CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP

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

INSPECTION REQUESTS:
online: MyBuildingPermit.com
voicemail: (206) 275-7730

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: (Copy >>)
Name: Richard A Fisher
Address: 1932 1st Ave. Suite 601, Seattle, 98101
Phone: (206) 441-0442
Email: rafisher@richardafisher.com

Applicant Contact information *post* permit issuance:
Name: RKK Construction
Address: 3056 70th Ave SE
Phone: (206) 236-2920
Email: jason@rkkconstruction.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. All Special Inspectors (except Geotechnical) must be WABO certified.
When Special Inspection or Structural Observation is required, the report shall be submitted to the City Building Inspector prior to the City Inspection. **Note: Inspection by the City Inspector is required in addition to the Special Inspection or Structural Observation indicated below. Do not cover or conceal any work prior to the City inspection.**

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):
Engineer of Record: Mark Myers Company: Myers Engineering Phone: (206) 858-3248
☑ General Conformance to Construction Documents ☐ Other:

SOILS / GEOTECHNICAL:
Special Inspector: Company: Phone:
☐ Erosion control measures
☐ Shoring installation and monitoring
☐ Observe and monitor excavation
☐ Verification of soil bearing
☐ Other:
☐ Subsurface drainage placement
☐ Verify fill material and compaction
☐ Rockery installation
☐ Pile placement (auger cast/driven pile)
☐ Other:

REINFORCED CONCRETE:
Special Inspector: Company: Phone:
☐ Concrete strength
☐ Reinforcing steel and concrete placement
☐ Shotcrete placement
☐ Other:
☐ Retaining wall construction
☐ Prestressed / Precast construction
☐ Other:
☐ Other:

STRUCTURAL STEEL: *(AISC 360, Chapter N)*
Special Inspector: Company: Phone:
☐ Fabrication and shop welds
☐ Structural steel erection, field welds and bolting
☐ Other:
☐ Moment Frame construction
☐ Other:
☐ Other:

STRUCTURAL MASONRY:
Special Inspector: Company: Phone:
☐ Mortar strength
☐ Masonry unit strength
☐ Other:
☐ Other:
☐ Glass unit masonry installation
☐ Wall panel and veneer installation
☐ Other:
☐ Other:

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

OTHER SPECIAL INSPECTIONS:
Special Inspector: Company: Phone:
☐ Epoxy grout installations
☐ Expansion anchor installations
☐ Other post installed anchors
☐ Alternative construction methods:
☐ Alternative construction materials:
☐ Stucco installation
☑ Infiltration System
☐ Exterior Insulation Finish System (EIFS) installation
☐ Other:
☐ Other:

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

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

TO BE COMPLETED BY APPLICANT

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

	Sheet:
☑ Building envelope: *WSEC Table 402.1.1* (include U-factors, insulation and moisture control)	A1.0
☑ Whole house ventilation: *IRC Section M1507 WA Amended* (include ventilation option and duct sizing if applicable)	A1.0
☑ Energy Credit Information: *WSEC Table 406.2* (include specific, written requirements)	A1.0
☑ RECPC Form Information: (if incorporated within drawing set) http://www.mercergov.org/files/2012ResidentialEnergyCalcForm.pdf	A1.0

☑ Air Leakage Testing. *IRC Section R402.4.1.2 WA Amendments*
☑ Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour.
☑ Duct Leakage Testing. *WSEC R403.3.2*
☑ Postconstruction Test. *WSEC R403.2.2.1*
☑ Rough-in Test. *WSEC R403.2.2.3*

FILE NAME: *DSG CVR 2016 24x36.PDF*

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:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Acess Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any site work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.

TREE PROTECTION REQUIREMENTS:
☑ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.
☑ No trees shall be cut without a City of Mercer Island tree permit.
☐ Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection.
☐ For this project, N/A trees are authorized to be removed and replaced with N/A trees.
☐ This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at http://www.fws.gov/pacific/eagle

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

☑ Fire Sprinkler
☑ NFPA 13D Separate Permit required
☐ Plus
☐ NFPA 13R
☐ NFPA 13
☐ Approved Fire Code Alternatives:
☐ FCA1
☐ FCA2
☑ Monitored Household Separtate permit required
Fire Alarm per NFPA 72
☐ Monitored Sprinkler Water Flow Alarm
☐ Other:
☐ FCA3
☐ FCA4

WATER SUPPLY REQUIREMENTS:
☐ Fire sprinkler design calculations must be provided prior to determining water supply system requirements.
☑ Water Supply system upgrade required
☐ City Installation.
☐ Applicant Installation.
Required Service Line Size: 1" (water main to meter) Required Supply Line Size: 1-1/4" (water main to house) Required Meter Size: 1"
☐ Abandonment of existing service and meter required at main.
☑ Pressure reducing valve required if pressure exceeds 80 psi.
☑ Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).
☑ Additional water supply requirements: Actual meter and supply line size determined by fire sprinkler design to meet fire flow.

DRAINAGE REQUIREMENTS:
☐ On site detention system required.
☑ On site infiltration system required. special inspection required
☑ As-built Utility drawings required.
☑ Full Size drawings required.
☐ Direct discharge into the lake.
☐ No Storm Water permit required.
☐ Connection to public storm drainage conveyance system req'd.
☑ Other: Civil Engineer certification letter for Post construction Soil

SIDE SEWER REQUIREMENTS:
☑ Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.
☐ Video tape of existing sewer required (see standard details)
☐ New connection. ☐ Connect to existing. Disconnect permit required. ☐ Reconnect permit required.
☐ Other:
Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.

APPROVED CODE ALTERNATIVES:
Code alternatives must be Inspected. Refer to the Inspection Checklist
☐ CA1: ☐ CA2:

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

Surveyor: Phone:
☑ Building height survey
☑ Building setback survey
☐ Impervious surface survey
☐ Other:
☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.
☐ Civil / Drainage ☐ LUP / Setback requirements

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

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

Inspector	Date	Approved	
		☐	Pre-construction Meeting to Review Conditions of Permit Approval.
		☐	• Tree protection
		☐	Erosion control
		☐	• Sewer disconnect and cap. If applicable, separate side-sewer permit required
		☐	• Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required
		☐	Land clearing, grading and demolition
		☐	Temporary power
		☐	Pilings / 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); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)
		☐	Foundation walls / concrete columns
		☐	Roof and footing drains
		☐	Foundation damproofing
		☐	• Storm drainage, including (but not limited to): • Connections to storm main in ROW • Detention systems • Infiltration systems • Catch basins including oil-water separator tees • Area drains • Conveyance piping / cleanouts • Storm drain in ROW • Control structures / manholes • Pump systems • Retaining wall drainage
		☐	• Water Service
		☐	Water Supply
		☐	Water as-built drawings
		☐	• Side sewer installation, including (but not limited to): • Connections to side sewer main • Connections to existing side sewer • Back-flow valves • Grinder pump systems • Sewer manholes
		☐	Driveway / Access road
		☐	Underslab electrical / mechanical / plumbing
		☐	Underslab insulation / vapor barrier / reinforcing
		☐	Underfloor framing
		☐	Nailing-Roof sheathing. If applicable, provide Special Inspection letter for lateral wood inspection.
		☐	Nailing-Exterior wall and Shearwall. If applicable, provide 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 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
		☐	Code Alternative CA1:
		☐	Code Alternative CA2:
		☐	Impact Fees Paid (If applicable)
		☐	**Final Inspection:** Tree Restoration ☐ TT
		☐	**Final Inspection:** Fire protection, including (but not limited to): ☐ TF • Sprinkler • Access Road • Fire Code Alternatives (see below) ☐ FCA1: ☐ FCA2: • Fuel Tank Installation • Fire Extinguishing System • Fire Alarm System ☐ FCA3: ☐ FCA4:
		☐	**Final Inspection:** Water supply protection, including (but not limited to) backflow devices for: • Waterfront property • Fire / lawn sprinkler • Well water on property • Boiler ☐ TW
		☐	**Final Inspection:** Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. ☐ TS
		☐	**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). ☐ TB

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):
Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.
Approved *Start Date* *End Date*

ADDITIONAL REQUIRED CITY INSPECTIONS:
Call the appropriate contact to arrange the inspection.

Required Inspection(s):	Contact:	Phone:	Scheduling:

IMPACT FEES:
If applicable.
☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____, whichever occurs first.
Date

PLAN REVIEW APPROVALS:
Not all review disciplines may be required to review the documents.

☑ GR	☑ LA	☑ RD	☑ JK	☑ JH
Building	*Planning*	*Engineering*	*Tree*	*Fire*

TO BE COMPLETED BY DSG

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
1/22/21 *Date*
HM FOR GR *Approved*

PERMIT NUMBER 2008-087

PROJECT NAME: RKK Construction

PROJECT ADDRESS: 3406 72nd PI SE

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Date
Approved

REVISED: *JULY 2019*

GENERAL NOTES

1. **CODE COMPLIANCE**
   ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IRC, 2015 IMC, 2015 IFGC, 2015 NATIONAL FUEL GAS CODE, NFPA 54, 2015 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2015 IFC, 2015 UPC, 2015 WSEC, WAC 51-11, 2015 VMQ, WAC 51-13, 2015 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. **DIMENSIONS**
   A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
   B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
   C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
3. **DOCUMENT REVIEW/VERIFICATION:** CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. **ROUGH OPENINGS/BACKING:** VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
5. **FURRING:** PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. **GRADES:** VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. **FLOOR LINES:** "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. **REPETITIVE FEATURES:** OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
9. **DOORS:** DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
10. **WOOD ON CONCRETE:** WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.
11. **FRAMING:** INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
12. **VENTILATION:** VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
13. **FLUES:** FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
14. **BASEMENT:** NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
15. **OTHER DOCUMENTATION:** REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
16. **PROTECTION:** PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
17. **PERMITS:** SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
18. **ROOFING:** SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
19. **FIREPLACE:** PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:
    A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.
    B. TIGHT FITTING GLASS OR METAL DOORS
    C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/OPERAVLE OUTSIDE AIR DUCT DAMPER.)
    D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL
20. **GAS WATER HEATER:** GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
21. **EXHAUST DUCTS:** PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
22. **FURNACE ROOM:** PROVIDE COMBUSITON AIR OPENINGS INTO FURNACE RM. PER UMC 703.
23. **APPLIANCES:** CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
24. **WATER FLOW:** SHOWER SHALL BE EQUIPMED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
25. **SMOKE DETECTORS:** S.D. THROUGHOUT NEW CONSTRUCTION PER 2006 IRC R313. TO BE MONITORED PER FIRE DEPT. REQUIREMENTS

ENERGY NOTES

CODE(S): 2015 INTERNATIONAL BUILDING CODE – – – – (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE – – – – (IRC)
2015 WASHINGTON ENERGY CODE – – – – (WEC)

CLIMATIC ZONE: 4C – MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR
INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)
WALLS: – – – – – – – – – – R-21
FLAT ATTICS/CEILINGS: – – – – – – – – R-49/R-38
FLOORS – – – – – – – – – – R-38
(OVER UNHEATED SPACES)
VAULTED CEILINGS: – – – – – – – – R-38
SLAB-ON-GRADE: – – – – – – – – R-10

THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS:
CONFORM TO SECTION 502.1.5 OF THE WASHINGTON STATE ENERGY CODE.
EXTERIOR JOINTS/OPENINGS:
SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES; OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL:
VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM PERM CUP RATING (4 MIL POLYETHYLENE)
ATTICS/CEILINGS:
VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE:
CONTINUOUS 6 MIL. POLYETHELENE

VENTILATION:
ATTICS WITH BATTS:
BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE
ENCLOSED JOIST OR RAFTER SPACES:
PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING:
FORCED AIR NATURAL GAS HEATING SYSTEM.

TEMP. CONTROL:
FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55–85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION:
THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE 406.2 OF THE 2015 WASHINGTON STATE ENERGY CODE.
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER 2015 WSEC.

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.

PIPE INSULATION:
NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R–3 MIN.

WHOLE HOUSE VENTILATION:
VENTILATION TO BE SUPPLIED BY FORCED AIR FURNACE
a. FAN SIZE TO BE DESIGNED BY MECHANICAL CONTRACTOR, TO MEET CURRENT WSEC.
R403.1.1 PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED–AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5–2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F.
EXCEPTIONS:
1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES.
2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN TWO HOURS.

ENERGY CREDITS

EFFICIENT BUILDING ENVELOPE (.5 Credit)
CREDIT OPTION (1a) – VERTICAL FENESTRATION U = 0.28
– FLOOR . . . . . = R38
– PROVIDE R–10 INSULATION BELOW ENTIRE SLAB AREA

AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (.5 Credit)
CREDIT OPTION (2a) – COMPLIANCE BASE ON R402.4.1.2: REDUCE THE TEST & WHOLE HOUSE" VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE EFFICIENCY FAN (MAX 0.35 Watts/CFM) NOT INTERLOCKED WITH THE SURFACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING A ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE IN VENTILATION MODE ONLY.

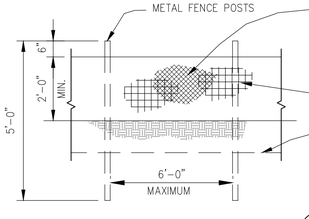
HIGH EFFICIENT HVAC EQUIPMENT (1.0 Credit)
CREDIT OPTION (3a) – GAS, FURNCE WITH A MINIMUM 'AFUE' OF 94%,
HEATING OPTION, 3a, 3b, 3c, OR 3d. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT, (IE, TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE CREDIT.
FURNACE(S) TO BE 'DIRECT–VENTED' PER IRC SECT. G2406.2

HIGH EFFICIENT WATER HEATING (1.5 Credits)
CREDIT OPTION (5c) – WATER HEATING SYSTEM SHALL BE GAS HEATED
– WATER HEATER(S) SHALL BE MINIMUM 91% EFFICIENCY.

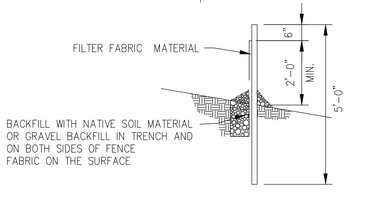
ENERGY CODE

–HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.
–CONSTRUCTION SHALL ADHERE TO :

GLAZING RATIO
CLIMATE ZONE : **4C – MARINE**
–PERSCRIPTIVE PATH
MARINE 'D'
WINDOWS – **0.28 U–FACTOR**
DOORS – **0.20 U–FACTOR**



A SILT FENCE DETAIL
SCALE: NTS



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

AVERAGE BUILDING ELEVATION [A.B.E]

Mark	LENGTH	ELEVATION	CALCULATION
A	39.0'	+307.8'	12,004.2
B	5.16'	+309'	1,596.5
C	13.0'	+309'	4,017
D	22.16'	+310.5'	6,882.8
E	2.0'	+311'	622
F	33.0'	+311.5'	10,279.5
G	52.0'	+311.8'	16,213.6
H	12.33'	+310.5'	3,829.5
i	2.0'	+310'	620
J	37.66'	+308.5'	11,620.2
TOTAL :	218.33		67,685.3

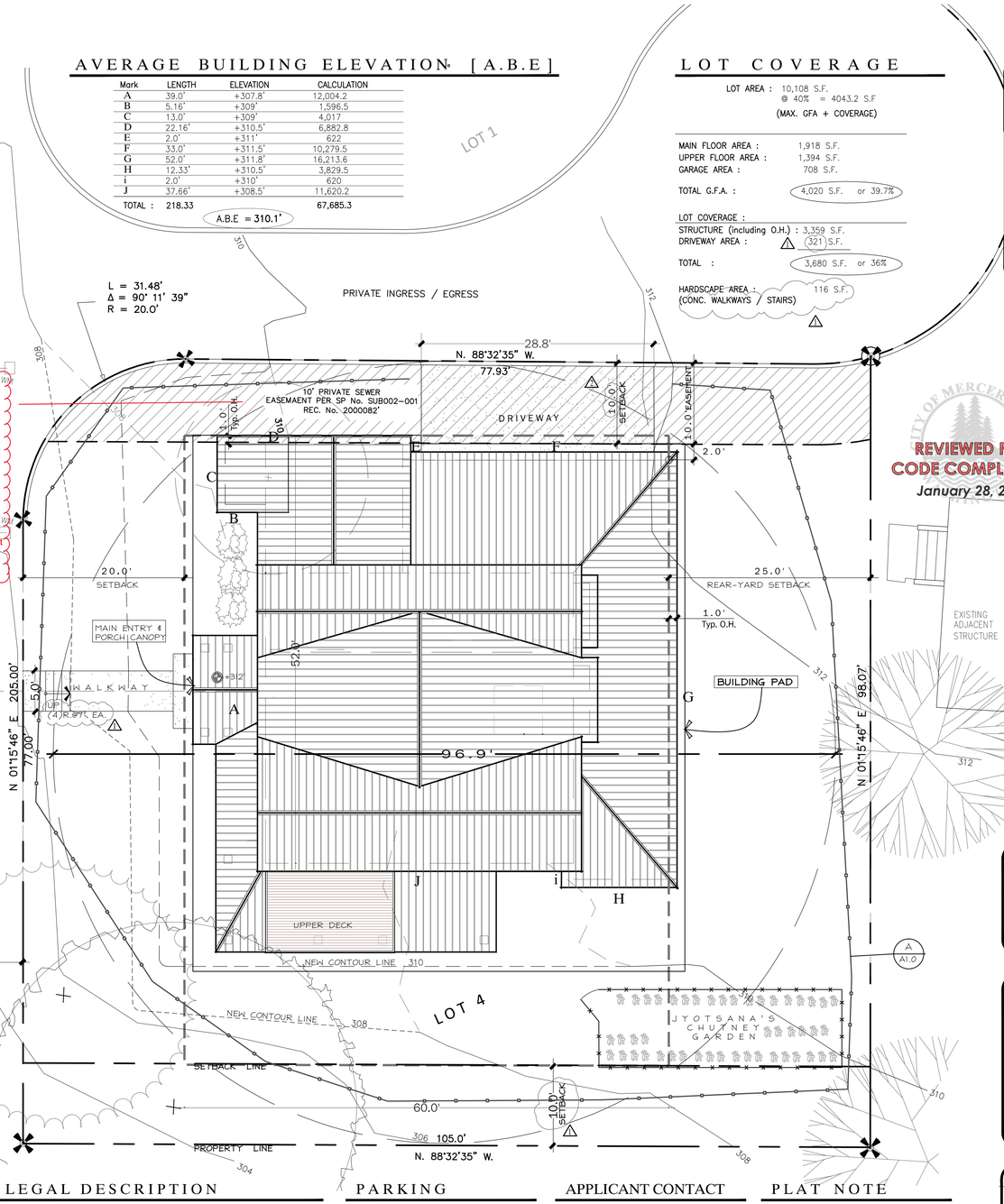
A.B.E = 310.1'

LOT COVERAGE

LOT AREA : 10,108 S.F.
@ 40% = 4043.2 S.F
(MAX. GFA + COVERAGE)

MAIN FLOOR AREA : 1,918 S.F.
UPPER FLOOR AREA : 1,394 S.F.
GARAGE AREA : 708 S.F.
TOTAL G.F.A. : 4,020 S.F. or 39.7%

LOT COVERAGE :
STRUCTURE (including O.H.) : 3,359 S.F.
DRIVEWAY AREA : (321) S.F.
TOTAL : 3,680 S.F. or 36%
HARDSCAPE AREA : (CONC. WALKWAYS / STAIRS) 116 S.F.



The eave overhang from the second story is allowed over the private utility easement. The easement language states under reservation of surface that "the Grantor reserves the right to use the surface of the Easement Area in the manner now existing, but will erect no buildings or structure that will unseasonably interfere with Grantee's ability to access, maintain and/or repair the water line within the Easement Area." A one (1)-foot eave overhang from the second story will not interfere with access and maintenance of the water line.

PER MICC 19.02.020(C)(3)(b), HARDSCAPE (WALKWAYS, STAIRS, ETC.) & DRIVEWAYS NOT MORE THAN 30" ABOVE EXISTING GRADE OR FINISHED GRADE, WHICHEVER IS LOWER, MAY BE LOCATED IN ANY REQUIRED YARD; PROVIDED THAT DRIVEWAYS MAY EXCEED THE 30-INCH LIMIT WHEN A PERMIT APPLICANT DEMONSTRATES THE PROPOSED HEIGHT IS THE MINIMUM FEASIBLE TO MEET THE STANDARDS IN MICC19.09.40

E.

LEGAL DESCRIPTION

LOT 4 OF THE VACATED PORTION OF C.C. CALKIUS FIRST ADDITION TO EAST SEATTLE, STATE OF WASHINGTON.

PARKING

(3) COVERED (ENCLOSED) PARKING STALLS

APPLICANT CONTACT

RICHARD A. FISHER
(206) 484–9963

PLAT NOTE

NO PLAT RESTRICTIONS OR CONDITIONS FOR APPROVAL.

SITE NOTES

A. PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW WATTLES, OR OTHER APPROVED PERIMETER CONTROLL BMP'S TO ELIMINATE CONSTRUCTION STORMWATER RUN–OFF.
B. ELLIMINATE UNCONTROLLED CONVEYANCE OF MUD & DIRT INTO THE RIGHT–OF–WAY (R.O.W)
C. COVER BARE SOILS WITH COMPOST BLANKETS, STRAW, MULCH, MATTING, OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN–OFF.
D. COVER STOCKPILES OF BARE SLOPES WITH COMPOST BLANKETS, TARPS, MATTING OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN–OFF.
E. MERCER ISLAND – MICC 19.02.030(F)(3)(d).
ALL JAPANESE KNOTWEED, (POLYGONUM CUSPIDATUM), & REGULATED CLASS 'A', REGULATED CLASS 'B', REGULATED CLASS 'C' WEEDS, IDENTIFIED ON KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED AS PURSUANT TO SUBSECTION (F)(3)(a) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE–FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT INCREASE THE SLOPE INSTABILITY OR RISK OF LANDSLIDE.

SITE PLAN

NORTH
SCALE: 1/8" = 1'–0"

SITE INFORMATION

PARCEL No. 130030-1850
LOT AREA: 10,108 s.f.
ZONE: R8.4

SITE KEY

PROPERTY LINE
CONTINUOUS SILT FENCE
SETBACK LINE
SITE CONTOUR LINE
PROPERTY CORNER MARK
ELEVATION MARK
LOW GARDEN FENCE
DRIVEWAY SURFACE
ROOF AREA
AREA OF RECORDED EASEMENT
NEW CONTOUR LINE
ABANDONED CONTOUR LINE

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

RFA ARCHITECTS
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WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

PROJECT NAME: RKK CONSTRUCTION
PROJECT ADDRESS: Lot 4 – WALIA 3406 72nd Place S.E. Mercer Is., WA 98040

SET TITLE: PERMIT SET
SHEET TITLE: SITE PLAN

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 19150
DATE: AUG 5, 2020
DRAWN BY: N.F.W.
REVISIONS:

tag	description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A1.0

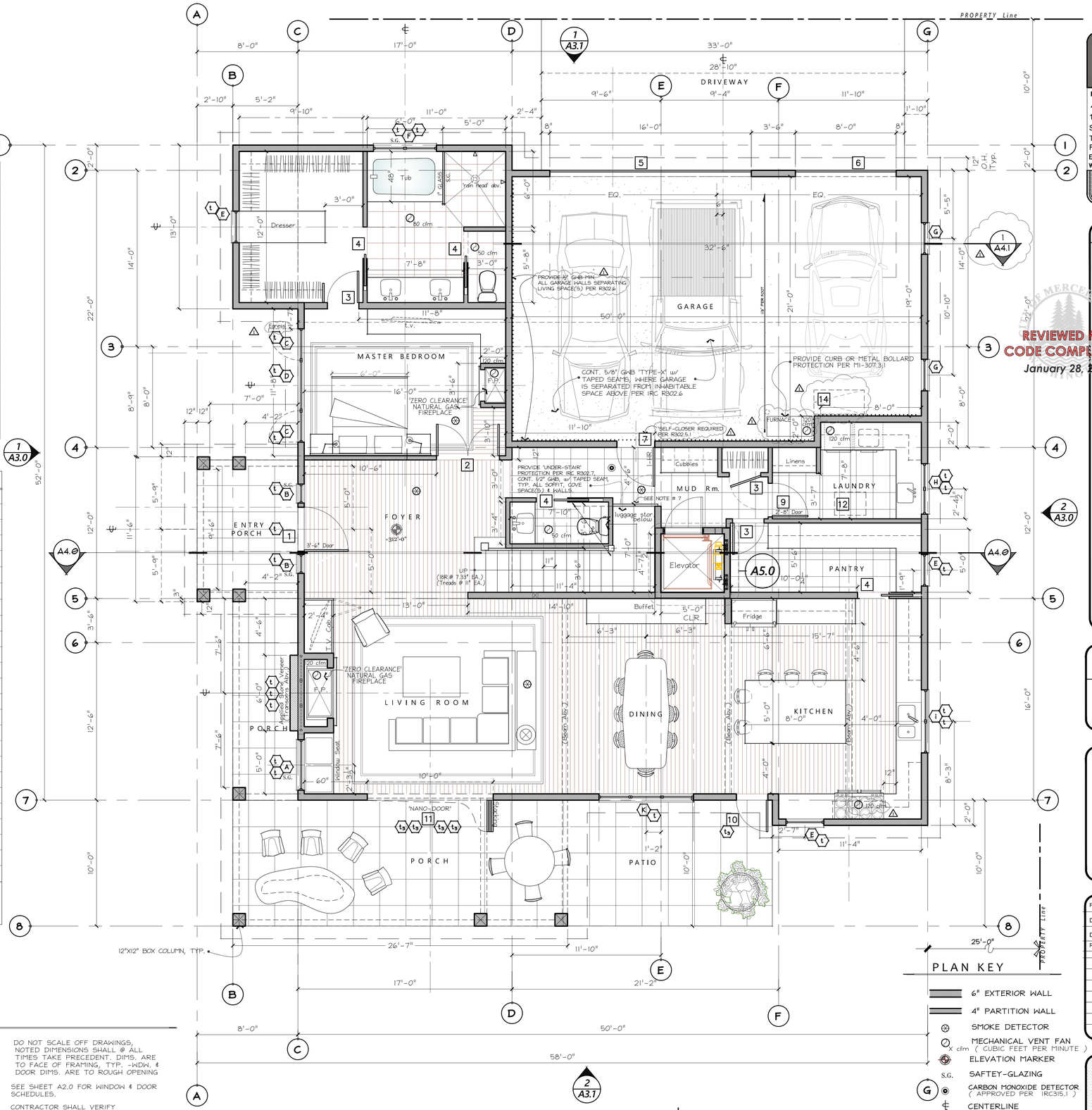
TAG	DIMENSIONS (RO.=WxH)	TYPE	NOTES
1	3'-6" X 6'-8"	ENTRY	SOLID WD./SAFTEY GLAZE / LOCKSET
2	(2) 2'-6" X 6'-8"	WOOD	FRENCH HUNG - INTERIOR
3	2'-6" X 6'-8"	WOOD	
4	2'-6" X 6'-8"	POCKET	
5	16'-0" X 8'-0"	GARAGE	'CARRAIGE STYLE'
6	8'-0" X 8'-0"	GARAGE	'CARRAIGE STYLE'
7	3'-0" X 6'-8"	SEPARTION	1-HOUR FIRE RATED w/ INTEGRAL SMOKE GASKETS
8	3'-0" X 6'-8"	WOOD	
9	2'-8" X 6'-8"	WOOD	
10	2'-6" X 6'-8"	GLASS/Exterior	SAFETY GLAZE / LOCK
11	(4) 2'-6" X 6'-8"	FOLDING/GLASS /Exterior	'Nano Door' SAFETY GLAZE / LOCK
12	2'-6" X 3'-0"	CRAWLSPACE ACCESS	FLR. HINGED - INSULATED PANEL
13	(2) 3'-0" X 6'-8"	GLASS/Exterior	SAFETY-GLAZE / LOCK / 'FRENCH HUNG'
14	22.5" X 4'-0"	ATTIC ACCESS	DROP DOWN LADDER

NOTES:
1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28

WINDOW SCHEDULE

	DIMENSIONS (RO.=WxH)	TYPE	NOTES
A	(2) 2'-0" X 4'-6"	CSMNT/CSMNT	SAFETY GLAZE
B	1'-6" X 5'-0"	SIDELITE	(4) LITES Ea.
C	2'-6" X 4'-6"	CASEMENT	EGRESS / SAFETY GLAZE ⚠
D	4'-0" X 4'-6"	PICTURE	
E	2'-6" X 3'-6"	CASEMENT	(4) LITES
F	(2) 2'-6" X 4'-6"	CSMNT/CSMNT	SAFETY GLAZE - (4) LITES Ea.
G	2'-6" X 4'-0"	PICTURE	(4) LITES
H	(2) 2'-0" X 3'-6"	CASEMENT	(4) LITES Ea.
I	(2) 2'-6" X 3'-6"	CSMNT/CSMNT	
J	3'-0" X 2'-0"	PICTURE	
K	(3) 2'-6" X 4'-0"	PICTURE	
L	2'-0" X 3'-6"	CASEMENT	(4) LITES Ea.
M	3'-0" X 3'-6"	PICTURE	(4) LITES
N	(2) 3'-0" X 4'-6"	CSMNT/CSMNT	EGRESS / SAFETY GLAZE /(4) LITES Ea.
O	2'-0" X 3'-0"	PICTURE	(4) LITES
P	2'-0" X 2'-6"	PICTURE	
Q	2'-0" X 2'-6"	CASEMENT	
R	(2) 2'-6" X 2'-6"	CASEMENT	(4) LITES Ea.
S	(2) 2'-6" X 4'-0"	CSMNT/CSMNT	EGRESS / SAFETY GLAZE /(4) LITES Ea.
U	3'-0" X 4'-0"	CASEMENT	EGRESS / SAFETY GLAZE /(4) LITES Ea.
V	3'-0" X 4'-0"	PICTURE	(2) LITES
W	(2) 2'-0" X 3'-6"	CSMNT/CSMNT	(4) LITES Ea.
X	(2) 2'-6" X 2'-0"	CSMNT/CSMNT	(2) LITES Ea.
Y	3'-0" X 4'-6"	CASEMENT	
t1	Width Below X 1'-6"	TRANSOM	(1) LITE Ea.

NOTES:
1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28



PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE-PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP. - HDW. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.0 FOR WINDOW & DOOR SCHEDULES.
7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 Lb. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- MECHANICAL VENT FAN (X cfm (CUBIC FEET PER MINUTE))
- ELEVATION MARKER
- S.G. SAFTEY-GLAZING
- G CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE

North

MAIN FLOOR PLAN

HOUSE AREA: 1,877.5 S.F.
GARAGE AREA: 719 S.F.

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

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WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

PROJECT NAME: RKK CONSTRUCTION

PROJECT ADDRESS: Lot 4 - WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE: PERMIT SET

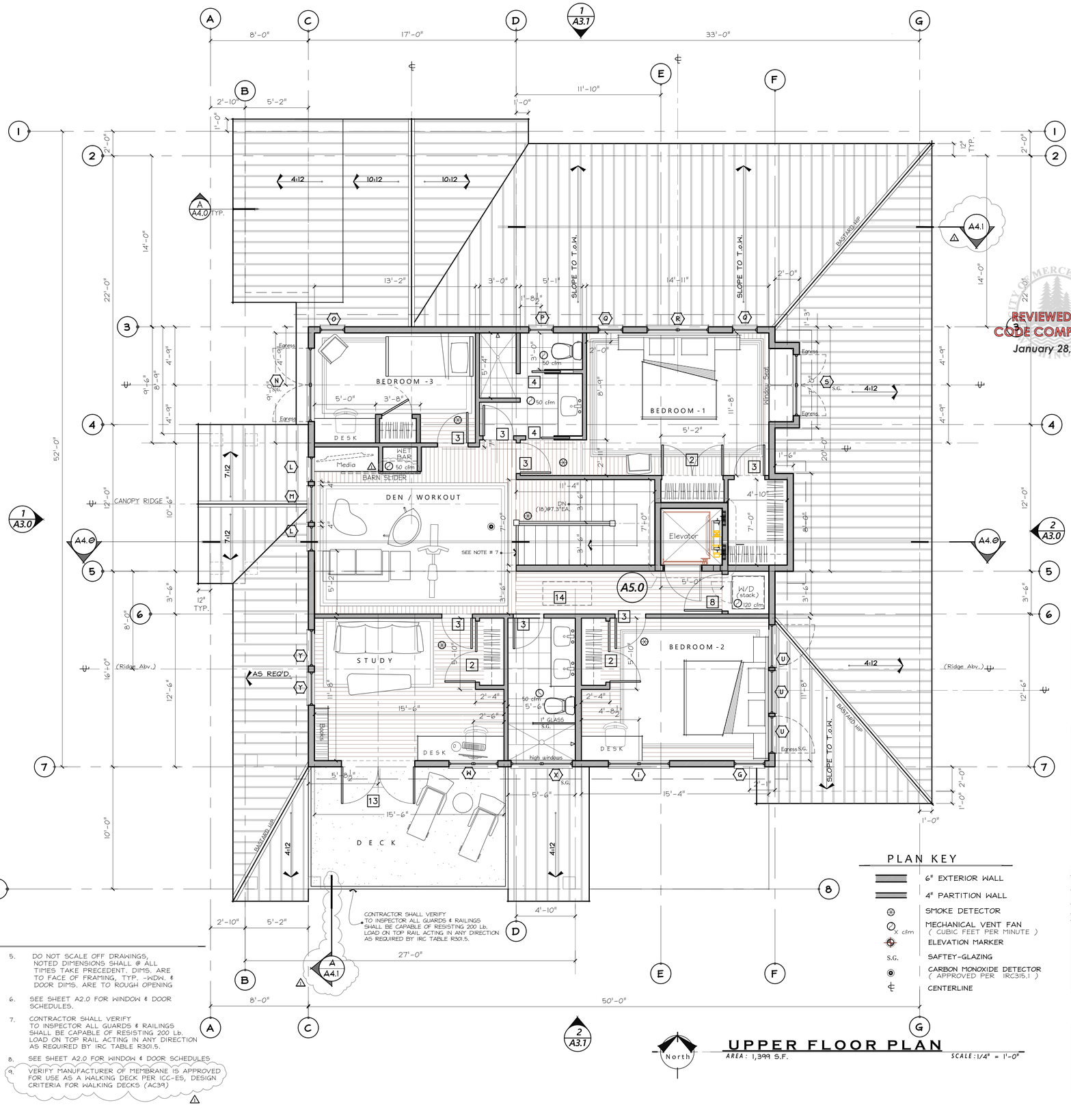
SHEET TITLE: MAIN FLOOR PLAN

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 19150
DATE: AUG 5, 2020
DRAWN BY: N. F. W.
REVISIONS:

Tag	Description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A2.0



PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE-PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP. -WDW. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.0 FOR WINDOW & DOOR SCHEDULES.
7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 Lb. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.
8. SEE SHEET A2.0 FOR WINDOW & DOOR SCHEDULES
9. VERIFY MANUFACTURER OF MEMBRANE IS APPROVED FOR USE AS A WALKING DECK PER ICC-ES, DESIGN CRITERIA FOR WALKING DECKS (AC39)

PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)
- ELEVATION MARKER
- SAFTEY-GLAZING
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE

UPPER FLOOR PLAN

AREA: 1,399 S.F. SCALE: 1/4" = 1'-0"

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REVIEWED FOR CODE COMPLIANCE
January 28, 2021

PROJECT NAME: RKK CONSTRUCTION

PROJECT ADDRESS: Lot 4 - WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE: PERMIT SET

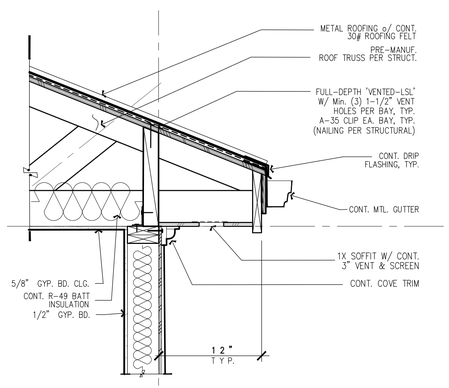
SHEET TITLE: UPPER FLOOR PLAN

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 19150
DATE: AUG 5, 2020
DRAWN BY: N.F.W.
REVISIONS:

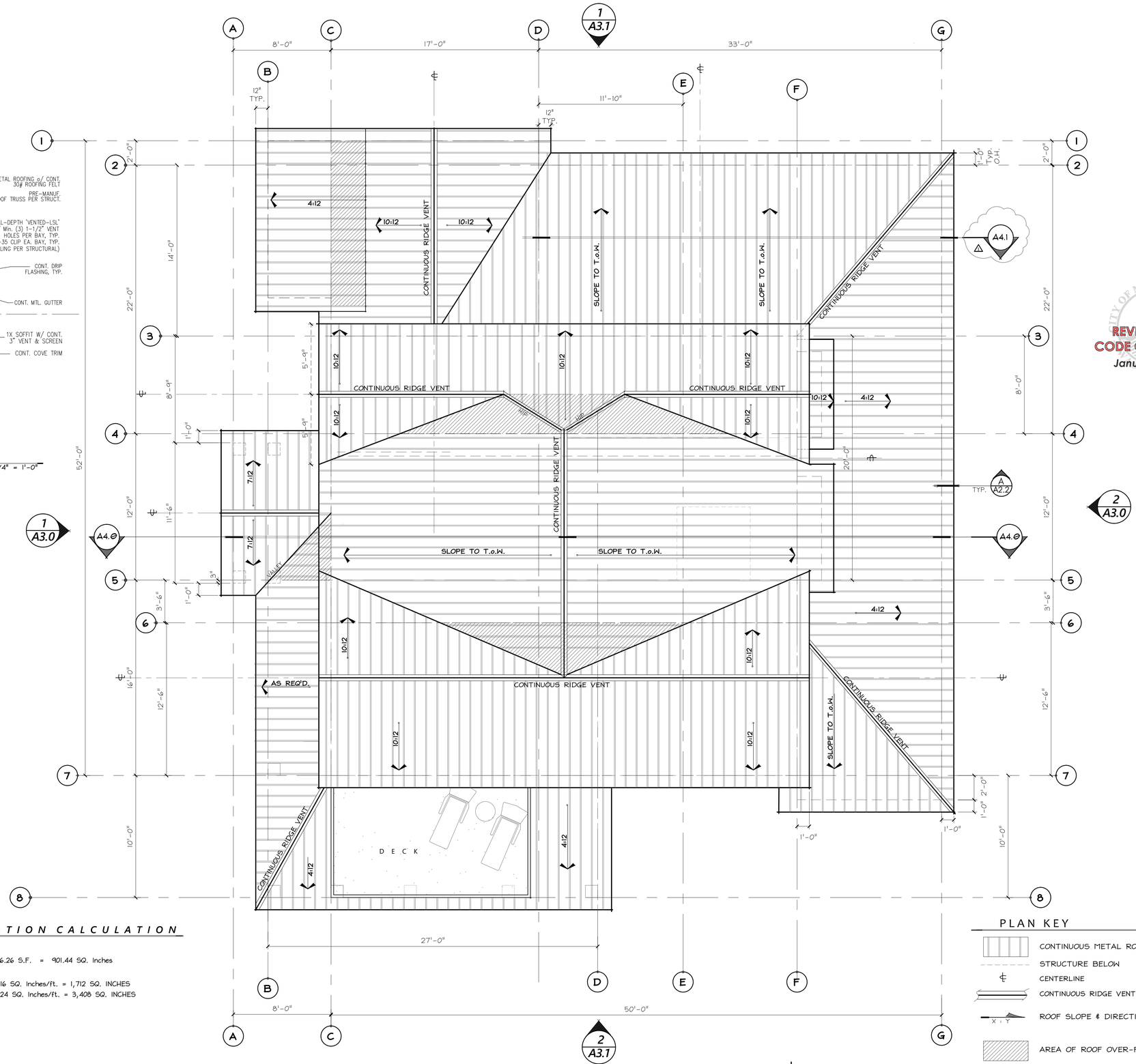
Tag	Description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A2.1



A TYPICAL OVER-HANG

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



ATTIC VENTILATION CALCULATION

HOUSE ATTIC AREA : 1,878 S.F.

CALCULATION : 1,878 / 300 = 6.26 S.F. = 901.44 SQ. Inches

RIDGE VENTS PROVIDED : 107 L.F. X 16 SQ. Inches/ft. = 1,712 SQ. INCHES

SOFFIT VENTS PROVIDED : 142 L.F. X 24 SQ. Inches/ft. = 3,408 SQ. INCHES

PLAN KEY

- CONTINUOUS METAL ROOF
- STRUCTURE BELOW
- CENTERLINE
- CONTINUOUS RIDGE VENT
- ROOF SLOPE & DIRECTION (X : Y)
- AREA OF ROOF OVER-FRAME

North

ROOF PLAN

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

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PROJECT NAME:	PROJECT ADDRESS:
RKK CONSTRUCTION	Lot 4 - WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ROOF PLAN

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #:	19150
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REVISIONS:

Tag	Description

SHEET No.:

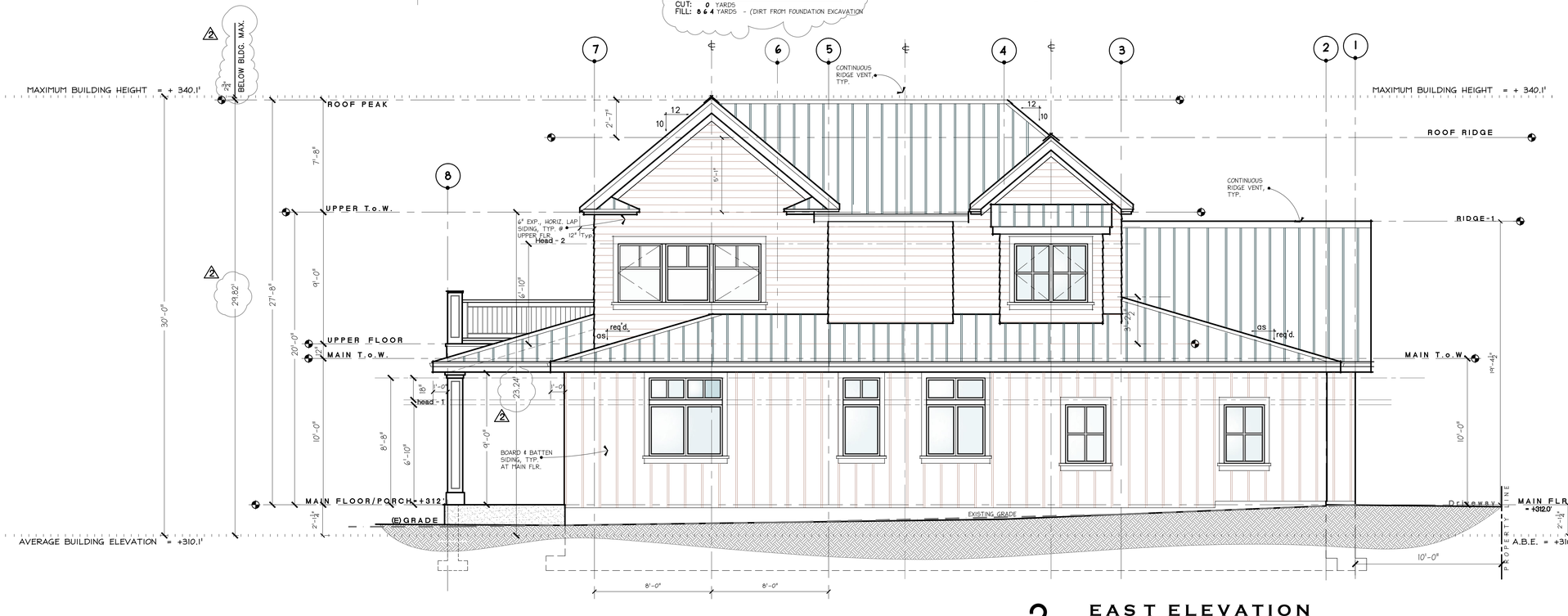
A2.2

1 WEST ELEVATION

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

GRADING:

CUT: 0 YARDS
FILL: 864 YARDS - (DIRT FROM FOUNDATION EXCAVATION



2 EAST ELEVATION

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

RFA ARCHITECTS
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SEATTLE, WAS□IN□TON □□□0□
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□A□□ □206□44 □□□47
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WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINT□ROP, WAS□IN□TON □□□62
TEL.□ □0□□□6.26□□

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

PRO□ECT NAME□	PRO□ECT ADDRESS□
RKK CONSTRUCTION	Lot 4 - WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE□	PERMIT SET
S□EET TITLE□	ELEVATIONS

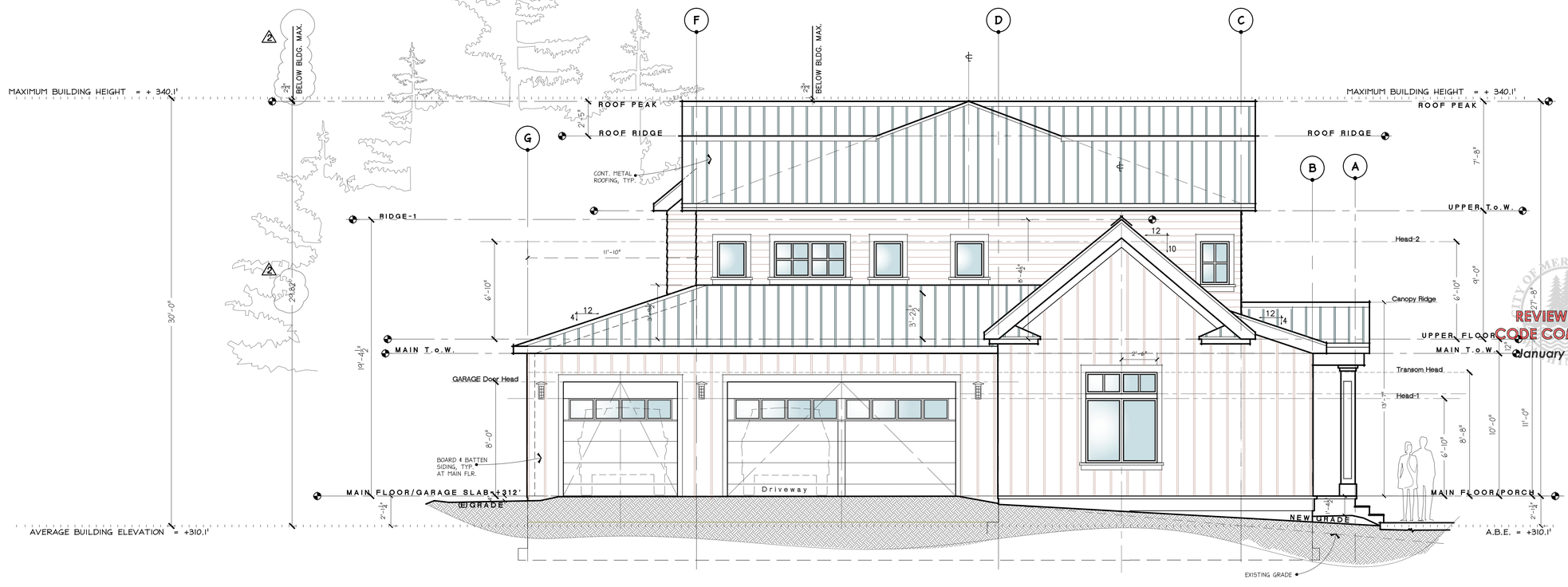
STAMP□

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PRO□ECT □□	19150
DATE□	AUG 5, 2020
DRAWN □□□	N. F. W.
RE□ISIONS□	
B□	A
1 M.I. BLDG. DEPT. REVIEW 9/20	
2 M.I. BLDG. DEPT. REVIEW 12/20	

S□EET N□.□

A3.0



1 NORTH ELEVATION

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

2 SOUTH ELEVATION

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

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□A□□ □206□44 □□□47
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TEL.□ □0□□□6.26□□

PRO□ECT NAME□
RKK CONSTRUCTION

PRO□ECT ADDRESS□
Lot 4 - WALIA
3406 72nd Place, S.E.
Mercer Is., WA 98040

REVIEWED FOR CODE COMPLIANCE
January 28, 2021
CITY OF MERCER ISLAND

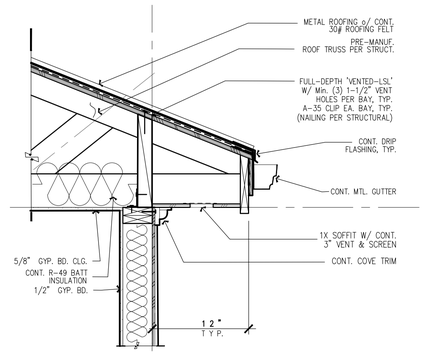
SET TITLE□ PERMIT SET

SHEET TITLE□ ELEVATIONS

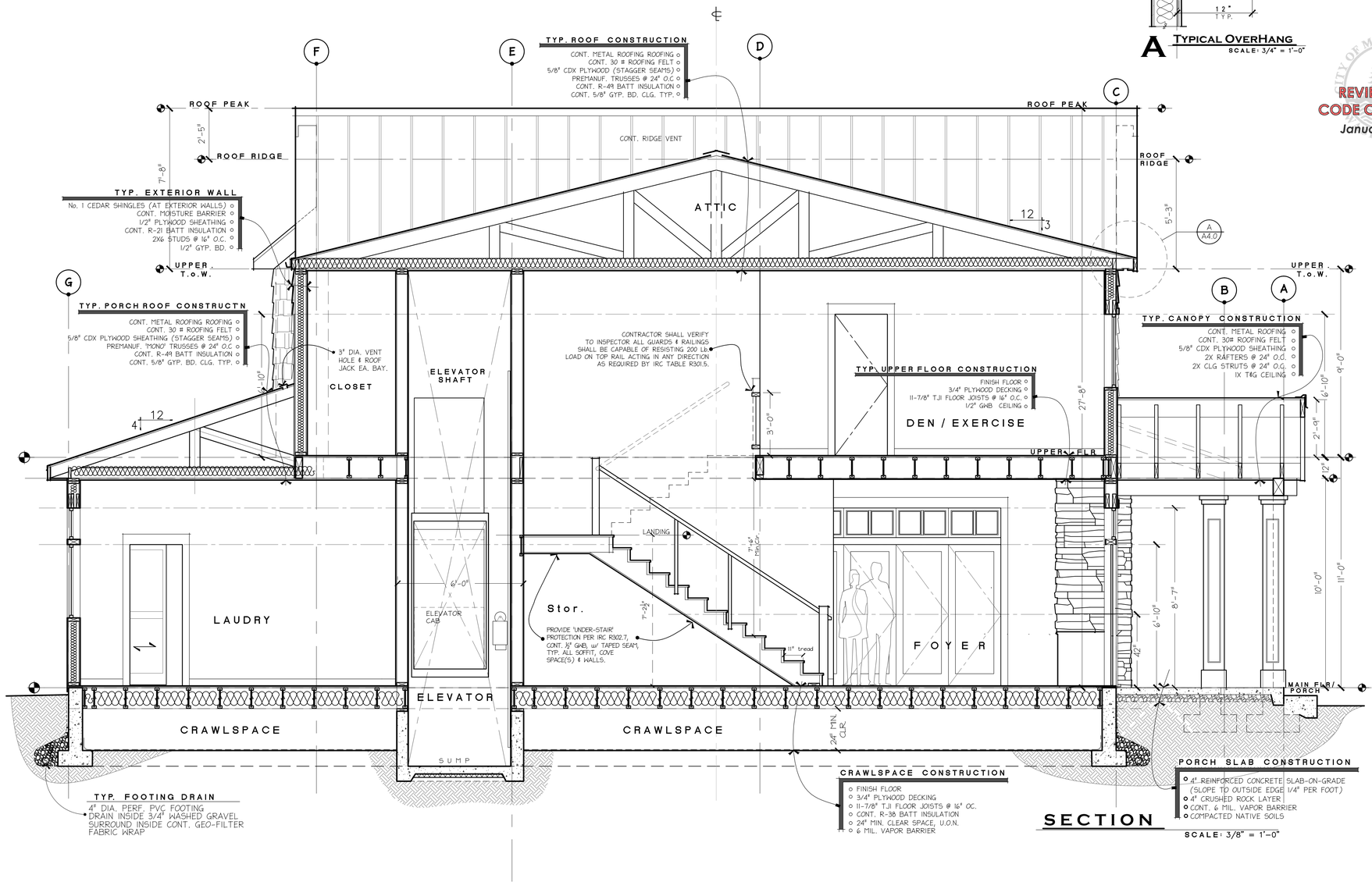
STAMP□
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PRO□ECT □□ 19150
DATE□ AUG 5, 2020
DRAWN □□□ N.F.W
RE□ISIONS□
2 M.I. BLDG. DEPT. REVIEW 12/20

SHEET N□□
A3.1



A TYPICAL OVERHANG
SCALE: 3/4" = 1'-0"



TYP. FOOTING DRAIN
4" DIA. PERF. PVC FOOTING DRAIN INSIDE 3/4" WASHED GRAVEL SURROUND INSIDE CONT. GEO-FILTER FABRIC WRAP

CRAWLSPACE CONSTRUCTION
- FINISH FLOOR
- 3/4" PLYWOOD DECKING
- 11-7/8" TJI FLOOR JOISTS @ 16" OC.
- CONT. R-38 BATT INSULATION
- 24" MIN. CLEAR SPACE, U.O.N.
- 6 MIL. VAPOR BARRIER

PORCH SLAB CONSTRUCTION
- 4" REINFORCED CONCRETE SLAB-ON-GRADE (SLOPE TO OUTSIDE EDGE 1/4" PER FOOT)
- 4" CRUSHED ROCK LAYER
- CONT. 6 MIL. VAPOR BARRIER
- COMPACTED NATIVE SOILS

SECTION
SCALE: 3/8" = 1'-0"

RFA ARCHITECTS
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TEL.□ □□0□□□6.26□□

CITY OF MERCER ISLAND
REVIEWED FOR CODE COMPLIANCE
January 28, 2021

PROJECT NAME: RKK CONSTRUCTION
PROJECT ADDRESS: Lot 4 - WALIA
3406 72nd Place, S.E.
Mercer Is., WA 98040

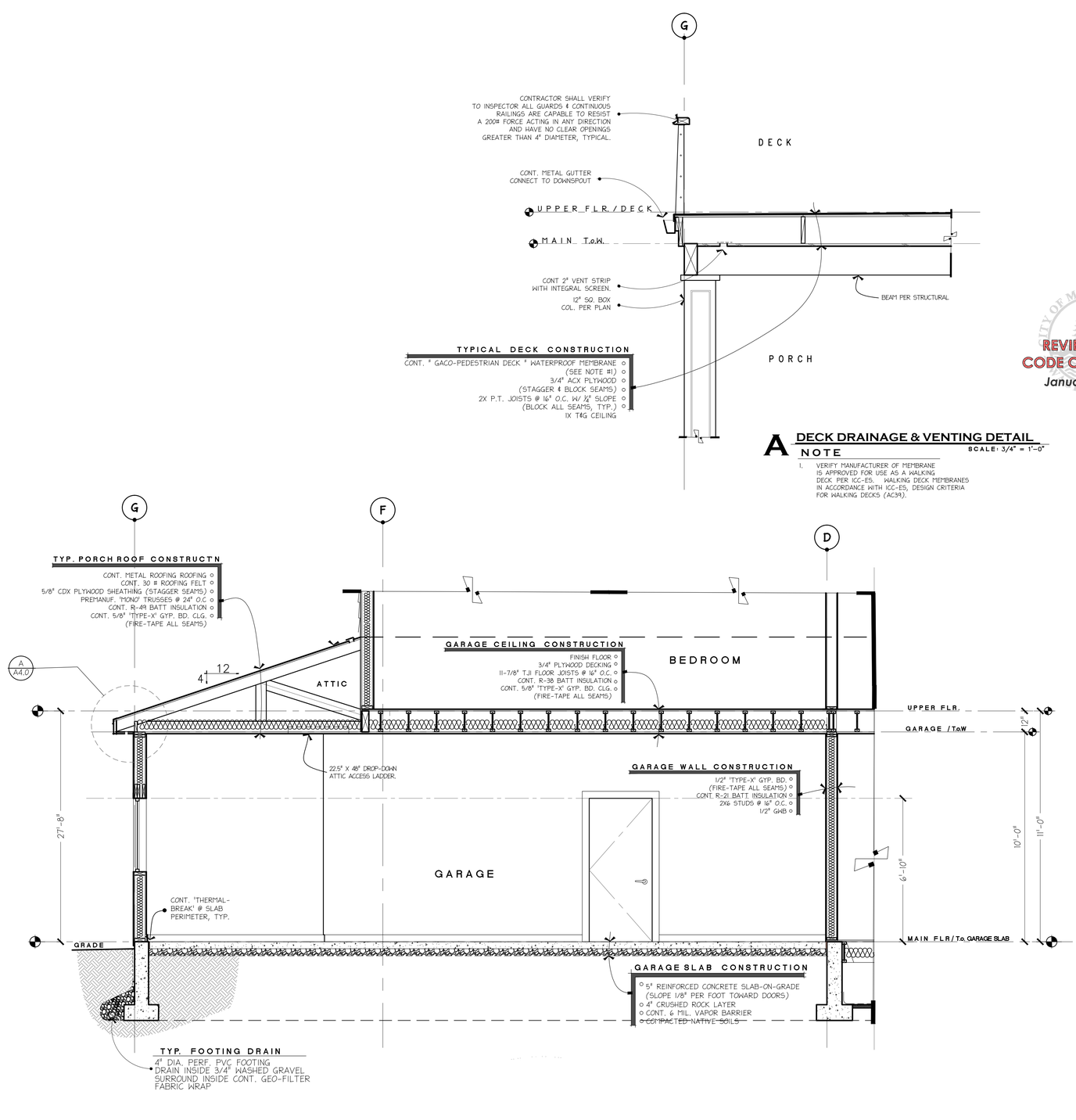
SET TITLE□ PERMIT SET
SHEET TITLE□ SECTION

STAMP□
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT □□ 19150
DATE□ AUG 5, 2020
DRAWN □□□ N.F.W.
REVISIONS□

T□□	D□□□□□□□n

SHEET NO□□
A4.0



GARAGE SECTION

SCALE: 3/8" = 1'-0"

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
□□32 □ST A□E. S□ITE 60□
SEATTLE, WAS□IN□TON □□□0□
TEL.□ □206□44□0442
□A□□ □206□44□□□47
EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM

WOLF CREEK RANCH
WINT□ROP, WAS□IN□TON □□□62
TEL.□ □□0□□□□6□26□□

REVIEWED FOR CODE COMPLIANCE
January 28, 2021
CITY OF MERCER ISLAND

PRO□ECT NAME□	PRO□ECT ADDRESS□
RKK CONSTRUCTION	Lot 4 – WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE□	PERMIT SET
S□EET TITLE□	SECTION

STAMP□

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PRO□ECT □□	19150
DATE□	AUG 5, 2020
DRAWN □□□	N.F.W.

RE□ISIONS□

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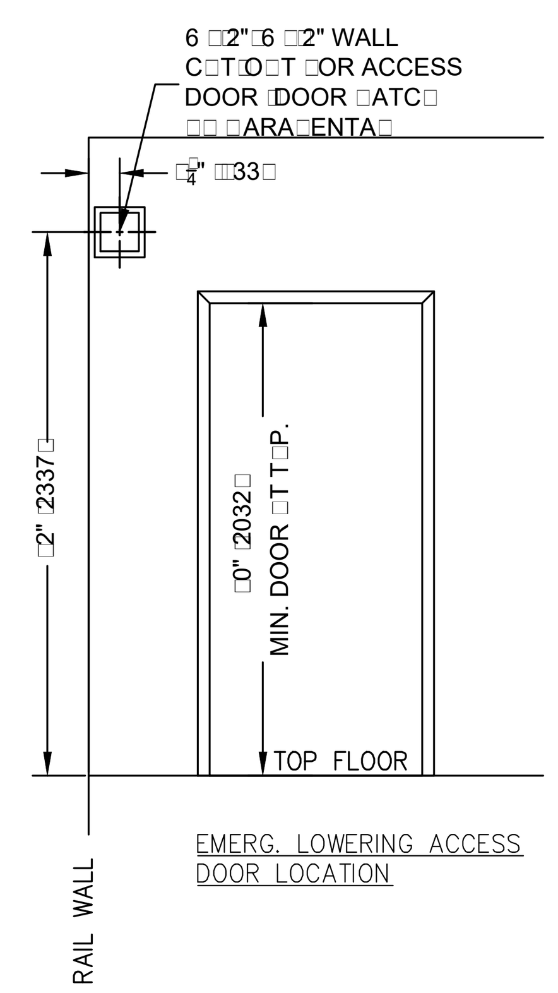
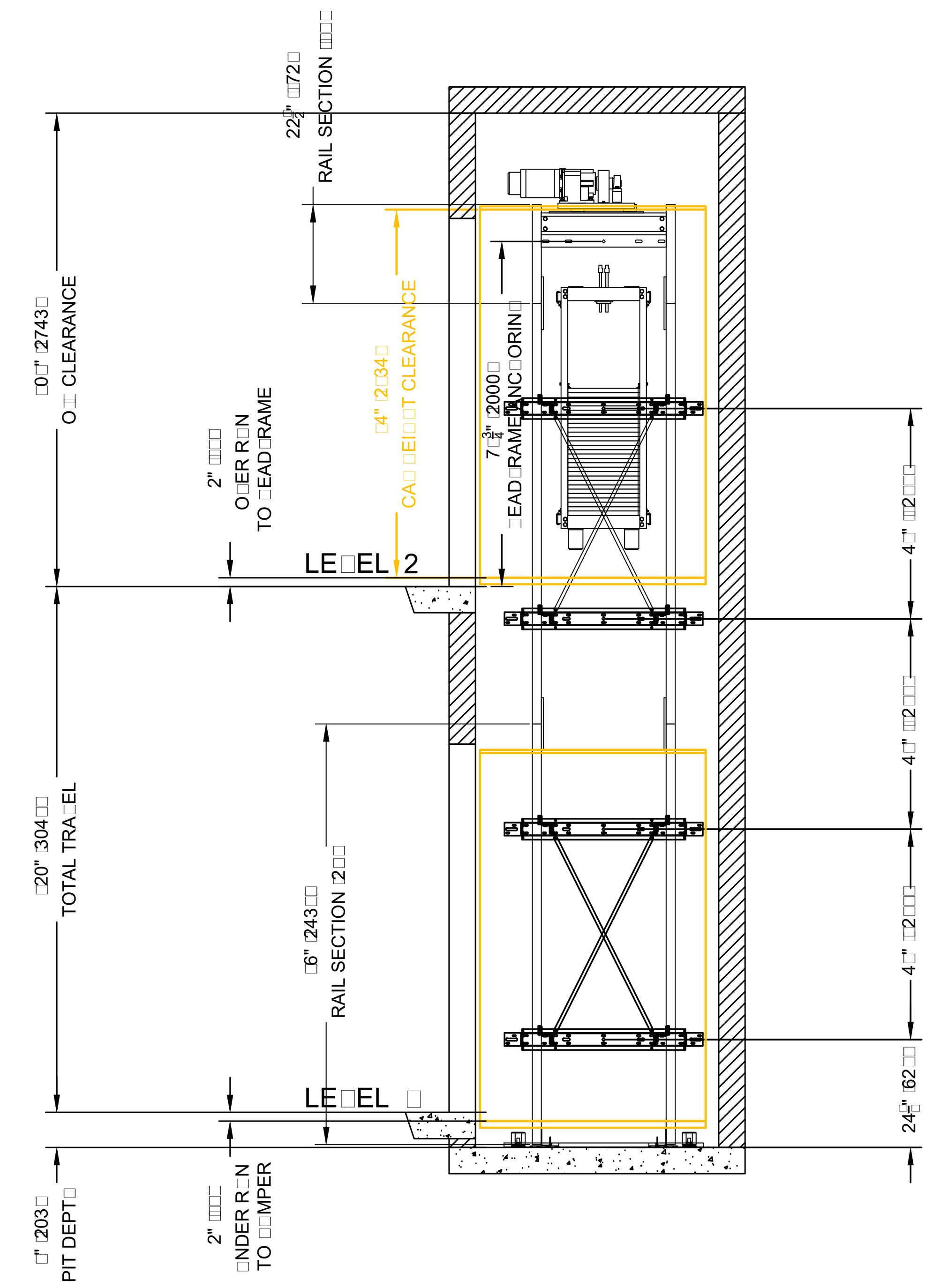
S□EET N□.□

A4.1

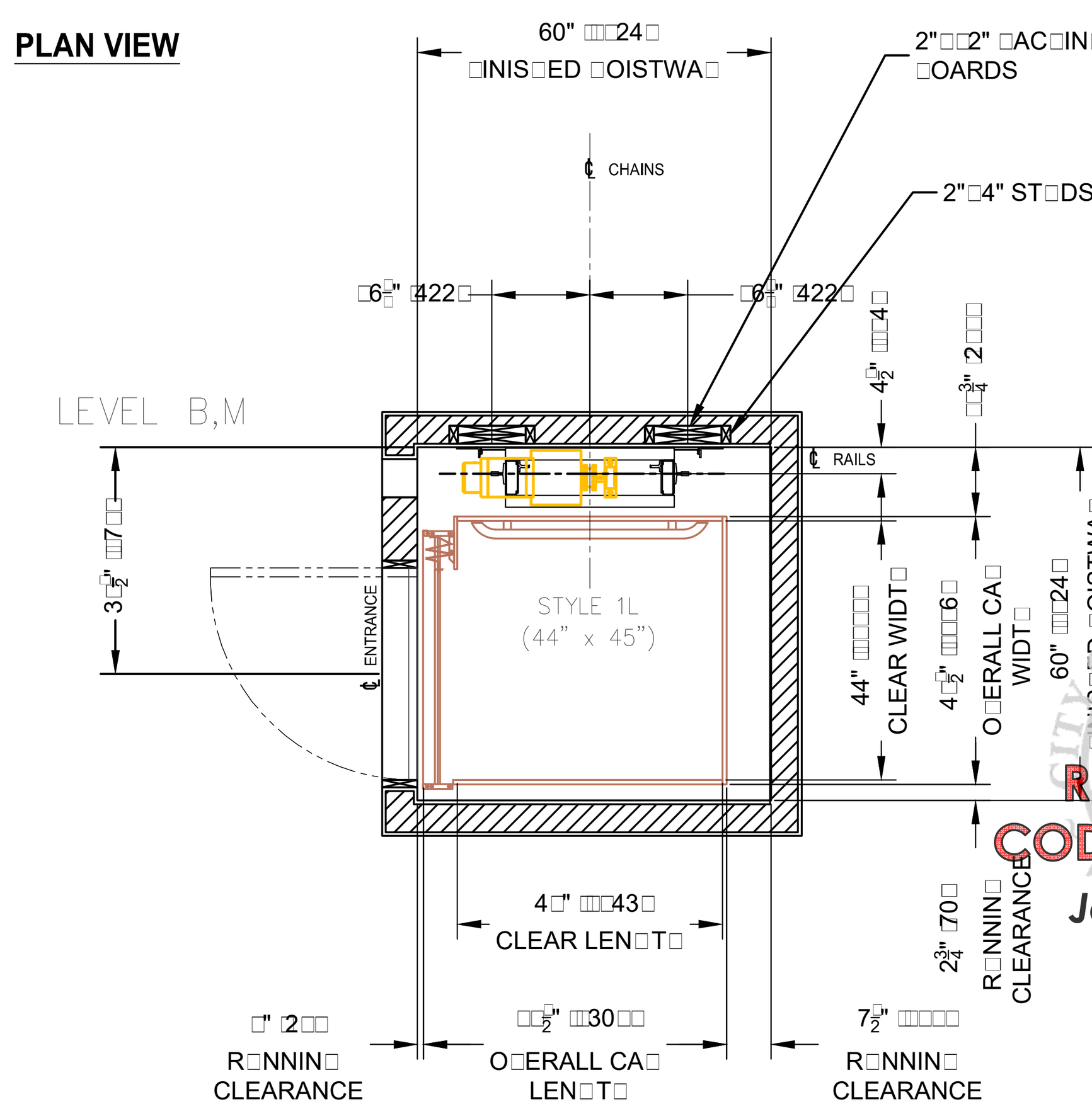
ELEVATION VIEW



NOTE: NO HABITABLE SPACE IS PERMITTED ANYWHERE UNDER THE PIT



PLAN VIEW



GARAVENTA LIFT

GARAVENTA (CANADA) LTD.

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

ENGINEERING CALCULATIONS

MODEL: MR
CALCULATION VERSION:2.0

CALCULATION RESULT: N/A

JOB SPECIFIC DATA [Imperial] or [Metric]:

PIT DEPTH	8.00 (203)	REQUIRED CHAIN LENGTH	168.00 (4267)
OVERTRAVEL	2.00	RATED SPEED	40 (0.20)
TOTAL TRAVEL	120.00 (3048)	RAIL REQUIRED	2.40 (6.3)
UNDERTRAVEL	2.00	RAIL WEIGHT	286 (130)

STRUCTURAL CONFIGURATION CONSTANTS

PLANK	4.00 (102)		80.00 (2032)
STILE	88.00 (2235)	PLW	44.00
CLEARANCE DELTA	2.50 (64)	OHS	6.70
		PLL	45.00 (1143)
		COHS	0.0 (0)
		OTMRE	.00 (27)

COUNTERWEIGHT CALCULATION

COUNTERWEIGHT TOTAL	100 (40)
COUNTER. FRAME WEIGHT	100 (40)
QTY. COUNTERWEIGHT BRICKS	4

STRUCTURAL REACTION CALCULATIONS

RC	620 (2.82 kN)
RN	330 (14.73 kN)
RHS	3344 (23. kN)

GROSS LOAD CALCULATIONS

CAR WEIGHT	750 (340)
MAXIMUM CAPACITY	1000 (454)
SLING WEIGHT	200 (20)
MACHINE WEIGHT	100 (45)
CHAIN WEIGHT	26 (12)

POWER LOAD CALCULATIONS

HORSEPOWER	2.7
RAIL REACTION R1	334 (1.40 kN)
RAIL REACTION R2	60 (0.3 kN)
GROSS LOAD ON CHAINS	2060 (93)
CHAIN SAFETY FACTOR	344

SPECIFICATIONS

THIS LIFT IS MANUFACTURED IN ACCORDANCE WITH ASME A17.1 SEC. 5.3

CAB OPTION & FINISHES
- CAB CONFIGURATION: STYLE 1L
- CAR GATE: YES
- CAR GATE FINISH
- CAR GATE OPERATION
- CAR STOP/ALARM SWITCH
- SEPARATE CAR ALARM SWITCH: NO
- C.O.P. SIZE: Standard
- C.O.P. KEY SWITCH: C.O.P.
- C.O.P. FINISH
- IN-CAR DIRECTION INDICATOR
- CAR WALL PANEL FINISH
- CAR CEILING PANEL FINISH
- CAR PLATFORM FINISH
- HANDRAIL TYPE/FINISH
- EXTRA HANDRAILS: N/A
- TELEPHONE: In COP
- TELEPHONE BOX FINISH: N/A
- CAR LIGHTING: 4 Recessed LED Lights
- CAR HEIGHT: 84"
- CAR SIZE (Width x Length): 44" x 45"
- CAR ALUM. FRAME PAINT: N/A

CONTROLS
- CONTROLLER TYPE: MR II MOD
- OPERATION
- HALL STATION TYPE
- HALL STATION FEED
- HALL STATION MOUNTING
- HALL STATION FINISH
- POSITION INDICATORS LANDING: N/A
- DIRECTION INDICATORS LANDING: N/A
- PUSH BUTTON MARKING FLR 1–6

CONCURRENT LANDING CONTROL CALL BUTTONS
- PUSH BUTTON MARK FLR 1–6 DR 2

DOOR OPTION & FINISHES
- LANDING DOORS
- DOOR FINISH: N/A
- INTERLOCKS: PORTA EMDL
- DOOR OPERATION
- FLR. DOOR LOCATION / FLR. DOOR HANDING (1st–6th)
- DOOR LOCATION KEY PLAN

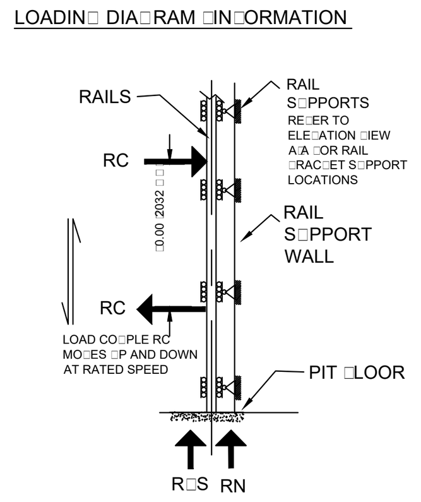
CONCURRENT LDG. DOORS
- FLR. 2nd DOOR LOCATION / FLR. 2nd DOOR HANDING (1st–6th)

TECHNICAL DETAILS
- INSTALLATION TYPE: Pre-Redundant
- MAXIMUM CAPACITY: 1000 (454)
- RATED SPEED: 40 (0.20)
- POWER SUPPLY: 230V 1PH 60 Hz
- RAIL BRACKET FASTENERS
- MAXIMUM RAIL SECTION LENGTH: 96 (2438)
- EMERGENCY POWER SUPPLY: UPS
- SHELL FOR UPS: YES
- FLOORS SERVED: 2 Stops
- SYSTEM: IN-LINE HELICAL GEARED
- ROPES: 2 ANSI 2060 ROLLER CHAINS
- CHAIN LENGTH: 168.00 (4267)
- SAFETIES: TYPE A INSTANTANEOUS
- MOTOR HORSEPOWER: 2 HP
- GEAR DATA: 42:1 IN-LINE HELICAL REDUCTION GEAR
- SPROCKET DATA: 60 DOUBLE SINGLE, 16TEETH
- EST. CAR WEIGHT: 750 (340)
- EST. SLING WEIGHT: 200 (20)
- GROSS LOAD: 2060 (93)
- COUNTERWEIGHT WEIGHT: 100 (40)
- DOOR MONITORING SYSTEM: NO

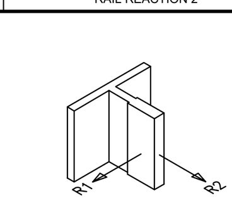
MISCELLANEOUS DETAILS
- TRAVELLING CABLE LENGTH: Extra 20 ft
- TECH TOOLS: N/A
- PIT FLOAT SWITCH (MR II only): NO
- WARRANTY: Standard 2 Year Warranty

SPECIAL NOTES

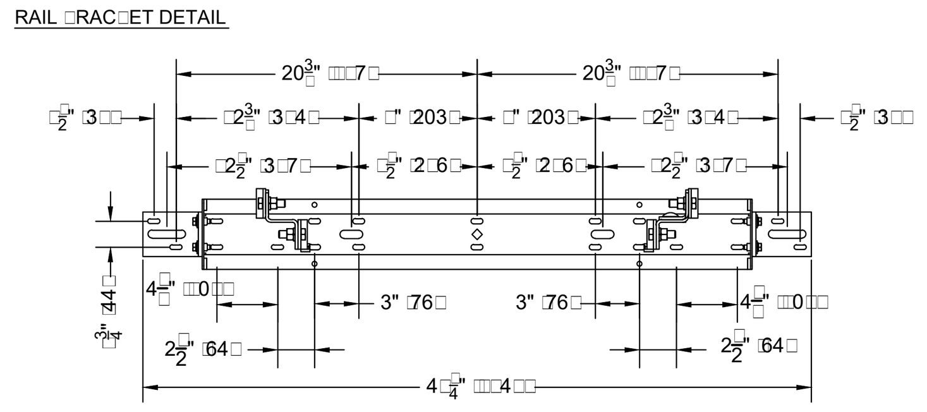
LOADING DIAGRAM INFORMATION



LOAD	DESCRIPTION	Lbf
RHS	REACTION DUE TO GOVERNOR OR SAFETY ENGAGEMENT	3344 (23. kN)
RN	REACTION DUE TO NORMAL OPERATION	3300 (14.73 kN)
RC	LOAD IMPOSED DURING NORMAL OR EMERGENCY OPERATION MAXIMUM PULLOUT FORCE ON RAIL SUPPORT	620 (2.82 kN)
R1	RAIL REACTION 1	334 (1.40 kN)
R2	RAIL REACTION 2	60 (0.3 kN)

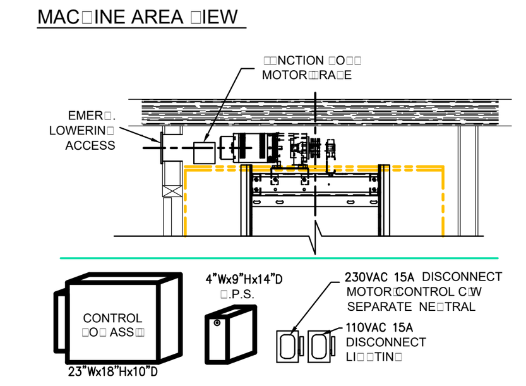


RAIL BRACKET DETAIL



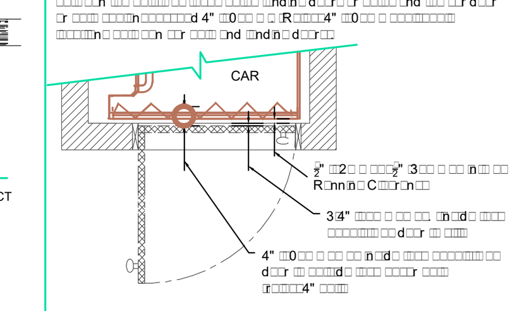
SPECIAL NOTES

MACHINE AREA VIEW



CONTROL LOCATION:
CONTROL BOX & U.P.S. LOCATED OUTSIDE OF HOISTWAY BY OTHERS

3/4" & 4" DOOR & GATE RULE



PROVISIONS BY OTHERS

MACHINE AREA:
1. ACCESS TO MACHINE AREA IS GAINED FROM THE TOP OF THE CAR

ELECTRICAL:
1. LOCKABLE FUSED DISCONNECT SWITCH TO BE PROVIDED FOR 230V 1PH POWER ALONG WITH A SEPARATE NEUTRAL WIRE AND AUX. CONTACTS.
2. USE AUXILIARY CONTACTS IN DISCONNECT FOR EMERGENCY BACKUP. NO CONDUIT OR PIPING NOT ASSOCIATED WITH LIFT IN HOISTWAY.
3. PERMANENT POWER TO BE PROVIDED BEFORE INSTALLATION COMMENCES.

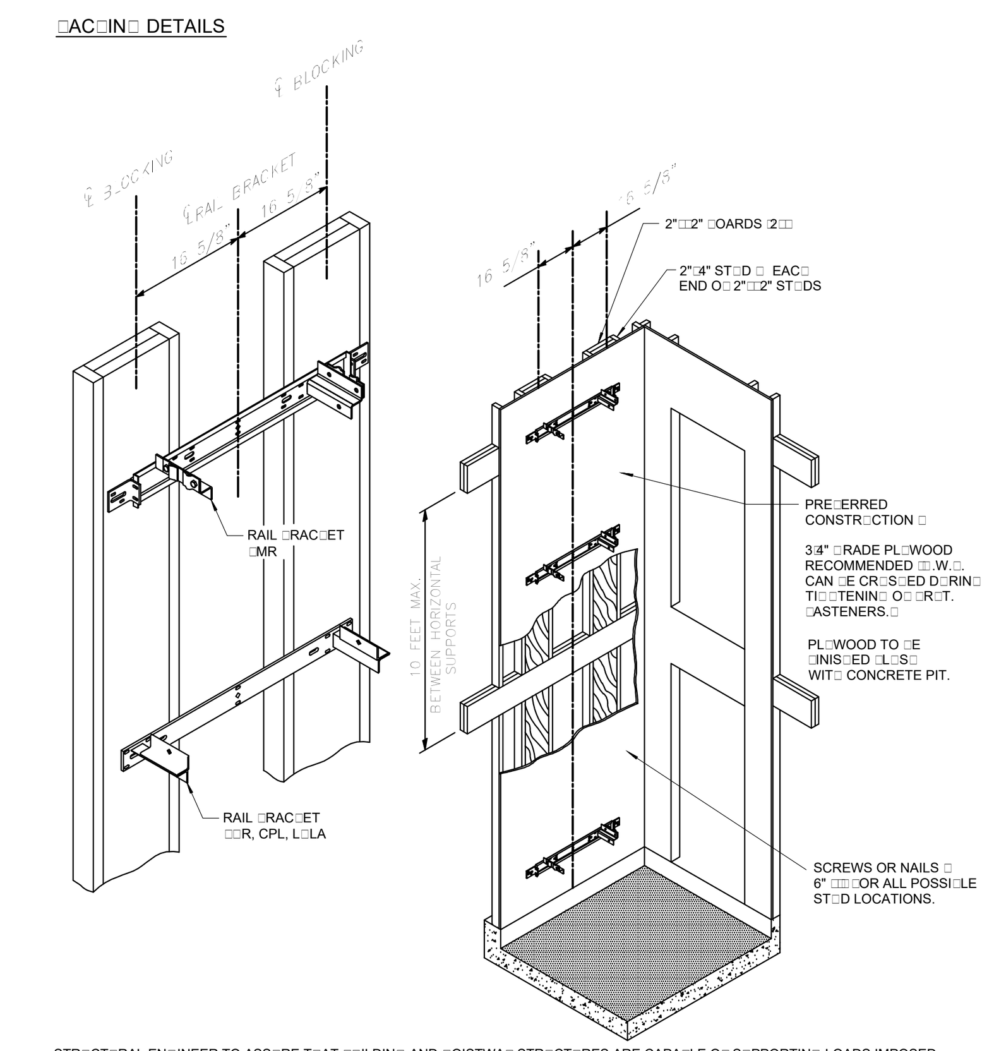
POWER SUPPLY REQUIREMENTS BY OTHERS

	VOLTS/PHASE FREQUENCY	DISCONNECT SIZE	FUSE DUAL ELEMENT SLOW BLOW	FULL LOAD CURRENT
MOTOR & EQUIP	230V 1PH	15A	15A	6.4 A
CAR LIGHTING SUPPLY	110V 1PH	15A	10A	

GENERAL:
1. RUNWAY, PIT, AND MACHINE AREA TO BE IN ACCORDANCE WITH ASME A17.1 SEC. 5.3, AND TO EXISTING LOCAL CODES AND REGULATIONS.
2. RUNWAY TO BE PLUMB, LEVEL, AND SQUARE ±1/8".
3. CONTRACTOR TO PROVIDE DRYWALL, CARPENTRY, AND MASONRY WORK AS REQUIRED AS WELL AS PATCHING AND MAKING GOOD (INCLUDING FINISH PAINTING AND CUTTING, DRILLING, AND MODIFICATION TO THE BUILDING NECESSARY TO PERMIT PROPER INSTALLATION OF THE ELEVATOR EQUIPMENT.
4. WHERE CAR GATE IS PROVIDED, LANDING SILL TO CAR GATE CLEARANCES MUST CONFORM TO 3/4" & 4" RULE.

STRUCTURAL:
1. STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND RUNWAY STRUCTURES ARE CAPABLE OF SUPPORTING LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THESE LAYOUT DRAWINGS FOR LOADS IMPOSED.

BACKING DETAILS



STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND HOISTWAY STRUCTURES ARE CAPABLE OF SUPPORTING LOADS IMPOSED BY THE ELEVATOR EQUIPMENT. REFER TO THESE LAYOUT DRAWINGS FOR LOADS IMPOSED.

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
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SEATTLE, WASHINGTON 98101
TEL. (206) 44 0442
FAX (206) 44 47
EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL. 6 26

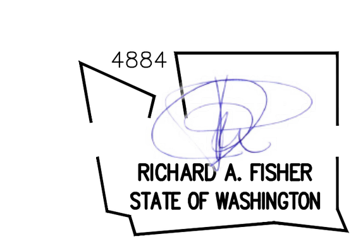
PROJECT NAME: RKK CONSTRUCTION

PROJECT ADDRESS: Lot 4 - WALIA, 3406 72nd Place, S.E., Mercer Is., WA 98040

SET TITLE: PERMIT SET

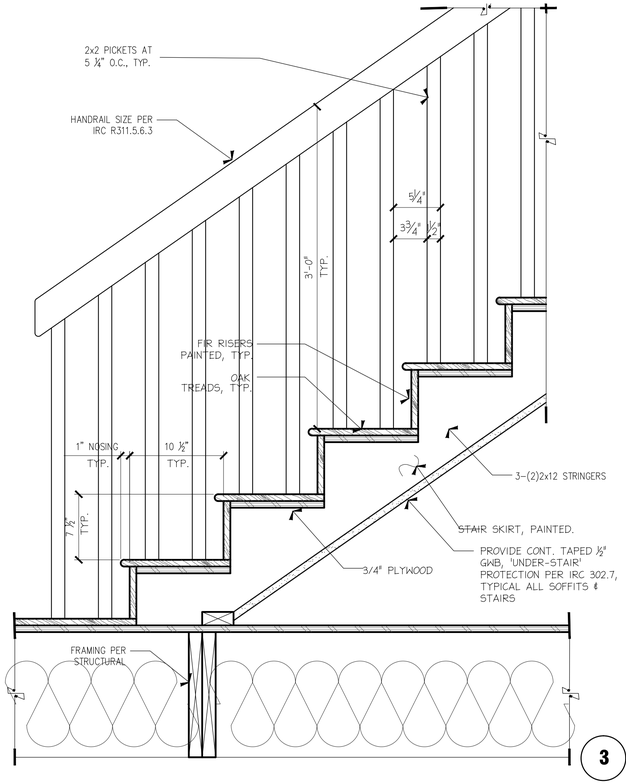
SHEET TITLE: ELEVATOR PLANS & DETAILS

STAMP:



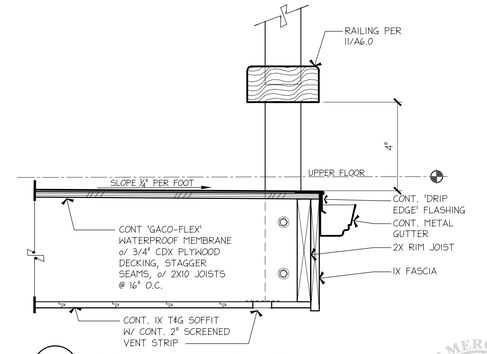
PROJECT NO.	19150
DATE:	AUG 5, 2020
DRAWN BY:	N.F.W.
REVISIONS:	

SHEET NO.: A5.0



6 STAIR FRAMING DETAIL

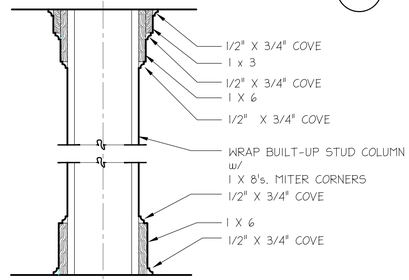
SCALE □1-1/2"=1'-0"



1 TYPICAL DECKING DETAIL

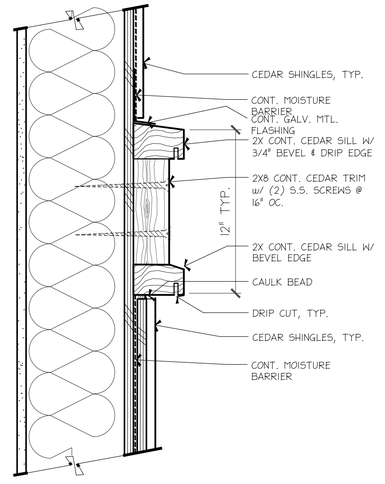
SCALE □3/4"=1'-0"

NOTE:
ALL COLUMN WOOD TO BE EXTERIOR GRADE.



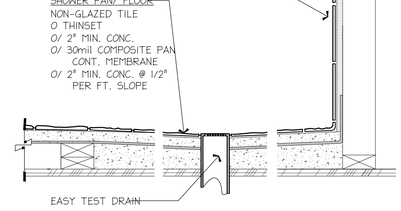
3 TYPICAL BOX COLUMN TRIM

SCALE □-1/2"=1'-0"



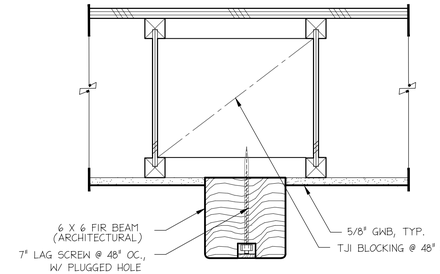
2 TYPICAL TRIM BAND DETAIL

SCALE □ 3"=1'-0"



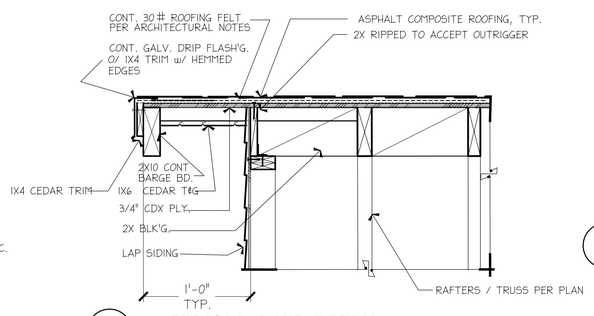
4 TYPICAL SHOWER PAN

SCALE □1"=1'-0"



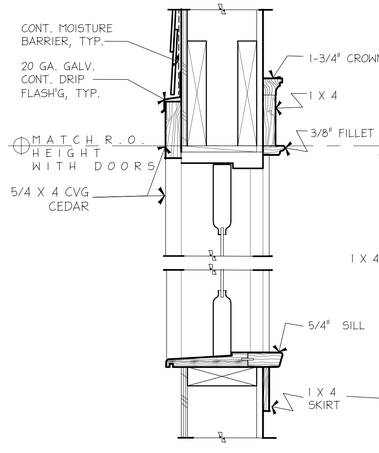
9 NOT USED

SCALE □



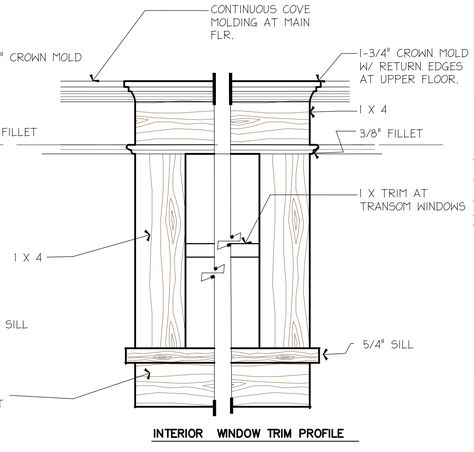
7 TYPICAL RAKE DETAIL

SCALE □3/4"=1'-0"



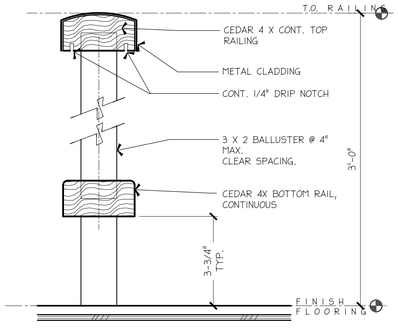
10 TYPICAL BOX COLUMN TRIM

SCALE □3/4"=1'-0"



5 TYPICAL WINDOW TRIM DETAIL

SCALE □1-1/2" = 1'-0"



11 TYPICAL RAILING DETAIL

SCALE □3/4"=1'-0"

8 NOT USED

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
□□32 □ST A□E. S□ITE 60□
SEATTLE, WAS□IN□TON □□□0□
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TEL.□ □□0□□□6.26□□

PRO□ECT NAME□: RKK CONSTRUCTION

PRO□ECT ADDRESS□: Lot 4 - WALIA 3406 72nd Place, S.E. Mercer Is., WA 98040

SET TITLE□: PERMIT SET

S□EET TITLE□: ARCHITECTURAL DETAILS

STAMP□

4884 RICHARD A. FISHER STATE OF WASHINGTON

PRO□ECT □□ 19150
DATE□ AUG 5, 2020
DRAWN □□□ N . F . W .
RE□ISIONS□

T□□	D□□□r□□□□n

S□EET N□.□ A6.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 1 (PARCEL #130030–1851)
THAT PORTION OF THE VACATED PORTION OF C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 55 FEET OF LOTS 37 THROUGH 40 AND THE NORTH 10 FEET OF THE WEST 55 FEET OF LOT 36, OF BLOCK 6, AND THE NORTH 130 FEET OF TRACT KNOWN AS PALMETTO PLACE; TOGETHER WITH VACATED PORTION OF SE 34TH STREET (RUBY ST) BY COURT ORDER CAUSE #557608 ADJACENT TO THE ABOVE ON THE NORTH; TOGETHER WITH VACATED PORTION OF WEBSTER STREET (73RD AVE) LYING BETWEEN THE ABOVE REFERENCED LOTS 36–40 AND TRACT (PALMETTO PLACE); ALL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST SIDE OF 72ND PLACE SOUTHEAST, FORMERLY CLAY STREET, WHERE IT INTERSECTS THE NORTH LINE OF SOUTHEAST 34TH STREET NOW VACATED; THENCE S88°32'35"E 103.25 FEET THENCE S01°12'15"W 58.47 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES S13°19'35"W AND 25.00 FEET DISTANT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 79°25'24" AN ARC DISTANCE OF 34.65 FEET TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°33'14" AN ARC DISTANCE OF 35.37 FEET; THENCE N88°32'35"W 27.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89°48'21" AN ARC DISTANCE OF 31.35 FEET; THENCE N01°15'46"E 72.00 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 1 OF LEVENSON SHORT PLAT, MERCER ISLAND FILE NO. SUB0002–001, RECORDED IN BOOK 139 OR SURVEYS, PAGE 238, RECORDS OF KING COUNTY WASHINGTON.)

BASIS OF BEARINGS

PER REFERENCE 1, ACCEPTED BEARING OF N 88°49'48" W ALONG CENTERLINE OF SE 32ND ST BETWEEN FOUND MONUMENTS.

REFERENCES

R1. MERCER ISLAND SHORT PLAT FILE NO. SUB0002–001, VOL. 139, PG. 238, RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 141, PG. 243. RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

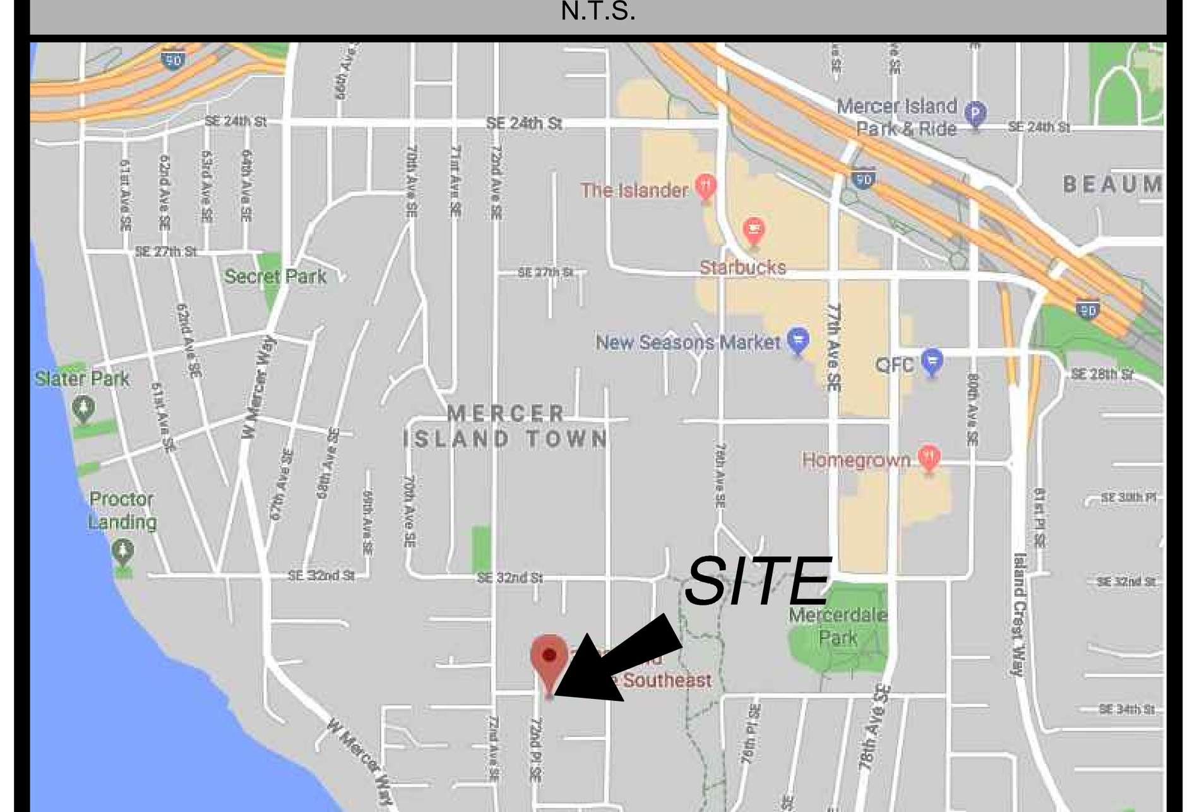
NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK #6457
2" BRASS CAP WITH "X" IN CONC MON, DOWN 1.0', 5' OFFSET MON INTX SE 32ND ST & 74TH AVE SE. ELEV=324.56'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800–424–5555).
4. SUBJECT PROPERTY TAX PARCEL NO.S 130030–1850, 130030–1851, 130030–1852 & 130030–1853
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS
   130030–1850 = 10,108 S.F. (0.23 ACRES)
   130030–1851 = 8,405 S.F. (0.19 ACRES)
   130030–1852 = 8,835 S.F. (0.20 ACRES)
   130030–1853 = 11,126 S.F. (0.26 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

VICINITY MAP

N.T.S.



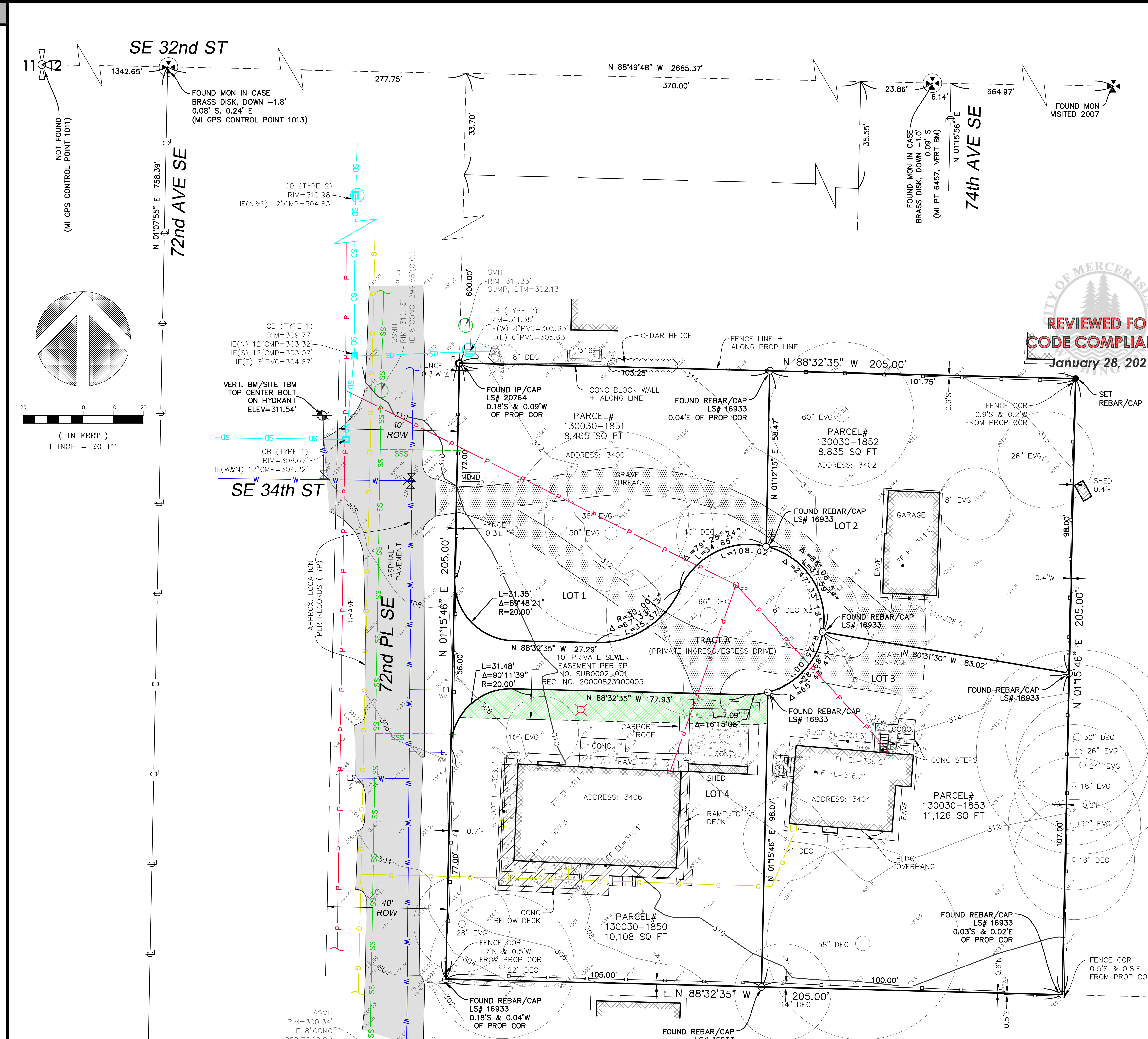
LEGAL DESCRIPTION

LOT 2 (PARCEL #130030–1852)
THAT PORTION OF THE VACATED PORTION OF C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 55 FEET OF LOTS 37 THROUGH 40 AND THE NORTH 10 FEET OF THE WEST 55 FEET OF LOT 36, OF BLOCK 6, AND THE NORTH 130 FEET OF TRACT KNOWN AS PALMETTO PLACE; TOGETHER WITH VACATED PORTION OF SE 34TH STREET (RUBY ST) BY COURT ORDER CAUSE #557608 ADJACENT TO THE ABOVE ON THE NORTH; TOGETHER WITH VACATED PORTION OF WEBSTER STREET (73RD AVE) LYING BETWEEN THE ABOVE REFERENCED LOTS 36–40 AND TRACT (PALMETTO PLACE); ALL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST SIDE OF 72ND PLACE SOUTHEAST, FORMERLY CLAY STREET, WHERE IT INTERSECTS THE NORTH LINE OF SOUTHEAST 34TH STREET NOW VACATED; THENCE S88°32'35"E 103.25 FEET TO THE POINT OF BEGINNING; THENCE S88°32'35"E 101.75 FEET; THENCE S01°15'46"W 98.00 FEET; THENCE N80°31'30"W 83.02 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES N80°31'30"W AND 25.00 FEET DISTANT; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 86°08'54" AN ARC DISTANCE OF 37.59 FEET; THENCE N01°12'15"E 58.47 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 2 OF LEVENSON SHORT PLAT, MERCER ISLAND FILE NO. SUB0002–001, RECORDED IN BOOK 139 OR SURVEYS, PAGE 238, RECORDS OF KING COUNTY WASHINGTON.)

LOT 3 (PARCEL #130030–1853)
THAT PORTION OF THE VACATED PORTION OF C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 55 FEET OF LOTS 37 THROUGH 40 AND THE NORTH 10 FEET OF THE WEST 55 FEET OF LOT 36, OF BLOCK 6, AND THE NORTH 130 FEET OF TRACT KNOWN AS PALMETTO PLACE; TOGETHER WITH VACATED PORTION OF SE 34TH STREET (RUBY ST) BY COURT ORDER CAUSE #557608 ADJACENT TO THE ABOVE ON THE NORTH; TOGETHER WITH VACATED PORTION OF WEBSTER STREET (73RD AVE) LYING BETWEEN THE ABOVE REFERENCED LOTS 36–40 AND TRACT (PALMETTO PLACE); ALL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST SIDE OF 72ND PLACE SOUTHEAST, FORMERLY CLAY STREET, WHERE IT INTERSECTS THE NORTH LINE OF SOUTHEAST 34TH STREET NOW VACATED; THENCE S88°32'35"E 205.00 FEET; THENCE S01°15'46"W 98.00 FEET TO THE POINT OF BEGINNING; THENCE S01°15'46"W 107.00 FEET; THENCE N88°32'35"W 100.00 FEET; THENCE N01°15'46"E 98.07 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FORM WHICH THE CENTER LIES N14°47'43"W AND 25.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°43'47" AN ARC DISTANCE OF 28.68 FEET; THENCE S80°31'30"E 83.02 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 3 OF LEVENSON SHORT PLAT, MERCER ISLAND FILE NO. SUB0002–001, RECORDED IN BOOK 139 OR SURVEYS, PAGE 238, RECORDS OF KING COUNTY WASHINGTON.)

LOT 4 (PARCEL #130030–1850)
THAT PORTION OF THE VACATED PORTION OF C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 55 FEET OF LOTS 37 THROUGH 40 AND THE NORTH 10 FEET OF THE WEST 55 FEET OF LOT 36, OF BLOCK 6, AND THE NORTH 130 FEET OF TRACT KNOWN AS PALMETTO PLACE; TOGETHER WITH VACATED PORTION OF SE 34TH STREET (RUBY ST) BY COURT ORDER CAUSE #557608 ADJACENT TO THE ABOVE ON THE NORTH; TOGETHER WITH VACATED PORTION OF WEBSTER STREET (73RD AVE) LYING BETWEEN THE ABOVE REFERENCED LOTS 36–40 AND TRACT (PALMETTO PLACE); ALL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST SIDE OF 72ND PLACE SOUTHEAST, FORMERLY CLAY STREET, WHERE IT INTERSECTS THE NORTH LINE OF SOUTHEAST 34TH STREET NOW VACATED; THENCE S01°15'46"W 205.00 FEET TO THE POINT OF BEGINNING; THENCE N01°15'46"E 77.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°1139" AN ARC DISTANCE OF 31.48 FEET; THENCE S88°32'35"E 77.93 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'08" AN ARC DISTANCE OF 7.09 FEET; THENCE S01°15'46"W 98.07 FEET; THENCE N88°32'35"W 105.00 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 4 OF LEVENSON SHORT PLAT, MERCER ISLAND FILE NO. SUB0002–001, RECORDED IN BOOK 139 OR SURVEYS, PAGE 238, RECORDS OF KING COUNTY WASHINGTON.)

TRACT A (PRIVATE INGRESS/EGRESS DRIVE)
THAT PORTION OF THE VACATED PORTION OF C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 55 FEET OF LOTS 37 THROUGH 40 AND THE NORTH 10 FEET OF THE WEST 55 FEET OF LOT 36, OF BLOCK 6, AND THE NORTH 130 FEET OF TRACT KNOWN AS PALMETTO PLACE; TOGETHER WITH VACATED PORTION OF SE 34TH STREET (RUBY ST) BY COURT ORDER CAUSE #557608 ADJACENT TO THE ABOVE ON THE NORTH; TOGETHER WITH VACATED PORTION OF WEBSTER STREET (73RD AVE) LYING BETWEEN THE ABOVE REFERENCED LOTS 36–40 AND TRACT (PALMETTO PLACE); ALL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST SIDE OF 72ND PLACE SOUTHEAST, FORMERLY CLAY STREET, WHERE IT INTERSECTS THE NORTH LINE OF SOUTHEAST 34TH STREET NOW VACATED; THENCE S01°15'46"W 72.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°48'21" AN ARC DISTANCE OF 31.35 FEET; THENCE S88°32'35"E 27.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°33'14" AN ARC DISTANCE OF 35.37 FEET TO A POINT OF REVERSE CURVATURE WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 247°33'14" AN ARC DISTANCE OF 108.02 FEET; THENCE N88°32'35"W 77.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'39" AN ARC DISTANCE OF 31.48 FEET; THENCE N01°15'46"E 56.00 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS TRACT A OF LEVENSON SHORT PLAT, MERCER ISLAND FILE NO. SUB0002–001, RECORDED IN BOOK 139 OR SURVEYS, PAGE 238, RECORDS OF KING COUNTY WASHINGTON.)



STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

LEGEND

BENCHMARK
ASPHALT SURFACE
BUILDING
CENTERLINE ROW
CONCRETE SURFACE
RETAINING WALL
EASEMENT AREA
DECK
FENCE LINE (WOOD)
FIRE HYDRANT
G — GAS LINE
G — GAS METER
GRAVEL SURFACE
INLET (TYPE 1)
IP — IRON PIPE (FOUND)
MB — MAILBOX (RESIDENTIAL)
MONUMENT IN CASE (FOUND)
MONUMENT (FOUND)
P — POWER METER
P — POWER (OVERHEAD)
PP — POWER POLE
REBAR AS NOTED (FOUND)
REBAR & CAP (SET)
ROCKERY
SS — SEWER LINE
SEWER MANHOLE
SIGN (AS NOTED)
STORM MANHOLE
SD — STORM DRAIN LINE
SIZE TYPE — TREE (AS NOTED)
W — WATER LINE
WM — WATER METER
WV — WATER VALVE
YARD LIGHT
C.C. — CENTER CHANNEL
CB — CATCH BASIN
CONC — CONCRETE
COR — CORNER
DEC — DECIDUOUS
ELEV — ELEVATION
EVG — EVERGREEN
FF — FINISH FLOOR
LS# — LAND SURVEYOR NUMBER
MI — MERCER ISLAND
MON — MONUMENT
(R) — RECORD DATA
SSMH — SANITARY SEWER MANHOLE
SSS — SANITARY SIDE SEWER

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF SW 1/4 SEC 12, TWP. 24N., RGE 04E., W.M.
PARCEL NO.S 130030-1850, 130030-1851, 130030-1852, 130030-1853

RKK CONSTRUCTION
3400, 3402, 3404 & 3406 72ND PL SE
MERCER ISLAND, WA 98040

SEAN A. ROULETTE–MILLER — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 51800

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

JOB NUMBER:	190428
DATE:	4/18/19
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1" = 20'

REVISION HISTORY

SHEET NUMBER
1 OF 1

GENERAL NOTES

1. STANDARD SPECIFICATIONS
   (a) All work to be performed and materials to be used shall be in accordance with the WSDOT/APWA Standard Specifications and Standard Plans for Road, Bridge and Municipal Construction, as applicable and as modified below, and unless otherwise noted, shall be subject to inspection and approval by the City of Mercer Island.
   (b) Local Amendments to the Standard Specifications, consisting of Standard Drawings and Special Technical Conditions are referenced in these notes. Copies of these documents are available at the office of the City Engineer, City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040.
   (c) These specifications shall be applicable for, but not limited to, public and private streets, driveways, parking lots, commercial and industrial developments, apartments, etc. Work in private developments shall conform to the same standards of workmanship and materials as are specified within the City right-of-way, except as indicated on the plans.
2. PERMITS
   Prior to construction, and in addition to any other permits required, a City of Mercer Island "Street Use Permit" MUST be obtained for any and all work within the City right-of-way.
3. PLANS
   It is a requirement of the City of Mercer Island Engineering Department, that an approved set of Construction Plans for all work be kept on the construction site at all times during the construction period.
4. INSPECTION
   The Engineering Department Construction Inspector 236-5300, or 236-3587. (24-hr taped inspection line) shall be notified 24-hours prior to starting any type of construction including clearing, sanitary sewers, water mains, storm drains, curb and gutters, sidewalks, driveways, street grading and paving.

STORM DRAINAGE CONSTRUCTION

1. STORM DRAINAGE PIPE
   Pipe shall be concrete, PVC, or ductile iron within the public right of way. Concrete pipe up to and including 24" diameter shall be unreinforced and shall conform to ASTM C-14, Table II, Extra Strength, rubber gasketed. Reinforced pipe shall conform to ASTM designation C-76 unless otherwise specified. Storm sewer detention pipe greater than 24" diameter shall be rubber gasketed, helical corrugated aluminum pipe. Bedding to be Class "C". Gauge of pipe will be as shown on the plans. Installation shall be in accordance with Section 7-04 of the Specifications and may be subject to exfiltration test. Corrugated polyethylene storm sewer pipe in accordance with WSDOT standard specification section 9-05.20 is also allowed.
2. OTHER MATERIALS
   Other materials for Storm Drainage Construction require written approval of the City Engineer.
3. BACKFILL RESTRICTIONS
   a) Bedding shall conform to Standard Plan B-11.
   b) Minimum cover over storm drain shall be 18".
   c) Trench backfill compacted to 95% of maximum density shall be required wherever trench excavation is made in paved roadway, sidewalk or any other area where minor settlement would be detrimental.
4. CATCH BASINS
   a) Type 1, catch basin inlet shall conform to Section 7-05 of the Standard Specifications and as shown on Standard Plan B-1. The maximum distance to invert is 5'0" with a maximum pipe diameter up to 12" for concrete pipe, 15" for CMP. The sump is a minimum of 15".
   b) Type 2, catch basin inlet shall conform to Section 7-05 of the Standard Specifications and as shown on Standard Plan B-1e. Maximum pipe diameter of 24" for concrete pipe, 30" for CMP; a minimum of 8" between holes. The sump is a minimum of 24".
5. INLETS
   Curb inlets shall be approved by the City Engineer
6. GRATE COVERS
   a) Covers for catch basins and inlets shall conform to Olympic Foundry Co. #SM50G or equal for slopes less than 3%. Where slopes exceed 3%, use Olympic Foundry Co. #SM50VG. Grates shall be ductile iron and have the letters "DUCT" cast in the cover.
   b) Solid covers for manholes, where permitted, shall be 24" diameter, with "DRAIN" cast in cover in 2" letters, conforming to Olympic Foundry Co. MH43, Inland Foundry No. 835, or approved equal.
   c) Drainage structures not within public right-of-way shall have locking lids.
7. FRAMES
   Frames for catch basins and inlets shall be of cast iron or ductile iron conforming to Olympic Foundry Co. SM50 or equal. Vaned grates (SM50V) shall be installed where shown on the plans, except through-curb inlet frames which shall conform to Olympic Foundry Co. SM52 or equal.

SANITARY SEWER CONSTRUCTION

1. SANITARY SEWER PIPE
   Shall be ASTM C-14 (Extra Strength), rubber-gasketed concrete pipe, ductile iron pipe, or PVC ASTM D 3034, SDR per Standard Specifications. Tees shall be installed in the main where required for side and/or lateral sewers.
2. SIDE SEWER PIPE
   Shall be ASTM C-14 (Extra Strength), rubber gasketed concrete pipe, ductile iron pipe, or PVC ASTM D 3034, SDR 35. Minimum diameter shall be 6-inches.
3. SPECIAL CONDITIONS
   Ductile iron pipe will be required in areas of unstable soils, or where ground slopes exceed 20%.
4. EXCAVATION AND BACKFILL
   Trench backfill compacted to 95% of maximum density, shall be required wherever trench excavation is made in a paved roadway, sidewalk or any other area where minor settlement would be detrimental. Elsewhere, 85% density shall be achieved. Minimum cover shall be 4-feet.
5. SIDE AND/OR LATERAL SEWERS
   Shall be constructed not less than 5-feet past the property line. The minimum depth at property line is 2'6". The minimum slope is 2%. Each service requires a tee for testing. The ends shall be marked with not less than a No. 9 wire and secured to a 2" x 4" stake stenciled "SEWER" and painted white. The depth of the side and/or lateral sewer below ground is to be marked on the stake.
6. MANHOLES
   Shall be minimum 48" I.D.Type 1, as shown on the Standard Details. The manhole lid shall be WSDOT STND; PLAN B-25 or approved equal with "SEWER" cast on lid in 2" letters,
7. BEDDING
   Shall be as shown on the plans, or on Standard Plan B-11. Bedding for PVC pipe shall be 6" below and 6" above pipe, compacted to 95%. Pipe zone bedding shall be as set fort in Section 9-03.12(3).
8. TESTING
   Shall be done in the presence of and under the supervision of the City Engineer and/or his/her representative. The City has established the AIR TEST METHOD as the standard method for testing. The procedure as set forth in Section 7-17.3(2) of the Standard Specifications may be used for testing upon special request to the City Engineer.

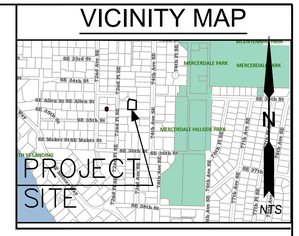
CONTROL OF MATERIAL

The source of supply and a detailed list of each list of each of the materials furnished by the contractor shall be submitted to the City for approval prior to delivery. Only materials conforming to the requirements of the Standard Specifications and approved by the City shall be used in the work. Testing of materials may include tests of actual samples, manufacturer's certifications, approval of catalogue cuts, or field acceptance reports. Testing of materials for incorporation in private work shall be performed at other than City expense.

EROSION AND SEDIMENTATION CONTROL

1. The implementation of these erosion sedimentation control (ESC) plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the permit holder/contractor until all construction is approved.
2. The ESC facilities shown on this plan must be constructed in conjunction with all clearing and grading activities in such a manner as to insure that sediment-laden water does not enter the drainage system or violate applicable water standards, and must be completed prior to all other construction.
3. 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 (e.g. additional sumps, relocation of ditches and silt fences) as needed for unexpected storm events. Additionally more ESC facilities may be required to ensure complete siltation control. Therefore, during the course of construction it shall be the obligation and responsibility of the contractor to address any new conditions that may be created by his activities and to provide additional facilities over and above the minimum requirements as may be needed.
4. The ESC facilities shall be inspected daily during non-rainfall periods, every hour (daylight) during a rainfall event and at the end of every rainfall by the permit holder/contractor and maintained as necessary to ensure their continued functioning. In addition, temp. siltation ponds and all temp. siltation controls shall be maintained in a satisfactory condition until such time that clearing and or construction is completed, permanent drainage facilities are operational, and the potential for erosion has passed.
5. Any area stripped of vegetation, including roadway embankments where no further work is anticipated for a period of seven (7) days, shall be immediately stabilized with the approved ESC methods (e.g. seeding, mulching, netting, erosion blankets, etc.).
6. Any areas needing ESC measure, not requiring immediate attention, shall be addressed within seven (7) days.
7. The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 48 hours following a storm event.
8. At no time shall more than one 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 downstream system.
9. Stabilized construction entrances and wash pads shall be installed at the beginning of construction and maintained for the duration of the project. Additional requirements may be required by the inspector to insure that all paved areas are kept clean of silt from construction vehicles.
10. Where seeding for temporary erosion control is required, fast germinating grasses shall be applied at an appropriate rate. (e.g. annual or perennial rye applied at approximately 80 pounds per acre)
11. Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of three inches.
12. All work and materials shall be in accordance with the City of Mercer Island Standards and Specifications.
13. Erosion/sedimentation controls shall be constructed in accordance with the details in the Department of Ecology Stormwater Management Manual, unless approved by the City Engineer.
14. A copy of the approved erosion control plans must be on the jobsite whenever construction is in progress.
15. Temporary erosion/sedimentation controls shall be installed and operating prior to any grading or land clearing.
16. Wherever possible, maintain natural vegetation for silt control.
17. All cut and fill slopes 5:1 (5 feet horizontal to 1 foot vertical) or steeper that will be left exposed for more than 7 days shall be protected by jute matting, plastic sheeting, mulching, or other approved stabilization methods and provide adequate runoff conveyance to intercept runoff and convey it to an approved storm drain. Exceptions as modified per the construction moratorium October 1st through April 1st.
18. Off-site streets must be clean at all times. If dirt is deposited on the public street, the street shall be cleaned. All vehicles shall leave the site by way of the construction vehicle entrances and shall be cleaned of mud prior to exiting onto the street. Silt shall be cleaned from all catch basins when the bottom half becomes filled with silt.
19. Any catch basins collecting water from the site, whether they are on or off of the site, shall have their grates covered with filter fabric during construction.
20. Washed gravel backfill adjacent to the filter fabric fences shall be replaces and the fabric cleaned if clogged by silt. All interceptor swales shall be cleaned if silt accumulation exceeds one-quarter depth.
21. If any portion of the erosion/sedimentation control elements are damaged or not functioning, or if the clearing limit boundary becomes non-defined, it shall be repaired immediately.

VICINITY MAP

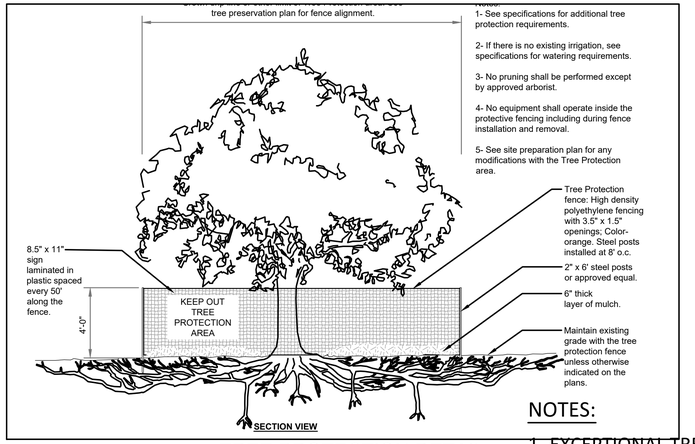


WORK IN PUBLIC RIGHT OF WAY REQUIRES A *RIGHT-OF-WAY USE* PERMIT.

Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in Public Right of Way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from Senior Development Engineer.

CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1-800-424-5555.

REMEMBER: Erosion control is your *FIRST* inspection.



TREE PROTECTION DETAIL
NTS

NOTES:
1. EXCEPTIONAL TREES WILL REQUIRE CHAIN LINK FENCING.

BASIS OF BEARINGS

PER REFERENCE 1, ACCEPTED BEARING OF N 88°49'48" W ALONG CENTERLINE OF SE 32ND ST BETWEEN FOUND MONUMENTS.

REFERENCES

R1. MERCER ISLAND SHORT PLAT FILE NO. SUB0002-001, VOL. 139, PG. 238, RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 111, PG. 243, RECORDS OF KING COUNTY, WASHINGTON.

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK #6457
2" BRASS CAP WITH "X" IN CONC MON, DOWN 1.0', 5' OFFSET MON INTX SE 32ND ST & 74TH AVE SE.
ELEV=324.56'

INDEX

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-424-5555
UNDERGROUND SERVICE (USA)

BY	DATE	APPR	DRN	REVISION

CONTACT: RKK CONSTRUCTION
3056 70th Avenue S.E.
MERCER ISLAND, WA 98040
TEL: 206-236-2920

DRN | DSGN | CHKD

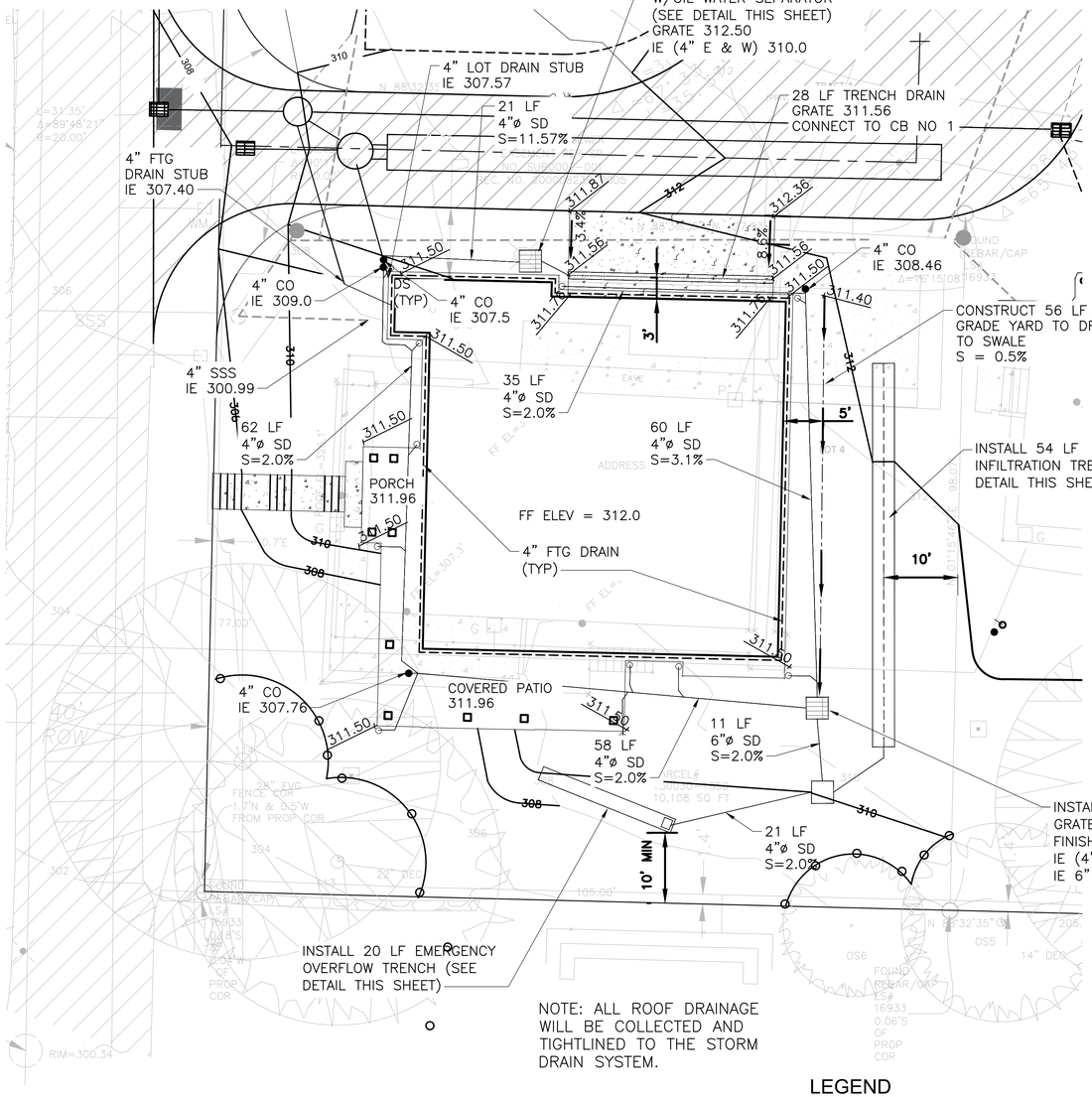
DARLA GUERRERO, P.E.
15020 S.E. 46TH STREET
BELLEVUE, WA 98006
TEL: 425-753-4307

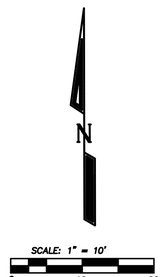
DARLA JEAN GUERRERO — STATE OF WASHINGTON — 36031 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 08/21/21

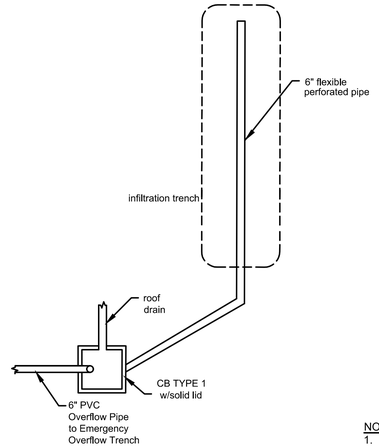
COVER SHEET
PROPOSED RESIDENCE
3404 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: DECEMBER 2020 | PROJECT: | SCALE: NA

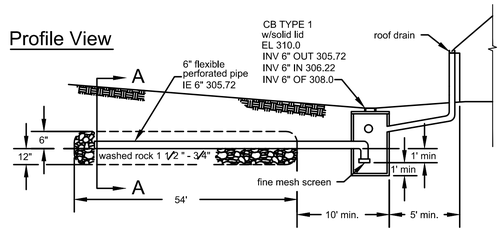
SHEET 1
OF 5

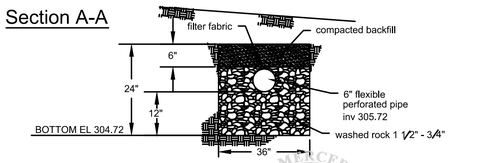






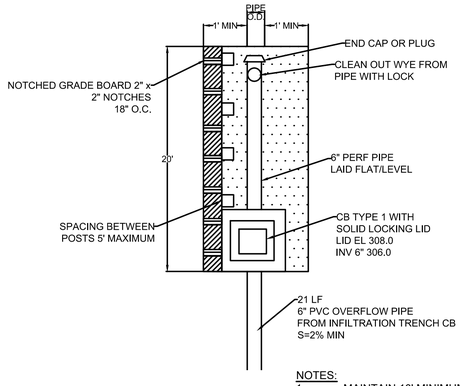
Plan View

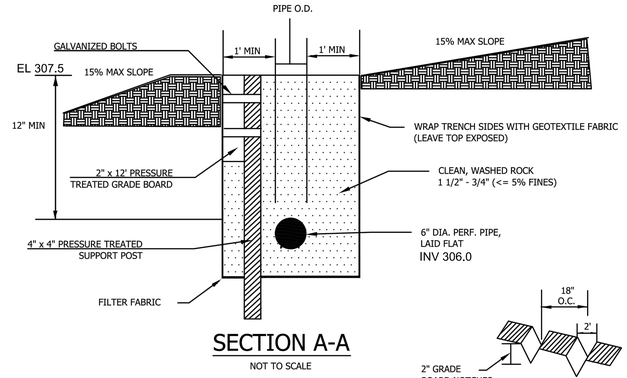




NOTES:
1. MAINTAIN 10' MINIMUM CLEARANCE FROM BUILDING FOUNDATION.

INFILTRATION TRENCH DETAIL
NTS





SECTION A-A
NOT TO SCALE

NOTES:
1. MAINTAIN 10' MINIMUM CLEARANCE FROM BUILDING FOUNDATION.
2. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND EROSION.
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
4 CB AND CLEAN OUT MUST BE 6" ABOVE THE TOP OF THE DISPERSION TRENCH.

EMERGENCY OVERFLOW TRENCH DETAIL
NTS

Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in Public Right of Way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from Senior Development Engineer.

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

CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1-800-424-5555.

REMEMBER: Erosion control is your *FIRST* inspection.

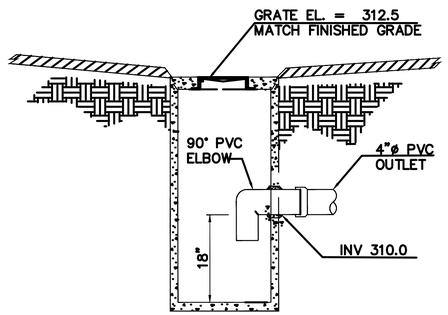
LEGEND

EXCEPTION TREE
(24"∅ AND GREATER)

OTHER TREES
(LESS THAN 24"∅)

TREE TO BE REMOVED

TREE PROTECTION
(LIMITS OF DISTURBANCE)



TYPICAL C.B. NO 1, 17" X 17" WITH OIL SEPARATOR ELBOW

NOTES:
1. ALL TREES NOT NEEDED TO BE REMOVED SHALL BE PROTECTED AND RETAINED.
2. A MINIMUM OF 6" OF WOOD CHIPS ARE TO BE PLACED OVER THE ENTIRE PROTECTION AREA.
3. EXCEPTIONAL TREES WILL NEED AIR EXCAVATION UNDER ARBORIST SUPERVISION TO DETERMINE FINAL LIMITS OF DISTURBANCE.

BY	DATE	APPR	DRN	REVISION

CONTACT: RKK CONSTRUCTION
3056 70th Avenue S.E.
MERCER ISLAND, WA 98040
TEL: 206-236-2920

DRN | DSGN | CHKD

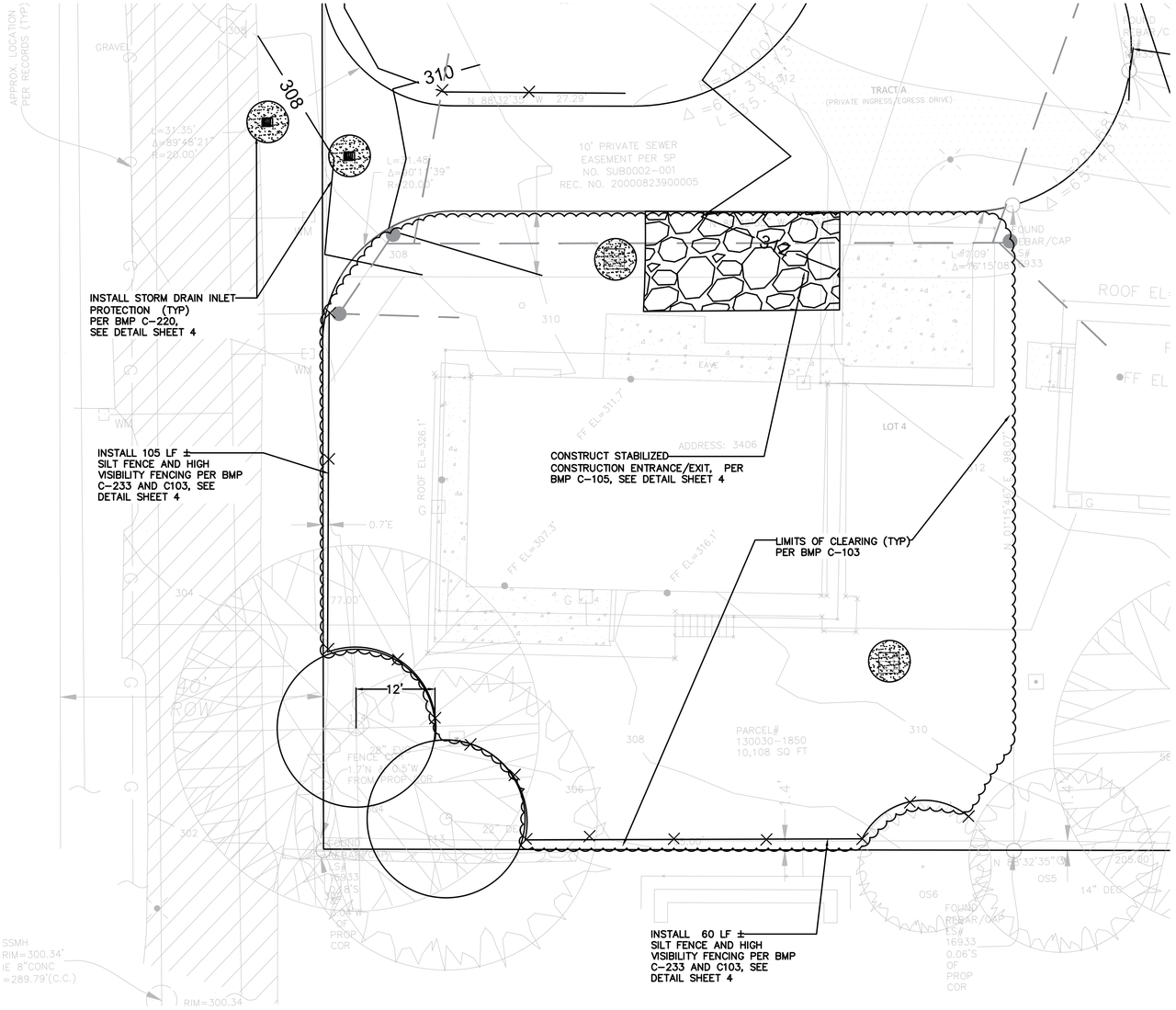
DARLA GUERRERO, P.E.
15020 S.E. 46TH STREET
BELLEVUE, WA 98006
TEL: 425-753-4307

DARLA JEAN GUERRERO
STATE OF WASHINGTON
36031
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 08/21/21

DRAINAGE PLAN
PROPOSED RESIDENCE
3406 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: DECEMBER 2020 | PROJECT: | SCALE: 1" = 10'

SHEET 2
OF 5



GRAPHIC SCALE 1"=10'

0 10 20 30

N

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

Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, and other improvements are NOT allowed in Public Right of Way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from Senior Development Engineer.

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1-800-424-5555.

REMEMBER: Erosion control is your *FIRST* inspection.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-424-5555
UNDERGROUND SERVICE (USA)

BY	DATE	APPR	DRN	REVISION

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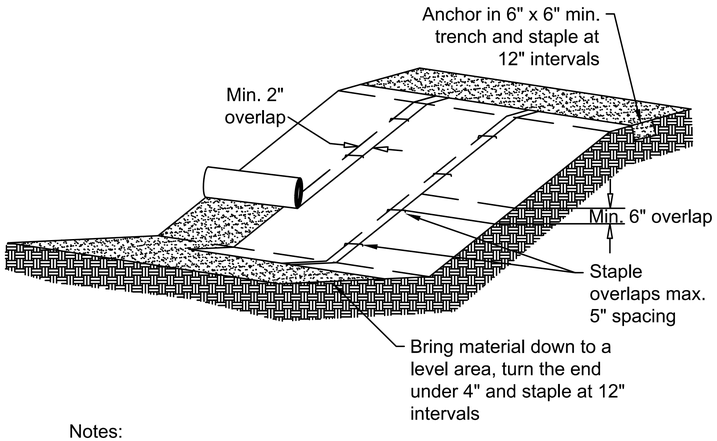
DARLA JEAN GUERRERO STATE OF WASHINGTON 56031 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 08/21/21

TESC PLAN
PROPOSED RESIDENCE
3406 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: DECEMBER 2020 | PROJECT: | SCALE: 1" = 10'

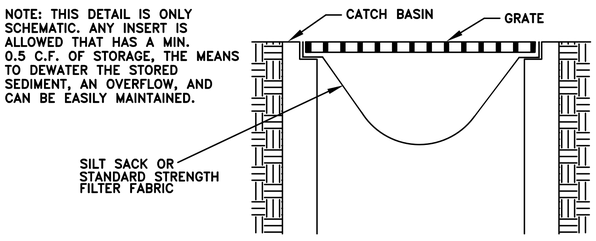
SHEET 3 OF 5



Notes:

1. Slope surface shall be smooth before placement for proper soil contact.
2. Stapling pattern as per manufacturer's recommendations.
3. Do not stretch blankets/mattings tight - allow the rolls to mold to any irregularities.
4. For slopes less than 3H:1V, rolls may be placed in horizontal strips.
5. If there is a berm at the top of the slope, anchor upslope of the berm.
6. Lime, fertilize, and seed before installation. Planting of shrubs, trees, etc. should occur after installation.

PLASTIC COVERING DETAIL
PER BMP C-123
NTS



Maintenance Standards:

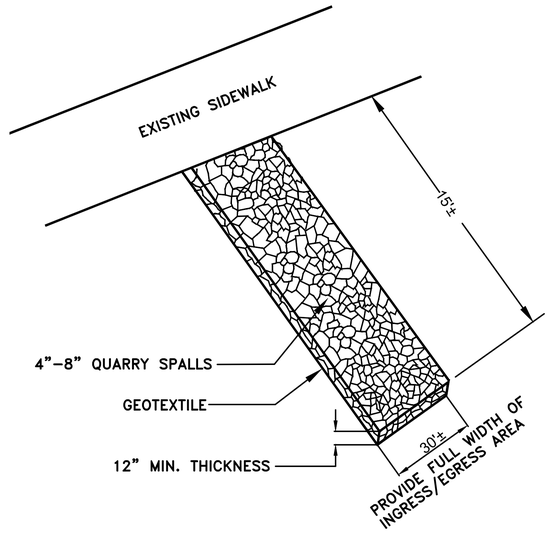
- Catch basin filters should be inspected frequently, especially after storm events. If the insert becomes clogged, it should be cleaned or replaced.
- For systems using stone filters: If the stone filter becomes clogged with sediment, the stones must be pulled away from the inlet and cleaned or replaced. Since cleaning of gravel at a construction site may be difficult, an alternative approach would be to use the clogged stone as fill and put fresh stone around the inlet.
- Do not wash sediment into storm drains while cleaning. Spread all excavated material evenly over the surrounding land area or stockpile and stabilize as appropriate.

NOTE:

1. 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 (e.g. additional sumps, relocation of ditches and silt fences) as needed for unexpected storm events. Additionally more ESC facilities may be required to ensure complete siltation control. Therefore, during the course of construction it shall be the obligation and responsibility of the contractor to address any new conditions that may be created by his activities and to provide additional facilities over and above the minimum requirements as may be needed.

STORM DRAIN INLET PROTECTION DETAIL
PER BMP C-220
NTS

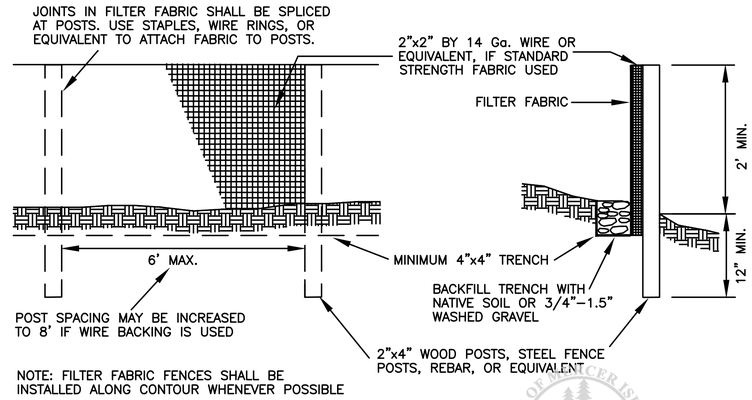
CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1-800-424-5555.



STABILIZED CONSTRUCTION
ENTRANCE/EXIT DETAIL PER BMP C-105
NTS

Standard Notes

1. Approval of this erosion/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).
2. The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established.
3. The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction.
4. The ESC facilities shown on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards.
5. 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 to ensure that sediment and sediment-laden water do not leave the site.
6. The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
7. The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 48 hours following a major storm event.
8. At no time shall more than one foot of sediment be allowed to accumulate within a trapped 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.
9. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.



Design and Installation Specifications

1. The geotextile used must meet the standards listed in one of the manufacturer's fabric specifications must be available on site. AOS (ASTM D4751) 30-100 sieve size (0.60-0.15 mm) for 50 sieve size (0.30-0.15 mm) for other fabrics Water Permittivity (ASTM D4491) 0.02 sec-1 minimum Grab Tensile Strength (ASTM D4632) 180 lbs. min. for extra strength fabric 100 lbs. min. for standard strength fabric Grab Tensile Elongation (ASTM D4632) 30% max. Ultraviolet resistance (ASTM D4355) 70% min.

2. Standard strength fabric requires wire backing to increase the strength of the fence. Wire backing or closer post spacing may be required for extra strength fabric if field performance warrants a strongerfence.

3. Where the fence is installed, the slope shall be no steeper than 2H:1V.

Maintenance Standards

1. Any damage shall be repaired immediately.

2. If concentrated flows are evident uphill of the fence, they must be intercepted and conveyed to a sediment trap or pond.

3. It is important to check the uphill side of the fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence or remove the trapped sediment.

4. Sediment must be removed when the sediment is 6 inches high.

5. If the filter fabric (geotextile) has deteriorated due to ultraviolet breakdown, it shall be replaced.

SILT FENCE DETAIL PER BMP C-233
NTS

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

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REMEMBER: Erosion control is your *FIRST* inspection.

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Call before you Dig
1-800-424-5555
UNDERGROUND SERVICE (USA)

BY	DATE	APPR	DRN	REVISION

CONTACT: RKK CONSTRUCTION
3056 70th Avenue S.E.
MERCER ISLAND, WA 98040
TEL: 206-236-2920

DRN | DSGN | CHKD

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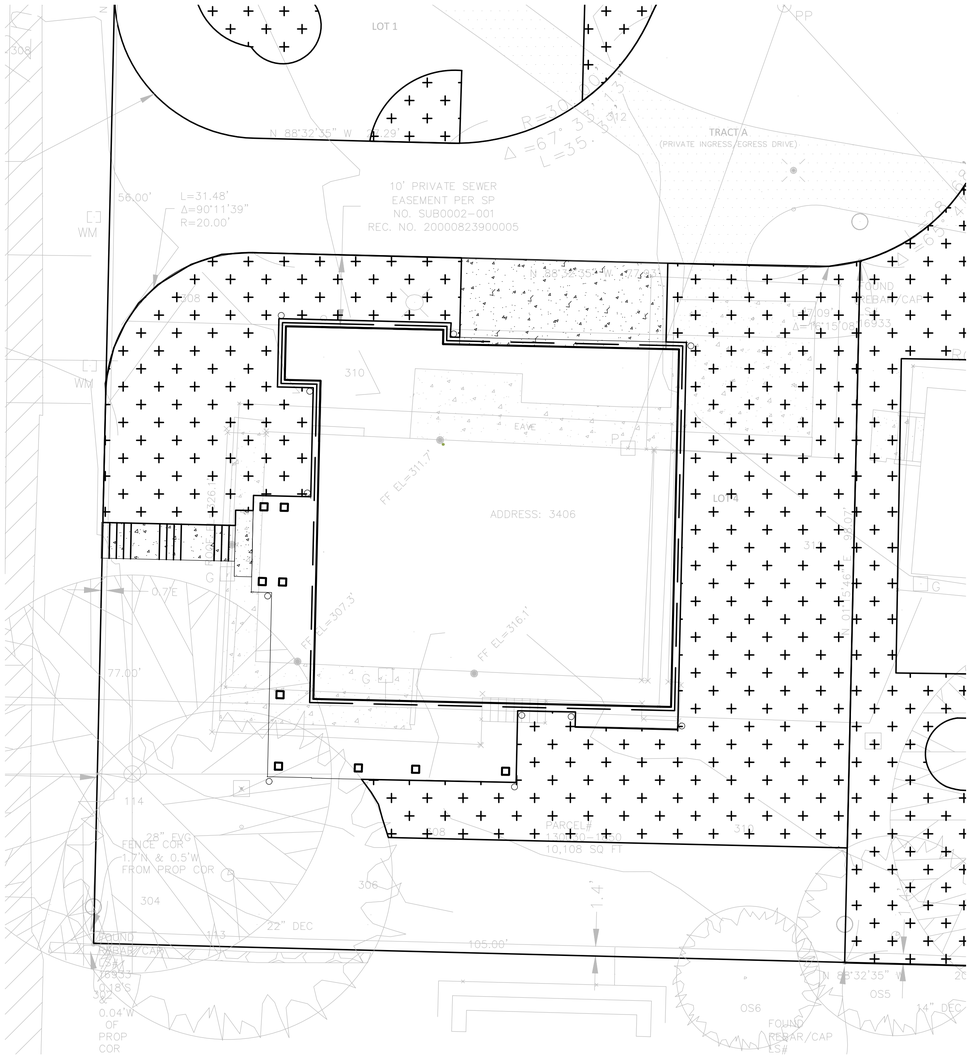
DARLA JEAN GUERRERO STATE OF WASHINGTON 36001 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 08/21/21

TESC PLAN NOTES AND DETAILS
PROPOSED RESIDENCES
3406 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: DECEMBER 2020 | PROJECT: | SCALE: NTS

SHEET 4 OF 5



SOIL AMENDMENT PLAN
SCALE: 1" = 10'

GRAPHIC SCALE 1"=10'
0 10 20 30

N

NOTES:

1. NO SOIL AMENDMENT/ROOT DISTURBANCE/GRADING IN UNDISTURBED AREAS INCLUDING TREE PROTECTION ZONES.
2. EXCAVATED SOIL MAY BE REUSED FOR SOIL AMENDMENT AND REDISTRIBUTED.
3. WOOD CHIPS FROM TREE REMOVAL MAY BE USED TO COVER EXCAVATED AREAS DURING CONSTRUCTION, AND/OR POST CONSTRUCTION ON THE FOREST FLOOR (3" TO 4" THICK).
4. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

CITY OF MERCER ISLAND
REVIEWED FOR
CODE COMPLIANCE
January 28, 2021

LEGEND	AREA
POST CONSTRUCTION SOIL AMENDMENT (8" LOOSE SOIL, 2" TO 4" MULCH)	2,800 SF
LAWN	3,865 SF

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
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UNDERGROUND SERVICE (USA)

BY	DATE	APPR	DRN	REVISION

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DARLA JEAN GUERRERO
STATE OF WASHINGTON
24600
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 08/21/21

SOIL AMENDMENT PLAN
PROPOSED RESIDENCE
3406 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: AUGUST 2020 | PROJECT: | SCALE: 1" = 10'

SHEET 5
OF 5

BUILDING CODE: 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2015 INTERNATION RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)
FLOOR DEAD LOAD = 15 PSF
BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (ULTIMATE / 3 SEC GUST) = 110 MPH (NOMINAL WIND SPEED = 85 MPH) FOR RISK CATEGORY II, EXPOSURE "C", Kzt=1.65
SOIL SITE CLASS "D", SEISMIC CATEGORY D1/D2, Ss=1.395, Sds=0.930
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO ARCHITECT AND/OR ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS ARCHITECT AND/OR ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:
- ALTERNATIVE I-JOIST/BEAM MANUFACTURER PLANS.
- MANUFACTURED TRUSS DESIGNS AND LAYOUTS

GENERAL

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.
BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 0.229"x3"x3" PLATE WASHERS.
WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
FOUNDATION SILL BOLTS (MIN. 7" EMBED.) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) U.N.O.
METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STEEL CONNECTORS

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS
	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2,500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3,000 psi (6% air entrained +/- 1%)

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5½ SACKS OF CEMENT PER CUBIC YARD
CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL
VERTICAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4FT OF SOIL)

CARPENTRY

GENERAL

ALL NAILING TO COMPLY WITH REQUIREMENTS OF IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10.1
ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
PER IRC 319.3. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.

FASTENER DIMENSIONS

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
8d COMMON (0.131" DIA., 2-1/2" LENGTH), 8d BOX (0.113" DIA, 2-1/2" LONG), 10d COMMON (0.148" DIA., 3" LONG)
10d BOX (0.128" DIA., 3" LENGTH), 16d COMMON (0.162" DIA, 3-1/2" LONG), 16d SINKER (0.148 DIA, 3-1/4" LONG)
5d COOLER (0.086" DIA., 1-5/8" LONG), 6d COOLER (0.092" DIA., 1-7/8" LONG)

LUMBER GRADES

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED MINIMUM DESIGN PROPERTIES, UNLESS NOTED OTHERWISE.

JOISTS:	WOOD TYPE:
2X4 to 2X8	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
2X10 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
BEAM	
4X	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X OR LARGER	DF-L #2 - Fb=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS	
2X4 & 2X6	DF STUD - Fb=700 psi, Fv=180 psi, Fc=850 psi, E=1400000psi
2X8 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
POSTS	
4X4	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
4X6	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X6 OR LARGER	DF-L #1 - Fb=1200 psi, Fv=170 psi, Fc=1000 psi, E=1600000psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.
BEAMS DESIGNATED AS "LSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,325 PSI, Fv = 310 PSI, Fc = 800 PSI (PERPENDICULAR), E = 1,550,000 PSI.
BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI.
BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI.
CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS.
DEFLECTION SHALL BE LIMTED AS FOLLOWS:
FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:

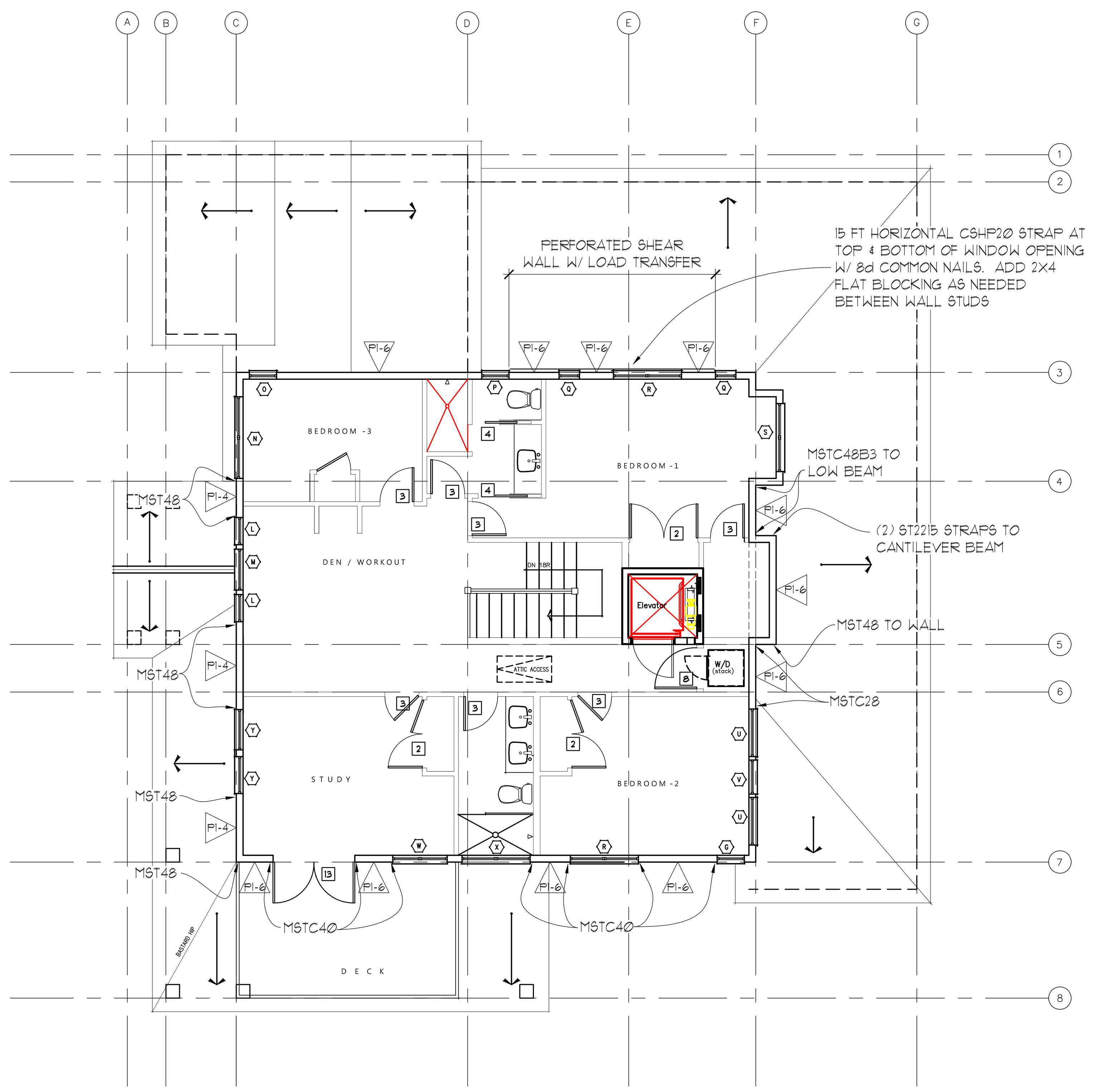
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD W/ AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD DOES NOT BEAR ON THE WALL. ALL PERMANENT TRUSS MEMBER BRACING SHALL BE INSTALLED PER THE TRUSS DESIGN DRAWINGS.

ROOF/WALL/FLOOR SHEATHING

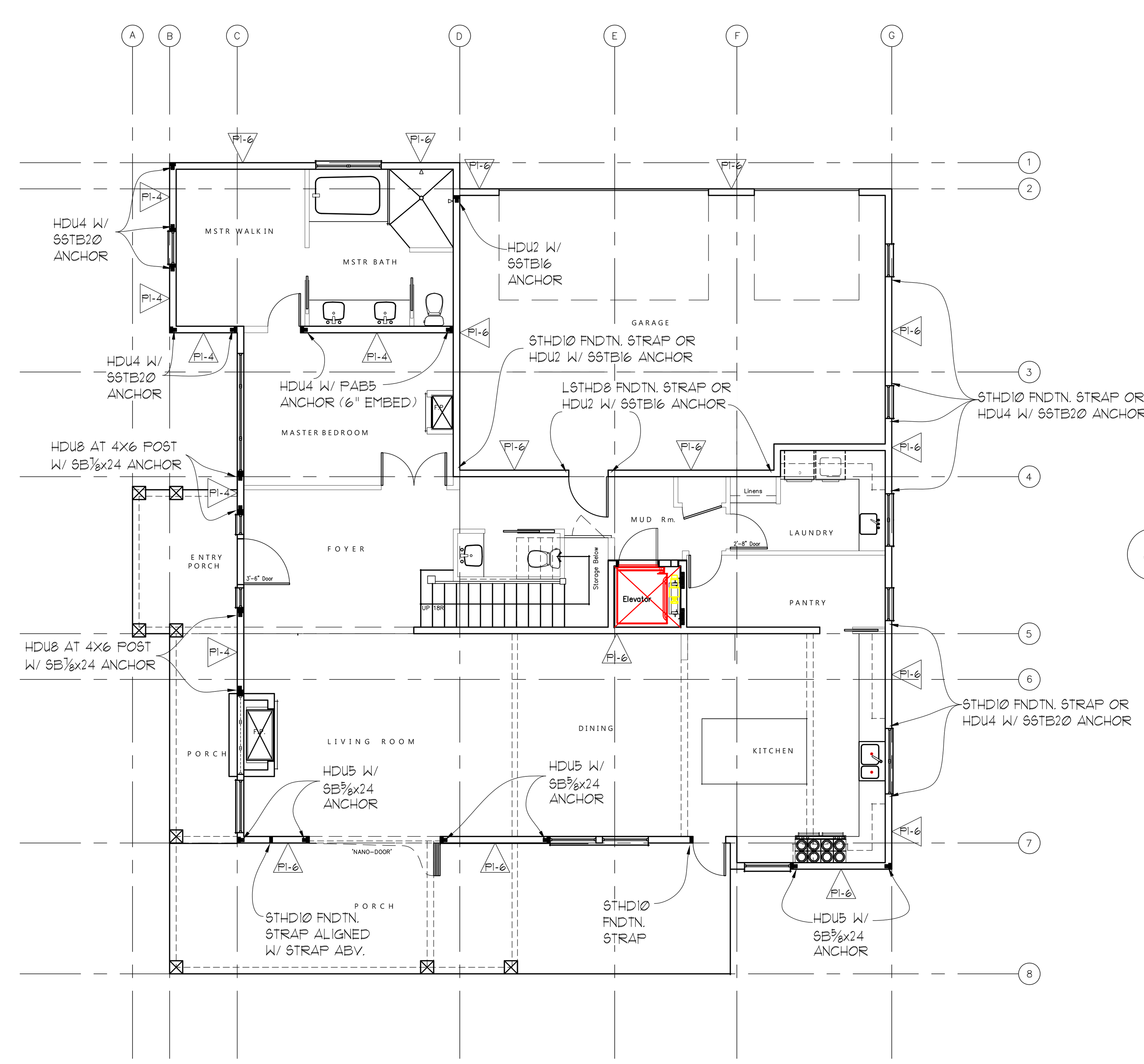
ROOF SHEATHING SHALL BE MINIMUM 7/16 SHEATHING W/ 24/16 SPAN INDEX U.N.O. WALL SHEATHING, INCLUDING GABLES, SHALL BE 7/16 SHEATHING W/ 24/0 SPAN INDEX MINIMUM U.N.O.. FLOOR SHEATHING SHALL BE MINIMUM 19/32 T&G SHEATHING W/ 40/20 SPAN INDEX MINIMUM U.N.O.. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD U.N.O. ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/ LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAPS STAGGERED. WALL SHEATHING, INCLUDING GABLES, SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

STAIR FRAMING

UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2X12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2X6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C.. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED CONNECTOR TO FLOOR BEAM SUCH AS SIMPSON LRU OR LSC. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2X6 JOISTS @ 16" O.C.



UPPER FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"



MAIN FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"

SHEAR WALL SCHEDULE

WALL MARK	SHEATHING THICKNESS	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	FRAMING @ ABUTTING PANEL EDGES	SOLE/BASE PLATE NAILING TO JOIST OR BLKG/RIM BELOW	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	POST AT ENDS OF SHEAR WALL/ HOLDOWN U.N.O.
P1-6	7/16"	ONE	8d @ 6" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3¼") @ 6" O.C.	5/8" DIA. @ 48" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C (STAGGER)
P1-4	7/16"	ONE	8d @ 4" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3¼") @ 4" O.C.	5/8" DIA. @ 36" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C (STAGGER)

1. FRAMING SHALL BE 2X HEM-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.

2. SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (U.N.O.)

3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d @ 6" O.C. EDGE, 12" O.C. FIELD.

4. NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED

5. ANCHOR BOLT SPACING IS 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. PROVIDE 0.229"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN ½" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER. DO NOT RECESS BOLTS.

6. ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (U.N.O.) ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (0.131" DIA., 2½" LONG), 8d BOX (0.113" DIA., 2½" LONG), 10d COMMON (0.148" DIA., 3" LONG), 10d BOX (0.128" DIA., 3" LONG), 16d COMMON (0.162" DIA., 3½" LONG), 16d SINKER (0.148" DIA., 3¼" LONG), 5d COOLER (0.086" DIA., 1⅝" LONG), 6d COOLER (0.092" DIA., 1 ⅞" LONG)

7. 1¼" No. 6 DRYWALL SCREWS (TYPE W OR S) MAY BE SUBSTITUTED FOR NAILS LISTED AS 5d COOLER OR 6d COOLER FOR GYPSUM WALL BOARD SHEARWALLS

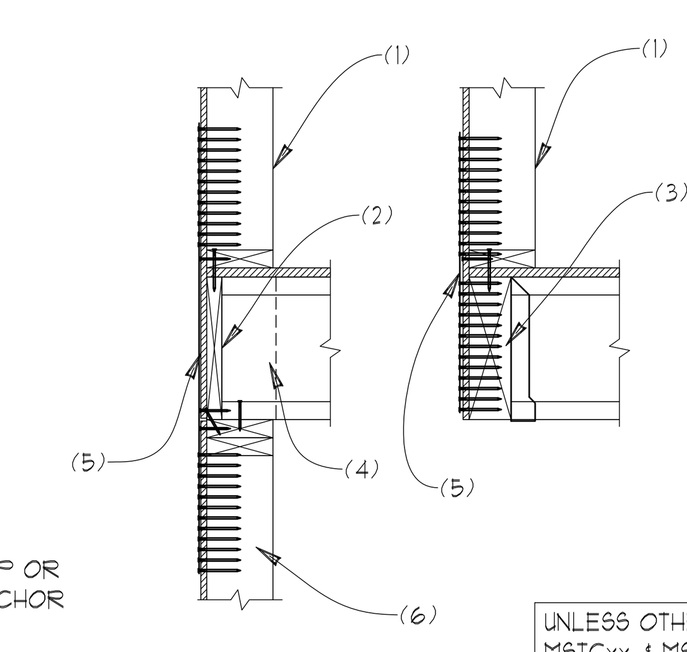
8. IN LIEU OF 3x VERTICALS AND BLOCKING AT PANEL EDGES, 2-2x'S W/ 10d (0.131"x3") FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. PLYWOOD EDGES TO BE CENTERED BETWEEN THE 2-2x MEMBERS (THIS ALTERNATIVE DOES NOT APPLY TO FOUNDATION SILL PLATES OR TO WALLS WITH 8d EDGE NAILING AT 2" O.C. OR 10d EDGE NAILING AT 3" O.C. OR 2" O.C. OR WALLS SHEATHED ON BOTH SIDES)

9. HOLDDOWNS AND STRAPS OF EQUIVALENT UPLIFT CAPACITY WITH CURRENT ICC EVALUATION REPORT OR SIMILAR MAY BE SUBSTITUTED FOR THOSE LISTED IN THE SHEARWALL SCHEDULE WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.

10. SQUASH BLOCKS IN FLOOR JOIST CAVITY ARE REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW.

11. SIMPSON MASAP MUDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE ⅝" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

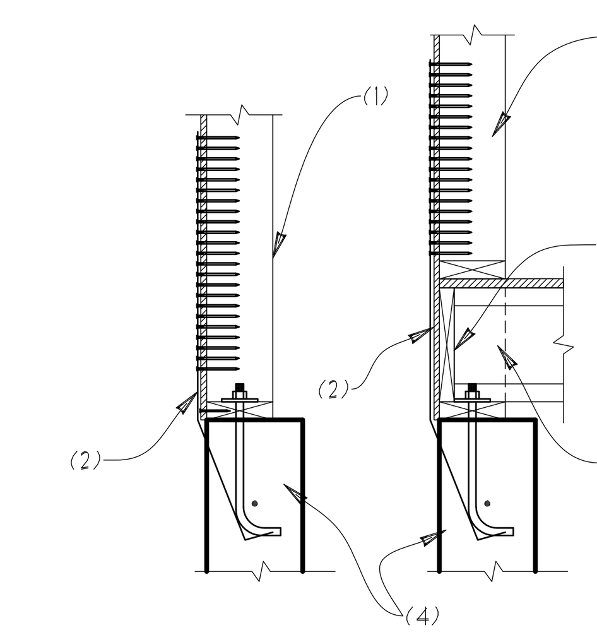
PERFORATED SHEAR WALLS: CONTINUE SHEAR WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BETWEEN FULL HEIGHT WALL SEGMENTS WITH NAILING AS SHOWN IN SHEAR WALL SCHEDULE. ANY INCREASE TO HEIGHT OR WIDTH OF WINDOW OPENING MUST BE APPROVED BY ENGINEER OF RECORD.



1. UPPER FLOOR WALL PER PLAN W/ DBL STUDS AT STRAP MINIMUM
2. RIM BOARD PER PLAN
3. BEAM PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. STRAP TIE PER PLAN CENTER STRAP ON RIM @ WALL TO WALL & CENTER STRAP ON FLOOR DIAPHRAGM @ WALL TO BEAM
6. LOWER FLOOR WALL OR BEAM PER PLAN W/ DBL STUDS AT STRAP MINIMUM

UNLESS OTHERWISE NOTED:
MSTCxx & MSTCxxB3 STRAPS SHALL BE INSTALLED W/ 10d COMMON NAILS (0.148"x3")
ALL OTHER STRAPS SHALL BE INSTALLED W/ 16d COMMON NAILS (0.162"x3.5")

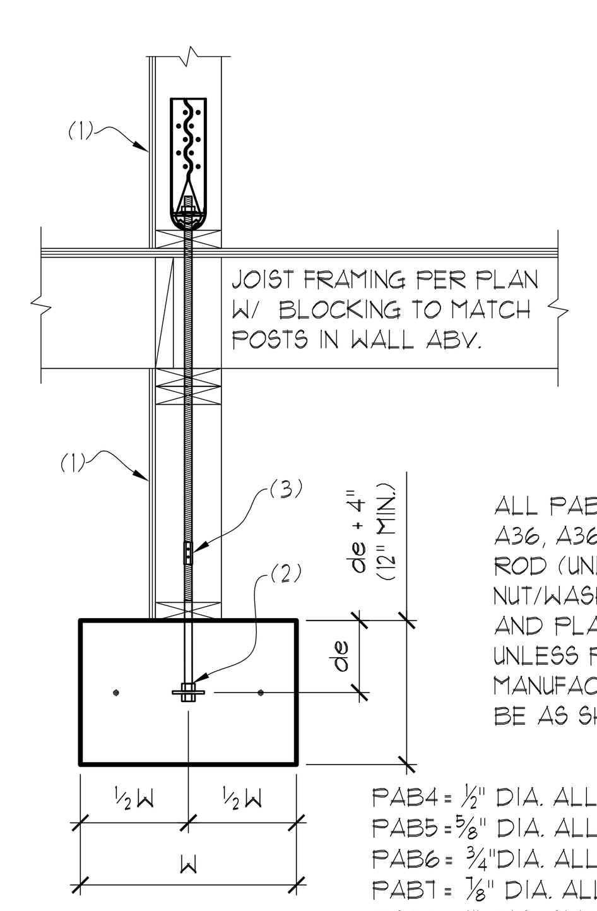
H1 TYPICAL STRAP TIE @ UPPER FLOORS
SCALE: ¾"=1'



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLESS NOTED OTHERWISE
2. STRAP TIE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS. W/ 16d SINKER (0.148"x3¼") OR 10d COMMON (0.148"x3") NAILS
3. RIM BOARD PER PLAN
4. CONCRETE STEM WALL PER PLAN W/ #4 REBAR IN UPPER 3" TO 5" OF STEM WALL
5. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY

FOUNDATION STRAP	NAILS INTO END POST
LSTHD8/LSTHD8RJ	20
STHD10/STHD10RJ	24
STHD14/STHD14RJ	30

H2 TYPICAL STRAP TIE HOLDOWN
SCALE: ¾"=1'

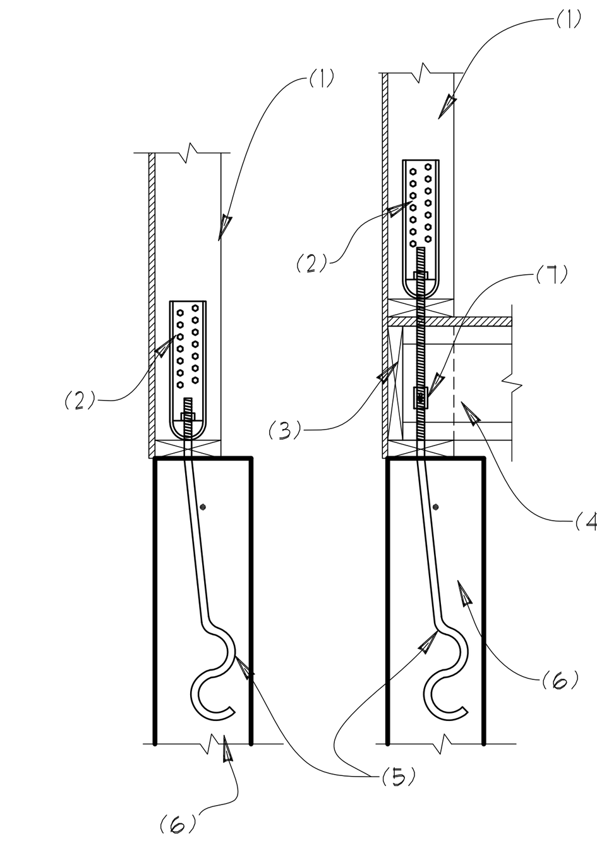


1. STUD WALL PER PLAN W/ (2)2X POST AT HOLDOWN U.N.O.. CRIPPLE WALLS FRAMED AND SHEATHED PER SHEAR WALL ABOVE INCLUDING POSTS (P1-4 MIN.).
2. PAB ANCHOR BOLT PER PLAN EMBEDDED INTO CONTINUOUS FOOTING (de=EMBEDMENT DEPTH)
3. ANCHOR EXTENDED AS NEEDED TO HOLDOWN IN WALL ABOVE W/ COUPLER NUT AND ALL THREAD ROD

ALL PAB ANCHORS CONSIST OF STANDARD A36, A36A, OR A307 (Fu=58 ksi) ALL-THREAD ROD (UNLESS NOTED OTHERWISE) W/ NUT/WASHER/NUT COMBO OF HEAVY HEX NUTS AND PLATE WASHER AT EMBEDDED END. UNLESS PRE-INSTALLED W/ FIXED NUTS BY MANUFACTURER, THE PLATE WASHER SHALL BE AS SHOWN BELOW

PAB4 = ½" DIA. ALL-THREAD - ⅜"x1½"x1½" PLATE WASHER
PAB5 = ⅝" DIA. ALL-THREAD - ½"x1¾"x1¾" PLATE WASHER
PAB6 = ¾" DIA. ALL-THREAD - ½"x2¼"x2¼" PLATE WASHER
PAB7 = ⅞" DIA. ALL-THREAD - ½"x2½"x2½" PLATE WASHER
PAB8 = 1" DIA. ALL-THREAD - ⅝"x2¾"x2¾" PLATE WASHER
PAB9 = 1⅛" DIA. ALL-THREAD - ⅝"x3¼"x3¼" PLATE WASHER

H3 TYPICAL PAB ANCHOR BOLT
SCALE: ¾"=1'



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLES NOTED OTHERWISE
2. ANCHOR BOLT STYLE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS.
3. RIM BOARD PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. ANCHOR BOLT INSTALLED PER MANUF. SPECS. (SEE BELOW FOR SIZE PER HOLDOWN) MAINTAIN 5" CLEARANCE FROM FNDTN VENTS.
6. CONCRETE STEM WALL PER PLAN
7. EXTEND ANCHOR BOLT W/ COUPLER NUT & ALL THREAD ROD

ANCHOR	EMBED.
SSTB16 (DIA. = ⅝")	12⅝"
SSTB20 (DIA. = ⅝")	16⅝"
SSTB24 (DIA. = ⅝")	20⅝"
SSTB28 (DIA. = ⅞")	24⅞"
SSTB34, SSTB36 (DIA. = ⅞")	28⅞"
SB⅝x24, SB⅞x24	18"
SB1x30	24"

H4 TYPICAL ANCHOR BOLT HOLDOWN
SCALE: ¾"=1'

STRUCTURAL PLANS

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MARK R. MYERS STATE OF WASHINGTON 37172 REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Mark Myers, PE
Date: 2020.08.03 14:02:03 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:

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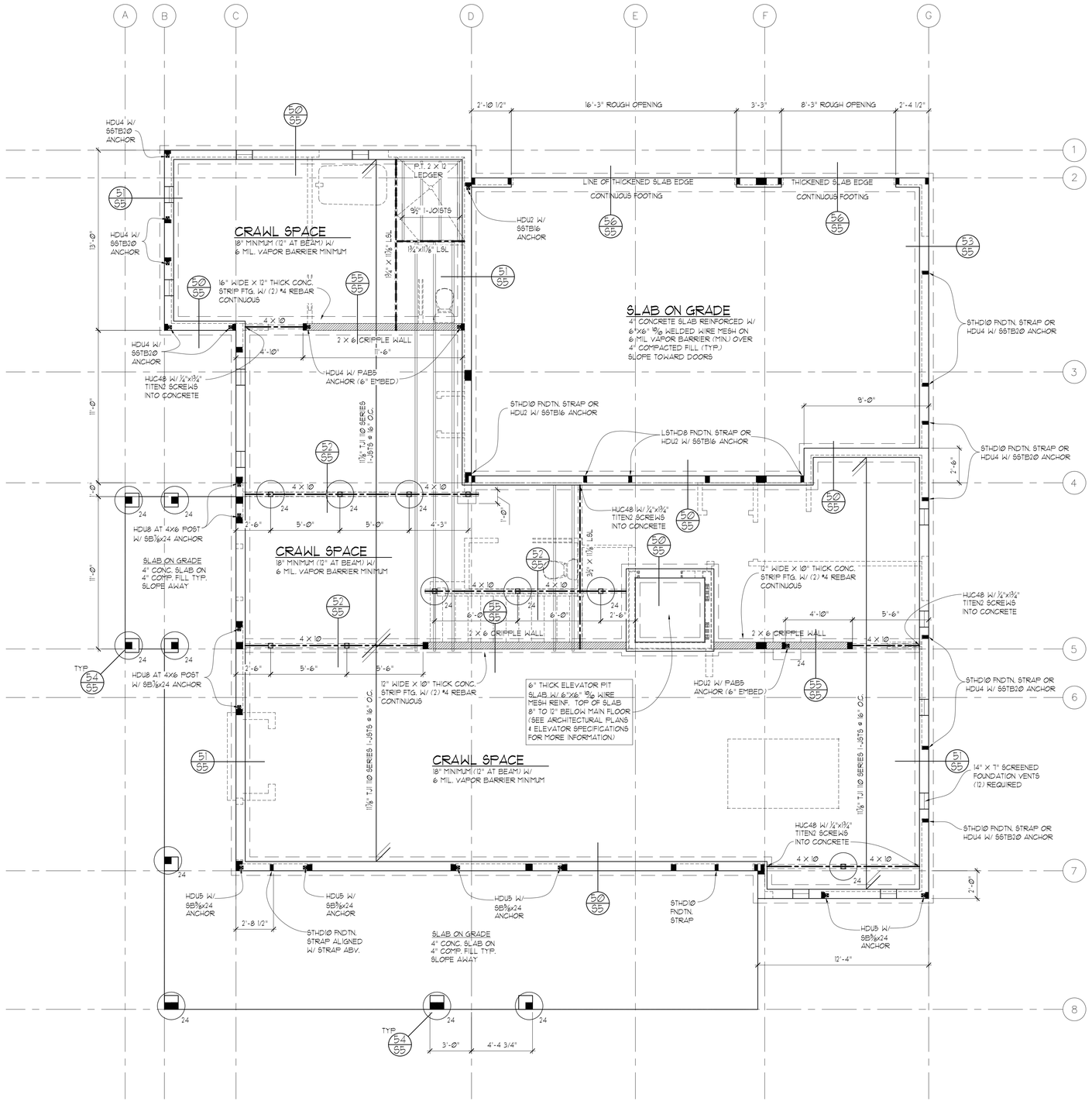
DATE: 8-3-2020
INIT: MM
PROJECT #: 2301



SEE SHEET S1 FOR TYPICAL INSTALLATION DETAILS FOR STRAPS & FOUNDATION ANCHORS

FOUNDATION/FLOOR FRAMING PLAN

SCALE : ¼"= 1'-0"

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- ■ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS
- PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL
- IF AN ENGINEERED JOIST FLOOR FRAMING LAYOUT IS PROVIDED BY THE JOIST SUPPLIER, THAT JOIST LAYOUT SHALL SUPERCEDE THE JOIST LAYOUT INDICATED IN THE PLANS. PROVIDE I-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.

FOOTING SCHEDULE

NOTE: USE MIN. 6" WIDE POST BELOW BEAM SPLICES
USE P.T. 4 X 4 POSTS BELOW 4 X BEAMS U.N.O.
USE P.T. 6 X 6 POST BELOW 6 X BEAMS U.N.O.

■ 24	P.T. POST ON 24" DIA. X 10" THICK PLAIN CONC. FOOTING
■ 24	P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY
■ 30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY

FOOTING SIZES BASED ON 1500 PSF SOIL BEARING CAPACITY

CITY OF MERCER ISLAND
REVIEWED FOR CODE COMPLIANCE
January 28, 2021

STRUCTURAL PLANS

LOT 4 - WALIA
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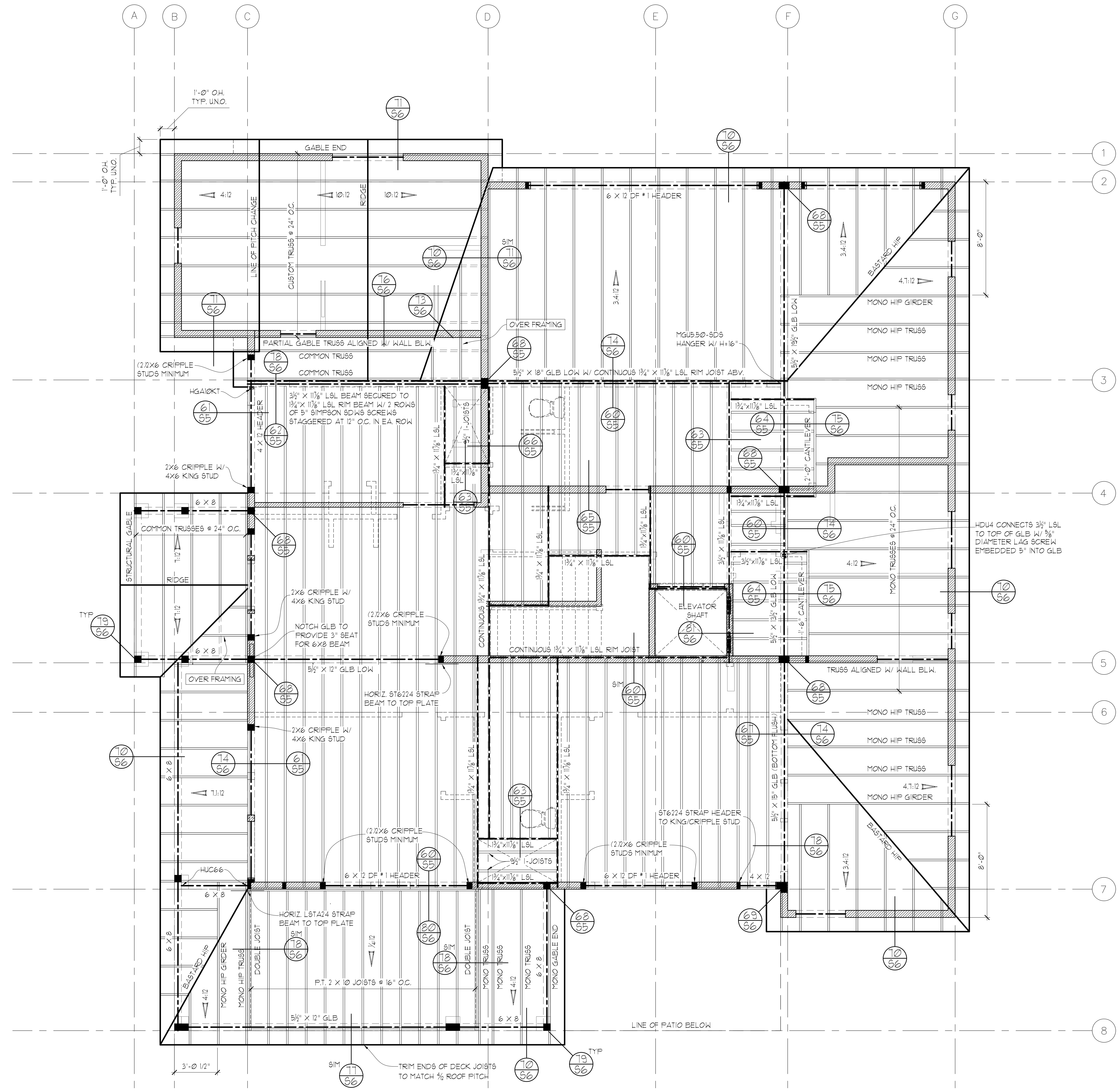

DROPPED FRAMING FOR FLUSH ENTRY SHOWERS: PROVIDE 2X6 LEDGERS & BLOCKING AROUND PERIMETER TO ACCEPT EDGE NAILING. SECURE 2X6 TO PERIMETER FRAMING W/ 10d COMMON NAILS (0.148"x3") STAGGERED AT 6" O.C.

UPPER FLOOR JOISTS SHALL BE:
11⅞" TJI 110 SERIES I-JOISTS @ 16" O.C.
UNLESS NOTED OTHERWISE (U.N.O.)

UPPER FLOOR FRAMING PLAN

SCALE : ¼"= 1'-0"

- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- ■ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW
- IF AN ENGINEERED JOIST FLOOR FRAMING LAYOUT IS PROVIDED BY THE JOIST SUPPLIER, THAT JOIST LAYOUT SHALL SUPERCEDE THE JOIST LAYOUT INDICATED IN THE PLANS. PROVIDE I-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

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DATE: 8-3-2020
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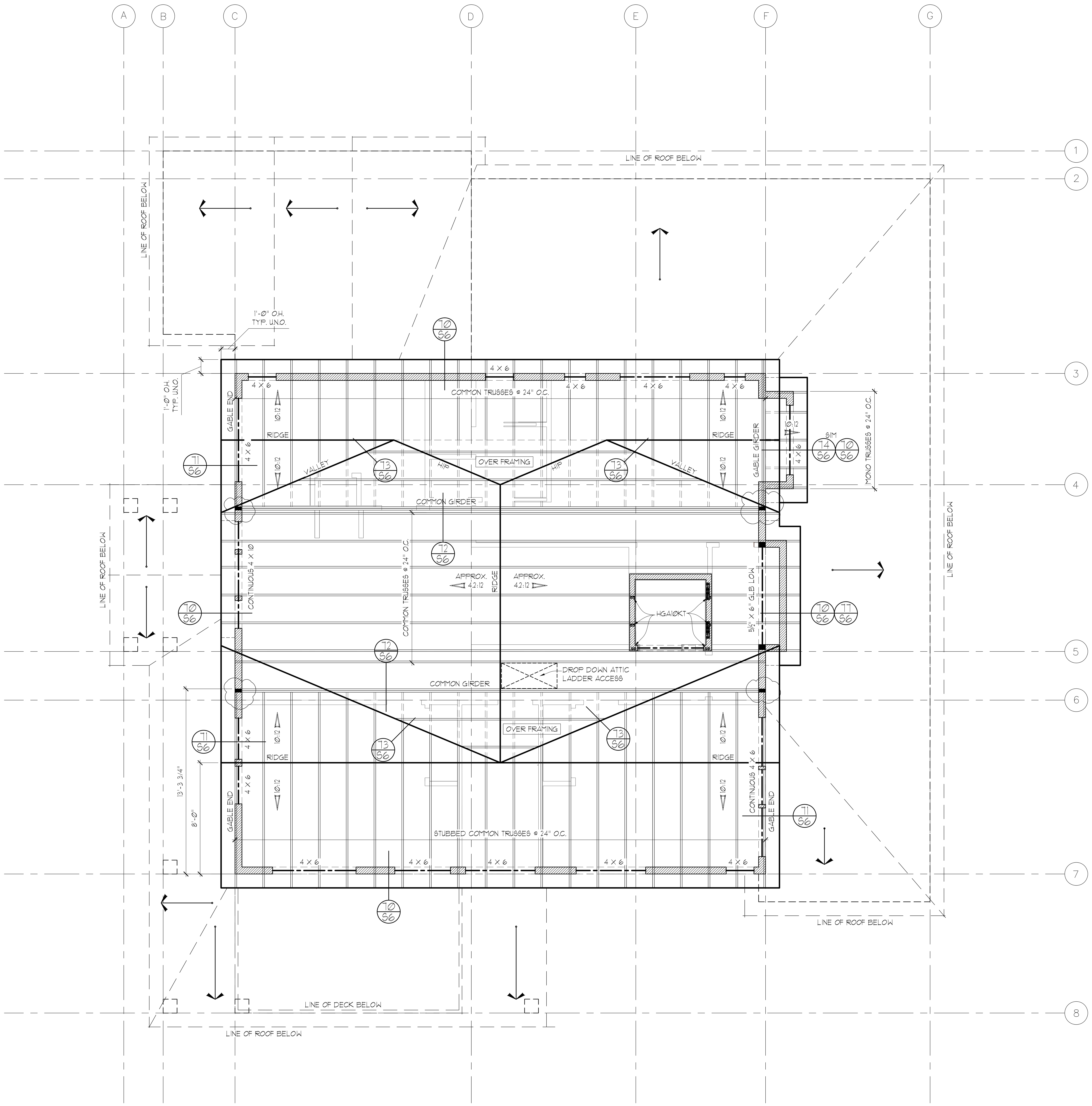

ROOF FRAMING PLAN

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

- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
  - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
  - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
  - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
  - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- ■ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW

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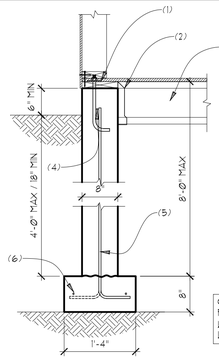
12-23-2020	MM	PLAN REVIEW

DATE: 8-3-2020
INIT: MM
PROJECT #: 2301

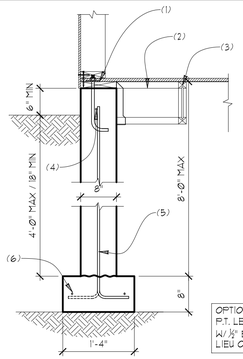
S4



1. 2X NET WIDTH PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE W/ ⅝" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE
2. TOP FLANGE I-JOIST HANGER PER MANUF. W/ VAPOR BARRIER SEPERATING JOIST & HANGER FROM CONCRETE STEM WALL
3. FLOOR JOIST PER PLAN
4. #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
6. (2) #4 REBAR CONTINUOUS IN FOOTING

OPTIONAL: FACE MOUNT HANGER AT 2X10 P.T. LEDGER ATTACHED TO STEM WALL W/ ½" BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER

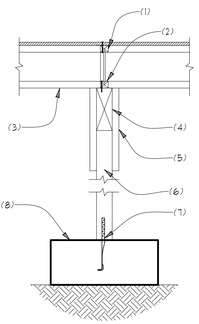
50 8" STEM WALL AT DROPPED JOISTS
SCALE: ¾"=1'



1. 2X NET WIDTH PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE W/ ⅝" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE
2. FLOOR JOIST BLOCKING @ PANEL EDGES (48" O.C.) W/ TOP FLANGE I-JOIST HANGER PER MANUF. VAPOR BARRIER REQ'D SEPERATING JOIST & HANGER FROM CONCRETE STEM WALL
3. FLOOR JOIST PER PLAN
4. #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
6. (2) #4 REBAR CONTINUOUS IN FOOTING

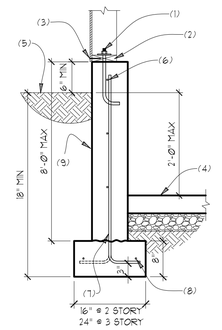
OPTIONAL: FACE MOUNT HANGER AT 2X10 P.T. LEDGER ATTACHED TO STEM WALL W/ ½" BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER

51 8" STEM WALL AT DROPPED JOISTS
SCALE: ¾"=1'



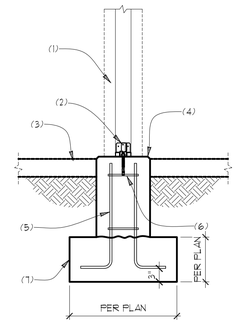
1. I-JOIST BLOCKING REQUIRED AT BEARING OR SHEAR WALLS ABOVE OR WHEN JOISTS ARE NOT CONTINUOUS AT BEAM
2. SECURE BLOCKING TO BEAM W/ 8d NAILS @ 6" O.C.
3. I-JOIST PER PLAN
4. BEAM PER PLAN
5. 2X OR SHEATHING CLEATS BOTH SIDES TO SECURE BEAM TO POST (3) 10d NAILS PER CLEAT PER MEMBER
6. 4X OR 6X TREATED POST (4X6 MIN AT BEAM SPLICE)
7. SIMPSON MAB15 ANCHOR W/ 10dx1½" COMMON NAILS (Ø.148"x1.5") TO POST
8. ISOLATED OR CONTINUOUS SPREAD FOOTING PER PLAN

52 INTERIOR FOOTING @ BEAM LINE
SCALE: ¾"=1'



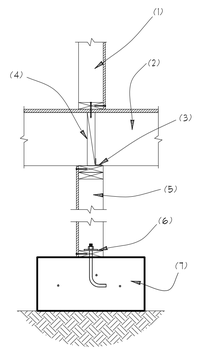
1. ⅝" DIA. ANCHOR BOLT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE W/ 7" MIN. EMBEDMENT
2. 2X PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE
3. SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
4. 4" CONCRETE SLAB OVER 4" COMPACT FILL
5. FINISH GRADE OR SLAB AS OCCURS
6. #4 HORIZ. REBAR @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
7. #4 VERTICALS @ 18" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
8. (2) #4 REBAR CONTINUOUS IN FOOTING
9. INSTALL DAMPPROOFING OR WATERPROOFING PER IRC R406 WHERE INTERIOR SLAB IS BELOW EXTERIOR GRADE

53 8" STEM WALL AT SLAB ON GRADE
SCALE: ¾"=1'



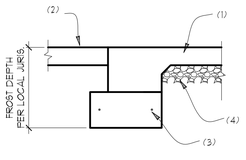
1. WOOD POST W/ ARCHITECTURAL COVER PER PLAN
2. SIMPSON ABUZ OR CPTZ POST BASE WITH CAST IN PLACE OR EPOXIED ANCHOR PER MANUF. SPECS.
3. FINISHED GRADE OR SLAB AS OCCURS
4. OPTIONAL 12" DIA OR SQUARE CONCRETE PEDESTAL
5. (4) #4 VERTICALS W/ STANDARD HOOK AT CONCRETE PEDESTAL
6. #3 TIES AT 8" O.C.
7. ISOLATED OR CONTINUOUS FOOTING PER PLAN

54 FOOTING AT WOOD COLUMN
SCALE: ¾"=1'



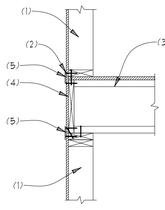
1. SHEAR WALL W/ NAILING PER SHEAR WALL SCHEDULE
2. JOIST PER PLAN
3. SIMPSON A35 @ 16" O.C.
4. 2X BLOCKING TO MATCH JOISTS
5. CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED PER SCHEDULE FOR SHEAR WALL ABOVE
6. PRESSURE TREATED SILL PLATE
7. FOOTING PER PLAN W/ ⅝" DIA. ANCHOR BOLTS PER SHEAR WALL SHEDULE.

55 CRIPPLE WALL BEARING WALL
SCALE: ¾"=1'



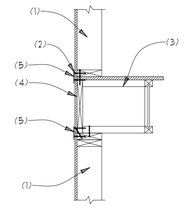
1. 4" CONCRETE SLAB PER PLAN W/ THICKENED EDGE AT DOOR OPENING
2. FINISH GRADE OR SLAB AS OCCURS
3. (2) #4 REBAR IN CONTINUOUS FOOTING
4. 4" COMPACTED GRANULAR FILL

56 THICKENED SLAB EDGE AT GARAGE
SCALE: ¾"=1'



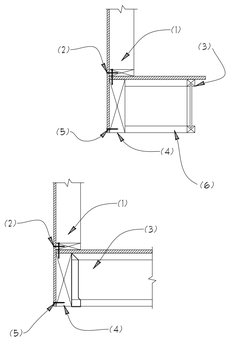
1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST PER PLAN SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 8d NAIL TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" OC.
5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

60 FLOOR JOIST BEARING AT STUD WALL
SCALE: ¾"=1'



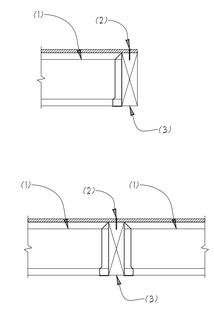
1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 10d NAIL (Ø.131"x3") TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" OC.
5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 32" O.C.

61 FLOOR JOIST PARALLEL TO STUD WALL
SCALE: ¾"=1'



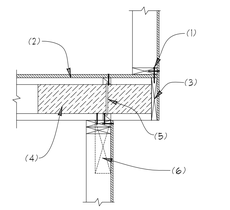
1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. FLOOR JOIST PER PLAN W/ JOIST HANGER PER MANUF.
4. BEAM PER PLAN
5. WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE
6. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS

62 FLOOR JOIST AT BEAM
SCALE: ¾"=1'



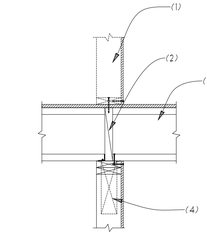
1. FLOOR JOIST (ONE OR BOTH SIDES OF BEAM) PER PLAN W/ JOIST HANGER PER MANUF.
2. FLOOR DIAPHRAGM EDGE NAILING
3. BEAM PER PLAN

63 FLOOR JOIST AT BEAM
SCALE: ¾"=1'



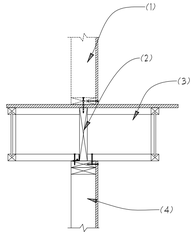
1. BASE PLATE NAILING AND EDGE NAILING PER SHEAR WALL SCHEDULE
2. I-JOIST PER PLAN SECURED TO SILL PLATE W/ (3) 8d NAILS
3. SOLID CONTINUOUS RIM BOARD W/ 10d NAILS (Ø.131"x3") TO TOP AND BOTTOM CHORD OF EACH JOIST
4. WEB STIFFENER AND/OR JOIST REINFORCEMENT WHERE REQUIRED BY JOIST MANUF.
5. I-JOIST BLOCKING SECURED TO TOP PLATE W/ 8d NAILS AT 6" O.C.
6. 2x STUD WALL OR BEAM PER PLAN

64 I-JOIST CANTILEVER
SCALE: ¾"=1'



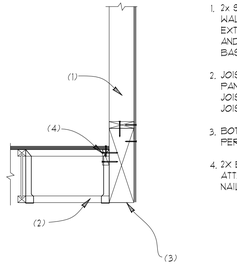
1. STUD WALL ABOVE (AS OCCURS).
2. L&L BLOCKING SECURED TO TOP PLATE W/ A35 AT EACH BLOCK. (16" O.C.).
3. FLOOR JOIST PER PLAN SECURE TO TOP PLATE W/ (2) 8d NAILS
4. STUD WALL OR BEAM PER PLAN

65 FLOOR JOIST AT INT. WALL OR BEAM
SCALE: ¾"=1'



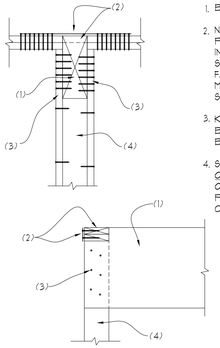
1. 2x SHEAR WALL ABOVE (AS OCCURS) PER SHEAR WALL SCHEDULE.
2. L&L RIM JOIST PER PLAN SECURED TO TOP PLATE W/ A35 @ 32" O.C.
3. FLOOR JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (2) 8d NAILS
4. 2x SHEAR WALL PER SHEAR WALL SCHEDULE

66 JOIST PARALLEL TO SHEAR WALL
SCALE: ¾"=1'



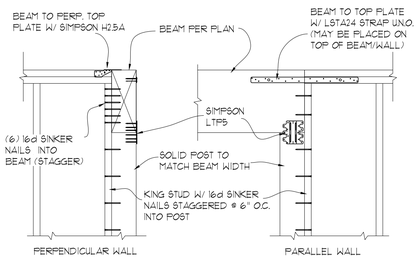
1. 2x STUD WALL W/ EXTERIOR WALL SHEATHING PER PLAN. EXTEND SHEATHING ONTO BEAM AND EDGE NAIL TO BEAM AND BASE PLATE OF WALL
2. JOIST BLOCKING AT SHEATHING PANEL EDGES (48" O.C.) W/ JOIST HANGER EA END PER JOIST MANUF.
3. BOTTUM FLUSH GLULAM BEAM PER PLAN
4. 2X BLOCKING BETWEEN JOISTS ATTACHED TO BEAM W/ 10d NAILS STAGGERED AT 6" OC.

67 FLOOR JOISTS AT BOTTOM FLUSH BEAM
SCALE: ¾"=1'



1. BEAM PER PLAN
2. NOTCH BEAM FOR CONTINUOUS TOP 2X PLATE OF DOUBLE 2X PLATE OR INSTALL SIMPSON CMSTC16 OR MSTC28 STRAP ON TOP FACE OR EXTERIOR FACE OF DISCONTINUOUS PLATES W/ MINIMUM (8) 16d SINKER NAILS EACH SIDE OF BREAK IN TOP PLATE.
3. KING STUD W/ (6)-16d SINKER NAILS TO BEAM (STAGGERED) EACH SIDE AT BEAM & 8" O.C. STAGGERED TO POST
4. SOLID POST TO MATCH WIDTH OF BEAM OR BUILT UP 2X STUDS W/ PLYWOOD OR OSB FILLER AS NEEDED. (NAIL PLIES OF BUILT UP 2X POST WITH 10d COMMON NAILS @ 12" O.C. (STAGGERED)

68 BEAM POCKET AT WALL
SCALE: ¾"=1'



69 BEAM POCKET AT CORNER
SCALE: ¾"=1'

STRUCTURAL PLANS

LOT 4 - WALIA
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MERCER ISLAND, WA

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MARK R. MYERS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

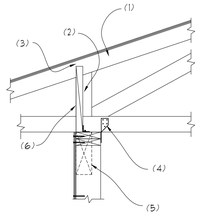
Digitally signed by Mark Myers, PE
Date: 2020.08.03 14:03:19 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:

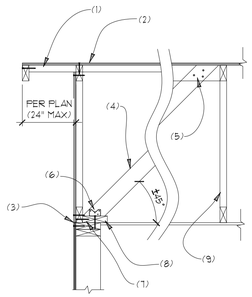
S5

DATE: 8-3-2020
INIT: MM
PROJECT #: 2301



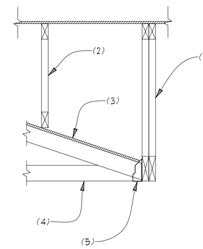
1. CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
2. 2X12 OR 11⅞" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
3. 1" VENTILATION GAP MAXIMUM
4. SIMPSON H2.5 @ EACH TRUSS INSTALLED PER MFG. SPECS.
5. STUD WALL OR BEAM PER PLAN
6. WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

70 CANTILEVER HEEL OPTION AT BEARING
SCALE: ¾"=1'



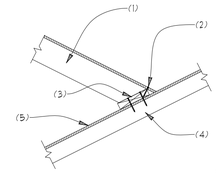
1. 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1X MIN.) SECURED TO ENDS W/ (2) 10d NAILS
2. ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
3. SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
4. 2x DIAGONAL BRACE @ 8FT O.C.
5. SECURE BRACE AT 2x BLOCKING W/ (3) 10d NAILS
6. SIMPSON A34 AT 2x BRACE
7. ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.
8. 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
9. ROOF TRUSSES @ 24" O.C. PER PLAN

71 GABLE END TRUSS
SCALE: ¾"=1'



1. GIRDER TRUSS PER PLAN
2. VALLEY TRUSSES OR CONVENTIONAL OVER FRAMING. WHERE VALLEY TRUSSES ARE USED SECURE VALLEY TRUSS TO SUPPORTING ROOF FRAMING W/ SIMPSON VTCR CLIPS @ 48" O.C.
3. ROOF SHEATHING CONTINUOUS BELOW OVERFRAMING. TRUSS TOP CHORDS W/O SHEATHING SHALL BE BRACED W/ 2x4 @ 24" O.C. ATTACHED W/ (2) 10d NAILS PER TRUSS
4. ROOF TRUSS PER PLAN
5. SIMPSON HU526 OR USP THD26 FACE MOUNT HANGER U.N.O. PER TRUSS MANUF.

72 GIRDER TRUSS AT OVERFRAMING
SCALE: ¾"=1'



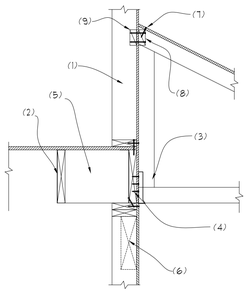
1. CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/ (4) 16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)
2. EDGE NAILING
3. 2x VALLEY BOARD TO MATCH RAFTER W/ (2) 16d NAILS PER TRUSS
4. ROOF TRUSS TOP CHORD OR RAFTER PER PLAN
5. CONTINUOUS SHEATHING BENEATH OVERFRAMING OR 2x4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.

FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:

0'-0" TO 6'-7"	2x4
6'-8" TO 9'-7"	2x6
9'-8" TO 12'-2"	2x8
12'-3" TO 14'-10"	2x10
14'-11" TO 17'-3"	2x12

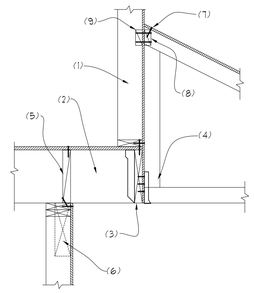
(ASSUMES RAFTERS @ 24" O.C. LL=30PSF & DL=10PSF PER TABLE R802.5.1(3) FOR HF #2)

73 VALLEY FRAMING
SCALE: ¾"=1'



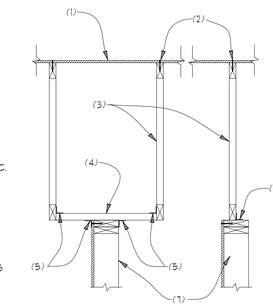
1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
2. FLOOR JOISTS PER PLAN.
3. NEW JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
4. 2X RIM JOIST MINIMUM W/ 8d TOE NAILS @ 6" O.C. TO TOP PLATE
5. JOIST BLOCKING @24" O.C. IN FIRST BAY, TOE NAILED TO TOP PLATE W/ (2) 8d NAILS
6. 2x STUD WALL PER PLAN W/ GARAGE DOOR HEADER TIGHT TO TOP PLATE
7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
8. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
9. 2X BLOCKING BETWEEN STUDS W/ (2) 10d COM. TOE NAILS PER STUD

74 MONO/JACK TRUSS TO RIM
SCALE: ¾"=1'



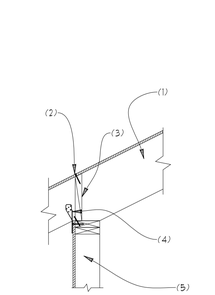
1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
2. JOIST PER PLAN SECURED TO PLATE W/ (3) 8d NAILS.
3. 2X RIM BOARD MINIMUM W/ INVERTED LUS HANGER TO JOIST
4. JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
5. JOIST BLOCKING TOE NAILED TO TOP PLATE W/ 8d NAILS AT 6" O.C.
6. 2x STUD WALL OR BEAM BELOW PER PLAN
7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
8. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
9. 2X BLOCKING BETWEEN STUDS

75 ROOF TRUSS TO RIM AT CANTILEVER
SCALE: ¾"=1'



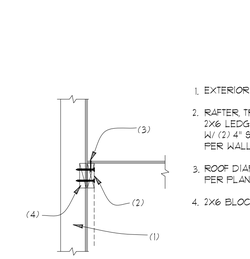
1. ROOF SHEATHING PER PLAN
2. EDGE NAILING WHERE APPLIES
3. ROOF TRUSSES PER PLAN
4. 2x6 FLAT BLOCKING @ 12" O.C.
5. SIMPSON A35 AT EACH BLOCK
6. SIMPSON A35 @ 12" O.C.
7. INTERIOR SHEAR WALL PER PLAN

76 ROOF SHEAR TRANSFER @ INT. WALL
SCALE: ¾"=1'



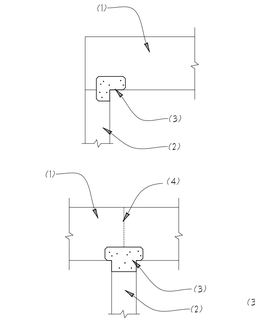
1. 2x RAFTER OR TRUSS TOP CHORD W/ ROOF SHEATHING PER PLAN
2. EDGE NAILING
3. 2x BLOCKING TOE NAILED TO PLATE W/ (3) 8d NAILS
4. SIMPSON H1 CLIP AT EACH RAFTER
5. 2x STUD WALL OR BEAM PER PLAN

77 RAFTER AT WALL
SCALE: ¾"=1'



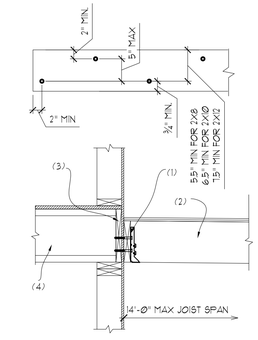
1. RAFTER, TRUSS TOP CHORD, OR 2X6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
2. ROOF DIAPHRAGM EDGE NAILING PER PLAN
3. 2X6 BLOCKING BETWEEN STUDS

78 ROOF DIAPHRAGM TO WALL
SCALE: ¾"=1'



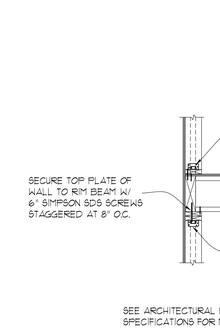
1. BEAM PER PLAN
2. WOOD POST OR COLUMN PER PLAN
3. SIMPSON AC OR LCE POST CAPS (PAIRED)
4. BEAM SPLICE AS OCCURS
5. MITER CUT BEAMS AT CORNER CONDITION

79 WOOD BEAM AT WOOD POST
SCALE: ¾"=1'



1. 2x P.T. LEDGER TO MATCH DECK JOIST W/ ½"x4" LAG SCREWS W/ WASHERS OR ⅜" LEDGERLOK® SCREWS STAGGERED @ 8" O.C.
2. SOLID 2X DECK JOIST PER PLAN W/ SIMPSON LUS28 HANGER INSTALLED USING #9 SIMPSON SD SCREWS
3. SOLID RIM BOARD, ¾" THICK MIN.
4. FLOOR JOISTS PER PLAN

80 DECK LEDGER AT RIM BOARD
SCALE: ¾"=1'



SEE ARCHITECTURAL PLANS & ELEVATOR SPECIFICATIONS FOR MORE INFORMATION

81 FLOOR FRAMING AT RAIL SUPPORT WALL
SCALE: ¾"=1'

STRUCTURAL PLANS

LOT 4 - WALIA
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MERCER ISLAND, WA

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MARK R. MYERS — STATE OF WASHINGTON — 22777 — REGISTERED PROFESSIONAL ENGINEER

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Date: 2020.08.03 14:03:43 -07'00'

REVIEWED FOR CODE COMPLIANCE
January 28, 2021

BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:

S6

DATE: 8-3-2020
INIT: MM
PROJECT #: 2301