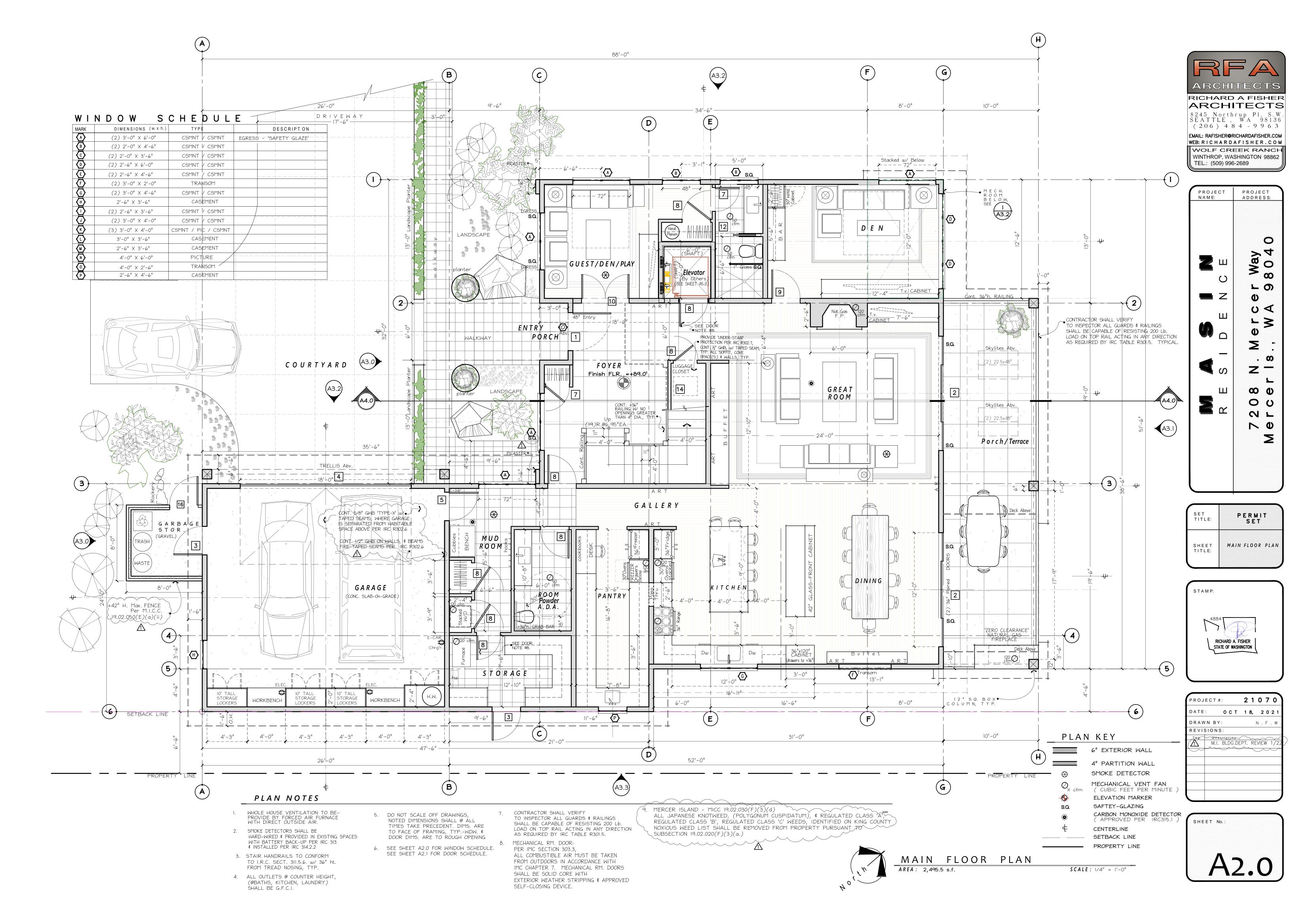


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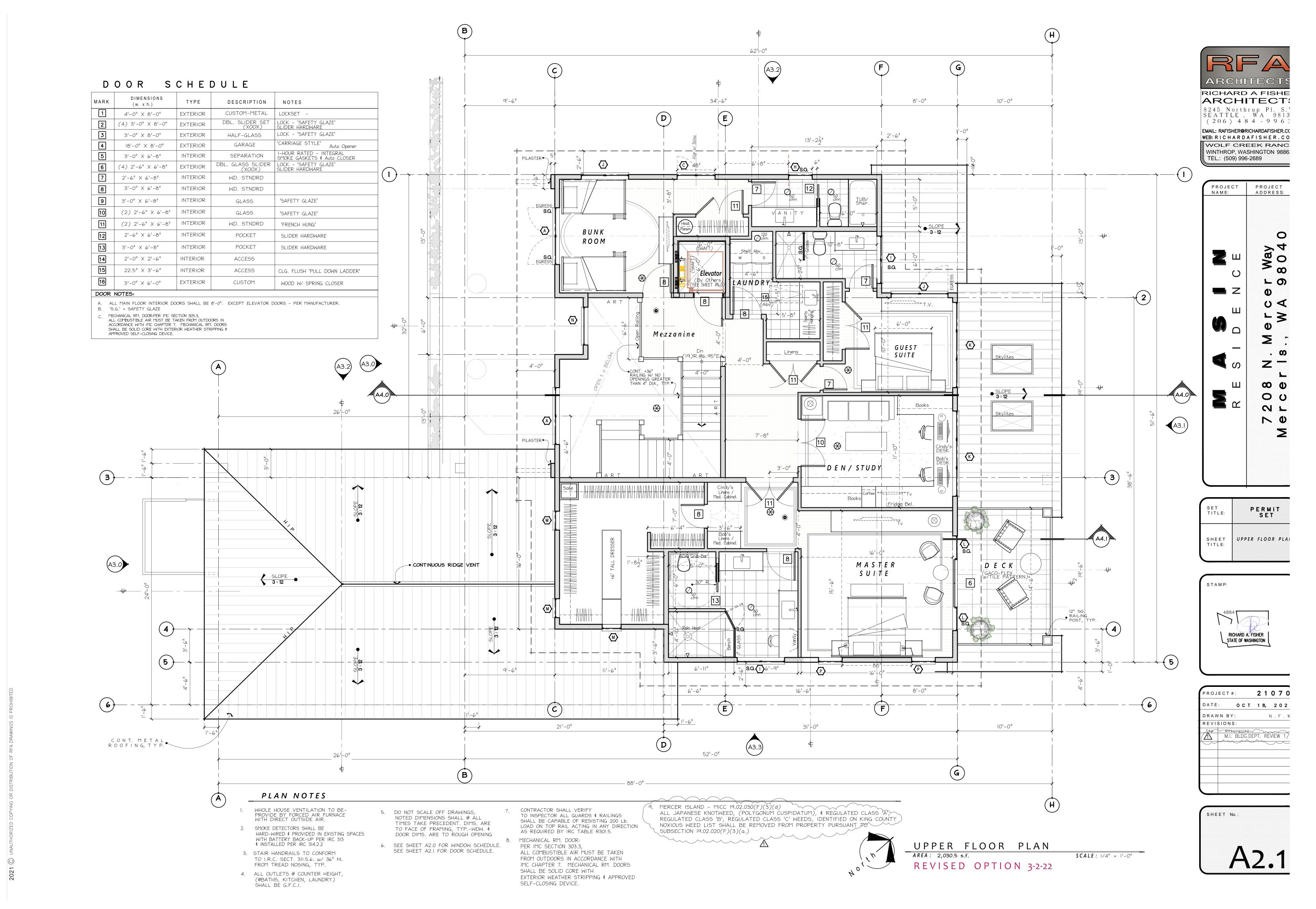
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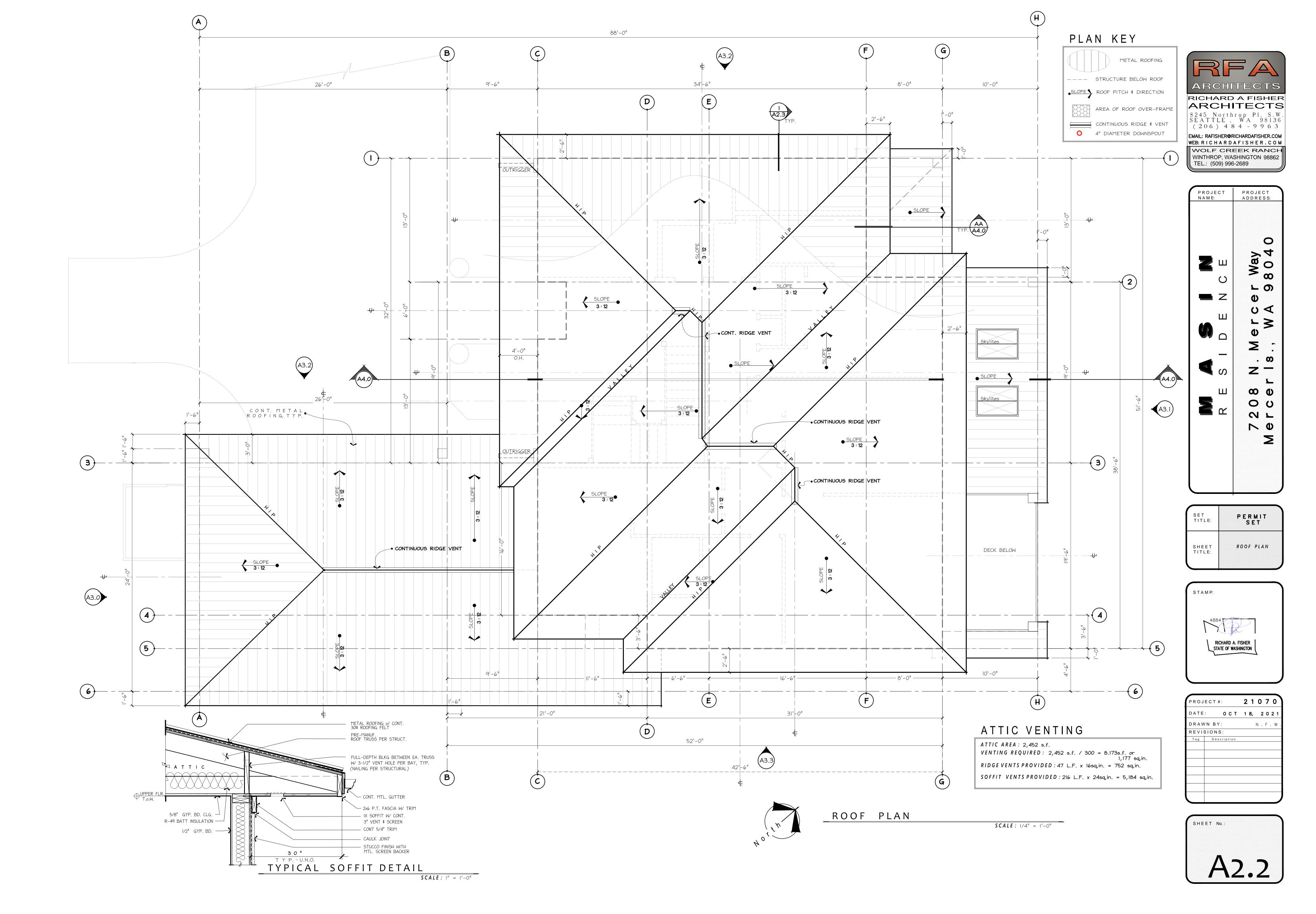
TOTAL

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.)



2021 (C) UNAUTHORIZED COPYING OR DISTRIBUTION OF RFA D





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RICHARD A. FISHER
STATE OF WASHINGTON

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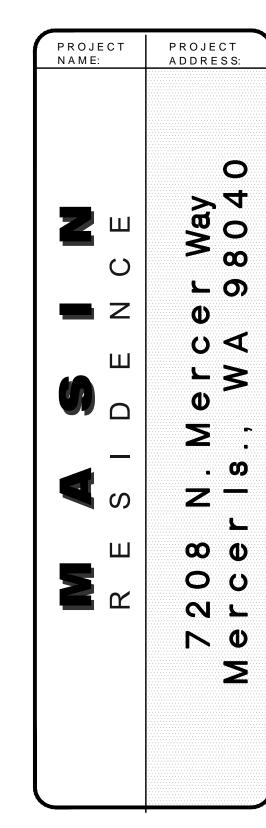
SOUTHEAST ELEVATION

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

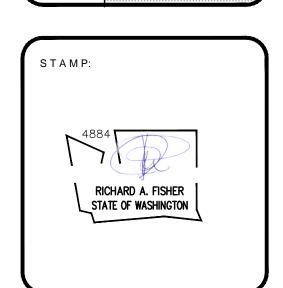
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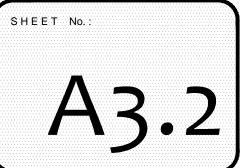




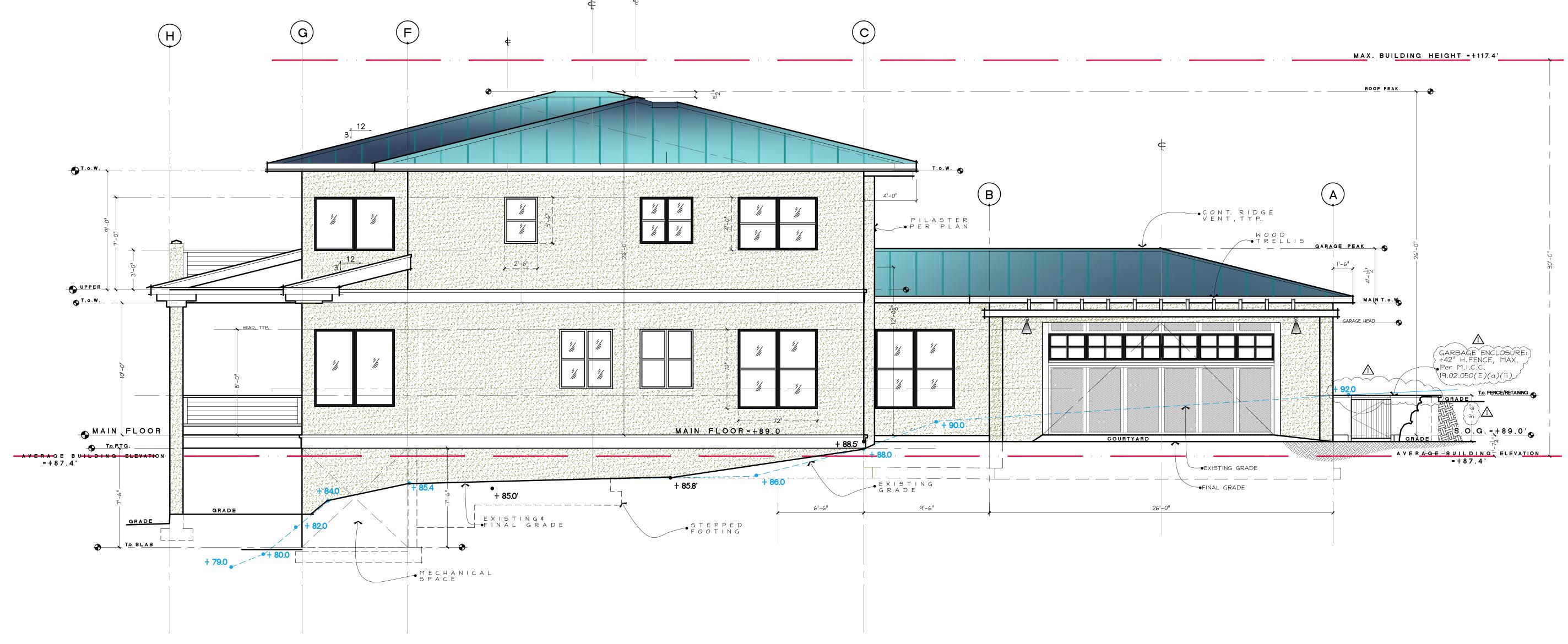
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S C A L E : 1/4" = 1'-0"





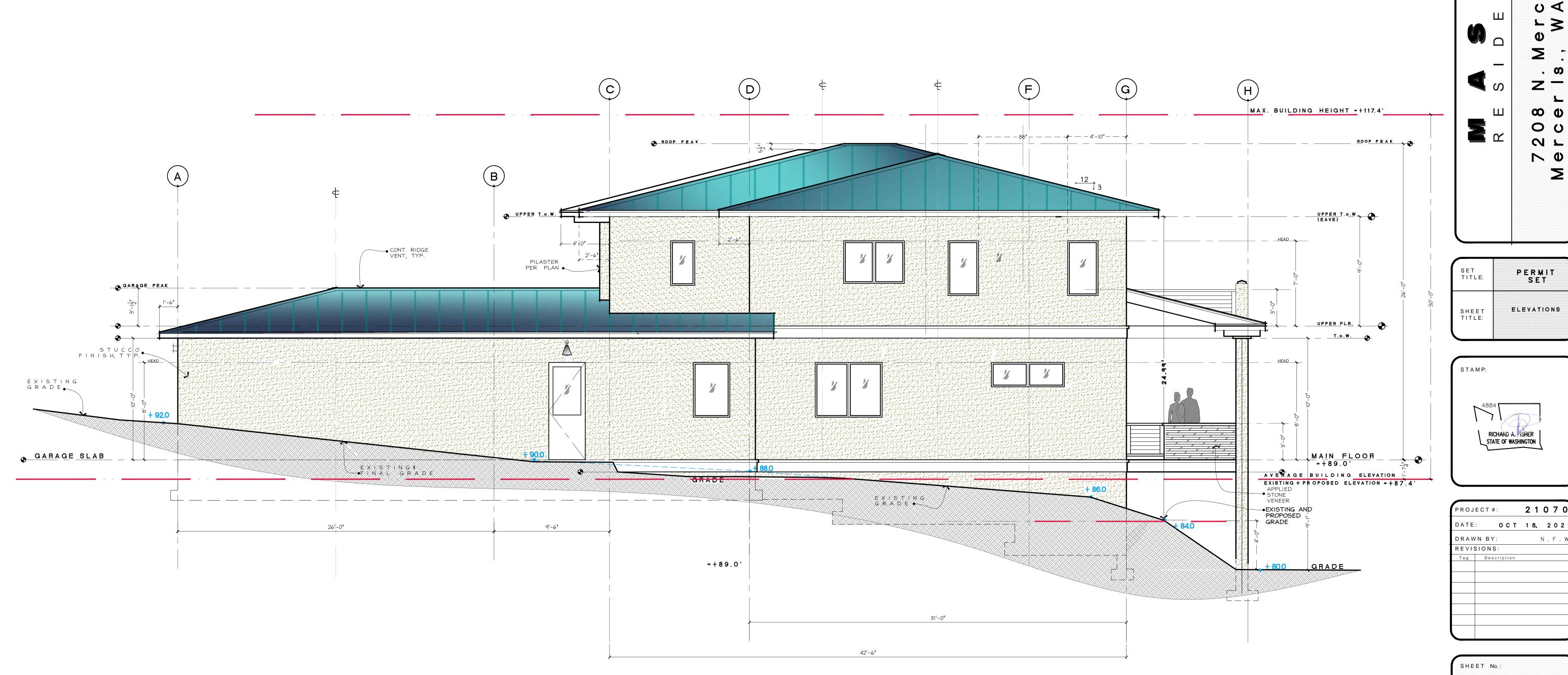
ARCHITECTS 8245 Northrup Pl. S.W. SEATTLE, WA 98136 (206) 484 - 9963

EMAIL: RAFISHER@RICHARDAFISHER.COM WEB: RICHARDAFISHER.COM WOLF CREEK RANCH WINTHROP, WASHINGTON 98862

PROJECT ADDRESS:

TEL.: (509) 996-2689

PROJECT NAME:

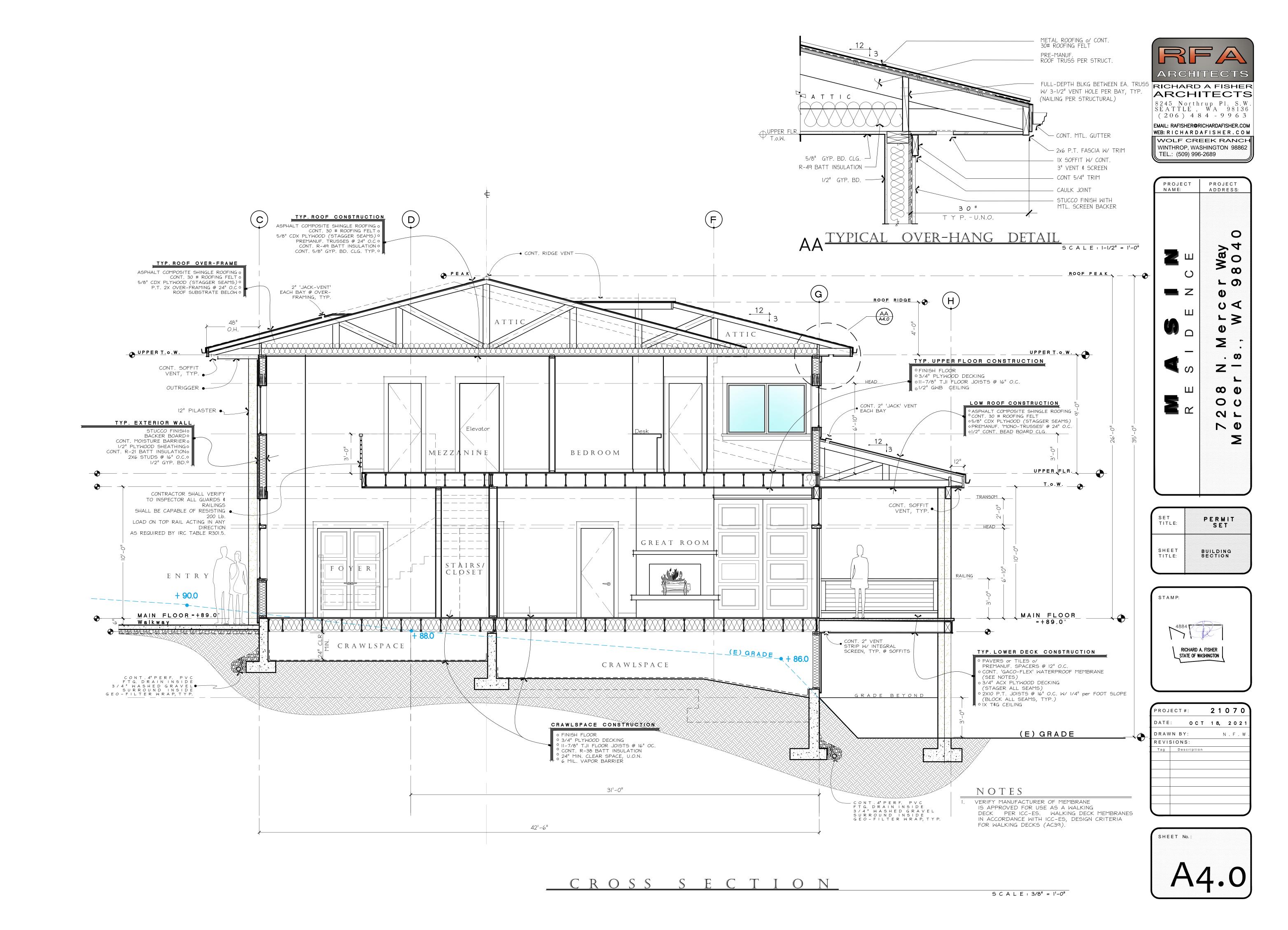


NORTHEAST ELEVATION

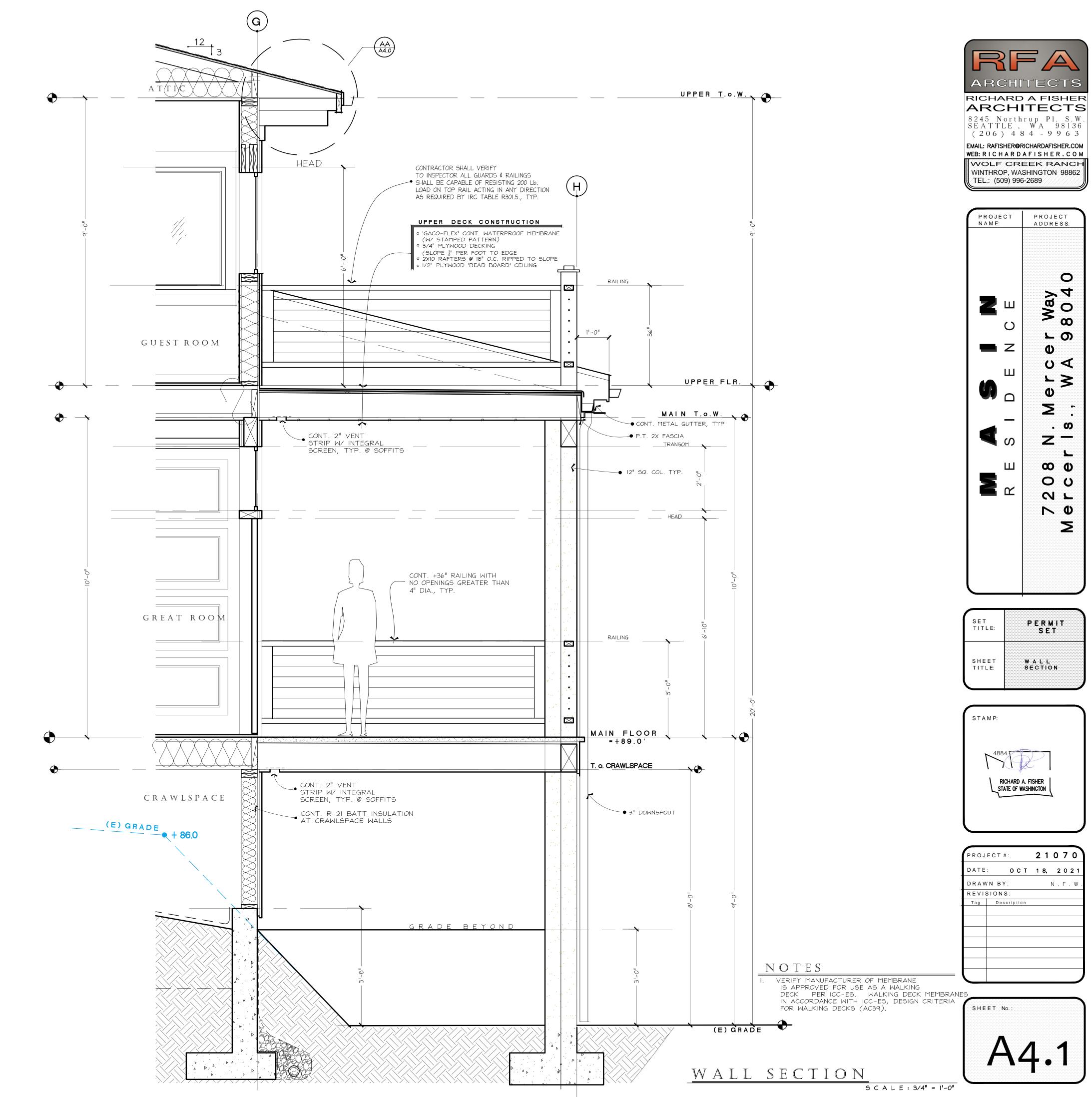
PERMIT SET ELEVATIONS

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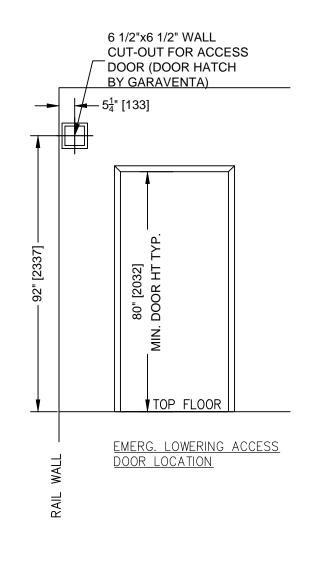


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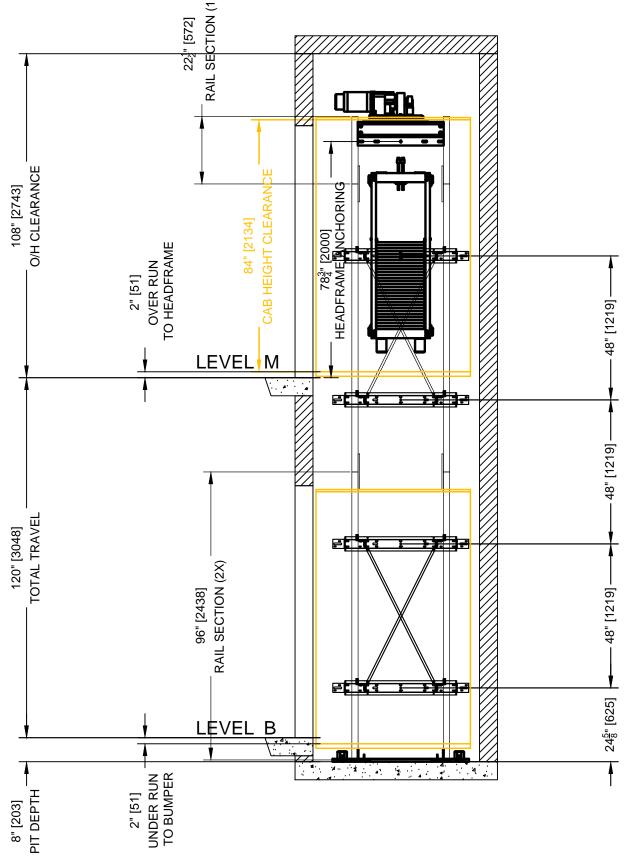


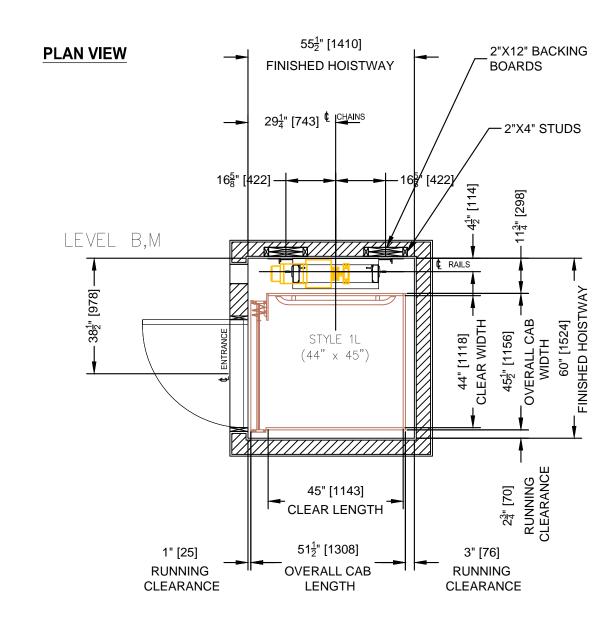
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ELEVATION VIEW



NOTE: NO HABITABLE SPACE IS PERMITTED ANYWHERE UNDER THE PIT





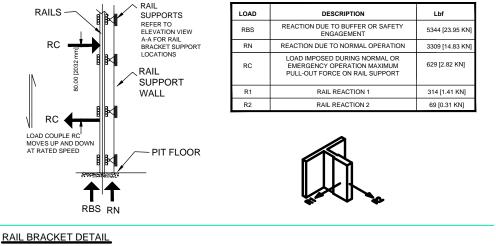


ENGINEERING CALCULA MODEL: MR CALCULATION VERSION:2.0	<u>TIONS</u>	CALCULATION RESULT: N/	A
JOB SPECIFIC DATA	[Imperial] or [Metric]:		[Imperial] or [Metric]:
PIT DEPTH [in or mm]: OVERTRAVEL [in or mm]: TOTAL TRAVEL [in or mm]: UNDERTRAVEL [in or mm]:	8.00 [203 mm] 2.00 [51 mm] 120.00 [3048 mm] 2.00 [51 mm]	REQUIRED CHAIN LENGTH [ft or m]: RATED SPEED [ft/min or m/sec]: RAIL REQUIRED [ft or m]: RAIL WEIGHT [lbs/ft or kg/m]:	168.00 [4267 mm] 40 [0.20 m/s] 214.50 [65.38 m] 286 [130Kg]
STRUCTURAL CONFIGURATION	N CONSTANTS		
PLANK [in or mm]: STILE [in or mm]: CLEARANCE DELTA [in or mm]:	4.00 [102 mm] 88.00 [2235 mm] 2.50 [64 mm]	DBRv (vert. dist. between rollers) [in or mm]: PLW (platform width) [in or mm]: OFS (offset to rail) [in or mm]: PLL (platform length) [in or mm]: COFS (center offset) [in or mm]: OTMREF (overturning mom. ref.) [in or mm]:	44.00 [1118 mm] 6.75 [171 mm] 45.00 [1143 mm] 0.0 [0 mm]
COUNTERWEIGHT CALCULATION	ON	STRUCTURAL REACTION CALCU	JLATIONS
COUNTERWEIGHT TOTAL [lbs or kg]: COUNTER. FRAME WEIGHT [lbs or kg]: QTY. COUNTERWEIGHT BRICKS:	900 [408Kg] 88.0 [40Kg] 45	RC (wall reaction) [Lbf or KN]: RN (normal pit reaction) [Lbf or KN]: RBS (safety engag. pit reaction)[Lbf or KN]:	629 [2.82 KN] 3309 [14.83 KN] 5344 [23.95 KN]
GROSS LOAD CALCULATIONS		POWER/LOAD CALCULATIONS	
CAR WEIGHT [ibs or kg]: MAXIMUM CAPACITY [ibs or kg]: SLING WEIGHT [ibs or kg]: MACHINE WEIGHT [ibs or kg]: CHAIN WEIGHT [ibs or kg]:	750 [340Kg] 1000 [454Kg] 285 [129Kg] 100 [45Kg] 26 [12Kg]	HORSEPOWER [HP]: RAIL REACTION R1 [Lbf or KN]:: RAIL REACTION R2 [Lbf or KN]:: GROSS LOAD ON CHAINS [lbs or kg]:_ CHAIN SAFETY FACTOR:	1.57 314 [1.41 KN] 69 [0.31 KN] 2061 [935Kg] 8.344

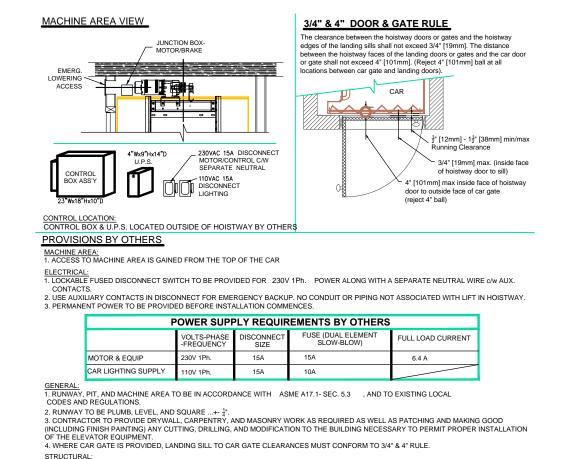
<u>SPECIFICATIONS</u>			
THIS LIFT IS MANUFACTURED IN ACCO	ORDANCE WITH: ASME A17.1- SEC.	5.3	
CAB OPTION & FINISHES CAB CONFIGURATION: CAR GATE: CAR GATE FINISH: CAR GATE OPERATION: CAR STOP/ALARM SWITCH: SEPARATE CAR ALARM SWITCH: C.O.P. SIZE: C.O.P. KEY SWITCH: C.O.P. FINISH: IN-CAR DIRECTION INDICATOR: CAR WALL PANEL FINISH: CAR CEILING PANEL FINISH: CAR CEILING PANEL FINISH: EXTRA HANDRAIL(S): TELEPHONE: TELEPHONE: TELEPHONE: CAR IGHTINS: CAR LIGHTINS: CAR ALUM. REAME PAINT: CAR SIZE (Width x Length): CAR ALUM. FRAME PAINT:	Style-1L YES Nickel/White Vinyl Solid Panels Manual Accordion Gate Maintained Rocker Sw. No Standard Keyless C.O.P. ##4 Brushed Stainless Steel No Direction Indicator 3/4in. Unfin. Birch Vnr. 3/4in. Unfin. Birch Vnr. Plywood (Fin. By Others) Premium #4 Brushed SS N/A Integral Phone in COP N/A 4 Recessed LED Lights - Black Trim 84* 44* x 45* N/A	CONTROLS CONTROLLER TYPE: OPERATION: HALL STATION TYPE: HALL STATION KEY: HALL STATION KEY: HALL STATION MOUNTING: HALL STATION MISH: POSITION INDICATORS(LANDING): PUSH BUTTON MARK FLR-1 DR-1: PUSH BUTTON MARK FLR-2 DR-1: PUSH BUTTON MARK FLR-2 DR-1: PUSH BUTTON MARK FLR-4 DR-1: PUSH BUTTON MARK FLR-6 DR-1: CONCURRENT LANDING CONTROL CV. PUSH BUTTON MARK FLR-6 DR-2: PUSH BUTTON MARK FLR-2 DR-2: PUSH BUTTON MARK FLR-6 DR-2: PUSH BUTTON MARK FLR-6 DR-2:	MR II-MOD Collective Automatic Call Button Keyless Hall Stations Flush Mount Remote #48 Brushed Stainless Steel N/A B M
DOOR OPTION & FINISHES LANDING DOORS: DOOR FINISH: INTERLOCKS: DOOR OPERATION: 1st FLR. DOOR LOCATION (XYZ): 1st FLR. DOOR LOCATION (XYZ): 1st FLR. DOOR HANDING: 2nd FLR. DOOR LOCATION (XYZ): 3rd FLR. DOOR HANDING: 3rd FLR. DOOR LOCATION (XYZ): 3rd FLR. DOOR LOCATION (XYZ): 4rd FLR. DOOR LOCATION (XYZ): 4rd FLR. DOOR LOCATION (XYZ): 5rd FLR. DOOR HANDING: 5rd FLR. DOOR HANDING: 6rd FLR. DOOR HANDING: 1st FLR. 2nd DOOR LOCATION (XYZ): 1st FLR. 2nd DOOR LOCATION (XYZ): 2nd FLR. 2nd DOOR LOCATION (XYZ): 3rd FLR. 2nd DOOR LOCATION (XYZ): 3rd FLR. 2nd DOOR HANDING: 3rd FLR. 2nd DOOR HANDING: 3rd FLR. 2nd DOOR HANDING: 5rd FLR. 2nd DOOR HANDING:	Doors by Others N/A PORTA EMDL Manual Doors X RH DOOR LOCATION X KEY PLAN RH X V V No Concurrent Landing Doors	TECHNICAL DETAILS INSTALLATION TYPE: MAXIMUM CAPACITY: RATED SPEED (nom): POWER SUPPLY: RAIL BRACKET FASTENERS: MAXIMUM RAIL SECTION LENGTH: EMERGENCY POWER SUPPLY: SHELF FOR UPS: # of FLOORS SERVED: SYSTEM: ROPES: CHAIN LENGTH: SAFETIES: MOTOR HORSEPOWER: GEAR DATA: SPROCKET DATA: EST. CAR WEIGHT (lbs): EST. SLING WEIGHT (lbs): COUNTERWEIGHT WEIGHT(lbs): DOOR MONITORING SYSTEM:	Private Residence 1000 [454Kg] 40 [0.20 m/s] 230V 1Ph. 60 Hz Lag Bolts 8 floot [2438 mm] UPS Backup YES IN-LINE HELICAL GEARED (2)- ANSI B29.1 #60 ROLLER CHAINS 168.00 [4257 mm] TYPE 'A' (INSTANTANEOUS 2HP 42.18:1 IN-LINE HELICAL REDUCTION GEAR #00 DOUBLE-SINGLE,16TEI 750 [340Kg] 285 [129Kg] 900 [408Kg] NO
TRAVELLING CABLE LENGTH (FT): TECH TOOLS: PIT FLOAT SWITCH (MR II only): WARRANTY:	Extra 20 ft [6 m] N/A NO Standard 2 Year Warranty		

SPECIAL NOTES



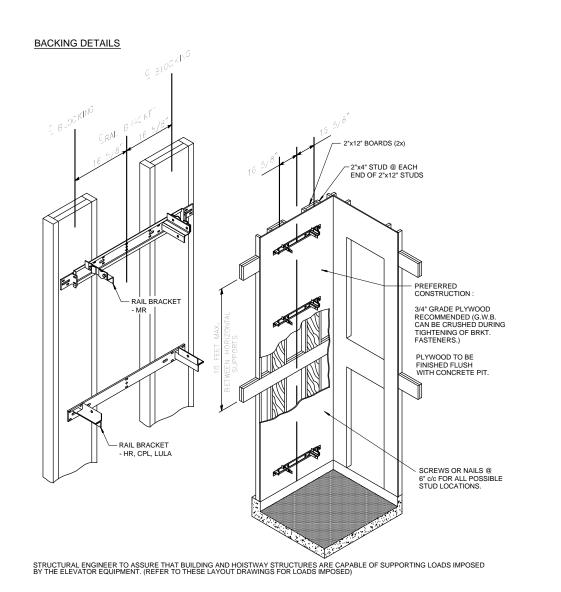


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RAIL BRACKET DETAIL
$20\frac{3}{8}" [517] - 20\frac{3}{8}" [517] - 20\frac{3}{8}" [517] - 12\frac{3}{8}" [314] - 12\frac{1}{2}" [38] - 12\frac{1}{2}" [317] - 8\frac{1}{2}" [216] - 8\frac{1}{2}" [216] - 12\frac{1}{2}" [317] - 12\frac{1}{2}" [31$
SPECIAL NOTES



STRUCTURAL:

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



ARCHITECTS

RICHARD A FISHER

ARCHITECTS

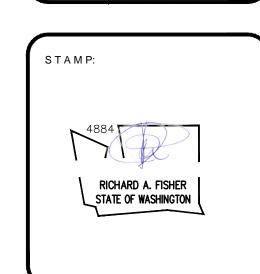
8245 Northrup Pl. S.W.
SEATTLE, WA 98136
(206) 484 - 9963

EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARD AFISHER.COM

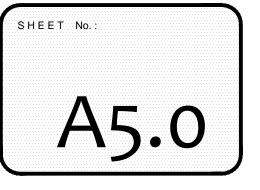
WOLFCREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

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MONUMENT | MONUMENT

SURVEY CONTROL (C) CALCULATED VALUE (M) MEASURED VALUE (P) VALUE PER PLAT OF MCGILVRA'S ISLAND ADDITION (VOLUME 16, PAGE 58) (SP) VALUE PER SHORT PLAT (VOLUME 348, PAGES 11-13) (R1) VALUE PER RECORD OF SURVEY (VOLUME 412, PAGE 159) N50°11'04"E (R2) VALUE PER RECORD OF SURVEY (VOLUME 255, PAGE 254) FOUND 2" DIAMETER −N39°48′56"W BRASS DISK WITH "X", 0.05' NORTHEAST OF CENTERLINE, DOWN 0.2° (BASIS OF POSITION) NOT TO SCALE DETAIL "A" 80.00 (D) N02°12'55"E-28.53 (P) , 66.96 (SEE DETAIL "A" FOUND 2" DIAMETER BRASS DISK WITH "X" 0.05' NORTHEAST OF CENTERLINE, DOWN 0.2' (BASIS OF POSITION) (MASTER BENCHMARK=91.76') – FOUND REBAR & CAP (TERRANE 15025 52088 56654) N39°48'56"W-N5010'46"E-0.3'S X 0.3'E 58.81 (P) 30.00 (C) /-20.00 (R1) — FOUND REBAR & CAP (DEA 22335) ,0.0'S X 0.0'W FOUND 2" BRASS DISK WITH PIN, IN CASE, DOWN 0.6' (WCC 10178 PER ROS) **DETAIL "B"** SEE DETAIL "B" -FOUND 2" BRASS DISK WITH PIN, IN CASE, DOWN 0.6' (WCC 10178 PER SP) E 1,293,387.652 421.00 (C) 420.99 (R2) 421.04 (P) | NOT VISITED N88°28'56"W 464.59 (C) - MONUMENT NOT VISITED, SHOWN AS WCC 10190

SURVEY NOTES

- HORIZONTAL DATUM: NAD 83/91 PER CITY OF MERCER ISLAND SHORT PLAT NO. SUB 13-008 RECORDED IN VOLUME 348 OF SURVEYS, PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF KING COUNTY,
- 2. BASIS OF POSITION: THE MONUMENTED INTERSECTION OF 72ND AVENUE SE AND NORTH MERCER WAY. THE MONUMENT IS A FOUND 2 INCH DIAMETER BRASS DISC AND "X", 0.2 FEET BELOW GRADE OF THE ROAD, THE MONUMENT IS 0.05 FEET NORTHEASTERLY OF THE CENTERLINE OF NORTH MERCER WAY,
- 3. BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND A MONUMENT ALONG N MERCER WAY TO BE S 39°46'23" E. THE MONUMENT IS A FOUND 2 INCH DIAMETER BRASS DISC WITH PIN, IN CASE, 0.6 FEET BELOW GRADE OF THE ROAD. SAID POINT IS A POINT OF CURVATURE MONUMENT 0.87 FEET SOUTHWESTERLY OF THE CENTERLINE AND OPPOSITE DRIVEWAY NUMBER 7436.
- 4. VERTICAL DATUM: NAVD 88, PER THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

MASTER BENCHMARK: BENCHMARK IS THE ABOVE-DESCRIBED BASIS OF POSITION. ELEVATION = 91.76 FEET

SITE BENCHMARK: BENCHMARK GOLDSMITH SURVEY CONTROL POINT MTS-6 WHICH IS A MAG NAIL SET IN THE ASPHALT ROAD NORTHWESTERLY OF THE SUBJECT PROPERTY. SAID POINT IS 1.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY EDGE OF ASPHALT AND 29 FEET NORTHERLY OF A FIRE HYDRANT. ELEVATION = 87.12 FEET

- 5. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:
- A) MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
- B) RECORD OF SURVEY RECORDED IN VOLUME 412 OF SURVEYS, PAGE 159, RECORDS OF KING COUNTY, WASHINGTON. (R1)
- C) RECORD OF SURVEY RECORDED IN VOLUME 255 OF SURVEYS, PAGES 253 THROUGH 254, RECORDS OF KING COUNTY, WASHINGTON. (R2)
- D) RECORD OF SURVEY RECORDED IN VOLUME 35 OF SURVEYS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON.
- E) CITY OF MERCER ISLAND SHORT PLAT NO. SUB 13-008 RECORDED IN VOLUME 348 OF SURVEYS, PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON. (SP)
- F) KING COUNTY QUARTER SECTION MAP FOR THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 24N, RANGE 4E, W.M.
- 6. BLOCK 1 OF MCGILVRA'S ISLAND ADDITION DOES NOT CLOSE, HOWEVER, BLOCK 2 DOES CLOSE AND WAS BUILD OFF OF RECORD OF SURVEY RECORDED IN VOLUME 255 OF SURVEYS NOTED ABOVE. BLOCK 1 WAS CALCULATED BY HOLDING THE SOUTHEASTERLY LINE OF 74TH AVENUE SE AND OFFSETTING 40 FEET NORTHWESTERLY TO DETERMINE THE NORTHWESTERLY RIGHT OF WAY. PLAT DISTANCES WERE HELD ALONG THE NORTH MERCER WAY RIGHT OF WAY TO DETERMINE THE LOTS.
- 7. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. ALL DISTANCES ARE IN U.S. SURVEY FEET
- 8. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE COMMITMENT FOR TITLE INSURANCE ORDER NO. 611273081, DATED JANUARY 6, 2021. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 9. THE SUBJECT PROPERTY CONTAINS 14,066 SQUARE FEET, MORE OR LESS.
- 10. UNDERLYING PARCELS OF THE SUBJECT PROPERTY ARE SHOWN BASED ON ABBREVIATED DESCRIPTION BY THE KING COUNTY ASSESSOR.
- 11. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.
- ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR AND/OR HEMISPHERE S321 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

- 12. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON APRIL 14, 2021. PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON APRIL 14 AND 15, 2021.
- 13. THE PURPOSE OF THIS SURVEY IS TO PROVIDE INFORMATION SUFFICIENT TO PROVIDE EXISTING CONDITIONS BASE DATA FOR DESIGN AND BUILDING PERMITTING REQUIREMENTS.
- 14. UTILITY INFORMATION SHOWN HEREON IS PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF APPLICABLE UTILITY PURVEYORS. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS

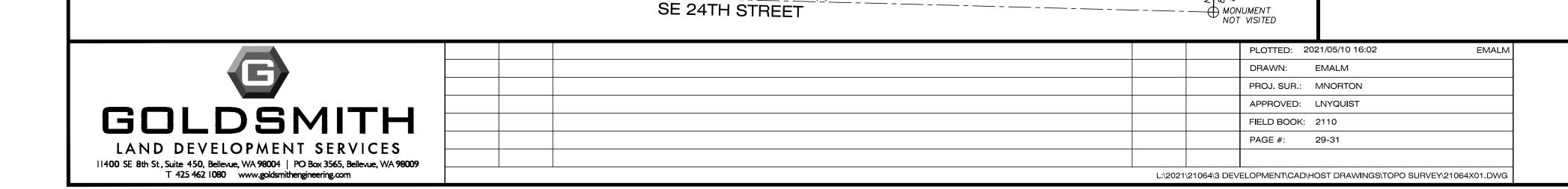
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE NORTH 48°48'00" EAST ALONG THE SOUTHEASTERLY LINE 178.35 FEET TO AN IRON PIPE;

- THENCE NORTH 41°12'00" WEST 80 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTH 48°48'00" WEST ALONG SAID NORTHWESTERLY LINE 157.25 FEET, MORE OR LESS, TO THE EAST MARGIN OF MERCER WAY AS NOW LOCATED;
- THENCE SOUTHERLY ALONG SAID MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR NORTH MERCER WAY BY DEED RECORDED UNDER RECORDING NUMBER 934413.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



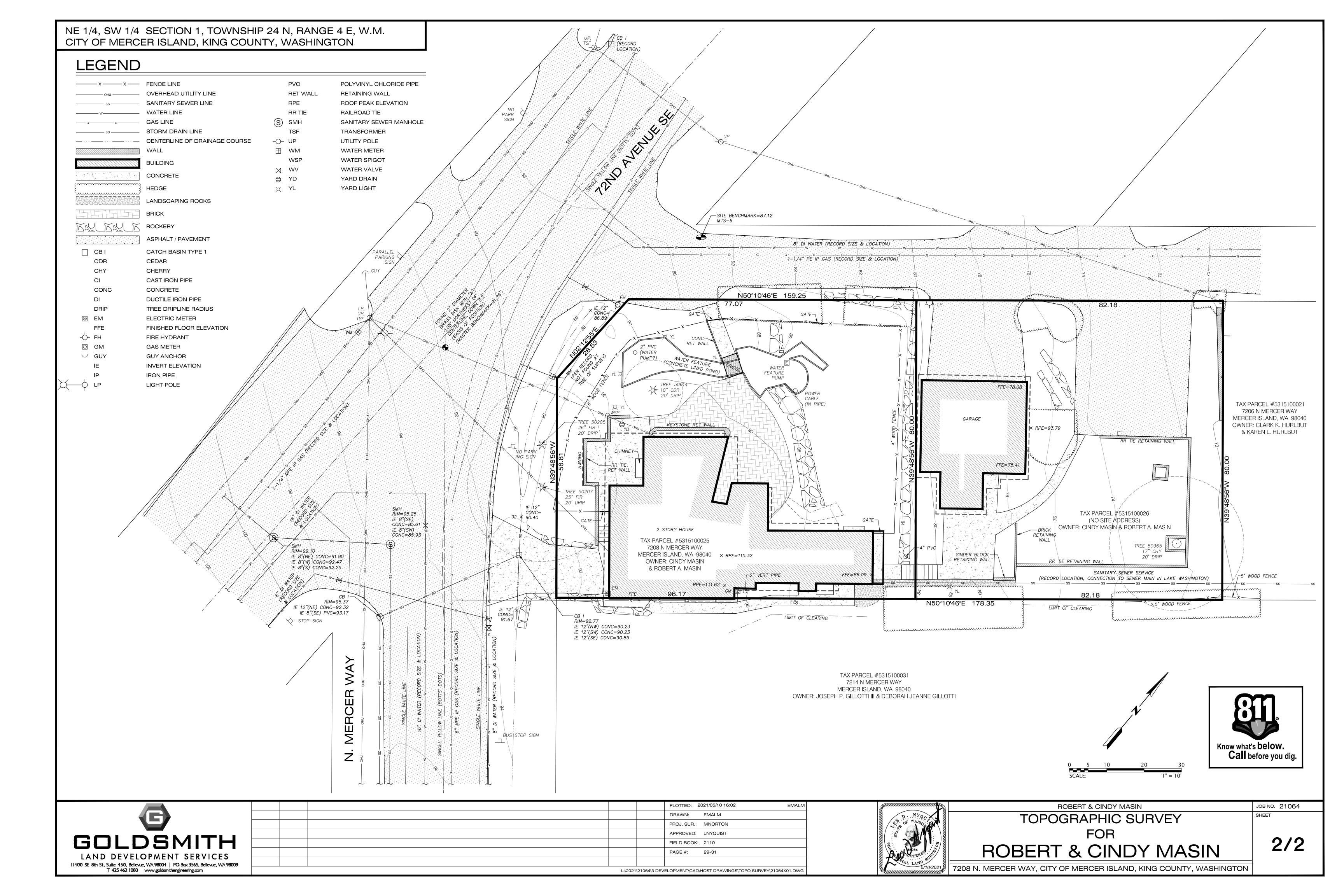
<u>N88*29'48"W 1338.13 (R2) 1338.80 (P)</u>

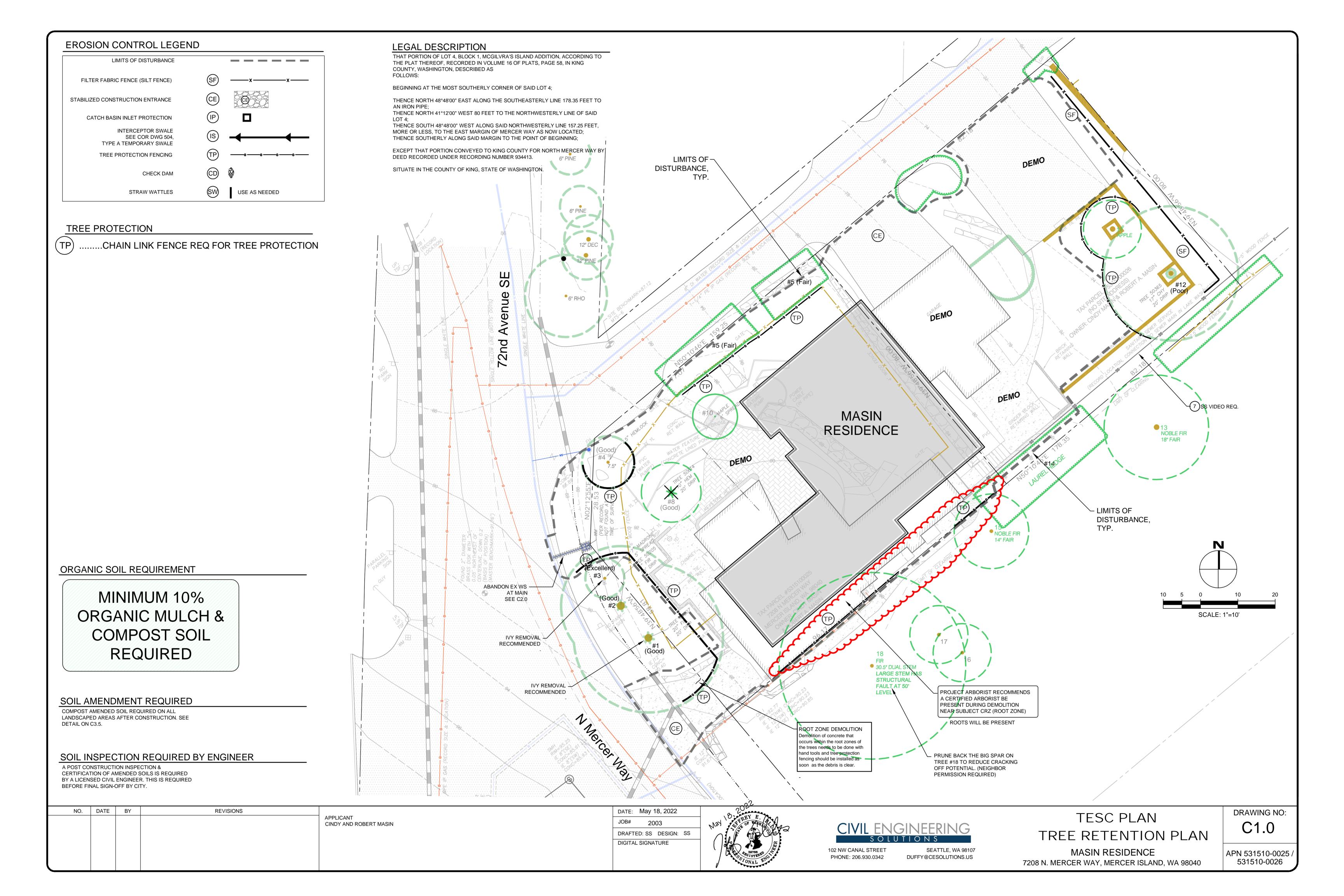


ROBERT & CINDY MASIN TOPOGRAPHIC SURVEY **FOR ROBERT & CINDY MASIN**

JOB NO. 21064

7208 N. MERCER WAY, CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON





2019 Stormwater Management Manual for Western Washington Volume II - Chapter 3 - Page 371

State of Washington limitation of liability, and disclaimer.

CONSTRUCTION ENTRANCE DOE Figure II-3.1: Stabilized Construction Access NOT TO SCALE Install driveway adside ditch presen Driveway shall meet 12" minimum thickness the requirements of the permitting agency. Provide full width It is recommended that so that runoff drains off Stabilized Construction Access Please see http://www.ecy.wa.gov/copyright.html for copyright notice including permissions, State of Washington limitation of liability, and disclaimer.

2019 Stormwater Management Manual for Western Washington

Volume II - Chapter 3 - Page 279

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 30 DAYS.

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

DENUDED AREAS REQUIREMENTS

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, 6, ETC.

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, ETC.).

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

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR
- 4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.
- 5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- 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.
- 12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- 13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- 14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC
- 15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING
- 17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- 18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- 19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 16. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- 20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- 21. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC
- 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

NO. DATE BY **REVISIONS** APPLICANT CINDY AND ROBERT MASIN

DATE: May 18, 2022 2003 DRAFTED: SS DESIGN: DE **DIGITAL SIGNATURE**



SOLUTIONS

SEATTLE, WA 98107

DUFFY@CESOLUTIONS.US

102 NW CANAL STREET

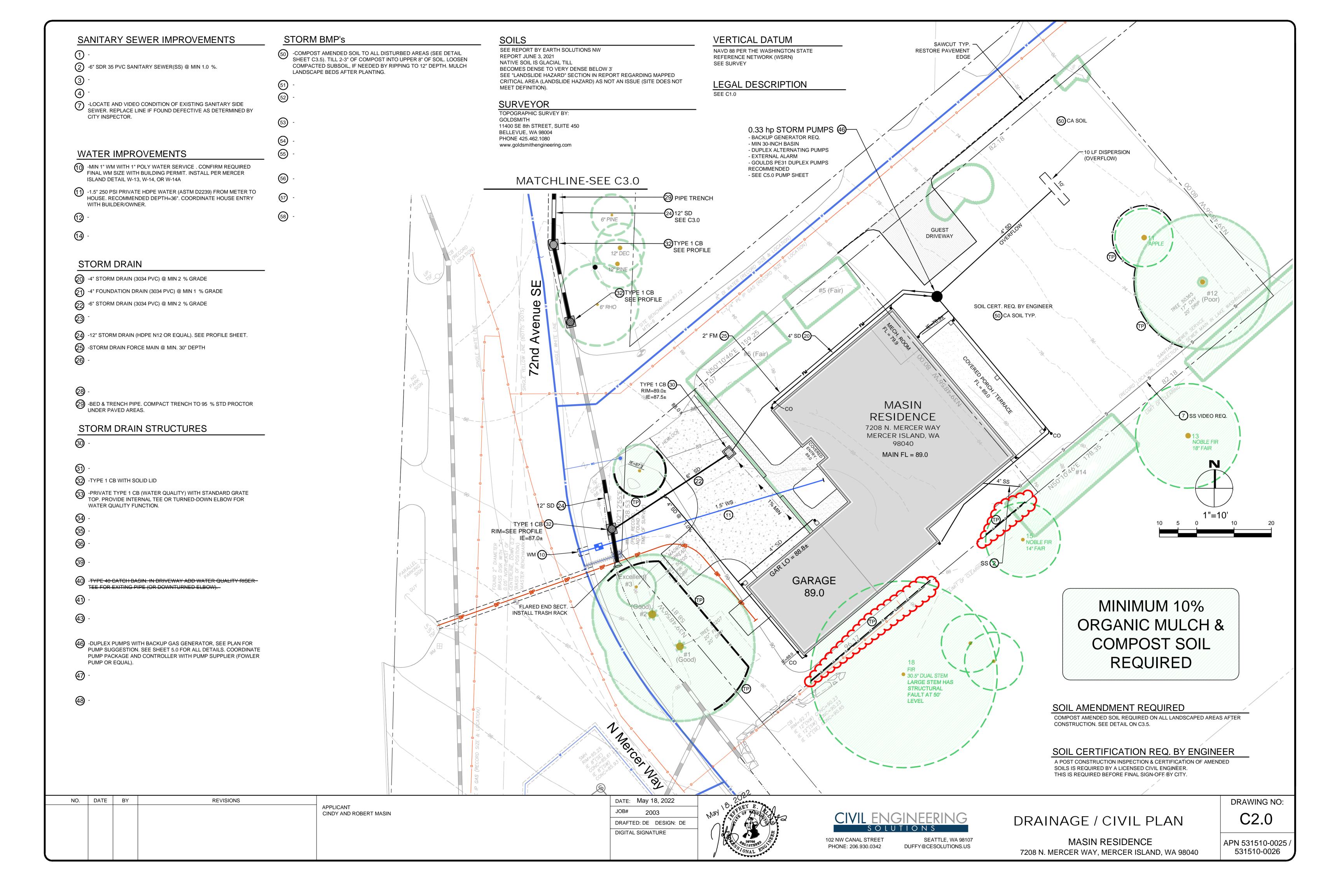
PHONE: 206.930.0342

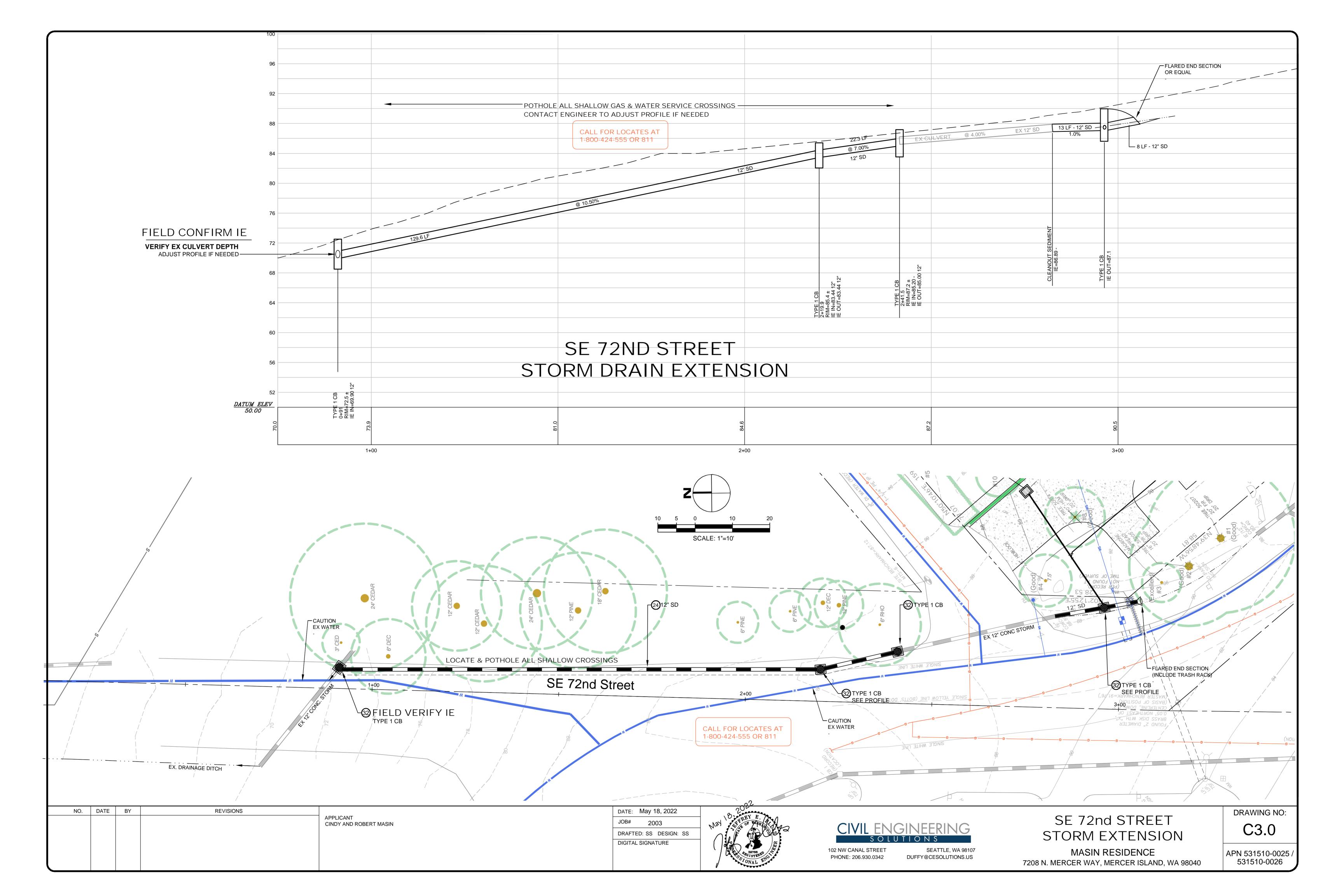
TESC & CITY NOTES TESC DETAILS MASIN RESIDENCE

7208 N. MERCER WAY, MERCER ISLAND, WA 98040

APN 531510-0025 531510-0026

DRAWING NO:





MINIMUM 10% ORGANIC -COMPOST SOIL REQUIRED

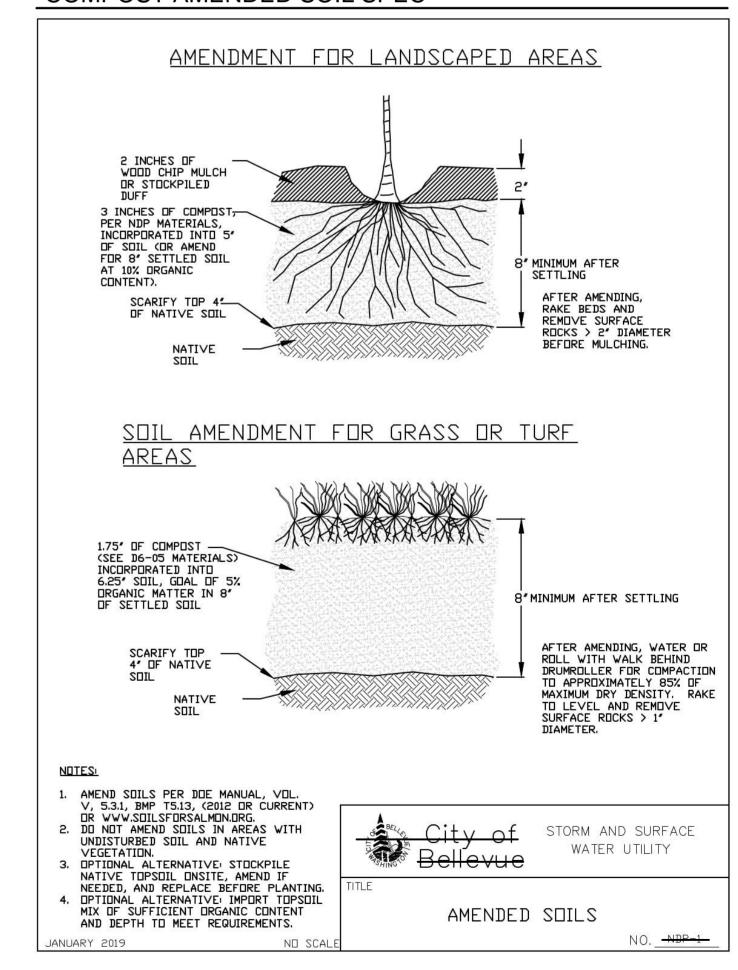
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

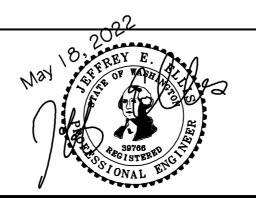
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

COMPOST AMENDED SOIL SPEC



NO.	DATE	BY	REVISIONS	
				APPLICANT CINDY AND ROBERT MASIN

DATE: May 18, 2022 2003 DRAFTED: SS DESIGN: SS DIGITAL SIGNATURE





102 NW CANAL STREET

PHONE: 206.930.0342

SEATTLE, WA 98107 DUFFY@CESOLUTIONS.US

BMP DETAILS

MASIN RESIDENCE

DRAWING NO: C3.5

APN 531510-0025 531510-0026 7208 N. MERCER WAY, MERCER ISLAND, WA 98040

CONTROL PANEL CUT SHEET

MODEL 122 Control Panel

Single phase, duplex alternating pump control with override.

The Model 122 control panel is designed to alternately control two 120, 208, or 240 VAC single phase pumps in water and sewage installations. The controller is provided with a pump selector switch that can be set to alternate the pumps to equalize wear or to call either pump to activate first with the other pump to activate in lag condition. If an alarm occurs, the alarm activates the audible-visual system. The alarm conditions include: high water, float out-of-sequence, pump fail-to-run, seal failure (optional). Common applications include: lift stations, pump chambers, and irrigation systems.

PANEL COMPONENTS

- 1. Enclosure measures 12x10x6 inches (30.48x24.4x15.24). Choice of NEMA 1 (steel for indoor use) or NEMA 4X (ultraviolet stabilized thermoplastic, padlockable with integral mounting flanges, drip shield, (2) heavy duty cover latches, and stainless steel 1/4 turn set screw; for outdoor or indoor use). Note: added options may change enclosure size and enclosure features.
- 2. Magnetic Motor Contactors control pumps by switching electrical lines. 3. Circuit Breakers (optional) provide pump disconnect and branch circuit

4. Ground Lugs

- 5. Duplex Controller provides pump control, alternation and alarm; elevated in the enclosure for easy access and field wiring
- a. HOA switches for manual control Hand/Off/Automatic
- b. Control Power ON/OFF switch c. Power ON green LED indicator
- d. Float status red LED indicators
- e. Float push-to-test buttons
- f. Pump selector switch: Alt, 1-lead 2-lag, 2-lead 1 lag g. Auxiliary alarm contacts Form-C
- h. Terminal block: incoming power i. Terminal block: float switches j. Option: adjustable seal failure circuits and red LED indicators (must

select option 5E when ordering) NOTE: Schematic Diagram is located inside the panel on enclosure cover. STANDARD ALARM PACKAGE

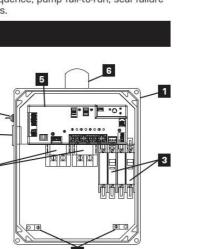
- 6. Red Alarm Beacon provides 360° visual check of alarm condition.
- 7. Alarm Horn provides audible alarm warning (83 to 85 decibel rating). 8. Exterior Alarm Test/Normal/Silence Switch allows horn and light to be tested and horn to be silenced in an alarm condition. Alarm automatically resets once alarm condition is cleared unless the controller is programmed to manual alarm reset.

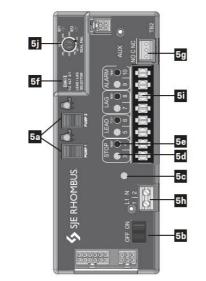
NOTE: other options available.

FEATURES

- Touch safe circuit board housing and low voltage 12 VDC float circuits Alarm (field programmable to flash)
- Alarm automatic reset (field programmable to manual alarm reset)
- Float out-of-sequence detection Pump fail-to-run detection (field programmable to deactivate)
- · Controller protected by four auto resettable fuses, no fuse replacement Three second lag pump delay time, prevents simultaneous pump start-up
- Standard package includes three 20' control switches or EZconnex® float
- Five-year limited warranty.

California Prop 65 requires the following: / WARNING Cancer and Reproductive Harm - www.P65Warnings.ca.gov SEE REVERSE SIDE FOR ORDERING INFORMATION. SEE PRICE BOOK FOR LIST PRICE.





Model Shown



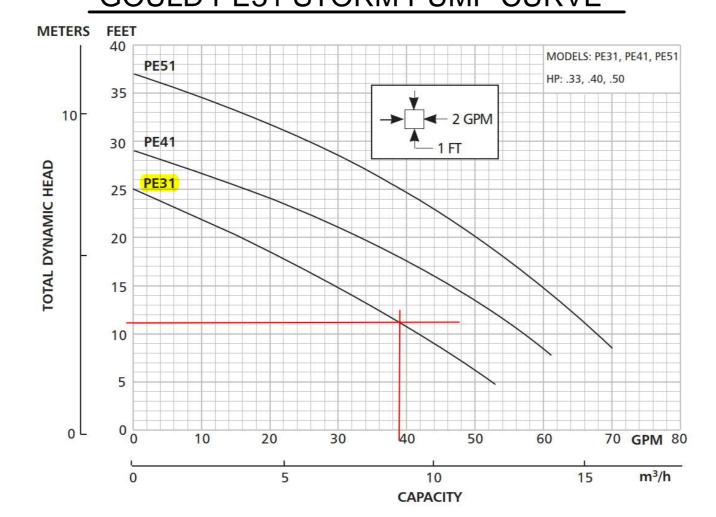
SJE RHOMBUS. 1-888-DIAL-SJE • 1-218-847-1317

1-218-847-4617 Fax

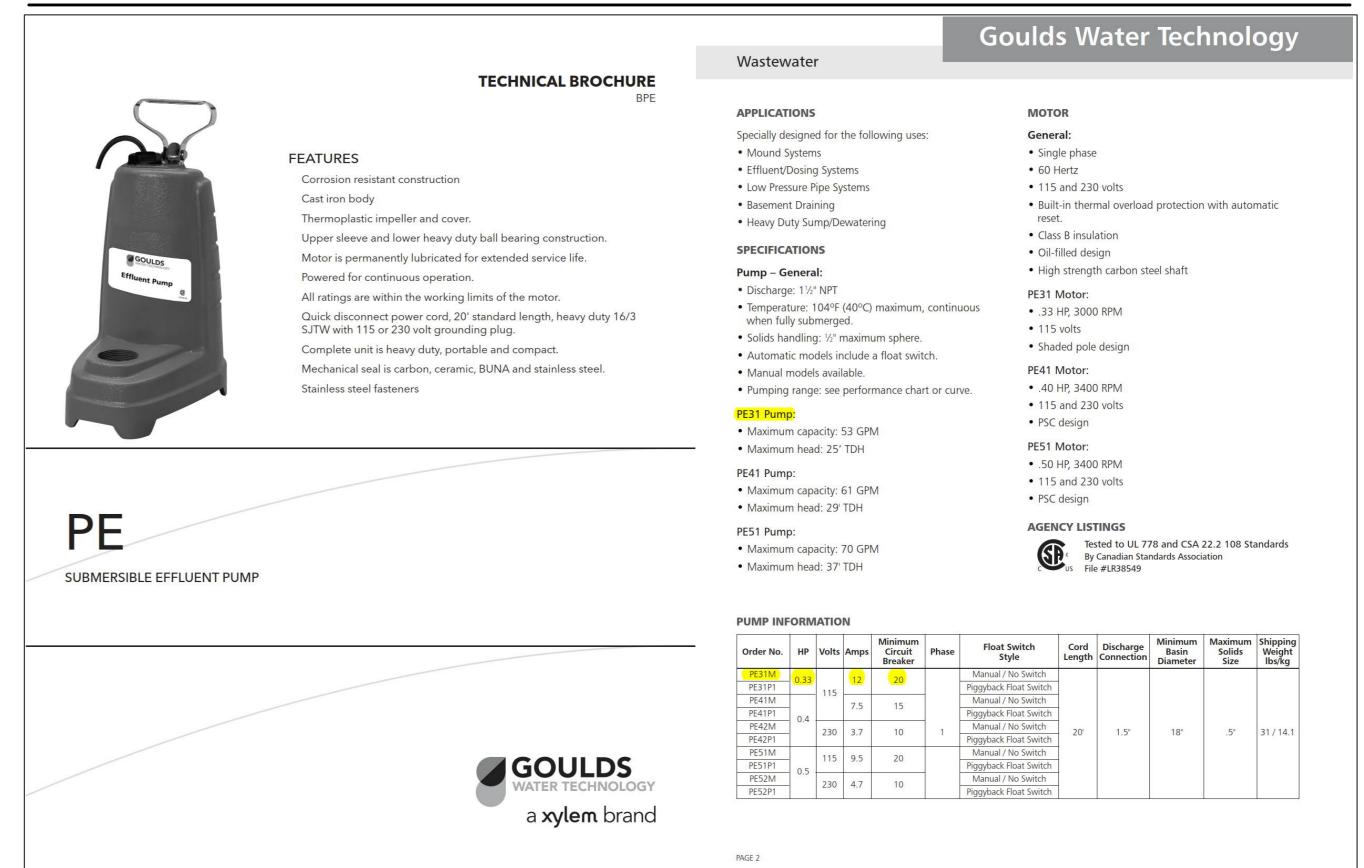
email: customer.service@sjeinc.com

www.sjerhombus.com B.39

GOULD PE31 STORM PUMP CURVE



STORM PUMP SPEC



PUMPING DEPTH CALCULATOR (30 OR 36" DIA BASINS)

		67.74		
Storm Pump-Float I	Depth / P	ump Int	erval Calculator	
OPTION 1-36 DIAMETER BASIN				
	Value	Units	Comments	
Input Pump Basin Diameter (feet)=	3.0	feet	36"DIAMETER BASIN OPTION	
Calculate pump basin radius=	1.5	feet		
Calculate cross section Area of basin=	7.07	sf		
Input a pump depth to achieve 2 min run time=	1.5	feet	Set floats so min 18" can pump	RECOMMENDED PUM CYCLE DEPTH (36"
Calculate volume of water per pump cycle=	10.6	cf		BASIN)
Convert volume to gallons	79.3	gallons	convert to gallons pumped	
Input pump rate based on pump curve and TDH	39	gpm		
Calculate time for pump to operate per cycle	2.0	Minutes	Ensure MIN 2 minute per pump cycle	
OPTION 1-30 DIAMETER BASIN				
Input Pump Basin Diameter (feet)=	2.5	feet	30" DIAMETER BASIN OPTION	
Calculate pump basin radius=	1.3	feet		
Calculate cross section Area of basin=	4.91	sf		
Input a pump depth to achieve 2 min run time=	2.1	◄ feet	Set floats so min 18" can pump	RECOMMENDED PUM CYCLE DEPTH (30"
Calculate volume of water per pump cycle=	10.3	*****		BASIN)
Convert volume to gallons	77.1	gallons	convert to gallons pumped	
Input pump rate based on pump curve and TDH	39	gpm		
Calculate time for pump to operate per cycle	2.0	Minutes	Ensure MIN 2 minute per pump cycle	

PUMP DESIGN HYDROLOGY

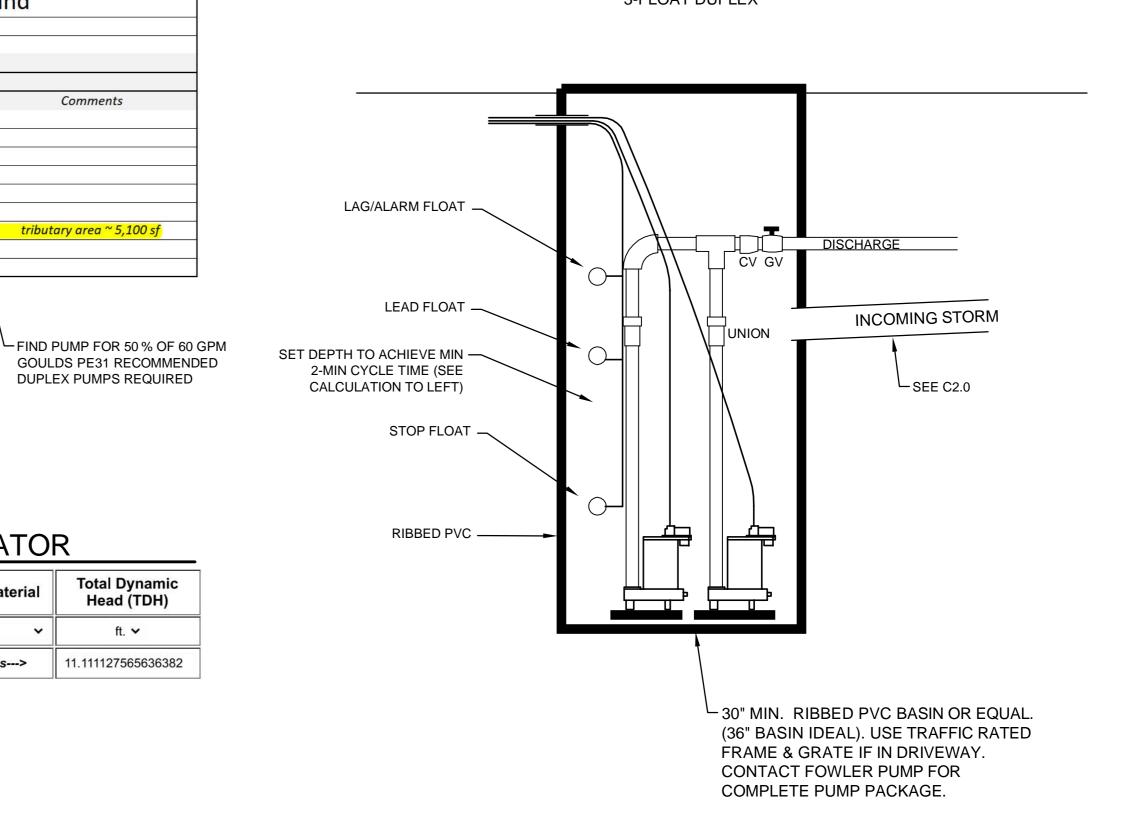
Peak Flow Rates in Puget Sound						
I=4						
		SBUH	SBUH	SBUH	SBUH	
(CFS) (GPM) (CFS) (GPM)						
Impervious Area	Acres	Tc=6.3		Tc=10		Comments
500	0.011	0.01	4	0.011	5	
1,000	0.023	0.02	9	0.023	10	
2,000	0.046	0.041	18	0.045	20	
3,000	0.069	0.062	28	0.067	30	
4,000	0.092	0.082	36	0.085	38	
5,000	0.115	0.103	46	0.112	50	
6,000	0.138	0.124	55	0.135	60	tributary area ~ 5,100 sf
7,000	0.161	0.143	64	0.156	69	
8,000	0.184	0.164	73	0.179	80	
					i	

TOTAL DYNAMIC HEAD CALCULATOR

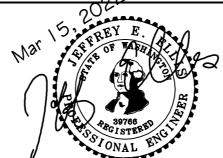
TOTAL	. DINAI		AD CAL	CULATO	Λ	
Pump Flow Pipe Diameter(ID)		Pipe Length	Differential Elevation	Pipe Material	Total Dynamic Head (TDH)	
US GPM ✔	in. 🕶	ft. 🗸	ft. 🕶	Plastic ~	ft. 🗸	
39	2	105	8	Results>	11.111127565636382	

STORM PUMP & BASIN SCHEMATIC

3-FLOAT DUPLEX



NO. DATE BY REVISIONS CINDY AND ROBERT MASIN DATE: Mar 15, 2022 JOB# 2003 DRAFTED: DE DESIGN: DE DIGITAL SIGNATURE





DUFFY@CESOLUTIONS.US

PHONE: 206.930.0342

DUPLEX PUMPS REQUIRED

DUPLEX STORM PUMP

MASIN RESIDENCE 7208 N. MERCER WAY, MERCER ISLAND, WA 98040

APN 531510-0025 531510-0026

DRAWING NO:

BUILDING CODE: 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2018 INTERNATION RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.

ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF) ROOF DEAD LOAD = 15 PSF

FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)

FLOOR DEAD LOAD = 15 PSF

BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)

WIND SPEED (NOMINAL 3 SEC GUST) = 100 MPH FOR RISK CATEGORY II, EXPOSURE "D", Kzt = 1.18

SOIL SITE CLASS "D", SEISMIC CATEGORY DI/D2, Ss=1.382, Sds=1.105 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

GENERA

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 PSF EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH Ø.229"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE REATED WITH AN APPROVED PRESERVATIVE. FOUNDATION SILL BOLTS (MIN. 7" EMBED.) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UN.O. METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STEEL CONNECTORS

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE

	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS		
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MODERATE WEATHERING POTENTIAL		
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2,5 <i>00</i> psí		
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3,000 psi (6% air entrained +/- 1%)		

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 51/2 SACKS OF CEMENT PER CUBIC YARD CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL VERTICAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4FT OF SOIL)

CARPENTR

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.

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 8d COMMON (Ø.131" DIA., 2-1/2" LENGTH), 8d BOX (Ø.113" DIA, 2-1/2" LONG), 10d COMMON (Ø.148" DIA., 3" LONG) | IØd BOX (Ø.128" DIA., 3" LENGTH), I6d COMMON (Ø.162" DIA, 3-1/2" LONG), I6d SINKER (Ø.148 DIA, 3-1/4" LONG) 5d COOLER (0.086" DIA., 1-5/8" LONG), 6d COOLER (0.092" DIA., 1-7/8" LONG)

LUMBER GRADES

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

JOISTS:	WOOD TYPE:
2×4 to 2×8	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
2×10 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
BEAM	
4×	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6× OR LARGER	DF-L #2 - Fb=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS	
2×4 \$ 2×6	DF STUD - Fb=700 psi, Fv=180 psi, Fc=850 psi, E=1400000psi
2×8 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
POSTS	
4×4	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
4×6	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6×6 OR LARGER	DF-L #1 - Fb=1200 psi, Fv=170 psi, Fc=1000 psi, E=1600000psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:

Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.

BEAMS DESIGNATED AS <u>"LSL"</u> SHALL HAVE THE MINIMUM PROPERTIES: Fb = 2,325 PSI, Fv = 310 PSI, Fc = 800 PSI (PERPENDICULAR), E = 1,550,000 PSI

BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES: Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI

BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES: Fb = 2,900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI. CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS.

DEFLECTION SHALL BE LIMTED AS FOLLOWS: FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES

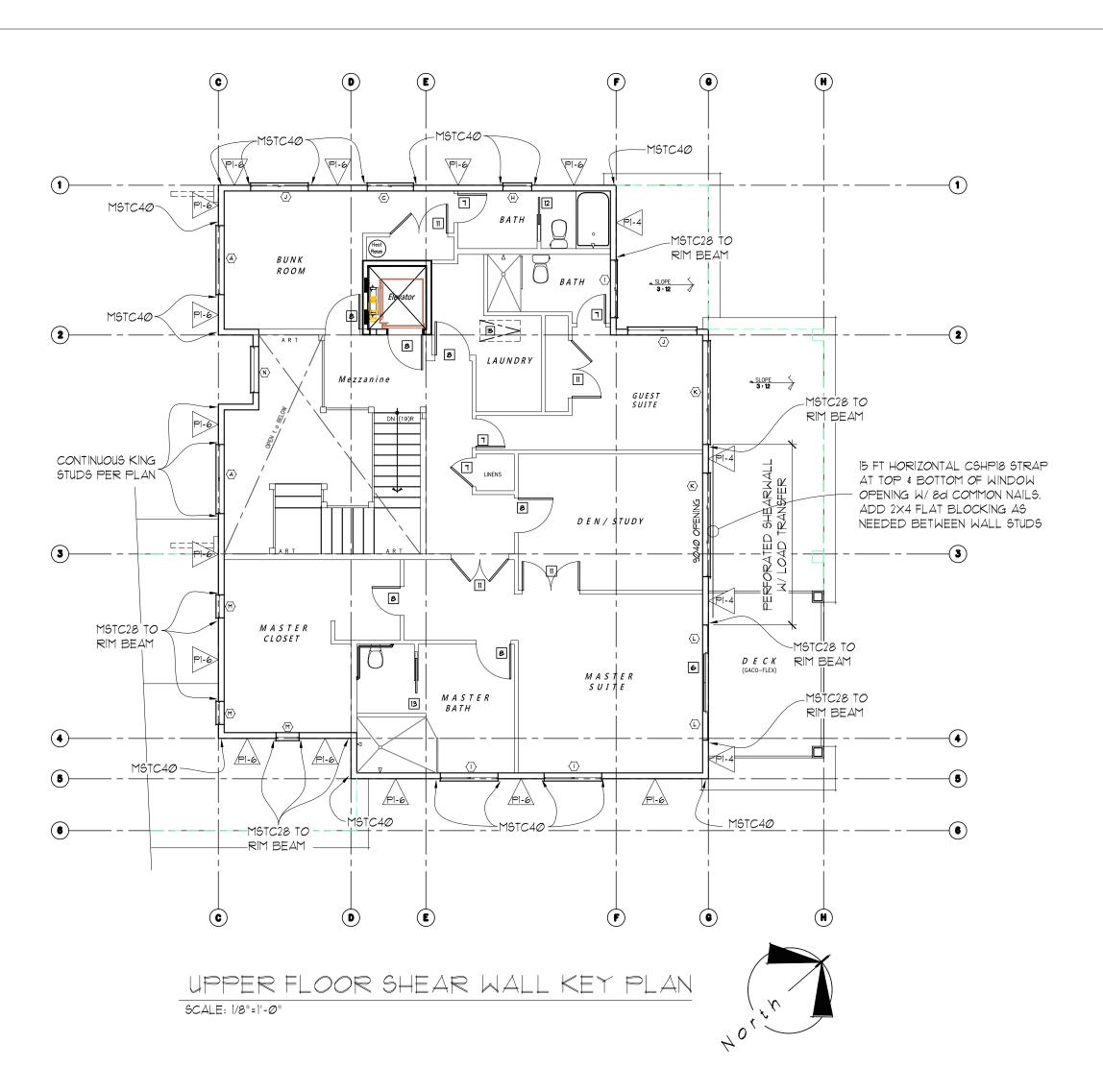
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS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

PER THE TRUSS DESIGN DRAWINGS. ROOF/WALL/FLOOR SHEATHING

ROOF SHEATHING SHALL BE MINIMUM % SHEATHING W/ $^2\%$ SPAN INDEX UN.O. WALL SHEATHING, INCLUDING GABLES, SHALL BE $\frac{1}{16}$ SHEATHING W/ 24 % SPAN INDEX MINIMUM U.N.O.. FLOOR SHEATHING SHALL BE MINIMUM 19 32 T&G SHEATHING W/ 4% SPAN INDEX MINIMUM U.N.O.. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES \$ 12" O.C. IN PANEL FIELD U.N.O. ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAPS STAGGERED. WALL SHEATHING, INCLUDING GABLES, SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

STAIR FRAMING

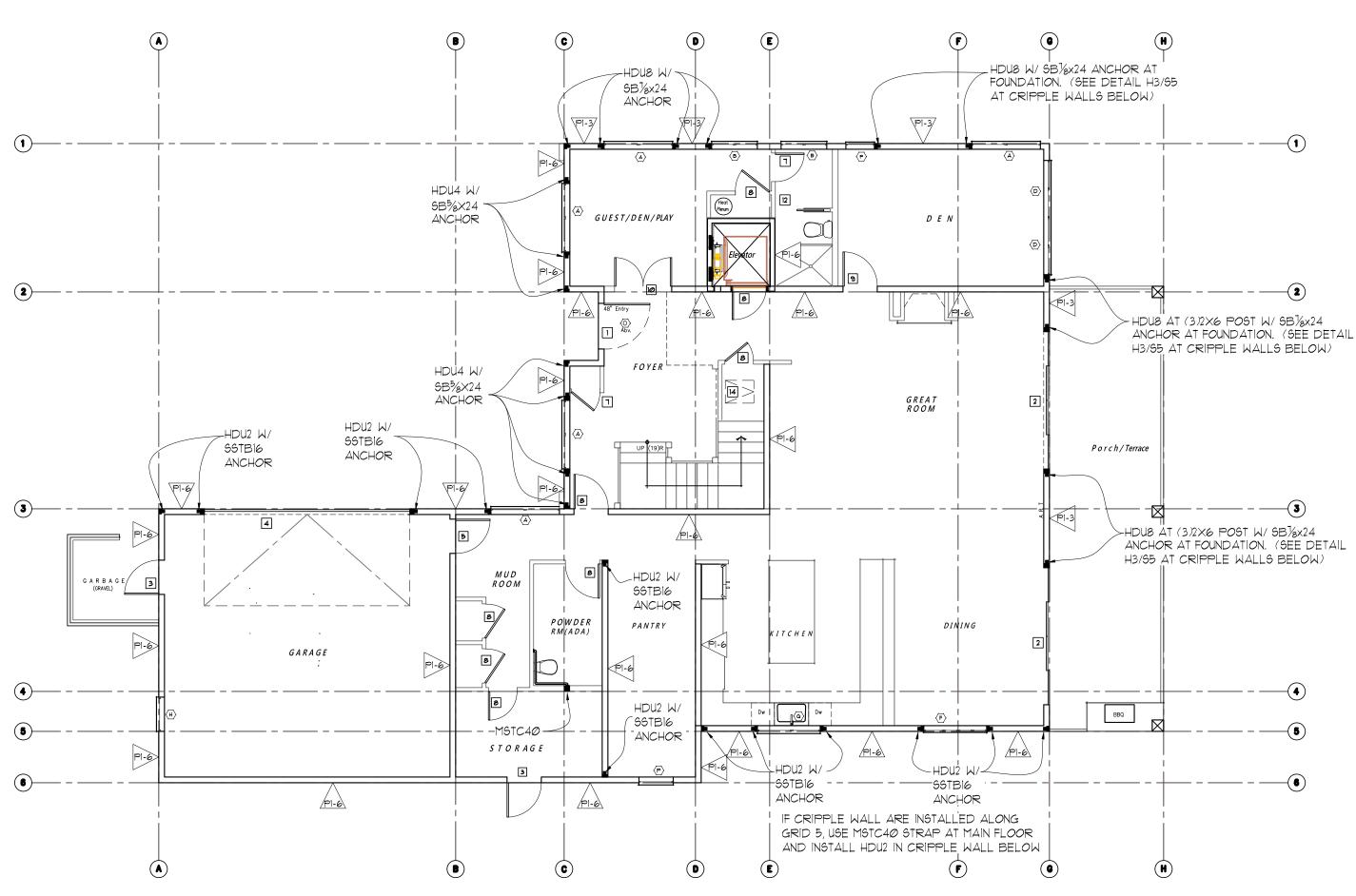
UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2X12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2X6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C.. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED CONNECTOR TO FLOOR BEAM SUCH AS SIMPSON LRU OR LSC. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2×6 JOISTS @ 16" O.C.



						CHEDULE			
WALL MARK	SHEATHING THICKNESS	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	FRAMING @ ABUTTING PANEL EDGES	SOLE/BASE PLATE NAILING TO JOIST OR BLKG/RIM BELOW	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	POST AT ENDS OF SHEAR WALL/ HOLDOWN U.N.O.
P1-6	7/16"	ONE	8d @ 6" O.C.	12" O.C.	2×	16d SINKER NAILS (0.148"x31/4") @ 8" O.C.	5/8" DIA. @ 60" O.C	. 2×	(2) 2× POST (FAC NAIL W/ IØd (Ø.131"x3") NAILS : 12" O.C (STAGGER
PI-4	7/16"	ONE	8d @ 4" O.C.	12" O.C.	2×	16d SINKER NAILS (0.148"x3½") @ 6" O.C.	5/8" DIA. @ 48" O.C.	2×	(2) 2× POST (FAC NAIL W/ IØd (Ø.131"x3") NAILS 12" O.C (STAGGER
PI-3	7/16"	ONE	8d @ 3" O.C.	12" O.C.	3× / 2-2×	16d SINKER NAILS (0.148"x3½") @ 4" O.C.	5/8" DIA. @ 32" O.C.	2×	(2) 2× POST (FAC NAIL W/ IØd (Ø.131"x3") NAILS 12" O.C (STAGGER

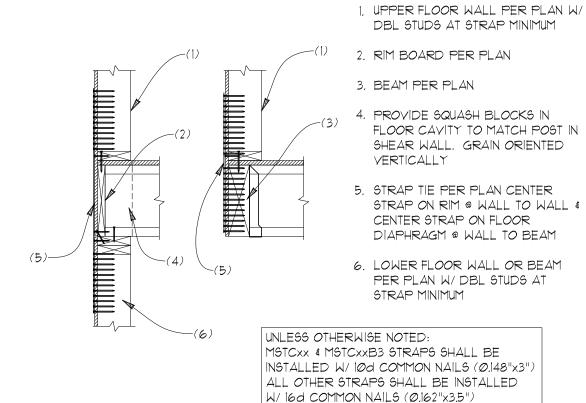
- 1. FRAMING SHALL BE 2X DOUG-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
- 2. SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/2x OR 3x BLOCKING PER SCHEDULE (U.N.O.) 3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d @ 6" O.C. EDGE, 12" O.C. FIELD.
- 4. NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
- 5. ANCHOR BOLT SPACING 15 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.
- 6. ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (U.N.O.) ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (Ø.131" DIA., 2½" LONG.), 8d BOX (Ø.113" DIA., 2½" LONG.), 10d COMMON (Ø.148" DIA., 3" LONG.), 10d BOX (Ø.128" DIA., 3" LONG.), 16d COMMON (Ø.162" DIA., 3½" LONG), 16d SINKER (Ø.148" DIA., 3½" LONG), 5d COOLER (Ø.086" DIA., 1½" LONG), 6d COOLER (Ø.092" DIA., 1½" LONG).
- 1. $1\frac{1}{4}$ " No. 6 DRYWALL SCREWS (TYPE W OR S) MAY BE SUBSTITUTED FOR NAILS LISTED AS 5d COOLER OR 6d COOLER FOR GYPSUM WALL BOARD SHEARWALLS
- 8. IN LIEU OF 3X VERTICALS AND BLOCKING AT PANEL EDGES, 2-2X'S W/IØd (Ø.131"x3") FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. PLYWOOD EDGES TO BE CENTERED BETWEEN THE 2-2x MEMBERS (THIS ALTERNATIVE DOES NOT APPLY TO FOUNDATION SILL PLATES OR TO WALLS WITH 8d EDGE NAILING AT 2" O.C. OR 10d EDGE NAILING AT 3" O.C. OR 2" O.C. OR WALLS SHEATHED ON BOTH SIDES)
- 9. HOLDDOWNS AND STRAPS OF EQUIVALENT UPLIFT CAPACITY WITH CURRENT ICC EVALUATION REPORT OR SIMILAR MAY BE SUBSTITUTED FOR THOSE LISTED IN THE SHEARWALL SCHEDULE WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.
- 10. SQUASH BLOCKS IN FLOOR JOIST CAVITY ARE REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING
- II. SIMPSON MASAP MUDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE % DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

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



ALL CRIPPLE WALLS SHALL BE FRAMED & SHEATHED AS PER SHEAR WALL ABOVE ("PI-4" MINIMUM)

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



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

> 1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLES NOTED OTHERWISE 2. ANCHOR BOLT STYLE HOLDOWN PER

> > PLAN INSTALLED PER MANUF. SPECS.

4. PROVIDE SQUASH BLOCKS IN FLOOR

CAVITY TO MATCH POST IN SHEAR

3. RIM BOARD PER PLAN

WALL. GRAIN ORIENTED VERTICALLY 5. ANCHOR BOLT INSTALLED PER MANUF. SPECS. (SEE BELOW FOR SIZE PER HOLDOWN) MAINTAIN 5" CLEARANCE FROM FNDTN VENTS.

6. CONCRETE STEM WALL PER PLAN 7. EXTEND ANCHOR BOLT W/ COUPLER

NUT & ALL THREAD ROD <u>ANCHOR</u> 125/8" SSTB16 (DIA. = %") SSTB2Ø (DIA. = 5/8") 165/8" SSTB24 (DIA. = %") 2Ø5%" SSTB28 (DIA. = 1/2") SSTB34, SSTB36 (DIA. = 1/2") 281/2" SB%x24, SB%x24

YPICAL ANCHOR BOLT HOLDOWN

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Myers Engineering, LLC 3206 50th Street Ct NW, Ste. 210-B Gig Harbor, WA 98335 Ph: 253-858-3248

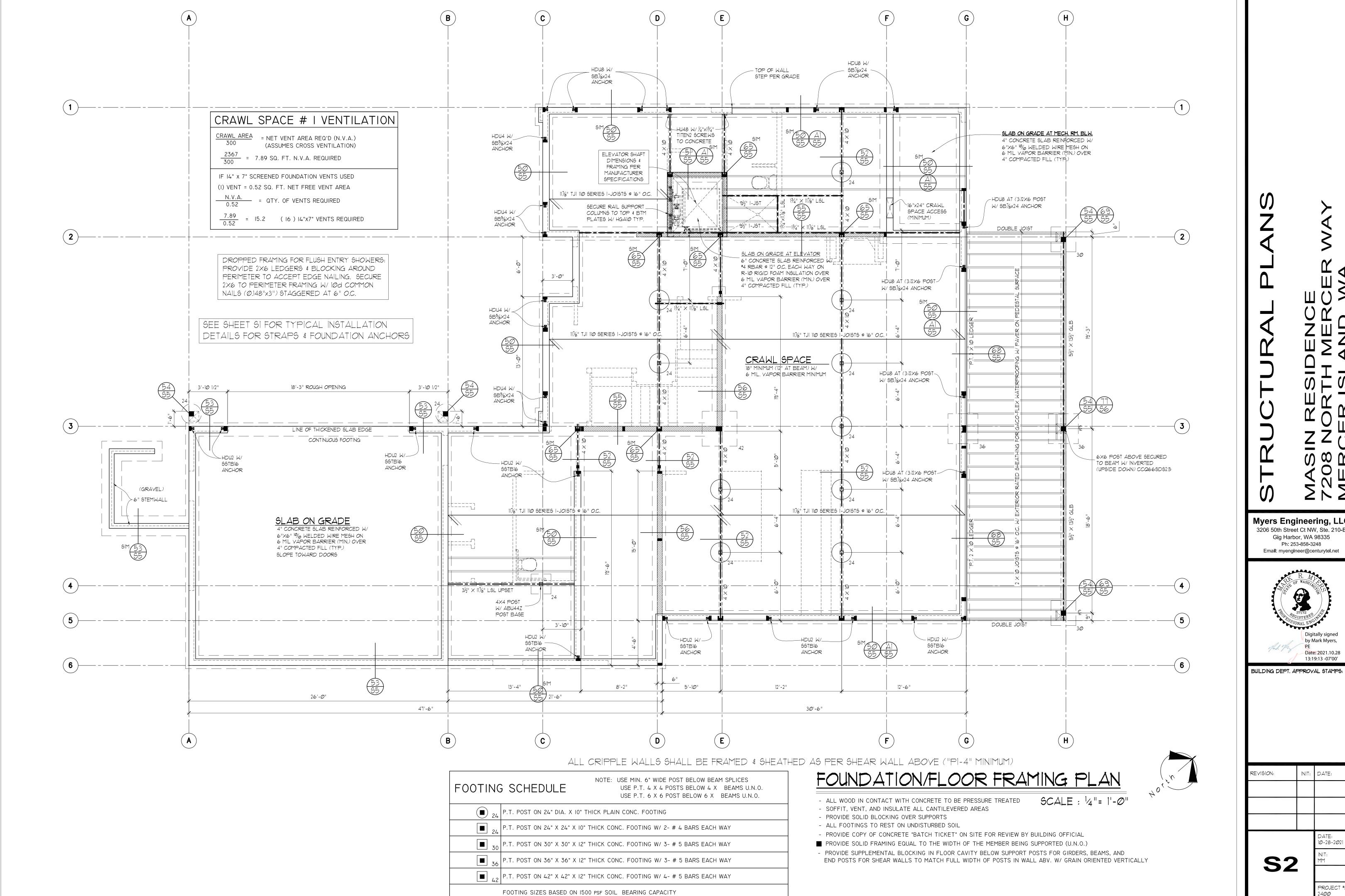
Email: myengineer@centurytel.net

Digitally signed by Mark Myers, Date: 2021.10.28

13:19:56 -07'00' BUILDING DEPT. APPROVAL STAMPS:

REVISION: DATE: 10-28-2021

PROJECT * 24*00*



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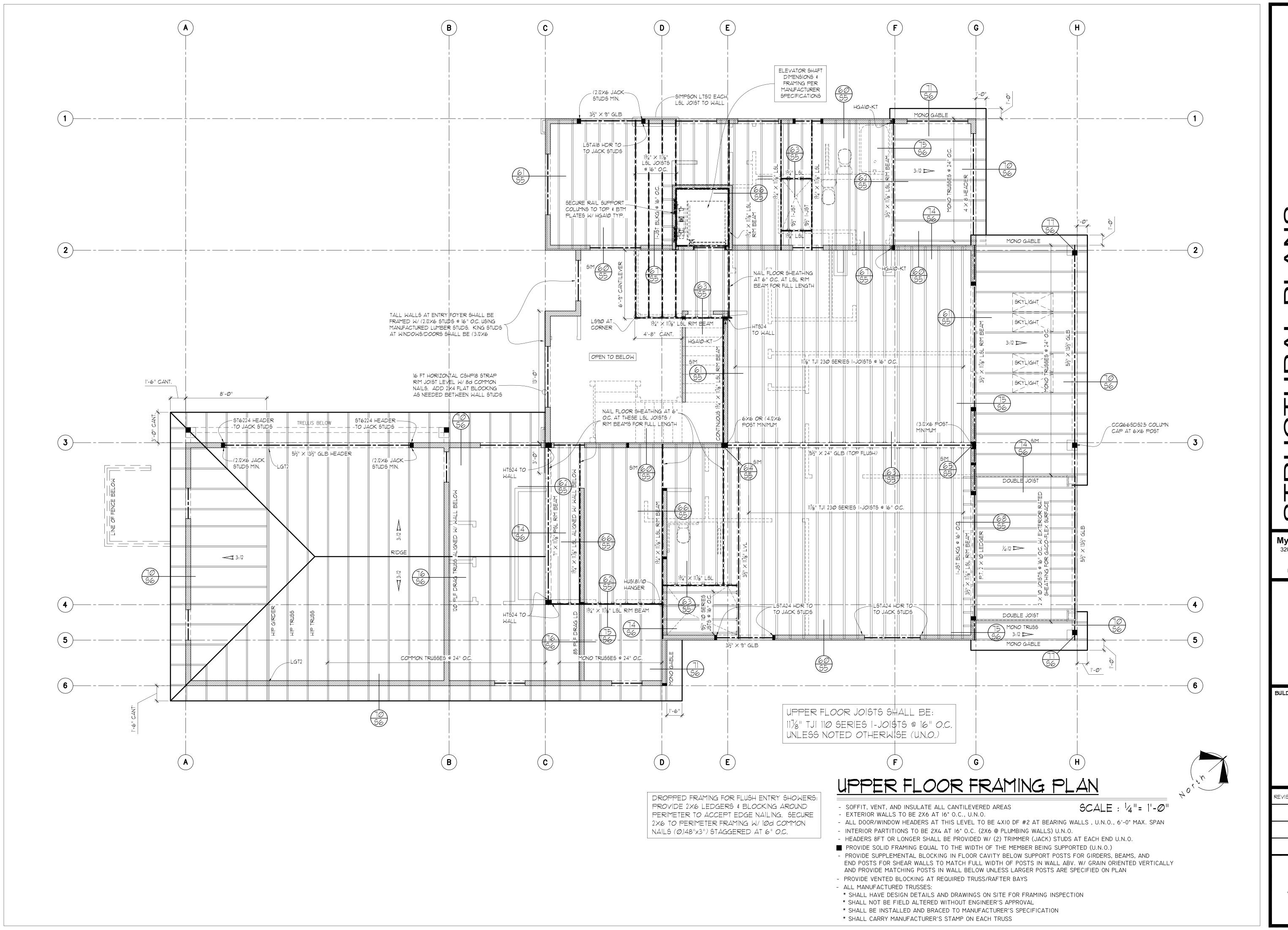
Myers Engineering, LLC 3206 50th Street Ct NW, Ste. 210-B Gig Harbor, WA 98335 Ph: 253-858-3248



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INIT: DATE:

PROJECT #:



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:

Date: 2021.10.28 13:18:28 -07'00'

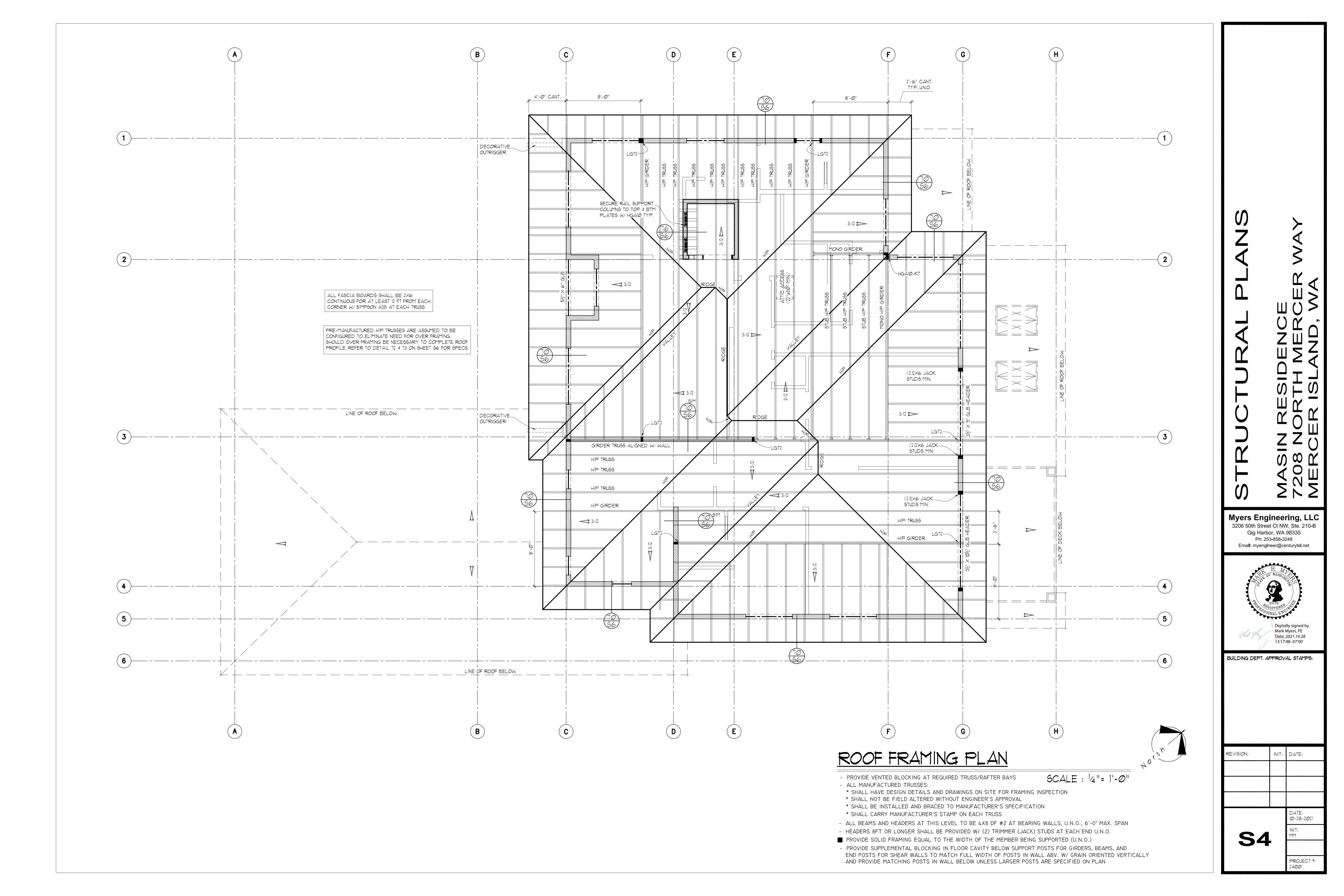
INIT: DATE: REVISION:

10-28-2021

PROJECT #:

2400

S3



1. 2X NET WIDTH PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE W/ 5/4" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE

2. TOP FLANGE I-JOIST HANGER PER MANUF. W/ VAPOR BARRIER SEPERATING JOIST & HANGER FROM CONCRETE STEM WALL

3. FLOOR JOIST PER PLAN

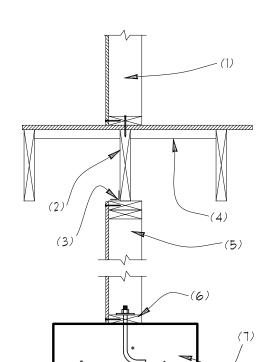
4. #4 REBAR HORIZ. @ 12" O.C. W/(1) #4 REBAR IN UPPER 3" TO 5" OF WALL

5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED

6. (2) #4 REBAR CONTINUOUS IN FOOTING

OPTIONAL: FACE MOUNT HANGER AT 2XIØ P.T. LEDGER ATTACHED TO STEM WALL $1/\sqrt{2}$ " BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER

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



1. 2x SHEAR WALL W/ NAILING PER SHEAR WALL SCHEDULE

2. JOIST PER PLAN

3. SIMPSON A35 @ 12" O.C.

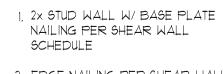
4. 2X4 FLAT BLOCKING AT 24" O.C.

5. 2x6 CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED W/8d NAILS @ 4" O.C. EDGE & 12" O.C. FIELD

6. 2X6 PRESSURE TREATED SILL PLATE

7. FOOTING PER PLAN W/ 5/4" DIA. ANCHOR BOLTS PER SHEAR WALL SHEDULE.

CRIPPLE WALL BELOW SHEAR WALL (55) SCALE: 3/4"=1"



2. EDGE NAILING PER SHEAR WALL SCHEDULE

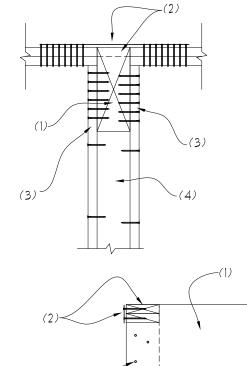
3. I-JOIST PER PLAN SECURED TO TOP PLATE W/ (3) 8d NAILS

4. SOLID CONTINUOUS RIM BOARD W/8d NAIL TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.

5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/SIMPSON LTP4 @ 48" O.C.

NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, & SHEATHING IS EDGE NAILED AT RIM JOIST & WALL PLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

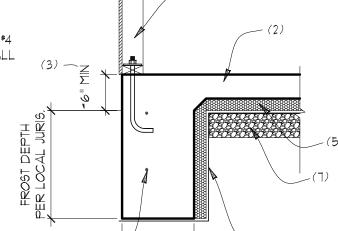
FLOOR JOIST BEARING AT STUD WALL SCALE: 3/4"=1"



BEAM POCKET AT WALL

SCALE: 3/4"=1"

2. NOTCH BEAM FOR CONTINUOUS TOP 2X PLATE OF DOUBLE 2X PLATE <u>OR</u> INSTALL SIMPSON CMSTC16 OR MSTC28 STRAP ON TOP FACE OR EXTERIOR FACE OF DISCONTINUOUS PLATES W/ MINIMUM (8) 16d SINKER NAILS EACH SIDE OF BREAK IN TOP PLATE.



(51) GCALE: 3/4"=1"

MONOLITHIC SLAB & FOOTING

CRIPPLE WALL BEARING WALL

1. WALL PER PLAN W/ P.T. SILL PLATE ATTACHED TO FNDTN W/ 5/4" DIA. ANCHOR BOLT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE W/ 7" MIN. EMBEDMENT

2. CONCRETE SLAB PER PLAN

3. FINISH GRADE OR SLAB AS OCCURS

4. (2) #4 REBAR CONTINUOUS IN FOOTING

5. RIØ RIGID PERIMETER INSULATION EXTENDING A MINIMUM OF 2FT FROM EXTERIOR WALL

6. 6 MIL VAPOR BARRIER (MINIMUM)

7. 4" COMPACTED GRANULAR FILL

SHEAR WALL W/ NAILING PER SHEAR

WALL SCHEDULE

3. SIMPSON A35 @ 16" O.C.

SHEAR WALL ABOYE

4. 2X BLOCKING TO MATCH JOISTS

6. PRESSURE TREATED SILL PLATE

5. CRIPPLE WALL W/ STUDS @ 16" O.C.

BOLTS PER SHEAR WALL SHEDULE.

1. 2x STUD WALL W/ BASE PLATE

NAILING PER SHEAR WALL

2. EDGE NAILING PER SHEAR WALL

SHEATHING PANEL EDGES (48"

O.C.) SECURED TO TOP PLATE

4. SOLID CONTINUOUS RIM BOARD

W/ 10d NAIL (0.131"x3") TO TOP

TOE NAILED TO TOP PLATE

5. SHEATHING PANEL EDGE & EDGE

SCHEDULE W/ SIMPSON LTP4 @

NAILING PER SHEAR WALL

1. 2x SHEAR WALL ABOVE (AS

SCHEDULE.

ANGLE @ 32" O.C.,

OCCURS) PER SHEAR WALL

2. LSL JOIST PER PLAN SECURED

3. FLOOR JOIST BLOCKING @

4. SHEAR WALL PER PLAN

FLOOR SHEATHING PANEL

TOP PLATE W/(2)8d NAILS

TO TOP PLATE W/ A34 FRAMING

EDGES (48" O.C.) SECURED TO

WITH 8d NAILS @ 6" O.C.

AND BOTTOM CHORD OF 1-JOIST

3. I-JOIST BLOCKING @ FLOOR

SCHEDULE

SCHEDULE

48" O.C.

NOTE: IF SHEATHING JOINTS ARE

LTP4 MAY BE ELIMINATED

FLOOR JOIST PARALLEL TO STUD WALL

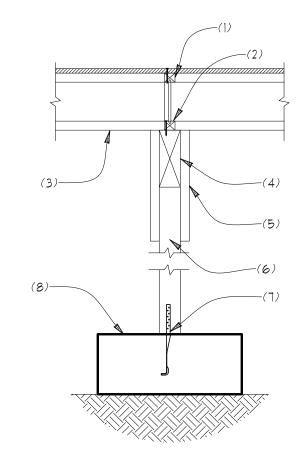
RELOCATED TO OCCUR ON THE RIM,

& SHEATHING IS EDGE NAILED AT RIM

JOIST & WALL PLATES, THE SIMPSON

W/ (3) 8d NAILS

2. JOIST PER PLAN



1. I-JOIST BLOCKING REQUIRED AT BEARING OR SHEAR WALLS ABOVE OR WHEN JOISTS ARE NOT CONTINUOUS AT BEAM

2. SECURE BLOCKING TO BEAM W/8d NAILS @ 6" O.C.

3. I-JOIST PER PLAN

4. BEAM PER PLAN 5. 2× OR SHEATHING CLEATS BOTH SIDES TO SECURE BEAM

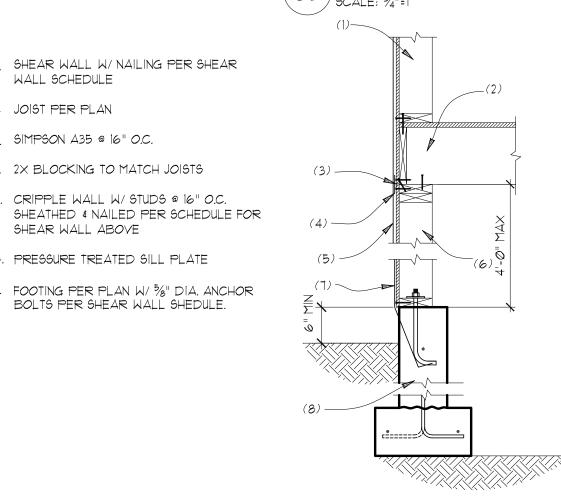
TO POST (3) IØd NAILS PER CLEAT PER MEMBER 6. 4X OR 6X TREATED POST

(4X6 MIN AT BEAM SPLICE) 7. SIMPSON MABI5 ANCHOR W/ 100×1/2" COMMON NAILS

(Ø.148"x1.5") TO POST

8. ISOLATED OR CONTINUOUS SPREAD FOOTING PER PLAN

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



I STUD WALL FRAMING PER PLAN 2. FLOOR JOISTS & RIM JOIST PER PLAN

3. WALL SHEATHING PANEL EDGE W/ EDGE NAILING PER SHEAR WALL SCHEDULE

4. SIMPSON LTP4 @ 48" O.C.

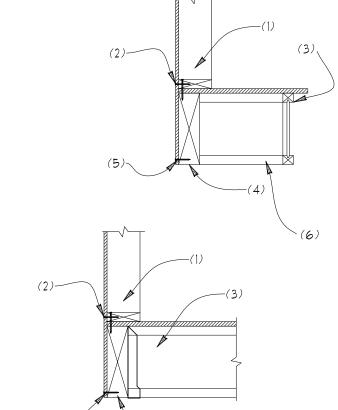
5. EXTEND STHD STYLE ANCHOR STRAPS WITH OVERLAPPED CMSTC16 COILED STRAP TO GET FULL NAILING AT WALL FRAMING ABOVE (BOLT STYLE HOLDOWNS TO BE EXTENDED TO WALL ABOVE W/ COUPLER NUT AND ALL THREAD ROD)

6. 2x6 CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED PER WALL ABOVE W/ 4" O.C. 8d COMMON EDGE NAILING MINIMUM

7. HOLDOWN PER PLAN

8. STEM WALL & FOOTING PER PLAN

CRIPPLE WALL FOR SLOPED LOTS / SCALE: ¾"=1"



1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE

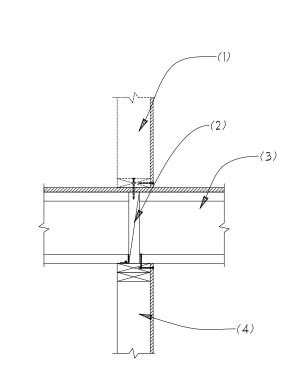
2. EDGE NAILING PER SHEAR WALL SCHEDULE

3. FLOOR JOIST PER PLAN W/ JOIST HANGER PER MANUF. 4. BEAM PER PLAN

5. WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE

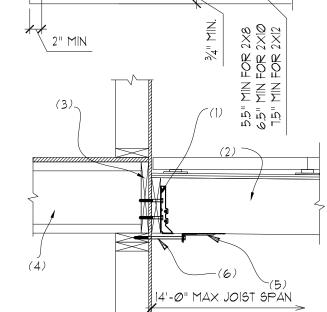
6. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS

(62) GCALE: 3/4"=1"



1. STUD WALL ABOVE (AS OCCURS). 2. LSL JOIST BLOCKING SECURED TO TOP PLATE W/ A34 FRAMING ANGLE

3. FLOOR JOIST PER PLAN SECURE TO TOP PLATE W/(2) 8d NAILS 4. SHEAR WALL PER PLAN



3. SOLID RIM BOARD, 1/4" THICK MIN. 4. FLOOR JOISTS PER PLAN

5.(4) SIMPSON DTTIZ OR USP ADTT EQUALLY SPACED W/(1) WITHIN 2FT OF EACH END OF DECK SECURED TO JOIST W/ (8) 100X1/2"

(3)— PER PLAN

WOOD POST W/ ARCHITECTURAL COVER PER PLAN

SIMPSON ABUZ OR CPTZ POST BASE WITH CAST IN PLACE OR

EPOXIED ANCHOR PER MANUF.

3. FINISHED GRADE OR SLAB AS

OCCURS 4. OPTIONAL 12" DIA OR SQUARE

CONCRETE PEDESTAL 5. (4) *4 VERTICALS W/ STANDARD

HOOK AT CONCRETE PEDESTAL

#3 TIES AT 8" O.C.

7. ISOLATED OR CONTINUOUS FOOTING PER PLAN



2. EDGE NAILING PER SHEAR WALL SCHEDULE

HOLDOWN)

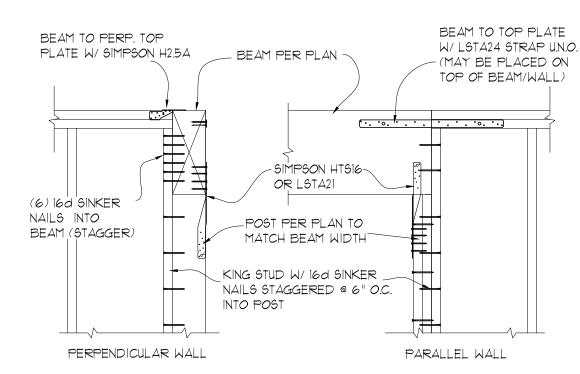
3. I-JOIST PER PLAN SECURED TO TOP PLATE W/(2)8d NAILS

(DBL 2x STUD MINIMUM AT

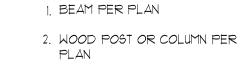
4. SOLID CONTINUOUS RIM BOARD W/8d NAIL TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.

5. SOLID BLOCKING (GRAIN VERTICAL) BELOW SHEAR WALL END POST REQUIRED

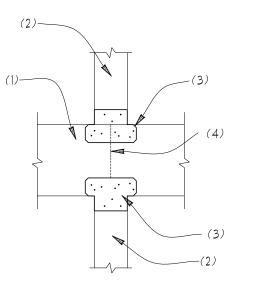
TYPICAL WALL TO WALL HOLDOWN CONNECTION BETWEEN FLOORS (H3) SCALE: 3/4"=1"



 $(64)_{\text{SCALE: }\frac{3}{4}\text{"}=1}$



4. BEAM SPLICE AS OCCURS



WOOD BEAM AT WOOD POST



1. 5%" DIA. ANCHOR BOLT @ 72" O.C.

7" MIN. EMBEDMENT

U.N.O. IN SHEAR WALL SCHEDULE W/

2. 2X PRESSURE TREATED SILL PLATE

U.N.O. IN SHEAR WALL SCHEDULE

3. SHEAR WALL EDGE NAILING PER

5. FINISH GRADE OR SLAB AS OCCURS

6. #4 HORIZ. REBAR @ 12" O.C. W/(1) #4

#4 VERTICALS @ 18" O.C. W/

SETTING PERMITTED

EXTERIOR GRADE

1. FOOTING PER PLAN

DETAIL

FOOTING

(٦) ا

SCALE: 3/4"=1"

 $\left(A2 \right) \frac{C}{SCALE: NTS}$

16" @ 2 STORY

24" @ 3 STORY

SEE DETAIL AI FOR CRIPPLE WALL

3" TYP.

FRAMING SPECIFICATIONS

8" STEM WALL AT SLAB ON GRADE

STEP

1 STEP

ELEVATION

STEPPED FOOTING AT SLOPED LOT

8. (2) *4 REBAR CONTINUOUS IN

INSTALL DAMPPROOFING OR

WATERPROOFING PER IRC R406

2. HORIZONTAL & VERTICAL REBAR

3. *4 REBAR SPLICE BAR AT STEP

1. FLOOR JOIST (ONE OR BOTH

JOIST HANGER PER MANUF.

2. FLOOR DIAPHRAGM EDGE

NAILING

3. BEAM PER PLAN

SIDES OF BEAM) PER PLAN W/

2'-Ø" TYP.

SPACED PER STEM WALL

WHERE INTERIOR SLAB IS BELOW

STANDARD HOOK REQUIRED.

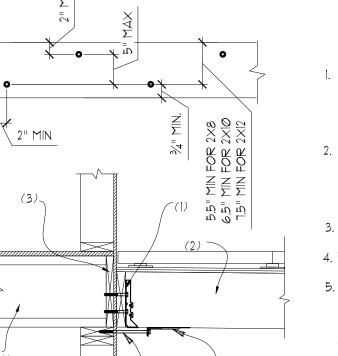
ALTERNATE BENDS, NO WET

REBAR IN UPPER 3" TO 5" OF WALL

SHEAR WALL SCHEDULE

4. 4" CONCRETE SLAB OVER 4"

COMPACT FILL



FLOOR JOIST AT BEAM

1. 2x P.T. LEDGER TO MATCH DECK JOIST W/1/2"x4" LAG SCREWS W/ WASHERS OR 35%" LEDGERLOK® SCREWS STAGGERED @ 8" O.C.

2. SOLID 2X DECK JOIST PER PLAN W/ SIMPSON LUS28 HANGER INSTALLED USING #9 SIMPSON SD SCREWS

6.36" DIA. HDG LAG SCREW W/ HDG WASHER

(69) SCALE: 3/4"=1"

3. KING STUD W/(6)-16d SINKER NAILS TO BEAM (STAGGERED) EACH SIDE AT BEAM & 8" O.C. STAGGERED TO POST

4. SOLID POST TO MATCH WIDTH OF BEAM <u>OR</u> BUILT UP 2X STUDS W/ PLYWOOD OR OSB FILLER AS NEEDED. (NAIL PLIES OF BUILT UP 2X POST WITH 10d COMMON NAILS @ 12" O.C. (STAGGERED)

(6) SCALE: 3/4"=1"

1. BEAM PER PLAN

JOIST PARALLEL TO SHEAR WALL (66) SCALE: 3/4"=1"

FLOOR JOIST AT INT. WALL OR BEAM
9CALE: 3/4"=1"

(68) SCALE: 3/4"=1"

DECK LEDGER AT RIM BOARD

BEAM POCKET AT CORNER BUILDING DEPT. APPROVAL STAMPS:

3. SIMPSON ACE OR AC POST CAPS (PAIRED)

S5

REVISION:

PROJECT #: 24*00*

10-28-2021

DATE:

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Digitally signed by Mark Myers, PE Date: 2021.10.28

13:17:06 -07'00'

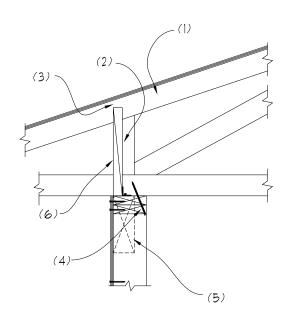
Myers Engineering, LLC

3206 50th Street Ct NW, Ste. 210-B

Gig Harbor, WA 98335

Ph: 253-858-3248

Email: myengineer@centurytel.net



CANTILEVER HEEL AT BEARING

SCALE: 3/4"=1"

ROOF DIAPHRAGM TO WALL

9CALE: 3/4"=1"

SHEATHING PER PLAN

2. 2 imes 12 OR $1\frac{1}{4}$ " LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE

- 3. I" VENTILATION GAP MAXIMUM
- MANUFACTURER'S SPECS.
- 5. STUD WALL OR BEAM PER PLAN
- 6. WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

1. EXTERIOR STUD WALL PER PLAN

2X6 LEDGER SECURED TO WALL

W/(2)4" SIMPSON SDWS SCREWS

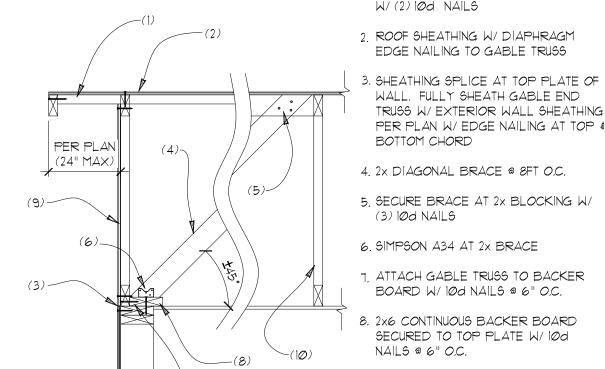
, ROOF DIAPHRAGM EDGE NAILING

2. RAFTER, TRUSS TOP CHORD, OR

PER WALL STUD (16" O.C.)

4. 2×6 BLOCKING BETWEEN STUDS

PER PLAN



BOTTOM CHORD

W/(2)10d NAILS

- PER PLAN W/ EDGE NAILING AT TOP \$ 4. 2x DIAGONAL BRACE @ 8FT O.C.
- 5. SECURE BRACE AT 2x BLOCKING W/ (3) 10d NAILS

1. 2×4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (IX MIN.) SECURED TO ENDS

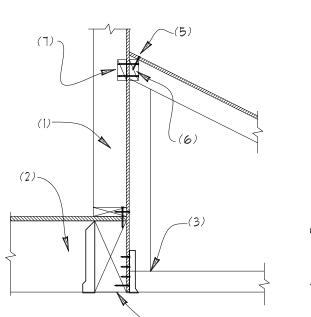
2. ROOF SHEATHING W/ DIAPHRAGM

EDGE NAILING TO GABLE TRUSS

WALL, FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING

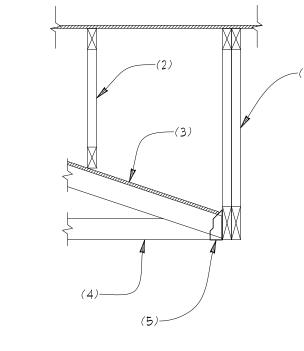
- 6. SIMPSON A34 AT 2x BRACE
- 7. ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.
- 8. 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
- 9. GABLE END TRUSS W/ VERTS. @ 24" O.C. & TOP CHORD DESIGNED TO BE NOTCHED FOR OUTLOOKERS.
- 10. ROOF TRUSSES @ 24" O.C. PER PLAN

/ SCALE: 3/4"=1"



1. 2x STUD WALL W/ EXTERIO WALL SHEATHING PER PLAN

- 2. JOIST FRAMING PER PLAN
- JACK/MONO TRUSS PER PLAN W/ 3. LUS HANGER TO RIM
- BEAM PER PLAN
- ROOF DIAPHRAGM EDGE NAILING 5, PER PLAN
- 2X BLOCKING BETWEEN TRUSSES 6. ATTACHED TO WALL W/ 100 NAILS
- 2X BLOCKING BETWEEN STUDS



SCALE: 3/4"=1"

GCALE: 3/4"=1"

GIRDER TRUSS AT OVERFRAMING

ROOF SHEAR TRANSFER @ INT. WALL

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) 100d NAILS PER TRUSS
- 4. ROOF TRUSS PER PLAN
- 5. SIMPSON HUS26 OR USP THD26 FACE MOUNT HANGER U.N.O. PER TRUSS MANUF.

1. ROOF SHEATHING PER PLAN

2. EDGE NAILING WHERE APPLIES

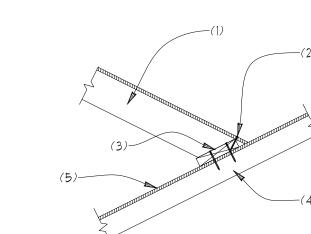
3. ROOF TRUSSES PER PLAN

4. 2x6 FLAT BLOCKING @ 12" O.C.

5. SIMPSON A35 AT EACH BLOCK

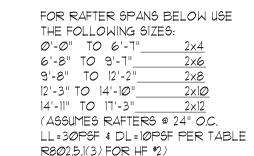
7. INTERIOR SHEAR WALL PER

6. SIMPSON A35 @ 12" O.C.

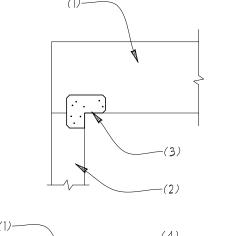


1. CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/(4)16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)

- 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 2×4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.



VALLEY FRAMING 9CALE: 34"=1"

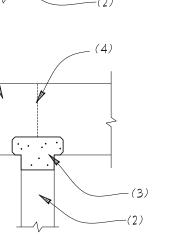


1. BEAM PER PLAN

- 3. SIMPSON AC OR LCE POST
- CAPS (PAIRED) 4. BEAM SPLICE AS OCCURS

2. WOOD POST OR COLUMN PER

5. MITER CUT BEAMS AT CORNER CONDITION



PLAN VIEW AT CORNER

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

Myers Engineering, LLC 3206 50th Street Ct NW, Ste. 210-B



Gig Harbor, WA 98335

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BUILDING DEPT. APPROVAL STAMPS:

Date: 2021.10.28 13:16:31 -07'00'

REVISION:	INIT:	DATE:

S6

10-28-2021 PROJECT #: 2400

L CANTILEVER TRUSS W/ ROOF

AT EACH TRUSS INSTALLED PER

4. 6" SIMPSON SDWC TRUSS SCREW

GABLE END TRUSS

STAGGERED AT 6" O.C.

MONO TRUSS TO WALL AT BEAM

SCALE: 3/4"=1"