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**R K Construction**  
 Lot 2  
 3402 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 #: 20070  
 DATE: NOVEMBER 17, 2020  
 DRAWN BY: N.F.W.  
 REVISIONS:  
 M.I. BLDG. DEPT. REVIEW 4/21

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'

$195.03/61,397.05 = 314.8$   
 $314.8 + 30 = +344.8' = \text{MAX. HT.}$

**GENERAL NOTES**

- CODE COMPLIANCE**  
 ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IRC, 2015 IMC, 2015 IFCC, 2015 NATIONAL FUEL GAS CODE, NFPA 54, 2015 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2015 IFG, 2015 IFC, 2015 WSEC, 2015 WEC, WAC 51-11, 2015 WAO, 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/OPEABLE 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) (BC)  
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) (RC)  
 2015 WASHINGTON ENERGY CODE (WEC) (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  
 OVER UNHEATED SPACES: R-38  
 VAULTED CEILINGS: R-38  
 SLAB-ON-GRADE: R-10

TEMPERATURE 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 WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE 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 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  
**& COOLING:**  
 FORCED AIR NATURAL GAS HEATING SYSTEM.

HEATING  
**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:  
 CONTINUOUS R-3.5 POLYURETHANE  
 NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.

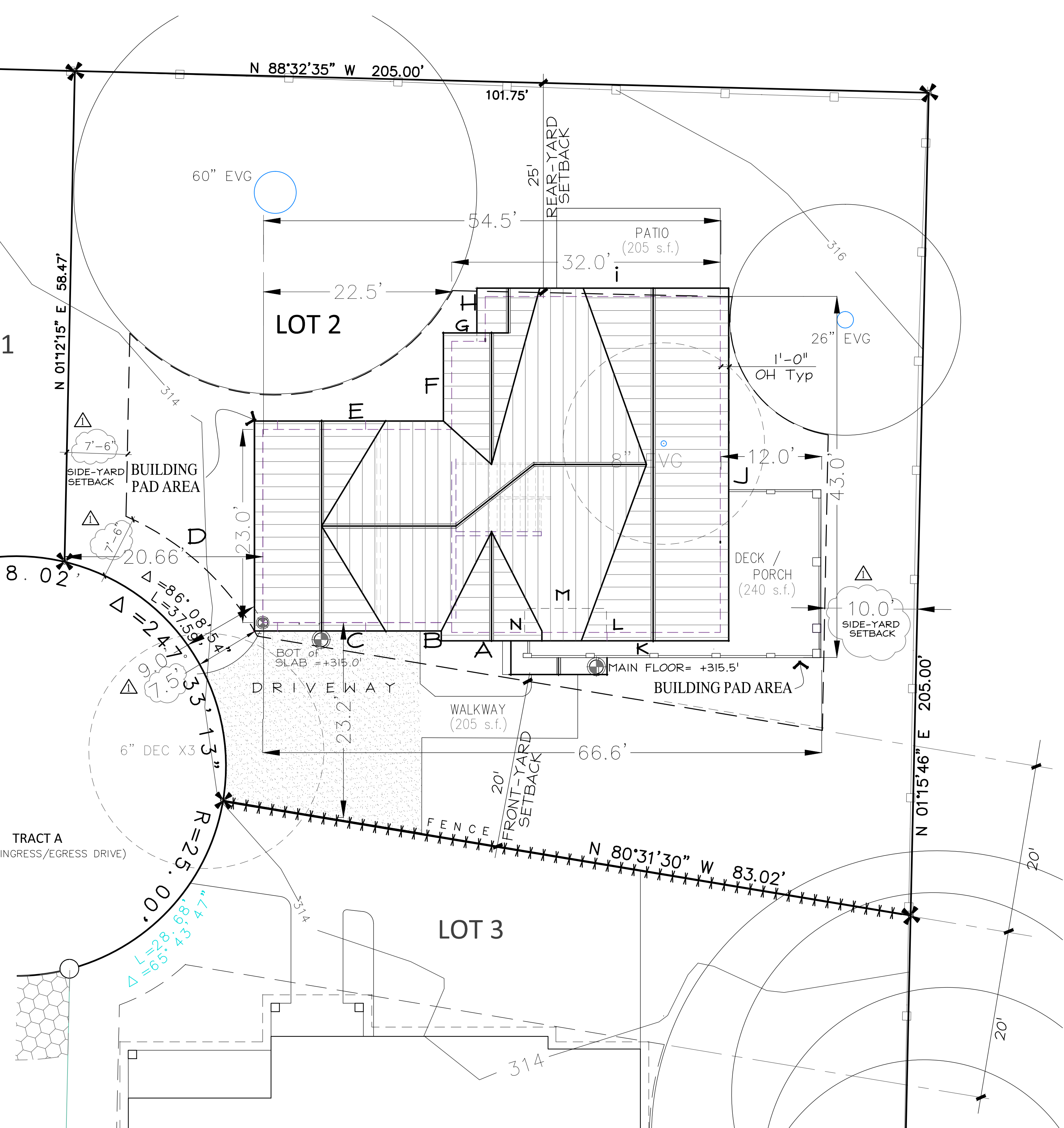
WHOLE HOUSE VENTILATION:  
 VENTILATION TO BE SUPPLIED BY FORCED AIR FURNACE TO MEET CURRENT WSEC.  
 R403.1.1 PROGRAMMABLE THERMOSTAT, WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON 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 = 3.5**

- 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 & 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.

**ENERGY CODE**

-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  
 MARINE IV

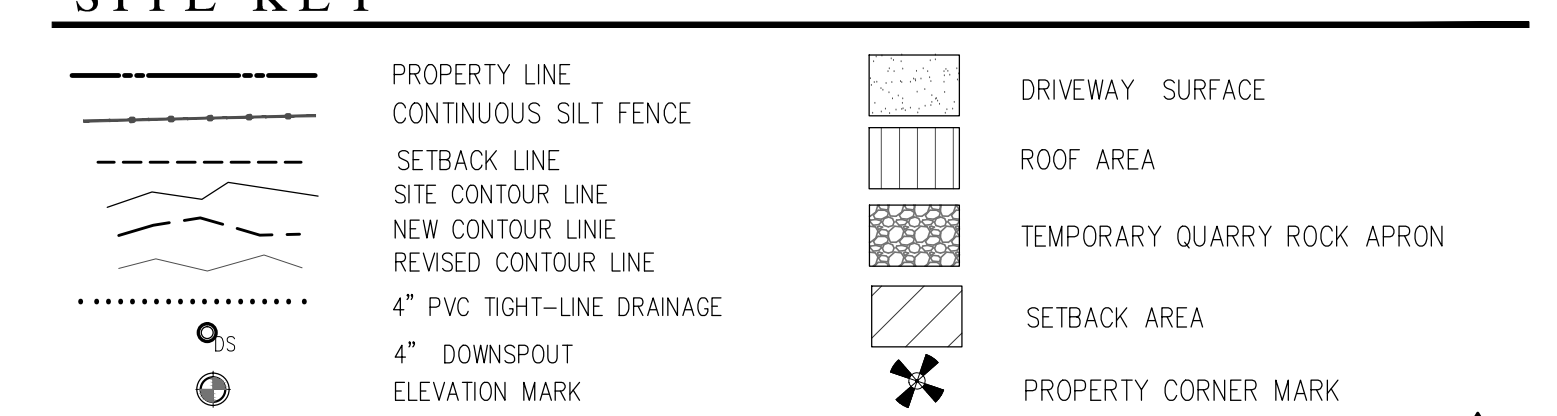


**LEGAL DESCRIPTION**

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\"/>

**SITE PLAN**

PARCEL No. 130030-1852  
 LOT AREA: 8,835 s.f.  
 SCALE: 1/8" = 1'-0"



**SITE NOTES**

- PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW WATLES, OR OTHER APPROVED PERIMETER CONTROL BMP'S TO ELIMINATE CONSTRUCTION STORMWATER RUN-OFF.
- ELIMINATE UNCONTROLLED CONVEYANCE OF MUD & DIRT INTO THE RIGHT-OF-WAY (R.O.W.)
- COVER BARE SOILS WITH COMPOST BLANKETS, STRAW, MULCH, MATTING, OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.
- 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 SHALL BE REMOVED FROM PROPERTY PURSUANT TO SUBSECTION 19.02.020(F)(3)(a.)



**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	'CARRAIGE 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

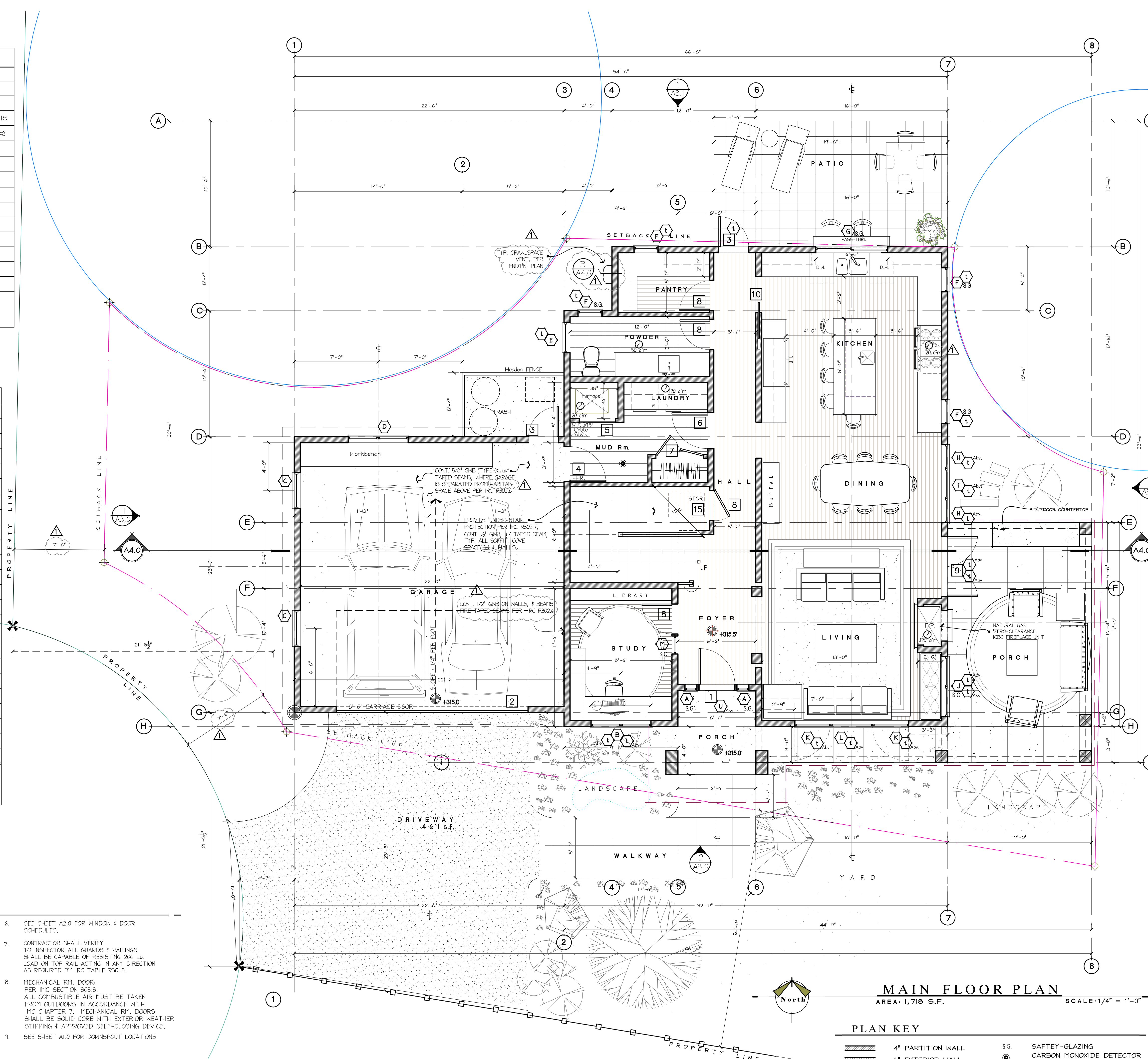
**WINDOW SCHEDULE**

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"	CSPINT/CSPINT	
C	3'-0" X 3'-0"	CASEMENT	
D	(2) 2'-6" X 3'-0"	CSPINT/CSPINT	
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"	CSPINT/CSPINT	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"	CSPINT/CSPINT	EGRESS / SAFETY GLAZE / (3) LITES
O	(2) 3'-0" X 4'-6"	CSPINT/CSPINT	EGRESS / SAFETY GLAZE / (1) LITE
P	(2) 3'-0" X 4'-0"	CSPINT/CSPINT	
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"	CSPINT/CSPINT	(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
- 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

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 WOLF CREEK RANCH  
 WINT.ROP.WAS.IN.TON 1112  
 TEL.12.12.12.12.12

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

PROJECT NAME: PROJECT ADDRESS:

SET TITLED: PERMIT SET  
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 4884  
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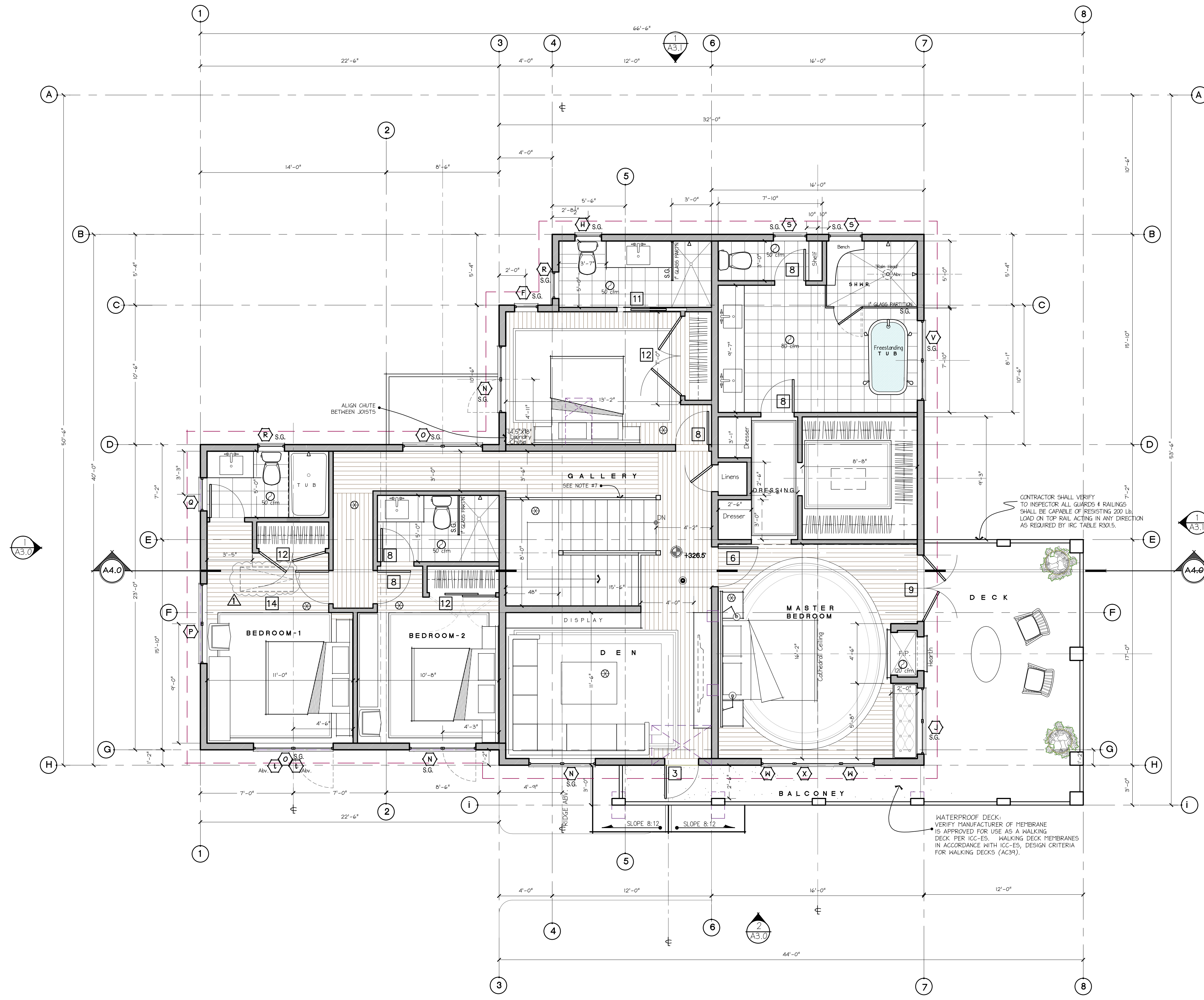
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DRAWN: <b>N.F.W.</b>
REVISIONS:
1. M.I. BLDG. DEPT. REVIEW 4/21

SHEET NO: **A2.1**



**UPPER FLOOR PLAN**

AREA: 1,731 S.F.

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

**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" H. 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. -HDK. & 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

**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

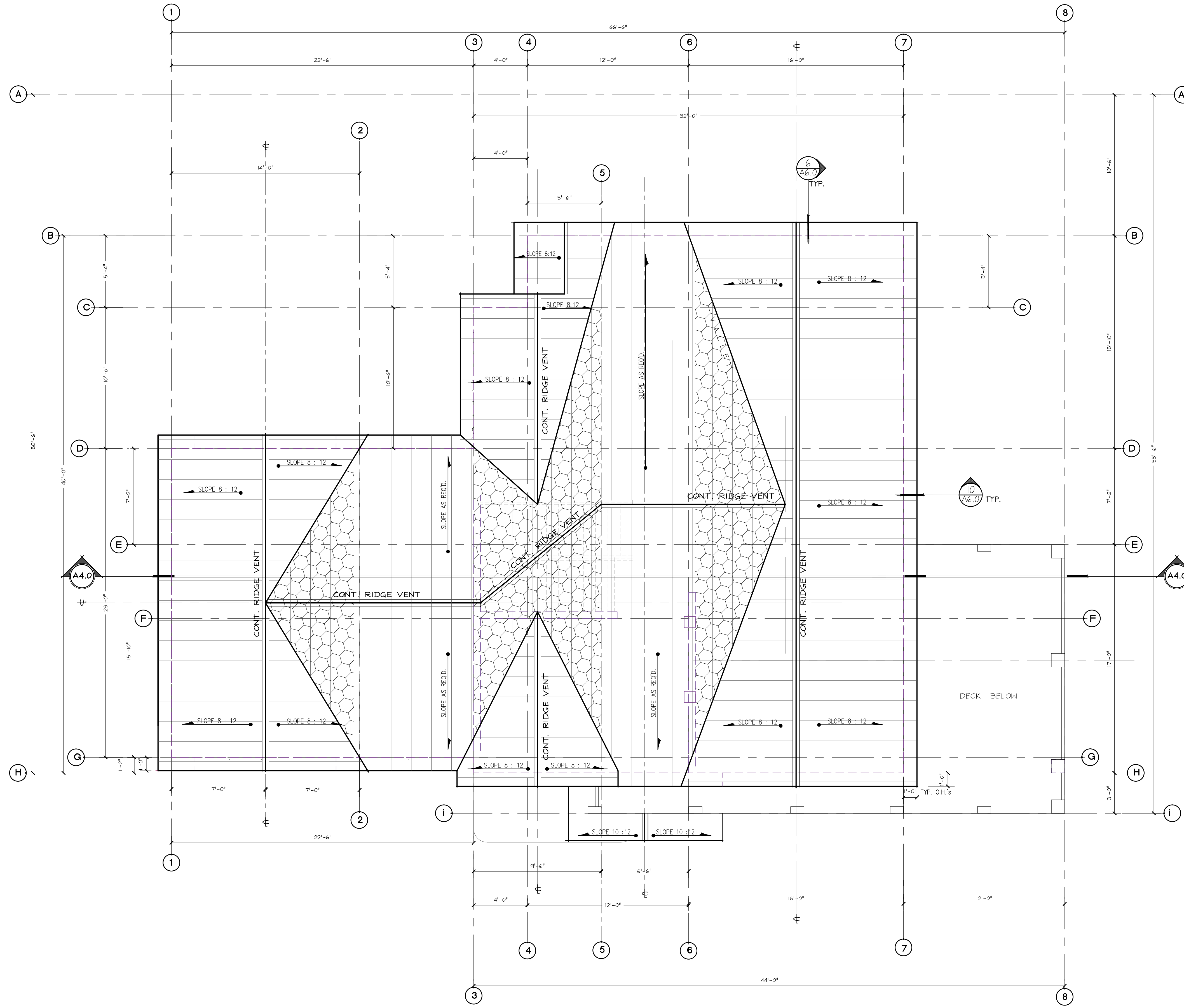
PROJECT NAME:	PROJECT ADDRESS:
<b>R K K Construction</b>	
Lot 2 3402 72nd Place, S.E. Mercer Is., WA 98040	

SET TITLE:	SCHEMATIC SET
SHEET TITLE:	ROOF PLAN

STAMP:

PROJECT	20070
DATE	NOVEMBER 17, 2020
DRAWN	N.F.W.
REVISIONS	
1	
2	
3	
4	
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7	
8	

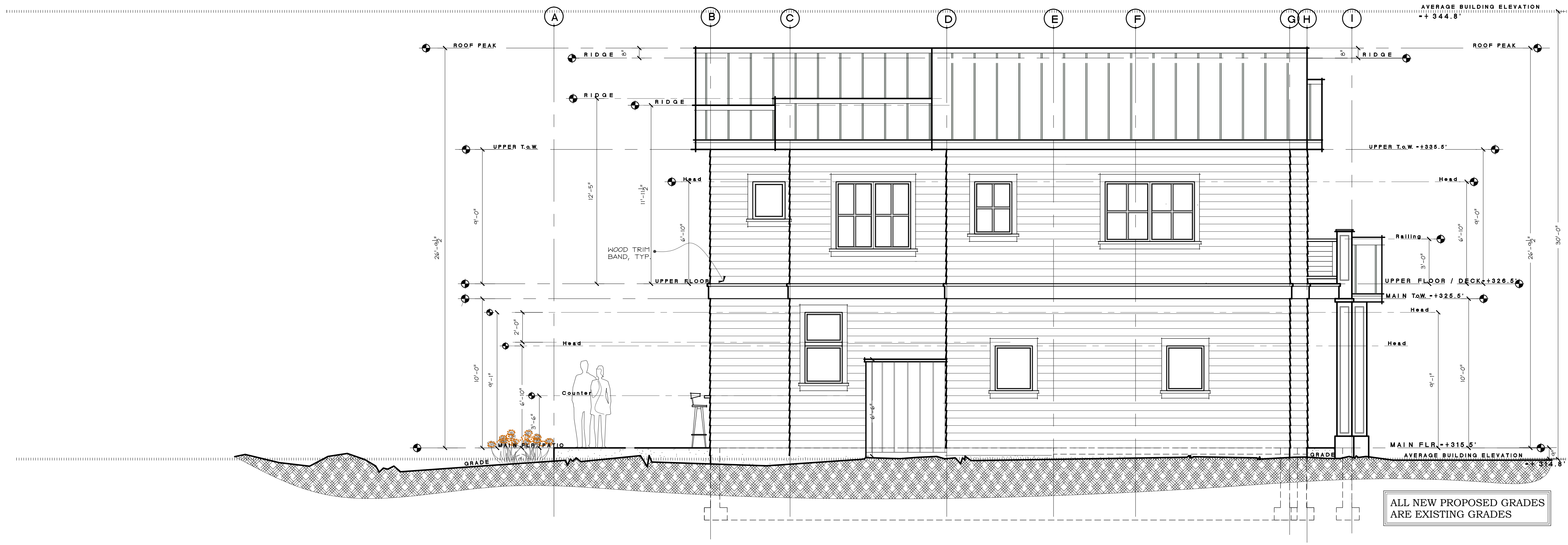
SHEET NO. **A2.2**



**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**





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



**2** SOUTH 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:	PERMIT SET
SHEET TITLE:	ELEVATIONS

STAMP:  
 4884  
 RICHARD A. FISHER  
 STATE OF WASHINGTON

PROJECT NO.	20070
DATE	NOVEMBER 17, 2020
DRAWN BY	N.F.W.
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

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. COP. WAS. INTON 0002  
TEL: 206 441 1212



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	

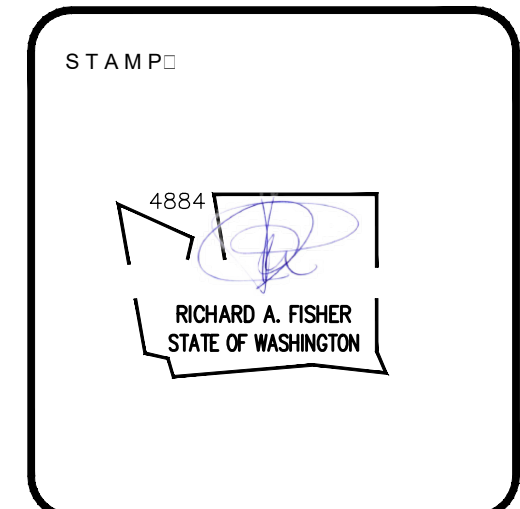
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**A3.1**



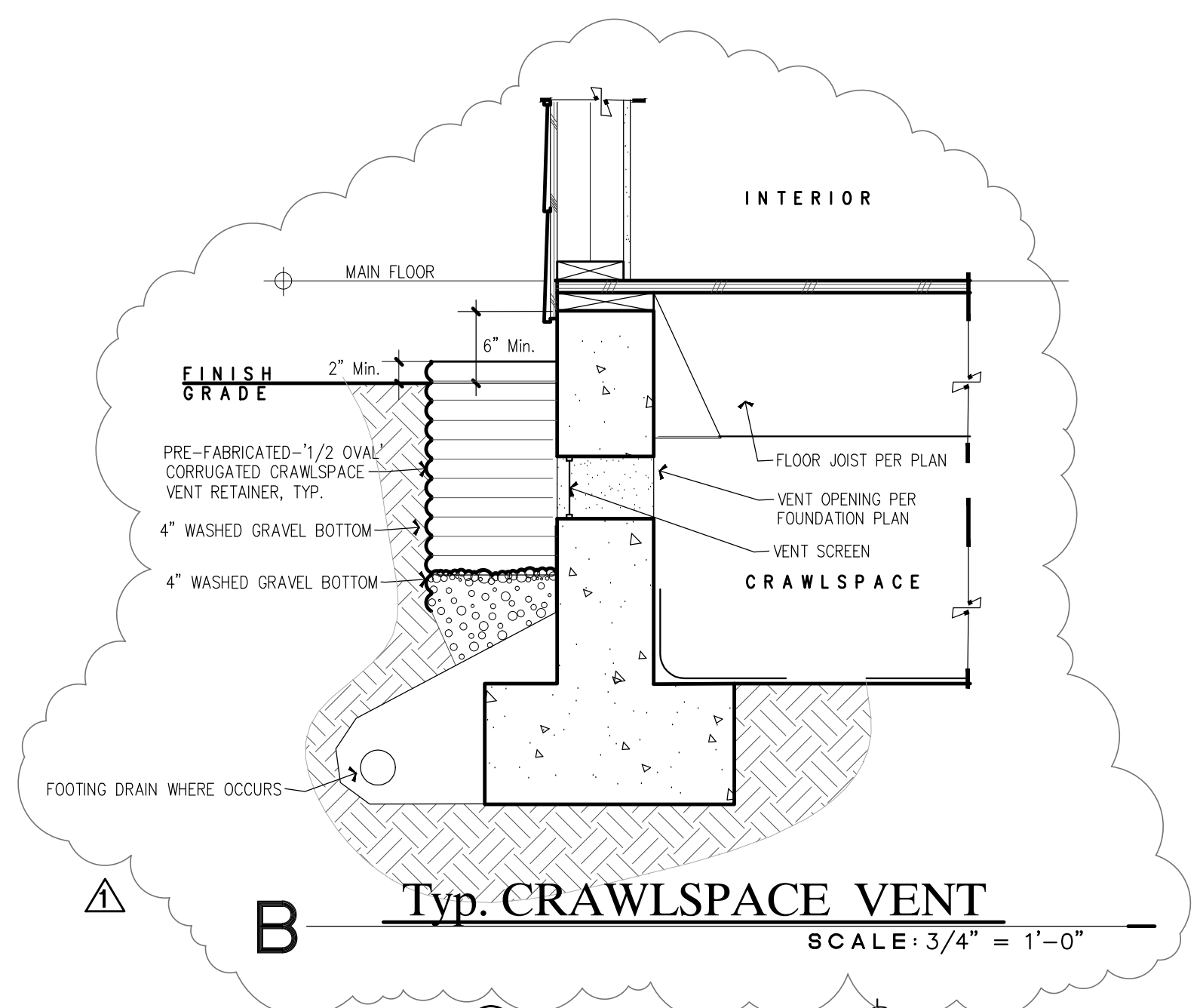
PROJECT NAME: PROJECT ADDRESS:  
**R K K Construction**  
Lot 2  
3402 72nd Place, S.E.  
Mercer Is., WA 98040

SET TITLED	PERMIT SET
SHEET TITLED	SECTIONS

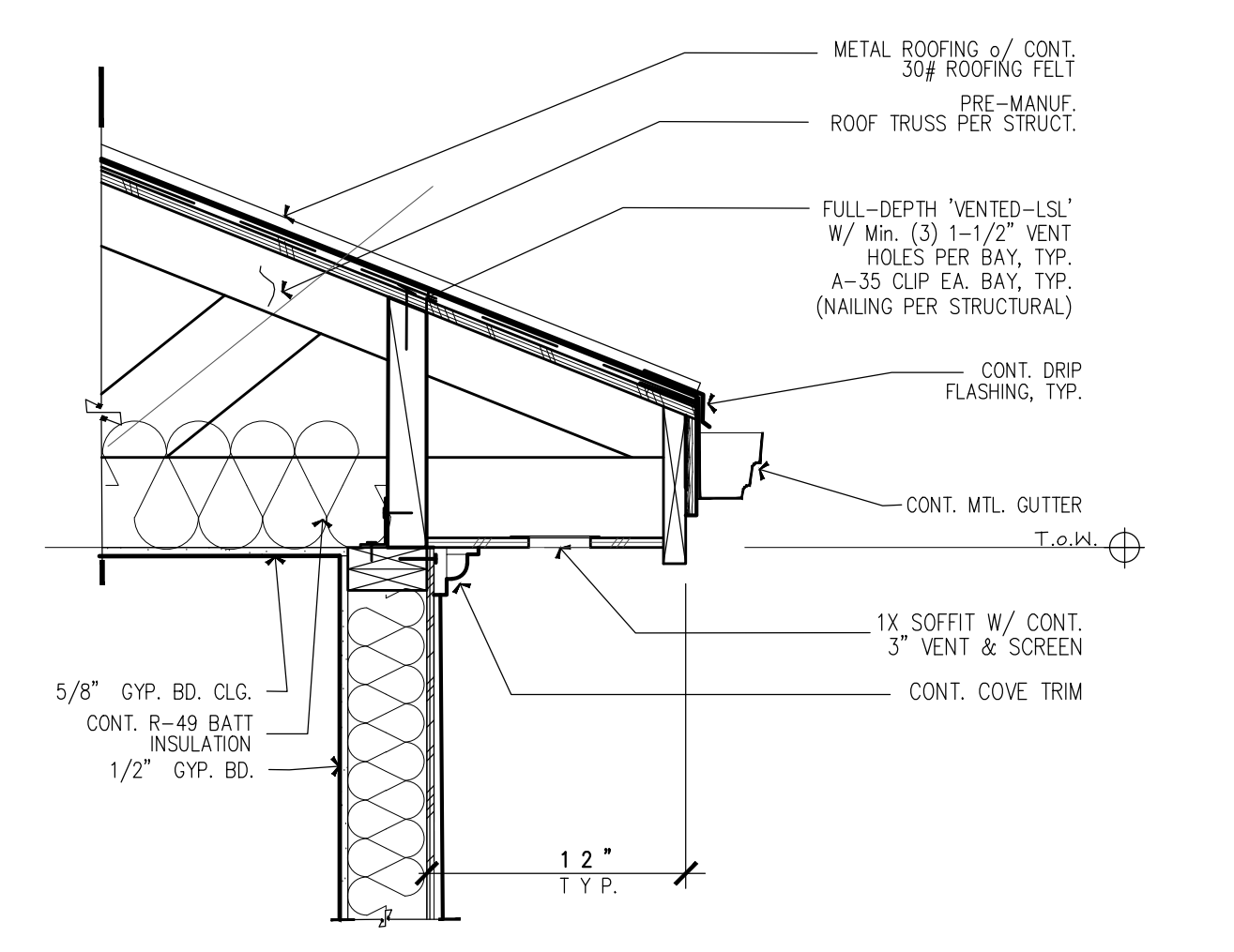


PROJECT NO.	20070
DATE	NOVEMBER 17, 2020
DRAWN BY	N.F.W.
REVISIONS	
	M.I. BLDG. DEPT. REVIEW 4/21

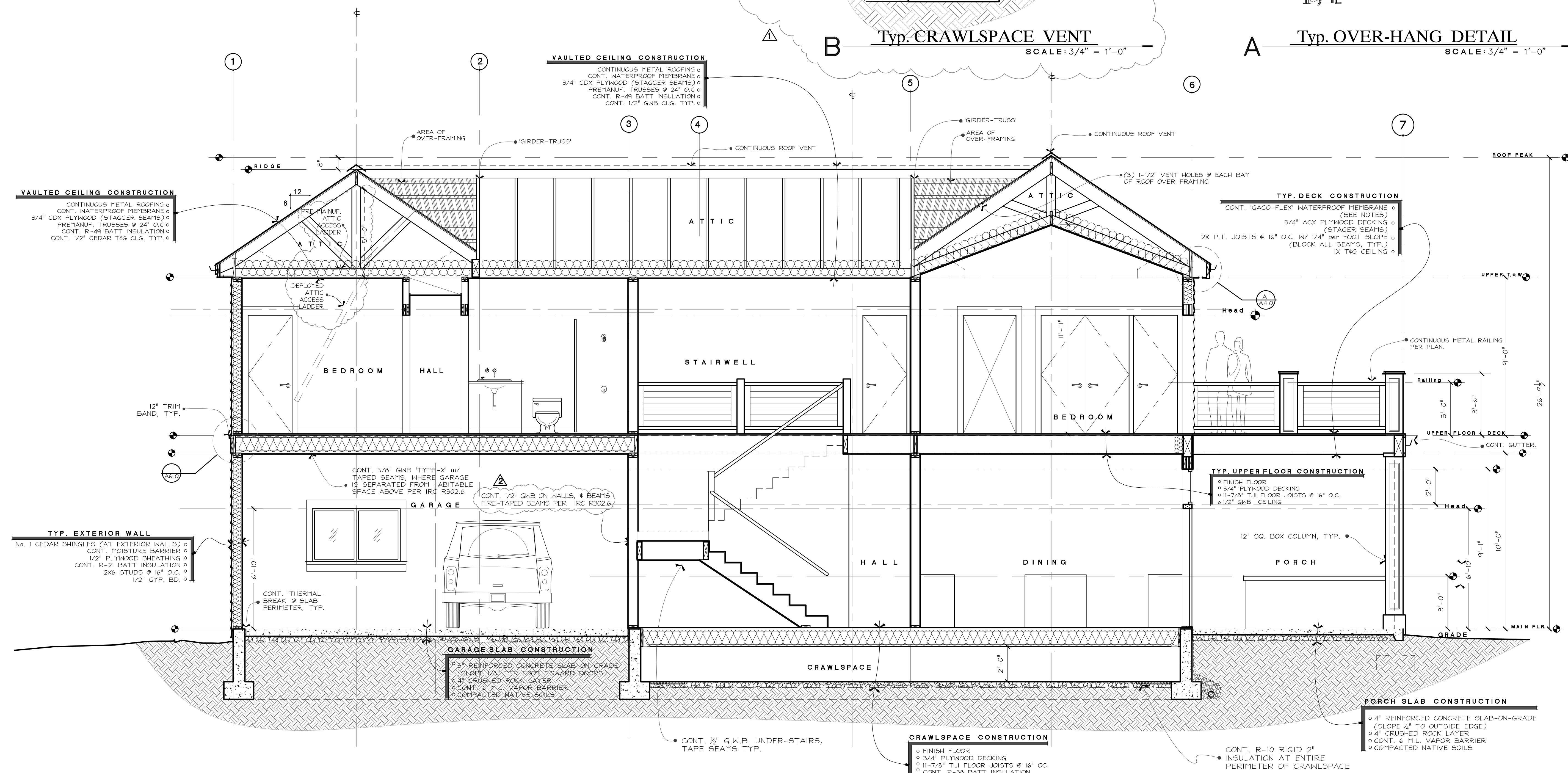
SHEET NO. **A4.0**



**Typ. CRAWLSPACE VENT**  
SCALE: 3/4" = 1'-0"



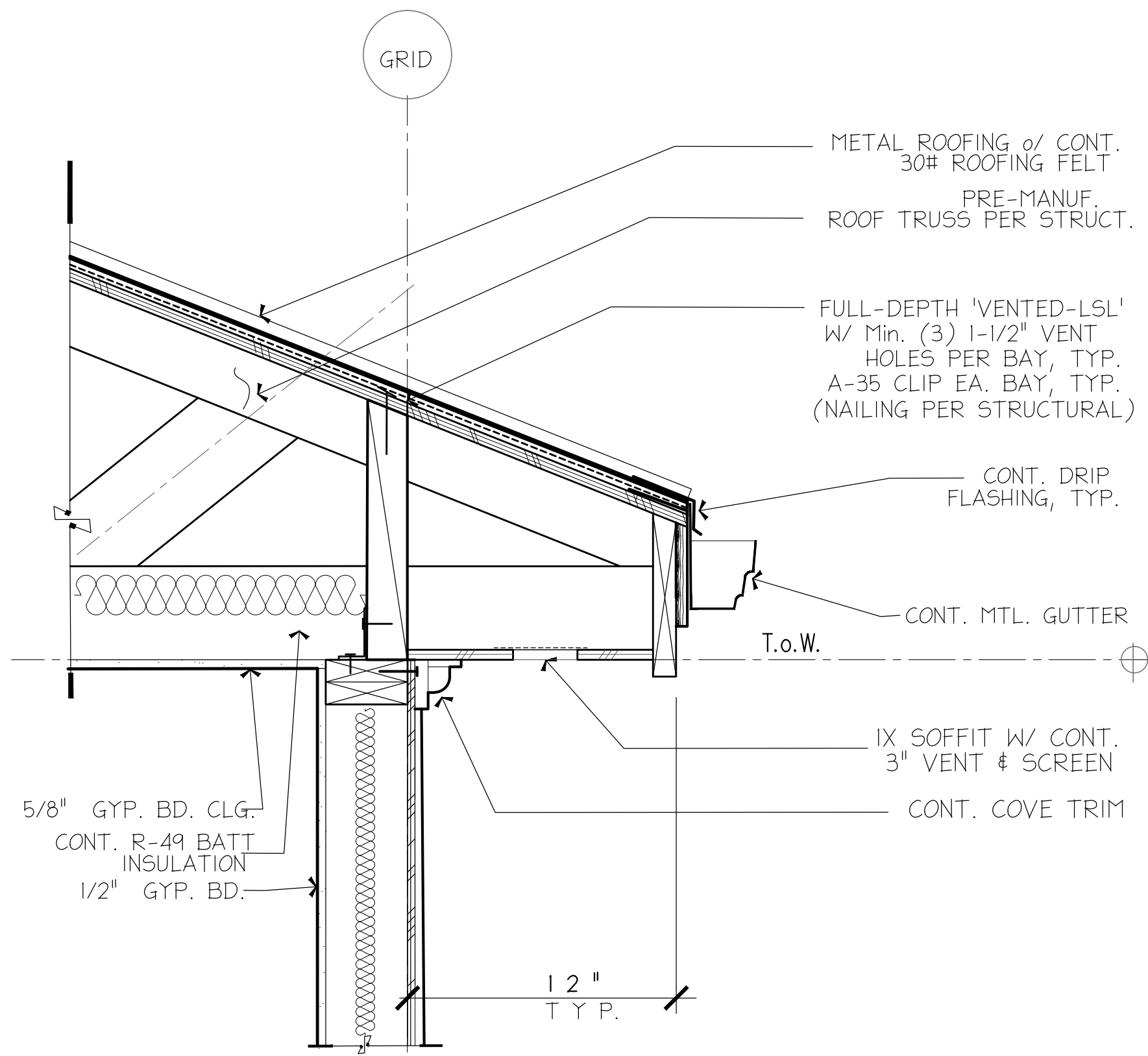
**Typ. OVER-HANG DETAIL**  
SCALE: 3/4" = 1'-0"



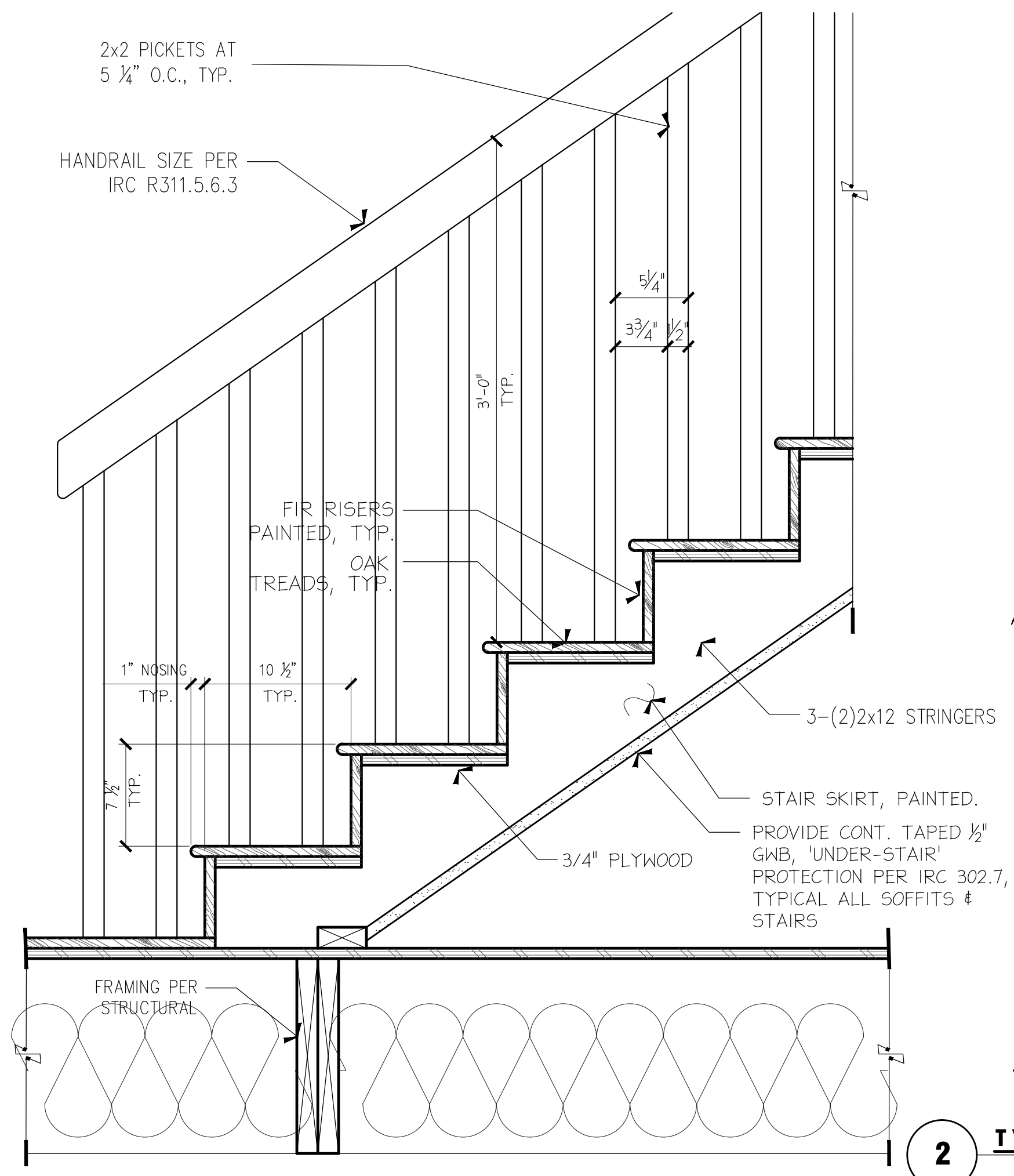
**SECTION**  
NOTES  
SCALE: 3/8" = 1'-0"

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).

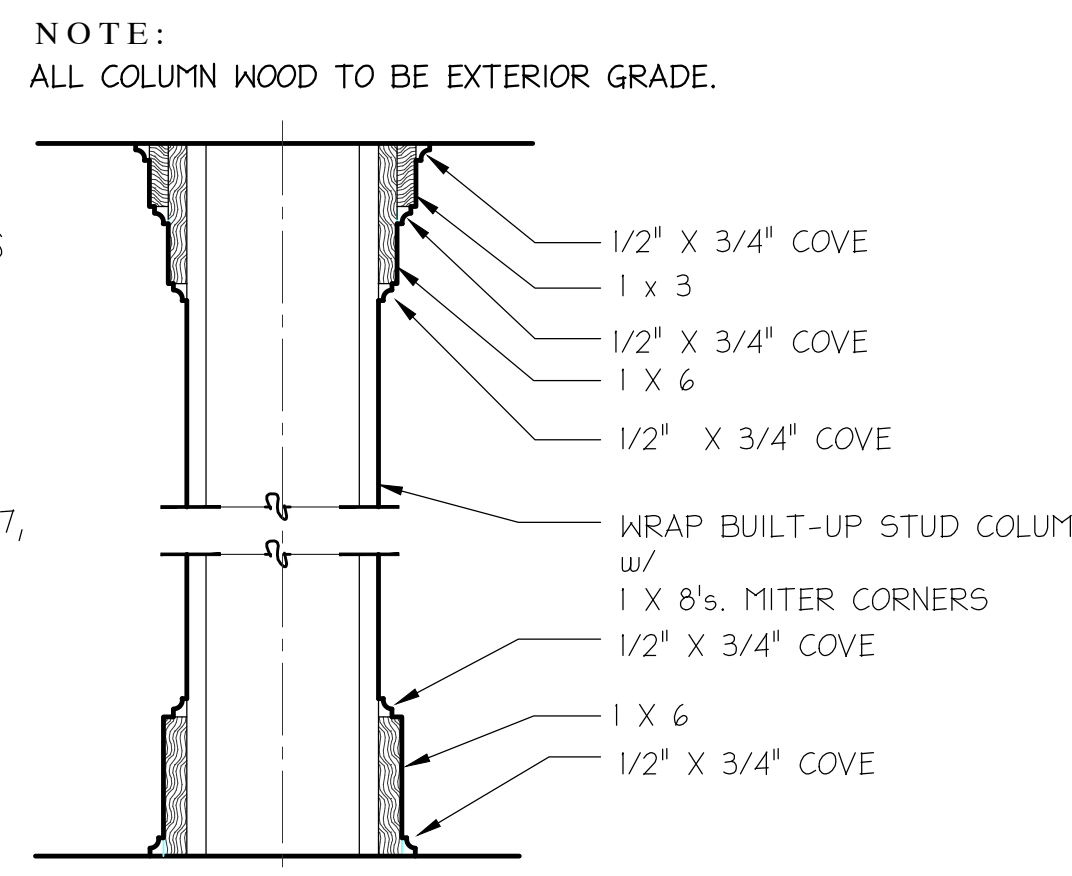




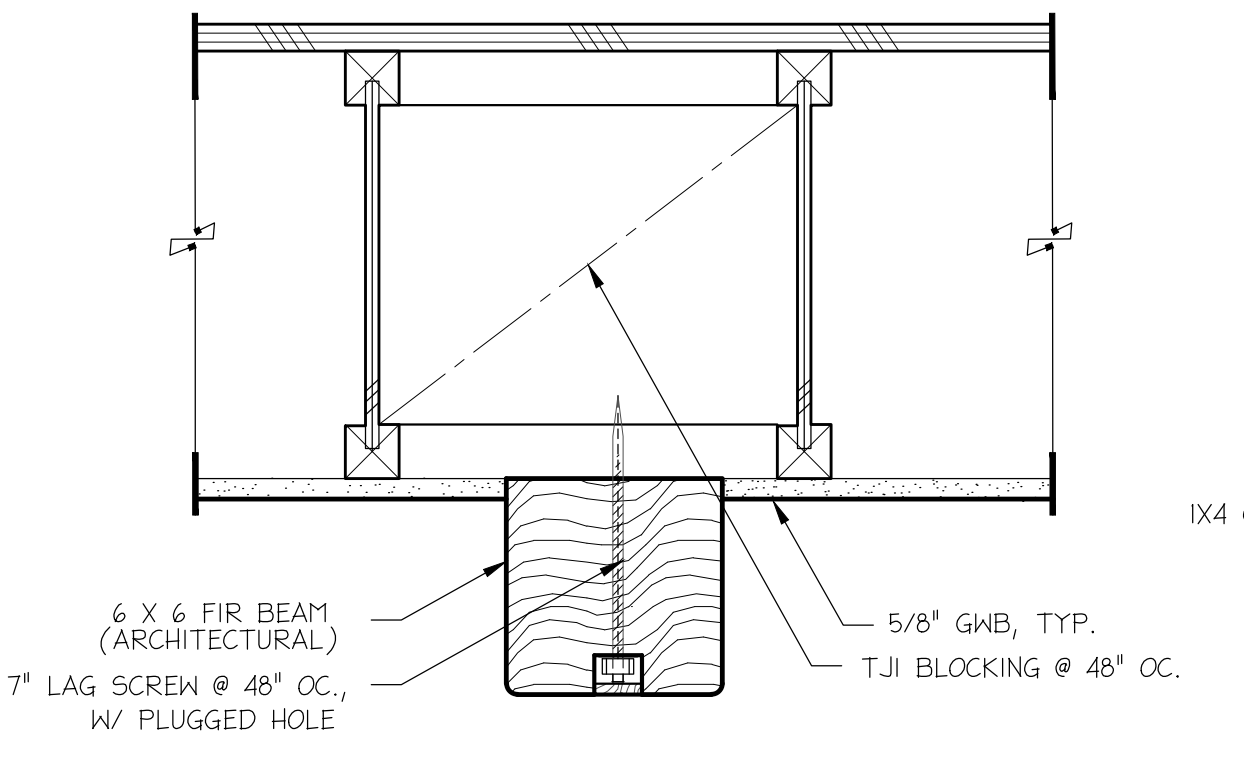
10 STAIR FRAMING DETAIL SCALE 1/2" = 1'-0"



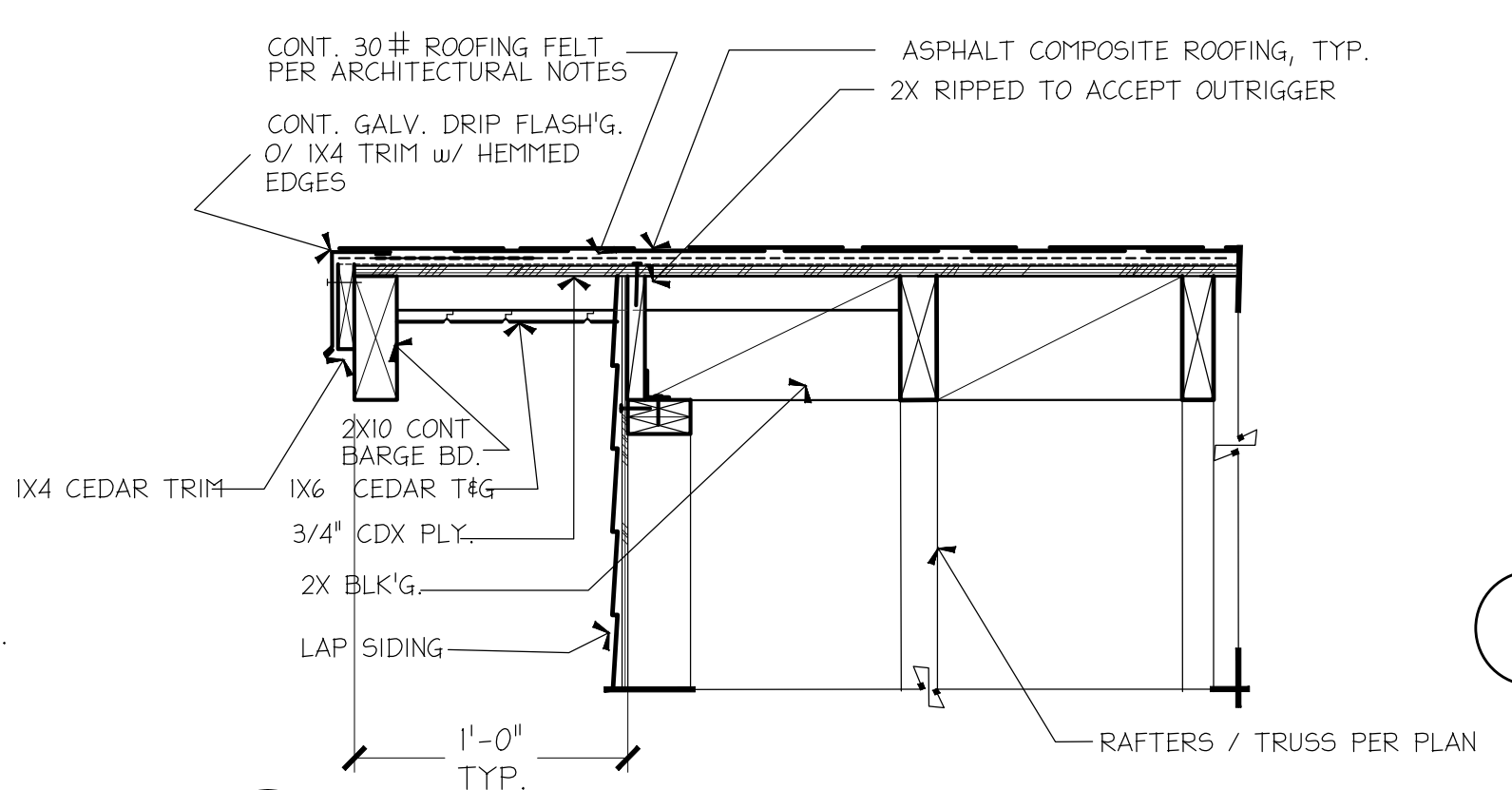
5 STAIR FRAMING DETAIL SCALE 1/2" = 1'-0"



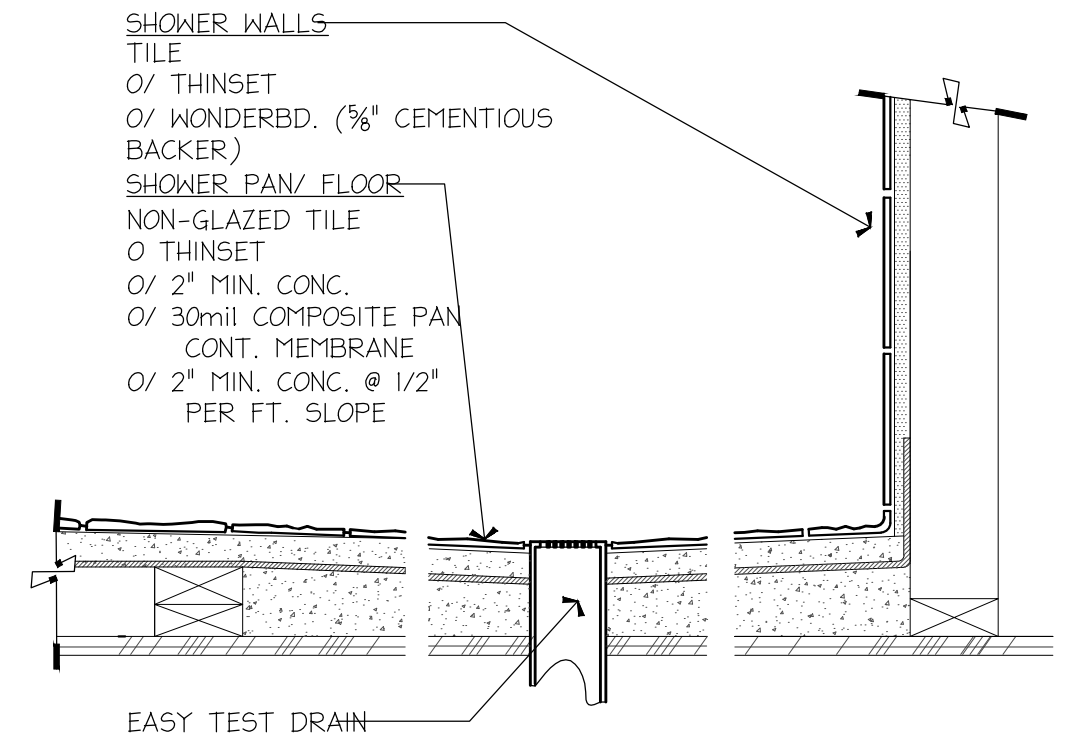
2 TYPICAL BOX COLUMN TRIM SCALE 1/2" = 1'-0"



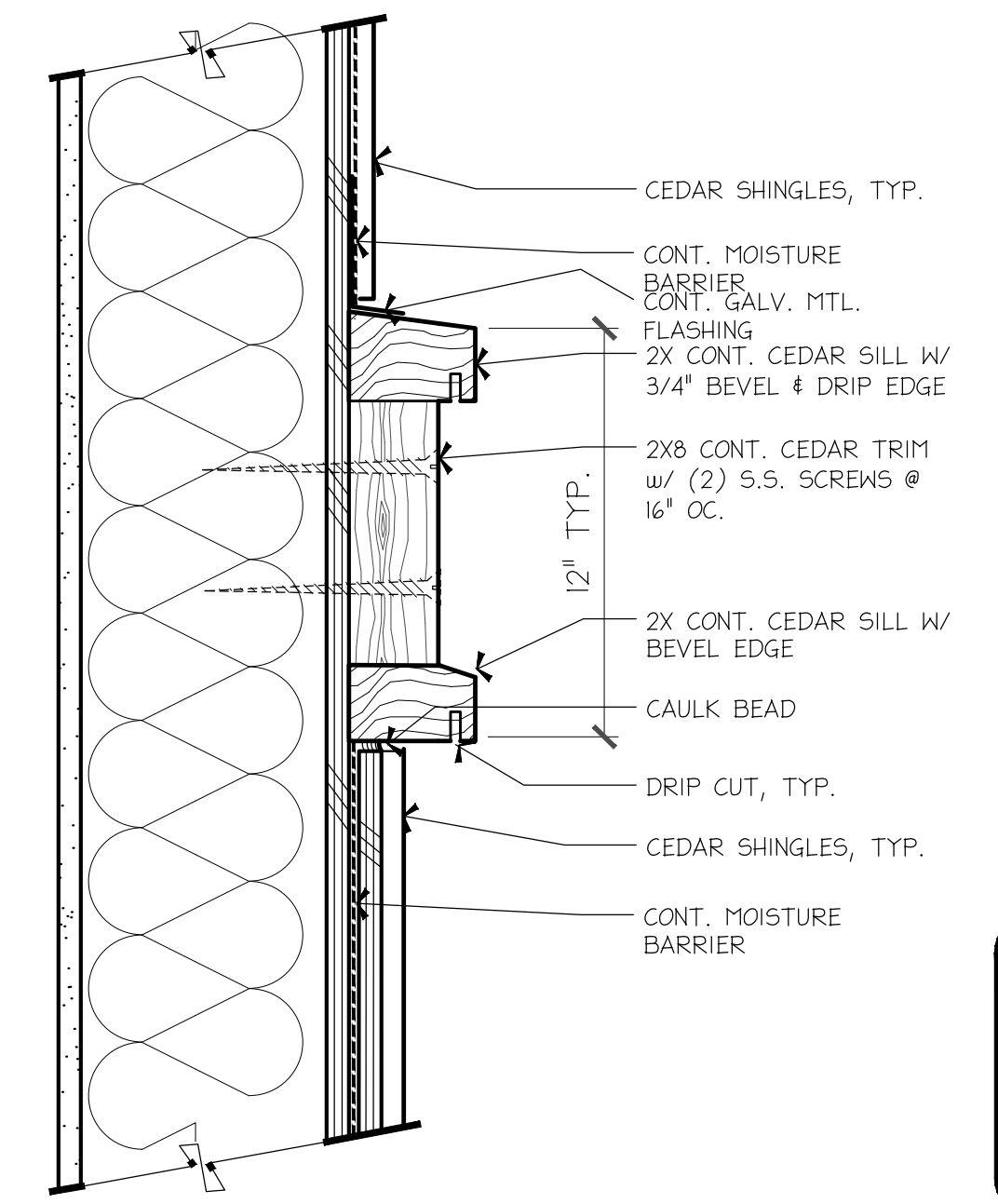
8 TYPICAL BOX COLUMN TRIM SCALE 3/4" = 1'-0"



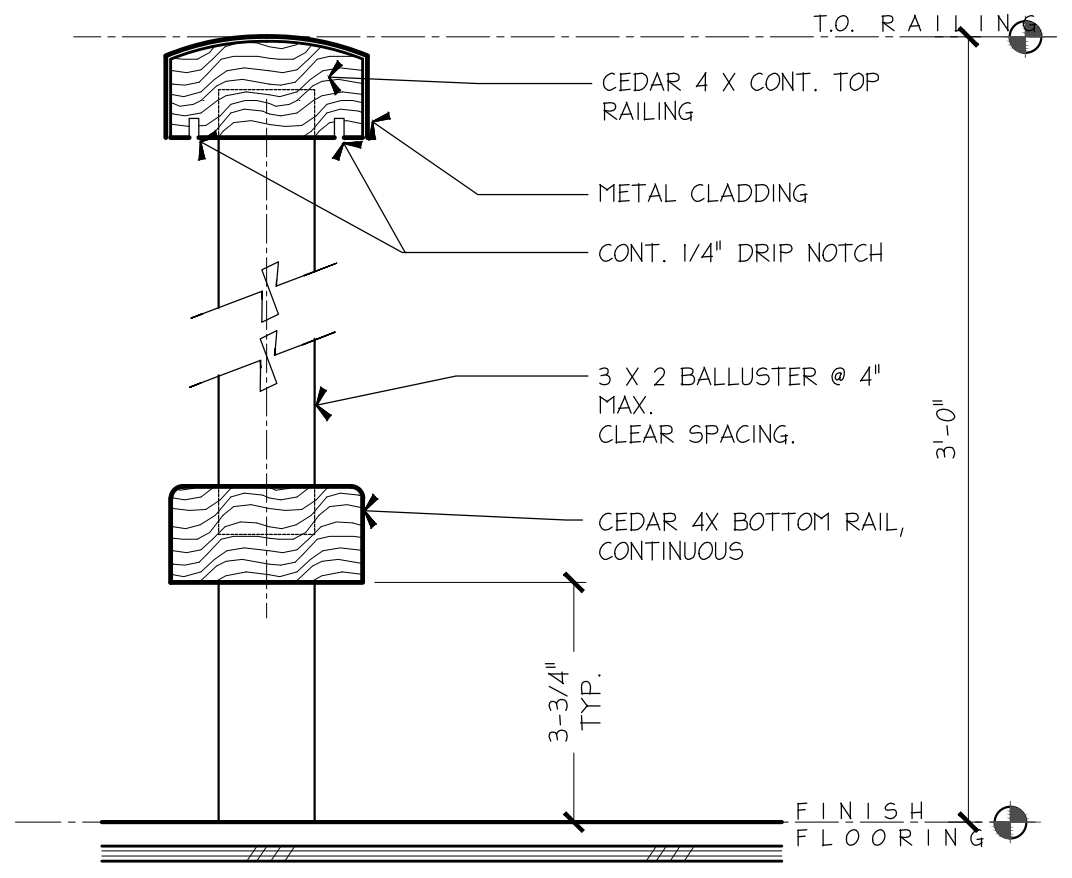
6 TYPICAL RAKE DETAIL SCALE 3/4" = 1'-0"



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

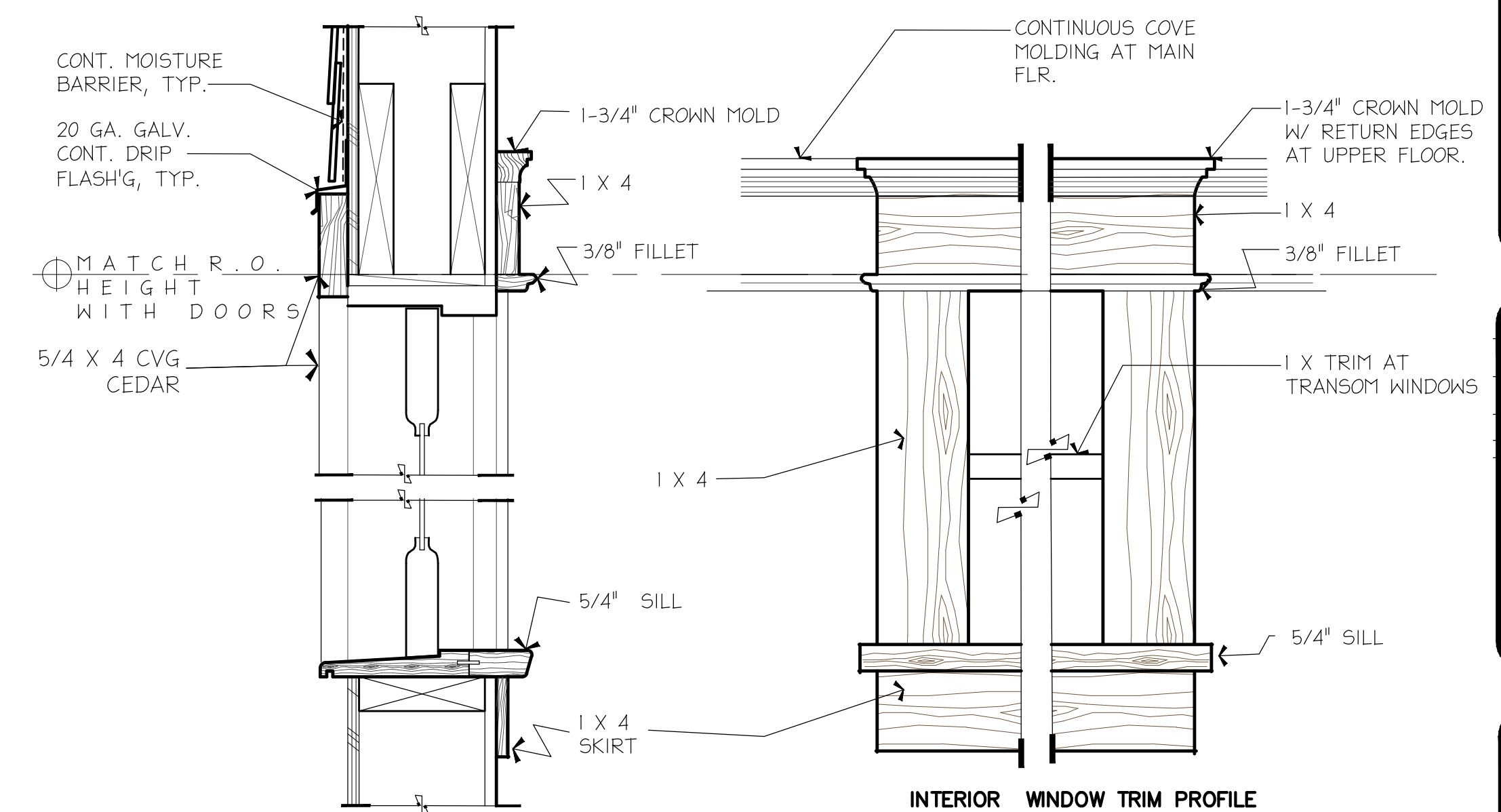


1 TYPICAL TRIM BAND DETAIL SCALE 3/4" = 1'-0"



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, WA 98107  
 TEL: 206 440 4442  
 FAX: 206 440 4447  
 EMAIL: RA@RFA.COM  
 WEB: RICHARDAFISHER.COM  
 WOLF CREEK RANCH WINTROP, WA 98122  
 TEL: 206 440 4442

PROJECT NAME: **R K K Construction**  
 PROJECT ADDRESS: **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 NO: **20070**  
 DATE: **NOVEMBER 17, 2020**  
 DRAWN BY: **N.F.W.**  
 REVISIONS:

SHEET NO: **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

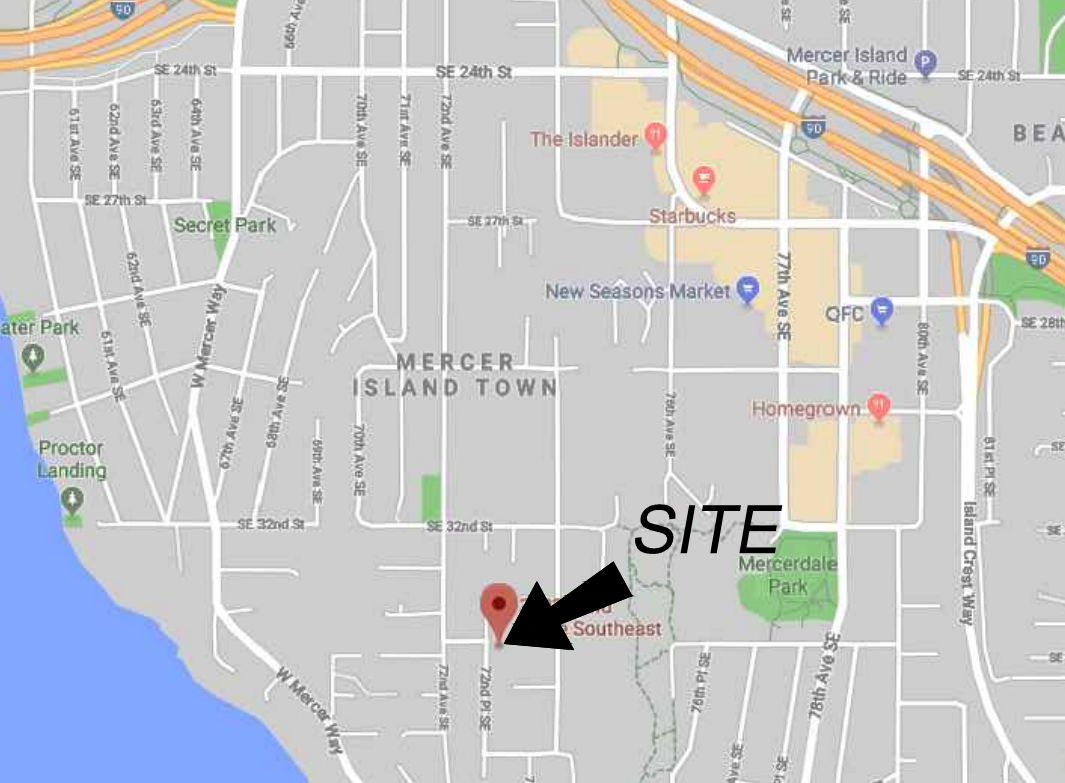
NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK #6457 2" BRASS CAP WITH "X" IN CONC MON, DOWN 1.0', 5' OFFSET MON INTX SE 32ND ST & 74TH AVE SE. ELEV=324.56'

## SURVEYOR'S NOTES

- 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL N.O.S. 130030-1850, 130030-1851, 130030-1852 & 130030-1853
- 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)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 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 352-130-090.

## VICINITY MAP

N.T.S.



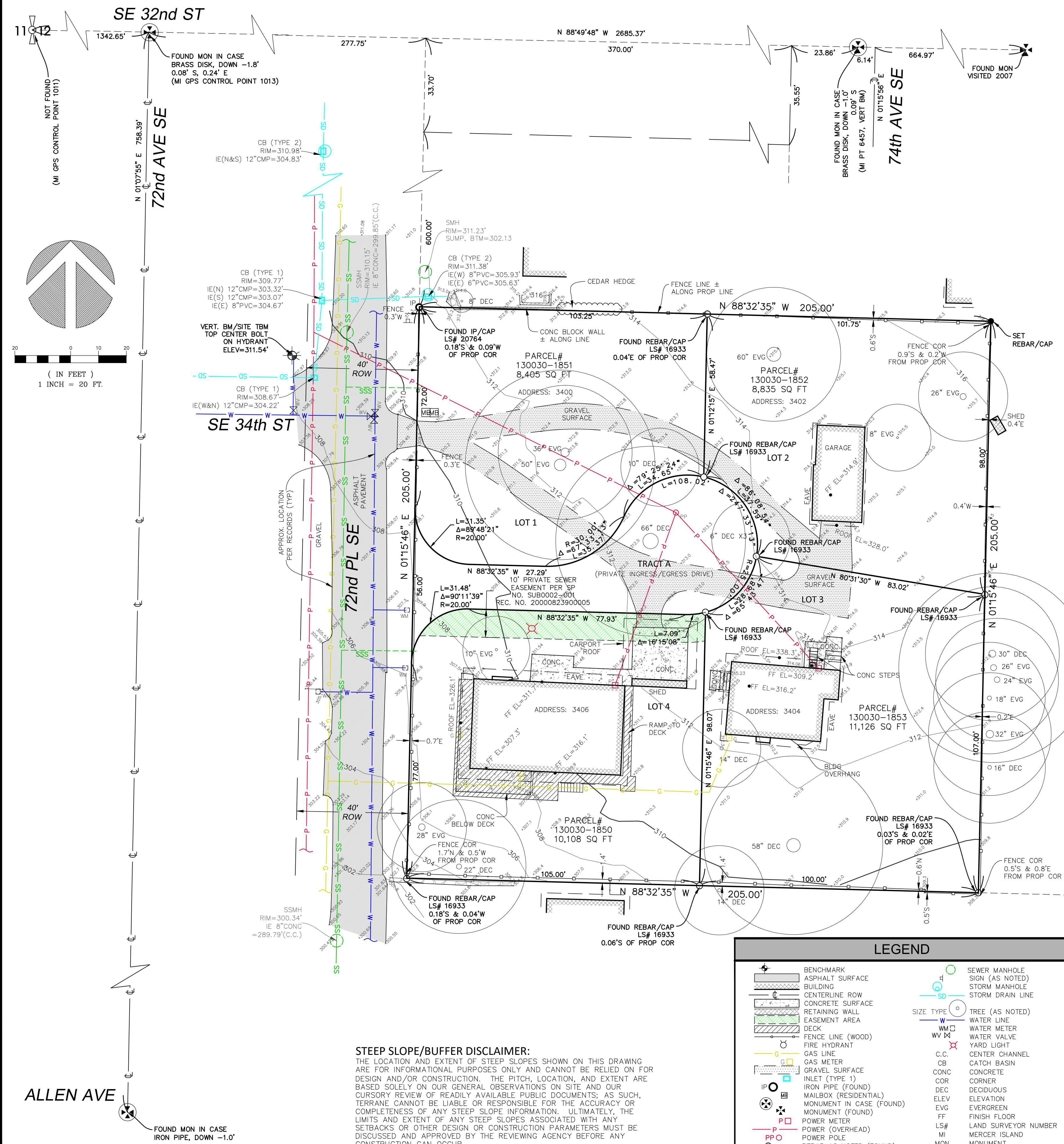
## LEGAL DESCRIPTION

**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 S01°12'15"W 58.47 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 TO THE POINT OF BEGINNING; THENCE S01°15'46"W 105.00 FEET TO THE POINT OF BEGINNING; 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 FROM 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°11'39" 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 20.00 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 24°73'14" 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 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 24°73'14" 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 A 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
	GAS LINE
	GAS METER
	GRAVEL SURFACE
	INLET (TYPE 1)
	IRON PIPE (FOUND)
	MAILBOX (RESIDENTIAL)
	MONUMENT IN CASE (FOUND)
	MONUMENT (FOUND)
	POWER METER
	POWER (OVERHEAD)
	POWER POLE
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
	ROCKERY
	SEWER LINE
	SEWER MANHOLE SIGN (AS NOTED)
	STORM MANHOLE
	STORM DRAIN LINE
	TREE (AS NOTED)
	WATER LINE
	WATER METER
	WATER VALVE
	YARD LIGHT
	CENTER CHANNEL
	CATCH BASIN
	CONCRETE
	CORNER
	DECIDUOUS
	ELEVATION
	EVERGREEN
	FINISH FLOOR
	LAND SURVEYOR NUMBER
	MERCER ISLAND
	RECORD DATA
	SANITARY SEWER MANHOLE
	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

**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4498 support@terrane.net www.terrane.net

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

**REVISION HISTORY**

NO.	DESCRIPTION

**SHEET NUMBER**  
 1 OF 1



**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', Kt=1.05)  
**SOIL SITE CLASS** 'D', **SEISMIC CATEGORY** D/D2, Ss=1.395, 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 1-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	MODERATE WEATHERING POTENTIAL 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 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 AFFENDIX D OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).  
 8d COMMON (0.131" DIA, 2-1/2" LENGTH), 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), 16d COOLER (0.086" DIA, 1-5/8" LONG), 6d COOLER (0.093" 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 INSURANCE CORPORATION. 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, 1-2 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 - Fb=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 1-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:**

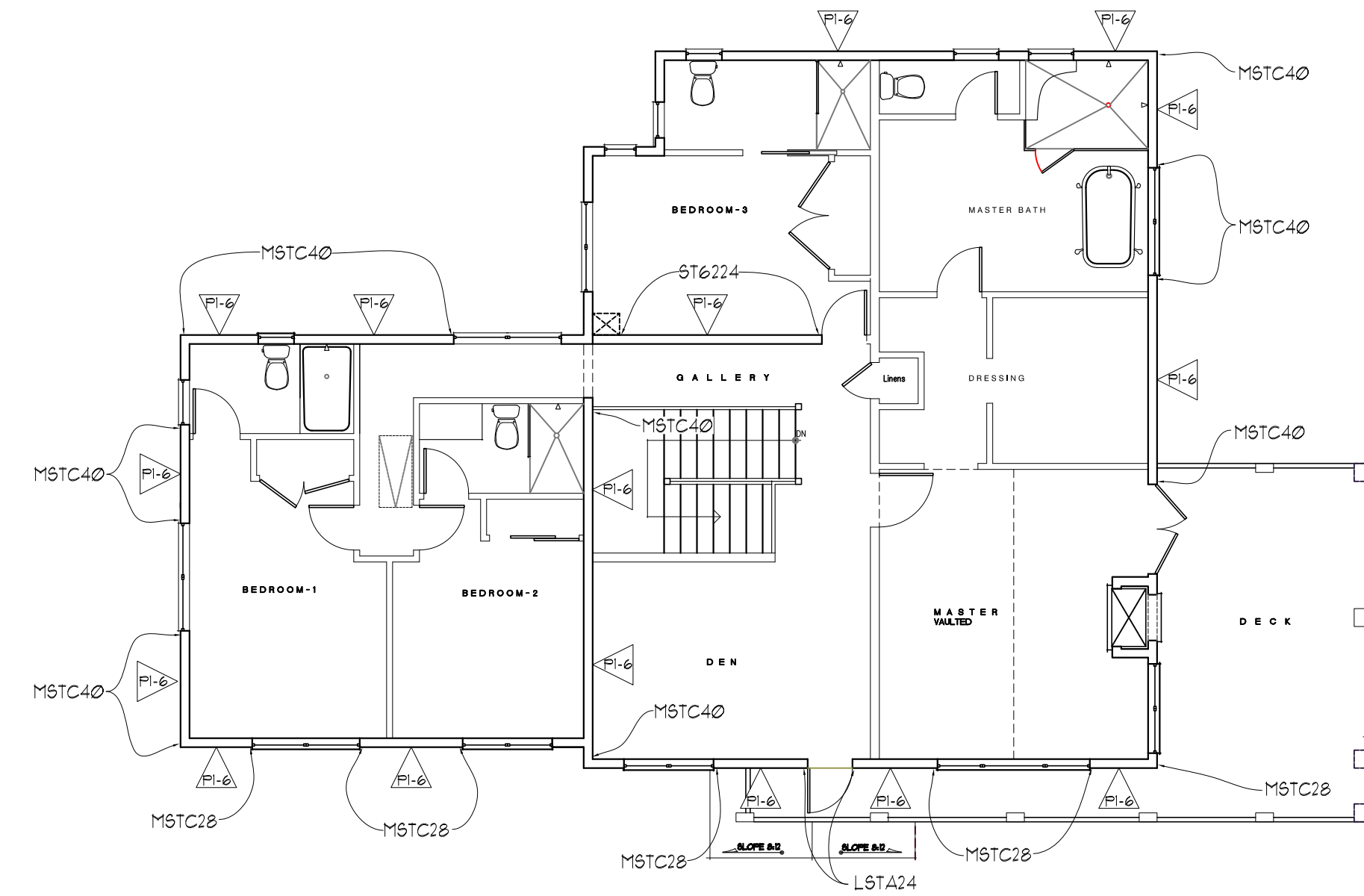
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS 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/ 40% 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.

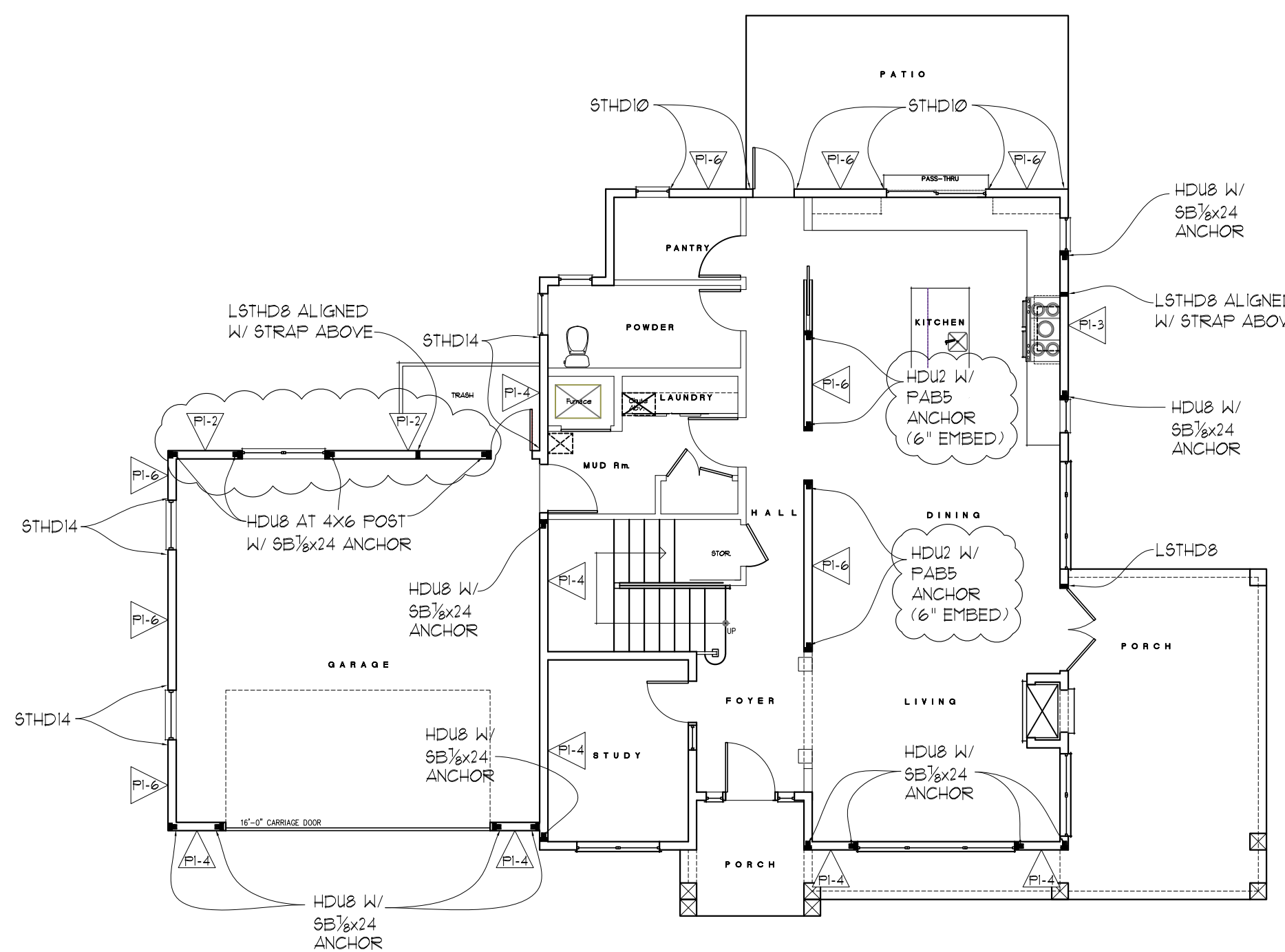
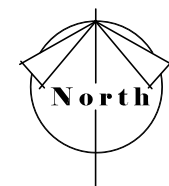
**STAIR FRAMING**

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.



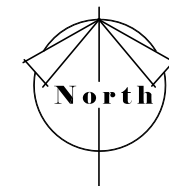
UPPER FLOOR SHEAR WALL KEY PLAN

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



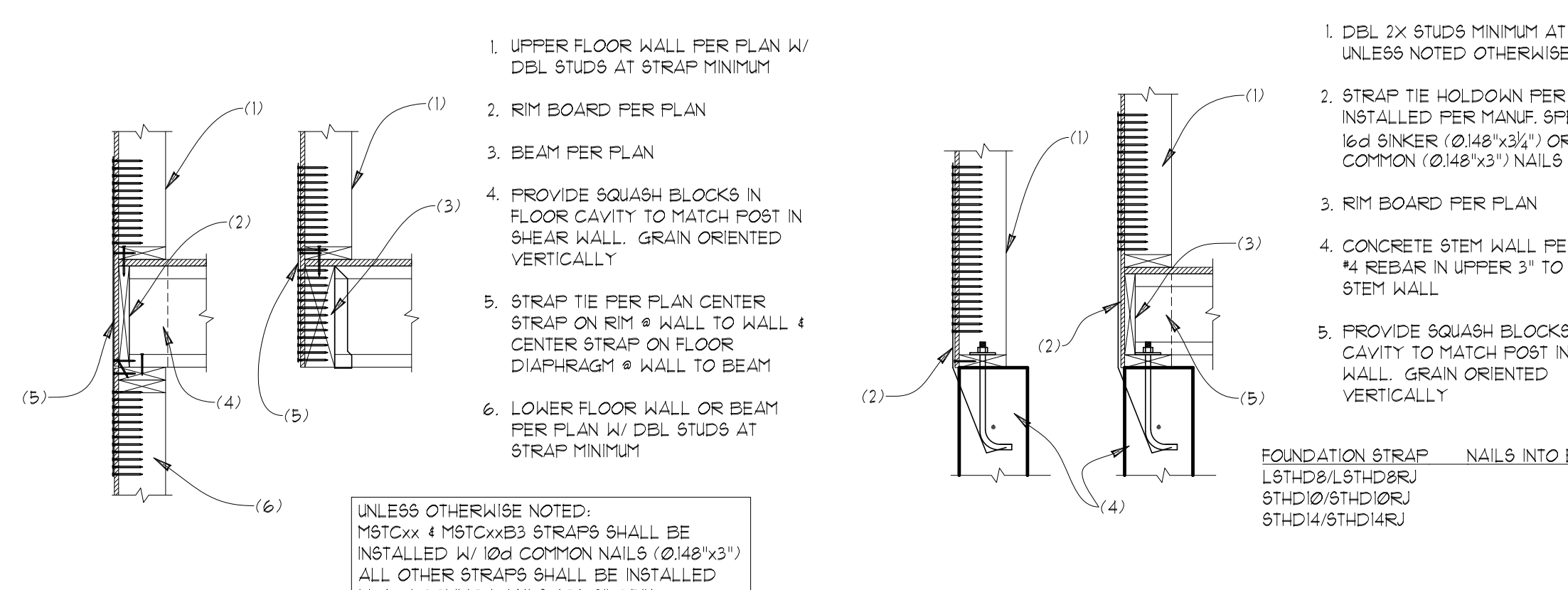
MAIN FLOOR SHEAR WALL KEY PLAN

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



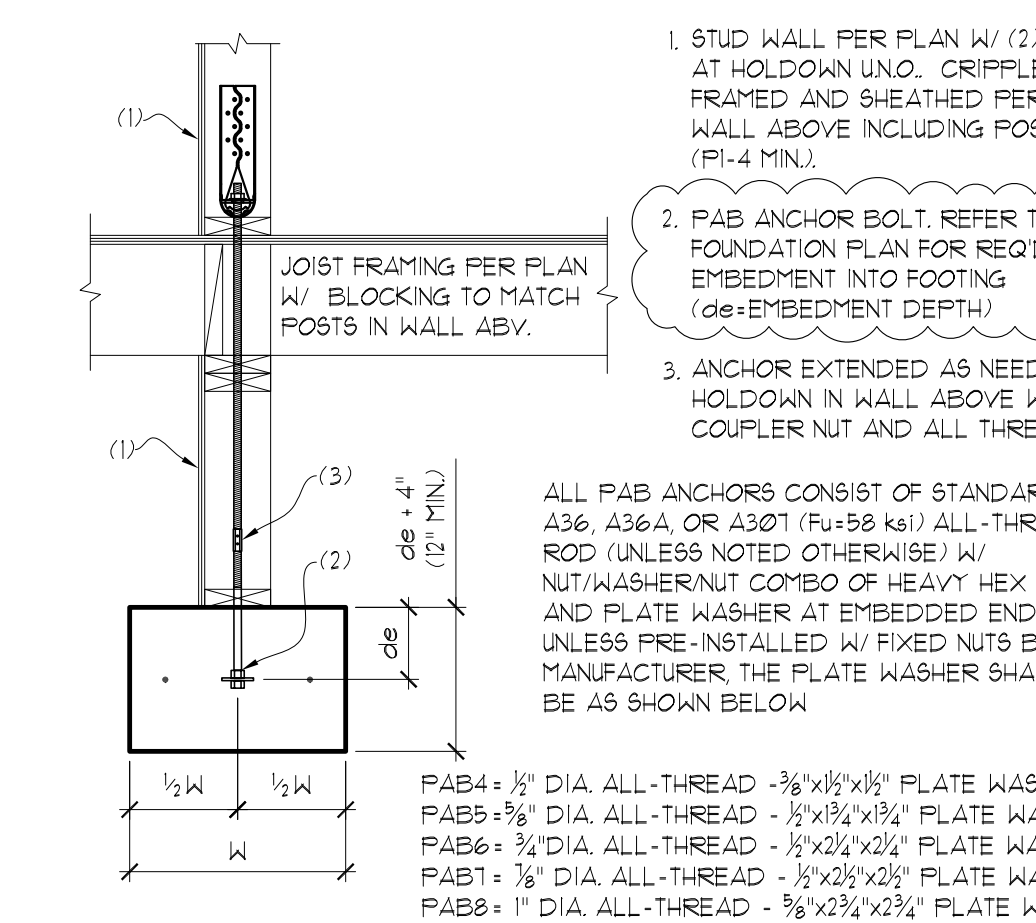
SHEAR WALL SCHEDULE									
WALL MARK	SHEATHING THICKNESS	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	FRAMING @ ABUTTING PANEL EDGES	SOLE/BASE PLATE NAILING TO JOIST OR BULK/IRIM BELOW	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	POST AT ENDS OF SHEAR WALL / HOLD-DOWN UNO.
PI-6	7/16"	ONE	8d @ 6" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3/4") @ 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)
PI-4	7/16"	ONE	8d @ 4" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3/4") @ 4" 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-3	7/16"	ONE	8d @ 3" O.C.	12" O.C.	3X / 2-2X	16d SINKER NAILS (0.148"x3/4") @ 3" O.C.	5/8" DIA. @ 24" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C. (STAGGER)
PI-2	7/16"	ONE	8d @ 2" O.C.	12" O.C.	3X	16d SINKER NAILS (0.148"x3/4") @ 3" O.C.	5/8" DIA. @ 18" O.C.	3X	4x6 DOUG-FIR

- 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 FLYWOOD 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. FLYWOOD 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 1 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. 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 (0.093" DIA, 1 7/8" LONG).
- 1 1/2" No. 6 DRY WALL 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, 2-2x6 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 2-2x6 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).
- 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 MUDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE 3/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

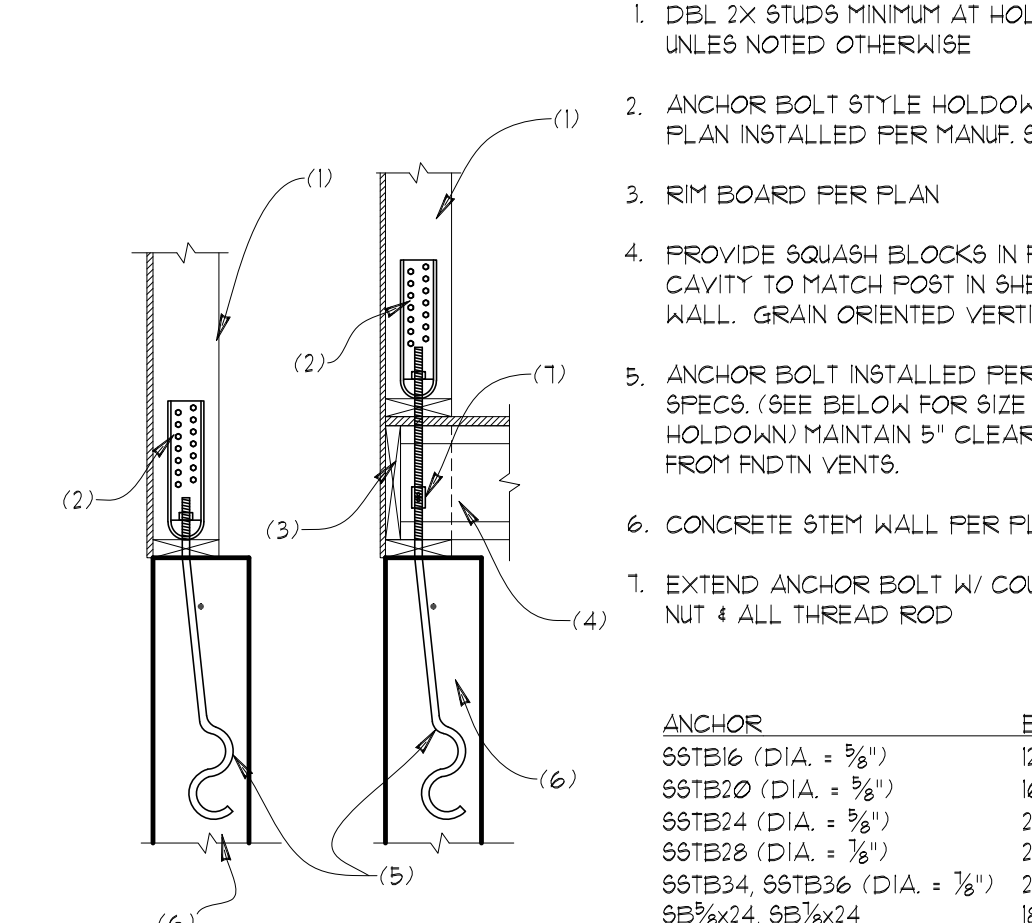


H1 TYPICAL STRAP TIE @ UPPER FLOORS SCALE: 3/4"=1'

H2 TYPICAL STRAP TIE HOLDOWN SCALE: 3/4"=1'



H3 TYPICAL PAB ANCHOR BOLT SCALE: 3/4"=1'



H4 TYPICAL ANCHOR BOLT HOLDOWN SCALE: 3/4"=1'

ANCHOR	EMBED.
50T816 (DIA. = 3/8")	12"
50T820 (DIA. = 1/2")	16"
50T824 (DIA. = 5/8")	20"
50T828 (DIA. = 3/4")	24"
50T834, 50T836 (DIA. = 7/8")	28"
50T844, 50T844	14"
50T820	24"

**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



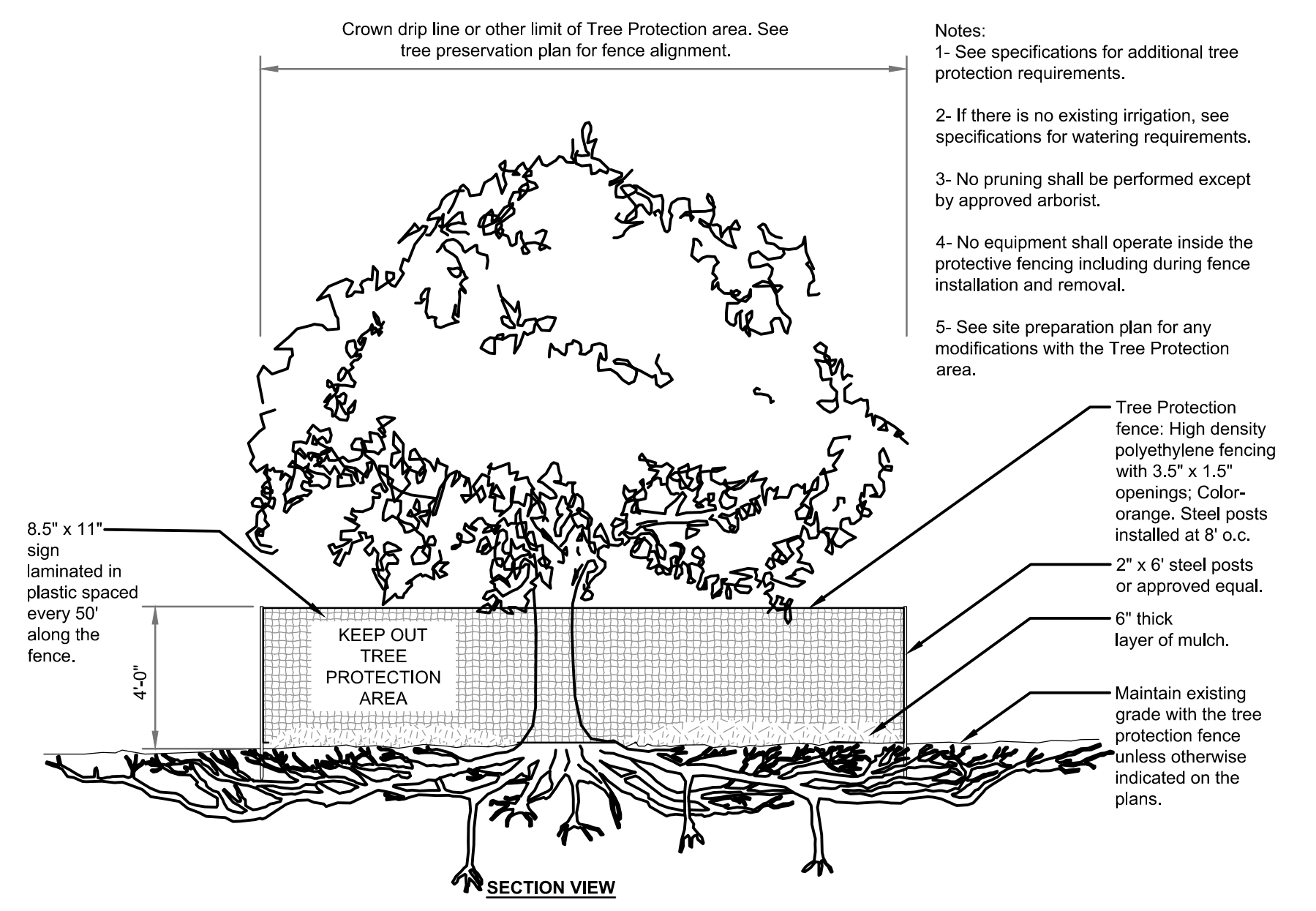
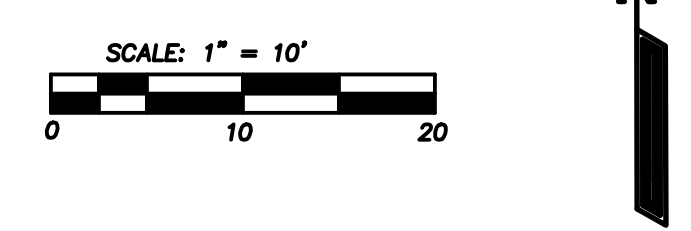
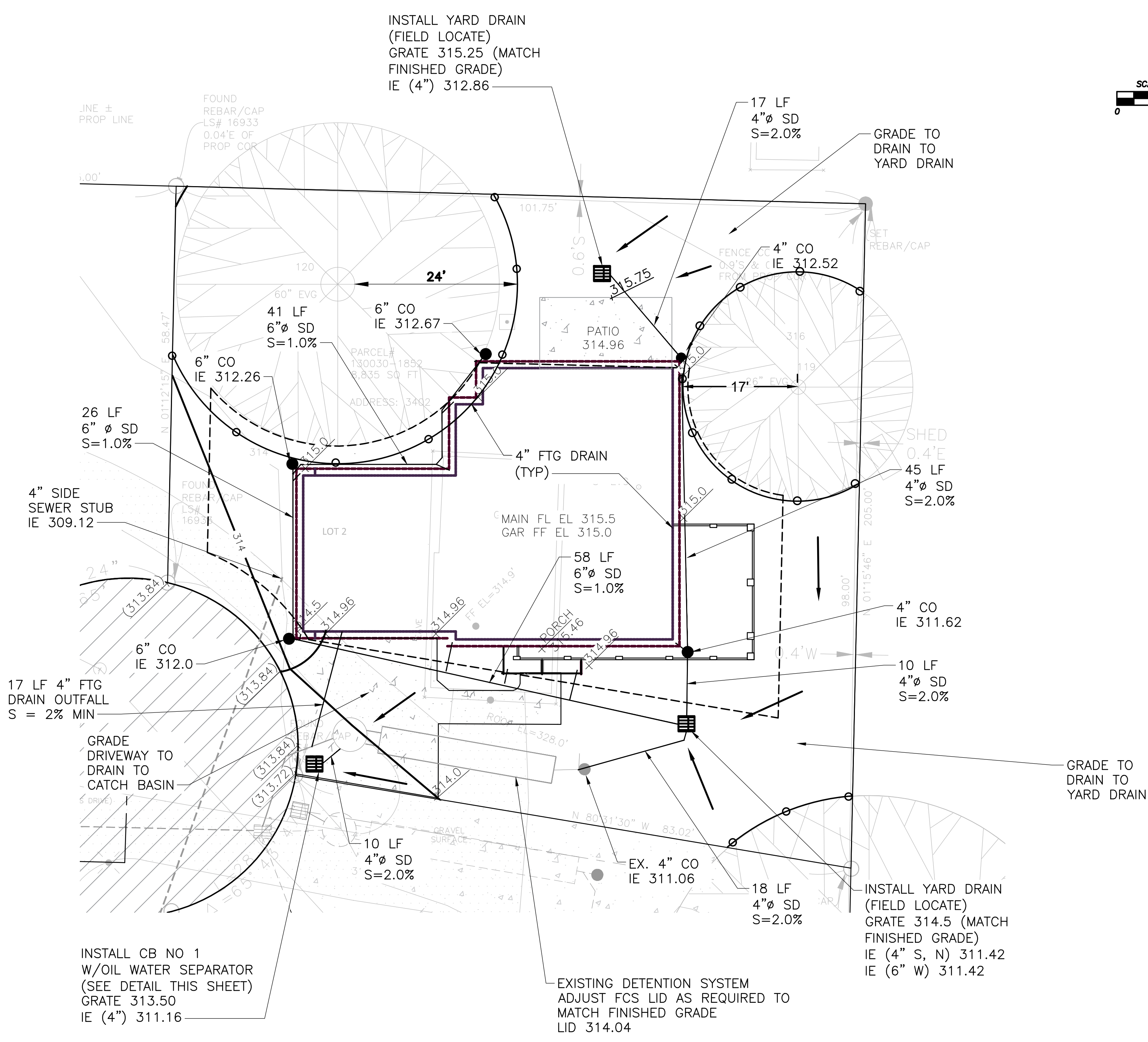
**BUILDING DEPT. APPROVAL STAMPS:**

REVISION:	INITI:	DATE:
4-5-2021	MM	PLAN REVIEW

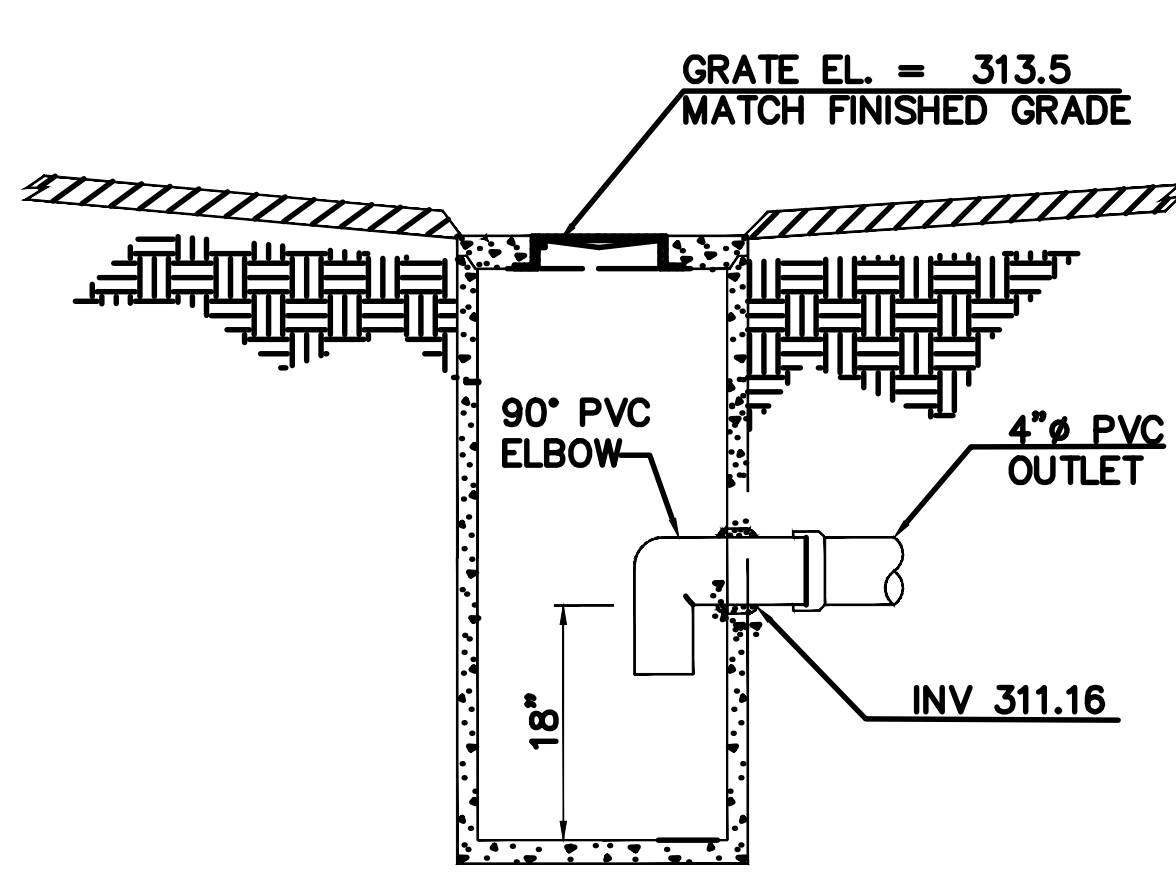
DATE:	INITI:	PROJECT #:
11-24-2020	MM	2328

**S1**



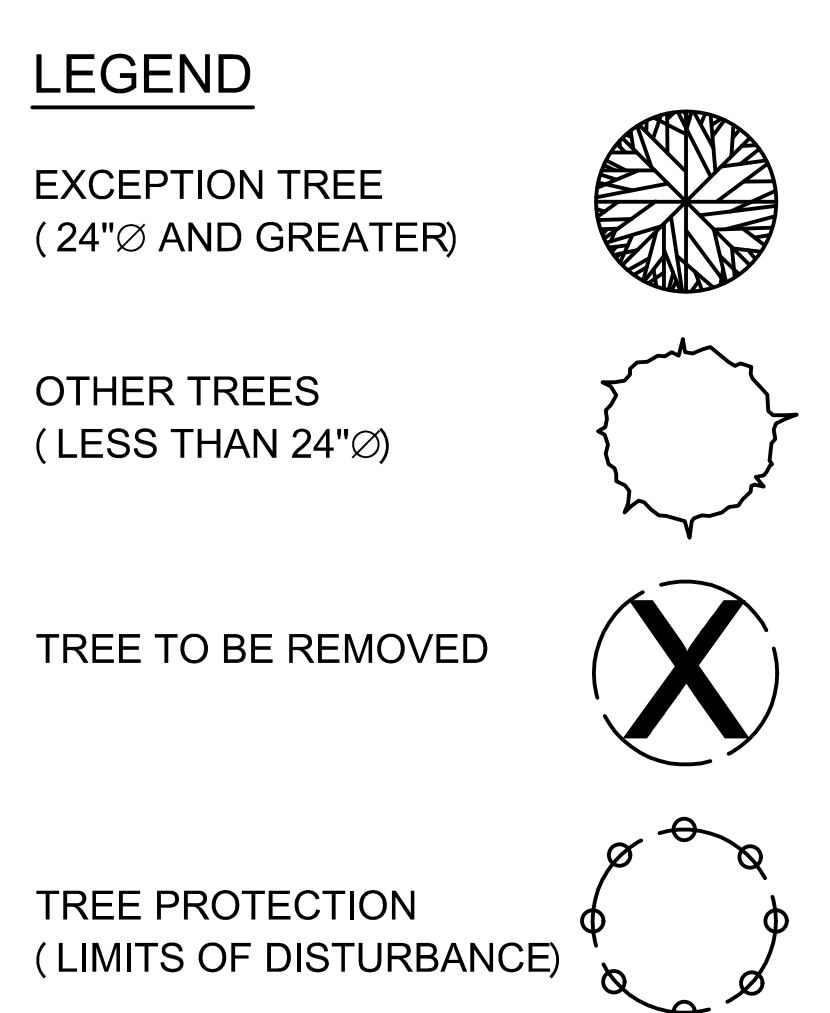


**NOTES:**  
 1. EXCEPTIONAL TREES WILL REQUIRE CHAIN LINK FENCING.



**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.**

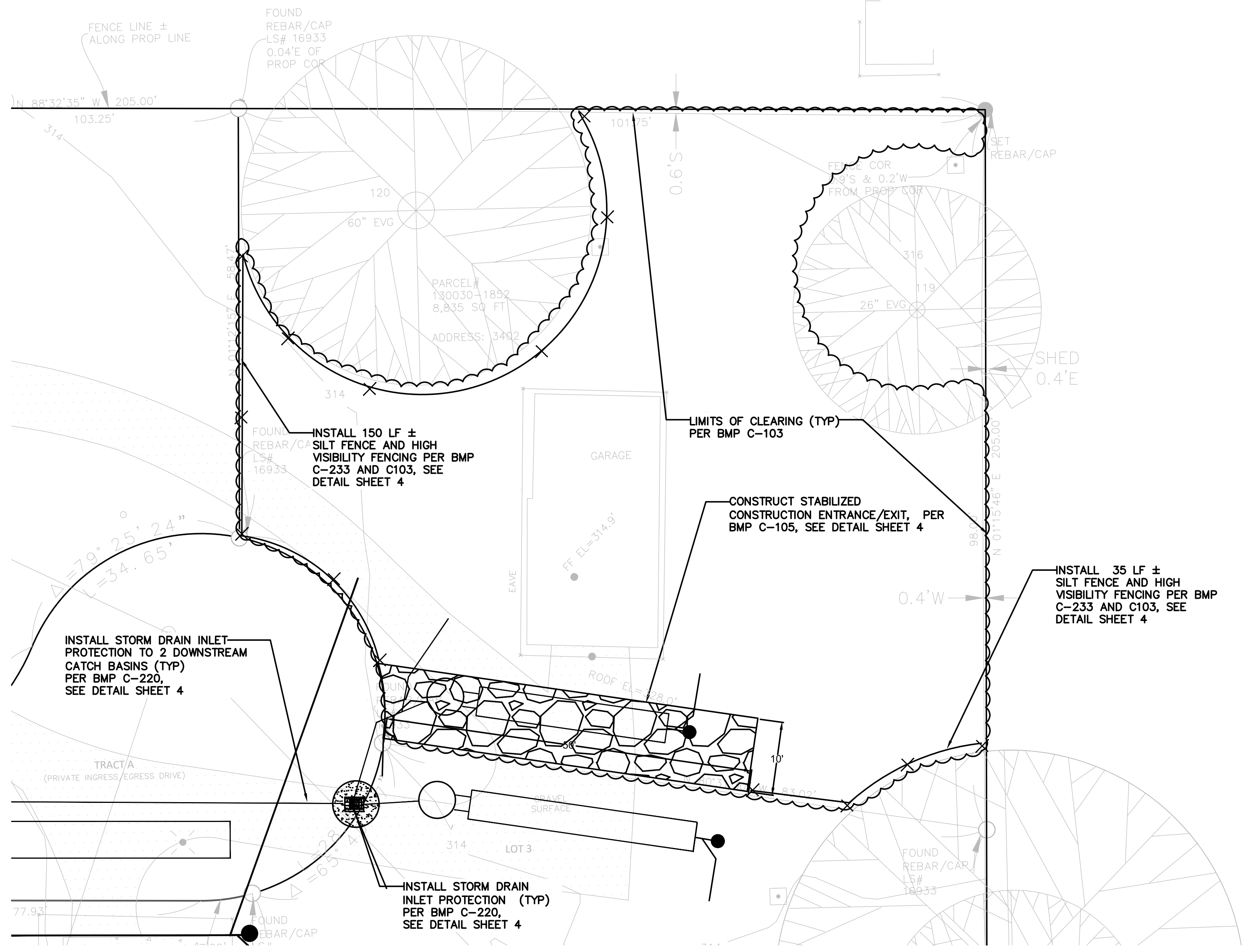
15020 S.E. 46TH STREET  
 BELLEVUE, WA 98006  
 TEL: 425-753-4307

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

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

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





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. 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.**

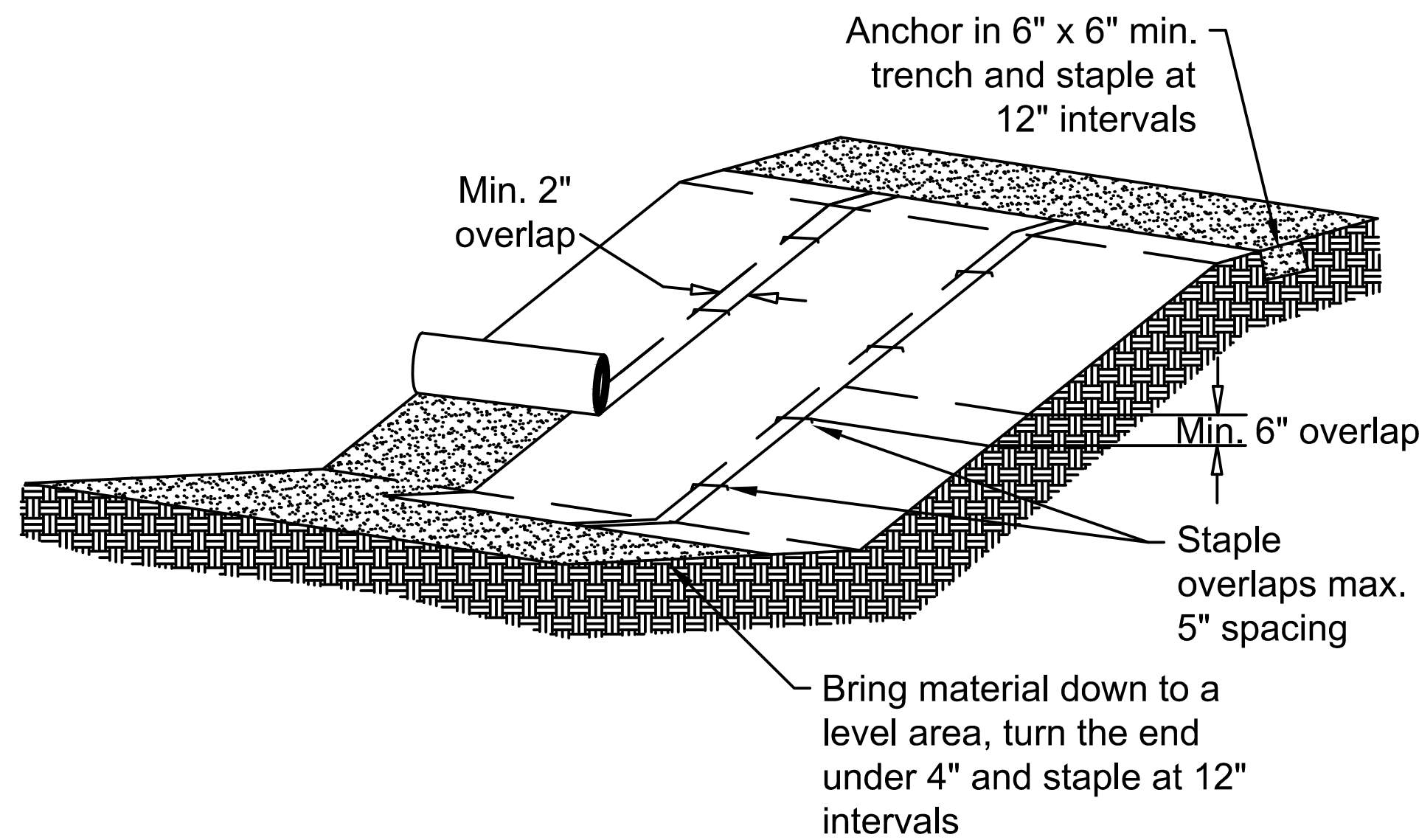
15020 S.E. 46TH STREET  
 BELLEVUE, WA 98006  
 TEL: 425-753-4307

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

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

SHEET **3**  
 OF **5**



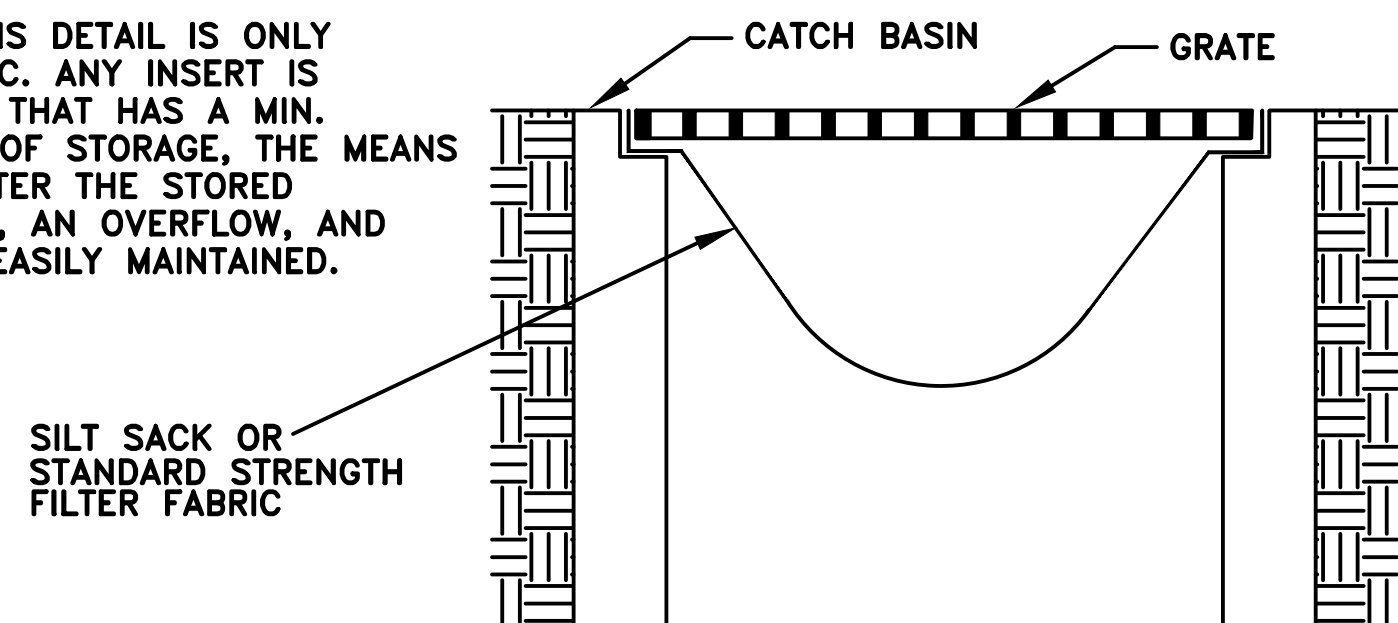


**Notes:**

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**

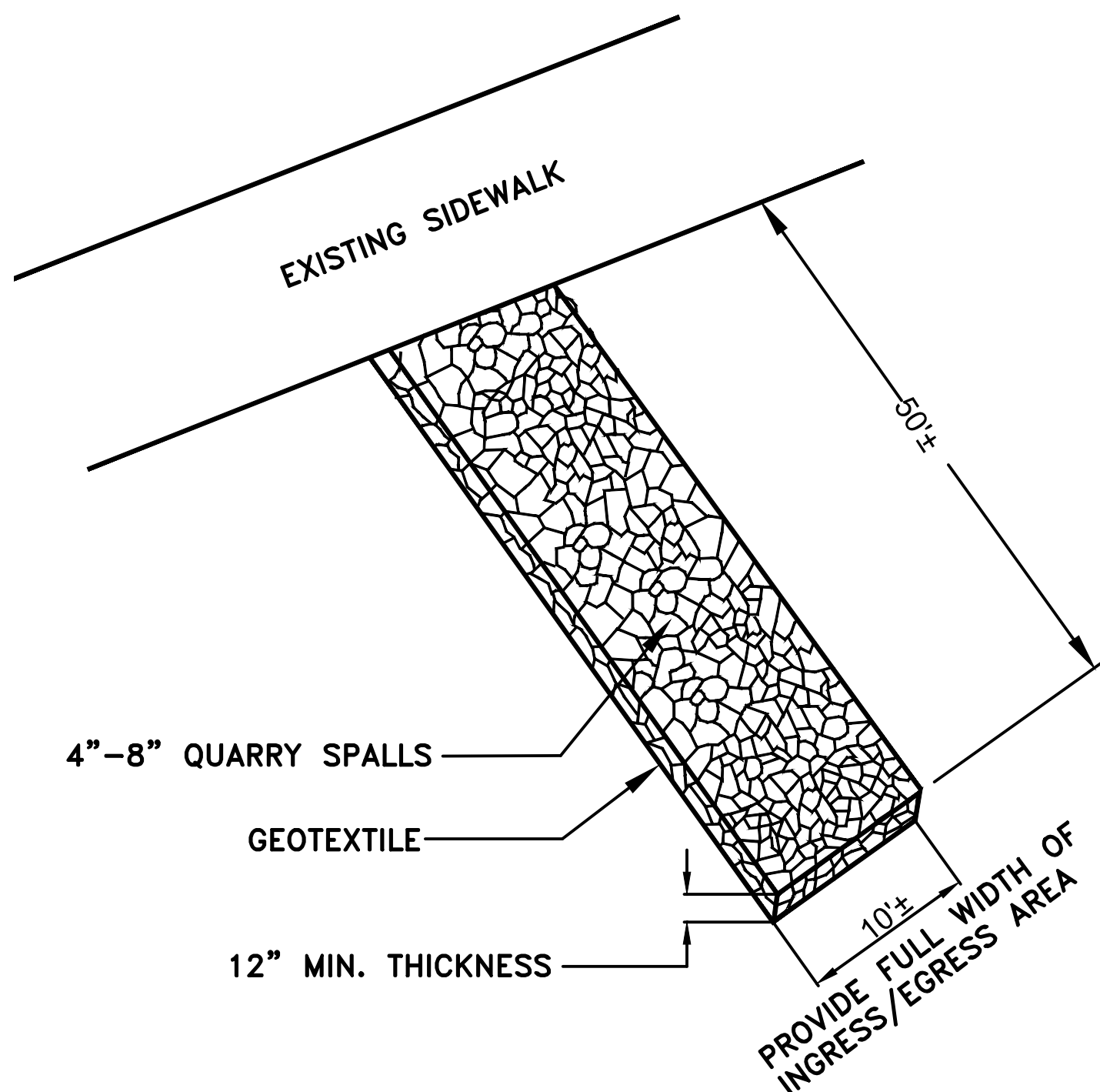
NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.



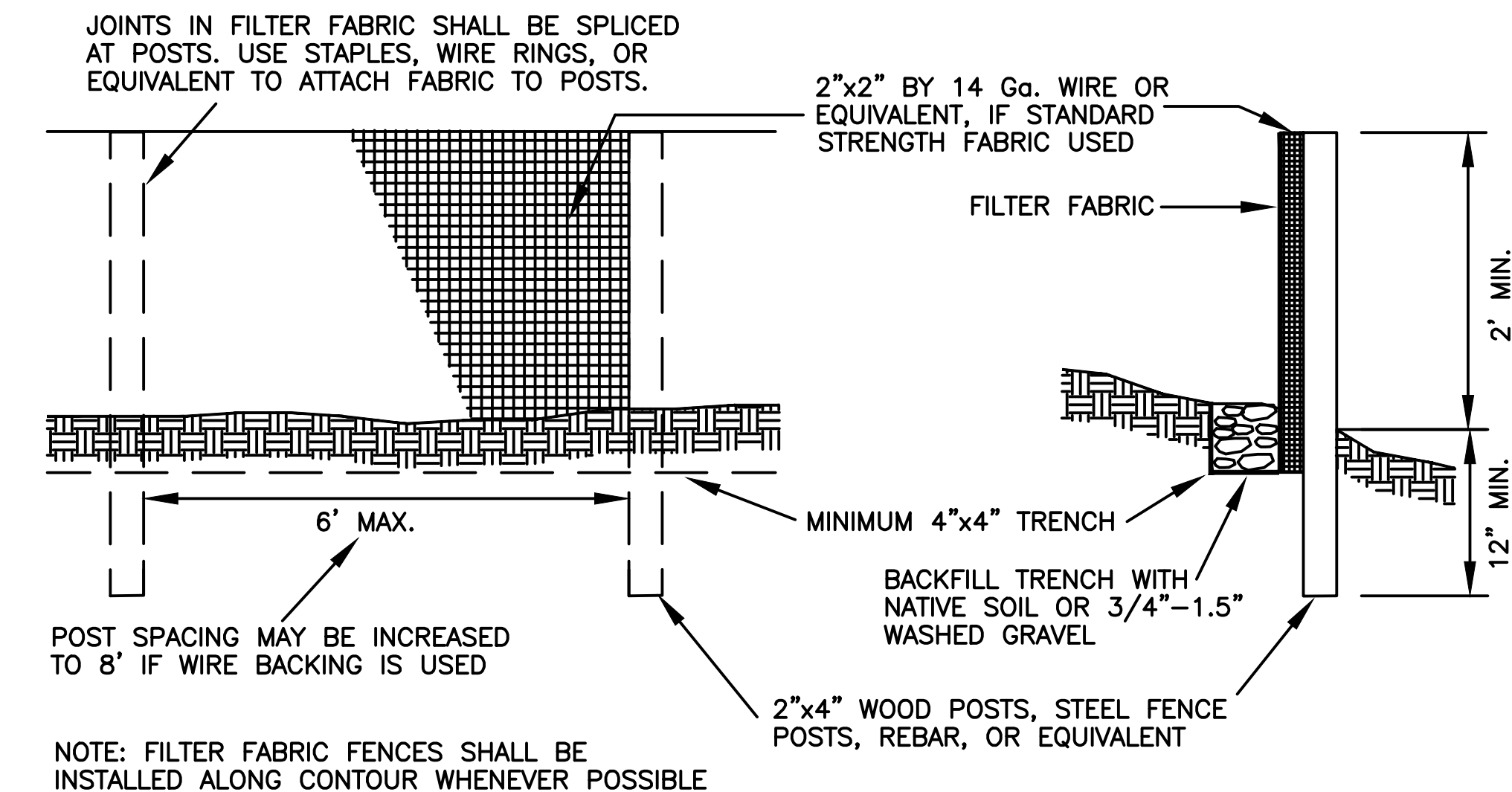
**STORM DRAIN INLET PROTECTION DETAIL  
PER BMP C-220  
NTS**

**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		
DRN	DSGN	CHKD

**DARLA GUERRERO, P.E.**

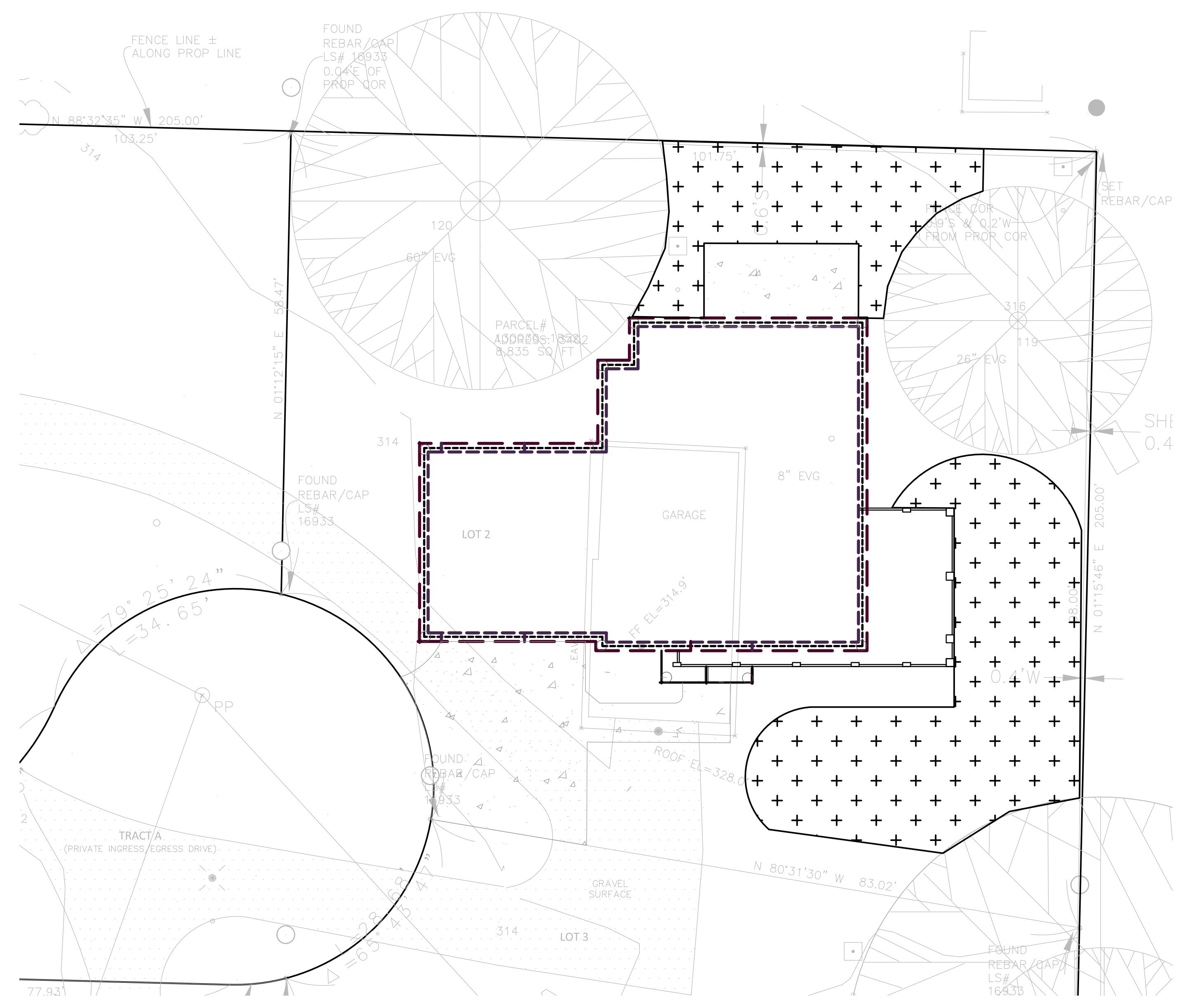
15020 S.E. 46TH STREET  
BELLEVUE, WA 98006  
TEL: 425-753-4307

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:**

1. EXCAVATED SOIL MAY BE REUSED FOR SOIL AMENDMENT AND REDISTRIBUTED.
2. 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).
3. 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=1.395, 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 12" (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=1200 psi, E=1500000 psi
STUDS:	WOOD TYPE:
2x4 & 2x6	DF-STUD - Fc=100 psi, Fv=180 psi, Fc=650 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:**

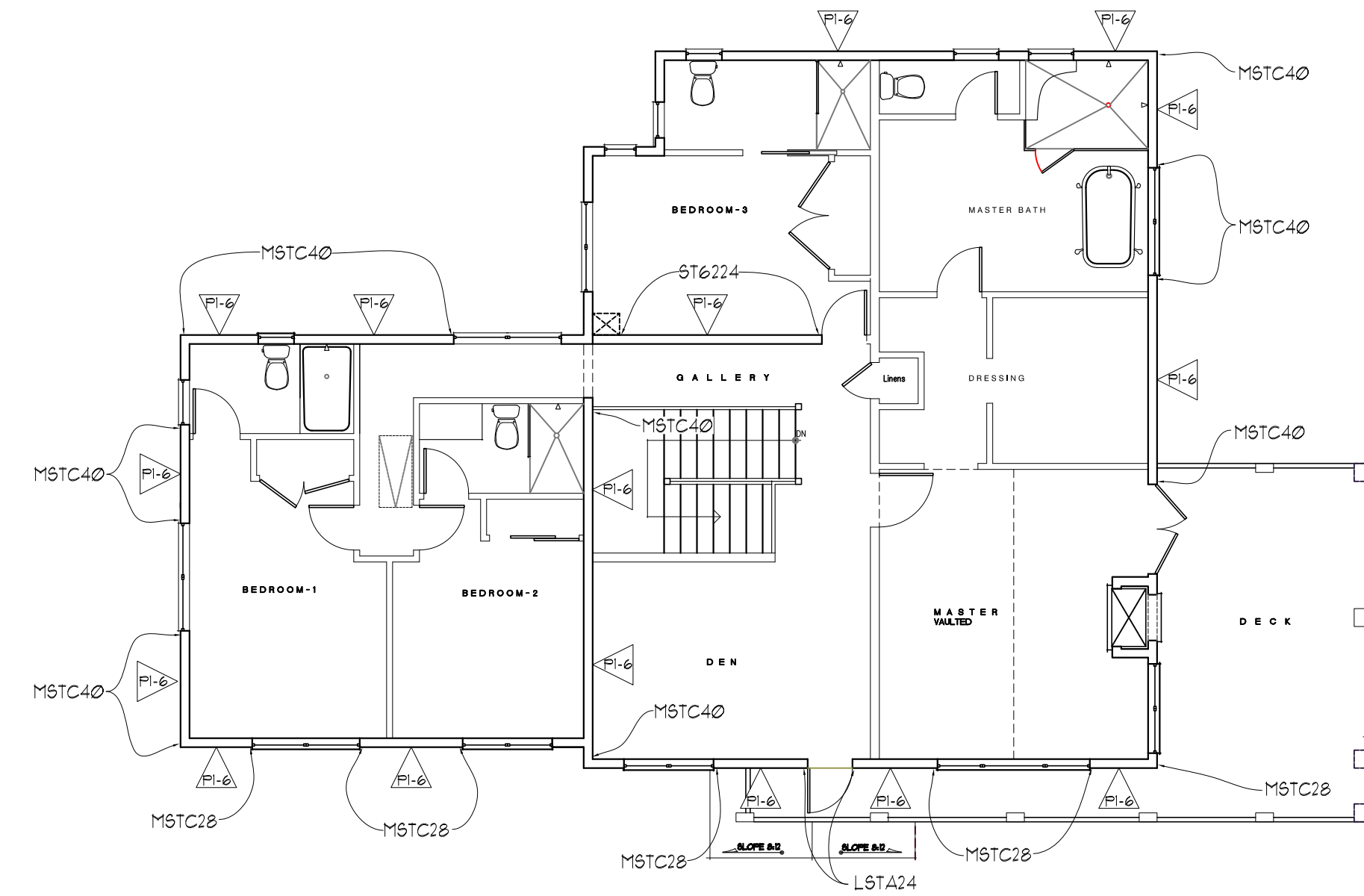
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS + IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS 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 2ND 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.

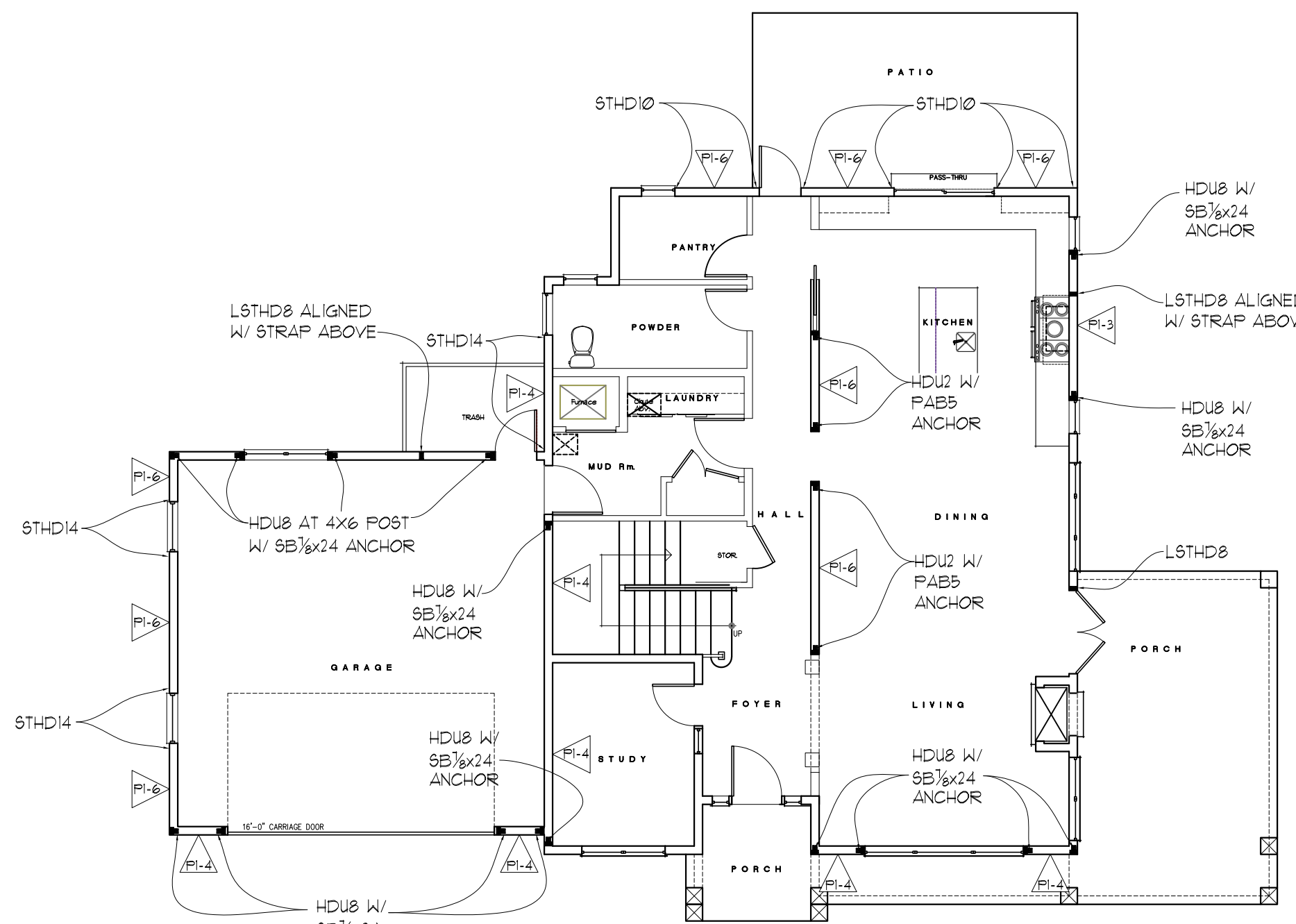
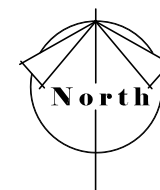
**STAIR FRAMING**

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.



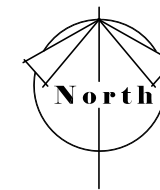
UPPER FLOOR SHEAR WALL KEY PLAN

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



MAIN FLOOR SHEAR WALL KEY PLAN

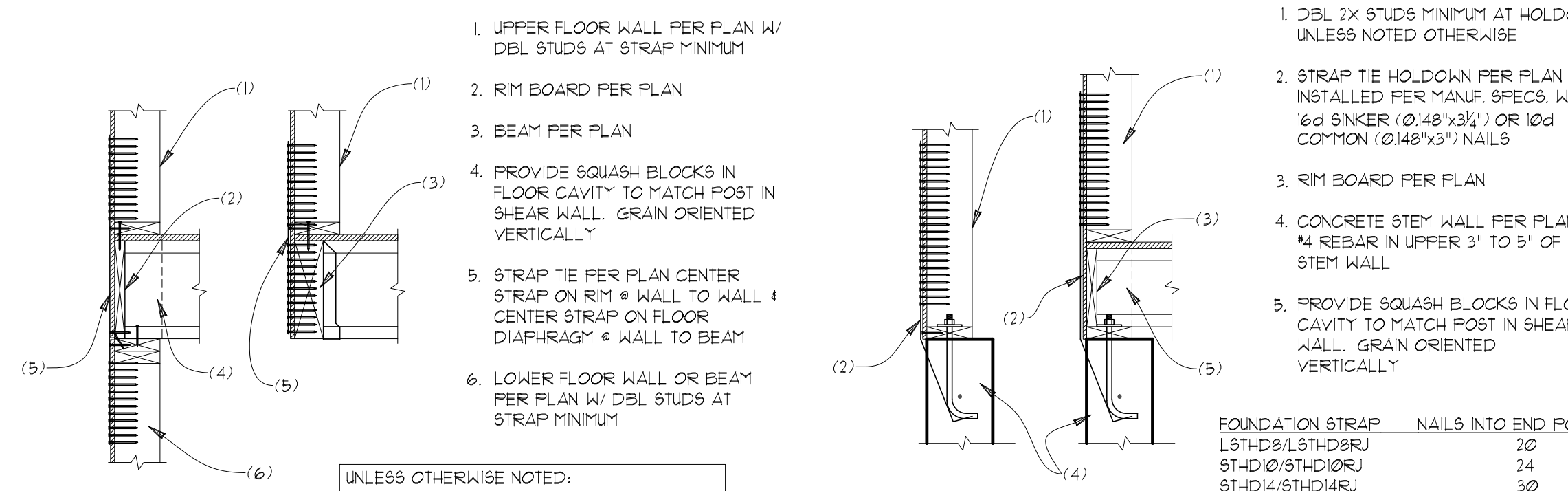
SCALE: 1/8"=1'-0"



**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)

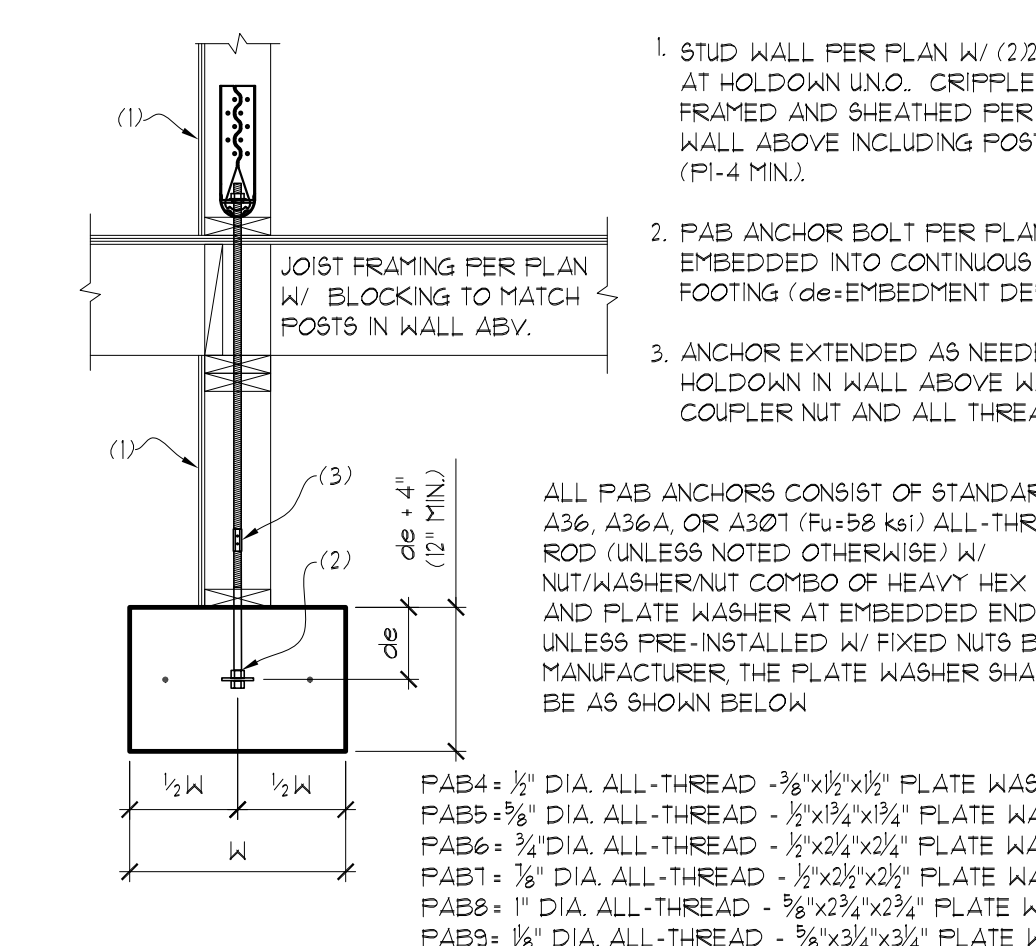
- FRAMING SHALL BE 2x DOUG-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
- SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (UNO.)
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER FLYWOOD 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. FLYWOOD 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.



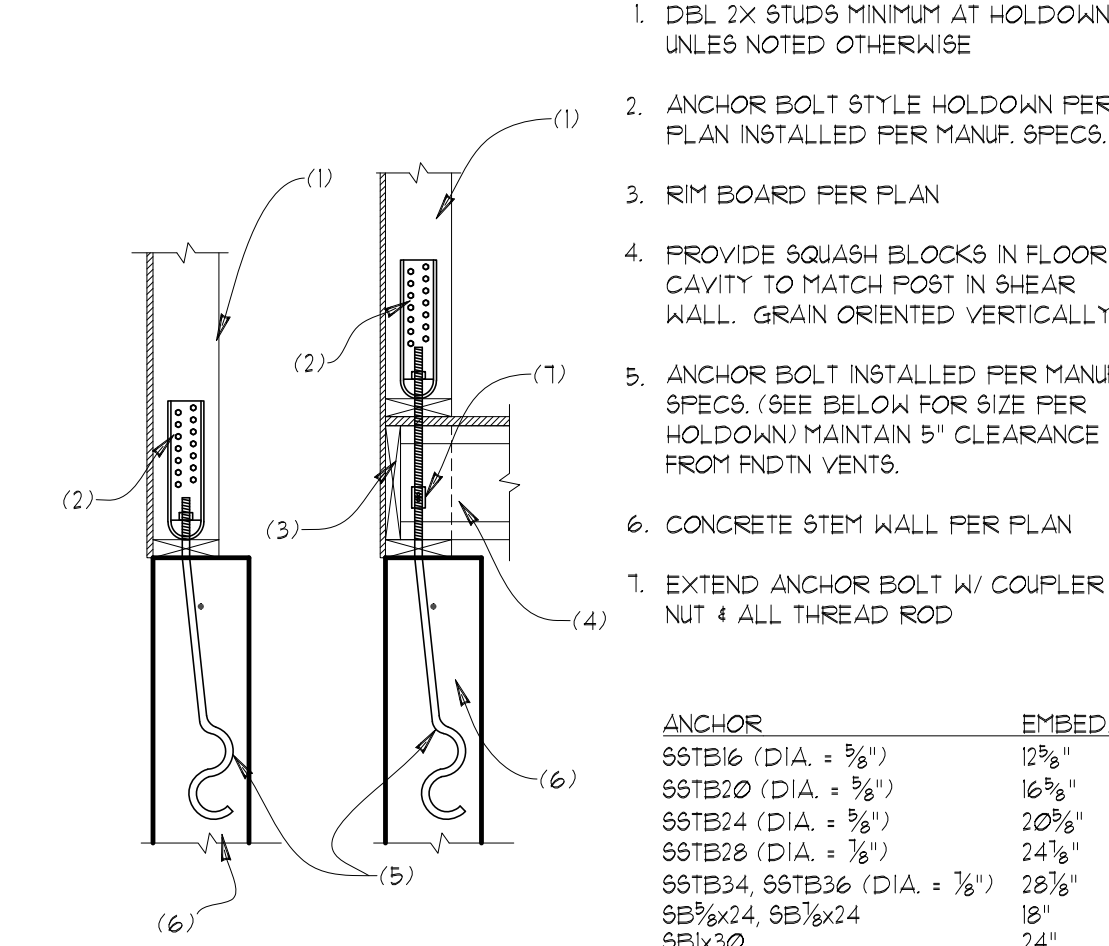
UNLESS OTHERWISE NOTED: MSTCxx & MSTCxxB3 STRAPS SHALL BE INSTALLED W/ 10d COMMON NAILS (0.148"x3") ALL OTHER STRAPS SHALL BE INSTALLED W/ 16d COMMON NAILS (0.162"x3.5")

H1 TYPICAL STRAP TIE @ UPPER FLOORS SCALE: 3/4"=1'

H2 TYPICAL STRAP TIE HOLD-DOWN SCALE: 3/4"=1'



H3 TYPICAL PAB ANCHOR BOLT SCALE: 3/4"=1'



H4 TYPICAL ANCHOR BOLT HOLD-DOWN SCALE: 3/4"=1'

ANCHOR	EMBED.
50TB16 (DIA. = 5/8")	12"
50TB20 (DIA. = 3/4")	16"
50TB24 (DIA. = 7/8")	20"
50TB28 (DIA. = 1")	24"
50TB34, 50TB36 (DIA. = 1 1/8")	28"
50TB42, 50TB44	18"
50TB50	24"

**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'

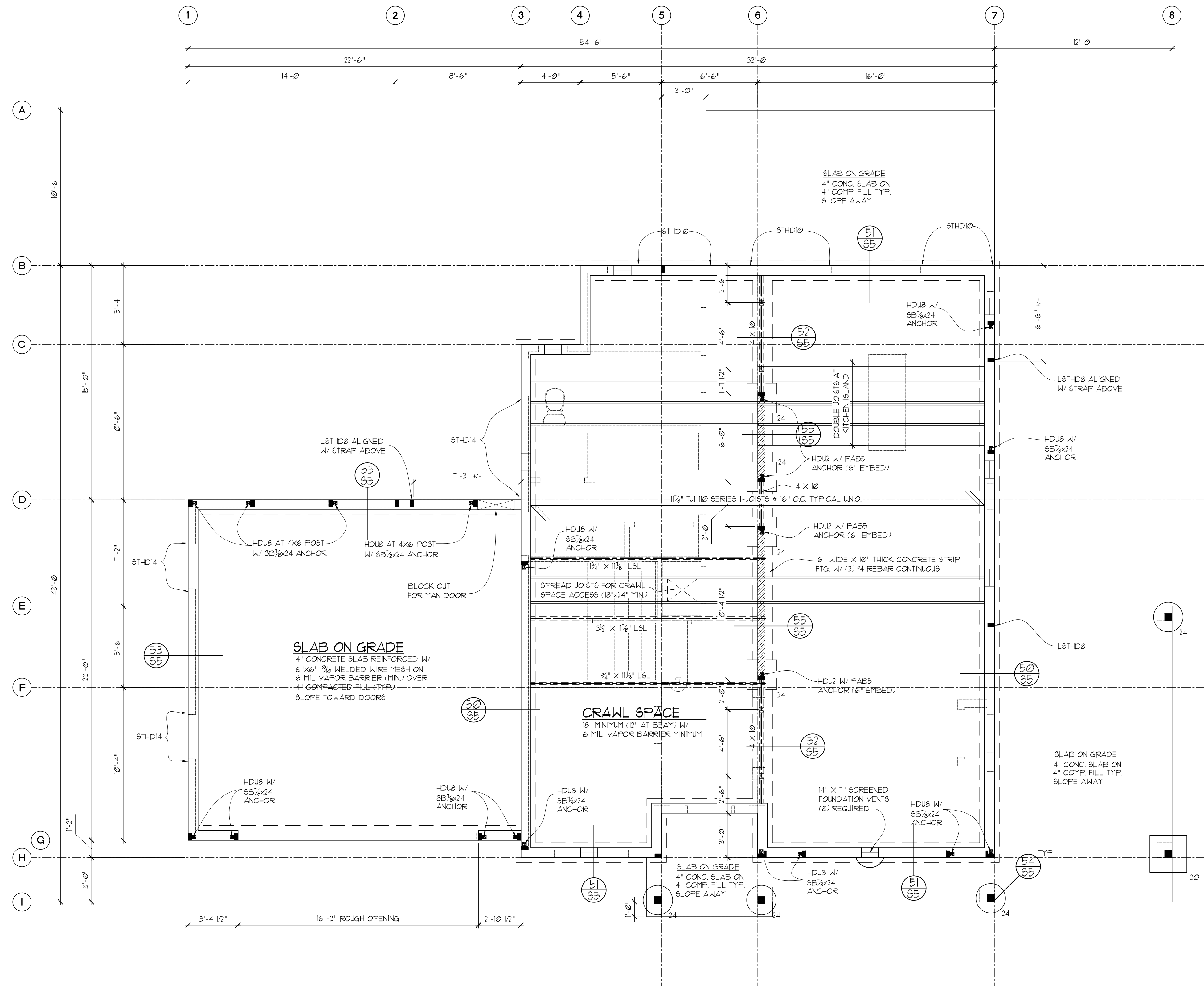
**BUILDING DEPT. APPROVAL STAMPS:**

REVISION:	INITI:	DATE:

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

**S1**





**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

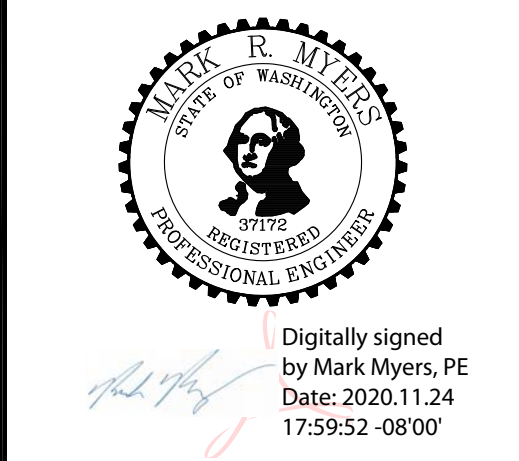
**FOUNDATION/FLOOR FRAMING PLAN**

- SCALE : 1/4" = 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 1-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.

**STRUCTURAL PLANS**

**RKK CONSTRUCTION**  
 3402 72nd PLACE SE  
 MERCER ISLAND, WA

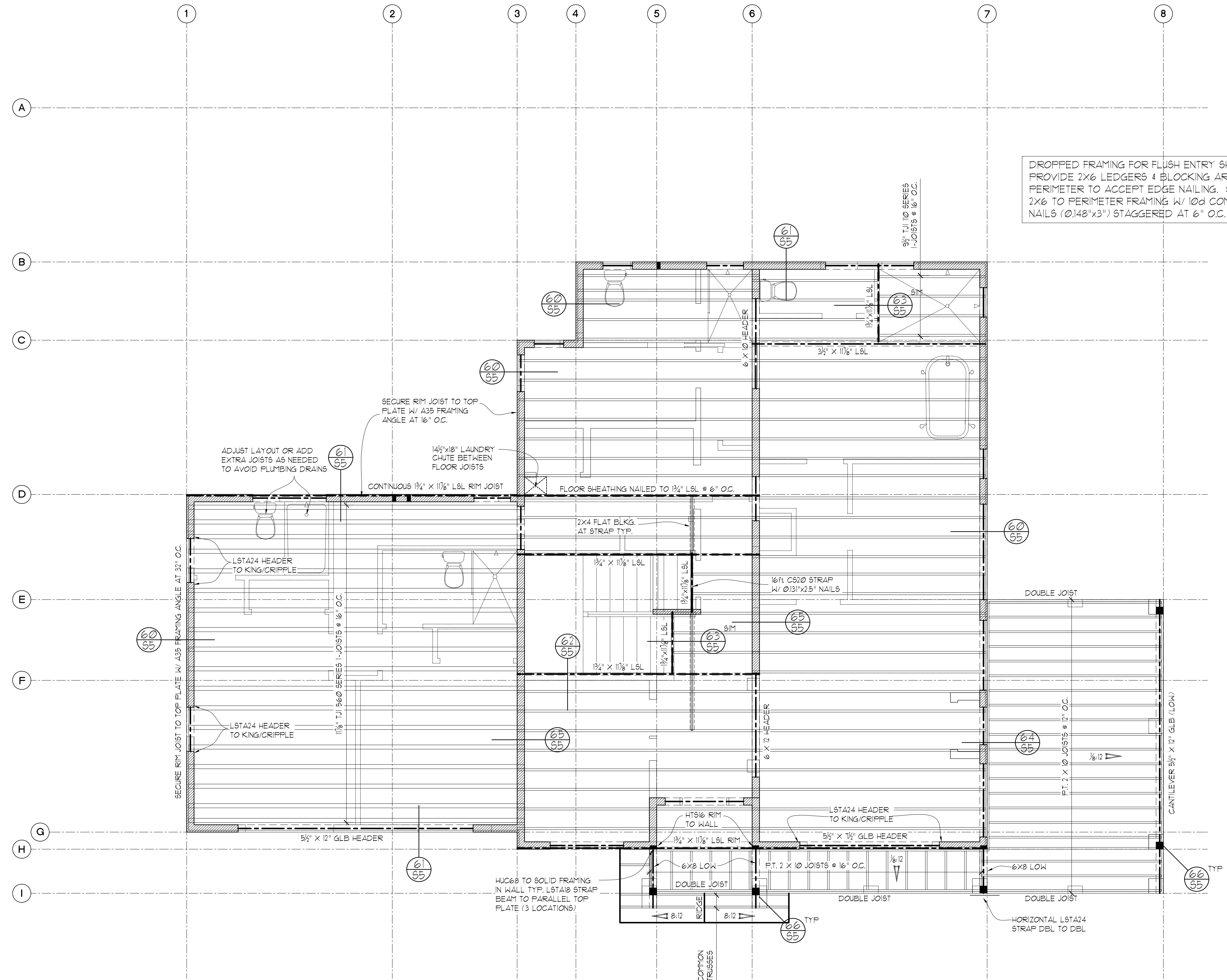
**Myers Engineering, LLC**  
 3206 50th Street Ct NW, Ste. 210-B  
 Gig Harbor, WA 98335  
 PH: 253-858-3248  
 Email: myengineer@centurytel.net



BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:
<b>S2</b>	DATE: 11-24-2020	INIT: MM
	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:  
 11 7/8" TJI 110 SERIES I-JOISTS @ 16" O.C.  
 UNLESS NOTED OTHERWISE (U.N.O.)

### UPPER FLOOR FRAMING PLAN

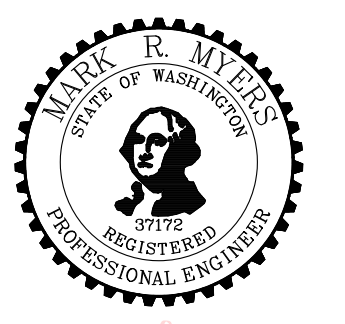
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING 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**  
 3402 72nd PLACE SE  
 MERCER ISLAND, WA

**Myers Engineering, LLC**  
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 Gig Harbor, WA 98335  
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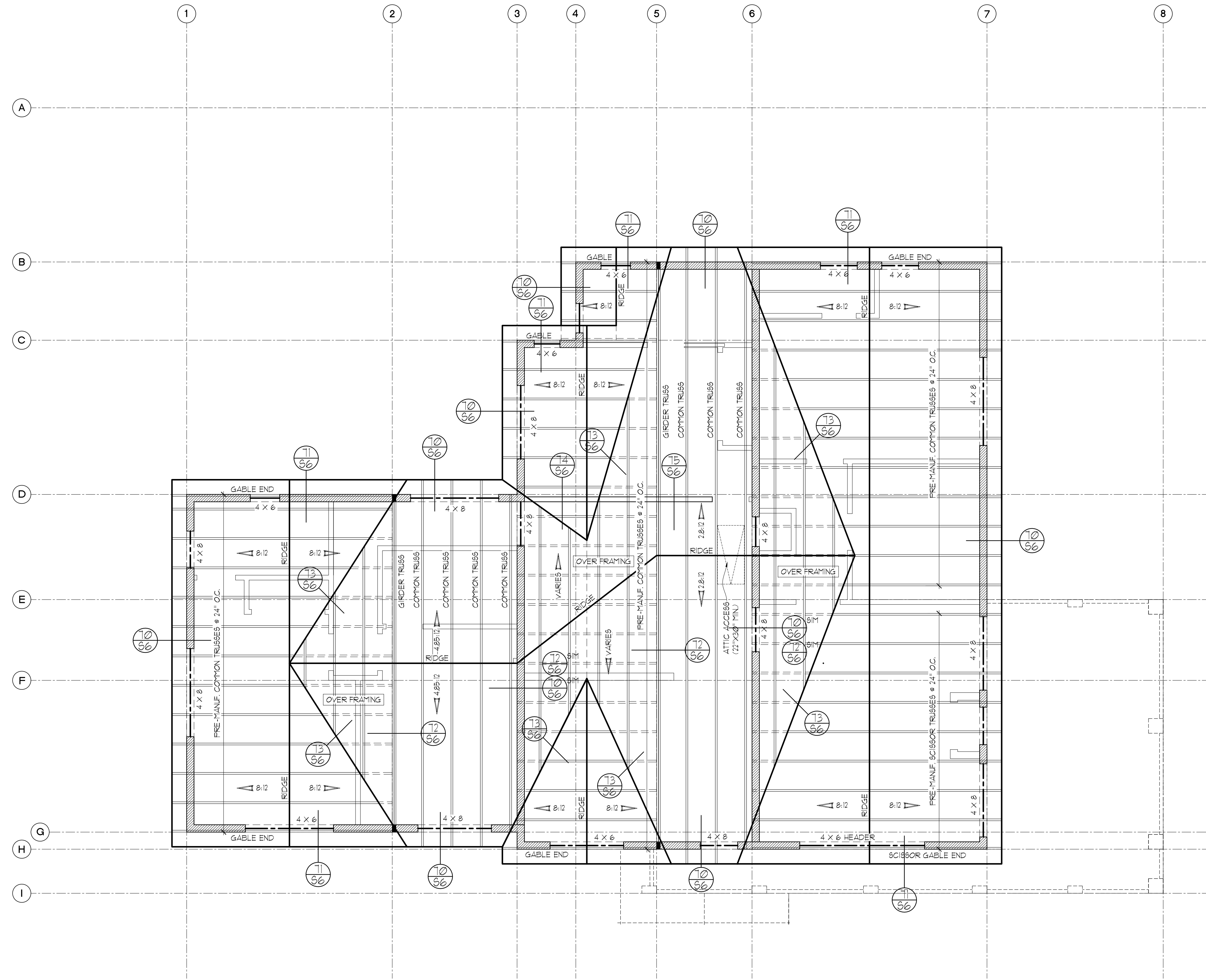
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REVISION:	INITI:	DATE:

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





### ROOF FRAMING PLAN

- 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 OF #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

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

## STRUCTURAL PLANS

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 by Mark Myers, PE  
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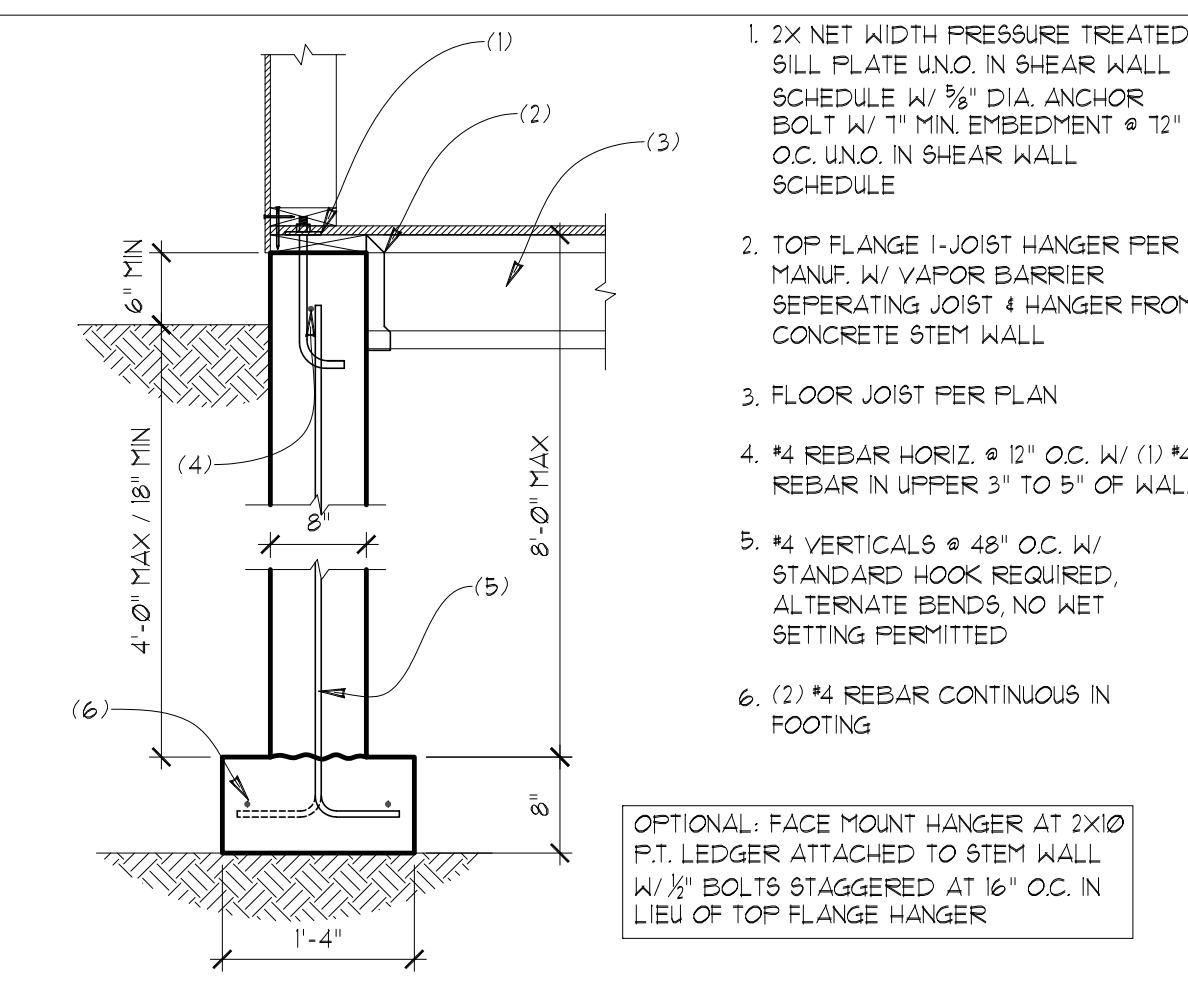
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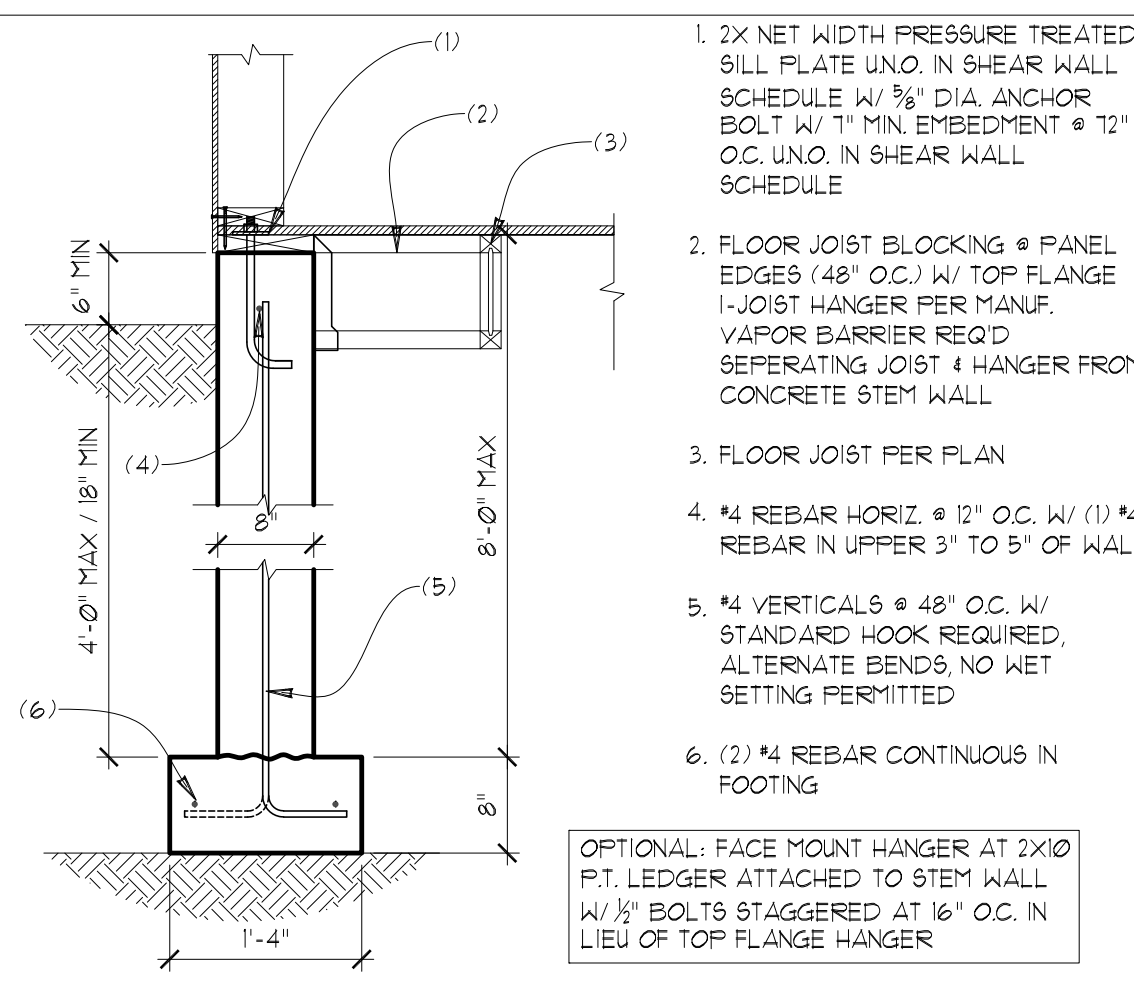
  

S4	DATE: 11-24-2020
	INIT: MM
	PROJECT #: 2328

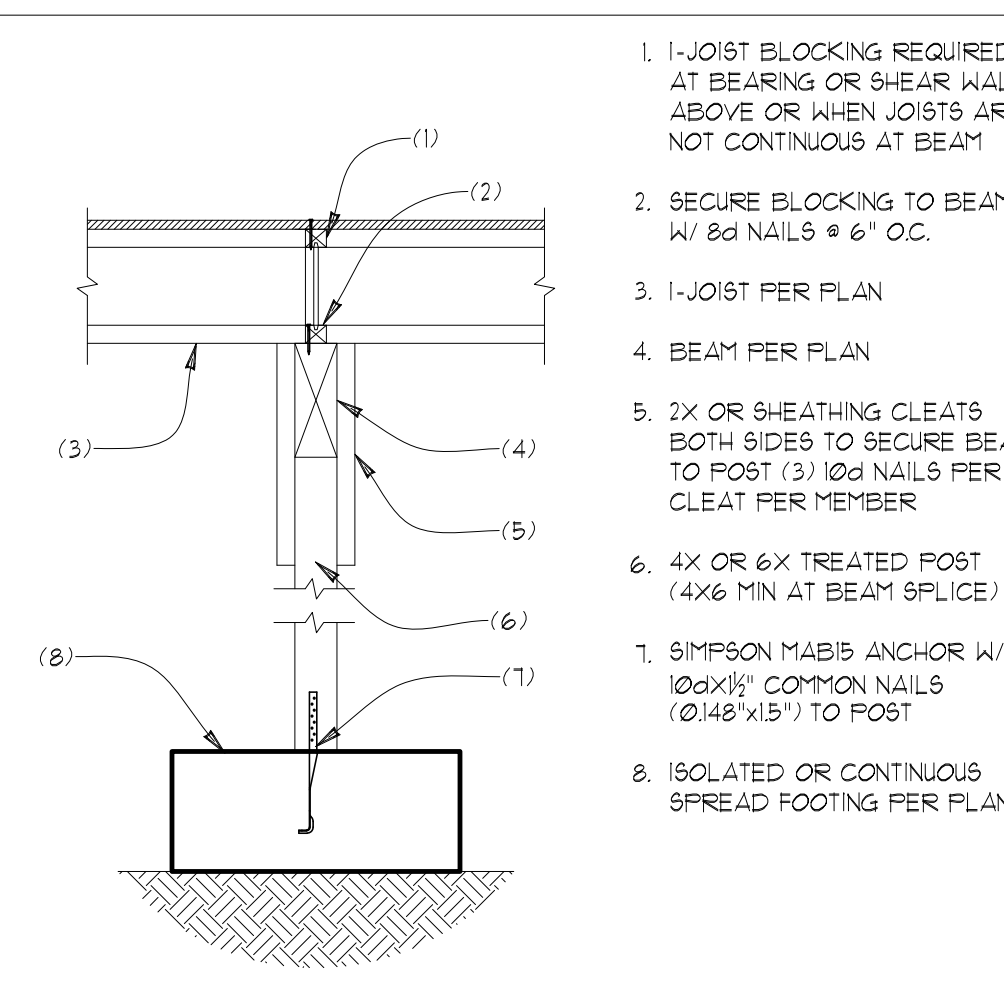




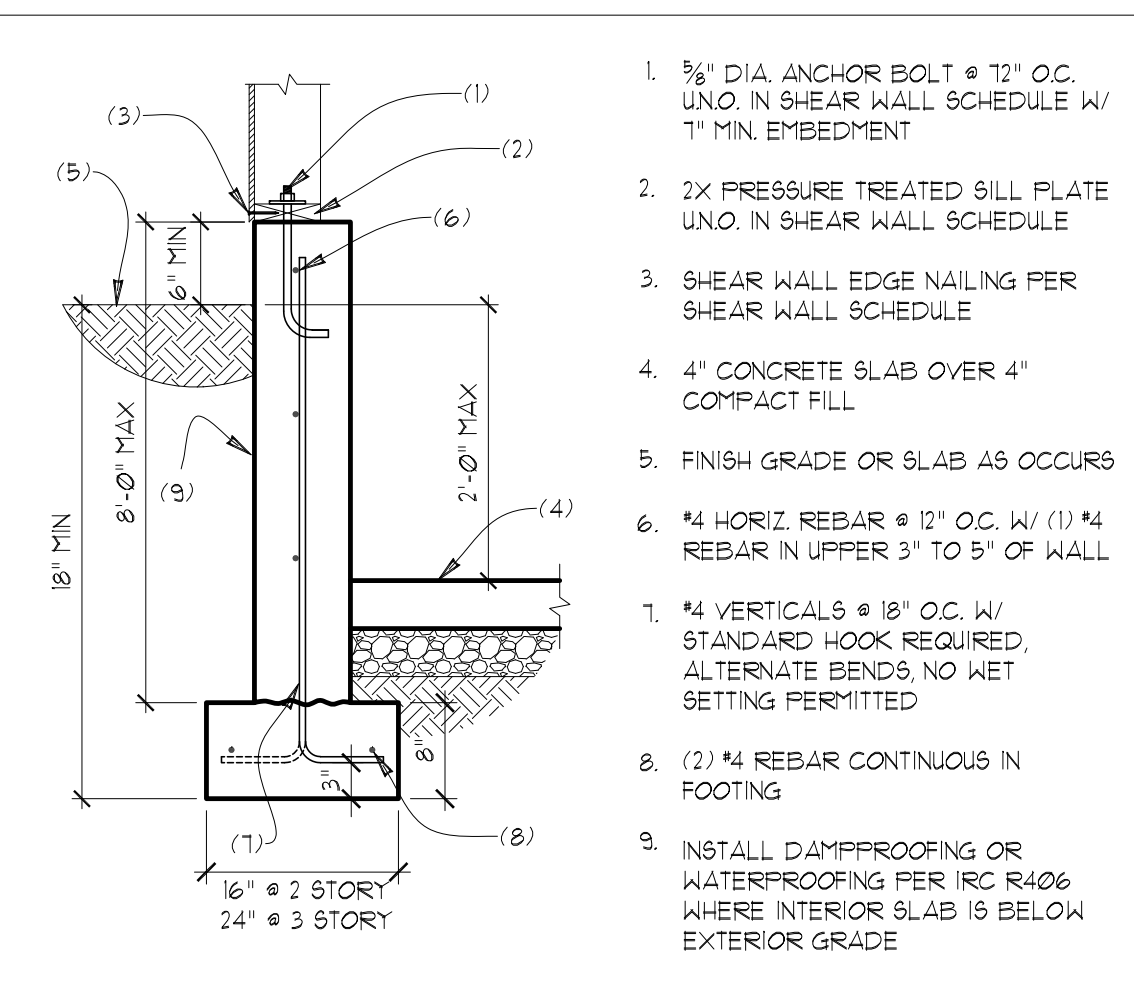
50 8" STEM WALL AT DROPPED JOISTS  
SCALE: 3/4"=1"



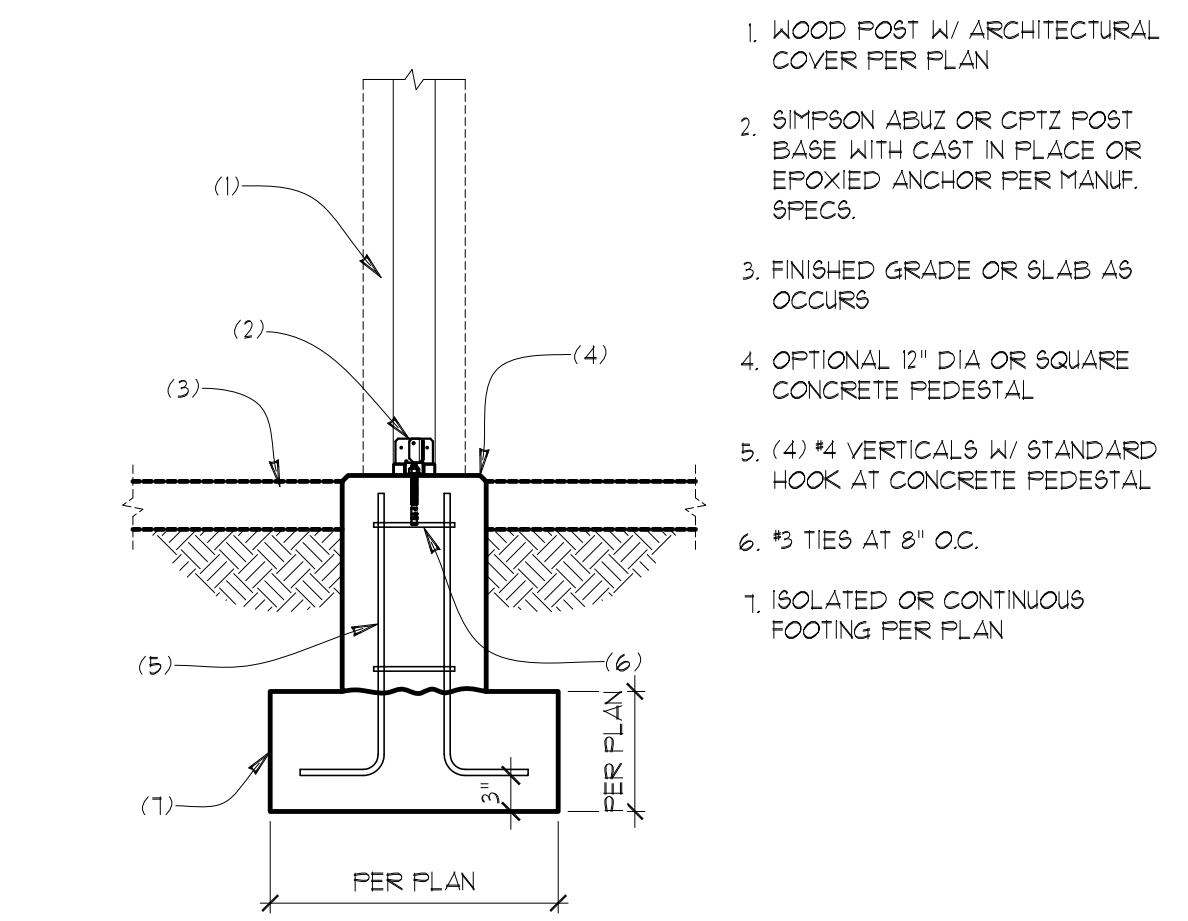
51 8" STEM WALL AT DROPPED JOISTS  
SCALE: 3/4"=1"



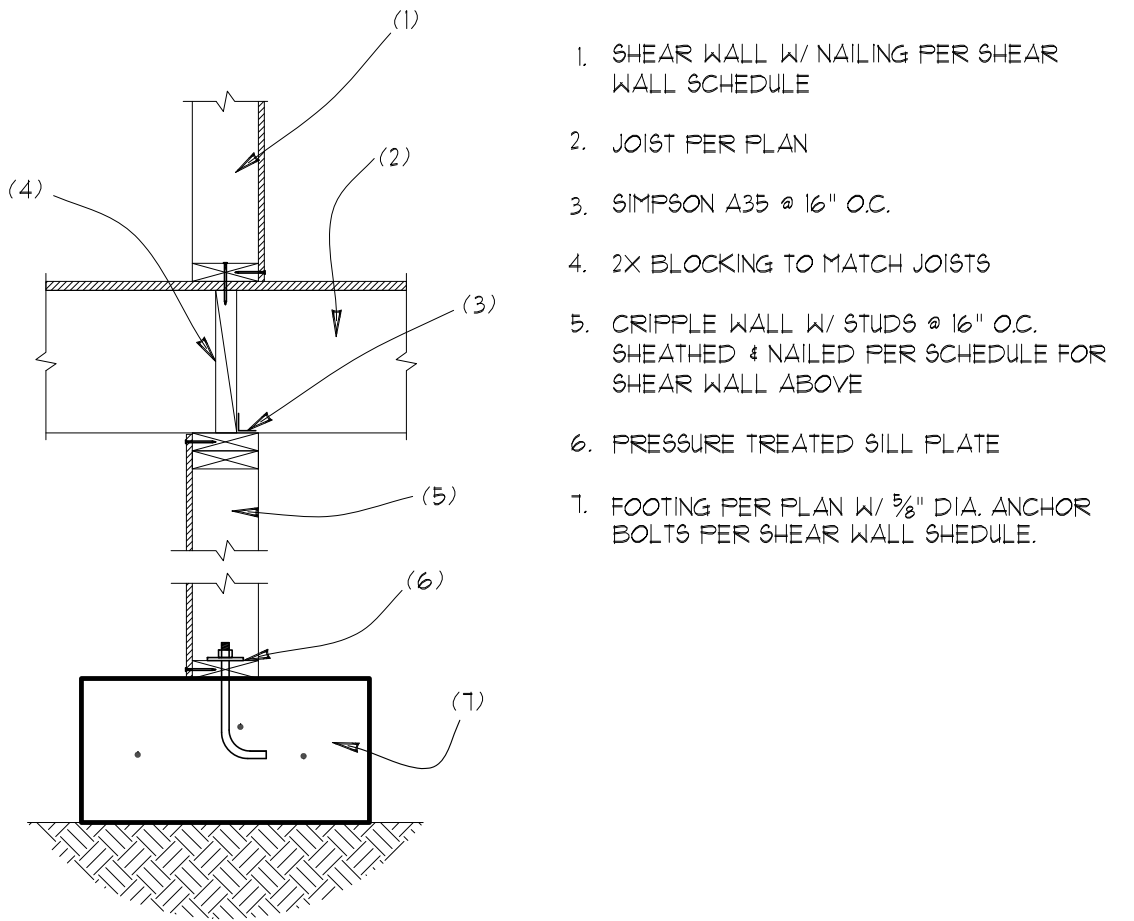
52 INTERIOR FOOTING @ BEAM LINE  
SCALE: 3/4"=1"



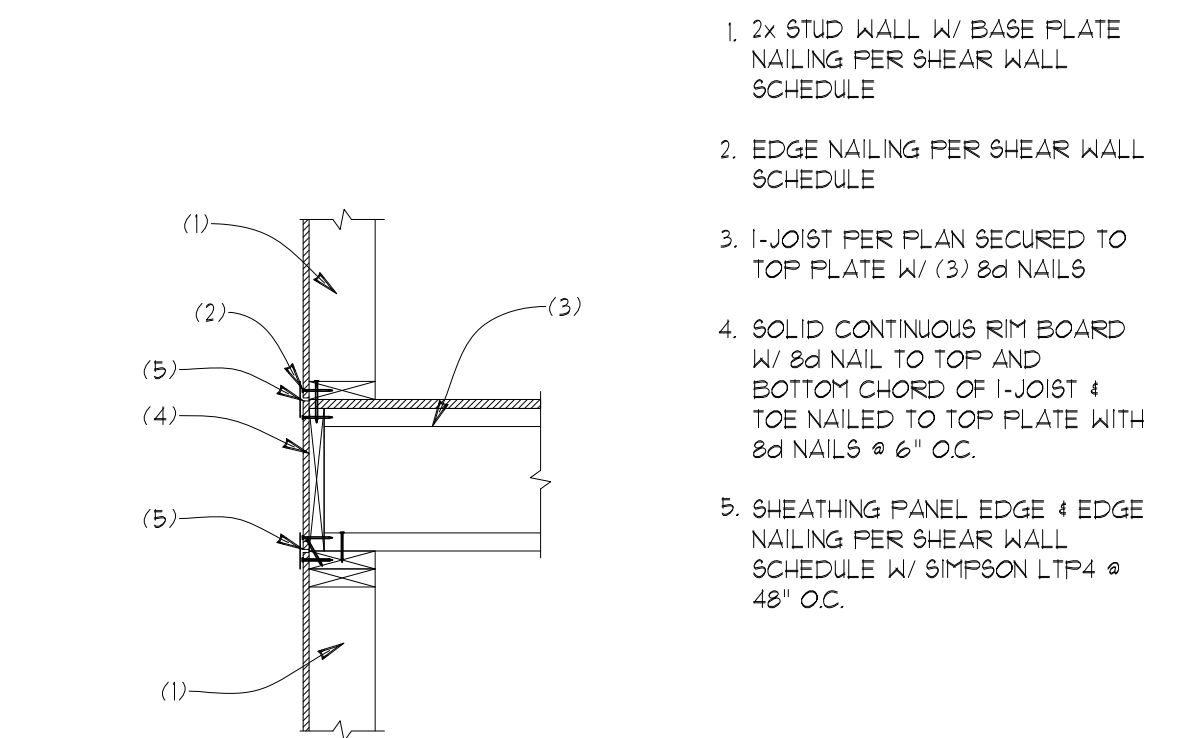
53 8" STEM WALL AT SLAB ON GRADE  
SCALE: 3/4"=1"



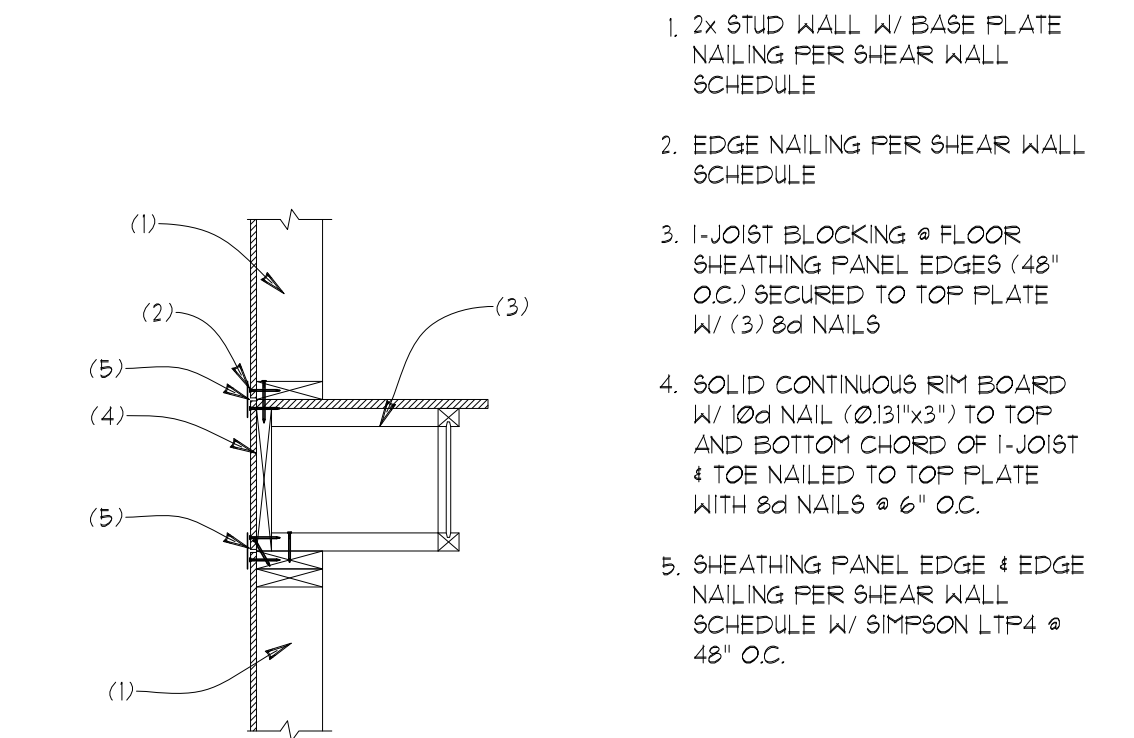
54 FOOTING AT WOOD COLUMN  
SCALE: 3/4"=1"



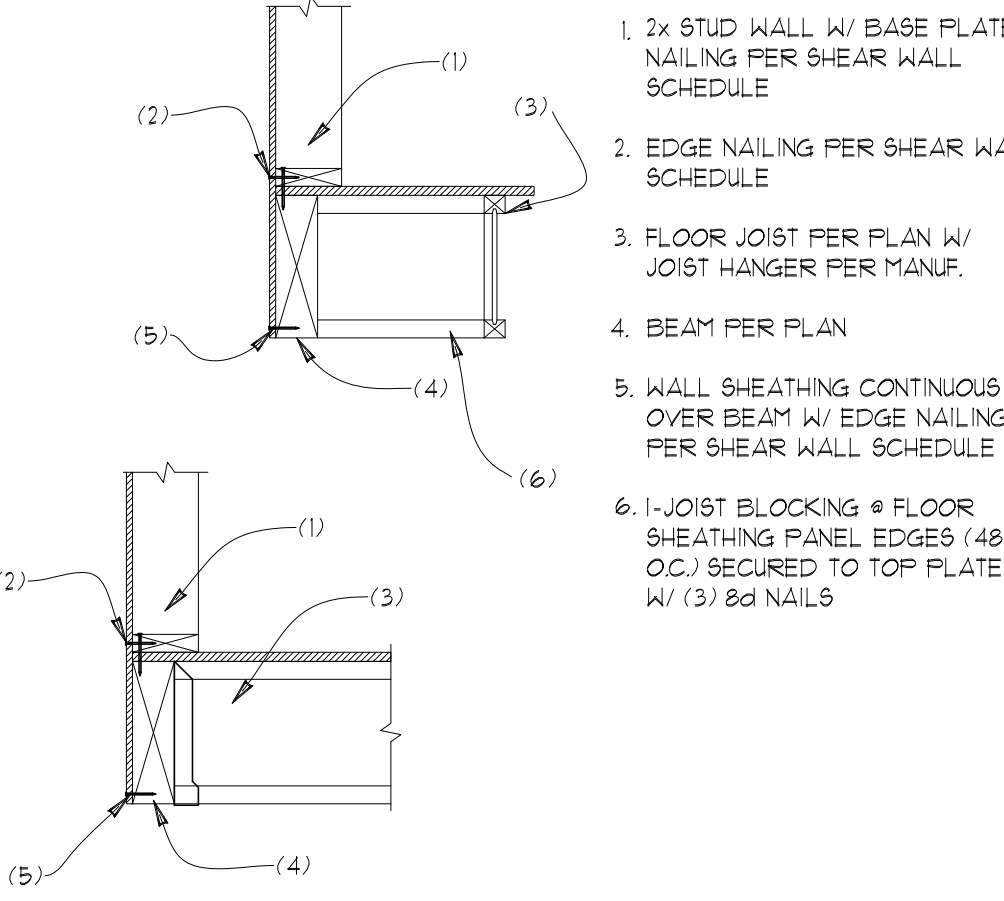
55 CRIPPLE WALL BEARING WALL  
SCALE: 3/4"=1"



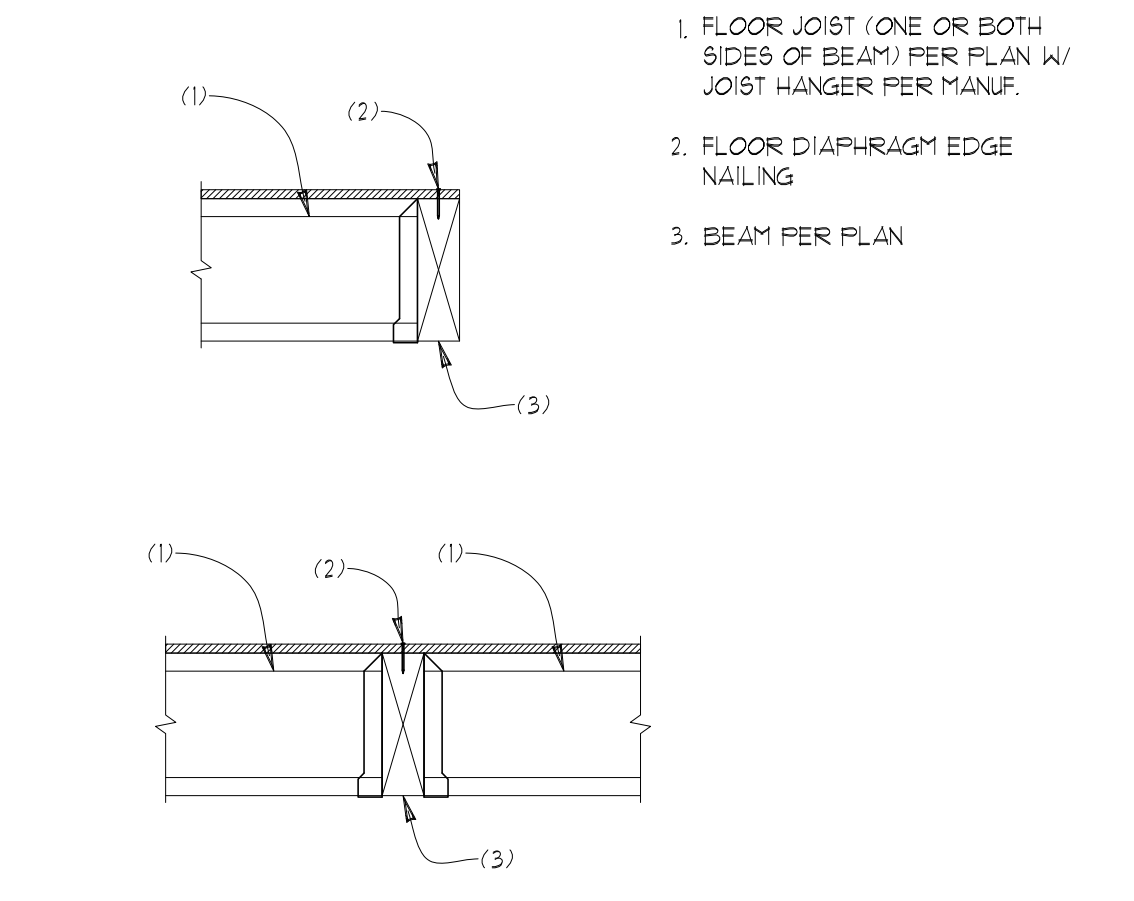
60 FLOOR JOIST BEARING AT STUD WALL  
SCALE: 3/4"=1"



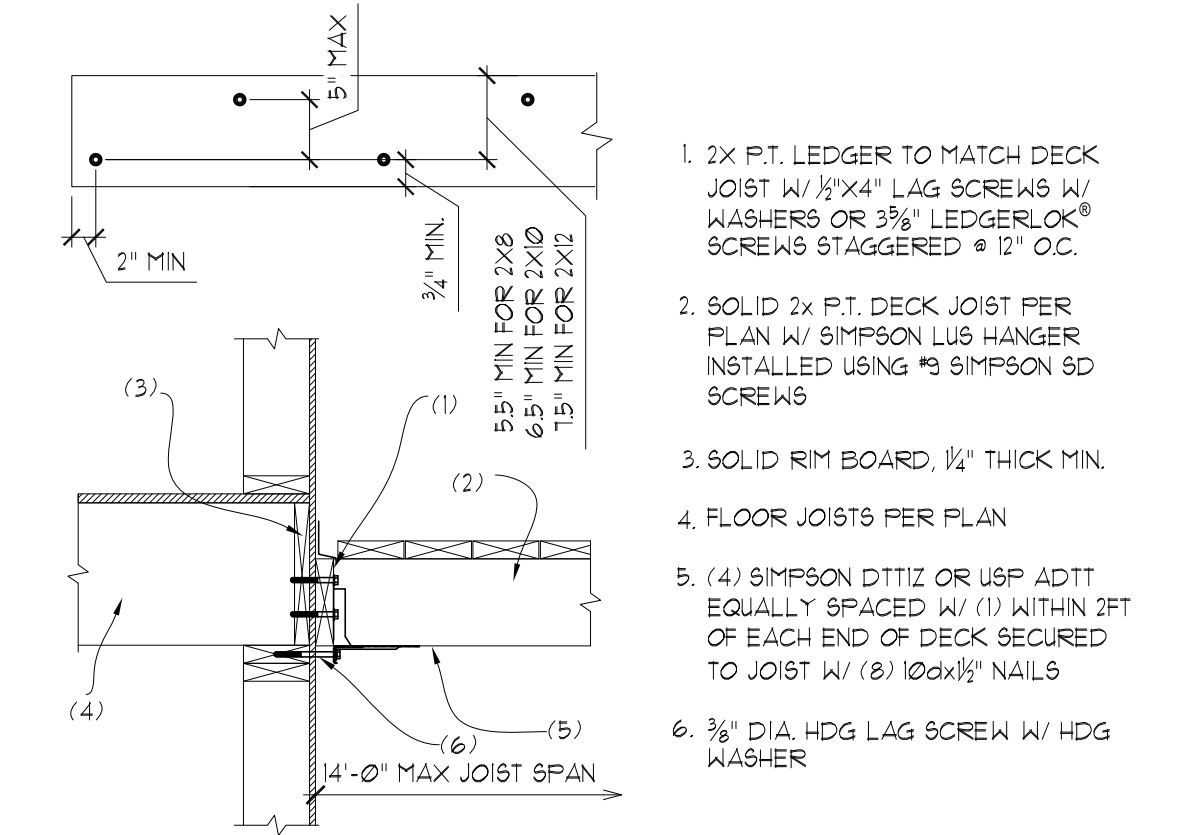
61 FLOOR JOIST PARALLEL TO STUD WALL  
SCALE: 3/4"=1"



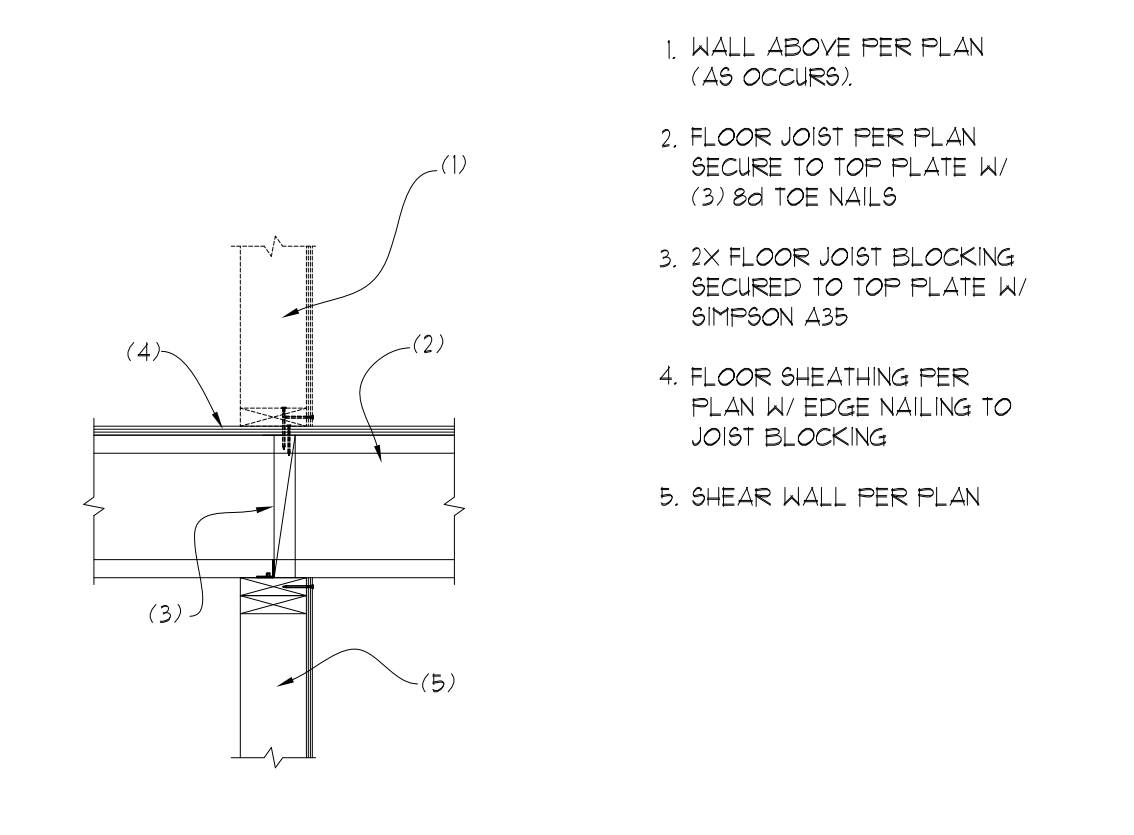
62 FLOOR JOIST AT BEAM  
SCALE: 3/4"=1"



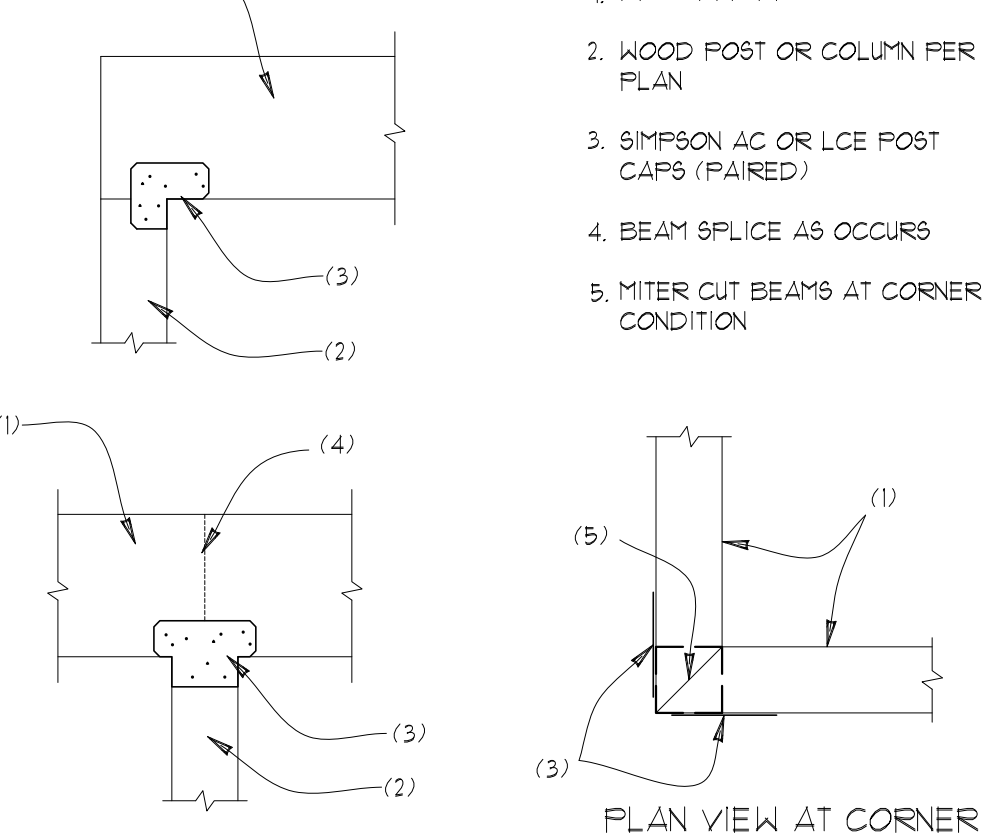
63 FLOOR JOIST AT BEAM  
SCALE: 3/4"=1"



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



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

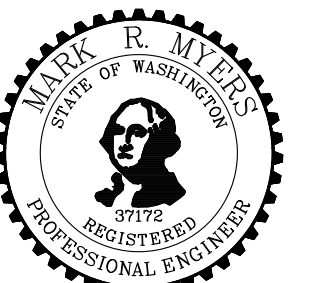


66 WOOD BEAM AT WOOD POST  
SCALE: 3/4"=1"

# STRUCTURAL PLANS

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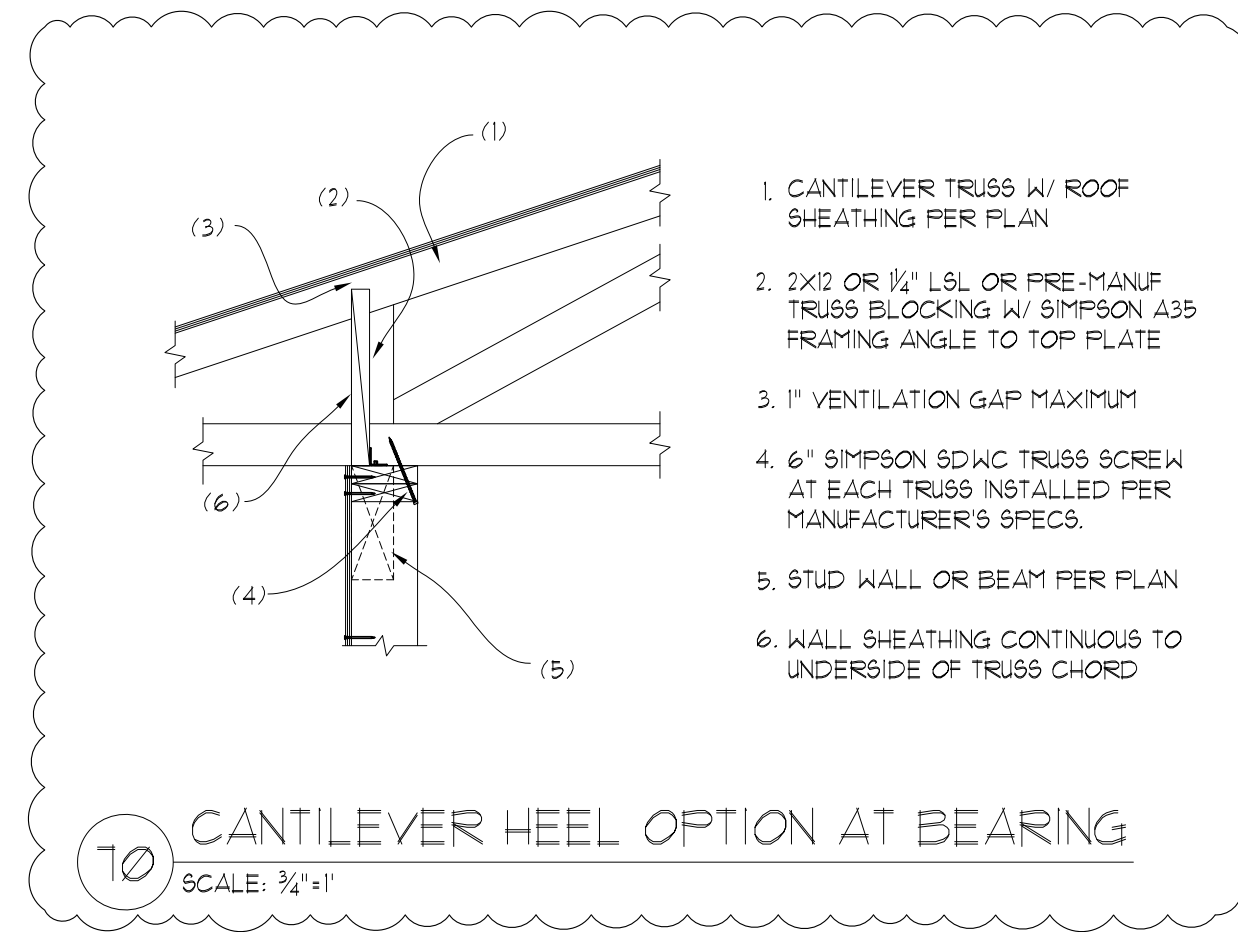
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Date: 2020.11.24 18:00:51 -0800

BUILDING DEPT. APPROVAL STAMP:

REVISION:	INIT:	DATE:

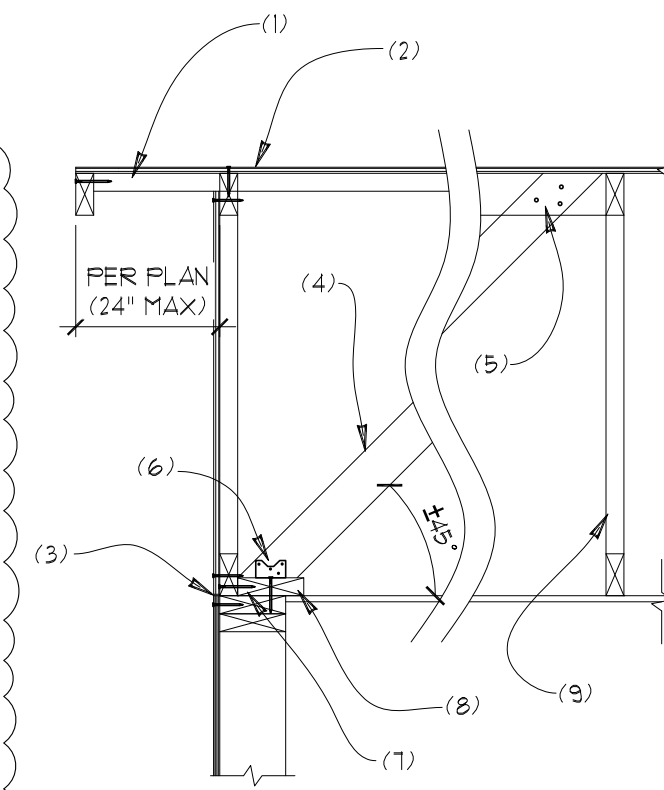
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	INIT:	MM
	PROJECT #:	2328





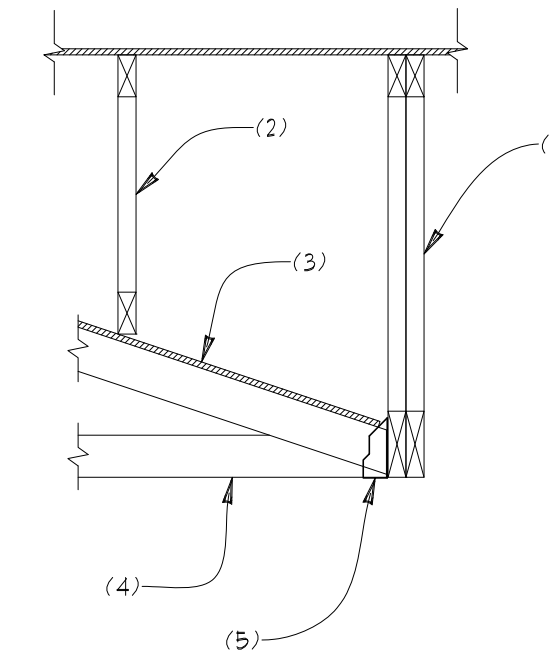
1. CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
2. 2x12 OR 1/4" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
3. 1" VENTILATION GAP MAXIMUM
4. 6" SIMPSON SDWC TRUSS SCREW AT EACH TRUSS INSTALLED PER MANUFACTURER'S SPECS.
5. STUD WALL OR BEAM PER PLAN
6. WALL SHEATHING CONTINUOUS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

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



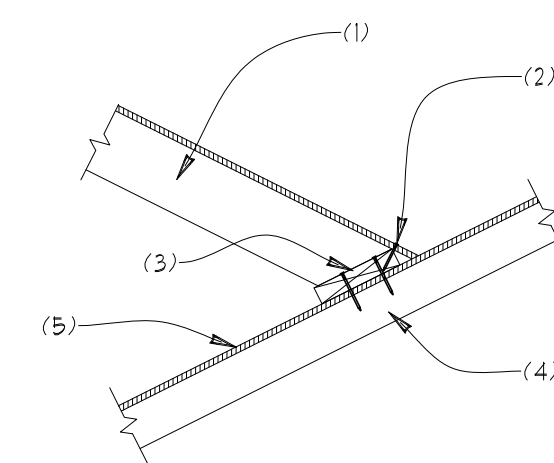
1. 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1X MIN) SECURED TO ENDS W/ (2) 10d NAILS
2. ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
3. SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
4. 2x DIAGONAL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

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.

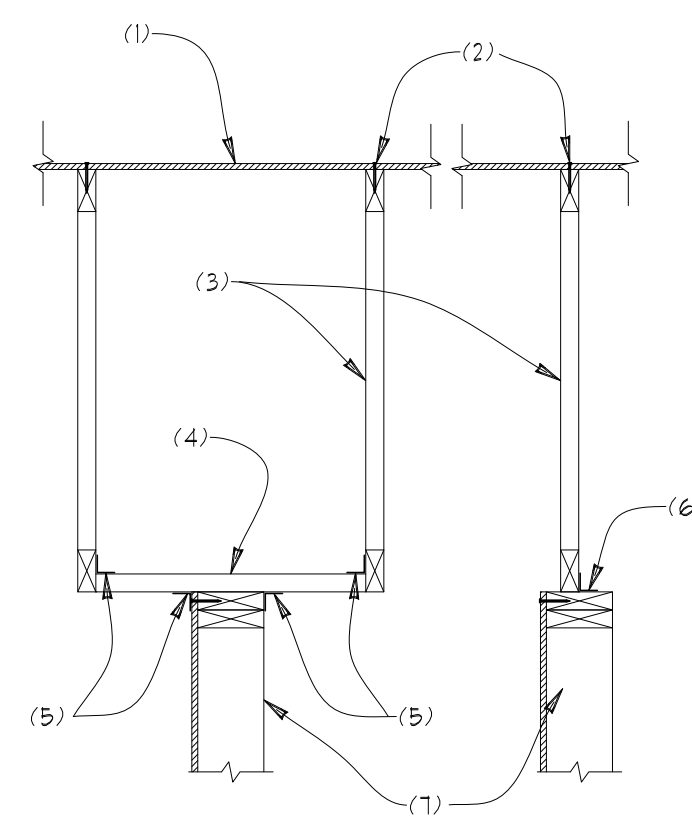
12 GIRDER TRUSS AT OVERFRAMING  
SCALE: 3/4"=1'



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.

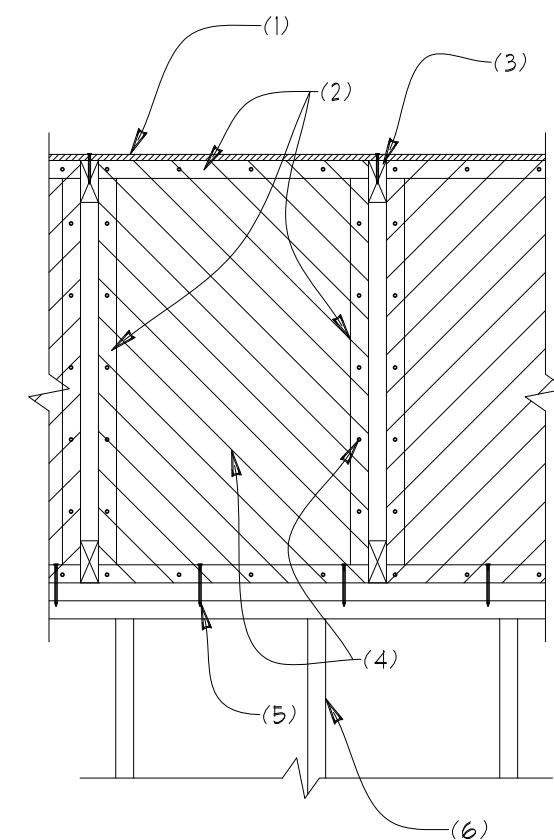
FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:  
 0'-0" TO 6'-11" 2x4  
 6'-8" TO 9'-11" 2x6  
 9'-8" TO 12'-2" 2x8  
 12'-3" TO 14'-10" 2x10  
 14'-11" TO 17'-3" 2x12  
 (ASSUMES RAFTERS @ 24" O.C. LL+30%PSF 4 DL+10%PSF PER TABLE R202.5(1.3) FOR HF R2)

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.

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

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

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

# STRUCTURAL PLANS

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by Mark Myers,  
PE  
Date: 2021.04.05  
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BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:
4-5-2021	MM	PLAN REVIEW

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