

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BLW	BELOW
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTERPOINT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPROUT
D/W	DISHWASHER
EA	EACH
EX	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FN GRDE	FINISHED GRADE
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LV	LOW VOLTAGE
MTL	METAL
MFR	MANUFACTURER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
OC	ON CENTER
PL	PROPERTY LINE
RAD	RADIUS
RE:	REFER TO
SIM	SIMILAR
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VP	VERIFY IN FIELD
WD	WOOD
WDW	WINDOW

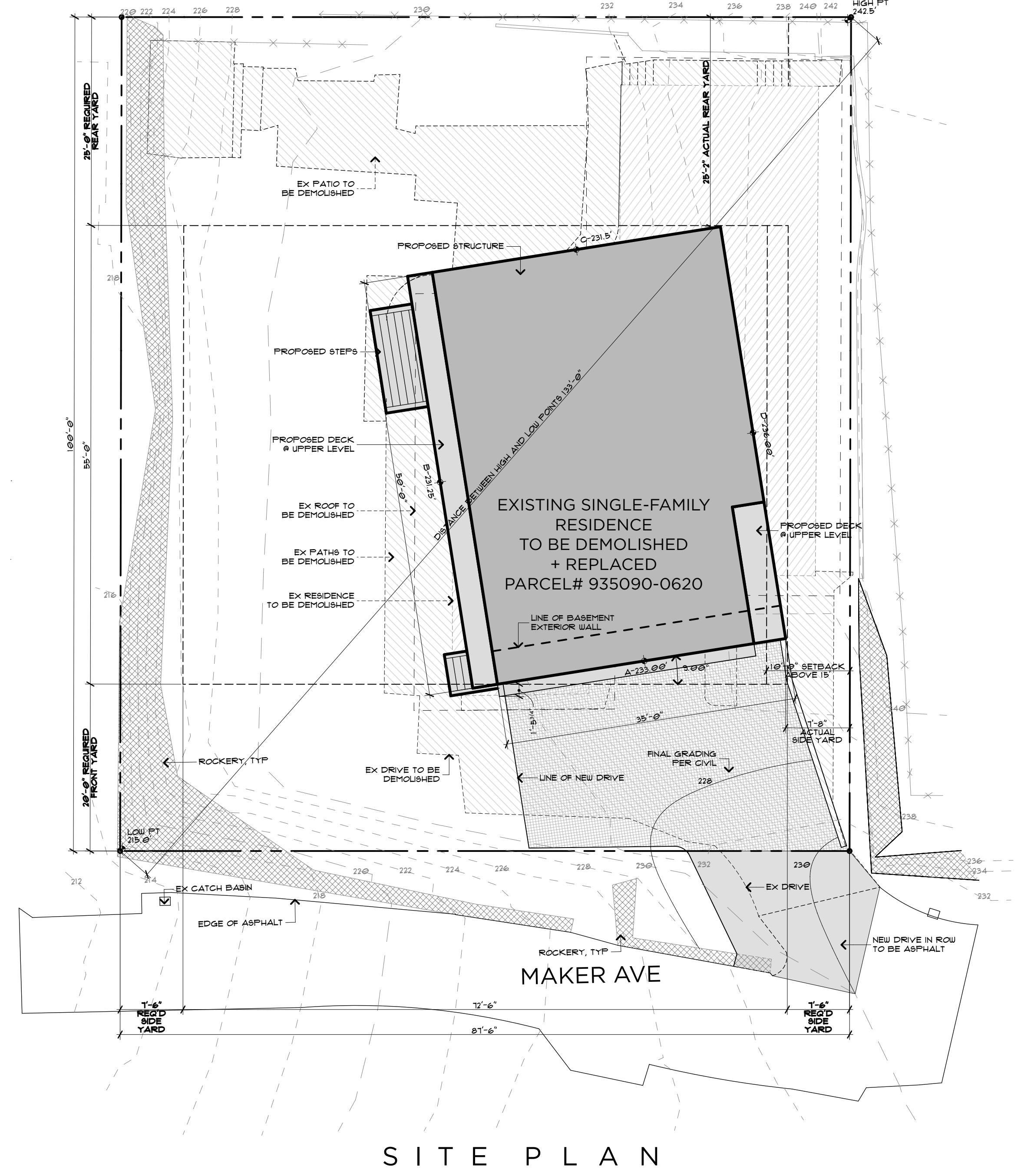
DUTY OF COOPERATION:

RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR + JEFFREY ALMETER. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO JEFFREY ALMETER. FAILURE TO DO SO SHALL RELIEVE JEFFREY ALMETER FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF JEFFREY ALMETER IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE JEFFREY ALMETER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

MERCER RESIDENCE

6950 SE MAKER ST, MERCER ISLAND, WA 98040



LOT COVERAGE CALCS:

LOT AREA	8,750 FT ²
MAXIMUM ALLOWABLE LOT COVERAGE: (LOT SLOPE 15-30%)	(35%) 3,062.5 FT ²
EXISTING RESIDENCE:	1,310 FT ²
EXISTING DRIVE:	1,050 FT ²
EXISTING PATIO:	1,400 FT ²
EXISTING LOT COVERAGE TO BE REMOVED:	(52%) 4,580 FT ²
PROPOSED RESIDENCE:	1,900 FT ²
PROPOSED DRIVE:	823 FT ²
PROPOSED STEPS:	(1%) 79 FT ²
PROPOSED LOT COVERAGE:	(32.0%) 2,802 FT²
PROPOSED LANDSCAPED AREA:	(68.0%) 5,948 FT ²

IMPERVIOUS SURFACE CALCS:

LOT AREA	8,750 FT ²
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE: (35%)	3,062.50 FT ²
LOT SLOPE CALCULATION:	20.1% SLOPE
HIGH POINT 242.5	
LOW POINT 215.0	
HORIZONTAL DISTANCE 133'	
EXISTING ROOF IMPERVIOUS SURFACE:	3,010 FT ²
EXISTING DRIVES + WALKS IMPERVIOUS SURFACE:	1,970 FT ²
EXISTING IMPERVIOUS:	4,980 FT ²
EXISTING IMPERVIOUS TO BE REMOVED:	4,980 FT ²
EXISTING IMPERVIOUS SURFACE TO REMAIN:	0 FT²
PROPOSED STRUCTURE IMPERVIOUS:	1,947 FT ²
PROPOSED DRIVES + WALKS IMPERVIOUS:	820 FT ²
STEPS AT REC ROOM + DRIVEWAY:	79 FT ²
TOTAL PROPOSED IMPERVIOUS:	2,786 FT²
TOTAL IMPERVIOUS SURFACE UPON COMPLETION:	(32.5%) 2,846 FT²

FLOOR AREAS:

LOT AREA:	8,750 FT ²
MAXIMUM ALLOWABLE GFA:	(40%) 3,500 FT ²
BASEMENT GFA (EXCLUDED):	(1575) FT ²
FIRST FLOOR GFA:	1,750 FT ²
SECOND FLOOR GFA:	1,686 FT ²
SECOND FLOOR COVERED DECK GFA:	62 FT ²
TOTAL GROSS FLOOR AREA:	(39.9%) 3,498 FT²

AVERAGE BUILDING ELEVATION CALCS:

SEGMENT "A" ELEVATION:	233.00'
SEGMENT "A" LENGTH:	35'
SEGMENT "A" ELEVATION x LENGTH:	8,155.00 FT ²
SEGMENT "B" ELEVATION:	231.25'
SEGMENT "B" LENGTH:	50'
SEGMENT "B" ELEVATION x LENGTH:	11,562.50 FT ²
SEGMENT "C" ELEVATION:	231.5'
SEGMENT "C" LENGTH:	35'
SEGMENT "C" ELEVATION x LENGTH:	8,102.50 FT ²
SEGMENT "D" ELEVATION:	236'
SEGMENT "D" LENGTH:	50'
SEGMENT "D" ELEVATION x LENGTH:	11,800.00 FT ²
TOTAL OF AGGREGATE ELEVATION:	39,620'
TOTAL OF SEGMENT LENGTHS:	170'
AVERAGE BUILDING ELEVATION:	233.06'

PROJECT INFO:

PROJECT ADDRESS:	6950 SE MAKER ST MERCER ISLAND, WA 98040
SCOPE OF WORK:	NEW SINGLE FAMILY RESIDENCE
ZONE:	R-8.4
LEGAL DESCRIPTION:	WHITE BROS 1ST TO EAST SEATTLE 46-47-48 & W 1/2 OF 49. BLOCK 3, LOT 46 TO 49
ACCESSOR'S PARCEL NUMBER:	935090-0620
BUILDING CODE + OCCUPANCY:	2018 IRC (ARCHITECTURAL) + IBC (STRUCTURAL) R-3 SINGLE FAMILY RESIDENTIAL (RESIDENCE) U STORAGE (GARAGE, STORAGE)
TYPE OF CONSTRUCTION:	TYPE-VB NON-SPRINKLERED

VICINITY MAP:



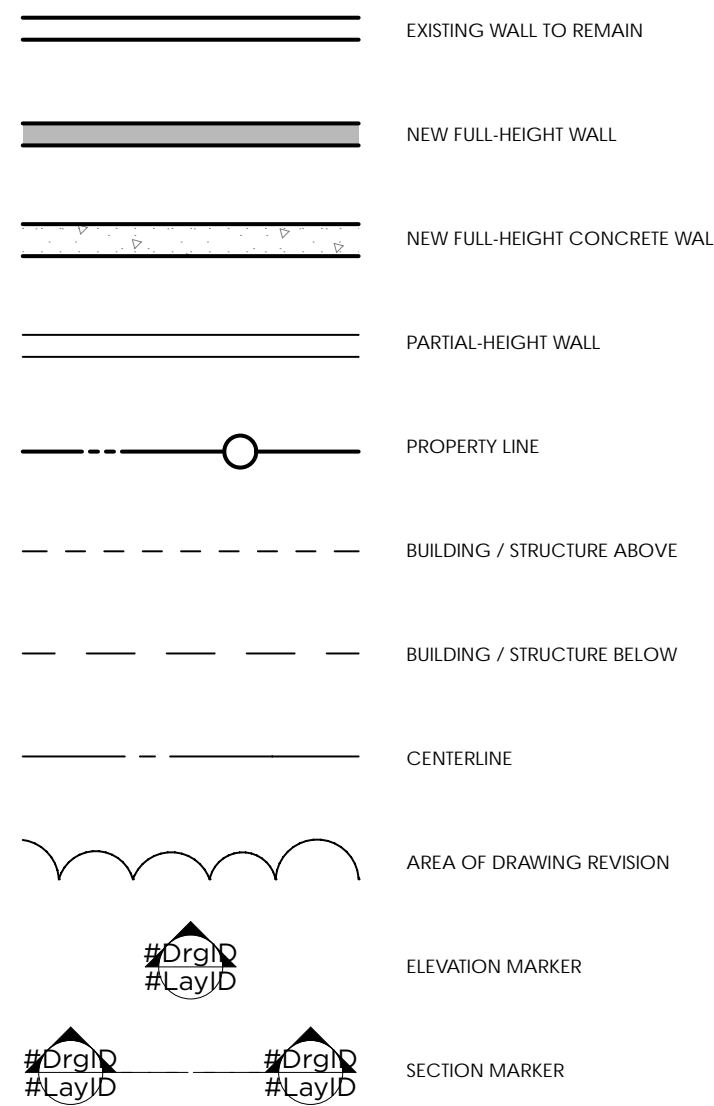
PROJECT TEAM:

CLIENT:	MERCER RESIDENCE 6950 SE MAKER ST MERCER ISLAND, WA 98040
ARCHITECT / APPLICANT:	JEFFREY ALMETER 9506 13TH AVE NW SEATTLE, WA 98117 303.903.1783
SURVEYOR:	TERRANE 10801 MAIN STREET SUITE 102 BELLEVUE, WA 98004 425.458.4488
GEOTECHNICAL ENGINEER:	GEOTECH CONSULTANTS - ADAM MOYER 2401 10TH AVE E SEATTLE, WA 98102 425.747.5618
CIVIL ENGINEER:	GOLDSMITH ENGINEERING - MARK BARBER 11400 SE 8TH ST, SUITE 450 BELLEVUE, WA 98004 425.462.1080
STRUCTURAL ENGINEER:	DS ENGINEERING - DON SHIN 3121 147TH PLACE SE MILL CREEK, WA 98012 425.338.4776
CONTRACTOR:	TBD

SHEET INDEX:

A1.0	PROJECT INFORMATION
	SURVEY
C-1	TESC PLAN
C-2	GRADING + DRAINAGE + UTILITY PLAN
C-3	DETAILS AND NOTES
A2.0	BASEMENT FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING SECTIONS
S1.0	GENERAL STRUCTURAL NOTES + DETAILS
S1.1	SECTIONS + DETAILS
S2.0	FOUNDATION + FIRST FLOOR FRAMING PLANS
S2.2	SECOND FLOOR + ROOF FRAMING PLANS

PLAN LEGEND:



GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
- APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
- PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.



MERCER RESIDENCE
6950 SE MAKER ST
MERCER ISLAND, WA

PROJECT INFORMATION

RELEASE
21 MARCH 2022

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER PERSONAL REPRESENTATIVE DEED RECORDING# 20210415002461)

LOTS 46, 47, 48 AND THE WEST ONE-HALF OF LOT 49 IN BLOCK 3 OF WHITE BROTHERS FIRST ADDITION TO EAST SEATTLE, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 100, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD N 88°48'41" W BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF SE 32ND ST PER GPS OBSERVATIONS, NAD83/2011 WASHINGTON STATE PLANE, NORTH ZONE.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 133, PG. 28.
- R2. RECORD OF SURVEY, VOL. 7, PG. 171.
- R3. PLAT OF WHITE & NOBLES FIRST ADD., REC. NO. 1889050232489, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 9350900620.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,750± S.F. (0.20 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	AREA DRAIN		NAIL AS NOTED
	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	COLUMN		ROCKERY
	CONCRETE SURFACE		SEWER LINE
	RETAINING WALL		SEWER MANHOLE
	DECK		STORM DRAIN LINE
	FENCE LINE (WOOD)		SEWER CLEANOUT
	GAS METER		TREE (AS NOTED)
	INLET (TYPE 1)		WATER LINE
	MONUMENT IN CASE (FOUND)		WATER METER
	MONUMENT (SURFACE, FOUND)		WATER VALVE

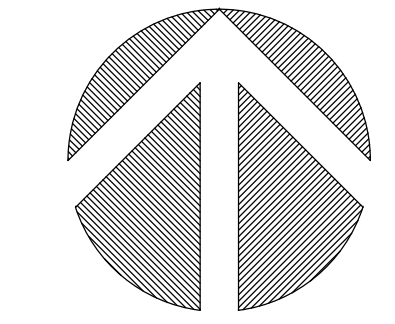
VICINITY MAP

N.T.S.

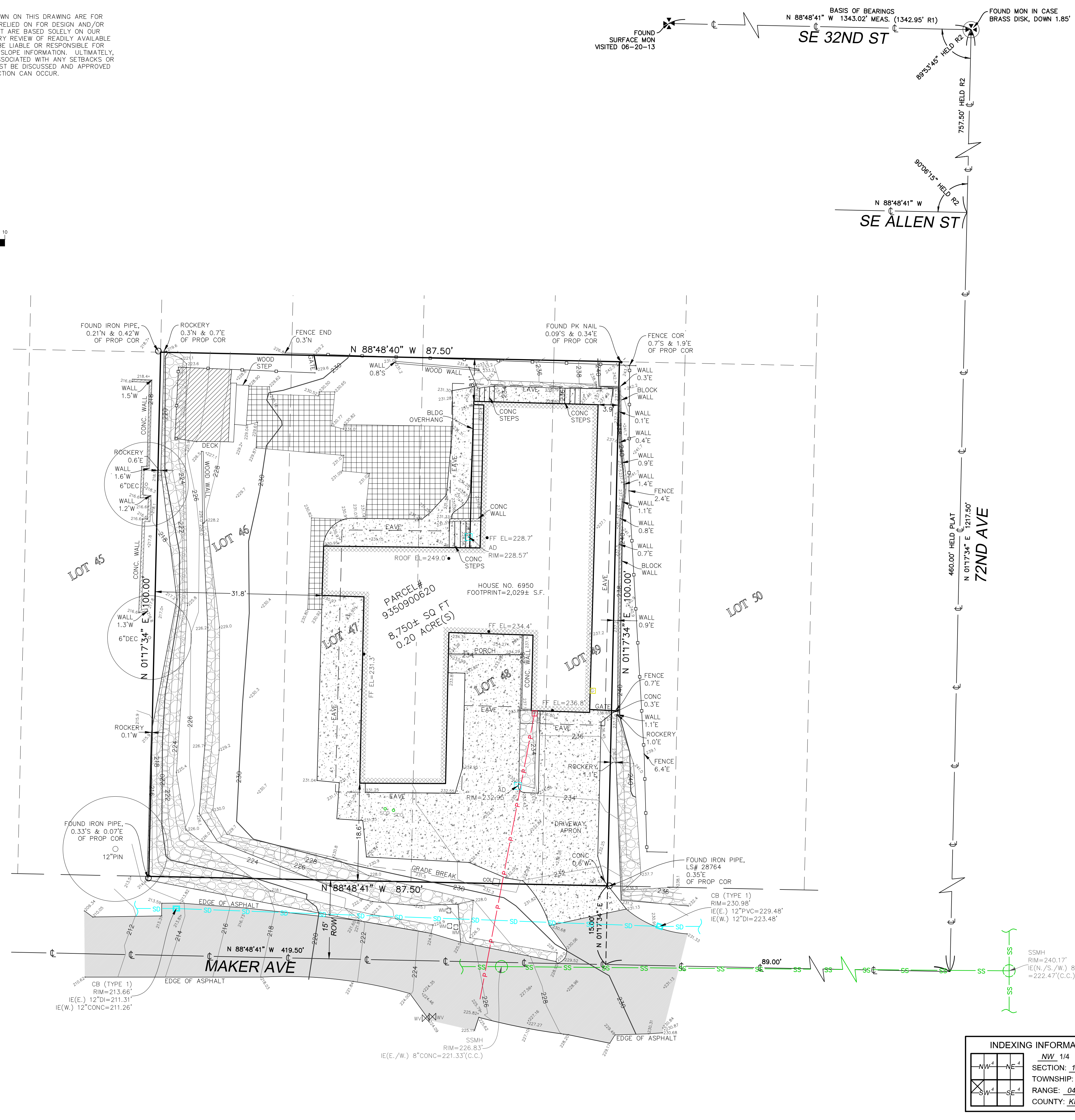


STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



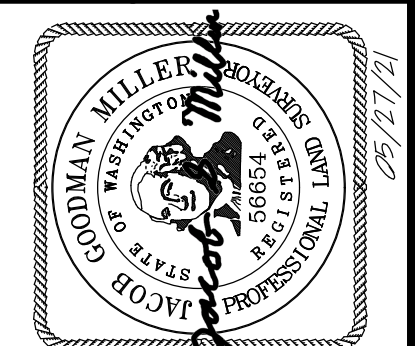
(IN FEET)
1 INCH = 10 FT.



INDEXING INFORMATION	
NW 1/4	SW 1/4
SECTION: 12	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 9350900620

STRAND RESIDENCE
6950 SE MAKER STREET
MERCER ISLAND, WA 98040



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

JOB NUMBER:	210007
DATE:	05/27/2021
DRAFTED BY:	RSN
CHECKED BY:	TBR / JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 1

measure success

NW ¼, SW ¼ SECTION 12, TOWNSHIP 24 N, RANGE 4 E, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

TAX PARCEL #935090-0410
7145 SE 36th ST
MERCER ISLAND, WA 98040
OWNER: MARTIN R SNOEY & BARBARA ROWE

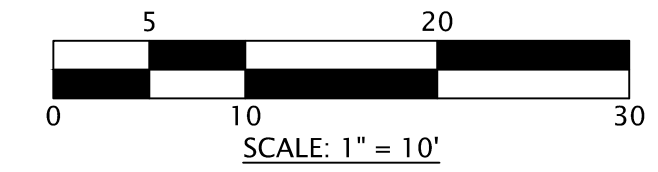
TAX PARCEL #935090-0605
7030 SE MAKER ST
MERCER ISLAND, WA 98040
OWNER: MICHAEL LYNN

TAX PARCEL #935090-0620
6950 SE MAKER ST
MERCER ISLAND, WA 98040
OWNER: DOROTHY A STRAND

TAX PARCEL #935090-0635
3515 72nd AVE SE
MERCER ISLAND, WA 98040
OWNER: DANIEL DWIGHT GROVE

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- COLUMN
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (WOOD)
- GAS METER
- INLET (TYPE 1)
- MONUMENT IN CASE (FOUND)
- MONUMENT (SURFACE, FOUND)
- NAIL AS NOTED
- PAVER SURFACE
- POWER METER
- POWER (OVERHEAD)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- SEWER CLEANOUT
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE

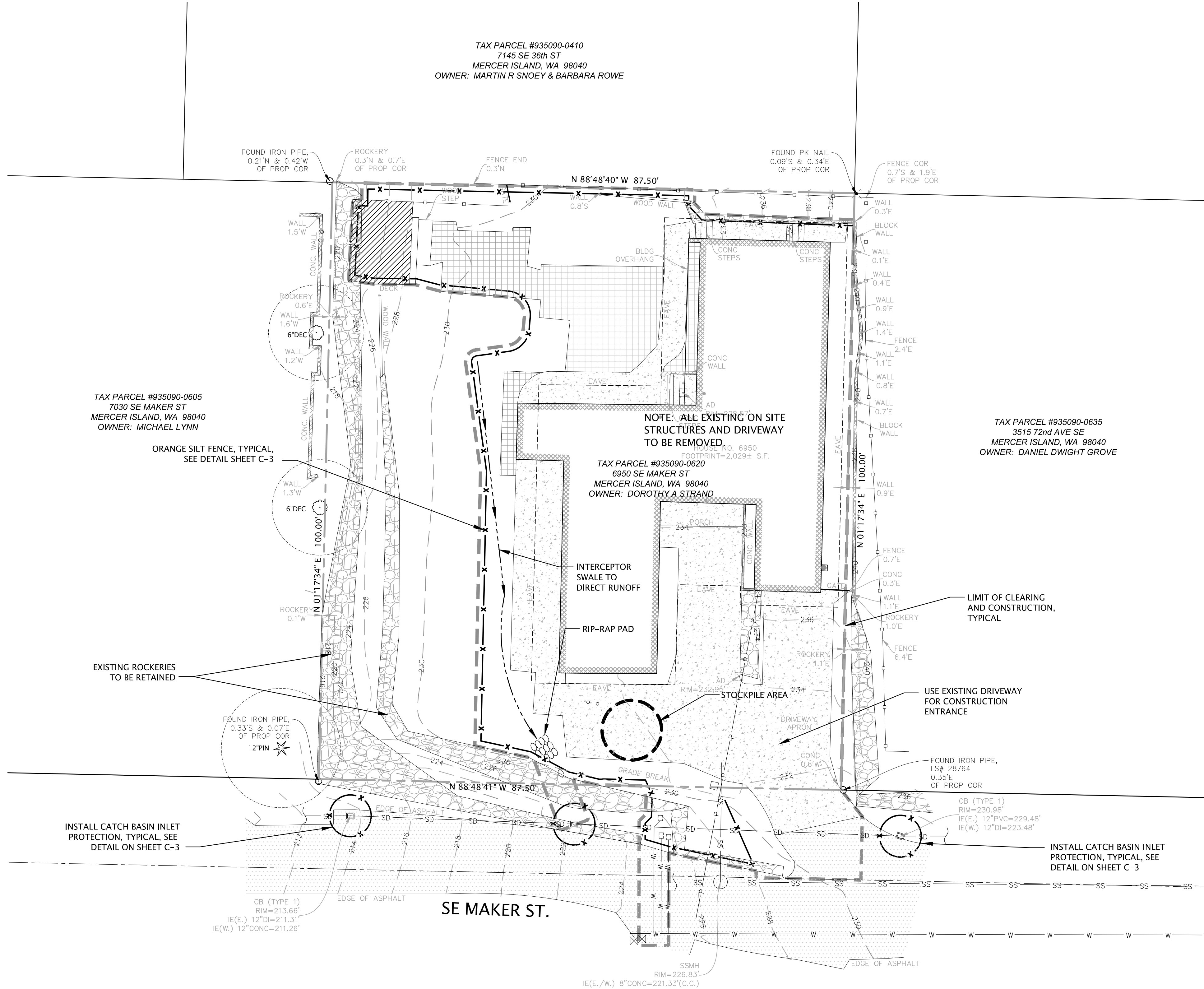


LEGEND (EROSION)

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF CONSTRUCTION
- PROPOSED CATCH BASIN INSERT
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION

SURVEY NOTE

EXISTING SURVEY INFORMATION SHOWN HEREON IS BASED ON SURVEY BY TERRANE SURVEYING & MAPPING, AND ELECTRONIC DRAWING FILES AS PROVIDED ON 03/25/2022. SURVEY INFORMATION HAS NOT BEEN FIELD VERIFIED BY GOLDSMITH.



Digitally signed
by Mark Barber
Date:
2022.07.10
13:47:45-07'00'



GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

PLOTTED:	2022/07/10 13:46	MBARBER
DRAWN:		
DESIGNED:		
APPROVED:		
FIELD BOOK:		
PAGE #:		

7/10/2022

DOROTHY STRAND

TESC PLAN
FOR
STRAND PROPERTY

6950 SE MAKER ST., CITY OF MERCER ISLAND KING COUNTY, WASHINGTON

JOB NO. 22038
SHEET
C-1

NW ¼, SW ¼ SECTION 12, TOWNSHIP 24 N, RANGE 4 E, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

TAX PARCEL #935090-0410
7145 SE 36th ST
MERCER ISLAND, WA 98040
OWNER: MARTIN R SNOEY & BARBARA ROWE

TAX PARCEL #935090-0620
6950 SE MAKER ST
MERCER ISLAND, WA 98040
OWNER: DOROTHY A STRAND

TAX PARCEL #935090-0635
3915 72nd AVE SE
MERCER ISLAND, WA 98040
OWNER: DANIEL DWIGHT GROVE

STORM/ROOF DRAINAGE SYSTEM

EXISTING DOWNSTREAM CB, TYPE I
RIM = 213.66
I.E. 12" CONC. (W) = 211.26
I.E. 12" D.I. (E) = 211.31

EX. 38 LF 12" D.I. SD @ 25.10%

EX. CB #1, TYPE I
RIM = 223.33
I.E. 12" D.I. (W & E) = 220.83
I.E. 6" PVC (N) = 221.33

24 LF 6" PVC SD @ 15.70%

CB #2, TYPE I
SOLID LID = 230.00
I.E. 4" (N) = 225.10
I.E. 4" (E) = 226.50 (FROM TRENCH DRAIN)
I.E. 4" (NE) = 225.10 (FROM WALL DRAIN)
I.E. 6" (S) = 225.10

55 LF 4" PVC RD @ 3.45%

YD #1
RIM = 230.00
I.E. 4" = 227.00

50 LF 4" PVC RD @ 10.00%

YD #2
RIM = 235.50
I.E. 4" = 232.00

46 LF 4" PVC RD @ 2.17%

YD #3
RIM = 236.00
I.E. 4" = 233.00

TRENCH DRAIN TO CB #2
13 LF 4" PVC RD @ 3.08%

TRENCH DRAIN
GRATE = 227.40
I.E. 4" = 226.90

SANITARY SEWER

EXISTING SSMH
RIM = 226.93
I.E. 8" CONC. (E) = 221.33
I.E. 8" CONC. (W) = 221.33
I.E. 6" SS (N) = 221.91 (ASSUMED)

EX. 20 LF 6" SS @ 2.00 (ASSUMED)

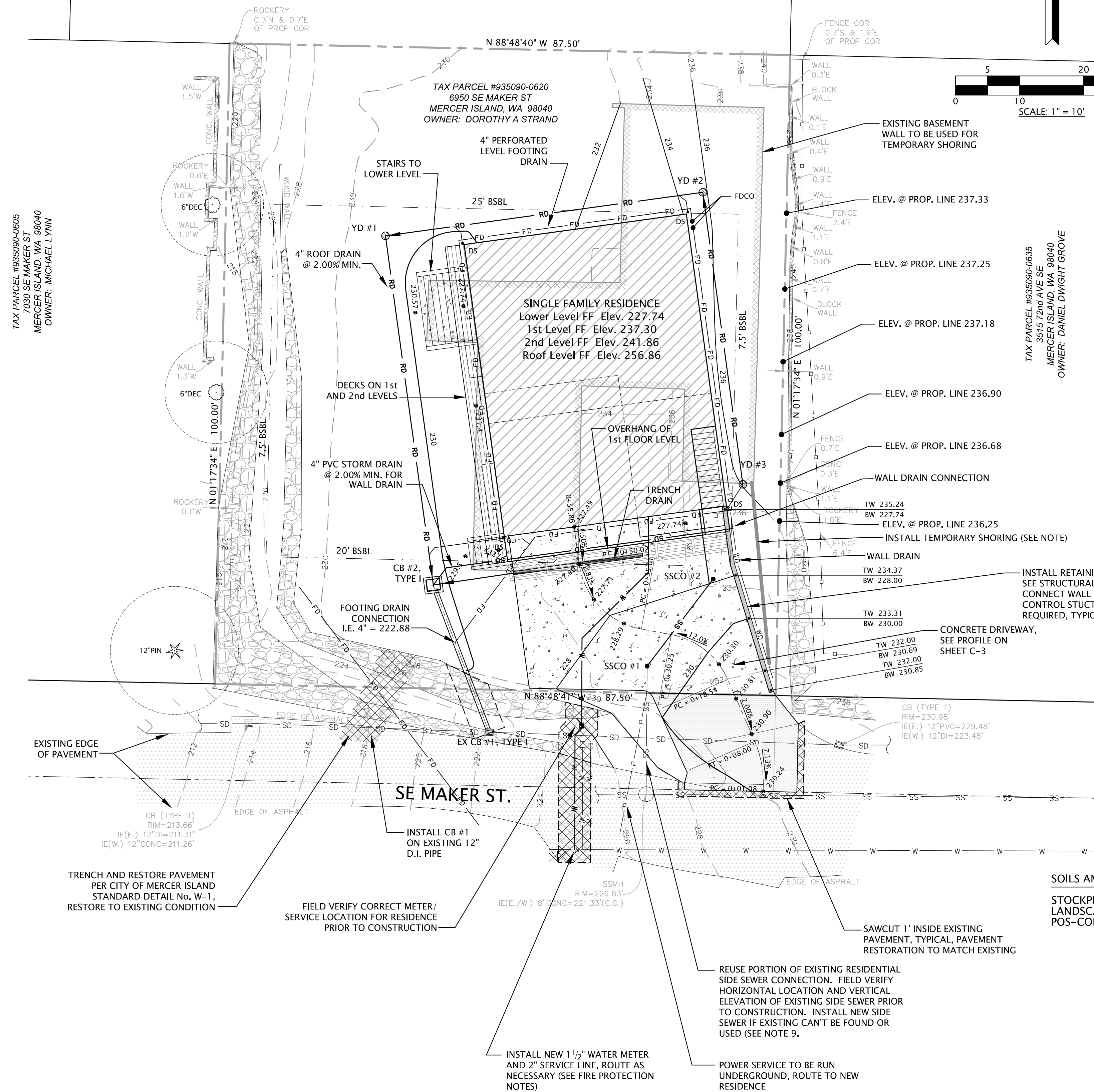
SSCO #1
RIM = 228.89
I.E. 6" SS = 222.31

16 LF 6" SS @ 2.00%

SSCO #2
RIM = 227.95
I.E. 6" SS = 222.63

12 LF 6" SS @ 2.00%
I.E. 6" @ HOUSE = 222.87
LOWER LEVEL FF Elev. 227.74

TAX PARCEL #935090-0605
7030 SE MAKER ST
MERCER ISLAND, WA 98040
OWNER: MICHAEL LYNN



NOTES

- DEMOLISH EXISTING HOUSE, PATIO, DECK, WALKWAY, WALL AND DRIVEWAY PRIOR TO PROPOSED CONSTRUCTION.
- SITE AREA: 8,750 SF (0.20 AC)
- IMPERVIOUS CALCULATIONS:
ON-SITE
HOUSE = 1,808 SF
CONCRETE DRIVEWAY = 804 SF
DECK = 91 SF
STAIRS = 78 SF
RETAINING WALLS = 20 SF
NEW AND REPLACED SUBTOTAL = 2,801 SF
EX. ROCKERY / WALL = 736 SF
TOTAL IMPERVIOUS = 3,537 SF (40% OF LOT AREA)

OFF-SITE
ASPHALT DRIVEWAY = 287 SF
TOTAL PROJECT IMPERVIOUS = 3,824 SF
- EARTHWORK QUANTITY:
CUT = 475 CY
FILL = 10 CY
- ROOF DRAIN PIPES SHALL MEET MATERIAL STANDARDS FOR SDR35 FOR PVC PIPE AND N-12 FOR SMOOTH-BORE HDPE PIPE.
- FOOTING DRAIN PIPES SHALL MEET MATERIAL STANDARDS FOR D2729 FOR PVC, WITH THE PERFORATIONS DIRECTED DOWNWARD.
- CONTRACTOR SHALL COMPLY WITH THE CITY OF MERCER ISLAND "STORM DRAINAGE REQUIREMENTS" FOR ALL NEW CONSTRUCTION OF DRAINAGE SYSTEM IMPROVEMENTS, INCLUDING ROOF DRAINS, FOOTING DRAINS, AND DRIVEWAY/PARKING AREA DRAINS.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF THE NEW METER WITH THE CITY'S WATER DEPARTMENT DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD LOCATED THE EXISTING SIDE SEWER (SS) LOCATION AND RE-USE IT FOR PROPOSED HOUSE. IF THE EXISTING SS LOCATION IS INADEQUATE FOR THE PROPOSED HOUSE, THE CONTRACTOR SHALL CONNECT THE PROPOSED SS SERVICE TO THE EXISTING SANITARY SEWER MAIN IN MAKER AVE., PER THE CITY'S STANDARD DETAIL S-17.

LEGEND (DEVELOPED)

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- TRENCH RESTORATION
- PROPOSED SANITARY SIDE SEWER
- PROPOSED SANITARY SIDE SEWER CLEANOUT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER METER
- PROPOSED YARD DRAIN
- PROPOSED ROOF DRAIN PIPE
- PROPOSED ROOF DRAIN CLEANOUT
- PROPOSED FOOTING DRAIN PIPE
- PROPOSED DOWNSPOUT
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN, TYPE I

FIRE PROTECTION NOTES:

- FIRE SPRINKLER REQUIRED
- BUILDER AND FIRE PROTECTION DESIGNER TO CONFIRM METER AND WATER SERVICE SIZE PRIOR TO CONSTRUCTION OF WATER SERVICE

SURVEY NOTE

EXISTING SURVEY INFORMATION SHOWN HEREON IS BASED ON SURVEY BY TERRANE SURVEYING & MAPPING, AND ELECTRONIC DRAWING FILES AS PROVIDED ON 03/25/2022. SURVEY INFORMATION HAS NOT BEEN FIELD VERIFIED BY GOLDSMITH.

TEMPORARY SHORING

TEMPORARY SHORING SHALL BE INSTALLED AT THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.

SOILS AMENDMENT NOTE

STOCKPILE AND COMPOST AMENDED DISTURBED LANDSCAPED AREAS PER CITY OF MERCER ISLAND POST-CONSTRUCTION SOIL MANAGEMENT

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

PLOTTED:	2022/07/10 10:36	MBARBER
DRAWN:		
DESIGNED:		
APPROVED:		
FIELD BOOK:		
PAGE #:		

7/10/2022
DOROTHY STRAND
GRADING, DRAINAGE AND UTILITY PLAN
FOR
STRAND PROPERTY
6950 SE MAKER ST., CITY OF MERCER ISLAND KING COUNTY, WASHINGTON

JOB NO. 22038
SHEET
C-2

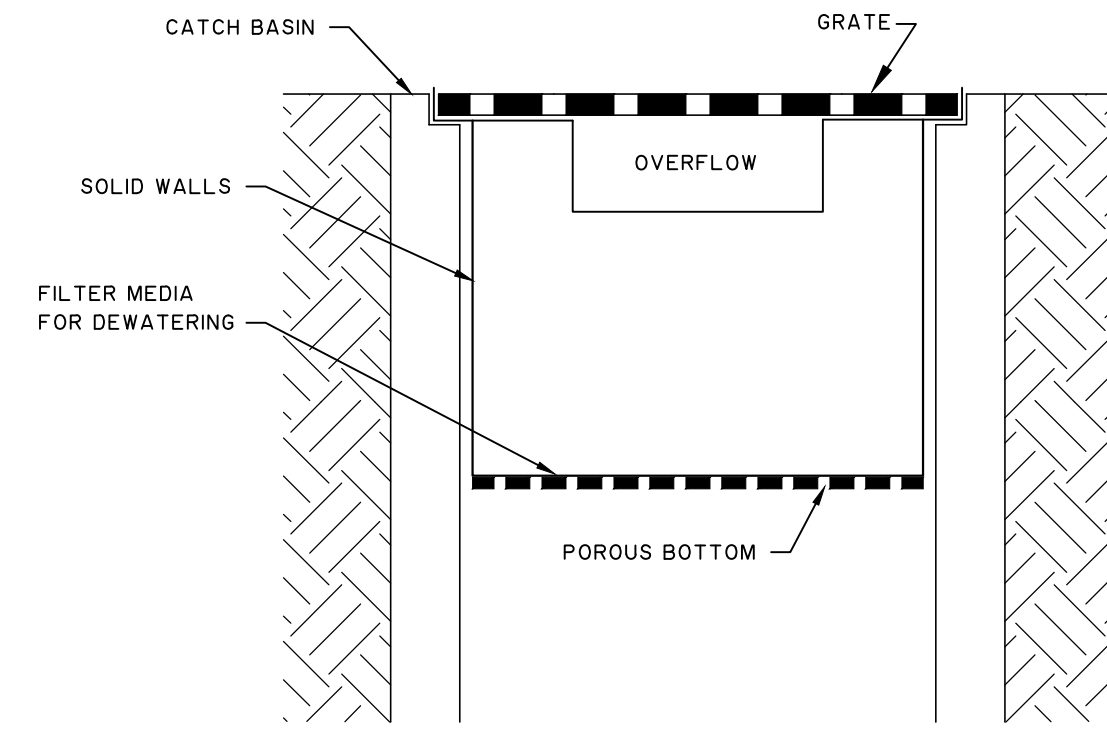
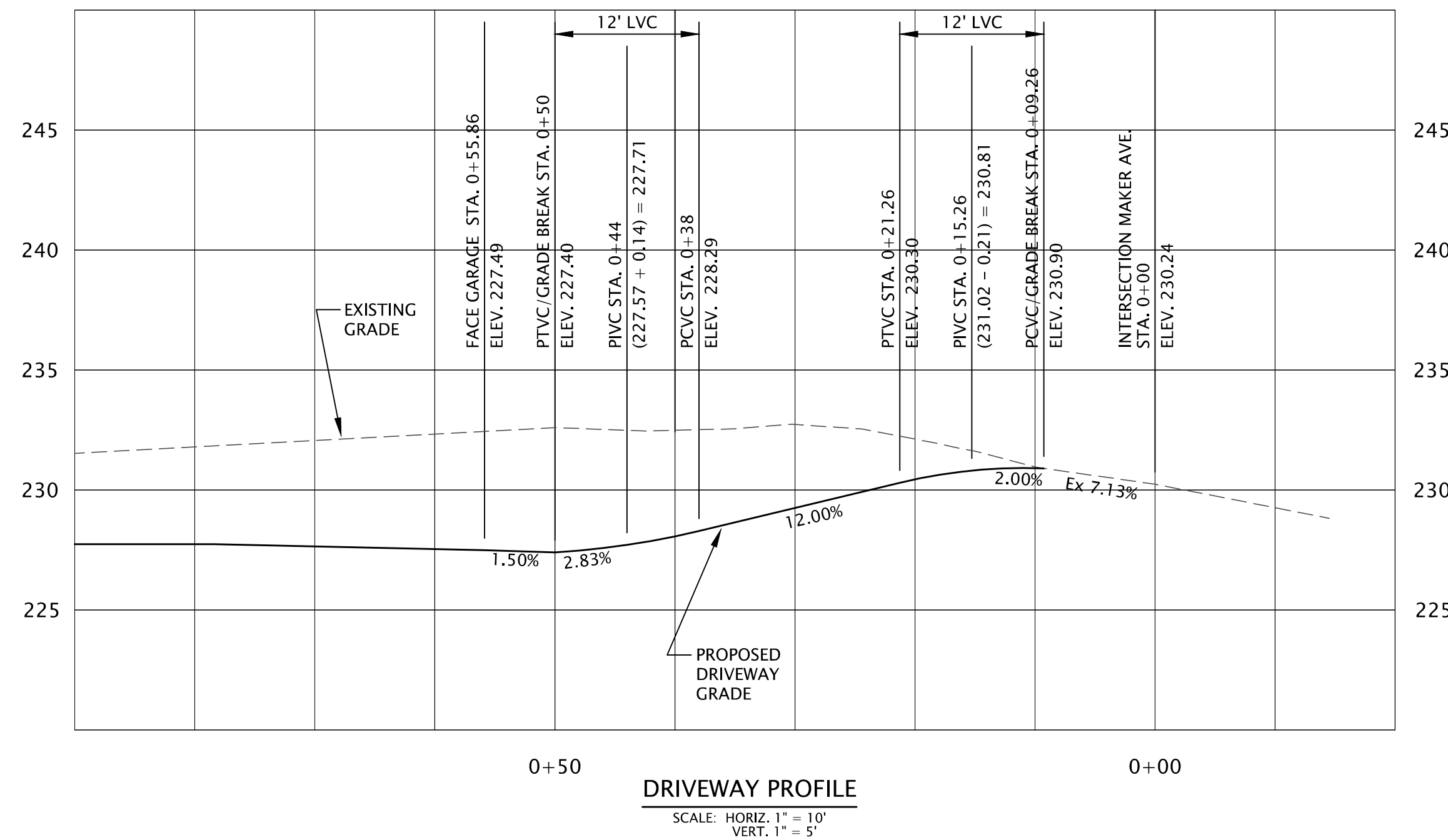


L:\2022\22038\3 DEVELOPMENT\CAD\HOST DRAWINGS\BUILDING PERMIT\22038P01.dwg 22038.dwg 07/10/2022

L:\2022\22038\3 DEVELOPMENT\CAD\HOST DRAWINGS\BUILDING PERMIT\22038P01.dwg

00258

NW ¼, SW ¼ SECTION 12, TOWNSHIP 24 N, RANGE 4 E, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

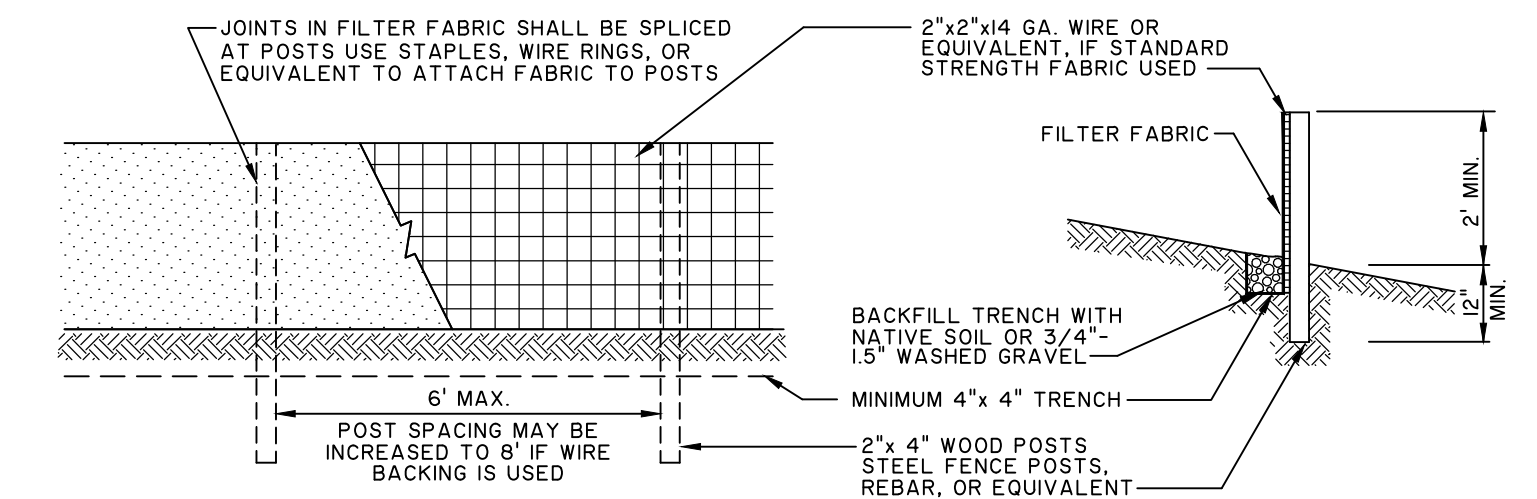


- MAINTENANCE STANDARDS**
1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AN ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
 2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
 3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

STANDARD TESC PLAN NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



PLAN NOTES:

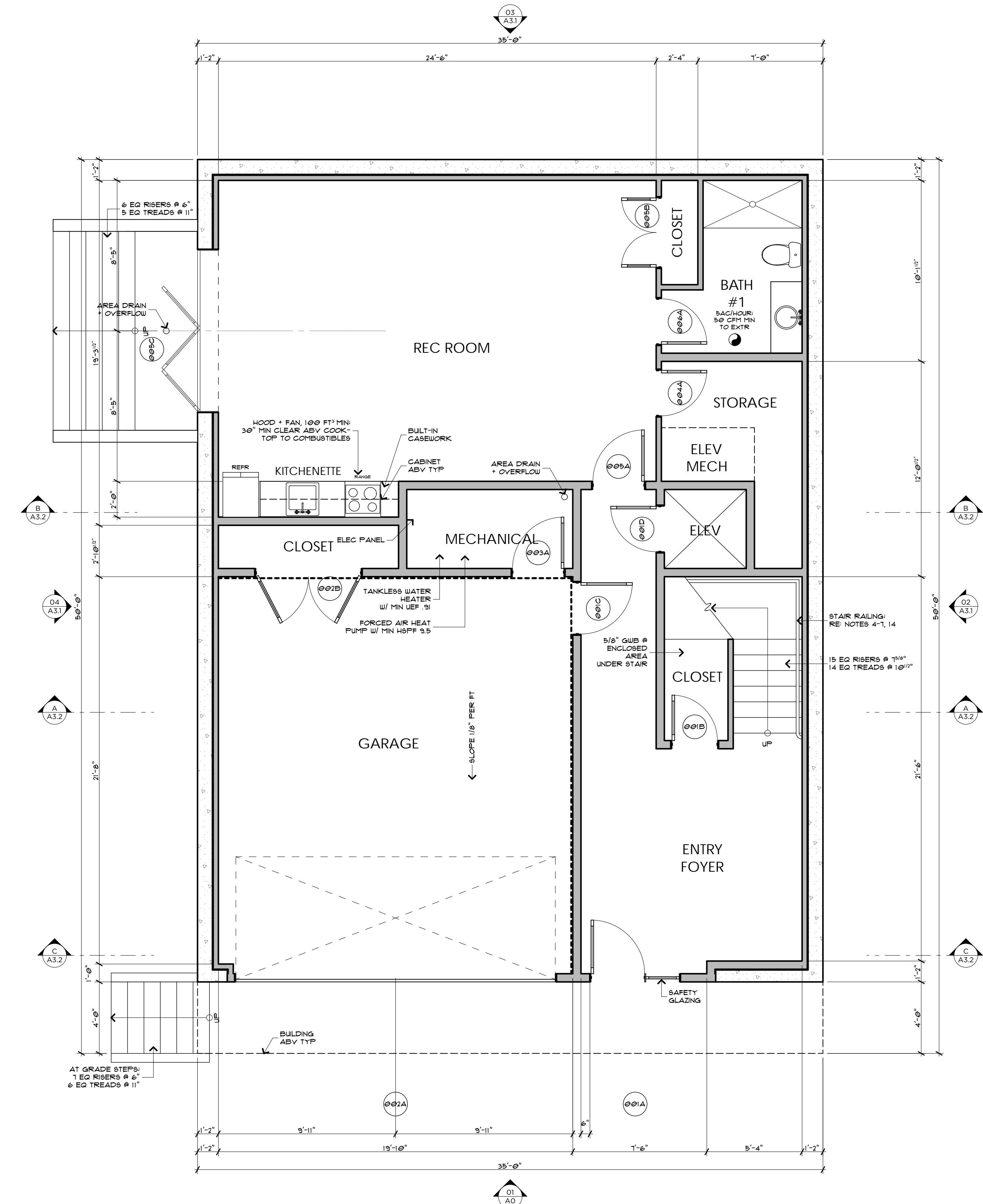
- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x4 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1 1/2" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER MISO1 AND MISO6.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 36" WIDTH.
 - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
 - MINIMUM 6'-8" HEAD ROOM.
 - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC MISO7.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2018 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
 - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
 - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
 - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
 - ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
 - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5d).
- AT CRAWL SPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

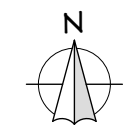
FLOOR AREAS:

LOT AREA:	8,750 FT ²
MAXIMUM ALLOWABLE GFA:	(40%) 3,500 FT ²
BASEMENT GFA (EXCLUDED):	(1.75) 1,750 FT ²
FIRST FLOOR GFA:	1,750 FT ²
SECOND FLOOR GFA:	1,686 FT ²
SECOND FLOOR COVERED DECK GFA:	62 FT ²
TOTAL GROSS FLOOR AREA:	(39.9%) 3,498 FT²



BASEMENT PLAN

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



MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

BASEMENT FLOOR PLAN

RELEASE
21 MARCH 2022

A 2 . 0

MAKER AVE
ARCHITECTS
00260

PLAN NOTES:

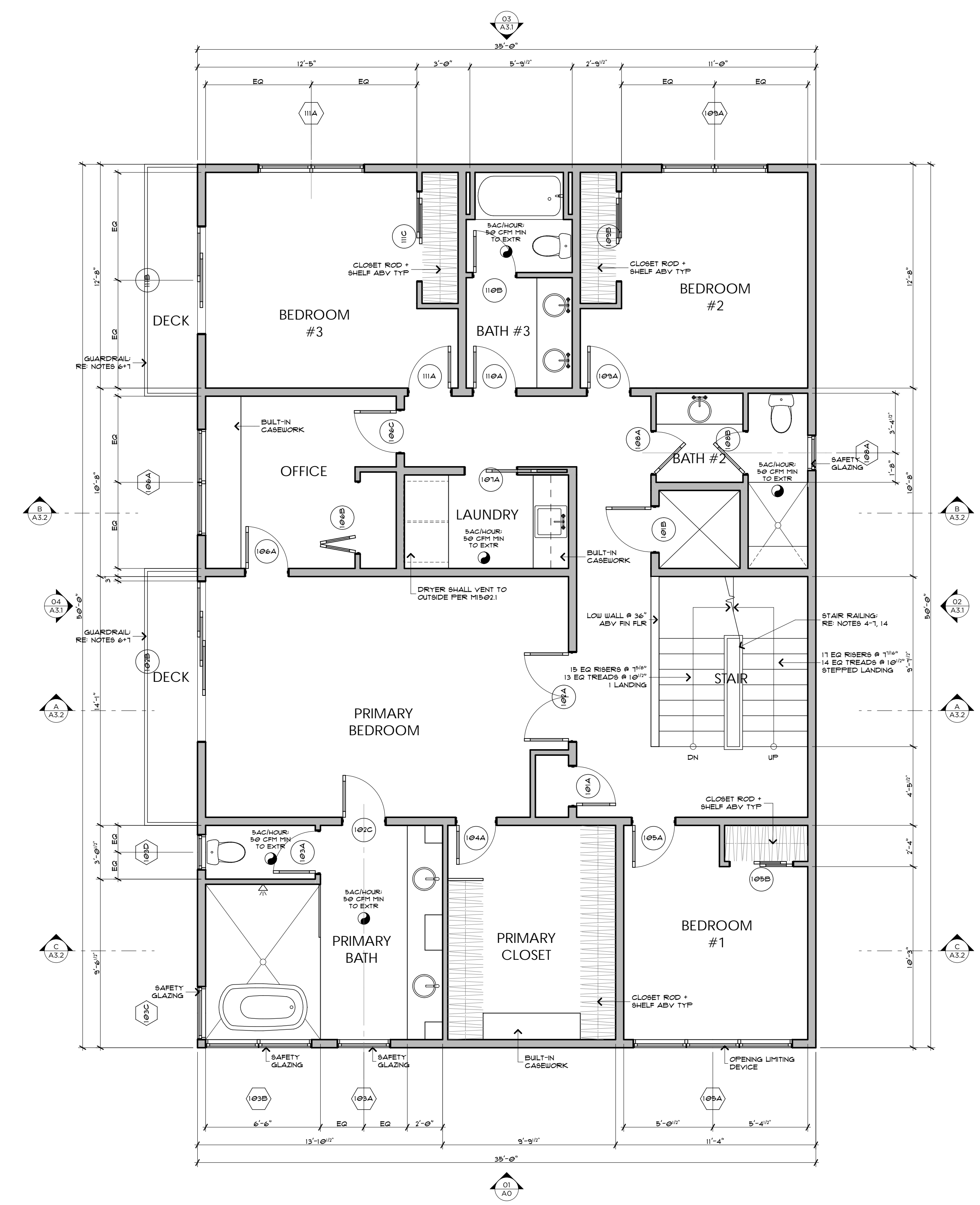
- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x4 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1 1/2" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501.1 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 36" WIDTH.
 - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
 - MINIMUM 6'-8" HEAD ROOM
 - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC M507.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2018 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
 - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
 - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
 - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
 - ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
 - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 50).
- AT CRAWL SPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

FLOOR AREAS:

LOT AREA:	8,750 FT ²
MAXIMUM ALLOWABLE GFA:	(40%) 3,500 FT ²
BASEMENT GFA (EXCLUDED):	(1.75) 1,750 FT ²
FIRST FLOOR GFA:	1,750 FT ²
SECOND FLOOR GFA:	1,686 FT ²
SECOND FLOOR COVERED DECK GFA:	62 FT ²
TOTAL GROSS FLOOR AREA:	(39.9%) 3,498 FT²



FIRST FLOOR PLAN

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

MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA
FIRST FLOOR PLAN

RELEASE
21 MARCH 2022

A 2.1

MAKER AVE
ARCHITECTS
00261

PLAN NOTES:

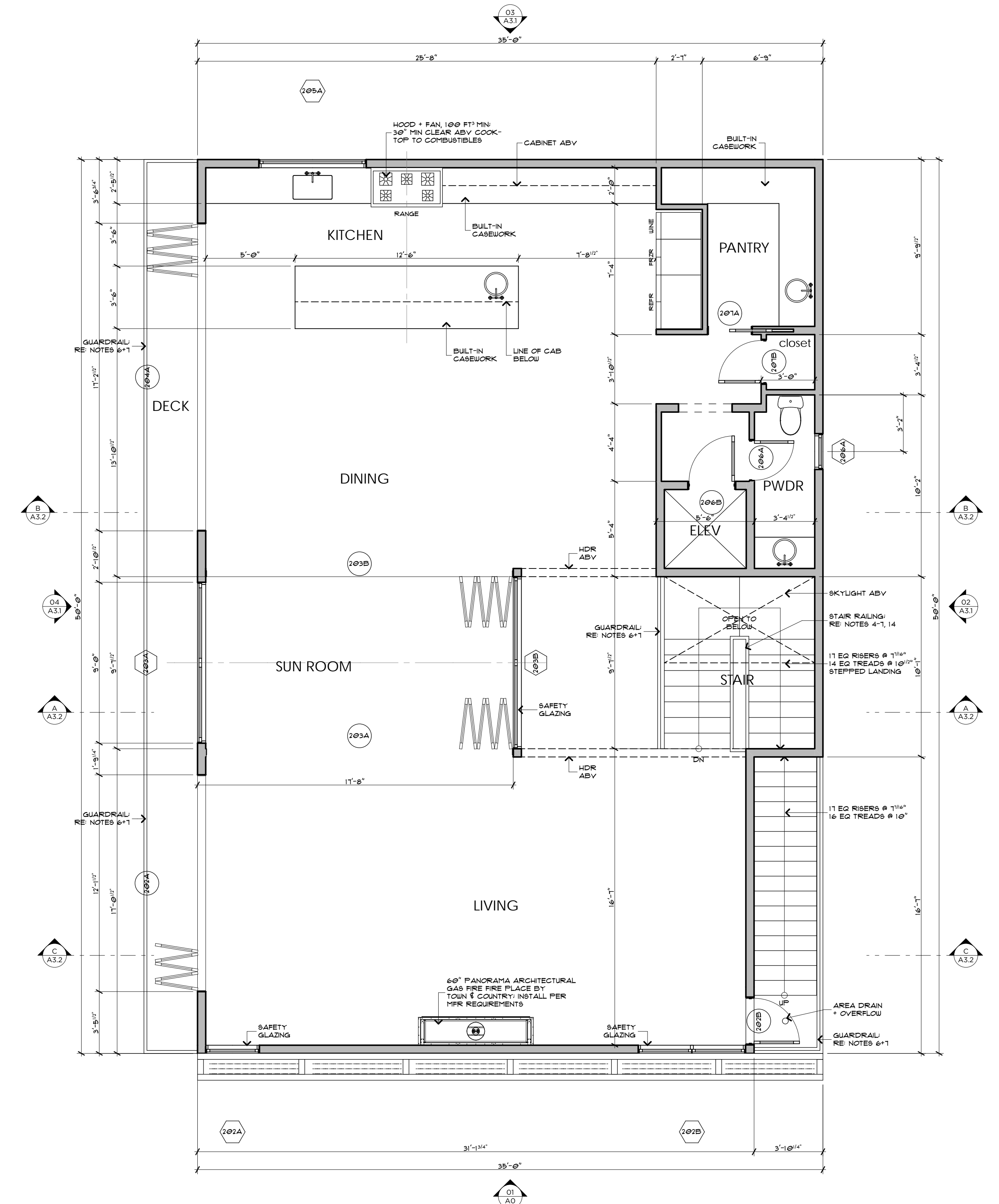
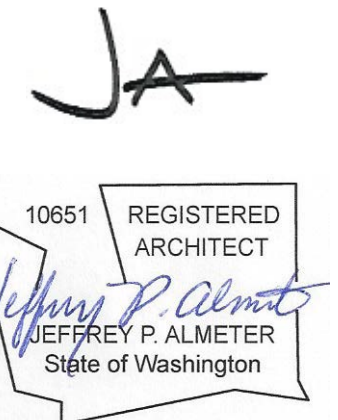
- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x4 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1 1/2" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 36" WIDTH.
 - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
 - MINIMUM 6'-8" HEAD ROOM
 - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC M507.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2018 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
 - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
 - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
 - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
 - ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
 - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5d).
- AT CRAWL SPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

FLOOR AREAS:

LOT AREA:	8,750 FT ²
MAXIMUM ALLOWABLE GFA:	(40%) 3,500 FT ²
BASEMENT GFA (EXCLUDED):	(1575) 1,750 FT ²
FIRST FLOOR GFA:	1,750 FT ²
SECOND FLOOR GFA:	1,686 FT ²
SECOND FLOOR COVERED DECK GFA:	62 FT ²
TOTAL GROSS FLOOR AREA:	(39.9%) 3,498 FT²



SECOND FLOOR PLAN

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

MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

SECOND FLOOR PLAN

RELEASE
21 MARCH 2022

A 2 . 2

MAKER AVE
ARCHITECTS 03/22
00262

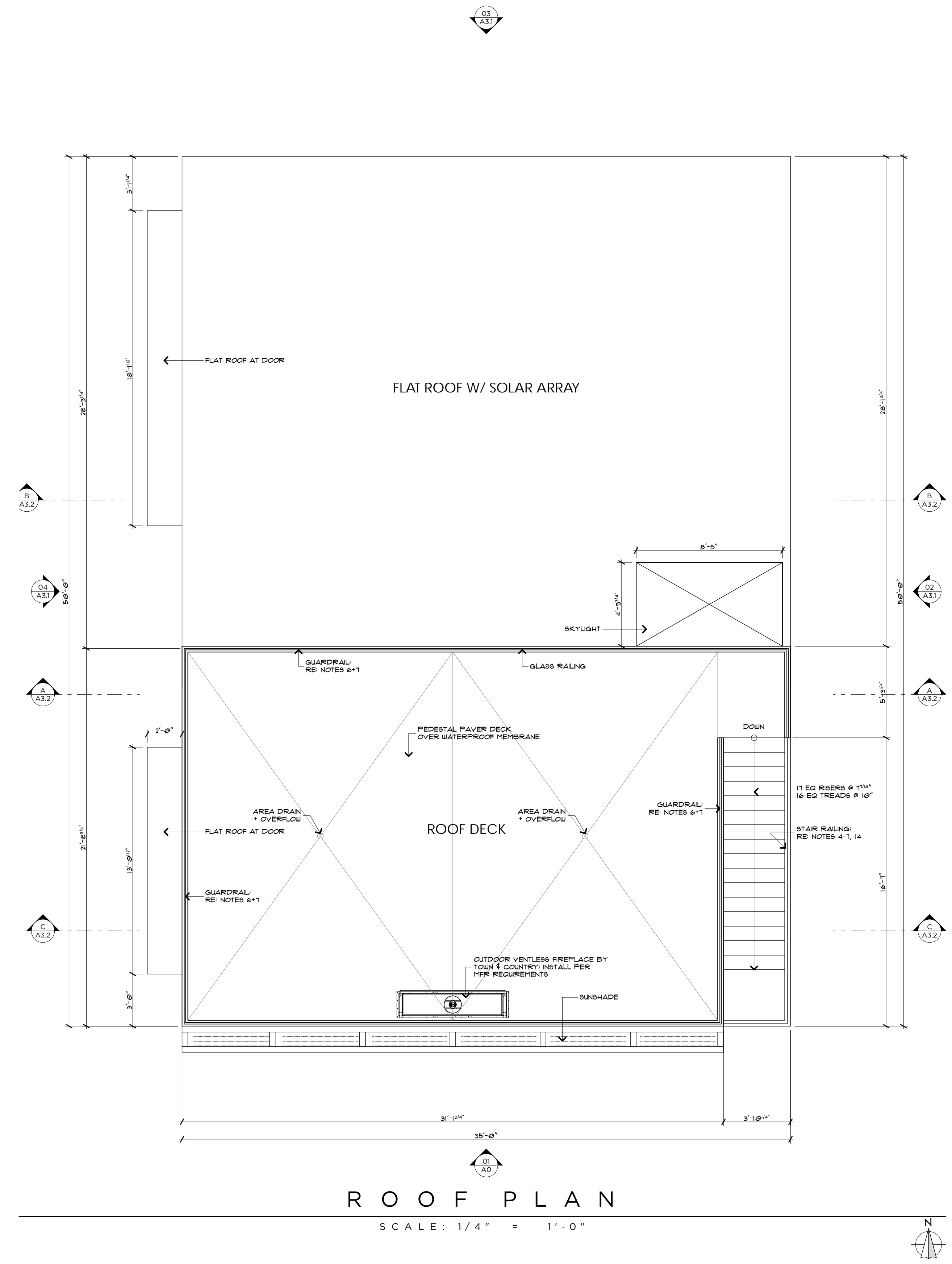
ROOF NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. COORDINATE DOWNSPOUT LOCATION W/ JEFFREY ALMETER, INC. PRIOR TO INSTALLATION.
3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-OF-WAY.
4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO JEFFREY ALMETER FOR DESIGN APPROVAL A MINIMUM OF 10 BUSINESS DAYS PRIOR TO TRUSS MANUFACTURING.



WSEC 2018 NOTES:

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
 - A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
 - B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
 - C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
 - D. ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
 - E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
 - F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 - G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
 - H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
 - I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
 - J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5d).
7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



ROOF PLAN

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

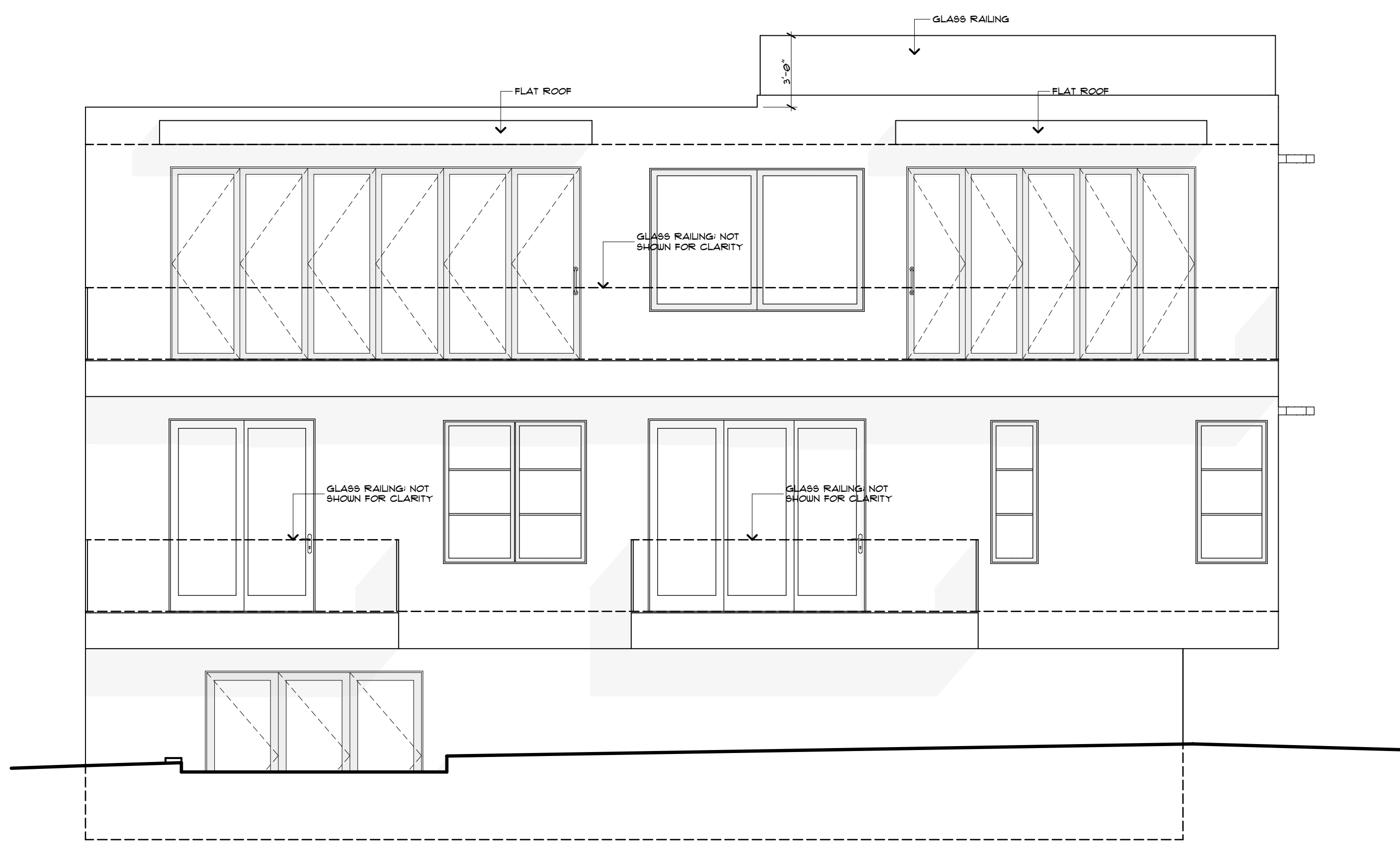
MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

ROOF PLAN

RELEASE
21 MARCH 2022

A 2 . 3

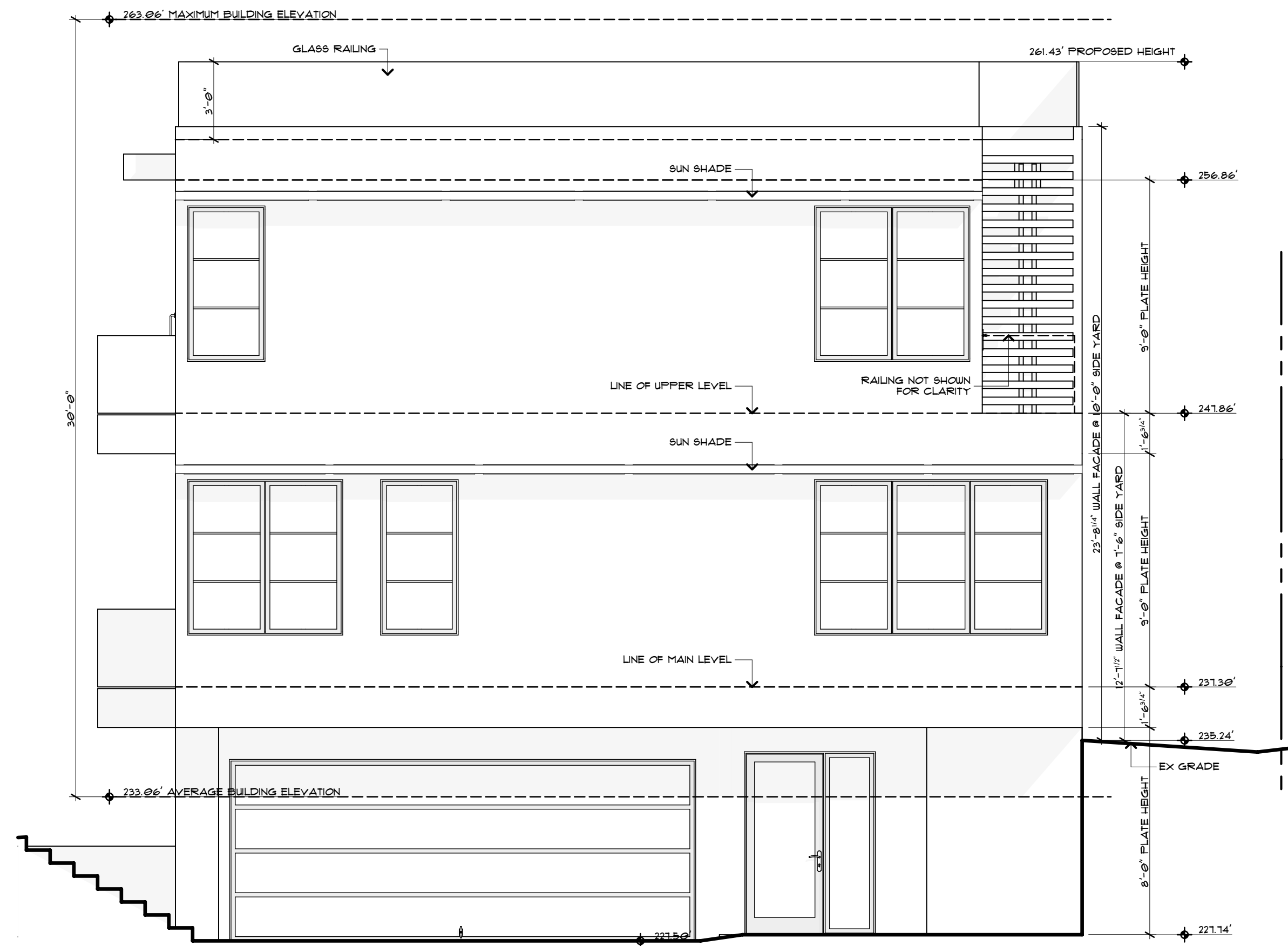
MAKER AVE
APPROVED 03/21/22
00263



WEST ELEVATION

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

2



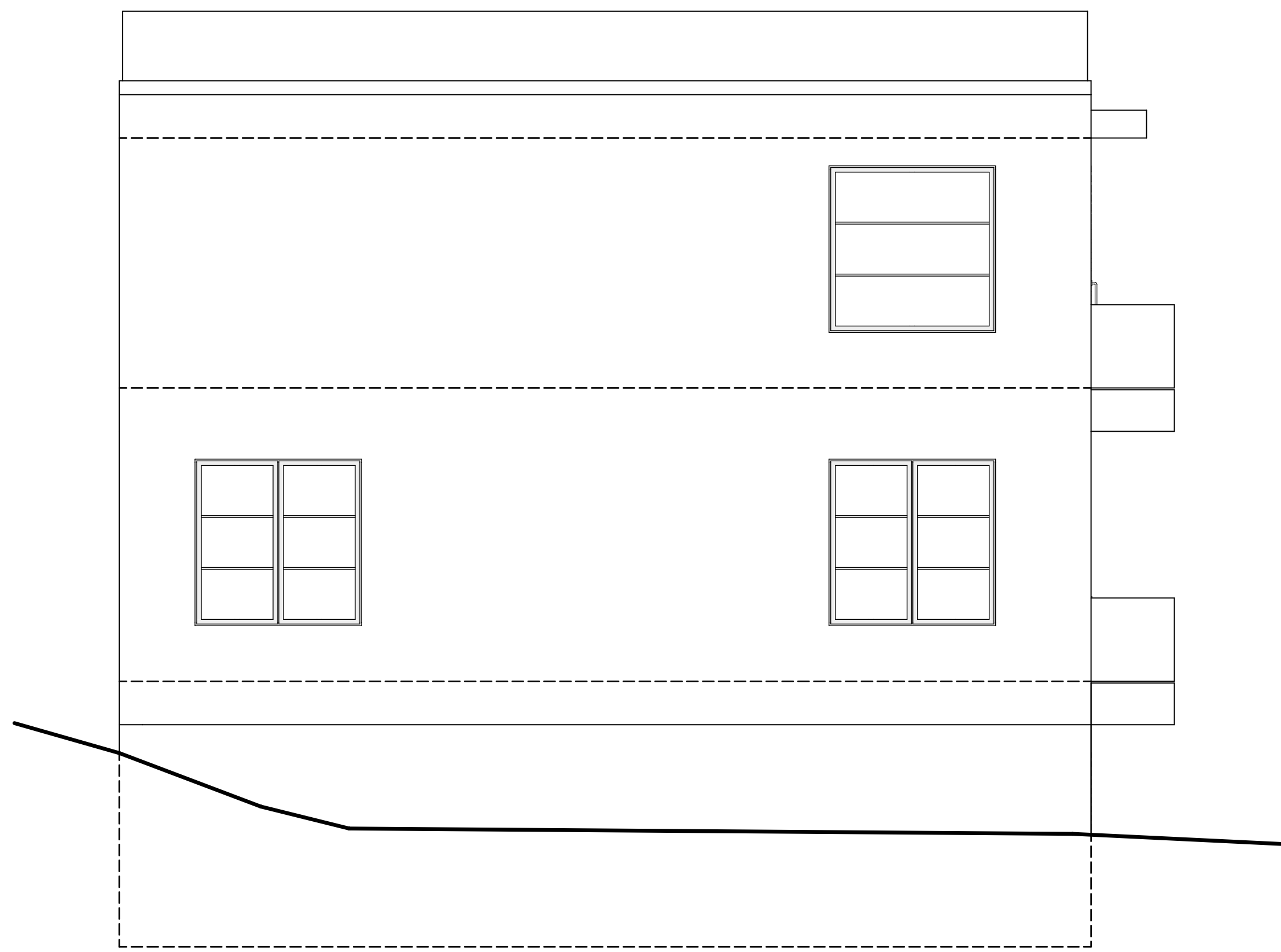
SOUTH ELEVATION

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

1

AVERAGE BUILDING ELEVATION CALCS:

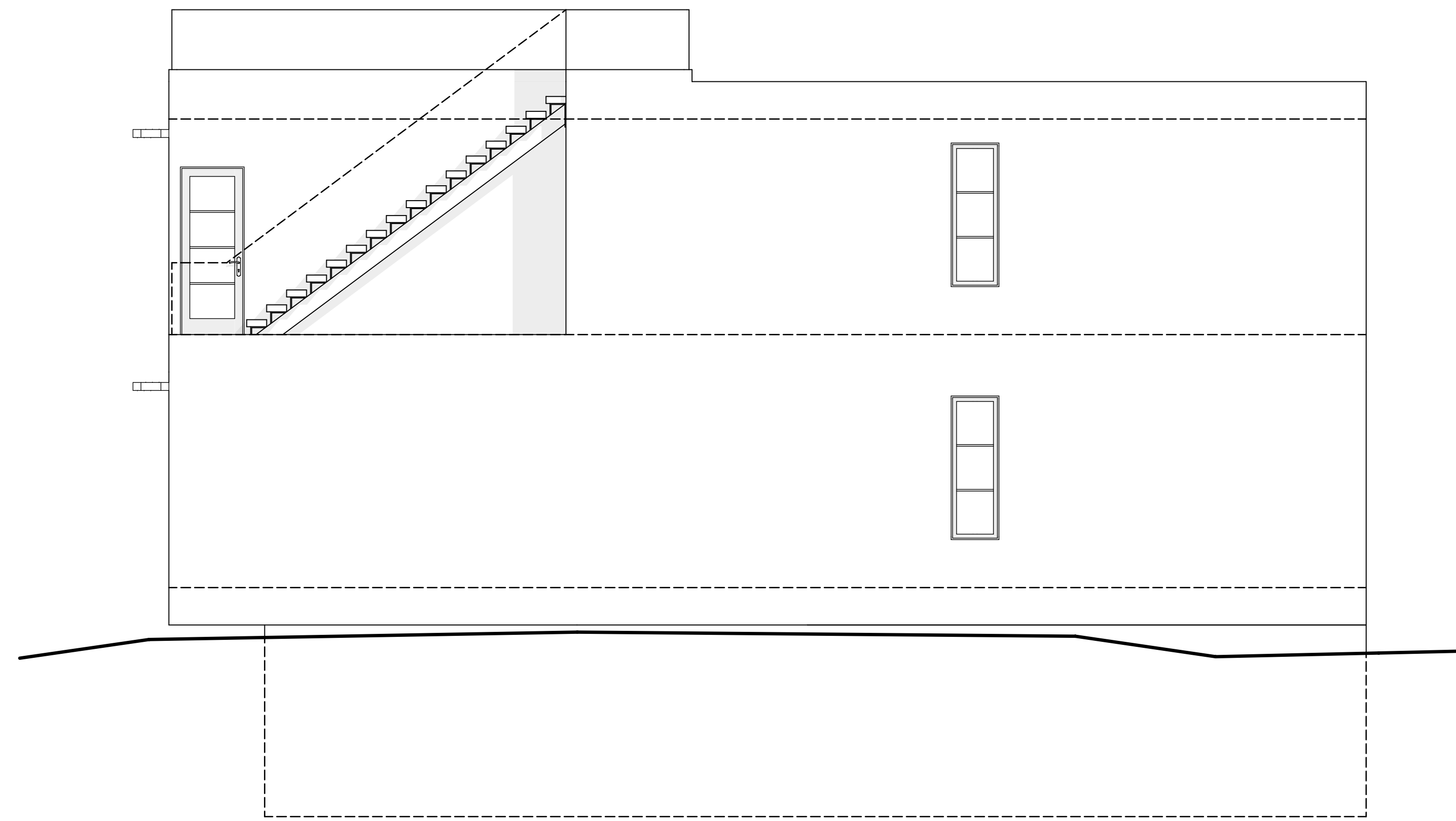
SEGMENT "A" ELEVATION:	233.00'
SEGMENT "A" LENGTH:	35'
SEGMENT "A" ELEVATION x LENGTH:	8,155.00 FT ²
SEGMENT "B" ELEVATION:	231.25'
SEGMENT "B" LENGTH:	50'
SEGMENT "B" ELEVATION x LENGTH:	11,562.50 FT ²
SEGMENT "C" ELEVATION:	231.5'
SEGMENT "C" LENGTH:	35'
SEGMENT "C" ELEVATION x LENGTH:	8,102.50 FT ²
SEGMENT "D" ELEVATION:	236'
SEGMENT "D" LENGTH:	50'
SEGMENT "D" ELEVATION x LENGTH:	11,800.00 FT ²
TOTAL OF AGGREGATE ELEVATION:	39,620'
TOTAL OF SEGMENT LENGTHS:	170'
AVERAGE BUILDING ELEVATION:	233.06'



NORTH ELEVATION

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

4



EAST ELEVATION

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

3

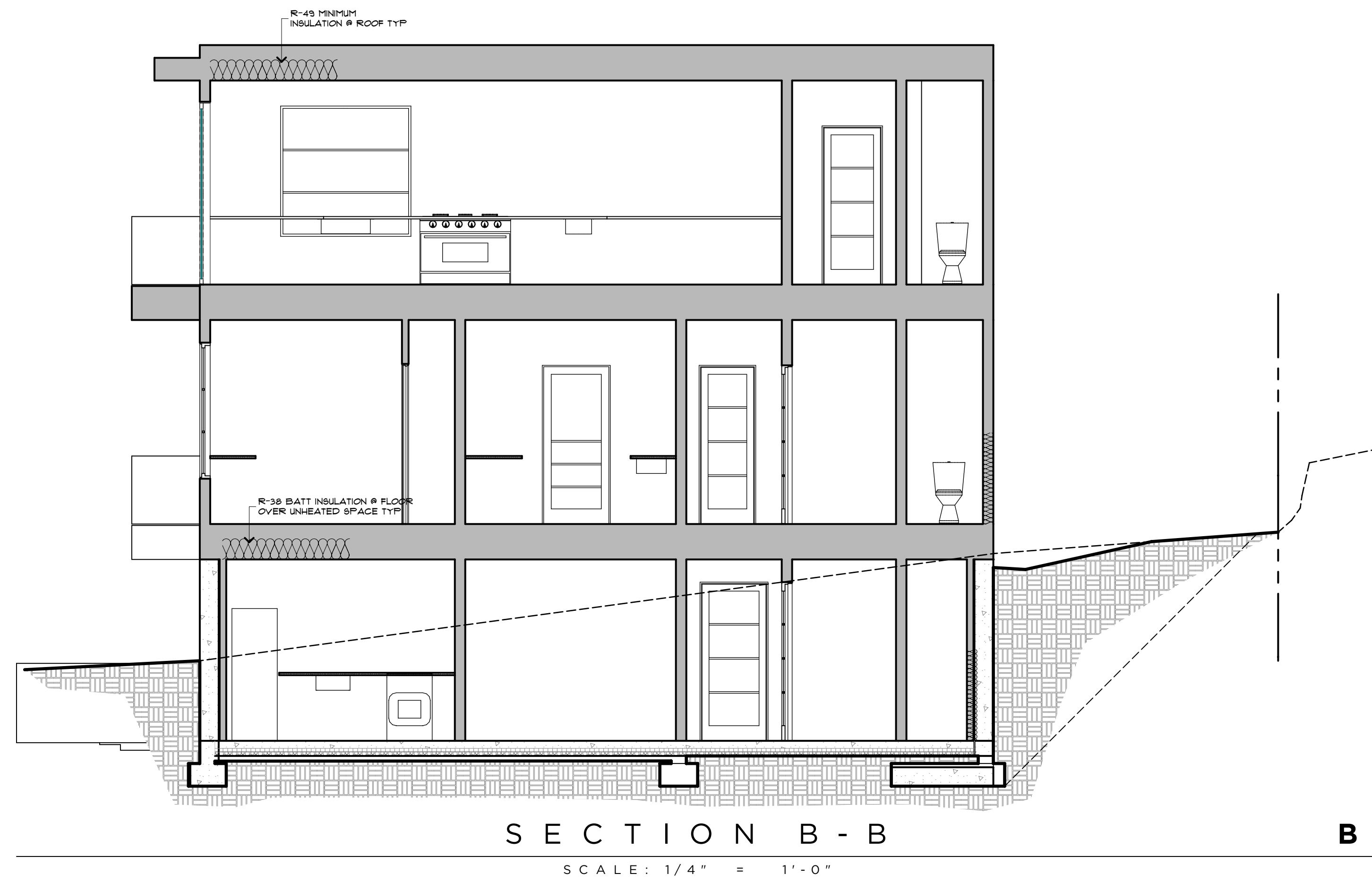
MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

BUILDING ELEVATIONS

RELEASE
21 MARCH 2022

A 3.1

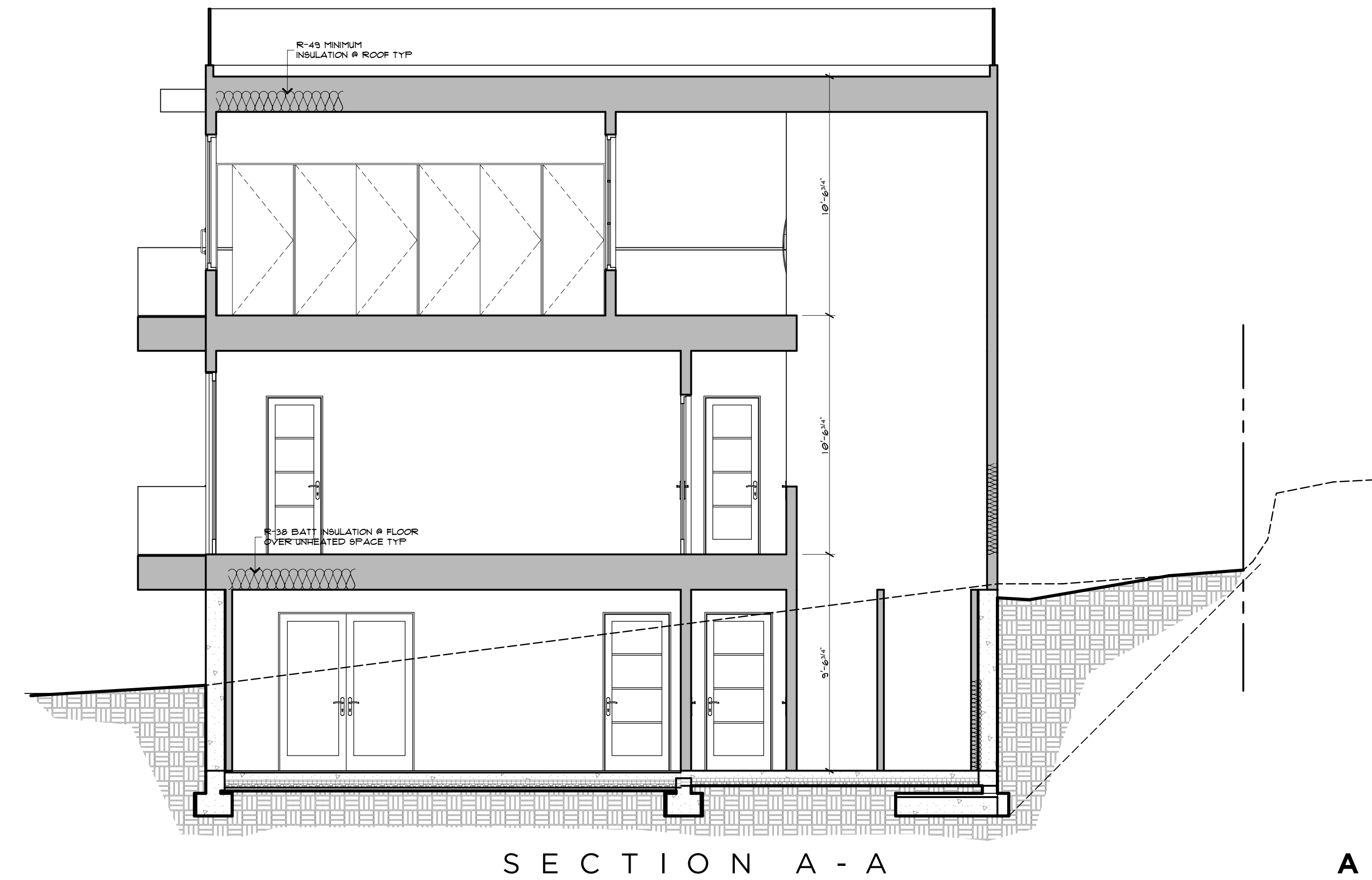
MAKER AVE
APPROVED 03/22 00264



SECTION B - B

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

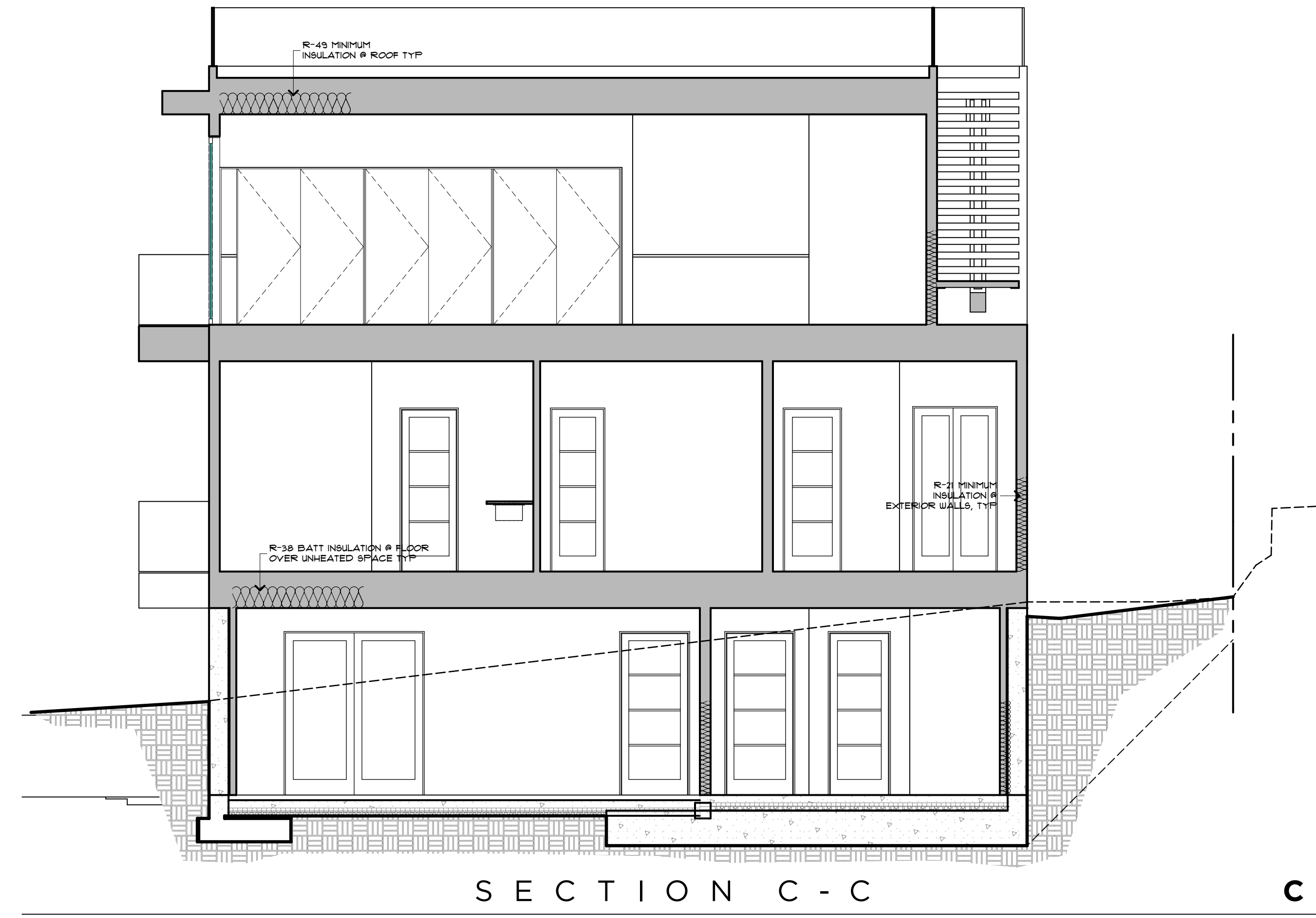
B



SECTION A - A

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

A



SECTION C - C

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

C

MERCER RESIDENCE
 6950 SE MAKER ST MERCER ISLAND, WA

BUILDING SECTIONS

RELEASE
 2 APRIL 2022

STRUCTURAL NOTES:

CODE:

CODE: INTERNATIONAL BUILDING CODE 2018, SEATTLE BUILDING CODE 2018, ASCE/SEI 1-16
 LOADS: ROOF LIVE(NOW): 25 PSF, FLOOR LIVE: 40 PSF, DECK LIVE: 60 PSF
 ROOF DEAD: 25 PSF (INCLUDE SOLAR PANEL), FLOOR DEAD: 12 PSF
 ROOF DECK DEAD: 20 PSF
 SEIB: RISK CATEGORY 'II', DESIGN CATEGORY 'D',
 R = 6.5 (WOOD FRAME WALL SHITG W/ STRUCTURAL PANELS)
 R = 5.0 (SPECIAL REINFORCED CONCRETE SHEAR WALLS)
 S_s = 1.414 g, S₁ = 0.492 g, F_a = 1.00, F_v = 1.000, S_{ps} = 0.943 g, S_{ps} = 0.993 g
 WIND: 110 MPH, EXPOSURE 'B', K_z = 1.38

FOUNDATIONS:

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL, ALLOWABLE BEARING CAPACITY OF 3,000 PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISH GRADE. USE ACTIVE EARTH PRESSURE 35 psf (NORTH & WEST WALL) 55 psf (EAST WALL) FOR LATERAL EARTH PRESSURE AND SEISMIC INCREASE OF 94 (UNIFORM DISTRIBUTION) FOR CONCRETE WALL. SEE THE SOIL REPORT # JN 22001 FROM GEOTECH CONSULTANTS, INC (MARCH 21, 2022) FOR THE ADDITIONAL RECOMMENDATIONS OF SLAB ON GRADE, COMPACTION AND ETC.

CAST-IN-PLACE CONCRETE:

Fc=3,000 PSI @ 28 DAYS. MINIMUM 5-1/2 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 3" OR LESS. MAXIMUM SIZED AGGREGATE IS 1-1/2 INCHES. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1909, 1906 AND ACI 301 INCLUDING TESTING PROCEDURES. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCING STEEL DOUELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONC.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS (1'-1" MINIMUM). CORNER BARS (2'-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS OTHERWISE NOTED ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	1"
#1 BAR AND SMALLER	3/4"
SLAB-ON-GRADE (FROM TOP SURFACE)	1 1/2"

STRUCTURAL TIMBER:

ALL GRADES SHALL CONFORM TO WUPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL STRUCTURAL LUMBER SHALL BE NOTED BELOW:

6x BEAM & POST, 2x6 STUDS, 2x8, 2x10	DOUGLAS-FIR / LARCH #2
2x6 STUD WITH 1/2" PLYWOOD WALL SHITG	
INTERIOR 2x STUDS, LUMBER NOT NOTED	HEM-FIR #2

MISCELLANEOUS HANGERS TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH MAXIMUM NAILS-ALL HOLES SHALL BE NAILED. ALL NAILS SHALL BE COMMON WIRE NAILS. PROVIDE NAILING SHALL BE IN ACCORDANCE WITH 'IBC 2018' TABLE 2304.10(1) FASTENING SCHEDULE.

ROOF & FLOOR SHEATHING:

ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING. 5-PLY, SPAN RATING 32/16, INSTALLED LONG DIMENSION ACROSS SUPPORTS. PANEL END JOINTS SHALL OCCUR AT SUPPORTS, NAIL AT PANEL EDGES WITH 19d COMMON (10d/16x2 1/2") @ 6" O.C. AND 12" O.C. AT INTERMEDIATE SUPPORTS. FLOOR SHEATHING SHALL BE 5/8" 1/4" SPAN RATING 40/20 WITH 10d COMMON @ 6" O.C. (EDGE) AND 10" O.C. (INTER). USE #9 SCREWS (3/4" LONG) @ 12" O.C. COMMON NAILS AT FLOOR. CONTRACTOR'S OPTION: INSTALL FLYWOOD CLIP AT 48 INCHES ON CENTER. BLOCKING IS REQ'D ALL PANEL EDGES.

ANCHOR BOLTS:

ANCHOR BOLTS TO BE A-307 OR BETTER. ANCHOR BOLTS INTO CONCRETE SHALL BE 3/4" WITH 1 INCHES OF EMBEDMENT AND SPACED NOT MORE THAN 4' APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIER WITH BOLT LOCATED NOT MORE THAN 12 INCHES OR NOT LESS THAN 4 INCHES FROM EACH END OF EACH PIER. A PROPERLY SIZED NUT WITH 3/4"x3/4" PLATE WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE P.T. 2x6 SILL PLATE.

PLYWOOD OR OSB WEB JOISTS:

JOISTS ARE SHOWN ON PLANS A "J" TO BE TRUS JOIST OR EQUAL. JOIST ASSEMBLY TO BE TESTED UNDER 'IBC 2018' TESTING PROCEDURES. COMPLETE JOIST DESIGNS BEARING THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER TO BE SUBMITTED FOR REVIEW. JOIST MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS FOR A NORMAL AND COMPLETE INSTALLATION OF THE JOISTS. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF JOIST SPAN.

MacMILLAN PARALLAM (P&L):

PARALLAM SHOWN ON PLAN TO BE TRUS JOIST MacMILLAN'S PARALLAM 22E OR APPROVED EQUAL OTHER THAN MacMILLAN'S PARALLAM 20E SHALL HAVE IBCO APPROVALS SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
 Fc=2,900 psi, Fv = 290 psi, Fc = 650 psi, E = 2,200,000 psi.

MICROLAM (LVL):

MICROLAM SHOWN ON PLAN TO BE LEVEL TRUSS JOIST MICROLAM 20E OR APPROVED EQUAL OTHER THAN MICROLAM 20E SHALL HAVE IBCO APPROVALS SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
 Fc=2,600 psi, Fv = 265 psi, Fc = 750 psi, E = 2,000,000 psi.

GLUED-LAMINATED TIMBER:

LAMINATED TIMBER SHALL BE DOUGLAS-FIR/LARCH KILN DRIED, STRESS GRADE COMBINATION 24F-V4 (Fb=2,400 PSI, Fv=165 PSI) FOR SIMPLE SPAN. A.I.T.C. CERTIFICATE OF CONFORMANCE REQUIRED. GLU-LAM'S SHALL CONFORM TO A.I.T.C. STANDARDS IT. FABRICATOR SHALL SUBMIT DETAILS AND SPECIFICATIONS TO THE ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.

STRUCTURAL STEEL:

WIDE FLANGE SHAPES TO BE ASTM A992, GRADE 50, Fy = 50 KSI. CHANNELS, ANGLES, AND PLATES TO BE ASTM A36, Fy = 36 KSI. HSS SECTIONS SHALL BE ASTM A500, GRADE B, Fy = 46 KSI. WELD TO BE 3/16" MINIMUM CONTINUOUS FILLET, BY CERTIFIED WELDERS USING E70XX ELECTRODES. ALL WELDS SHALL CONFORM TO THE LATEST EDITION OF AWS D11. BOLT SHALL BE BEARING TYPE CONNECTIONS USING A325-N BOLTS. ALL BOLTS SHALL BE INSTALLED WITH HARDEN WASHERS CONFORMING TO ASTM F-436 AND NUTS CONFORMING TO ASTM A-563. ALL STEELS EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED. ALL STEEL NOT EXPOSED TO WEATHER SHALL BE SHOP PRIMED.

SPECIAL CONDITIONS:

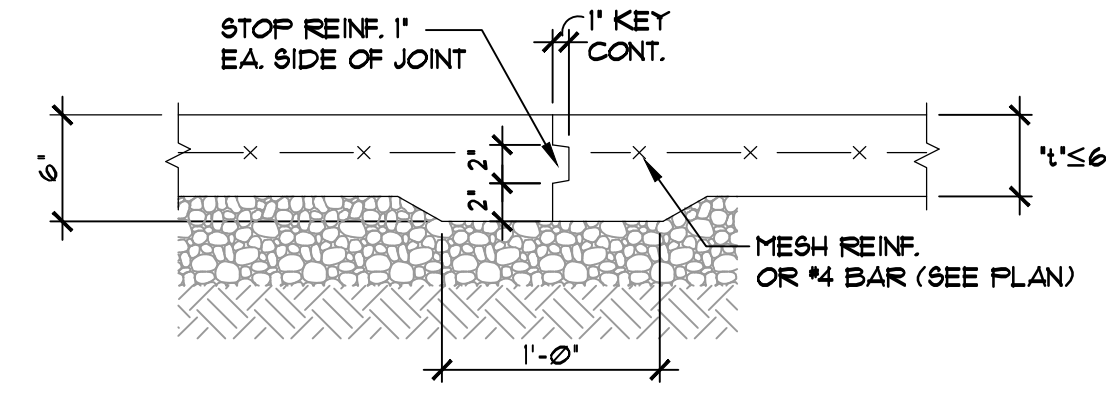
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL PROVIDED ADEQUATE SHORING AS REQUIRED UNTIL PERMANENT CONNECTIONS AND STIFFENING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL VERIFY SIZE AND ALL LOCATIONS OF ALL OPENINGS IN THE FLOOR, ROOF, AND WALLS WITH ALL THE APPROPRIATE DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL BUILDING DEPARTMENT REQUIRED INSPECTIONS. DO NOT SCALE THE DRAWINGS. THE DETAILS SHOWN ARE TYPICAL AND SHALL BE USED FOR LIKE OR SIMILAR CONDITIONS NOT SHOWN.

SPECIAL INSPECTIONS:

REINFORCING & ANCHOR BOLT PLACEMENT	PERIODIC & PRIOR TO ALL CONCRETE POUR
CONCRETE PLACEMENT	PERIODIC & PRIOR TO ALL CONCRETE POUR
CURING & FORM WORK PROCEDURES	CONTINUOUS
EXPANSION BOLTS & INSERTS	PERIODIC INCLUDING TORQUE TESTS
EPOXY GROUTED RODS & REBAR	PERIODIC INCLUDING INSPECTION OF HOLE CLEANLINESS & EMBEDMENT DEPTH PRIOR TO ALL INSTALLATION
SOIL COMPACTION	CONTINUOUS

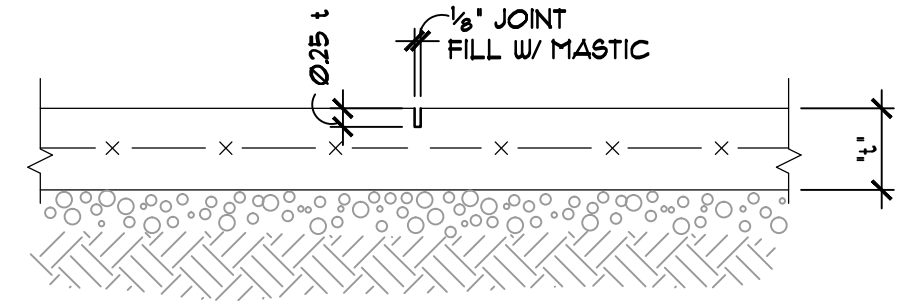
TYPICAL EXTERIOR WALL CONSTRUCTION:

- SHEATHING: 1/2" APA RATED SHEATHING, EXTERIOR GLUE, EXTERIOR STUD, ALL WALL PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS, ALL PANEL EDGES BLOCKED, NAILING:
 @131"x2 1/2" NAIL @ 6" O.C. : EDGES AND BOUNDARIES
 @131"x2 1/2" NAIL @ 12" O.C. : FIELD.
- BOLTS AT P.T. 2x6 SILL PLATE TO CONCRETE WITH 3/4" A. BOLTS @ 48" O.C. A. BOLTS TO BE PLACED 4" TO 12" FROM END OF EACH PLATE. ALL A. BOLTS SHALL BE SECURED WITH 3/4"x3/4" PLATE WASHER.
- EXTERIOR STUD SHALL BE 2x6 DF #2
- FASTEN DOUBLE PLATE TO JOIST OR BLOCKING ABOVE WITH @148"x3" TOE NAIL @ 6" O.C.
- 8d COMMON: @131"x2 1/2", 10d COMMON: @148"x3", 16d COMMON: @161"x3 1/2"

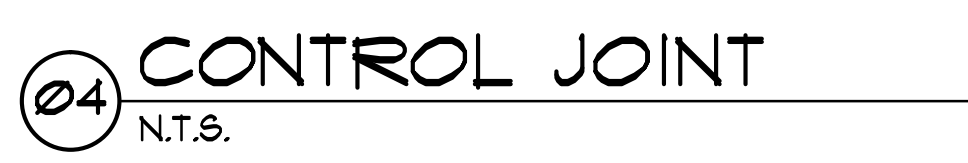


01 CONSTRUCTION JOINT
N.T.S.

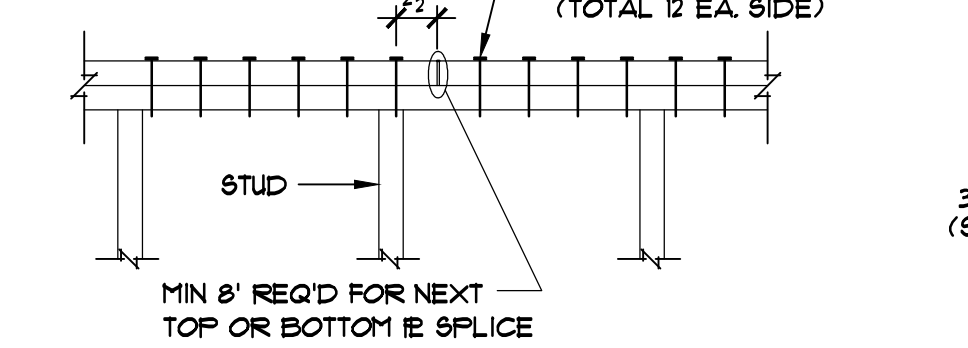
NOTE: SLAB JOINTS TO BE LOCATED BY THE CONTRACTOR W/ APPROVAL OF THE ARCHITECT. JOINTS TO BE LAID OUT IN A RECTANGULAR PATTERN NOT MORE THAN 20 FEET IN ANY DIRECTION W/ A MAXIMUM ENCLOSED AREA OF 400 SQ. FEET.



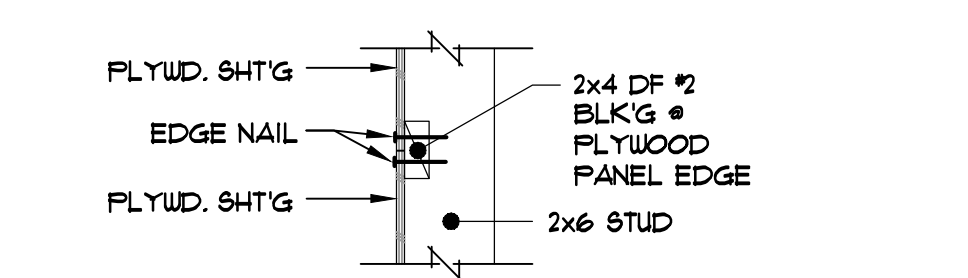
02 TYP. CORNER REINF.
SCALE: 1" = 1'-0"



04 CONTROL JOINT
N.T.S.



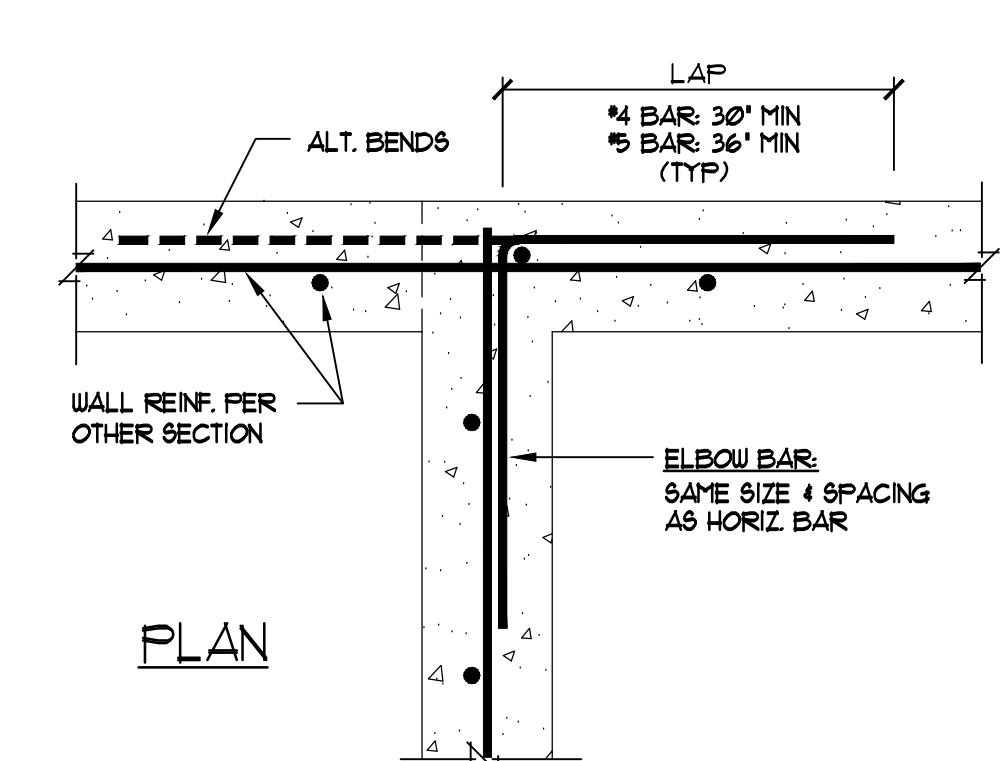
05 TYP. SPLICE
SCALE: 1" = 1'-0"



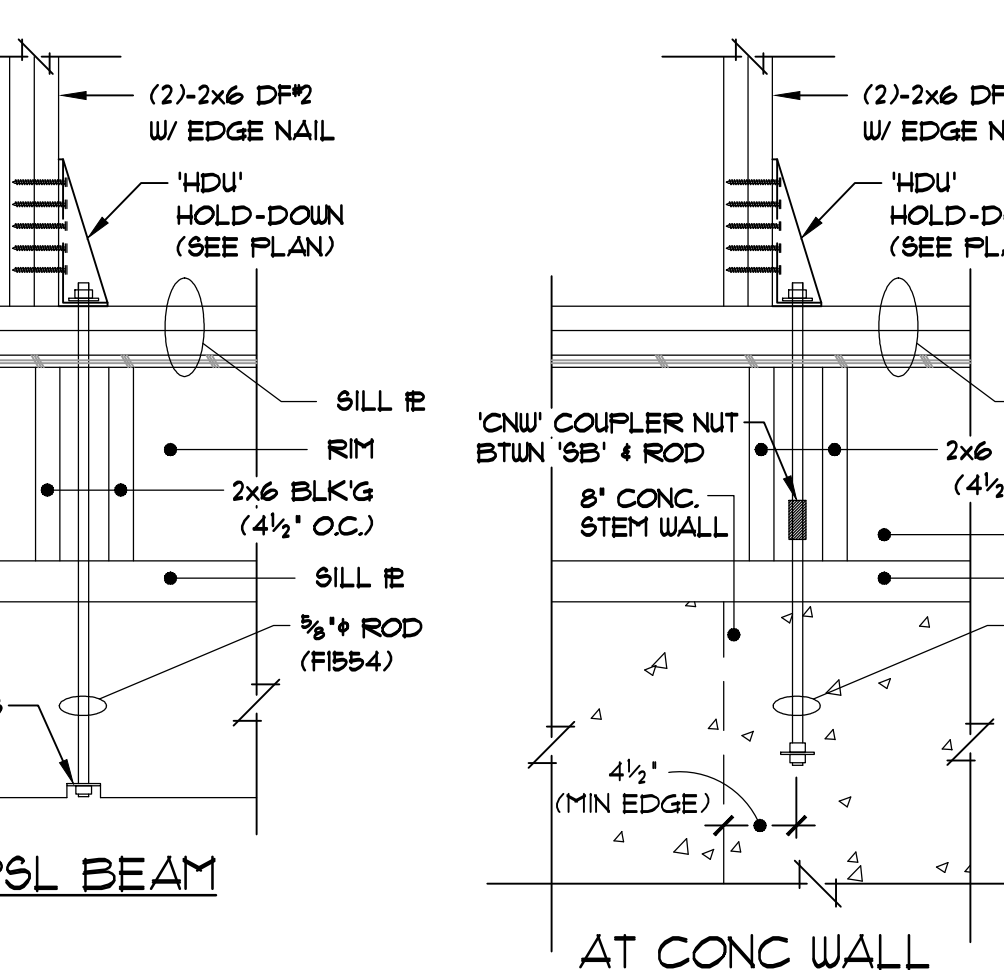
06 BLOCKING
SCALE: 1" = 1'-0"

SHEAR WALL SCHEDULE (12)							
MARK	APA RATED SHEATHING (1)(3)(4)	NAIL SIZE & SPACING AT ALL PANEL EDGES (3)(4)	STUD & BLOCKING SIZE AT ADJOINING PANEL EDGES (2)(5)(10)	RIM JOIST OR BLKG CONN. TO TOP PLATE (6)(7)	2x PLATE ATTACHMENT NAILING TO WOOD BELOW (6)(7)	SILL PLATE ATTACHMENT AT CONC. BELOW SILL PLATE AT FDN. (8)(11)(13)	SHEAR CAPACITY SEIS WIND
W6	1/2" ONE SIDE	@148"x 2 1/2" @ 6" O.C.	2x6 DF #2	CLIP @ 16" O.C.	@148"x 3 3/4" @ 6" O.C.	3/4" AB, @ 48" O.C.	310 435
W2	1/2" ONE SIDE	@148"x 2 1/2" @ 2" O.C. STAGGERED	3x6 DF #2	CLIP @ 12" O.C. EA. SIDE	@148"x 3 3/4" @ 2" O.C.	N/A	110 1018

- NOTES:**
- 1/2" APA RATED SHEATHING (5-PLY & 32/16 SPAN RATING). PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
 - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLD-DOWN REQUIREMENTS. WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS.
 - SHEATHING EDGE NAILING REQUIRED AT ALL HOLD-DOWN POST. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POST. REFER TO THE HOLD-DOWN DETAILS FOR ADDITIONAL INFORMATION.
 - INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING @148"x2 1/2" @ 12" O.C.
 - BASED ON @131"x1 1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE @131"x2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
 - FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
 - ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHER 1/4"x3/4". EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
 - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETS.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
 - AT ADJOINING PANEL EDGES USE A SINGLE 3x6 DF #2 STUD FOR 1/2" SHEAR WALL.
 - CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION WILL BE REQUIRED)
 - SHEAR WALL SCHEDULE BASED ON 2018 IBC FOR DOUG-FIR LARCH FRAMING.
 - USE SIMPSON 3/4" TITEN HD WITH STEEL PLATE WASHERS 1/4"x3/4" EMBED 3 1/2" MINIMUM AT EXISTING CONC. STEM WALL. INSTEAD OF 3/4" ANCHOR BOLTS.

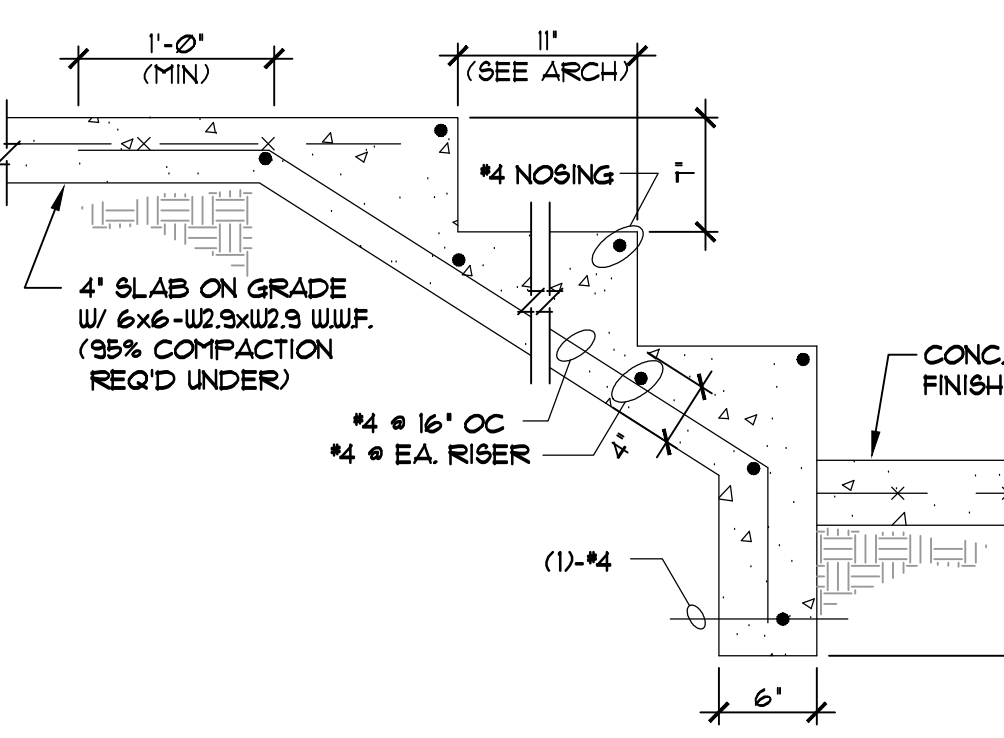


02 TYP. CORNER REINF.
SCALE: 1" = 1'-0"



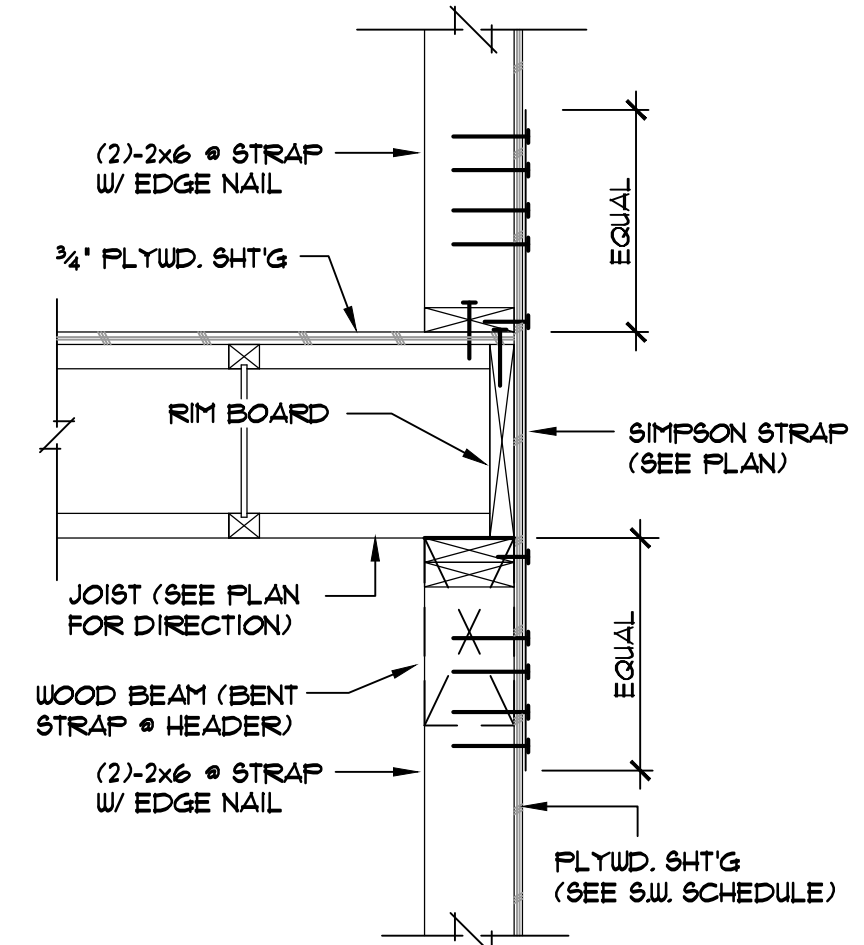
HOLD DOWN	WOOD MEMBER	SDS SCREWS	ANCHOR BOLT	MIN. A. BOLT EMBEDMENT
HIDU2	(2) 2x6	(6) SDS 1/4"x2 1/2"	SB3/8x24	18"
HIDU4	(2) 2x6	(10) SDS 1/4"x2 1/2"	SB3/8x24	18"

07 TYP. HOLD-DOWN
SCALE: 1" = 1'-0"

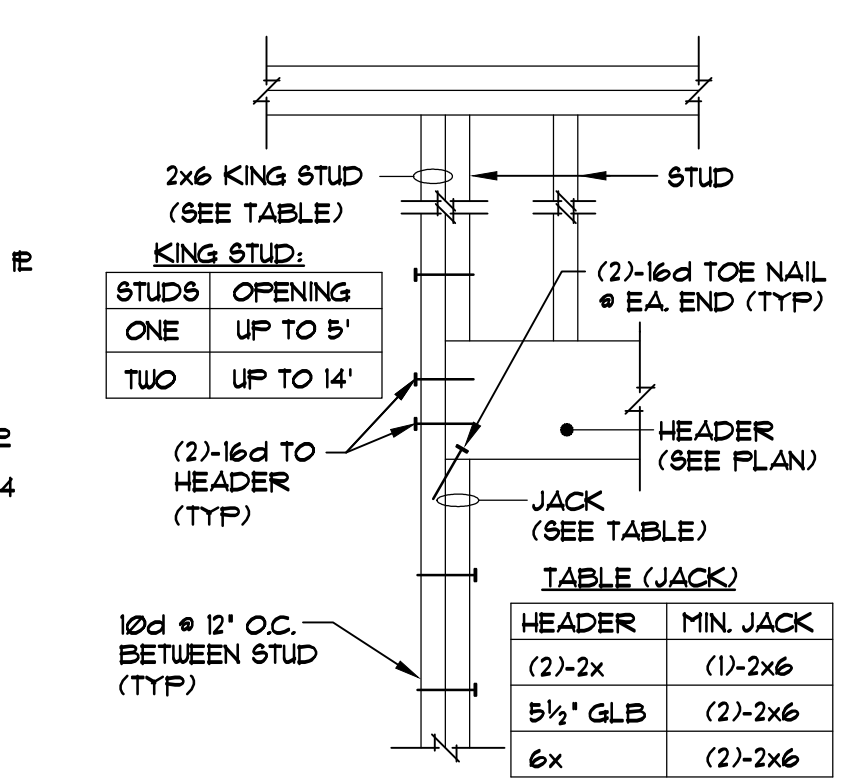


09 TYP. CONC. STAIR
SCALE: 1" = 1'-0"

MARK	SIZE	REINFORCEMENT
F3.5	3'-6"x3'-6"x12"	(4)-#5 (3'-0") EACH WAY (3" FROM BOTTOM OF FOOTING)
F4.0	4'-0"x4'-0"x14"	(5)-#5 (3'-6") EACH WAY (3" FROM BOTTOM OF FOOTING)



03 TYP. STRAP
SCALE: 1" = 1'-0"



BEAM PERP. TO WALL (TYP. W.O.N.)
 4x, 3/4"x P&L: (2)-2x6 JACKS MIN. UNDER BEAM
 6x, 5/4"x P&L: (3)-2x6 JACKS MIN. UNDER BEAM

08 HEADER
SCALE: 1" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTIONS

D.S. Engineering
 Consulting Structural Engineers
 3121 147th Place SE
 Mill Creek, WA 98012
 T: 425-338-4776

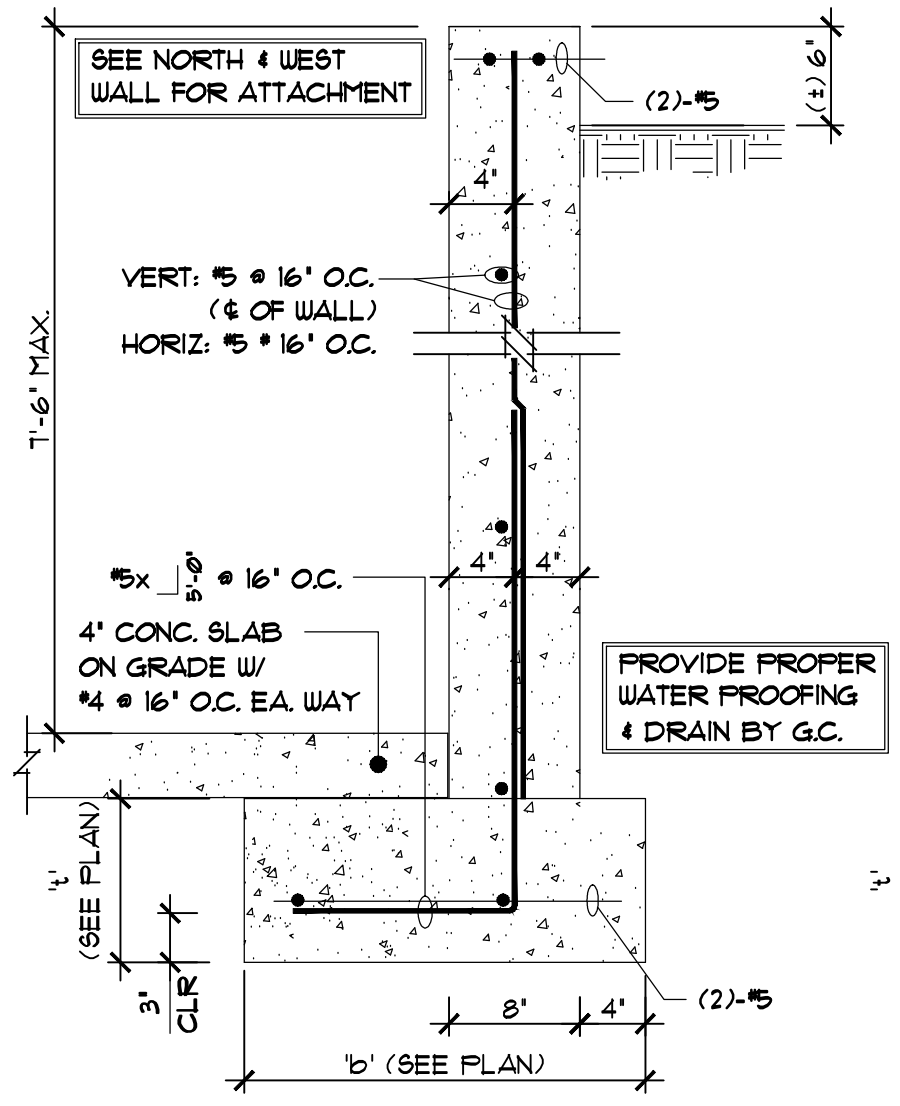


PROJECT: MERCER RESIDENCE
 6950 SE MAKER STREET
 MERCER ISLAND, WA 98040

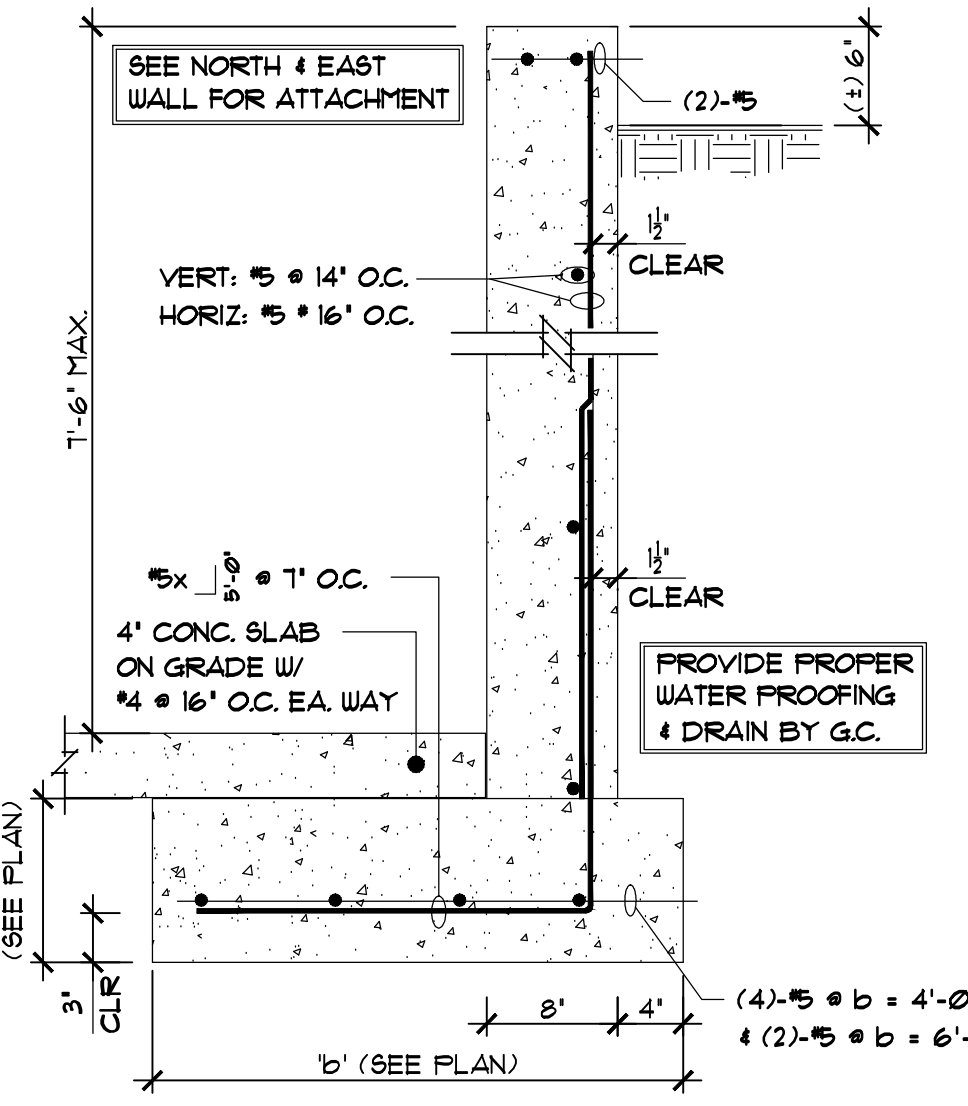
DATE: May 10, 2022
 SCALE: SEE PLAN
 JOB NO: 22-300
 DRAWN: D.S.
 CHECK: D.S.

SHEET TITLE
 GENERAL NOTES
 DETAILS
 AND SECTIONS

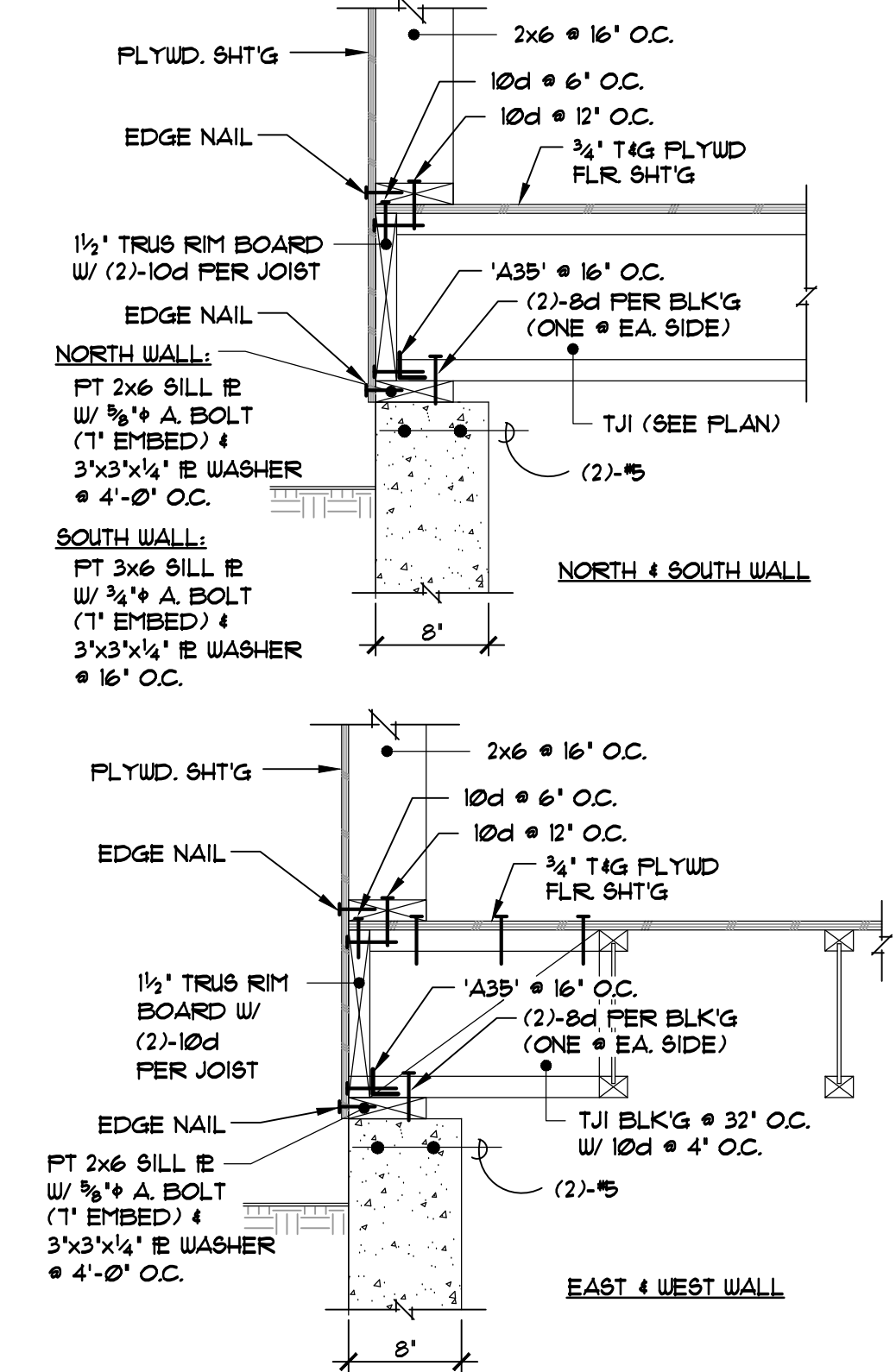
SHEET
S1.0



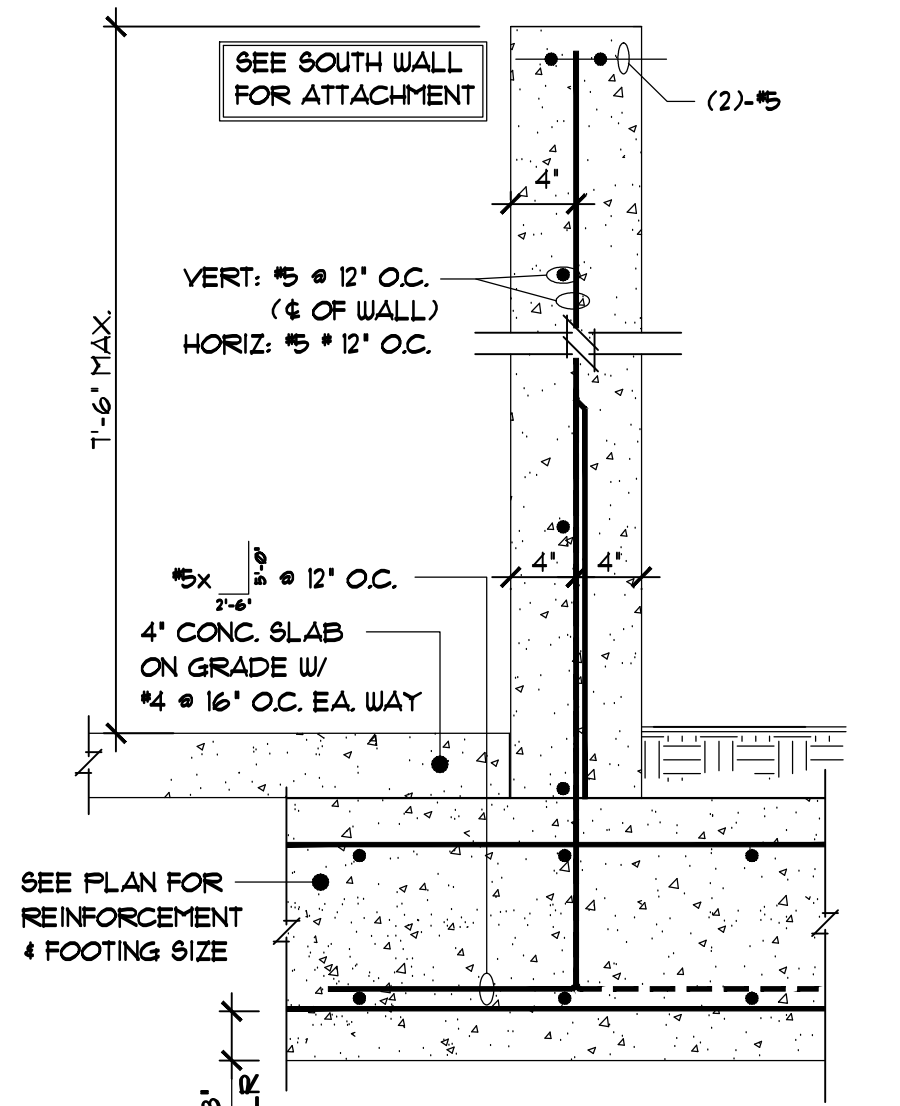
101 SECTION
SCALE: 1" = 1'-0"



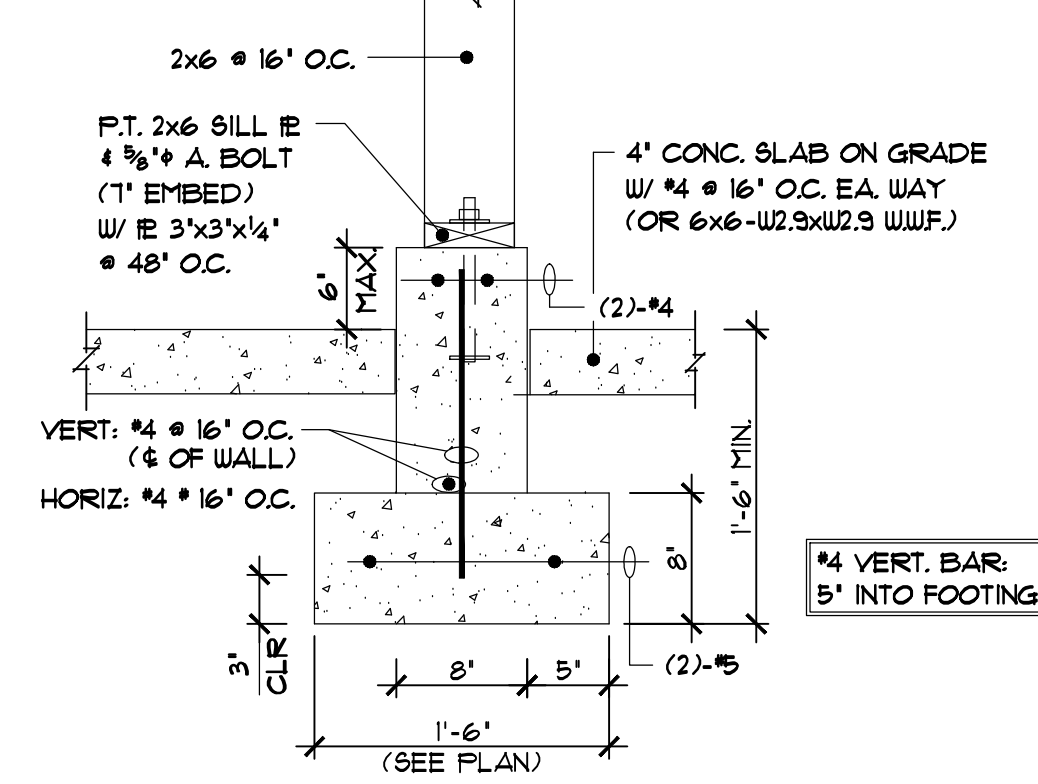
102 SECTION
SCALE: 1" = 1'-0"



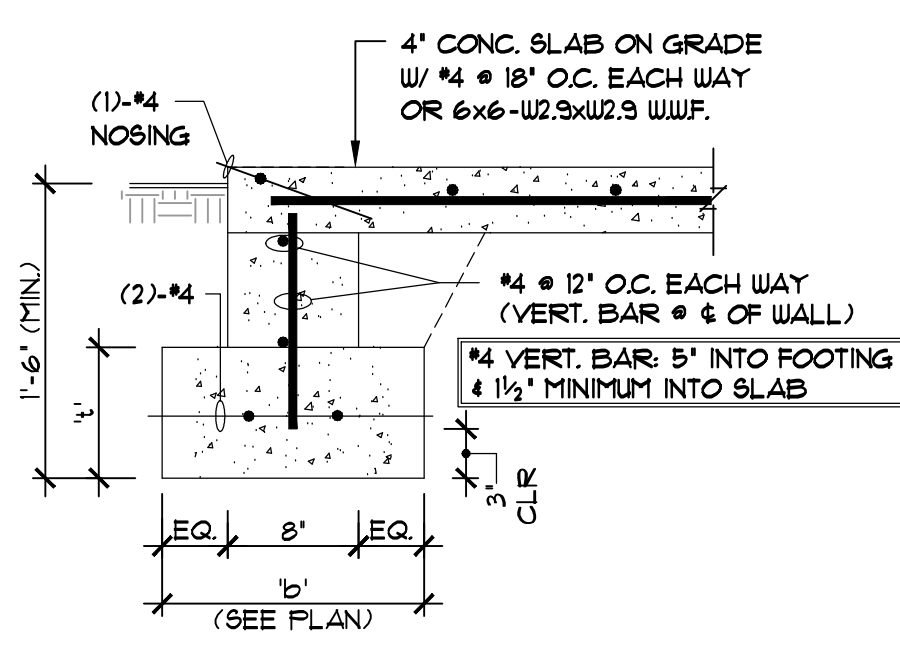
103 SECTION
SCALE: 1" = 1'-0"



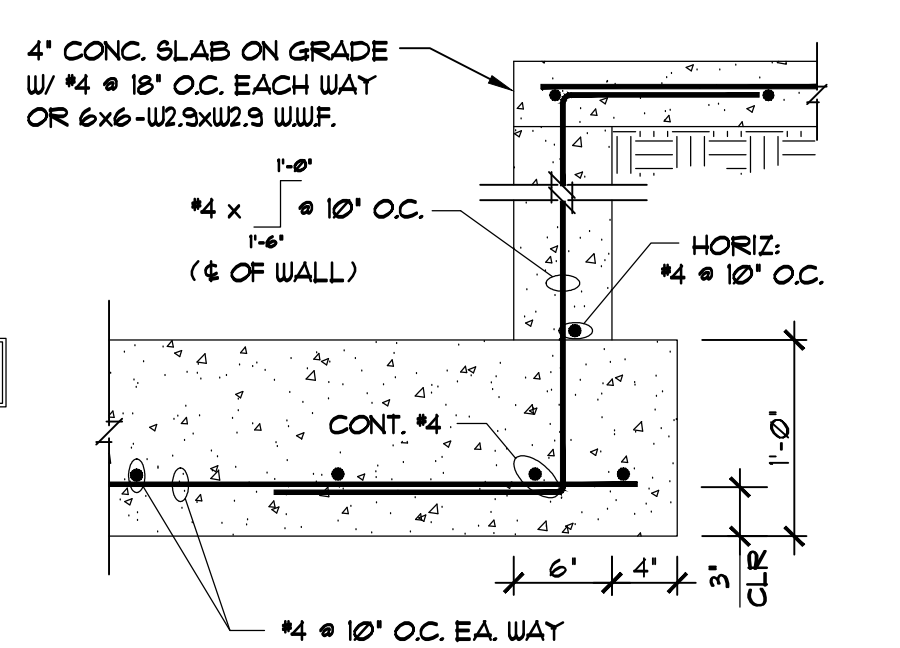
104 DETAIL
SCALE: 1" = 1'-0"



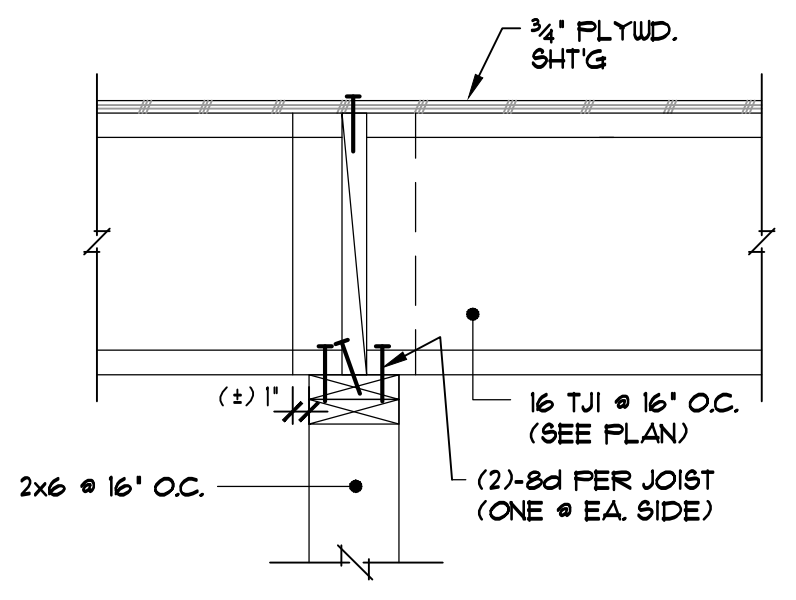
105 SECTION
SCALE: 1" = 1'-0"



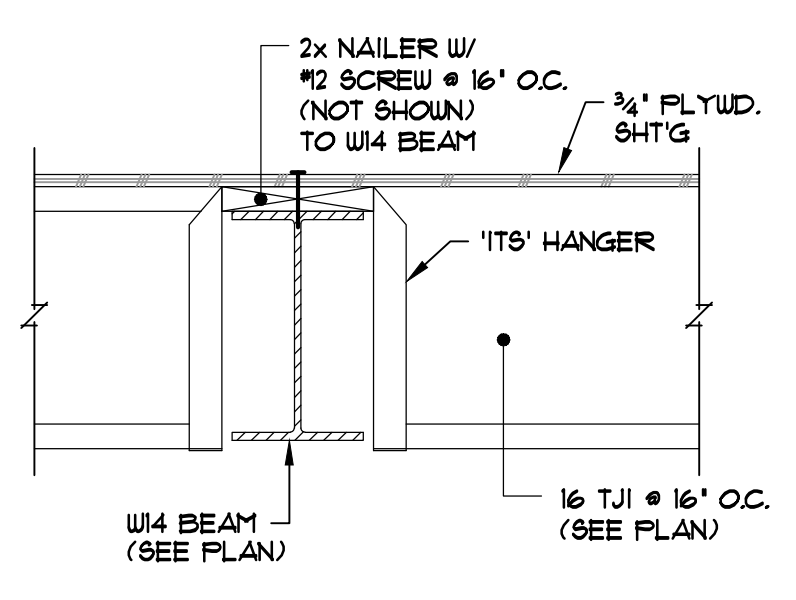
106 SECTION
SCALE: 1" = 1'-0"



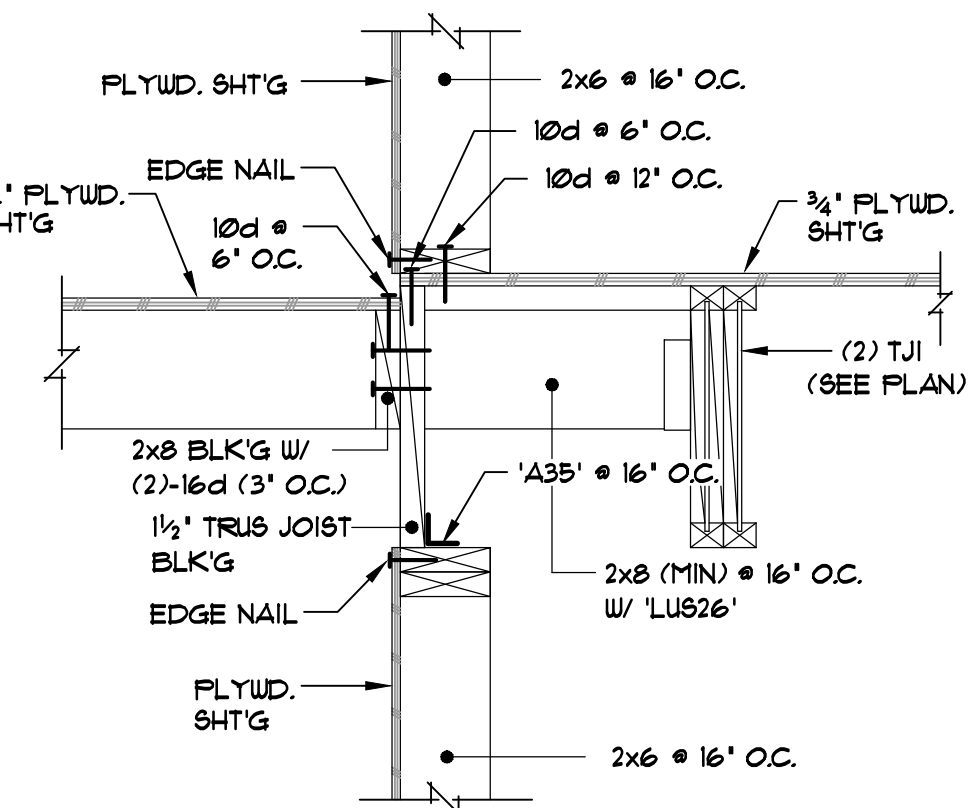
107 SECTION
SCALE: 1" = 1'-0"



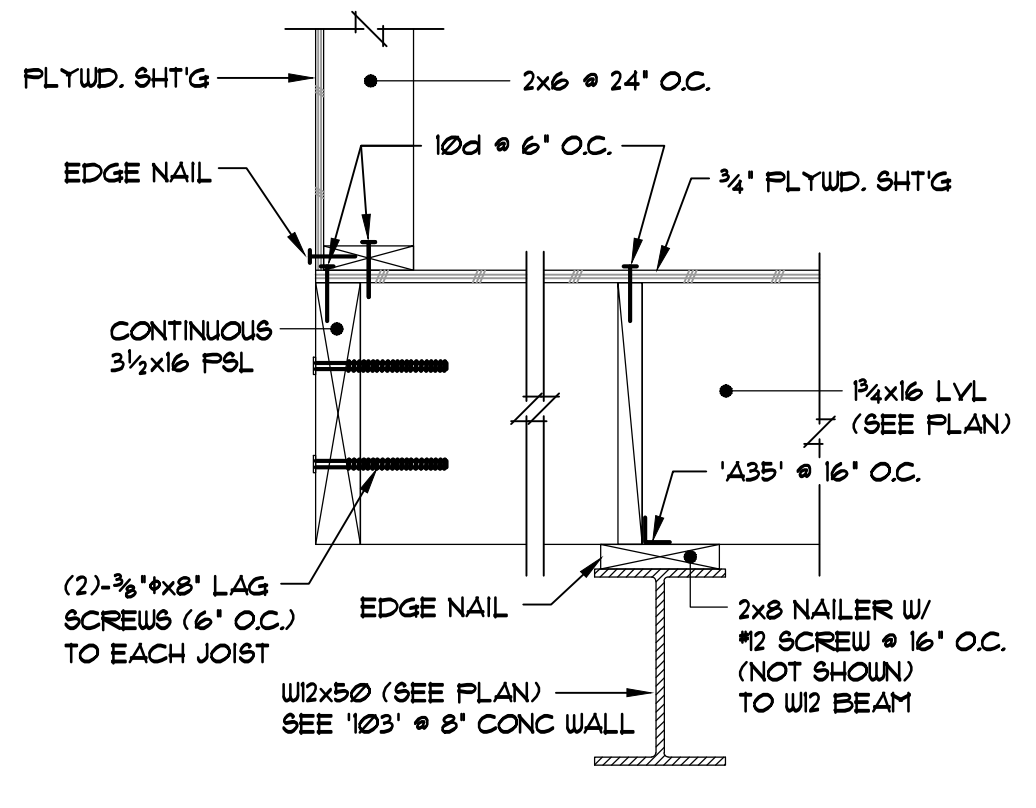
201 SECTION
SCALE: 1" = 1'-0"



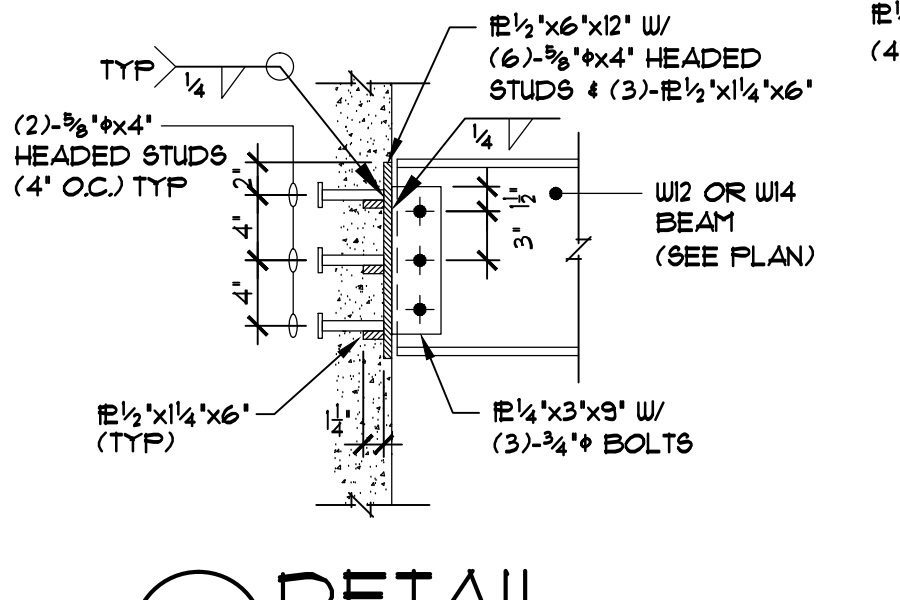
202 SECTION
SCALE: 1" = 1'-0"



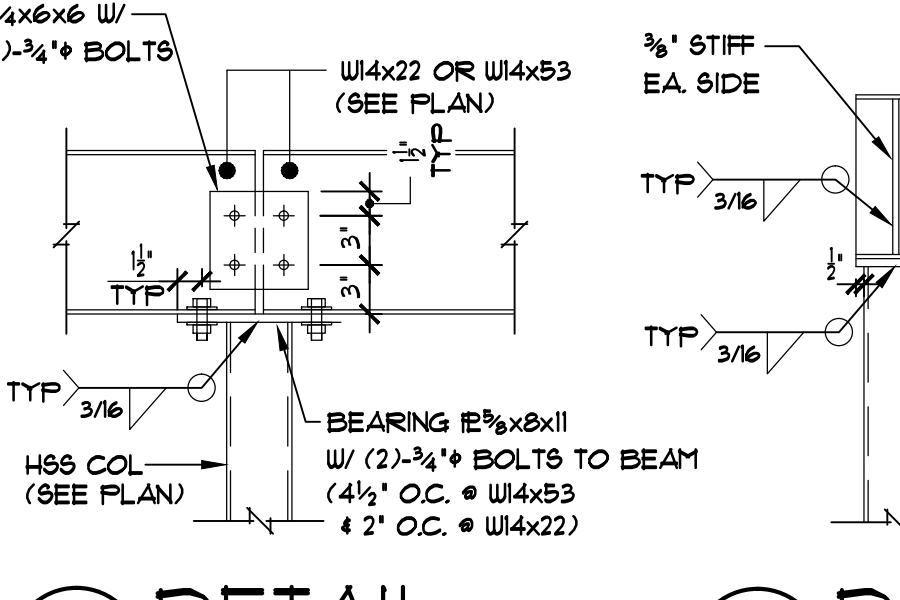
203 SECTION
SCALE: 1" = 1'-0"



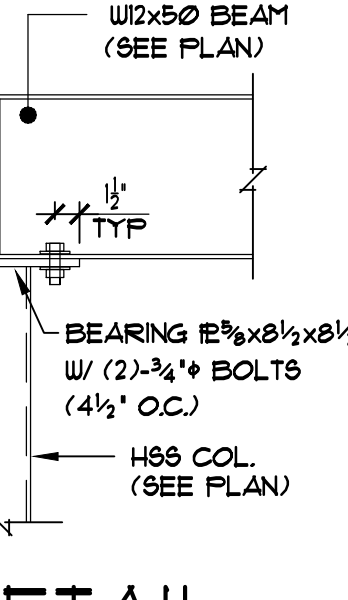
204 SECTION
SCALE: 1" = 1'-0"



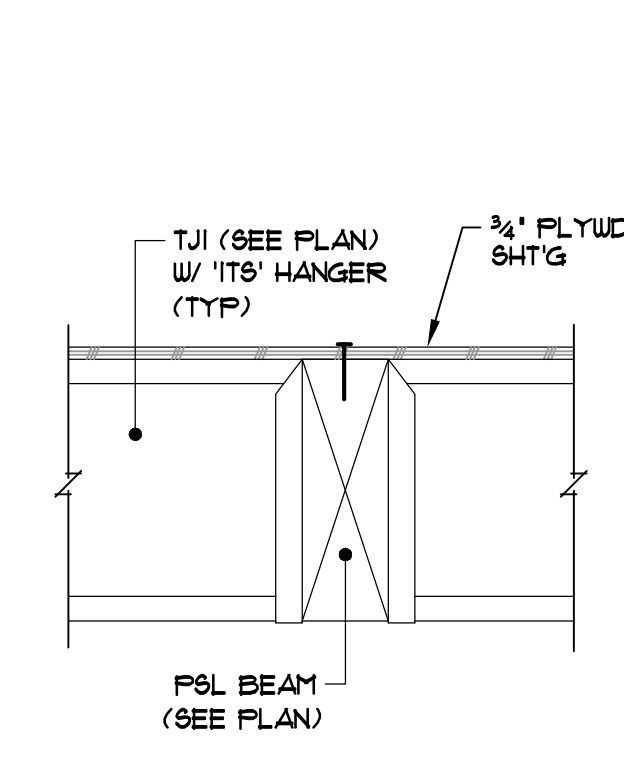
205 DETAIL
SCALE: 1" = 1'-0"



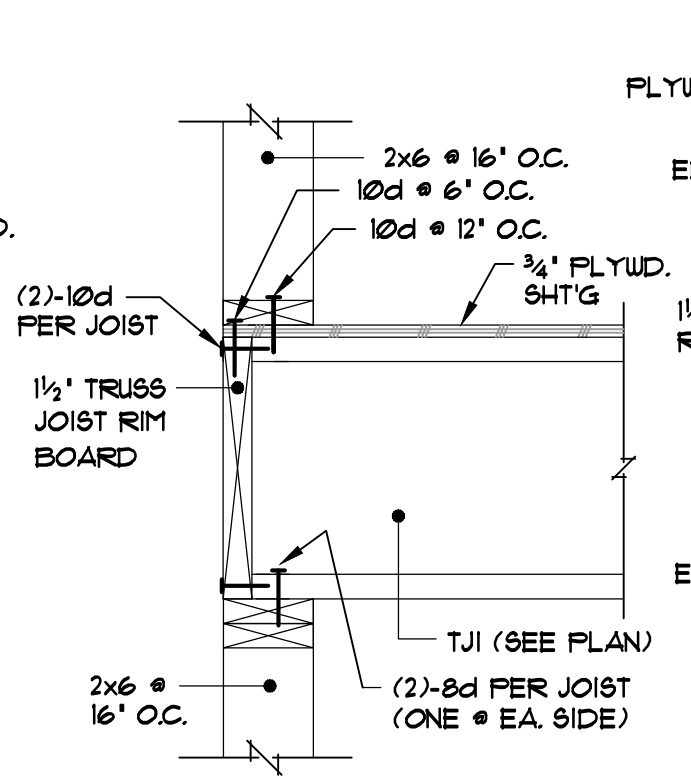
206 DETAIL
SCALE: 1" = 1'-0"



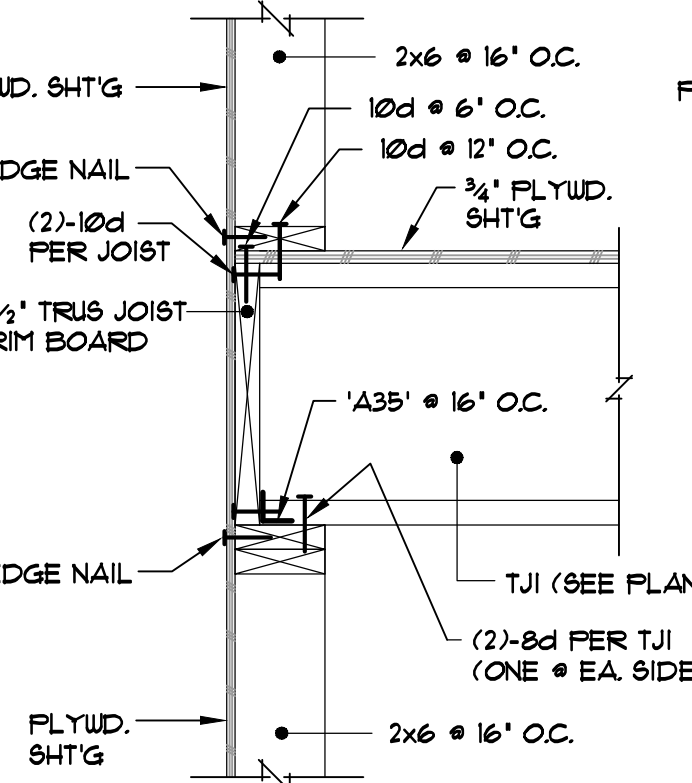
207 DETAIL
SCALE: 1" = 1'-0"



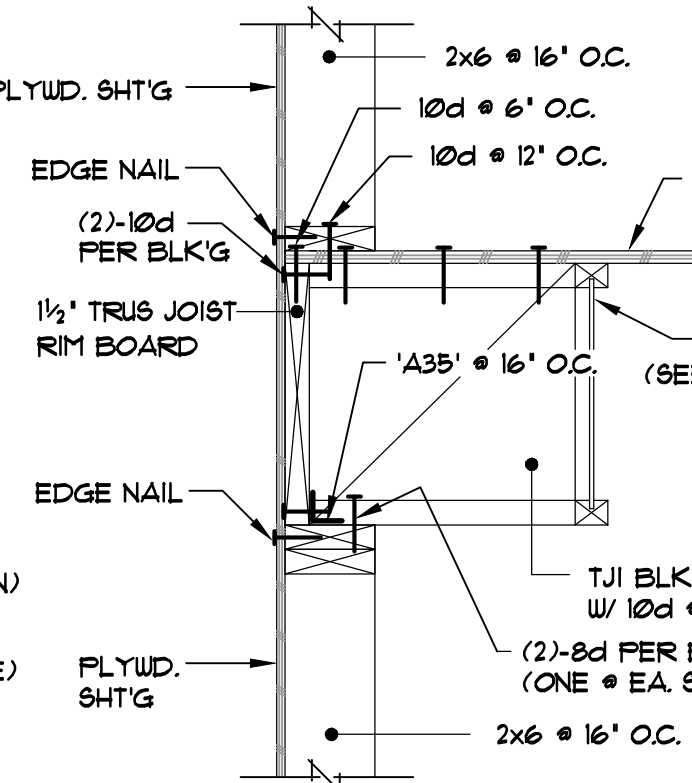
208 SECTION
SCALE: 1" = 1'-0"



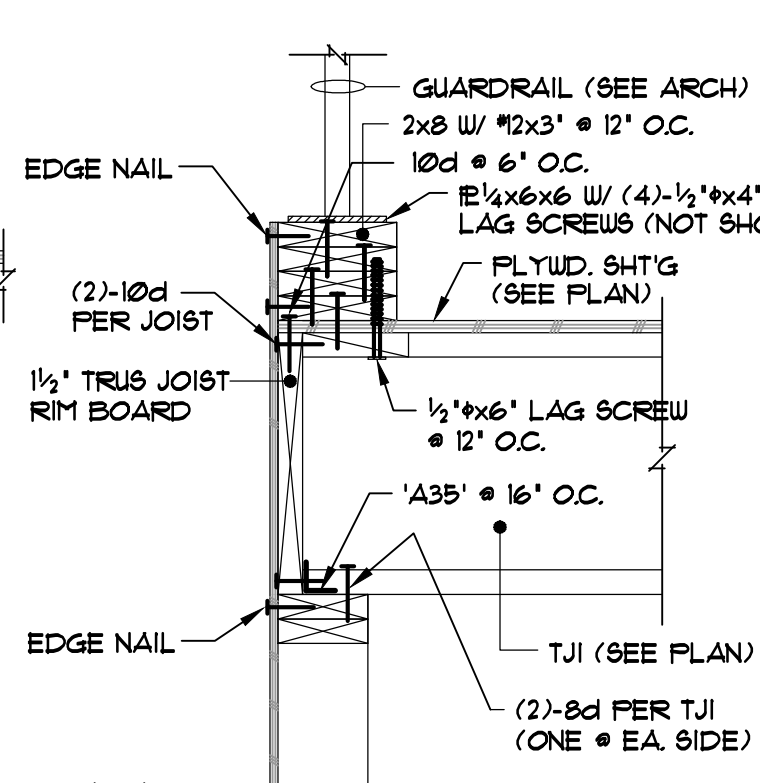
209 SECTION
SCALE: 1" = 1'-0"



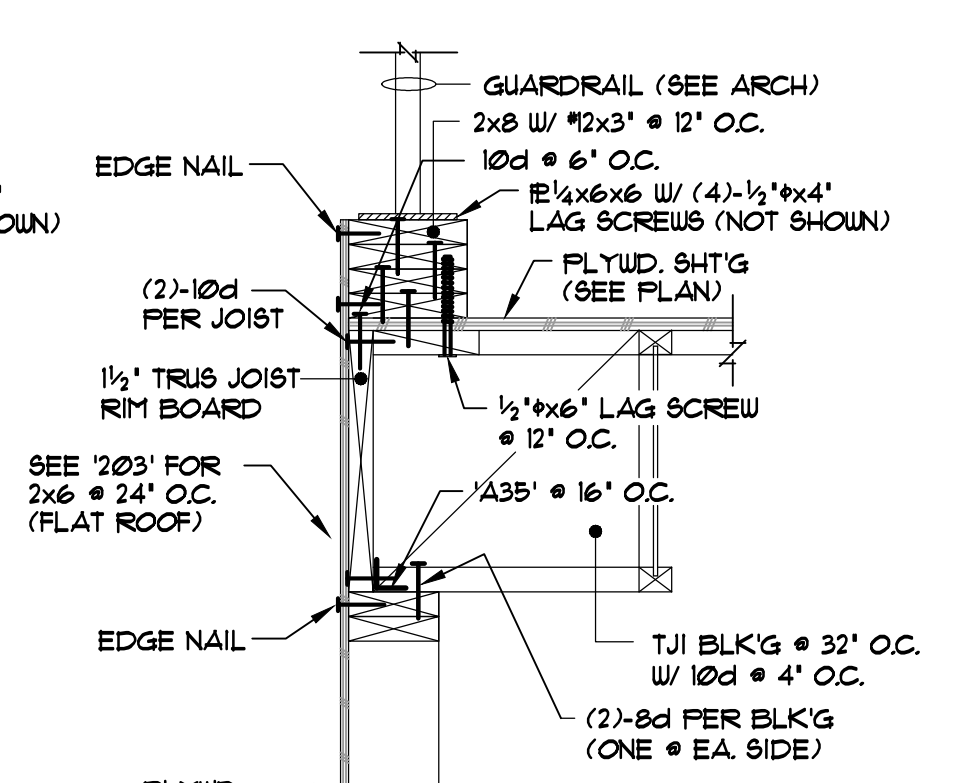
210 SECTION
SCALE: 1" = 1'-0"



211 SECTION
SCALE: 1" = 1'-0"



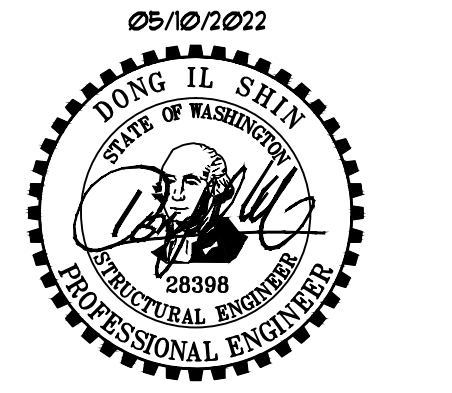
301 SECTION
SCALE: 1" = 1'-0"



302 SECTION
SCALE: 1" = 1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTIONS

D.S Engineering
Consulting Structural Engineers
3121 147th Place SE
Mill Creek, WA 98012
T: 425-338-4776

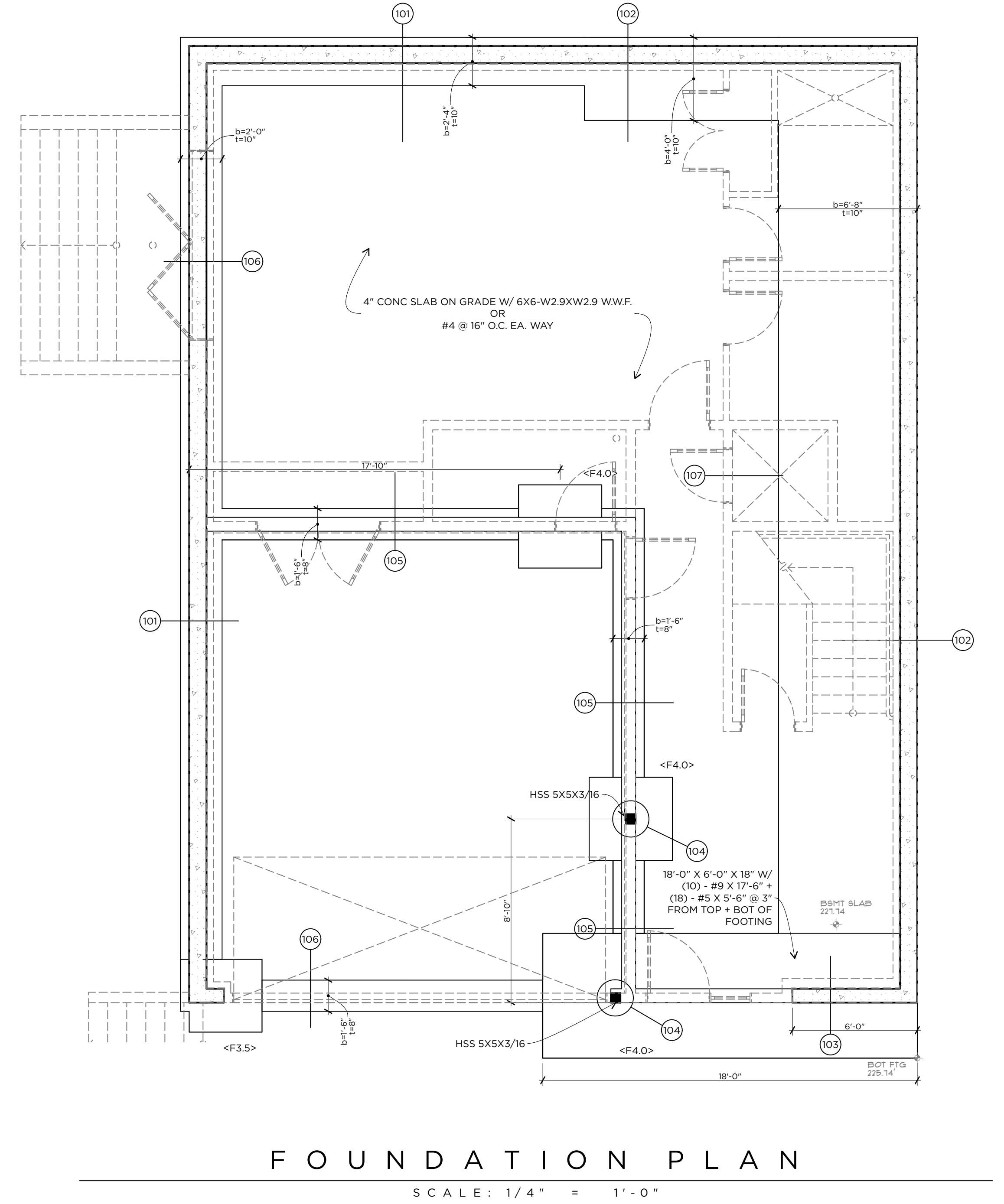
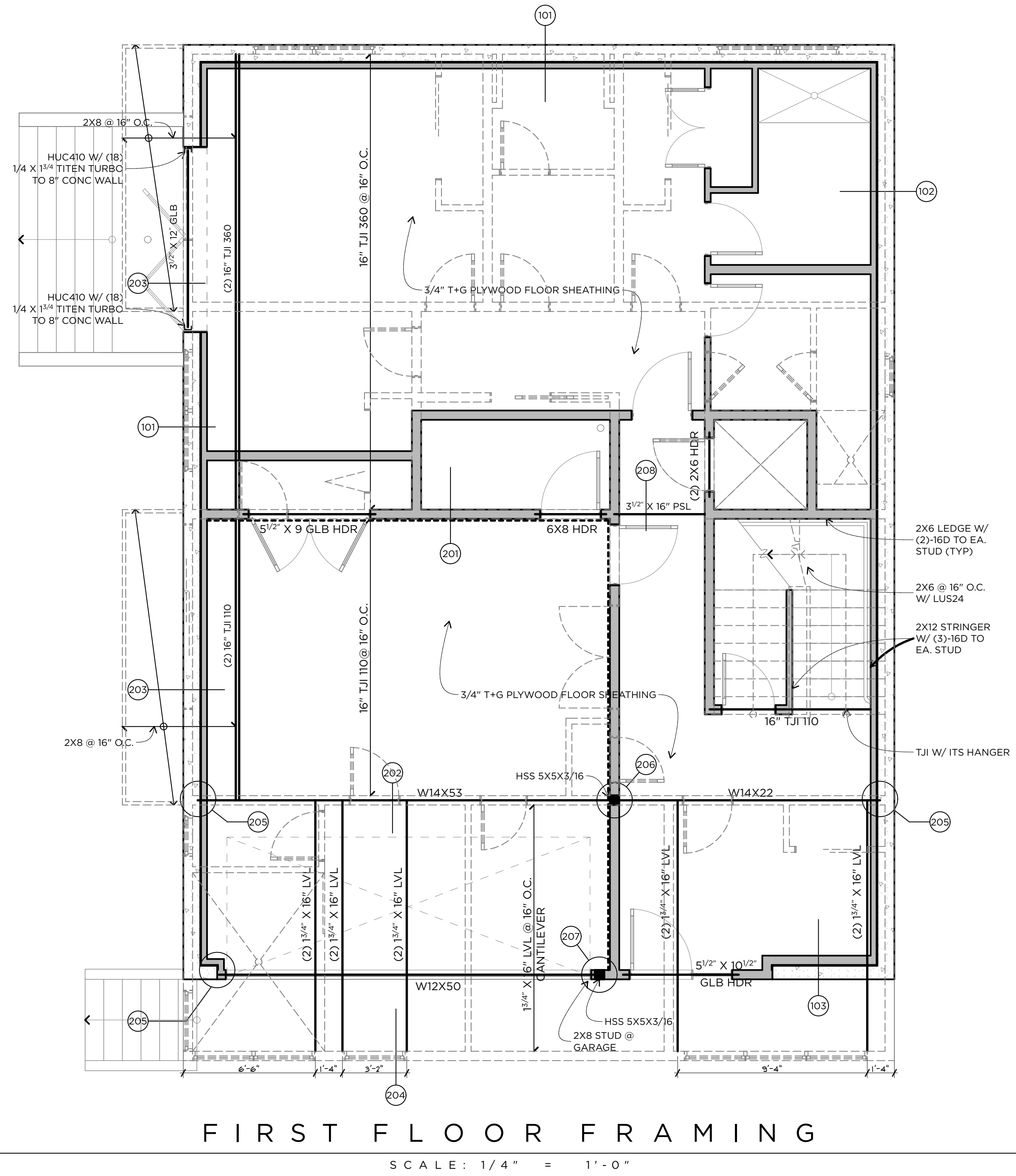


PROJECT:
MERCER RESIDENCE
6950 SE MAKER STREET
MERCER ISLAND, WA 98040

DATE: May 10, 2012
SCALE: SEE PLAN
JOB NO.: 22-300
DRAWN: D.S.
CHECK: D.S.

SHEET TITLE
SECTIONS & DETAILS

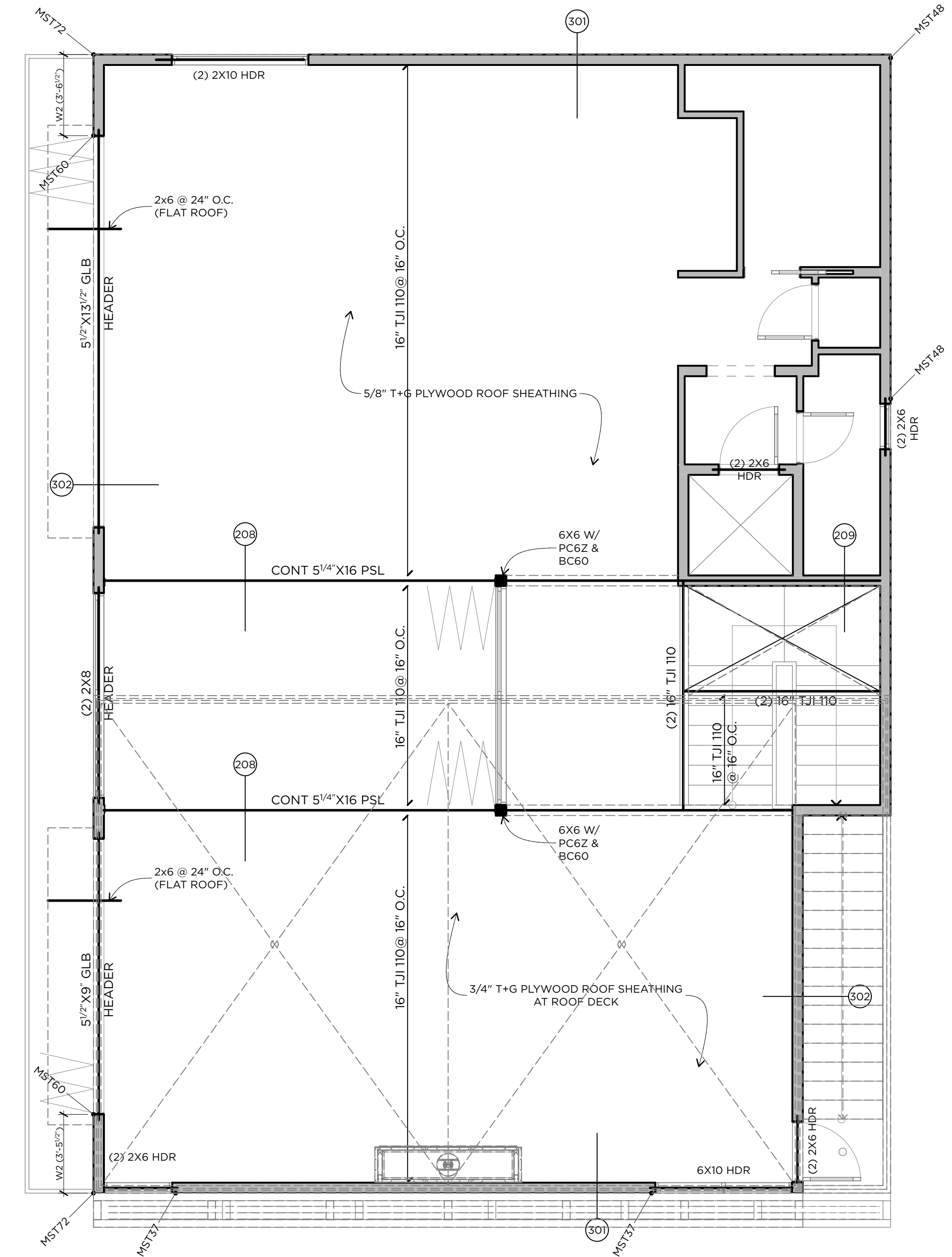
SHEET
S1.1



MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

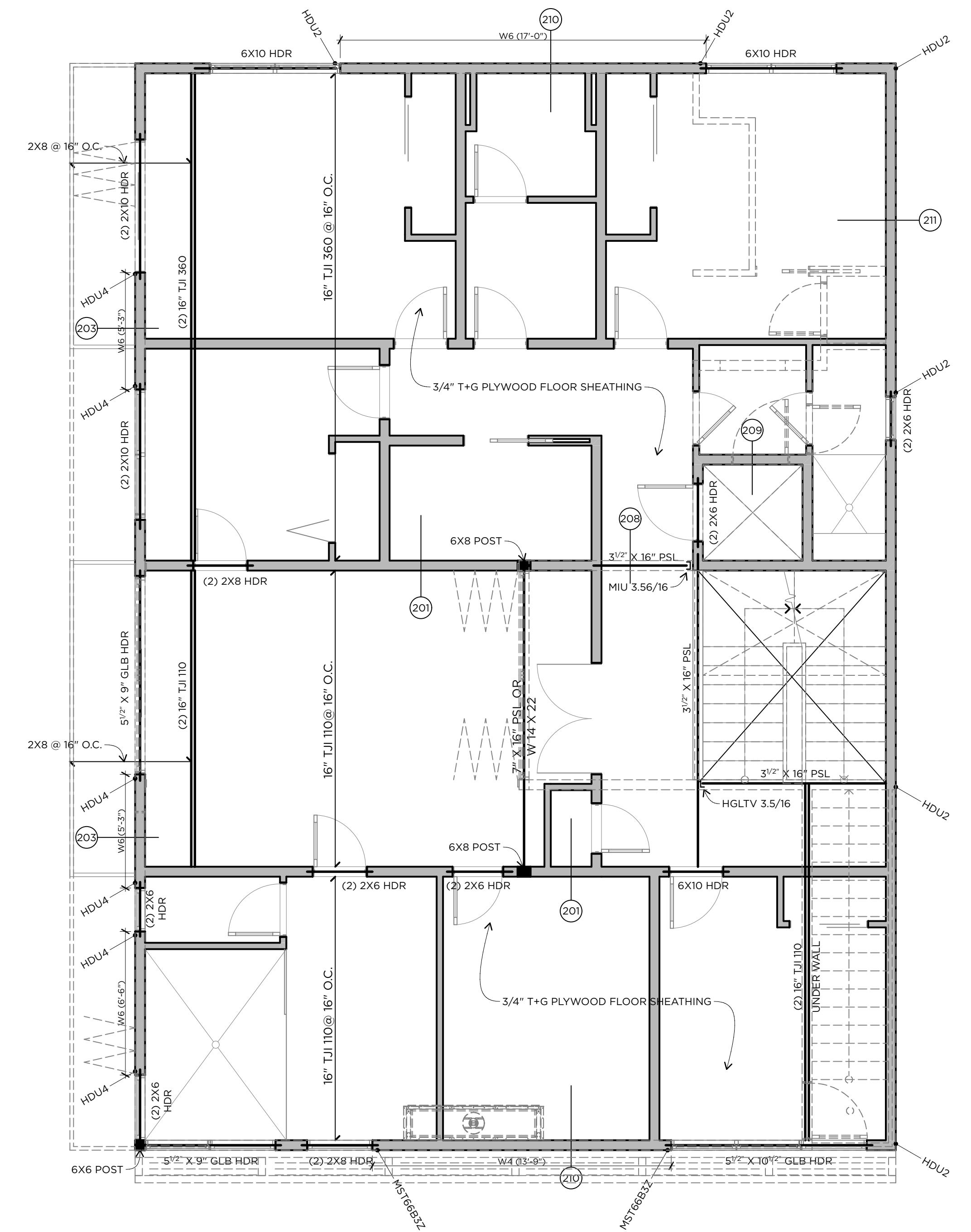
FOUNDATION +
FIRST FLOOR
FRAMING PLANS

RELEASE
10 MAY 2022



ROOF FRAMING

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



SECOND FLOOR FRAMING

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

MERCER RESIDENCE
6950 SE MAKER ST MERCER ISLAND, WA

SECOND FLOOR +
ROOF FRAMING
PLANS

RELEASE
10 MAY 2022