

**AVERAGE BUILDING ELEVATION
(PRIMARY HOUSE)**

#	WALL LENGTH	EXIST. GRADE	FINISHED GRADE
A	9.3	278.6	278.2
B	45.6	277.6	277.6
C	32.5	279.7	280.0
D	16.0	281.0	280.5
E	3.0	281.0	280.5
F	15.0	280.6	280.5
F1	6.5	280.8	280.5
F2	2.0	281.0	280.5
G	25.2	281.4	280.5
H	21.0	281.8	280.5
I	22.0	282.2	281.0
J	8.9	281.2	280.5
K	6.1	280.8	280.5
L	2.7	280.4	280.0
M	14.0	279.8	279.8
N	4.9	279.4	279.4
O	9.7	279.2	279.2
P	7.0	279.4	279.4
A.B.E. (USE EACH LOWER NUMBER)		279.7	

(*ORIGINAL GRADE 277.6' IS USED FOR 'B')

A.B.E. = (W1 x E1 + W2 x E2 + ...) / (W1 + W2 + ...) = 279.7

MAX. STRUCTURAL HT. ALLOWED = 279.7 + 30 = 309.7' (SEE SHEET A5, A6)

**AVERAGE BUILDING ELEVATION
(ADU)**

#	WALL LENGTH	EXIST. GRADE	FINISHED GRADE
W	21.5	281.5	280.5
X	19.8	282.0	280.5
Y	21.5	281.5	280.5
Z	19.8	280.5	280.5
A.B.E. (USE EACH LOWER NUMBER)		280.5	

A.B.E. = (W1 x E1 + W2 x E2 + ...) / (W1 + W2 + ...) = 280.5

MAX. STRUCTURAL HT. ALLOWED = 280.5 + 30 = 310.5' (SEE SHEET A9)

LEGAL DESCRIPTION

LOTS 20, 21 AND 22 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON.

CODE COMPLIANCE

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 UNIFORM PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 NATIONAL ELECTRICAL CODE
- 2018 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

ABBREVIATIONS

BLKG	BLOCKING	HORIZ	HORIZONTAL
CL	CLEAR	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	OV	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST	EXISTING	SIM	SIMILAR
FTG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HWID	HARDWOOD	W	WITH
HGR	HANGER		

PROJECT INFORMATION

ZONING DISTRICT	R-8.4
PROPERTY OWNER	YU HAN TSENG
PARCEL NUMBER	217450-1915
LOT AREA	8,942 S.F.
OCCUPANCY CLASSIFICATION	R-3/U
CONSTRUCTION TYPE	V-B

LOT SLOPE CALCULATION

HIGHEST ELEVATION POINT	284.5'
LOWEST ELEVATION POINT	273.5'
ELEVATION DIFFERENCE	11'
HORIZ. DISTANCE BETWEEN HIGH AND LOW POINTS	124.5'

LOT SLOPE (11 / 124.5) = 8.8%

LOT COVERAGE

MAX. LOT COVERAGE	40%
ROOF (PRIMARY RESIDENCE)	2,515 S.F.
ROOF (ADU)	554 S.F.
DRIVEWAY	330 S.F.
TOTAL LOT COVERAGE AREA	3,399 S.F.
LOT COVERAGE	38.0% (OK)

HARDSCAPE

MAX. HARDSCAPE AREA	9%
WALKWAY	74 S.F.
WINDOW WELLS	112 S.F.
TOTAL HARDSCAPE AREA	186 S.F. (2.1% -> OK)

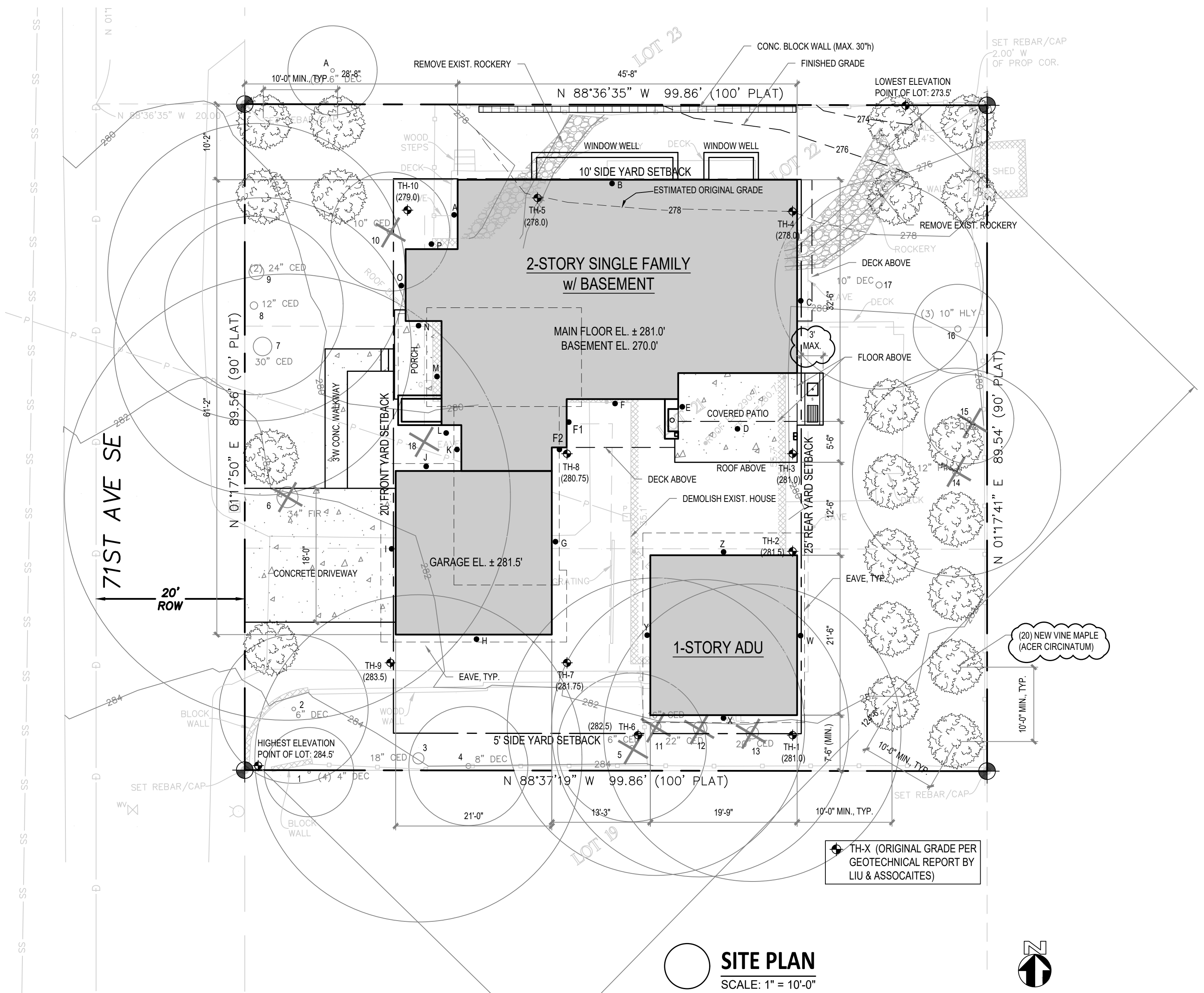
GROSS FLOOR AREA (GFA)

MAX. GROSS FLOOR AREA	45% (40% + 5% ADU)
BASEMENT	1,520 S.F.
BASEMENT (EXCLUDED FROM GFA. SEE SHEET A1)	-1,440 S.F.
MAIN FLOOR	1,520 S.F.
UPPER FLOOR	1,537 S.F.
ADU	424 S.F.
GARAGE	462 S.F.
TOTAL ABOVE GROUND FLOOR AREA	4,023 S.F.
PROPOSED GFA	44.9% (OK)
TOTAL FINISHED FLOOR AREA OF PRIMARY RESIDENCE	4,510 S.F.
ADU	424 S.F.
TOTAL FINISHED FLOOR AREA	4,961 S.F.

NFPA 13D FIRE SPRINKLER SYSTEM AND SEPARATE PERMIT ARE REQUIRED.
NFPA 72 CHAPTER 29 MONITORED FIRE ALARM REQUIRED DUE TO ROAD WIDTH. SEPARATE PERMIT REQUIRED.

DEFERRED SUBMITTAL

EXTERIOR METAL STAIR ON UPPER DECK



SITE PLAN
SCALE: 1" = 10'-0"

Tree Assessment															RETAIN			
Site:	2720 71st Ave SE, Mercer Island, WA				Tax ID:	502190-0890				Date:	10/4/2024		Assessor:	Tom Hanson PN0426A		Project:	2024-122	
Tag #	Tree #	Species	DBH	Height	Crown Ratio	Drip(m)			Protection Zone-Outer Radius	Inner Zone-Radius	Vigor	Structure	Viability	Class	Grwo	Comments		
On Site																		
1	1*	Purple leaf plum	<i>Prunus cerasifera</i>	10.7	22	90	8	10	8	14	11	5	Good	Fair	Yes	Large Regulated		Y
2	2	Fruit cherry	<i>Prunus emarginata</i>	11.6	26	80	16	4	12	18	12	6	Good	Fair	Yes	Large Regulated		Y
3	3	Western red cedar	<i>Thuja plicata</i>	26.4	80	80	18	10	14	18	26	13	Good	Good	Yes	Large Regulated		Y
4	4	Oregon ash	<i>Fraxinus latifolia</i>	9.8	35	80	9	6	9	6	10	5	Good	Fair	Yes	Regulated		Y
5	5	Douglas-fir	<i>Pseudotsuga menziesii</i>	9.9	65	70	4	9	4	13	10	5	Good	Good	Yes	Regulated		N
6	6	Douglas-fir	<i>Pseudotsuga menziesii</i>	26.5	130	70	20	25	22	27	27	13	Good	Good	Yes	Large Regulated	Surface roots, under driveway	N
7	7	Port Orford cedar	<i>Chamaecyparis lassoniana</i>	23.4	90	70	17	12	17	8	23	12	Good	Good	Yes	Large Regulated		Y
8	8	Port Orford cedar	<i>Chamaecyparis lassoniana</i>	15.7	90	70	12	12	14	8	16	8	Good	Good	Yes	Large Regulated		Y
9	9*	Port Orford cedar	<i>Chamaecyparis lassoniana</i>	30.4	95	70	14	8	19	6	30	15	Good	Fair	Yes	Exceptional		Y
10	10	Port Orford cedar	<i>Chamaecyparis lassoniana</i>	13.0	40	60	10	10	10	10	13	7	Good	Fair	Yes	Large Regulated		N
11	11	Western red cedar	<i>Thuja plicata</i>	18.5	60	80	18	12	6	16	19	9	Good	Good	Yes	Large Regulated		N
12	12	Western red cedar	<i>Thuja plicata</i>	25.2	90	80	16	12	6	6	25	13	Good	Good	Yes	Large Regulated		N
13	13	Western red cedar	<i>Thuja plicata</i>	24.2	80	80	18	12	18	10	24	12	Good	Good	Yes	Large Regulated		N
14	14	Scots pine	<i>Pinus sylvestris</i>	16.1	80	80	60	40	3	12	10	10	Fair	Good	Yes	Large Regulated	10% dead limbs	N
15	15*	Vine maple	<i>Acer circinatum</i>	6.4	12	20	8	2	8	9	6	3	Poor	Poor	No	Large Regulated	Dying, bole decay	N
16	16*	Holly	<i>Ilex</i>	21.1	26	80	12	10	10	12	21	11	Good	Good	Yes	Large Regulated		Y
17	17	Fruit cherry	<i>Prunus emarginata</i>	11.8	26	80	15	10	8	14	6	3	Good	Poor	No	Large Regulated	Bole decay, 2 codominants separating	Y
18	18	Purple leaf plum	<i>Prunus cerasifera</i>	7.1	18	80	12	12	12	7	4	3	Good	Good	Yes	Large Regulated		N
Off Site																		
A*		Japanese maple	<i>Acer palmatum</i>	21.7	20	60	12	19	19	19	22	11	Fair	Good	Yes	Exceptional	10% dead limbs	Y

Table 4- Replacement Tree Summary

Diameter	No. Removed	Replacement ratio	Required
Less than 10"	1	1:1	1
10"-24"	5	2:1	10
24"-36"	3	3:1	9
			20

CHC ARCHITECTS

13301 SE 79th PLACE, UNIT A205
NEWCASTLE, WA 98059
(M) 425.785.3992
(O) 425.968.3618
chcarch@gmail.com

8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON

2720 RESIDENCE
2720 71ST AVENUE SE
MERCER ISLAND WA 98040

NUMBER	DATE	DESCRIPTION OF REVISIONS
09-16-2023	PERMIT PLANS	
11-26-2024	RESPONSE TO CORRECTION #1	

SHEET TITLE
SITE PLAN

JOB NUMBER
SHEET NUMBER



2720 RESIDENCE
2720 71ST AVENUE SE
MERCER ISLAND WA 98040

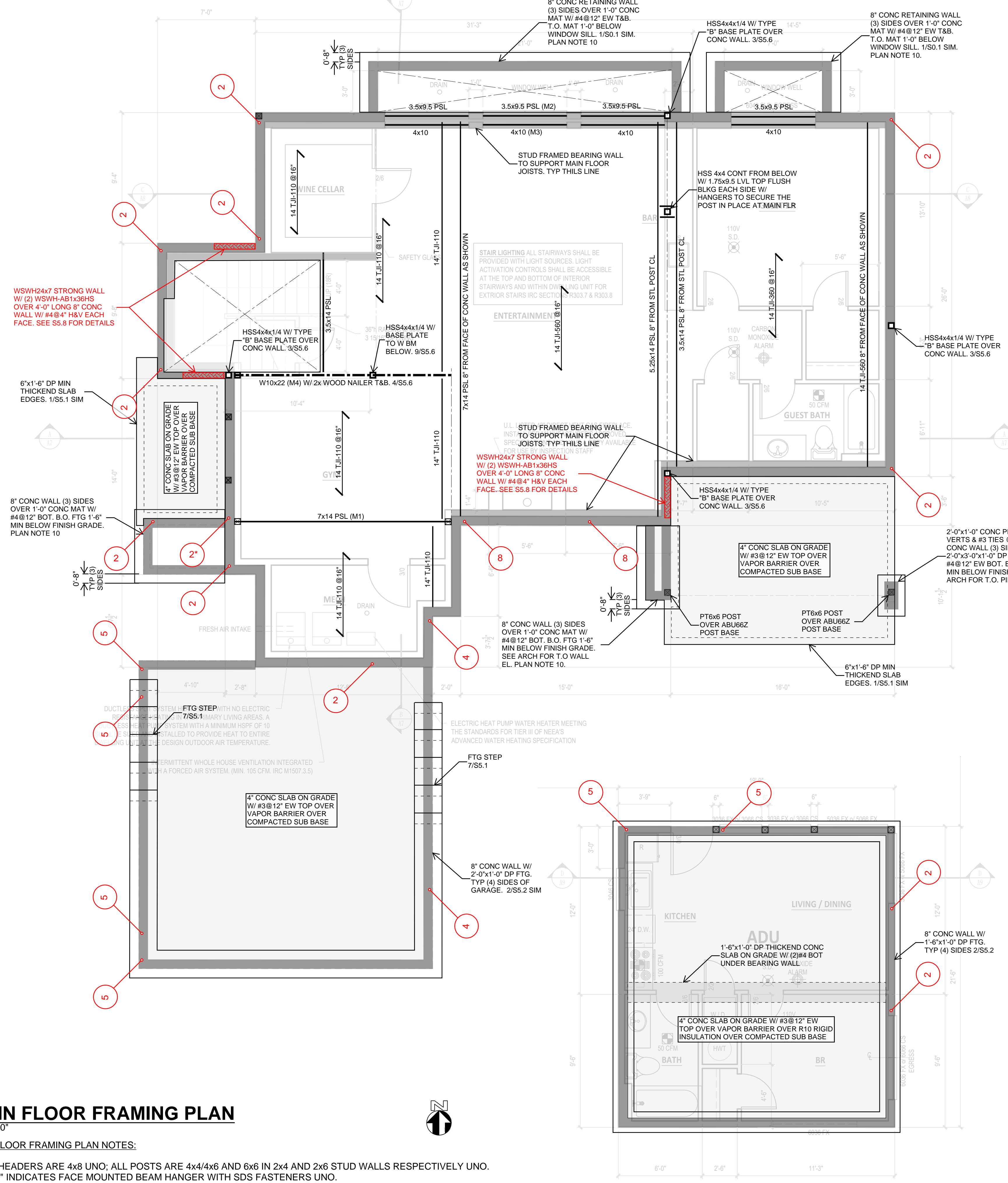
NUMBER	DATE	DESCRIPTION OF REVISIONS
00	07.29.21	PERMIT SET
01	01.18.22	PERMIT REVIEW-1
01	04.28.22	PERMIT REVIEW-3
01	08.18.22	PERMIT REVIEW-5

SHEET TITLE
MAIN FLOOR FRAMING PLAN

JOB NUMBER
SHEET NUMBER

S2.1

CITY STAMP



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

MAIN FLOOR FRAMING PLAN NOTES:

- ALL HEADERS ARE 4x8 UNO; ALL POSTS ARE 4x4/4x6 AND 6x6 IN 2x4 AND 2x6 STUD WALLS RESPECTIVELY UNO.
- " E " INDICATES FACE MOUNTED BEAM HANGER WITH SDS FASTENERS UNO.
- " * " INDICATES SHARED HOLDOWN FOR SHEAR WALLS PERPENDICULATER TO EACH OTHER. SEE 4/S5.5.
- EXCEPT IN-WALL HEADERS, ALL FLOOR BEAMS ARE TOP FLUSH. UNO.
- SEE 7 & 8/S5.2 FOR FLOOR FRAMING DETAILS.
- SEE 7&12/S5.3 FOR STAIR FRAMING DETAILS.
- UNO ALL SHEAR WALLS SHOWN ARE TYPE "6" FOR SOLID WALL PANELS & TYPE "4P" FOR PANELS WITH WINDOW OPENINGS.
- PROVIDE/INSTALL BC OR BCS OR AC (2-PIECE) OR LCE (2-PIECE) OR LPCZ (2-PIECE) POST CAPS AT ALL BEAM ENDS AT POSTS/WALLS; PROVIDE/INSTALL BC POST BASES FOR ALL POSTS OVER WOOD FRAMING.
- HOLDOWNS SHOWN ARE A REPEAT OF WHAT ARE SHOWN ON THE FLOOR FRAMING ABOVE.
- INSTALL #4x1'-4" EPOXY DOWELS @18" (4" EMBED) TO BASEMENT WALLS ALONG FTG/WALL LENGHT FOR LATER INSTALLED SITE WALLS/FTGS. EPOXY DOWELS AT WALL CENTER AND FTG MID DEPTH.

COLOR PRINT REQD

- NEW CONC WALL
- NEW WOOD BEARING & SHEAR WALL
- OTHER LINES & COLORS AS NOTED

LEGEND

ALL BEARING/SHEAR WALLS SHOWN IN PLANS ARE FOR WALLS BELOW. TYPICAL UNO.

- X LINEAR FT OF TYPE Y SHEAR WALL; REFER TO 8/S5.5 FOR SCHEDULE AND DETAILS.
- TYPE Y FTAO SHEAR WALL; REFER TO 6/S5.5 FOR DETAIL.
- HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 FOR SCHEDULE. CENTER TOP AND BOT STRAPS TO BOT AND TOP OF RIM JOIST RESPECTIVELY & WRAP AROUND RIM JOIST AND/OR BM/HEADER ABOVE & BELOW WHEN TOO LONG
- HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND HOLDOWN ANCHOR IN CONC AT BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 & 1/S5.5 FOR SCHEDULES; CENTER TOP STRAP TO BOT OF RIM JOIST & WRAP AROUND RIM JOIST AND/OR BM ABOVE WHEN TOO LONG
- STEP IN FLR OR SLAB
- * COMBINED HOLDOWN ANCHOR FOR SHEAR WALLS PERPENDICULAR TO EACH OTHER SEE 4/S5.5



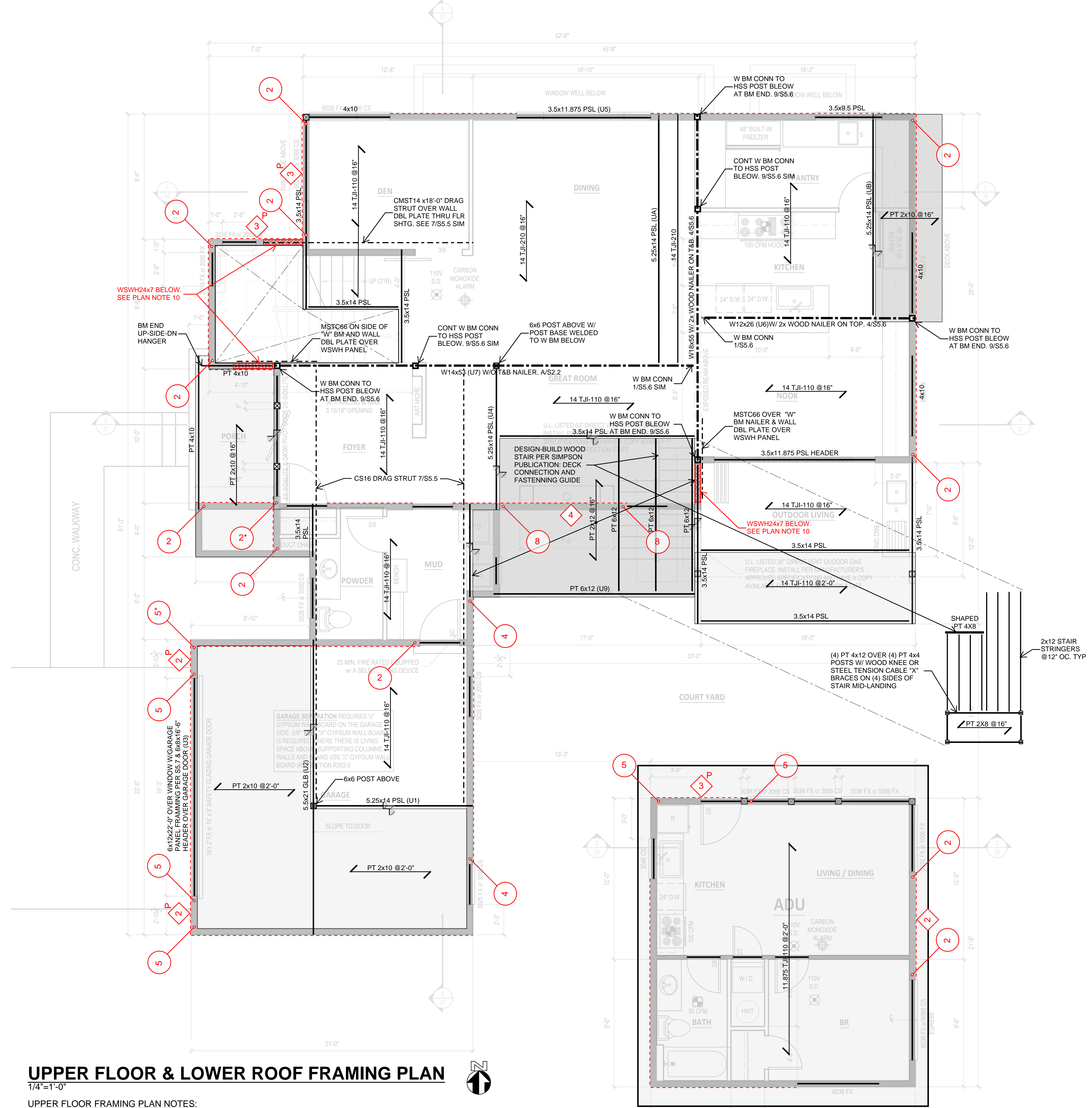
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SHEET TITLE
UPPER FLOOR & LOWER ROOF FRAMING PLAN

JOB NUMBER

SHEET NUMBER
S2.2

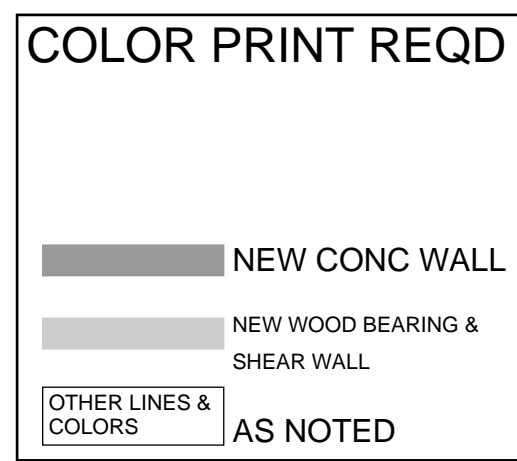
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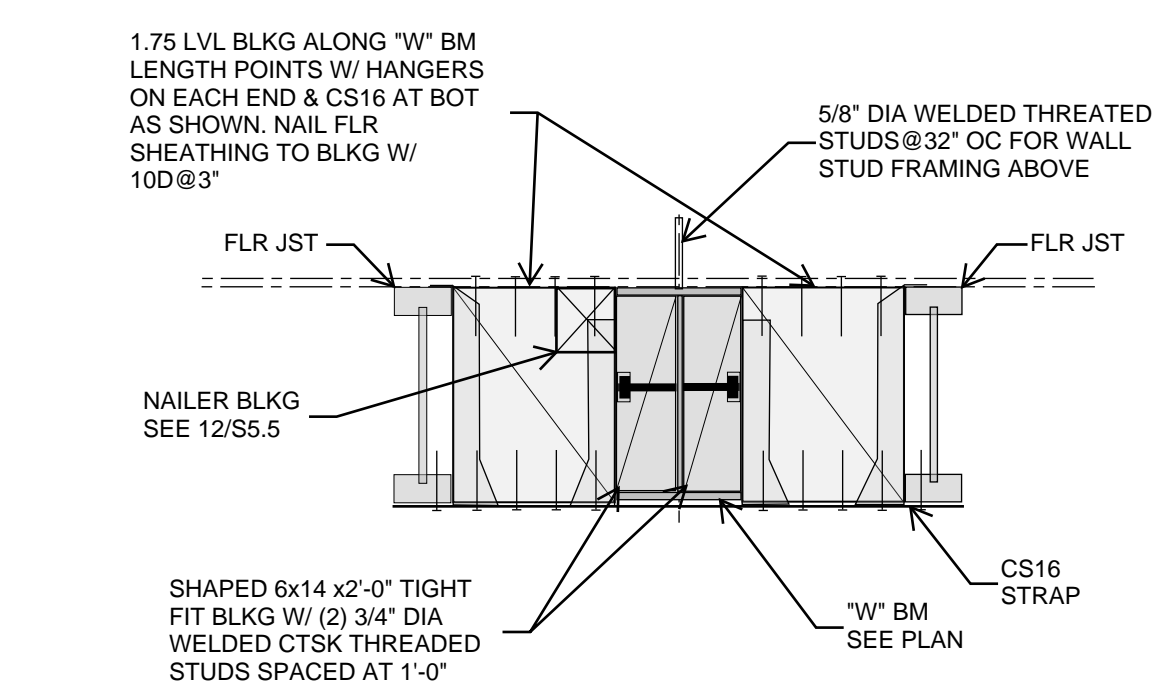
UPPER FLOOR & LOWER ROOF FRAMING PLAN
 1/4"=1'-0"

UPPER FLOOR FRAMING PLAN NOTES:

- ALL HEADERS ARE 4x8 UNO; ALL POSTS ARE 4x4/4x6 AND 6x6 IN 2x4 AND 2x6 STUD WALLS RESPECTIVELY UNO.
- " E " INDICATES FACE MOUNTED BEAM HANGER WITH SDS FASTENERS UNO.
- " * " INDICATES SHARED HOLDOWN FOR SHEAR WALLS PERPENDICULATER TO EACH OTHER. SEE 4/S5.5.
- EXCEPT IN-WALL HEADERS, ALL FLOOR BEAMS ARE TOP FLUSH. UNO.
- SEE 7 & 8/S5.2 FOR FLOOR FRAMING DETAILS.
- SEE 7&12/S5.3 FOR STAIR FRAMING DETAILS.
- UNO ALL SHEAR WALLS SHOWN ARE TYPE "6" FOR SOLID WALL PANELS & TYPE "4P" FOR PANELS WITH WINDOW OPENINGS.
- PROVIDE/INSTALL BC OR BCS OR AC (2-PIECE) OR LCE (2-PIECE) OR LPCZ (2-PIECE) POST CAPS AT ALL BEAM ENDS AT POSTS/WALLS; PROVIDE/INSTALL BC POST BASES FOR ALL POSTS OVER WOOD FRAMING.
- ALL STUD FRAMING BE FULL HEIGHT FROM FLOOR TO BOTTOM OF UPPER/ROOF FRAMING.
- FLR SHTG OVER WALL DBL PLATE OVER WSWH PANEL OVER 8" CONC WALL. USE TOP FLANGE HANGERS TO SUPPORT FLR JSTS WHERE APPLICABLE. SEE S5.8 FOR RELATED DETAILS.



- LEGEND**
- ALL BEARING/SHEAR WALLS SHOWN IN PLANS ARE FOR WALLS BELOW. TYPICAL UNO.
- X LINEAR FT OF TYPE Y SHEAR WALL; REFER TO 8/S5.5 FOR SCHEDULE AND DETAILS.
 - TYPE Y FTAO SHEAR WALL; REFER TO 6/S5.5 FOR DETAIL.
 - HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 FOR SCHEDULE. CENTER TOP AND BOT STRAPS TO BOT AND TOP OF RIM JOIST RESPECTIVELY & WRAP AROUND RIM JOIST AND/OR BM/HEADER ABOVE & BELOW WHEN TOO LONG
 - HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND HOLDOWN ANCHOR IN CONC AT BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 & 1/S5.5 FOR SCHEDULES; CENTER TOP STRAP TO BOT OF RIM JOIST & WRAP AROUND RIM JOIST AND/OR BM ABOVE WHEN TOO LONG
 - STEP IN FLR OR SLAB
 - * COMBINED HOLDOWN ANCHOR FOR SHEAR WALLS PERPENDICULAR TO EACH OTHER SEE 4/S5.5



"W" STL BM LATERAL BLOCKING SUPPORT

COLOR PRINT REQD

NEW CONC WALL

NEW WOOD BEARING & SHEAR WALL

OTHER LINES & COLORS AS NOTED

LEGEND

ALL BEARING/SHEAR WALLS SHOWN IN PLANS ARE FOR WALLS BELOW. TYPICAL UNO.

X LINEAR FT OF TYPE Y SHEAR WALL; REFER TO 8/S5.5 FOR SCHEDULE AND DETAILS.

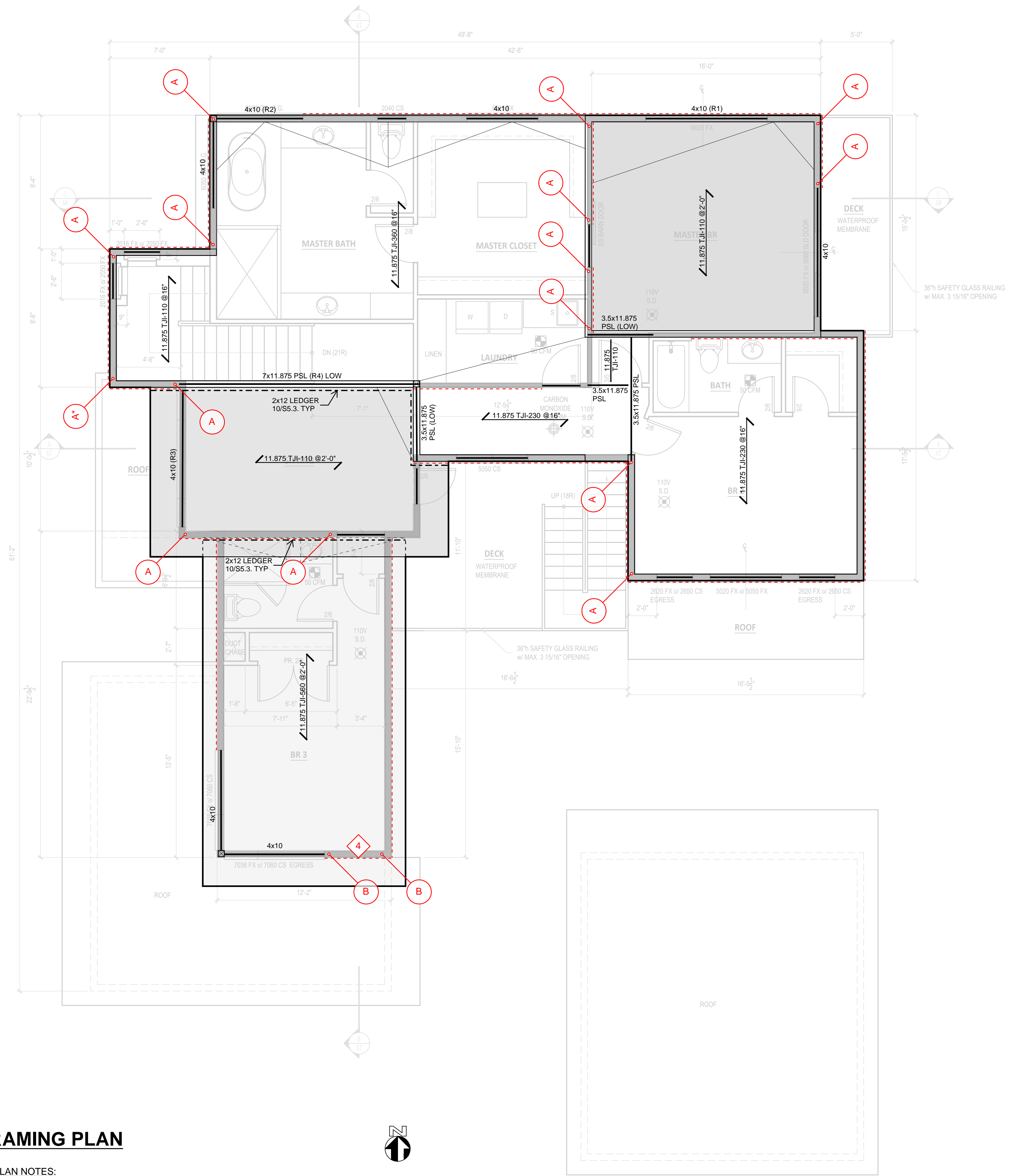
P TYPE Y FTAO SHEAR WALL; REFER TO 6/S5.5 FOR DETAIL.

A HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 FOR SCHEDULE. CENTER TOP AND BOT STRAPS TO BOT AND TOP OF RIM JOIST RESPECTIVELY & WRAP AROUND RIM JOIST AND/OR BM/HEADER ABOVE & BELOW WHEN TOO LONG

1 HOLDOWN STRAP TIES AT TOP (DASHED WHERE OCCURS) AND HOLDOWN ANCHOR IN CONC AT BOT OF SHEAR WALL PANEL BELOW; REFER TO 1/S5.2 & 1/S5.5 FOR SCHEDULES; CENTER TOP STRAP TO BOT OF RIM JOIST & WRAP AROUND RIM JOIST AND/OR BM ABOVE WHEN TOO LONG

STEP IN FLR OR SLAB

* COMBINED HOLDOWN ANCHOR FOR SHEAR WALLS PERPENDICULAR TO EACH OTHER SEE 4/S5.5



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

ROOF FRAMING PLAN NOTES:

- ALL HEADERS ARE 4x8 UNO; ALL POSTS ARE 4x4/4x6 AND 6x6 IN 2x4 AND 2x6 STUD WALLS RESPECTIVELY UNO.
- " E " INDICATES FACE MOUNTED BEAM HANGER WITH SDS FASTENERS UNO.
- " * " INDICATES SHARED HOLDOWN FOR SHEAR WALLS PERPENDICULAR TO EACH OTHER. SEE 4/S5.5.
- EXCEPT IN-WALL HEADERS, ALL BEAMS ARE TOP FLUSH AT LOWER ROOF. UNO.
- SEE 3 & 4/S5.2 FOR TYPICAL ROOF FRAMING DETAILS.
- SEE 5 & 9/S5.2 FOR TALL PARAPET DETAILS.
- UNO ALL SHEAR WALLS SHOWN ARE TYPE "6" FOR SOLID WALL PANELS & TYPE "4P" FOR PANELS WITH WINDOW OPENINGS.
- PROVIDE/INSTALL BC OR BCS OR AC (2-PIECE) OR LCE (2-PIECE) OR LPCZ (2-PIECE) POST CAPS AT ALL BEAM ENDS AT POSTS/WALLS; PROVIDE/INSTALL BC POST BASES FOR ALL POSTS OVER WOOD FRAMING.
- ALL STUD FRAMING SUPPORTING ROOF FRAMING BE FULL HEIGHT FROM UPPER FLOOR TO BOT OF ROOF FRAMING.

DHS ENGINEERS

1201 3RD AVE, 2200
SEATTLE, WA 98101
(206) 734-5858



2720 RESIDENCE
2720 71ST AVENUE SE
MERCER ISLAND WA 98040

NUMBER	DATE	DESCRIPTION OF REVISIONS
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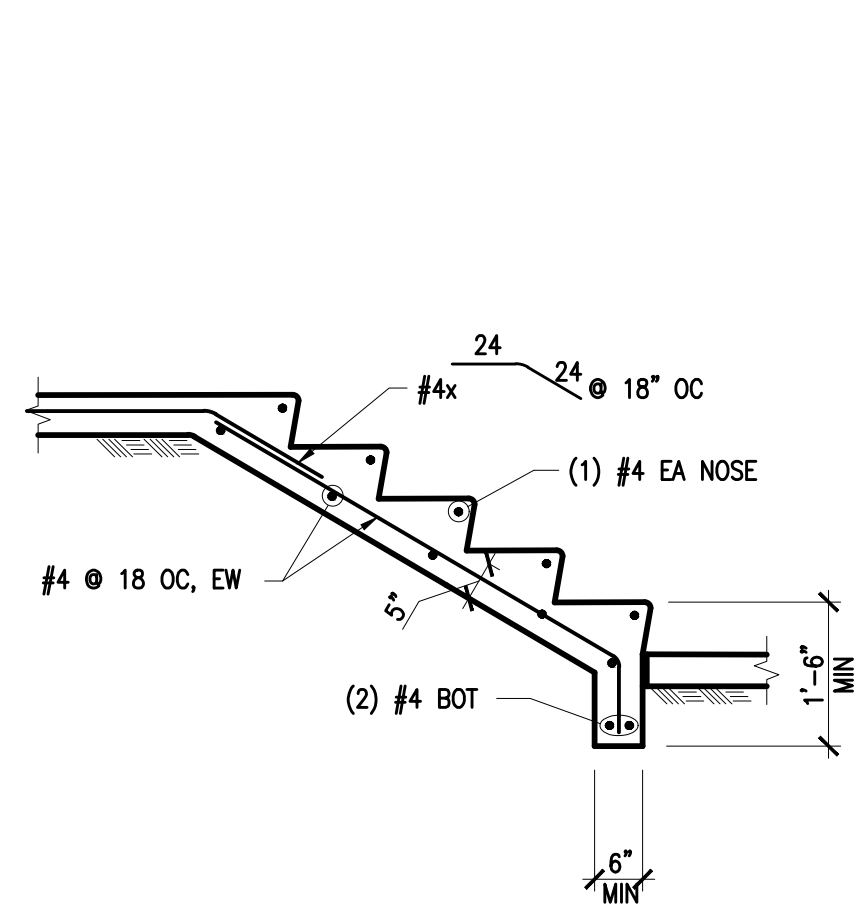
SHEET TITLE
ROOF FRAMING PLAN

JOB NUMBER

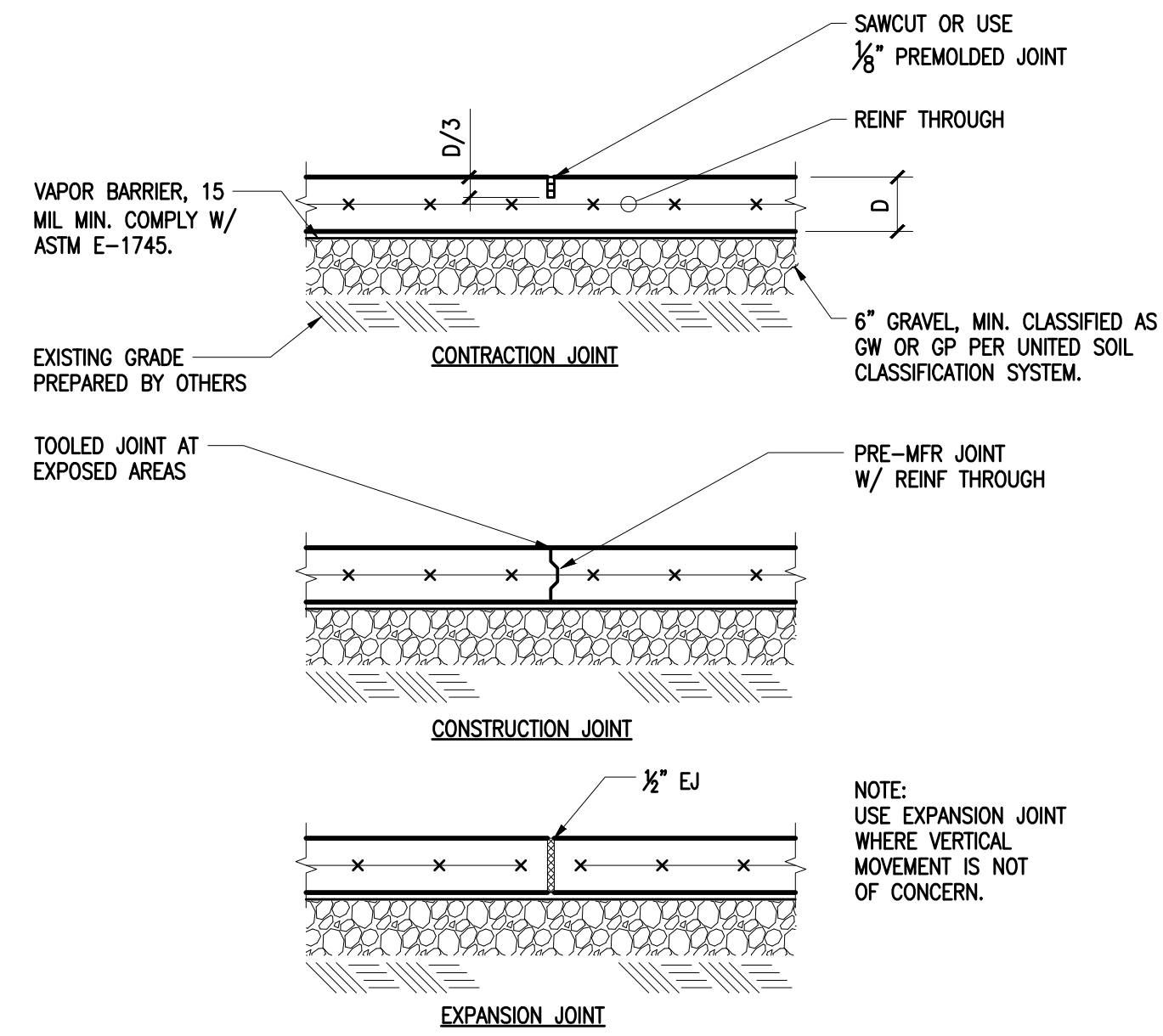
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S2.3

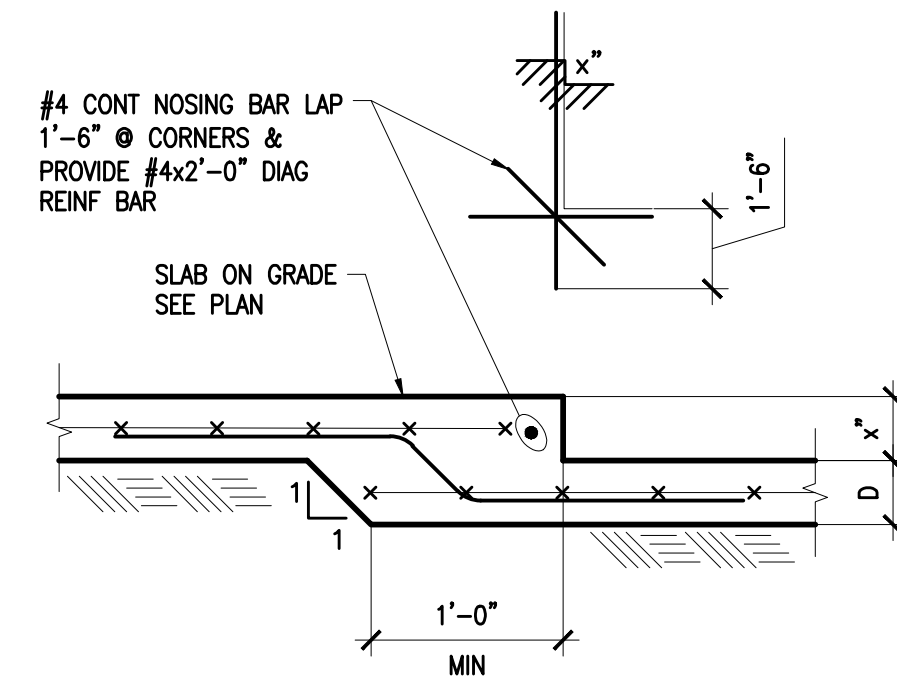
CITY STAMP



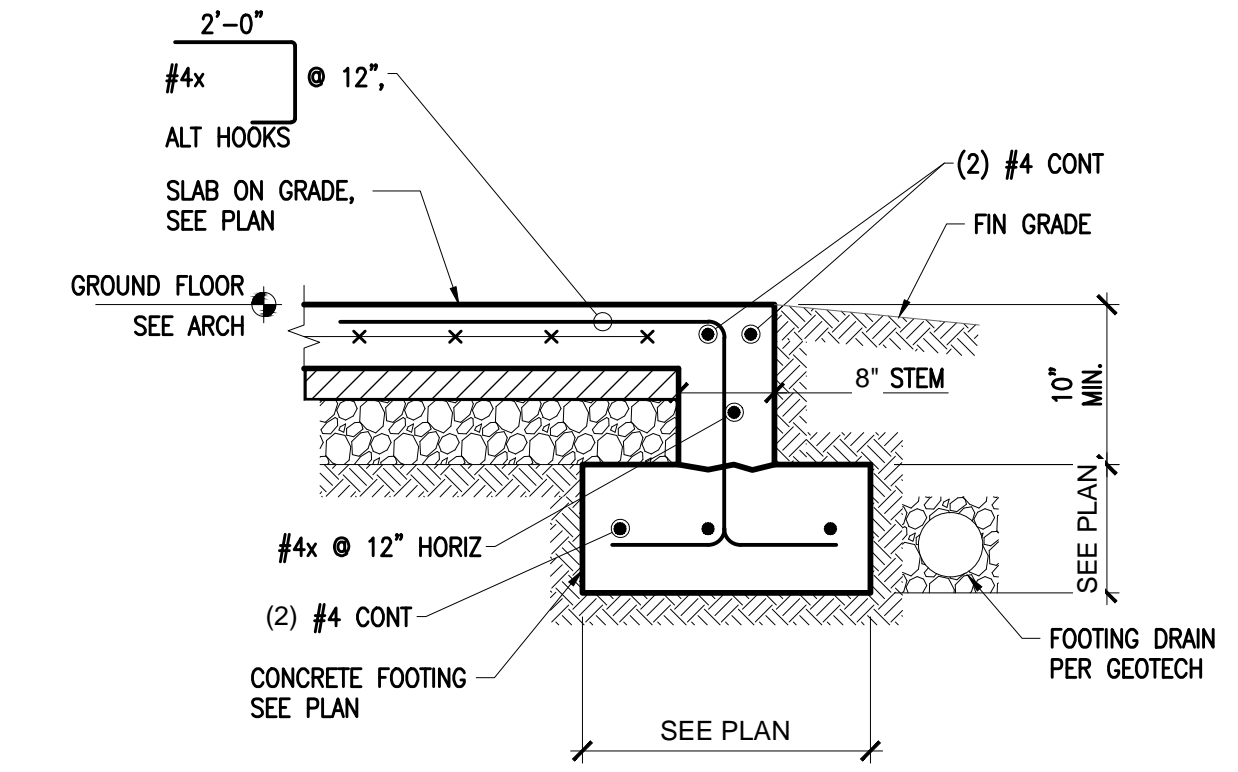
NOTES:
1. SEE ARCH FOR STAIR DIMENSIONS AND CONFIGURATION.



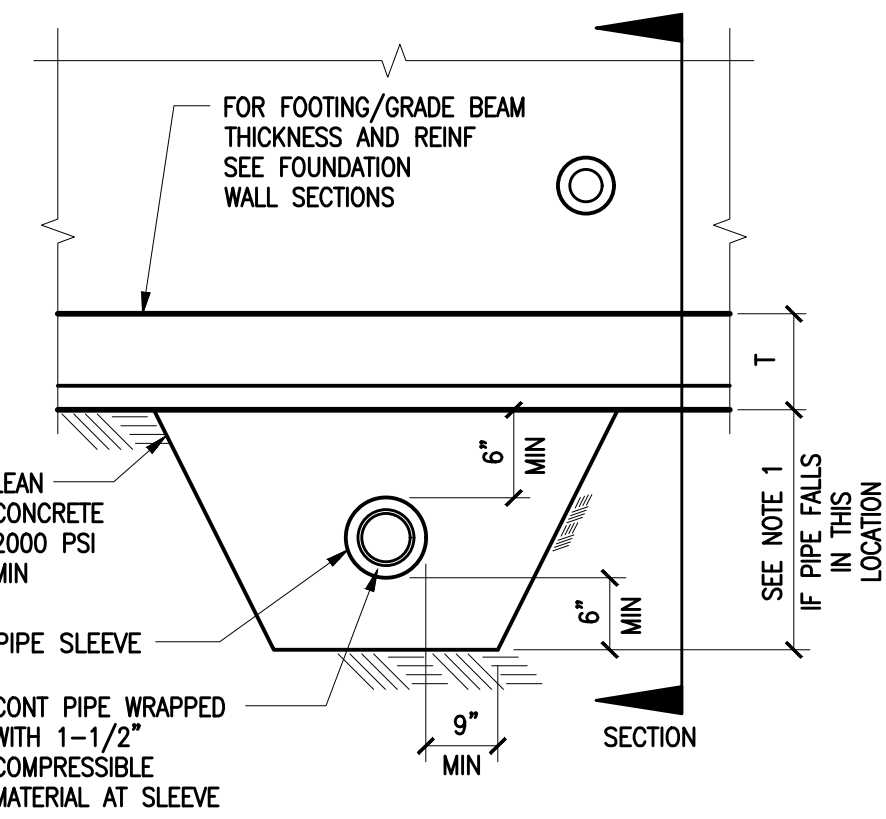
2 SLAB JOINT DETAILS
1"=1'-0"



3 DEPRESSED SLAB ON GRADE
1"=1'-0"

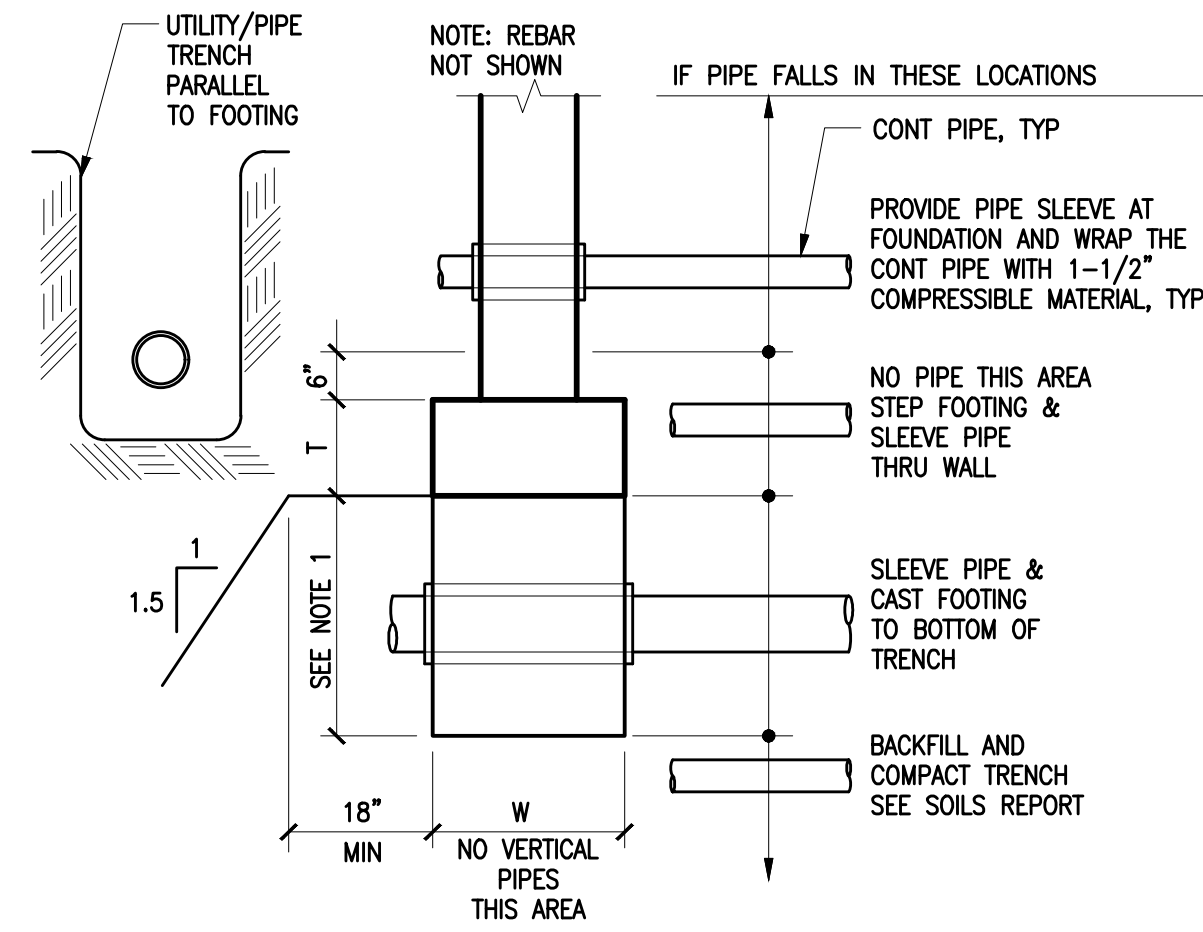


4 SLAB EDGE AT GARAGE DOOR
1"=1'-0"

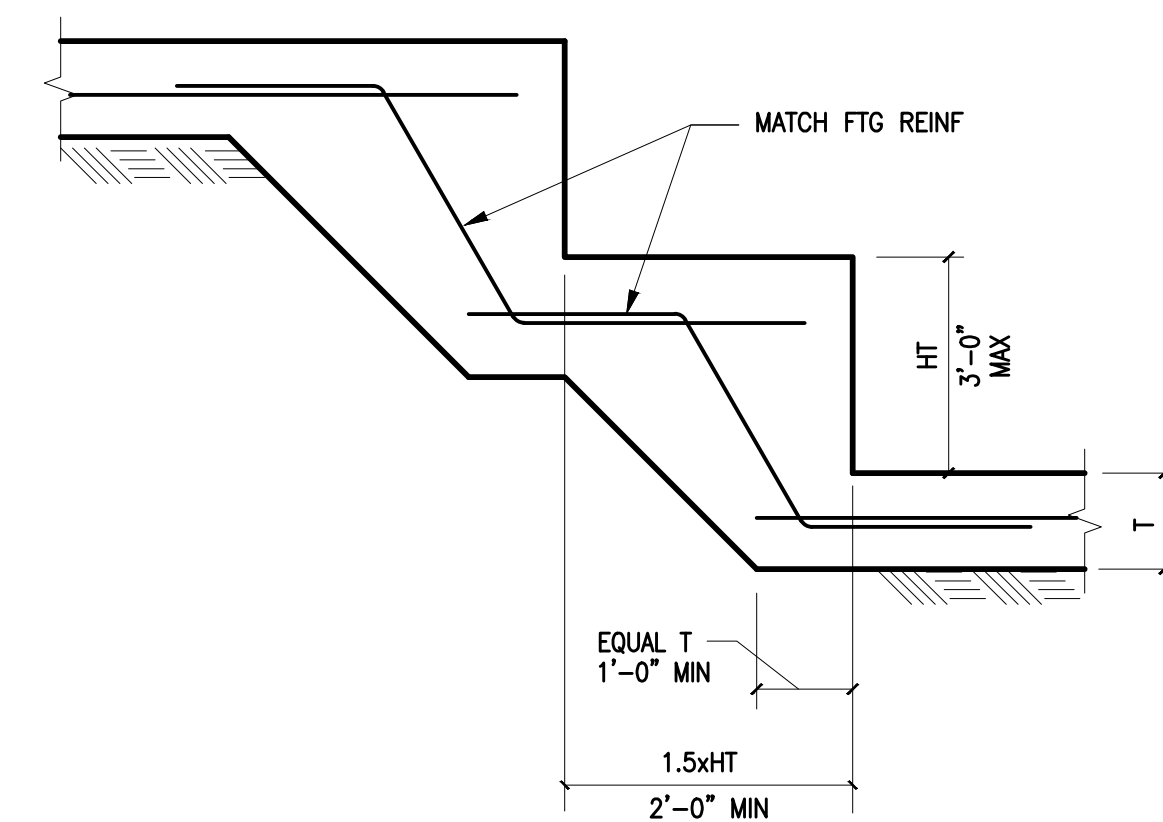


NOTES:
1. SINGLE PIPES 8" OR LESS PERPENDICULAR TO AND GREATER THAN 24" CLEAR BELOW FOOTINGS DO NOT REQUIRE CONCRETE ENCASUREMENT. (PIPE GROUPINGS BELOW 24" SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER).
2. PIPES LARGER THAN 8" SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER.

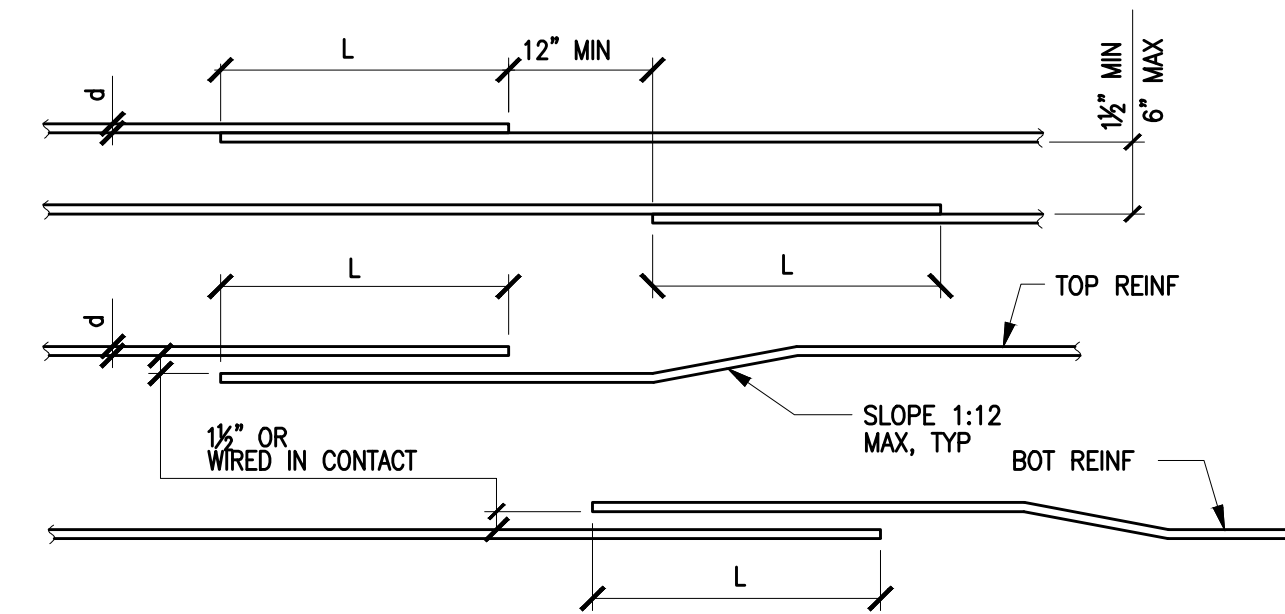
5 PIPE CLEARANCE AT STRIP FOOTING/GRADE BEAM
1/2"=1'-0"



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



8 OPENING IN CONCRETE SLAB
1"=1'-0"



NOTES:
1. SCHEDULE APPLIES TO UNCOATED GRADE 60 BARS IN NORMAL WEIGHT CONCRETE.
2. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTH IN SCHEDULE BY 1.3.
3. ALL SPLICES SHALL BE CLASS B SPLICES UNLESS INDICATED OTHERWISE.
4. TOP BARS (INDICATED WITH "T" IN SCHEDULE) ARE HORIZONTAL TOP BARS WITH MORE THAN 12" OF CONC CAST BLW THE BARS.
5. BOTTOM BARS (INDICATED WITH "B" IN SCHEDULE) ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
6. ANY PORTION OF A STRAIGHT BAR EMBEDMENT LENGTH NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.
7. ALL HORIZONTAL SPLICES SHALL BE STAGGERED AS SHOWN. IF MORE THAN 50% OF VERTICAL REINFORCING IS LAP SPICED WITHIN THE REQUIRED LAP SPLICE LENGTH, THE LAP SPLICE LENGTH SHALL BE INCREASED BY 33%.
8. LAP SPLICES LISTED IN THE SCHEDULE ARE CLASS B SPLICES. CLASS B SPLICES, FOR CLASS A SPLICES REDUCE LENGTH BY 25%.
9. FOR $f'_c=4500$ psi USE VALUES FOR 4000psi.

10 REINFORCING SPLICE SCHEDULE
3/4"=1'-0"

		SPLICE OR DEVELOPMENT LENGTH (INCHES)																	
		"CLASS B" TENSION LAP SPLICE SCHEDULE																	
NORMAL WT. CONCRETE f'_c (psi)		0.375"		0.500"		0.625"		0.750"		0.875"		1.000"		1.128"		1.270"		1.410"	
		#3	#4	#5	#6	#7	#8	#9	#10	#11	T	B	T	B	T	B	T	B	T
3000		28	22	38	29	47	36	56	43	81	63	93	72	105	81	116	90	128	98
4000		25	19	33	25	41	31	49	37	71	54	81	62	91	70	101	78	111	85
5000		22	17	29	23	36	28	44	34	63	49	72	56	81	63	90	69	99	76
6000		20	16	27	21	33	26	40	31	58	45	66	51	74	57	82	63	90	70
		DEVELOPMENT LENGTH "L _d " SCHEDULE																	
3000		22	17	29	22	36	28	43	33	63	48	72	55	81	62	90	69	98	76
4000		19	15	25	19	31	24	37	29	54	42	62	48	70	54	78	60	85	66
5000		17	13	23	17	28	22	34	26	49	38	56	43	63	48	69	54	76	59
6000		16	12	21	16	26	20	31	24	45	34	51	39	57	44	63	49	70	54



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01	04.28.22	PERMIT REVIEW-3
01	08.18.22	PERMIT REVIEW-5

SHEET TITLE
TYPICAL CONCRETE DETAIL

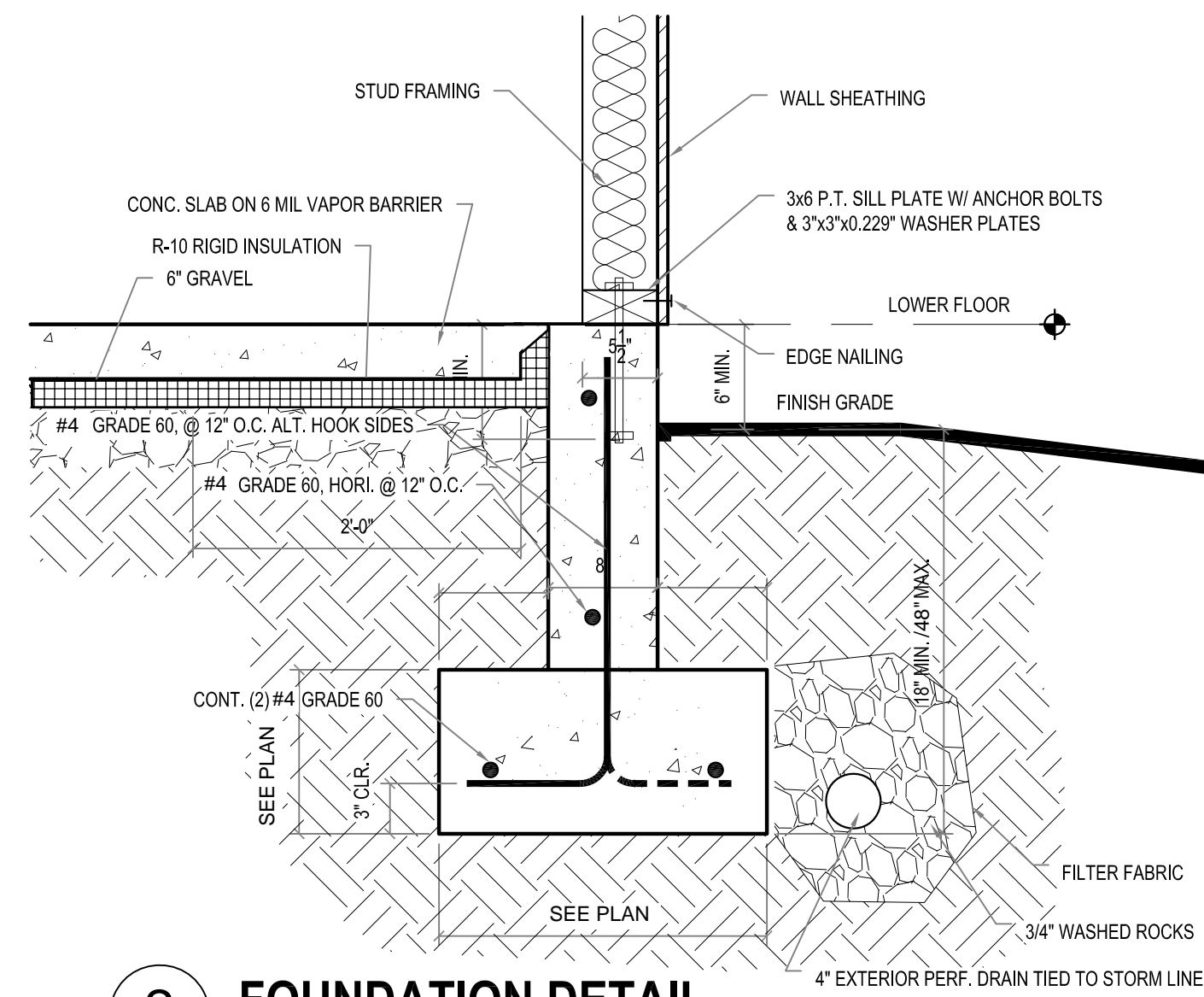
JOB NUMBER

SHEET NUMBER

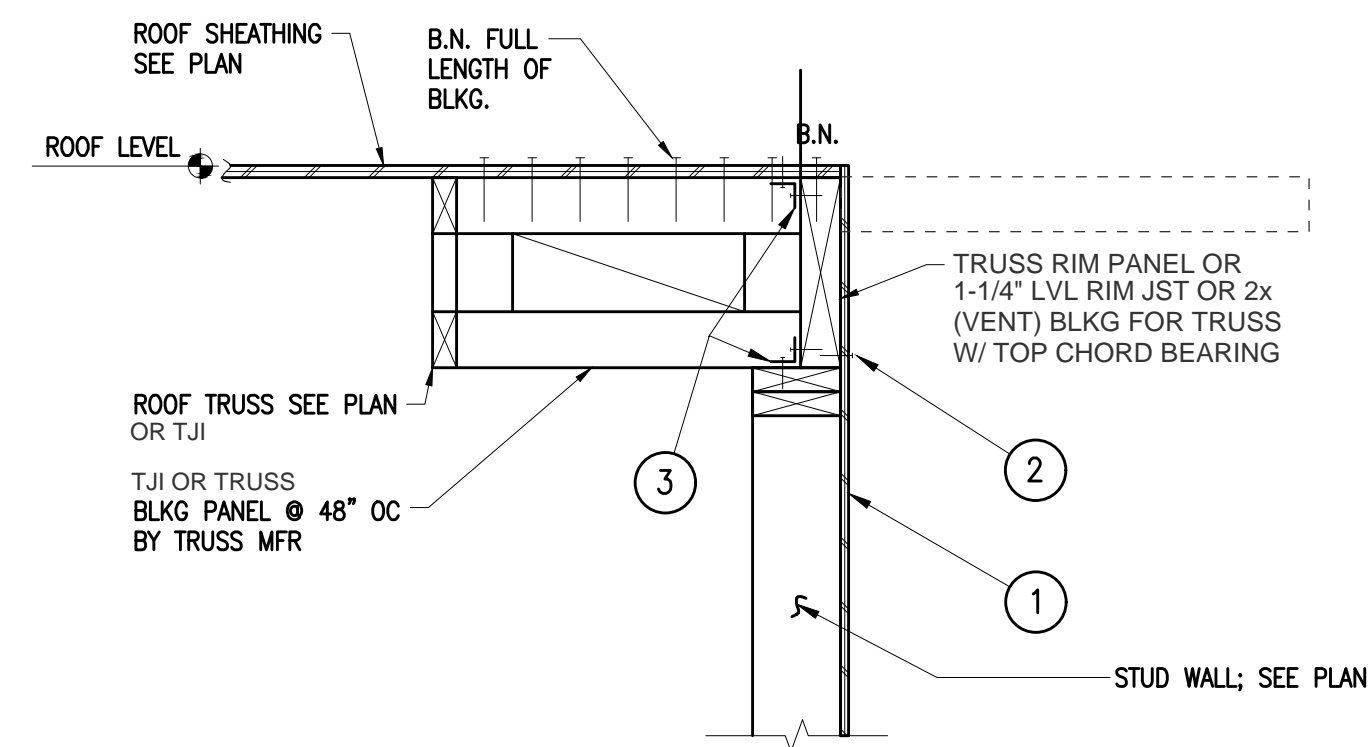
S5.1

CITY STAMP

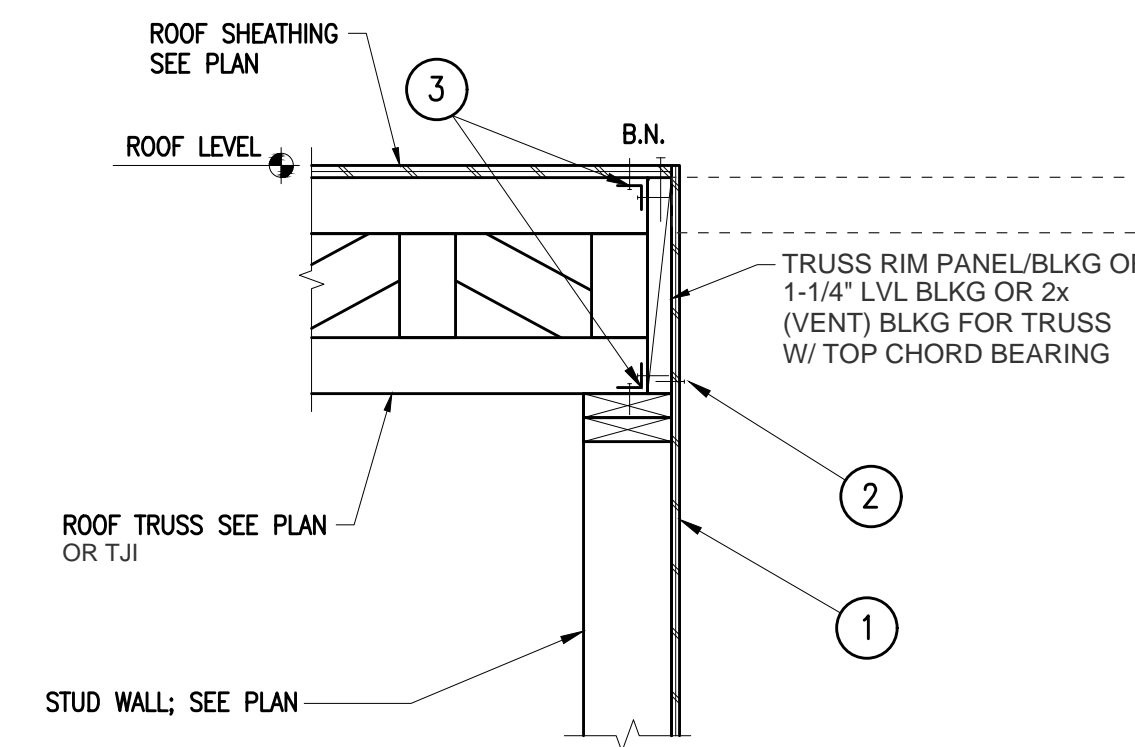
STRAP TIE SCHEDULE			
TYPE	MANUFACTURER	PRODUCT	NOTES
(A)	SIMPSON	ST6224 ON (2) 2X	2.54 KIPS
(B)	SIMPSON	MSTC28 ON (2) 2X	3.46 KIPS
(C)	SIMPSON	MSTC40 ON (2) 2X	4.75 KIPS
(D)	SIMPSON	MSTC66 ON (2) 2X	5.86 KIPS



2 FOUNDATION DETAIL
SCALE: 1" = 1'-0"

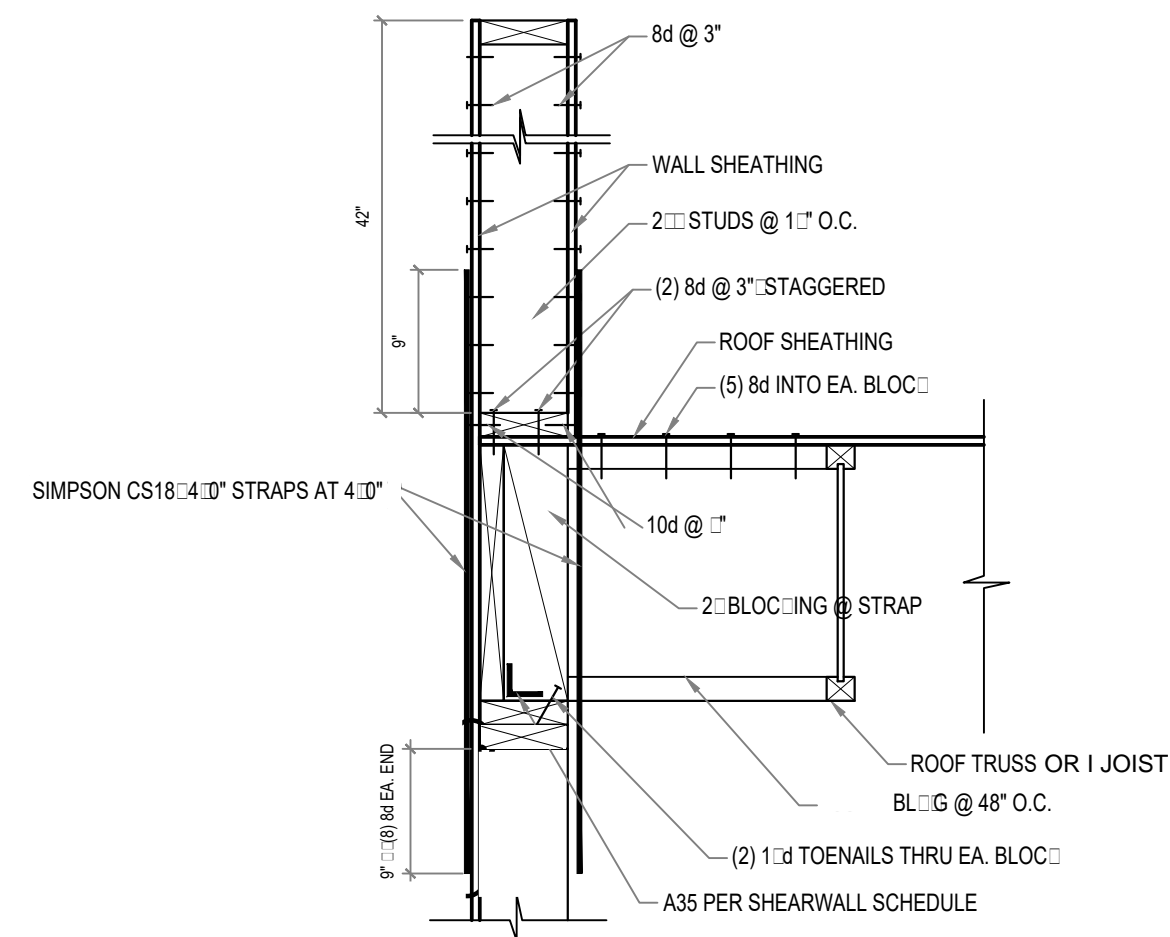


3 ROOF TRUSSES PARALLEL
NTS

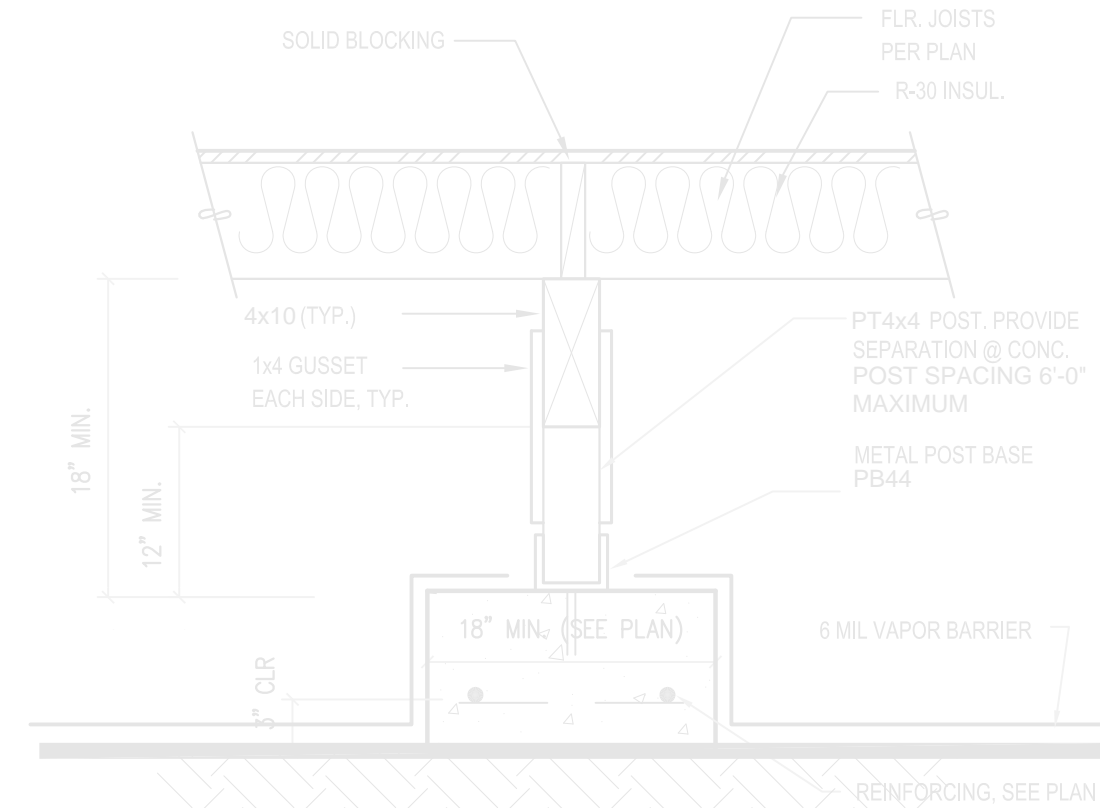


4 ROOF TRUSSES PERPENDICULAR
NTS

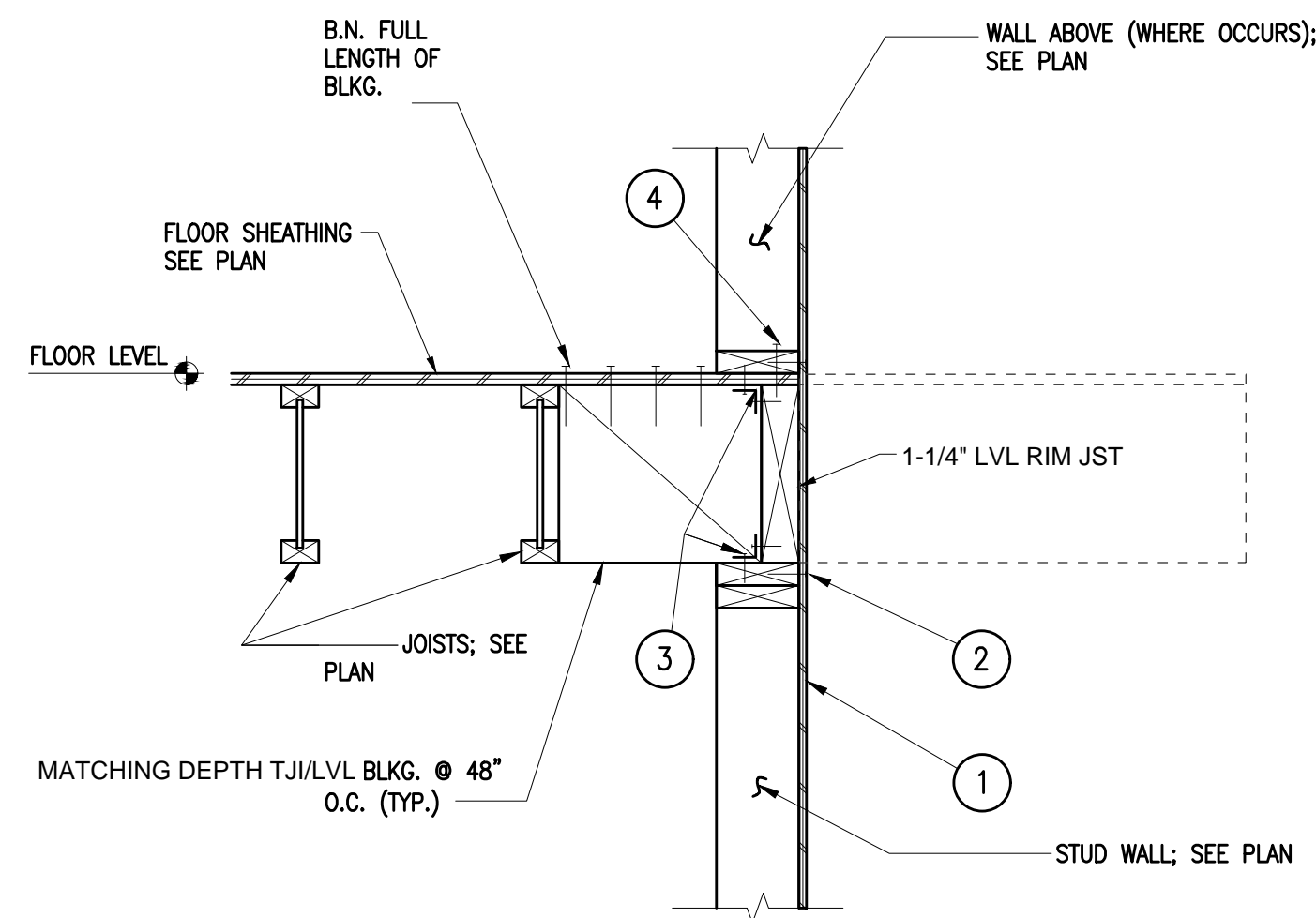
1 STRAP TIE SCHEDULE
NTS



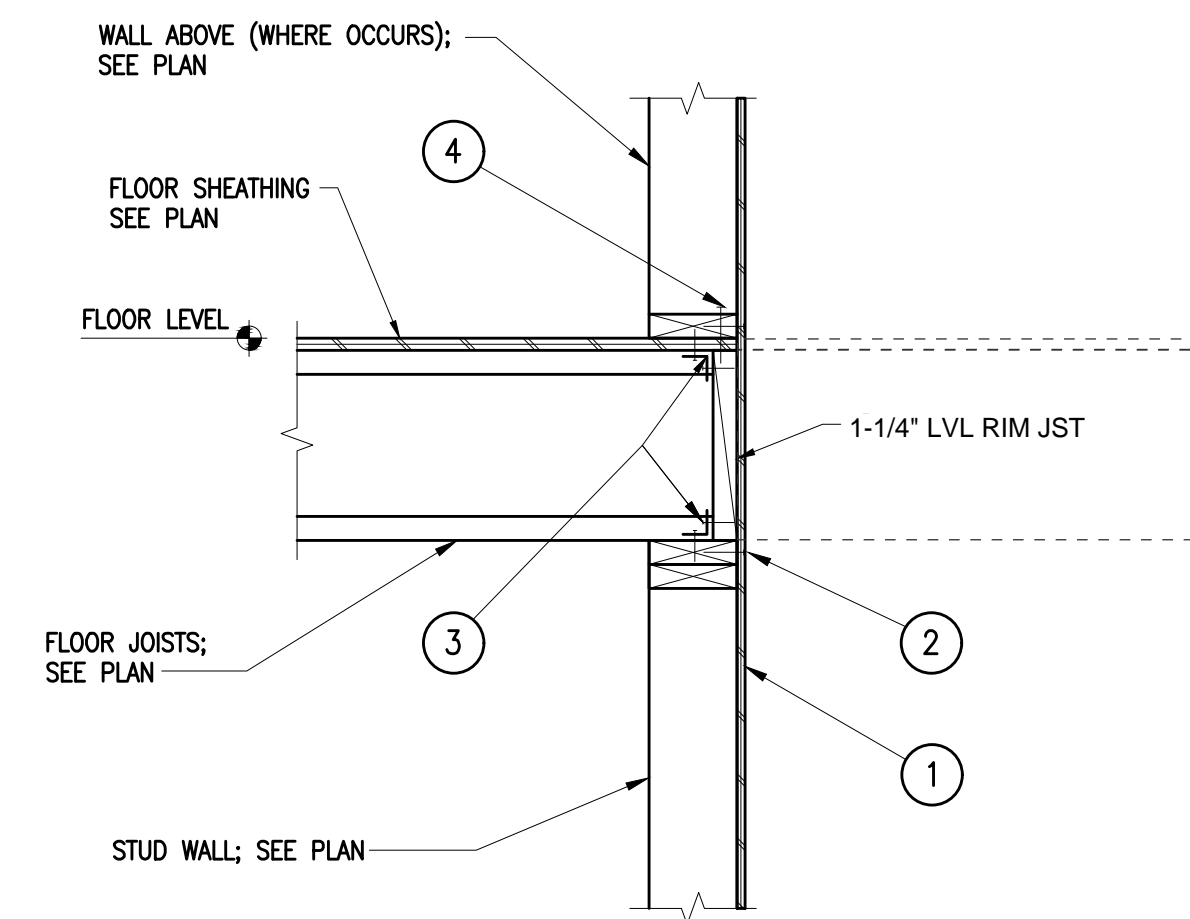
5 ROOF - WALL DETAIL
SCALE: 1" = 1'-0" (JOIST PARALLEL TO SHEARWALLS)



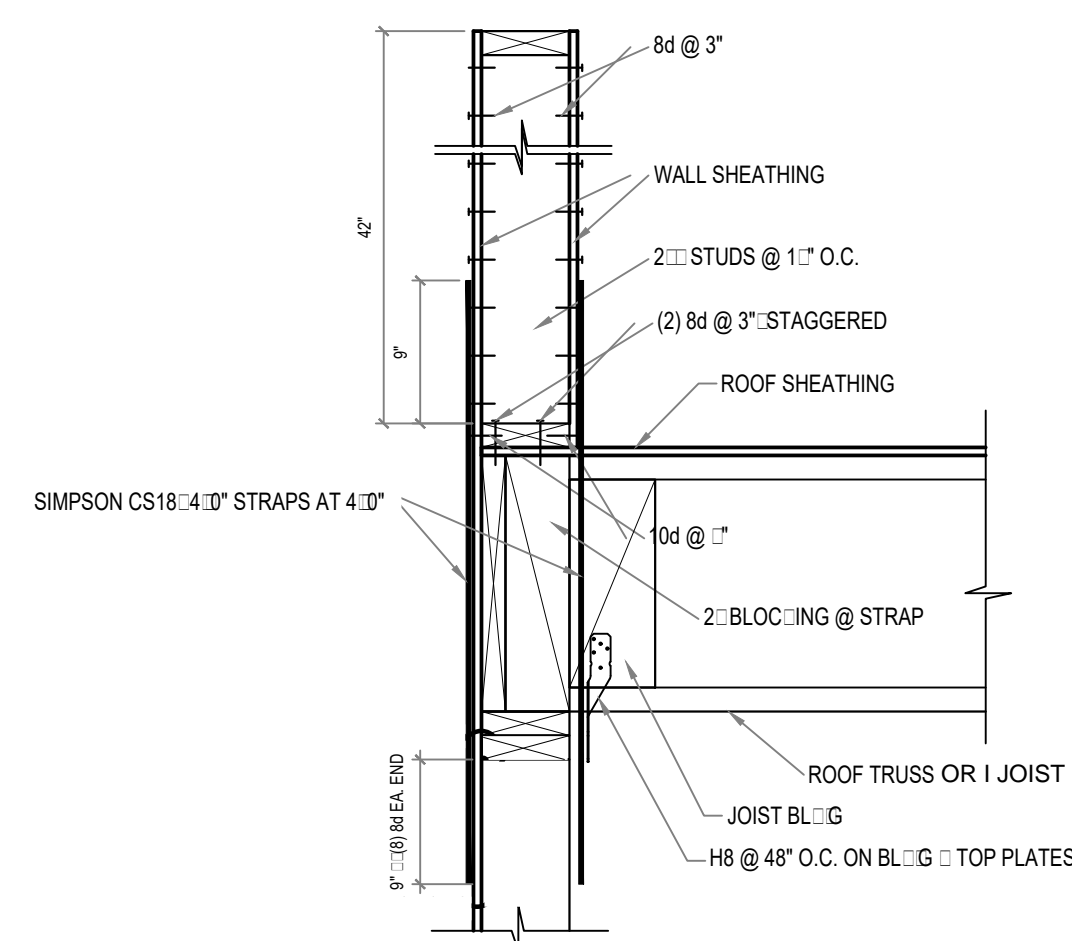
6 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



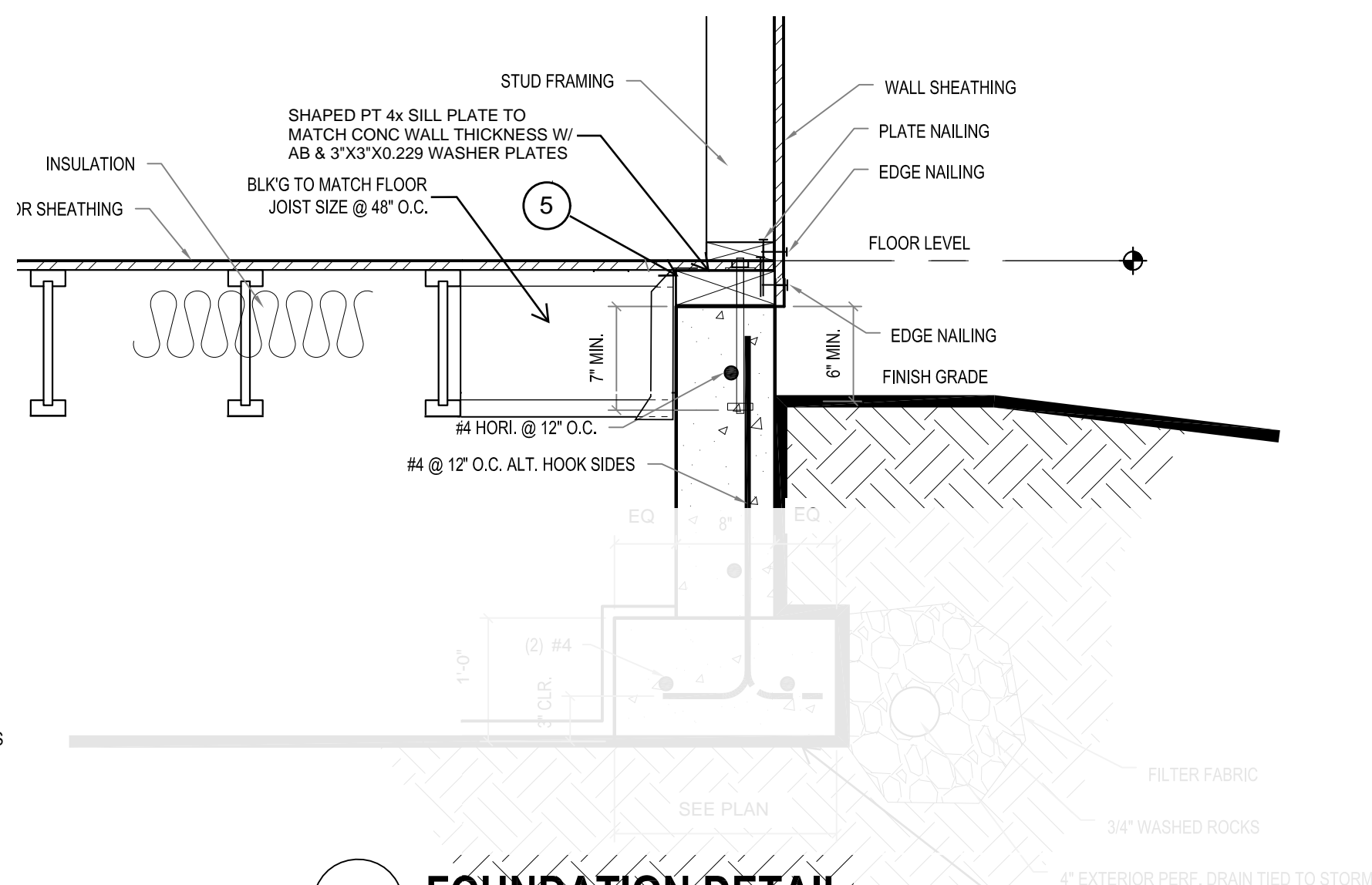
7 FLOOR JOISTS PARALLEL
NTS



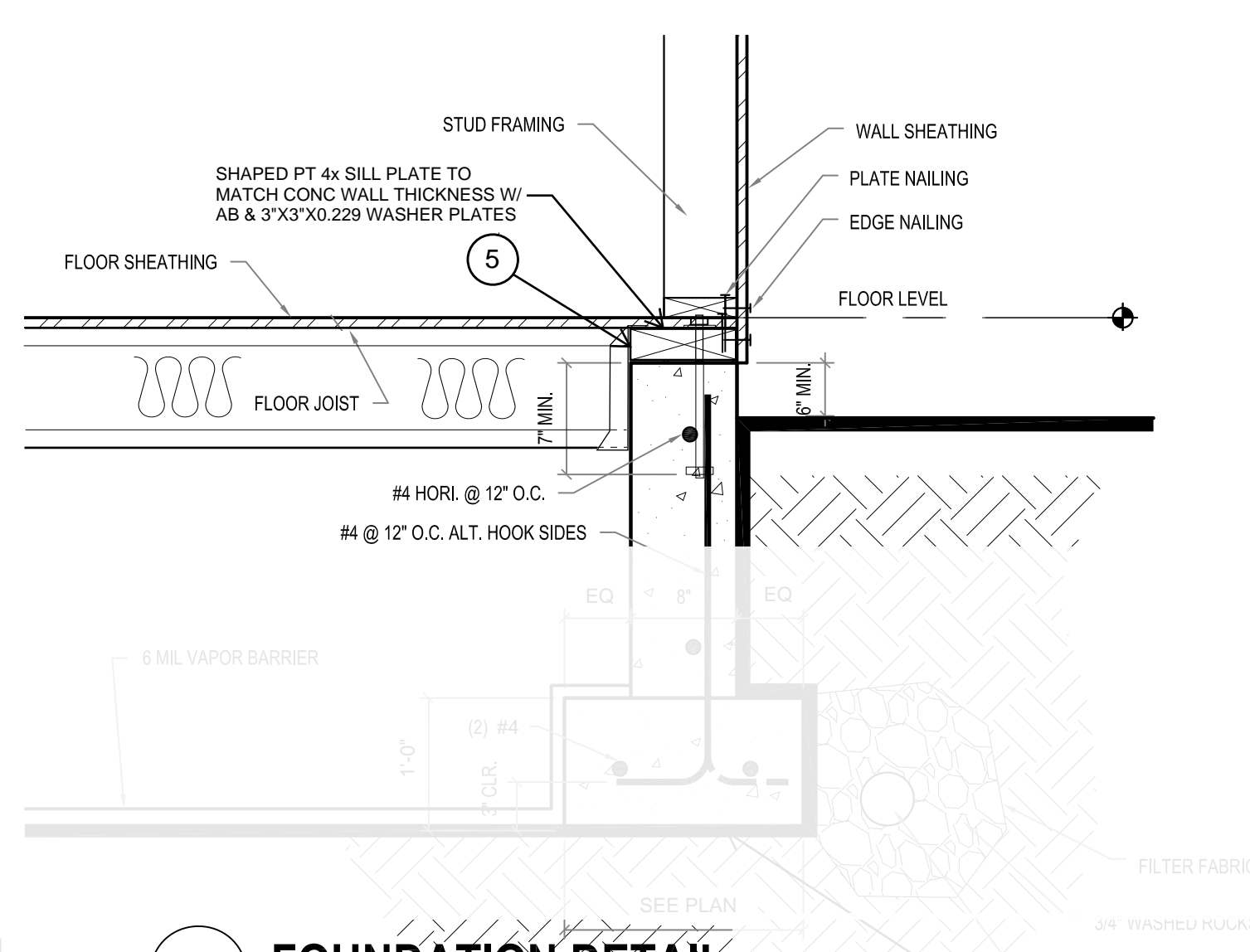
8 FLOOR JOISTS PERPENDICULAR
NTS



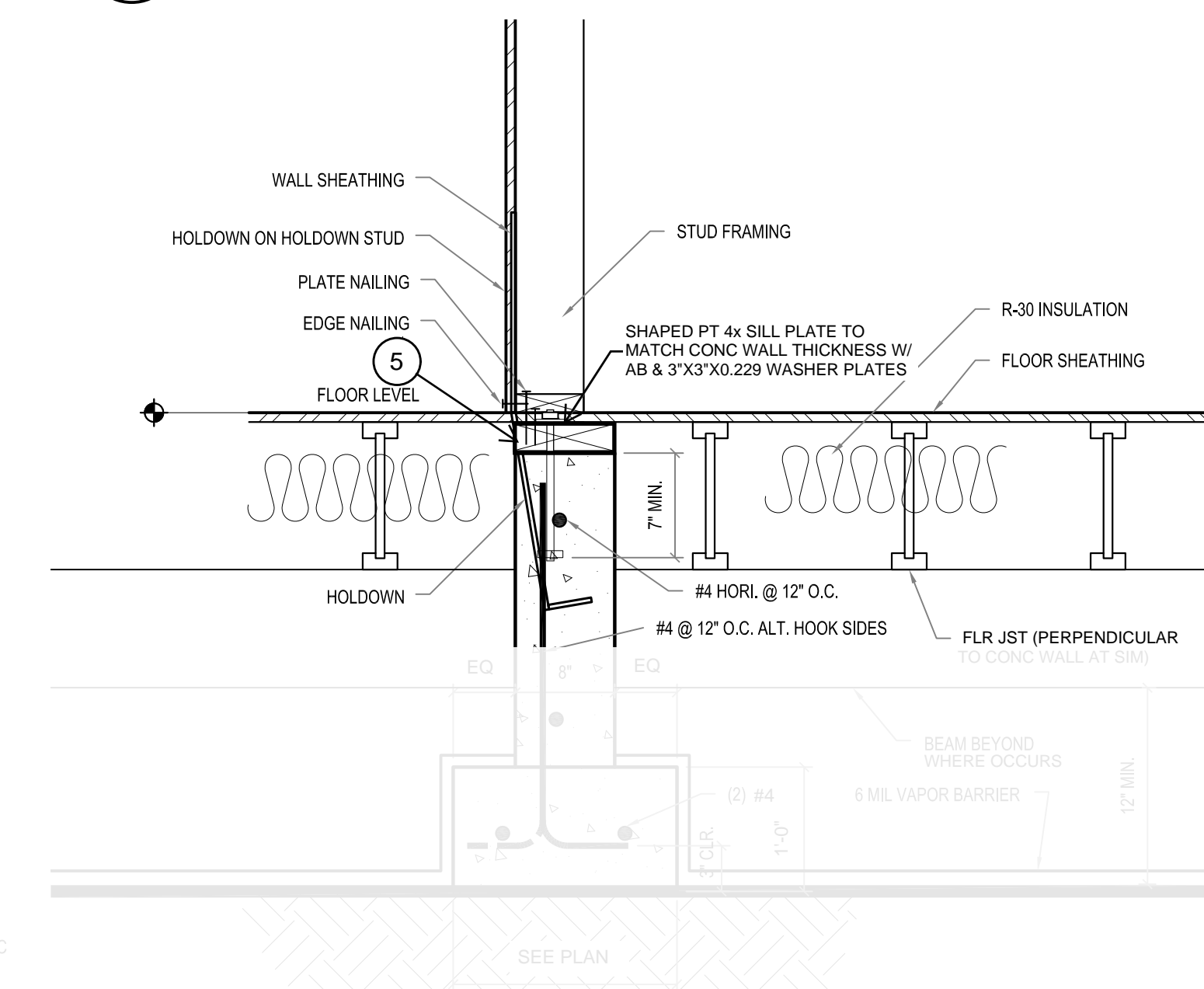
9 ROOF - WALL DETAIL
SCALE: 1" = 1'-0" (JOIST PERPENDICULAR TO SHEARWALL)



10 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



11 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



12 FOUNDATION DETAIL
SCALE: 1" = 1'-0"

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SHEET TITLE
TYPICAL FRAMING DETAIL

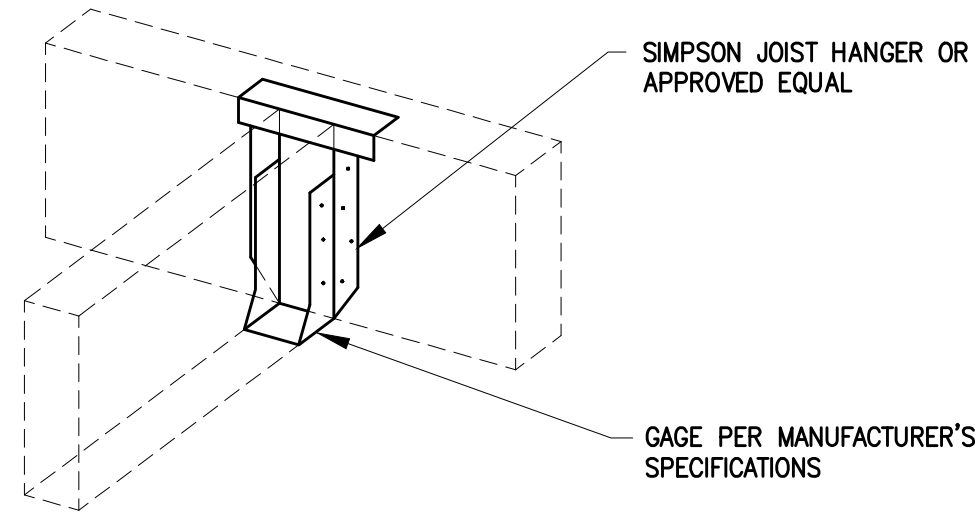
JOB NUMBER

SHEET NUMBER

S5.2

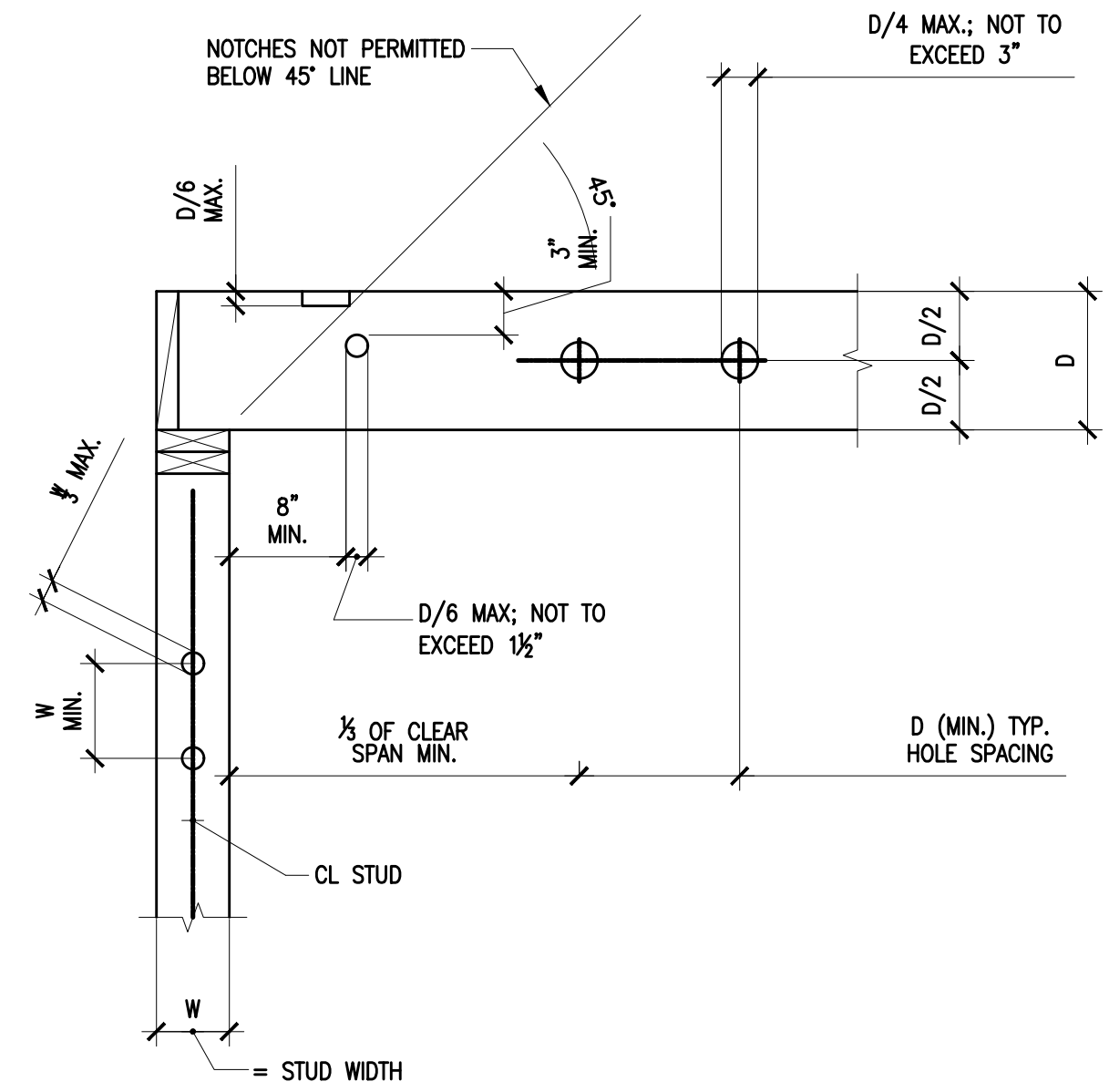
CITY STAMP

HANGER SCHEDULE	
JOIST/BEAM	TYP HANGER
2x12	JB212A
1 1/4" TJI210	ITS2.06/11.88
1 1/4" TJI360	ITS2.37/11.88
(2) 1 1/4" TJI210	MIT4.28/11.88
1 3/4x1 1/2 LVL	BA1.81/11.88 (MIN)
3/4x1 1/2 PSL	BA3.56/11.88 (MAX)
5/4x1 1/2 PSL	HB5.50/11.88
5/4x16 PSL	HGLTV5.516

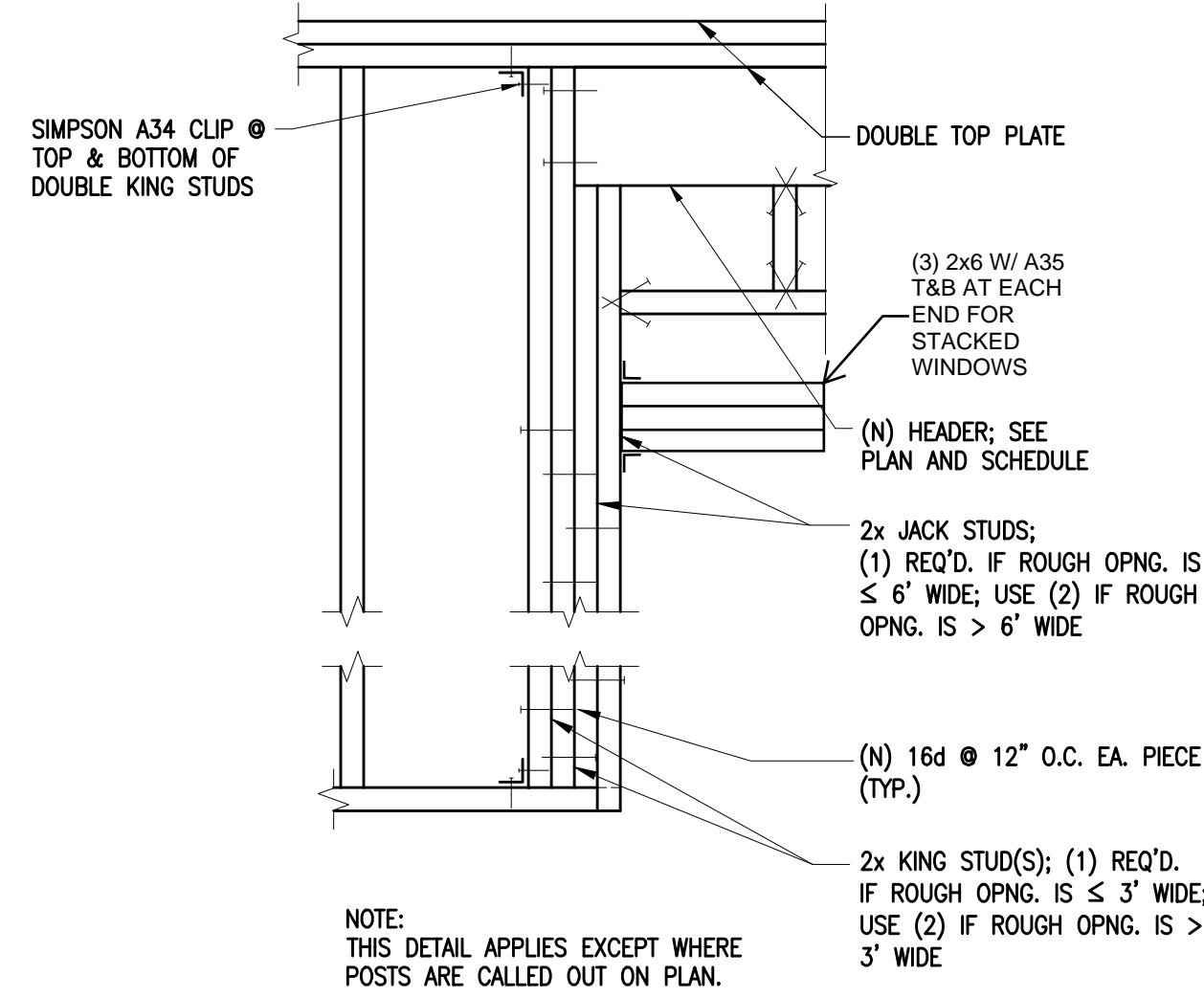


NOTE: THIS TYPE OF HANGER TO BE USED TYPICAL WHERE APPLICABLE UNLESS NOTED OR SHOWN OTHERWISE ON THE PLANS AND DETAILS. USE SIZE AND TYPE OF NAILS AS REQUIRED BY MANUFACTURER AND FULLY DRIVE IN ALL NAILS.

1 HANGER DETAIL AND SCHEDULE
NTS



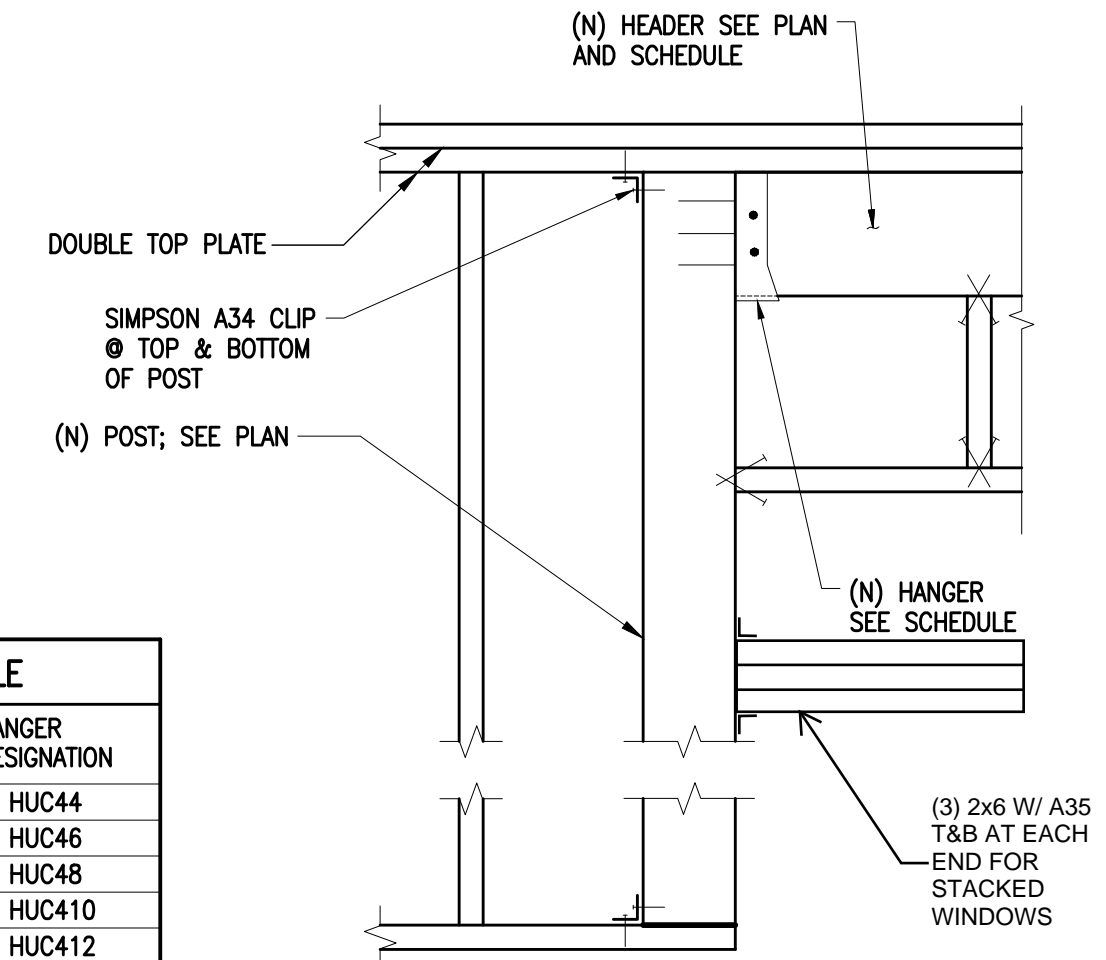
2 ALLOWABLE HOLES & NOTCHES IN JOISTS & STUDS
1"=1'-0"



TRADITIONAL HEADER DETAILS

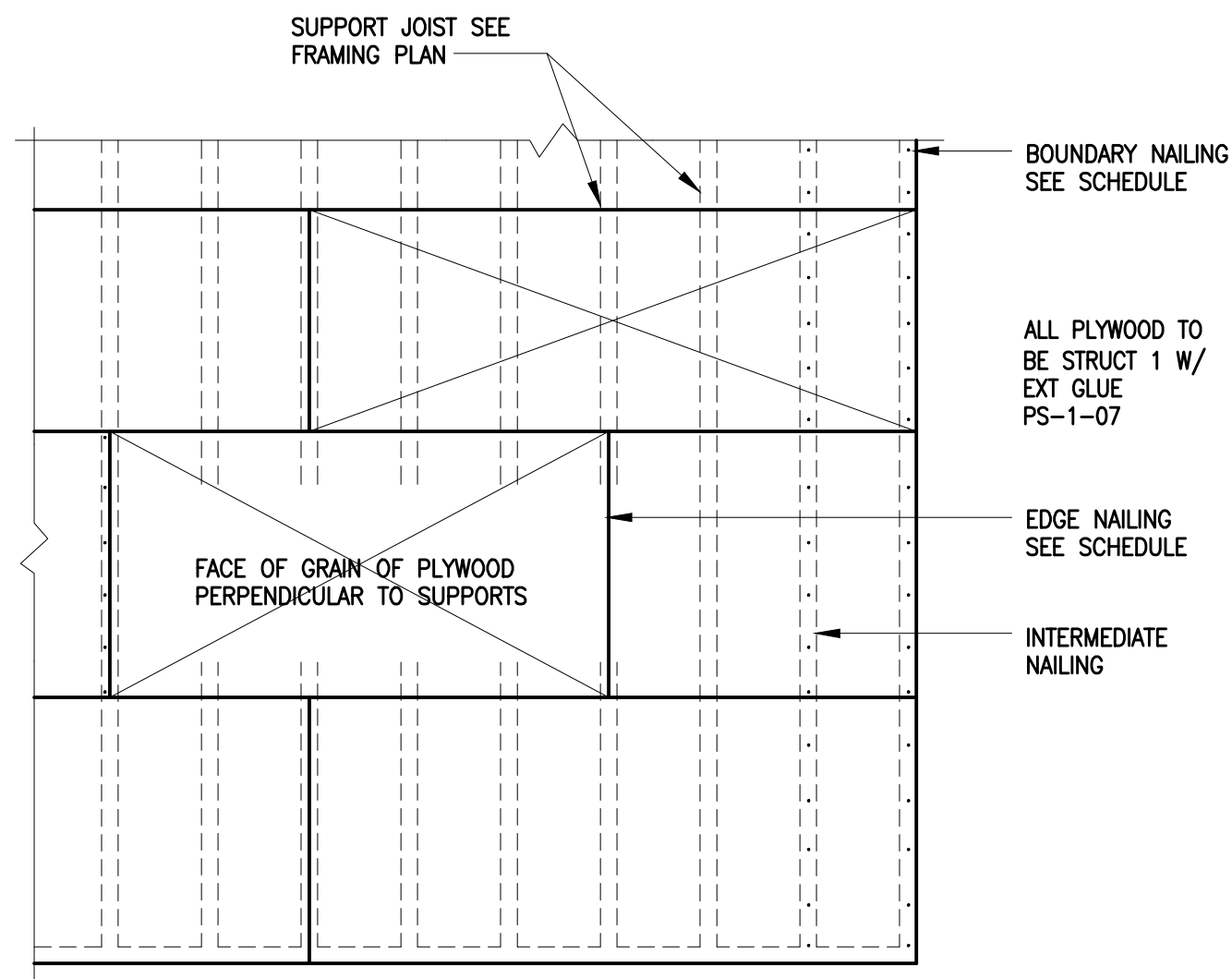
3 TYPICAL HEADER DETAILS
1"=1'-0"

HEADER SCHEDULE		
PLAN DESIGNATION	HEADER SIZE	HANGER DESIGNATION
H44	4x4	HUC44
H46	4x6	HUC46
H48	4x8	HUC48
H410	4x10	HUC410
H412	4x12	HUC412
H414	3/4x14 PSL	HUC414
H66	6x6	HUC66
H68	6x8	HUC68
H610	6x10	HUC610
H612	6x12	HUC612
H614	5/4x14 PSL	HUC614



NOTE: THIS DETAIL APPLIES EXCEPT WHERE (N) POSTS ARE CALLED OUT ON PLAN AT HEADER LOCATIONS.

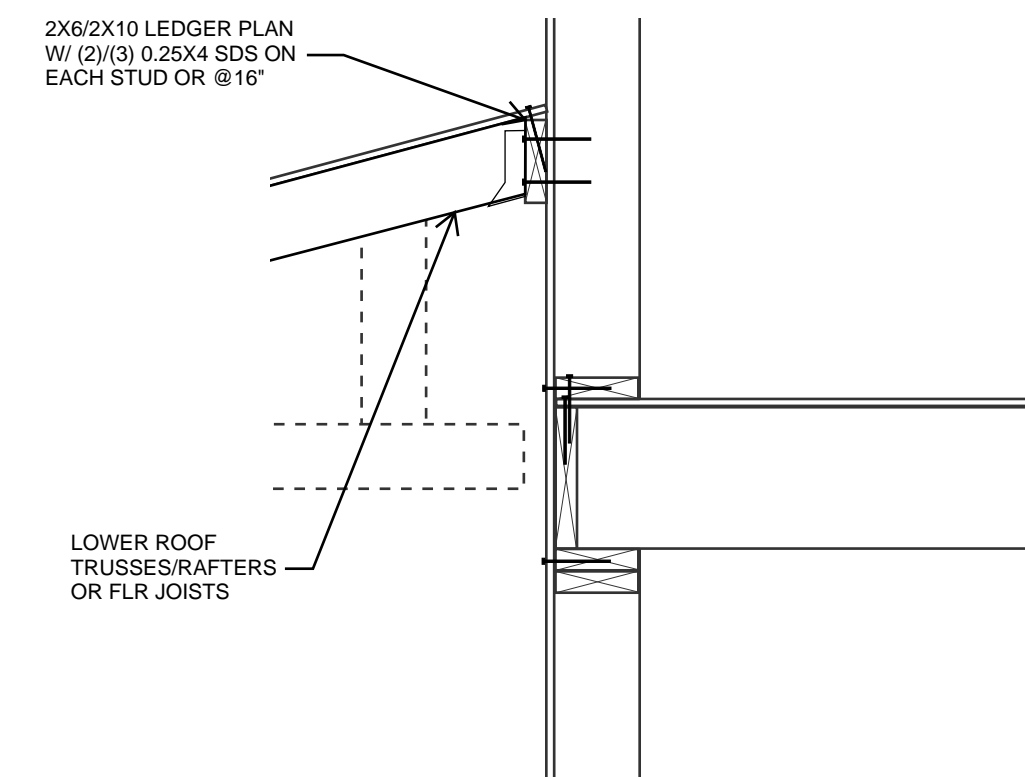
HEADER DETAILS AT POSTS



DIAPHRAGM SCHEDULE					
LOCATION	PLYWOOD	PANEL ID	BOUN. NAILS	EDGE NAILS	INTER. NAILS
FLAT ROOF DECK	3/4" STRUCT 1 T&G OSB	40/20	10d @ 4"	10d @ 6"	10d @ 12"
SLOPED ROOF	3/4" STRUCT 1 T&G OSB	40/20	10d @ 4"	10d @ 6"	10d @ 12"
FLOOR	3/4" STRUCT 1 T&G OSB	40/20	10d @ 4"	10d @ 6"	10d @ 12"

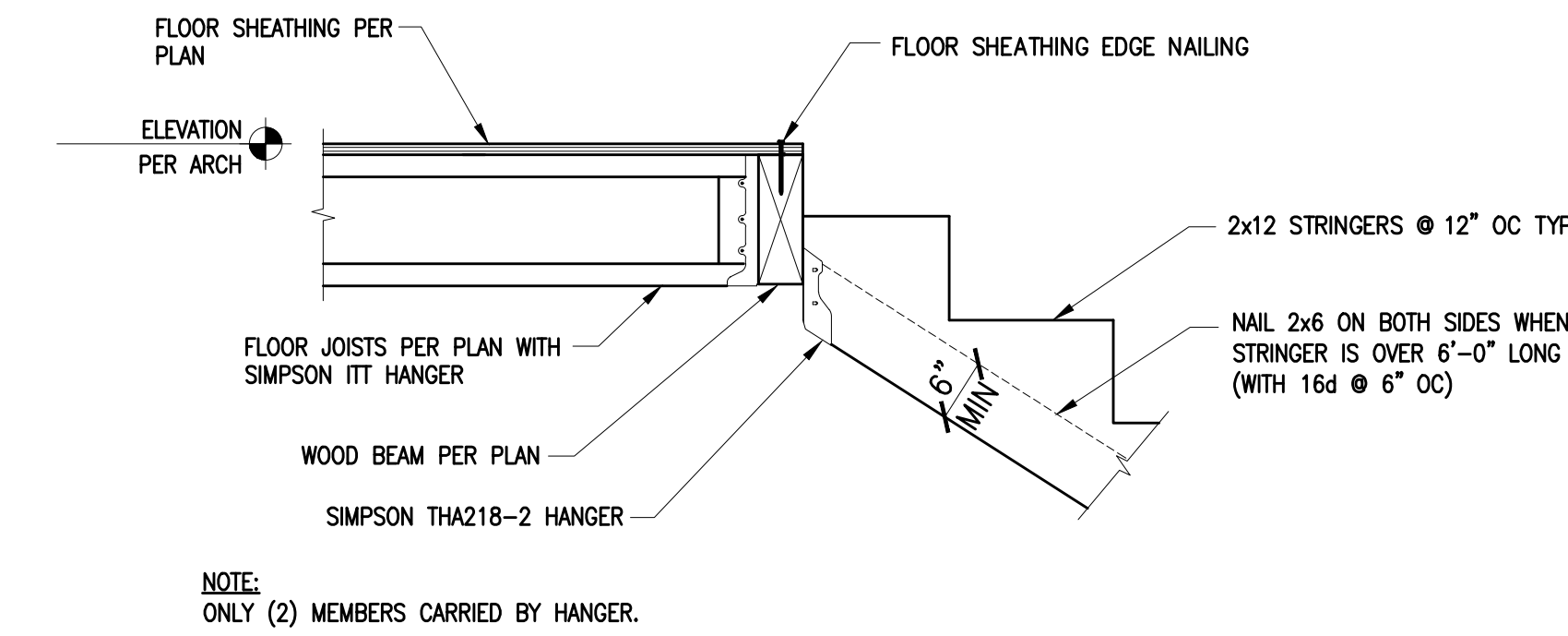
- NOTES:
- USE BOUNDARY NAILING AT ALL HIP, RIDGES, VALLEYS AND OPENINGS.
 - USE COMMON NAIL FOR ALL DIAPHRAGM NAILING.
 - PLYWOOD SHALL BE GLUED (SUB-FLOOR ADHESIVE) FOR FLOORS.
 - USE 3/4" PLYWOOD T & G AT FLAT ROOF.
 - MIN EDGE DISTANCE FOR NAILS SHALL BE 3/8".
 - MIN SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".
 - NAILS SHALL NOT BE OVERDRIVEN. OPERATOR TO ADJUST AIR PRESSURE OF PNEUMATIC NAILER AS REQUIRED TO AVOID HEAD OF NAIL PENETRATING SKIN OF PLYWOOD SHEATHING.
 - NAILS SHALL BE COMMON WIRE TYPE.
 - SEE PLANS FOR AREAS OF BLOCKED DIAPHRAGMS.
 - USE BOUNDARY NAILING AT ALL CONNECTIONS TO SHEAR WALLS.

9 ROOF & FLOOR DIAPHRAGM
NTS



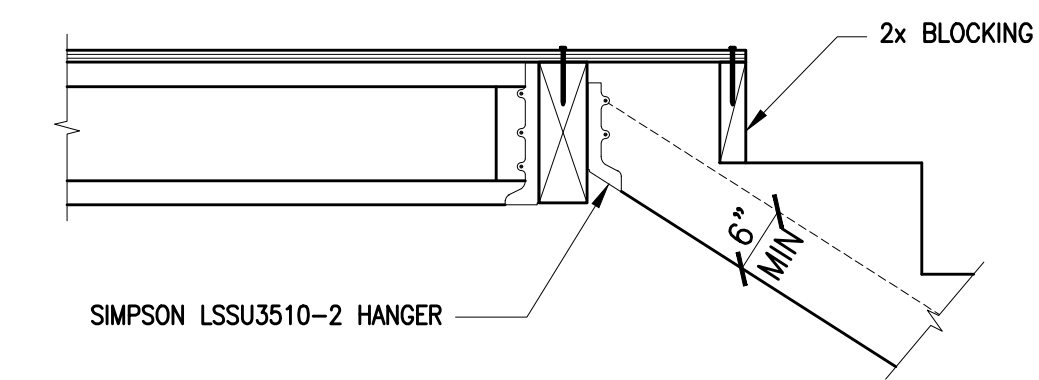
NOTE: SEE GN & TYPICAL FRAMING DETAILS FOR ALL OTHER FRAMING INFO

10 LOWER ROOF FRAMING AT EXTERIOR WALL

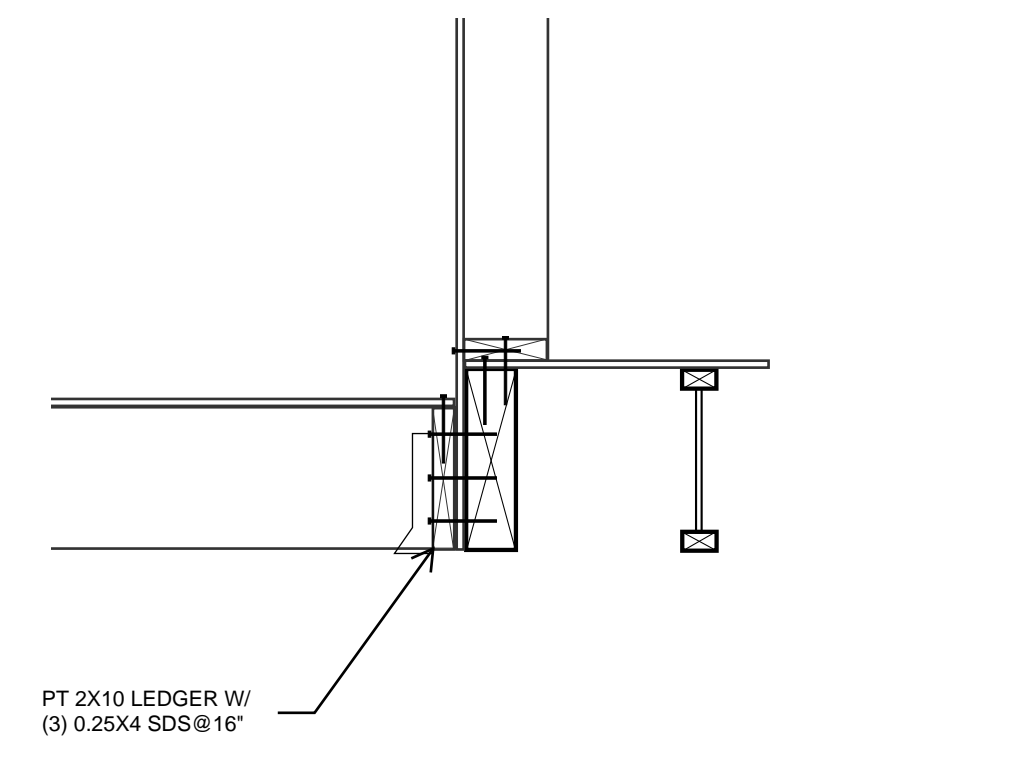


ALTERNATE 1

7 TYPICAL STAIR STRINGER CONN.
SCALE: 1"=1'-0"

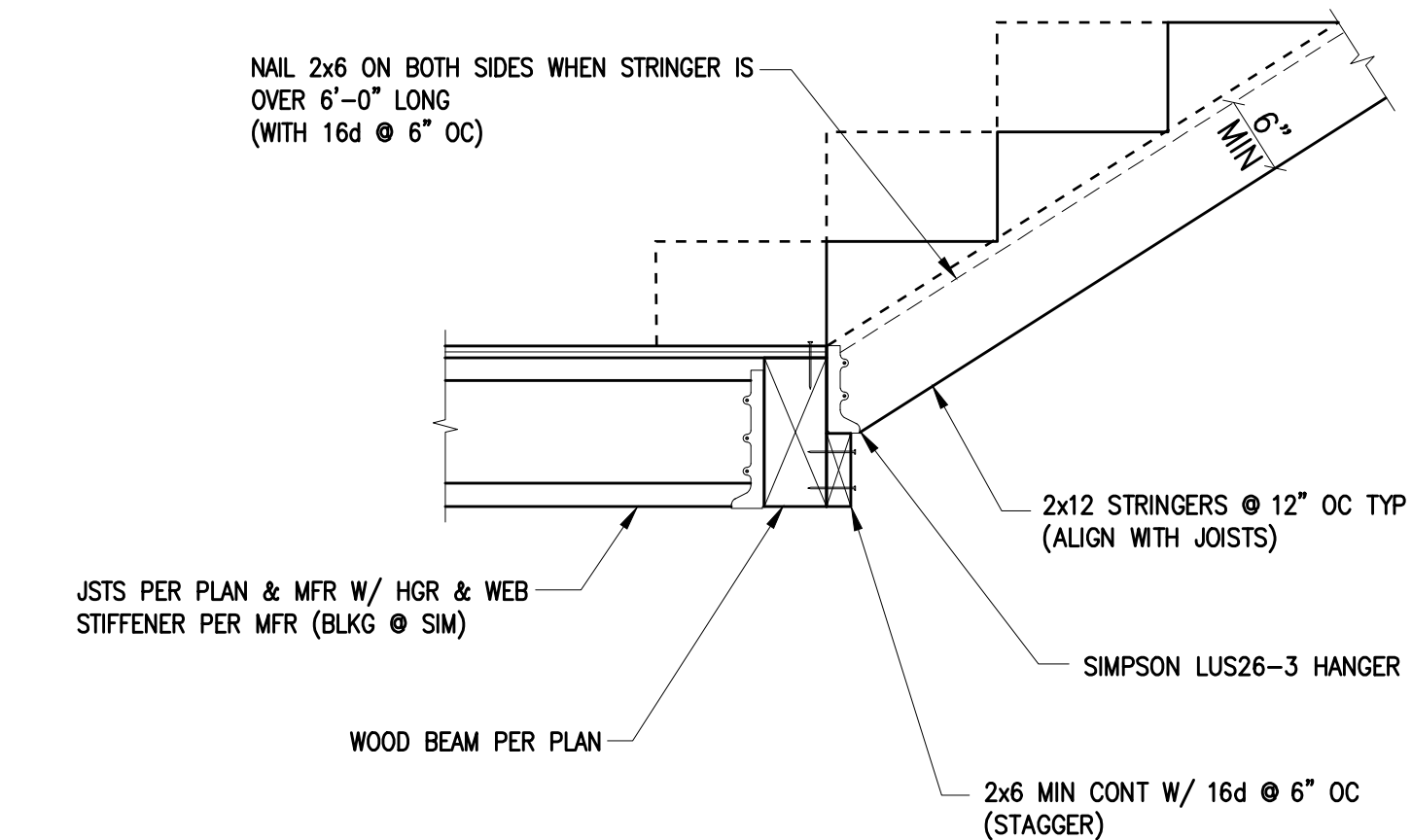


ALTERNATE 2



NOTE: SEE GN & TYPICAL FRAMING DETAILS FOR ALL OTHER FRAMING INFO

11 DECK FRAMING AT FLOOR & EXTERIOR WALL



12 TYPICAL STRINGER CONNECTION
SCALE: 1"=1'-0"

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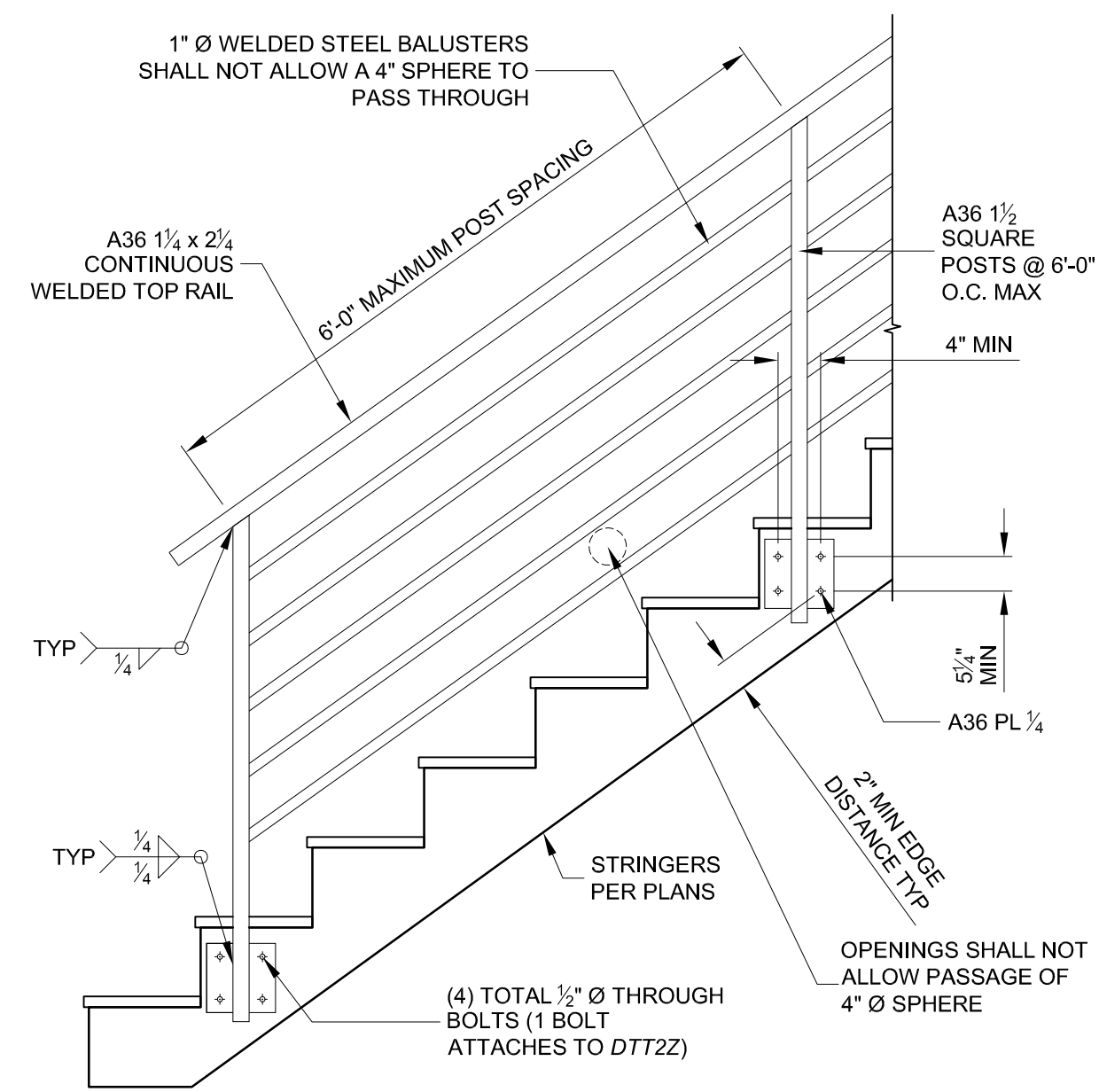
SHEET TITLE
TYPICAL FRAMING DETAIL

JOB NUMBER

SHEET NUMBER

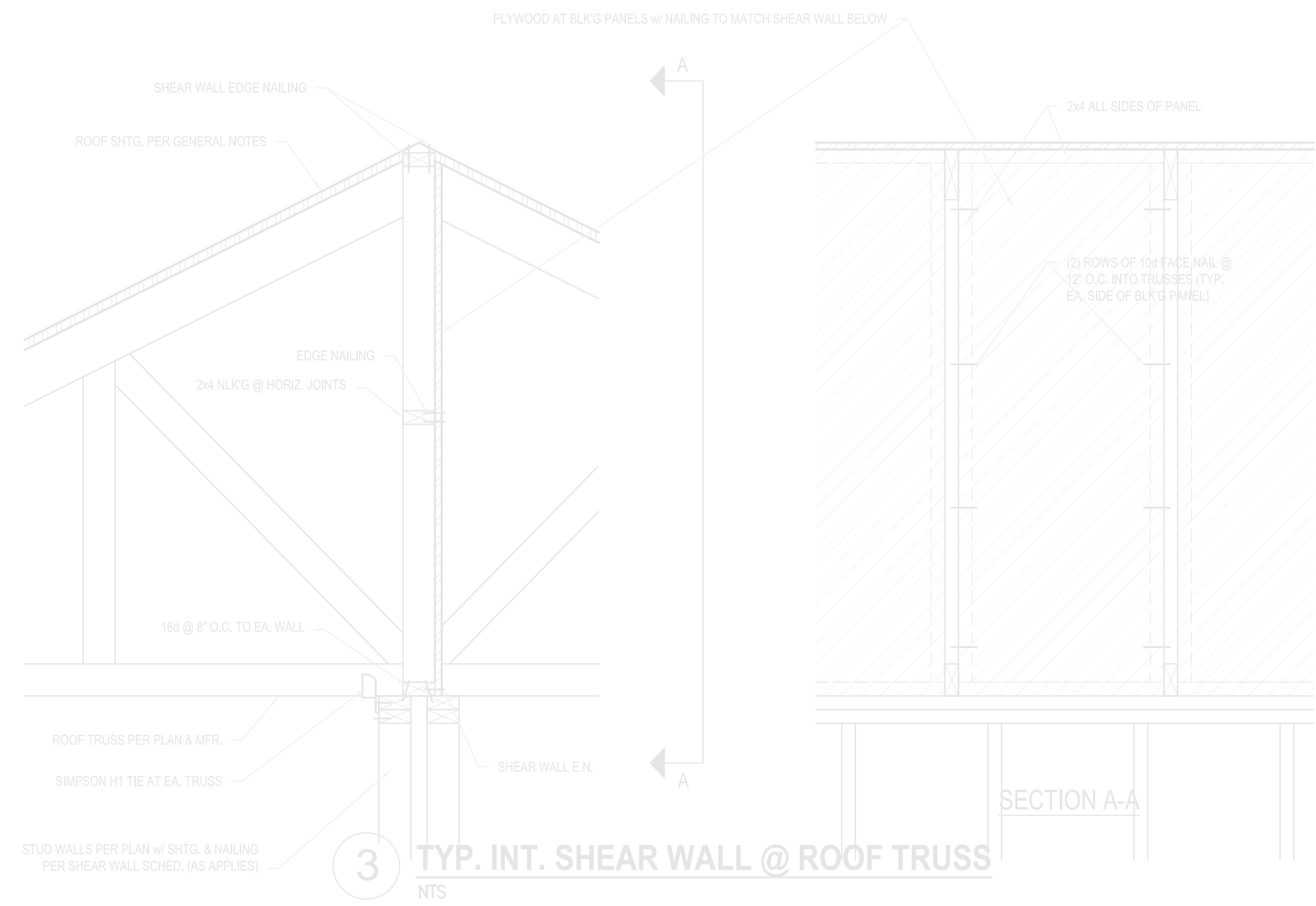
S5.3

CITY STAMP



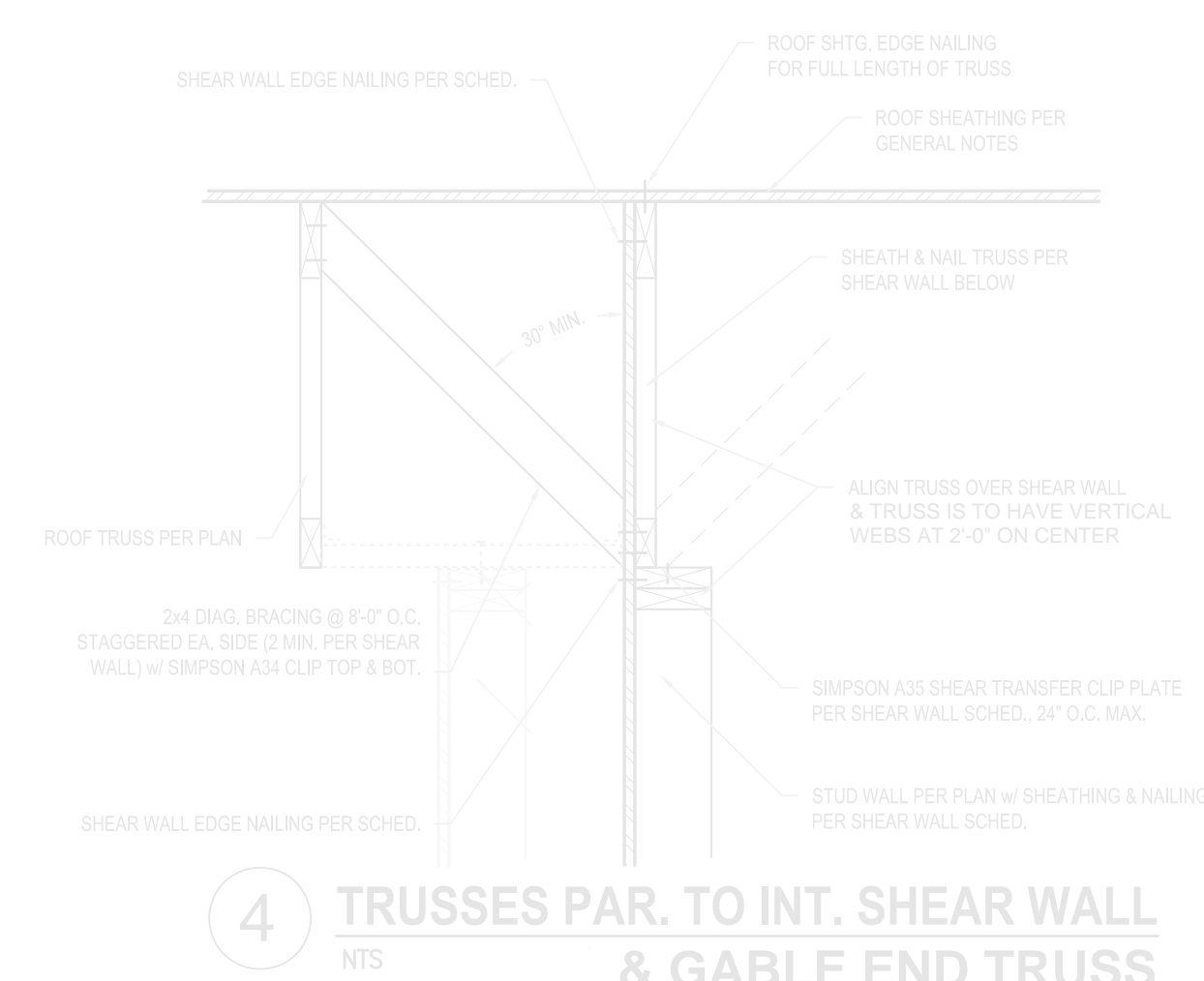
TYPICAL STAIR GUARD ELEVATION

SCALE: 3/4" = 1'-0"



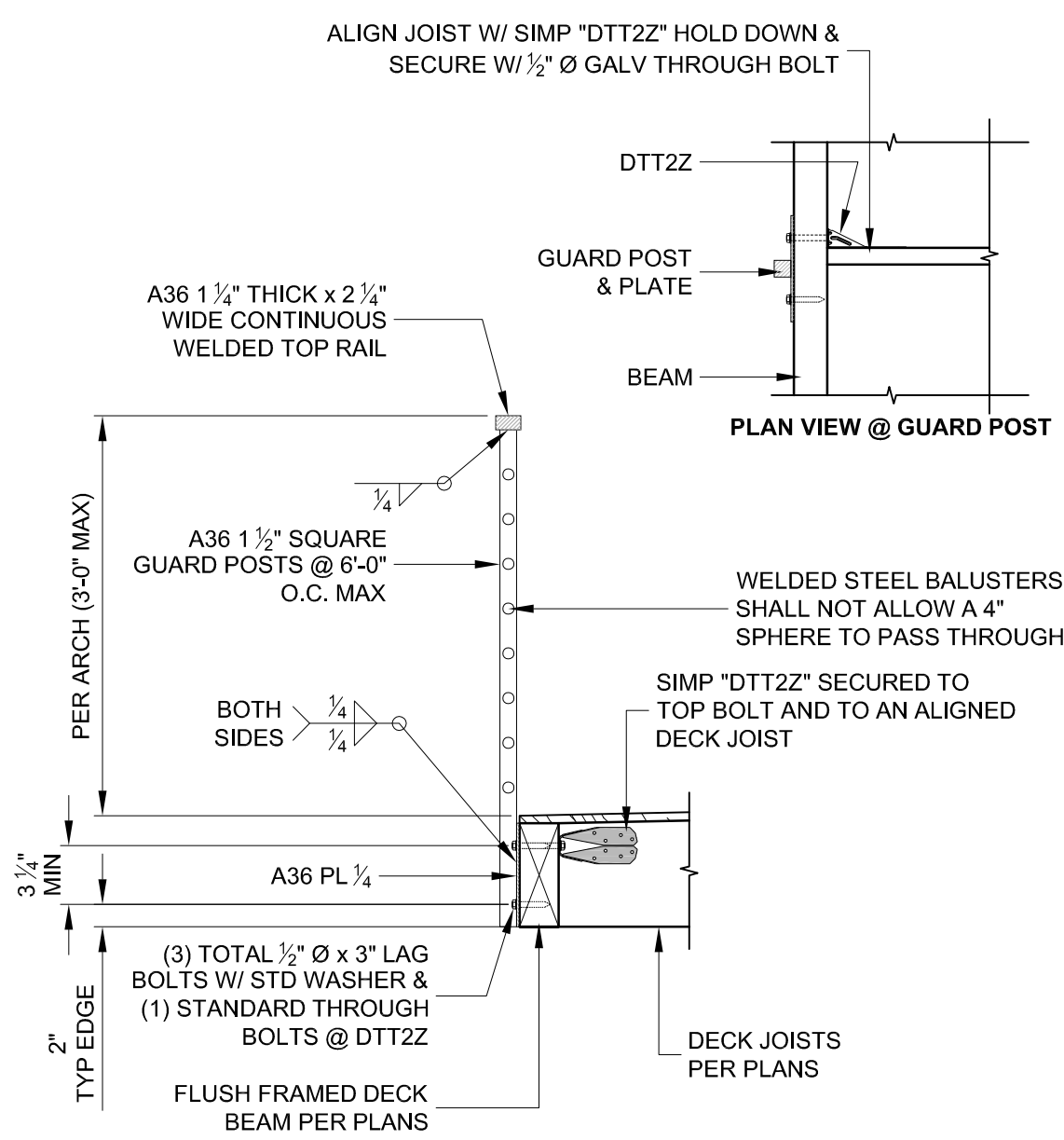
3 TYP. INT. SHEAR WALL @ ROOF TRUSS

NTS



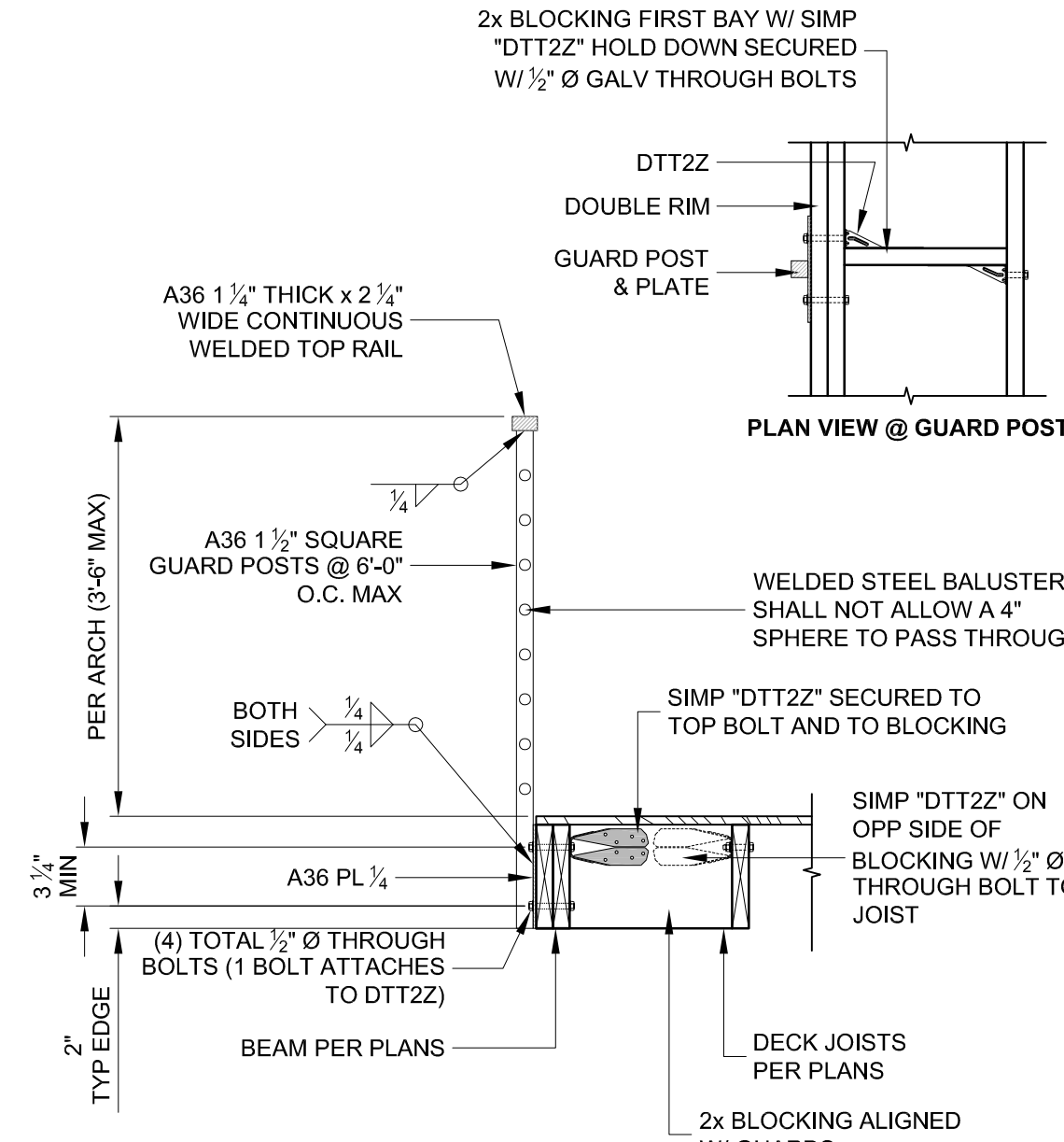
4 TRUSSES PAR. TO INT. SHEAR WALL & GABLE END TRUSS

NTS



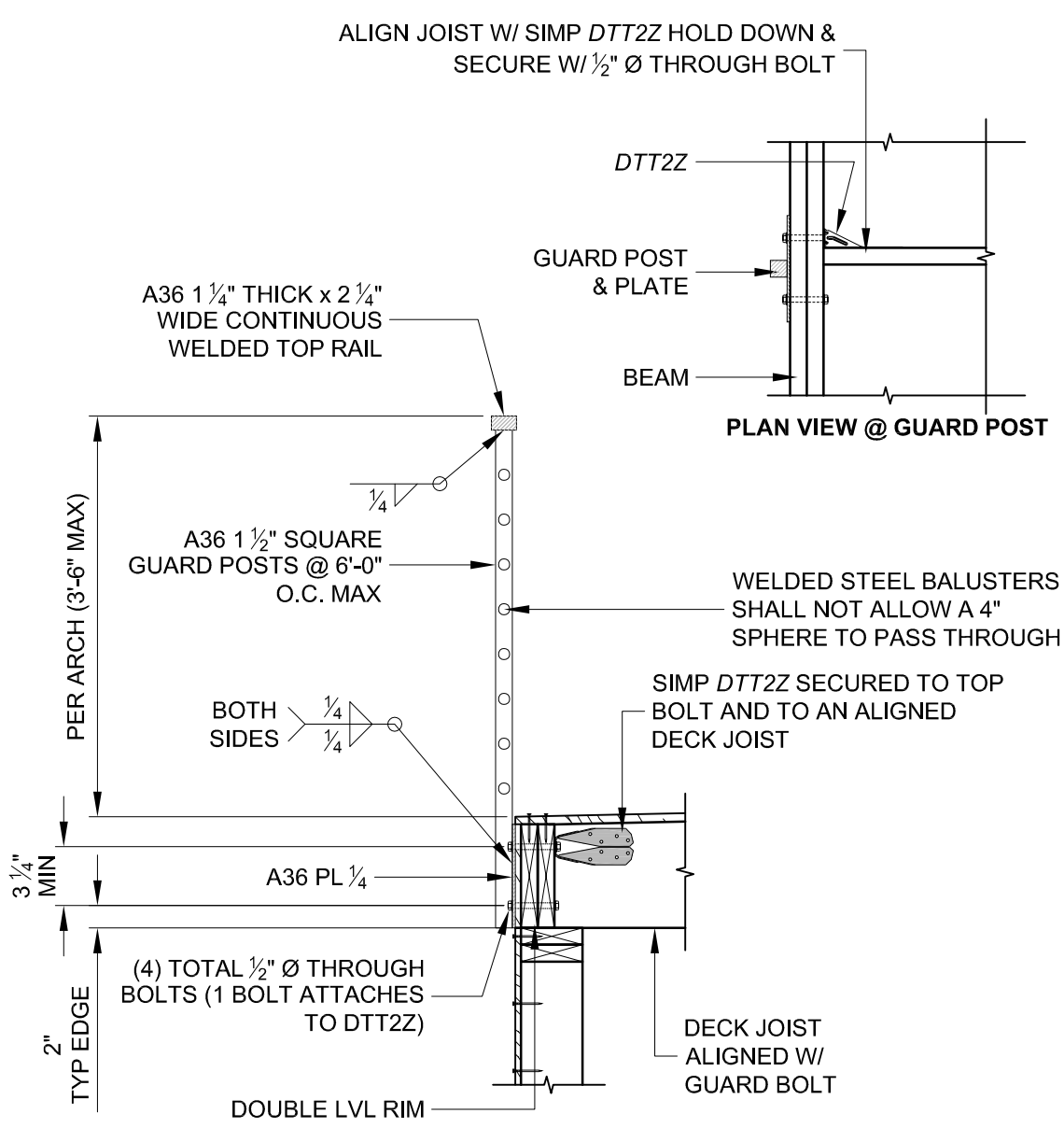
GUARD RAIL TO BEAM

SCALE: 3/4" = 1'-0"



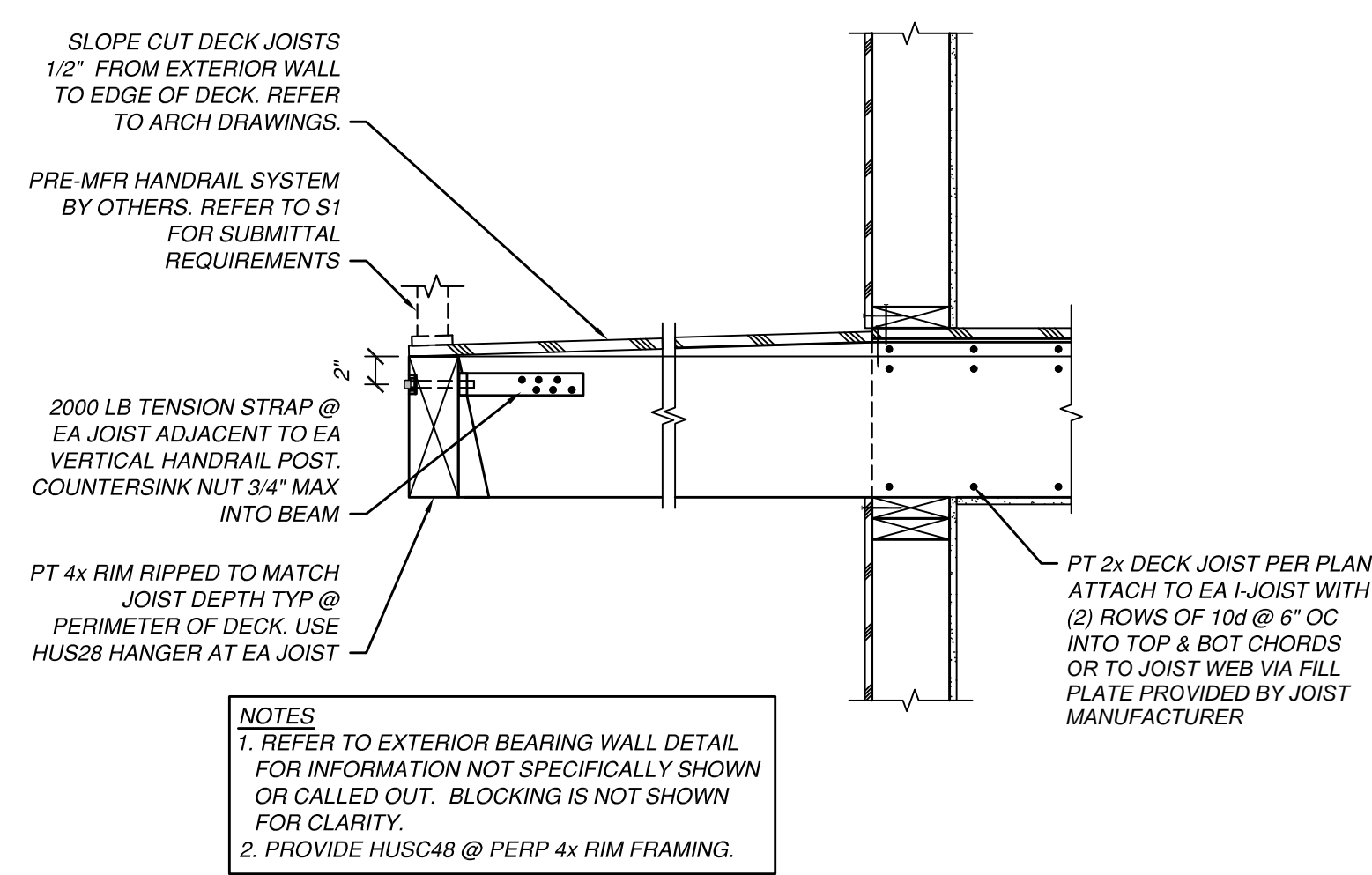
GUARD RAIL TO RIM @ PARALLEL

SCALE: 3/4" = 1'-0"



GUARDRAIL TO JOIST

SCALE: 3/4" = 1'-0"



9 DECK DETAIL

SCALE: 1" = 1'-0"

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SHEET TITLE
DECK AND RAILING DETAILS

JOB NUMBER

SHEET NUMBER

S5.4

CITY STAMP

HOLDOWN SCHEDULE					
TYPE	SIMPSON HARDWARE	WALL STUD SIZE; SEE PLAN	STUD SIZE AT HOLDOWN	ANCHOR ROD	
				DIA.	EMBEDMENT (SEE 2/S5.5)
②	HDU2	4" STUDS 6" STUDS	4x4* 4x6*	5/8"	8"
④	HDU4	4" STUDS 6" STUDS	4x4* 4x6*	5/8"	9"
⑤	HDU5	4" STUDS 6" STUDS	4x4 4x6	5/8"	10"
⑧	HDU8	4" STUDS 6" STUDS	4x4 4x6	7/8"	12"
⑪	HDU11	4" STUDS 6" STUDS	4x4 4x6	1"	14"
⑭	HDU14	4" STUDS 6" STUDS	4x4 4x6	1"	14"

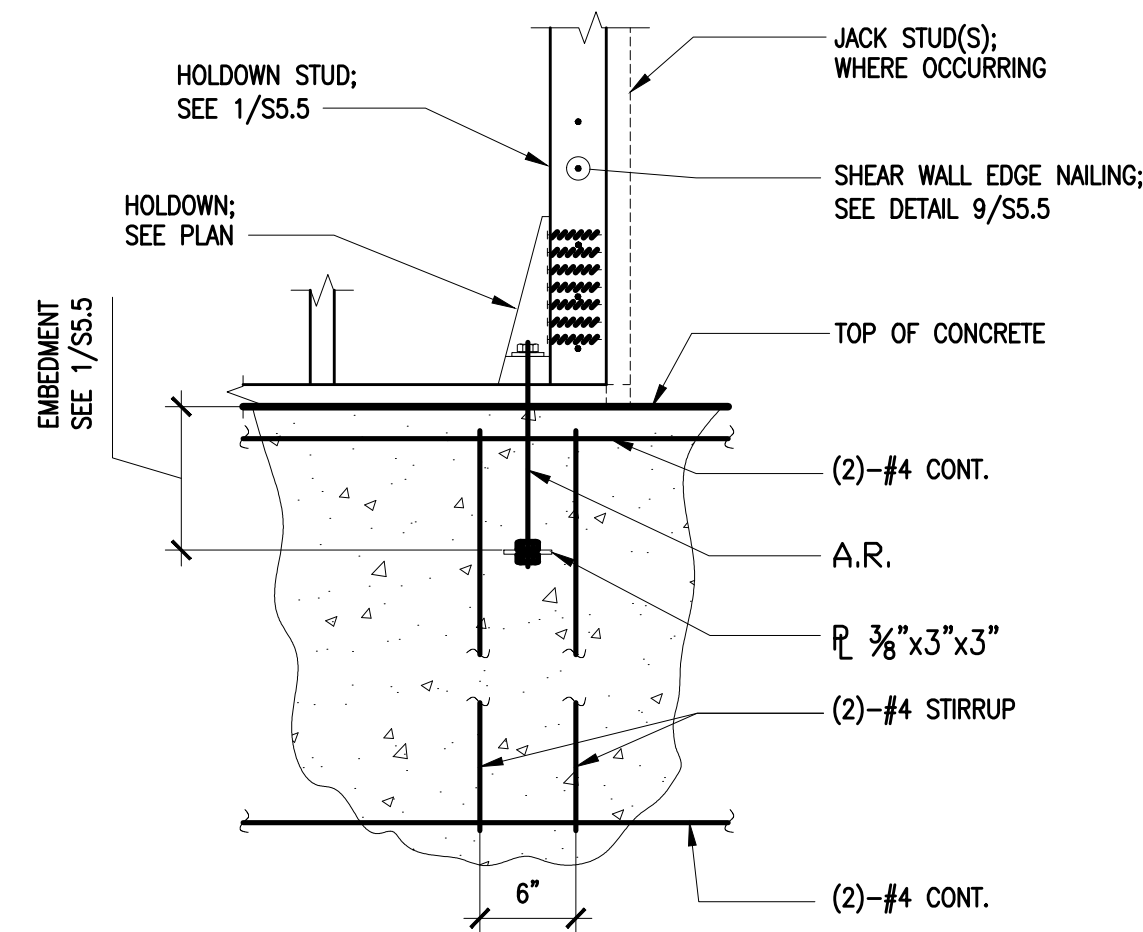
- NOTES:
- SEE PLAN FOR HODOWN TYPES AND LOCATIONS.
 - SEE PLAN FOR TYPICAL STUD SIZES IN SHEARWALLS.
 - REFER TO DETAIL 2/S5.5 FOR TYPICAL HOLDOWN INSTALLATION DETAILS.
 - ALT. USE (2) 2x STUDS.

1 HOLDOWN SCHEDULE

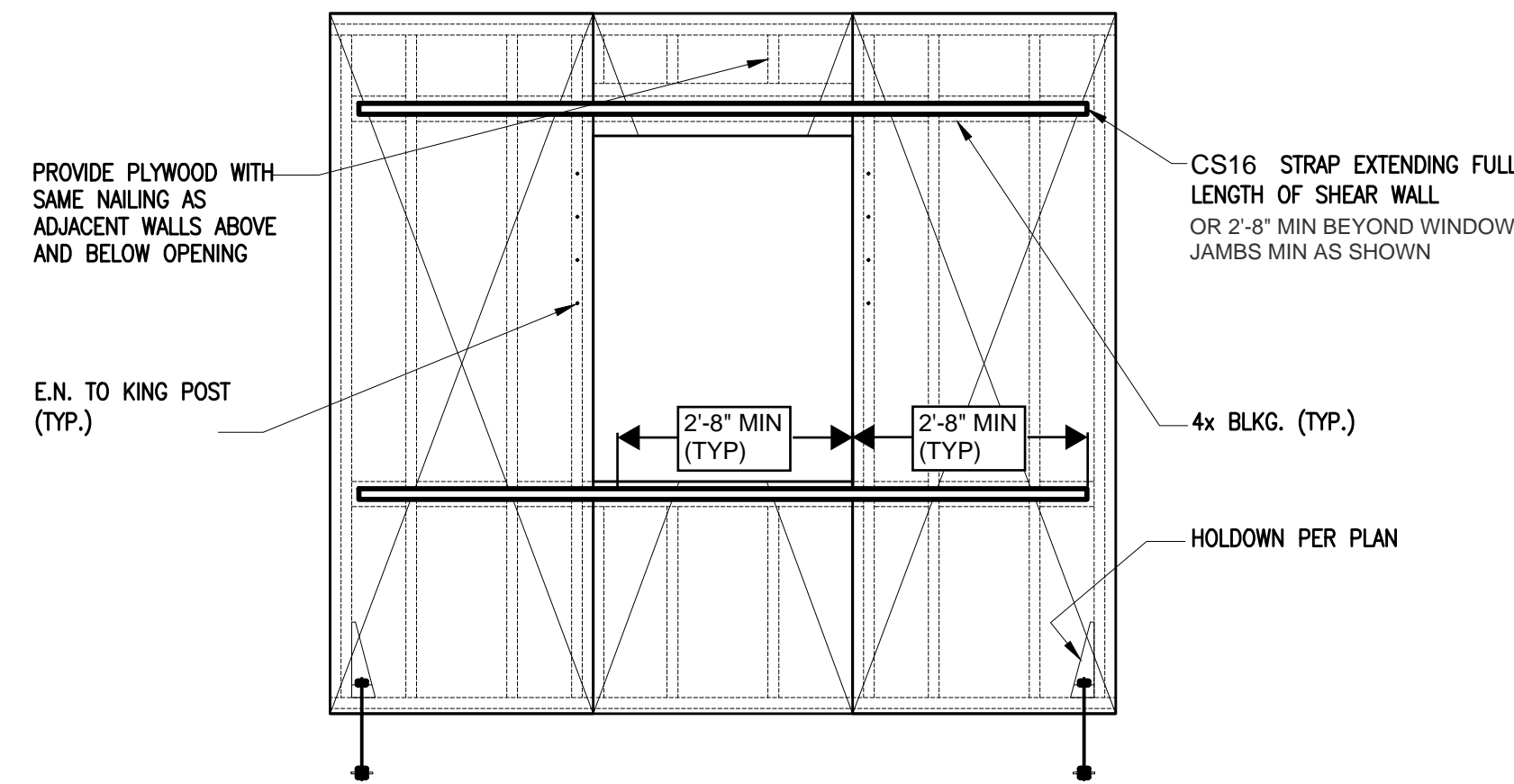
SHEAR WALL SCHEDULE						
TYPE	STUD SIZE AND SPACING*	PLYWOOD SHEATHING ①	EDGE NAILS FIELD NAILS ②	FRAMING CLIPS ③	SOLE PLATE NAILING ④	SILL PLATE BOLTS ⑤
②	2x STUDS @ 16" O.C. PER PLAN	1 5/32" PLYWOOD	10d @ 2" O.C. 10d @ 12" O.C.	(2)-A35 @ 12" O.C.	16d @ 2 1/2" O.C.	5/8" Ø BOLTS @ 16" O.C.
③	2x STUDS @ 16" O.C. PER PLAN	1 5/32" PLYWOOD	10d @ 3" O.C. 10d @ 12" O.C.	A35 @ 9" O.C.	16d @ 3" O.C.	5/8" Ø BOLTS @ 24" O.C.
④	2x STUDS @ 16" O.C. PER PLAN	1 5/32" PLYWOOD	10d @ 4" O.C. 10d @ 12" O.C.	A35 @ 12" O.C.	16d @ 4" O.C.	5/8" Ø BOLTS @ 32" O.C.
⑥	2x STUDS @ 16" O.C. PER PLAN	1 5/32" PLYWOOD	10d @ 6" O.C. 10d @ 12" O.C.	A35 @ 18" O.C.	16d @ 6" O.C.	5/8" Ø BOLTS @ 48" O.C.

- NOTES:
- SEE PLANS FOR SHEAR WALL TYPE, LOCATIONS, AND HOLDOWNS.
 - REFER TO SHEET S5.2 FOR TYPICAL SHEAR WALL CONSTRUCTION DETAILS.
 - REFER TO DETAIL 9/S5.5 FOR TYPICAL SHEAR WALL ELEVATION.
 - REFER TO DETAIL 2/S5.5 FOR TYPICAL HOLDOWN INSTALLATION DETAILS.
 - PLYWOOD SHALL BE PLACED ON THE SIDE OF THE WALL WHERE THE SYMBOL \diamond OCCURS ON THE PLAN.
 - ALL INFORMATION IN THE ABOVE SCHEDULE RELATES TO THE ITEMS SHOWN IN THE WALL SECTIONS ON SHEET S5.2. ALL COMPONENTS FOR EACH SHEAR WALL TYPE OCCUR IN THE WALLS BETWEEN THE LEVEL REPRESENTED BY THE FRAMING PLAN, WHERE THE SHEAR WALL TYPES AND LOCATIONS ARE SHOWN, AND THE LEVEL ABOVE.
 - EXAMPLE: A SHEAR WALL SHOWN ON THE GROUND FLOOR PLAN WITH A MARK \diamond NEXT TO IT SHALL HAVE ALL REQUIRED COMPONENTS FOR TYPE \diamond SHEAR WALL INSTALLED IN THE WALL BETWEEN THE GROUND FLOOR AND THE FIRST FLOOR.
 - AT CONCRETE FOOTINGS, USE 5/8" DIAMETER SILL PLATE BOLTS WITH MINIMUM 7" EMBEDMENT INTO THE CONCRETE. REFER TO THE SCHEDULE ABOVE FOR BOLT SPACING. SEE GENERAL NOTES FOR INFORMATION ABOUT ANCHOR RODS AND EPOXY BOLTS.
 - BLOCK ALL UNSUPPORTED PLYWOOD EDGES WITH MINIMUM 2x LAID FLAT BEHIND EDGES OF PLYWOOD.
 - SEE GENERAL NOTES FOR PLYWOOD GRADES AND SPECIFICATIONS.
 - AT WALLS WITH 2x STUDS, DOUBLE THE STUDS AT PLYWOOD JOINTS PER DETAIL 9/S5.5.

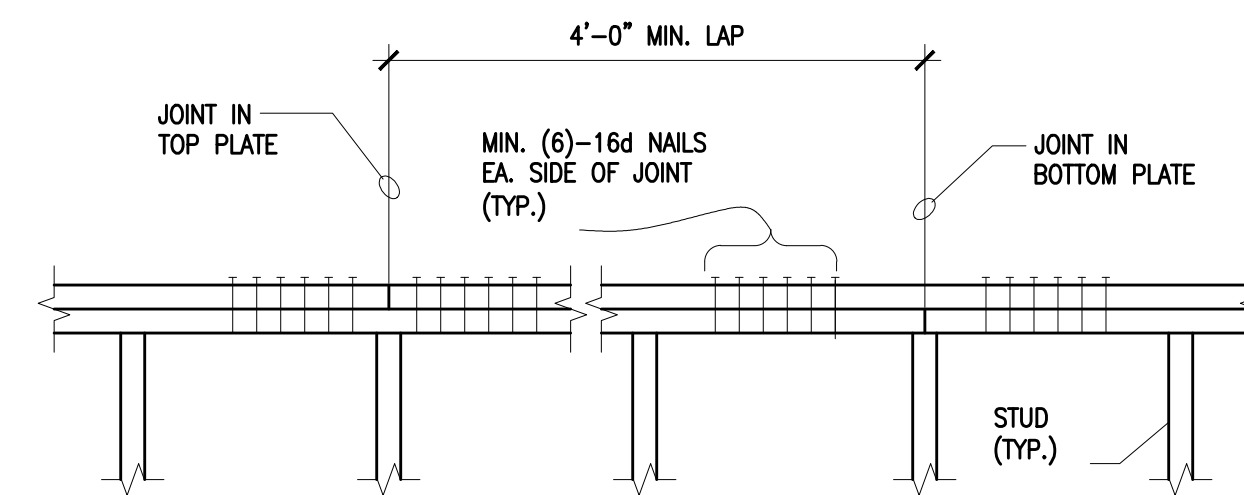
8 SHEARWALL SCHEDULE



2 TYPICAL HOLDOWN DETAIL

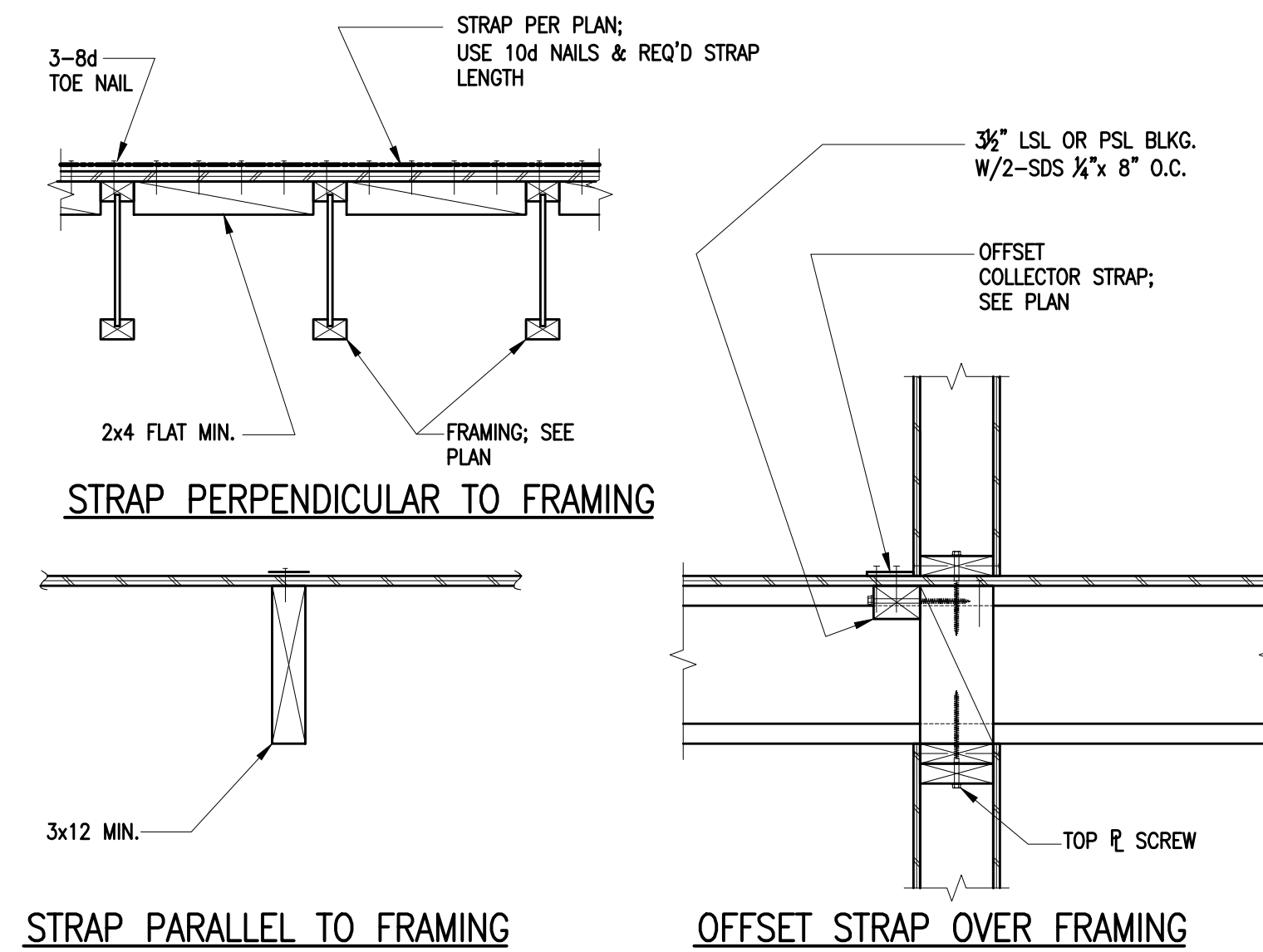


4 SHEARWALL DETAILS AT WALL INTERSECTIONS



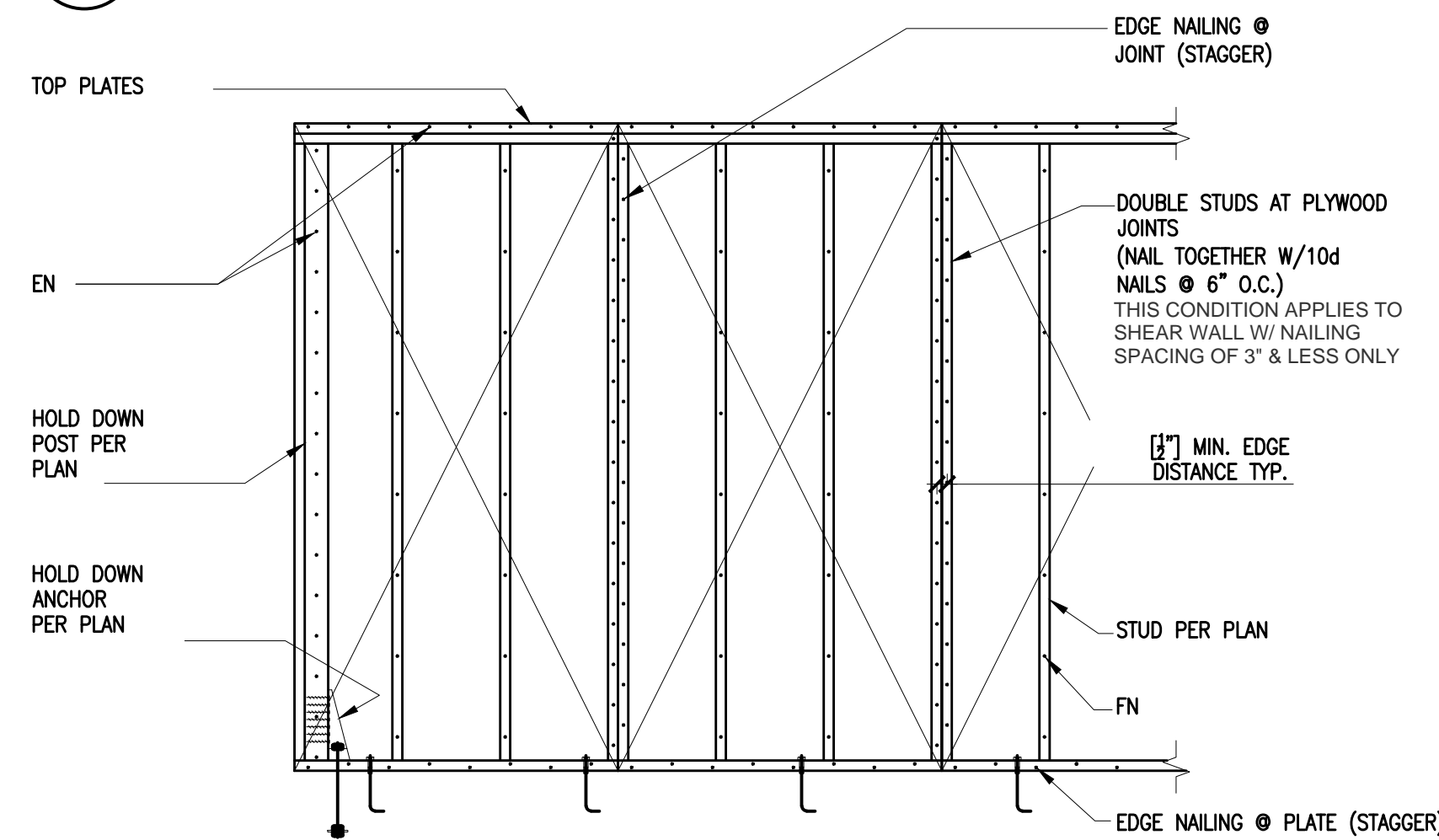
- NOTE:
SEE PLAN AND DETAILS FOR SIZE OF STUDS AND DOUBLE TOP PLATE.

7 TYPICAL STUD WALL TOP PLATE SPLICE



12 HORIZONTAL STRAP DETAIL

6 FTAO SHEARWALL ELEVATION



- NOTES:
- FOR ITEMS NOT NOTED SEE PLAN & SHEAR WALL SCHED.
 - MINIMUM PANEL DIMENSION IS 1'-0".
 - USE FULL SIZE PANELS WHERE POSSIBLE.
 - FIELD NAILING (FN) @ 12" UON.
 - [2x] SOLID BLOCKING @ HORIZONTAL JOINTS.

9 TYPICAL SHEARWALL ELEVATION

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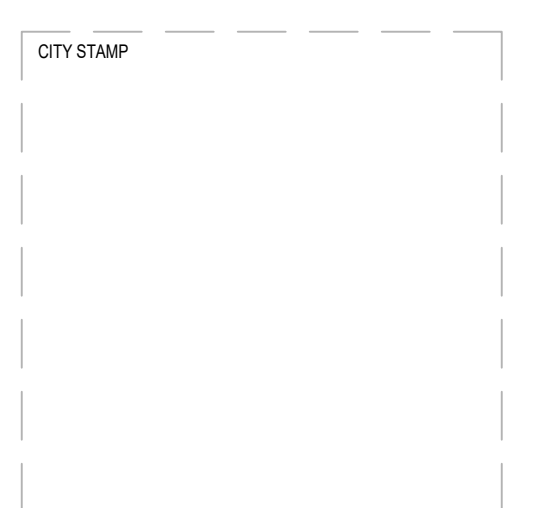
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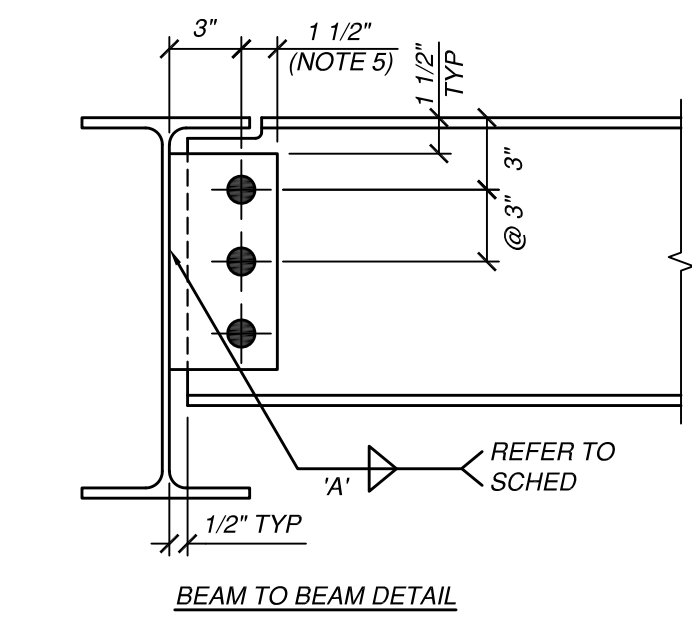
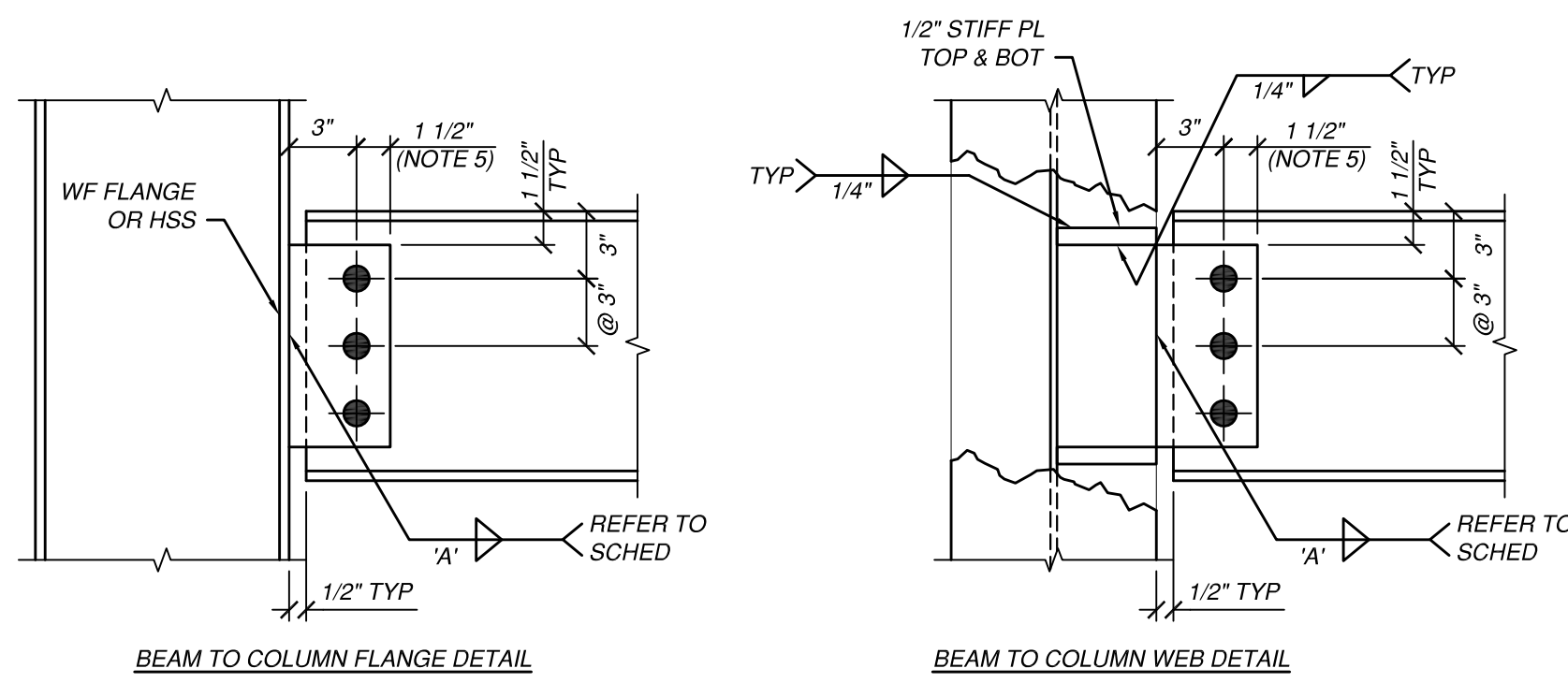
SHEET TITLE
LATERAL DETAIL AND SCHEDULE

JOB NUMBER

SHEET NUMBER

S5.5

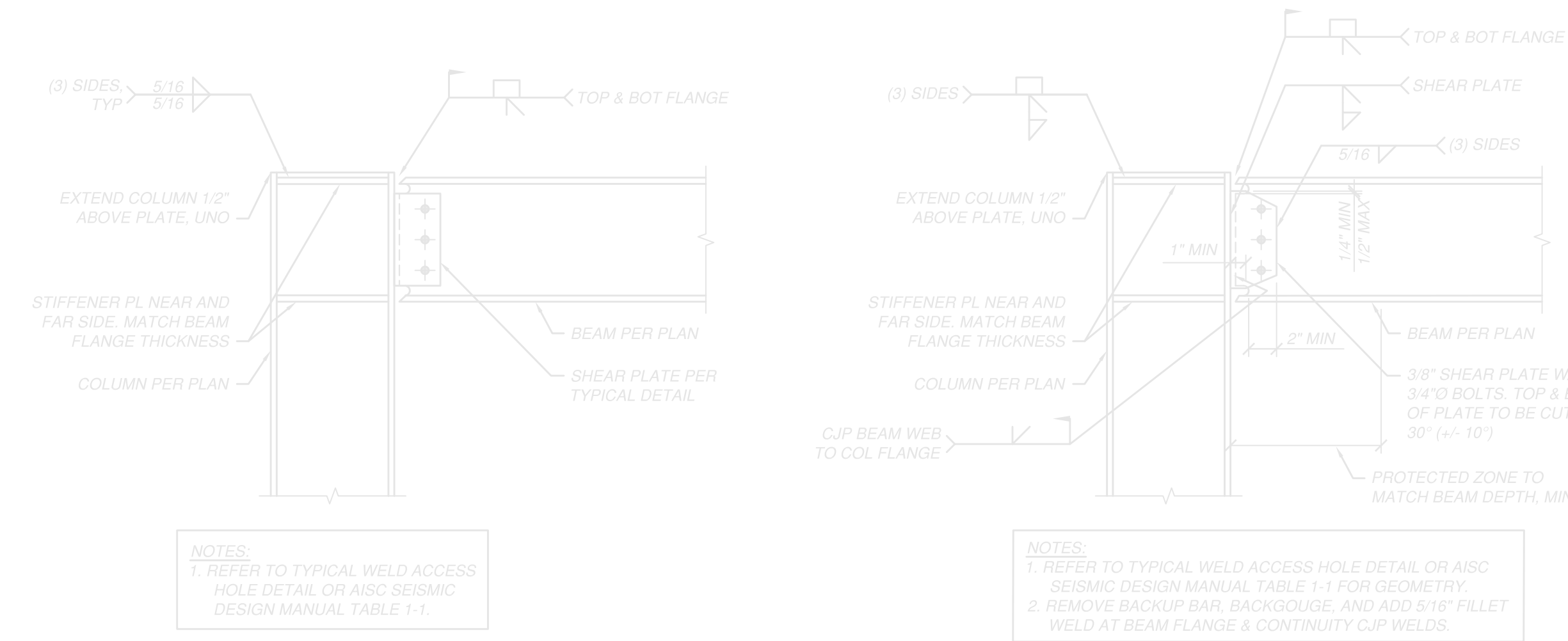




SHEAR PLATE SCHEDULE			
BEAM SIZE	SHEAR PLATE		BOLTS REQ'D
	THICK	WELD 'A'	
W8	3/8"	5/16"	(2) 3/4"Ø
W10	3/8"	5/16"	(2) 3/4"Ø
W12	3/8"	5/16"	(3) 3/4"Ø
W14	3/8"	5/16"	(3) 3/4"Ø
W16	3/8"	5/16"	(4) 3/4"Ø
W18	3/8"	5/16"	(5) 3/4"Ø
W21	1/2"	3/8"	(5) 1"Ø
W24	1/2"	3/8"	(6) 1"Ø
W27	1/2"	3/8"	(7) 1"Ø

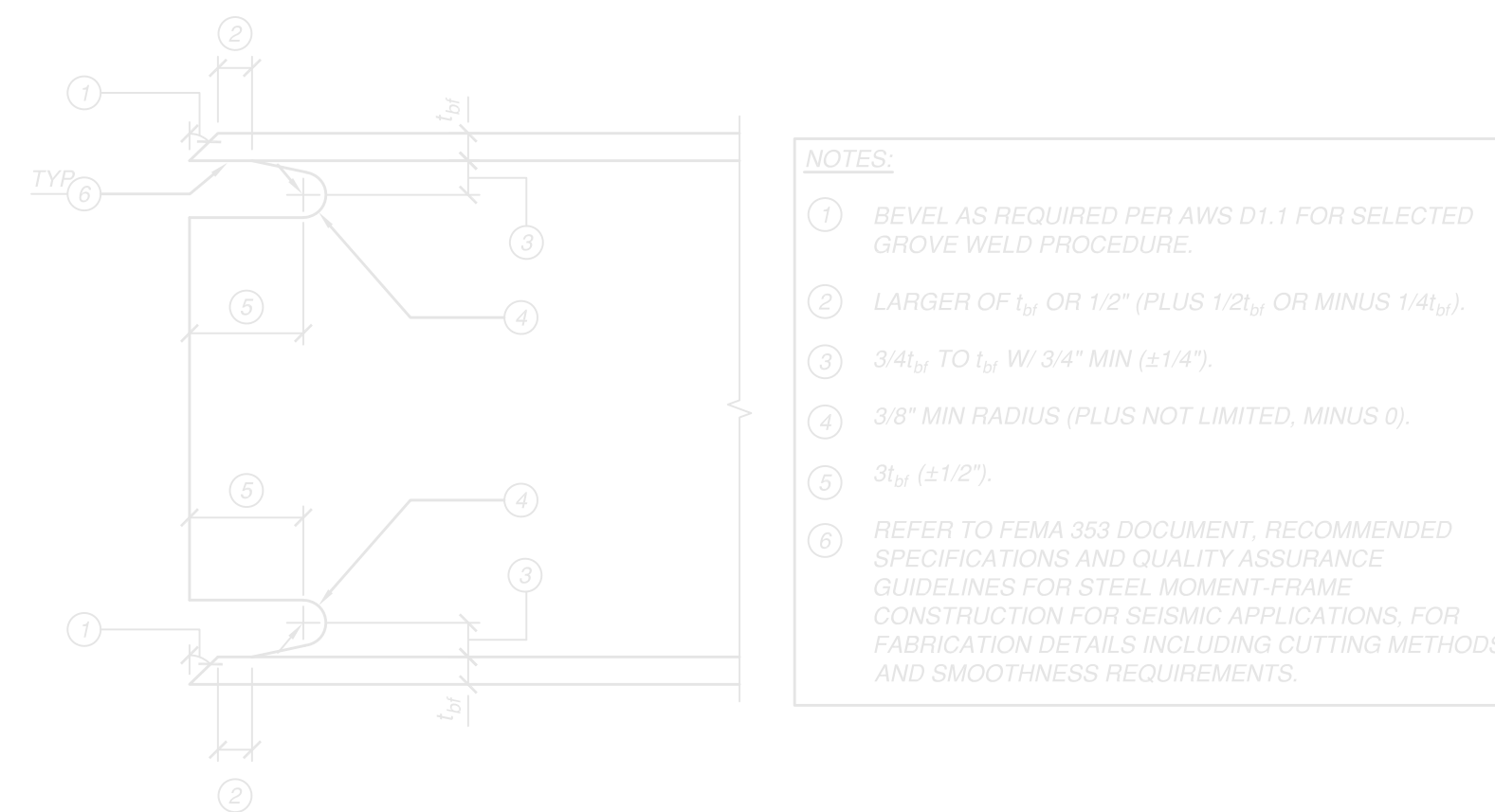
NOTES:
 1. ALL CONNECTION PLATES SHALL BE A36 STEEL.
 2. ALL BOLTS SHALL BE A325-N AND SHALL BE INSTALLED PER AISC SPECIFICATIONS.
 3. BOLT HOLES SHALL BE STANDARD SIZE. OVERSIZED HOLES ARE NOT PERMITTED.
 4. SCHEDULE APPLIES TO ALL SHEAR CONNECTIONS UNO.
 5. INCREASE TO 1.3/4" FOR 1"Ø BOLTS

1 TYPICAL SHEAR PLATE CONNECTION DETAIL
SCALE: NTS

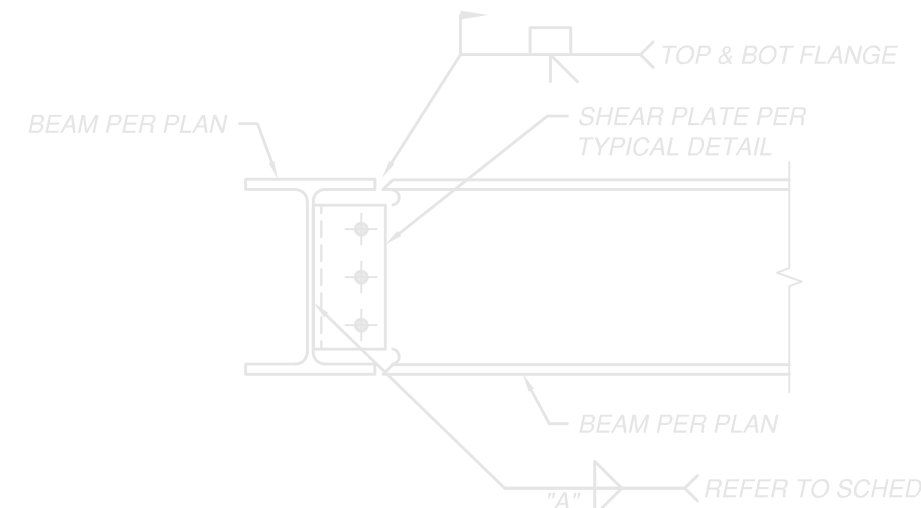


5 TYPICAL MOMENT CONNECTION
SCALE: 1" = 1'-0"

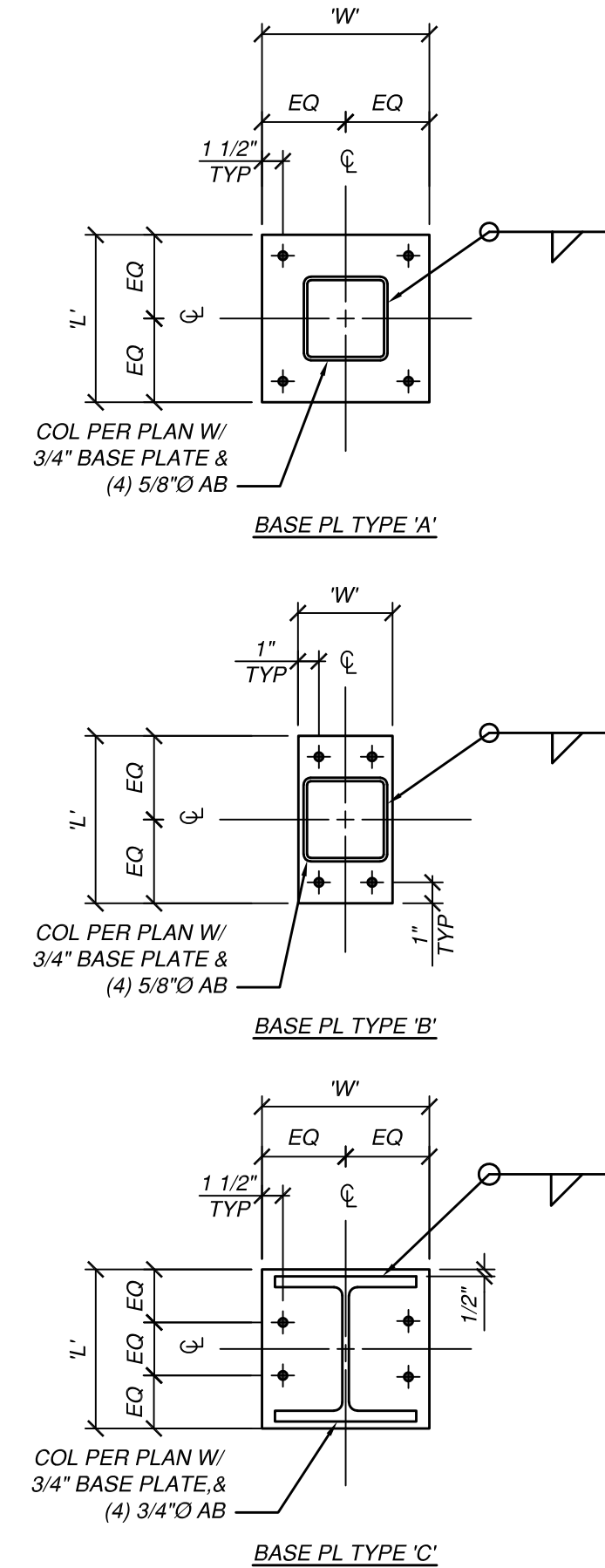
6 SEISMIC MOMENT CONNECTION
SCALE: 1" = 1'-0"



7 TYPICAL WELD ACCESS HOLE

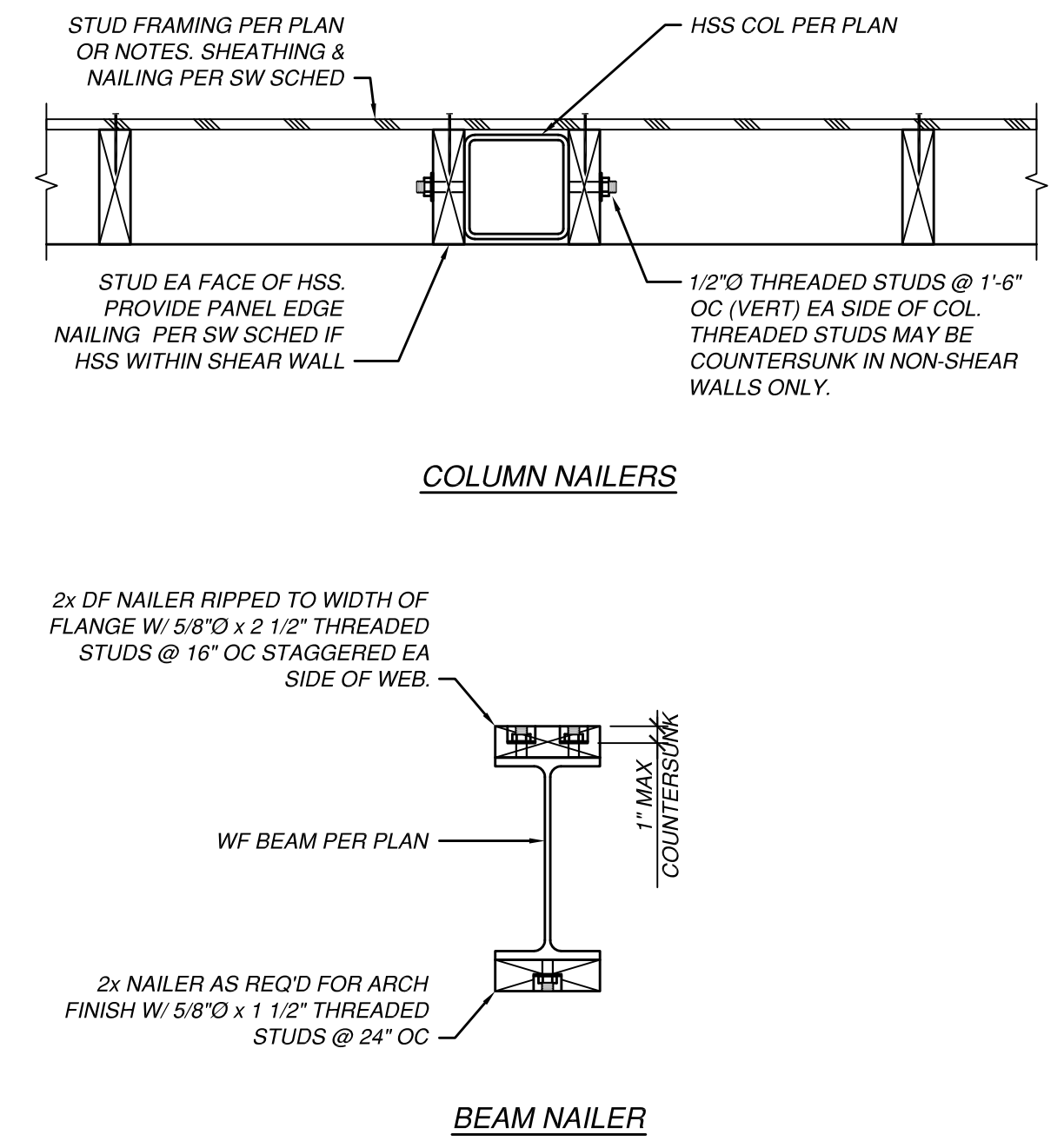


11 SECTION
SCALE: 1" = 1'-0"

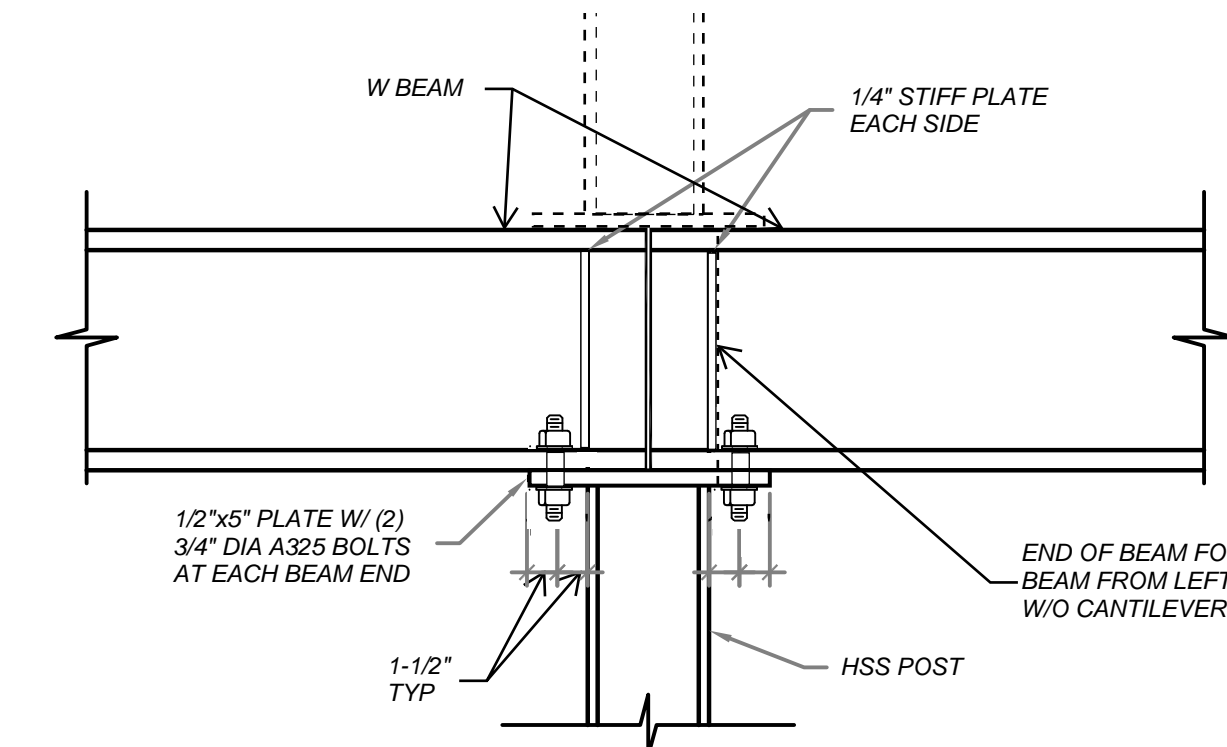


3 TYPICAL BASE PLATE DETAILS
SCALE: NTS

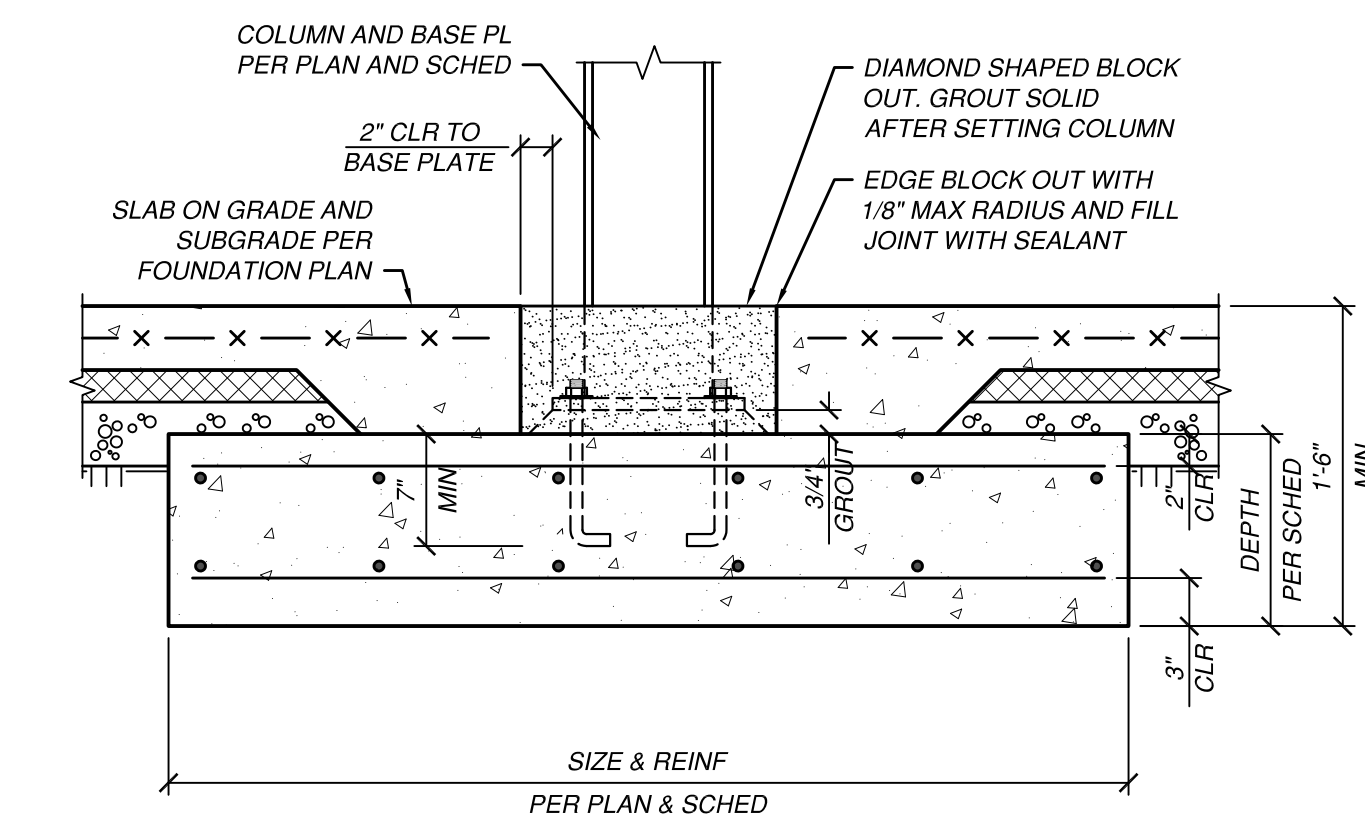
NOTES:
 1. WELD ALL THREADED STUDS PER NELSON STUD WELDING REQUIREMENTS.
 2. ALL THREADED STUDS SHALL HAVE WASHERS



4 TYPICAL WOOD NAILERS TO STEEL FRAMING
SCALE: 1 1/2" = 1'-0"



9 W BEAM TO HSS POST CONNECTION
SCALE: 1" = 1'-0"



10 ISOLATED FOOTING DETAIL
SCALE: 1" = 1'-0"

DHS ENGINEERS



1201 3RD AVE, 2200 SEATTLE, WA 98101 (206) 734-5858



2720 RESIDENCE SE
2720 71ST AVENUE SE
MERCER ISLAND WA 98040

NUMBER	DATE	DESCRIPTION OF REVISIONS
00	07.29.21	PERMIT SET
01	01.18.22	PERMIT REVIEW-1
01	04.28.22	PERMIT REVIEW-3
01	08.18.22	PERMIT REVIEW-5

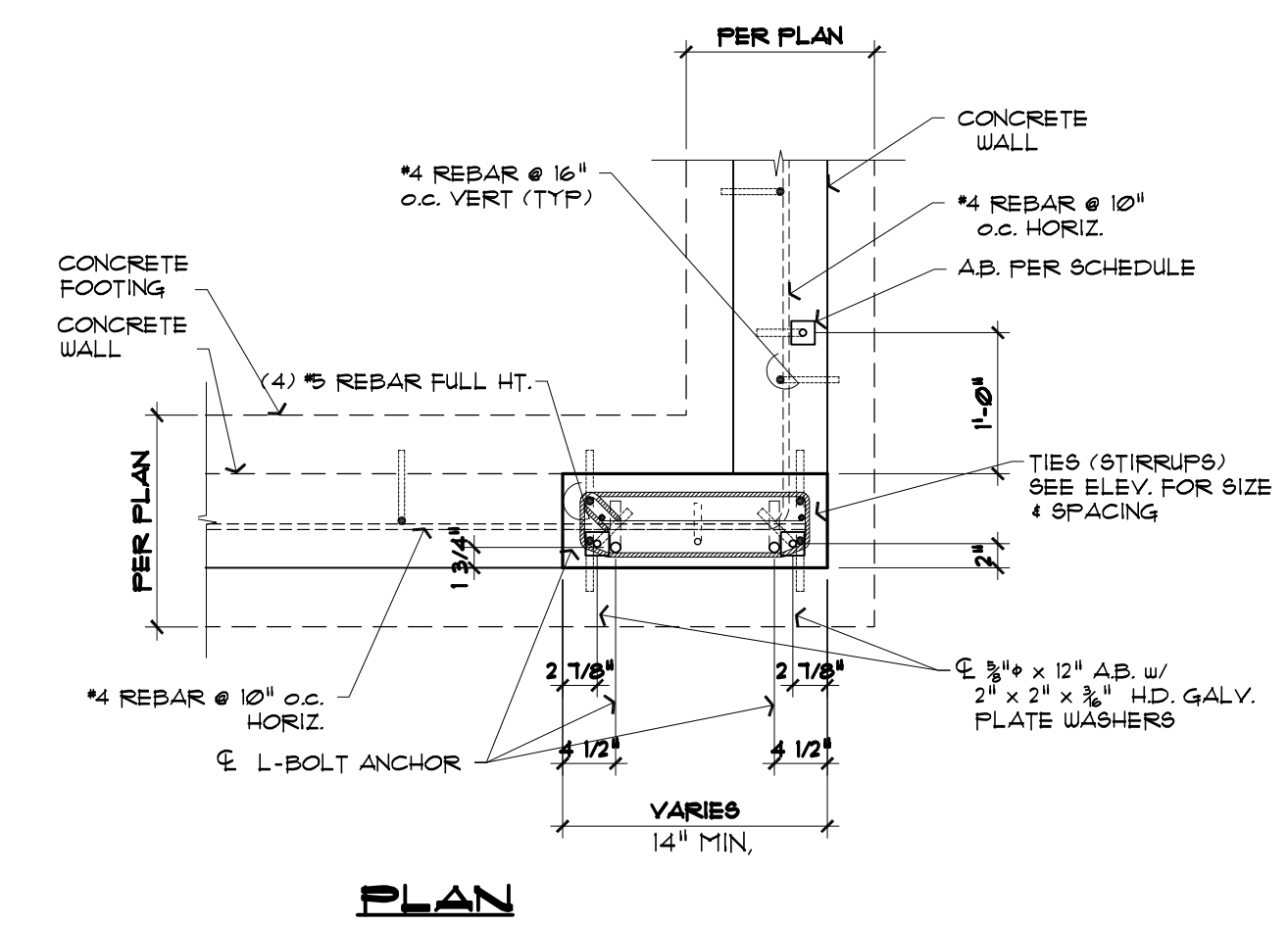
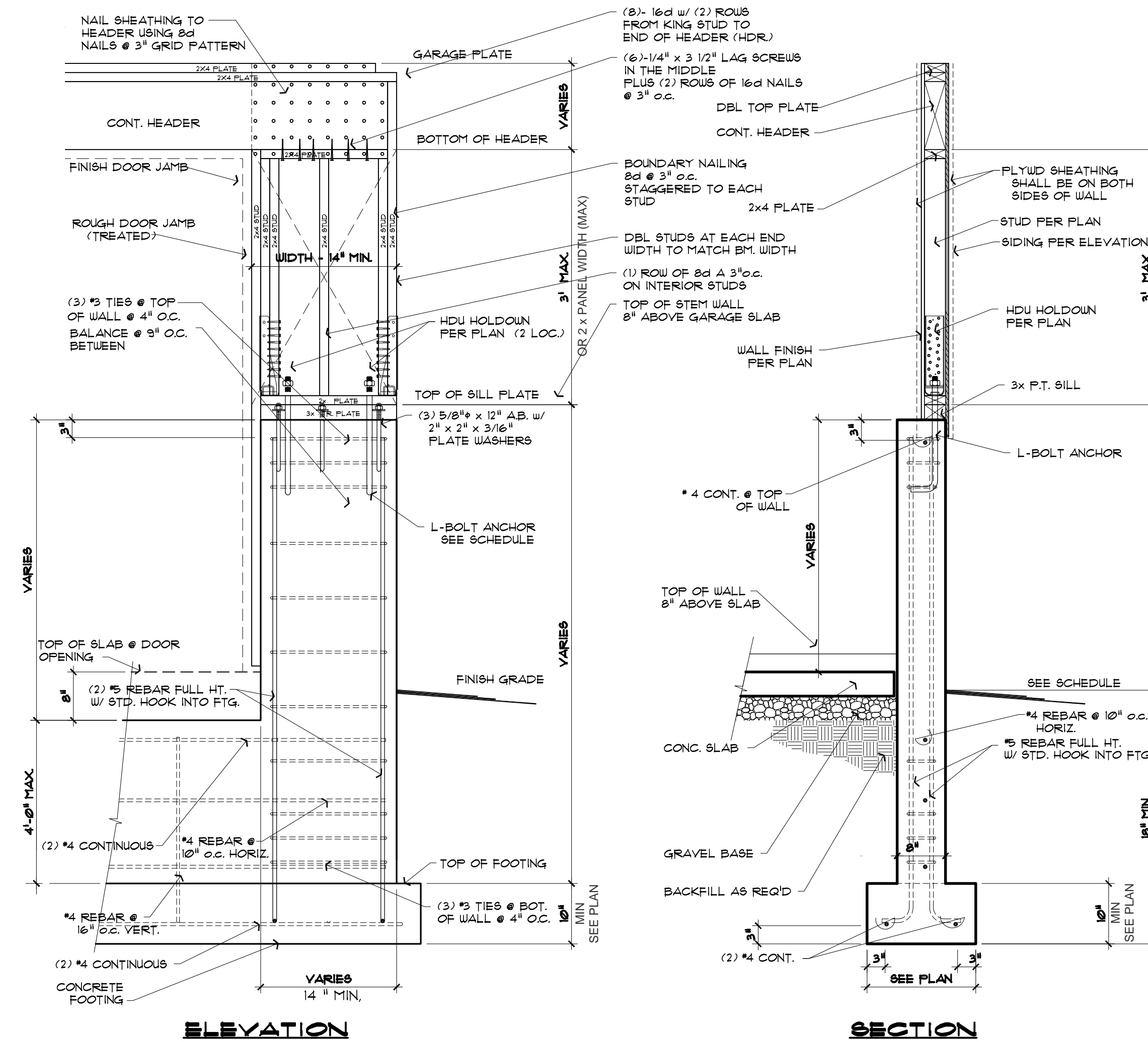
SHEET TITLE
STEEL DETAILS

JOB NUMBER

SHEET NUMBER

S5.6

CITY STAMP



DHS ENGINEERS
 1201 3RD AVE, 2200
 SEATTLE, WA 98101
 (206) 734-5858



2720 RESIDENCE
 2720 71ST AVENUE SE
 MERCER ISLAND WA 98040

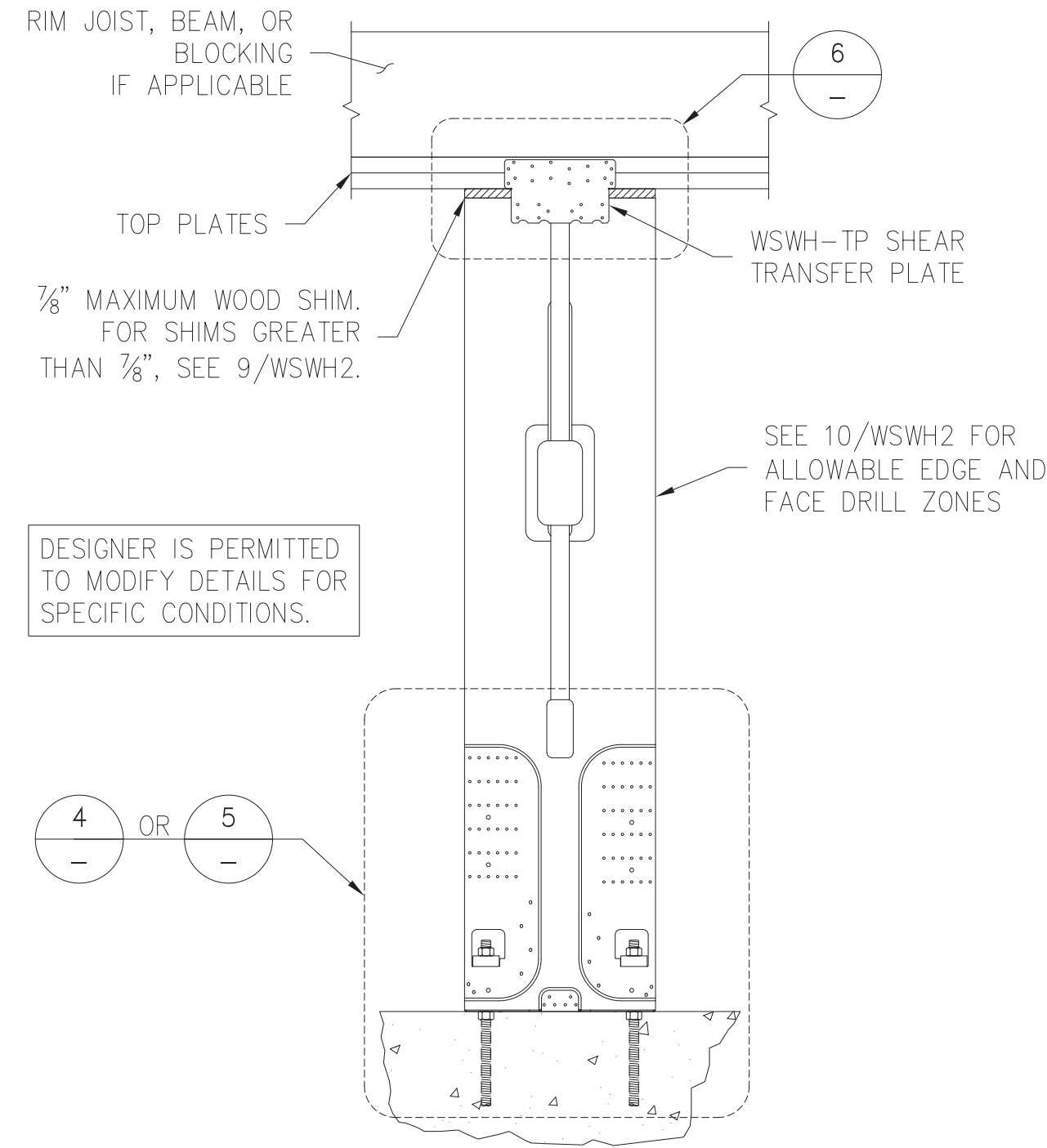
NUMBER	DATE	DESCRIPTION OF REVISIONS
00	07.29.21	PERMIT SET
01	01.18.22	PERMIT REVIEW-1
01	04.28.22	PERMIT REVIEW-3
01	08.18.22	PERMIT REVIEW-5

SHEET TITLE
GARAGE PANEL DETAIL

JOB NUMBER
 SHEET NUMBER

S5.7

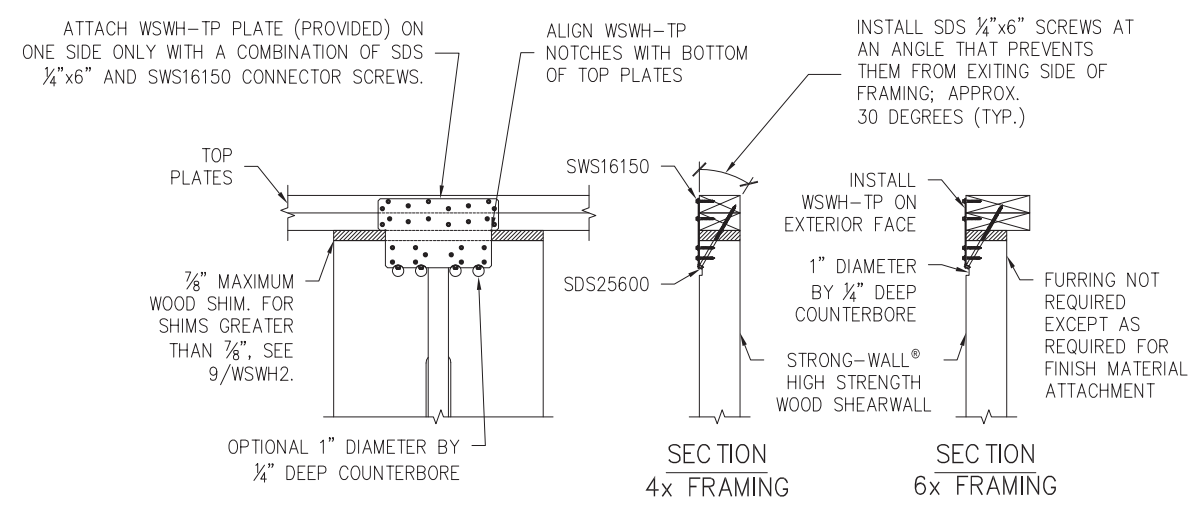




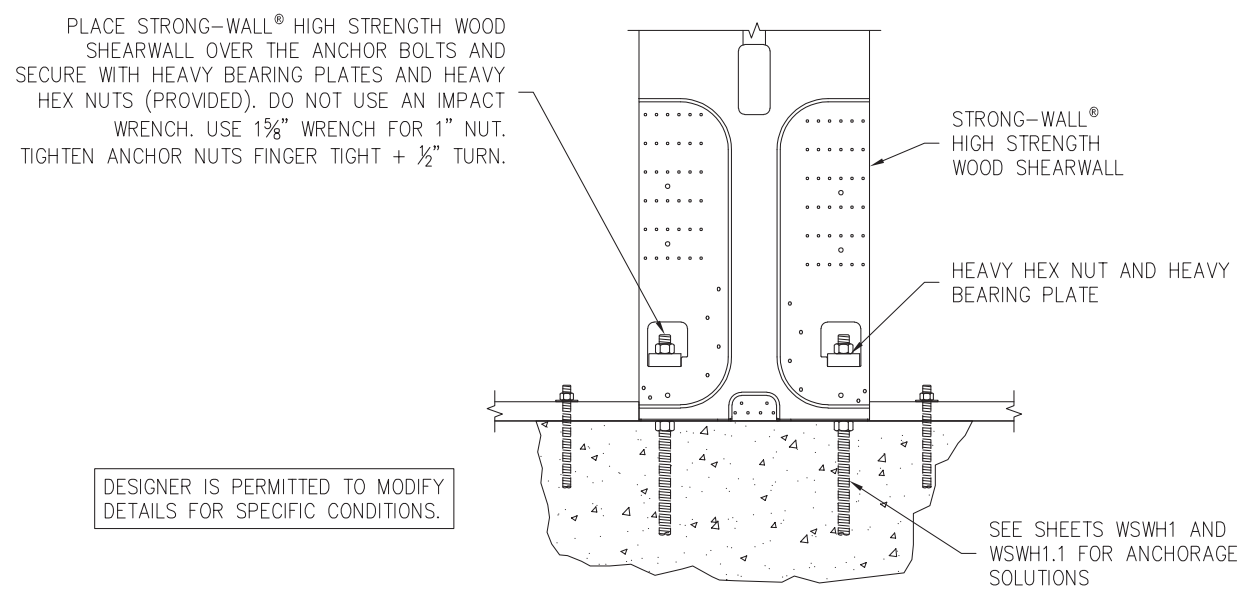
SINGLE-STORY STRONG-WALL® HIGH-STRENGTH WOOD SHEARWALL ON CONCRETE 2/WSWH2

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

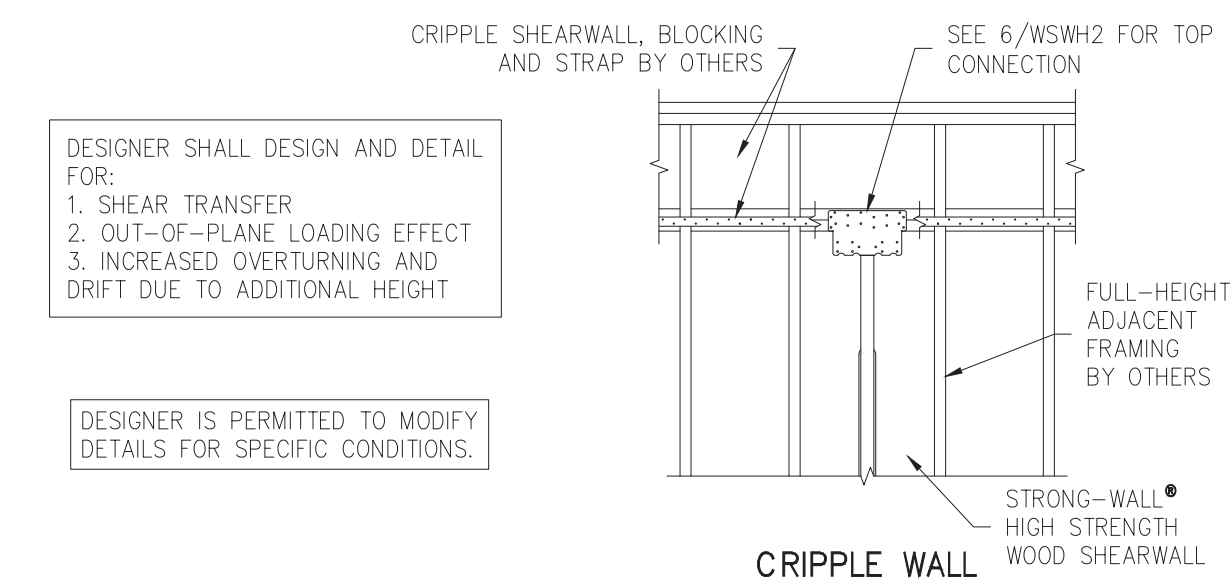
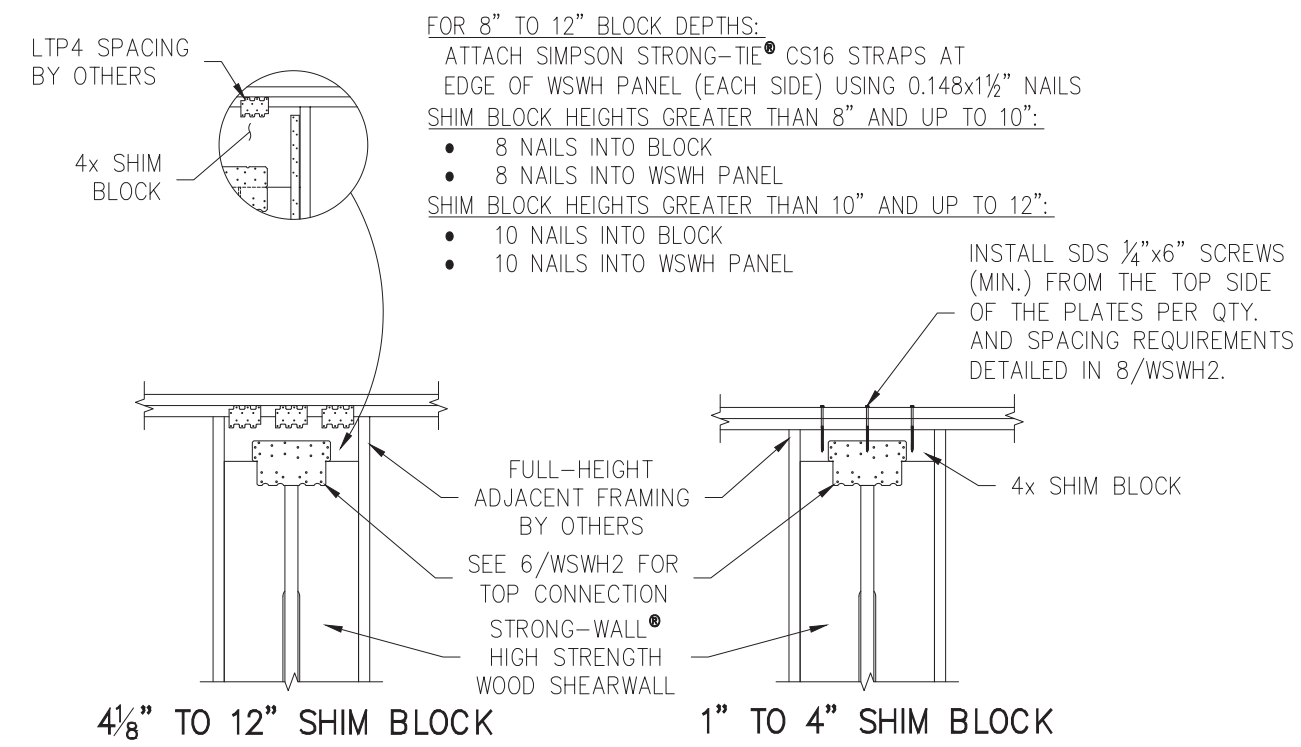
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



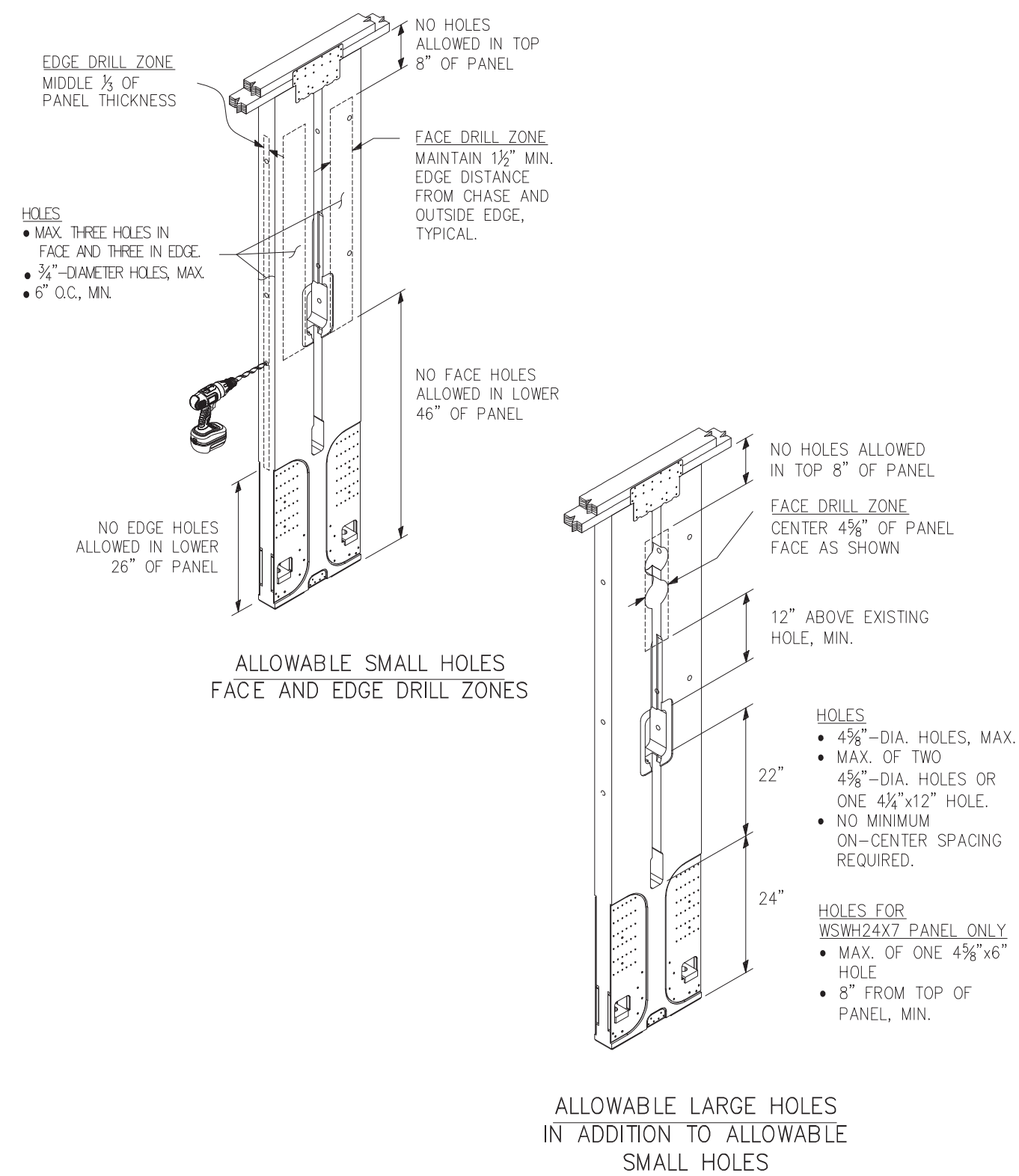
TOP CONNECTION 6/WSWH2



STANDARD INSTALLATION BASE CONNECTION 4/WSWH2



TOP-OF-WALL HEIGHT ADJUSTMENTS 9/WSWH2



TRIM ZONES AND ALLOWABLE HOLES 10/WSWH2

DHS ENGINEERS



1201 3RD AVE, 2200
SEATTLE, WA 98101
(206) 734-5858



2720 RESIDENCE
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MERCER ISLAND WA 98040

NUMBER	DATE	DESCRIPTION OF REVISIONS
00	07.29.21	PERMIT SET
01	01.18.22	PERMIT REVIEW-1
01	04.28.22	PERMIT REVIEW-3
01	08.18.22	PERMIT REVIEW-5

SHEET TITLE
SIMPSON WSWH DETAILS

JOB NUMBER

SHEET NUMBER

S5.8

CITY STAMP

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)		
STABILIZED CONSTRUCTION ENTRANCE		
CATCH BASIN INLET PROTECTION		
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE		
TREE PROTECTION FENCING		
CHECK DAM		
STRAW WATTLES		USE AS NEEDED
PLASTIC COVERING		COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
COMPOST SOCK		SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE
COMPOST BERM		SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

RECOMMENDED CONSTRUCTION SEQUENCE

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

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

DENUDED AREAS REQUIREMENTS

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

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

EROSION CONTROL NOTES

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

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

CITY NOTES

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

NO.	DATE	BY	REVISIONS

APPLICANT:
SHERRY



DATE: May 03, 2022
JOB# 1643
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

NOTES

2720 RESIDENCE

2720 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:

C1.2

APN 217450-1915

SANITARY SEWER IMPROVEMENTS

- ① -
- ② 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
- ③ -
- ④ 6" SEWER CLEANOUT PER MERCER ISLAND DETAIL S-19.
- ⑦ LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.
- ⑧ -

WATER IMPROVEMENTS

- ⑩ -NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- ⑪ MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- ⑫ -
- ⑭ -

STORM DRAIN

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 1 % GRADE.
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE.
- ㉒ 6" STORM DRAIN (3034 PVC) @ MIN 1 % GRADE.
- ㉓ -
- ㉔ -
- ㉕ -1 1/2" FOOTING DRAIN FORCE MAIN @ MIN. 36" DEPTH.
- ㉖ -

STORM DRAIN STRUCTURES

- ㉗ -
- ㉘ -TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.
- ㉙ -
- ㉚ -
- ㉛ -
- ㉜ -
- ㉝ -
- ㉞ 6" WIDE NDS DURASLOPE CHANNEL DRAIN KIT OR EQUAL. USE TRAFFIC RATED, GALVANIZED STEEL GRATE OR EQUAL.
- ㉟ -
- ㊱ -
- ㊲ -TYPE 40 CATCH BASIN. IN DRIVEWAY INCLUDE OIL/WATER TURNED DOWN ELBOW OR RISER TEE
- ㊳ -
- ㊴ -
- ㊵ -
- ㊶ -
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- ① FOOTING DRAIN SUMP PUMP: USE 1/3 HP HYDROMATIC SUMP PUMP OR EQUAL. 120V, 1/3 HP, SINGLE PHASE. 8.0 AMP 1-1/2" DISCHARGE. PLACE IN 24" GREEN ULTRA-RIB PVC PIPE OR EQUAL. FIELD LOCATE FOOTING DRAIN SUMP PUMP. RECOMMEND 12V BATTERY BACKUP AND WI-FI CONNECTIVITY.

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
 TERRANE LAND SURVEYING
 10801 MAIN STREET, SUITE 102
 BELLEVUE, WA 98004
 PHONE 425.458.4488
 WWW.TERRANE.NET

BENCHMARK

CONTACT SURVEYOR FOR BENCHMARK.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

☐ CLEARING LIMIT NOTE

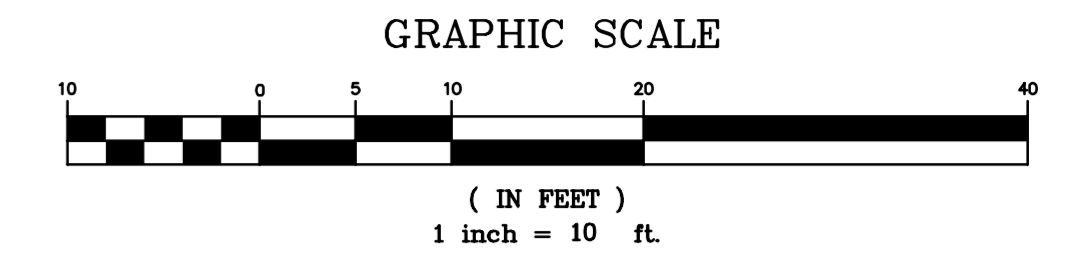
ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

☐ TREE DRIPLINE NOTE

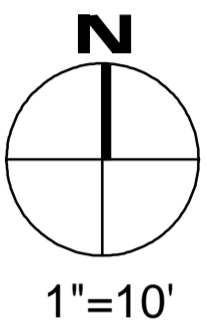
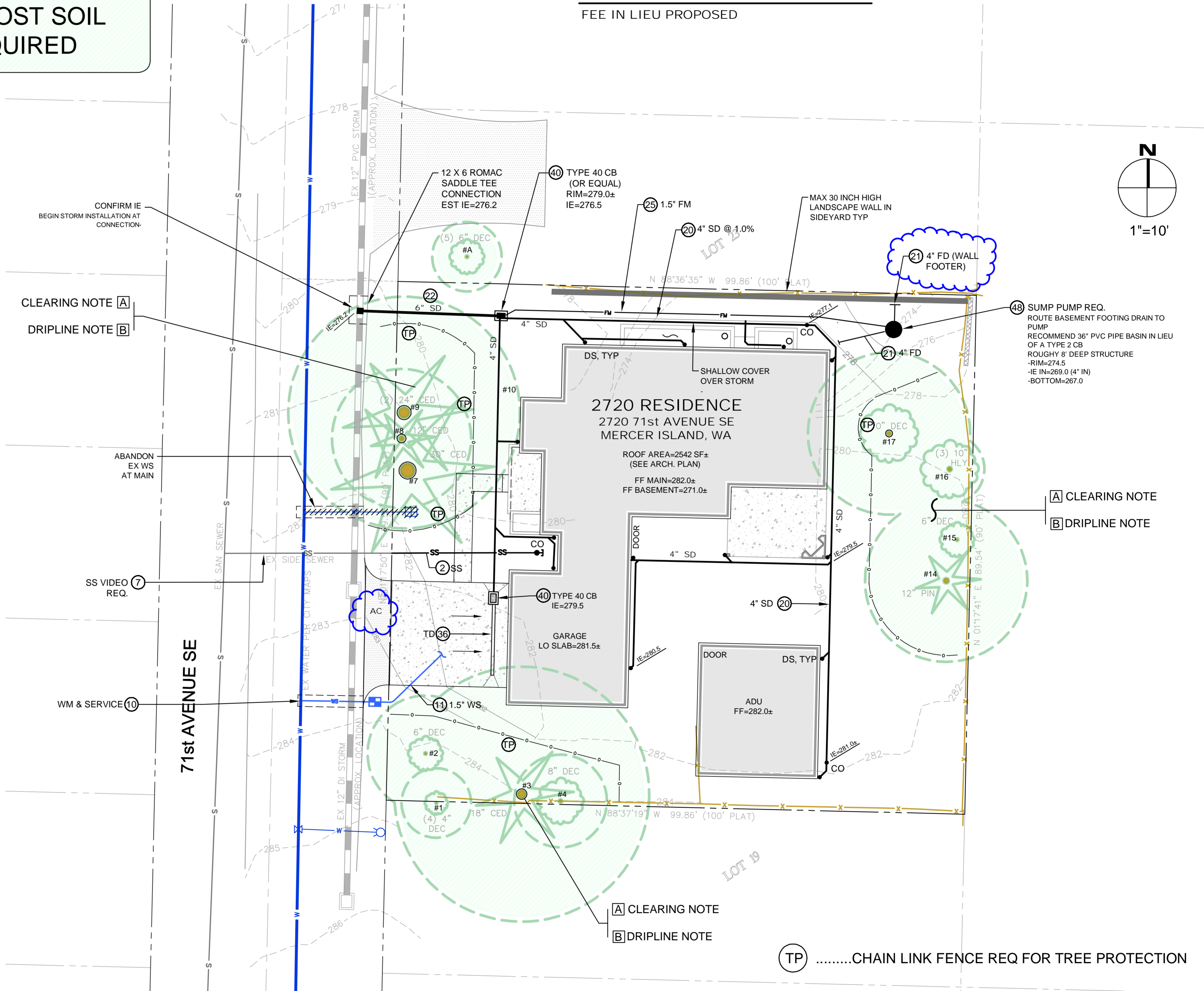
WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

STORM DETENTION

FEE IN LIEU PROPOSED



MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED



NO.	DATE	BY	REVISIONS

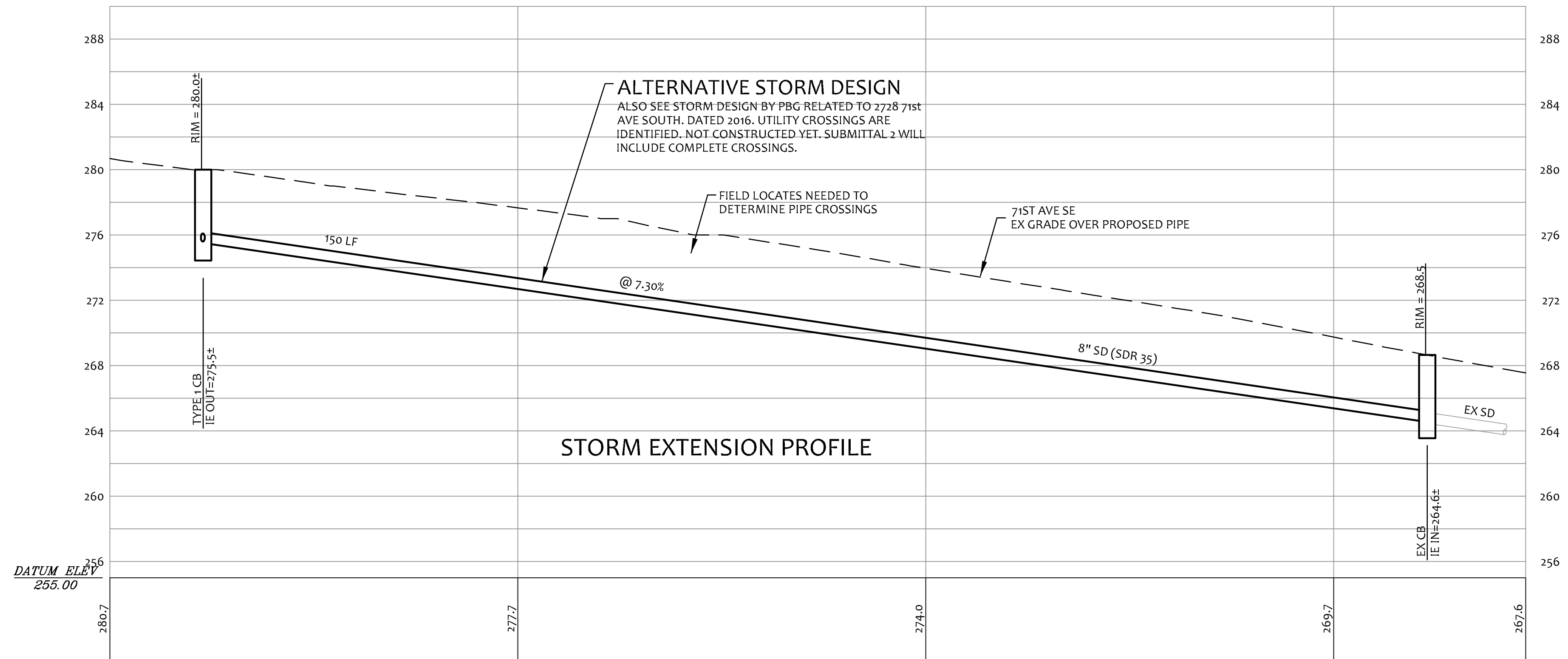
APPLICANT:
SHERRY

DATE: Apr 29, 2022
 JOB# 1643
 DRAFTED: CH DESIGN: DE
 DIGITAL SIGNATURE



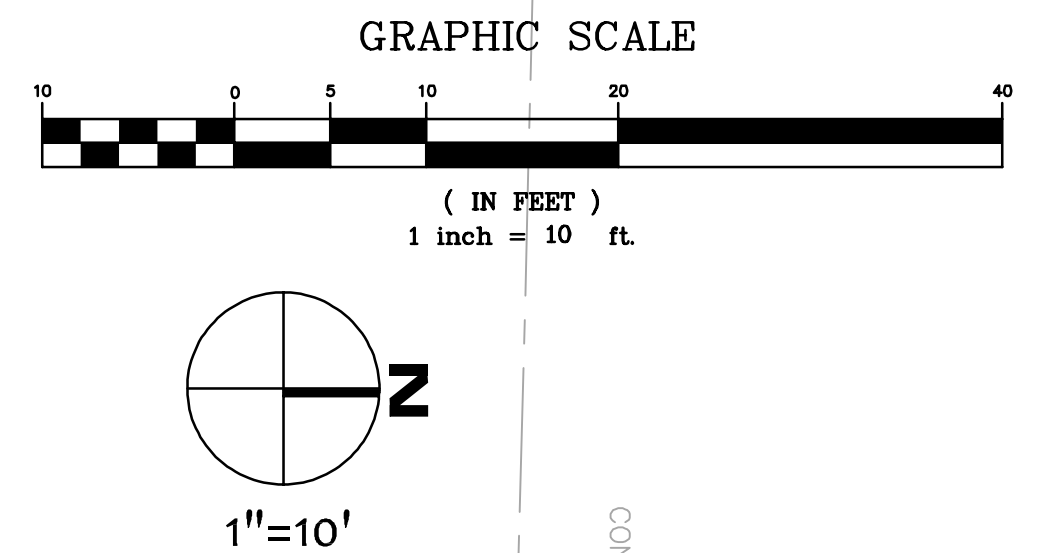
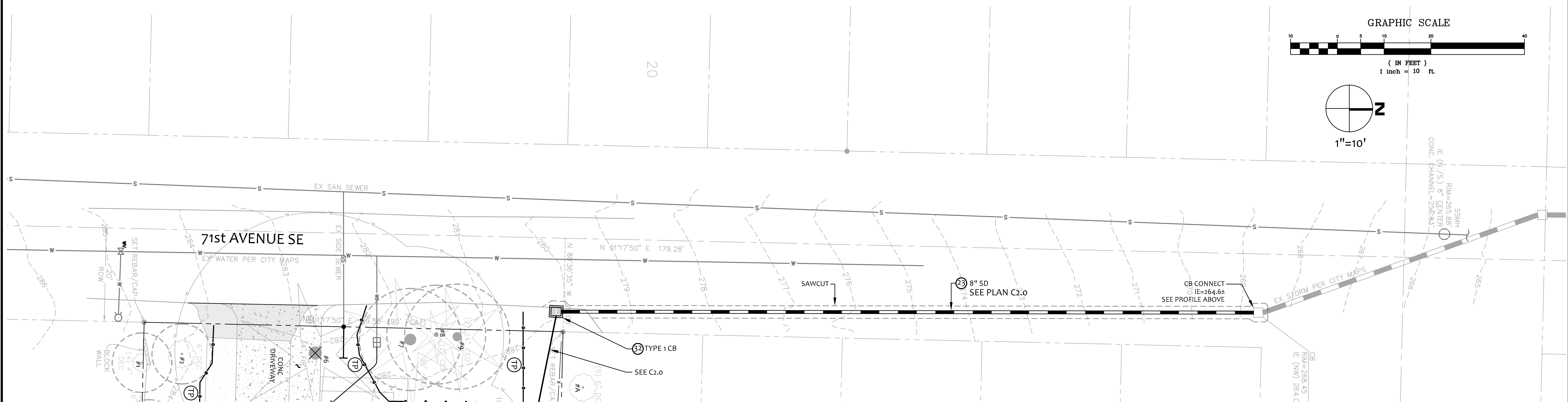
CIVIL ENGINEERING SOLUTIONS
 2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAWING NO:
C2.0
 2720 RESIDENCE
 2720 71st AVENUE SE, MERCER ISLAND, WA 98040
 APN 217450-1915



71ST AVE SE STORM DRAIN

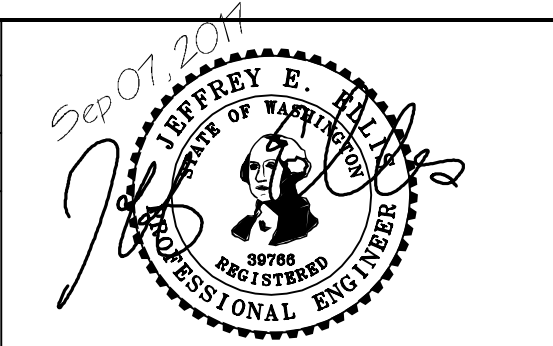
SCALE: H 1"=10'
SCALE: V 1"=5'



NO.	DATE	BY	REVISIONS

APPLICANT:
SHERRY

DATE: Sep 07, 2017
JOB# 1643
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

71st AVE SE STORM DRAIN
2720 RESIDENCE
2720 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.1
APN 217450-1915

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDED #20150127001215)
 LOTS 20, 21 AND 22 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

HELD BEARING N 89°29'46" W ALONG S.E. 24TH ST, AS SHOWN HEREON, AND PER REFERENCE 1

REFERENCES

1. R.O.S. PER K.C.R.N. 20061213900004
2. R.O.S. PER K.C.R.N. 9001189001 (ALIGNMENT OF S.E. 27TH ST)
3. HEDLUND S.P. PER K.C.R.N. 7709099012
4. R.O.S. PER K.C.R.N. 20070629900010
5. PLAT OF EAST SEATTLE PER VOL. 3, PG 22&23 KING COUNTY WA

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 217450-1915
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,943 ± S.F. (0.21 ± ACRES) - 9,000 S.F. PER KING COUNTY ASSESSOR'S
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.

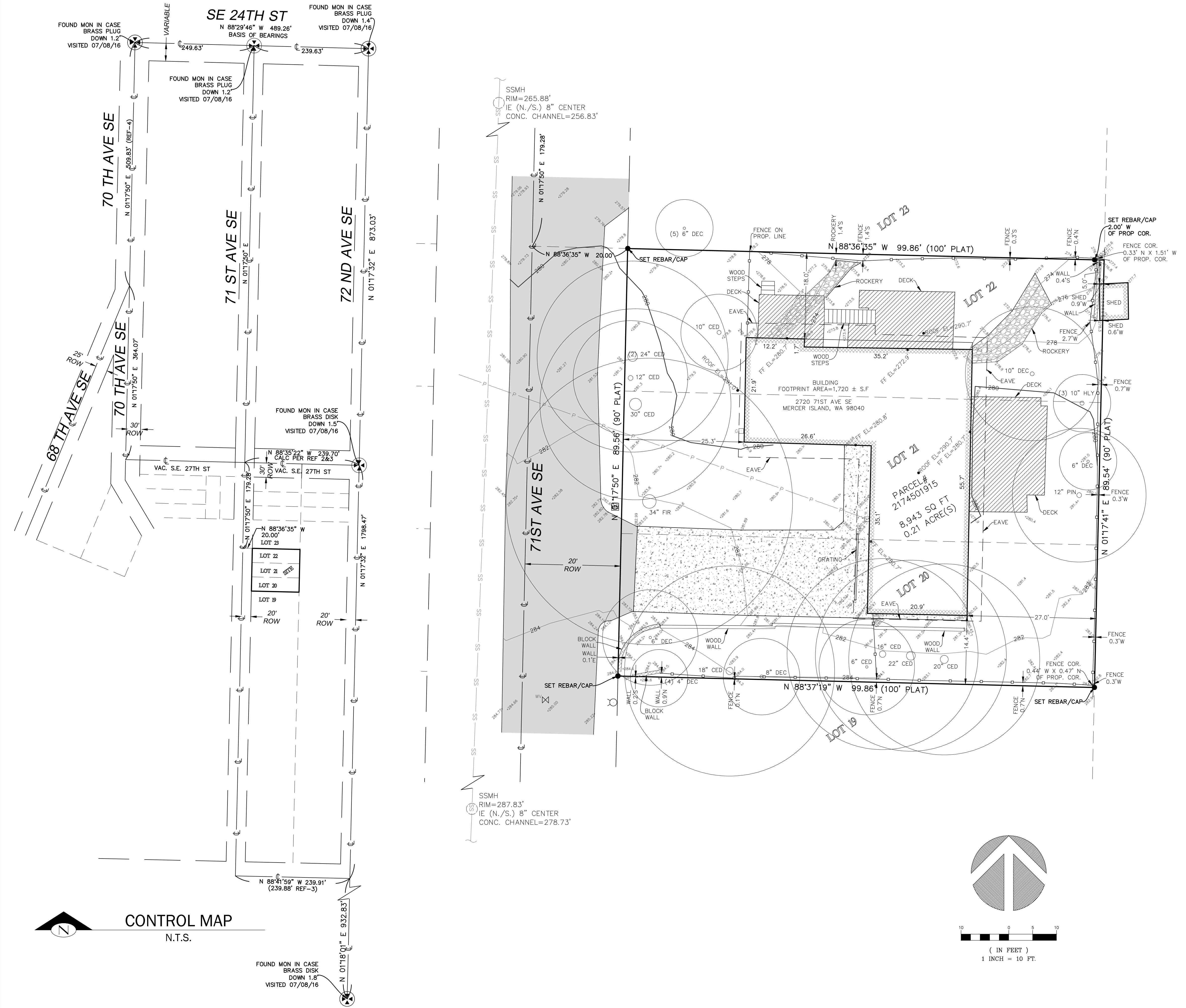
LEGEND

- | | | | |
|--|-------------------|--|--------------------------|
| | ASPHALT SURFACE | | MAILBOX (RESIDENTIAL) |
| | BUILDING | | MONUMENT IN CASE (FOUND) |
| | CENTERLINE ROW | | POWER METER |
| | CONCRETE SURFACE | | POWER (OVERHEAD) |
| | CONCRETE WALL | | REBAR & CAP (SET) |
| | DECK | | ROCKERY |
| | FENCE LINE (WOOD) | | SEWER LINE |
| | FIRE HYDRANT | | SEWER MAINTENANCE |
| | GAS METER | | TREE (AS NOTED) |
| | | | WATER VALVE |

VICINITY MAP
N.T.S.



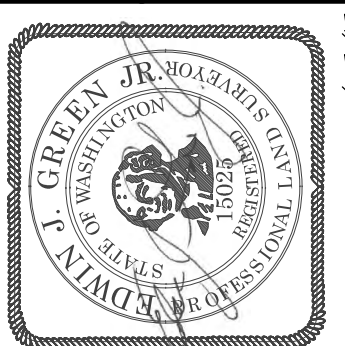
TOPOGRAPHIC & BOUNDARY SURVEY



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NW 1/4 SEC 12, TWP. 24 N., RGE 04 E., W.M.
PARCEL NO. 2174501915

TSENG RESIDENCE
2720 71ST AVE SE
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:	170719
DATE:	06/01/17
DRAFTED BY:	IDV-SMS
CHECKED BY:	EJG
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	