

	ABBREVIATIO	<u>ONS</u>	
BLK'G Q CLR CONT CS DBL DS EL EQ EXIST FTG	BLOCKING CENTER LINE CLEAR CONTINUOUS CASEMENT WINDOW DOUBLE DOWNSPOUT ELEVATION EQUAL EXISTING FOOTING	HORIZ MAX MFR MIN o/ O.C. SD SG SF SIM SLD	HORIZONTAL MAXIMUM MANUFACTURER MINIMUM OVER ON CENTER SMOKE DETECTOR SAFETY GLASS SQUARE FEET SIMILAR SLIDING WINDOW
FX HDR	FIXED WINDOW HEADER	TYP UNO	TYPICAL UNLESS NOTED OTHERWISE
HDWD HGR	HARDWOOD HANGER	w/	WITH

GROSS FLOOR AREA (GFA)

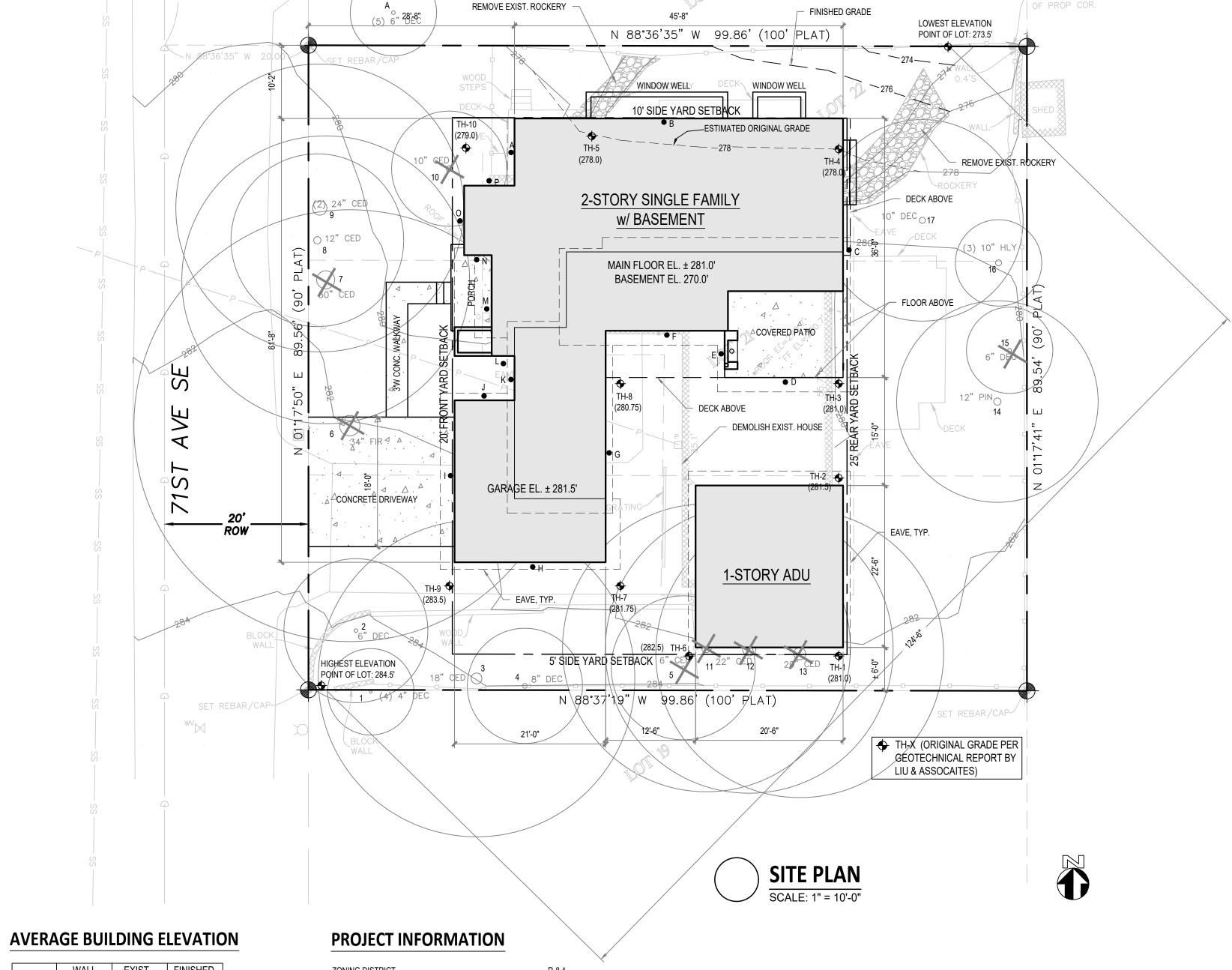
MAX. GROSS FLOOR AREA	45% (40 % + 5 % ADU
BASEMENT	1,490 S.F
BASEMENT (EXCLUDED FROM GFA. SEE SHEET	A1) - 1,413 S.F
MAIN FLOOR	1,490 S.F
UPPER FLOOR	1,530 S.F
ADU	451 S.F
GARAGE	472 S.F
TOTAL ABOVE GROUND FLOOR AREA	4,020 S.F
PROPOSED GFA	44.9 % (OK!

TOTAL FINISHED FLOOR AREA OF PRIMARY RESIDENCE 4,510 S.F.

TOTAL FINISHED FLOOR AREA

451 S.F.

4,961 S.F.



Tree Assessment Form

On Site Trees

Off Site Trees

Tseng Residence, 2720 71st Ave SE, Mercer Island

40

Good Fair

Good

Good

Fair

Poor

Good

 A
 Japanese maple
 14*
 16
 80
 Good
 Yes
 14
 16
 14
 14
 10

 B
 Red cedar
 28
 70
 80
 Good
 Yes
 16
 14
 16
 18
 10

Limit of Disturbance; Face to side of disturbance, recommended

Multiple Trunks converted to equivalent DBH per ISA Guide

"Remove as per plan"---"R. Remove", recommended

Tree # Species DBH Height Crown Vigor Viable

Douglas-fir

Sequoia

Red cedar

Red cedar Red cedar

Red cedar

**LOD

(inches) (feet) Ratio (%)

Date: 8/11/2017

Defects

Gumosis

Dead limb tips

Included bark 0-4-feet

Severe decay

Bole decay

Forks at 6-feet with included bark Remove

Status***

Status

LOD**

N S E W (feet)

ш	WALL	EXIST.	FINISHED
#	LENGTH	GRADE	GRADE
Α	9.3	278.6	278.2
В	45.6	274.0	277.6
С	36.0	279.7	280.0
D	16.5	281.0	280.5
Е	6.1	281.0	280.5
F	17.0	280.6	280.5
G	33.0	281.4	280.5
Н	21.0	281.8	280.5
	23.0	282.2	281.0
J	8.3	281.2	280.5
K	6.1	280.8	280.5
L	3.1	280.4	280.0
М	14.0	279.8	279.8
N	3.9	279.4	279.4
0	9.8	279.2	279.2
Р	7.0	279.4	279.4
A.B.E.		279.7	

("ORIGINAL GRADE 277.6" IS USED FOR 'B')

A.B.E. = (W1 x E1 + W2 x E2 + ...) / (W1 + W2 +...) = 279.7 MAX. STRUCTURAL HT. ALLOWED = 279.7 + 30 = 309.7' (SEE SHEET A5, A6)

LEGAL DESCRIPTION

LOTS 20, 21 AND 22 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON.

CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 UNIFORM PLUMBING CODE 2018 INTERNATIONAL FIRE CODE 2018 NATIONAL ELECTRICAL CODE 2018 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

YU HAN TSENG
217450-1915
8,942 S.F.
R-3 / U
V-B
40 %
2,515 S.F.
625 S.F.
330 S.F.
3,470 S.F.

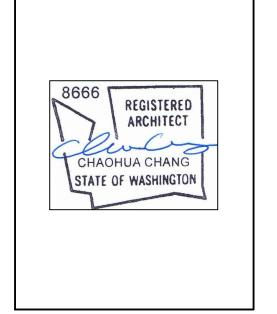
ZONING DISTRICT

HARDSCAPE	
MAX. HARDSCAPE AREA	9 %
WALKWAY WINDOW WELLS	74 S.F. 112 S.F.
TOTAL HARDSCAPE AREA	186 S.F. (2.1%> OK!)

NFPA 13D FIRE SPRINKLER SYSTEM AND SEPARATE PERMIT ARE REQUIRED. NFPA 72 CHAPTER 29 MONITORED FIRE ALARM REQUIRED DUE TO ROAD WIDTH. SEPARATE PERMIT REQUIRED.



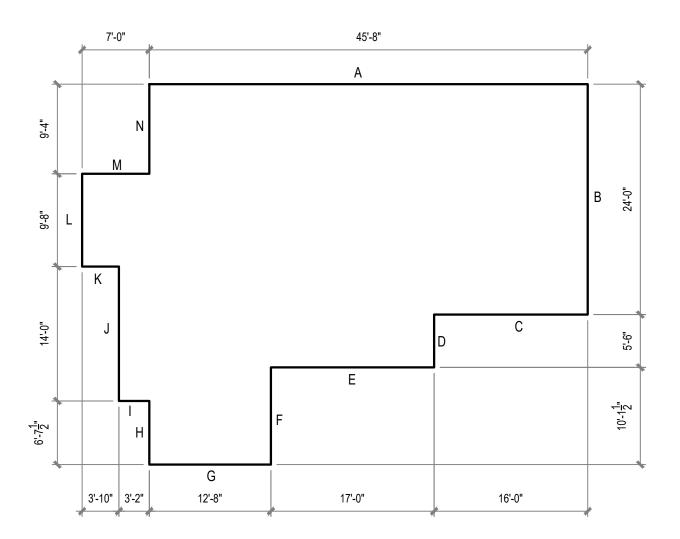
SET REBAR/CAP 2.00' W OF PROP COR.



ENC A ON 2720 71 MERCER 20 2

NUMBER DATE DESCRIPTION OF REVISIONS 08-05-2021 PERMIT PLANS SITE PLAN

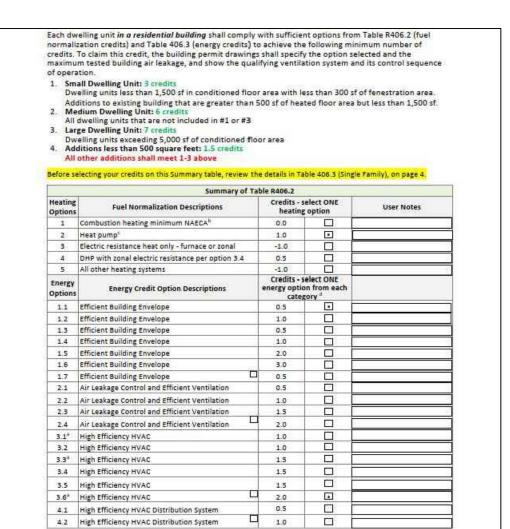
JOB NUMBER



WALL	WALL	COVERAGE	LxC
SEGMENT	LENGTH (L)	(C)	LXC
Α	45.6	86.6 %	39.5
В	24.0	90.0 %	21.6
С	16.0	100 %	16.0
D	5.5	100 %	5.5
Е	17.0	100 %	17.0
F	10.1	100 %	10.1
G	12.7	100 %	12.7
Н	6.7	100 %	6.7
	3.1	100 %	3.1
J	14.0	100 %	14.0
K	3.8	100 %	3.8
Ц	9.7	100 %	9.7
М	7.0	93.9 %	6.6
N	9.3	93.6 %	8.7
TOTAL	184.5		175.0

- PORTION OF EXCLUDED BASEMENT FLOOR AREA = 1,490 x (175.0 / 184.5)
- = 1,413 S.F.

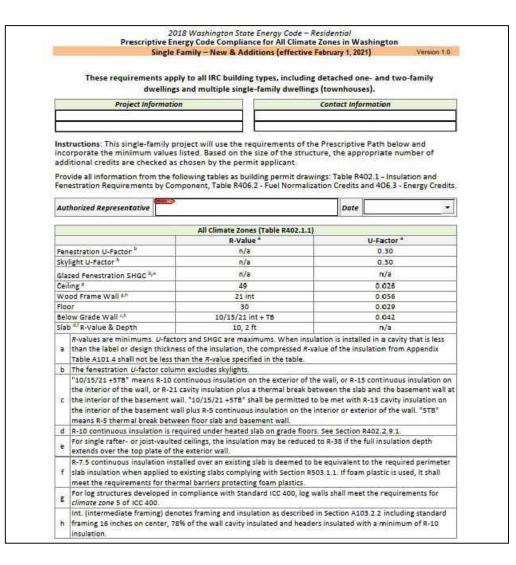
(SEE BUILDING ELEVATIONS AND GEOTECHNICAL ENGINEER'S 'ORIGINAL GRADE DETERMINATION REPORT' FOR GRADES)

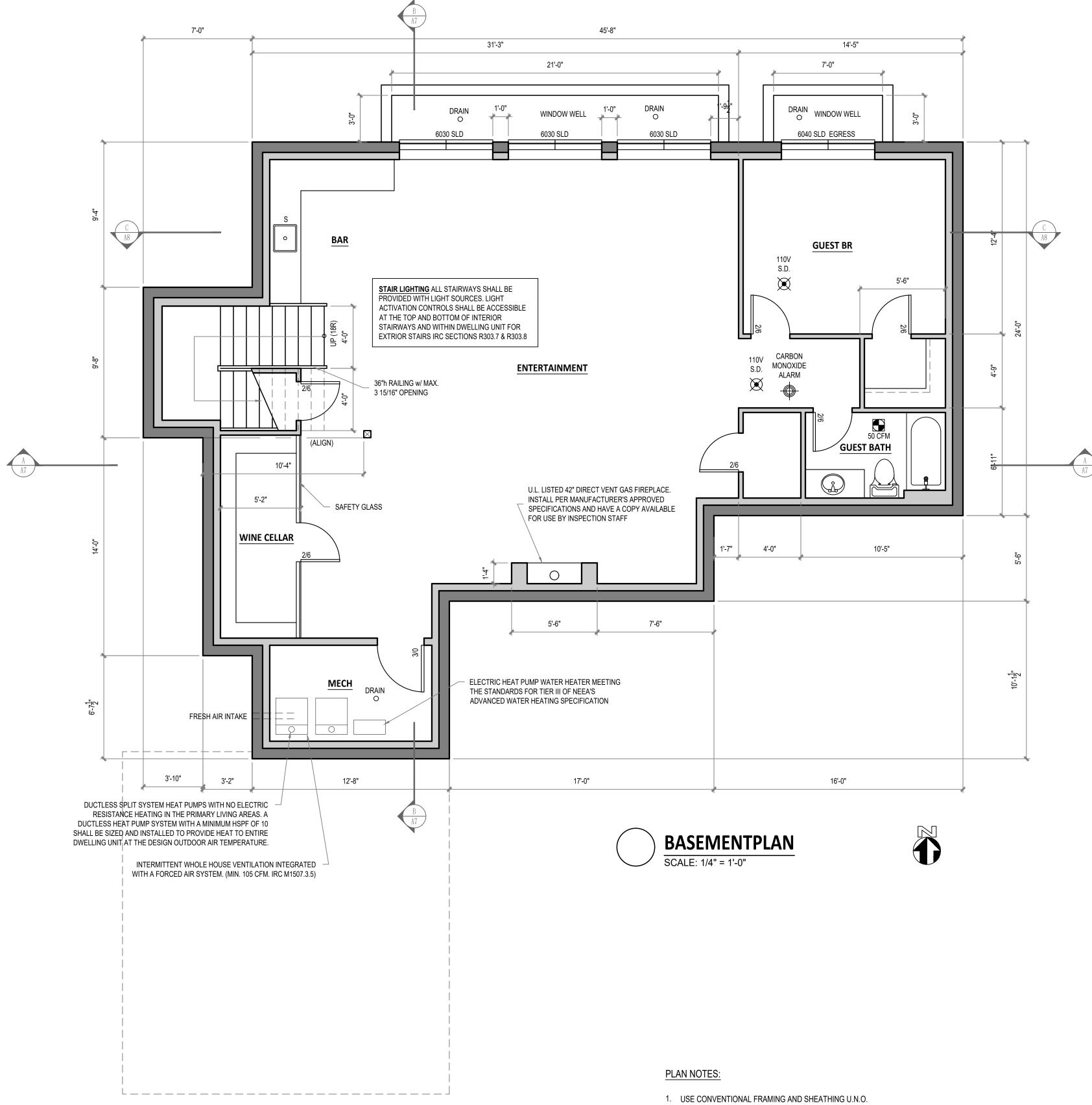


3.34					
5.5	High Efficiency HVAC	1.5			
3.4	High Efficiency HVAC	1.5			
3.5	High Efficiency HVAC	1.5			i i
3.6ª	High Efficiency HVAC	2.0	•		
4.1	High Efficiency HVAC Distribution System	0.5			i i
4.2	High Efficiency HVAC Distribution System	1.0			
_) H			Ü	- 12
	Summary of Table	R406.2 (co	nt.)		
Energy Options	Energy Cradit Ontion Descriptions (cont.)	Credits - s energy or	elect ONE otion from tegory	User N	otes
5.1 ^d	Efficient Water Heating	0.5			
5.2	Efficient Water Heating	0.5	- B - 1		
5.3	Efficient Water Heating	1.0			
5.4	Efficient Water Heating	1.5			
5.5	Efficient Water Heating	2.0			
5.6	Efficient Water Heating	2.5			
6.1*	Renewable Electric Energy (3 credits max)	1.0			
7.1	Appliance Package	0.5		7 - 01	
	Total Credits		6.0	Catoulate Total	Clear Form

dwelling unit.

	Prescriptive compliance is based on Table R402.1.1 with the following modifications:	
1.1	Vertical fenestration U = 0.24	0.5
3.6 ²	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	2.0
5.5	Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. 5	2.0
7.1	All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards: Dishwasher – Energy Star rated Refrigerator (if provided) – Energy Star rated Washing machine – Energy Star rated Dryer – Energy Star rated, ventless dryer with minimum CEF rating of 5.2 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed and connected to utilities. Dryer ducts and exterior dryer vent caps are not permitted to be installed in the	0.5





PER WSEC R402.4, THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

PER WSEC R402.4, THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

PER WSEC R403.2.2, DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. PER WSEC R404.1, A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/ HOUR AND SHALL BE TESTED AS SUCH. A WRITTEN REPORT OF THE TEST RESULTS, SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION." THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON THE FORM WHICH IS AVAILABLE ONLINE AT

THE DESIGN PROFESSIONAL OR BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION

HTTP://WWW.ENERGY.WSU.EDU/BUILDINGEFFICIENCY/ENERGYCODE.ASPX

2. ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.

3. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.

4. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.

5. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

6. ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.

7. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.

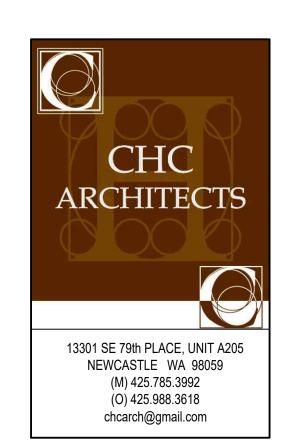
8. DOOR HT. AT THIS FLOOR IS 8'-0", TYP.

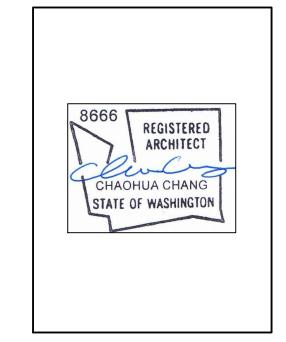
9. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.

10. ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.

11. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.

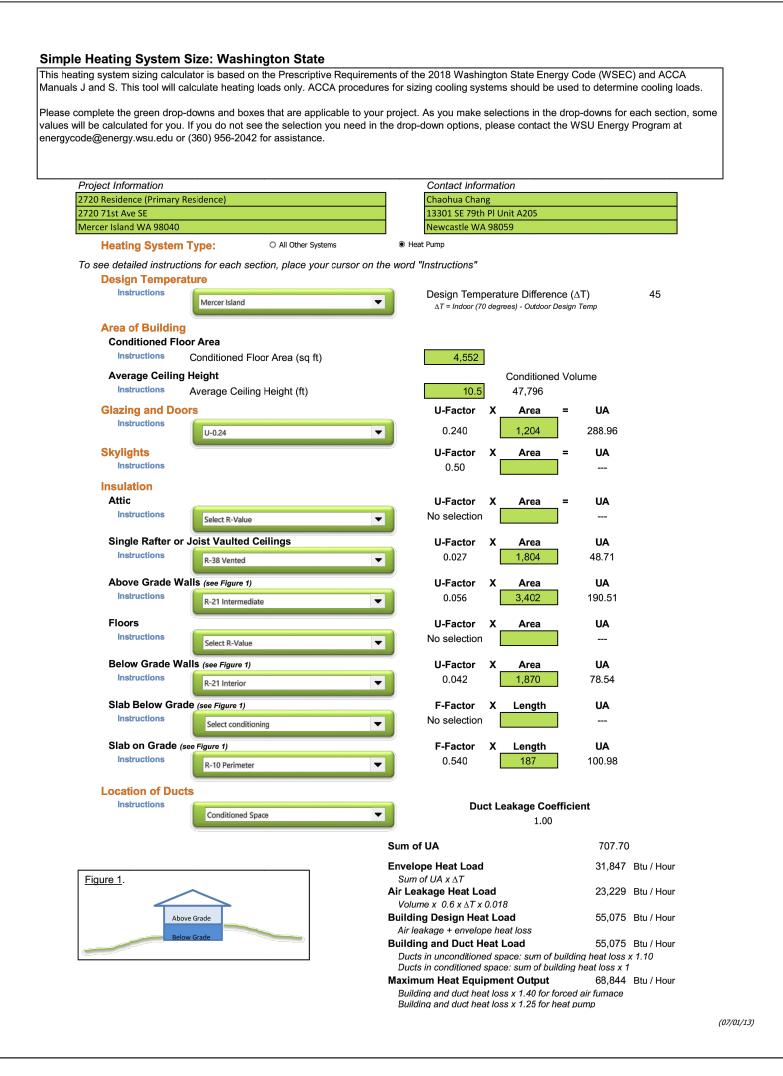
12. ALL NEW FENESTRATION ARE NFRC CERTIFIED.

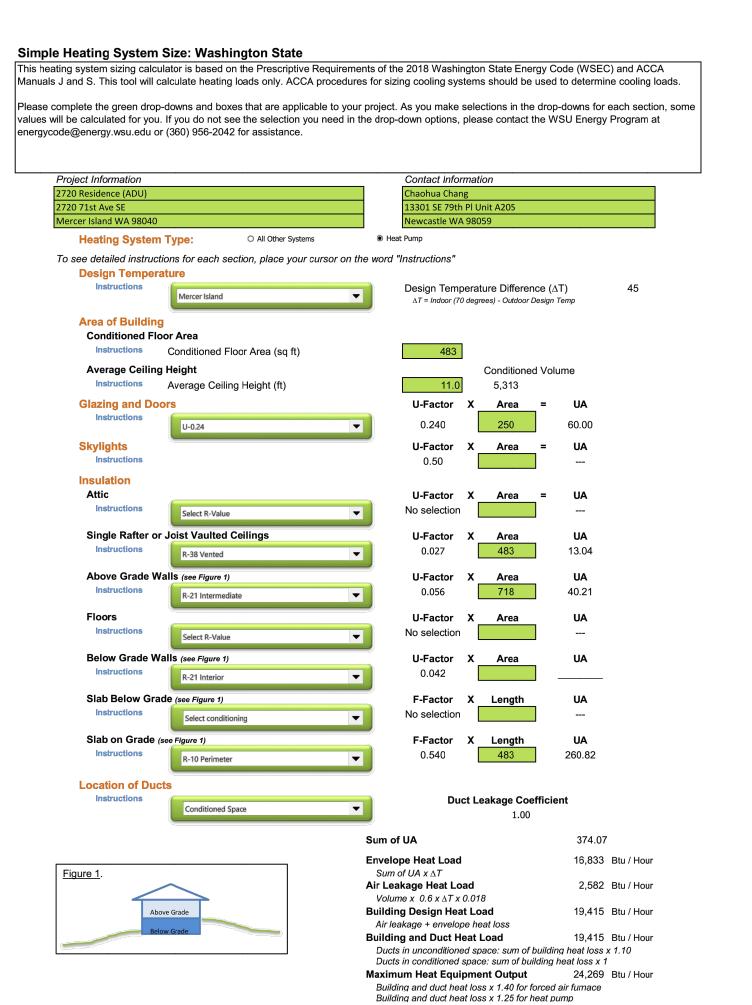


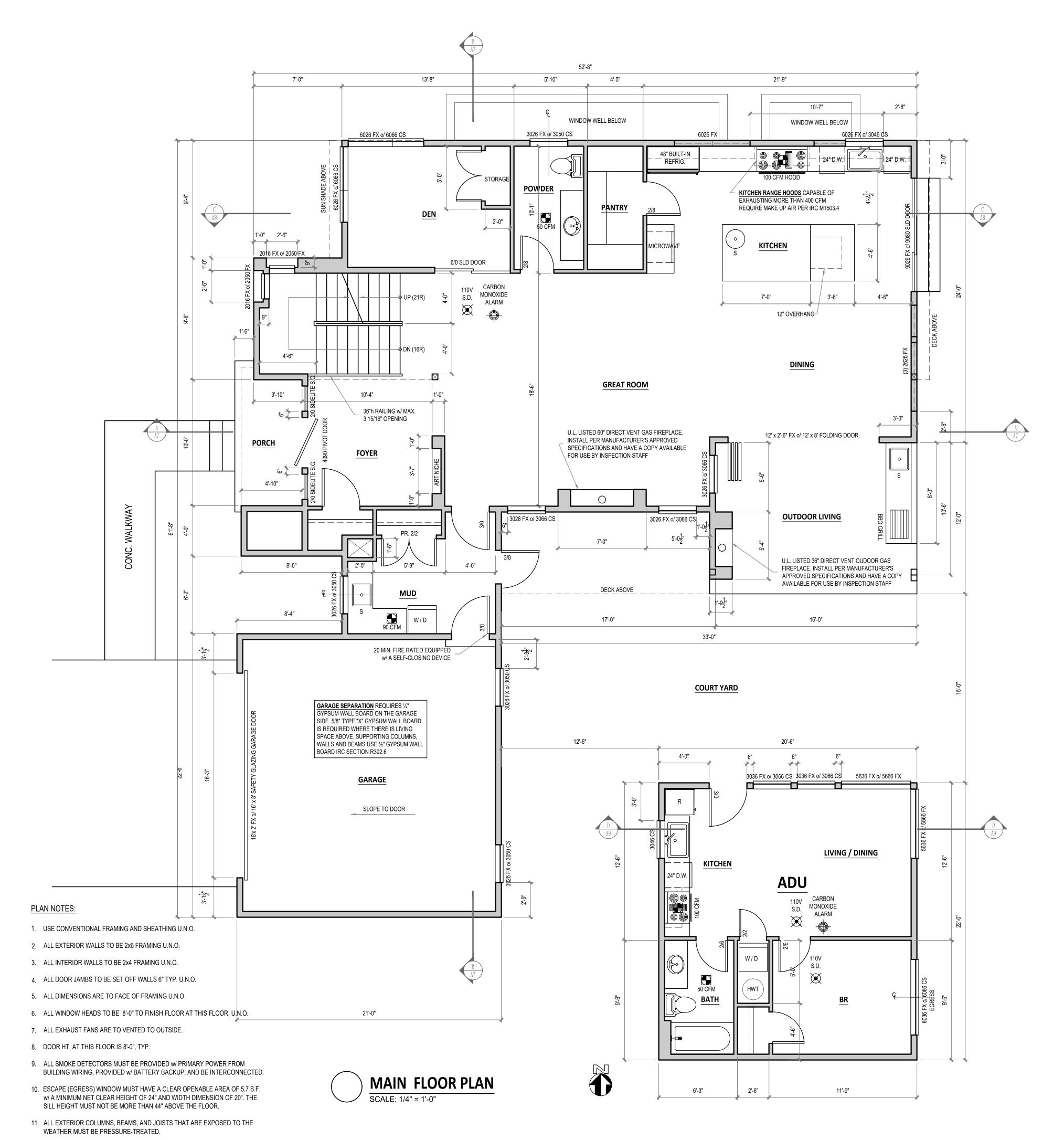


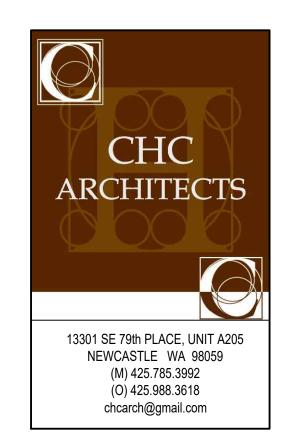
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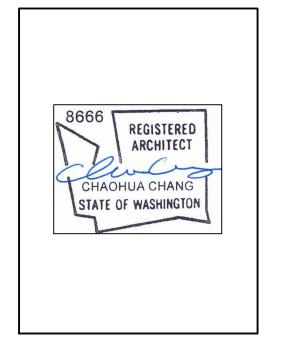
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2720 RESIDENCE 2720 71ST AVENUE SE MERCER ISLAND WA 98040

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F	:LC	LOOR	LOOR PL	LOOR PLAI	LOOR PLAN

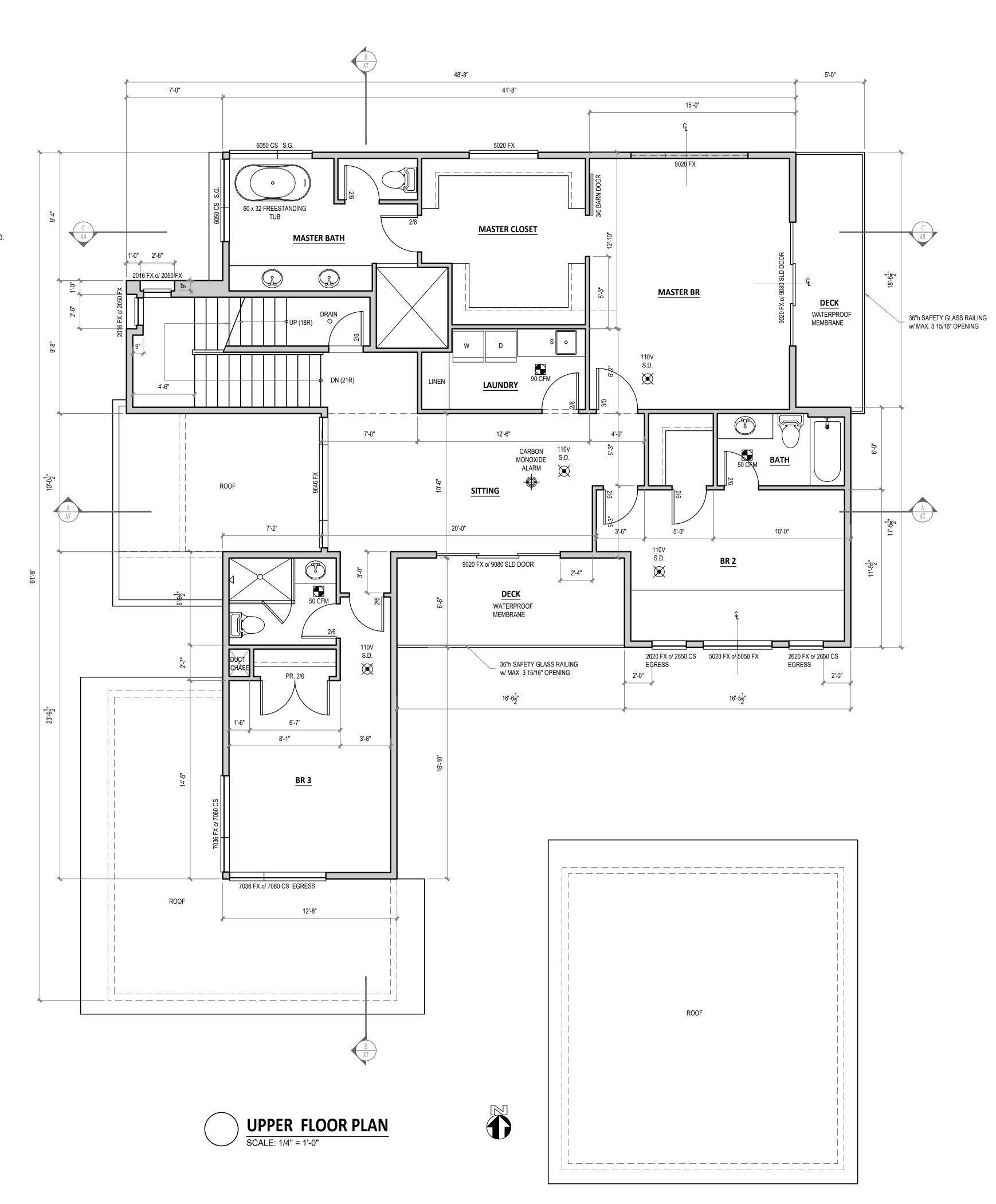
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12. ALL NEW FENESTRATION ARE NFRC CERTIFIED.

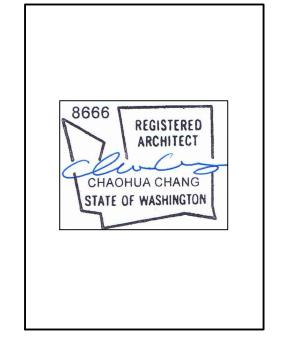
(07/01/13)

PLAN NOTES:

- 1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- 2. ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- 3. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- 4. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
- 5. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- 6. ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.
- 7. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
- 8. DOOR HT. AT THIS FLOOR IS 8'-0", TYP.
- 9. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.
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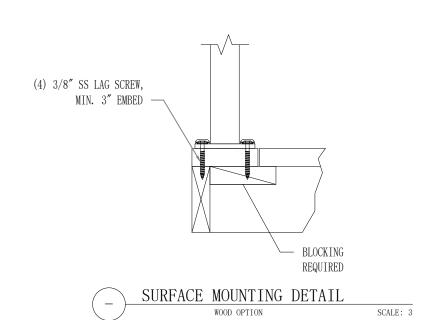




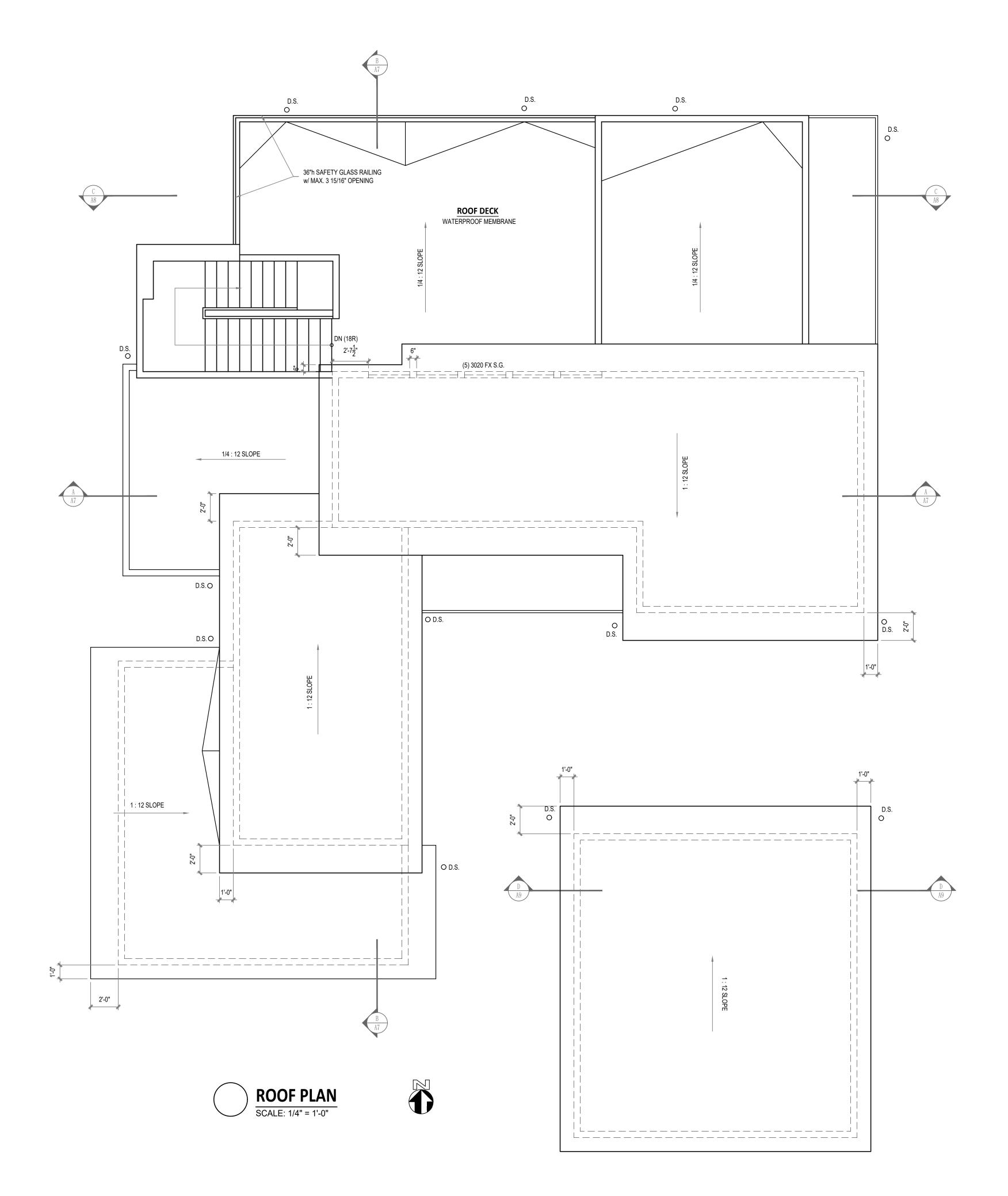


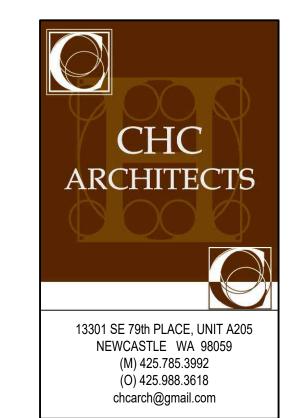
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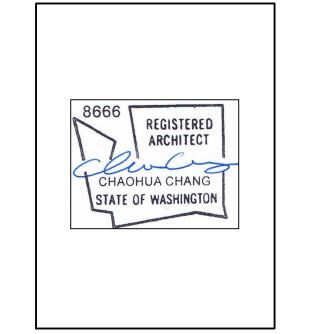




RAILING POST CONNECTION SCALE: NONE



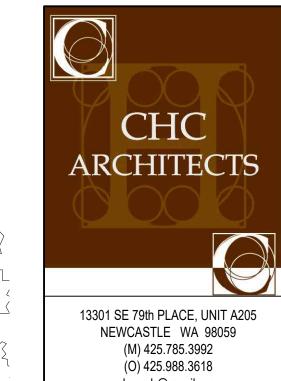


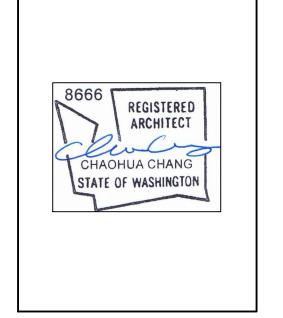


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BASEMENT EL. 270.0'

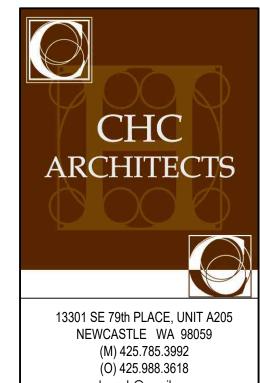




chcarch@gmail.com

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chcarch@gmail.com

2720 RESIDENCE 2720 71ST AVENUE SE MERCER ISLAND WA 98040

NUMBER DATE DESCRIPTION OF REVISIONS

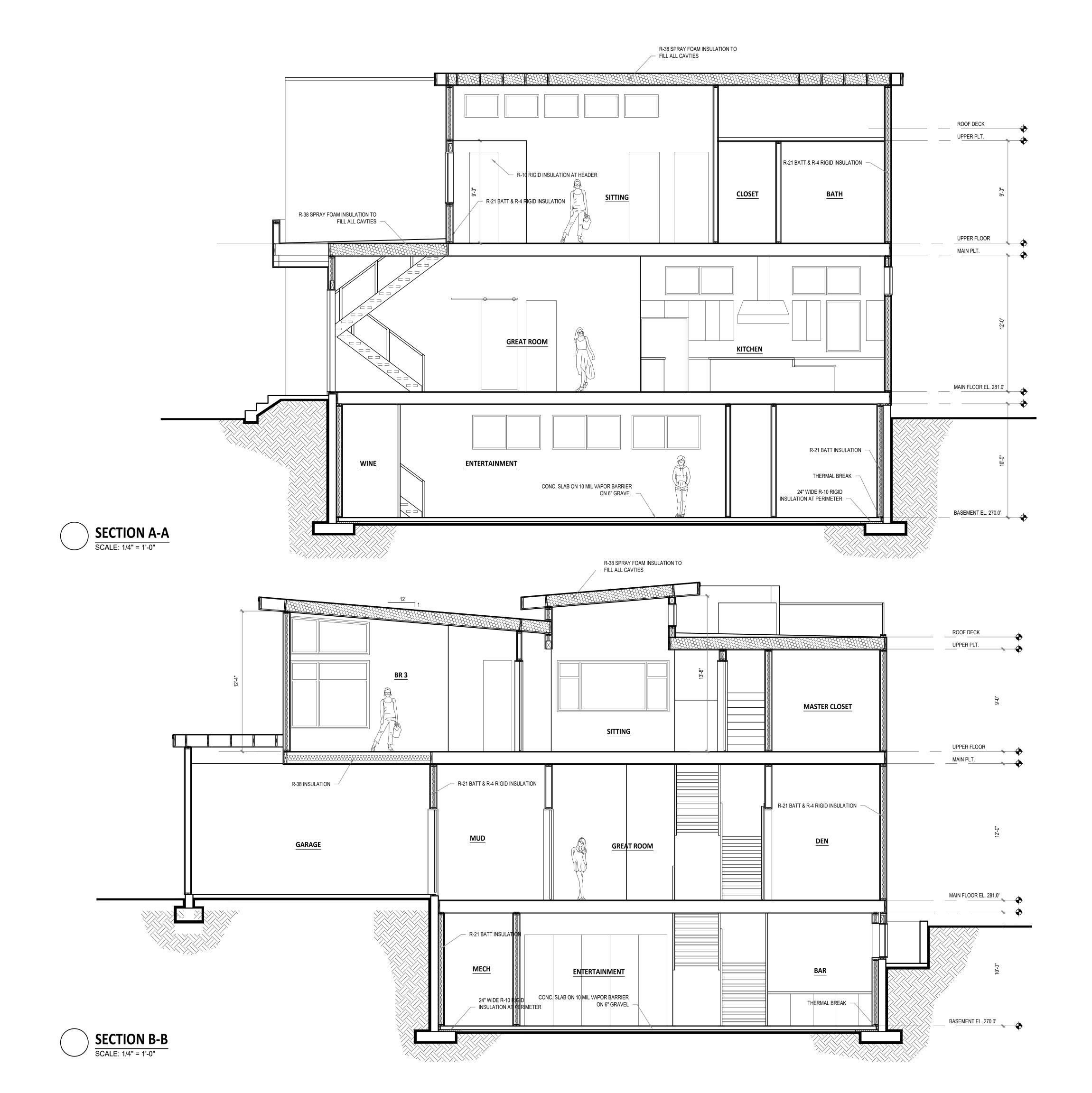
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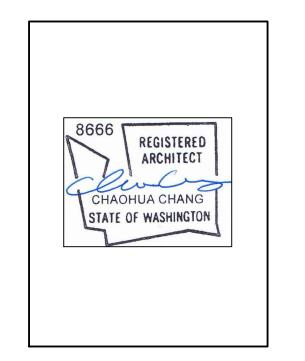
ELEVATIONS

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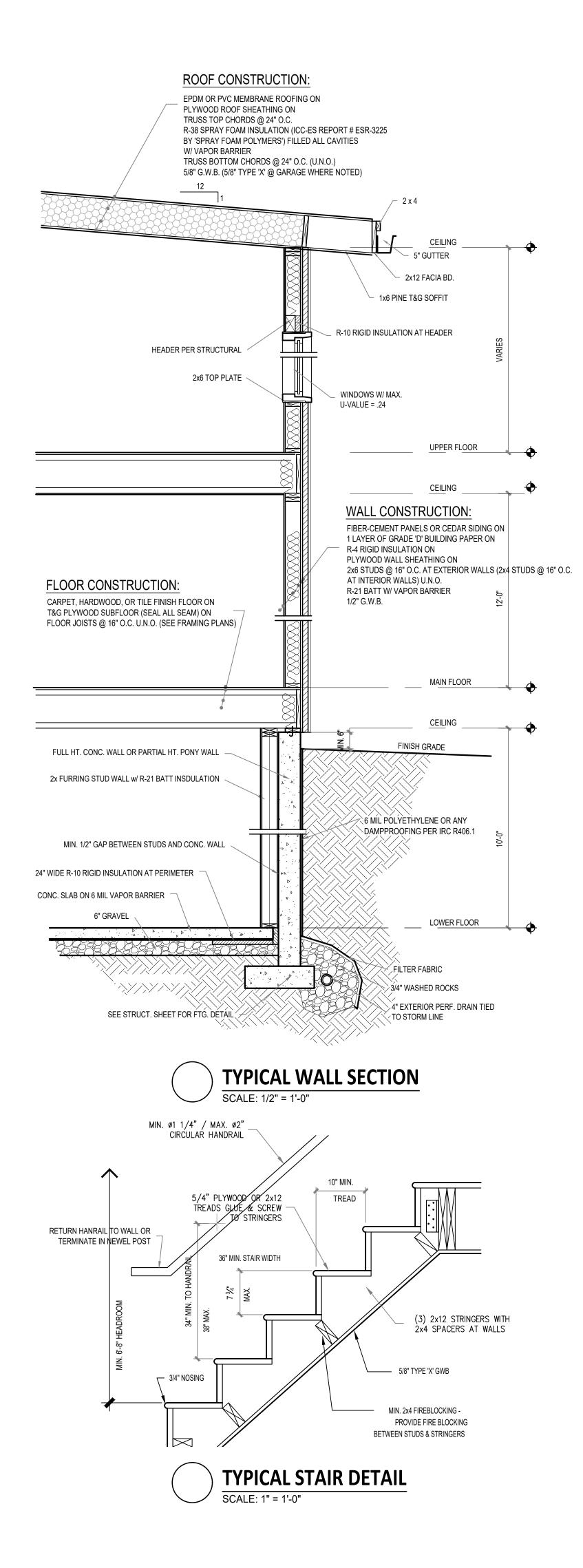
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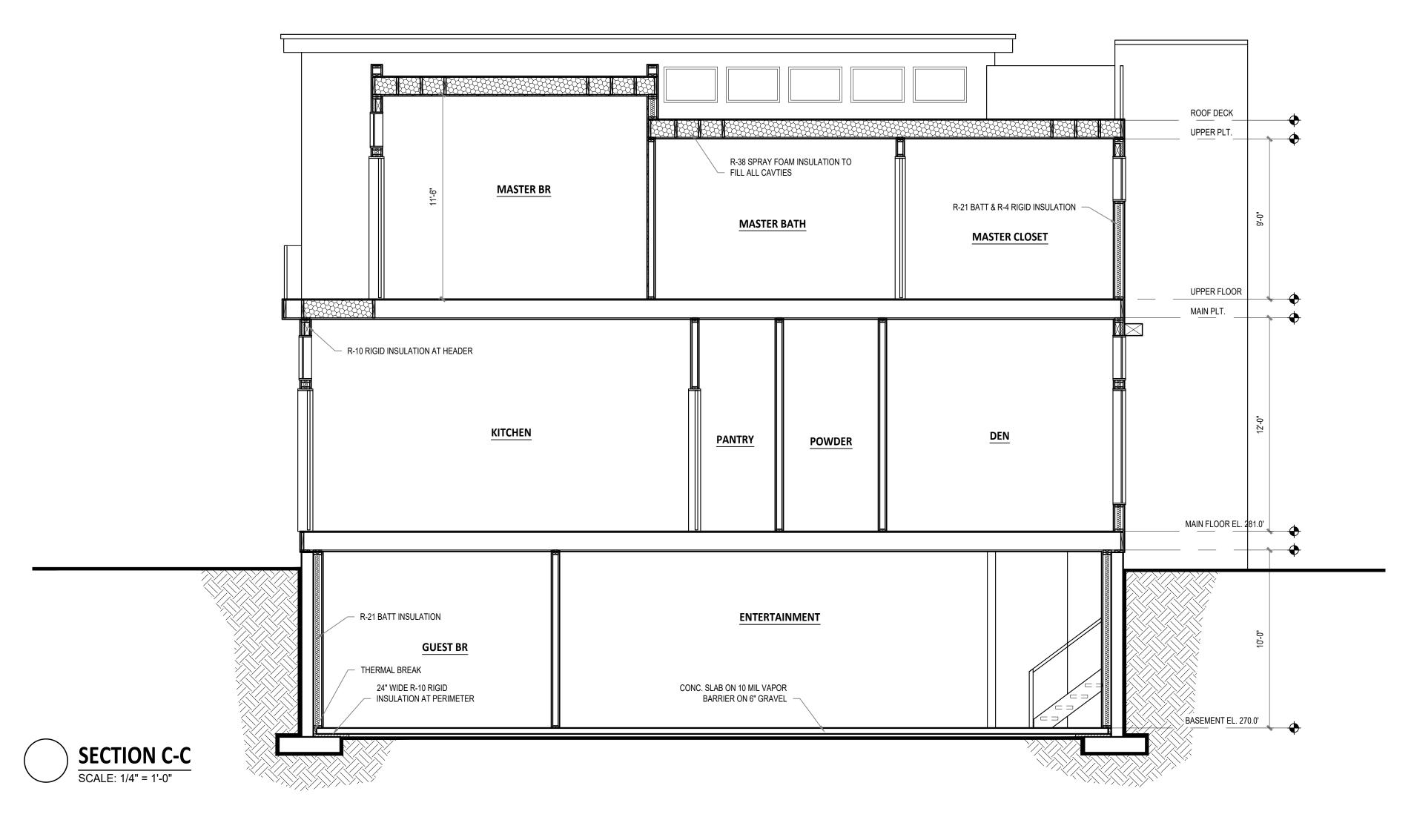


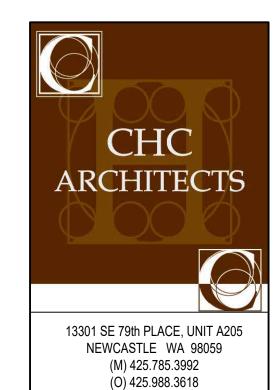




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chcarch@gmail.com



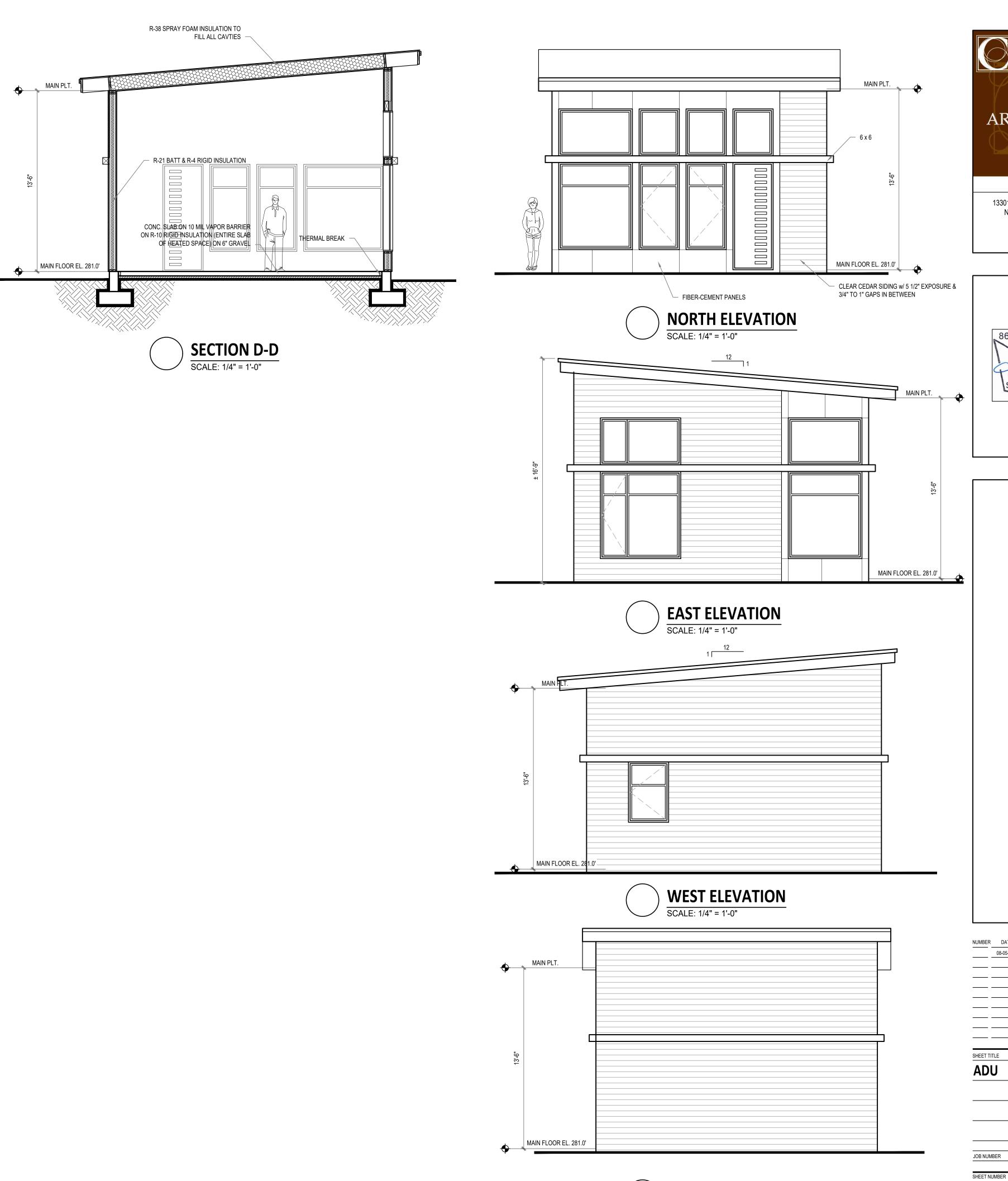
2720 RESIDENCE 2720 71ST AVENUE SE MERCER ISLAND WA 98040

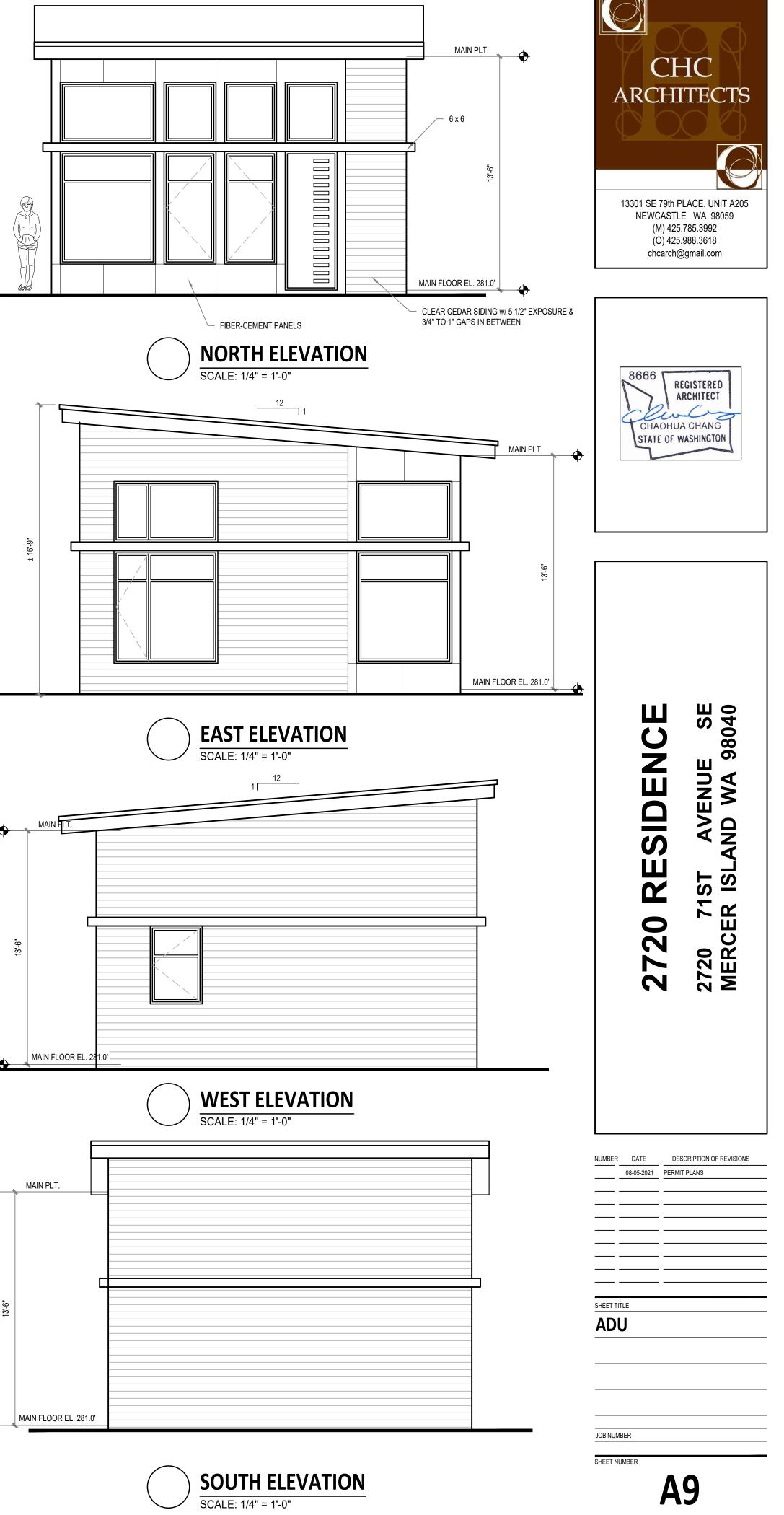
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PROJECT GENERAL NOTES:

(The following notes applies to the proposed project unless otherwise noted on the plans and details)

All design and construction shall comply with the 2018 international Building Code

Unless indicated as existing or (E), all others are new constructions or as indicated as (N).

Design Loading Criteria:

1. Design loads: Roof snow load: 25 psf Tile roofing: 25 psf

Floor live load: 40 psf - Typical living space

60 psf - Deck

Wind: 110-Mph (3-second gust) exposure B kzt = 1.90

Seismic: seismic user group i, i=1.0

Site Class Sd Ss=1.48; S1=0.50 Fa=1.00; Fv=1.50 Sds=0.98; Sdi=0.50

R=6.5 (wood shear wall)

Construction Requirements:

1. Contractor shall verify dimensions and conditions for compatibility and shall notify owner of any discrepancies prior to construction. All dimensions of existing construction shown in the drawings are intended as guidelines only and must be verified. The contractor shall bring all discrepancies to the owner.

2. Contractor shall provide temporary shoring and bracing for the structure and structural components until all final connections have been completed in according with the plans and details. This includes existing structure.

3. Contractor shall be responsible for all safety and health precautions including hazardous conditions and materials existed or created by other parties that working on the project. Contractor shall also be responsible for construction methods, techniques, and sequences or procedures required to perform the work.

4. Contractor shall be responsible for keeping all existing components, which are required to remain, in their original condition. This includes weather protections for these components until such time that the entire dwelling including the new addition itself is weather protected.

5. Contractor initiated changes shall be submitted in writing to the owner for approval prior fabrication or construction. Changes shown in shop drawings only will not satisfy this requirement.

6. Contractor shall verify all existing conditions before commencing any demolition. Shoring shall be installed to support existing construction as required and in a manner suitable to the work sequences. Demolition debris shall not be allowed to damage or overload the existing structural. Limit constriction loading (including demolition debris) on existing ceiling faming to 10 psf and on existing floor framing to 40 psf. Provide temporary planks or structural sheathing over the existing ceiling joists as required to protect the existing soffit.

7. Contractor shall check for dry-rot for all existing structural components at exterior walls, existing toilet room floors and walls, areas shown water stains, wood in contact with earth and concrete, and all wood members in craw spaces. All rot shall be removed and damaged members shall be replaced or repaired as directed by the owner.

8. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the owner.

9. All structural systems, which are to be composed of components to be field erected, shall be supervised by the supplier during manufacturing, delivery, handling, storage, and erection in accordance with instructions prepared by the supplier.

Structural Framing Requirements:

1. All lumber shall be kiln dried or MC-19 with WWPA graded or approved equal. All structural floor, roof, and shear wall shearing shall be APA rated. All specified industrial lumbers, namely Parallam PSL, Microllam LVL, TimberStrand LSL, and TJI shall be made by Trus-Joist Corporation or owner approved equal.

2. Minimum nailing shall comply with Table 2304.10.1 of the 2015 IBC.

3. All nails sizes specified on drawings are based on the following specifications:
Nail size, length, and diameter
8d 2-1/2" 0.131 10d 3" 0.148 16d 3-1/2" 0.162 16d Sinker 3-1/4" 0.148
The following staples may be substituted for nailing of plywood
Nail size, equivalent staple, and minimum length
8d 15ga 1-3/4" 10d 13ga 1-3/4"

4. Galvanized metal timber connectors called out by letters and numbers shall be "strong-tie" by Simpson company including simpson strong walls and simpson garage portal walls (where occur) or owner approved equal. all hangers are face mounted. If no particular hangers are called for, any type of face mounted hangers manufactured by simpson that are designed for the particular application of joists and beams can be used. post caps and bases are required between beam ends and supporting posts. Any type of post caps and bases manufactured by simpson that are designed for the particular application of posts and beams can be used.

5. All exterior wall studs are 2x6 Hem-fir No.2 studs at 16" on center. All interior wall studs are 2x4 Hem-fir No.2 studs at 16" on center. Provide one bearing stud and one full height stud at each side of door and window openings when their rough opening width is equal or less than 3'-0". Provide two bearing studs and two full height studs at each side of door and window openings when their rough opening width is greater than 3'-0". Provide multiple studs (3 minimum and match member bearing width) under all beam and king-truss bearing locations to match beam and king-truss bearing width. These studs should be extended all the way to foundation walls with full bearing vertical blocking at the joist spacing between the walls on adjacent floors. Face nail wall top double plate with 16d @ 12" and lap minimum 4'-0" at joints and provide (6) 16d @ 4" on center each side of joint. Multiple studs shall be nailed together with 16d @ 12" on center staggered each face. Provide solid blocking between studs at mid-height for all stud walls over 10' in height.

6. Provide double joists under all parallel partitions that extend over more than half the joist length and around all opening in floor.

7. All floor framing lumbers: Douglas fir No.2 or Ham fir No.1

All headers on structural bearing walls: Douglas fir No.2 or Ham fir No.1. Typical header 6x8 minimum and 4x8 minimum for openings on exterior wall and interior walls respectively unless otherwise shown on the plans.

All posts: Douglas fir No.2 or ham fir no.1 unless otherwise shown on the plans

Studs, plates, and miscellaneous light framing: Hem-fir No.2

8. Metal plate connected wood trusses: Wood trusses: Wood trusses shall be designed, manufactured and installed per Truss Plate Institute (TPI) specifications. TPI specifications shall not revise truss engineer's and truss manufacturer's responsibility noted below.

Web and chord sizes indicated on plans and notes are minimum only. Roof design dead load 15 psf minimum top chord and 7 psf minimum bottom chord with 40 psf minimum at attic floor where applicable. Use 2x6 minimum bottom chord for attic floors and attic space that supports a gas FURNACE in the attic space. Roof design wind uplift 15 psf minimum typical, except use 30 psf minimum within 10 feet of roof eaves or rakes. Design trusses for support of dead, live, snowdrift, and wind loads and mechanical/electrical equipment, piping, etc as required including gas furnace. Snow drift loading locations and values to be determined by truss engineer. Submit shop drawings and design calculations showing trusses, truss to truss and truss to supporting structure connections, erection and permanent bracing sizes and connections. Provide and install all truss to truss and truss to supporting structure connections.

9. Vent blockings called out in the drawings are 2x wood blocking with (3) equal spaced 1-1/2" diameter holes on each blocking with mash installed.

10. Roof sheathing: 1/2" CDX plywood or structural panel with span rating of 32/16, unblocked, laid up with face grain perpendicular to framing below, stagger end joints. Install plyclips as required. Nailing is as follows: 10d @ 6" diaphragm boundaries, over exterior walls, and interior shear walls, 10d @ 6 all supported edges, and 10d @ 12" field.

11. Floor sheathing: 3/4" minimum CDX tongue and groove plywood or structural panel with span rating of 40/20 unblocked for floor joist spaced at 16" on center; 7/8" Minimum CDX Tongue and groove plywood or structural panel with span rating of 40/20 unblocked for floor joist spaced at 24" on center; laid up with face grain perpendicular to framing below, stagger end joints. Glue floor sheathing to all supports with a continuous 3/16" diameter bead minimum. Provide two beads at panel joints. Nailing is as follows: 10d @ 6" diaphragm boundaries, over exterior walls, and interior shear walls, 10d @ 6" all supported edges, and 10d @ 10" field.

12. exterior/interior/Shear wall sheathing 1/2" minimum CDX plywood or structural panel with span rating of 24/0, exterior side blocked (block all unsupported edges), nail with 10d @ 4" all edges and 10d @ 12" field. Nail bottom plate to framing below with 16d @ 6".

13. Wall sill plates over the concrete are to be 3x treated lumber with 1/2" diameter anchor bolts at 4'-0" on center. All bolts shall have 3x3x3/16 steel washer plate under bolt nuts. minimum of two bolts per plate with bolt end distance of 6" minimum. Shear wall bottom plate nailing and all nailing at pressure treated plate/members shall be hot-dipped zinc-coated galvanized steel or stainless steel nails. ZMAX (G185) with heavy hot-dipped zinc-coated GALVANIZED simpson products or approved equal shall be used where connectors are in contact with Non-cca pressure treated wood.

Foundation Construction:

1. All concrete fc=2500 psi, maximum water/cement ratio =0.50, minimum 5 sacks of cement per cubic yard. Special inspection not required. Concrete batch ticket or delivery receipt for 2500 psi concrete on site for Building Inspector verification. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.

- 2. Reinforcing steel shall conform to ASTM A615, Grade 60. Special inspection is not required.
- 3. Provide concrete cover as follows: footings 3", walls 2", and slab on grade 1-1/2"

4. soil bearing capacity 1500 psf

5. soil lateral pressure 35 pcf

- 6. Typical concrete stem wall: 8" thick with #5 @ 12 vertical and horizontal at wall center or #5 @ 18 vertial and #4@18 horizontal on each face.
- 7. Typical footing 1'-6" wide and 10" deep with (2) #4 horizontal at bottom. The bottom of footing 18" minimum below adjacent finish grade

STRUCTURAL STEEL, MISC. METAL

- 1. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE BUILDING CODE AND AISC STANDARDS USING LOADS AS DEFINED IN AISC-360 SECTION B3-3 "DESIGN FOR STRENGTH USING LOAD AND RESISTANCE FACTOR DESIGN (LRFD)".
- 2. STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO AISC REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- 3. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION OF ELEMENTS AND CONECTIONS MARKED 'SLRS' SHALL CONFORM TO AISC-341.
- 4. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
WIDE FLANGE SHAPES	A992	50 KSI
PLATES AND BARS	A36	36 KSI
CHANNELS AND ANGLES	A36	36 KSI
HOLLOW STRUCTURAL SECTION (ROUND)	Ns A500 GRADE B	42 KSI
HOLLOW STRUCTURAL SECTION (SQUARE OR RECTANGLE)		46 KSI
PIPE	A53 GRADE B	35 KSI
ANCHOR RODS (EMBEDDED IN CONCRETE)	F1554 GRADE 36 (UON	١)
CONNECTION BOLTS	A325-N-STD (UON)	

5. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF FABRICATION.

6. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS REQUIREMENTS. ALL WELDS SHALL BE PREQUALIFIED IN ACCORDANCE WITH AWS AND AISC STANDARDS. USE E70XX ELECTRODES, UON.

7. WELDING OF MEMBERS AND CONNECTIONS MARKED 'SLRS' SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.8.

8. ALL WELDS SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE URISDICTION HAVING AUTHORITY OVER THIS PORTION OF THE WORK.

9. WELD LENGTHS CALLED FOR ON THE PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WELD SIZE SHALL BE AISC MINIMUM, UON.

10. BOLTED CONNECTIONS OF MEMBERS MARKED 'SLRS' SHALL BE PRETENSIONED AND SHALL MEET THE REQUIREMENTS FOR A CLASS A FAYING SURFACE. CONNECTIONS AT THESE MEMBERS SHALL BE MADE USING STANDARD HOLES IN ALL PLYS.

11. CONNECTIONS SHOWN FIELD WELDED MAY BE FIELD BOLTED AT OPTION OF FABRICATOR. SUBMIT PROPOSED CONDITION TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUBMISSION OF SHOP DRAWINGS AND FABRICATION.

12. BEAMS AND GIRDERS SHALL NOT SUPPORT PIPING LARGER THAN 10" DIAMETER WITHOUT THE REVIEW OF THE STRUCTURAL ENGINEER OF RECORD.

13. TENSION CONTROL BOLTS MAY BE SUBSTITUTED FOR THE BOLTS SPECIFIED IN THESE PLANS AT THE DISCRETION OF THE CONTRACTOR. ASTM F1852 TC BOLTS MAY BE SUBSTITUTED FOR ASTM A325 BOLTS AND ASTM F2280 TC BOLTS MAY BE SUBSTITUTED FOR ASTM A490.

14. A449, A193 GRADE B7, OR F1554 GRADE 105 THREADED ROD SHALL BE USED WHERE THRU BOLT LENGTH DOES NOT ALLOW FOR STANDARD A325 BOLTS. PROVIDE ASTM A563 NUTS WITH MATCHED WASHERS AT BOTH ENDS.

15. USE DOUBLE NUTS OR SINGLE NUT AND PEENED THREADS AT BOLTED CONNECTIONS WITH LONG SLOT HOLES.

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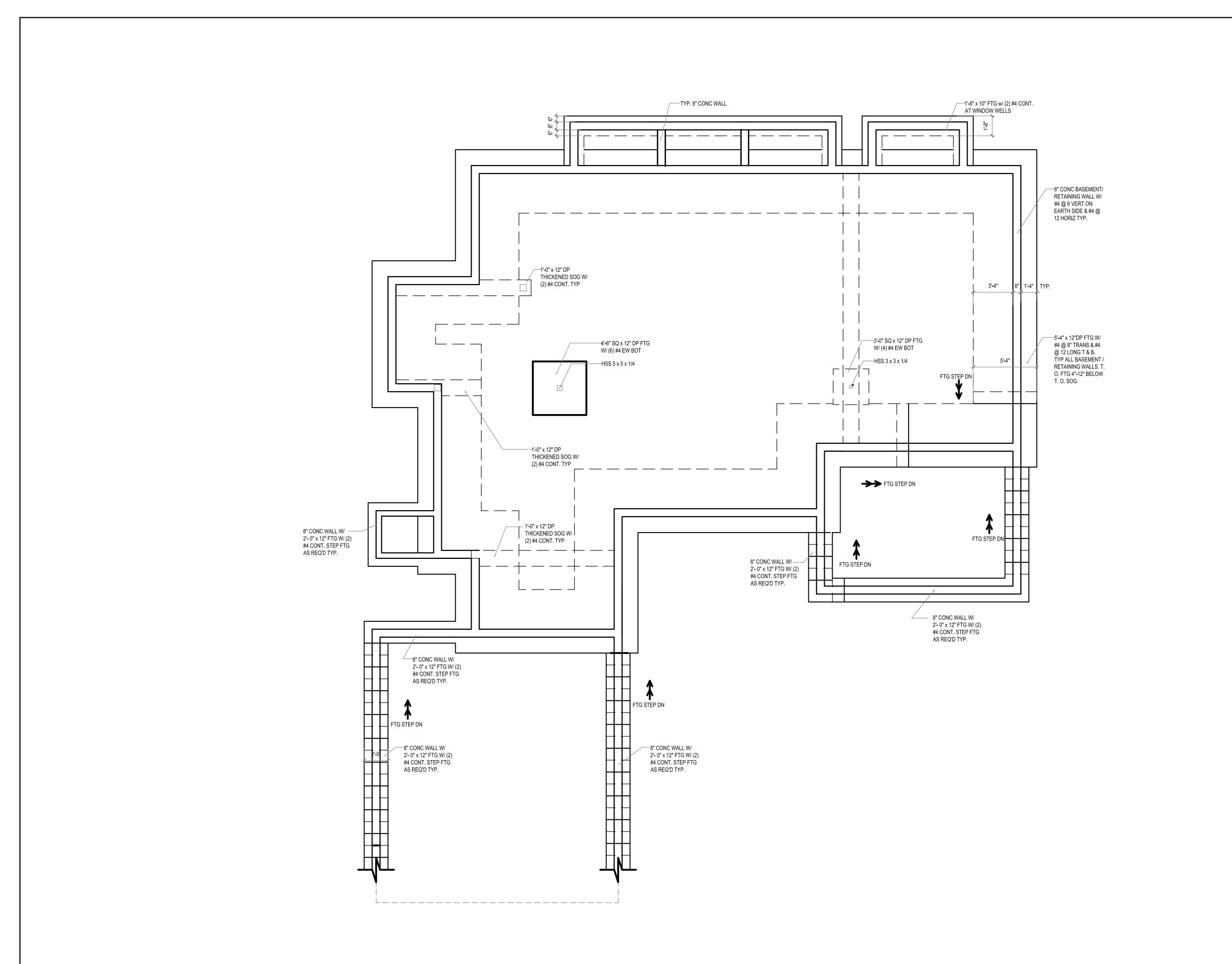
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07/29/21 GENERAL NOTES

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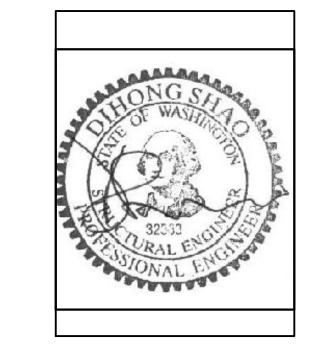
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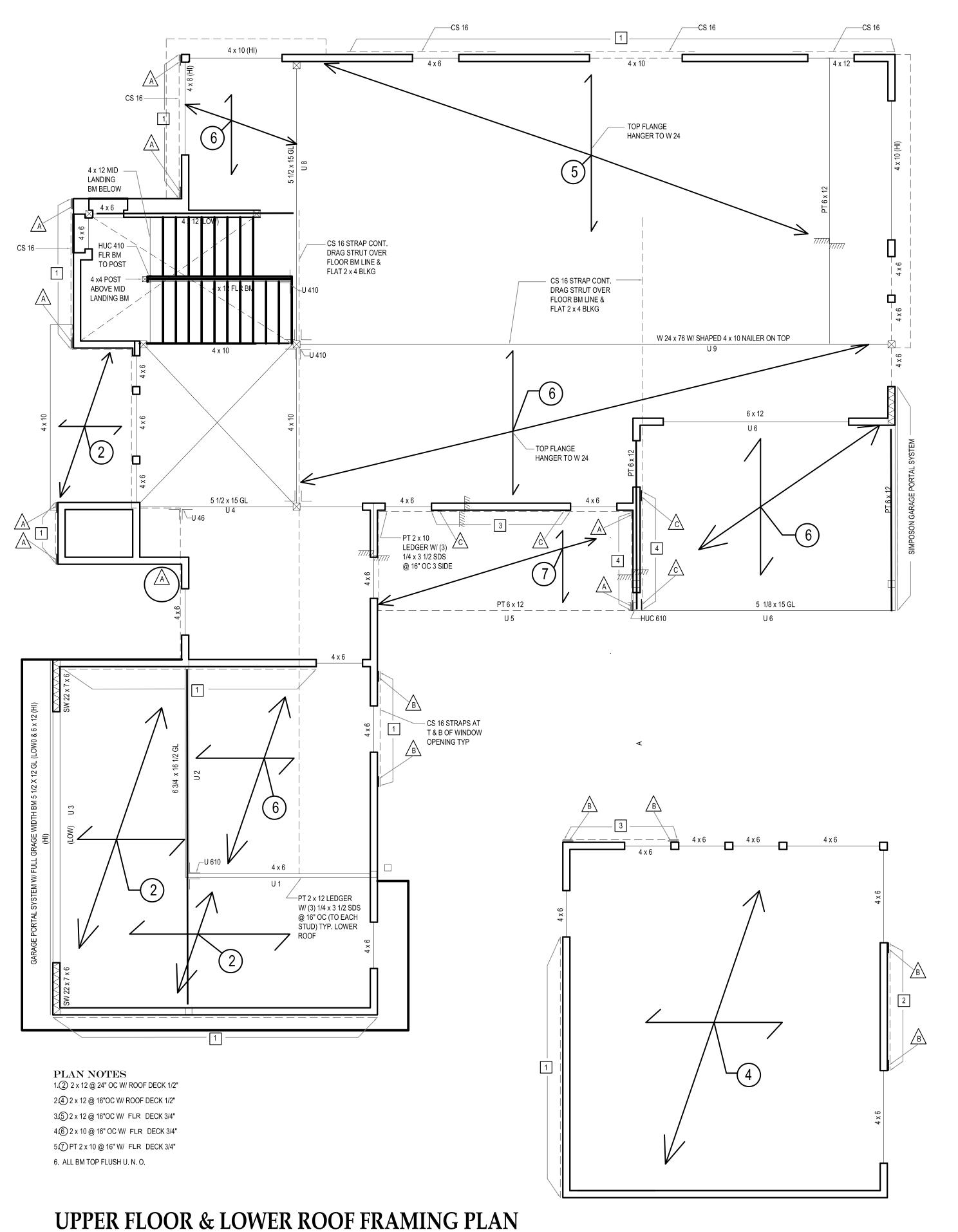
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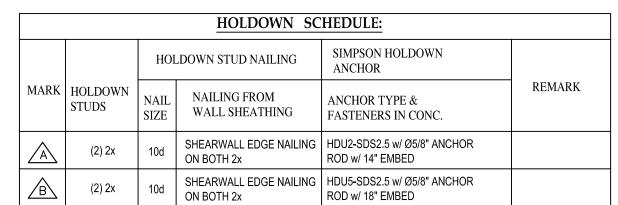
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ANCHOR ROD W/18" EMBED

PLAN NOTES:

1) ALL POSTS ARE 6x6 U.N.O.

2) ALL POST-BEAM CONNECTION: SIMPSON PC/EPC OR AC/ACE POST CAPS OR EQUAL.

3) ALL POST-FOOTING CONNECTION: SIMPSON PB/PBS POST BASE.

4) ALL BEAM-BEAM CONNECTIONS: SIMPSON FACE MOUNTED HANGERS.

5) TYP. STRIP FTG. 24"W x 12"DP w/ (2) #5 CONT. BOT. U.N.O.

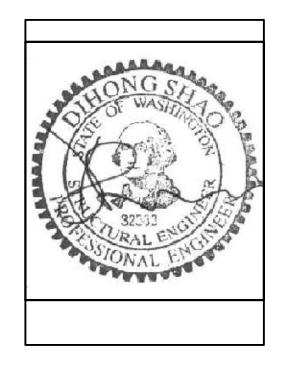
6) TYP. CONC. PAD 12"DP w/ #5 @ 12" BOT. E.W.

			HOLDOWN SC	HEDULE:	-	
		HOI	LDOWN STUD NAILING	SIMPSON ANCHOR	HOLDOWN	
MARK	HOLDOWN STUDS	NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	REMARK
1	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI 48	N/A	CENTER TO FLOOR JOIST
2	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI- 60	N/A	CENTER TO FLOOR JOIST

HOLDOWN NOTES:

WHERE HOLDOWN STRAP IS REQUIRED TO TIE TO THE FLOOR BEAM BELOW, THE HOLDOWN STRAP SHOULD BE CENTERED TO THE FLOOR SHEATHING AND WRAP AROUND BEAM AS REQUIRED.



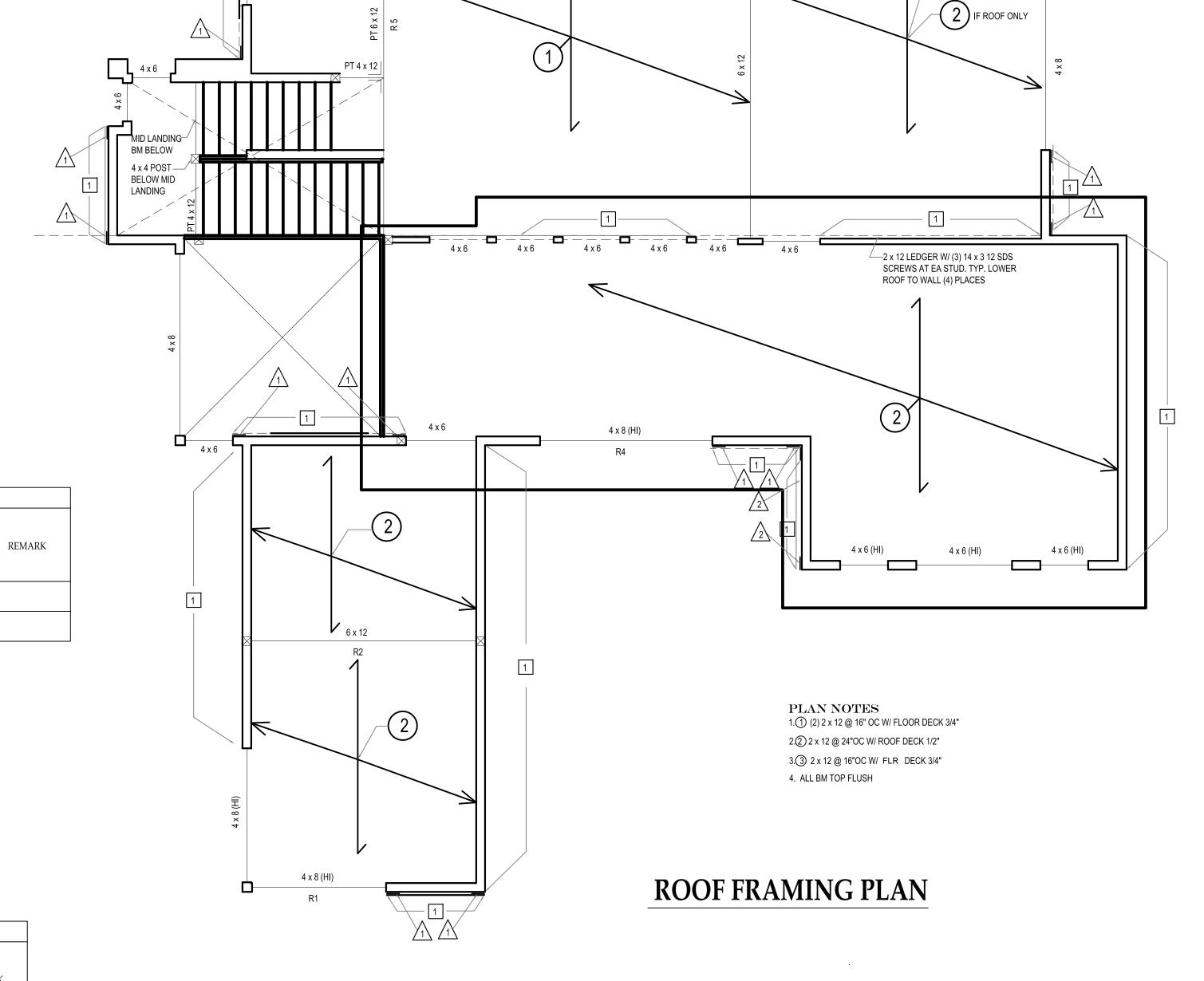


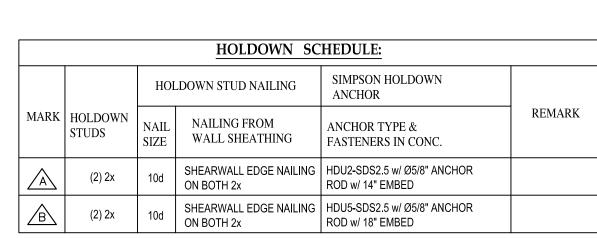
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UPPER FLOOR & LOWER ROOF FRAMING PLAN

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PLAN NOTES:

CS 16 STRAPS AT T&B OF WINDOW OPENING TYP.

HDU8-SDS2.5 W/7/8" ANCHOR ROD W/18" **EMBED**

1) ALL POSTS ARE 6x6 U.N.O.

2) ALL POST-BEAM CONNECTION: SIMPSON PC/EPC OR AC/ACE POST CAPS OR EQUAL.

3) ALL POST-FOOTING CONNECTION: SIMPSON PB/PBS POST BASE.

4) ALL BEAM-BEAM CONNECTIONS: SIMPSON FACE MOUNTED HANGERS.

5) TYP. STRIP FTG. 24"W x 12"DP w/ (2) #5 CONT. BOT. U.N.O.

6) TYP. CONC. PAD 12"DP w/ #5 @ 12" BOT. E.W.

			HOLDOWN SC	HEDULE:		
		НОІ	LDOWN STUD NAILING	SIMPSON ANCHOR	HOLDOWN	
MARK	HOLDOWN STUDS	NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	REMARK
\triangle	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI 48	N/A	CENTER TO FLOOR JOIST
2	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI- 60	N/A	CENTER TO FLOOR JOIST

HOLDOWN NOTES:

WHERE HOLDOWN STRAP IS REQUIRED TO TIE TO THE FLOOR BEAM BELOW, THE HOLDOWN STRAP SHOULD BE CENTERED TO THE FLOOR SHEATHING AND WRAP AROUND BEAM AS REQUIRED.

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NUMBER DATE DESCRIPTION OF REVISIONS 07/29/21 PERMIT PLAN ROOF FRAMING PLAN

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HOLDOWN SCHEDULE: SIMPSON HOLDOWN HOLDOWN STUD NAILING ANCHOR MARK HOLDOWN NAIL NAILING FROM REMARK ANCHOR FASTENERS STUDS WALL SHEATHING SHEARWALL EDGE NAILING (2) 2x MSTI-36 N/A ON BOTH 2x FLOOR JOIST SHEARWALL EDGE NAILING MSTI-48 CENTER TO (2) 2x

HOLDOWN SCHEDULE:

HOLDOWN STUD NAILING

WALL SHEATHING

2) ALL POST-BEAM CONNECTION: SIMPSON PC/EPC OR AC/ACE POST CAPS OR EQUAL.

NAIL NAILING FROM

ON BOTH 2x

ON BOTH 2x

3) ALL POST-FOOTING CONNECTION: SIMPSON PB/PBS POST BASE.

5) TYP. STRIP FTG. 24"W x 12"DP w/ (2) #5 CONT. BOT. U.N.O.

6) TYP. CONC. PAD 12"DP w/ #5 @ 12" BOT. E.W.

4) ALL BEAM-BEAM CONNECTIONS: SIMPSON FACE MOUNTED HANGERS.

ON BOTH 2x

MARK | HOLDOWN |

STUDS

(2) 2x

(2) 2x

1) ALL POSTS ARE 6x6 U.N.O.

PLAN NOTES:

SIMPSON HOLDOWN

ANCHOR TYPE &

ROD w/ 14" EMBED

ROD w/ 18" EMBED

FASTENERS IN CONC.

ANCHOR

SHEARWALL EDGE NAILING | HDU2-SDS2.5 w/ Ø5/8" ANCHOR

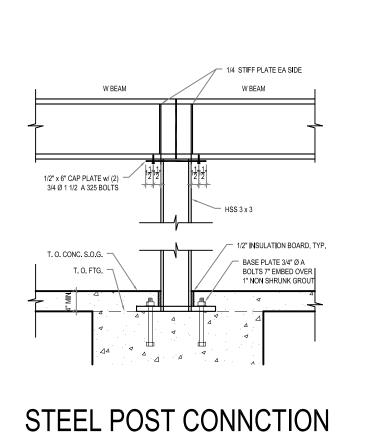
SHEARWALL EDGE NAILING | HDU5-SDS2.5 w/ Ø5/8" ANCHOR

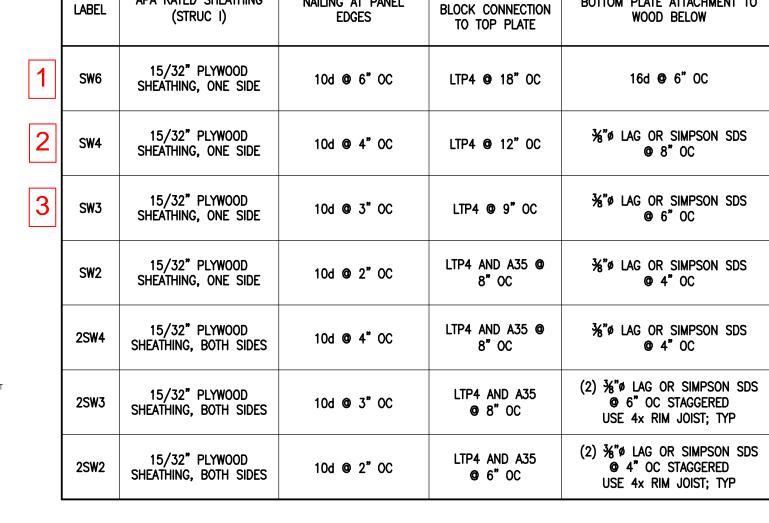
CS 16 STRAPS AT T&B OF— WINDOW OPENING TYP.

HOLDOWN NOTES:

WHERE HOLDOWN STRAP IS REQUIRED TO TIE TO THE FLOOR BEAM BELOW, THE HOLDOWN STRAP SHOULD BE CENTERED TO THE FLOOR SHEATHING AND WRAP AROUND BEAM AS REQUIRED.

FLOOR JOIST





NAILING AT PANEL

APA RATED SHEATHING

SHEARWALL SCHEDULE

BOTTOM PLATE ATTACHMENT TO

RIM JOIST OR

NOTES:

CAPACITY

340

510

665

870

1020

1330

1740

SILL PLATE ATTACHMENT

ANCHOR BOLT SILL PLATE SIZE

2X

3X

3X

3X

3X

5/8" @ 48" OC (7" MIN EMBED)

5/8" **©** 32" OC

(7" MIN EMBED)

5/8" @ 24" OC

(7" MIN EMBED)

5/8" **©** 16" OC

(7" MIN EMBED)

5/8" **©** 16" OC

(7" MIN EMBED)

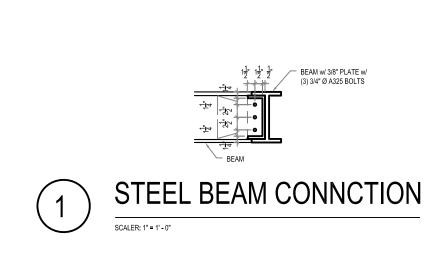
5/8" @ 12" OC

(7" MIN EMBED)

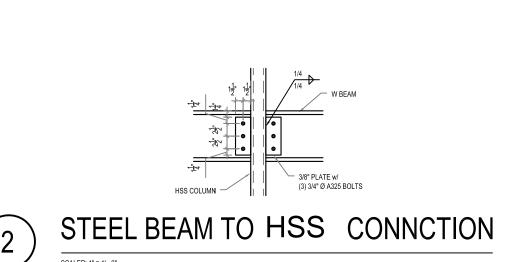
5/8" @ 10" OC

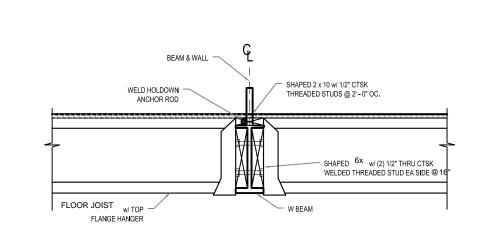
(7" MIN EMBED)

- A. PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE FASTENERS MAXIMUM 12" OC ON INTERMEDIATE SUPPORTS.
- B. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" OC.
- C. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE BOTH OF THE FOLLOWING CONDITIONS ARE MET: (1) 10d (3"x0.148") NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 11/2" AND (2) NAILS ARE SPACED 3" OC.
- WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE
- WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER, OR TWO 2" NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ANCHOR BOLTS FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/6" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 13/4", PROVIDE A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. SILL PLATES RESISTING A DESIGN LOAD GREATER THAN 350 PLF USING ALLOWABLE STRESS DESIGN SHALL NOT BE LESS THAN A 3" NOMINAL SILL PLATE. (2) 20d BOX END NAILS SHALL BE SUITABLE FOR (2) 16D COMMON END NAILS FOUND IN LINE 8 OF TABLE 2304.9.1 (FASTENING SCHEDULE).
- F. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.



SCALER: NO





STEEL BEAM AT FLOOR

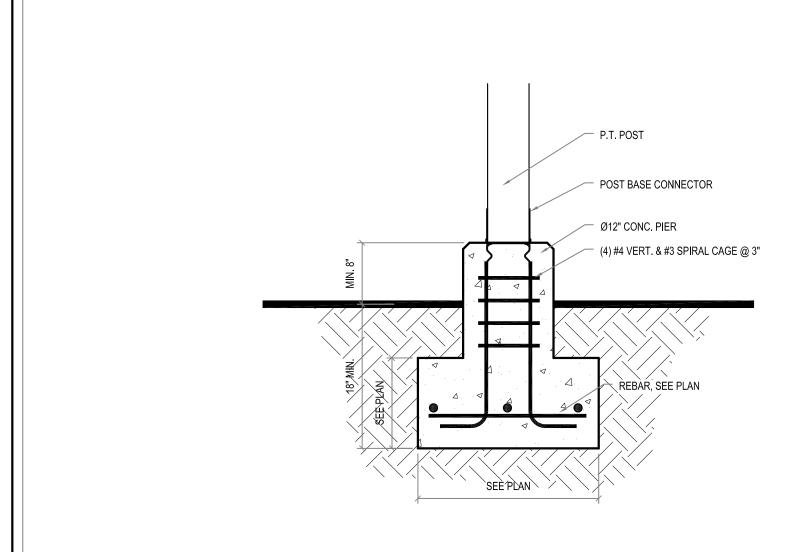
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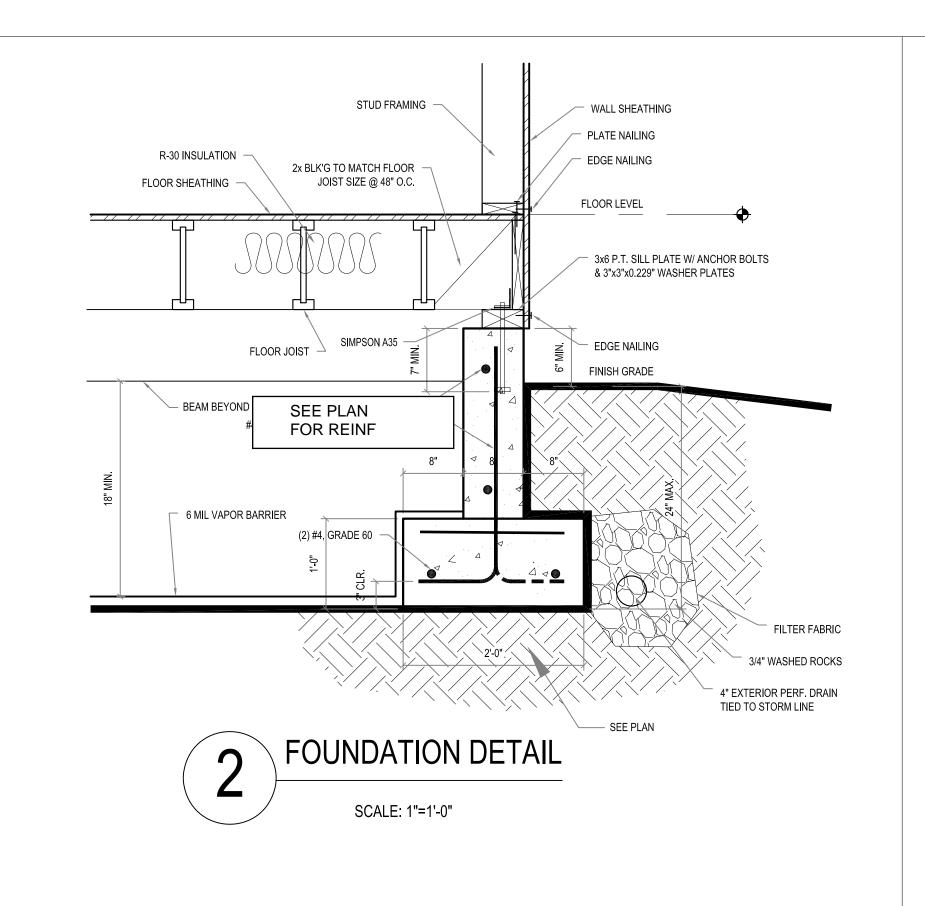
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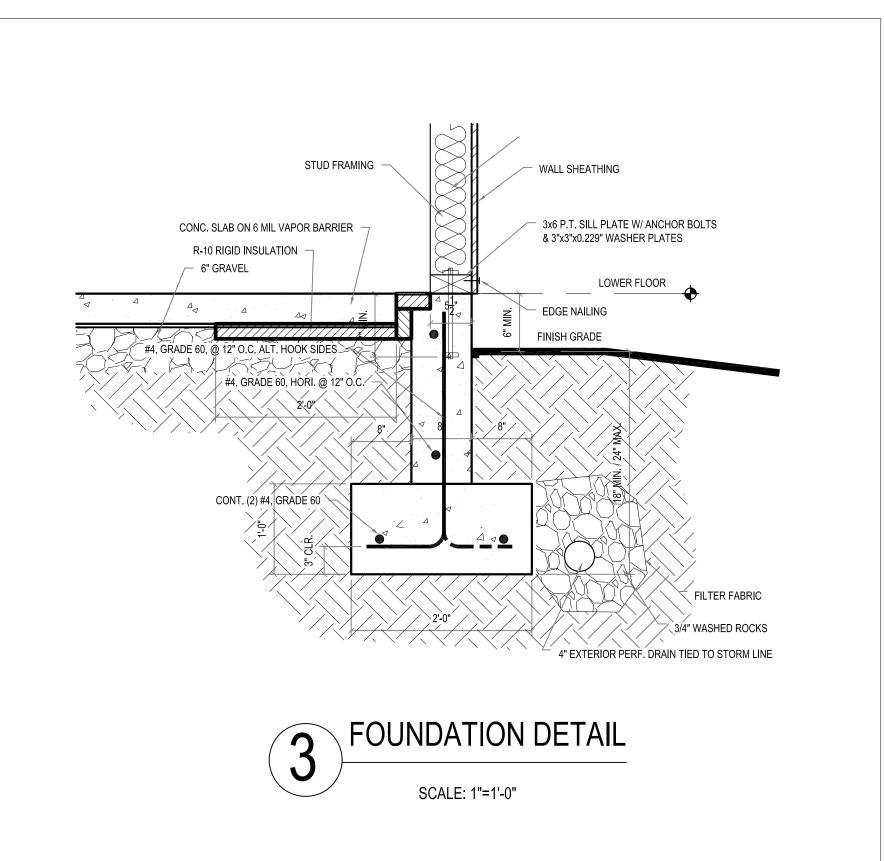
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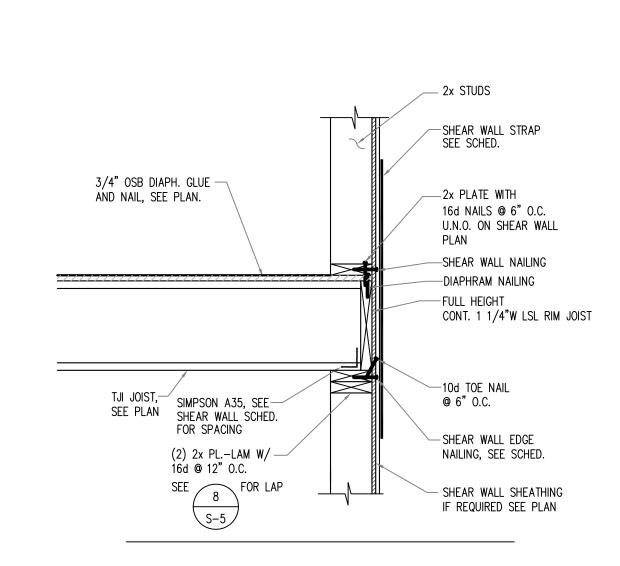


EXTERIOR POST FOOTING

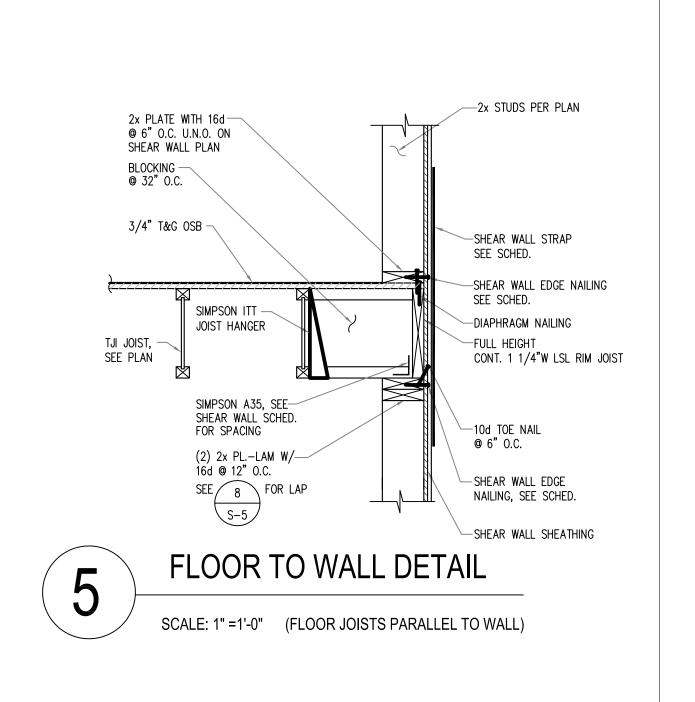
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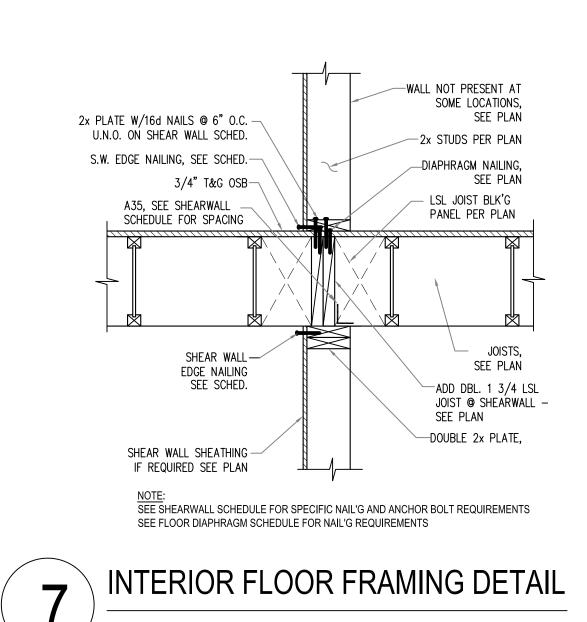




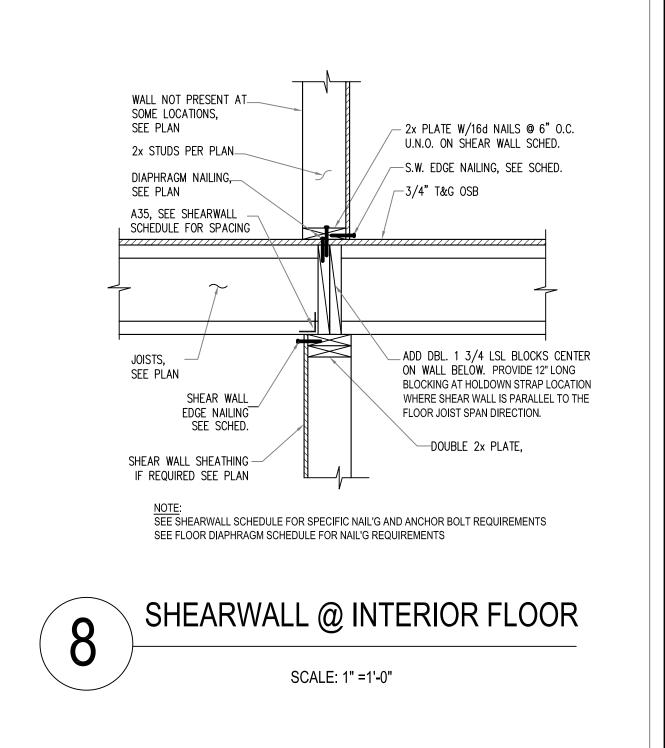




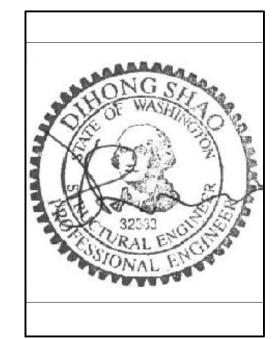








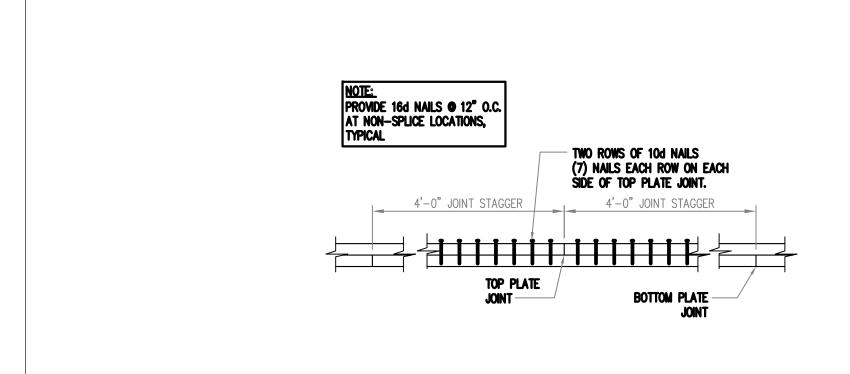




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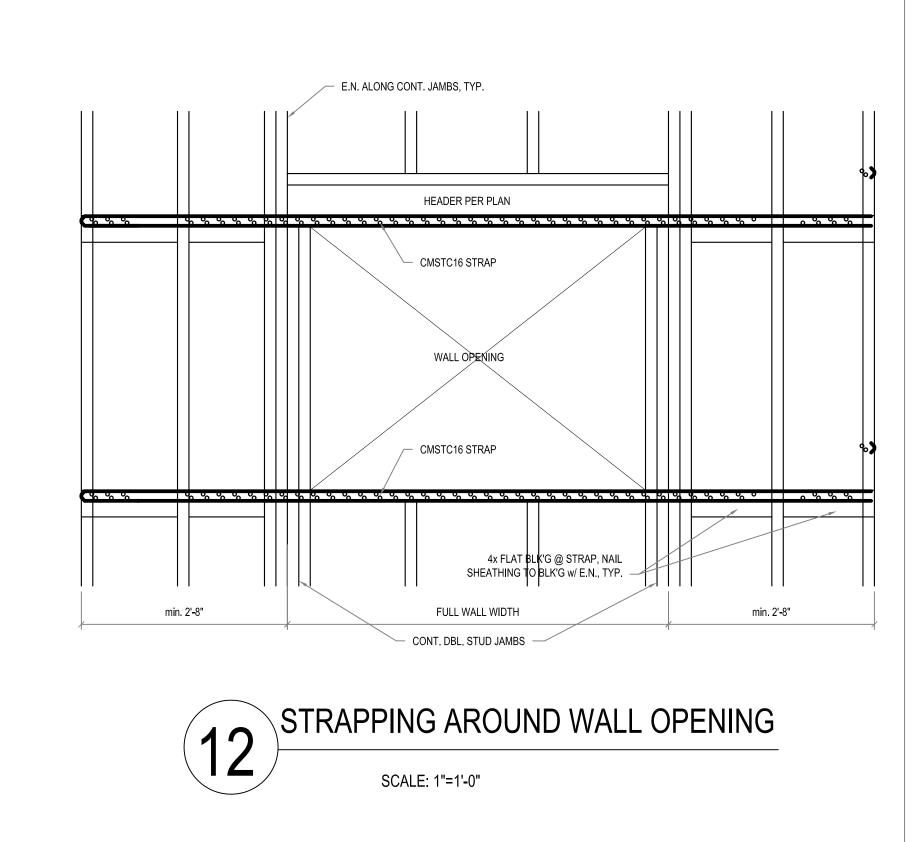
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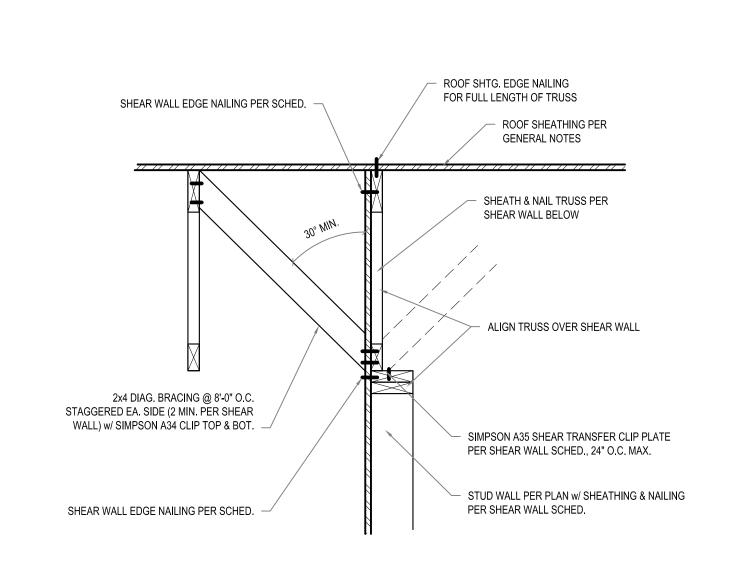
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9 TOP PLATE JONT DETAIL

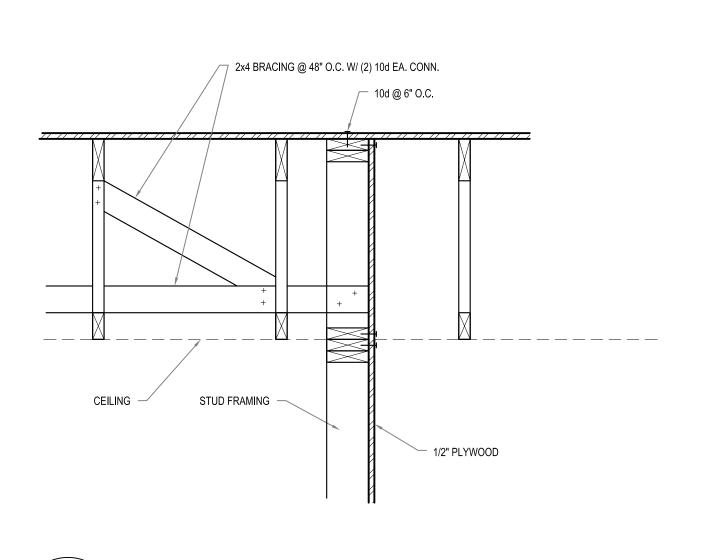
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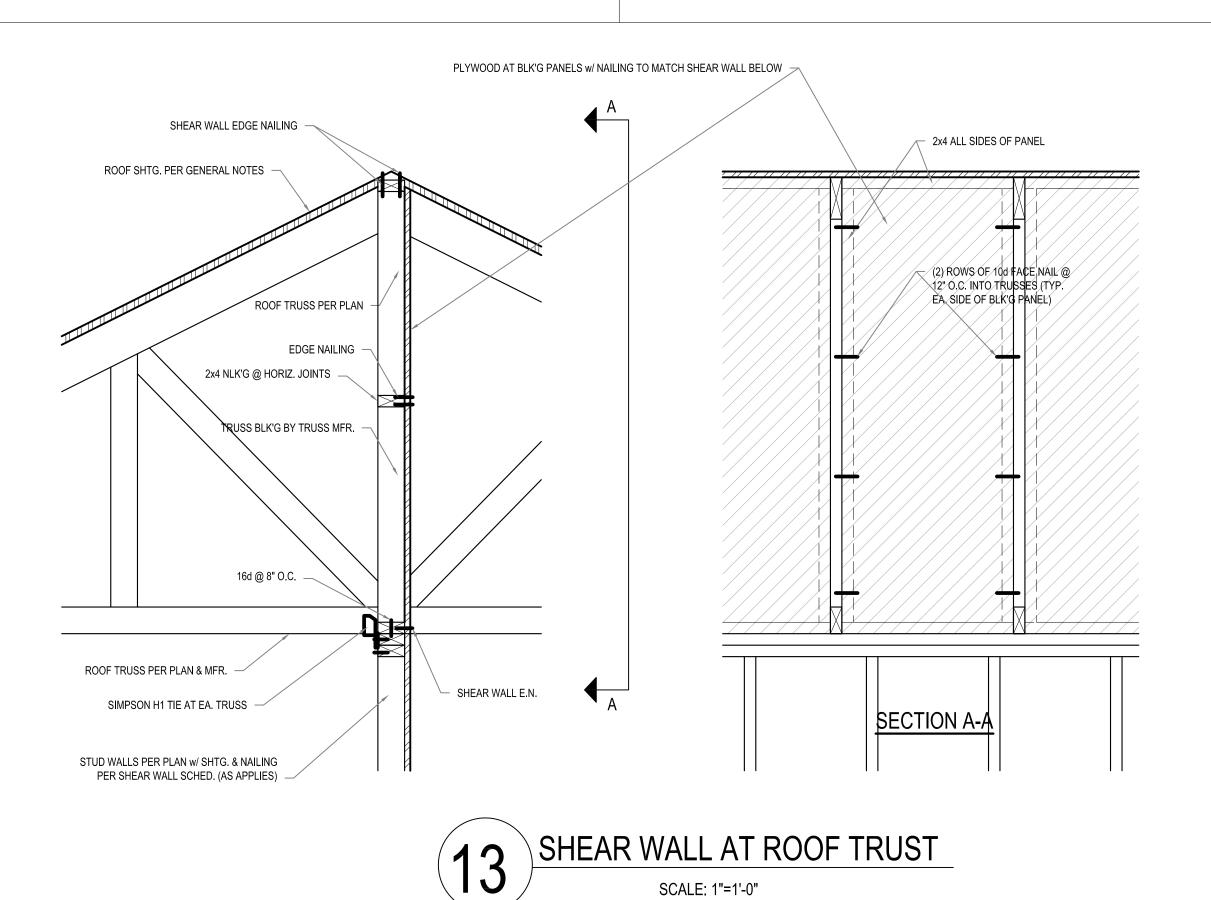
TRUSSES PAR TO INT. SHEAR WALL

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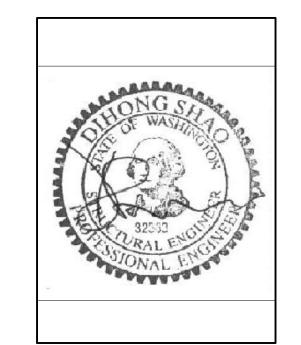


SHEAR WALL AT ROOF TRUST

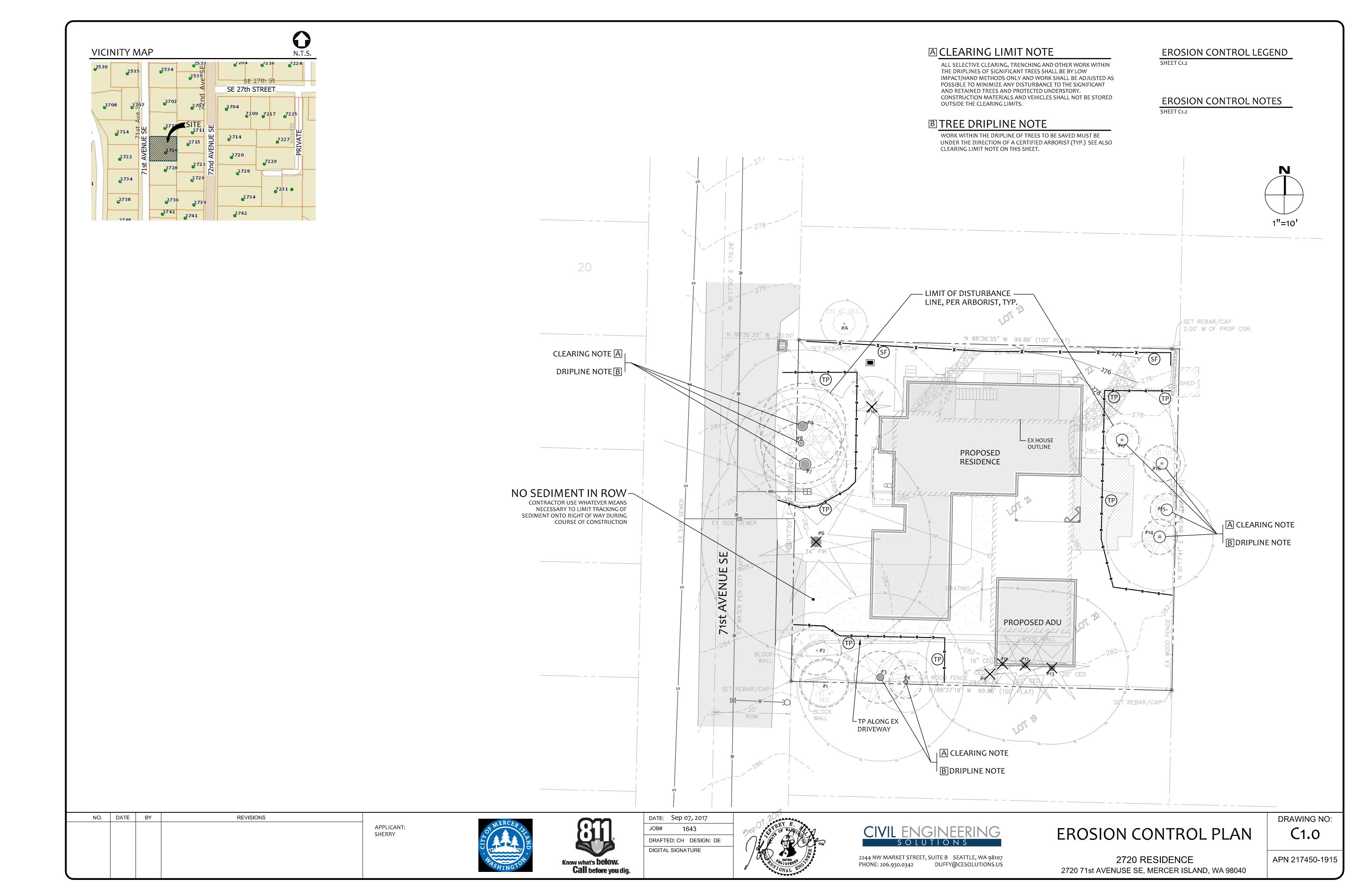
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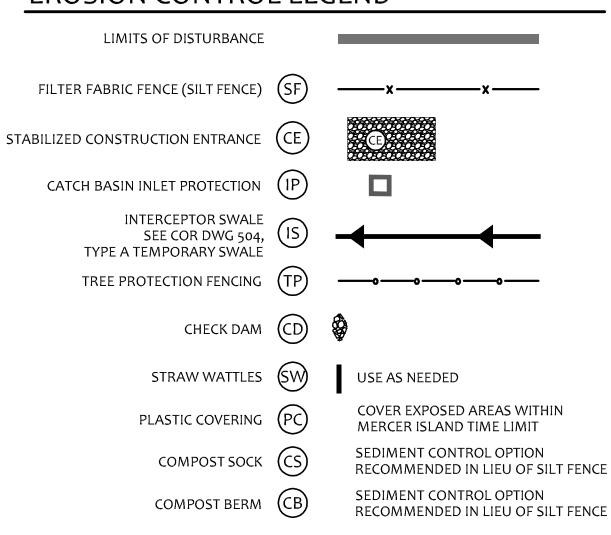
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EROSION CONTROL LEGEND



RECOMMENDED CONSTRUCTION SEQUENCE

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

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30

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

OCT 1 TO MARCH 31

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

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5,

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES,

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND

UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

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

NO. DATE REVISIONS BY

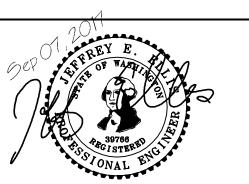


APPLICANT:

SHERRY



DATE: Sep 07, 2017 JOB# 1643 DRAFTED: CH DESIGN: DE DIGITAL SIGNATURE





2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107

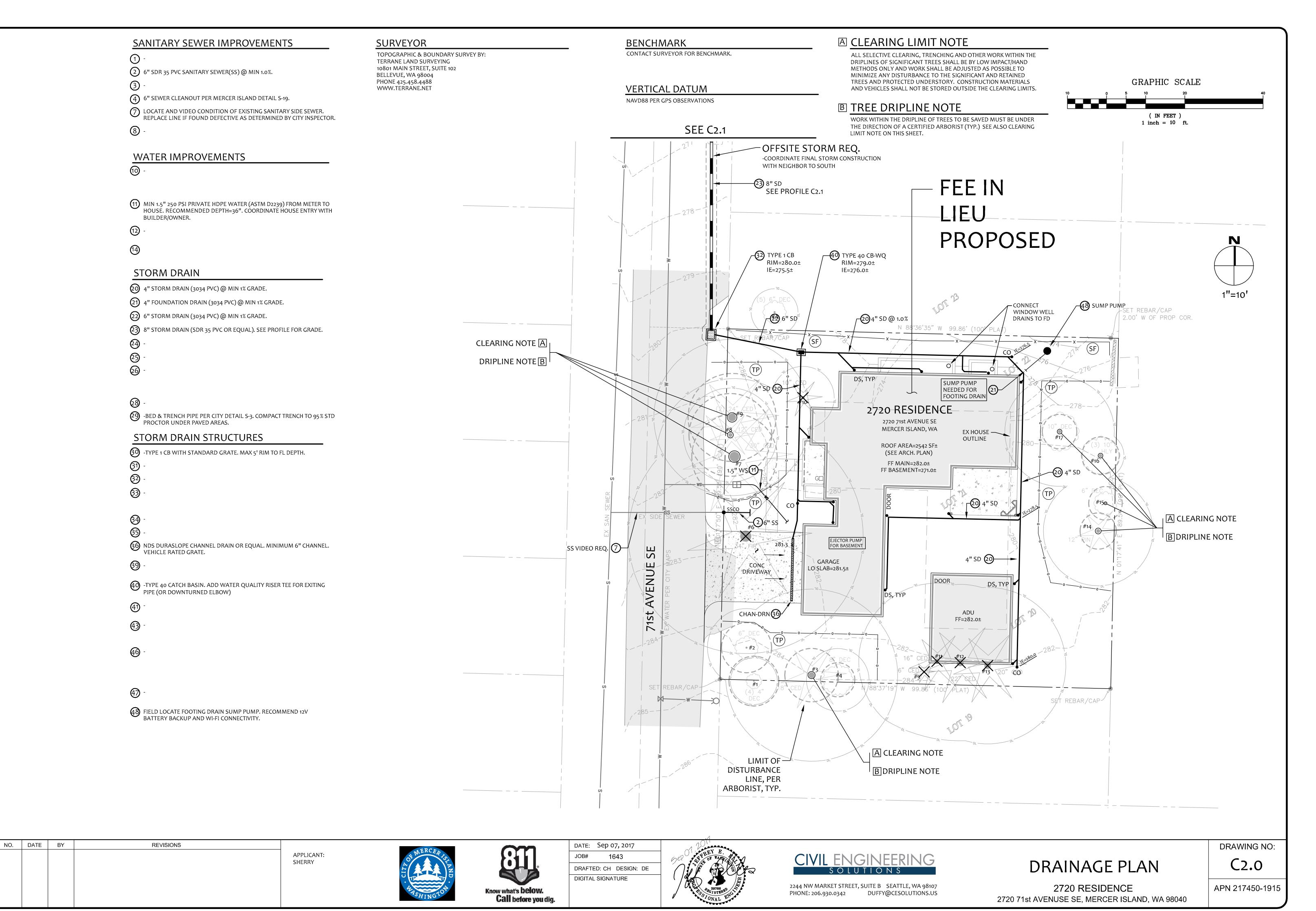
DUFFY@CESOLUTIONS.US

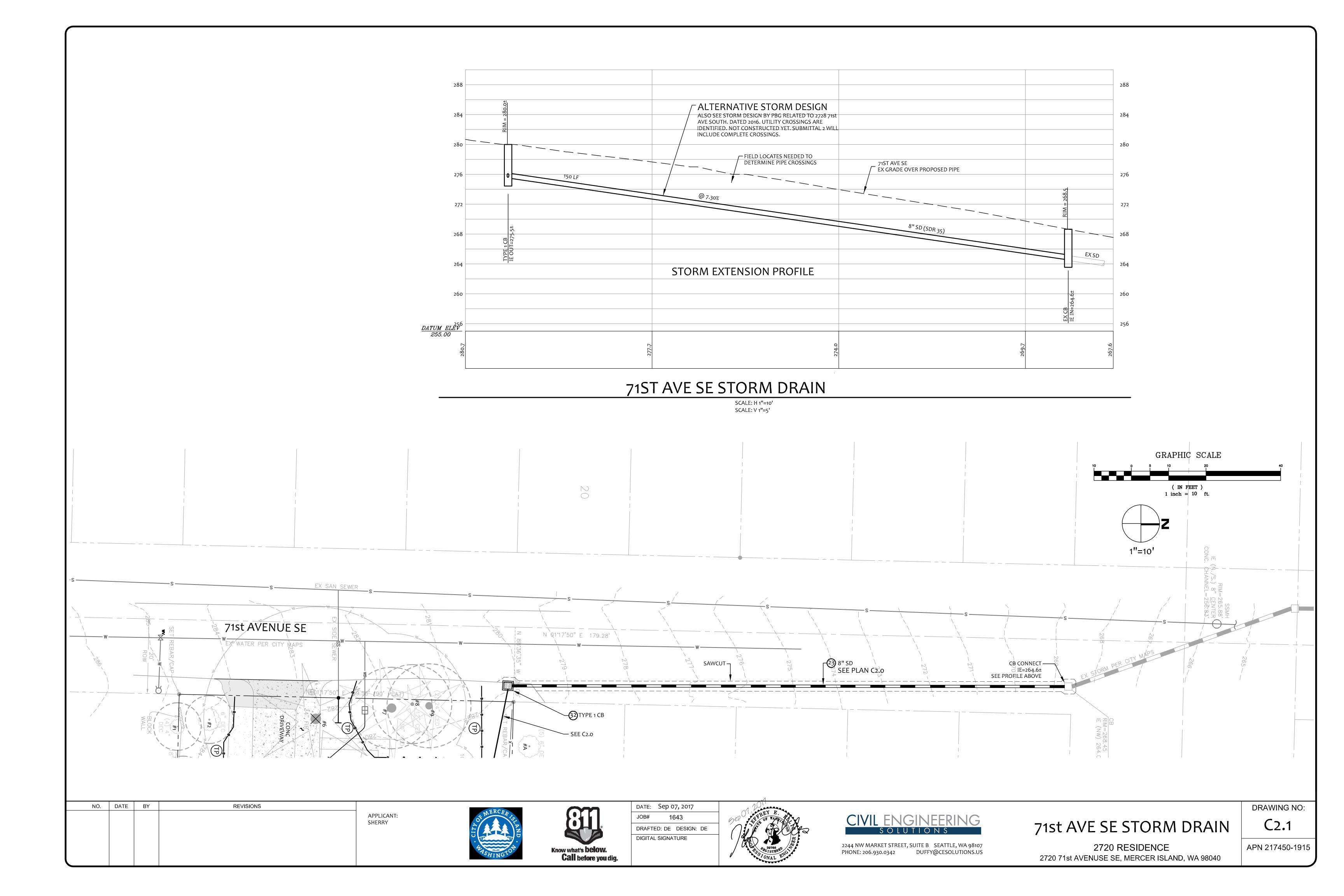
PHONE: 206.930.0342

NOTES

DRAWING NO:

APN 217450-1915





LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDED #20150127001215)

LOTS 20, 21 AND 22 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

HELD BEARING N 89°29'46" W ALONG S.E. 24TH ST. AS SHOWN HEREON, AND PER REFERENCE 1

REFERENCES

- 1. R.O.S. PER K.C.R.N. 20061213900004
- 2. R.O.S. PER K.C.R.N. 9001189001 (ALIGNMENT OF S.E. 27TH ST)
- 3. HEDLUND S.P. PER K.C.R.N. 7709099012 4. R.O.S. PER K.C.R.N. 20070629900010
- 5. PLAT OF EAST SEATTLE PER VOL. 3, PG 22&23 KING COUNTY WA

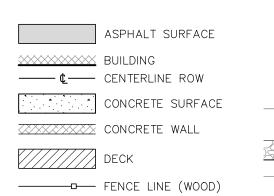
VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

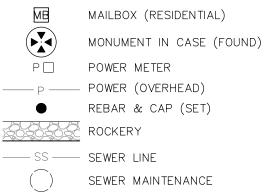
- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- 4. SUBJECT PROPERTY TAX PARCEL NO. 217450-1915
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS $8,943 \pm S.F.$ (0.21 \pm ACRES) 9,000 S.F. PER KING COUNTY ASSESSOR'S
- 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND



FIRE HYDRANT

G ☐ GAS METER



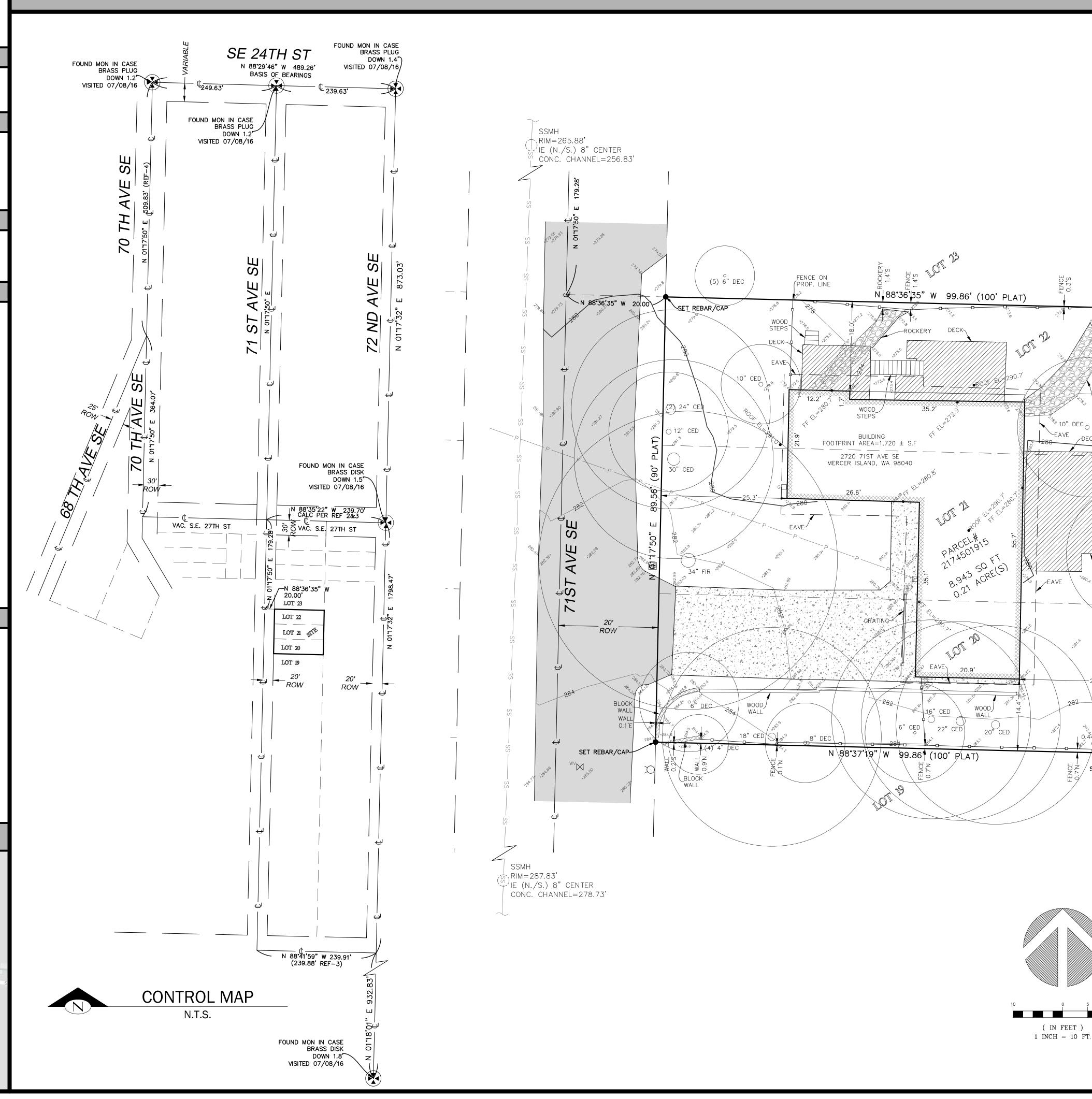
SIZE TYPE (\circ) TREE (AS NOTED)

WV MATER VALVE

VICINITY MAP



TOPOGRAPHIC & BOUNDARY SURVEY



measure succe

NO. 2174501915
RESIDENCE

SET REBAR/CAP 2.00' W OF PROP COR.

FENCE COR.

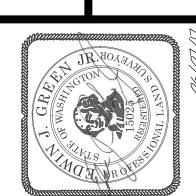
1 0.44 W X 0.47 N

♦ φF PROP. COR.

SET REBAR/CAP

0.33' N X 1.51' W OF PROP. COR.

TSENG RESIDI



F F D D C Bellevue, WA 98004 support@terrane.net



JOB NUMBER: 170719

DATE: 06/01/17

DRAFTED BY: IDV-SMS

CHECKED BY: EJG

SCALE: 1"= 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1