

MCLEOD HOME DESIGNS

www.mcleodhomedesigns.com

Altman's West Lot
APN 3024059213

Zoning Calculations

Altman's West Lot
9167 SE 64th ST

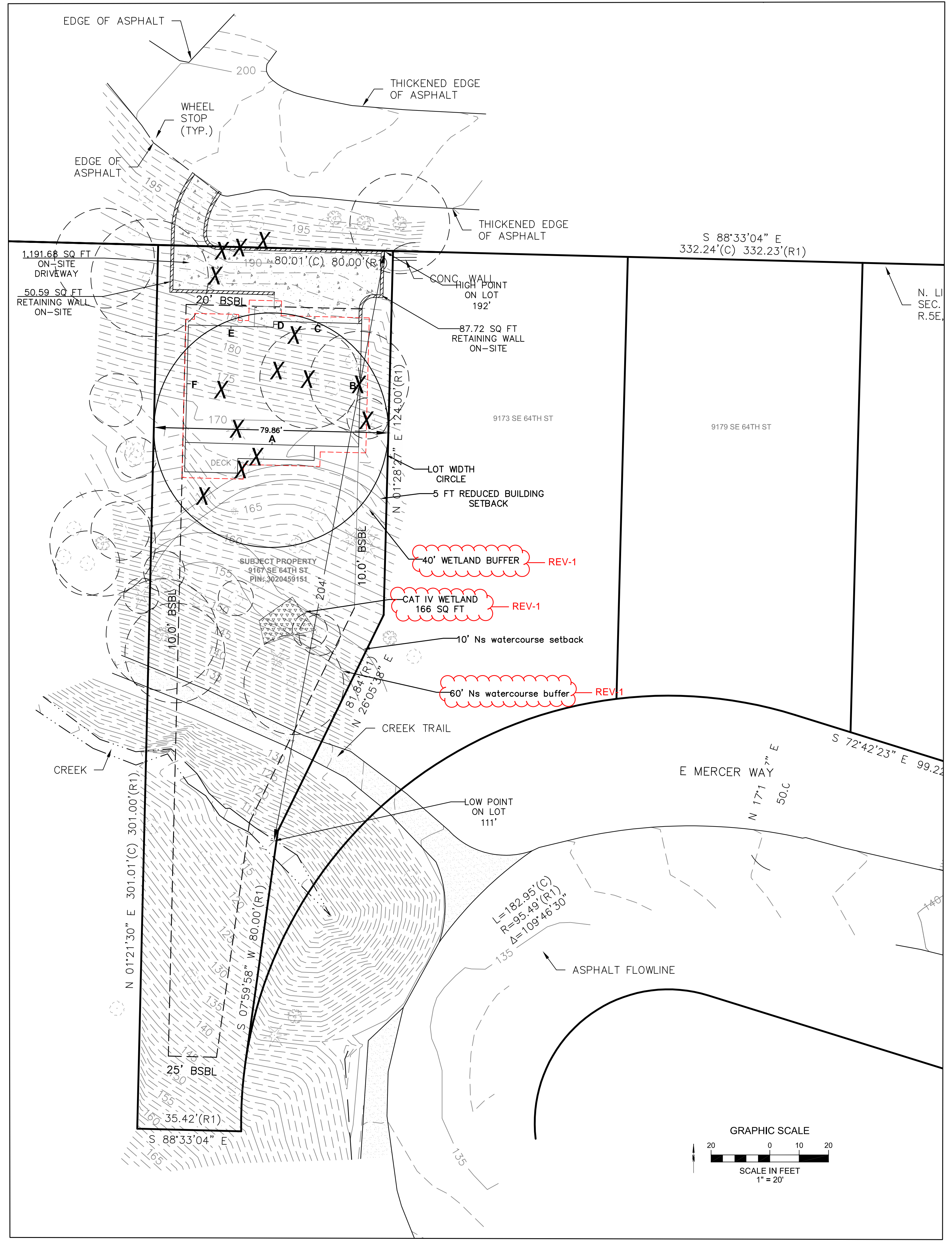
DWG Altman Site Plan3.dwg
Date 8/14/22

By: CH
Scale: SCALE

Approved

SP-1

REV: 1 8/14/22



LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	192	Feet
Lowest Elevation Point of Lot:	111	Feet
Elevation Difference:	81	Feet
Horizontal Distance Between High and Low Points:	204	Feet
Lot Slope*	39.7	%

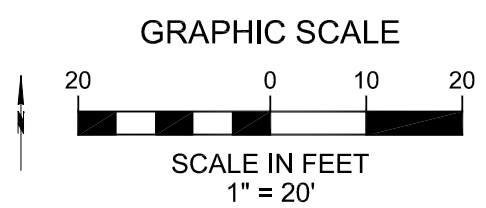
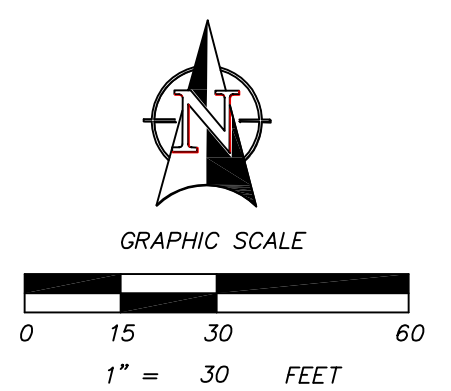
*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

LOT COVERAGE CALCULATIONS

A. Gross lot Area	18,637.8	Square Feet
B. Net Lot Area	18,637.8	Square Feet
C. Allowed Lot Coverage Area	5,591.5	Square Feet
D. Allowed Lot Coverage	30	% 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	2,823.8	
2. Accessory Building Roof Area	-	Square Feet
3. Vehicular Use (driveway, access easements, parking)	1,191.7	Square Feet
4. Covered Patios and Covered Decks	715.7	Square Feet
5. Total New Lot Coverage Area (E1+E2+E3+E4)	4,731.2	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4,731.2	Square Feet
K. Proposed Lot Coverage Area - (J/B) x 100	25.4	% 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-South side	170	59	10,030.00	Yes	59.00	9	0	0.00%	0.00%
B-East side	178	42	7,476.00	Yes	42.00	9	9	100.00%	42.00%
C-North side	186	30	5,580.00	Yes	30.00	9	9	100.00%	30.00%
D	185	2	370.00	Yes	2.00	9	9	100.00%	2.00%
E	183	29	5,307.00	Yes	29.00	9	9	100.00%	29.00%
F-West side	172	40	6,880.00	Yes	40.00	9	3.33	37.04%	14.81%
Totals:		202	35,643.00	ABE = 176.45	202.00				Result: 117.8%
									Basement Exclusion: 58.32%

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.
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LOT WIDTH: 79.89'
15' AGGREGATE SIDE YARD REQUIRED, AS LOT IS UNDER 90' WIDE
HEIGHT OF DWELLING UNIT WALLS AT SIDES ARE 29.89 OR LESS, W/O GABLES.
SIDE YARDS ARE MIN. OF 10' OR 33% OF AGGREGATE. 10' IS GREATER THAN 33%x15'.

TOPOGRAPHIC SURVEY

SHT. 2 OF 2

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

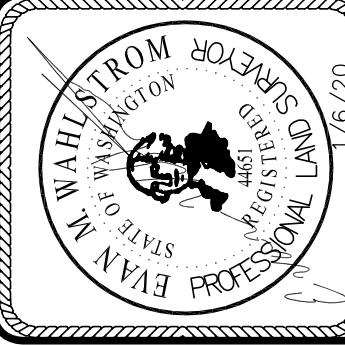
FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

TOPOGRAPHIC SURVEY

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

DRAFTED: JR
SCALE: 1" = 30'



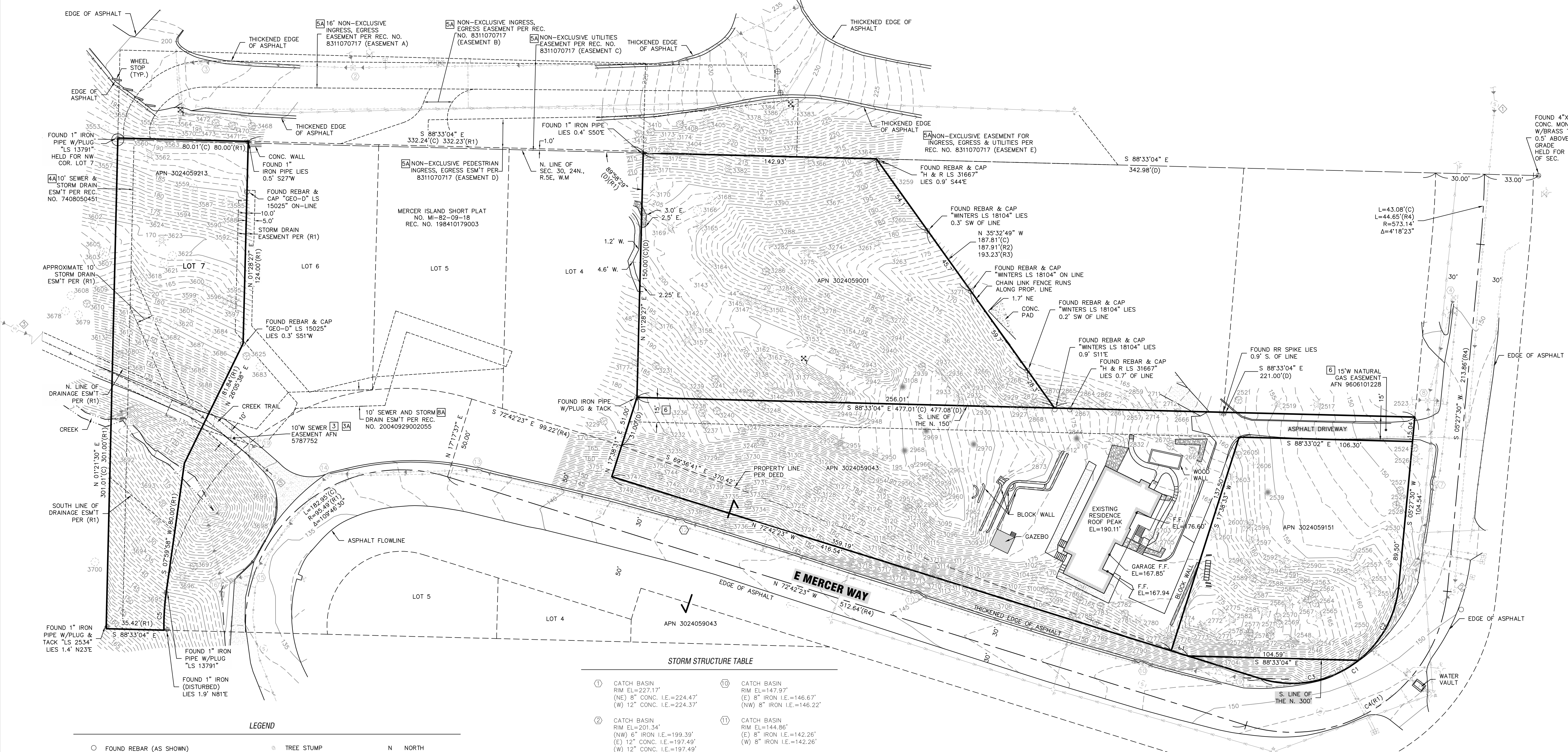
TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151

MERCER ISLAND, WA 98040

informed land survey

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

LAND SURVEYING - MAPPING - CONSTRUCTION LAYOUT



STORM STRUCTURE TABLE

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

SEWER STRUCTURE TABLE

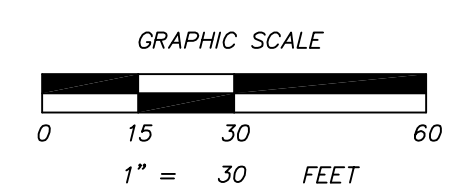
1	SEWER MANHOLE RIM EL=152.81' (NW) 8" CONC. I.E.=145.41' (S) 8" CONC. I.E.=145.31'
2	SEWER MANHOLE RIM EL=149.41' (N) 8" CONC. I.E.=141.36' (SW) 8" CONC. I.E.=141.26'
3	SEWER MANHOLE RIM EL=134.30' (SE) 10" CONC. I.E.=126.45' (NW) 10" CONC. I.E.=126.55'
4	SEWER MANHOLE RIM EL=134.30' (NW) 10" CONC.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

CURVE TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°42'23" W	10.82'



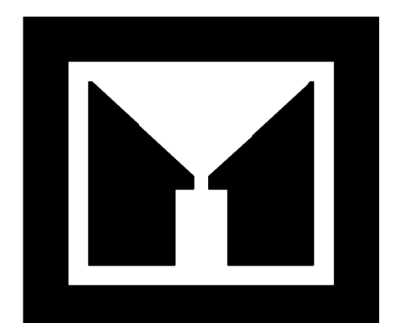
NOTE:
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LEGEND

○ 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	⊙ DISTANCE AS MEASURED	
⊙ SIGN	(C) DISTANCE AS CALCULATED	
⊙ MAIL BOX	(R) DISTANCE AS REFERENCED	
	(D) DISTANCE PER DEED	

IRC 905.1.2 ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.



MCLEOD HOME DESIGNS

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

Altman - Lot 7
APN-3024059213

Client

Building Information:	
Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616

Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

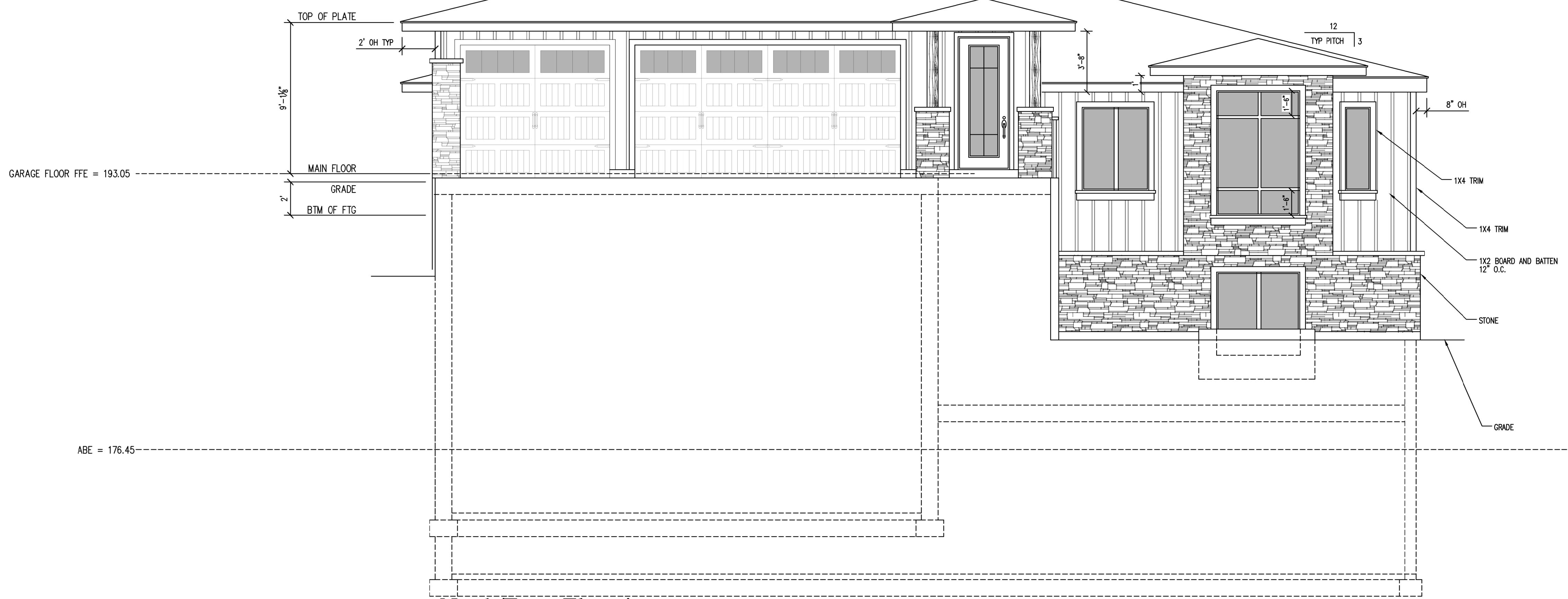
Description:
6616 SF Rancher
Elevations

DWG#6616x0a lot 7 (west) Georges
Date: 8/11/22
By: Mark McLeod
Scale: 1/4" = 1'
Approved:

1a

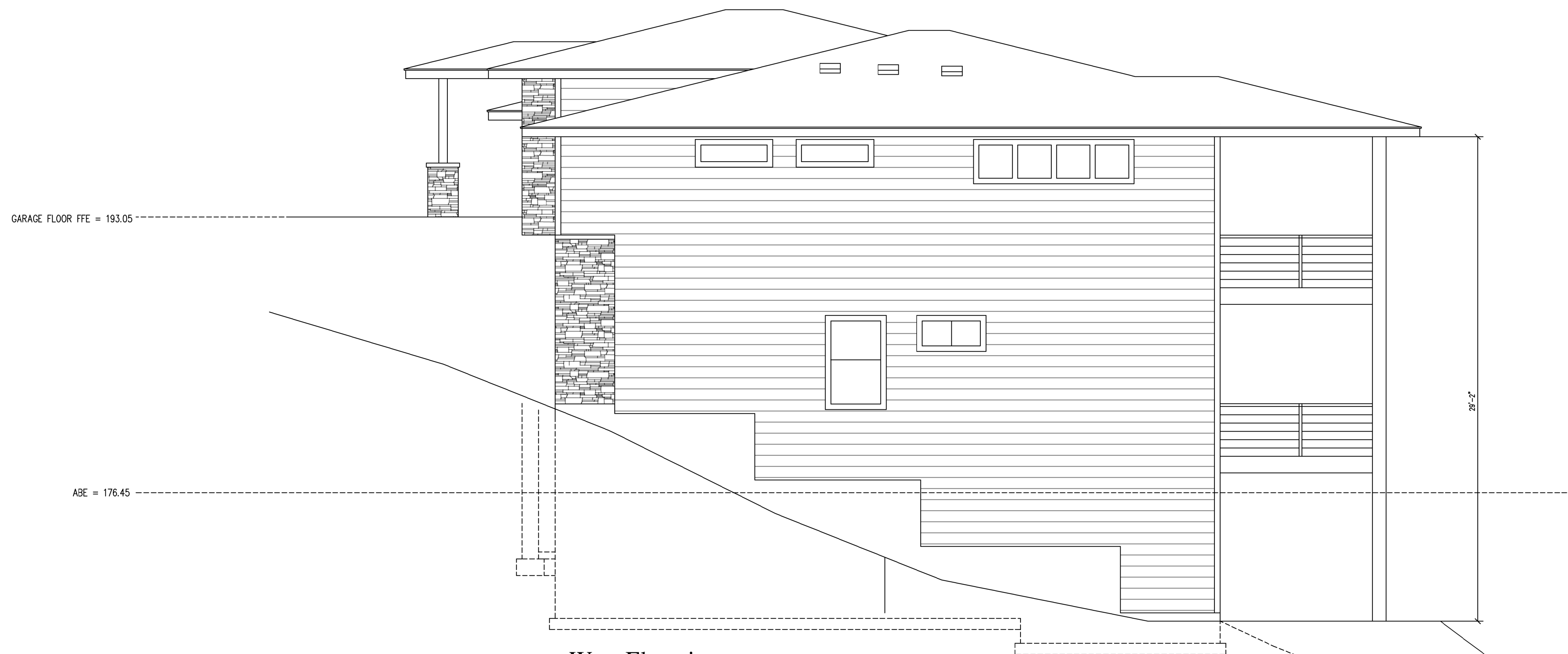
REV: 0	8/11/22
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MAX HEIGHT = 206.45



North/Front Elevation

MAX HEIGHT = 206.45



West Elevation

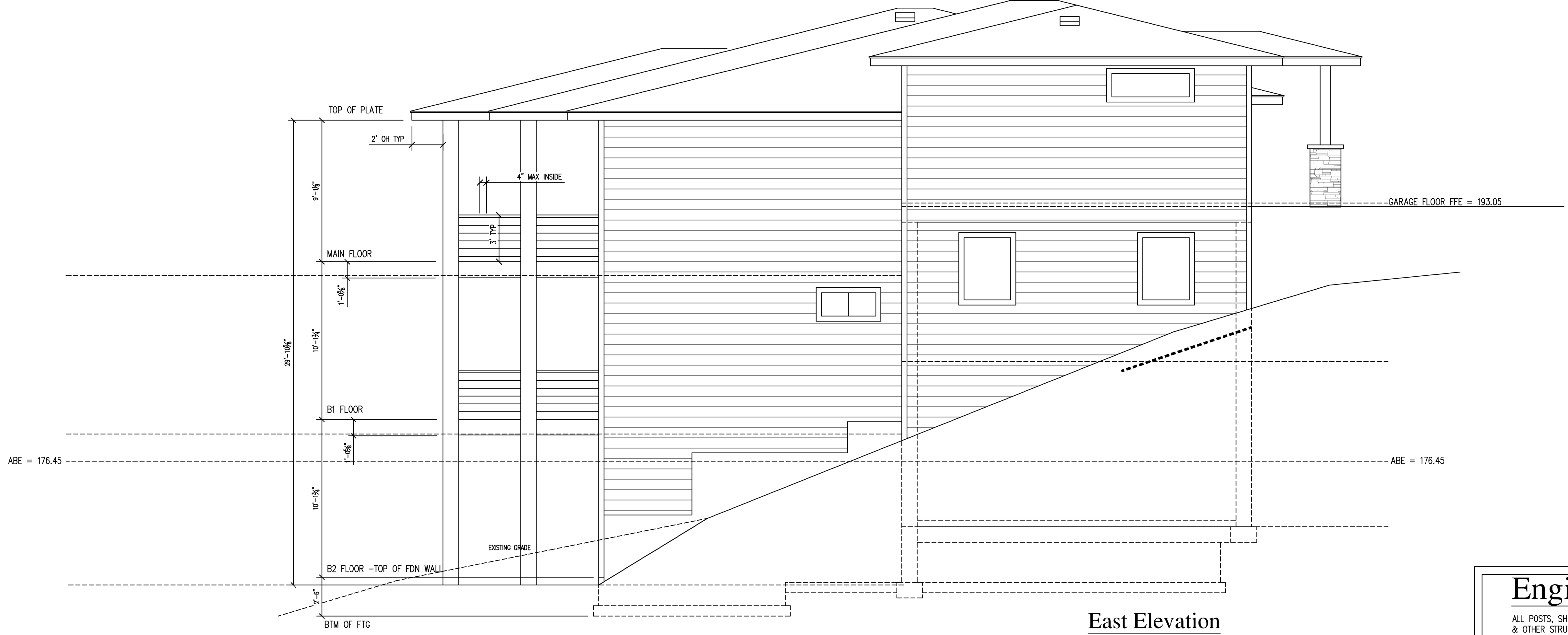
Engineering Required

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.

IRC 905.1.2. ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.

MAX HEIGHT = 206.45



East Elevation

Engineering Required
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NOTE:
 PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDE BY SOFFIT VENT
 6616 / 300 = 22.053 SF OF VENT



South Elevation



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 1900 Fowler Street, Suite F
 Richland, WA 99352 509-528-2884

Altman - Lot 7
 APN-3024059213

Client

Building Information:	
Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

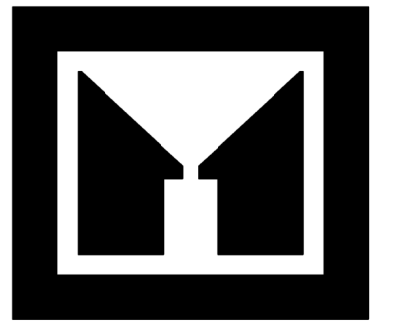
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 THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description:
 6616 SF Rancher
 Elevations

DWG#	6616x0a lot 7 (west) Georges
Date	8/11/22
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

1b

REV: 0 8/11/22



MCLEOD
HOME DESIGNS

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3900 Fowler Street, Suite F
Richland, WA 99352 509-528-2884

Altman - Lot 7
APN-3024059213

Client

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

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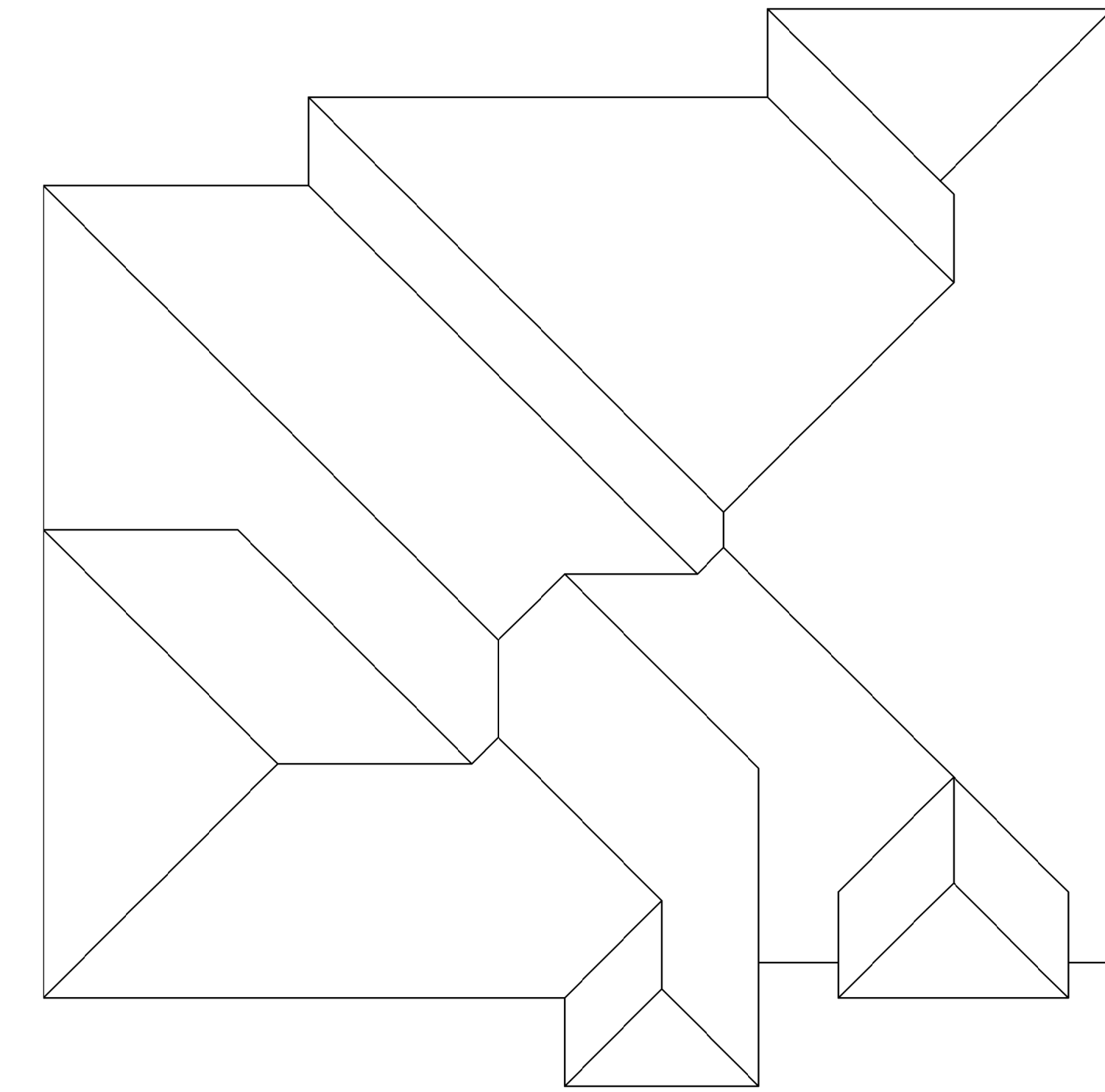
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description:
6616 SF Rancher
Ftg / Fdn / Roof Plan

DWG#	G616x0a lot 7 (west) Georges
Date	11/15/2021 8:53:17 PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

2a

REV: 0 8/11/22



Roof Truss Providers
PLEASE PROVIDE YOUR PLANS TO THIS OFFICE VIA EMAIL (mrcm01@gmail.com).

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

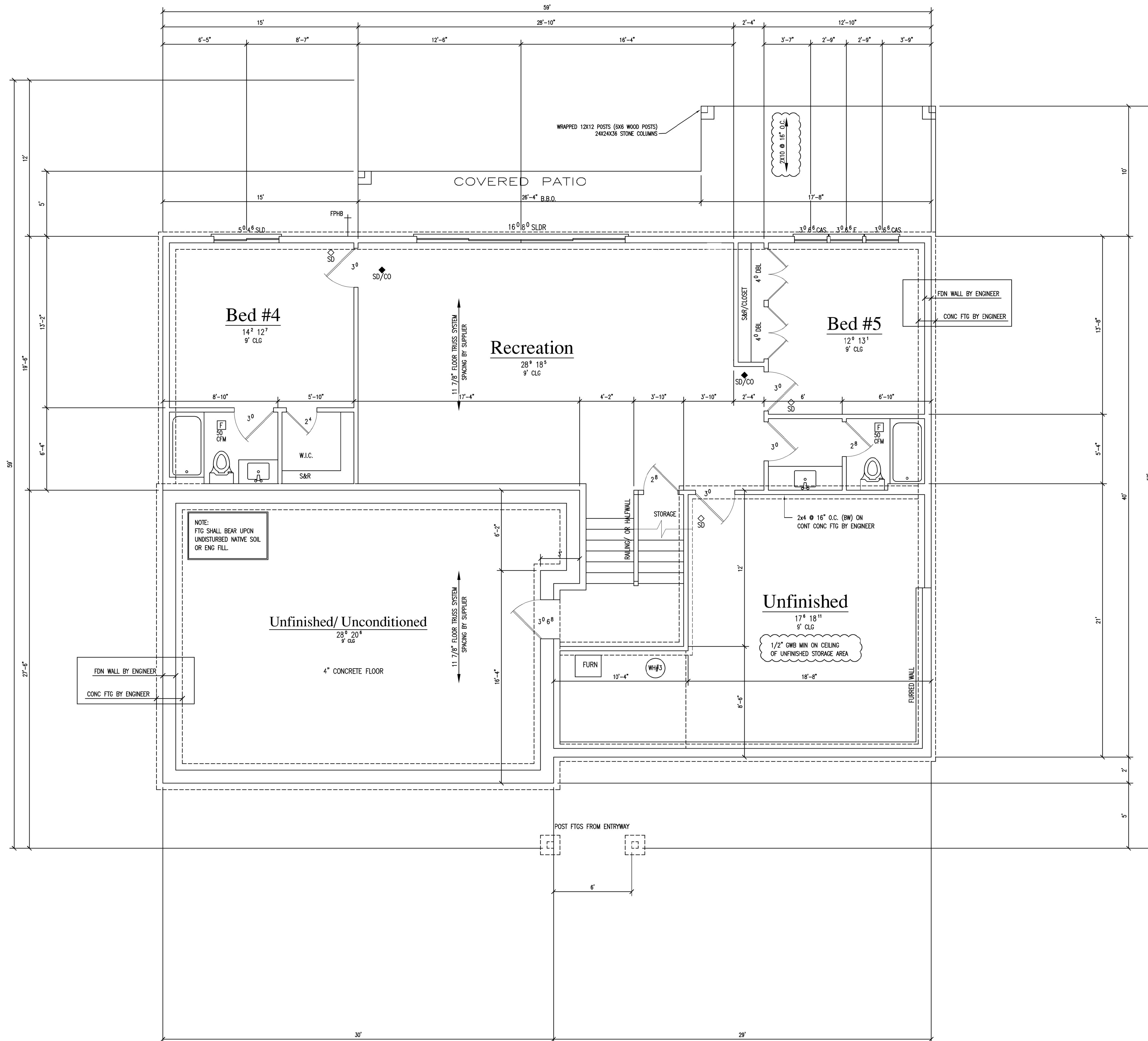
Roof Plan

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

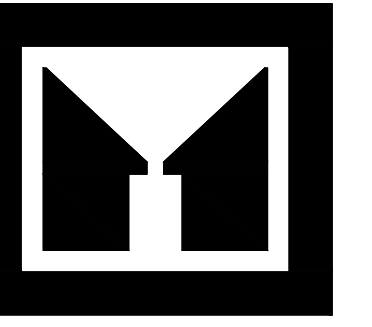
Engineering Required

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.



LEVEL - B2
Footing & Foundation Plan



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1900 Fowler Street, Suite F
Richland, WA 99352 509-528-2884

Altman - Lot 7
APN-3024059213

Client

Building Information:
Main Floor SQ FT: 1776
Second Floor SQ FT: 0
Basement SQ FT: 4840
TOTAL SQ FT: 6616

Unfinished SQ FT: 0
Garage SQ FT: 662
Covered Area SQ FT: 300

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LLC.

THIS PLAN IS FOR ONE TIME
CONSTRUCTION USE.

Description:
6616 SF Rancher
Main Floor Plan

DWG#6616x0a lot 7 (west) Georges

Date: 10/19/20

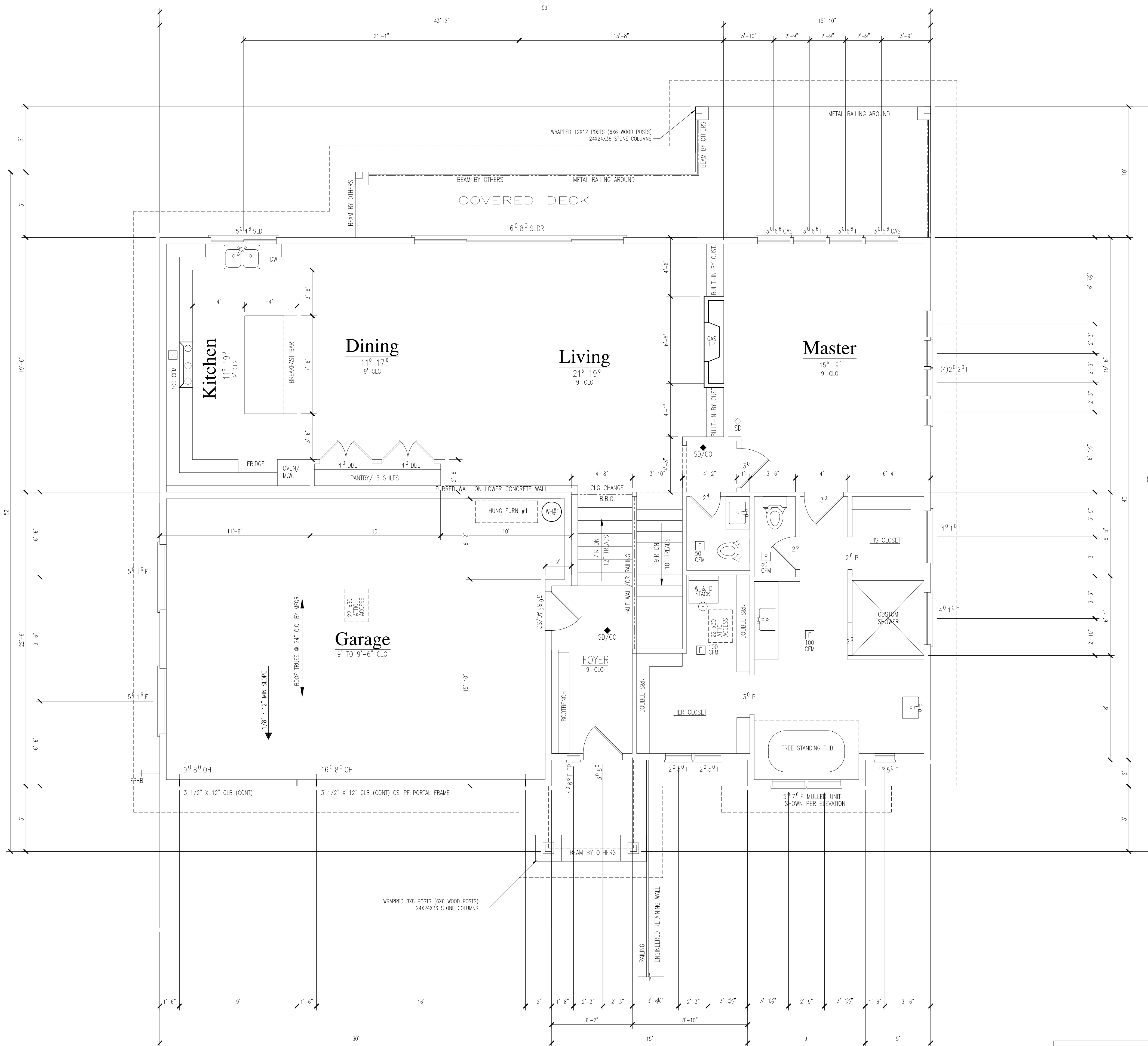
By: Mark McLeod

Scale: 1/4" = 1'

Approved

3

REV: 0 10/19/20



MAIN LEVEL Floor Plan

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

Legend

(H)	HAMMER ARRESTOR
(F)	FAN VENTED TO EXTERIOR
SD	SMOKE DETECTOR (NOTE 15)
SD/CO	SMOKE / CARBON MONOXIDE DETECTOR (NOTE 15)
FPFB	FROST PROOF HOSE BIB
TP	SAFETY OR TEMPERED GLASS

Roof Truss Providers PLEASE PROVIDE YOUR PLANS TO THIS OFFICE VIA EMAIL (mccm01@gmail.com).
Floor Truss Providers PLEASE PROVIDE YOUR PLANS TO THIS OFFICE VIA EMAIL (mccm01@gmail.com).

Braced Wall Schedule

CONTINUOUS SHEATHING CONDITION (SEISMIC_D_WIND_85)

AW	PER DETAIL SH 4 (IF NEEDED)
CS-PF	PER DETAIL SH 4
CS-WSP	84 COMMON - 6" EDGE 12" FIELD
GB	1 3/8 (13 GA) GB SCREW - 7" EDGE 7" FIELD

Building Information:

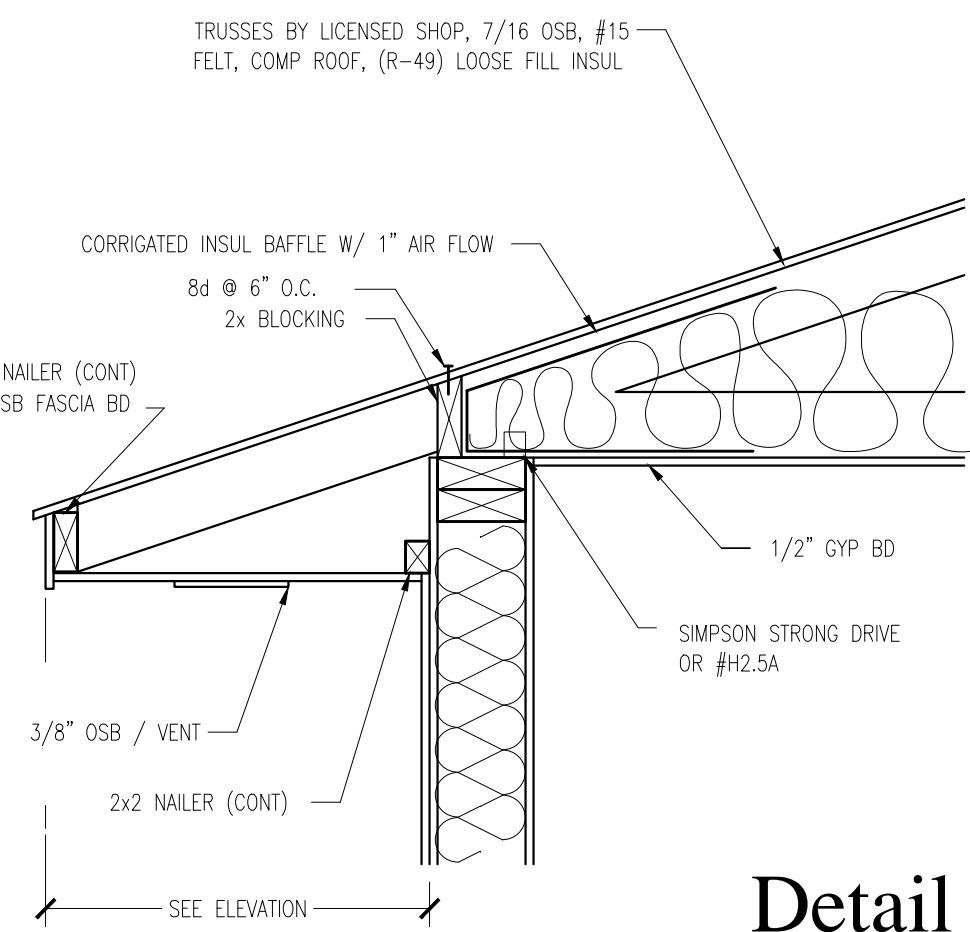
Main Floor SQ FT:	1780
Second Floor SQ FT:	1762
Basement SQ FT:	1161
TOTAL SQ FT:	4703

-Unfinished SQ FT:	425
Garage SQ FT:	662
Covered Area SQ FT:	300

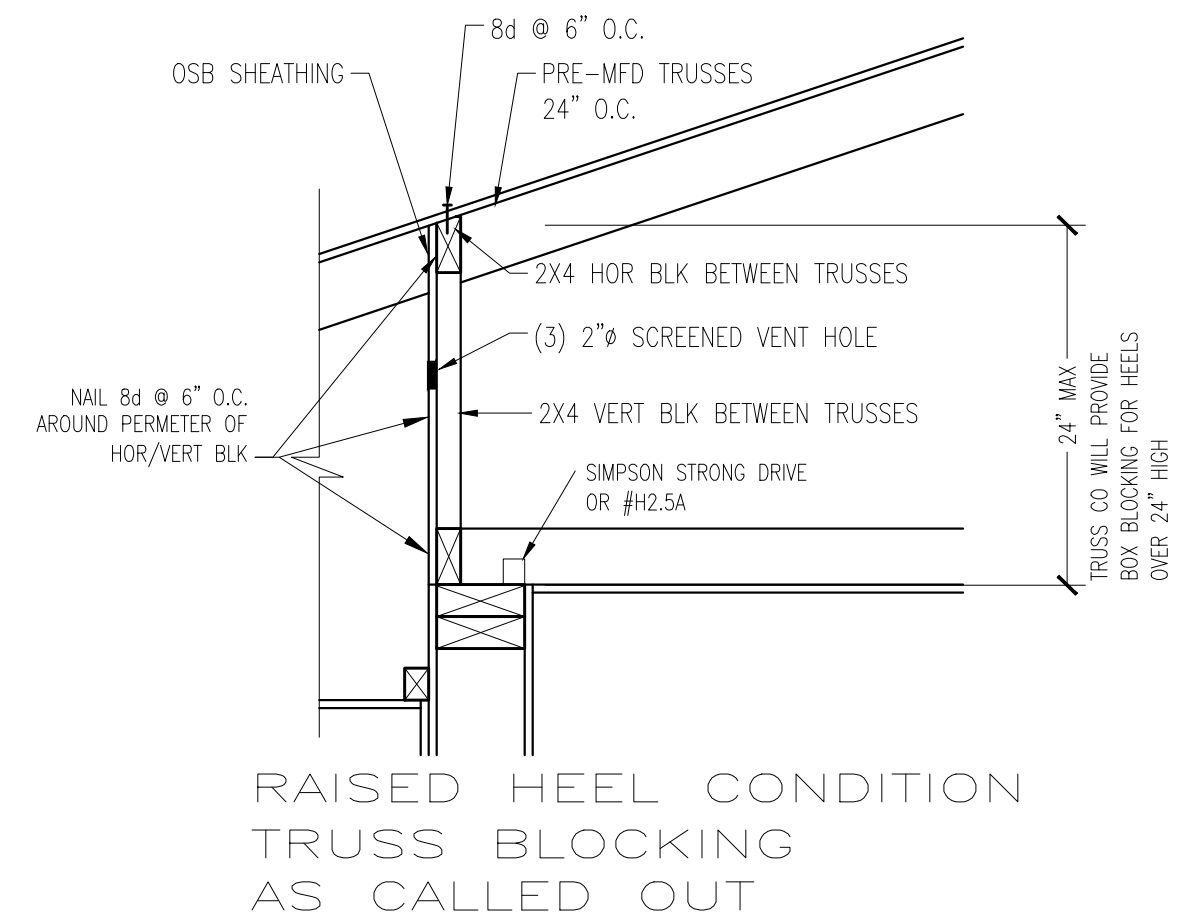
Builders Responsibility

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

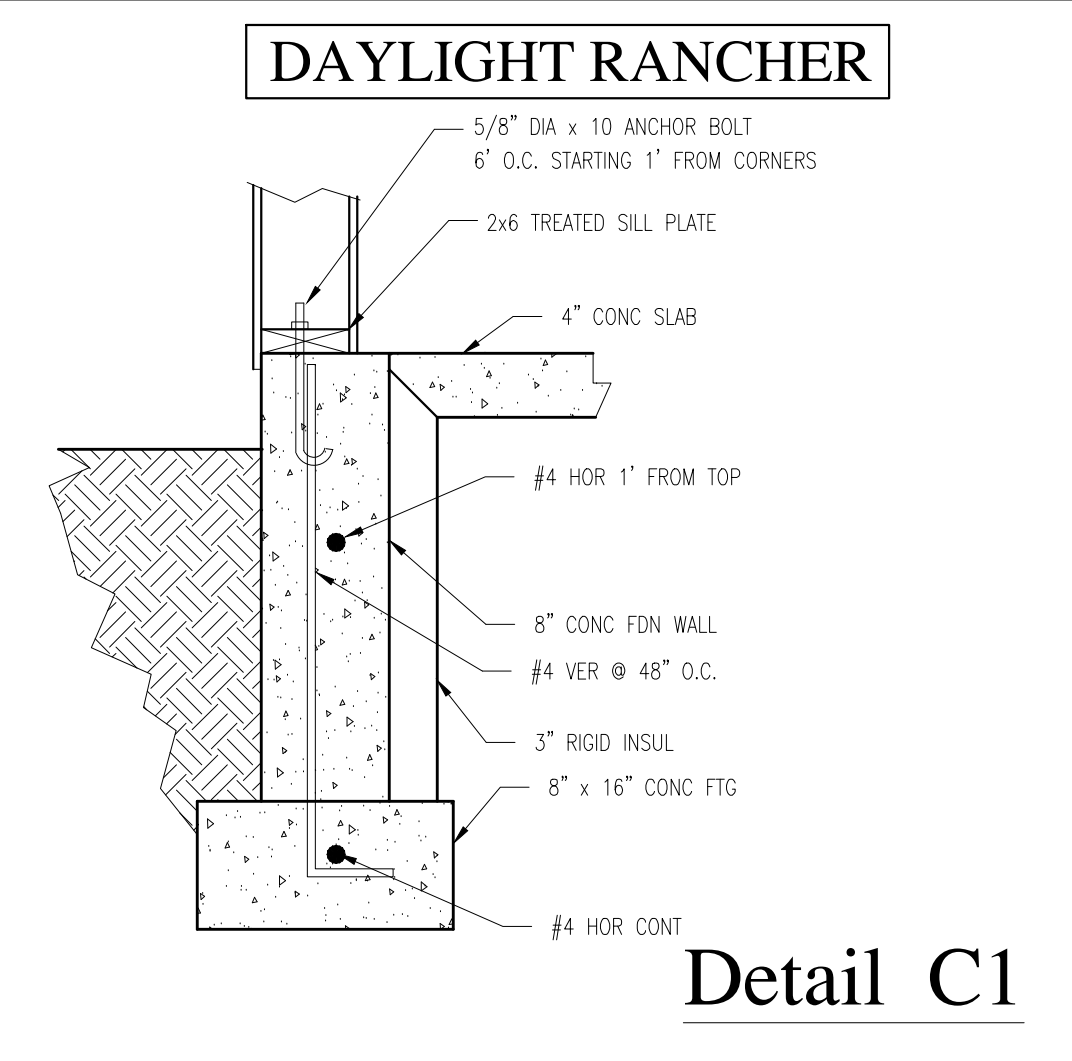
- ### General Notes:
- PROVIDE 30" RANGE AND HOOD W/ 100 CFM FAN VENTED TO EXTERIOR.
 - PROVIDE WATER RESISTANT GYPSUM BOARD IN TUB OR SHOWER RECESS.
 - PROVIDE 50 GALLON (MIN) WATER HEATER W/ ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE W/ 3/4" COPPER DRIP
 - BUILDER TO VERIFY ALL ASPECTS AND DIMENSIONS OF THESE DRAWINGS. ANY PROBLEMS WITH THESE DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THIS DESIGNER, MARK MCLEOD (509) 528-2884.
 - DO NOT SCALE THESE DRAWINGS.
 - EXTERIOR WALLS OF HOUSE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
 - INTERIOR WALL 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, UNLESS OTHERWISE NOTED.
 - 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 plan)
 - NOTE ALL SMOKE DETECTORS ARE ELECTRICALLY HARDWIRED.
 - ALL WINDOWS ARE TO BE 3 U FACTOR MAX.



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



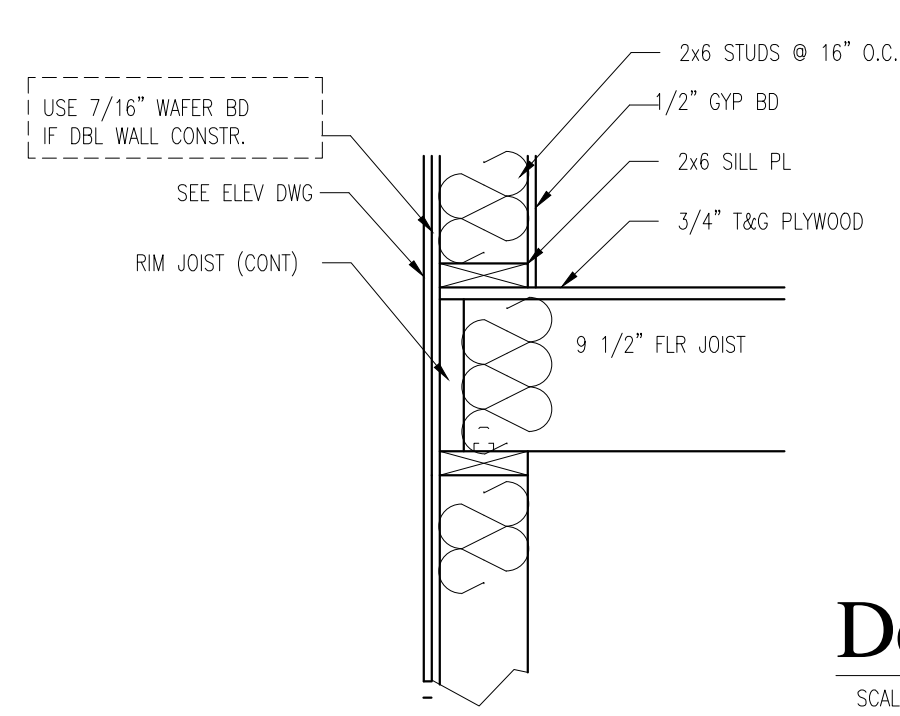
RAISED HEEL CONDITION TRUSS BLOCKING AS CALLED OUT



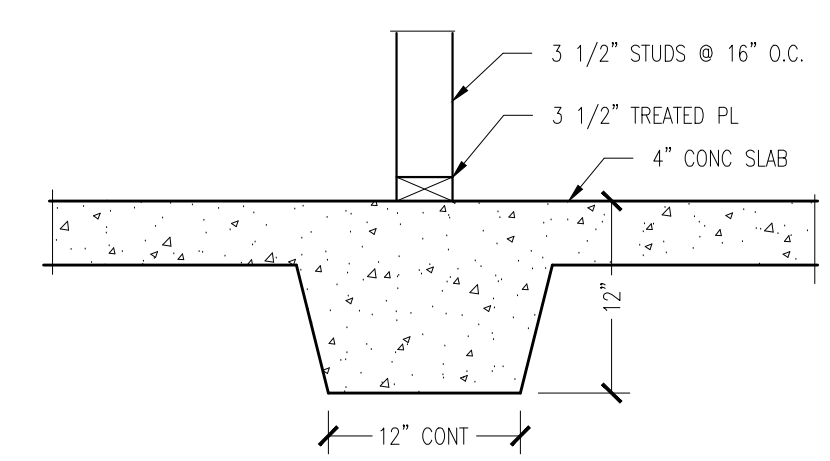
Detail C1

NOTE

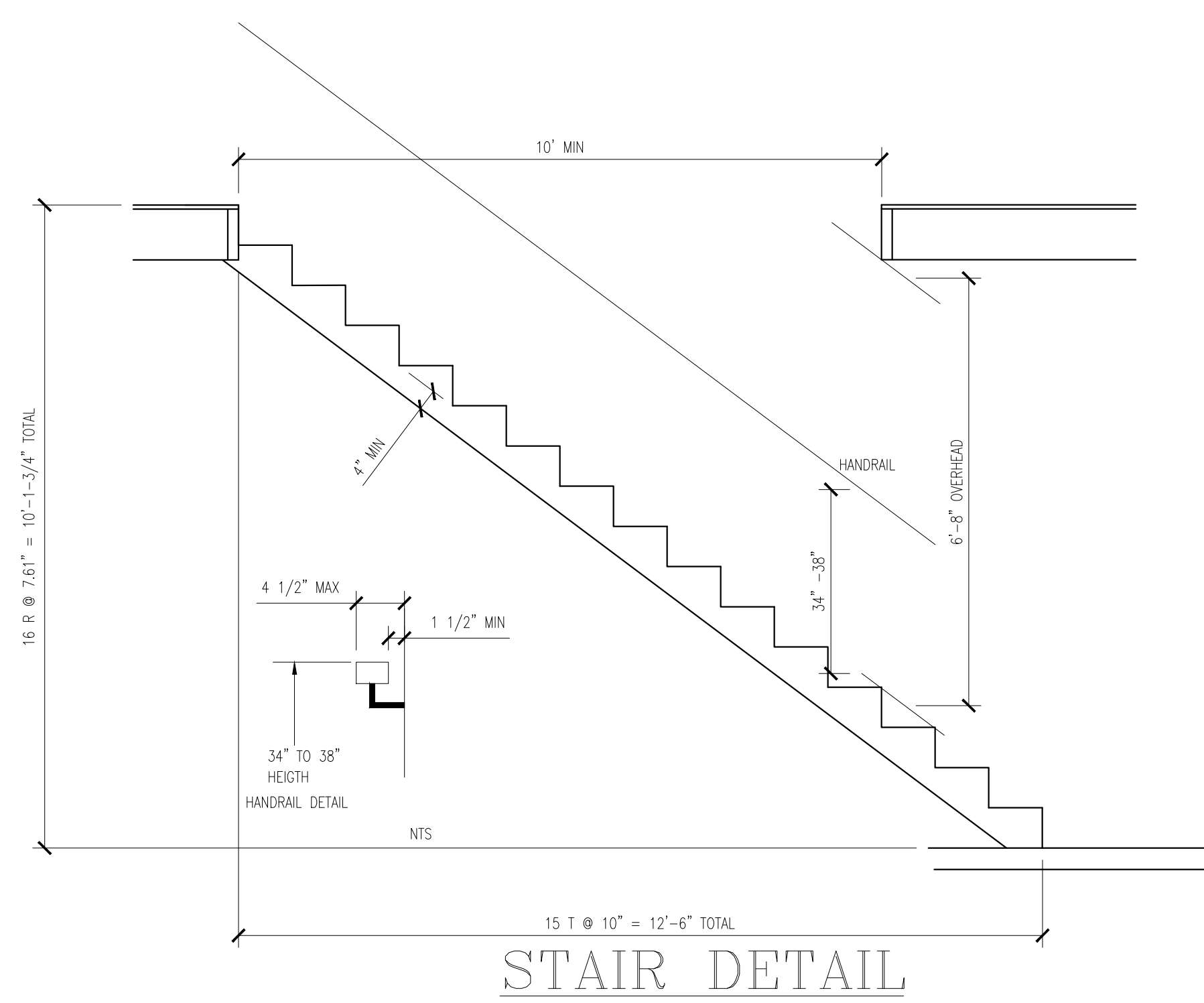
- The net free ventilation area shall be not less than 150 of the area of the space ventilated, except that the area may be 1/300 provided at least 50% of the req'd vent. area is provided by ventilators located in the upper portion of the space to be ventilated at least 3'-0" above eave or cornice vents 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.



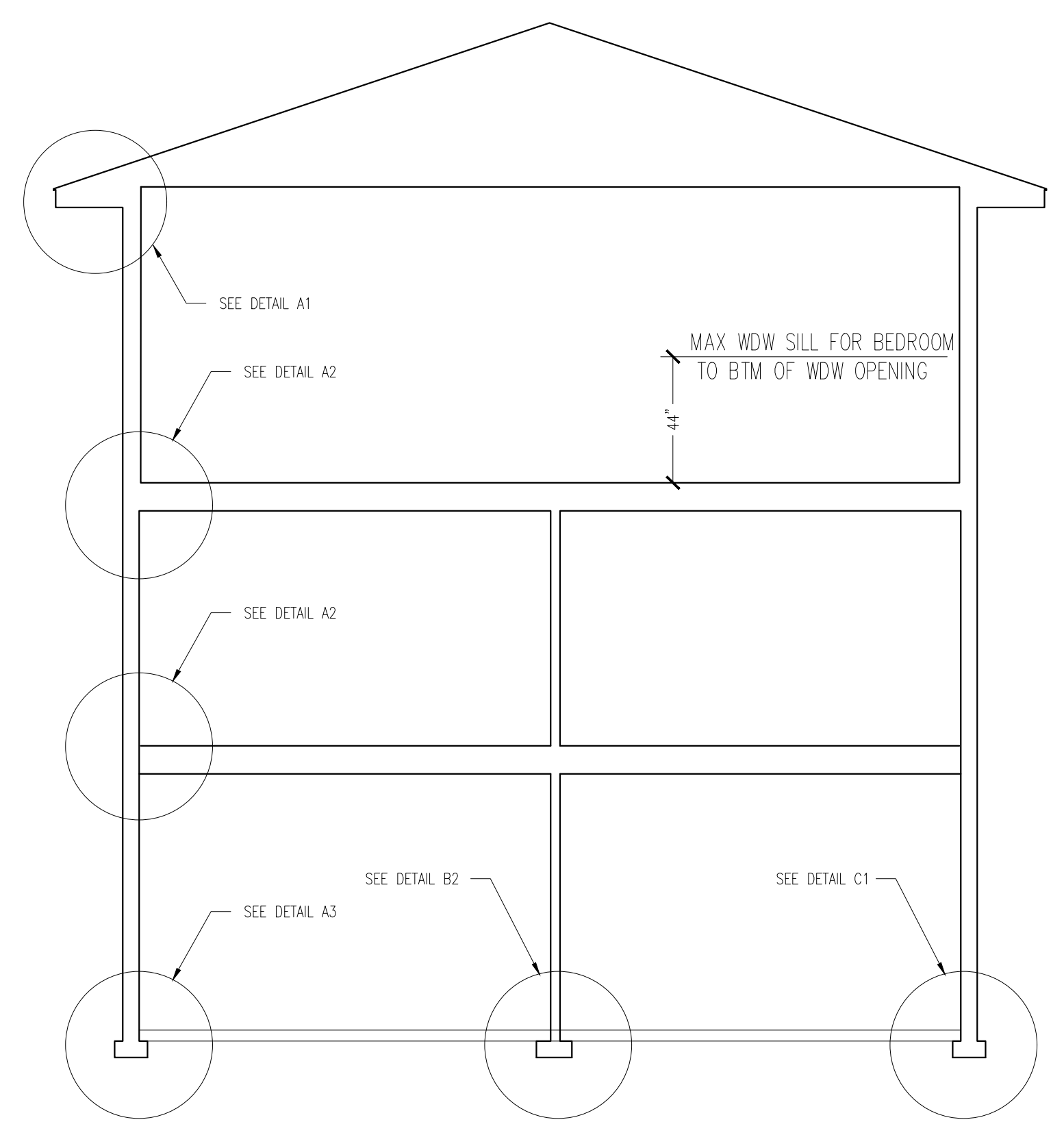
Detail A2
SCALE: 1" = 1'-0"



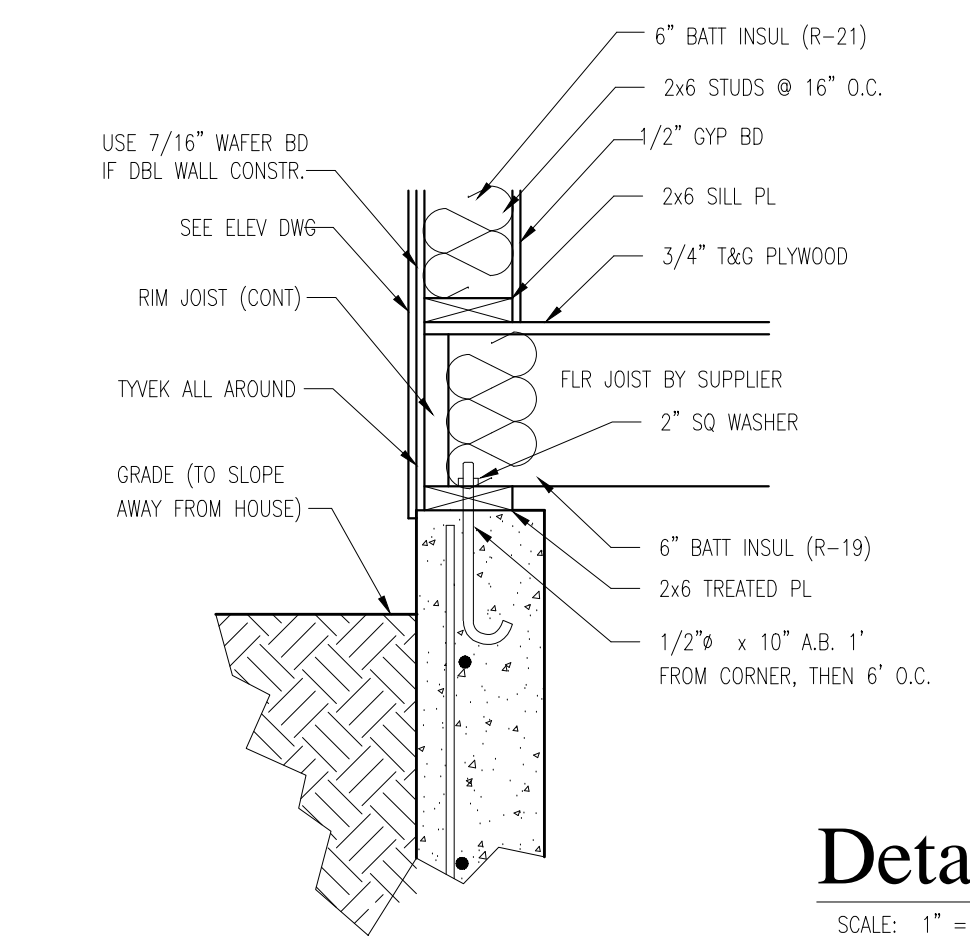
Detail B2
SCALE: 1" = 1'-0"



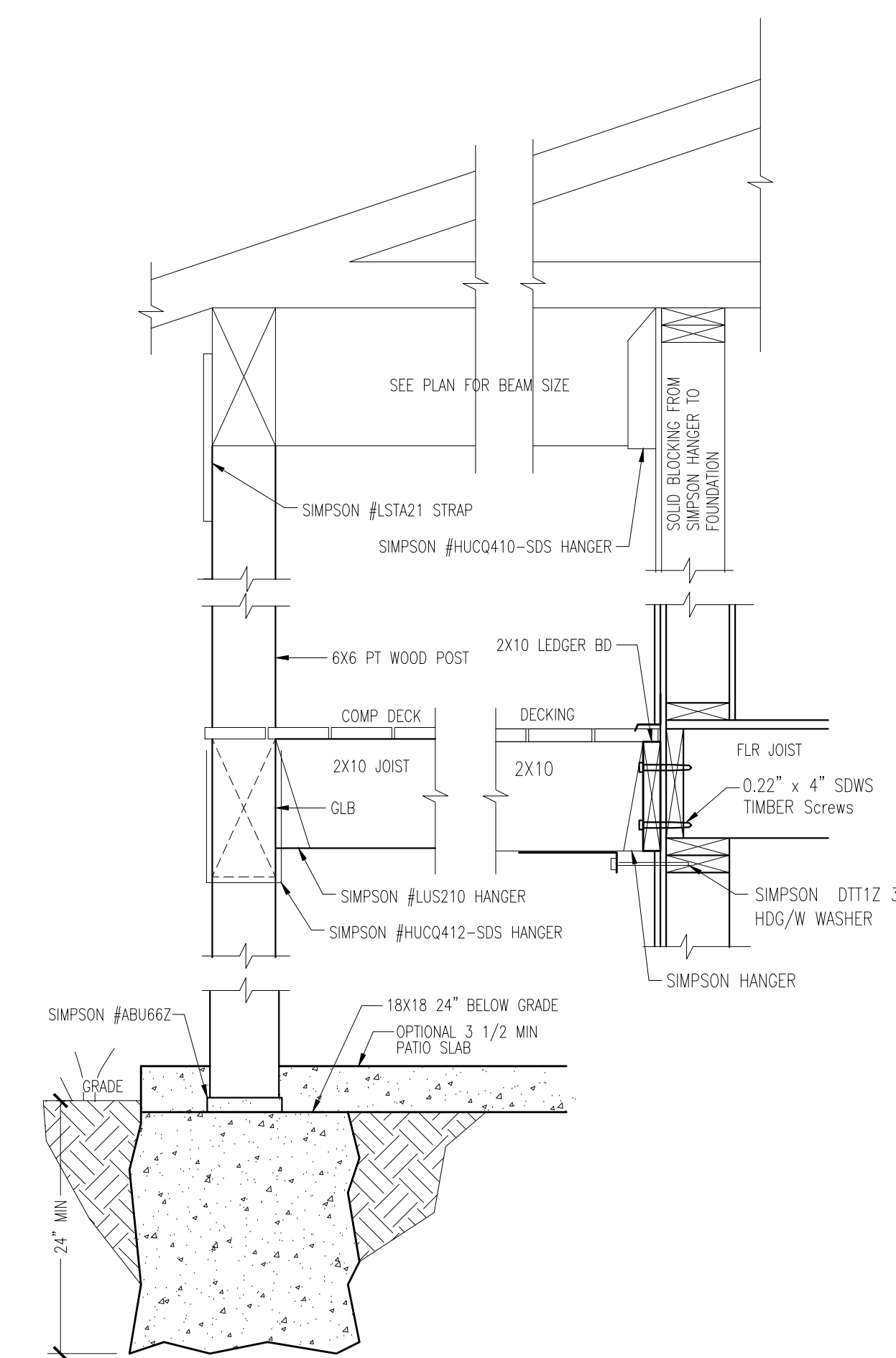
STAIR DETAIL



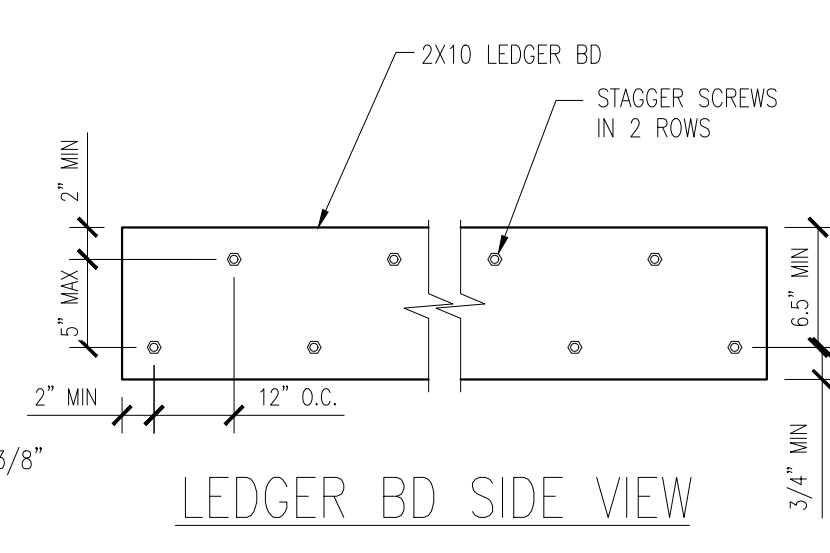
Rancher Detail Map
SCALE: NTS



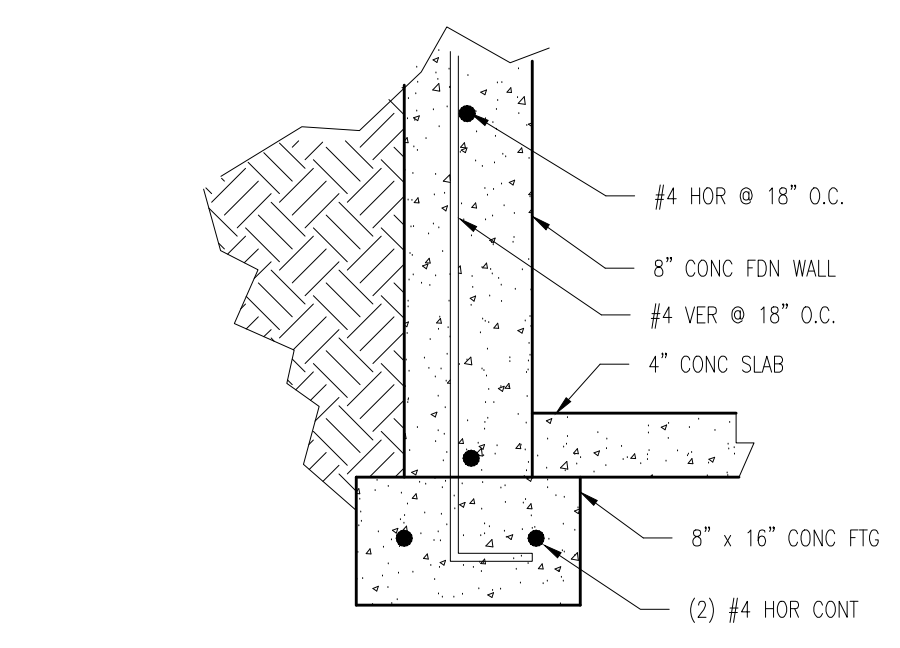
Detail A3
SCALE: 1" = 1'-0"



Detail B4 - DECK/ POST/ BEAM
NTS

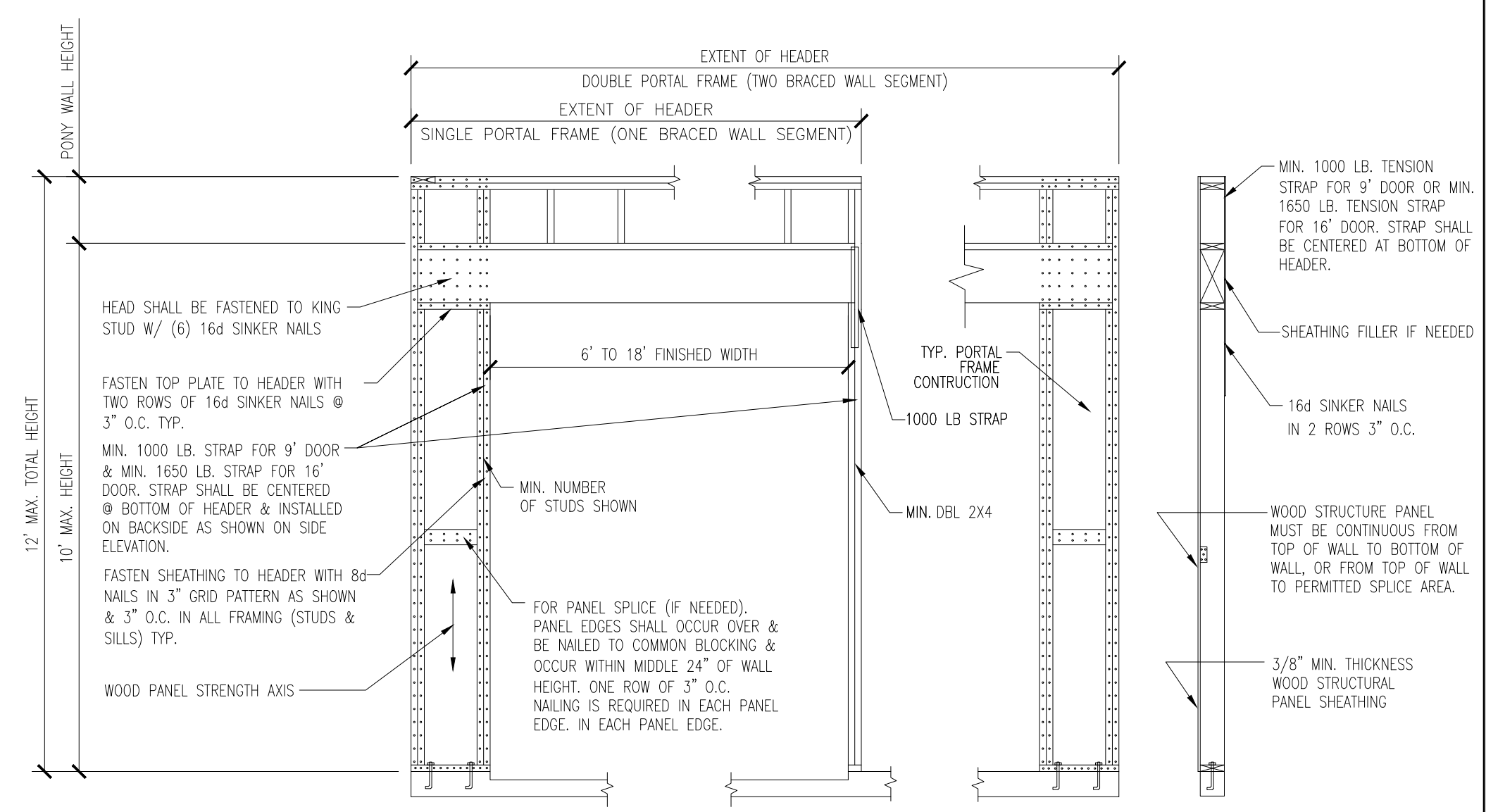


LEDGER BD SIDE VIEW



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

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.



CS-PF Portal Frame - Front View Side View

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

Client
Altman - Lot 7
APN-3024059213

Building Information:
Main Floor SQ FT: 1776
Second Floor SQ FT: 0
Basement SQ FT: 4840
TOTAL SQ FT: 6616

Unfinished SQ FT: 0
Garage SQ FT: 662
Covered Area SQ FT: 300

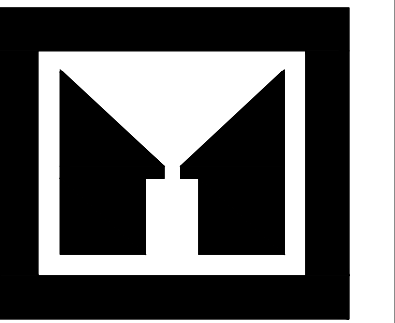
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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description:
6616 SF Rancher
Section / Details

DWG#6616x0a Lot 7 (west) Georges
Date: 10/19/20
By: Mark McLeod
Scale: 1/4" = 1'
Approved

4a

REV: 0 10/19/20



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Description:
6616 SF Rancher
Section / Details

DWG#6616x0a lot 7 (west) Georges

Date: 10/19/20

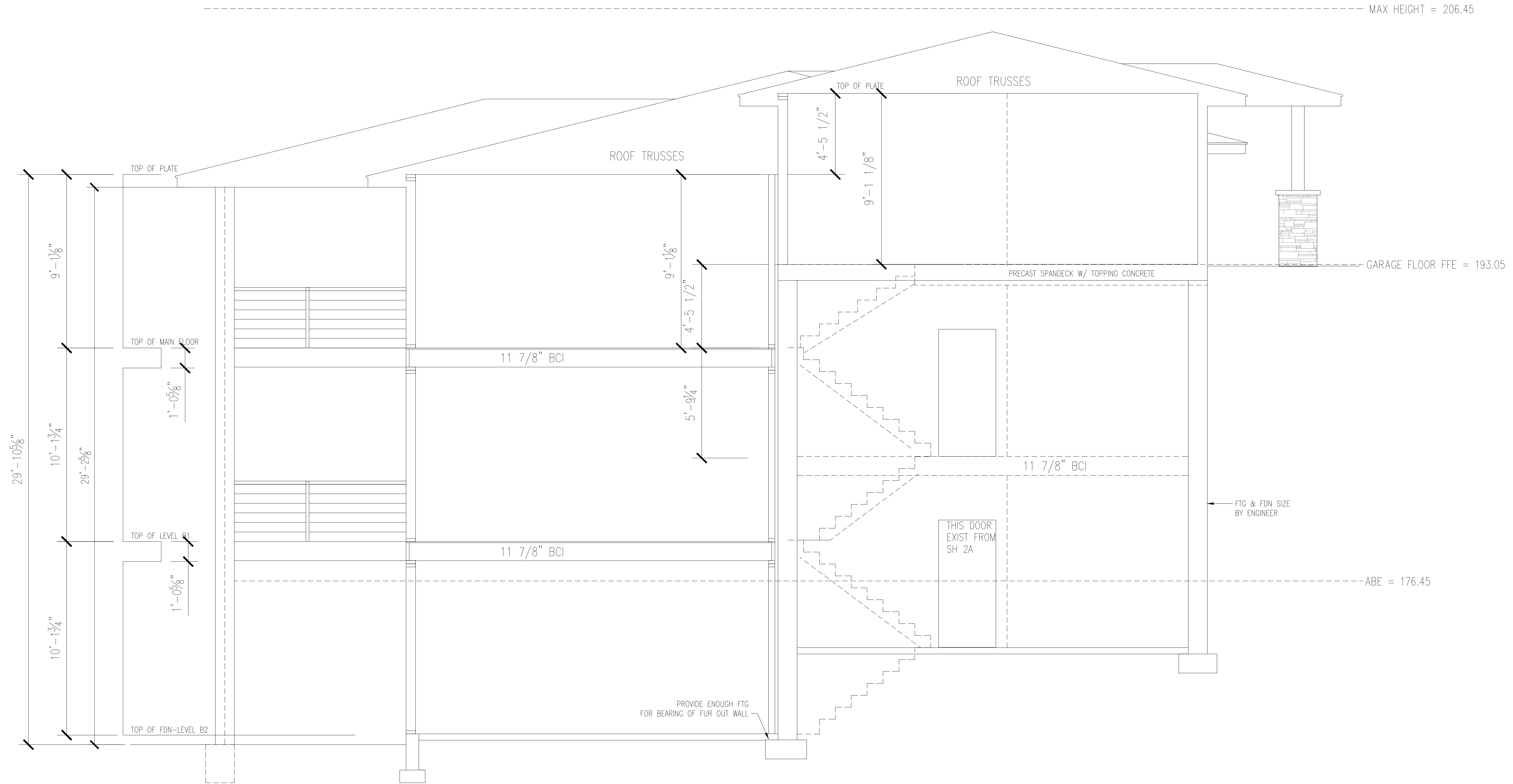
By: Mark McLeod

Scale: 3/8" = 1'-0"

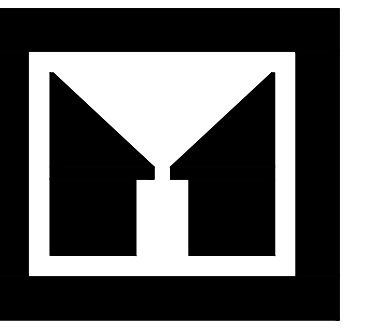
Approved

4b

REV: 0 10/19/20



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



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LLC.

THIS PLAN IS FOR ONE TIME
CONSTRUCTION USE.

Description:

6616 SF Rancher
Elevation w/Topographical

DWG#6616x0a lot 7 (west) Georges

Date 10/19/20 2:02 PM

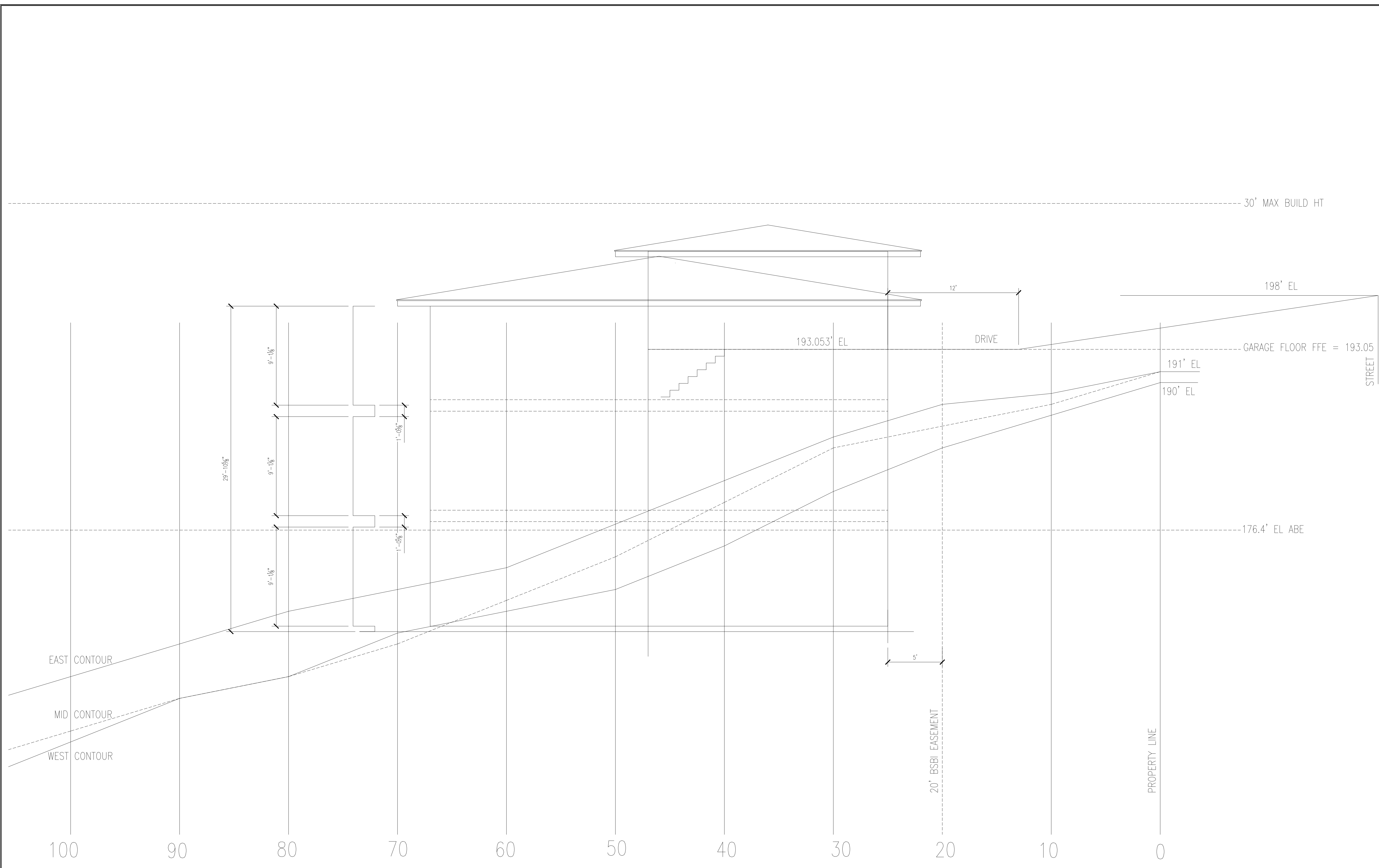
By: Mark McLeod

Scale 1/4" = 1'

Approved

4c

REV: 0 10/19/20



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.

STRUCTURAL NOTES

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

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

Design Criteria:

- 1. Live Load = 25 PSF (Snow)
- 2. Dead Load = 40 PSF (Floor)
- 15 PSF (Roof and Floor)
- 10 PSF (Partition)
- 12 PSF (Wall)
- 150 PCF (Concrete)
- 3. Wind = 2015 IBC Exposure B @ 110 mph (LRFD), 85 MPH (ASD), 3 second gust
- 4. Earthquake = 2015 IBC, Ss = 1.453 Site Class D, SL = 0.503, IE = 1.0, Seismic Design Category D, SDS = 0.969, SDL = 0.503, Light Frame Wood Shearwalls, R = 6.5, $\rho = 1.3$ Non-Redundant Structure, Cs = SDS IIR, V = ρ Cs W, V = 0.194W for Load Factor Design, Cs = SDS I / (1.4R), V = ρ Cs W, V = 0.136W for Allowable Stress Design, Design values used based on soils report from PanGeo, INC, dated April 16th, 2019
- 5. Soil =

Concrete & Reinforcing Steel:

- 1. All concrete work shall be per the 2015 IBC Chapter 19 and ACI 318-14. Concrete quality, mixing and placement shall be per ACI 318-14. Mixing and placement shall be per ACI 318-14 and inspections shall be per 2015 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 = 5000 PSI @ 28 day slump = 4" maximum, 6% Air entrained

Steel:

- 1. All steel shall be ASTM A36 except as noted.
- 2. Structural pipe shall be ASTM A53 type S.
- 3. All bolts shall be ASTM A325, except as noted.
- 4. Anchor bolts shall be ASTM F1554 Gr. 36.
- 5. Welding shall be by AWS certified welders with E70 electrodes in accordance with AWS D1.1-75.
- 6. All steel members and parts exposed to weather or in contact with the ground shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area. All other steel surfaces shall be shop painted with two coats of red oxide primer after fabrication.

Carpentry:

- 1. Structural framing shall be #2 Douglas Fir.
- 2. 6X columns shall be #1 Douglas Fir or PT #1 Hem Fir, per plan.
- 3. 2X joists shall be kiln dried and stored in a dry area prior to installation.
- 4. Floor trusses shall be by Truss-Joist or other approved manufacturer. Roof trusses shall be by a preapproved manufacturer and constructed according to the specifications of the Truss Plate Institute.
- 5. 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. Glue laminated beams shall be 24F-V6 for cantilevered or continuous beams and 24F-V4 for simple spans. (Fb = 2,400 PSI) (Fv = 265 PSI) (E = 1,800,000 PSI) (FcL = 650 PSI)
- Alaskan Cedar glue laminated beams shall be 24F-V12 for cantilevered or continuous beams. (Fb = 2000 PSI) (Fv = 265 PSI) (E = 1,500,000 PSI) (FcL = 560 PSI)
- 6. Laminated Veneer Lumber Beams (LVL) shall have the following properties: (Fb = 2600 PSI) (Fv = 285 PSI) (E = 1,900,000 PSI) (FcL = 750 PSI)
- 7. Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.

Pin Piles:

- 1. Pin piles shall be schedule 40 black pipes, diameter per plan.
- 2. Pin piles shall be driven with a minimum 400 pound pneumatic jack hammer.
- 3. Structural pipe shall be ASTM A53 type B (fy = 35 ksi).

[Pin Pile Installation Procedures](#)

- 1. Excavate to 6" below footing elevation.
- 2. Drive pin piles with a 400-pound pneumatic jack hammer to refusal. Refusal is defined as less than one inch of penetration per one minute of continuous jacking. Note: Pile splices and bearing plate shall be connected by friction fittings approved by the engineer.

Per PanGeo, INC report, a representative of PanGeo shall be present during the installation of pin piles. It is assumed this representative will act as the special inspector for the pin pile installation.

GeoFoam

- 1. Geofoam shall be 2'x4'x8' blocks and have a minimum density of 1.35 PCF.
- 2. Geofoam shall meet ASTM D6817.
- 3. Geofoam infill shall be covered with a minimum 1'-0" clear draining material, 3'- 4" soil, and capped with a 6" concrete slab.
- 4. Use of Geofoam infill at all foundations required adequate footing drain.

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.

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

TYPICAL SHEAR WALL NOTES

Use 1/2" dia. by 10" Anchor Bolts (AB's) with single plates or 1/2" dia. by 12" AB's with 3X or double plates spaced as shown on the drawings. 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. All anchor bolts shall be placed within 12" from corners, and 12" from the ends of both plates at splices. All anchor bolts shall have a 3" square, 1/4" thick plate washers between the top of the sill plate and the nut. (If using expansion anchors as substitutes for anchor bolts, embed a minimum of 3-1/2" into concrete.)

All wall sheathing shall be 1/2" CDX plywood, 5/8" T1-11 siding, or 7/16" OSB with exterior exposure glue and span rated "SR 24/0" or better. 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 when used with 1/2" plywood). Nail size and spacing at all sheathing edges shall be as required below or as in the drawings. Nail spacings shall be 12" o.c. for all field nailing except as noted.

Hold downs are Simpson "Strong Tie" and shall be installed per the manufacturer's recommendation. Equivalent holdowns by United Steel Products Company "Kant-Sag" that have ICC 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.

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

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. Anchor bolts are not required to be of stainless steel or galvanized.

ROOF DIAPHRAGM

1/2" plywood or 7/16" OSB, span rated 24/16 or better, nail with 8d common nails at 6" on center edges and 12" on center field. Sheathing shall lay perpendicular to framing.





FLOOR DIAPHRAGM

3/4" tongue and groove plywood or OSB sheathing span rated 48/24 or better. Glue and nail with 10d common nails at 2 1/2" on center edges, and 12" on center field. Sheathing shall lay perpendicular to framing. Block all unsupported panel edges with #2 DF 2x4 (Flat)

SHEAR WALL SCHEDULE

- 1. sheathing nailed with 8d's at 6" on center all edges. (Capacity= 260 plf)
- 2. sheathing nailed with 8d's at 4" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 380 plf)
- 3. sheathing nailed with 8d's at 2" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 640 plf)
- 4. sheathing nailed with (2) rows 10d's at 3" on center all edges with 4X studs at adjoining panel edges. (Capacity= 1072 plf)
- 5. sheathing nailed with (2) rows 10d's at 2" on center all edges with 4X studs at adjoining panel edges. (Capacity= 1608 plf)

HOLDDOWN SCHEDULE

- LTT20B  LTT20B attaches to foundation with 1/2" diameter anchor bolt with 7" minimum embedment for cast in place construction. Use 1/2" diameter threaded rod in cleaned 5/8" diameter hole 6" deep and epoxy with Simpson AT-XP if installed after concrete has been cast. LTT20B attaches to double stud minimum with (10) 16d sinker nails. (Cap = 1500)
- HD19  HD19 attaches to foundation with 1-1/8" diameter anchor bolt with 27" minimum embedment into 8" concrete stem wall for cast in place construction. Use 1-1/8" diameter threaded rod in cleaned 1-1/8" diameter hole 20" deep and epoxy with Simpson AT-XP if installed after concrete has been cast. HD19 attaches to 6X stud minimum with (5) 1" diameter bolts. (Cap = 16775)
- HDU5  HDU5 attaches to foundation with a 5/8" diameter anchor bolt with 15" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 12" deep and epoxy with Simpson AT-XP if installed after concrete has been cast. HDU5 attaches to double studs with (14) Simpson SDS1/4X3 screws. (Cap = 5645)
- HDU2  HDU2 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. HDU2 attaches to double studs with (6) Simpson SDS1/4X3 screws. (Cap = 3075)

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.



MC SQUARED
INCORPORATED
STRUCTURAL & CIVIL
ENGINEERS

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SUITE 101
OLYMPIA, WA 98506
T (360) 754-9339
F (360) 352-2044

www.mc2-inc.com

NO.	DATE	REVISION

Sheet Contents	Structural Notes
Project	West Lot
9167 SE 64th ST	Mercer Island, WA
Benjamin Altman	

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
Sheet Number	S1.0
1 of 16	

TABLE 1 REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS					
SYSTEM or MATERIAL	INSPECTION		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
SOILS					
GEOTECHNICAL INVESTIGATIONS	TABLE 1705.6 1803				GEOTECHNICAL INVESTIGATION SHALL INCLUDE ITEMS OF SPECIAL INSPECTION AND TESTING AS NOTED IN TABLE 5 OF THE GUIDELINES
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	TABLE 1705.6			X (a)	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	TABLE 1705.6			X	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	TABLE 1705.6 1803.5.1			X	TESTING OF COMPACTED FILL MATERIALS (SEE TABLE 5)
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	TABLE 1705.6			X	BY THE GEOTECHNICAL ENGINEER
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	TABLE 1705.6			X	
DRIVEN DEEP FOUNDATION ELEMENTS					
VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	TABLE 1705.7			X	BY THE GEOTECHNICAL ENGINEER
DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED	TABLE 1705.7			X	OBSERVATION BY GEOTECHNICAL ENGINEER
OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	TABLE 1705.7			X	
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT AND DAMAGE TO FOUNDATION ELEMENT	TABLE 1705.7			X	
FOR STEEL ELEMENTS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.2	TABLE 1705.7				
TABLE 2 REQUIRED STRUCTURAL SPECIAL INSPECTIONS					
SYSTEM or MATERIAL	INSPECTION		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
CONCRETE					
INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE	1909.1 TABLE 1705.3	ACI 318: 3.8.6, 8.1.3, 21.1.8			X (a) SPECIAL INSPECTIONS APPLY TO ANCHOR PRODUCT NAME, TYPE, AND DIMENSIONS, HOLE DIMENSIONS, COMPLIANCE WITH DRILL BIT REQUIREMENTS, CLEANLINESS OF THE HOLE AND ANCHOR, ADHESIVE EXPIRATION DATE, ANCHOR/ADHESIVE INSTALLATION, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE
REINFORCING STEEL AND PRESTRESSING TENDON PLACEMENT	1705.3 1910.4 1901.3.2	ACI 318: 3.5 ACI 318: 7.1-7.7			X TOLERANCES AND REINFORCING PLACEMENT PER ACI 7.5, SPACING LIMITS FOR REINFORCING ACI 7.6 PROTECTION OF REINFORCEMENT PER ACI 7.7
PLACEMENT OF BOLTS INSTALLED IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED	TABLE 1705.3 1909.5 1909.1	ACI 318: 1.3.2.C ACI 318: 8.1.3 ACI 318: 21.1.8 ACI 318 - APPENDIX D			X ALL BOLTS VISUALLY INSPECTED
VERIFYING USE OF REQUIRED MIX DESIGN(S)	1904 1904.2 1910.2 1910.3	ACI 318: CHAPTER 4 ACI 318: 5.2-5.4			X SPECIAL INSPECTIONS APPLY TO SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED
CONCRETE PLACEMENT	TABLE 1705.3	ACI 318: 1.3.2.D ACI 318: 5.9 - 5.10		X	
VERIFICATION OF FORMWORK	TABLE 1705.3	ACI 318: 6.1.1		X (a)	

TABLE 3 REQUIRED TESTING for SPECIAL INSPECTIONS					
SYSTEM or MATERIAL	TESTING		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
GEOTECHNICAL					
GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPACTED FILL MATERIALS, FILL-IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1803				X (a) TESTING PER GEOTECHNICAL REPORT BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION	1705.6	VARIABLES: CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS			X (a) BY THE GEOTECHNICAL ENGINEER
CONCRETE					
AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	TABLE 1705.3	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8		X	FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED ONCE EACH DAY FOR A GIVEN CLASS OF CONCRETE, OR LESS THAN ONCE FOR EACH 150 YDS OF CONCRETE, OR LESS THAN ONCE FOR EACH 5,000 FT ² OF SURFACE AREA FOR SLABS/WALLS, ONCE EACH SHIFT FROM IN-PLACE WORK OR FROM TEST PANEL AND MINIMUM ONE SPECIMEN FOR EACH 50
CONCRETE STRENGTH	TABLE 1705.3	ASTM C39		X	
CONCRETE SLUMP	TABLE 1705.3	ASTM C143		X	
CONCRETE AIR CONTENT	TABLE 1705.3	ASTM C231		X	
CONCRETE TEMPERATURE	TABLE 1705.3	ASTM C1064		X	
STEEL					
MAGNETIC PARTICLE (MT) AND ULTRASONIC (UT) TESTING OF WELDS	1705.2.2	MT - AWS D1.1 6.14.4 UT - AWS D1.1 6.13 & 6.14.3			PER DRAWINGS
TABLE 4 REQUIRED SPECIAL INSPECTIONS for SEISMIC RESISTANCE (SEISMIC CATEGORIES C, D, E, F)					
SYSTEM or MATERIAL	INSPECTION		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
STRUCTURAL WOOD					
FIELD GLUING OF DIAPHRAGM AND SHEAR WALL ELEMENTS FOR SEISMIC FORCE-RESISTING SYSTEMS CONNECTIONS FOR DIAPHRAGM CHORDS, COLLECTORS, BRACING, AND SHEAR WALL ANCHORAGE AND HOLD-DOWNS	1705.11.2			X	ALL CONNECTIONS VISUALLY INSPECTED
FASTENING OF DIAPHRAGM AND SHEAR WALL SHEATHING WITH EDGE NAILING $\leq 4"$				X	SPECIAL INSPECTION IS NOT REQUIRED WHEN FASTENER SPACING IS GREATER THAN 4" ON CENTER FOR WOOD SHEAR WALLS, DIAPHRAGMS, NAILING, BUILDING AND OTHER COMPONENTS IN THE SEISMIC FORCE-RESISTING SYSTEM

TABLE 5 REQUIRED SPECIAL INSPECTIONS					
SYSTEM or MATERIAL	INSPECTION		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN WIND-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS	1705.10.1			X (a)	SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS AND DIAPHRAGMS WHERE THE FASTENER SPACING IS MORE THAN 4 INCHES ON CENTER OR FOR COLD-FORMED CONSTRUCTION WHERE THE SHEATHING IS GYPSUM BOARD, FIBERBOARD OR WOOD STRUCTURAL PANEL OR STEEL SHEET ON ONE SIDE ONLY AND FASTENER SPACING IS MORE THAN 4"
FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WIND-FORCE-RESISTING SYSTEM	1705.10.1		X		
ROOF GLAZING AND WALL CLADDING	1705.10.3			X (a)	

TABLE 6 STRUCTURAL OBSERVATION					
SYSTEM or MATERIAL	INSPECTION		FREQUENCY		REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	Continuous	Periodic	
AS REQUIRED BY THE DESIGN	1704.5				
PROFESSIONAL SEISMIC RESISTANCE	1704.5.1			X (a)	SEE COMMENTARY
WIND REQUIREMENTS	1704.5.2			X (a)	SEE COMMENTARY



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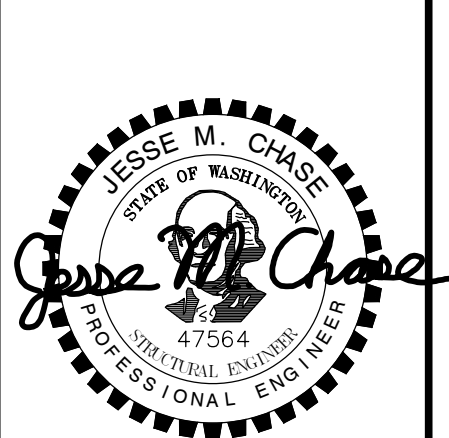
NO.	DATE	REVISION

Sheet Contents

Special Inspections

Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

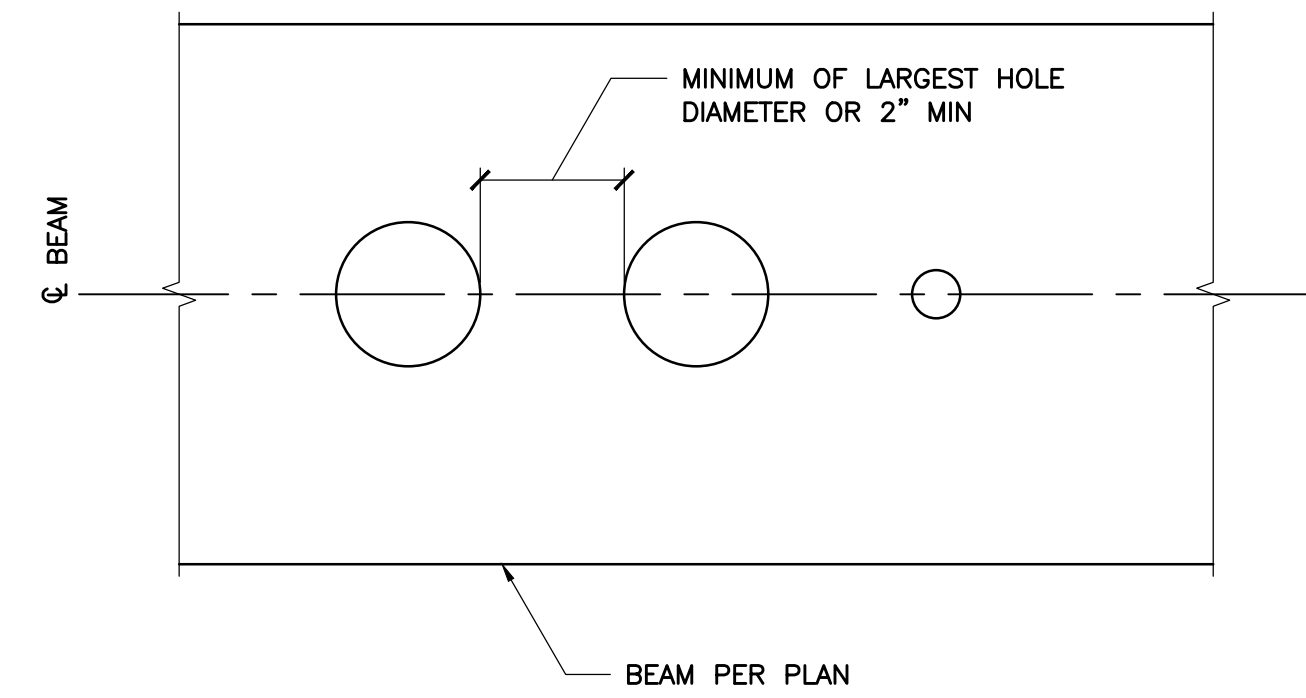
Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



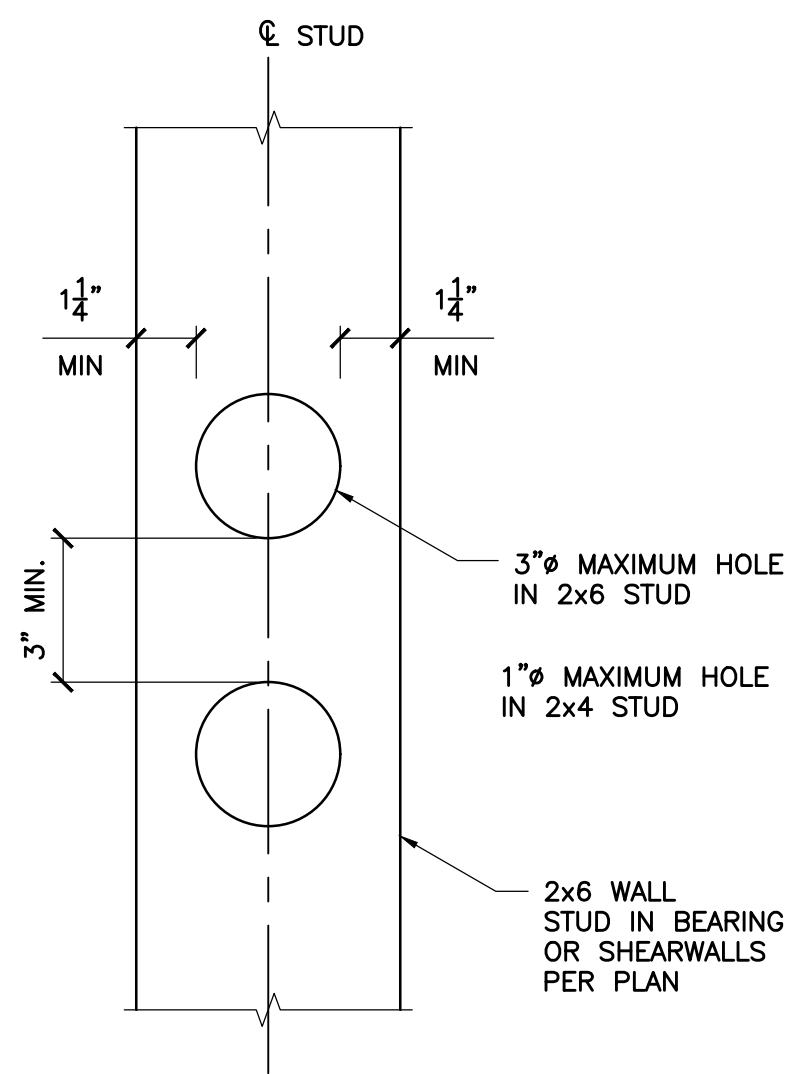
Jesse M. Chase
STATE OF WASHINGTON
47564
PROFESSIONAL ENGINEER

06-24-2020

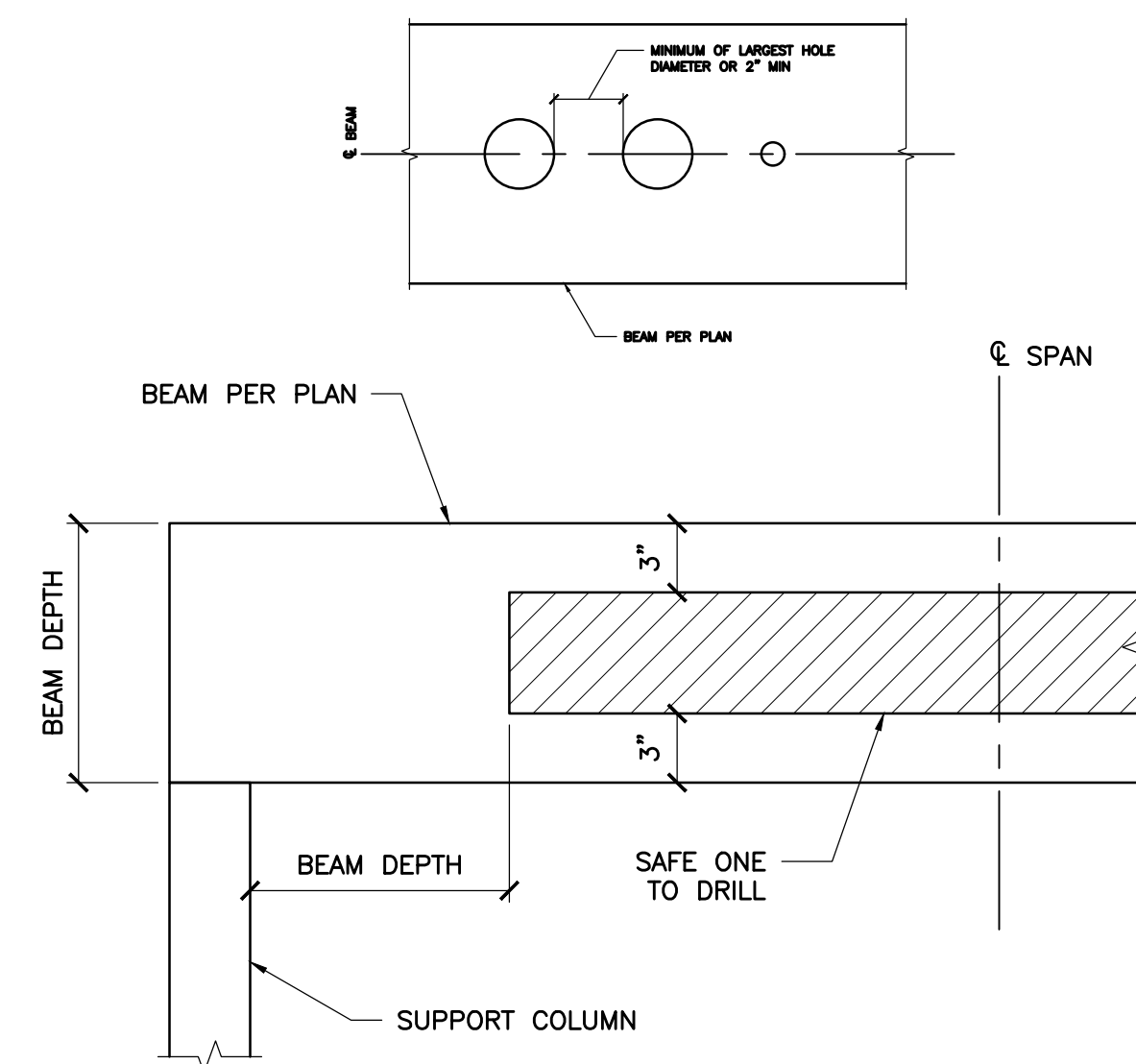
Project Number	2020-0197
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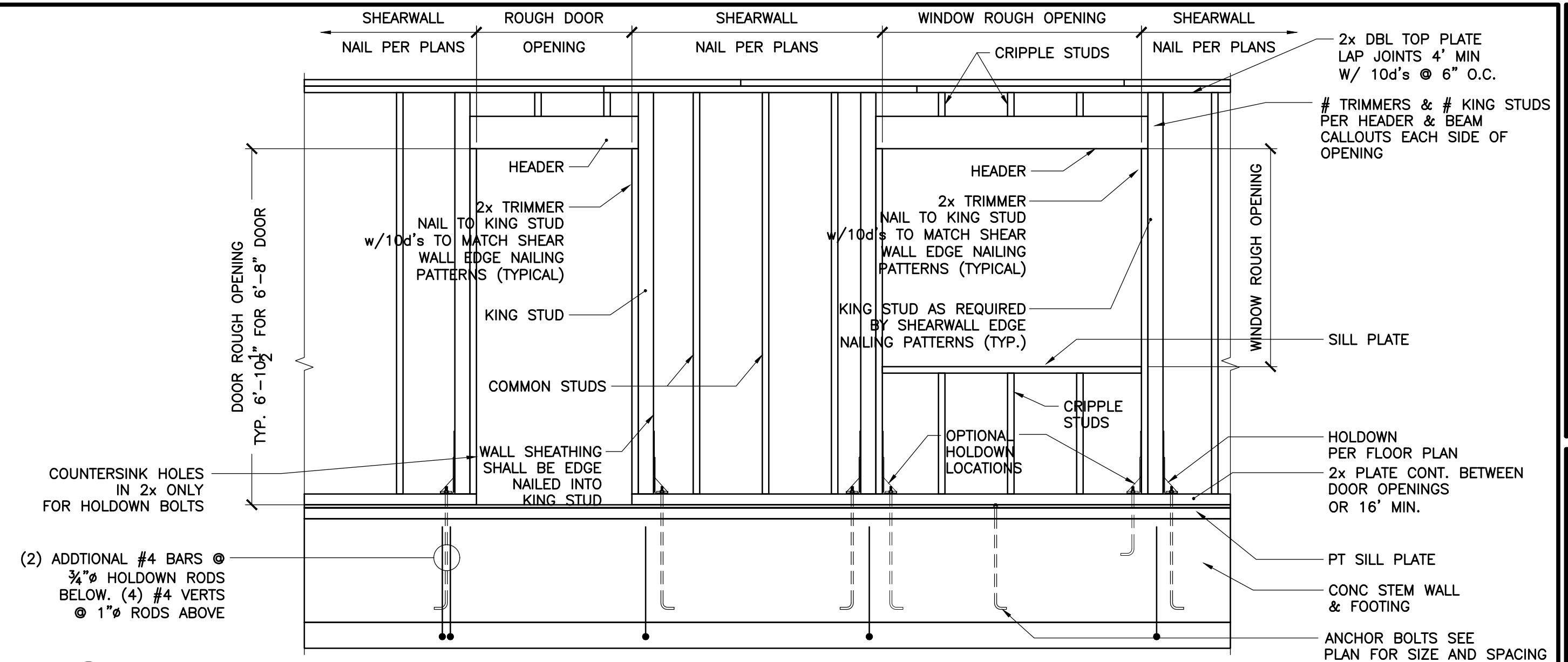
3 HOLE SPACING DETAIL
3" = 1'-0"



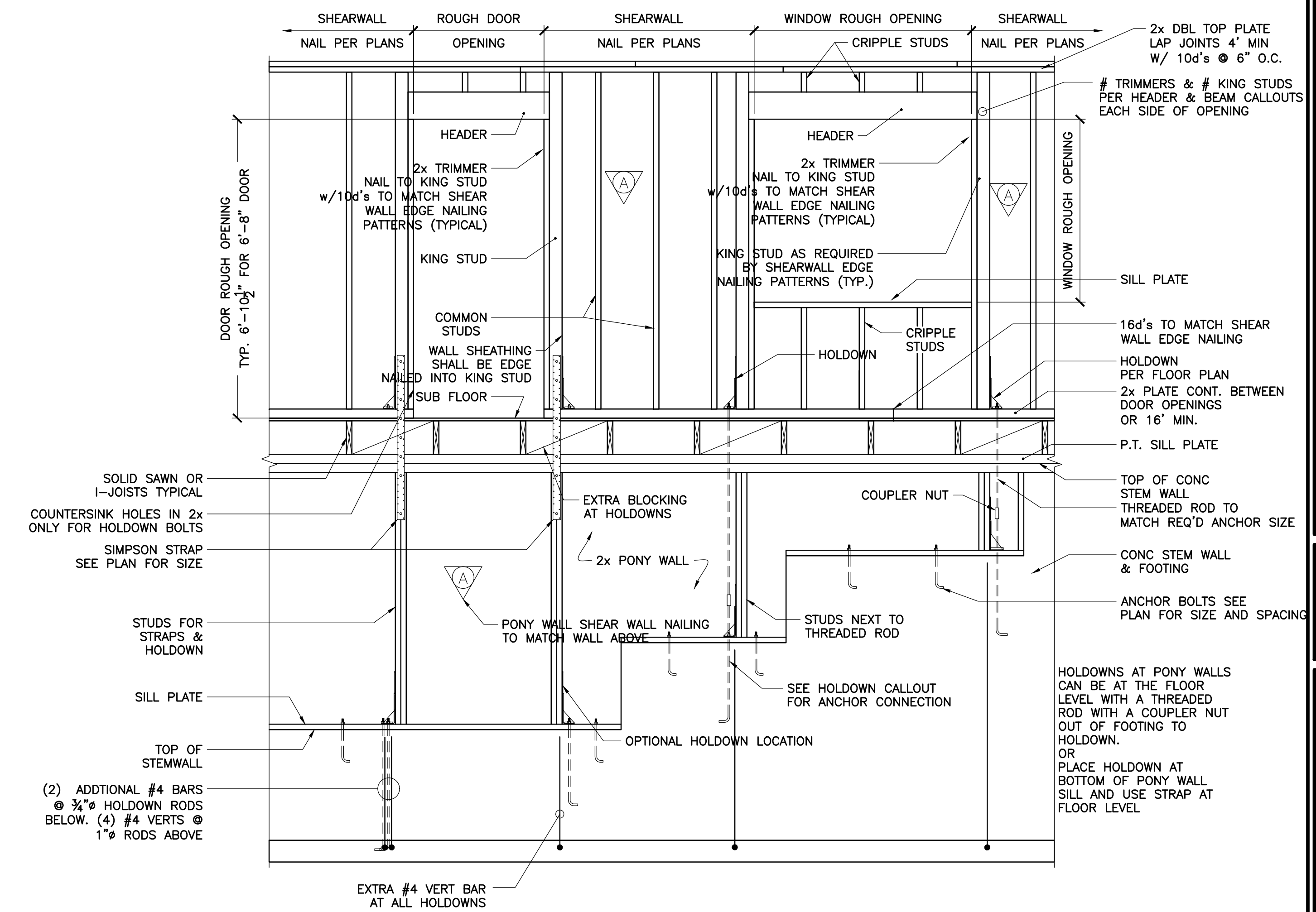
4 WALL STUD HOLE SPACING DETAIL
3" = 1'-0"



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



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



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

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REV	REVISION	DATE

Structural Details
 Project West Lot
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

Professional Engineer
 JESSE M. CHASE
 STATE OF WASHINGTON
 47564
 06-24-2020

Project Number	2020-0197
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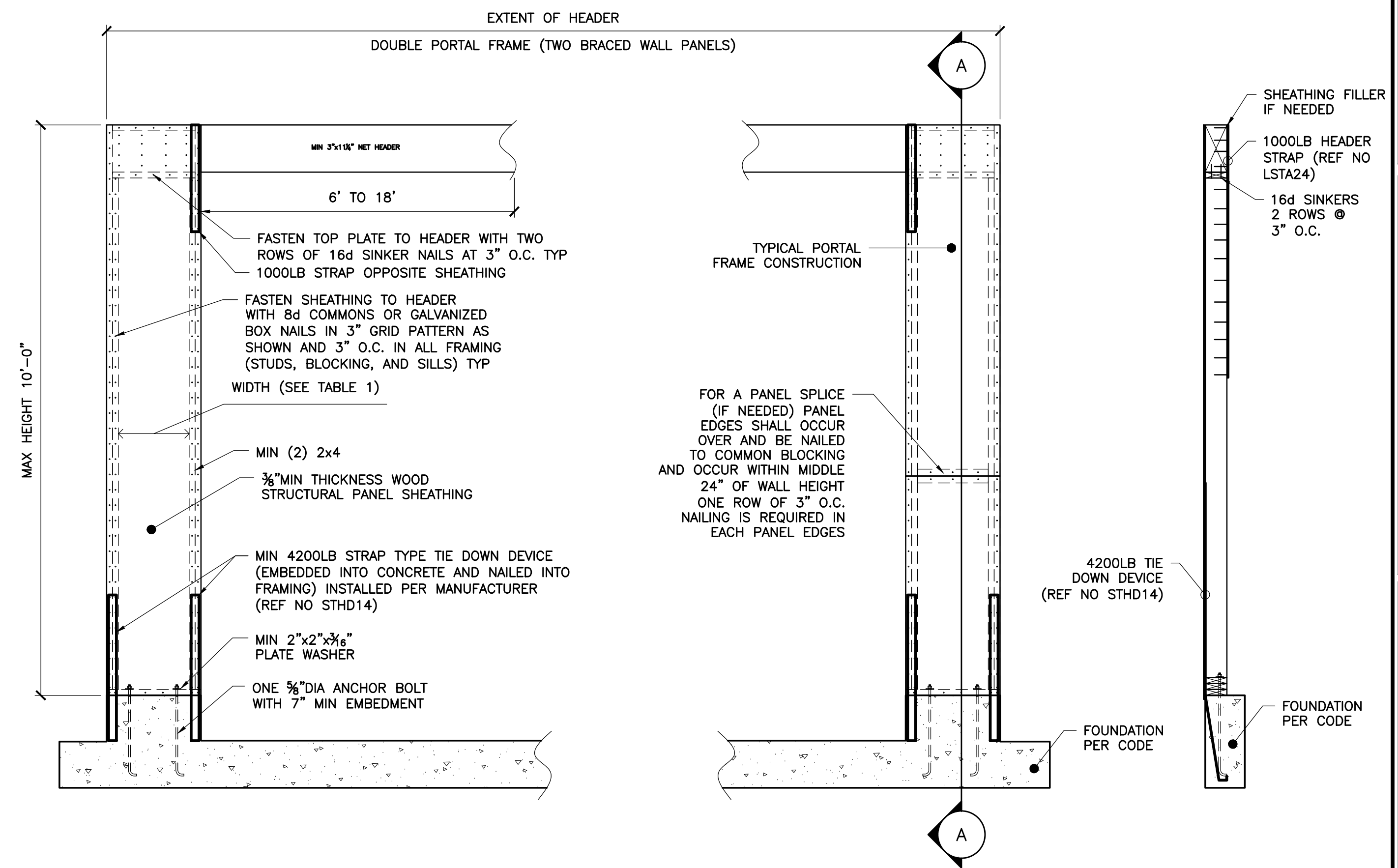


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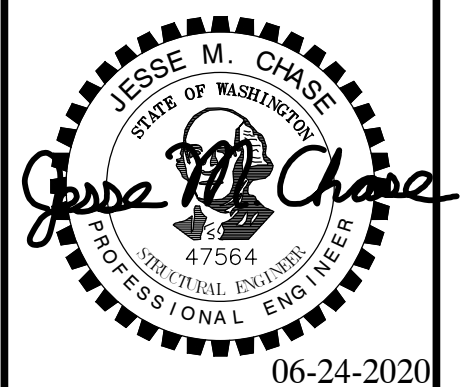


1 APA PORTAL FRAME
1/2" = 1'-0"

Sheet Contents
Structural Details

Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
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Checked By	JKF
Date	06-24-20



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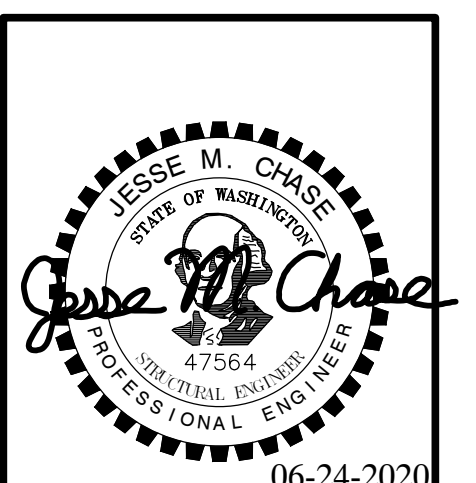
1235 EAST 4TH AVE.
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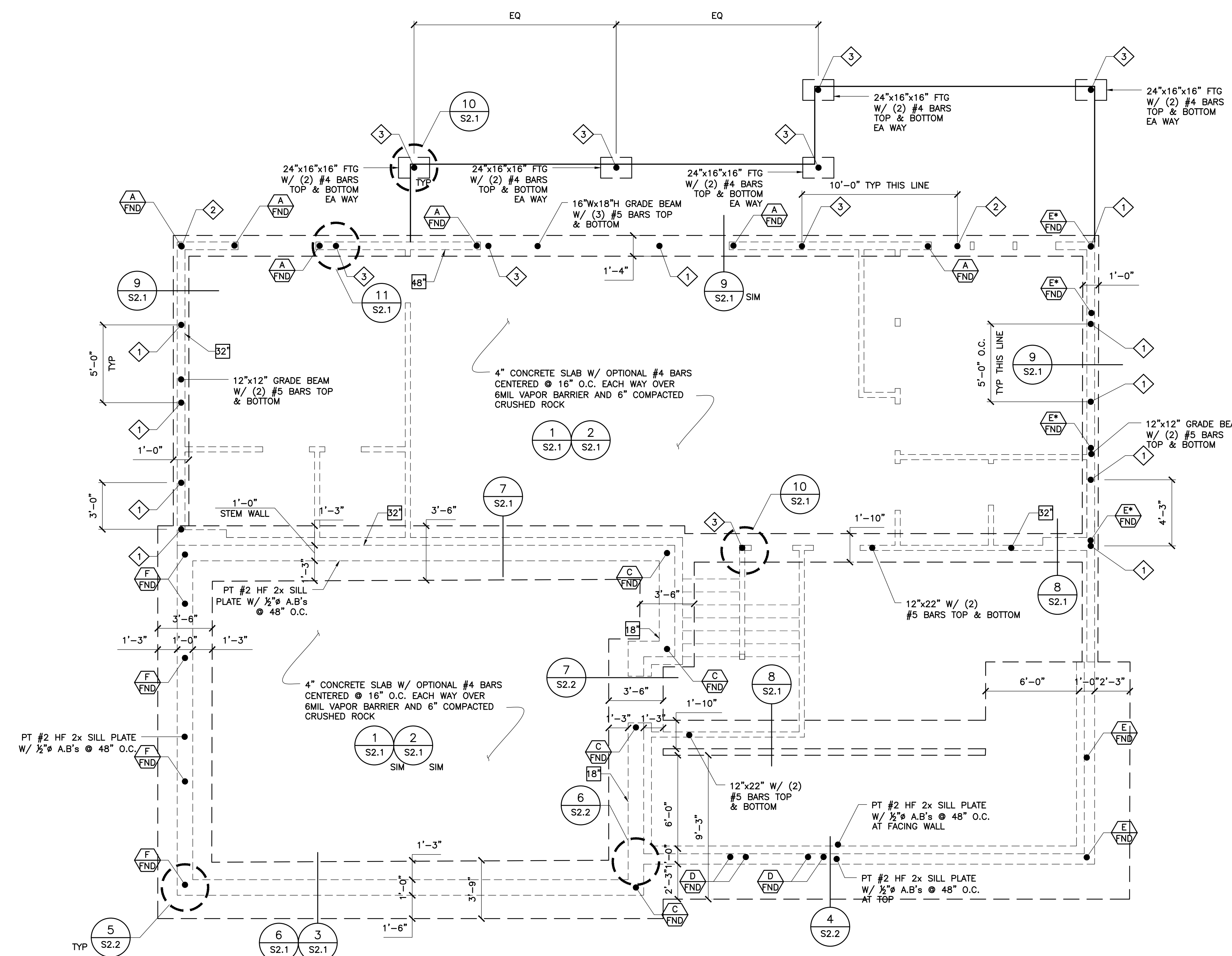
NO.	DATE	REVISION

Sheet Contents	Foundation Plan
Project	West Lot
	9167 SE 64th ST
	Mercer Island, WA
	Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
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FOUNDATION PLAN
1/4"=1'-0"

XX - INDICATES A.B. SPACING THIS WALL LINE

ALL MUD SILLS TO BE PT #2 HF 3x W/ 1/2" A.B.'s SPACED PER PLAN UNLESS NOTED OTHERWISE

PIN PILE SCHEDULE		
LABEL	PILE	CAPACITY
⊖	6STD, GALVANIZED PIPE	30,000#
⊖	4STD, GALVANIZED PIPE	20,000#
⊖	3STD, GALVANIZED PIPE	12,000#

HOLD DOWN SCHEDULE		
LABEL	HOLD DOWN/STRAP	CONDITION
(A)	HD19	6x STUD
(B)	HHDQ14	6x STUD
(C)	HDU5	4x STUD
(D)	HDQ8	6x STUD
(E)	HDU2	DBL STUD
(F)	LTT20B	DBL STUD
(G)	MST37	DBL STUD
(H)	MST48	DBL STUD
(I)	(2) MST48	6x STUD
(J)	MST30	DBL STUD

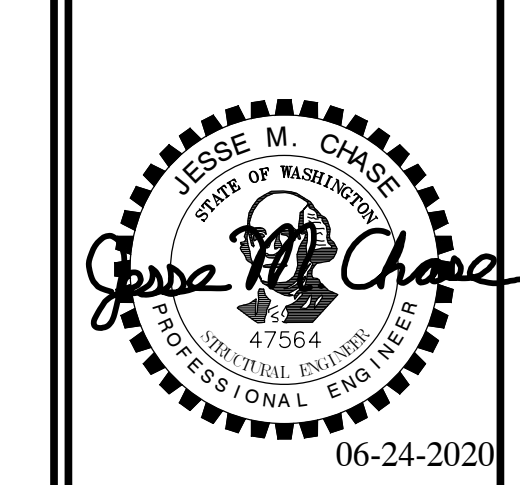
KEY:	WL = TO WALL
	BM = TO BEAM
	FDN = TO FOUNDATION

NO.	DATE	REVISION

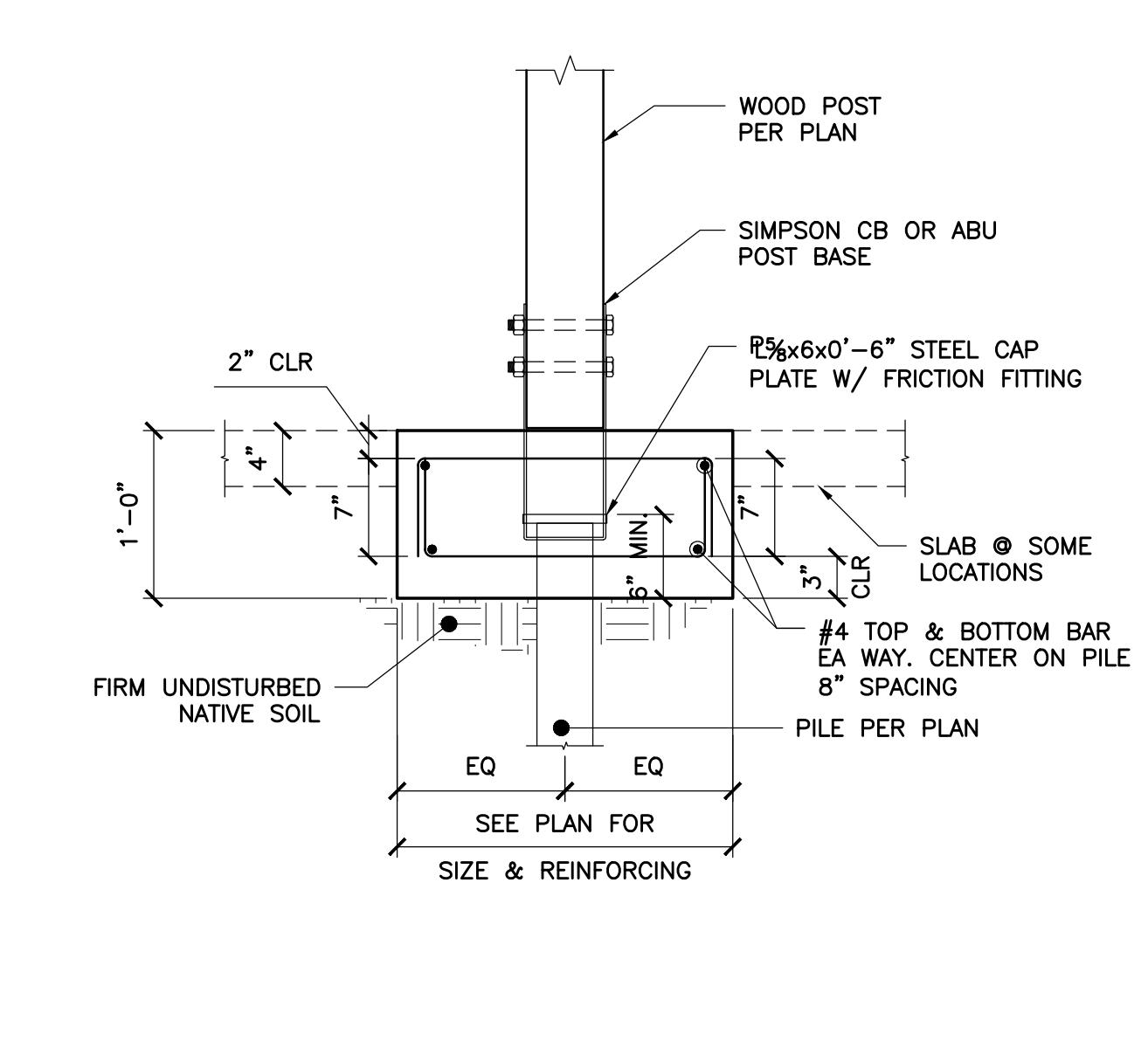
Foundation Details

Project
West Lot
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

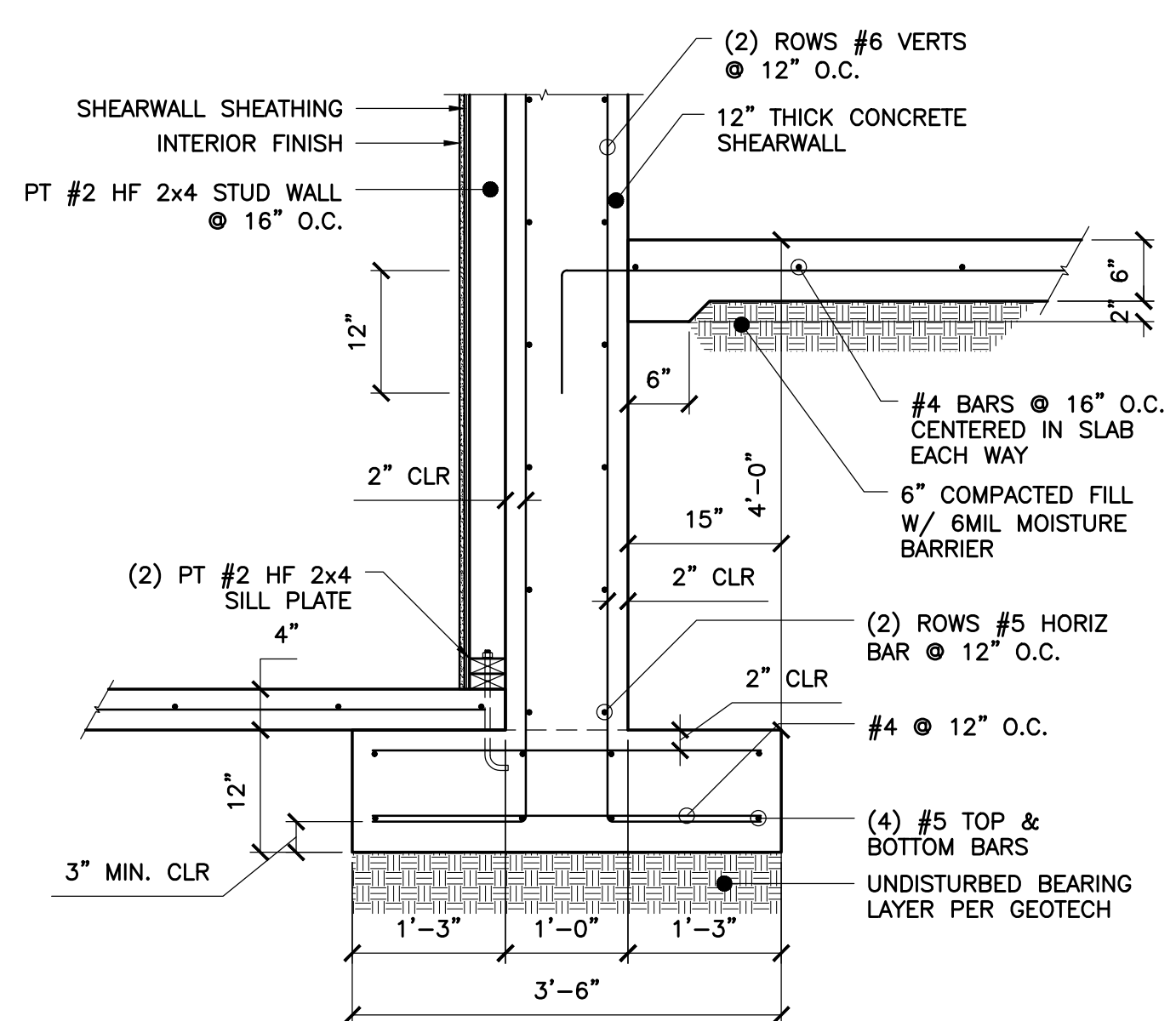
Designed By	NFG
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Checked By	JKF
Date	06-24-20



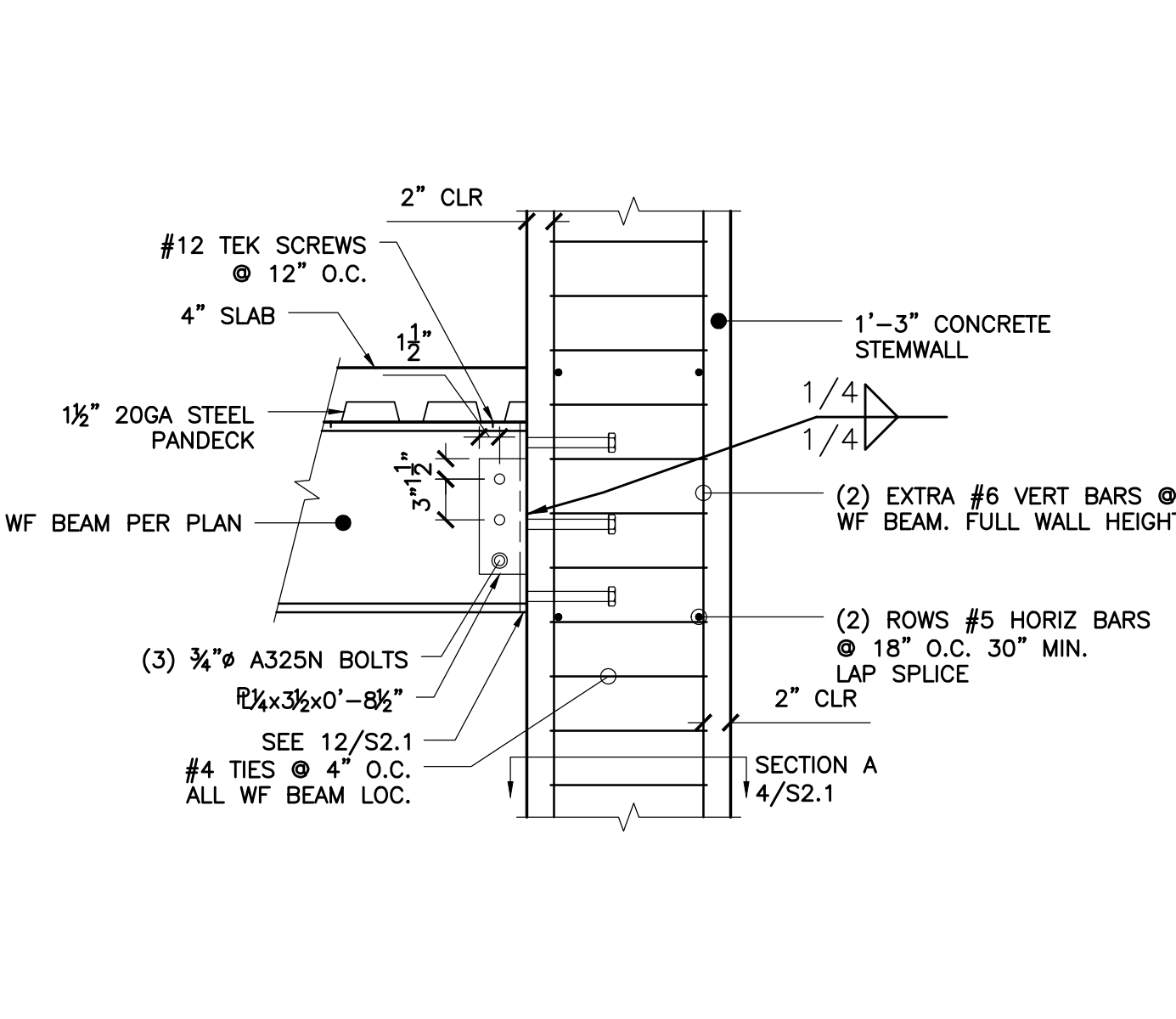
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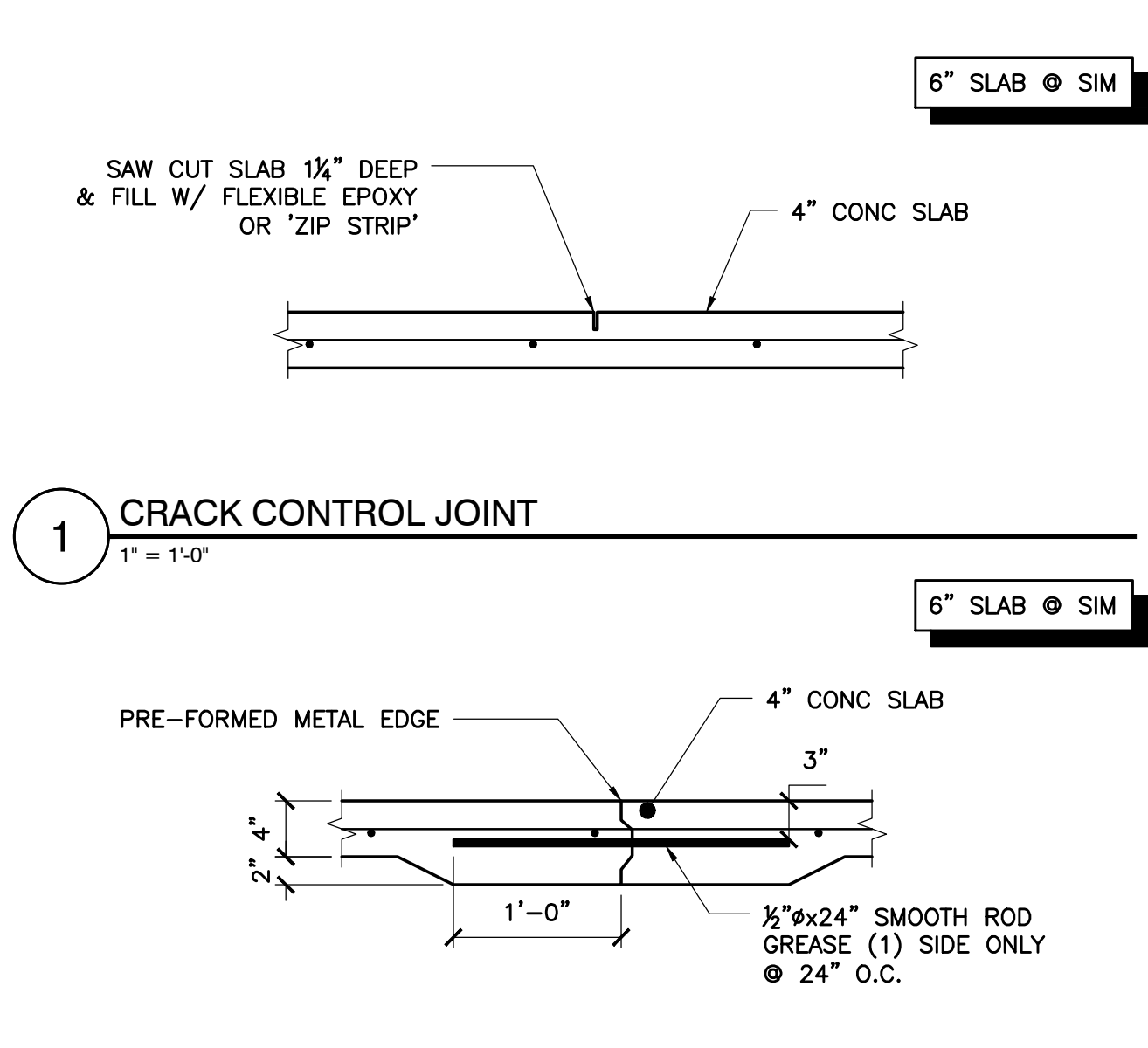
10 CONCRETE FOOTING FOR WOOD COLUMN
 1" = 1'-0"



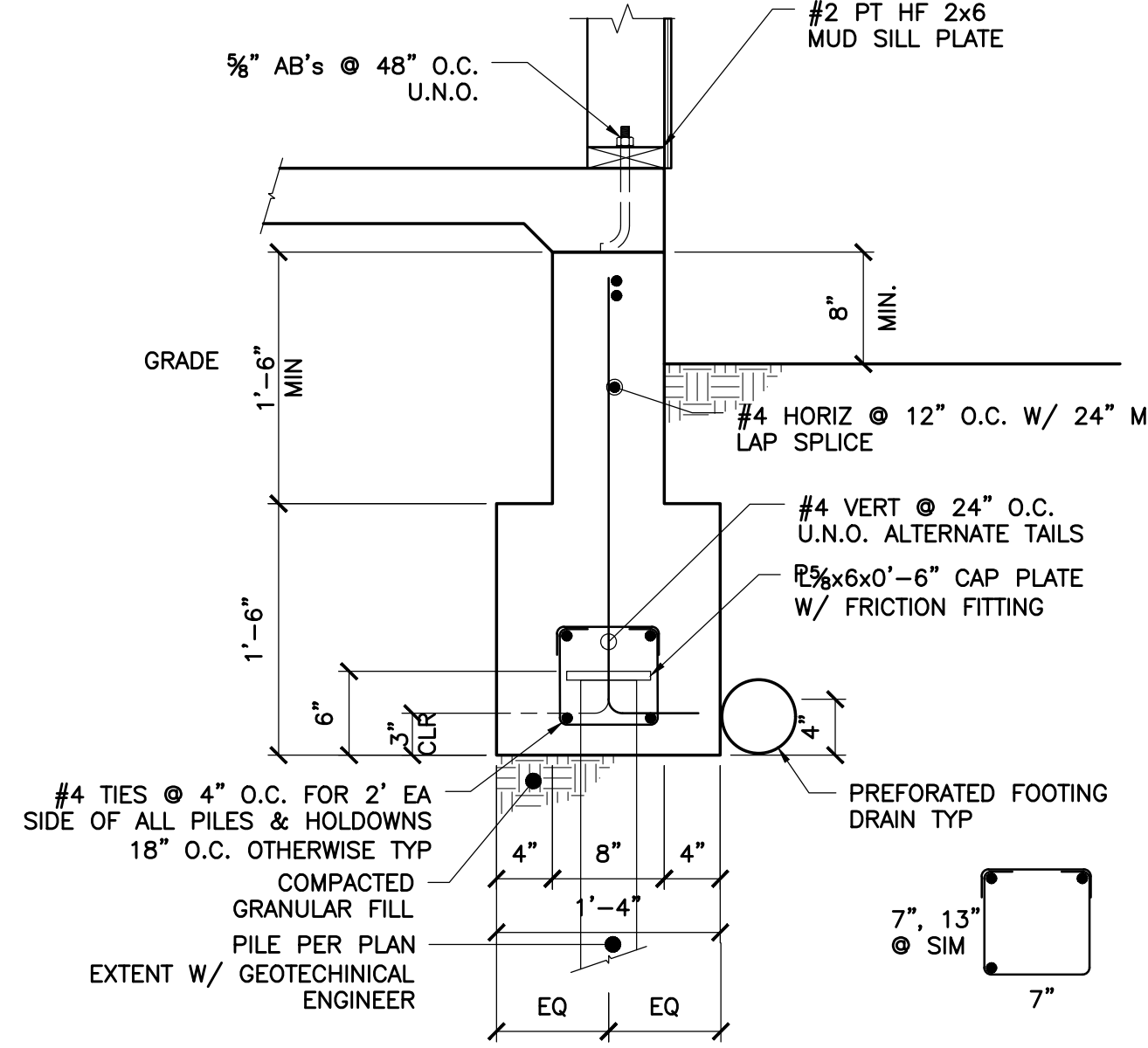
7 INTERIOR FOOTING @ GARAGE STEMWALL
 3/4" = 1'-0"



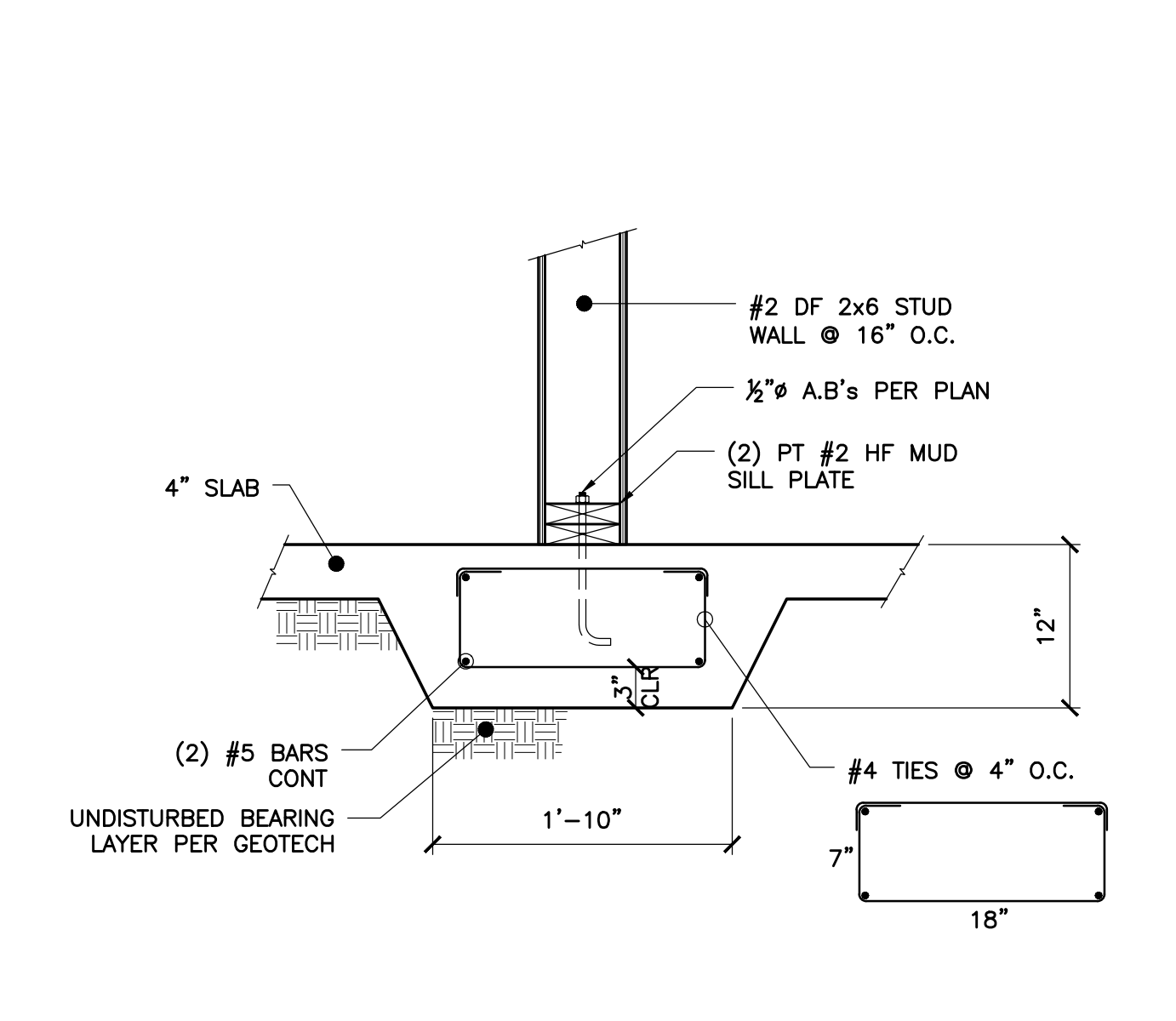
5 OPTION 1 - OPTION 2ND FLOOR FRAMING
 1" = 1'-0"



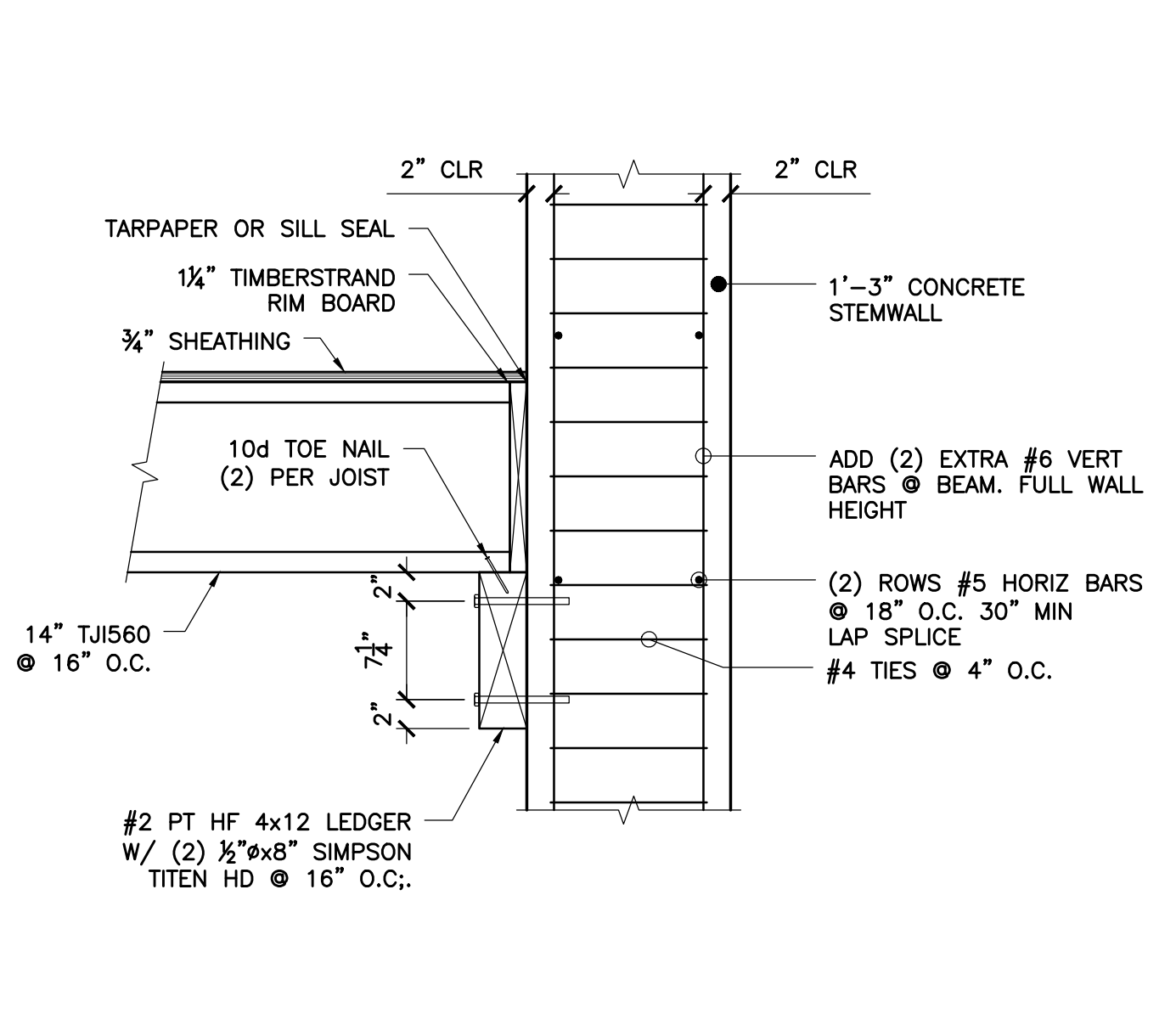
1 CRACK CONTROL JOINT
 1" = 1'-0"



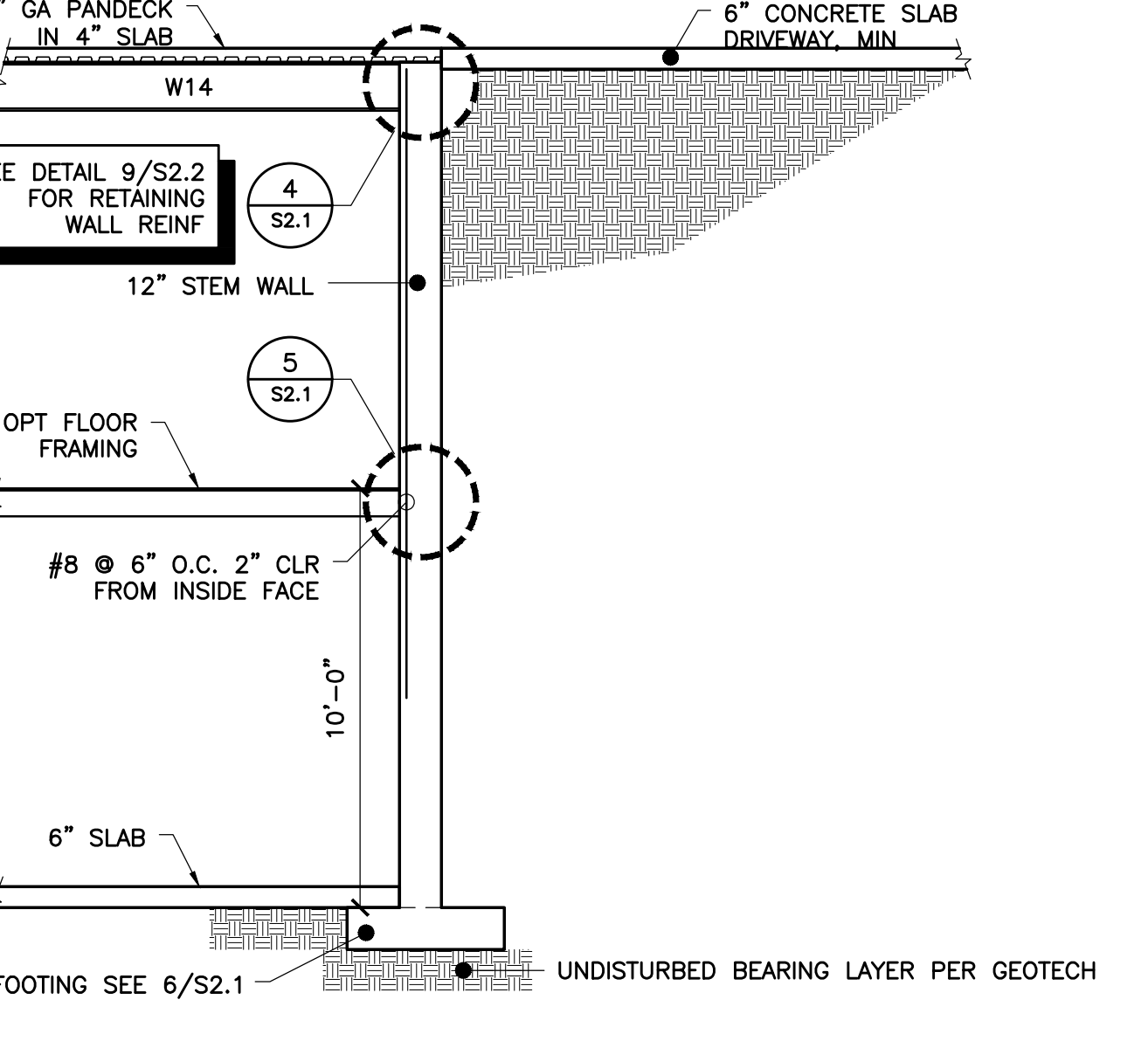
11 TYPICAL CONCRETE FOOTING AT PIN PILES
 1" = 1'-0"



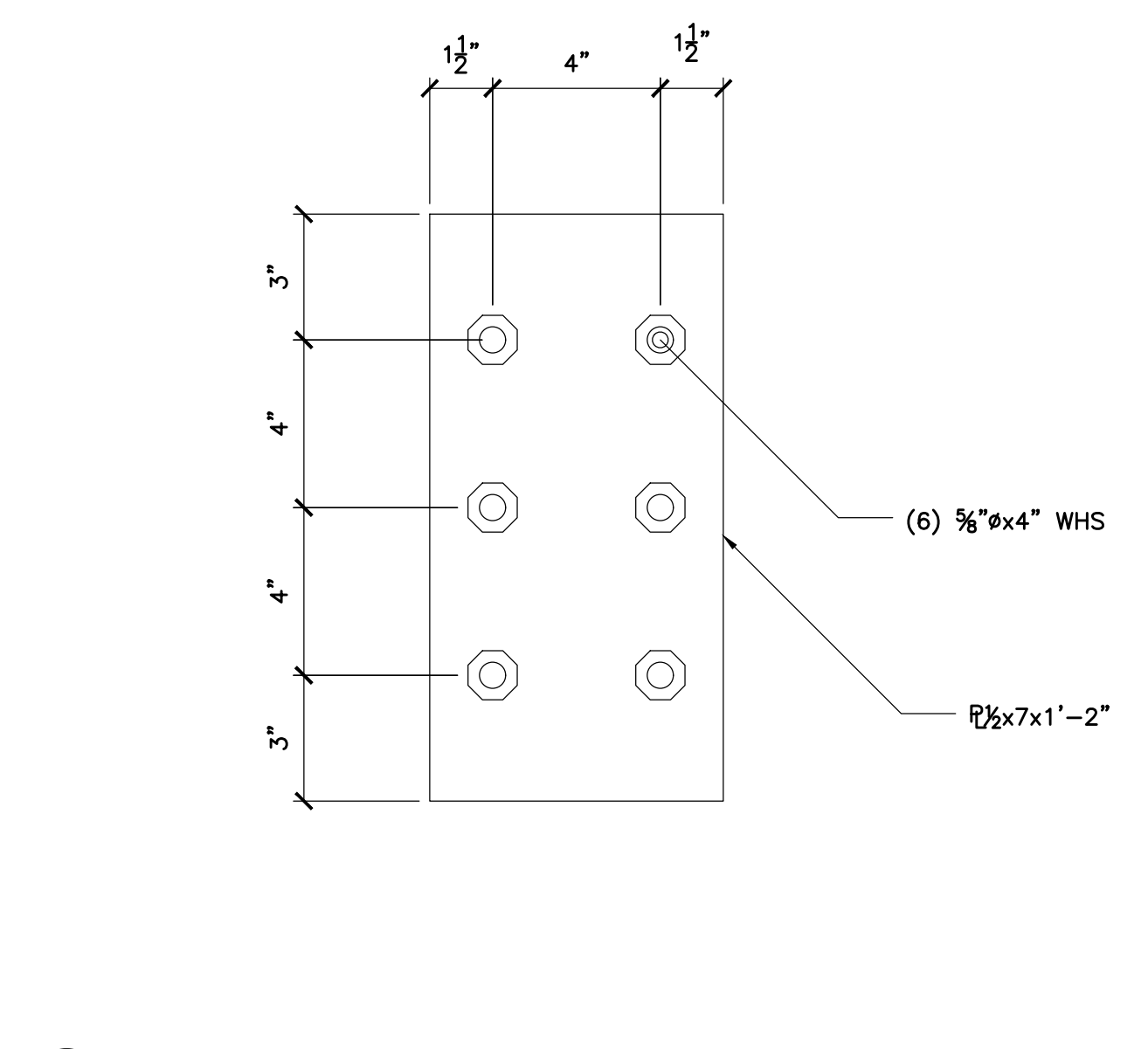
8 THICKENED FOOTING @ BEARING WALL
 1" = 1'-0"



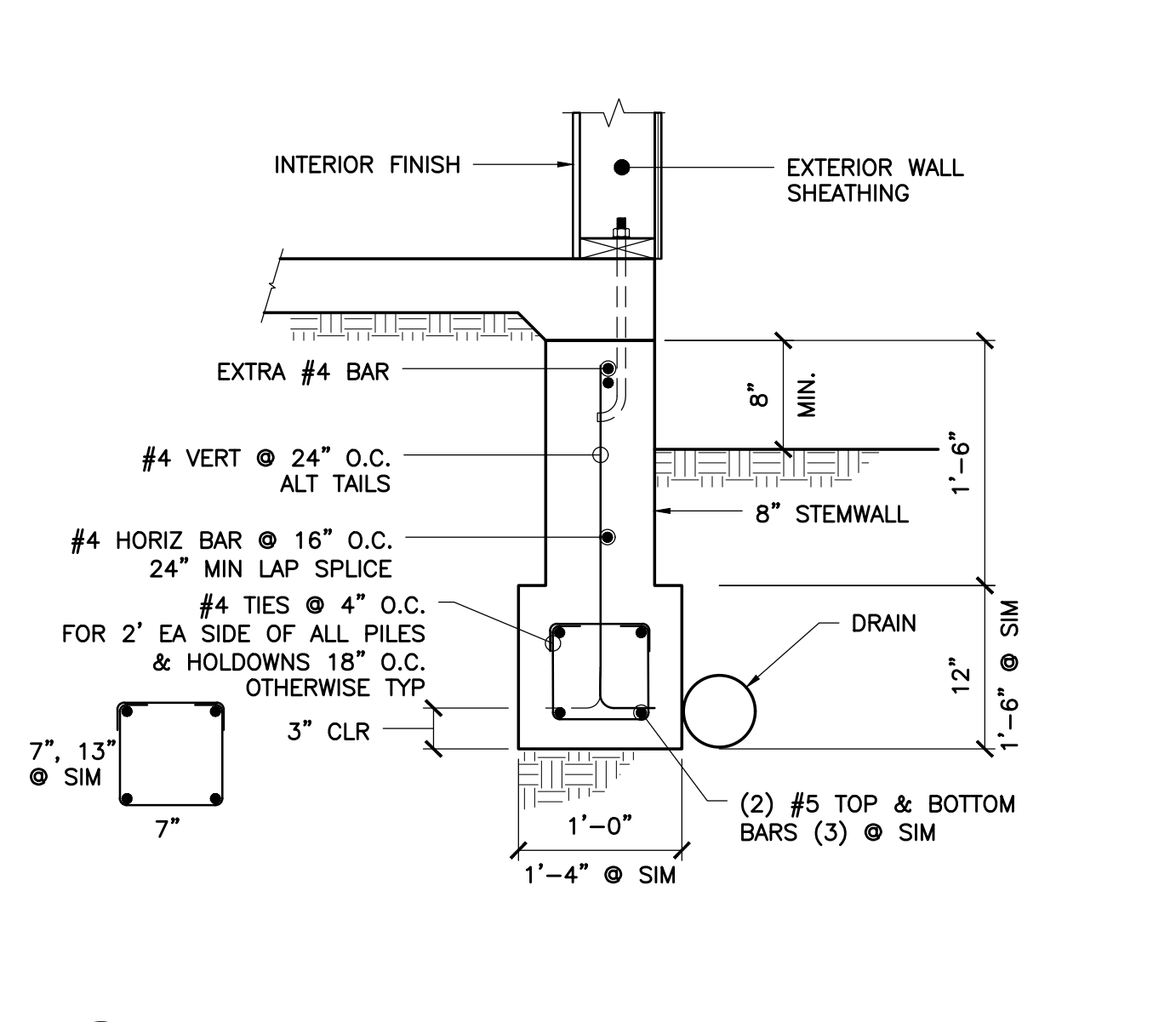
5 OPTION 2 - OPTION FLOOR FRAMING @ 2ND FLOOR
 1" = 1'-0"



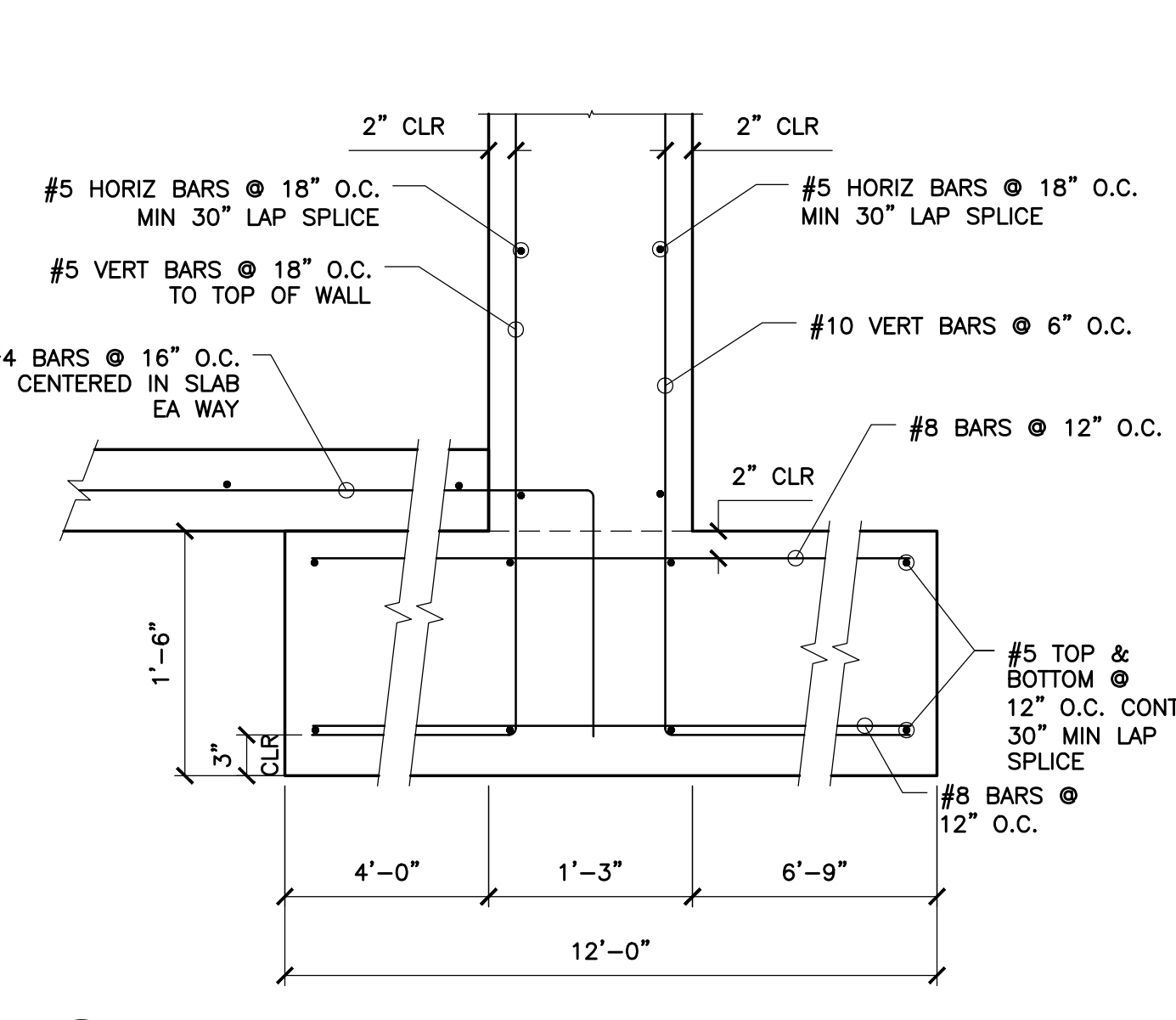
2 CONSTRUCTION JOINT
 1" = 1'-0"



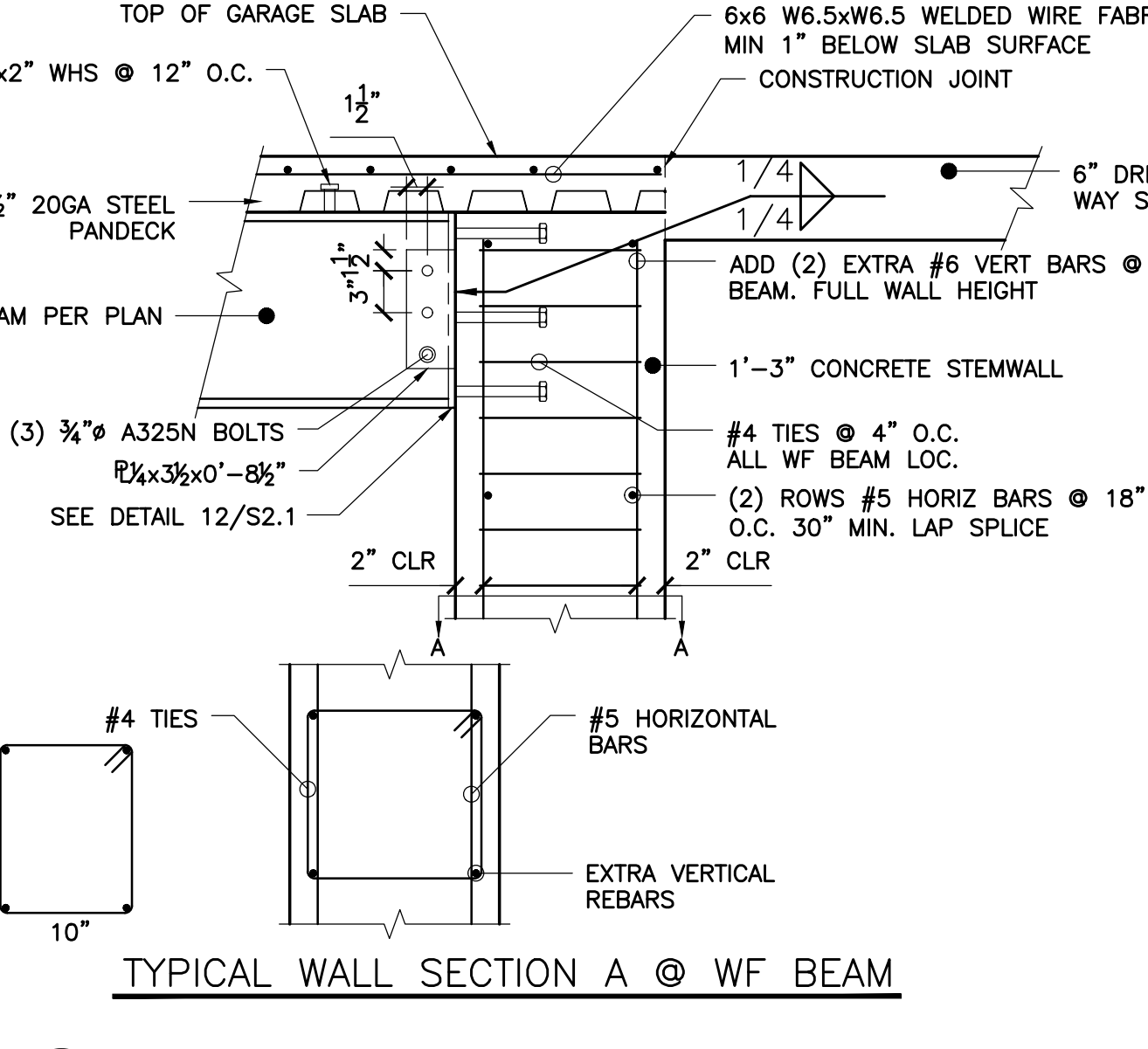
12 EMBED PLATE
 3" = 1'-0"



9 FOUNDATION @ EXTERIOR WALL
 1" = 1'-0"



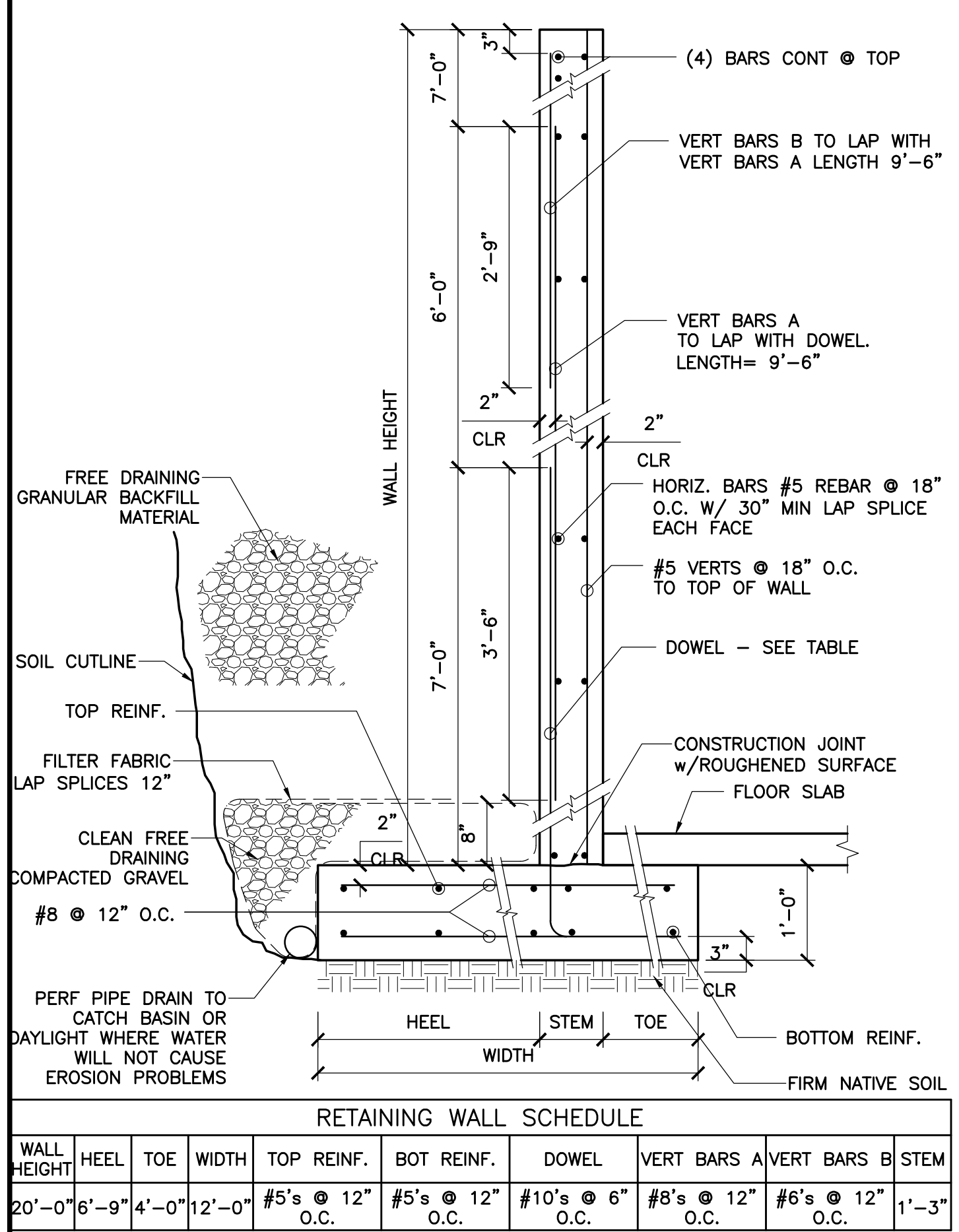
6 FOOTING REBAR @ GARAGE STEMWALLS
 1" = 1'-0"



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



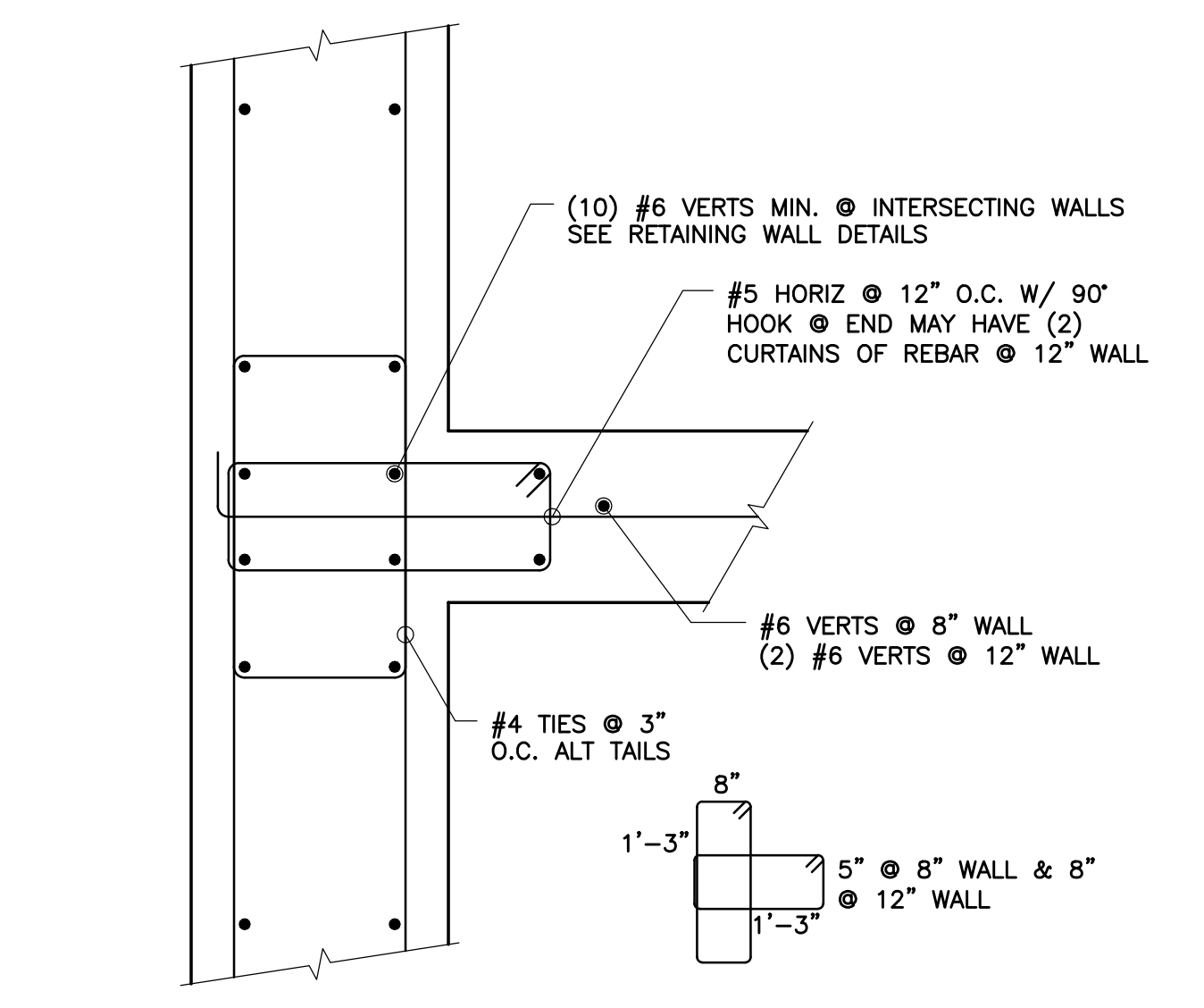
4 GARAGE FLOOR TO TOP OF STEMWALL
 1" = 1'-0"



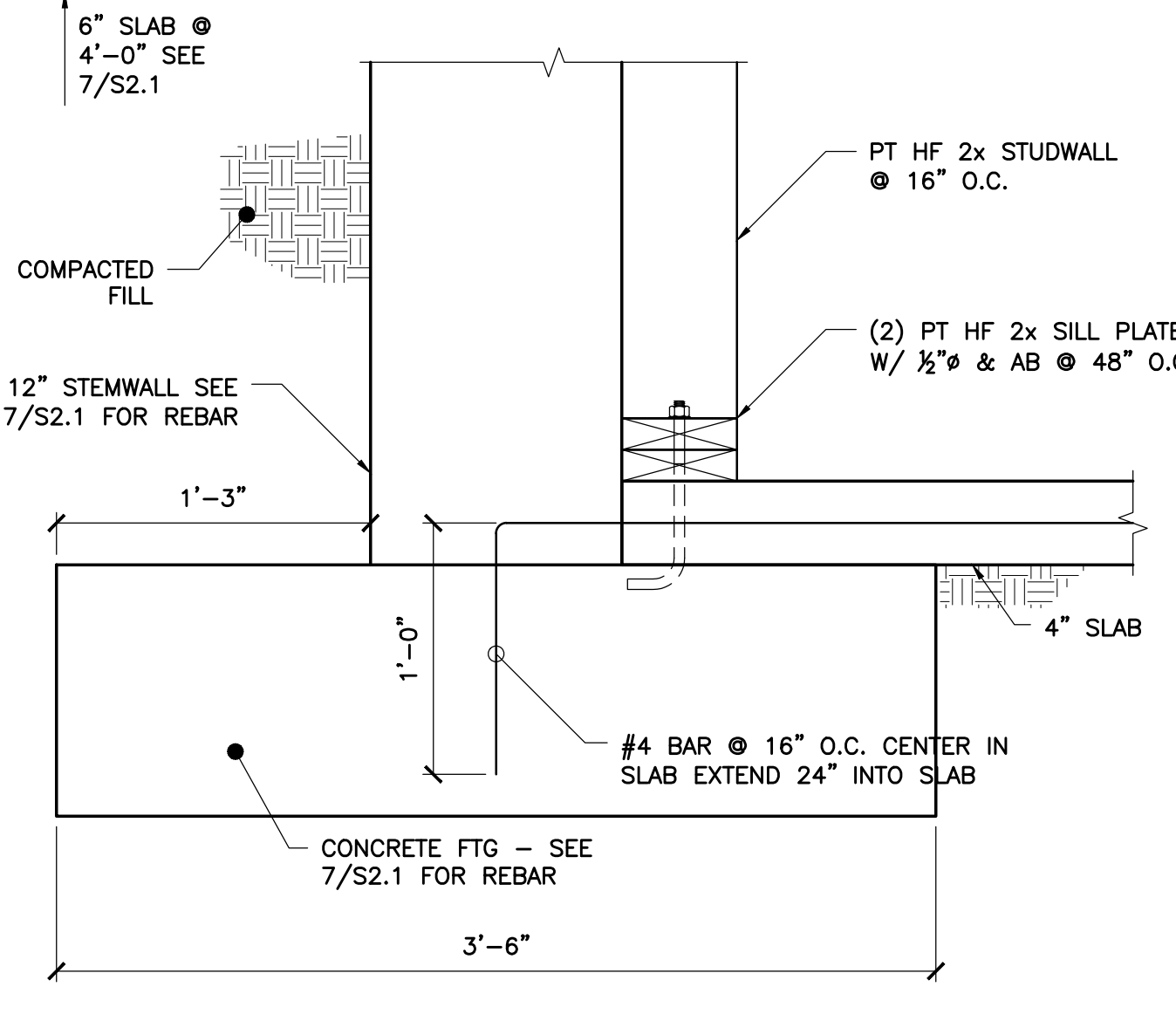
RETAINING WALL SCHEDULE

WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS A	VERT BARS B	STEM
13'-11"	2'-3"	6'-0"	8'-3"	#5 @ 12" O.C.	#5 @ 12" O.C.	#6 @ 6" O.C.	#6 @ 6" O.C.		12"
20'-0"	6'-9"	4'-0"	12'-0"	#5's @ 12" O.C.	#5's @ 12" O.C.	#10's @ 6" O.C.	#8's @ 12" O.C.	#6's @ 12" O.C.	1'-3"

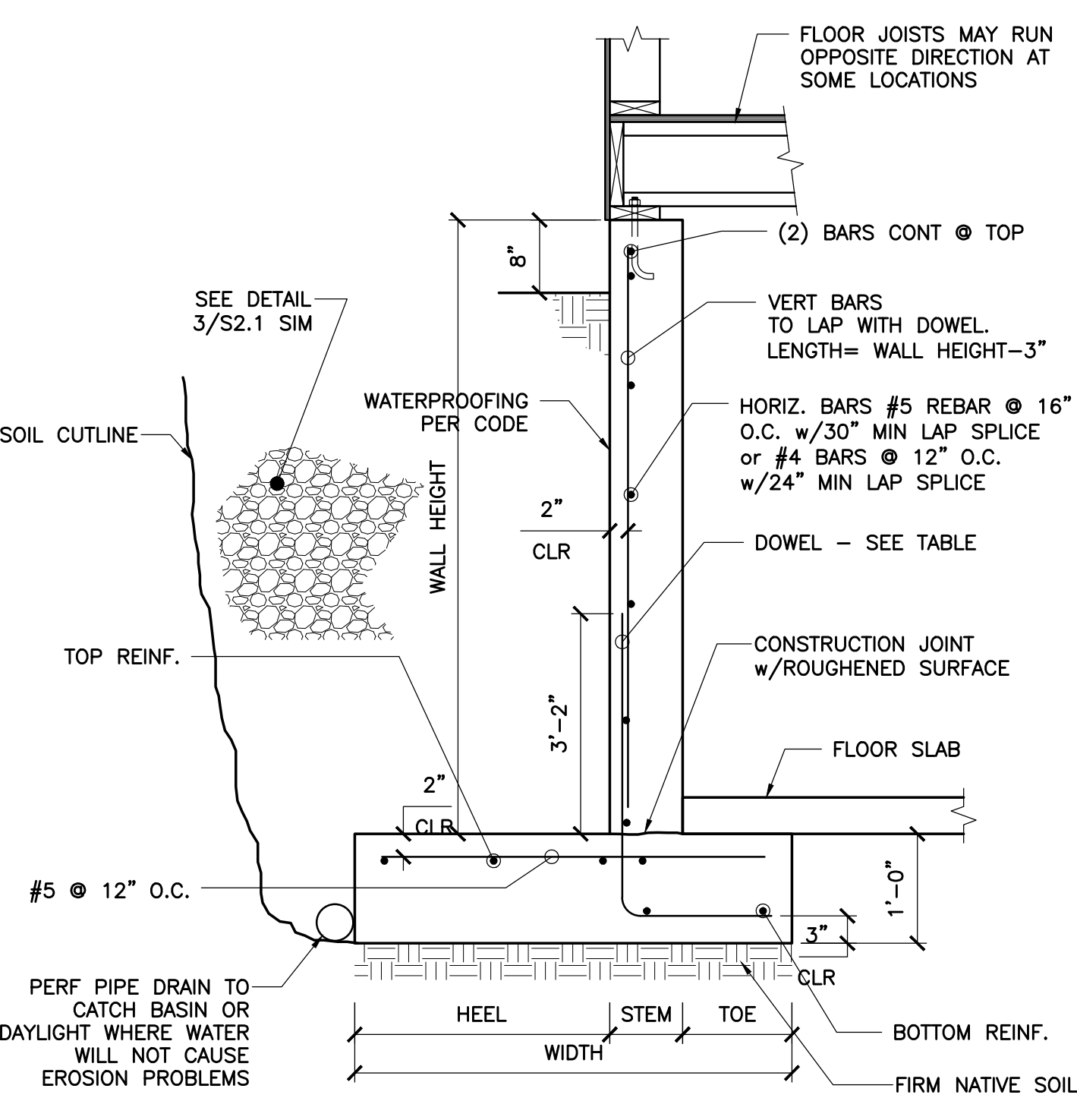
9 RETAINING WALL SECTION
 3/4" = 1'-0"



6 T-WALL REINFORCING
 1 1/2" = 1'-0"



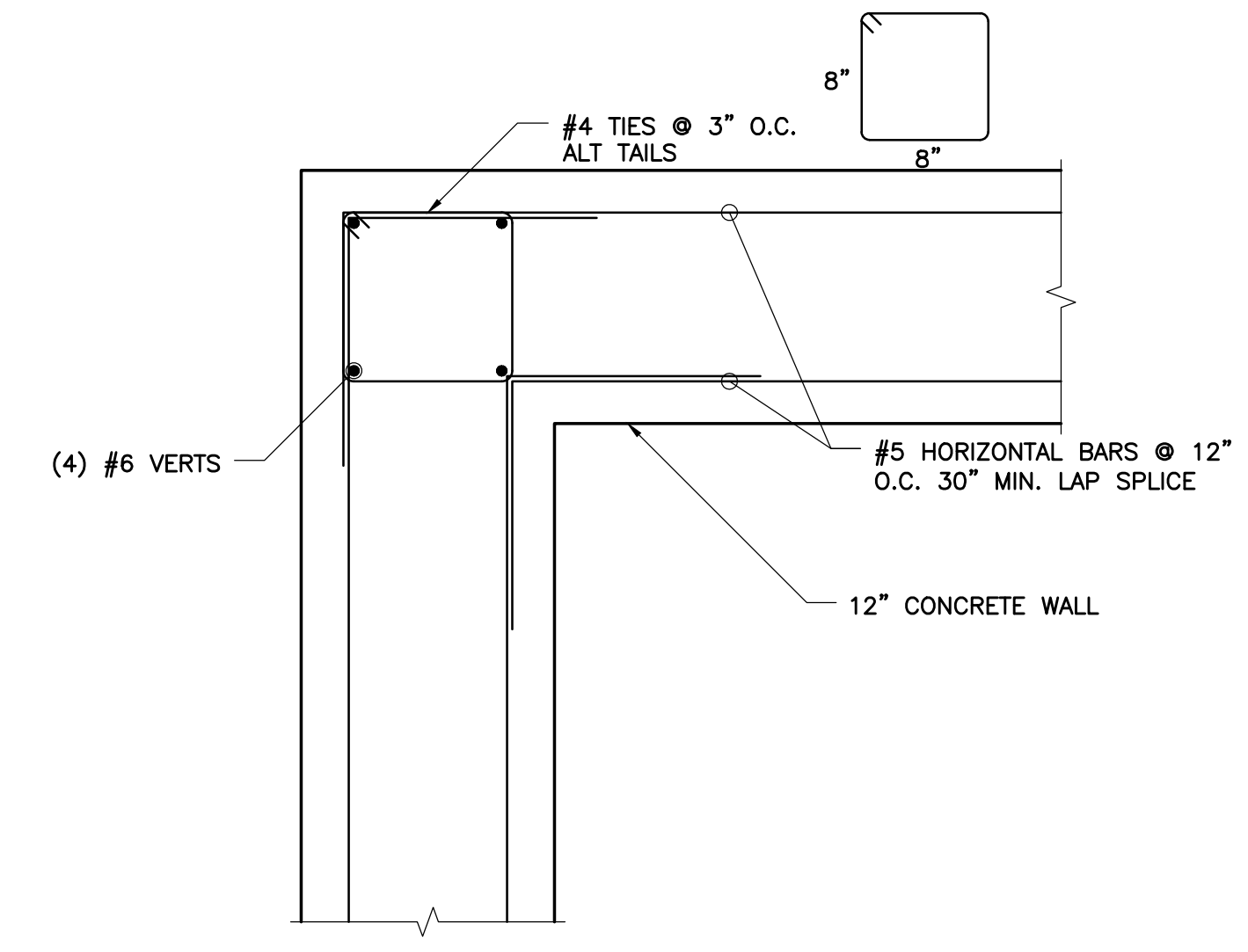
7 FOOTING DETAIL
 1 1/2" = 1'-0"



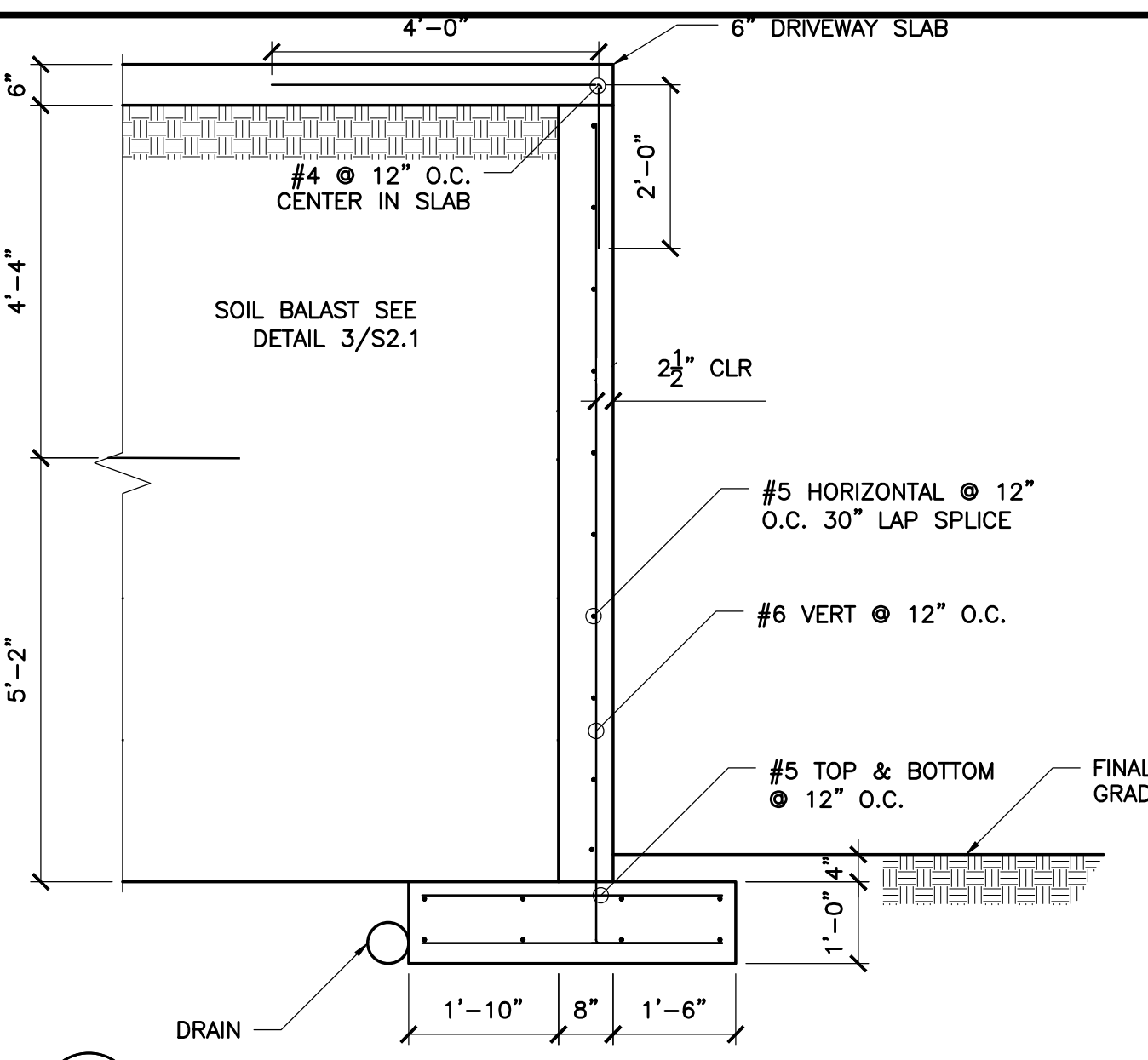
RETAINING WALL SCHEDULE

WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
13'-11"	2'-3"	6'-0"	8'-3"	#5 @ 12"	#5 @ 12"	#6 @ 6" O.C.	#6 @ 6" O.C.	12"

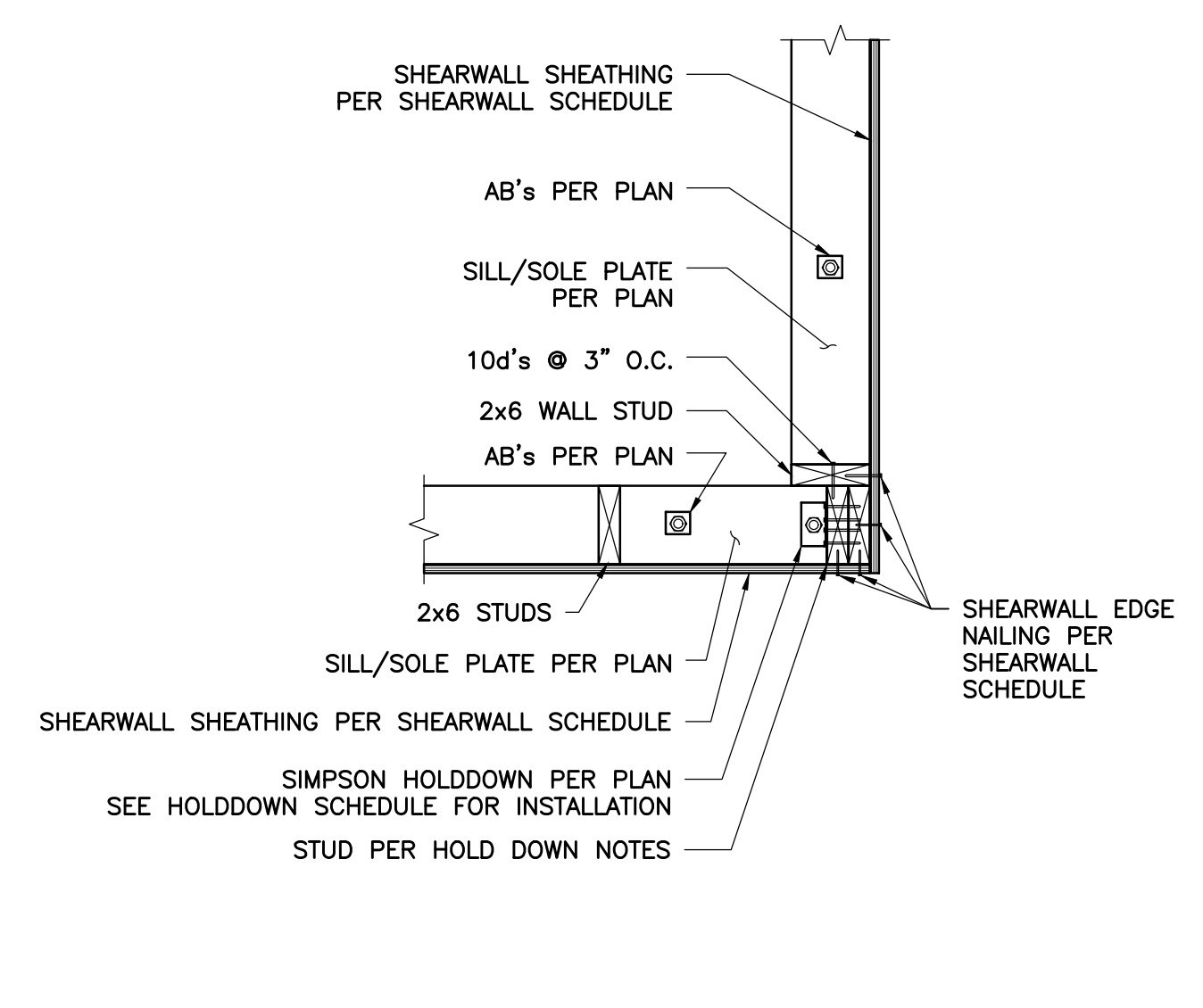
4 RETAINING WALL SECTION
 3/4" = 1'-0"



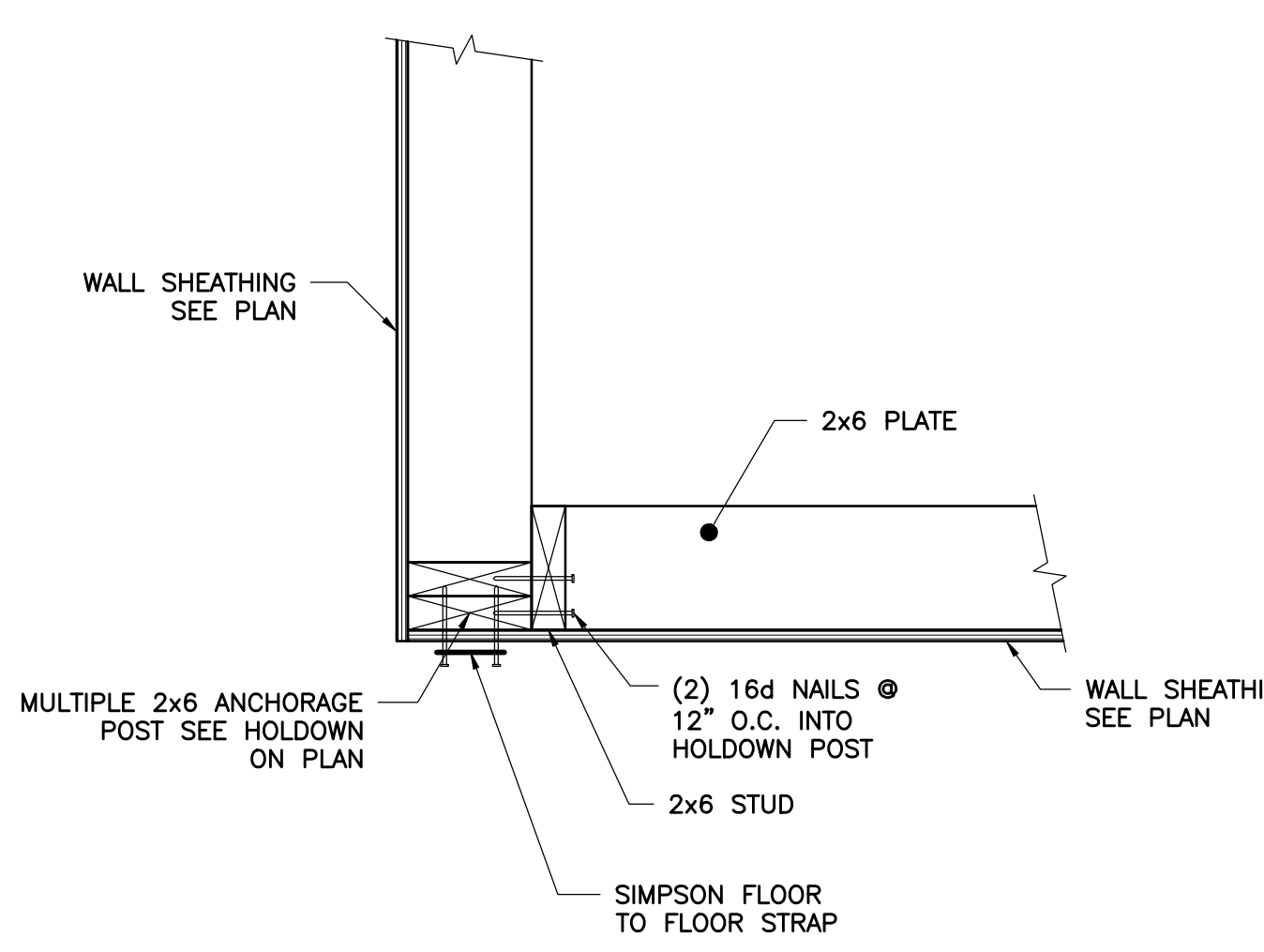
5 CORNER TIES @ CONCRETE WALLS
 1 1/2" = 1'-0"



1 RETAINING WALL @ PORCH
 1/2" = 1'-0"



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



3 CORNER FLOOR TO FLOOR STRAP DETAIL
 1 1/2" = 1'-0"

NO.	DATE	REVISION

Foundation Details

Project: West Lot
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
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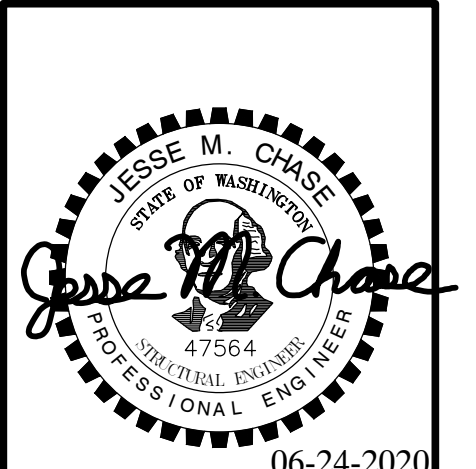
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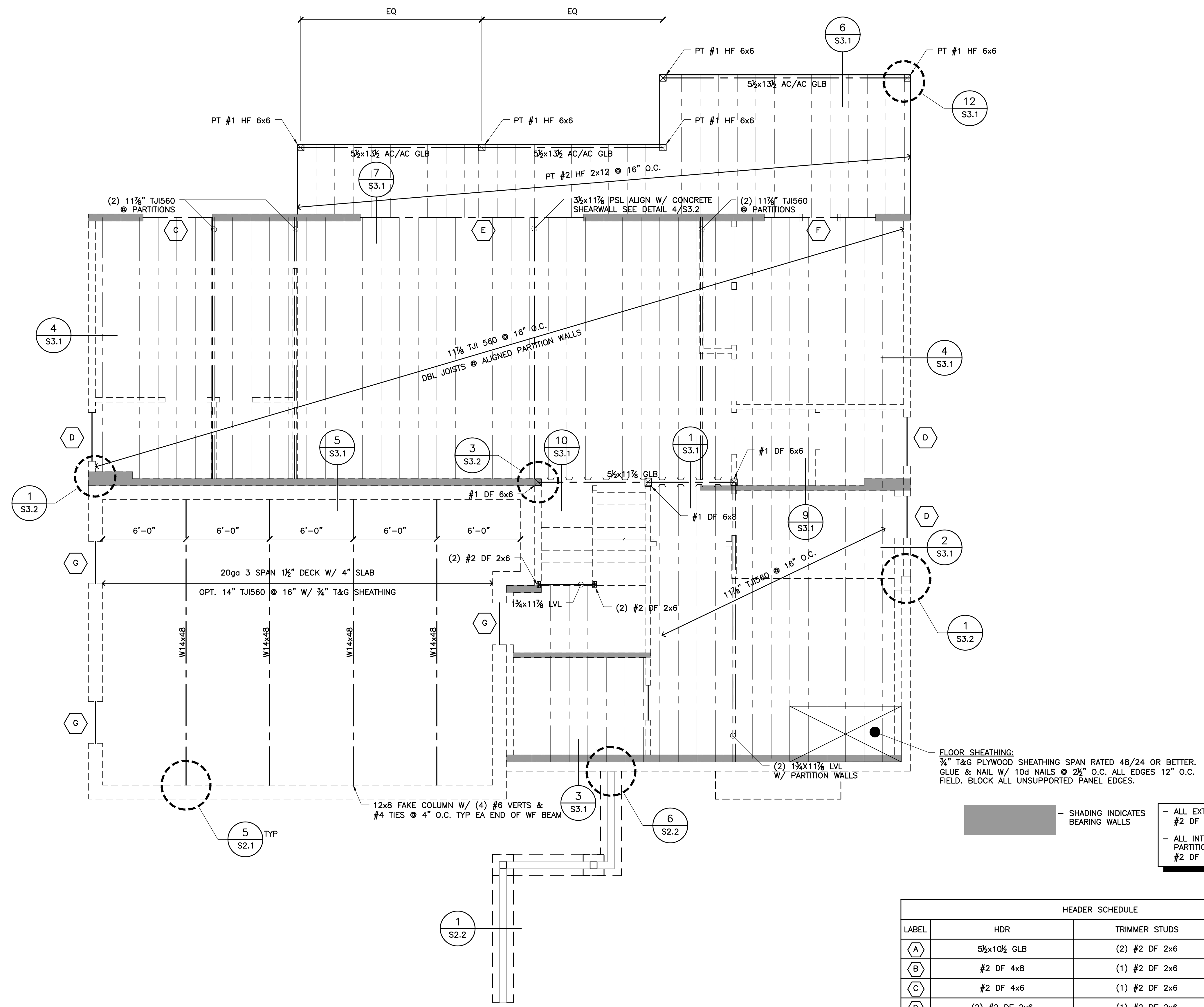
REV	REVISION	DATE

Sheet Contents	Second Floor Framing Plan
Project	West Lot
	9167 SE 64th ST
	Mercer Island, WA
	Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
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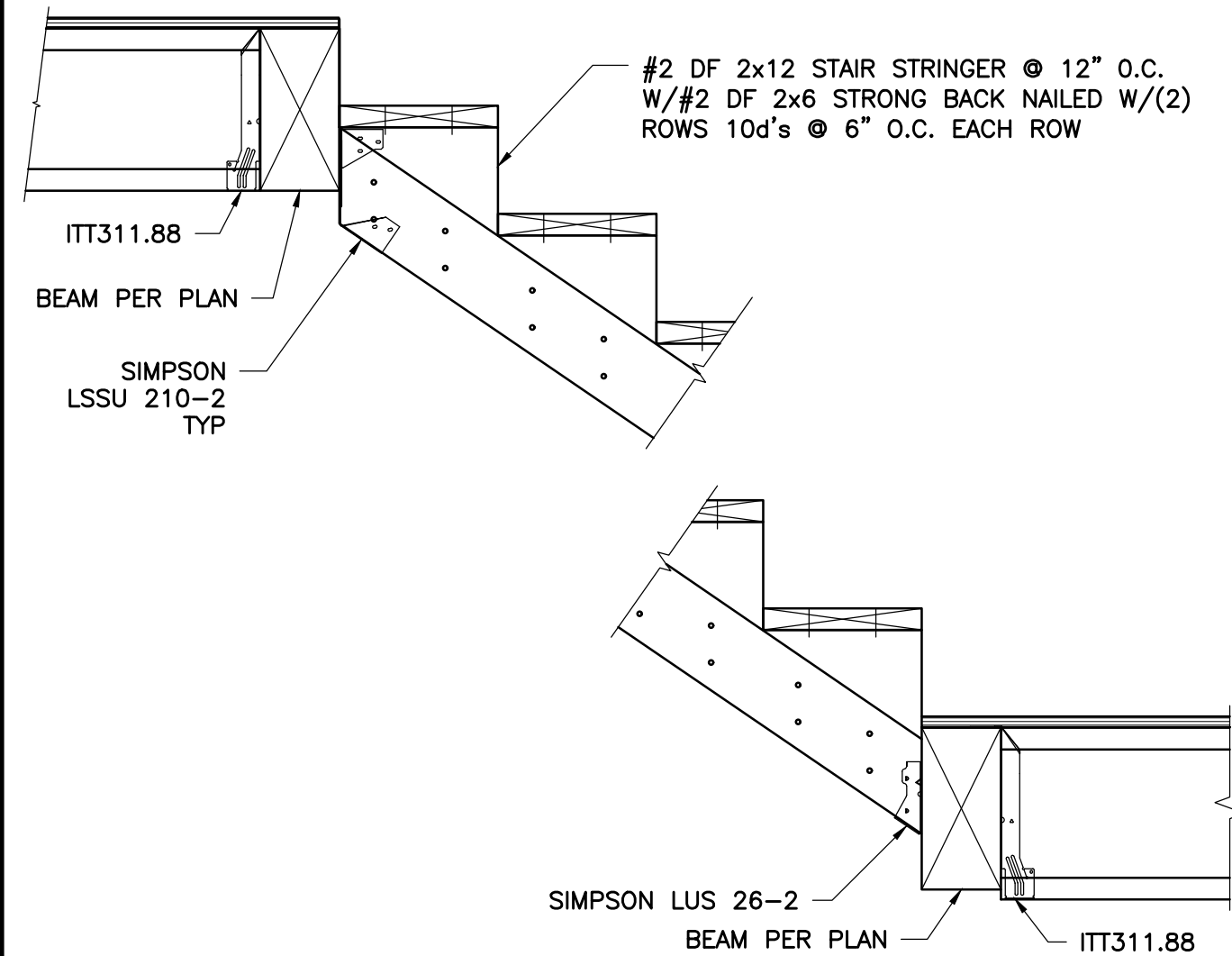


FLOOR SHEATHING:
3/4" T&G PLYWOOD SHEATHING SPAN RATED 48/24 OR BETTER.
GLUE & NAIL W/ 10d NAILS @ 2 1/2" O.C. ALL EDGES 12" O.C.
FIELD. BLOCK ALL UNSUPPORTED PANEL EDGES.

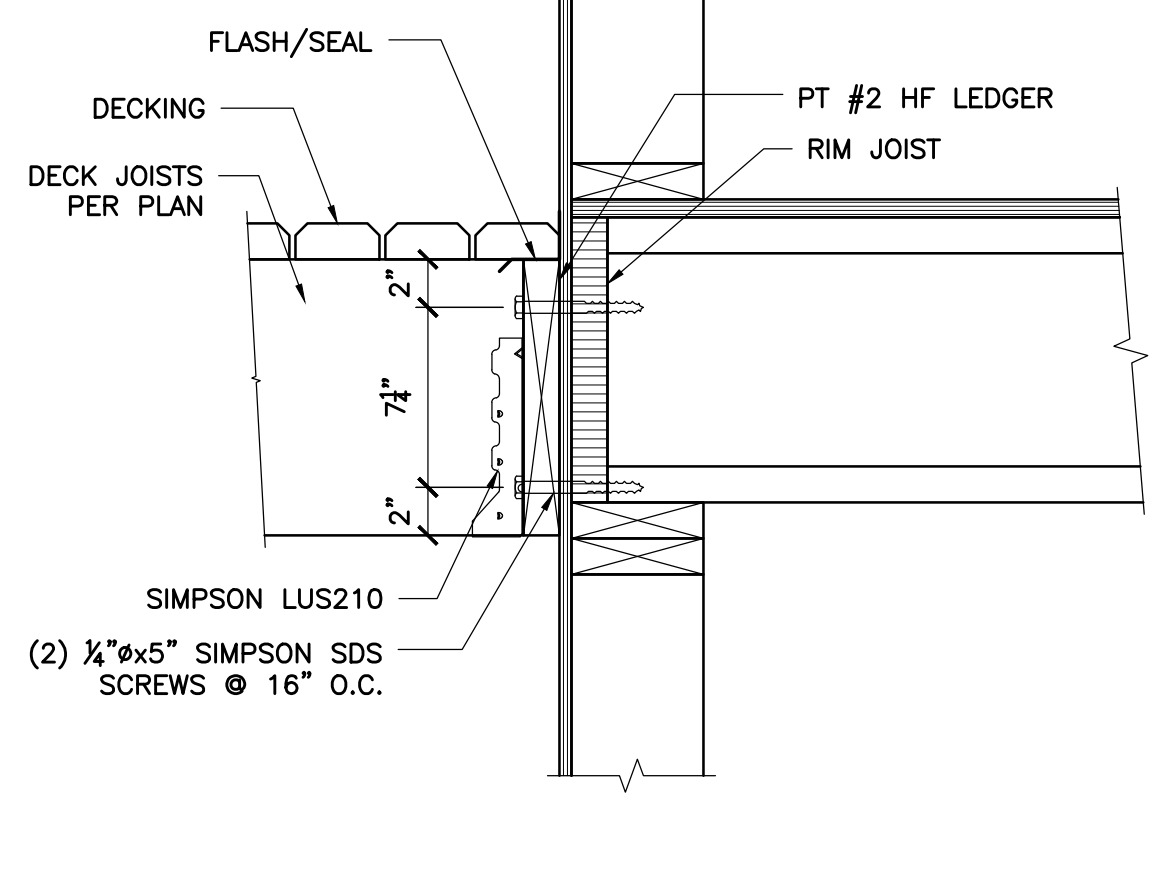
- SHADING INDICATES BEARING WALLS
- ALL EXTERIOR WALLS TO BE #2 DF 2x6 @ 16" O.C.
- ALL INTERIOR BEARING & PARTITION WALLS TO BE #2 DF 2x4 @ 16" O.C.

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5 1/2x10 1/2 GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5 1/2x15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE 11/S3.1	N/A	N/A

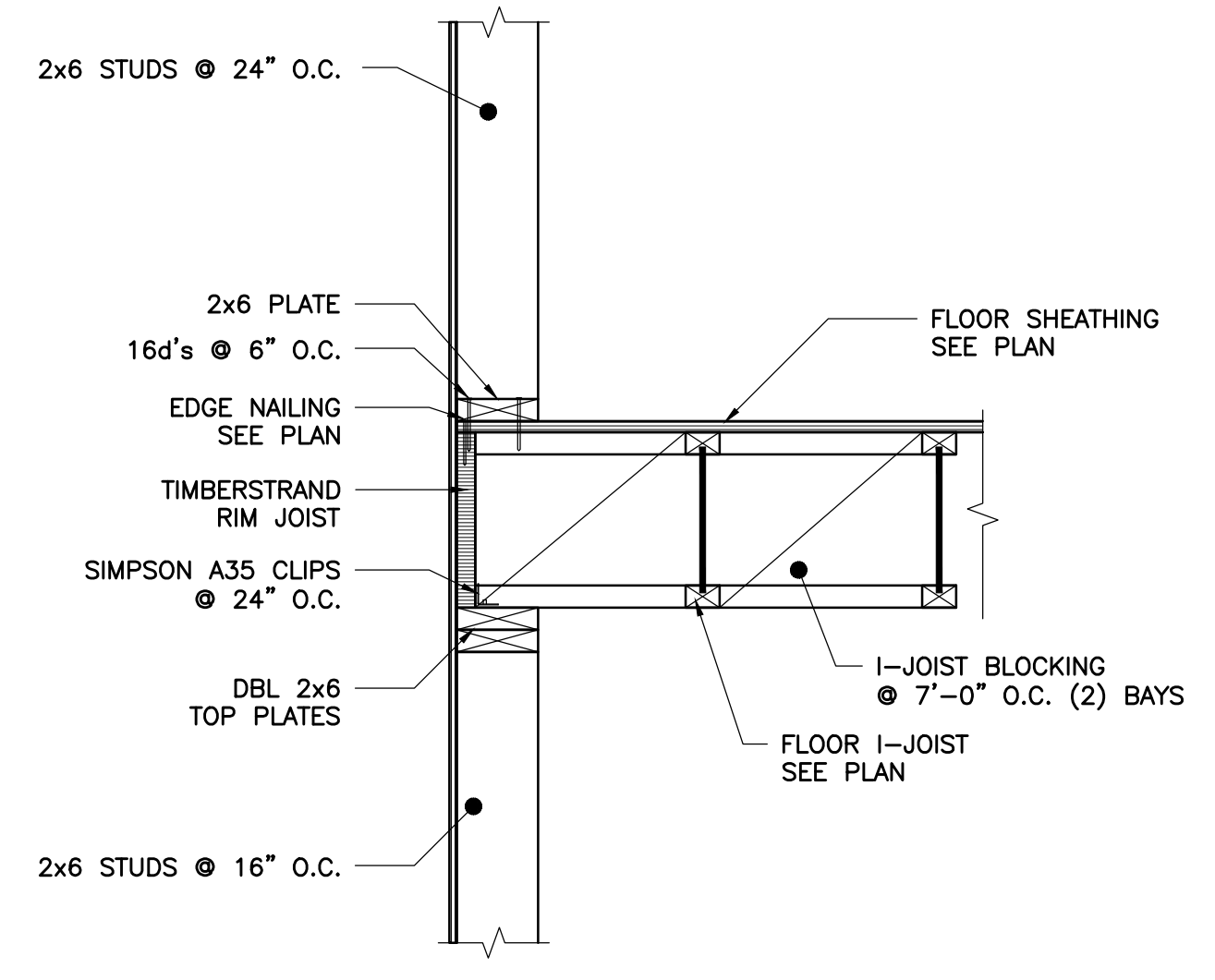
SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



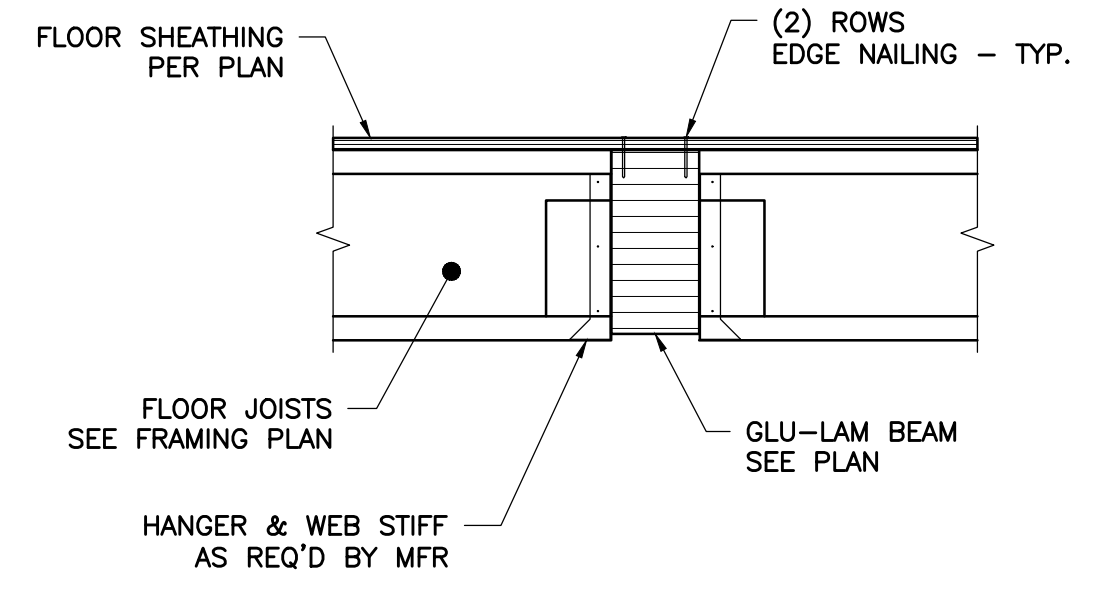
10 STAIR SECTION
1" = 1'-0"



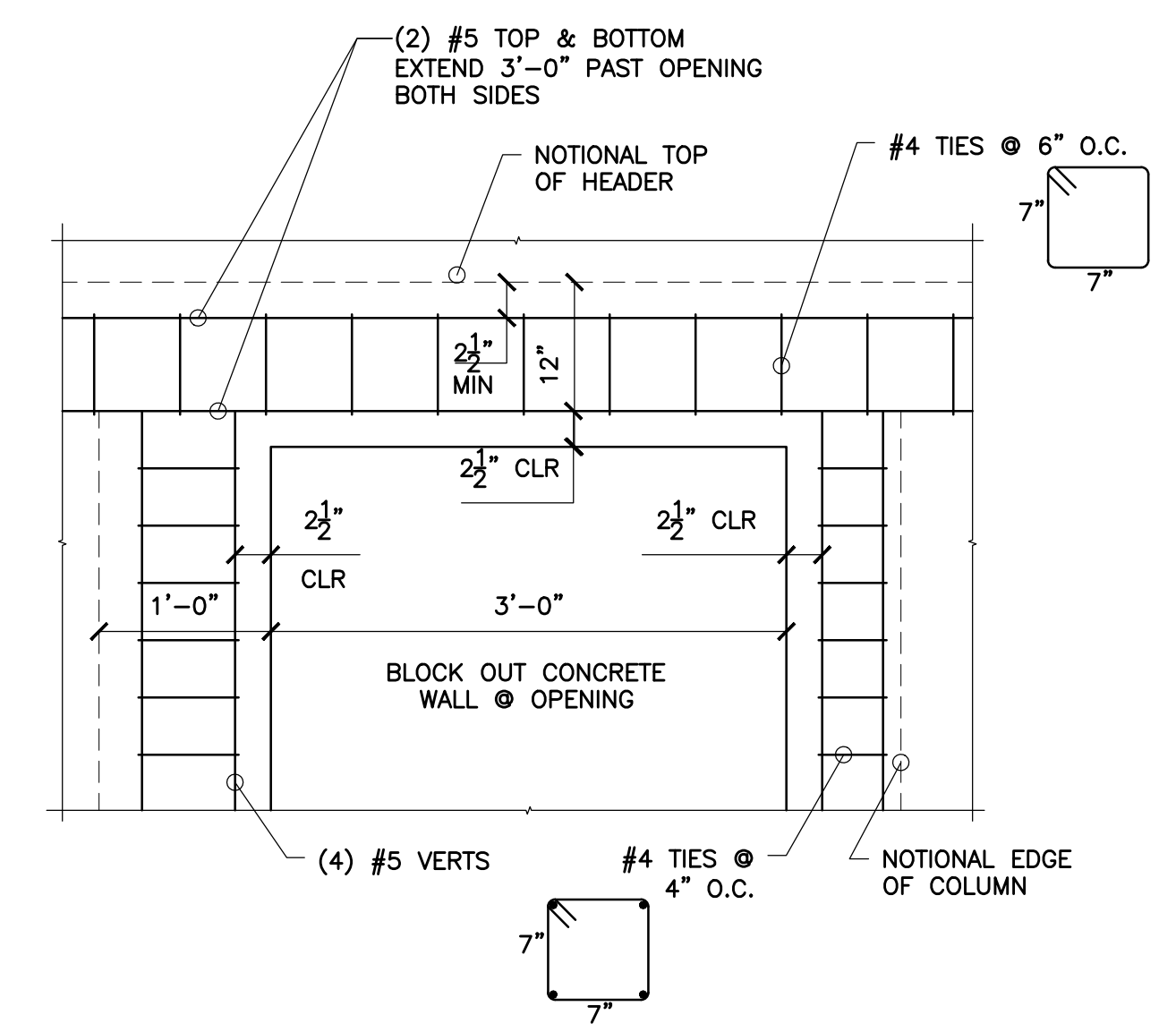
7 LEDGER DETAIL
1 1/2" = 1'-0"



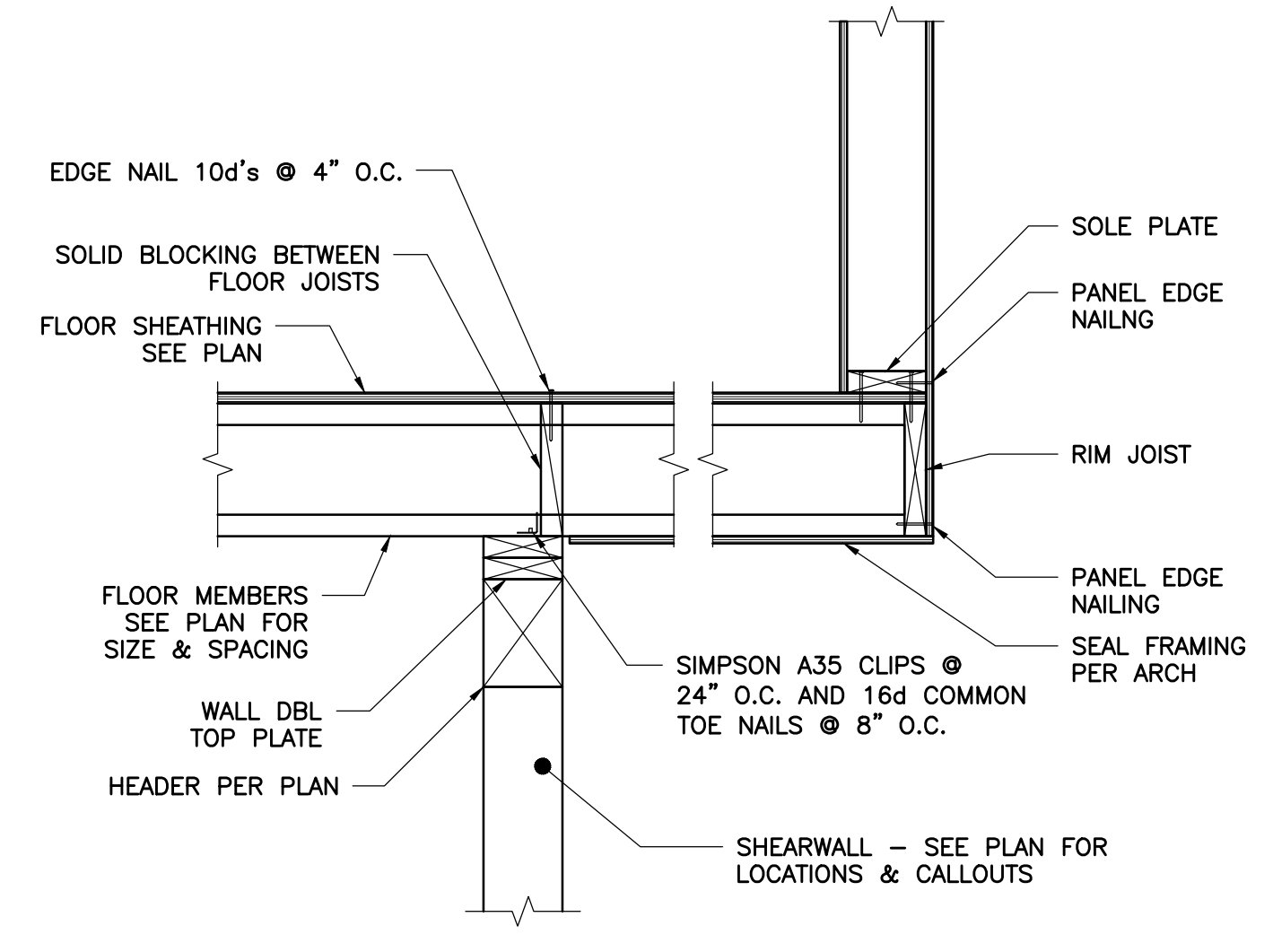
4 I-JOIST FLOOR SYSTEM TO 2x6 STUD WALL
1" = 1'-0"



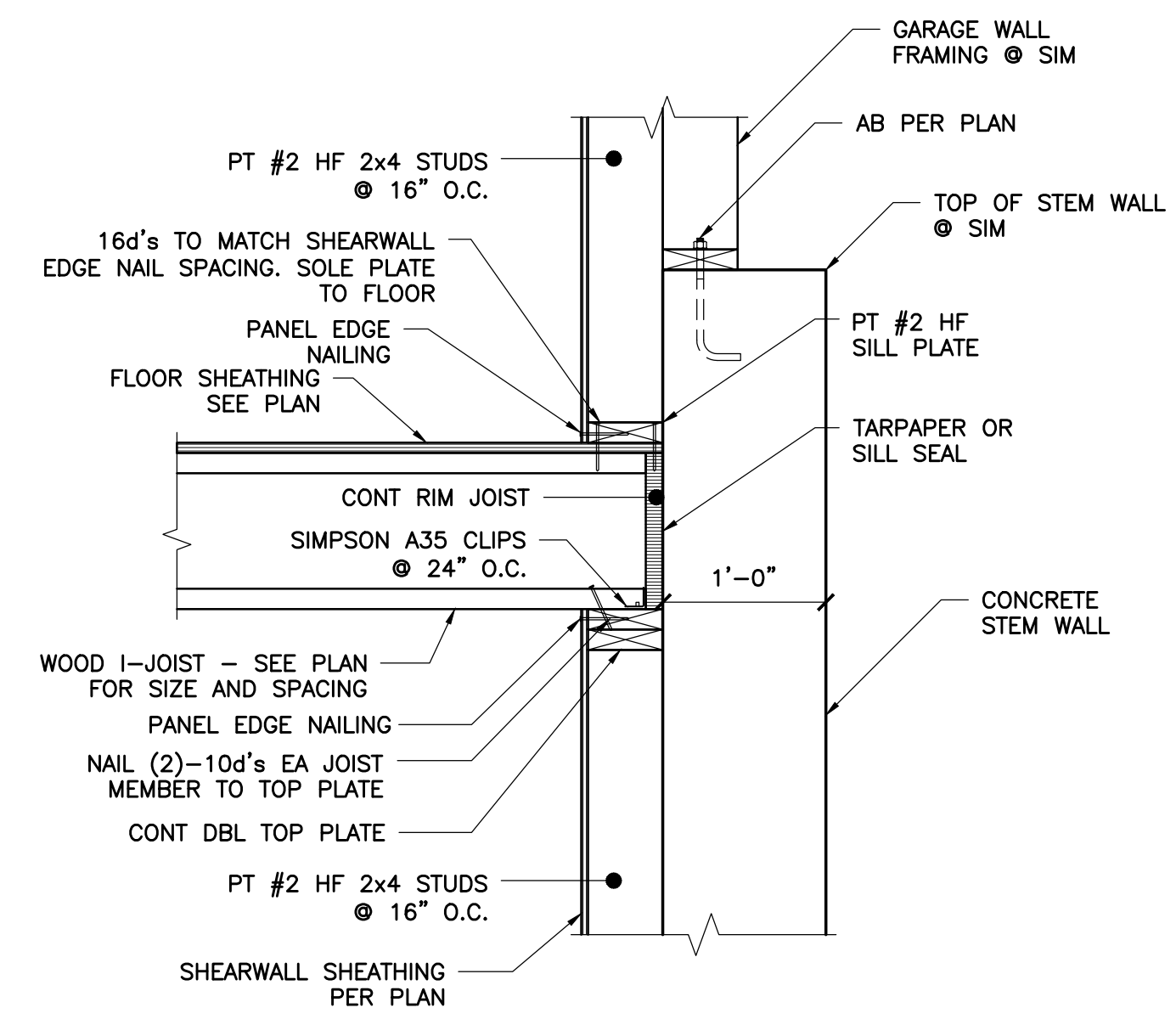
1 I-JOIST FLOOR SYSTEM TO GLU-LAM BEAM CONNECTION
1" = 1'-0"



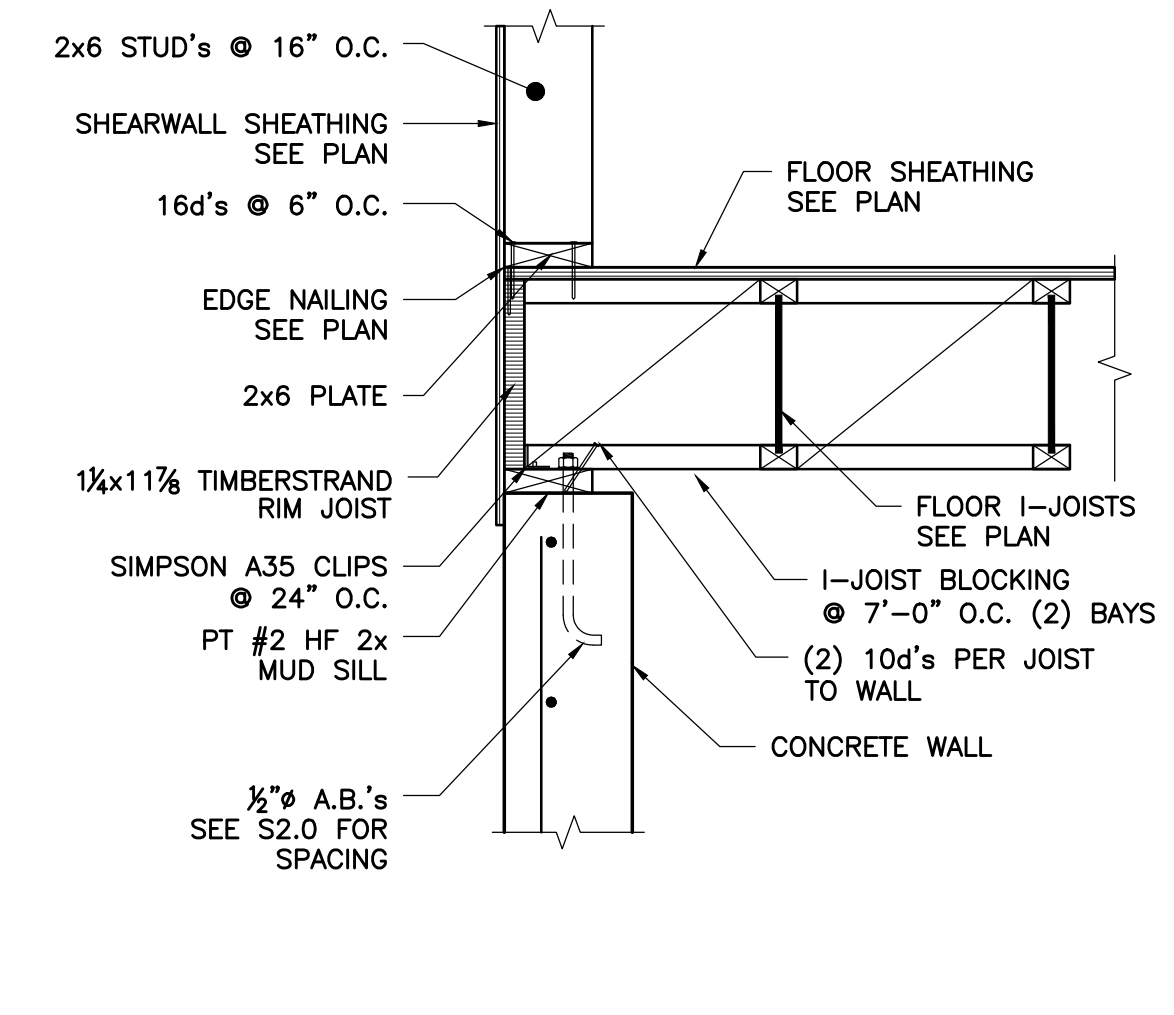
11 CONCRETE HEADER
1" = 1'-0"



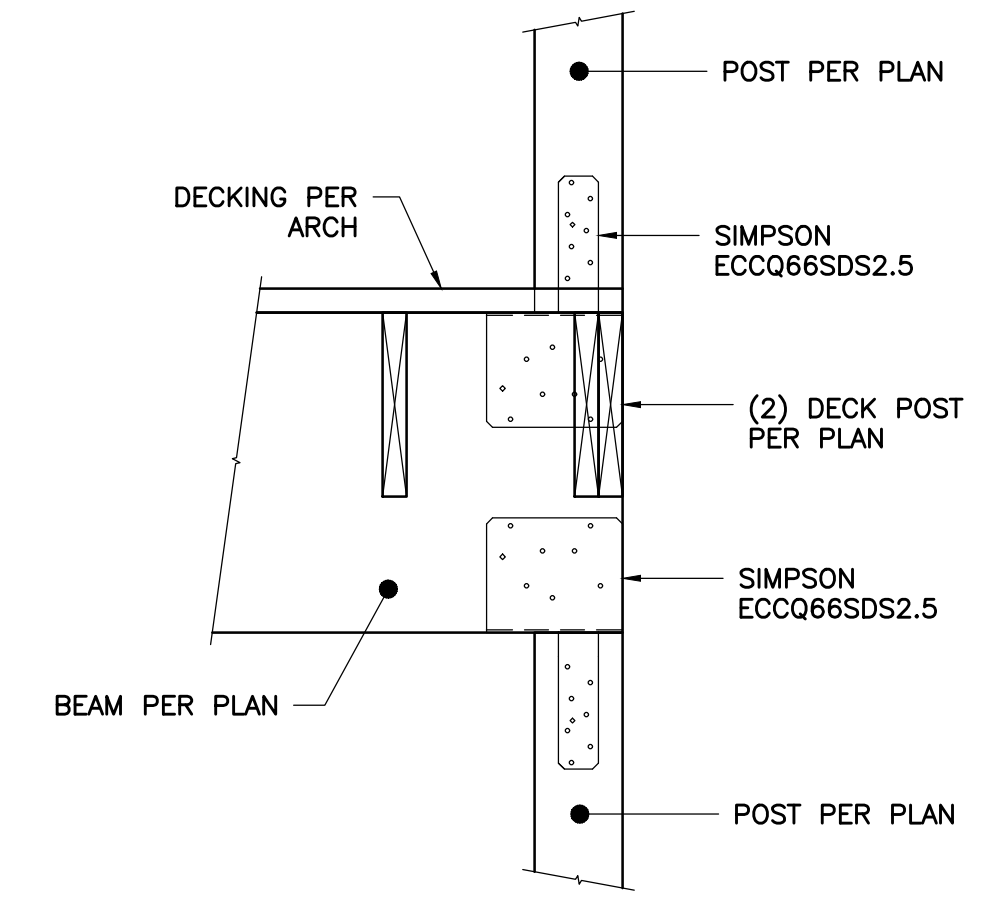
8 I-JOIST FLOOR FRAMING AT CANTILEVER
1" = 1'-0"



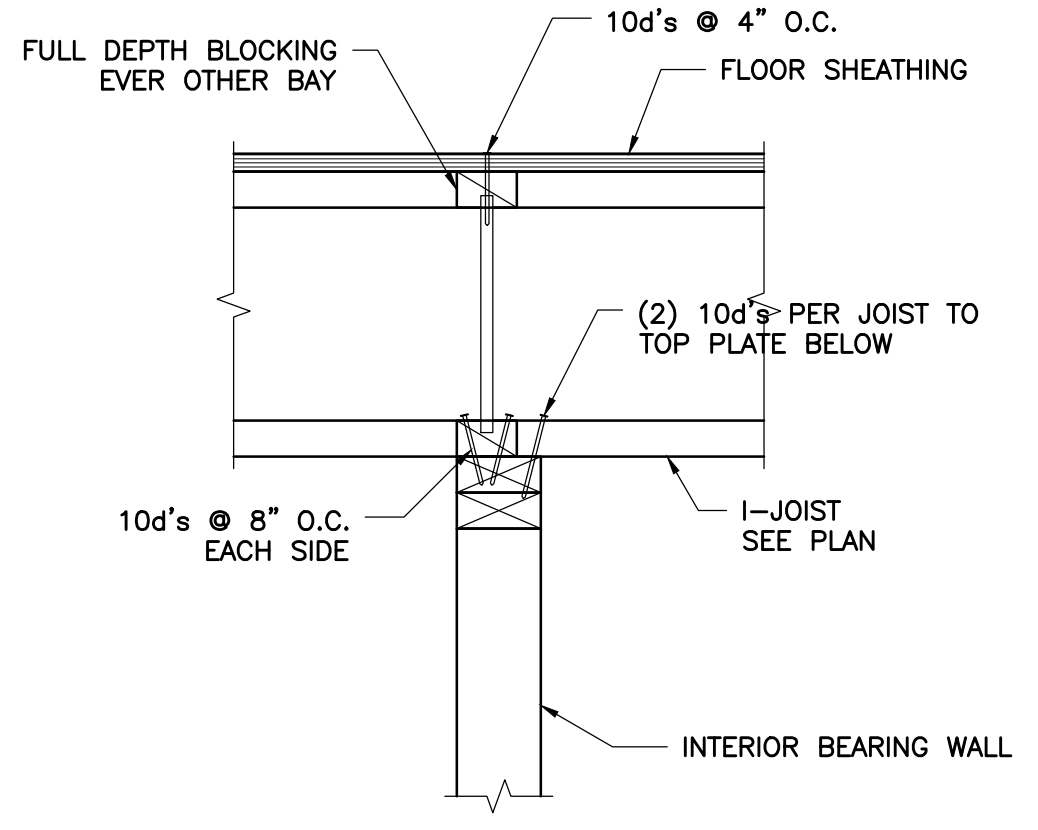
5 I-JOIST FLOOR SYSTEM WITH 2x WALLS
1" = 1'-0"



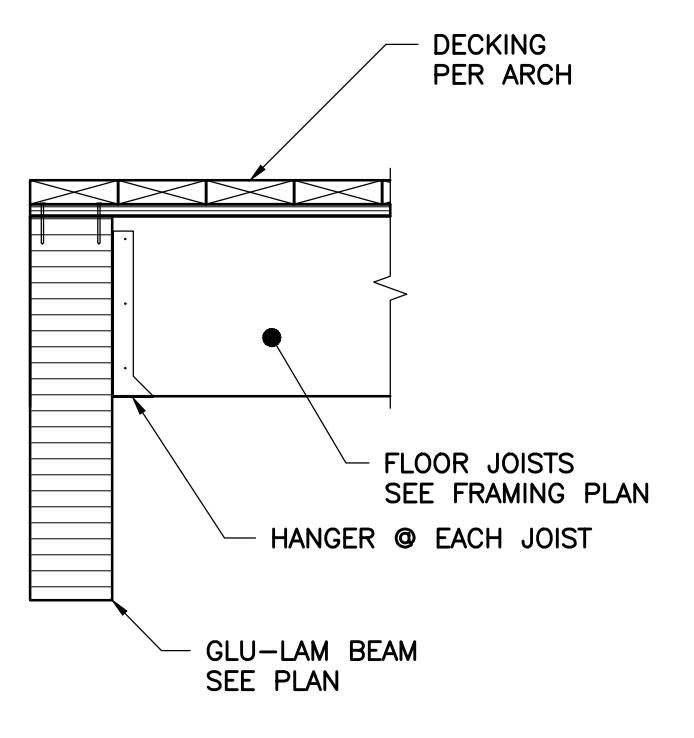
2 CONN FOR I-JOIST FLOOR SYSTEM TO NEW CONC WALL
1" = 1'-0"



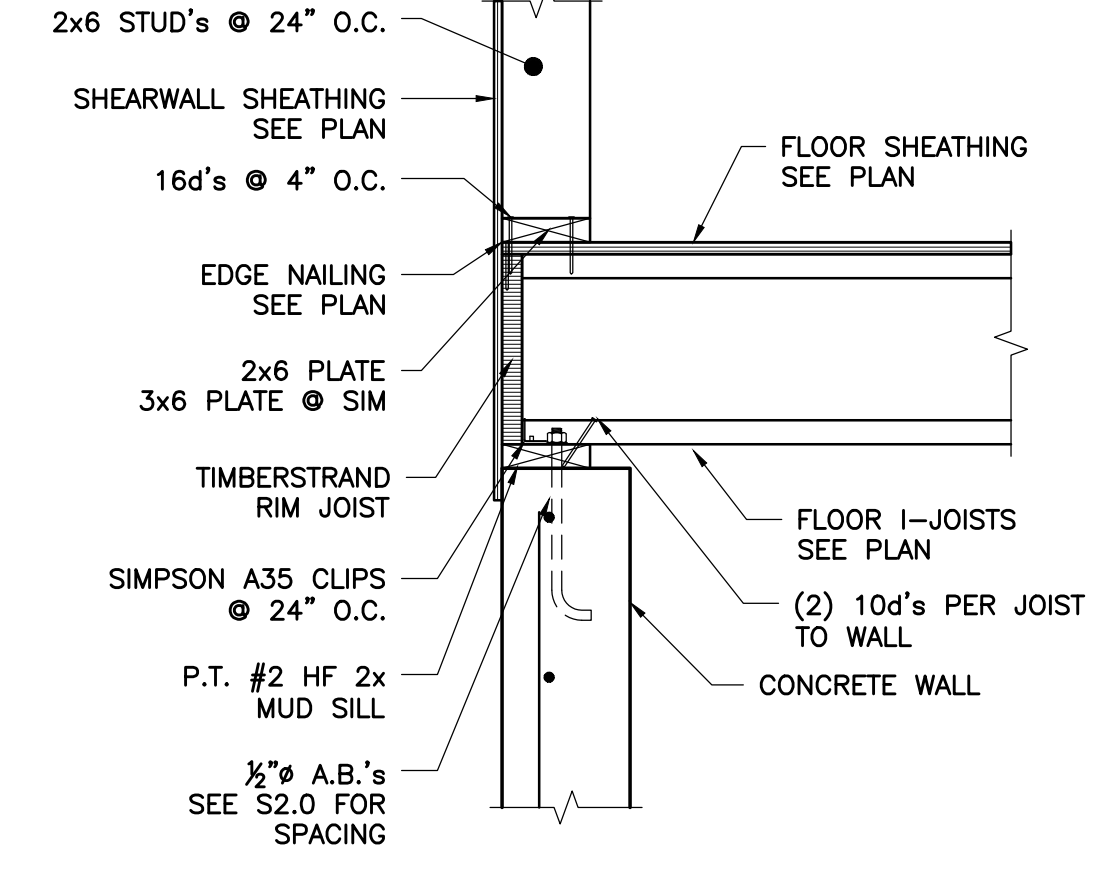
12 DECK BEAM TO POST
1" = 1'-0"



9 FLOOR TO INTERIOR WALL CONNECTION
1 1/2" = 1'-0"



6 FLOOR SYSTEM TO GLU-LAM BEAM CONNECTION
1" = 1'-0"



3 CONCRETE WALL W/ 2x6 STUD WALL ABOVE
1" = 1'-0"

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NO.	DATE	REVISION

Sheet Contents

Floor Framing Details

Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number
2020-0197

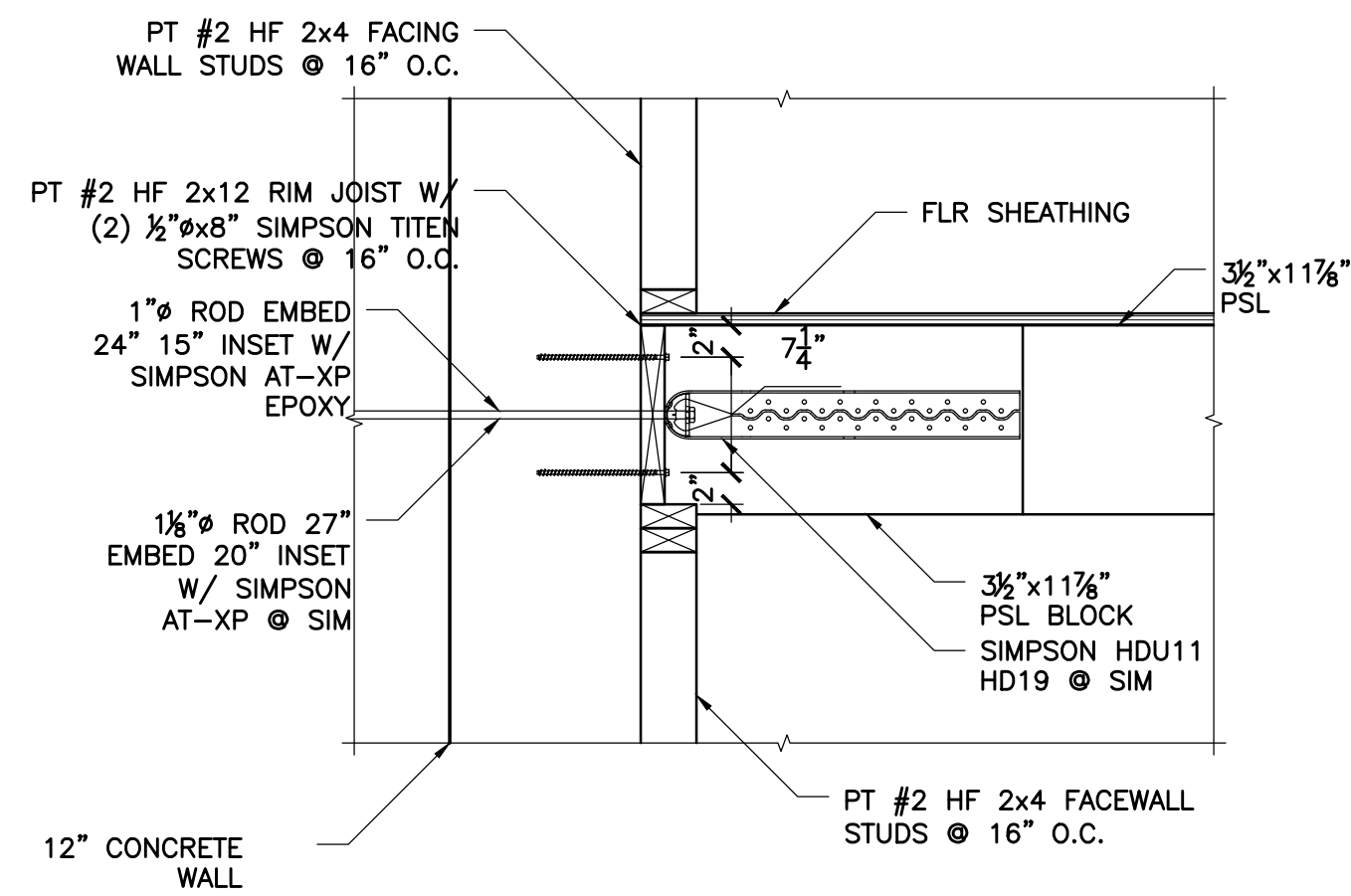
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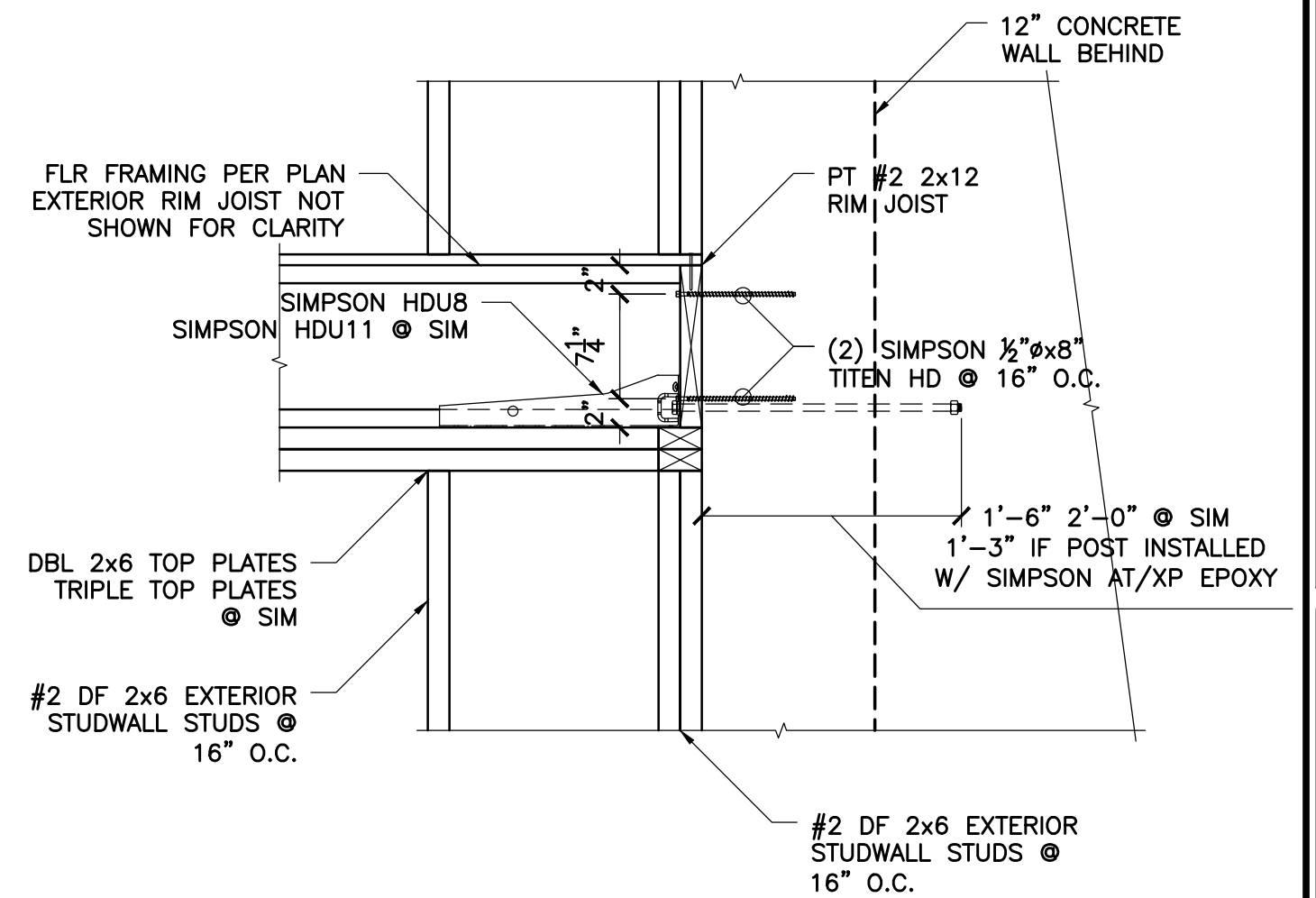
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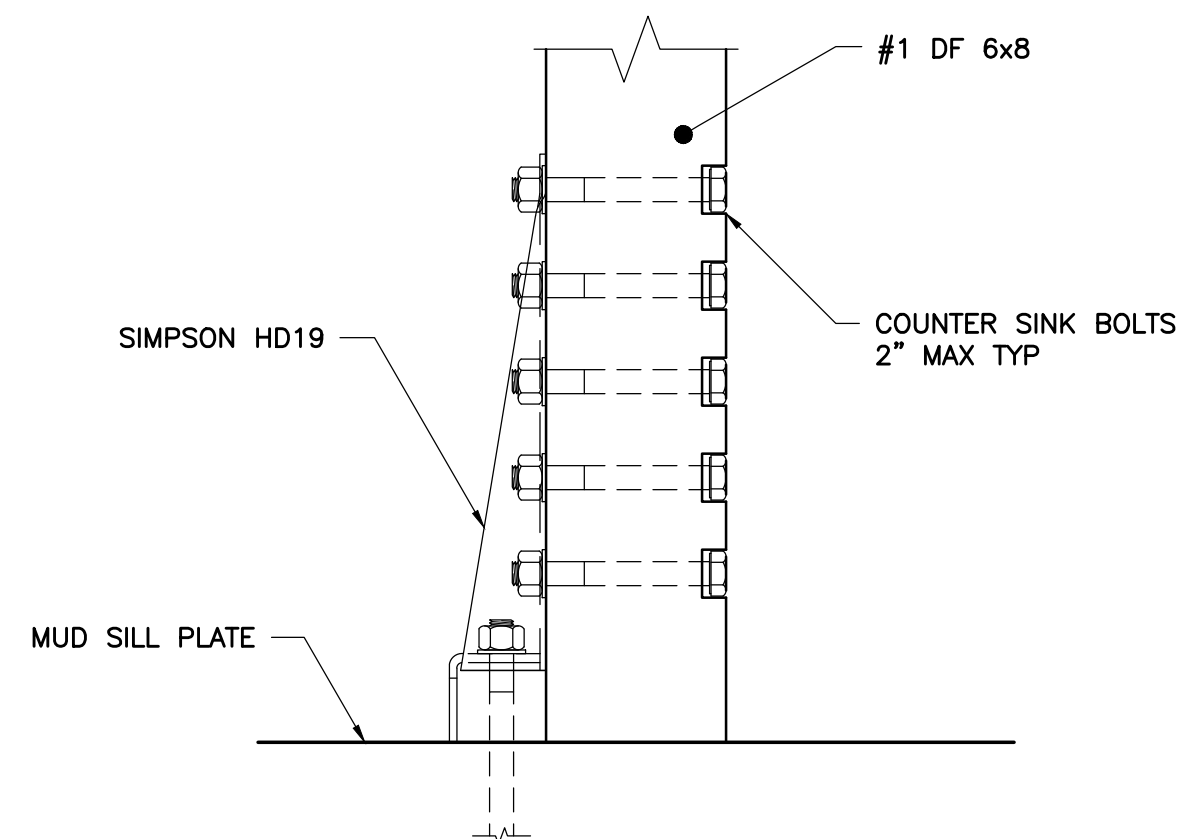
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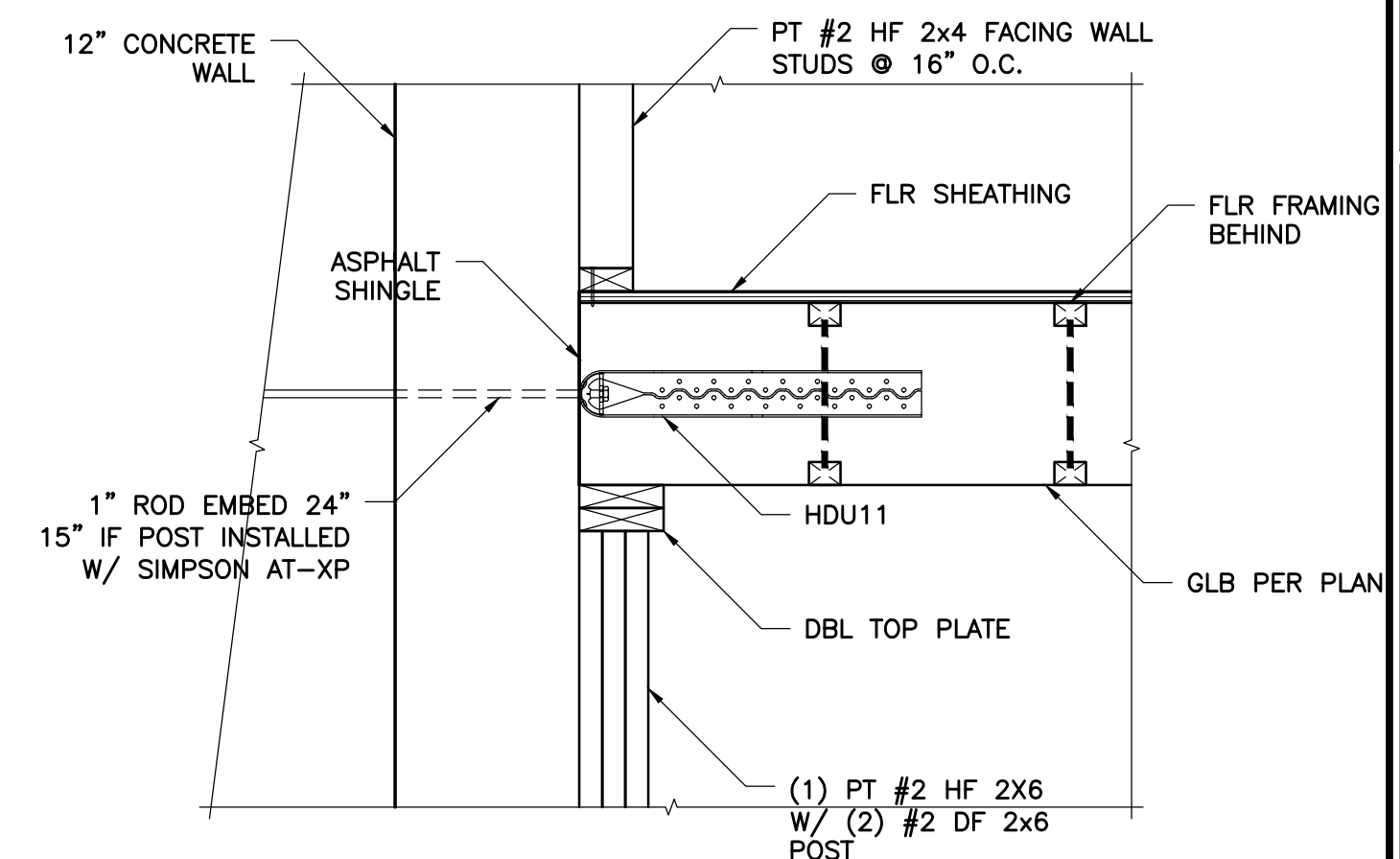
4 DRAG STRUT
1" = 1'-0"



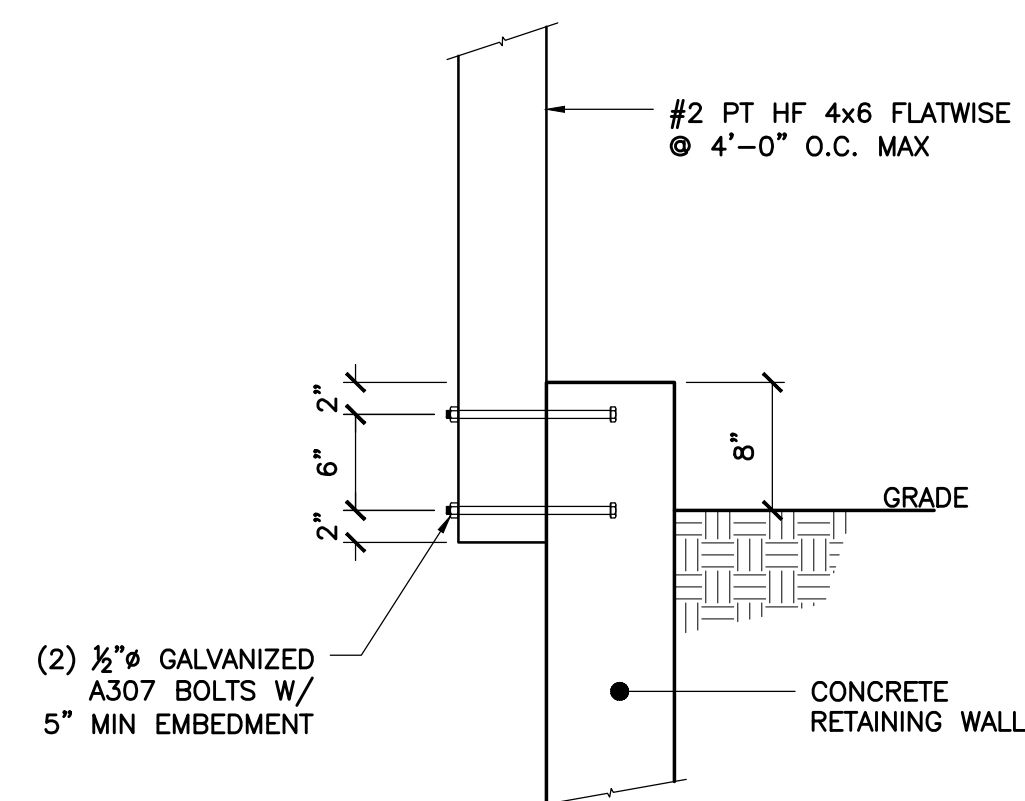
1 DRAG STRUT TIE
1" = 1'-0"



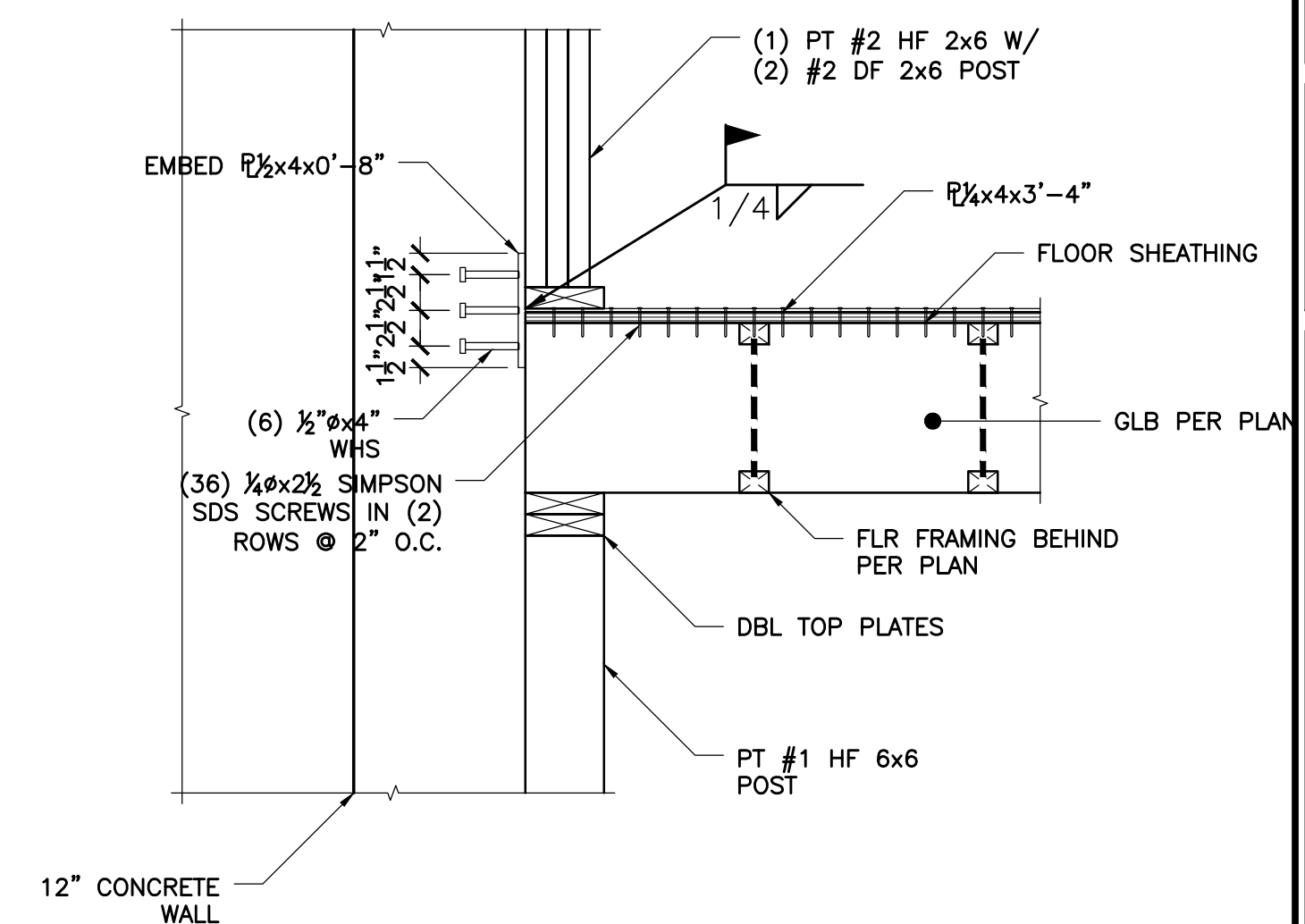
5 HD19 DETAIL
1 1/2" = 1'-0"



2 DRAG STRUT @ 3RD FLOOR
1" = 1'-0"



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

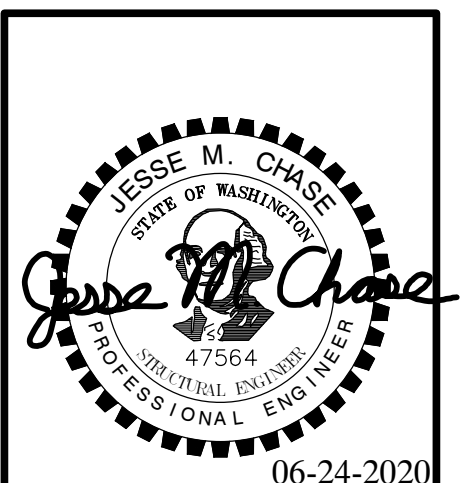


3 DRAG STRUT @ 2ND FLOOR
1" = 1'-0"

NO.	DATE	REVISION

Sheet Contents
Floor Framing Details
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number
2020-0197
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S3.2
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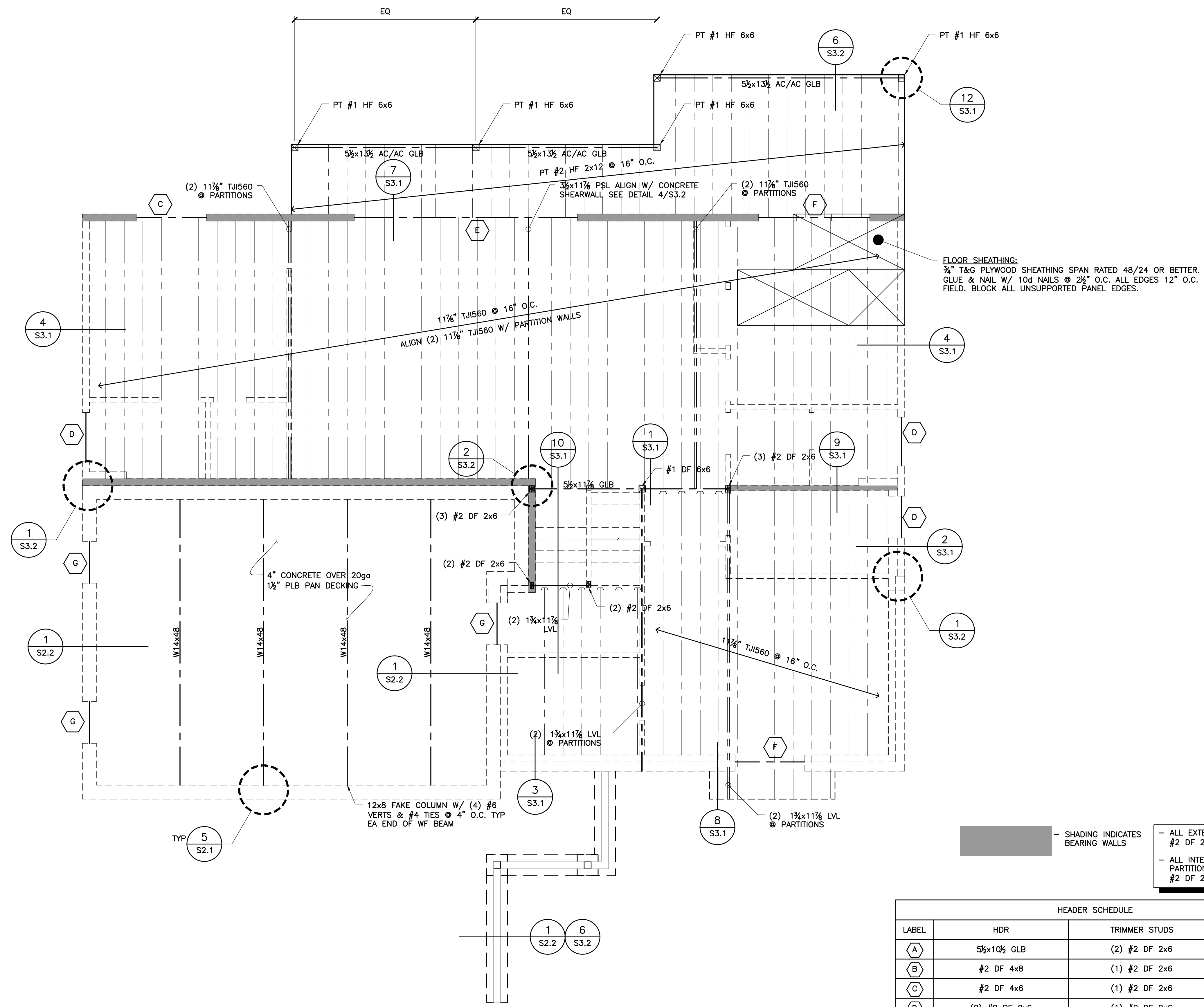


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REV	REVISION	DATE



THIRD FLOOR FRAMING PLAN
1/4"=1'-0"

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5 1/2 x 10 1/2 GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5 1/2 x 15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE DETAIL 11/S3.1	N/A	N/A

Sheet Contents
Third Floor Framing Plan

Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number
2020-0197

Sheet Number
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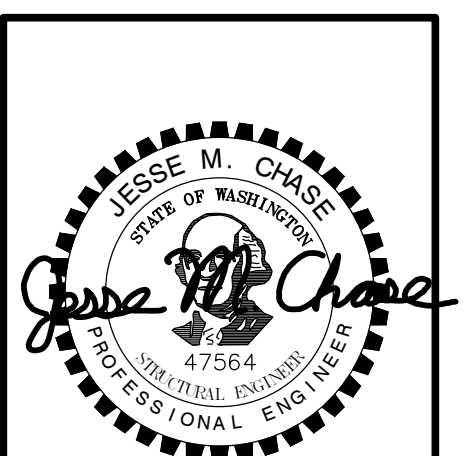
1235 EAST 4TH AVE.
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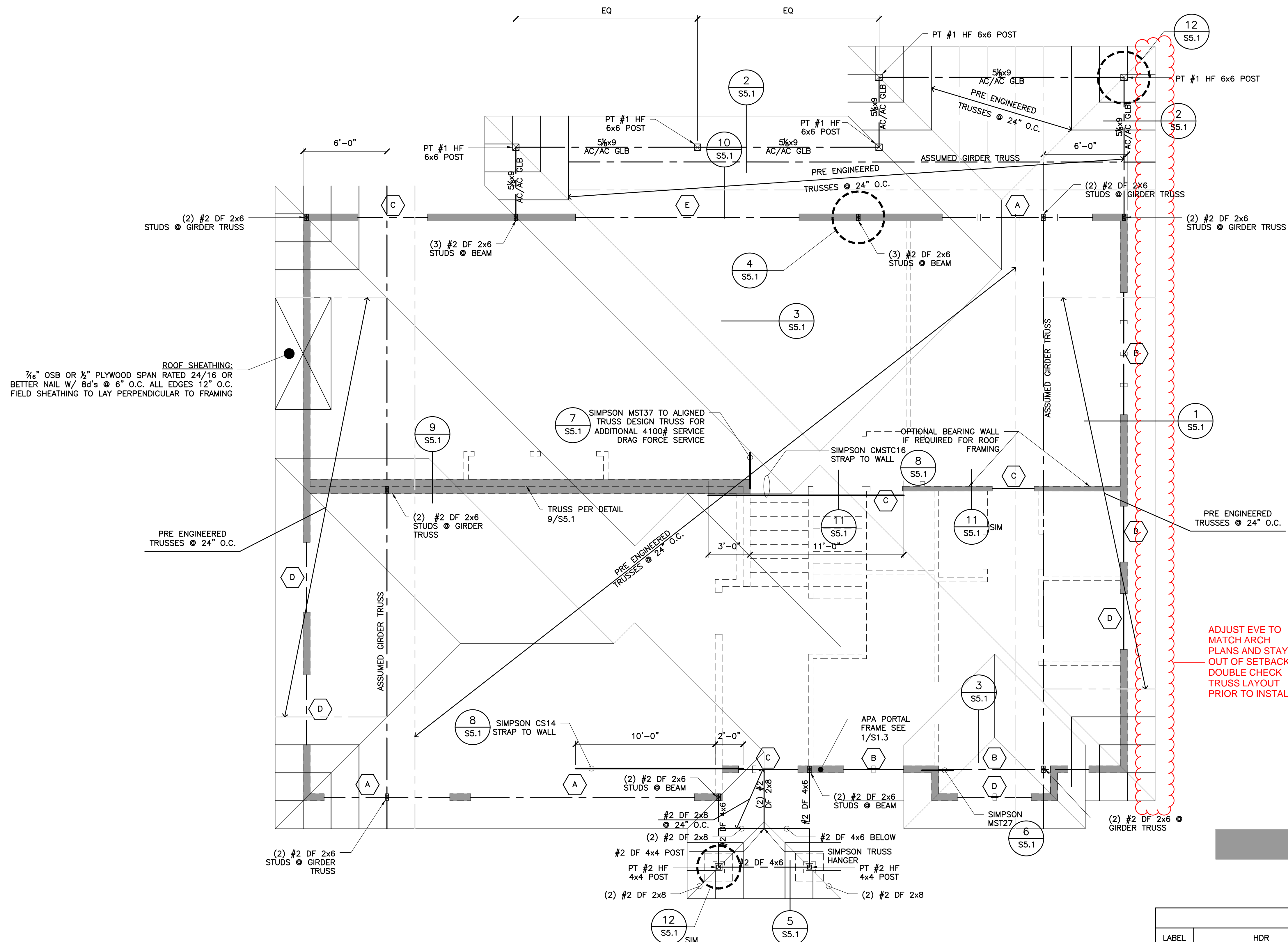
REV	REVISION	DATE

Sheet Contents	Roof Framing Plan
Project	West Lot
	9167 SE 64th ST
	Mercer Island, WA
	Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
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ROOF SHEATHING:
7/8" OSB OR 1/2" PLYWOOD SPAN RATED 24/16 OR
BETTER NAIL W/ 8d's @ 6" O.C. ALL EDGES 12" O.C.
FIELD SHEATHING TO LAY PERPENDICULAR TO FRAMING

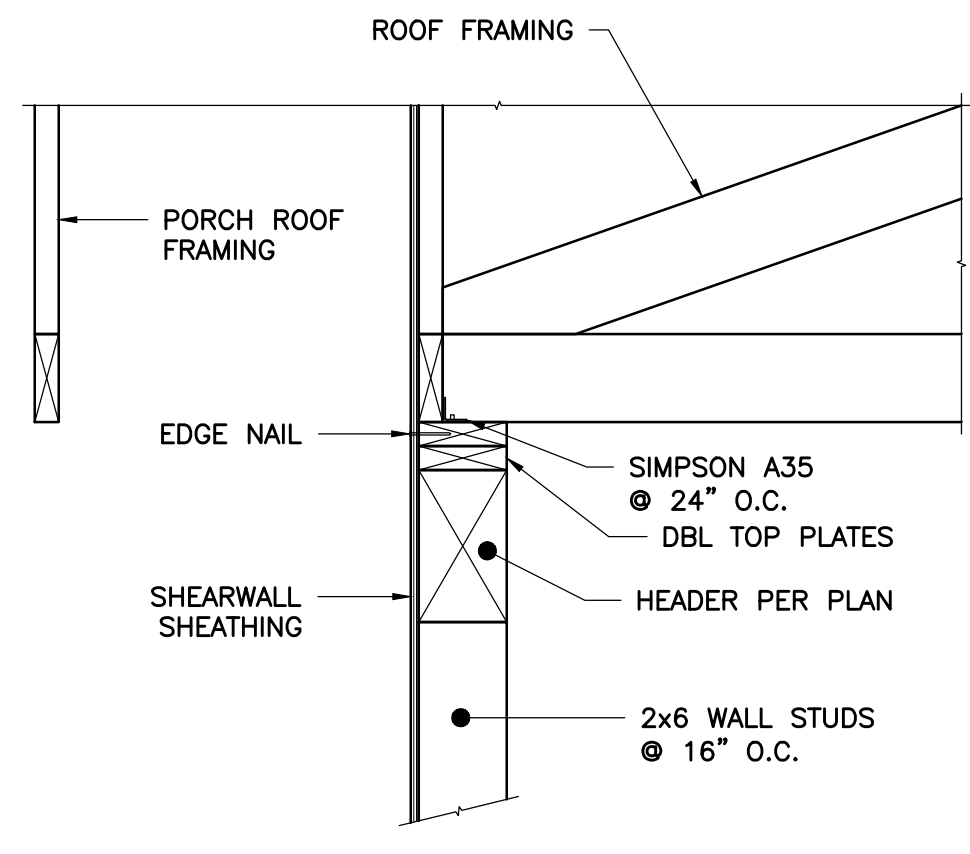
ADJUST EVE TO
MATCH ARCH
PLANS AND STAY
OUT OF SETBACK.
DOUBLE CHECK
TRUSS LAYOUT
PRIOR TO INSTALL.

TRUSS LAYOUT BY TRUSS MANUFACTURER
SUBMIT TRUSS PACKAGE TO E.O.R. FOR
REVIEW

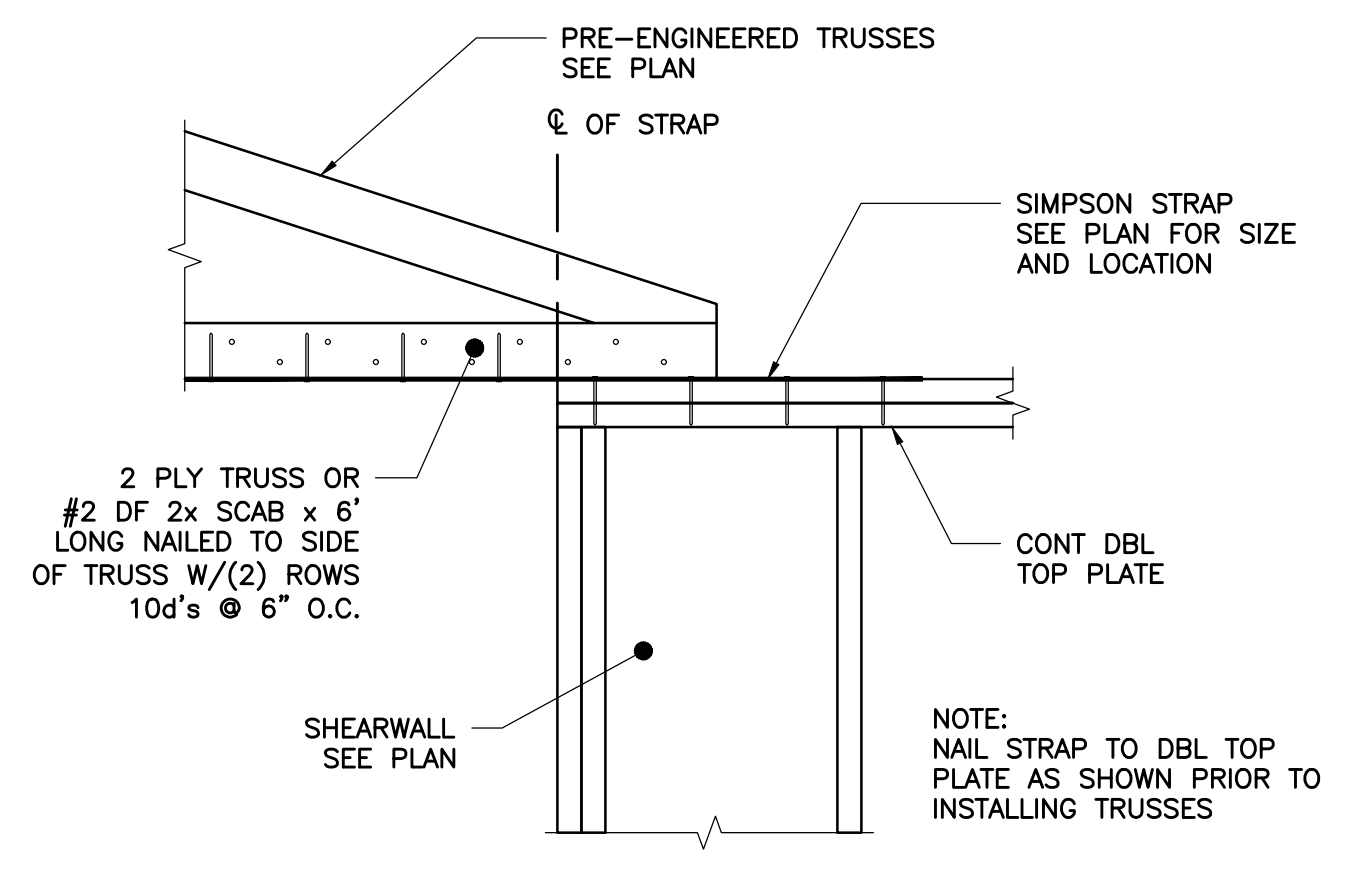
- SHADING INDICATES BEARING WALLS
- ALL EXTERIOR WALLS TO BE #2 DF 2x6 @ 16" O.C.
- ALL INTERIOR BEARING & PARTITION WALLS TO BE #2 DF 2x4 @ 16" O.C.

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5/8x10 1/2 GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5/8x15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE DETAIL 11/S3.1	N/A	N/A

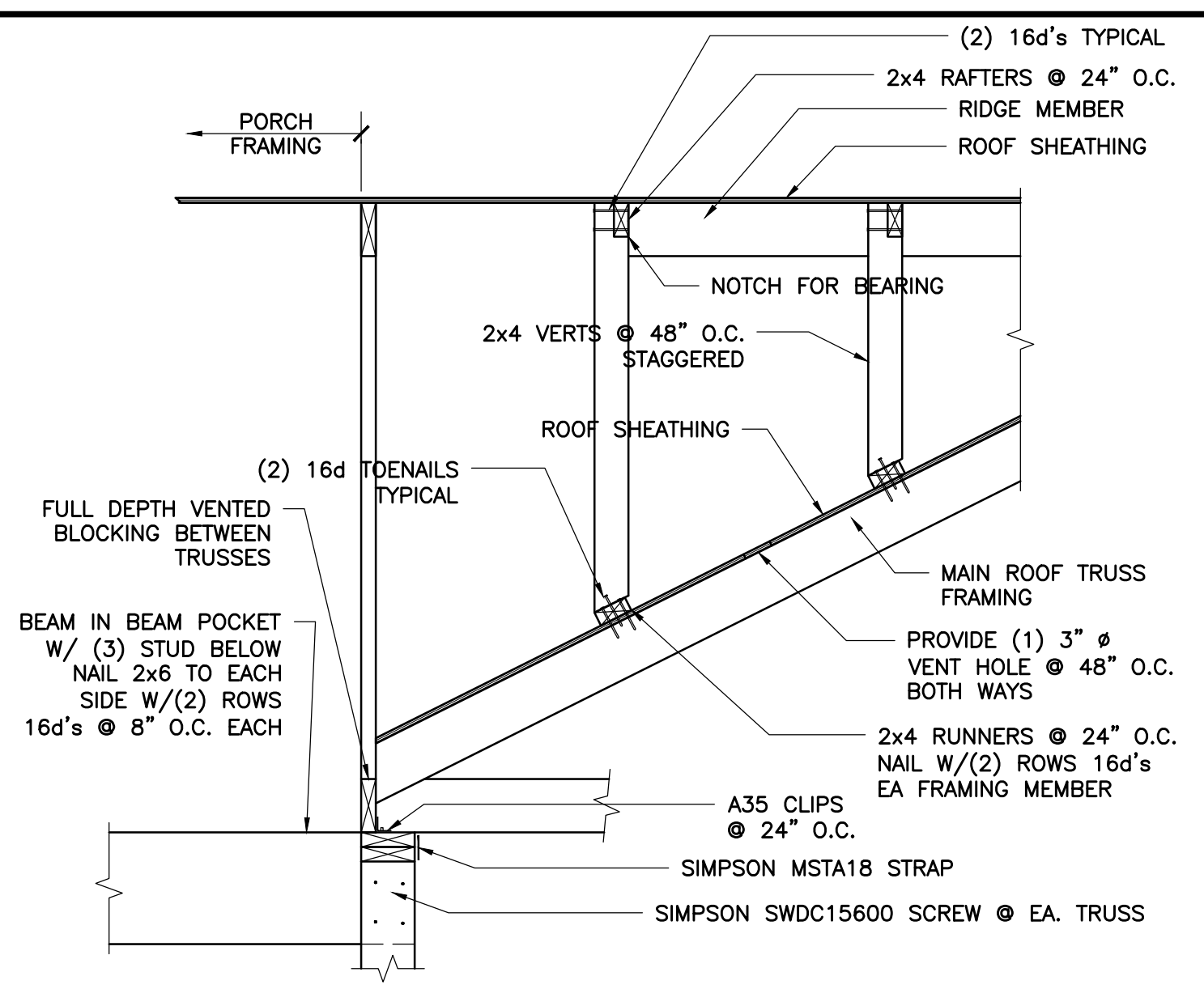
ROOF FRAMING PLAN
1/4"=1'-0"



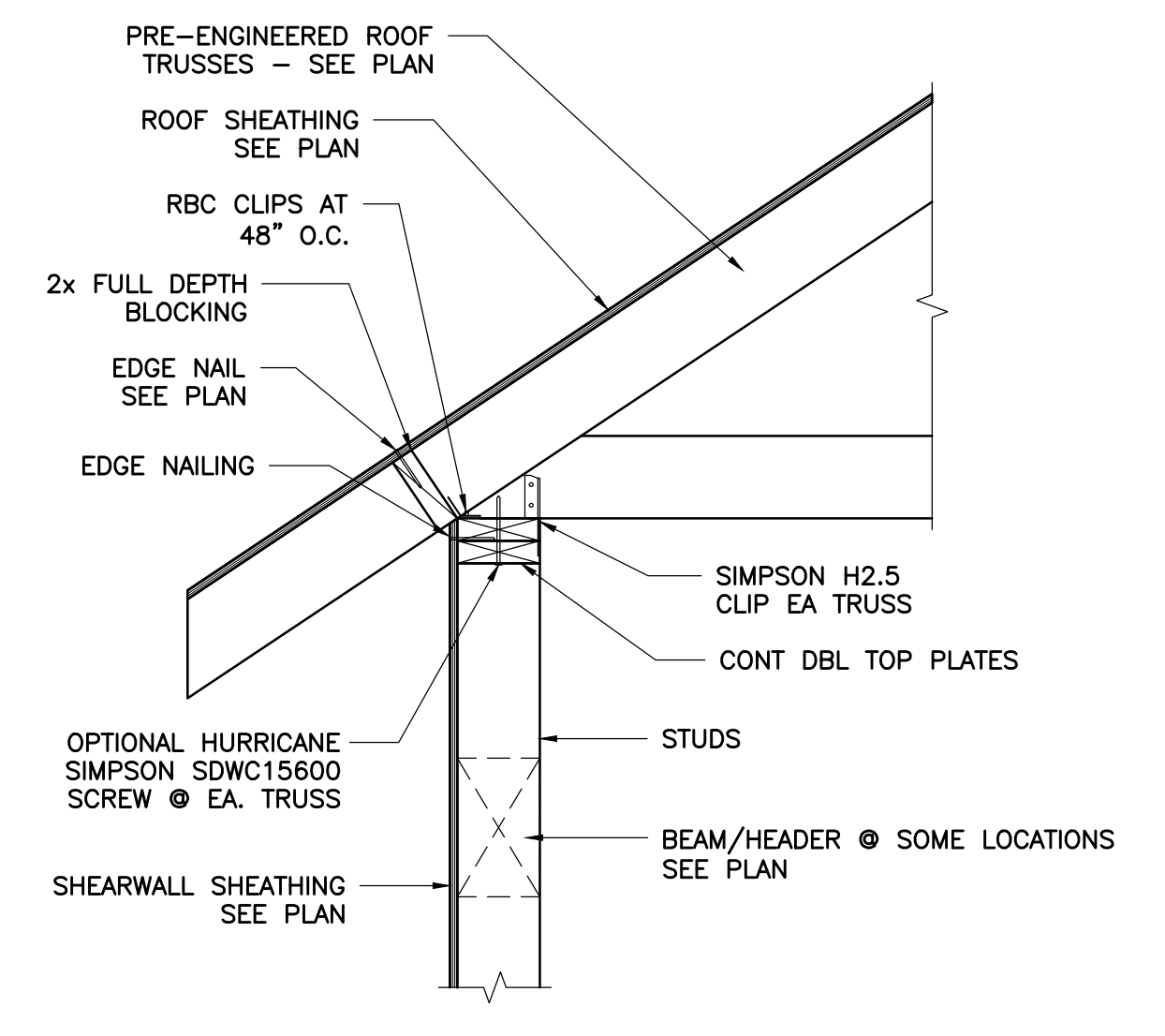
10 ROOF FRAMING @ OPENING
1" = 1'-0"



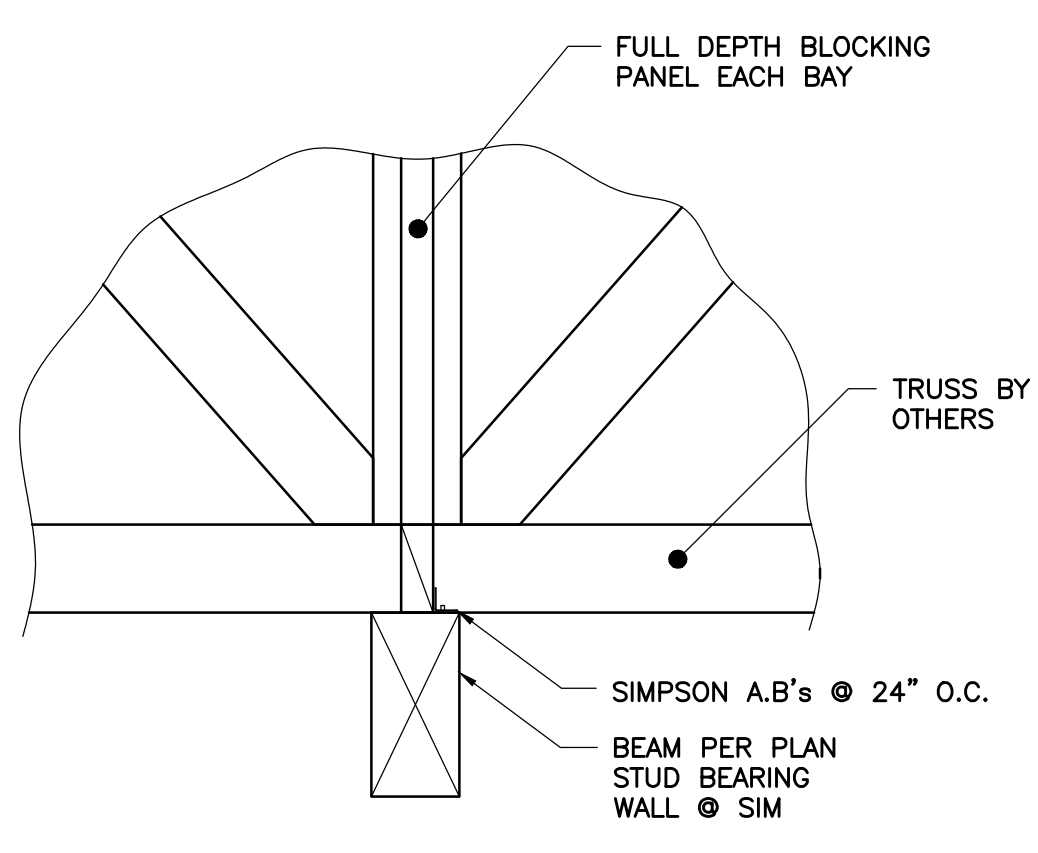
7 ALIGNED TRUSS TO WALL DETAIL
1" = 1'-0"



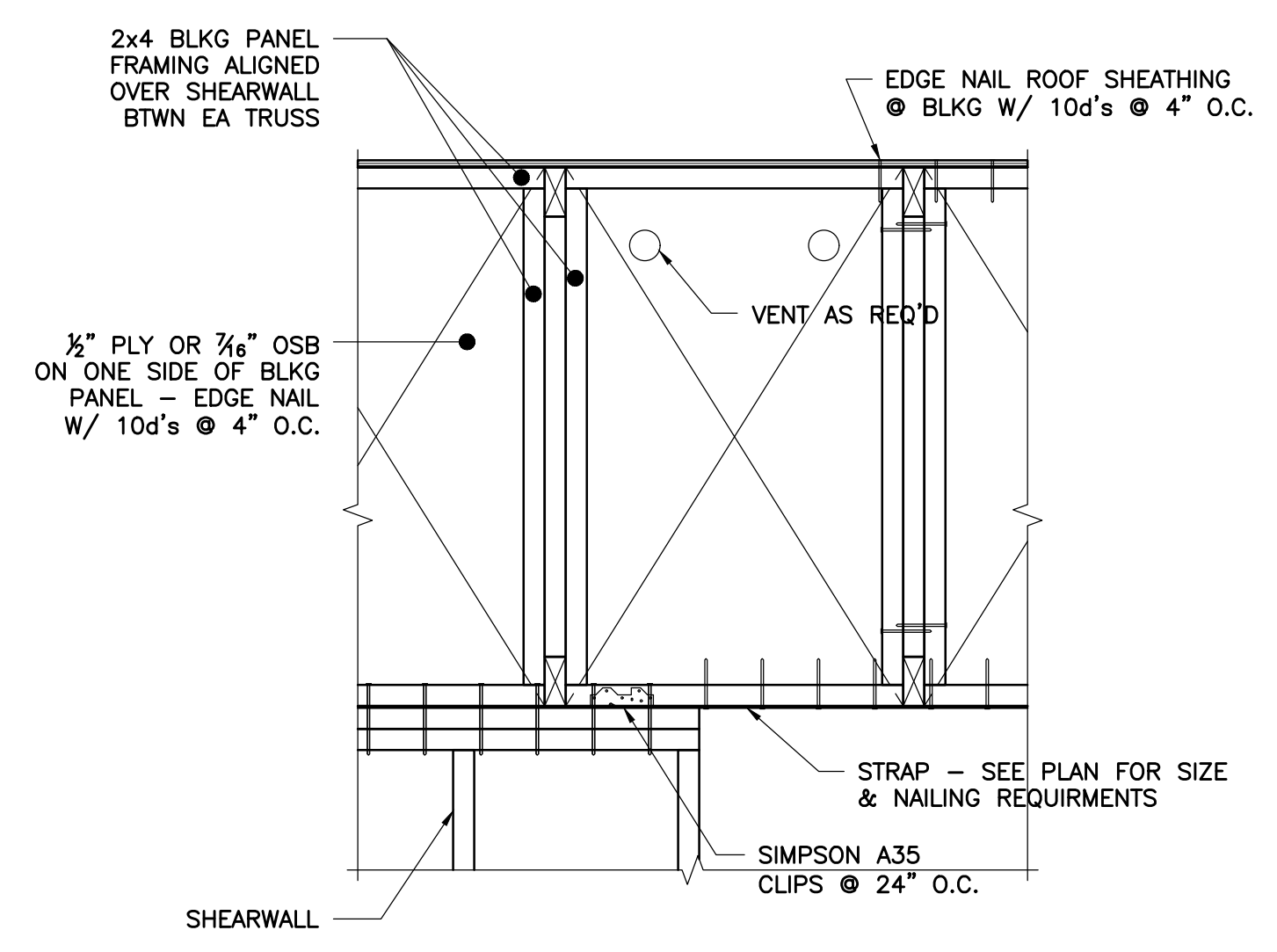
4 PORCH CONNECTION
3/4" = 1'-0"



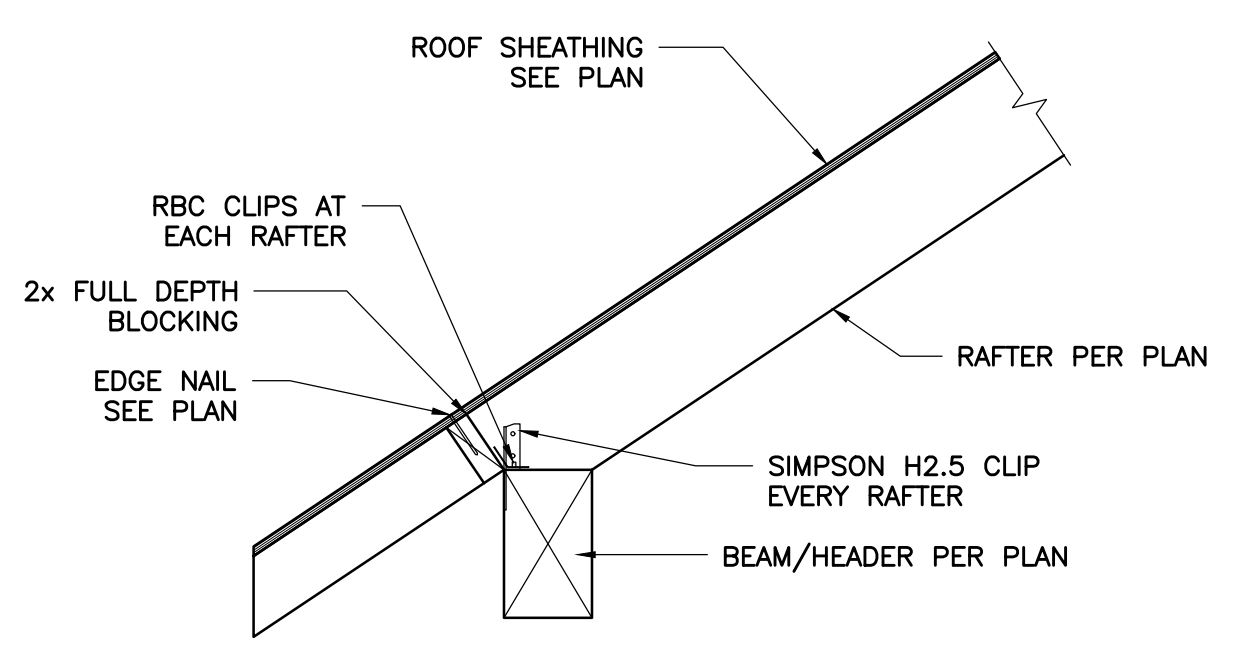
1 TRUSS TO WALL CONNECTION
1" = 1'-0"



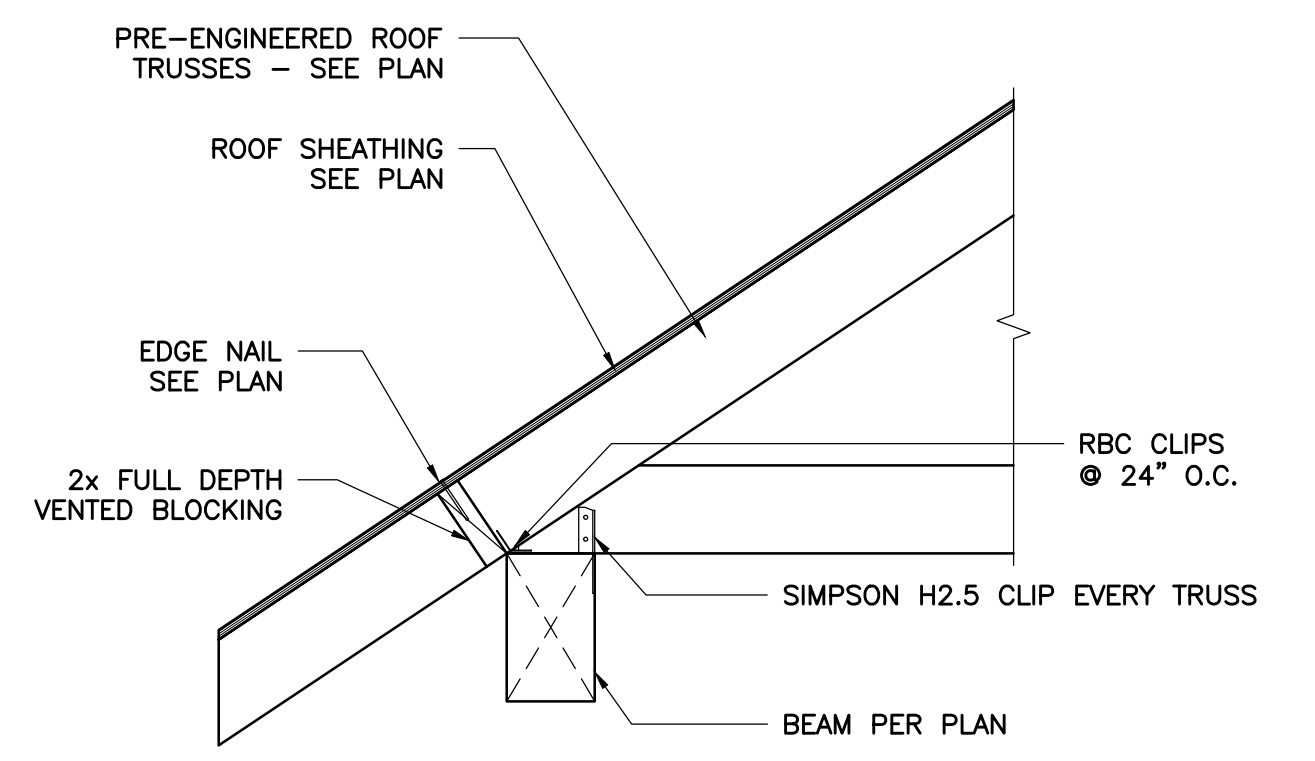
11 TRUSS TO BEAM MIDSPAN BEARING, OPT
1" = 1'-0"



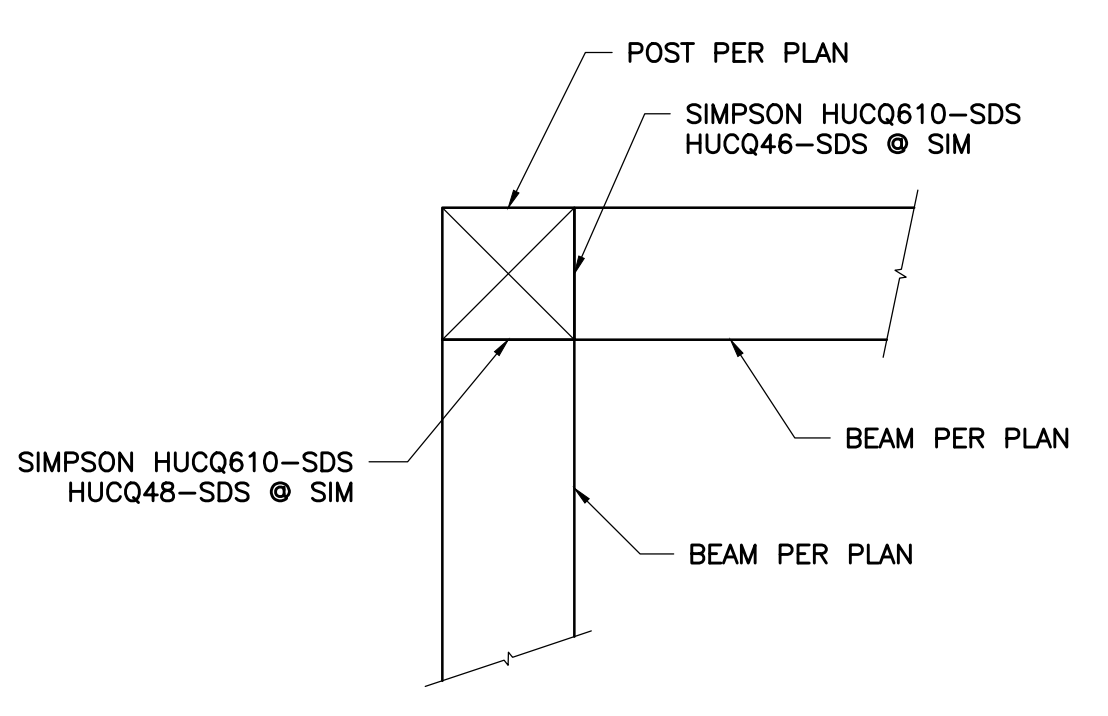
8 BLOCKING PANEL STRAP DETAIL
1" = 1'-0"



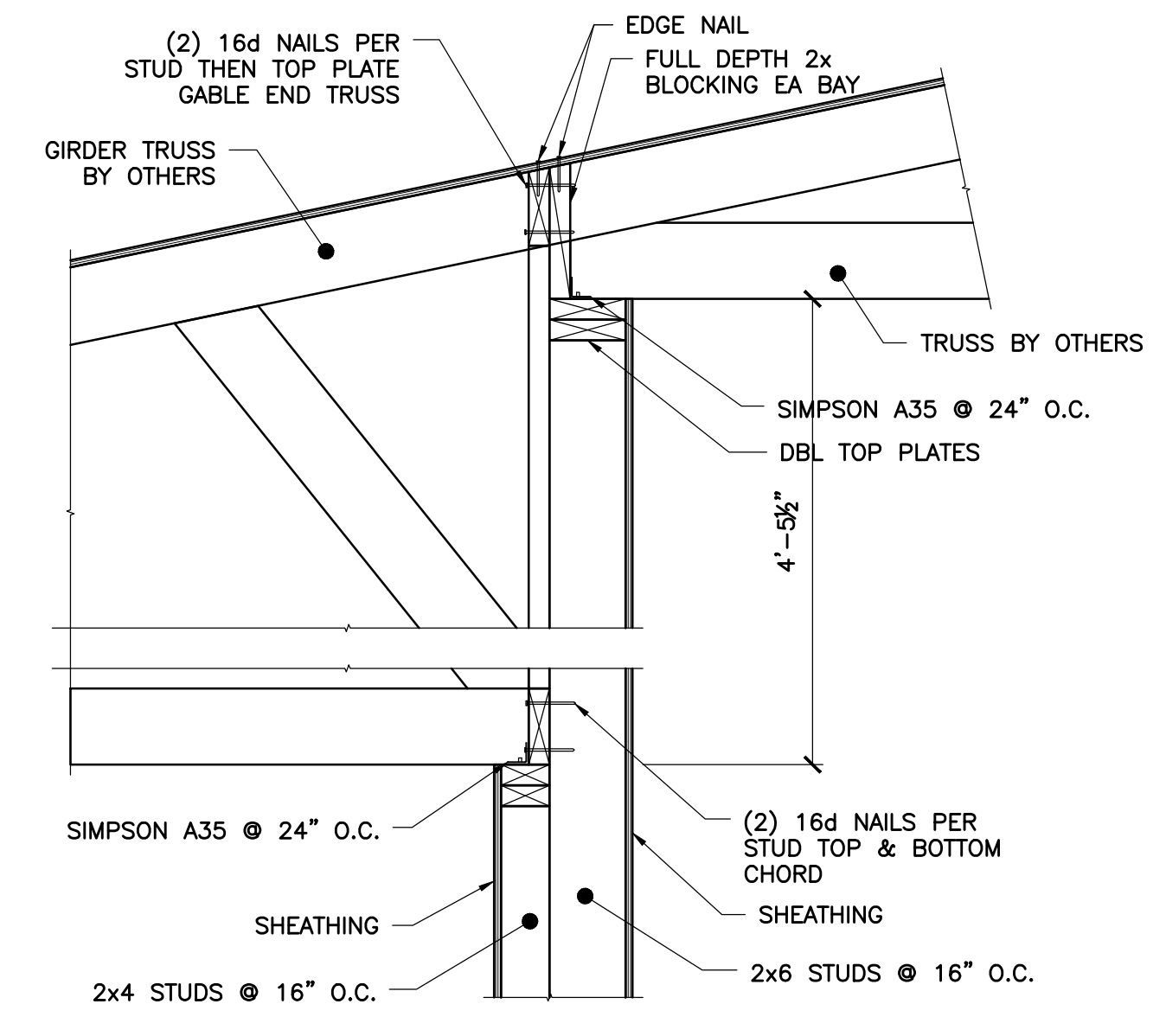
5 RAFTER TO BEAM CONNECTION
1" = 1'-0"



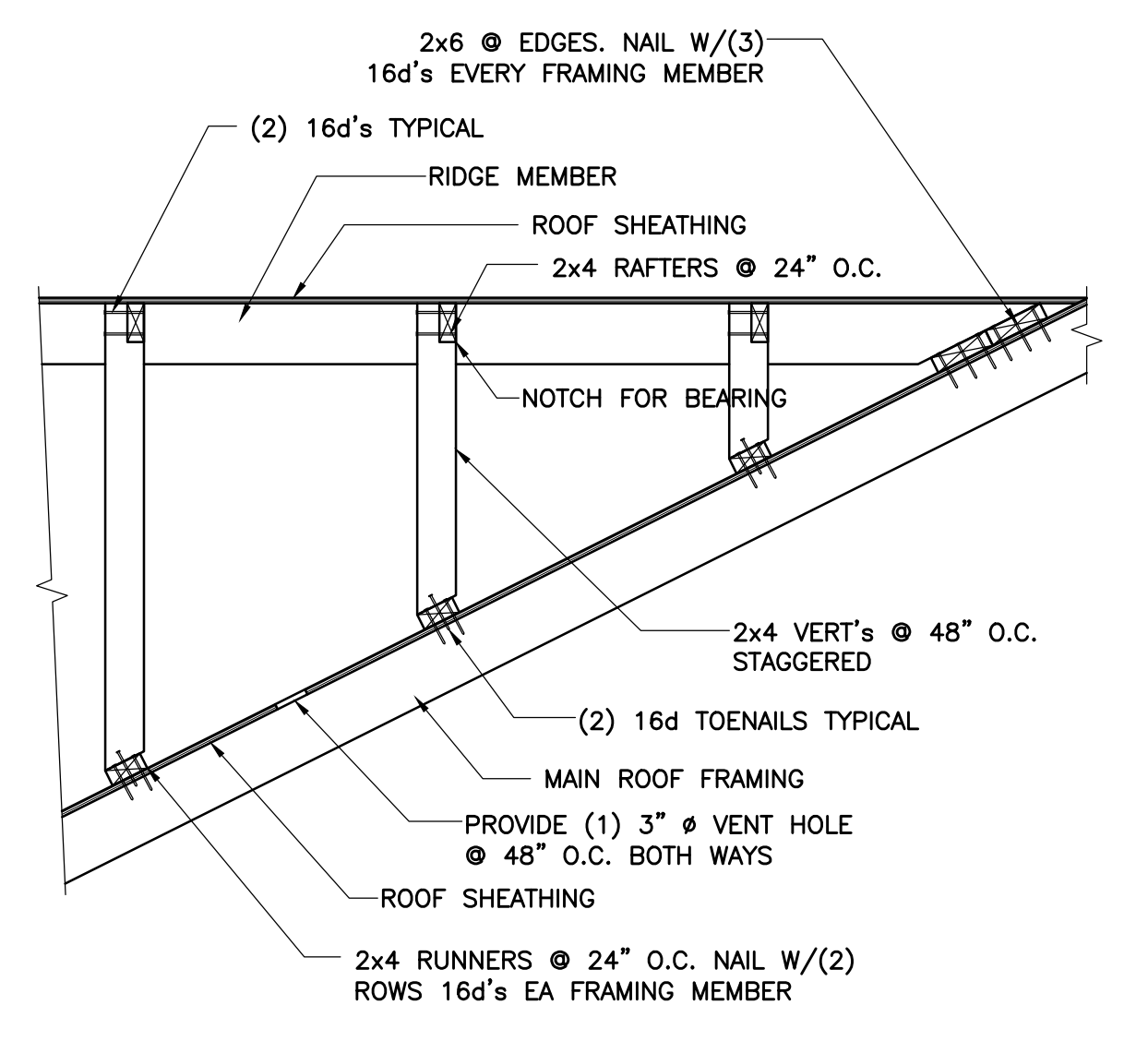
2 TRUSS TO BEAM CONNECTION
1" = 1'-0"



12 PORCH ROOF BEAM TO POST PLAN VIEW
1 1/2" = 1'-0"



9 ROOF FRAMING @ CENTER OF HOUSE
1" = 1'-0"



3 OVERFRAMING DETAIL
3/4" = 1'-0"

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 www.mc2-inc.com

NO.	DATE	REVISION

Sheet Contents
Roof Framing Details
 Project
West Lot
 9167 SE 64th ST
 Mercer Island, WA
 Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

Professional Engineer Seal for Jesse M. Chase, State of Washington, License No. 47564, Structural Engineering, Exp. 12/31/2020.

Project Number	2020-0197
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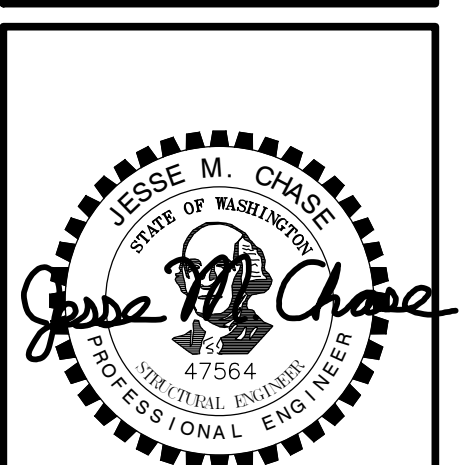
1235 EAST 4TH AVE.
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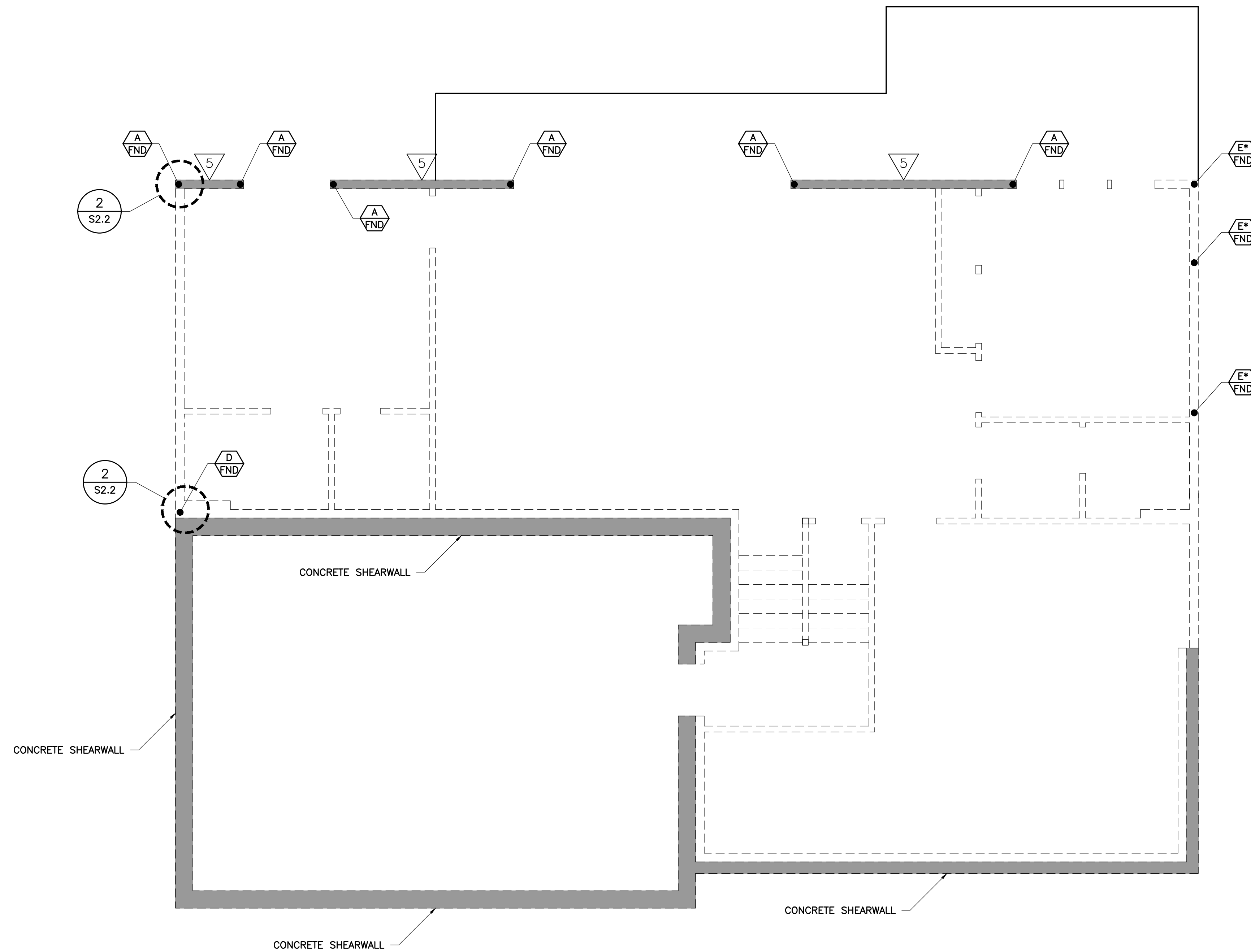
REV	REVISION	DATE

Sheet Contents
First Floor Shearwall Plan
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By NFG
Drawn By CLH
Checked By JKF
Date 06-24-20



Project Number 2020-0197
Sheet Number S6.0
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△ - TYPICAL SHEARWALL CALLOUT
SEE SHEARWALL NOTES FOR
DETAILS
* - ALIGN W/ HOLDDOWN ABOVE

— SHADING INDICATES
SHEARWALLS

HOLD DOWN SCHEDULE		
LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HH014	6x6 STUD
C	HD35	4x STUD
D	HD08	(3) 2x6 STUD
E	HD12	DBL STUD
F	LTY208	DBL STUD
G	MST17	DBL STUD
H	MST48	DBL STUD
I	(2) MST48	6x STUD
J	MST60	DBL STUD

KEY:
WL = TO WALL
BM = TO BEAM
FND = TO FOUNDATION

FIRST FLOOR SHEARWALL PLAN
1/4"=1'-0"



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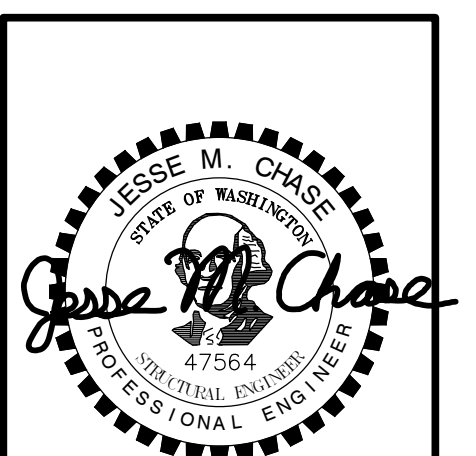
1235 EAST 4TH AVE.
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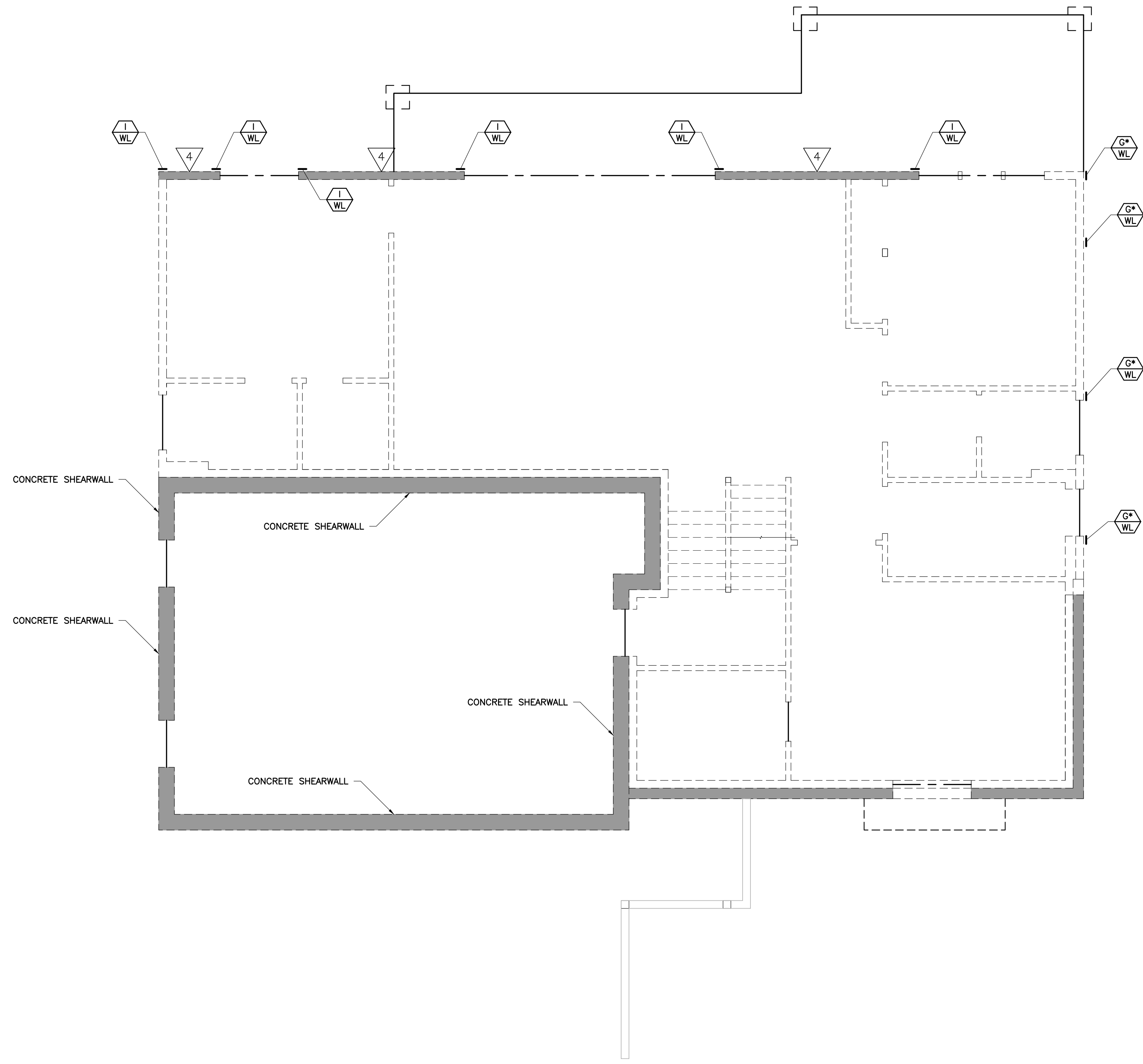
REV	REVISION	DATE

Sheet Contents
Second Floor Shearwall Plan
Project West Lot 9167 SE 64th ST Mercer Island, WA Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
Sheet Number	S6.1
	15 of 16



△ - TYPICAL SHEARWALL CALLOUT
SEE SHEARWALL NOTES FOR
DETAILS
* - ALIGN W/ HOLDOWN ABOVE

— SHADING INDICATES
SHEARWALLS

HOLD DOWN SCHEDULE		
LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HH0314	6x6 STUD
C	HD15	4x STUD
D	HD28	(3) 2x6 STUD
E	HD12	DBL STUD
F	LT1208	DBL STUD
G	MS137	DBL STUD
H	MS148	DBL STUD
I	(2) MS148	6x STUD
J	MS160	DBL STUD

KEY: WL = TO WALL
BM = TO BEAM
FDN = TO FOUNDATION

SECOND FLOOR SHEARWALL PLAN
1/4"=1'-0"



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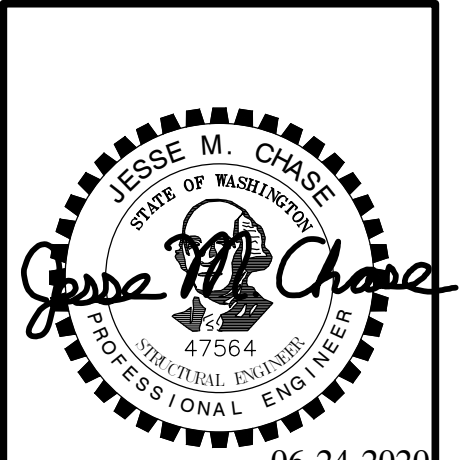
1235 EAST 4TH AVE.
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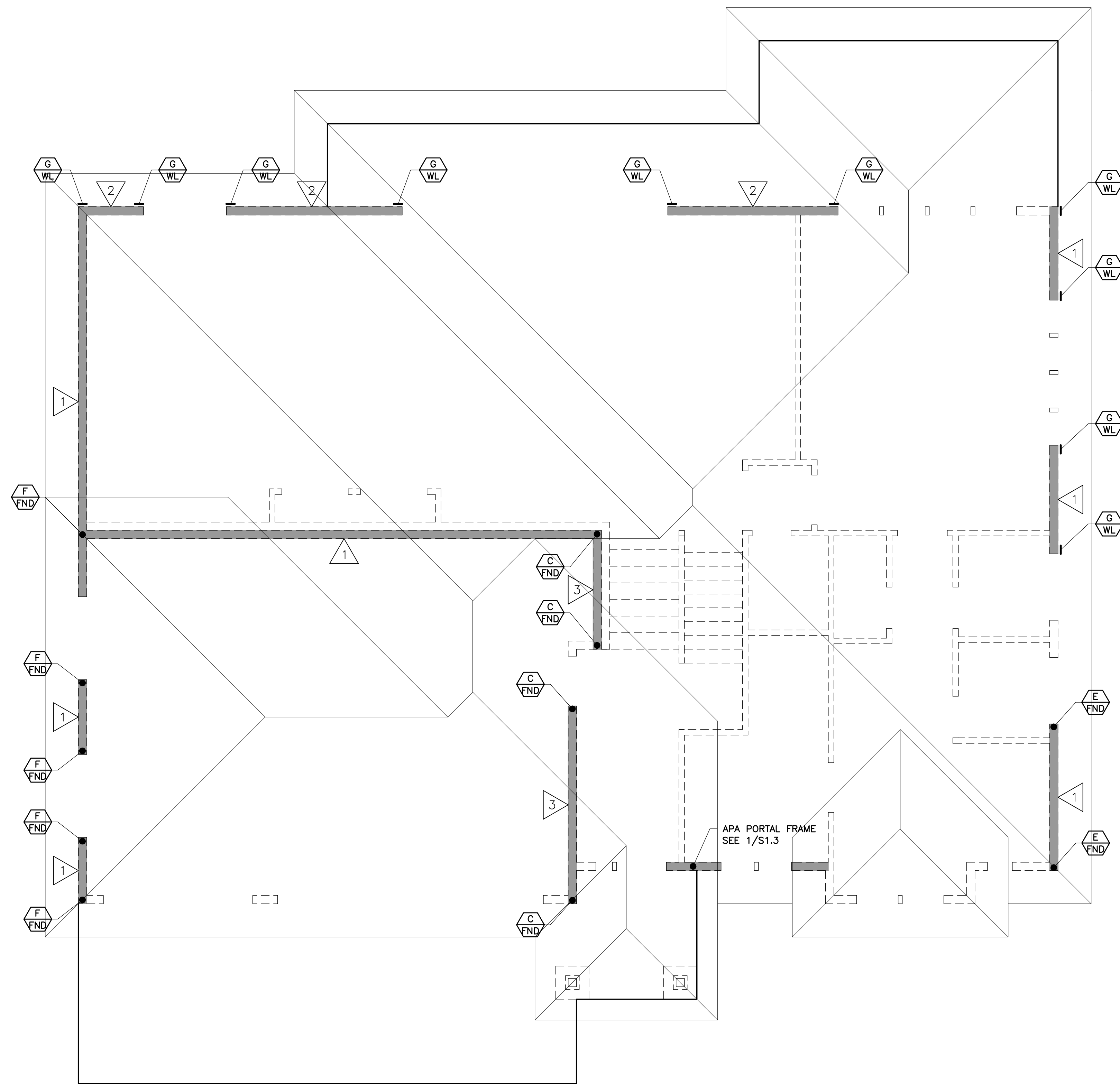
REV	REVISION	DATE

Sheet Contents
Third Floor Shearwall Plan
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20



Project Number	2020-0197
Sheet Number	S6.2
16	of 16



THIRD FLOOR SHEARWALL PLAN
1/4"=1'-0"

△ - TYPICAL SHEARWALL CALLOUT
SEE SHEARWALL NOTES FOR
DETAILS
* - ALIGN W/ HOLDOWN ABOVE

— SHADING INDICATES
SHEARWALLS

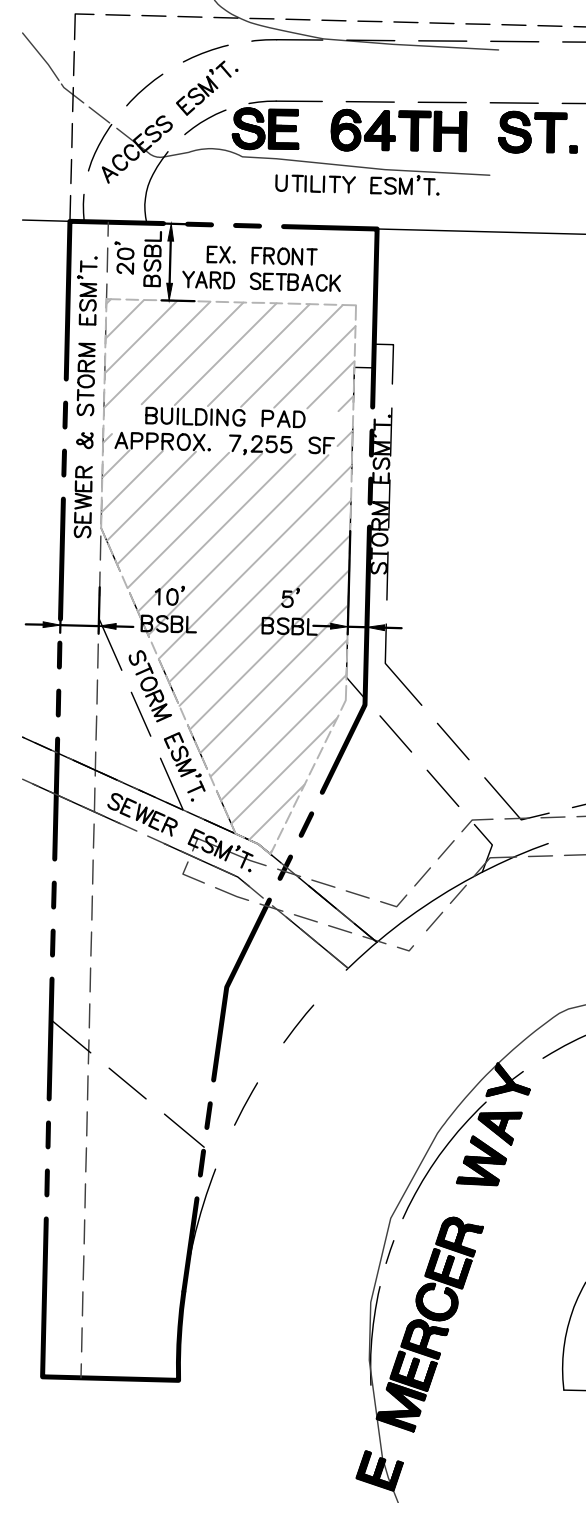
HOLD DOWN SCHEDULE		
LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HH0314	6x6 STUD
C	HD15	4x STUD
D	HD28	(3) 2x6 STUD
E	HD12	DBL STUD
F	LT1208	DBL STUD
G	MS137	DBL STUD
H	MS148	DBL STUD
I	(2) MS148	6x STUD
J	MS160	DBL STUD

KEY:
WL = TO WALL
BM = TO BEAM
FND = TO FOUNDATION

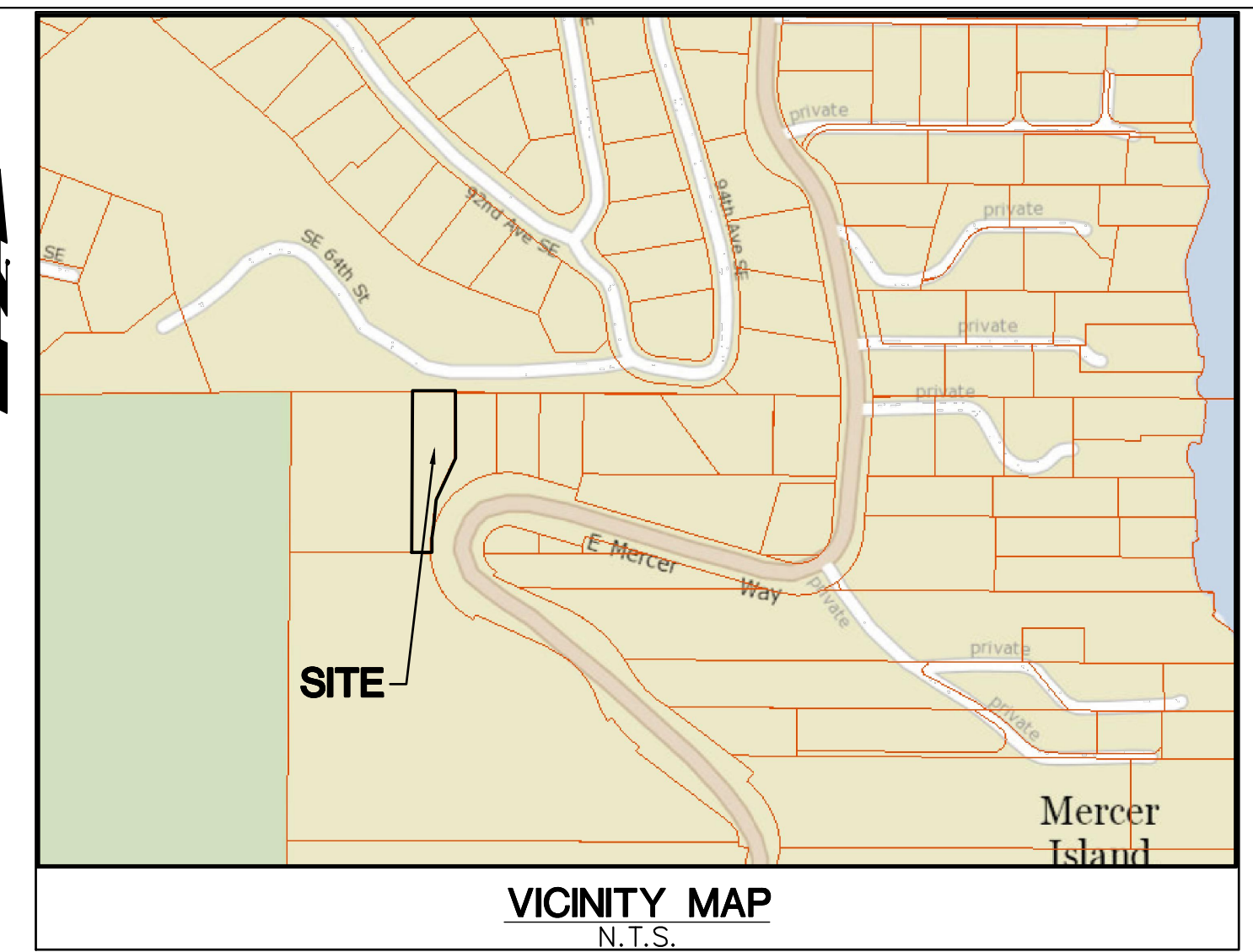
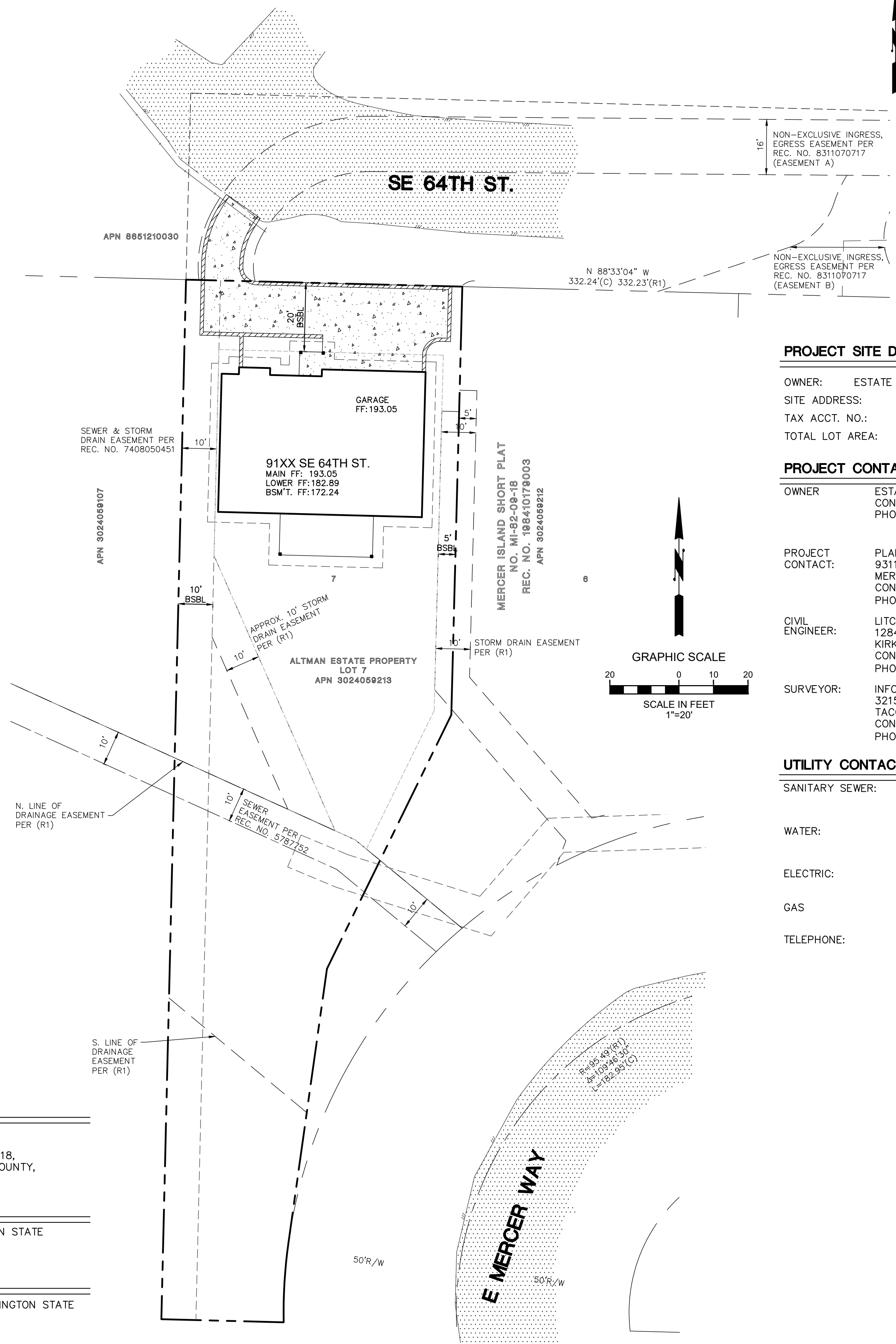
**PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM
ALTMAN LOT 7**

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

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



BUILDING PAD DIAGRAM
1" = 50'



PROJECT SITE DATA - LOT 7

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
 SITE ADDRESS: 9167 SE 64TH STREET, MERCER ISLAND, WA 98040
 TAX ACCT. NO.: 302405-9213
 TOTAL LOT AREA: 18,638 SF± OR 0.428 AC.±

PROJECT CONTACT LIST:

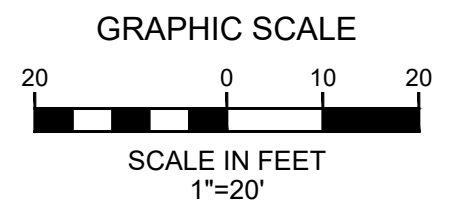
OWNER	ESTATE OF JAMES H. ALTMAN, SR. CONTACT: BEN ALTMAN PHONE: (206) 890-1063	ARCHITECTURAL DESIGNER:	MCLEOD HOME DESIGNS 1900 FOWLER STREET, STE F RICHLAND, WASHINGTON 99352 CONTACT: MARK MCLEOD PHONE: (509) 528-2884
PROJECT CONTACT:	PLAN TO PERMIT, LLC 9311 SE 36TH STREET, STE 204 MERCER ISLAND, WASHINGTON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

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF MERCER ISLAND (206) 275-7783
 WATER: CITY OF MERCER ISLAND (206) 275-7783
 ELECTRIC: PUGET SOUND ENERGY PHONE: 1-800-321-4123
 GAS: PUGET SOUND ENERGY PHONE: 1-800-321-4123
 TELEPHONE: CENTURYLINK PHONE: 1-800-475-7526

SHEET INDEX

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



EXISTING UTILITY NOTE:

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

SURVEY NOTE:

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

ADDITIONAL SURVEY NOTE:

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

LEGAL DESCRIPTION LOT 7

APN 302405-9213.
 LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

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

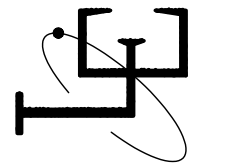
HORIZONTAL DATUM

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

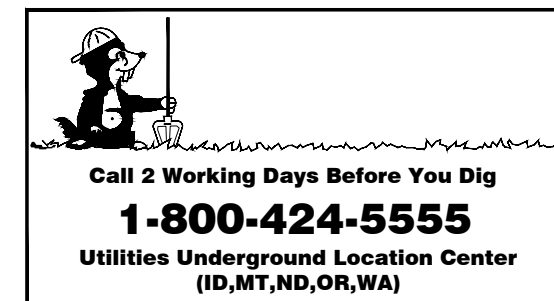


CHD BY	DATE	NOTES
KAL	06-19-2020	SUBMITTED TO CLIENT
KAL		
KAL		

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



**APN: 302405-9213
 COVER SHEET
 ALTMAN LOT 7
 MERCER ISLAND, WASHINGTON**
 ESTATE OF JAMES H. ALTMAN, SR.
 9167 SE 64TH STREET
 MERCER ISLAND, WASHINGTON 98040



APPROVED:
 CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DRAWING: C:\Users\Belton\OneDrive\Working\Projects\225-Altman\11-25-Altman\11-25-Altman.dwg PLOT BY: Belton Jun 19, 2020 @ 11:24am

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

ALTMAN LOT 7

SPECIAL CONTRACTOR NOTES

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

RETAINING WALL NOTES

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

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

WORK WITHIN EXISTING TREE DRIPLINES 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).

SITE IMPROVEMENT NOTES

- 1 PROVIDE SMOOTH TRANSITION FROM EXISTING IMPROVEMENTS TO NEW IMPROVEMENTS.
- 2 CONSTRUCT DRIVEWAY SECTION PER DETAIL SHEET 4.
- 3 RETAINING WALLS AT LOCATIONS SHOWN. FINISH, TEXTURE, JOINTS, REIN. ETC. PER ARCHITECT'S & STRUCTURAL PLANS. SEPARATE BUILDING PERMIT REQUIRED IF GREATER THAN 4' HIGH.
- 4 CONSTRUCT HANDRAIL PER ARCHITECT & STRUCTURAL PLANS FOR AREAS WITH GREATER THAN 2.5' DIFFERENCE FROM WALL/PORCH TO FINISH GRADE.
- 5 SEE LANDSCAPING PLAN BY OTHERS FOR LANDSCAPE.
- 6 SEE ILLUMINATION PLAN BY OTHERS FOR LANDSCAPE LIGHTING & ASSOCIATED APPURTENANCES.
- 7 REFUSE / RECYCLE AREA PER ARCHITECT'S PLANS.
- 8 FLOWLINE OF DRIVEWAY PAVEMENT, TYP.
- 9 PATIOS, DRIVEWAY, PORCHES & STEPS AS SHOWN. MATERIAL, FINISH, TEXTURE, ETC. PER ARCHITECTS & STRUCTURAL PLANS.
- 10 EXISTING PARKING CURBS & PORTION OF FENCE TO BE REMOVED FOR CONSTRUCTION OF NEW ACCESS DRIVEWAY. RESTORE EXISTING LANDSCAPING & FENCE IN ADJACENT WORK AREA OFFSITE TO PRE-EXISTING CONDITION (INCLUDING STOCKPILING FENCING & PARKING CURBS ONSITE AT OWNER LOCATION)

STORM DRAINAGE NOTES

- 1 CONNECT NEW 6" PVC TO EXISTING OUTFALL STORM DRAIN SYSTEM PER CITY OF MERCER ISLAND STDS. IF OUTFALL STORM DRAIN MAIN DOESN'T EXIST, CONSTRUCT OUTFALL STORM DRAIN TO EXISTING OUTFALL #1.
- 2 SDCO PER SD MI S-19 W/ TRAFFIC RATED LID.
- 3 SDCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
- 4 CONSTRUCT 4" PERF. PVC FOOTING DRAIN.
- 5 CATCH BASIN TYPE 2-54" W/ SOL. LOCKING LID & RESTRICTOR PER CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET. DETAIL SEE DETENTION SYSTEM WORKSHEET, PLAN & PROFILES SHEETS 3 & 4.
- 6 CONSTRUCT 6" PVC OUTFALL STORM DRAIN SYSTEM.
- 7 CONNECT FOOTING DRAIN TO TIGHTLINE TO OUTFALL STORM SYSTEM 1' MIN. LOWER THAN LOWEST FOOTING DRAIN.
- 8 CONSTRUCT 6" PVC ROOF DRAIN COLLECTOR @ S=1.00% MIN. ALL ROOF DRAINAGE TO BE CONVEYED TO THE DETENTION SYSTEM.
- 9 PRIVATE YARD/AREA DRAIN SEE DETAIL SHEET 4.
- 10 DOWNSPOUT LOCATIONS PER ARCHITECT'S PLANS.
- 11 FOOTING DRAIN TO BYPASS DETENTION SYSTEM.
- 12 STORM DRAIN CLEANOUT 100 FEET MAXIMUM BETWEEN CLEANOUTS.
- 13 PROVIDE DIP PIPE SLEEVE FOR PENETRATIONS THROUGH WALLS AS REQUIRED. COORDINATE LOCATIONS W/ STRUCTURAL PLANS. SLEEVE TO BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).
- 14 REPLACE EXISTING PATHWAY GRAVEL AT TRAIL CROSSING PER COMI STANDARDS IF OUTFALL STORM DRAIN MAIN DOESN'T EXIST.

ARCHITECTURAL & STRUCTURAL NOTES

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

SITE IMPROVEMENT NOTES

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

STORM DRAIN GENERAL NOTES

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

WATER NOTES

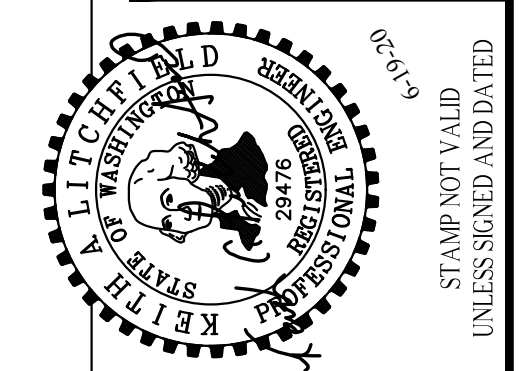
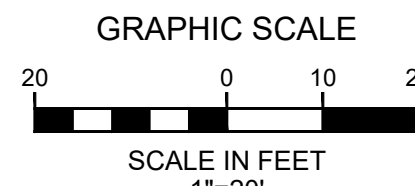
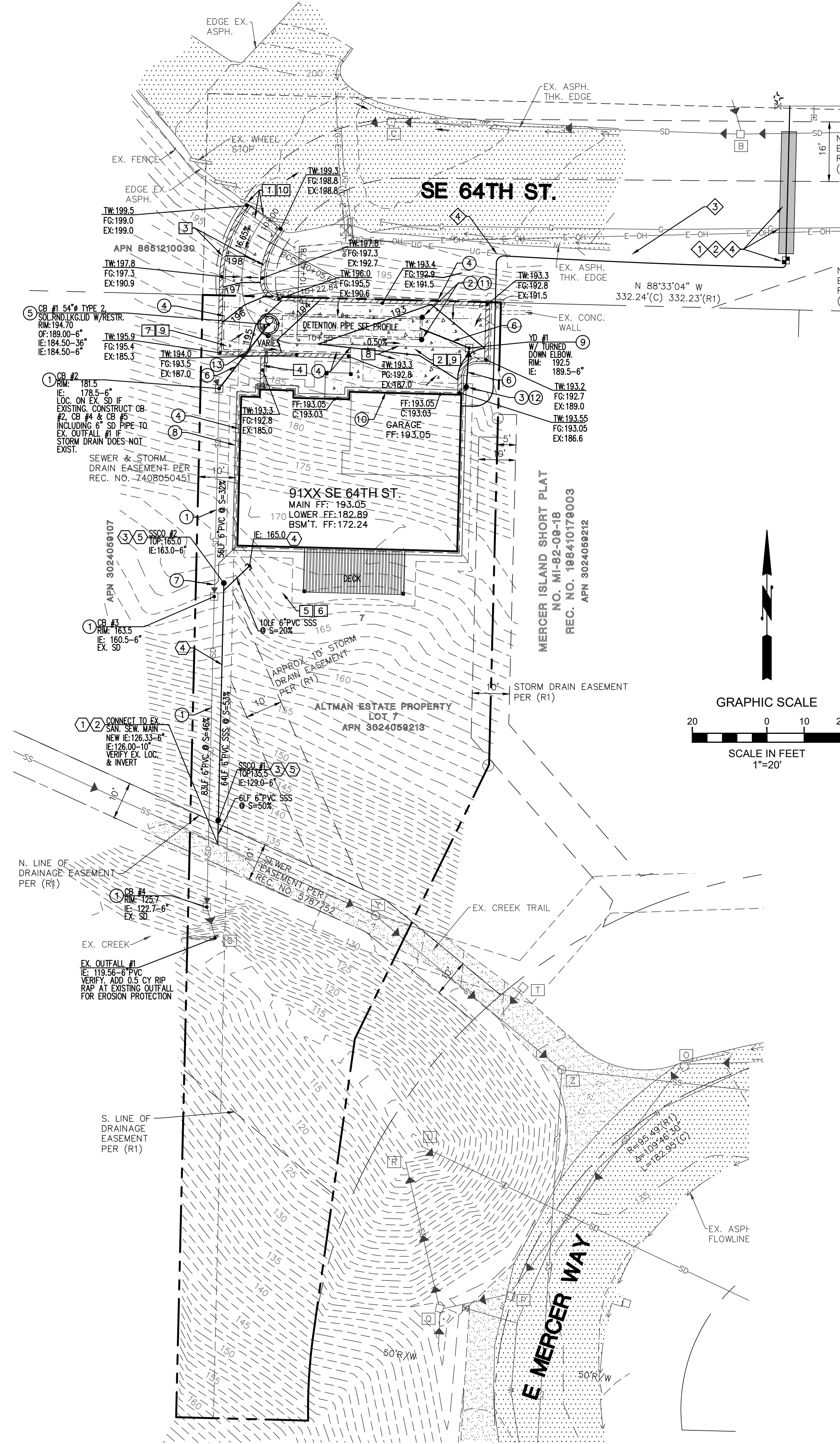
- 1-1" WATER SERVICE PER SD MI W-13. METER/SERVICE SIZE PER WATER SYSTEM BUILDING PLANS BY PLUMBING/MECHANICAL DESIGNER. SET WATER SERVICE LINE AT 3' FROM EDGE OF PAVING.
- SAW/CUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER COMI STANDARDS.
- RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER TO THE SATISFACTION OF THE PROPERTY OWNER.
- EXISTING UG ELECTRICAL, COMM. & GAS LINES IN WORK AREA. CONTRACTOR TO COORDINATE CONSTRUCTION OF WATER SERVICE LINE & PROTECT ELECTRICAL, COMM. & GAS LINES FROM ANY DAMAGE.

SANITARY SEWER NOTES

- 1 CONNECT NEW 6" SIDE SEWER TO EXISTING SANITARY SEWER SYSTEM STUB PER COMI STANDARDS. VERIFY LOCATION & INVERTS.
- 2 REPLACE EXISTING PATHWAY GRAVEL AT TRAIL CROSSING PER COMI STANDARDS. RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER TO THE SATISFACTION OF THE PROPERTY OWNER.
- 3 SDCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
- 4 CONSTRUCT 6" SANITARY SIDE SEWER AT S=0.0200'/1' MINIMUM TO BUILDING. SEE SANITARY SEWER SYSTEM BUILDING PLANS BY PLUMBING DESIGNER CONFIRM LOCATION W/ ARCHITECT.
- 5 CONSTRUCT TEMP. CAP FOR FUTURE BUILDING CONNECTION.

EXISTING STRUCTURE LEGEND

A EX. STORM DRAIN CATCH BASIN RM 227.17 IE NE 224.47 8" CP IE W 224.37 12" CP	H EX. STORM DRAIN MANHOLE TYPE 2 W/ RND. CRT. LD RM 147.12 IE SE 137.42 12" CP IE NE 137.37 12" CP	C EX. STORM DRAIN CATCH BASIN RM 135.63 IE NE 133.23 12" PVC IE SW 133.23 12" PVC	V EX. SANITARY SEWER MANHOLE RM 152.81 IE NW 145.41 8" CP IE S 145.31 8" CP
B EX. STORM DRAIN CATCH BASIN RM 201.34 IE NW 199.39 6" DIP IE E 197.49 12" CP IE W 197.49 12" CP	J EX. STORM DRAIN INTAKE IE 147.52 12" CP	F EX. STORM DRAIN CATCH BASIN RM 135.24 IE NE 132.64 12" PVC IE SW 132.64 12" PVC	W EX. SANITARY SEWER MANHOLE RM 148.41 IE N 141.36 8" CP IE SW 141.26 8" CP
G EX. STORM DRAIN CATCH BASIN RM 197.04 IE E 191.39 12" CP IE W 191.39 12" CP	K EX. STORM DRAIN CATCH BASIN RM 147.97 IE E 146.67 8" DIP IE NW 146.22 8" DIP	O EX. STORM DRAIN CATCH BASIN RM 133.51 IE NE 130.91 12" PVC IE S 127.56 12" CP IE NW 126.86 12" PVC	X EX. SANITARY SEWER MANHOLE RM 134.30 IE NW 126.55 10" CP IE SE 126.45 10" CP
D EX. STORM DRAIN CATCH BASIN RM 150.05 IE SW 147.90 12" CP	L EX. STORM DRAIN CATCH BASIN RM 144.86 IE E 142.26 8" DIP IE W 142.26 8" DIP	R EX. STORM DRAIN INTAKE IE 119.56 6" PVC	Y EX. SANITARY SEWER MANHOLE RM 131.18 IE NW 125.83 10" CP IE SE 125.73 10" CP
E EX. STORM DRAIN INTAKE IE 146.65 12" DIP	M EX. STORM DRAIN CATCH BASIN RM 142.10 IE E 139.75 8" DIP IE W 139.75 8" DIP	S EX. STORM DRAIN INTAKE IE 119.56 6" PVC	Z EX. SANITARY SEWER MANHOLE RM 135.69 IE SE 125.73 8" CP IE E 125.68 8" CP IE NW 125.58 10" CP IE E 125.48 10" CP
F EX. STORM DRAIN CATCH BASIN RM 148.14 IE S 146.54 8" DIP IE N 146.54 8" DIP	N EX. STORM DRAIN CATCH BASIN RM 138.40 IE E 136.05 12" DIP IE W 135.90 12" PVC	T EX. STORM DRAIN CATCH BASIN RM 135.09 IE N 132.79 8" PVC IE SW 132.69 6" PVC	
G EX. STORM DRAIN CATCH BASIN RM 148.34 IE S 145.94 8" DIP IE NW 145.94 12" CP	U EX. STORM DRAIN INLET RM 107.63 36"x36" CONC IE E 136.05 12" DIP IE W 135.90 12" PVC		



NOTES	DATE	CHD BY	DWN BY
SUBMITTED TO CLIENT	06-19-2020	KAL	KAL

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KINGSTON, WA 98044
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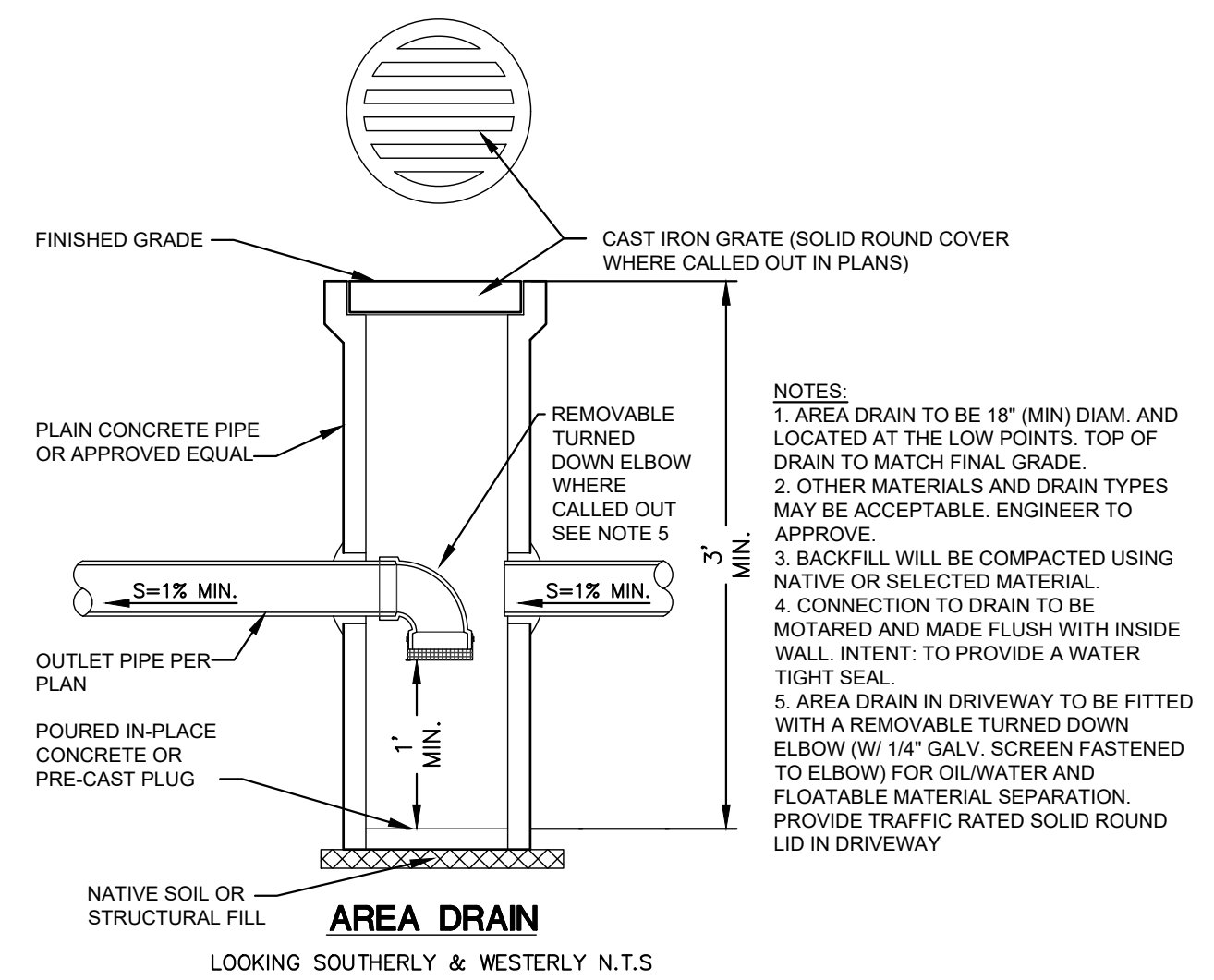
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APN: 302405-9213
SITE DEVELOPMENT PLAN
ALTMAN LOT 7
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
9167 SE 64TH STREET
MERCER ISLAND, WASHINGTON 98040

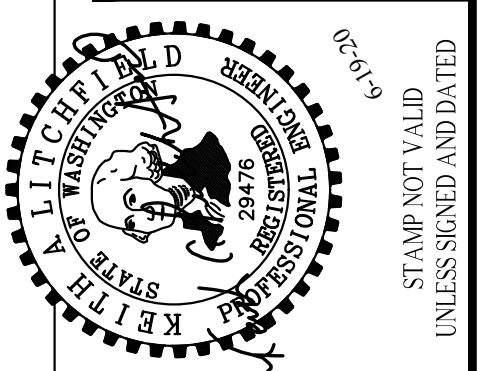
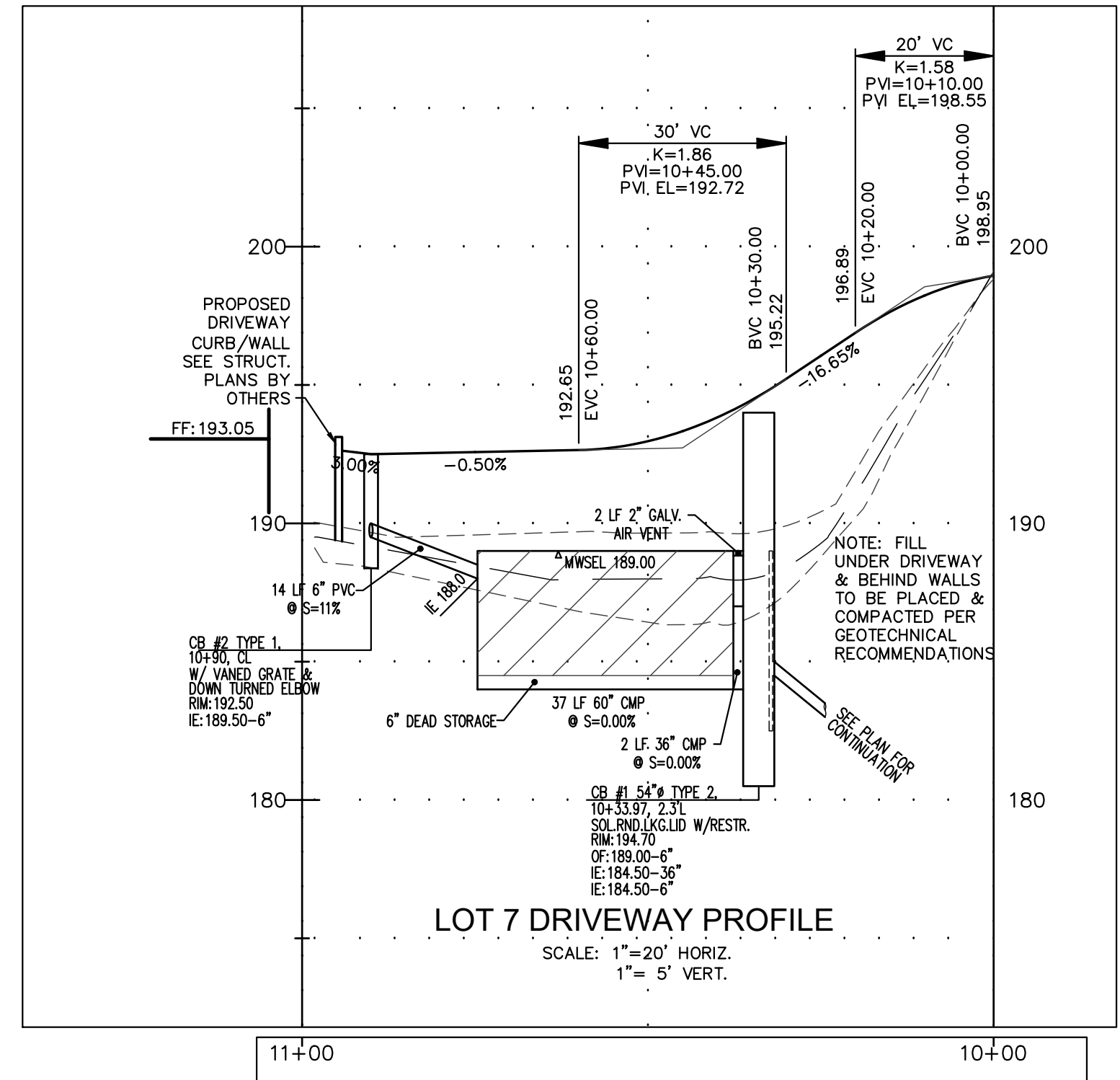
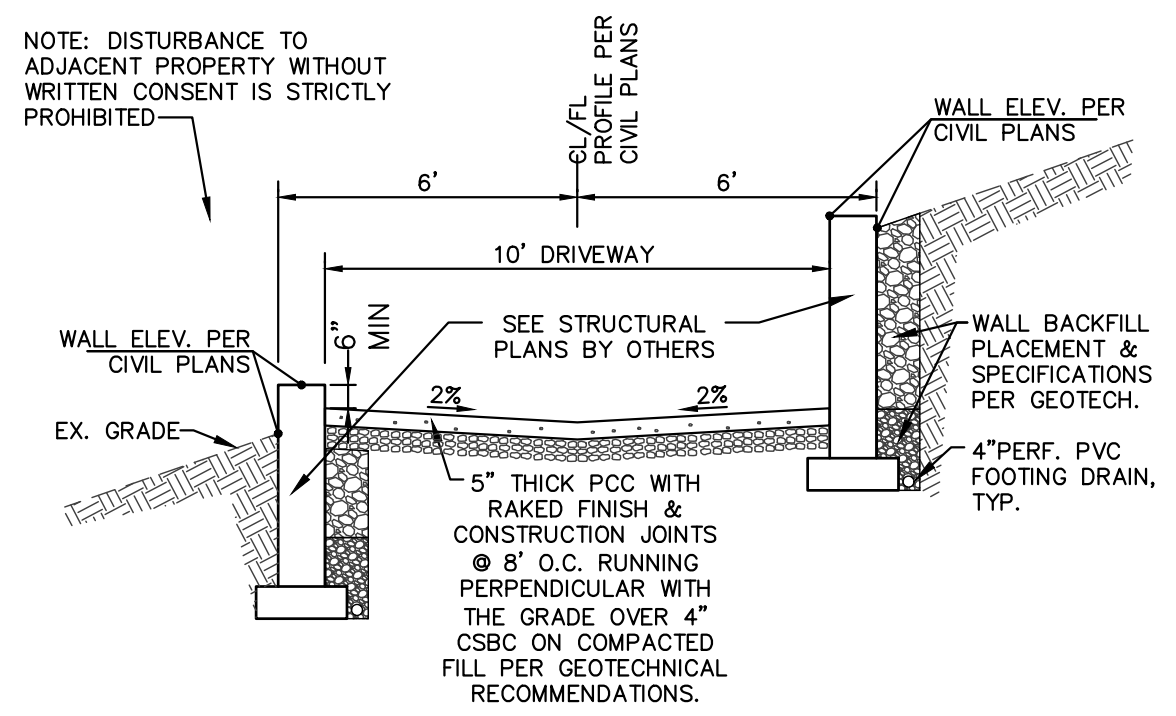
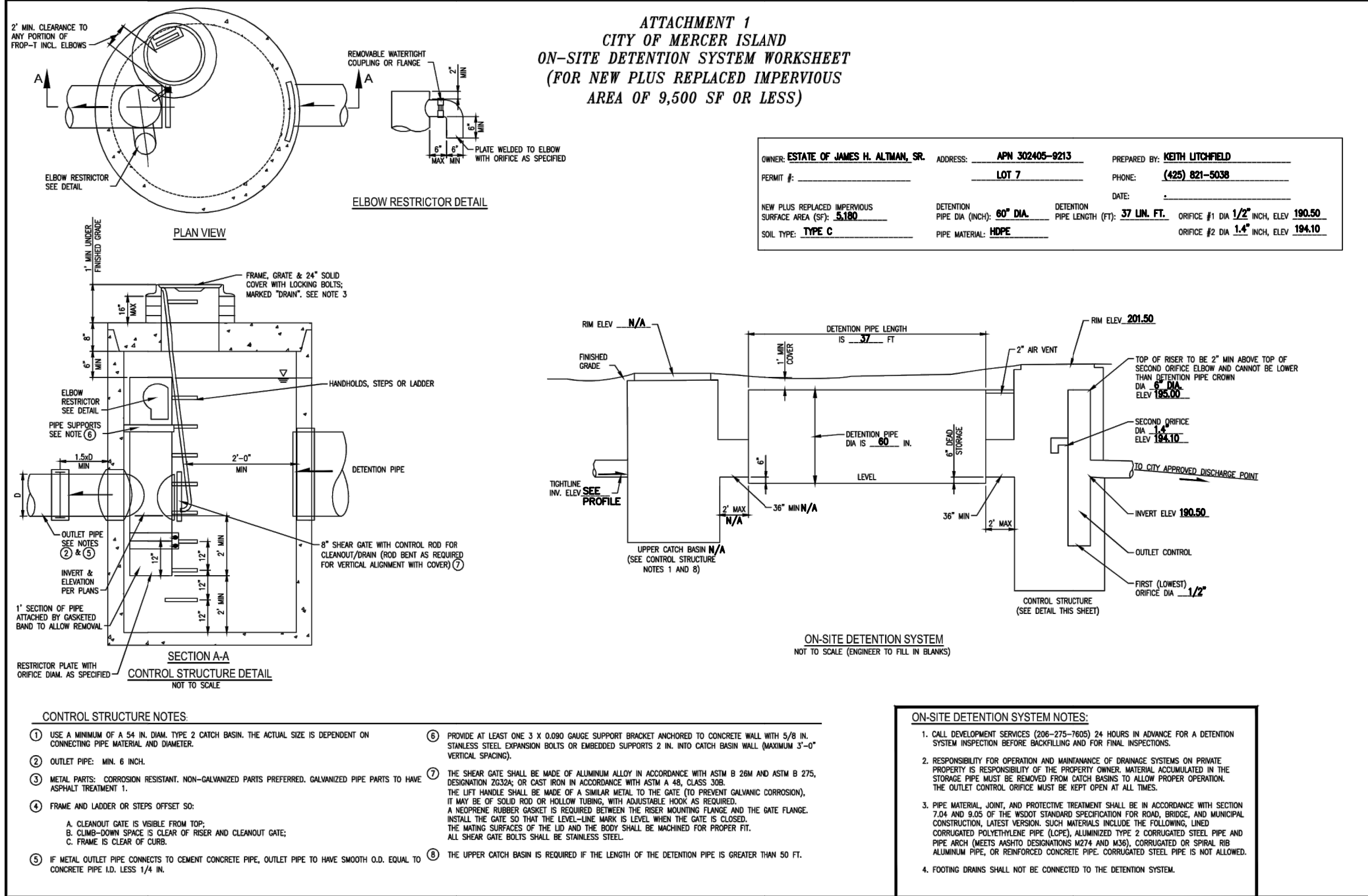
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APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM ALTMAN LOT 7



- 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.



DATE	BY	NOTES
06-19-2020	KAL	SUBMITTED TO CLIENT

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 12840 81ST AVENUE NE
 KENNESAW, WA 98044
 Tel: (425) 821-5739 Fax: (425) 821-5739

**APN: 302405-9213
PROFILES
ALTMAN LOT 7
MERCER ISLAND, WASHINGTON**
 ESTATE OF JAMES H. ALTMAN, SR.
 9167 SE 64TH STREET
 MERCER ISLAND, WASHINGTON 98040

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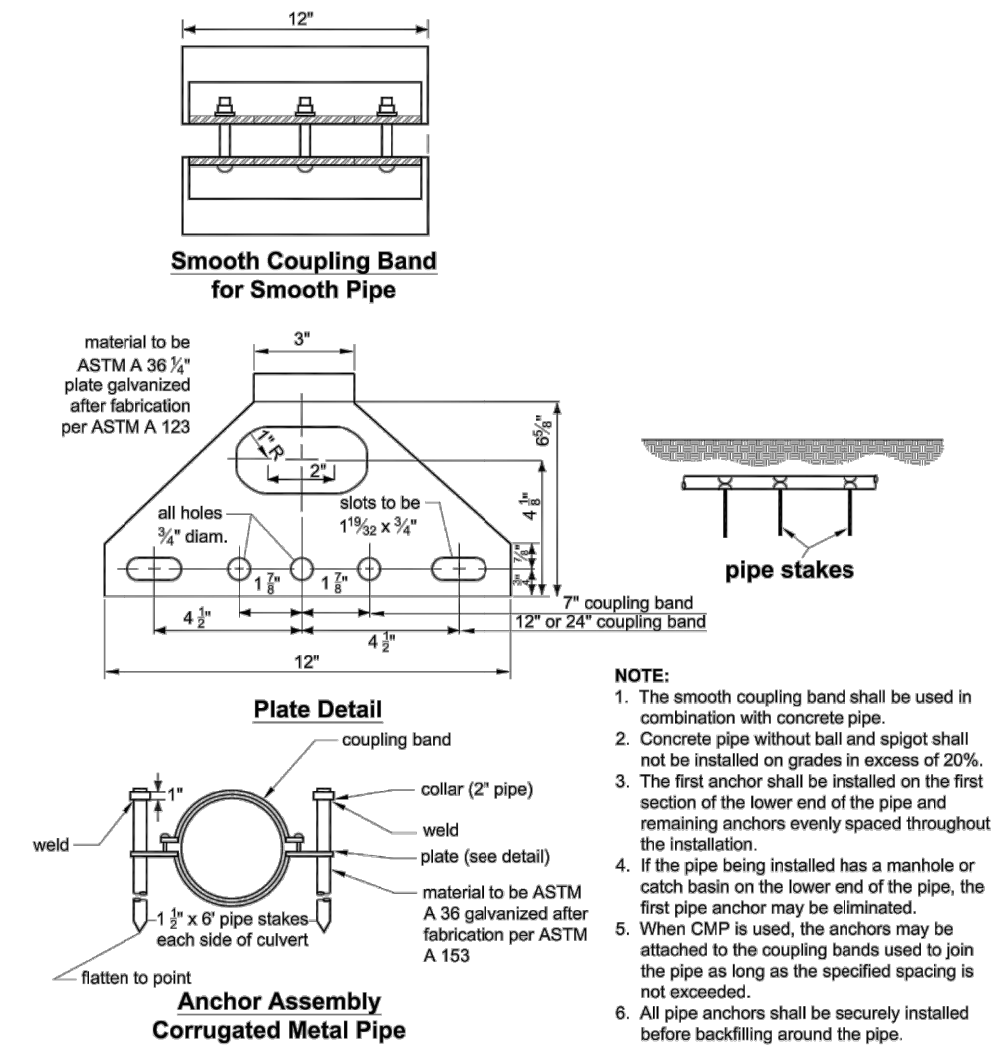
APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

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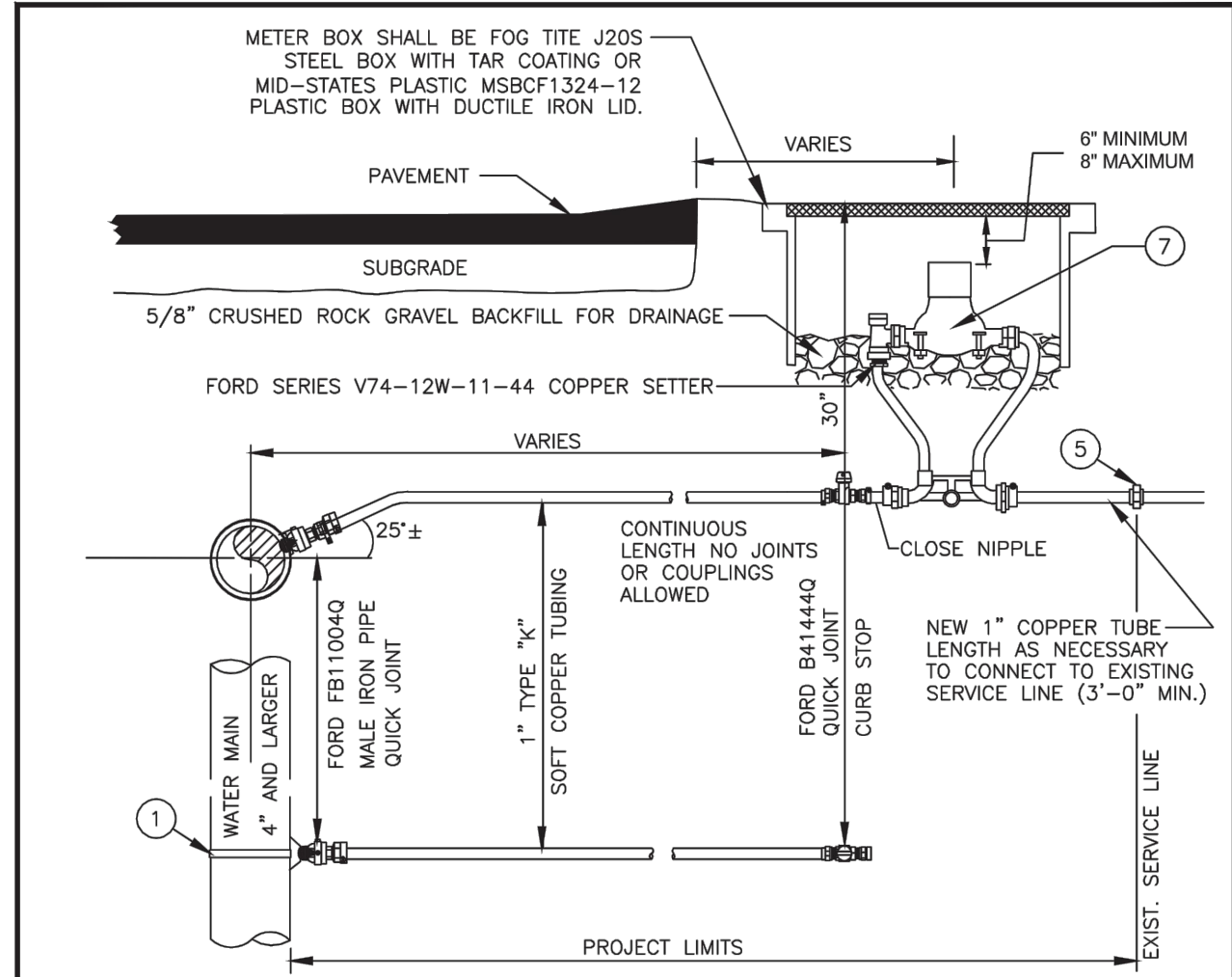
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SECTION 42 PIPES, OUTFALLS, AND PUMPS

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



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



NOTES

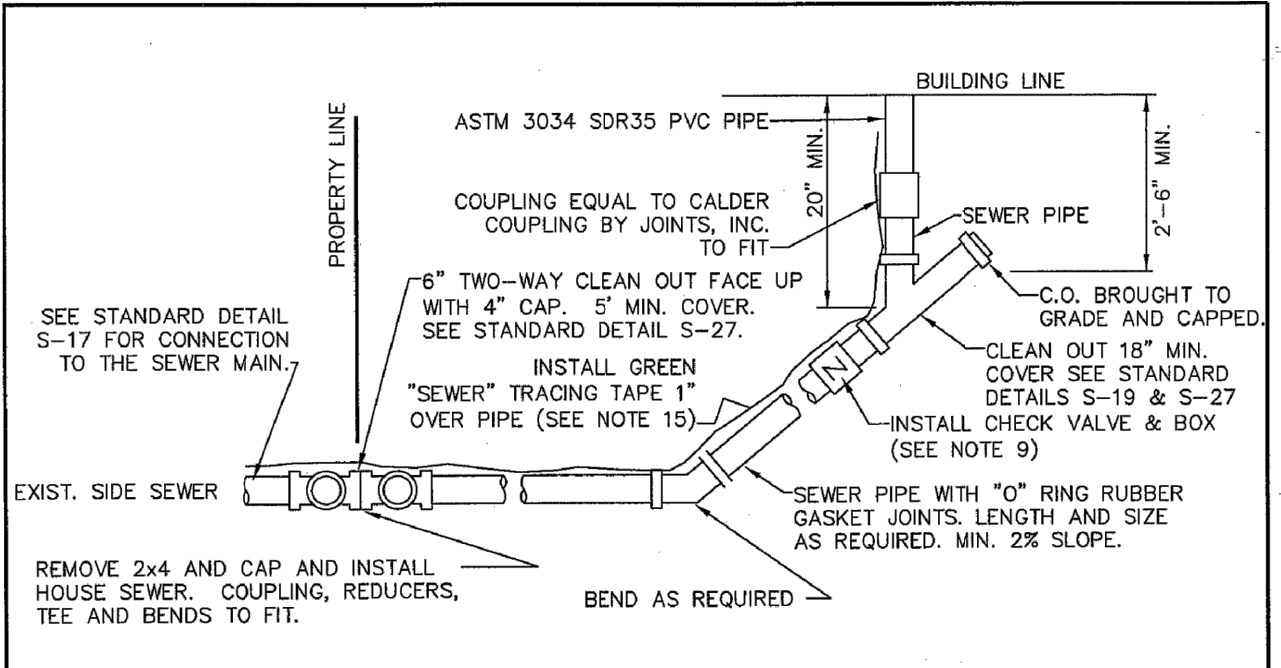
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL SINGLE STRAP, ROMAC 101NS, OR APPROVED EQUAL. ON NEW DUCTILE IRON WATER MAIN 6" DIA. OR LARGER, THE SERVICE MAY BE DIRECTLY TAPPED.
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.
6. WHEN CONNECTING TO EXISTING SERVICE LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING SERVICE LINE DIAMETER.
7. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
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

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

REV DATE APPROVED



NOTES

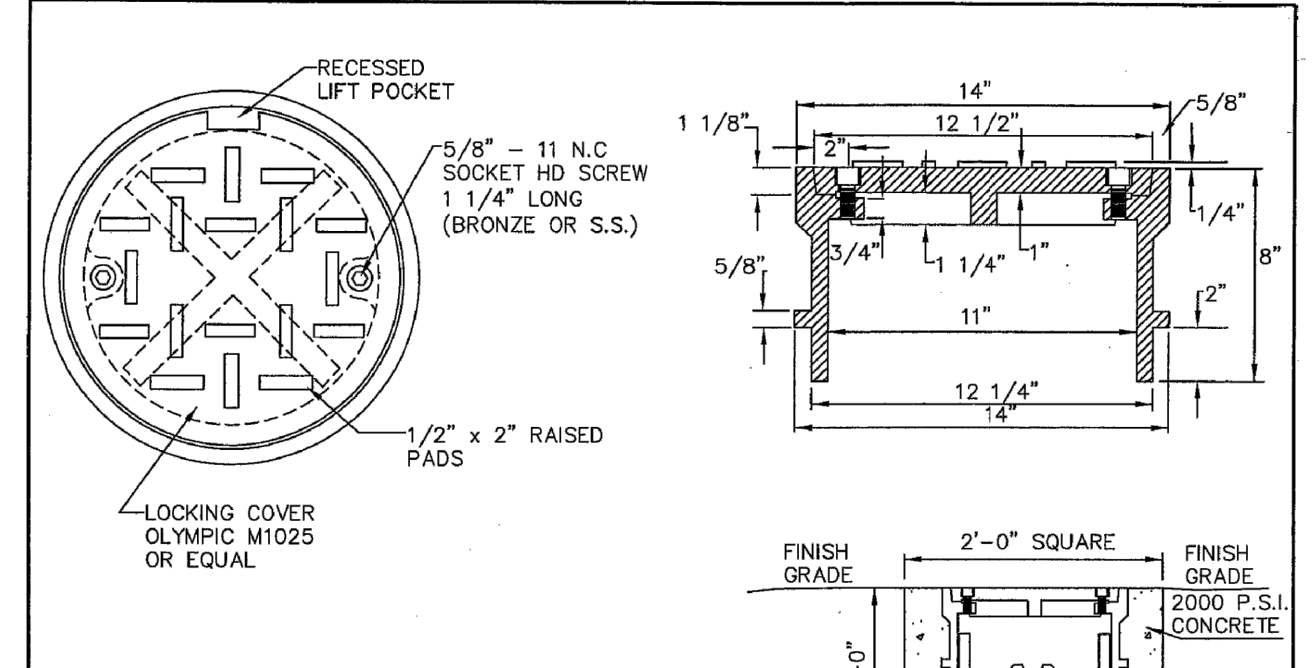
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2X 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:
 - A. 6" - WITHIN THE PUBLIC RIGHT-OF-WAY.
 - B. 4" - SINGLE FAMILY RESIDENCES.
 - C. 6" - 2 TO 6 SINGLE FAMILY RESIDENCES.
 - D. 6" - 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 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER

HOUSE SEWER CONNECTION

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

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NOTES

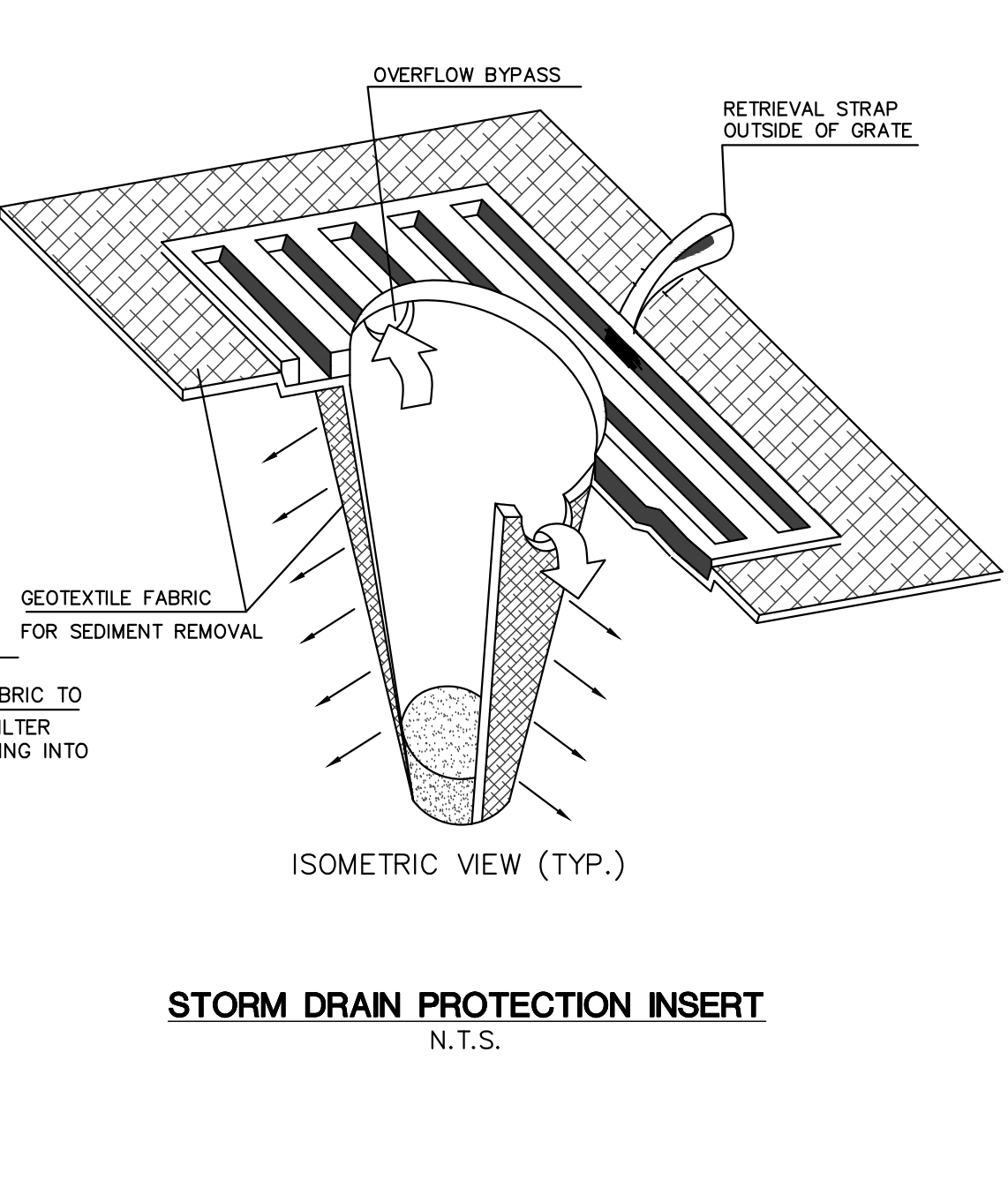
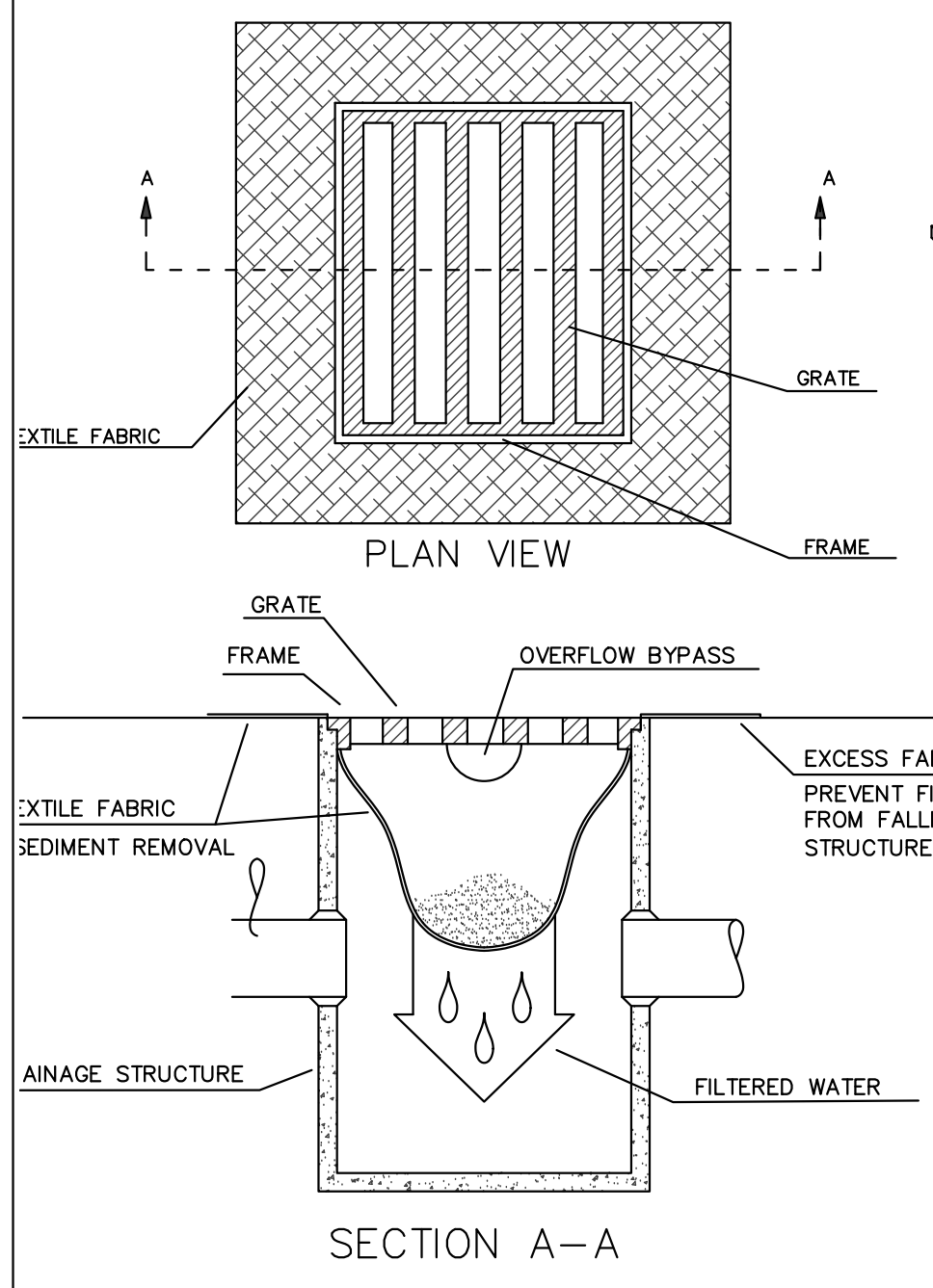
1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER

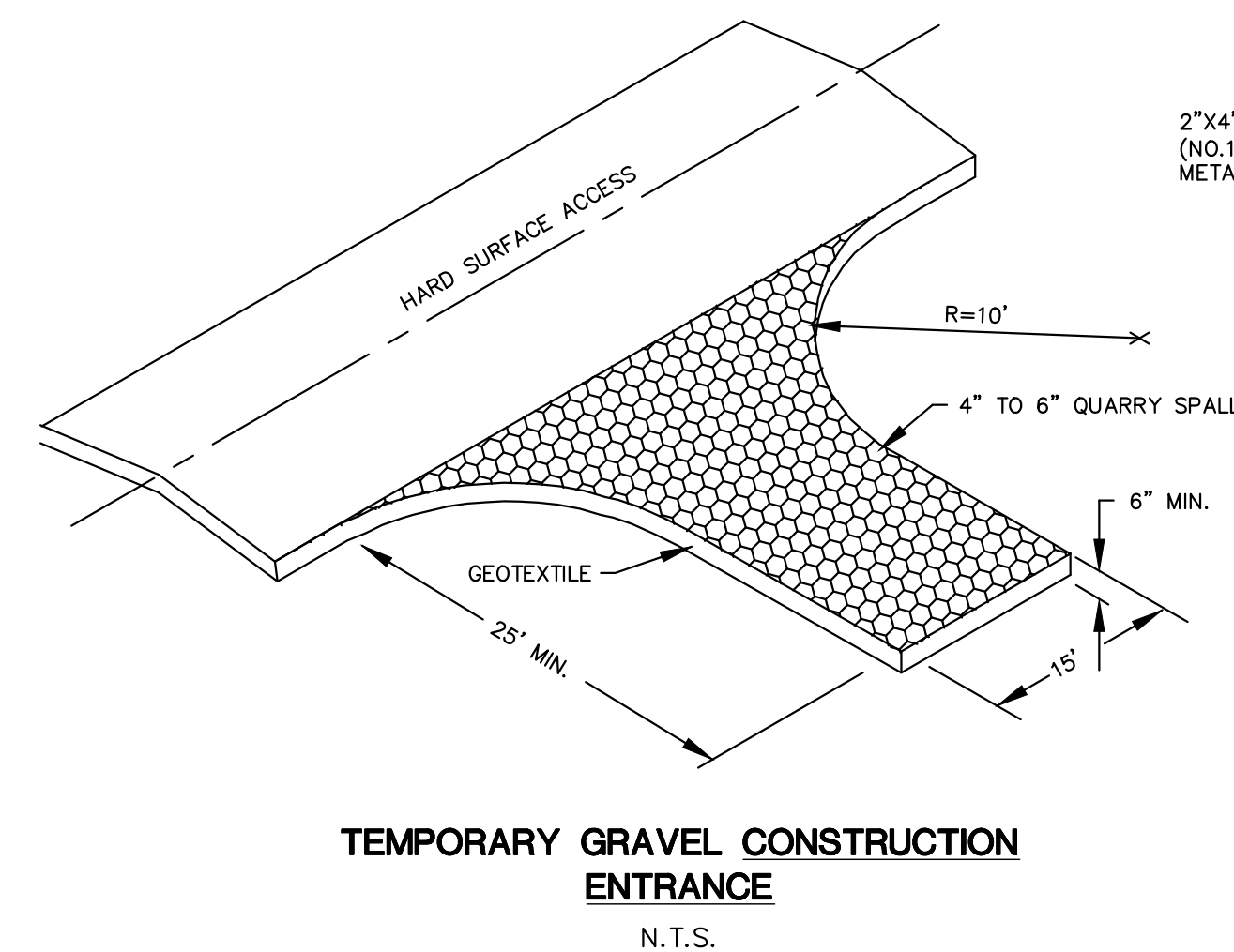
CLEAN OUT DETAIL

6-5-2009 NO SCALE **S-19**

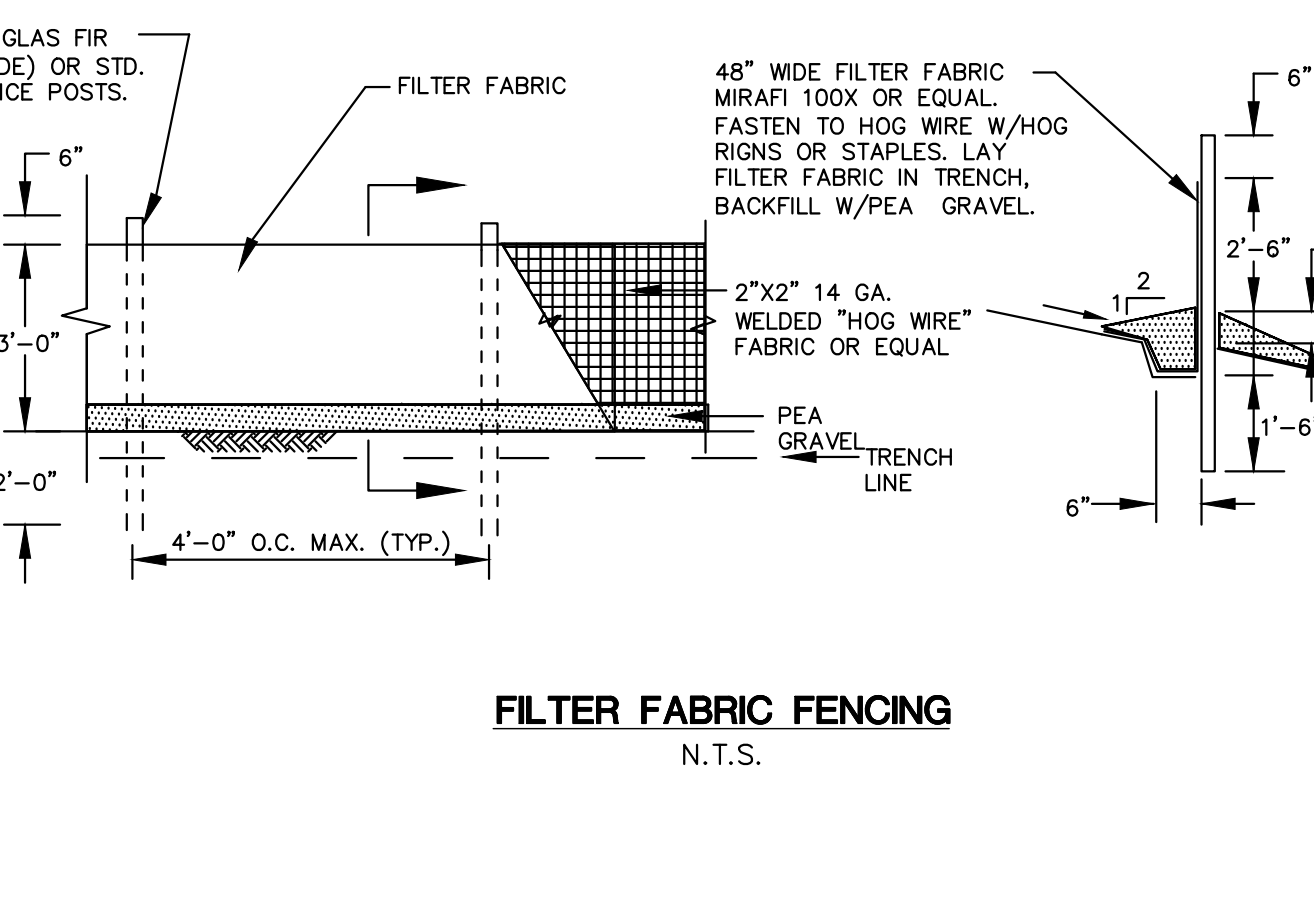
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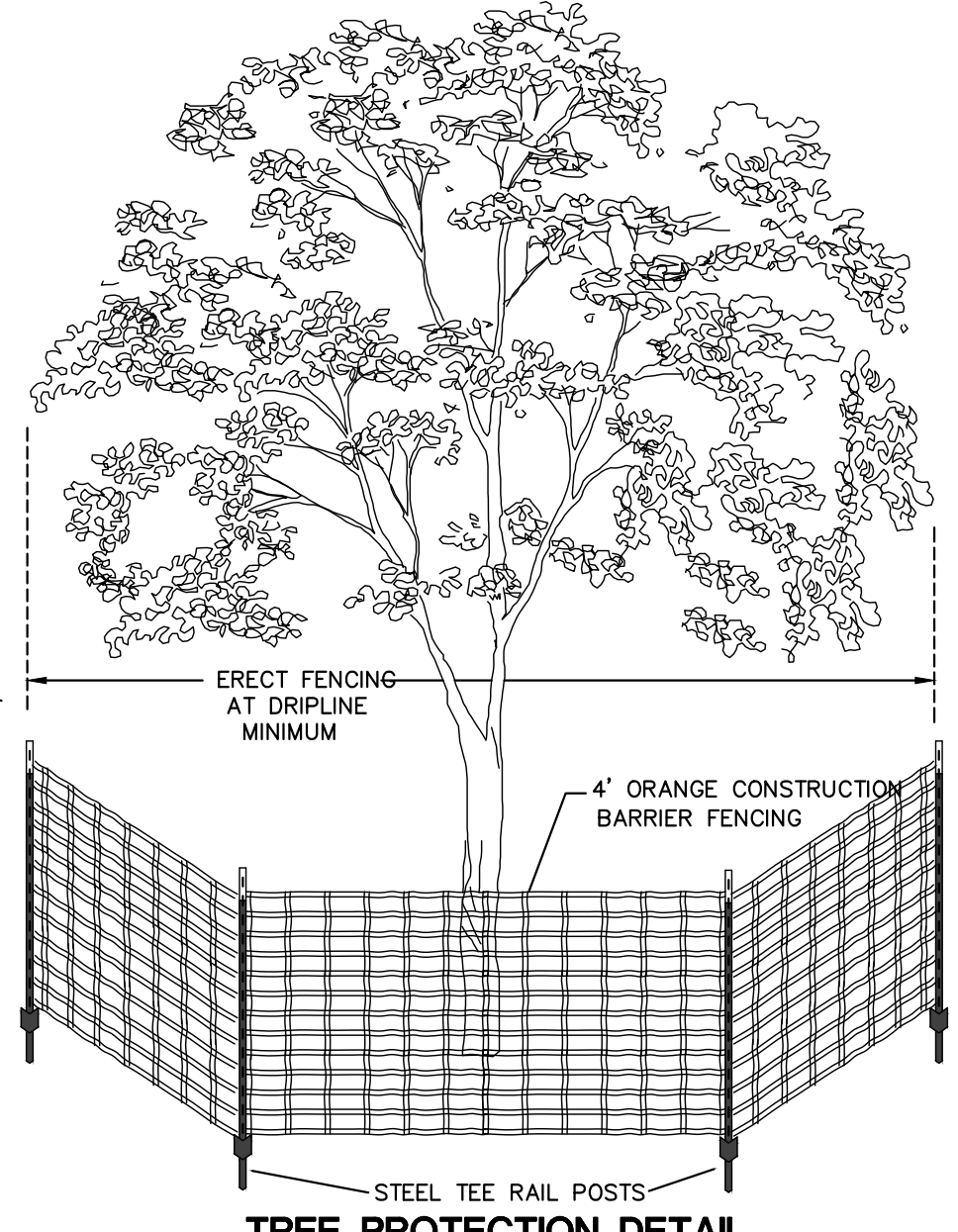
STORM DRAIN PROTECTION INSERT
N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



FILTER FABRIC FENCING
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

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APN: 302405-9213

CITY STANDARD DETAILS

ALTMAN LOT 7

MERCER ISLAND, WASHINGTON

ESTATE OF JAMES H. ALTMAN, SR.
9167 SE 64TH STREET
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Utilities Underground Location Center
(ID, MD, OR, WA)

APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP