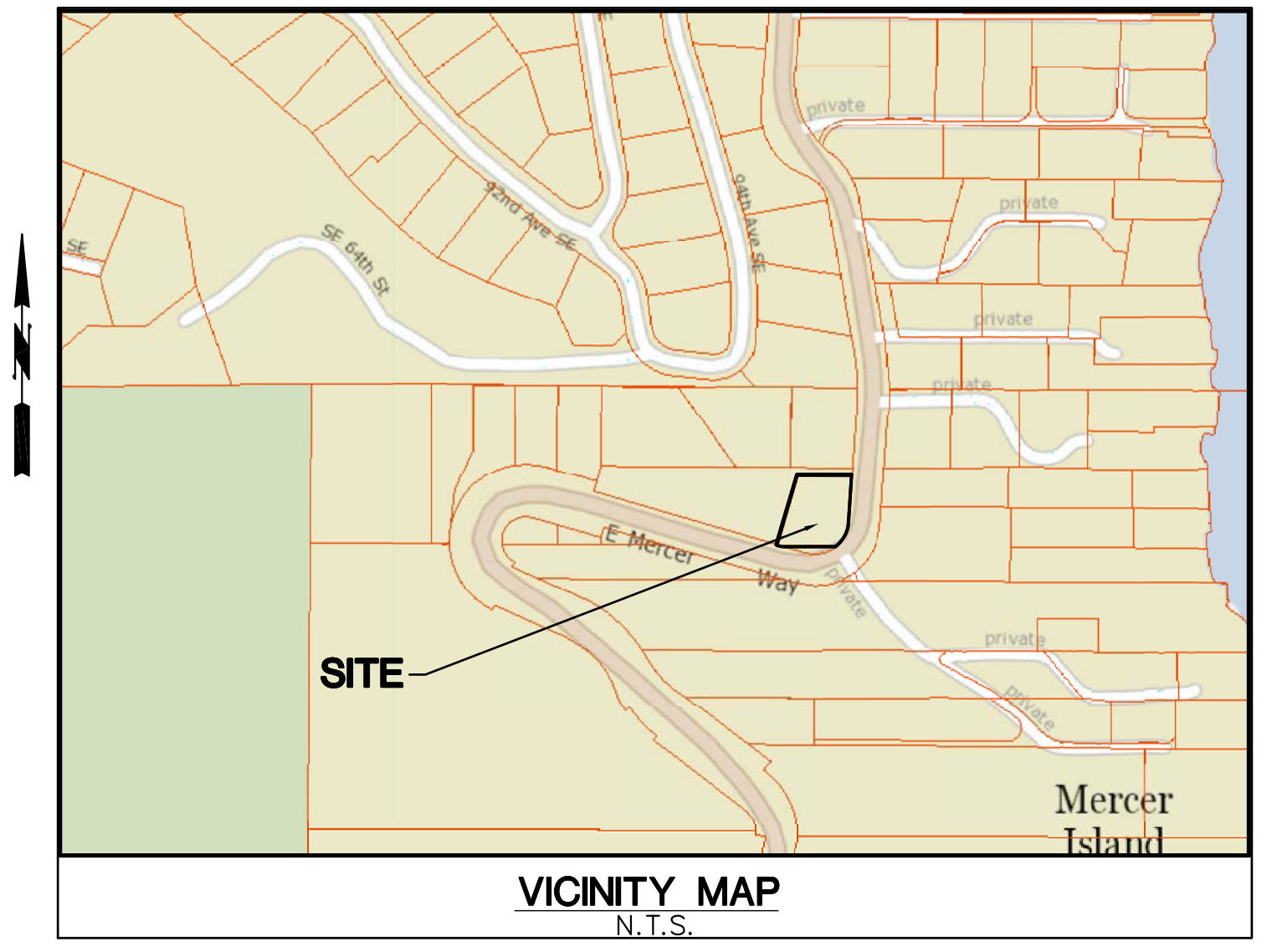
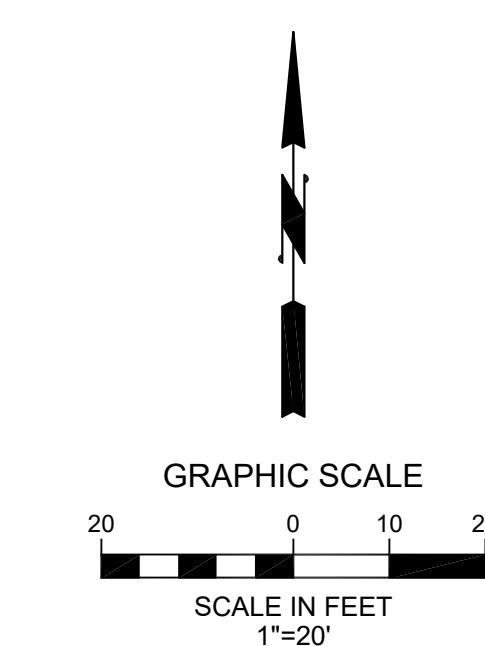
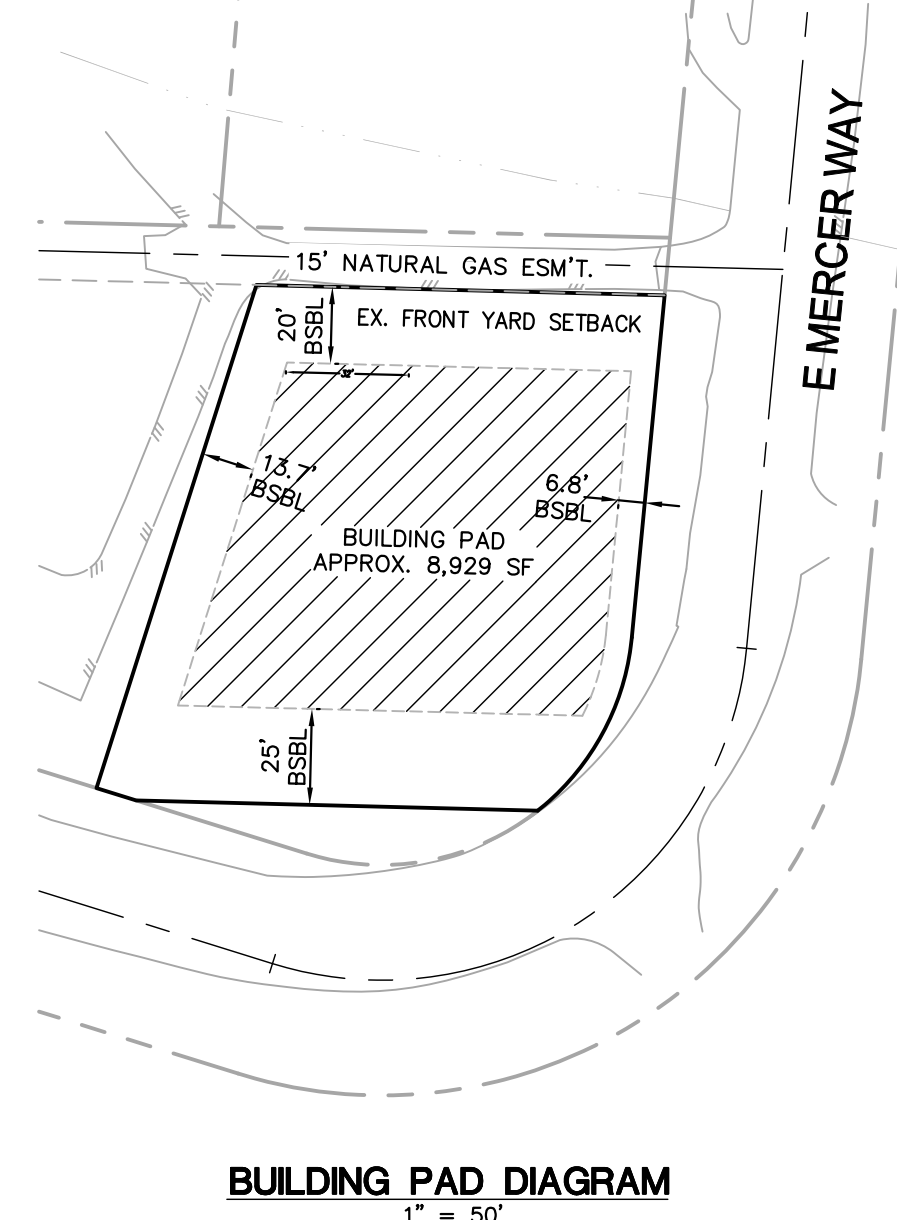
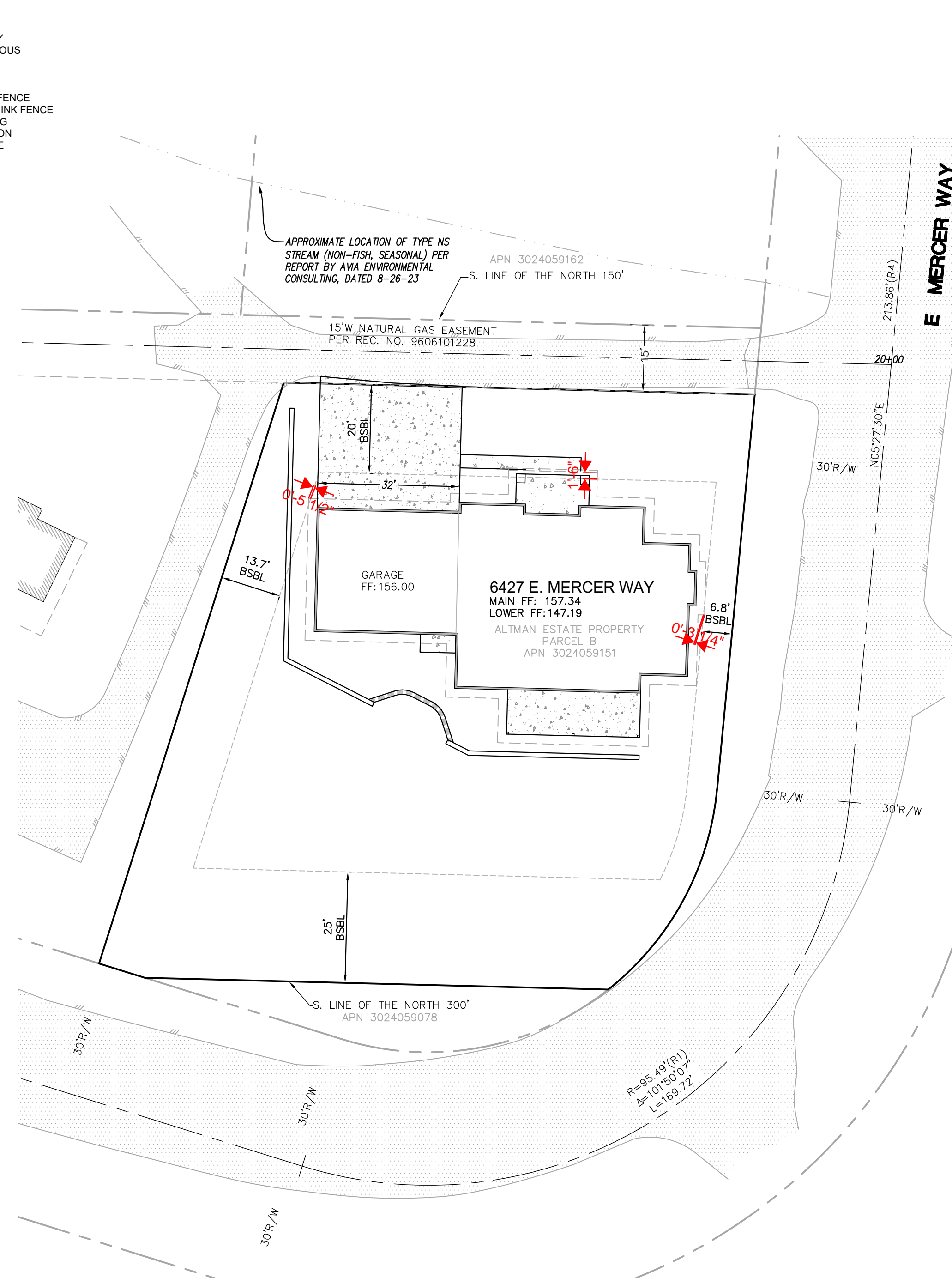


PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM ALTMAN PARCEL B

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)
	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
	EXCEPTIONAL DECIDUOUS TREE
	EXCEPTIONAL CONIFEROUS TREE
	CONIFEROUS TREE
	CEDAR TREE
	FRUIT TREE
	STUMP
	PROPOSED WESTERN RED CEDAR/THUJA PLICATA



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.: 302405-9043
TOTAL LOT AREA: 16,060 SF± OR 0.369 AC.±

PROJECT TEAM

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:	G2 CIVIL 1700 NW GILMAN BLVD, SUITE 200 ISSAQUAH, WASHINGTON 98027 CONTACT: EDWARD MECUM, P.E. PHONE: (425) 821-5038	LANDSCAPE ARCHITECT:	
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 GRADING PLAN
- 4 SITE DEVELOPMENT PLAN
- 5 PROFILES
- 6 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.

NOXIOUS WEED NOTE

CONTRACTOR MUST REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPE AREAS



APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

G2 CIVIL

1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

ALTMAN PARCEL B
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
6427 E. MERCER WAY
MERCER ISLAND, WASHINGTON 98040

DATE	NOTES	SUBMITTED TO CLIENT
8-28-2023		

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

SHEET
1 of 6

JOB No.

DRAWING: C:\Users\jvance\OneDrive\Documents\Drawings\2023\2412-Altman West SFR\Mercer Island\2412-Altman East Mercer Island 8-28-23.dwg PLOT BY: mrcs Aug 29, 2023 9:35:59am

SPECIAL CONTRACTOR NOTES

CONTRACTOR TO ENSURE 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).

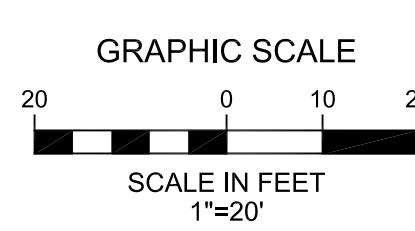
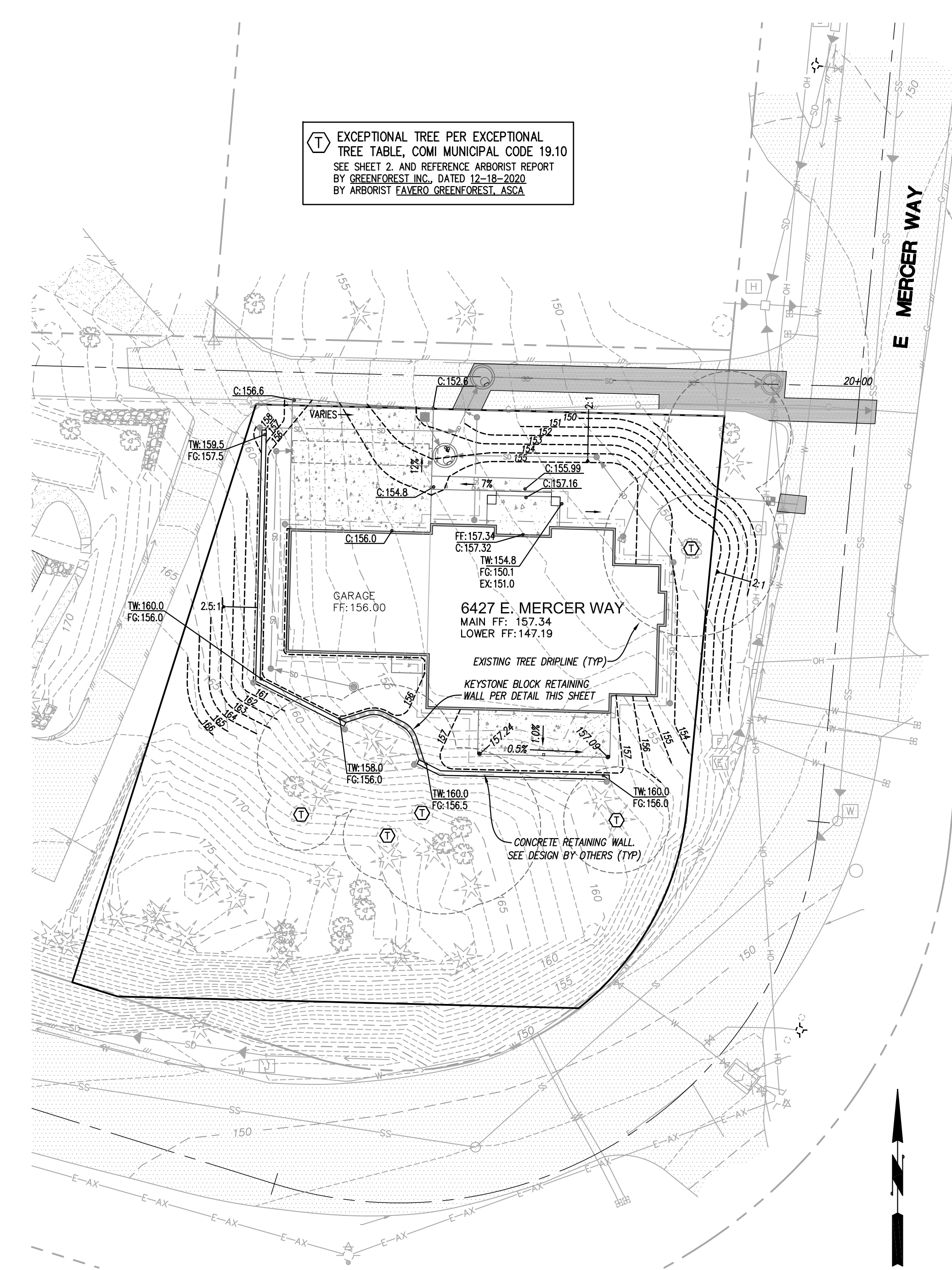
EXISTING STRUCTURE LEGEND

- | | |
|--|---|
| A EX. STORM DRAIN CATCH BASIN
RM 227.17
E NE 224.47 8" CP
E W 224.37 12" CP | O EX. STORM DRAIN CATCH BASIN
RM 135.63
E NE 133.23 12" PVC
E SW 133.23 12" PVC |
| B EX. STORM DRAIN CATCH BASIN
RM 201.34
E NW 199.39 6" DP
E E 197.49 12" CP
E W 197.49 12" CP | P EX. STORM DRAIN CATCH BASIN
RM 135.24
E NE 132.64 12" PVC
E SW 132.64 12" PVC |
| C EX. STORM DRAIN CATCH BASIN
RM 197.04
E E 191.39 12" CP
E W 191.39 12" CP | Q EX. STORM DRAIN CATCH BASIN
RM 133.51
E NE 130.91 12" PVC
E S 127.56 12" CP
E NW 128.86 12" PVC |
| D EX. STORM DRAIN CATCH BASIN
RM 150.05
E SW 147.90 12" CP | R EX. STORM DRAIN OUTFALL
E 110.99 12" CP |
| E EX. STORM DRAIN INTAKE
E 146.65 12" DP | S EX. STORM DRAIN OUTFALL
E 119.56 6" PVC |
| F EX. STORM DRAIN CATCH BASIN
RM 148.14
E S 146.54 8" DP
E N 146.34 8" DP | T EX. STORM DRAIN CATCH BASIN
RM 133.09
E N 132.79 8" PVC
E SW 132.69 6" PVC |
| G EX. STORM DRAIN CATCH BASIN
RM 148.34
E S 145.94 8" DP
E NW 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
E SE 137.42 12" CP
E NE 137.37 12" CP
E W 134.80 12" CP
E E 132.07 12" CP | V EX. SANITARY SEWER MANHOLE
RM 152.81
E NW 145.41 8" CP
E S 145.31 8" CP |
| J EX. STORM DRAIN INTAKE
RM 147.57
E E 146.67 8" DP
E NW 146.22 8" DP | W EX. SANITARY SEWER MANHOLE
RM 149.41
E NE 141.36 8" CP
E SW 141.26 8" CP |
| K EX. STORM DRAIN CATCH BASIN
RM 147.67
E E 146.67 8" DP
E NW 146.22 8" DP | X EX. SANITARY SEWER MANHOLE
RM 134.30
E NW 126.53 10" CP
E SE 126.45 10" CP |
| L EX. STORM DRAIN CATCH BASIN
RM 144.86
E E 142.26 8" DP
E W 142.26 8" DP | Y EX. SANITARY SEWER MANHOLE
RM 131.18
E NW 125.83 10" CP
E SE 125.73 10" CP |
| M EX. STORM DRAIN CATCH BASIN
RM 142.10
E E 139.75 8" DP
E W 139.75 8" DP | Z EX. SANITARY SEWER MANHOLE
RM 135.66
E SE 125.73 8" CP
E NE 125.68 8" CP
E NW 125.58 10" CP
E E 125.48 10" CP |
| N EX. STORM DRAIN CATCH BASIN
RM 138.40
E E 136.05 12" DP
E W 135.90 12" PVC | |

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 |
| ○ EXCEPTIONAL DECIDUOUS TREE | ○ EXCEPTIONAL CONIFEROUS TREE |
| ○ CONIFEROUS TREE | ○ CEDAR TREE |
| ○ FRUIT TREE | ○ STUMP |
| ○ PROPOSED WESTERN RED CEDAR/THUJA PLICATA | |

- ABBREVIATIONS**
- | | |
|--------|------------------|
| 12"B | BIRCH |
| 12"CV | 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 |



ARCHITECTURAL & STRUCTURAL NOTES

- 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.
- 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.
- SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
- COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

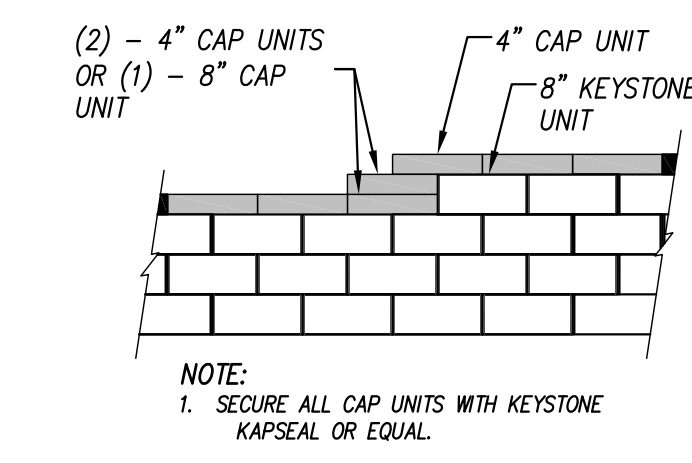
SITE IMPROVEMENT NOTES

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
- RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
- 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.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
- 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.
- THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
- 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.
- 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.

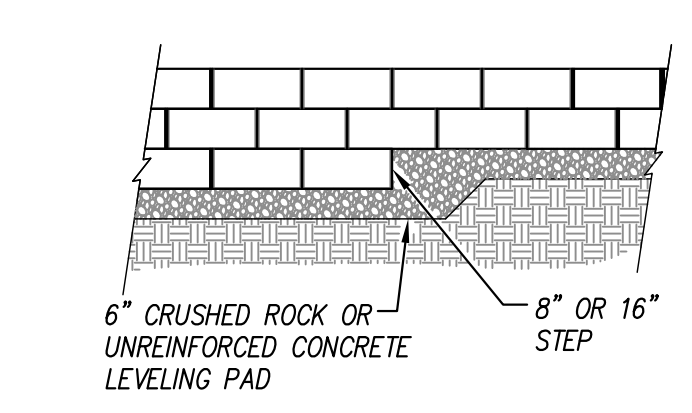
BASE LEVELING PAD NOTES:

- THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSL ± UNREINFORCED CONCRETE.
- THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

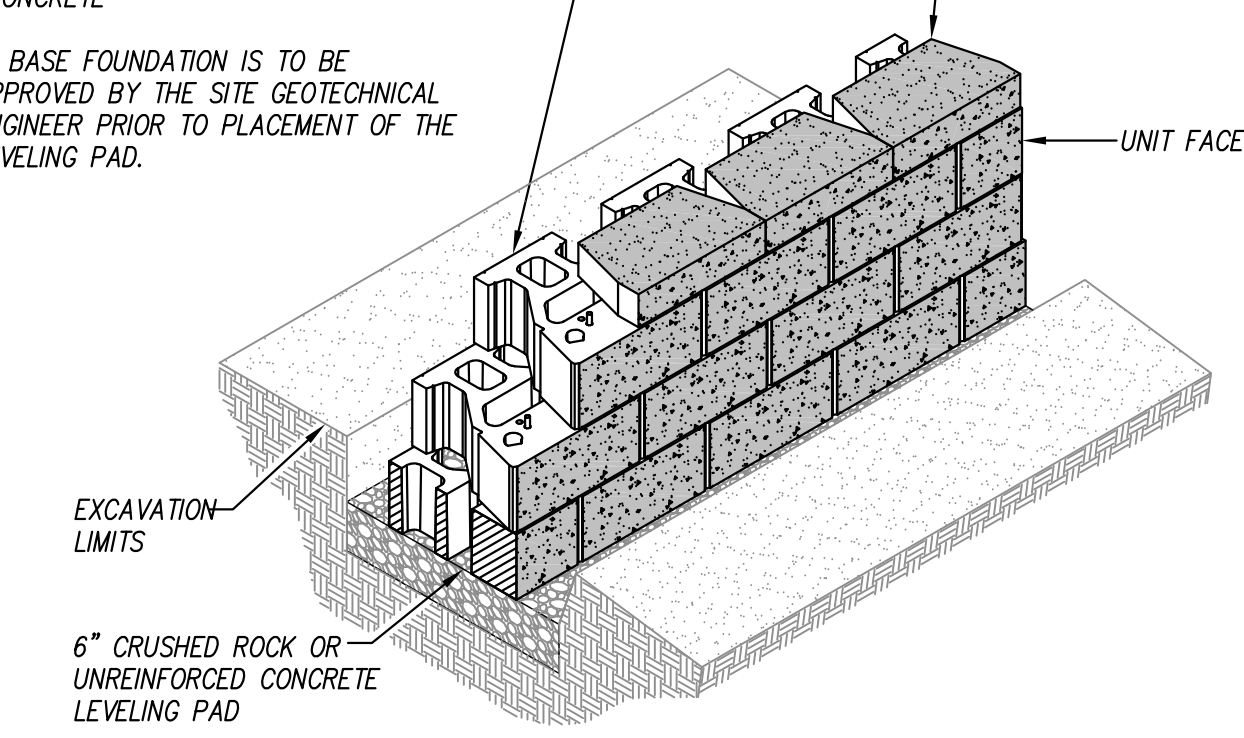
STANDARD UNIT	CAP UNIT
*WIDTH: 18"	*WIDTH: 18"
*DEPTH: 18"	*DEPTH: 10 1/2"
*HEIGHT: 8"	*HEIGHT: 4"
*WEIGHT: 108 LBS	*WEIGHT: 50 LBS



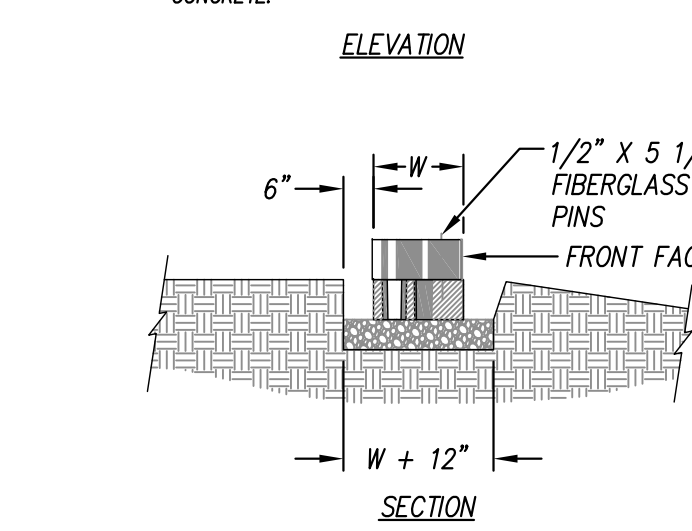
TOP OF WALL STEPS



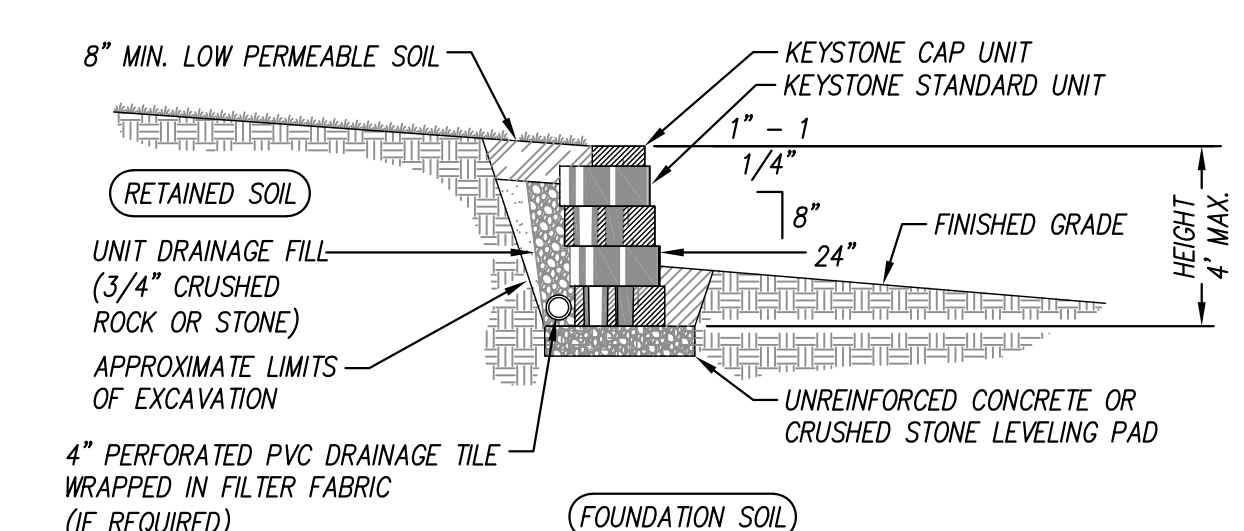
LEVELING PAD DETAIL



STANDARD UNIT/BASE PAD ISOMETRIC SECTION VIEW



LEVELING PAD DETAIL

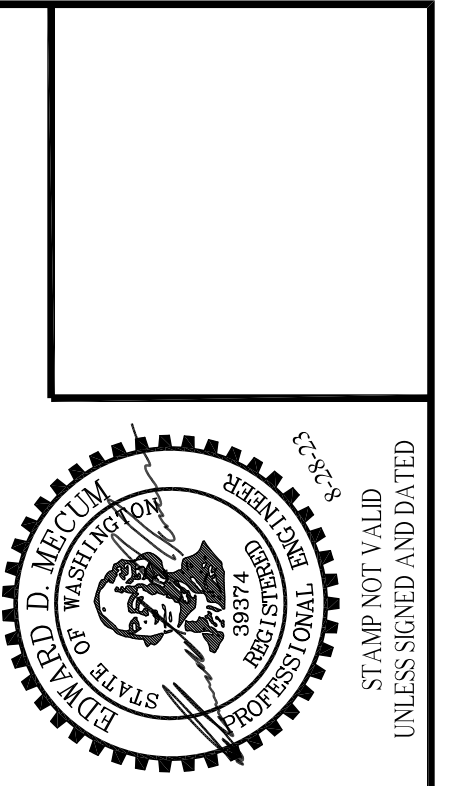


TYPICAL GRAVITY WALL SECTION STANDARD UNIT - 1\"/>

KEYSTONE WALL DETAILS
N.T.S.



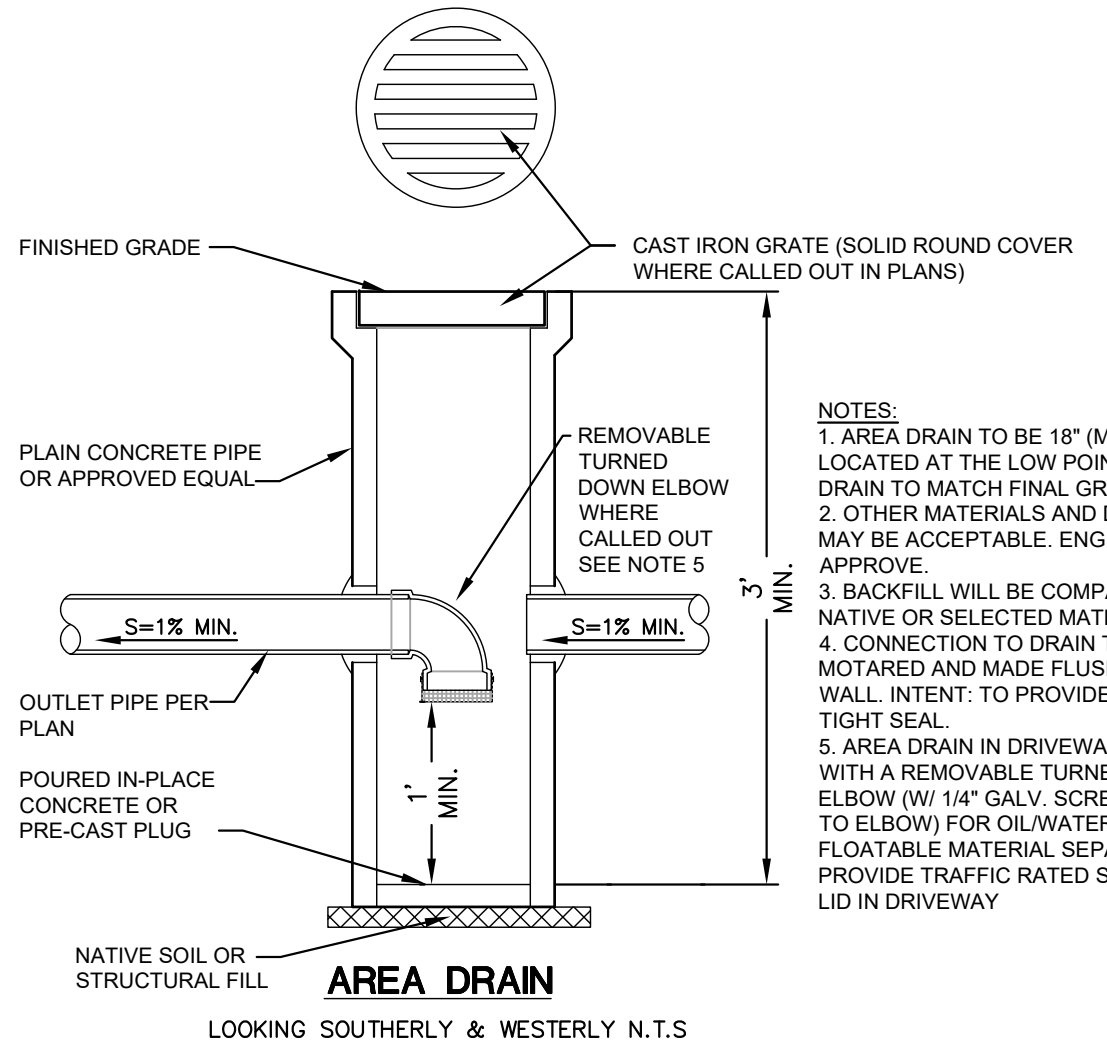
APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP



DATE	NOTES
8-28-2023	SUBMITTED TO CLIENT

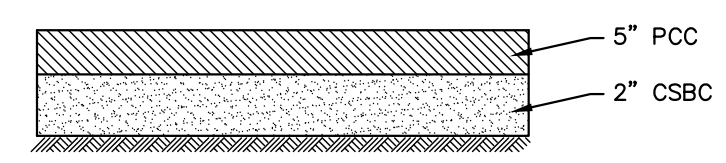
1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

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

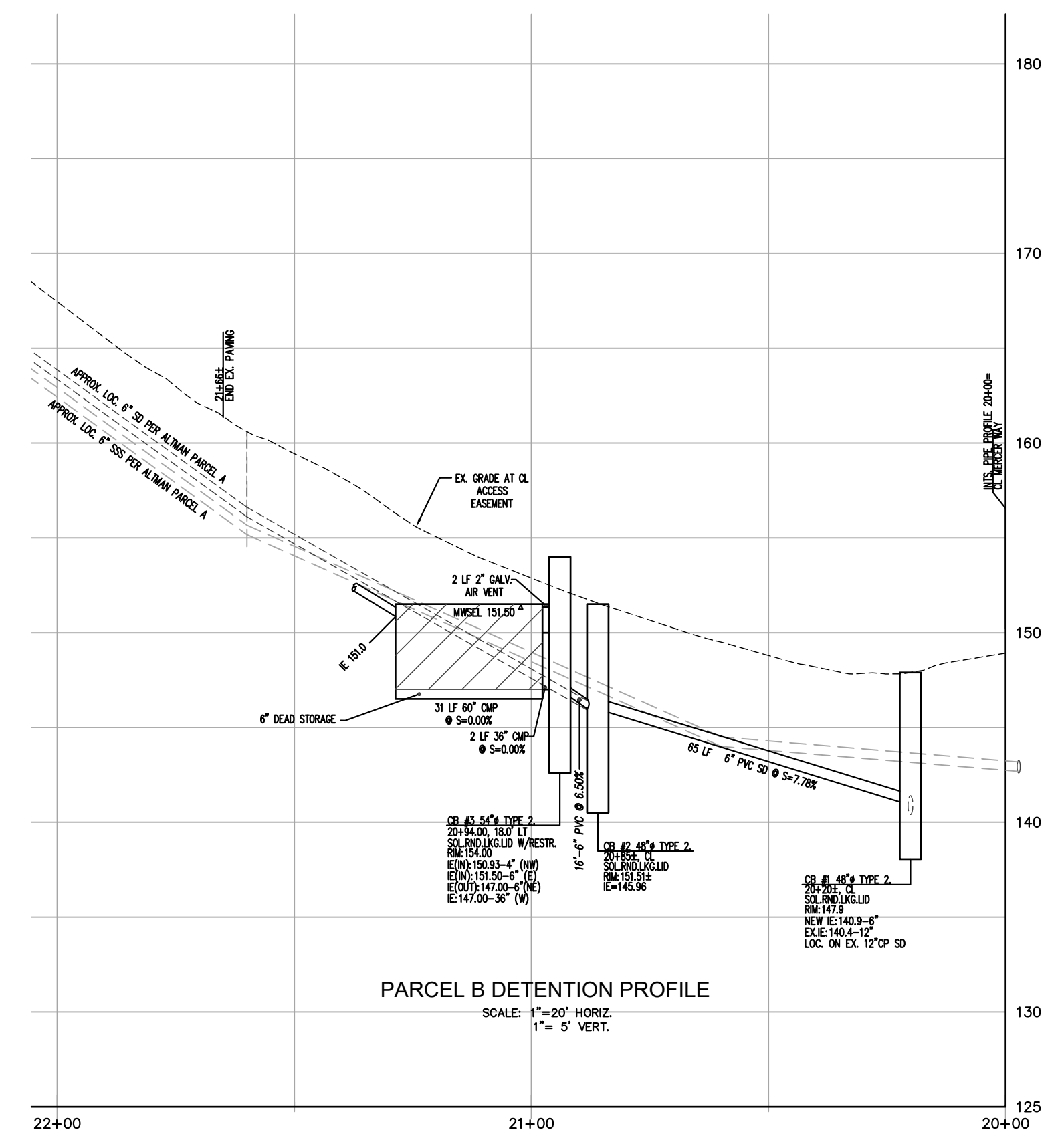
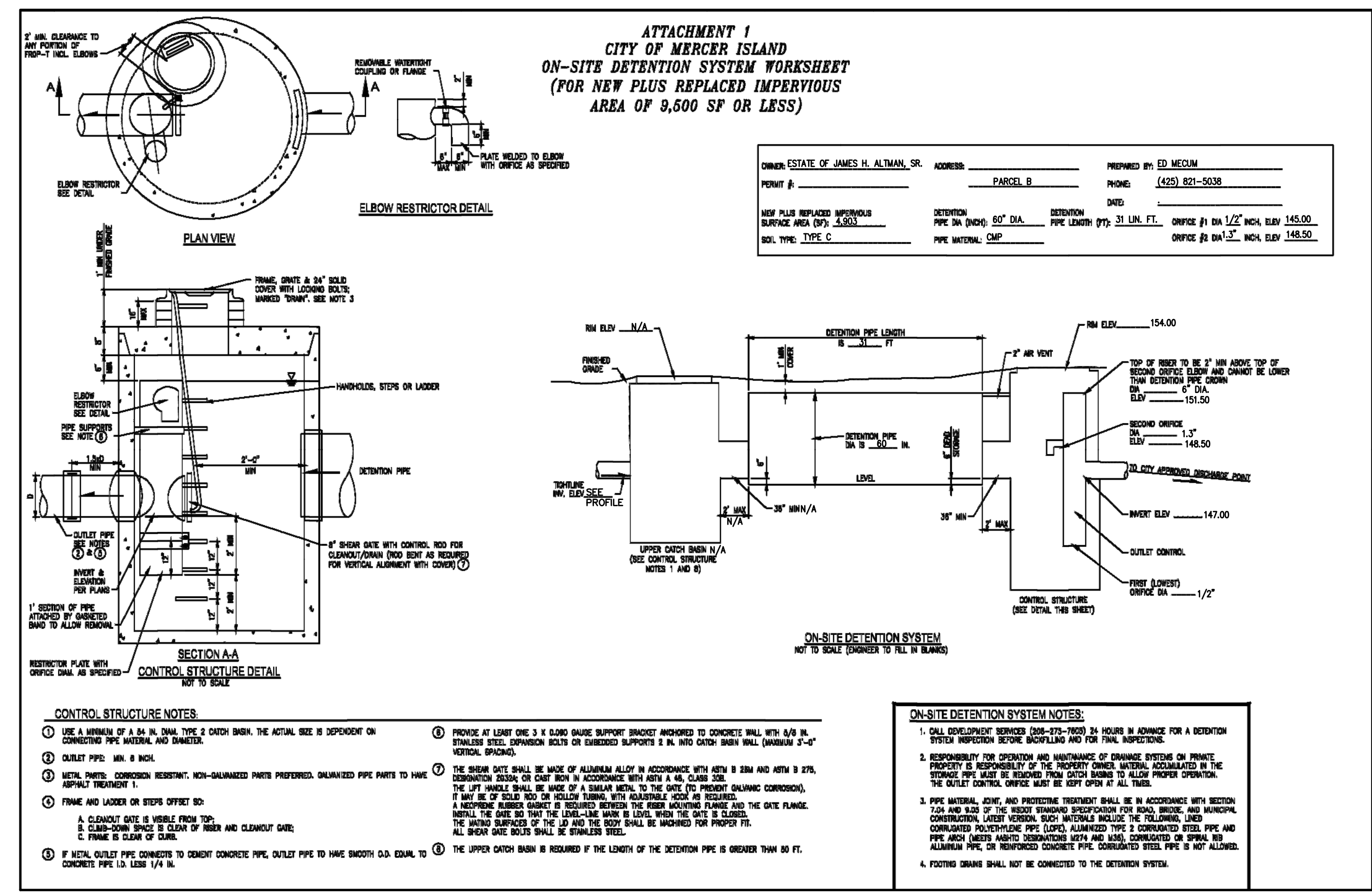


- NOTES:**
1. AREA DRAIN TO BE 18" (MIN) DIAM. AND LOCATED AT THE LOW POINTS. TOP OF DRAIN TO MATCH FINAL GRADE.
 2. OTHER MATERIALS AND DRAIN TYPES MAY BE ACCEPTABLE. ENGINEER TO APPROVE.
 3. BACKFILL WILL BE COMPACTED USING NATIVE OR SELECTED MATERIAL.
 4. CONNECTION TO DRAIN TO BE MOTARED AND MADE 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.

AREA DRAIN
LOOKING SOUTHERLY & WESTERLY N.T.S.



DRIVEWAY PAVEMENT SECTION
N.T.S. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR FINISHES/REINFORCING ETC.

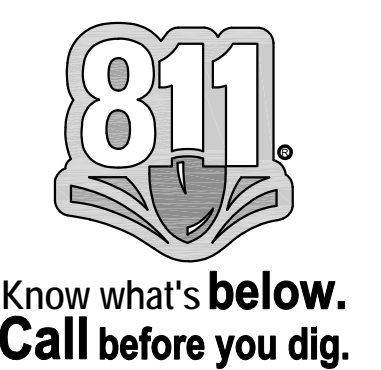


DATE	CHG BY	DATE	NOTES
8-28-2023	EDM		SUBMITTED TO CLIENT
	MPI		

G2 CIVIL

1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

APN: 302405-9151
PROFILES
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\jmcum\OneDrive\Documents\2023\2312-Altman West SFR Mercer Island\2312-Altman West SFR Mercer Island\8-28-23.dwg PLOT BY: mecum Aug 29, 2023 9:34:20pm

JOB No.

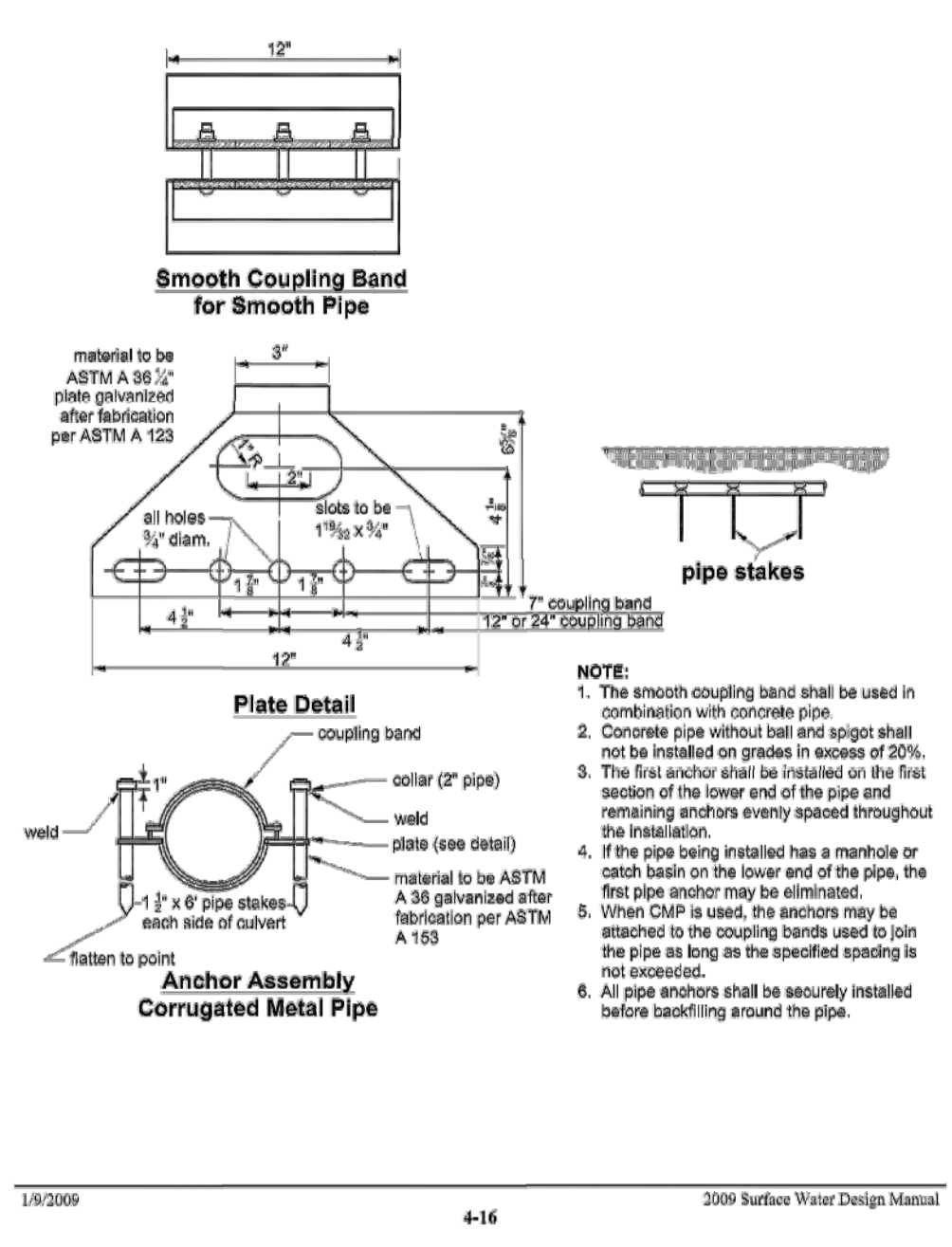


DATE	BY	DESCRIPTION
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	MPI	

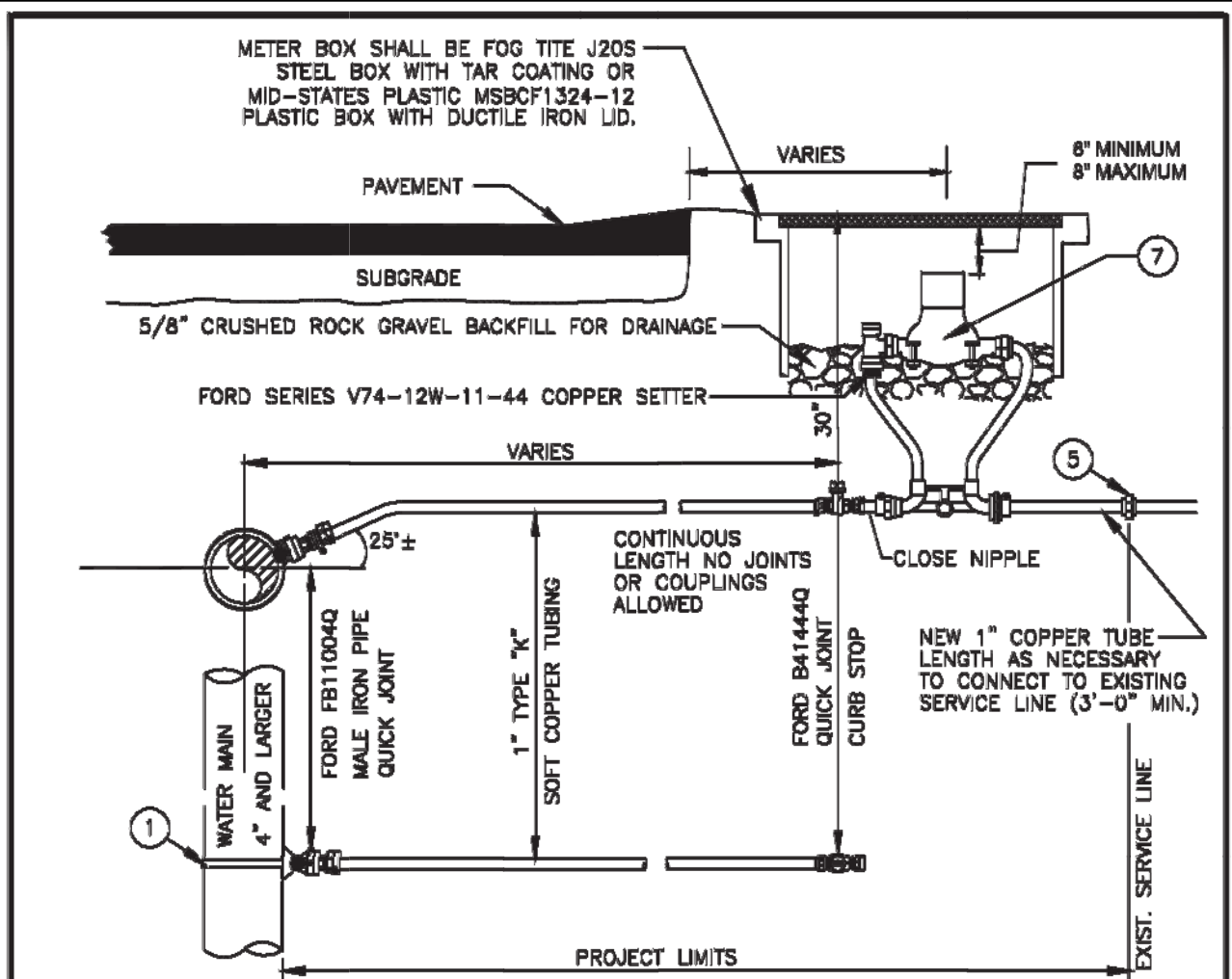
1700 NW GILMAN BLVD, SUITE 200
 ISSAQUAH, WA 98027
GC2 CIVIL
 PHONE: (425) 821-5038

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

SECTION 4.2 PIPES, OUTFALLS, AND PUMPS
FIGURE 4.2.1.C CORRUGATED METAL PIPE COUPLING AND/OR GENERAL PIPE ANCHOR ASSEMBLY



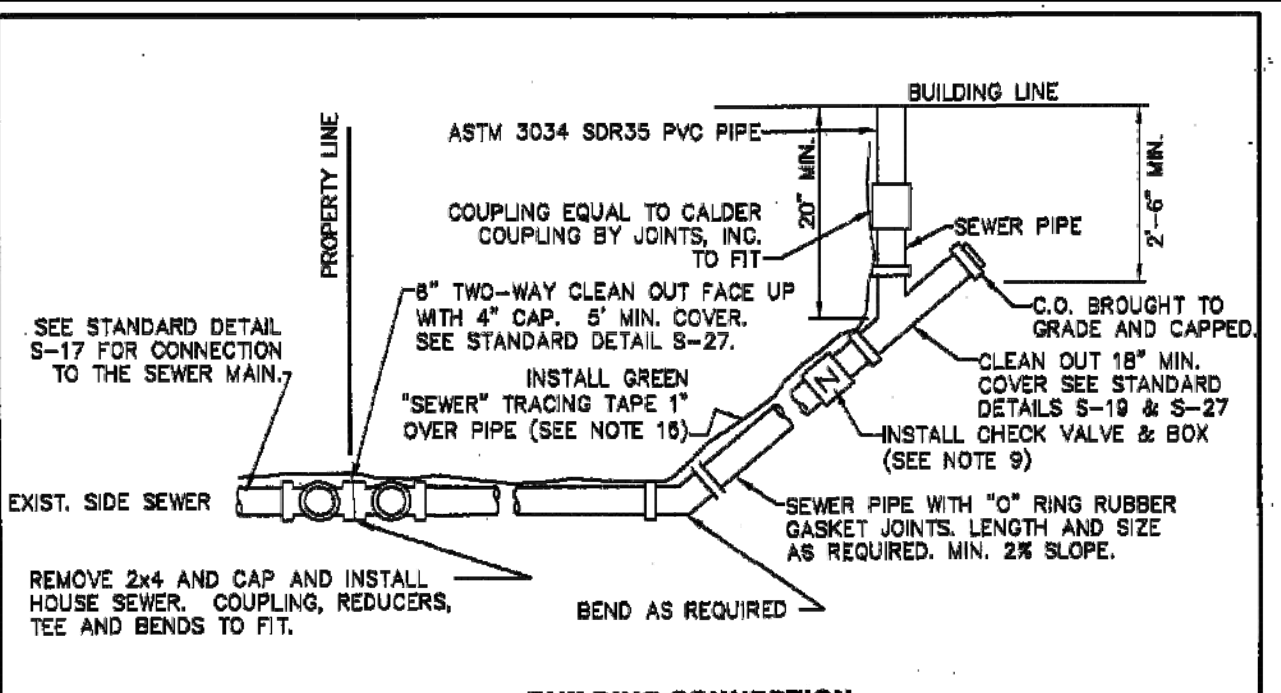
1/9/2009	4-16	2009 Surface Water Design Manual
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NOTES

1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. 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 8" DIA. OR LARGER, THE SERVICE MAY BE DIRECTLY TAPED.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONTALLY STAGGERED.
4. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
5. 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.
7. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLOTTED IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
8. WATER METER SUPPLIED BY CITY.
9. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
10. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

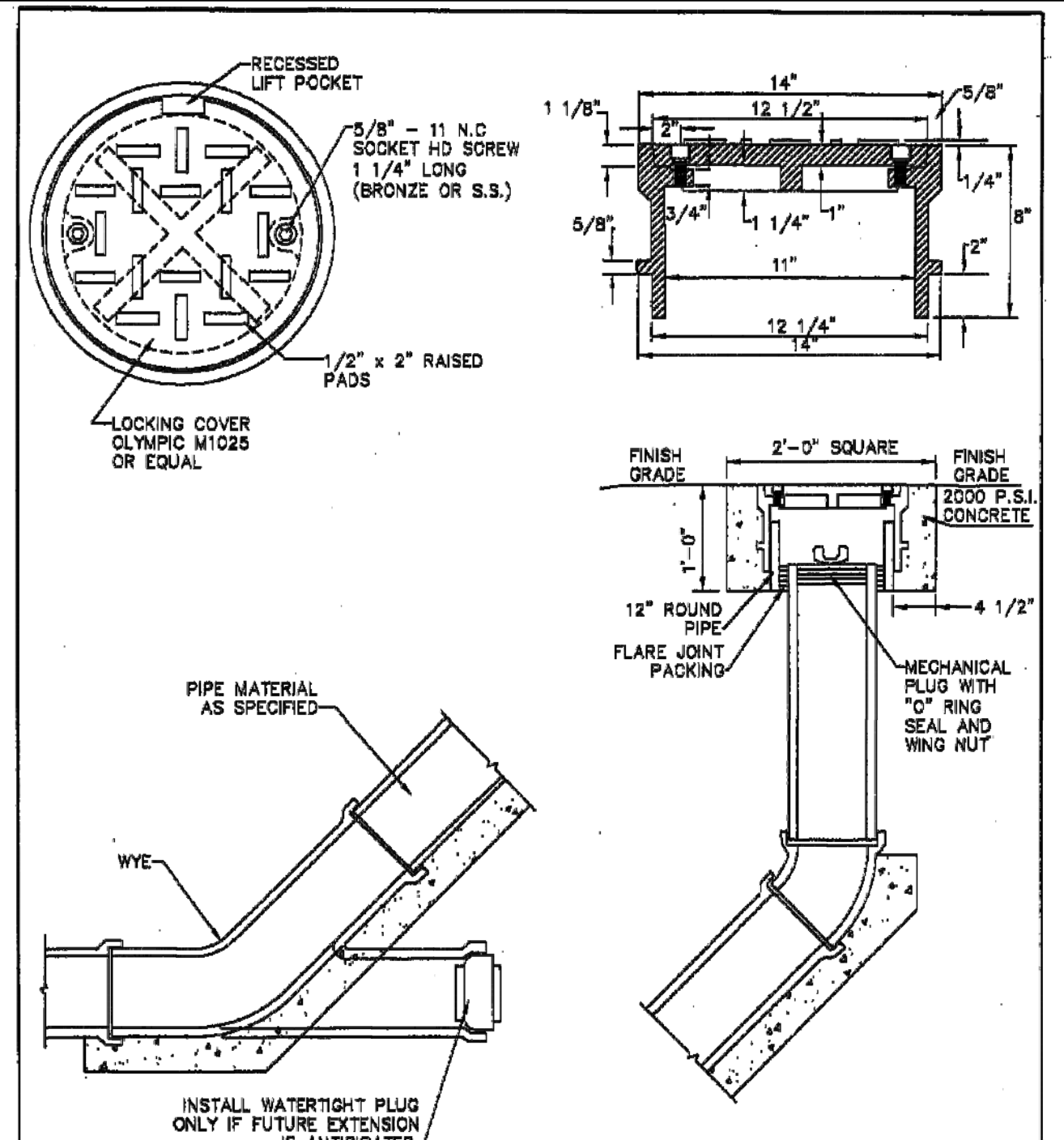
CITY OF MERCER ISLAND STANDARD DETAILS WATER
 1" WATER METER INSTALLATION
 09-28-2017 NO SCALE W-13
 REV DATE APPROVED



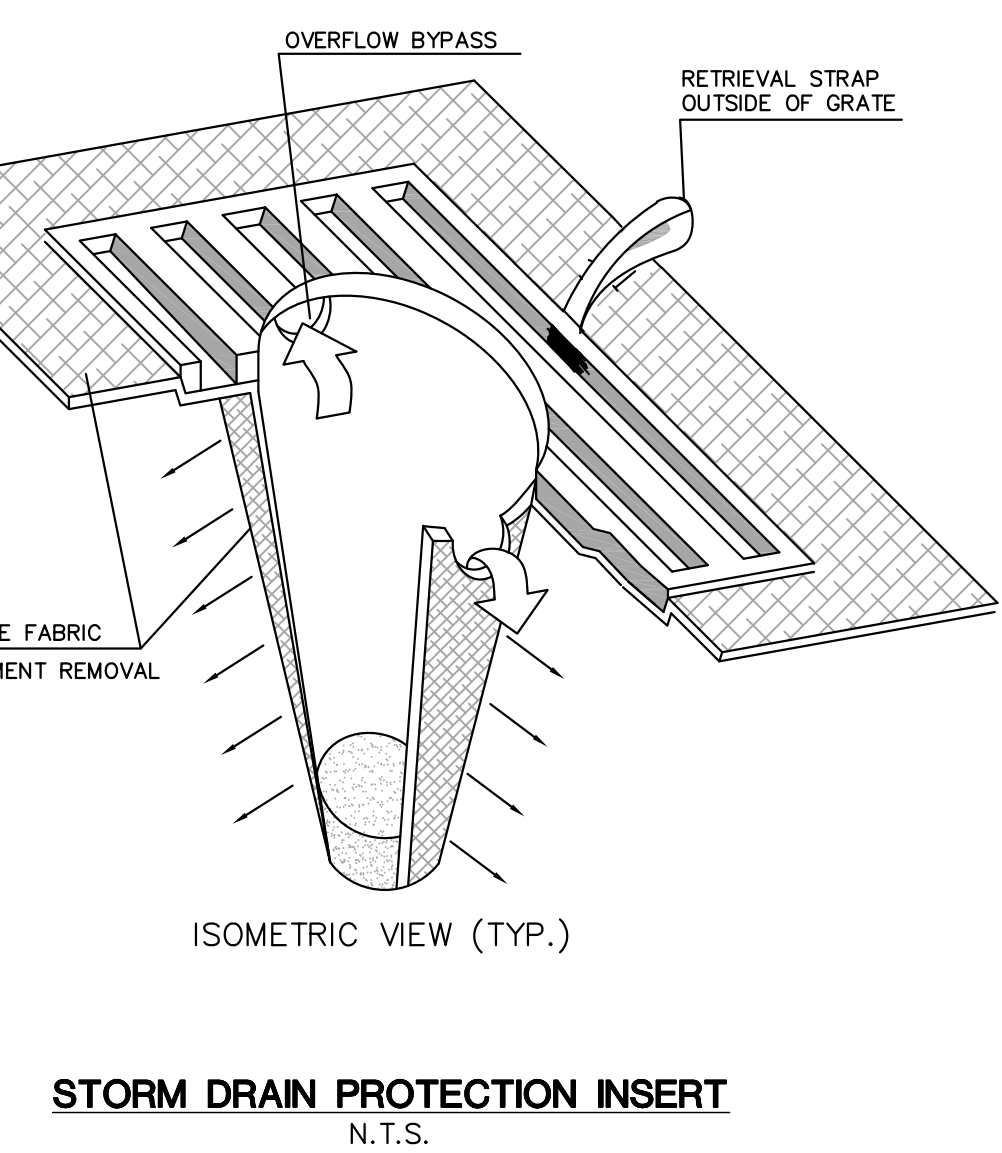
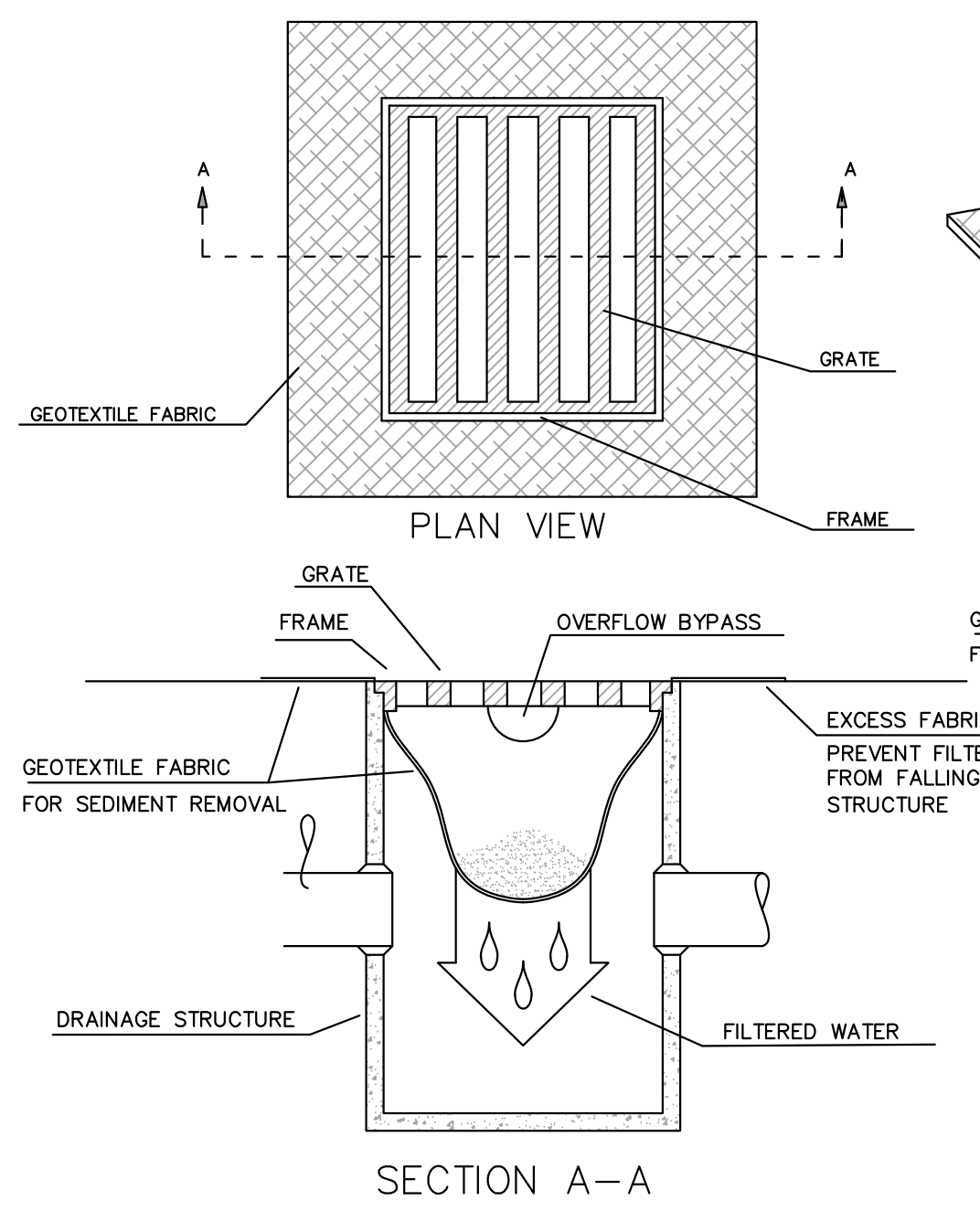
NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/4" BEND OR WYE. 90° CHANGE WITH 1/8" BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2 1/2" MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. 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.
10. 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".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
 6" - WITHIN THE PUBLIC RIGHT-OF-WAY.
 4" - SINGLE FAMILY RESIDENCES.
 8" - 2 TO 8 SINGLE FAMILY RESIDENCES.
 8" - BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. 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 8" WIDE X 4 MILS THICK.

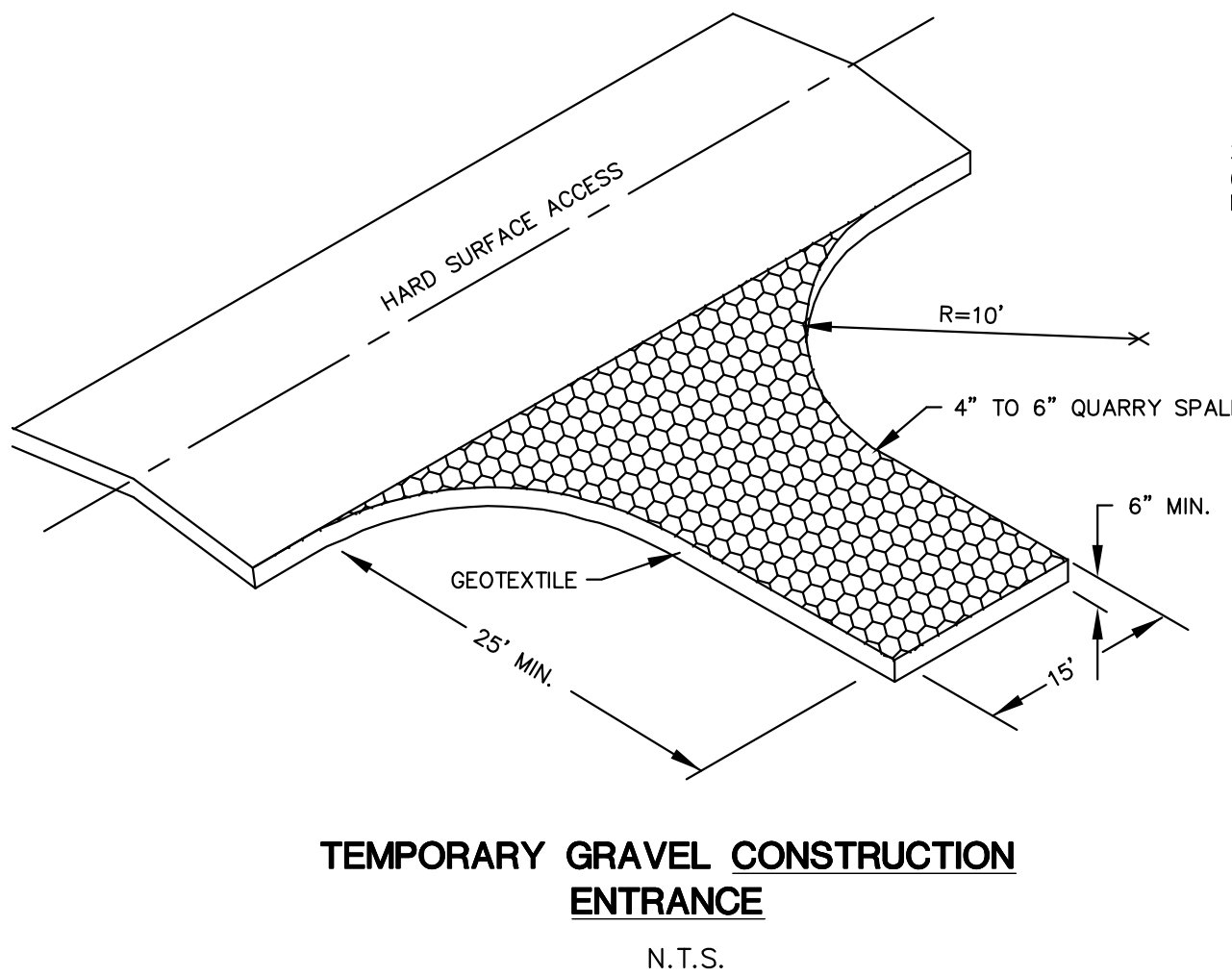
CITY OF MERCER ISLAND STANDARD DETAILS SEWER
 HOUSE SEWER CONNECTION
 8-5-2009 NO SCALE S-18
 REV DATE APPROVED



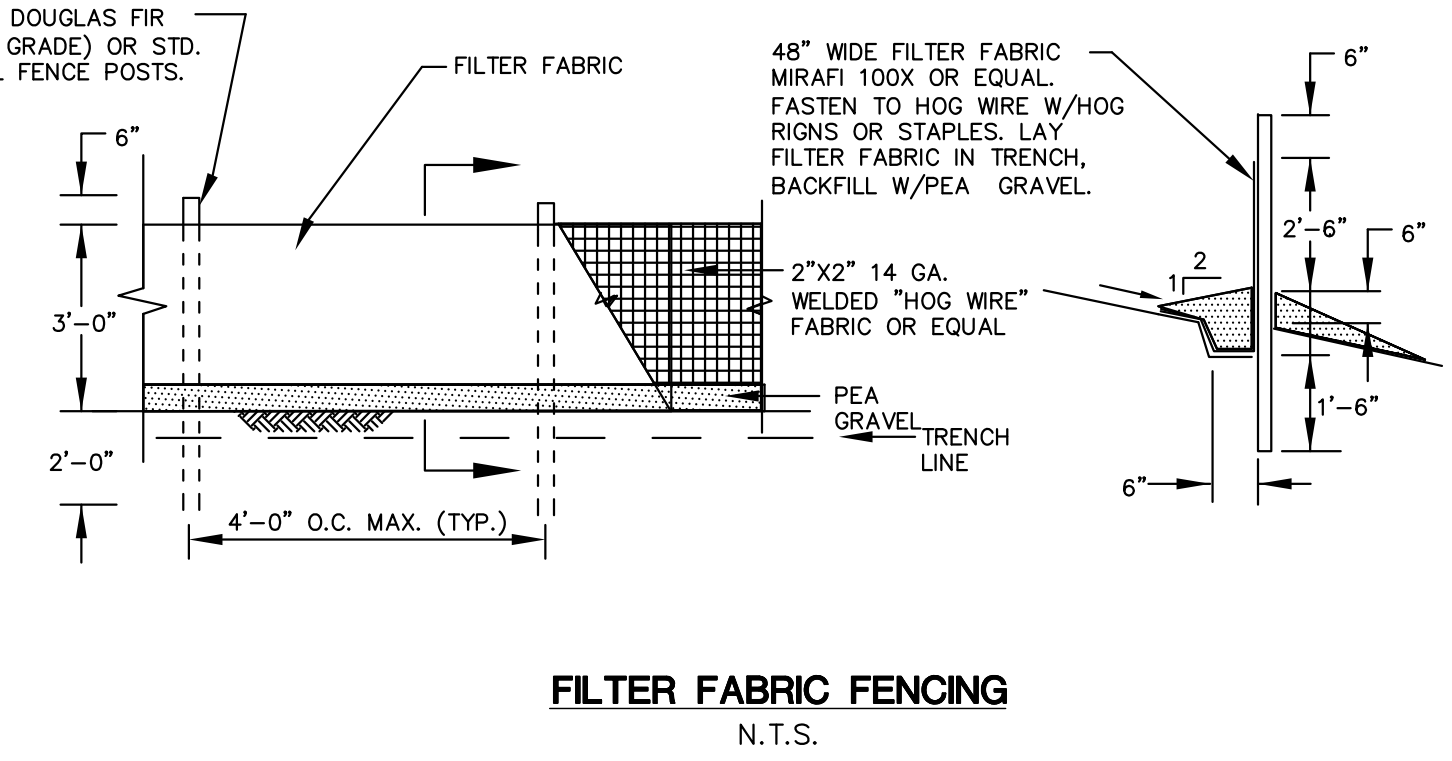
CITY OF MERCER ISLAND STANDARD DETAILS SEWER
 CLEAN OUT DETAIL
 8-5-2009 NO SCALE S-19
 REV DATE APPROVED



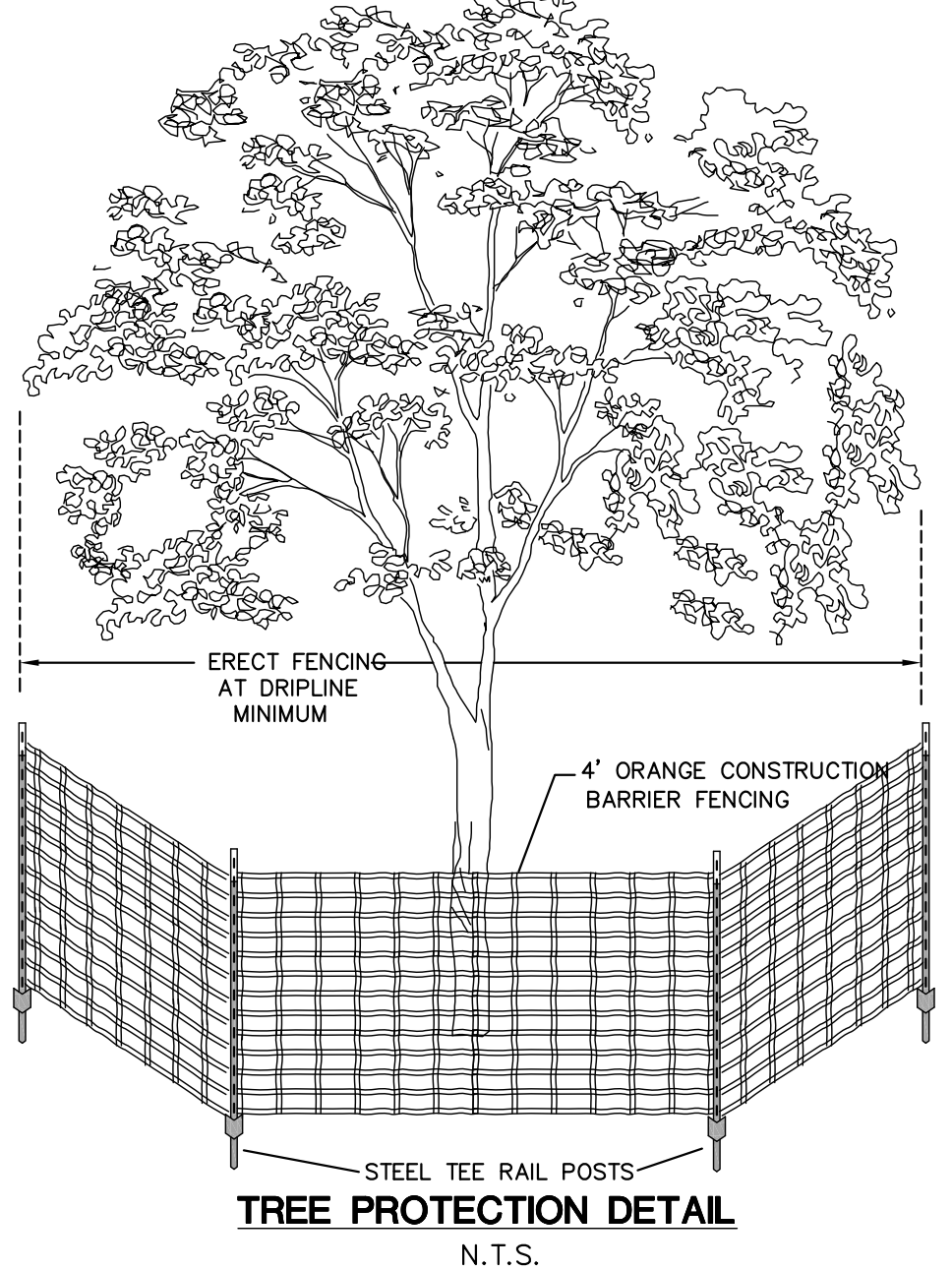
STORM DRAIN PROTECTION INSERT
 N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 N.T.S.



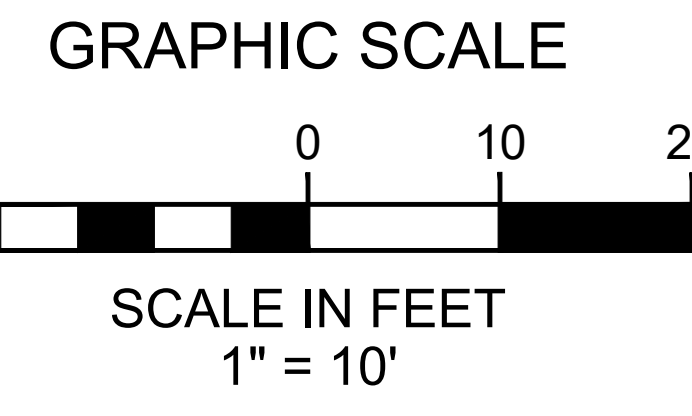
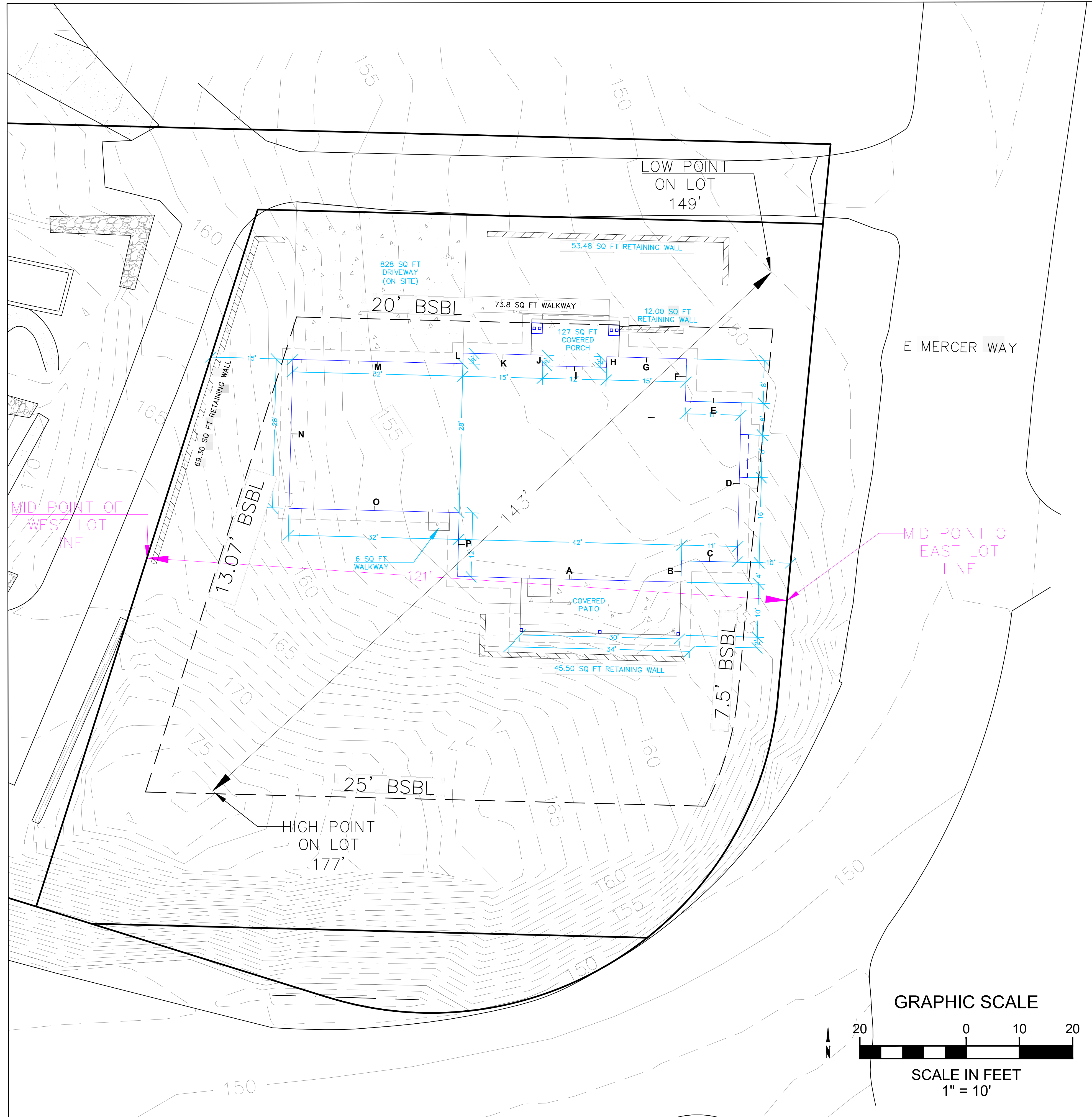
FILTER FABRIC FENCING
 N.T.S.



TREE PROTECTION DETAIL
 N.T.S.



APPROVED:
 CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP



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

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'



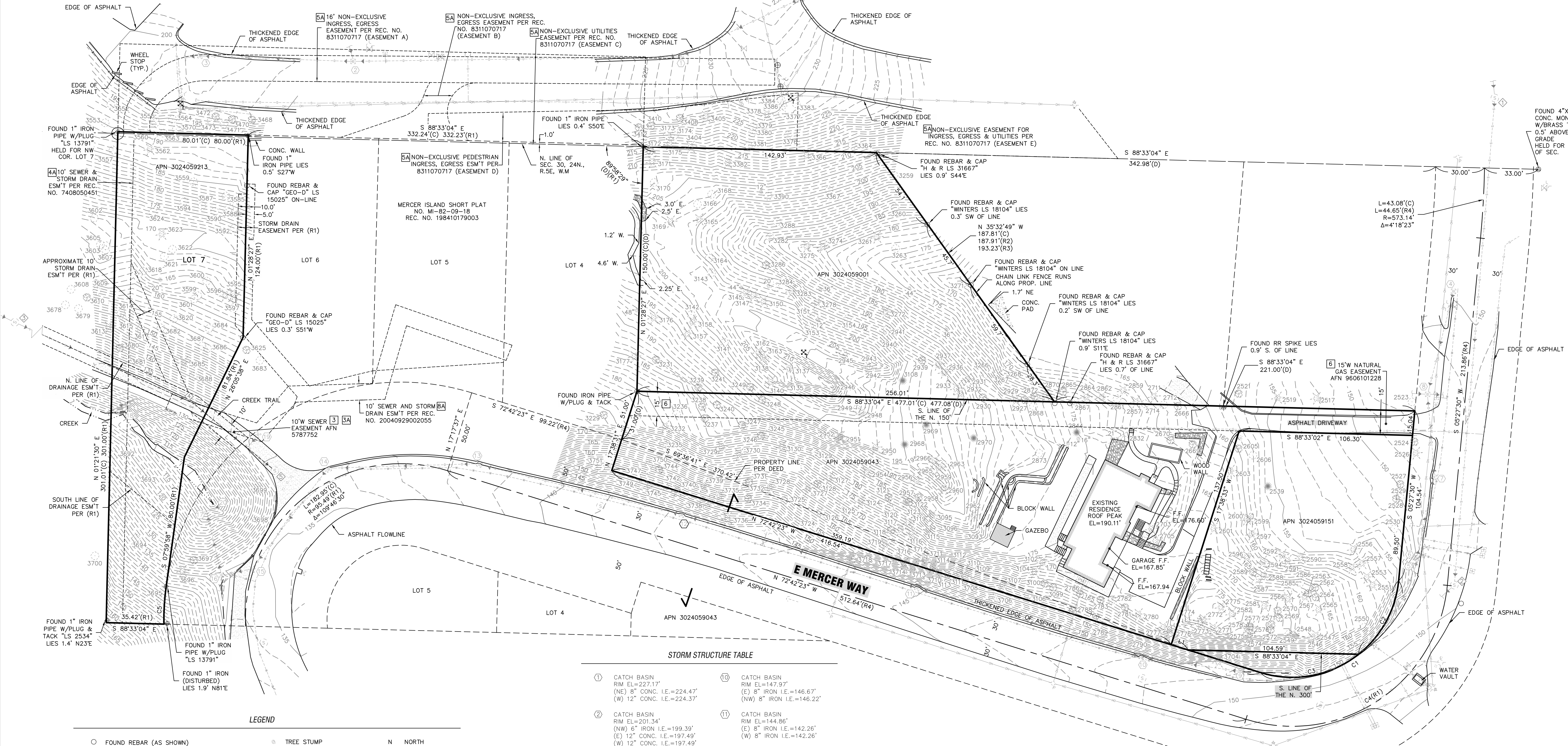
TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151

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' (SE) 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

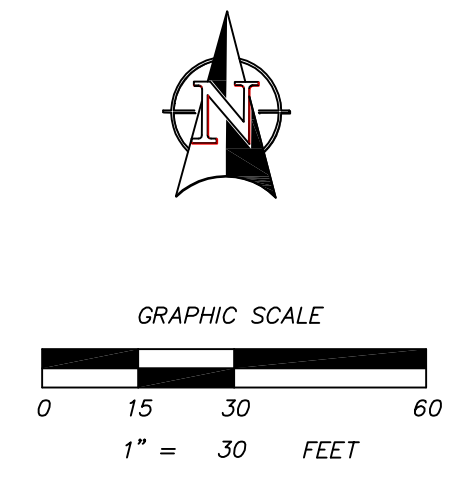
1	SEWER MANHOLE RIM EL=152.81' (NW) 8" CONC. I.E.=145.41' (S) 8" CONC. I.E.=145.31'
2	SEWER MANHOLE RIM EL=149.41' (N) 8" CONC. I.E.=141.36' (SW) 8" CONC. I.E.=141.26'
3	SEWER MANHOLE RIM EL=134.30' (SE) 10" CONC. I.E.=126.45' (NW) 10" CONC. I.E.=126.55'
4	SEWER MANHOLE RIM EL=134.30' (NW) 10" CONC. 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	10.82'



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.

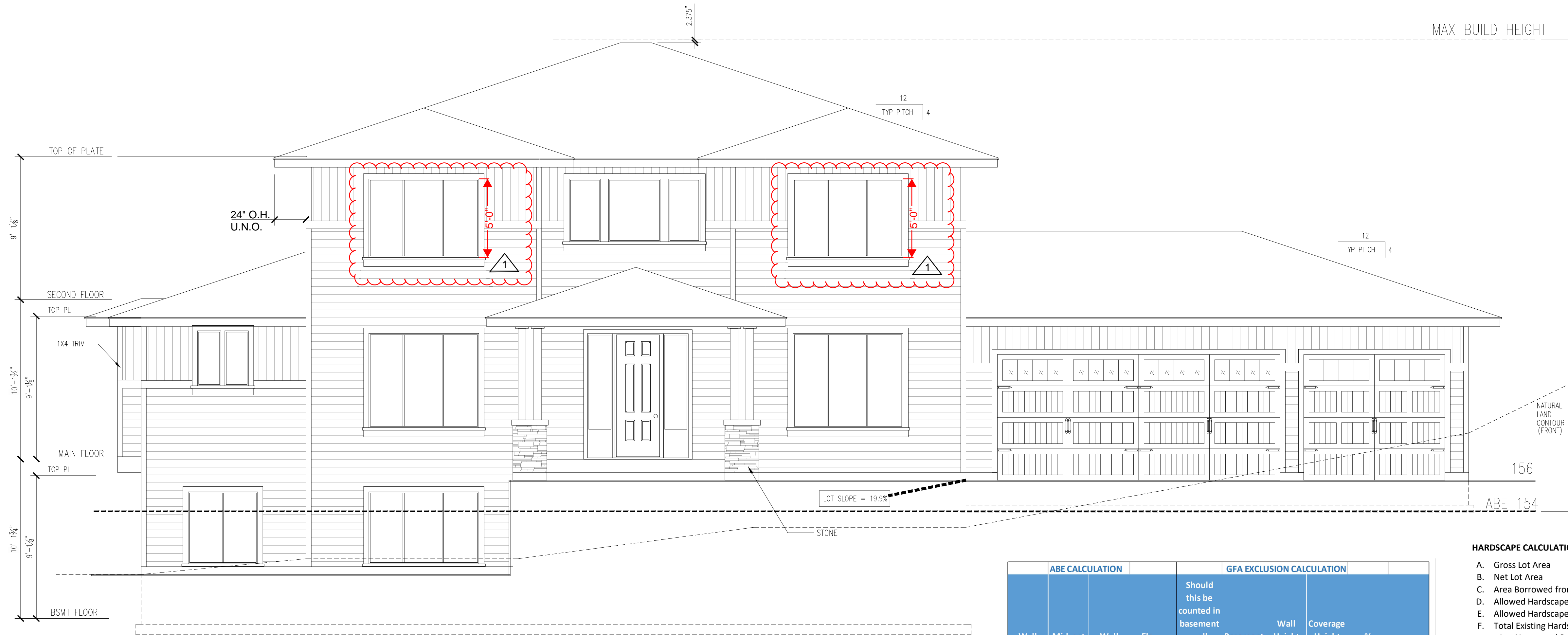
Call Before You Dig
1-800-424-5555

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	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
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 #

Basement exclusion calculations found on Plan Sheet #

Arch. Plan Sheets 2 & 3
SP-1

SHEET_TITLE

PROJECT_NAME
4886 SF 2-Story

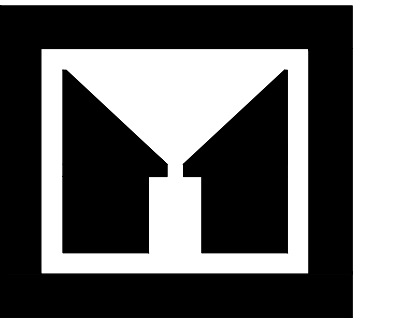
BUILDING ADDRESS: 6427 E. MERCER WAY

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

1A

REV:1 10/09/2023

NFPA 72 Monitored "Chapter 29" and CoMI specifications Fire Alarm System to be installed.



MCLEOD
HOME DESIGNS

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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: 1332
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

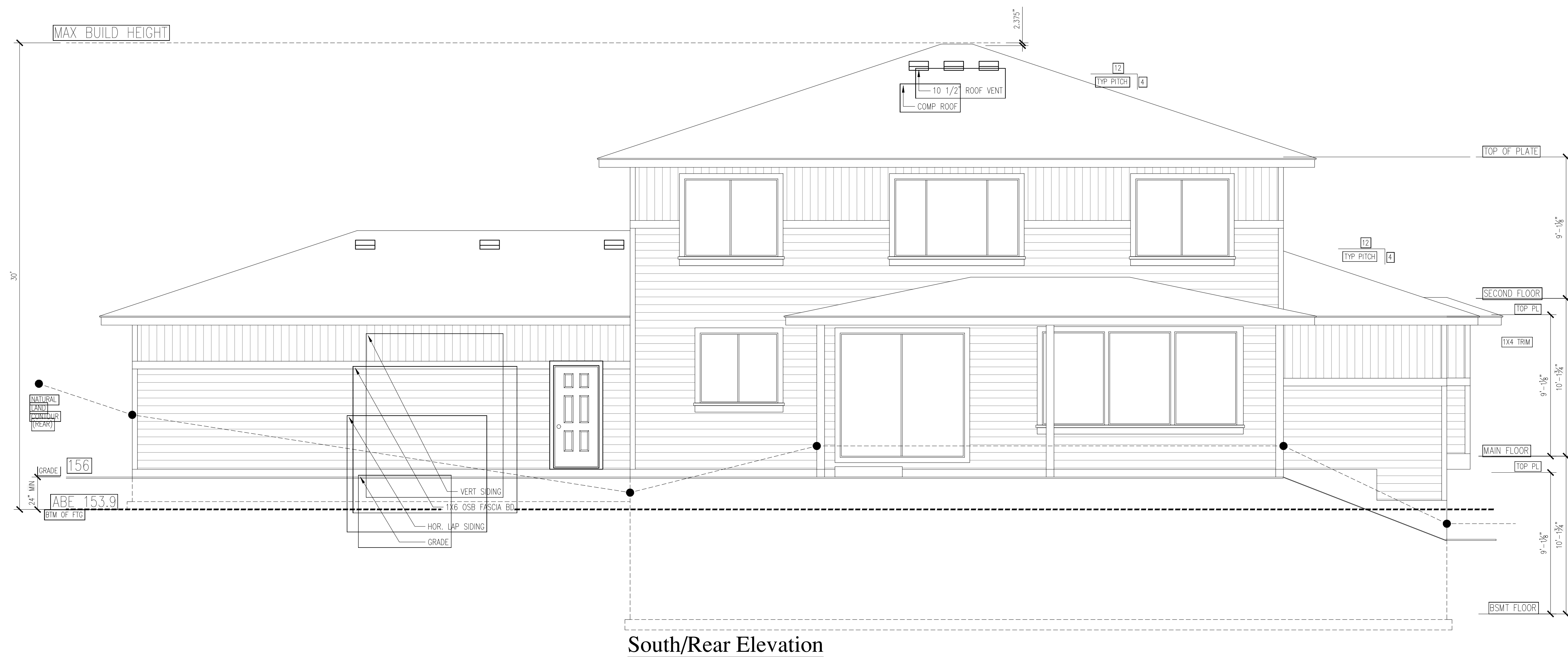
PROJECT_NAME
4886 SF 2-Story

BUILDING ADDRESS: 1/4" = 1'

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

1B

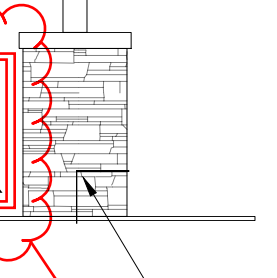
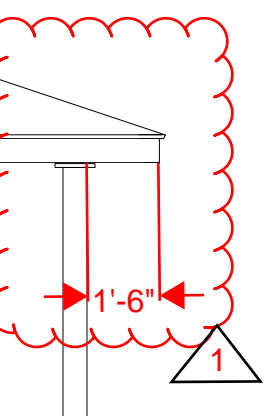
REV:1 10/09/2023



South/Rear Elevation



West/Left Elevation



add 36" tall guardrail where patio is 30" or more above grade

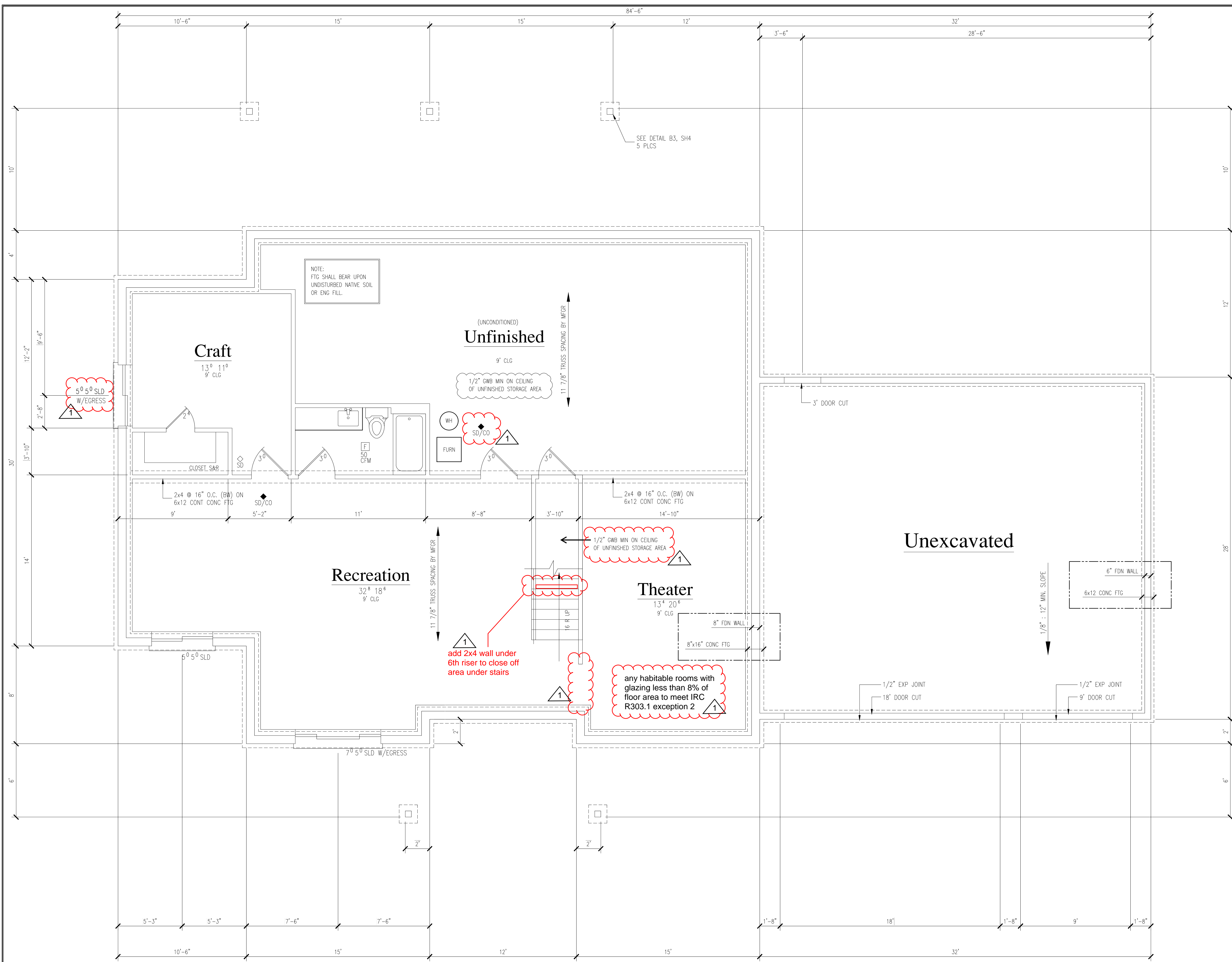
NFPA 72 Monitored "Chapter 29" and CoMI specifications Fire Alarm System to be installed.

2018	International Building Code (IBC)
2018	International Residential Code (IRC)
2018	International Mechanical Code (IMC)
2018	International Fuel Gas Code (IFGC)
2018	Uniform Plumbing Code (UPC)
2018	International Fire Code (IFC)
2018	International Existing Building Code
2018	International Swimming Pool and Spa Code
	Washington State Energy Code (WSEC)
	ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

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.



**Basement Floor Plan
Footing & Foundation Plan**

**NFPA 72 Monitored "Chapter 29"
and CoMI specifications Fire
Alarm System to be installed.**

**NFPA 13D fire
sprinklers are
required**

Engineering Required

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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 minimum 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 building permit 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*	U-Factor*
Fenestration U-Factor**	n/a	0.30
Skylight U-Factor**	n/a	0.50
Glazed Fenestration SHGC**	n/a	n/a
Ceiling*	R5	0.206
Wood Frame Wall**	21 int	0.256
Floor	R9	0.229
Below-Grade Wall**	10/15/21 int + 1B	0.242
Slab** R-Value & Depth	10, 2 ft	n/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.

** 2012/21-1/18" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. **21/21-1/18" 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 interior or exterior of the wall. "5/18" means R-5 thermal break between floor slab and basement wall.

† R-50 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

‡ 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.

§ R-7.5 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 R301.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

¶ For log structures developed in compliance with Standard ICC-600, R10 walls shall meet the requirements for climate zone 5 of ICC-600.

‡‡ (Groundwater) Framing: concrete framing and insulation as described in Section A302.2 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 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the equipment tested building as follows:

- Small Dwelling Unit: 3 credits
- Medium Dwelling Unit: 6 credits
- Large Dwelling Unit: 7 credits
- Dwellings exceeding 5,000 sq ft of conditioned floor area
- Additional less than 500 square feet: 1.5 credits

All other options shall meet the requirements for climate zone 5 of ICC-600.

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

Heating Option	Fuel Normalization Descriptions	Credits - select ONE	Heating Option	User Notes
1	Combustion heating minimum NAFCA*	0.0	1	
2	Heat pump†	1.0	2	
3	Electric resistance heat only. Resistor or zonal.	1.0	3	
4	DHP with annual electric resistance per option 3.4	0.5	4	
5	All other heating systems	1.0	5	

Energy Option	Energy Credit Option Descriptions	Credits - select ONE	Energy Option	User Notes
1.1	Efficient Building Envelope	0.5	1.1	
1.2	Efficient Building Envelope	1.0	1.2	
1.3	Efficient Building Envelope	0.5	1.3	
1.4	Efficient Building Envelope	1.0	1.4	
1.5	Efficient Building Envelope	2.0	1.5	
1.6	Efficient Building Envelope	1.0	1.6	
1.7	Efficient Building Envelope	0.5	1.7	
2.1	Air Leakage Control and Efficient Ventilation	0.5	2.1	
2.2	Air Leakage Control and Efficient Ventilation	1.0	2.2	
2.3	Air Leakage Control and Efficient Ventilation	1.5	2.3	
2.4	Air Leakage Control and Efficient Ventilation	2.0	2.4	
3.1†	High Efficiency HVAC	1.0	3.1	
3.2	High Efficiency HVAC	1.0	3.2	
3.3†	High Efficiency HVAC	1.5	3.3	
3.4	High Efficiency HVAC	1.5	3.4	
3.5	High Efficiency HVAC	1.5	3.5	
3.6†	High Efficiency HVAC	2.0	3.6	
4.1	High Efficiency HVAC Distribution System	0.5	4.1	
4.2	High Efficiency HVAC Distribution System	1.0	4.2	

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

Energy Option	Energy Credit Option Descriptions (see 1)	Credits - select ONE	Energy Option	User Notes
5.1	Efficient Water Heating	0.5	5.1	
5.2	Efficient Water Heating	1.0	5.2	
5.3	Efficient Water Heating	0.5	5.3	
5.4	Efficient Water Heating	1.0	5.4	
5.5	Efficient Water Heating	1.0	5.5	
5.6	Efficient Water Heating	1.0	5.6	
6.1	Alternative Electric Energy (credits meet)	1.0	6.1	
7.1	Appliance Package	0.5	7.1	

Final Credits: **10.5**

* An alternative heating source used at a maximum of 0.5 kW (equivalent of heated floor area or 500 sq. ft.) is allowed in a single-family dwelling.

† Equipment listed in Table C403.3.2(1) or C403.3.2(2).

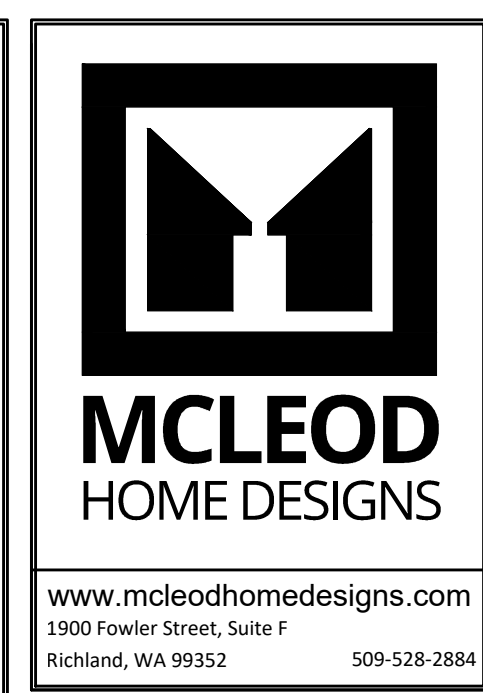
‡ Equipment listed in Table C403.3.2(1) or C403.3.2(2).

§ You cannot select more than one option from any category EXCEPT in category 5, Option 5.1, which may be combined with options 5.2 through 5.6. See Table R402.2.

¶ 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.

‡‡ Use the single column to the right of the second column to describe calculations to support building code compliance.



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

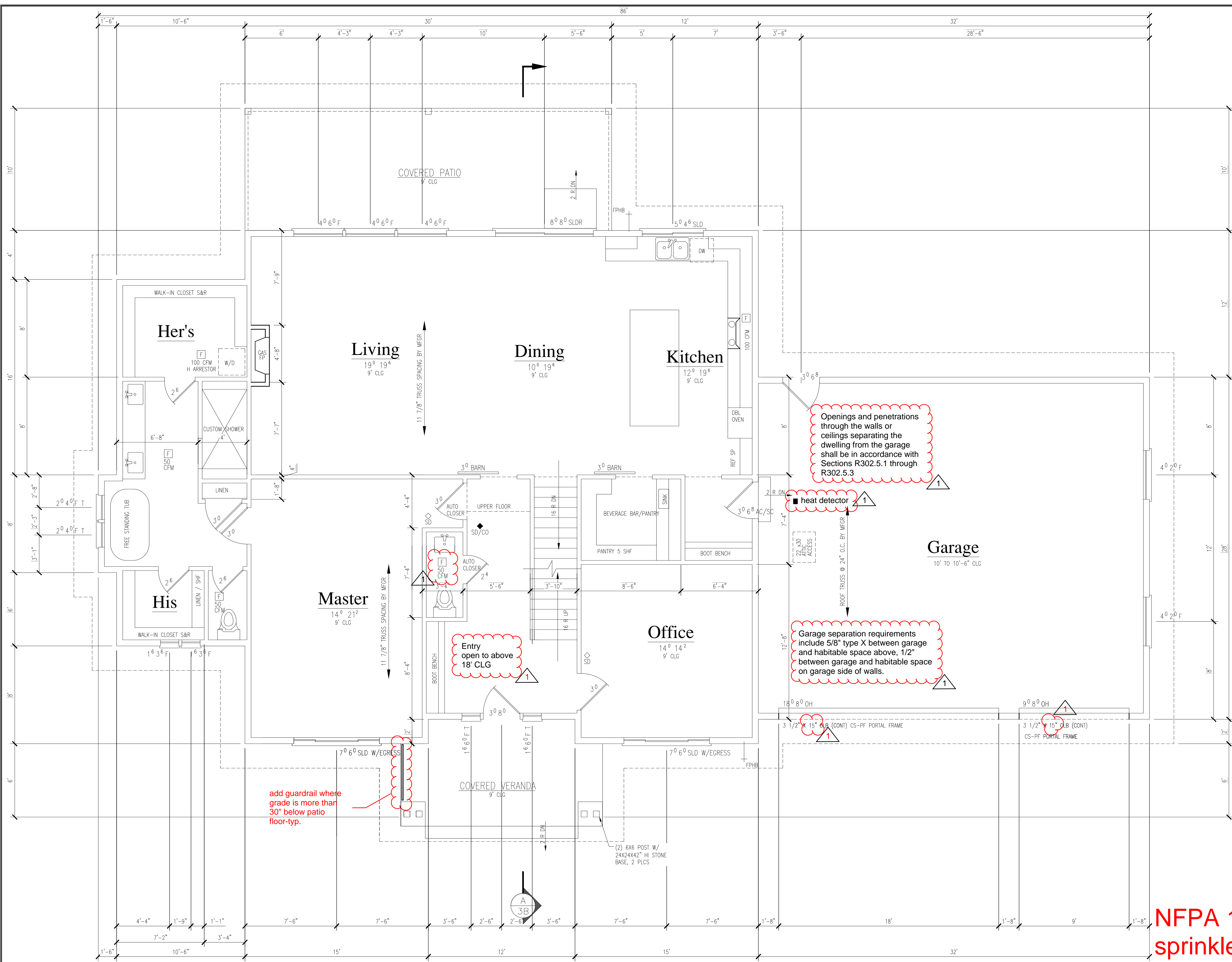
PROJECT_NAME
4886 SF 2-Story

BUILDING_ADDRESS: 1/4" = 1'

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

2

REV:1 10/09/2023



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

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

Braced Wall Schedule
CONTINUOUS SHEATHING CONDITION (SEISMIC D., WIND RB)

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

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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 DIAGRAMMATIC 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 VENTED TO EXTERIOR.
 - Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

NFPA 13D fire sprinklers are required

Main Floor Plan

NFPA 72 Monitored "Chapter 29" and CoMI specifications Fire Alarm System to be installed.

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

SHEET_TITLE
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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



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Altman's East Lot
APN 3024059151

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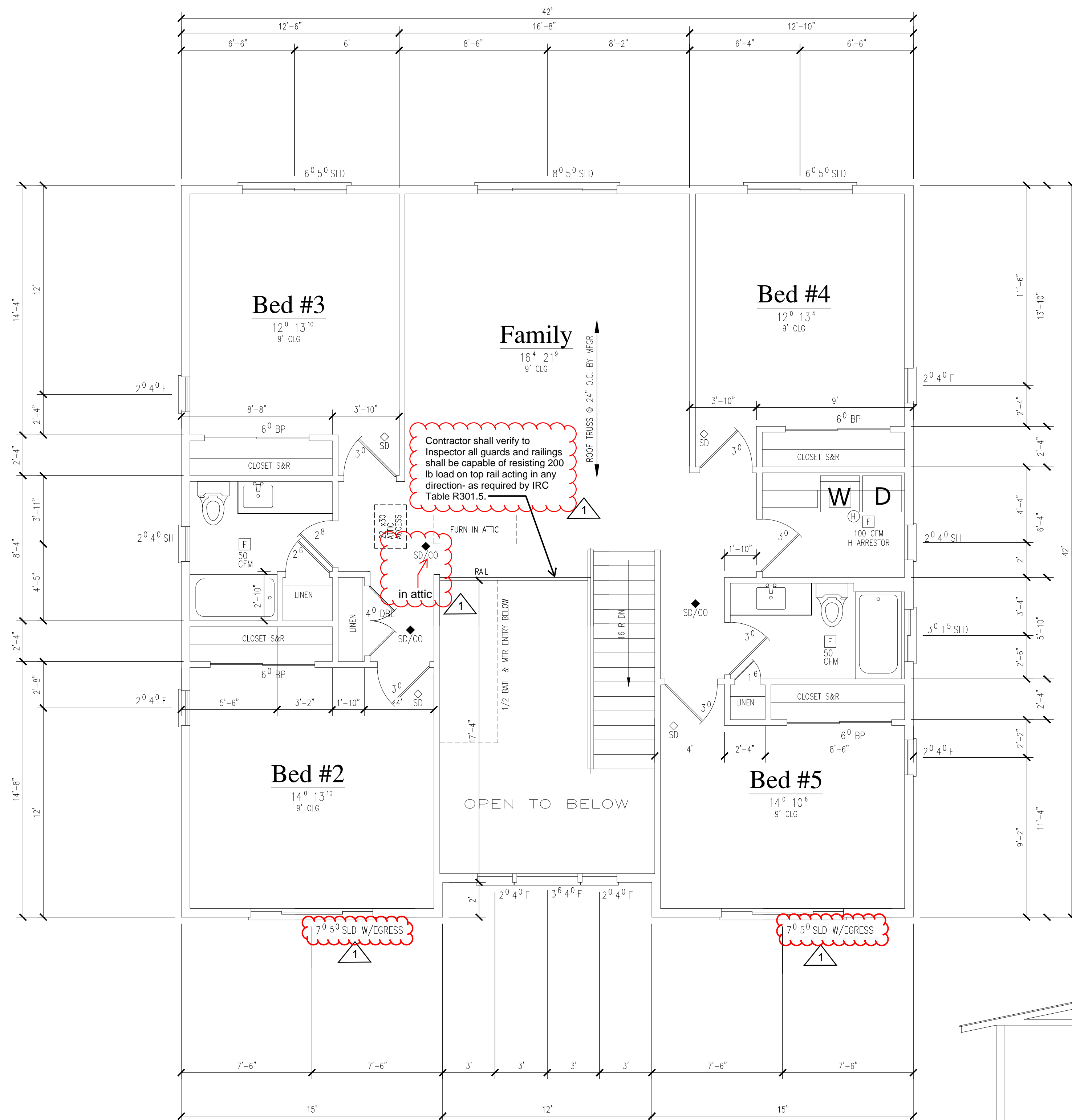
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PROJECT_NAME
4886 SF 2-Story
BUILDING ADDRESS: 8427 E. MERCER WAY

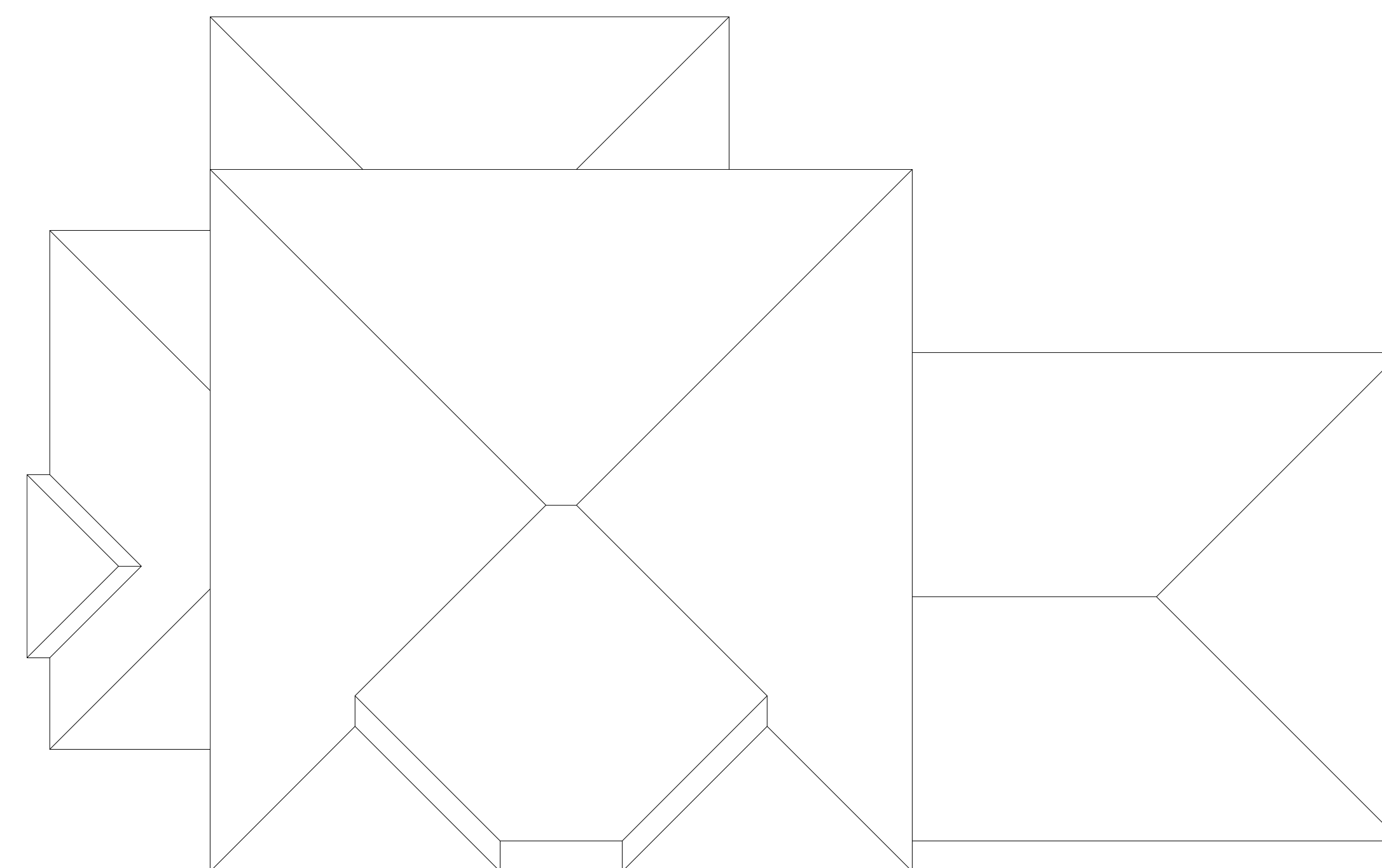
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By: Mark McLeod
Scale: 3/4"=1'

3B

REV:1 10/09/2023



Upper Floor Plan

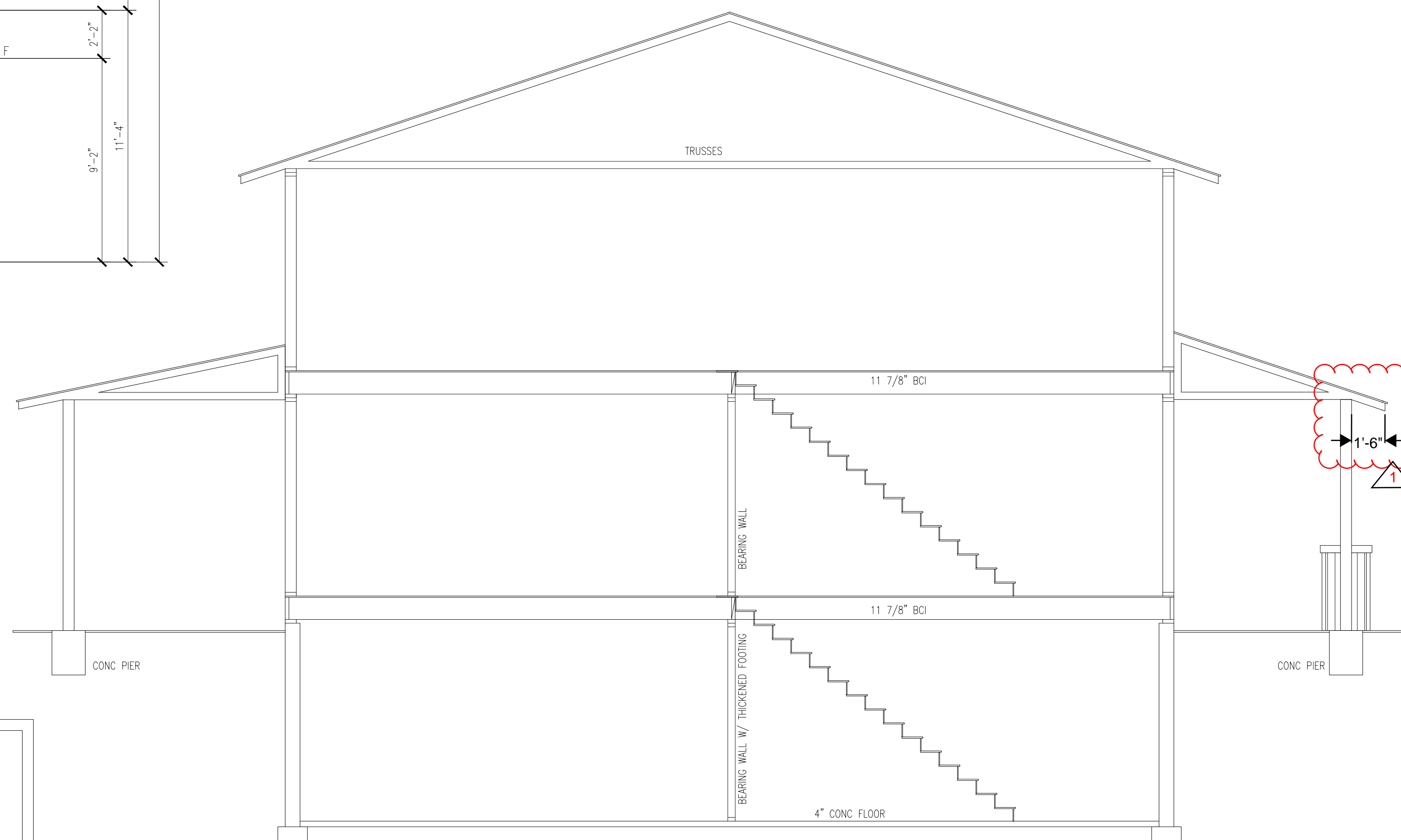


Roof Truss Providers
PLEASE PROVIDE YOUR PLANS TO THIS
OFFICE VIA EMAIL (mcm01@gmail.com).

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

Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance.

attic furnace installations, where the unit is not rigidly attached to the structure, lateral bracing must be provided - typically straps running at a 45 angle from each corner of the unit to rigid framing members and tight enough to prevent horizontal movement.

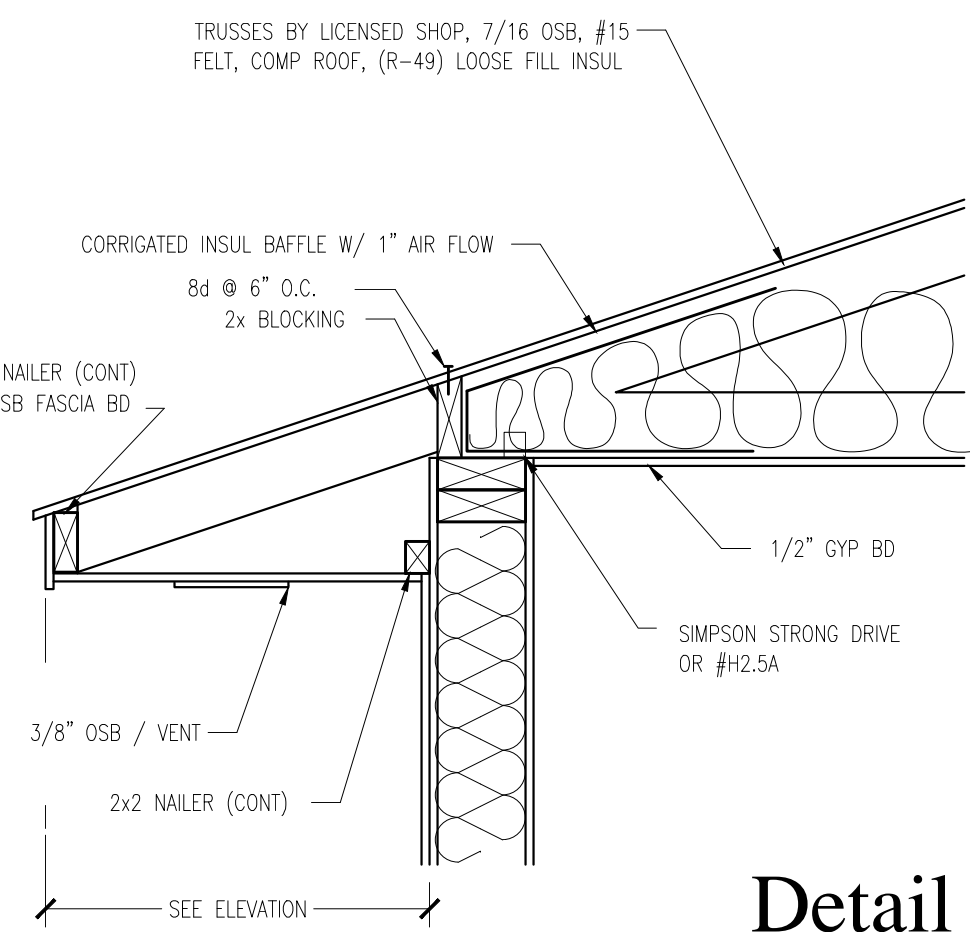
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NFPA 13D fire sprinklers are required

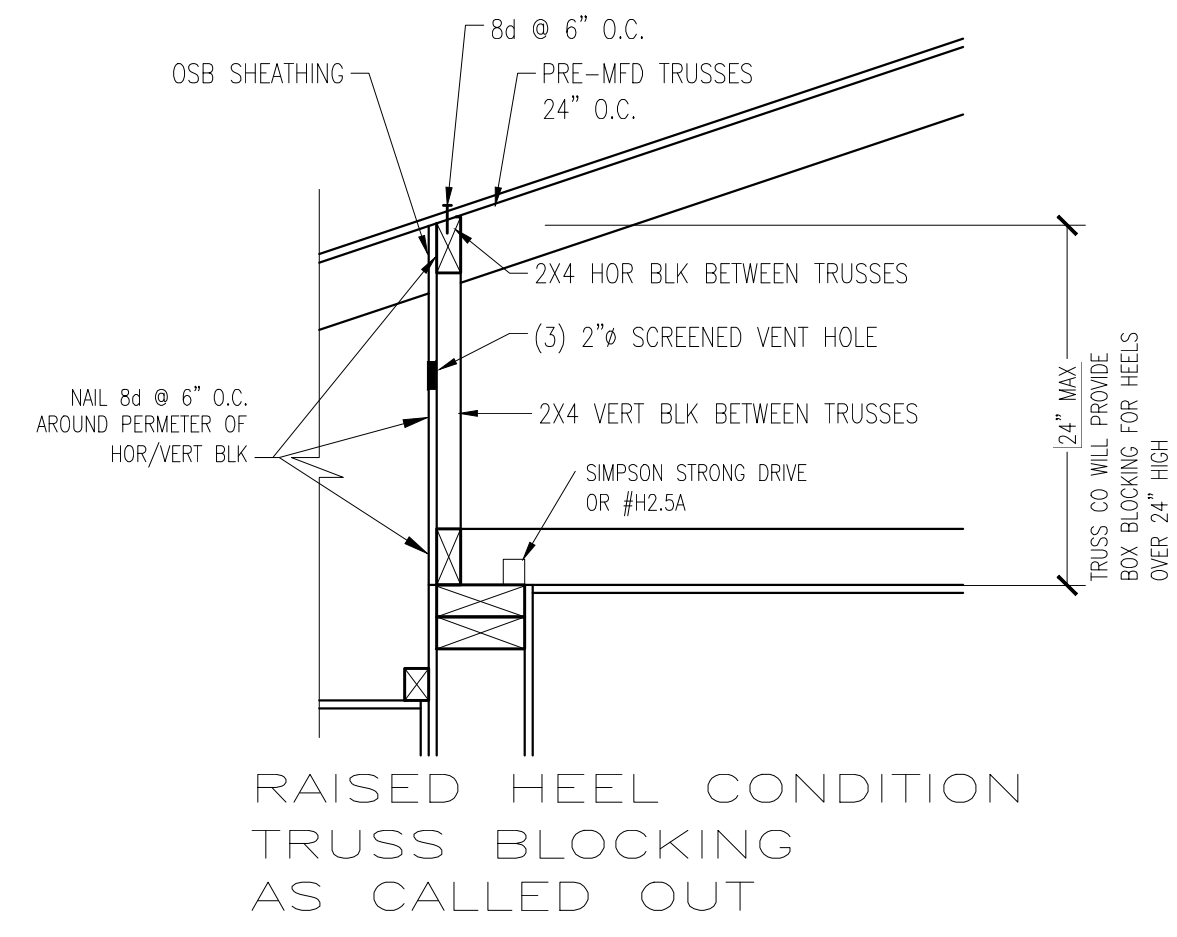
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Detail A1
SCALE: 1" = 1'-0"



fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

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.

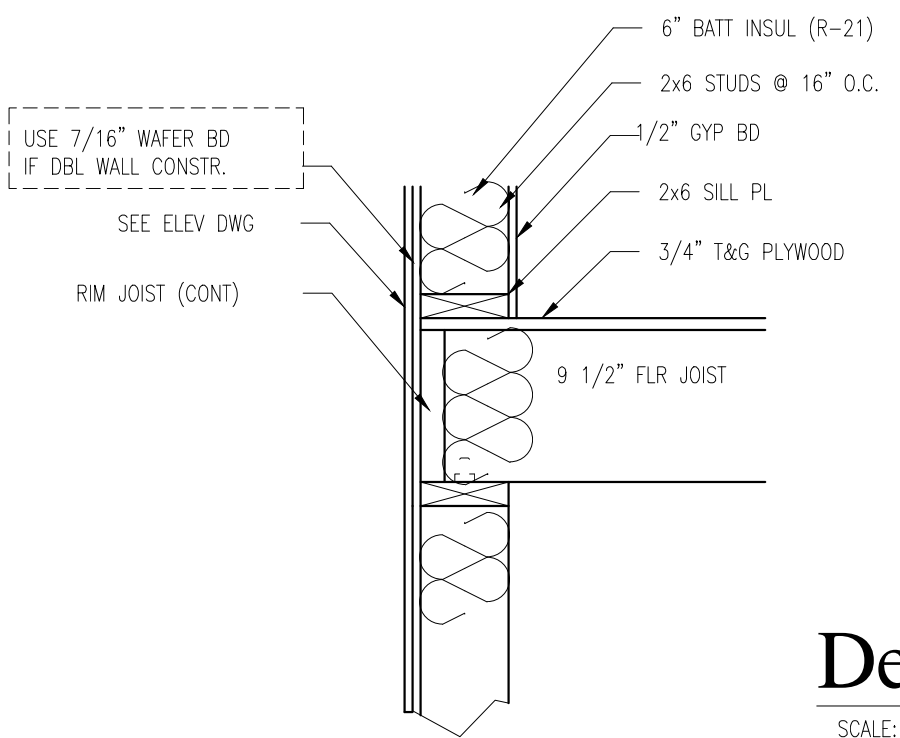
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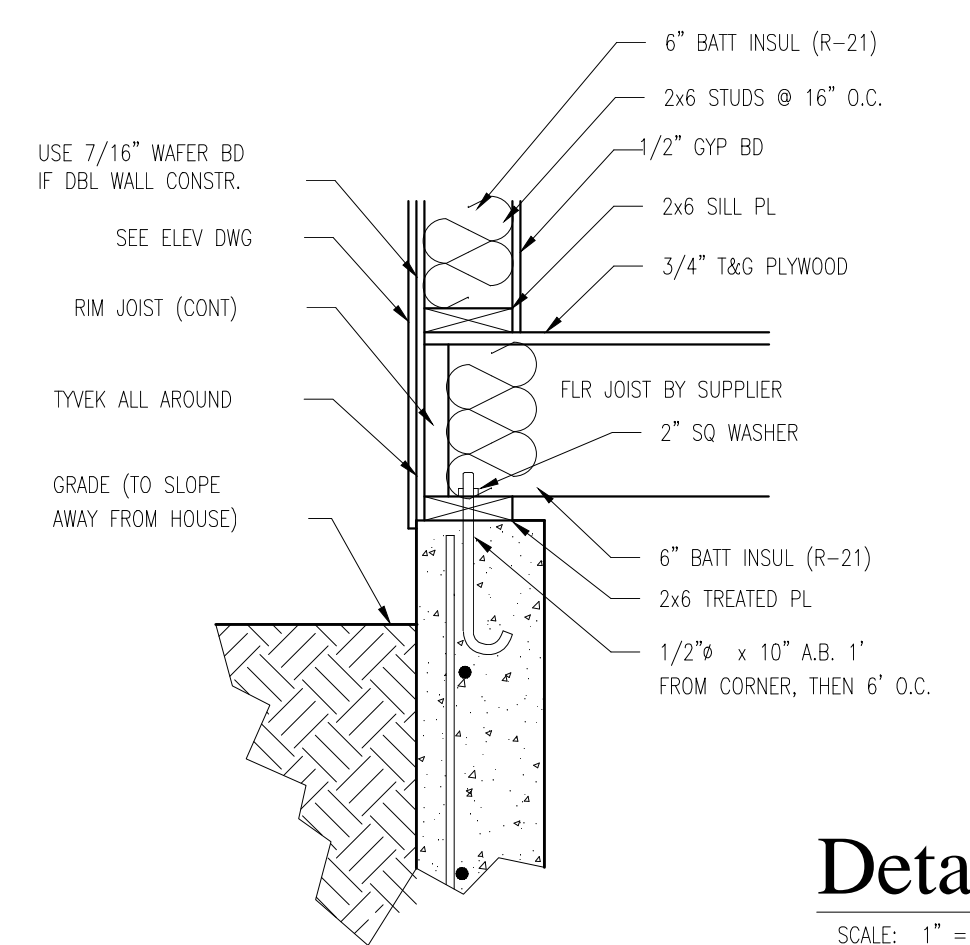
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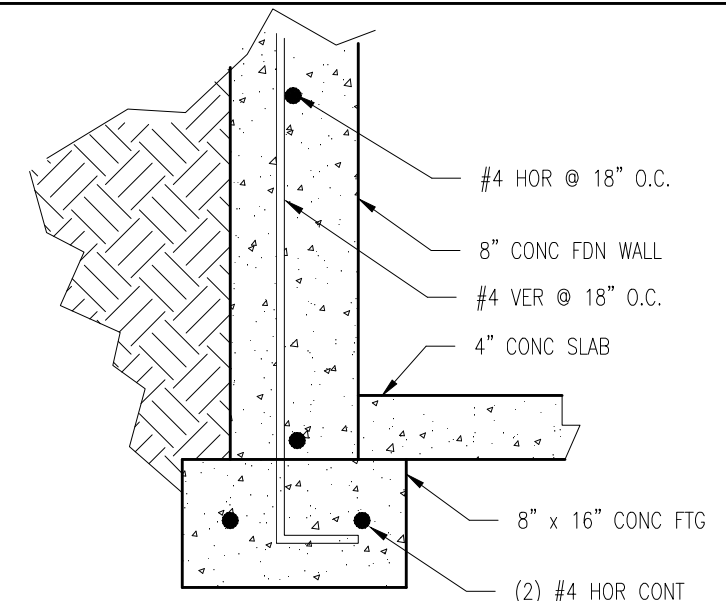
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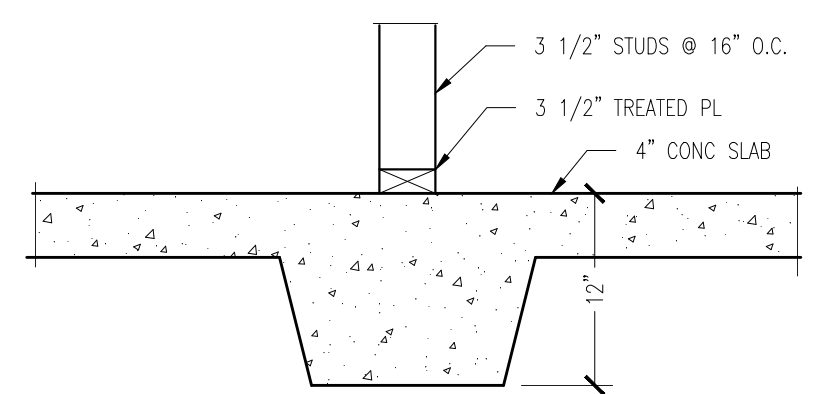
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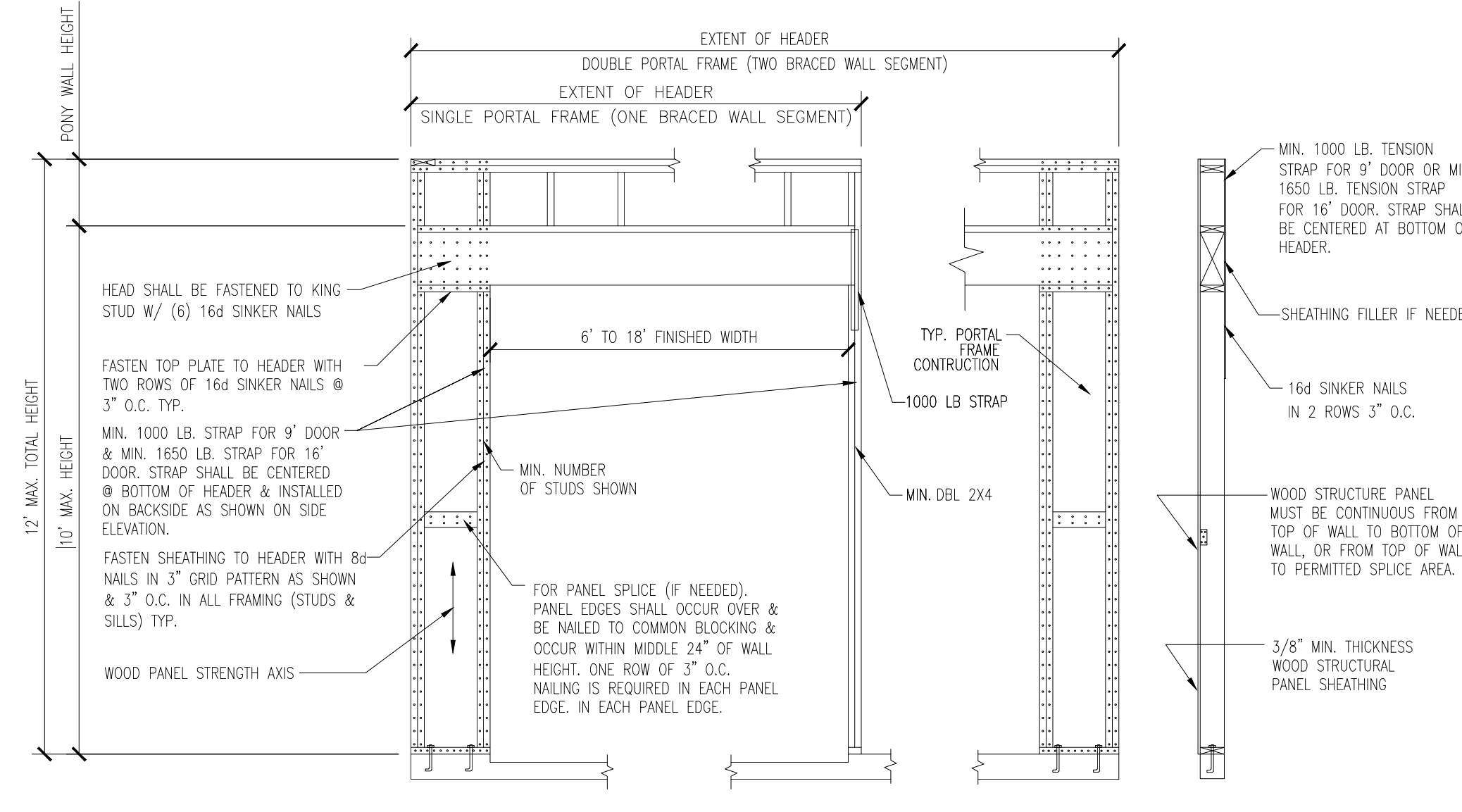
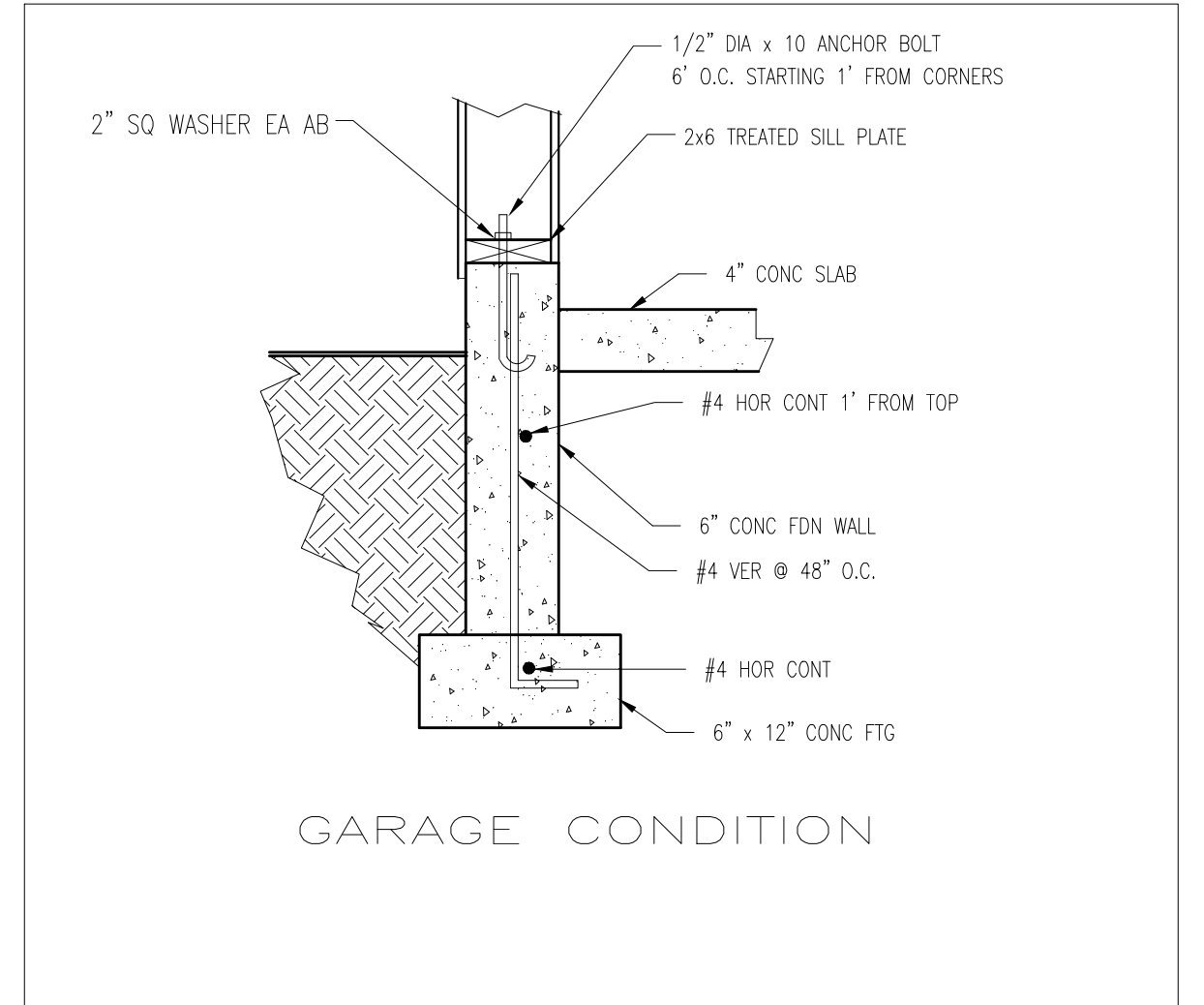
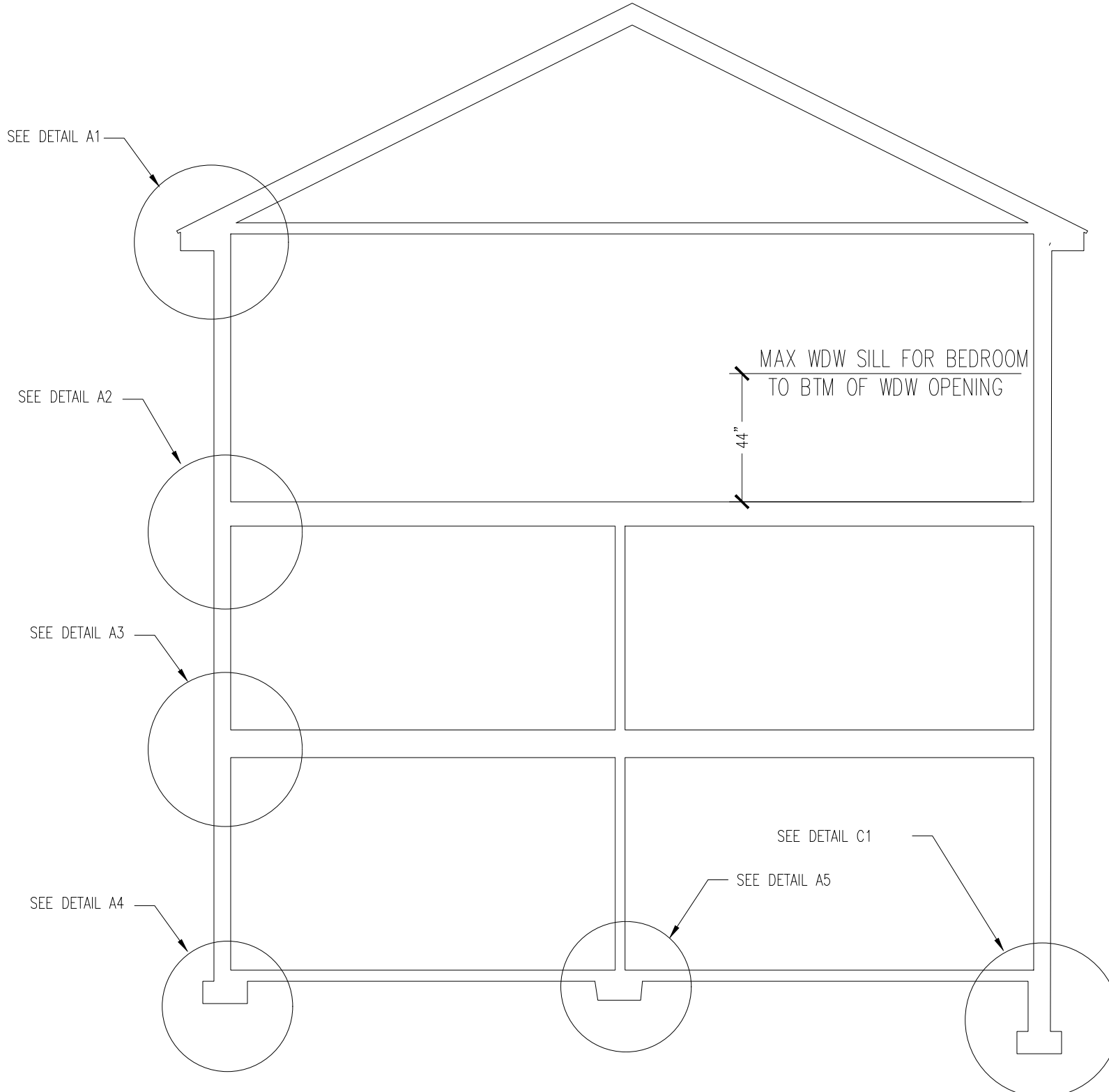
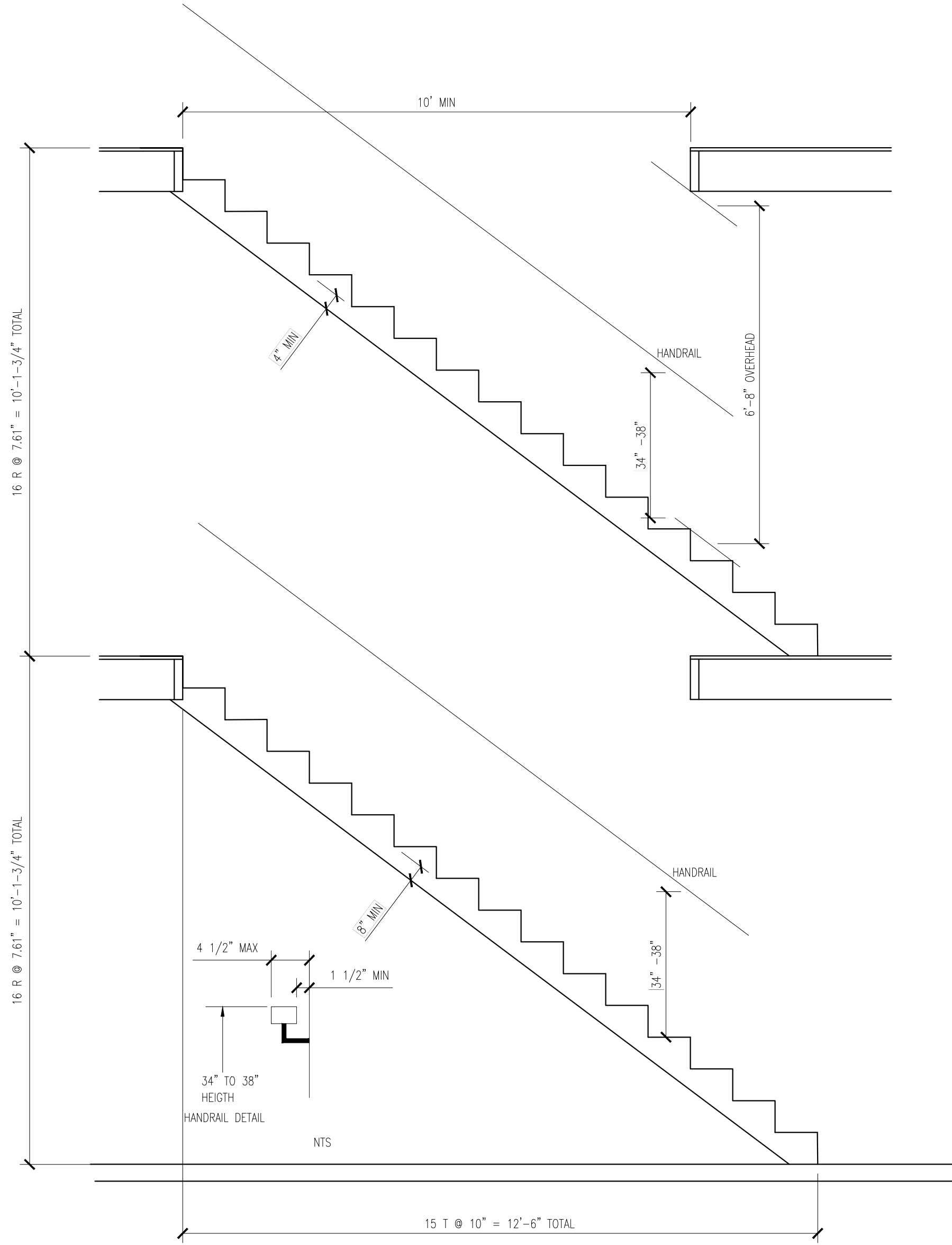
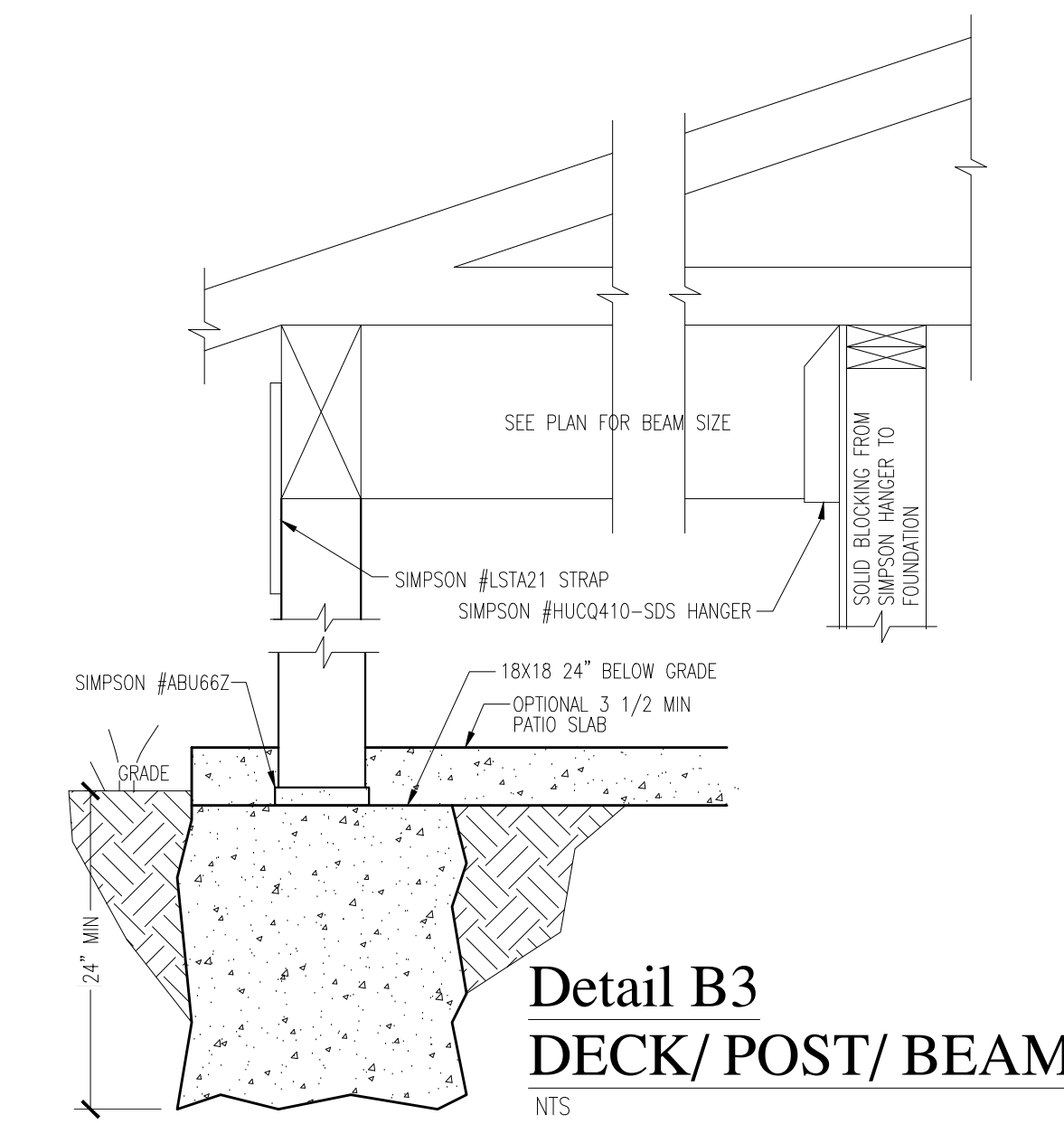
Detail A3
SCALE: 1" = 1'-0"



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



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



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: 1 10/09/2023

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), 150 PCF (Concrete)
2. Live Load = 20 PSF (Roof), 40 PSF (Floor)
3. Snow = 15 PSF (Ground) / 25 PSF (Sloped Roof)
4. Wind = 2018 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 = 2018 IBC, Site Class D, Importance Factor 1.0, Ss = 1.453, SDS = 0.969, S1 = 0.503, SD1 = 0.603, Seismic Design Category D, Light Frame Wood Shear Walls, R = 6.5, Omega = 3.0, Cd = 4.0, rho = 1.3 Non-Redundant Structure, LRFD Seismic Response Coefficient = 0.149 / LRFD Base Shear = 36.9 KIP, ASD Seismic Response Coefficient = 0.104 / ASD Base Shear = 25.8 KIP
6. Soil = 1500 PSF, Assumed Vertical Bearing Capacity, 120 PCF, Assumed Soil Density, 32 Deg. Angle of Internal Friction, 0.30, Coefficient of Friction, 35 PCF, Active Lateral Earth Pressure, 50 PCF, At-Rest Lateral Earth Pressure, 300 PCF, Passive Lateral Earth Pressure, 6H, 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:

- 1. All concrete work shall be per the 2018 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 26. Mixing and placement shall be per ACI 318-14, Chapters 19, 20, 25 & 26 and inspections shall be per 2018 IBC, Chapter 19, Sections 03 and 04.
2. All reinforcing shall be ASTM A615 Grade 60 except as shown on the plans.
3. Concrete shall be in accordance with ASTM 150. Fc = 4000 PSI @ 28 day slump = 4" maximum, 6% Air entrained
4. Anchor bolts shall be ASTM A307 or ASTM F1554 Grade 36.

Carpentry:

- 1. Structural 2x and 4x framing shall be #2 Douglas-Fir.
2. Structural 6x shall be #1 Douglas-Fir.
3. Pressure treated lumber shall be #2 Hem-Fir.
4. 2x joists shall be kiln dried and stored in a dry area prior to installation.
5. Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.
6. 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.
7. Per AITC 117-76. Each member shall bear AITC quality mark. Lumber shall conform to WCLUB. Standard specifications for structural glued laminated Douglas Fir " cambers are shown on drawings. Glue laminated beams shall be 24F-V6 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)
8. 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)
9. 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)
10. 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)
11. 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

STRUCTURAL NOTES

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" T-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 16d 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 (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)

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 SET-3G 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 8" DEEP AND EPOXY WITH SIMPSON SET-3G 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 SET-3G 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 SET-3G 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 18" MINIMUM EMBEDMENT INTO 8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. SSTB 28 CAN BE USED AS AN ALTERNATIVE TO ANCHOR BOLT. HDQ8 ATTACHES TO (3) 2X STUDS MINIMUM WITH (20) SIMPSON SDS1/4X3 SCREWS. (CAP=9,230#)
HHDQ11 HHDQ11 ATTACHES TO FOUNDATION WITH 1" DIAMETER ANCHOR BOLT WITH 24" MINIMUM EMBEDMENT INTO 8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. 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 24" MINIMUM EMBEDMENT INTO A 8" CONCRETE STEM WALL FOR CAST IN PLACE CONSTRUCTION. HDU14 ATTACHES TO 6X STUD WITH (36) SIMPSON SDS1/4X3 SCREWS. (CAP=14,445#)

Soil Data:

See site exploration report by PANGELO, Inc. Dated April 16, 2019. Allowable soil pressure of 1500 PSF for footings where applicable per the geotechnical engineer. Allow 53-1/3% increase for loads from wind or seismic origin.

Coefficient of friction (Includes F.O.S. of 1.5): 0.3
Active lateral earth pressure: 35 PCF
At-rest lateral earth pressure: 45 PCF
Passive lateral earth pressure (Includes F.O.S. of 1.5): 300 PCF
Seismic lateral earth pressure: 6H

Pin-Pile Notes:

See PanGEO, Inc. addendum letter dated December 3rd, 2021 for pin-pile locations and for when pin-piles are no longer required.

- 1. Pin-piles shall be 2-inch diameter schedule 40 (standard) galvanized pipes.
2. Pin-piles shall be driven with a jack hammer per PanGEO, Inc.
3. Structural pipe shall be ASTM A53 Grade A (Fy = 35 ksi).

Pin-Pile Installation Procedures:

- 1. Drive 2-inch 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 per PanGEO, Inc. addendum letter dated December 3rd, 2021.

NOTE: PILE SPLICES AND BEARING PLATE CONNECTIONS MAY CONNECTED WITH FRICITON FITTINGS APPROVED BY THE ENGINEER OF RECORD.

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.



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Table with columns for CODE, UPDATE, and REVISION. Includes date 04-05-23.

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

Table with columns for Designed By (JMC), Drawn By (CLH), Checked By (JMC), and Date (05-15-20).



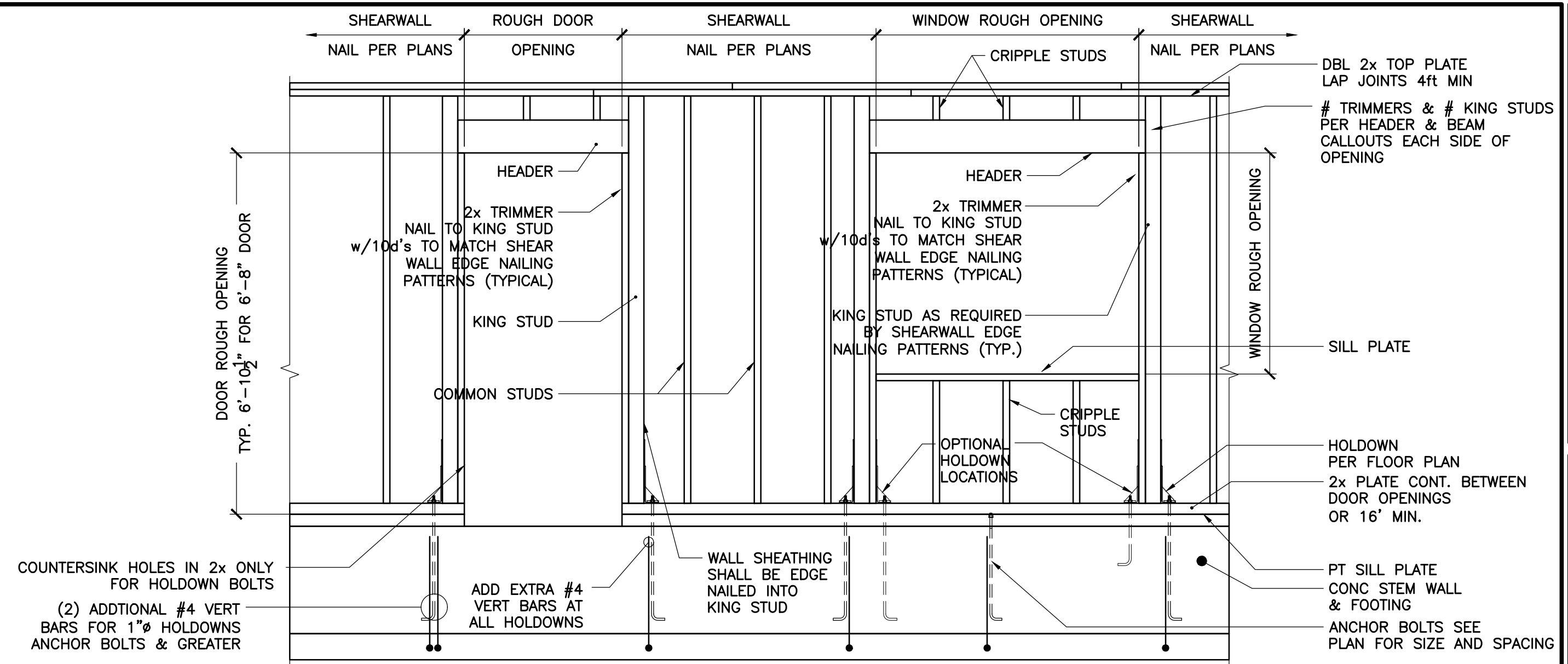
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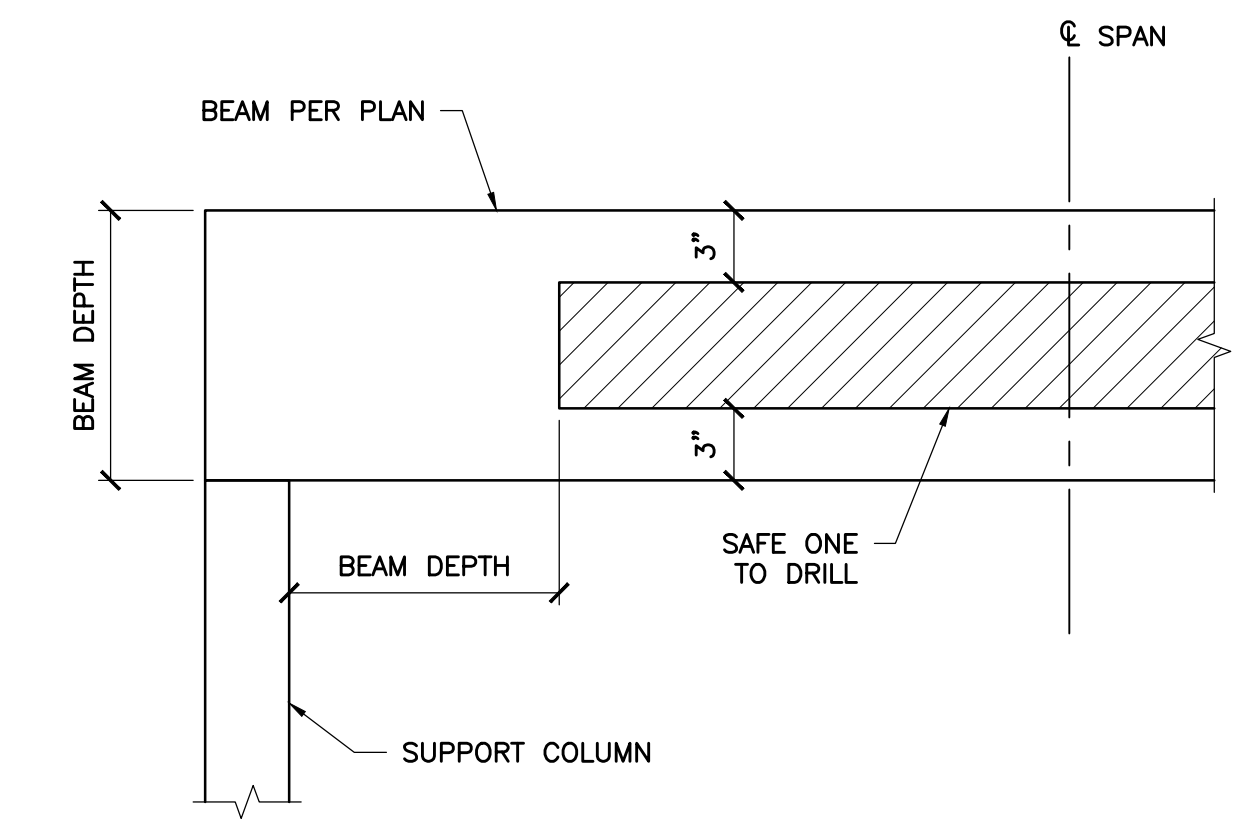
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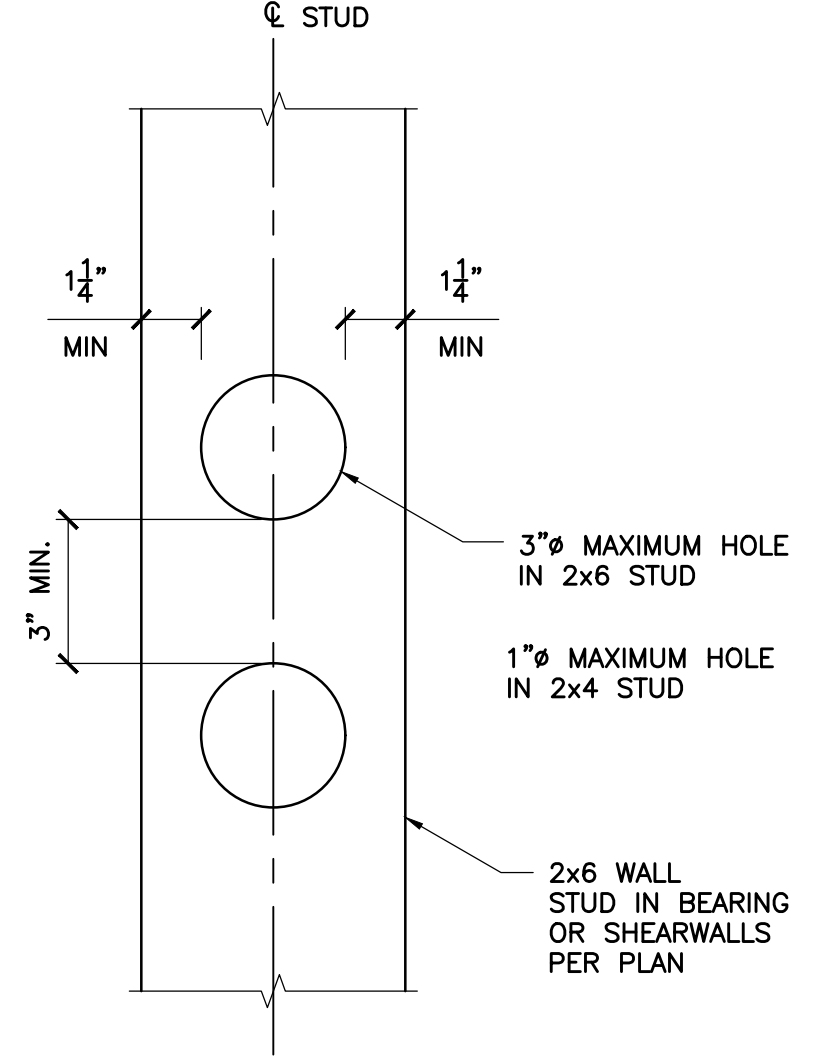
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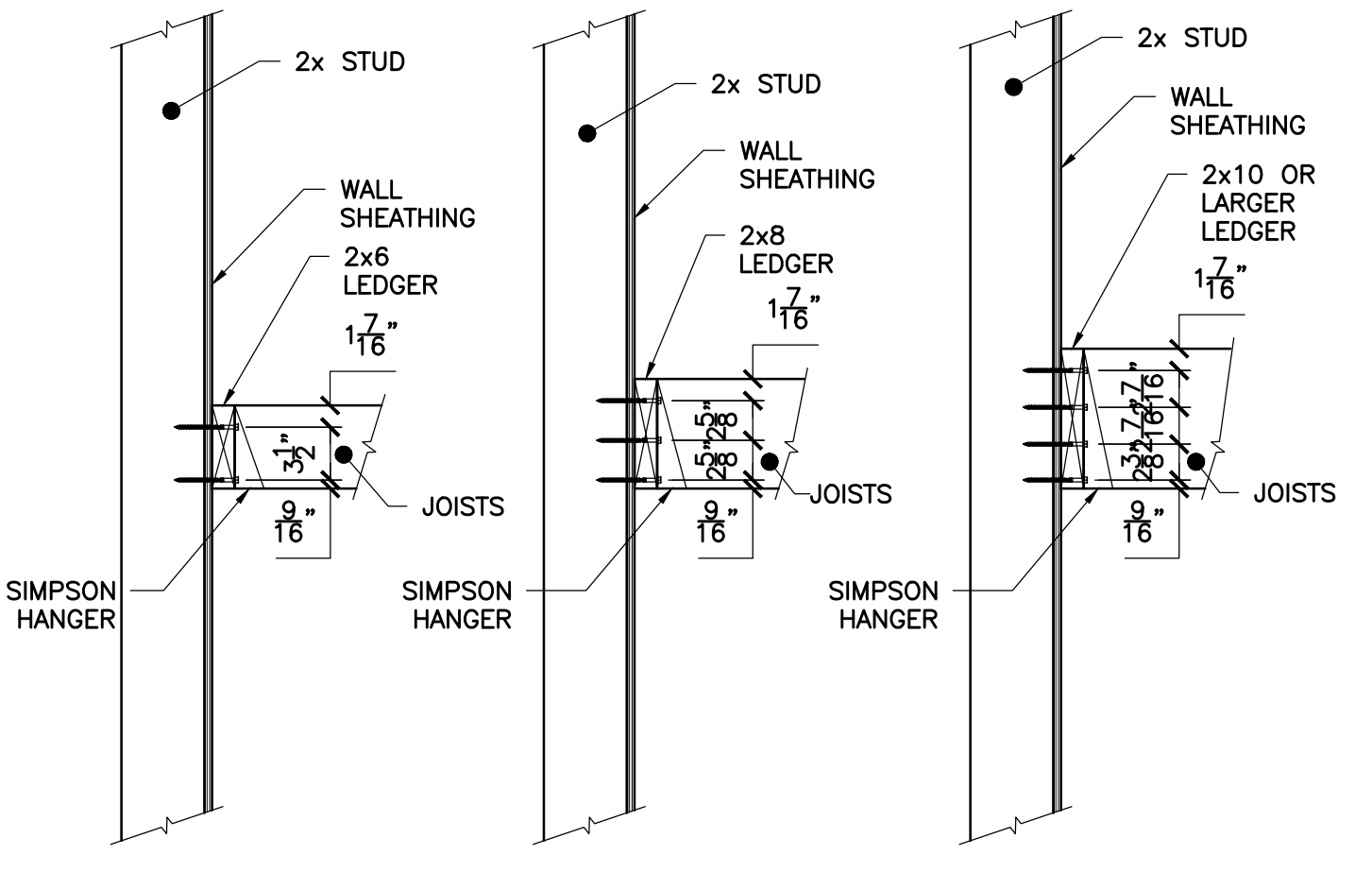
1 SHEARWALL ELEVATION
1/2" = 1'-0"



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



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

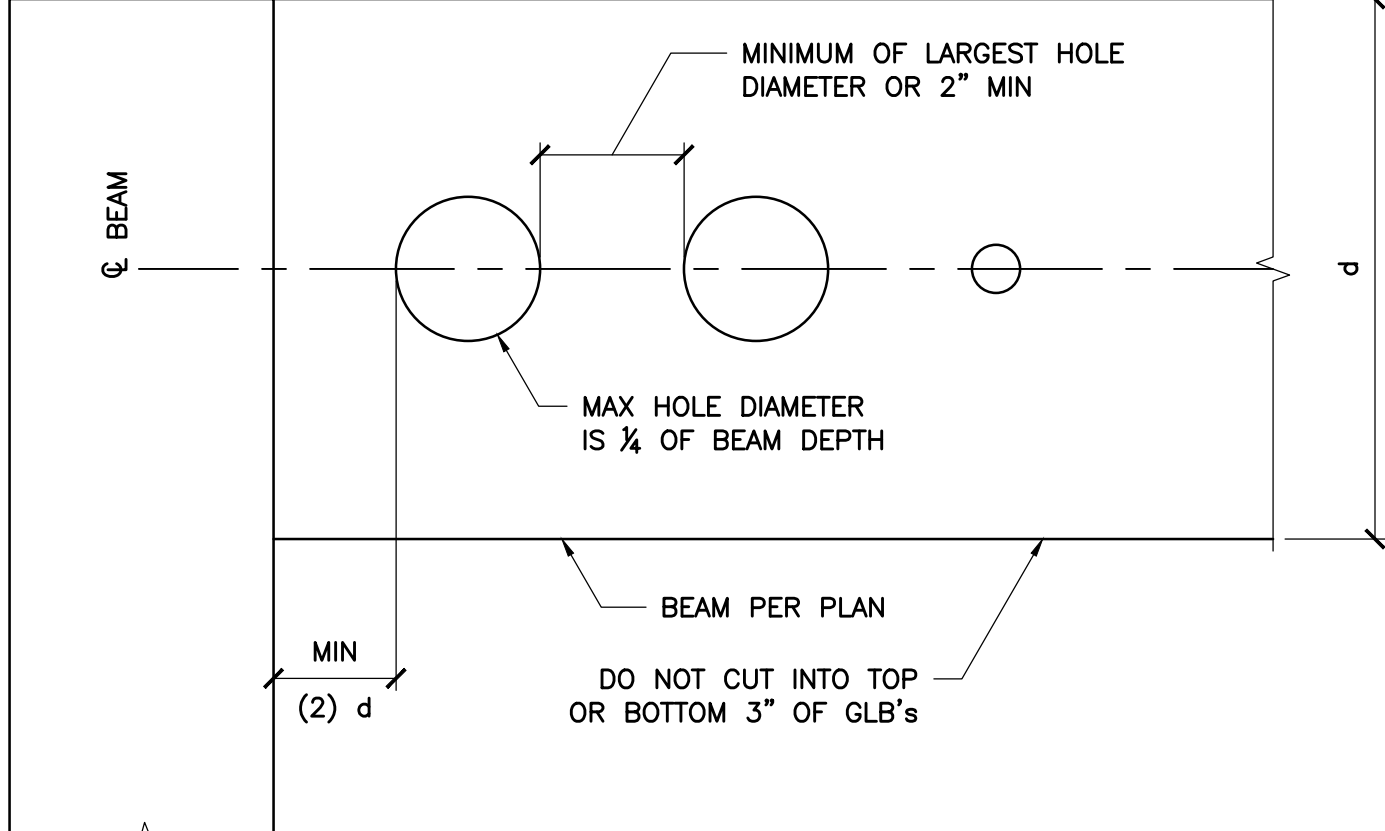


TYPICAL LEDGER SCREW SHALL BE 4" LONG SIMPSON SDWS SCREWS

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



Project Number 2020-0196

Sheet Number S1.1

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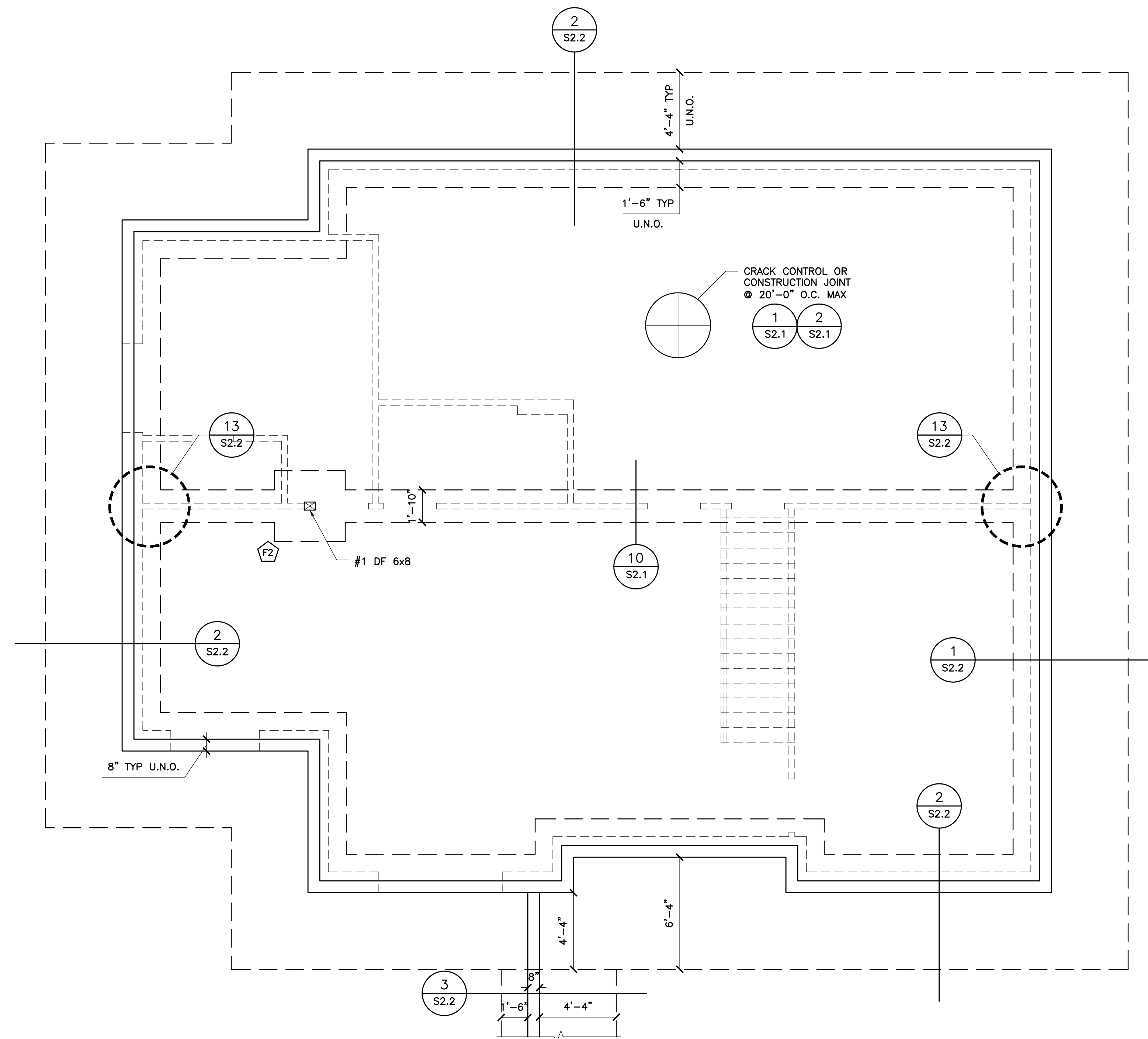


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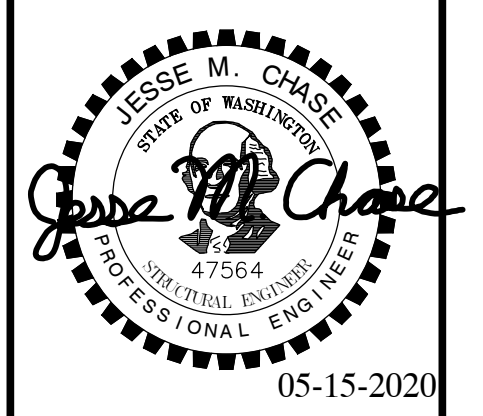
REV	REVISION	DATE
1	CODE UPDATE	04-05-23



Sheet Contents
Daylight Basement 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
S2.0
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SEE SHEARWALL PLANS FOR HOLDOWN LOCATIONS

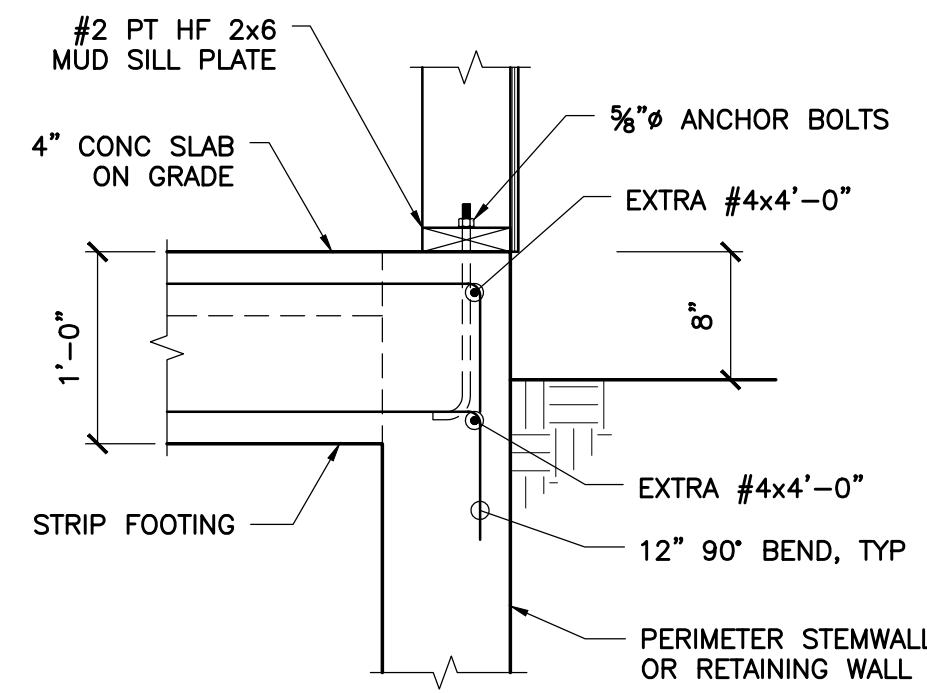
HOLDOWN LOCATION NOTE:
FOR HOLDOWNS AND STRAPS TO FOUNDATION BELOW, SEE DETAILS 4/S2.1 & 5/S2.1

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

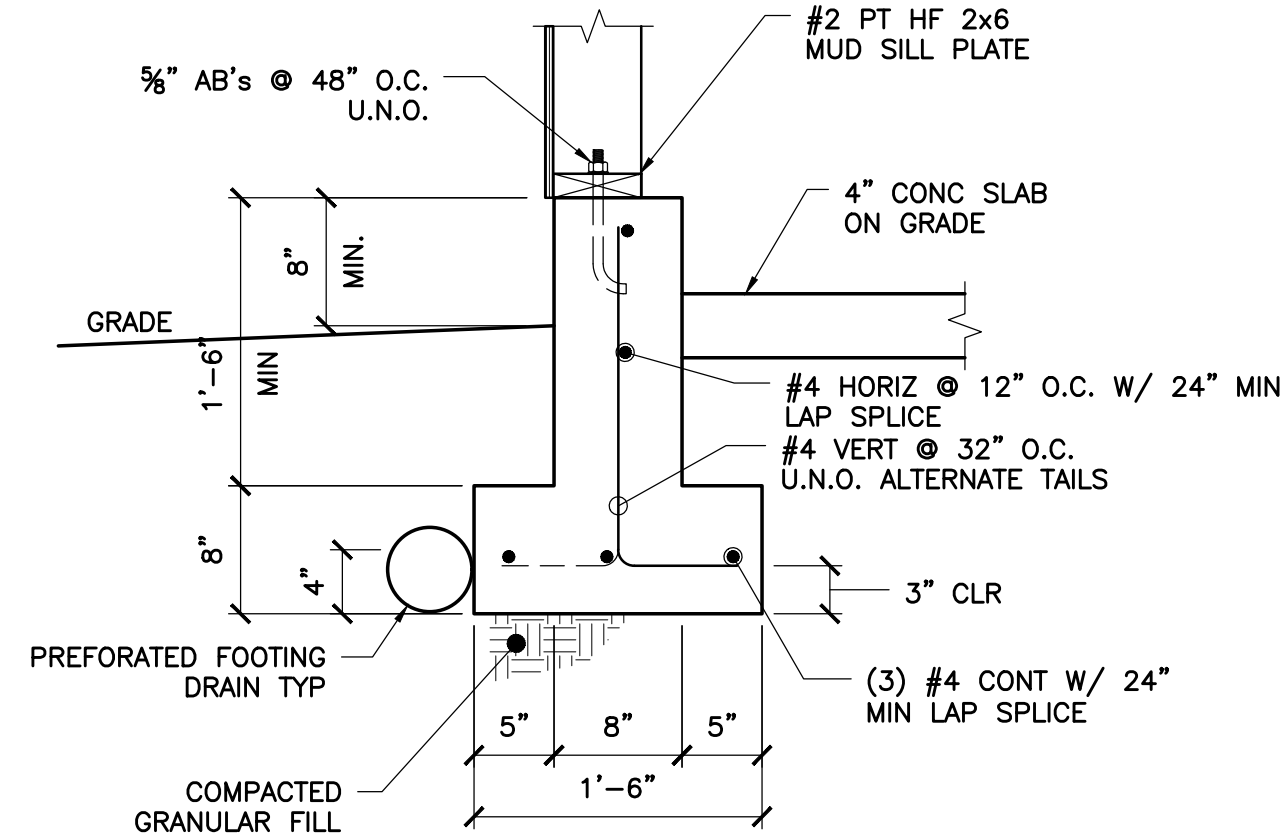
ANCHOR BOLT SPACING SHALL BE 1/4" A.B.'s @ 48" O.C. (2) MIN PER WALL UNLESS NOTED OTHERWISE

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

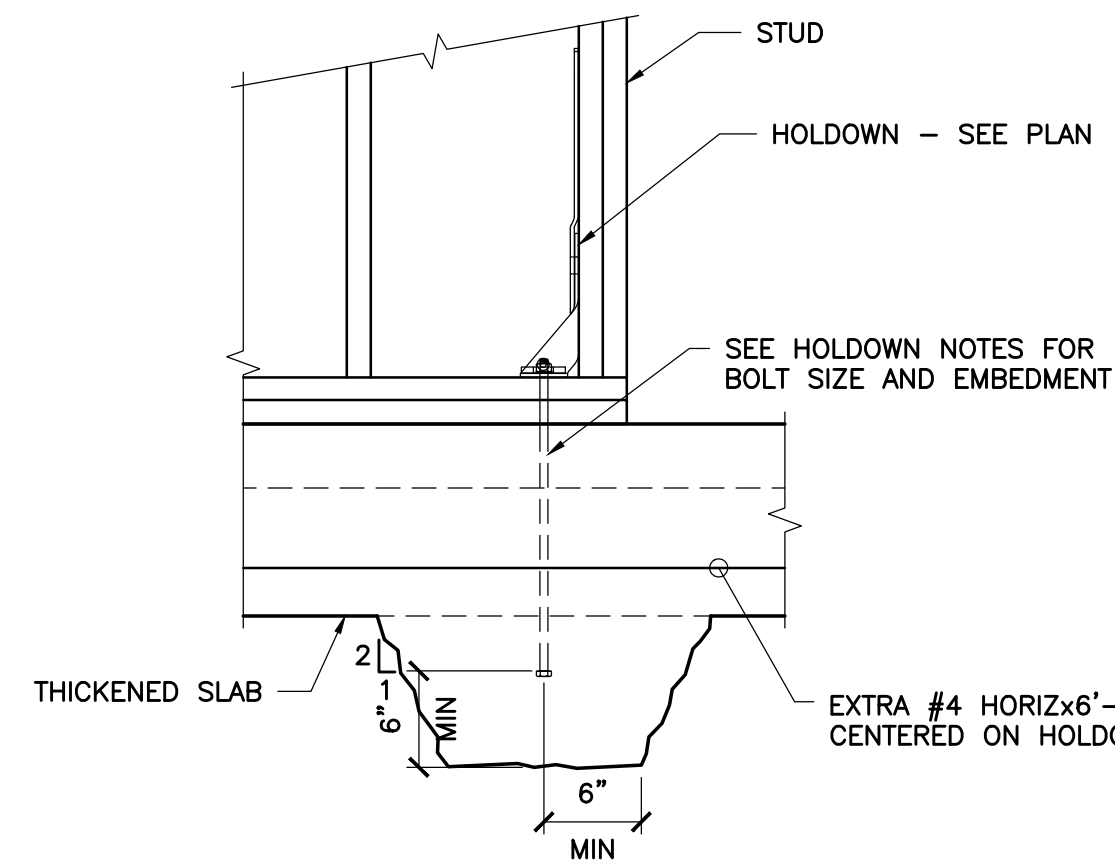
MARK	SIZE	THICKNESS	REINFORCING	DETAIL
F1	2'-0" SQR	12"	(3) #4's EW	12/S3.1
F2	4'-0" SQR	12"	(6) #4's EW	7/S2.1



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

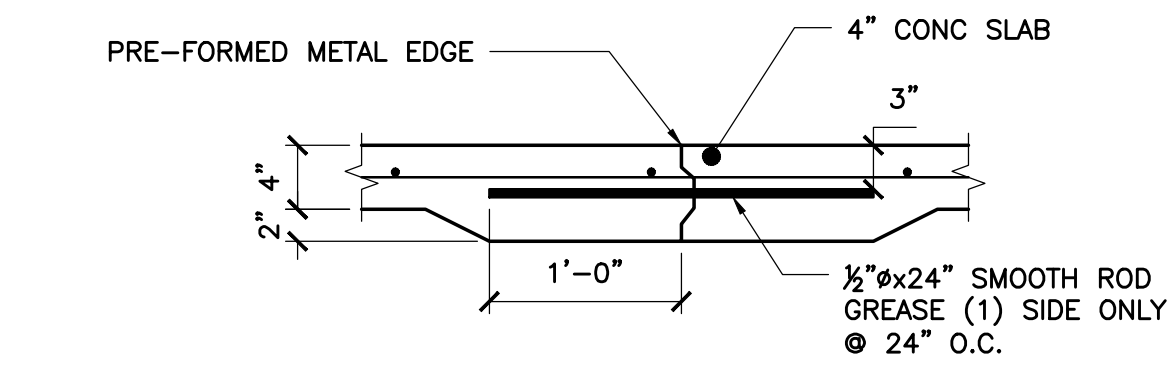


8 TYPICAL CONCRETE FOOTING AT GARAGE
1" = 1'-0"

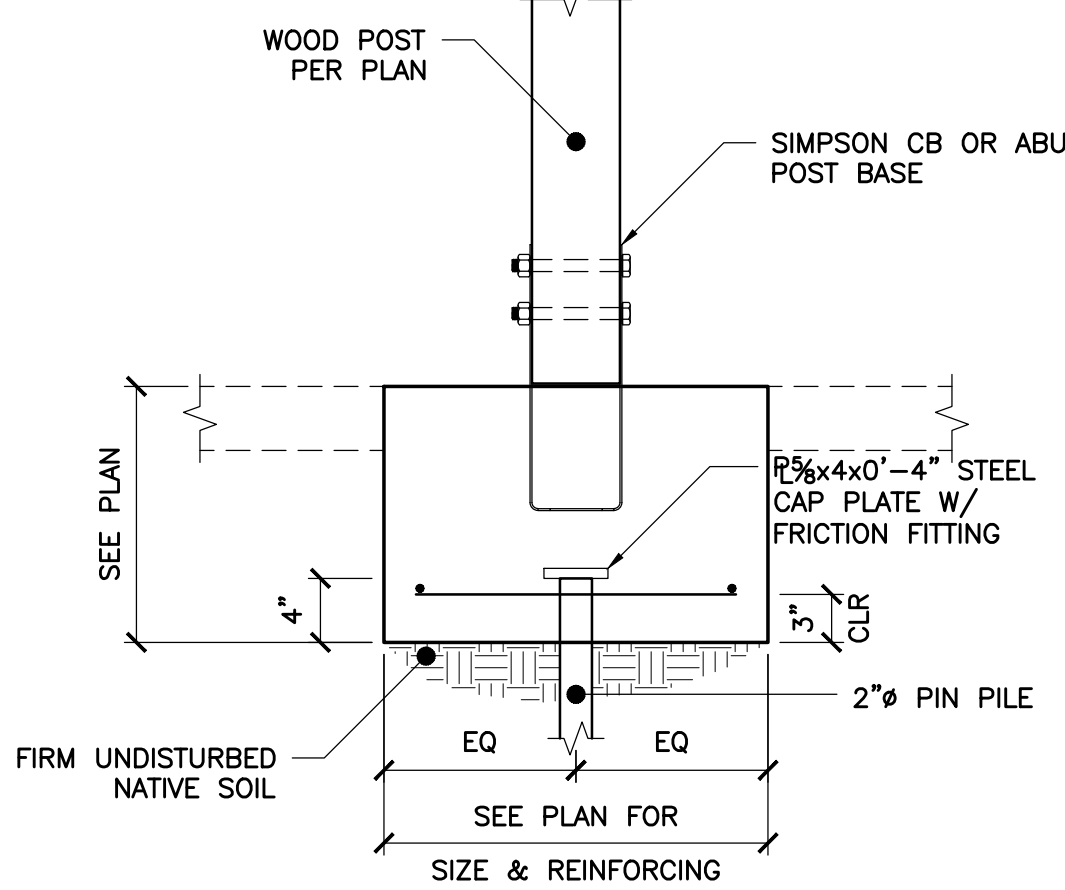


5 THICKENED FOOTING AT HOLDDOWN
1" = 1'-0"

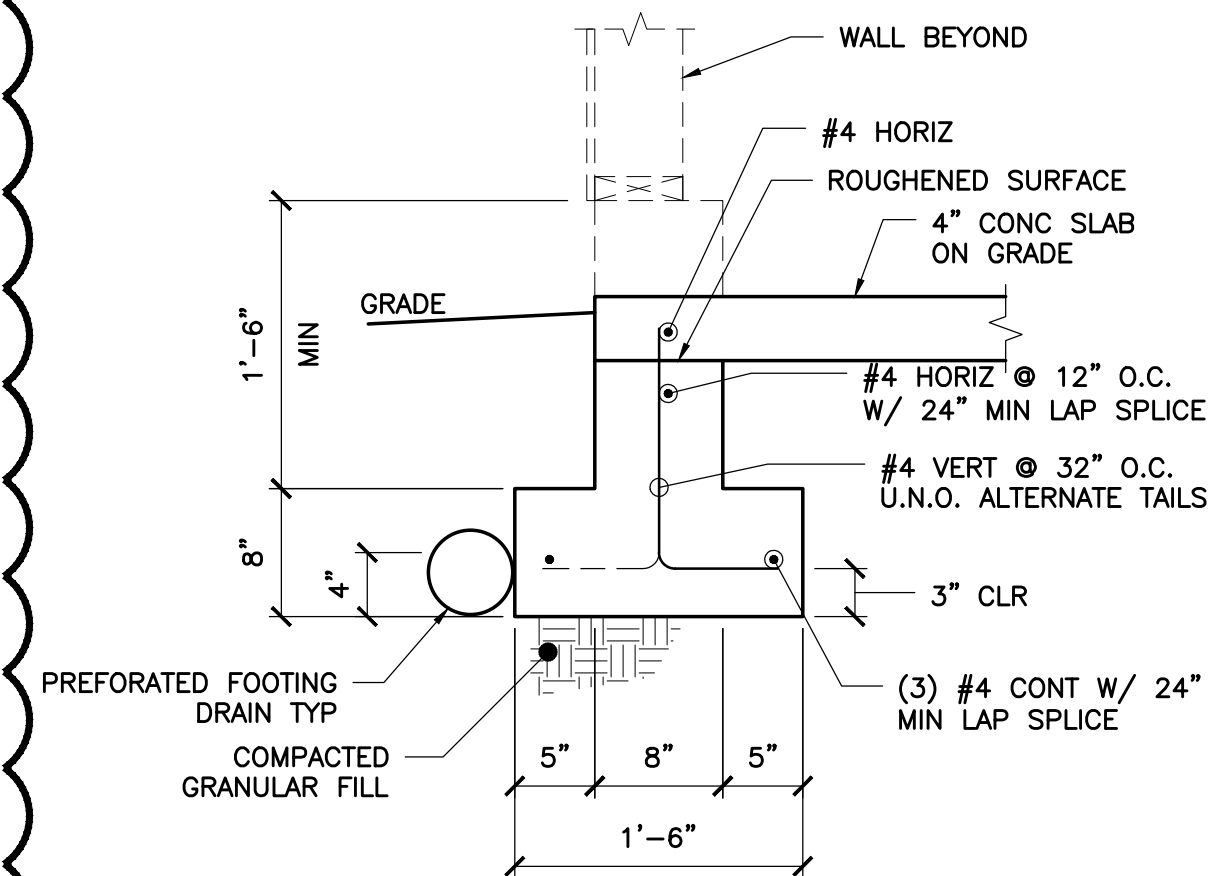
1 CRACK CONTROL JOINT
1" = 1'-0"



2 CONSTRUCTION JOINT
1" = 1'-0"



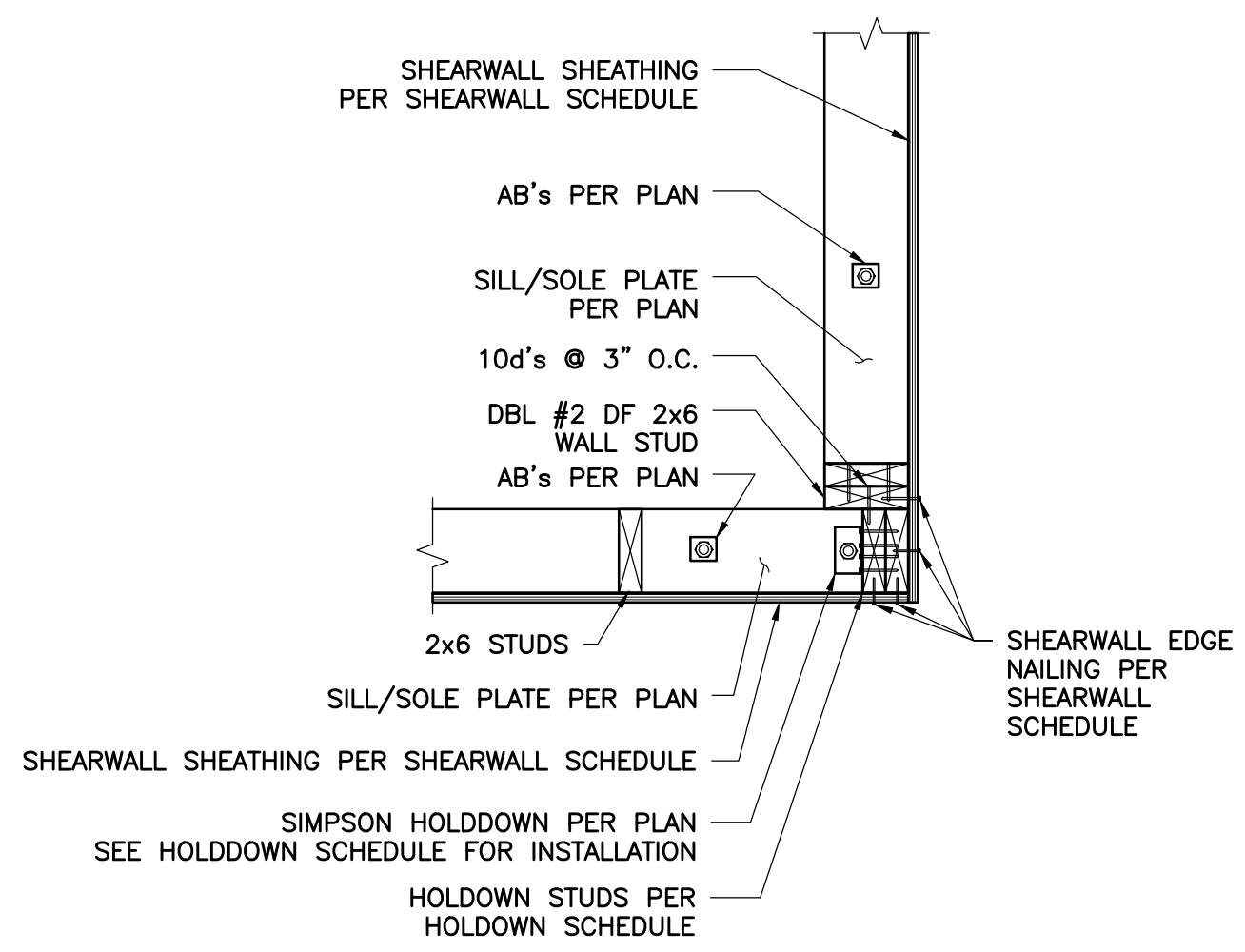
12 CONCRETE FOOTING FOR WOOD COLUMN
1" = 1'-0"



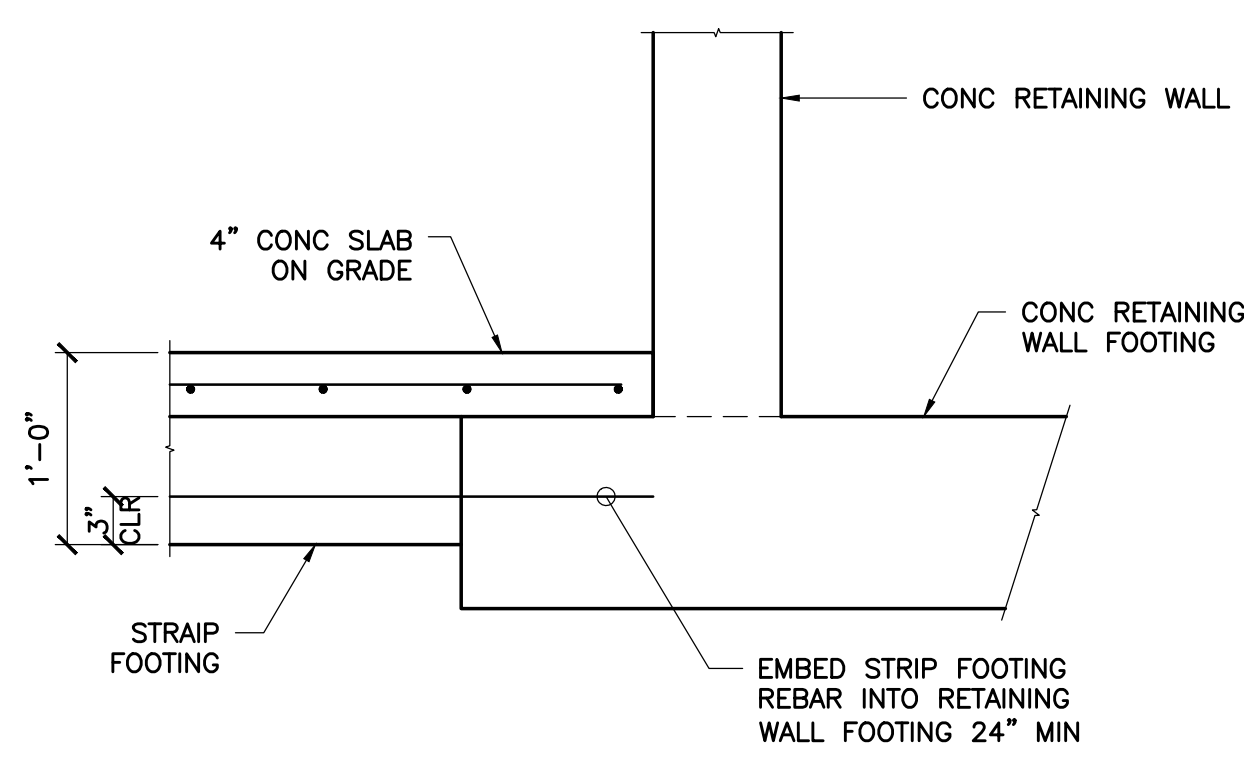
9 TYPICAL CONCRETE FOOTING AT GARAGE DOORS
1" = 1'-0"

DO NOT USE

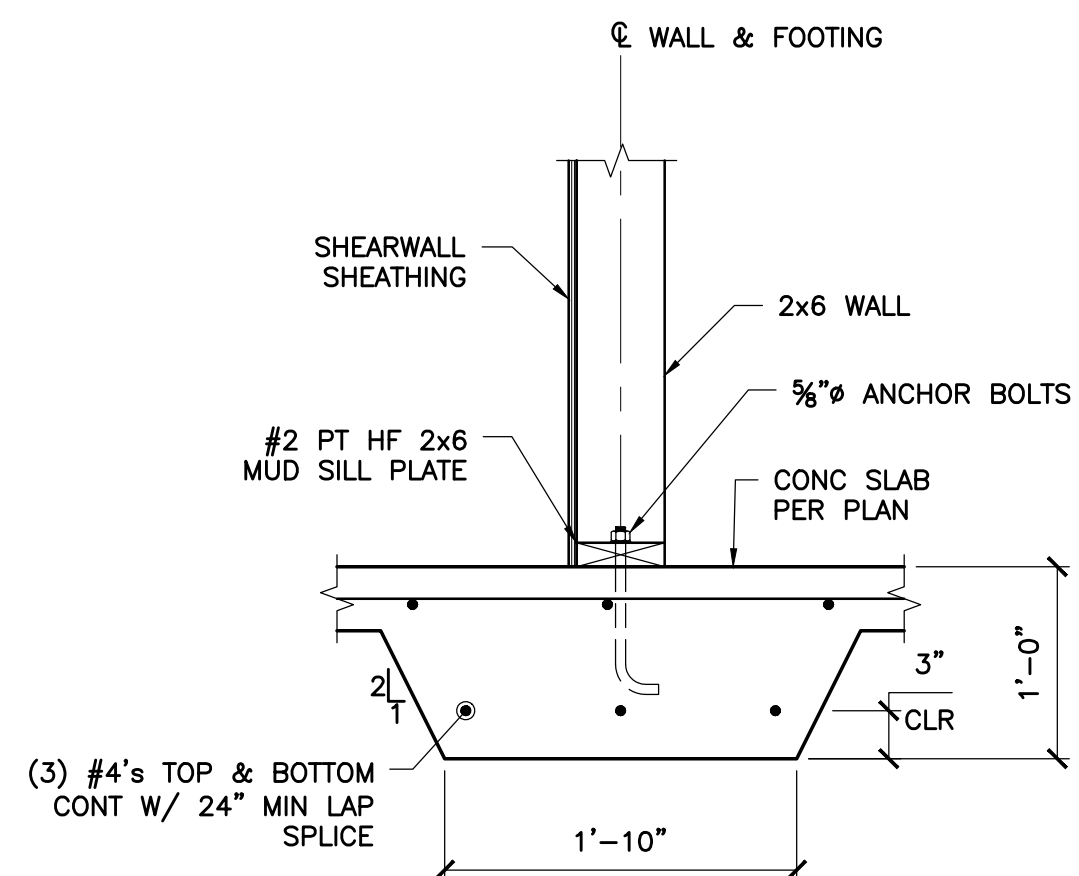
6 CONCRETE FOOTING FOR WOOD COLUMN
1" = 1'-0"



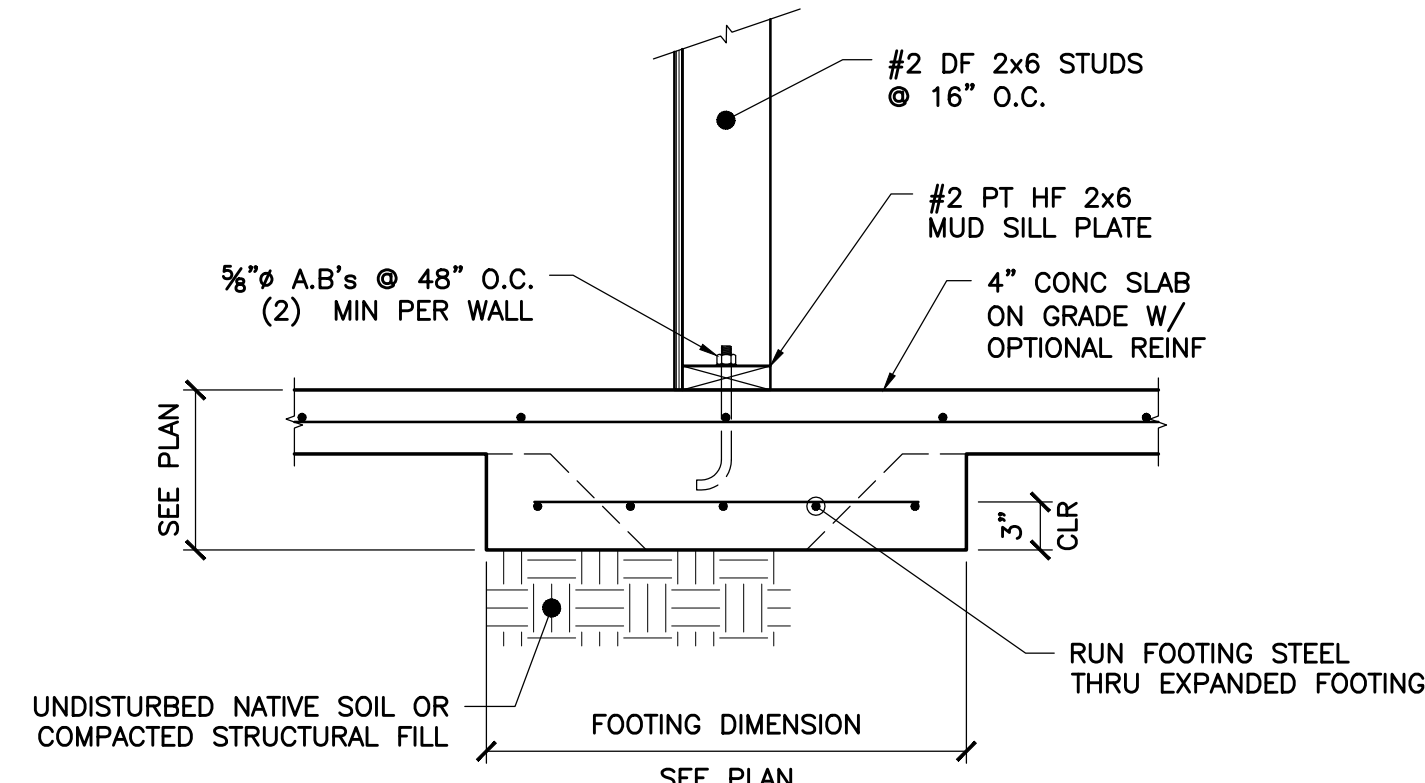
3 SINGLE HOLD DOWN AT CORNER CONNECTION
1" = 1'-0"



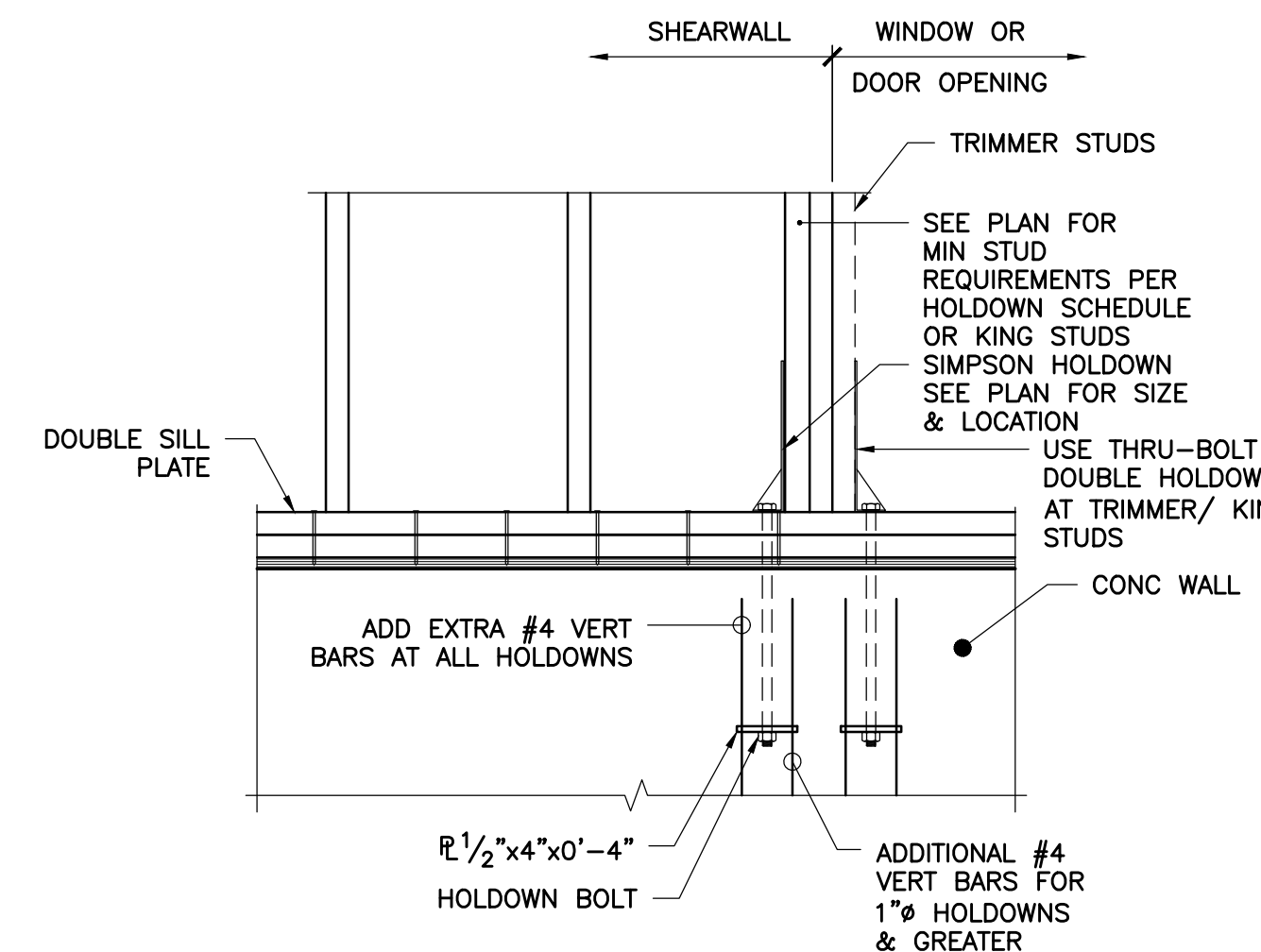
13 STRIP FOOTING TO RETAINING WALL FOOTING
1" = 1'-0"



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



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



4 TYPICAL HOLDDOWN DETAIL
1" = 1'-0"

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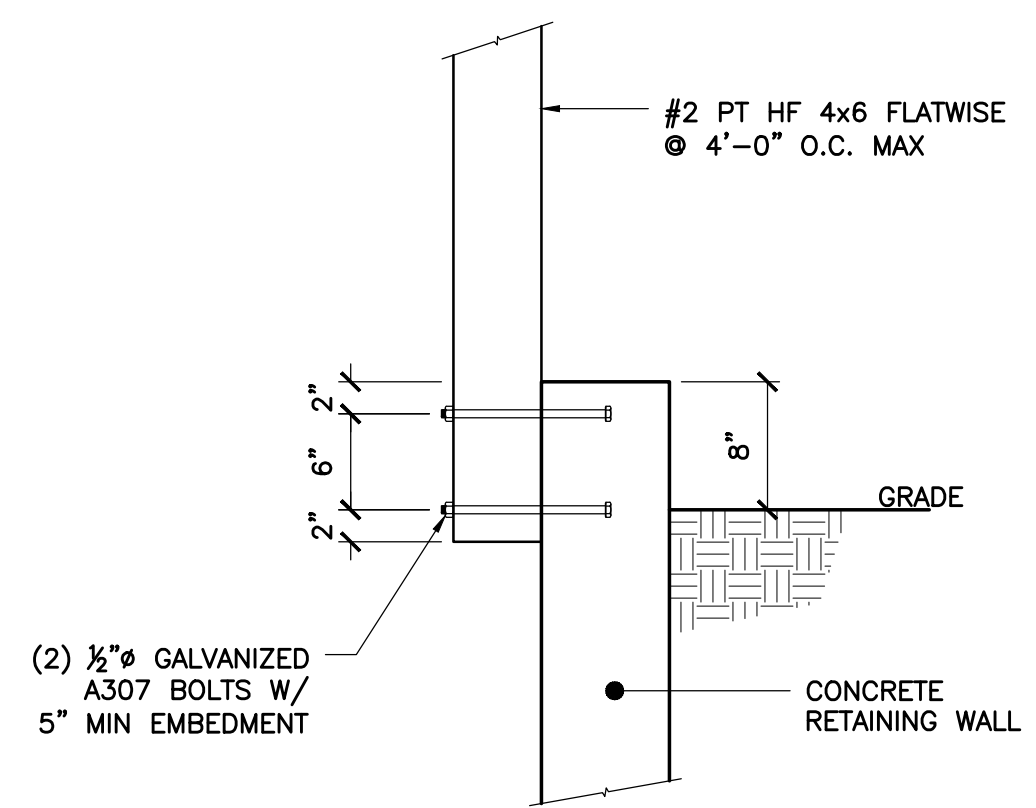
DATE	REVISION
04-05-23	

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

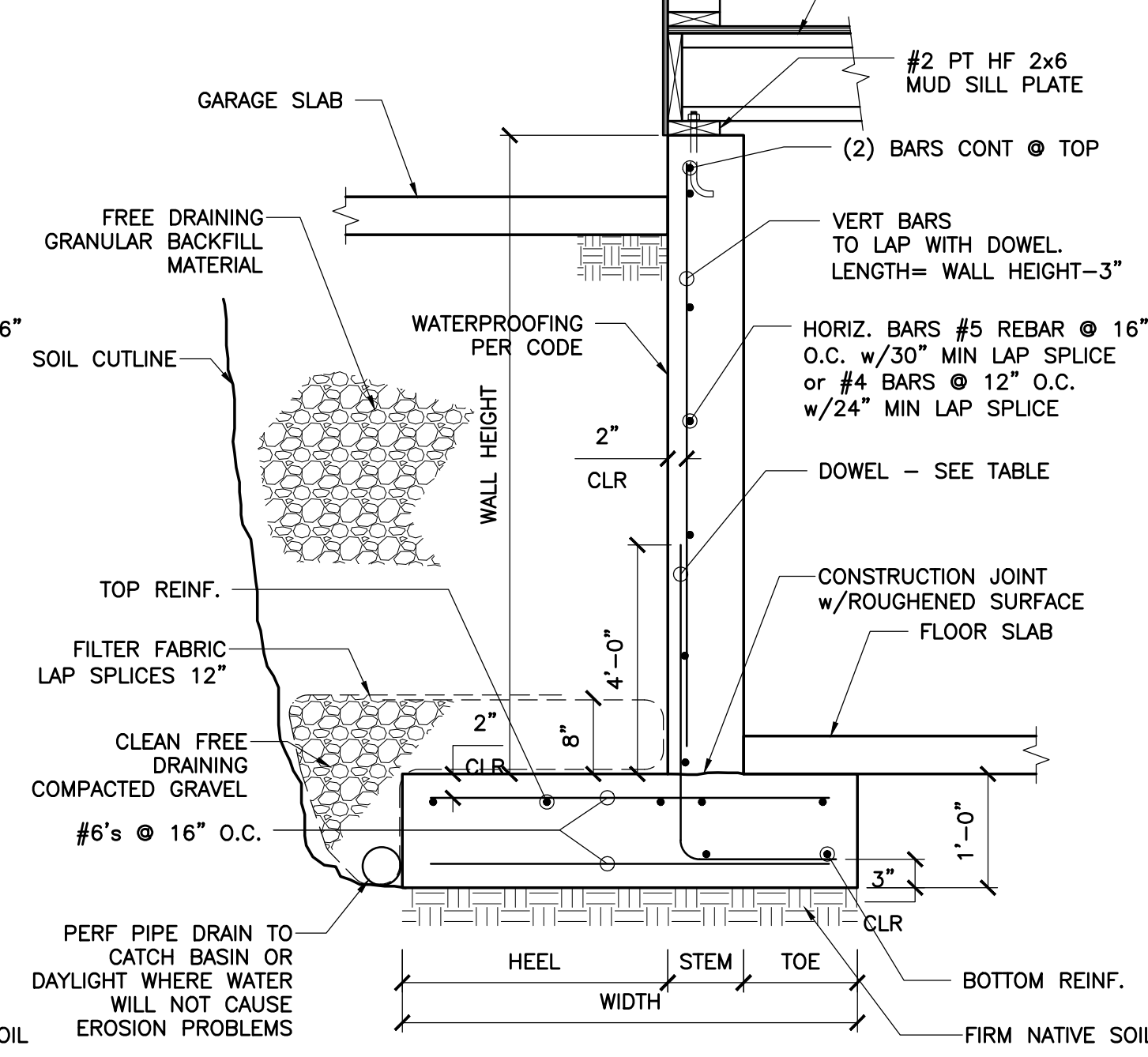
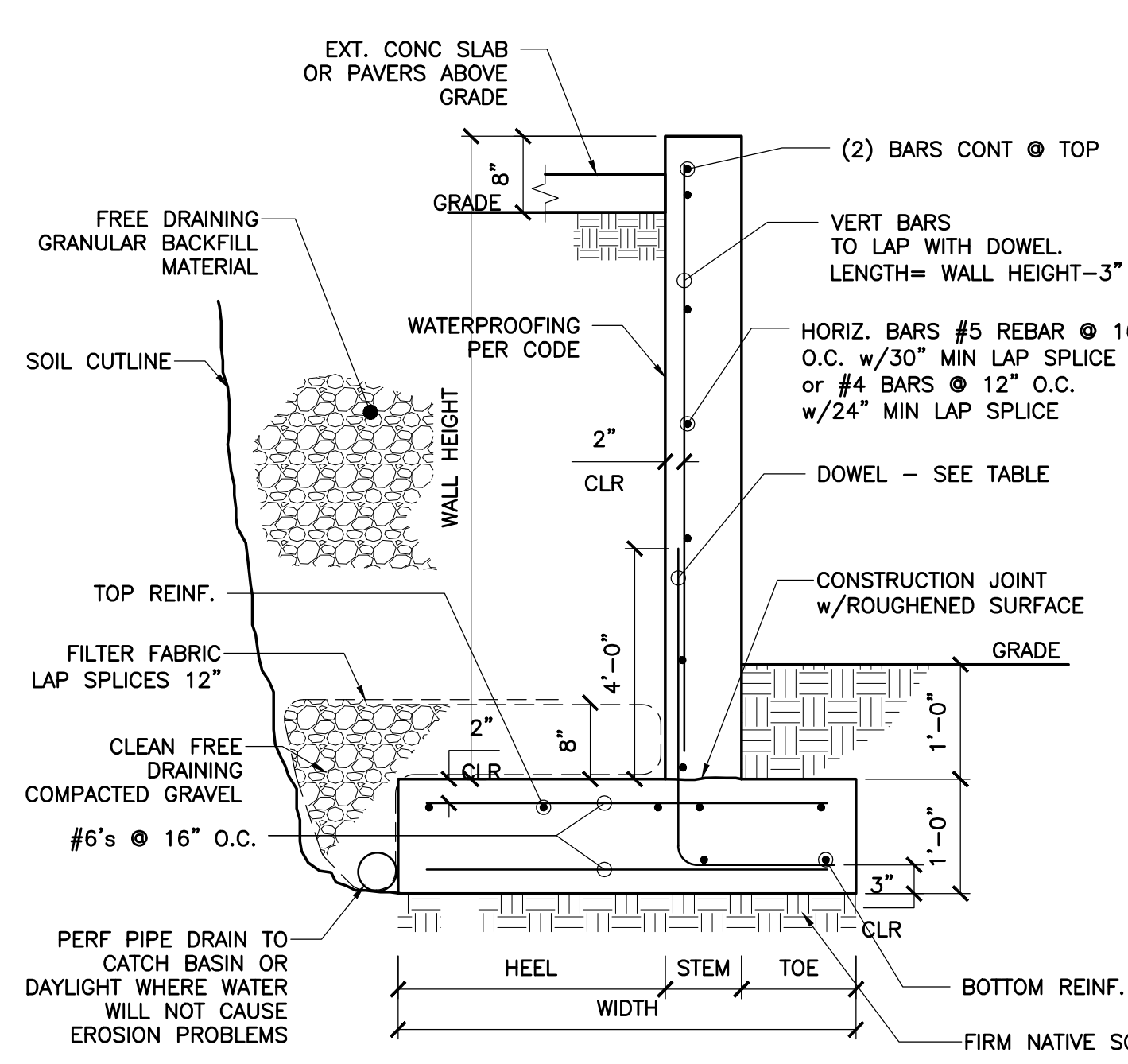
Designed By	JMC
Drawn By	CLH
Checked By	JMC
Date	05-15-20

Professional Engineer
 License No. 47564
 State of Washington
 Jesse M. Chase

Project Number	2020-0196
Sheet Number	S2.1
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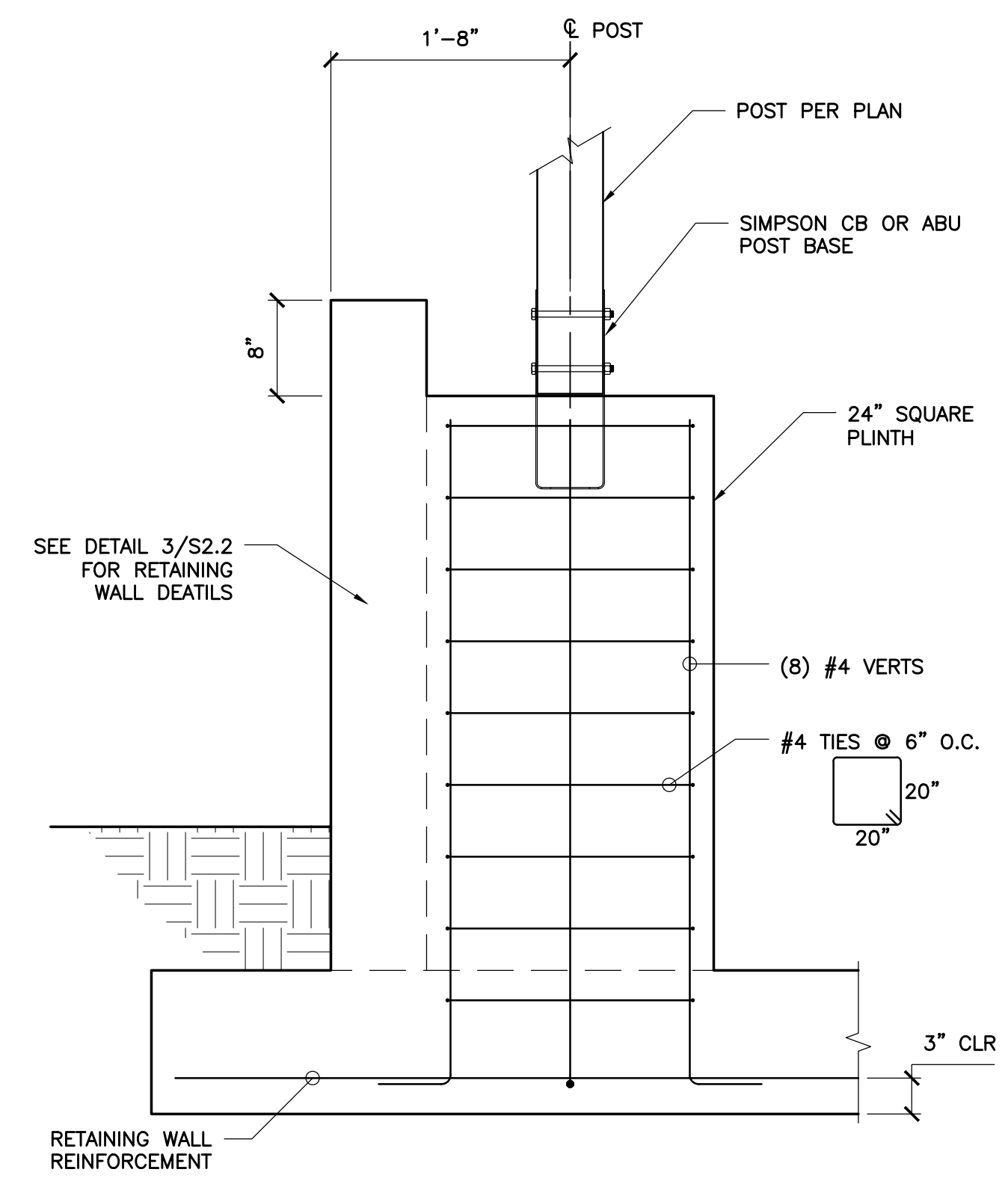
5 RETAINING WALL HANDRAIL DETAIL
1" = 1'-0"



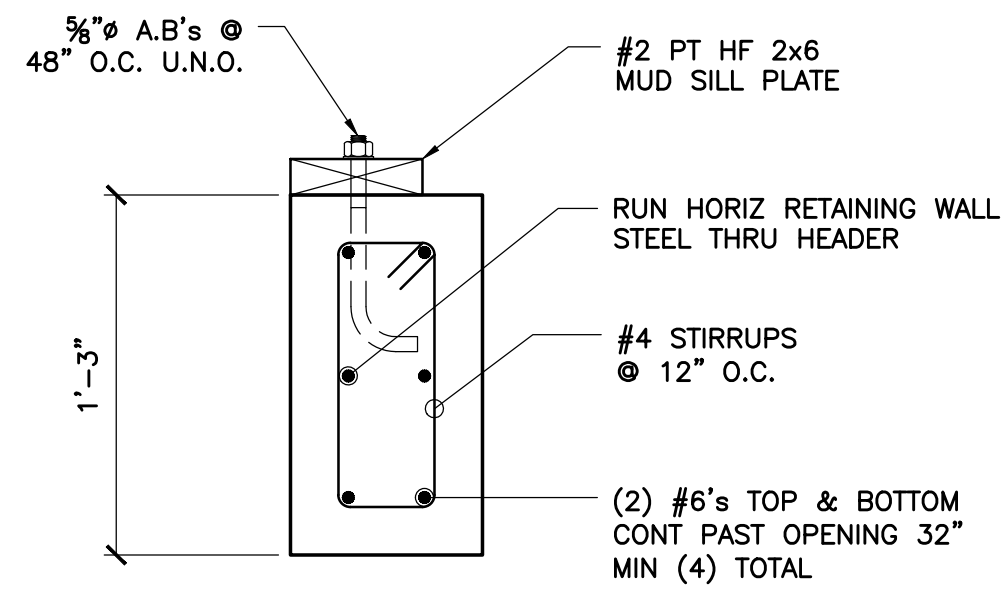
RETAINING WALL SCHEDULE									RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM	WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
9'-2"	4'-4"	1'-6"	6'-6"	(9) #4's	(2) #4's	#6 @ 8" O.C.	#5 @ 16" O.C.	8"	9'-2"	4'-4"	1'-6"	6'-6"	(9)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

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

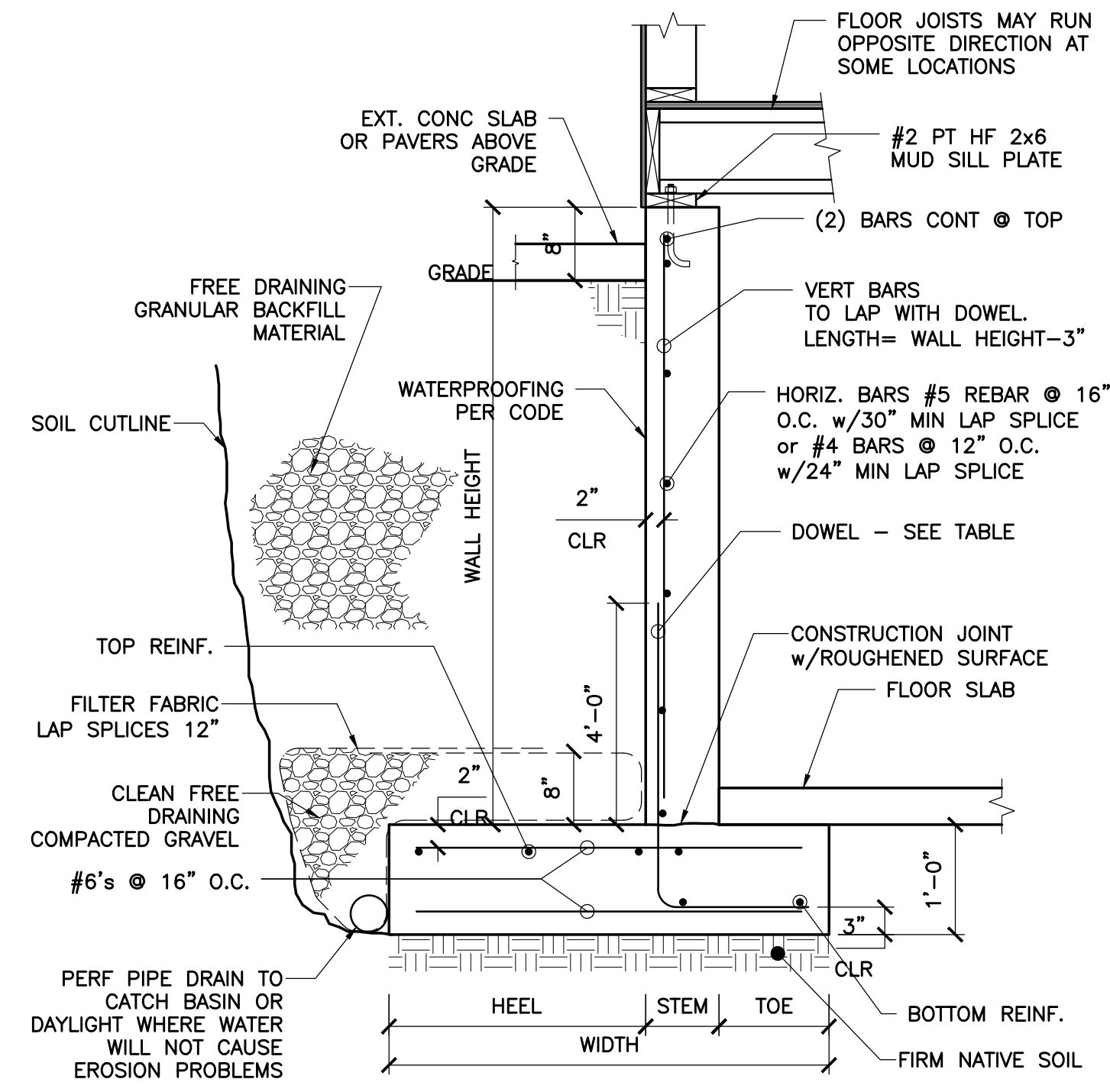
1 RETAINING WALL SECTION AT GARAGE
3/4" = 1'-0"



6 CONCRETE PILASTER
1" = 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"	4'-4"	1'-6"	6'-6"	(9) #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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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

DESSE M. CHASE
 STATE OF WASHINGTON
 47564
 PROFESSIONAL ENGINEER
 05-15-2020

Project Number	2020-0196
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GENERAL REVISIONS	DATE	REVISION
1	04-05-23	

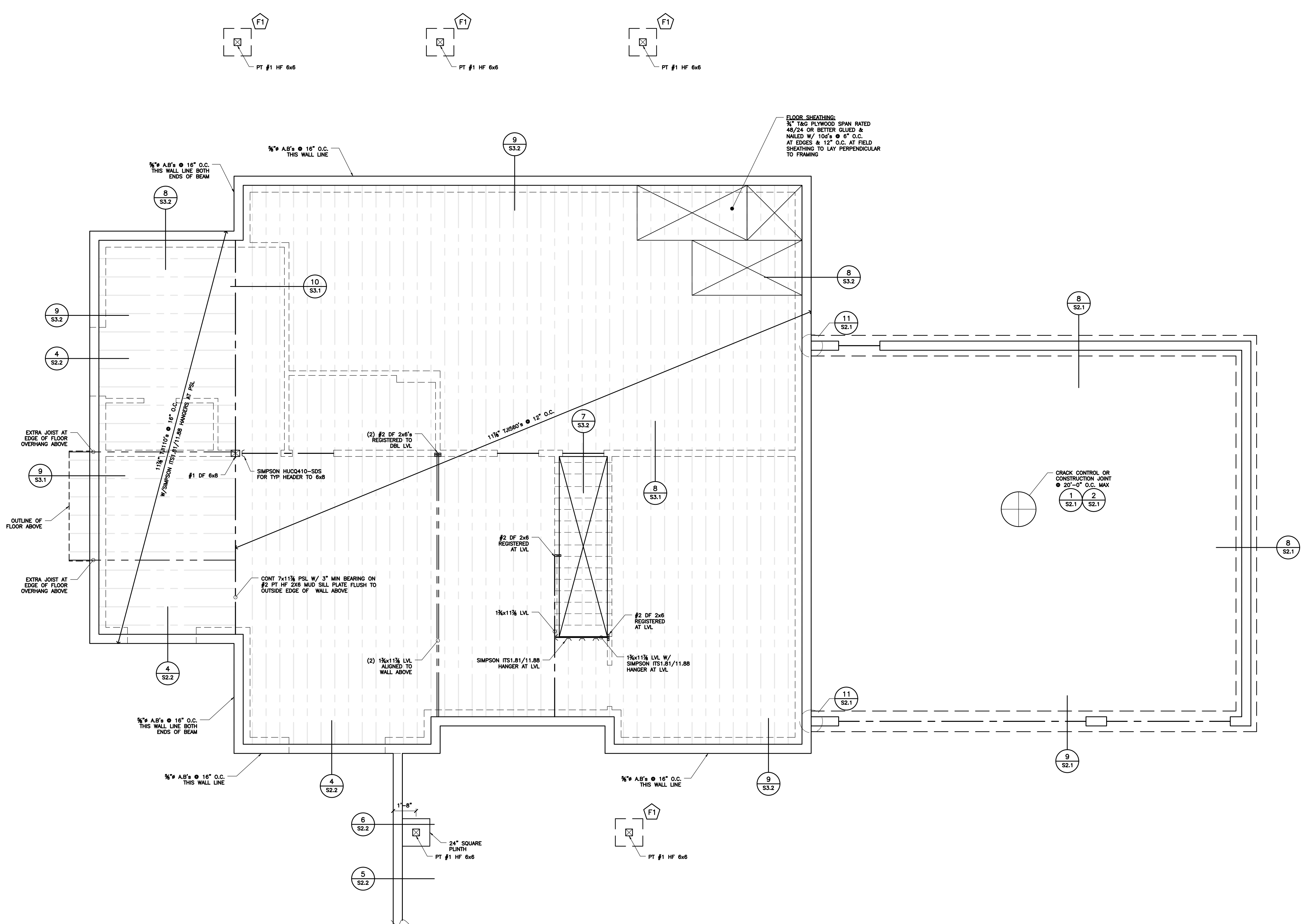
Sheet Contents
Main Floor Framing & Foundation Plan
Project
East Lot Parcel # 302405-9151
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

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



Project Number
2020-0196

Sheet Number
S3.0
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MAIN FLOOR FRAMING & FOUNDATION PLAN
3/8"=1'-0"

FOOTING SCHEDULE				
MARK	SIZE	THICKNESS	REINFORCING	DETAIL
F1	2'-0" SOR	12"	(3) #4's EW	12/S2.1
F2	4'-0" SOR	12"	(6) #4's EW	7/S2.1



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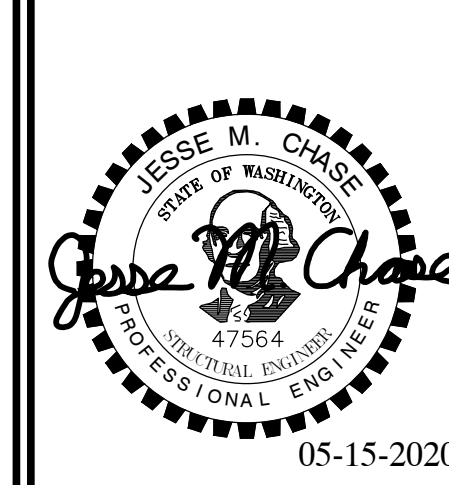
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NO.	DATE	REVISION

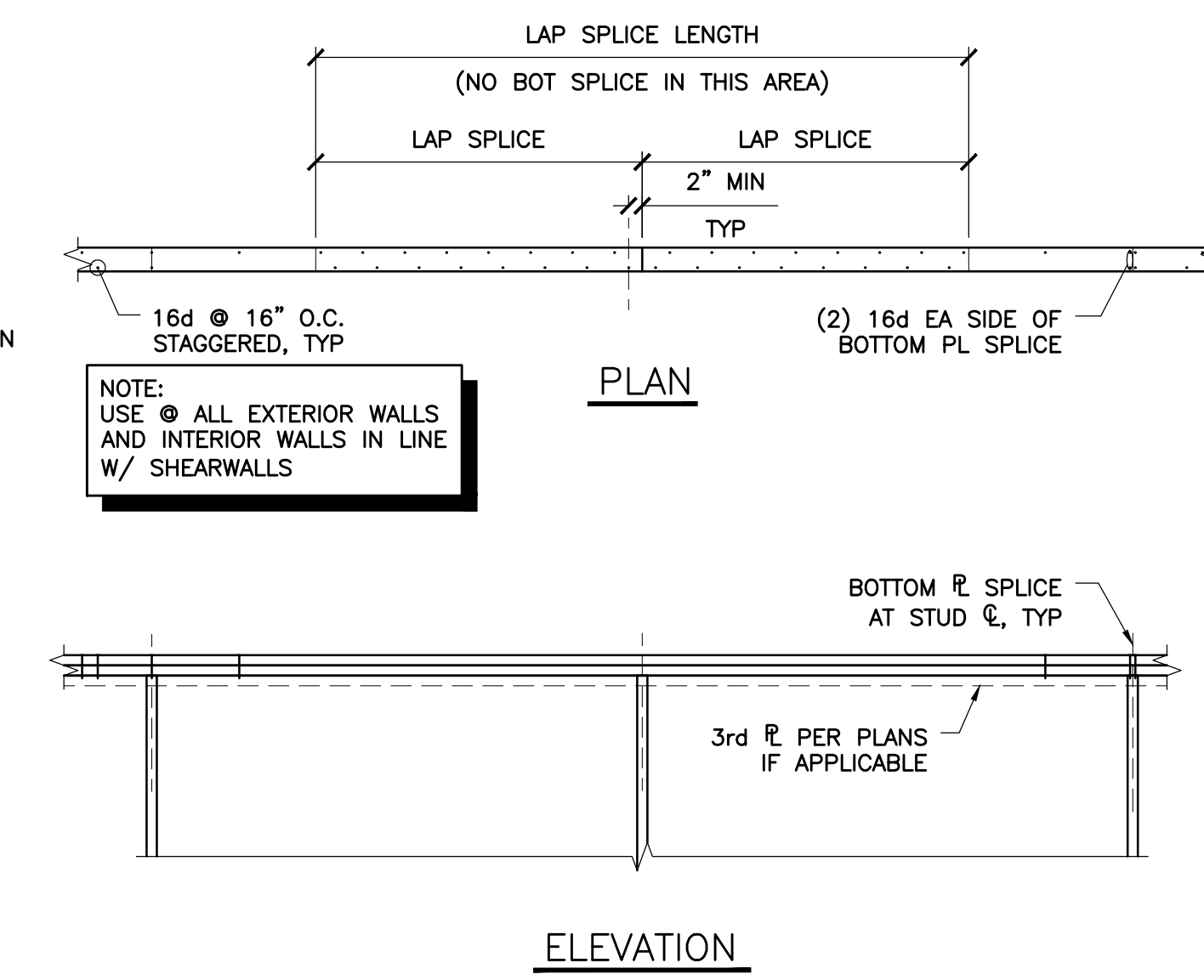
Sheet Contents
Floor Framing Details
Project
East Lot Parcel # 302405-9151
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

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

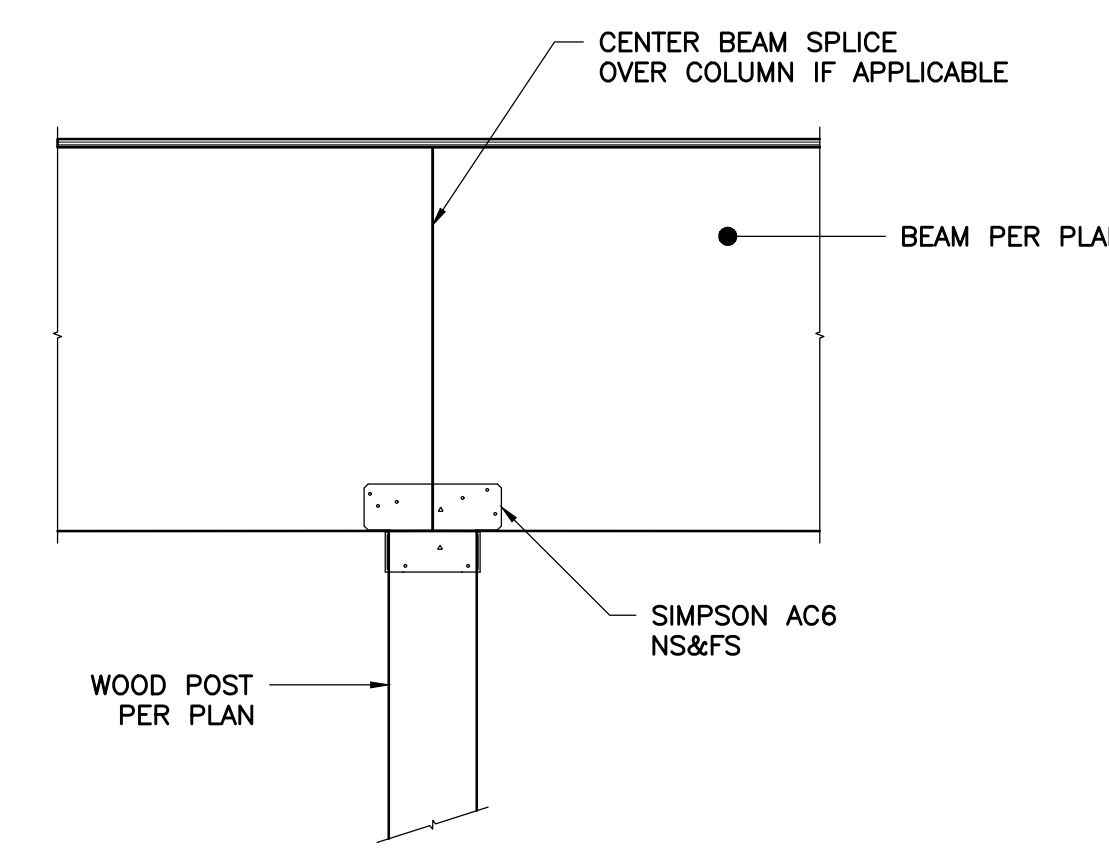


Project Number
2020-0196

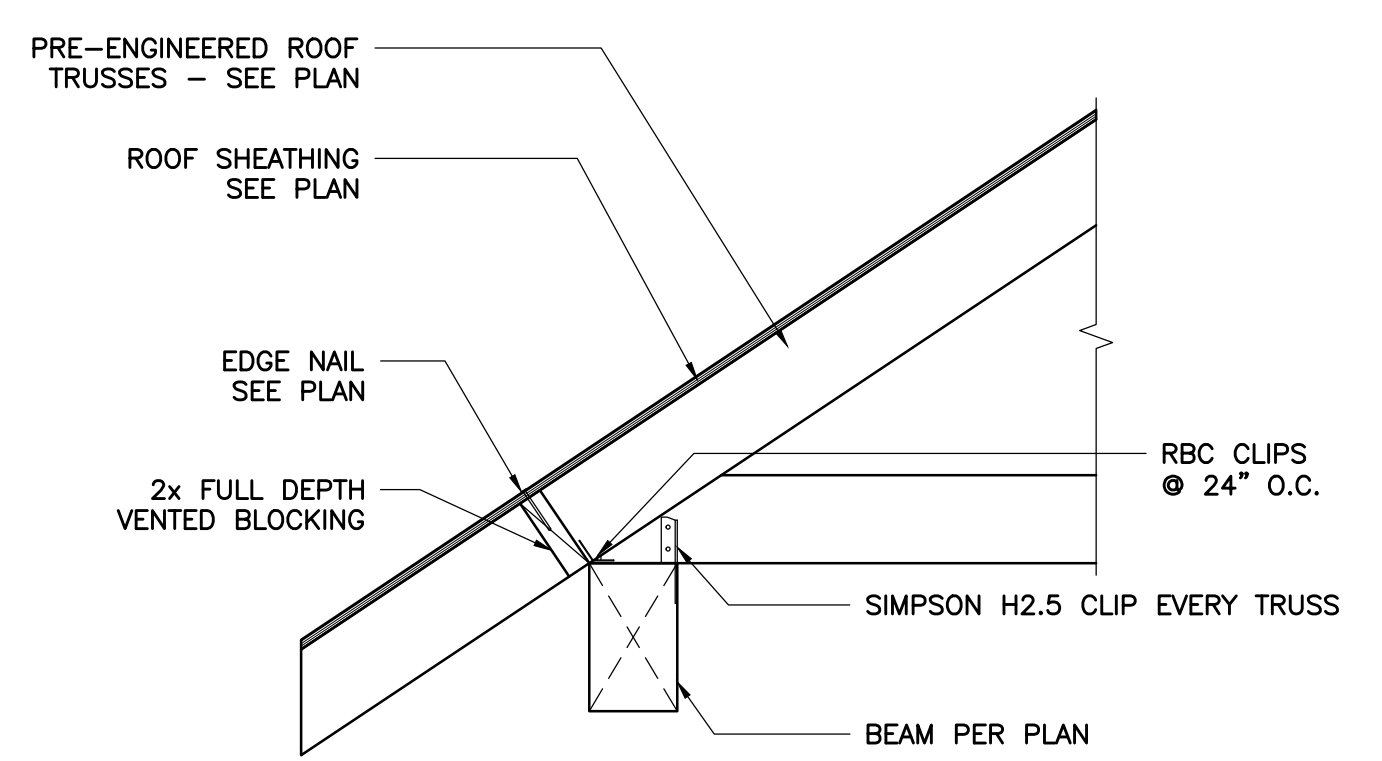
Sheet Number
S3.1
7 of 10



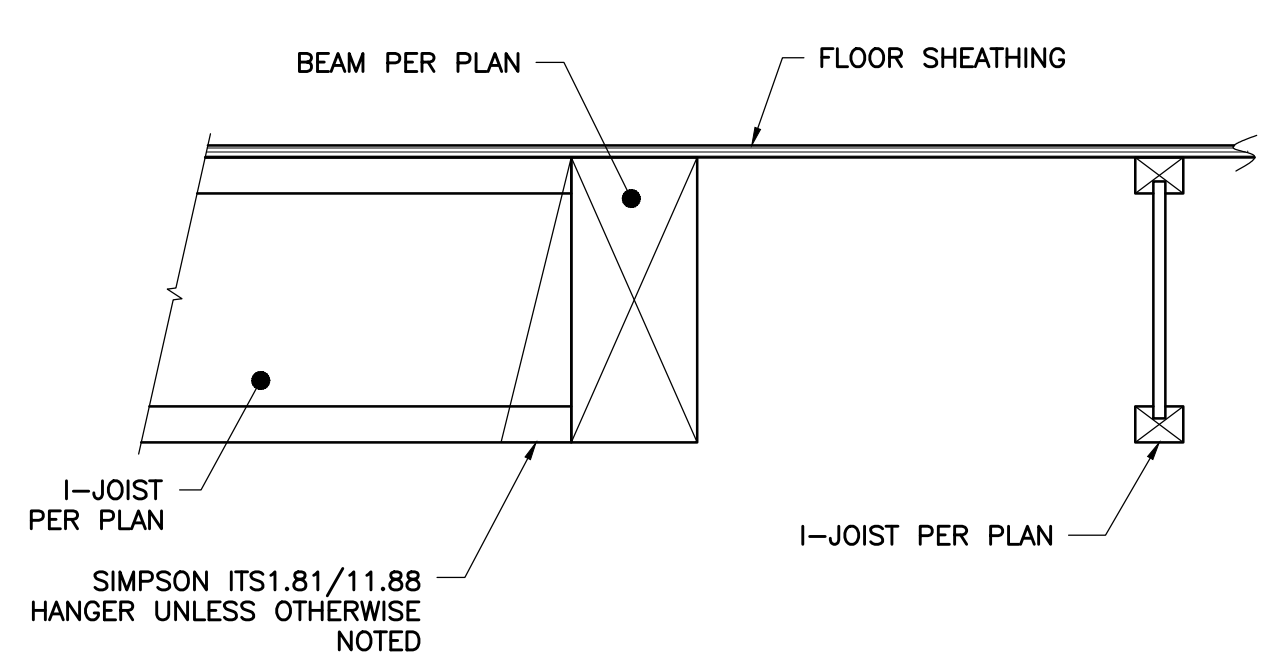
1 TYPICAL TOP PLATE SPLICE
1/2" = 1'-0"



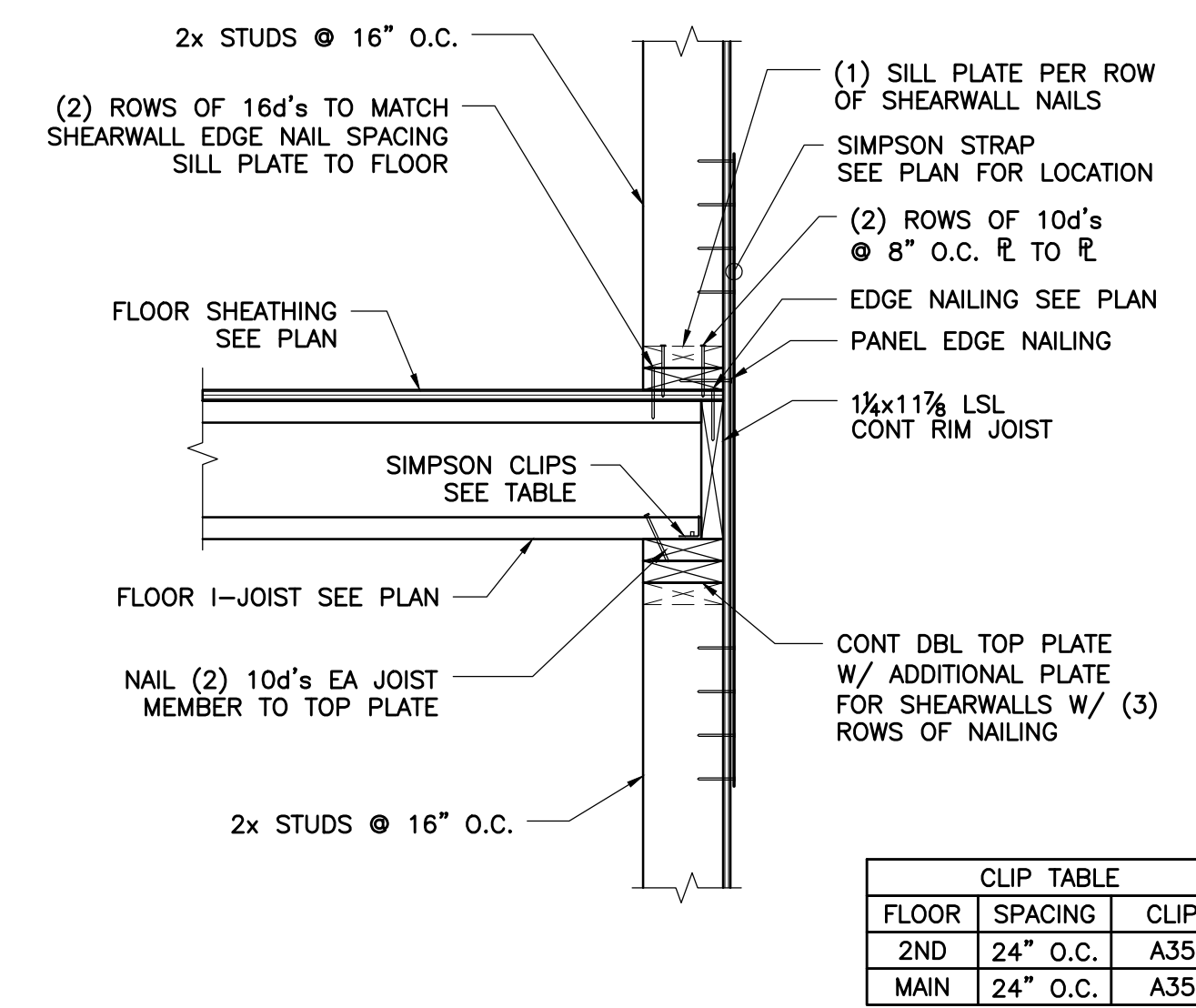
4 GLU-LAM BEAM CONNECTION TO WOOD POST
1" = 1'-0"



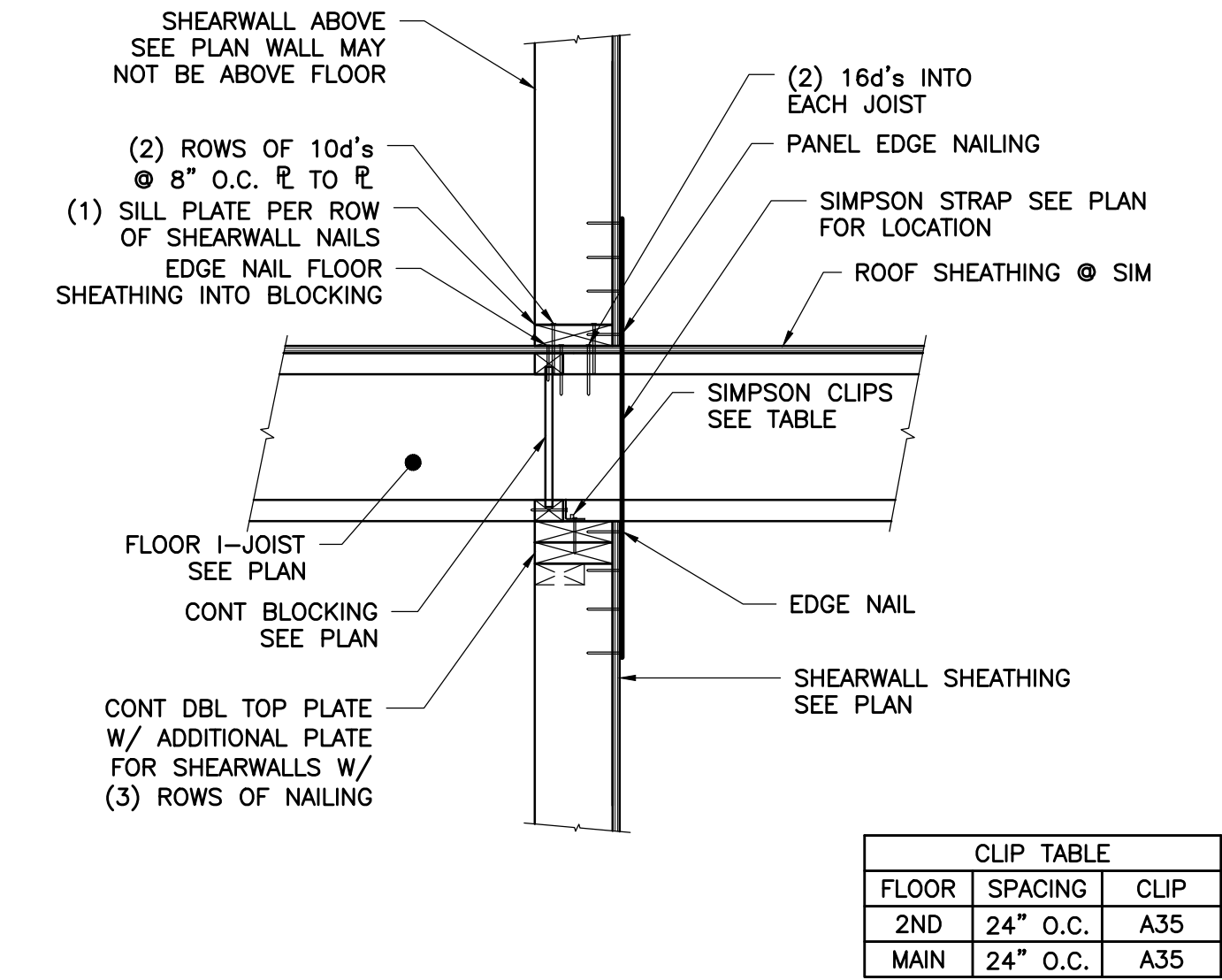
7 TRUSS TO BEAM CONNECTION
1" = 1'-0"



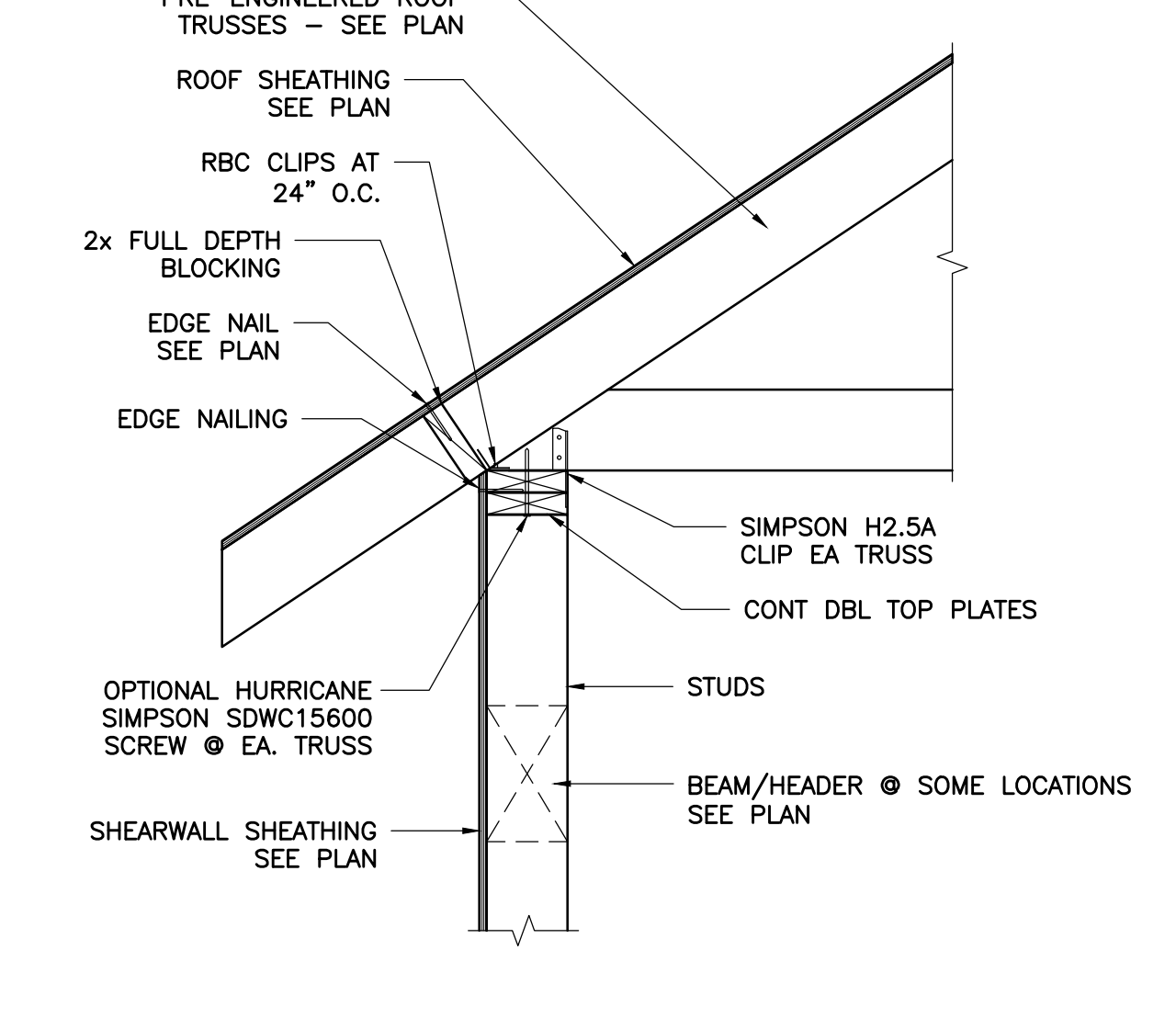
10 BEAM DETAIL
1 1/2" = 1'-0"



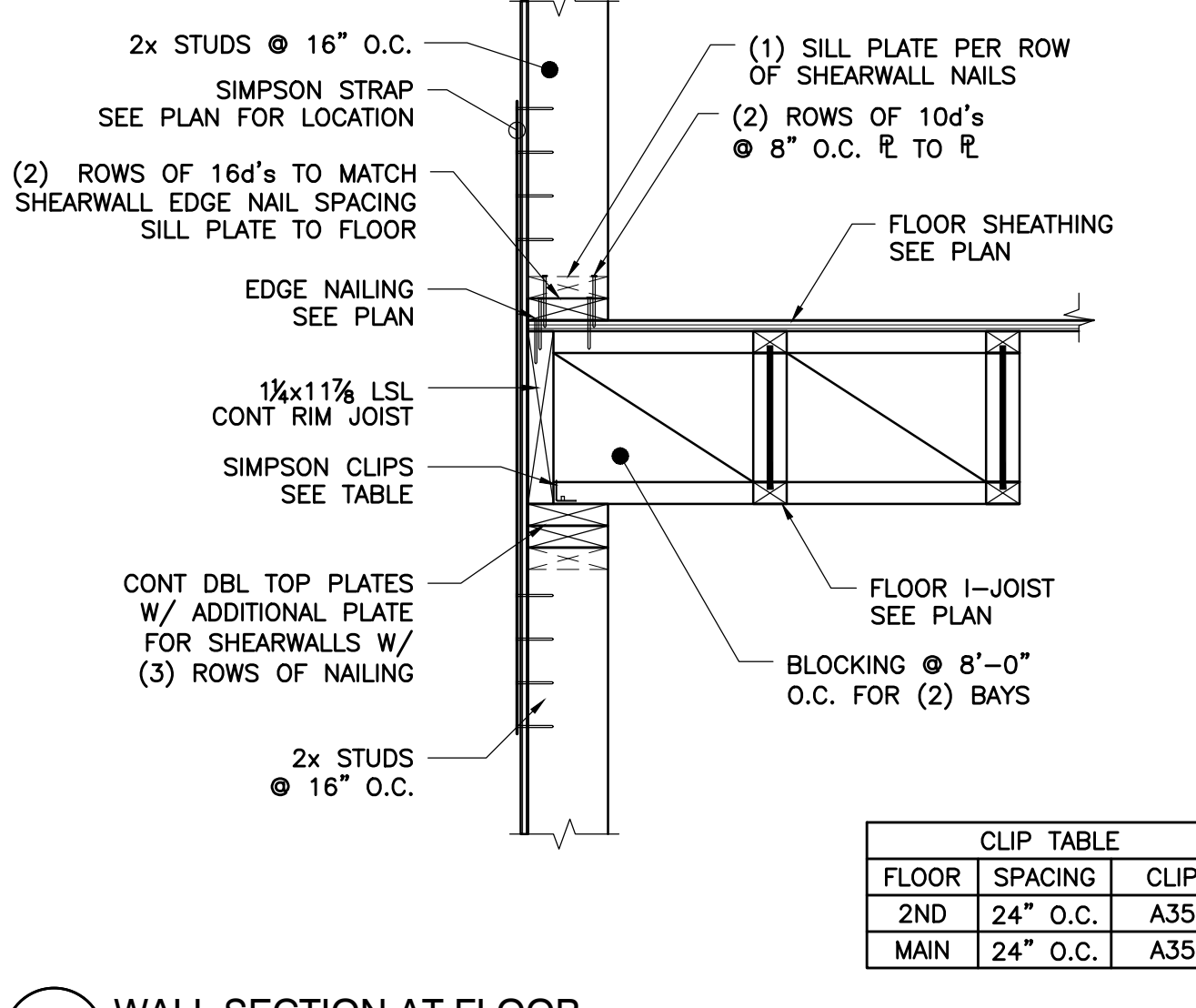
5 WALL SECTION AT FLOOR
1" = 1'-0"



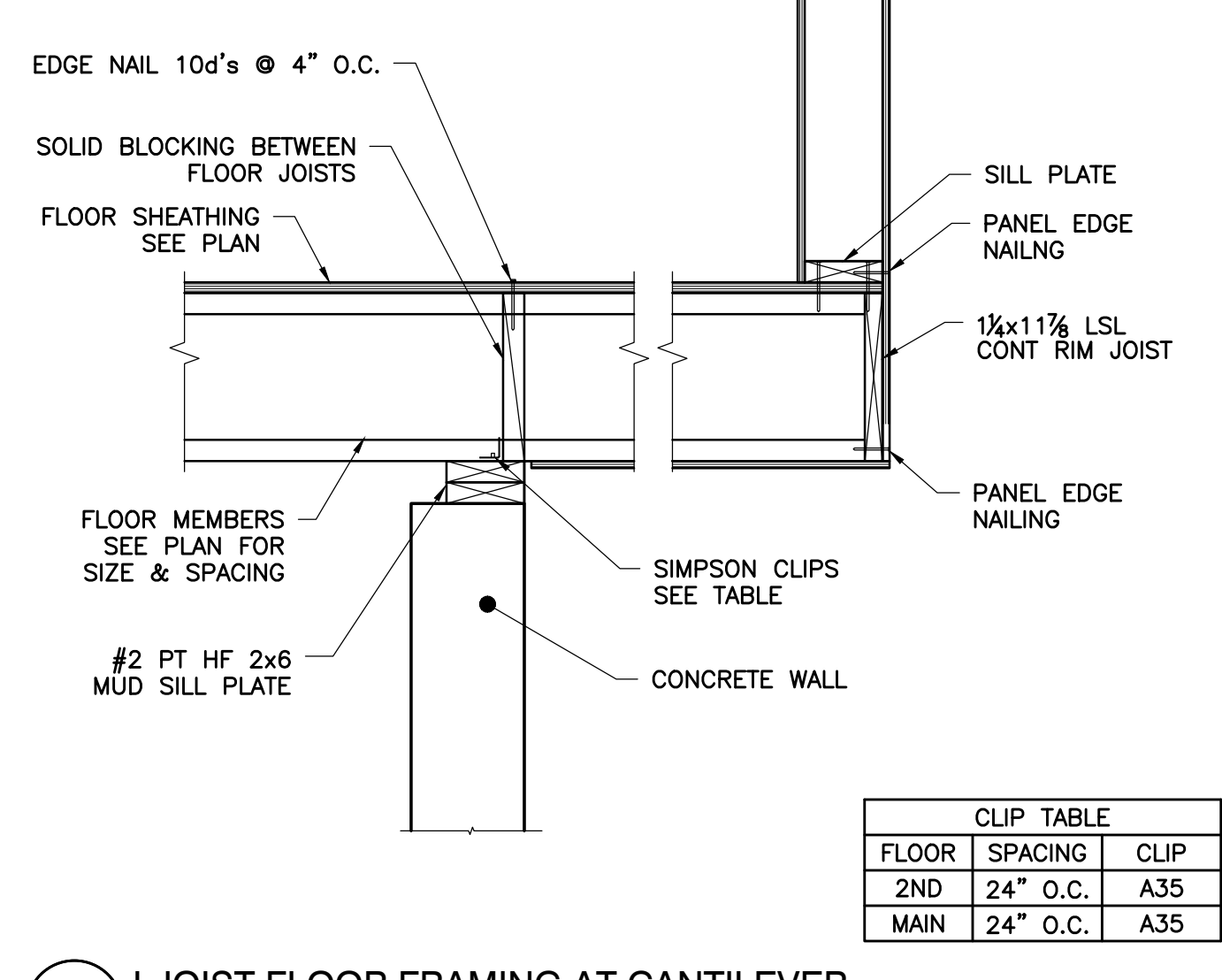
8 SHEARWALL TRANSFER AT INTERIOR SHEARWALL
1" = 1'-0"



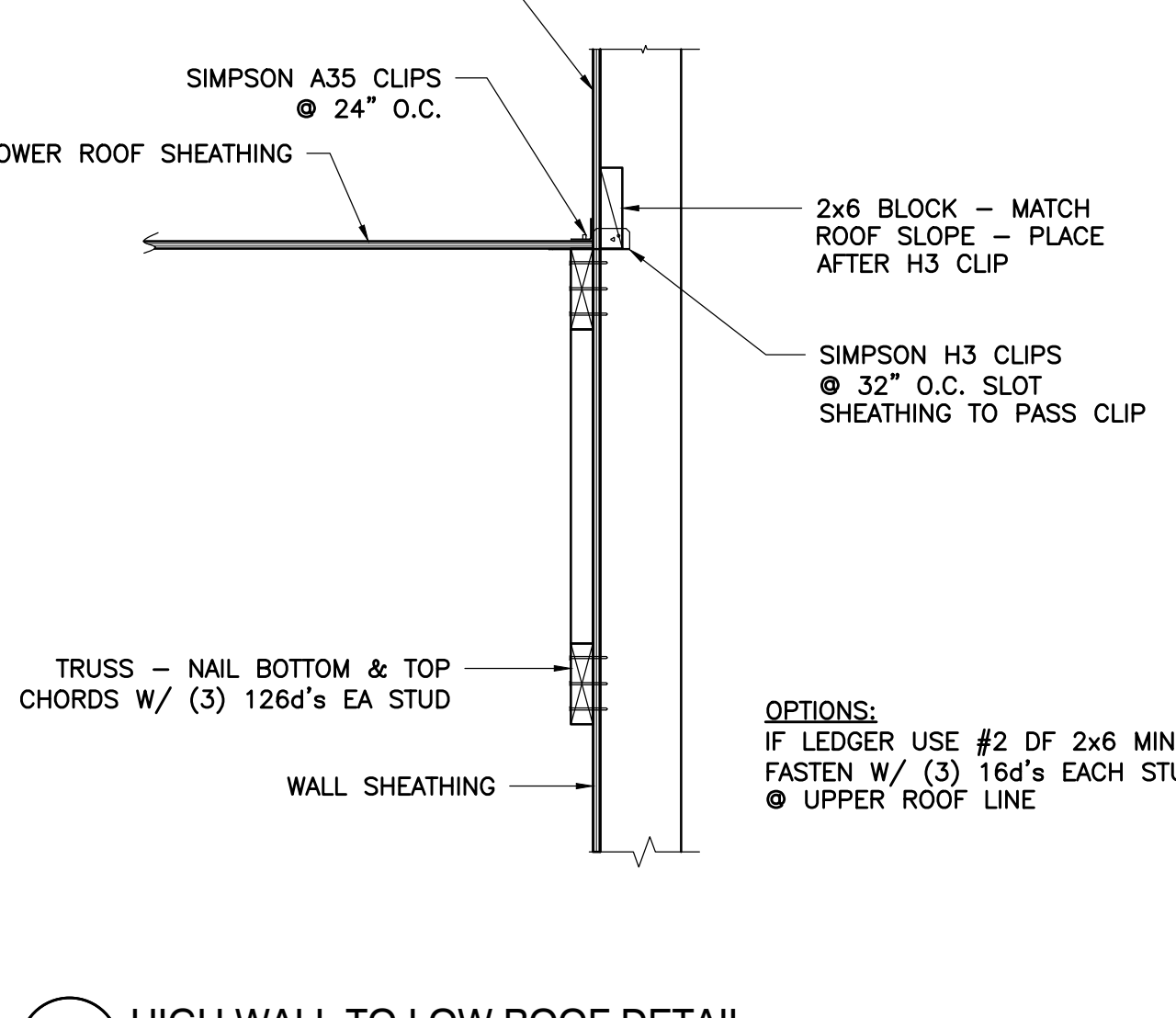
11 TRUSS TO WALL CONNECTION
1" = 1'-0"



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



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



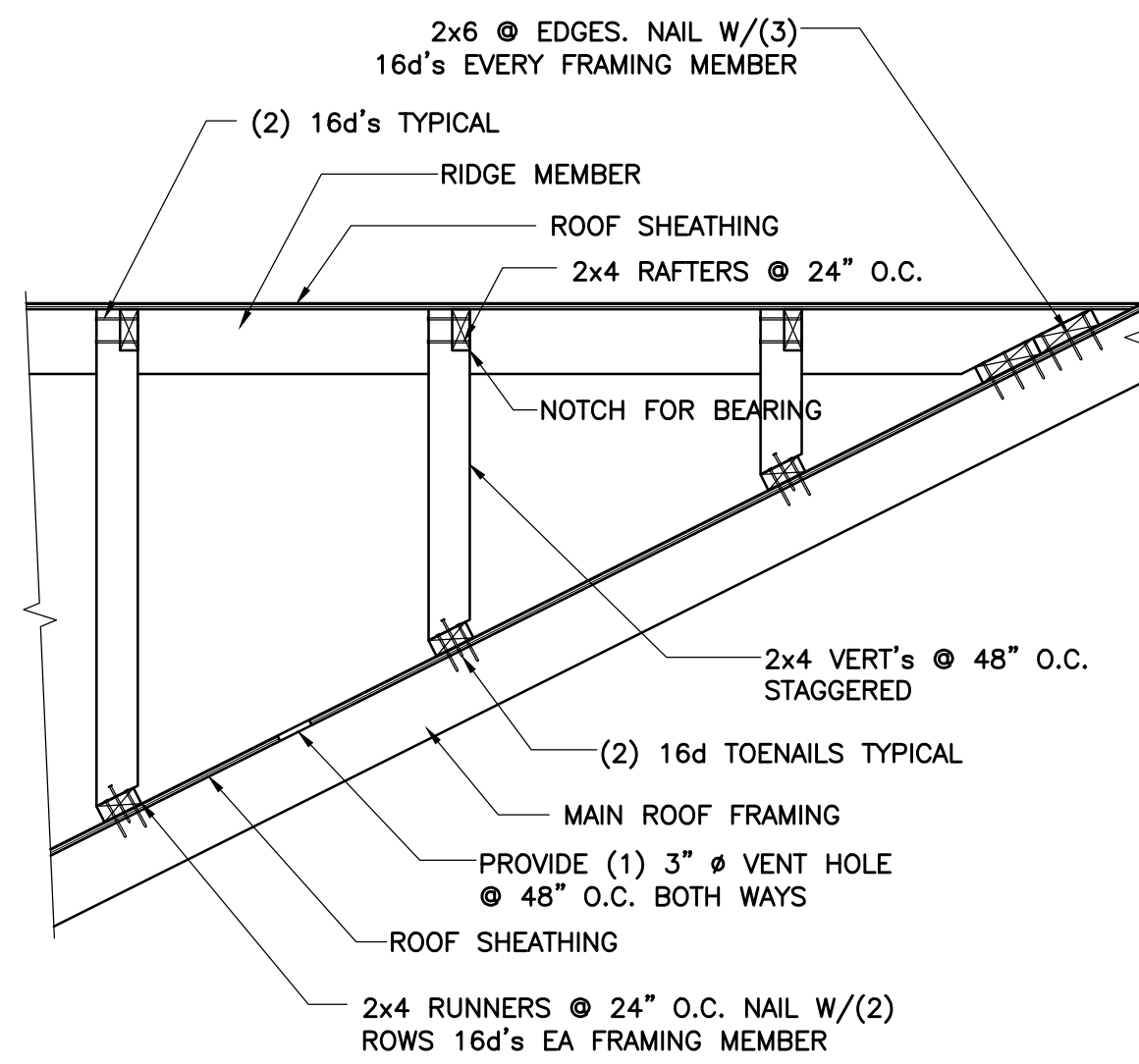
12 HIGH WALL TO LOW ROOF DETAIL
1" = 1'-0"

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

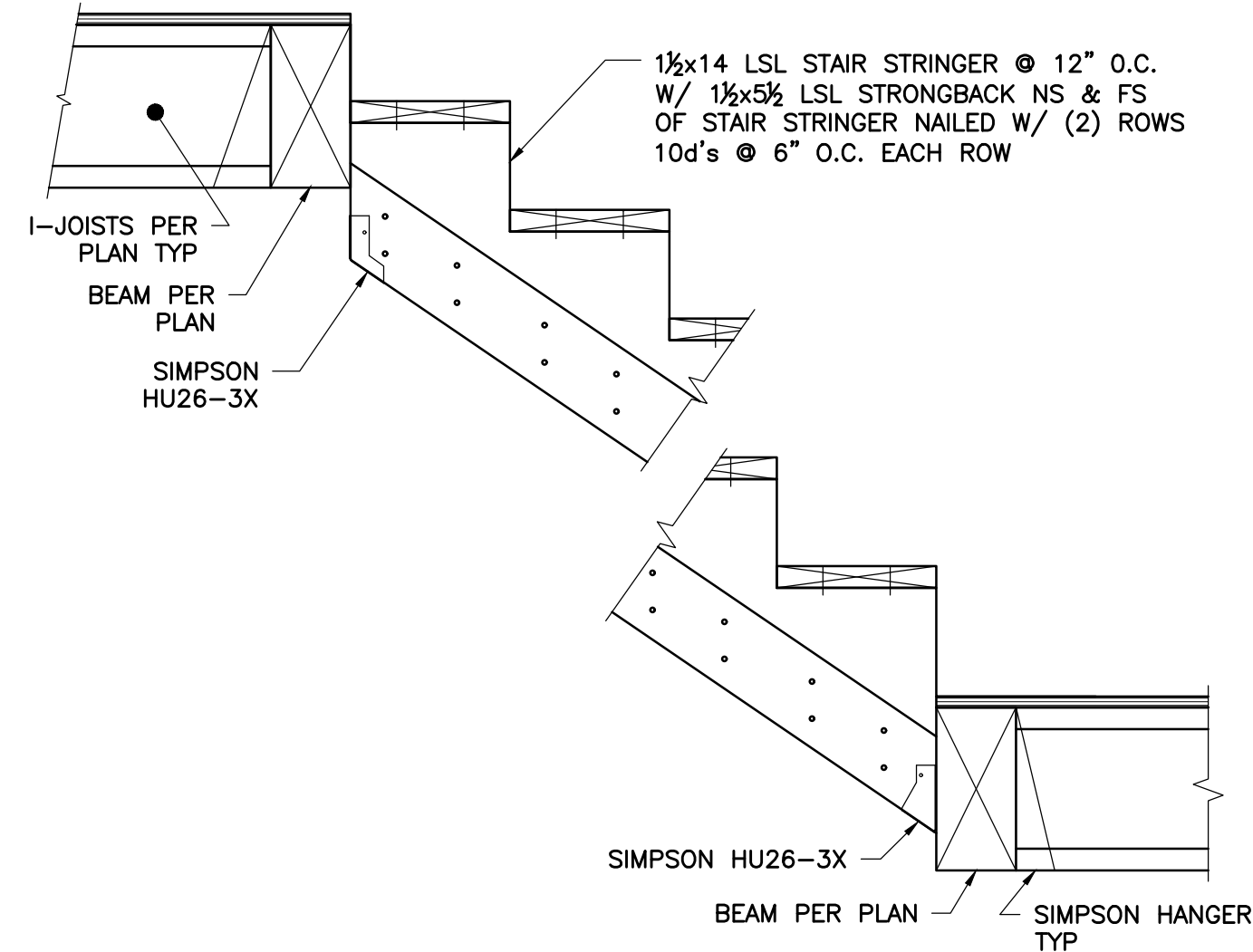
CLIP TABLE		
FLOOR	SPACING	CLIP
2ND	24" O.C.	A35
MAIN	24" O.C.	A35

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



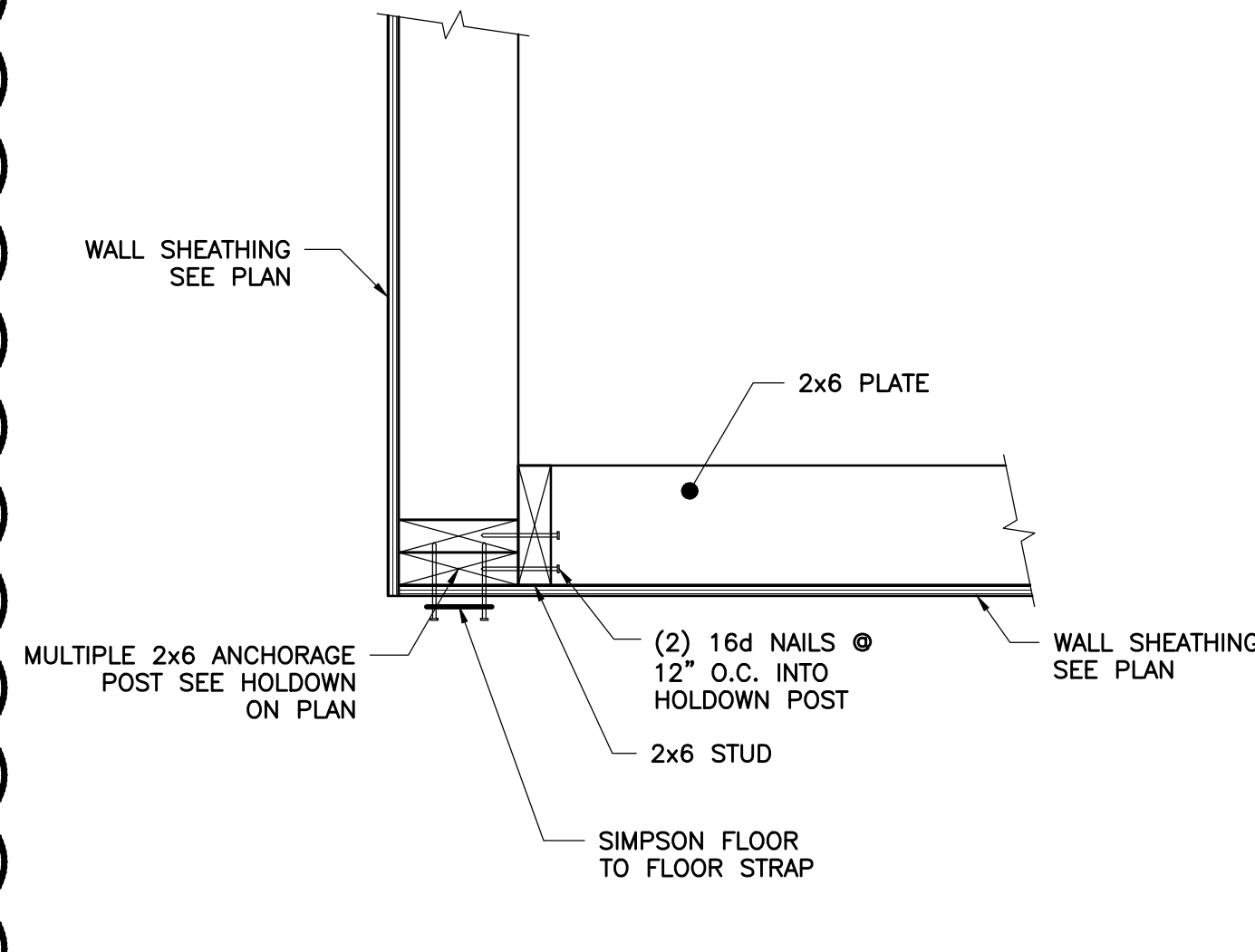
10 OVERFRAMING DETAIL

3/4" = 1'-0"



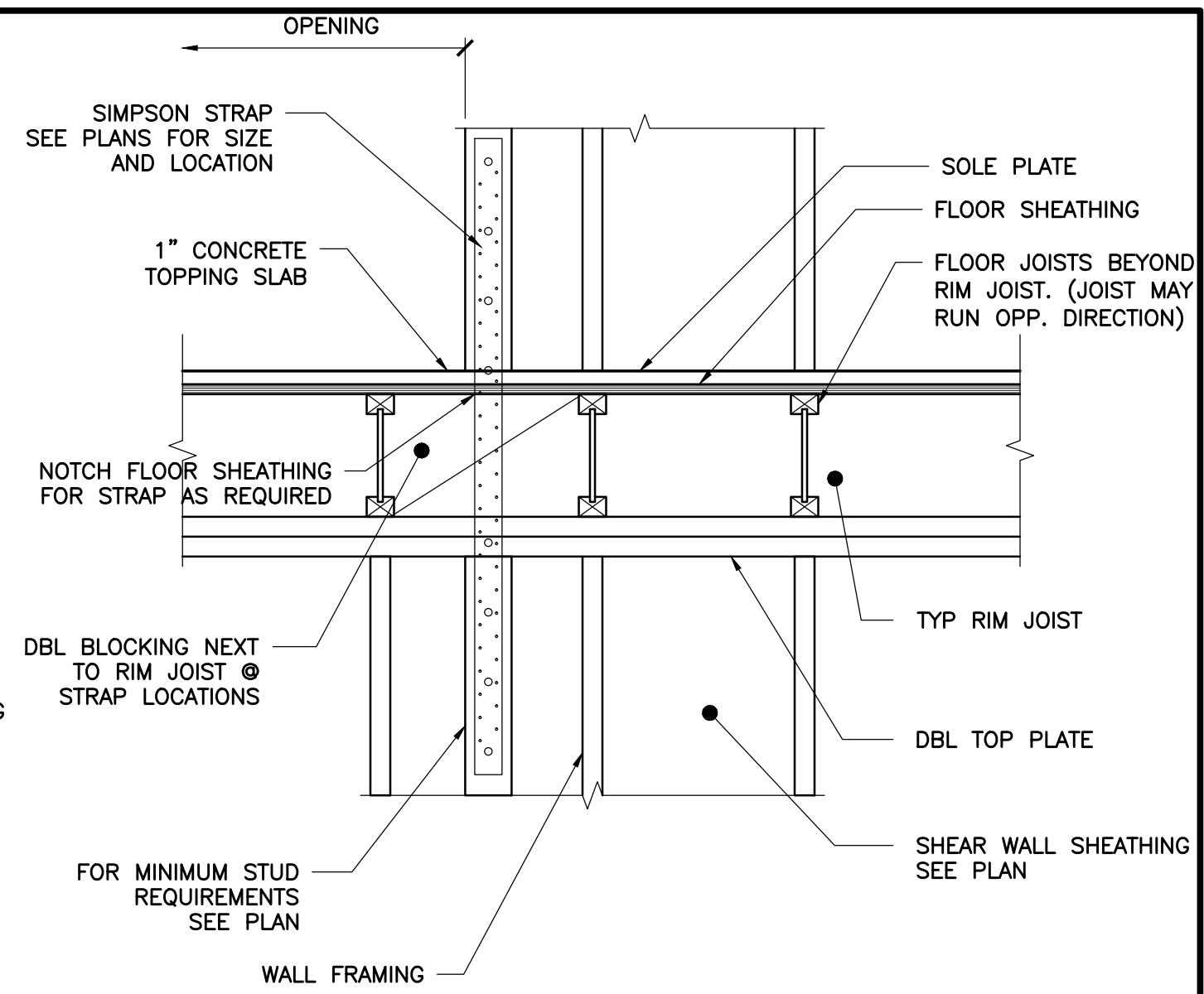
7 STAIR SECTION

1" = 1'-0"



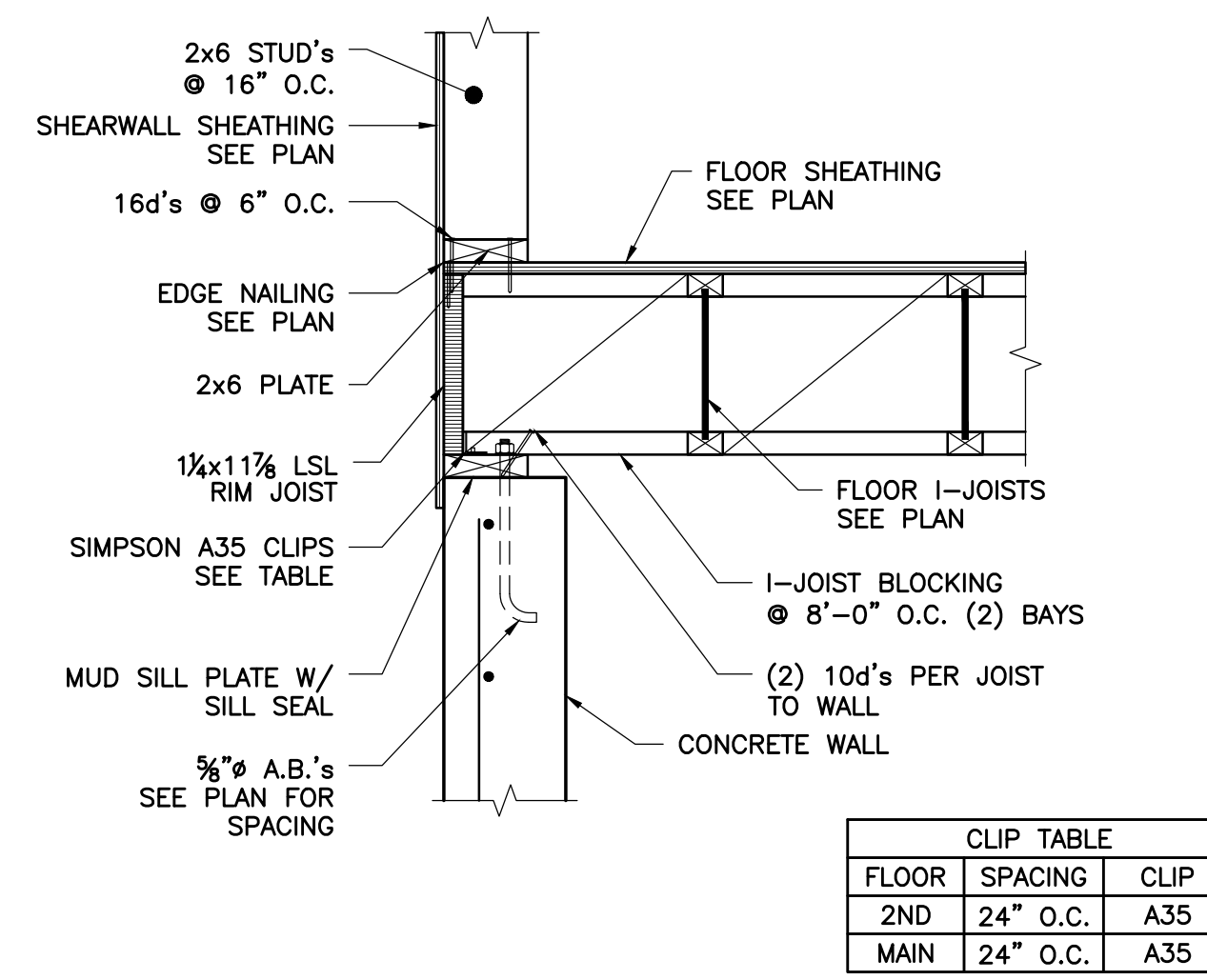
4 CORNER FLOOR TO FLOOR STRAP DETAIL

1 1/2" = 1'-0"



1 FLOOR STRAP TIE

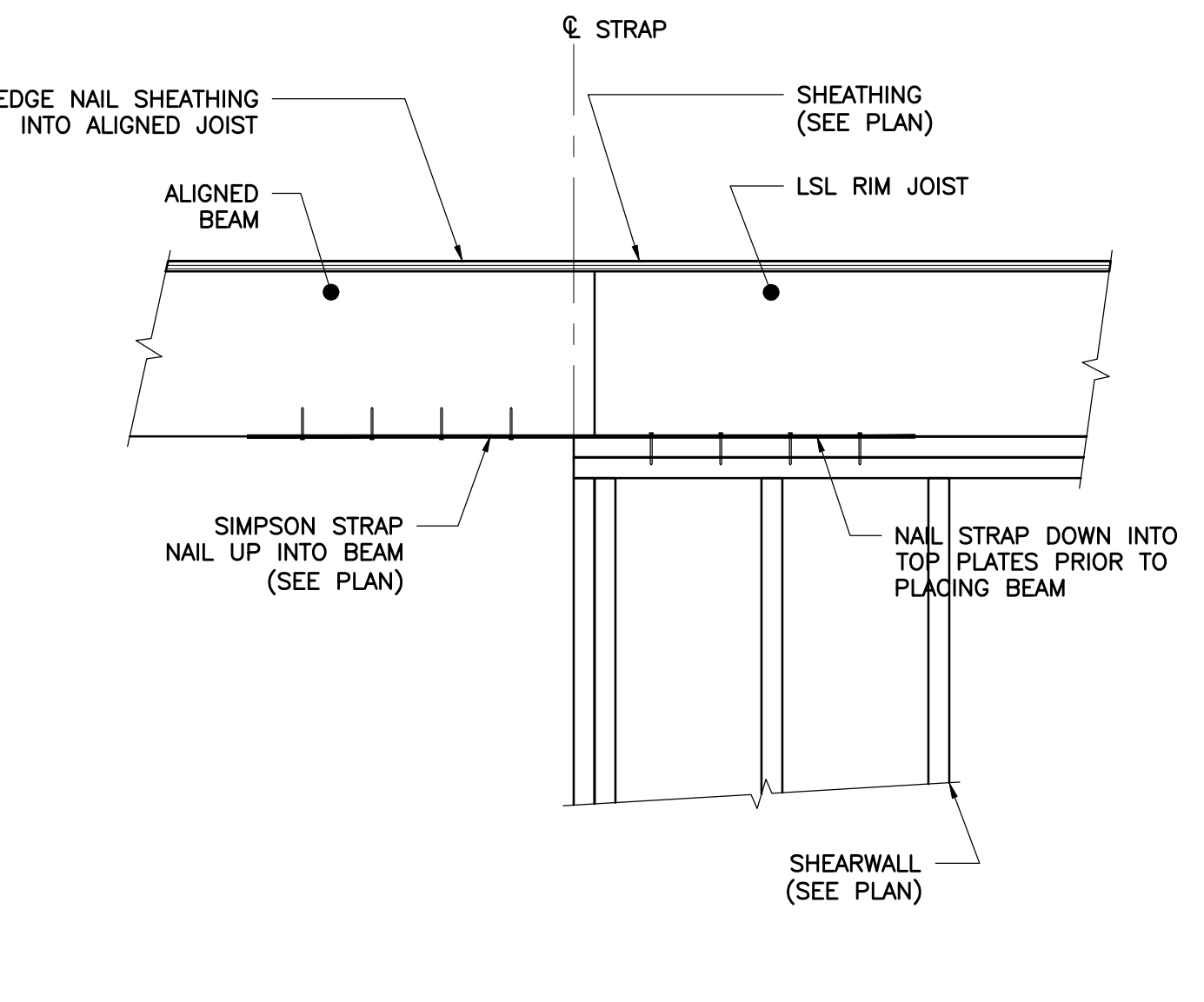
1" = 1'-0"



8 CONCRETE WALL W/ 2x6 STUD WALL ABOVE

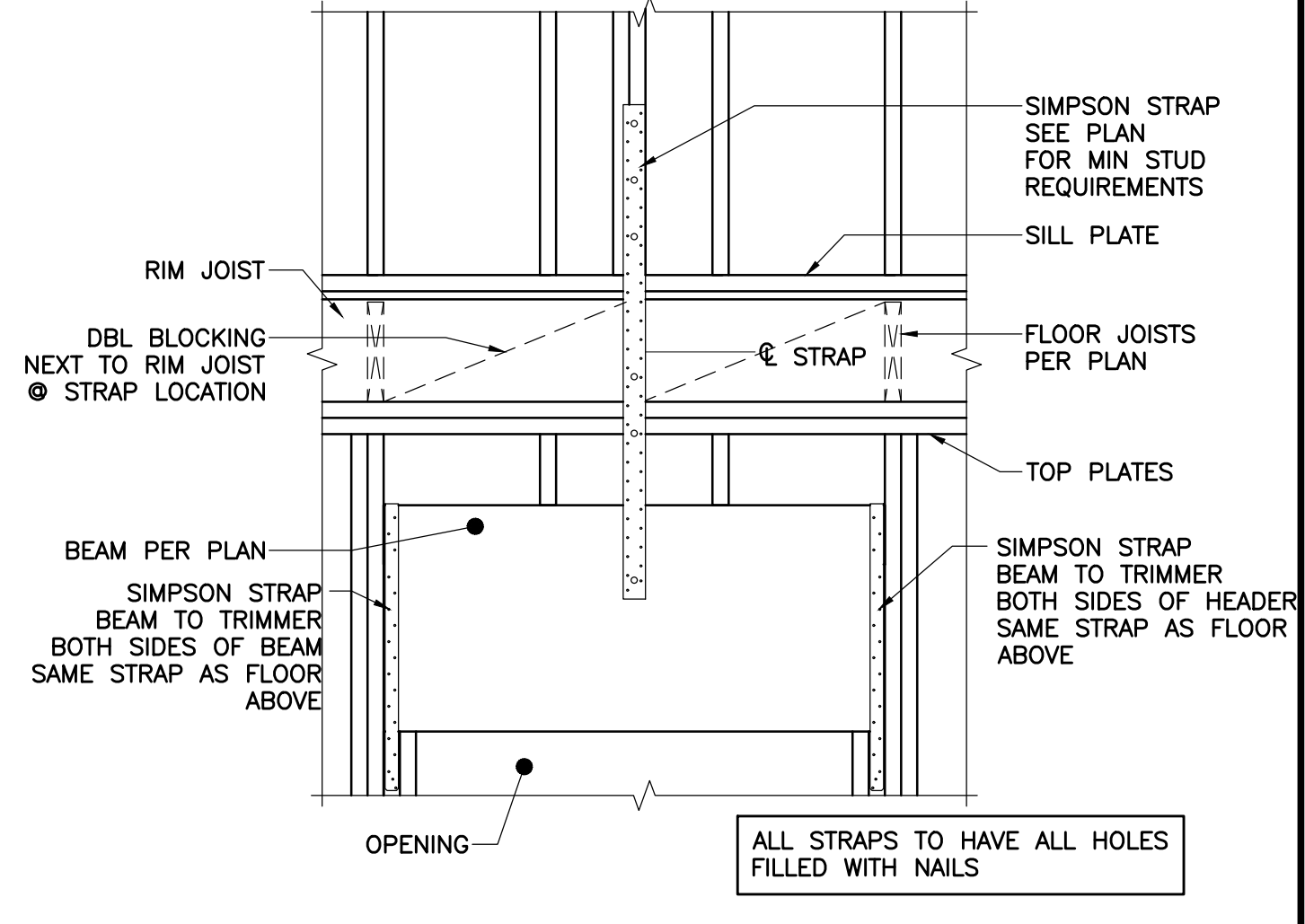
1" = 1'-0"

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



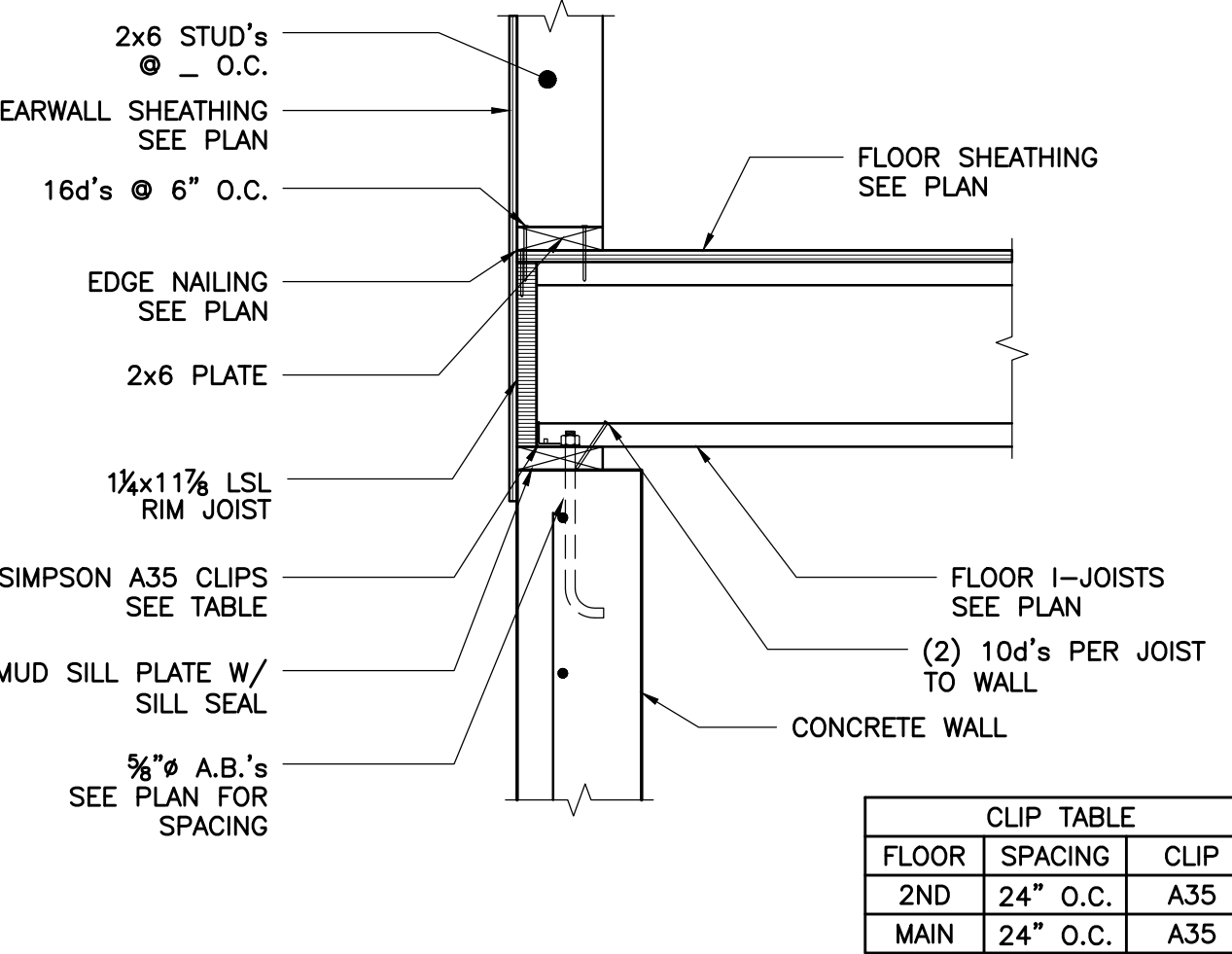
5 ALIGNED JOIST AND SHEARWALL STRAPPING

1" = 1'-0"



2 STRAP TO BEAM CONNECTION

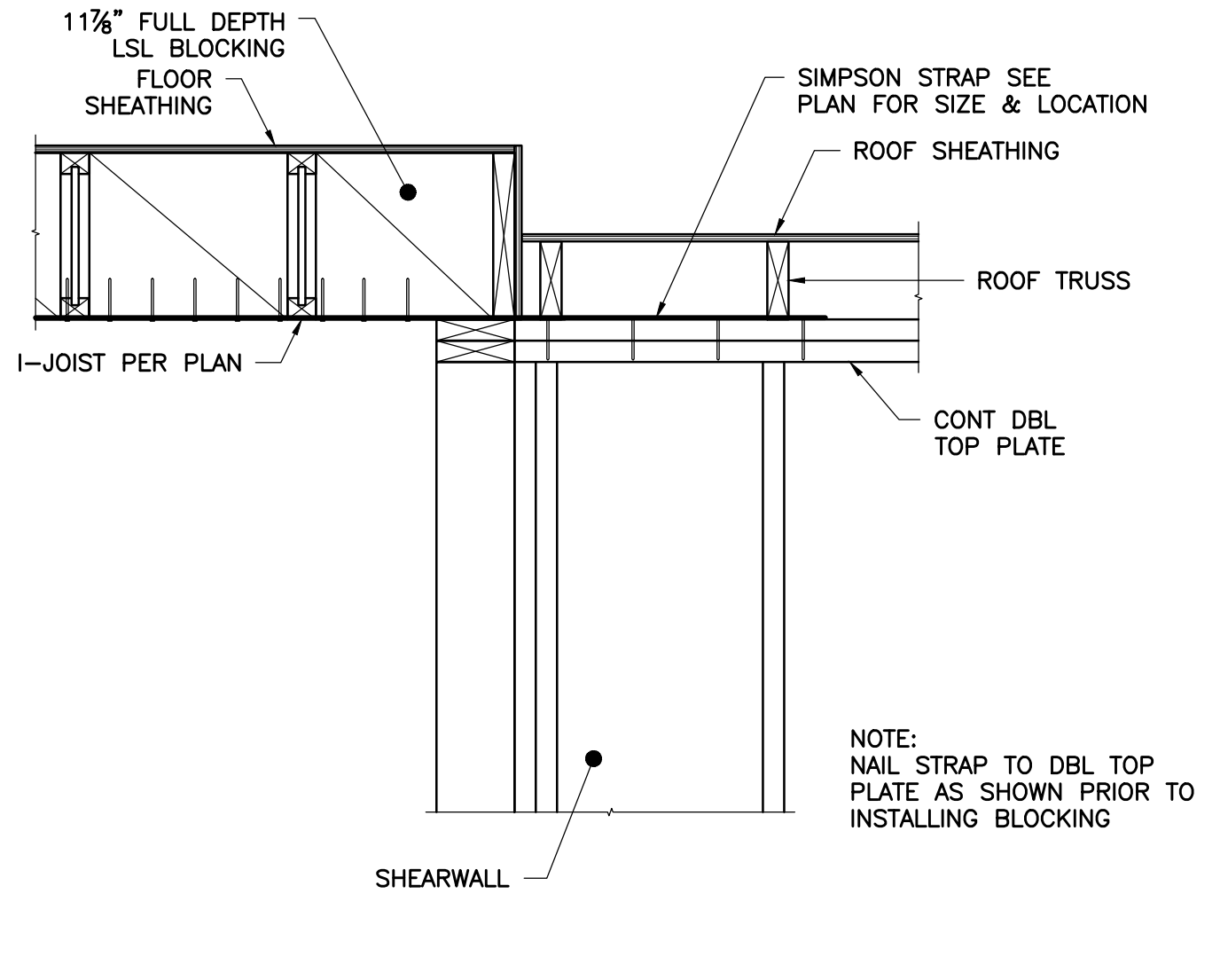
3/4" = 1'-0"



9 CONCRETE WALL W/ 2x6 STUD WALL ABOVE

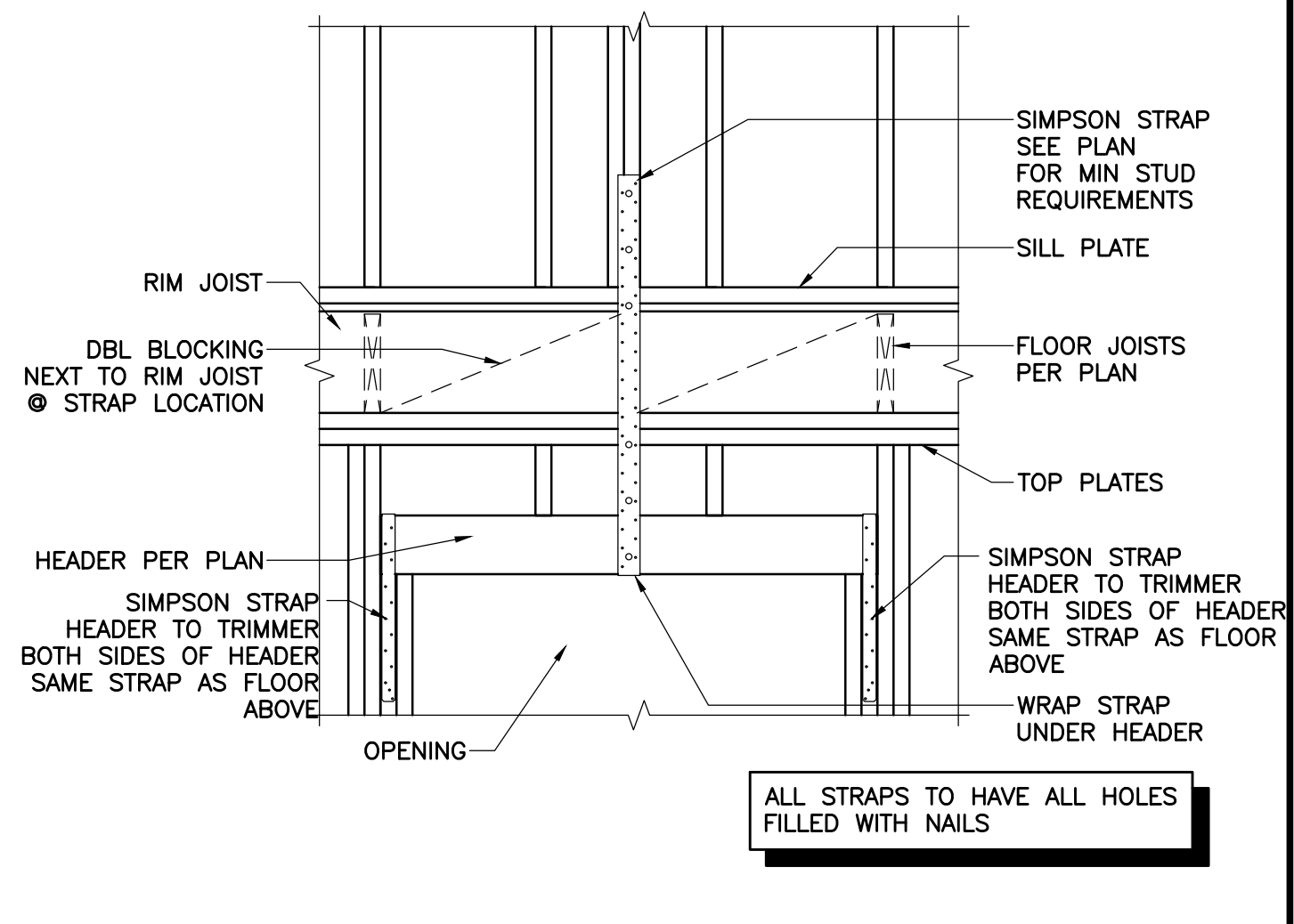
1" = 1'-0"

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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 F (360) 352-2044

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NO.	DATE	REVISION
1	04-05-23	STAIR 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
James M. Chase
 47564
 PROFESSIONAL ENGINEER
 STATE OF WASHINGTON
 05-15-2020

Project Number	2020-0196
Sheet Number	S3.2
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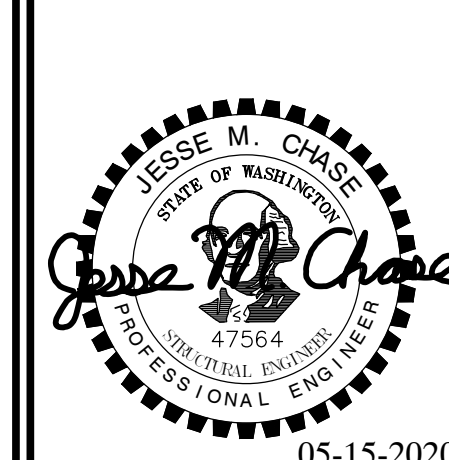
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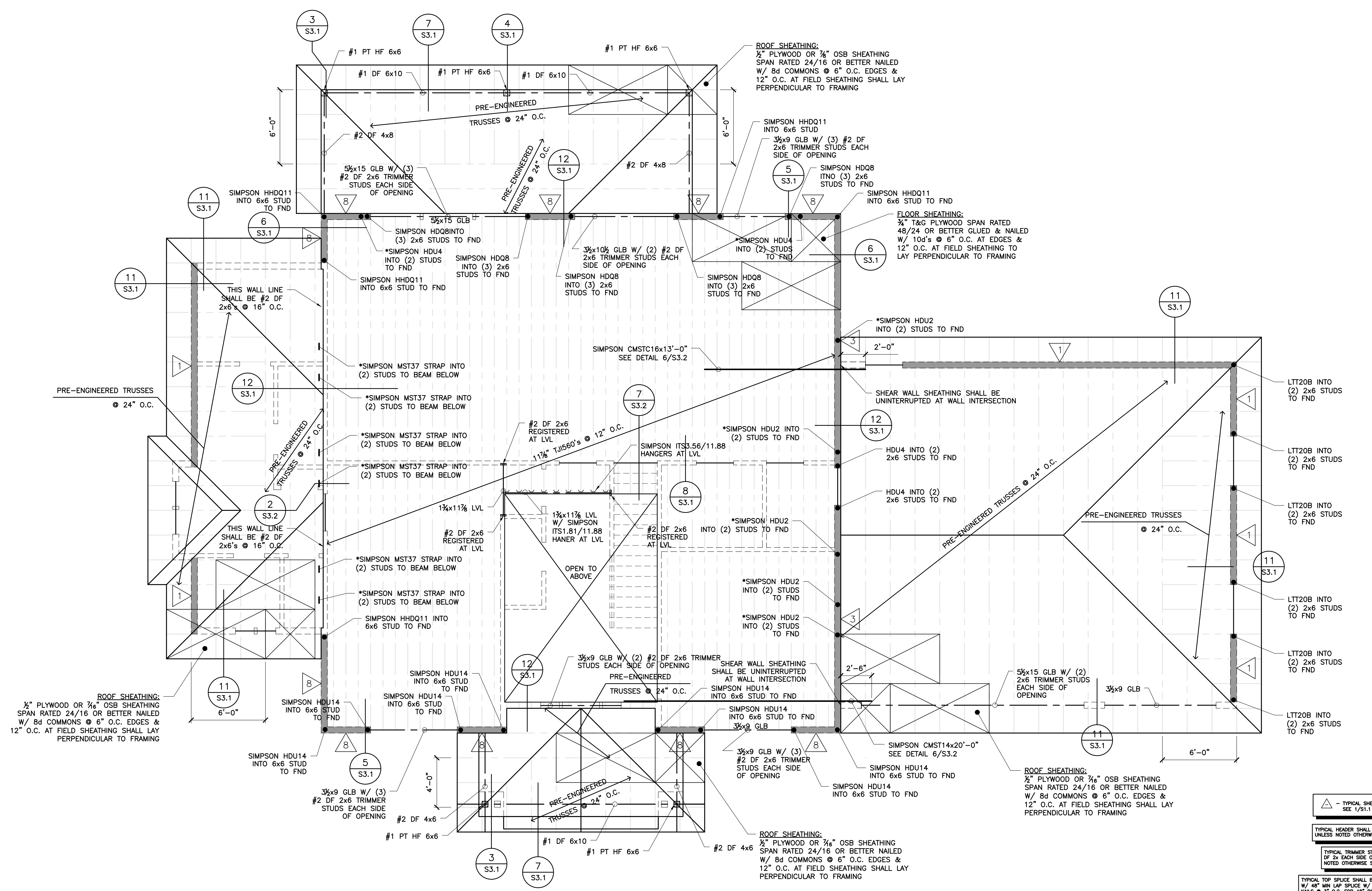
NO.	DATE	REVISION
1	04-05-23	GENERAL REVISIONS

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



Project Number
 2020-0196
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S4.0
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2ND FLOOR FRAMING & LOWER ROOF & MAIN FLOOR SHEARWALL PLANS
 1/4"=1'-0"

HOLDOWN NOTE:
 ASTERISK * DENOTES THAT
 HOLDOWN IS TO BE ALIGNED
 WITH HOLDOWN ABOVE

HOLDOWN NOTE:
 FOR HOLDOWN AT WALL
 CORNERS, SEE 3/S3.1

— SHADING INDICATES
 SHEARWALLS

- △ - TYPICAL SHEARWALL CALLOUT
SEE 1/S3.1 & 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.

TYPICAL KING STUDS SHALL BE (2) #2 DF 2x6's
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

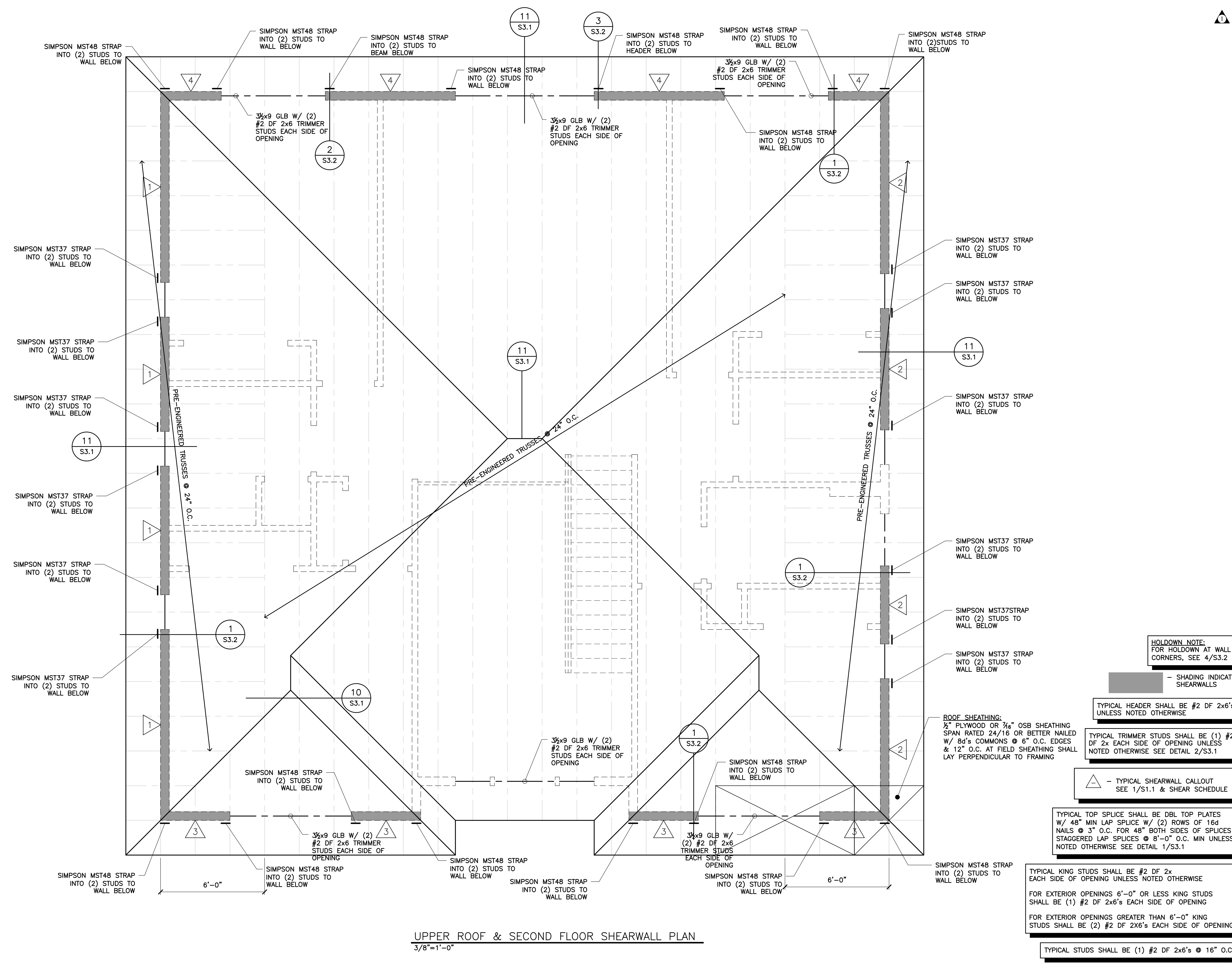
NO.	DATE	REVISION
1	04-05-23	GENERAL REVISIONS

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

Professional Engineer
 License No. 47564
 State of Washington
 Benjamin M. Chase
 05-15-2020

Project Number: 2020-0196
 Sheet Number: S5.0
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UPPER ROOF & SECOND FLOOR SHEARWALL PLAN
 3/8"=1'-0"

- HOLDOWN NOTE:**
 FOR HOLDOWN 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