

GENERAL NOTES

- CODE COMPLIANCE**
ALL WORK SHALL COMPLY WITH THE 2018 IBC, 2018 IRC, 2018 IMC, 2018 IFDC, 2018 NATIONAL FUEL GAS CODE, NFPA 54, 2018 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2018 IFG, 2018 UPC, 2018 WSEC, WAC 51-11, 2018 WAQ, WAC 51-13, 2018 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION:** CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- ROUGH OPENINGS/BACKING:** VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING:** PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES:** VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES:** "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES:** OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- DOORS:** DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD ON CONCRETE:** WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.
- FRAMING:** INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
- VENTILATION:** VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
- FLUES:** FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- BASEMENT:** NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
- OTHER DOCUMENTATION:** REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
- PROTECTION:** PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
- PERMITS:** SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING:** SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
- FIREPLACE:** PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:
A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.
B. TIGHT FITTING GLASS OR METAL DOORS.
C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/O PERMEABLE OUTSIDE AIR DUCT DAMPER).
D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL.
- GAS WATER HEATER:** GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
- EXHAUST DUCTS:** PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- FURNACE ROOM:** PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE RM. PER UMC 703.
- APPLIANCES:** CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW:** SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS:** S.D. THROUGHOUT NEW CONSTRUCTION PER 2018 IRC R313. TO BE MONITORED PER FIRE DEPT. REQUIREMENTS.
- N.F.P.A.:** 15G FIRE SPRINKLERS REQUIRED.
- N.F.P.A.:** SMOKE ALARMS REQUIRED.

ENERGY NOTES

CODE(S): 2018 INTERNATIONAL BUILDING CODE (IBC) (2018 INTERNATIONAL RESIDENTIAL CODE (IRC) (2018 WASHINGTON ENERGY CODE (WEC))

CLIMATIC ZONE: 4C - MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR

INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)

WALLS: --- R-21
FLAT ATTICS/CEILINGS: --- R-49/R-38
FLOORS (COVER UNHEATED SPACES): --- R-38
VAULTED CEILINGS: --- R-38
SLAB-ON-GRADE: --- R-10

THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION 502.1.5 OF THE WASHINGTON STATE ENERGY CODE.
EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR VAPOR RETARDER OF ONE PERM FERM CUP RATING (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY.
CRAWL SPACE: CONTINUOUS 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH BATTS: Baffle vent openings to deflect air above INSULATION SURFACE.
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING: FORCED AIR NATURAL GAS HEATING SYSTEM.

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE 406.2 OF THE 2018 WASHINGTON STATE ENERGY CODE.
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER 2018 WSEC.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.

PIPE INSULATION: NON-RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.

WHOLE HOUSE VENTILATION:

M1505.4 - WHOLE HOUSE MECHANICAL VENTILATION SYSTEM. EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS: M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 - SYSTEM DESIGN. THE WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS, AND CONTROLS. WHOLE-HOUSE MECHANICAL SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM INDOOR AIRFLOW RATES PER SECTION M1505.4.3, AS MODIFIED BY WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1505.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURATION WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.

PROVIDE A : FV-0511VKSZ PANASONIC CONTINUOUS FAN WITH 30 CFM

ENERGY CREDITS = 6.0

(PRESCRIPTIVE)
TABLE 406.2 ENERGY CREDITS (Single Family)

Option	Description	Credit
HEATING OPTIONS # 2	HEAT PUMP	= 1.0
NOTE:	PROVIDE A 3 TON XV19 HEAT PUMP WITH A 11 HSPF RATING. EFFICIENCY REQUIREMENT TO BE AT LEAST 8 HSPF & EFFICIENCY IS A SELECTED 3b ENERGY CREDIT, TABLE 406.2 OF WSEC CODE.	
1.3	EFFICIENT BUILDING ENVELOPE	= 0.5
2.2	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (COMPLIANCE BASED ON SECT. 402.4.1.2)	= 1.0
3.5	AIR SOURCE, CENTRALLY DUCTED HEAT PUMP (MINIMUM HSPF OF 11.0)	= 1.5
5.5	EFFICIENCY WATER HEATER (MEETING STANDARDS OF Tier III of NEEA'S SPEC.'s)	= 2.0
6.0 TOTAL ENERGY CREDITS		

ENERGY CODE

-HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.
-CONSTRUCTION SHALL ADHERE TO:

GLAZING RATIO
CLIMATE ZONE : 4C - MARINE
-PERMISSIBLE PATH
MARINE IV

WINDOWS - 0.28 U-FACTOR
DOORS - 0.20 U-FACTOR

LOT COVERAGE

3,360 s.f.
GFA + LOT COVERAGE MAX.
STRUCTURE = 2,323 s.f.
VEHICULAR USE = 838 s.f.
TOTAL COVERAGE = 3,161 s.f. or 37.6%
< 3,360 Max. or 40.0%

HARDSCAPE

HARDSCAPE ALLOWED : 756 S.F.
NEW WALKWAYS : 126 S.F. or 1.5%

AVERAGE BUILDING ELEVATION

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION
A	17'	+274'	4658
B	3.5'	+274.5'	960.75
C	21.25'	+275'	5843.75
D	3.5'	+275'	962.5
E	16.5'	+275'	4537.5
F	7.0'	+275.5'	1928.5
G	5'	+275.5'	1377.5
H	22'	+276'	6072
I	21.0'	+276'	5796
J	3.0'	+276'	828
K	38.75'	+276'	10695
L	32'	+275'	8800
TOTAL	= 190.5'		54,459.5

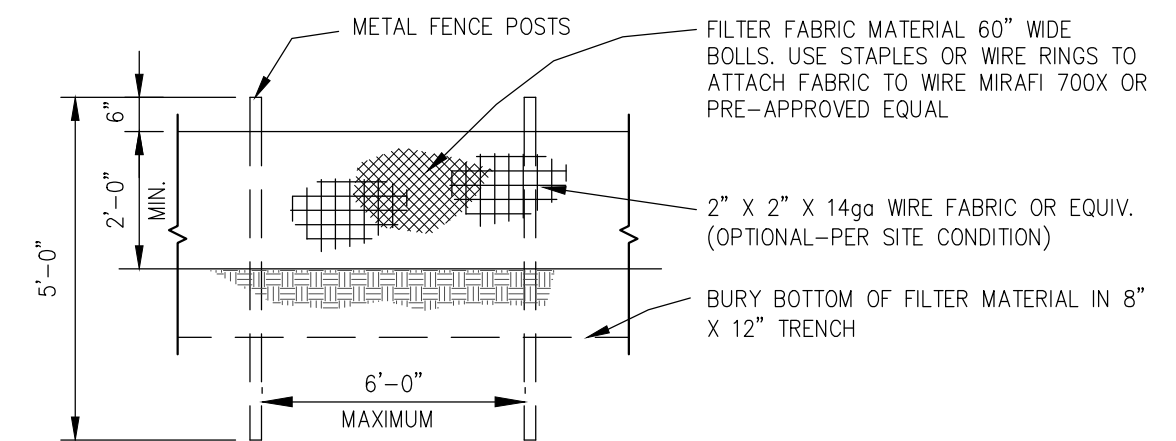
A.B.E. = 275.38'

275.38 + 30 = +305.38' = MAX. HT.

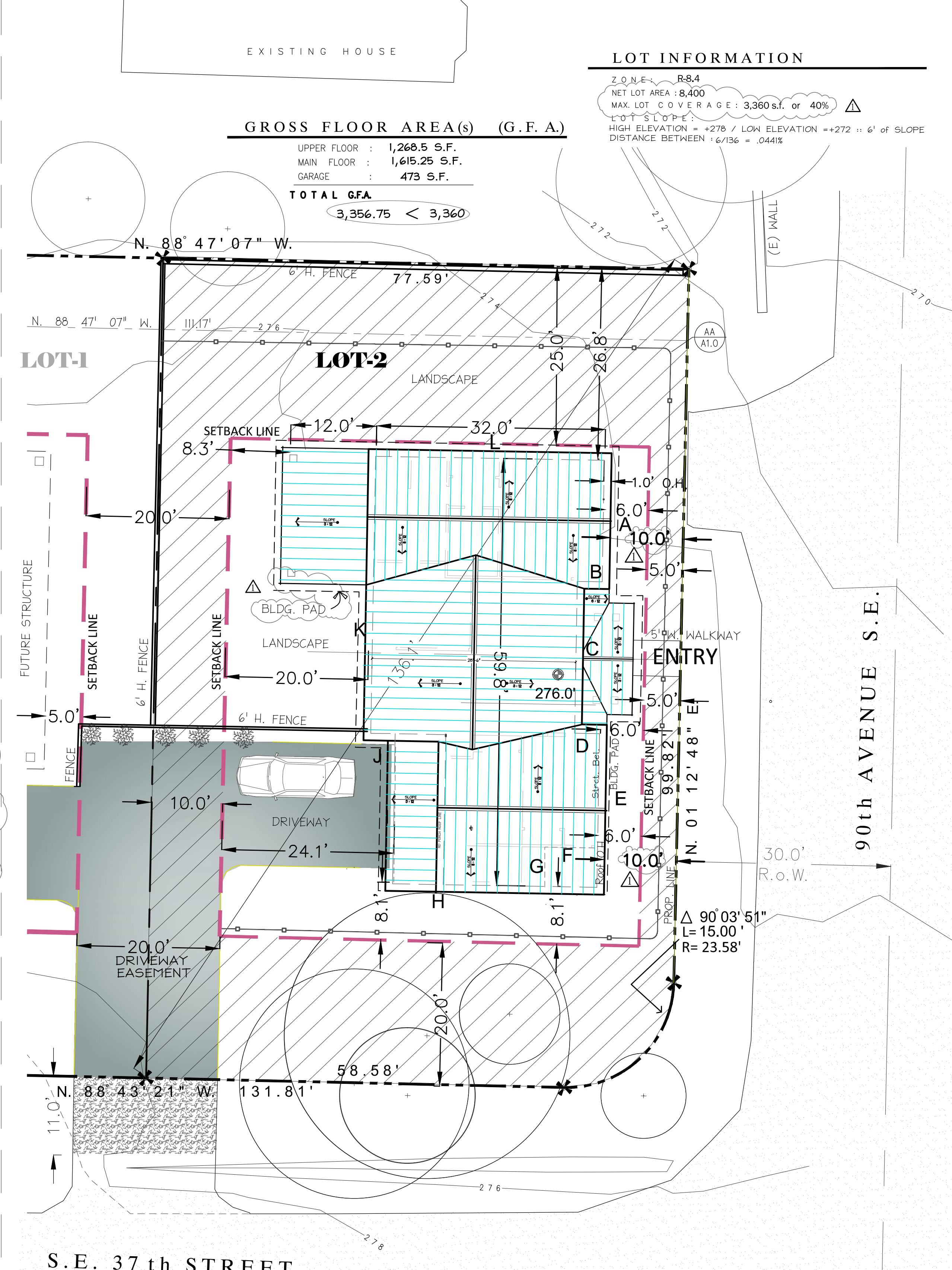
GROSS FLOOR AREA

GFA: MAIN FLOOR : 1,268.5 S.F.
UPPER FLOOR: 1,615.25 S.F.
(STAIRCASE MODIFY: - (88) S.F.)
GARAGE : 473 S.F.

Total GFA: 3,268.75 S.F.
ALLOWED GFA: 3,360 S.F.
OF 40% OF LOT



SILT FENCE DETAIL
SCALE: N.T.S.



S.E. 37th STREET

SITE KEY

- PROPERTY LINE
- CONTINUOUS SILT FENCE
- SETBACK LINE
- SITE CONTOUR LINE
- NEW CONTOUR LINE
- REVISED CONTOUR LINE
- 4" PVC TIGHT-LINE DRAINAGE
- 4" DOWNSPOUT ELEVATION MARK
- DRIVEWAY SURFACE
- TEMP. QUARRY ROCK APRON
- SETBACK AREA
- PROPERTY CORNER MARK

LEGAL DESCRIPTION

PARCEL No. : 5021900400

THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. 50617-017, RECORDED UNDER RECORDING NO. 201809090002, RECORDS OF KING COUNTY, WASHINGTON.

LOT 14 AND THE EASTERLY 45 FEET OF THE SOUTH 110 FEET OF LOT 15, BLOCK 3, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, IN KING COUNTY WASHINGTON, TOGETHER WITH THAT PORTION OF LOTS 13 AND 15 IN SAID BLOCK 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 88°43'27" WEST, ALONG THE SOUTH SIDING OF LOT 13, AND ALONG SAID SOUTH LINE EXTENDED WEST, A DISTANCE OF 146.83 FEET; THENCE NORTH 01°12'58" EAST 47.71 FEET; THENCE SOUTH 88°47'01" EAST 146.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE SOUTH 01°12'48" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 4.87 FEET, TO THE POINT OF BEGINNING.

SITE PLAN

PARCEL No. : 5021900400
SCALE: 1:10

SITE NOTES

- PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW MATS, OR OTHER APPROVED PERIMETER CONTROLL BMP'S TO ELIMINATE CONSTRUCTION STORMWATER RUN-OFF.
- ELIMINATE UNCONTROLLED CONVEYANCE OF MUD & DIRT INTO THE RIGHT-OF-WAY (R.O.W)
- COVER BARE SOILS WITH COMPOST BLANKETS, STRAW, MULCH, MATTING, OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.
- COVER STOCKPILES OF BARE SLOPES WITH COMPOST BLANKETS, TARPS, MATTING OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.
- MERCER ISLAND - MICC 19.02.030(F)(3)(d) ALL JAPANESE KNOTWEED, (POLYGONUM CUSPIDATUM), & REGULATED CLASS 'A', REGULATED CLASS 'B', REGULATED CLASS 'C' WEEDS, IDENTIFIED ON KING COUNTY NOXIOUS WEED LIST SHALL BE REMOVED FROM PROPERTY PURSUANT TO SUBSECTION 19.02.020(F)(3)(g).

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
8245 Northrup Pl. S.W.
SEATTLE, WA 98136
(206) 484-9963
EMAIL: RAFISHER@RICHARDAFISHER.COM
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WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

R K Construction
PROJECT NAME: PROJECT ADDRESS:
3633 90th AVE. SE.
Mercer Is., WA 98040

SET TITLE: PERMIT SET
SHEET TITLE: SITE PLAN & GENERAL NOTES

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 21030
DATE: MAY 3, 2022
DRAWN BY: N. F. W
REVISIONS:
Tag Description
M.I. BLDG. DEPT. REVIEW 9-1-22

SHEET No.:
A1.0

WINDOW SCHEDULE

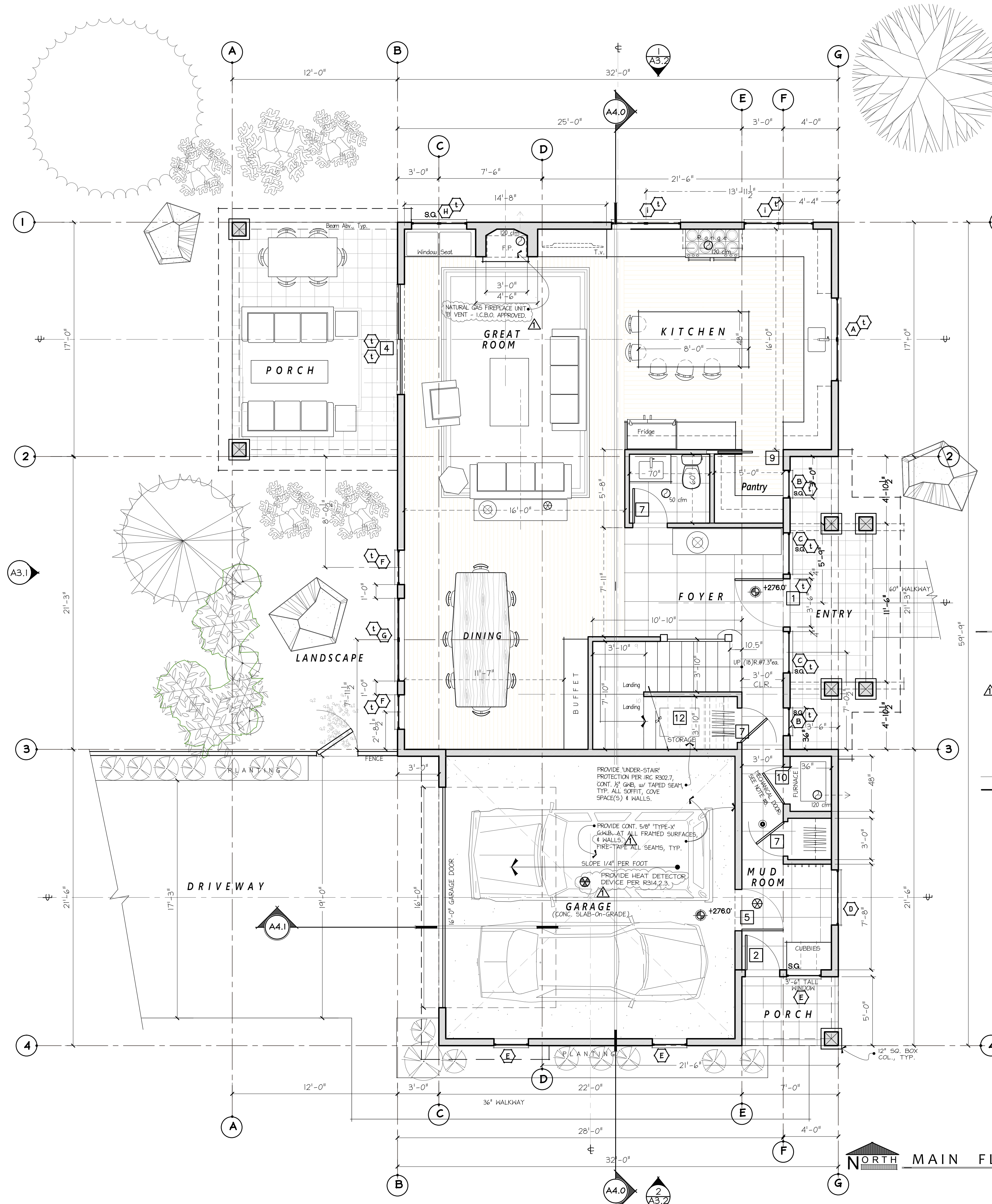
TAG	DIMENSIONS (R.O. = w x h.)	TYPE	NOTES
A	(2) 3'-0" X 3'-6"	CSMNT/CSMNT	
B	2'-0" X 3'-6"	CASEMENT	
C	3'-0" X 5'-0"	SIDELITE	SAFETY GLAZE
D	4'-0" X 4'-0"	PICTURE	
E	2'-6" X 3'-6"	CASEMENT	
F	2'-6" X 5'-0"	CASEMENT	
G	(2) 3'-0" X 5'-0"	PICT / PICT	
H	(2) 2'-0" X 4'-6"	CSMNT/CSMNT	
I	(2) 2'-6" X 3'-6"	CSMNT/CSMNT	
J	2'-6" X 4'-6"	CASEMENT	
K	6'-0" X 4'-6"	PICTURE	
L	(2) 3'-0" X 2'-0"	PICT / PICT	
M	(2) 2'-0" X 2'-0"	PICT / PICT	'SITE-MEASURE'
N	(2) 3'-0" X 4'-6"	CSMNT/CSMNT	SAFETY GLAZE
O	3'-0" X 3'-6"	CASEMENT	
P	(2) 3'-0" X 4'-0"	CSMNT/CSMNT	'SITE-MEASURE'
Q	2'-0" X 3'-0"	CASEMENT	
T	Width below X 1'-6"	TRANSOM	

NOTES:
1. 'SG.' = SAFETY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28

DOOR SCHEDULE

TAG	DIMENSIONS (R.O. = w x h.)	TYPE	NOTES
1	3'-6" X 6'-8"	ENTRY / HALF-GLASS	SOLID WD./SAFETY GLAZE / LOCKSET
2	2'-6" X 6'-8"	HALF-GLASS	
3	16'-0" X 8'-0"	GARAGE	'CARRIAGE STYLE'
4	(2) 4'-0" X 6'-8"	GLASS	SAFETY GLAZE / LOCKSET
5	3'-0" X 6'-8"	SEPARATION	1-HR. FIRE RATED w/ INTEGRAL SMOKE GASKETS 'SELF-CLOSER' REQUIRED PER R302.5.1
6	3'-0" X 3'-8"	STND. WOOD	
7	2'-6" X 6'-8"	STND. WOOD	
8	(2) 2'-6" X 6'-8"	INTERIOR	'FRENCH-HUNG'
9	2'-6" X 6'-8"	POCKET	POCKET HARDWARE
10	3'-0" X 6'-8"	INTERIOR	LOUVERED MECH. DOOR - SEE PLAN NOTE #8
11	22.5" X 4'-0"	ATTIC ACCESS	DROP DOWN LADDER
12	22.5" X 3'-0"	CRAWL ACCESS	INSULATED PANEL

NOTES:
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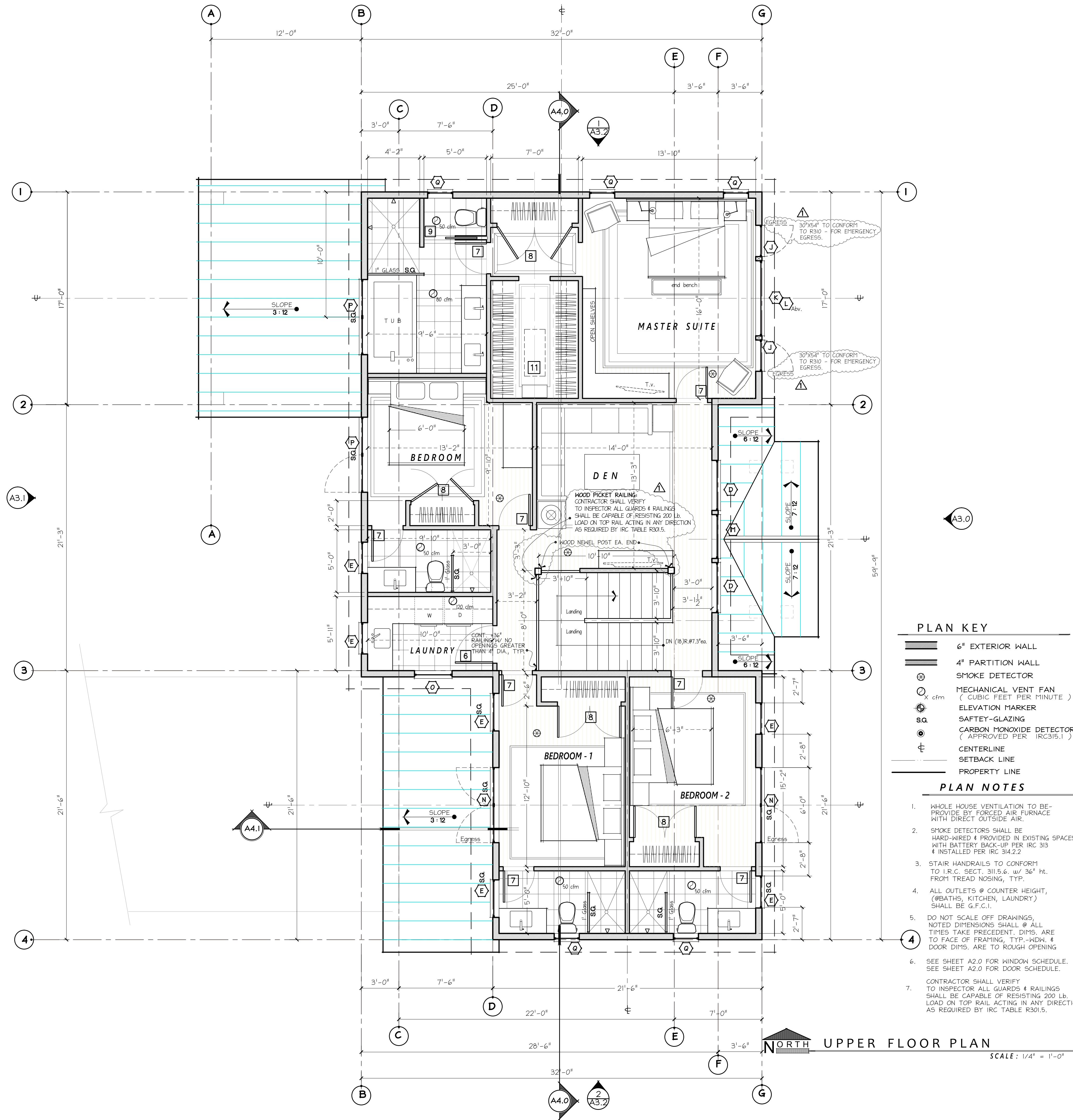
PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- HEAT DETECTOR DEVICE (APPROVED PER R314.2.3)
- MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)
- ELEVATION MARKER
- SAFETY-GLAZING
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE
- SETBACK LINE
- PROPERTY LINE

PLAN NOTES

- WHOLE HOUSE VENTILATION TO BE PROVIDED BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
- SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
- STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
- ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
- DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP.-WDWL & DOOR DIMS. ARE TO ROUGH OPENING
- SEE SHEET A2.0 FOR WINDOW SCHEDULE. SEE SHEET A2.0 FOR DOOR SCHEDULE.
- CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.
- 36" MECHANICAL RM. DOOR: PER IMC SECTION 303.3, ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STRIPPING & APPROVED SELF-CLOSING DEVICE.

NORTH MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



- PLAN KEY**
- 6" EXTERIOR WALL
 - 4" PARTITION WALL
 - SMOKE DETECTOR
 - MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)
 - ELEVATION MARKER
 - SAFETY-GLAZING
 - CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
 - CENTERLINE
 - SETBACK LINE
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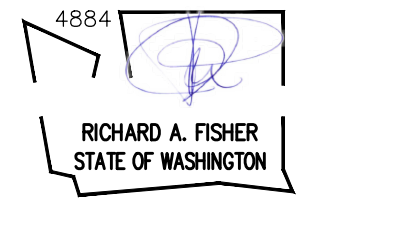
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 4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
 5. DO NOT SCALE OFF DRAWINGS. NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP.-KID4. & DOOR DIMS. ARE TO ROUGH OPENING
 6. SEE SHEET A2.0 FOR WINDOW SCHEDULE. SEE SHEET A2.0 FOR DOOR SCHEDULE.
 7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	3633 90th AVE. SE. Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ROOF PLAN

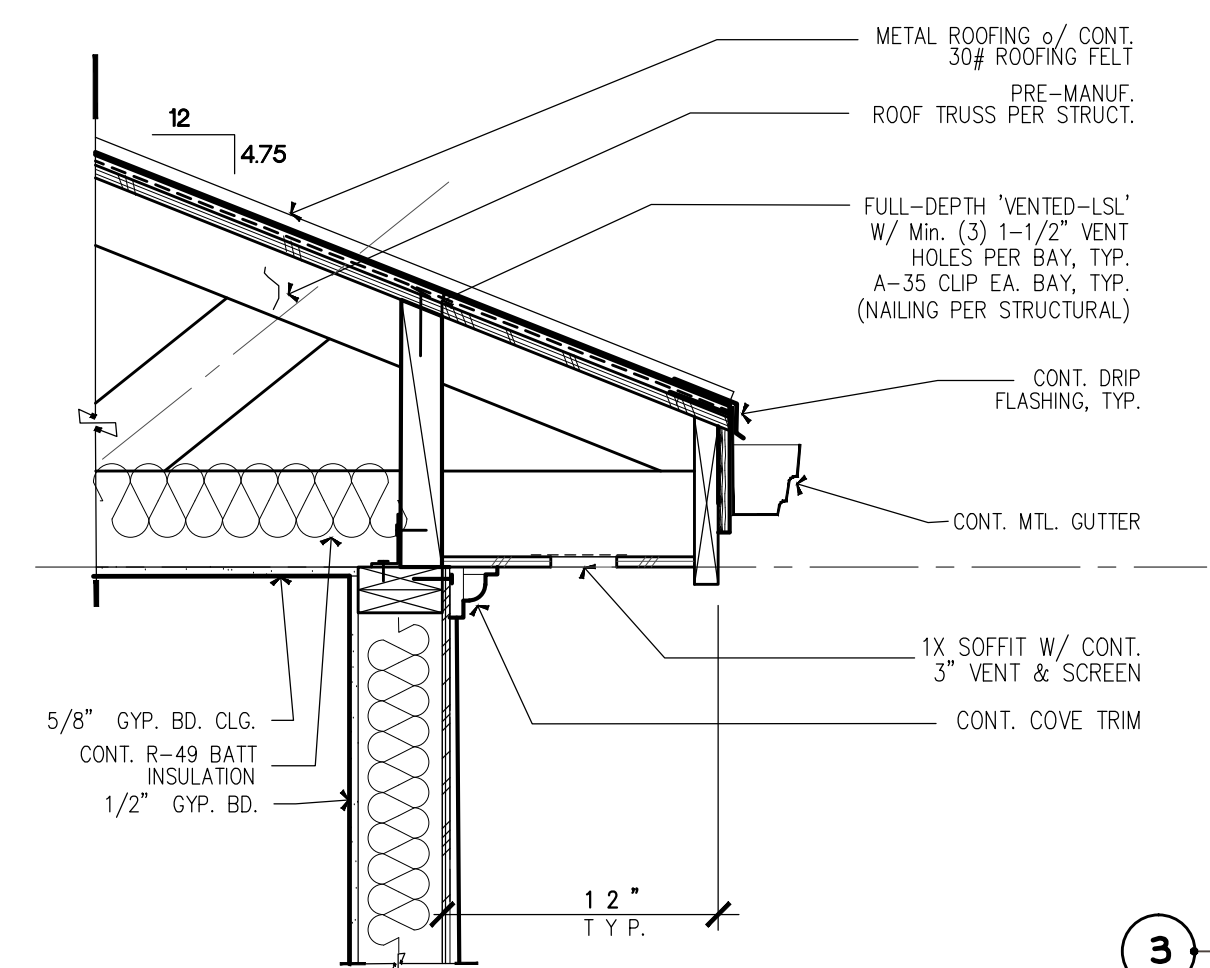
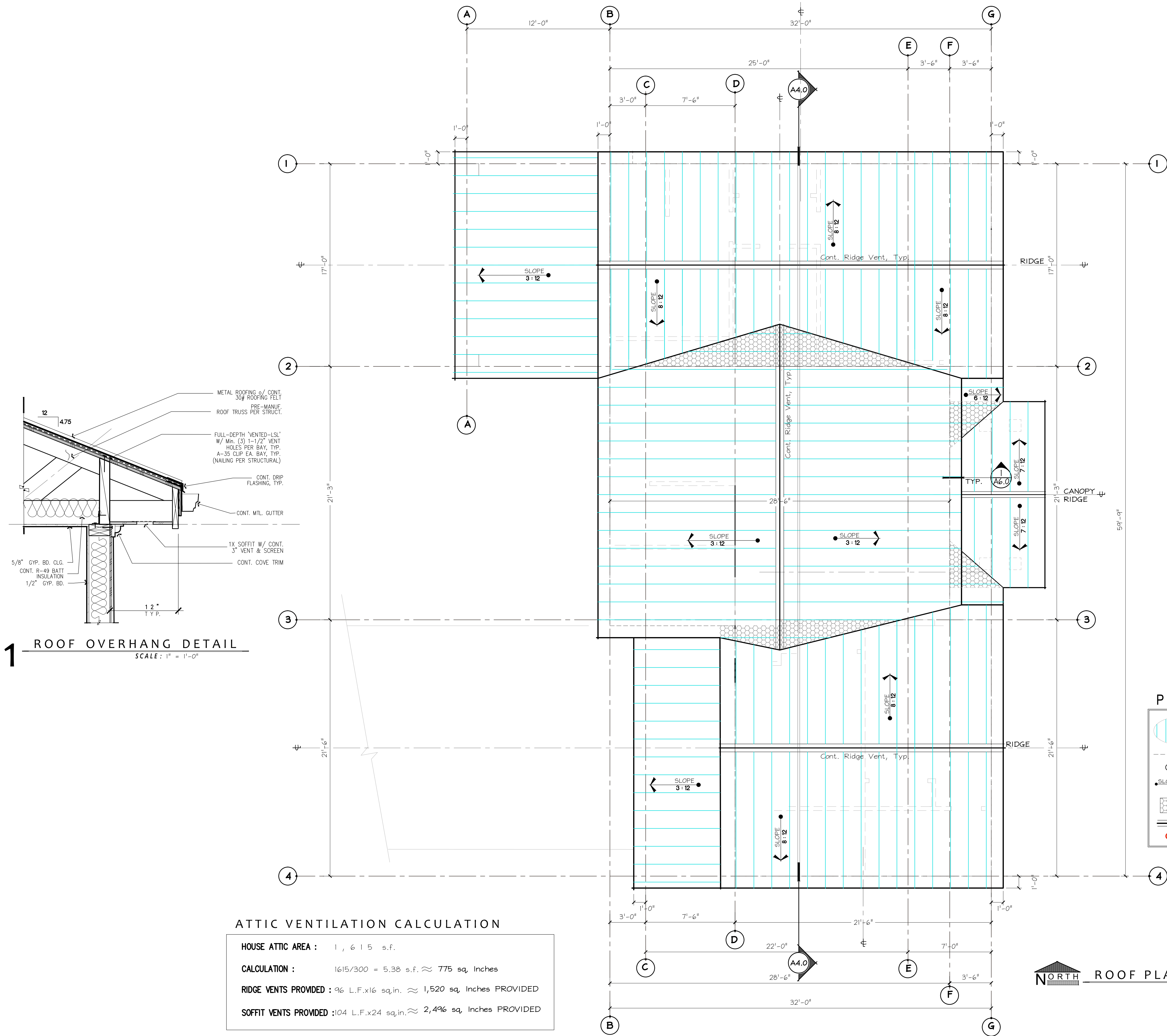
STAMP:



PROJECT #	21030
DATE	MAY 3, 2022
DRAWN BY	N.F.W.
REVISIONS	
1	
2	
3	
4	

SHEET #10

A2.2



1 ROOF OVERHANG DETAIL
SCALE: 1" = 1'-0"

ATTIC VENTILATION CALCULATION

HOUSE ATTIC AREA : 1,615 s.f.

CALCULATION : $1615/300 = 5.38 \text{ s.f.} \approx 775 \text{ sq. Inches}$

RIDGE VENTS PROVIDED : 96 L.F.x16 sq.in. $\approx 1,520 \text{ sq. Inches}$ PROVIDED

SOFFIT VENTS PROVIDED : 104 L.F.x24 sq.in. $\approx 2,496 \text{ sq. Inches}$ PROVIDED

PLAN KEY

- METAL ROOFING
- STRUCTURE BELOW ROOF
- ROOF VENT
- ROOF PITCH & DIRECTION
- AREA OF ROOF OVER-FRAME
- CONTINUOUS RIDGE & VENT
- 4" DIAMETER DOWNSPOUT

NORTH ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME: **R K K Construction**
 PROJECT ADDRESS: **3633 90th AVE. SE.
 Mercer Is., WA 98040**

SET TITLE: **PERMIT SET**
 SHEET TITLE: **ELEVATION**

STAMP:
 4884
 RICHARD A. FISHER
 STATE OF WASHINGTON

PROJECT NO: **21030**
 DATE: **MAY 3, 2022**
 DRAWN BY: **N.F.W.**
 REVISIONS:
 M.I. BLDG. DEPT. REVIEW 9-1-22

SHEET NO: **A3.0**



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

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	3633 90th AVE. SE. Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ELEVATION

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #	21030
DATE	MAY 3, 2022
DRAWN BY	N. F. W.
REVISIONS	
1	M.I. BLDG. DEPT. REVIEW 9-1-22

SHEET NO.:	A3.1
------------	-------------



WEST ELEVATION

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



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	3633 90th AVE. SE. Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ELEVATION

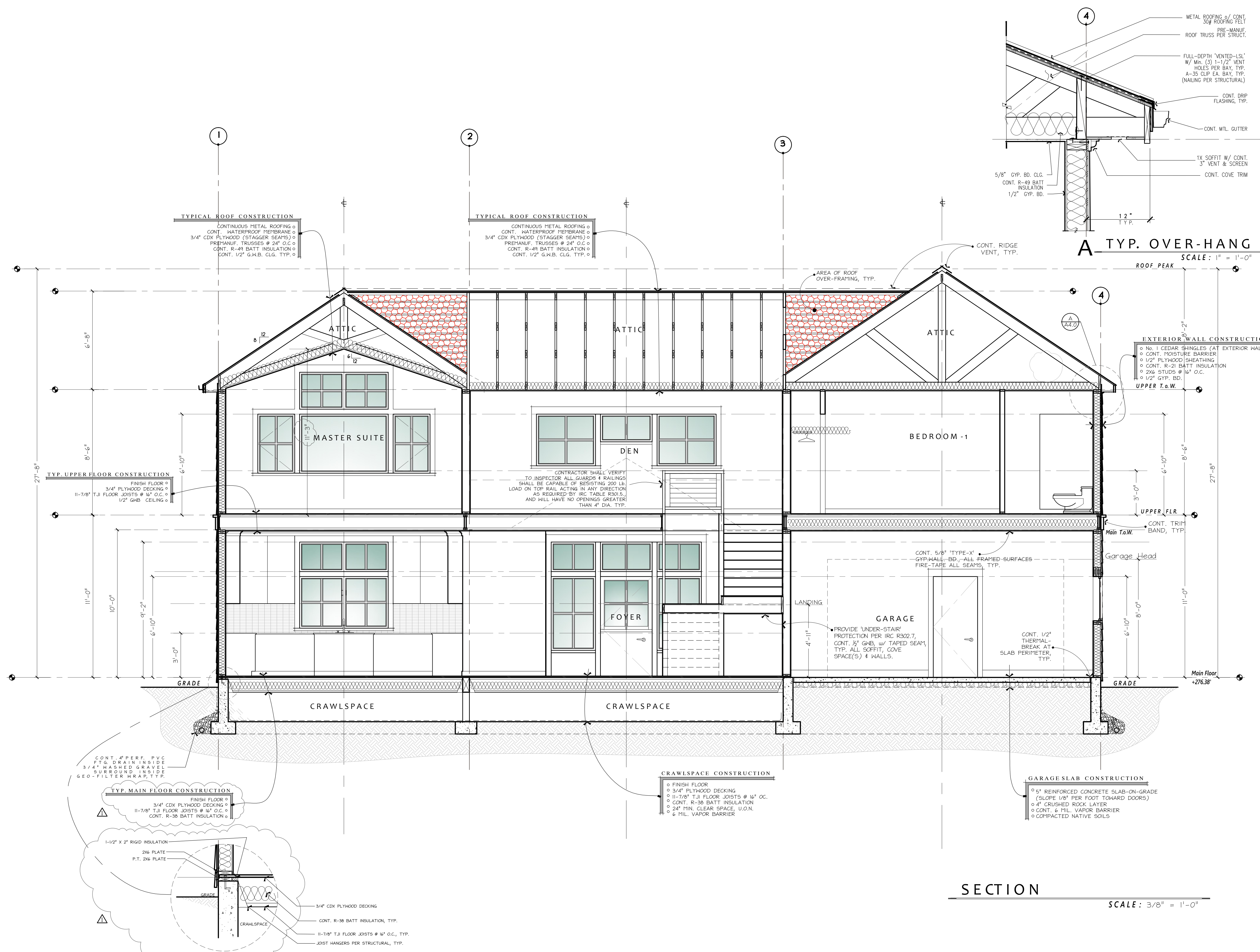
STAMP:

RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #	21030
DATE	MAY 3, 2022
DRAWN BY	N. F. W.
REVISIONS	
M.I. BLDG. DEPT. REVIEW 9-1-22	

SHEET #

A3.2



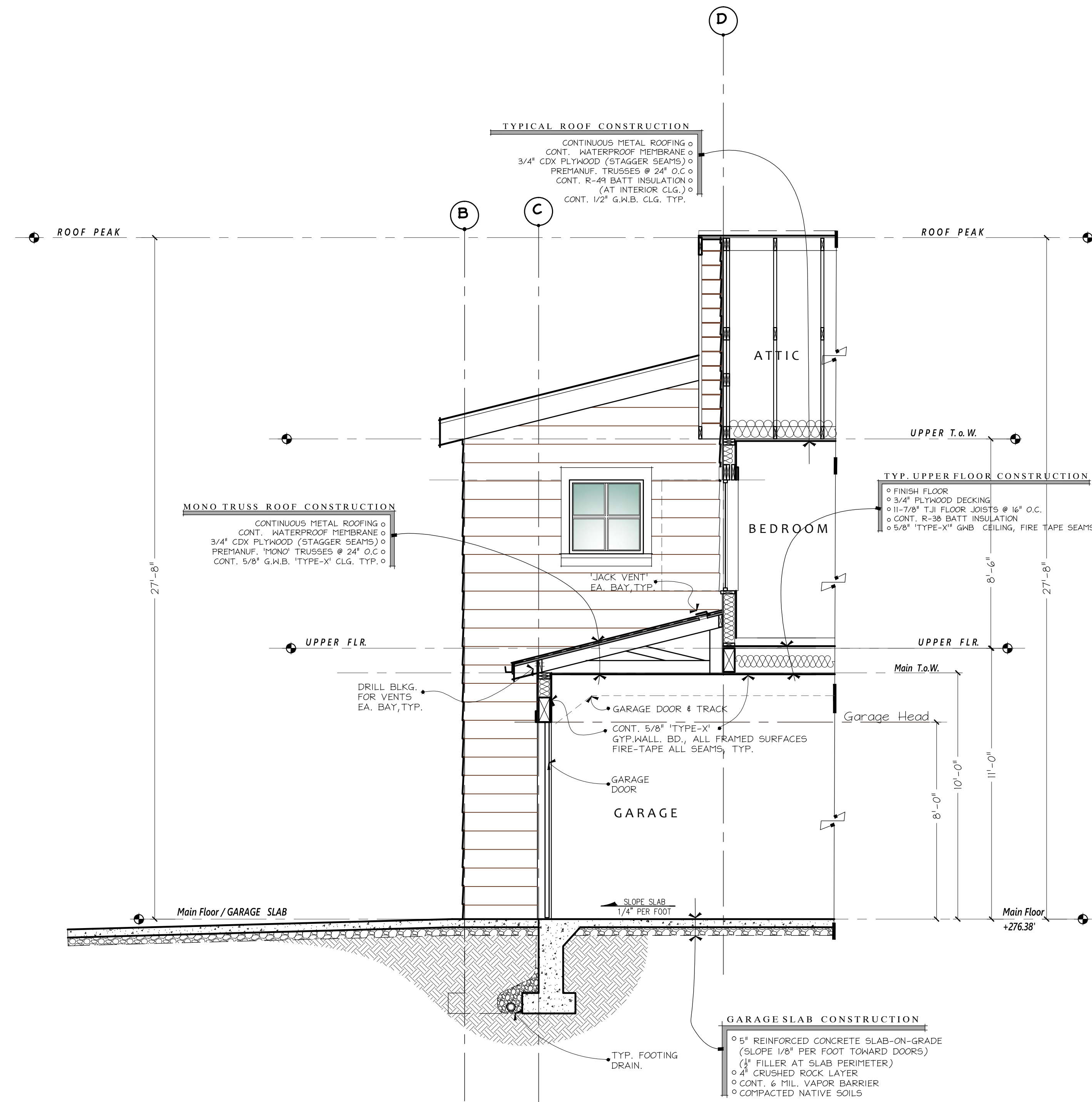
PROJECT NAME: PROJECT ADDRESS:
R K K Construction
3633 90th AVE. SE.
Mercer Is., WA 98040

SET TITLE: PERMIT SET
SHEET TITLE: SECTION

STAMP:
4884
RICHARD A FISHER
STATE OF WASHINGTON

PROJECT: 21030
DATE: MAY 3, 2022
DRAWN BY: N.F.W.
REVISIONS:
M.I. BLDG. DEPT. REVIEW 9-1-22

SHEET NO.:
A4.0



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

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	3633 90th AVE. SE. Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	WALL SECTION

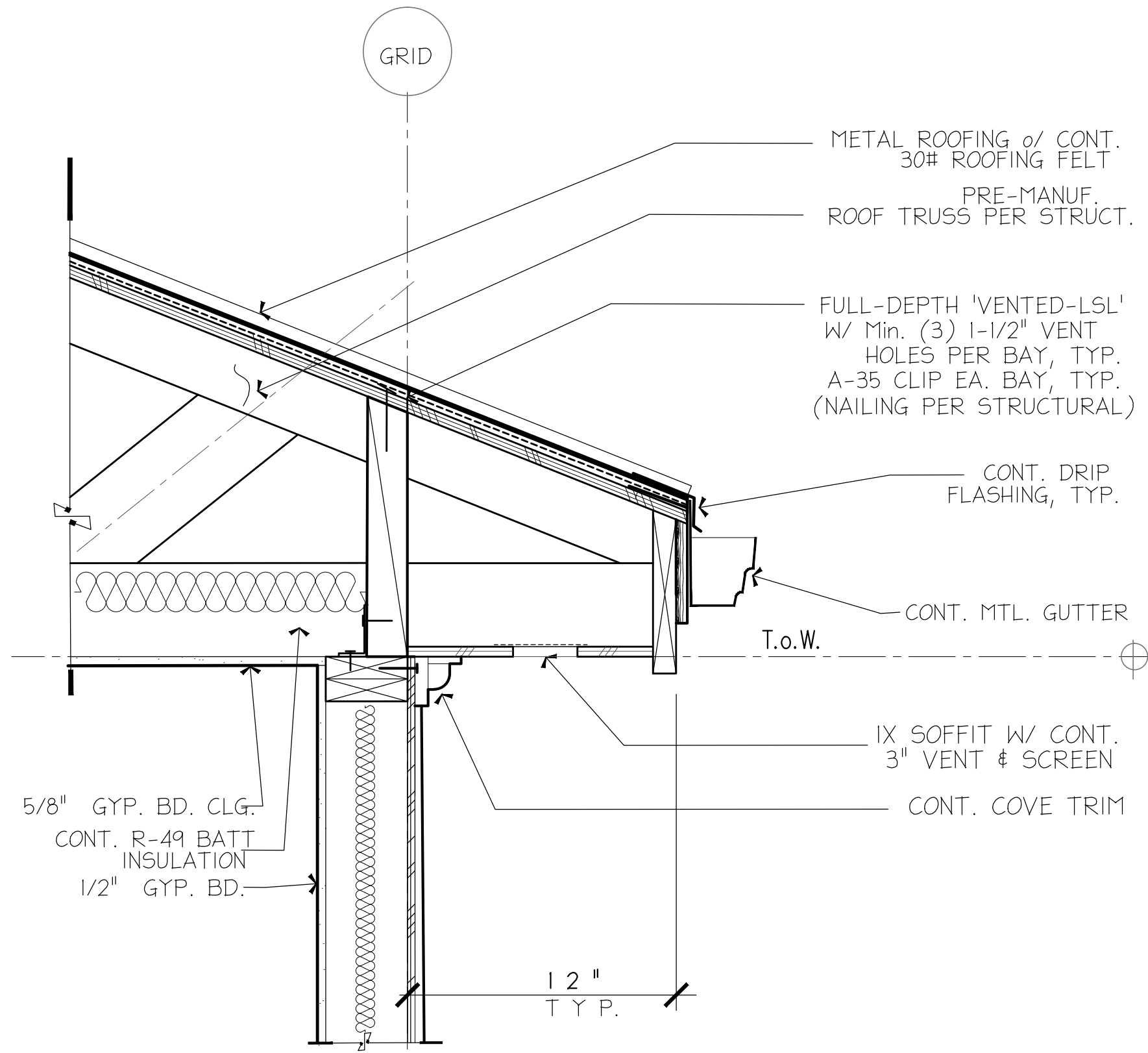
STAMP:

4884

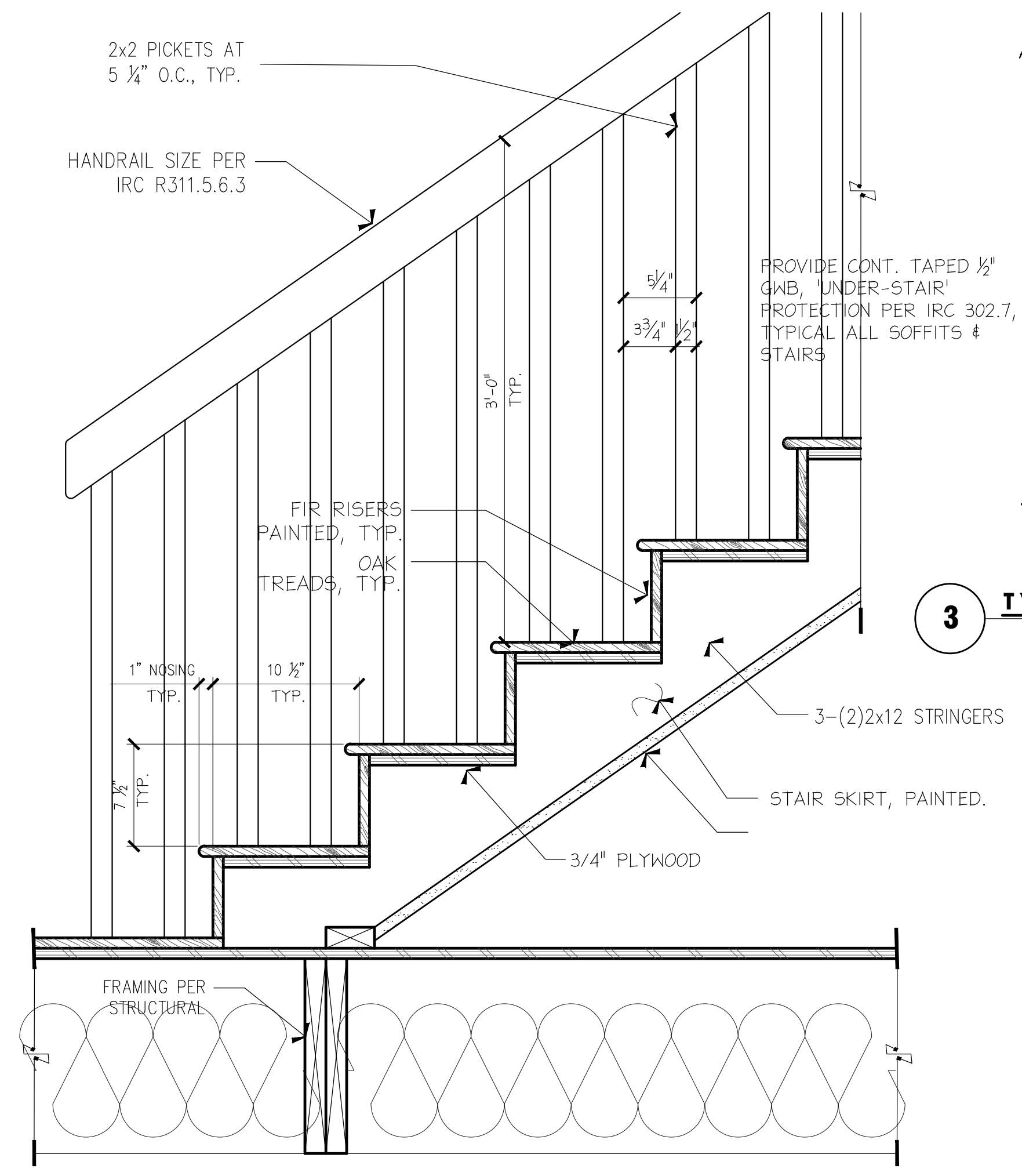
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #	21030
DATE	MAY 3, 2022
DRAWN BY	N.F.W.
REVISIONS	
TITLE	DRIVING

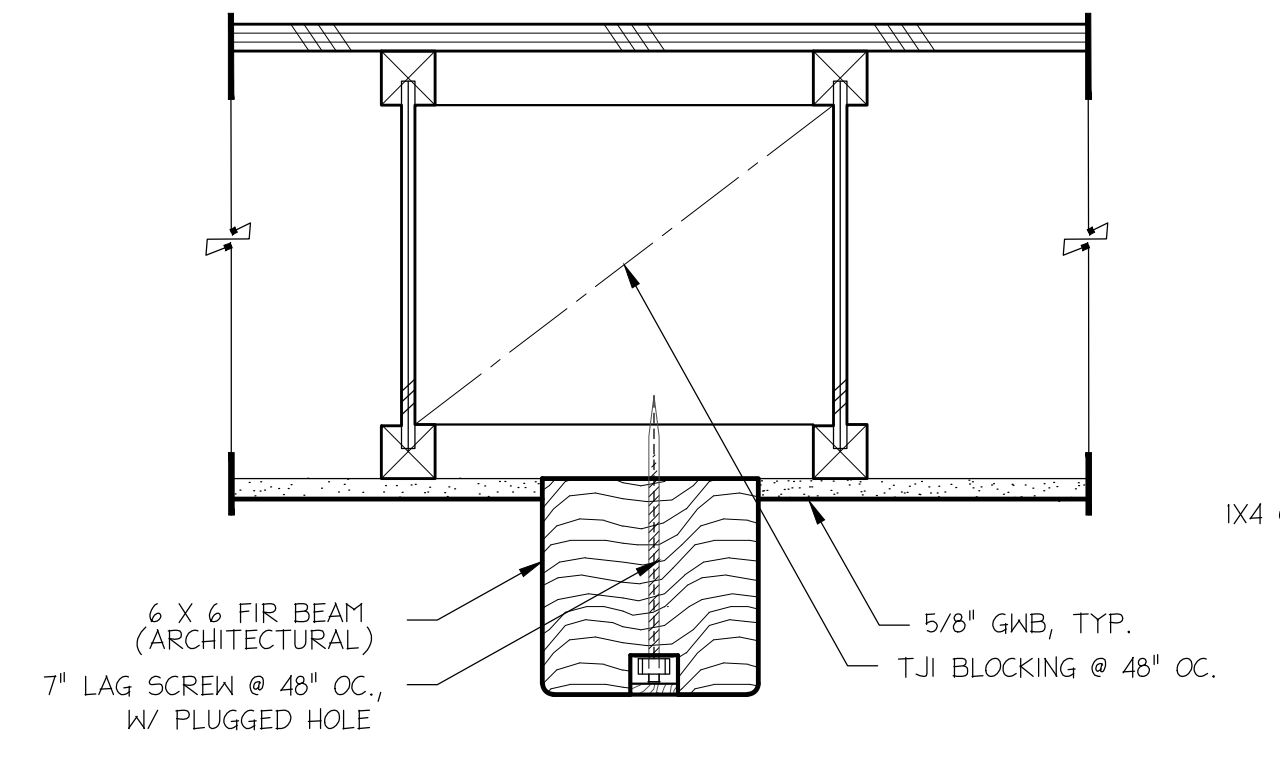
SHEET NO. **A4.1**



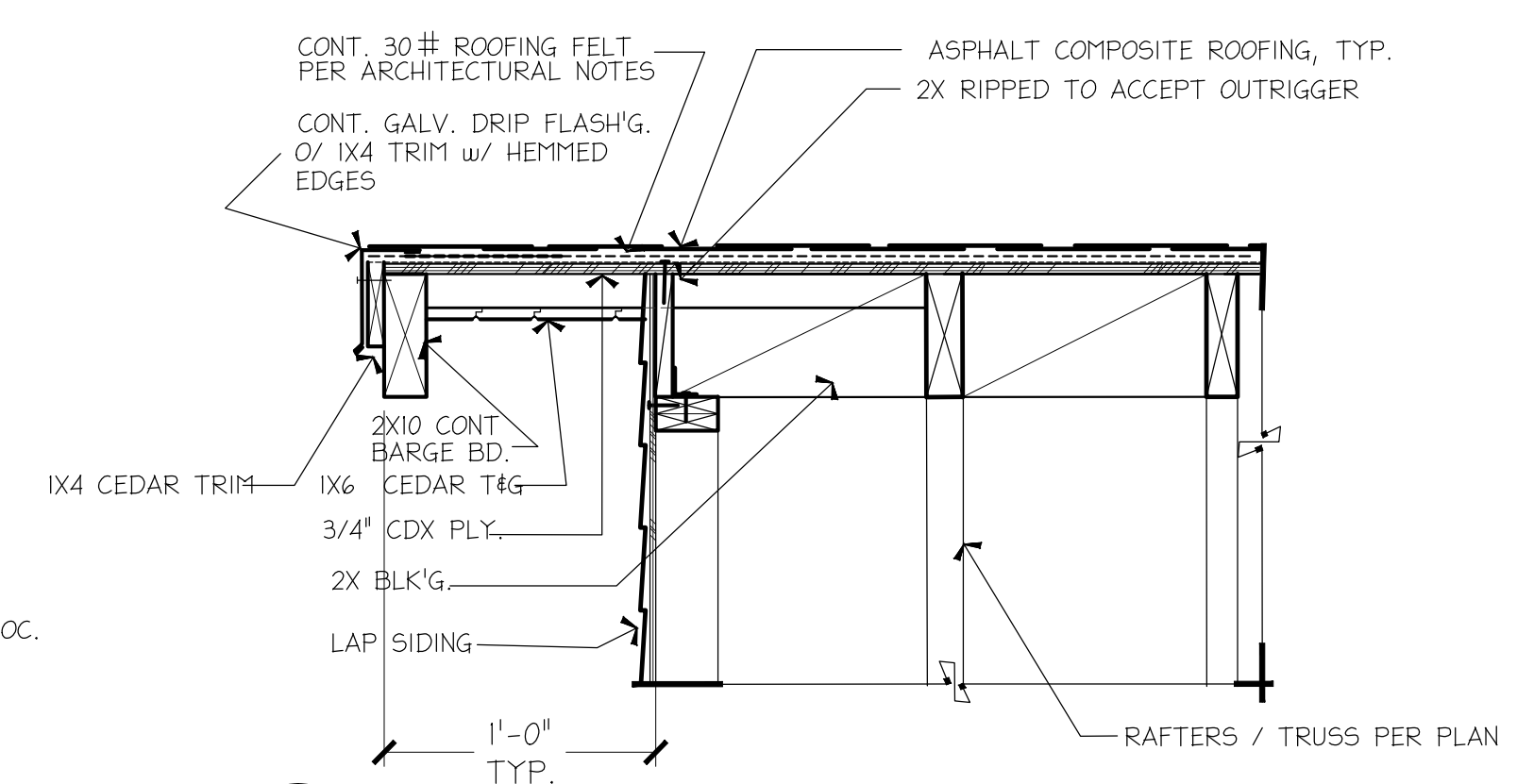
10 ROOF OVER-HANG DETAIL SCALE 1/2"=1'-0"



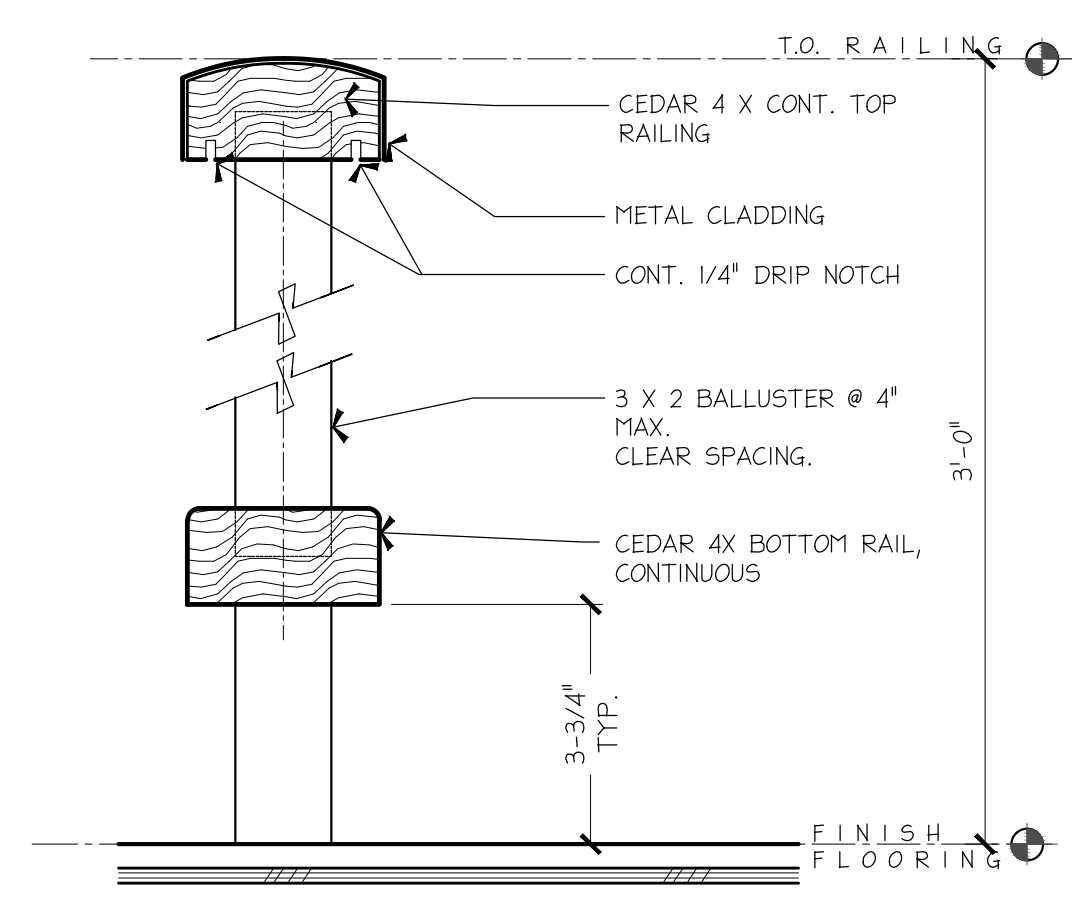
5 STAIR FRAMING DETAIL SCALE 1/2"=1'-0"



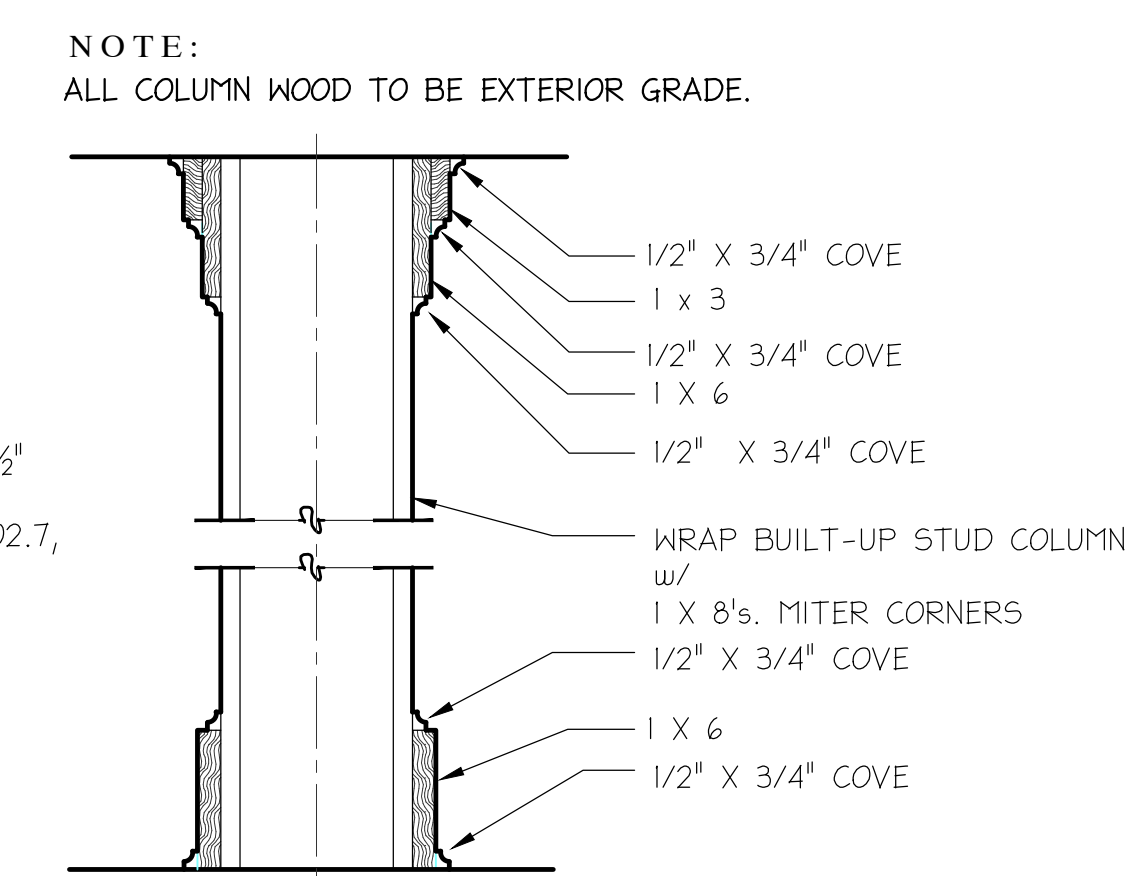
8 TYPICAL BOX COLUMN TRIM SCALE 3/4"=1'-0"



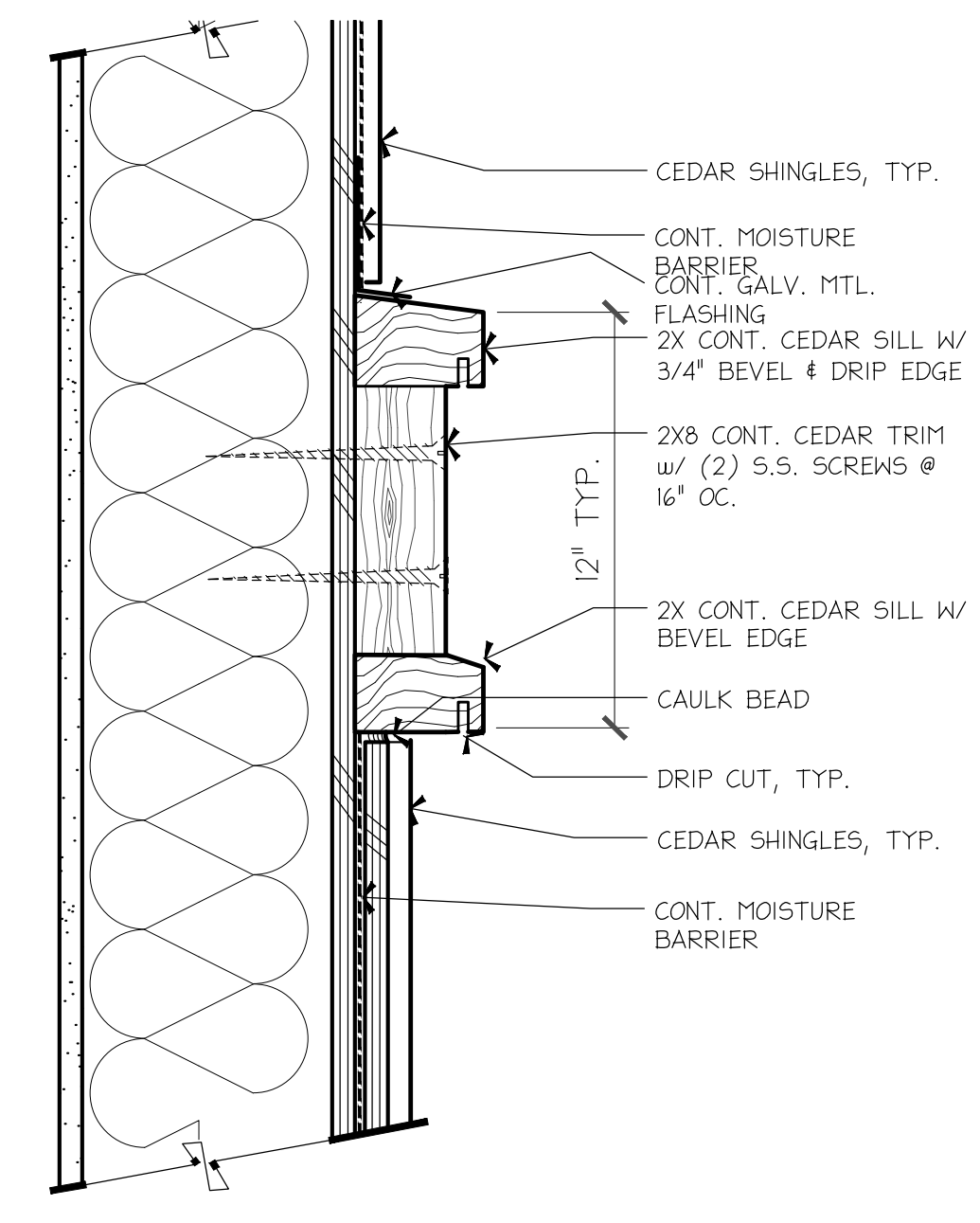
6 TYPICAL RAKE DETAIL SCALE 3/4"=1'-0"



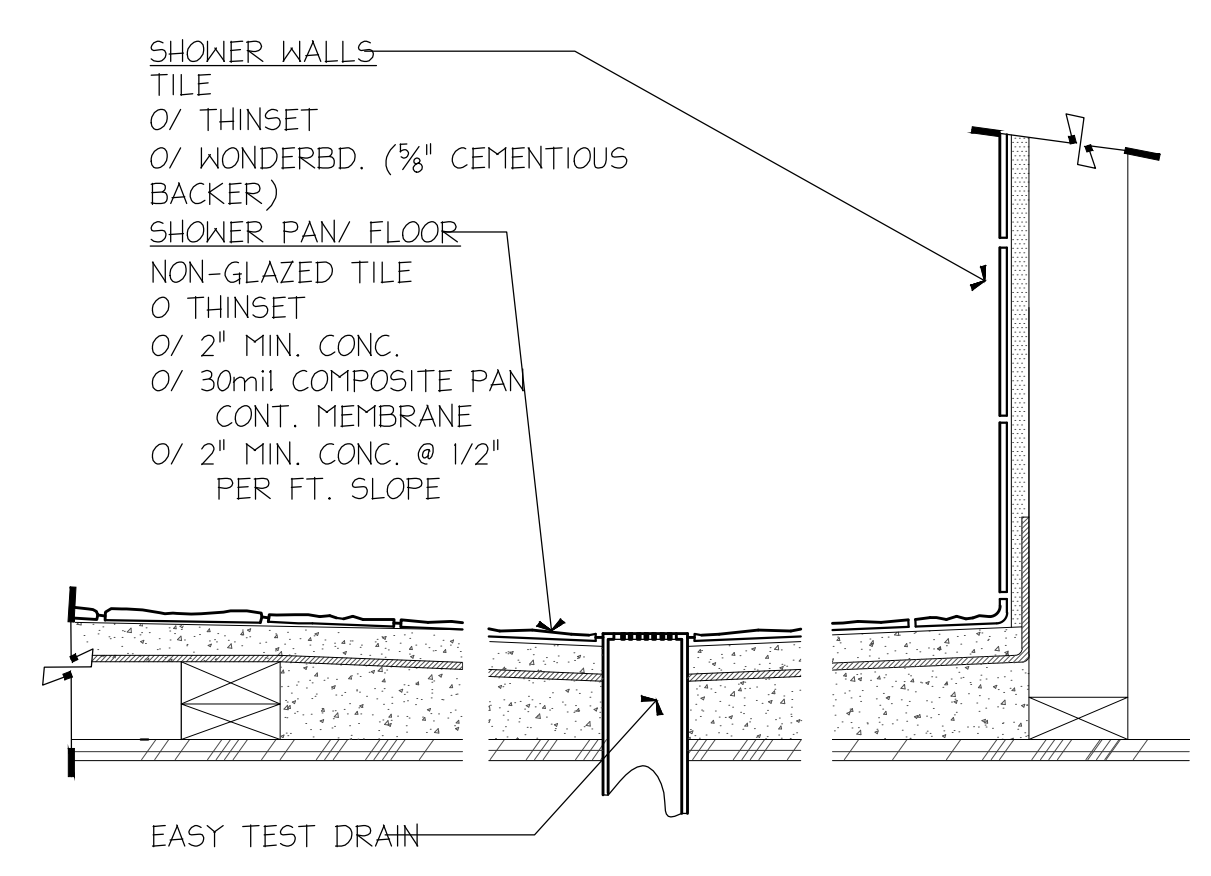
7 TYPICAL RAILING DETAIL SCALE 3/4"=1'-0"



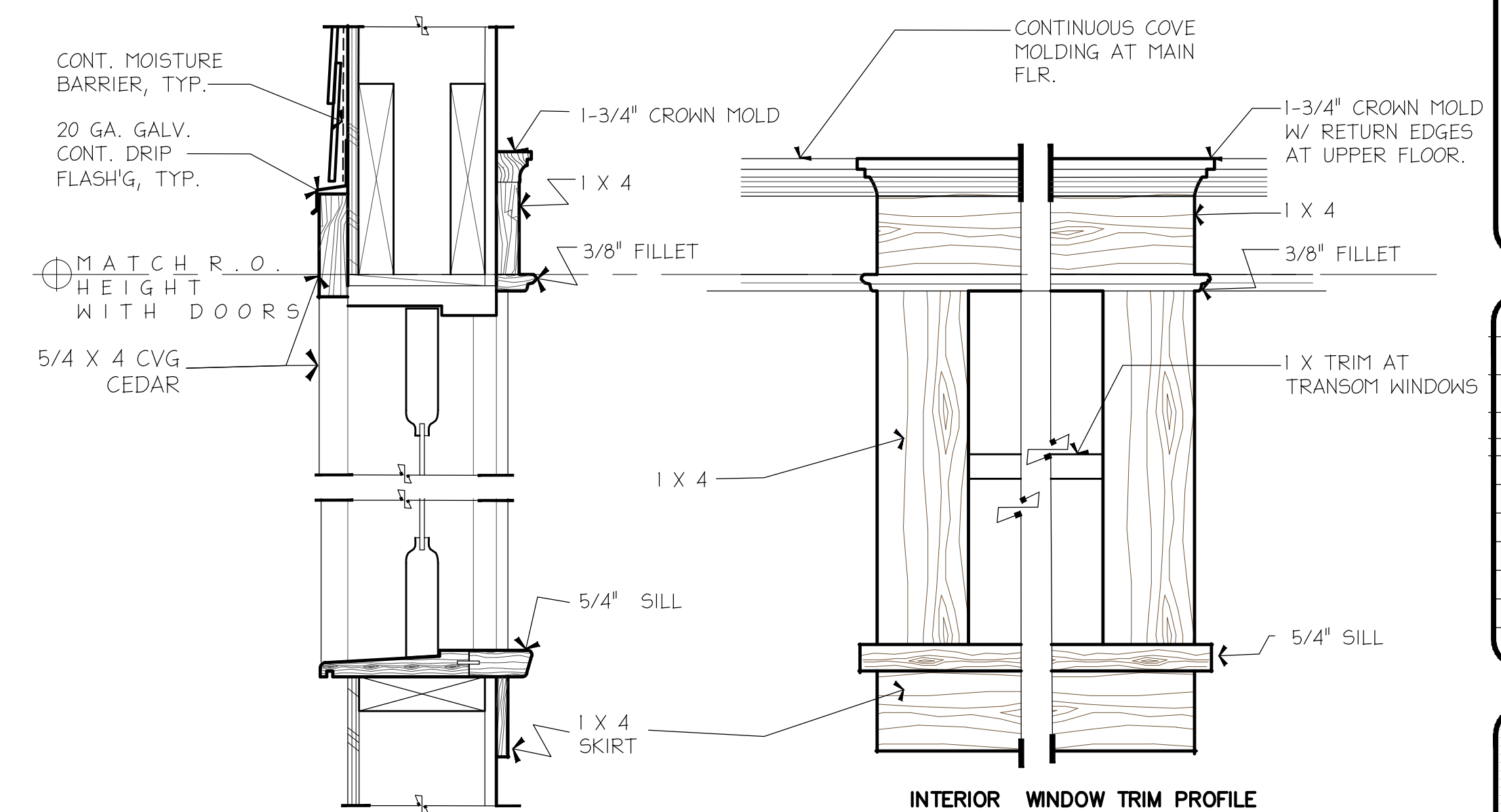
3 TYPICAL BOX COLUMN TRIM SCALE 1/2"=1'-0"



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



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



4 TYPICAL WINDOW TRIM DETAIL SCALE 1/2"=1'-0"

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
8245 Northrup Pl. S.W.
SEATTLE, WA 98136
(206) 484-9963
EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
INTHROP, ASHINGTON, B8
TEL: (206) 484-1180

PROJECT NAME: PROJECT ADDRESS:
R K K Construction
3633 90th AVE. SE.
Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ARCHITECTURAL DETAILS

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT NO:	21030
DATE:	MAY 3, 2022
DRAWN BY:	N.F.W.
REVISIONS:	
NO.	DESCRIPTION

SHEET NO. **A6.0**

ALLACE PRELIMINAR SHORT PLAT
MERCER ISLAND SHORT PLAT NO. SUB18-008

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BY: _____
MARLENE A. WALLACE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARLENE A. WALLACE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
MY COMMISSION EXPIRES _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

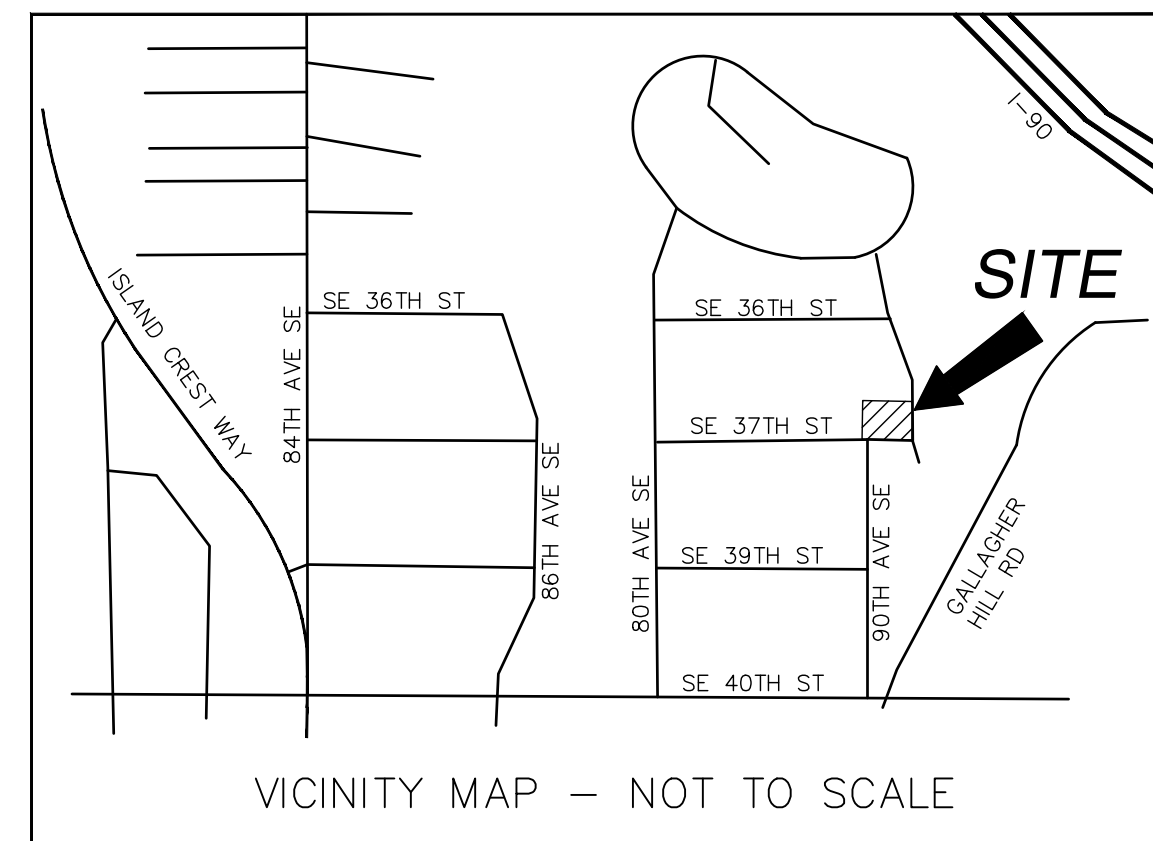
CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

ASSESSOR DEPUTY ASSESSOR

TAX PARCEL NO. 5021900400



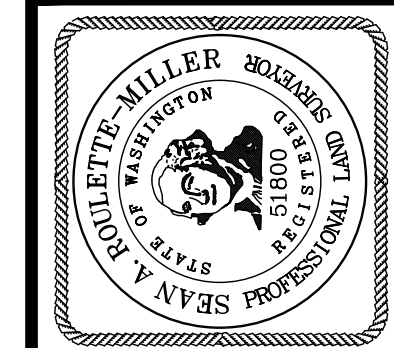
BASIS OF BEARINGS

NAD 83(91) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SURVEY NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0113565-ETU, DATED NOVEMBER 29, 2018 IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE." TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
WALLACE PRELIMINARY SHORT PLAT
PARCEL NO. 5021900400
MERCER ISLAND, 3633 90TH AVE SE WA

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M.
IN BOOK _____ OF SURVEYS. AT PAGE _____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS LOT LINE REVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE AT THE REQUEST OF RKK CONSTRUCTION IN AUGUST OF 2018.

SEAN A. ROULETTE-MILLER, CERTIFICATE NO. 81500 DATE

REFERENCES

1. RECORD OF SURVEY, BOOK 245, PAGE 175, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, BOOK 270, PAGE 043, RECORDS OF KING COUNTY, WASHINGTON.
3. RECORD OF SURVEY, BOOK 199, PAGE 255, RECORDS OF KING COUNTY, WASHINGTON.
4. LOT LINE REVISION NO. SUB17-017, RECORDING NO. 2018080690003, RECORDS OF KING COUNTY, WASHINGTON.

JOB NO.: 161347

DATE: 11/5/20

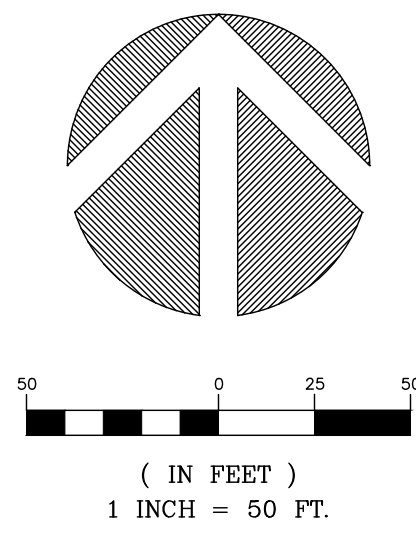
DRAFTED BY: TLR

CHECKED BY: SRM

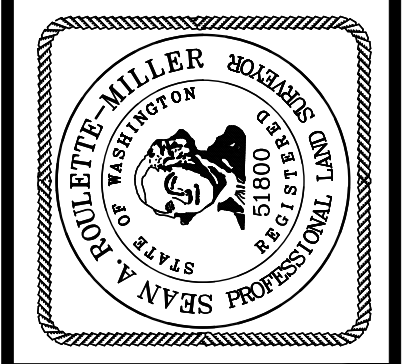
SCALE: 1" = N.T.S.

MERCER ISLAND
SHORT PLAT NO. SUB18-008

CONTROL MAP

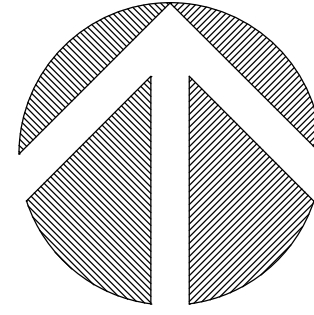


Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF MERCER ISLAND SUB18-008
 SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
WALLACE PRELIMINARY SHORT PLAT
 PARCEL NO. 5021900400
 MERCER ISLAND, 3633 90TH AVE SE WA

JOB NO.:	161347
DATE:	11/5/20
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1" = 50'
2 OF 5	

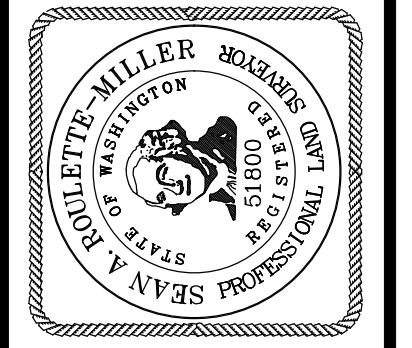


(IN FEET)
1 INCH = 20 FT.

LEGAL DESCRIPTIONS

PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17-017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON.

(LOT 14 AND THE EASTERLY 45 FEET OF THE SOUTH 110 FEET OF LOT 15, BLOCK 3, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOTS 13 AND 15 IN SAID BLOCK 3, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 88°43'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, AND ALONG SAID SOUTH LINE EXTENDED WEST, A DISTANCE OF 146.83 FEET; THENCE NORTH 01°12'58" EAST 4.71 FEET; THENCE SOUTH 88°47'12" EAST 146.83 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 13; THENCE SOUTH 01°12'48" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 4.87 FEET, TO THE POINT OF BEGINNING.)



CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
WALLACE PRELIMINARY SHORT PLAT
PARCEL NO. 5021900400
MERCER ISLAND, 3633 90TH AVE SE WA

JOB NO.: 161347

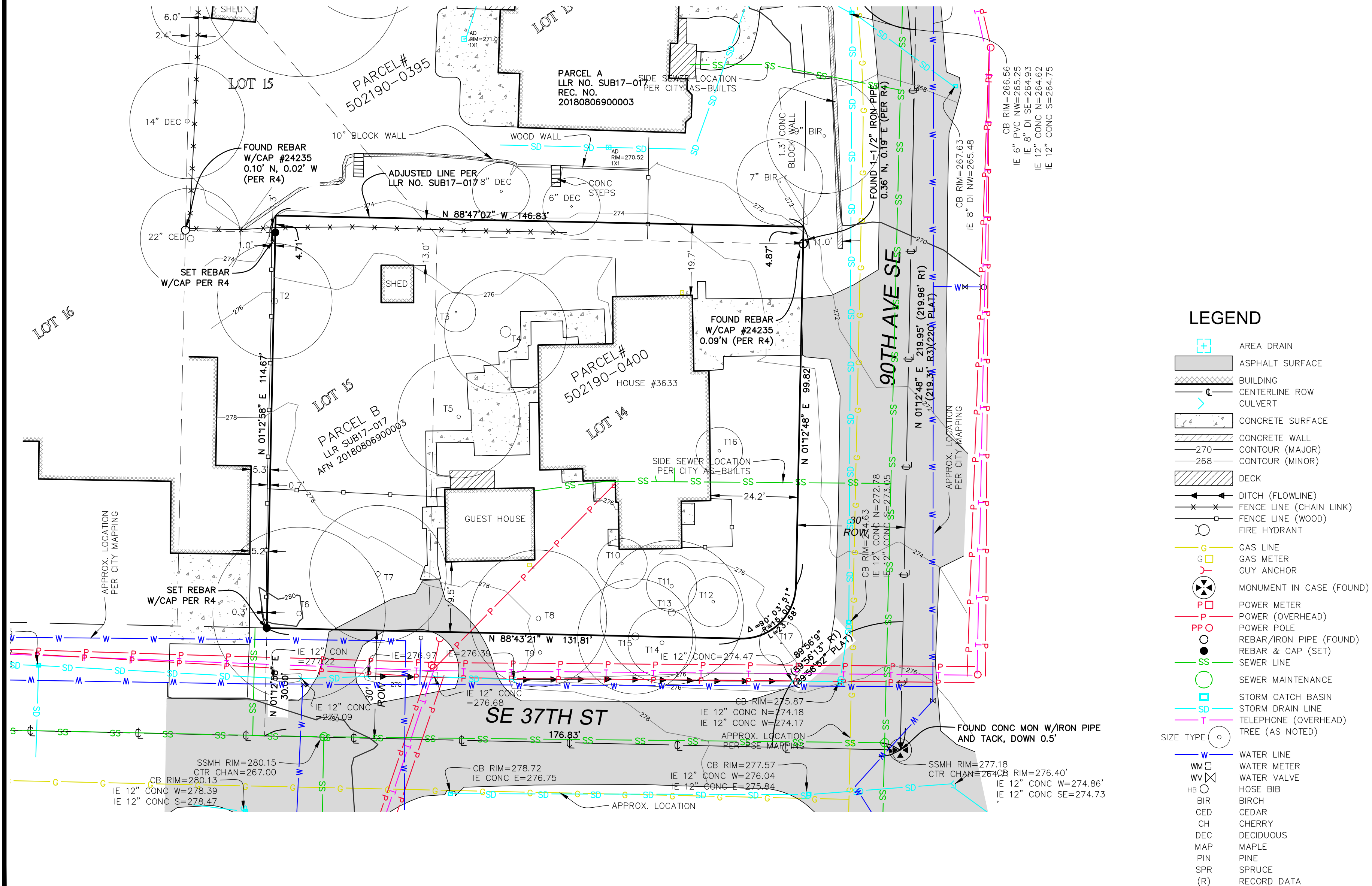
DATE: 11/5/20

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = 20'

3 OF 5



LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT
- CONCRETE SURFACE
- CONCRETE WALL
- 270 CONTOUR (MAJOR)
- 268 CONTOUR (MINOR)
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GUY ANCHOR
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR/Iron PIPE (FOUND)
- REBAR & CAP (SET)
- SEWER LINE
- SEWER MAINTENANCE
- STORM CATCH BASIN
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE
- HOSE BIB
- BIRCH
- CEDAR
- CHERRY
- DECIDUOUS
- MAPLE
- PINE
- SPRUCE
- (R) RECORD DATA

MERCER ISLAND
SHORT PLAT NO. SUB18-008

SITE PLAN

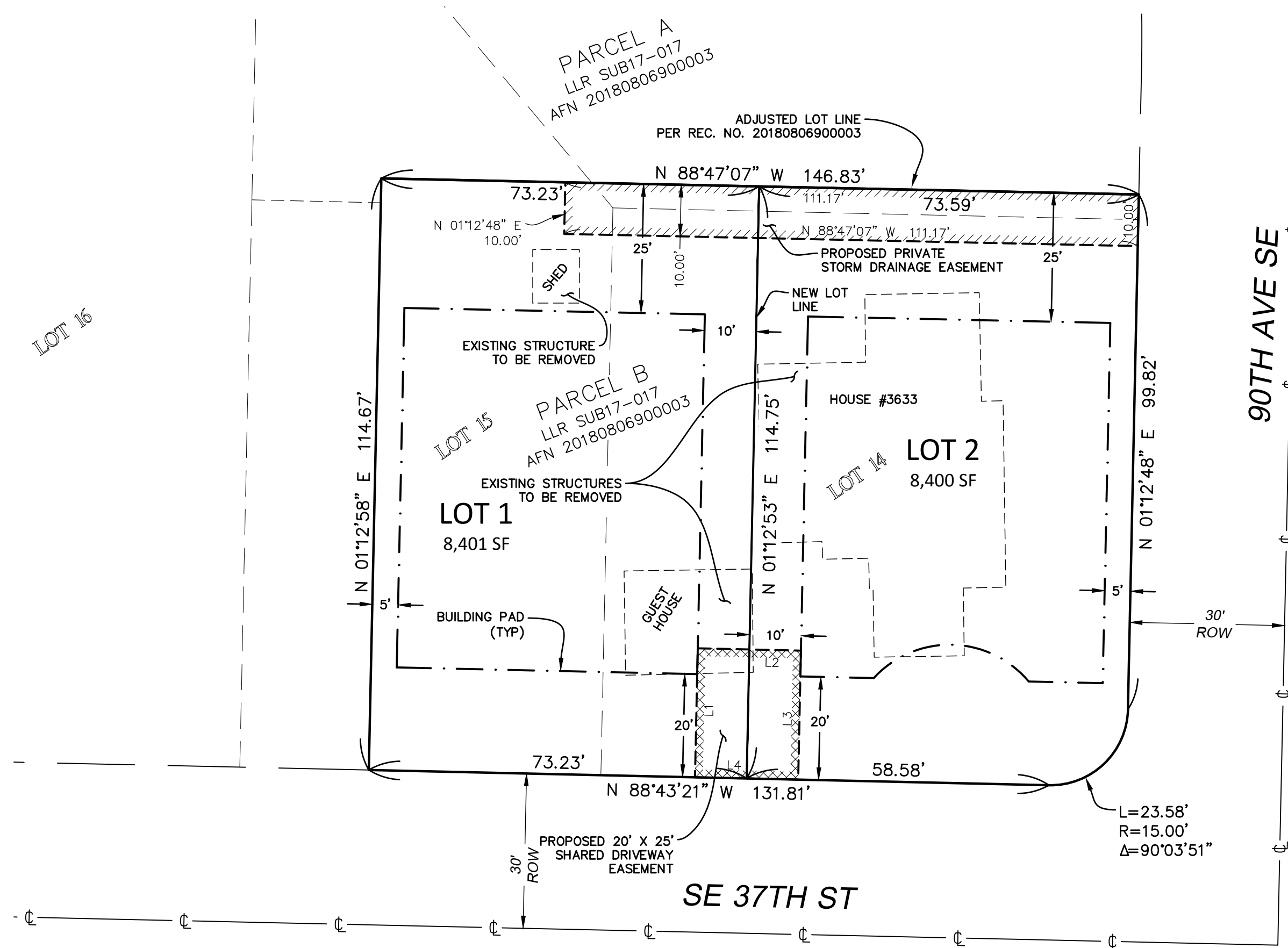
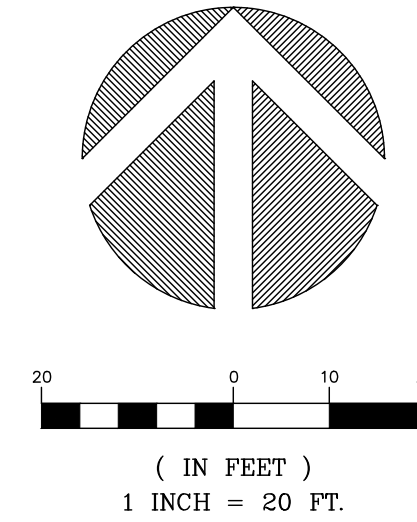
NEW LEGAL DESCRIPTIONS

LOT 1
THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17-017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE NORTH 88°47'07" WEST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 73.59 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 01°12'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.

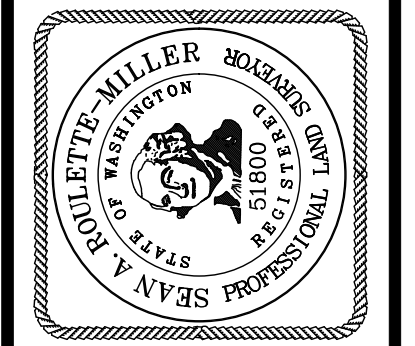
LOT 2
THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17-017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE NORTH 88°47'07" WEST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 73.59 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 01°12'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.

DRIVEWAY EASEMENT LINE TABLE

L1	N 01°12'35" E	25.00'
L2	N 88°47'07" W	20.00'
L3	N 01°12'35" E	25.00'
L4	N 88°47'07" W	20.00'



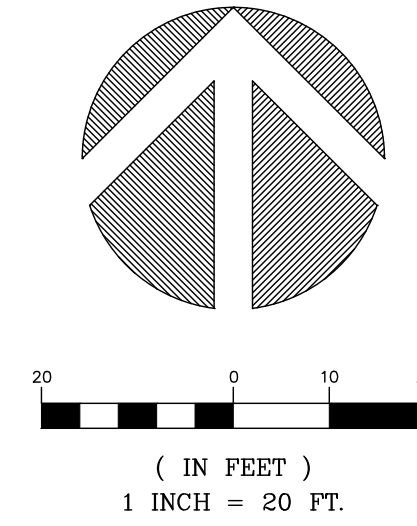
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
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CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
WALLACE PRELIMINARY SHORT PLAT
PARCEL NO. 5021900400
MERCER ISLAND, 3633 90TH AVE SE WA

JOB NO.:	161347
DATE:	11/5/20
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1" = 20'
4 OF 5	

TREE RETENTION PLAN



TREE INVENTORY
PER ARBORIST REPORT BY SUPERIOR NW ENTERPRISES
DATED JUNE 1, 2020

ID#	DIA	TYPE	RETAINED
T1	N/A	OFFSITE	N/A
T2	22"	DOGWOOD	
T3	8"	WEeping CHERRY	
T4	27"	SIBERIAN ELM	
T5	14"	JAPANESE VINE MAPLE	
T6	12"+13"+16"	BIG LEAF MAPLE	
T7	15"+17.5"+18"	BIG LEAF MAPLE	
T8	16"	APPLE	
T9	N/A	STUMP	
T10	16"	FRUITING PEAR	
T11	10"	COLORADO BLUE SPRUCE	
T12	9"	SCOTT'S PINE	X
T13	24"	DOUGLAS FIR	X
T14	13"	WHITE SPRUCE	X
T15	11"+16"	WHITE SPRUCE	X
T16	12"	WEeping BEECH	
T17	6"	JAPANESE VINE MAPLE	X

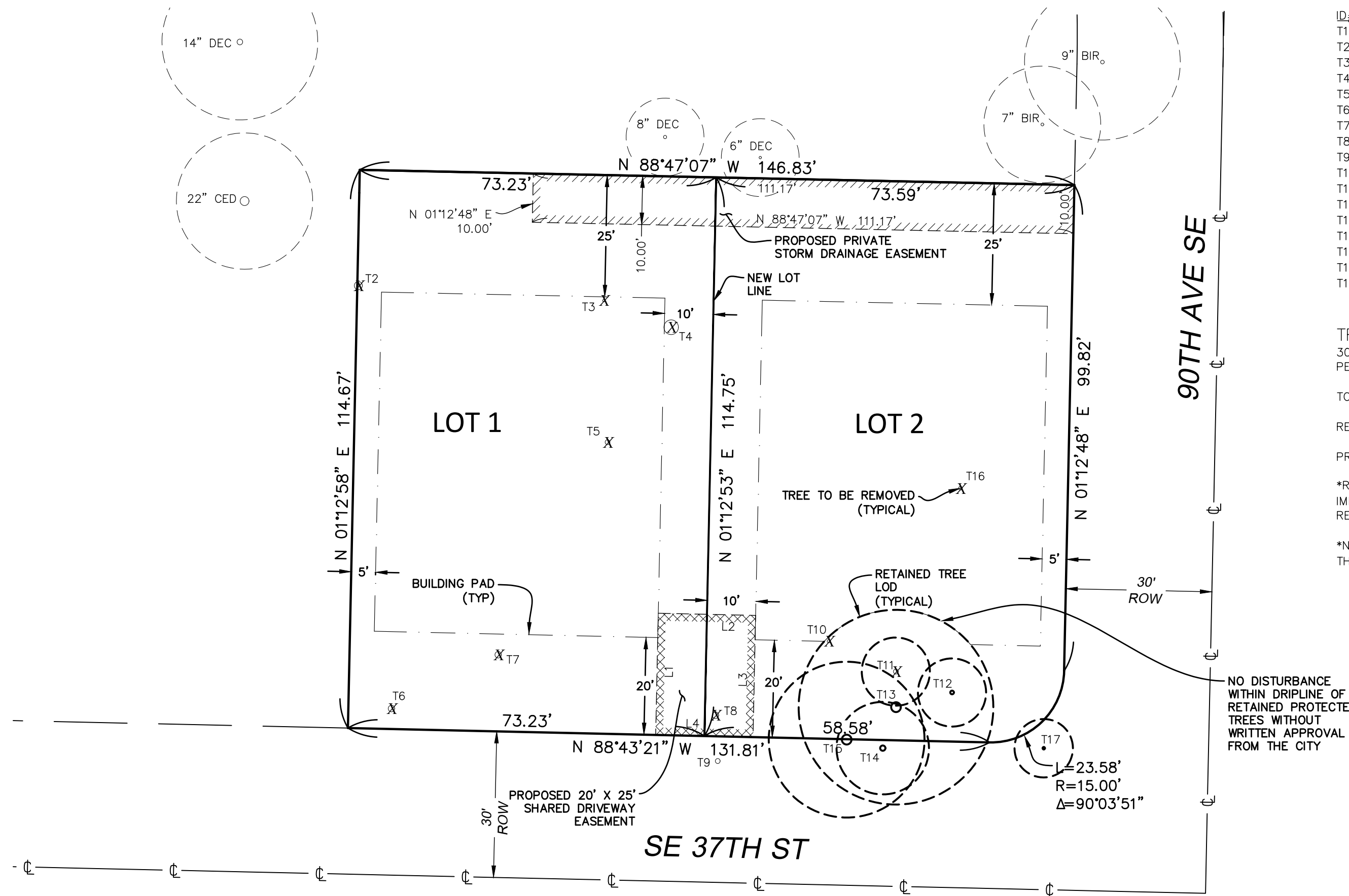
TREE RETENTION

30% TREE RETENTION REQUIRED
PER MCC 19.10.060

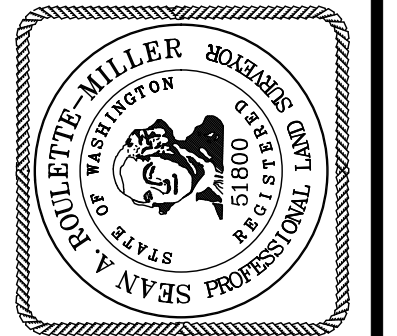
TOTAL TREES (>10")	12
REQUIRED RETENTION	3.6 (30%)
PROPOSED RETENTION	5 (42%)

*REMOVAL OF TREES INDICATED ON THIS PLAN WILL BE REQUIRED DUE TO IMPACTS FROM DEMO OF EXISTING STRUCTURES/IMPROVEMENTS AND/OR RECOMMENDATIONS FROM THE CONSULTING ARBORIST.

*NOTE: LIMIT OF DISTURBANCE (LOD) FOR RETAINED TREES IS SHOWN PER THE ARBORIST REPORT PREPARED BY BRUCE MAC COY, DATED 11/5/20.



NO DISTURBANCE WITHIN DRIPLINE OF RETAINED PROTECTED TREES WITHOUT WRITTEN APPROVAL FROM THE CITY



CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
WALLACE PRELIMINARY SHORT PLAT
PARCEL NO. 5021900400
MERCER ISLAND, 3633 90TH AVE SE WA

JOB NO.: 161347

DATE: 11/5/20

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = 20'

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE) CK E.03	(SF) ——— X ——— X ———
STABILIZED CONSTRUCTION ENTRANCE CK E.01	(CE) [Pattern]
CATCH BASIN INLET PROTECTION CK D.21	(IP) [Square]
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE	(IS) [Arrow]
TREE PROTECTION FENCING CK R.49	(TP) [Circle]
CHECK DAM	(CD) [Dike]
STRAW WATTLES	(SW) [Line] USE AS NEEDED

ORGANIC SOIL REQUIREMENT

MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

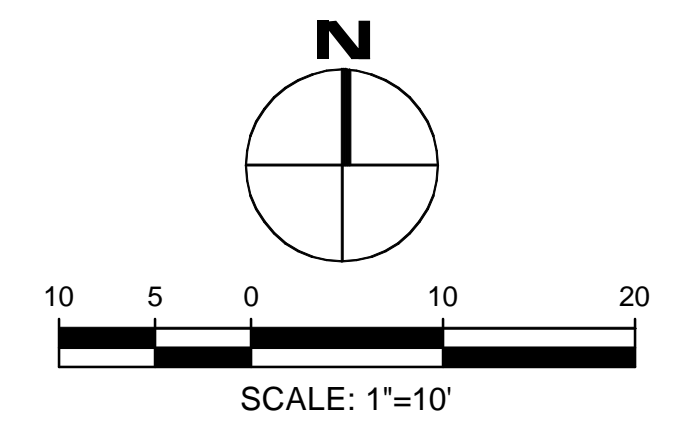
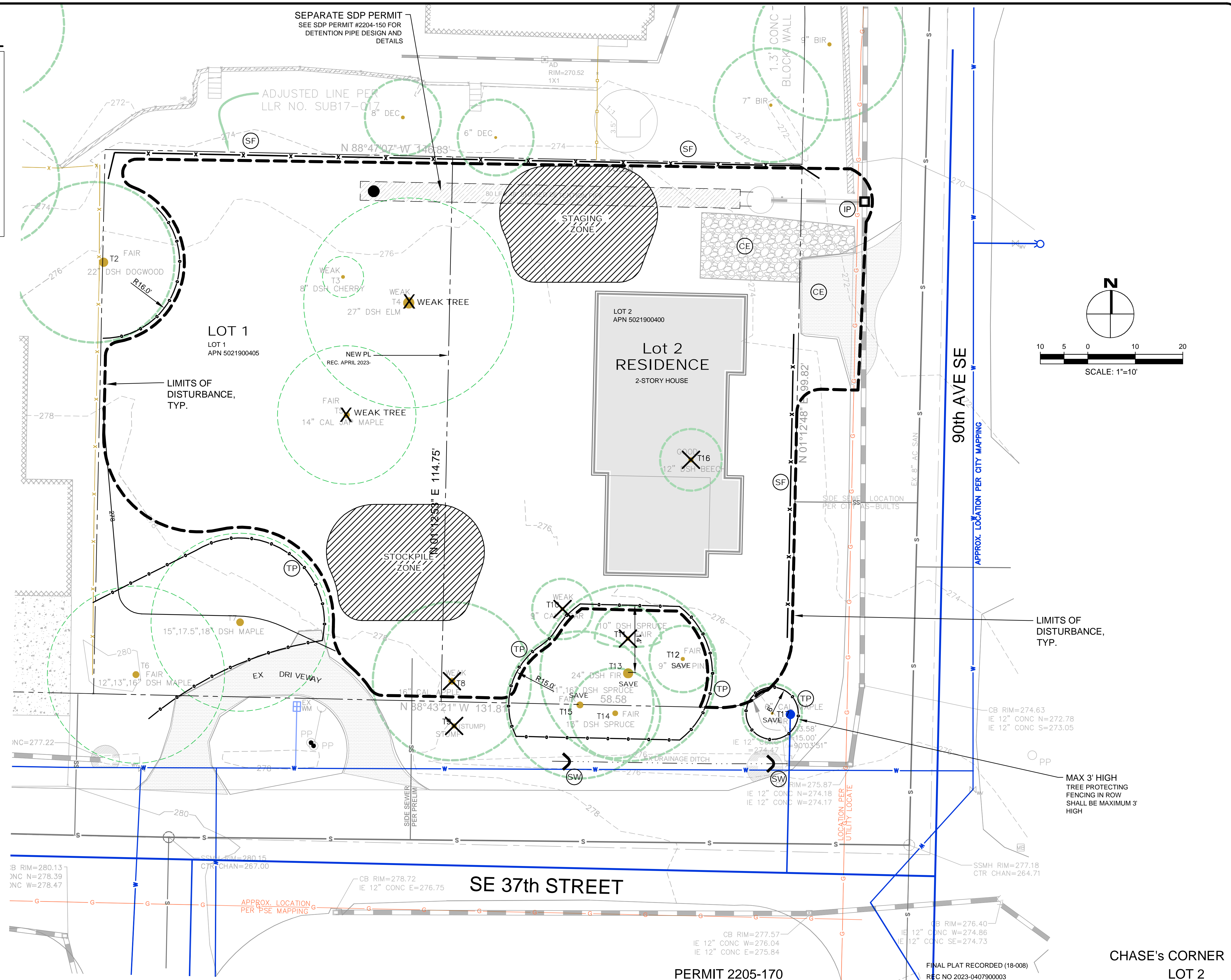
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

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

TREE PROTECTION

(TP)CHAIN LINK FENCE REQ FOR TREE PROTECTION



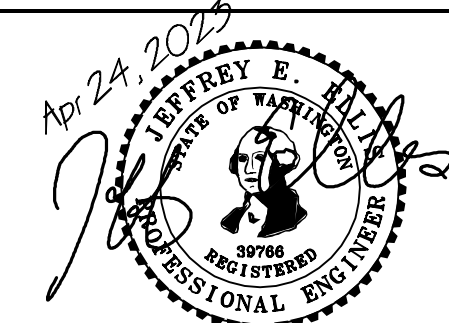
CHASE'S CORNER
LOT 2

NO.	DATE	BY	REVISIONS

APPLICANT:
RKK CONSTRUCTION
3056 70th AVE SE
MERCER ISLAND, WA 98040
PHONE: 206-236-2920
FAX: 206-232-1287



DATE: Apr 24, 2023
JOB# 1779
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

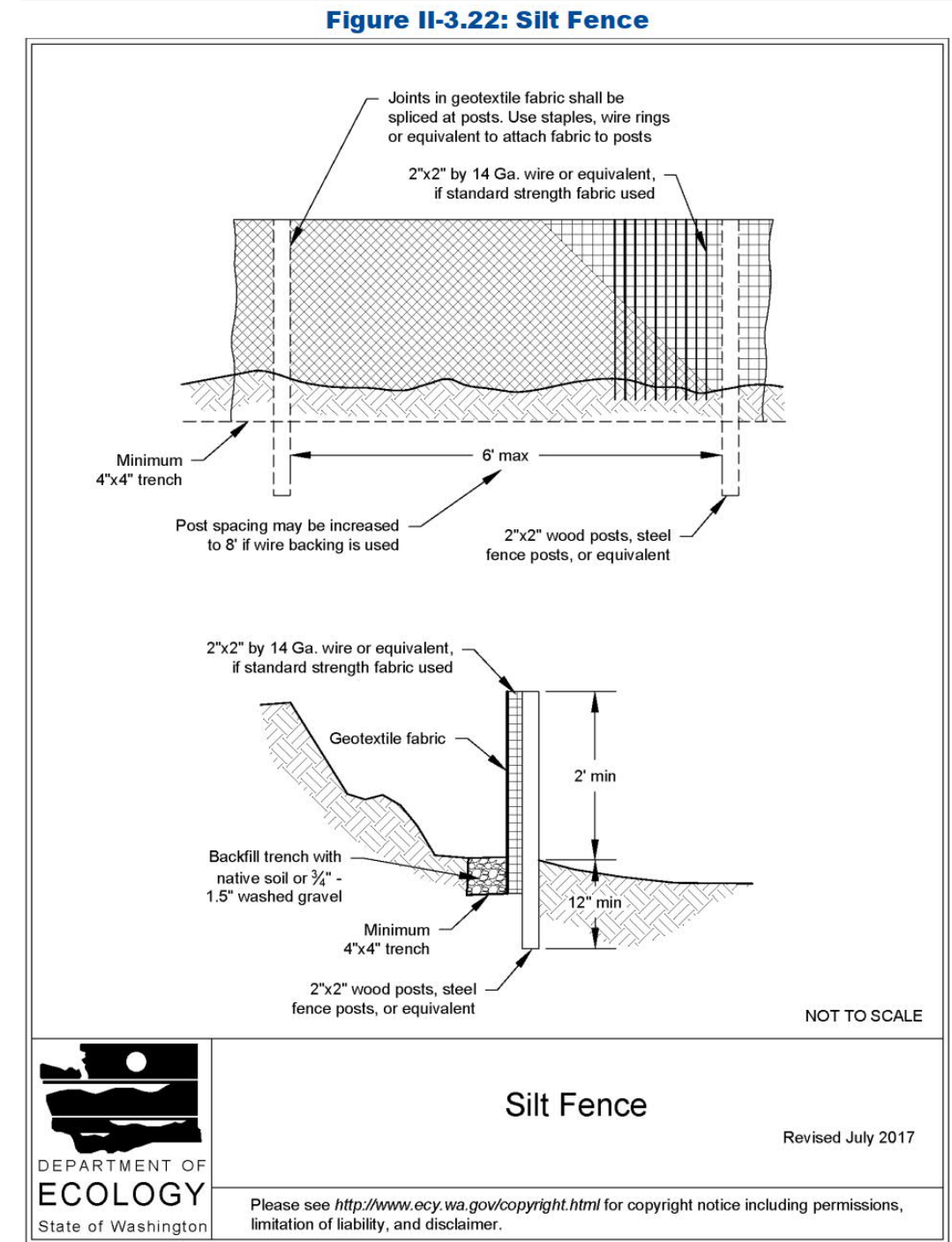
**TESC PLAN
TREE RETENTION PLAN**
CHASE'S CORNER - LOT 2
3633 90th AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0
APN 502190-0400
2205-170

PERMIT 2205-170

FINAL PLAT RECORDED (18-008)
REC NO 2023-0407900003

SILT FENCE DETAIL DOE



RECOMMENDED CONSTRUCTION SEQUENCE

- A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:
- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
 - POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
 - FLAG OR FENCE CLEARING LIMITS.
 - INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
 - COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
 - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
 - SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

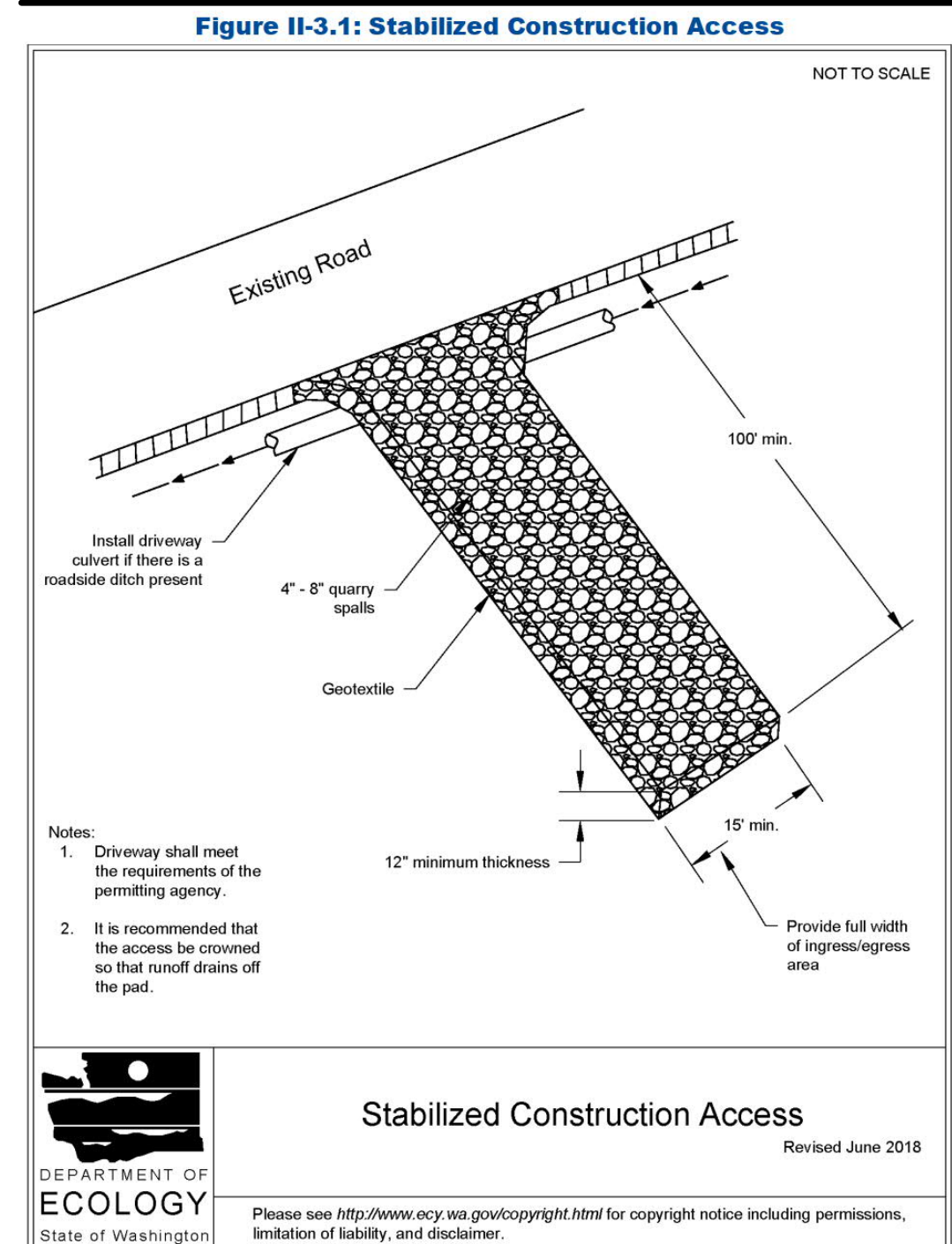
EROSION CONTROL NOTES

- D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (S.W.D.M. APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
 - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

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

CONSTRUCTION ENTRANCE DOE



DENUDED AREAS REQUIREMENTS

- APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.
- OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

PERMIT 2205-170

FINAL PLAT RECORDED (18-008)
REC NO 2023-0407900003

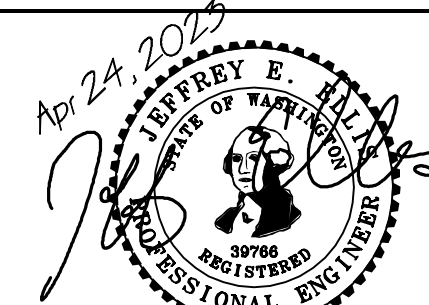
CHASE'S CORNER
LOT 2

NO.	DATE	BY	REVISIONS

APPLICANT:
RKK CONSTRUCTION
3056 70th AVE SE
MERCER ISLAND, WA 98040
PHONE: 206-236-2920
FAX: 206-232-1287



DATE: Apr 24, 2023
JOB# 1779
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
CHASE'S CORNER - LOT 2
3633 90th AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
APN 502190-0400
2205-170

SANITARY SEWER IMPROVEMENTS

- ① -
- ② -MIN 4" PRIVATE SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
- ④ PRIVATE SSCO (CLEANOUT) NEAR HOUSE. PROVIDE PROTECTIVE COVER.
- ⑦ -CCTV INSPECTION VIDEO REQUIRED PRIOR TO FINAL PROJECT ACCEPTANCE. CONTRACTOR SHALL CORRECT ALL DEFICIENCIES FOUND DURING CCTV INSPECTION.

WATER IMPROVEMENTS

- ⑩ -1" x 1" WATER SERVICE & METER PIT PER MI DETAIL W.13. PLACE WATER METER MIN. 1' BEHIND EDGE OF PAVEMENT PER DETAIL W.16.
- ⑪ -1.5" DIA WATER SERVICE, 250 PSI HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER
- ⑭ -

STORM DRAIN KEY NOTES

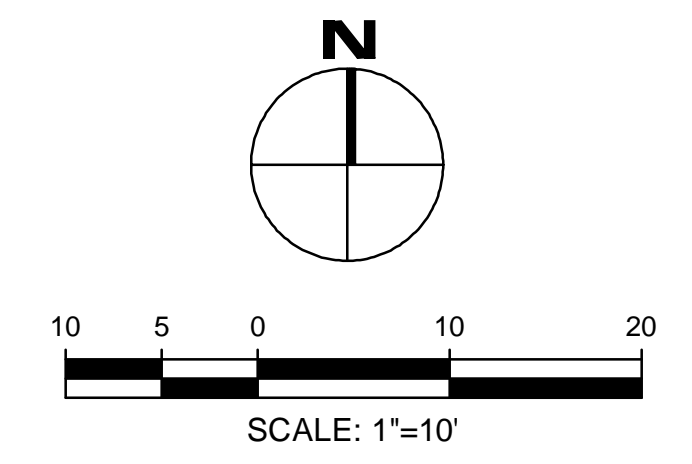
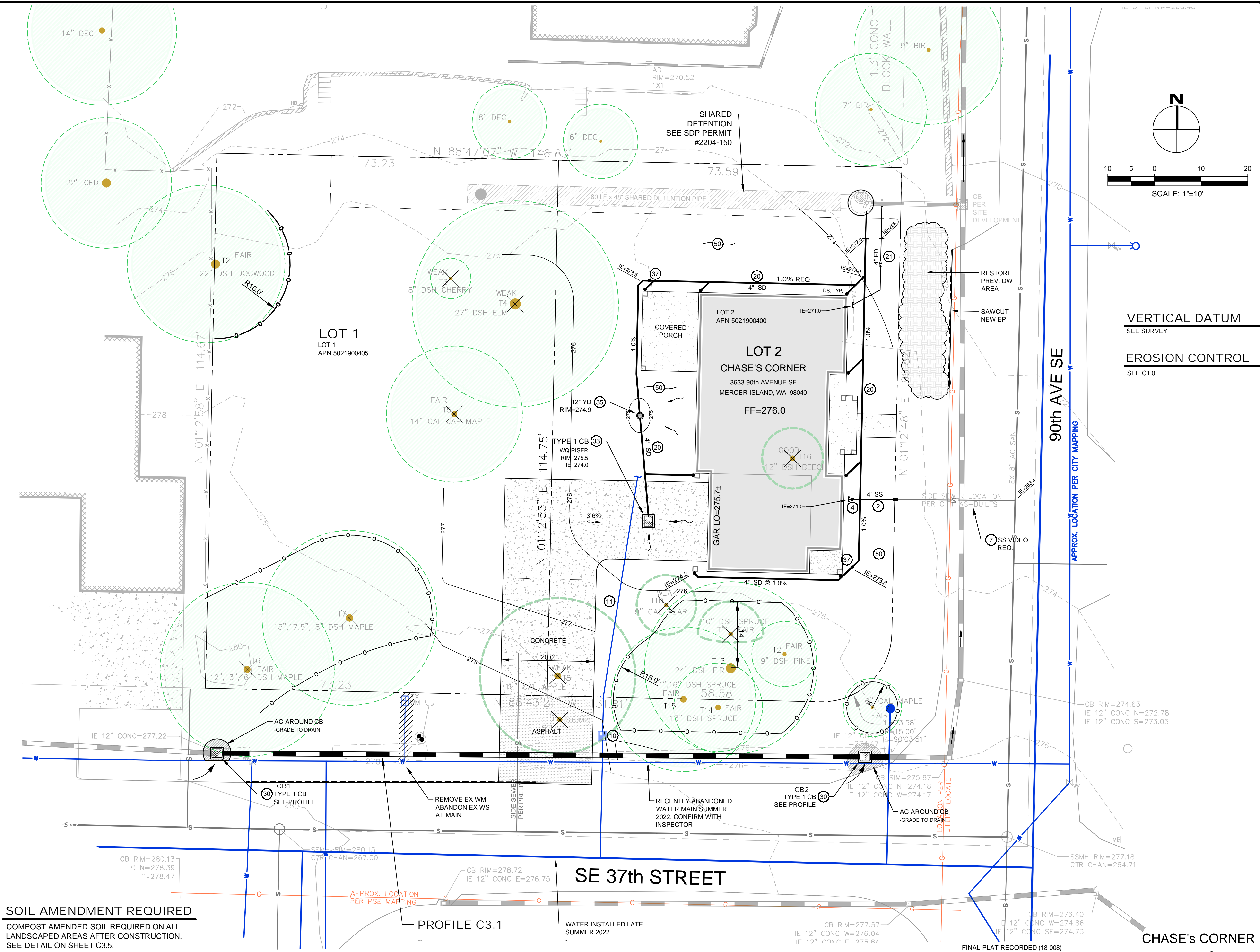
- ⑳ -4" STORM DRAIN (ASTM 3034 PVC) @ MIN 2 % GRADE
- ㉑ -4" FOUNDATION DRAIN @ MIN 1.0 % GRADE
- ㉒ -
- ㉓ -
- ㉔ -12" PUBLIC STORM DRAIN. SDR PVC OR EQUAL HDPE. SEE PROFILE FOR LENGTHS AND PIPE GRADES.
- ㉕ -

STORM STRUCTURE KEY NOTES

- ㉚ -TYPE 1 CB WITH STANDARD GRATE.
- ㉛ -
- ㉜ -
- ㉝ -TYPE 1 CB (WATER QUALITY) WITH STANDARD GRATE TOP. INSTALL INTERNAL TURNED-DOWN ELBOW OR EQUAL FOR OIL/WATER SEP.
- ㉞ -
- ㉟ -
- ㊱ -6" WIDE NDS BURASLOPE TRENCH DRAIN KIT OR EQUAL. USE GALVANIZED STEEL VEHICLE RATED GRATE.
- ㊲ -PRIVATE PVC ROOF DRAIN CLEANOUT (CO) TYPICAL. PROVIDE PROTECTIVE COVER IF WARRANTED.
- ㊳ -
- ㊴ -
- ㊵ -
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STORMWATER BMP KEY NOTES

- ⑥① -AMEND UPPER 8-INCHES OF SOIL WITH COMPOST PER CITY DETAIL CK-E.12 AND DOE BMP DETAIL TR-13. COORDINATE WITH LANDSCAPING CONTRACTOR.
- ⑥② -
- ⑥③ -
- ⑥④ -
- ⑥⑤ -



VERTICAL DATUM
SEE SURVEY

EROSION CONTROL
SEE C1.0

SOIL AMENDMENT REQUIRED
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON SHEET C3.5.

PROFILE C3.1

PERMIT 2205-170

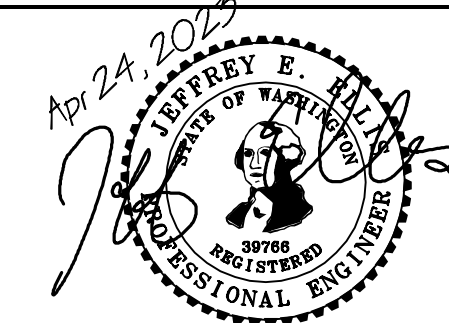
FINAL PLAT RECORDED (18-008)
REC NO 2023-0407900003

NO.	DATE	BY	REVISIONS

APPLICANT:
RKK CONSTRUCTION
3056 70th AVE SE
MERCER ISLAND, WA 98040
PHONE: 206-236-2920
FAX: 206-232-1287



DATE: Apr 24, 2023
JOB# 1779
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



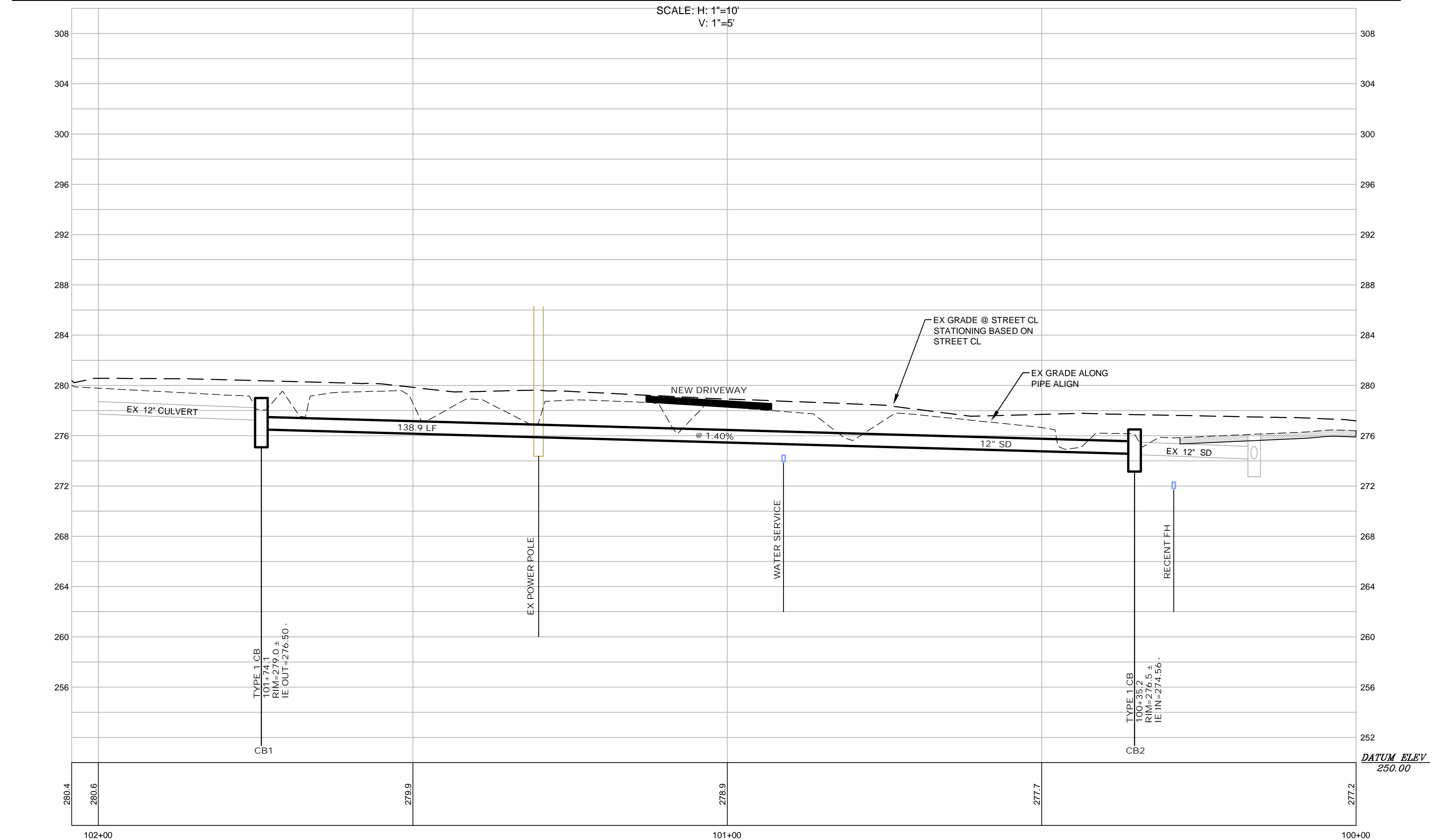
CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

LOT 2 DRAINAGE/CIVIL PLAN

CHASE'S CORNER - LOT 2
3633 90th AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 502190-0400
2205-170

SE 37th STREET STORM PROFILE



PERMIT 2205-170

FINAL PLAT RECORDED (18-008)
REC NO 2023-0407900003

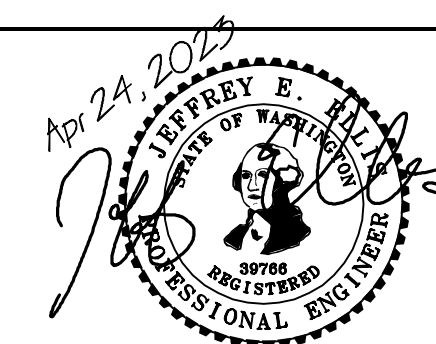
CHASE'S CORNER
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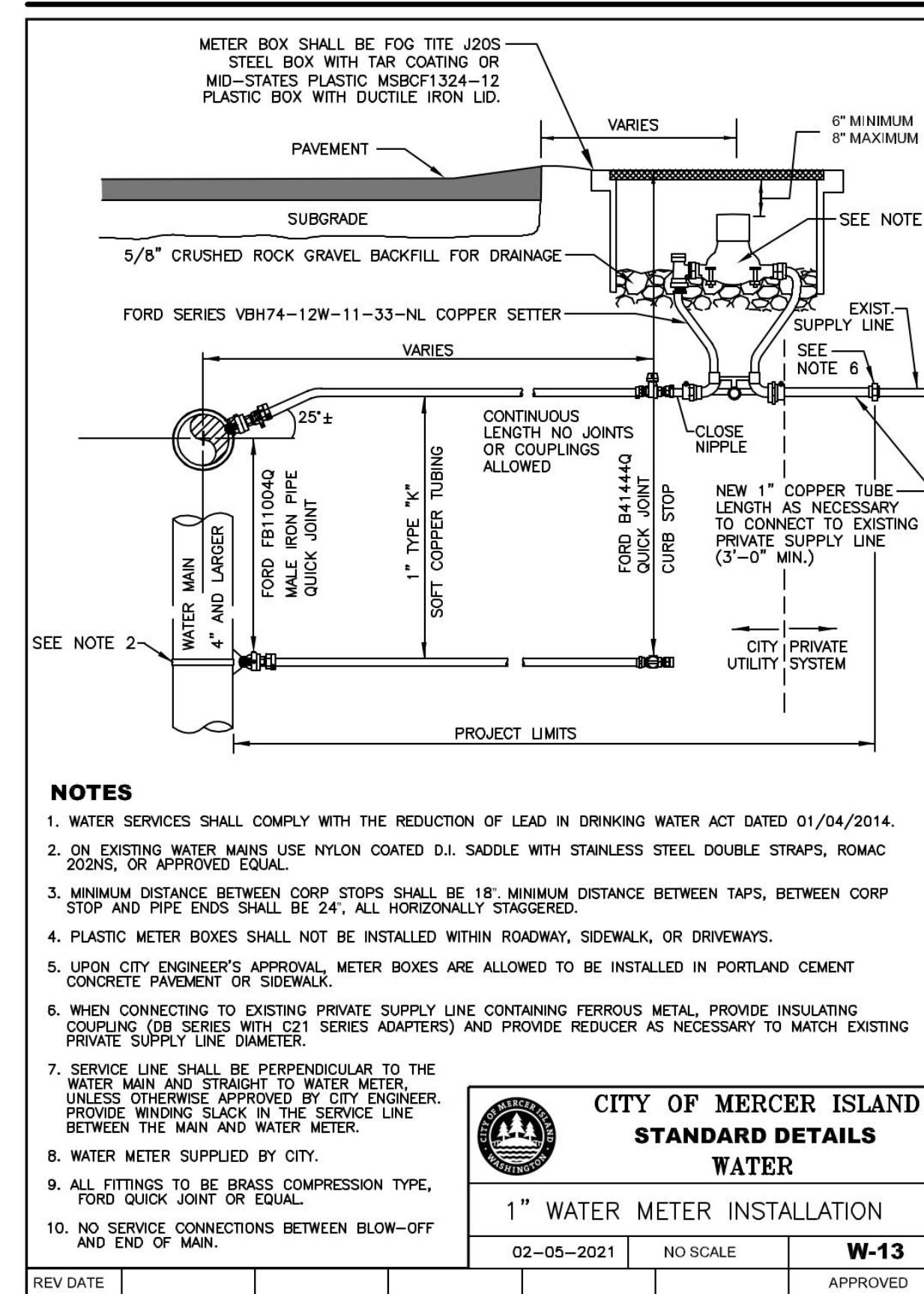
SE 37th STORM DRAIN

CHASE'S CORNER - LOT 2
3633 90th AVE SE, MERCER ISLAND, WA 98040

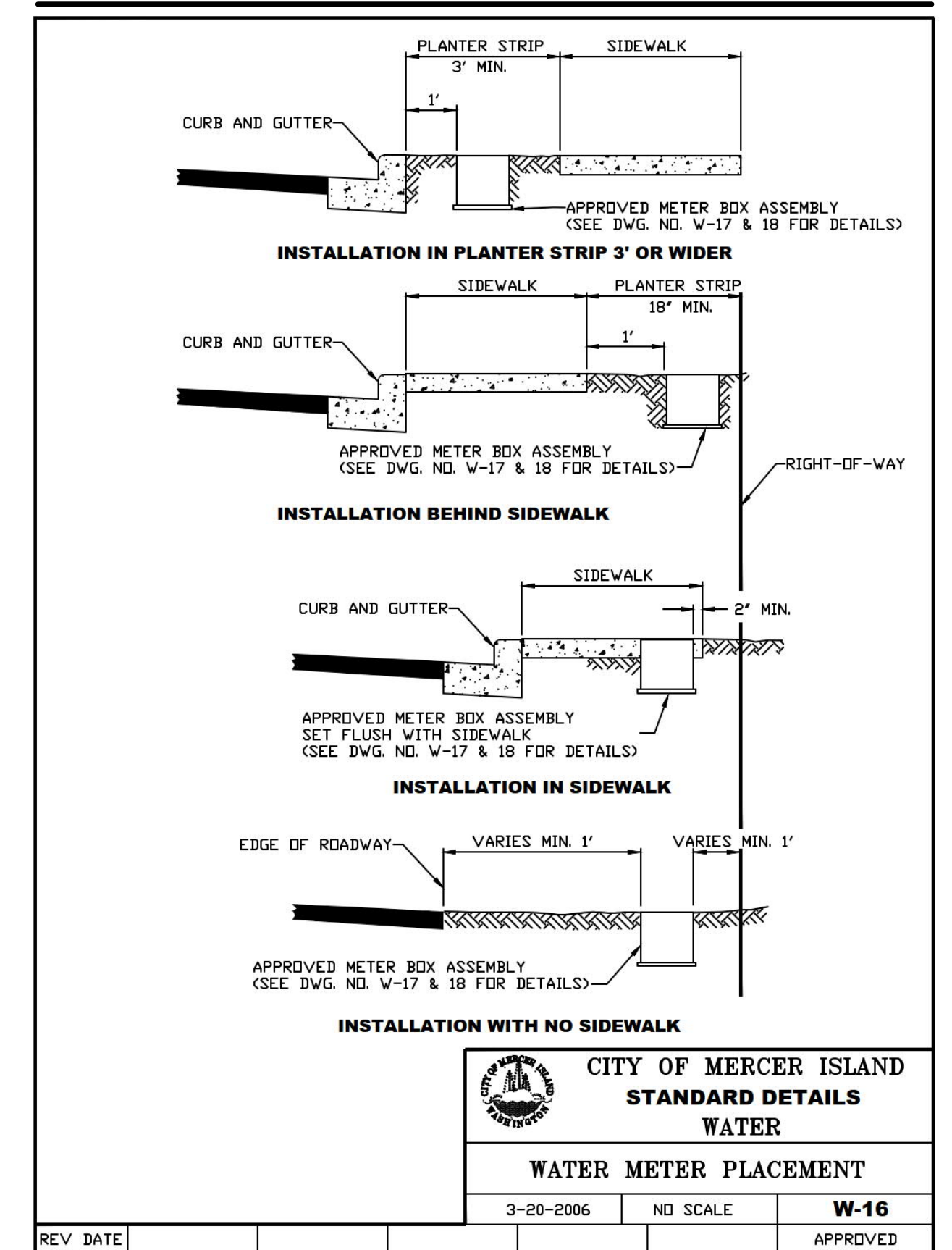
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C3.1

APN 502190-0400
2205-170

WATER METER INSTALLATION



WATER METER PLACEMENT



PERMIT 2205-170

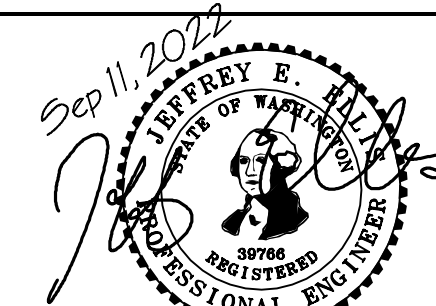
CHASE'S CORNER
LOT 2

NO.	DATE	BY	REVISIONS

APPLICANT:
RKK CONSTRUCTION
3056 70th AVE SE
MERCER ISLAND, WA 98040
PHONE: 206-236-2920
FAX: 206-232-1287



DATE: Sep 11, 2022
JOB# 1779
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
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WATER DETAILS
CHASE'S CORNER - LOT 2
3633 90th AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.3
APN 502190-0400
2205-170

SOIL INSPECTION REQUIRED BY PROJECT CIVIL ENGINEER

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

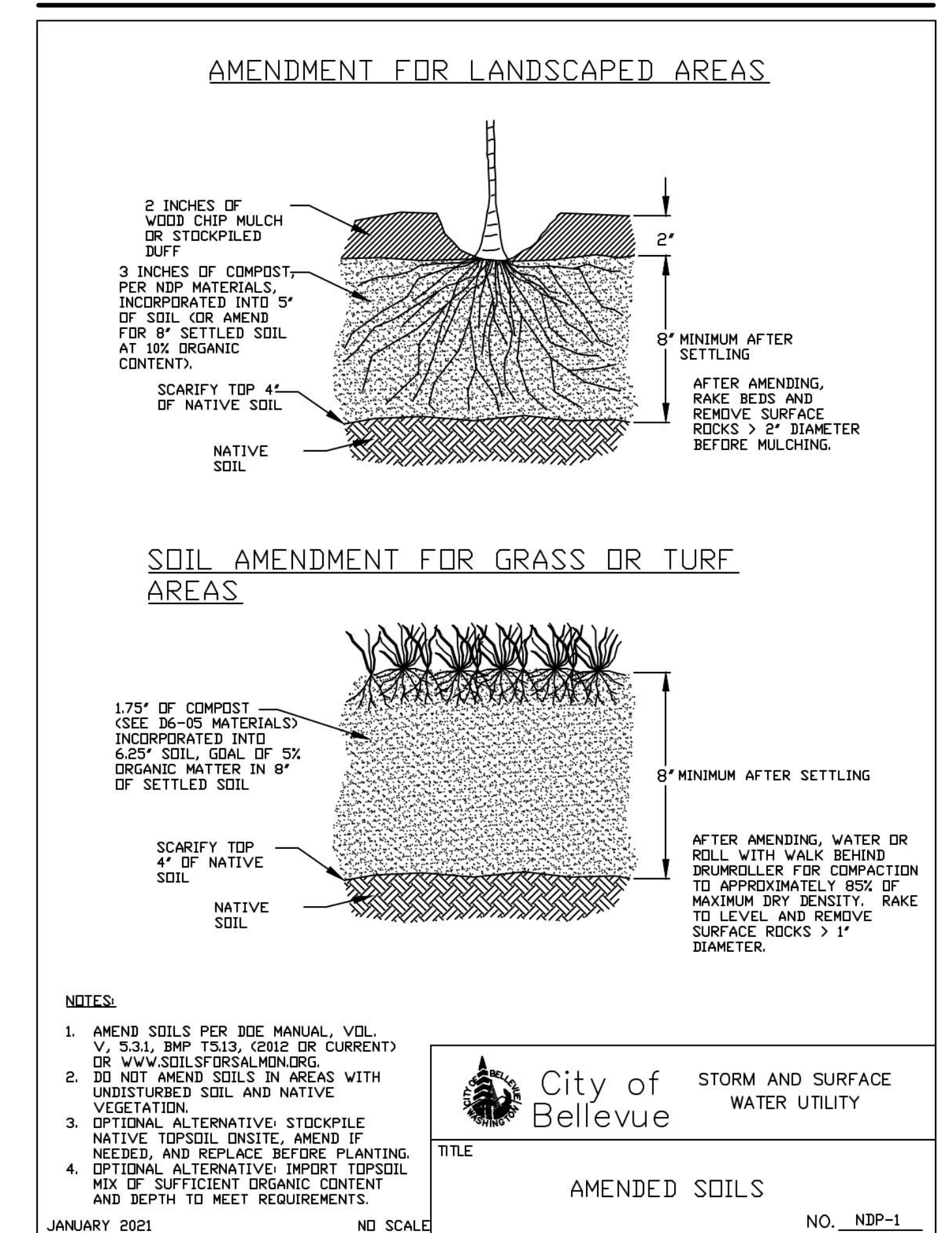
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

COMPOST AMENDED SOIL SPEC



PERMIT 2205-170

FINAL PLAT RECORDED (18-008)
 REC NO 2023-040790003

CHASE'S CORNER
 LOT 2

STORMWATER BMP DETAILS

CHASE'S CORNER - LOT 2
 3633 90th AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:

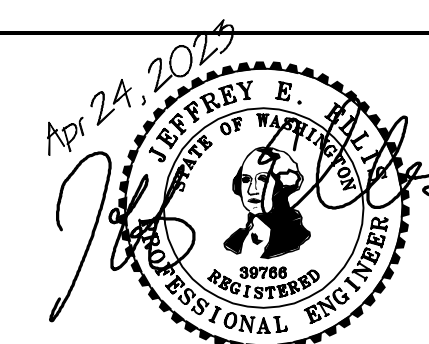
C3.5

APN 502190-0400
 2205-170

NO.	DATE	BY	REVISIONS

APPLICANT:
 RKK CONSTRUCTION
 3056 70th AVE SE
 MERCER ISLAND, WA 98040
 PHONE: 206-236-2920
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 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

BUILDING CODE: 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)
FLOOR DEAD LOAD = 15 PSF
BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (NOMINAL 3 SEC GUST) = 100 MPH FOR RISK CATEGORY II, EXPOSURE "B", Kt=1.03
SOIL SITE CLASS "D", SEISMIC CATEGORY D107, Ss=1404, Sds=1123
OCCUPANCY GROUP: R-3 **CONSTRUCTION TYPE:** V-B

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO ARCHITECT AND/OR ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ARCHITECT AND/OR ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:
 - ALTERNATIVE 1-JOIST/BEAM MANUFACTURER PLANS.
 - MANUFACTURED TRUSS DESIGNS AND LAYOUTS

GENERAL

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

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 0.229"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f _c) AT 28 DAYS	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2500 psi	
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3000 psi (6% air entrained v/v 1%)	

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5 1/2 SACKS OF CEMENT PER CUBIC YARD CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL. VERTICAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4FT OF SOIL)

CARPENTRY

GENERAL

ALL NAILING TO COMPLY WITH REQUIREMENTS OF IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10(1). ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PER IRC 310.3, FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
 6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
 12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
 18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.

FASTENER DIMENSIONS

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS):
 8d COMMON (0.131" DIA, 2-1/2" LENGTH), 8d BOX (0.131" DIA, 2-1/2" LONG), 10d COMMON (0.148" DIA, 3" LONG), 10d BOX (0.128" DIA, 3" LONG), 16d COMMON (0.162" DIA, 3-1/2" LONG), 16d SINKER (0.148" DIA, 3-1/4" LONG), 5d COOLER (0.086" DIA, 1-9/16" LONG), 6d COOLER (0.092" DIA, 1-7/8" LONG)

LUMBER GRADING

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

JOISTS:	WOOD TYPE:
2x4 to 2x8	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
2x10 OR LARGER	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
BEAM:	WOOD TYPE:
4x	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6x OR LARGER	DF-L * - Fc=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS:	WOOD TYPE:
2x4 & 2x6	DF STUD - Fc=100 psi, Fv=180 psi, Fc=850 psi, E=1400000psi
2x8 OR LARGER	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
POSTS:	WOOD TYPE:
4x4	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6x6 OR LARGER	DF-L * - Fc=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
 Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

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

BEAMS DESIGNATED AS "L8L" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2,325 PSI, Fv = 310 PSI, Fc = 800 PSI (PERPENDICULAR), E = 1,550,000 PSI.

BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,500,000 PSI.

BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2,300 PSI, Fv = 230 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI.

CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:
 FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES

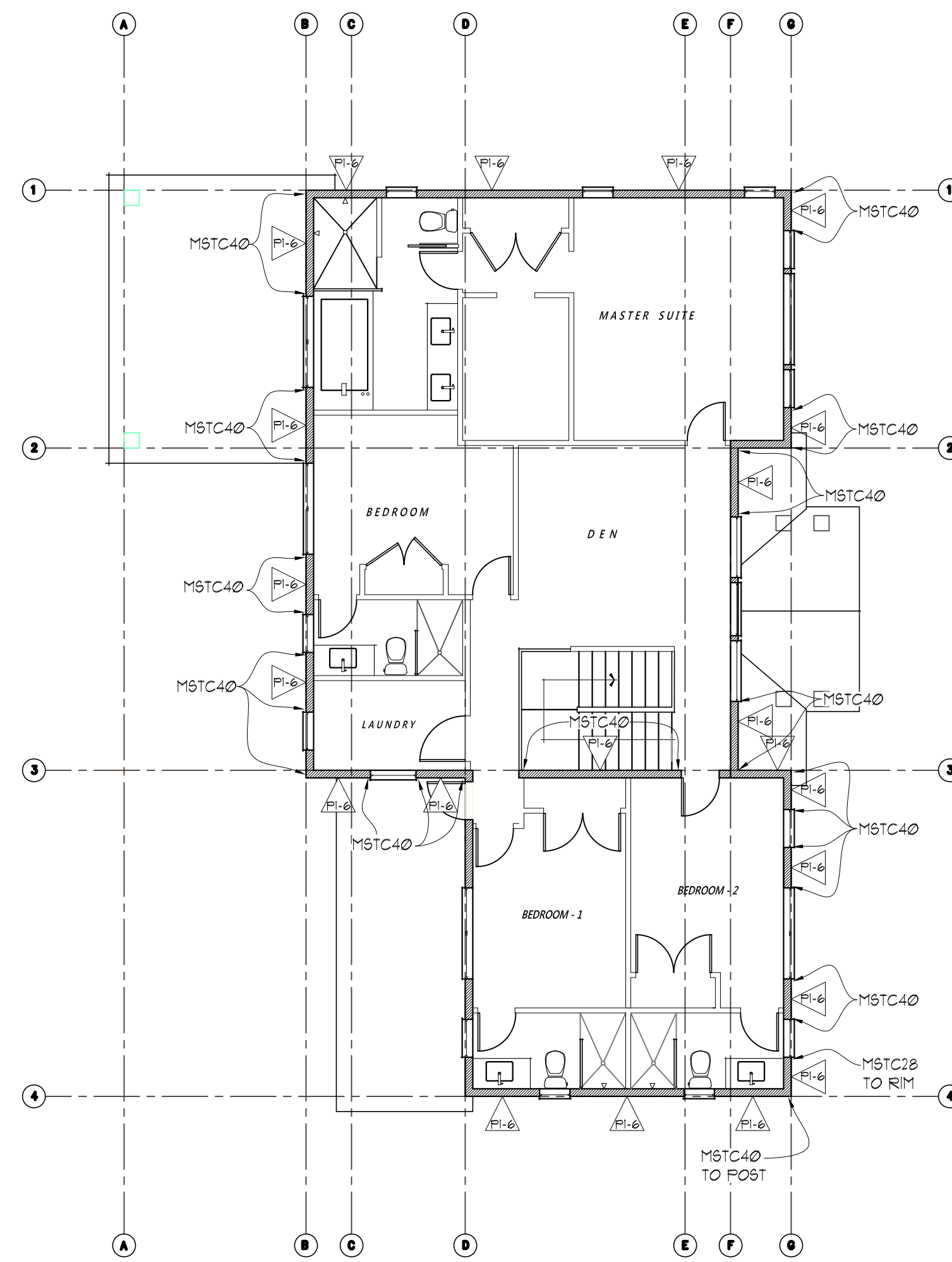
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS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

ROOF/WALL FLOOR SHEATHING

ROOF SHEATHING SHALL BE MINIMUM 3/4" SHEATHING W/ 2/3" SPAN INDEX UNO. WALL SHEATHING, INCLUDING GABLES, SHALL BE 3/8" SHEATHING W/ 2/3" SPAN INDEX UNO. FLOOR SHEATHING SHALL BE MINIMUM 3/4" 1/2" SHEATHING W/ 4/8" SPAN INDEX MINIMUM UNO. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD UNO ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/ LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAPS STAGGERED. WALL SHEATHING, INCLUDING GABLES, SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

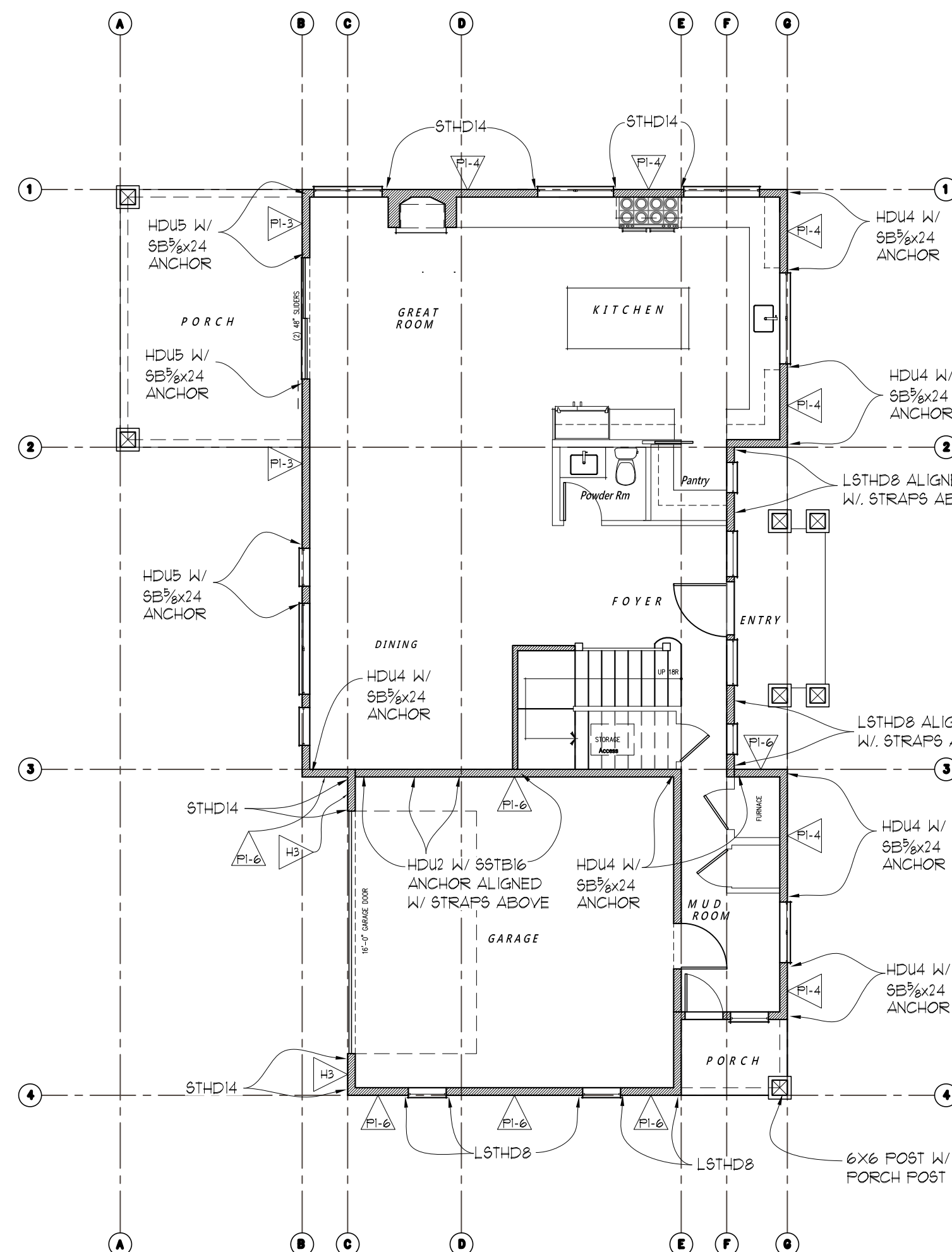
STAIR FRAMING

UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2x12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2x6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED CONNECTOR TO FLOOR BEAM SUCH AS SIMPSON LRU OR LSC. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2x6 JOISTS @ 16" O.C.



UPPER FLOOR SHEAR WALL KEY PLAN

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

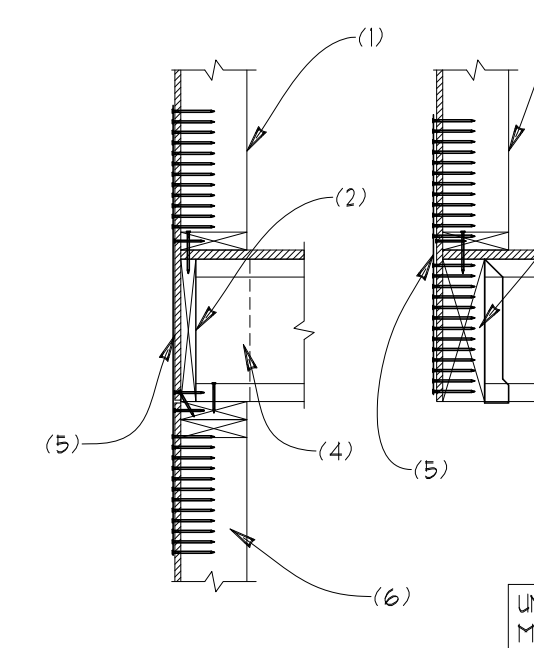


MAIN FLOOR SHEAR WALL KEY PLAN

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

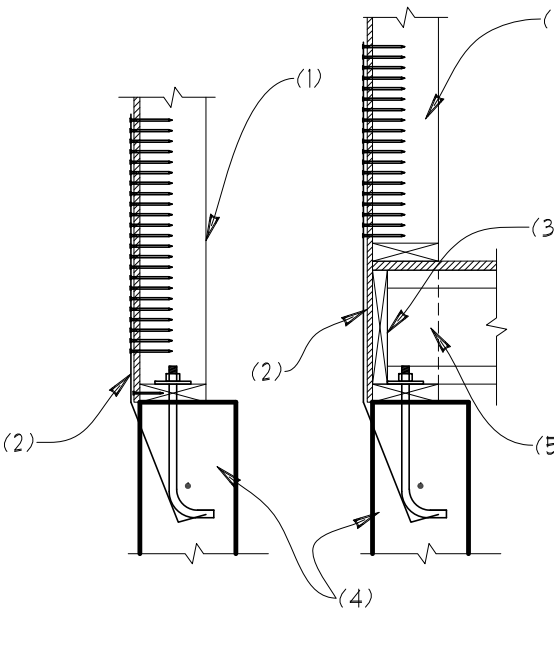
WALL MARK	SHEATHING THICKNESS	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	FRAMING @ ABUTTING PANEL EDGES	SOLE/BASE PLATE NAILING TO JOIST OR BLKG/RIM BELOW	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	POST AT ENDS OF SHEAR WALL HOLD-DOWN UNO.
PI-6	1/2"	ONE	8d @ 6" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3 1/2") @ 8" O.C.	5/8" DIA. @ 66" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C. (STAGGER)
PI-4	1/2"	ONE	8d @ 4" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3 1/2") @ 6" O.C.	5/8" DIA. @ 60" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C. (STAGGER)
PI-3	1/2"	ONE	8d @ 3" O.C.	12" O.C.	2X	16d SINKER NAILS (0.148"x3 1/2") @ 4" O.C.	5/8" DIA. @ 36" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (0.131"x3") NAILS @ 12" O.C. (STAGGER)
H3	1/2"	ONE	SEE DETAIL H3 ON SHEET S1 FOR NAILING SPACING, STRAP & HOLD-DOWN TYPES						

- FRAMING SHALL BE 2X DOUG-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
- SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (UNO).
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d @ 6" O.C. EDGE, 12" O.C. FIELD.
- NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.
- ANCHOR BOLT SPACING IS 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 1 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. PROVIDE 0.229"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER, DO NOT RECESS BOLTS.
- ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (UNO). ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (0.131" DIA, 2 1/2" LONG), 8d BOX (0.131" DIA, 2 1/2" LONG), 10d COMMON (0.148" DIA, 3" LONG), 10d BOX (0.128" DIA, 3" LONG), 16d COMMON (0.162" DIA, 3 1/2" LONG), 16d SINKER (0.148" DIA, 3 1/4" LONG), 5d COOLER (0.086" DIA, 1 9/16" LONG), 6d COOLER (0.092" DIA, 1 7/8" LONG).
- 1 1/2" No. 6 DRYWALL SCREWS (TYPE W OR S) MAY BE SUBSTITUTED FOR NAILS LISTED AS 5d COOLER OR 6d COOLER FOR GYPSUM WALL BOARD SHEARWALLS.
- IN LIEU OF 3x VERTICALS AND BLOCKING AT PANEL EDGES, 2-2x5 W/ 10d (0.131"x3") FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. PLYWOOD EDGES TO BE CENTERED BETWEEN THE 2-2x METERS (THIS ALTERNATIVE DOES NOT APPLY TO FOUNDATION SILL PLATES OR TO WALLS WITH 8d EDGE NAILING AT 2" O.C. OR 10d EDGE NAILING AT 3" O.C. OR 2" O.C. OR WALLS SHEATHED ON BOTH SIDES).
- HOLD-DOWNS AND STRAPS OF EQUIVALENT UPLIFT CAPACITY WITH CURRENT ICC EVALUATION REPORT OR SIMILAR MAY BE SUBSTITUTED FOR THOSE LISTED IN THE SHEARWALL SCHEDULE WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.
- SQUASH BLOCKS IN FLOOR JOIST CAVITY ARE REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW.
- SIMPSON MASAP MUDSILL ANCHORS MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE 5/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.



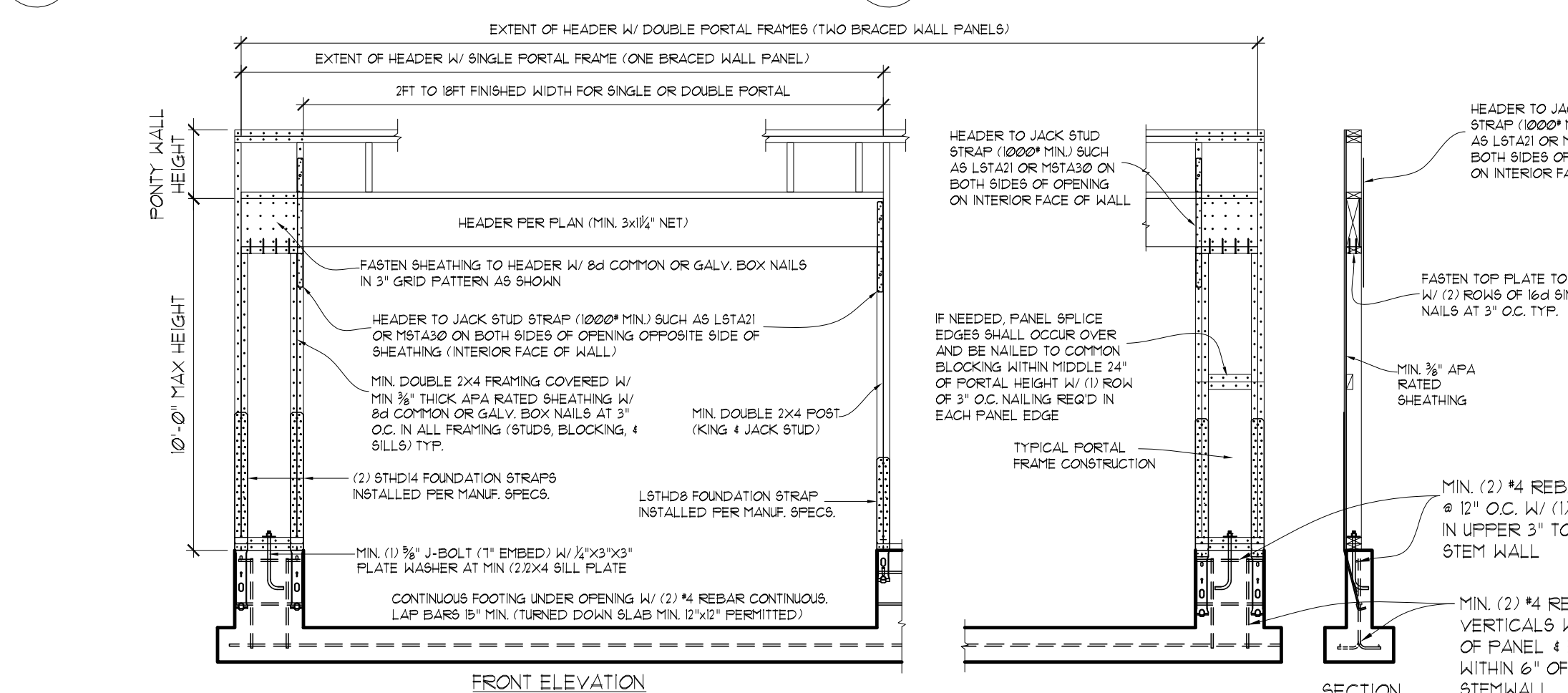
H1 TYPICAL STRAP TIE @ UPPER FLOORS

SCALE: 3/4"=1'



H2 TYPICAL STRAP TIE HOLD-DOWN

SCALE: 3/4"=1'



H3 PORTAL FRAME CONSTRUCTION (FIELD BUILT)

SCALE: NTS

STRUCTURAL PLANS
RKK CONSTRUCTION
CHASE'S CORNER - LOT 2
MERCER ISLAND, WA

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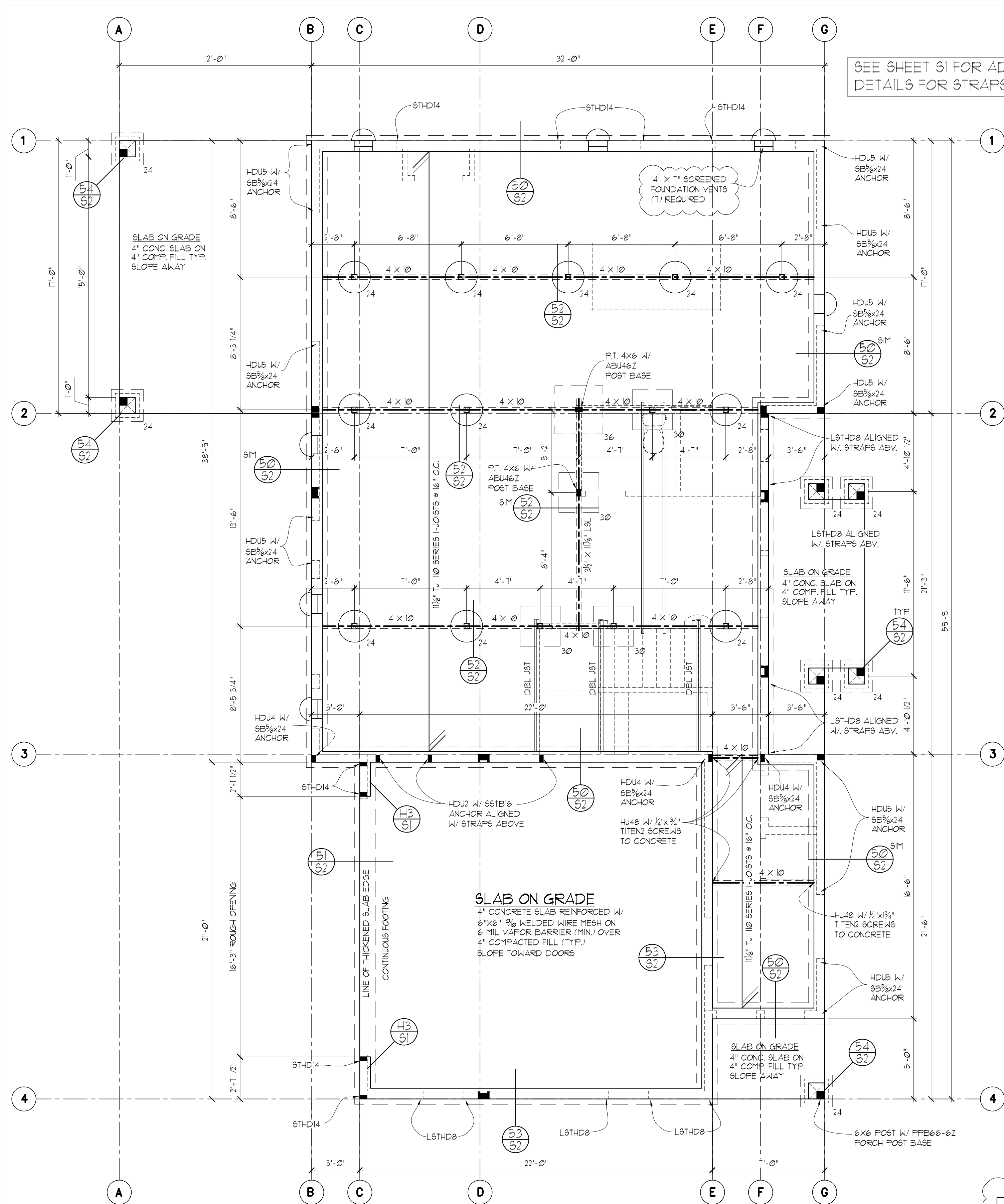


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 Date: 2022.08.31 14:23:51 -0700

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INITI:	DATE:
GARAGE ROOF	MM	5-4-2022
PLAN REVIEW	MM	8-31-2022
		DATE: 12-14-2021
		INITI: MM
		PROJECT #: 2406

S1



FOUNDATION/FLOOR FRAMING PLAN

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

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL
- PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY

CRAWL SPACE # 1 VENTILATION

CRAWL AREA = NET VENT AREA REQ'D (N.V.A.)
300 (ASSUMES CROSS VENTILATION)

$$\frac{1095}{300} = 3.65$$

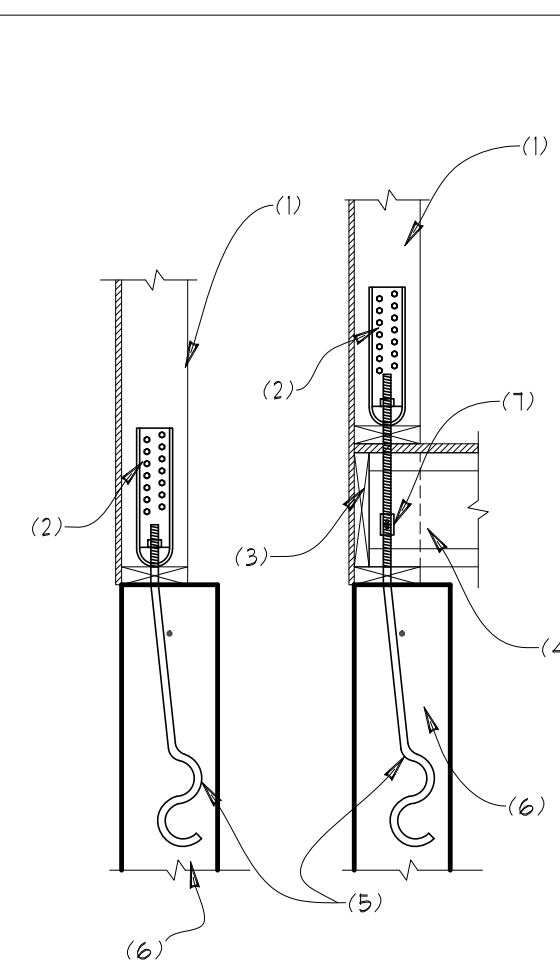
IF 14" x 7" SCREENED FOUNDATION VENTS USED

(1) VENT = 0.52 SQ. FT. NET FREE VENT AREA

N.V.A. = QTY. OF VENTS REQUIRED

$$\frac{3.65}{0.52} = 7.0 \quad (7) 14 \times 7 \text{ VENTS REQUIRED}$$

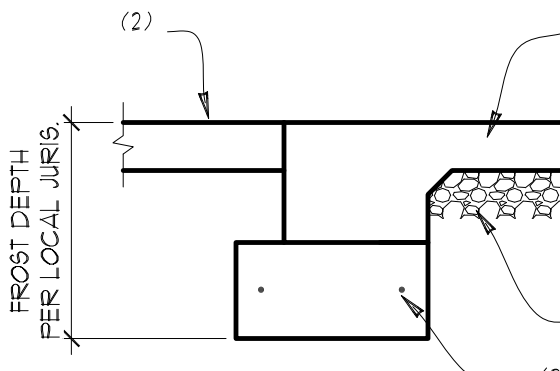
1. DEL. 2X STUDS MINIMUM AT HOLD-DOWN UNLESS NOTED OTHERWISE
2. ANCHOR BOLT STYLE HOLD-DOWN PER PLAN INSTALLED PER MANUF. SPECS.
3. RIM BOARD PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. ANCHOR BOLT INSTALLED PER MANUF. SPECS. (SEE BELOW FOR SIZE PER HOLD-DOWN) MAINTAIN 5" CLEARANCE FROM FNDN VENTS.
6. CONCRETE STEM WALL PER PLAN



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

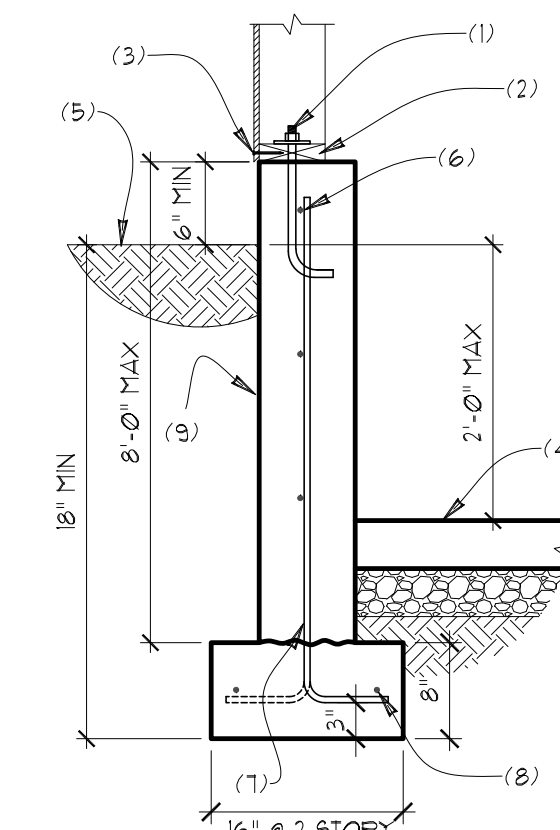
ANCHOR	EMBED.
55TB16 (DIA. = 3/8")	12 3/8"
55TB20 (DIA. = 1/2")	16 3/8"
55TB24 (DIA. = 5/8")	20 3/8"
55TB28 (DIA. = 7/8")	24 3/8"
55TB34, 55TB36 (DIA. = 7/8")	28 3/8"
55TB30, 55TB24, 55TB24	18"
55TB30	24"

1. 4" CONCRETE SLAB PER PLAN W/ THICKENED EDGE AT DOOR OPENING
2. FINISH GRADE OR SLAB AS OCCURS
3. (2) #4 REBAR IN CONTINUOUS FOOTING
4. 4" COMPACTED GRANULAR FILL



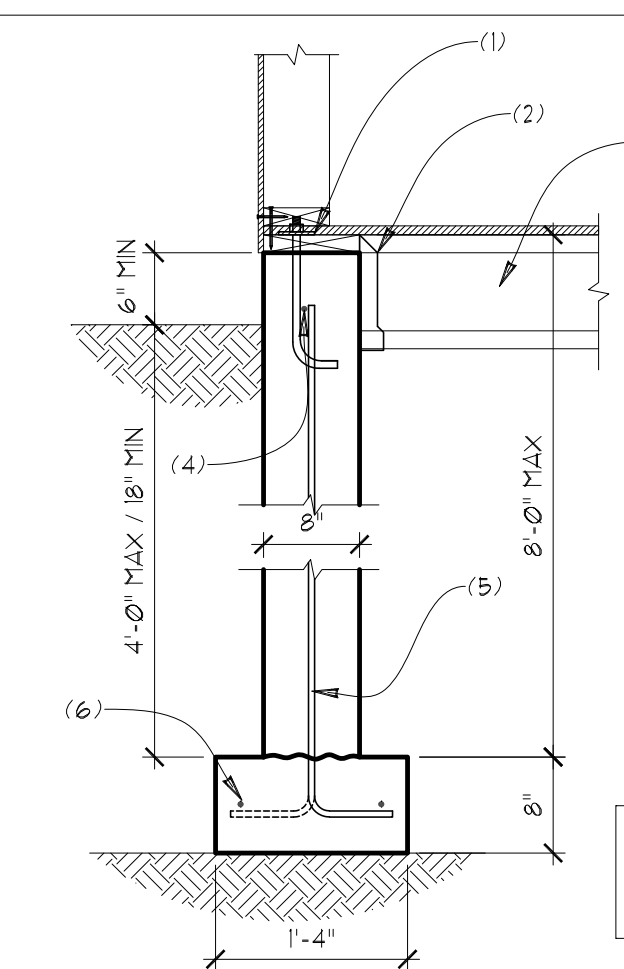
S1 THICKENED SLAB EDGE AT GARAGE
SCALE: 3/4" = 1"

1. 3/8" DIA. ANCHOR BOLT @ 12" O.C. UNO. IN SHEAR WALL SCHEDULE W/ 1" MIN. EMBEDMENT
2. 2X PRESSURE TREATED SILL PLATE UNO. IN SHEAR WALL SCHEDULE
3. SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
4. 4" CONCRETE SLAB OVER 4" COMPACT FILL
5. FINISH GRADE OR SLAB AS OCCURS
6. #4 HORIZ. REBAR @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL



S3 8" STEM WALL AT SLAB ON GRADE
SCALE: 3/4" = 1"

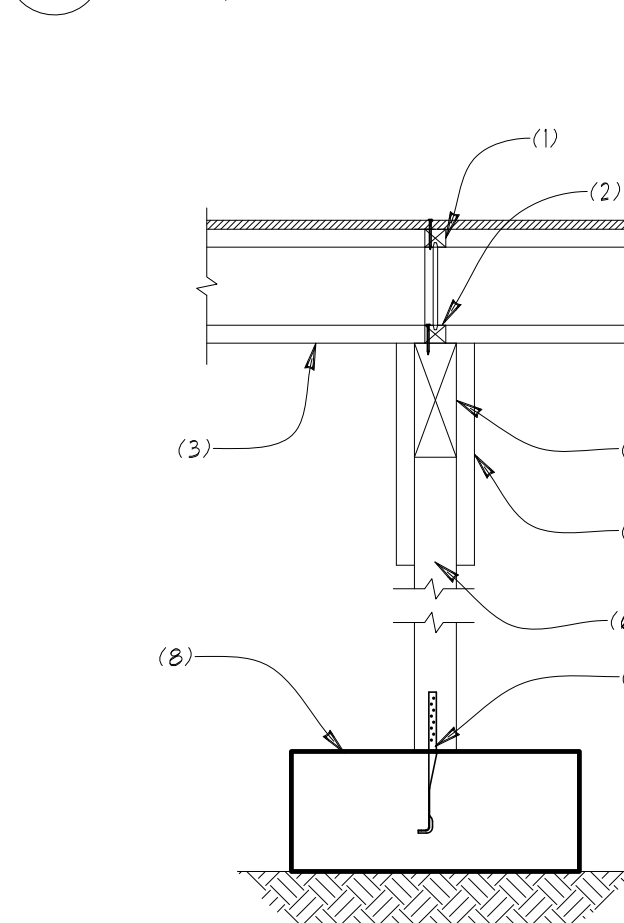
1. #4 VERTICALS @ 18" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
2. (2) #4 REBAR CONTINUOUS IN FOOTING
3. INSTALL DAMPROOFING OR WATERPROOFING PER IRC R406 WHERE INTERIOR SLAB IS BELOW EXTERIOR GRADE



S0 8" STEM WALL AT DROPPED JOISTS
SCALE: 3/4" = 1"

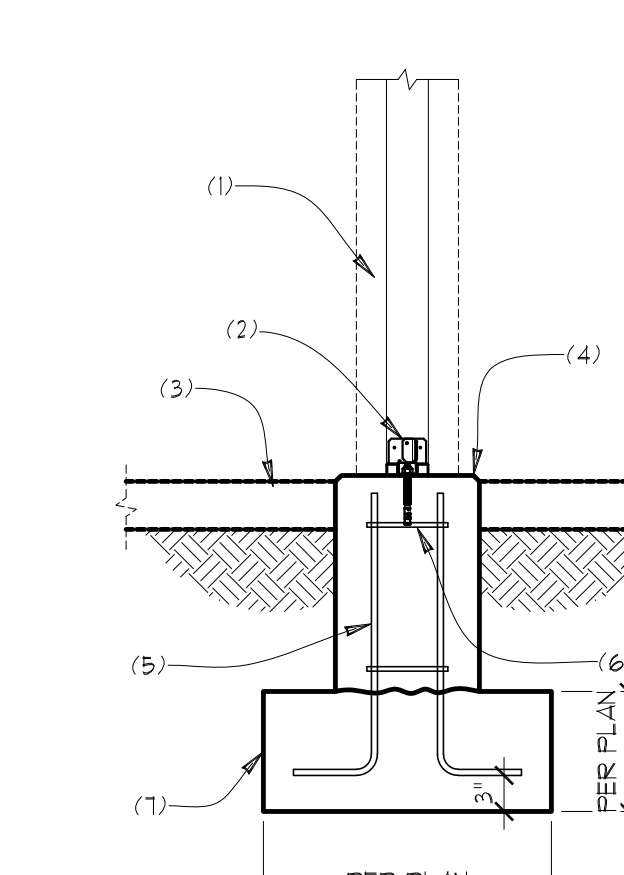
1. 2X NET WIDTH PRESSURE TREATED SILL PLATE UNO. IN SHEAR WALL SCHEDULE W/ 3/8" DIA. ANCHOR BOLT W/ 1" MIN. EMBEDMENT @ 12" O.C. UNO. IN SHEAR WALL SCHEDULE
2. TOP FLANGE I-JOIST HANGER PER MANUF. W/ VAPOR BARRIER SEPARATING JOIST & HANGER FROM CONCRETE STEM WALL
3. FLOOR JOIST PER PLAN
4. #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
6. (2) #4 REBAR CONTINUOUS IN FOOTING

OPTIONAL: FACE MOUNT HANGER AT 2X10 P.T. LEDGER ATTACHED TO STEM WALL W/ 1/2" BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER



S2 INTERIOR FOOTING @ BEAM LINE
SCALE: 3/4" = 1"

1. I-JOIST BLOCKING REQUIRED AT BEARING OR SHEAR WALLS ABOVE OR WHEN JOISTS ARE NOT CONTINUOUS AT BEAM
2. SECURE BLOCKING TO BEAM W/ 20 NAILS @ 6" O.C.
3. I-JOIST PER PLAN
4. BEAM PER PLAN
5. 2X OR SHEATHING CLEATS BOTH SIDES TO SECURE BEAM TO POST (3) 10d NAILS PER CLEAT PER MEMBER
6. 4X OR 6X TREATED POST (4X6 MIN AT BEAM SPLICE)
7. SIMPSON MAB5S ANCHOR W/ 10dX1 1/2" COMMON NAILS (2) 148 X 1 1/2" TO POST
8. ISOLATED OR CONTINUOUS SPREAD FOOTING PER PLAN



S4 FOOTING AT WOOD COLUMN
SCALE: 3/4" = 1"

1. WOOD POST W/ ARCHITECTURAL COVER PER PLAN
2. SIMPSON ABUZ OR OPTZ POST BASE WITH CAST IN PLACE OR EPOXIED ANCHOR PER MANUF. SPECS.
3. FINISHED GRADE OR SLAB AS OCCURS
4. OPTIONAL 12" DIA OR SQUARE CONCRETE PEDESTAL
5. (4) #4 VERTICALS W/ STANDARD HOOK AT CONCRETE PEDESTAL
6. #3 TIES AT 8" O.C.
7. ISOLATED OR CONTINUOUS FOOTING PER PLAN

FOOTING SCHEDULE

NOTE: USE MIN. 6" WIDE POST BELOW BEAM SPLICES
USE P.T. 4 X 4 POSTS BELOW 4 X BEAMS U.N.O.
USE P.T. 6 X 6 POST BELOW 6 X BEAMS U.N.O.

24	P.T. POST ON 24" DIA. X 10" THICK PLAIN CONC. FOOTING
24	P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY
30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY
42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY

FOOTING SIZES BASED ON 1500 PSF SOIL BEARING CAPACITY

STRUCTURAL PLANS

RKK CONSTRUCTION
CHASE'S CORNER - LOT 2
MERCER ISLAND, WA

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



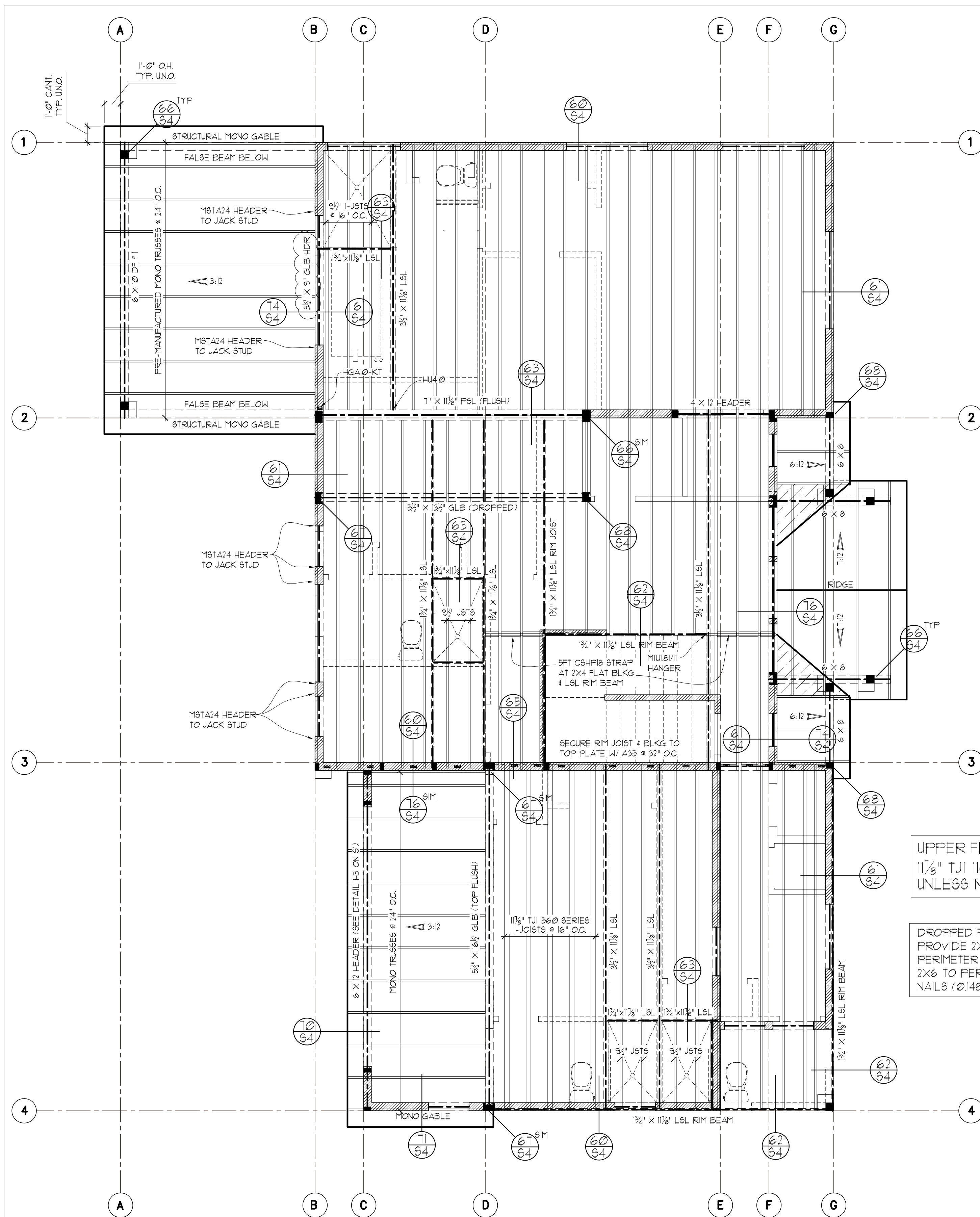
Digitally signed by Mark Myers, PE
Date: 2022.08.31 14:24:13 -0700

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INITI:	DATE:
GARAGE ROOF	MM	5-4-2022
PLAN REVIEW	MM	8-31-2022

S2

DATE: 12-14-2021
INIT: MM
PROJECT #: 2406

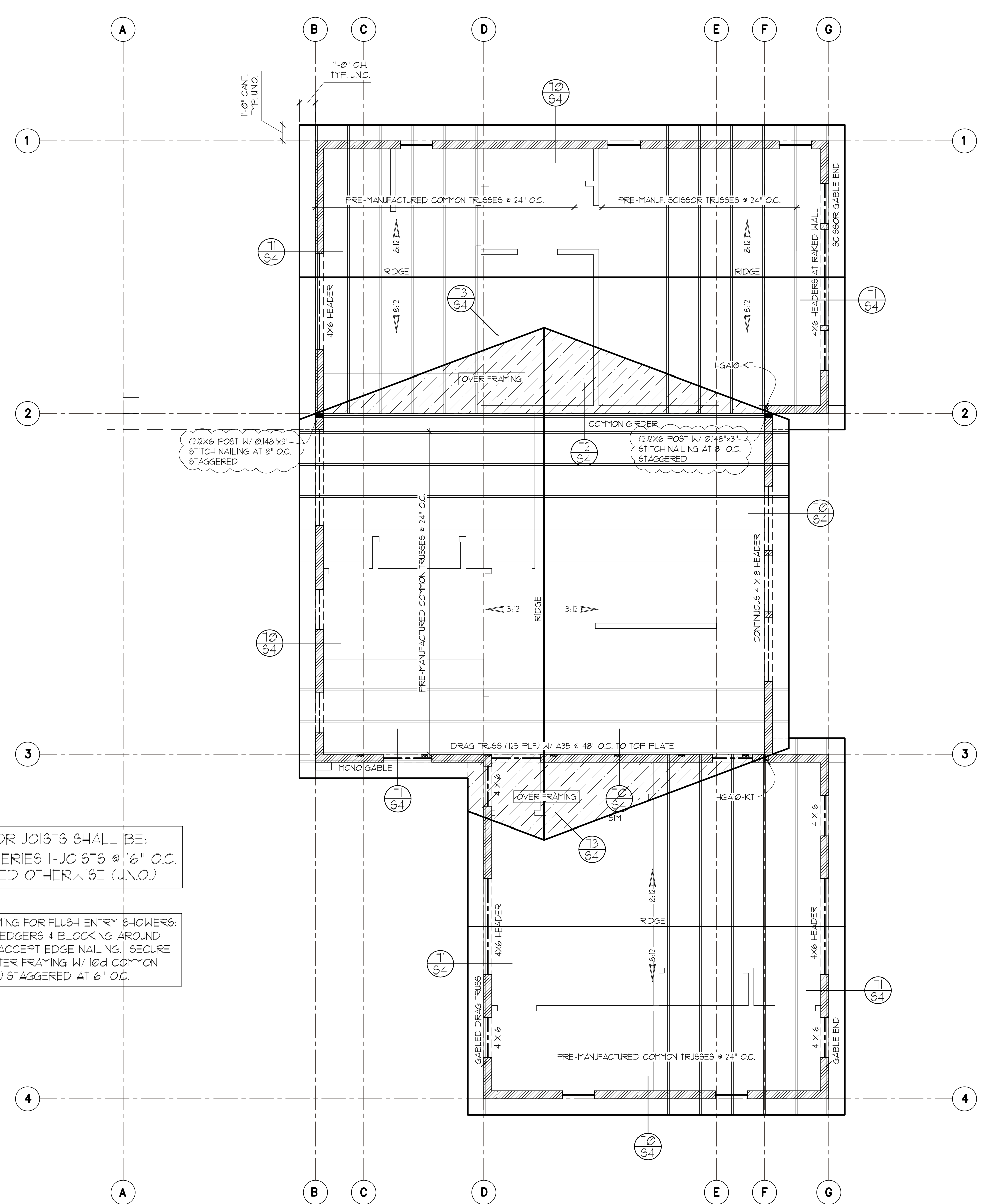


UPPER FLOOR FRAMING PLAN

- SCALE : 1/4" = 1'-0"
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
 - EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
 - ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
 - INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
 - HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
 - PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
 - PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN
 - RAILINGS AND POSTS FOR GUARDS AT STAIR OPENINGS SHALL RESIST 200 LB LOAD IN ANY DIRECTION APPLIED AT TOP. INFILL PICKETS SHALL RESIST 50 LB LOAD OVER 150 FT AT ANY LOCATION. MANUFACTURER SPECIFICATIONS FOR PROPRIETARY GUARD/RAILING SYSTEMS SHALL BE ON SITE FOR INSPECTION.

UPPER FLOOR JOISTS SHALL BE:
1 1/8" TJI 110 SERIES 1-JOISTS @ 16" O.C.
UNLESS NOTED OTHERWISE (U.N.O.)

DROPPED FRAMING FOR FLUSH ENTRY SHOWERS:
PROVIDE 2X6 LEDGERS & BLOCKING AROUND PERIMETER TO ACCEPT EDGE NAILING. SECURE 2X6 TO PERIMETER FRAMING W/ 10d COMMON NAILS (Ø148"x3") STAGGERED AT 6" O.C.



ROOF FRAMING PLAN

- SCALE : 1/4" = 1'-0"
- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
 - ALL MANUFACTURED TRUSSES:
 - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
 - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
 - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
 - ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
 - HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
 - PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
 - PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN

STRUCTURAL PLANS

RKK CONSTRUCTION
CHASE'S CORNER - LOT 2
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Ct NW, Ste. 210-B
Gig Harbor, WA 98335
PH: 253-858-3248
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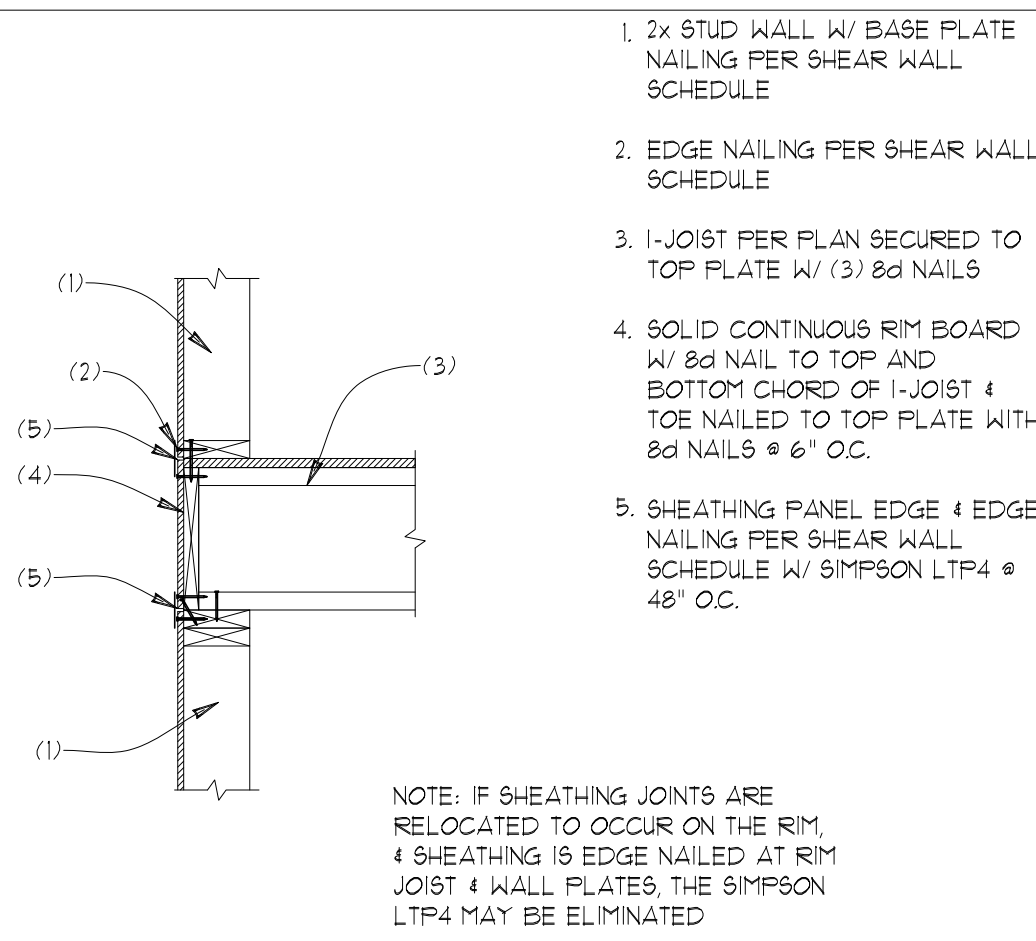
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by Mark Myers,
PE
Date: 2022.08.31
14:24:35 -0700

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:
GARAGE ROOF	MM	5-4-2022
PLAN REVIEW	MM	8-31-2022

S3

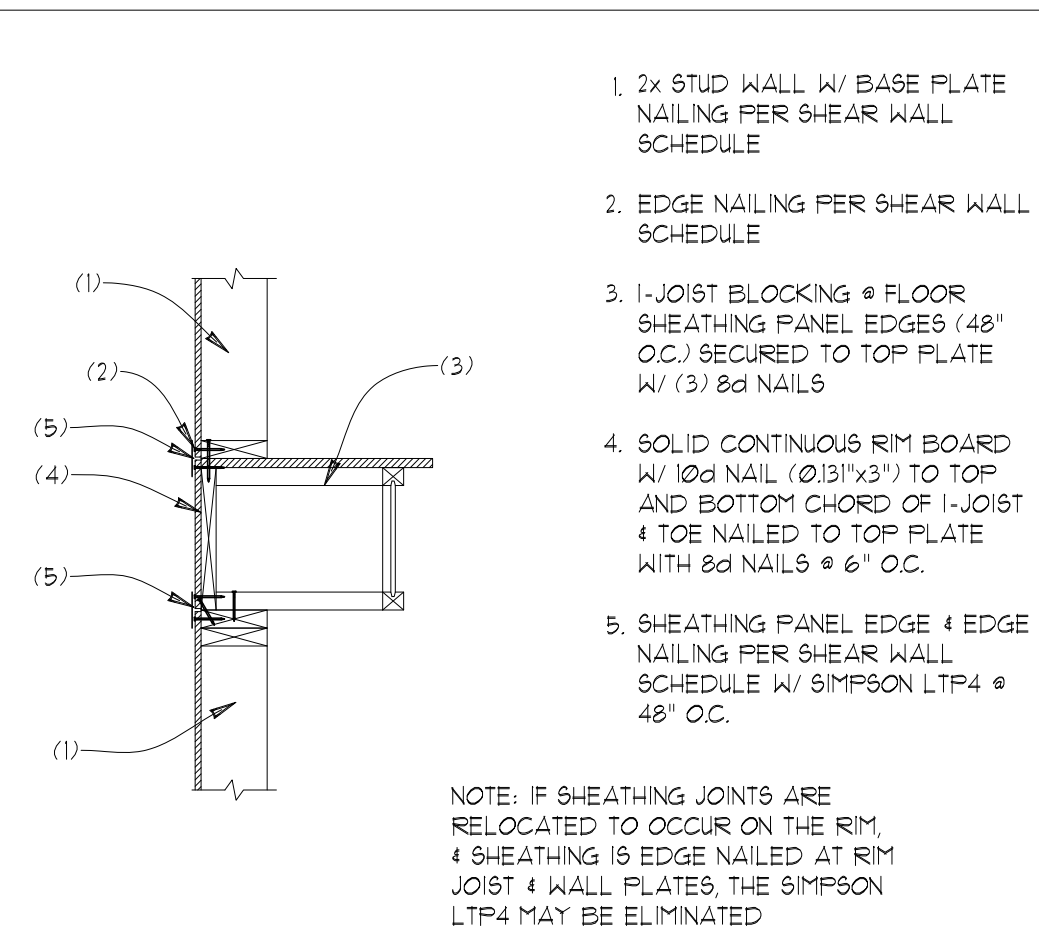
DATE: 12-14-2021
INIT: MM
PROJECT #: 2406



- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- 1-JOIST PER PLAN SECURED TO TOP PLATE W/ (3) 8d NAILS
- SOLID CONTINUOUS RIM BOARD W/ 8d NAIL TO TOP AND BOTTOM CHORD OF 1-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
- SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, 4 SHEATHING IS EDGE NAILED AT RIM JOIST & WALL FLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

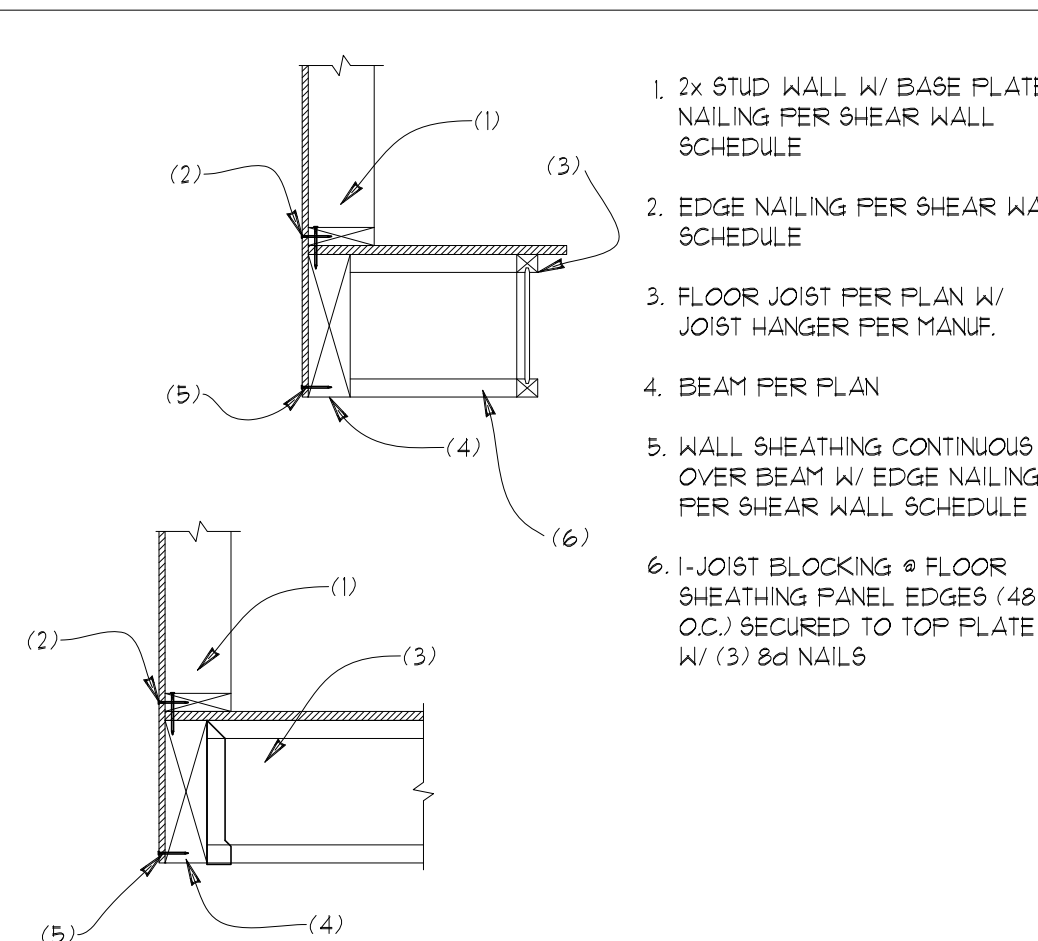
60 FLOOR JOIST BEARING AT STUD WALL
SCALE: 3/4"=1'



- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- 1-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS
- SOLID CONTINUOUS RIM BOARD W/ 10d NAIL (Ø13"x3") TO TOP AND BOTTOM CHORD OF 1-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
- SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

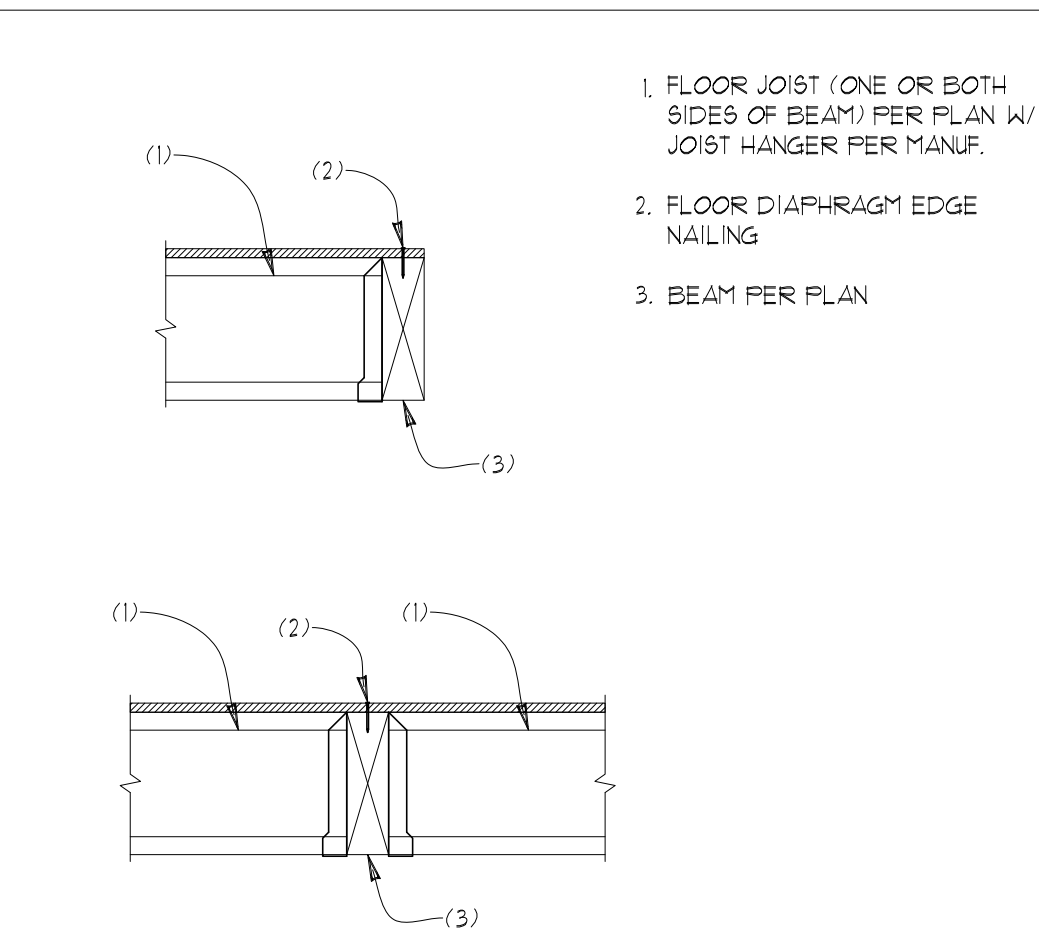
NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, 4 SHEATHING IS EDGE NAILED AT RIM JOIST & WALL FLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

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



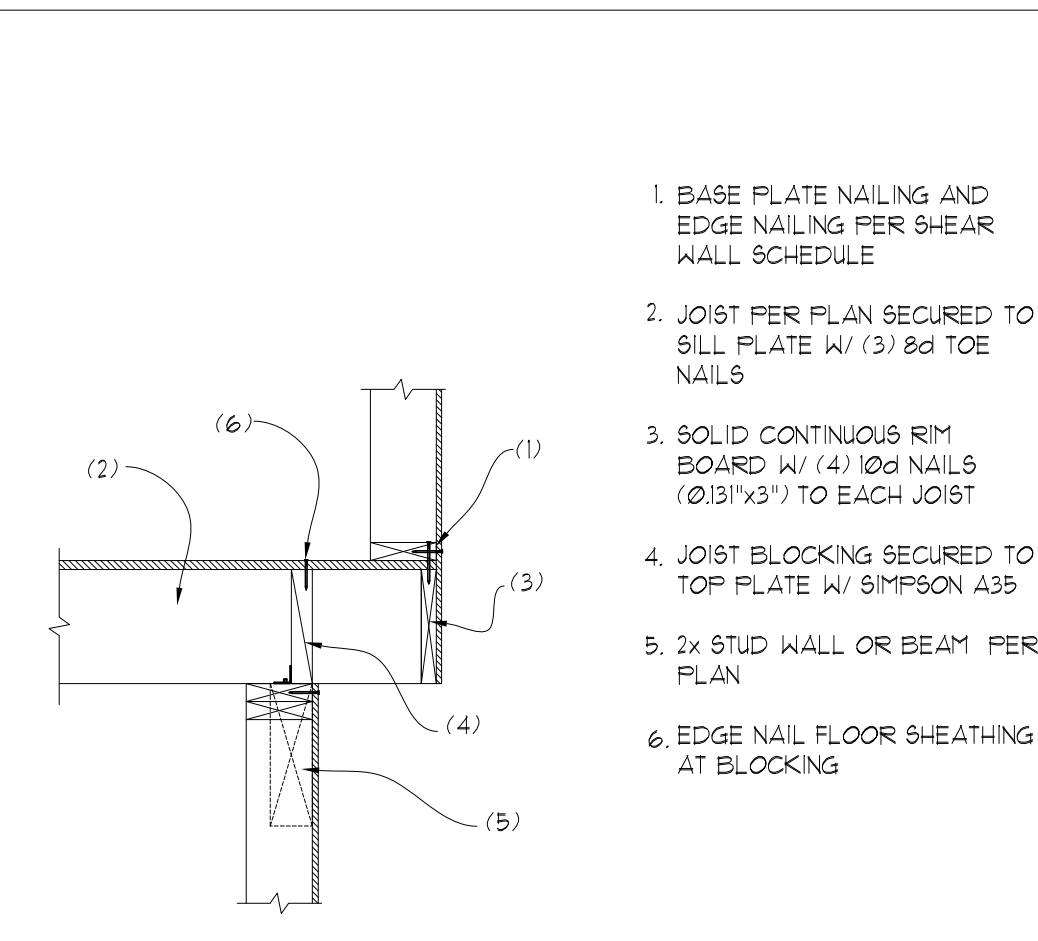
- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- FLOOR JOIST PER PLAN W/ JOIST HANGER PER MANUF.
- BEAM PER PLAN
- WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE
- 1-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS

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



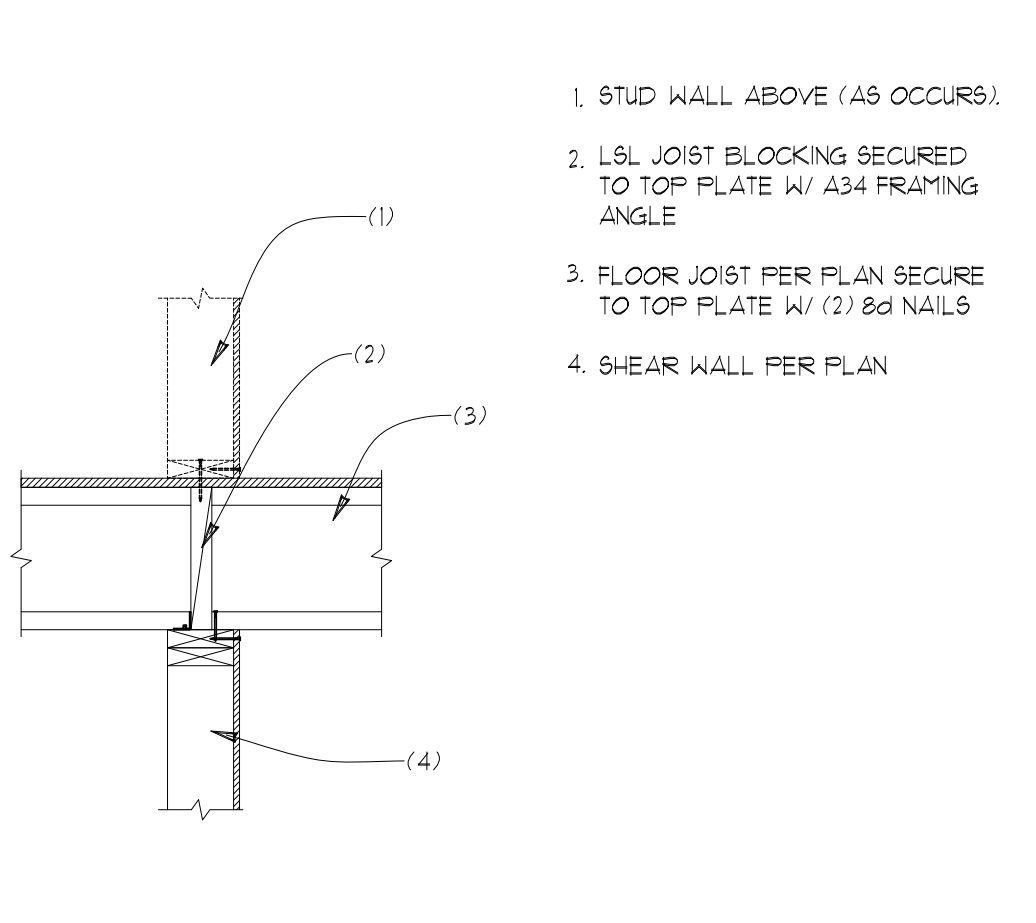
- FLOOR JOIST (ONE OR BOTH SIDES OF BEAM) PER PLAN W/ JOIST HANGER PER MANUF.
- FLOOR DIAPHRAGM EDGE NAILING
- BEAM PER PLAN

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



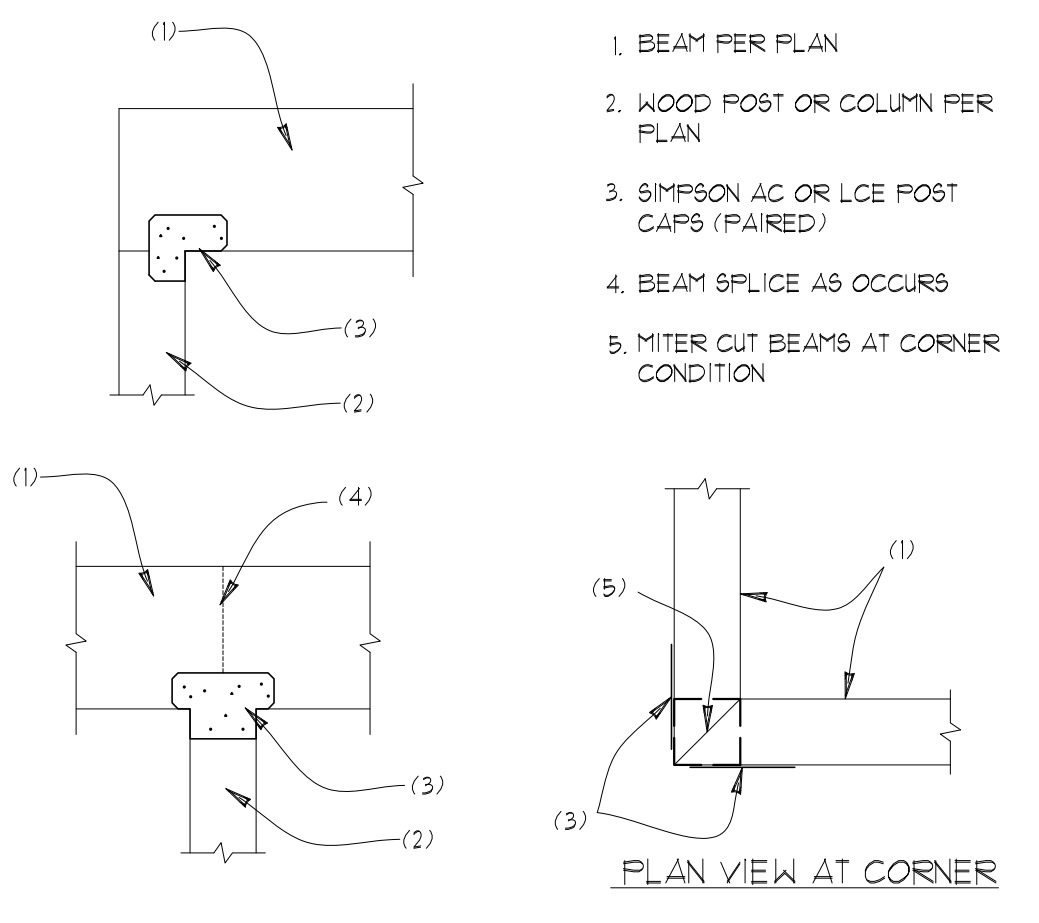
- BASE PLATE NAILING AND EDGE NAILING PER SHEAR WALL SCHEDULE
- JOIST PER PLAN SECURED TO SILL PLATE W/ (3) 8d TOE NAILS
- SOLID CONTINUOUS RIM BOARD W/ (4) 10d NAILS (Ø13"x3") TO EACH JOIST
- JOIST BLOCKING SECURED TO TOP PLATE W/ SIMPSON A35
- 2x STUD WALL OR BEAM PER PLAN
- EDGE NAIL FLOOR SHEATHING AT BLOCKING

64 JOIST CANTILEVER
SCALE: 3/4"=1'



- STUD WALL ABOVE (AS OCCURS)
- LSL JOIST BLOCKING SECURED TO TOP PLATE W/ A34 FRAMING ANGLE
- FLOOR JOIST PER PLAN SECURE TO TOP PLATE W/ (2) 8d NAILS
- SHEAR WALL PER PLAN

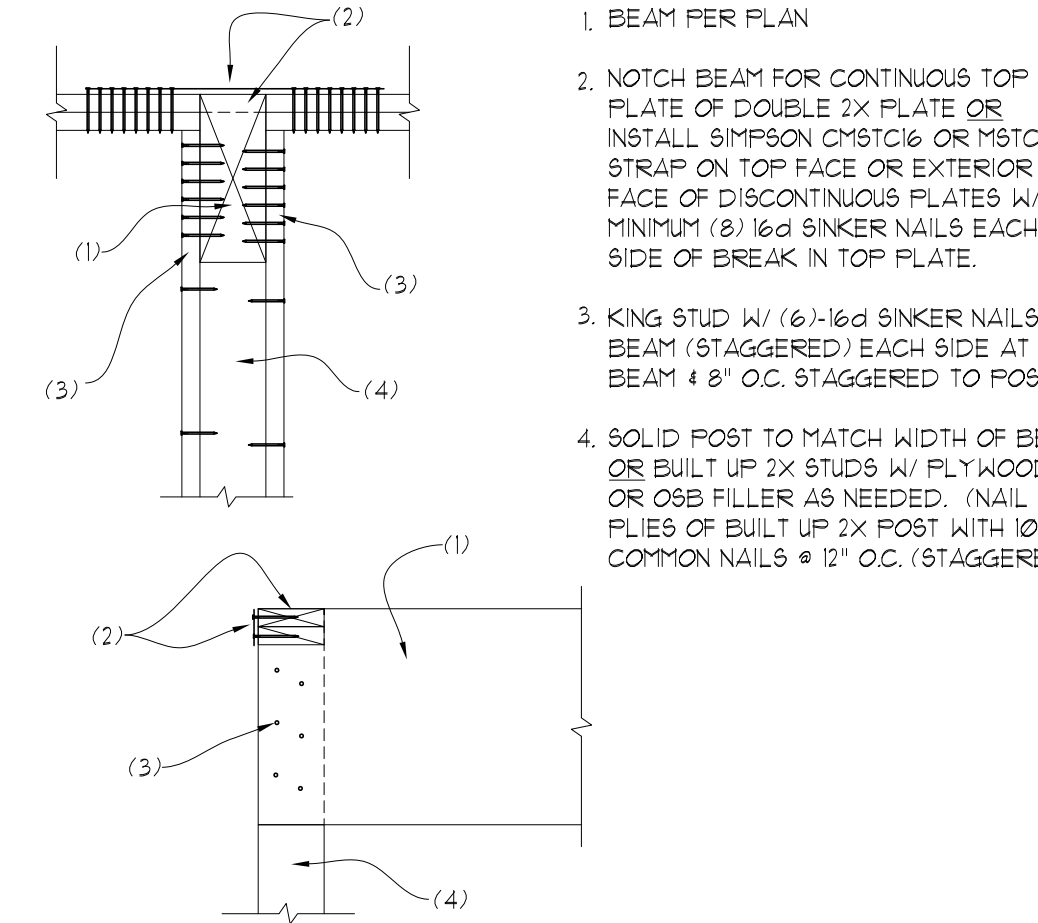
65 FLOOR JOIST AT INT. WALL OR BEAM
SCALE: 3/4"=1'



- BEAM PER PLAN
- WOOD POST OR COLUMN PER PLAN
- SIMPSON AC OR LCE POST CAPS (PAIRED)
- BEAM SPLICE AS OCCURS
- MITER CUT BEAMS AT CORNER CONDITION

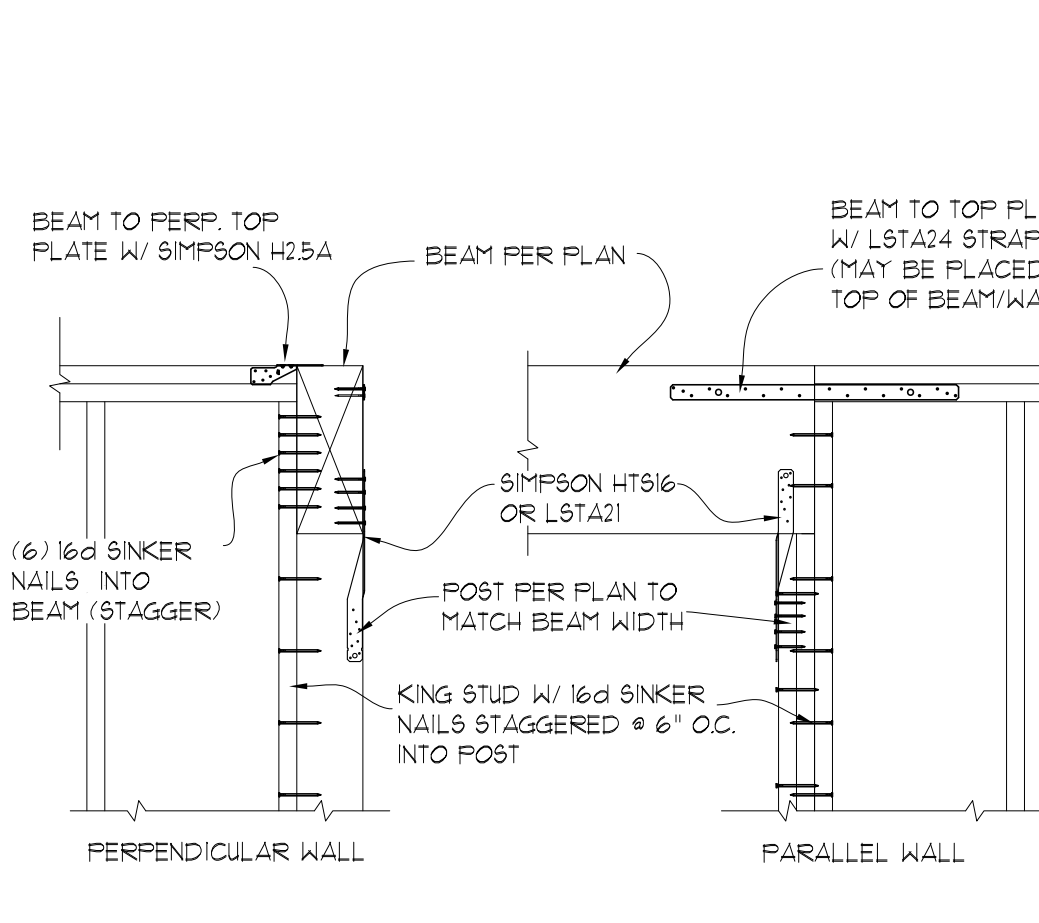
PLAN VIEW AT CORNER

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



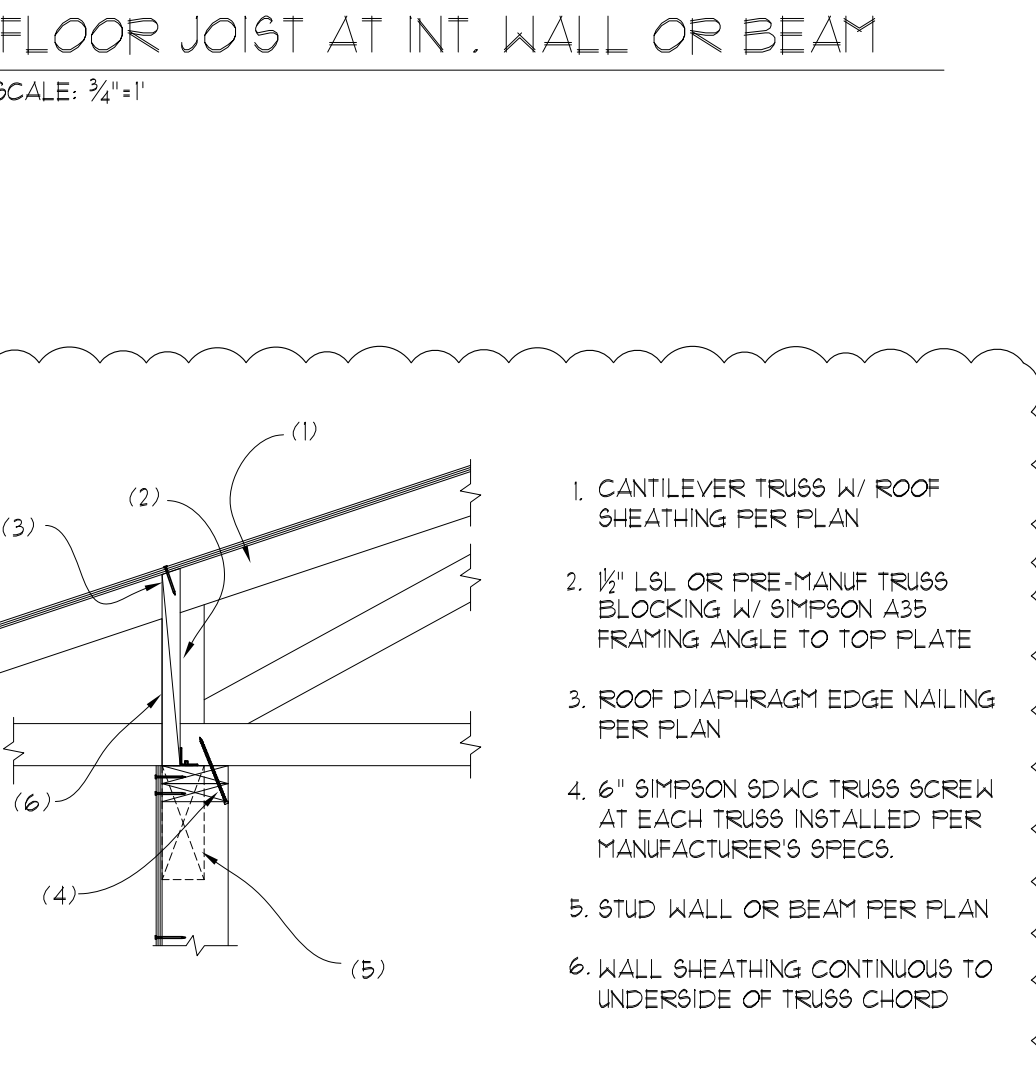
- BEAM PER PLAN
- NOTCH BEAM FOR CONTINUOUS TOP 2x FLATE OF DOUBLE 2x FLATE OR INSTALL SIMPSON CHSTC16 OR M5TC28 STRAP ON TOP FACE OR EXTERIOR FACE OF DISCONTINUOUS FLATES W/ MINIMUM (8) 16d SINKER NAILS EACH SIDE OF BREAK IN TOP FLATE.
- KING STUD W/ (6) 16d SINKER NAILS TO BEAM (STAGGERED) EACH SIDE AT BEAM & 8" O.C. STAGGERED TO POST
- SOLID POST TO MATCH WIDTH OF BEAM OR BUILT UP 2x STUDS W/ PLYWOOD OR OSB FILLER AS NEEDED. (NAIL FLIES OF BUILT UP 2x POST WITH 10d COMMON NAILS @ 12" O.C. (STAGGERED))

67 BEAM POCKET AT WALL
SCALE: 3/4"=1'



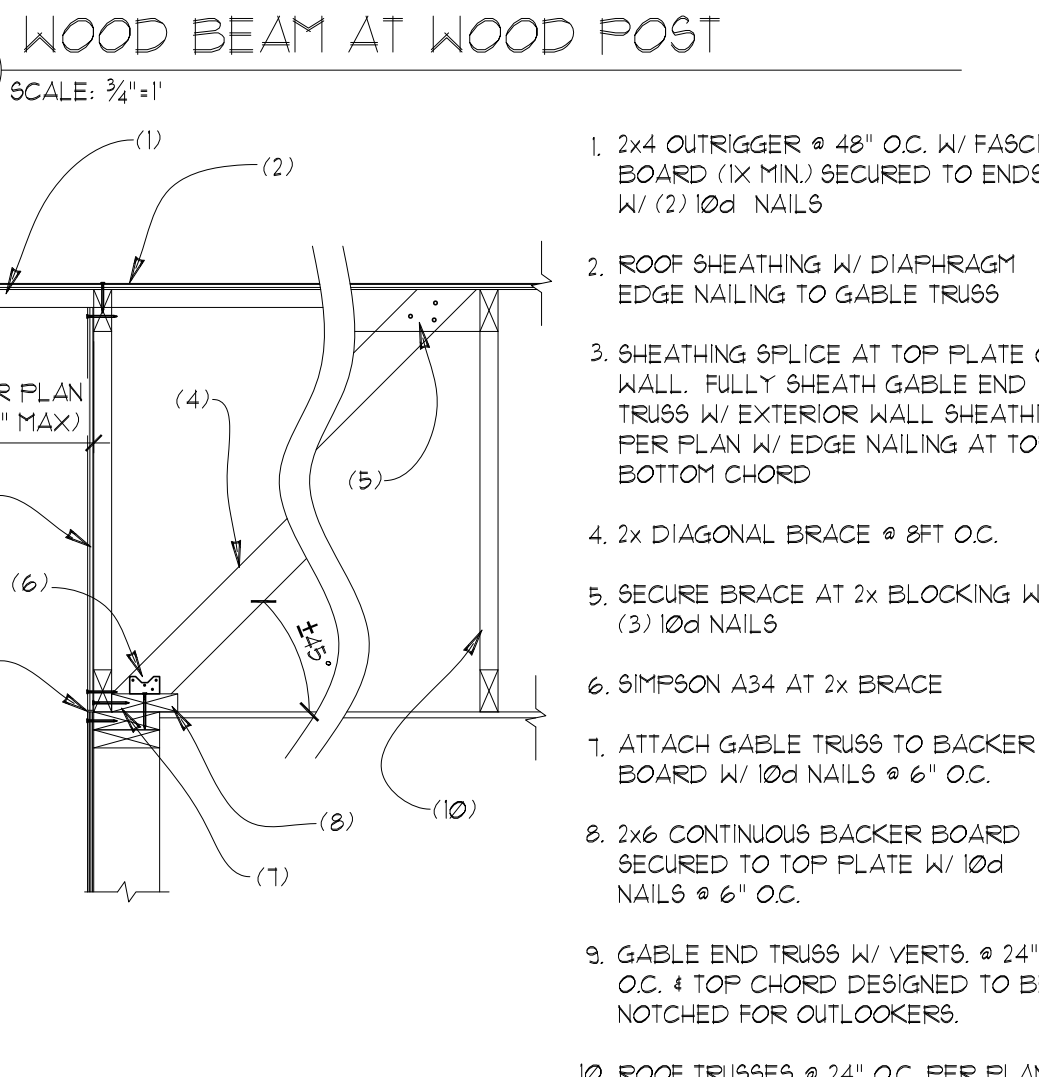
- BEAM TO PERP. TOP PLATE W/ SIMPSON H25A
- BEAM PER PLAN
- BEAM TO TOP PLATE W/ LST424 STRAP UNO. (MAY BE PLACED ON TOP OF BEAM/WALL)
- SIMPSON HT916 OR LST421
- POST PER PLAN TO MATCH BEAM WIDTH
- (6) 16d SINKER NAILS INTO BEAM (STAGGER)
- KING STUD W/ 16d SINKER NAILS STAGGERED @ 6" O.C. INTO POST

68 BEAM POCKET AT CORNER
SCALE: 3/4"=1'



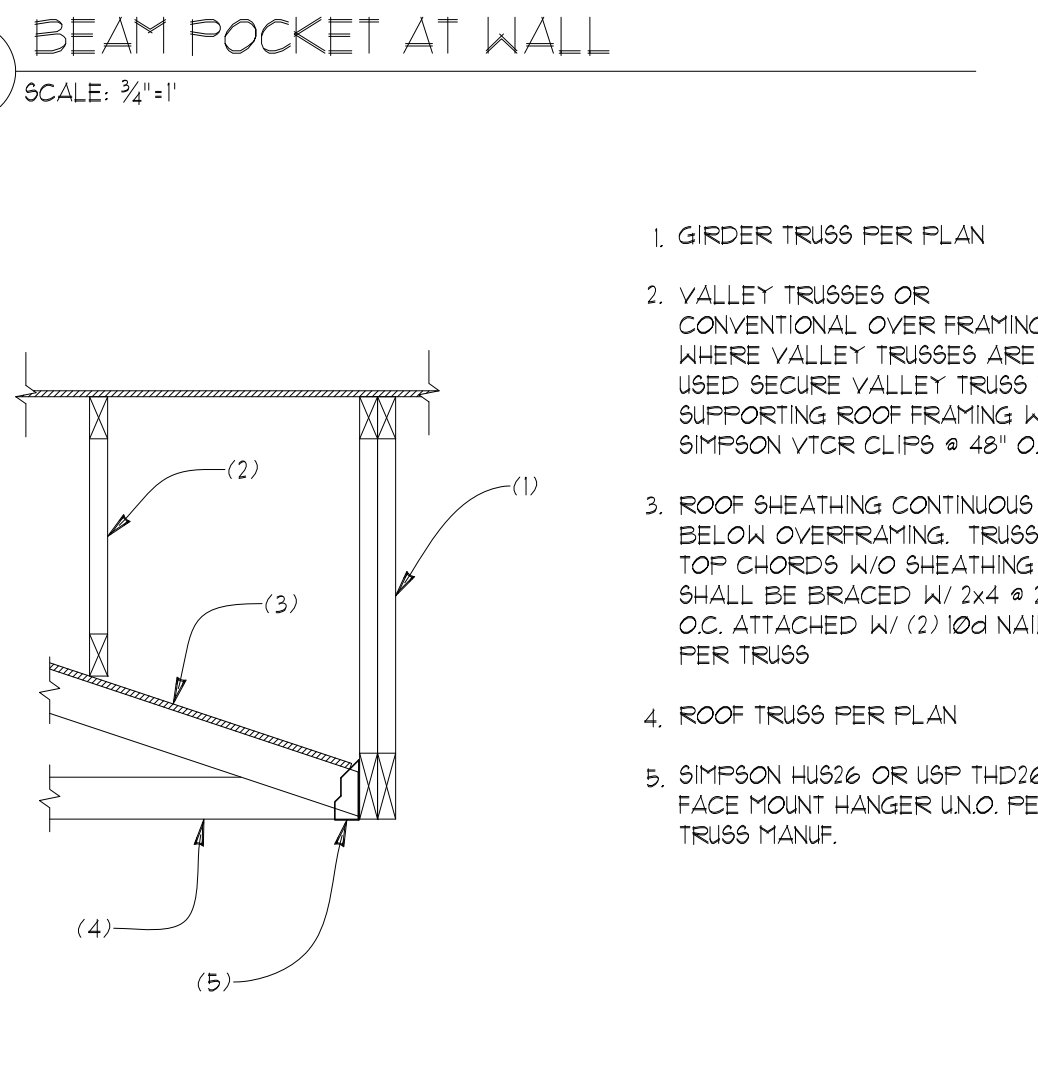
- CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
- 1/2" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
- ROOF DIAPHRAGM EDGE NAILING PER PLAN
- 6" SIMPSON SDWC TRUSS SCREW AT EACH TRUSS INSTALLED PER MANUFACTURER'S SPECS.
- STUD WALL OR BEAM PER PLAN
- WALL SHEATHING CONTINUOUS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

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



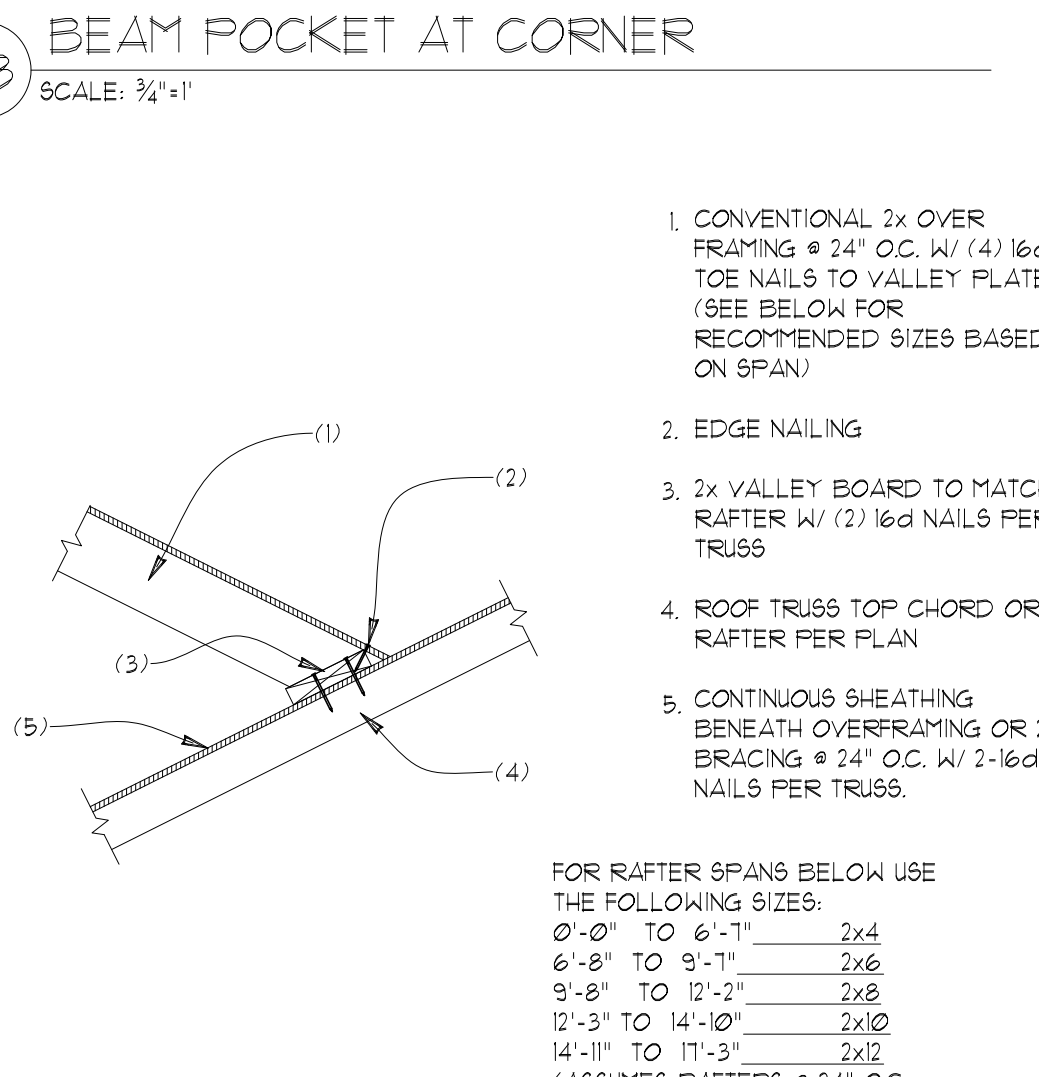
- 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1x MIN.) SECURED TO ENDS W/ (2) 10d NAILS
- ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
- SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
- 2x DIAGONAL BRACE @ 8FT O.C.
- SECURE BRACE AT 2x BLOCKING W/ (3) 10d NAILS
- SIMPSON A34 AT 2x BRACE
- ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.
- 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
- GABLE END TRUSS W/ VERTS @ 24" O.C. & TOP CHORD DESIGNED TO BE NOTCHED FOR OUTLOOKERS.
- ROOF TRUSSES @ 24" O.C. PER PLAN

71 GABLE END TRUSS
SCALE: 3/4"=1'



- GIRDER TRUSS PER PLAN
- VALLEY TRUSSES OR CONVENTIONAL OVER FRAMING WHERE VALLEY TRUSSES ARE USED SECURE VALLEY TRUSS TO SUPPORTING ROOF FRAMING W/ SIMPSON V1CR CLIPS @ 48" O.C.
- ROOF SHEATHING CONTINUOUS BELOW OVERFRAMING. TRUSS TOP CHORDS W/O SHEATHING SHALL BE BRACED W/ 2x4 @ 24" O.C. ATTACHED W/ (2) 10d NAILS PER TRUSS
- ROOF TRUSS PER PLAN
- SIMPSON HUS26 OR USP THD26 FACE MOUNT HANGER UNO. PER TRUSS MANUF.

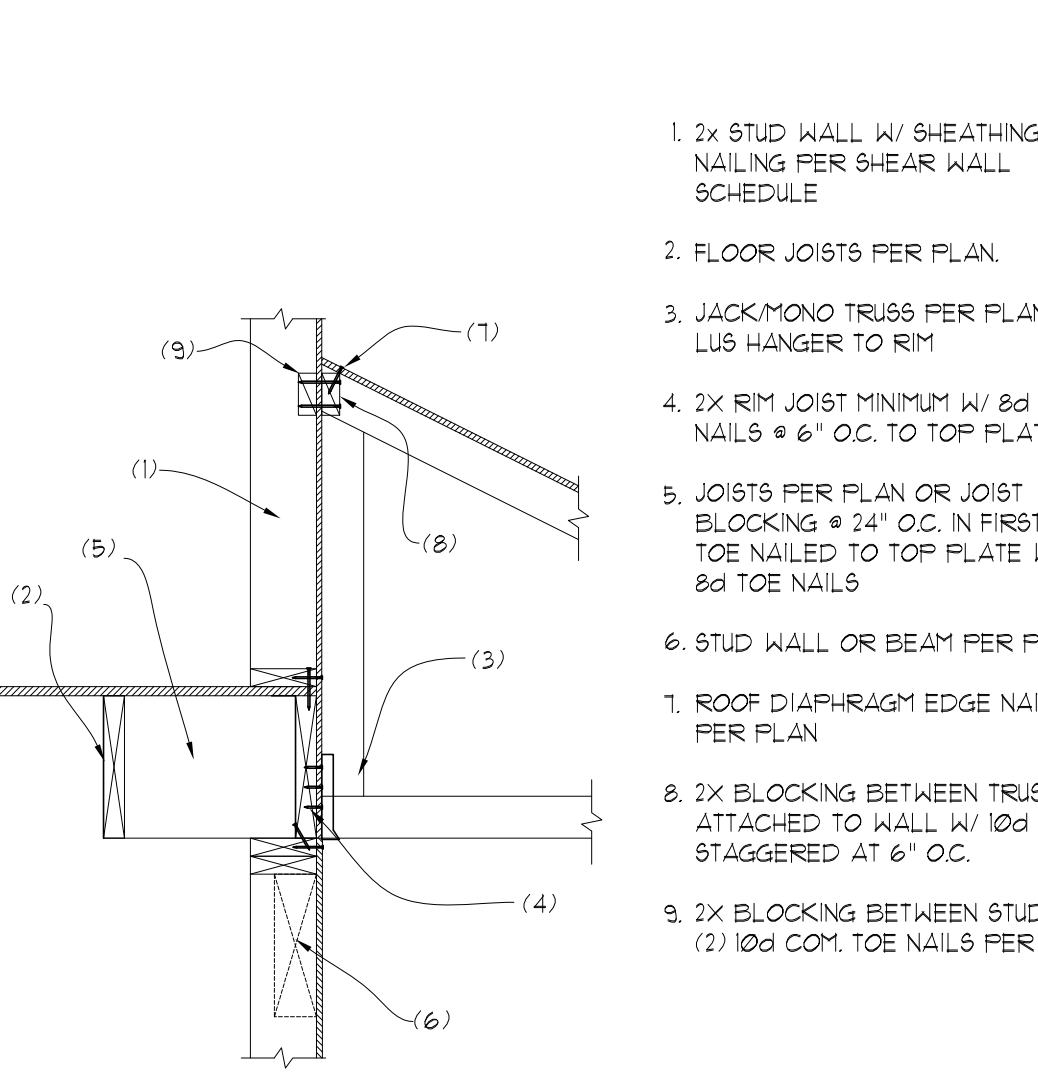
72 GIRDER TRUSS AT OVERFRAMING
SCALE: 3/4"=1'



- CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/ (4) 16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)
- EDGE NAILING
- 2x VALLEY BOARD TO MATCH RAFTER W/ (2) 16d NAILS PER TRUSS
- ROOF TRUSS TOP CHORD OR RAFTER PER PLAN
- CONTINUOUS SHEATHING BENEATH OVERFRAMING OR 2x4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.

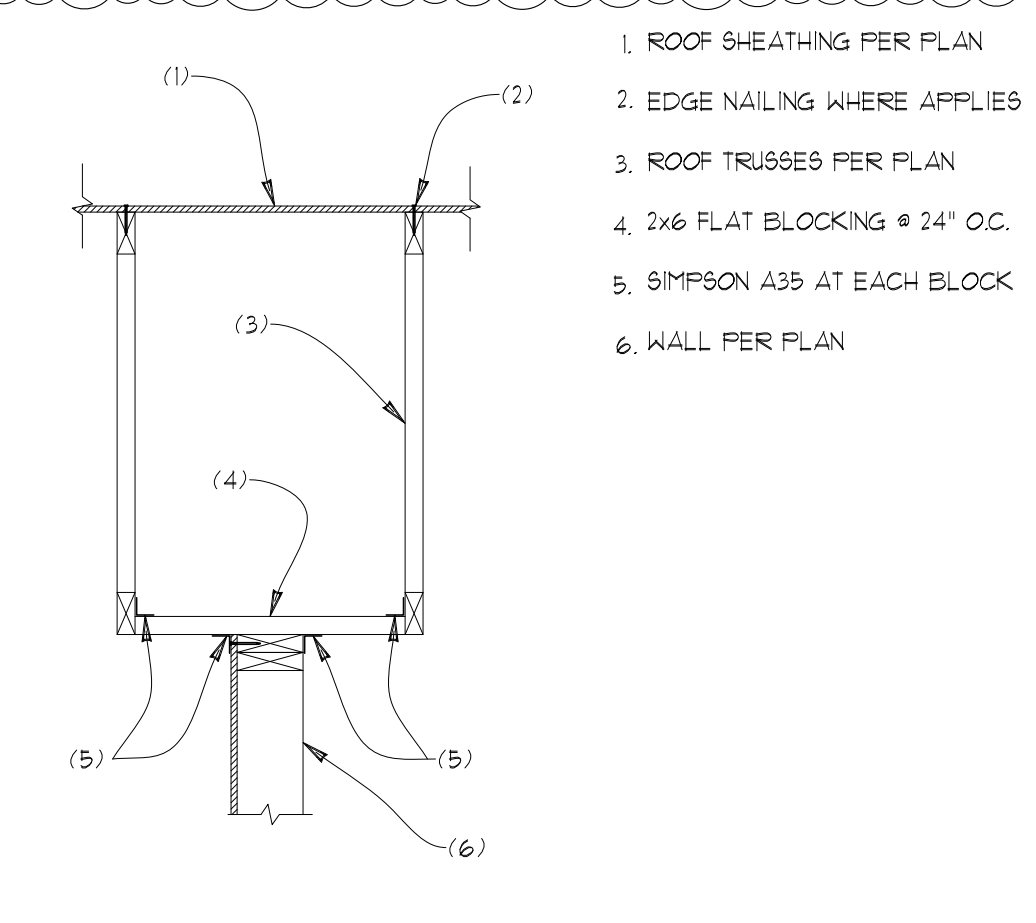
FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:
0'-0" TO 6'-1" 2x4
6'-0" TO 9'-1" 2x6
9'-0" TO 12'-2" 2x8
12'-3" TO 14'-10" 2x10
14'-1" TO 17'-3" 2x12
(ASSUMES RAFTERS @ 24" O.C. LL=30PSF & DL=10PSF PER TABLE R202.5.1.3) FOR HF #2

73 VALLEY FRAMING
SCALE: 3/4"=1'



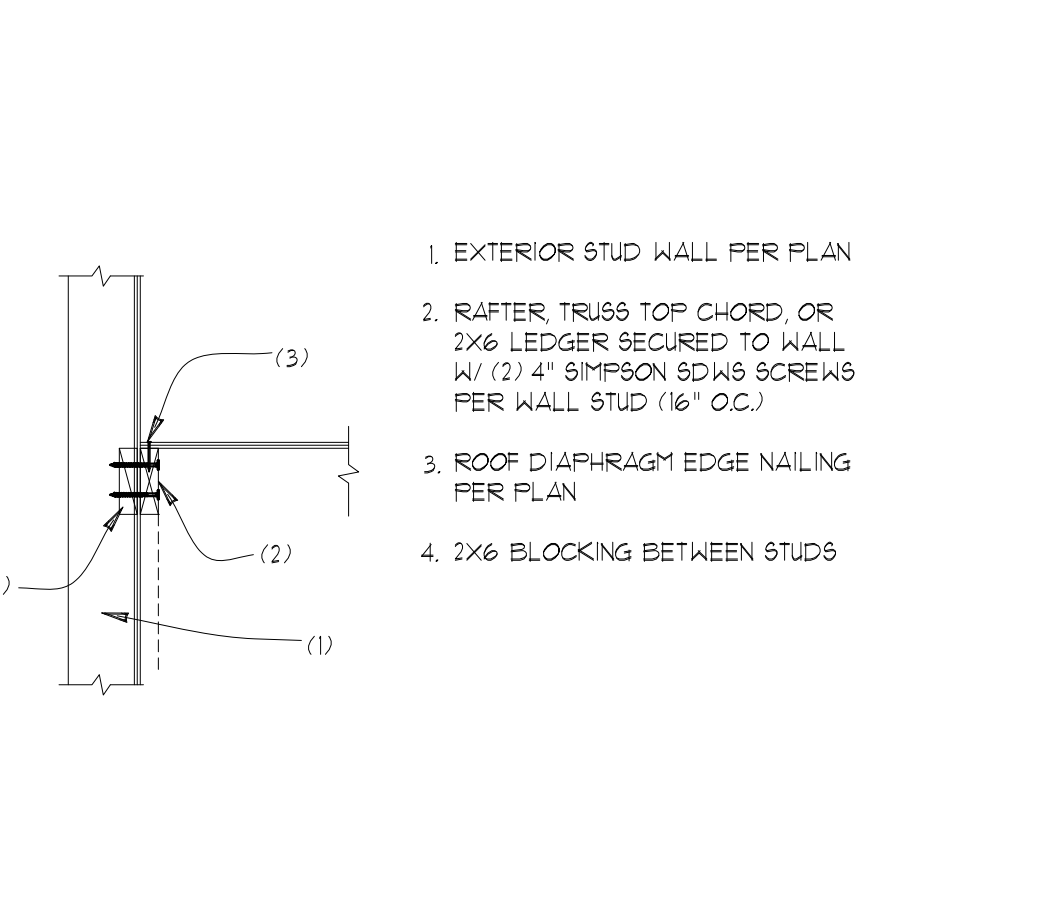
- 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
- FLOOR JOISTS PER PLAN
- JACK/MONO TRUSS PER PLAN W/ LUG HANGER TO RIM
- 2x RIM JOIST MINIMUM W/ 8d TOE NAILS @ 6" O.C. TO TOP PLATE
- STUD WALL OR BEAM PER PLAN
- ROOF DIAPHRAGM EDGE NAILING PER PLAN
- 2x BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
- 2x BLOCKING BETWEEN STUDS W/ (2) 10d COM. TOE NAILS PER STUD

74 MONO/JACK TRUSS TO RIM
SCALE: 3/4"=1'



- ROOF SHEATHING PER PLAN
- EDGE NAILING WHERE APPLIES
- ROOF TRUSSES PER PLAN
- 2x6 FLAT BLOCKING @ 24" O.C.
- SIMPSON A35 AT EACH BLOCK
- WALL PER PLAN

75 BRACING TOP OF EXT. WALL @ PORCH
SCALE: 3/4"=1'



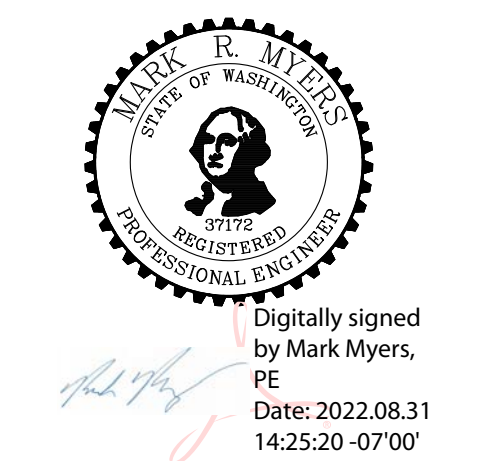
- EXTERIOR STUD WALL PER PLAN
- RAFTER, TRUSS TOP CHORD OR 2x6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
- ROOF DIAPHRAGM EDGE NAILING PER PLAN
- 2x6 BLOCKING BETWEEN STUDS

76 ROOF DIAPHRAGM TO WALL
SCALE: 3/4"=1'

STRUCTURAL PLANS

RKK CONSTRUCTION
CHASE'S CORNER - LOT 2
MERCER ISLAND, WA

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BUILDING DEPT. APPROVAL STAMPS:

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S4	DATE:	12-14-2021
	INIT:	MM
PROJECT #:		2406