GENERAL NOTES

1. **CODE COMPLIANCE**
   ALL WORK SHALL COMPLY WITH THE 2018 IBC, 2018 IRC, 2015 IMC, 2018 IFGC, 2018 IFC, 2018 NATIONAL FUEL GAS CODE, NFPA 54, 2018 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2018 IFC, 2018 UPC, 2018 WSEC, WAC 51-11, 2018 VIAQ, WAC 51-13, 2018 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. **DIMENSIONS**
   A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
   B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
   C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
3. **DOCUMENT REVIEW/VERIFICATION:** CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. **ROUGH OPENINGS/BACKING:** VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
5. **FURRING:** PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. **GRADES:** VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. **FLOOR LINES:** "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. **REPETITIVE FEATURES:** OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
9. **DOORS:** DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
10. **WOOD ON CONCRETE:** WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.
11. **FRAMING:** INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
12. **VENTILATION:** VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
13. **FLUES:** FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
14. **BASEMENT:** NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
15. **OTHER DOCUMENTATION:** REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
16. **PROTECTION:** PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
17. **PERMITS:** SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
18. **ROOFING:** SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
19. **FIREPLACE:** PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:
    A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.
    B. TIGHT FITTING GLASS OR METAL DOORS
    C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/OPERAVLE OUTSIDE AIR DUCT DAMPER.)
    D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL
20. **GAS WATER HEATER:** GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
21. **EXHAUST DUCTS:** PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
22. **FURNACE ROOM:** PROVIDE COMBUSITON AIR OPENINGS INTO FURNACE RM. PER UMC 703.
23. **APPLIANCES:** CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
24. **WATER FLOW:** SHOWER SHALL BE EQUIPMED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
25. **SMOKE DETECTORS:** S.D. THROUGHOUT NEW CONSTRUCTION PER 2018 IRC R313. TO BE MONITORED PER FIRE DEPT. REQUIREMENTS.
26. **FIRE SUPRESSION:** "NFPA 13d FIRE SPRINKLER SYSTEM" TO BE INSTALLED THROUGHOUT RESIDENCE PER NFPA 13d & CoMI STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED. INTERNAL SMOKE DETECTORS OR SOUNDERS MUST ACTIVATE SYSTEM UPON WATER FLOW OF SPRINKLER SYSTEM.

ENERGY NOTES

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

CLIMATIC ZONE: 4C – MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR
INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)
WALLS: R-21
FLAT ATTICS/CEILINGS: R-49/R-38
FLOORS R-38
(OVER UNHEATED SPACES)
VAULTED CEILINGS: R-38
SLAB-ON-GRADE: R-10
THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION
AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION 502.1.5 OF THE WASHINGTON STATE ENERGY CODE
EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
MOISTURE CONTROL: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE: CONTINUOUS 6 MIL. POLYETHELENE
VENTILATION: ATTICS WITH BATTS: BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION
HEATING & COOLING: FORCED AIR NATURAL GAS HEATING SYSTEM.
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE 406.2 OF THE 2018 WASHINGTON STATE ENERGY CODE.
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER 2018 WSEC.

WHOLE HOUSE VENTILATION:
VENTILATION TO BE SUPPLIED BY FORCED AIR FURNACE
a. FAN SIZE TO BE DESIGNED BY MECHANICAL CONTRACTOR, TO MEET CURRENT WSEC.
R403.1.1 PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F.
EXCEPTIONS:
1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES.
2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN TWO HOURS.

FIRE MONITORING:
"NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM TO BE INSTALLED PER NFPA AND CoMI STANDARDS" A SEPARATE FIRE PERMIT IS REQUIRED BUT MAY BE DEFFERED.
REMINDER THAT A "FIRE ALARM SYSTEM" MAY TAKE THE PLACE OF THE STANDARD "LINE VOLTAGE" SMOKE DETECTOR SYSTEM. SEE EXCEPTION UNDER IRC 314.

ENERGY CODE

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

GLAZING RATIO
CLIMATE ZONE : 4C – MARINE
-PERSPECTIVE PATH MARINE IV
WINDOWS – 0.28 U-FACTOR
DOORS – 0.20 U-FACTOR

ENERGY CREDITS = 6.0

(PRESCRIPTIVE)
TABLE 406.2 ENERGY CREDITS (Single Family)

Option		Description	Credit
HEATING OPTIONS	# 2	HEAT PUMP	= 1.0
ENERGY OPTIONS	1.3	EFFICIENT BUILDING ENVELOPE	= 0.5
	2.2	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (COMPLIANCE BASED ON SECT. 402.4.1.2)	= 1.0
	3.5	AIR SOURCE, CENTRALLY DUCTED HEAT PUMP (MINIMUM HSPF OF 11.0)	= 1.5
	5.5	EFFICIENCY WATER HEATER (MEETING STANDARDS OF Tier III OF NEEA'S SPEC.'S)	= 2.0
		6.0 TOTAL ENERGY CREDITS	

LOT COVERAGE

STRUCTURE : 2,214.25 s.f.
VEHICLE DRIVEWAYS : 974 s.f.
TOTAL : 3,188.25 s.f. < 3360

FLOOR AREAS

MAIN FLOOR AREA : 1,219.5 S.F.
GARAGE AREA : 484 S.F.
UPPER FLOOR AREA : 1,656.5 S.F.
(STAIRCASE MODIFIER) : (– 80) S.F.
TOTAL AREA : 3,280 S.F. < 3,360

LOT SLOPE

HIGH POINT: 280'
LOW POINT: 274'
DIFFERENCE: 6.0'
DISTANCE BETWEEN: 114.67' / 6.0 = 5.2%

VACINITY MAP

N.T.S.
40TH STREET – PROJECT LOCATION
I-90
80TH AVE S.E.
GALLAGHER HILL RD.
36TH ST.
40TH STREET
EAST MERCER WAY
NORTH

AVERAGE BUILDING ELEVATION

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION
A	20'	+277.5'	5550
B	26'	+278'	7228
C	22'	+278.5'	6127
D	22'	+278.5'	6127
E	7'	+278'	1946
F	19'	+278'	5282
G	5.5'	+278'	1529
H	8.5'	+278'	2363
I	5.5'	+277'	1523.5
J	8.5'	+277'	2354.5
K	35'	+276.5'	9677.5
L	32'	+277'	8864
TOTAL	= 211.0'		58,571.5

A.B.E. = 277.6'
277.6 + 30 = +307.6' = MAX. HT.

SITE NOTES

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

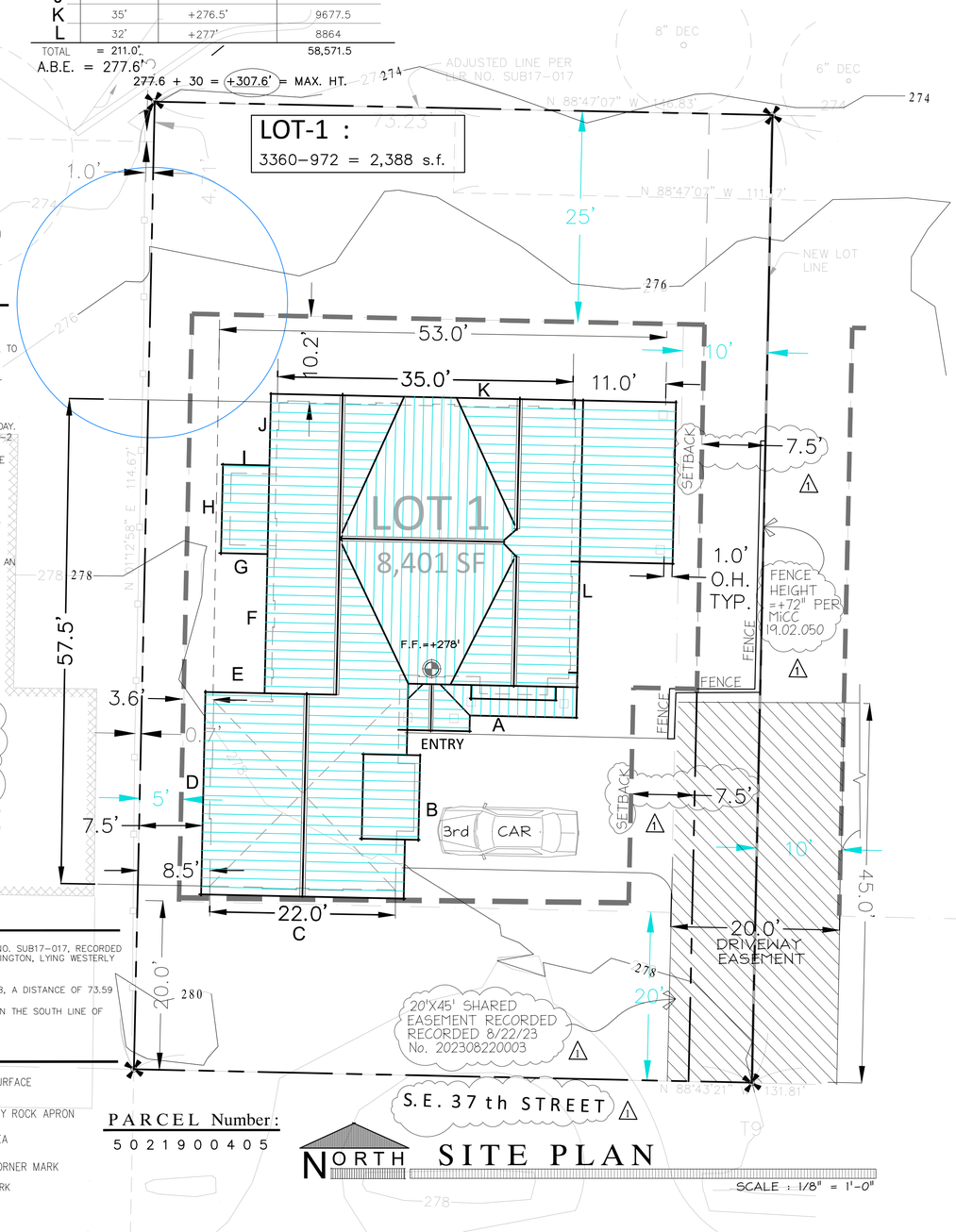
LEGAL DESCRIPTION

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

SITE KEY

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

PARCEL Number: 5021900405



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PROJECT NAME: R K Construction
PROJECT ADDRESS: 8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE: PERMIT SET
SHEET TITLE: SITE PLAN

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 21030
DATE: MAY 3, 2023
DRAWN BY: N.F.W.
REVISIONS:
1 Description
1 BLDG. DEPT. REV. 8/23

SHEET No.: A1.0

WINDOW SCHEDULE

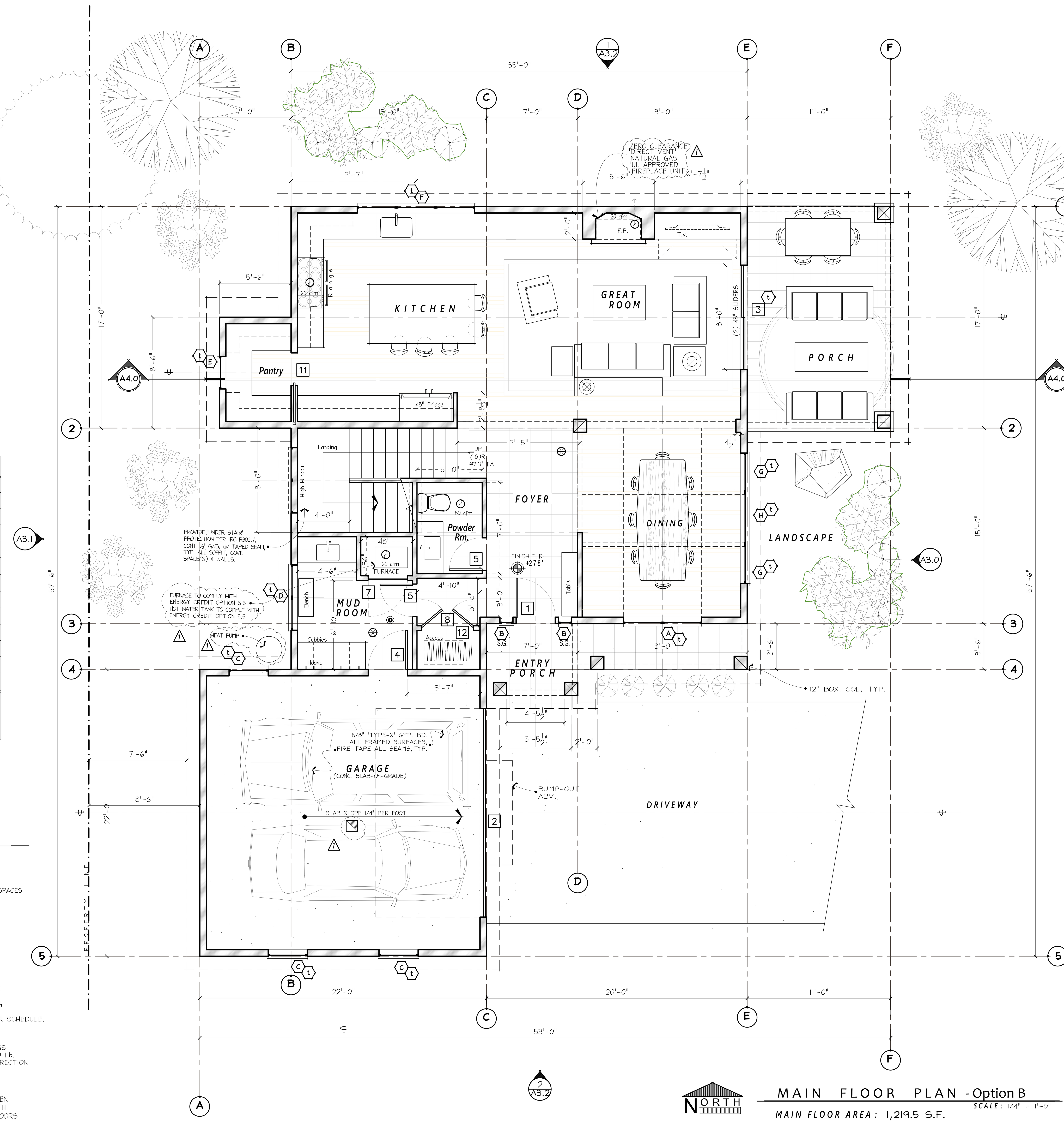
TAG	DIMENSIONS (R.O. = w x h)	TYPE	NOTES
A	(2) 3'-0" X 4'-0"	CSMNT/CSMNT	EGRESS - SAFETY GLAZE
B	1'-0" X 5'-0"	SIDELITE	SAFETY GLAZE
C	3'-0" X 3'-6"	CASEMENT	
D	(2) 2'-6" X 4'-0"	CSMNT/CSMNT	
E	2'-6" X 3'-6"	CASEMENT	SAFETY GLAZE AT BATHROOMS
F	(3) 3'-0" X 3'-6"	CSMNT/PIC/CSMNT	
G	3'-0" X 5'-0"	CASEMENT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

NOTES:
1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28

DOOR SCHEDULE

TAG	DIMENSIONS (R.O. = w x h)	TYPE	NOTES
1	3'-0" X 6'-8"	ENTRY	SOLID WD./SAFTEY GLAZE / LOCKSET
2	16'-0" X 8'-0"	GARAGE	'CARRAIGE STYLE'
3	(2) 4'-0" X 6'-8"	SLIDER	
4	3'-0" X 6'-8"	SEPARATION	1-HR. FIRE RATED w/ INTEGRAL SMOKE GASKETS 'SELF-CLOSER' REQUIRED PER R302.5.1
5	2'-6" X 6'-8"	STND. WOOD	
6	3'-0" X 6'-8"	STND. WOOD	
7	3'-0" X 6'-8"	SOLID WOOD	LOUVERED MECH. DOOR - SEE PLAN NOTE #8
8	(2) 2'-0" X 6'-8"	STND. WOOD	
9	(2) 2'-6" X 6'-8"	STND. WOOD	
10	(2) 3'-0" X 6'-8"	STND. WOOD	
11	2'-6" X 6'-8"	POCKET	SLIDER HARDWARE
12	22.5" X 36"	ACCESS	REMOVABLE / INSULATED PANEL
13	22.5" X 48"	ACCESS	INSULATED PULL-DOWN LADDER

NOTES:
1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28



NORTH

MAIN FLOOR PLAN - Option B

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

MAIN FLOOR AREA:	1,219.5 S.F.	
GARAGE AREA:	484 S.F.	
UPPER FLOOR AREA:	1,656.5 S.F.	
TOTAL AREA:	3,359.75	< 3,360

PLAN KEY

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

PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE-PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP.-WDW. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.0 FOR WINDOW & DOOR SCHEDULE. SCHEDULE.
7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 Lb. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.
8. 36" MECHANICAL RM. DOOR: PER IMC SECTION 303.3, ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STRIPPING & APPROVED SELF-CLOSING DEVICE.

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PROJECT NAME: R K K Construction

PROJECT ADDRESS: 8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: MAIN FLOOR PLAN

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

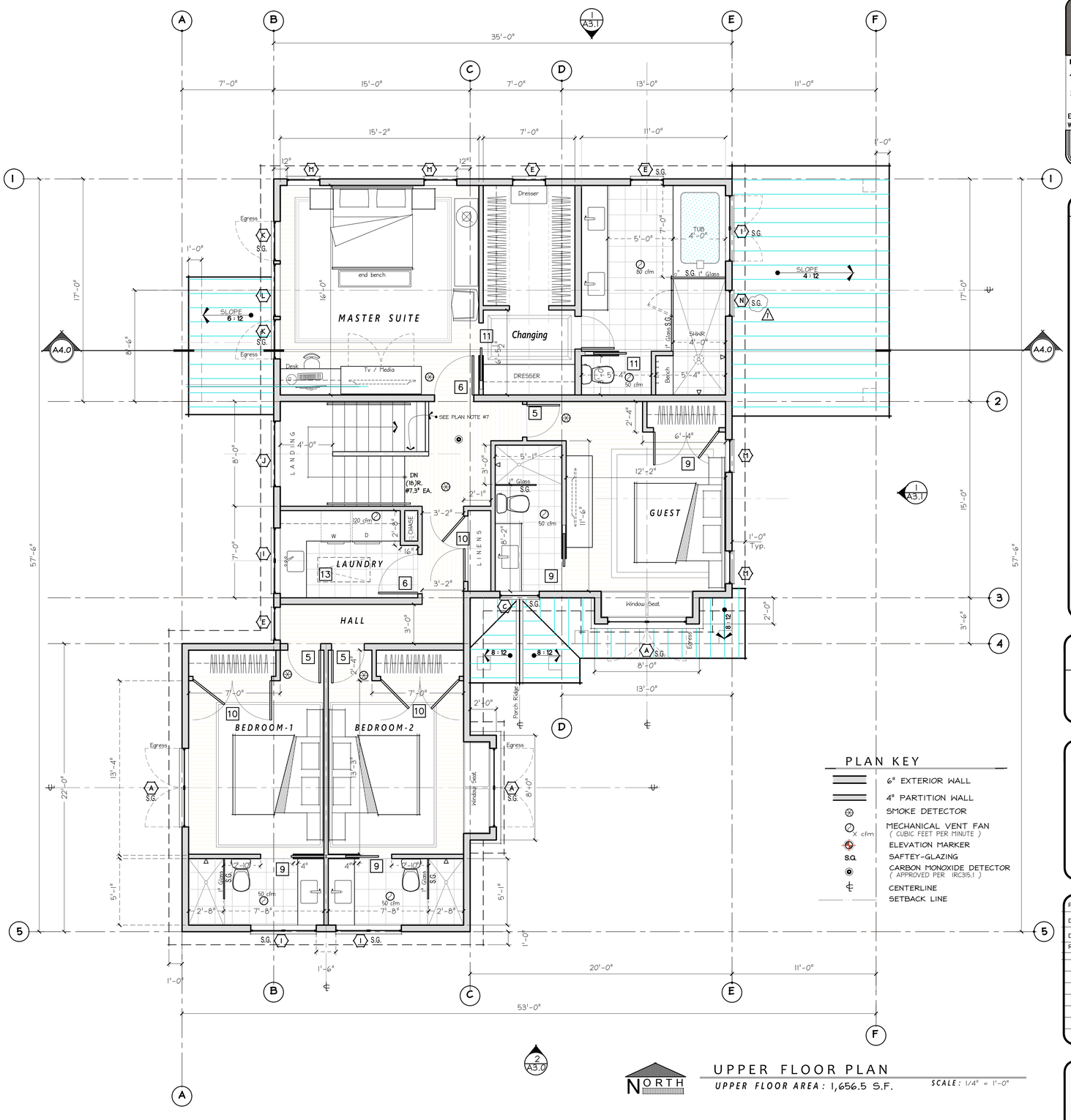
PROJECT: 21030

DATE: MAY 3, 2023

DRAWN BY: N.F.W

REVISIONS: BLDG. DEPT. REV. 8/23

SHEET NO: A2.0



PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE- PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES WITH BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY.) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP.-WDW. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.0 FOR WINDOW SCHEDULE. SEE SHEET A2.0 FOR DOOR SCHEDULE.
7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 Lb. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.
8. 36" MECHANICAL RM. DOOR: PER IMC SECTION 303.3, ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STRIPPING & APPROVED SELF-CLOSING DEVICE.

PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- MECHANICAL VENT FAN (CUBIC FEET PER MINUTE) — X cfm
- ELEVATION MARKER
- SAFTEY-GLAZING — SG
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE
- SETBACK LINE

NORTH

UPPER FLOOR PLAN

UPPER FLOOR AREA : 1,656.5 S.F. SCALE : 1/4" = 1'-0"

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SET TITLE: PERMIT SET

SHEET TITLE: UPPER FLOOR PLAN

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT 21030

DATE MAY 3, 2023

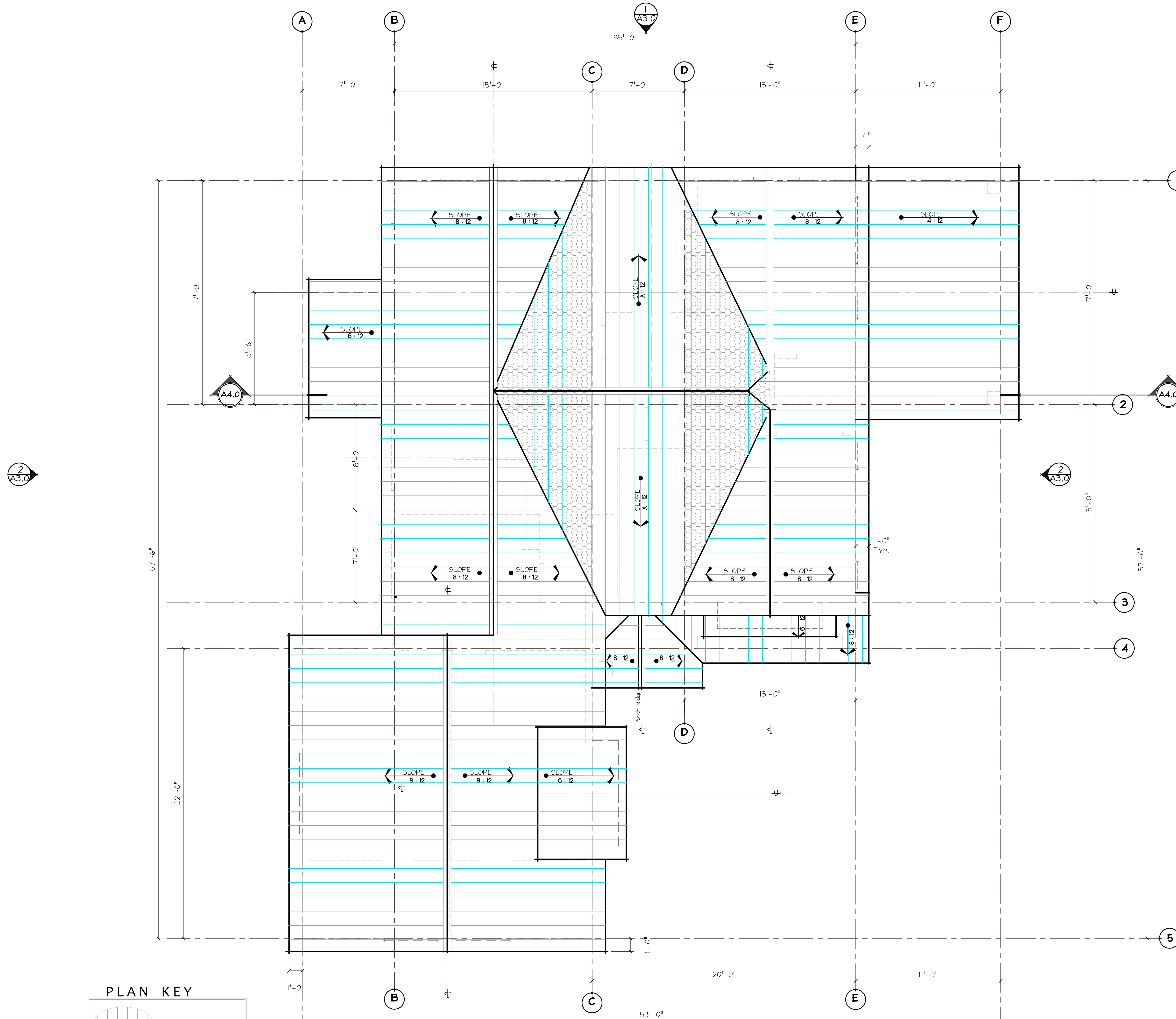
DRAWN B N. F. W.

REVISIONS

No.	By	Description
1		BLDG. DEPT. REV. 8/23

SHEET NO.

A2.1



PLAN KEY

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

ATTIC VENTILATION CALCULATION

HOUSE ATTIC AREA : 1,656 s.f.

CALCULATION : 1656/300 = 5.52 s.f. ≈ 794 sq. Inches REQUIRED

RIDGE VENTS PROVIDED : 96.5 L.F.x16 sq.in. ≈ 1,544 sq. Inches PROVIDED

SOFFIT VENTS PROVIDED : 129 L.F.x24 sq.in. ≈ 3,096 sq. Inches PROVIDED

ROOF PLAN

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

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EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
□INTHROP□□ ASHIN□TON □88□□
TEL.□ □□0□□□□□-□□8□

PRO□ECT NAME□: R K Construction

PRO□ECT ADDRESS□: 8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE□: PERMIT SET

SHEET TITLE□: ROOF PLAN

STAMP□: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PRO□ECT □□: 21030

DATE□: MAY 3, 2023

DRA□N B□□: N.F.W.

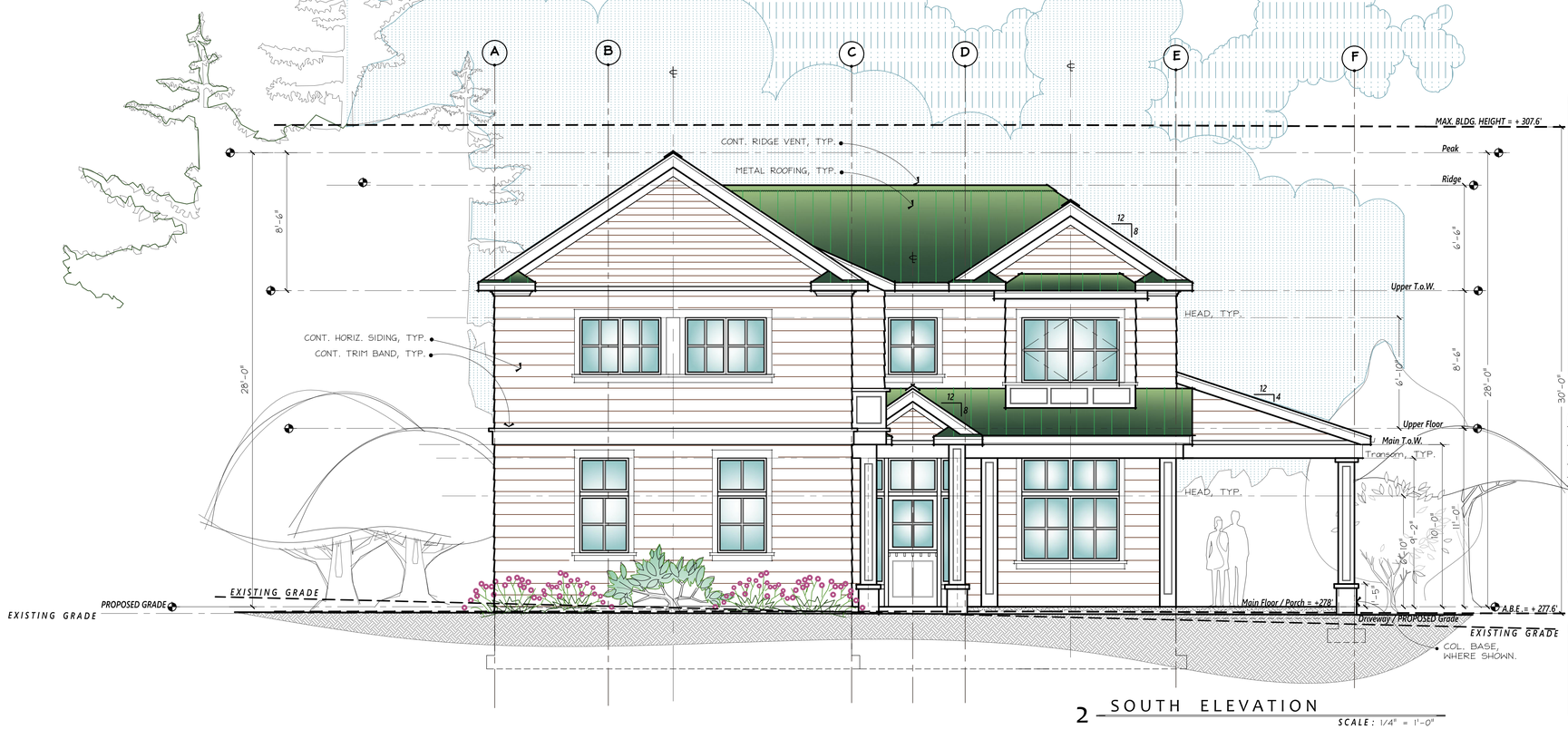
RE□ISIONS□

T□□	D□□□r□□□□□□

SHEET N□.□: A2.2

1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
8245 Northrup Pl. S.W.
SEATTLE, WA 98136
(206) 484-9963
EMAIL: RAFISHER@RICHARDAFISHER.COM
WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL. (509) 996-2818

PROJECT NAME	PROJECT ADDRESS
R K K Construction	8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE	PERMIT SET
SHEET TITLE	ELEVATION

STAMP

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT	21030
DATE	MAY 3, 2023
DRAWN	N.F.W.
REVISIONS	

NO.	DESCRIPTION

SHEET NO.

A3.0

1 EAST ELEVATION

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

2 NORTH ELEVATION

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

RFA
ARCHITECTS
RICHARD A FISHER
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WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP WASHINGTON 98862
TEL. (509) 996-2181

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ELEVATIONS

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

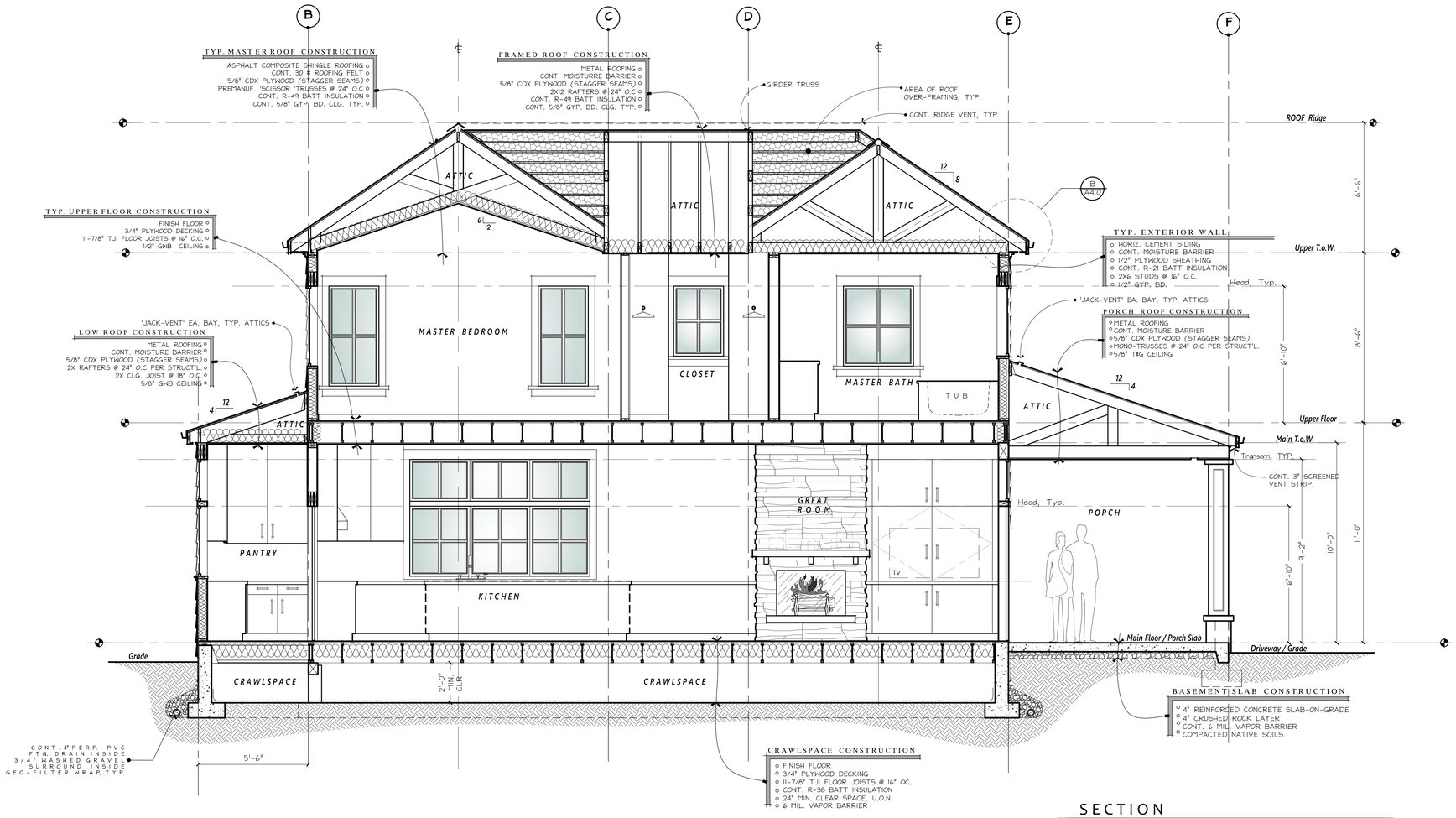
PROJECT	21030
DATE	MAY 3, 2023
DRAWN	N.F.W.
REVISIONS:	
T	D

SHEET NO:

A3.1

B TYPICAL ROOF OVER-HANG

SCALE: 1" = 1'-0"



SECTION

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

RFA ARCHITECTS
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SEATTLE, WA 98136
(206) 484-9963
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WOLF CREEK RANCH
INTHROP ASHINGTON 88
TEL. 0 0 8

PROJECT NAME: R K Construction

PROJECT ADDRESS: 8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: CROSS SECTION

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT 21030

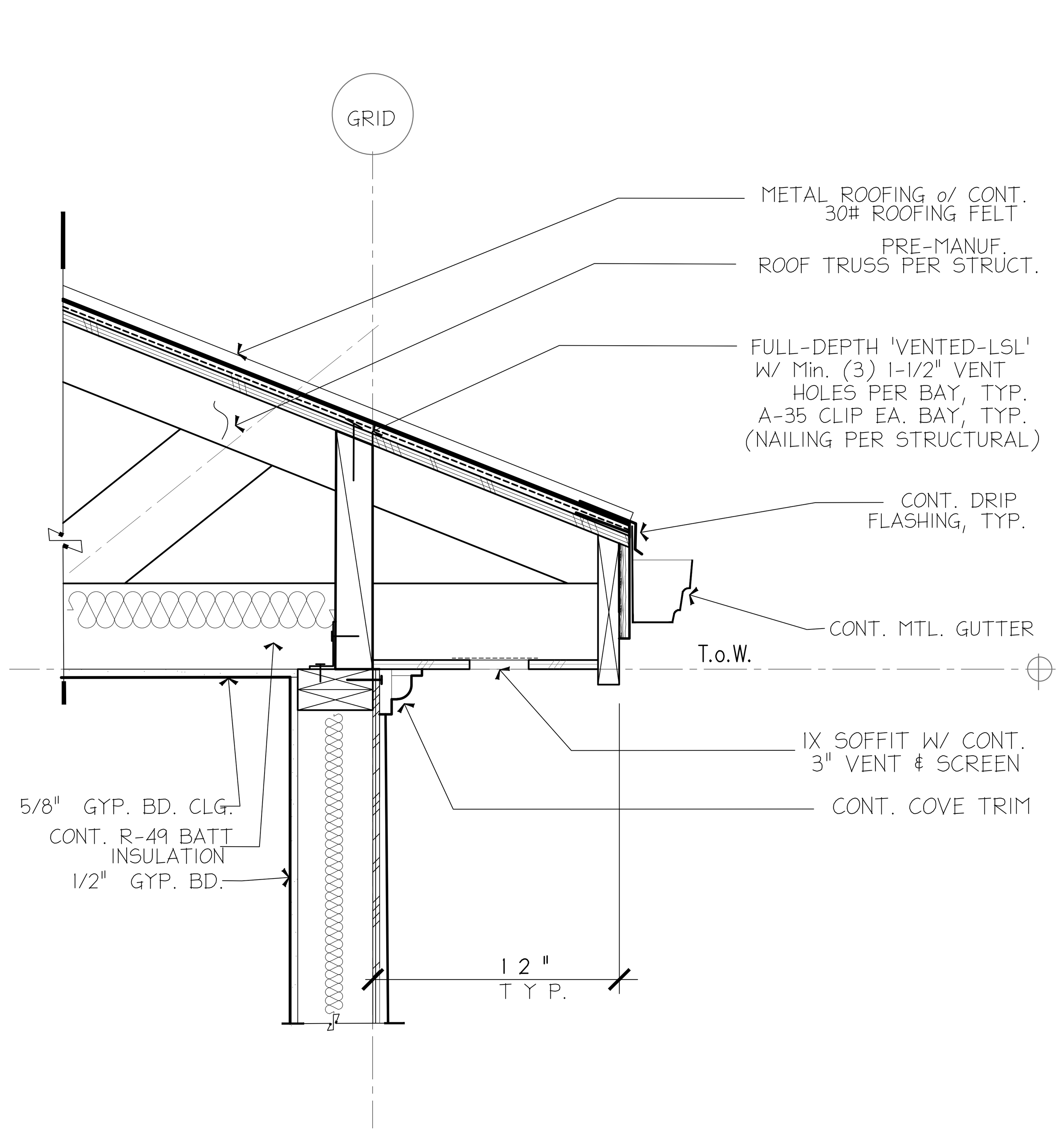
DATE MAY 3, 2023

DRAWN N.F.W.

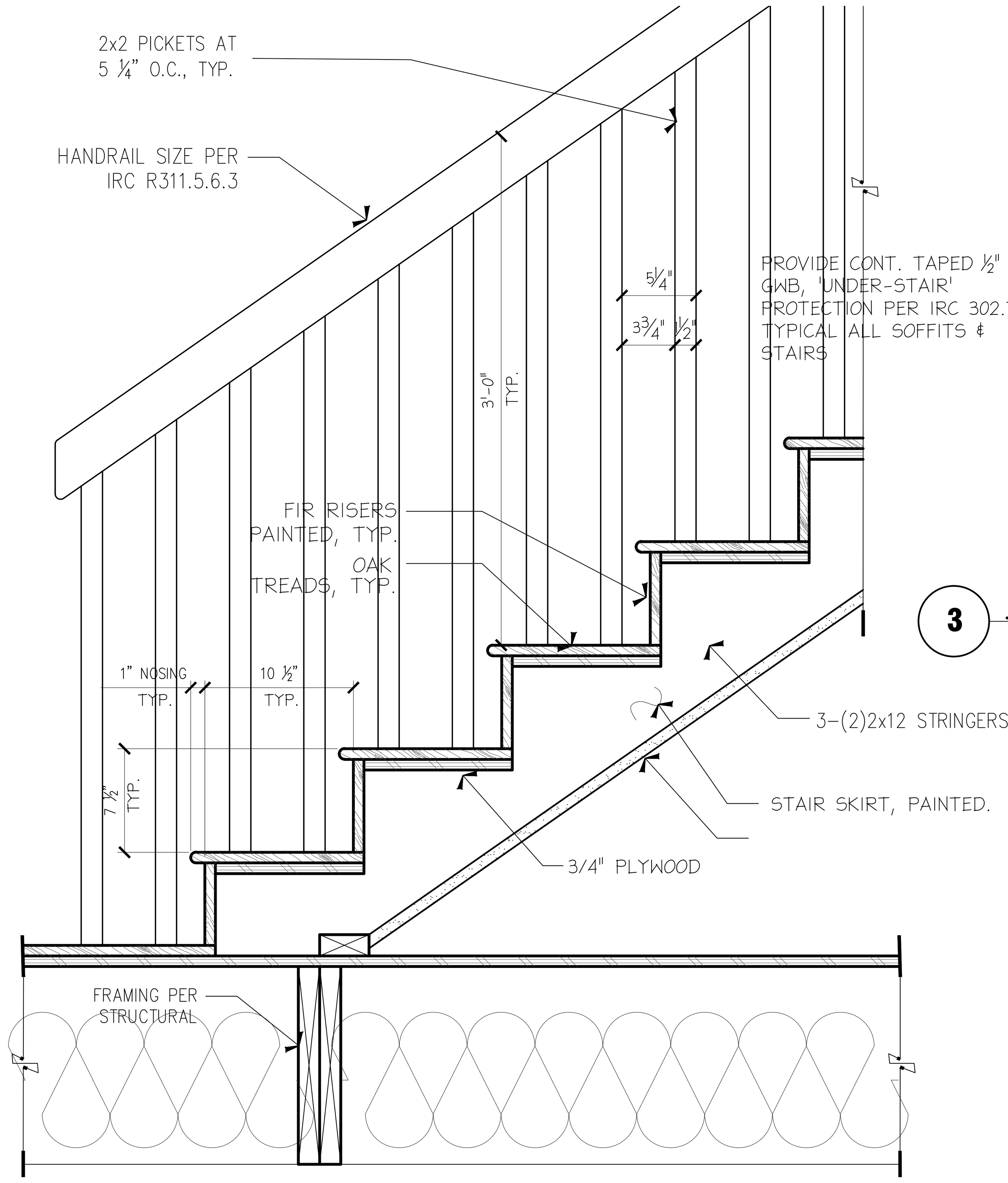
REVISIONS:

No	Description

SHEET NO: A4.0

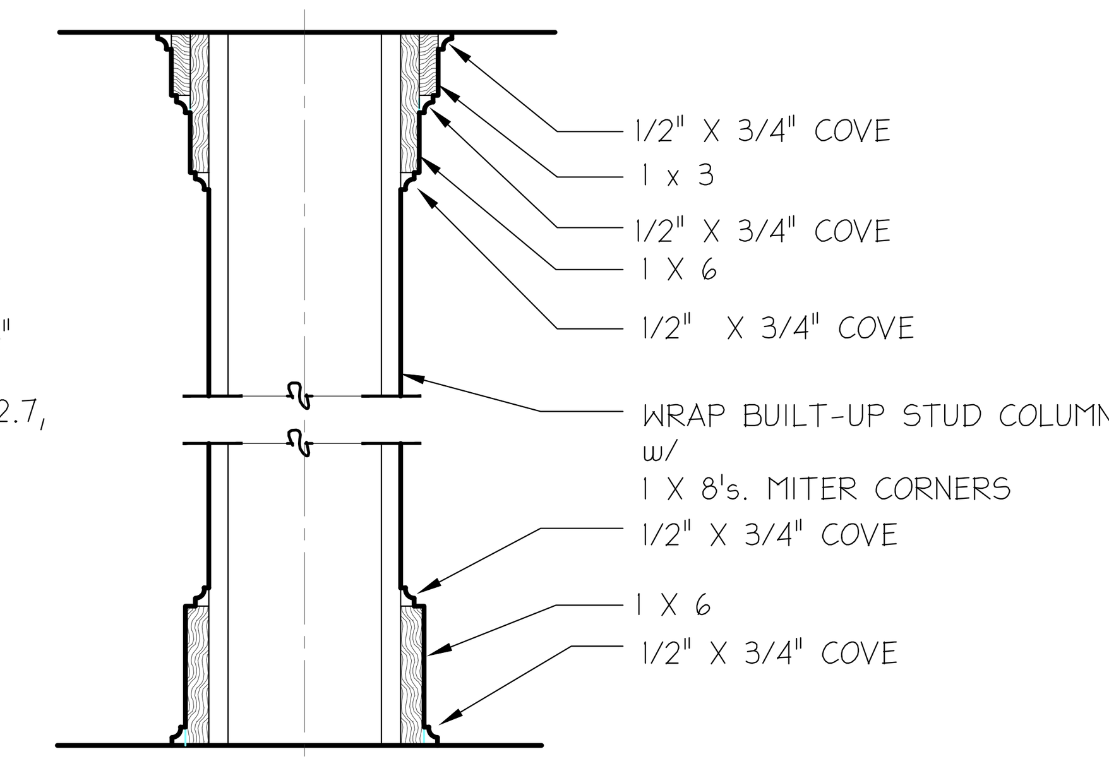


10 ROOF OVER-HANG DETAIL
SCALE: 1-1/2"=1'-0"

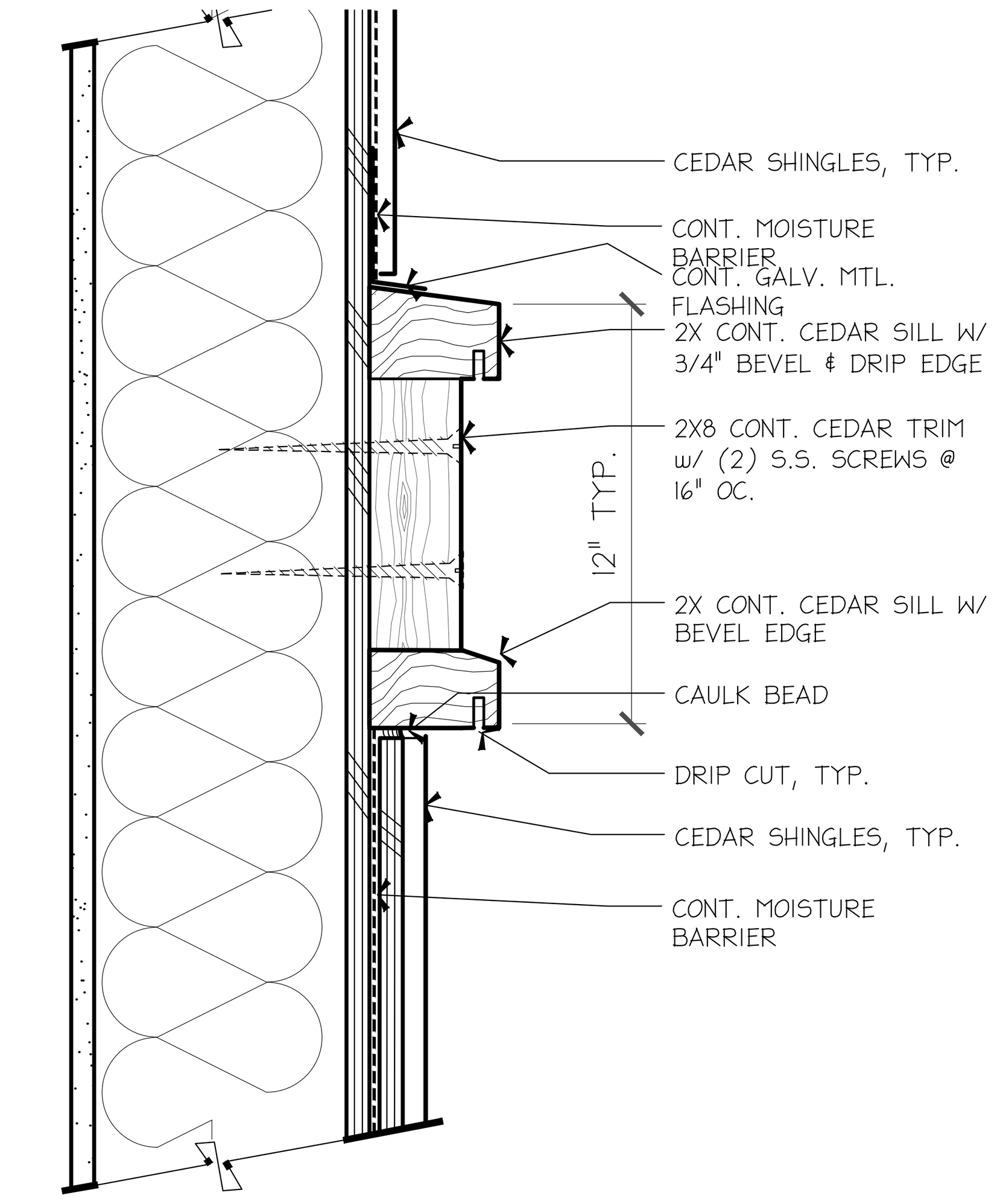


5 STAIR FRAMING DETAIL
SCALE: 1-1/2"=1'-0"

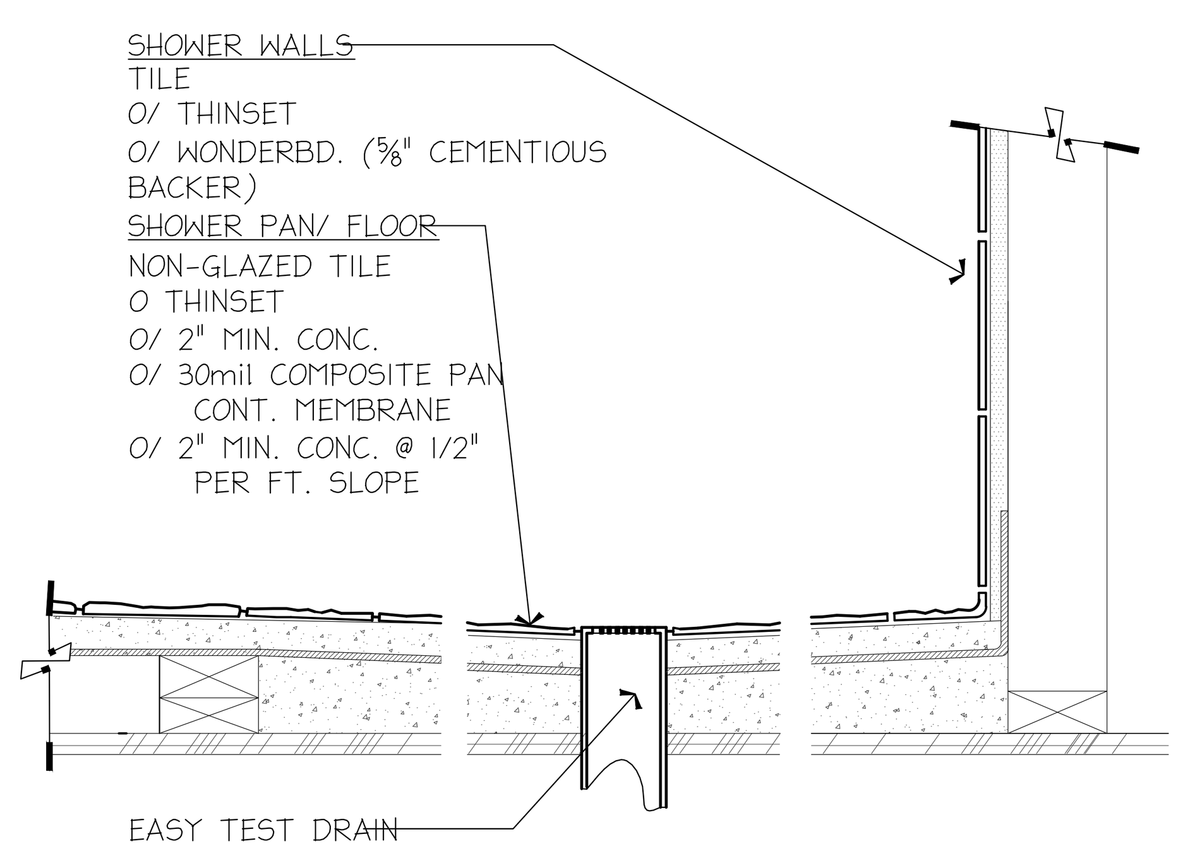
NOTE:
ALL COLUMN WOOD TO BE EXTERIOR GRADE.



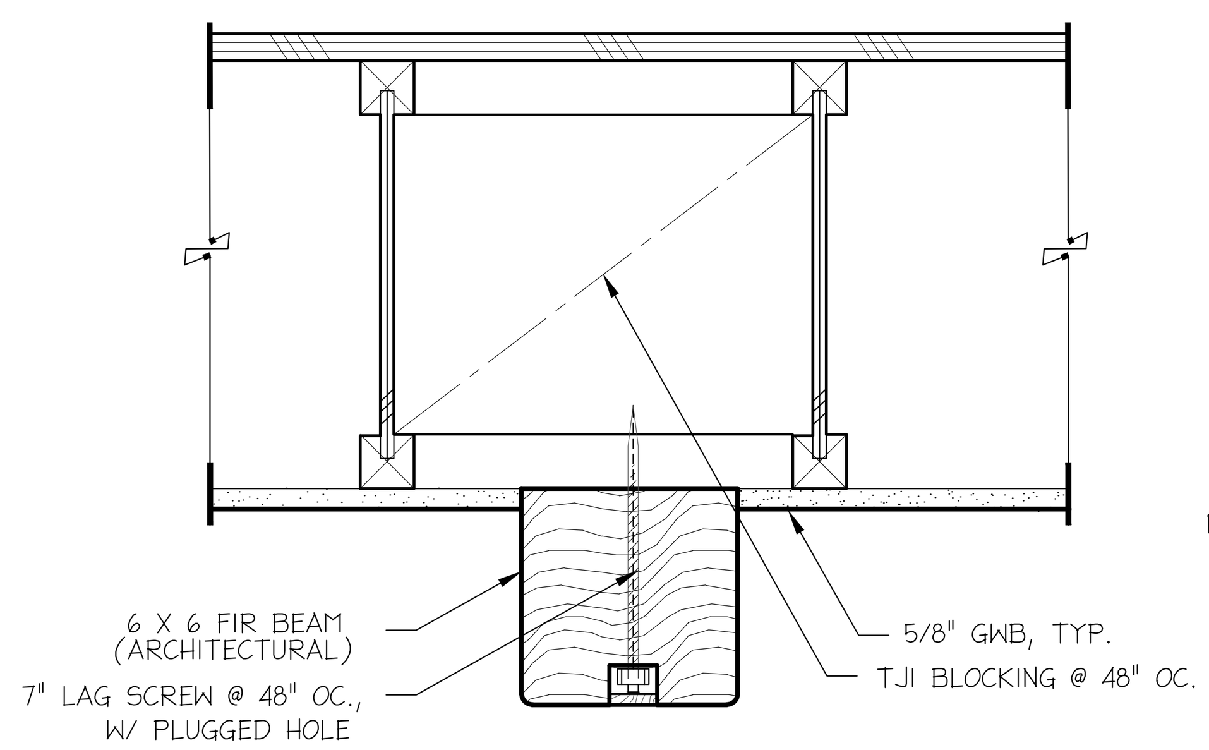
3 TYPICAL BOX COLUMN TRIM
SCALE: 1-1/2"=1'-0"



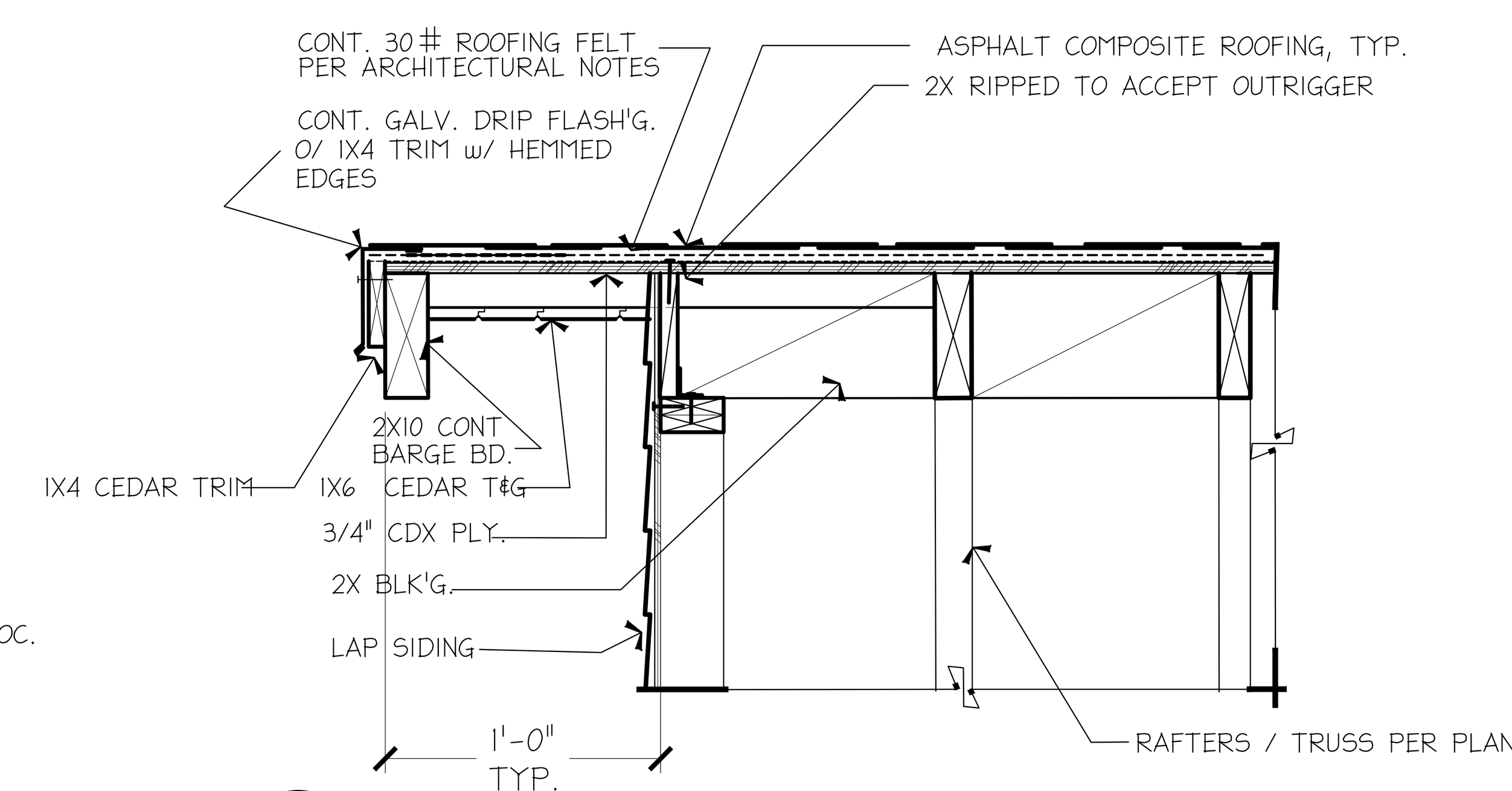
1 TYPICAL TRIM BAND DETAIL
SCALE: 3"=1'-0"



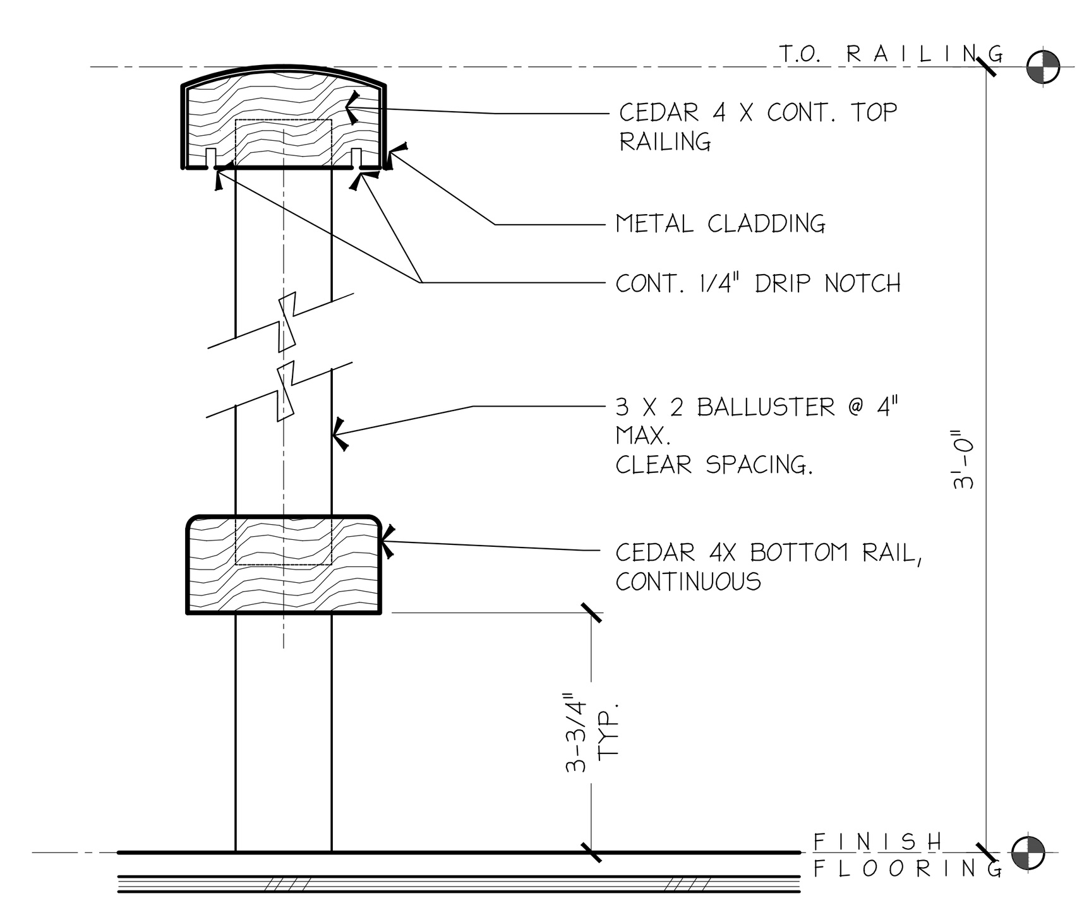
2 TYPICAL SHOWER PAN
SCALE: 1"=1'-0"



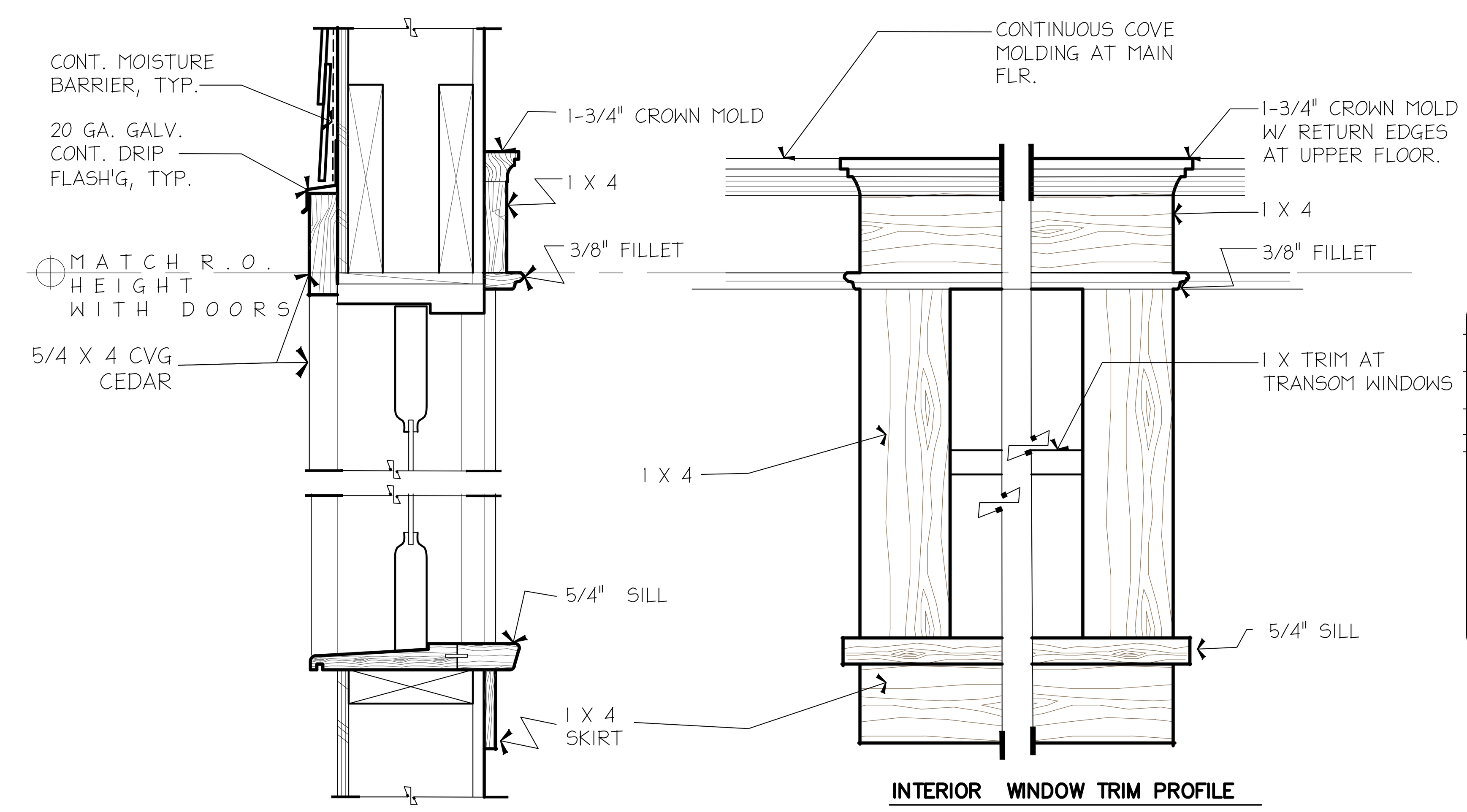
8 TYPICAL BOX COLUMN TRIM
SCALE: 3/4"=1'-0"



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



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



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

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(206) 484-9963
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WEB: RICHARDAFISHER.COM

WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862

PROJECT NAME:	PROJECT ADDRESS:
R K K Construction	8908 S.E. 37th Street Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ARCHITECTURAL DETAILS

STAMP:
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #:	21030
DATE:	MAY 3, 2023
DRAWN BY:	N.F.W.
REVISIONS:	

SHEET NO.:
A6.0

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

DECLARATION

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

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BY: _____
MARLENE A. WALLACE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
} SS.
COUNTY OF KING }

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
MY COMMISSION EXPIRES _____

CITY OF MERCER ISLAND APPROVALS

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

_____
CODE OFFICIAL

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

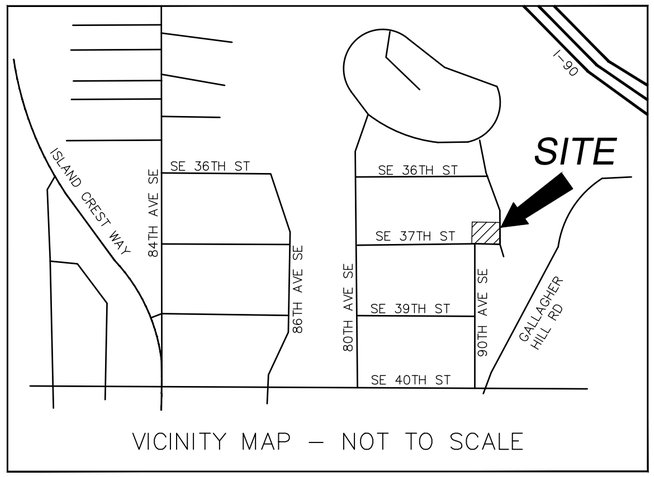
_____
CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

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

_____
ASSESSOR DEPUTY ASSESSOR

TAX PARCEL NO. 5021900400



VICINITY MAP – NOT TO SCALE

BASIS OF BEARINGS

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

SURVEY NOTES

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

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20__. AT M.

IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST

OF TERRANE, INC.

_____
MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

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

_____
SEAN A. ROULETTE–MILLER, CERTIFICATE NO. 81500 DATE

REFERENCES

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

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

SEAN A. ROULETTE-MILLER STATE OF WASHINGTON 51500 REGISTERED LAND SURVEYOR PROFESSIONAL

CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.

WALLACE PRELIMINARY SHORT PLAT

PARCEL NO. 5021900400
3633 90TH AVE SE
MERCER ISLAND, WA

JOB NO.: **161347**
DATE: 11/5/20
DRAFTED BY: TLR
CHECKED BY: SRM
SCALE: 1" = N.T.S.

MERCER ISLAND
SHORT PLAT NO. SUB18-008

CONTROL MAP

50 0 25 50

(IN FEET)
1 INCH = 50 FT.

Terrane
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www.terrane.net

ROULETTE-MILLER SEAN A. STATE OF WASHINGTON 51800 REGISTERED LAND SURVEYOR PROFESSIONAL LAND SURVEYOR

CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.

WALLACE PRELIMINARY SHORT PLAT

PARCEL NO. 5021900400
3633 90TH AVE SE
MERCER ISLAND, WA

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

MERCER ISLAND
SHORT PLAT NO. SUB18-008

TOPOGRAPHIC SURVEY

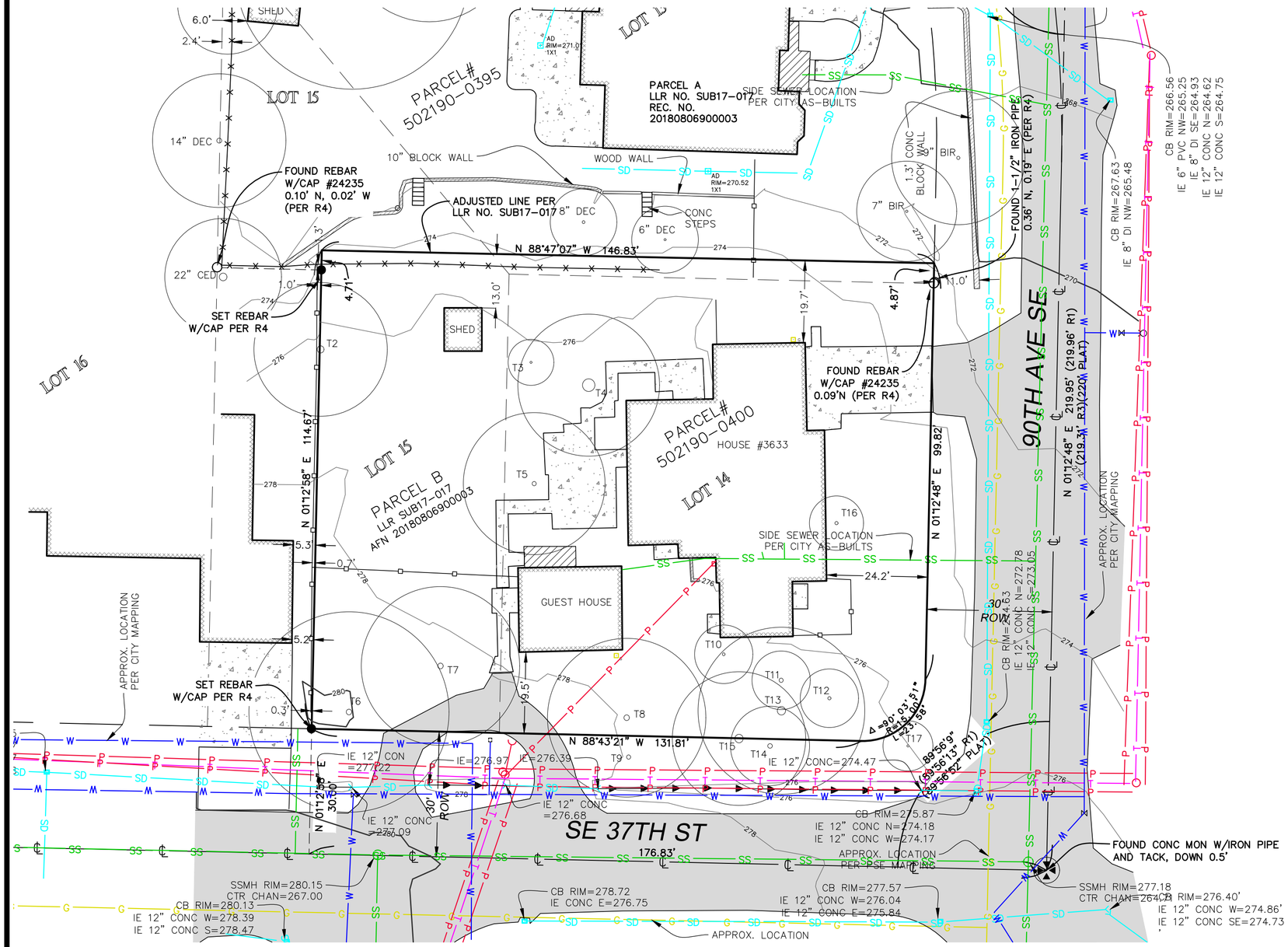
20 0 10 20

(IN FEET)
1 INCH = 20 FT.

LEGAL DESCRIPTIONS

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

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



LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT
- CONCRETE SURFACE
- CONCRETE WALL
- 270 CONTOUR (MAJOR)
- 268 CONTOUR (MINOR)
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- G GAS LINE
- G GAS METER
- GUY ANCHOR
- MONUMENT IN CASE (FOUND)
- P POWER METER
- P POWER (OVERHEAD)
- PP POWER POLE
- REBAR/IRON PIPE (FOUND)
- REBAR & CAP (SET)
- SS SEWER LINE
- SEWER MAINTENANCE
- STORM CATCH BASIN
- SD STORM DRAIN LINE
- T TELEPHONE (OVERHEAD)
- SIZE TYPE TREE (AS NOTED)
- W WATER LINE
- WM WATER METER
- WV WATER VALVE
- HB HOSE BIB
- BIR BIRCH
- CED CEDAR
- CH CHERRY
- DEC DECIDUOUS
- MAP MAPLE
- PIN PINE
- SPR SPRUCE
- (R) RECORD DATA

Terrane
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www.terrane.net

ROULETTE-MILLER SEAN A. STATE OF WASHINGTON 51800 REGISTERED LAND SURVEYOR

CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.

WALLACE PRELIMINARY SHORT PLAT

PARCEL NO. 5021900400
3633 90TH AVE SE
MERCER ISLAND, WA

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

MERCER ISLAND
SHORT PLAT NO. SUB18-008

NEW LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17–017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B;

THENCE NORTH 88°47'07" WEST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 73.59 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 01°12'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.

LOT 2

THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17–017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

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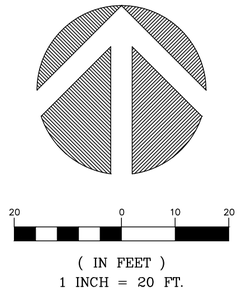
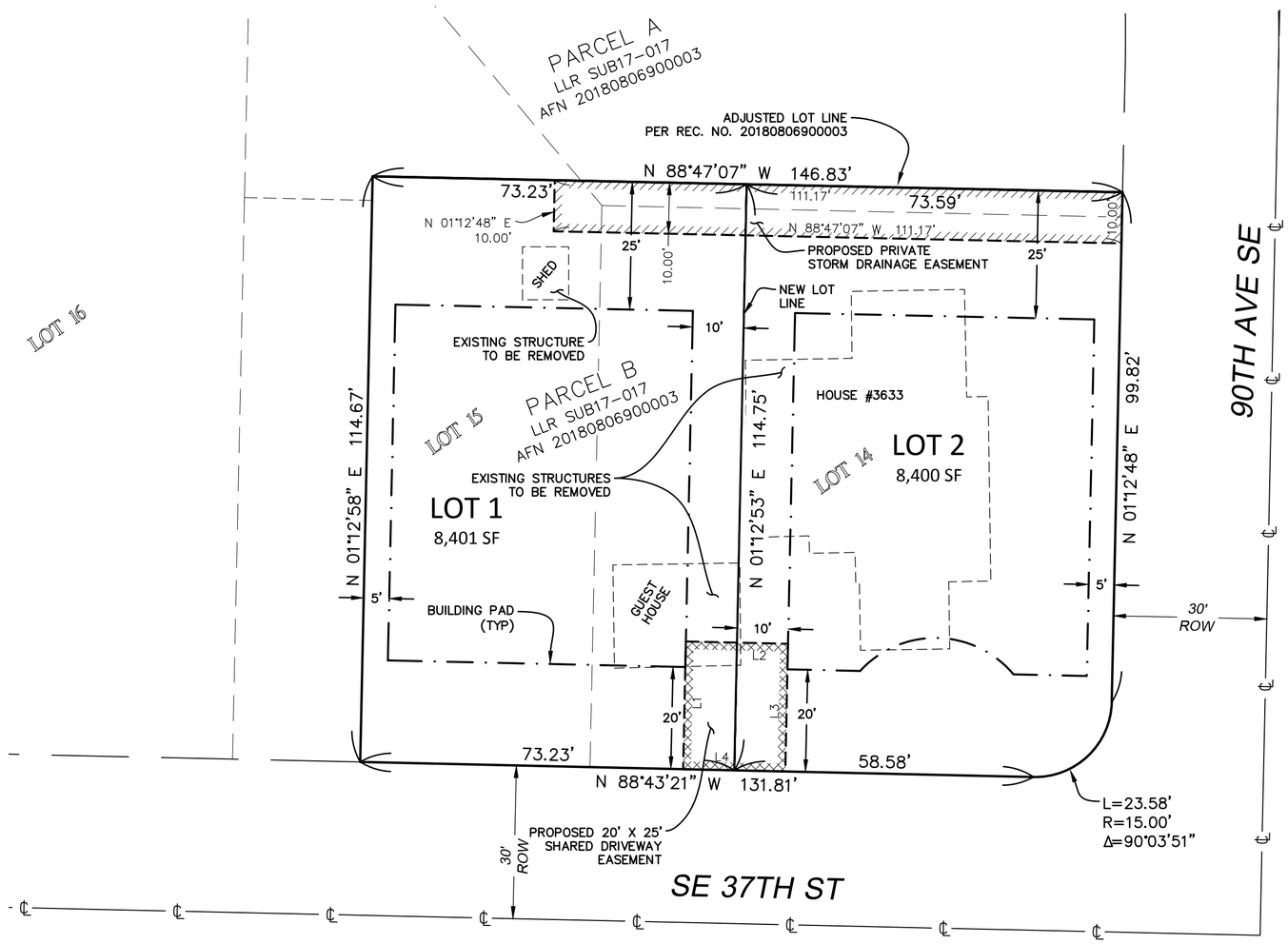
THENCE SOUTH 01°12'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.

DRIVEWAY EASEMENT LINE TABLE

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

SITE PLAN





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ROULETTE-MILLER SEAN A. STATE OF WASHINGTON 51900 REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF MERCER ISLAND SUB18-008
SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.

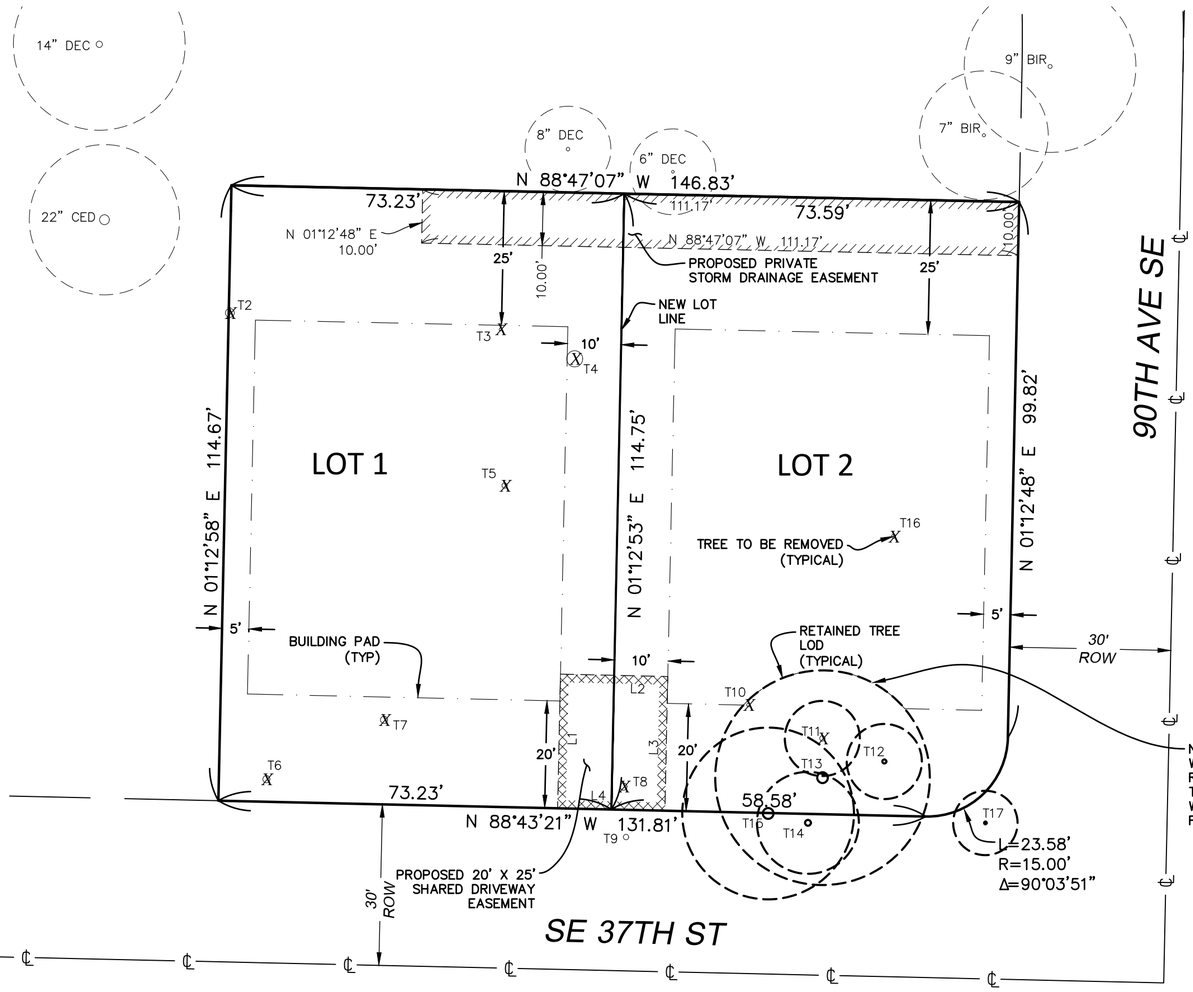
WALLACE PRELIMINARY SHORT PLAT

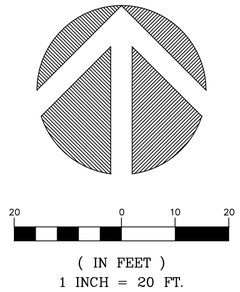
PARCEL NO. 5021900400
3633 90TH AVE SE
MERCER ISLAND, WA

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

MERCER ISLAND
SHORT PLAT NO. SUB18-008

TREE RETENTION PLAN





TREE INVENTORY

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

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

TREE RETENTION

30% TREE RETENTION REQUIRED
PER MICC 19.10.060

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

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

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

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www.terrane.net

SEAN A. ROULETTE-MILLER
STATE OF WASHINGTON
51600
REGISTERED
LAND SURVEYOR
PROFESSIONAL

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

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

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)	SF	
STABILIZED CONSTRUCTION ENTRANCE	CE	
CATCH BASIN INLET PROTECTION	IP	
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE	IS	
TREE PROTECTION FENCING	TP	
CHECK DAM	CD	
STRAW WATTLES	SW	USE AS NEEDED

LEGAL DESCRIPTION

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

ORGANIC SOIL REQUIREMENT

MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

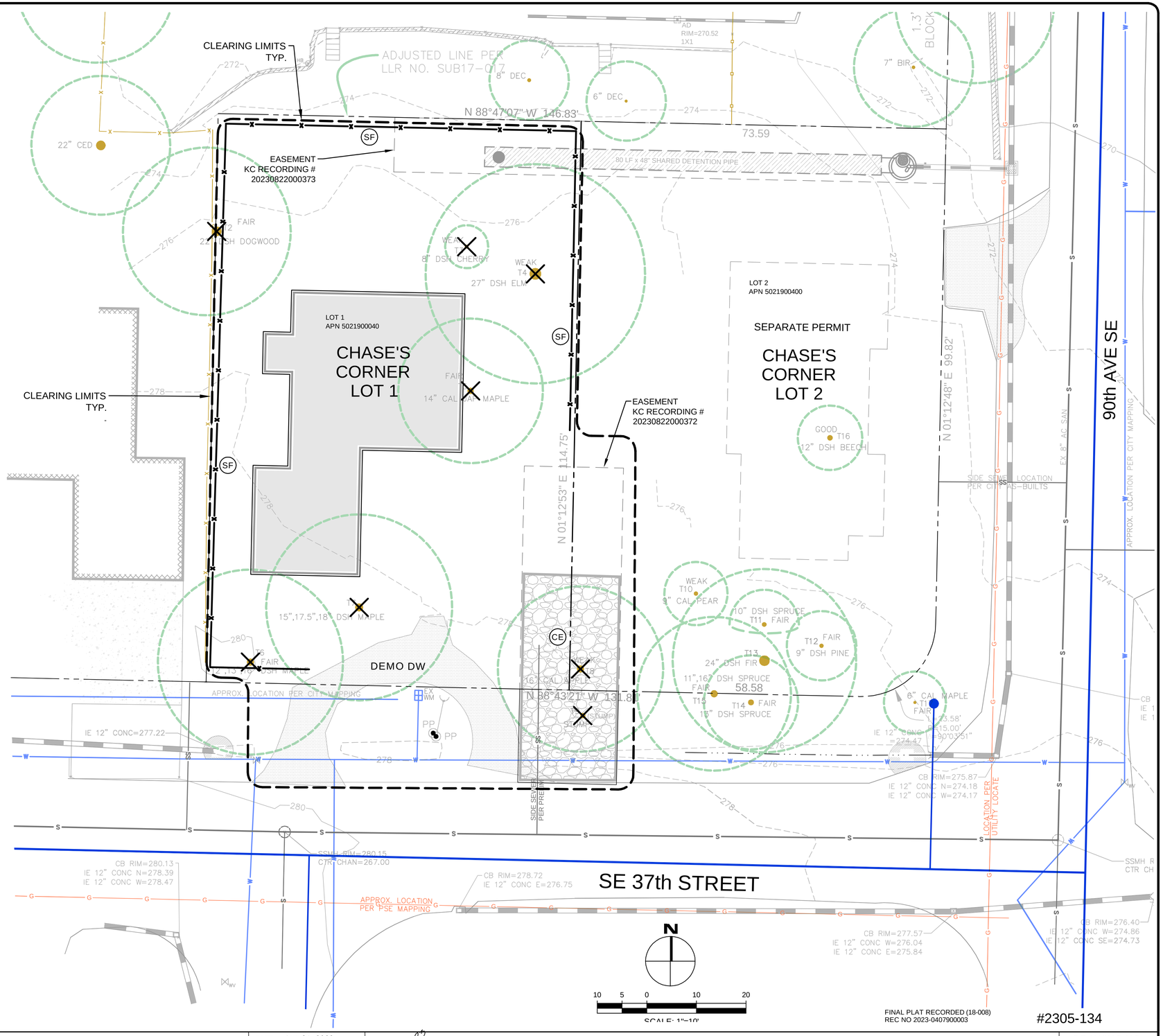
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

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

TREE PROTECTION

TP .....CHAIN LINK FENCE REQ FOR TREE PROTECTION



NO.	DATE	BY	REVISIONS

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

DATE: Aug 31, 2023
JOB# 1779
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Aug 31, 2023
JEFFREY E. HALL
STATE OF WASHINGTON
39706
REGISTERED PROFESSIONAL ENGINEER

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

TESC PLAN
TREE RETENTION PLAN

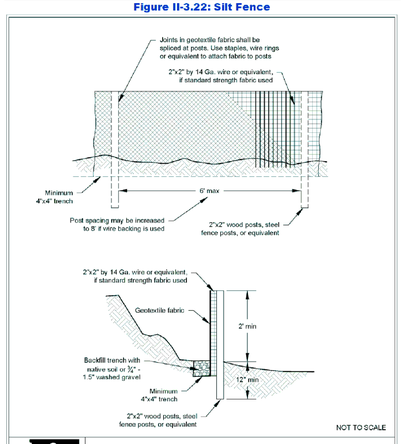
CHASE'S CORNER - LOT 1
8908 SE 37th STREET, MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 502190-0405
#2305-134

SILT FENCE DETAIL DOE

Figure II-3.22: Silt Fence



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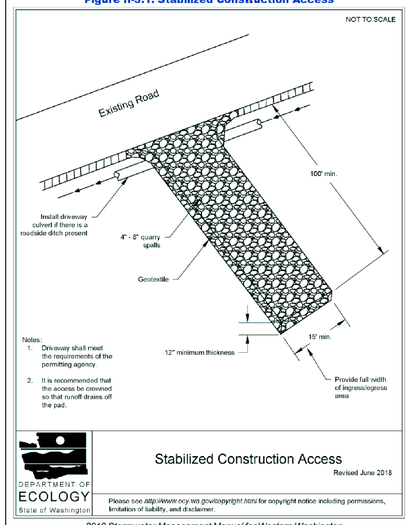
CONSTRUCTION ENTRANCE

Figure II-3.1: Stabilized Construction Access



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MERCER ISLAND TREE PROTECTION FENCE

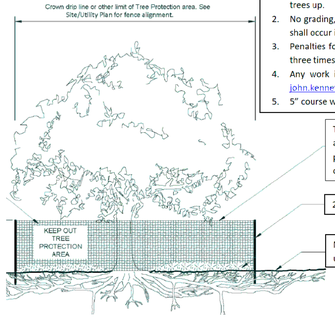
TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation



Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 6' **chain link** fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

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

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

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

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

#2305-134

NO.	DATE	BY	REVISIONS

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

DATE: Aug 31, 2023
JOB# 1779
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Aug 31, 2023 — JEFFREY E. HALL — STATE OF WASHINGTON — 39756 — REGISTERED PROFESSIONAL ENGINEER

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

TESC & CITY NOTES
TESC DETAILS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET, MERCER ISLAND, WA 98040

DRAWING NO: C1.2

APN 502190-0405
#2305-134

SANITARY SEWER IMPROVEMENTS

1 -

2 -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.

7 -CCTV INSPECTION VIDEO REQUIRED PRIOR TO FINAL PROJECT ACCEPTANCE. CONTRACTOR SHALL CORRECT ALL DEFICIENCIES FOUND DURING CCTV INSPECTION.

WATER IMPROVEMENTS

10 ¾" x 1" WATER SERVICE & METER PIT PER DETAIL CK-W.18. PLACE WATER METER 1' BEHIND BACK OF CURB PER DETAIL CK-W.17.

11 -1.5" DIA WATER SERVICE, 250 PSI HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER

14 -

STORM DRAIN KEY NOTES

20 -4" STORM DRAIN (ASTM 3034 PVC) @ MIN 2 % GRADE

21 -4" FOUNDATION DRAIN @ MIN 1.0 % GRADE

22 -

23 -

24 -SEE LOT 2 PERMIT FOR 12" STORM DRAIN

25 -

STORM STRUCTURE KEY NOTES

30 - DETAILS C3.2

31 -

32 -

33 -

34 -

35 -

36 -6" WIDE NDS DURASLOPE TRENCH DRAIN KIT OR EQUAL. USE GALVANIZED STEEL, VEHICLE RATED GRATE.

37 -ROOF STORM DRAIN CLEANOUT (CO) WITH CARSON PROTECTIVE COVER OR EQUAL.

38 -

39 -

40 -

41 -

42 -

43 -

44 -

45 -

46 -

STORMWATER BMP KEY NOTES

50 -AMEND UPPER 8-INCHES OF SOIL WITH COMPOST PER CITY DETAIL CK-E.12 AND DOE BMP DETAIL TR-13: COORDINATE WITH LANDSCAPING CONTRACTOR.

51 -

52 -

53 -

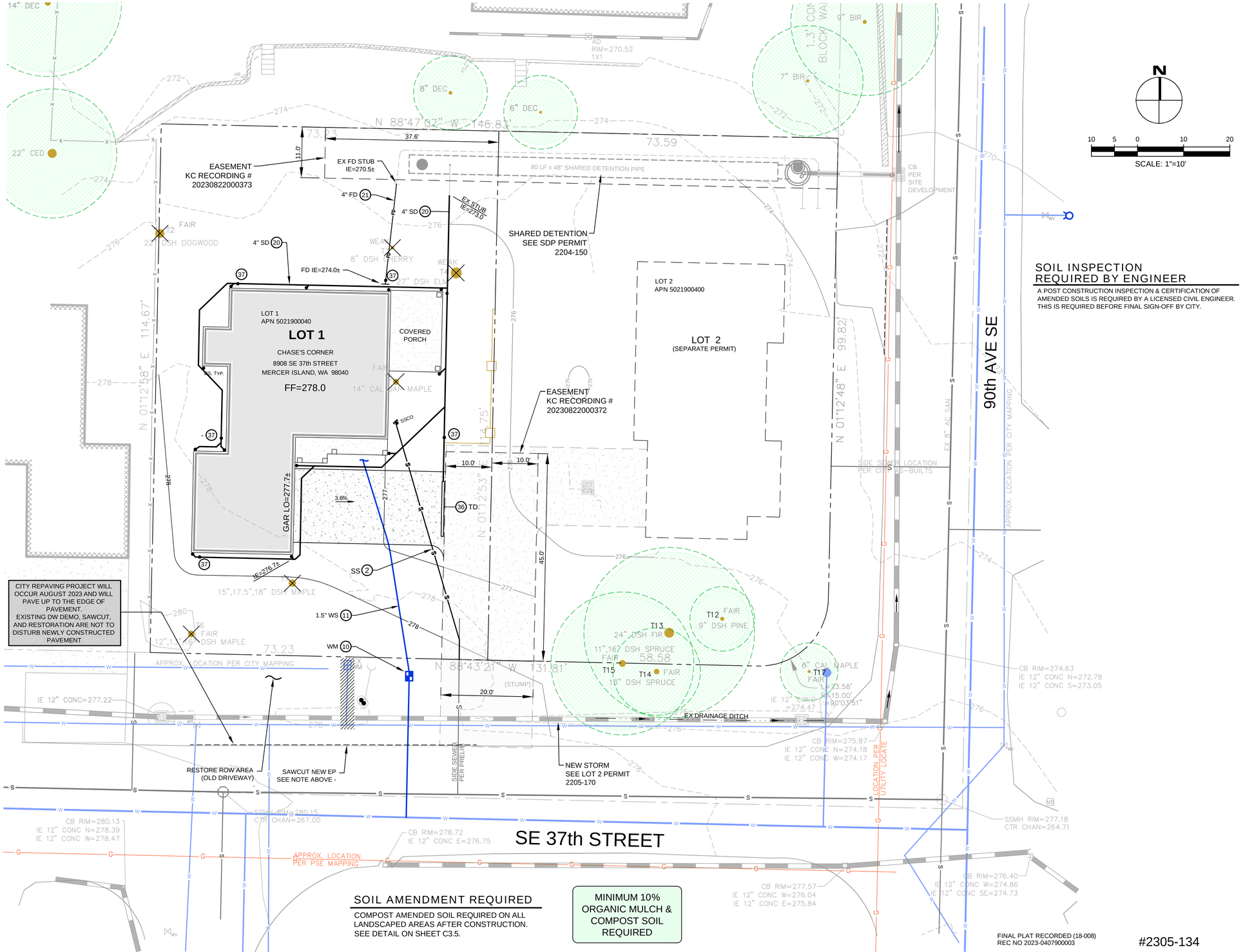
54 -

55 -

56 -

57 -

58 -



SOIL INSPECTION REQUIRED BY ENGINEER

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

SOIL AMENDMENT REQUIRED

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

MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

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Aug 31, 2023 JEFFREY E. HALL STATE OF WASHINGTON 39766 REGISTERED PROFESSIONAL ENGINEER

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

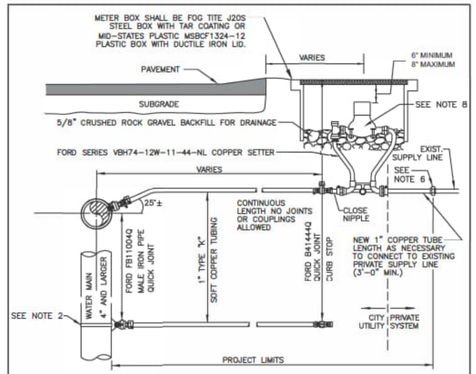
LOT 1 DRAINAGE/CIVIL PLAN

CHASE'S CORNER - LOT 1
8908 SE 37th STREET, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 502190-0405
#2305-134

WATER METER INSTALLATION



NOTES

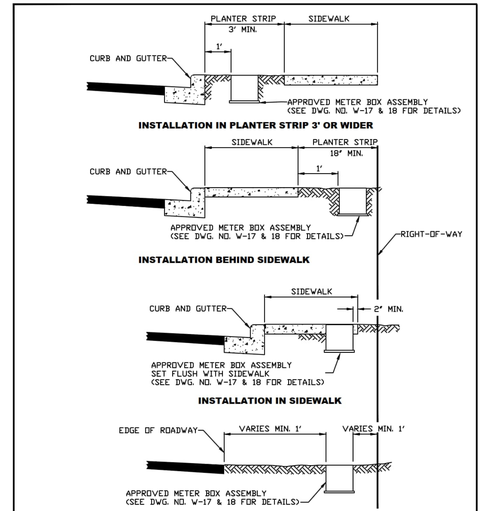
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL DOUBLE STRAPS, ROMAC 202NS, OR APPROVED EQUAL.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONALLY STAGGERED.
4. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
5. UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
6. WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY 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

REV DATE					05-02-2023	NO SCALE	W-13	APPROVED

WATER METER PLACEMENT



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

WATER METER PLACEMENT

REV DATE					3-20-2006	NO SCALE	W-16	APPROVED

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

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102 NW CANAL STREET SEATTLE, WA 98107
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WATER DETAILS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C3.3

APN 502190-0405
#2305-134

SOIL INSPECTION REQUIRED BY PROJECT CIVIL ENGINEER

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

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

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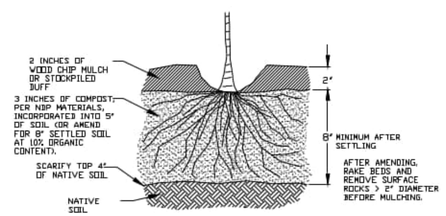
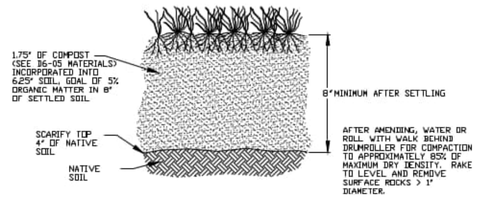
COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER BCE MANUAL, VOL. V, 5.3.1, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: AMENDED SOILS

NO. ~~NOP-1~~

JANUARY 2023 NO SCALE

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

#2305-134

NO.	DATE	BY	REVISIONS

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

DATE: Aug 31, 2023
JOB# 1779
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Aug 31, 2023 — JEFFREY E. DUFFY — STATE OF WASHINGTON — 39766 REGISTERED PROFESSIONAL ENGINEER

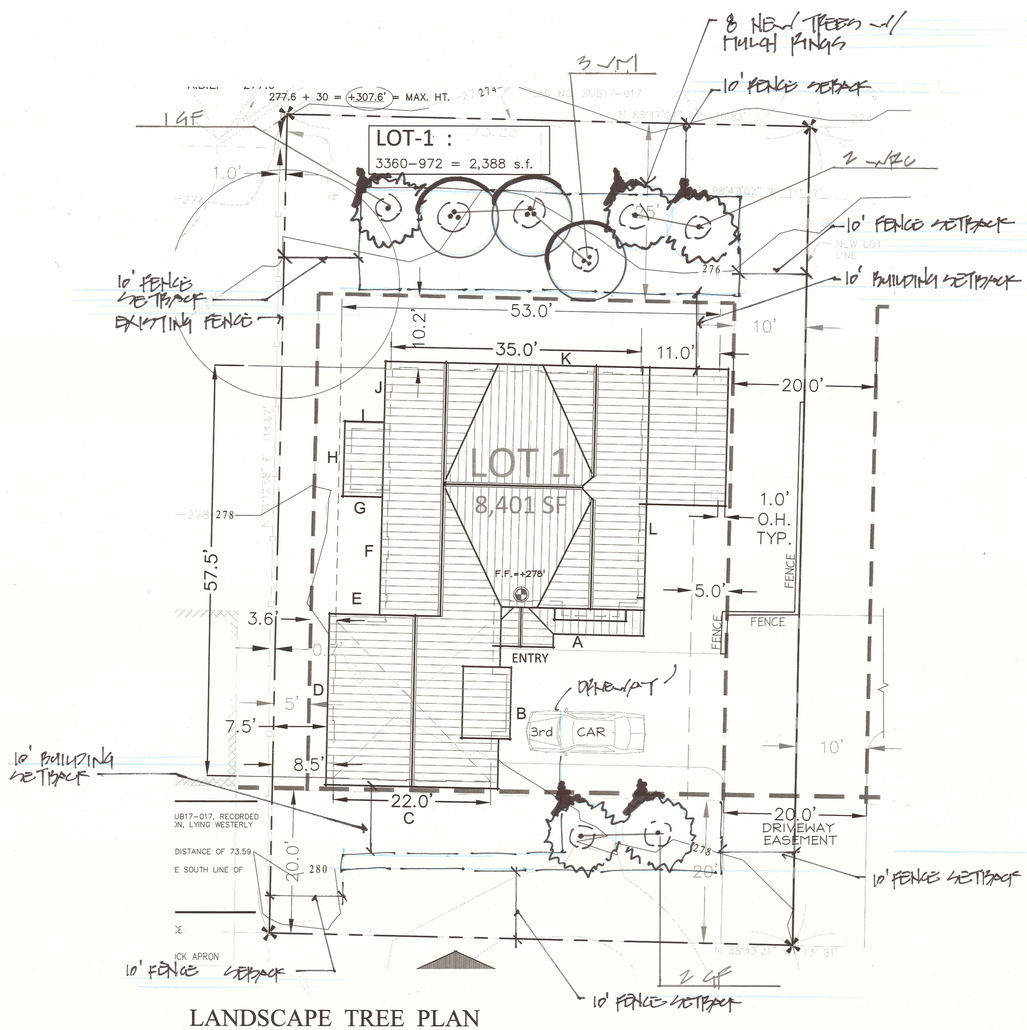
CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORMWATER BMP DETAILS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET, MERCER ISLAND, WA 98040

DRAWING NO: C3.5

APN 502190-0405
#2305-134



LANDSCAPE TREE PLAN

0' 5' 10' 20' 40'

SCALE: 1"=10'-0" NORTH

BASE MAP FROM RKK CONSTRUCTION; MERCER ISLAND

PLANT MATERIAL LEGEND

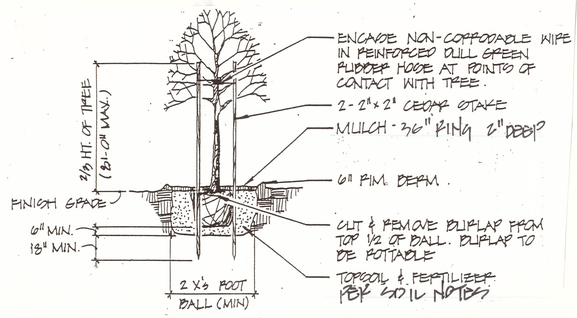
Abrev.	*Common Name/Botanical Name*	*Size*	QTY
trees:			
GF	Grand Fir/*Abies grandis*	6' hgt./B&B	3
VM	Vine Maple/*Acer circinatum*	10' hgt./B&B	3
WRC	Western Red Cedar/*Thuja plicata*	6' hgt./B&B	2

GENERAL SOIL NOTES

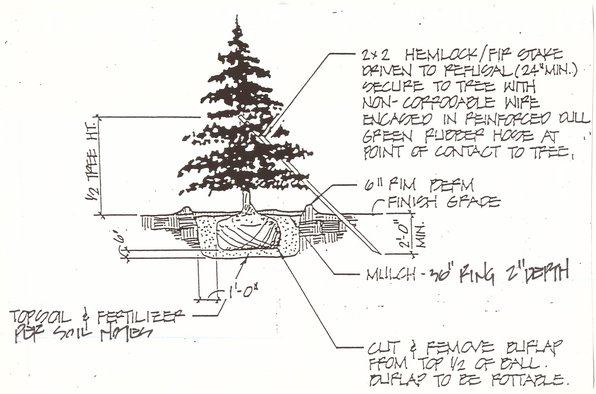
- Pocket plant proposed plant material with 50% on-site soil and 50% Gro-Co from Sawdust Supply, Seattle, WA.
- Add polymers in planting hole per manufactures specifications and install 2" depth hem fir mulch ring 36" wide around all trees.

WATERING PROGRAM

All trees to be planted with compost and polymers to help retain moisture.
All trees to have 36" wide mulch ring to help retain moisture and out compete grasses.
All trees to have Gator watering bags -2 Gator water bags per tree Gator bags are to be monitored and refilled every third day.
Once domestic water is working in a hose bib on the house the trees shall be put on a hose bib controller and drip line though out the remainder of construction.
Upon completion of the house the trees drip irrigation system will be included in the house system irrigation and tied to an automatic controller.



DECIDUOUS PLANTING DETAIL



CONIFER PLANTING DETAIL

FOR SUBMITTAL ONLY
NOT FOR CONSTRUCTION USE

LBA

Lauchlin R Bethune Associates, Inc.
ASLA

LANDSCAPE ARCHITECTURE & PLANNING, ASLA

P.O. Box 1442
Maple Valley, Washington 98038
phone: (425) 432-9877

e-mail :
lauch@bethuneassociates.com
www.bethuneassociates.com

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LAUCHLIN R. BETHUNE
CERTIFICATE NO. 462

REVISIONS

RKK CONSTRUCTION
LOT 1

36XX 90TH AVE SE
MERCER ISLAND, WASHINGTON

LANDSCAPE TREE PLAN

JOB NO. #222152

SCALE: 1"=10'-0"
DATE: 10/18/22
DRAWN: LRB
CHK: LRB

SHEET
L 1.0

BUILDING CODE: 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2018 INTERNATION RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)
FLOOR DEAD LOAD = 15 PSF
BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (NOMINAL 3 SEC GUST) = 100 MPH FOR RISK CATEGORY II, EXPOSURE "C", Kzt=1.00
SOIL SITE CLASS "D" , SEISMIC CATEGORY D1/D2, Ss=1.50, Sds=1.00
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B

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

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

GENERAL

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.
BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH Ø2.29"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
FOUNDATION SILL BOLTS (MIN. 7" EMBED.) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) U.N.O.
METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STEEL CONNECTORS

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS
	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2,500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3,000 psi (6% air entrained +/- 1%)

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5½ SACKS OF CEMENT PER CUBIC YARD CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL VERTICAL REINFORCING STEEL TO COMPLY WITH A615M A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4FT OF SOIL)

CARPENTRY

GENERAL
ALL NAILING TO COMPLY WITH REQUIREMENTS OF IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10.1
ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PER IRC 319.3, FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.

FASTENER DIMENSIONS
ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
8d COMMON (Ø.131" DIA, 2-1/2" LENGTH), 8d BOX (Ø.113" DIA, 2-1/2" LONG), 10d COMMON (Ø.148" DIA, 3" LONG)
10d BOX (Ø.128" DIA, 3" LENGTH), 16d COMMON (Ø.162" DIA, 3-1/2" LONG), 16d SINKER (Ø.148 DIA, 3-1/4" LONG)
5d COOLER (Ø.086" DIA, 1-5/8" LONG), 6d COOLER (Ø.092" DIA, 1-7/8" LONG)

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

JOISTS:	WOOD TYPE:
2X4 to 2X8	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
2X10 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
BEAM	
4X	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X OR LARGER	DF-L #2 - Fb=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS	
2X4 & 2X6	DF STUD - Fb=700 psi, Fv=180 psi, Fc=850 psi, E=1400000psi
2X8 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
POSTS	
4X4	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
4X6	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X6 OR LARGER	DF-L #1 - Fb=1200 psi, Fv=170 psi, Fc=1000 psi, E=1600000psi

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

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

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

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

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

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

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

ROOF/WALL/FLOOR SHEATHING
ROOF SHEATHING SHALL BE MINIMUM 7/16 SHEATHING W/ 24/16 SPAN INDEX U.N.O. WALL SHEATHING, INCLUDING GABLES, SHALL BE 7/16 SHEATHING W/ 24/16 SPAN INDEX MINIMUM U.N.O. FLOOR SHEATHING SHALL BE MINIMUM 23/32 T&G SHEATHING W/ 48/32 SPAN INDEX MINIMUM U.N.O. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD U.N.O. ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/ LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAPS STAGGERED. WALL SHEATHING, INCLUDING GABLES, SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

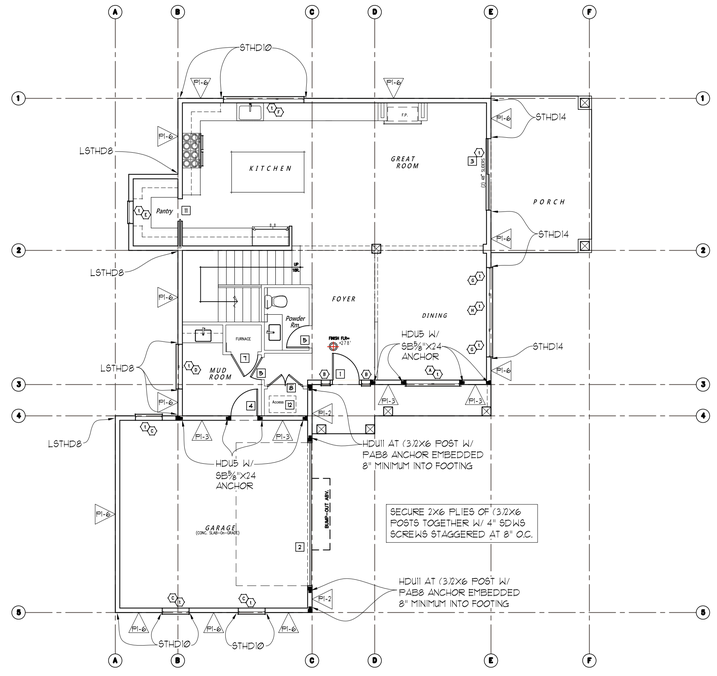
STAIR FRAMING
UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2X12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2X6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C.. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED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

SHEAR WALL SCHEDULE

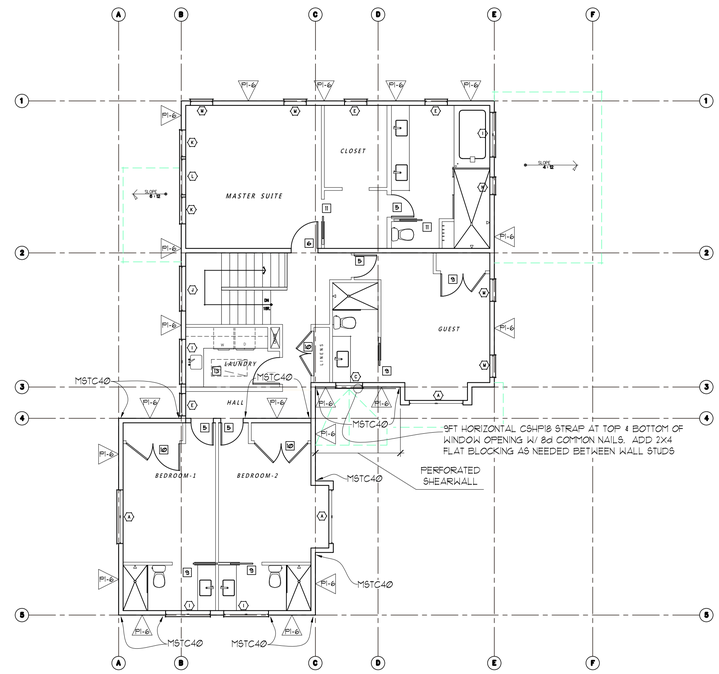
WALL MARK	SHEATHING (MINIMUM)	EDGE NAILING	FIELD NAILING	FRAMING @ ADJOINING PANEL EDGES	SOLE PLATE NAILING (STAGGER)	MINIMUM RIM BOARD OR BLOCKING WIDTH BELOW WALL	SILL PLATE	ANCHOR BOLT DIA. & SPACING
PI-6	7/16 SHEATHING ONE SIDE	8d (Ø.131"x2.5") AT 6" O.C.	12" O.C.	2X	(1) ROW 16d SINKER (Ø.148"x3¼") @ 8" O.C.	1.25" LSL (1.3E) UNLESS NOTED OTHERWISE	2X	5/8" DIA. @ 60" O.C.
PI-3	7/16 SHEATHING ONE SIDE	8d (Ø.131"x2.5") AT 3" O.C.	12" O.C.	2X	(1) ROW 16d SINKER (Ø.148"x3¼") @ 4" O.C.	1.75" LSL (1.55E) UNLESS NOTED OTHERWISE	2X	5/8" DIA. @ 42" O.C.
PI-2	7/16 SHEATHING ONE SIDE	10d (Ø.148"x3") AT 2" O.C.	12" O.C.	3X OR GREATER	(1) ROWS 16d SINKER (Ø.148"x3¼") @ 3" O.C. STAGGERED	1.75" LSL (1.55E) UNLESS NOTED OTHERWISE	2X	5/8" DIA. @ 24" O.C.

1. FRAMING SHALL BE 2X DOUG-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
2. SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL ADJOINING HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE
3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d (Ø.131"x2.5") @ 6" O.C. EDGE & 12" O.C. FIELD.
4. NAILING APPLIES TO ALL STUDS, TOP PLATES, SOLE PLATES, SILL PLATES, & BLOCKING. PANEL EDGE AND SILL/SOLE PLATE NAILING SHALL BE STAGGERED
5. ANCHOR BOLT SPACING IS 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. PROVIDE Ø2.29"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN ½" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER. DIAGONALLY SLOTTED WASHERS MAY BE USED W/ A STANDARD CUT WASHER PROVIDED BETWEEN PLATE WASHER & NUT. DO NOT RECESS BOLTS.
6. ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (U.N.O.) ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d (Ø.131" DIA x 2.5" LONG), 10d (Ø.148" DIA x 3" LONG), 16d COMMON (Ø.162" DIA x 3.5" LONG), 16d SINKER (Ø.148" DIA x 3.25" LONG)
7. IN LIEU OF 3X STUDS OR BLOCKING AT ADJOINING PANEL EDGES, 2-2X'S FACE NAILED W/ 10d COMMON NAILS (Ø.148" DIA x 3" LONG) STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. SHEATHING EDGES SHALL BE CENTERED BETWEEN THE 2-2x MEMBERS (SHALL NOT APPLY TO WALLS SHEATHED ON BOTH SIDES UNLESS ADJOINING PANEL EDGES ARE STAGGERED ON OPPOSITE FACES)
8. HOLDDOWNS AND STRAPS OF EQUIVALENT CAPACITY (W/ CURRENT ICC EVALUATION REPORT OR SIMILAR) MAY ONLY BE SUBSTITUTED FOR THOSE SPECIFIED ON PLAN WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.
9. BLOCKING IN FLOOR JOIST CAVITY IS REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW. BLOCKING SHALL HAVE WOOD GRAIN ORIENTED VERTICALLY UNLESS NOTED OTHERWISE.
10. SIMPSON MASAP MUDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE 5/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

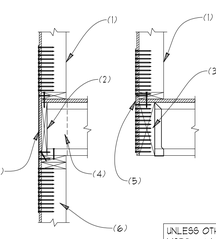
PERFORATED SHEAR WALLS: CONTINUE SHEAR WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BETWEEN FULL HEIGHT WALL SEGMENTS WITH NAILING AS SHOWN IN SHEAR WALL SCHEDULE. ANY INCREASE TO HEIGHT OR WIDTH OF WINDOW OPENING MUST BE APPROVED BY ENGINEER OF RECORD.



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



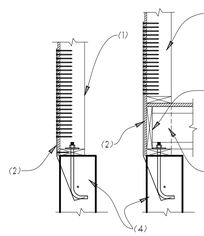
UPPER FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"



1. UPPER FLOOR WALL PER PLAN W/ DBL STUDS AT STRAP MINIMUM
2. RIM BOARD PER PLAN
3. BEAM PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. STRAP TIE PER PLAN CENTER STRAP ON RIM @ WALL TO WALL & CENTER STRAP ON FLOOR DIAPHRAGM @ WALL TO BEAM
6. LOWER FLOOR WALL OR BEAM PER PLAN W/ DBL STUDS AT STRAP MINIMUM

UNLESS OTHERWISE NOTED:
MSTCxx & MSTCxxB3 STRAPS SHALL BE INSTALLED W/ 10d COMMON NAILS (Ø.148"x3")
ALL OTHER STRAPS SHALL BE INSTALLED W/ 16d COMMON NAILS (Ø.162"x3.5")

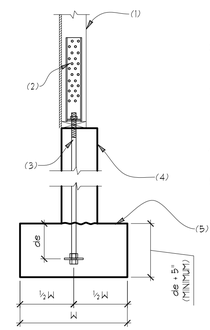
H1 TYPICAL STRAP TIE @ UPPER FLOORS
SCALE: ¾"=1'



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLESS NOTED OTHERWISE
2. STRAP TIE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS. W/ 16d SINKER (Ø.148"x3¼") OR 10d COMMON (Ø.148"x3") NAILS
3. RIM BOARD PER PLAN
4. CONCRETE STEM WALL PER PLAN W/ #4 REBAR IN UPPER 3" TO 5" OF STEM WALL
5. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY

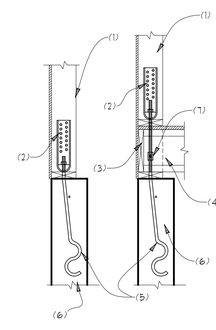
FOUNDATION STRAP	NAILS INTO END POST
LSTHD8/LSTHD8RJ	10
STHD10/STHD10RJ	24
STHD14/STHD14RJ	30

H2 TYPICAL STRAP TIE HOLDOWN
SCALE: ¾"=1'



1. SHEAR WALL PER PLAN W/ SOLID DOUG-FIR POST PER SHEAR WALL KEY PLAN
2. HEAVY DUTY HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS.
3. SIMPSON PAB ANCHOR BOLT PER PLAN W/ EMBEDDED INTO FOOTING AS SPECIFIED ON SHEAR WALL KEY PLAN
4. NEW CONCRETE STEM WALL PER PLAN
5. ENLARGED CONCRETE FOOTING PER PLAN

H3 PAB ANCHOR BOLT AT HOLDOWN
SCALE: ¾"=1'



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLES NOTED OTHERWISE
2. ANCHOR BOLT STYLE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS.
3. RIM BOARD PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. ANCHOR BOLT INSTALLED PER MANUF. SPECS. (SEE BELOW FOR SIZE PER HOLDOWN) MAINTAIN 5" CLEARANCE FROM FNDTN VENTS.
6. CONCRETE STEM WALL PER PLAN
7. EXTEND ANCHOR BOLT W/ COUPLER NUT & ALL THREAD ROD

ANCHOR	EMBED.
SSTB16 (DIA. = 5/8")	12⅝"
SSTB20 (DIA. = 5/8")	16⅝"
SSTB24 (DIA. = 7/8")	20⅞"
SSTB28 (DIA. = 7/8")	24⅞"
SSTB34, SSTB36 (DIA. = 7/8")	28⅞"
SB5/8x24, SB7/8x24	18"
SBIx30	24"

H4 TYPICAL ANCHOR BOLT HOLDOWN
SCALE: ¾"=1'

STRUCTURAL PLANS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Court, Ste. 210-B
Gig Harbor, WA 98335
Ph: 253-858-3248
Email: myengineer@centurytel.net

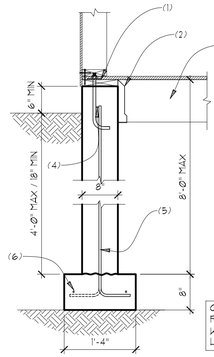
MARK R. MYERS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Mark Myers, PE
Date: 2023.05.02 15:56:34 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:
ASSIGNED ADRESS	MM	5-2-2023

DATE: 4-13-2022
INIT: MM
PROJECT #: 2421

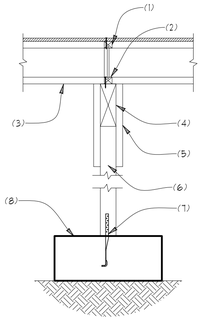
S1



1. 2X NET WIDTH PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE W/ ⅝" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE
2. SIMPSON JB210A TOP FLANGE JOIST HANGER W/ 10dx1½" NAILS PER MANUF. W/ VAPOR BARRIER SEPERATING JOIST & HANGER FROM CONCRETE STEM WALL
3. 2X10 FLOOR JOIST PER PLAN
4. #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
6. (2) #4 REBAR CONTINUOUS IN FOOTING

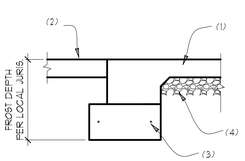
OPTIONAL: FACE MOUNT HANGER AT 2X10 P.T. LEDGER ATTACHED TO STEM WALL W/ ½" BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER

50 8" STEM WALL AT DROPPED JOISTS
SCALE: ¾"=1'

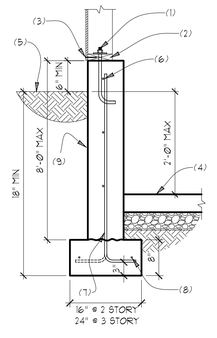


1. I-JOIST BLOCKING REQUIRED AT BEARING OR SHEAR WALLS ABOVE OR WHEN JOISTS ARE NOT CONTINUOUS AT BEAM
2. SECURE BLOCKING TO BEAM W/ 8d NAILS @ 6" O.C.
3. I-JOIST PER PLAN
4. BEAM PER PLAN
5. 2X OR SHEATHING CLEATS BOTH SIDES TO SECURE BEAM TO POST (3) 10d NAILS PER CLEAT PER MEMBER
6. 4X OR 6X TREATED POST (4X6 MIN AT BEAM SPLICE)
7. SIMPSON MABI5 ANCHOR W/ 10dx1½" COMMON NAILS (0.148"x1.5") TO POST
8. ISOLATED OR CONTINUOUS SPREAD FOOTING PER PLAN

51 THICKENED SLAB EDGE AT GARAGE
SCALE: ¾"=1'

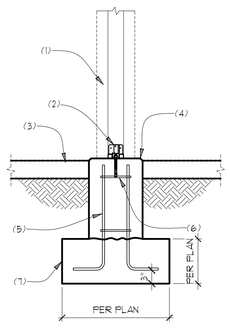


1. 4" CONCRETE SLAB PER PLAN W/ THICKENED EDGE AT DOOR OPENING
2. FINISH GRADE OR SLAB AS OCCURS
3. (2) #4 REBAR IN CONTINUOUS FOOTING
4. 4" COMPACTED GRANULAR FILL



1. ⅝" DIA. ANCHOR BOLT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE W/ 7" MIN. EMBEDMENT
2. 2X PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE
3. SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
4. 4" CONCRETE SLAB OVER 4" COMPACT FILL
5. FINISH GRADE OR SLAB AS OCCURS
6. #4 HORIZ. REBAR @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
7. #4 VERTICALS @ 18" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
8. (2) #4 REBAR CONTINUOUS IN FOOTING
9. INSTALL DAMPPROOFING OR WATERPROOFING PER IRC R406 WHERE INTERIOR SLAB IS BELOW EXTERIOR GRADE

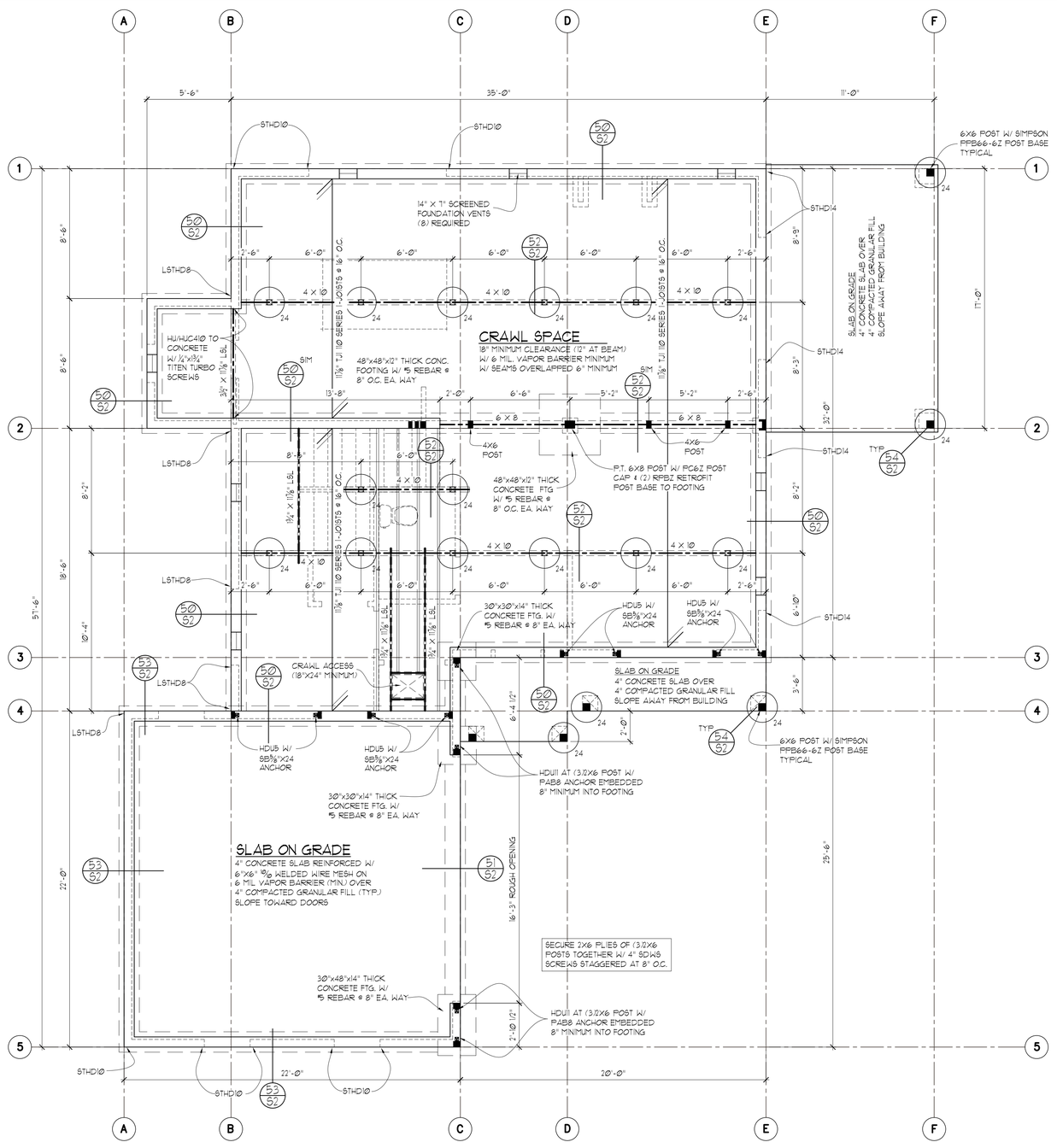
52 INTERIOR FOOTING @ BEAM LINE
SCALE: ¾"=1'



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

53 8" STEM WALL AT SLAB ON GRADE
SCALE: ¾"=1'

54 FOOTING AT WOOD COLUMN
SCALE: ¾"=1'



FOOTING SCHEDULE

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

● 24	P.T. POST ON 24" DIA. X 10" THICK PLAIN CONC. FOOTING
■ 24	P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY
■ 30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY
	FOOTING SIZES BASED ON 1500 PSF SOIL BEARING CAPACITY

FOUNDATION/FLOOR FRAMING PLAN

SCALE : ¼"= 1'-Ø"

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

STRUCTURAL PLANS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET
MERCER ISLAND, WA

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MARK R. MYERS — STATE OF WASHINGTON — 19176 — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Mark Myers, PE
Date: 2023.05.02 15:32:10 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

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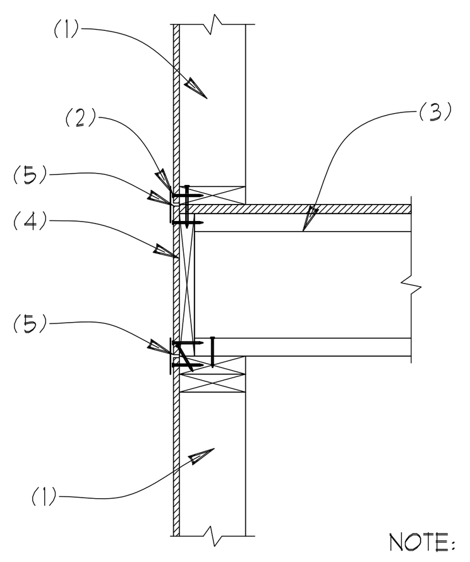
DATE: 4-13-2022
INIT: MM
PROJECT #: 2421

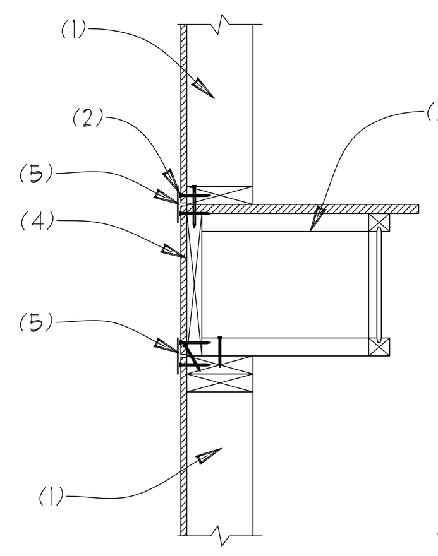


1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST PER PLAN SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 8d NAIL TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
5. SHEATHING PANEL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

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

60 FLOOR JOIST BEARING AT STUD WALL

SCALE: ¾"=1'

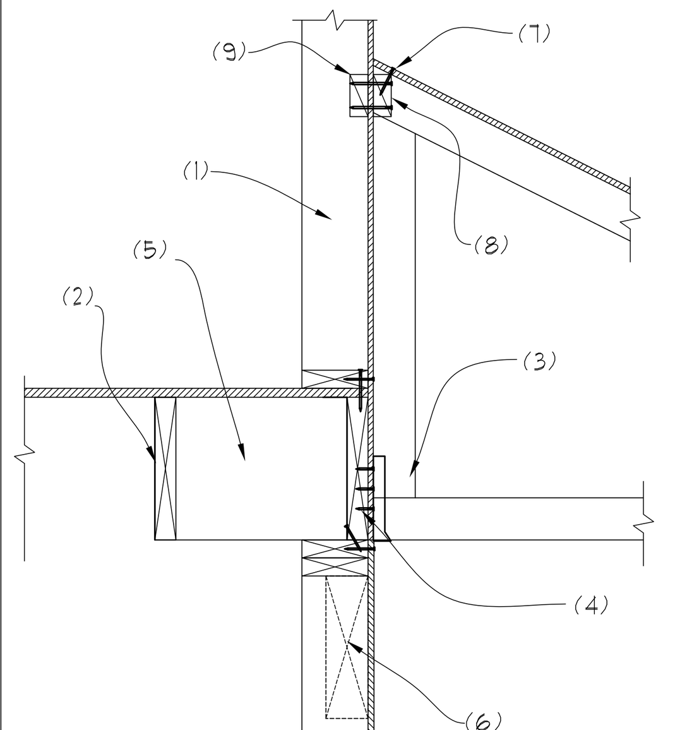


1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 10d NAIL (Ø.131"x3") TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

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

61 FLOOR JOIST PARALLEL TO STUD WALL

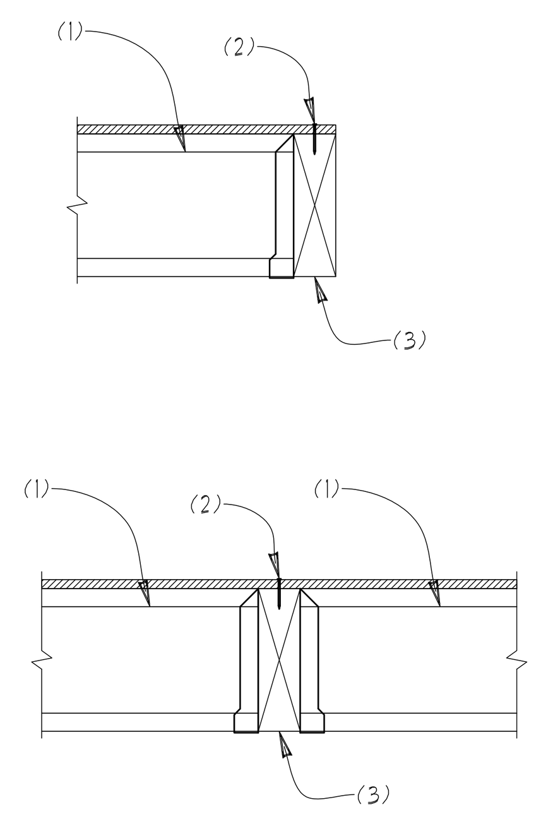
SCALE: ¾"=1'



1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
2. FLOOR JOISTS PER PLAN.
3. JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
4. 2X OR 1⅛" LSL RIM JOIST MINIMUM W/ 8d TOE NAILS @ 6" O.C. TO TOP PLATE
5. JOISTS PER PLAN OR JOIST BLOCKING @ 24" O.C. IN FIRST BAY, TOE NAILED TO TOP PLATE W/ (2) 8d TOE NAILS
6. STUD WALL OR BEAM PER PLAN
7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
8. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
9. 2X BLOCKING BETWEEN STUDS W/ (2) 10d COM. TOE NAILS PER STUD

62 MONO/JACK TRUSS TO RIM

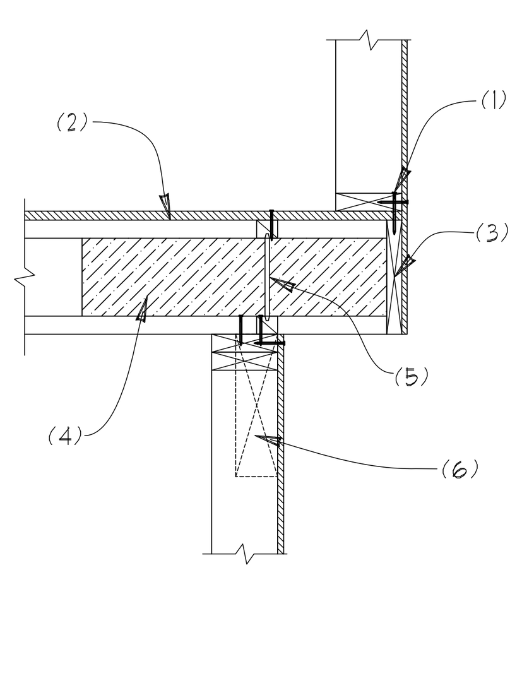
SCALE: ¾"=1'



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

63 FLOOR JOIST AT BEAM

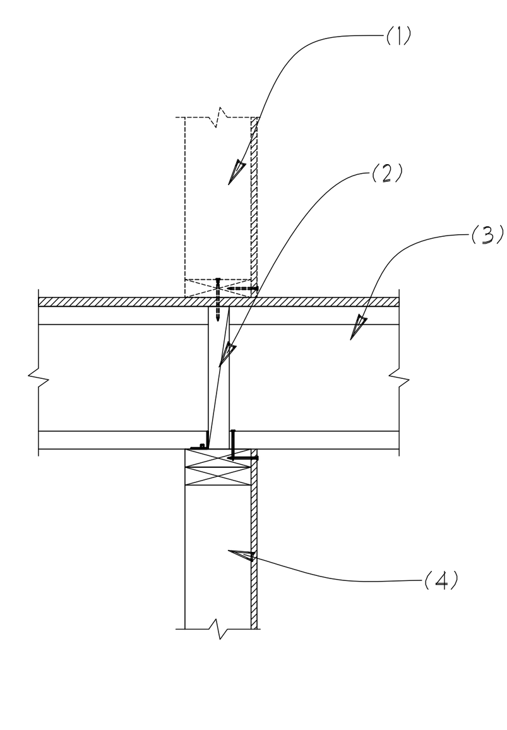
SCALE: ¾"=1'



1. BASE PLATE NAILING AND EDGE NAILING PER SHEAR WALL SCHEDULE
2. I-JOIST PER PLAN SECURED TO SILL PLATE W/ (3) 8d NAILS
3. SOLID CONTINUOUS RIM BOARD W/ 10d NAILS (Ø.131"x3") TO TOP AND BOTTOM CHORD OF EACH JOIST
4. WEB STIFFENER AND/OR JOIST REINFORCEMENT WHERE REQUIRED BY JOIST MANUF.
5. I-JOIST BLOCKING SECURED TO TOP PLATE W/ 8d NAILS AT 6" O.C.
6. 2x STUD WALL OR BEAM PER PLAN

64 I-JOIST CANTILEVER

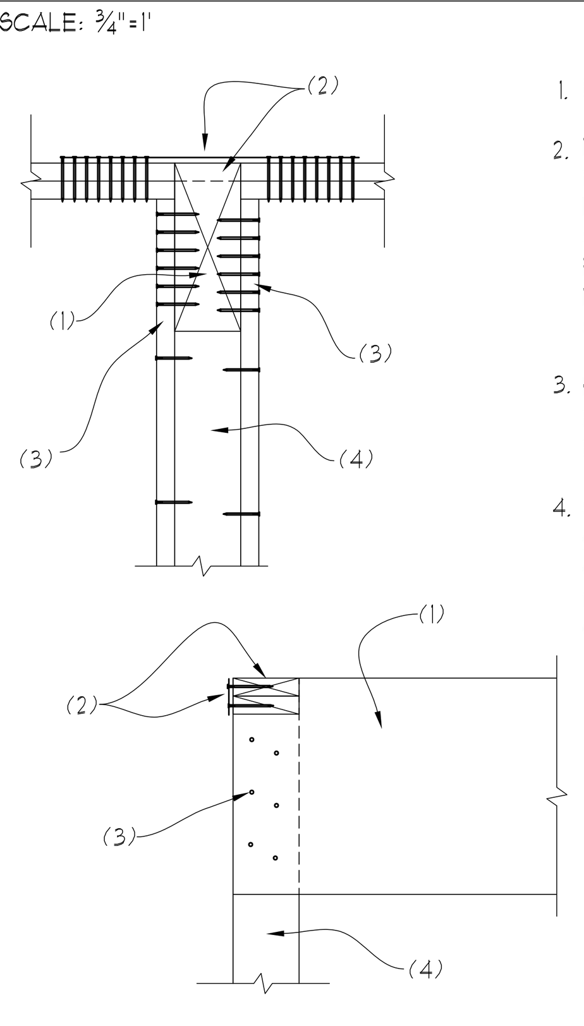
SCALE: ¾"=1'



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

65 FLOOR JOIST AT INT. WALL OR BEAM

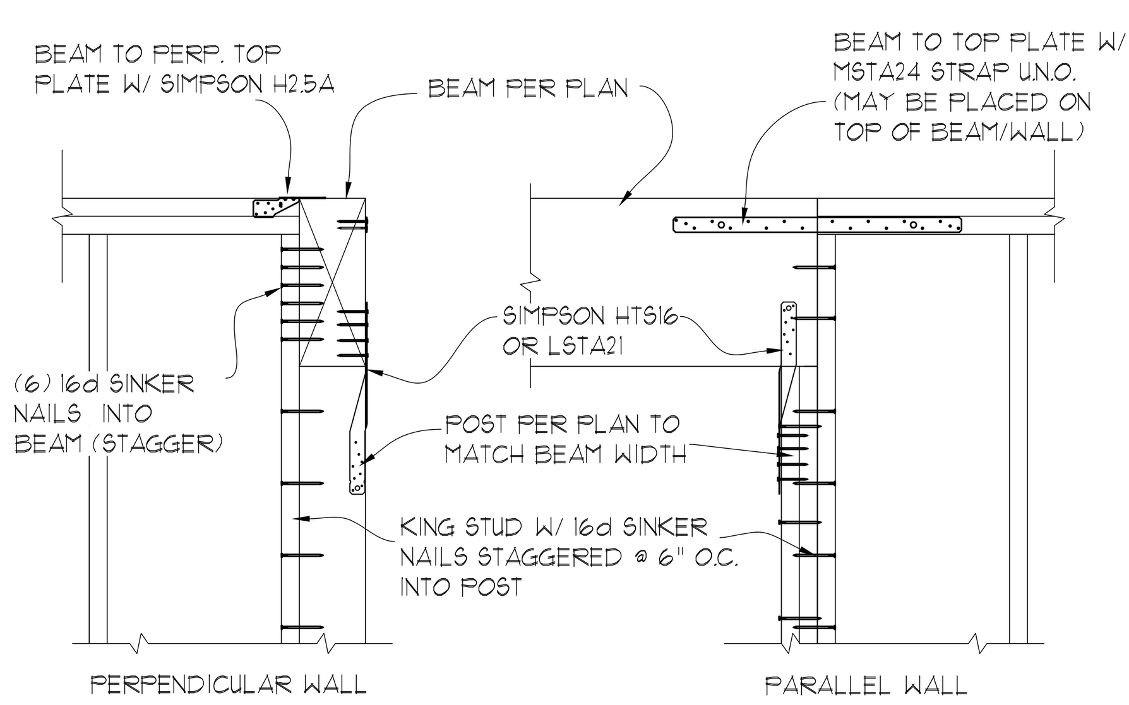
SCALE: ¾"=1'



1. BEAM PER PLAN
2. NOTCH BEAM FOR CONTINUOUS TOP 2X PLATE OF DOUBLE 2X PLATE OR INSTALL SIMPSON CMSTC16 OR MSTC28 STRAP ON TOP FACE OR EXTERIOR FACE OF DISCONTINUOUS PLATES W/ MINIMUM (8) 16d SINKER NAILS EACH SIDE OF BREAK IN TOP PLATE.
3. KING STUD W/ (6)-16d SINKER NAILS TO BEAM (STAGGERED) EACH SIDE AT BEAM & 8" O.C. STAGGERED TO POST
4. SOLID POST TO MATCH WIDTH OF BEAM OR BUILT UP 2X STUDS W/ PLYWOOD OR OSB FILLER AS NEEDED. (NAIL PLIES OF BUILT UP 2X POST WITH 10d COMMON NAILS @ 12" O.C. (STAGGERED)

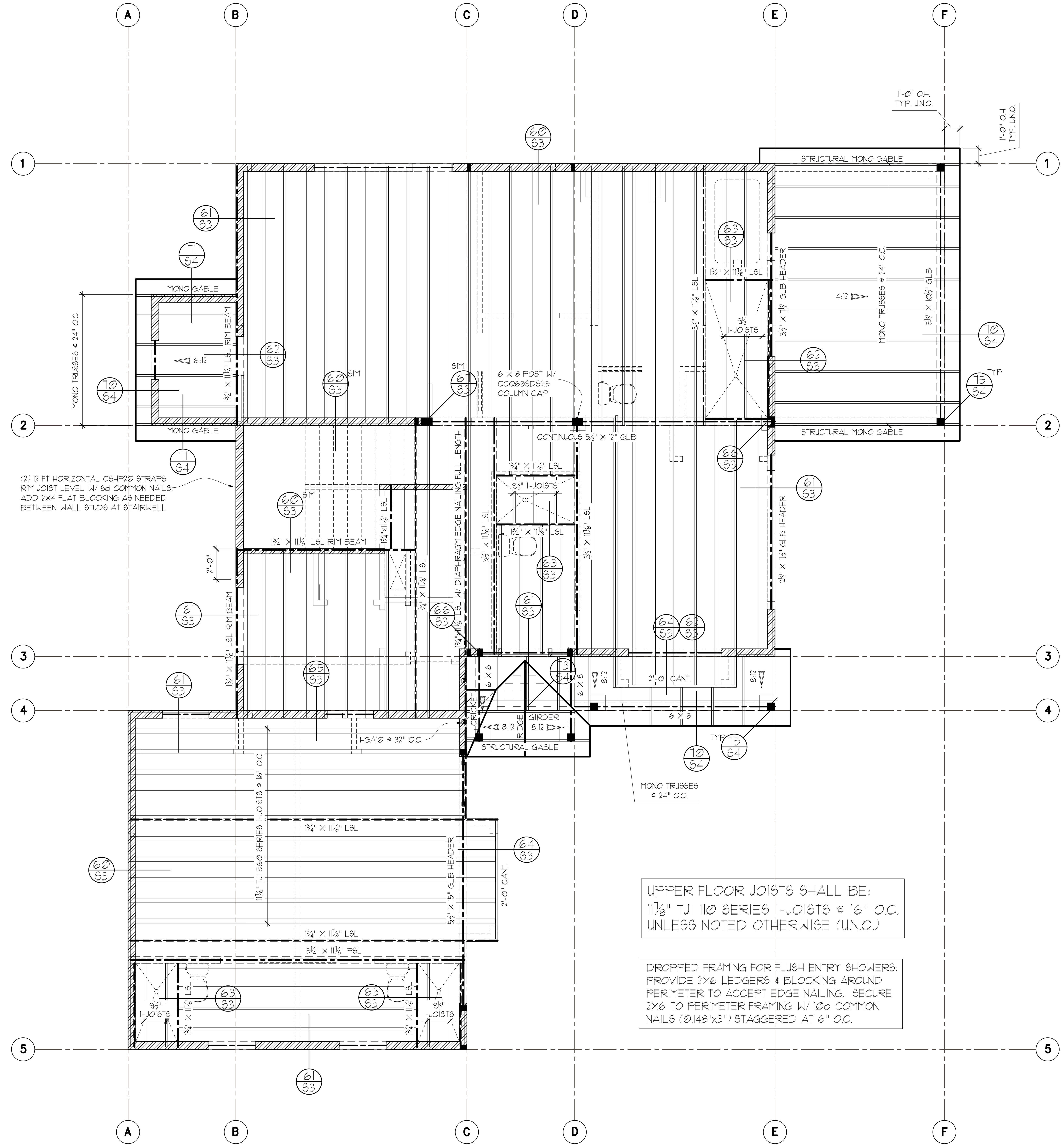
66 BEAM POCKET AT WALL

SCALE: ¾"=1'



67 BEAM POCKET AT CORNER

SCALE: ¾"=1'



UPPER FLOOR FRAMING PLAN

SCALE : ¼"= 1'-Ø"

- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- ■ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN

STRUCTURAL PLANS

CHASE'S CORNER - LOT 1
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MERCER ISLAND, WA

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Date: 2023.05.02 15:31:27 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

DATE: 4-13-2022
INIT: MM
PROJECT #: 2421

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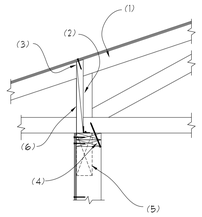
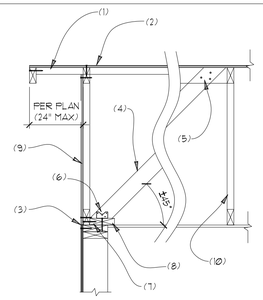


1. CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
2. 1½" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
3. ROOF DIAPHRAGM EDGE NAILING PER PLAN
4. 6" SIMPSON SDWC TRUSS SCREW AT EACH TRUSS INSTALLED PER MANUFACTURER'S SPECS.
5. STUD WALL OR BEAM PER PLAN
6. WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

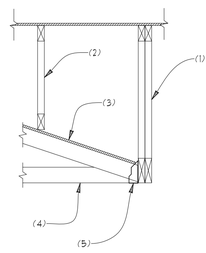
10 CANTILEVER HEEL AT BEARING
SCALE: ¾"=1'



1. 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1X MIN.) SECURED TO ENDS W/ (2) 10d NAILS
2. ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
3. SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
4. 2x DIAGONAL BRACE @ 8FT O.C.
5. SECURE BRACE AT 2x BLOCKING W/ (3) 10d NAILS
6. SIMPSON A34 AT 2x BRACE
7. ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.
8. 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
9. GABLE END TRUSS W/ VERTS. @ 24" O.C. & TOP CHORD DESIGNED TO BE NOTCHED FOR OUTLOOKERS.

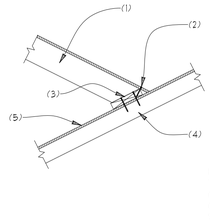
10. ROOF TRUSSES @ 24" O.C. PER PLAN

11 GABLE END TRUSS
SCALE: ¾"=1'



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

12 GIRDER TRUSS AT OVERFRAMING
SCALE: ¾"=1'



1. CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/ (4) 16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)
2. EDGE NAILING
3. 2x VALLEY BOARD TO MATCH RAFTER W/ (2) 16d NAILS PER TRUSS
4. ROOF TRUSS TOP CHORD OR RAFTER PER PLAN
5. CONTINUOUS SHEATHING BENEATH OVERFRAMING OR 2x4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.

FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:

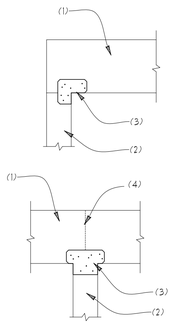
0'-0" TO 6'-7"	2x4
6'-8" TO 9'-7"	2x6
9'-8" TO 12'-2"	2x8
12'-3" TO 14'-10"	2x10
14'-11" TO 17'-3"	2x12

(ASSUMES RAFTERS @ 24" O.C. LL=30PSF & DL=10PSF PER TABLE R802.5.1(3) FOR HF #2)

13 VALLEY FRAMING
SCALE: ¾"=1'

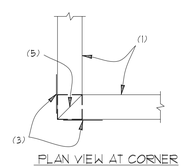
1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
2. JOIST PER PLAN SECURED TO PLATE W/ (3) 8d NAILS.
3. 1.5" LSL RIM BOARD MINIMUM W/ UPSIDE DOWN JOIST HANGER
4. JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
5. LSL BLOCKING TOE NAILED TO TOP PLATE W/ 8d NAILS AT 6" O.C.
6. 2x STUD WALL OR BEAM BELOW PER PLAN
7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
8. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
9. 2X BLOCKING BETWEEN STUDS

14 ROOF TRUSS TO RIM AT CANTILEVER
SCALE: ¾"=1'

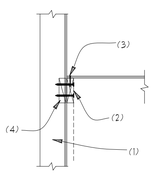


1. BEAM PER PLAN
2. WOOD POST OR COLUMN PER PLAN
3. SIMPSON AC OR LCE POST CAPS (PAIRED)
4. BEAM SPLICE AS OCCURS
5. MITER CUT BEAMS AT CORNER CONDITION

15 WOOD BEAM AT WOOD POST
SCALE: ¾"=1'

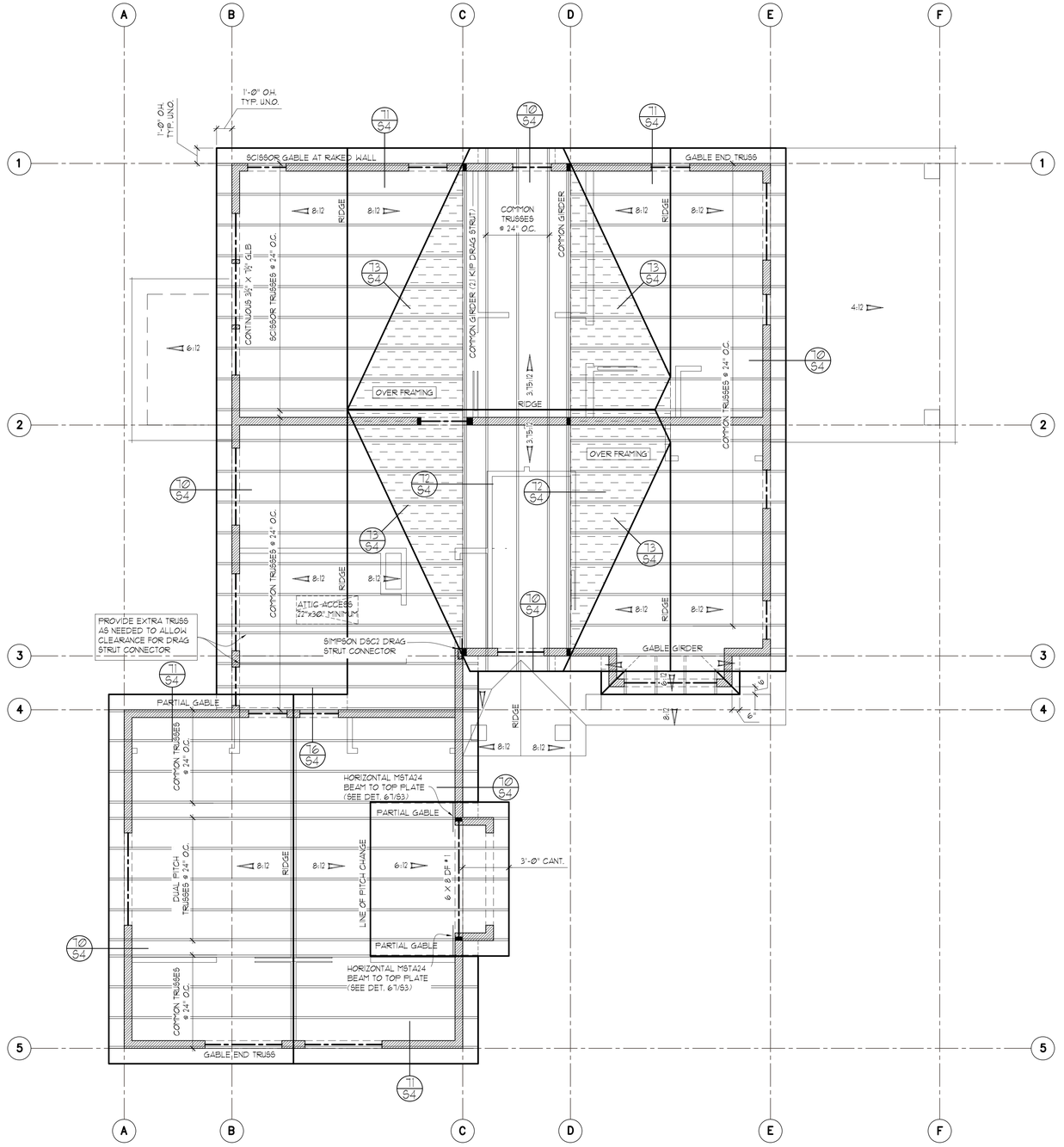


PLAN VIEW AT CORNER



1. EXTERIOR STUD WALL PER PLAN
2. RAFTER, TRUSS TOP CHORD, OR 2X6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
3. ROOF DIAPHRAGM EDGE NAILING PER PLAN
4. 2X6 BLOCKING BETWEEN STUDS

16 ROOF DIAPHRAGM TO WALL
SCALE: ¾"=1'



ROOF FRAMING PLAN

SCALE : ¼"= 1'-0"

- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
  - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
  - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
  - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
  - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4X8 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN

STRUCTURAL PLANS

CHASE'S CORNER - LOT 1
8908 SE 37th STREET
MERCER ISLAND, WA

Myers Engineering, LLC
3206 50th Street Court, Ste. 210-B
Gig Harbor, WA 98335
Ph: 253-858-3248
Email: myengineer@centurytel.net

MARK R MYERS
STATE OF WASHINGTON
STATE REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Mark Myers, PE
Date: 2023.05.02 15:30:43 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

S4

DATE: 4-13-2022
INIT: MM
PROJECT #: 2421