @ 12" OC W/ (2) 8d NAILS
6x10 DF#1 6x12 DF#1	4x6/6x6 DF#1
3 1/8" GLB/3 1/2" x PSL/LSL	4x4 DF#1
5 1/8" GLB/5 1/4" x PSL/LSL	4x6/6x6 DF#1
6 3/4" GLB/7" x PSL	4x8/8x8 DF#1

NOTE:

PROVIDE SOLID FRAMING "SQUASH" BLOCKS AT BEARING FOR ALL FRAMING MEMBERS TO MATCH WIDTH OF POSTED MEMBER FROM ABOVE. SEE BEAM SIZE AND MINIMUM END POST SCHEDULE ON THE FRAMING PLANS.

NOTE:

ALL SIMPLE SPAN GLU-LAMINATED BEAMS (GLB) ARE TO BE 24F-V4 GRADE OR BETTER (F=2400psi, Fb=2400psi, AND E=1,800,000 psi). ALL CONTINUOUS GLB'S AND ALL CANTILEVER GLB'S ARE TO BE 24F-V8 GRADE OR BETTER (F=2400psi, Fb=2400psi, AND E=1,800,000 psi).

NOTE:

SEE SHEETS S-1 THRU S-7 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES, CONSTRUCTION DETAILS, AND SHEAR WALL REQUIREMENTS NOT NOTED ON THIS SHEET.

NOTE:

THE MANUFACTURERS OF ALL FLOOR TRUSS COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER I.B.C. SECTION 106.

NOTE:

PROVIDE TEMPORARY POSTING OF ALL ENGINEERED WOOD BEAMS, INCLUDING EXPOSED BEAMS AND FLUSH BEAMS, AS REQUIRED TO PREVENT DEFLECTION OF THESE MEMBERS UNTIL THE DESIRED MOISTURE CONTENT OF THE MEMBERS IS ACHIEVED.

NOTE:

FINGER JOINTED STUDS SHALL NOT BE USED AT ANY HOLDOWN OR LATERAL RESISTING STRAP LOCATION.

NOTE:

PROVIDE FIREBLOCKING FOR ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE FIREBLOCKING AT 10'-0" INTERVALS, BOTH VERTICALLY AND HORIZONTALLY IN WALLS AND CHASES WITH MINIMUM SOLID 2x FRAMING/BLOCKING OR 5/8" TYPE 'X' GYPSUM WALL BOARD (G.W.B.) - TYPICAL.

NOTE:

SEE SHEET # 17 FOR ALLOWABLE LOCATIONS OF ROUND, SQUARE AND RECTANGULAR HOLES THROUGH THE WEBS OF TJI ENGINEERED WOOD I-JOISTS. FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS REGARDING SIZES, SPACINGS AND QUANTITY OF HOLES AND PENETRATIONS FOR TJI I-JOISTS/FRAMING MEMBERS.

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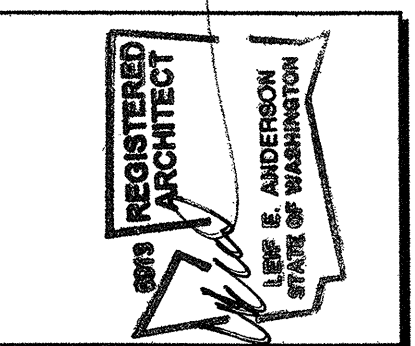
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DATE:
08-22-2013
08-14-2015

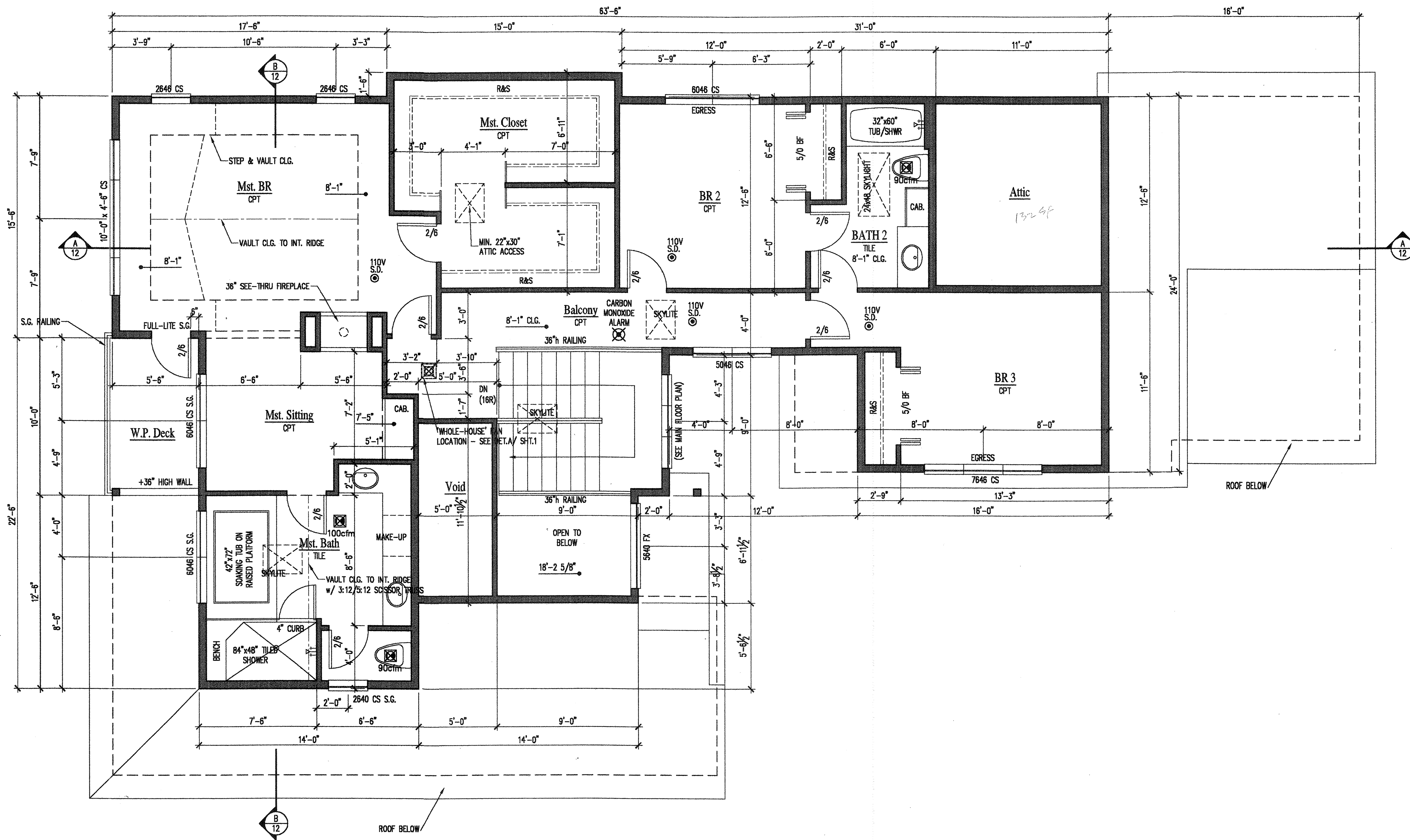
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SHEET NO.
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OF 24

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UPPER FLOOR PLAN NOTES

- TYPICAL PLATE HEIGHT TO BE 8'-1" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
- VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
- WINDOWS TO BE BY MILBARD VINYL.

SEE WINDOW DESIGNATIONS ON SHEETS #4 AND #6 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- DOORS TO BE 6'-8" HIGH SOLID CORE PANELED (U.N.O.)
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
- SEE "GENERAL NOTES", DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR. INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #4 AND #6 FOR NON-STANDARD STUD LOCATIONS.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

NOTE TO WINDOWS:

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

NOTE TO DRAWING:

PROVIDE 1/4" OR 1/2" WONDERBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TILE OR STONE. SEE PLANS FOR FINISH FLOOR LOCATIONS.

Upper Floor Plan

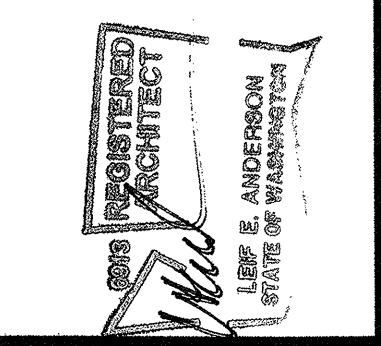
SCALE: 1/4" = 1'-0"
UPPER FLOOR AREA = 1,440 S.F.

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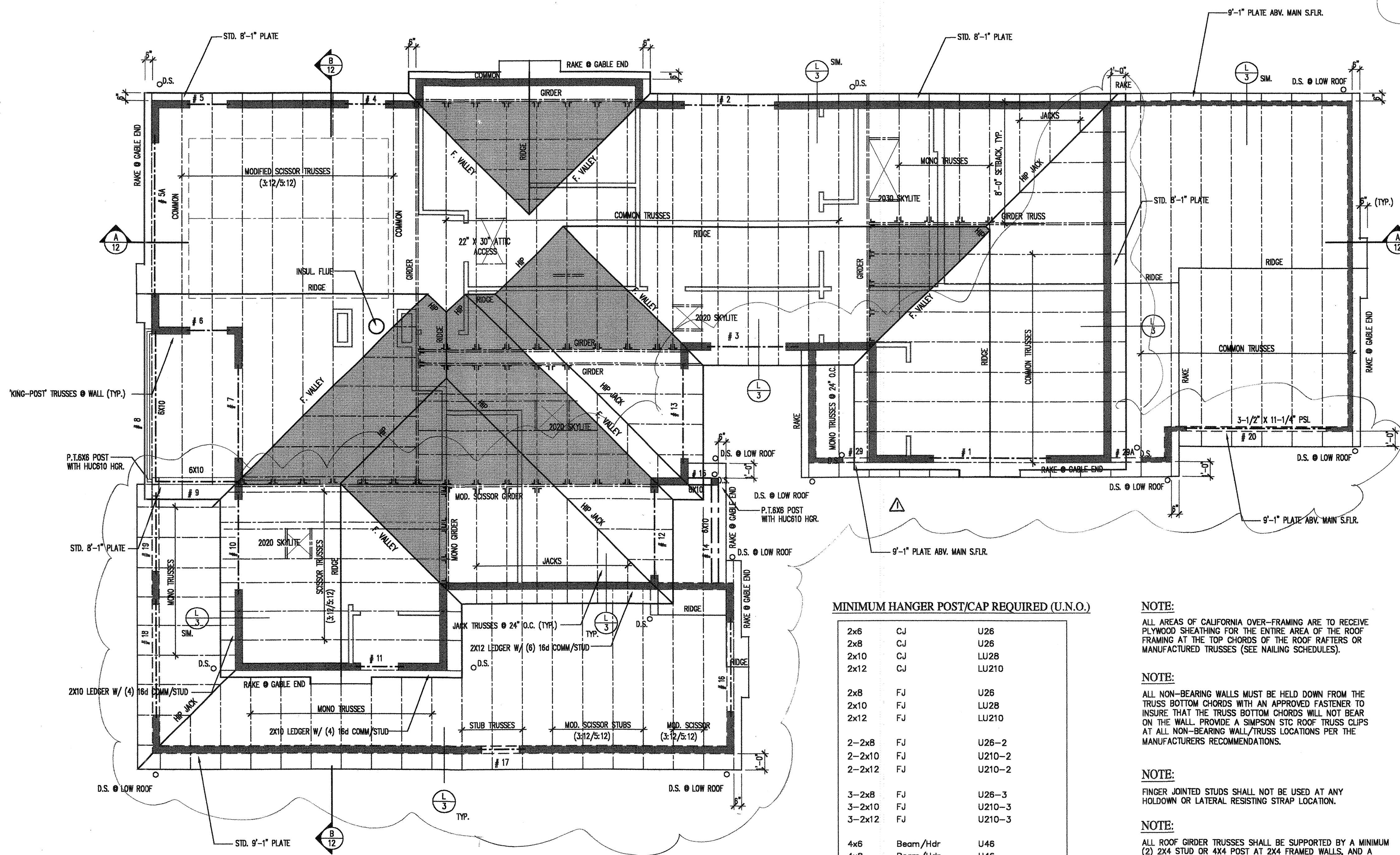
DATE:
03-22-2013
03-10-2014

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12-12.101

SHEET NO.

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OF 24



Roof Framing Plan

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

ROOF FRAMING PLAN

- ALL BEAMS AND HEADERS TO BE 4X10 (UNO).
- SEE GENERAL NOTES, DIVISION 6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- SOLID BLOCK OVER ALL SUPPORTS.
- ALL RAFTERS TO BE 2X8 @ 24"OC (STICKS NOT SHOWN ON PLAN) ALL NON-STANDARD RAFTERS ARE SHOWN AND NOTED ON PLAN.
- ROOF PITCH TO BE 5:12 (UNO).
- DARKENED WALLS ARE LOAD BEARING.
- TYPICAL ROOF OVERHANGS TO BE 12" @ EAVES & 6" @ GABLES (UNO)
- SHADED AREAS INDICATE CALIFORNIA OVER FRAMING.
- PROVIDE CONTINUOUS METAL GUTTER ON 2X8 CEDAR FASBOARD.
- DEEP CUT NON-STANDARD RAFTER SEATS TO MATCH 2X8 STANDARD RAFTERS AS REQUIRED.
- PROVIDE 9.58 SQ FT OF ATTIC VENTILATION, 50% AT EAVES AND 50% AT MIN. OF 36" ABOVE EAVES.
- ROOF SHEATHING TO BE 1/2" CDX PLYWOOD.
- ROOFING TO BE HEAVY DUTY COMPOSITION.
- PROVIDE H-1 HURRICANE ANCHOR AT EACH RAFTER OR TRUSS (TYP @ 24"OC).
- ALL EXTERIOR SOFFIT MATERIAL TO BE 1X CEDAR T&G (V-GROOVE OUT). (SEE PLANS FOR LOCATIONS)

MANUFACTURED ROOF TRUSSES

ALL TRUSSES TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND FABRICATED, INSTALLED AND BRACED AS SPECIFIED.

ALL ROOF TRUSSES SHALL CARRY MFR'S STAMP.

ROOF TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALC. AS SPECIFIED. PROVIDE TRUSS DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL ROOF TRUSSES TO HAVE 2x6 TOP CHORDS, UNLESS NOTED OTHERWISE.

TRUSS MFR. TO VERIFY ALL NOTED SETBACKS & DIMENSIONS.

TRUSS MFR. TO SUPPLY ALL METAL HANGERS FOR ALL TRUSS CONNECTIONS.

ALTERATIONS OF TRUSS LAYOUT WILL REQUIRE SUPPORTING STRUCTURAL & FOUNDATION CHANGES BY ARCHITECT.

TRUSSES TO BE DESIGNED FOR 50#/S.F. TOTAL LOAD. (25#/S.F. DEAD LOAD & 25#/S.F. LIVE LOAD.)

MINIMUM HANGER POST/CAP REQUIRED (U.N.O.)

2x6	CJ	U26
2x8	CJ	U26
2x10	CJ	LU28
2x12	CJ	LU210
2x8	FJ	U26
2x10	FJ	LU28
2x12	FJ	LU210
2-2x8	FJ	U26-2
2-2x10	FJ	U210-2
2-2x12	FJ	U210-2
3-2x8	FJ	U26-3
3-2x10	FJ	U210-3
3-2x12	FJ	U210-3
4x6	Beam/Hdr	U46
4x8	Beam/Hdr	U46
4x10	Beam/Hdr	U410
4x12	Beam/Hdr	U410
6x8	Beam/Hdr	U66
6x10	Beam/Hdr	U610
1-3/4"x9-1/2"	LSL/LVL	HU9 min.
1-3/4"x11-7/8"	LSL/LVL	HU11 min.
3-1/2"x9-1/2"	PSL/LSL	HU410 max.
3-1/2"x11-7/8"	PSL/LSL	HU412 max.
5-1/4"x9-1/2"	PSL	HHUSS.50/10
5-1/4"x11-7/8"	PSL	HHUSS.50/10
4x4	Post Cap	AC4 max.
6x6	Post Cap	AC6 max.
GLB	Beam/Post	PC/CC col. Cap
PSL	Beam/Post	PC/CC col. Cap

NOTE:

ALL AREAS OF CALIFORNIA OVER-FRAMING ARE TO RECEIVE PLYWOOD SHEATHING FOR THE ENTIRE AREA OF THE ROOF FRAMING AT THE TOP CHORDS OF THE ROOF RAFTERS OR MANUFACTURED TRUSSES (SEE NAILING SCHEDULES).

NOTE:

ALL NON-BEARING WALLS MUST BE HELD DOWN FROM THE TRUSS BOTTOM CHORDS WITH AN APPROVED FASTENER TO INSURE THAT THE TRUSS BOTTOM CHORDS WILL NOT BEAR ON THE WALL. PROVIDE A SIMPSON STC ROOF TRUSS CLIPS AT ALL NON-BEARING WALL/TRUSS LOCATIONS PER THE MANUFACTURERS RECOMMENDATIONS.

NOTE:

FINGER JOINTED STUDS SHALL NOT BE USED AT ANY HOLDOWN OR LATERAL RESISTING STRAP LOCATION.

NOTE:

ALL ROOF GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM (2) 2X4 STUD OR 4X4 POST AT 2X4 FRAMED WALLS, AND A MINIMUM (2) 2X8 STUD OR 4X6 POST AT 2X6 FRAMED WALLS (TYP. UNLESS NOTED OTHERWISE).

NOTE:

PROVIDE A MINIMUM 22" X 30" ACCESS THROUGH ALL CALIFORNIA OVER-FRAMING AS REQUIRED (TYPICAL).

BEAM SIZE

- 4X10 DF#2/4x12 DF#2
- 6x10 DF#1
- 6x12 DF#1
- 3 1/8" GLB/3 1/2" x PSL/LSL
- 5 1/8" GLB/5 1/4" x PSL/LSL
- 6 3/4" GLB/7" x PSL

MIN. END POST

- 4x4 DF#2/OR (2) 2x4 STUDS STITCHED @ 12"OC W/ (2) 8d NAILS
- 4x6/6x6 DF#1
- 4x4 DF#1
- 4x6/6x6 DF#1
- 4x6/6x6 DF#1

NOTE:

ALL SIMPLE SPAN GLU-LAMINATED BEAMS (GLB) ARE TO BE 24F-V4 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi). ALL CONTINUOUS GLB'S AND ALL CANTILEVER GLB'S ARE TO BE 24F-V8 GRADE OR BETTER (Fv=240psi, Fb=2400psi, AND E=1,800,000 psi).

NOTE:

SEE SHEETS S-1 THRU S-7 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES, CONSTRUCTION DETAILS, AND SHEAR WALL REQUIREMENTS NOT NOTED ON THIS SHEET.

NOTE:

THE MANUFACTURERS OF ALL ROOF TRUSS COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER I.B.C. SECTION 106.

NOTE:

PROVIDE TEMPORARY POSTING OF ALL ENGINEERED WOOD BEAMS, INCLUDING EXPOSED BEAMS AND FLUSH BEAMS, AS REQUIRED TO PREVENT DEFLECTION OF THESE MEMBERS UNTIL THE DESIRED MOISTURE CONTENT OF THE MEMBERS IS ACHIEVED.

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CITY OF MERCER ISLAND
DEVELOPMENT SERVICE GROUP

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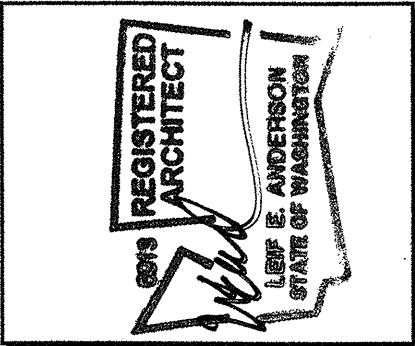
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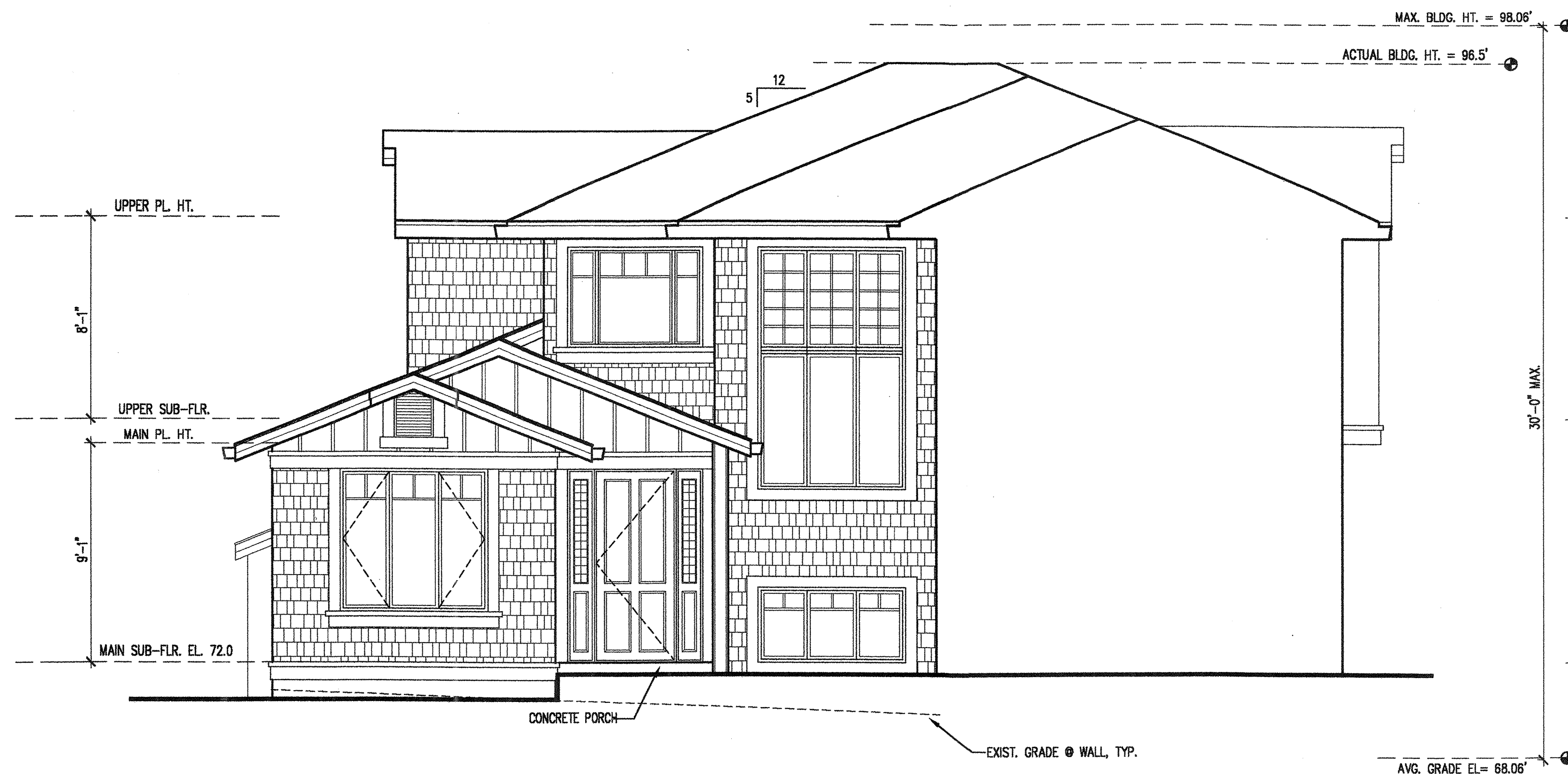
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12-12.101

SHEET NO.
9
OF 24

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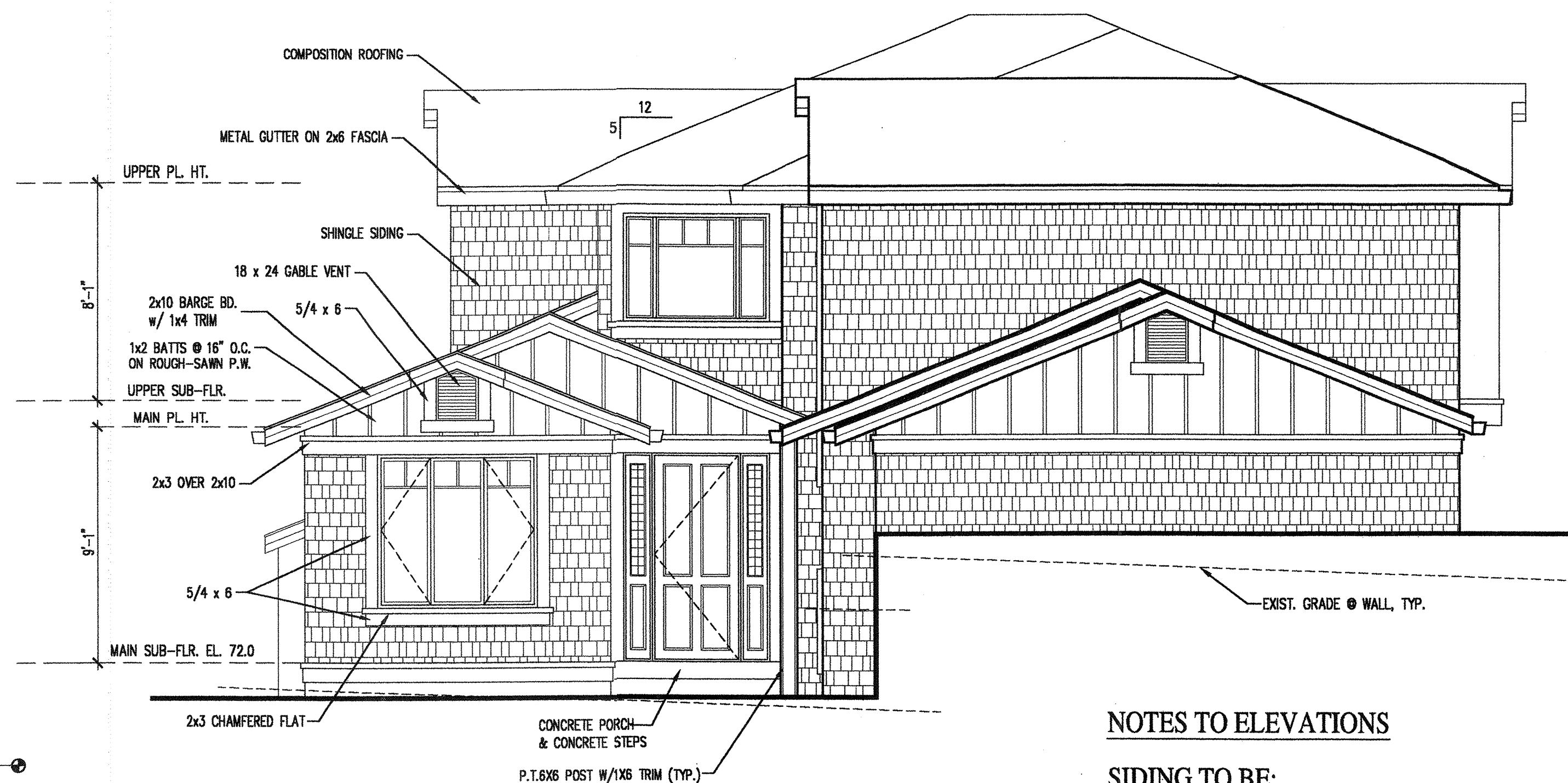


A Custom Residence for
On The Rock 98040, LLC
Lot 1, 7260 North Mercer Way, Mercer Island



West Elevation (Main Entry)

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



West Elevation (Garage)

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

NOTES TO ELEVATIONS

SIDING TO BE:

1 GRADE BLUE LABEL 'CERTIGRADE' RED CEDAR SHINGLES, 16" LONG, WITH A 6" EXPOSURE (TYP.). PROVIDE "JOINTED" INSIDE CORNERS AND "WOVEN" OUTSIDE CORNERS. (SEE ELEVATIONS FOR LOCATIONS).

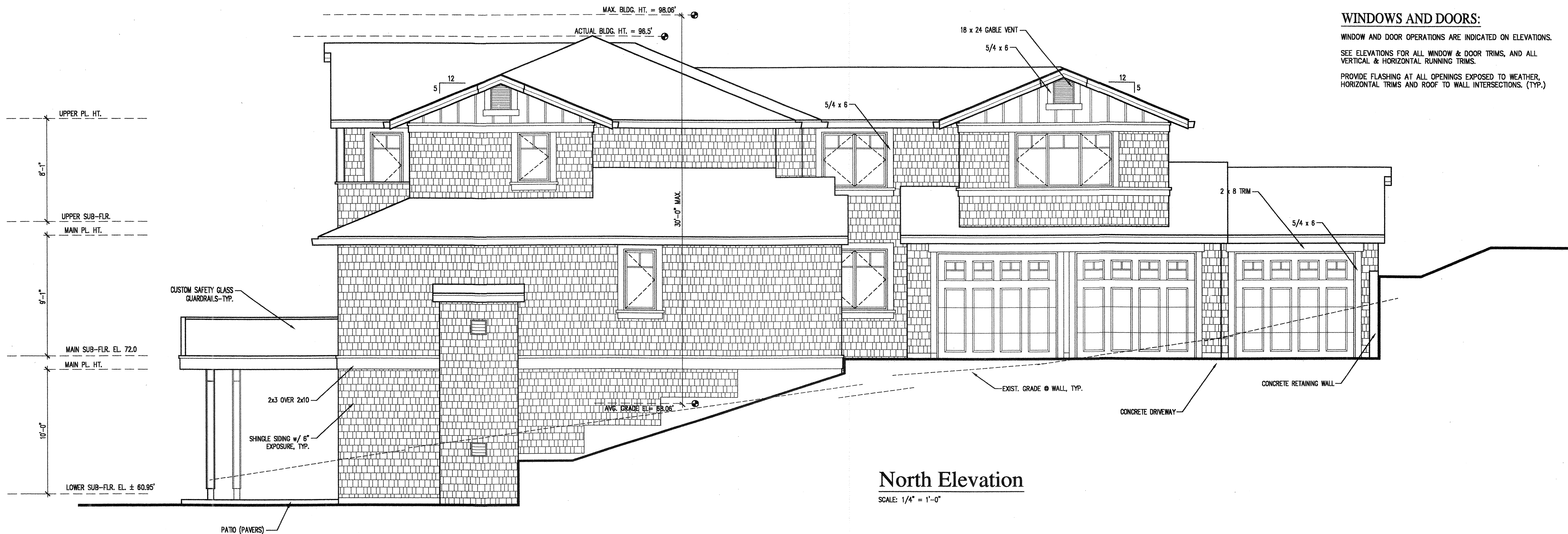
1/2" THICK ROUGH-SAWN CEDAR FACED PLYWOOD WITH 1X2 CEDAR BATTIS @ 16" O.C. (SEE ELEVATIONS FOR LOCATIONS).

ROOFING TO BE:

HEAVY DUTY COMPOSITION. ROOF PITCH 5/12 (TYP.)
 PROVIDE CONTINUOUS METAL GUTTER ON 2x8 CEDAR FASCIA.
 PORCH SOFFITS TO BE 1X6 CLEAR CEDAR T&G WITH V-GROOVE OUT (TYPICAL).
 TYPICAL RAKE TRIMS TO BE 1X4 ON 2X10 BARGE BOARD.

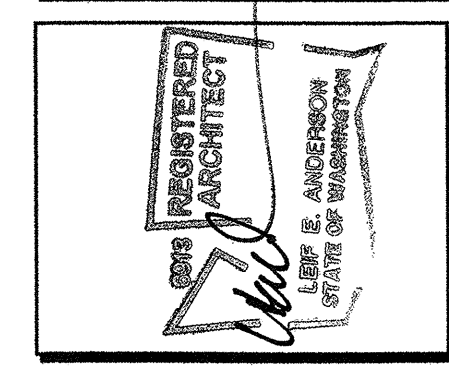
WINDOWS AND DOORS:

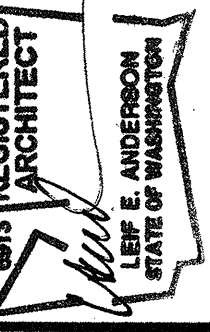
WINDOW AND DOOR OPERATIONS ARE INDICATED ON ELEVATIONS.
 SEE ELEVATIONS FOR ALL WINDOW & DOOR TRIMS, AND ALL VERTICAL & HORIZONTAL RUNNING TRIMS.
 PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER, HORIZONTAL TRIMS AND ROOF TO WALL INTERSECTIONS. (TYP.)



North Elevation

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



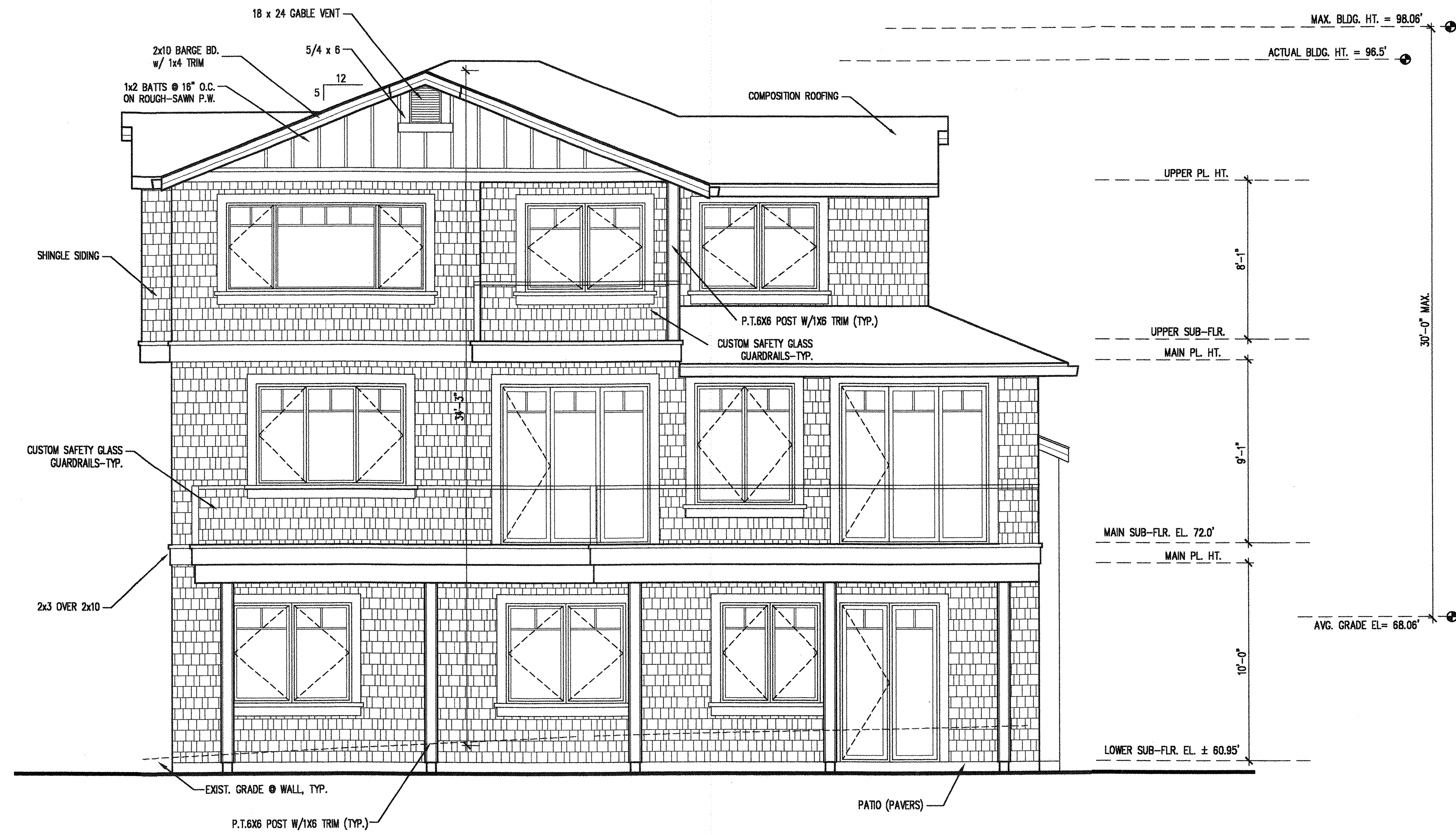


A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7260 North Mercer Way, Mercer Island

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 03-22-2013
 JOB NO.
 12-12.101
 SHEET NO.
11
 OF 24



East Elevation

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

NOTES TO ELEVATIONS

SIDING TO BE:

#1 GRADE BLUE LABEL "CERTIGRADE" RED CEDAR SHINGLES, 16" LONG, WITH A 6" EXPOSURE (TYP.). PROVIDE "JOINTED" INSIDE CORNERS AND "WOVEN" OUTSIDE CORNERS. (SEE ELEVATIONS FOR LOCATIONS).

1/2" THICK ROUGH-SAWN CEDAR FACED PLYWOOD WITH 1X2 CEDAR BATTS @ 16" O.C. (SEE ELEVATIONS FOR LOCATIONS).

ROOFING TO BE:

HEAVY DUTY COMPOSITION. ROOF PITCH 5/12 (TYP.)

PROVIDE CONTINUOUS METAL GUTTER ON 2x8 CEDAR FASCIA.

PORCH SOFFITS TO BE 1X6 CLEAR CEDAR T&G WITH V-GROOVE OUT (TYPICAL).

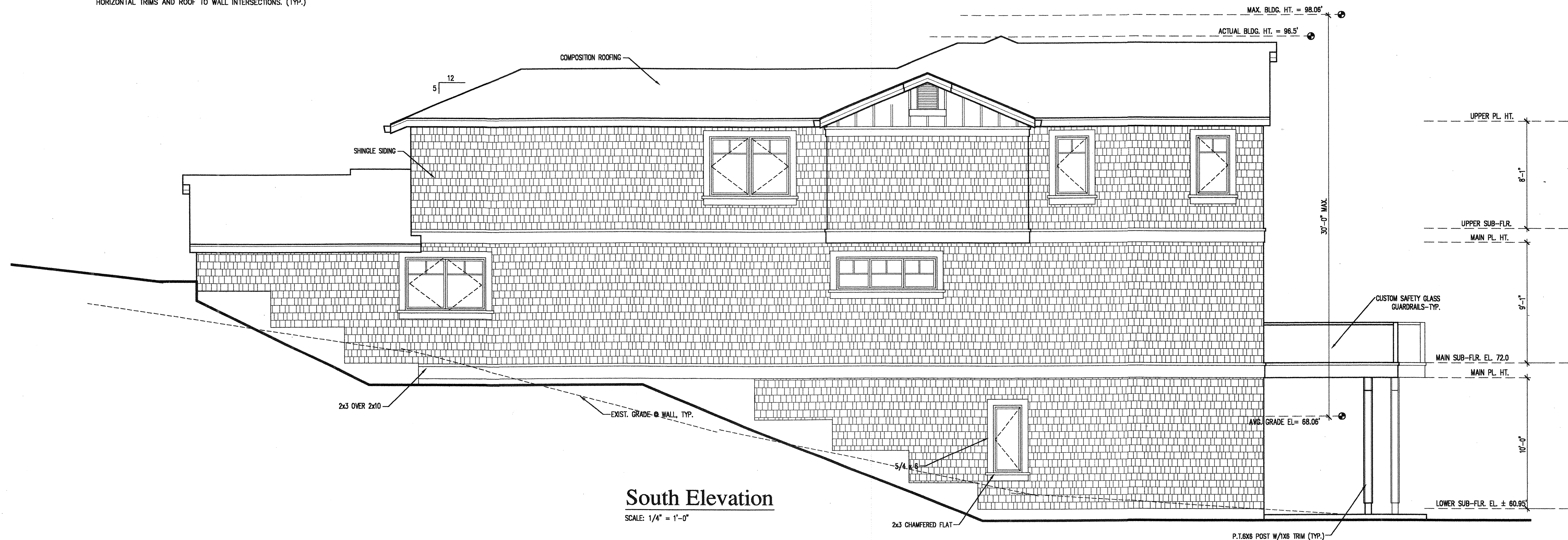
TYPICAL RAKE TRIMS TO BE 1X4 ON 2X10 BARGE BOARD.

WINDOWS AND DOORS:

WINDOW AND DOOR OPERATIONS ARE INDICATED ON ELEVATIONS.

SEE ELEVATIONS FOR ALL WINDOW & DOOR TRIMS, AND ALL VERTICAL & HORIZONTAL RUNNING TRIMS.

PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER, HORIZONTAL TRIMS AND ROOF TO WALL INTERSECTIONS. (TYP.)



South Elevation

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

ROOF CONSTRUCTION:

HEAVY DUTY COMPOSITION ON MIN. 15# FELT ON 1/2" CDX PLYWOOD SHEATHING ON 2x RAFTERS OR TRUSS TOP CHORDS @ 24" O.C. R-49 INSULATION WITH VAPOR BARRIER (R-38 @ VAULTS) 2x CEILING JOISTS OR TRUSS BOTTOM CHORDS @ 24" O.C. (U.N.O.) 5/8" G.W.B. (5/8" TYPE 'X' @ GARAGE WHERE NOTED)

WALL CONSTRUCTION:

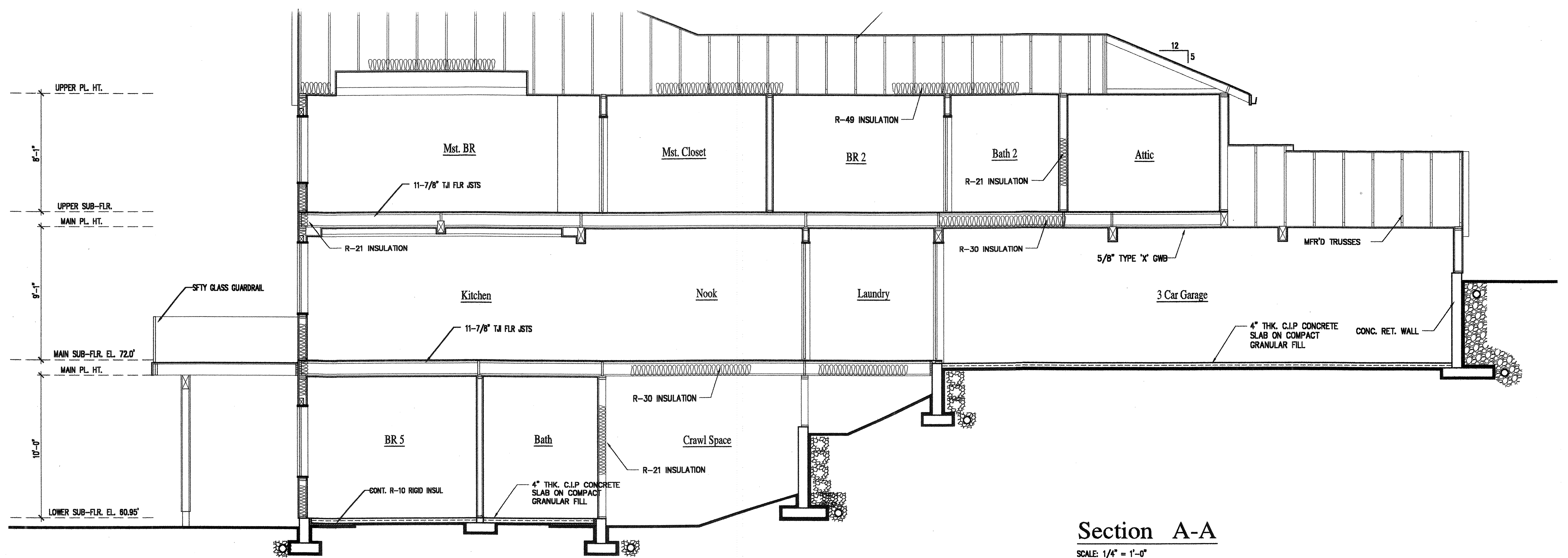
SIDING PER ELEVATIONS ON "HOME SLICKER" DRAINAGE & VENTILATION MAT ON MINIMUM 15# BUILDING PAPER ON 1/2" CDX PLYWOOD SHEATHING ON 2x6 STUDS @ 16" O.C. AT EXTERIOR WALLS (2x4 STUDS @ 16" O.C. @ INTERIOR WALLS U.N.O.) R-21 INSULATION WITH VAPOR BARRIER 1/2" G.W.B.

FLOOR CONSTRUCTION:

CARPET, STONE, HARDWOOD OR TILE FINISH FLOOR ON 3/4" CDX T&G PLYWOOD SUBFLOOR (SEAL ALL SEAMS) ON 11 7/8" TJI FLOOR JOISTS @ 16" O.C. (U.N.O.) - SEE FRAMING PLANS R-30 INSULATION WITH VAPOR BARRIER

SLAB ON GRADE CONSTRUCTION:

4" THICK CONCRETE SLAB WITH INTERGRAL RADIANT HEAT & 6x6 W2.9 x W2.9 W.W.F. ON R-10 RIGID INSULATION ON 6 MIL VAPOR BARRIER ON MINIMUM 6" GRANULAR FILL. GARAGE SLAB: 4" THICK CONCRETE SLAB WITH 6x6 W2.9 x W2.9 W.W.F. ON 4 MIL VAPOR BARRIER ON MINIMUM 6" GRANULAR FILL-SLOPE SLAB 4" TO O.H. DOORS @ GARAGE



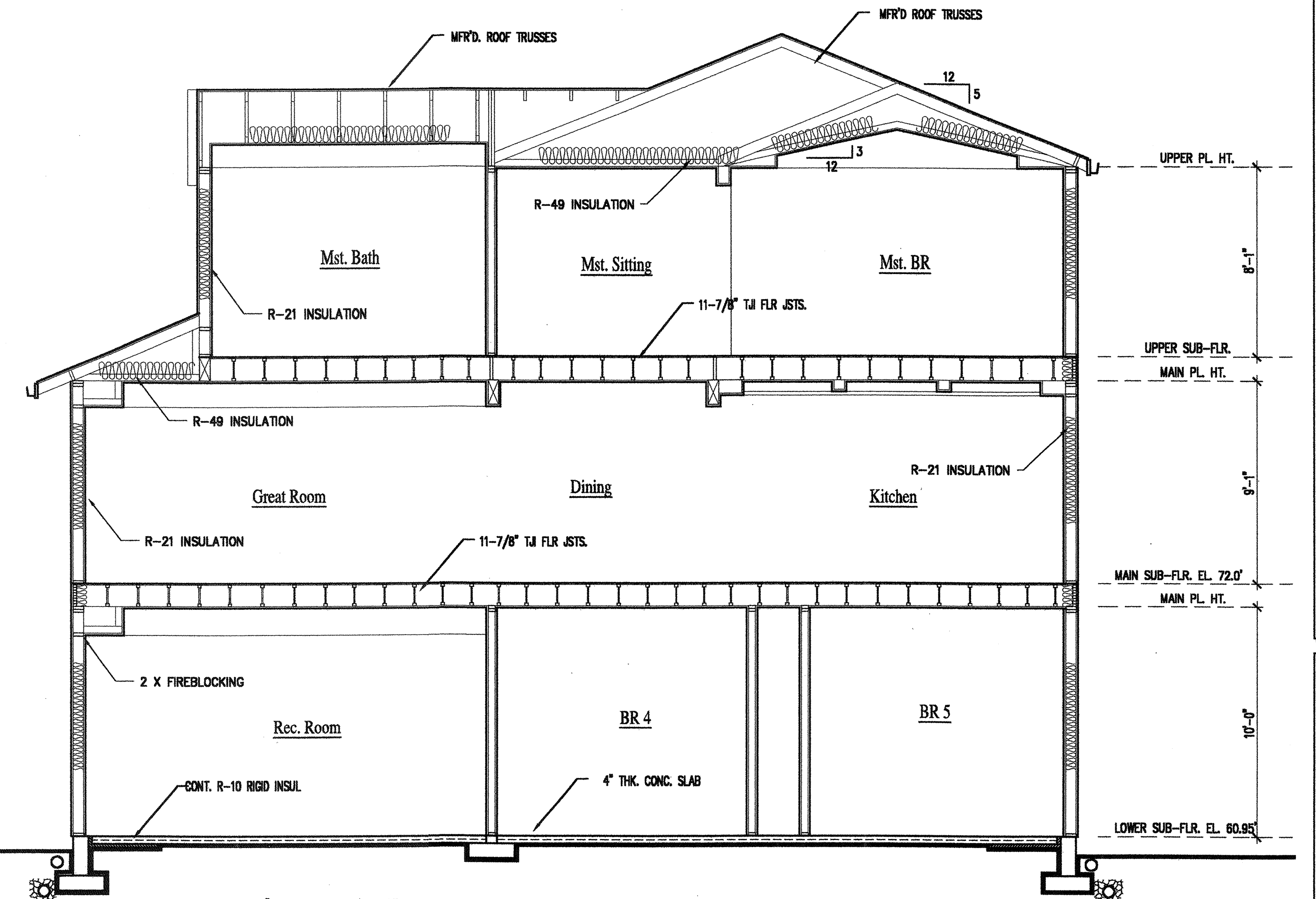
Section A-A
SCALE: 1/4" = 1'-0"

NOTES TO DRAWINGS

1. PROVIDE SAFETY GLAZING IN AREAS SUBJECT TO HUMAN IMPACT.
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL UNGLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.
3. PROVIDE SAFETY GLAZING FOR PANELS WITHIN 24" RADIUS OF DOOR EDGE THAT ARE WITHIN 60" OF WALKING SURFACE.
4. PROVIDE SAFETY GLAZING FOR PANELS OVER 9 SQ. FT. AND WITHIN 18" VERTICAL AND 36" HORIZONTAL OF WALKING SURFACE.
5. ALL GLAZING OF SHOWER DOORS, SHOWER ENCLOSURES, BATHTUB ENCLOSURES OR BATHTUB DOORS SHALL BE SAFETY GLAZING. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, AND DOORS MUST SWING OUTWARD.
6. PROVIDE SAFETY GLAZING FOR TUB ENCLOSURE DOORS AND ADJACENT WALL OPENINGS.
7. ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS SHALL BE SAFETY GLASS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAM INLET, SHALL ALSO BE SAFETY GLAZING.
8. THE STAIR RISE SHALL BE 7 3/4" MAXIMUM AND 4" MINIMUM, AND THE STAIR RUN OR TREAD SHALL BE 10" MINIMUM. SEE DETAIL N, SHEET # 3.
9. PROVIDE A MINIMUM OF 6'-0" HEAD CLEARANCE @ STAIRS, WITH TYPICAL MINIMUM CLEARANCE BEING MEASURED VERTICALLY FROM THE NOSE OF EACH STAIR TREAD. SEE DETAIL N, SHEET # 3.
10. THE TOP OF ALL STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIR HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS, AND THE ENDS OF THE HANDRAIL SHALL BE RETURNED TO THE WALL.
11. THE HANDGRIP PORTION OF STAIR HANDRAILS SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN GROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
12. ALL GUARDRAILS SHALL HAVE A MINIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR AND THE SPACING OF ALL INTERMEDIATE RAILS OF OPEN GUARDRAILS SHALL PROVIDE OPENINGS LESS THAN 4" CLEAR. THE SPACING OF ALL INTERMEDIATE RAILS OF OPEN HANDRAILS SHALL ALSO HAVE OPENINGS LESS THAN 4" CLEAR.
13. SUBFLOORS ARE TO BE 3/4" THICK CDX T&G PLYWOOD, AND SHALL BE NAILED WITH 10d @ 6" O.C. AT ALL PANEL EDGES, AND AT 12" O.C. IN THE FIELD.
14. PLYWOOD ROOF SHEATHING IS TO BE 1/2" THICK CDX PLYWOOD AND SHALL BE NAILED WITH 10d @ 6" O.C. AT ALL PANEL EDGES, AND AT 12" O.C. IN THE FIELD.
15. PROVIDE DOUBLE JOISTS (MINIMUM) UNDER ALL PARALLEL BEARING PARTITIONS.
16. ALL POSTS WITHIN THE GARAGE ARE TO BE WRAPPED WITH 5/8" TYPE 'X' G.W.B. AND SHALL HAVE 2" x 2" x 1/8" STEEL ANGLES ATTACHED TO ALL CORNERS FOR A HEIGHT OF 48" ABOVE THE CONCRETE SLAB.
17. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, FROM VERTICAL TO HORIZONTAL SPACES, INCLUDING THE STAIRS, TUBS, SHOWERS & FIREPLACES. FIREBLOCK AT 10'-0" INTERVALS (VERT. AND HORIZ.) IN WALLS, PROVIDE FIREBLOCKING AT ALL PLUMBING PENETRATIONS AND ALSO WITHIN THE 1" AIRSPACE BETWEEN THE BRICK VENEER AND THE WALL FRAMING.
18. CRAWLSPACE VENTS @ THE FOUNDATION ARE TO BE 14" x 8" WITH A 1/4" CORROSION RESISTANT METAL MESH COVERING, AND SHALL HAVE A NET FREE AREA OF .56 SF. EACH.
19. ALL EXTERIOR CONCRETE SLABS ON GRADE ARE TO BE A MINIMUM OF 3 1/2" THICK.
20. ALL EXTERIOR FOOTINGS ARE TO BE INTRENCHED A MINIMUM OF 18" BELOW FINISHED GRADE AND ARE TO BEAR ON UNDISTURBED SOIL. STEP FOOTINGS AS SITE CONDITIONS REQUIRE.
21. UNENGINEERED CONCRETE FOUNDATION WALLS ARE TO BE A MAXIMUM OF 4'-0" IN HEIGHT, AND SHALL HAVE A MAXIMUM 3'-6" OF UNBALANCED BACKFILL (TYPICAL) .
22. IN ALL CRAWLSPACES, PROVIDE A MINIMUM CLEARANCE OF 12" UNDER ALL BEAMS AND 14" UNDER ALL FLOOR JOISTS.

23. UNDERLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. PIPES, DUCTS, FRAMING, ETC. SHOULD NOT INTERFERE WITH ACCESSIBILITY TO THE CRAWLSPACE. ALL CRAWLSPACE ACCESS DOORS OR PANELS BETWEEN CONDITIONED UNCONDITIONED SPACES SHALL BE INSULATED AND WEATHERSTRIPPED. CRAWLSPACE ACCESS DOORS AND PANELS THAT PENETRATE ANY WALL OR FLOOR REQUIRED TO BE OF 1 HOUR CONSTRUCTION SHALL ALSO MEET THE REQUIREMENTS OF 1 HOUR CONSTRUCTION.
24. A 22" X 30" ATTIC ACCESS OPENING SHOULD BE PROVIDED FOR EACH SEPARATE ATTIC AREA (INCLUDING OVER GARAGE AREAS). ALL ATTIC ACCESS OPENINGS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 30" AND SHOULD BE IN A READILY ACCESSIBLE LOCATION. ALL ATTIC ACCESS DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE INSULATED AND WEATHERSTRIPPED. ATTIC ACCESS DOORS THAT PENETRATE ANY WALL OR CEILING REQUIRED TO BE OF 1 HOUR CONSTRUCTION SHALL ALSO MEET THE REQUIREMENTS OF 1 HOUR CONSTRUCTION.
25. ALL WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE FRAMED AND INSULATED AS EXTERIOR WALLS.
26. INSULATION SHALL BE PROVIDED WITH CLEARANCES FOR VENTING, CHIMNEYS, LIGHTS, ETC. IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
27. BLOWN OR POURED INSULATION IN THE ATTIC MAY BE USED WHERE THE SLOPE OF THE CEILING IS NOT MORE 3:12 AND WHERE THERE IS AT LEAST 30" OF CLEAR SPACE. WHERE EAVE VENTS OCCUR, BAFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. PROPER PROTECTION SHALL BE PROVIDED AROUND ALL RECESSED LIGHT FIXTURES SO THAT THE FIXTURES WILL NOT BECOME OVERHEATED.
28. HOT AND COLD WATER HEATER PIPES IN THE GARAGE SHALL BE PROTECTED WITH R-3 INSULATION THAT HAS A FLAME SPREAD OF 25 OR LESS.
29. ALL INSULATION MATERIALS INCLUDING THE FACING SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
30. ALL BATT INSULATION WITH AN INTEGRAL VAPOR BARRIER SHALL BE FACE STAPLED PER SECTION 502.1.8.8 OF THE 2009 WASHINGTON STATE ENERGY CODE.
31. PROVIDE POSITIVE ANCHORING OF ALL MECHANICAL APPLIANCES PER IMC SECTION M1307.2. ANCHOR ALL WATER HEATERS WITH NON-RIGID CONNECTIONS TO THE WALL FRAMING WITH A MINIMUM OF (2) 22 GAUGE X 3/4" WIDE METAL STRAPS AT THE UPPER 1/3 AND LOWER 1/3 OF THE TANK.
32. WHEN MORE THAN ONE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
33. ALL HEATING DUCTS IN UNCONDITIONED SPACE ARE TO BE INSULATED TO A MINIMUM OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE TAPED, SEALED, AND FASTENED WITH THE MINIMUM OF FASTENERS REQUIRED BY THE MECHANICAL CODE.
34. WATER HEATERS WITH NONRIGID WATER CONNECTIONS AND OVER 4'-0" IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO RESIST EARTHQUAKE MOTIONS.
35. WATER HEATERS SHALL ALSO BE EQUIPPED WITH A THERMAL EXPANSION TANK PER U.P.C. 1007
36. APPLIANCES INSTALLED IN GARAGES SHALL BE PROTECTED FROM MECHANICAL DAMAGE BY LOCATING THE EQUIPMENT OUT OF THE NORMAL PATH OF VEHICLES OR BY A PROTECTIVE BARRIER WHICH CONSISTS OF A 3" ROUND PIPE BOLLARD FILLED WITH CONCRETE AND EMBEDDED 18" INTO A CONCRETE FLOOR.
37. ELEMENTS OF APPLIANCES INSTALLED IN GARAGES WHICH CREATE A GLOW, SPARK OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR.
38. HEATING APPLIANCES SHALL BE EQUIPPED WITH A LISTED SHUT-OFF DEVICE.
39. FUEL BURNING, ELECTRIC HEATING, AND HEAT PUMP APPLIANCES SHALL BE LISTED AND LABELED.
40. WATER HEATERS SHALL BE LABELED AS COMPLYING WITH NAECA.
41. CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE A SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH THE I.M.C.
42. THE HEATING SYSTEM SHALL BE PROVIDED WITH A DAY-NIGHT THERMOSTAT AND A SHUT-OFF. ALSO, A READILY ACCESSIBLE MANUAL MEANS SHALL BE PROVIDED TO RESTRICT OR SHUT OFF UNUSED ROOMS OR PORTIONS OF THE BUILDING.
43. SERVICE WATER HEATING SHALL BE EQUIPPED WITH AN ADJUSTABLE AUTOMATIC TEMPERATURE CONTROL.
44. SHOWERS SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT TOTAL FLOW TO A MAX. OF 2.5 GPM PER SHOWER HEAD.

45. AIR DUCTS AND PLENUMS PASSING THROUGH THE GARAGE WALLS, FLOOR OR CEILING TO THE DWELLING SHALL BE OF 28 GA. GALV. SHEET METAL. THE DUCTS SHALL NOT HAVE ANY OPENINGS TO THE GARAGE.
46. OUTDOOR AIR INLETS SHALL NOT BE PLACED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET, NOR LOCATED IN A PLACE WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS, NOR IN A HAZARDOUS OR UNSANITARY LOCATION, NOR IN A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES.
47. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
48. EXHAUST FANS, COOKTOPS AND CLOTHES DRYERS SHALL BE EXHAUSTED TO THE EXTERIOR.
49. EXHAUST DUCTS ARE TO BE CONSTRUCTED OF SMOOTH-BORE, NON-COMBUSTIBLE MATERIALS. APPROVED FLEX CONNECTORS NOT EXCEEDING 6 FT. IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST.
50. ALL SOLID FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH TIGHT FITTING GLASS OR METAL DOORS, AND SHALL HAVE AN OUTSIDE SOURCE OF COMBUSTION AIR DIRECTLY CONNECTED TO THE FIREBOX, OR TESTED AND LISTED PER H.U.D. CARBON-MONOXIDE PERFORMANCE REQUIREMENTS.
51. FIREPLACES SHALL BE PROVIDED WITH TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL, AND SHALL HAVE AN OUTSIDE SOURCE FOR COMBUSTION AIR-DUCTED INTO THE FIREBOX (MIN. OF 6 SQ. IN. WITH AN OPERABLE OUTSIDE AIR DUCT DAMPER) .
52. ALL FIREPLACES PROVIDED WITH GAS LOG LIGHTERS SHALL HAVE THE DAMPERS WIRED OPEN.
53. ALL EXTERIOR BATH AND/OR SHOWER WALLS RECEIVING GYPSUM "WONDERBOARD" OR GYPSUM "HARDY BACKERBOARD FOR CERAMIC TILE, STONE TILE, OR STONE SLAB SHALL NOT BE INSTALLED OVER A VAPOR BARRIER.
54. WATERPROOF BACKING IS REQUIRED IN ALL SHOWERS AREAS TO A MINIMUM OF 72" ABOVE THE DRAIN.
55. ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AT THE WINDOW AND DOOR FRAMES, THE OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN THE WALLS AND ROOF, OPENINGS AT THE PENETRATION OF UTILITY SERVICES, AND AT ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
56. THE CEILING AND WALLS OF ANY CLOSET/STORAGE SPACE UNDER STAIRS SHALL BE COVERED WITH 5/8" TYPE 'X' G.W.B.
57. ALL SMOKE DETECTORS SHALL BE HARD-WIRED TO A 110 VOLT SYSTEM, AND EACH SMOKE DETECTOR SHALL BE EQUIPPED WITH A BATTERY BACKUP.
58. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE INTERNATIONAL BUILDING SECURITY CODE.
59. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE, BUT A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN MOUNTED AT A HEIGHT OF 48" OR LESS ABOVE THE FINISH FLOOR MAY BE PROVIDED.
60. ALL RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE SHALL COMPLY WITH THE PROVISIONS OF THE W.S.E.C.
61. RECESSED LIGHTING FIXTURES SHALL BE U.L. LABELED AND I.C. RATED.
62. THE MANUFACTURER'S OF ALL WOOD AND METAL GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IRC SECTION 106.
63. ALL ROOF VENT OPENINGS, INCLUDING EAVE VENT BLOCKS, SHALL BE SCREENED WITH CORROSION-RESISTANT WIRE MESH THAT HAS 1/8" MIN. TO 1/4" MAX. OPENINGS PER IRC SECTION 806.1
64. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
65. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC, IRC AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
66. THE CONTRACTOR SHALL VERIFY TO THE INSPECTOR THAT ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING A 200 LB. LOAD ON THE TOP OF THE RAIL ACTING IN ANY DIRECTION PER IRC TABLE K301.5. THE MANUFACTURERS OF ALL GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IRC SECTION 106.



Section B-B
SCALE: 1/4" = 1'-0"

Anderson Architecture
Leif Anderson Architect
20822 Denison Road, Lynnwood, WA 98036
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Leif@LAndersonArchitecture.com

REGISTERED ARCHITECT
LEIF E. ANDERSON
STATE OF WASHINGTON

A Custom Residence for
On The Rock 98040, LLC
Lot 1, 7260 North Mercer Way, Mercer Island

RECEIVED
OCT 14 2016
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DEVELOPMENT SERVICE GROUP

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DATE:
03-22-2013

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12-12.101

SHEET NO.
12
OF 24



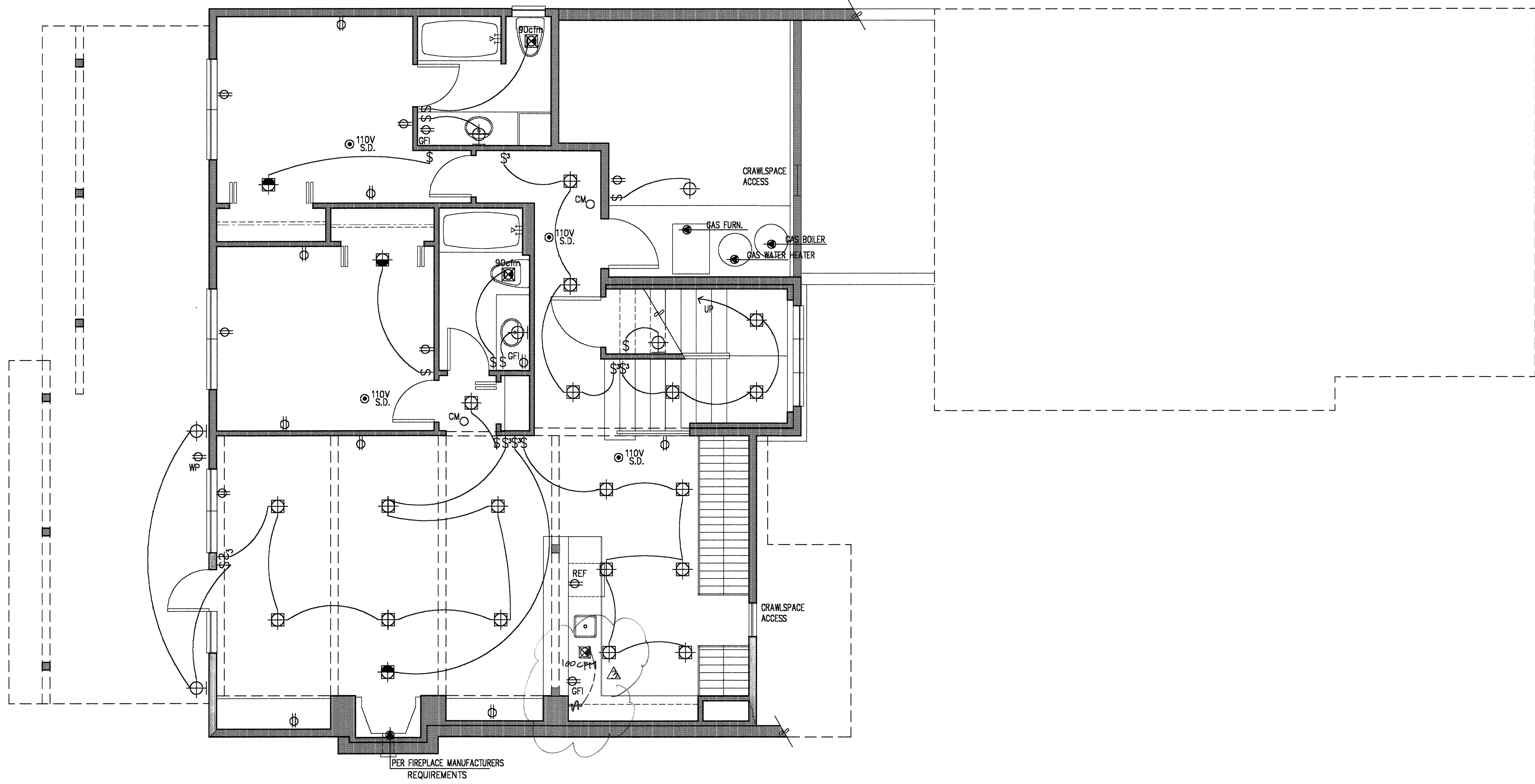
A Custom Residence for
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15
 OF 24

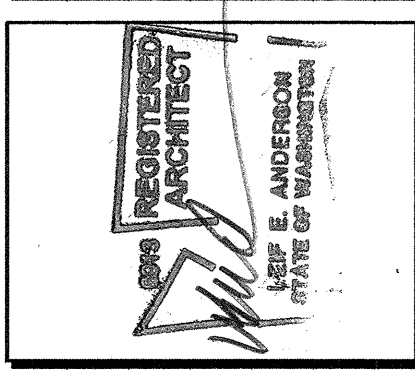


Lower Floor Electrical Plan

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

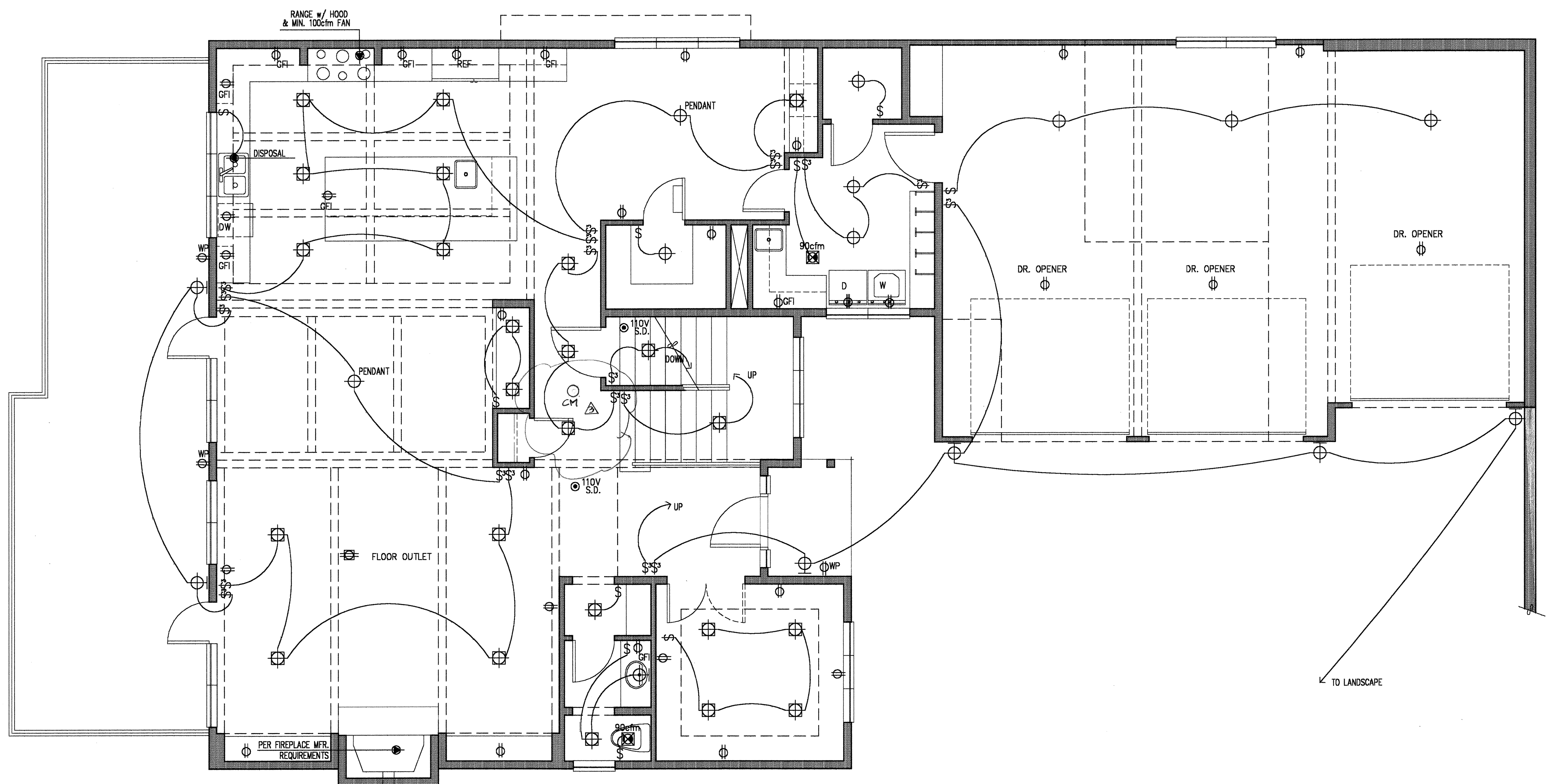
ELECTRICAL SYMBOLS

- | | | | |
|-------------|-------------------------------------|----|---------------------------|
| ⊕ | RECESSED LIGHT FIXTURE | ⊕ | FLOOR OUTLET |
| ⊕ | RECESSED EYEBALL SPOT / WALL WASHER | ⊕ | FLOOR TELEPHONE OUTLET |
| ⊕ | SURFACE MOUNTED FIXTURE (CEILING) | ▶ | TELEPHONE OUTLET |
| ⊕ | SURFACE MOUNTED FIXTURE (WALL) | ⊕ | SPECIAL EQUIPEMENT OUTLET |
| ⊕ | FLOOD LIGHT | ⊕ | STEREO SPEAKER OUTLET |
| — | FLUORESCENT STRIP | ⊕ | T.V. (CABLE TERMINAL) |
| 110V S.D. ⊕ | SMOKE DETECTOR (110V) | ⊕ | INTERCOM |
| ⊕ | DUPLEX OUTLET (110V) | \$ | SWITCH |
| WP ⊕ | WATERPROOF OUTLET | ⊕ | 3 WAY SWITCH |
| GFI ⊕ | OUTLET (G.F.I.) | ⊕ | 4 WAY SWITCH |
| ⊕ | SWITCHED OUTLET | ⊕ | DIMMER SWITCH |
| ⊕ | OUTLET (220V) | ⊕ | FAN (RECESSED) |
| CM ⊕ | CARBON MONOXIDE DETECTOR | | |



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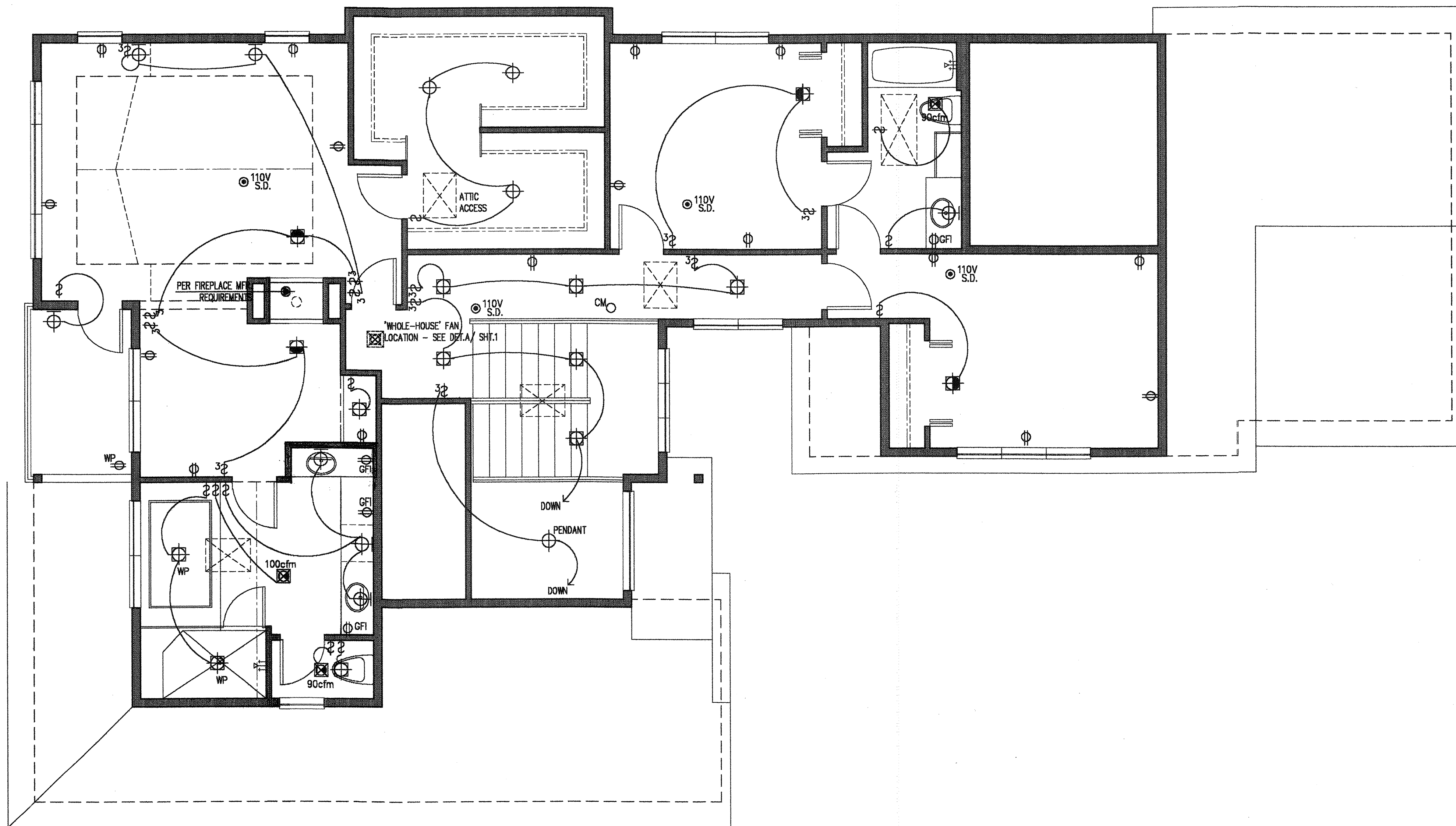
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 DATE: 03-22-2013
 09-03-2020
 JOB NO. 12-12.101
 SHEET NO. **16** OF 24



Main Floor Electrical Plan
 SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- | | |
|-----------------------------------|--------------------------|
| RECESSED LIGHT FIXTURE | FLOOR OUTLET |
| RECESSED EYEBALL SPOT/WALL WASHER | FLOOR TELEPHONE OUTLET |
| SURFACE MOUNTED FIXTURE (CEILING) | TELEPHONE OUTLET |
| SURFACE MOUNTED FIXTURE (WALL) | SPECIAL EQUIPMENT OUTLET |
| FLOOD LIGHT | STEREO SPEAKER OUTLET |
| FLUORESCENT STRIP | T.V. (CABLE TERMINAL) |
| 110V S.D. SMOKE DETECTOR (110V) | INTERCOM |
| DUPLEX OUTLET (110V) | SWITCH |
| WATERPROOF OUTLET | 3 WAY SWITCH |
| GFI OUTLET (G.F.I.) | 4 WAY SWITCH |
| SWITCHED OUTLET | DIMMER SWITCH |
| OUTLET (220V) | FAN (RECESSED) |
| CARBON MONOXIDE DETECTOR | |



Upper Floor Electrical Plan

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

ELECTRICAL SYMBOLS

- | | | | |
|--|------------------------------------|--|--------------------------|
| | RECESSED LIGHT FIXTURE | | FLOOR OUTLET |
| | RECESSED EYEBALL SPOT/ WALL WASHER | | FLOOR TELEPHONE OUTLET |
| | SURFACE MOUNTED FIXTURE (CEILING) | | TELEPHONE OUTLET |
| | SURFACE MOUNTED FIXTURE (WALL) | | SPECIAL EQUIPMENT OUTLET |
| | FLOOD LIGHT | | STEREOD SPEAKER OUTLET |
| | FLUORESCENT STRIP | | T.V. (CABLE TERMINAL) |
| | 110V S.D. SMOKE DETECTOR (110V) | | INTERCOM |
| | DUPLEX OUTLET (110V) | | SWITCH |
| | WP WATERPROOF OUTLET | | 3 WAY SWITCH |
| | GFI OUTLET (G.F.I.) | | 4 WAY SWITCH |
| | SWITCHED OUTLET | | DIMMER SWITCH |
| | OUTLET (220V) | | FAN (RECESSED) |
| | CM CARBON MONOXIDE DETECTOR | | |

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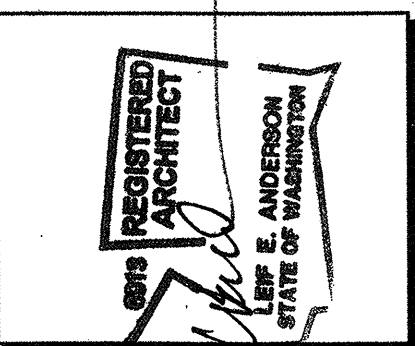
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DATE:
 03-22-2013

JOB NO.
 12-12.101

SHEET NO.
17
 OF 24

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 Leif@LAndersonArchitecture.com



A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7260 North Mercer Way, Mercer Island

Loading Requirements

ASCE 7-05

Codes

2009 IBC
AISC/ASD Ninth Edition
ACI 318-05
NDS 2005
SEAW Rapid Solutions Methodology for Wind Design

Wind Design

Wind Speed = 90 mph
Wind Exposure = 'C'

Soil Loads (assumed)

No soils report available
Active Equivalent fluid pressure = 35 psf (Unrestrained Wall)
Passive pressure = 300 psf
Assumed Soil density = 115 pcf
Assumed soil Bearing Pressure = 2000 psf

Building Loads

Snow Load = 25 psf
Roof (DL) = 15 psf, (LL) = 25 psf
Exterior Wall (DL) = 15 psf
Interior Wall (DL) = 7.5 psf
Main (DL) = 12 psf, LL = 40 psf
Main Exterior Deck Load = 60 psf
Corridors, Stairs, Exits (LL) = 100 psf

Prefabricated Floor Trusses/Floor Joists (if required)

> Submit to engineer of record complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.
> Provide for all temporary and permanent truss and joist bracing and bridging (per manufacturer's recommendations).
> Store and erect trusses in accordance with the manufacturer's details and installation recommendations.
> Substitution in prefabricated assemblies to be approved by engineer of record prior to installation.
> Plywood to be glue nailed to top flange of prefab floor joist or truss.
> Provide additional web reinforcing at TJI joists at or over supports.

Floor Loads (See loading table above)

Wood Notes

> New exterior walls to be framed with 2 x 4 or 2 X 6 studs @ 16" O.C. (unless noted otherwise).
> New interior walls to be framed with 2 x 4 studs @ 16" o.c. (unless noted otherwise).
> All frame nailing shall be in accordance with Table No. 2304.9.1, 2009 IBC.
> When a girder is spliced over a support, an adequate tie shall be provided.
> Provide solid blocking over all supports.
> Provide fire blocking within framing cavity at 10'-0" vertically and horizontally. Fire stop openings around vents, pipes, ducts, chimneys, etc. with non-combustible materials.
> Framing anchors shall be provided to support joists which frame into the side of a wood girder or framing band.
> Wood members shall have sufficient bearing area based on allowable values for compression perpendicular to grain per 2001 NDS.
> Provide double joists under all interior bearing walls.
> Where boring through studs is required for plumbing or electrical wiring in bearing walls use 2 X 6 or double 2 X 4 studs.
> All joists, studs, blocking, bracing, and rafters shall be Hem Fir #2 or better; Fb = 850 psi (1000 psi repetitive), Fv = 75 psi E = 1,300,000
> All sawn beams, headers, posts, lintels, and girders which are 4" nominal width shall be Doug-Fir Larch #2 or better; Fb = 850 psi, Fv = 95 psi, E = 1,600,000.
> All sawn beams, headers, posts, lintels, and girders which are 6" nominal width shall be Doug-Fir Larch #1 or better; Fb = 850 psi, Fv = 85 psi, E = 1,600,000.
> All glue-laminated timbers to be kiln dried Doug-Fir top and bottom (24 F-V-4) for simple span beams; (24 F-V8) for multiple span or cantilever beams. Fb = 2400 psi, Fv = 165 psi, E = 1,800,000.
> All framing lumber shall be kiln dried to a maximum 19% moisture content prior to installation.
> Steel framing accessories and structural fasteners shall be as manufactured by Simpson Company (or approved equal). Connectors shall be installed in accordance with manufacturer's recommendations. Provide all plan designated manufacturer's connectors.
> Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.

Holddowns

> Holddowns and structural steel holddown straps to be by Simpson Company or equal. Any substitutions in hardware manufacturer must be approved by the Engineer of Record prior to installation.

Plywood Notes

> All plywood shall be installed per American Plywood Association standards.
> All plywood shall be A.P.A. rated C-D Struct 1 (min.).
> All panel edges to occur with long edges over wood supports, short edges to be blocked.
> All roof plywood to be 1/2" thick with span rating 24/0.
> Nail panels with 10d common nails at 12" o.c. in the field, 6" o.c. at all panel edges. Nail at 4" o.c. to all exterior walls and other shear walls.
> All floor plywood to be min 3/4" thick with span rating 32/16.
> Nail panels with 10d. galv. nails at 6" o.c. at panel edges, 12" o.c. in the field. See Shear wall schedule for nailing patterns shear walls.
> At floor sub-floor glue floor plywood to floor joists with an approved elastomeric adhesive suitable for use in wet weather.

> See shear wall schedule and notes for wall plywood and nailing schedule.
> All plywood at waterproof decks to be pressure treated.
> Plywood floor and roof sheathing shall be laid up with face grain perpendicular to supports.
> All floor plywood shall be glue nailed to supporting joist in accordance with the American Plywood Association. Glue shall meet the requirements of Adhesive Specification AFG-01.

Concrete/Foundation Notes

> Foundation design is in accordance with chapter 19 of the 2009 IBC. All work shall be performed in accordance with all current building and safety codes.
> Concrete strengths shall be verified by standard 28-day cylinder tests, unless approved otherwise.
> Anchor bolts to be 5/8" diameter with 10" embedment @ 48" o.c. (see shear wall schedule for anchor bolt size and spacing at other than P1-6" shearwalls). All anchor bolts to be ASTM A-307.
> Assumed soil bearing pressure = 2000psf.
> Backfill behind unbraced retaining walls prior to attaching floor diaphragm.
> Exterior footings to be entrenched a minimum of 18" below existing grade and bear on firm undisturbed soil.
> All reinforcing bars to be Grade 60 deformed bars. The tie wire is to be 16 Ga. double annealed wire. Lap all reinforcing 36 diameters. At corners of walls extend horizontal bars 2" from outside face of wall and lap with elbow bars of 30 diameters at the same size and spacing. Provide 2-#5 bars around all wall openings. Provide footing dowels to match vertical reinforcing.

Concrete cover

3"	concrete poured against earth
2"	formed concrete with earth backfill
1 1/2"	outside face of walls exposed to weather, slabs on a moisture barrier walls, outside face

> Provide 4" diameter perforated PVC drain in granular fill at the base of all new exterior footings (existing and new).

Concrete mix

Mix design shall be in conformance with ACI-318-99. Submit mix designs to engineer of record 2 weeks prior to placement indicating where each concrete mix is used and the maximum aggregate size.

type	f'c	max.water/cem.ratio min.
		non-air ent. air ent. sks/cu.yd.
ftgs found.walls	3000	.65 .42 6
slab on grade	3000	.65 .50 5 1/2

> Water reducing mixtures may be incorporated into the mix designs in accordance with ASTM C 494 and manufacturer's recommendations.
> Water/Cement ratio shall be measured by weight and shall be based on the total cementitious material. Water/Cement ration shall be determined by the supplier based on the strength requirements and shall no exceed the maximum water/cement ratio shown above.

General Conditions

> Contractor will call for inspection prior to placing any footing and foundation wall concrete.
> Provide rigid insulation around the perimeter of all slabs within heated spaces.
> Permanent cut and fill slopes should not exceed 2:1 (H:V).
> All reinforcing shall be detailed in accordance with ACI detailers manual.
> All excavations shall be adequately barricaded and marked. All work area and surfaces shall be cleaned upon completion of the project. All debris and waste materials shall be removed off the site to an approved disposal area by the contractor.
> Use air-entrained (3%-6%) in all flat work exposed to weather.-Master flow 928 or equal.
> Provide minimum of 1/2" air space between non-pressure treated wood and concrete, or provide waterproofing membrane between concrete and non-pressure treated wood.
> Top of concrete to be field verified by contractor.
> Contractor to field verify existing grade cut and soil conditions with before proceeding with concrete retaining wall forming and reinforcing steel placement.
> Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
> In the case of discrepancies between the drawings and the anticipated field conditions the contractor shall notify the architect before proceeding with construction.
> DO NOT SCALE the architects or engineer's drawings - noted dimensions take precedence over scaled dimensions.

Fasteners

Fasteners for pressure treated wood must be ZMAX hot dipped galvanized (G185) or stainless steel.

SHEAR WALL SCHEDULE 2009 IBC

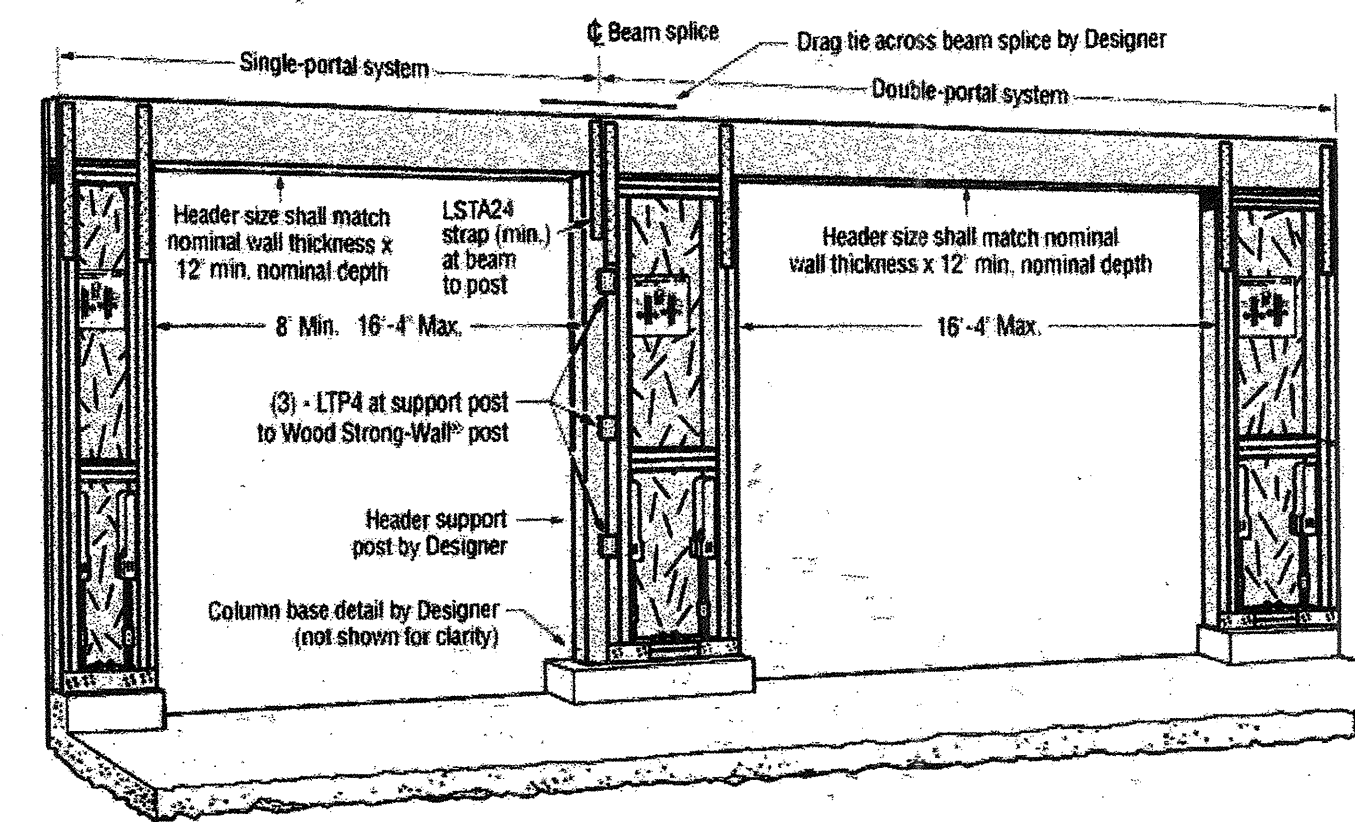
Wall Sheathing to be 1/2" (C-D) Structural I, 24/0
Roof Sheathing to be 1/2" C-D) Structural I, 32/16
Use 10d common nails

WALL TYPE	NAIL Size	PANEL Edges	NAIL FIELD Studs	NAIL SPACING Top/Btm Plates	BLK'G	REQUIRED ANCHORS P.T.SHL	Bottom Plate	ALLOWABLE UNIT SHEAR (plf)
P1-6"	10d	6"	12"	6"	2 X 6 (-)	5/8" d. @ 48"	16d @ 6"	282(HF), 340(DF)
P1-4"	10d	4"	12"	4"	3 X 6 (4)	5/8" d. @ 32"	(2)16d @ 8"	410(HF), 510(DF)
P1-3"	10d	3"	12"	3"	3 X 6 (4)	5/8" d. @ 24"	(2)16d @ 6"	550(HF), 665(DF)
P1-2"	10d	2"	12"	2"	3 X 6 (4)	3/4" d. @ 24"	(2)16d @ 5"	710(HF), 870(DF)
P2-4"	10d	3"	12"	3"	3 X 6 (4)	3/4" d. @ 16"	(4)16d @ 6"	840(HF), 1020(DF)
P2-3"	10d	3"	12"	3"	3 X 6 (4)	3/4" d. @ 12"	(4)16d @ 6"	1140(HF), 1384(DF)

Shear Wall Notes:

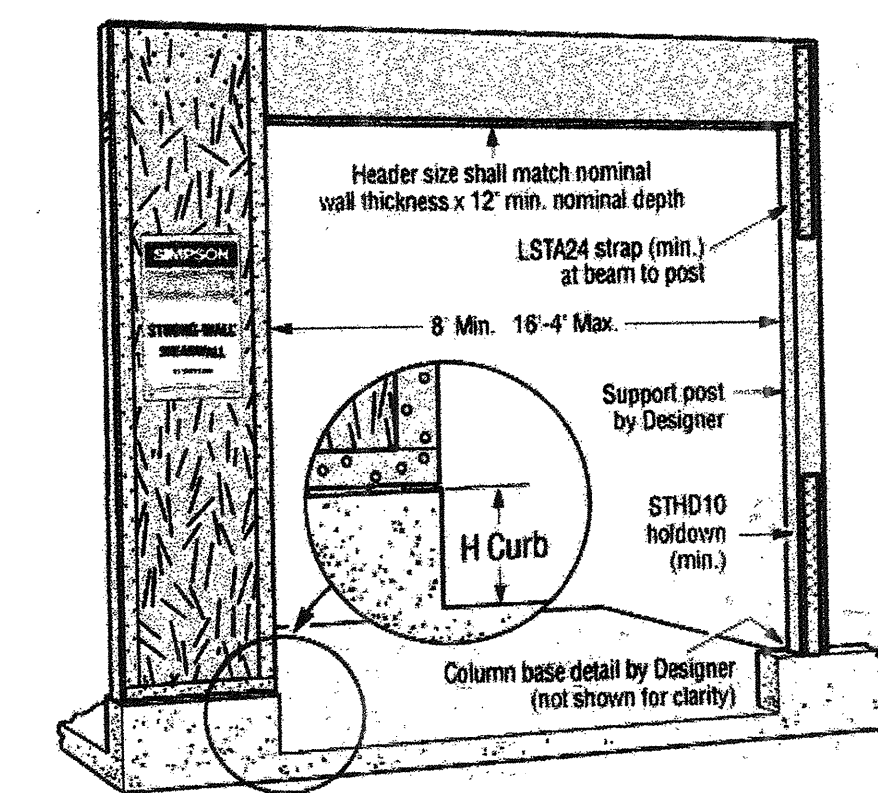
- P1 indicates plywood on one side of shear wall only.
- P2 indicates plywood on two sides of shear wall. Framing members shall be 3X. Offset panel joints to fall on different studs.
- Plywood may be installed either horizontally or vertically on Hem-Fir #2 studs.
- For nailing at 4", 3" or 2" on center, use 3 X framing members at all panel edges. Stagger fasteners at all panel joints.
- For nailing at 4", 3", or 2" on center use pressure treated 3X sill at foundation.
- Solid block all panel edges with full depth blocking.
- Use 10d common nails for shear wall fasteners.
- Nails must be flush driven with diaphragm surface.
- Anchor bolts to have minimum 3" X 3" X 1/4" plate washers.
- Finger jointed studs are not to be used at holddown locations.
- Nails for panel edges shall be 10d common (0.131" d. X 3" long). Nails for plates shall be 16d. common (0.148d. X 3 1/2" long).
- Where bottom plate nailing requires (4) nails at a specific spacing, block floor space below the sole plate consisting of a minimum of two framing members. Nailing pattern shall consist of two rows in each member offset 1/2" and staggered.
- Do not install floor diaphragm nailing over bottom sill nailing.
- ALL STUDS TO BE 2x HEM FIR #2 OR BETTER.

Details:
Detail 1 - Single- and Double-Wall Garage Portal



- Beam to support post and support post to foundation uplift connectors may be reduced where justified by calculations.
- This detail reflects lateral load requirements of a Single- and Double-Wall Portal system. It is the Designer's responsibility to provide a complete load path for all loads in accordance with the governing codes.
- System rating equals the sum of the Single- and Double-Wall Portal values.
- Alternate Installation: A single-piece header (no camber) may be substituted for the two headers shown. The design rating this condition may then be evaluated as the sum of the individual single-wall ratings.
- Longer header spans can be accommodated if larger headers are used such that equivalent stiffness is equal to or greater than that provided by the minimum header and maximum length indicated.
- Simpson Strong-Tie® LTP4 and LSTA24 (by Designer) are minimum requirements to achieve the allowable loads.

Detail 2 - Single-Wall Garage Portal



- Beam to support post and support post to foundation uplift connectors may be reduced where justified by calculations.
- This detail reflects lateral load requirements of a Single-Wall Portal system. It is the Designer's responsibility to provide a complete load path for all loads in accordance with the governing codes.
- Longer header spans can be accommodated if larger headers are used such that equivalent stiffness is equal to or greater than that provided by the minimum header and maximum length indicated.
- Simpson Strong-Tie® SSTD10 and LSTA24 (by Designer) are minimum requirements to achieve the allowable loads.

1 BRACED WALL PANEL ADJACENT TO A DOOR

SCALE: PER SET (16-15)

revisions
8/12/13

A Custom Residence for
On The Rock 98040, LLC
Lot 1, 7260 North Mercer Way, Mercer Island

Stephen Tapp
Architect / P.E.
P.O. Box 300-0304
2300 East Madison Street
Seattle, Washington

This work was prepared by
me or under my supervision.

Sheet Contents:

Scale: as noted

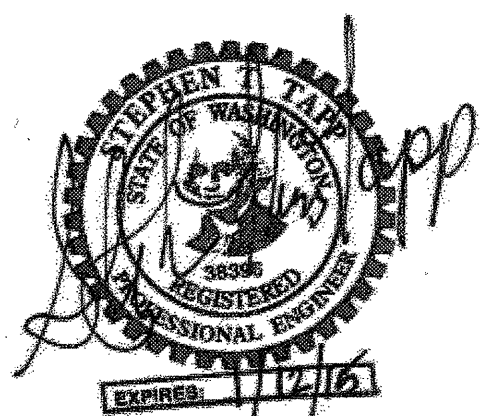
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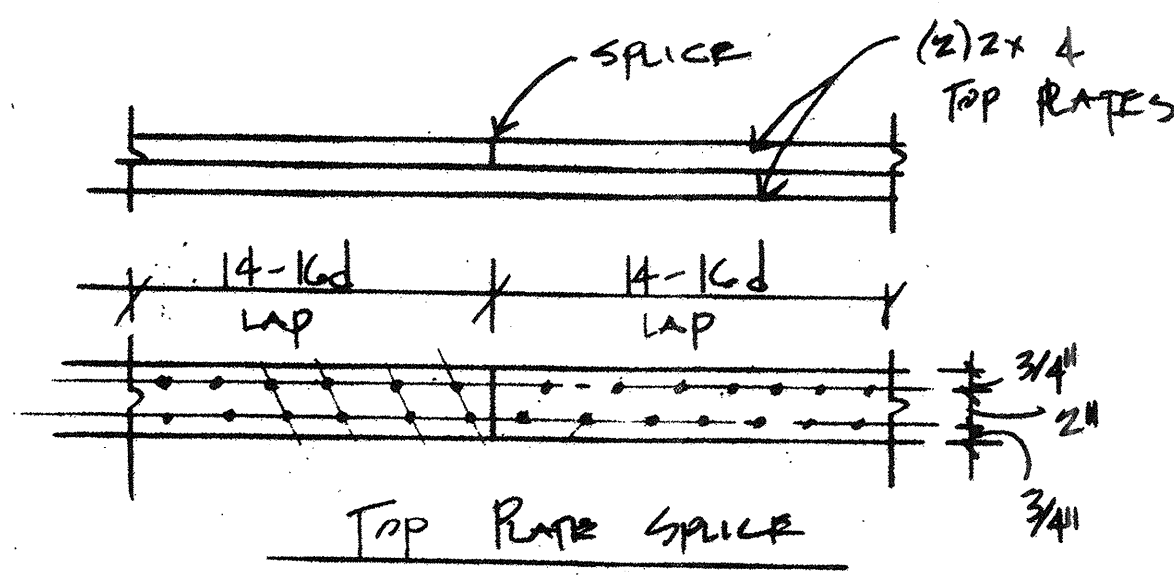
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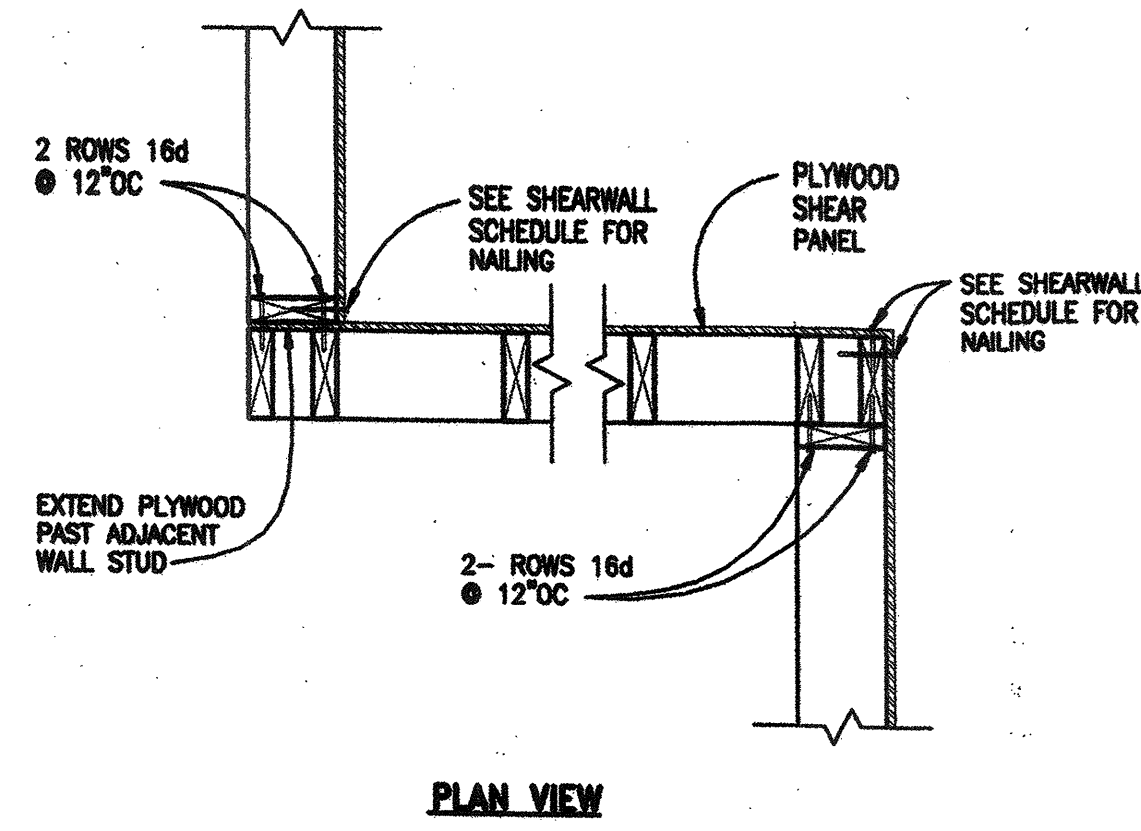
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DOUBLE TOP PLATE SPLICE

SCALE: 1"=1'-0"

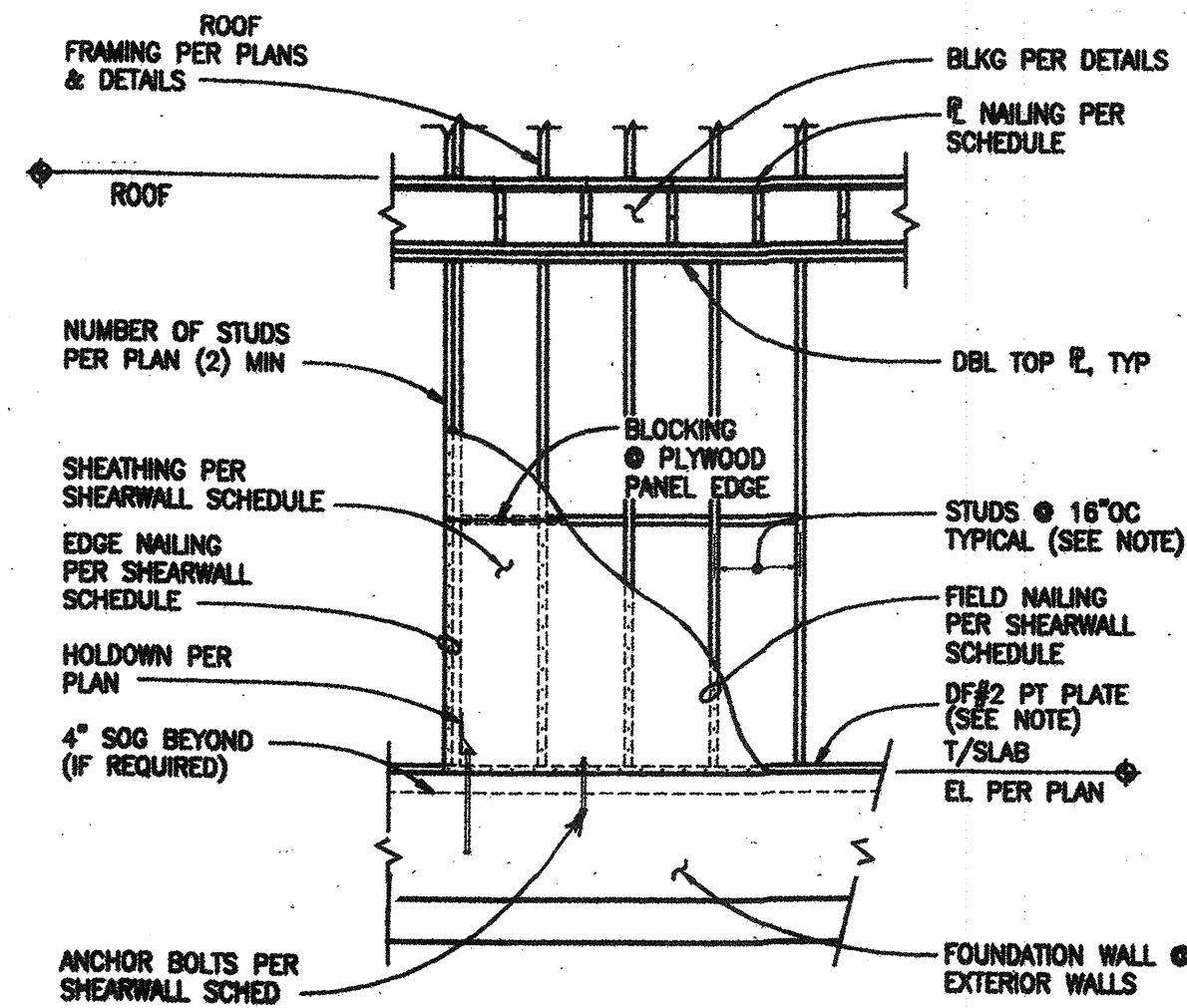
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CORNER SHEAR PANEL DETAIL

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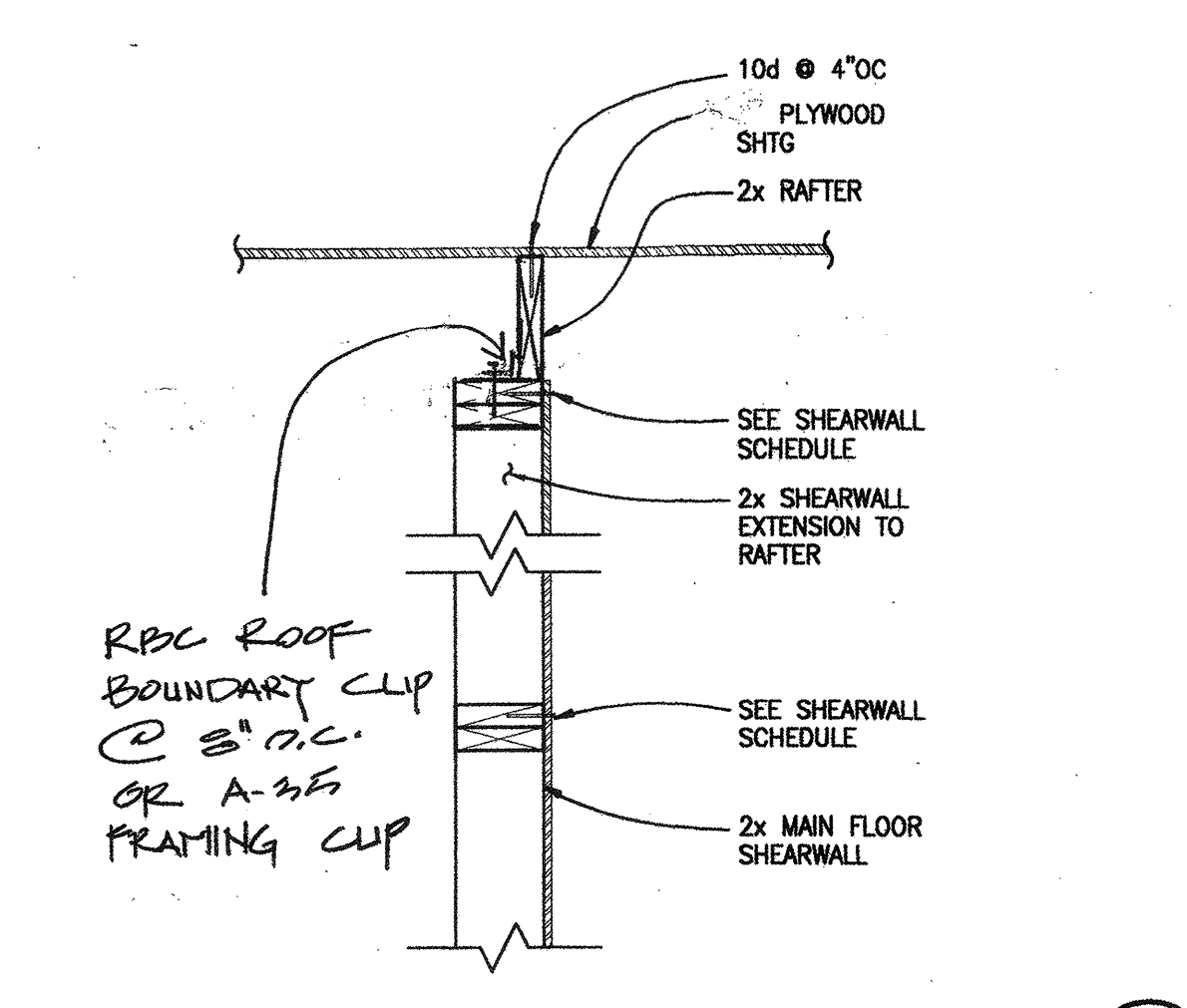
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TYPICAL SHEARWALL ELEVATION

SCALE: NTS

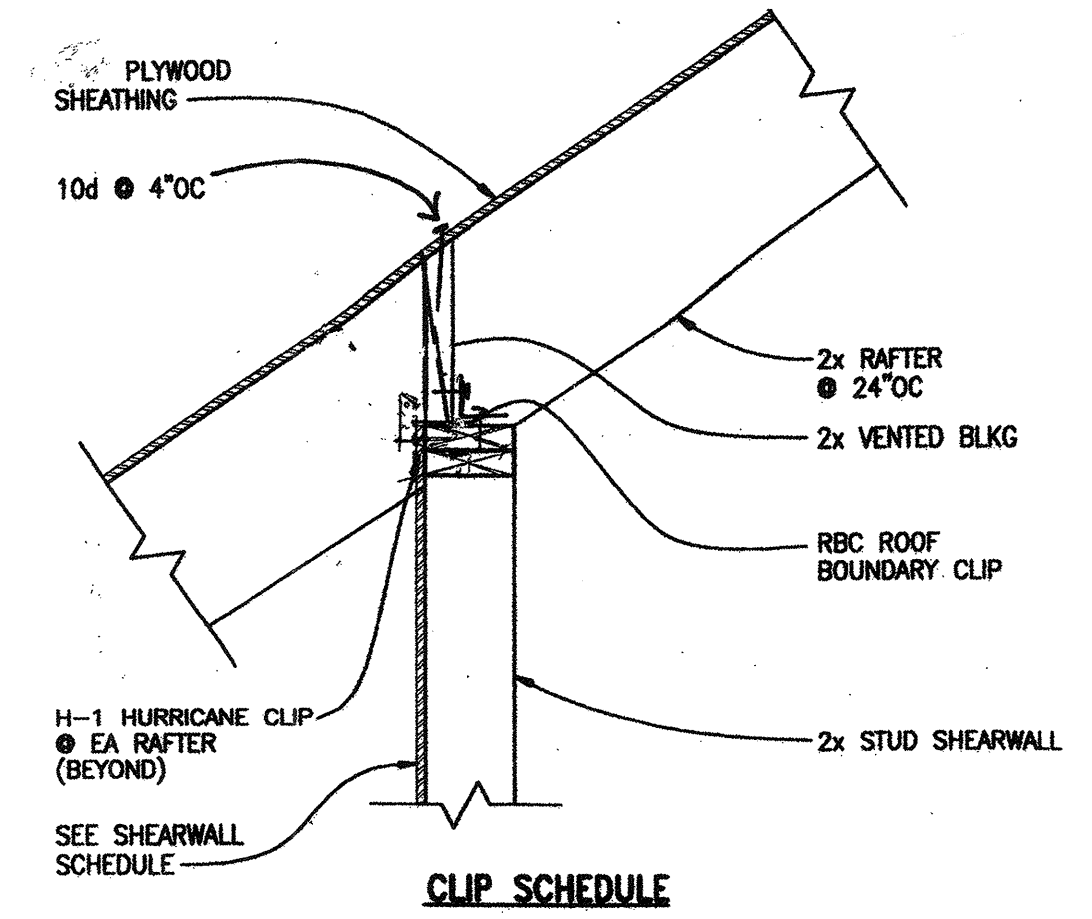
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DETAIL

SCALE: 1"=1'-0"

2



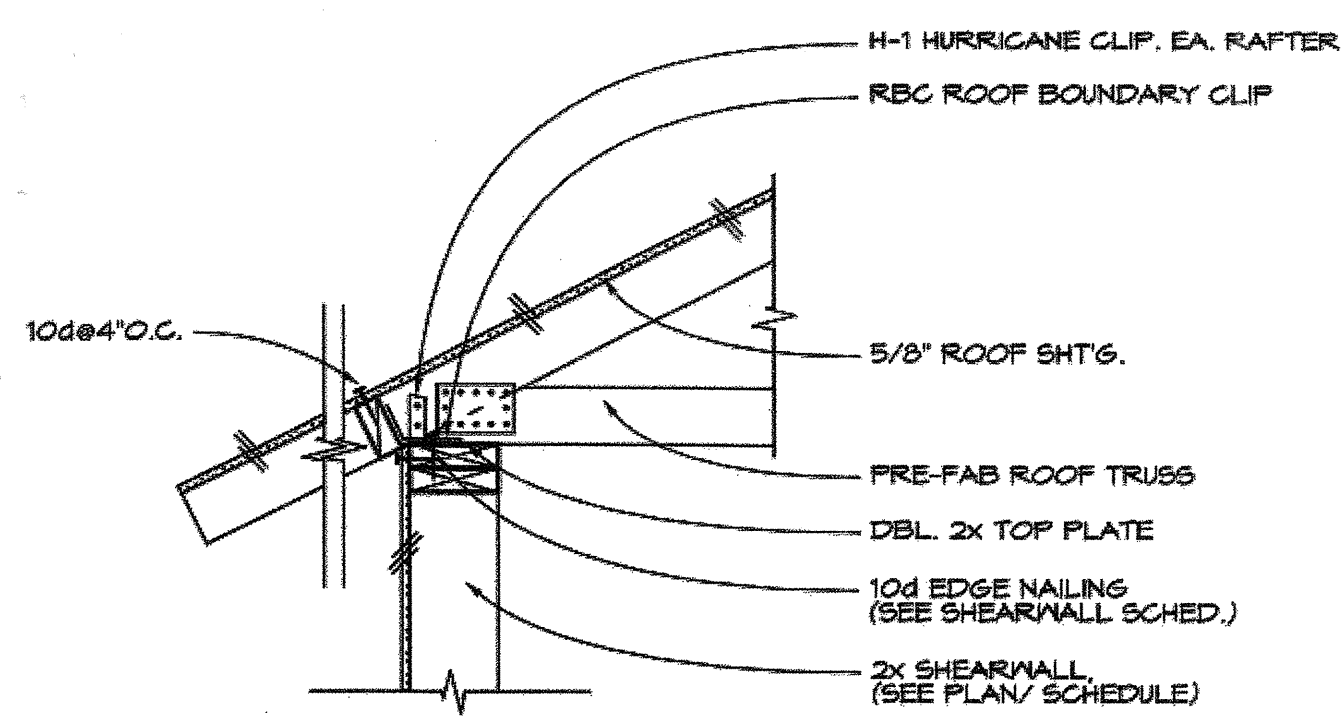
CLIP SCHEDULE

CONNECTION TYPE	HURRICANE CLIP	ROOF BOUNDARY CLIP
I	(1) H1/EACH RAFTER	(1) RBC/EACH BLOCK (P1-6", P1-4")
II	(1) H1/EACH RAFTER	(2) RBC/EACH BLOCK (P1-3", P1-2")

DETAIL

SCALE: 1"=1'-0"

1

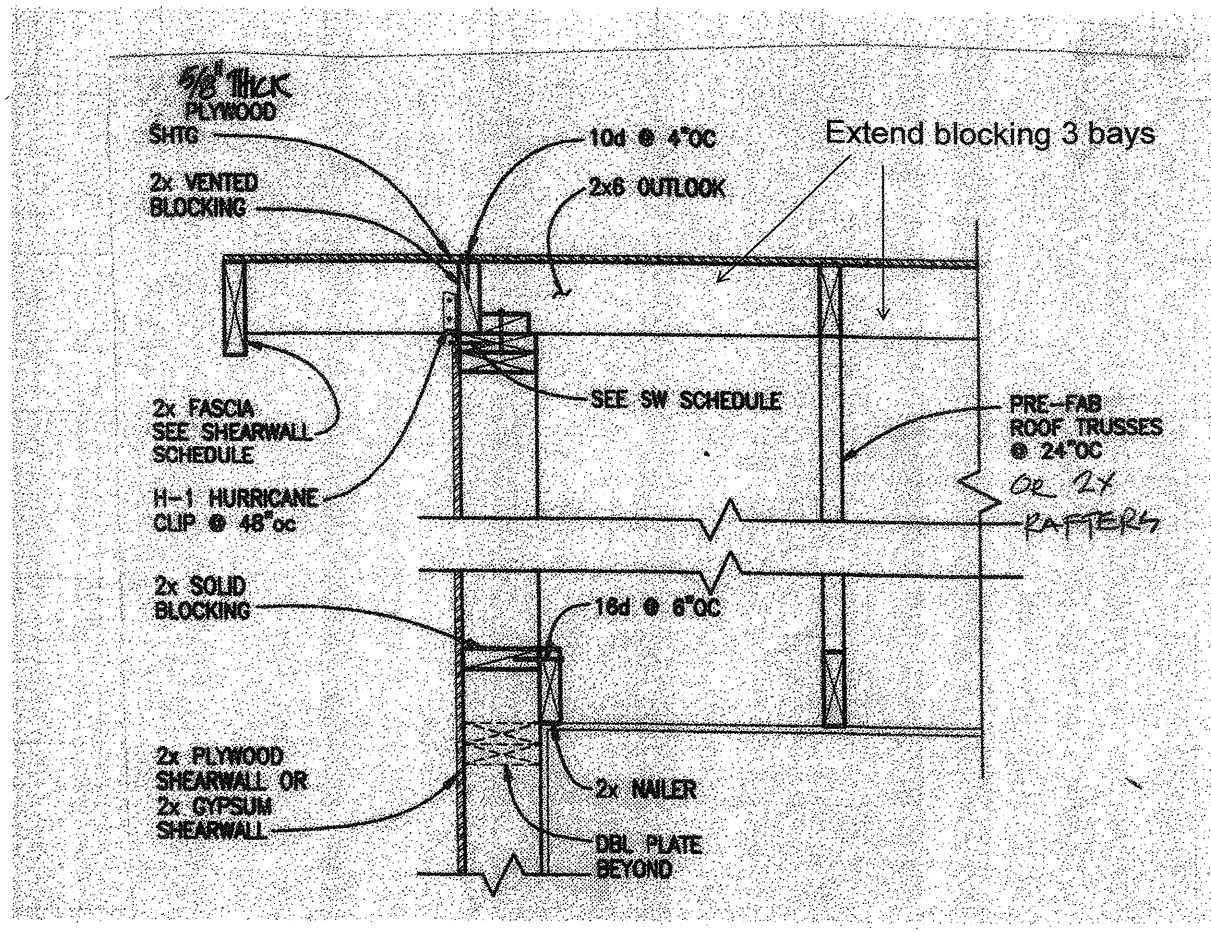


CLIP SCHEDULE

CONNECTION TYPE	HURRICANE TYPE	ROOF BOUNDARY TYPE
I	(1)-H1/ EACH RAFTER	(1)-RBC/ EACH BLOCK
II	(1)-H2.5/ EACH RAFTER	(2)-RBC/ EACH BLOCK

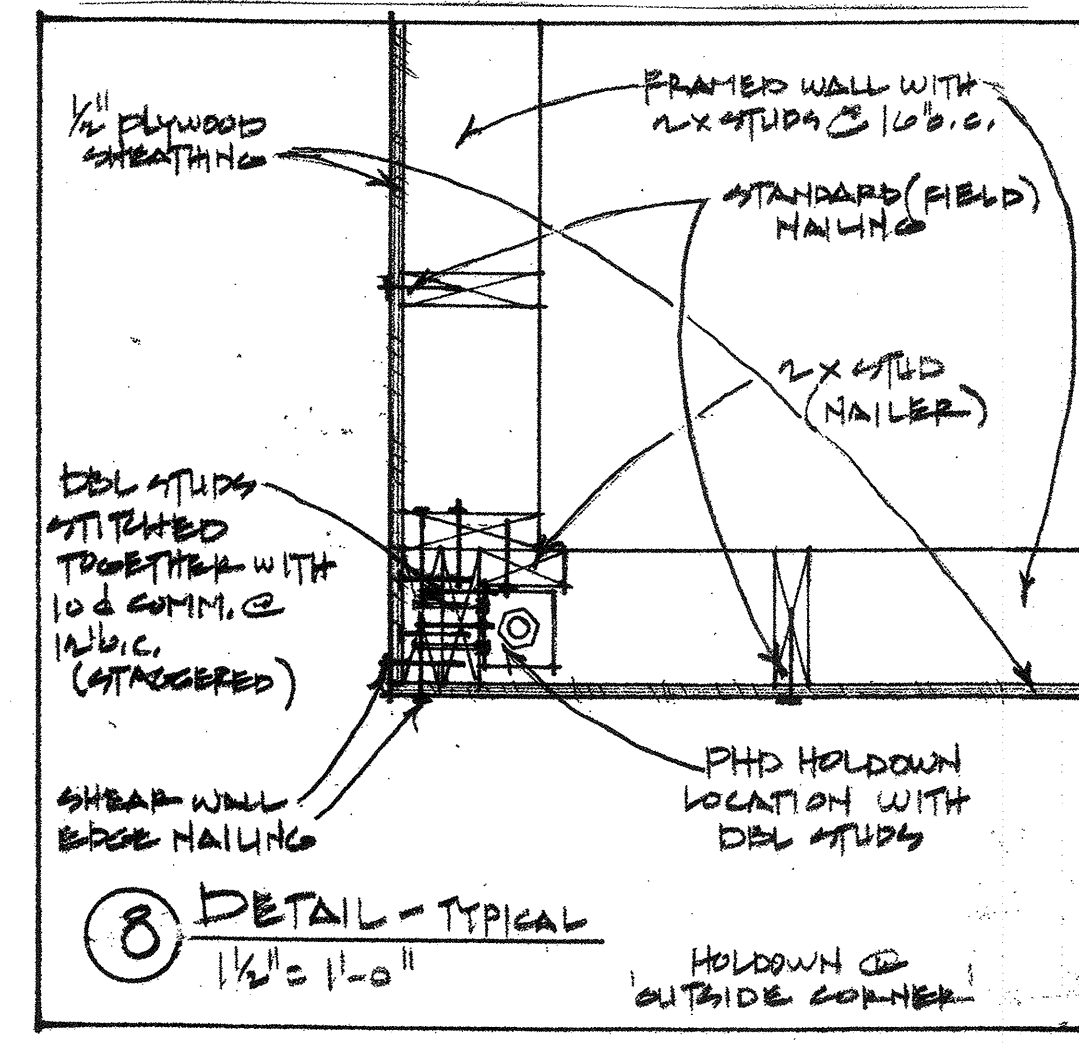
10. DETAIL SCALE: 1"=1'-0"

FOR P1-3", P1-2" SHEAR PANELS



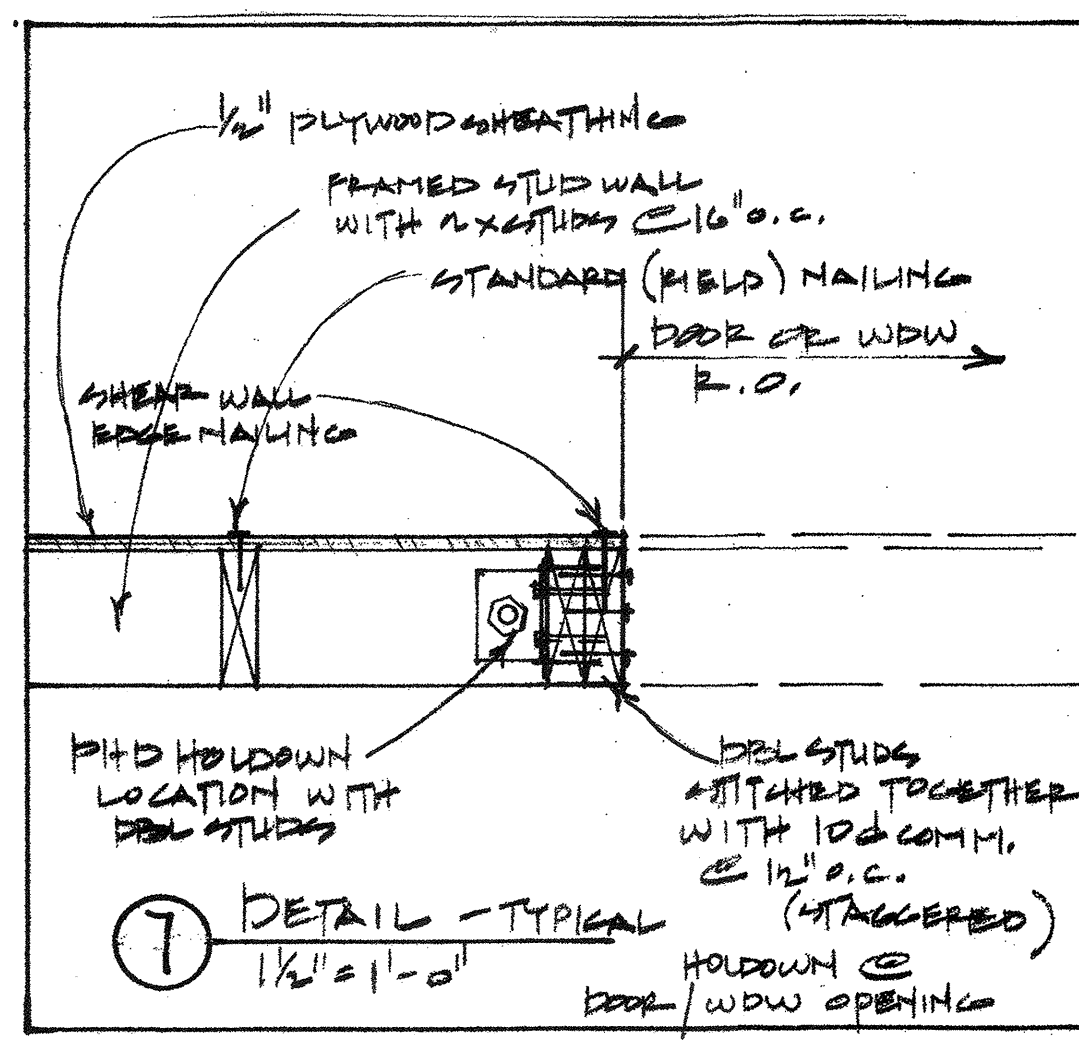
9 Rake Detail

NTS



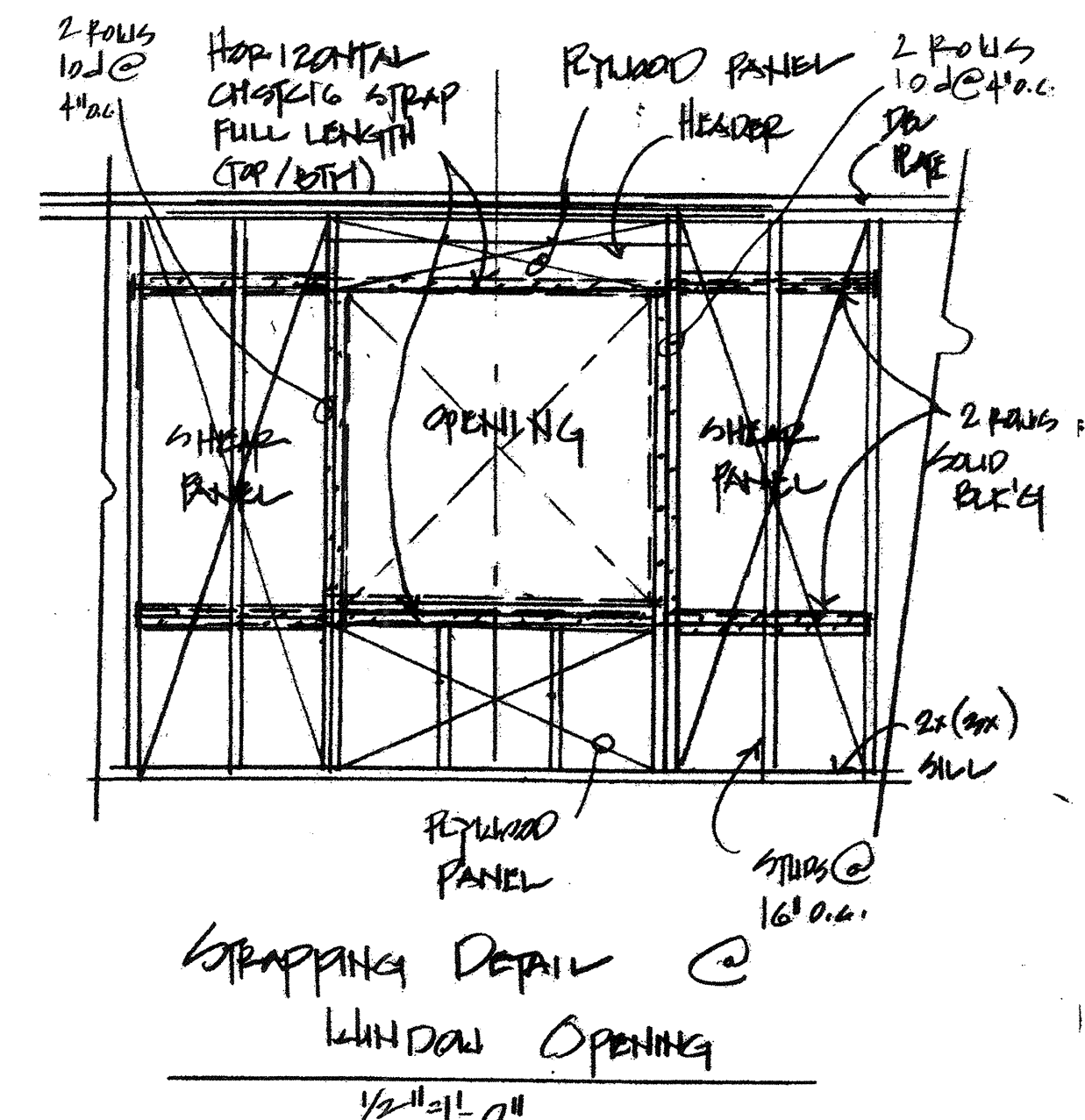
8. DETAIL-TYPICAL

1 1/2" x 1'-0"



7. DETAIL-TYPICAL

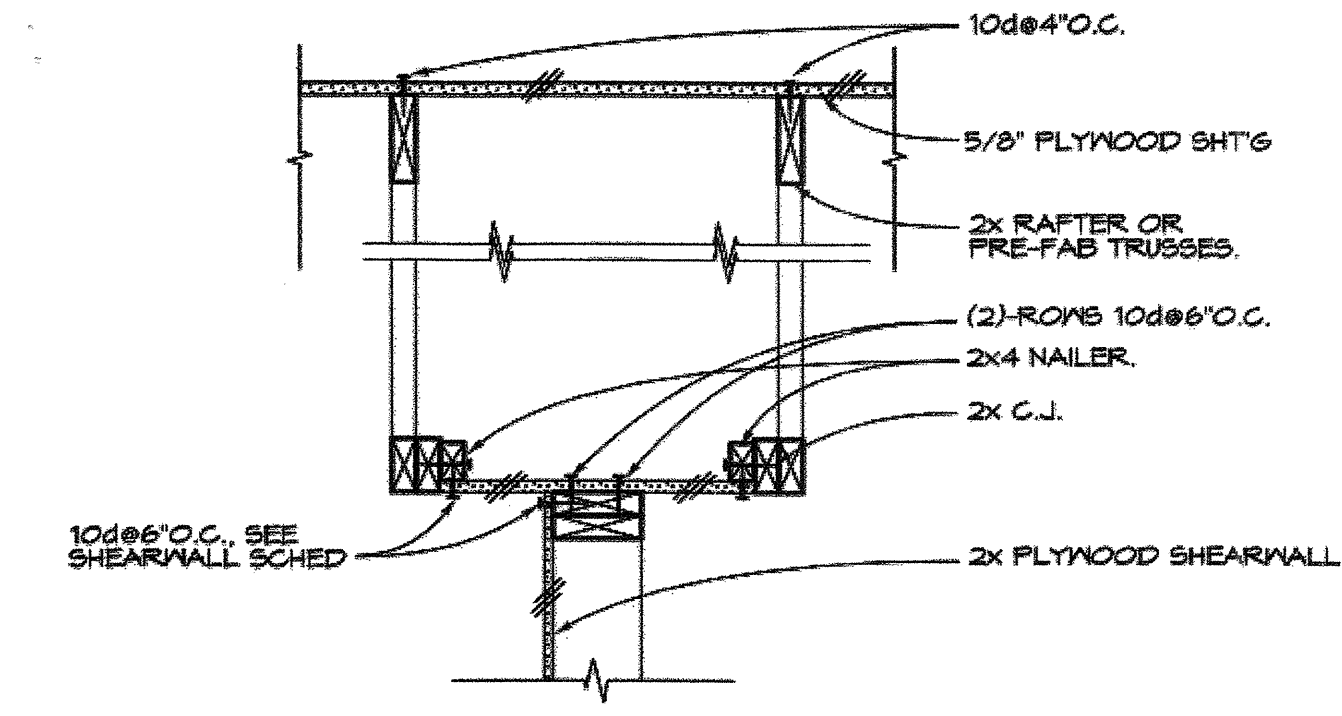
1 1/2" x 1'-0"



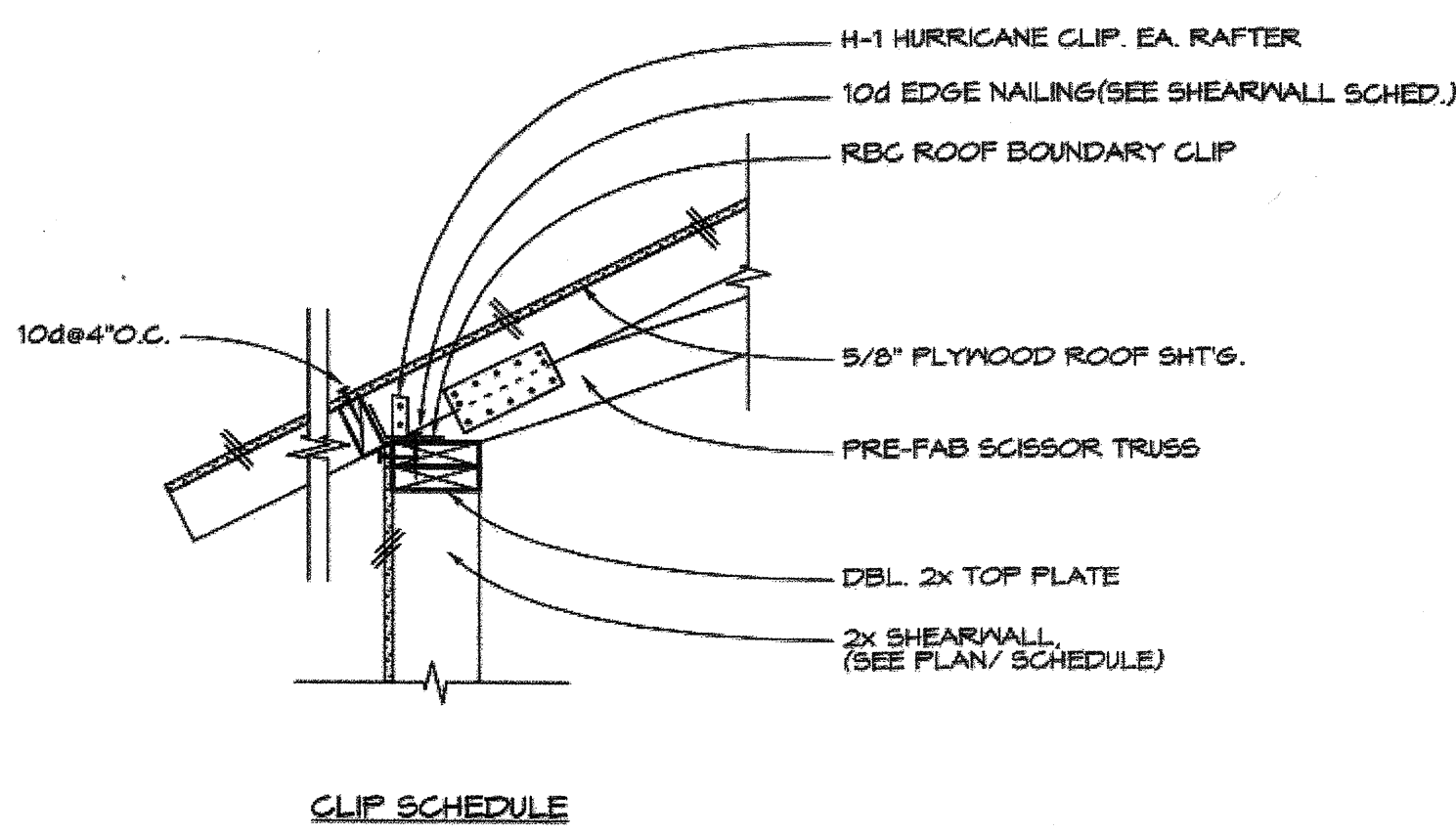
11 SHEARWALL WINDOW OPENING

SCALE: 1"=1'-0"

6



14. DETAIL SCALE: 1"=1'-0"



13. DETAIL SCALE: 1"=1'-0"

CONNECTION TYPE HURRICANE TYPE ROOF BOUNDARY TYPE

I (1)-H1/ EACH RAFTER (1)-RBC/ EACH BLOCK

II (2)-H2.5/ EACH RAFTER (2)-RBC/ EACH BLOCK

HDU *Medium*

The product is preferable to similar connectors because of: 1) easier installation, 2) higher loads, 3) lower installed cost, or a combination of these features.

HDU Holdowns are pre-deflected during the manufacturing process, virtually eliminating deflection under load due to material stretch. They use Simpson Strong-Tie® "Strong-Drive"® screws (SDS) which install easily and provide reduced fastener slip. Using SDS screws results in a greater net section, when compared to bolts, as no material is removed. The HDU series of holdowns are designed to replace previous versions of the product such as PHD's as well as bolted holdowns. The HDU, 4 and 5 are direct replacements for the PHD, 5 and 6, respectively. For more information on holddown options, contact Simpson Strong-Tie.

SPECIAL FEATURES:

- Pre-deflected body virtually eliminates deflection due to material stretch.
- Uses SDS screws which install easily, reduce fastener slip, and provide a greater net section area of the post compared to bolts.
- SDS screws are supplied with the holdowns to ensure proper fasteners are used.
- No stud bolts to countersink at openings.

MATERIAL: See table FINISH: Galvanized

INSTALLATION: Use all specified fasteners. See General Notes.

For use in vertical and horizontal applications.

• No additional washer required.

• To tie multiple 2x members together, the Designer must determine the fasteners required to join the members to act as one unit without splitting the wood. See page 20 for SDS values.

• See SB and SSB Anchor Bolt on pages 27-29 for anchorage options.

• SDS screws install best with low speed high torque drill with a 3/8" hex head driver.

• Refer to technical bulletin T-ANCHORSPEC for post-installed anchorage solutions (see page 197 for details).

For holdowns, per ASTM test standards, anchor bolt nut should be finger-tight plus 1/4" turn with a hand wrench, with consideration given to possible future wood shrinkage. Care should be taken to not over-torque the nut. Impact wrenches should not be used.

CODES: See page 12 for Code Reference Key Chart.

Model No.	Da	Dimensions (in.)			Fasteners	Minimum Wood Member Thickness (in.)	Allowable Tension Loads (lbs.) (108)	Code Ref.	
		W	H	E	Anchor Bolt Dia. (in.)	SDS Screws	CF/SP	SP/FWF	Deflection at Allowable Load* (in.)
HDU2-SDS2.5	14	3	8 1/4	3/4	3/4	3	3075	2215	0.088
HDU4-SDS2.5	14	3	10 3/4	3/4	3/4	3	4565	3265	0.114
HDU5-SDS2.5	14	3	13 3/4	3/4	3/4	3	6245	4565	0.114
HDU3-SDS2.5	10	3	8 1/4	3/4	3/4	3	5090	4305	0.084
HDU4-SDS2.5	10	3	10 3/4	3/4	3/4	3	7870	6565	0.110
HDU5-SDS2.5	10	3	13 3/4	3/4	3/4	3	9335	6965	0.137
HDU11-SDS2.5	10	3	22 1/4	3/4	3/4	1	11170	8045	0.157
HDU14-SDS2.5	7	3	25 3/4	3/4	3/4	1	14390	10540	0.177

DETAIL

SCALE: 1"=1'-0"

12

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A Custom Residence for

On The Rock 98040, LLC

Lot 1, 7260 North Mercer Way, Mercer Island

Stephen Tapp
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Sheet Contents:

Scale: as noted

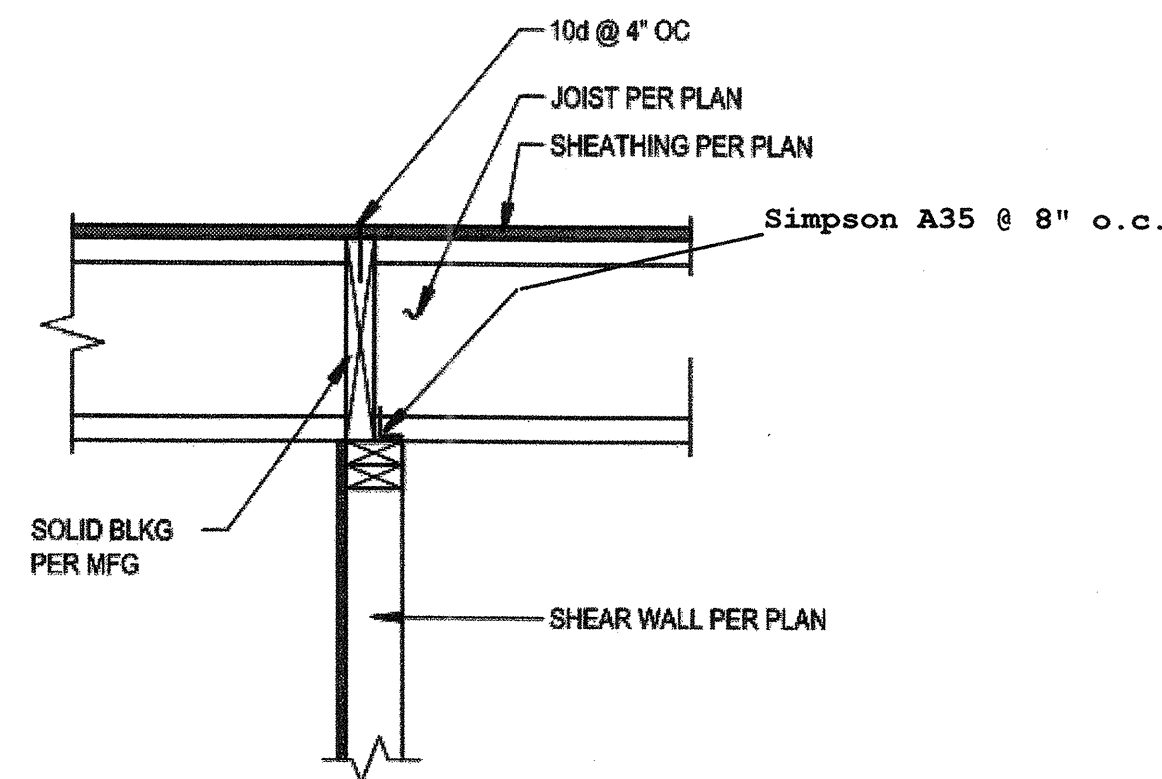
Date: 3/28/13

Job no.: T13C3

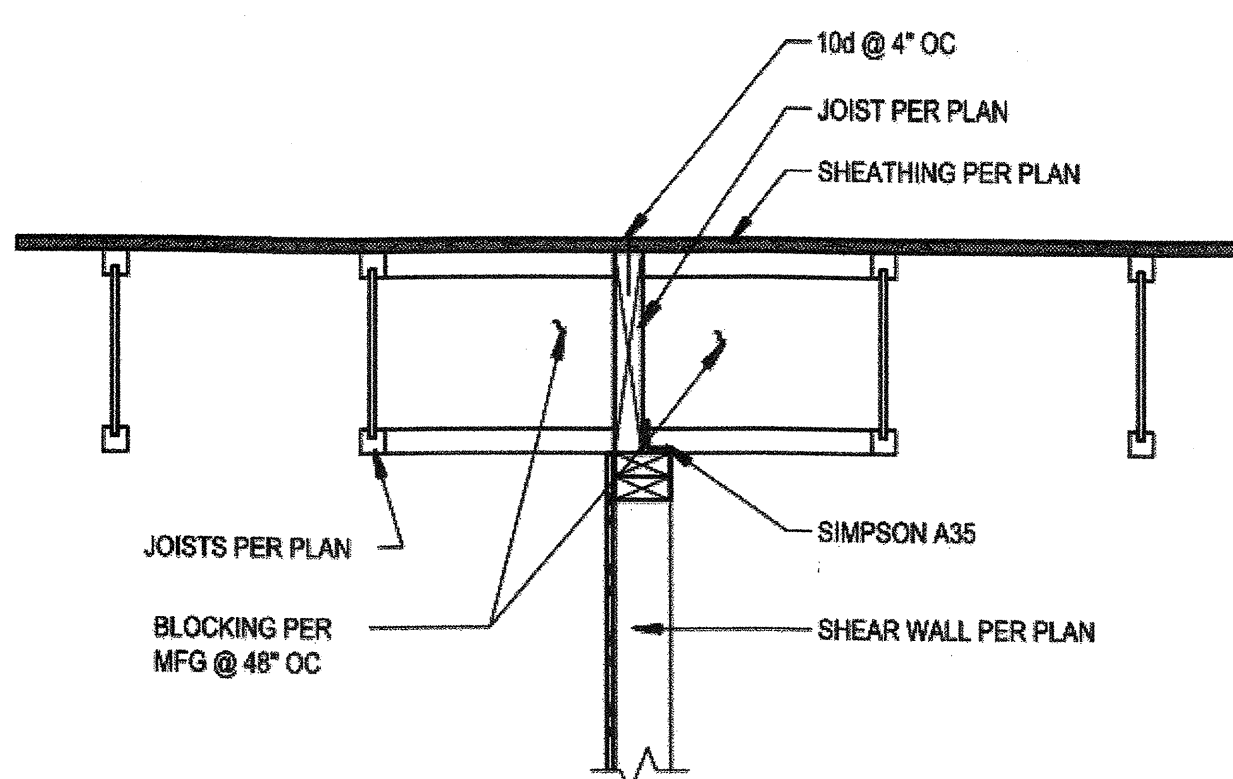
Drawn by: STT

Sheet no.: S-2

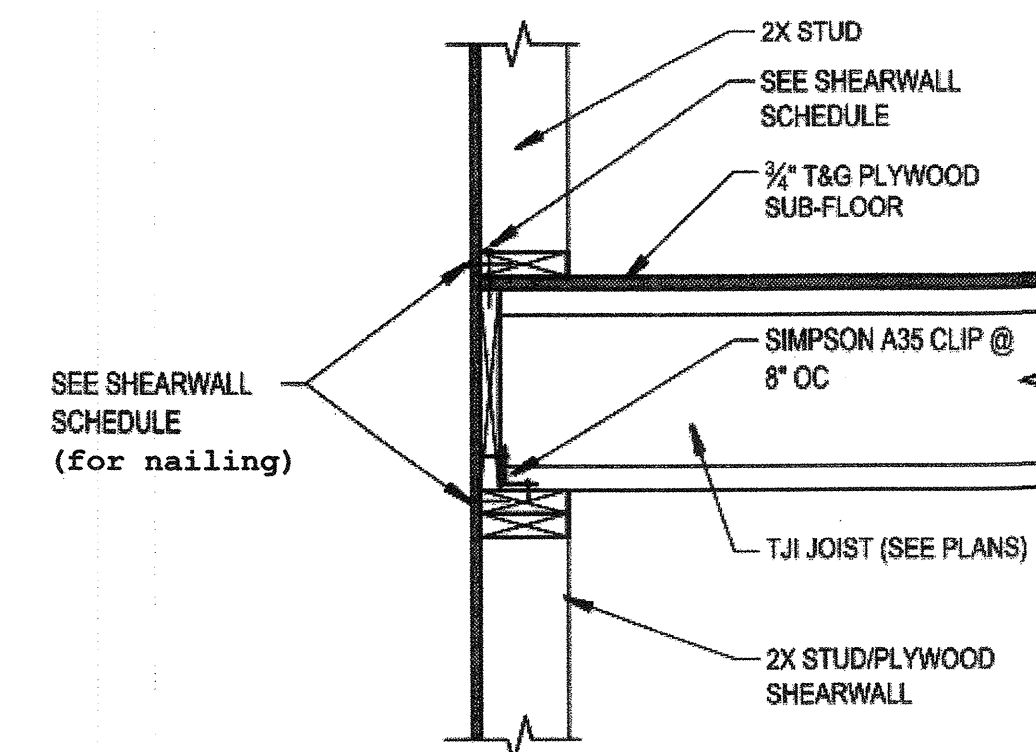
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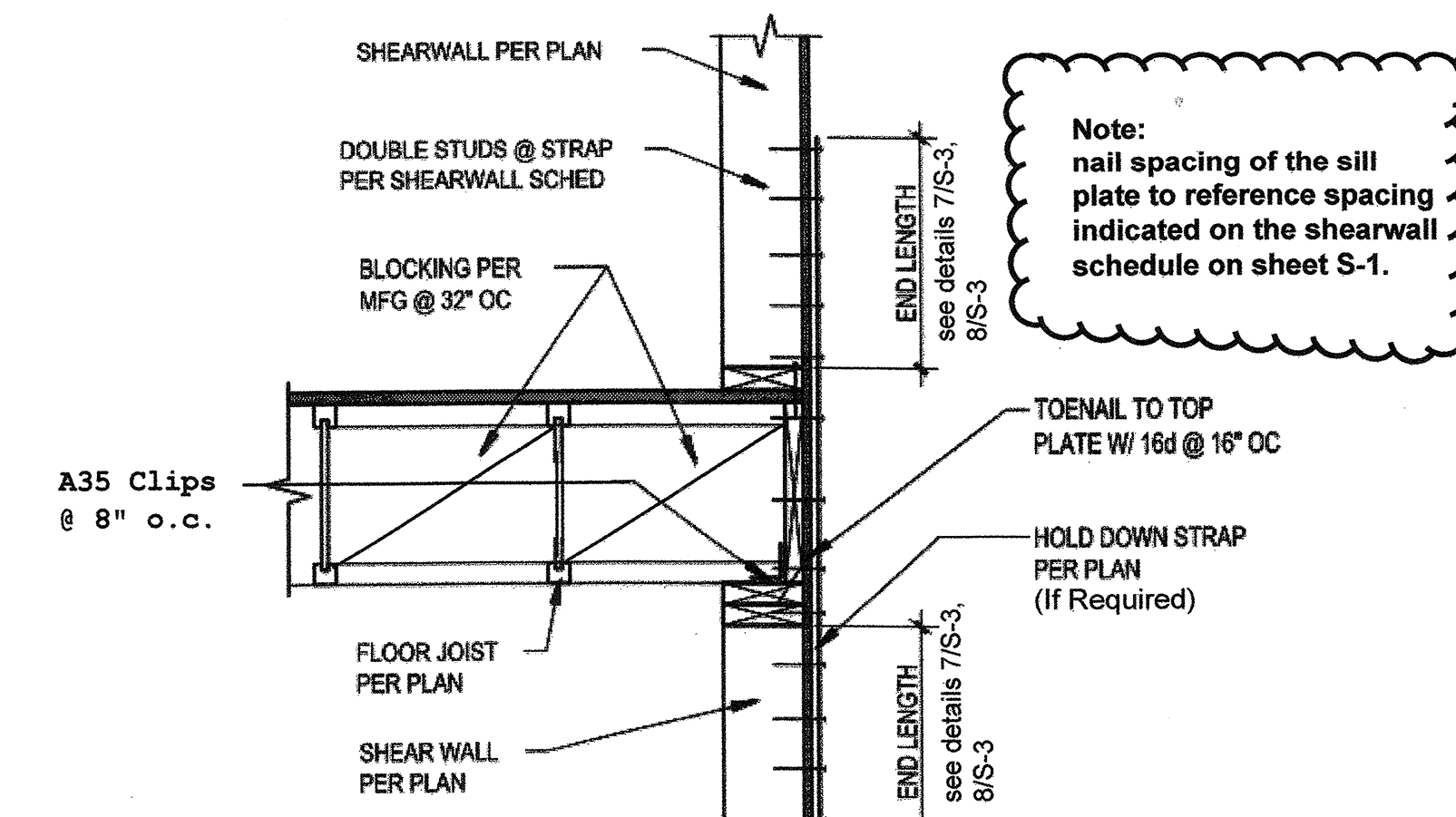
4 FLOOR TO SHEARWALL (JST PERP)
SCALE: 1"=1'-0"



3 FLOOR TO SHEARWALL (JST PARALLEL)
SCALE: 1"=1'-0"

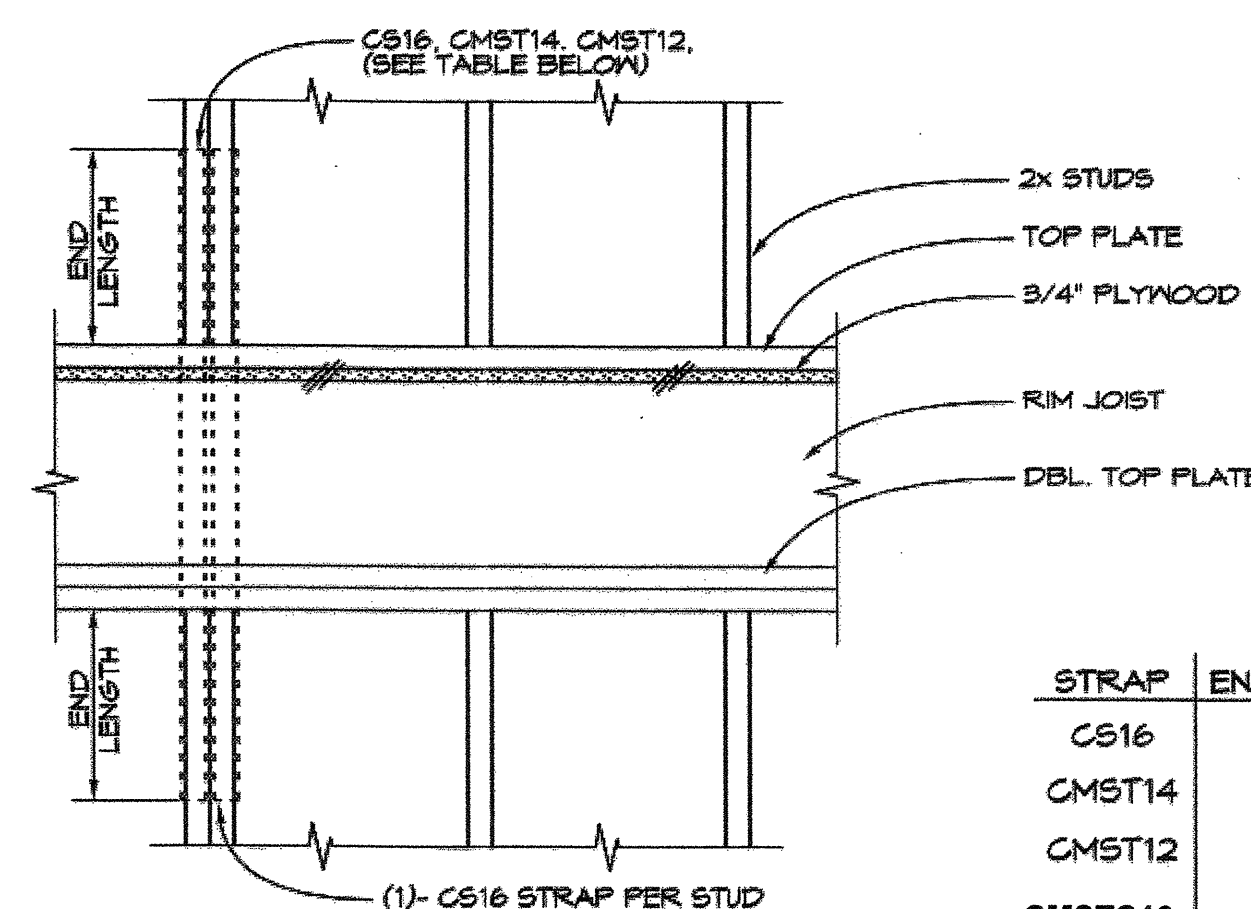


2 SHEAR WALL AT FLOOR
SCALE: 1"=1'-0"



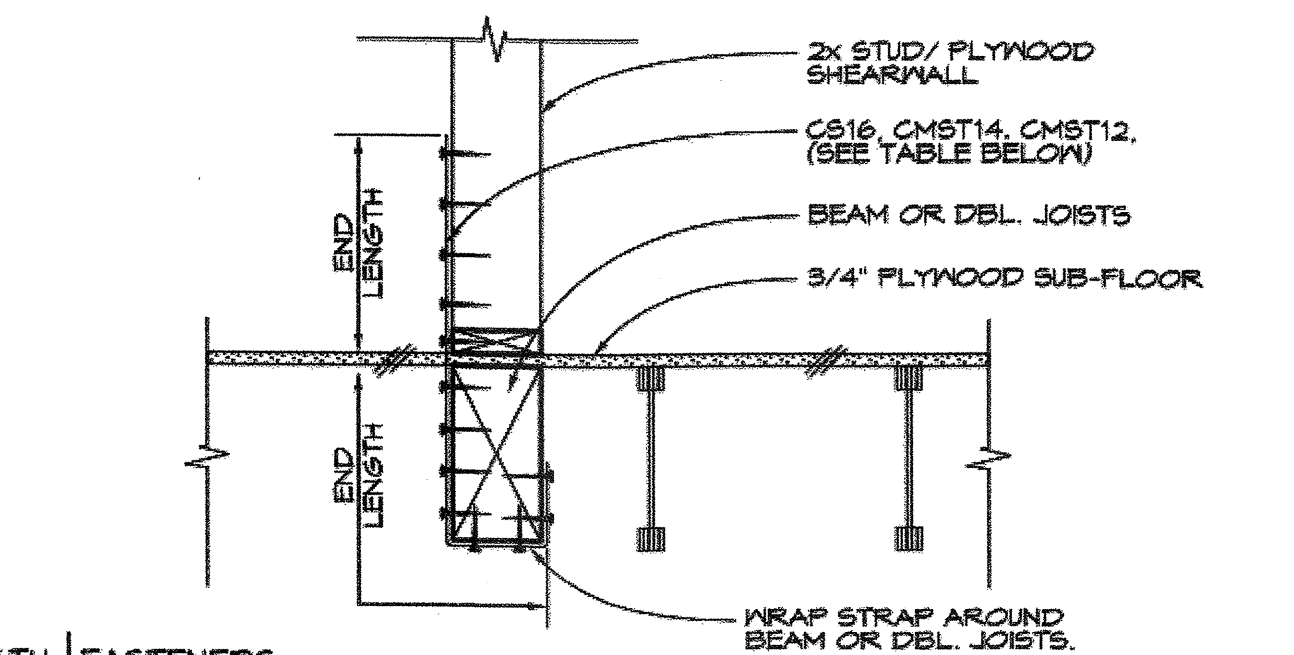
1 HOLD DOWN AT SHEAR WALLS
SCALE: 1"=1'-0"

Note:
nail spacing of the sill plate to reference spacing indicated on the shearwall schedule on sheet S-1.

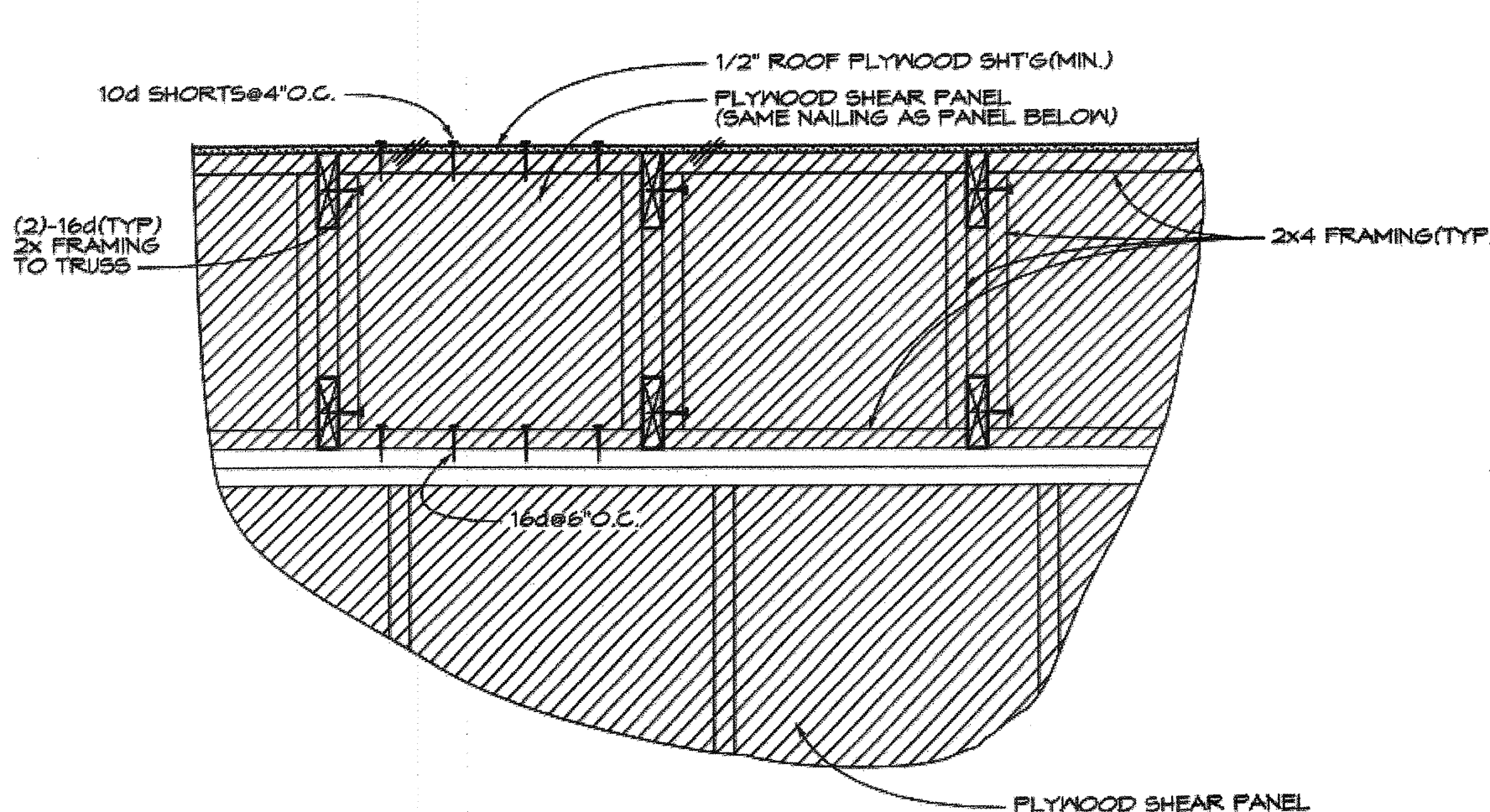


STRAP	END LENGTH	FASTENERS
CS16	11"	(22)-10d
CMST14	34"	(74)-16d
CMST12	45"	(100)-16d
CMSTC16	25"	(58)-16d

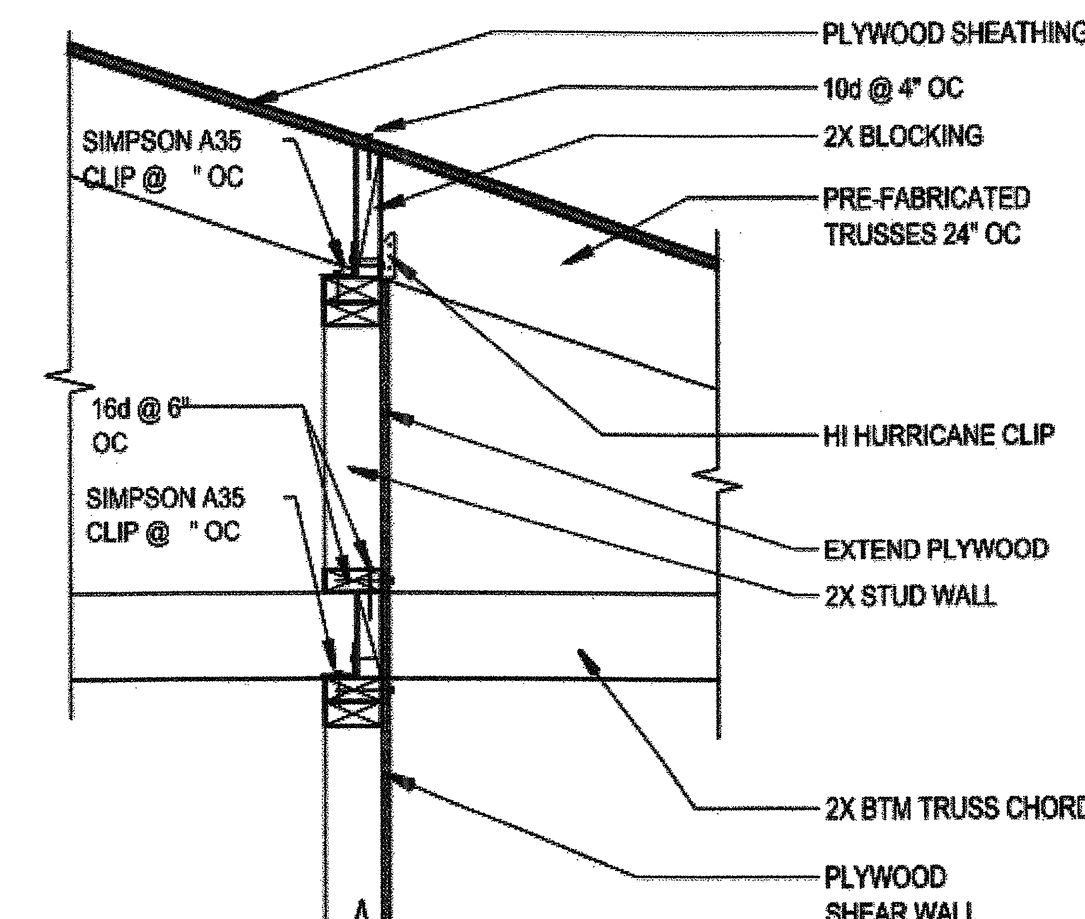
8 DETAIL STRAP TIE WALL TO WALL
SCALE: 1"=1'-0"



7 DETAIL STRAP TIE WALL TO BEAM
SCALE: 1"=1'-0"

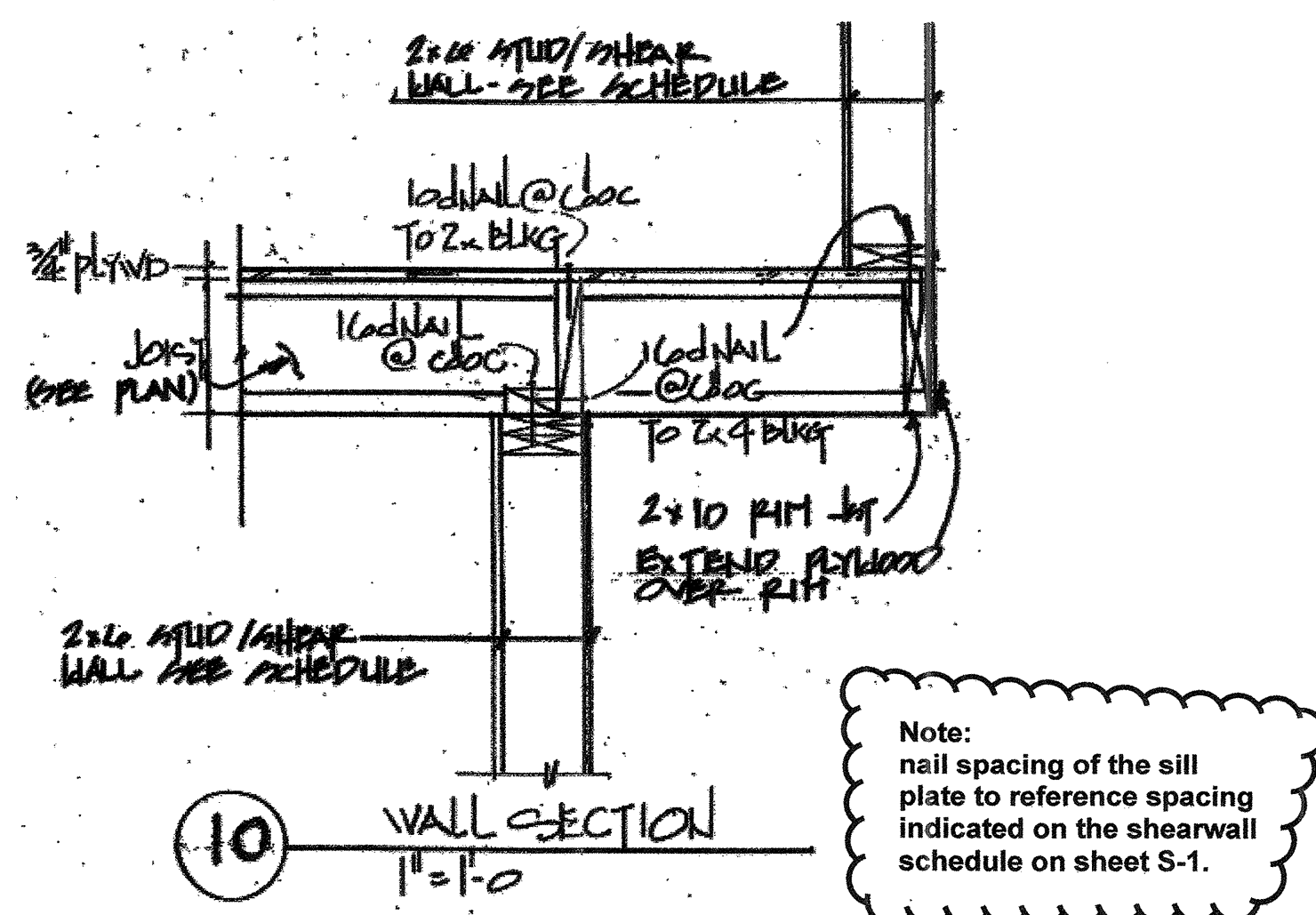


6 DETAIL
SCALE: 1"=1'-0"

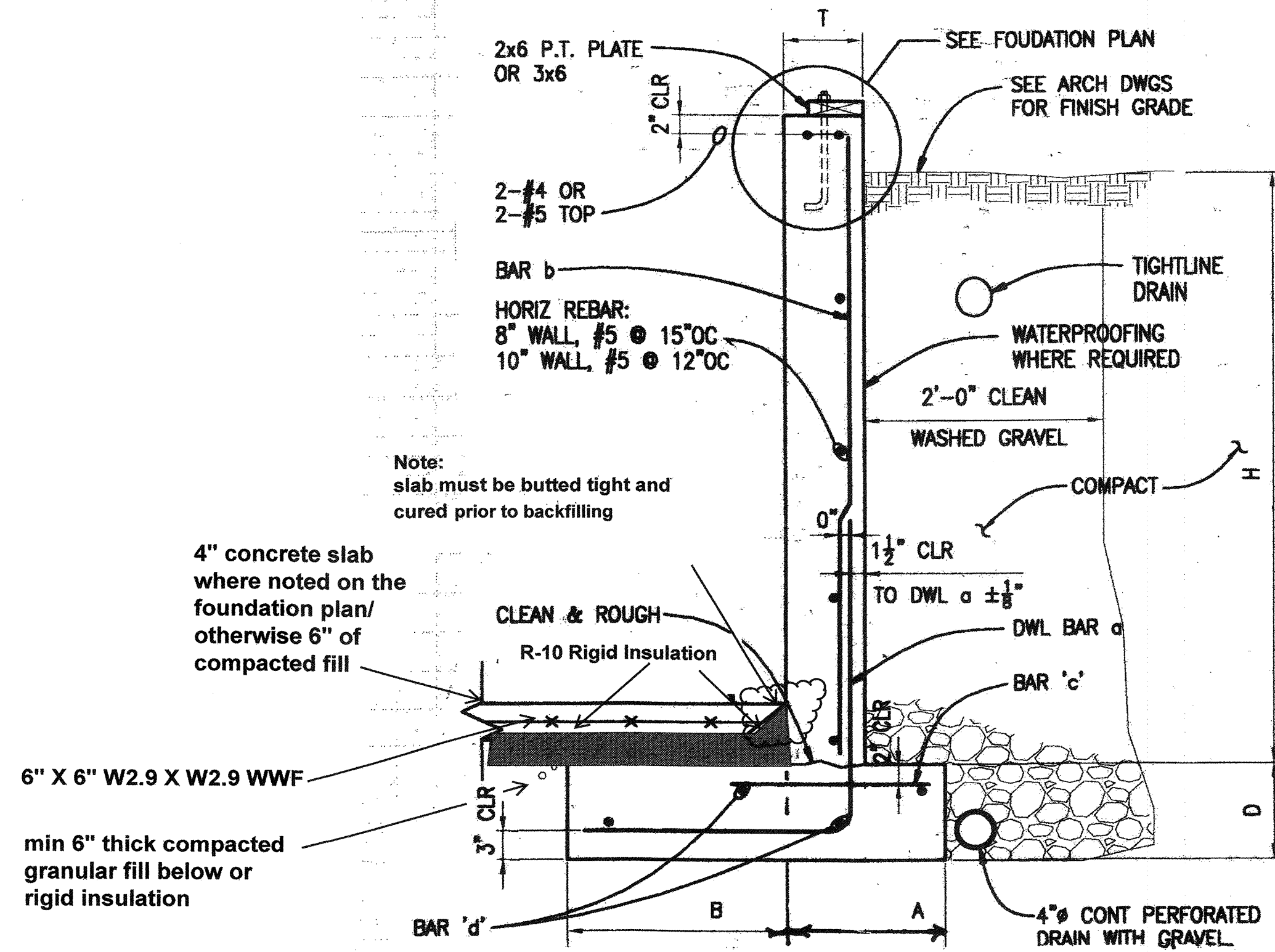


5 DETAIL
SCALE: 1"=1'-0"

Note:
nail spacing of the sill plate to reference spacing indicated on the shearwall schedule on sheet S-1.



10 WALL SECTION
1"=1'-0"



9 Concrete Retaining Wall Section
NTS

Retaining Wall Schedule

T	H	DOWEL 'a'	BAR 'b'	BAR 'c'	BAR 'd'	L	D	A	B
8"	4'-0"	#5 @ 12" O.C.	---	#5 @ 15" O.C.	(2) #5 BOT #5 @ 18" O.C. TOP	2'-9"	12"	1'-6"	1'-3"
8"	6'-0"	#5 @ 12" O.C.	---	#5 @ 15" O.C.	(2) #5 BOT #5 @ 18" O.C. TOP	4'-7"	14"	2'-4"	2'-3"
8"	8'-0"	#5 @ 12" O.C.	---	#5 @ 15" O.C.	(3) #5 BOT #5 @ 18" O.C. (TOP)	5'-3"	14"	1'-9"	3'-6"
10"	10'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 15" O.C.	(4) #5 BOT #5 @ 18" O.C. (TOP)	5'-0"	14"	2'-0"	3'-0"

NOTES FOR UNBRACED RETAINING WALLS

1. CONCRETE STRENGTH $f'c = 2500$ psi. (if not exposed to weather), 3000 psi (if exposed to weather) no special inspection
2. REINFORCING TO BE GRADE 60 (#5), 60 (#4)
3. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
4. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING BARS.
5. BACKFILL WALL TO ALLOW FOR DEFLECTION BEFORE ATTACHING FLOOR DIAPHRAGM.
6. ALLOW SOIL BEARING PRESSURE TO BE 2000 psf.
7. EQUIVALENT FLUID PRESSURE BEHIND WALL TO BE 35 pcf FOR UNBRACED WALLS.
8. ALLOW 28 DAYS MINIMUM FOR CONCRETE TO CURE.
9. ALLOWABLE PASSIVE PRESSURE TO BE 250 pcf.
10. CONTACT ENGINEER FOR ANY MODIFICATIONS OR REVISIONS TO ORIGINAL DESIGN.

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A Custom Residence for
On The Rock 98040, LLC
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Sheet Contents:

Scale: as noted

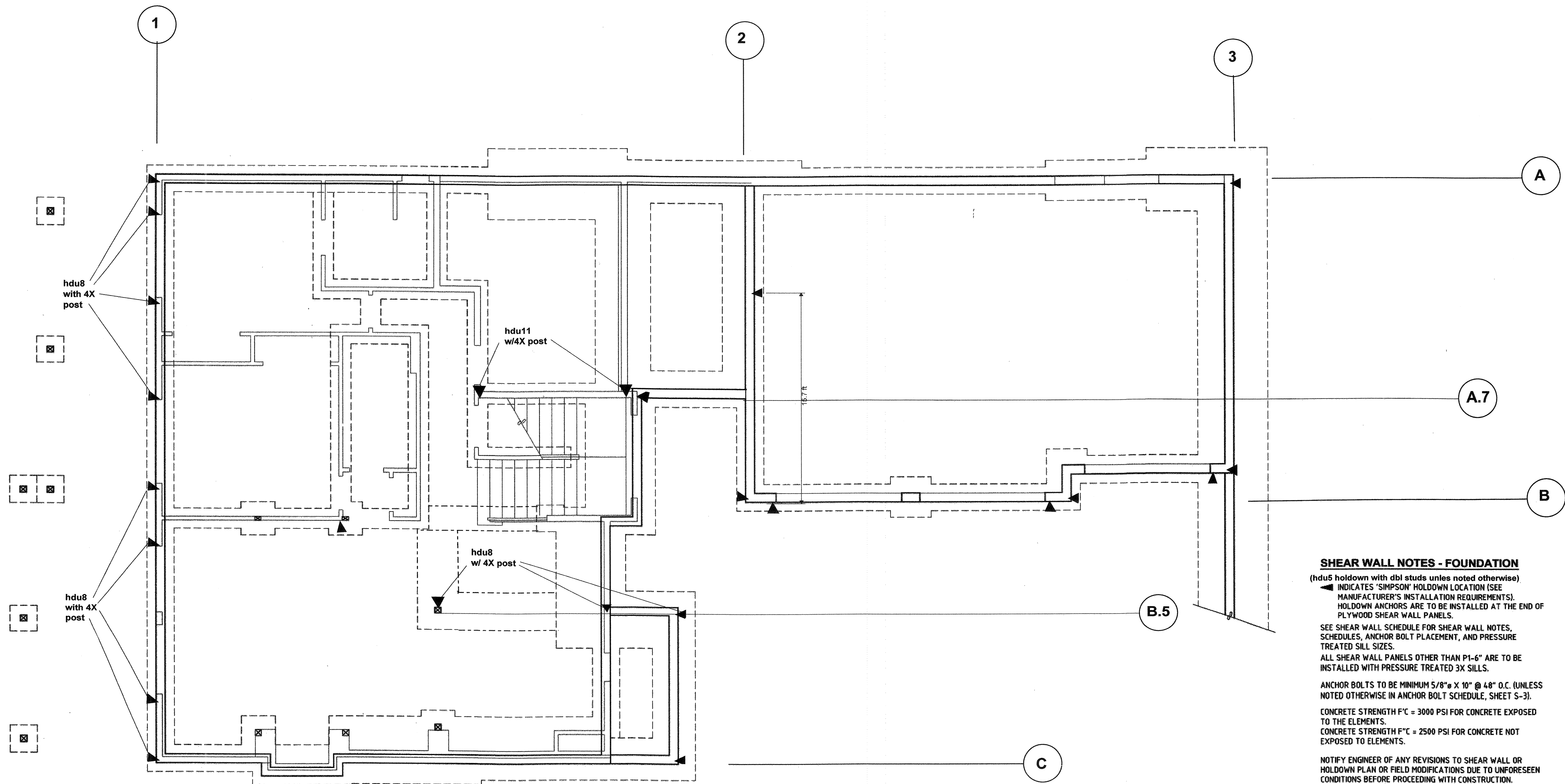
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Drawn by: STT

Sheet no.:

S-3



Holdown Location Plan

1/4" = 1'-0"

SHEAR WALL NOTES - FOUNDATION

(hdu5 holdown with dbi studs unless noted otherwise)

▲ INDICATES SIMPSON HOLDOWN LOCATION (SEE MANUFACTURER'S INSTALLATION REQUIREMENTS). HOLDOWN ANCHORS ARE TO BE INSTALLED AT THE END OF PLYWOOD SHEAR WALL PANELS.

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, SCHEDULES, ANCHOR BOLT PLACEMENT, AND PRESSURE TREATED SILL SIZES.
ALL SHEAR WALL PANELS OTHER THAN P1-6" ARE TO BE INSTALLED WITH PRESSURE TREATED 3X SILLS.

ANCHOR BOLTS TO BE MINIMUM 5/8" x 10" @ 48" O.C. (UNLESS NOTED OTHERWISE IN ANCHOR BOLT SCHEDULE, SHEET S-3).

CONCRETE STRENGTH F'c = 3000 PSI FOR CONCRETE EXPOSED TO THE ELEMENTS.
CONCRETE STRENGTH F'c = 2500 PSI FOR CONCRETE NOT EXPOSED TO ELEMENTS.

NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR HOLDOWN PLAN OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

INCREASE DEPTH OF FOUNDATION AT HOLDOWN ANCHOR BOLTS TO INSURE PROPER CONCRETE COVERAGE.

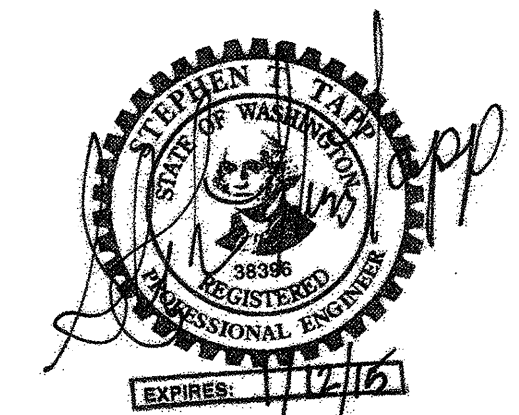
SIMPSON STRONG TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF THIS PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OF CALCULATIONS. THE ENGINEER OF RECORD SHOULD EVALUATE AND GIVE APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

Note: SSTB are the only approved anchors for use with the HD series holdowns

Holdown Anchor End Distance and Edge Distance

Alternate	Simpson Holdown	Stud Size	Post Size	Anchor Diameter	End Distance	Edge Distance	SSTB Embedded Depth
HDU2	HD2a	2 X 4	Dbi Studs	5/8" d.	4 7/16"	1 1/2"	5/8" d. Embedded 20 5/8"
		2 X 4	4X Post	5/8" d.	4 15/16"	1 1/2"	
	HD2b	2 X 6	Dbi Studs	5/8" d.	4 7/16"	2 3/4"	5/8" d. Embedded 20 5/8"
		2 X 6	4X Post	5/8" d.	4 15/16"	2 3/4"	
HDU5	HD5a	2 X 4	Dbi Studs	3/4" d.	5 3/16"	1 1/2"	5/8" d. Embedded 20 5/8"
		2 X 4	4X Post	3/4" d.	5 11/16"	1 1/2"	
	HD5b	2 X 6	Dbi Studs	3/4" d.	5 3/16"	2 3/4"	5/8" d. Embedded 20 5/8"
		2 X 6	4X Post	3/4" d.	5 11/16"	2 3/4"	
HDU8	HD6a	2 X 4	4X Post	7/8" d.	5 9/16"	1 1/2"	7/8" d. Embedded 28 7/8"
		2 X 4	4X Post	7/8" d.	5 9/16"	1 1/2"	
	HD6b	2 X 6	6X Post	7/8" d.	7 9/16"	2 3/4"	7/8" d. Embedded 28 7/8"
		2 X 6	6X Post	7/8" d.	7 9/16"	2 3/4"	
HDU8	HD8a	2 X 4	4X Post	7/8" d.	5 9/16"	1 1/2"	7/8" d. Embedded 28 7/8"
		2 X 4	4X Post	7/8" d.	5 9/16"	1 1/2"	
	HD8b	2 X 6	6X Post	7/8" d.	7 9/16"	2 3/4"	7/8" d. Embedded 28 7/8"
		2 X 6	6X Post	7/8" d.	7 9/16"	2 3/4"	
HDU11	HD11a	2 X 6	6X Post	1" d.	7 9/16"	2 3/4"	1" d. Embedded 28 7/8"

Note: See foundation plan in architectural drawings for specific foundation details



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SHEAR WALL NOTES - WALLS

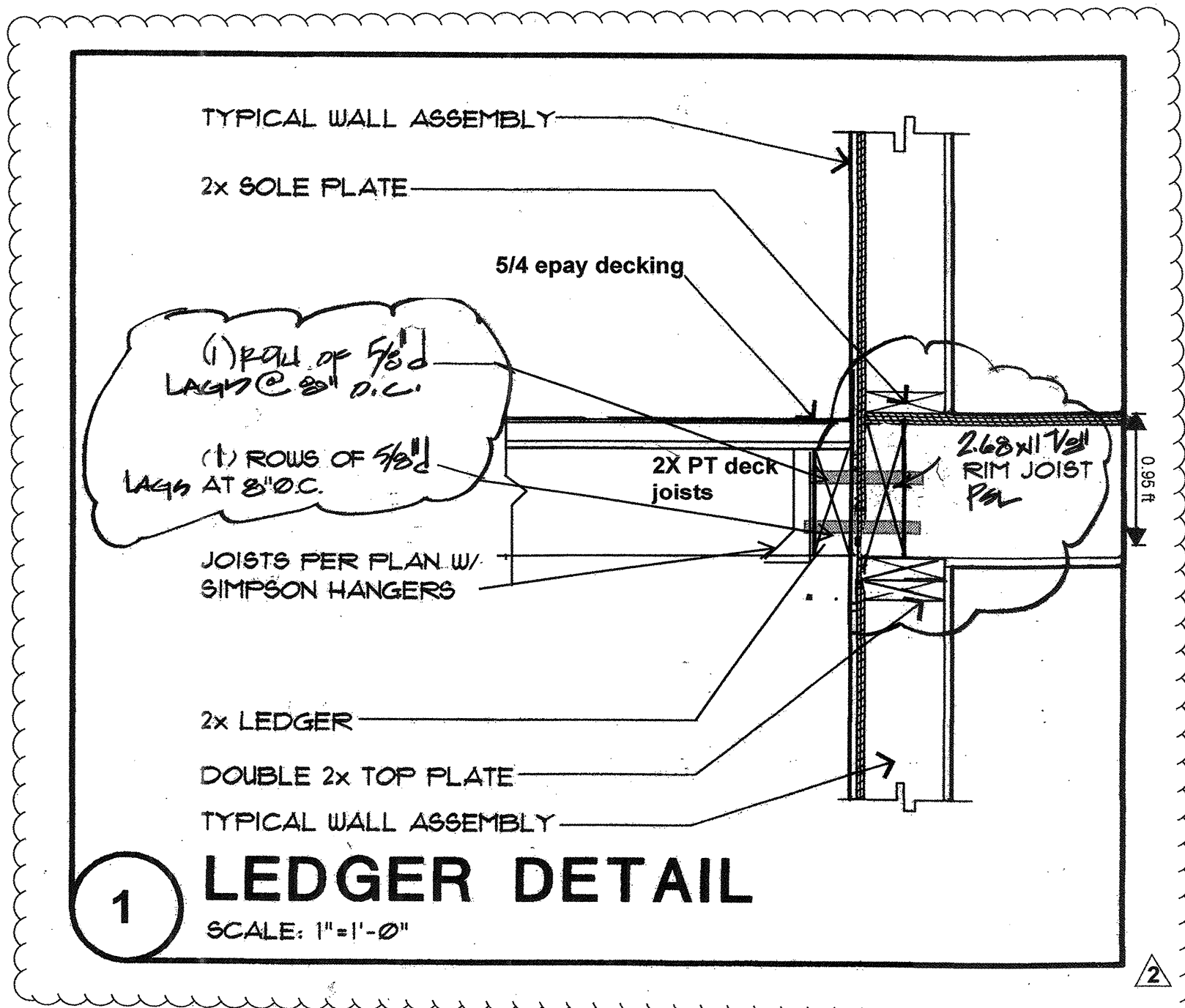
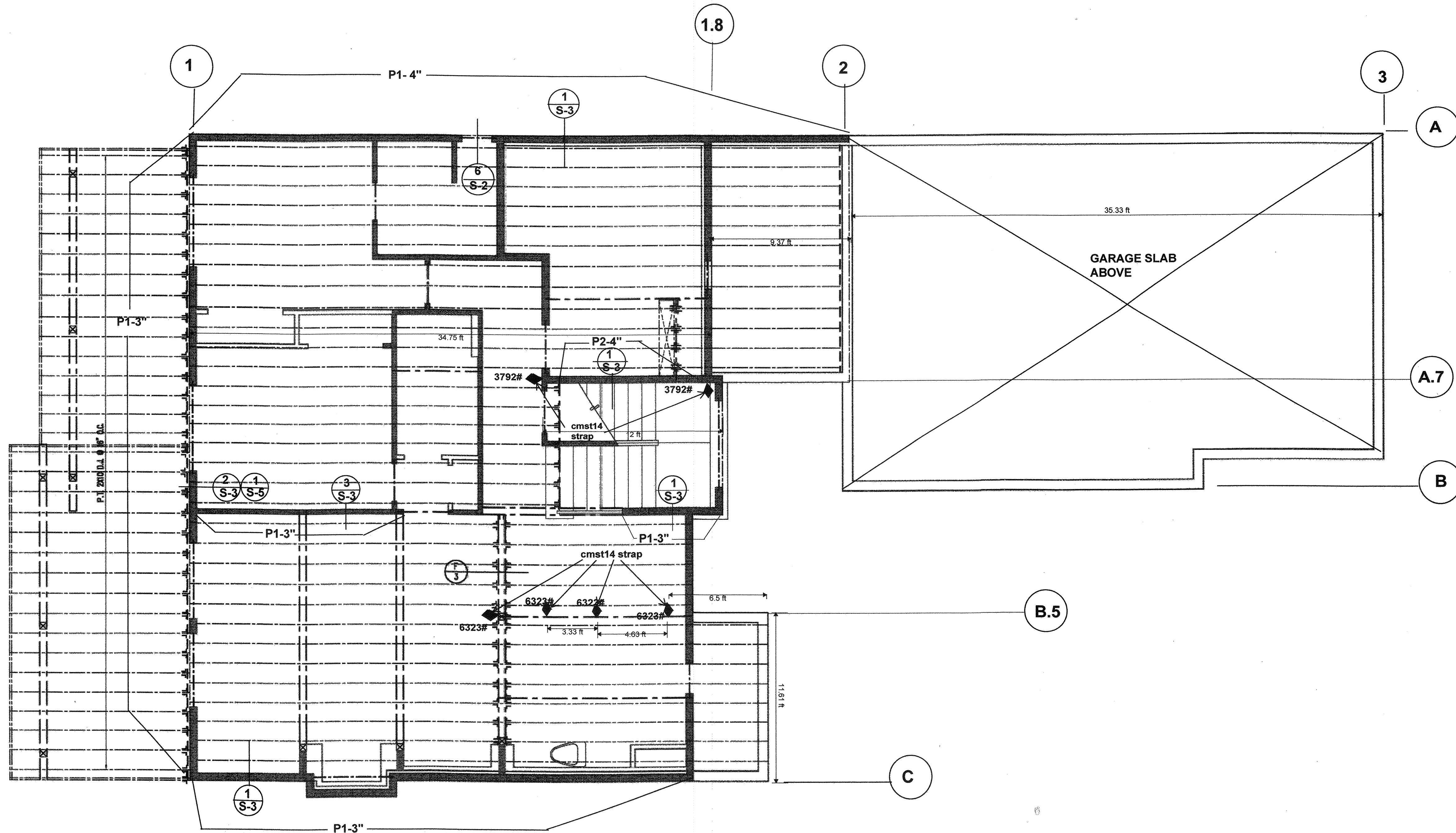
P1-'X' INDICATES SHEAR WALL. SEE LEGEND.
 SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.
 NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
 DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.

cmst14 strap \blacktriangleleft INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

SEE DETAILS 2/S-2, 4/S-2, 5, 8-2, FOR MISCELLANEOUS CONSTRUCTION DETAILS



Lower Floor Shear Wall Plan

1/4" = 1'-0"

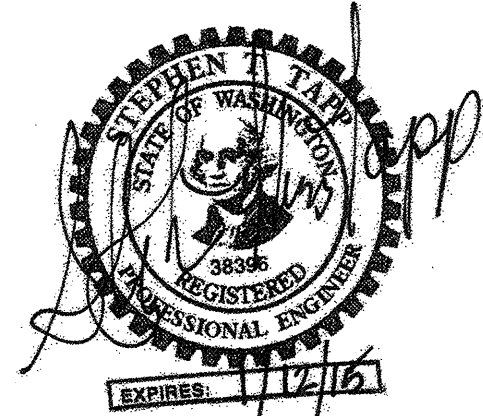
A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7260 North Mercer Way, Mercer Island

Stephen Tapp
 Architect / P.E.
 Ph: 206-320-0534
 2330 East Madison Street
 Seattle, Washington

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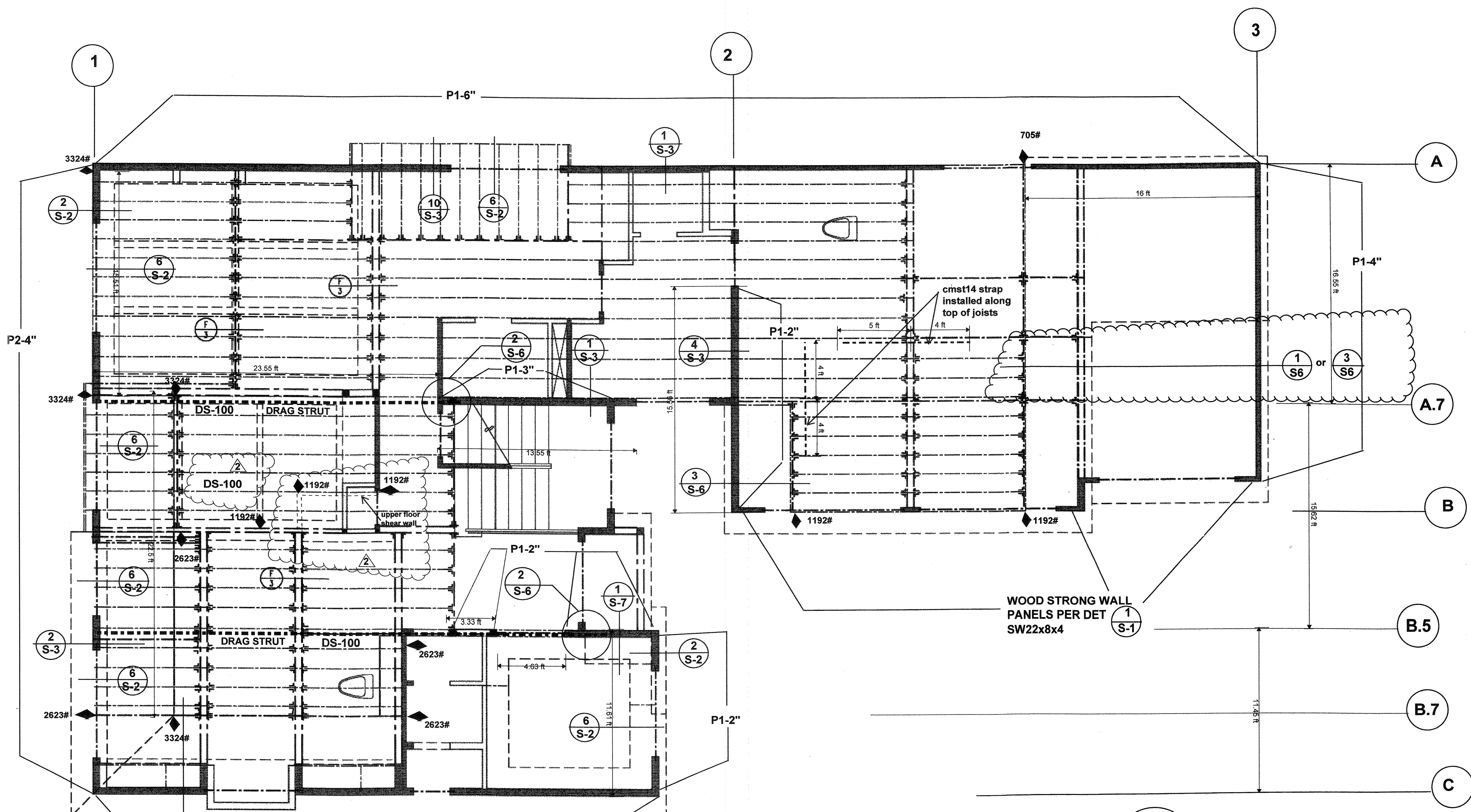
Date: 3/28/13

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S-6



Drag Strut Beams
DS-100 5 1/4" X 11 7/8" 2.0E PSL

SHEAR WALL NOTES - WALLS

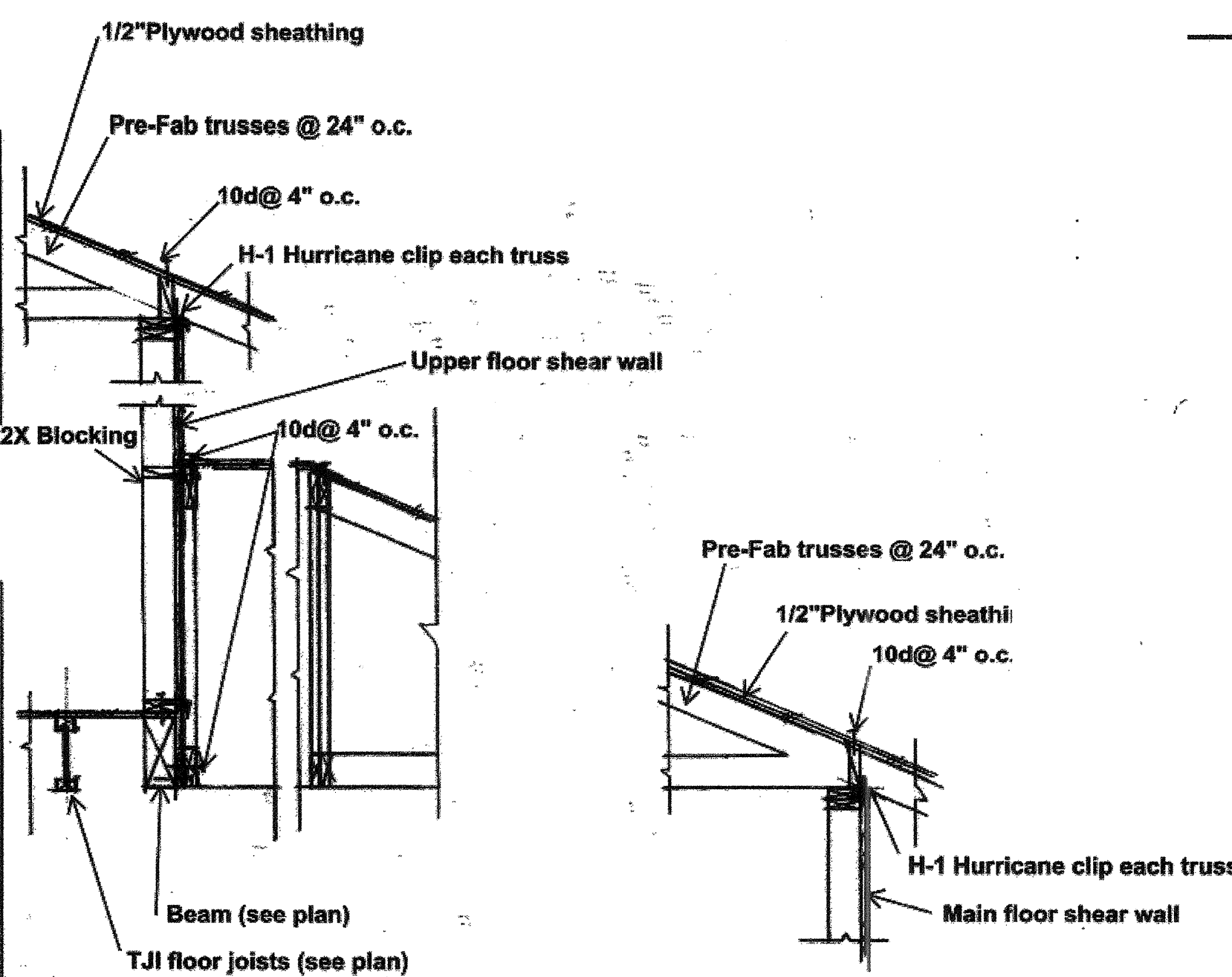
P1-'X' INDICATES SHEAR WALL. SEE LEGEND. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS. NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.
INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.
(cmstc16 strap unless noted otherwise)

Main Floor Shear Wall Plan

1/4" = 1'-0"



DSC Drag Strut Connector

The DSC drag-strut connector transfers the diaphragm shear forces from the girders, trusses or beams to the shearwalls. The new DSC2 has been designed to optimize fastener location, resulting in a connector that outperforms the DSC4 with fewer fasteners. The DSC2 is a smaller, lighter version that installs with fewer screws.

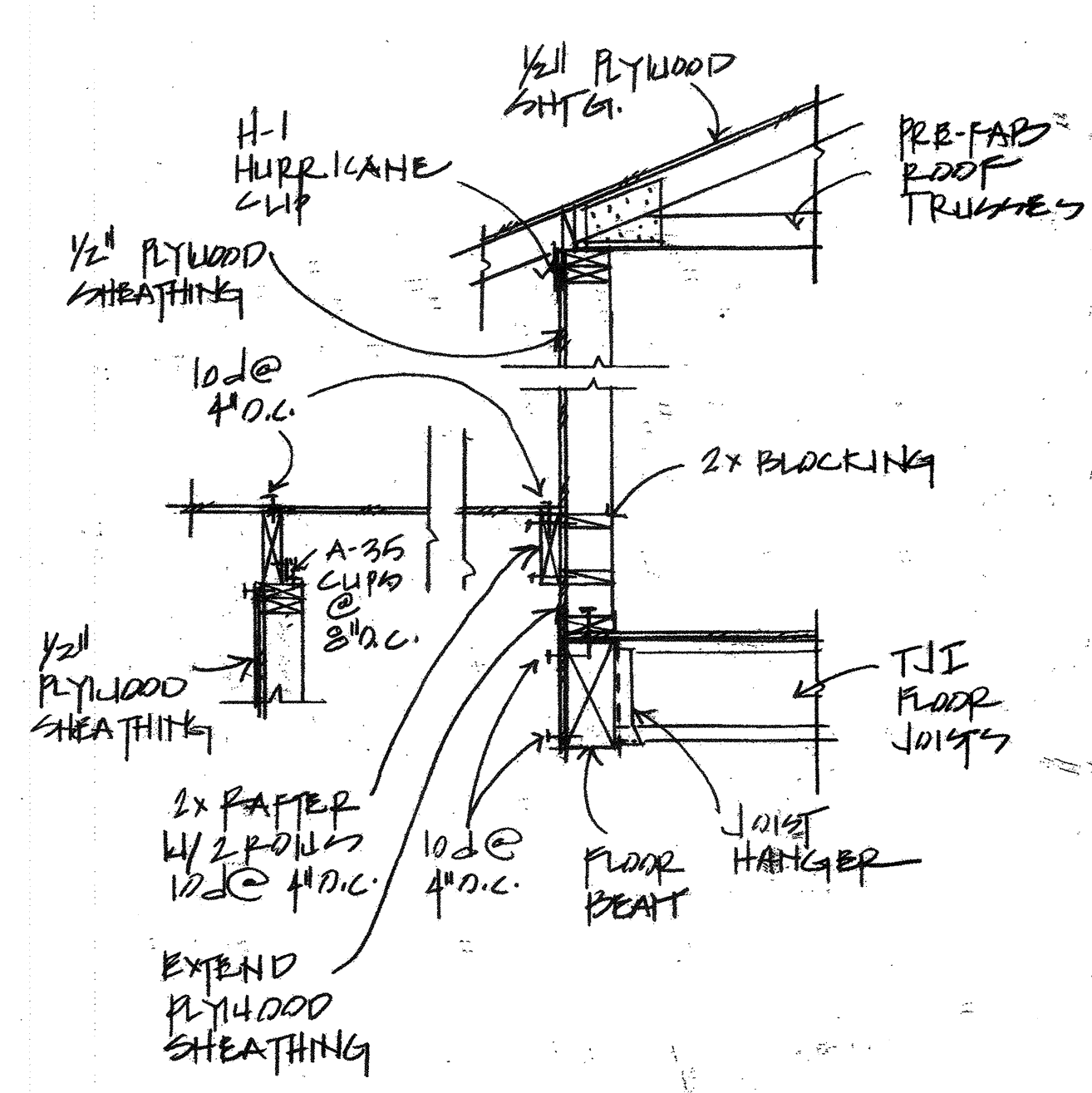
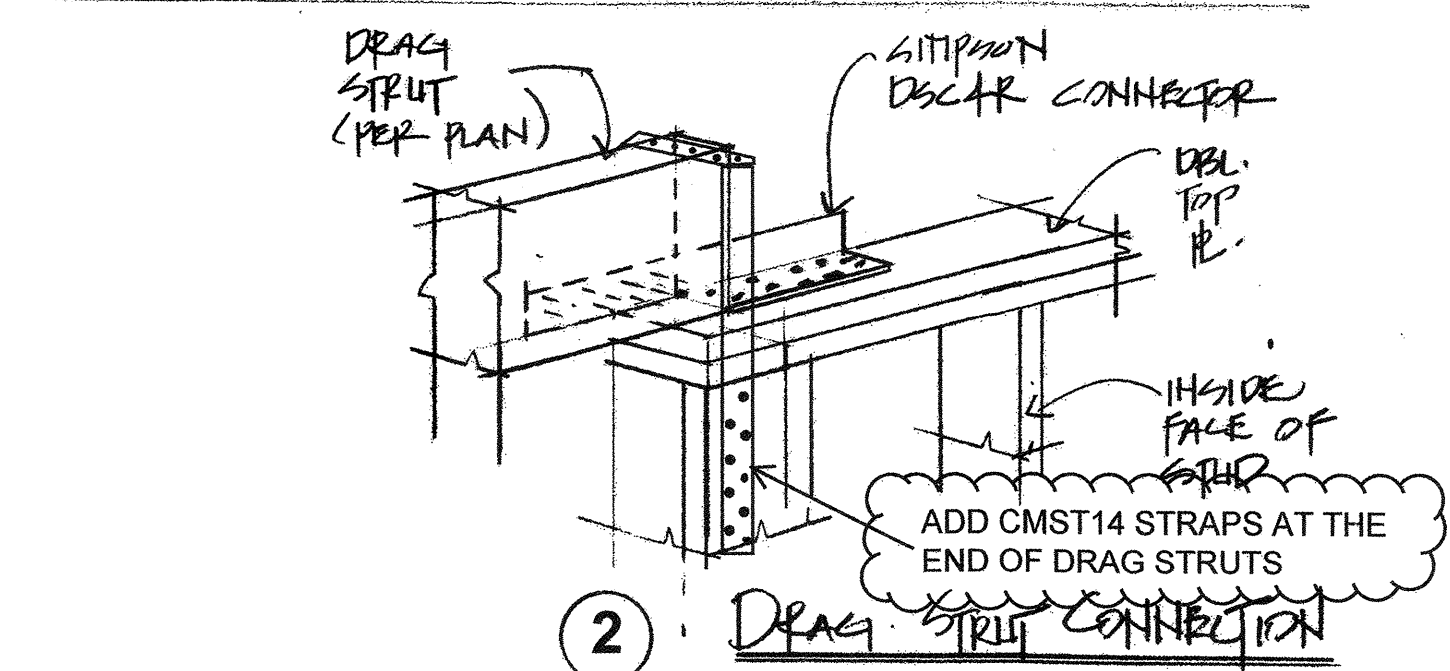
FEATURES

- The DSC2 requires 40% fewer fasteners than our previous DSCs, and gets 12% higher loads.
- Left hand and right hand versions available.
- DSC2s install with the Simpson Strong-Tie® SCS 1/2"x3" screws provided.

MATERIAL: DSC2-7 gauge, DSC2-3 gauge
FINISH: DSC2-Galvalume®; DSC2-Simpson Strong-Tie® gray paint
INSTALLATION: Use all specified fasteners; see General Notes.
Simpson Strong-Tie® SCS screws are provided.
COLOUR: See page 20 for Code Reference Key Chart.

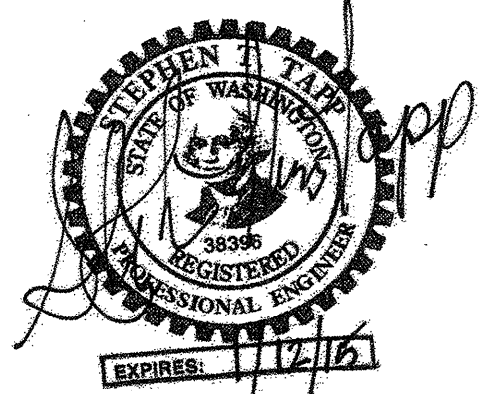
Model No.	L (in.)	Fasteners	DFWP Allowable Loads (1989)	SPF/WF Allowable Loads (1989)	Code Ref.
DSC2R4-0503	16	20-SOS-1/2"x3"	2200	2200	220
DSC2R4-0503	16	20-SOS-1/2"x3"	2200	2200	220
DSC2R4-0503	16	20-SOS-1/2"x3"	2200	2200	220

US Patent 6,856,098



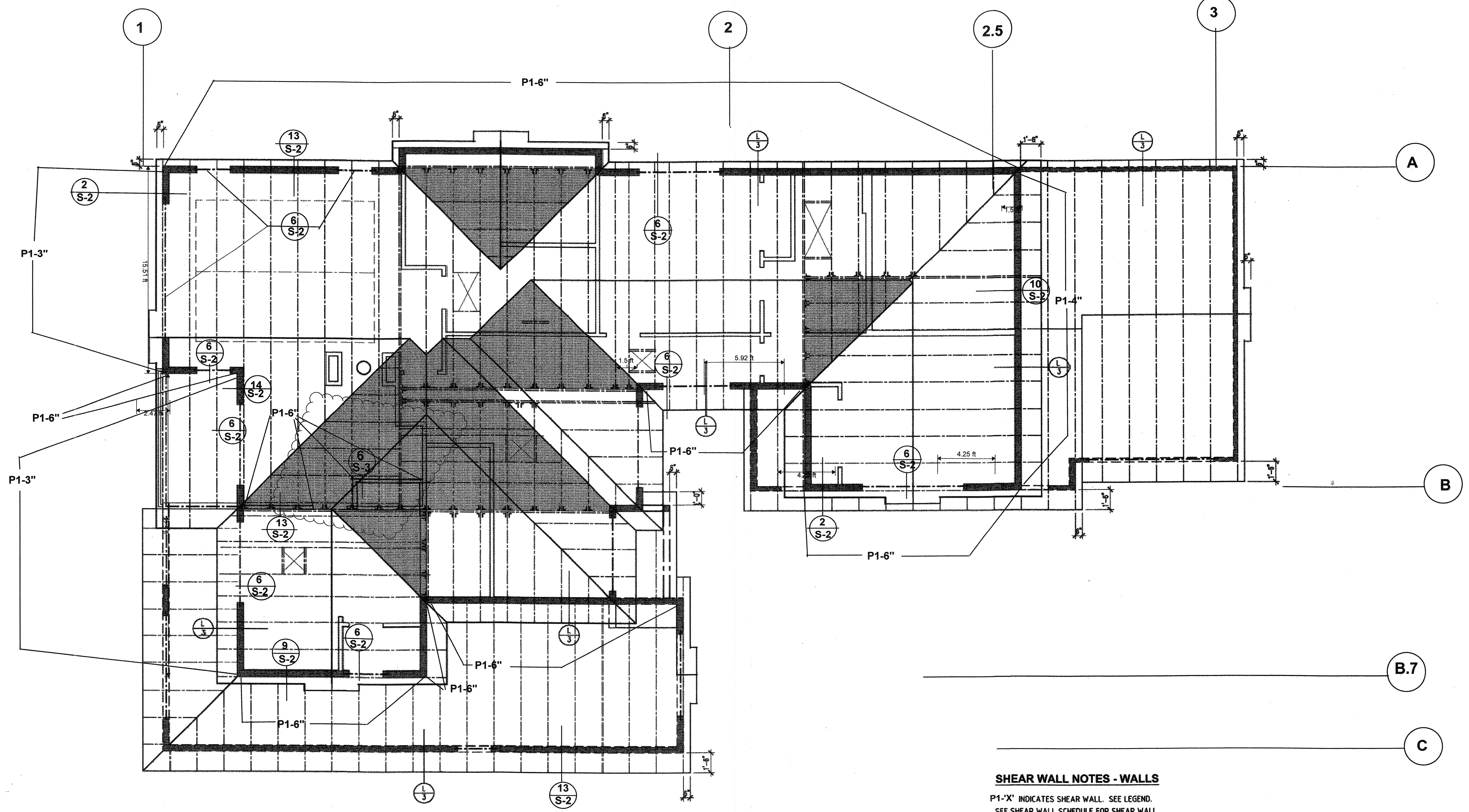
Note:
Provide blocking under all floor straps at Garage

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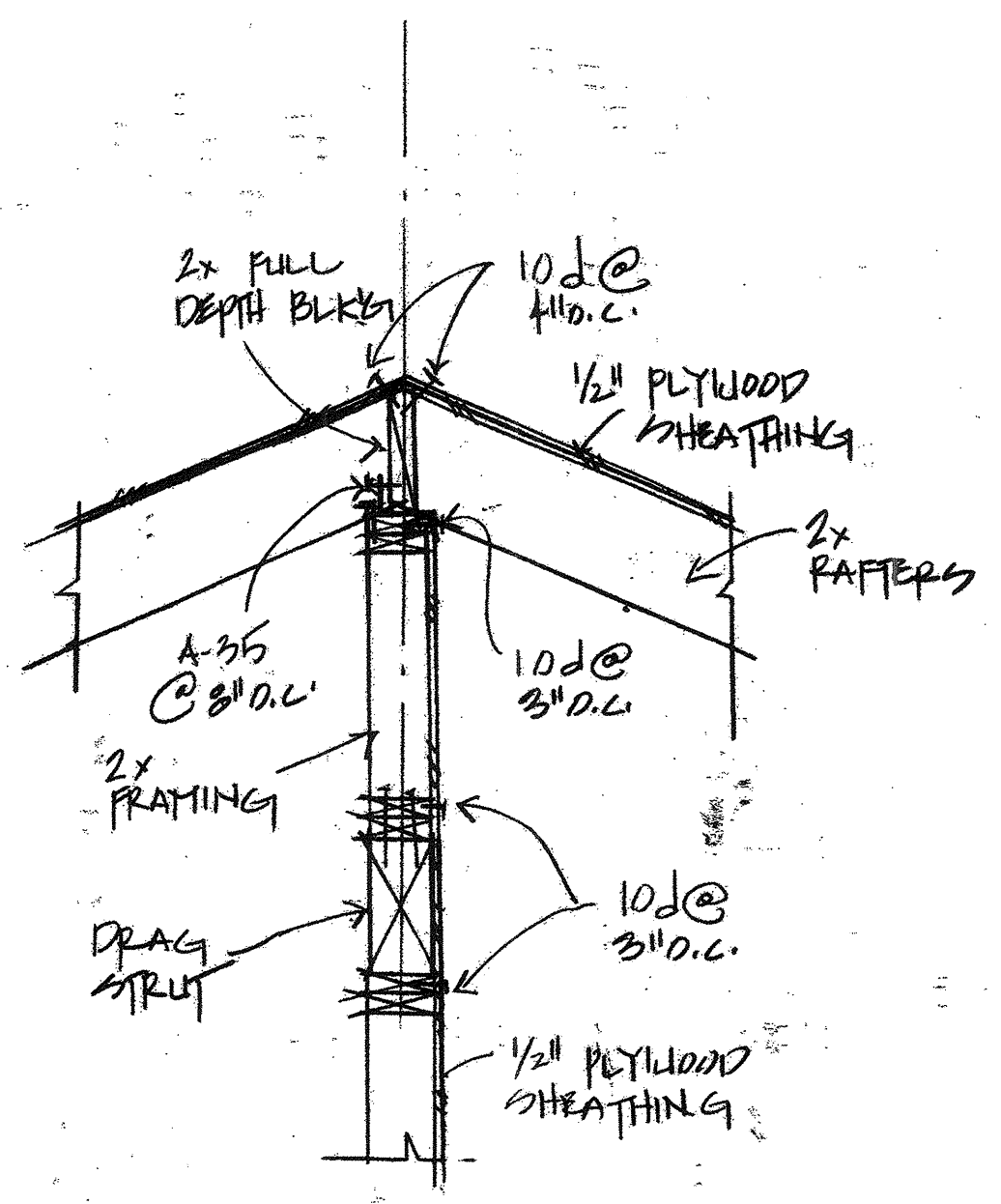


SCALE: 1" = 1'-0" **1**

SCALE: 3/4" = 1'-0" **3**



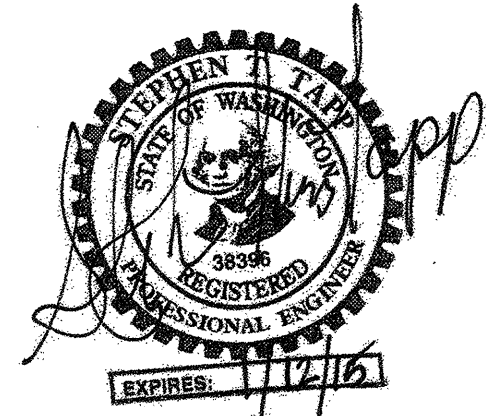
Upper Floor Shear Wall Plan
1/4" = 1'-0"



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

SHEAR WALL NOTES - WALLS

P1-'X' INDICATES SHEAR WALL. SEE LEGEND.
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.
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SOLID BLOCK BELOW SHEAR WALLS ABOVE.
◆ INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.
SEE DETAILS 2/S-2, 4/S-2, 5, 8-2, FOR MISCELLANEOUS CONSTRUCTION DETAILS



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S-7

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES

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

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

RECOMMENDED CONSTRUCTION SEQUENCE

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

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

DENUDED AREAS REQUIREMENTS

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

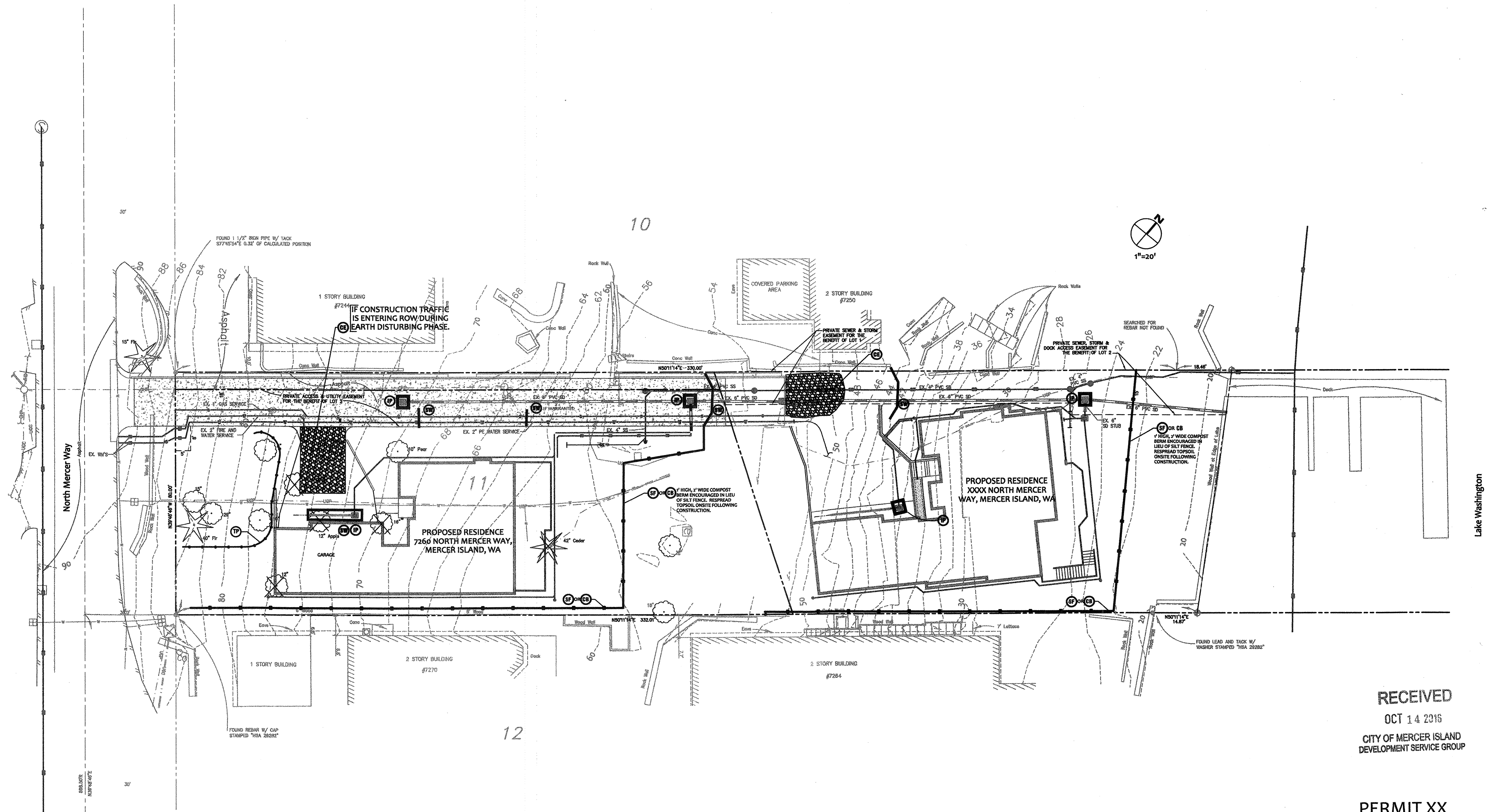
OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

SURVEYOR

BOUNDARY AND TOPO SURVEY BY TRUE NORTH
LAND SURVEYING, INC.

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE: - - - - -
- FILTER FABRIC FENCE (SILT FENCE): SF
- STABILIZED CONSTRUCTION ENTRANCE: CE
- CATCH BASIN INLET PROTECTION: IP
- INTERCEPTOR SWALE (SEE GOR-DWG-804): IS
- TYPE A TEMPORARY SWALE: TS
- TREE PROTECTION FENCING: TP
- CHECK DAM: CD
- STRAW WATTLES: SW (USE AS NEEDED)
- PLASTIC COVERING: PC (USE AS NEEDED)
- COMPOST BERM: CB



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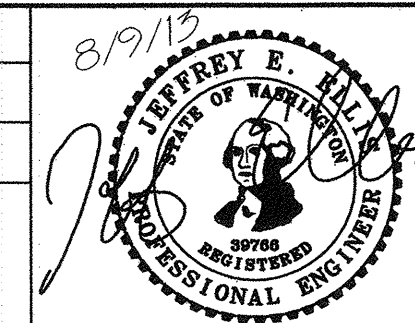
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APPLICANT
ON THE ROCKS, LLC
CONTACT: SCOTT GIBSON

CALL
1-800-424-5555
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DAYS BEFORE
YOU DIG

DATE: 8/9/13
JOB# 1239
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3131 WESTERN AVE, STUDIO 316 • Seattle, WA 98121
Phone: 206.930.0342 • DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN
PROPOSED RESIDENCE
PIRAK SHORT PLAT
7260 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0
APN 5315100056
AND 5315100055

CITY NOTES

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

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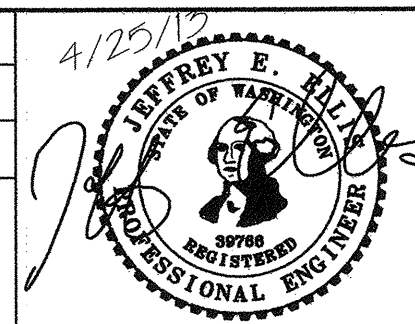
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CITY NOTES
PROPOSED RESIDENCE
PIRAK SHORT PLAT
7260 NORTH MERCER WAY, MERCER ISLAND, WA 98040

SANITARY SEWER IMPROVEMENTS

- ① -
- ② 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0% CONNECT TO EXISTING SIDE SEWER.
- ③ -
- ④ 6" SEWER CLEANOUT.

WATER IMPROVEMENTS

- ⑩ -
- ⑪ MIN 1.5" (2" IF SPRINKLED) 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER

STORM DRAIN

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE.
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1.0 GRADE.
- ㉒ 6" STORM DRAIN (3034 PVC) @ MIN 1.0% GRADE. ENSURE 95% COMPACTION TO PAVEMENT SUBGRADE. PAVEMENT PATCH PER CITY OF MERCER ISLAND STANDARD.
- ㉓ N/A

STORM DRAIN STRUCTURES

- ③① -
- ③② -
- ③③ TYPE 1 CB (WATER QUALITY) WITH STANDARD GRATE TOP. PROVIDE RISOR WITH TURNED-DOWN ELBOW FOR IMPROVED WATER QUALITY FUNCTION.
- ③④ -
- ③⑤ -
- ③⑥ -4" TRENCH DRAIN IN FRONT OF GARAGE. SET GRATE TOP MIN 2" BELOW GARAGE ENTRY ELEVATION. DRAIN TO CB.
- ④① PRIVATE TYPE 40 CATCH BASIN IN DRIVEWAY OR EQUAL. TRAFFIC RATED GRATE. MIN 6" SUMP. WATER QUALITY TEE.

STORM WATER BMP'S

- ⑤① N/A FOR SITE

STORMWATER DETENTION

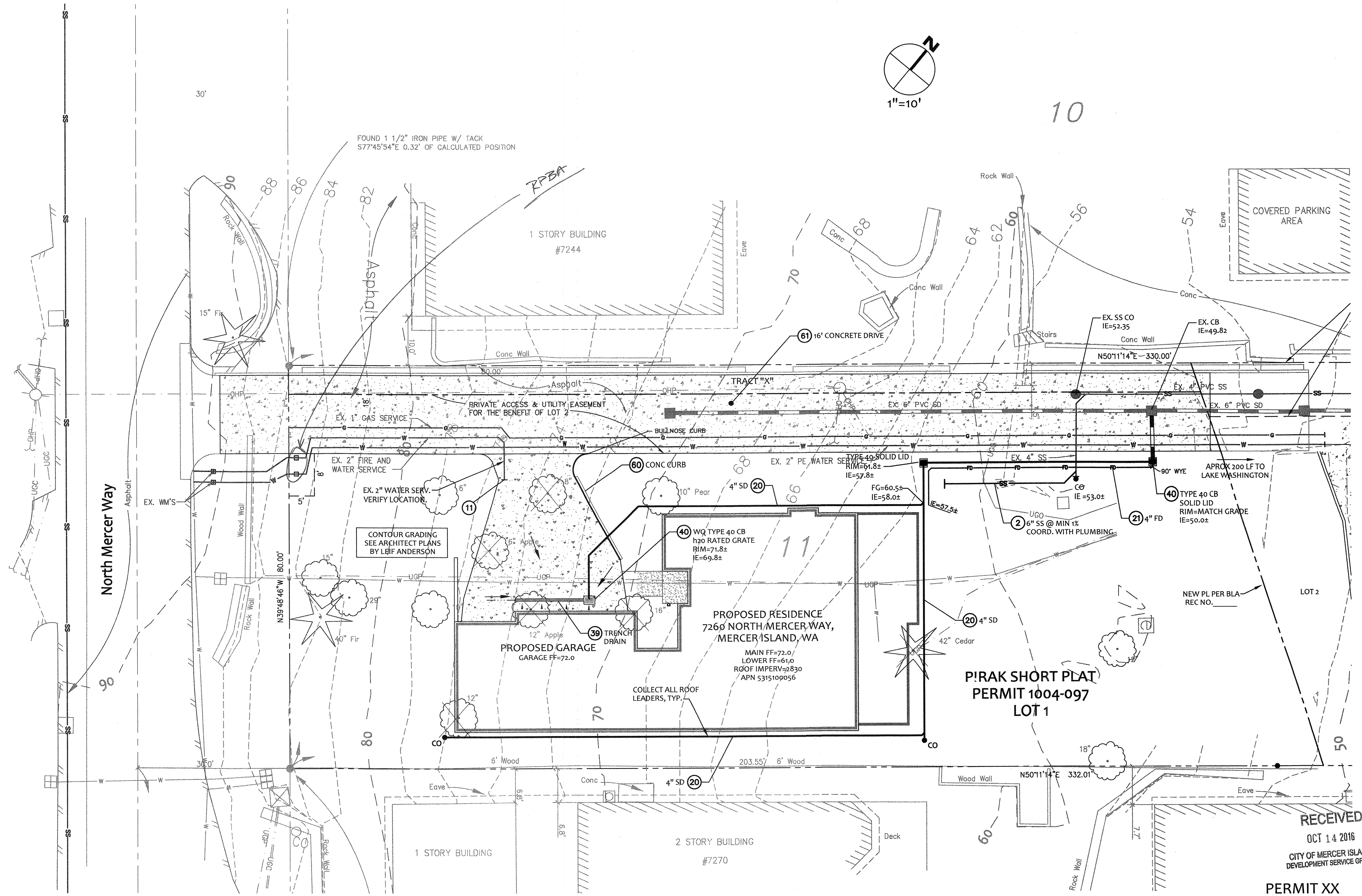
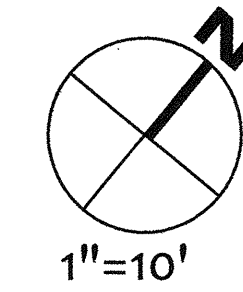
SITE IS EXEMPT DUE TO 1/4 MILE OR LESS (DIRECT DISCHARGE) DISTANCE TO LAKE WASHINGTON.

DRIVEWAY IMPROVEMENTS

- ⑥① MIN 3" CURB ALONG LOW SIDE OF DRIVEWAY
- ⑥② 16' WIDE CONCRETE DRIVEWAY REQUIRED TO WITHIN 150 FEET OF FURTHEST POINT OF LOT 2 HOUSE

SURVEYOR

TRUE NORTH LAND SURVEYING, INC.
815 S. WELLER STREET, SUITE 200
SEATTLE, WA 98104-3023
206.332.0800



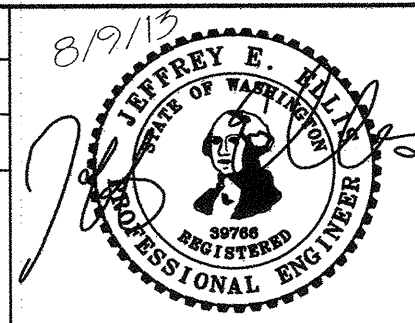
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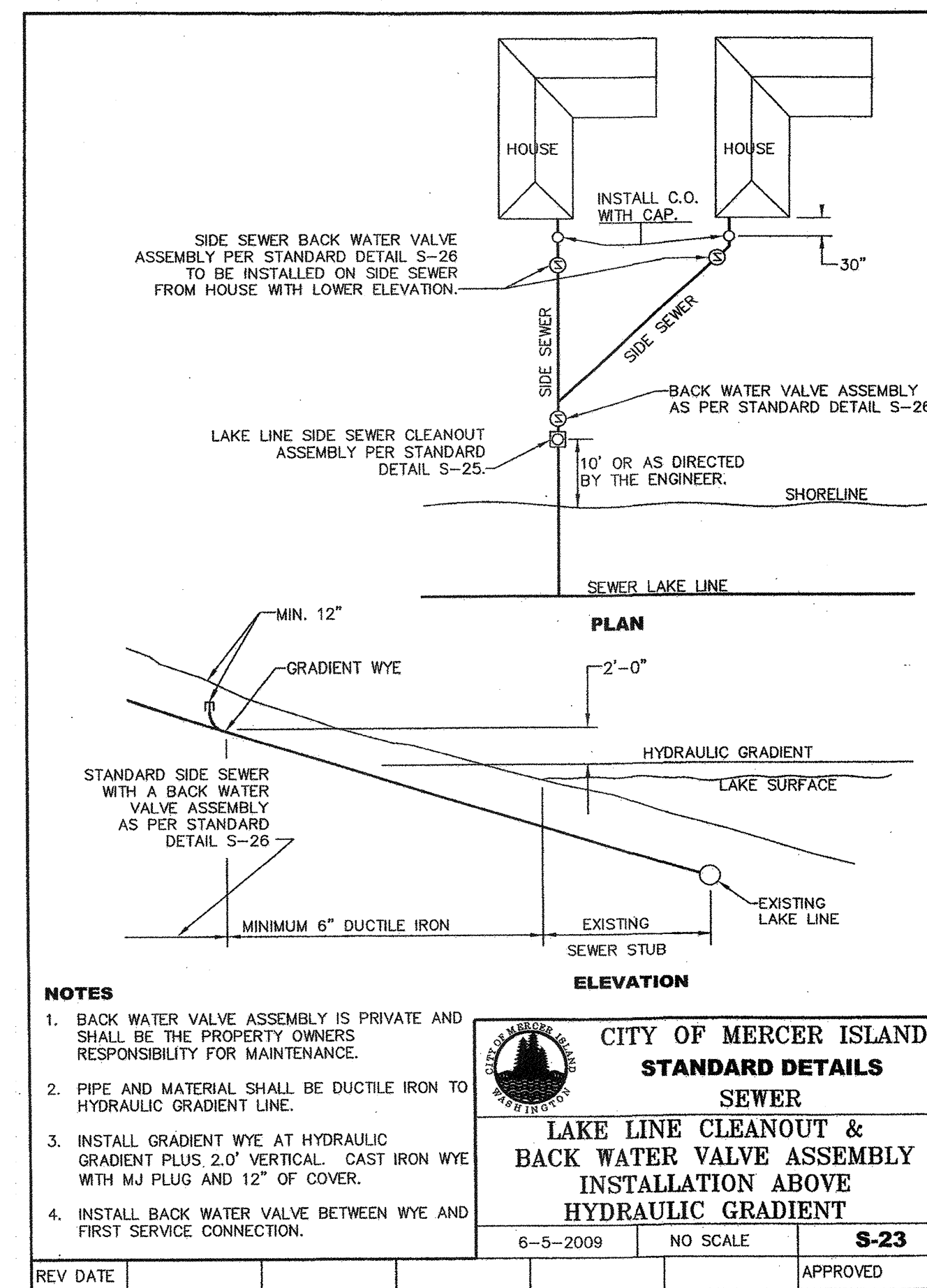


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DRAINAGE PLAN LOT 1
PROPOSED RESIDENCE
PIRAK SHORT PLAT
7260 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
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APN 5315100056
AND 5315100055

CITY DETAIL S-23

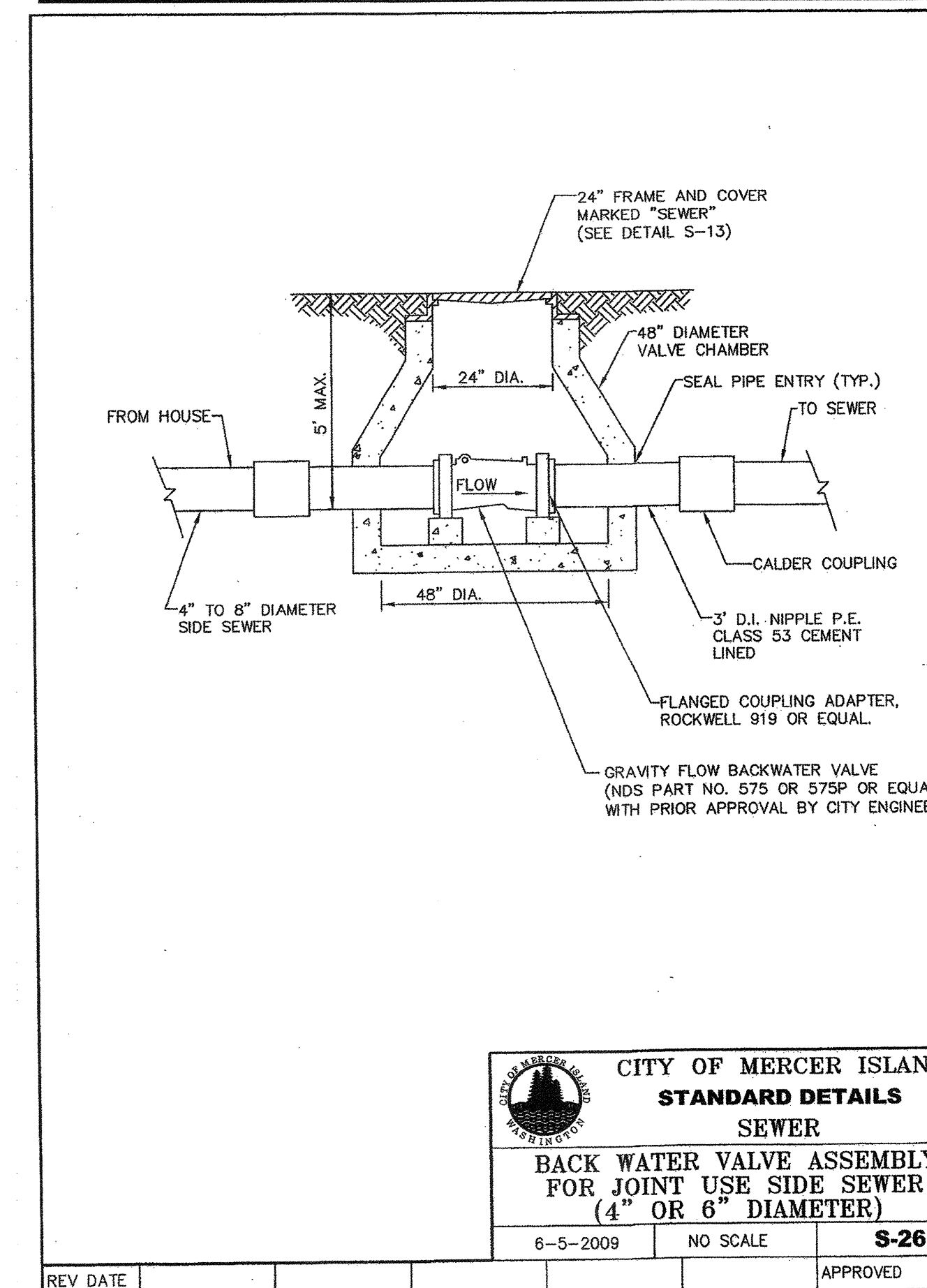


NOTES

- BACK WATER VALVE ASSEMBLY IS PRIVATE AND SHALL BE THE PROPERTY OWNERS RESPONSIBILITY FOR MAINTENANCE.
- PIPE AND MATERIAL SHALL BE DUCTILE IRON TO HYDRAULIC GRADIENT LINE.
- INSTALL GRADIENT WYE AT HYDRAULIC GRADIENT PLUS 2.0' VERTICAL. CAST IRON WYE WITH MJ PLUG AND 12" OF COVER.
- INSTALL BACK WATER VALVE BETWEEN WYE AND FIRST SERVICE CONNECTION.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
LAKE LINE CLEANOUT & BACK WATER VALVE ASSEMBLY INSTALLATION ABOVE HYDRAULIC GRADIENT
 6-5-2009 NO SCALE **S-23**
 REV DATE APPROVED

CITY DETAIL S-26



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4\"/>

MERCER ISLAND CONSTRUCTION REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE INSTALLED PURSUANT TO PLANS APPROVED BY THE CITY IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SCHEDULE.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MERCER ISLAND, CONDITIONS OF PERMITS ISSUED, THE GEOTECHNICAL EVALUATION RECOMMENDATIONS AND CONSTRUCTION PLANS ACCEPTED BY THE CITY. THE ENGINEER OF RECORD MAY BE REQUIRED TO MONITOR THE CONSTRUCTION, EROSION CONTROL, SITE STABILIZATION MEASURES AND PROVIDE INSPECTION REPORTS TO THE CITY ENGINEER THAT DOCUMENT ALL OF THE WORK PERFORMED.
- THE SEASON FOR CLEARING, GRADING, AND THE CONSTRUCTION OF UTILITIES, STORM DRAINAGE FACILITIES, ROADWAYS AND RETAINING WALLS SHALL NOT BEGIN UNTIL APRIL 1, AND SHALL END BY OCTOBER 1 OF ANY YEAR, UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL AND CITY ENGINEER.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT RETAINS AS MUCH NATURAL VEGETATION AS POSSIBLE.
- THE TYPE OF EQUIPMENT TO BE USED FOR LAND CLEARING AND ROADWAY AND UTILITIES CONSTRUCTION SHALL BE DEFINED AT THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE NECESSARY DEVELOPMENT AND ROW USE PERMITS SHALL BE OBTAINED PRIOR TO MOVING EQUIPMENT ONTO THE SITE.
- THE CITY ENGINEER MAY REQUIRE THAT CERTAIN IMPROVEMENTS BE HAND DUG.
- THE CITY MAY REQUIRE THAT SPECIFIC CLEARING, GRADING, EXCAVATION, OR SENSITIVE CONSTRUCTION WORK BE EVALUATED AND DETAILED BY A GEOTECHNICAL ENGINEER. AS A CONDITION FOR COMPLETION OF THE WORK, THE CITY MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING THE WORK TO MONITOR AND REVIEW SITE CONDITIONS, AND TO RECOMMEND APPROPRIATE SPECIAL CONSTRUCTION TECHNIQUES OR MITIGATING MEASURES.
- ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR, AT THEIR EXPENSE. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE, OR TO COMPLY WITH THE ACCEPTED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY, OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT PERFORMANCE GUARANTEE, AND/OR OTHER MEASURES DEEMED APPROPRIATE BY THE CITY ENGINEER.
- FOLLOWING CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER TO THE CITY CONTAINING THE FOLLOWING STATEMENTS: THIS CONSTRUCTION HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL INVESTIGATION AND EVALUATION REPORT AND MADE IN CONNECTION WITH OUR ON-SITE MONITORING OF THE ACTIVITIES.
- FOLLOWING CONSTRUCTION, THE PROJECT CIVIL ENGINEER SHALL SUBMIT A LETTER TO THE CITY CONTAINING THE FOLLOWING STATEMENT: THIS CONSTRUCTION HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED WITHIN THE STORM DRAINAGE TECHNICAL INFORMATION REPORT, APPROVED PLAN SET, AND OUR ON-SITE MONITORING OF THE ACTIVITIES.
- IF THE DEVELOPER WISHES TO DEFER CERTAIN ON-SITE OR OFF-SITE IMPROVEMENTS, (I.E. LANDSCAPING, CURBS OR SIDEWALKS), WRITTEN APPLICATION WITH FULL AND COMPLETE ENGINEERING DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER. THE APPLICANT SHALL STATE THE REASONS WHY SUCH DELAY IS NECESSARY. IF APPROVAL IS GRANTED, SECURITY IN THE FORM OF A BOND OR ASSIGNMENT OF FUNDS SHALL BE FURNISHED TO THE CITY OF MERCER ISLAND IN AN AMOUNT EQUAL TO A MINIMUM OF 150 PERCENT OF THE ESTIMATED COST OF THE REQUIRED IMPROVEMENTS. THE CITY ENGINEER MUST ACCEPT AND ESTABLISH THE BOND AMOUNT. SUCH SECURITY SHALL LIST THE EXACT WORK THAT SHALL BE PERFORMED BY THE APPLICANT AND SHALL SPECIFY THAT ALL OF THE DEFERRED IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME SPECIFIED BY THE CITY ENGINEER, AND IF NO TIME IS SO SPECIFIED, THEN NOT LATER THAN ONE YEAR. ALL PLAT IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR RESIDENTIAL CONSTRUCTION. REQUESTS TO CONCURRENTLY COMPLETE PLAT IMPROVEMENTS WITH BUILDING CONSTRUCTION PERMITS MUST BE MADE IN WRITING FOR REVIEW AND APPROVED BY THE CODE OFFICIAL IN CONSULTATION WITH CITY ENGINEER.
- THE DEVELOPER SHALL SUBMIT AS-BUILT DRAWINGS SURVEYED BY A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR OF ALL UTILITY LINES, STORM DRAIN STUBS, WATER SERVICE LINES, AND DETAILED SIDE SEWER STUBS OR CONNECTIONS TO THE MUNICIPAL SEWAGE COLLECTION SYSTEM FOR EACH LOT PRIOR TO FINAL INSPECTION. AS-BUILT PLAN SHOULD BE PROVIDED IN HARDCOPY, AUTOCAD, DXF, AND PDF FORMAT TO BE INCORPORATED INTO THE CITY'S GIS SYSTEM.
- A BILL OF SALE FOR ANY IMPROVEMENTS TO BE TRANSFERRED TO PUBLIC OWNERSHIP AND MAINTENANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL INSPECTION OF PLAT IMPROVEMENT.

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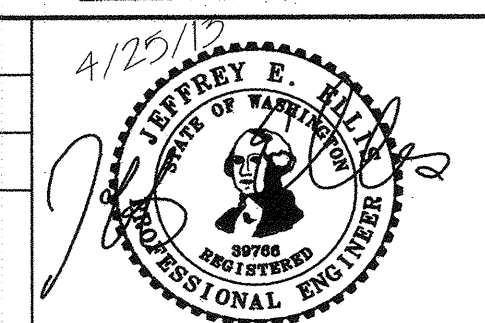
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 3131 WESTERN AVE, STUDIO 316 • Seattle, WA 98121
 Phone: 206.930.0342 • DUFFY@CESOLUTIONS.US

CONSTRUCTION NOTES & DETAILS
 PROPOSED RESIDENCE
 PIRAK SHORT PLAT
 7260 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C3.2
 APN 5315100056
 AND 5315100055

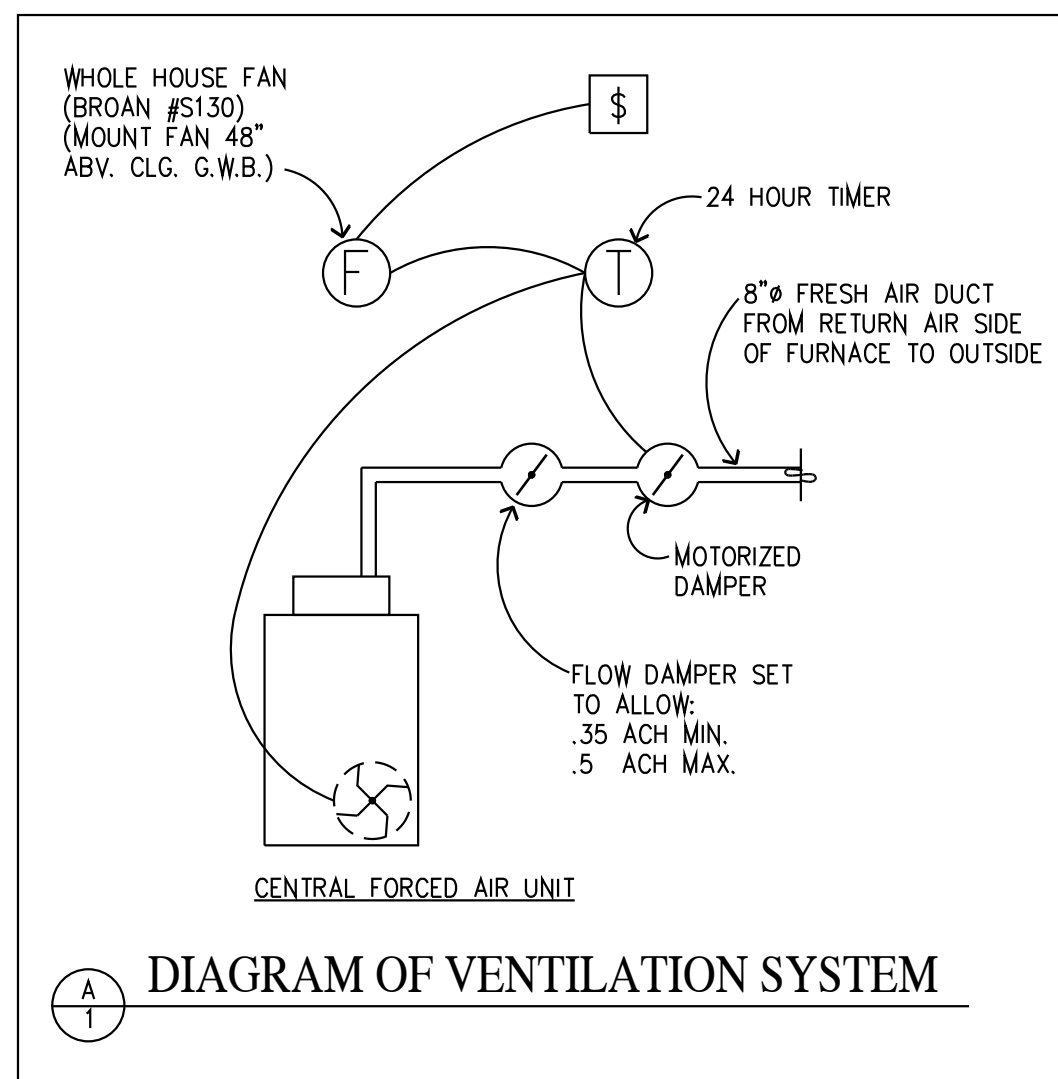


DIAGRAM OF VENTILATION SYSTEM

VIAQ CODE SUMMARY

HOUSE VENTILATION SYSTEM AND SPOT VENTILATION SYSTEMS TO COMPLY WITH 2009 WASH. STATE VIAQ CODE.

PROVIDE VENTILATION SYSTEM AS DIAGRAMMED IN DETAIL A/1.

WHOLE HOUSE VENTILATION SYSTEM MUST BE PERFORMANCE TESTED PRIOR TO THE FINAL INSPECTION BY THE INSTALLER OR A QUALIFIED THIRD PARTY. A LETTER OF COMPLIANCE ADDRESSING BOTH THE ACH AND CFM REQUIREMENTS MUST BE AVAILABLE FOR THE INSPECTOR AND A STICKER WITH THE SAME INFORMATION PLACED ON THE DUCT IN PROXIMITY TO THE FLOW DAMPER BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

SEE FLOOR PLANS FOR LOCATION OF REQUIRED SPOT VENTILATION, WHOLE HOUSE FAN, TIMER AND RADON RECORDING EQUIPMENT.

CONSULT BOTH ELECTRICAL AND MECHANICAL CONTRACTORS REGARDING WIRING RELAYS BETWEEN VENTILATION SYSTEM COMPONENTS.

ALL GROUP R OCCUPANCIES SHALL CONFORM WITH SECTION 302.6.4 OF THE WASH. STATE VENTILATION AND INDOOR AIR QUALITY CODE WHICH STATES THAT DISTRIBUTION OF OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL INLETS, SEPARATE DUCT SYSTEMS, OR A FORCED-AIR SYSTEM, WHERE OUTDOOR AIR SUPPLIES ARE SEPARATE FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY UNDERCUTTING DOORS, INSTALLATION OF GRILLS, TRANSOMS, OR SIMILAR MEANS WHERE PERMITTED BY THE UNIFORMED BUILDING CODE.

ENERGY CODE SUMMARY

ANALYSIS IS BASED ON 2015 WASHINGTON STATE ENERGY CODE, CHAPTER 6, DESIGN BY PRESCRIPTIVE REQUIREMENTS FOR GROUP R-3 OCCUPANCY (TABLE 6-1, CLIMATE ZONE 1)

OPTION III

PERCENTAGE OF GLAZING TO TOTAL FLOOR AREA	UNLIMITED
MAXIMUM GLAZING U-VALUE (VERTICAL)	.30
MAXIMUM GLAZING U-VALUE (OVERHEAD)	.50
MAXIMUM DOOR U-VALUE (606.6 EXCEPTION 2)	.20
CEILINGS	R-49
CEILINGS (VAULTED)	R-38
WALLS ABOVE GRADE	R-21 (NT)
FLOORS	R-30
SLAB ON GRADE	R-10

DESIGN LOADS:

FLOOR	50# / S.F. TOTAL LOAD (65 S.F. @ STONE)
ROOF	45# / S.F. TOTAL LOAD
ROOF (TRUSSES OR VAULTED CEILING)	50# / S.F. TOTAL LOAD
CEILING JOISTS	15# / S.F. TOTAL LOAD
INTERIOR PARTITION WALL (2x4 STUDS @ 16" O.C.)	50# / L.F.
INTERIOR WALL (2x6 STUDS @ 16" O.C./ 8'-0" TALL)	70# / L.F.
EXTERIOR WALL (2x4 STUDS @ 16" O.C./ 8'-0" TALL)	90# / L.F.
EXTERIOR WALL (2x6 STUDS @ 16" O.C./ 8'-0" TALL)	110# / L.F.
SOIL BEARING CAPACITY (MIN.) (SEE SOILS REPORT BY BGC, PLLC)	2,500# / S.F.
DECKS	70# / S.F.

DESIGN CRITERIA:

2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 R-3 OCCUPANCY GROUP
 V-N TYPE CONSTRUCTION
 SEISMIC ZONE #3
 LATERAL LOAD-RESISTING FACTOR RW = 5.5
 BASIC WIND SPEED = 80 M.P.H.
 EXPOSURE 'C'
 LIVE LOADS FOR EXIT FACILITIES = 40 P.S.F.

HARDSCAPE CALCULATION:

A. GROSS LOT AREA	14,203 S.F.
B. NET LOT AREA	12,000 S.F.
C. AREA BORROWED FROM LOT COVERAGE	0 S.F.
D. ALLOWED HARDSCAPE AREA (9% + C)	1,080 S.F.
E. ALLOWED HARDSCAPE AREA	1,080 S.F.
F. TOTAL EXISTING HARDSCAPE AREA (1-7)	0 S.F.
G. (TOTAL HARDSCAPE AREA REMOVED)	0 S.F.
H. TOTAL NEW HARDSCAPE AREA	470 S.F.
1. UNCOVERED DECKS	140 S.F.
2. UNCOVERED PATIOS	43 S.F.
3. WALKWAYS	0 S.F.
4. STAIRS	9 S.F.
5. ROCKERIES & RETAINING WALLS	0 S.F.
6. OTHER	0 S.F.
7. TOTAL NEW HARDSCAPE AREA	662 S.F.
I. TOTAL PROJECT HARDSCAPE AREA	662 S.F.
J. TOTAL PROJECT HARDSCAPE AREA	6.13%

LOT SLOPE CALCULATION:

HIGHEST ELEVATION	86.0'
LOWEST ELEVATION	50.0'
ELEVATION DIFFERENCE	36.0'
HORIZONTAL DIFFERENCE BETWEEN HIGHEST & LOWEST ELEVATION	186 L.F.
LOT SLOPE	19.36%

GROSS FLOOR AREA: (GFA)

LOT AREA (GROSS LOT=14,203 S.F.-2,203 S.F. EASEMENT)	12,000 S.F. (NET)
BUILDING FOOTPRINT PER MERCER ISLAND CALC'S (INCLUDING MAIN FLOOR, UPPER FLOOR, BASEMENT & GARAGE W/ALLOW. BASEMENT DEDUCTION OF 525 S.F.)	5,156 S.F.
ALLOWABLE PERCENTAGE OF COVERAGE (5,400 S.F.)	45 %
ACTUAL PERCENTAGE OF COVERAGE (5,156 S.F.)	42.97 %

HEIGHT RESTRICTION:

MAX. ALLOWABLE BUILDING HEIGHT (30')	98.06'
ACTUAL BUILDING HEIGHT (SEE EAST ELEVATION SHT. # 11)	96.50'

LOT COVERAGE:

A. GROSS LOT AREA	14,203 S.F.
B. NET LOT AREA	12,000 S.F.
C. ALLOWED LOT COVERAGE AREA	0 S.F.
D. ALLOWED LOT COVERAGE	4,200 S.F.
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	0 S.F.
2. ACCESSORY BUILDING ROOF AREA	0 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS-PORTION USED BY THE LOT-PARKING)	1,658 S.F.
4. COVERED PATIOS AND COVERED DECKS	0 S.F.
5. TOTAL EXIST'G LOT COVERAGE AREA	0 S.F.
F. TOTAL LOT COVERAGE AREA REMOVED	1,658 S.F.
G. PROPOSED ADJUSTMENT FOR SINGLE STORY	0 S.F.
H. PROPOSED ADJUSTMENT FOR FLAG LOT	0 S.F.
I. TOTAL NEW LOT COVERAGE AREA:	
1. MAIN STRUCTURE ROOF AREA	2,757 S.F.
2. ACCESSORY BUILDING ROOF AREA	0 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS-PORTION USED BY THE LOT-PARKING)	1,436 S.F.
4. COVERED PATIOS AND COVERED DECKS	0 S.F.
5. TOTAL NEW LOT COVERAGE AREA	4,193 S.F.
I. TOTAL PROJECT LOT COVERAGE AREA:	4,193 S.F.
I. PROPOSED LOT COVERAGE AREA:	34.94%

AVERAGE GRADE CALC'S.

LENGTH	ELEVATION	TOTAL
A 24	71.75	1722.00
B 2	74.00	148.00
C 12	75.00	900.00
D 22	76.00	1672.00
E 79.5	67.50	5366.25
F 43.5	61.60	2679.60
G 7.75	64.00	496.00
H 1	64.85	64.85
I 6	65.50	393.00
J 1	66.00	66.00
K 24.75	67.65	1674.34
L 11.5	69.40	798.10
M 5	68.60	343.00
N 6.5	68.00	442.00
O 2	68.10	136.20
P 9	67.95	611.55
Q 8	68.35	546.80
R 7.5	69.25	519.38
TOTAL	273	18,579.07

18,579.07/273 = 68.06'
 AVERAGE GRADE = 68.06'
 MAX. BUILDING HEIGHT = 68.06' + 30' = 98.06'
 PROPOSED BUILDING HEIGHT = 96.5'

NOTE: PARCEL NO. 5315100056

NOTE:
 EXISTING ASPHALT DRIVEWAY OF EASEMENT AND TRACT 'X' MUST BE REPLACED WITH BRUSHED CONCRETE PER SHORT PLAT/FIRE REQUIREMENTS.

NOTE: THERE WILL BE APPROXIMATELY 123 CU. YRS. OF GRADING OUTSIDE OF THE BUILDING FOOTPRINT.

R-12 ZONING

PROVIDE 2:1 MAX. SLOPE @ SITE-TYP

NOTE:
 PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECT'S FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO ARCHITECT PRIOR TO PRECEEDING WITH THE WORK.

FIRE REQUIREMENTS NOTE:
 1- PROJECT TO BE NFPA 13-R MODIFIED
 2- PROVIDE MONITORED WATER FLOW ALARM
 3- PROVIDE FIRE RETARDANT COATING IN ATTIC AND CRAWLSPACE

SHEET INDEX

ARCHITECTURAL DRAWINGS

- 1 SITE PLAN, ENERGY CODE COMPLIANCE, NOTES AND DETAILS
- 2 FOUNDATION PLAN
- 3 FOUNDATION AND GENERAL DETAILS
- 4 LOWER FLOOR PLAN
- 5 MAIN FLOOR FRAMING PLAN
- 6 MAIN FLOOR PLAN
- 7 UPPER FLOOR FRAMING PLAN
- 8 UPPER FLOOR PLAN
- 9 ROOF FRAMING PLAN
- 10 ELEVATIONS
- 11 ELEVATIONS
- 12 BUILDING SECTIONS & NOTES TO CONSTRUCTION
- 13 GENERAL NOTES AND DETAILS
- 14 TJI DETAILS AND NOTES
- 15 LOWER FLOOR ELECTRICAL PLAN
- 16 MAIN FLOOR ELECTRICAL PLAN
- 17 UPPER FLOOR ELECTRICAL PLAN

AREA SUMMARY (ALL AREAS ARE APPROX.)

LOWER FLOOR	1,503 S.F.
MAIN FLOOR	1,697 S.F.
UPPER FLOOR	1,640 S.F.
TOTAL FINISHED AREA	4,840 S.F.
OPEN DECK W/ IPE DECKING	470 S.F.
COVERED PORCH @ ENTRY	34 S.F.
GARAGE	841 S.F.

NOTE:
 THE FINISHED SQUARE FOOTAGE SUMMARY HAS BEEN BASED ON THE "SQUARE FOOTAGE METHOD FOR CALCULATING" FOR SINGLE FAMILY RESIDENTIAL BUILDINGS, PER ANSI Z7765-1996 GUIDELINES. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS RESIDENCE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

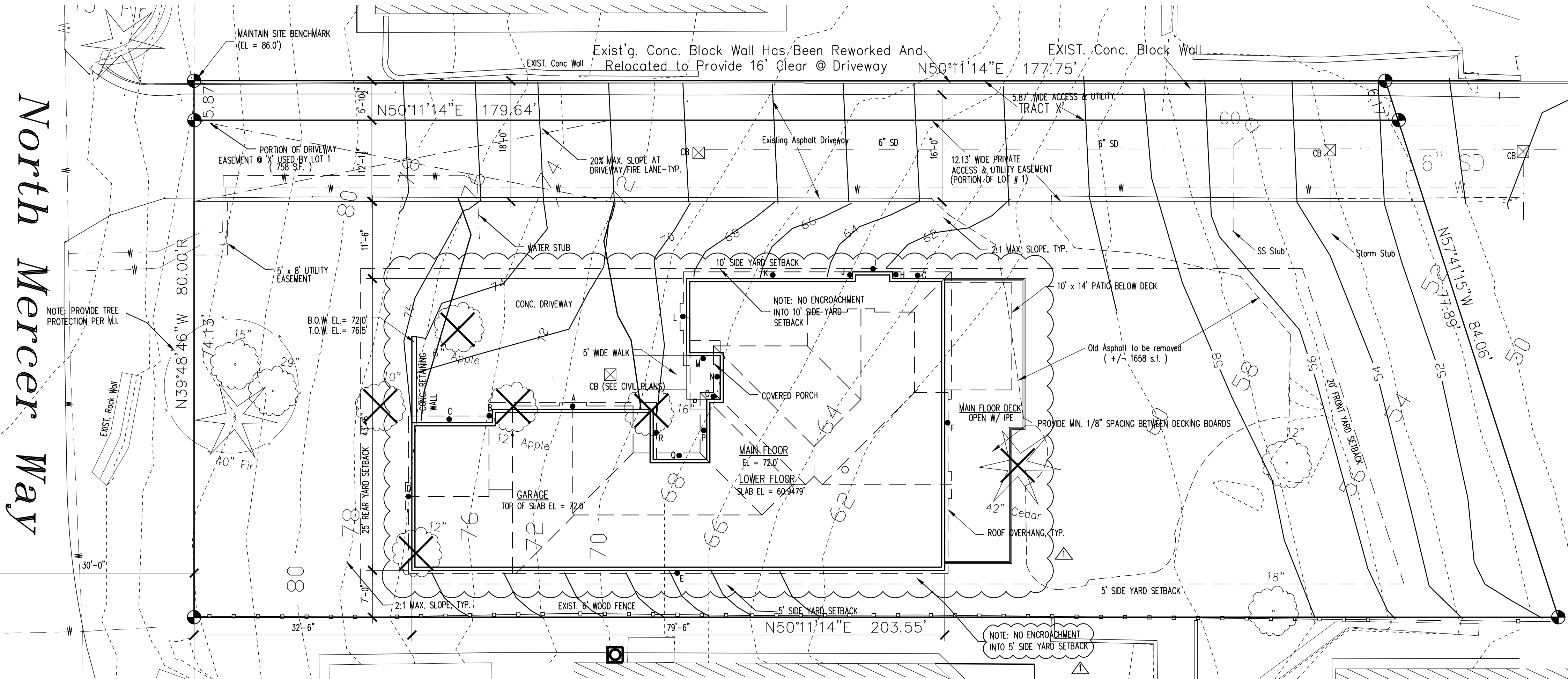
NOTE TO SITE PLAN

CONTENTS OF ARCHITECT'S SITE PLAN ARE FOR ORIENTATION PURPOSES ONLY AND NOT FOR CONSTRUCTION. ALL SITE PLAN DIMENSIONS AND CONDITIONS, BUILDING DIMENSIONS, AND SITE DEVELOPMENT MUST BE VERIFIED BY A PROFESSIONAL SURVEYOR PRIOR TO EXCAVATION TO PREVENT ENCROACHMENT AND ASSURE COMPLIANCE WITH BUILDING SETBACK REQUIREMENTS, BUILDING HEIGHT RESTRICTIONS, PROPERTY LINES, EASEMENTS AND OTHER SITE RESTRICTIONS WHICH APPLY.

SITE PLAN IS BASED SOLELY ON THE FOLLOWING DOCUMENTS MADE AVAILABLE TO THE ARCHITECT.

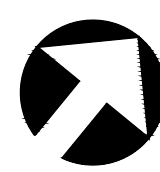
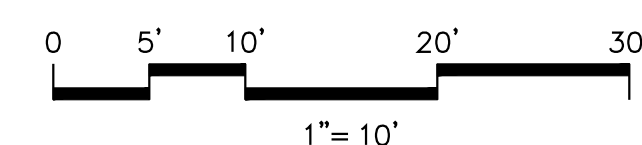
PLAT MAP	Y	DATED: 2016	BY: TRUE NORTH LAND SURVEYORS
SURVEY	Y	DATED: 2016	BY: TRUE NORTH LAND SURVEYORS
TITLE	Y	DATED 2013	BY: CHICAGO TITLE INS. CO.

NO SEARCH OF PUBLIC RECORDS WAS MADE NOR ANY OTHER ACT PERFORMED TO DETERMINE THE POSSIBLE EXISTENCE OF ANY RECORDED OR UNRECORDED CLAIM AGAINST THE SUBJECT PROPERTY.



DRAINAGE SWALE NOTE:
 PROVIDE DRAINAGE SWALE @ HOUSE PERIMETER FOR SITE DRAINAGE AWAY FROM RESIDENCE AND AWAY FROM ADJACENT PROPERTIES.

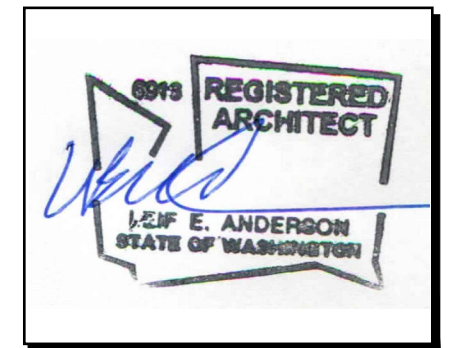
SITE PLAN



NOTE:
 SHORT PLAT SUB13-008 HAS BEEN FINALED AND RECORDED PRIOR TO PERMIT ISSUANCE.

NOTE:
 SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DRAINAGE SPECIFICATIONS, NOTES, DETAILS AND TEMPORARY EROSION CONTROL REQUIREMENTS.

Anderson Architecture
 Leif Anderson Architect
 20822 Damson Road, Lynnwood, WA 98036
 425.672.4963 Fax/Phone
 Landersonarchitecture@gmail.com



A Custom Residence for
On The Rock 98040, LLC
 Lot 1, 7254 North Mercer Way, Mercer Island

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 THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

DATE: 12-20-2016
 03-05-2020
 06-06-2020

JOB NO. 12-12.101

SHEET NO. 1 OF 24

EROSION CONTROL NOTES

SEE C1.2

CONSTRUCTION SEQUENCE

SEE C1.2

SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

ARBORIST REPORT

SEE ARBORIST ASSESSMENT, THE WATERSHED GROUP, JUNE 11, 2020

DENUDED AREAS REQUIREMENTS

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

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

SURVEYOR

BOUNDARY AND TOPO SURVEY BY TRUE NORTH LAND SURVEYING, INC.

ROCK REQ. AFTER EXCAVATION

THE BASE OF THE COMPLETED EXCAVATION SHALL BE COVERED WITH MINIMUM 4" TO 6" LAYER OF CLEAN CRUSHED ROCK

Results

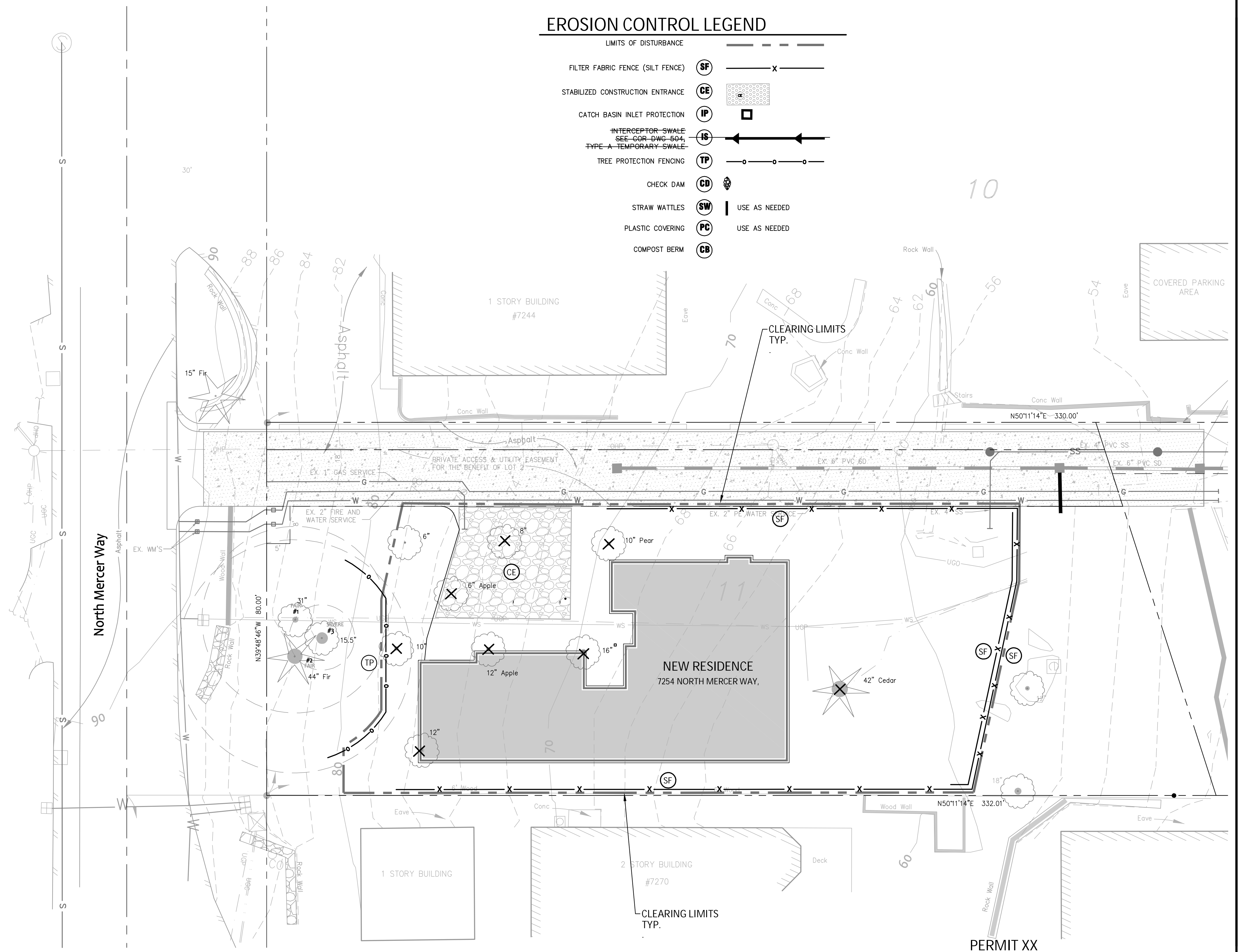
At the time of the site visit on June 8, 2020, three significant trees were found on the property and are summarized below in Table 2. The site plan proposed retaining five significant trees and removing six significant trees to construct the residence.

Table 2. Summary of significant trees within the study area.

Tree #	Scientific Name / Common Name	DBH (inches)	Height (feet)	Canopy radius (feet)	Condition
1	<i>Pseudotsuga menziesii</i> (Douglas-fir)	31.1	55	20	Fair
2	<i>Pseudotsuga menziesii</i> (Douglas-fir)	44.5	100	25	Fair
3	<i>Arbutus menziesii</i> (Pacific madrone)	15.5	40	7	Severe

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE SEE COR-DWG-504 TYPE A TEMPORARY SWALE (IS)
- TREE PROTECTION FENCING (TP)
- CHECK DAM (CD)
- STRAW WATTLES (SW) USE AS NEEDED
- PLASTIC COVERING (PC) USE AS NEEDED
- COMPOST BERM (CB)



10

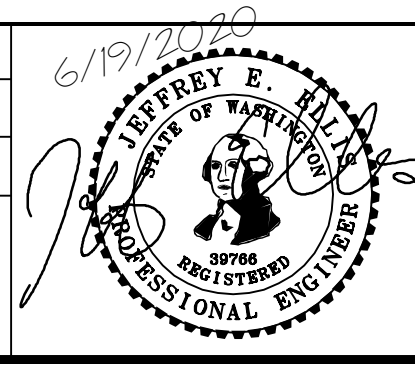
PERMIT XX

NO.	DATE	BY	REVISIONS

APPLICANT
ON THE ROCKS, LLC
CONTACT: SCOTT GIBSON

CALL
1-800-424-5555
TWO WORKING
DAYS BEFORE
YOU DIG

DATE: JUNE 19, 2020
JOB# 1239
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE



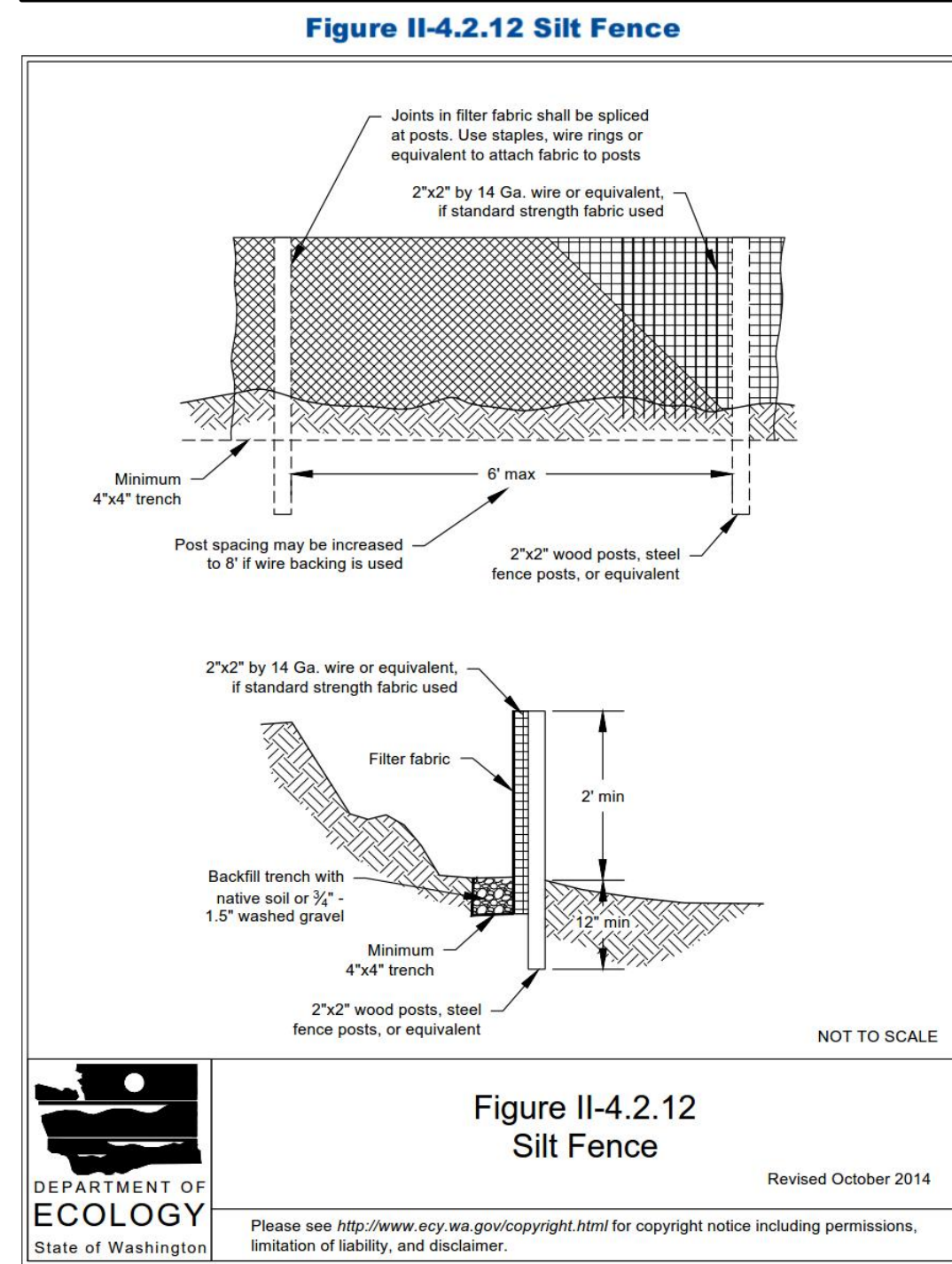
C E S
Civil Engineering Solutions
102 NW CANAL STREET SEATTLE, WA 98107
Phone: 206.930.0342 • DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN
PROPOSED RESIDENCE
PIRAK SHORT PLAT
7254 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0
APN 5315100056
AND 5315100055

SILT FENCE DETAIL

DOE



RECOMMENDED CONSTRUCTION SEQUENCE

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

EROSION CONTROL NOTES

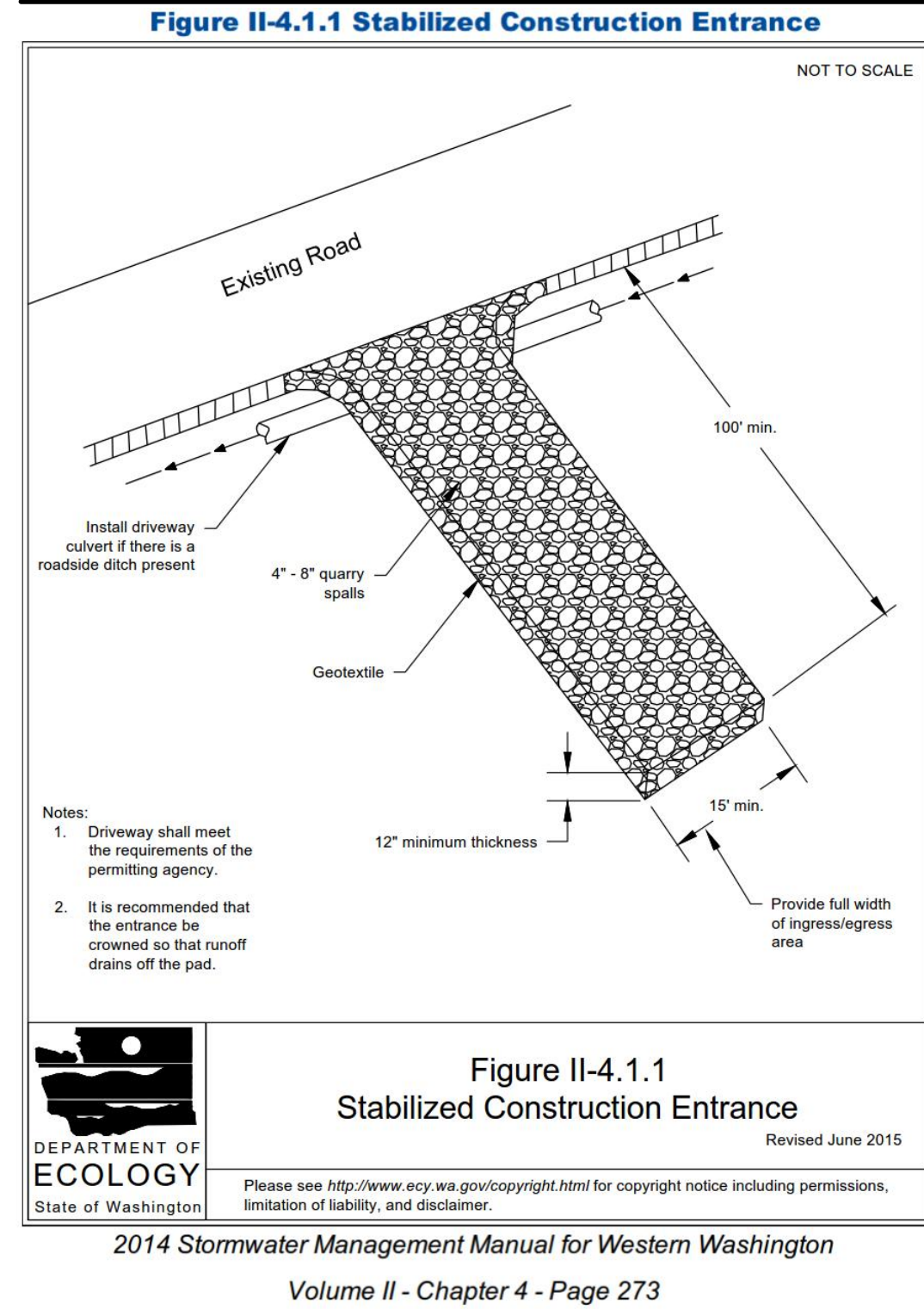
- D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD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

CITY NOTES

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

CONSTRUCTION ENTRANCE

DOE



DENUDED AREAS REQUIREMENTS

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

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

PERMIT XX

TESC & CITY NOTES

PROPOSED RESIDENCE
PIRAK SHORT PLAT
7254 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

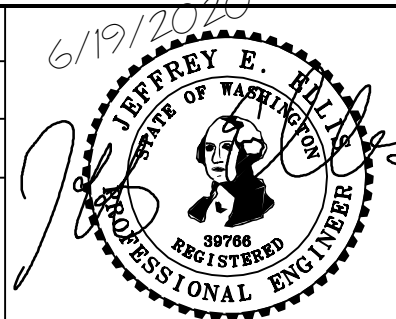
APN 5315100056
AND 5315100055

NO.	DATE	BY	REVISIONS

APPLICANT
ON THE ROCKS, LLC
CONTACT: SCOTT GIBSON

CALL
1-800-424-5555
TWO WORKING
DAYS BEFORE
YOU DIG

DATE: JUNE 19, 2020
JOB# 1239
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



C E S
Civil Engineering Solutions
102 NW CANAL STREET SEATTLE, WA 98107
Phone: 206.930.0342 • DUFFY@CESOLUTIONS.US

SANITARY SEWER IMPROVEMENTS

- ① -
- ② 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%. CONNECT TO EXISTING STUB PER PIRAK SHORT PLAT.
- ③ 6" SEWER CLEANOUT.
- ④ -
- ⑤ -
- ⑥ BACKWATER VALVE ASSEMBLY (48" DIA STRUCTURE) INSTALLED OVER EXISTING SIDE SEWER. SEE MERCER ISLAND DETAILS S-16 & S-26. VERIFY DEPTH OF EXISTING SAN SEW. VALVE ELEVATION WILL NEED TO BE MIN. 2 FEET ABOVE HIGH WATER ELEVATION.

WATER IMPROVEMENTS

- ⑩ -
- ⑪ MIN 1.5" (2" IF SPRINKLED) 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER

STORM DRAIN

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE.
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1.0 GRADE.
- ㉒ 6" STORM DRAIN (3034 PVC) @ MIN 1.0% GRADE.
- ㉓ -

STORM DRAIN STRUCTURES

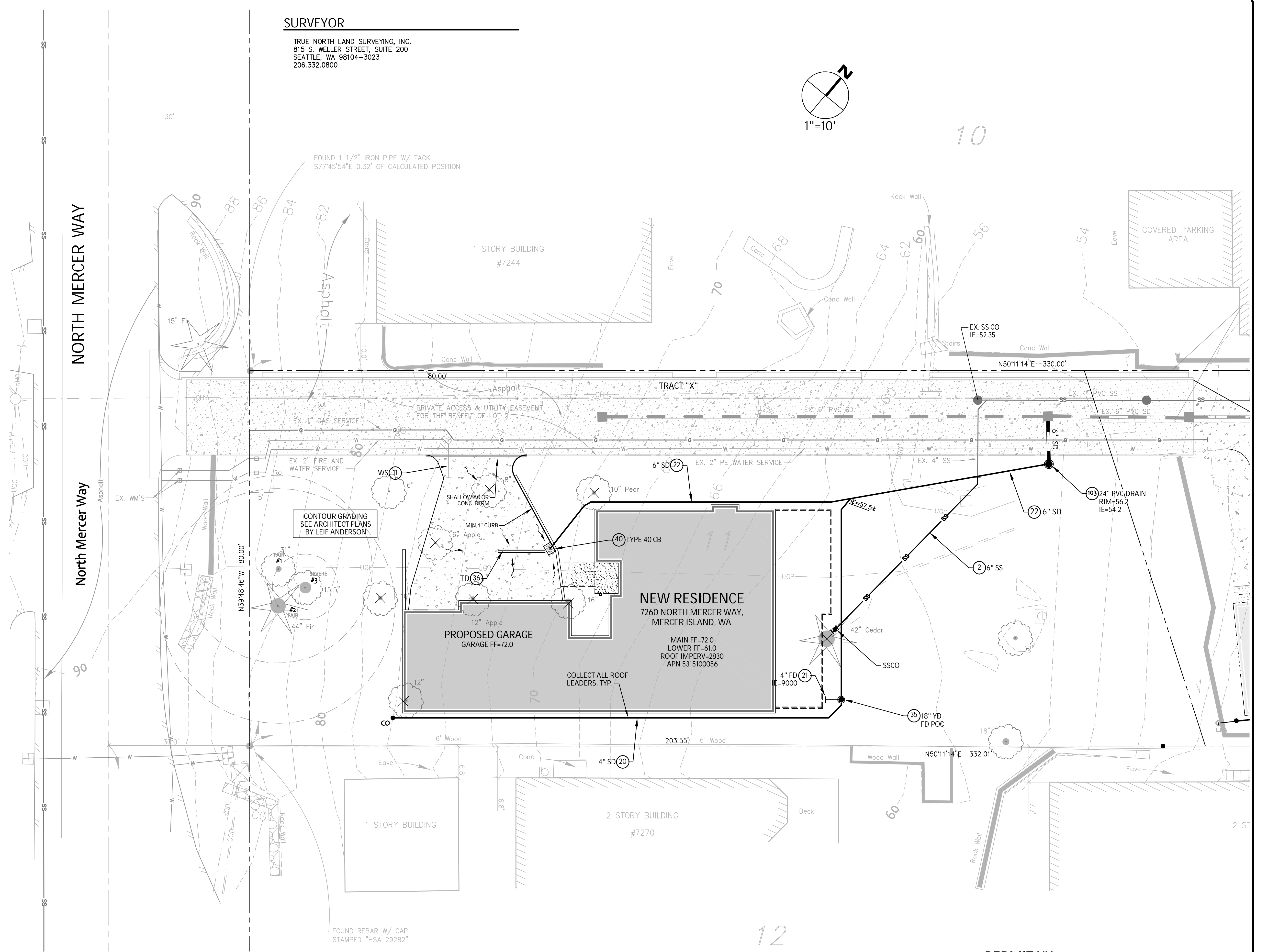
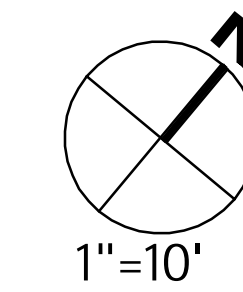
- ③① -
- ③② -
- ③③ -
- ③④ -
- ③⑤ -18" YARD DRAIN (OR EQUAL) WITH SOLID LID. PVC BASIN OKAY
- ③⑥ 6" WIDE TRENCH DRAIN. SET AS LOW POINT IN FRONT OF GARAGE ENTRY. MIN 2" BELOW GARAGE ENTRY. CAST IRON GRATE TOP RECOMMENDED. DISCHARGE INTO NEARBY WQ CB.
- ④① PRIVATE TYPE 40 CATCH BASIN (26" X 20") OR EQUAL WITH H20 TRAFFIC RATED GRATE.

STORM WATER BMP'S

NONE PROPOSED

SURVEYOR

TRUE NORTH LAND SURVEYING, INC.
815 S. WELLS STREET, SUITE 200
SEATTLE, WA 98104-3023
206.332.0800



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12

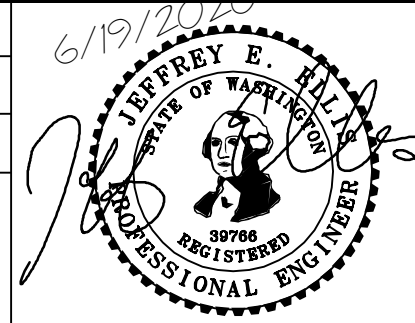
PERMIT XX

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ENGINEERING SITE PLAN
PROPOSED RESIDENCE
PIRAK SHORT PLAT
7254 NORTH MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C2.1
APN 5315100056
AND 5315100055

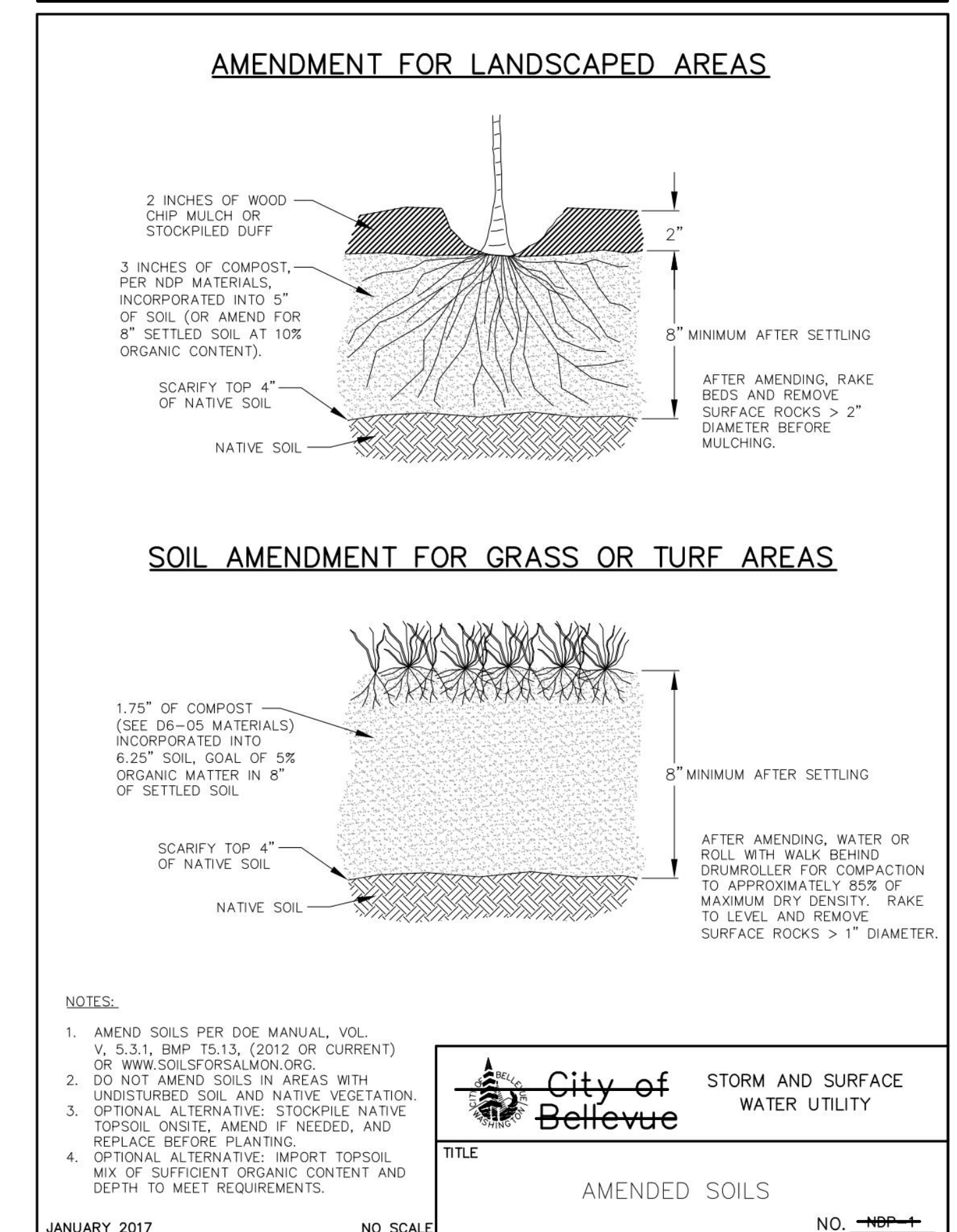
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

COMPOST AMENDED SOIL SPEC



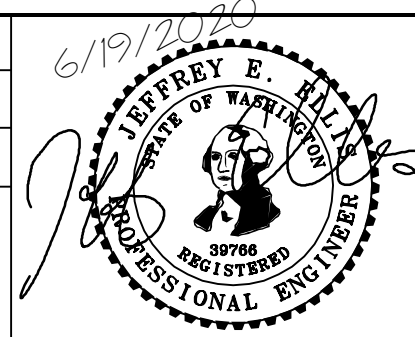
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DRAINAGE DETAILS
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