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PROJECT NAME: PROJECT ADDRESS:
R K Construction
 Lot 2
 3402 72nd Place, S.E.
 Mercer Is., WA 98040

SET TITLE: SCHEMATIC SET
 SHEET TITLE: SITE PLAN

STAMP:
 4884
 RICHARD A. FISHER
 STATE OF WASHINGTON

PROJECT #: 20070
 DATE: NOVEMBER 17, 2020
 DRAWN BY: N. F. W.
 REVISIONS:

Tag	Description

SHEET No.:
A1.0

LOT INFORMATION

ZONE: R-8.4
 LOT: 8,835 s.f.
 LOT SLOPE:
 HIGH ELEVATION = +317 / LOW ELEVATION = +314 :: 3' of SLOPE
 DISTANCE BETWEEN: 3/207 = .014%

GROSS FLOOR AREA(s) (G.F.A.)

UPPER FLOOR: 1,776.5 S.F.
 MAIN FLOOR: 1,236 S.F.
 GARAGE: 517.5 S.F.
 TOTAL G.F.A. = 3,530 S.F.
 Or **39.9%**

LOT COVERAGE

MAIN STRUCTURE ROOF AREA: 2358 S.F.
 VEHICULAR USE: 460 S.F.
 TOTAL COVERAGE: 2818 S.F.
 Or **31.9%**

LOT HARDSCAPE

WALKWAY: 110 S.F.
 EAST PORCH/DECK: 240 S.F.
 BACK PATIO: 205 S.F.
 TOTAL HARDSCAPE: 555 S.F. Or **6.2%**

AVERAGE BUILDING ELEVATION (A.B.E.)

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION (A.B.E.)
A	9.5'	+314.5'	2987.75
B	1.2'	+314.5'	376.8
C	22.5'	+314.5'	7076.25
D	23.0'	+314'	7222
E	22.5'	+314.5'	7076.25
F	10.5'	+315'	3307.5
G	4'	+315'	1260
H	5.33'	+315'	1679
I	28.0'	+315.5'	8834
J	40.0'	+315'	12,600
K	16.0'	+315'	5040
L	3'	+315'	945
M	6.5'	+315'	2047.5
N	3'	+315'	945
TOTAL			= 195.03'

195.03/61,397.05 = 314.8
 314.8 + 30 = +344.8' = MAX. HT.

GENERAL NOTES

- 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 IFG, 2015 IFC, 2015 WSEC, WAC 51-11, 2015 VAO, WAC 51-13, 2015 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
- 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.
- DOCUMENT REVIEW/VERIFICATION**: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- 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.
- 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.
- GRADES**: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES**: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES**: OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- DOORS**: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD ON CONCRETE**: WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.

- FRAMING**: INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
- 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.
- FLUES**: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- BASEMENT**: NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
- OTHER DOCUMENTATION**: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
- PROTECTION**: PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
- PERMITS**: SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING**: SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
- 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/OPERABLE OUTSIDE AIR DUCT DAMPER).
 D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL.
- GAS WATER HEATER**: GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
- EXHAUST DUCTS**: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- FURNACE ROOM**: PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE RM. PER UMC 703.
- APPLIANCES**: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW**: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- 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
 FLOORS: R-49/R-38
 VAULTED CEILING: R-38
 SLAB-ON-GRADE: R-10

HERMETIC SEALING: 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 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/CEILING:
 VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
 CRAWL SPACE:
 CONTINUOUS 6 MIL. POLYETHYLENE

VENTILATION:
 ATTICS WITH BATT: 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 FAHRENHEIT 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 U = R38
 - PROVIDE R-10 INSULATION BELOW ENTIRE SLAB AREA

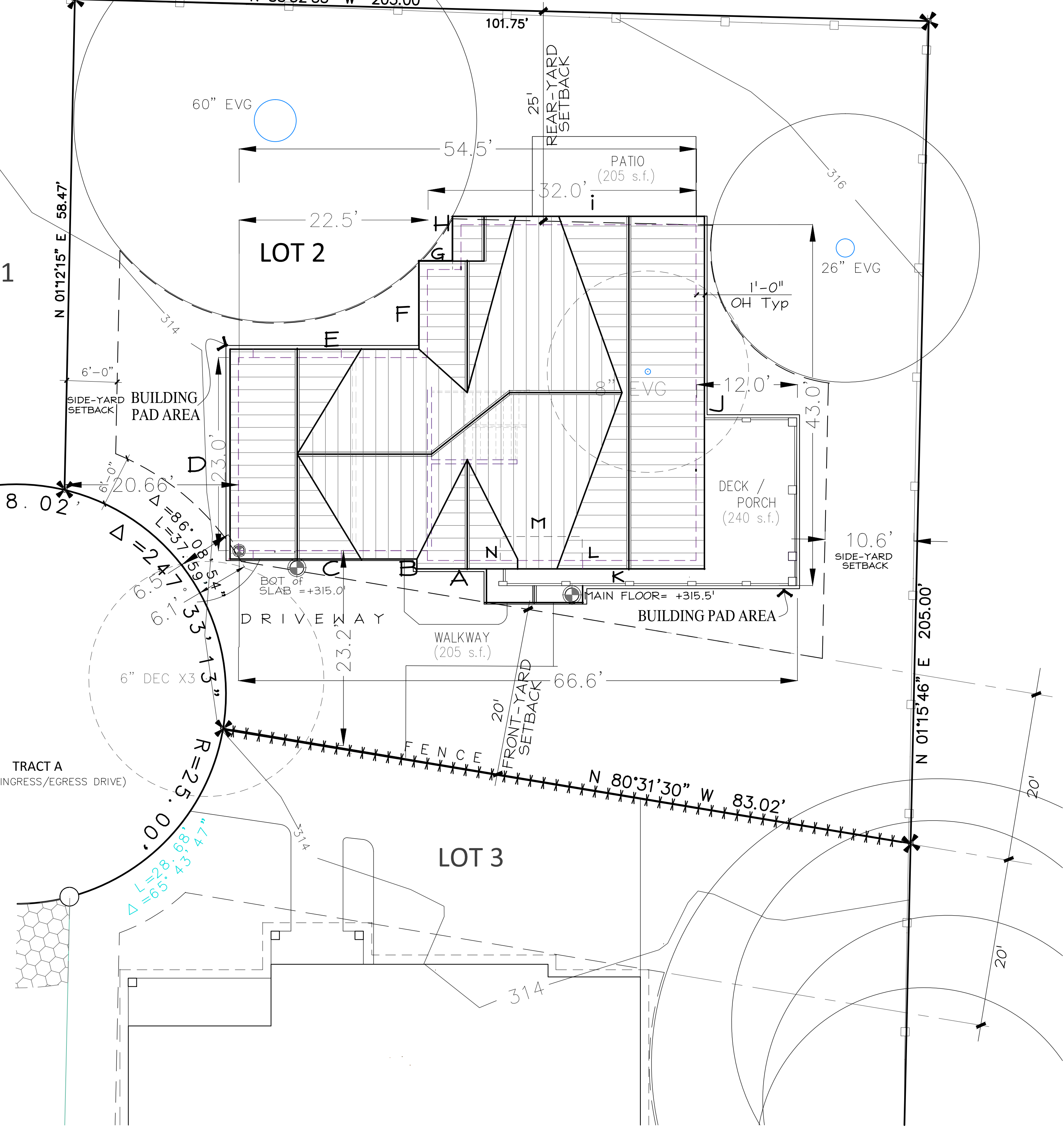
AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (.5 Credit)
 CREDIT OPTION (2a) - COMPLIANCE BASE ON R402.4.1.2; REDUCE THE TEST & WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE EFFICIENCY FAN (MAX 0.35 WATTS/CFM) NOT INTERLOCKED WITH THE SURFACE FAN. VENTILATION SYSTEMS USING 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, FURNACE 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.

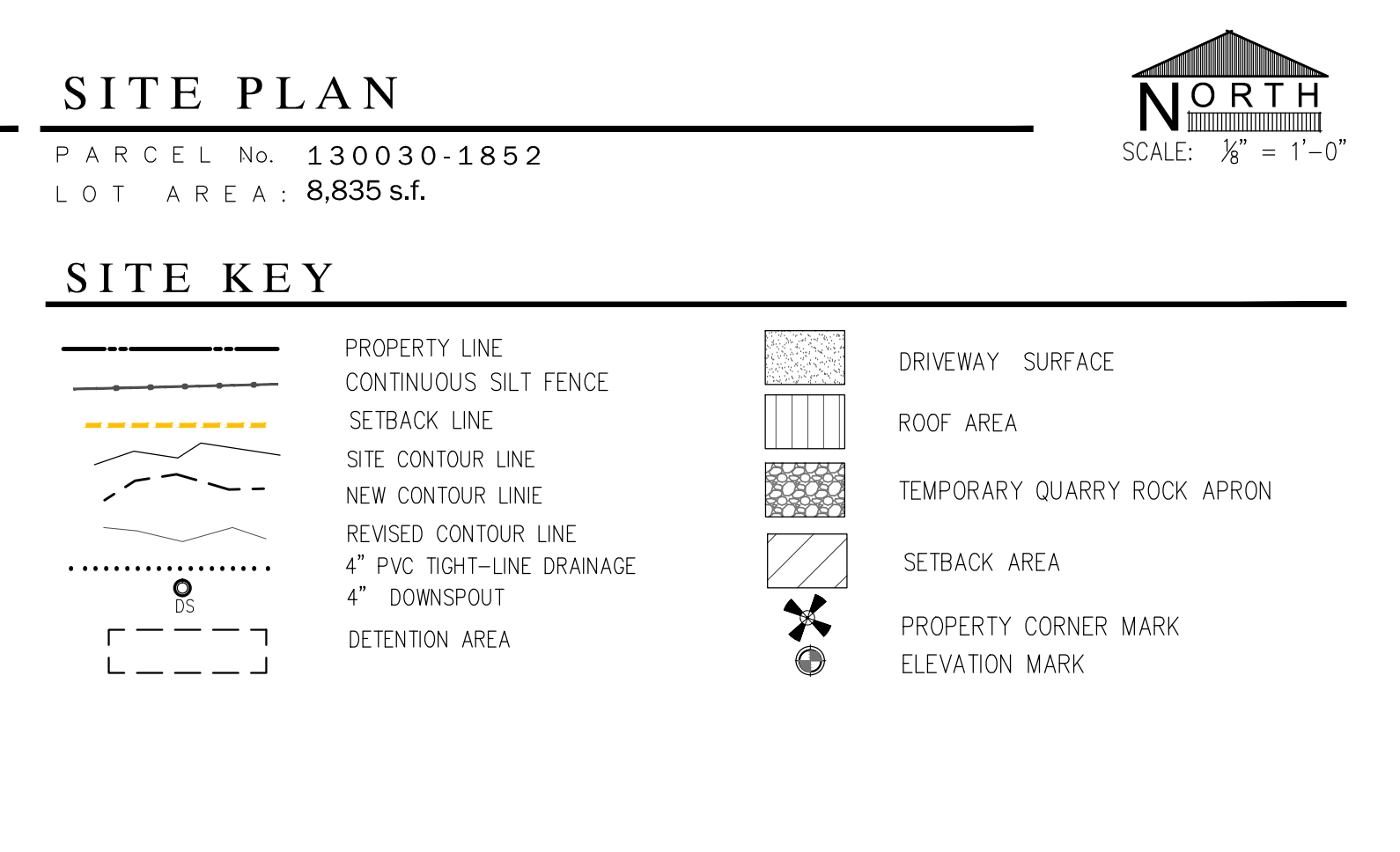
HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.
 -CONSTRUCTION SHALL ADHERE TO:

GLAZING PATHS:
 CLIMATE ZONE: 4C - MARINE WINDOWS - 0.28 U-FACTOR
 DOORS - 0.20 U-FACTOR
 -PERSCRPTIVE PATH
 MARINE IV



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°15'48"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.)



DOOR SCHEDULE

TAG	DIMENSIONS (R.O. = w x h.)	TYPE	NOTES
1	3'-0" X 6'-8"	ENTRY	SOLID WD. /SAFETY GLAZE / LOCKSET
2	16'-0" X 8'-0"	GARRAGE	'GARRAGE STYLE'
3	2'-6" X 6'-8"	HALF-GLASS	SOLID WD./SAFETY GLAZE / LOCK
4	3'-0" X 6'-8"	SEPARTION	1-HOUR FIRE RATED w/ INTEGRAL SMOKE GASKETS
5	3'-0" X 6'-8"	SOLID WOOD	LOUVERED MECH. DOOR - SEE PLAN NOTE #8
6	3'-0" X 6'-8"	STNDRD WOOD	
7	(2) 2'-0" X 6'-8"	STNDRD WOOD	
8	2'-6" X 6'-8"	STNDRD WOOD	
9	(2) 2'-6" X 6'-8"	GLASS	SAFETY GLAZE / LOCK
10	3'-0" X 6'-8"	POCKET	SLIDER HARDWARE
11	2'-6" X 6'-8"	POCKET	SLIDER HARDWARE
12	(2) 2'-6" X 6'-8"	STNDRD WOOD	SLIDER HARDWARE
13	(2) 2'-6" X 6'-8"	STNDRD WOOD	SLIDER HARDWARE
14	22.5" X 48"	ATTIC ACCESS	CLG. MOUNTED PULL-DOWN LADDER
15	18" X 24"	CRAWLSPACE ACCESS	

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

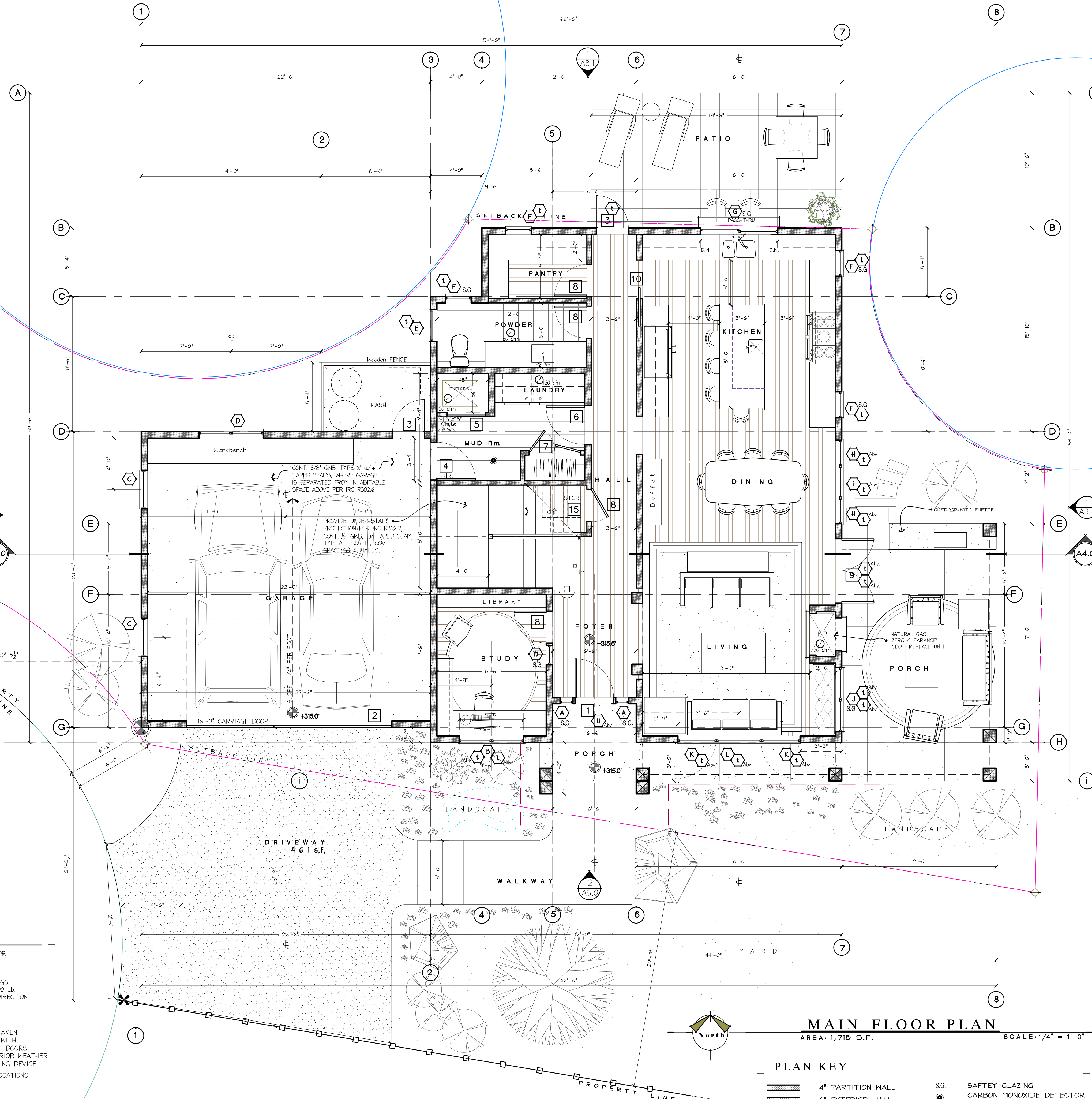
WINDOW SCHEDULE

TAG	DIMENSIONS (R.O. = w x h.)	TYPE	NOTES
A	1'-0" X 6'-0"	SIDELITE	SAFETY GLAZE / (3) LITES Ea.
B	(2) 2'-6" X 3'-6"	CSMNT/CSMNT	
C	3'-0" X 3'-0"	CASEMENT	
D	(2) 2'-6" X 3'-0"	CSMNT/CSMNT	
E	2'-6" X 2'-6"	PICTURE	
F	2'-0" X 3'-6"	CASEMENT	
G	(2) 2'-6" X 3'-6"	SLIDER	SAFETY GLAZE / SLIDER HARDWARE.
H	2'-0" X 4'-0"	CASEMENT	
I	2'-6" X 4'-0"	PICTURE	
J	(2) 2'-6" X 4'-6"	CSMNT/CSMNT	SAFETY GLAZE
K	3'-0" X 4'-6"	CASEMENT	
L	3'-6" X 4'-6"	PICTURE	
M	1'-6" X 6'-0"	SIDELITE	SAFETY GLAZE / (3) LITES
N	(2) 2'-6" X 4'-6"	CSMNT/CSMNT	EGRESS / SAFETY GLAZE / (3) LITES
O	(2) 3'-0" X 4'-6"	CSMNT/CSMNT	EGRESS / SAFETY GLAZE / (1) LITE
P	(2) 3'-0" X 4'-0"	CSMNT/CSMNT	
Q	2'-0" X 3'-6"	CASEMENT	
R	2'-0" X 2'-0"	PICTURE	
S	2'-6" X 2'-6"	PICTURE	
T	width below X 2'-0"	TRANSOM	(4) LITES Ea.
U	2'-4" X 2'-0"	CUSTOM TRANSOM	(4) LITES. (ALIGN BELOW)
V	(2) 3'-0" X 5'-0"	CSMNT/CSMNT	(4) LITES Ea.
W	2'-6" X 3'-6"		
X	3'-6" X 3'-6"		

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

PLAN NOTES

- WHOLE HOUSE VENTILATION TO BE PROVIDED BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
- SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
- STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
- ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
- DO NOT SCALE OFF DRAWINGS. NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP. -MDL. & DOOR DIMS. ARE TO ROUGH OPENING
- SEE SHEET A2.0 FOR WINDOW & DOOR SCHEDULES.
- 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.
- MECHANICAL RM. DOOR PER IMC SECTION 303.3. ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STIPPIING & APPROVED SELF-CLOSING DEVICE.
- SEE SHEET A1.0 FOR DOWNSPOUT LOCATIONS



MAIN FLOOR PLAN
 AREA: 1,718 S.F. SCALE: 1/4" = 1'-0"

PLAN KEY

	4" PARTITION WALL		SAFETY-GLAZING
	6" EXTERIOR WALL		CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
	STRUCTURE BELOW		CENTERLINE
	SMOKE DETECTOR		PROPERTY CORNER MARK
	MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)		SITE SETBACK LINE
	ELEVATION MARKER		SETBACK CORNER MARK

RFA ARCHITECTS
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 TEL: 206.441.0442

R K K Construction
 Lot 2
 3402 72nd Place, S.E.
 Mercer Is., WA 98040

PROJECT NAME: PROJECT ADDRESS:

SET TITLE: SCHEMATIC SET
 SHEET TITLE: MAIN FLOOR PLAN

STAMP:

PROJECT: 20070
 DATE: NOVEMBER 17, 2020
 DRAWN: N.F.W.
 REVISIONS:

SHEET NO: **A2.0**

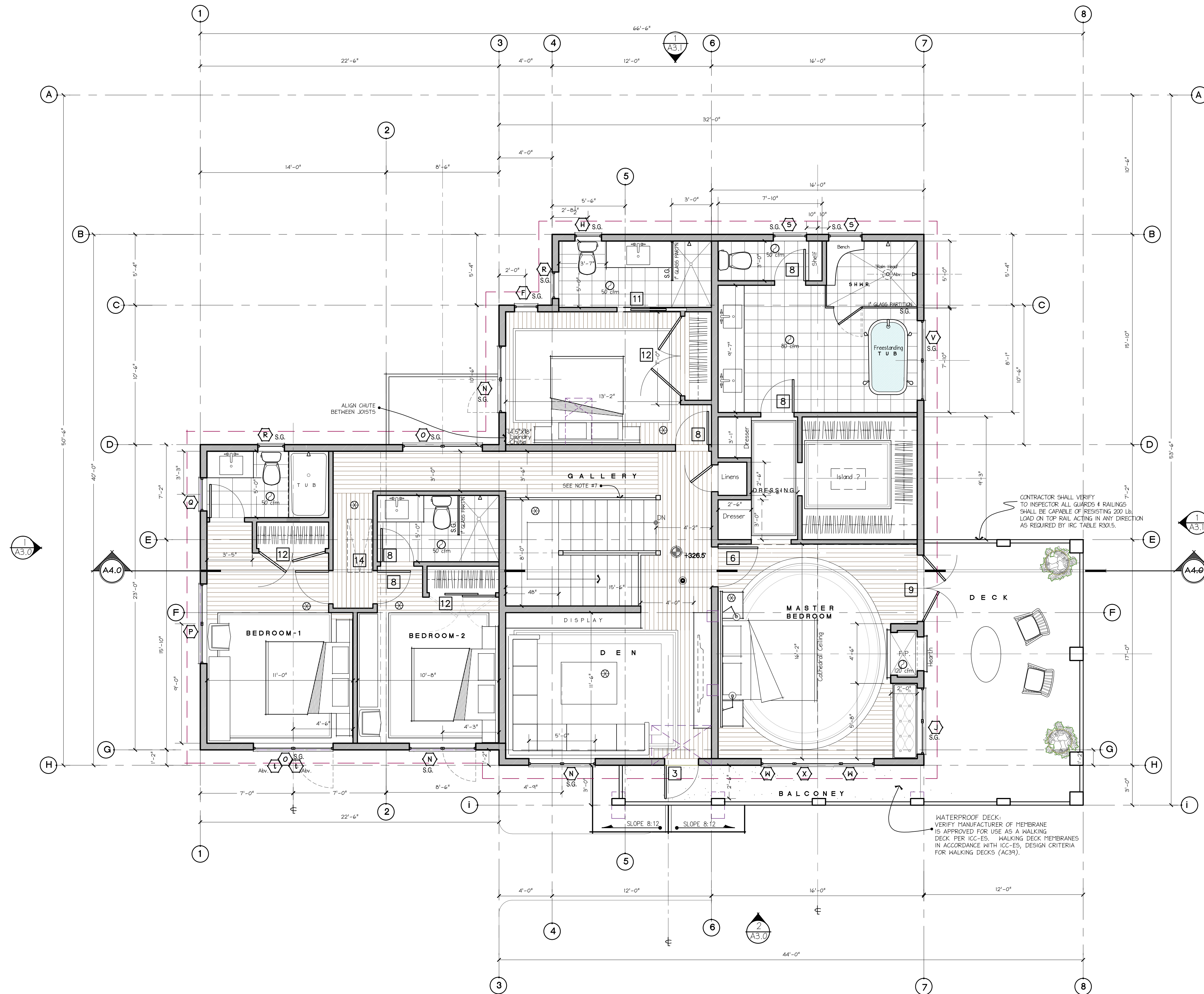
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PROJECT ADDRESS: **Lot 2
3402 72nd Place, S.E.
Mercer Is., WA 98040**

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SHEET TITLE:	UPPER FLOOR PLAN

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #	20070
DATE	NOVEMBER 17, 2020
DRAWN	N.F.W.
REVISIONS	
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SHEET NO. **A2.1**



PLAN NOTES

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- SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
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- SEE SHEET A1.0 FOR DOWNSPOUT LOCATIONS

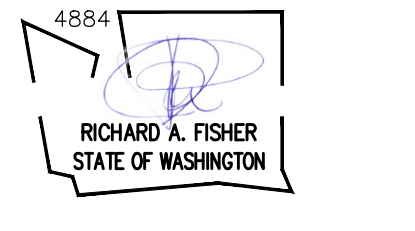
PLAN KEY

- 4" PARTITION WALL
- 6" EXTERIOR WALL
- STRUCTURE BELOW
- SMOKE DETECTOR
- MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)
- ELEVATION MARKER
- S.G.
- SAFETY-GLAZING
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE
- PROPERTY CORNER MARK
- SITE SETBACK LINE
- SETBACK CORNER MARK

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	
Lot 2 3402 72nd Place, S.E. Mercer Is., WA 98040	

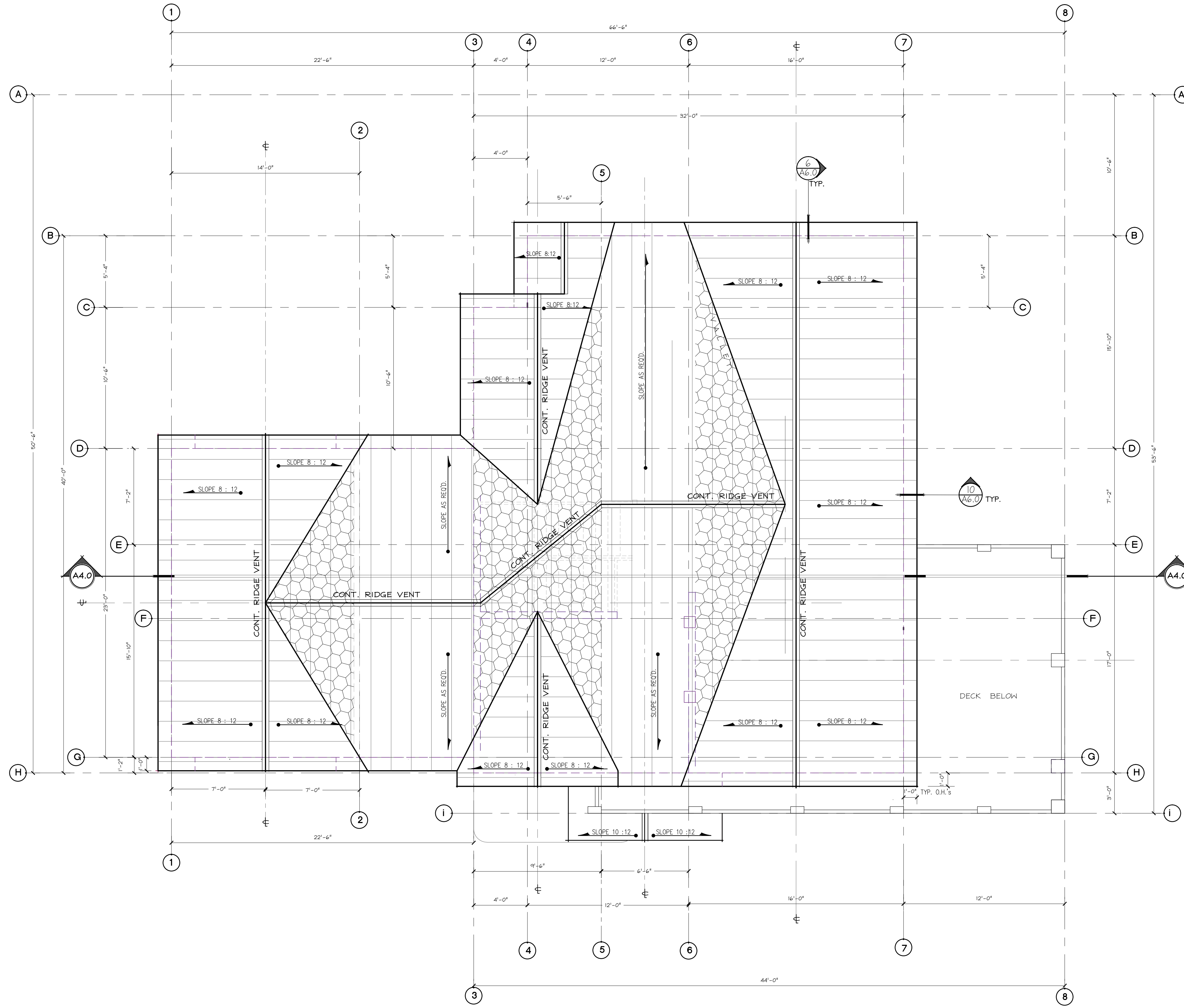
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SHEET TITLE:	ROOF PLAN

STAMP:



PROJECT	20070
DATE	NOVEMBER 17, 2020
DRAWN	N.F.W.
REVISIONS	
1	
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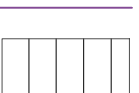
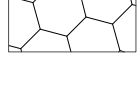
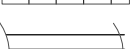
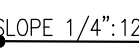

SHEET NO. **A2.2**

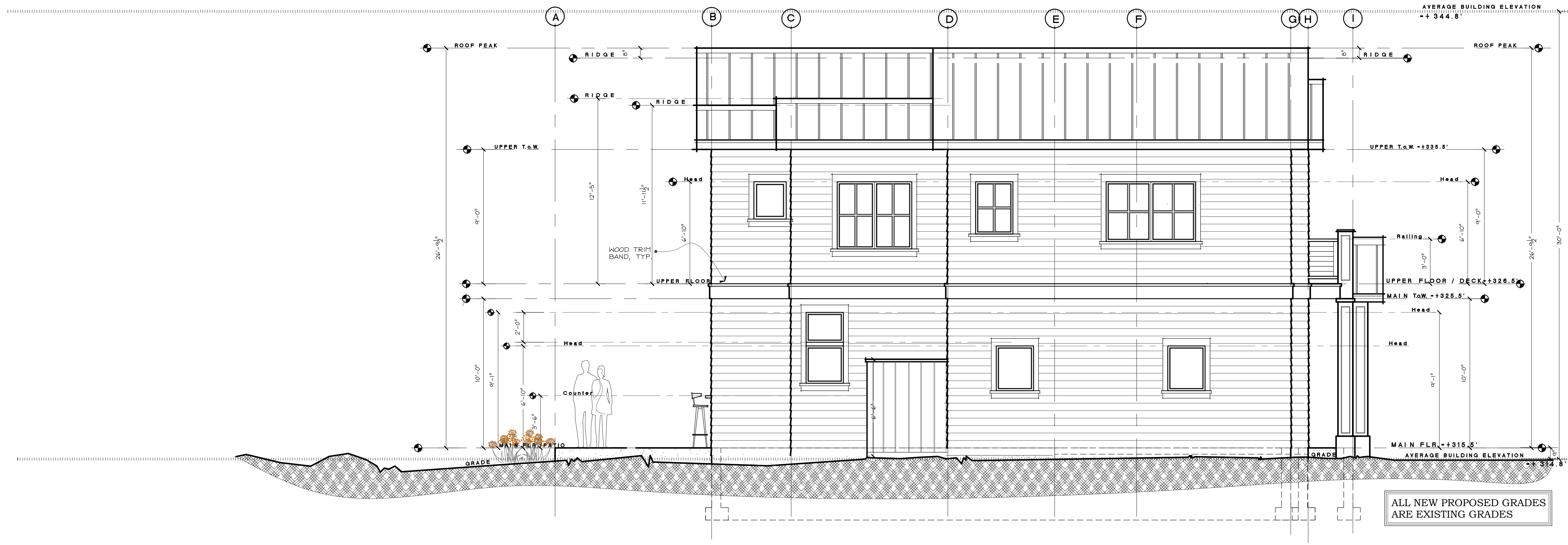


ATTIC VENTING
HOUSE ATTIC AREA = 1,776 s.f.
CALCULATION
 $1776 / 300 = 5.92 \text{ s.f. OR } 852 \text{ sq.in. REQUIRED}$
RIDGE VENTS PROVIDED : 106 in.ft. X 16 sq.in. = 1,696 sq.in. PROVIDED
SOFFIT VENTS PROVIDED : 94 in.ft. X 24 sq.in. = 2,256 sq.in. PROVIDED

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

PLAN KEY

	STRUCTURE BELOW		AREA OF ROOF OVER-FRAME
	AREA OF METAL ROOFING		ROOF PITCH & DIRECTION
	CONTINUOUS RIDGE VENT		



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

R K K Construction
Lot 2
3402 72nd Place, S.E.
Mercer Is., WA 98040

SET TITLE:	SCHEMATIC SET
SHEET TITLE:	ELEVATIONS

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT: 20070
DATE: NOVEMBER 17, 2020
DRAWN: N.F.W.
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NO. **A3.0**

RFA
ARCHITECTS

RICHARD A FISHER
ARCHITECTS

32 ST A.E. SITE 00
SEATTLE, WASHINGTON 98100
TEL: 206 441 0442
FAX: 206 744 1147
EMAIL: RFI@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM

WOLF CREEK RANCH
WINT.ROP.WAS.IN.TON 0002
TEL: 206 441 1233



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME: PROJECT ADDRESS:

R K K Construction

Lot 2
3402 72nd Place, S.E.
Mercer Is., WA 98040

SET TITLE:	SCHEMATIC SET
SHEET TITLE:	ELEVATIONS

STAMP:

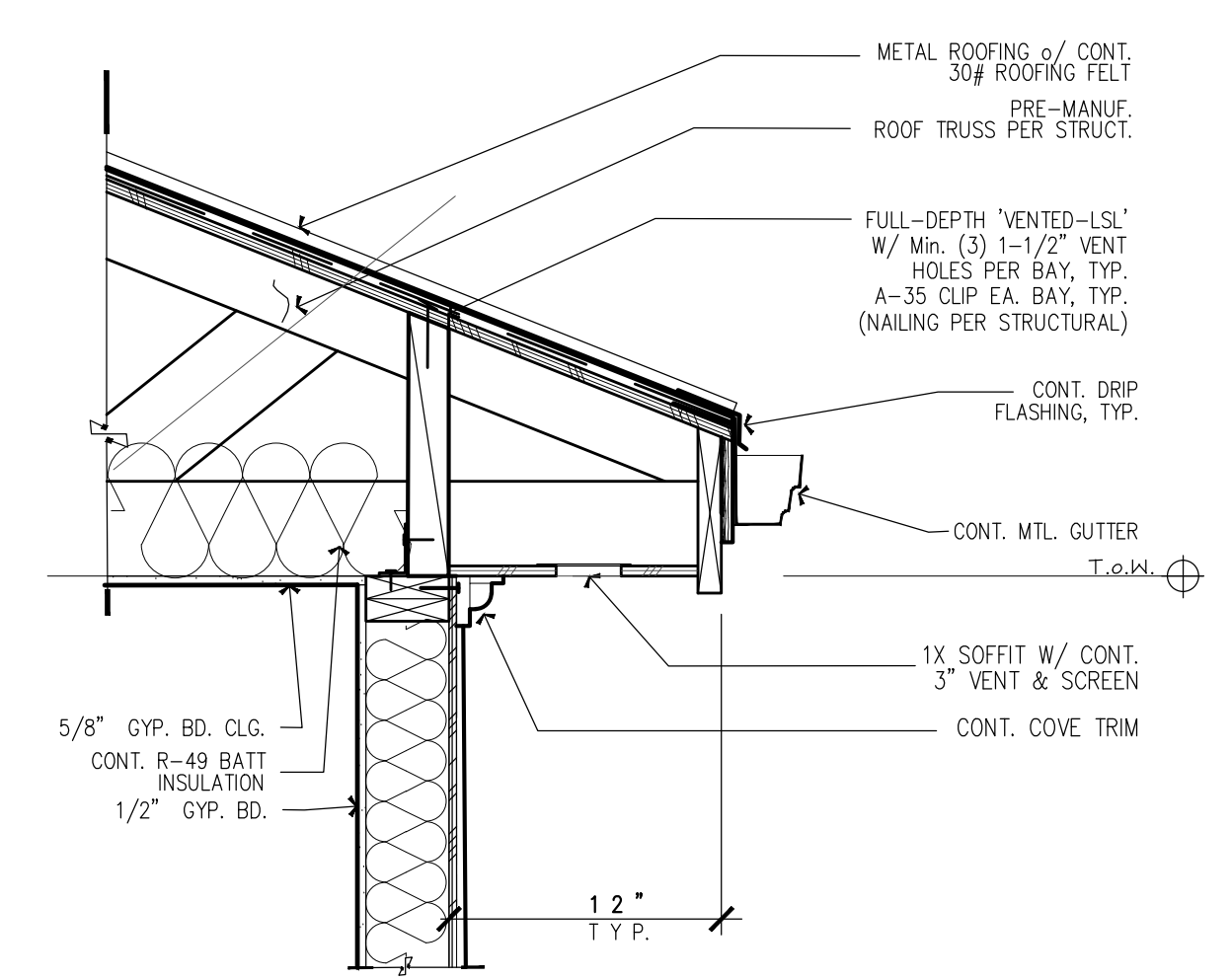
4884

RICHARD A. FISHER
STATE OF WASHINGTON

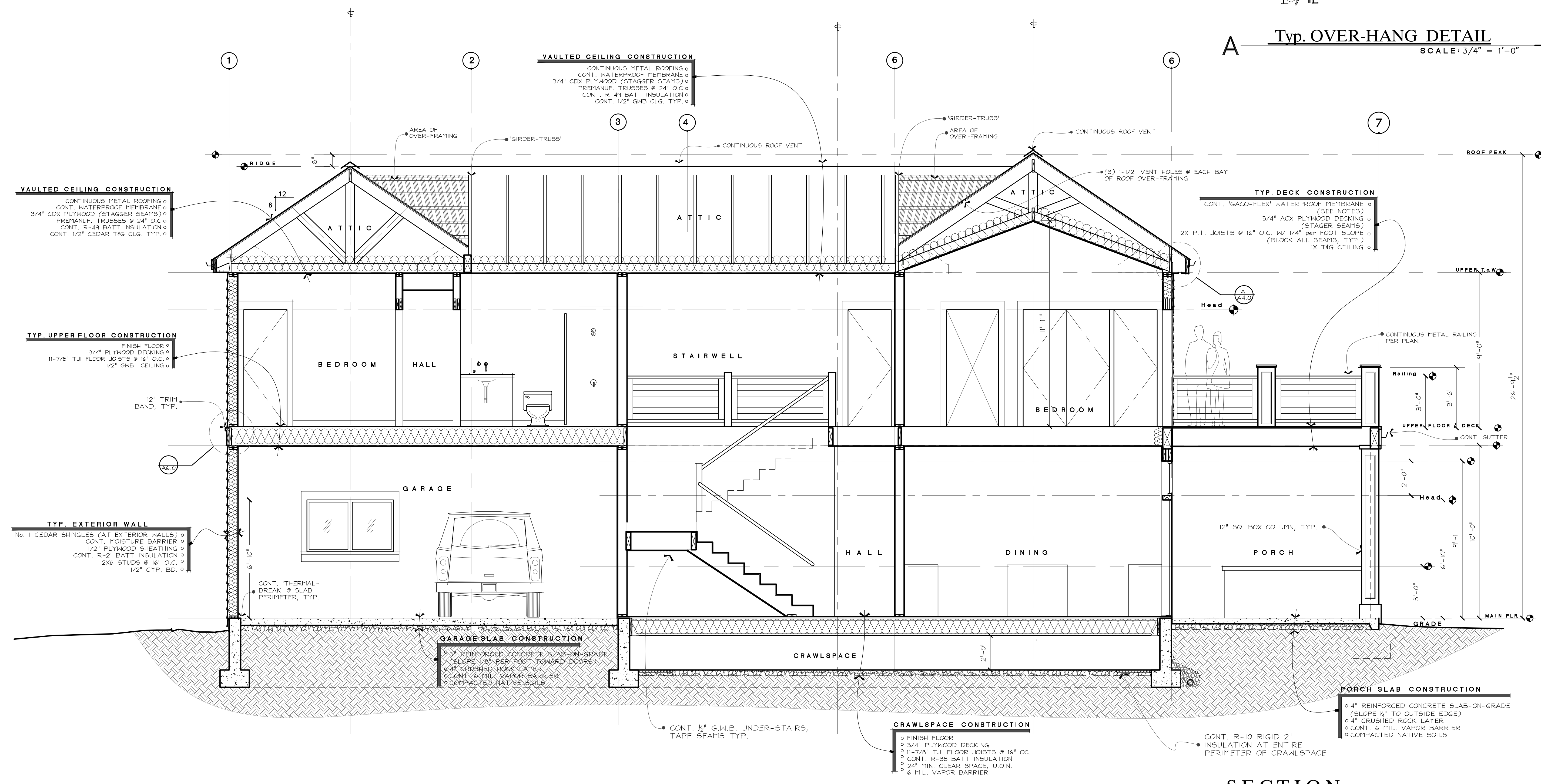
PROJECT	20070
DATE	NOVEMBER 17, 2020
DRAWN	N.F.W.
REVISIONS	
1	
2	

SHEET NO:

A3.1



A **Typ. OVER-HANG DETAIL**
SCALE: 3/4" = 1'-0"



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

1. VERIFY MANUFACTURER OF MEMBRANE IS APPROVED FOR USE AS A WALKING DECK PER ICC-ES. WALKING DECK MEMBRANES IN ACCORDANCE WITH ICC-ES, DESIGN CRITERIA FOR WALKING DECKS (AC308).

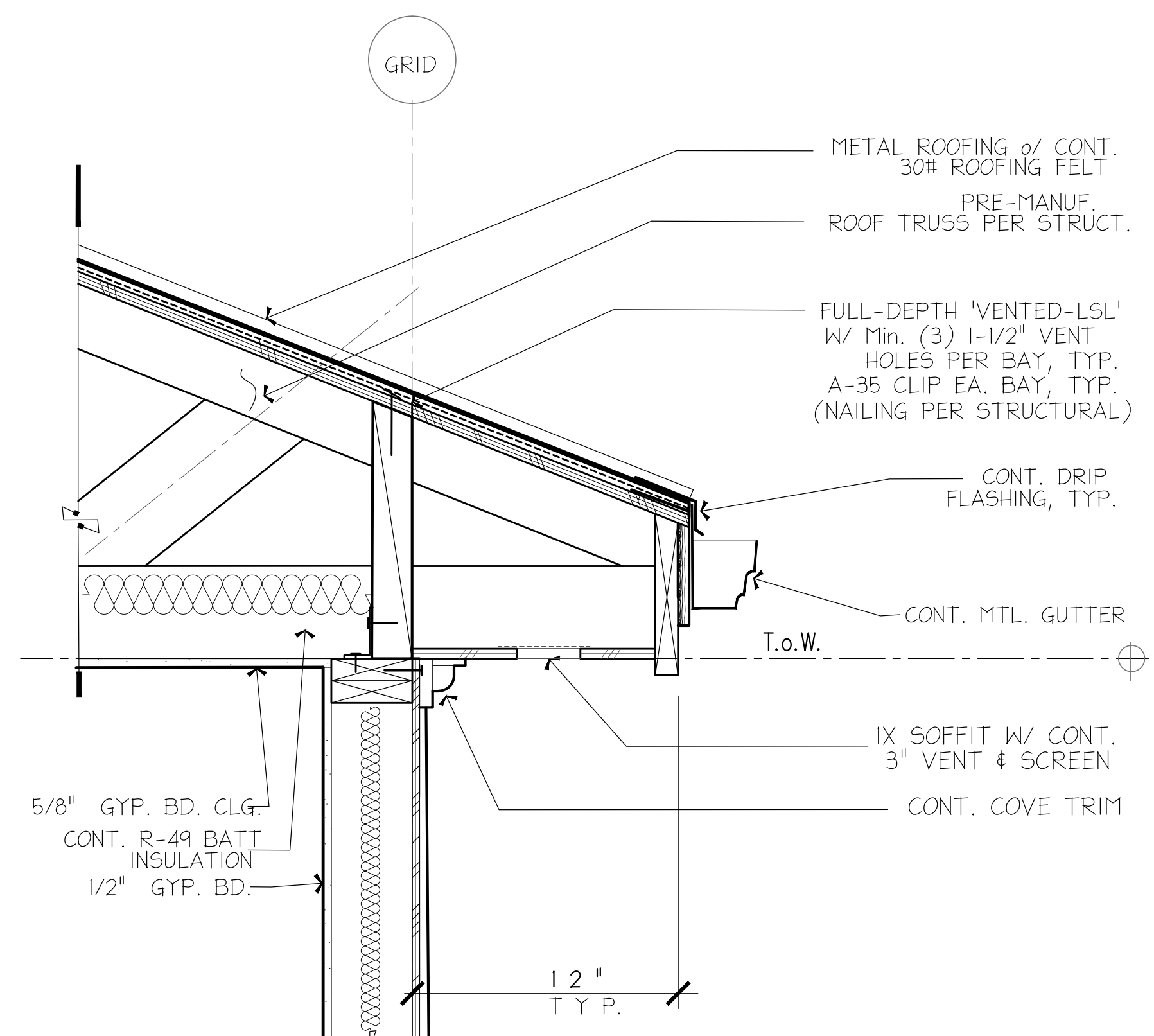
R K K Construction
Lot 2
3402 72nd Place, S.E.
Mercer Is., WA 98040

SET TITLED	SCHEMATIC SET
SHEET TITLED	SECTIONS

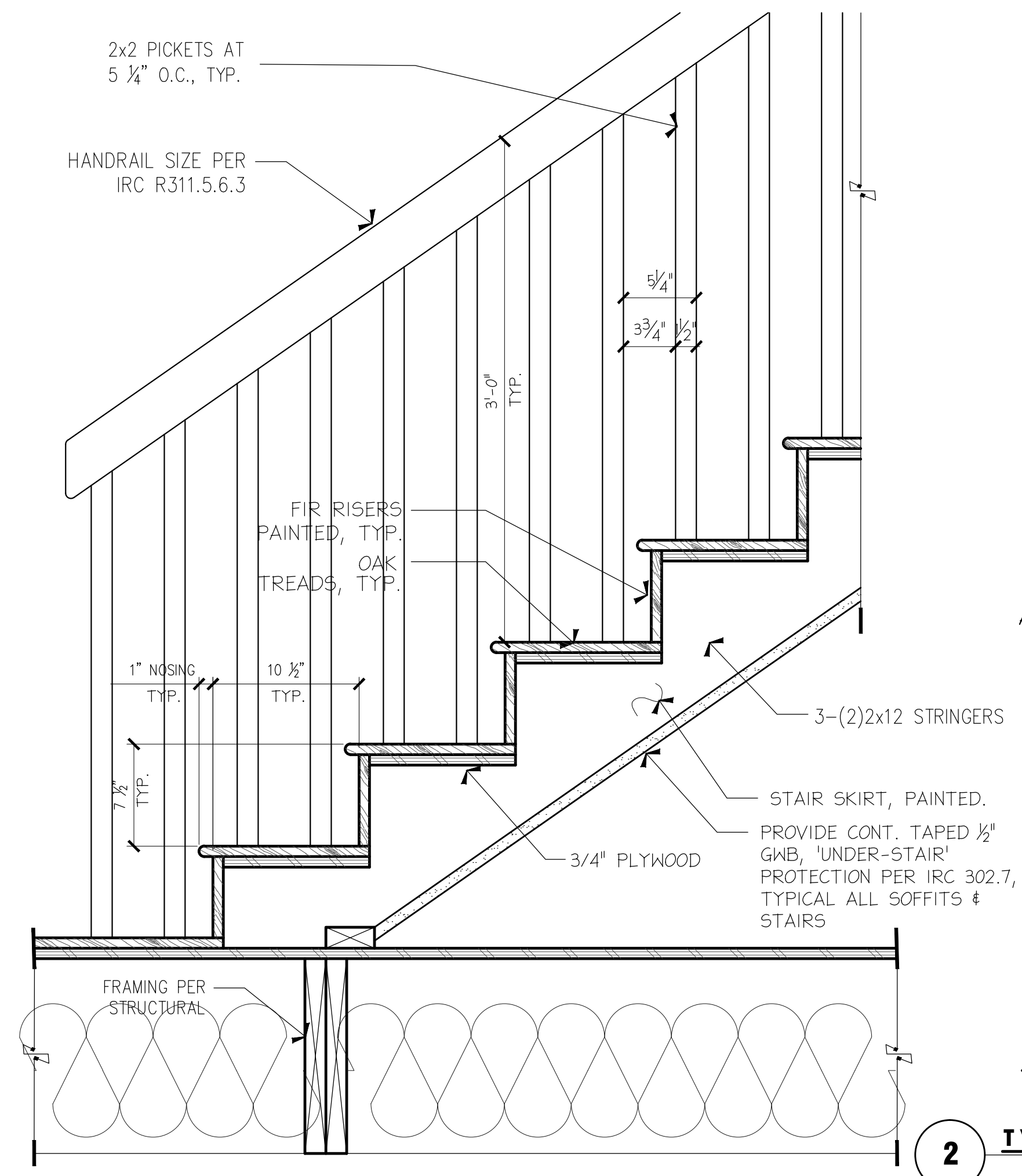
STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT	20070
DATE	NOVEMBER 17, 2020
DRAWN	N.F.W.
REVISIONS	
TO	DESCRIPTION

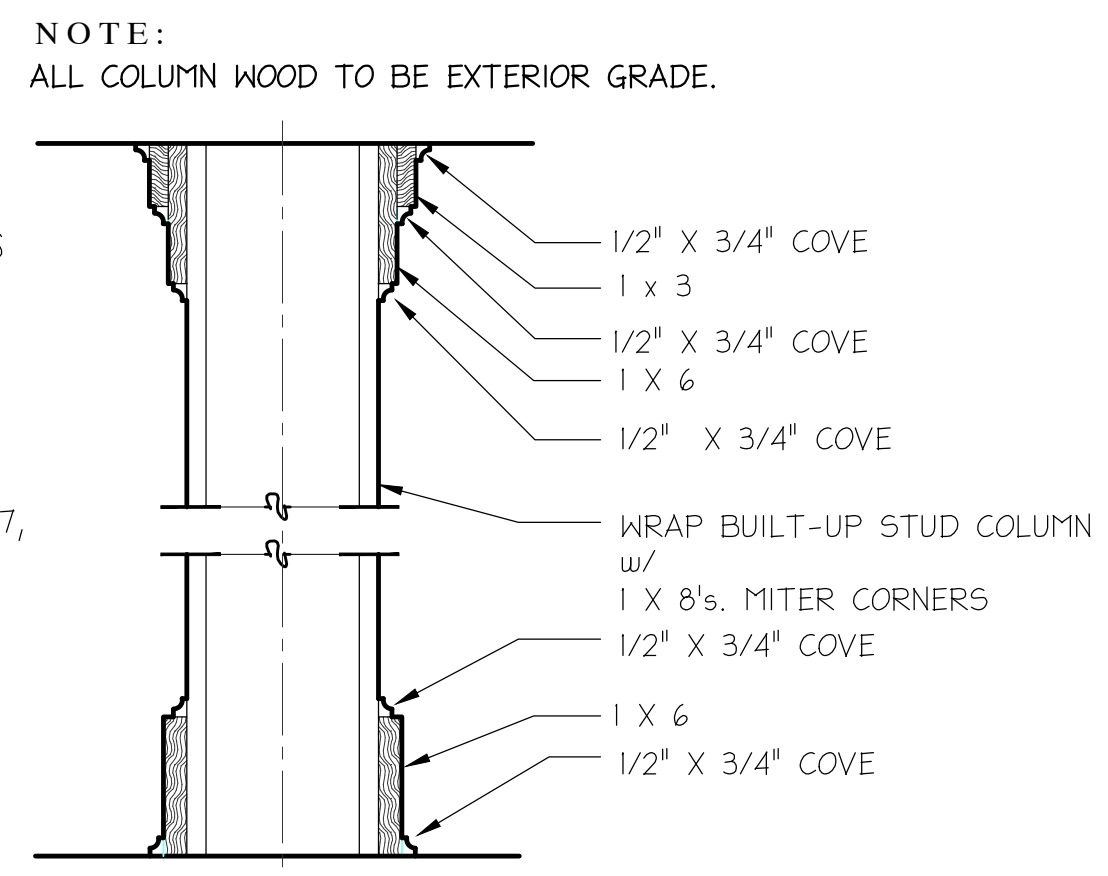
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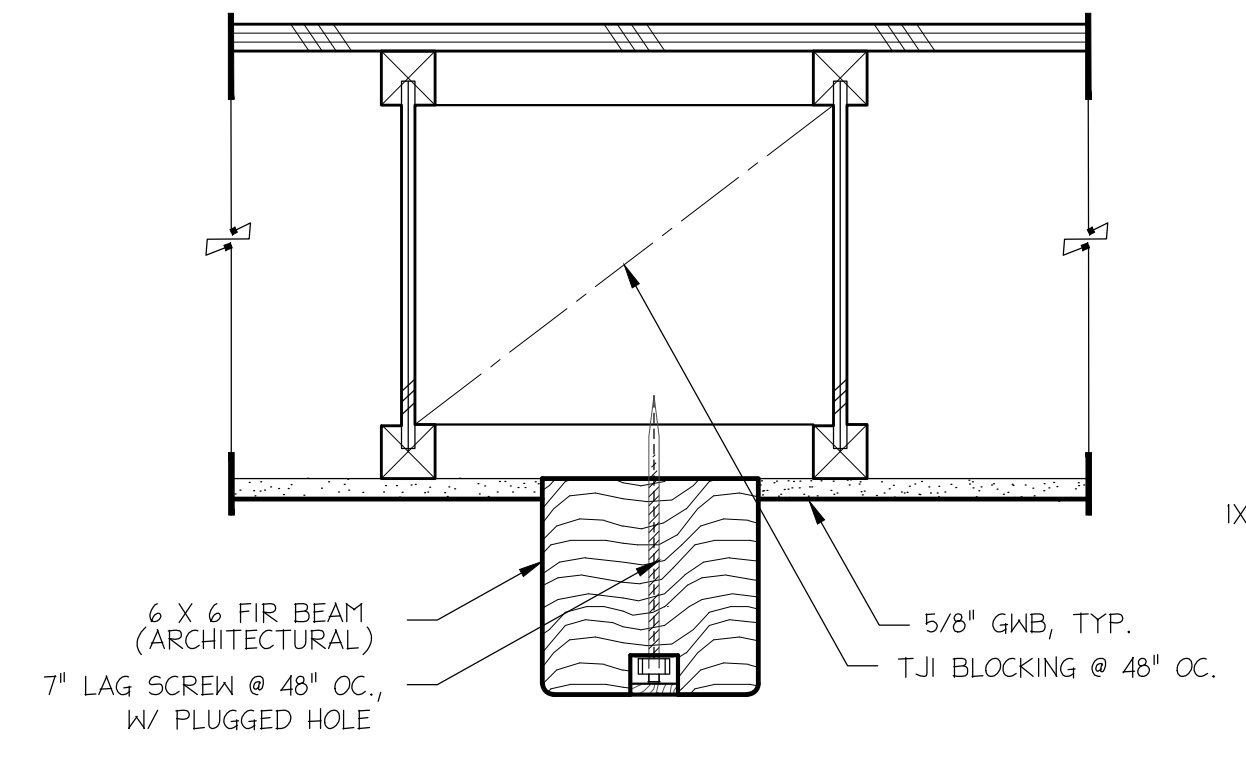
10 STAIR FRAMING DETAIL SCALE 1/2" = 1'-0"



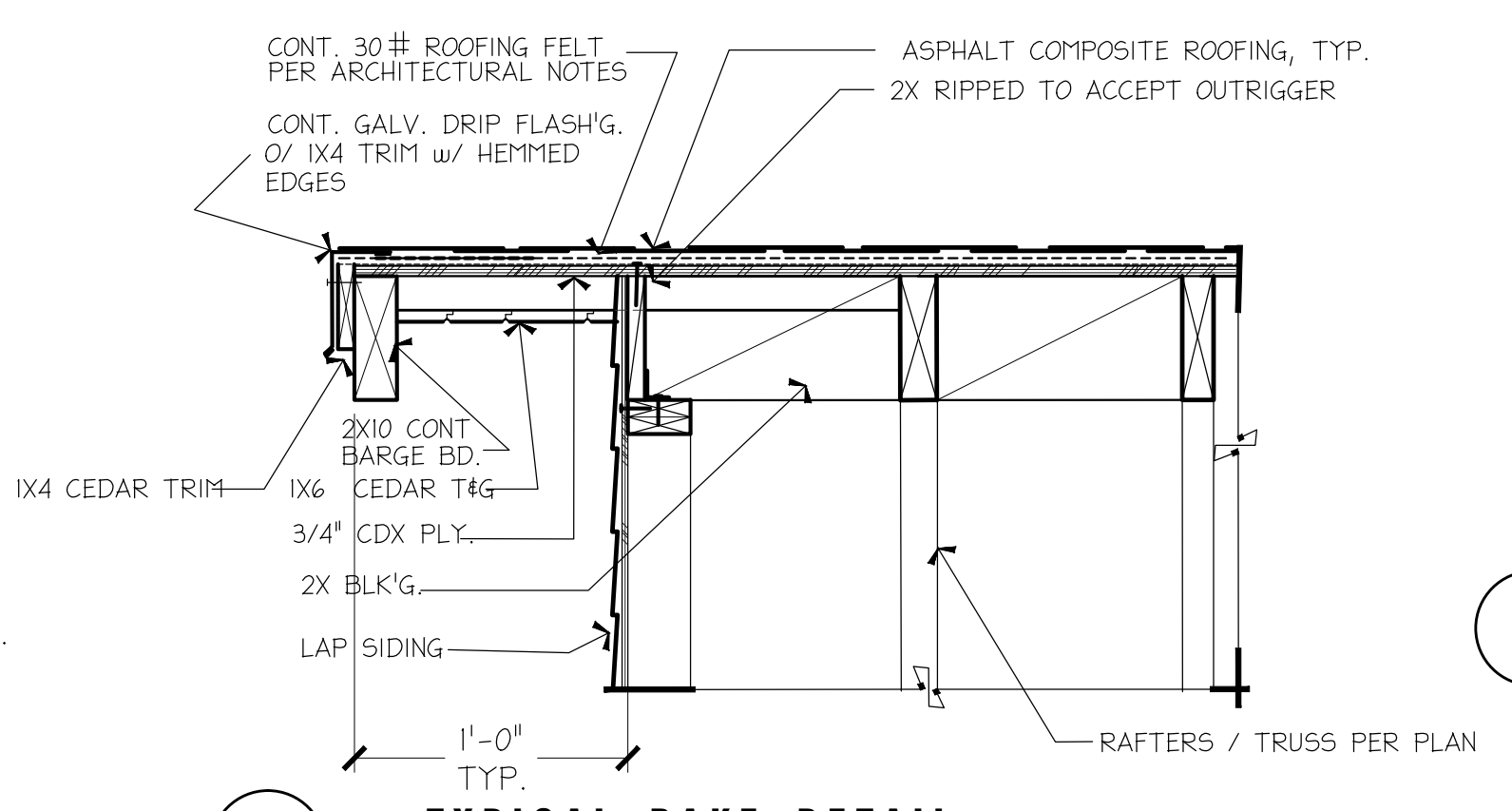
5 STAIR FRAMING DETAIL SCALE 1/2" = 1'-0"



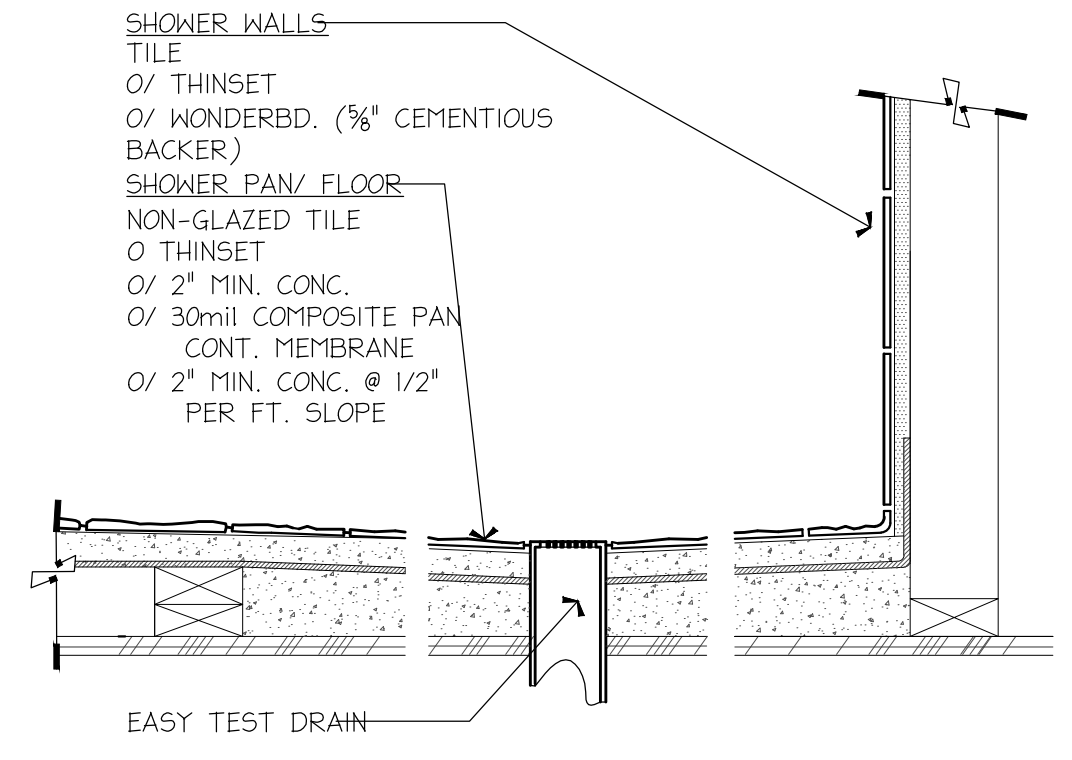
2 TYPICAL BOX COLUMN TRIM SCALE 1/2" = 1'-0"



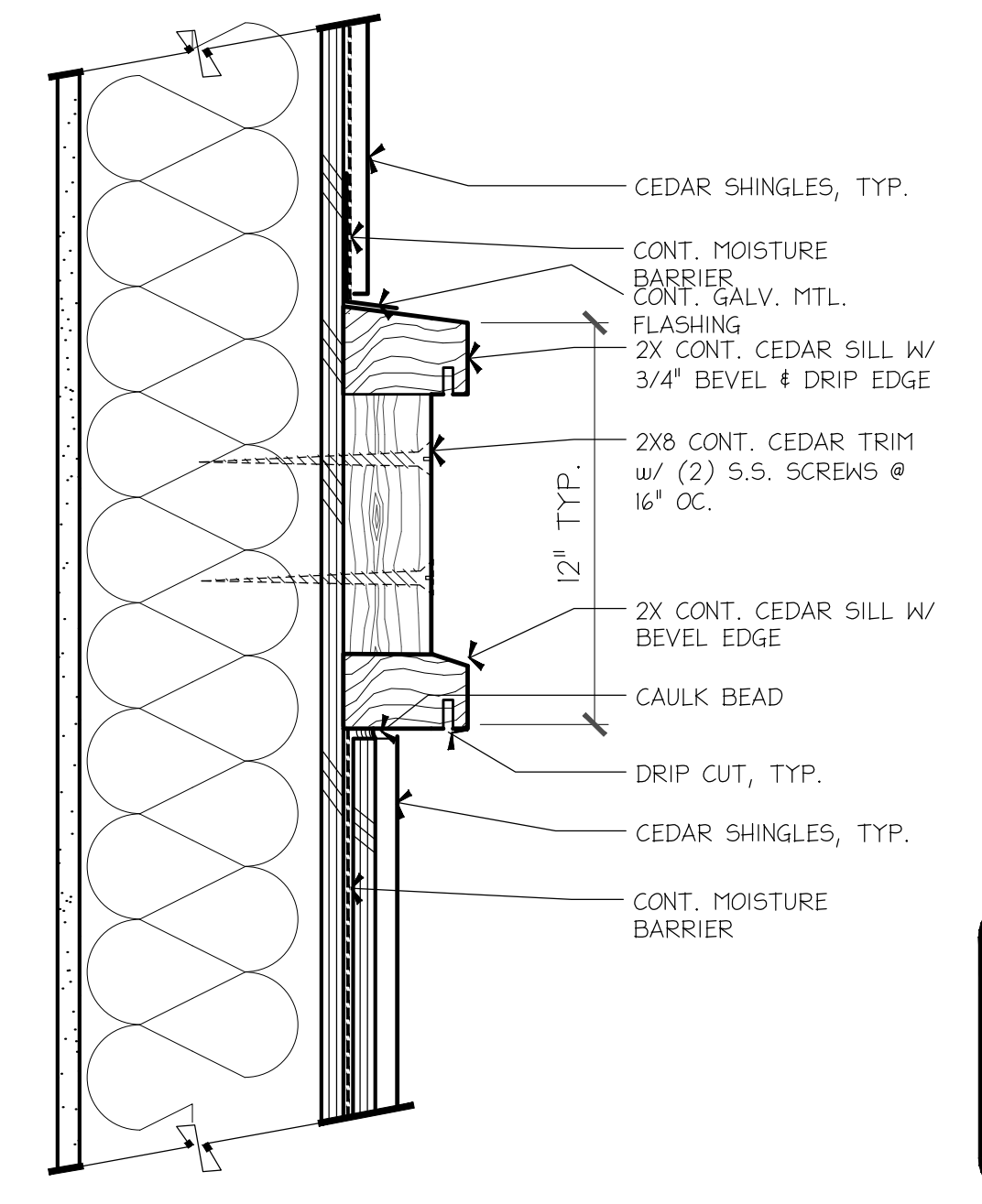
8 TYPICAL BOX COLUMN TRIM SCALE 3/4" = 1'-0"



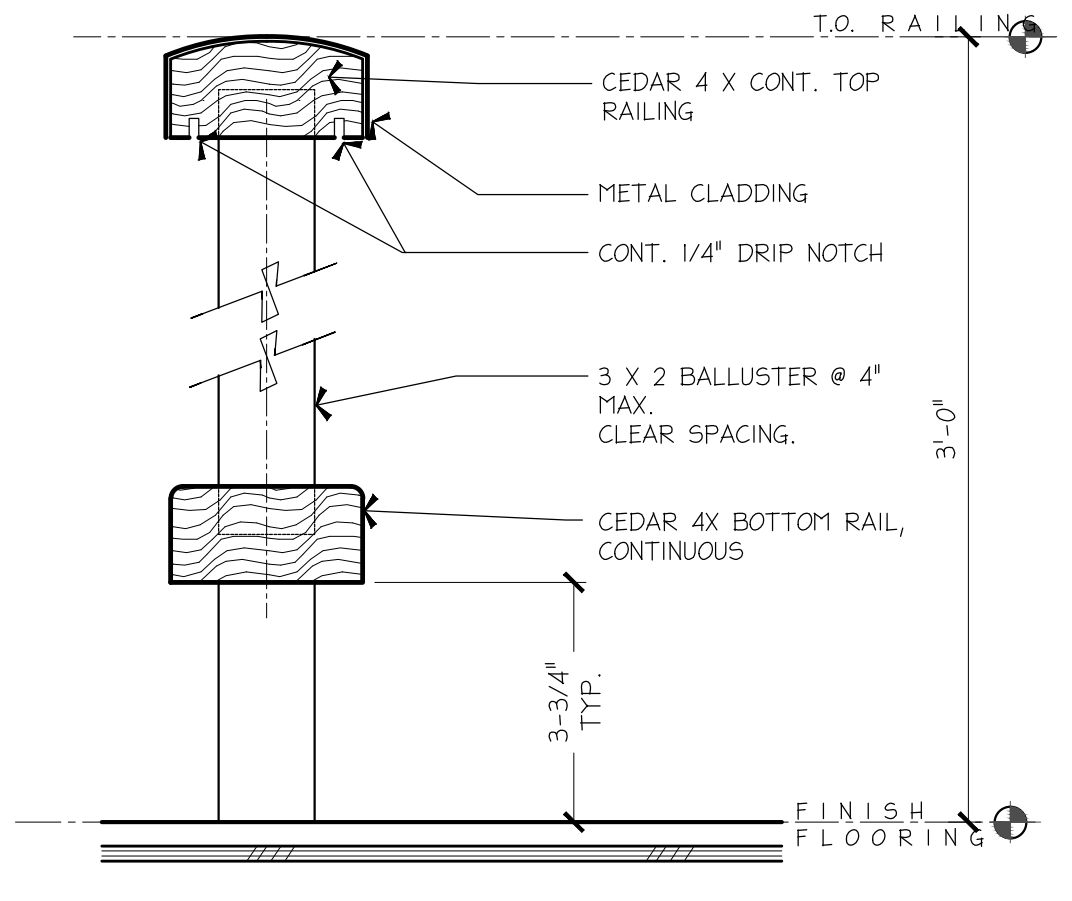
6 TYPICAL RAKE DETAIL SCALE 3/4" = 1'-0"



3 TYPICAL SHOWER PAN SCALE 1" = 1'-0"

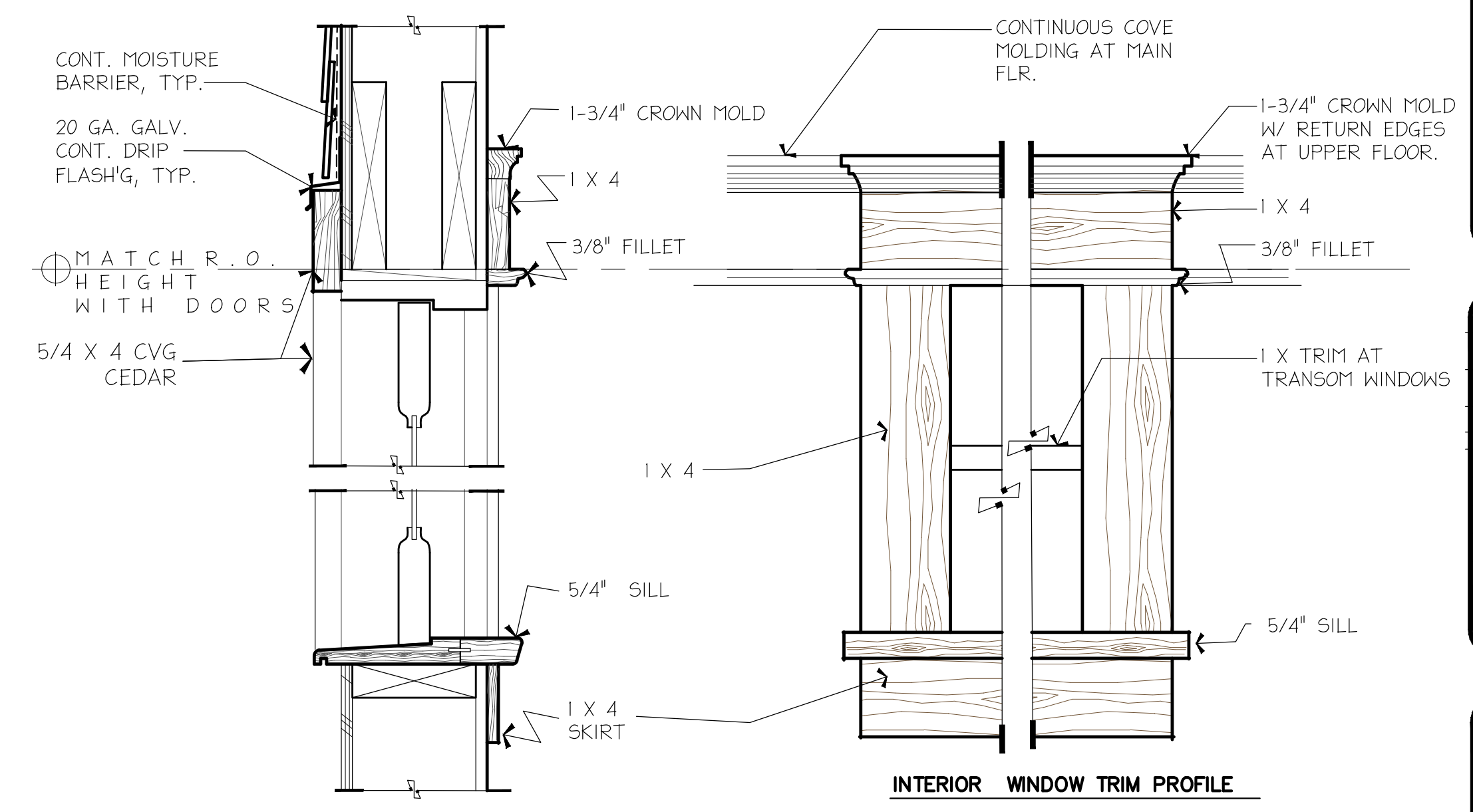


1 TYPICAL TRIM BAND DETAIL SCALE 3/4" = 1'-0"



9 TYPICAL RAILING DETAIL SCALE 3/4" = 1'-0"

7 NOT USED



4 TYPICAL WINDOW TRIM DETAIL SCALE 1/2" = 1'-0"

RFA ARCHITECTS
 RICHARD A FISHER ARCHITECTS
 32 ST A.E. SITE 00
 SEATTLE, WAS IN TON
 TEL: 206 440 442
 FAX: 206 440 447
 EMAIL: RAFISHER@RICHARDAFISHER.COM
 WEB: RICHARDAFISHER.COM
 WOLF CREEK RANCH
 WINTROP, WAS IN TON
 TEL: 206 333 2222

PROJECT NAME: PROJECT ADDRESS:
R K K Construction
 Lot 2
 3402 72nd Place, S.E.
 Mercer Is., WA 98040

SET TITLE: SCHEMATIC SET
 SHEET TITLE: ARCHITECTURAL DETAILS

STAMP:
 4884
 RICHARD A. FISHER
 STATE OF WASHINGTON

PROJECT: 20070
 DATE: NOVEMBER 17, 2020
 DRAWN: N.F.W.
 REVISIONS:

SHEET NO: **A6.0**

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 forth 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.

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

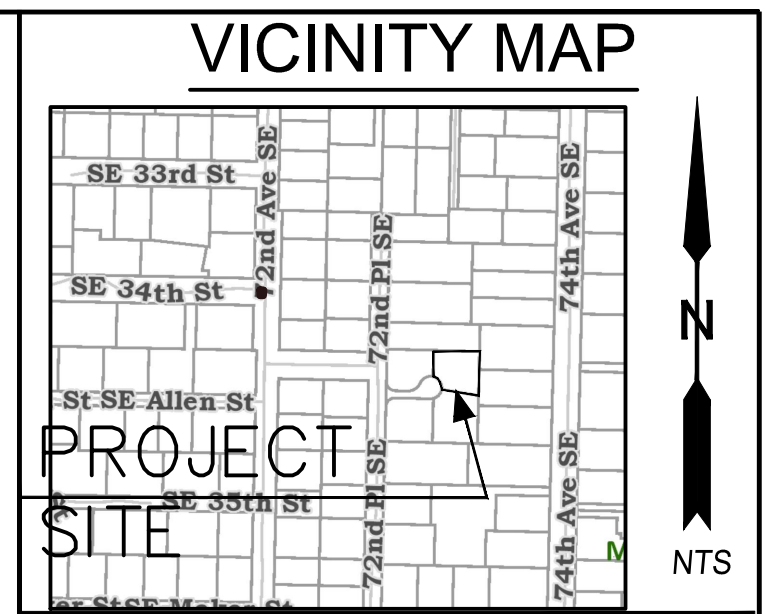
Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in Public Right of Way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from Senior Development Engineer.

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.

INDEX

- | | |
|---------|---------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | DRAINAGE/TREE PLAN |
| SHEET 3 | TESC PLAN |
| SHEET 4 | TESC DETAILS |
| SHEET 5 | SOIL AMENDMENT PLAN |



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'

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.

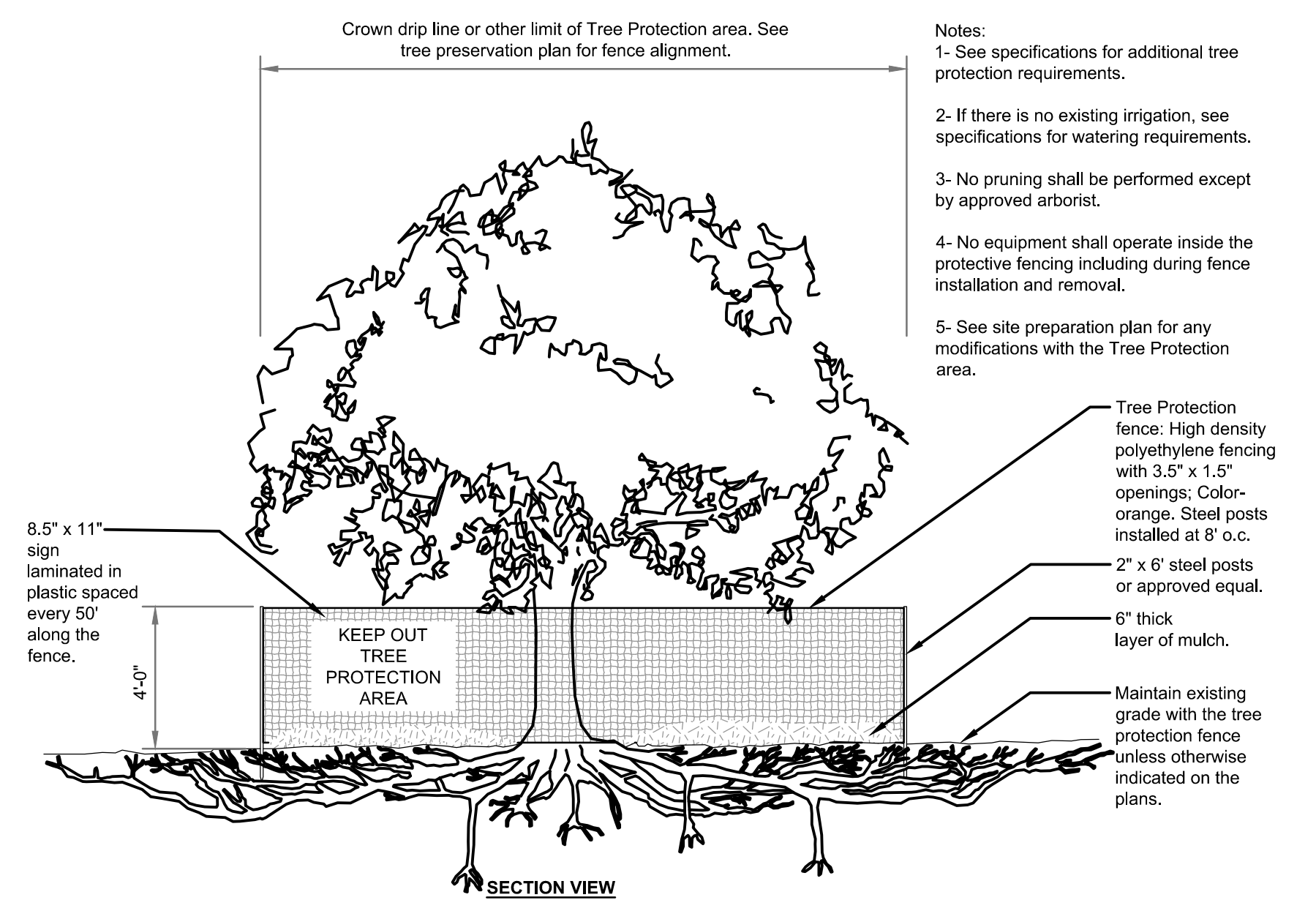
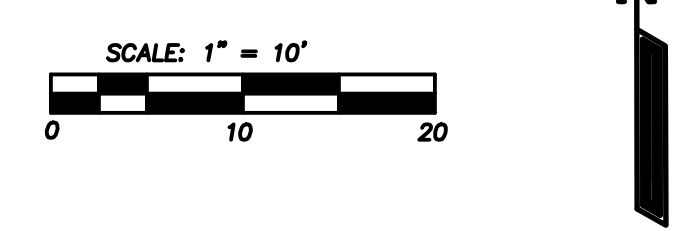
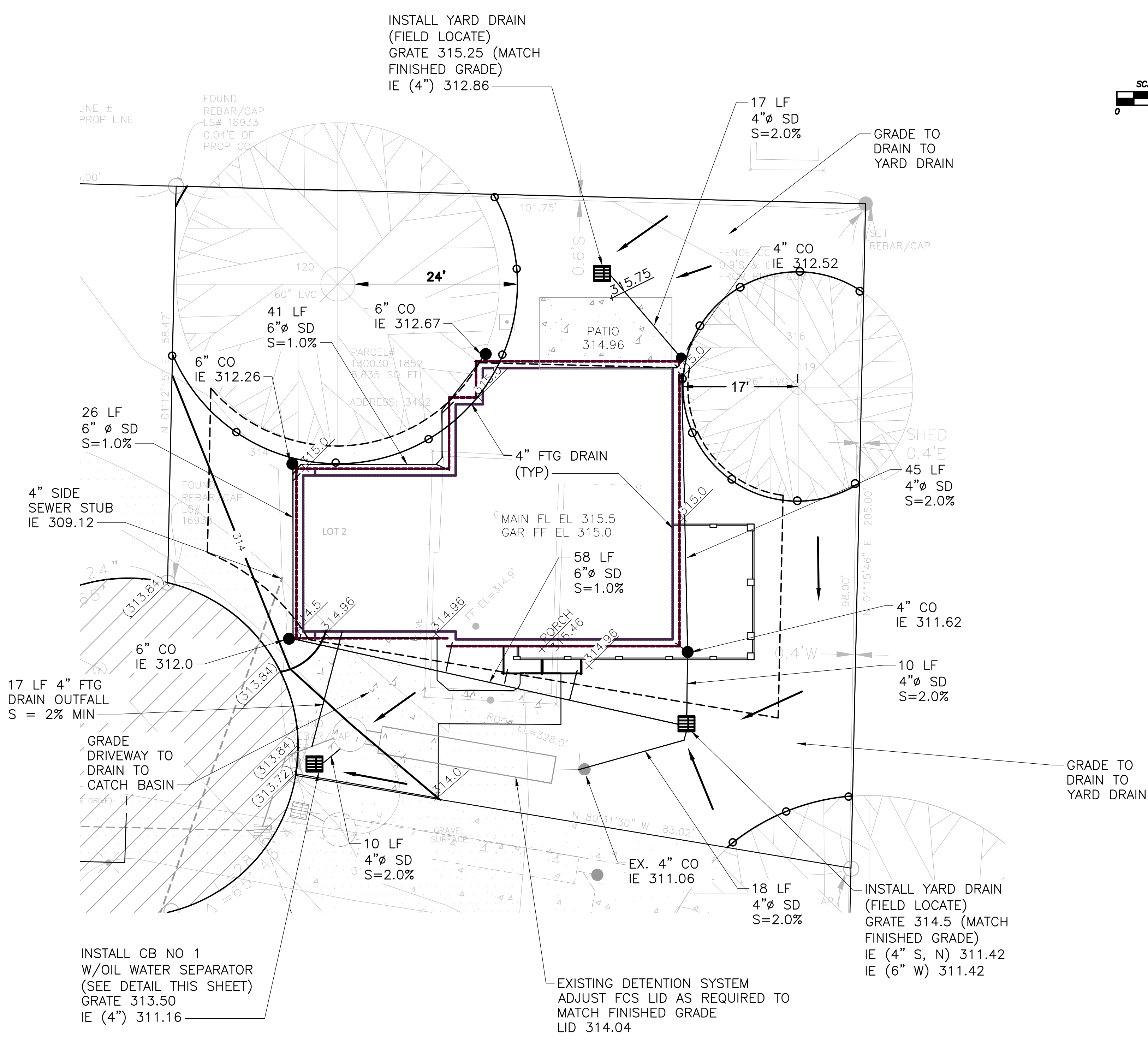
15020 S.E. 46TH STREET
BELLEVUE, WA 98006
TEL: 425-753-4307

COVER SHEET
PROPOSED RESIDENCE
3402 72nd PLACE S.E.
MERCER ISLAND, WA

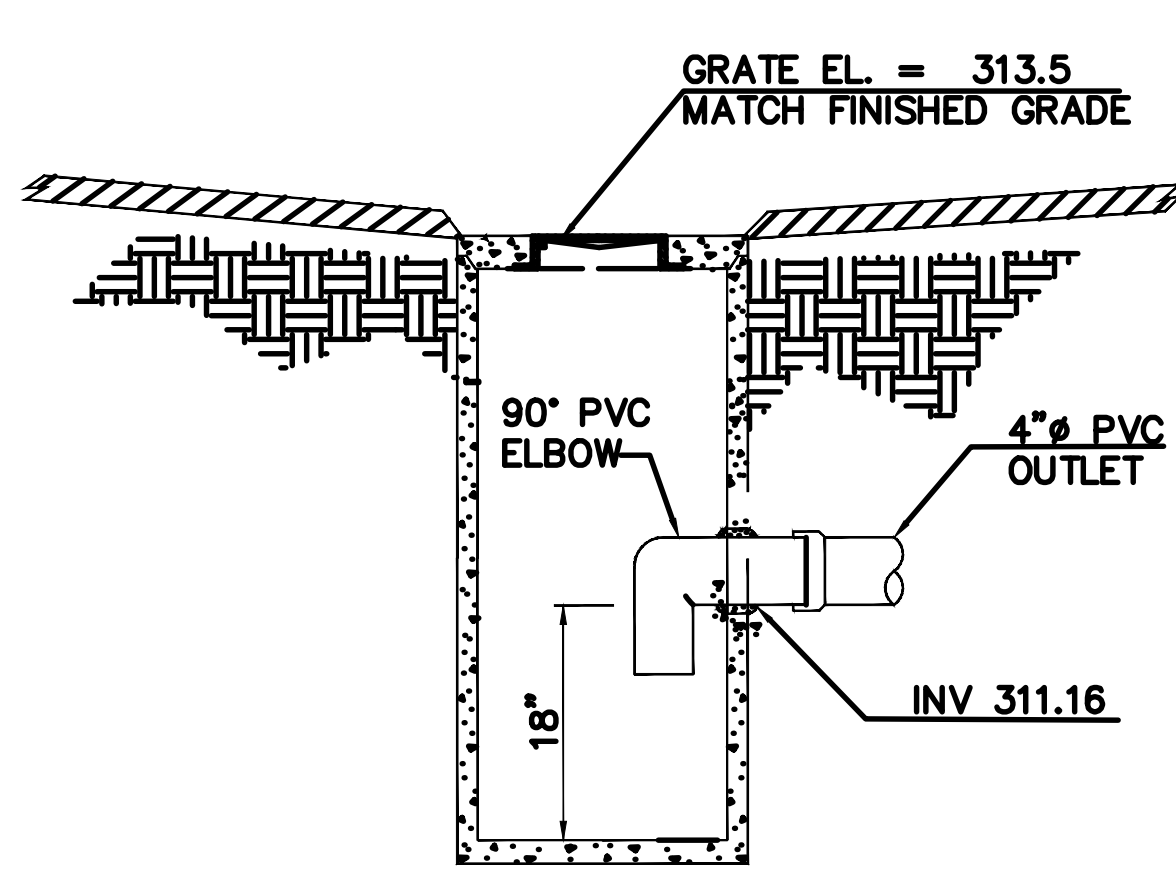
DATE: DEC. 2020 PROJECT: SCALE: NA

SHEET 1 OF 5

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

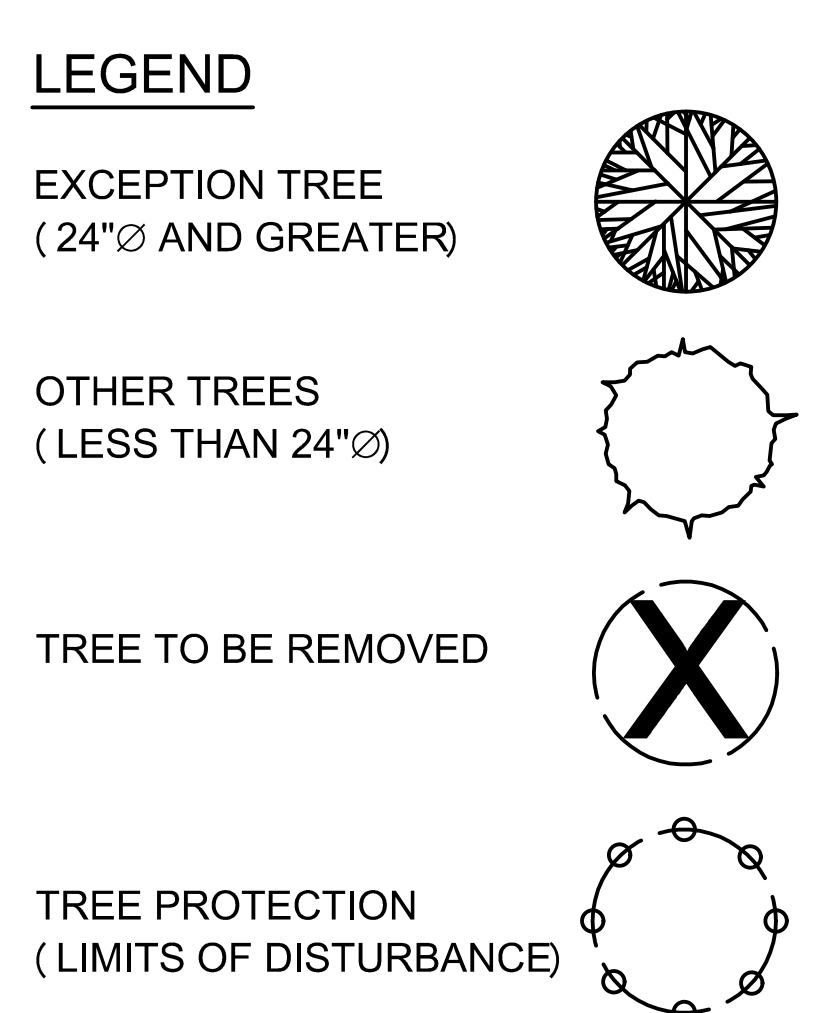


NOTES:
 1. EXCEPTIONAL TREES WILL REQUIRE CHAIN LINK FENCING.



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.



EXCEPTIONAL TREE REMOVAL NOTE:
 1. TREE #120 IS AN EXCEPTIONAL TREE AND WILL BE REMOVED PER MICC 19.10.060.3.b - THE TREE WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85% OF THE MAXIMUM FLOOR AREA. THE REPLACEMENT TREES ARE CALCULATED AS FOLLOWS:
 1 (REMOVED EXCEPTIONAL TREE) x 6 (REPLACEMENT TREES) = 6
 REPLACEMENT TREES WILL BE INSTALLED ON THE LOT.

NOTE: ALL ROOF DRAINAGE WILL BE COLLECTED AND TIGHTLINED TO THE STORM DRAIN SYSTEM.

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.

AVOID CUTTING UNDERGROUND UTILITY LINES. **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

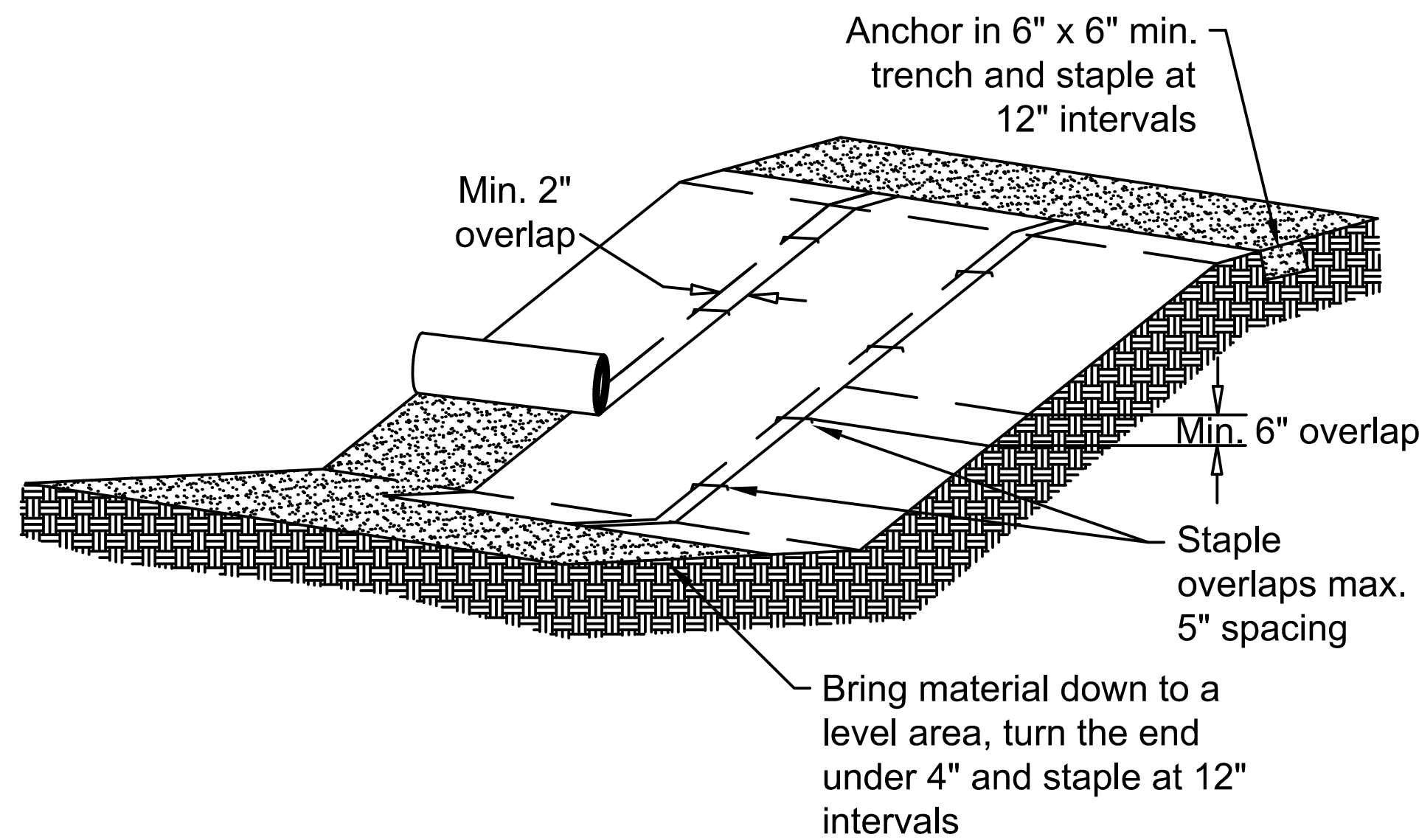
DARLA GUERRERO, P.E.

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

DRAINAGE/TREE PLAN
PROPOSED RESIDENCE
 3404 72nd PLACE S.E.
 MERCER ISLAND, WA

DATE: DEC. 2020 PROJECT: SCALE: 1" = 10'

SHEET **2**
 OF **5**

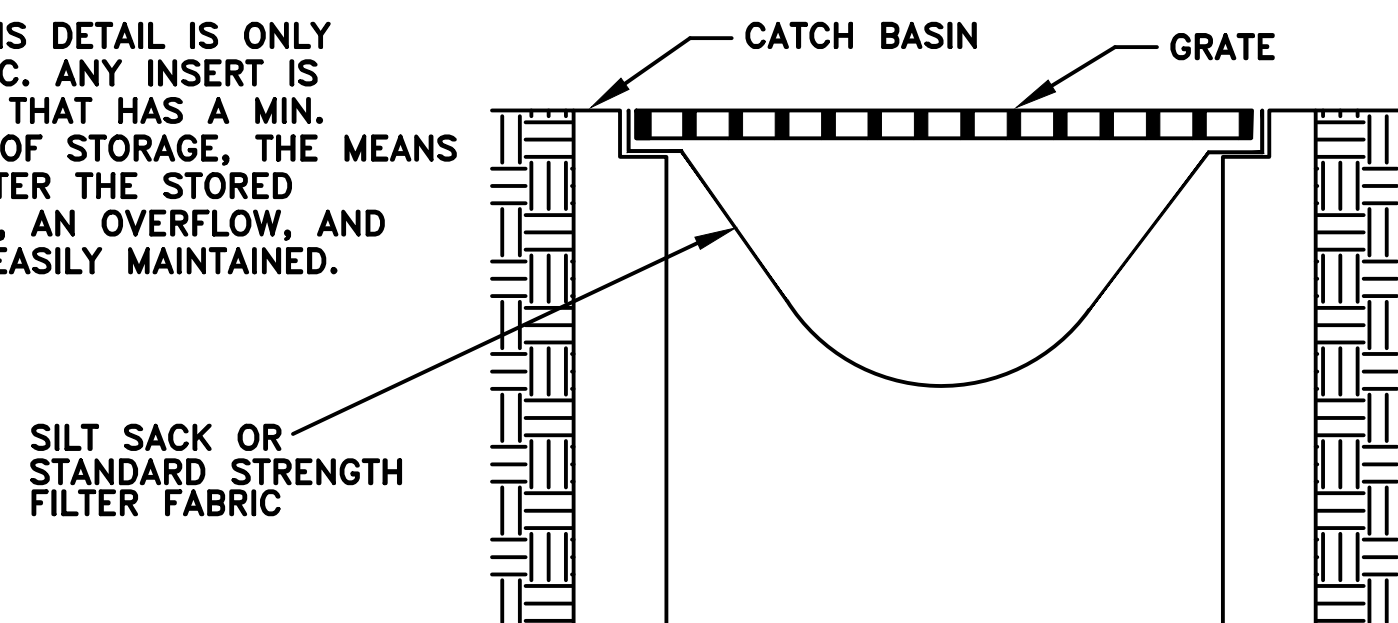


Notes:

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

NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

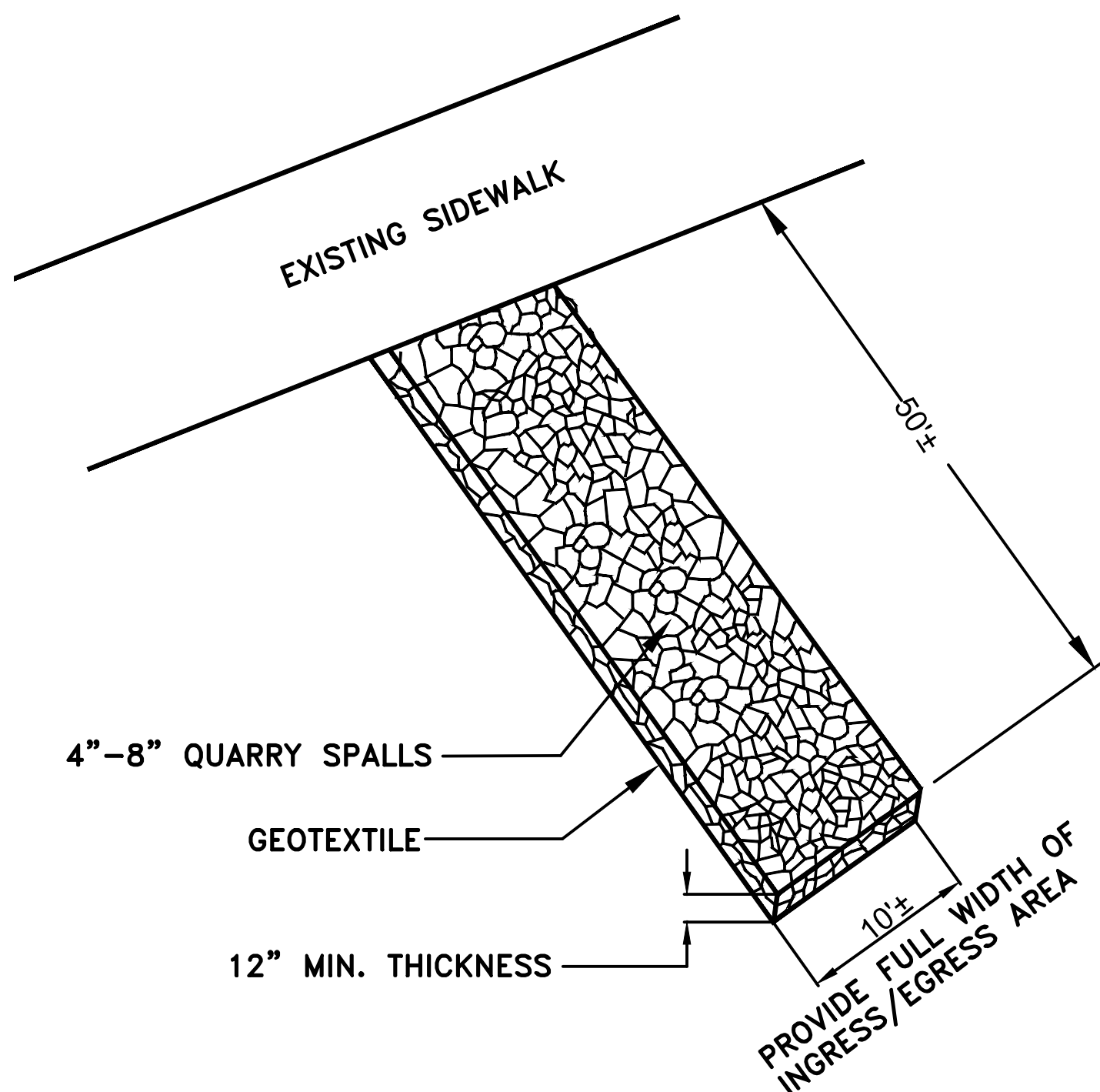


STORM DRAIN INLET PROTECTION DETAIL
PER BMP C-220
NTS

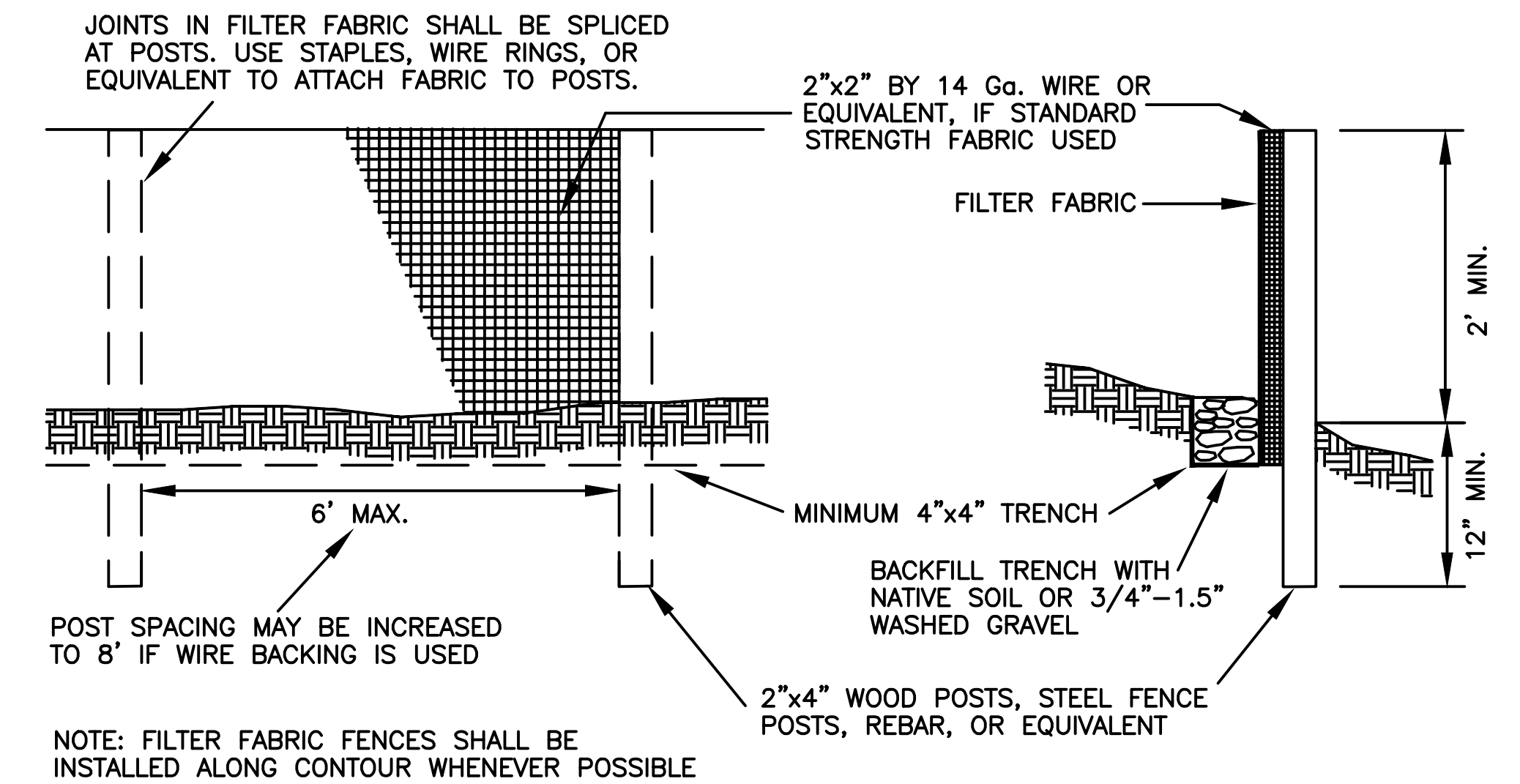
- Maintenance Standards:**
- Catch basin filters should be inspected frequently, especially after storm events. If the insert becomes clogged, it should be cleaned or replaced.
 - For systems using stone filters: If the stone filter becomes clogged with sediment, the stones must be pulled away from the 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.



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



Design and Installation Specifications

1. The geotextile used must meet the standards listed below. A copy of the manufacturer's fabric specifications must be available on site. AOS (ASTM D4751) 30-100 sieve size (0.60-0.15 mm) for slit film 50-100 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 stronger fence.
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.

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.

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)

Standard Notes

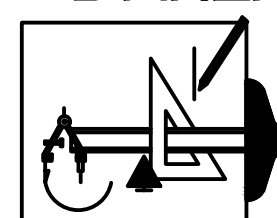
1. Approval of this erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities).
2. The implementation of these ESC plans and the construction, maintenance, 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.

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

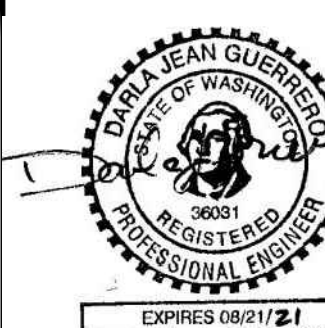
BY	DATE	APPR	DRN	REVISION

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

DARLA GUERRERO, P.E.



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



TESC PLAN NOTES AND DETAILS
PROPOSED RESIDENCES
3402 72nd PLACE S.E.
MERCER ISLAND, WA

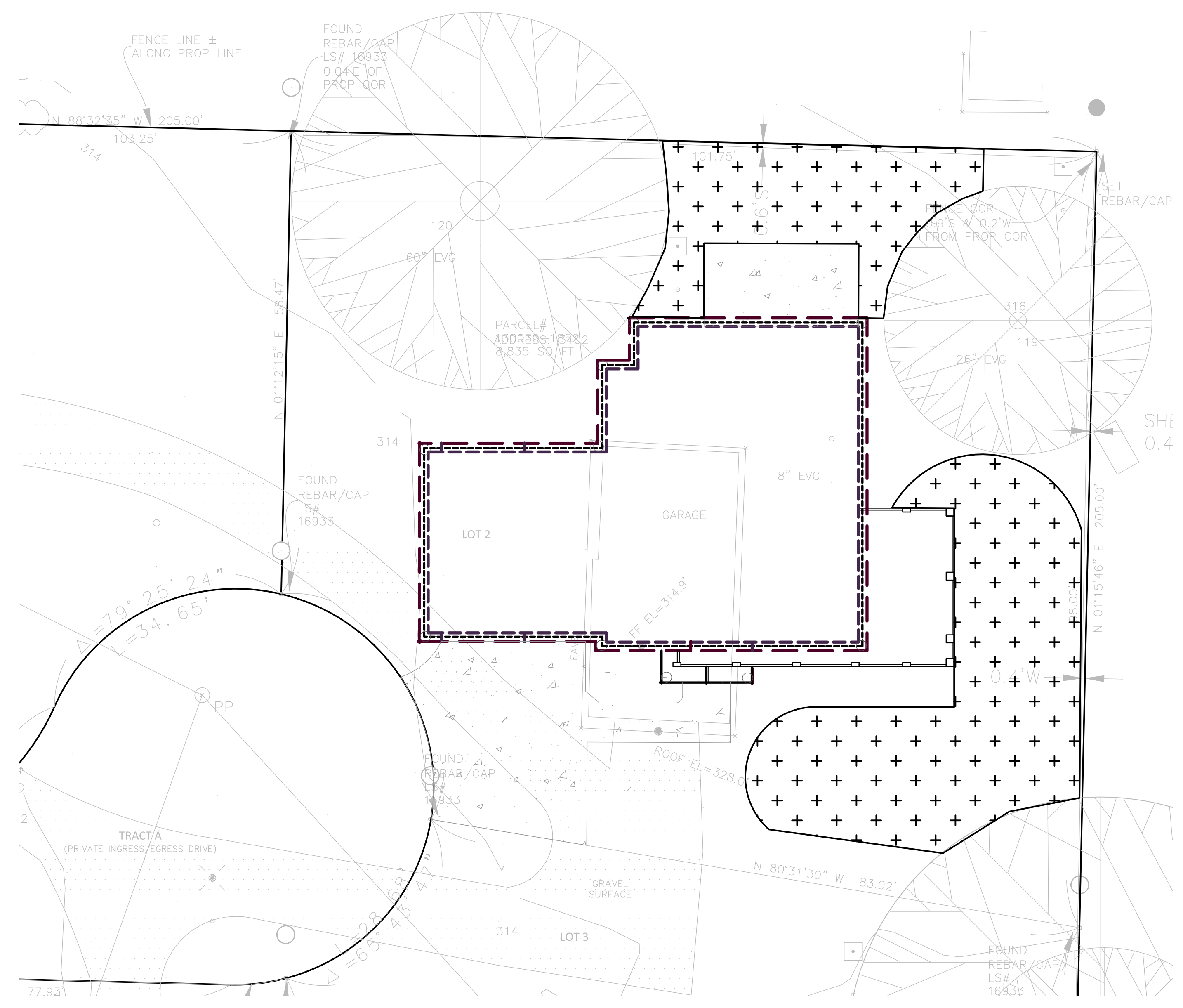
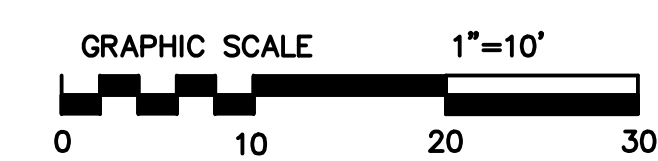
DATE: DEC. 2020

PROJECT:

SCALE: NTS

SHEET 4

OF 5



SOIL AMENDMENT PLAN
SCALE: 1" = 10'

NOTES:

- EXCAVATED SOIL MAY BE REUSED FOR SOIL AMENDMENT AND REDISTRIBUTED.
- 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).
- 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.

LEGEND	AREA
POST CONSTRUCTION SOIL AMENDMENT (8" LOOSE SOIL, 2" TO 4" MULCH)	3,590 SF
LAWN	1,710 SF

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

SOIL AMENDMENT PLAN
PROPOSED RESIDENCE
3402 72nd PLACE S.E.
MERCER ISLAND, WA

DATE: DEC. 2020 PROJECT: SCALE: 1" = 10'

BUILDING CODE: 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND BY REFERENCE, THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 20 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 4 DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (ULTIMATE / 3 SEC GUST) = 10 MPH (NOMINAL WIND SPEED + 85 MPH FOR RISK CATEGORY II, EXPOSURE 'C', Kzt=1.65)
SOIL SITE CLASS 'D', **SEISMIC CATEGORY** D/D2, Ss=1395, Sds=0.33
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 1900 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. 1" EMBED) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNO. METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USF STEEL CONNECTORS

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3000 psi (6% air entrained +/- 1%)

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5 1/2 BAGS 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 A63 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 FOR 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 AFFENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
 8d COMMON (0.131" DIA, 2-1/2" LONG); 8d BOX (0.131" DIA, 2-1/2" LONG); 10d COMMON (0.148" DIA, 3" LONG); 10d BOX (0.148" DIA, 3" LONG); 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 COAST LUMBER ASSOCIATION (WCLA). 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, 1 to 2x8	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
2x10 OR LARGER	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
BEAM:	WOOD TYPE:
4x	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
6x OR LARGER	DF-L #2 - Fc=875 psi, Fv=170 psi, Fc=1600 psi, E=1300000 psi
STUDS:	WOOD TYPE:
2x4 & 2x6	DF-STUD - Fc=100 psi, Fv=180 psi, Fc=850 psi, E=1400000 psi
2x8 OR LARGER	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
POSTS:	WOOD TYPE:
4x4	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
4x6	DF-L #2 - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000 psi
6x6 OR LARGER	DF-L #1 - Fc=1200 psi, Fv=170 psi, Fc=1000 psi, E=1600000 psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
 Fb = 2400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1800000 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 "L3L" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2325 PSI, Fv = 310 PSI, Fc = 800 PSI (PERPENDICULAR), E = 1350000 PSI.
 BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1900000 PSI.
 BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2000000 PSI.
 CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:
 FLOOR LIVE LOAD MAXIMUM = L/480. FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:

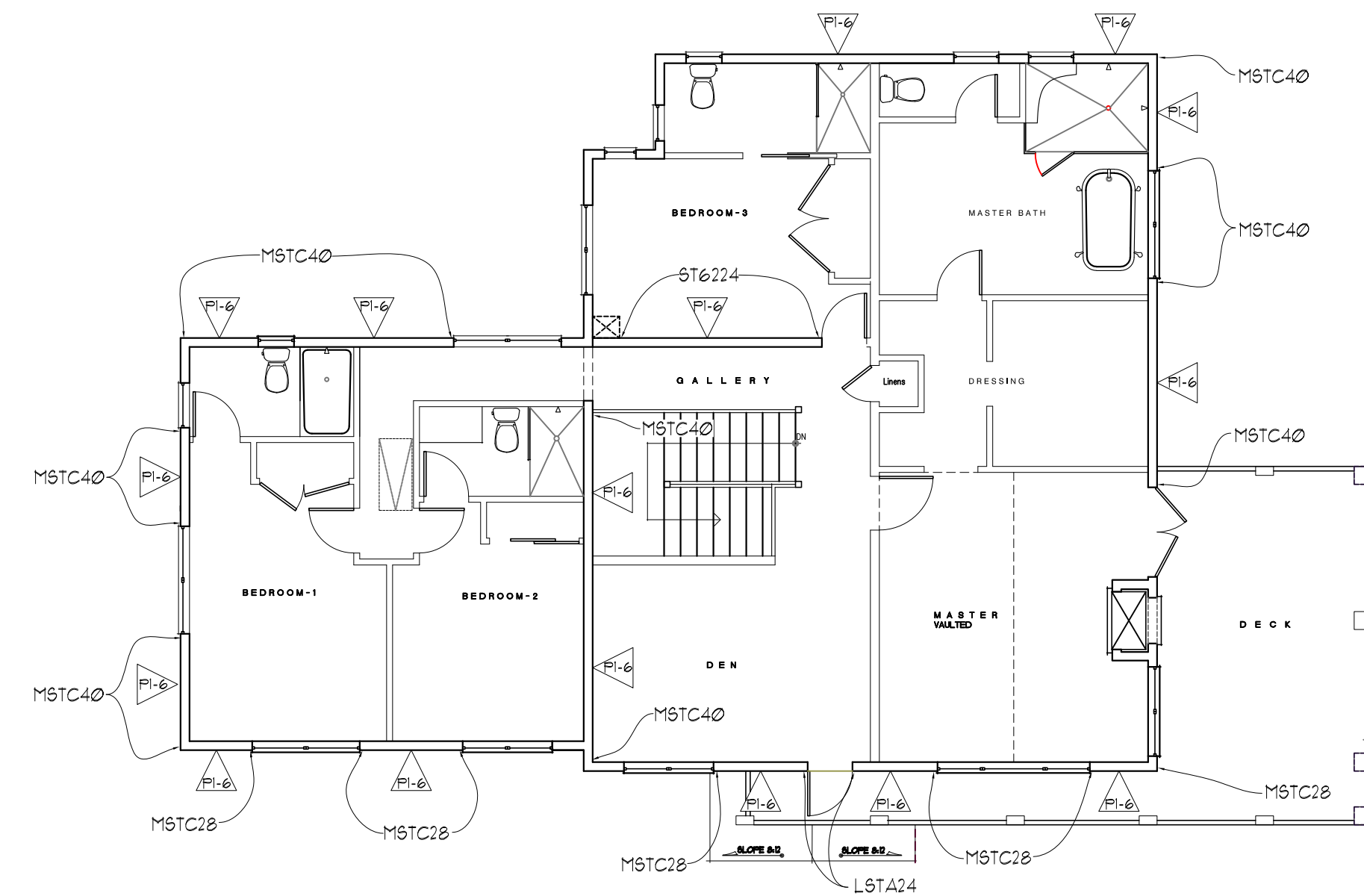
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS 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 5/8" SHEATHING W/ 3/4" SPAN INDEX UNO. WALL SHEATHING, INCLUDING GABLES, SHALL BE 5/8" SHEATHING W/ 3/4" SPAN INDEX MINIMUM UNO. FLOOR SHEATHING SHALL BE MINIMUM 5/8" TAG SHEATHING W/ 3/4" SPAN INDEX MINIMUM UNO. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD UNO. ON SHEAR WALL SCHEDULE. ROOF & 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.

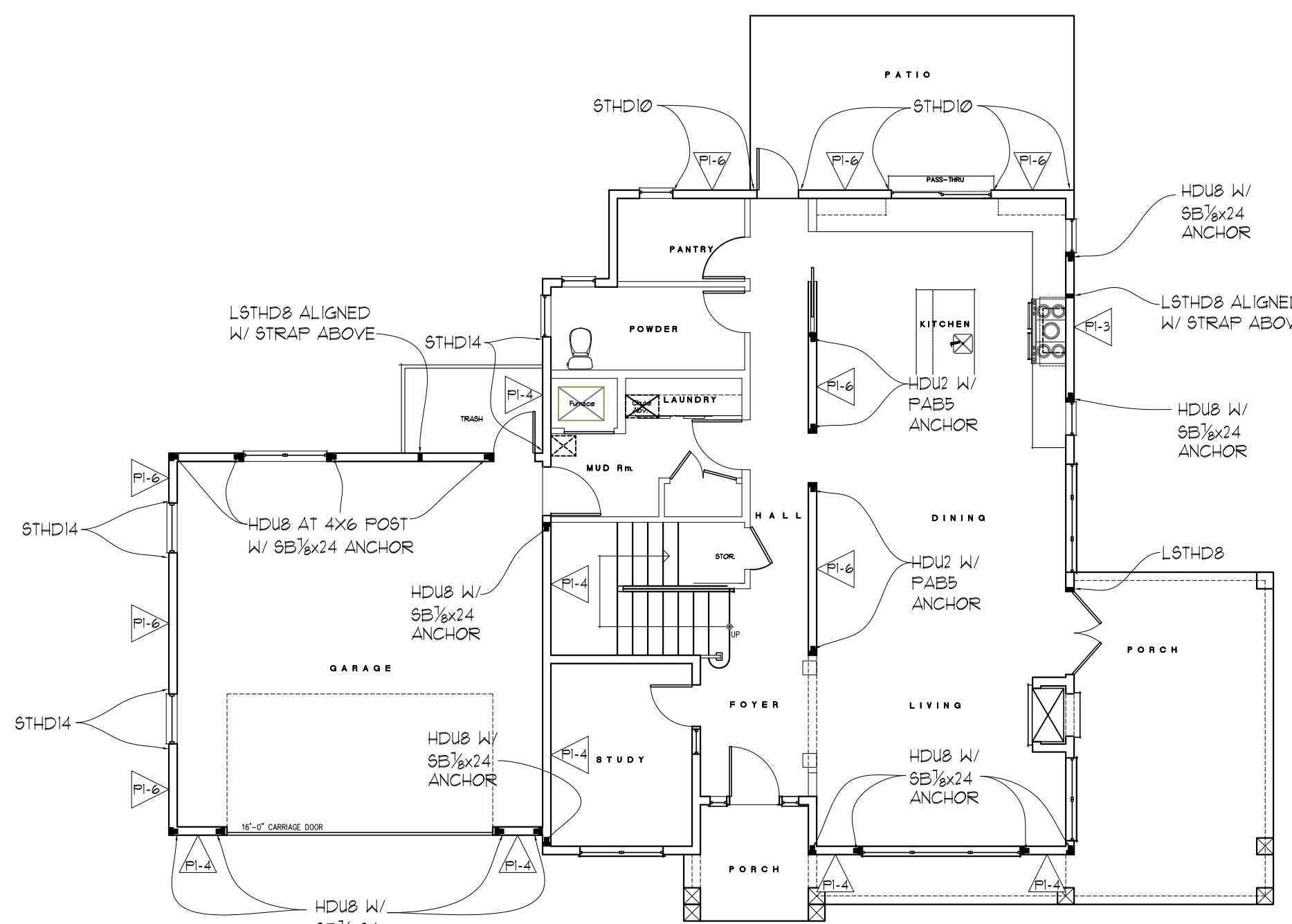
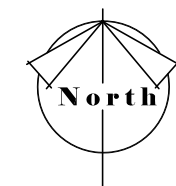
STAIR FRAMING

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 L6C. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2X6 JOISTS @ 16" O.C.



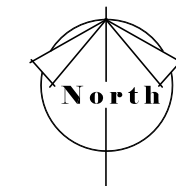
UPPER FLOOR SHEAR WALL KEY PLAN

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



MAIN FLOOR SHEAR WALL KEY PLAN

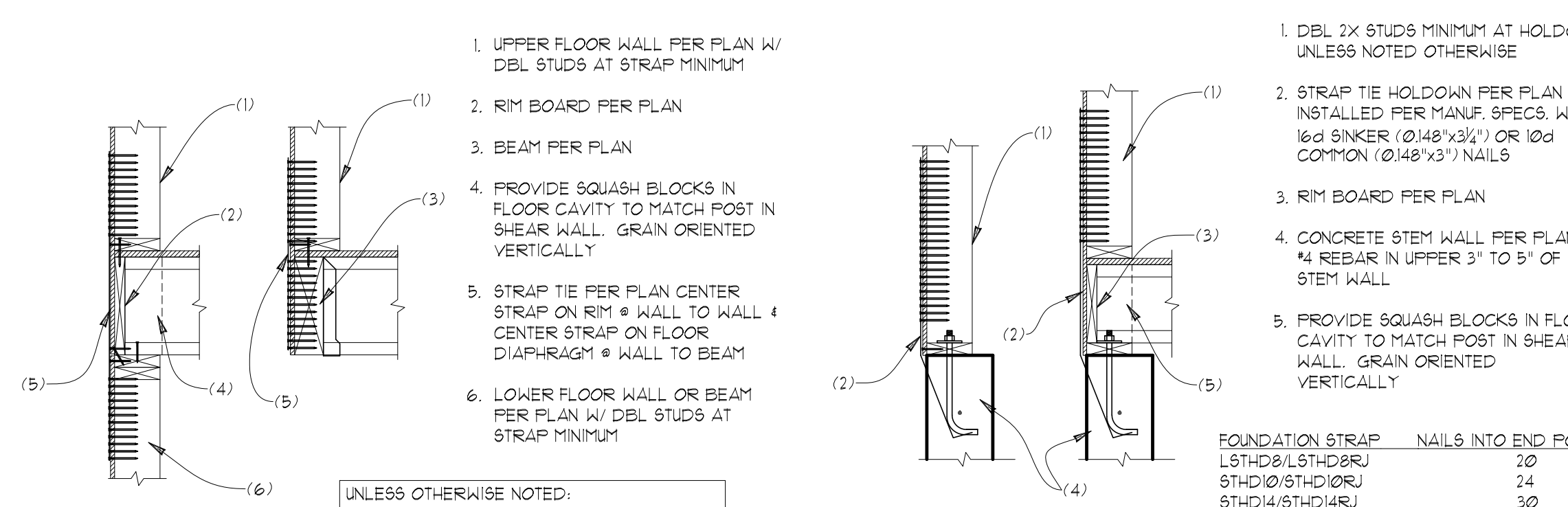
SCALE: 1/8"=1'-0"



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 / HOLD-DOWN UNO.
PI-6	7/8"	ONE	8d @ 6" O.C.	12" O.C.	2x	16d SINKER NAILS (0.148"x3/4") @ 6" O.C.	5/8" DIA. @ 32" O.C.	2x	(2) 2x POST (FACE NAIL W/ 10d) (0.131"x3") NAILS @ 12" O.C. (STAGGER)
PI-4	7/8"	ONE	8d @ 4" O.C.	12" O.C.	2x	16d SINKER NAILS (0.148"x3/4") @ 4" O.C.	5/8" DIA. @ 18" O.C.	2x	(2) 2x POST (FACE NAIL W/ 10d) (0.131"x3") NAILS @ 12" O.C. (STAGGER)
PI-3	7/8"	ONE	8d @ 3" O.C.	12" O.C.	3x / 2-2x	16d SINKER NAILS (0.148"x3/4") @ 3" O.C.	5/8" DIA. @ 16" O.C.	2x	(2) 2x POST (FACE NAIL W/ 10d) (0.131"x3") NAILS @ 12" O.C. (STAGGER)

- FRAMING SHALL BE 2x DOUG-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
- SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (UNO.)
- 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.
- NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
- 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 11 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPICES. PROVIDE 0.229"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER. DO NOT RECESS BOLTS.
- ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (UNO.) ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (0.131" DIA, 2 1/2" LONG); 8d BOX (0.131" DIA, 2 1/2" LONG); 10d COMMON (0.148" DIA, 3" LONG); 10d BOX (0.148" DIA, 3" LONG); 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)
- 1 1/2" 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
- IN LIEU OF 3x VERTICALS AND BLOCKING AT PANEL EDGES, 2-2x5 W/ 10d (0.131"x3") FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. FLYWOOD 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 WALLS SHEATHED ON BOTH SIDES)
- HOLD-DOWNS 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.
- SQUASH BLOCKS IN FLOOR JOIST CAVITY ARE REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW.
- SIMPSON MASAP MIDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE 5/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

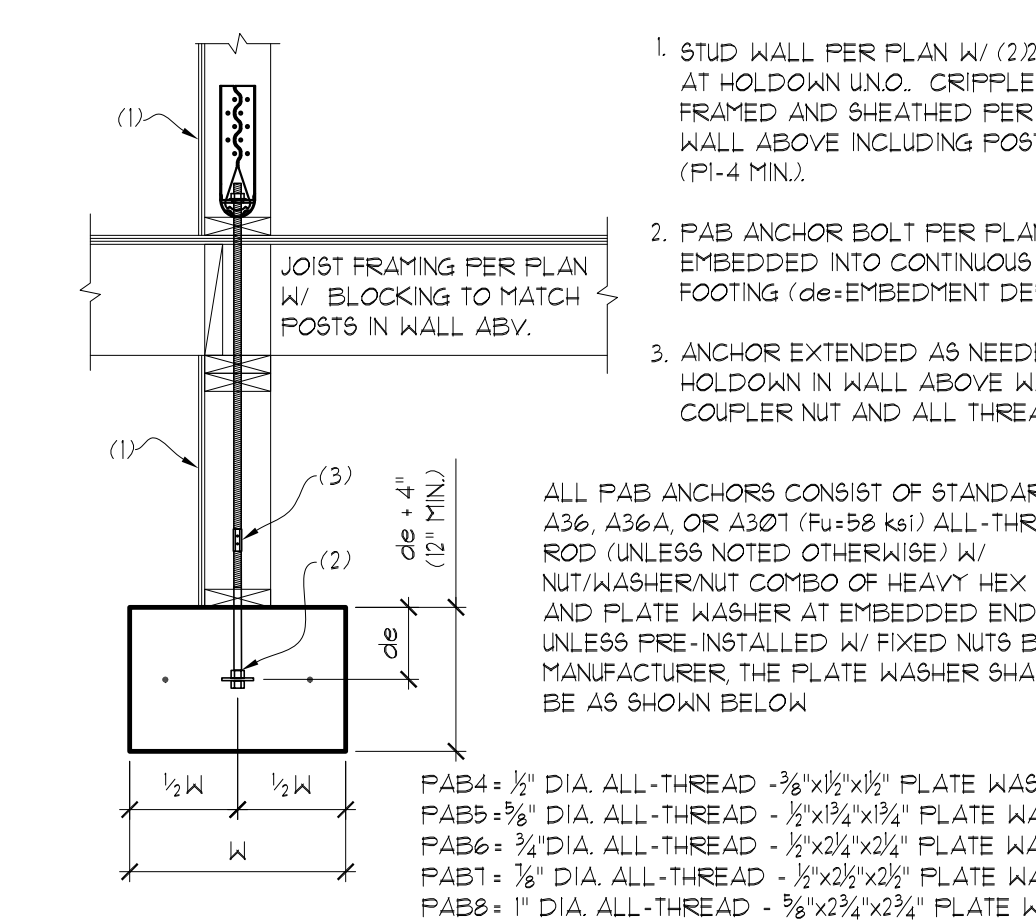


H1 TYPICAL STRAP TIE @ UPPER FLOORS

SCALE: 3/4"=1'

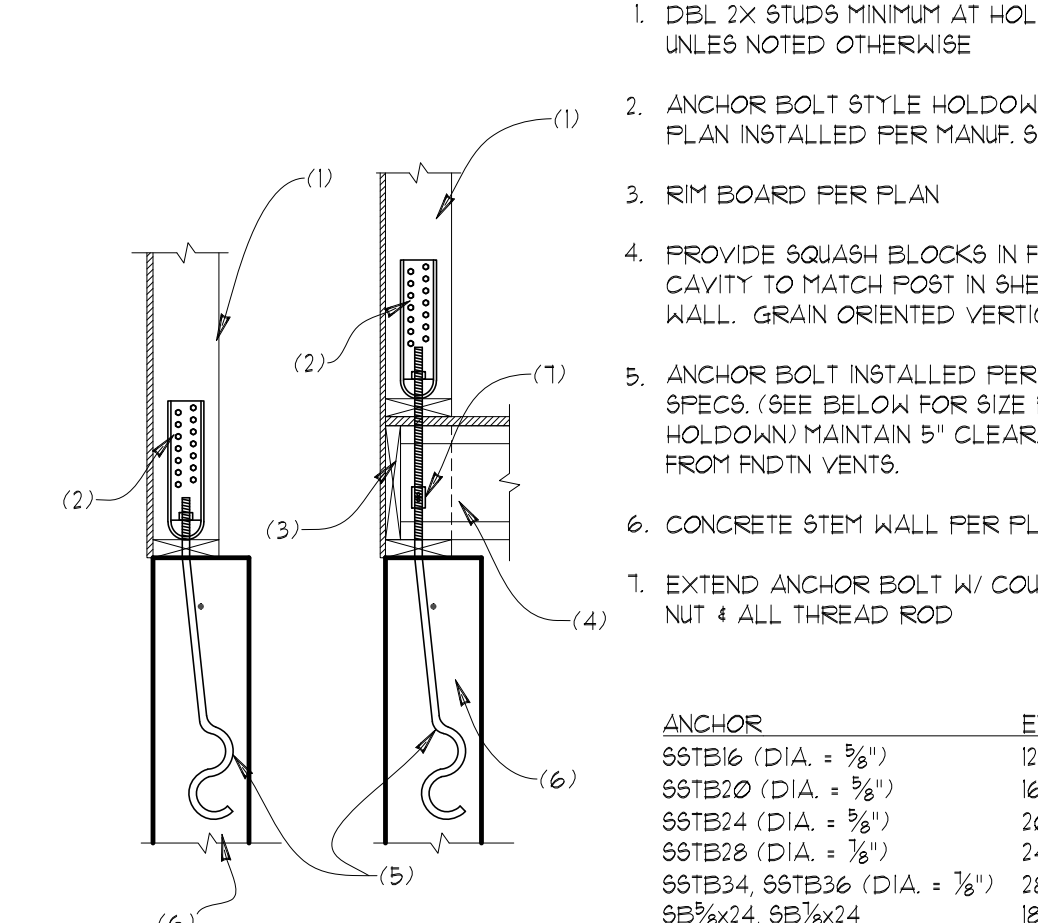
H2 TYPICAL STRAP TIE HOLDDOWN

SCALE: 3/4"=1'



H3 TYPICAL PAB ANCHOR BOLT

SCALE: 3/4"=1'



H4 TYPICAL ANCHOR BOLT HOLDDOWN

SCALE: 3/4"=1'

STRUCTURAL PLANS
RKK CONSTRUCTION
3402 72nd PLACE SE
MERCER ISLAND, WA

Myers Engineering, LLC
 3206 50th Street Ct NW, Ste. 210-B
 Gig Harbor, WA 98335
 PH: 253-858-3248
 Email: myengineer@centurytel.net



Digitally signed by Mark Myers, PE
 Date: 2020.11.24 17:59:34 -08'00'

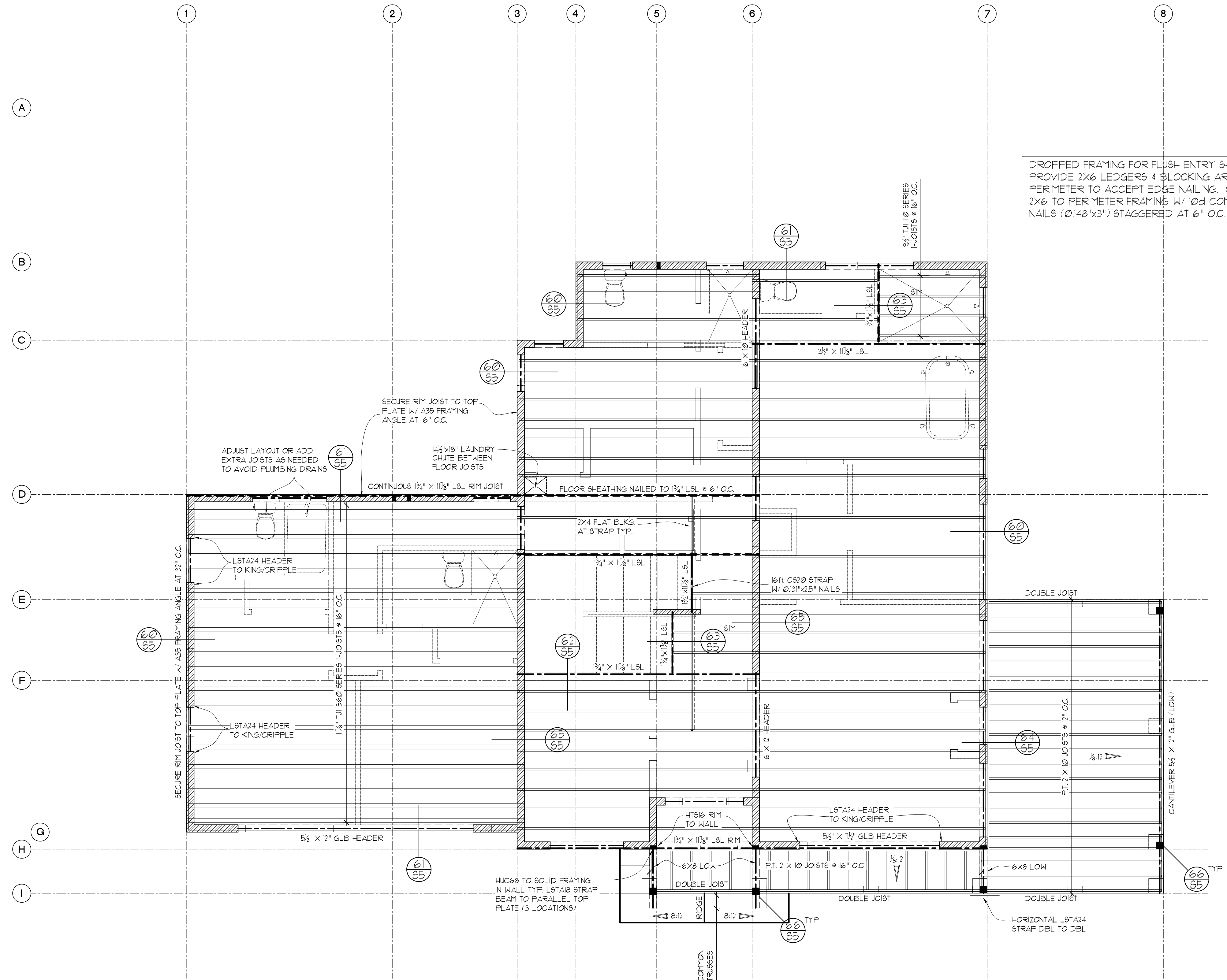
BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INITI:	DATE:

REVISION:	INITI:	DATE:

S1

PROJECT # 2328



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 (Ø148"x3") STAGGERED AT 6" O.C.

UPPER FLOOR JOISTS SHALL BE:
 1 1/8" TJI 110 SERIES I-JOISTS @ 16" O.C.
 UNLESS NOTED OTHERWISE (U.N.O.)

UPPER FLOOR FRAMING PLAN

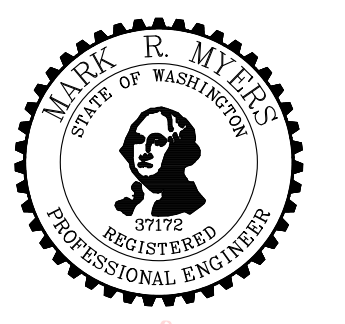
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING 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.

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

STRUCTURAL PLANS

RKK CONSTRUCTION
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 MERCER ISLAND, WA

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 3206 50th Street Ct NW, Ste. 210-B
 Gig Harbor, WA 98335
 PH: 253-858-3248
 Email: myengineer@centurytel.net

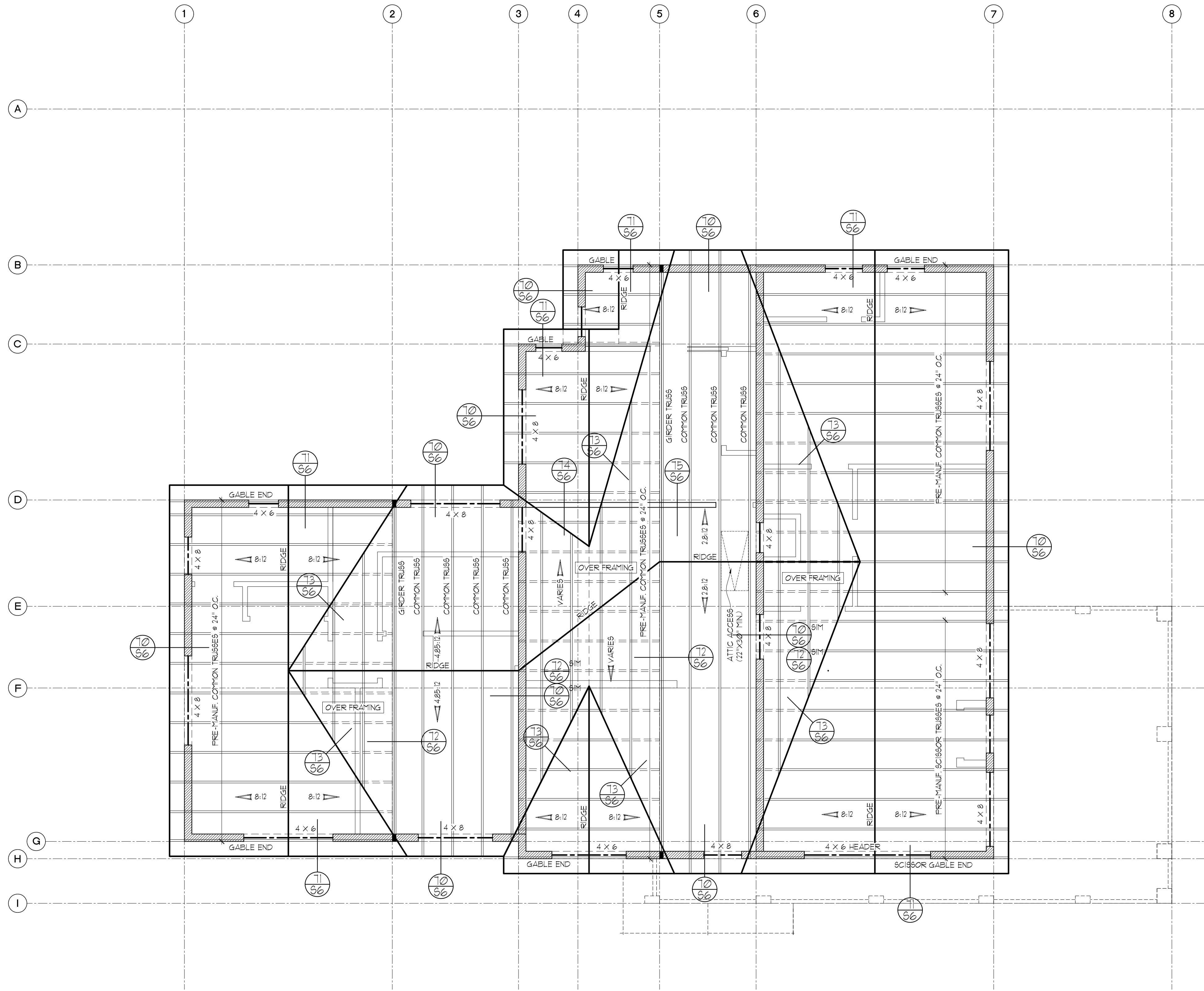


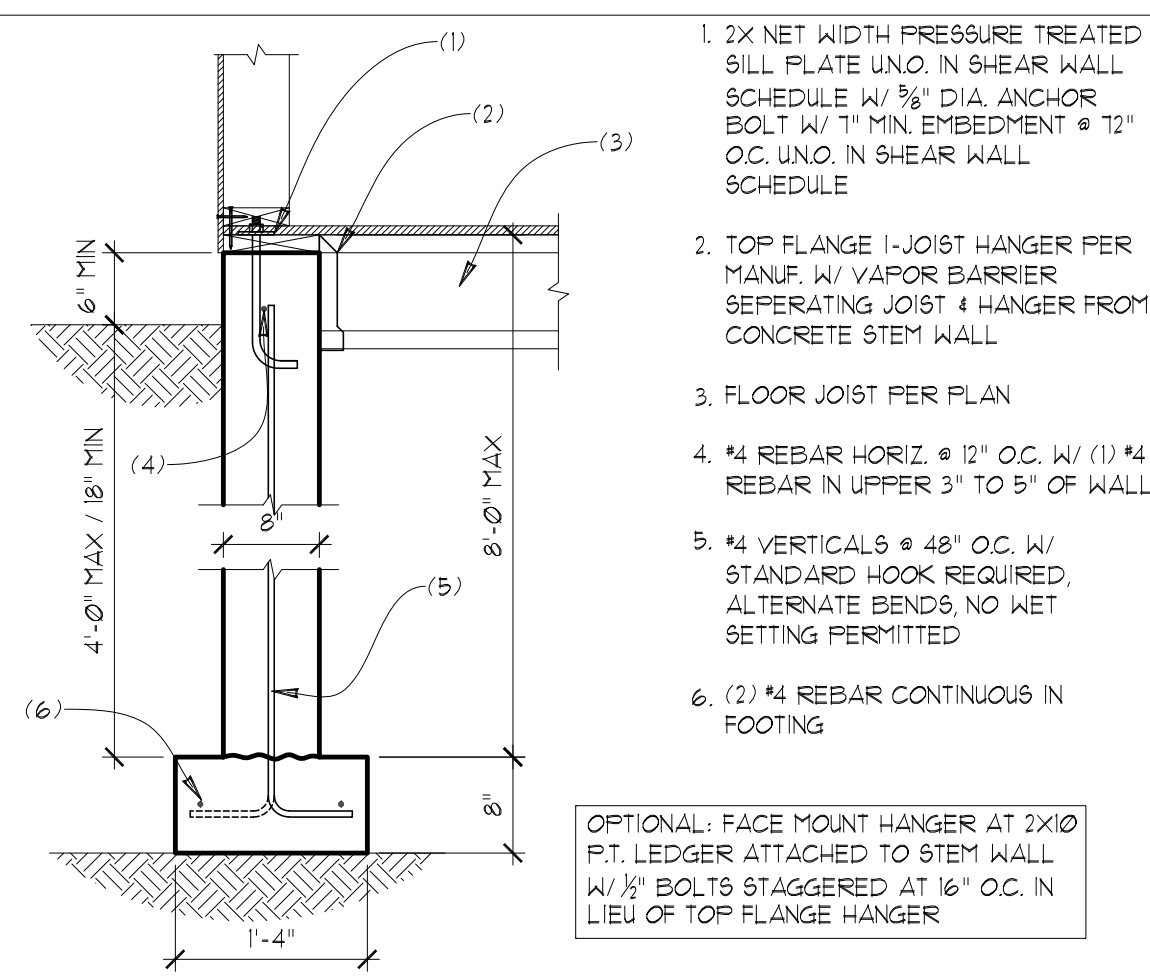
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 by Mark Myers, PE
 Date: 2020.11.24
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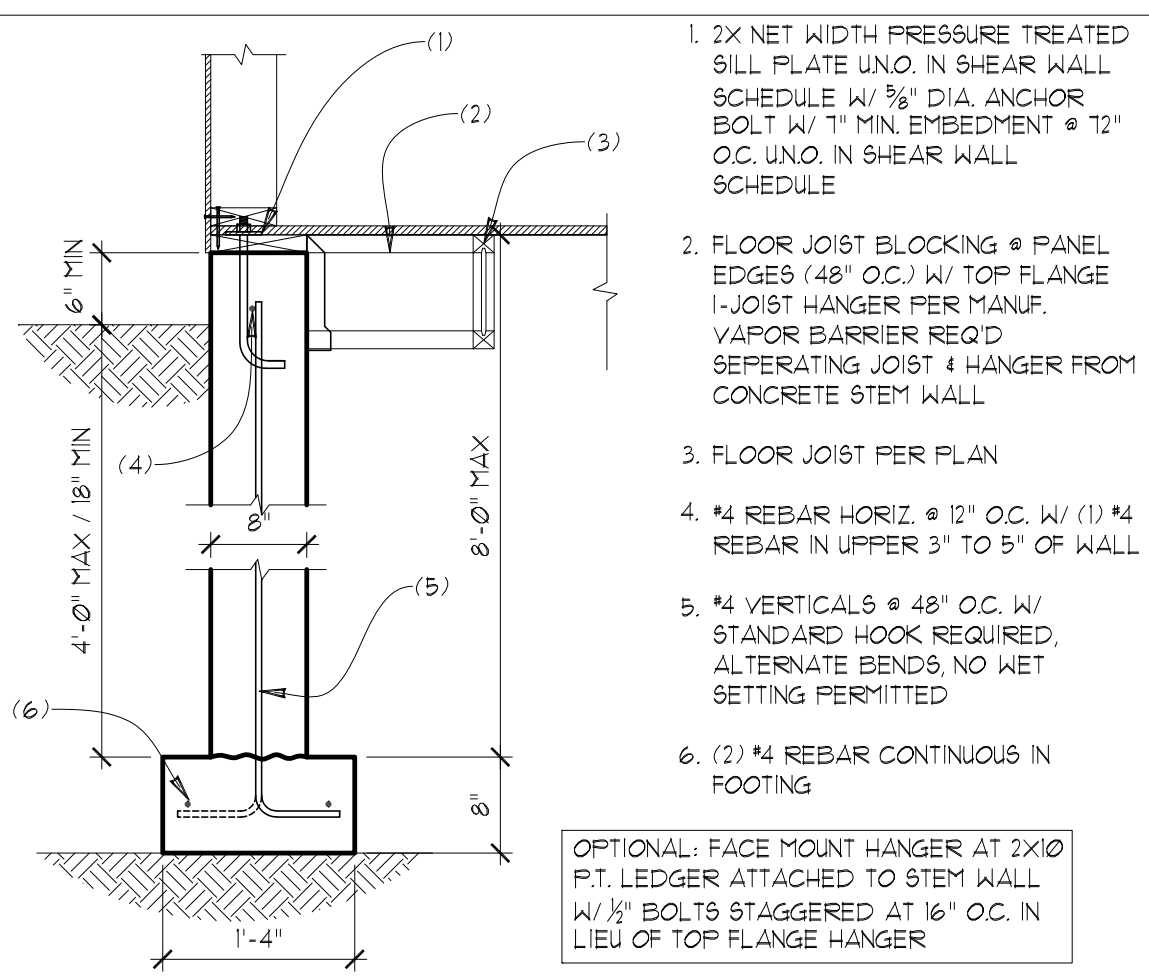
REVISION:	INITI:	DATE:

S3	DATE: 11-24-2020
	INITI: MM
	PROJECT #: 2328

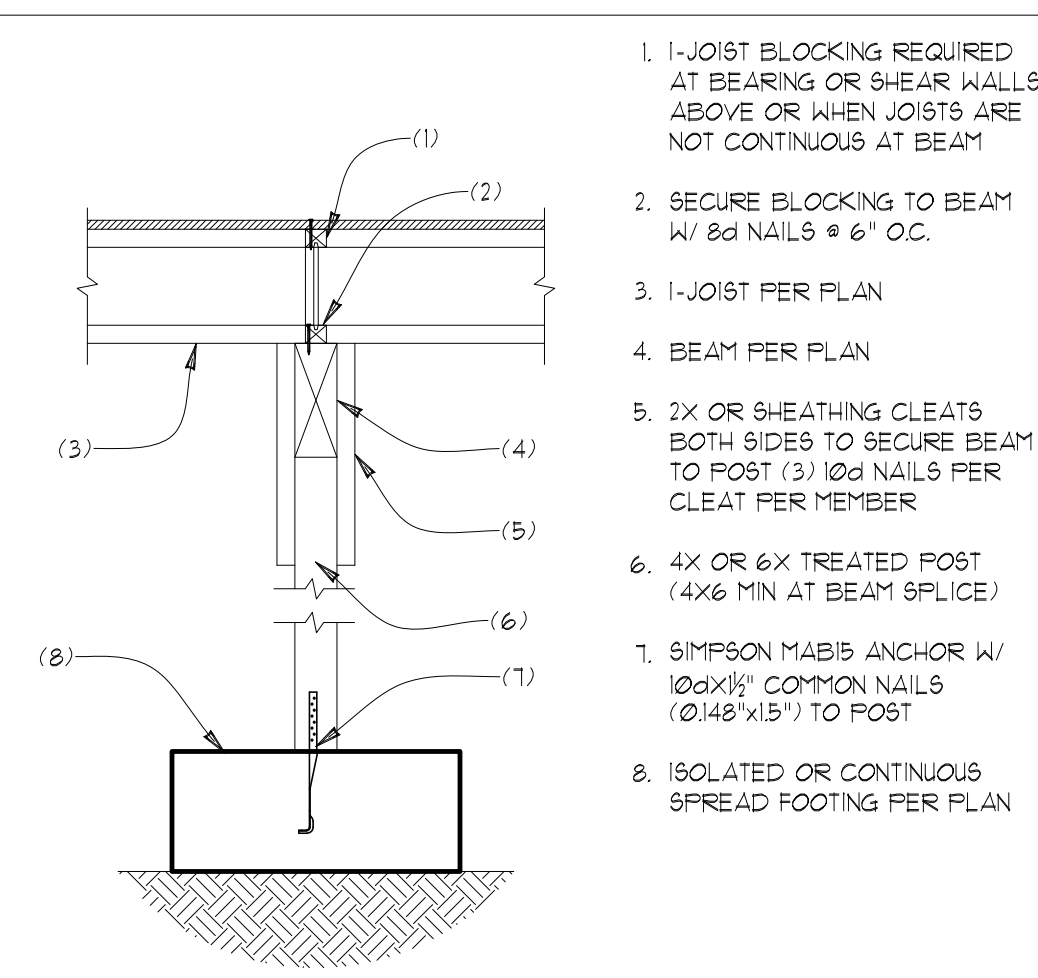




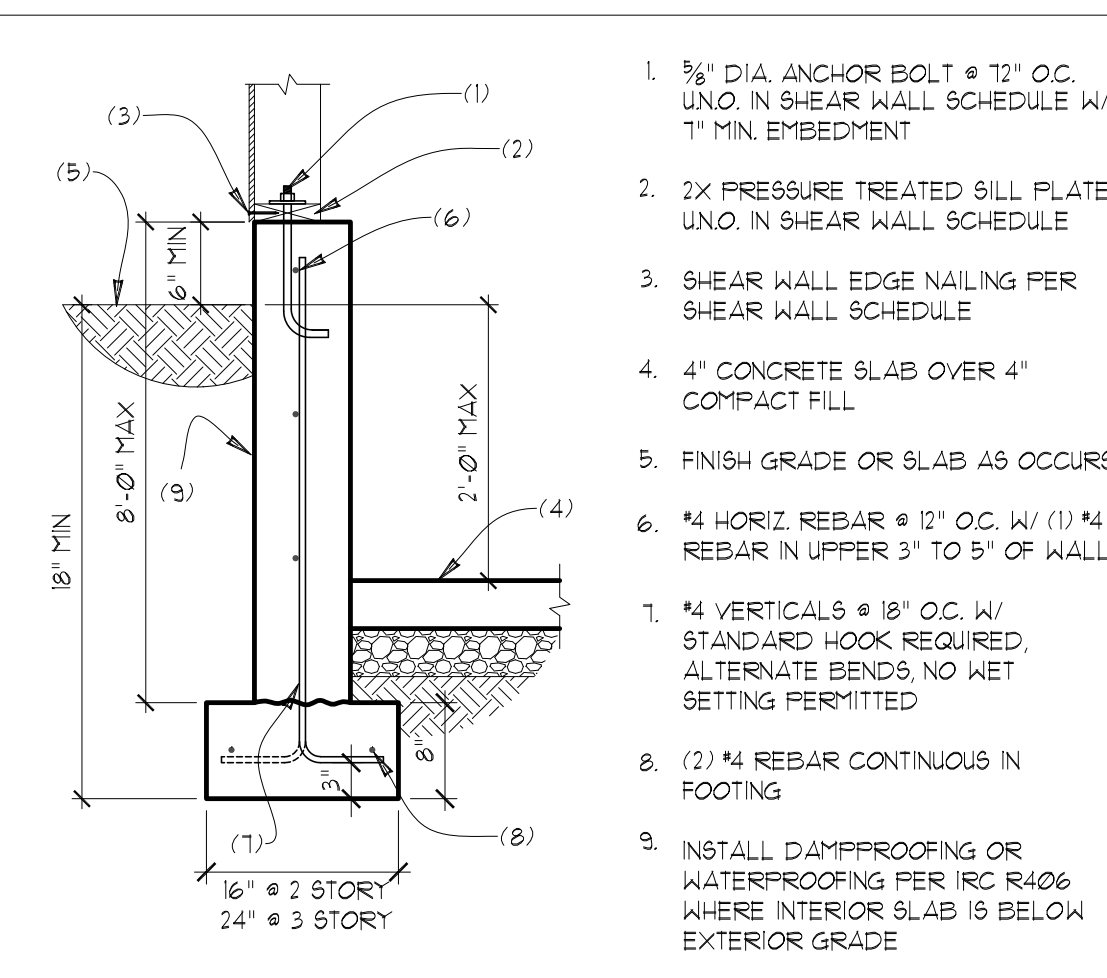
50 8" STEM WALL AT DROPPED JOISTS
SCALE: 3/4"=1"



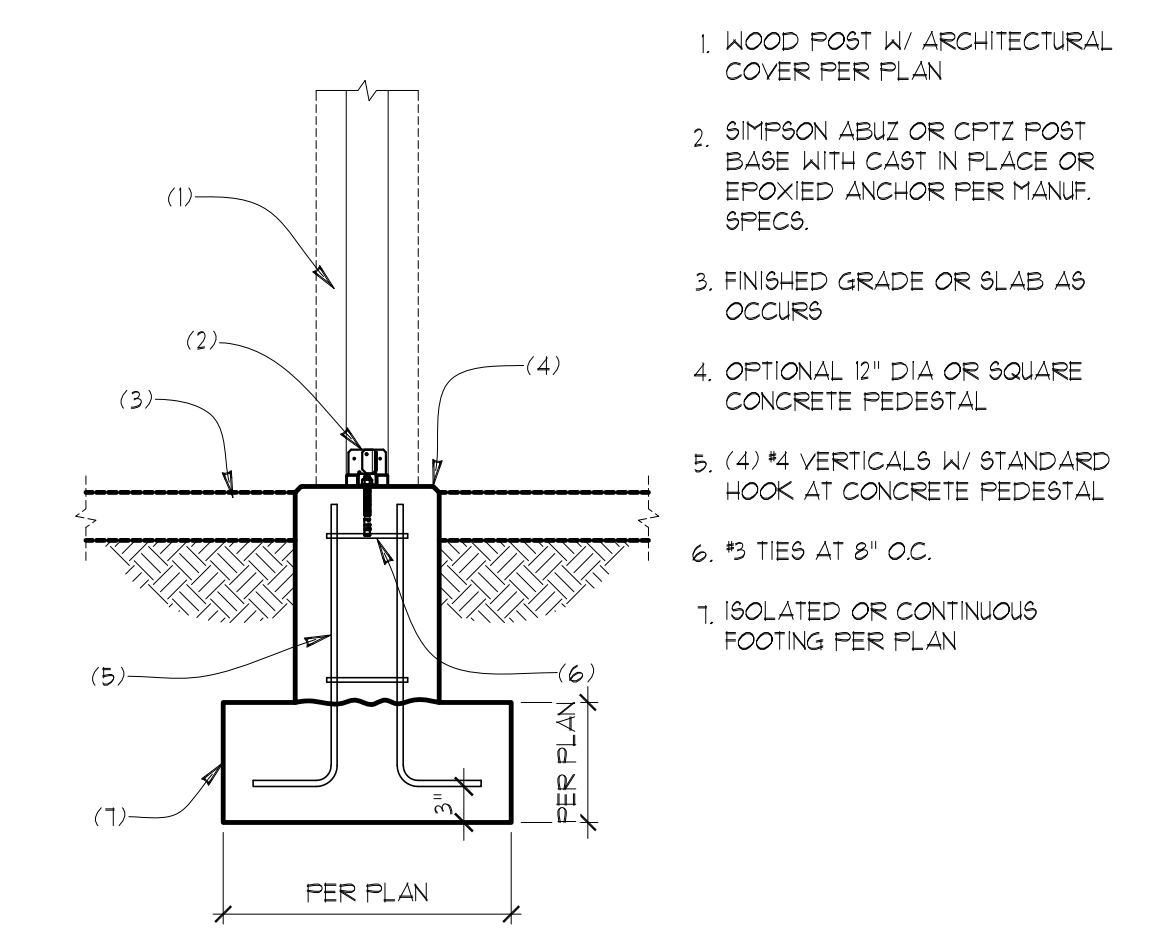
51 8" STEM WALL AT DROPPED JOISTS
SCALE: 3/4"=1"



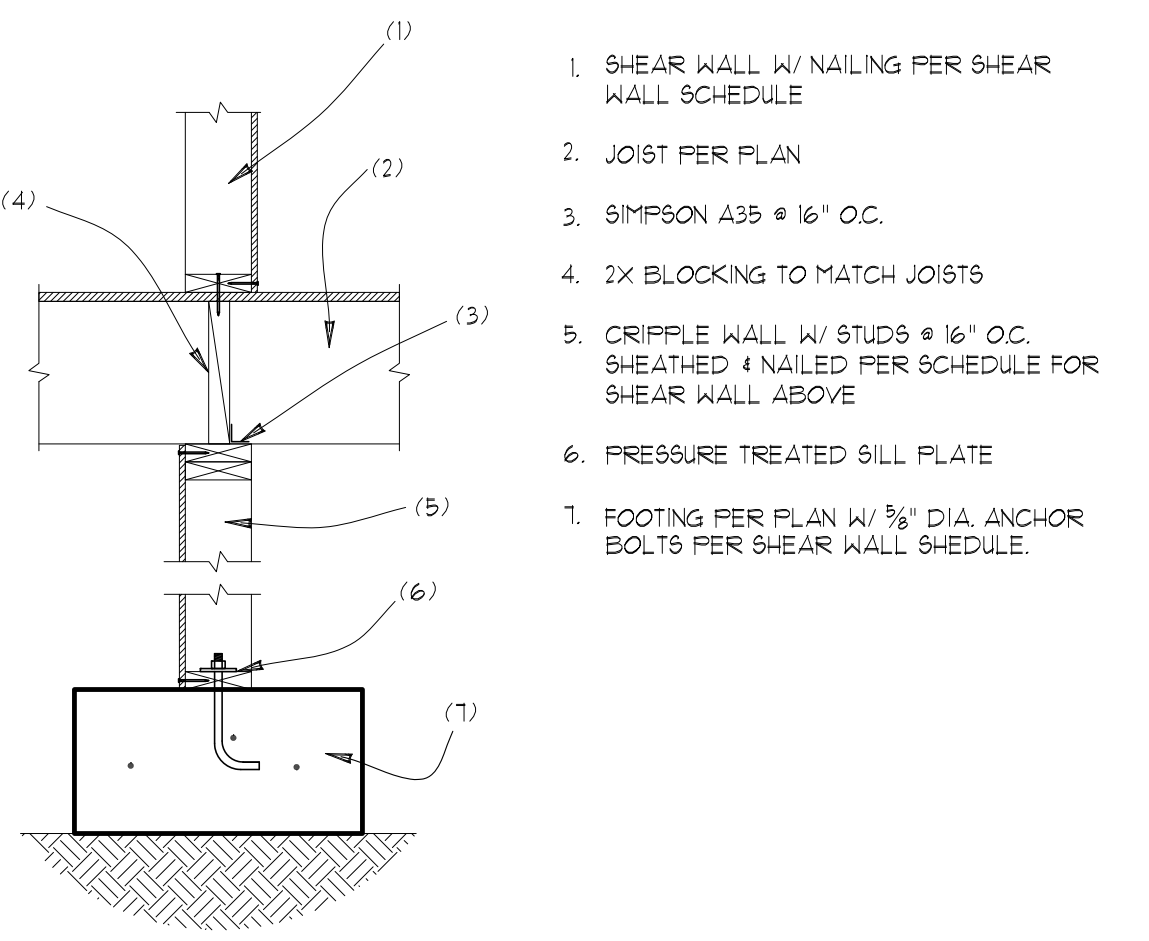
52 INTERIOR FOOTING @ BEAM LINE
SCALE: 3/4"=1"



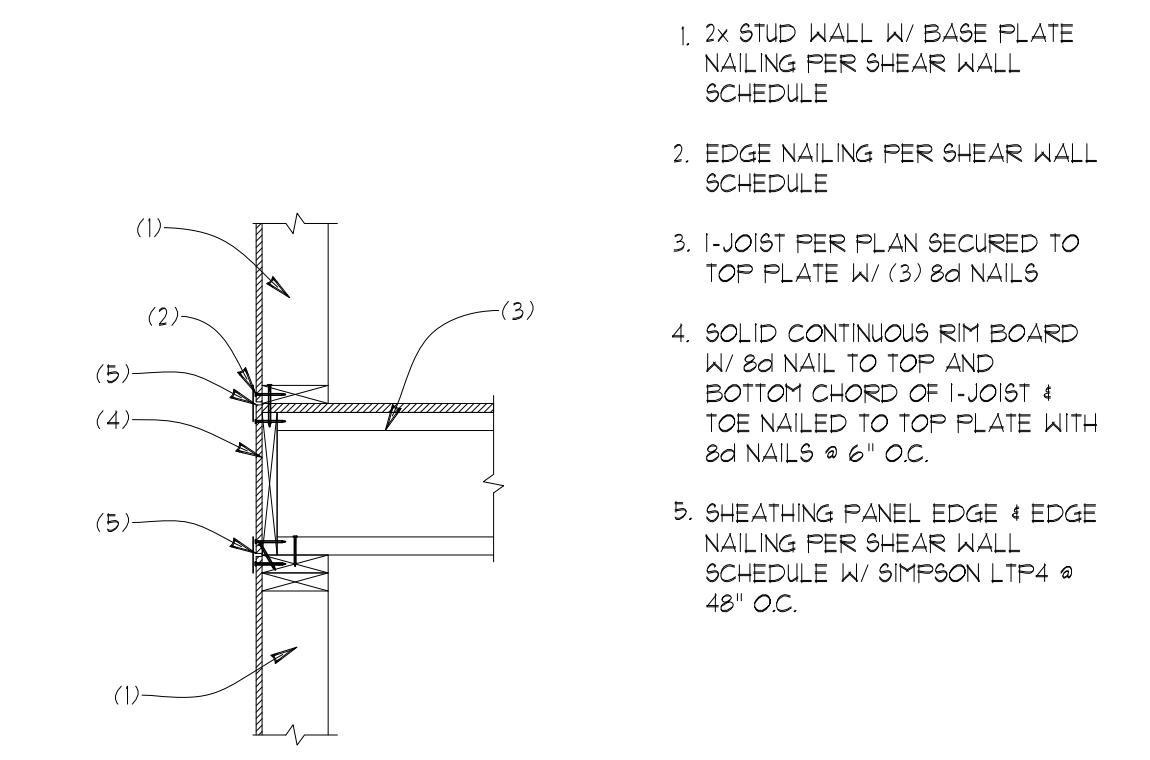
53 8" STEM WALL AT SLAB ON GRADE
SCALE: 3/4"=1"



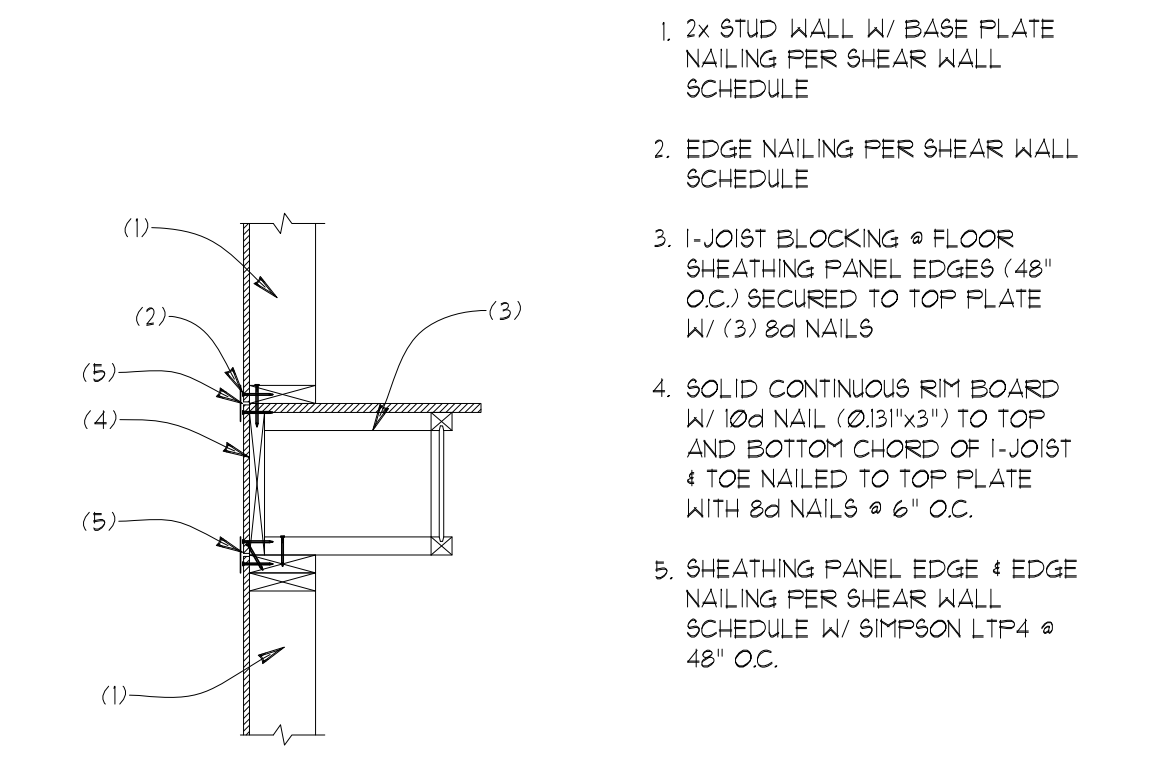
54 FOOTING AT WOOD COLUMN
SCALE: 3/4"=1"



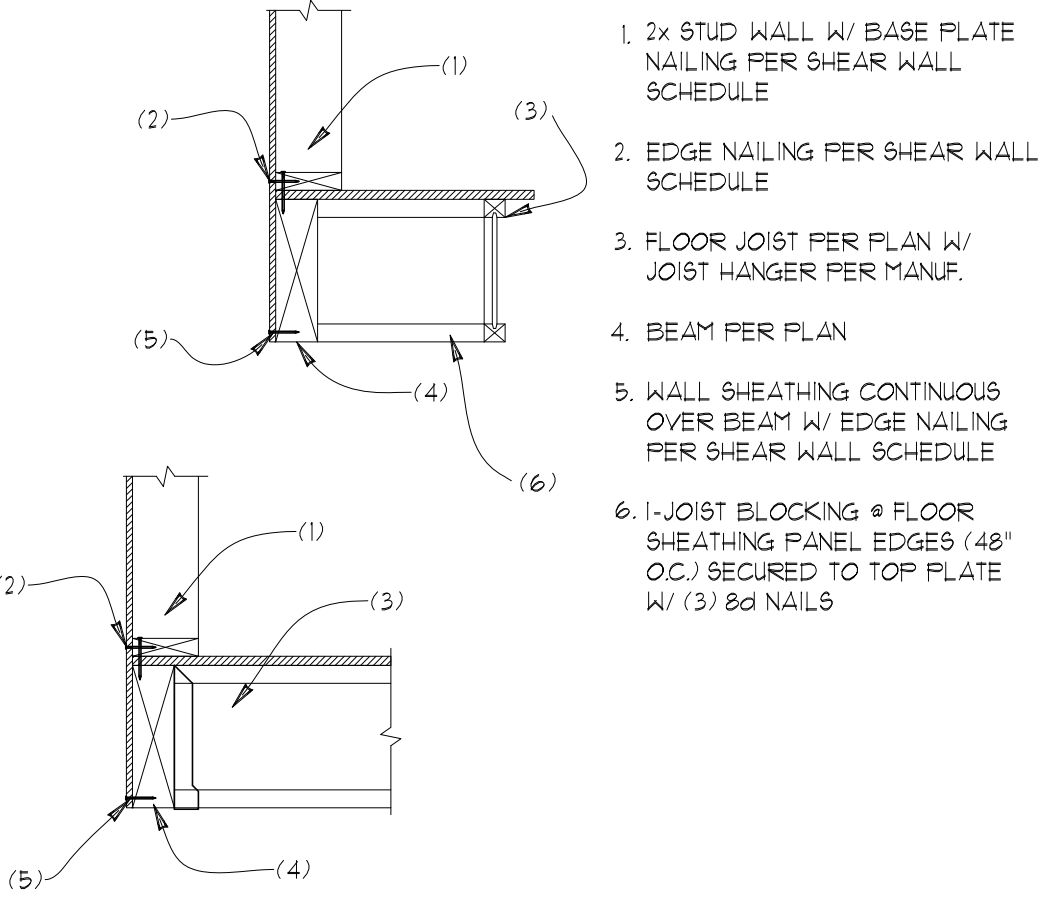
55 CRIPPLE WALL BEARING WALL
SCALE: 3/4"=1"



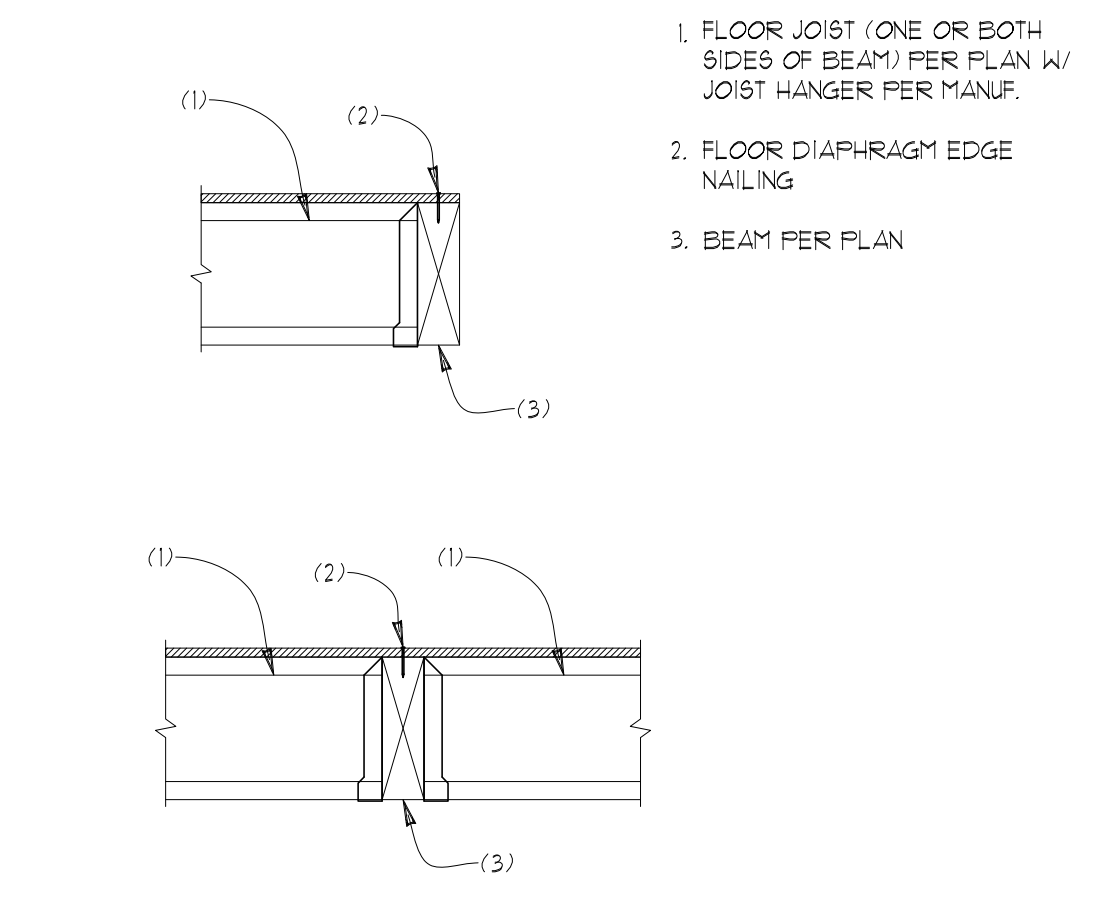
60 FLOOR JOIST BEARING AT STUD WALL
SCALE: 3/4"=1"



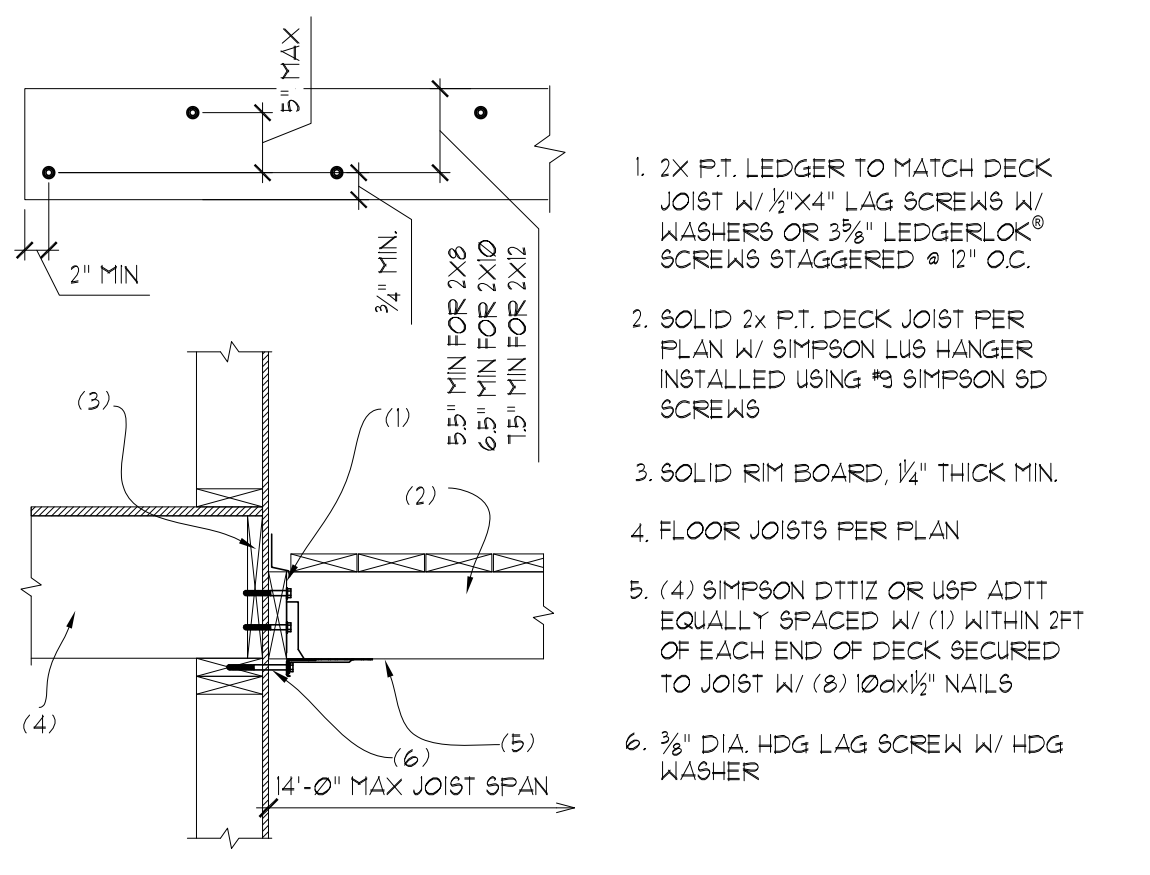
61 FLOOR JOIST PARALLEL TO STUD WALL
SCALE: 3/4"=1"



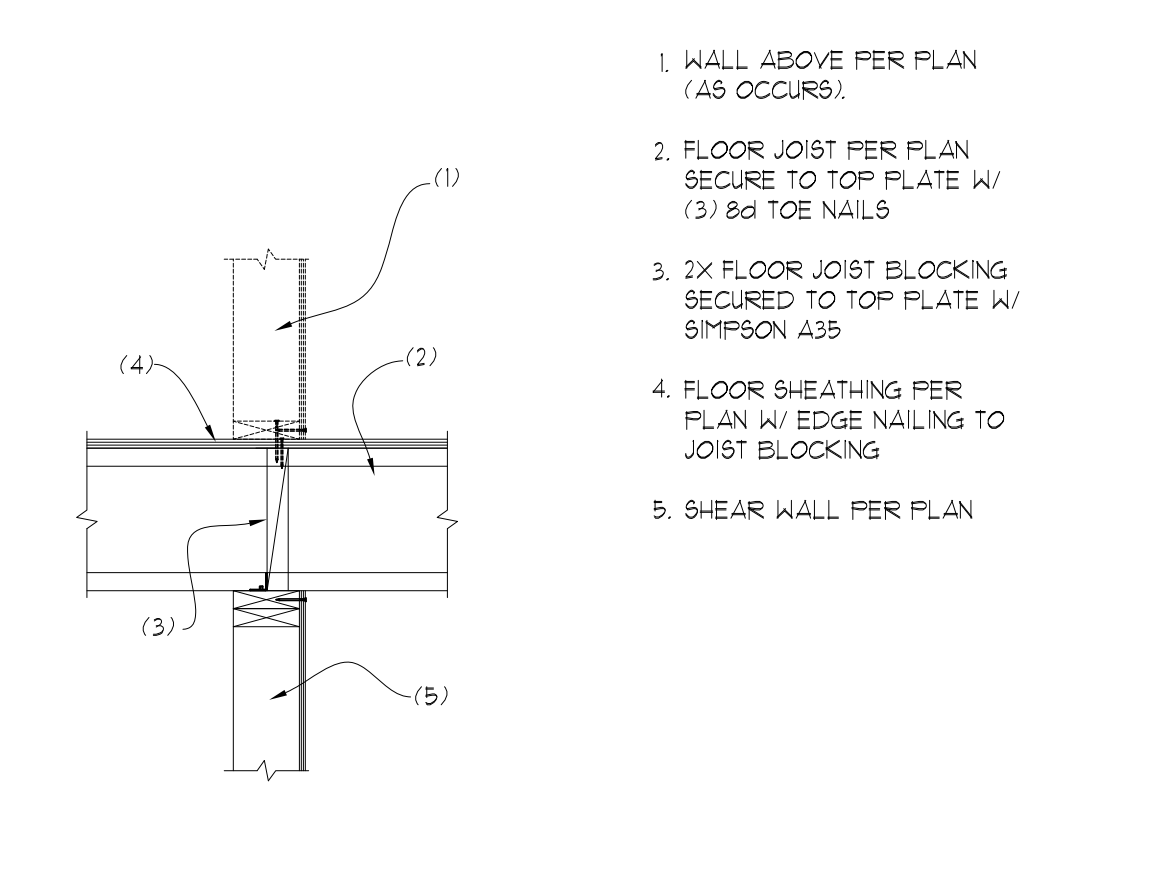
62 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"



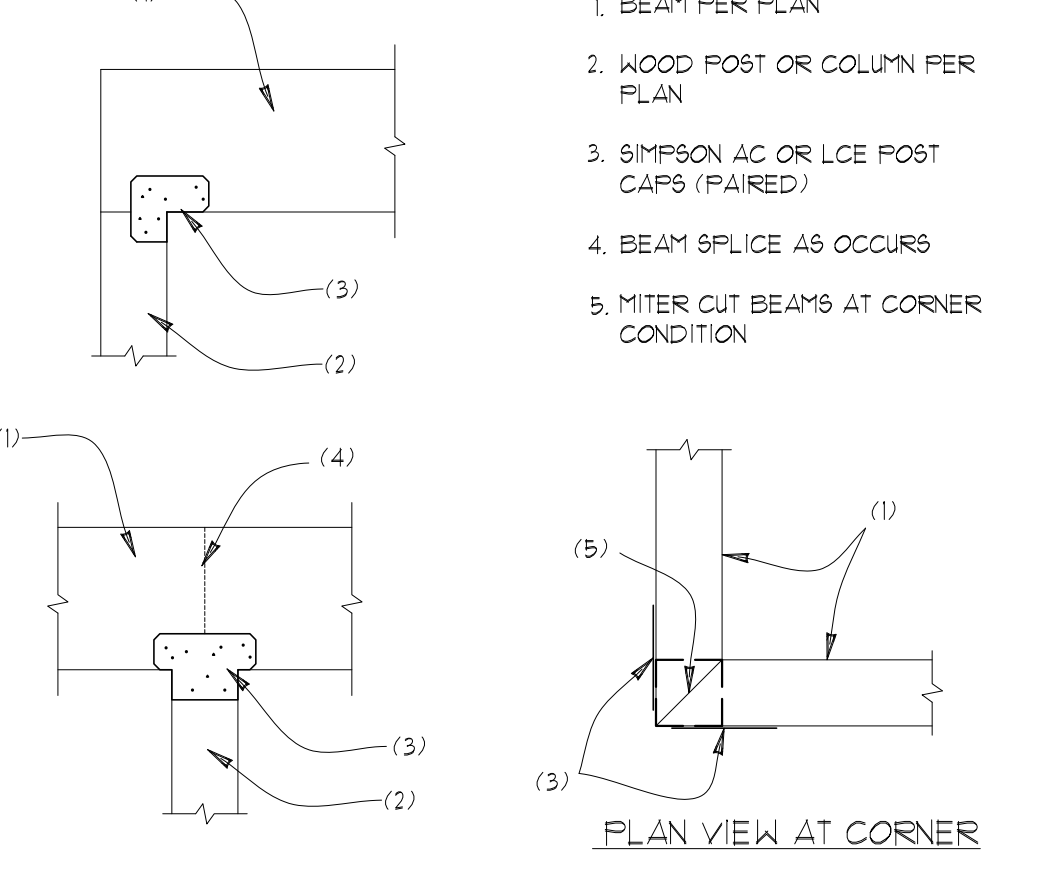
63 FLOOR JOIST AT BEAM
SCALE: 3/4"=1"



64 DECK LEDGER AT RIM BOARD
SCALE: 3/4"=1"



65 FLOOR JOIST AT INT. SHEAR WALL
SCALE: 3/4"=1"



66 WOOD BEAM AT WOOD POST
SCALE: 3/4"=1"

STRUCTURAL PLANS

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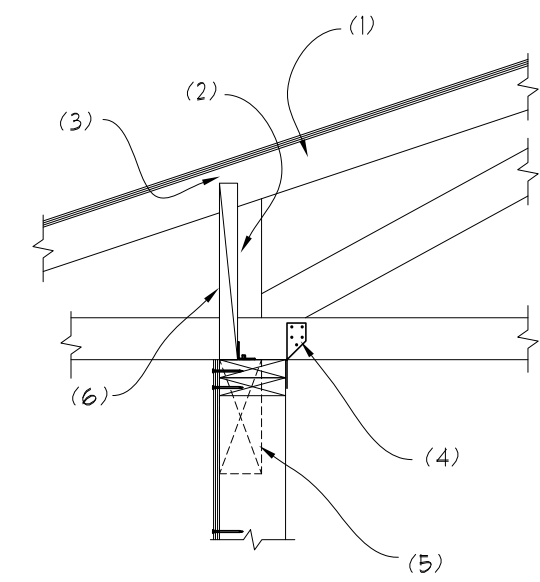
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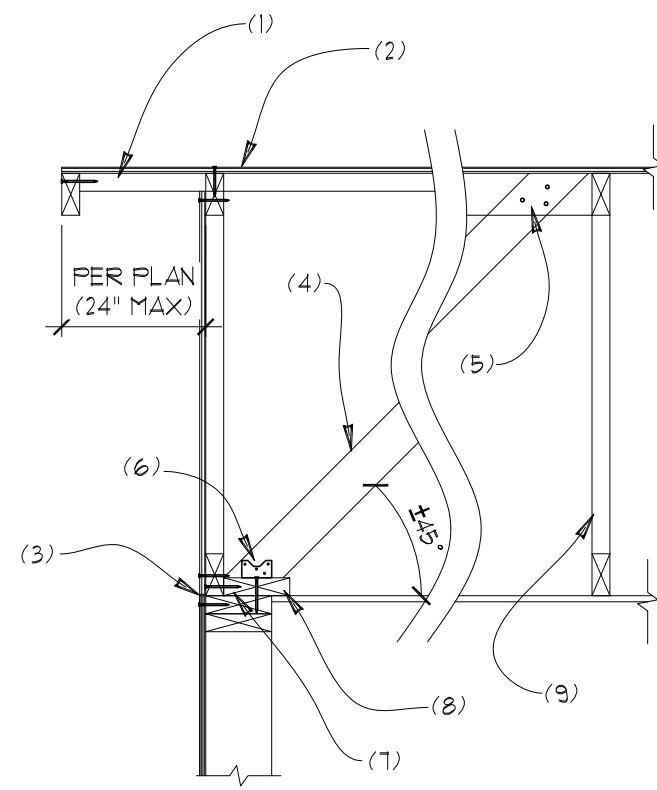
REVISION:	INIT:	DATE:

S5	DATE:	11-24-2020
	INIT:	MM
PROJECT #:	2328	



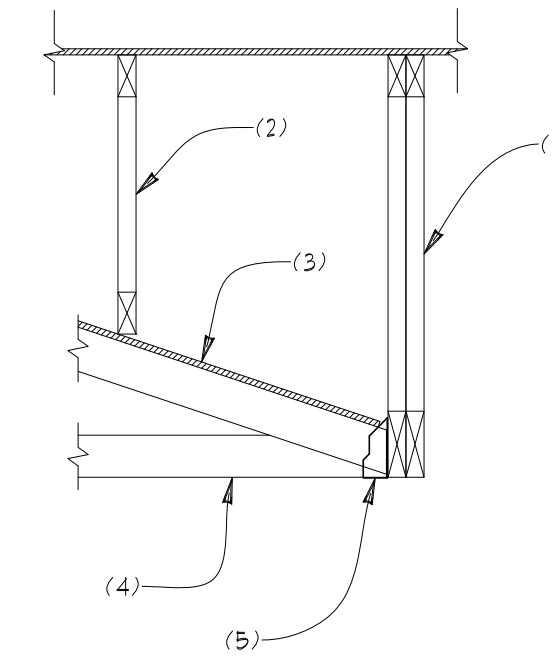
1. CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
2. 2x12 OR 1/4" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
3. 1" VENTILATION GAP MAXIMUM
4. SIMPSON H25 @ EACH TRUSS INSTALLED PER MFG. SPECS.
5. STUD WALL OR BEAM PER PLAN
6. WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

10 CANTILEVER HEEL OPTION AT BEARING
SCALE: 3/4"=1'



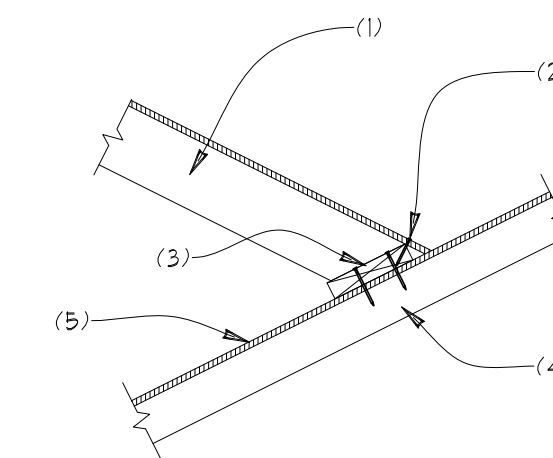
1. 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1X MIN) SECURED TO ENDS W/ (2) 10d NAILS
2. ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
3. SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
4. 2x DIAGONAL 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

11 GABLE END TRUSS
SCALE: 3/4"=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 HUS26 OR USP THD26 FACE MOUNT HANGER UNO. PER TRUSS MANUF.

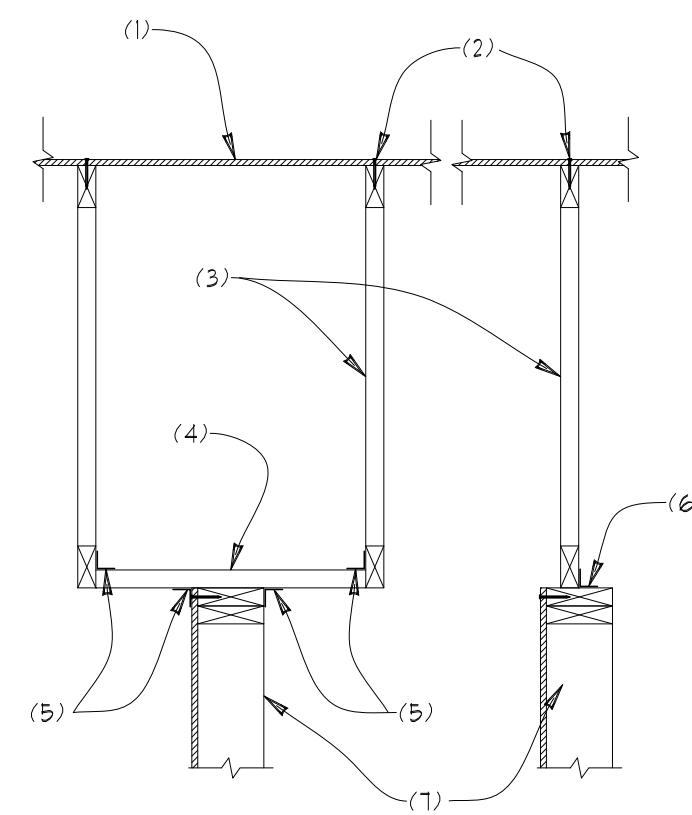
12 GIRDER TRUSS AT OVERFRAMING
SCALE: 3/4"=1'



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.

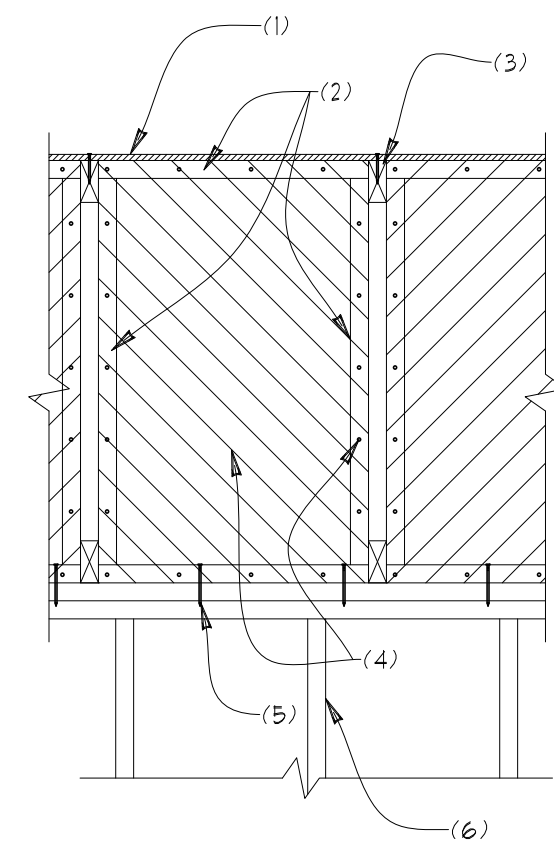
FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:
 0'-0" TO 6'-11" 2x4
 6'-0" TO 9'-11" 2x6
 9'-0" TO 12'-2" 2x8
 12'-0" TO 14'-10" 2x10
 14'-0" TO 17'-3" 2x12
 (ASSUMES RAFTERS @ 24" O.C. LL+30%PSF 4 DL+10%PSF PER TABLE R202.3(1.3) FOR HF R2)

13 VALLEY FRAMING
SCALE: 3/4"=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.
1. INTERIOR SHEAR WALL PER PLAN

14 ROOF SHEAR TRANSFER @ INT. WALL
SCALE: 3/4"=1'



1. ROOF SHEATHING W/ DIAPHRAGM NAILING TO TRUSSES
2. 2x4 FLAT BLOCKING AT (4) SIDES OF BLOCKING PANEL
3. ROOF TRUSSES PER PLAN
4. SHEATHING AND EDGE NAILING PER SHEAR WALL SCHEDULE FOR WALL BELOW
5. BLOCKING NAILED TO TOP PLATE PER BASE PLATE NAILING OF WALL BELOW
6. INTERIOR SHEAR WALL PER PLAN

OPTION: PRE-MANUF TRUSS BLOCKING PANEL MAY BE USED IN LIEU OF SITE BUILT ASSEMBLY SHOWN.

15 SHEAR BLOCKING @ INT. SHEAR WALL
SCALE: 3/4"=1'

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18:01:09 -0800

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S6	DATE: 11-24-2020
	INIT: MM
	PROJECT #: 2328