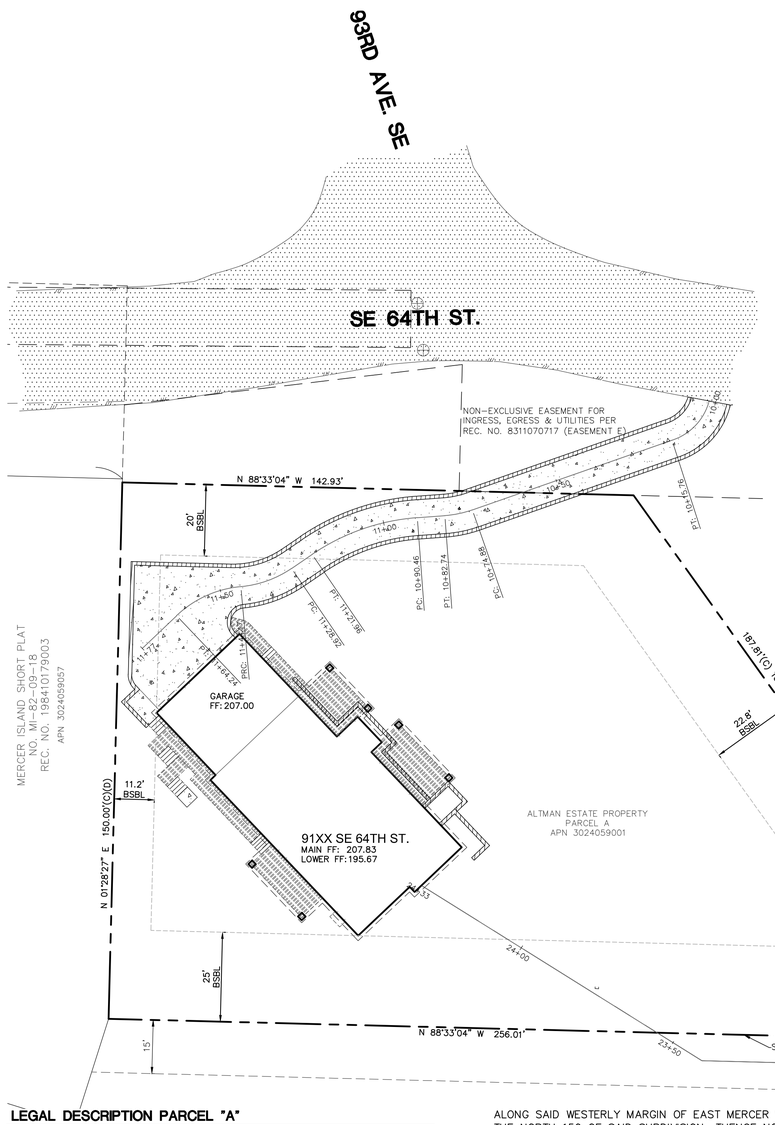
PORTION OF NE1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, WM

ALTMAN PARCEL A

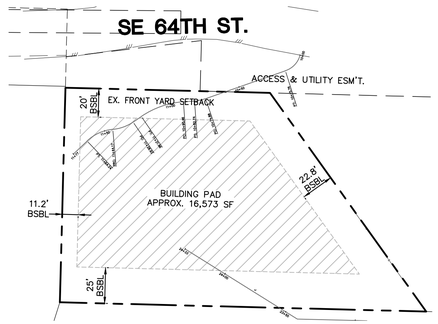


LEGEND

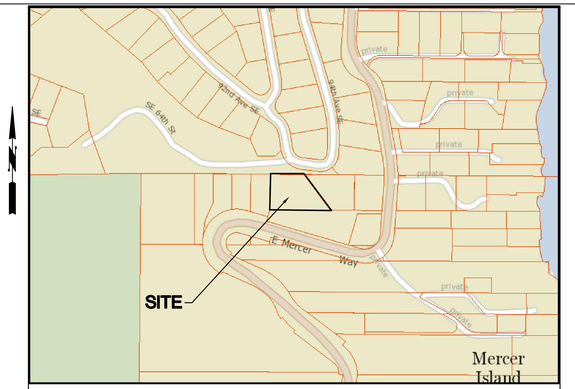
- FOUND MONUMENT IN CASE
- FOUND REBAR/CAP AS NOTED
- UTILITY POLE W/UNDERGROUND (UG) CONDUIT
- UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
- UTILITY POLE W/ LIGHT (LP)
- UTILITY POLE (PP)
- POWER POLE GUY ANCHOR (GUY)
- TELEPHONE MANHOLE (TMH)
- SANITARY SEWER MANHOLE (SSMH)
- POWER METER (EM)
- 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"CY	CHERRY
12"D	DECIDUOUS
12"M	MAPLE
12"C	CEDAR
12"F	FIR
BFNC	WOOD FENCE
CLFNC	CHAIN LINK FENCE
EX.	EXISTING
LOC.	LOCATION
(REM.)	REMOVE



BUILDING PAD DIAGRAM
1" = 50'



VICINITY MAP
N.T.S.

PROJECT SITE DATA - PARCEL A

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
SITE ADDRESS: 91XX SE 64TH STREET , MERCER ISLAND, WA 98040
TAX ACCT. NO.: 302405-9001
TOTAL LOT AREA: 29,921 SF± OR 0.687 AC.±

PROJECT CONTACT LIST:

OWNER	ESTATE OF JAMES H. ALTMAN, SR.	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:	STRUCTURAL ENGINEER:	
CIVIL ENGINEER:	LITCHFIELD ENGINEERING 12840 81ST AVENUE N.E. KIRKLAND, WASHINGTON 98034 CONTACT: KEITH LITCHFIELD, P.E. PHONE: (425) 821-5038	LANDSCAPE ARCHITECT:	
SURVEYOR:	INFORMED LAND SURVEY, LLC 3215 S. 12TH STREET TACOMA, WASHINGTON 98405 CONTACT: EVAN WAHLSTROM PHONE: (253) 627-2070		

UTILITY CONTACT LIST:

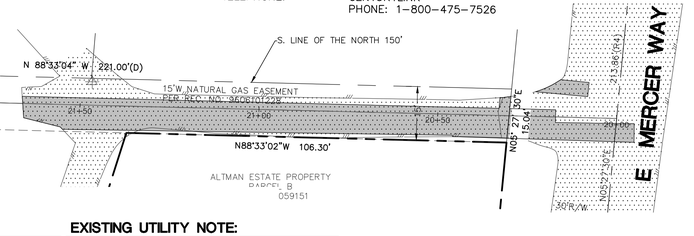
SANITARY SEWER:	CITY OF MERCER ISLAND (206) 275-7783
WATER:	CITY OF MERCER ISLAND (206) 275-7783
ELECTRIC:	PUGET SOUND ENERGY PHONE: 1-800-321-4123
GAS	PUGET SOUND ENERGY PHONE: 1-800-321-4123
TELEPHONE:	CENTURYLINK PHONE: 1-800-475-7526

SHEET INDEX

SIDE YARDS

A. LOT WIDTH: 199.5'
B. SUM OF BOTH SIDE YARDS: 33.9' (17% O LOT WIDTH PER MICC 19.02.02.C.1.c1 (b))
C. 33% OF SUM (MINIMUM OF ANY ONE SIDE): 11.2' (LARGER OF 10 FEET OF 33% OF SIDE YARD AGGREGATE, PER MICC 19.02.020.C.1.c.ii AND 19.02.020.C.1.c.iii (b))

GRAPHIC SCALE
20 0 10 20
SCALE IN FEET
1"=20'



LEGAL DESCRIPTION PARCEL "A"

APN 302405-9001:

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

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

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

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

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

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

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

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

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.

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 THUS 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.

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

APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

STATE OF WASHINGTON KEITH A. LITCHFIELD 29478 REGISTERED PROFESSIONAL ENGINEER
4-6-20
STAMP NOT VALID UNLESS SIGNED AND DATED

DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	4-6-2020	SUBMITTED TO CLIENT

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

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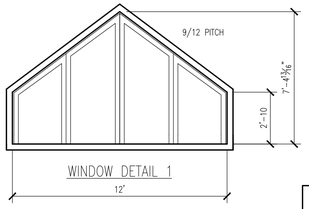
COVER SHEET
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

SHEET
1 of 5

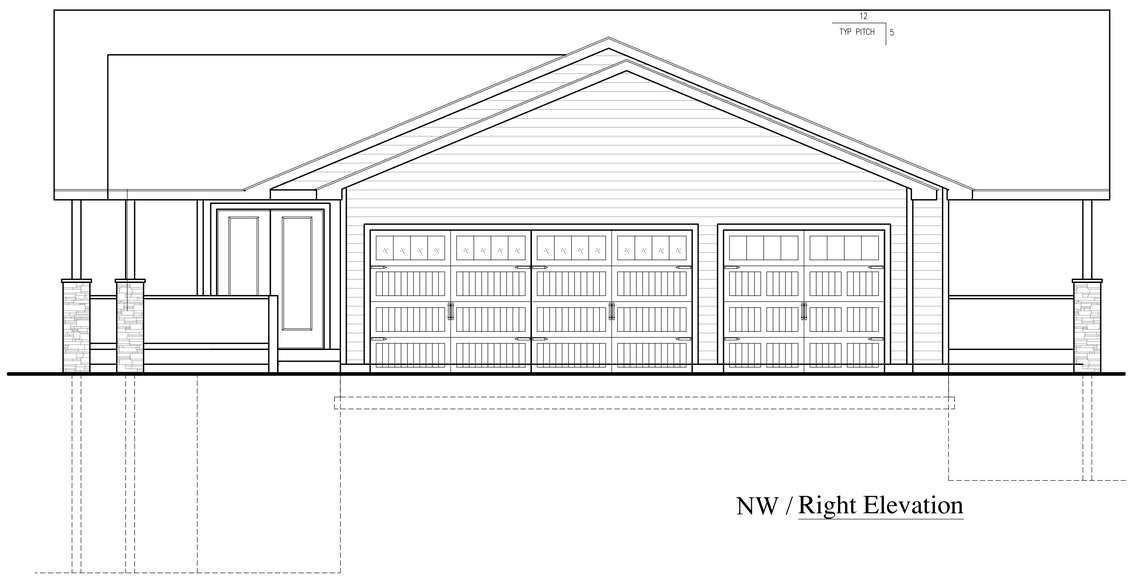
JOB No.

DRAWING: C:\Users\LE\Projects\Misc-SFR\Altman Mi Lots\LE Dwgs\Middle Lot\LE Altman Middle Lot A 4-9-20.dwg PLOT BY: LE Apr 09, 2020 @ 10:13pm

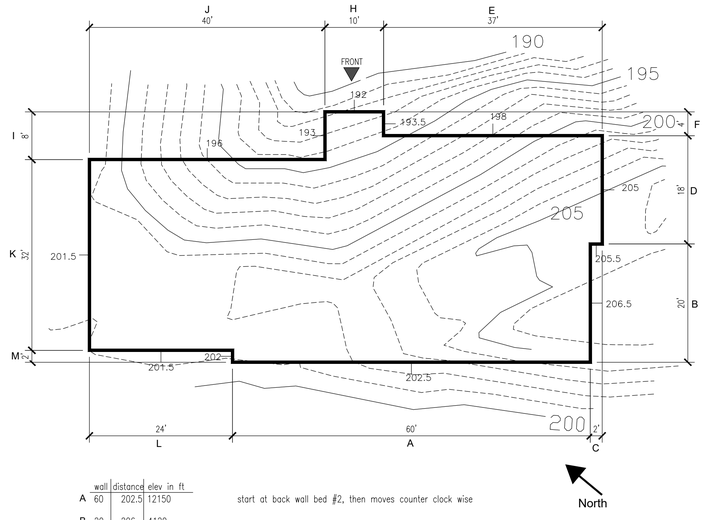


WINDOW DETAIL 1

NE / Front Elevation



NW / Right Elevation



	wall	distance	elev in ft	
A	60	202.5	12150	start at back wall bed #2, then moves counter clock wise
B	20	206	4120	
C	2	205.5	411	
D	18	205	3690	
E	37	198	7326	
F	4	193.5	774	
H	10	192	1920	
I	8	193	1544	
J	40	196	7840	garage front
K	32	201.5	6448	garage side
L	24	201.5	4836	garage back
M	2	202	404	
TOTALS:	257		51463	200.2451362 ABE

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.

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

Altman Middle Lot APN 3024059001

Building Information:

Main Floor SQ FT:	2293
Second Floor SQ FT:	0
Basement SQ FT:	2293
TOTAL SQ FT:	4586
Unfinished SQ FT:	0
Garage SQ FT:	768
Covered Area SQ FT:	579

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

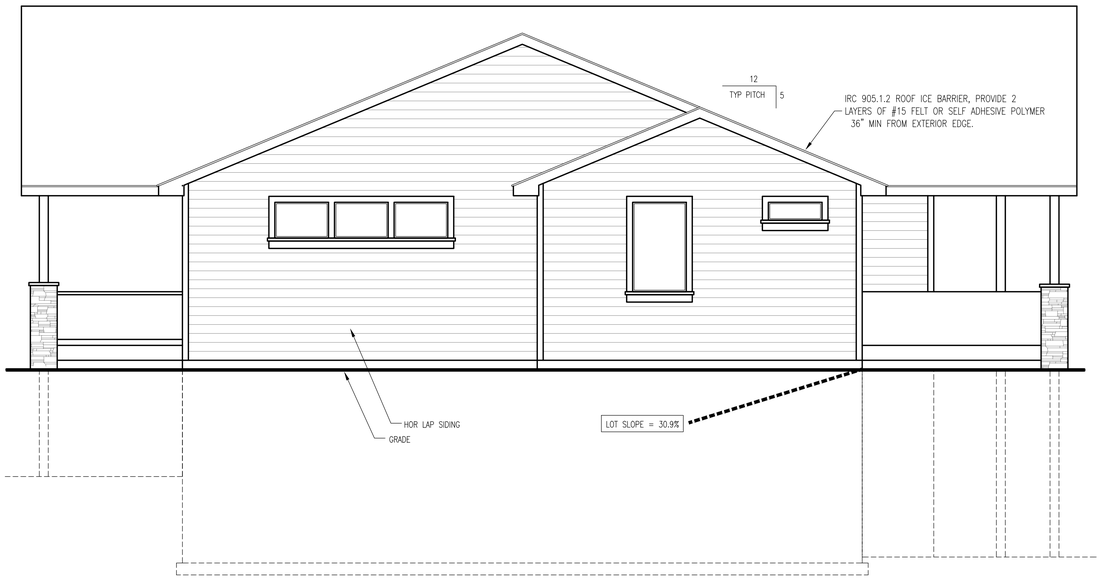
Ftg / Fdn / Roof Plan

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island - APN 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

1a

REV: 0 | 4/8/20

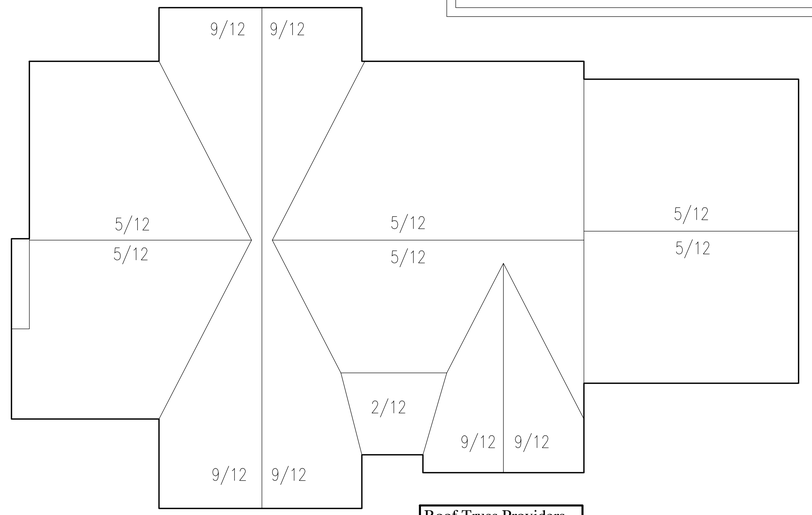


SE / Left Elevation

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.



Roof Truss Providers
PLEASE PROVIDE YOUR PLANS TO THIS OFFICE VIA EMAIL (mwcm01@gmail.com).

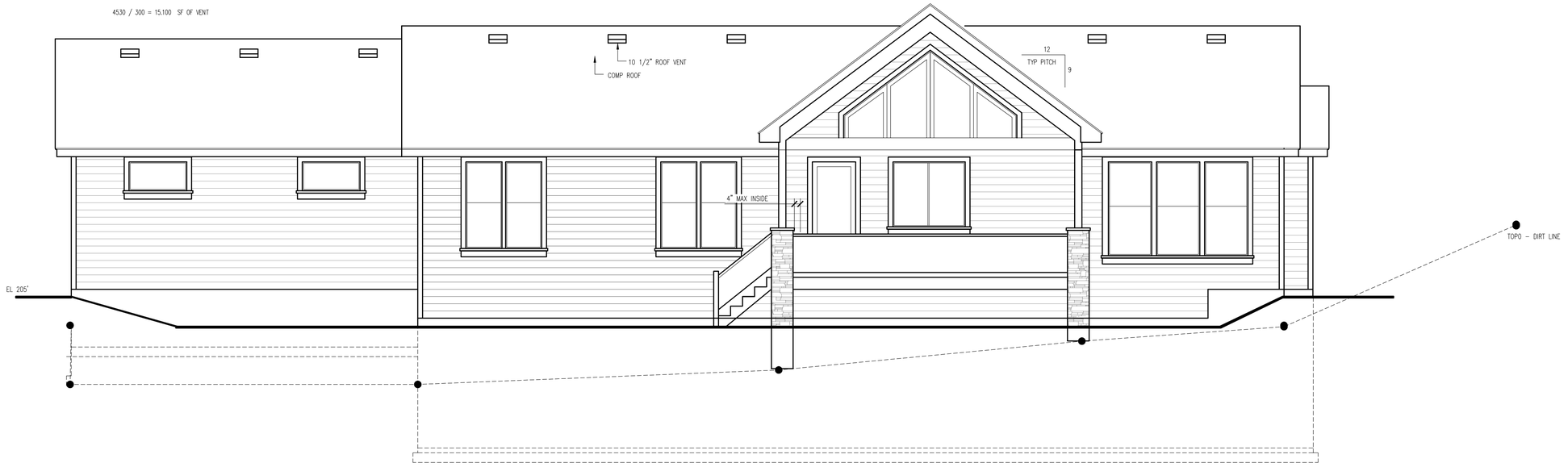
NOTE:
TRUSS MFGR TO VERIFY BEARING POINTS. IF NEW BEARING IS NEEDED, MFGR MUST INFORM THIS DESIGNER (509) 528-2884

Roof Plan

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

NOTE:
PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDE BY SOFFIT VENT

4530 / 300 = 15.100 SF OF VENT



SW / Rear Elevation

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

Altman Middle Lot APN 3024059001

Building Information:

Main Floor SQ FT:	2293
Second Floor SQ FT:	0
Basement SQ FT:	2293
TOTAL SQ FT:	4586
Unfinished SQ FT:	0
Garage SQ FT:	768
Covered Area SQ FT:	579

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

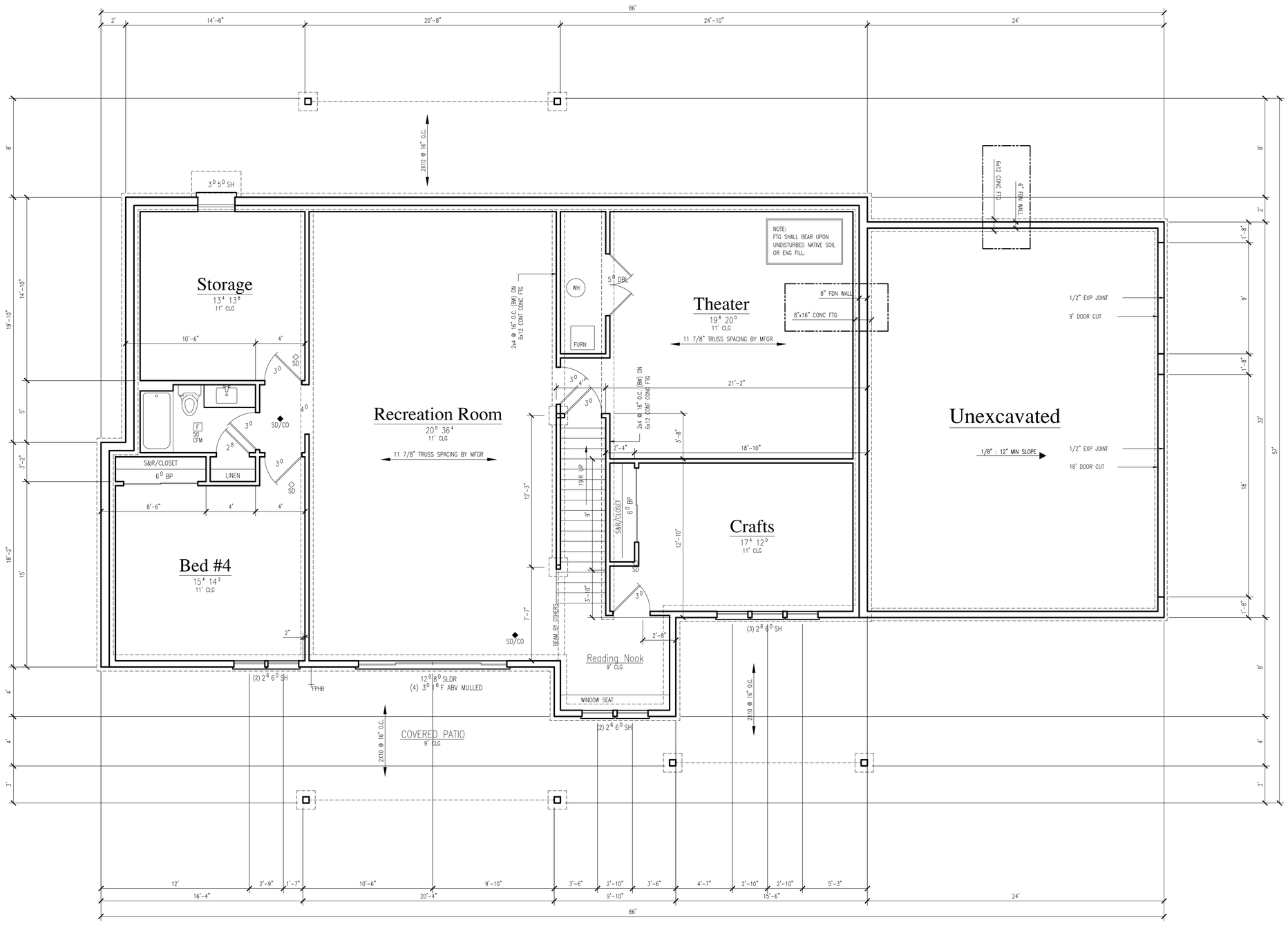
Ftg / Fdn / Roof Plan

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island – APN 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

1b

REV: 0 | 4/8/20



Footing & Foundation Plan

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.

MCLEOD HOME DESIGNS

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

Altman Middle Lot APN 3024059001

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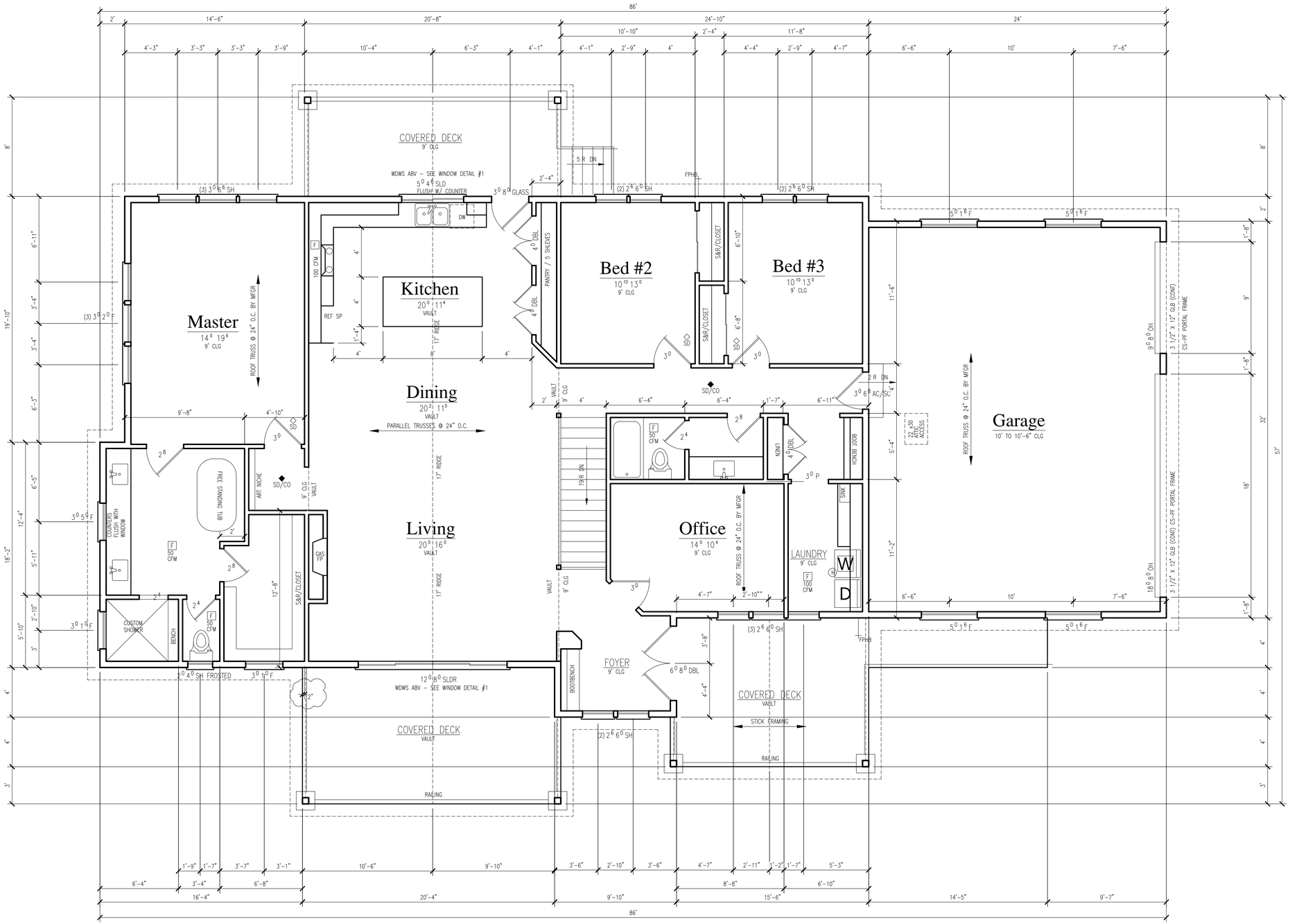
Ftg / Fdn / Roof Plan

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island – APN 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

2

REV: 0 | 4/8/20



Main Floor Plan

ROOF TRUSS PROVIDERS

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

FLOOR TRUSS PROVIDERS

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

Braced Wall Schedule

CONTINOUS SHEATHING CONDITION (SEISMIC D , WIND 85)

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

LEGEND

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

BUILDING INFORMATION

MAIN FLOOR SF:	2293
SECOND FLOOR SF:	0
BASEMENT FLOOR SF	2237
TOTAL CONDITIONED SF:	**4530**
TOTAL UNCONDITIONED SF:	
UNFINISHED SF:	0
GARAGE SF:	768
COVERED AREA SF:	0

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:

1. PROVIDE 30" RANGE AND HOOD W/ 100 CFM FAN VENTED TO EXTERIOR.
2. PROVIDE WATER RESISTANT GYPSUM BOARD IN TUB OR SHOWER RECESS.
3. PROVIDE 50 GALLON (MIN) WATER HEATER W/ ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE W/ 3/4" COPPER DRIP
4. 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.
5. DO NOT SCALE THESE DRAWINGS.
6. EXTERIOR WALLS OF HOUSE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
7. INTERIOR WALL OF HOUSE ARE TO BE 2 X 4, UNLESS OTHERWISE SPECIFIED.
8. EXTERIOR WALLS OF GARAGE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
9. HOUSE INSULATION AS NOTED BELOW:
   EXTERIOR WALLS = R-21 BATT INSULATION
   EXTERIOR CEILING = R-49 BLOWN INSULATION
   EXTERIOR FLOORS = R-30 BATT INSULATION
10. ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SIDING.
11. ALL HEADER MATERIAL FOR BEARING WALLS TO BE 3 ½" x 9" G.L. HEADER STOCK UNLESS OTHERWISE NOTED.
12. 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)
13. ANGULAR WALLS ARE ON A 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.
14. PROVIDE GAS FIREPLACE PER IRC 302.13 (per plan)
15. NOTE ALL SMOKE DETECTORS ARE ELECTRICALLY HARDWIRED.
16. ALL WINDOWS ARE TO BE .3 U FACTOR MAX.

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.

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

Altman Middle Lot APN 302405900 1

Building Information:

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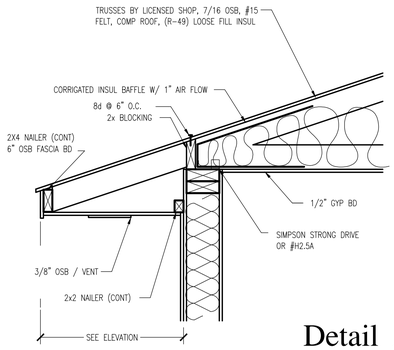
Main Floor Plans

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island – APN 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

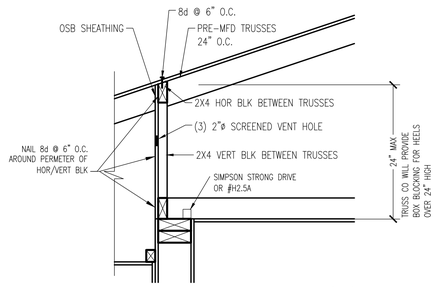
3

REV: 0 4/8/20

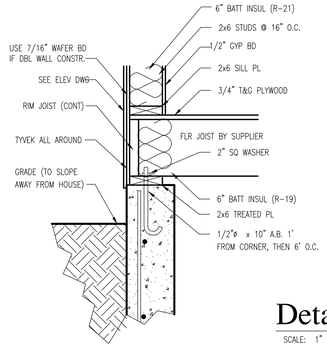


Detail A1

SCALE: 1" = 1'-0"

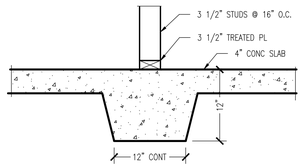


RAISED HEEL CONDITION
TRUSS BLOCKING
AS CALLED OUT



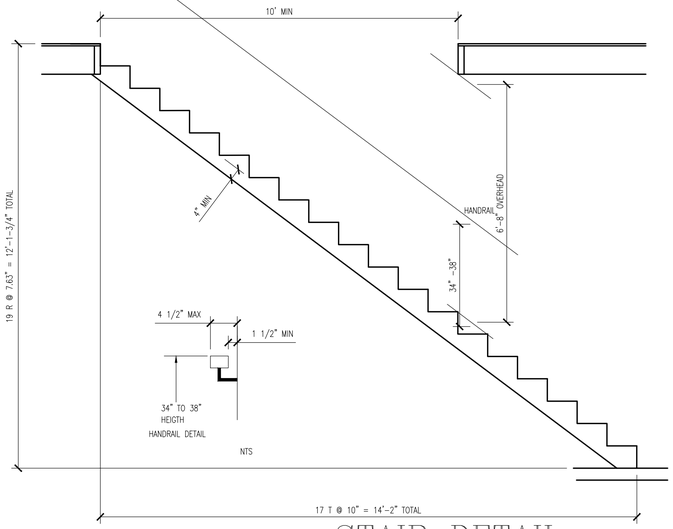
Detail A2

SCALE: 1" = 1'-0"

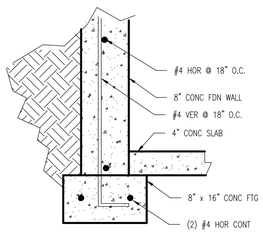


Detail B2

SCALE: 1" = 1'-0"

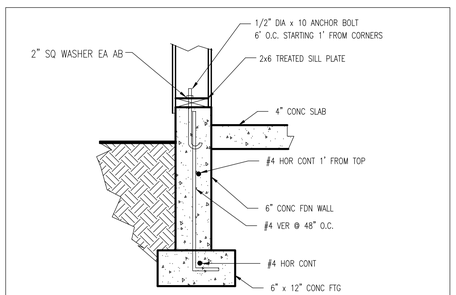


STAIR DETAIL



Detail A3

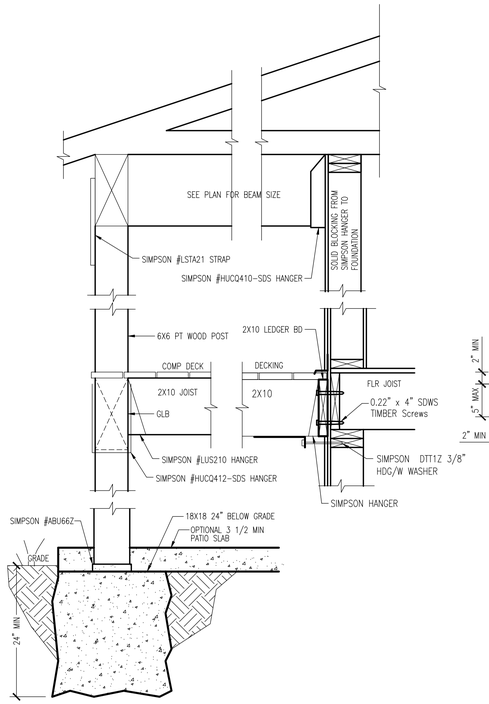
SCALE: 1" = 1'-0"



GARAGE CONDITION

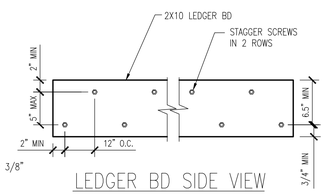
Detail A4

SCALE: 1" = 1'-0"

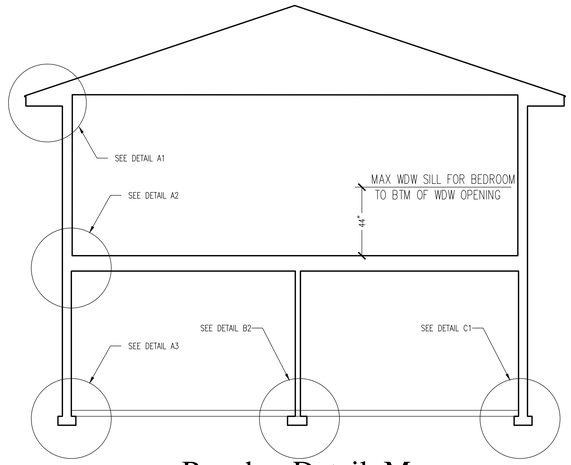


Detail B4 - DECK/ POST/ BEAM

NTS

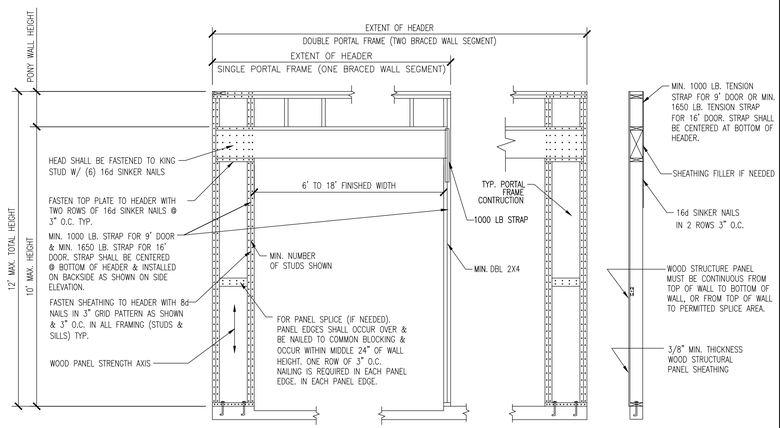


LEDGER BD SIDE VIEW



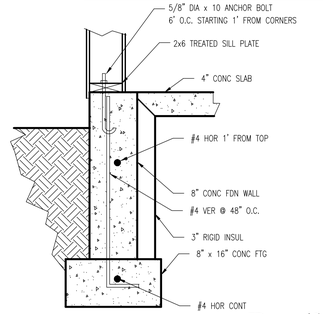
Rancher Detail Map

SCALE: NTS

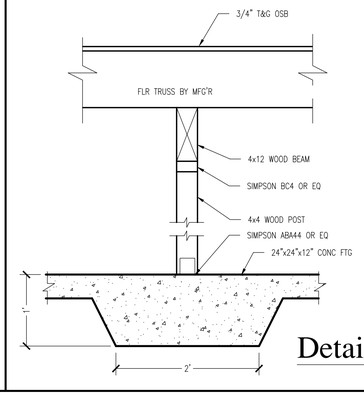


CS-PF Portal Frame - Front View Side View

DAYLIGHT RANCHER



Detail C1



Detail D1

NOTE

1. 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.

2. Soffit vents must be 3'-0" min. from any opening in exterior envelope (or 3" cont. if locally accepted).

3. 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

4. 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.

5. Approved sill anchors to start 1'-0" from all corners and 6'-0" O.C.

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

Altman Middle Lot
APN 3024059001

Building Information:

Main Floor SQ FT:	2293
Second Floor SQ FT:	0
Basement SQ FT:	2293
TOTAL SQ FT:	4586
Unfinished SQ FT:	0
Garage SQ FT:	768
Covered Area SQ FT:	579

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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Section & Details 1

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island – APN 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

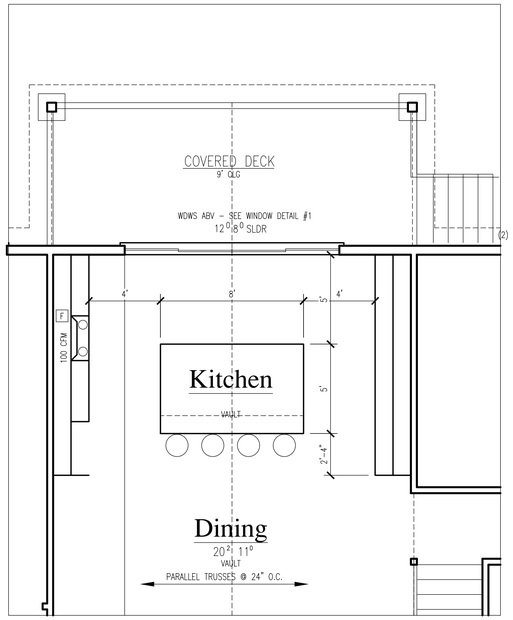
4

REV: 0 4/8/20

OPTIONARY LAYOUTS

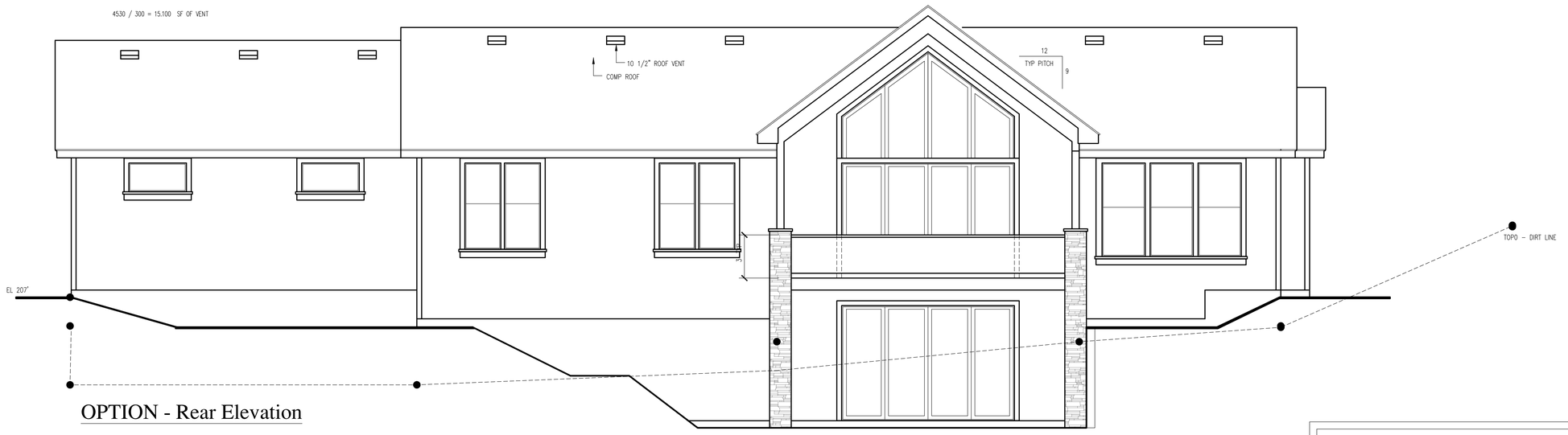
DIFFERENT KITCHEN LAYOUT
KITCHEN WALL TO HAVE LARGE SLIDER DOOR
BASEMENT WALKOUT DAYLIGHT BOTH SIDES

OPTION - KITCHEN LAYOUT



NOTE:
PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDE BY SOFFIT VENT

4530 / 300 = 15.100 SF OF VENT



OPTION - Rear 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.

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

Altman Middle Lot
APN 3024059001

Building Information:

Main Floor SQ FT:	2293
Second Floor SQ FT:	0
Basement SQ FT:	2293
TOTAL SQ FT:	4586
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Garage SQ FT:	768
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THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

OPTION LAYOUTS

ALTMAN'S MIDDLE LOT
4530 SF Rancher
BUILDING ADDRESS: Mercer Island - APN: 3024059001

DWG	R4530X0A MIDDLE LOT.dwg
Date	4/8/20 5:37:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

5

REV: 0 4/8/20

Window, Skylight and Door Schedule

Project Information
New SFR
9191 SE 64th st
Mercer Island, 98040

Contact Information
Curtis Heard
559-593-2038

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)		0.28	1	3	0	8	0	24.0	6.72
Exempt Glazed Fenestration (15 sq. ft. max.)		0.28	2	1	6	3	6	10.5	#REF!

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Craft- SH		0.28	3	2	6	6	0	45.0	12.60
Reading Nook- SH		0.28	2	2	6	6	0	30.0	8.40
Rec- SGD		0.28	1	12	0	8	0	96.0	26.88
Rec- Fixed		0.28	4	3	0	1	6	18.0	5.04
Bed 4- SH		0.28	2	2	6	6	0	30.0	8.40
Storage- SH		0.28	1	3	0	5	0	15.0	4.20
Garage- Fixed		0.28	4	5	0	1	6	30.0	8.40
Laundry/Office-SH		0.28	3	2	6	6	0	45.0	12.60
Foyer-Door		0.28	1	3	0	8	0	24.0	6.72
Living- SGD		0.28	1	12	0	8	0	96.0	26.88
Mstr Closet-Fixed		0.28	1	3	0	1	0	3.0	0.84
Mstr Bath-SH		0.28	1	2	0	4	0	8.0	2.24
Mstr Bath-Fixed		0.28	1	3	0	1	0	3.0	0.84
Mstr Bath-Fixed		0.28	1	3	0	5	0	15.0	4.20
Mstr Bedroom-Fixed		0.28	3	3	0	2	0	18.0	5.04
Mstr Bedroom-SH		0.28	3	3	0	6	6	58.5	16.38
Kitchen-XO		0.28	1	5	0	4	6	22.5	6.30
Kitchen-Door		0.28	1	3	0	8	0	24.0	6.72
Bed 2,3-SH		0.28	4	2	6	6	0	60.0	16.80
		0.28						0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
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								0.0	0.00

								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Vertical Fenestration Area and UA 641.0 179.48
Vertical Fenestration Area Weighted U = UA/Area 0.28

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Overhead Glazing Area and UA 0.0 0.00
Overhead Glazing Area Weighted U = UA/Area 0.00

Total Sum of Fenestration Area and UA ***(for heating system sizing calculations)*** 675.5 #REF!

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information
New SFR
9191 SE 64th st
Mercer Island, 98040

Contact Information
Curtis Heard
559-593-2038

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions
Mercer Island ▼
Design Temperature Difference (ΔT) 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions Conditioned Floor Area (sq ft) 4,530
Average Ceiling Height
Instructions Average Ceiling Height (ft) 10.0
Conditioned Volume 45,300

	Selection	U-Factor	X	Area	=	UA
Glazing and Doors	U-0.28	0.280		676		189.28
Skylights		0.50				---
Insulation – **Attic**	R-49	0.026		1,529		39.75
Single Rafter or Joist Vaulted Ceilings	Select R-Value	No selection		764		
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056		2,715		152.04
Floors	No Floors above unconditioned spaces.	---		0		
Below Grade Walls *(see Figure 1)*	R-21 Interior	0.042		1,380		57.96

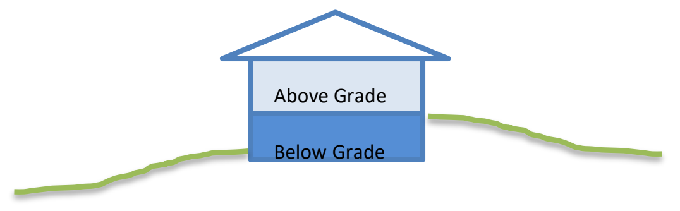
	Selection	F-Factor	X	Length		UA
Slab Below Grade *(see Figure 1)*	R-21 int Plus R-5 ci	0.303		2,237		677.81
Slab on Grade *(see Figure 1)*	Select R-Value	No selection				---

Instructions

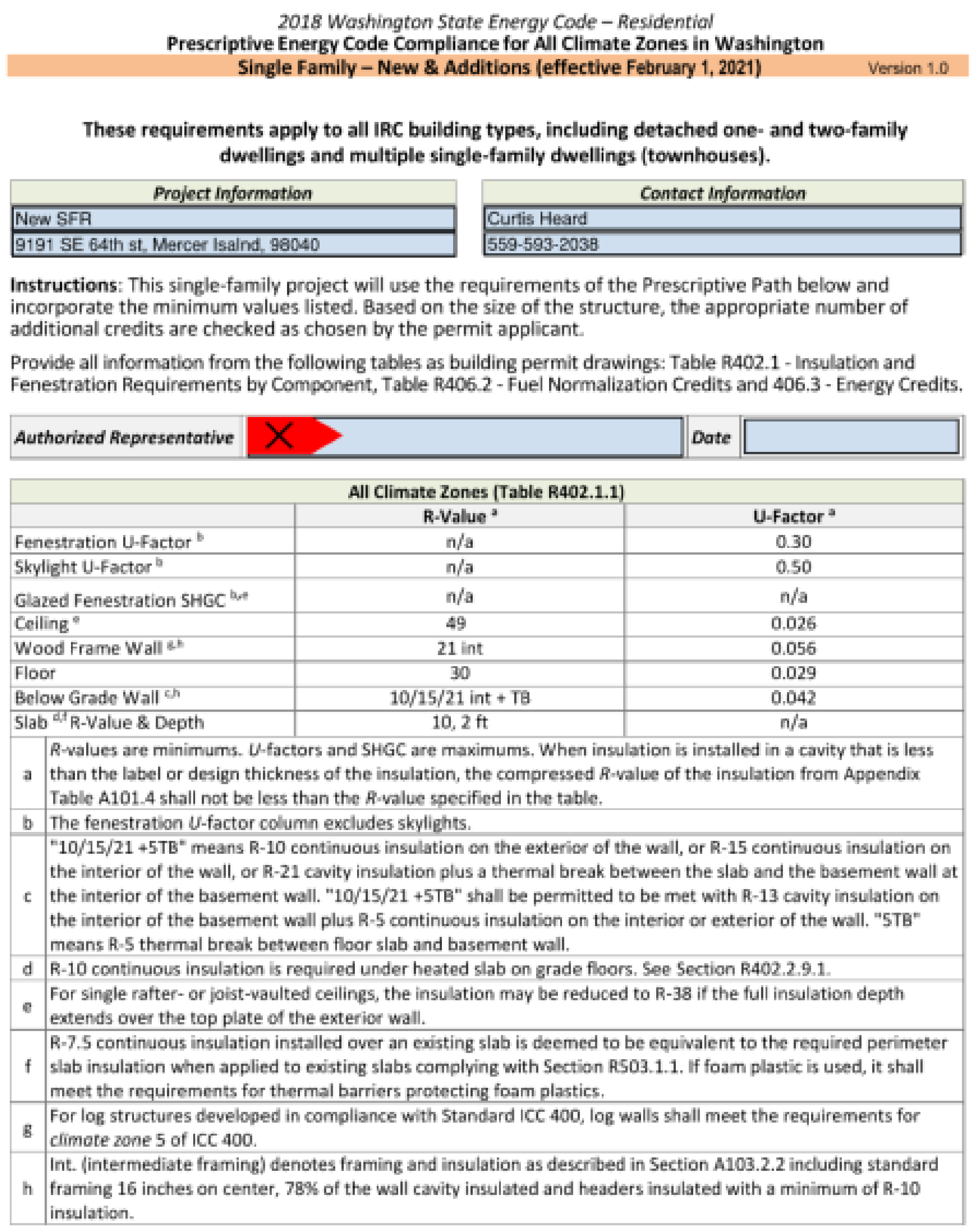
Location of Ducts
Instructions
Conditioned Space ▼

Duct Leakage Coefficient
1.00

Figure 1.



Sum of UA	1116.85	
Envelope Heat Load *Sum of UA x ΔT*	50,258	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	22,016	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	72,274	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	72,274	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	90,342	Btu / Hour



2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021) Version 1.0

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

Project Information	*Contact Information*
New SFR	Curtis Heard
9191 SE 64th st, Mercer Isalnd, 98040	559-593-2038

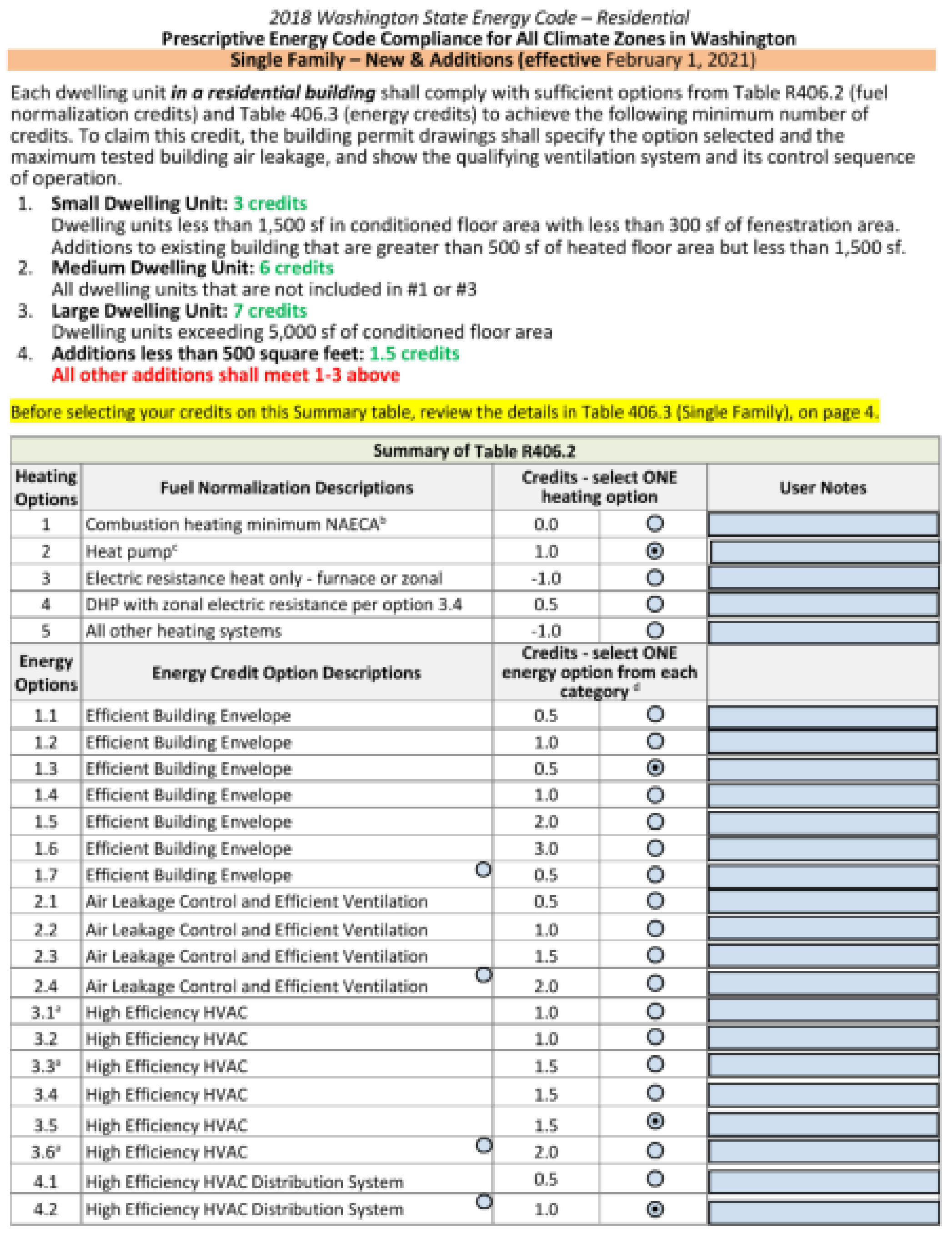
Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative ☒ ***Date***

All Climate Zones (Table R402.1.1)	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b	The fenestration *U*-factor column excludes skylights.
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.



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

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit:** 3 credits
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit:** 6 credits
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit:** 7 credits
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet:** 1.5 credits
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECA[b]	0.0	○	
2	Heat pump[c]	1.0	◉	
3	Electric resistance heat only - furnace or zonal	-1.0	○	
4	DHP with zonal electric resistance per option 3.4	0.5	○	
5	All other heating systems	-1.0	○	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**		
1.1	Efficient Building Envelope	0.5	○	
1.2	Efficient Building Envelope	1.0	○	
1.3	Efficient Building Envelope	0.5	◉	
1.4	Efficient Building Envelope	1.0	○	
1.5	Efficient Building Envelope	2.0	○	
1.6	Efficient Building Envelope	3.0	○	
1.7	Efficient Building Envelope ○	0.5	○	
2.1	Air Leakage Control and Efficient Ventilation	0.5	○	
2.2	Air Leakage Control and Efficient Ventilation	1.0	○	
2.3	Air Leakage Control and Efficient Ventilation	1.5	○	
2.4	Air Leakage Control and Efficient Ventilation ○	2.0	○	
3.1[a]	High Efficiency HVAC	1.0	○	
3.2	High Efficiency HVAC	1.0	○	
3.3[a]	High Efficiency HVAC	1.5	○	
3.4	High Efficiency HVAC	1.5	○	
3.5	High Efficiency HVAC	1.5	◉	
3.6[a]	High Efficiency HVAC ○	2.0	○	
4.1	High Efficiency HVAC Distribution System	0.5	○	
4.2	High Efficiency HVAC Distribution System ○	1.0	◉	

HARDSCAPE CALCULATIONS

A. Gross Lot Area 29,920.7 Square Feet
B. Net Lot Area 29,920.7 Square Feet
C. Area Borrowed from Lot Coverage 3,246.99 Square Feet
D. Allowed Hardscape Area = 9% of lot area + C 19.9 % of Lot % of Lot
E. Allowed Hardscape Area 5,939.86 Square Feet
F. Total Existing Hardscape Area:
  1. Uncovered Decks 0 Square Feet
  2. Uncovered Patios 0 Square Feet
  3. Walkways 0 Square Feet
  4. Stairs 0 Square Feet
  5. Rockeries and Retaining Walls 0 Square Feet
  6. Other ______ 0 Square Feet
  7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6) 0 Square Feet
G. (Total Hardscape Area Removed) 0 Square Feet
H. Total New Hardscape Area:
  1. Uncovered Decks 0 Square Feet
  2. Uncovered Patios 0 Square Feet
  3. Walkways 313.9 Square Feet
  4. Stairs 89.0 Square Feet
  5. Rockeries and Retaining Walls 365.9 Square Feet
  6. Other ______ 0 Square Feet
  7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6) 768.8 Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7 768.8 Square Feet
J. Total Project Hardscape Area = (I/D)x100 2.57% of Lot % of Lot

Hardscape calculations shown on Plan Sheet # 1A

GROSS FLOOR AREA CALCULATIONS

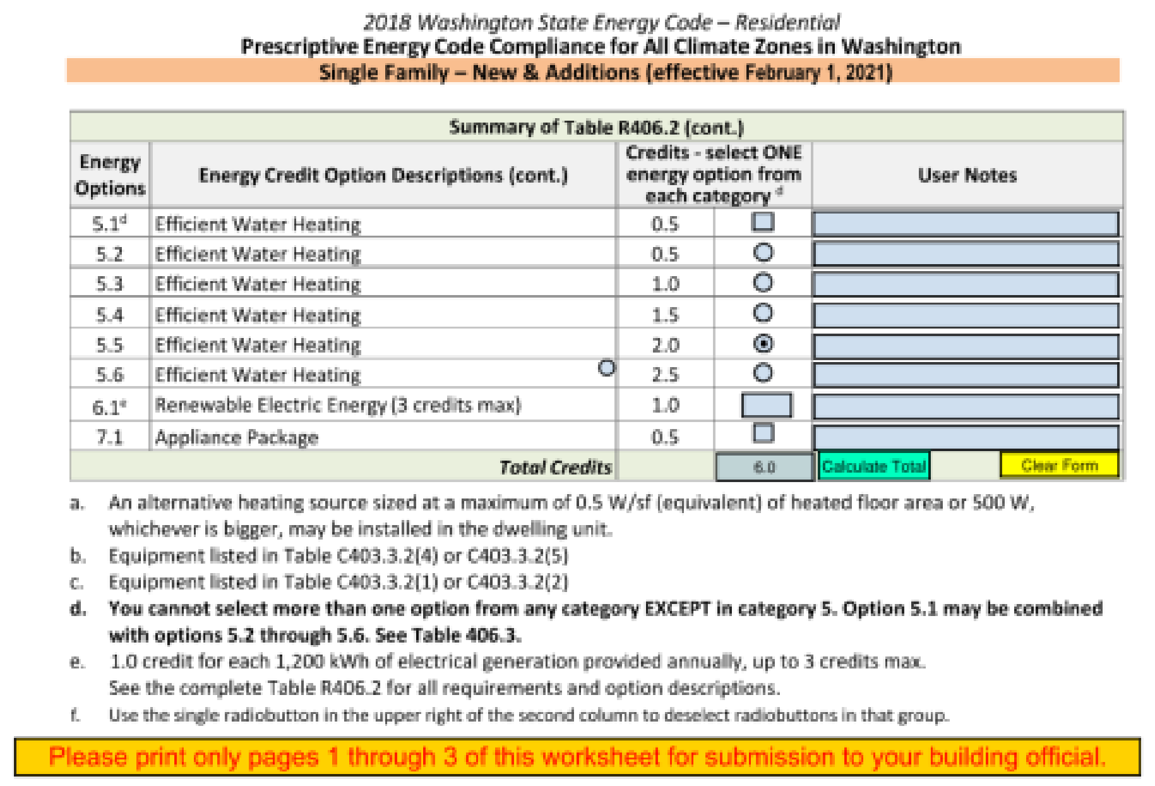
Building Area	Existing Area		Removed Area		New/Addition Area		Total	
Upper Floor		Sq. Ft.		Sq. Ft.	0	Sq. Ft.		Sq. Ft.
Main Floor		Sq. Ft.		Sq. Ft.	3,183.3	Sq. Ft.	3,183.3	Sq. Ft.
Gross Basement Area		Sq. Ft.		Sq. Ft.	2,293.7	Sq. Ft.	2,293.7	Sq. Ft.
Garage/ Carport		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Total Floor Area		Sq. Ft.		Sq. Ft.	5,477.0	Sq. Ft.	5,477.0	Sq. Ft.
Accessory Buildings		Sq. Ft.		Sq. Ft.	0	Sq. Ft.	0	Sq. Ft.
Accessory Dwelling Unit		Sq. Ft.		Sq. Ft.	0	Sq. Ft.	0	Sq. Ft.
2nd & 3rd Story Roofed Decks		Sq. Ft.		Sq. Ft.	0	Sq. Ft.	0	Sq. Ft.
Basement Area Excluded		Sq. Ft.		Sq. Ft.	775.9	Sq. Ft.	775.9	Sq. Ft.
150% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.	380	Sq. Ft.	570	Sq. Ft.
200% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.	95	Sq. Ft.	190	Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
TOTAL Building Area		Sq. Ft.		Sq. Ft.	5,176.1	Sq. Ft.	5,461.1	Sq. Ft.

**Enter the actual room area*

A. Lot Area 29,920.7 Square Feet
B. Zone R-8.4 ☐ R-9.6 ☐ R-12 ☐ R-15 ☑
C. Allowed Gross Floor Area (refer to "allowed GFA") 8,976.2 Square Feet
D. Allowed Gross Floor Area 40 % of Lot
E. Proposed Gross Floor Area 5,148 Square Feet
F. Proposed Gross Floor Area 17.2 % of Lot

Gross floor area calculations found on Plan Sheet # 1B

Basement exclusion calculations found on Plan Sheet # 1B



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

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]		User Notes
5.1[d]	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	○	
5.3	Efficient Water Heating	1.0	○	
5.4	Efficient Water Heating	1.5	○	
5.5	Efficient Water Heating	2.0	◉	
5.6	Efficient Water Heating ○	2.5	○	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0		
7.1	Appliance Package	0.5	☐	
	Total Credits		6.0	Calculate Total Clear Form

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.
See the complete Table R406.2 for all requirements and option descriptions.
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

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

Altman Middle Lot
APN 3024059001

Building Information:

Main Floor SQ FT:	2293
Second Floor SQ FT:	0
Basement SQ FT:	2293
TOTAL SQ FT:	4586
Unfinished SQ FT:	0
Garage SQ FT:	768
Covered Area SQ FT:	579

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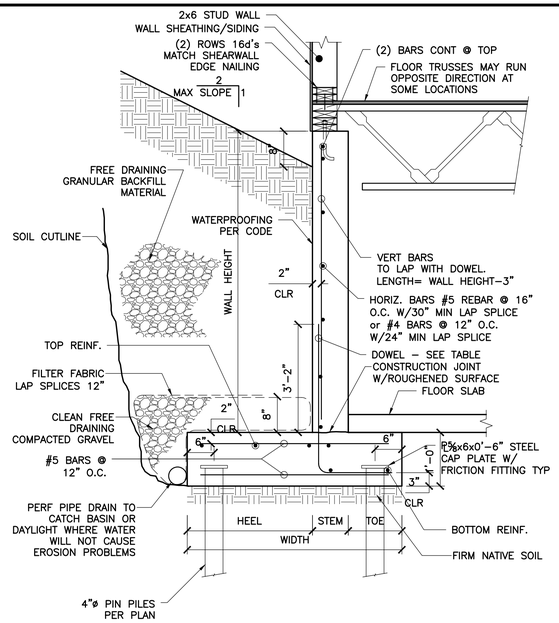
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

ALTMAN'S MIDDLE LOT
4530 SF **Rancher**
BUILDING ADDRESS: Mercer Island – APN 3024059001

Date
By:
Scale 1/4" = 1'
Approved

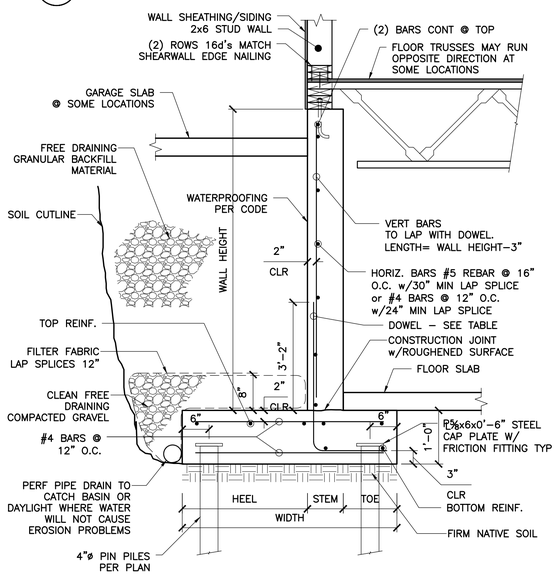
REV: 0



RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
11'-4"	5'-11"	1'-9"	8'-6"	(8) #5 BARS	(8) #5 BARS	#7's @ 12" O.C.	#7's @ 12" O.C.	10"

1 RETAINING WALL SECTION

3/4" = 1'-0"



RETAINING WALL SCHEDULE								
WALL HEIGHT	HEEL	TOE	WIDTH	TOP REINF.	BOT REINF.	DOWEL	VERT BARS	STEM
11'-4"	3'-11"	1'-9"	6'-6"	(6) #5 BARS	(6) #5 BARS	#7's @ 12" O.C.	#7's @ 12" O.C.	10"
9'-3"	2'-8"	1'-9"	5'-3"	(5) #5 BARS	(5) #5 BARS	#7's @ 12" O.C.	#7's @ 12" O.C.	10"
6'-3"	1'-8"	1'-9"	4'-3"	(4) #5 BARS	(4) #5 BARS	#7's @ 12" O.C.	#7's @ 12" O.C.	10"
4'-0"	0'-11"	1'-9"	3'-6"	(3) #5 BARS	(3) #5 BARS	#7's @ 12" O.C.	#7's @ 12" O.C.	10"

2 RETAINING WALL SECTION

3/4" = 1'-0"

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)
   = 40 PSF (Floor)
2. Dead Load = 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 = 1.484 Site Class D
   SL = 0.555
   IE = 1.0
   Seismic Design Category D
   SDS = 0.989
   SDL = 0.555
   Light Frame Wood Shearwalls
   R = 6.5
   ρ = 1.3 Non-Redundant Structure
   Cs = SDS I/R
   V = ρ Cs W
   V = 0.193W for Load Factor Design
   Cs = SDS I/ (1.4R)
   V = ρ Cs W
   V = 0.135W for Allowable Stress Design
5. Soil = 3000 PSF, Assumed Bearing Capacity
   35 PCF, Active Pressure
   400 PCF, Passive Pressure
   0.50, Coefficient of Friction

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.
   f'c = 2500 PSI @ 28 day
   slump = 4" maximum, 6% Air entrained

Carpentry:

1. Structural framing shall be #2 Douglas Fir.
2. 6X columns shall be #1 Douglas Fir.
3. 2X joists shall be kiln dried and stored in a dry area prior to installation.
4. Floor trusses shall be by Trus-Joist or other approved manufacturer. Roof trusses shall be by a preapproved manufacturer and constructed according to the specifications of the Truss Plate Institute.
   Truss manufacturers are responsible for all bracing of the trusses including end wall bracing and all other bracing between the building and the trusses unless specifically shown otherwise on the drawings.
5. Glue laminated beams shall be 24f-V8 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)

6. Continuous and cantilevered glue laminated beams shall not be cambered. All other glue laminated beams shall be cambered for L/480. See the framing plans for any exceptions.
7. Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.

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 ½" 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 manufacture'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 glued and 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

½" 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 commons at 6" on center edges, and 12" on center field. Sheathing shall lay perpendicular to framing.

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 10d's at 2" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 770 plf)

HOLDOWN SCHEDULE

LTT20B — LTT20B attaches to foundation with 1/2" diameter anchor bolt with 7" minimum embedment for cast in place construction. Use ½" 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)

HDU2 — HDU2 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 7" deep and epoxy with Simpson AT-XP if installed after concrete has been cast. HDU2 attaches to double studs with (6) Simpson SDS1/4X3 screws. (Cap = 3075)

HDU8 — HDU8 attaches to foundation with a 7/8" diameter anchor bolt with 18" minimum embedment into a 8" concrete stem wall for cast in place construction. Use 7/8" diameter threaded rod in cleaned 1" diameter hole 12" deep and epoxy with Simpson AT-XP if installed after concrete has been cast. HDU8 attaches to double studs with (20) Simpson SDS1/4X3 screws. (Cap = 6765)

PIN PILE NOTES

1. PIN PILES SHALL BE 4 INCH DIAMETER SCHEDULE 40 BLACK PIPES.
2. PIN PILES SHALL BE DRIVEN WITH A 650 POUND HYDRAULIC HAMMER.
3. STRUCTURAL PIPE SHALL BE ASTM A53 TYPE S (Fy = 35 KSI).
4. WELDING SHALL BE BY AWS CERTIFIED WELDERS WITH E70 ELECTRODES IN ACCORDANCE WITH AWS D1.1-75.

PIN PILE INSTALLATION PROCEDURES

1. EXCAVATE TO EXPOSE BOTTOM OF THE EXISTING FOOTING AT LOCATIONS OF THE PIN PILES.
2. NOTCH OR CORE THE FOOTING FOR DRIVING THE PIN PILES IF REQUIRED.
3. DRIVE 4" DIAMETER PIN PILES WITH A 650 POUND HYDRAULIC HAMMER TO REFUSAL. REFUSAL IS DEFINED AS LESS THAN ONE INCH OF PENETRATION PER ONE MINUTE OF CONTINUOUS JACKING.
4. CUT OFF PILES AND WELD BEARING PLATE TO PILE. JACK PILE LATERALLY TO BE CENTERED UNDER THE FOOTING.
5. PLACE CONCRETE TO SURROUND PILES.
6. JACK FOOTING AND BUILDING TO ORIGINAL LEVEL POSITION IF REQUIRED. BLOCK AND SUPPORT ON PILES AND CONCRETE.
7. REPEAT STEPS 1-4 FOR PILES LOCATED BETWEEN FIRST STAGE PILES.
8. PLACE CONCRETE UNDER EXISTING FOOTING TO BE SUPPORTED BY PILES AND CONCRETE GRADE BEAM.

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

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DATE
REVISION
REV

Sheet Contents
Structural Notes & Details

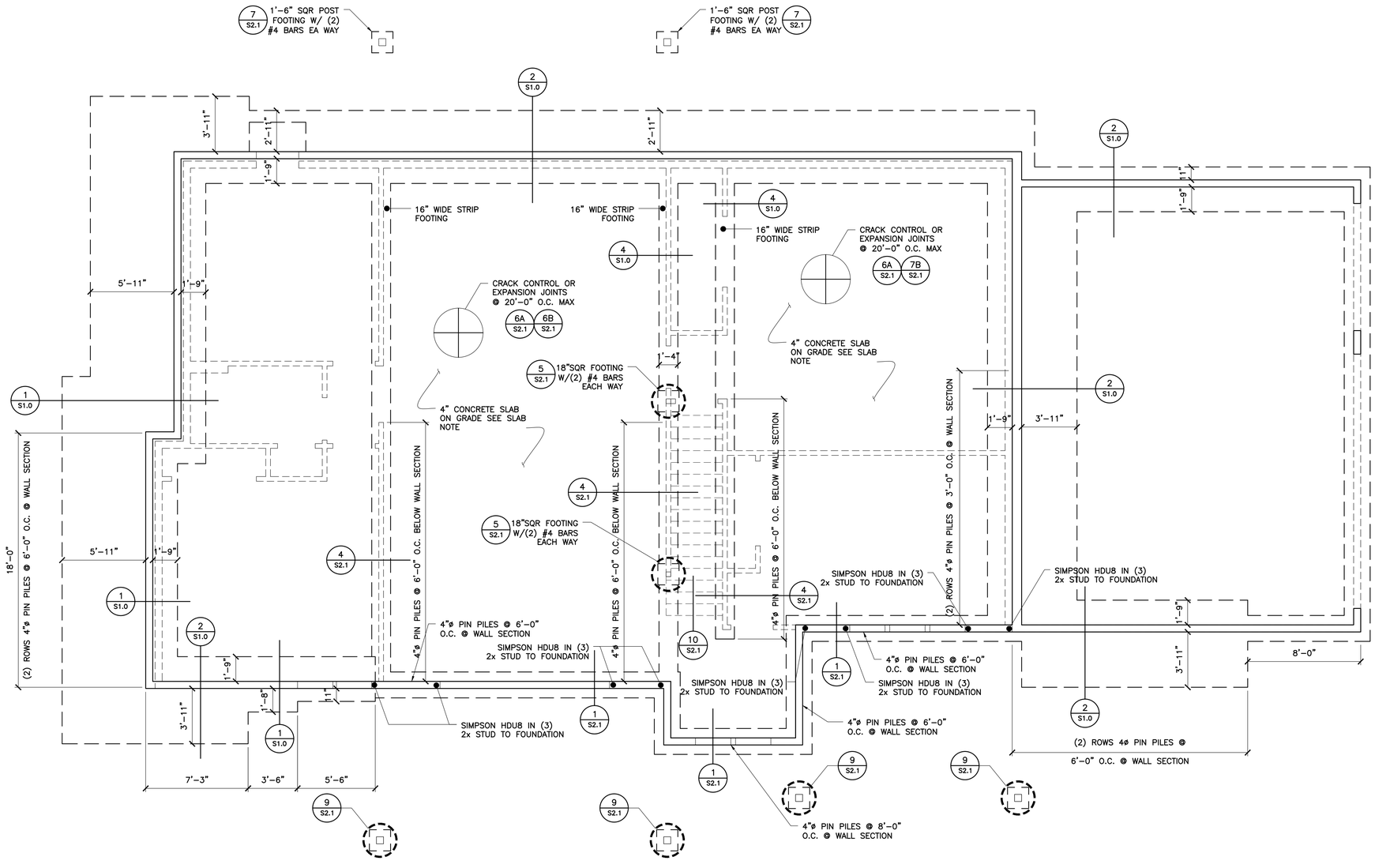
Project
Benjamin Altman
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-15-20

Project Number
2020-0198

Sheet Number
S1.0
1 of 9



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

ANCHOR BOLTS:
½"ø ANCHOR BOLTS W/ 7" MIN EMBEDMENT IN CONCRETE W/ 3"x3"x¼" PLATE WASHERS @ 48" O.C. W/ PT #2 HF 2x SILL PLATE U.N.O. SEE SHEARWALL NOTES

SLAB NOTE:
4" CONCRETE SLAB ON GRADE W/ OPTIONAL #3 BARS @ 18" O.C. OVER 6MIL VAPOR BARRIER OVER 6" COMPACTED CRUSHED ROCK TYPICAL

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Sheet Contents
Foundation Plan

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

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

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REGISTERED PROFESSIONAL ENGINEER
06-15-20

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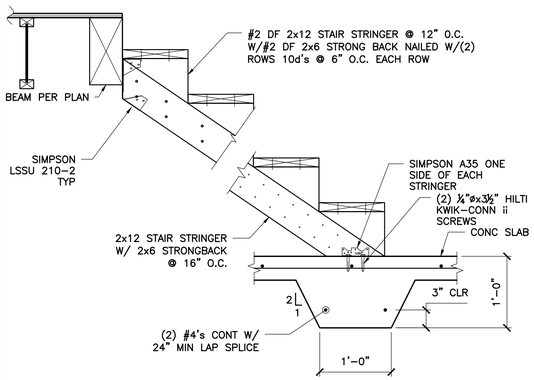
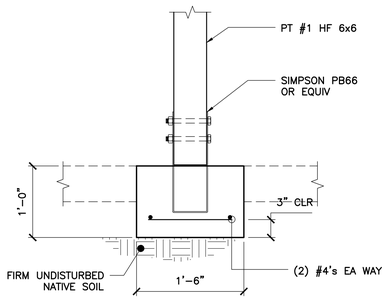
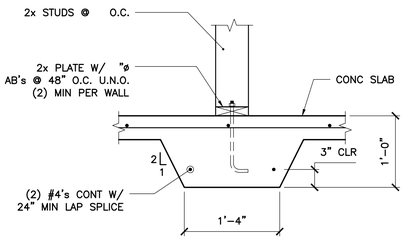
S2.0
2 of 9



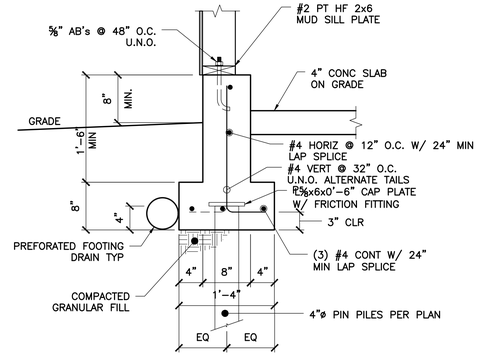
10 STAIR FOOTING SECTION
1" = 1'-0"



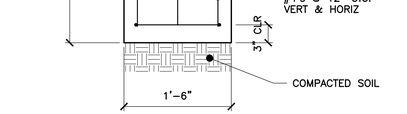
7 CONCRETE FOOTING FOR WOOD COLUMN
1" = 1'-0"



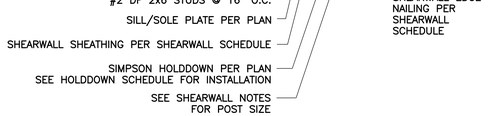
4 INTERIOR STRIP FOOTING
1" = 1'-0"



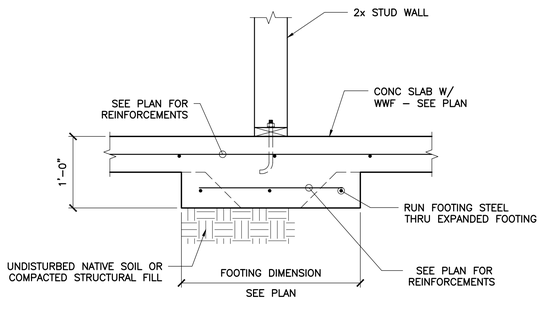
1 TYPICAL CONCRETE FOOTING
1" = 1'-0"



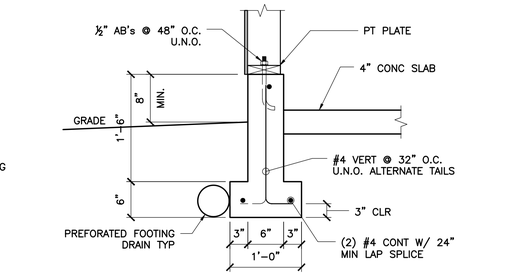
11 DECK POST FOOTING
1" = 1'-0"



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

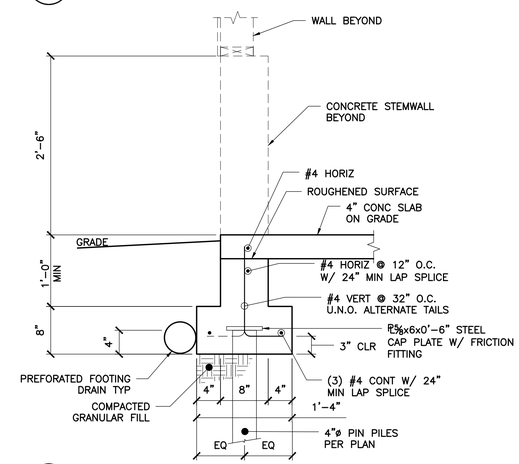


5 THICKENED SLAB AT 2x STUD WALL
1" = 1'-0"

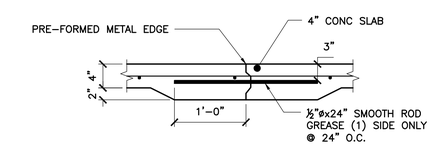


2 TYPICAL CONCRETE FOOTING AT GARAGE
1" = 1'-0"

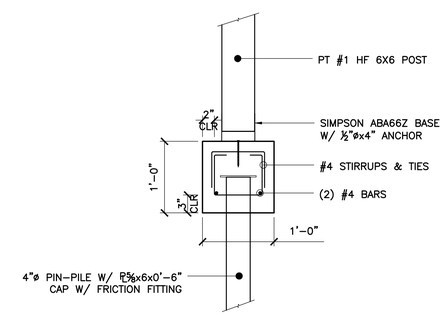
6A CRACK CONTROL JOINT
1" = 1'-0"



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



6B CONSTRUCTION JOINT
1" = 1'-0"



9 POST FOOTINGS WITH PIN-PILES
1" = 1'-0"

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REV	REVISION	DATE

Sheet Contents: Foundation Details

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

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

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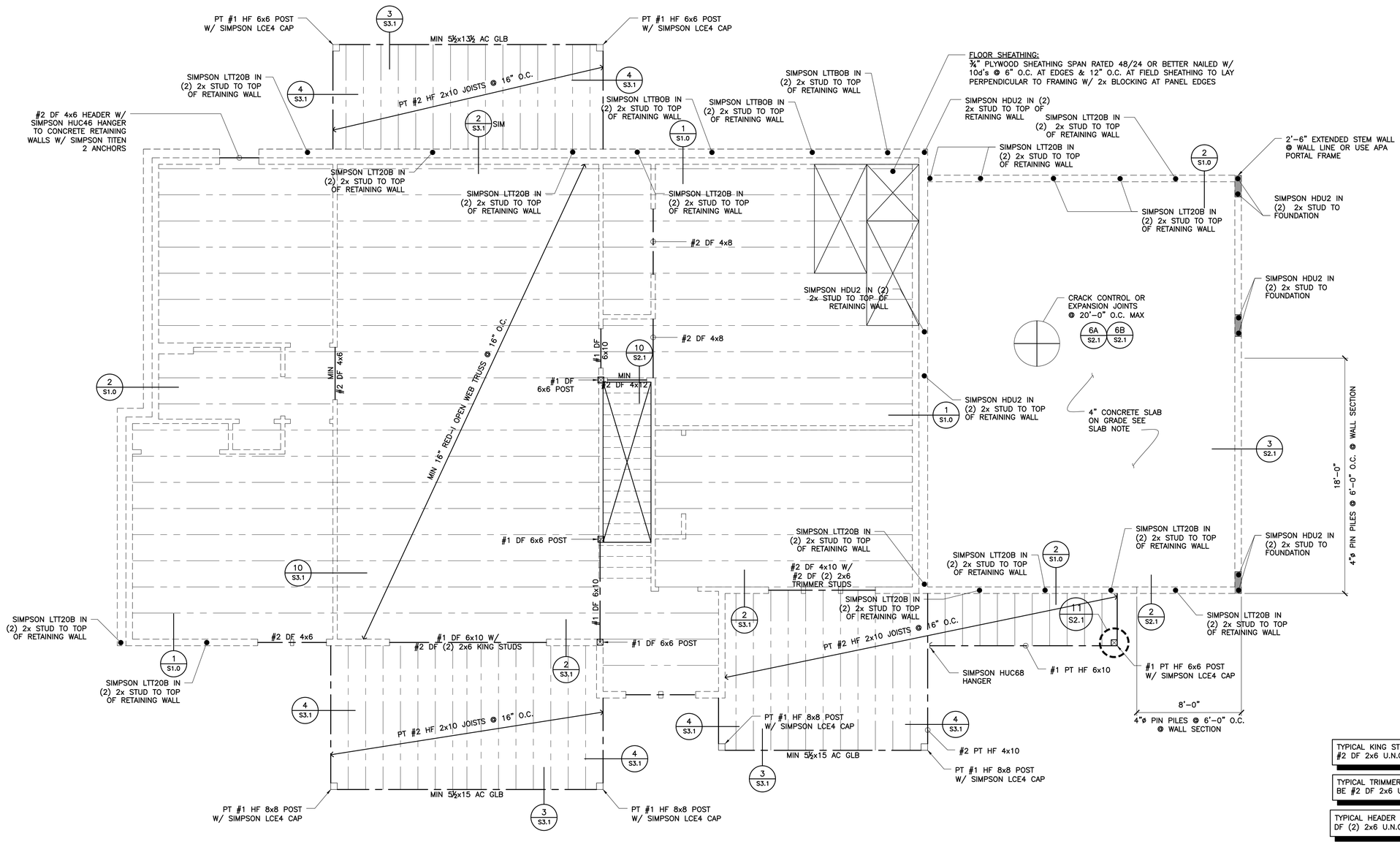
06-15-20

Project Number: 2020-0198

Sheet Number: S2.1
3 of 9



MAIN FLOOR FRAMING & GARAGE FOUNDATION

1/4"=1'-0"

TYPICAL KING STUD TO BE #2 DF 2x6 U.N.O.

TYPICAL TRIMMER STUD TO BE #2 DF 2x6 U.N.O.

TYPICAL HEADER TO BE #2 DF (2) 2x6 U.N.O.

ANCHOR BOLTS: ½"ø ANCHOR BOLTS W/ 7" MIN EMBEDMENT IN CONCRETE W/ 3"x3"x¼" PLATE WASHERS @ 48" O.C. W/ PT #2 HF 2x SILL PLATE U.N.O. SEE SHEARWALL NOTES

SLAB NOTE: 4" CONCRETE SLAB ON GRADE W/ OPTIONAL #3 BARS @ 18" O.C. OVER 6MIL VAPOR BARRIER OVER 6" COMPACTED CRUSHED ROCK TYPICAL

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Sheet Contents: Main Floor Framing

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

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

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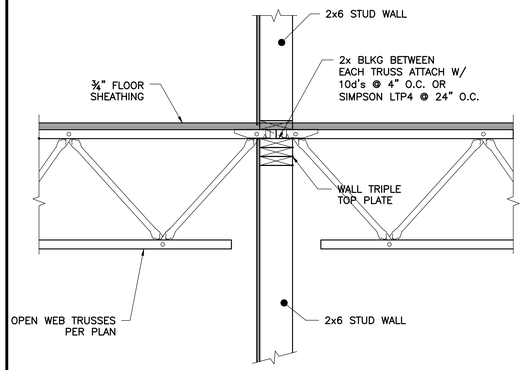
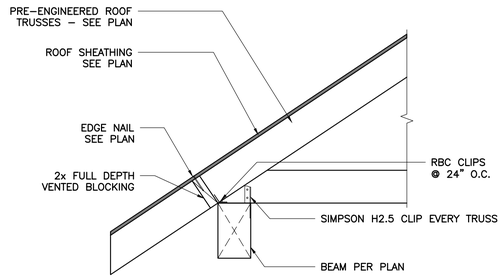
06-15-20

Project Number: 2020-0198

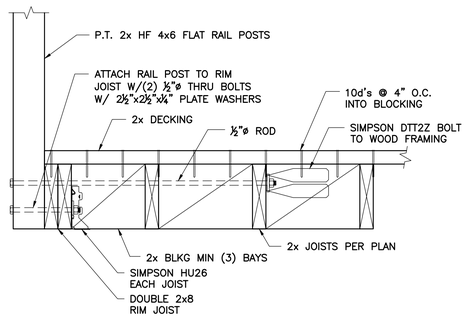
Sheet Number: S3.0



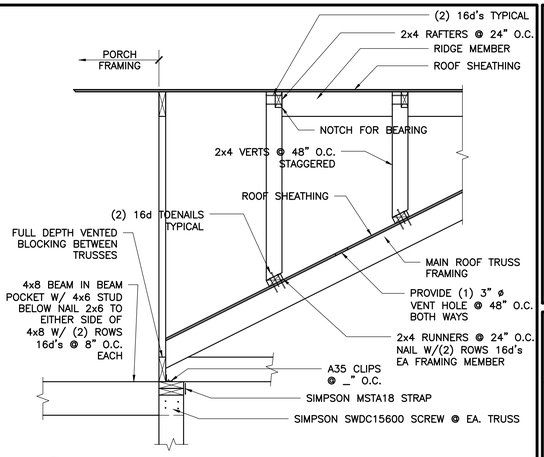
10 TOP CHORD BEARING ON INTERIOR WALL
1" = 1'-0"



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



4 TYPICAL GUARDRAIL TO RIM JOIST CONNECTION AT BLKG
1 1/2" = 1'-0"



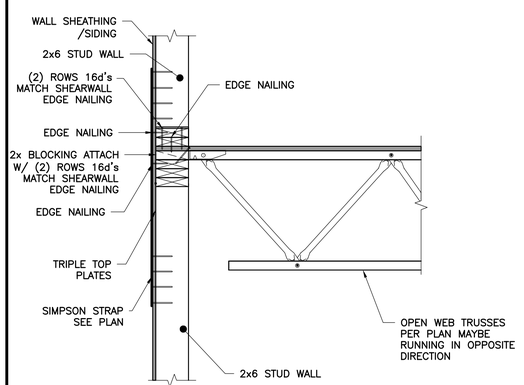
1 PORCH CONNECTION
3/4" = 1'-0"

11 TRUSS AND ROOF TO SHEARWALL CONNECTION
1" = 1'-0"

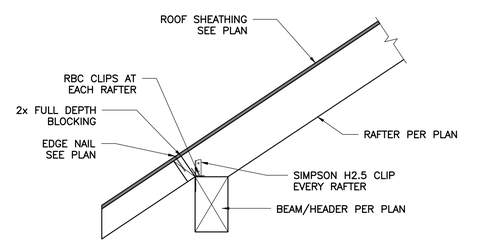
8 OVERFRAMING DETAIL
3/4" = 1'-0"

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

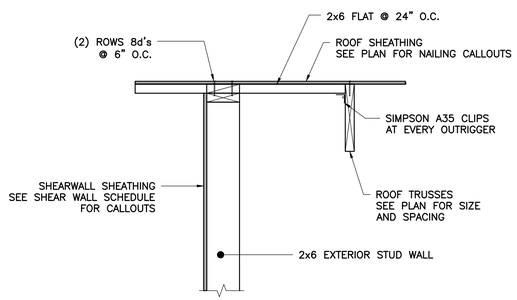
2 LEDGER DETAIL
1 1/2" = 1'-0"



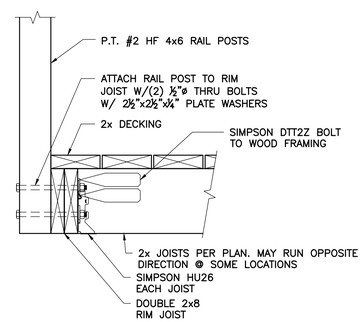
12 TOP CHORD BEARING NO-NOTCH CLIP
1" = 1'-0"



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



6 ROOF JOIST AND OUTRIGGER TO EXTERIOR WALL CONN
1" = 1'-0"



3 TYPICAL GUARDRAIL TO RIM JOIST CONNECTION
1 1/2" = 1'-0"

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

REV	REVISION	DATE

Sheet Contents: Roof & Floor Framing Details

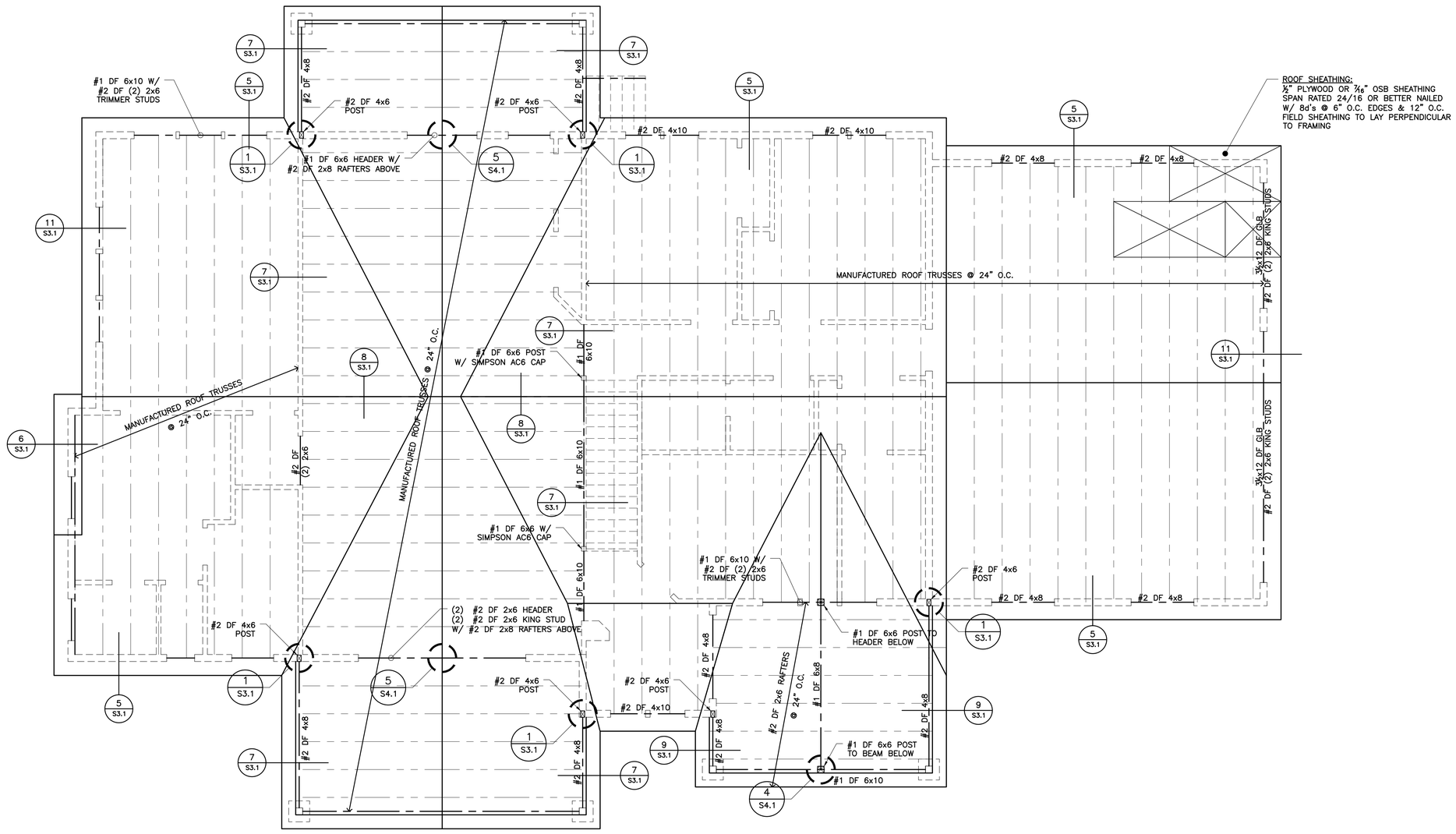
Project: Benjamin Altman
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

JESSE M. CHASE — STATE OF WASHINGTON — 47564 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
06-15-20

Project Number: 2020-0198

Sheet Number: S3.1
5 of 9



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

TYPICAL KING STUD TO BE #2 DF 2x6 U.N.O.

TYPICAL TRIMMER STUD TO BE #2 DF 2x6 U.N.O.

TYPICAL HEADER TO BE #2 DF (2) 2x6 U.N.O.

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DATE
REVISION
REV

Sheet Contents
Roof framing Plan

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9167 SE 64th ST
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Benjamin Altman

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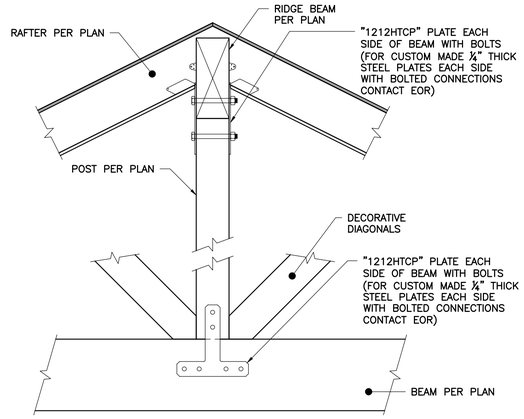
Drawn By CLH
Checked By JMC
Date 06-15-20

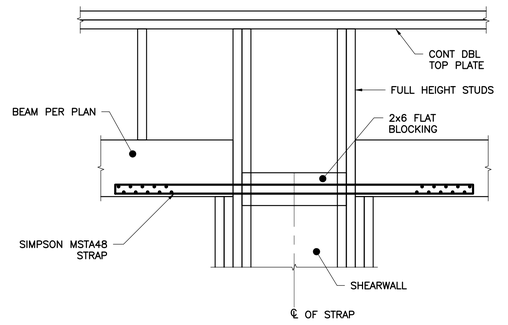
JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEERS
06-15-20

Project Number
2020-0198

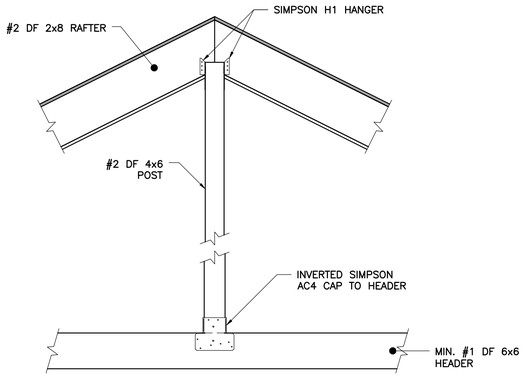
Sheet Number
S4.0
6 of 9



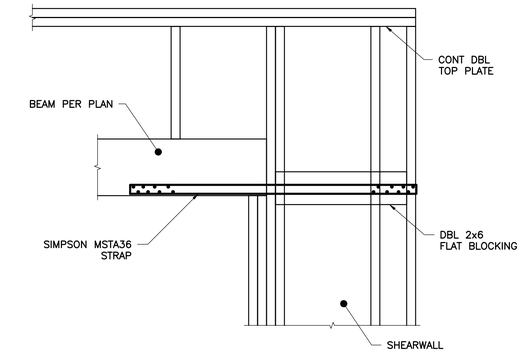
4 FRAMING DETAIL AT GABLE END
1" = 1'-0"



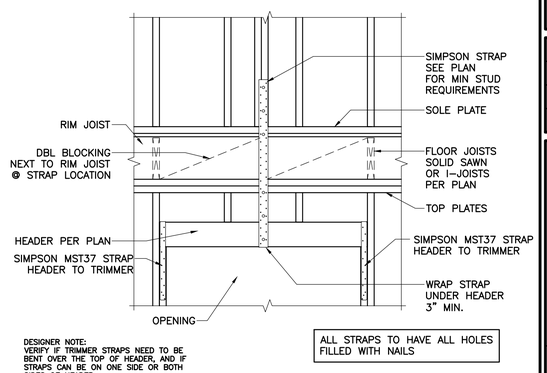
1 BEAM TO WALL STRAP DETAIL @ GARAGE DOORS
1" = 1'-0"



5 FRAMING DETAIL AT GABLE END WINDOWS
1" = 1'-0"



2 GARAGE BEAM TO WALL STRAP DETAIL @ WALL CORNER
1" = 1'-0"



3 STRAP TO HEADER CONNECTION
3/4" = 1'-0"

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OLYMPIA, WA 98506
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F (360) 352-2044
www.mc2-inc.com

REV	REVISION	DATE

Sheet Contents
Roof & Shearwall Details

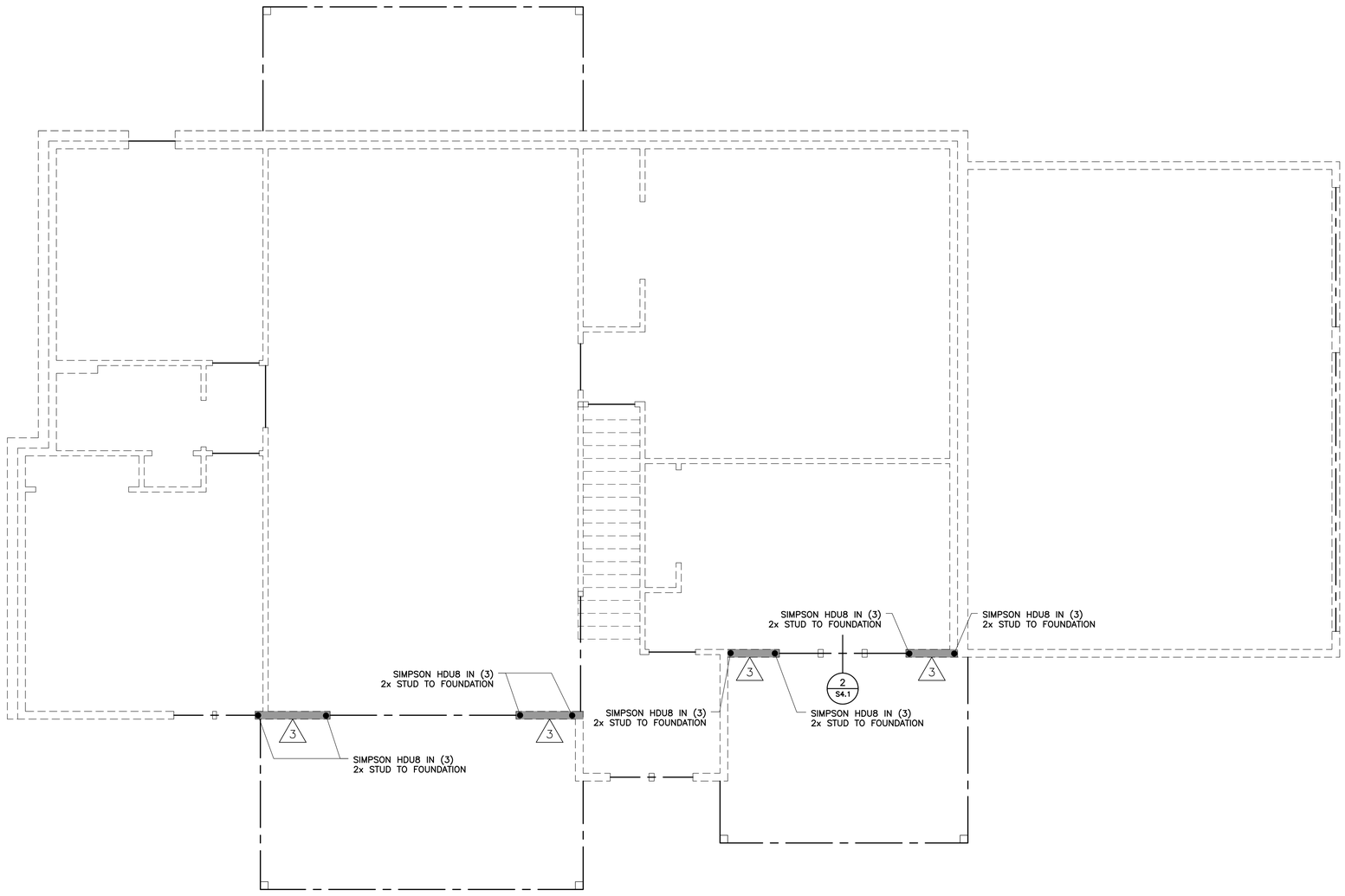
Project
Benjamin Altman
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-15-20

Project Number
2020-0198

Sheet Number
S4.1
7 of 9



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

– TYPICAL SHEARWALL CALLOUT SEE SHEARWALL SCHEDULE

– SHADING INDICATES SHEARWALLS

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REV	REVISION	DATE

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Lower Floor Shearwall Plan

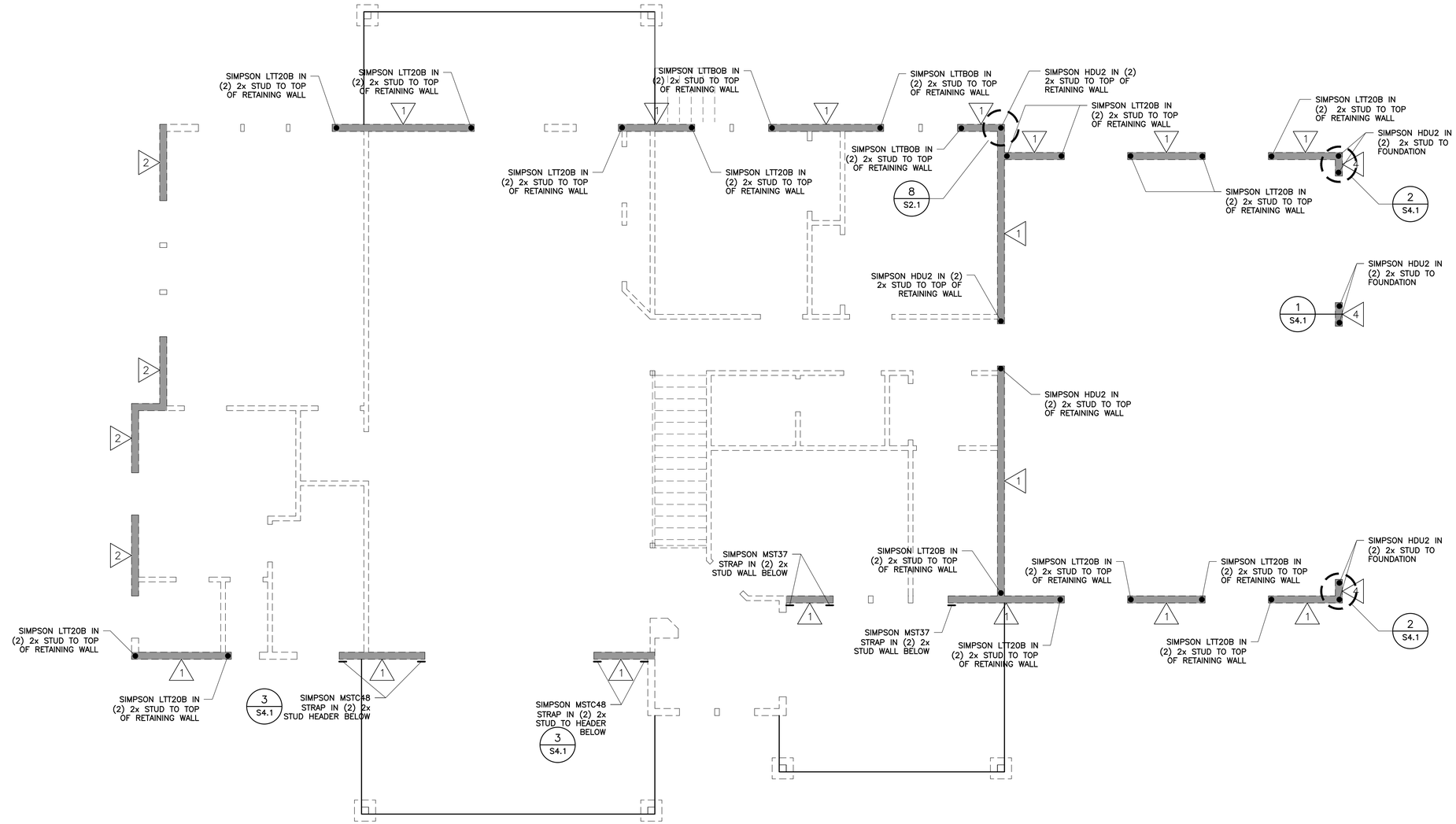
Project
Benjamin Altman
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED PROFESSIONAL ENGINEER
06-15-20

Project Number
2020-0198

Sheet Number
S5.0



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

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www.mc2-inc.com

DATE
REVISION
REV

Sheet Contents
Upper Floor Shearwall Plan

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

Designed By	JAG
Drawn By	CLH
Checked By	JMC
Date	06-15-20

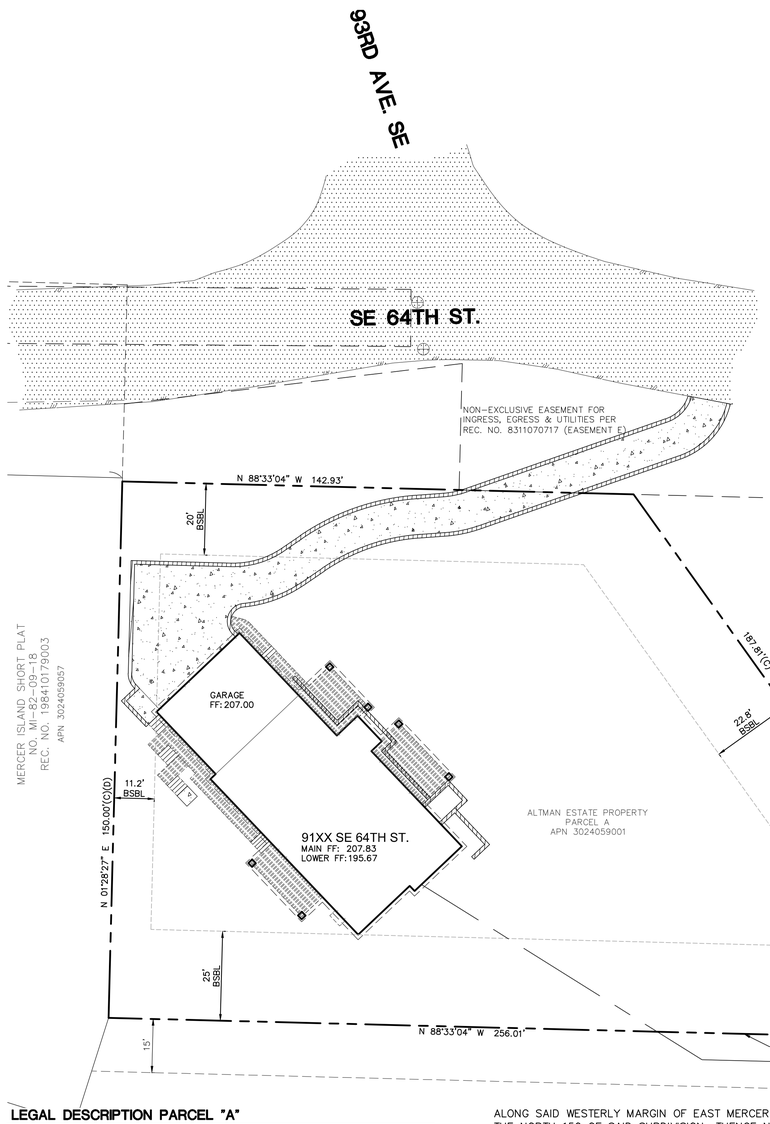
JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-15-20

Project Number
2020-0198

Sheet Number
S5.1
9 of 9

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

ALTMAN PARCEL A

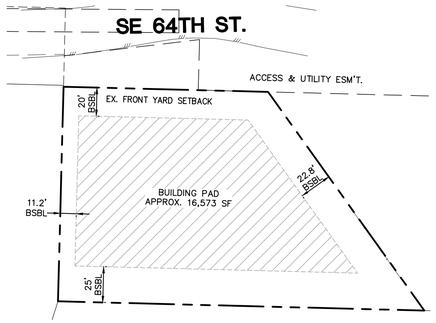


LEGEND

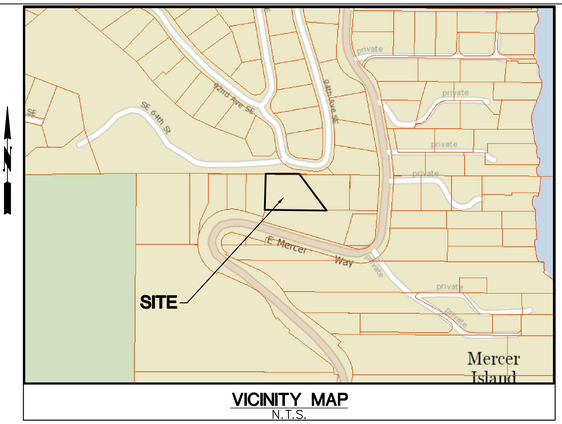
- FOUND MONUMENT IN CASE
- FOUND REBAR/CAP AS NOTED
- UTILITY POLE W/UNDERGROUND (UG) CONDUIT
- UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
- UTILITY POLE W/ LIGHT (LP)
- UTILITY POLE (PP)
- POWER POLE GUY ANCHOR (GUY)
- TELEPHONE MANHOLE (TMH)
- SANITARY SEWER MANHOLE (SSMH)
- POWER METER (EM)
-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

ABBREVIATIONS

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



BUILDING PAD DIAGRAM
1" = 50'



VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20
SCALE IN FEET
1"=20'

PROJECT SITE DATA - PARCEL A

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
SITE ADDRESS: 91XX SE 64TH STREET , MERCER ISLAND, WA 98040
TAX ACCT. NO.: 302405-9001
TOTAL LOT AREA: 29,921 SF± OR 0.687 AC.±

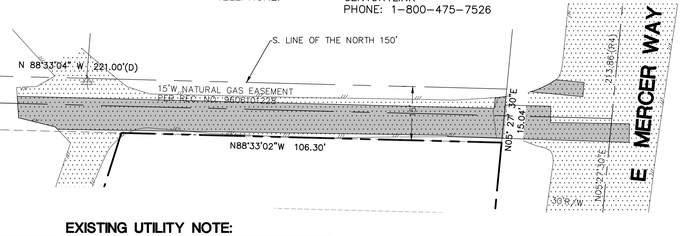
PROJECT CONTACT LIST:

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



LEGAL DESCRIPTION PARCEL "A"

APN 302405-9001:

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

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

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

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

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

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

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

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

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.

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 THUS 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.

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

APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

REGISTERED PROFESSIONAL ENGINEER
KEITH A. LITCHFIELD
STATE OF WASHINGTON
10/26/20
STAMP NOT VALID UNLESS SIGNED AND DATED

NOTES	DATE	CHKD BY	DWN BY
SUBMITTED TO CLIENT	4-6-2020	KAL	KAL
REVISED PER CITY COMMENTS	10-26-2020	KAL	KAL

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

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APN: 302405-9001
COVER SHEET
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

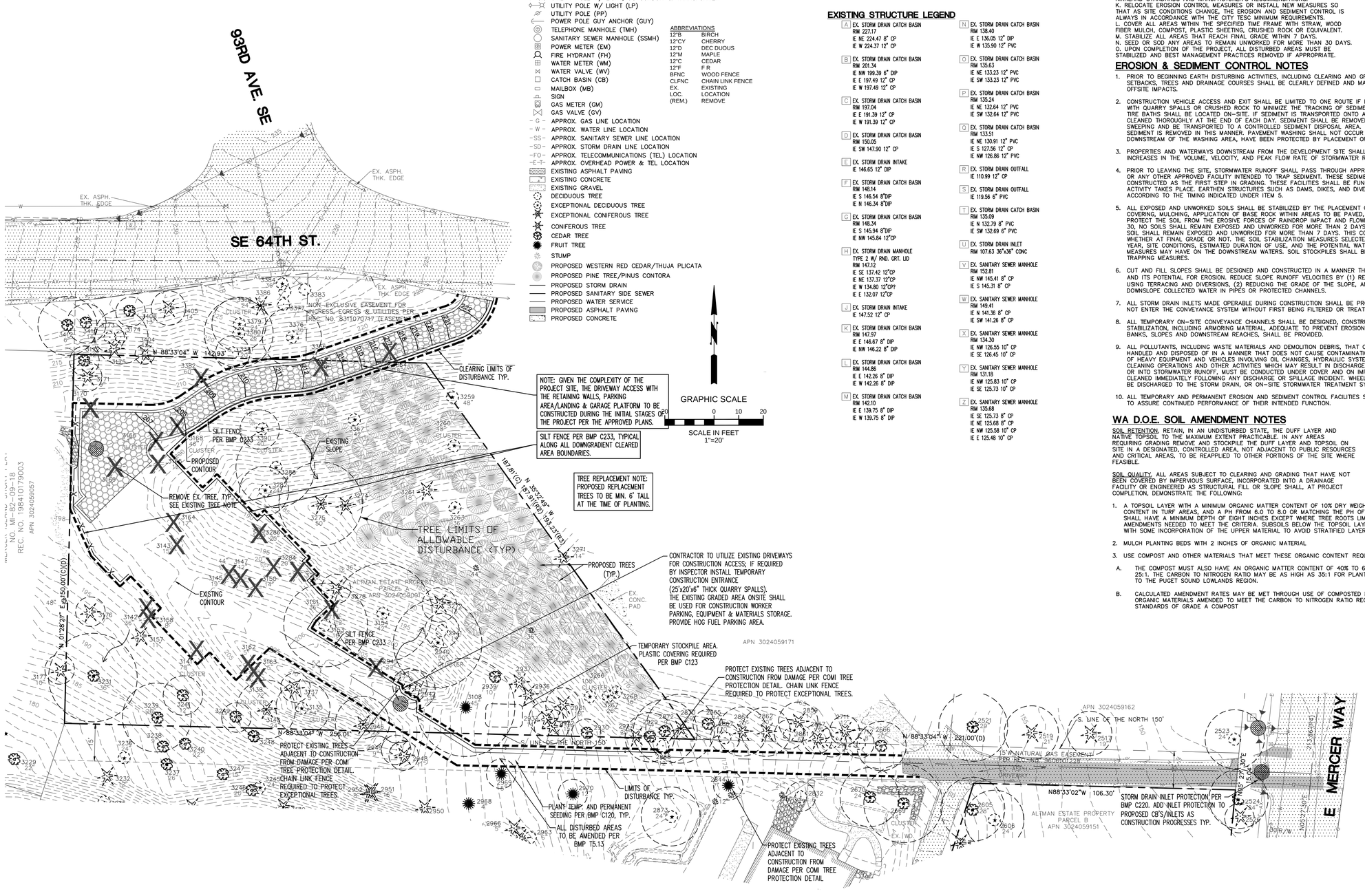
SHEET
1 of 5

JOB No.

DRAWING: \\LE-PC\Projects\Misc-JSF\Altmon MI Lots\LE Dwgs\LE Altmon MI Middle Lot 10-26-20_Lauren.dwg PLOT BY: admin Oct 28, 2020 @ 10:51am

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

ALTMAN PARCEL A



NOTE: GIVEN THE COMPLEXITY OF THE PROJECT SITE, THE DRIVEWAY ACCESS WITH THE RETAINING WALLS, PARKING AREA/LANDING & GARAGE PLATFORM TO BE CONSTRUCTED DURING THE INITIAL STAGES OF THE PROJECT PER THE APPROVED PLANS.

SILT FENCE PER BMP C233, TYPICAL ALONG ALL DOWNGRADIENT CLEARED AREA BOUNDARIES.

TREE REPLACEMENT NOTE: PROPOSED REPLACEMENT TREES TO BE MIN. 6' TALL AT THE TIME OF PLANTING.

CONTRACTOR TO UTILIZE EXISTING DRIVEWAYS FOR CONSTRUCTION ACCESS; IF REQUIRED BY INSPECTOR INSTALL TEMPORARY CONSTRUCTION ENTRANCE (25'x20'x6" THICK QUARRY SPALLS). THE EXISTING GRADED AREA ONSITE SHALL BE USED FOR CONSTRUCTION WORKER PARKING, EQUIPMENT & MATERIALS STORAGE. PROVIDE HOG FUEL PARKING AREA.

GRAPHIC SCALE
0 10 20
SCALE IN FEET
1"=20'

LEGEND

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

ABBREVIATIONS

12"B	BIRCH		
12"CY	CHERRY		
12"D	DEC DUOUS		
12"M	MAPLE		
12"C	CEDAR		
12"F	F R		
BFNC	WOOD FENCE		
CLFNC	CHAIN LINK FENCE		
EX.	EXISTING		
LOC.	LOCATION		
(REM.)	REMOVE		

EXISTING STRUCTURE LEGEND

A. EX. STORM DRAIN CATCH BASIN
RIM 227.17
IE NE 224.47 8" CP
IE W 224.37 12" CP

B. EX. STORM DRAIN CATCH BASIN
RIM 201.34
IE NW 199.39 8" DIP
IE E 197.49 12" CP
IE W 197.49 12" CP

C. EX. STORM DRAIN CATCH BASIN
RIM 197.04
IE E 191.39 12" CP
IE W 191.39 12" CP

D. EX. STORM DRAIN CATCH BASIN
RIM 150.05
IE SW 147.90 12" CP

E. EX. STORM DRAIN INTAKE
IE 146.65 12" DIP

F. EX. STORM DRAIN CATCH BASIN
RIM 148.14
IE S 146.54 8"DIP
IE N 146.34 8"DIP

G. EX. STORM DRAIN CATCH BASIN
RIM 148.34
IE S 145.94 8"DIP
IE NW 145.84 12"CP

H. EX. STORM DRAIN MANHOLE
TYPE 2 W/ RND. GRT. LID
RIM 147.12
IE SE 137.42 12"CP
IE NE 137.37 12"CP
IE W 134.80 12"CP?
IE E 132.07 12"CP

J. EX. STORM DRAIN INTAKE
IE 147.52 12" CP

K. EX. STORM DRAIN CATCH BASIN
RIM 147.97
IE E 146.67 8" DIP
IE NW 146.22 8" DIP

L. EX. STORM DRAIN CATCH BASIN
RIM 144.86
IE E 142.26 8" DIP
IE W 142.26 8" DIP

M. EX. STORM DRAIN CATCH BASIN
RIM 142.10
IE E 139.75 8" DIP
IE W 139.75 8" DIP

N. EX. STORM DRAIN CATCH BASIN
RIM 138.40
IE E 136.05 12" DIP
IE W 135.90 12" PVC

O. EX. STORM DRAIN CATCH BASIN
RIM 135.63
IE NE 133.23 12" PVC
IE SW 133.23 12" PVC

P. EX. STORM DRAIN CATCH BASIN
RIM 135.24
IE NE 132.64 12" PVC
IE SW 132.64 12" PVC

Q. EX. STORM DRAIN CATCH BASIN
RIM 133.51
IE NE 130.91 12" PVC
IE S 127.56 12" CP
IE NW 126.86 12" PVC

R. EX. STORM DRAIN OUTFALL
IE 110.99 12" CP

S. EX. STORM DRAIN OUTFALL
IE 119.56 6" PVC

T. EX. STORM DRAIN CATCH BASIN
RIM 135.09
IE W 132.79 8" PVC
IE SW 132.69 6" PVC

U. EX. STORM DRAIN INLET
RIM 107.63 36"x36" CONC

V. EX. SANITARY SEWER MANHOLE
RIM 152.81
IE NW 145.41 8" CP
IE S 145.31 8" CP

W. EX. SANITARY SEWER MANHOLE
RIM 149.41
IE N 141.36 8" CP
IE SW 141.26 8" CP

X. EX. SANITARY SEWER MANHOLE
RIM 134.30
IE NW 126.55 10" CP
IE SE 126.45 10" CP

Y. EX. SANITARY SEWER MANHOLE
RIM 131.18
IE NW 125.83 10" CP
IE SE 125.73 10" CP

Z. EX. SANITARY SEWER MANHOLE
RIM 135.68
IE SE 125.73 8" CP
IE NE 125.68 8" CP
IE NW 125.58 10" CP
IE E 125.48 10" CP

CONSTRUCTION SEQUENCE SCHEDULE

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

EROSION & SEDIMENT CONTROL NOTES

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

WA D.O.E. SOIL AMENDMENT NOTES

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

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

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

REGISTERED PROFESSIONAL ENGINEER KEITH A. LITCHFIELD STATE OF WASHINGTON 19036
STAMP NOT VALID UNLESS SIGNED AND DATED

DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	4-6-2020	SUBMITTED TO CLIENT
KAL	KAL	10-26-2020	REVISED PER CITY COMMENTS

LITCHFIELD ENGINEERING
12540 81ST AVENUE NE
Kirkland, WA 98034
Tel (425) 821-5038 Fax (425) 821-5739

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APN: 302405-9001
TESC PLAN
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

Call 2 Working Days Before You Dig
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Utilities Underground Location Center (ID,MT,ND,OR,WA)

APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

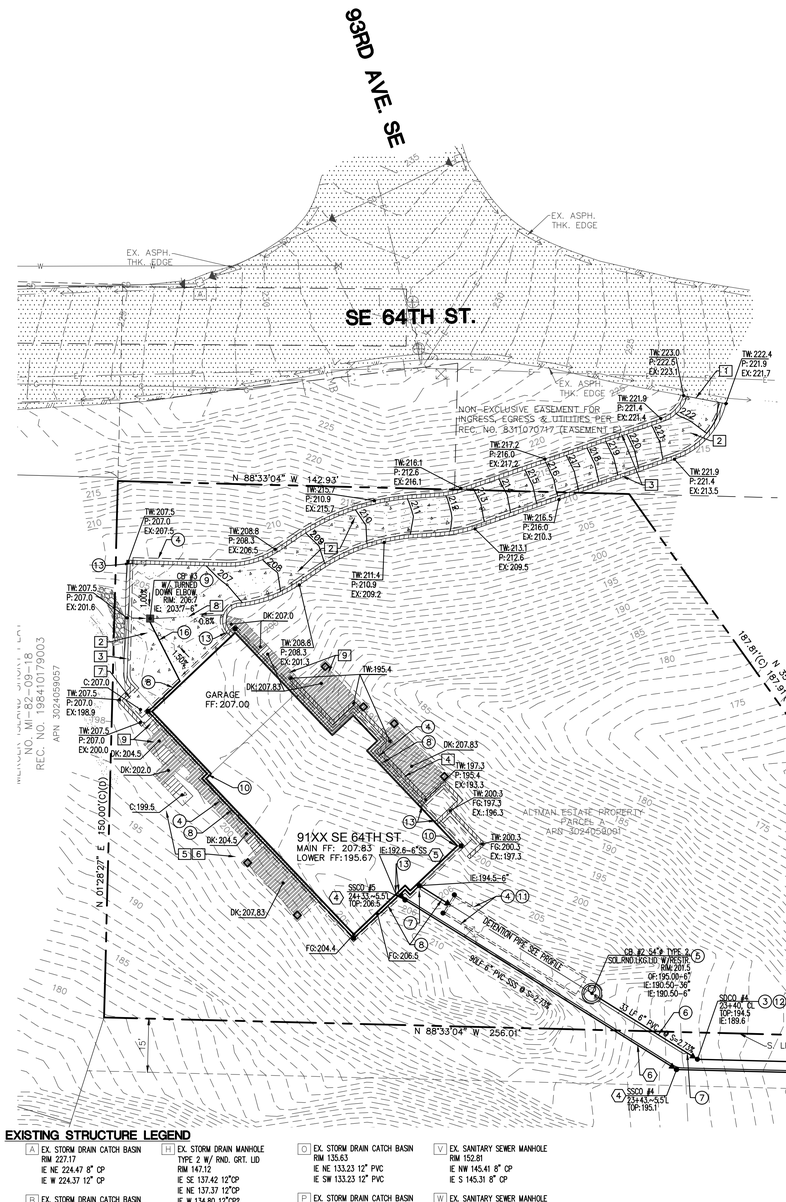
SHEET
2 of 5

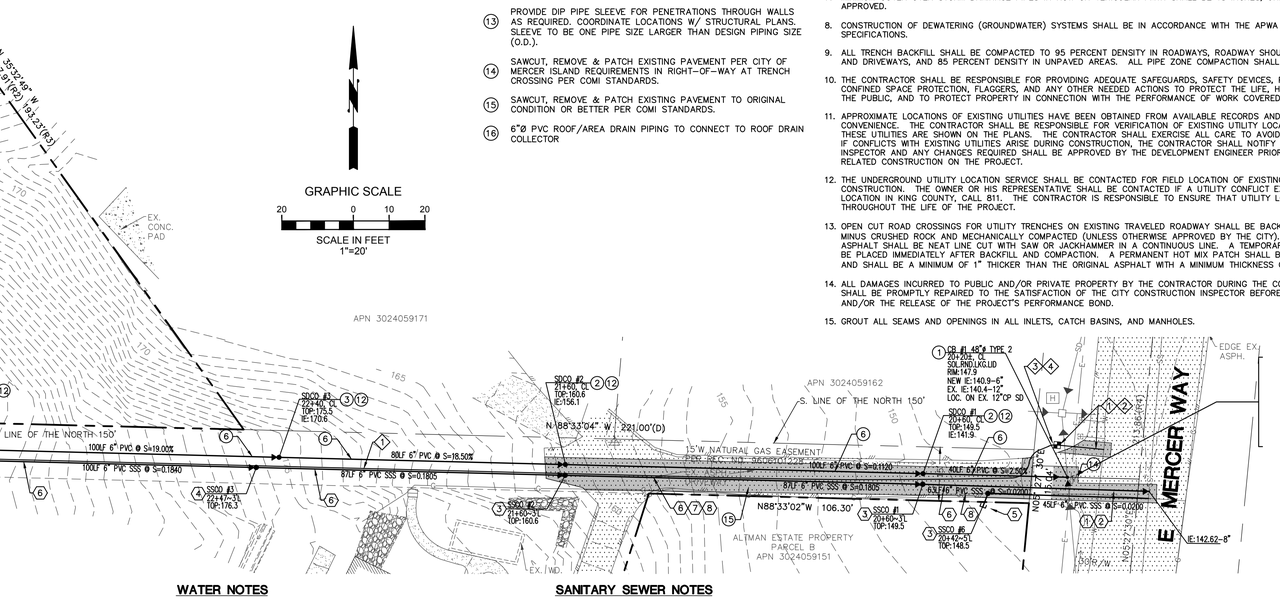
JOB No.

DRAWING: \\LE-PC\Projects\Misc-SF\Altman MI Lots\LE Dwgs\LE Altman MI Middle Lot 10-26-20_Lauren.dwg PLOT BY: admin Oct 28, 2020 @ 9:11am

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

ALTMAN PARCEL A





GRAPHIC SCALE

20 0 10 20

SCALE IN FEET
1"=20'

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 REQU RED TO PROV DE POST-CONSTRUCT ON SO L QUAL TY AND DEPTH N ACCORDANCE W TH BMP T5.13. THE PROJECT GEOTECHN CAL ENG NEER MUST PROV DE A LETTER OF CERT F CAT ON TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEET NG THE POST CONSTRUCT ON SO L QUAL TY AND DEPTH REQU REMENT SPEC F ED ON THE APPROVED PLAN SET PR OR TO F NAL NSPECT ON 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 5. FINISH, TEXTURE, JOINTS, REINF. ETC. PER ARCHITECTS & STRUCTURAL PLANS.
3. RETAINING WALLS AT LOCATIONS SHOWN. FINISH, TEXTURE, JOINTS, REINF, ETC. PER ARCHITECTS & STRUCTURAL PLANS. SEPARATE BUILDING PERMIT REQUIRED IF GREATER THAN 4' HIGH.
4. CONSTRUCT MODULAR LANDSCAPE RETAINING WALLS ADJACENT TO BUILDING PER MANUFACTURER REQ'T.'S. PERMIT REQUIRED IF GREATER THAN 4' HIGH.
5. SEE LANDSCAPING PLAN BY OTHERS FOR LANDSCAPE.
6. SEE ILLUMINATION PLAN BY OTHERS FOR LANDSCAPE LIGHTING & ASSOCIATED APPURTENANCES.
7. REFUSE / RECYCLE AREA PER ARCHITECTS PLANS.
8. FLOWLINE OF DRIVEWAY PAVEMENT, TYP.
9. DECKS, CATWALKS, STEPS AS SHOWN. MATERIAL, FINISH, TEXTURE, ETC. PER ARCHITECTS & STRUCTURAL PLANS.

STORM DRAINAGE NOTES

1. CATCH BASIN, 48"Ø TYPE 2 WSDOT SD B-10.20-02 W/ SOLID ROUND LOCKING LID. LOCATE ON EXISTING 12" CP.
2. SDCO PER SD MI S-19 W/ TRAFFIC RATED LID.
3. SDCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
4. CONSTRUCT 4"Ø PERF. PVC FOOTING DRAIN.
5. CATCH BASIN TYPE 2-54"Ø 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"Ø 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"Ø PVC ROOF DRAIN COLLECTOR @ S=1.00% MIN.
9. PRIVATE YARD\AREA DRAIN SEE DETAIL SHEET 5.
10. DOWNSPOUTS PER ARCHITECT'S PLANS.
11. FOOTING DRAIN NOT TO BE CONNECTED TO 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. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER COMI STANDARDS.
15. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT TO ORIGINAL CONDITION OR BETTER PER COMI STANDARDS.
16. 6"Ø PVC ROOF/AREA DRAIN PIPING TO CONNECT TO ROOF DRAIN COLLECTOR

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 OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROECT. 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 RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED & DISPOSED OF AT AN APPROVED LOCATION OFF SITE.
9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.

STORM DRAIN GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS 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 POLICIES 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.

EXISTING STRUCTURE LEGEND

- A EX. STORM DRAIN CATCH BASIN RIM 227.17 IE NE 224.47 8" CP IE W 224.37 12" CP
- B EX. STORM DRAIN CATCH BASIN RIM 201.34 IE NW 199.39 6" DIP IE E 197.49 12" CP IE W 197.49 12" CP
- C EX. STORM DRAIN CATCH BASIN RIM 197.04 IE E 191.39 12" CP IE W 191.39 12" CP
- D EX. STORM DRAIN CATCH BASIN RIM 150.05 IE SW 147.90 12" CP
- E EX. STORM DRAIN INTAKE IE 146.65 12" DIP
- F EX. STORM DRAIN CATCH BASIN RIM 148.14 IE S 146.54 8"DIP IE N 146.34 8"DIP
- G EX. STORM DRAIN CATCH BASIN RIM 148.34 IE S 145.94 8"DIP IE NW 145.84 12"CP
- H EX. STORM DRAIN MANHOLE TYPE 2 W/ RND. GRT. LID RIM 147.12 IE SE 137.42 12"CP IE NE 137.37 12"CP IE W 134.80 12"CP? IE E 132.07 12"CP
- J EX. STORM DRAIN INTAKE IE 147.52 12" CP
- K EX. STORM DRAIN CATCH BASIN RIM 147.97 IE E 146.67 8" DIP IE NW 146.22 8" DIP
- L EX. STORM DRAIN CATCH BASIN RIM 144.86 IE E 142.26 8" DIP IE W 142.26 8" DIP
- M EX. STORM DRAIN CATCH BASIN RIM 142.10 IE E 139.75 8" DIP IE W 139.75 8" DIP
- N EX. STORM DRAIN CATCH BASIN RIM 138.40 IE E 136.05 12" DIP IE W 135.90 12" PVC
- O EX. STORM DRAIN CATCH BASIN RIM 135.63 IE NE 133.23 12" PVC IE SW 133.23 12" PVC
- P EX. STORM DRAIN CATCH BASIN RIM 135.24 IE NE 132.64 12" PVC IE SW 132.64 12" PVC
- Q EX. STORM DRAIN CATCH BASIN RIM 133.51 IE NE 130.91 12" PVC IE S 127.56 12" CP IE NW 126.86 12" PVC
- R EX. STORM DRAIN OUTFALL IE 110.99 12" CP
- S EX. STORM DRAIN OUTFALL IE 119.56 6" PVC
- T EX. STORM DRAIN CATCH BASIN RIM 135.09 IE N 132.79 8" PVC IE SW 132.69 6" PVC
- U EX. STORM DRAIN INLET RIM 107.63 36"x36" CONC
- V EX. SANITARY SEWER MANHOLE RM 152.81 IE NW 145.41 8" CP IE S 145.31 8" CP
- W EX. SANITARY SEWER MANHOLE RIM 149.41 IE N 141.36 8" CP IE SW 141.26 8" CP
- X EX. SANITARY SEWER MANHOLE RIM 134.30 IE NW 126.55 10" CP IE SE 126.45 10" CP
- Y EX. SANITARY SEWER MANHOLE RIM 131.18 IE NW 125.83 10" CP IE SE 125.73 10" CP
- Z EX. SANITARY SEWER MANHOLE RIM 135.68 IE SE 125.73 8" CP IE NE 125.68 8" CP IE NW 125.58 10" CP IE E 125.48 10" CP

WATER NOTES

1. 1-1" WATER SERVICE PER SD MI W-13. METER/SERVICE SIZE PER WATER SYSTEM BUILDING PLANS BY PLUMBING/MECHANICAL DESIGNER. CONSTRUCT OVERSIZE POLY PIPE OR PVC TO RESIDENCE TO ACCOMMODATE FLOW REQUIREMENTS (1-1/4" MINIMUM SIZE).
2. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT TO ORIGINAL CONDITION OR BETTER AT PRIVATE TRENCH PER COMI STANDARDS.
3. RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER TO THE SATISFACTION OF THE PROPERTY OWNER.
4. EXISTING WATER SERVICE LINES ARE LOCATED WITHIN THE IMMEDIATE AREA OF WORK. CONTRACTOR RESPONSIBLE TO COORDINATE ANY SHUT-DOWNS WITH ADJACENT PROPERTIES. REPAIR ANY SERVICE LINES DAMAGED TO ORIGINAL CONDITION OR BETTER.

SANITARY SEWER NOTES

1. CONNECT NEW 6" SIDE SEWER TO EXISTING SANITARY SEWER SYSTEM PER COMI STANDARDS. VERIFY LOCATION & INVERTS.
2. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN RIGHT-OF-WAY AT TRENCH CROSSING PER COMI STANDARDS.
3. SSCO PER SD MI S-19 W/ TRAFFIC RATED LID.
4. SSCO PER SD MI S-19 W/ PVC CAP 6" ABOVE FINISH GRADE.
5. CONSTRUCT TEMP. CAP FOR FUTURE BUILDING CONNECTION.
6. CONSTRUCT 6" SANITARY SIDE SEWER AT S=0.0200'/' MINIMUM TO BUILDING. SEE SANITARY SEWER SYSTEM BUILDING PLANS BY PLUMBING DESIGNER CONFIRM LOCATION W/ ARCHITECT.
7. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT TO ORIGINAL CONDITION OR BETTER PER COMI STANDARDS.
8. EXISTING GAS LINE IN WORK AREA. CONTRACTOR TO COORDINATE CONSTRUCTION OF SANITARY SIDE SEWER & PROTECT GAS LINE FROM ANY DAMAGE.

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

Call 2 Working Days Before You Dig
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Utilities Underground Location Center
(ID,MT,ND,OR,WA)

DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	4-6-2020	SUBMITTED TO CLIENT
KAL	KAL	10-26-2020	REVISED PER CITY COMMENTS

KEITH A. LITCHFIELD — STATE OF WASHINGTON — 19843 — REGISTERED PROFESSIONAL ENGINEER — 10-26-20
STAMP NOT VALID UNLESS SIGNED AND DATED

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

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APN: 302405-9001
SITE DEVELOPMENT PLAN
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

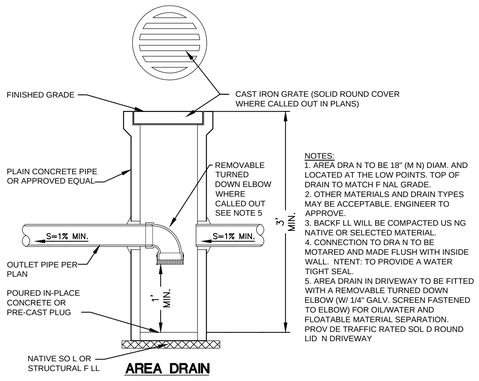
SHEET
3 of 5

JOB No.

DRAWING: /Volumes/THDD/LE 2020/Altman Mercer/LE Altman M Middle Lot 10-4-20.dwg PLOT BY: $(GETVAR,"LOGINNAME") Oct 26, 2020 @ 10:00am

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

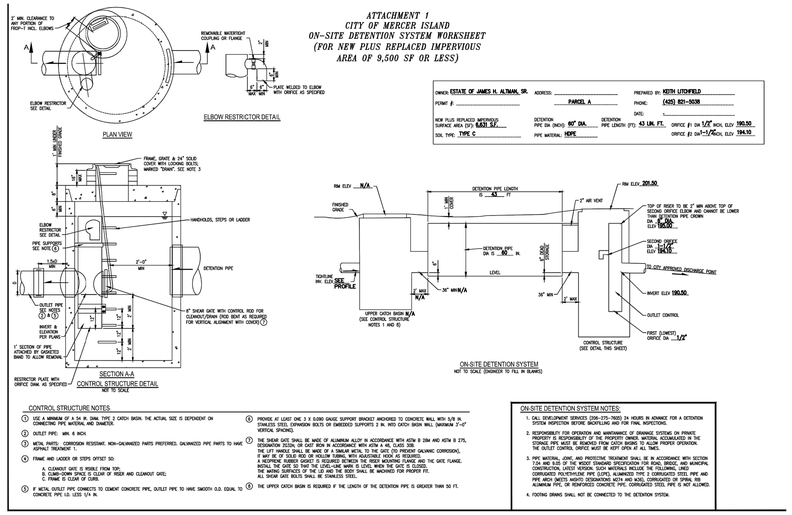
ALTMAN PARCEL A



NOTES:
1. AREA DRA N TO BE 18" (M N) DIAM. AND LOCATED AT THE LOW POINTS. TOP OF DRAIN TO MATCH F NAL GRADE.
2. OTHER MATERIALS AND DRAIN TYPES MAY BE ACCEPTABLE. ENGINEER TO APPROVE.
3. BACKF LL WILL BE COMPACTED US NG NATIVE OR SELECTED MATERIAL.
4. CONNECTION TO DRA N TO BE MOTARED AND MADE FLUSH WITH INSIDE WALL. NTENT: 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. PROV DE TRAFFIC RATED SOL D ROUND LID N DRIVEWAY

AREA DRAIN

LOOKING SOUTHERLY & WESTERLY N.T.S



ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

OWNER: ESTATE OF JAMES H. ALTMAN, SR. ADDRESS: _____ PREPARED BY: KEITH LITCHFIELD
POINT #: _____ PARCEL A PHONE: (425) 821-5038
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 6,631 SF DETENTION PIPE DIA (INCH): 60" DIA. DETENTION PIPE LENGTH (FT): 43 LIN. FT. DATE: _____
SOIL TYPE: TYPE C PIPE MATERIAL: HDPE ORIFICE #1 DIA 1/2" INCH, ELEV 190.50
ORIFICE #2 DIA=1/16" INCH, ELEV 194.10

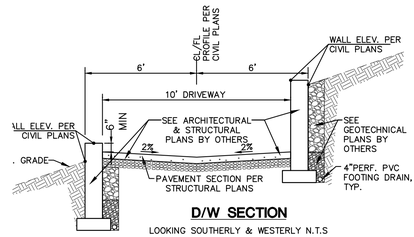
ON-SITE DETENTION SYSTEM
NOT TO SCALE (SHADED AREA IS FILL IN SLOPES)

CONTROL STRUCTURE NOTES

1. USE A MINIMUM OF A 24 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH
3. METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT.
4. FRAME AND LADDER OR STEPS OPTIOT SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. 8" METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/2 IN.
6. PROVIDE AT LEAST ONE 3 X 0.060 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 3/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAINTAIN 2'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION 356.0-T6. THE SIZE OF A GATE SHALL BE 10 MM (0.4 IN.) LESS THAN THE INSIDE DIMENSION OF THE SLOT AND OF A SUFFICIENT WIDTH TO STRADDLE GALVANIC CORROSION). IT MAY BE OF SOLID BOX OR HOLLOW SUBBAL WITH REASTENED HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. THE GATE SHALL BE SUPPLIED WITH A STAINLESS STEEL ROD, WHEN THE GATE IS CLOSED, THE MATING SURFACES OF THE LIP AND THE BODY SHALL BE MACHINED FOR FREEFIT FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

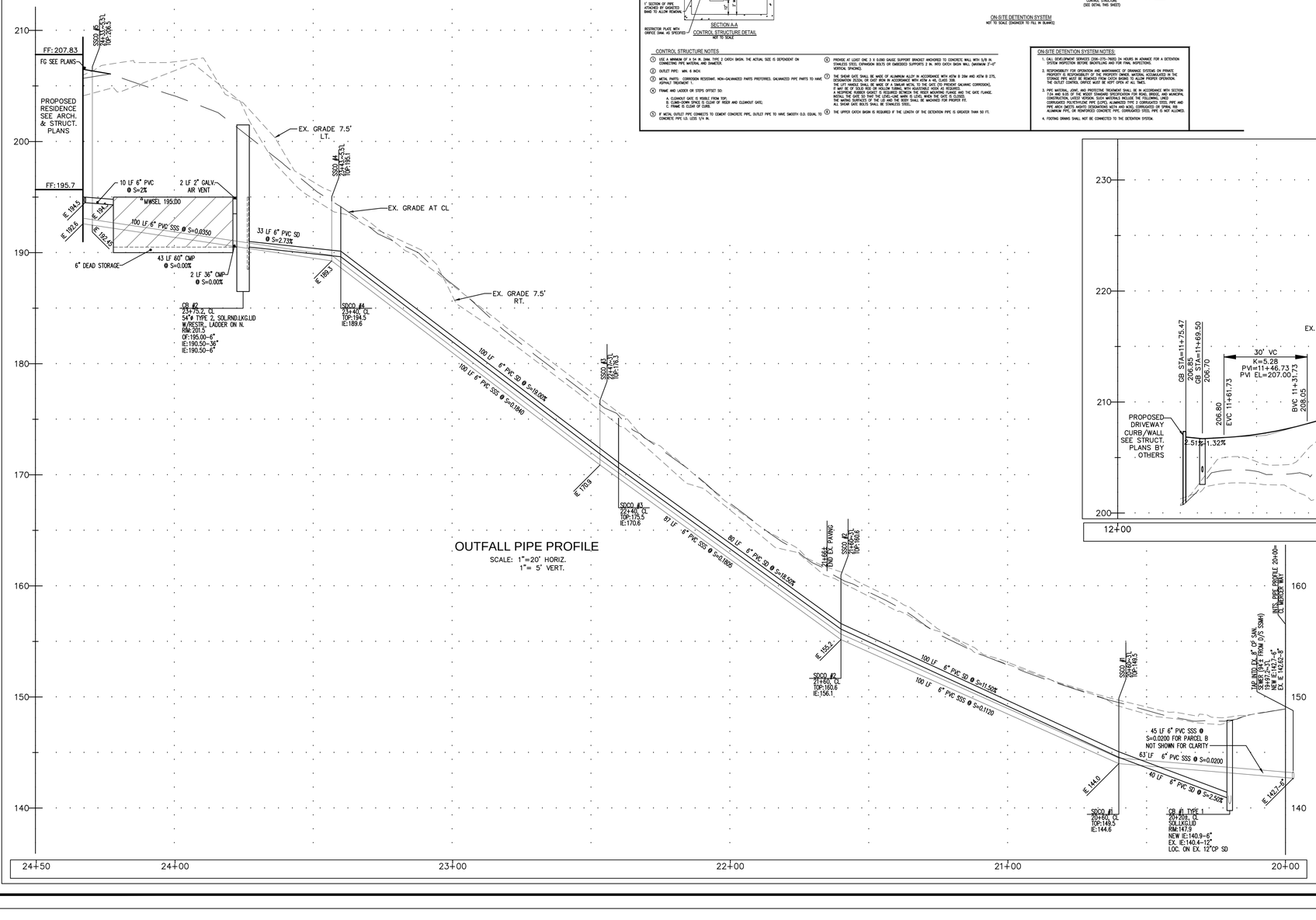
ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY SHALL BE THE OWNER'S. ALL SEDIMENTS SHALL BE REMOVED AND ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH, ALUMINUM SPIRAL RIB PIPE, CONCRETE PIPE, CONCRETE LINED CORRUGATED STEEL PIPE, ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



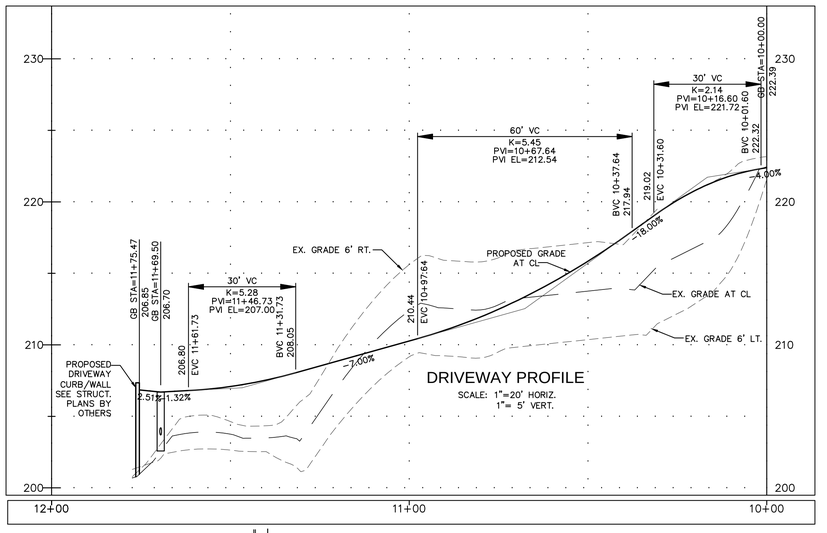
D/W SECTION

LOOKING SOUTHERLY & WESTERLY N.T.S



OUTFALL PIPE PROFILE

SCALE: 1"=20' HORIZ.
1"= 5' VERT.



DRIVEWAY PROFILE

SCALE: 1"=20' HORIZ.
1"= 5' VERT.

Call 2 Working Days Before You Dig
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Utilities Underground Location Center
(ID,MT,ND,OR,WA)

APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	4-6-2020	SUBMITTED TO CLIENT

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12840 81ST AVENUE NE
Kirkland, WA 98034
Tel (425) 821-5038 Fax (425) 821-5739

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PROFILES
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

SHEET
4 of **5**

JOB No.

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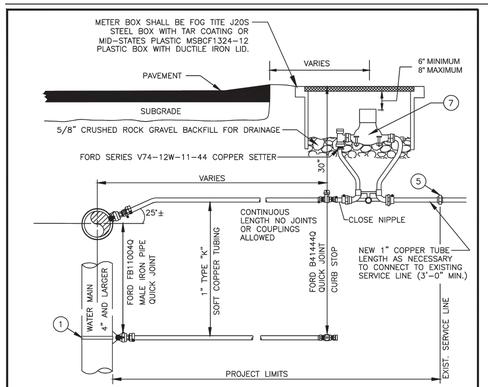


NOTES

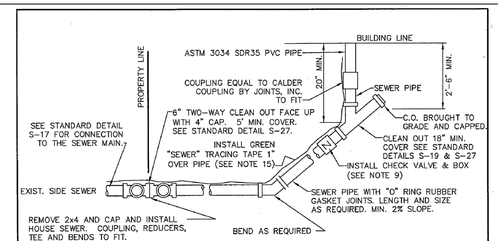
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL SINGLE STRAP, ROMAC 101NS, OR APPROVED EQUAL. ON NEW DUCTILE IRON WATER MAIN 6" DIA. OR LARGER, THE SERVICE MAY BE DIRECTLY TAPPED.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONALLY 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



BUILDING CONNECTION

NOTES

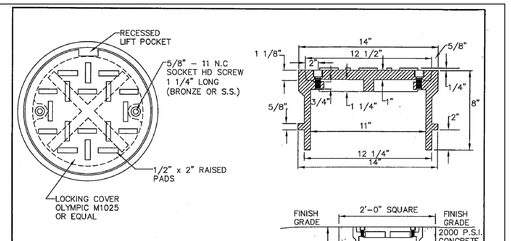
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH A BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    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**

REV DATE | APPROVED



NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

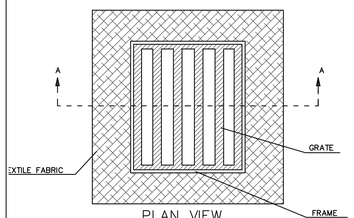
FOR PVC PIPE

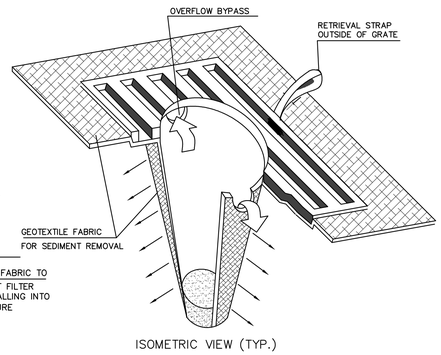
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

CLEAN OUT DETAIL

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

REV DATE | APPROVED





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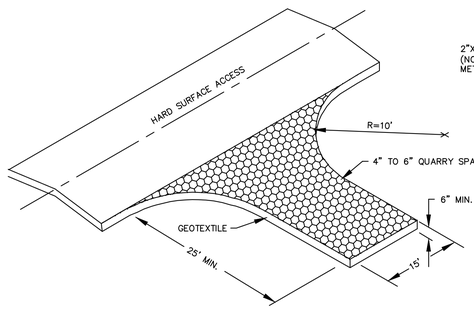

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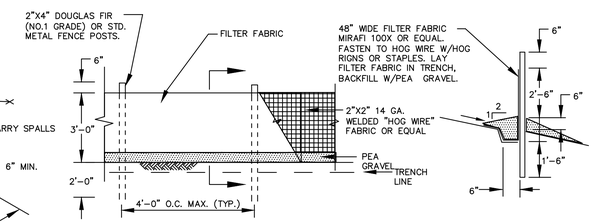

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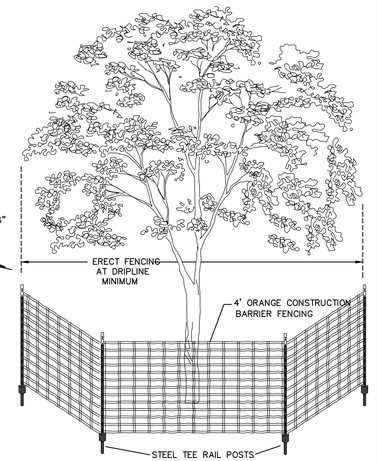

TREE PROTECTION DETAIL
N.T.S.

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DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	4-6-2020	SUBMITTED TO CLIENT

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CITY STANDARD DETAILS
ALTMAN PARCEL A
MERCER ISLAND, WASHINGTON
ESTATE OF JAMES H. ALTMAN, SR.
MERCER ISLAND, WASHINGTON 98040

SHEET
5 of **5**

JOB No.

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