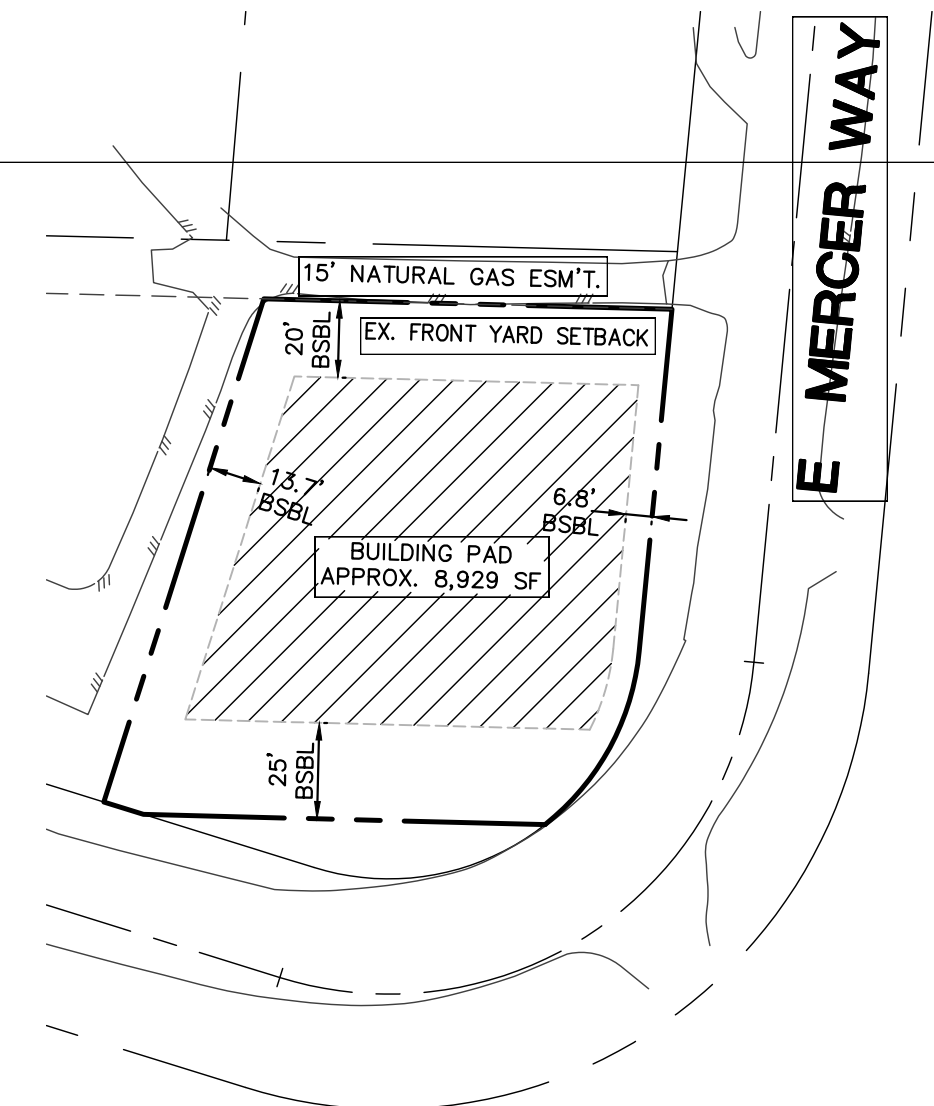
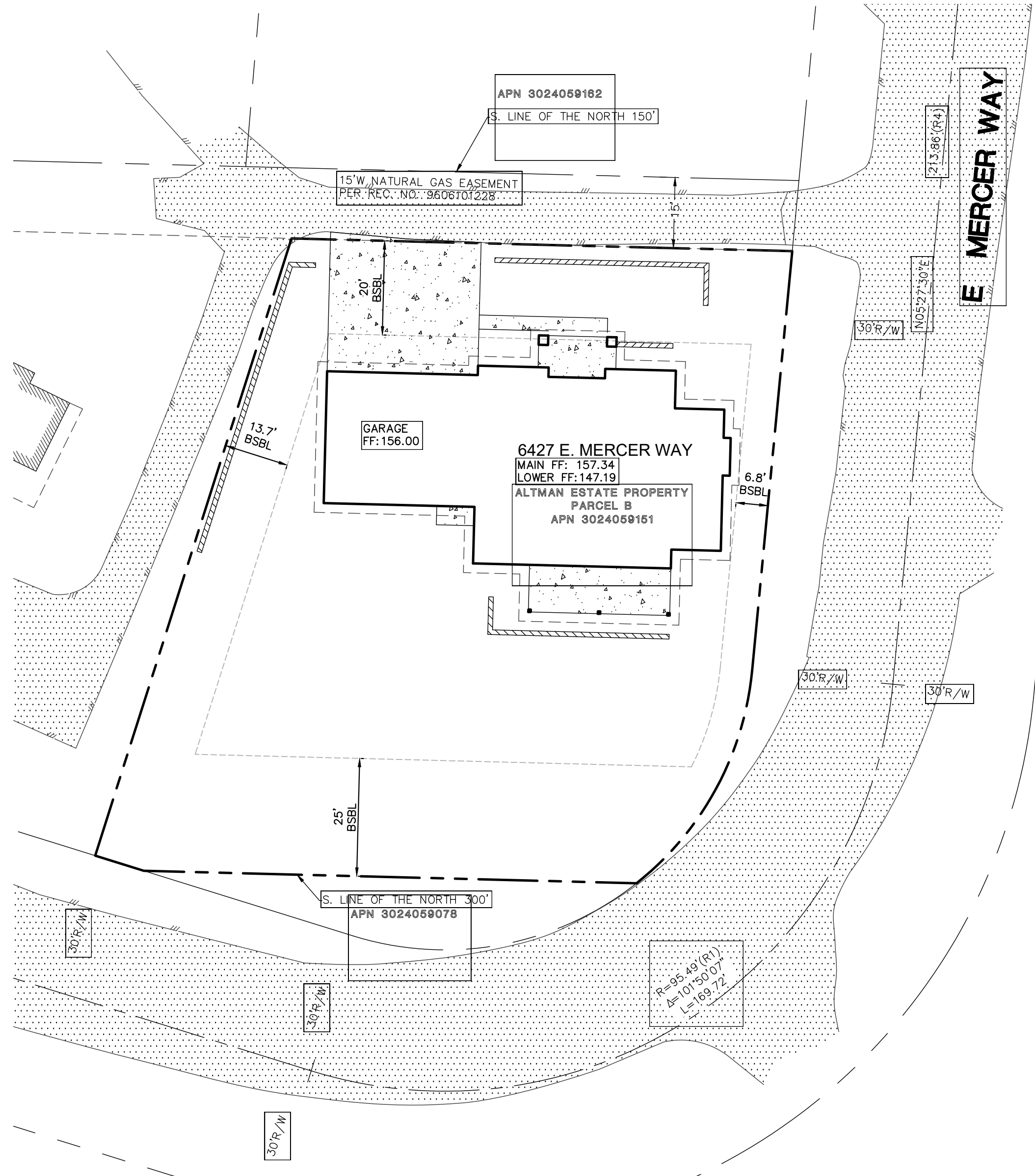


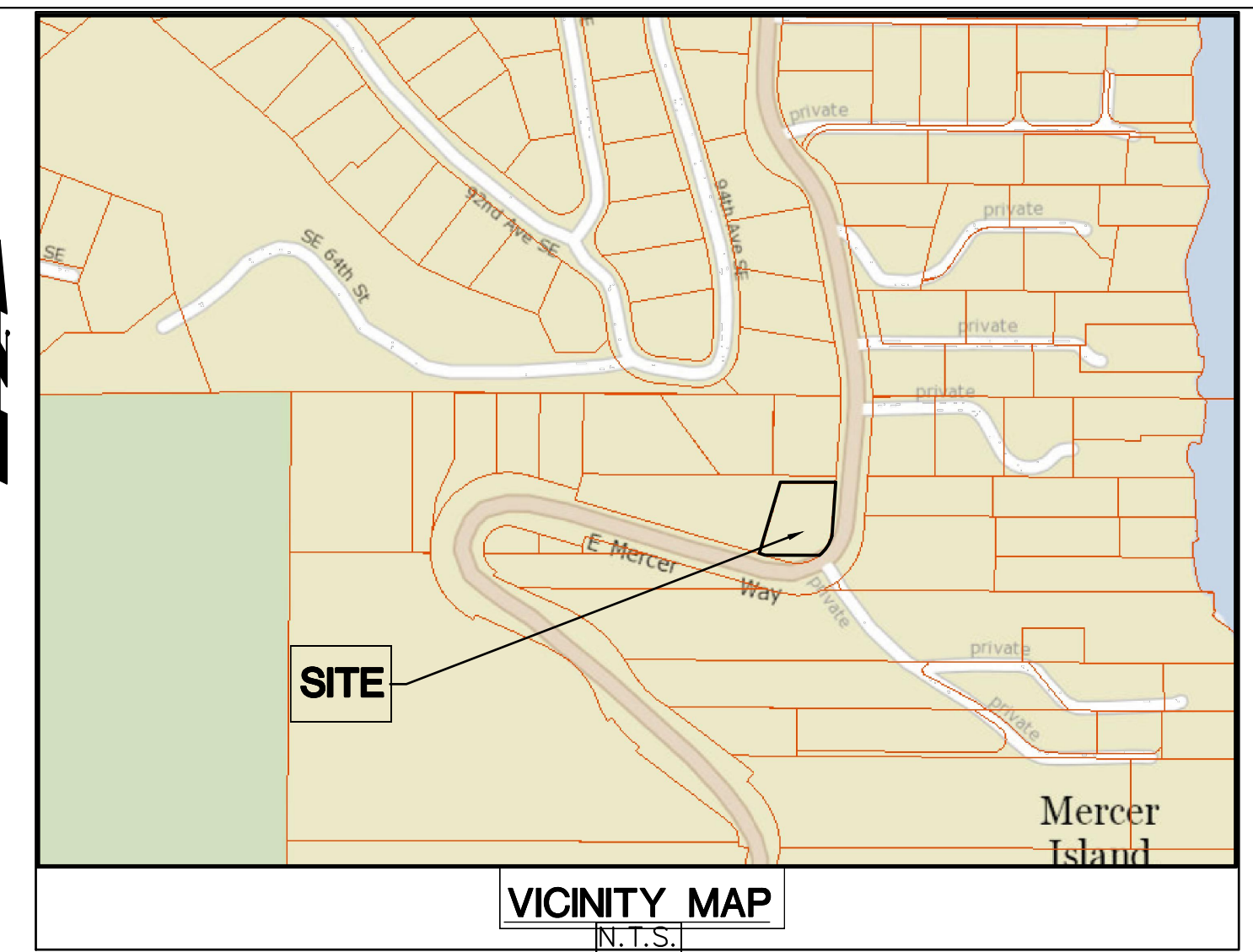
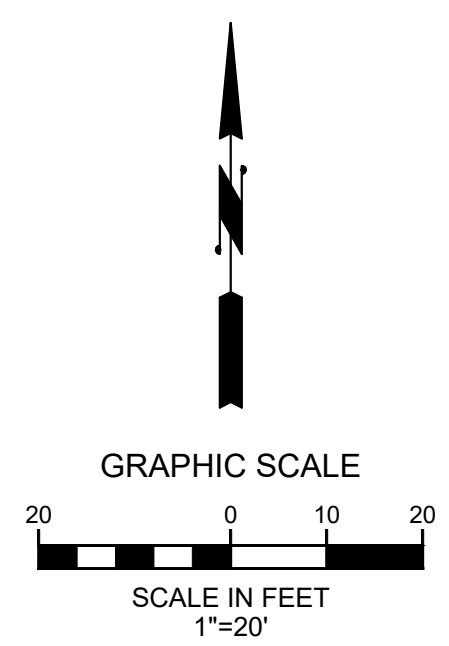
PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM ALTMAN PARCEL B

LEGEND	
	FOUND MONUMENT IN CASE
	FOUND REBAR/CAP AS NOTED
	UTILITY POLE W/ UNDERGROUND (UG) CONDUIT
	UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
	UTILITY POLE W/ LIGHT (LP)
	POWER POLE GUY ANCHOR (GUY)
	TELEPHONE MANHOLE (TMH)
	SANITARY SEWER MANHOLE (SSMH)
	POWER METER (EM)
	FIRE HYDRANT (FH)
	WATER METER (WM)
	WATER VALVE (WV)
	CATCH BASIN (CB)
	MAILBOX (MB)
	SIGN
	GAS METER (GM)
	GAS VALVE (GV)
	APPROX. GAS LINE LOCATION
	APPROX. WATER LINE LOCATION
	APPROX. SANITARY SEWER LINE LOCATION
	APPROX. STORM DRAIN LINE LOCATION
	APPROX. TELECOMMUNICATIONS (TEL) LOCATION
	APPROX. OVERHEAD POWER & TEL LOCATION
	EXISTING ASPHALT PAVING
	EXISTING CONCRETE
	EXISTING GRAVEL
	DECIDUOUS TREE TO REMAIN
	CONIFEROUS TREE TO REMAIN
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE REMOVED
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SIDE SEWER
	PROPOSED WATER SERVICE
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE

ABBREVIATIONS	
12"B	BIRCH
12"C	CHERRY
12"D	DECIDUOUS
12"M	MAPLE
12"C	CEDAR
12"F	FIR
BFNC	WOOD FENCE
CLFNC	CHAIN LINK FENCE
EX	EXISTING
LOC	LOCATION
(REM.)	REMOVE



BUILDING PAD DIAGRAM
1" = 30'



VICINITY MAP
N.T.S.

PROJECT SITE DATA - PARCEL B

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
 SITE ADDRESS: 6427 E MERCER WAY, MERCER ISLAND, WA 98040
 TAX ACCT. NO.: 302405-9151
 TOTAL LOT AREA: 16,060 SF± OR 0.369 AC.±

PROJECT CONTACT LIST:

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
 CONTACT: BEN ALTMAN
 PHONE: (206) 890-1063

ARCHITECTURAL DESIGNER: MCLEOD HOME DESIGNS
 1900 FOWLER STREET, STE F
 RICHLAND, WASHINGTON 99352
 CONTACT: MARK MCLEOD
 PHONE: (509) 528-2884

PROJECT CONTACT: PLAN TO PERMIT, LLC
 7233 DOUGLAS AVE SE
 SNOQUALMIE, WASHINGTON 98065
 CONTACT: GEORGE STEIRER
 PHONE: (206) 909-2893

GEOTECHNICAL ENGINEER: PAN GEO, INC.
 3213 EASTLAKE AVENUE E, STE B
 SEATTLE, WASHINGTON 98102
 CONTACT: STEPHEN H. EVANS, L.E.G.
 PHONE: (206) 262-0370

CIVIL ENGINEER: LITCHFIELD ENGINEERING
 12840 81ST AVENUE N.E.
 KIRKLAND, WASHINGTON 98034
 CONTACT: KEITH LITCHFIELD, P.E.
 PHONE: (425) 821-5038

SURVEYOR: INFORMED LAND SURVEY, LLC
 3215 S. 12TH STREET
 TACOMA, WASHINGTON 98405
 CONTACT: EVAN WAHLSTROM
 PHONE: (253) 627-2070

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF MERCER ISLAND
 (206) 275-7783

WATER: CITY OF MERCER ISLAND
 (206) 275-7783

ELECTRIC: PUGET SOUND ENERGY
 PHONE: 1-800-321-4123

GAS: PUGET SOUND ENERGY
 PHONE: 1-800-321-4123

TELEPHONE: CENTURYLINK
 PHONE: 1-800-475-7526

SHEET INDEX

- 1 COVER SHEET
- 2 TESC PLAN
- 3 SITE DEVELOPMENT PLAN
- 4 PROFILES
- 5 CITY STANDARD DETAILS

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LITCHFIELD ENGINEERING CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY INFORMED LAND SURVEY, LLC SEE SURVEY FOR SECTION BREAKDOWN.

LEGAL DESCRIPTION PARCEL "B"

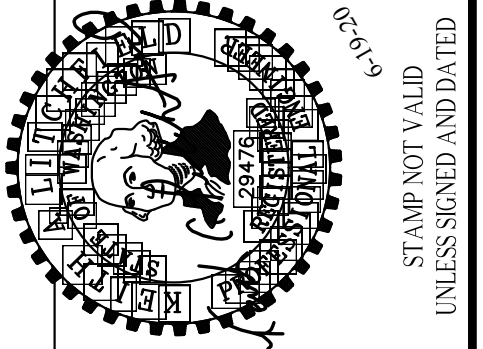
APN 302405-9151:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

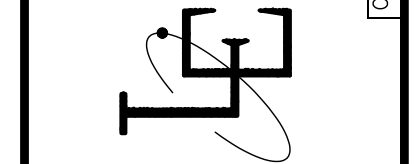
HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

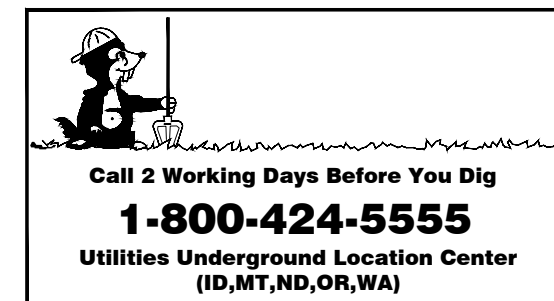


DATE	NOTES
6-19-2020	SUBMITTED TO CLIENT

LITCHFIELD ENGINEERING
 12840 81ST AVENUE NE
 KIRKLAND, WA 98034
 Tel: (425) 821-5038 Fax: (425) 821-5739

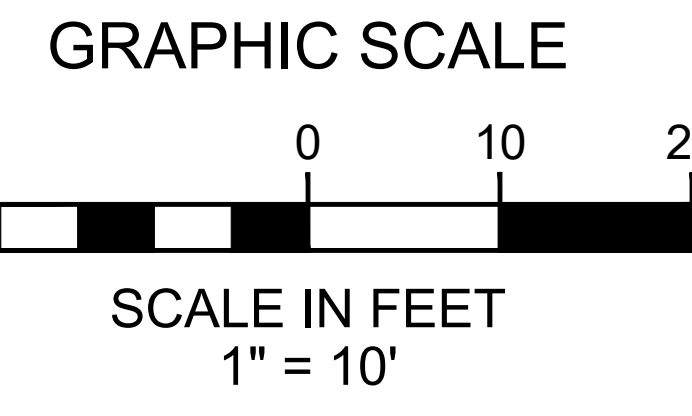
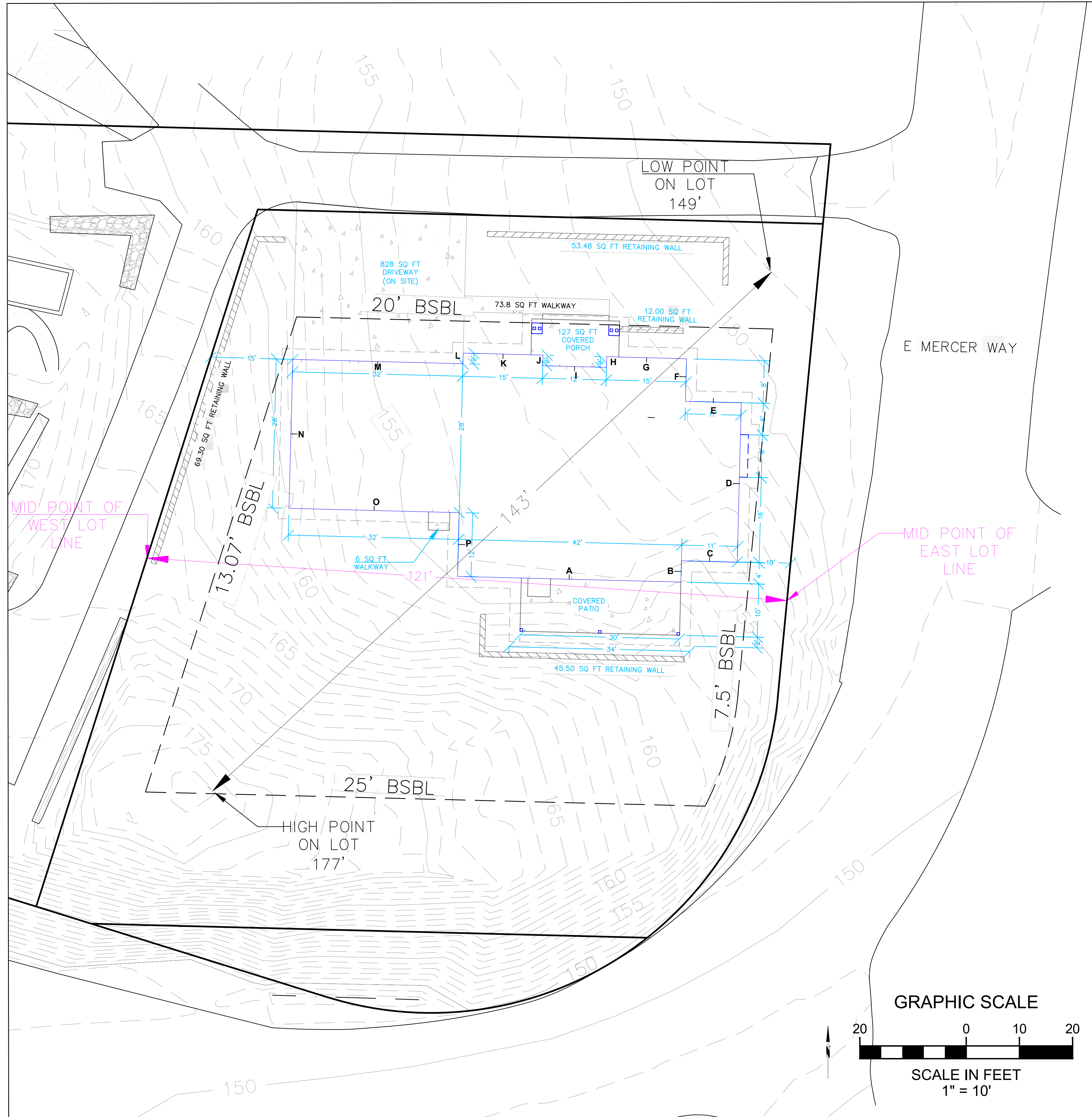


**APN: 302405-9151
 COVER SHEET
 ALTMAN PARCEL B
 MERCER ISLAND, WASHINGTON**



APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DRAWING: C:\Users\Behrooz\Documents\Work\Utility\2020\Altman\11.E.205-Altman_M.L.dwg PLOT BY: Behrooz Jun 19, 2020 @ 11:06am



LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	177	Feet
Lowest Elevation Point of Lot:	149	Feet
Elevation Difference:	28	Feet
Horizontal Distance Between High and Low Points:	144	Feet
Lot Slope*	19.4	%

**Lot slope is the elevation difference divided by horizontal distance multiplied by 100.*

LOT COVERAGE CALCULATIONS

A. Gross lot Area	16,060.5	Square Feet
B. Net Lot Area	16,060.5	Square Feet
C. Allowed Lot Coverage Area	5,621.3	Square Feet
D. Allowed Lot Coverage	35	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	-	Square Feet
2. Accessory Building Roof Area	-	Square Feet
3. Vehicular Use (driveway, access easements, parking)	-	Square Feet
4. Covered Patios and Covered Decks	-	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	-	Square Feet
F. (Total Lot Coverage Area Remove)	-	Square Feet
G. Proposed Adjustment for Single Story (area)	-	Square Feet
H. Proposed Adjustment for Flag Lot	0	
I. Total New Lot Coverage Area		
1. Main Structure Roof Area	3,386.6	
2. Accessory Building Roof Area	-	Square Feet
3. Vehicular Use (driveway, access easements, parking)	828.0	Square Feet
4. Covered Patios and Covered Decks	587.9	Square Feet
5. Total New Lot Coverage Area (E1+E2+E3+E4)	4,802.5	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4,802.5	Square Feet
K. Proposed Lot Coverage Area - (J/B) x 100	29.9	% of Lot

ABE CALCULATION				GFA EXCLUSION CALCULATION					
Wall Segment	Mid-pnt Elev	Wall Length	Elev x Length	Should this be counted in basement wall length?	Basement Length	Wall Height (ft)	Coverage Height (ft)	% Coverage	Result
A	154	42	6,468.00	Yes	42.00	9	9	100.00%	42.00%
B	155	4	620.00	Yes	4.00	9	7.47	83.00%	3.32%
C	155	10.5	1,627.50	Yes	10.50	9	4.5	50.00%	5.25%
D	152	30	4,560.00	Yes	30.00	9	2.97	33.00%	9.90%
E	150.5	10.5	1,580.25	Yes	10.50	9	2.97	33.00%	3.47%
F	151	8	1,208.00	Yes	8.00	9	2.97	33.00%	2.64%
G	151	15	2,265.00	Yes	15.00	9	2.97	33.00%	4.95%
H	152	2	304.00	Yes	2.00	9	9	100.00%	2.00%
I	152	12	1,824.00	Yes	12.00	9	9	100.00%	12.00%
J	152	2	304.00	Yes	2.00	9	9	100.00%	2.00%
K	153	15	2,295.00	Yes	15.00	9	9	100.00%	15.00%
L	153.5	2	307.00	Yes	2.00	9	9	100.00%	2.00%
M	155	32	4,960.00	No	NA				
N	159	28	4,452.00	Yes	28.00	9	9	100.00%	28.00%
O	155.5	32	4,976.00	No	NA				
P	154	12	1,848.00	Yes	12.00	9	9	100.00%	12.00%
Totals:		257	39,598.75		193.00			Result:	144.5%
		Avg. Build	154.08					Basement Exclusion:	74.88%

LOT WIDTH: 121'
 17% x 121' = 20.57' AGGREGATE SIDE YARD REQUIRED
 13.07' WEST SIDE YARD+7.5' EAST SIDE YARD=20.57' AGGREGATE SIDE YARDS

Altman's East Lot
 APN 3020459151

Zoning Calculations

Altman's East Lot
 6427 E Mercer Way

DWG altman site plan3.dwg
 Date 9/15/2020 1:11 PM

SP-1

REV: 0 09/15/20

TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAVD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) MERCER ISLAND SHORT PLAT NO. M-82-09-18, RECORDING NO. 198410179003
- R2) RECORD OF SURVEY, RECORDING NO. 20150917900016
- R3) RECORD OF SURVEY, RECORDING NO. 199804279007
- R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
- R5) RECORD OF SURVEY, RECORDING NO. 199901069001
- R6) LOT LINE REVISION, RECORDING NO. 199811189006
- R7) RECORD OF SURVEY, RECORDING NO. 201121390001
- R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
- R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGAL DESCRIPTIONS

PARCEL "A" (APN 3024059001):

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LINE LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24, NORTH, RANGE 5, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION WITH THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE NORTH 88 DEGREES 33'02" WEST 117.98 FEET TO TRUE POINT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 33'02" EAST 117.98 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF EAST MERCER WAY TO THE SOUTH LINE OF THE NORTH 150 OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE 118 FEET; THENCE NORTHERLY TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T24N, R5EW, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, T24N, R5E, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE-DESCRIBED PROPERTY WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY. SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

SUBJECT TO: RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

PARCEL "B" (APN 3024059151):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

PARCEL "C" (APN 3024059043):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550, 23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 39 MINUTES 33 SECONDS EAST 31 FEET DISTANT; THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

APN 3024059213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO. 8311070717 AND DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

(PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM)

1. RIGHT TO USE WATER FROM A STREAM ON THE GRANTED PREMISES FOR DOMESTIC PURPOSES, AND THE RIGHT TO LAY DOWN, CONSTRUCT AND MAINTAIN WATER PIPELINES FROM SAID STREAM, AS RECORDED UNDER RECORDING NUMBER 2751063.
2. SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: JUNE 15, 1960
RECORDING NO.: 5171783
AFFECTS: THE LEGAL IS NOT SUFFICIENT TO DETERMINE IT'S EXACT LOCATION. AS STAKED.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT, KING COUNTY, WASHINGTON, A MUNICIPAL CORP
PURPOSE: SEWER PIPE LINE AND LINES
RECORDING DATE: SEPTEMBER 17, 1964
RECORDING NO.: 5787752
AFFECTS: PORTION OF HEREIN PROPERTY.
5. PERTAINS TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE OF PIPELINES
RECORDING DATE: JUNE 10, 1986
RECORDING NO.: 9608101228
AFFECTS: NORTHERLY 15 FEET OF PARCEL C
7. ITEMS SET FOR ON A SURVEY RECORDING NUMBER 20111213900001. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.
- 8-20 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

(PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM)

- 1A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: WATER LINE
RECORDING DATE: AUGUST 3, 1915
RECORDING NO.: 1010741
AFFECTS: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED. SURVEYOR'S NOTE: THE NORTHERLY PORTION OF LOT 7 IS SUBJECT TO AN EASEMENT OF UNDEFINED WIDTH FOR MAINTENANCE OF A WATER PIPE LINE AS LAID OUT AND ESTABLISHED ON JUNE 16, 1915.
- 2A. RELEASE OF DAMAGE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; EXECUTED BY: MERCER ISLAND DEVELOPMENT, INC. AND KING COUNTY
RECORDING DATE: AUGUST 5, 1959
RECORDING NO.: 5064645
RELEASING KING COUNTY FROM ALL FUTURE CLAIMS FROM THE NATURAL DRAINAGE FLOW FROM THE PLAT OF TIMBERLAND NUMBER 4.
- 3A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
RECORDING DATE: SEPTEMBER 19, 1964
RECORDING NO.: 5787752
AFFECTS: SOUTHERLY PORTION OF SAID PREMISES
- 4A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SEWER AND STORM DRAINAGE
RECORDING DATE: AUGUST 5, 1974
RECORDING NO.: 7408050451
AFFECTS: WESTERLY 10 FEET OF SAID PREMISES
- 5A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
RECORDING DATE: NOVEMBER 7, 1983
RECORDING NO.: 8311070717
SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAID EASEMENT.
- 6A. COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MERCER ISLAND SHORT PLAT NO. M1 82-09-18:
RECORDING NO: 8410179003
TERMINATION OF UTILITY AND STORM DRAIN EASEMENT FROM SAID SHORT PLAT RECORDED UNDER RECORDING NO. 20050627000601.
- 7A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF MERCER ISLAND
PURPOSE: PEDESTRIAN TRAIL
RECORDING DATE: APRIL 24, 2003
RECORDING NO.: 20030424001903
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
SURVEYORS NOTE: SAID DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION. NOT SHOWN ON SURVEY.
- 8A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: 10 FOOT SANITARY AND STORM SEWER EASEMENT, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO, UPON AND OVER THE ABOVE-DESCRIBED PROPERTY AND THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND CLEAN SAID SANITARY AND STORM SEWER.
RECORDING DATE: SEPTEMBER 29, 2004
RECORDING NO.: 20040929002055
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
- 9-15 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

SHT. 1 OF 2

LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

TOPOGRAPHIC SURVEY

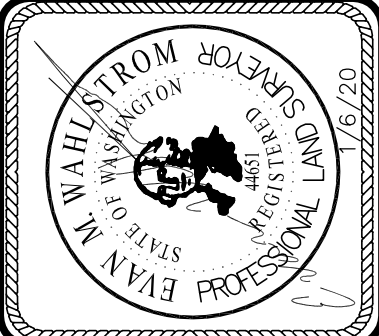
CHECKED: EMM

JOB NO.: PLANT-190204

FIELD CREW: BA, DF, AL, AM

DRAFTED: JR

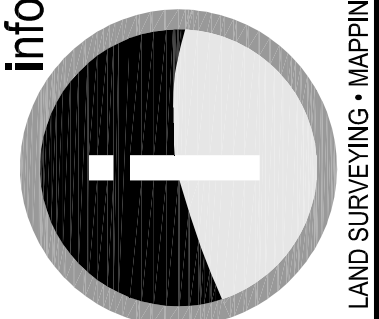
DATE: 7/6/2020



TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151
MERCER ISLAND, WA 98040

informed land survey

PO Box 5117
Tacoma, WA 98416-0137
Phone: 361.637.2070
admin@landsurvey.com
www.landsurvey.com



LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

TOPOGRAPHIC SURVEY

SHT. 2 OF 2

LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

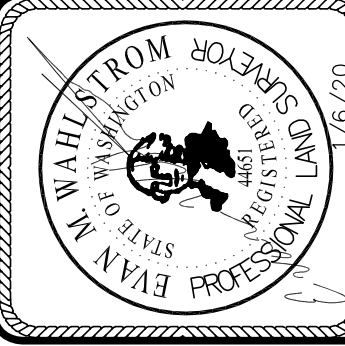
FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

TOPOGRAPHIC SURVEY

CHECKED: EMW
JOB NO.: PLANT-190204
DATE: 1/6/2020
FIELD CREW: BA, DF, AJ, AW

DRAFTED: JR
SCALE: 1" = 30'



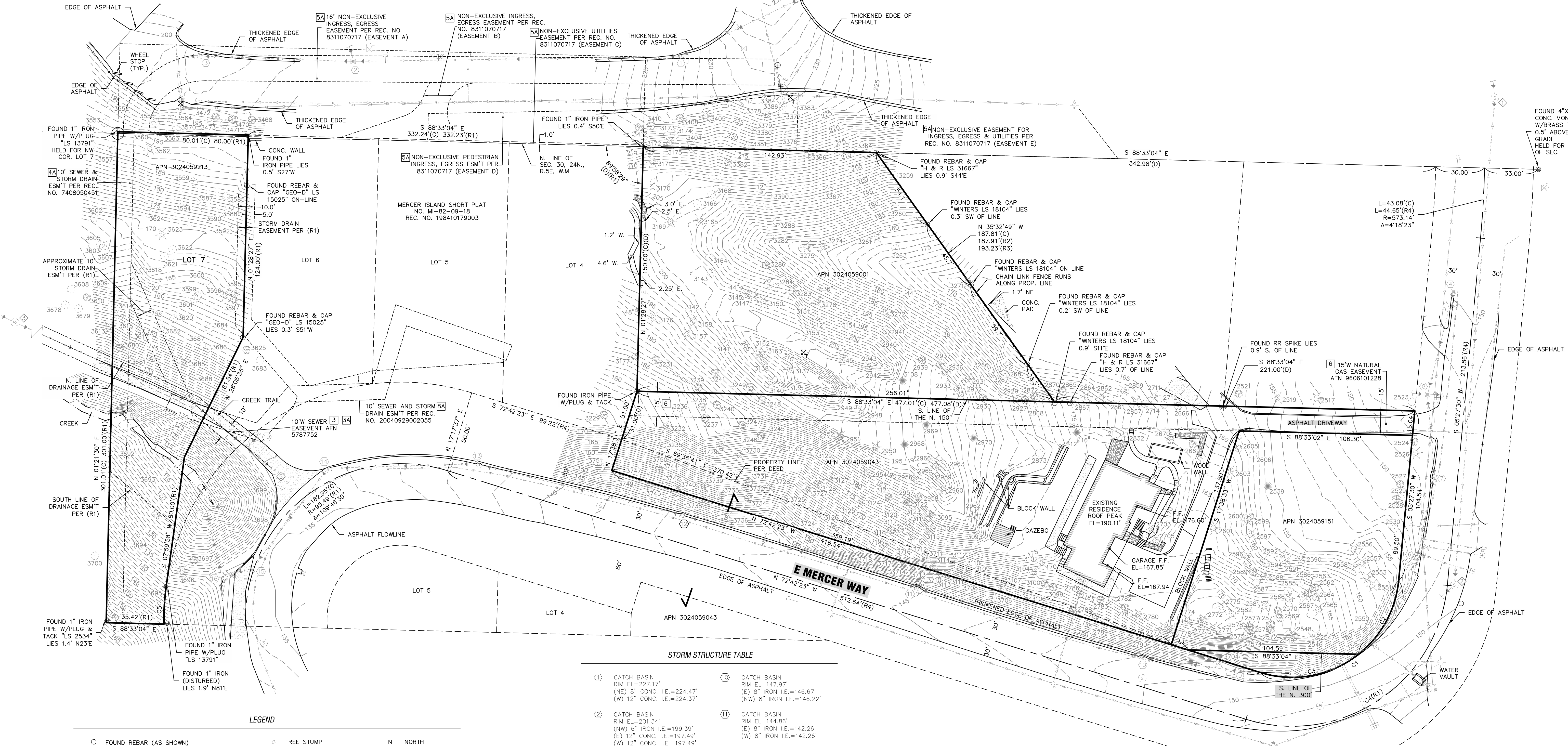
TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151

MERCER ISLAND, WA 98040

informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 362.627.2070
adam@landsurvey.com
www.landsurvey.com

LAND SURVEYING - MAPPING - CONSTRUCTION LAYOUT



STORM STRUCTURE TABLE

1	CATCH BASIN RIM EL=227.17' (NE) 8" CONC. I.E.=224.47' (W) 12" CONC. I.E.=224.37'	10	CATCH BASIN RIM EL=147.97' (E) 8" IRON I.E.=146.67' (NW) 8" IRON I.E.=146.22'
2	CATCH BASIN RIM EL=201.34' (NW) 6" IRON I.E.=199.39' (E) 12" CONC. I.E.=197.49' (W) 12" CONC. I.E.=197.49'	11	CATCH BASIN RIM EL=144.86' (E) 8" IRON I.E.=142.26' (W) 8" IRON I.E.=142.26'
3	CATCH BASIN RIM EL=197.04' (E) 12" CONC. I.E.=191.39' (SW) 12" CMP I.E.=191.39'	12	CATCH BASIN RIM EL=142.10' (E) 8" IRON I.E.=139.75' (W) 8" IRON I.E.=139.75'
4	CATCH BASIN RIM EL=150.05' (SW) 12" CONC. I.E.=147.90'	13	CATCH BASIN RIM EL=138.40' (E) 8" IRON I.E.=136.05' (W) 12" PLASTIC I.E.=135.90'
5	8" IRON CULVERT I.E.=146.65'	14	CATCH BASIN RIM EL=135.63' (NE) 12" PLASTIC I.E.=133.23' (SW) 12" PLASTIC I.E.=133.23'
6	CATCH BASIN RIM EL=148.14' (N) 8" IRON I.E.=146.34' (S) 8" IRON I.E.=146.54'	15	CATCH BASIN RIM EL=135.24' (NE) 12" PLASTIC I.E.=132.64' (SW) 12" PLASTIC I.E.=132.64'
7	CATCH BASIN RIM EL=148.34' (NW) 12" CONC. I.E.=145.84' (S) 8" IRON I.E.=145.94'	16	CATCH BASIN RIM EL=133.51' (NW) 12" PLASTIC I.E.=126.86' (S) 12" CONC. I.E.=127.56' (NE) 12" PLASTIC I.E.=130.91'
8	CATCH BASIN TYP. II ROUND GRATED LID RIM EL=147.12' (NE) 12" CONC. I.E.=137.37' (SE) 12" CONC. I.E.=137.42' (E) 12" CONC. I.E.=132.07' (W) 12" CONC. I.E.=14.80'	17	12" CONC. CULVERT I.E.=110.99'
9	12" CONC. CULVERT I.E.=147.52'	18	6" PVC CULVERT I.E.=119.56'
		19	CATCH BASIN RIM EL=135.09' (N) 8" PLASTIC I.E.=132.79' (SW) 6" PVC I.E.=132.69'
		20	36"x36" CONC. INLET 107.63'

SEWER STRUCTURE TABLE

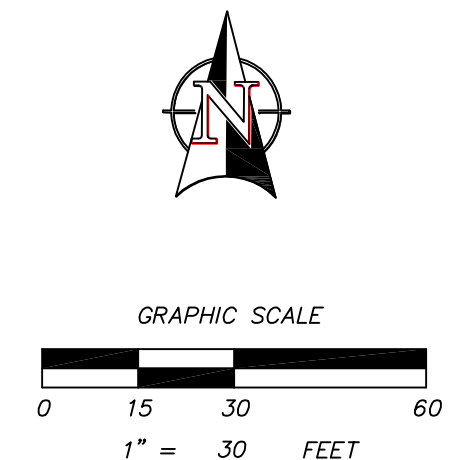
1	SEWER MANHOLE RIM EL=152.81' (NW) 8" CONC. I.E.=145.41' (S) 8" CONC. I.E.=145.31'
2	SEWER MANHOLE RIM EL=149.41' (N) 8" CONC. I.E.=141.36' (SW) 8" CONC. I.E.=141.26'
3	SEWER MANHOLE RIM EL=134.30' (SE) 10" CONC. I.E.=126.45' (NW) 10" CONC. I.E.=126.55'
4	SEWER MANHOLE RIM EL=134.30' (NW) 10" CONC. I.E.=125.83' (SE) 10" CONC. I.E.=125.73'
5	SEWER MANHOLE RIM EL=135.68' (NW) 10" CONC. I.E.=125.58' (E) 10" CONC. I.E.=125.48' (NE) 8" CONC. I.E.=125.68' (SE) 8" CONC. I.E.=125.73'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	116.40'	65.49'	101°50'07"
C2	52.77'	65.49'	46°09'52"
C3	63.63'	65.49'	55°40'15"
C4	169.72'	95.49'	101°50'07"
C5	23.18'	145.49'	9°07'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°42'23" W	101.82'



NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

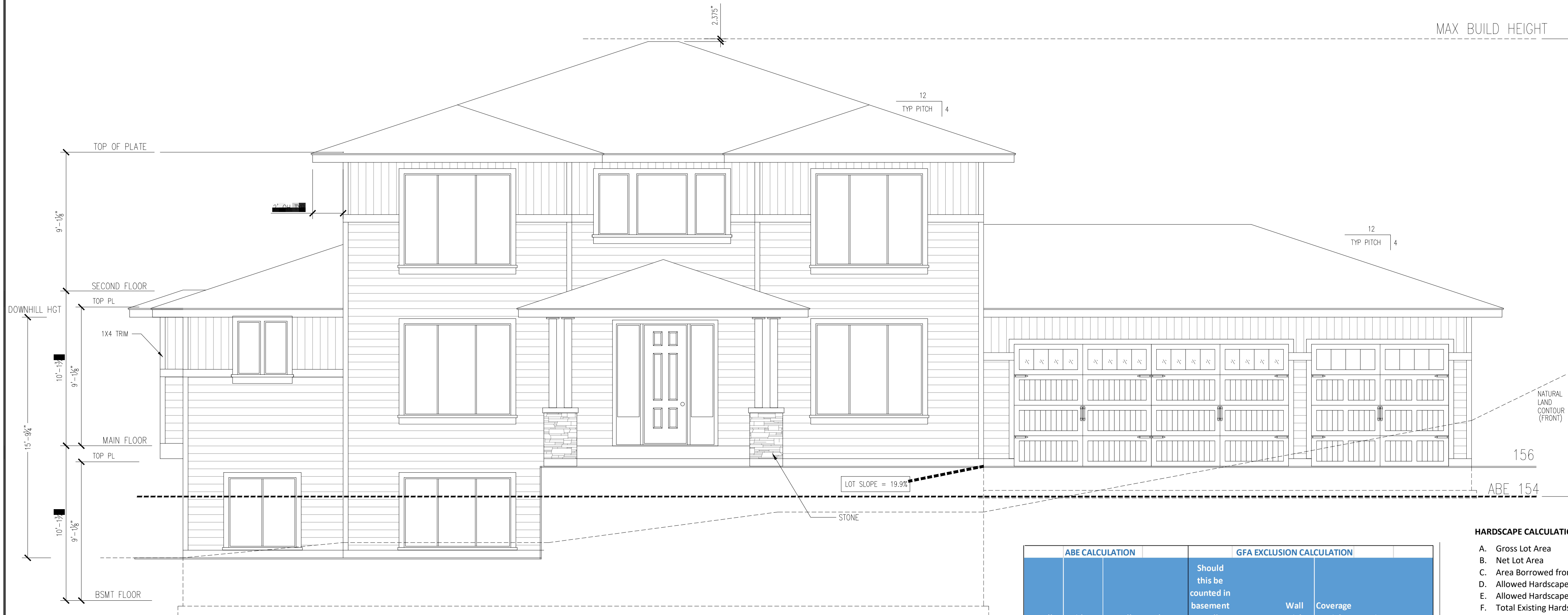
Call Before You Dig
1-800-424-5555

LEGEND

○ FOUND REBAR (AS SHOWN)	● TREE STUMP	N NORTH
⊕ FOUND IRON PIPE (AS SHOWN)	● FIR TREE	E EAST
⊙ FOUND SURFACE MONUMENT (AS SHOWN)	● FRUIT TREE	S SOUTH
⊗ WATER VALVE	● DECIDUOUS TREE	W WEST
⊕ FIRE HYDRANT	● CEDAR TREE	NW NORTHWEST
⊕ WATER METER	--- SEWER LINE	NE NORTHEAST
⊕ CATCH BASIN	--- STORM DRAIN LINE	SE SOUTHEAST
⊕ SEWER MANHOLE	--- WATER LINE	SW SOUTHWEST
⊕ POWER METER	--- GAS LINE	CONC. CONCRETE
⊕ GUY POLE	--- OVERHEAD UTILITY LINE	EL ELEVATION
⊕ POWER POLE	--- CHAIN LINK FENCE	
⊕ POWER POLE W/DROP & TRANSFORMER	--- EDGE OF CREEK	
⊕ POWER POLE W/LIGHT	--- CENTERLINE OF DITCH	
⊕ POWER POLE W/LIGHT & TRANSFORMER	--- GRAVEL SURFACE	
⊕ POWER POLE W/LIGHT, TRANSFORMER & DROP	--- ASPHALT SURFACE	
⊕ GUY ANCHOR	--- ROCK WALL/ROCKERY	
⊕ TELEPHONE PEDESTAL	--- CONCRETE SURFACE	
⊕ GUARD POST	(M) DISTANCE AS MEASURED	
⊕ SIGN	(C) DISTANCE AS CALCULATED	
⊕ MAIL BOX	(R) DISTANCE AS REFERENCED	
	(D) DISTANCE PER DEED	

ELEVATION NOTES:

- 1) IRC 905.1.2 ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.
- 2) PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDED BY SOFFIT VENT
4886 / 300 = 16.287 SF OF VENT



North/Front Elevation

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.
ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

ABE CALCULATION				GFA EXCLUSION CALCULATION				
Wall Segment	Mid-pnt Elev	Wall Length	Elev x Length	Should this be counted in basement	Basement Length	Wall Height (ft)	Coverage Height (ft) Coverage %	Result
A	154	42	6,468.00	Yes	42.00	9	100.00% 42.00%	42.00%
B	155	4	620.00	Yes	4.00	9	7.47 83.00%	3.32%
C	155	10.5	1,627.50	Yes	10.50	9	4.5 50.00%	5.25%
D	152	30	4,560.00	Yes	30.00	9	2.97 33.00%	9.90%
E	150.5	10.5	1,580.25	Yes	10.50	9	2.97 33.00%	3.47%
F	151	8	1,208.00	Yes	8.00	9	2.97 33.00%	2.64%
G	151	15	2,265.00	Yes	15.00	9	2.97 33.00%	4.95%
H	152	2	304.00	Yes	2.00	9	9 100.00%	2.00%
I	152	12	1,824.00	Yes	12.00	9	9 100.00%	12.00%
J	152	2	304.00	Yes	2.00	9	9 100.00%	2.00%
K	153	15	2,295.00	Yes	15.00	9	9 100.00%	15.00%
L	153.5	2	307.00	Yes	2.00	9	9 100.00%	2.00%
M	155	32	4,960.00	No	NA			
N	159	28	4,452.00	Yes	28.00	9	9 100.00%	28.00%
O	155.5	32	4,976.00	No	NA			
P	154	12	1,848.00	Yes	12.00	9	9 100.00%	12.00%
Totals:		257	39,598.75		193.00		Result:	144.5%
Avg. Build			154.08				Basement Exclusion:	74.88%

HARDSCAPE CALCULATIONS

A. Gross Lot Area	16,060.5	Square Feet
B. Net Lot Area	16,060.5	Square Feet
C. Area Borrowed from Lot Coverage	818.82	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	14.10	% of Lot
E. Allowed Hardscape Area	2,264.27	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	0	Square Feet
6. Other	0	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	0	Square Feet
G. (Total Hardscape Area Removed)	0	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	79.8	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	180.3	Square Feet
6. Other	0	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	280.1	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	280.1	Square Feet
J. Total Project Hardscape Area = (I/D)x100	1.62	% of Lot

Hardscape calculations shown on Plan Sheet # SP-1

GROSS FLOOR AREA CALCULATIONS

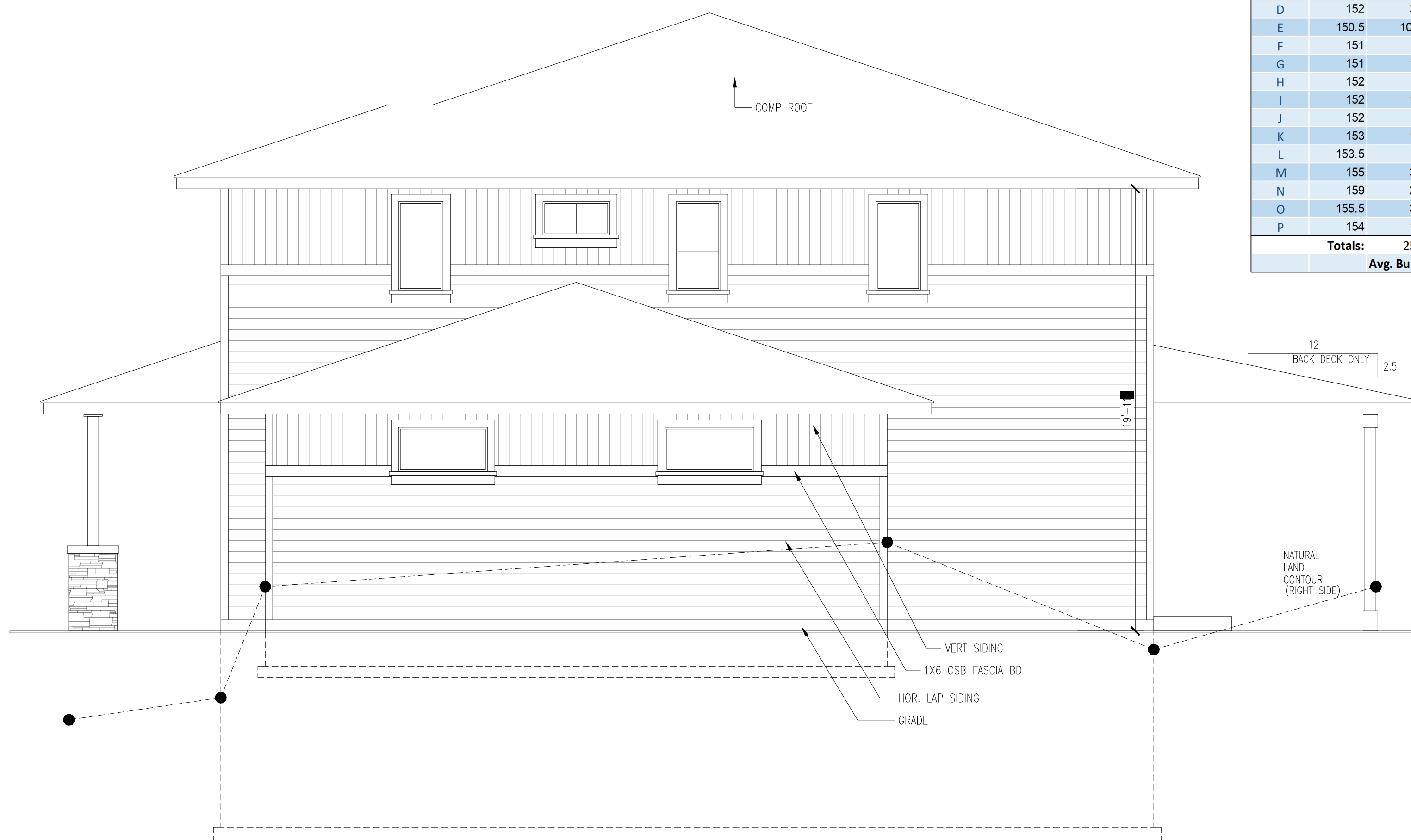
Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Main Floor	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Gross Basement Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Garage/ Carport	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Total Floor Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Accessory Buildings	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Accessory Dwelling Unit	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
2 nd & 3 rd Story Roofed Decks	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Basement Area Excluded	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
150% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
200% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
TOTAL Building Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.

*Enter the actual room area

A. Lot Area	16,060.50	Square Feet
B. Zone R-8.4 <input type="checkbox"/> R-9.6 <input type="checkbox"/>	R-12 <input type="checkbox"/> R-15 <input checked="" type="checkbox"/>	
C. Allowed Gross Floor Area (refer to "allowed GFA")	6,424.2	Square Feet
D. Allowed Gross Floor Area	40	% of Lot
E. Proposed Gross Floor Area	5,233.95	Square Feet
F. Proposed Gross Floor Area	32.6	% of Lot

Gross floor area calculations found on Plan Sheet # Arch. Plan Sheets 2 & 3

Basement exclusion calculations found on Plan Sheet # SP-1



West/Right Elevation

Main Floor SQ FT: 2055
Second Floor SQ FT: 1527
Basement SQ FT: 1332
TOTAL SQ FT: 4914

Unfinished SQ FT: 723
Garage SQ FT: 896
Covered Area SQ FT: 420

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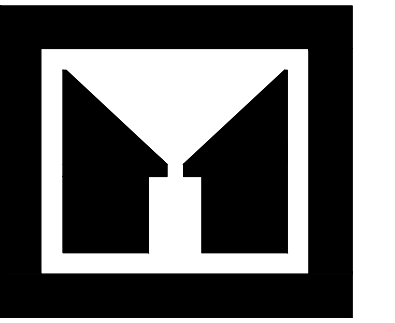
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

SHEET_TITLE

PROJECT_NAME
4886 SF 2-Story
BUILDING ADDRESS: 6427 E. MERCER WAY

DWG: t4886x0a east lot.dwg
Date: 9/15/20 2:35:PM
By: Mark McLeod
Scale: 1/4"=1'
Approved: [Signature]

1A



MCLEOD
HOME DESIGNS

www.mcleodhomedesigns.com
1900 Fowler Street, Suite F
Richland, WA 99352 509-528-2884

Altman's East Lot
APN 3024059151

2056
Basement SQ FT: 1527
TOTAL SQ FT: 4914

Unfinished SQ FT: 723
Garage SQ FT: 896
Covered Area SQ FT: 420

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INTELLECTUAL PROPERTY OF MCLEOD
HOME DESIGNS LLC.

THIS PLAN IS FOR ONE TIME
CONSTRUCTION USE.

SHEET_TITLE

PROJECT_NAME
4886 SF 2-Story
BUILDING ADDRESS: 1/4" = 1'

dwc 14886x0a east lot.dwg
Date 9/15/20 2:35:PM
By: Mark McLeod
Scale: 1/4" = 1'

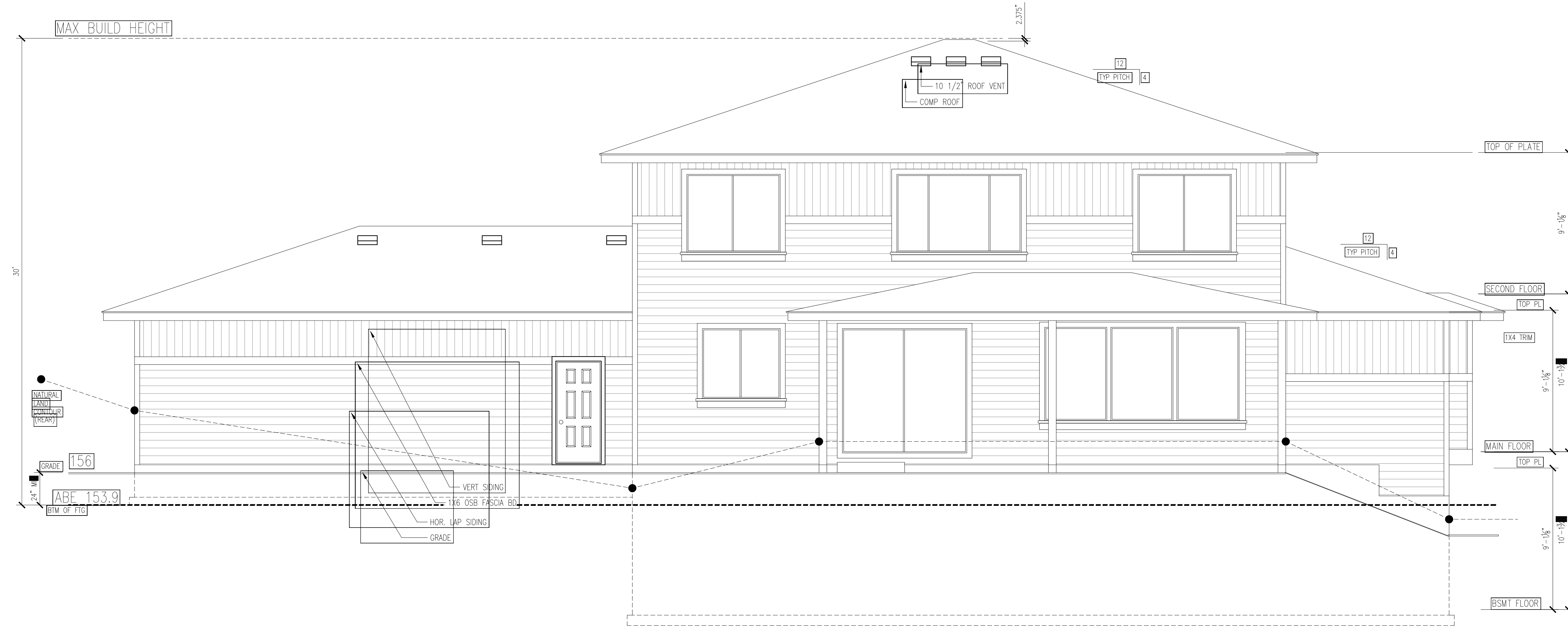
Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS,
& OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED
AS NEEDED.

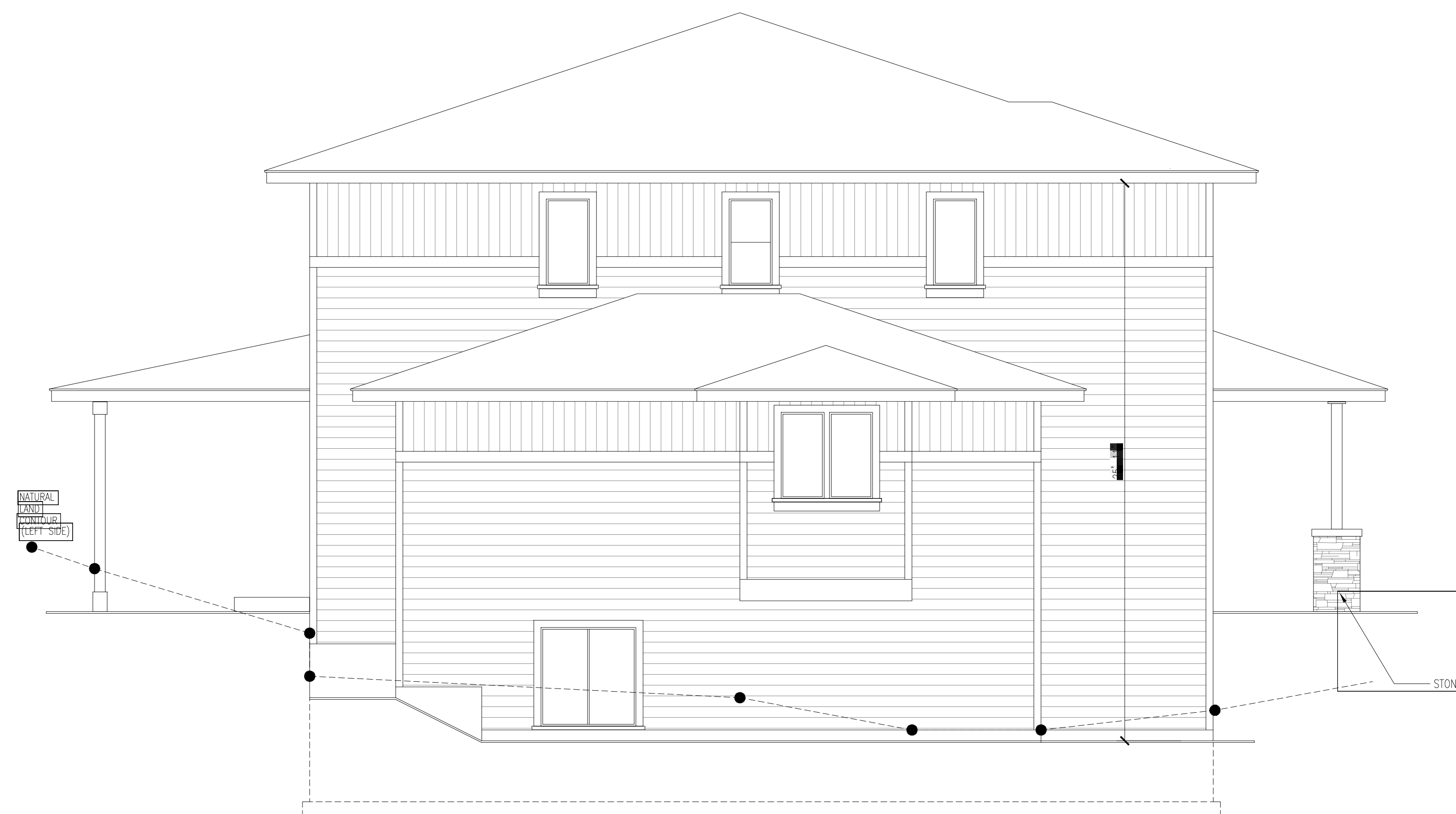
ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF
PACKAGES SUPERCEDE THESE DRAWINGS.

1B

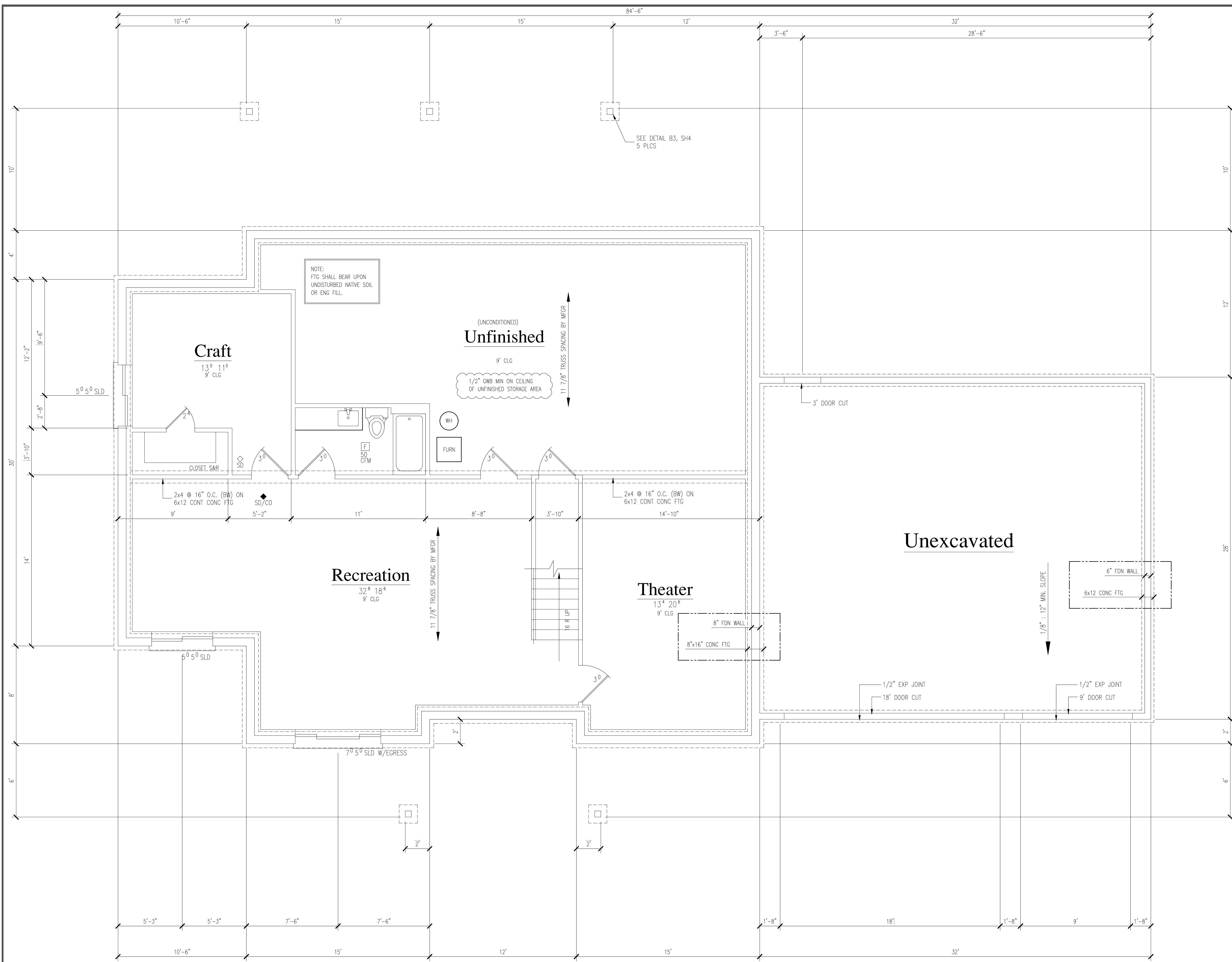
REV: 0 9/15/20



South/Rear Elevation



West/Left Elevation



**Basement Floor Plan
Footing & Foundation Plan**

**NFPA 13D fire
sprinklers are
required**

Engineering Required
ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS,
& OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED
AS NEEDED.
ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF
PACKAGES SUPERCEDED THESE DRAWINGS.

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (Effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
New EFR 1427 E. Mercer Way, Mercer Island, 98040	Curtis Heard 909-993-2038

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the maximum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.
Provide all information from the following tables as indicated per the drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R402.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

All Climate Zones (Table R402.1.1)		
Component	R-Value ^a	U-Factor ^b
Fenestration U-Factor ^c	n/a	0.30
Skylight U-Factor ^c	n/a	0.50
Glazed Fenestration SHGC ^{dd}	n/a	n/a
Ceiling ^e	R5	0.206
Wood Frame Wall ^{ff}	21 in.	0.256
Floor	R9	0.229
Below-Grade Wall ^{gg}	10/12/14 in. + 1R	0.242
Slab ^h R-Value & Depth	10, 12, 14	n/a

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A3.2.1 shall not be less than the R-value specified in the table.
^b The fenestration U-factor column excludes skylights.
^c 1/2" (12.5 mm) R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the basement wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. 1/2" (12.5 mm) R-10 shall be permitted to be met with R-15 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the exterior of the wall. "SIR" means R-5 thermal break between floor slab and basement wall.
^d R-5 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
^e For single rafter- or joist-raftered ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the plane of the ceiling.
^f R-5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R402.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastic.
^g For log structures developed in compliance with Standard ICC-600, R-10 walls shall meet the requirements for climate zone 5 of ICC-600.
^h (Impressure Resistant) concrete framing and insulation as described in Section A3.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (Effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R402.2 (fuel normalization credits) and Table R402.3 (credits to achieve the following minimum number of credits). To claim this credit, the building permit drawings shall specify the option selected and the minimum-rated building as follows, and show the qualifying ventilation system and its control sequence of operation:

- Small Dwelling Unit: 3 credits
- Medium Dwelling Unit: 6 credits
- Large Dwelling Unit: 7 credits
- Additional less than 500 square feet: 1.5 credits
- All other additions shall meet 1.5 above

Before selecting your credits on this Summary table, review the details in Table R402.2 (Single Family), or page 6.

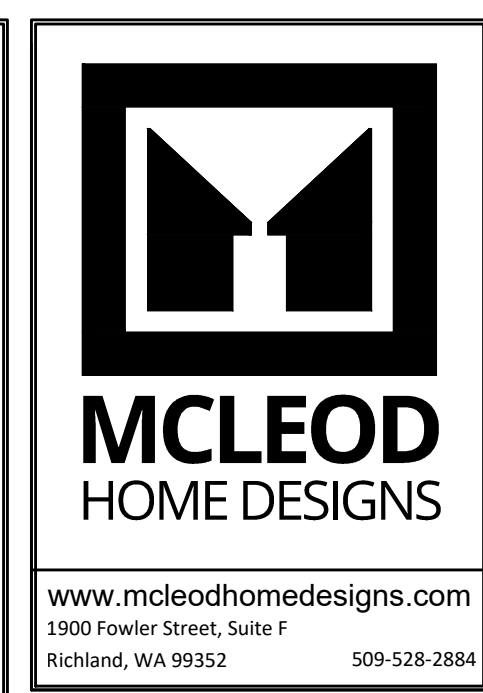
Summary of Table R402.2			
Heating Option	Fuel Normalization Designations	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^a	0.0	<input type="checkbox"/>
2	Heat pump ^b	1.0	<input type="checkbox"/>
3	Electric resistance heat only. Furnace or boiler	1.0	<input type="checkbox"/>
4	DSH with annual electric resistance per option 3.4	0.5	<input type="checkbox"/>
5	All other heating systems	1.0	<input type="checkbox"/>

Energy Option		
Energy Option Description	Credits - select ONE energy option from each category	User Notes
1.1 Efficient Building Envelope	0.5	<input type="checkbox"/>
1.2 Efficient Building Envelope	1.0	<input type="checkbox"/>
1.3 Efficient Building Envelope	0.5	<input type="checkbox"/>
1.4 Efficient Building Envelope	1.0	<input type="checkbox"/>
1.5 Efficient Building Envelope	2.0	<input type="checkbox"/>
1.6 Efficient Building Envelope	1.0	<input type="checkbox"/>
1.7 Efficient Building Envelope	0.5	<input type="checkbox"/>
2.1 Air Leakage Control and Efficient Ventilation	0.5	<input type="checkbox"/>
2.2 Air Leakage Control and Efficient Ventilation	1.0	<input type="checkbox"/>
2.3 Air Leakage Control and Efficient Ventilation	1.5	<input type="checkbox"/>
2.4 Air Leakage Control and Efficient Ventilation	2.0	<input type="checkbox"/>
3.1 High Efficiency HVAC	1.0	<input type="checkbox"/>
3.2 High Efficiency HVAC	1.0	<input type="checkbox"/>
3.3 High Efficiency HVAC	1.5	<input type="checkbox"/>
3.4 High Efficiency HVAC	1.5	<input type="checkbox"/>
3.5 High Efficiency HVAC	1.5	<input type="checkbox"/>
3.6 High Efficiency HVAC	2.0	<input type="checkbox"/>
4.1 High Efficiency HVAC Distribution System	1.0	<input type="checkbox"/>
4.2 High Efficiency HVAC Distribution System	0.0	<input type="checkbox"/>

^a An alternative heating source used at a maximum of 0.5 kW (equivalent of heated floor area or 500 sq. ft.) is permitted in category 1.1.
^b Equipment listed in Table C403.3.2(1) or C403.3.2(2).
^c Equipment listed in Table C403.3.2(1) or C403.3.2(2).
^d You cannot select more than one option from any category EXCEPT in category 5, Option 5.1, which may be combined with options 1.1 through 1.4. See Table R402.2.
^e 1.0 credit for each 1,200 kWh of electrical generation produced annually, up to 3 credits max. See the complete Table R402.2 for all requirements and option descriptions.
^f Use the single credit option in the upper right of the second column to describe ventilation in the plan.

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (Effective February 1, 2021)

Summary of Table R402.3			
Energy Option	Energy Credit Option Description (see Table R402.3.1)	Credits - select ONE energy option from each category	User Notes
1.1	Efficient Water Heating	0.5	<input type="checkbox"/>
1.2	Efficient Water Heating	0.5	<input type="checkbox"/>
1.3	Efficient Water Heating	1.0	<input type="checkbox"/>
1.4	Efficient Water Heating	1.0	<input type="checkbox"/>
1.5	Efficient Water Heating	1.5	<input type="checkbox"/>
1.6	Efficient Water Heating	1.5	<input type="checkbox"/>
1.7	Efficient Water Heating	1.0	<input type="checkbox"/>
1.8	Efficient Water Heating	1.0	<input type="checkbox"/>
1.9	Efficient Water Heating	1.0	<input type="checkbox"/>
2.0	Efficient Water Heating	1.0	<input type="checkbox"/>
2.1	Efficient Water Heating	1.0	<input type="checkbox"/>
2.2	Efficient Water Heating	1.0	<input type="checkbox"/>
2.3	Efficient Water Heating	1.0	<input type="checkbox"/>
2.4	Efficient Water Heating	1.0	<input type="checkbox"/>
2.5	Efficient Water Heating	1.0	<input type="checkbox"/>
2.6	Efficient Water Heating	1.0	<input type="checkbox"/>
2.7	Efficient Water Heating	1.0	<input type="checkbox"/>
2.8	Efficient Water Heating	1.0	<input type="checkbox"/>
2.9	Efficient Water Heating	1.0	<input type="checkbox"/>
2.10	Efficient Water Heating	1.0	<input type="checkbox"/>
2.11	Efficient Water Heating	1.0	<input type="checkbox"/>
2.12	Efficient Water Heating	1.0	<input type="checkbox"/>
2.13	Efficient Water Heating	1.0	<input type="checkbox"/>
2.14	Efficient Water Heating	1.0	<input type="checkbox"/>
2.15	Efficient Water Heating	1.0	<input type="checkbox"/>
2.16	Efficient Water Heating	1.0	<input type="checkbox"/>
2.17	Efficient Water Heating	1.0	<input type="checkbox"/>
2.18	Efficient Water Heating	1.0	<input type="checkbox"/>
2.19	Efficient Water Heating	1.0	<input type="checkbox"/>
2.20	Efficient Water Heating	1.0	<input type="checkbox"/>
2.21	Efficient Water Heating	1.0	<input type="checkbox"/>
2.22	Efficient Water Heating	1.0	<input type="checkbox"/>
2.23	Efficient Water Heating	1.0	<input type="checkbox"/>
2.24	Efficient Water Heating	1.0	<input type="checkbox"/>
2.25	Efficient Water Heating	1.0	<input type="checkbox"/>
2.26	Efficient Water Heating	1.0	<input type="checkbox"/>
2.27	Efficient Water Heating	1.0	<input type="checkbox"/>
2.28	Efficient Water Heating	1.0	<input type="checkbox"/>
2.29	Efficient Water Heating	1.0	<input type="checkbox"/>
2.30	Efficient Water Heating	1.0	<input type="checkbox"/>
2.31	Efficient Water Heating	1.0	<input type="checkbox"/>
2.32	Efficient Water Heating	1.0	<input type="checkbox"/>
2.33	Efficient Water Heating	1.0	<input type="checkbox"/>
2.34	Efficient Water Heating	1.0	<input type="checkbox"/>
2.35	Efficient Water Heating	1.0	<input type="checkbox"/>
2.36	Efficient Water Heating	1.0	<input type="checkbox"/>
2.37	Efficient Water Heating	1.0	<input type="checkbox"/>
2.38	Efficient Water Heating	1.0	<input type="checkbox"/>
2.39	Efficient Water Heating	1.0	<input type="checkbox"/>
2.40	Efficient Water Heating	1.0	<input type="checkbox"/>
2.41	Efficient Water Heating	1.0	<input type="checkbox"/>
2.42	Efficient Water Heating	1.0	<input type="checkbox"/>
2.43	Efficient Water Heating	1.0	<input type="checkbox"/>
2.44	Efficient Water Heating	1.0	<input type="checkbox"/>
2.45	Efficient Water Heating	1.0	<input type="checkbox"/>
2.46	Efficient Water Heating	1.0	<input type="checkbox"/>
2.47	Efficient Water Heating	1.0	<input type="checkbox"/>
2.48	Efficient Water Heating	1.0	<input type="checkbox"/>
2.49	Efficient Water Heating	1.0	<input type="checkbox"/>
2.50	Efficient Water Heating	1.0	<input type="checkbox"/>
2.51	Efficient Water Heating	1.0	<input type="checkbox"/>
2.52	Efficient Water Heating	1.0	<input type="checkbox"/>
2.53	Efficient Water Heating	1.0	<input type="checkbox"/>
2.54	Efficient Water Heating	1.0	<input type="checkbox"/>
2.55	Efficient Water Heating	1.0	<input type="checkbox"/>
2.56	Efficient Water Heating	1.0	<input type="checkbox"/>
2.57	Efficient Water Heating	1.0	<input type="checkbox"/>
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2.64	Efficient Water Heating	1.0	<input type="checkbox"/>
2.65	Efficient Water Heating	1.0	<input type="checkbox"/>
2.66	Efficient Water Heating	1.0	<input type="checkbox"/>
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2.68	Efficient Water Heating	1.0	<input type="checkbox"/>
2.69	Efficient Water Heating	1.0	<input type="checkbox"/>
2.70	Efficient Water Heating	1.0	<input type="checkbox"/>
2.71	Efficient Water Heating	1.0	<input type="checkbox"/>
2.72	Efficient Water Heating	1.0	<input type="checkbox"/>
2.73	Efficient Water Heating	1.0	<input type="checkbox"/>
2.74	Efficient Water Heating	1.0	<input type="checkbox"/>
2.75	Efficient Water Heating	1.0	<input type="checkbox"/>
2.76	Efficient Water Heating	1.0	<input type="checkbox"/>
2.77	Efficient Water Heating	1.0	<input type="checkbox"/>
2.78	Efficient Water Heating	1.0	<input type="checkbox"/>
2.79	Efficient Water Heating	1.0	<input type="checkbox"/>
2.80	Efficient Water Heating	1.0	<input type="checkbox"/>
2.81	Efficient Water Heating	1.0	<input type="checkbox"/>
2.82	Efficient Water Heating	1.0	<input type="checkbox"/>
2.83	Efficient Water Heating	1.0	<input type="checkbox"/>
2.84	Efficient Water Heating	1.0	<input type="checkbox"/>
2.85	Efficient Water Heating	1.0	<input type="checkbox"/>
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2.87	Efficient Water Heating	1.0	<input type="checkbox"/>
2.88	Efficient Water Heating	1.0	<input type="checkbox"/>
2.89	Efficient Water Heating	1.0	<input type="checkbox"/>
2.90	Efficient Water Heating	1.0	<input type="checkbox"/>
2.91	Efficient Water Heating	1.0	<input type="checkbox"/>
2.92	Efficient Water Heating	1.0	<input type="checkbox"/>
2.93	Efficient Water Heating	1.0	<input type="checkbox"/>
2.94	Efficient Water Heating	1.0	<input type="checkbox"/>
2.95	Efficient Water Heating	1.0	<input type="checkbox"/>
2.96	Efficient Water Heating	1.0	<input type="checkbox"/>
2.97	Efficient Water Heating	1.0	<input type="checkbox"/>
2.98	Efficient Water Heating	1.0	<input type="checkbox"/>
2.99	Efficient Water Heating	1.0	<input type="checkbox"/>
3.00	Efficient Water Heating	1.0	<input type="checkbox"/>



Altman's East Lot
APN 3024059151

Building Information:

Main Floor SQ FT:	2055
Second Floor SQ FT:	1527
Basement SQ FT:	1332
TOTAL SQ FT:	4914

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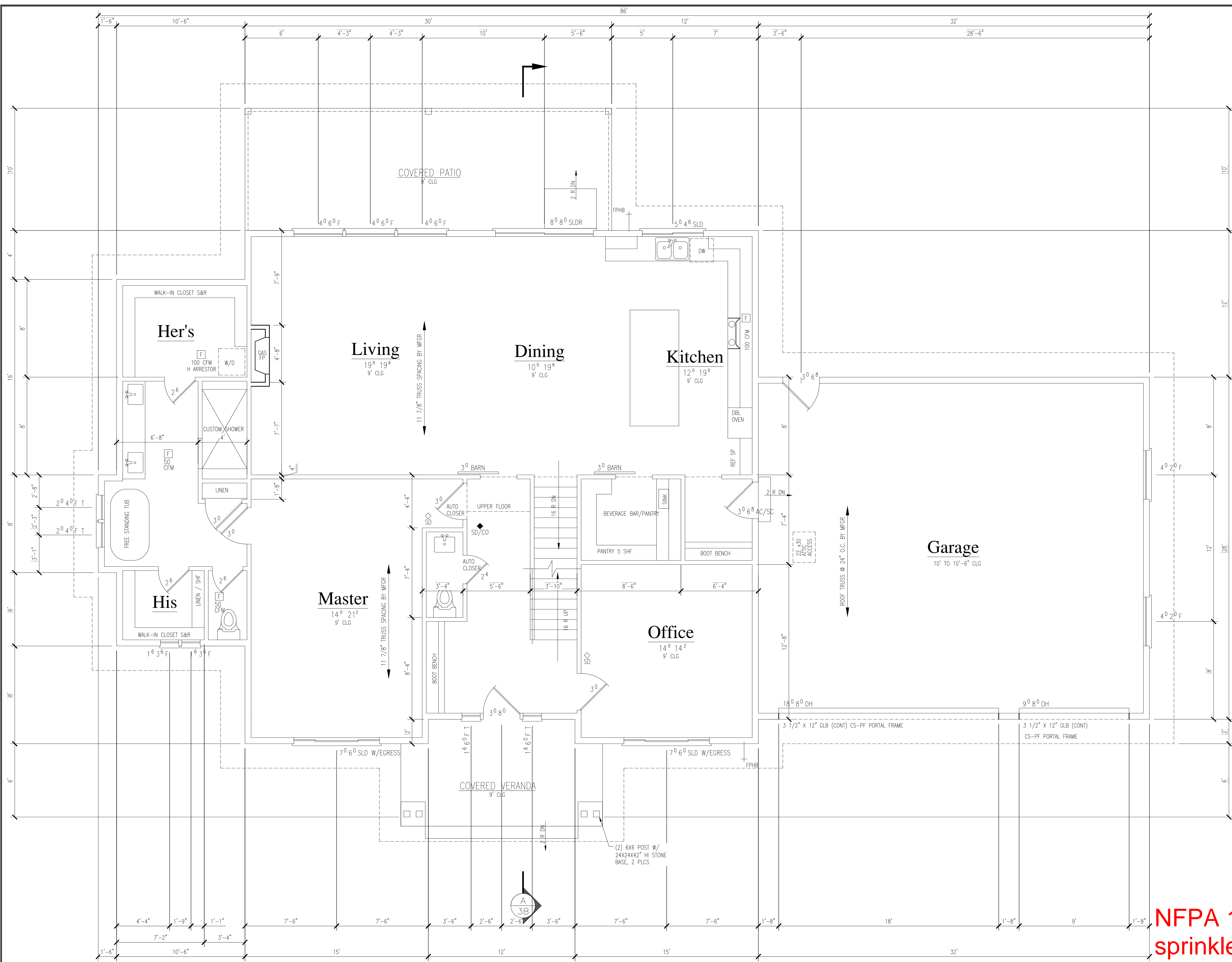
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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

SHEET_TITLE	PROJECT_NAME
	4886 SF 2-Story
	BUILDING ADDRESS: 1/4" = 1'

DWG	t4886x0a east lot.dwg
Date	9/15/20 2:35:PM
By:	Mark McLeod
Scale	1/4"=1'
Approved	

REV: 0	9/15/20
--------	---------



Main Floor Plan **NFPA 13D fire sprinklers are required**

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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FLOOR TRUSS PROVIDERS
PLEASE PROVIDE YOUR PLANS TO THIS OFFICE VIA EMAIL (mwcmos@gmail.com).

Braced Wall Schedule

CONTINUOUS SHEATHING CONDITION (SEISMIC D., WIND, BS)

ABW	PER DETAIL SH 4 (F NEEDED)
CS-PF	PER DETAIL SH 4
CS-WSP	86 COMMON - 45' EDGE 12" FIELD
GB	1 3/8" (13 GA) GB SCREW - 7" EDGE 7" FIELD

LEGEND

SYMBOL	DESCRIPTION
(H)	HAMMER ARRESTOR
(F)	FAN VENTED TO EXTERIOR
SD/CO	SMOKE / CARBON MONOXIDE DETECTOR (NOTE 15)
FPHB	FROST PROOF HOSE BIB
SC/AC	SOLID CORE / AUTO CLOSER
T	SAFETY OR TEMPERED GLASS

BUILDING INFORMATION

MAIN FLOOR SF:	2055
SECOND FLOOR SF:	1527
BASEMENT FLOOR SF:	1332
TOTAL CONDITIONED SF:	4914
TOTAL UNCONDITIONED SF:	
UNFINISHED SF:	723
GARAGE SF:	896
COVERED AREA SF:	420

Builders Responsibility

THESE DRAWINGS ARE IN PART DIAGRAMMICAL AND DO NOT SHOW IN DETAIL HOW WORKMANSHIP, MATERIAL AND INSTALLATION OF MATERIAL ARE TO BE BROUGHT TOGETHER TO COMPLETE THE WHOLE STRUCTURE. IT IS THE RESPONSIBILITY OF THE BUILDER TO BUILD THE STRUCTURE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY CODES AS THEY APPLY TO EACH COMPONENT.

- General Notes:**
- PROVIDE 30" RANGE AND HOOD W/ 100 CFM FAN VENTED TO EXTERIOR.
 - PROVIDE WATER RESISTANT GYPSUM BOARD IN TUB OR SHOWER RECESS.
 - PROVIDE 50 GALLON (MIN) WATER HEATER W/ ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE W/ 3/4" COPPER DRIP.
 - BUILDER TO VERIFY ALL ASPECTS AND DIMENSIONS OF THESE DRAWINGS. ANY PROBLEMS WITH THESE DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THIS DESIGNER, MARK MCLEOD (509) 528-2884.
 - DO NOT SCALE THESE DRAWINGS.
 - EXTERIOR WALLS OF HOUSE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
 - INTERIOR WALLS OF HOUSE ARE TO BE 2 X 4, UNLESS OTHERWISE SPECIFIED.
 - EXTERIOR WALLS OF GARAGE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
 - HOUSE INSULATION AS NOTED BELOW:
EXTERIOR WALLS = R-21 BATT INSULATION
EXTERIOR CEILING = R-49 BLOWN INSULATION
EXTERIOR FLOORS = R-30 BATT INSULATION
 - ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SIDING.
 - ALL HEADER MATERIAL FOR BEARING WALLS TO BE 3 1/2" x 9" G.L. HEADER STOCK UNLESS OTHERWISE NOTED.
 - DIMENSIONING FORMAT AS FOLLOWS:
OVER ALL DIMENSIONS SHALL BE FROM EXTERIOR TO EXTERIOR OF BUILDING.
BREAKS OR JOGS IN BUILDING SHALL BE DIMENSIONED FROM EXTERIOR OF BUILDING.
 - INTERIOR WALL DIMENSIONS:
VERTICALLY SHALL BE TAKEN FROM THE TOP SIDE OF THE WALL.
HORIZONTAL WALLS SHALL BE TAKEN FROM THE LEFT SIDE OF WALL.
OPENINGS SHALL BE DIMENSIONED FROM CENTER (EXCEPT GARAGE OPENINGS)
 - ANGULAR WALLS ARE ON A 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.
 - PROVIDE GAS FIREPLACE PER IRC 302.13 (per item)
 - NOTE ALL SMOKE DETECTORS ARE ELECTRICALLY HARDWIRED.
 - ALL WINDOWS ARE TO BE .3 U FACTOR MAX.



Altman's East Lot
APN 3024059151

Building Information:

Main Floor SQ FT:	2055
Second Floor SQ FT:	1527
Basement SQ FT:	1332
TOTAL SQ FT:	4914

Unfinished SQ FT:	723
Garage SQ FT:	896
Covered Area SQ FT:	420

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

SHEET_TITLE

PROJECT_NAME
4886 SF 2-Story

BUILDING ADDRESS: 6427 E. MEICER WA

DWG	t4886x0a east lot.dwg
Date	9/15/20 2:35:PM
By:	Mark McLeod
Scale	1/4"=1'
Approved	

3A

REV: 0	9/15/20
--------	---------



www.mcleodhomedesigns.com
1900 Fowler Street, Suite F
Richland, WA 99352 509-528-2884

Altman's East Lot
APN 3024059151

Basement SQ FT: 2055
TOTAL SQ FT: 1527
4914

Unfinished SQ FT: 723
Garage SQ FT: 896
Covered Area SQ FT: 420

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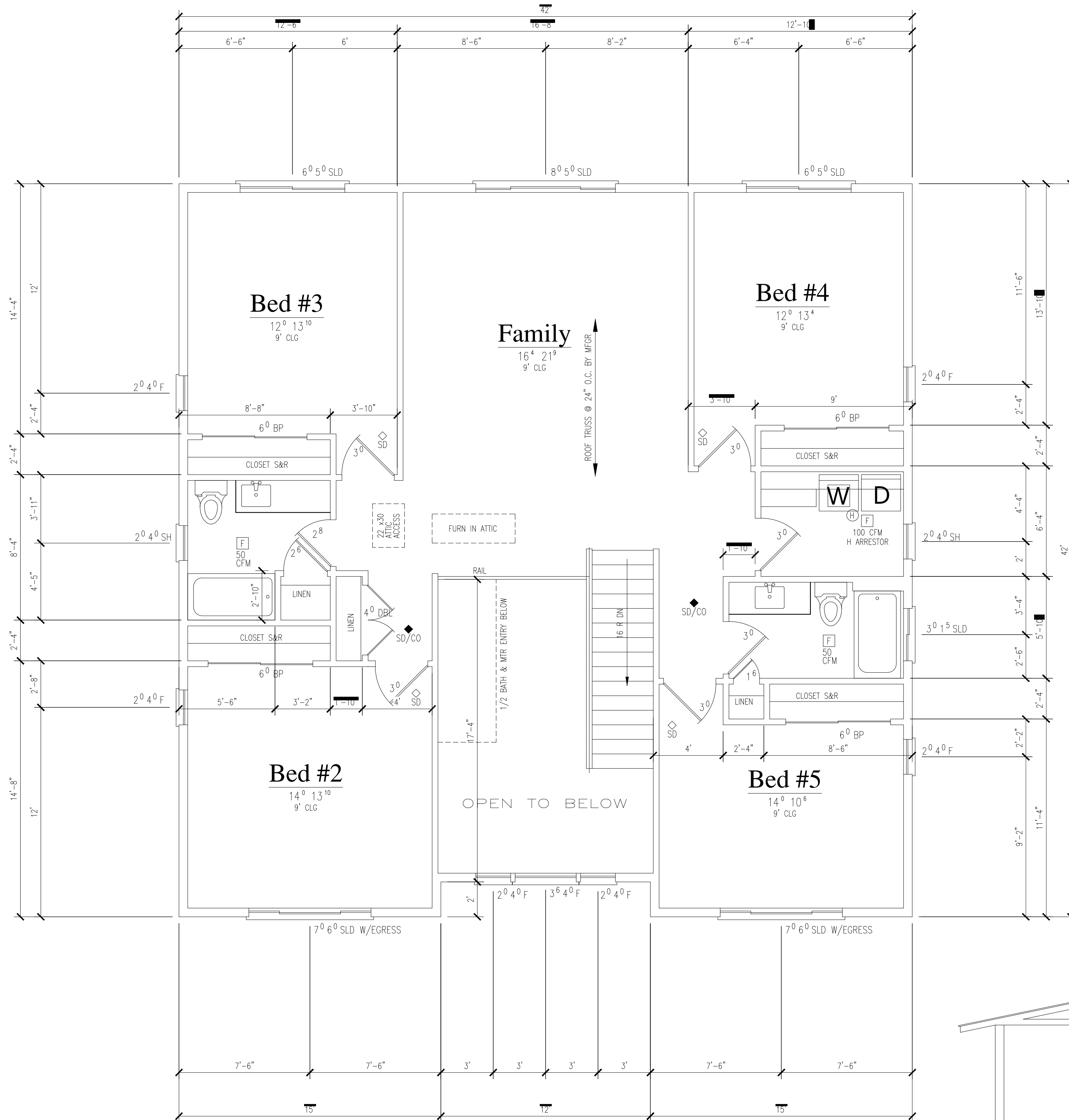
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PROJECT_NAME
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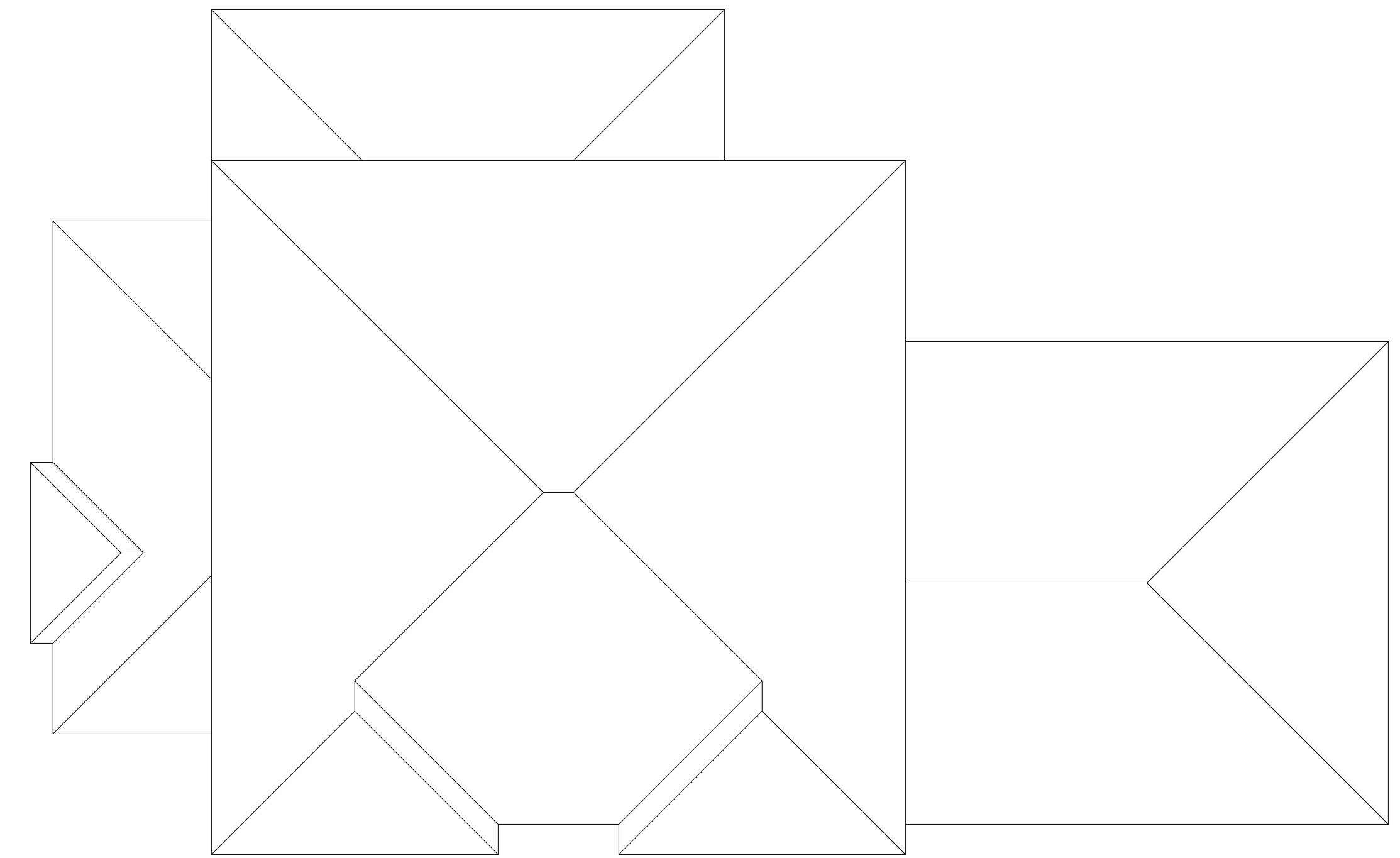
Drawn: t4886x0a east lot.dwg
Date: 9/15/20 2:35:PM
By: Mark McLeod
Scale: 1/4"=1'

3B

REV: 0 9/15/20



Upper Floor Plan

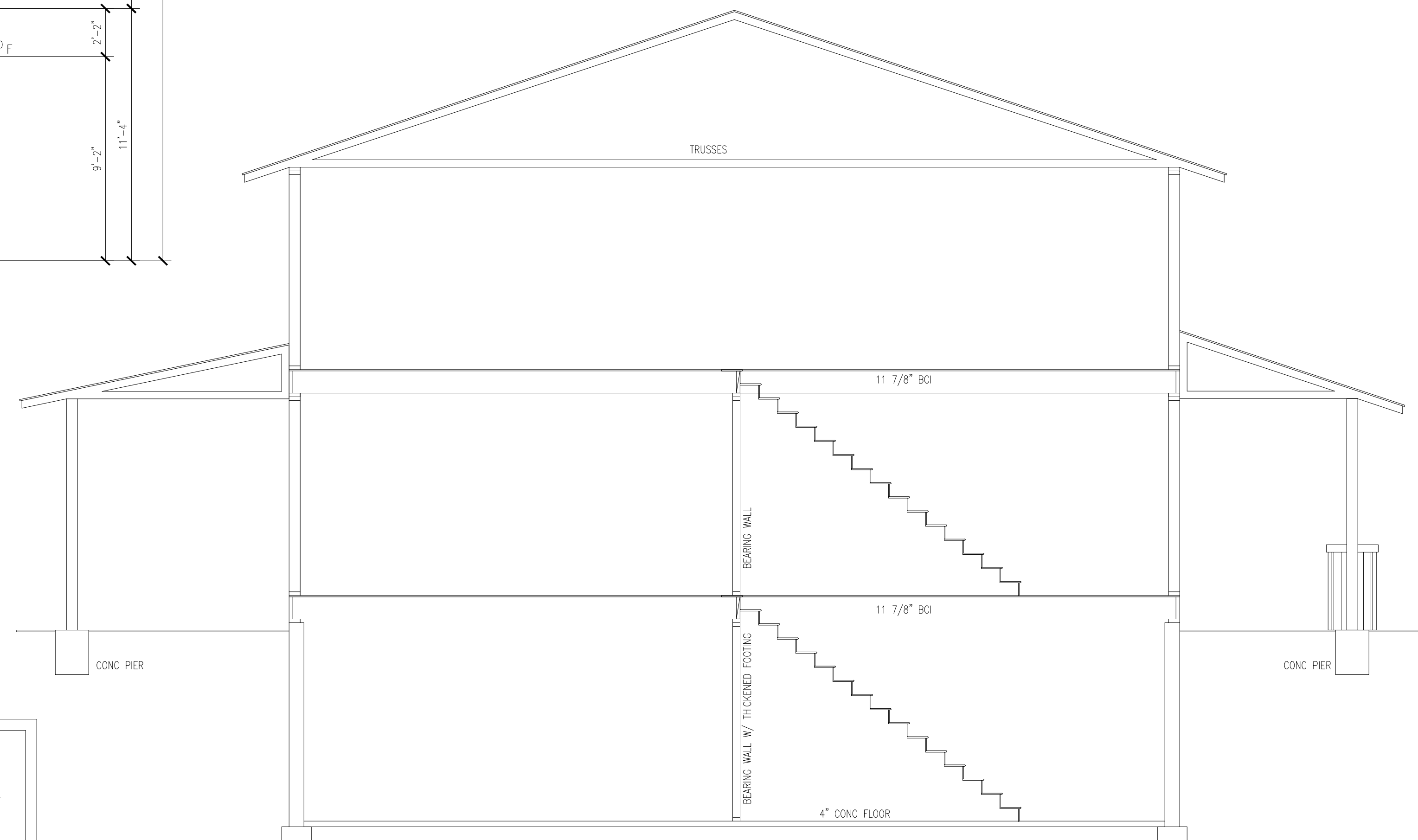


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NOTE:
TRUSS MFR TO VERIFY BEARING
POINTS. IF NEW BEARING IS
NEEDED, MFR MUST INFORM THIS
DESIGNER (509) 528-2884

Roof Plan

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



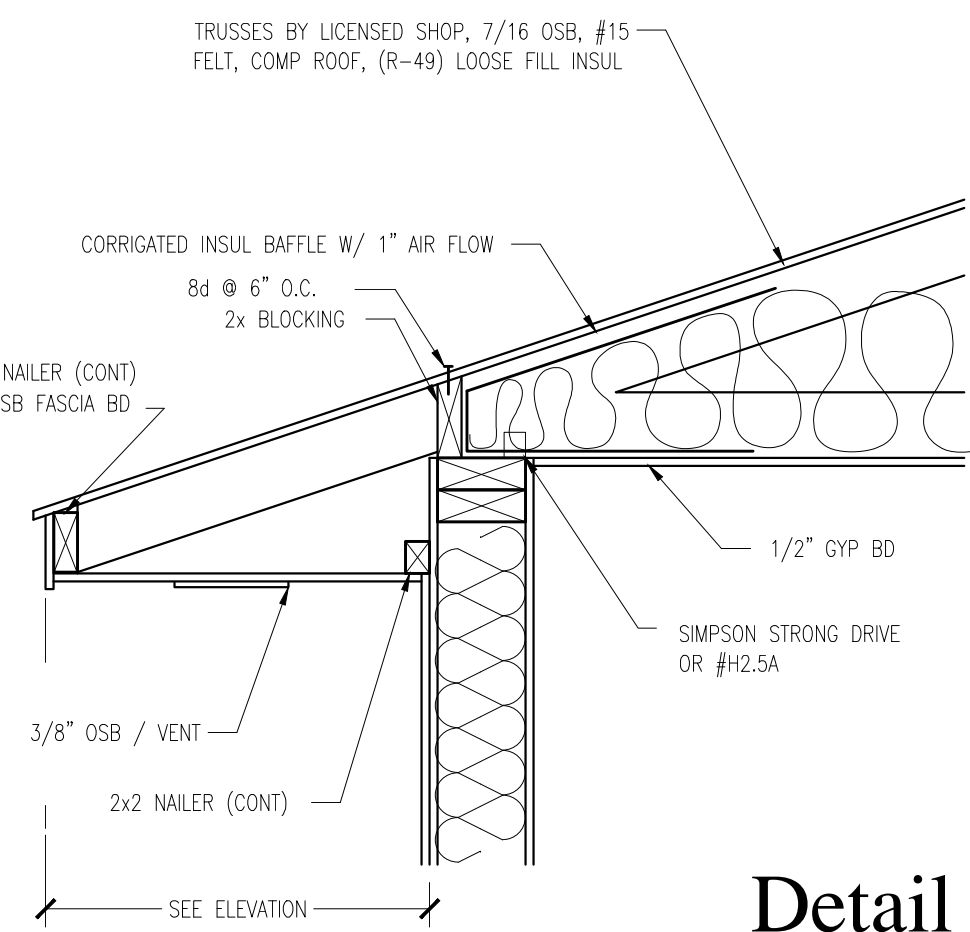
A SECTION
3A

NFPA 13D fire
sprinklers are
required

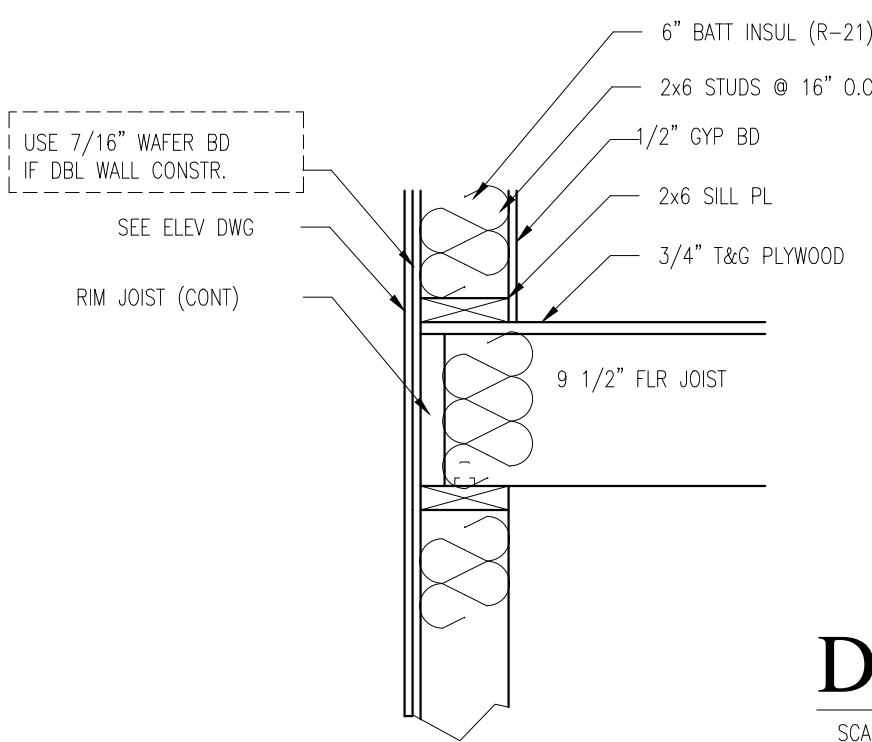
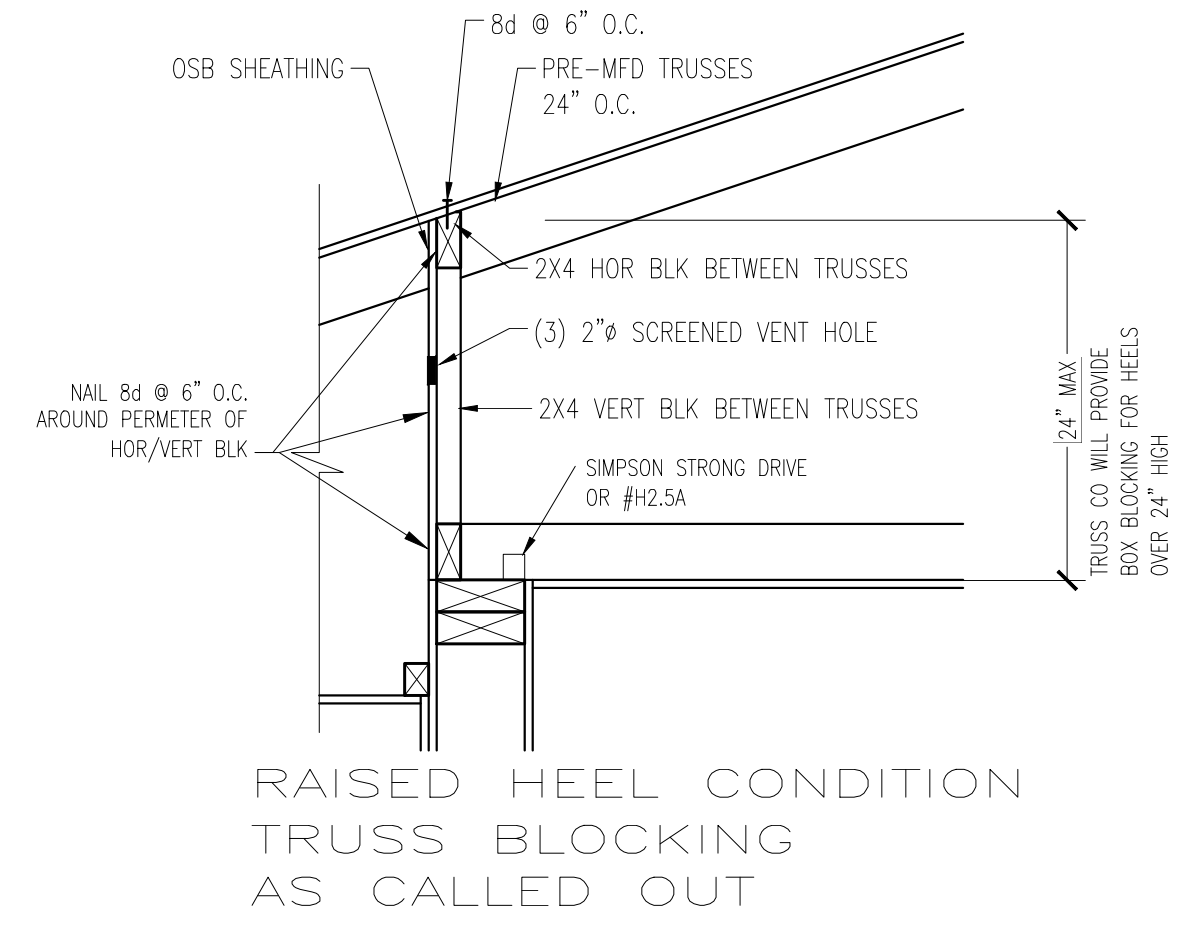
Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS,
& OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED
AS NEEDED.

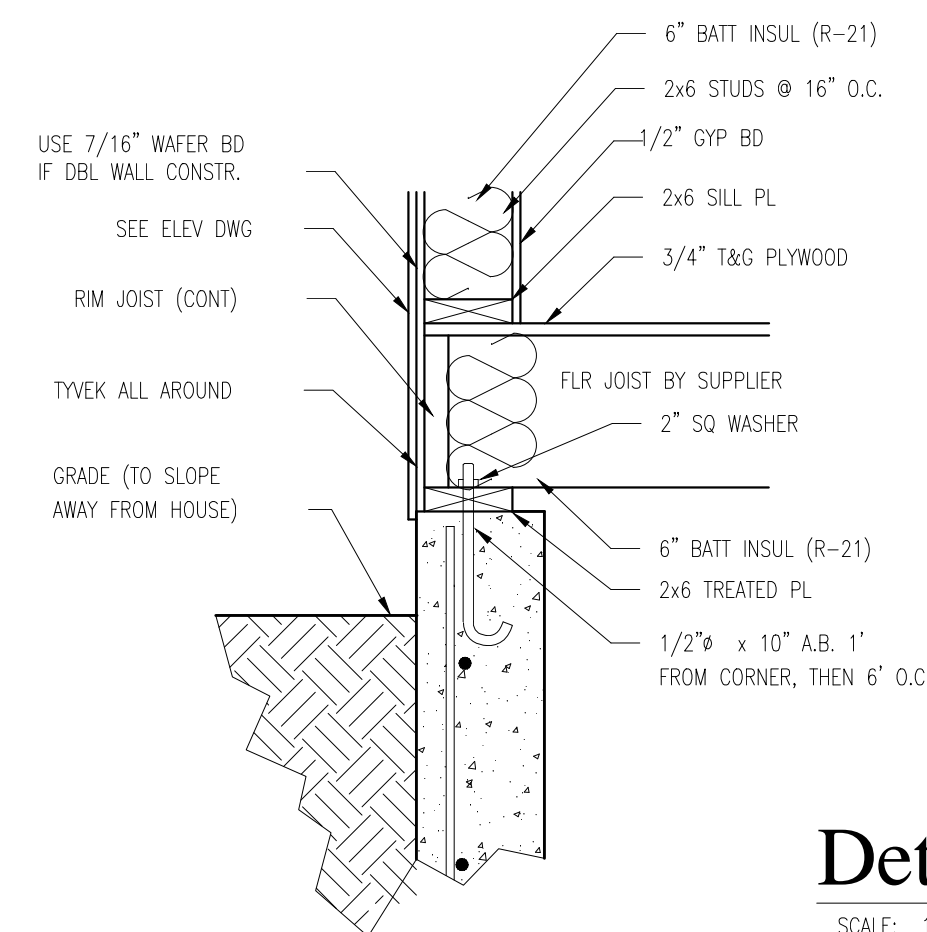
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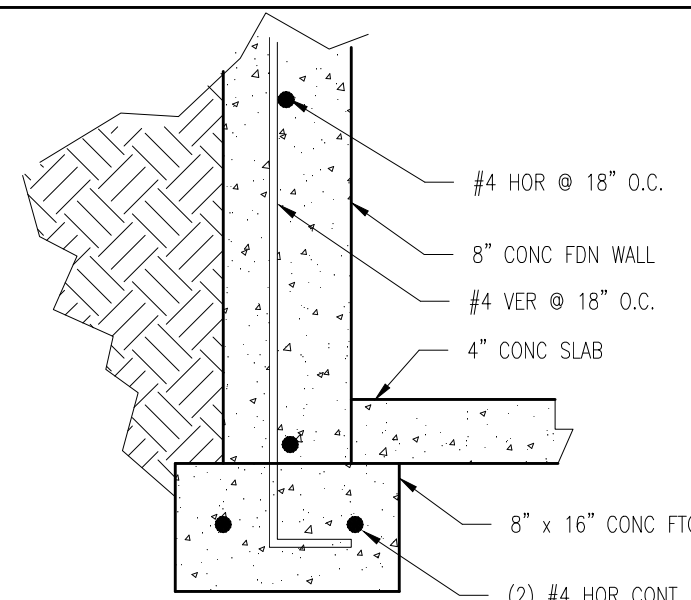
Detail A1
SCALE: 1" = 1'-0"



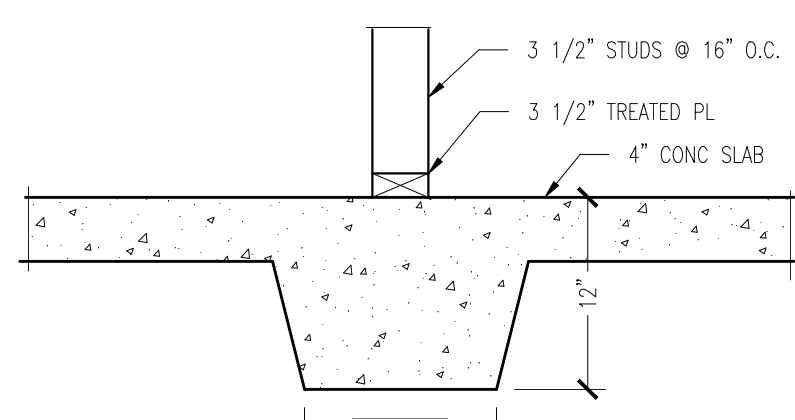
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SCALE: 1" = 1'-0"



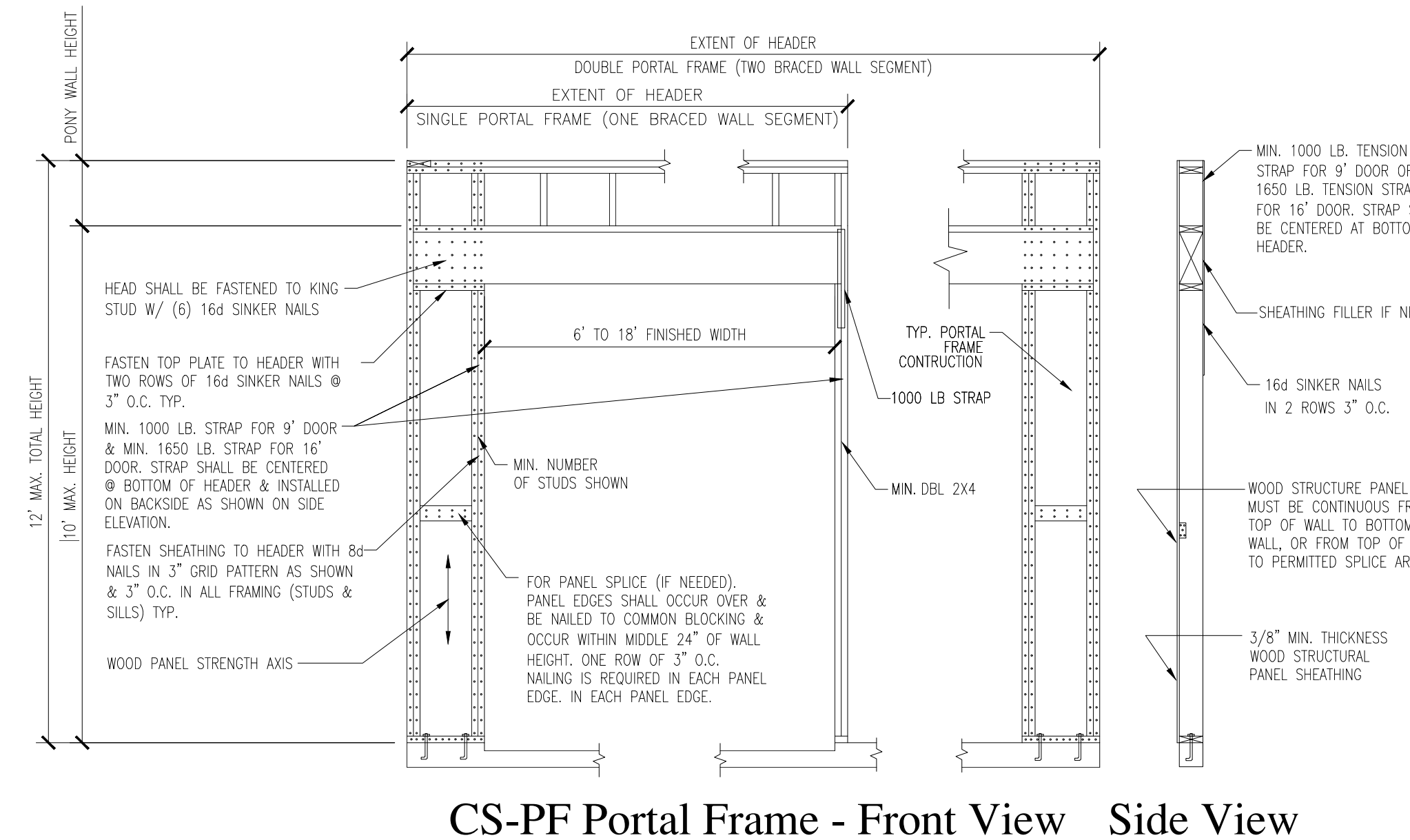
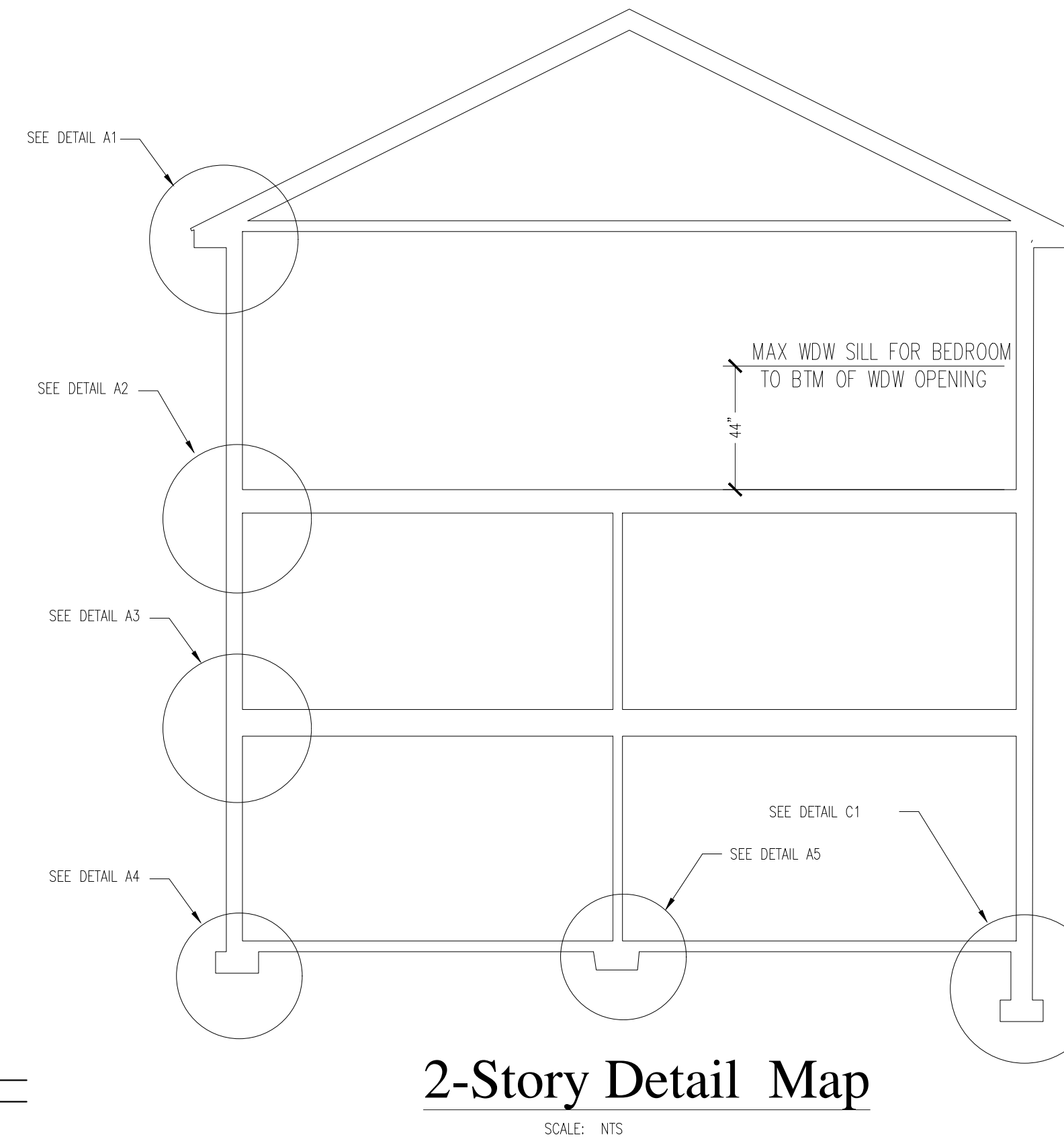
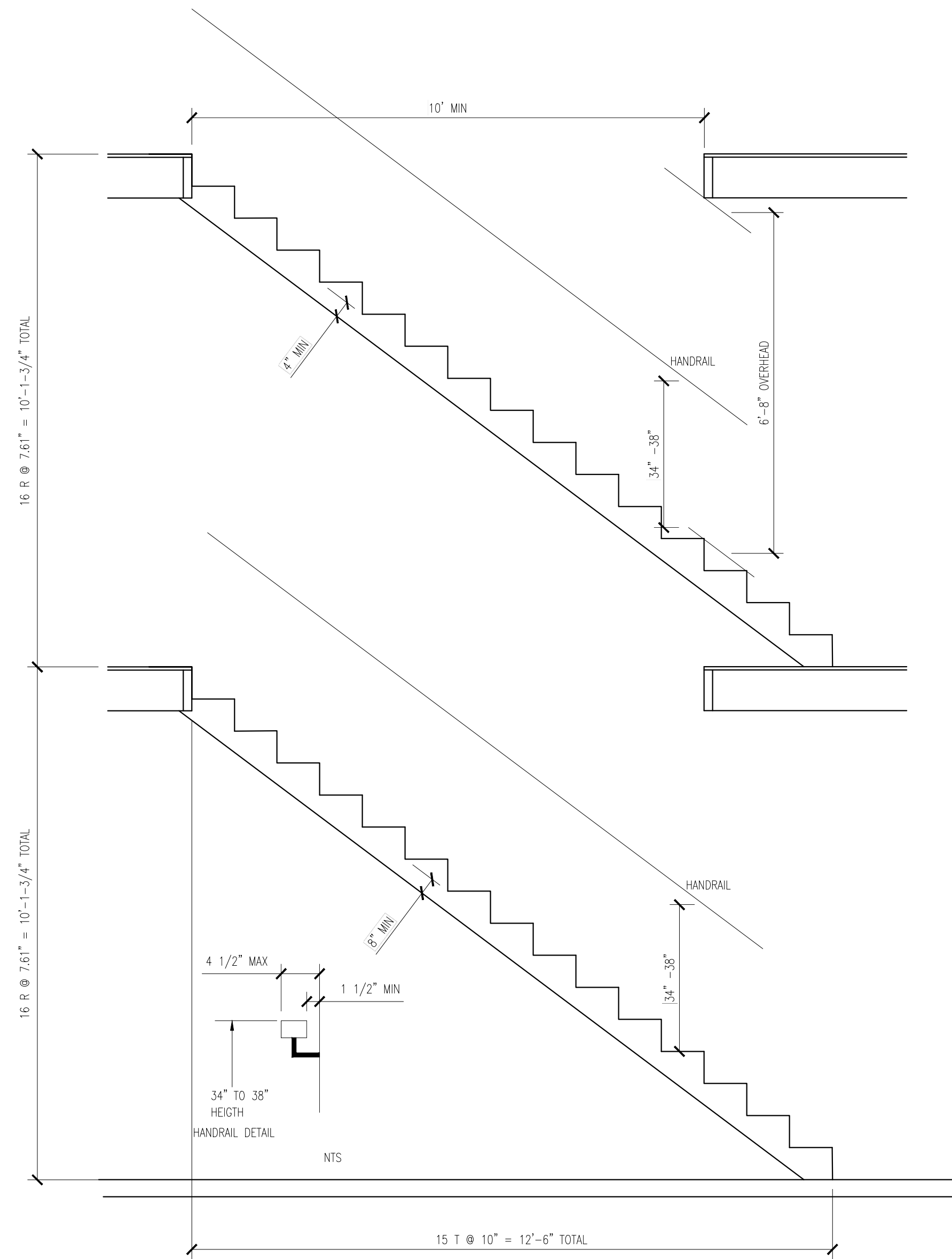
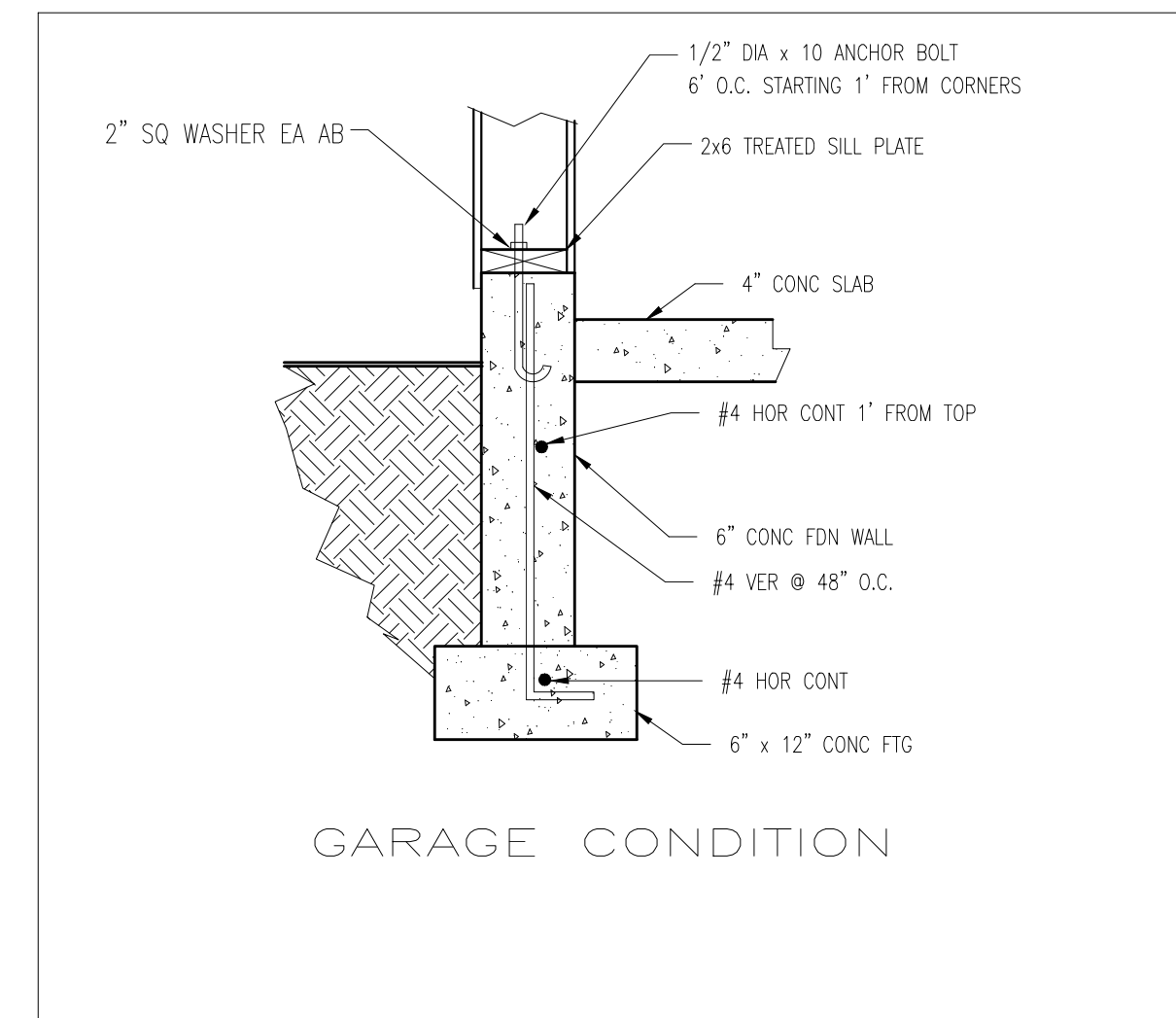
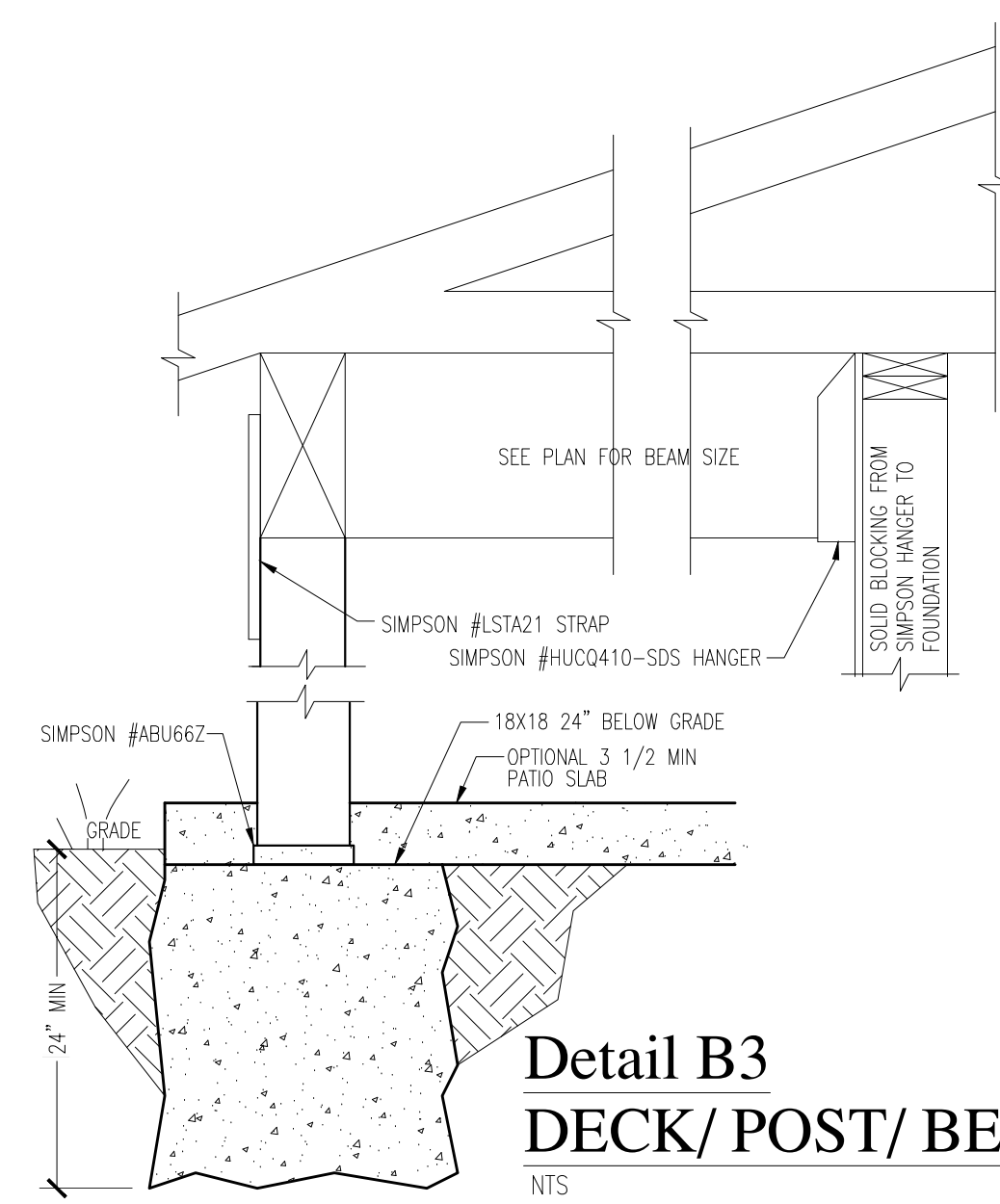
Detail A3
SCALE: 1" = 1'-0"



Detail A4
SCALE: 1" = 1'-0"

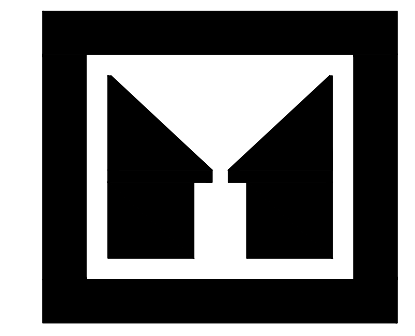


Detail A5
SCALE: 1" = 1'-0"



NOTE

- The net free ventilation area shall be not less than 150 of the area of the space ventilated, except that the area may be 1/300 provided at least 50% of the req'd vent. area is provided by ventilators located in the upper portion of the space to be ventilated at least 3'-0" above eave or cornice vents with the balance of the req'd ventilation provide by eave or cornice vent.
- Soffit vents must be 3'-0" min. from any opening in exterior envelope (or 3" cont. if locally accepted).
- All plywood to be APA or DFPA approved only.
STRUCTURAL NOTES:
Loadings Floor @ 40# per sf LL - 10# per SF DL
Roof @ 30# per SF LL - 10# per SF DL Stair @ 100# per SF LL
- Framing Lumber - Fir and Larch S4S - 1200# per SF Fb for vertical and 1500# per SF horizontal. All lumber in contact with concrete to be Redwood or pressure treated.
- Approved sill anchors to start 1'-0" from all corners and 6'-0" O.C.



MCLEOD HOME DESIGNS

www.mcleodhomedesigns.com
1900 Fowler Street, Suite F
Richland, WA 99352 509-528-2884

Altman's East Lot
APN 3024059151

Building Information:	
Main Floor SQ FT:	2055
Second Floor SQ FT:	1527
Basement SQ FT:	1332
TOTAL SQ FT:	4914

Unfinished SQ FT:	723
Garage SQ FT:	896
Covered Area SQ FT:	420

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

SHEET TITLE

PROJECT NAME
4886 SF 2-Story

BUILDING ADDRESS: 6427 E. MEYER WAY

DWG	t4886x0a east lot.dwg
Date	9/15/20 2:35:PM
By:	Mark McLeod
Scale	1/4"=1'
Approved	

4

REV: 0 9/15/20

STRUCTURAL NOTES

General Notes:

These structural notes supplement the drawings. Any discrepancy found among the drawings, these notes, and the site conditions shall be reported to the Engineer, who shall correct such discrepancy in writing. Any work done by the Contractor after discovery of such discrepancy shall be done at the Contractor's risk. The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work or fabrication. The Contractor is responsible for all bracing and shoring during construction.

Drawing Discrepancies:

The contractor shall alert MC Squared, Inc. Of any discrepancies found on the drawings such as missing data, typos, or any other items that do not make good sense.

Drawing Dimensions:

All plan dimensions are based on the architectural drawings. The architectural drawings' dimensions should be used for construction of the project.

All construction shall conform to the applicable portions of the latest edition of the International Building Code and ASCE 7, except where noted.

CAUTION:
PLACE TRUSSES PER MANUFACTURER'S RECOMMENDATIONS. BRACE PER RECOMMENDATIONS.
CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND ALL ELEVATION.

Design Criteria:	Risk Category II
1. Dead Load	= 17 PSF (Roof) = 15 PSF (Floor) = 12 PSF (Wall) = 10 PSF (Partition)
2. Live Load	= 150 PCF (Concrete) = 20 PSF (Roof) = 40 PSF (Floor)
3. Snow	= 15 PSF (Ground) / 25 PSF (Sloped Roof)
4. Wind	= 2015 IBC Exposure C @ 110 MPH (LRFD), 3 Second Gust LRFD Sum of Horizontal Internal & External Pressure = 31.9 PSF ASD Sum of Horizontal Internal & External Pressure = 1917 PSF
5. Earthquake	= 2015 IBC, Site Class D, Importance Factor 1.0 Ss = 1.44g; SDS = 0.996 S1 = 0.554; SD1 = 0.554 Seismic Design Category D Light Frame Wood Shear Walls, R = 6.5, Ωo = 3.0, Cd = 4.0 ρ = 1.3 Non-Redundant Structure LRFD Seismic Response Coefficient = 0.153 / LRFD Base Shear = 37.9 KIP ASD Seismic Response Coefficient = 0.107 / ASD Base Shear = 26.5 KIP
6. Soil	= 1500 PSF, Assumed Vertical Bearing Capacity 120 PCF, Assumed Soil Density, 33.3 Deg. Angle of Internal Friction 0.40, Coefficient of Friction 35 PCF, Active Lateral Earth Pressure 50 PCF, At-Rest Lateral Earth Pressure 450 PCF, Passive Lateral Earth Pressure 8H, Seismic Lateral Earth Pressure

Soil is assumed to be free draining granular backfill with little or no fines or organics to impede water flow.

Concrete & Reinforcing Steel:

- All concrete work shall be per the 2015 IBC Chapter 19 and ACI 318-14 Chapter 25. Tolerances shall be per IBC Chapter 19, Section 07. Concrete quality, mixing and placement shall be per ACI 318-14 Chapter 25. Mixing and placement shall be per ACI 318-14, Chapters 19, 20, 25 & 26 and inspections shall be per 2015 IBC, Chapter 19, Sections 03 and 04.
- All reinforcing shall be ASTM A615 Grade 60 except as shown on the plans.
- Concrete shall be in accordance with ASTM 150. fc = 4000 PSI @ 28 day slump = 4" maximum, 6% Air entrained
- Anchor bolts shall be ASTM A307 or ASTM F1554 Grade 36.

Carpentry:

- Structural 2x and 4x framing shall be #2 Douglas-Fir.
- Structural 6x shall be #1 Douglas-Fir.
- Pressure treated lumber shall be #2 Hem-Fir.
- 2x joists shall be kiln dried and stored in a dry area prior to installation.
- Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.
- Roof trusses shall be by a preapproved manufacturer and constructed according to the specifications of the Truss Plate Institute. Truss manufacturers are responsible for all bracing of the trusses including end wall bracing and all other bracing between the building and the trusses unless specifically shown otherwise on the drawings.
- Per AITC 117-76. Each member shall bear AITC quality mark. Lumber shall conform to WCLB, "Standard specifications for structural glued laminated Douglas Fir." cambers are shown on drawings. Glue laminated beams shall be 24F-V8 for cantilevered or continuous beams and 24F-V4 for simple spans and have exterior glue. All members shall be industrial appearance or as noted on drawings.
(Fb = 2,400 PSI)
(Fv = 240 PSI)
(E = 1,800,000 PSI)
(Fcl = 650 PSI)
- Laminated Strand Lumber Beams (LSL) shall have the following properties:
(Fb = 2,352 PSI)
(Fv = 310 PSI)
(E = 1,550,000 PSI)
(Fcl = 650 PSI)
- Laminated Veneer Lumber Beams (LVL) shall have the following properties:
(Fb = 2,600 PSI)
(Fv = 285 PSI)
(E = 2,000,000 PSI)
(Fcl = 750 PSI)
- Parallel Strand Lumber Beams (PSL) shall have the following properties:
(Fb = 2,900 PSI)
(Fv = 240 PSI)
(E = 2,200,000 PSI)
(Fcl = 750 PSI)
- I-Joists Per Manufacturer

Hardware:

All connection hardware shall be Simpson "Strong Tie", unless noted otherwise.
Connection hardware exposed to weather or in contact with the ground or pressure treated wood shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area.

Diaphragm Notes:

All free sheathing edges for blocked diaphragms shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or below.

UNBLOCKED ROOF DIAPHRAGM SCHEDULE
Use 1/2" plywood or 7/16" OSB span rated 24/16 or better, nailed with 8d's at 6" o.c. at edges and 12" o.c. in the field. Unless Noted Otherwise. (180plf)

UNBLOCKED FLOOR DIAPHRAGM SCHEDULE
Use 3/4" T&G sheathing span rated 48/24 or better, glued & nailed with 10d's at 6" o.c. at edges and 12" o.c. in the field. Unless Noted Otherwise. (215plf)

Shear Wall Notes:

Use 5/8" diameter by 10" Anchor Bolts (AB'S) with 2x plates or double 2x (or single 3x) plates at 48" o.c., unless noted otherwise on the drawings. Use (2) minimum per wall. All anchor bolts shall be placed within 12" from corners, and 12" from ends of both plates at splices. AB's shall have 7" of embedment into footing, shall be centered in the stud wall, and shall project through the bottom plate of the wall. Plate washers at each

bolt shall be a minimum of 3 inches by 3 inches by 1/4 inch thick. Use Simpson 1/2" diameter Titen HD AB's w/3-1/2" min. embedment and 3" min. concrete edge distance in lieu of cast in place anchor bolts. ALL ANCHOR BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL OR GALVANIZED FOR USE WITH PRESSURE TREATED WOOD.

Wall sheathing shall be 1/2" CDX plywood, 5/8" T1-11 siding, or 7/16" OSB with exterior exposure glue and span rated "SR 24/16" or better unless noted otherwise in the shear wall schedule. All free sheathing edges shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or below.

All nails shall be 8d or 10d common (8d common nails must be 0.131 inch diameter, Senco KC27 Nails are equivalent. If 10d common nails are called for the diameter must be 0.148 inches. Senco MD23 Nails are equivalent). Nail size and spacing at all sheathing edges shall be as required below or as in the drawings. Nail spacing shall be 12" on center for all field nailing except as noted.

Holdowns are Simpson "Strong Tie" and shall be installed per the manufacturer's recommendation. Equivalent holdowns by United Steel Products Company that have ICC-ESR approval can be substituted in place of Simpson holdowns.

The nailing of the sole plate to the floor shall be 18d common nails to match the spacing of the shear wall edge nailing.

All double and triple studs shall be glued and nailed together with 10d's at 3" on center for each layer.

Wall framing shall be #2 Doug-Fir or better. 3x, 4x or 6x studs can be made from multiple 2x studs glued and nailed together with (2) rows of 10d's at 8" on center each row.

All 4x studs are to be #2 DF and all 6x studs are to be #1 DF when used for holdowns and shear walls.

3x sill plates can be a combination of (1) pressure treated 2x sill directly in contact with concrete and another non-treated 2x sill plate nailed to the lower plate with (2) rows of 10d common nails at 6" on center each row.

All fasteners in pressure treated wood shall be hot dipped galvanized or stainless steel.

	SHEAR WALL SCHEDULE
1	SHEATHING NAILED WITH 8D'S AT 6" ON CENTER ALL EDGES. (CAPACITY=260PLF)
2	SHEATHING NAILED WITH 8D'S AT 4" ON CENTER ALL EDGES. (380PLF)
3	SHEATHING NAILED WITH 8D'S AT 3" ON CENTER ALL EDGES WITH (2) 2x STUDS (OR 3x, 4x OR 6x) AT ALL PANEL EDGES. (490PLF)
4	SHEATHING NAILED WITH 8D'S AT 2" ON CENTER ALL EDGES WITH (2) 2x STUDS (OR 3x, 4x OR 6x) AT ALL PANEL EDGES. (640PLF)
5	SHEATHING NAILED WITH 10D'S AT 2" ON CENTER ALL EDGES WITH (2) 2x STUDS (OR 3x, 4x OR 6x STUDS) AT ALL PANEL EDGES. (5/8" T1-11 SIDING MAY NOT BE USED.) (770PLF)
6	SHEATHING NAILED WITH (2) ROWS OF 10D'S AT 4" ON CENTER ALL EDGES INTO 4x OR 6x STUDS AT ALL PANEL EDGES. (5/8" T1-11 SIDING MAY NOT BE USED.) (600PLF)
7	SHEATHING NAILED WITH (2) ROWS OF 10D'S AT 3" ON CENTER ALL EDGES INTO 4x OR 6x STUDS AT ALL PANEL EDGES. (5/8" T1-11 SIDING MAY NOT BE USED.) (1070PLF)
8	SHEATHING NAILED WITH (2) ROWS OF 10D'S AT 2-1/2" ON CENTER ALL EDGES INTO 4x OR 6x STUDS AT ALL PANEL EDGES. (5/8" T1-11 SIDING MAY NOT BE USED.) (1280PLF)
9	SHEATHING NAILED WITH (3) ROWS OF 10D'S AT 3" ON CENTER ALL EDGES INTO 4x OR 6x STUDS AT ALL PANEL EDGES. (5/8" T1-11 SIDING MAY NOT BE USED.) (1605PLF)

Holdown Notes:

Holdowns are Simpson "Strong Tie" and shall be installed per the manufacturer's recommendation. Equivalent holdowns by United Steel Products Company that have ICC-ESR approval can be substituted in place of Simpson holdowns.

Note: See Floor Plan for holdown locations.

HOLDOWN SCHEDULE FOR CAST-IN-PLACE & EPOXIED ANCHORS

LTT20B	LTT20B ATTACHES TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLT WITH 7" MINIMUM EMBEDMENT FOR CAST IN PLACE CONSTRUCTION. USE 1/2" DIAMETER THREADED ROD IN CLEANED 5/8" DIAMETER HOLE 6" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. LTT20B ATTACHES TO DOUBLE STUD MINIMUM WITH (10) 10D NAILS. (CAP=1,500#)
HDU2	HDU2 ATTACHES TO FOUNDATION WITH A 5/8" DIAMETER ANCHOR BOLT WITH 14" MINIMUM EMBEDMENT FOR CAST IN PLACE CONSTRUCTION. USE 5/8" DIAMETER THREADED ROD IN CLEANED 3/4" DIAMETER HOLE 7" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HDU2 ATTACHES TO DOUBLE STUDS WITH (6) SIMPSON SDS1/4X3 SCREWS. (CAP=3,075#)
HDU4	HDU4 ATTACHES TO FOUNDATION WITH A 5/8" DIAMETER ANCHOR BOLT WITH 14" MINIMUM EMBEDMENT FOR CAST IN PLACE CONSTRUCTION. USE 5/8" DIAMETER THREADED ROD IN CLEANED 3/4" DIAMETER HOLE 9" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HDU4 ATTACHES TO DOUBLE STUDS WITH (10) SIMPSON SDS1/4X3 SCREWS. (CAP=4,565#)
HDU5	HDU5 ATTACHES TO FOUNDATION WITH A 5/8" DIAMETER ANCHOR BOLT WITH 15" MINIMUM EMBEDMENT FOR CAST IN PLACE CONSTRUCTION. USE 5/8" DIAMETER THREADED ROD IN CLEANED 3/4" DIAMETER HOLE 12" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HDU5 ATTACHES TO DOUBLE STUDS WITH (14) SIMPSON SDS1/4X3 SCREWS. (CAP=5,645#)
HDQ8	HDQ8 ATTACHES TO FOUNDATION WITH 7/8" DIAMETER ANCHOR BOLT WITH 24-18" MINIMUM EMBEDMENT INTO 6-8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. SSTB 28 CAN BE USED AS AN ALTERNATIVE TO ANCHOR BOLT. USE 7/8" DIAMETER THREADED ROD IN CLEANED 1" DIAMETER HOLE 12" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HDQ8 ATTACHES TO (3) 2X STUDS MINIMUM WITH (20) SIMPSON SDS1/4X3 SCREWS. (CAP=9,230#)
HHQ11	HHQ11 ATTACHES TO FOUNDATION WITH 1" DIAMETER ANCHOR BOLT WITH 27-24" MINIMUM EMBEDMENT INTO 6-8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. USE 1" DIAMETER THREADED ROD IN CLEANED 1-1/8" DIAMETER HOLE 12" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HHQ11 ATTACHES TO 6X STUD MINIMUM WITH (24) SIMPSON SDS1/4X3 SCREWS. (CAP=11,810#)
HDU14	HDU14 ATTACHES TO FOUNDATION WITH A 1" DIAMETER ANCHOR BOLT WITH 27"-24" MINIMUM EMBEDMENT INTO A 6"-8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. USE 1" DIAMETER THREADED ROD IN CLEANED 1-1/8" DIAMETER HOLE 18" DEEP AND EPOXY WITH SIMPSON AT-XP IF INSTALLED AFTER CONCRETE HAS BEEN CAST. HDU14 ATTACHES TO 6X STUD WITH (36) SIMPSON SDS1/4X3 SCREWS. (CAP=14,445#)

Pin-Pile Notes:

See PanGEO Inc. report dated April 16th, 2019 for installation requirements for 4-inch diameter pin-piles. Also see PanGEO Inc. addendum letter dated May 8th, 2020 for pin pile locations and for when pin-piles are no longer required.

- Pin piles shall be 4-inch diameter schedule 80 (x-strong) black pipes.
- Pin piles shall be driven with a jack hammer per PanGEO Inc. Report dated April 16th, 2019.
- Structural pipe shall be ASTM A53 Type S (Fy = 35 ksi).
- Welding shall be by AWS certified welders with e70 electrodes in accordance with AWS D1.1-75.

Pin pile installation procedures

- Drive 4" diameter pin piles with jack hammer to refusal. Refusal is defined as less than one inch of penetration per one minute of continuous jacking or as stated in PanGEO Inc. report Dated April 16th, 2019.

NOTE: PILE SPLICES AND BEARING PLATE CONNECTIONS MAY EITHER BE FIELD WELDED OR MAY BE CONNECTED WITH FRICTION FITTINGS APPROVED BY THE ENGINEER.



MC SQUARED
INCORPORATED
STRUCTURAL & CIVIL
ENGINEERS

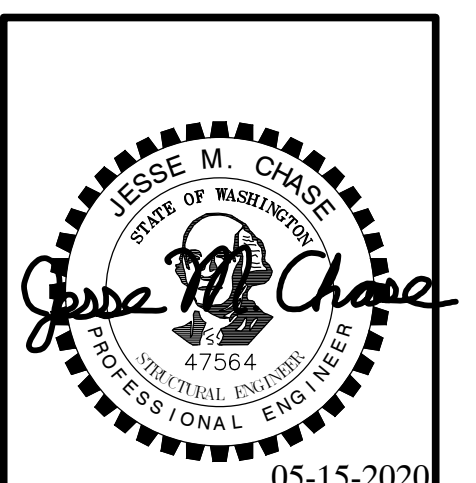
1235 EAST 4TH AVE.
SUITE 101
OLYMPIA, WA 98506
T (360) 754-9339
F (360) 352-2044

www.mc2-inc.com

NO.	DATE	REVISION

Sheet Contents	Structural Notes
Project	East Lot Parcel # 302405-9151
	9167 SE 64th ST Mercer Island, WA Benjamin Altman

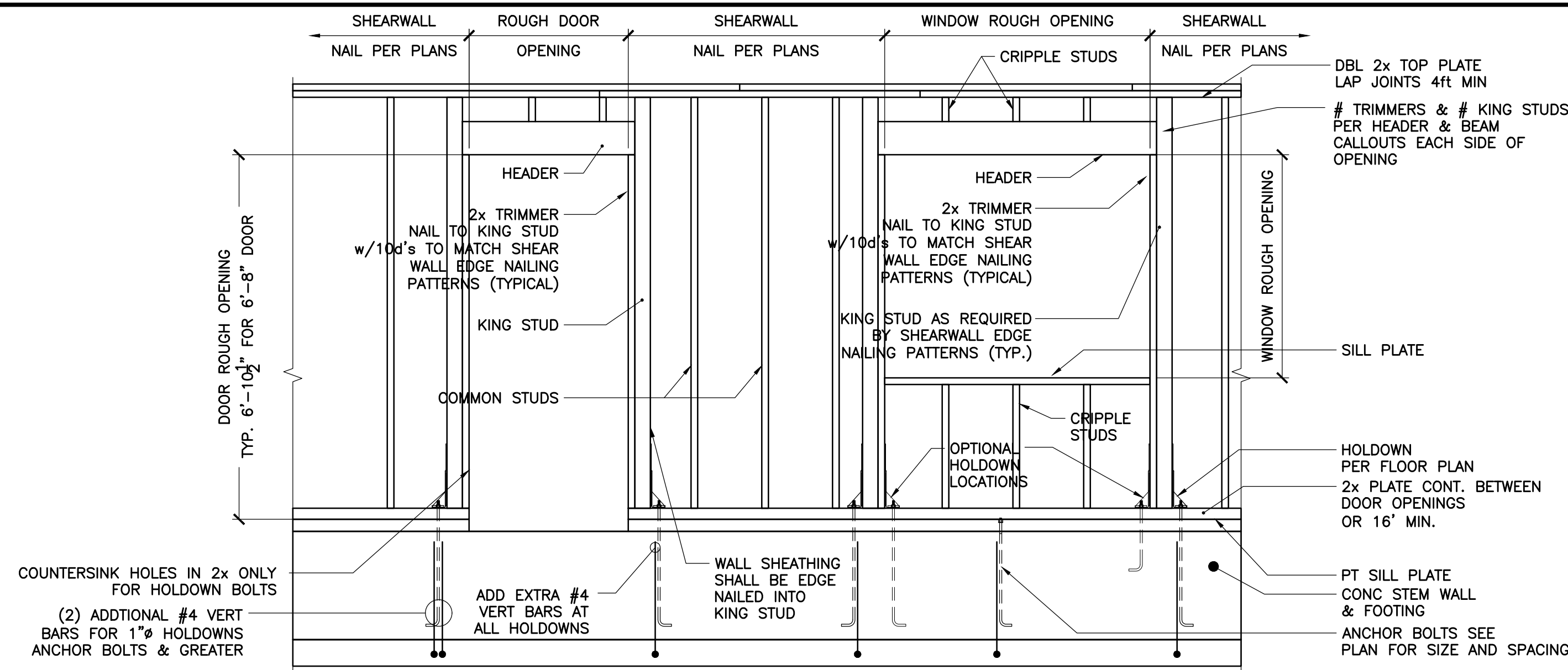
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Drawn By	CLH
Checked By	JMC
Date	05-15-20



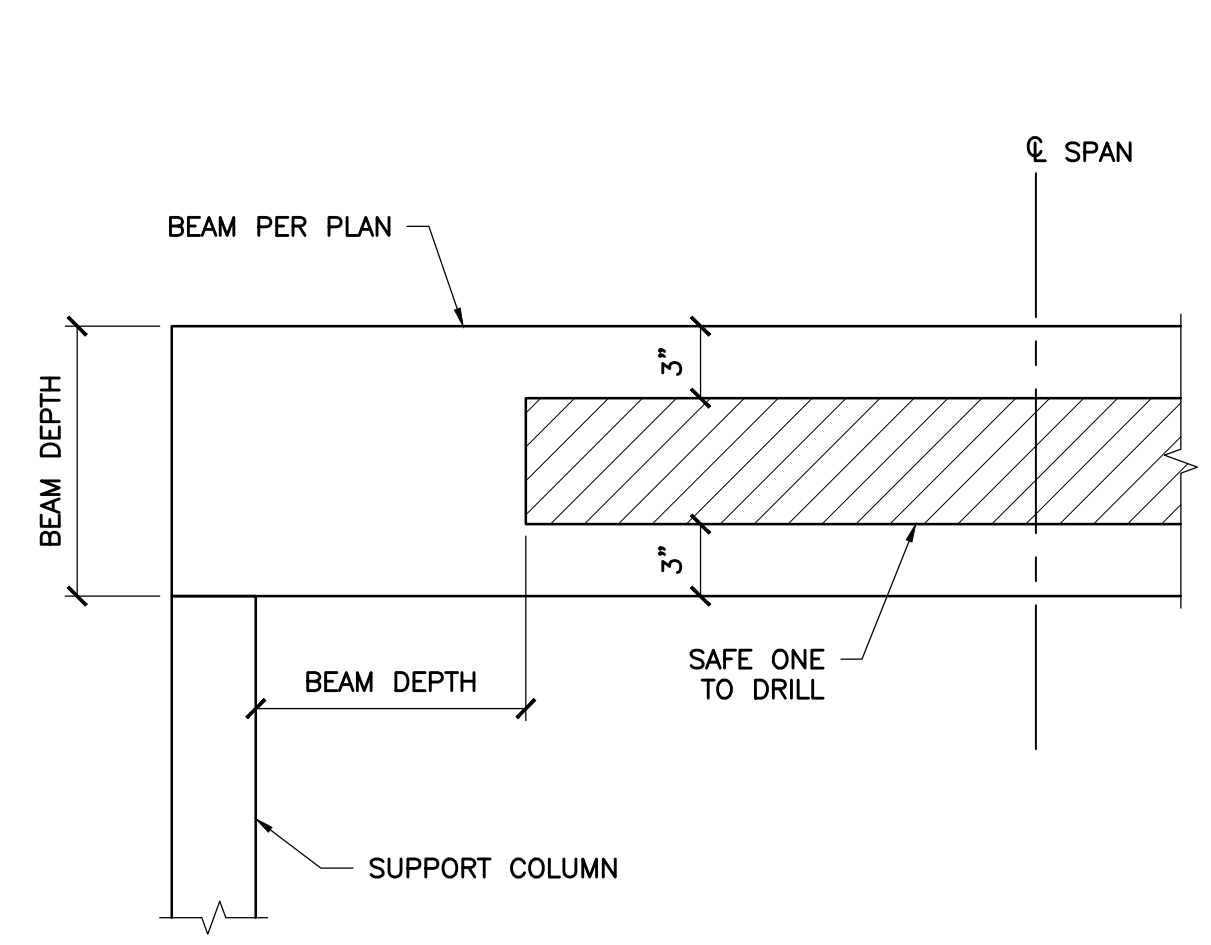
Project Number	2020-0196
Sheet Number	S1.0
	1 of 10

DRAWING DISCREPANCIES
The contractor shall alert MC Squared, Inc. of any discrepancies found on the drawings, such as missing data, typos, or any other items that do not make good sense.

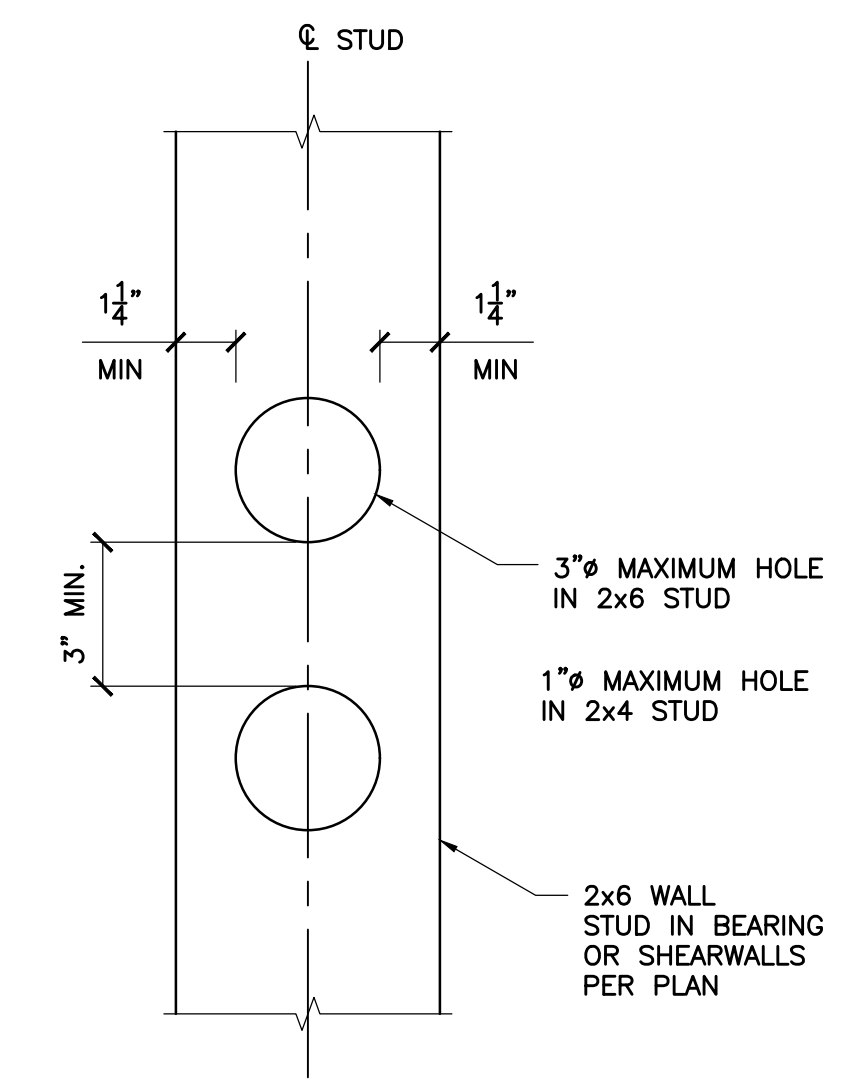
DRAWING DIMENSIONS
The structural drawings are not dimensioned. The architectural plans should be followed for dimensions between grid lines, length and width of building, and floor to floor heights. The structural drawings are only dimensioned for the structural details.



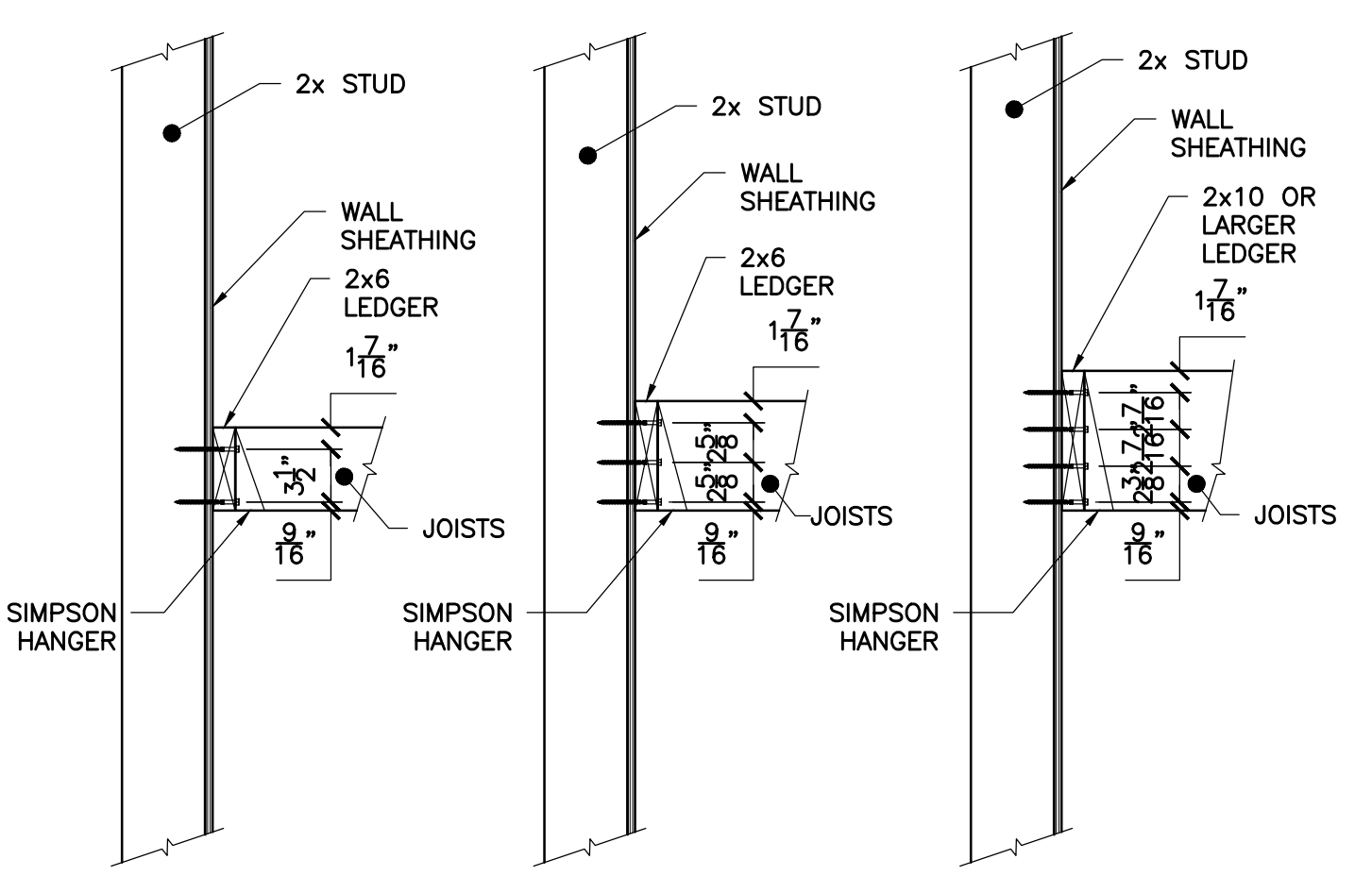
1 SHEARWALL ELEVATION
 1/2" = 1'-0"



4 BEAM ELEVATION FOR WHOLE PLACEMENT
 1 1/2" = 1'-0"

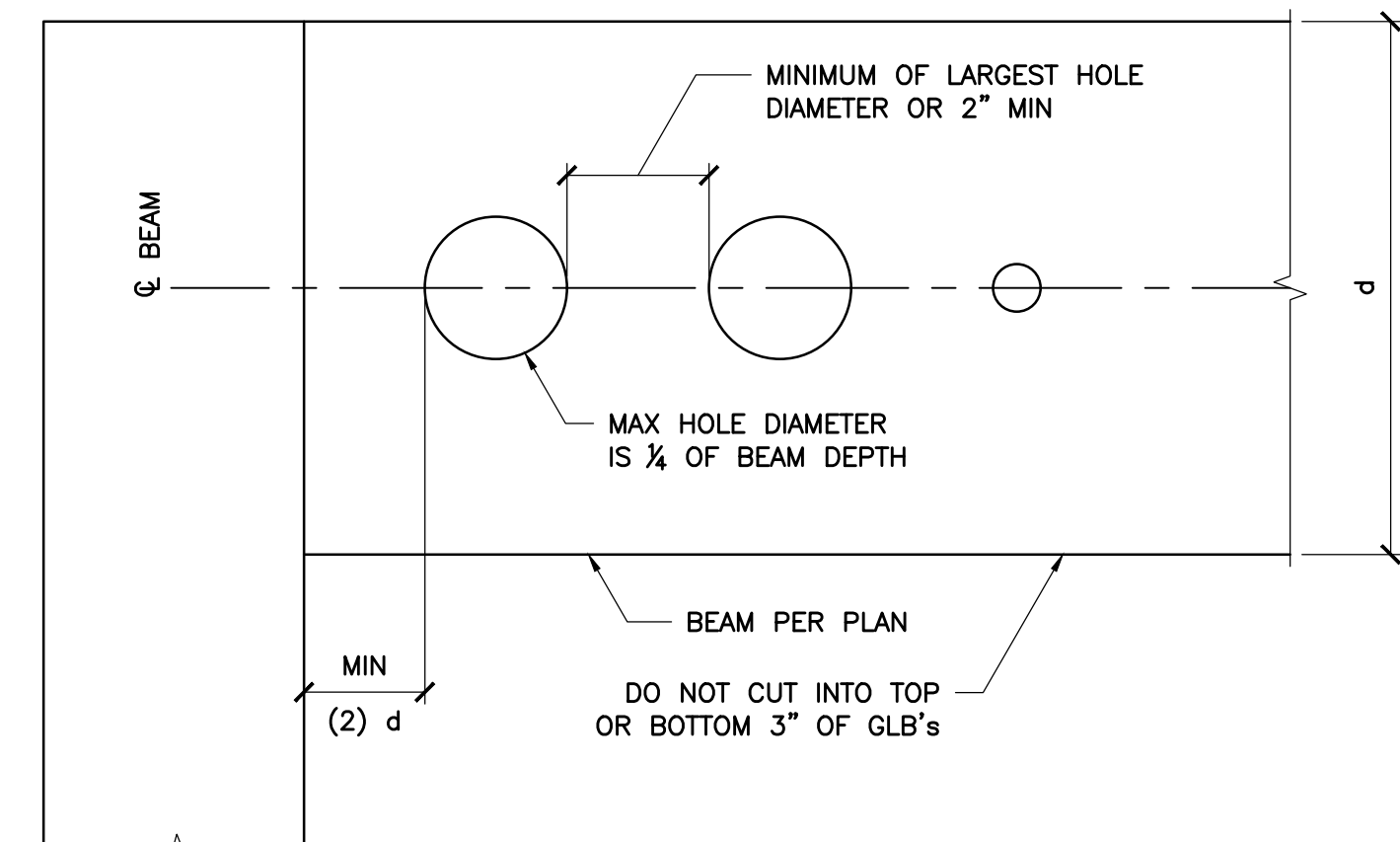


2 WALL STUD HOLE SPACING DETAIL
 3" = 1'-0"



TYPICAL LEDGER SCREW SHALL BE 4" LONG SIMPSON SDWS SCREWS
 NOTE: LEDGER SCREWS MAY ALSO ATTACH TO RIM JOIST AND PLATES
 JOISTS MAY BE SMALLER OR LARGER THAN LEDGER

5 TYPICAL LEDGER DETAIL
 1" = 1'-0"

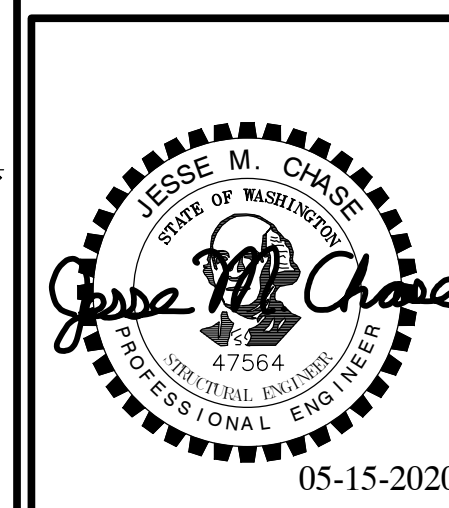


3 HOLE SPACING DETAIL
 3" = 1'-0"

NO.	DATE	REVISION

Structural Details
 Project East Lot Parcel # 302405-9151
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	JMC
Drawn By	CLH
Checked By	JMC
Date	05-15-20





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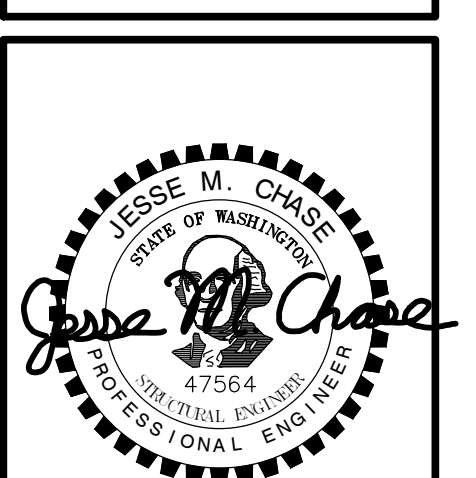
1235 EAST 4TH AVE.
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REV	REVISION	DATE

Sheet Contents
Daylight Basement Foundation Plan
Project
East Lot Parcel # 302405-9151
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

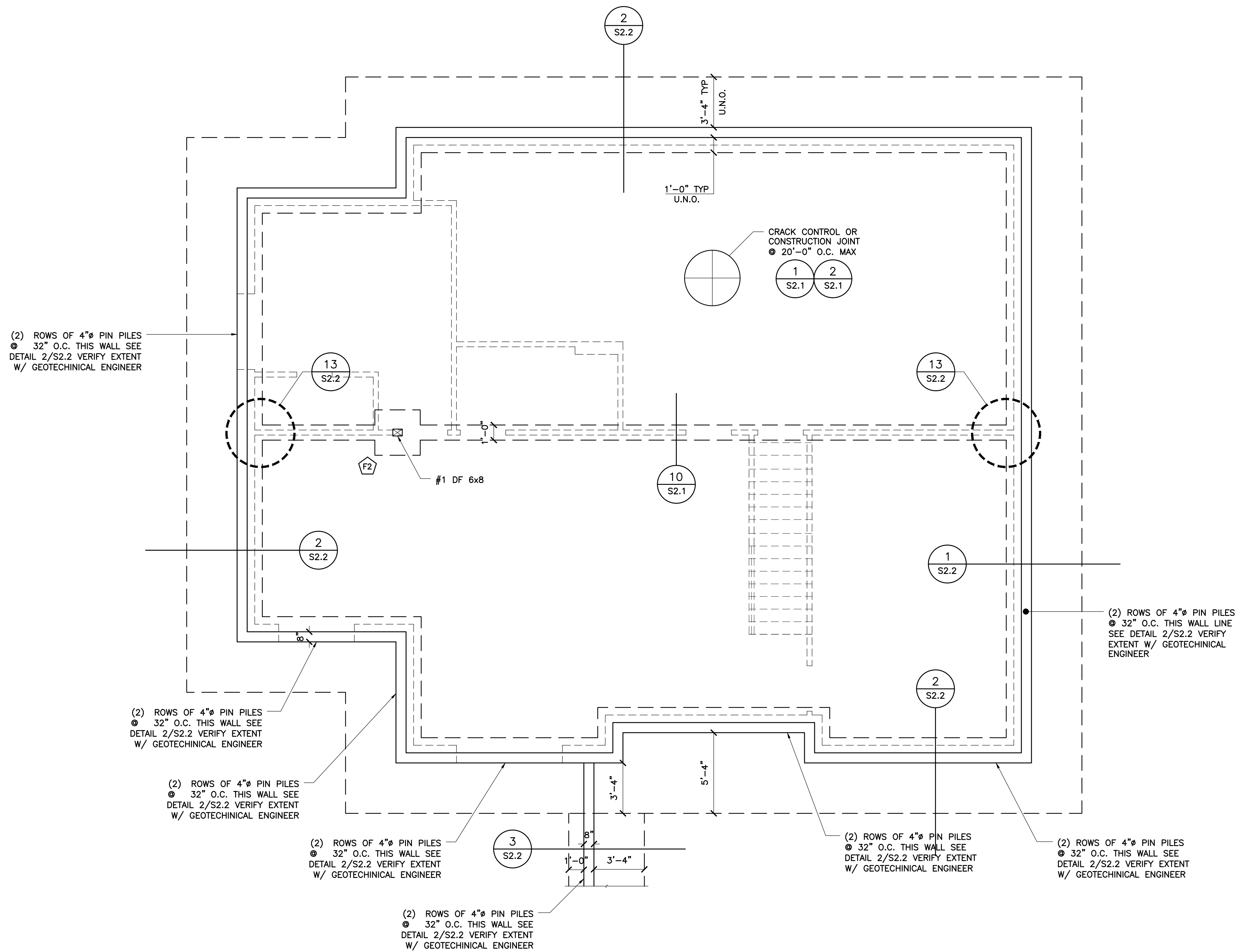
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Drawn By	CLH
Checked By	JMC
Date	05-15-20



05-15-2020

Project Number
2020-0196

Sheet Number
S2.0
3 of 10



DAYLIGHT BASEMENT FOUNDATION PLAN
1/4"=1'-0"

SEE SHEARWALL PLANS FOR HOLDOWN LOCATIONS

HOLDOWN LOCATION NOTE:
FOR HOLDOWNS AND STRAPS TO FND - FOUNDATION BELOW, SEE DETAILS 4/S2.1 & 5/S2.1

CONCRETE SLAB NOTE:
4" CONCRETE SLAB ON GRADE W/ OPTIONAL #4 @ 16" O.C. OVER 6 MIL VAPOR BARRIER OVER X" COMPACTED CRUSHED ROCK TYPICAL

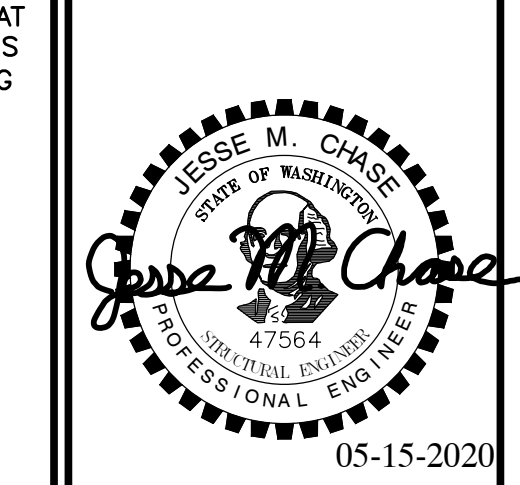
ANCHOR BOLT SPACING SHALL BE 1/4" A.B.'s @ 48" O.C. (2) MIN PER WALL UNLESS NOTED OTHERWISE

FOOTING SCHEDULE				
MARK	SIZE	THICKNESS	REINFORCING	DETAIL
F1	1'-8" SQR	12"	(2) #4 EW	6/S2.1 OR 12/S3.1
F2	2'-8" SQR	12"	(4) #4 EW	7/S2.1

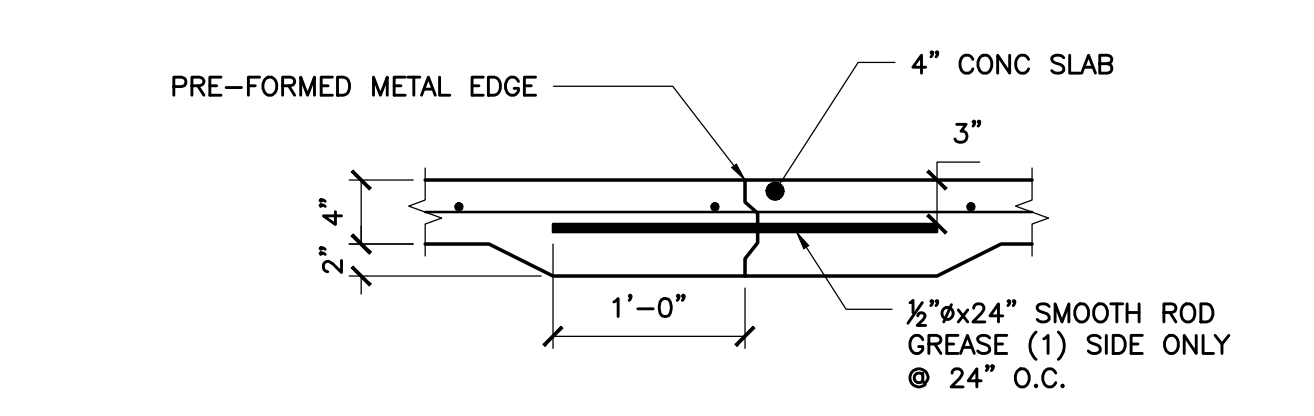
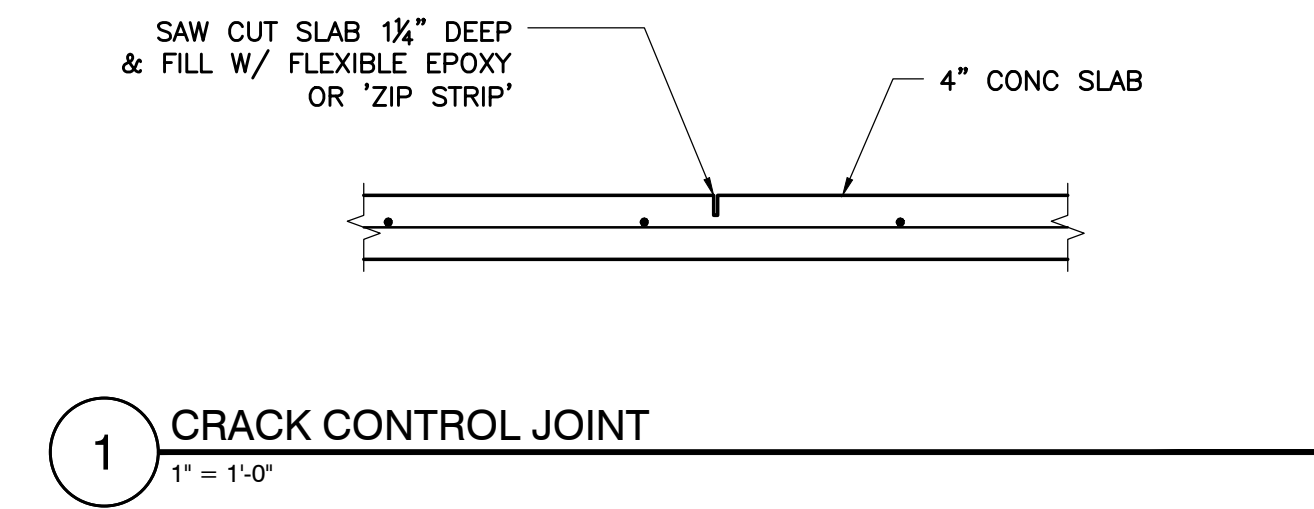
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Project
East Lot Parcel # 302405-9151
 9167 SE 64th ST
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 Benjamin Altman

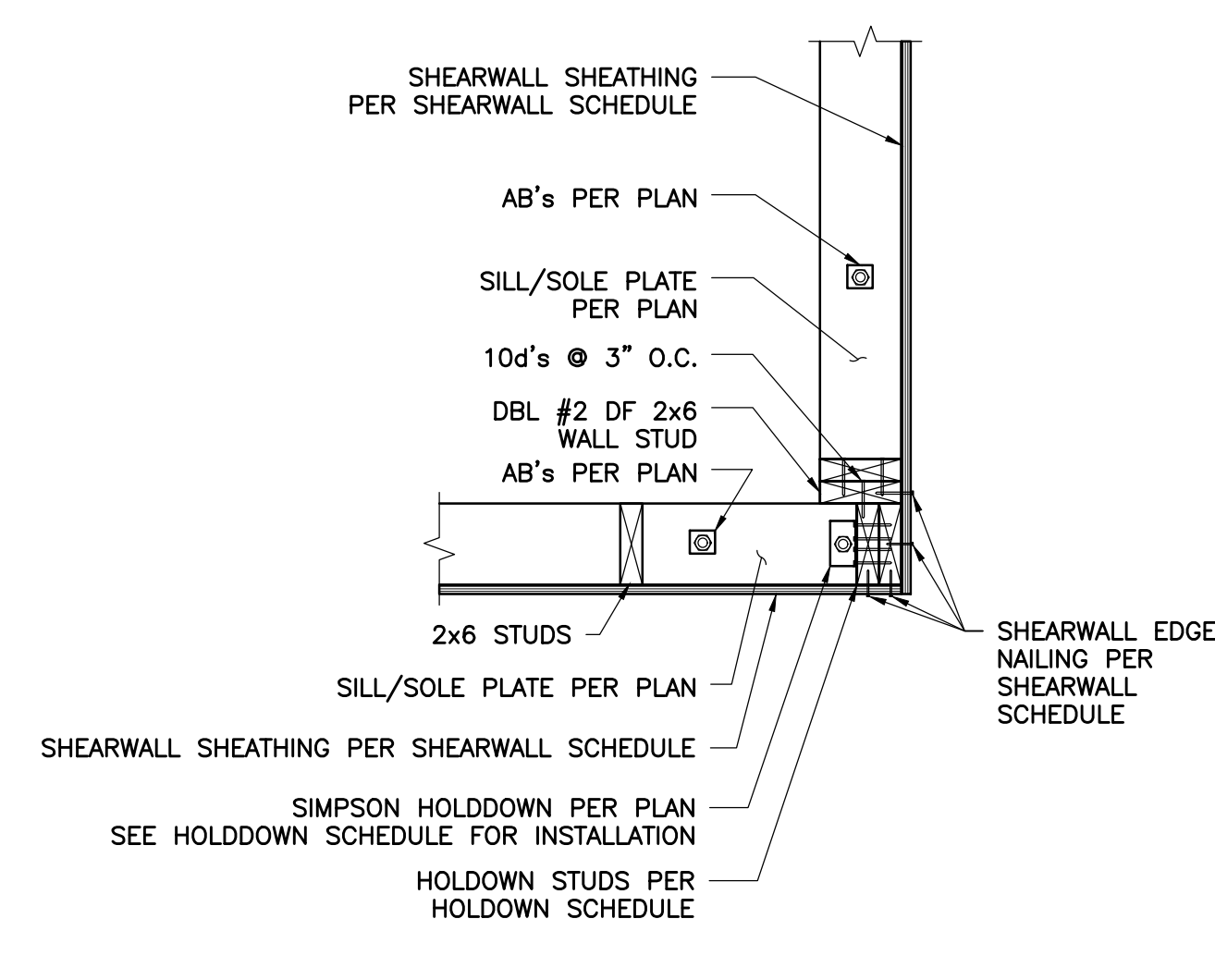
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Date	05-15-20



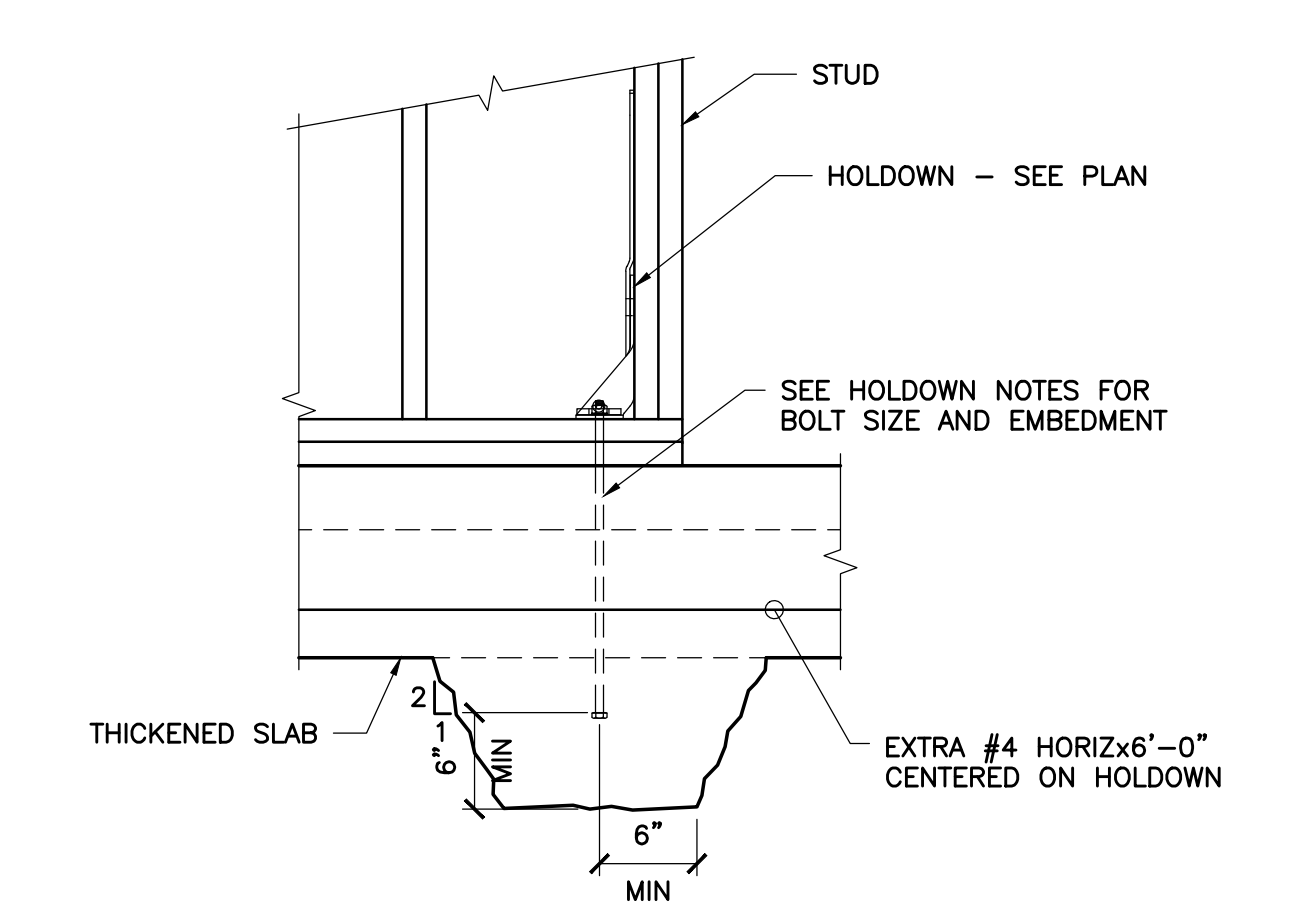
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 Sheet Number
S2.1
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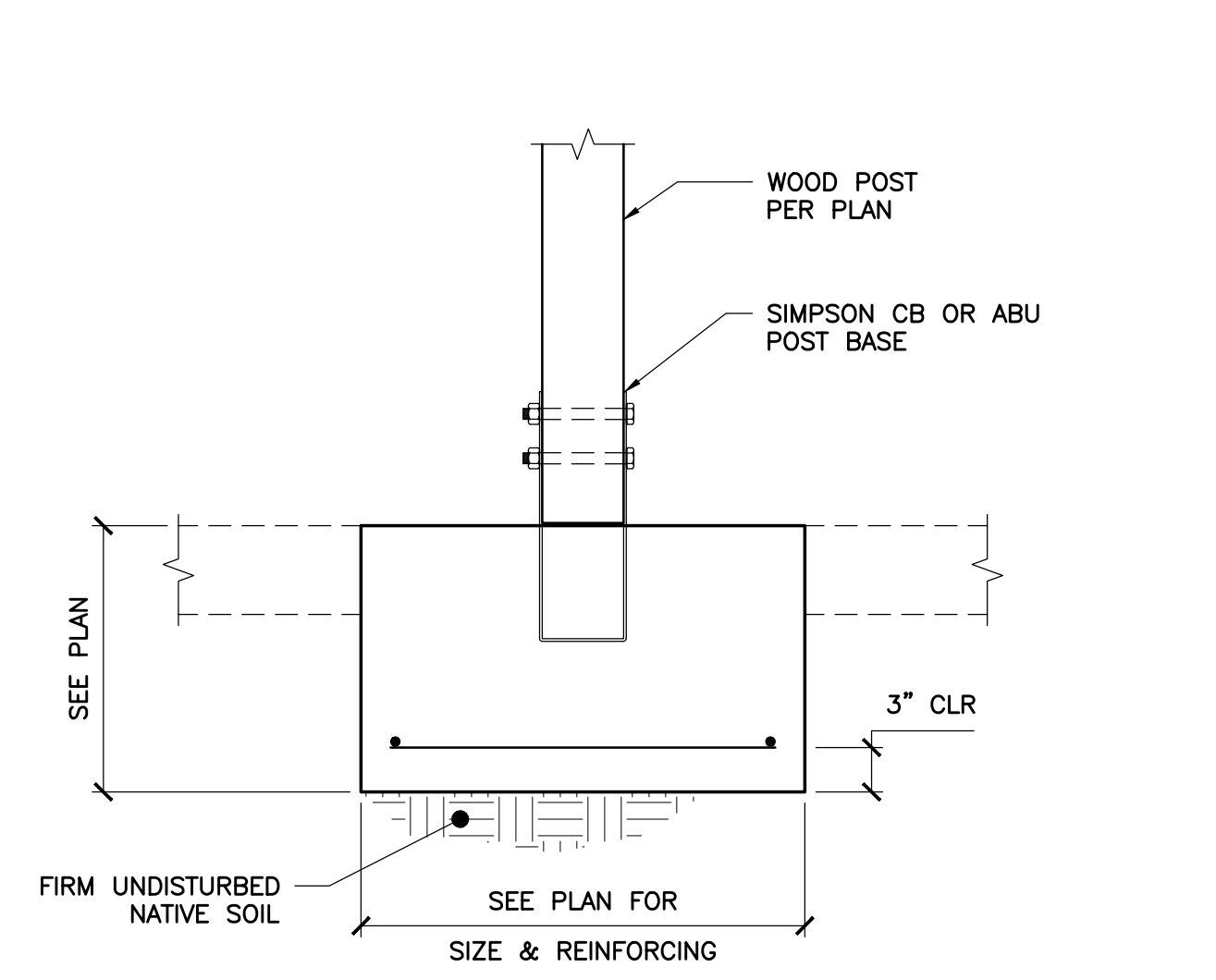
1 CRACK CONTROL JOINT
 1" = 1'-0"



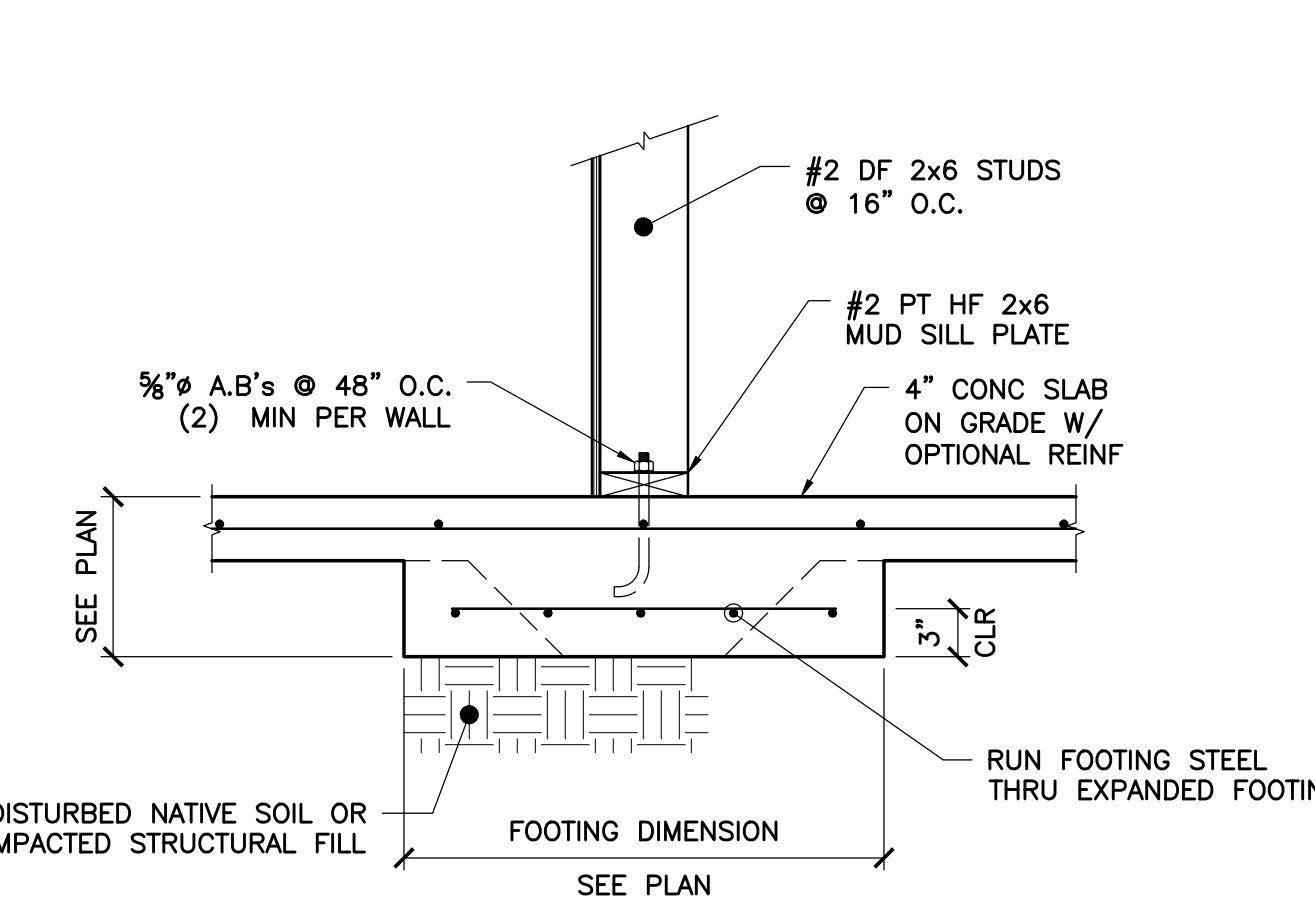
3 SINGLE HOLD DOWN AT CORNER CONNECTION
 1" = 1'-0"



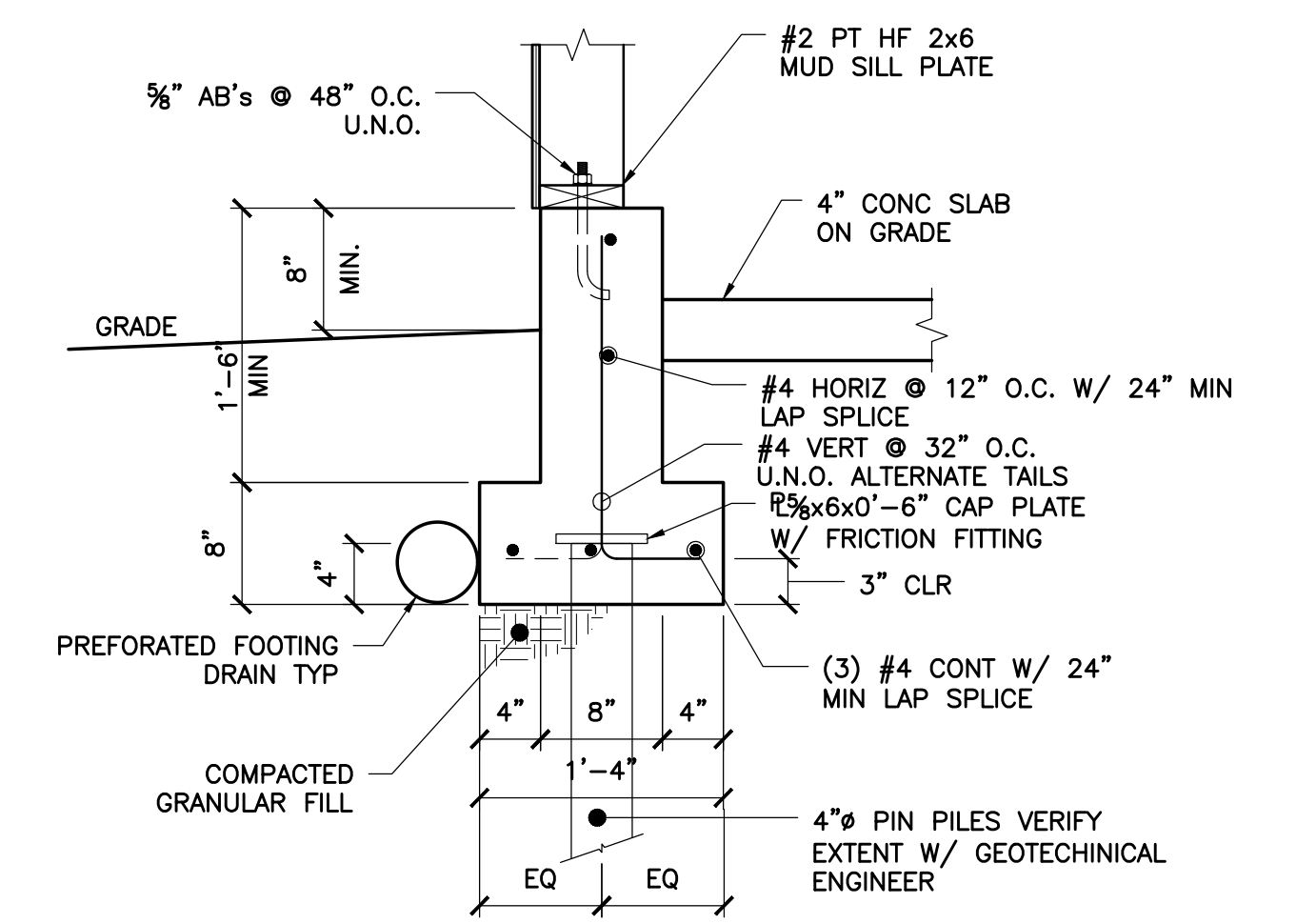
5 THICKENED FOOTING AT HOLDDOWN
 1" = 1'-0"



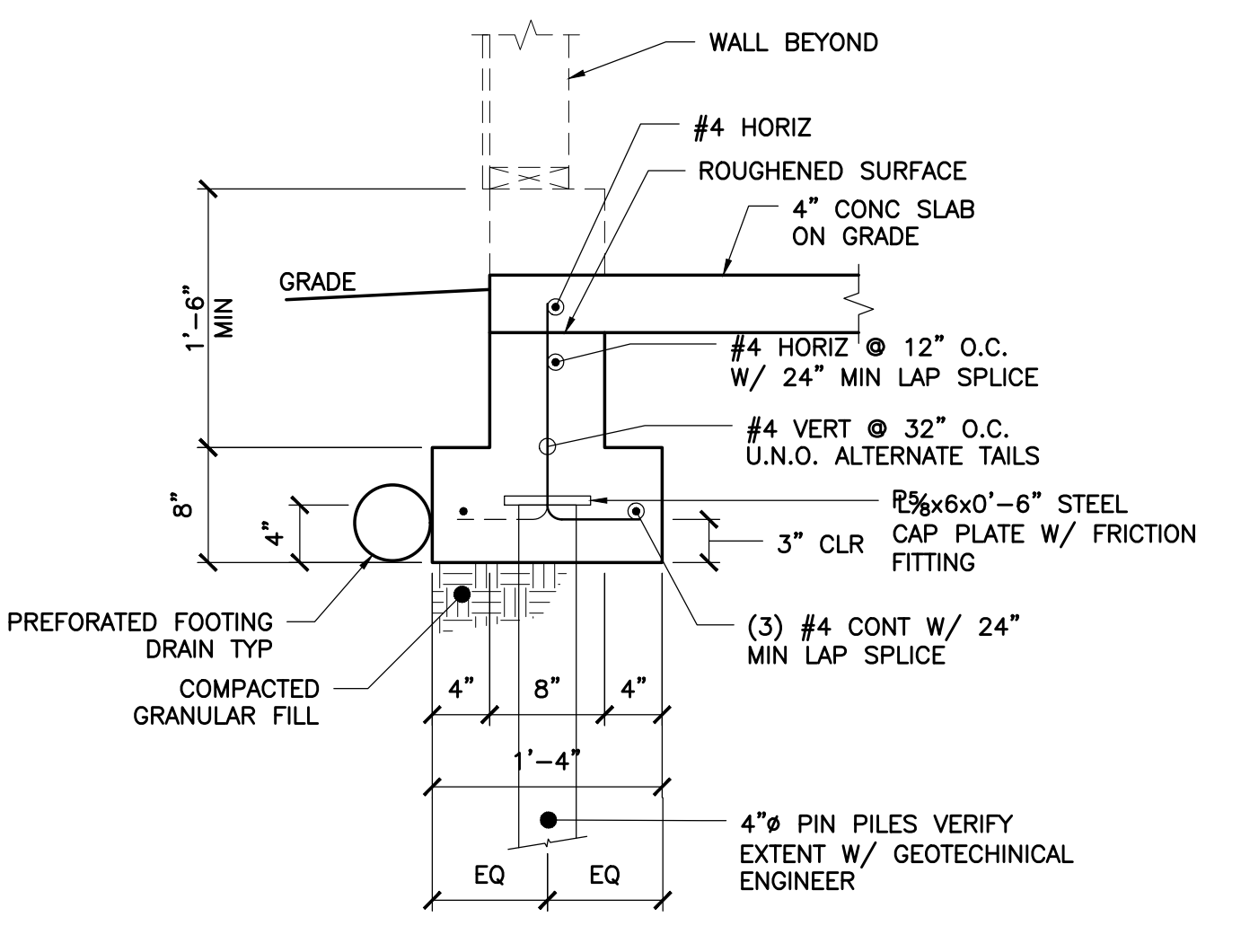
6 CONCRETE FOOTING FOR WOOD COLUMN
 1" = 1'-0"



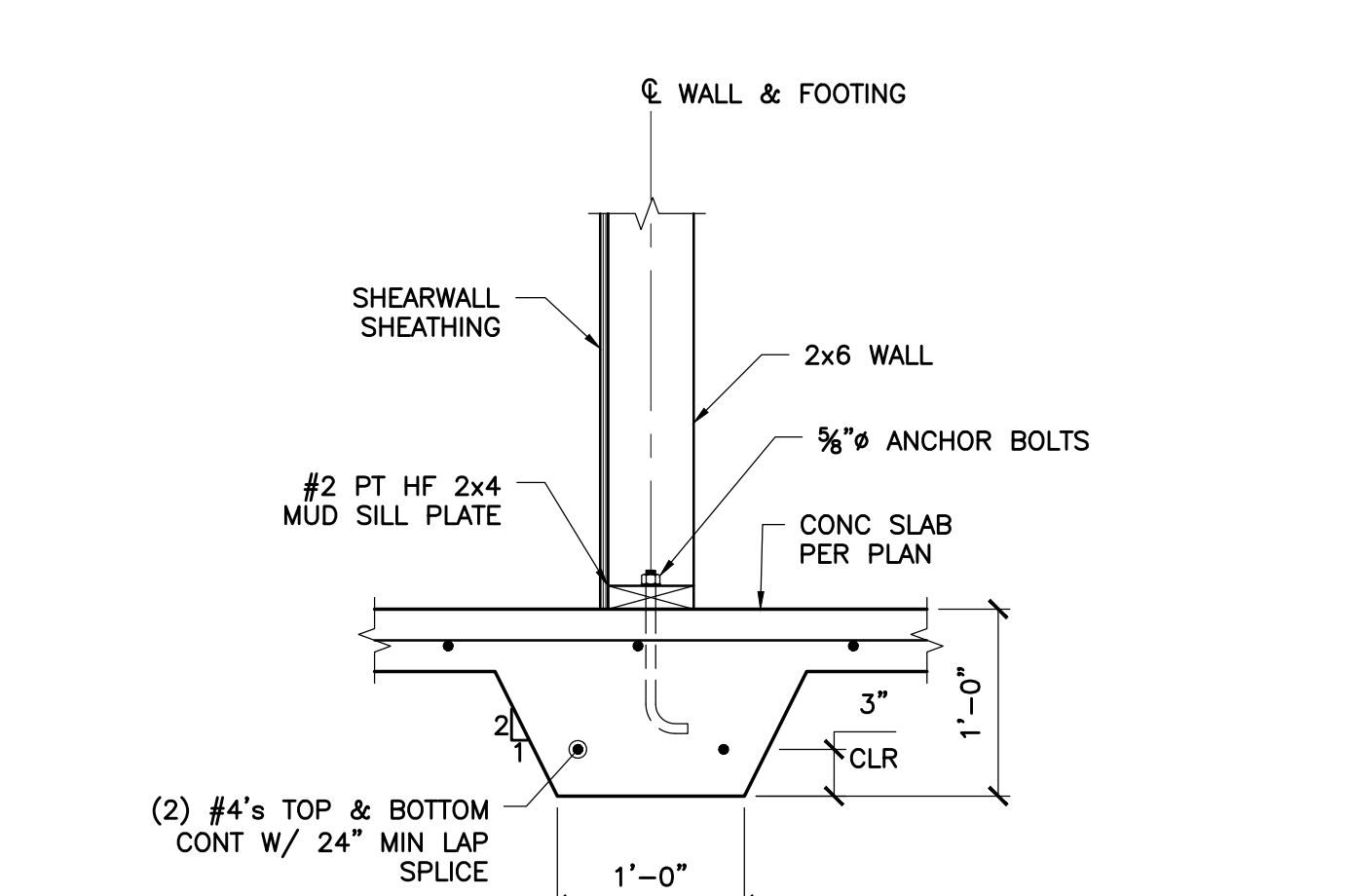
7 THICKENED SLAB W/ FOOTING
 1" = 1'-0"



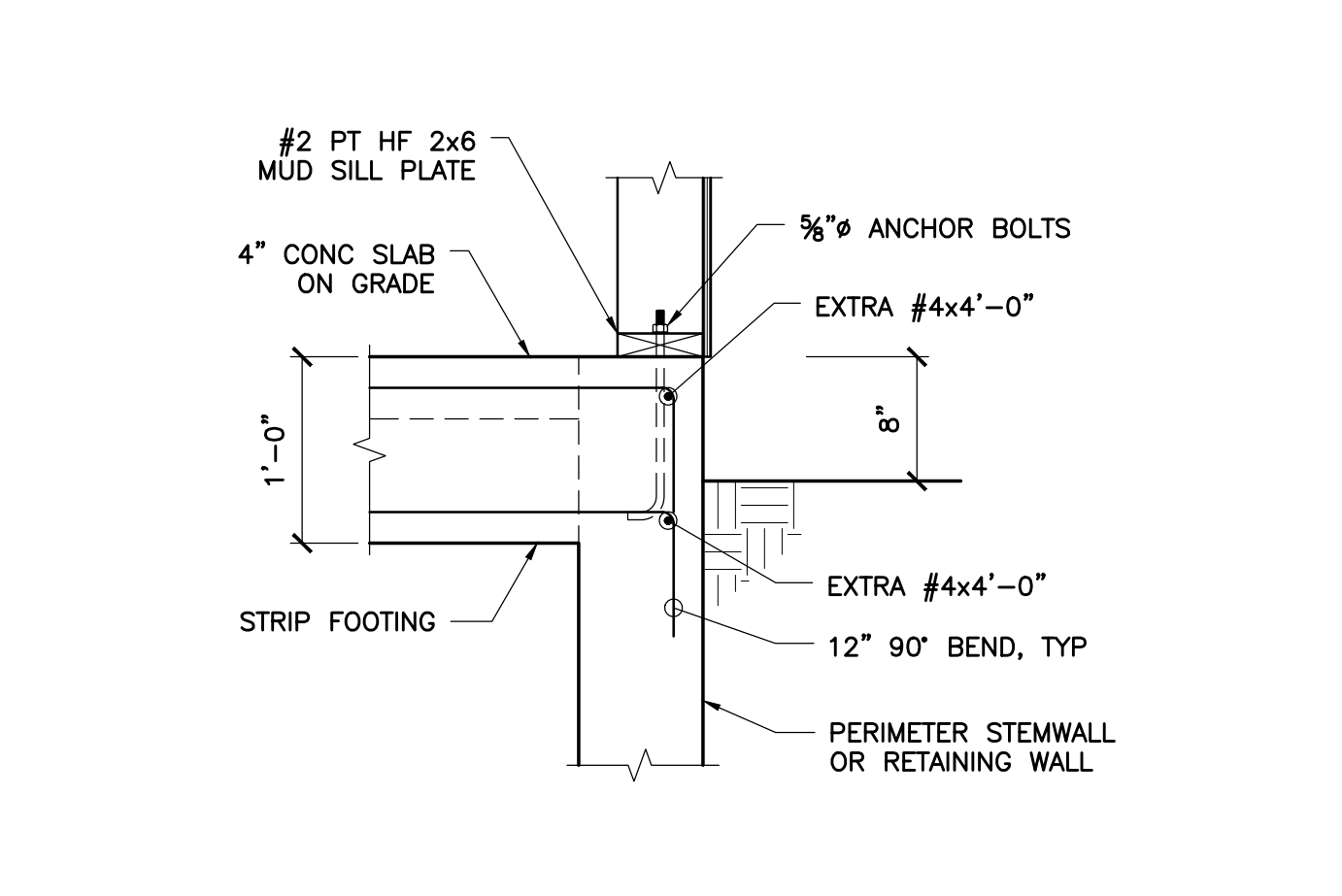
8 TYPICAL CONCRETE FOOTING AT GARAGE
 1" = 1'-0"



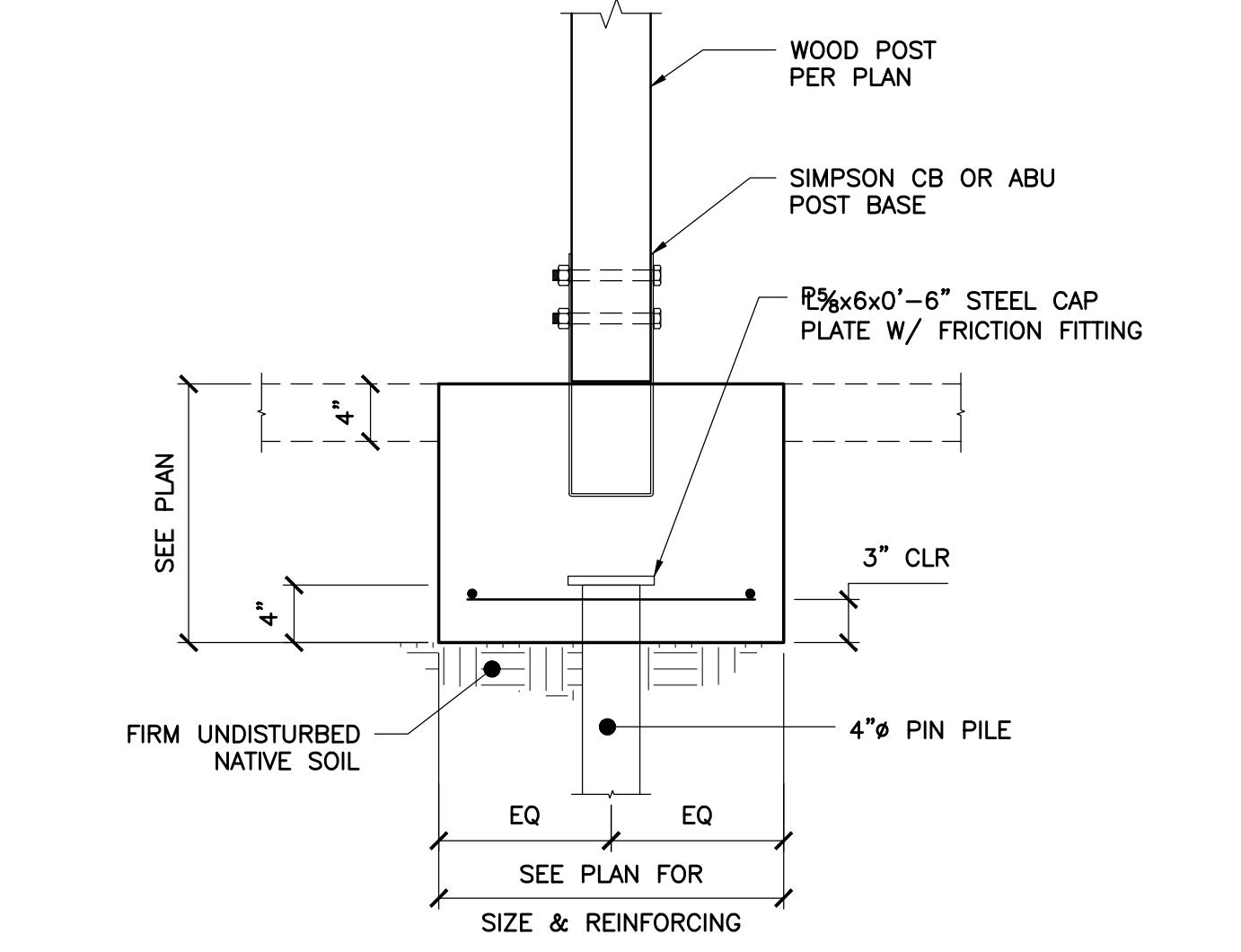
9 TYPICAL CONCRETE FOOTING AT GARAGE DOORS
 1" = 1'-0"



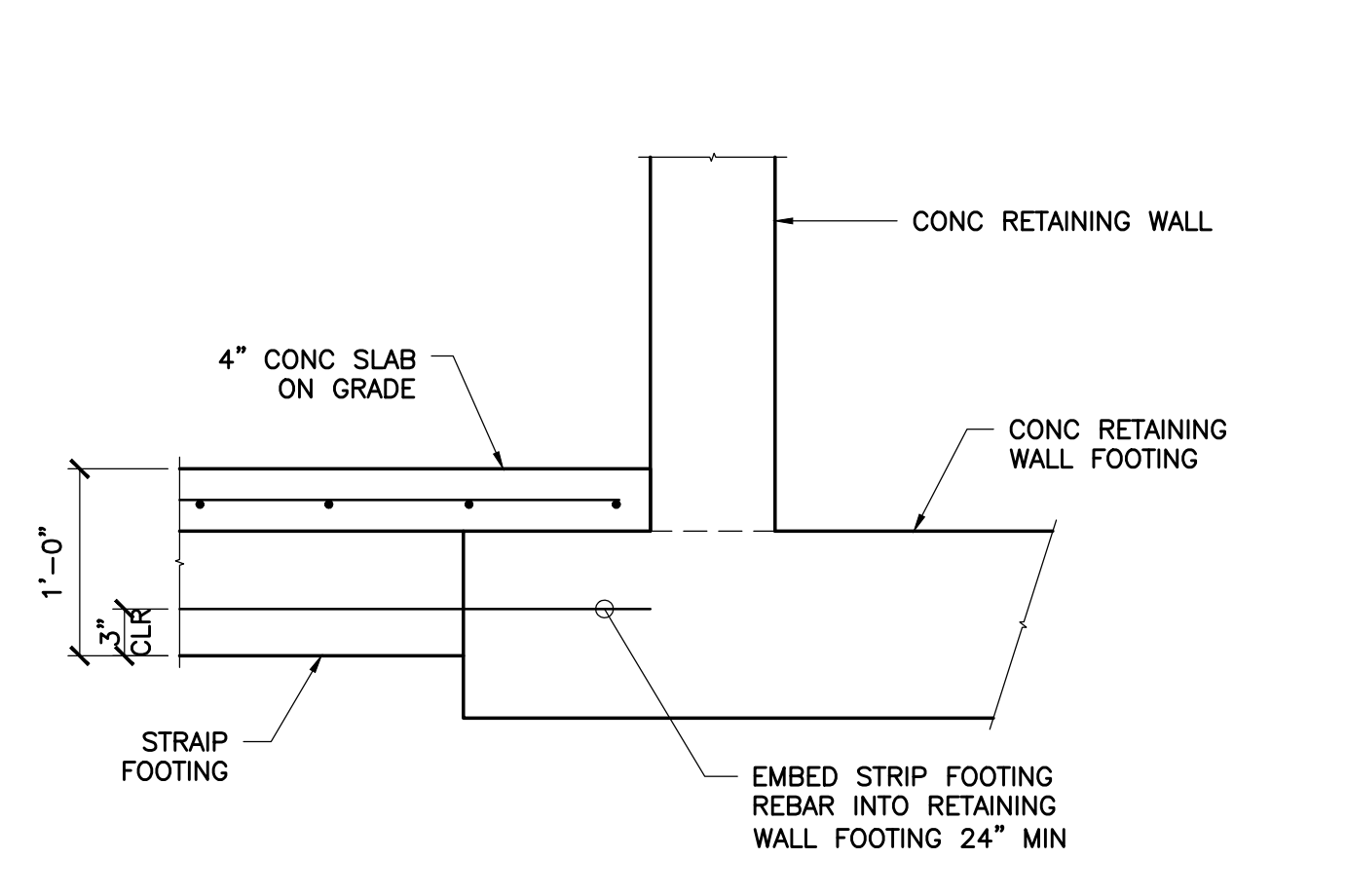
10 INTERIOR BEARING WALL FOOTING
 1" = 1'-0"



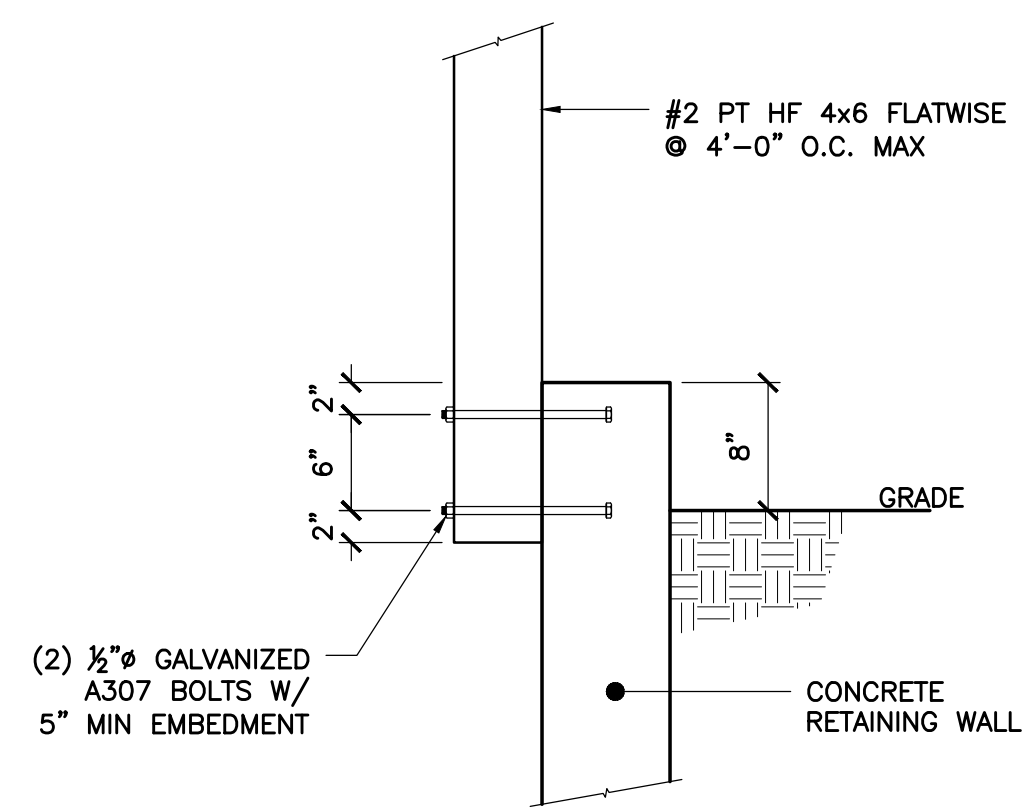
11 STRIP FOOTING TO STEMWALL CONNECTION
 1" = 1'-0"



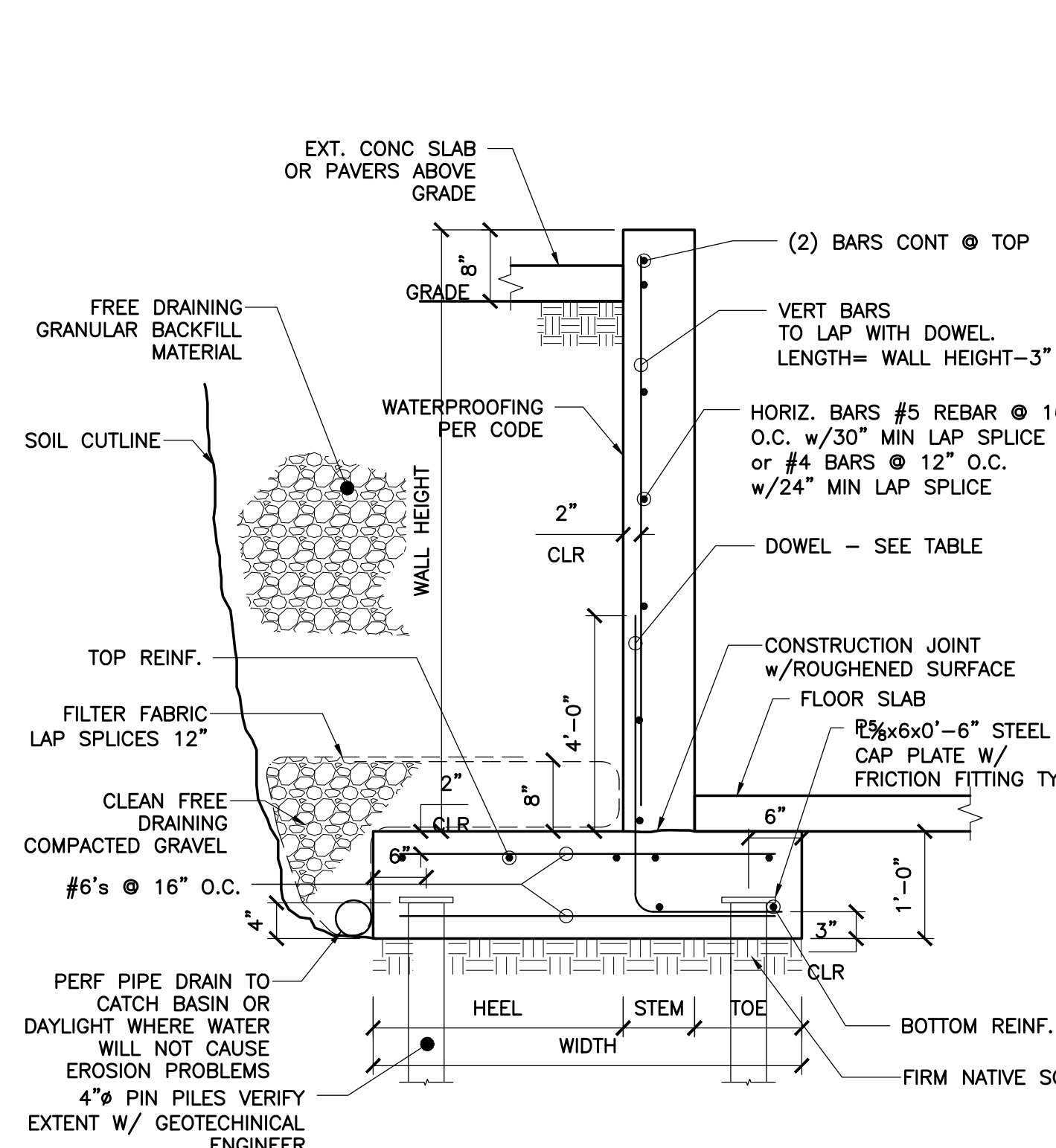
12 CONCRETE FOOTING FOR WOOD COLUMN
 1" = 1'-0"



13 STRIP FOOTING TO RETAINING WALL FOOTING
 1" = 1'-0"

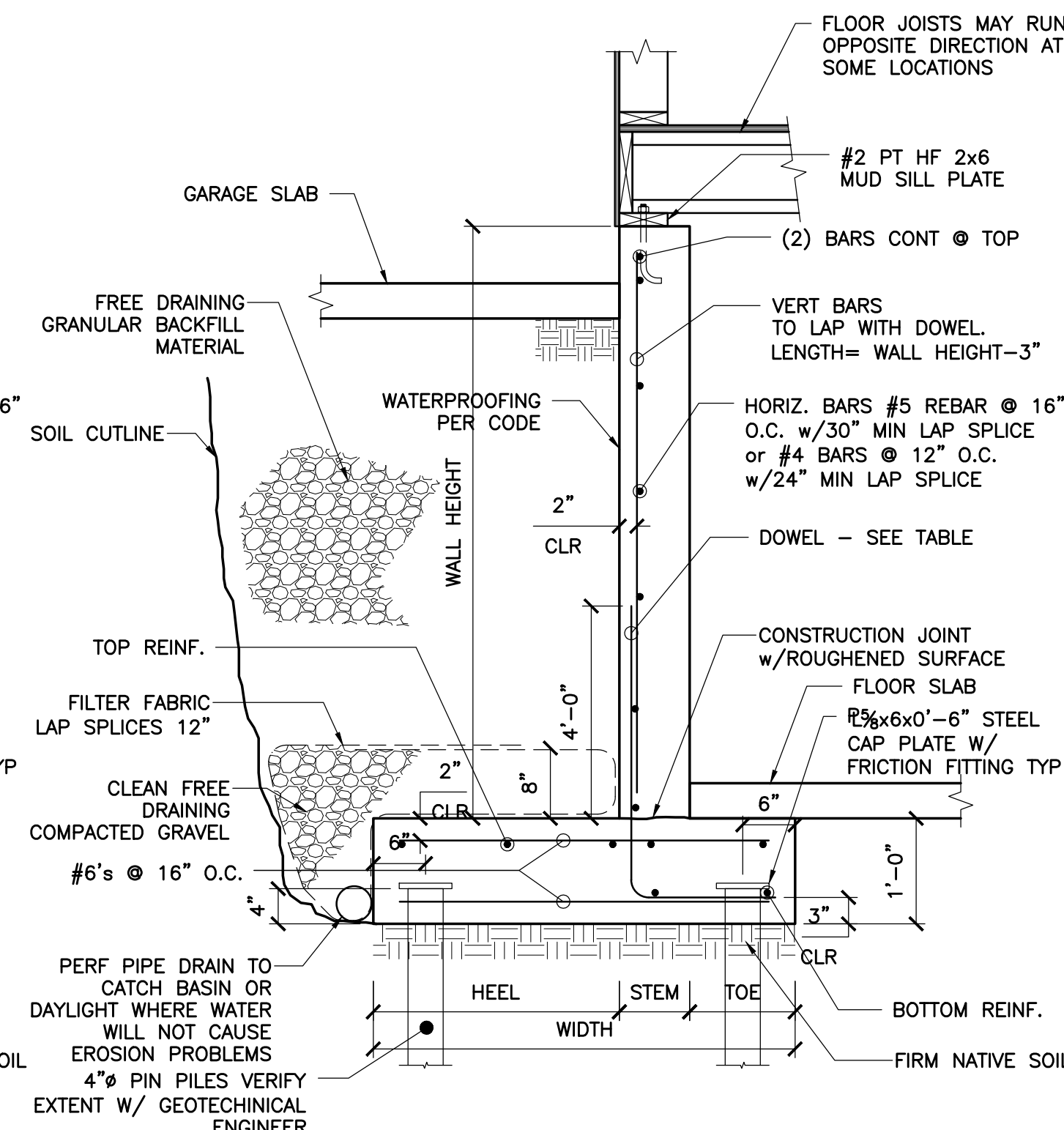


5 RETAINING WALL HANDRAIL DETAIL
1" = 1'-0"



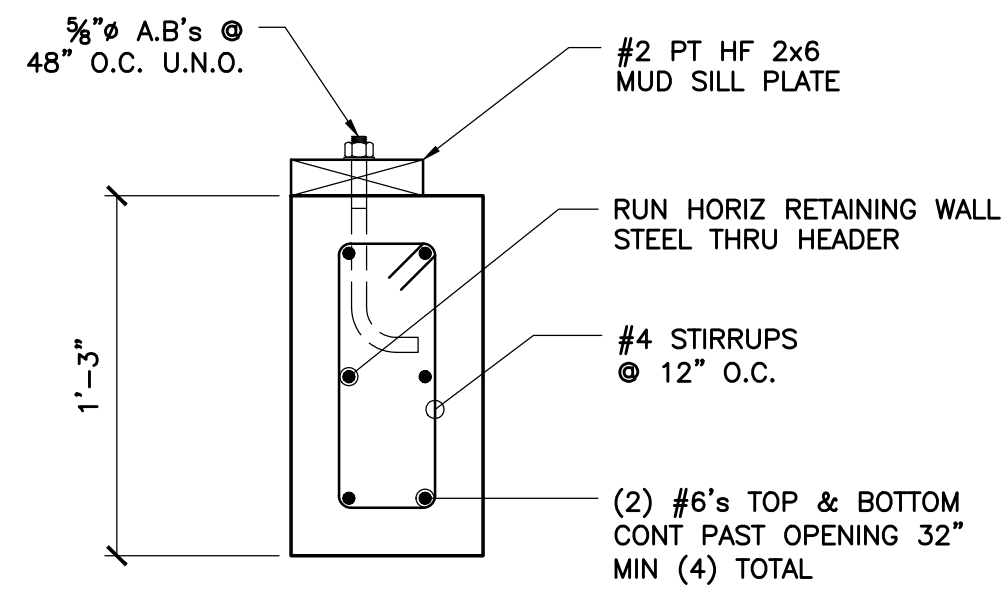
RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
9'-2"	3'-4"	1'-0"	5'-0"	(7) #4's	(2) #4's	#6 @ 8" O.C.	#5 @ 16" O.C.	8"

3 RETAINING WALL SECTION
3/4" = 1'-0"

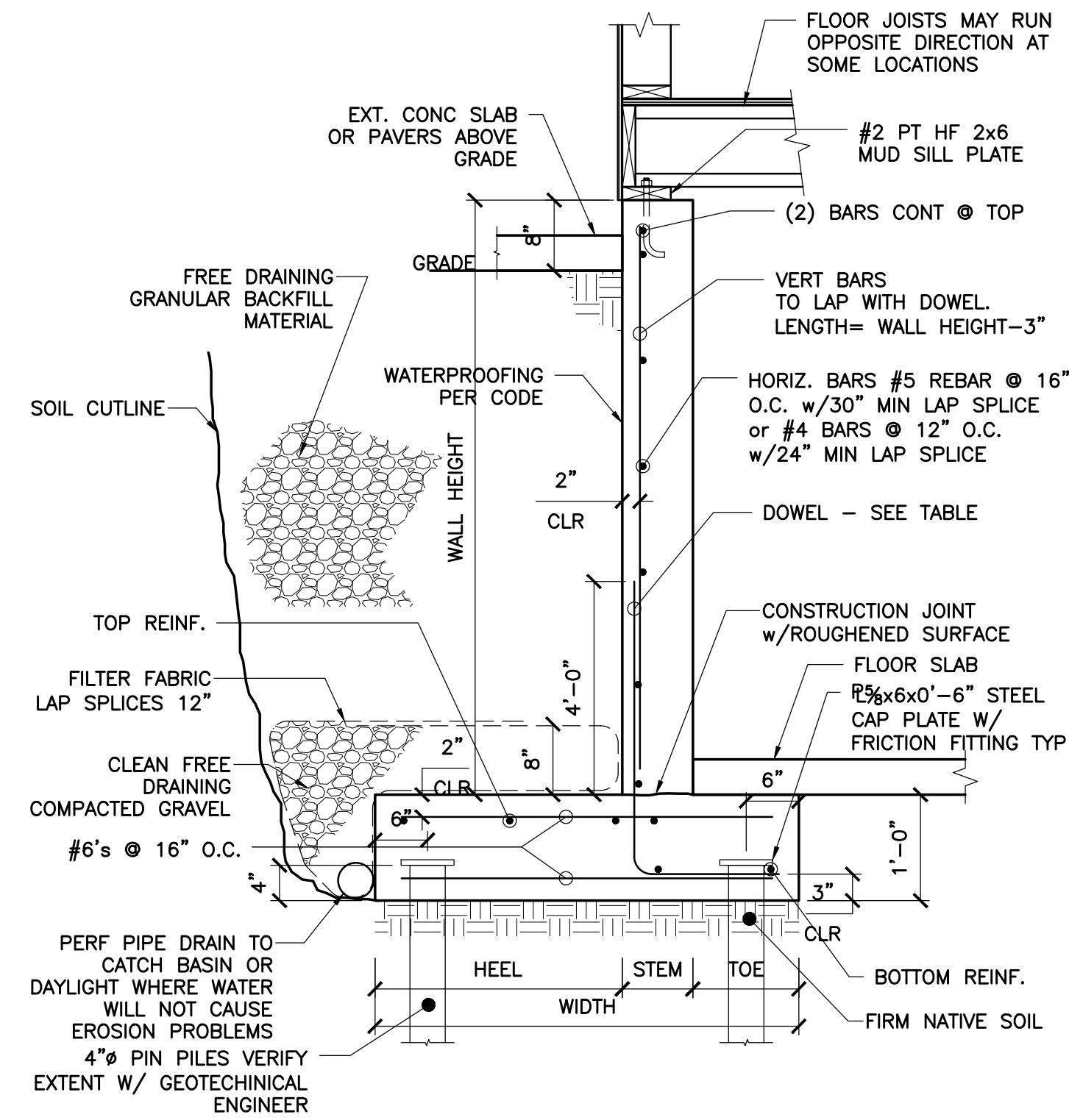


RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
9'-2"	3'-4"	1'-0"	5'-0"	(7) #4's	(2) #4's	#6 @ 8" O.C.	#5 @ 16" O.C.	8"

1 RETAINING WALL SECTION AT GARAGE
3/4" = 1'-0"



4 CONCRETE HEADER
1 1/2" = 1'-0"



RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
9'-2"	3'-4"	1'-0"	5'-0"	(7) #4's	(2) #4's	#6's @ 8" O.C.	#5's @ 16" O.C.	8"

2 RETAINING WALL SECTION
3/4" = 1'-0"

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 ENGINEERS
 1235 EAST 4TH AVE.
 SUITE 101
 OLYMPIA, WA 98506
 T (360) 754-9339
 F (360) 352-2044
 www.mc2-inc.com

NO.	DATE	REVISION

Foundation Details
 Project East Lot Parcel # 302405-9151
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	JMC
Drawn By	CLH
Checked By	JMC
Date	05-15-20

Professional Engineer
 JESSE M. CHASE
 STATE OF WASHINGTON
 47564
 STRUCTURAL ENGINEER
 PROFESSIONAL
 05-15-2020

Project Number	2020-0196
Sheet Number	S2.2
5 of 10	



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INCORPORATED
STRUCTURAL & CIVIL
ENGINEERS

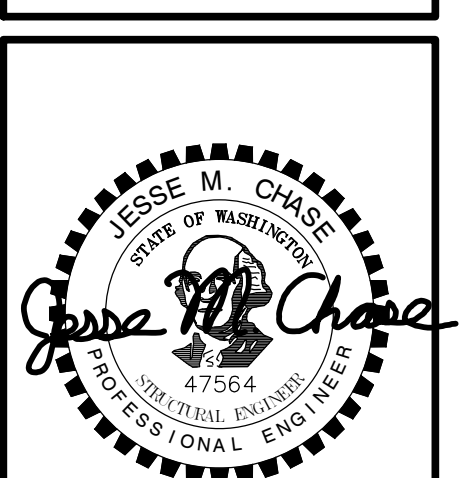
1235 EAST 4TH AVE.
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OLYMPIA, WA 98506
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REV	REVISION	DATE

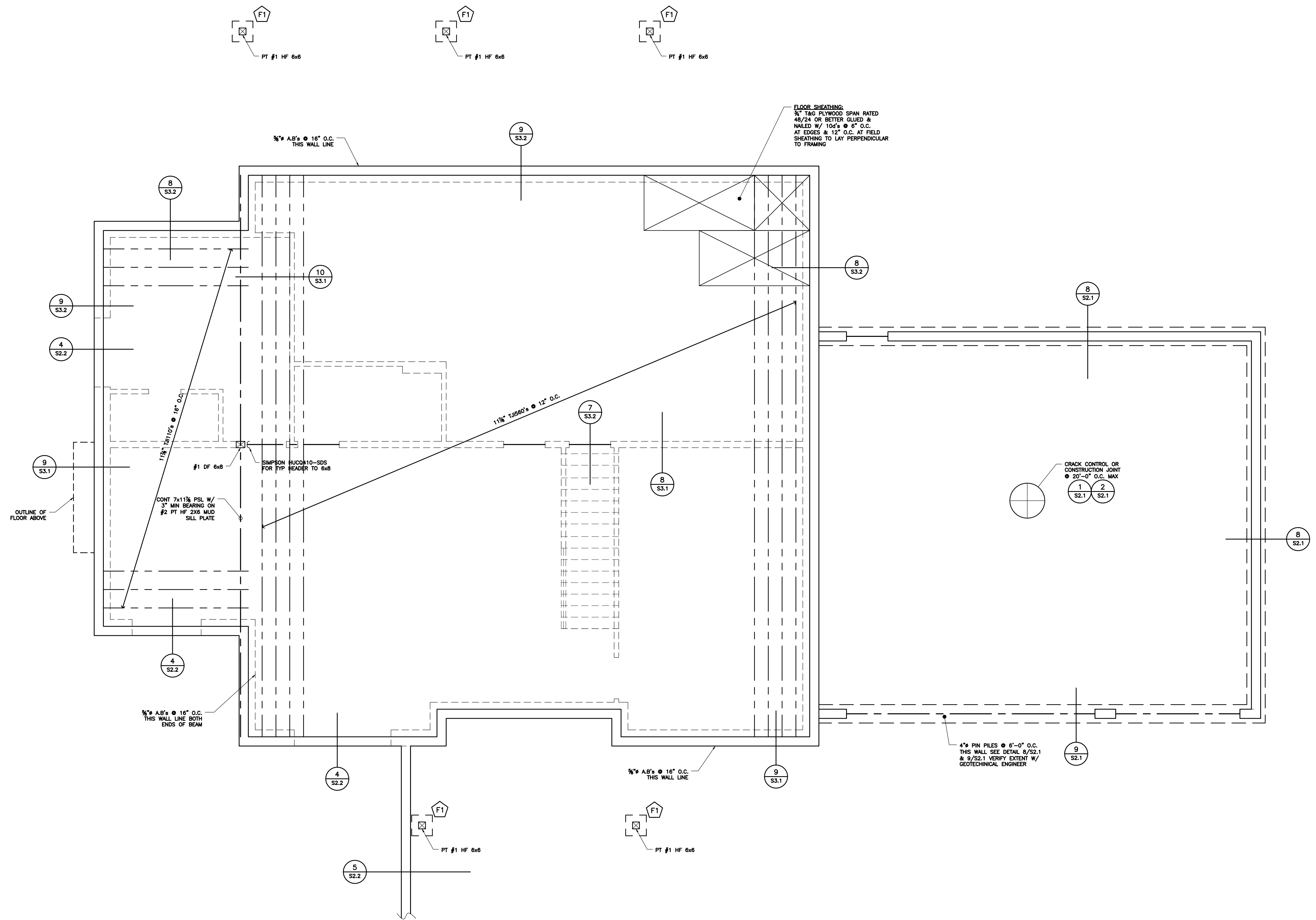
Sheet Contents
Main Floor Framing & Foundation Plan
Project
East Lot Parcel # 302405-9151
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By JMC
Drawn By CLH
Checked By JMC
Date 05-15-20



Project Number
2020-0196

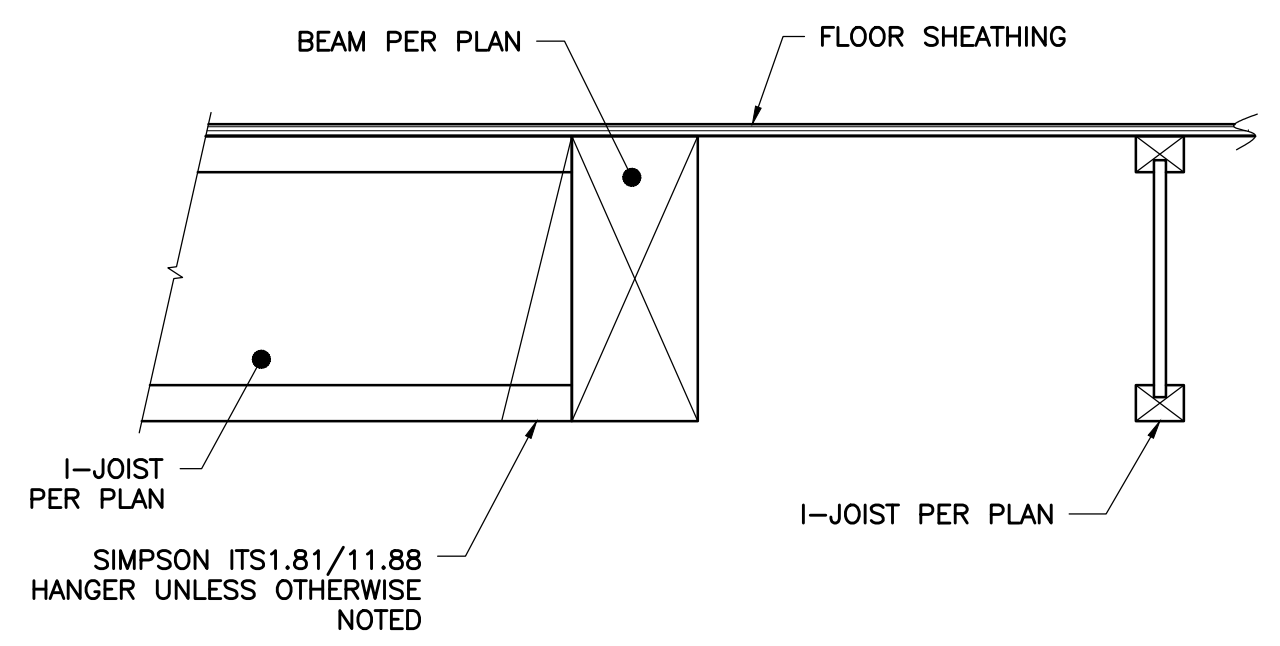
Sheet Number
S3.0
6 of 10



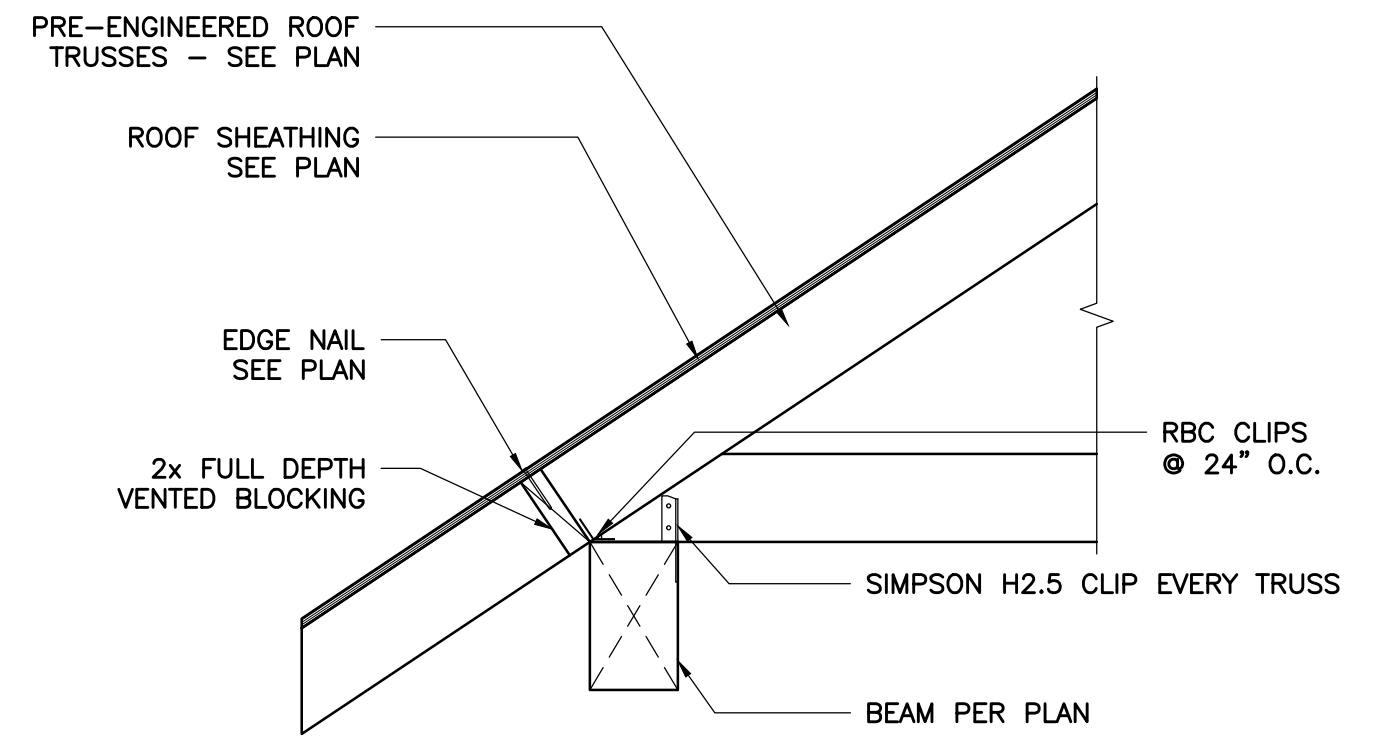
MAIN FLOOR FRAMING & FOUNDATION PLAN
3/8"=1'-0"

MARK	SIZE	THICKNESS	REINFORCING	DETAIL
F1	1'-6" SOR	12"	(2) #4's EW	6/S2.1 OR 12/S2.1
F2	2'-6" SOR	12"	(4) #4's EW	7/S2.1

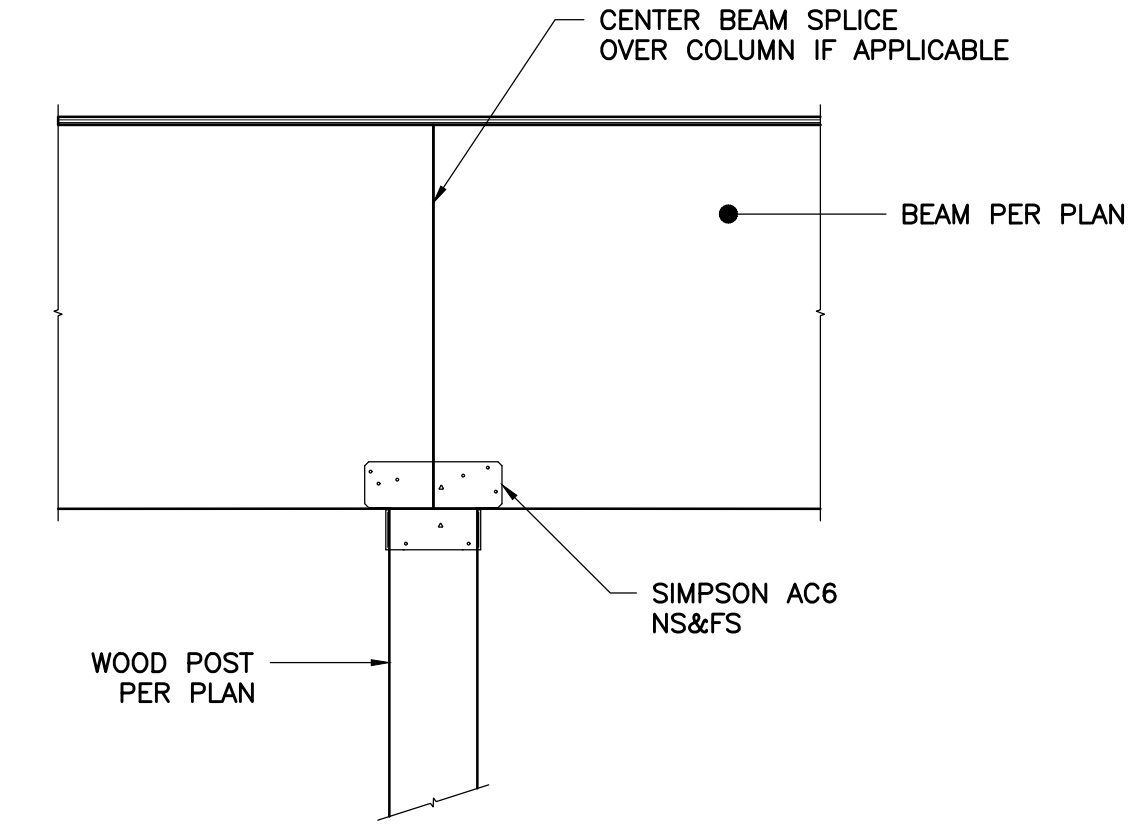
- SEE SHEARWALL PLANS FOR HOLD-DOWN LOCATIONS
- HOLD-DOWN LOCATION NOTE: FOR HOLD-DOWNS AND STRAPS TO END - FOUNDATION BELOW, SEE DETAILS 4/S2.1 & 5/S2.1
- CONCRETE SLAB NOTE: 4" CONCRETE SLAB ON GRADE W/ OPTIONAL #4's @ 16" O.C. OVER 6 MIL VAPOR BARRIER OVER X" COMPACTED CRUSHED ROCK TYPICAL
- ANCHOR BOLT SPACING SHALL BE #4's @ 48" O.C. (2) MIN PER WALL UNLESS NOTED OTHERWISE
- TYPICAL HEADER SHALL BE (2) #2 DF 4x10 UNLESS NOTED OTHERWISE
- TYPICAL TRIMMER STUDS SHALL BE (2) #2 DF 2x EACH SIDE OF OPENING UNLESS NOTED OTHERWISE SEE DETAIL 2/S3.1
- TYPICAL TOP SPLICE SHALL BE DBL TOP PLATES W/ 48" MIN LAP SPLICE W/ (2) ROWS OF 16G NAILS @ 3" O.C. FOR 48" BOTH SIDES OF SPLICES STAGGERED LAP SPLICES @ 8'-0" O.C. MIN UNLESS NOTED OTHERWISE SEE DETAIL 1/S3.1
- TYPICAL STUDS SHALL BE (1) #2 DF 2x6's @ 16" O.C.



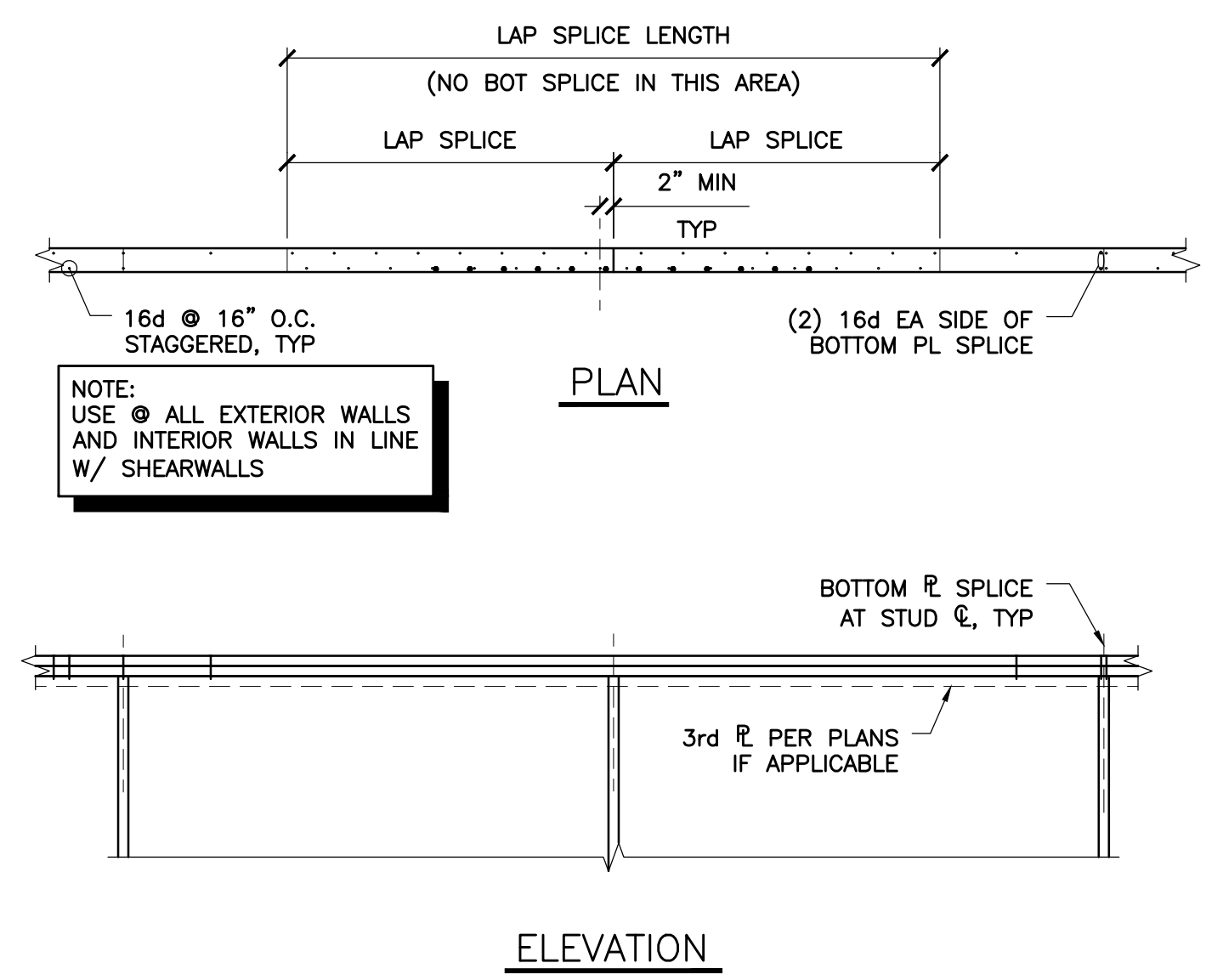
10 BEAM DETAIL
 1 1/2" = 1'-0"



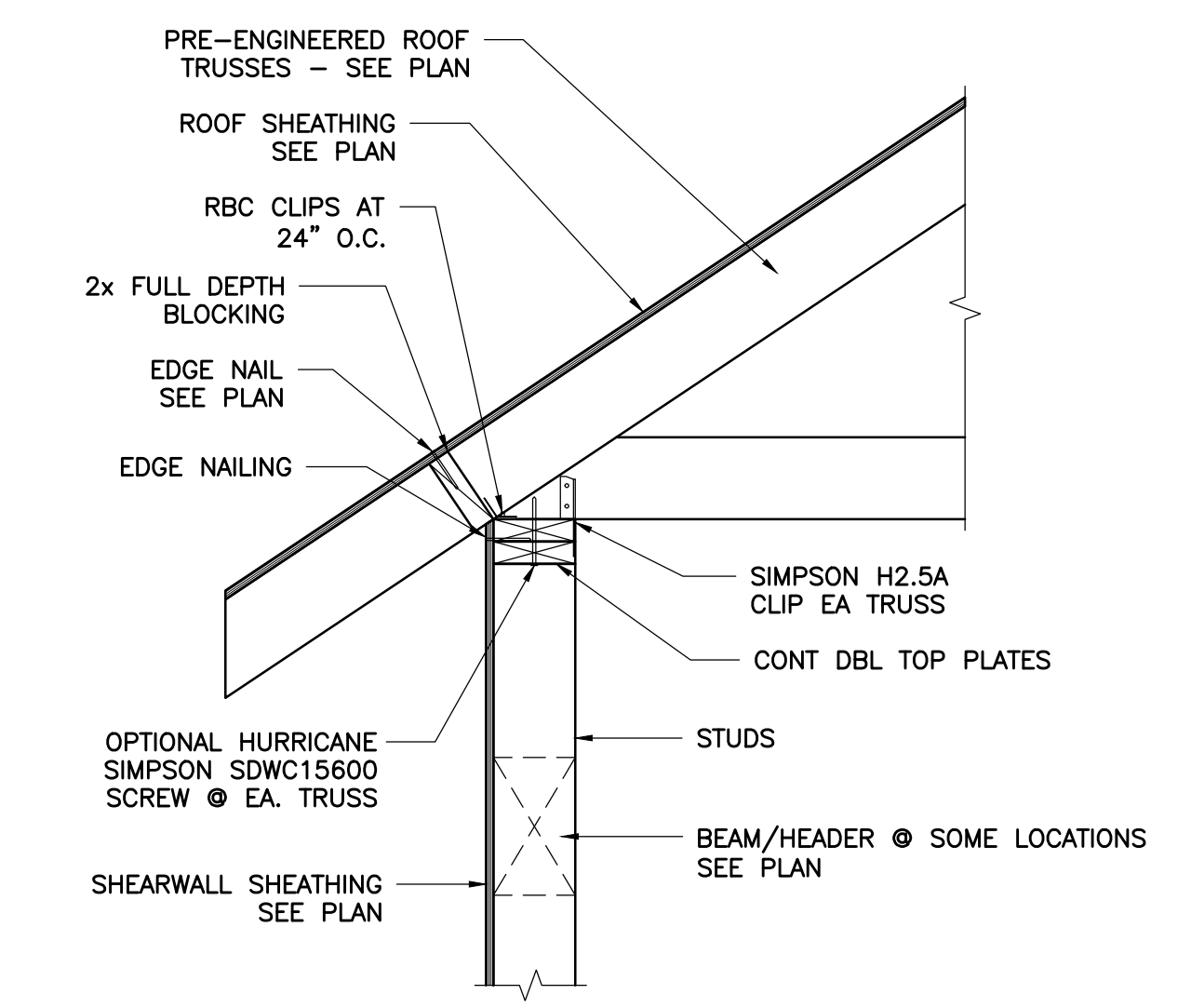
7 TRUSS TO BEAM CONNECTION
 1" = 1'-0"



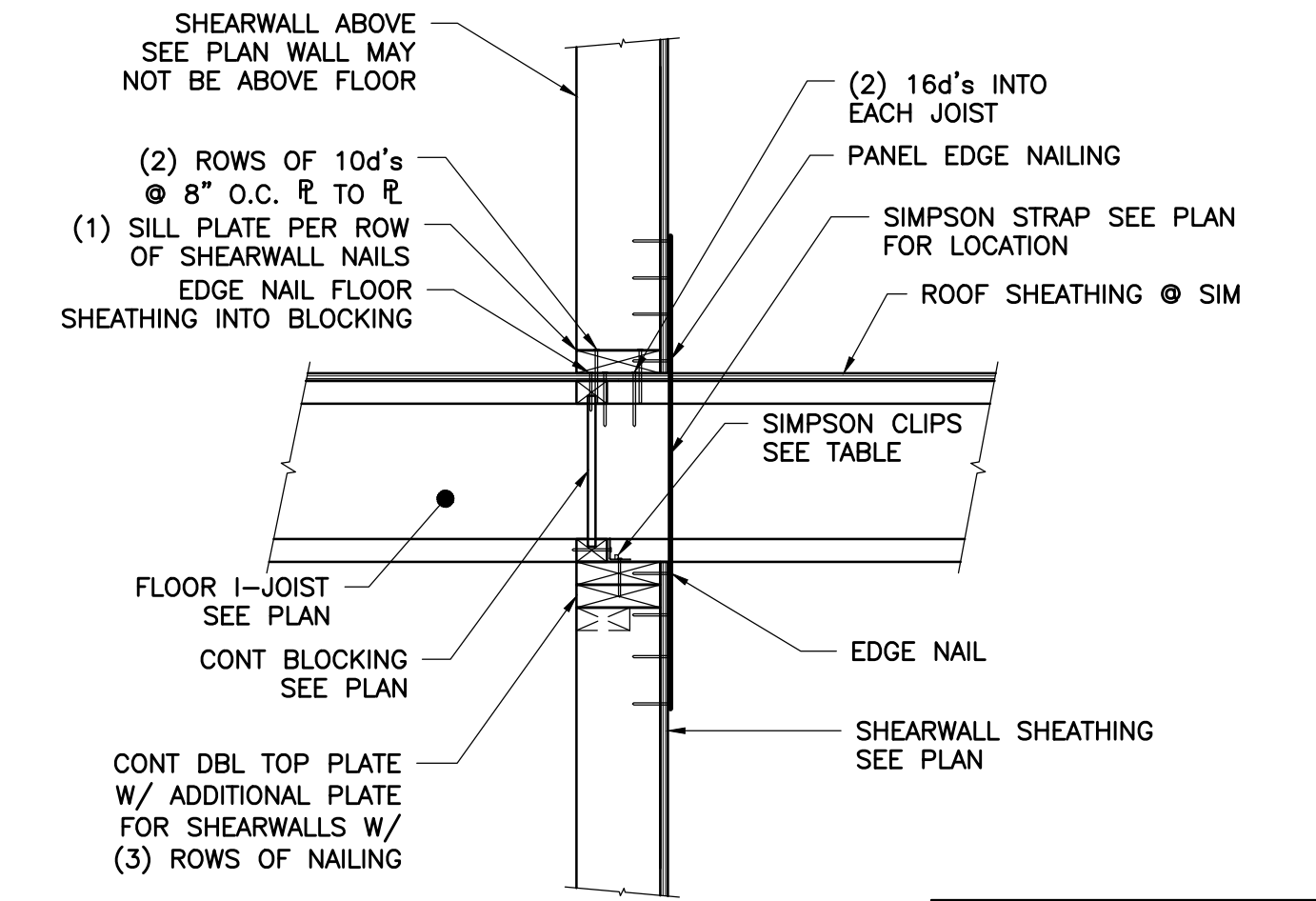
4 GLU-LAM BEAM CONNECTION TO WOOD POST
 1" = 1'-0"



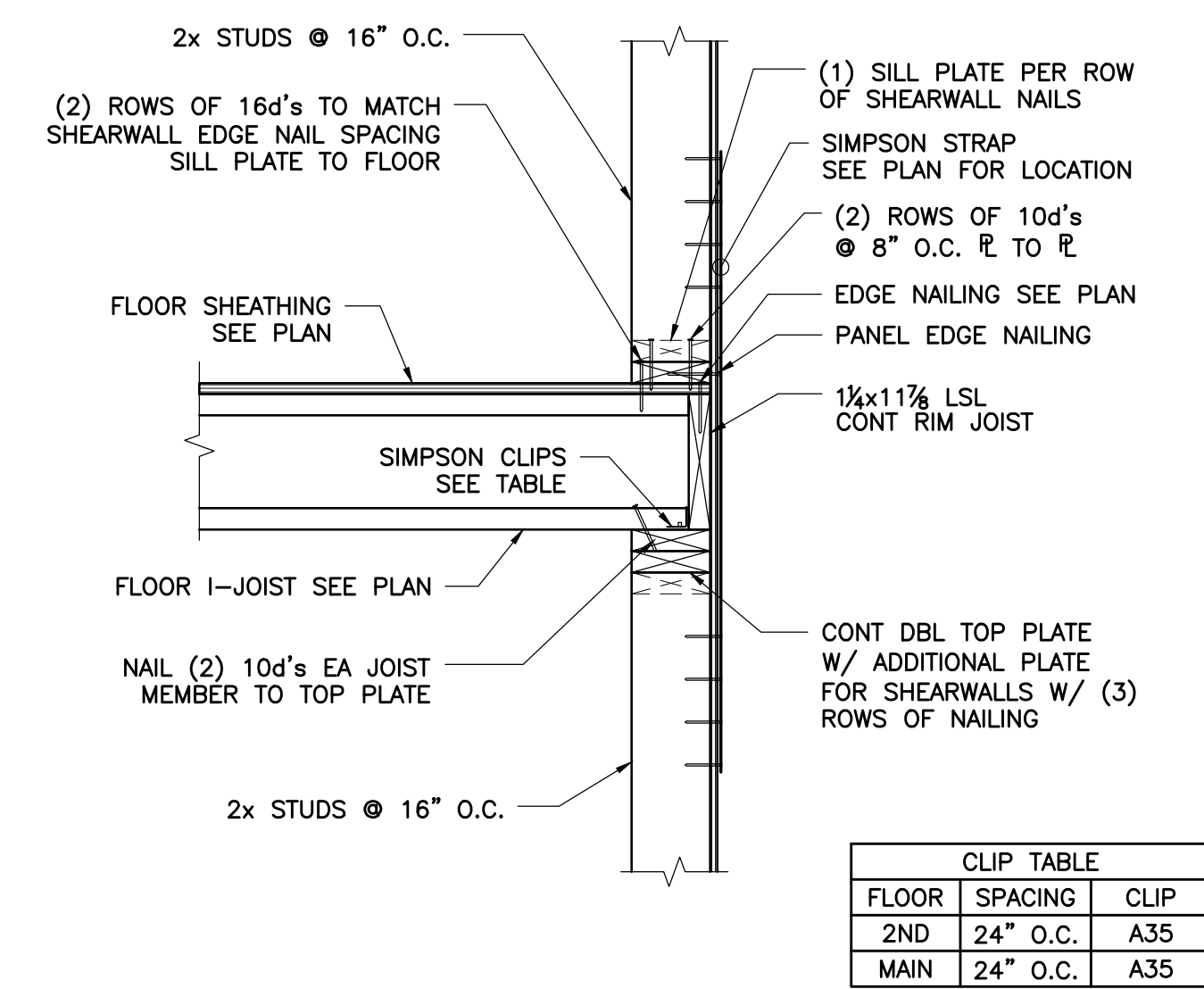
1 TYPICAL TOP PLATE SPLICE
 1/2" = 1'-0"



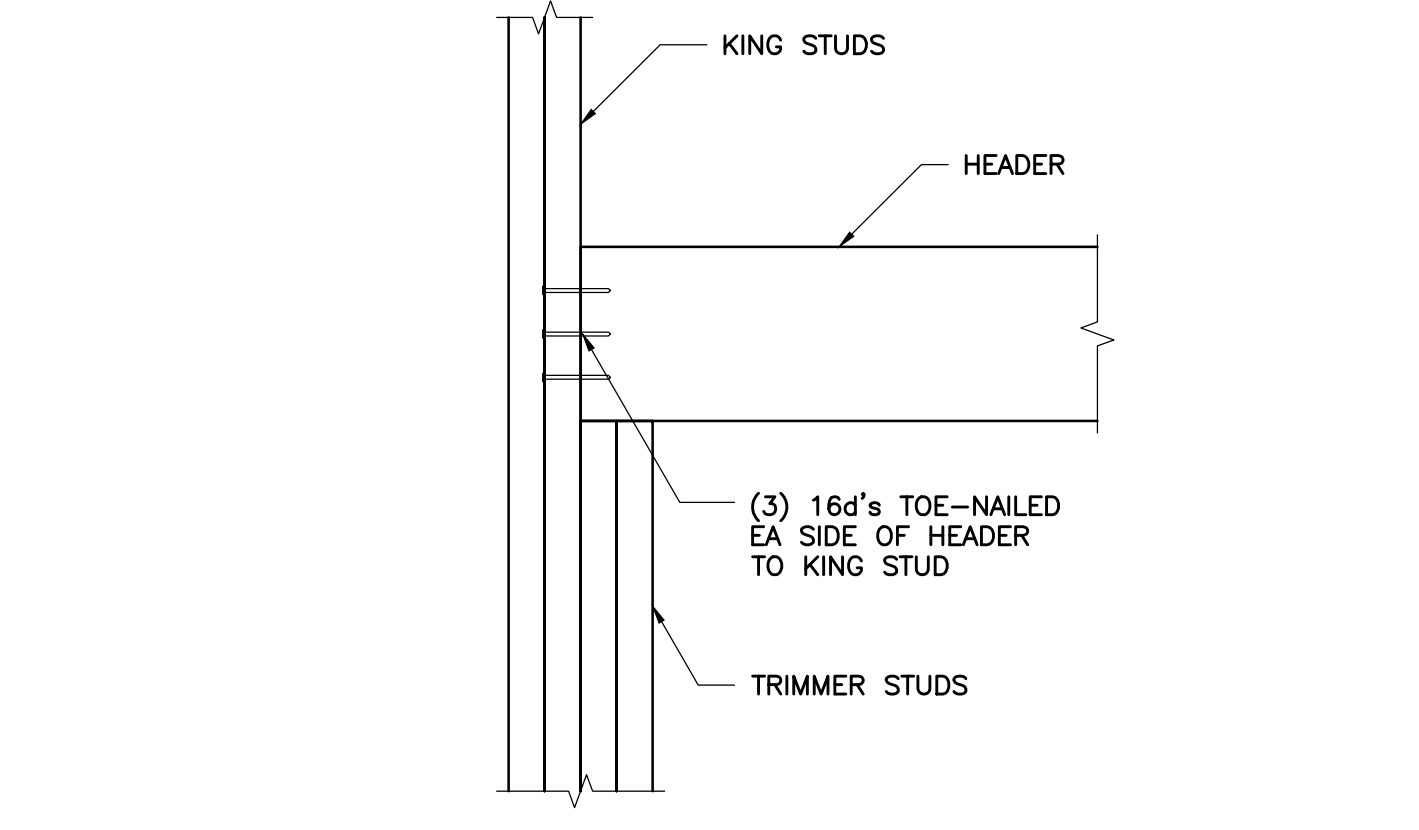
11 TRUSS TO WALL CONNECTION
 1" = 1'-0"



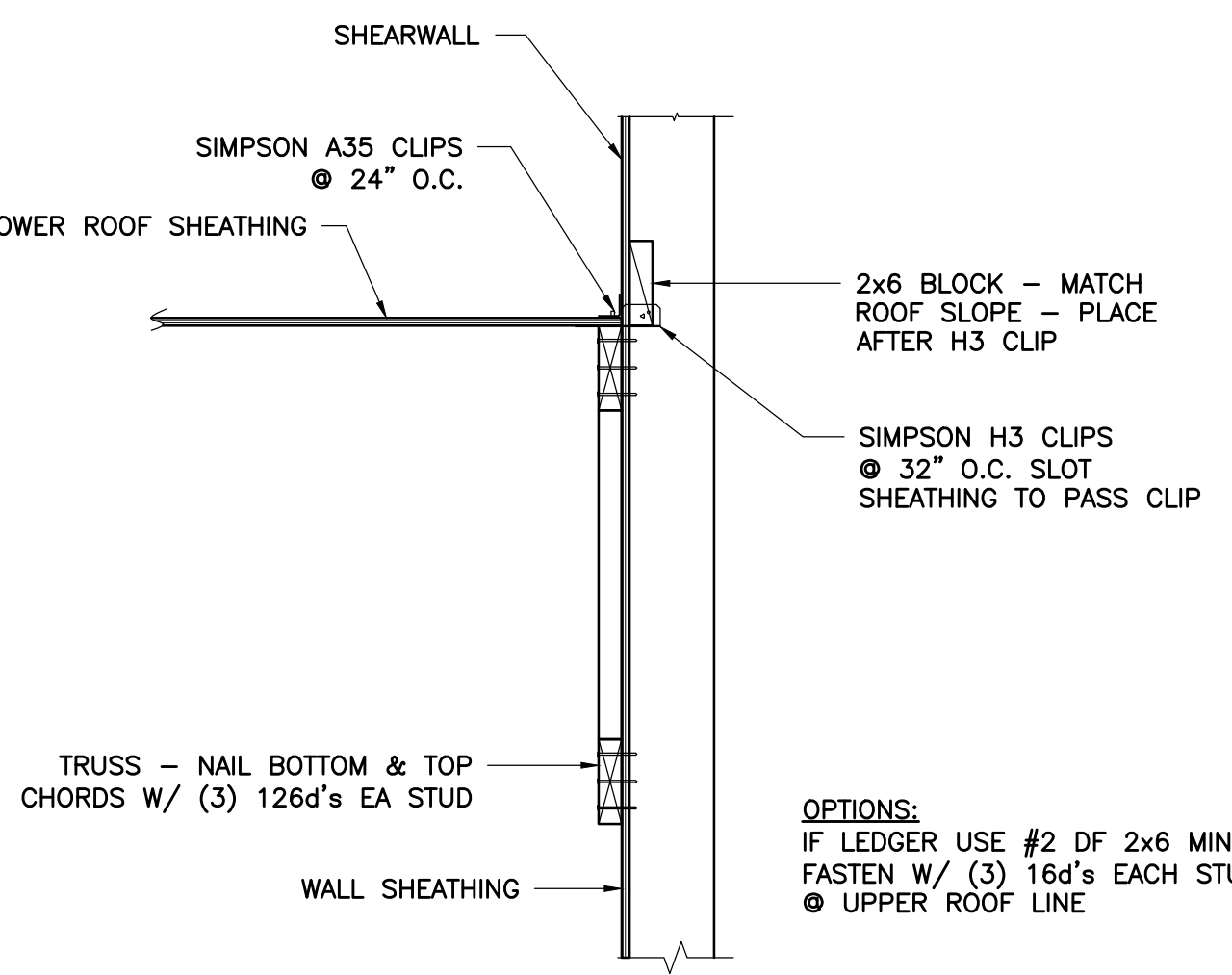
8 SHEARWALL TRANSFER AT INTERIOR SHEARWALL
 1" = 1'-0"



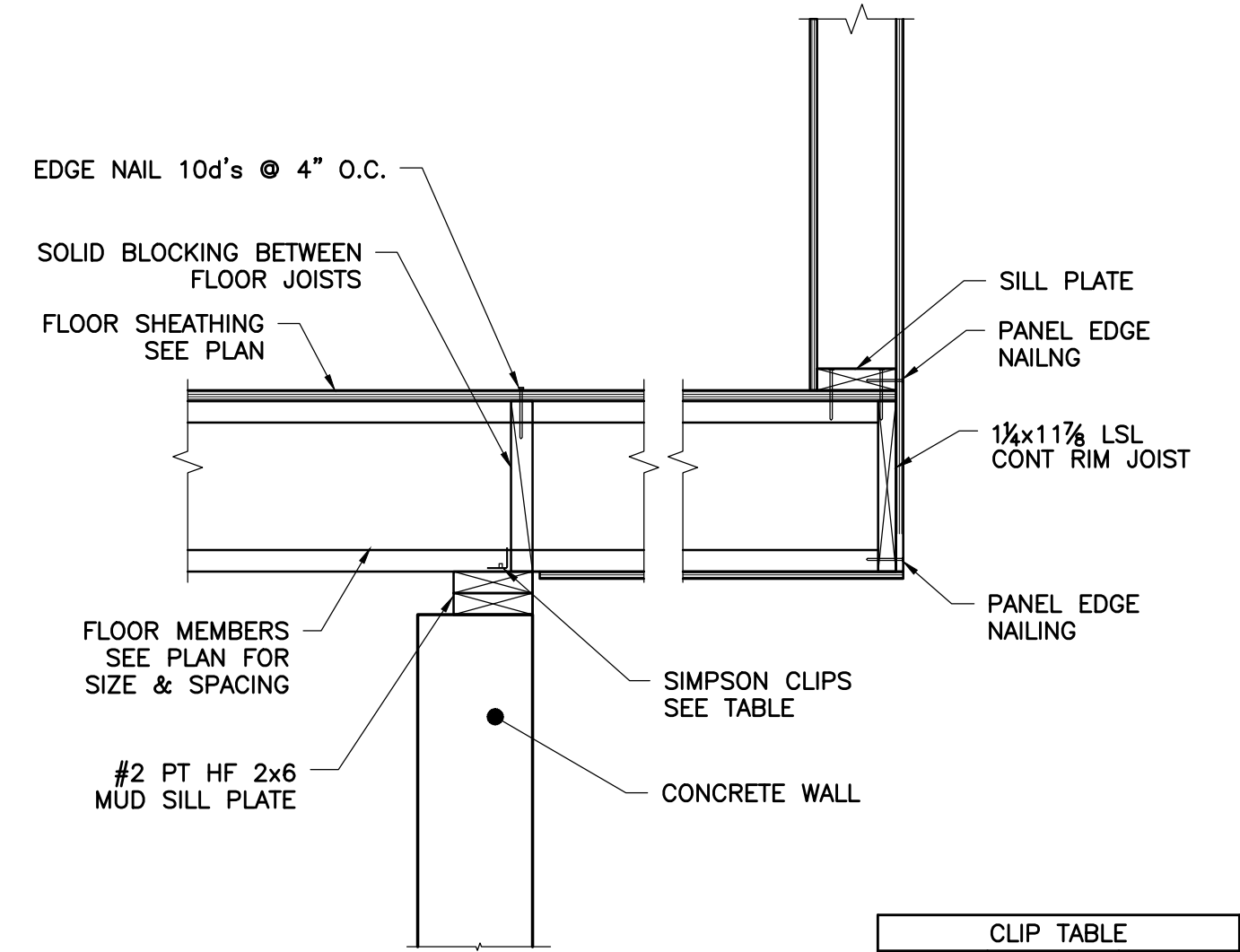
5 WALL SECTION AT FLOOR
 1" = 1'-0"



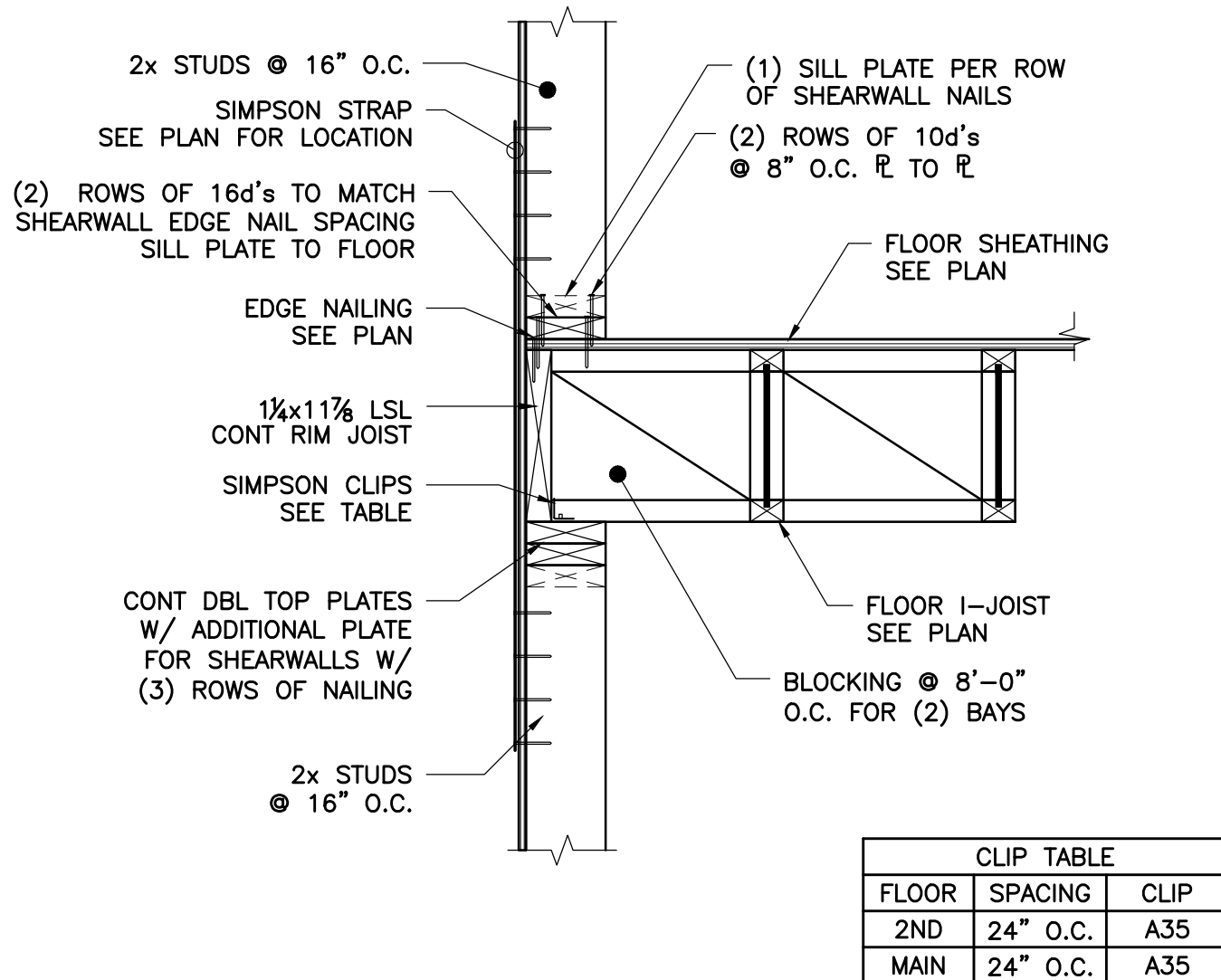
2 HEADER CONNECTION DETAIL
 1 1/2" = 1'-0"



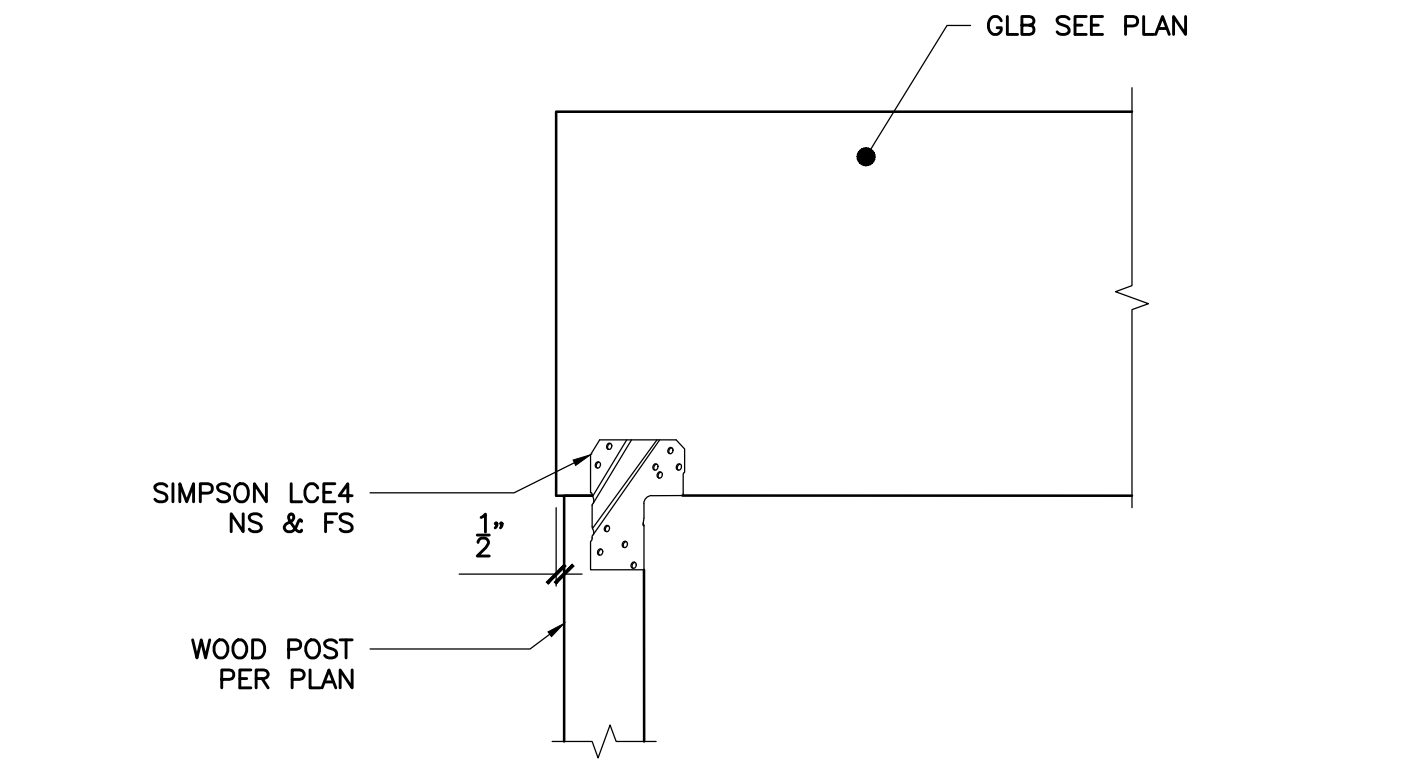
12 HIGH WALL TO LOW ROOF DETAIL
 1" = 1'-0"



9 I-JOIST FLOOR FRAMING AT CANTILEVER
 1" = 1'-0"



6 WALL SECTION AT FLOOR
 1" = 1'-0"



3 GLU-LAM BEAM CONNECTION TO WOOD POST
 1" = 1'-0"

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35

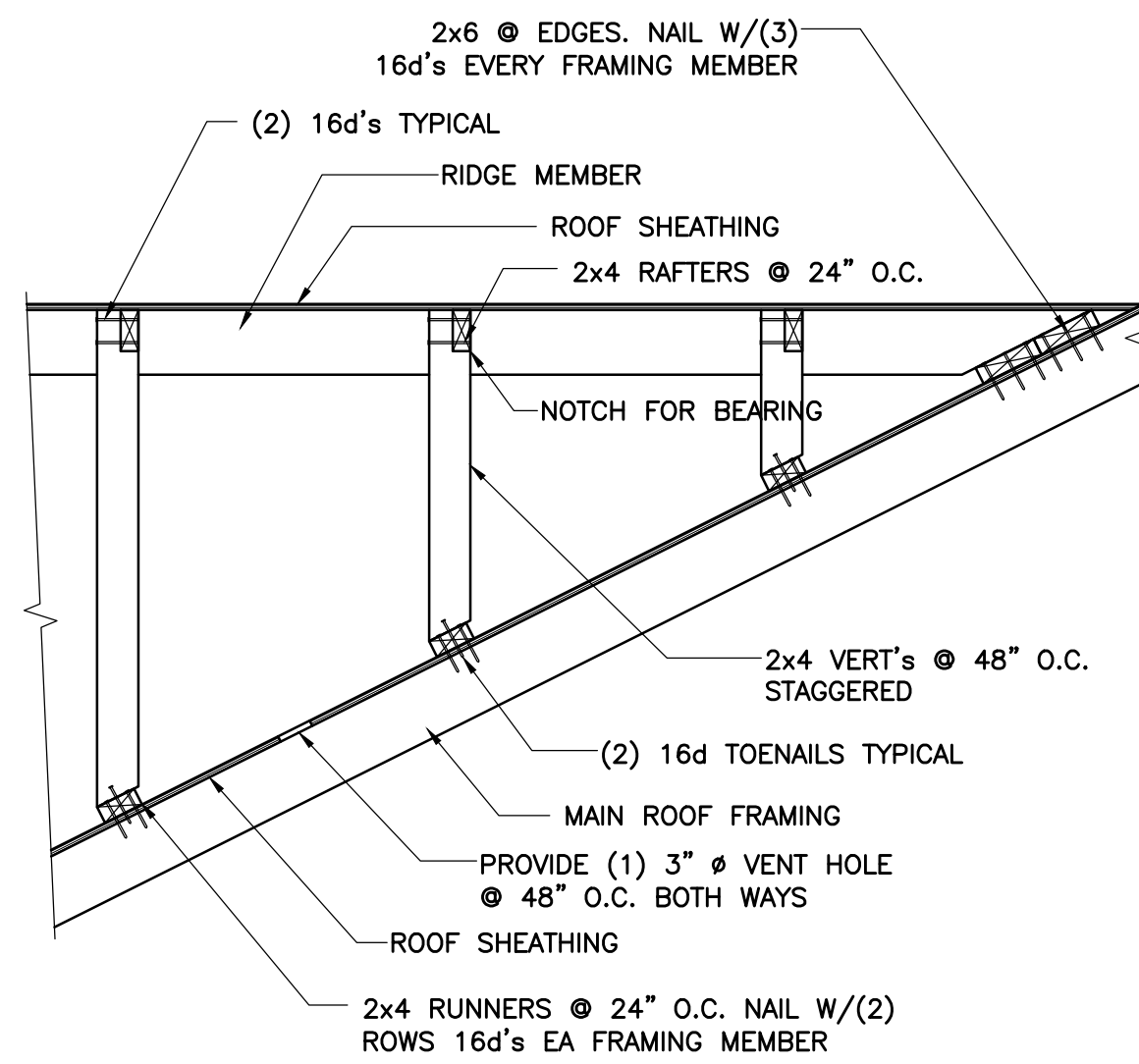
NO.	DATE	REVISION

Sheet Contents
Floor Framing Details
 Project
East Lot Parcel # 302405-9151
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By
JMC
 Drawn By
CLH
 Checked By
JMC
 Date
05-15-20

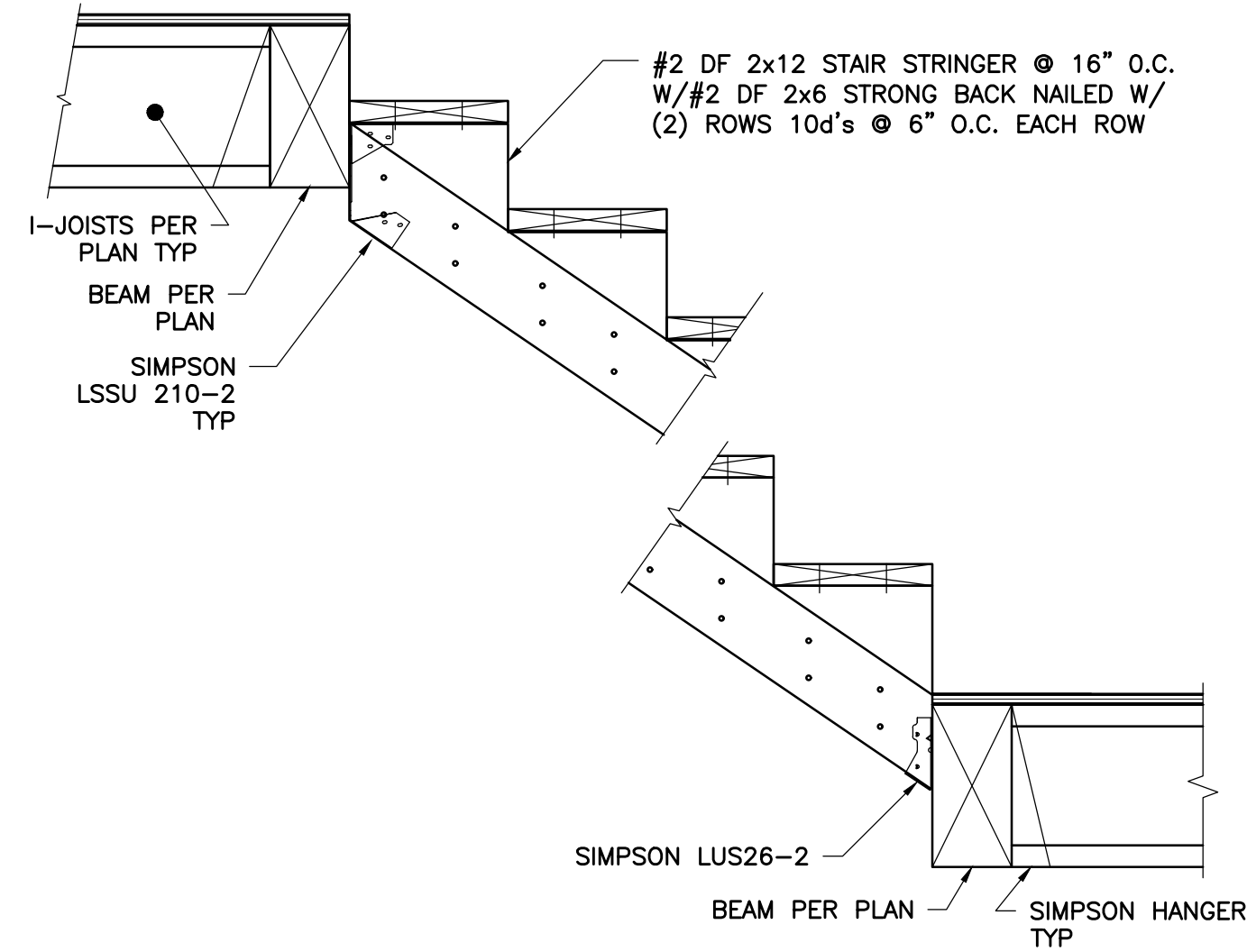


Project Number
2020-0196
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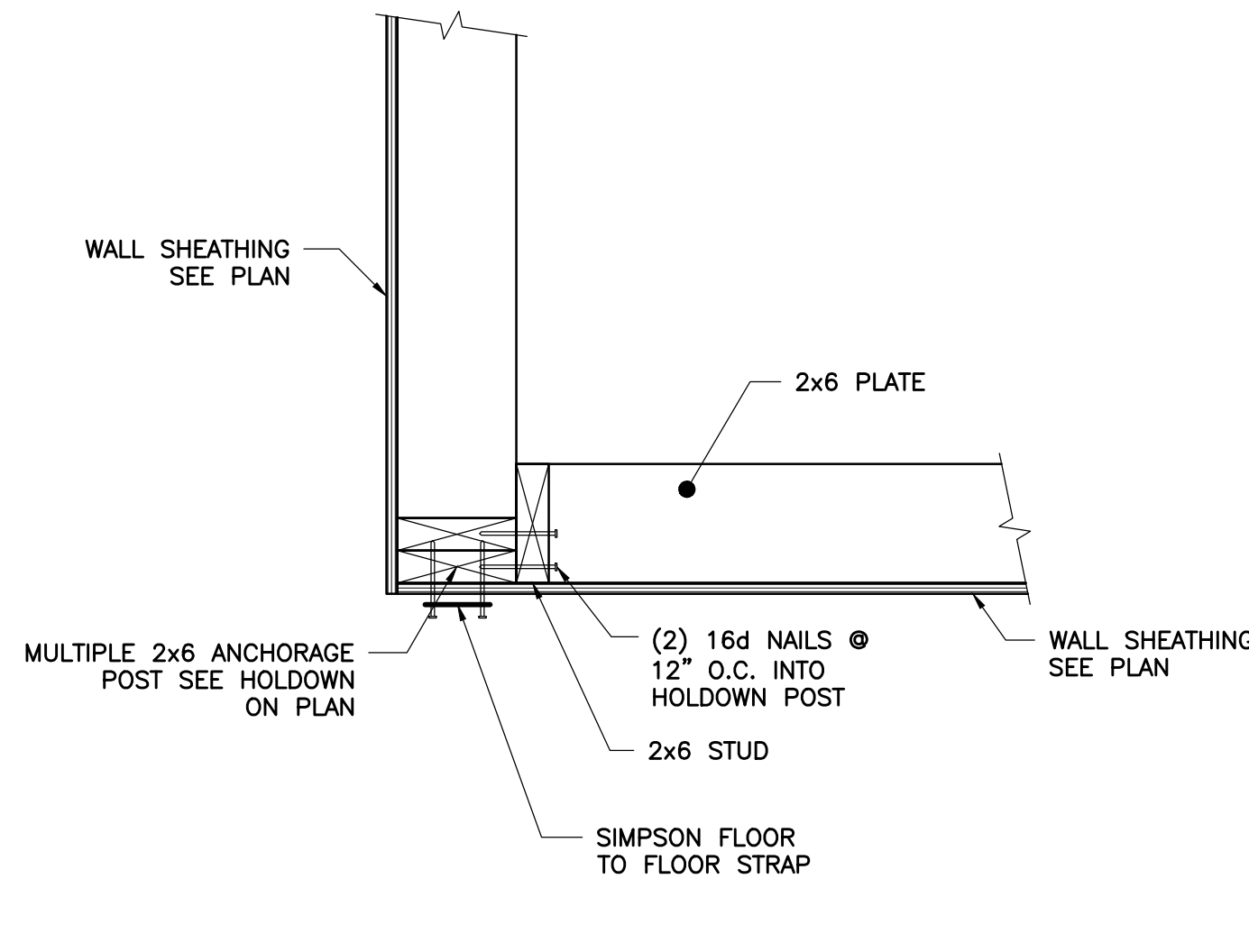
10 OVERFRAMING DETAIL

3/4" = 1'-0"



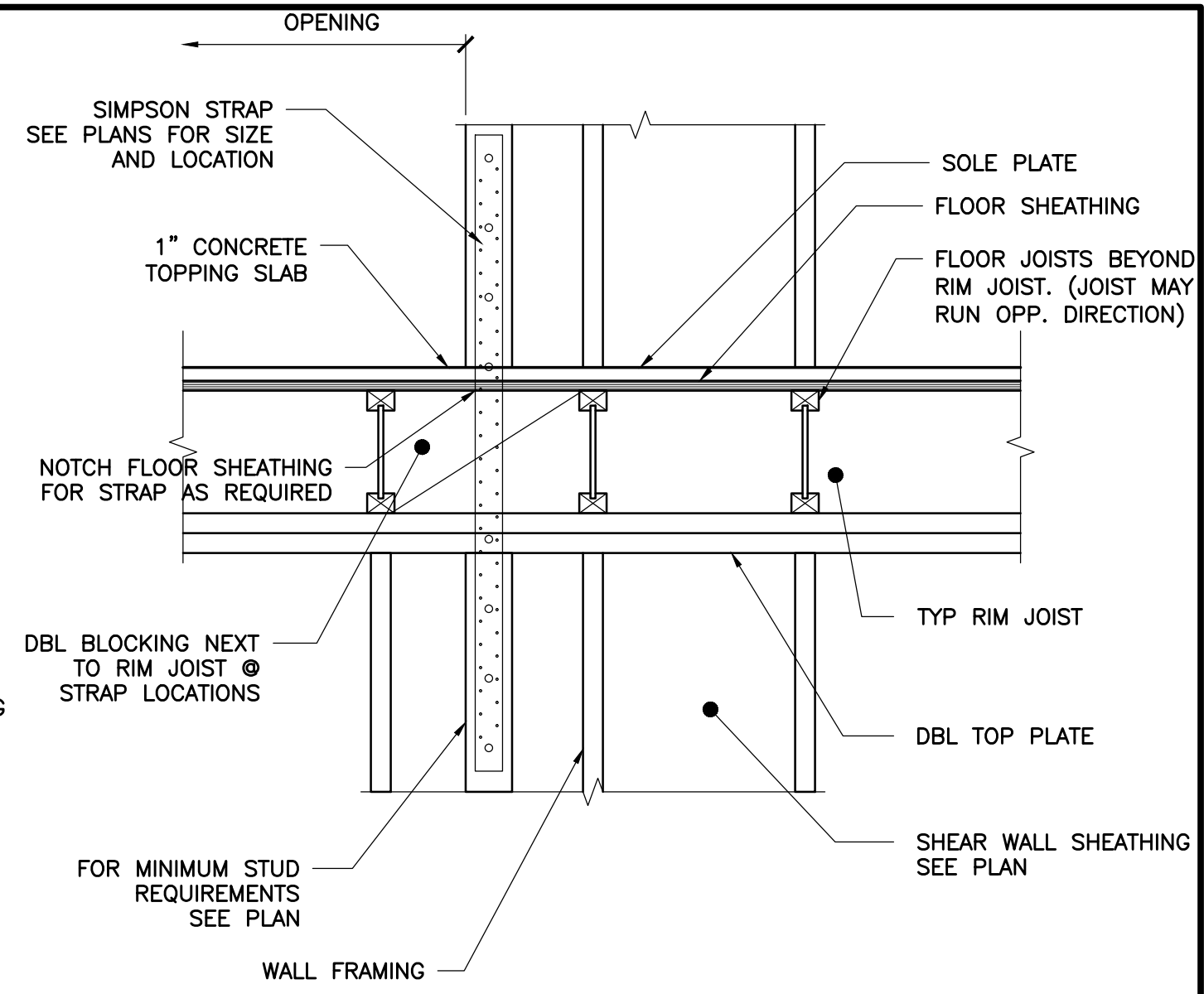
7 STAIR SECTION

1" = 1'-0"



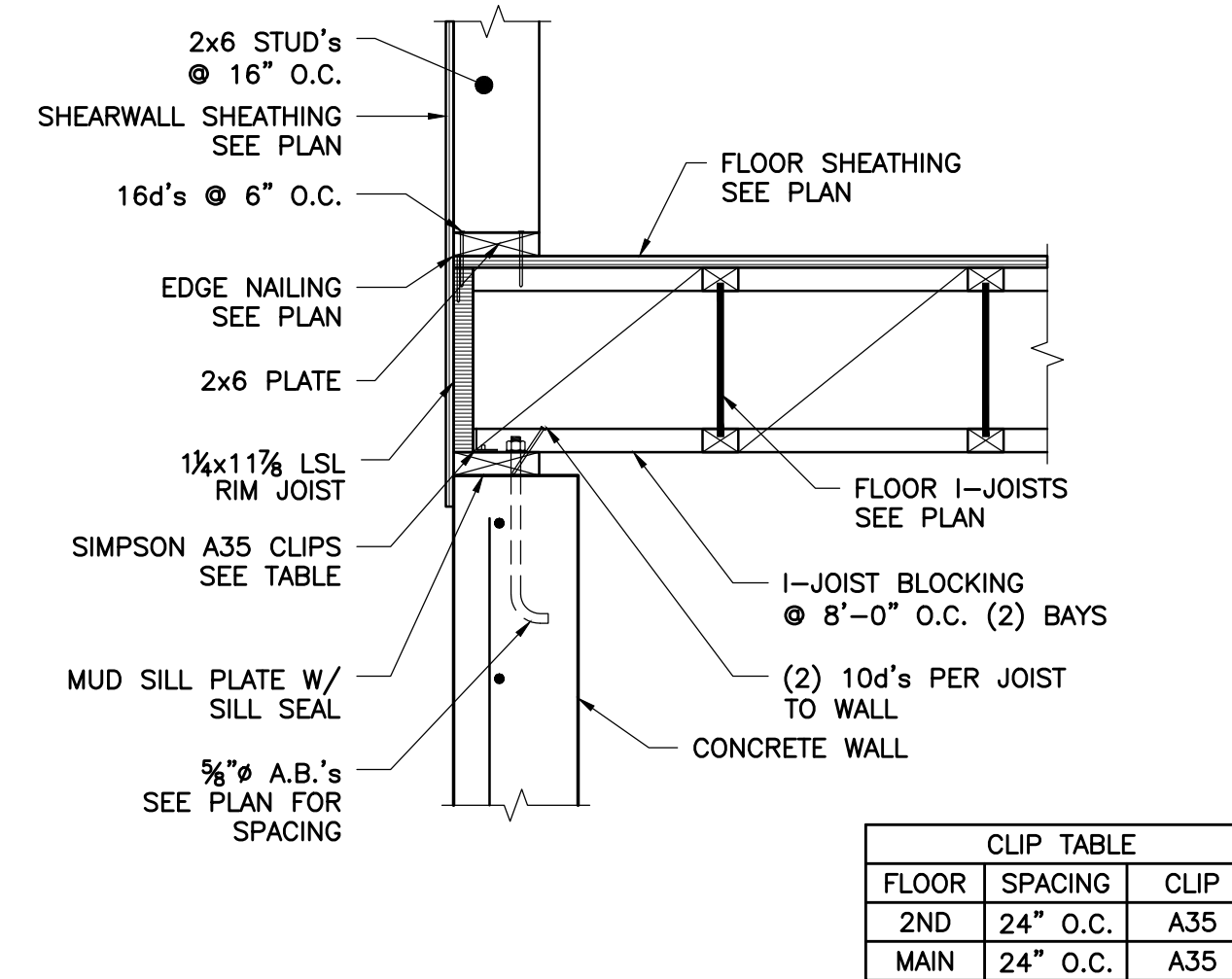
4 CORNER FLOOR TO FLOOR STRAP DETAIL

1 1/2" = 1'-0"



1 FLOOR STRAP TIE

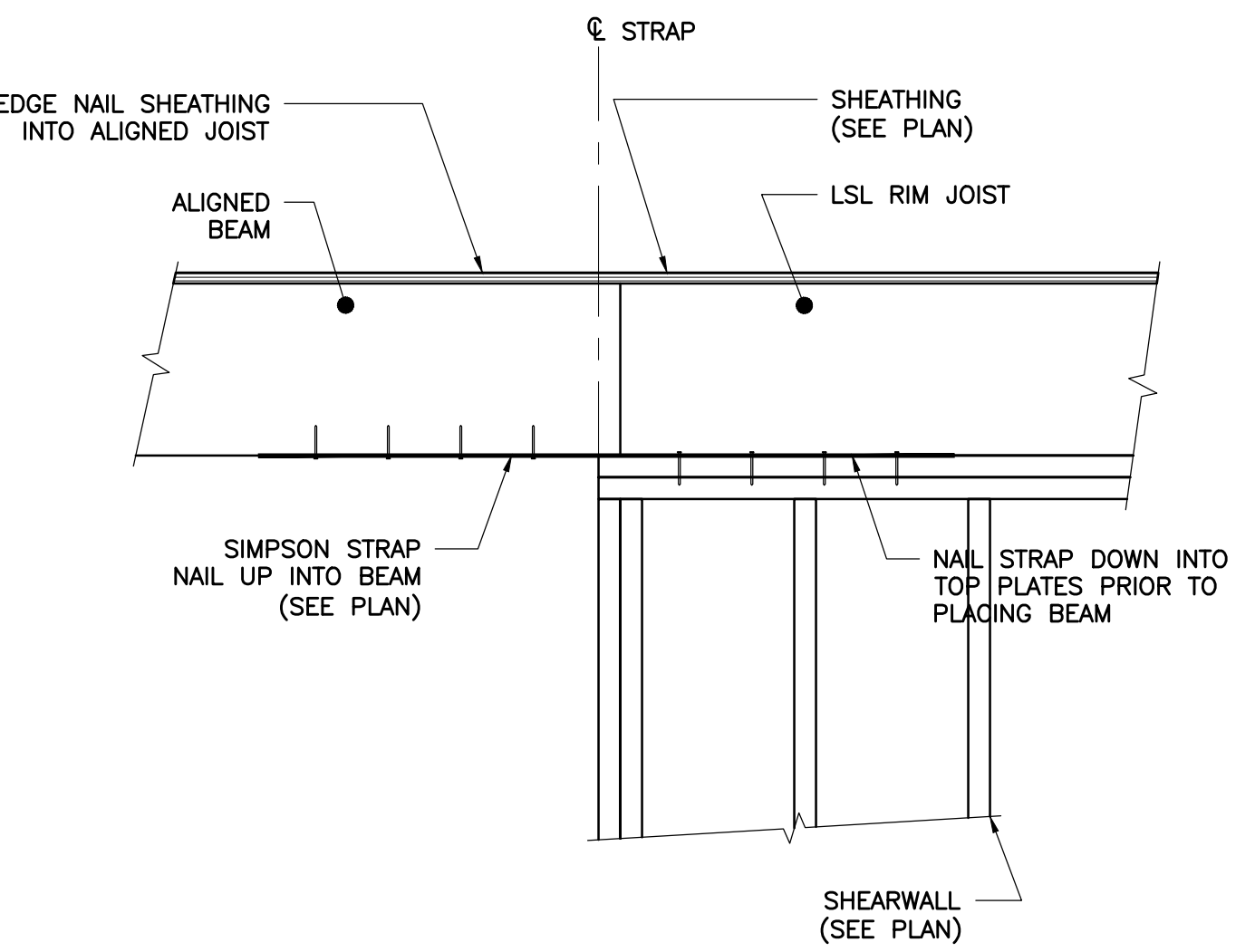
1" = 1'-0"



8 CONCRETE WALL W/ 2x6 STUD WALL ABOVE

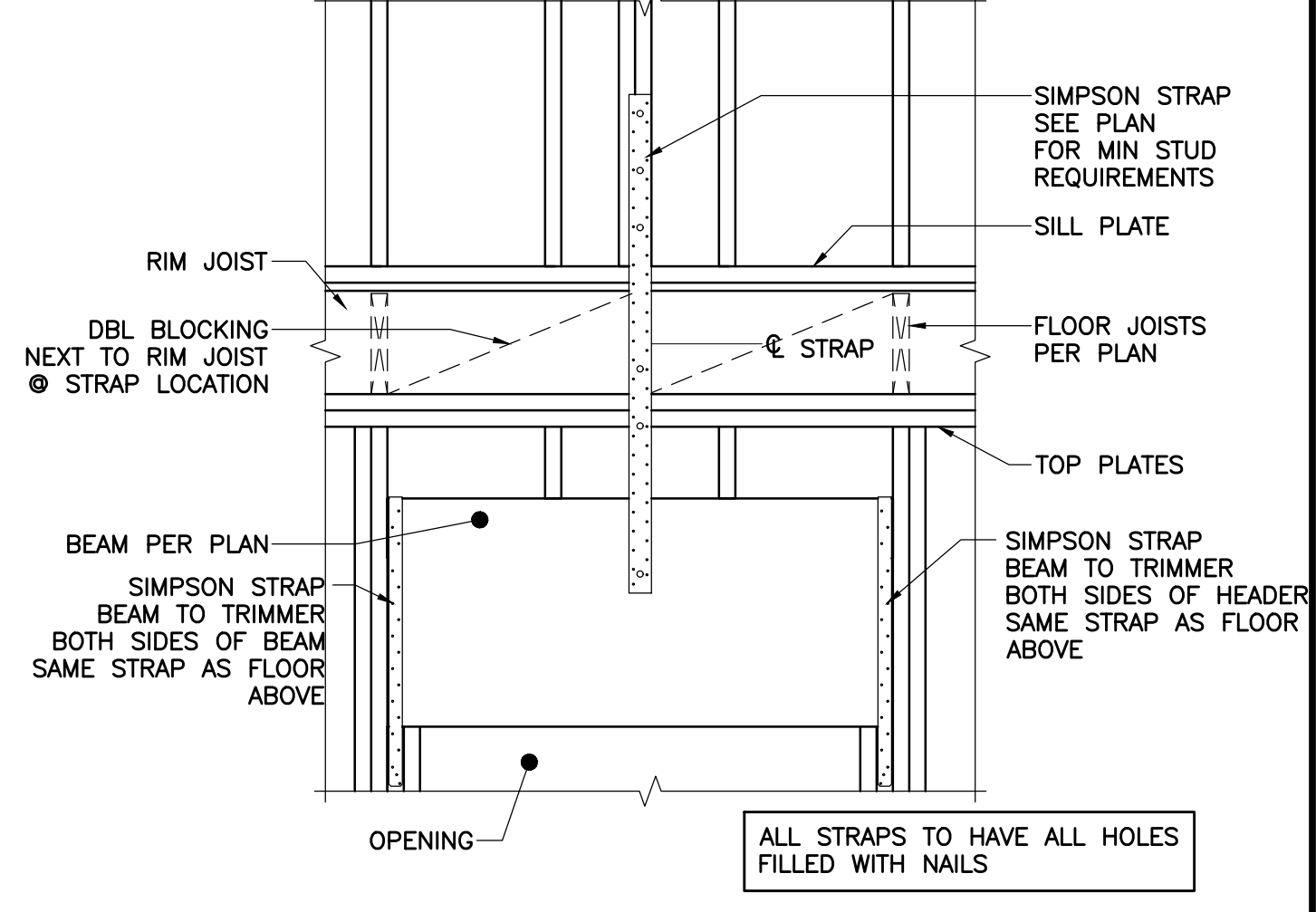
1" = 1'-0"

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35



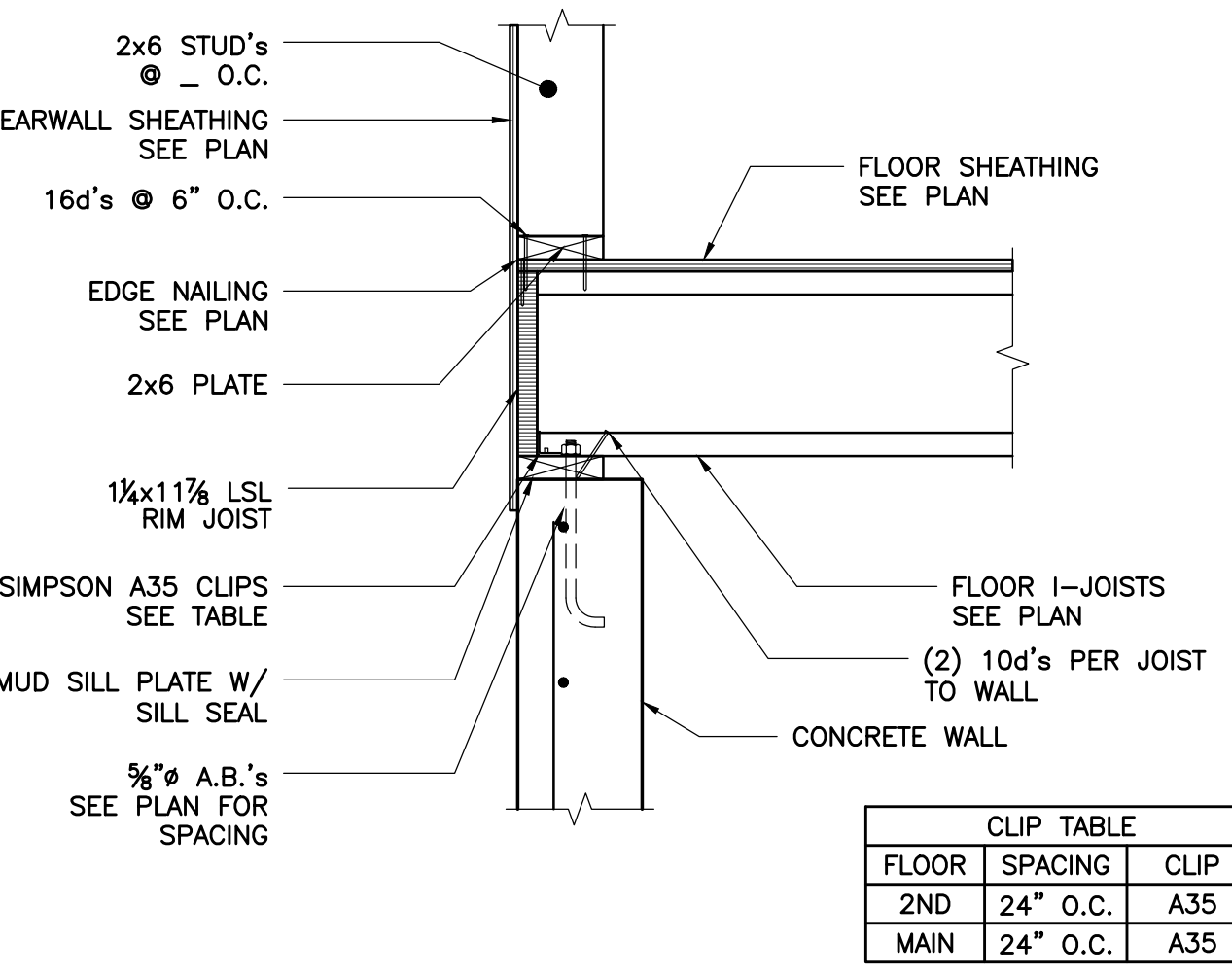
5 ALIGNED JOIST AND SHEARWALL STRAPPING

1" = 1'-0"



2 STRAP TO HEADER CONNECTION

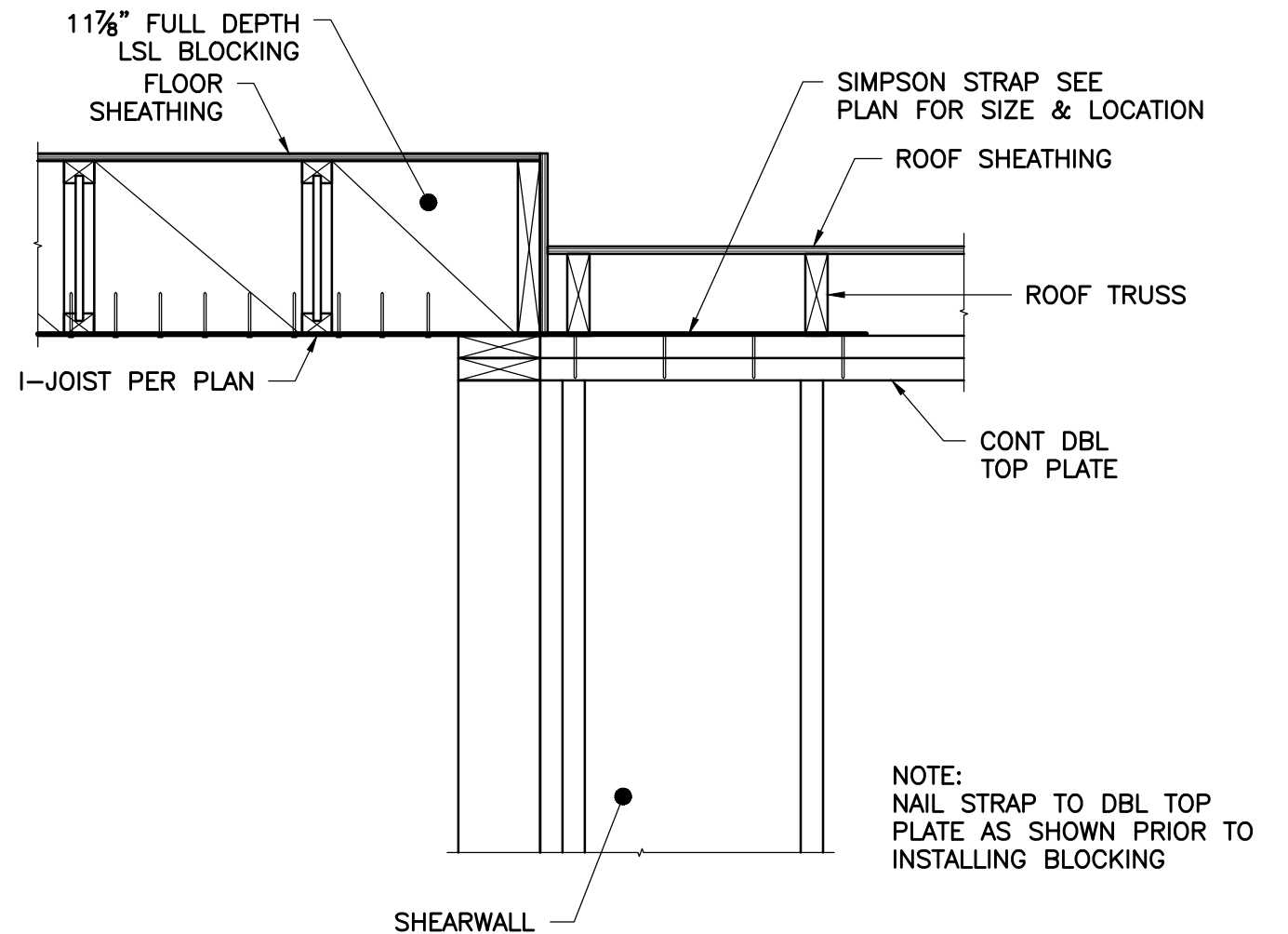
3/4" = 1'-0"



9 CONCRETE WALL W/ 2x6 STUD WALL ABOVE

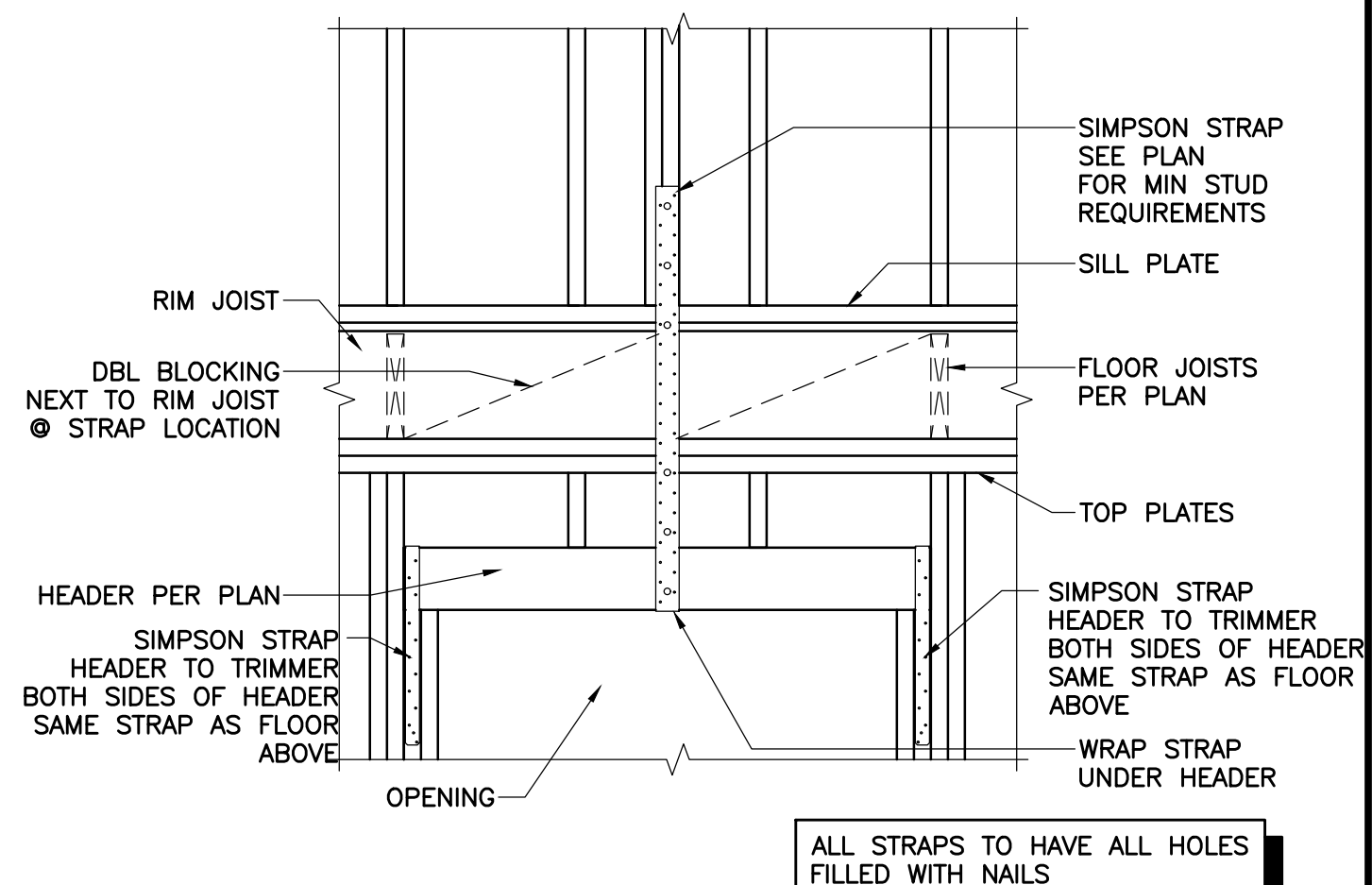
1" = 1'-0"

CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35



6 ALIGNED STRAP TO WALL DETAIL

1" = 1'-0"



3 STRAP TO HEADER CONNECTION

3/4" = 1'-0"

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 www.mc2-inc.com

NO.	DATE	REVISION

Sheet Contents
Floor Framing Details
 Project
East Lot Parcel # 302405-9151
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	JMC
Drawn By	CLH
Checked By	JMC
Date	05-15-20

DESIGNED BY
Jesse M. Chase
 STATE OF WASHINGTON
 47564
 PROFESSIONAL ENGINEER
 05-15-2020

Project Number	2020-0196
Sheet Number	S3.2
	8 of 10



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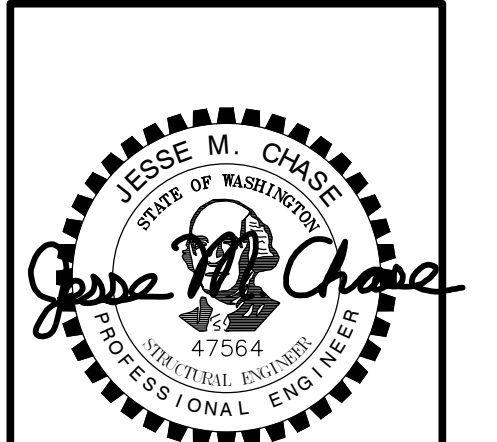
REV	REVISION	DATE

Sheet Contents
2nd Flr Frm & Lower Rf & Main Flr Frm Plans

Project
East Lot Parcel # 302405-9151

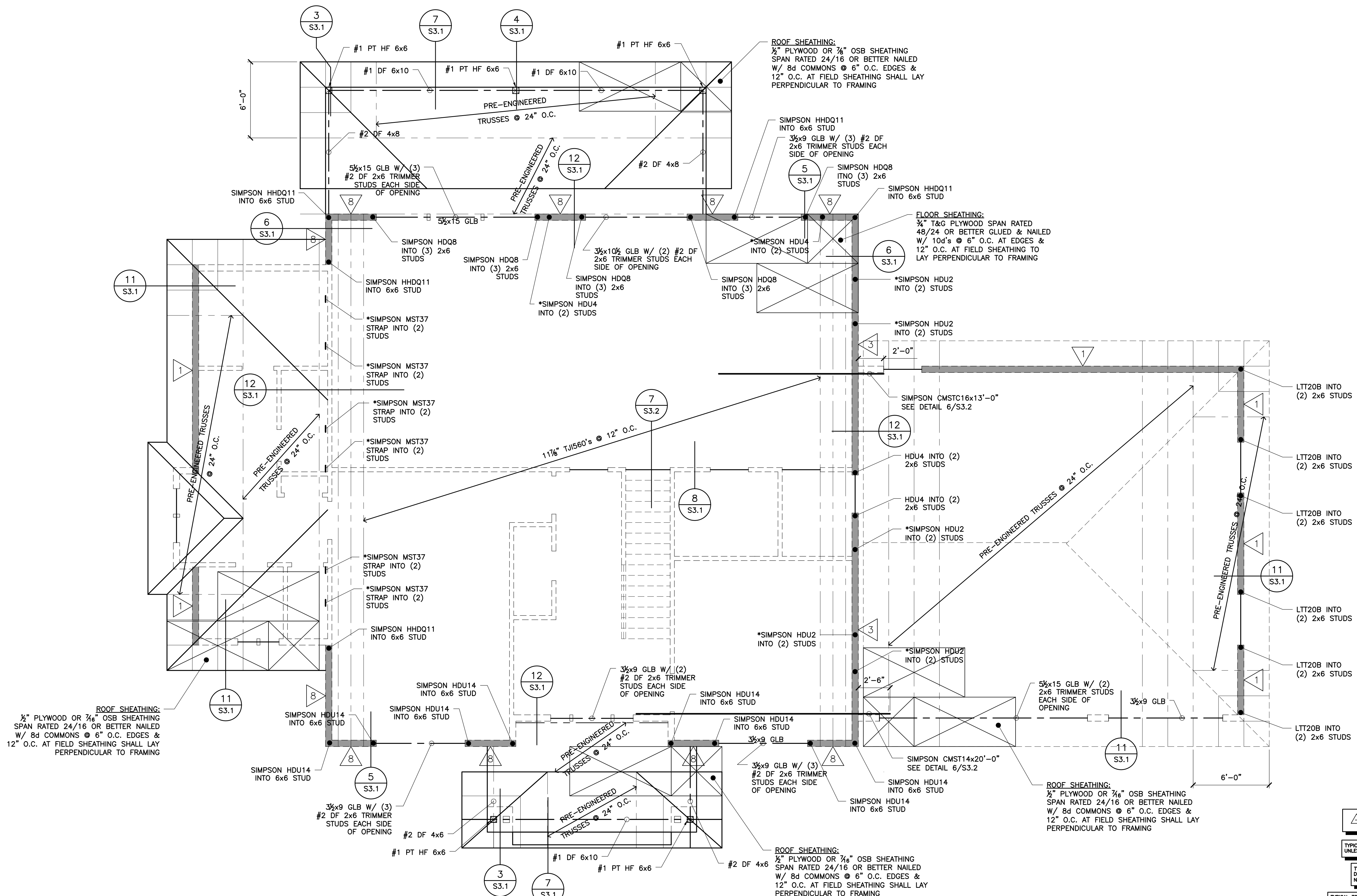
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	JMC
Drawn By	CLH
Checked By	JMC
Date	05-15-20



05-15-2020

Project Number	2020-0196
Sheet Number	S4.0
9 of 10	



ROOF SHEATHING:
1/2" PLYWOOD OR 3/8" OSB SHEATHING
SPAN RATED 24/16 OR BETTER NAILED
W/ 8d COMMONS @ 6" O.C. EDGES &
12" O.C. AT FIELD SHEATHING SHALL LAY
PERPENDICULAR TO FRAMING

ROOF SHEATHING:
1/2" PLYWOOD OR 3/8" OSB SHEATHING
SPAN RATED 24/16 OR BETTER NAILED
W/ 8d COMMONS @ 6" O.C. EDGES &
12" O.C. AT FIELD SHEATHING SHALL LAY
PERPENDICULAR TO FRAMING

FLOOR SHEATHING:
3/4" T&G PLYWOOD SPAN RATED
48/24 OR BETTER GLUED & NAILED
W/ 10d's @ 6" O.C. AT EDGES &
12" O.C. AT FIELD SHEATHING TO
LAY PERPENDICULAR TO FRAMING

ROOF SHEATHING:
1/2" PLYWOOD OR 3/8" OSB SHEATHING
SPAN RATED 24/16 OR BETTER NAILED
W/ 8d COMMONS @ 6" O.C. EDGES &
12" O.C. AT FIELD SHEATHING SHALL LAY
PERPENDICULAR TO FRAMING

ROOF SHEATHING:
1/2" PLYWOOD OR 3/8" OSB SHEATHING
SPAN RATED 24/16 OR BETTER NAILED
W/ 8d COMMONS @ 6" O.C. EDGES &
12" O.C. AT FIELD SHEATHING SHALL LAY
PERPENDICULAR TO FRAMING

△ - TYPICAL SHEARWALL CALLOUT
SEE 1/51.1 & SHEAR SCHEDULE

TYPICAL HEADER SHALL BE (2) #2 DF 2x6's
UNLESS NOTED OTHERWISE

TYPICAL TRIMMER STUDS SHALL BE (1) #2
DF 2x6 EACH SIDE OF OPENING UNLESS
NOTED OTHERWISE SEE DETAIL 2/S3.1

TYPICAL TOP SPLICE SHALL BE DBL. TOP PLATES
W/ 48" MIN LAP SPLICE W/ (2) ROWS OF 16d
NAILS @ 3" O.C. FOR 48" BOTH SIDES OF SPLICES
STAGGERED LAP SPLICES @ 8"-0" O.C. MIN UNLESS
NOTED OTHERWISE SEE DETAIL 1/S3.1

TYPICAL STUDS SHALL BE (1) #2 DF 2x6's @ 16" O.C.

HOLD-DOWN NOTE:
ASTERISK "*" DENOTES THAT
HOLD-DOWN IS TO BE ALIGNED
WITH HOLD-DOWN ABOVE

HOLD-DOWN NOTE:
FOR HOLD-DOWN AT WALL
CORNERS, SEE 3/S2.1

TYPICAL KING STUDS SHALL BE #2 DF 2x
EACH SIDE OF OPENING UNLESS NOTED OTHERWISE

FOR EXTERIOR OPENINGS 15'-0" OR LESS KING STUDS
SHALL BE (2) #2 DF 2x6's EACH SIDE OF OPENING

FOR EXTERIOR OPENINGS GREATER THAN 15'-0" KING
STUDS SHALL BE (3) #2 DF 2x6's EACH SIDE OF OPENING

— SHADING INDICATES
SHEARWALLS

2ND FLOOR FRAMING & LOWER ROOF & MAIN FLOOR SHEARWALL PLANS
1/4"=1'-0"



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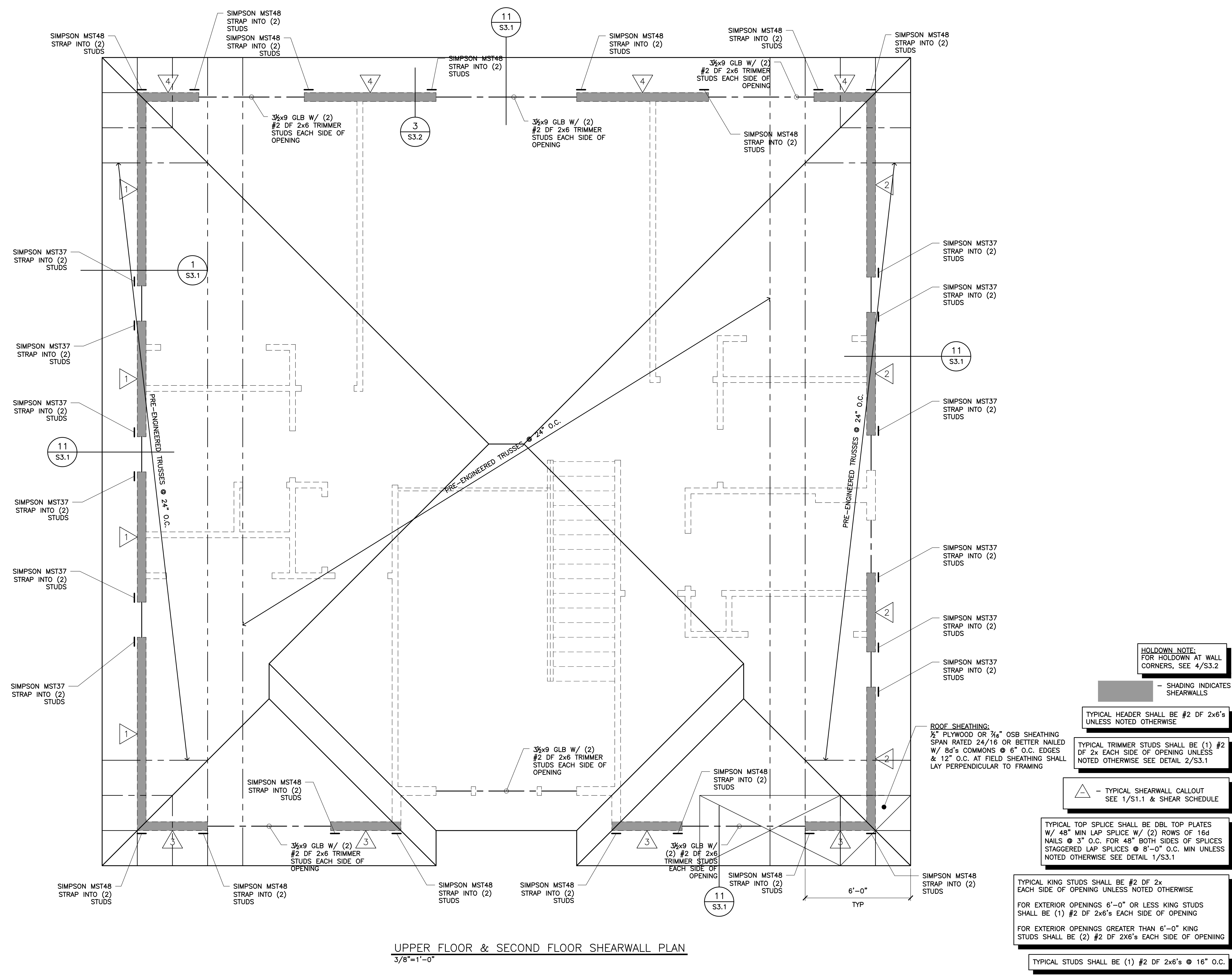
REV	REVISION	DATE

Sheet Contents
Upper Roof & Second Floor Shearwall Plan
Project
East Lot Parcel # 302405-9151
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By: JMC
Drawn By: CLH
Checked By: JMC
Date: 05-15-20



Project Number: 2020-0196
Sheet Number: S5.0
10 of 10



UPPER FLOOR & SECOND FLOOR SHEARWALL PLAN
3/8"=1'-0"

HOLD-DOWN NOTE:
FOR HOLD-DOWN AT WALL CORNERS, SEE 4/S3.2

SHADING INDICATES SHEARWALLS

TYPICAL HEADER SHALL BE #2 DF 2x6'S UNLESS NOTED OTHERWISE

TYPICAL TRIMMER STUDS SHALL BE (1) #2 DF 2x EACH SIDE OF OPENING UNLESS NOTED OTHERWISE SEE DETAIL 2/S3.1

TYPICAL SHEARWALL CALLOUT SEE 1/S1.1 & SHEAR SCHEDULE

TYPICAL TOP SPLICE SHALL BE DBL TOP PLATES W/ 48" MIN LAP SPLICE W/ (2) ROWS OF 16d NAILS @ 3" O.C. FOR 48" BOTH SIDES OF SPLICES STAGGERED LAP SPLICES @ 8'-0" O.C. MIN UNLESS NOTED OTHERWISE SEE DETAIL 1/S3.1

TYPICAL KING STUDS SHALL BE #2 DF 2x EACH SIDE OF OPENING UNLESS NOTED OTHERWISE FOR EXTERIOR OPENINGS 6'-0" OR LESS KING STUDS SHALL BE (1) #2 DF 2x6'S EACH SIDE OF OPENING FOR EXTERIOR OPENINGS GREATER THAN 6'-0" KING STUDS SHALL BE (2) #2 DF 2x6'S EACH SIDE OF OPENING

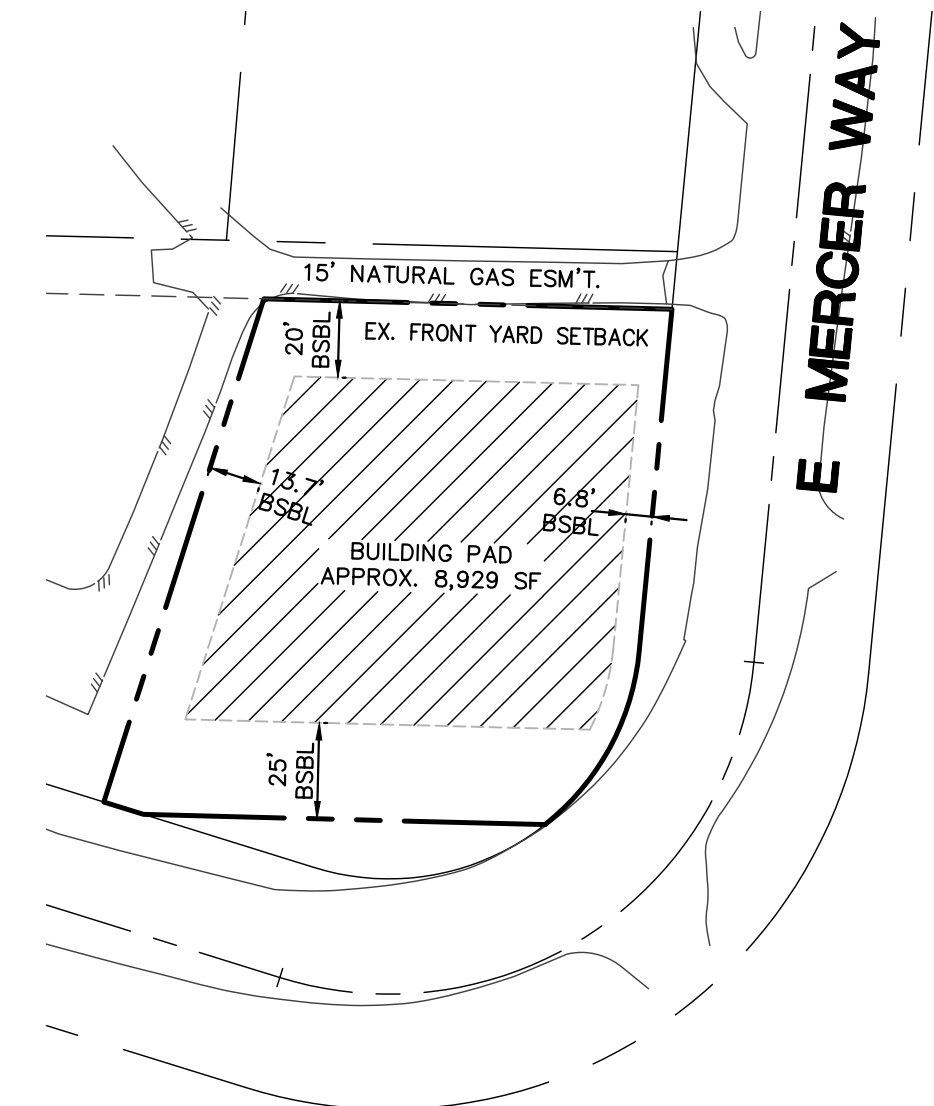
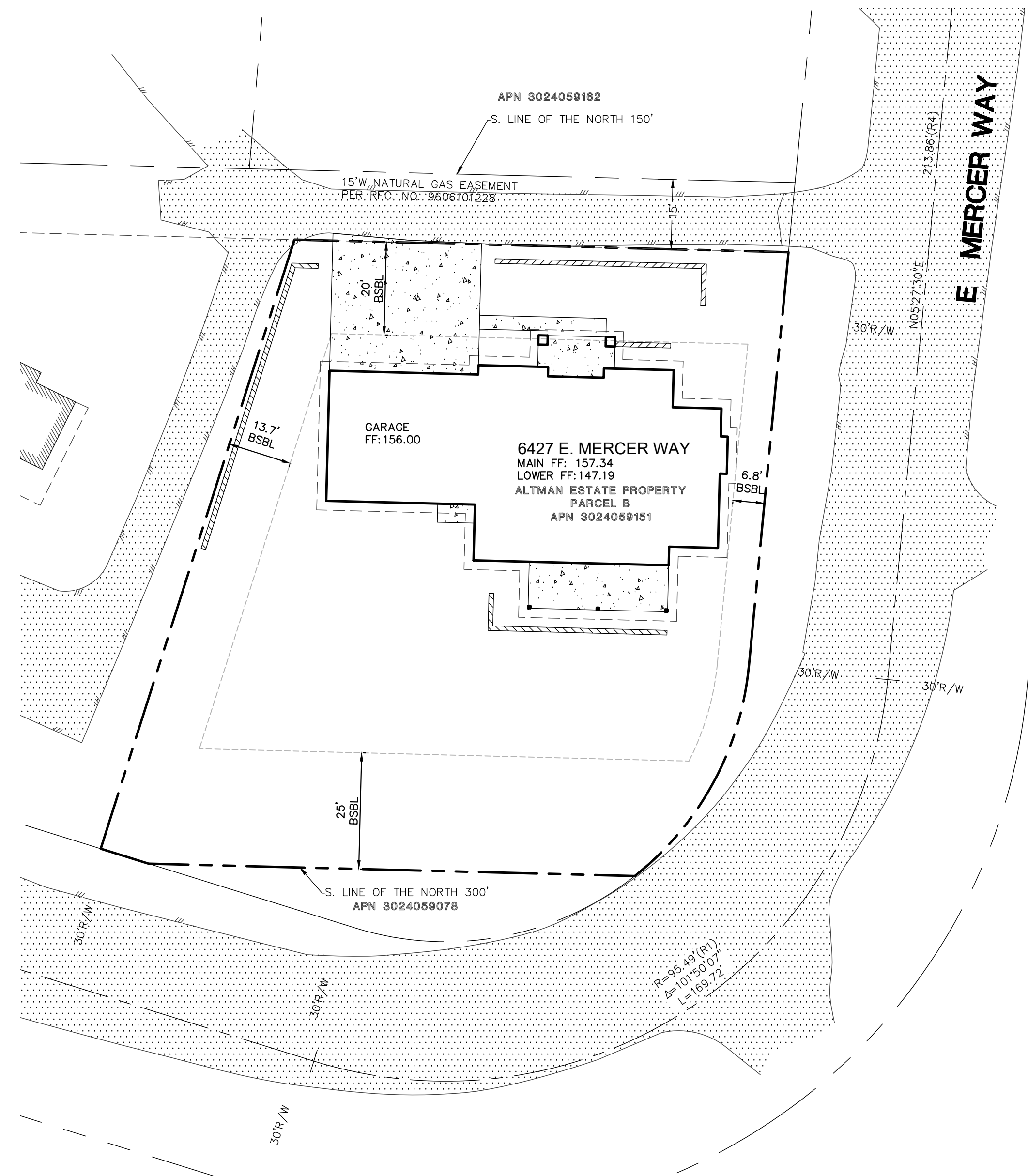
TYPICAL STUDS SHALL BE (1) #2 DF 2x6'S @ 16" O.C.

ROOF SHEATHING:
1/2" PLYWOOD OR 7/16" OSB SHEATHING SPAN RATED 24/16 OR BETTER NAILED W/ 8d'S COMMONS @ 6" O.C. EDGES & 12" O.C. AT FIELD SHEATHING SHALL LAY PERPENDICULAR TO FRAMING

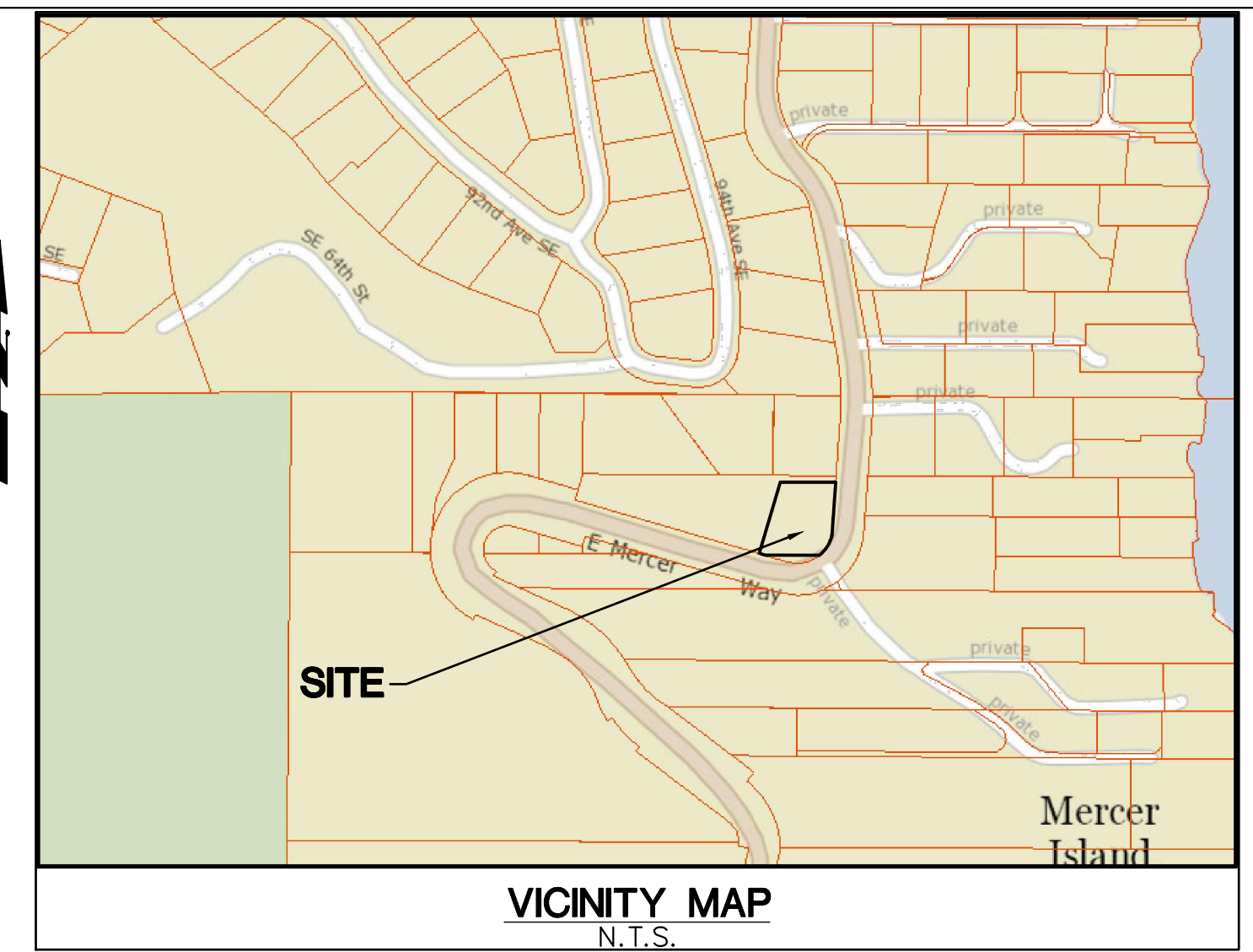
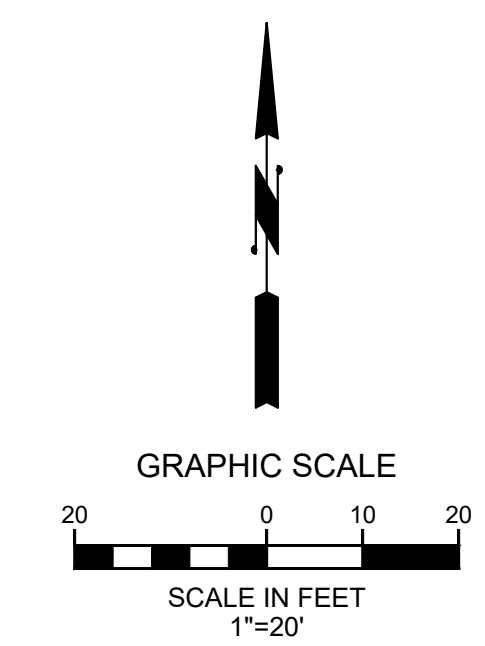
PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM ALTMAN PARCEL B

LEGEND	
	FOUND MONUMENT IN CASE
	FOUND REBAR/CAP AS NOTED
	UTILITY POLE W/UNDERGROUND (UG) CONDUIT
	UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
	UTILITY POLE W/ LIGHT (LP)
	UTILITY POLE (PP)
	POWER POLE GUY ANCHOR (GUY)
	TELEPHONE MANHOLE (TMH)
	SANITARY SEWER MANHOLE (SSMH)
	POWER METER (EM)
	FIRE HYDRANT (FH)
	WATER METER (WM)
	WATER VALVE (WV)
	CATCH BASIN (CB)
	MAILBOX (MB)
	SIGN
	GAS METER (GM)
	GAS VALVE (GV)
	- G - APPROX. GAS LINE LOCATION
	- W - APPROX. WATER LINE LOCATION
	- SS - APPROX. SANITARY SEWER LINE LOCATION
	- SD - APPROX. STORM DRAIN LINE LOCATION
	- FO - APPROX. TELECOMMUNICATIONS (TEL) LOCATION
	- T - APPROX. OVERHEAD POWER & TEL LOCATION
	EXISTING ASPHALT PAVING
	EXISTING CONCRETE
	EXISTING GRAVEL
	DECIDUOUS TREE TO REMAIN
	CONIFEROUS TREE TO REMAIN
	DECIDUOUS TREE TO BE REMOVED
	CONIFEROUS TREE TO BE REMOVED
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SIDE SEWER
	PROPOSED WATER SERVICE
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE

ABBREVIATIONS	
12"B	BIRCH
12"C	CHERRY
12"D	DECIDUOUS
12"M	MAPLE
12"C	CEDAR
12"F	FIR
BFNC	WOOD FENCE
CLFNC	CHAIN LINK FENCE
EX.	EXISTING
LOC.	LOCATION
(REM.)	REMOVE



BUILDING PAD DIAGRAM
1" = 50'



PROJECT SITE DATA - PARCEL B

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
 SITE ADDRESS: 6427 E MERCER WAY, MERCER ISLAND, WA 98040
 TAX ACCT. NO.: 302405-9151
 TOTAL LOT AREA: 16,060 SF± OR 0.369 AC.±

PROJECT CONTACT LIST:

OWNER:	ESTATE OF JAMES H. ALTMAN, SR. CONTACT: BEN ALTMAN PHONE: (206) 890-1063	ARCHITECTURAL DESIGNER:	MCLEOD HOME DESIGNS 1900 FOWLER STREET, STE F RICHLAND, WASHINGTON 99352 CONTACT: MARK MCLEOD PHONE: (509) 528-2884
PROJECT CONTACT:	PLAN TO PERMIT, LLC 9311 SE 36TH STREET, STE 204 MERCER ISLAND, WASHINGTON 98040 CONTACT: GEORGE STEIRER PHONE: (206) 909-2893	GEOTECHNICAL ENGINEER:	PAN GEO, INC. 3213 EASTLAKE AVENUE E, STE B SEATTLE, WASHINGTON 98102 CONTACT: STEPHEN H. EVANS, L.E.G. PHONE: (206) 262-0370
CIVIL ENGINEER:	LITCHFIELD ENGINEERING 12840 81ST AVENUE N.E. KIRKLAND, WASHINGTON 98034 CONTACT: KEITH LITCHFIELD, P.E. PHONE: (425) 821-5038		
SURVEYOR:	INFORMED LAND SURVEY, LLC 3215 S. 12TH STREET TACOMA, WASHINGTON 98405 CONTACT: EVAN WAHLSTROM PHONE: (253) 627-2070		

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF MERCER ISLAND
(206) 275-7783

WATER: CITY OF MERCER ISLAND
(206) 275-7783

ELECTRIC: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

GAS: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

TELEPHONE: CENTURYLINK
PHONE: 1-800-475-7526

SHEET INDEX

- 1 COVER SHEET
- 2 TESC PLAN
- 3 SITE DEVELOPMENT PLAN
- 4 PROFILES
- 5 CITY STANDARD DETAILS

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LITCHFIELD ENGINEERING CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY INFORMED LAND SURVEY, LLC SEE SURVEY FOR SECTION BREAKDOWN.

LEGAL DESCRIPTION PARCEL "B"

APN 302405-9151:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

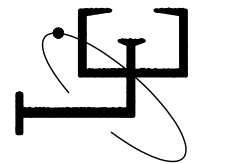
HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

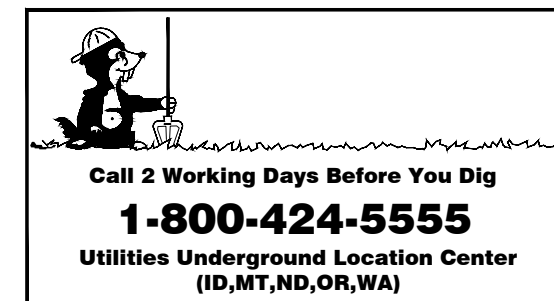


CHD BY	DATE	NOTES
KAL	6-19-2020	SUBMITTED TO CLIENT
KAL		
KAL		

LITCHFIELD ENGINEERING
 12840 81ST AVENUE NE
 KIRKLAND, WA 98034
 Tel: (425) 821-5038 Fax: (425) 821-5739



APN: 302405-9151
COVER SHEET
ALTMAN PARCEL B
MERCER ISLAND, WASHINGTON
 ESTATE OF JAMES H. ALTMAN, SR.
 6419 E MERCER WAY
 MERCER ISLAND, WASHINGTON 98040



APPROVED:
 CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DRAWING: C:\Users\Behrooz\Documents\Engineering\Work\Utilities\NE 225 Altman Parcel B\225 Altman Parcel B.dwg PLOT BY: Behrooz Jun 19, 2020 @ 11:06am

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR/CAP AS NOTED
- UTILITY POLE W/ UNDERGROUND (UG) CONDUIT
- UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
- UTILITY POLE W/ LIGHT (LP)
- UTILITY POLE (PP)
- POWER POLE GUY ANCHOR (GUY)
- TELEPHONE MANHOLE (TMH)
- SANITARY SEWER MANHOLE (SSMH)
- POWER METER (EM)
- FIRE HYDRANT (FH)
- WATER METER (WM)
- WATER VALVE (WV)
- CATCH BASIN (CB)
- MAILBOX (MB)
- SIGN
- GAS METER (GM)
- GAS VALVE (GV)
- APPROX. GAS LINE LOCATION
- APPROX. WATER LINE LOCATION
- APPROX. SANITARY SEWER LINE LOCATION
- APPROX. STORM DRAIN LINE LOCATION
- APPROX. TELECOMMUNICATIONS (TEL) LOCATION
- APPROX. OVERHEAD POWER & TEL LOCATION
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE
- EXISTING GRAVEL
- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- DECIDUOUS TREE TO BE REMOVED
- CONIFEROUS TREE TO BE REMOVED
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SIDE SEWER
- PROPOSED WATER SERVICE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE

ABBREVIATIONS	
12" B	BIRCH
12" C	CHERRY
12" D	DECIDUOUS
12" M	MAPLE
12" C	CEDAR
12" F	FIR
BFNC	WOOD FENCE
CLFNC	CHAIN LINK FENCE
EX	EXISTING
LOC	LOCATION
(REM.)	REMOVE

**PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM
ALTMAN PARCEL B**

CONSTRUCTION SEQUENCE SCHEDULE

- A. CONDUCT PRE-CONSTRUCTION MEETING.
- B. FLAG OR FENCE CLEARING LIMITS.
- C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- E. GRADE AND INSTALL CONSTRUCTION ENTRANCES(S).
- F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
- H. GRADE AND STABILIZE CONSTRUCTION ROADS.
- I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
- L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
- M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, EASEMENTS, SETBACKS, TREES AND DRAINAGE COURSES SHALL BE CLEARLY DEFINED AND MARKED IN THE FIELD TO PREVENT DAMAGE AND OFFSITE IMPACTS.
2. CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE. ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALLS OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PUBLIC STREETS. WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON-SITE. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE PAVEMENT SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE PAVEMENT BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. PAVEMENT WASHING SHALL NOT OCCUR UNTIL ALL STORM DRAIN INLETS, LOCATED DOWNSTREAM OF THE WASHING AREA, HAVE BEEN PROTECTED BY PLACEMENT OF A FILTER CLOTH UNDER THE INLET GRATE.
3. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.
4. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH APPROVED SEDIMENT BARRIERS OR FILTERS, DIKES, OR ANY OTHER APPROVED METHOD OF TRAP SEDIMENT. THESE MEASURES SHALL BE FUNCTIONAL BEFORE ANY OTHER LAND DISTURBING ACTIVITY TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED UNDER ITEM 5.
5. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE PLACEMENT OF SOO OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, APPLICATION OF BASE ROCK WITHIN AREAS TO BE PAVED, OR SOME OTHER APPROVED MEANS. TO PROTECT THE SOIL FROM THE EROSION FORCES OF RAINDROP IMPACT AND FLOWING WATER, FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOIL SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND THE POTENTIAL WATER QUALITY IMPACTS THAT THE STABILIZATION MEASURES MAY HAVE ON THE DOWNSTREAM WATERS. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION. REDUCE SLOPE RUNOFF VELOCITIES BY (1) REDUCING THE LENGTH OF CONTINUOUS SLOPES BY USING TERRACING AND DIVERSIONS, (2) REDUCING THE GRADE OF THE SLOPE, AND (3) ROUGHEN SLOPE SURFACE. CONTAIN DOWNSLOPE COLLECTED WATER IN PIPES OR PROTECTED CHANNELS.
7. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS.
8. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION AT ALL DISCHARGE POINTS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES, SHALL BE PROVIDED.
9. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF, MUST BE CONDUCTED UNDER COVER AND ON IMPERVIOUS SURFACES. THESE SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILLAGE INCIDENT. WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL NOT BE DISCHARGED TO THE STORM DRAIN, OR ON-SITE STORMWATER TREATMENT SYSTEM.
10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

WA D.O.E. SOIL AMENDMENT NOTES

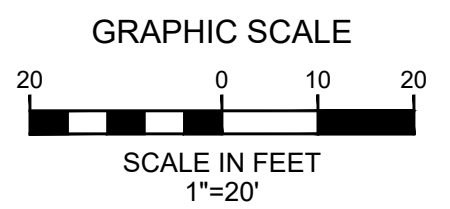
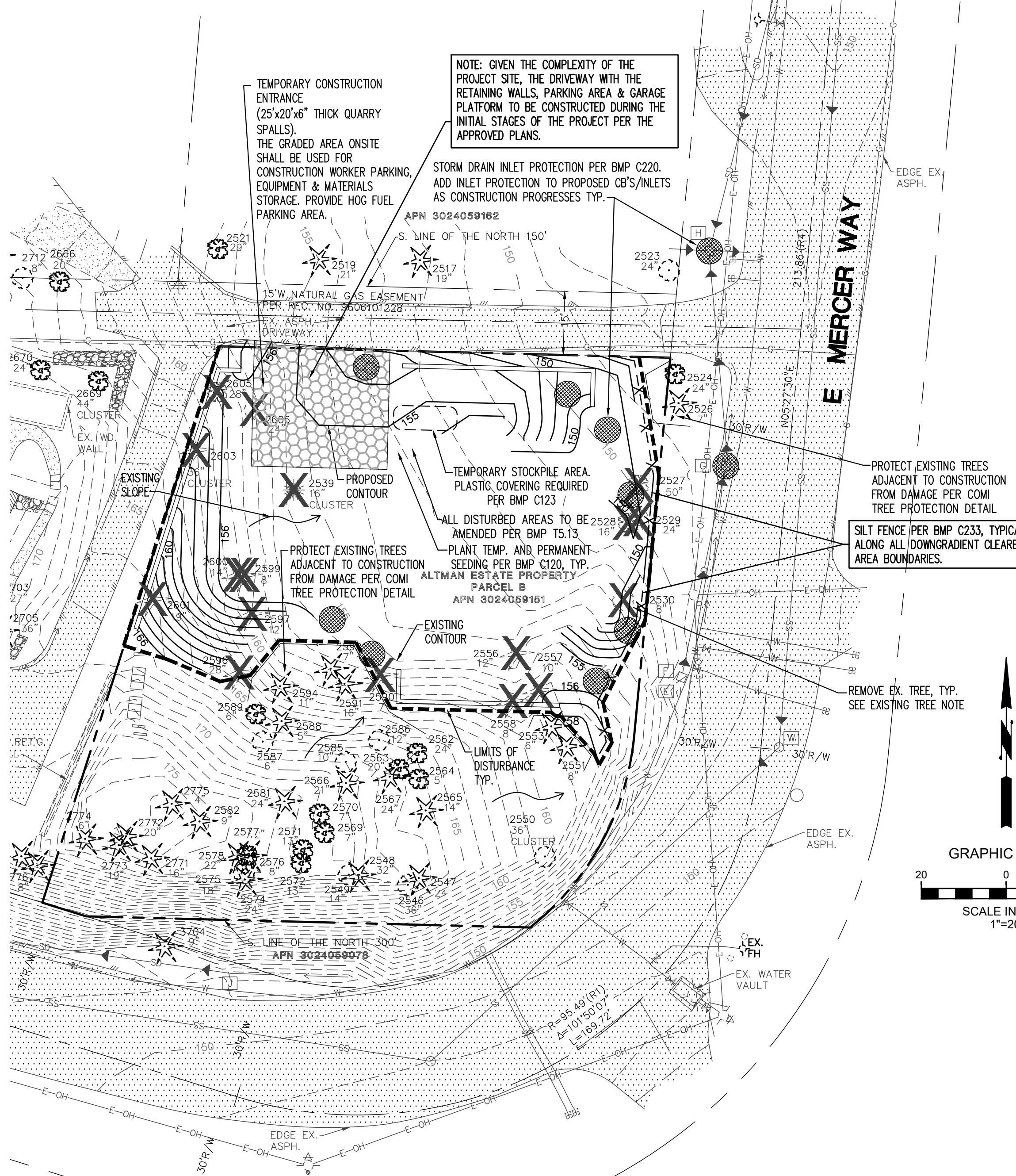
SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A.) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST

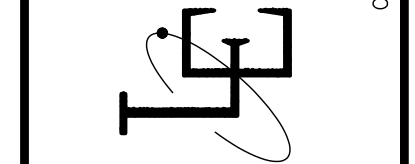
EXISTING STRUCTURE LEGEND

- | | |
|--|---|
| A EX. STORM DRAIN CATCH BASIN
RM 227.17
IE NE 224.47 8' CP
IE W 224.37 12' CP | N EX. STORM DRAIN CATCH BASIN
RM 132.40
IE E 132.05 12' DIP
IE W 135.90 12' PVC |
| B EX. STORM DRAIN CATCH BASIN
RM 201.34
IE NW 199.39 6' DIP
IE E 197.49 12' CP
IE W 197.49 12' CP | O EX. STORM DRAIN CATCH BASIN
RM 135.63
IE NE 133.23 12' PVC
IE SW 132.64 12' PVC |
| C EX. STORM DRAIN CATCH BASIN
RM 197.04
IE E 191.39 12' CP
IE W 191.39 12' CP | P EX. STORM DRAIN CATCH BASIN
RM 135.24
IE NE 132.64 12' PVC
IE SW 132.64 12' PVC |
| D EX. STORM DRAIN CATCH BASIN
RM 150.05
IE NE 147.90 12' CP
IE SW 147.90 12' CP | Q EX. STORM DRAIN CATCH BASIN
RM 133.51
IE NE 130.91 12' PVC
IE S 127.56 12' CP
IE NW 126.86 12' PVC |
| E EX. STORM DRAIN INTAKE
IE 146.55 12' DIP | R EX. STORM DRAIN OUTFALL
IE 110.99 12' CP |
| F EX. STORM DRAIN CATCH BASIN
RM 148.14
IE S 146.54 8'DIP
IE N 146.34 8'DIP | T EX. STORM DRAIN CATCH BASIN
RM 135.09
IE N 132.79 8' PVC
IE SW 132.69 8' PVC |
| G EX. STORM DRAIN CATCH BASIN
RM 148.14
IE S 145.84 8'DIP
IE N 145.84 12'CP | U EX. STORM DRAIN INLET
RM 107.63 36"x36" CONC |
| H EX. STORM DRAIN MANHOLE
TYPE 2 W/ RND. CRT. LID
RM 147.12
IE SE 137.42 12'CP
IE NE 137.37 12'CP
IE W 134.80 12'CP
IE E 132.07 12'CP | V EX. SANITARY SEWER MANHOLE
RM 152.81
IE NW 145.41 8' CP
IE S 145.31 8' CP |
| I EX. STORM DRAIN INTAKE
IE 147.52 12' CP | W EX. SANITARY SEWER MANHOLE
RM 148.41
IE N 141.36 8' CP
IE SW 141.26 8' CP |
| K EX. STORM DRAIN CATCH BASIN
RM 147.97
IE E 146.67 8' DIP
IE NW 146.22 8' DIP | X EX. SANITARY SEWER MANHOLE
RM 134.30
IE NW 126.55 10' CP
IE SE 126.45 10' CP |
| L EX. STORM DRAIN CATCH BASIN
RM 148.85
IE E 142.26 8' DIP
IE W 142.26 8' DIP | Y EX. SANITARY SEWER MANHOLE
RM 131.18
IE NW 125.83 10' CP
IE SE 125.73 10' CP |
| M EX. STORM DRAIN CATCH BASIN
RM 142.10
IE E 139.75 8' DIP
IE W 139.75 8' DIP | Z EX. SANITARY SEWER MANHOLE
RM 135.66
IE SE 125.73 8' CP
IE NE 125.68 8' CP
IE W 125.48 10' CP |



NOTES	DATE	CHD BY	DWN BY
SUBMITTED TO CLIENT	6-19-2020	KAL	KAL

LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
KIRKLAND, WA 98034
Tel (425) 827-5739



**APN: 302405-9151
TESC PLAN
ALTMAN PARCEL B
MERCER ISLAND, WASHINGTON**
ESTATE OF JAMES H. ALTMAN, SR.
6419 E MERCER WAY
MERCER ISLAND, WASHINGTON 98040

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID, MT, ND, OR, WA)

APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DRAWING: C:\Users\Behrooz\Documents\Working\Utilities\302405-9151\302405-9151-01-225-Altman_Parcel_B.dwg PLOT BY: Behrooz Jun 19, 2020 @ 11:06am

SPECIAL CONTRACTOR NOTES

CONTRACTOR TO INSURE THAT THE FINAL DRIVEWAY GRADE AND CATCH BASIN/YARD DRAIN ELEVATIONS ARE CONSTRUCTED TO RESTRICT ANY STORM DRAINAGE FROM LEAVING THE DRIVEWAY SURFACE.

RETAINING WALL NOTES

ALL WALL DESIGN, REINFORCEMENT, WATERPROOFING, AND RETAINING WALL DRAINAGE CONTROL PER STRUCTURAL AND ARCHITECTURAL PLANS AND SPECIFICATIONS.

INSTALL 36" HANDRAILING AS NECESSARY WHERE WALLS EXCEED 30" IN HEIGHT SEE ARCHITECT'S PLANS.

WORK WITHIN EXISTING TREE DRIP LINES NOTES

ALL TRENCHES THAT ARE EXCAVATED WITHIN TREE DRIP LINES SHALL BE EXCAVATED WITH AN AIR SPADE SO THAT UTILITY LINES CAN BE INSTALLED WITHOUT CUTTING MAJOR ROOTS. ROOTS EXPOSED IN OPEN TRENCHES MUST BE KEPT MOIST BY BEING COVERED WITH MOISTENED BURLAP UNTIL THE TRENCH CAN BE CLOSED.

ALL GRADING WITHIN THE TPZ OF THE TREES TO REMAIN SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE ARBORIST.

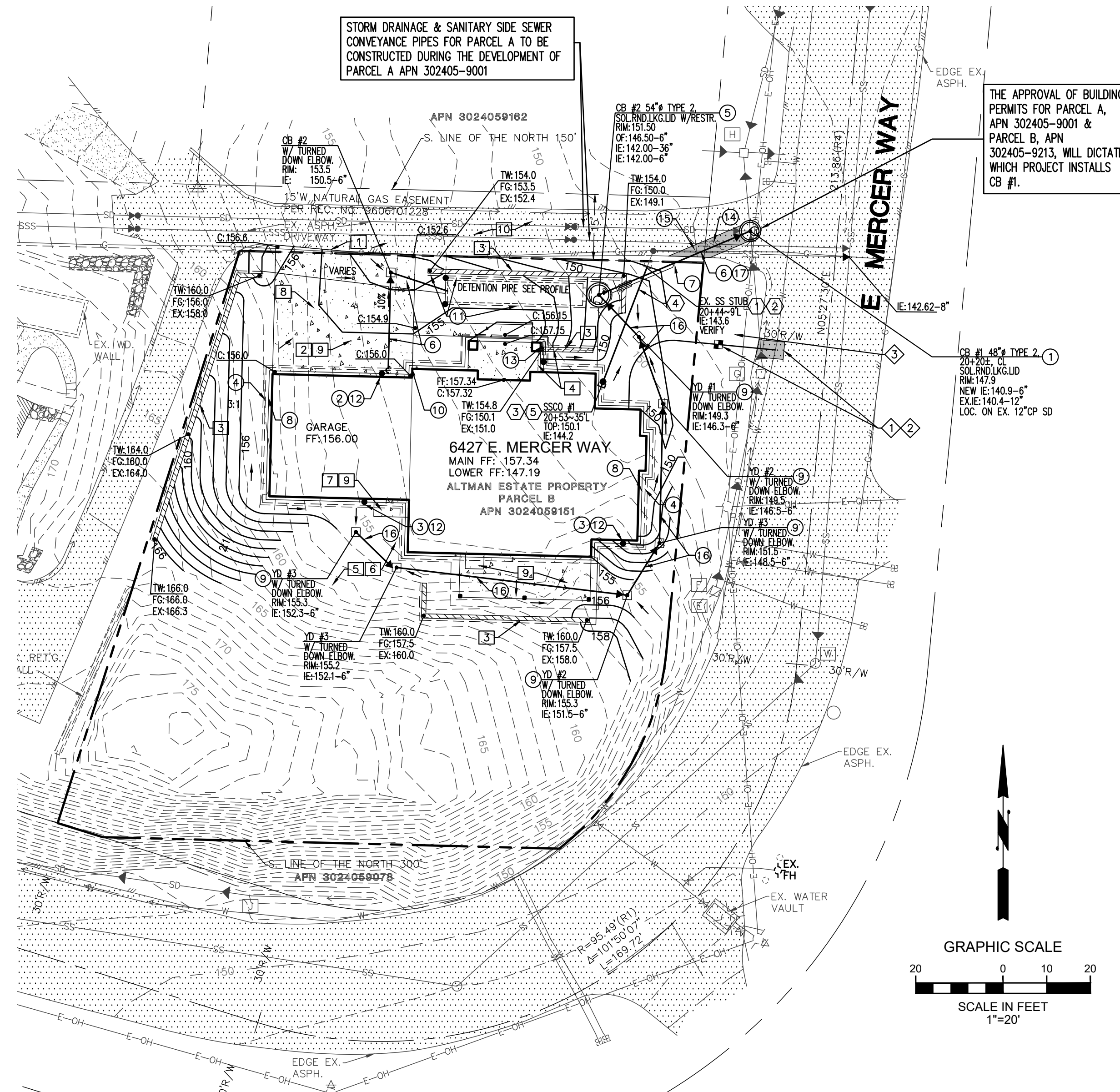
SOIL AMENDMENT NOTE

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENT SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

TRENCH EXCAVATION NOTES

ALL SEWER AND DRAINAGE PIPES SHALL BE BACKFILLED TO 95% MDD (INTENT: TO RESTRICT SUBSURFACE DRAINAGE FROM TRAVELING ALONG THE PIPE BARREL).

PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM
ALTMAN PARCEL B



STORM DRAINAGE NOTES

- 1. CATCH BASIN, TYPE 2-48" WSDOT SD B-10.20-02 W/ SOL. RND. LOCKING LID. LOCATE ON EXISTING 12" CP.
2. SDCO PER SD MI S-19 W/ TRAFFIC RATED LID.
3. SDCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
4. CONSTRUCT 4" PERF. PVC FOOTING DRAIN.
5. CATCH BASIN TYPE 2-54" W/ SOL. RND. LOCKING LID & RESTRICTOR PER CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET DETAIL. SEE DETENTION SYSTEM WORKSHEET, PLAN & PROFILES SHEETS 3 & 4.
6. CONSTRUCT 6" PVC OUTFALL STORM DRAIN SYSTEM.
7. CONNECT FOOTING DRAIN TO TIGHTLINE TO OUTFALL STORM SYSTEM 1" MIN. LOWER THAN LOWEST FOOTING DRAIN.
8. CONSTRUCT 6" PVC ROOF DRAIN COLLECTOR @ S=1.00% MIN. ALL ROOF DRAINAGE TO BE CONVEYED TO THE DETENTION SYSTEM SLEEVE TO BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).
9. PRIVATE YARD/AREA DRAIN SEE DETAIL SHEET 4.
10. DOWNSPOUT LOCATIONS PER ARCHITECT'S PLANS.
11. FOOTING DRAIN TO BYPASS DETENTION SYSTEM.
12. STORM DRAIN CLEANOUT 100 FEET MAXIMUM BETWEEN CLEANOUTS. PROVIDE DIP PIPE SLEEVE FOR PENETRATIONS THROUGH WALLS AS REQUIRED. COORDINATE LOCATIONS W/ STRUCTURAL PLANS. SLEEVE TO BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).
13. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER COMI STANDARDS.
14. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT TO ORIGINAL CONDITION OR BETTER PER COMI STANDARDS.
15. EXISTING GAS LINE IN WORK AREA. CONTRACTOR TO COORDINATE CONSTRUCTION OF STORM DRAIN OUTFALL & PROTECT GAS LINE FROM ANY DAMAGE.

SITE IMPROVEMENT NOTES

- 1. PROVIDE SMOOTH TRANSITION FROM EXISTING IMPROVEMENTS TO NEW IMPROVEMENTS.
2. CONSTRUCT DRIVEWAY SECTION PER DETAIL SHEET 4.
3. RETAINING WALLS AT LOCATIONS SHOWN. FINISH, TEXTURE, JOINTS, REIN. ETC. PER ARCHITECT'S & STRUCTURAL PLANS. SEPARATE BUILDING PERMIT REQUIRED IF GREATER THAN 4' HIGH.
4. CONSTRUCT HANDRAIL PER ARCHITECT & STRUCTURAL PLANS FOR AREAS WITH GREATER THAN 2.5' DIFFERENCE FROM WALL/PORCH TO FINISH GRADE.
5. SEE LANDSCAPING PLAN BY OTHERS FOR LANDSCAPE.
6. SEE ILLUMINATION PLAN BY OTHERS FOR LANDSCAPE LIGHTING & ASSOCIATED APPURTENANCES.
7. REFUSE / RECYCLE AREA PER ARCHITECTS PLANS.
8. FLOWLINE OF DRIVEWAY PAVEMENT, TYP.
9. DECKS, PATIOS, DRIVEWAY, PORCHES & STEPS AS SHOWN. MATERIAL, FINISH, TEXTURE, ETC. PER ARCHITECTS & STRUCTURAL PLANS.
10. EXISTING DRIVEWAY TO BE RESTORED TO PREEXISTING CONDITION OR BETTER UPON COMPLETION OF CONSTRUCTION.

WATER NOTES

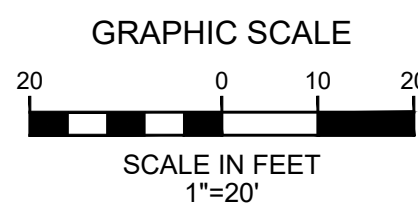
- 1-1" WATER SERVICE PER SD MI W-13. METER/SERVICE SIZE PER WATER SYSTEM BUILDING PLANS BY PLUMBING/MECHANICAL DESIGNER.
2. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER COMI STANDARDS.
3. RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER TO THE SATISFACTION OF THE PROPERTY OWNER.

SANITARY SEWER NOTES

- 1. CONNECT NEW 6" SIDE SEWER TO EXISTING SANITARY SEWER SYSTEM STUB PER COMI STANDARDS. VERIFY LOCATION & INVERTS.
2. EXISTING GAS LINE IN WORK AREA. CONTRACTOR TO COORDINATE CONSTRUCTION OF SANITARY SIDE SEWER & PROTECT GAS LINE FROM ANY DAMAGE.
3. SSCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
4. CONSTRUCT 6" SANITARY SIDE SEWER AT S=0.0200/' MINIMUM TO BUILDING. SEE SANITARY SEWER SYSTEM BUILDING PLANS BY PLUMBING DESIGNER CONFIRM LOCATION W/ ARCHITECT.
5. CONSTRUCT TEMP. CAP FOR FUTURE BUILDING CONNECTION.

EXISTING STRUCTURE LEGEND

Table with 4 columns listing existing structures such as storm drain catch basins, manholes, and inlets with their respective RIM and elevation data.



ARCHITECTURAL & STRUCTURAL NOTES

- 1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS FOR STRUCTURAL ASPECTS OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROJECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

SITE IMPROVEMENT NOTES

- 1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
3. RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH CITY AND WSDOT STANDARD SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
6. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELATED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED & DISPOSED OF AT AN APPROVED LOCATION OFF SITE.
9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.

STORM DRAIN GENERAL NOTES

- 1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAIN IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
11. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
12. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
13. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2".
14. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
15. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES.

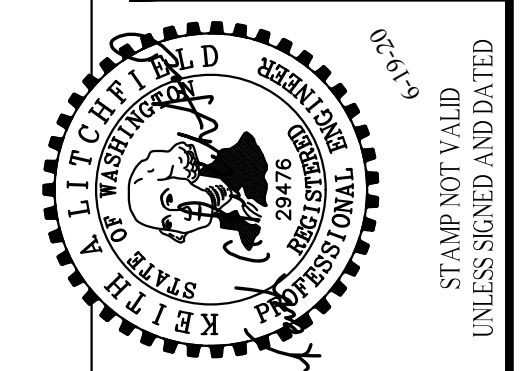


Table with columns: CHD BY, DATE, SUBMITTED TO CLIENT, NOTES.

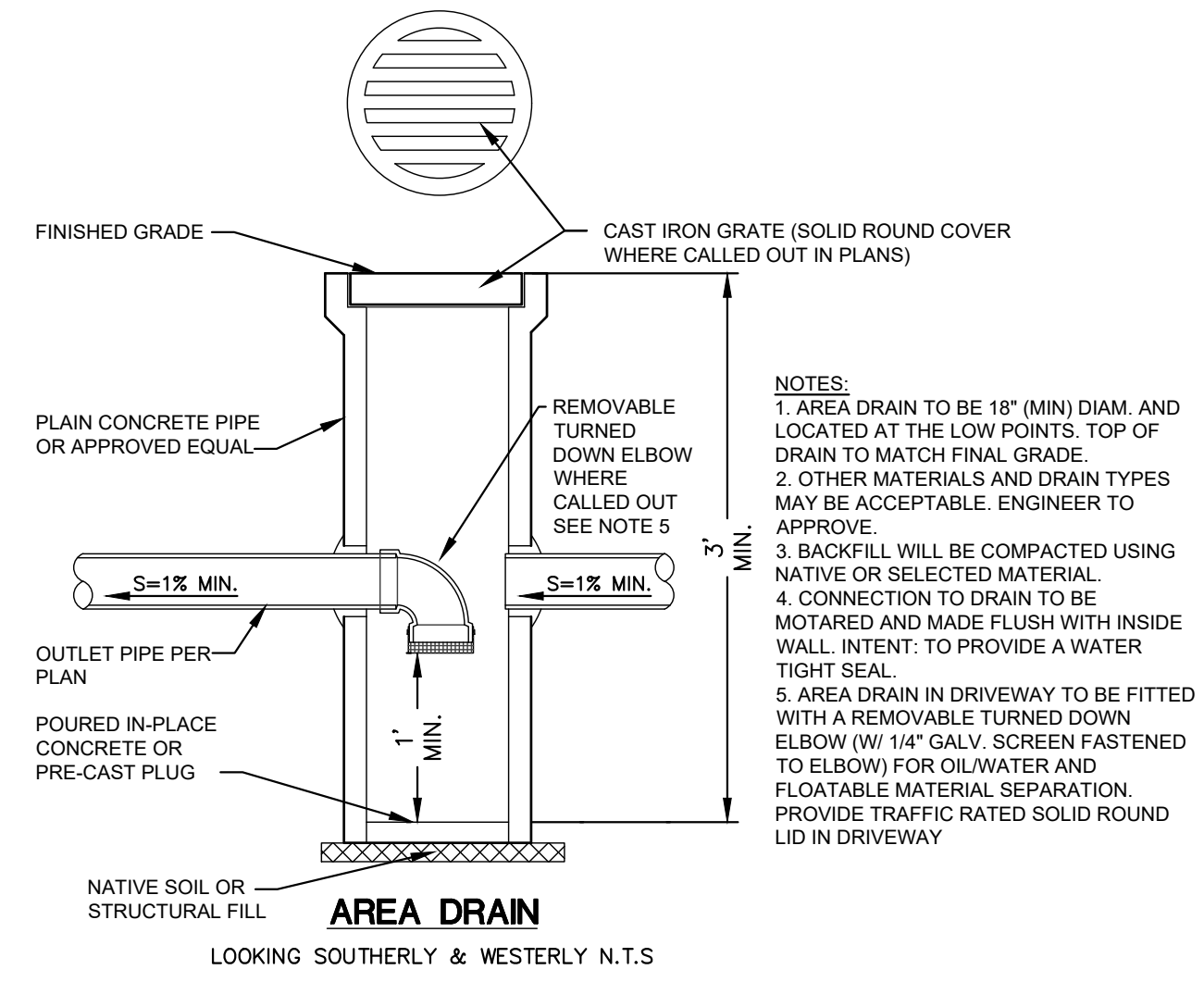
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12840 81ST AVENUE NE
KING COUNTY, WA 98034
Tel: (425) 521-5739

APN: 302405-9151
SITE DEVELOPMENT PLAN
ALTMAN PARCEL B
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
6419 E. MERCER WAY
MERCER ISLAND, WASHINGTON 98040

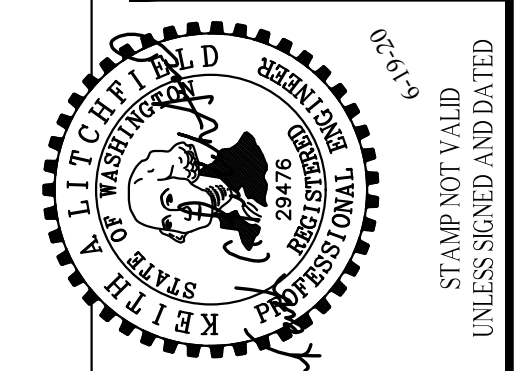
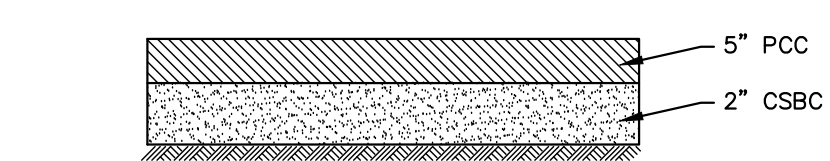
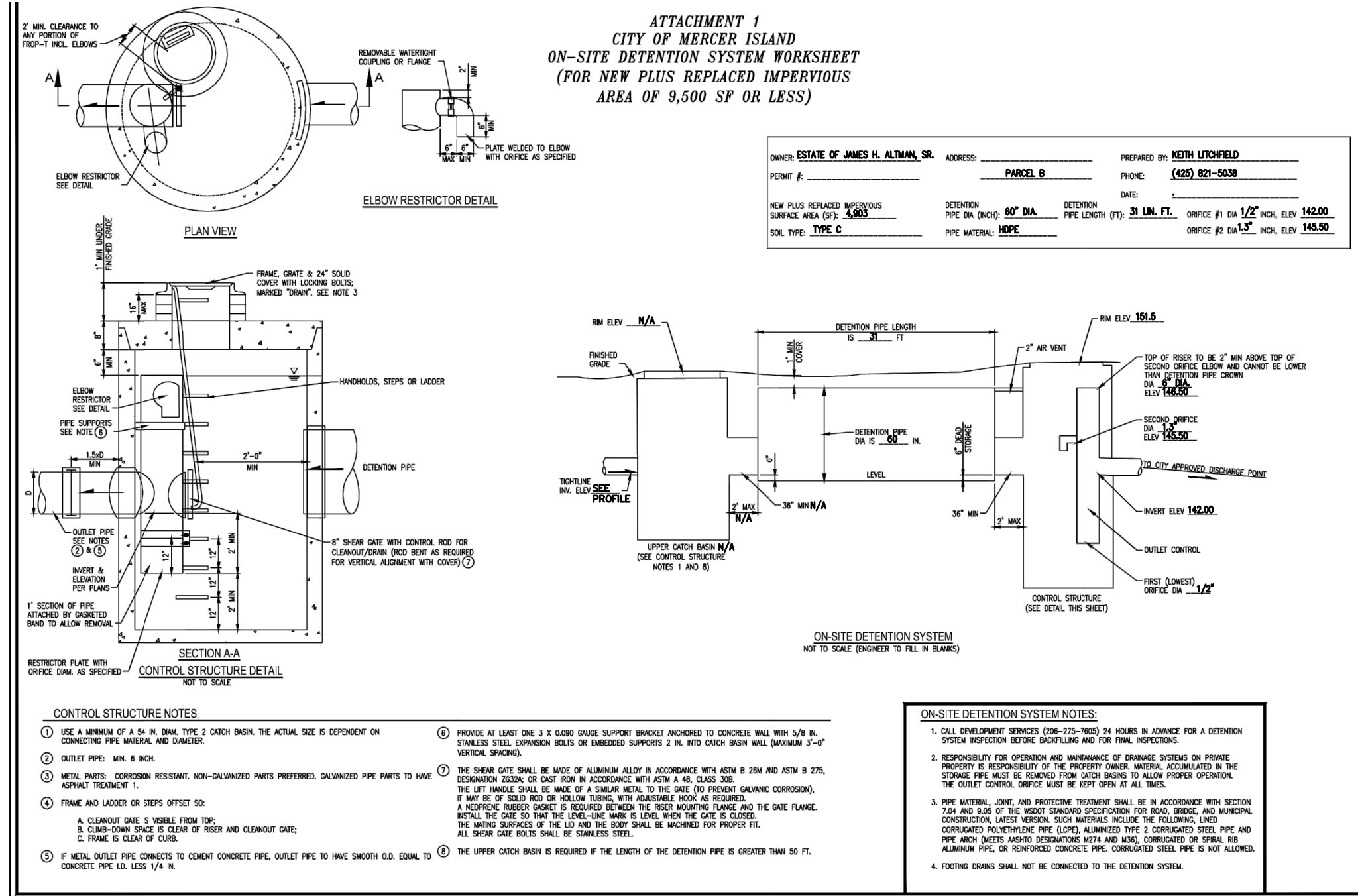
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PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM
ALTMAN PARCEL B

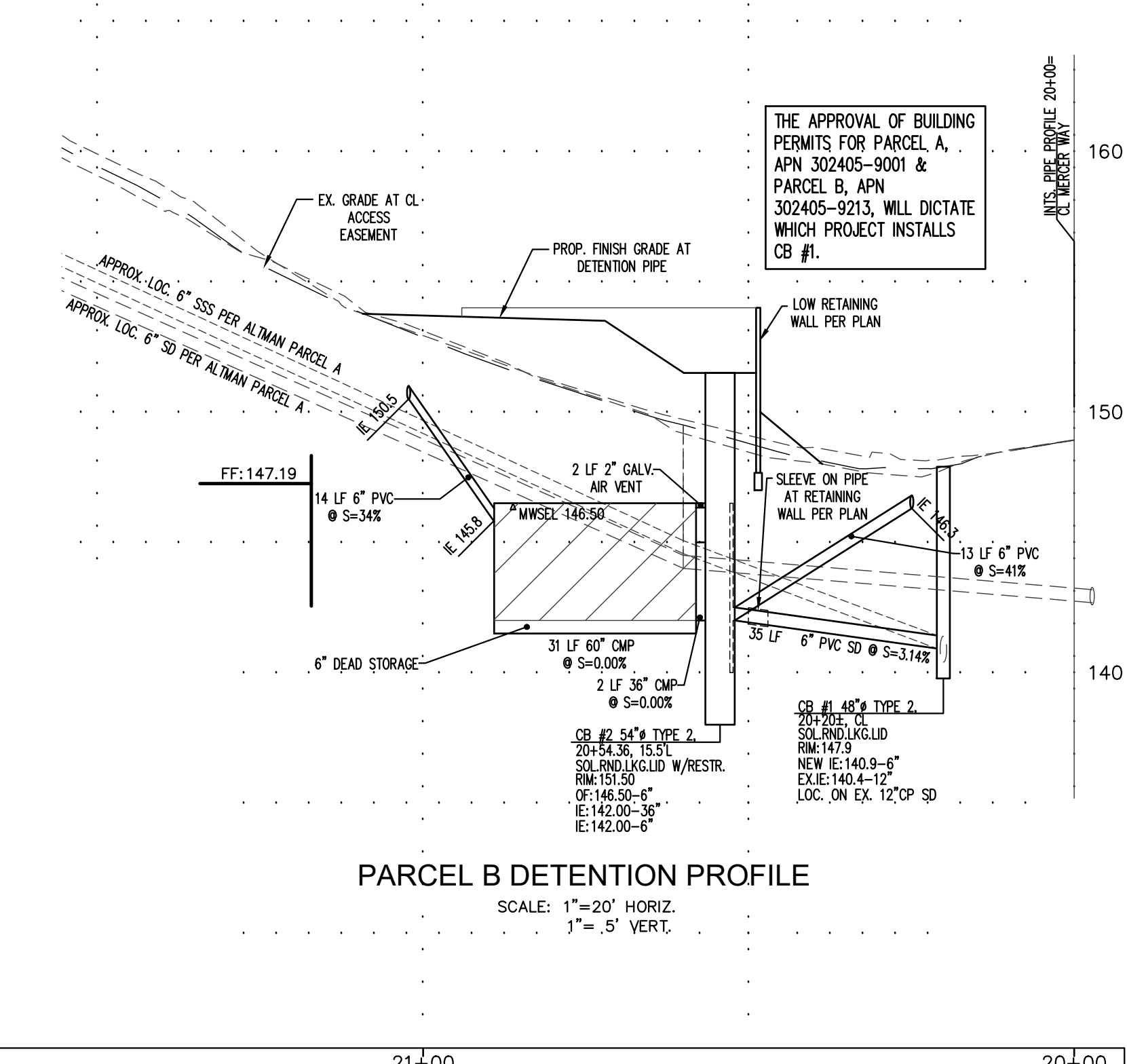


- NOTES:
 1. AREA DRAIN TO BE 18" (MIN) DIAM. AND LOCATED AT THE LOW POINTS. TOP OF DRAIN TO MATCH FINAL GRADE.
 2. OTHER MATERIALS AND DRAIN TYPES MAY BE ACCEPTABLE. ENGINEER TO APPROVE.
 3. BACKFILL WILL BE COMPACTED USING NATIVE OR SELECTED MATERIAL.
 4. CONNECTION TO DRAIN TO BE MOTARED AND MADE FLUSH WITH INSIDE WALL. INTENT: TO PROVIDE A WATER TIGHT SEAL.
 5. AREA DRAIN IN DRIVEWAY TO BE FITTED WITH A REMOVABLE TURNED DOWN ELBOW (W/ 1/4" GALV. SCREEN FASTENED TO ELBOW) FOR OIL/WATER AND FLOATABLE MATERIAL SEPARATION. PROVIDE TRAFFIC RATED SOLID ROUND LID IN DRIVEWAY.

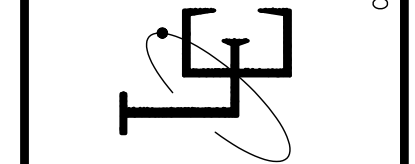


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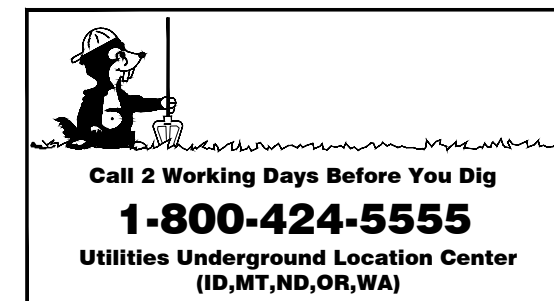
NOTES:
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**APN: 302405-0151
 PROFILES
 ALTMAN PARCEL B
 MERCER ISLAND, WASHINGTON**
 ESTATE OF JAMES H. ALTMAN, SR.
 6419 E MERCER WAY
 MERCER ISLAND, WASHINGTON 98040



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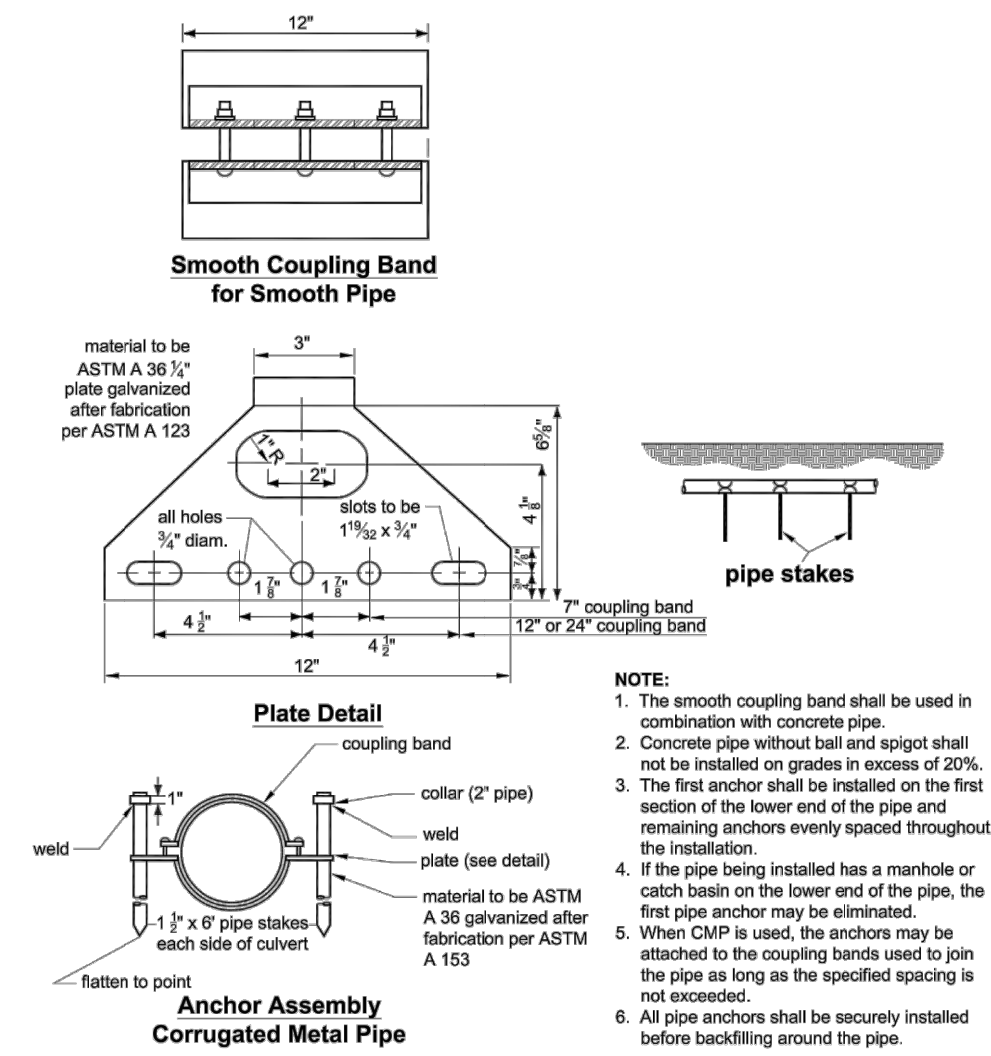
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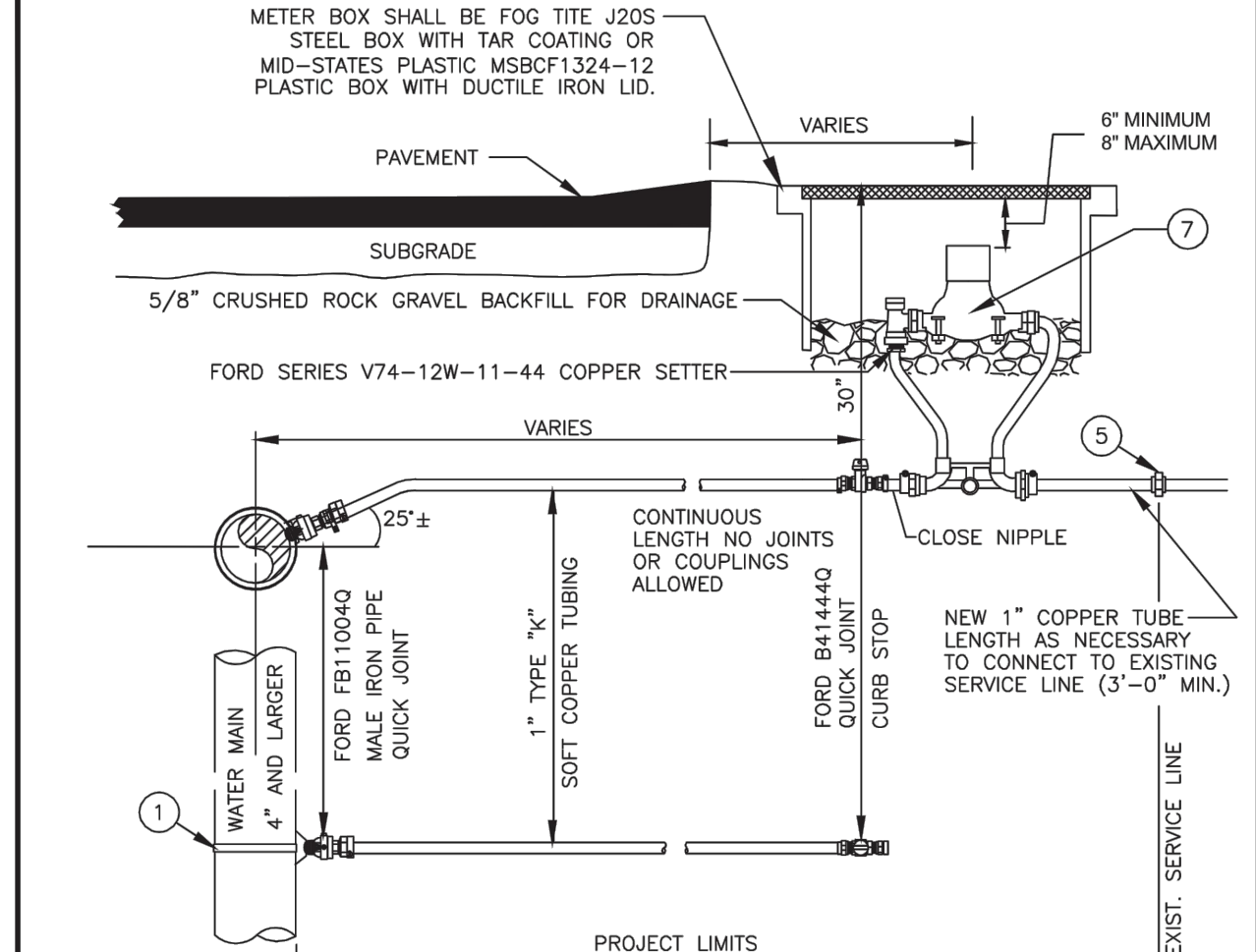
SECTION 42 PIPES, OUTFALLS, AND PUMPS

FIGURE 42.1.C CORRUGATED METAL PIPE COUPLING AND/OR GENERAL PIPE ANCHOR ASSEMBLY



- NOTE:**
- The smooth coupling band shall be used in combination with concrete pipe.
 - Concrete pipe without ball and socket shall not be installed on grades in excess of 20%.
 - The first anchor shall be installed on the first section of the lower end of the pipe and remaining anchors evenly spaced throughout the installation.
 - If the pipe being installed has a manhole or catch basin on the lower end of the pipe, the first pipe anchor may be eliminated.
 - When CIMP is used, the anchors may be attached to the coupling bands used to join the pipe as long as the specified spacing is not exceeded.
 - All pipe anchors shall be securely installed before backfilling around the pipe.

1/9/2009 4-16 2009 Surface Water Design Manual

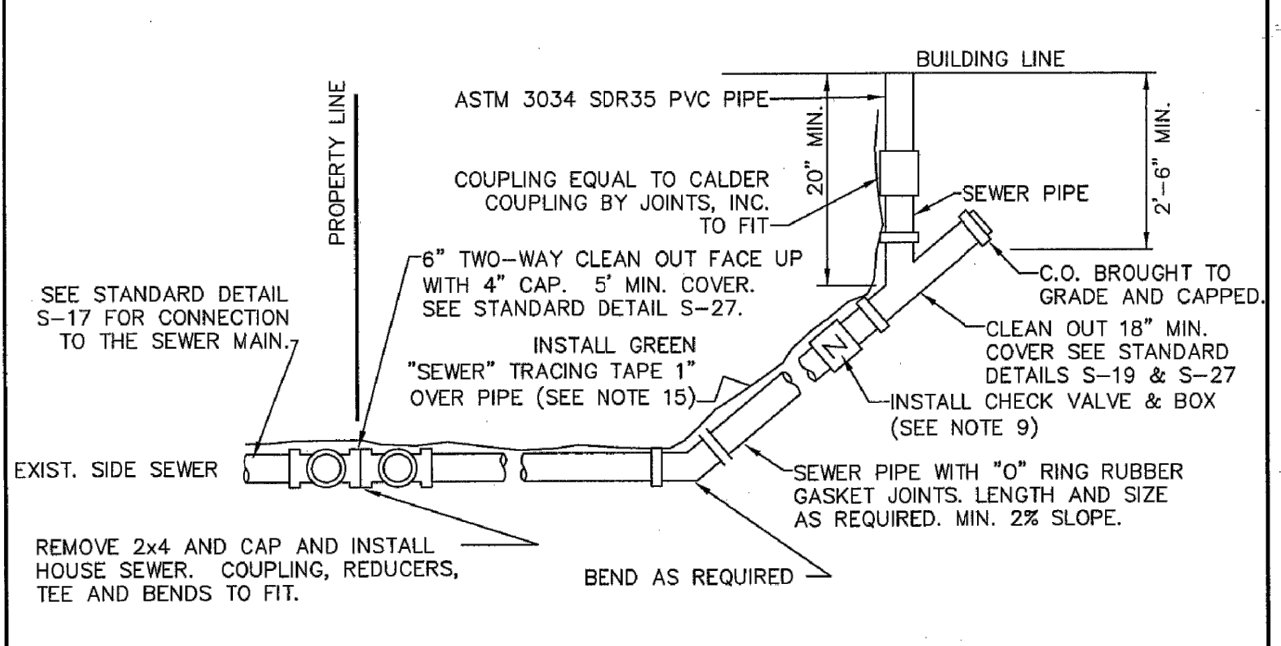


- NOTES**
- WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
 - ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL SINGLE STRAP, ROMAC 101NS, OR APPROVED EQUAL. ON NEW DUCTILE IRON WATER MAIN 6" DIA. OR LARGER, THE SERVICE MAY BE DIRECTLY TAPPED.
 - MINIMUM DISTANCE BETWEEN CORP. STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONTALLY STAGGERED.
 - PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
 - WHEN METER BOXES ARE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK, CONTINUOUS FELT EXPANSION MATERIAL SURROUNDING THE PERIMETER OF THE METER BOX SHALL BE PROVIDED.
 - WHEN CONNECTING TO EXISTING SERVICE LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING SERVICE LINE DIAMETER.
 - SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER. UNLESS OTHERWISE APPROVED BY CITY ENGINEER, PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
 - WATER METER SUPPLIED BY CITY.
 - ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
 - NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER**

1" WATER METER INSTALLATION

09-26-2017 NO SCALE **W-13**
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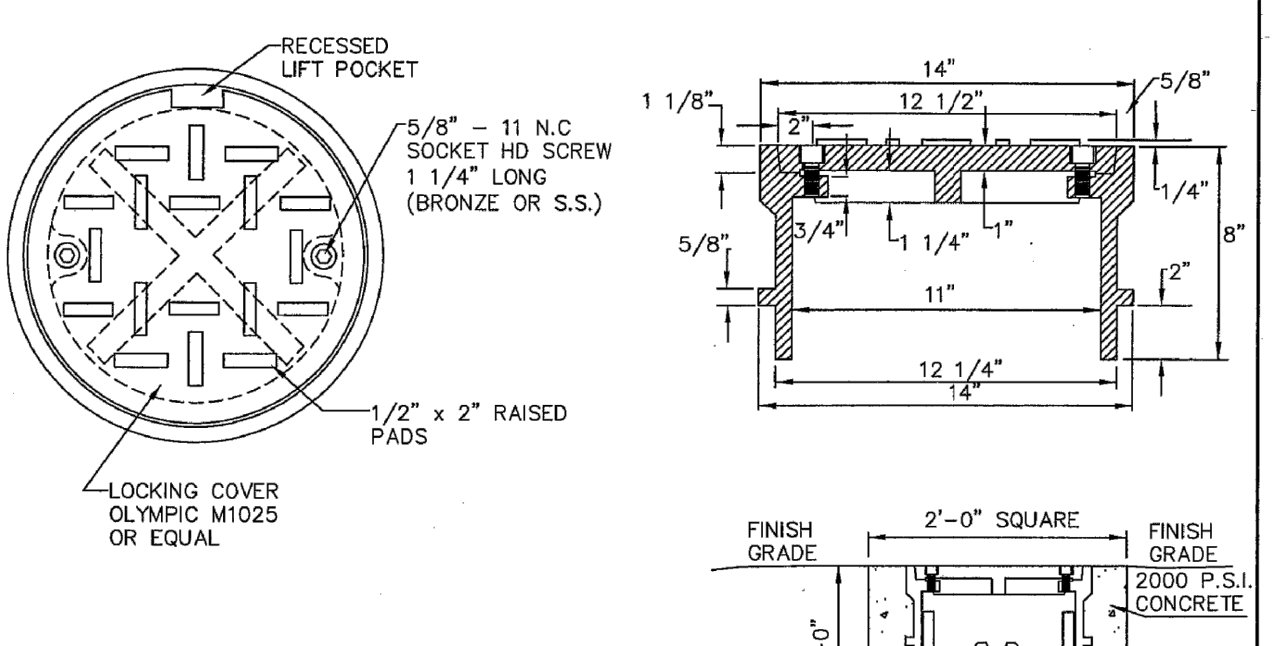


- NOTES**
- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
 - CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
 - ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
 - 18" MINIMUM COVERAGE OVER PIPE.
 - LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
 - 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2" MINIMUM GRADE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
 - ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
 - BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
 - A. IF CONNECTED TO A SHARED SIDE SEWER.
 - B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
 - C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
 - AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
 - THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
 - 6" - WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 4" - SINGLE FAMILY RESIDENCES.
 - 6" - 2 TO 6 SINGLE FAMILY RESIDENCES.
 - 8" - BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
 - UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER**

HOUSE SEWER CONNECTION

6-5-2009 NO SCALE **S-18**
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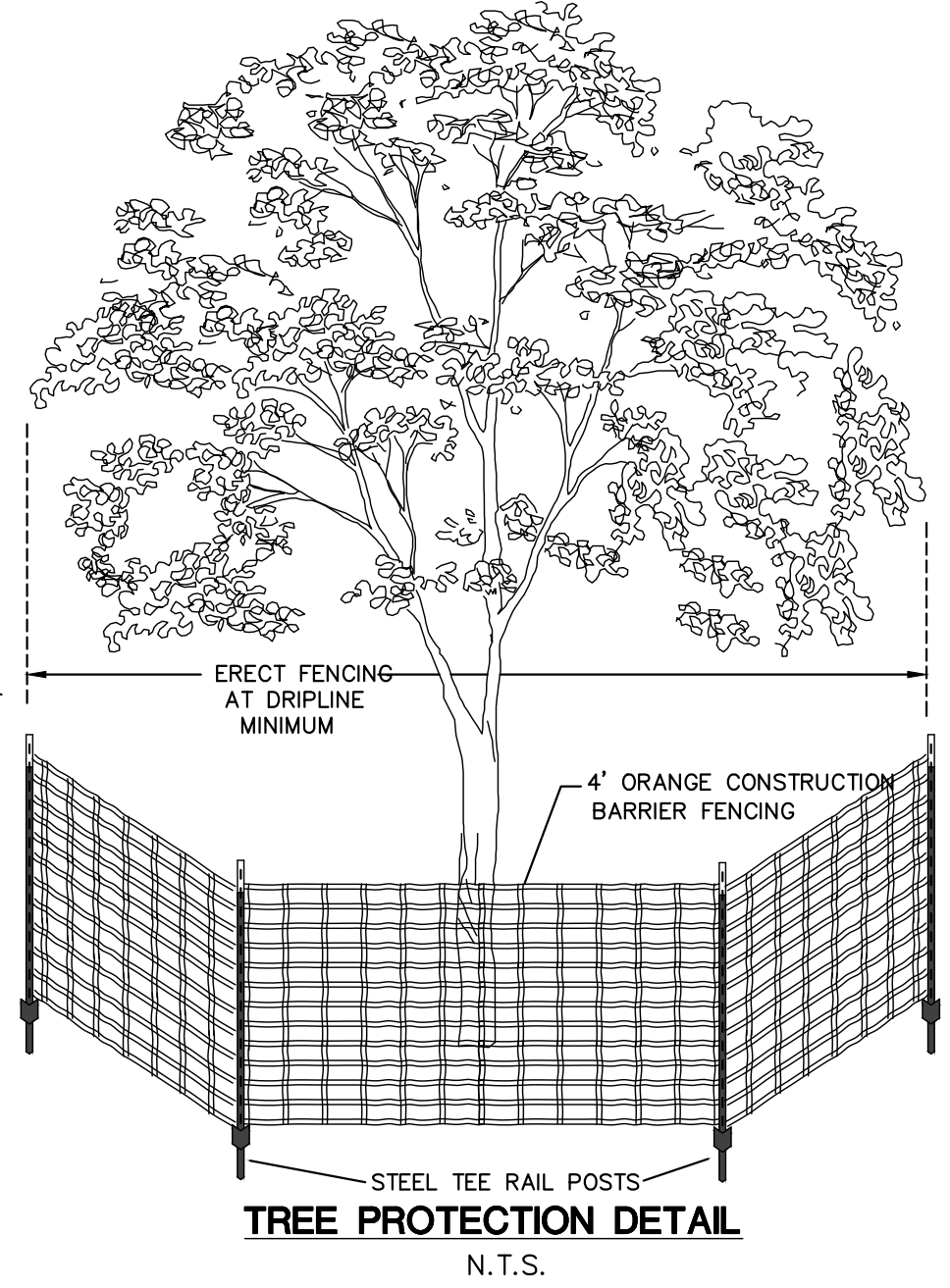
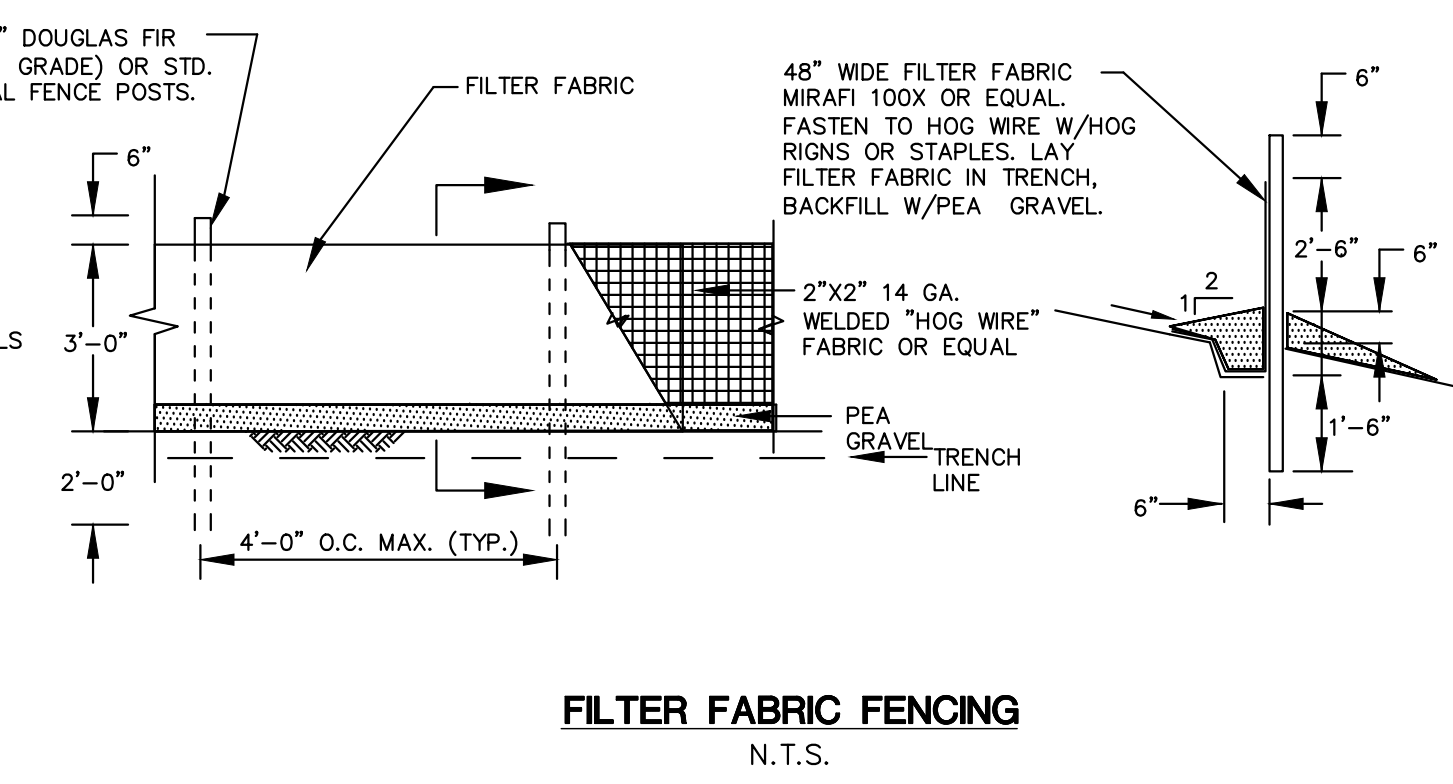
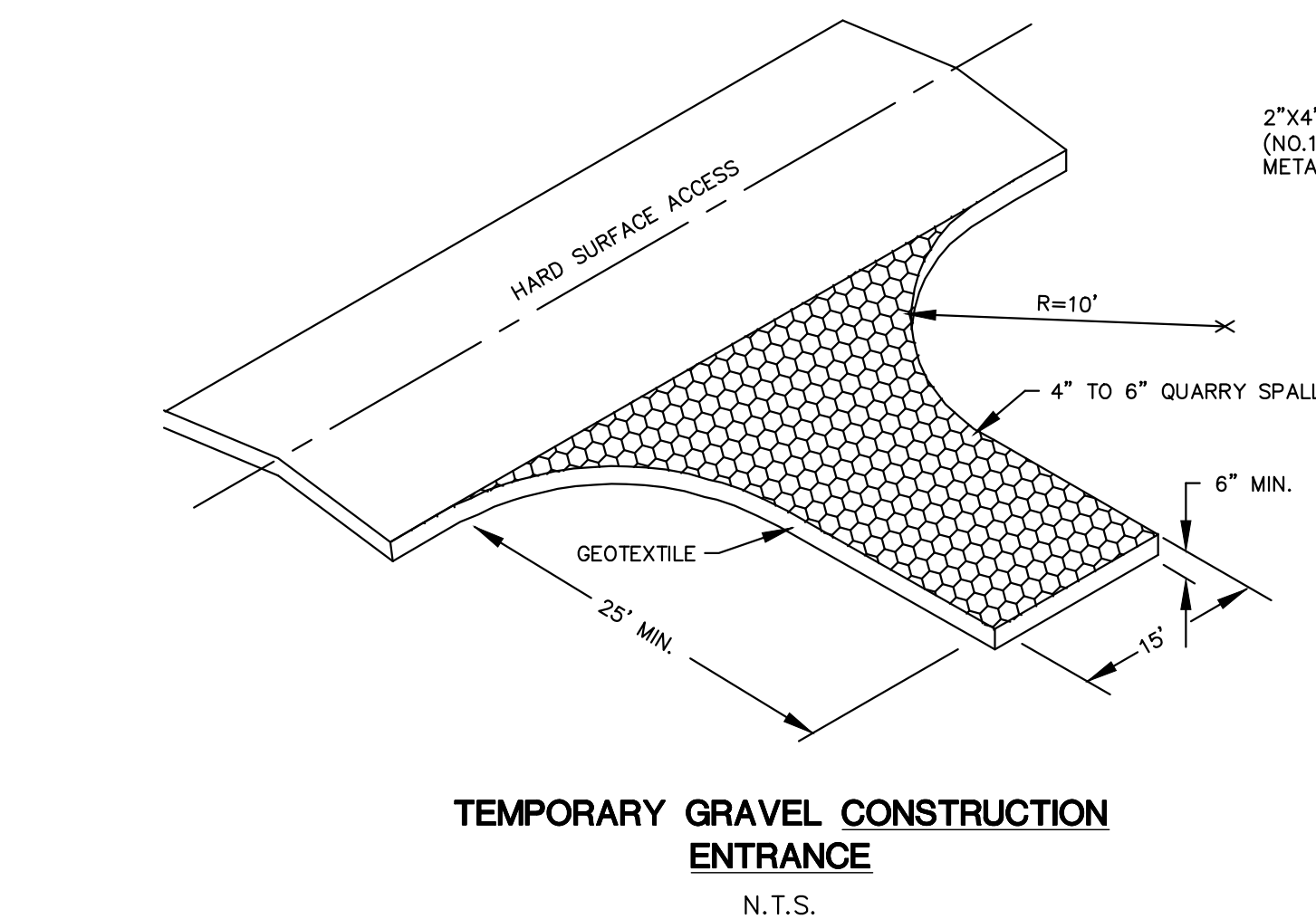
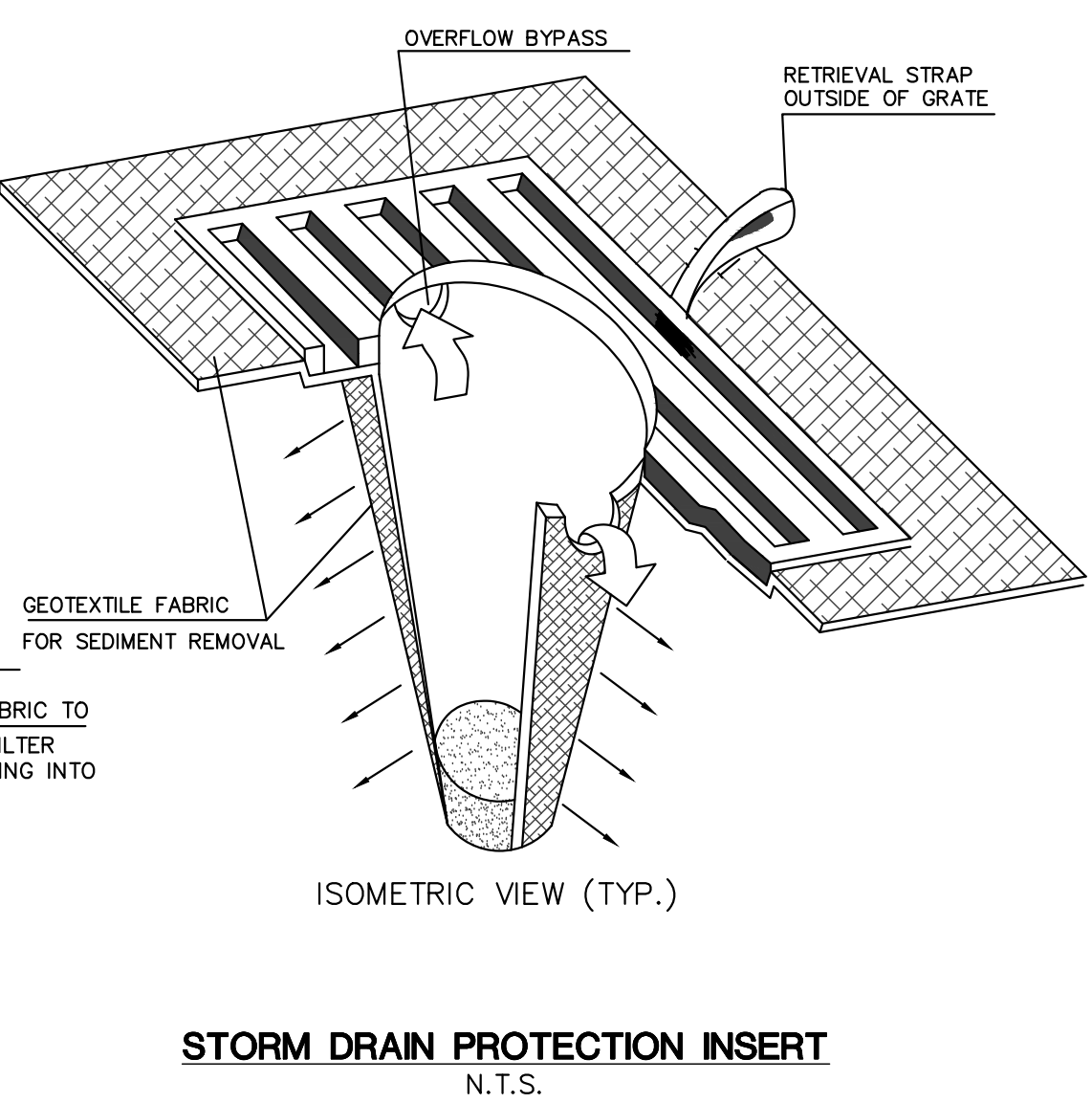
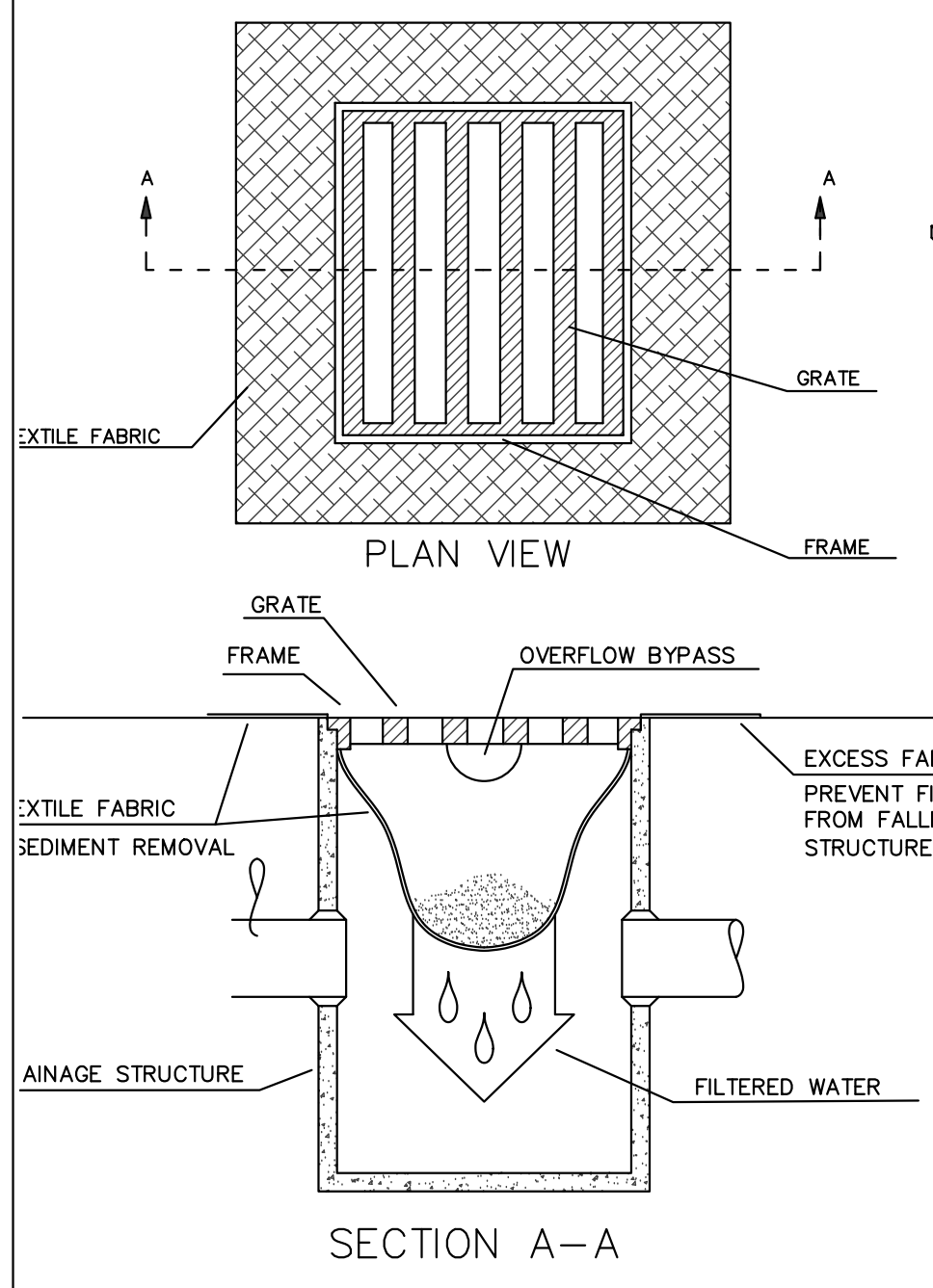


- NOTES**
- SEE S-27 FOR INSTALLATION DETAILS.

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER**

CLEAN OUT DETAIL

6-5-2009 NO SCALE **S-19**
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CITY STANDARD DETAILS
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