

GENERAL NOTES

- CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2021 IRC, 2021 WSEC, 2021 IMC, 2021 IFGC, 2021 IFC, 2021 UPC, 2021 IFMC, 2023 NEC, 2021 WASHINGTON STATE ENERGY CODE, 2017 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK
ROUGH OPENINGS/BACKLOG:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR. ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 2" GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
SMOKE DETECTORS: SMOKE & CARBON MONOXIDE DETECTORS THROUGHOUT NEW CONSTRUCTION.
NFPA 72 MONITORED FIRE ALARM SYSTEM:
A NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
FIRE BLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET, 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

2021 WSEC ENERGY CREDITS

CREDITS REQUIRED:
PROJECT IS NEW CONSTRUCTION WITH A HEATED AREA OF MORE THAN 1,500 SF AND LESS THAN 5,000 SF. THEREFORE IT IS A MEDIUM DWELLING UNIT AND 80 CREDITS ARE REQUIRED.

ENERGY EQUALIZATION CREDITS

CREDITS	SYSTEM TYPE	DESCRIPTION
3.0	4	HEAT PUMP THAT MEETS FEDERAL STANDARDS

SUMMARY OF TABLE R406.3 CREDITS

CREDITS	OPTION	DESCRIPTION
1.5	2.2	REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUSE MAX AT 50 PASCALS. WHOLE HOUSE VENTILATION REQMS MET W/ HEAT RECOVERY SYSTEM W/ MIN EFFICIENCY OF 0.75, MIN 108 CFM
0.5	3.3	AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN HSPF OF 9.5, HSPF2 8.1.
0.5	3.11	CONNECTED THERMOSTAT MEETING ENERGY STAR CERTIFIED SMART THERMOSTATS/EPA ENERGY STAR SPECIFICATIONS
0.5	4.1	HVAC EQUIP AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.2. ALL EQP AND DUCTS SHALL BE IN CONDITIONED SPACE, W/ CONTINUOUS AIR BARRIER AND BUILDING THERMAL ENVELOPE
2.0	5.6	ELECTRIC HEAT PUMP WATER HEATER MEETING TIER 3 OF NEEA

TOTAL CREDITS: 8.0

WHOLE HOUSE VENTILATION

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 108 CFM RUNNING CONTINUOUSLY PER 2021 IRC TABLES H1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND SOUND INSULATED. ALL SUPPLY AND RETURN DUCTS IN INTERIOR SPACES SHALL ALSO BE INSULATED FOR SOUND.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 8 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC R403.6.2.
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	7
HEATED SQUARE FOOTAGE	4,722.6 SF
CFM = 0.01(4,722.6 SF) + 7.5(7+1 BEDROOMS)=	108 CFM
PER TABLE 1505.4.3(1)	120 CFM
MINIMUM CONTINUOUS AIRFLOW (CFM)	108 CFM MIN.

ENERGY NOTES

CLIMATIC ZONE: ZONE #4C-MARINE
THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION
CODE: 2021 WSEC & 2021 IRC, WAC 51-11R
SPACE HEAT TYPE: ELECTRIC AIR SOURCE HEAT PUMP

INSULATION VALUES: PRESCRIPTIVE METHOD
WALLS: R-20 + R-5 CI OR R-13 + R-10 CI
FLAT CEILING/ATTICS: R-60
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACE): R-30
SLAB-ON-GRADE: R-10 FOR 4FT
WALLS BELOW GRADE: R-10/R-15R21 + R5 THERMAL BREAK
FENESTRATION U FACTOR: .30
SKYLIGHT U FACTOR: .50

PER WSEC R401.1, A CERTIFICATE IS REQUIRED TO BE POSTED IN AN APPROVED LOCATION. IT MUST INCLUDE THE FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT AND THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED.

AIR INFILTRATION:
MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.2 OF THE WASHINGTON STATE ENERGY CODE

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL:
WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUT RATING (4 MIL POLYETHYLENE), INSTALL CONTINUOUSLY.
UNDER SLAB: 10 MIL POLYETHYLENE.
CRAWLSPACE: 6 MIL POLYETHYLENE.

VENTILATION:
ATTICS WITH LOOSE FILL; N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE.

ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING:
ELECTRIC AIR SOURCE HEAT PUMP

TEMP. CONTROL:
FOR HEATING AND COOLING, THERMOSTAT SHALL BE ENERGY STAR CERTIFIED CONNECTED THERMOSTAT CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE AND 7-DAY PROGRAMMABLE.

DUCT INSULATION:
THERMALLY INSULATE ALL PLENUMS, DUCTS, AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3 OF THE 2021 WSEC.

A. ALL HEATING DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MIN OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED, AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
B. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. ALL PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, MUST BE HIGH-EFFICACY LAMPS, PER 2021 WSEC R404.1, AND MUST BE CONTROLLED PER 2021 WSEC R404.2.

ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 8 FOOT-CANDLES AT 30" ABOVE THE FLOOR

PIPE INSULATION:
ALL HOT WATER PIPES AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-6 MIN PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES:
ALL PLUMBING FIXTURES SHALL CONFORM TO WAC 51-56-0400
ALL TOILETS 1.28 GPM MAX URINALS 1.0 GPF MAX
SHOWERHEADS <1.8 GPM KITCHEN FAUCETS <1.8 GPM
LAVATORIES <1.2 GPM

WHOLE HOUSE VENTILATION:
SEE SEPARATE TABLE THIS PAGE

AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	26.71	190.10	5077.57
B	73.21	189.50	13873.30
C	1.00	188.00	188.00
D	1.67	189.50	316.47
E	24.83	191.00	4742.53
F	23.75	192.00	4560.00
G	9.00	189.80	1708.20
H	9.42	190.10	1790.74
I	2.00	190.10	380.20
J	17.13	191.62	3282.45
K	2.00	191.62	383.24
L	8.33	191.62	1596.19
M	8.79	191.62	1684.34
N	4.21	191.62	806.72
O	2.50	191.62	479.05
P	7.92	191.62	1517.63
Q	2.50	191.62	479.05
R	4.21	190.10	800.32
	229.18	3433.16	43666.00
	43666.00		
	190.53	Average Building Elevation	
	229.18		
	220.53	Max Build Height	

PROJECT DATA

PROJECT ADDRESS: 2434 73RD AVE SE
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 531510-0408

SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE, BUILD NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE ON THE EXISTING LOT, ALONG WITH ASSOCIATED SITEWORK AND GRADING.

ZONING: R-9.6
CONSTRUCTION TYPE: TYPE V B
FIRE PROTECTION: NFPA 13R FIRE SPRINKLER SYSTEM
NFPA72 MONITORED FIRE ALARM SYSTEM

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION

LOT AREA:
GROSS = 16,170.7 SF (PER SURVEY)
NET = 15,189.9 SF (- 980.8 ACCESS ESMNT)

SETBACKS:
FRONT YARD = 20'-0"
REAR YARD = 25'-0"
SIDE YARD (98.06' WIDTH) = 16.67' TOTAL = 5.56' EACH MIN.

LOT COVERAGE: 40% MAX = 6,079.1 SF
HARDSCAPE : 9% MAX = 1,367.8 SF
GROSS FLOOR AREA: 8,000SF OR 40% = 6,468.28 SF

LEGAL DESCRIPTION

LOT 10, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 51.21 FEET THEREOF; AND EXCEPT THE SOUTH 86.54 FEET OF THE LAST 134.87 FEET THEREOF.

TOGETHER WITH THE NORTH 12 FEET OF LOT 9 IN SAID BLOCK 5; EXCEPT THE EAST 134.87 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 30 FEET OF LOTS 7, 8, AND 9, BLOCK 5; EXCEPT THE PORTION OF SAID APPURTENANT EASEMENT LYING WITHIN THE MAIN TRACT.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS, ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

FIRE PROTECTION

1. NFPA 13R FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
2. NFPA 72 MONITORED FIRE ALARM SYSTEM
A NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED

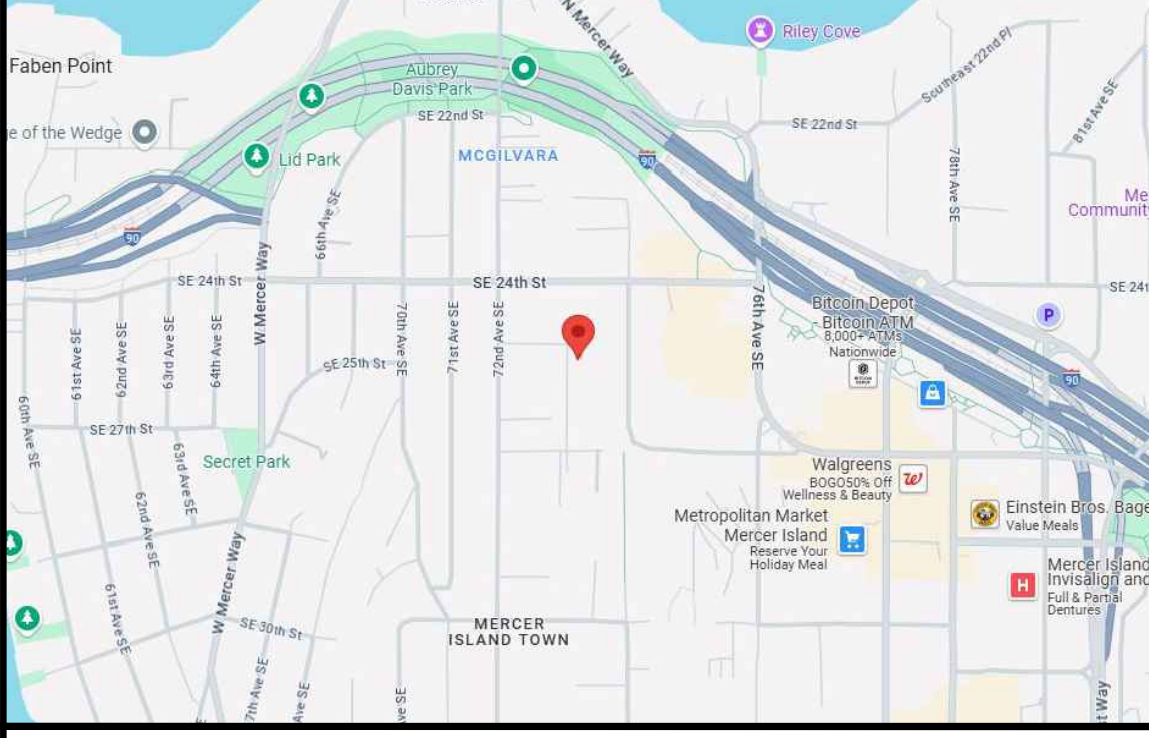
NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM SPIDIATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH THE NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

PROJECT TEAM

OWNER:	RKK CONSTRUCTION INC 3056 70TH AVE SE MERCER ISLAND, WA 98040 PHONE: 206.730.1237 CONTACT: JASON KOEHLER	CONTRACTOR:	RKK CONSTRUCTION INC 3056 70TH AVE SE MERCER ISLAND, WA 98040 PHONE: 206.730.1237 CONTACT: JASON KOEHLER
ARCHITECT:	STURMAN ARCHITECTS, INC. 9 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN	STRUCTURAL:	MYERS ENGINEERING 3206 50TH STREET COURT SUITE 210-B GIG HARBOR, WA 98335 PHONE: 253.858.3248 CONTACT: MARK MYERS
SURVEYOR:	CRONES LAND SURVEYING 23808 190TH AVE SE KENT, WA 98042 PHONE: 425.432.5930 CONTACT: JAMES D. CRONES	CIVIL:	CIVIL ENGINEERING SOLUTIONS 701 N 36 TH STREET SEATTLE, WA 98103 PHONE: 206.930.0342 CONTACT: DUFFY ELLIS
ARBORIST:	TREE SOLUTIONS, INC 2940 WESTLAKE AVE N #200 SEATTLE, WA 98109 PHONE: 206.528.4670 CONTACT: JULIAN GARCIA	GEOTECH:	EARTH SOLUTIONS NW LLC 15365 NE 90TH STREET SUITE 100 REDMOND, WA 98052 PHONE: 425.449.4704

VICINITY MAP



SHEET INDEX

A1.0 PROJECT DATA	A1.2 LOWER FLOOR PLAN	S1 PROJECT DATA
A1.1 SITE PLAN	A2.1 MAIN FLOOR PLAN	S2 FOUNDATION PLAN
A1.2 SURVEY	A2.2 ROOF PLAN	S3 MAIN FLOOR FRAMING PLAN
C1.0 TESC PLAN	A2.3 REFLECTED CEILING PLAN/ FAR DIAGRAM	S4 ROOF FRAMING PLAN
C1.2 TESC NOTES AND DETAILS	A3.0 BUILDING ELEVATIONS	S5 STRUCTURAL DETAILS
C2.0 DRAINAGE/CIVIL PLAN	A3.1 BUILDING ELEVATIONS	S6 STRUCTURAL DETAILS
C2.1 PERLUM OFFSITE STORM	A4.0 BUILDING SECTIONS	
C3.5 STORMWATER BMP DETAILS	A4.1 BUILDING SECTIONS	
C4.0 DETENTION PROFILE AND DETAIL	A5.0 WALL SECTIONS	

TREE INVENTORY

EXISTING TREES			
NUMBER	SPECIES	DBH	RETAINED?
679	WESTERN RED CEDAR	11.7	REMOVE
680	LELAND CYPRESS	17.2	YES
A	DOUGLAS FIR	17.0	YES
B	OREGON ASH	11.0	YES
C	SAUCER MAGNOLIA	12.9	YES

ONE TREE REMOVAL (TREE 2) PROPOSED AS PART OF THIS PROJECT DUE TO CIVIL DRAINAGE REQUIREMENTS. TREE RETENTION RATE OF 50% EXCEEDS RETENTION REQUIREMENT OF 30%

REMOVAL OF ONE 10" DBH TREE REQUIRES 2 REPLACEMENT TREES PER MMC 19.10.070

REPLACEMENT TREES		
NUMBER	SPECIES	SIZE
03	WESTERN RED CEDAR	6" TALL
04	WESTERN RED CEDAR	6" TALL

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

NOTE:
ALL REPLACEMENT TREES ARE AND SHALL BE MINIMUM 8' FROM SEWER MAIN AND MINIMUM 10' FROM EACH OTHER OR EXISTING TREES. ALL REPLACEMENT TREES ARE TO BE PLANTED IN ACCORDANCE WITH MICC 19.10.070. TREES SHALL BE PRIMARILY NATIVE TO THE PNW. CONIFEROUS TREES SHALL BE AT LEAST 6" TALL. DECIDUOUS TREES SHALL BE AT LEAST 1.5" IN CALIPER.

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA: 16,170.7 SF PER SURVEY
PAVED AREA OF ACCESS EASEMENT NOT USED BY THIS LOT: 980.8 SF
NET LOT AREA: 15,189.9 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
PROPOSED LOT COVERAGE	4,019.0 SF	1,653.8 SF	5,672.8 SF	37.3%
% ALLOWED LOT COVERAGE			6,076.0 SF ALLOWABLE	40%

HIGHEST EL.: 202.7'
LOWEST EL.: 180.8'
ELEVATION DIFFERENCE= 21.9'

21.9' DIVIDED BY 164.9' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .133

LOT SLOPE IS 13.3%, WHICH IS LESS THAN 15% THUS LOT COVERAGE ALLOWED IS 40%.

403.2 SF OF UNUSED LOT COVERAGE MAY BE USED FOR HARDSCAPE

HARDSCAPE	PAVER PATH	CONC PATHS	WALLS	STEPS	DECKS	TOTAL HARDSCAPE	% HARDSCAPE
PROPOSED HARDSCAPE	72.0 SF	144.0 SF	166.5 SF	45.1 SF	287.3 SF	714.9 SF	4.7%
% ALLOWED HARDSCAPE						1,367.1 SF ALLOWABLE	9%
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE						403.2 SF	2.7%
TOTAL ALLOWED HARDSCAPE						1,770.3 SF ALLOWABLE	11.7%

BUILDING AREA

	LOWER FLOOR	MAIN FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	GRAND TOTAL	COVERED DECKS
PROPOSED HOUSE:	2,178.0 SF	2,544.6 SF	4,722.6 SF	578.8 SF	5,301.4 SF	958.7 SF

GROSS FLOOR AREA (GFA)

	PROPOSED FLOOR AREA
UPPER FLOOR	N/A
MAIN FLOOR	2,527.3 SF
LOWER FLOOR	2,178.1 SF
GARAGE	578.3 SF
COVERED DECKS	310.0 SF
BASEMENT EXCLUSION	N/A
12'-16" CEILING	566.6 SF
16+ CEILING	152.5 SF
STAIRCASE CREDIT	-80.7 SF
TOTAL GROSS FLOOR AREA	6,232.1 SF

SEE A2.3 FOR DIAGRAM OF CEILING HEIGHT BREAKDOWN

GROSS LOT AREA	16,170.7 SF
ALLOWED MAX. % GFA COVERAGE	40.0 % OR 8,000 SF
ALLOWED GROSS FLOOR AREA	6,468.28 SF
PROPOSED GROSS FLOOR AREA	6,232.1 SF
PROPOSED % GFA COVERAGE	38.5%

REVISIONS:

NO. 1	DATE	DESCRIPTION

PLOT DATE: 11/7/2025

DRAWN BY: JM, LG

CHECKED BY: BJS

SHEET

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 9/9/2025

STURMAN ARCHITECTS

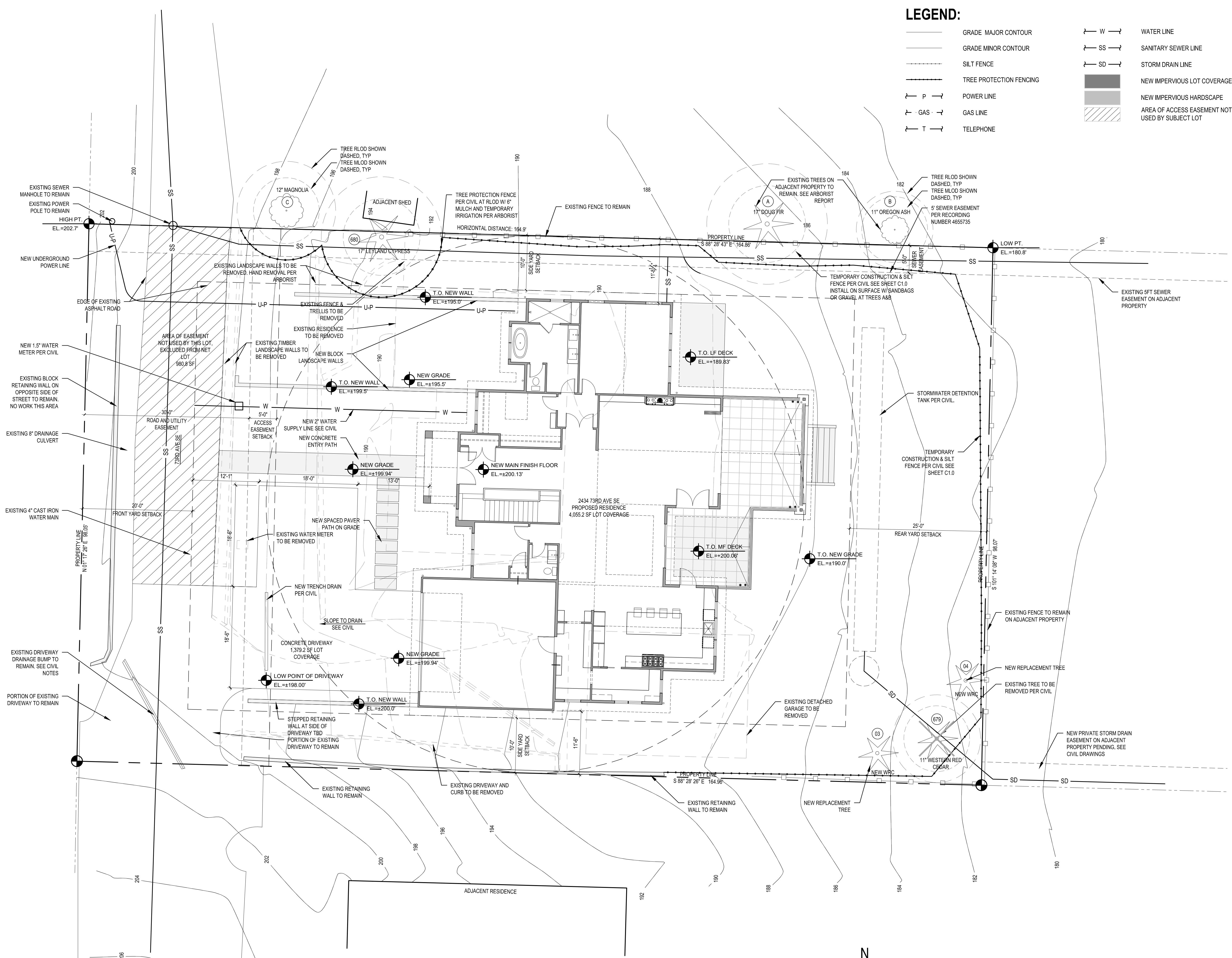
REGISTERED ARCHITECT
BRADLEY STURMAN
STATE OF WASHINGTON
TEL: 425-451-7003

www.sturmanarchitects.com
All Rights Reserved
© 2025

RKK 73RD PERMIT SUBMITTAL
2434 73RD AVE SE
MERCER ISLAND, WA 98040

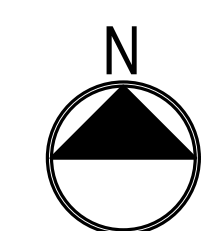
PROJECT INFO

A1.0



LEGEND:

- GRADE MAJOR CONTOUR
- GRADE MINOR CONTOUR
- - - SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- GAS — GAS LINE
- T — TELEPHONE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- NEW IMPERVIOUS LOT COVERAGE
- NEW IMPERVIOUS HARDSCAPE
- ▨ AREA OF ACCESS EASEMENT NOT USED BY SUBJECT LOT



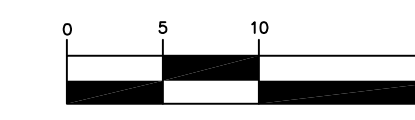
SITE PLAN
 SCALE: 1/8" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 9/9/2025

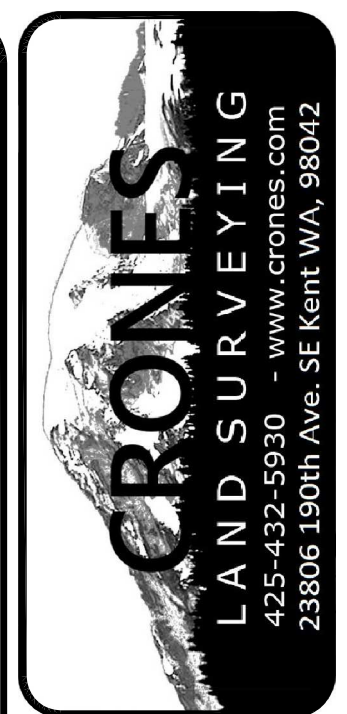
THAT PORTION OF THE NE 1/4, NW 1/4, SECTION 12 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

SE 24TH ST.

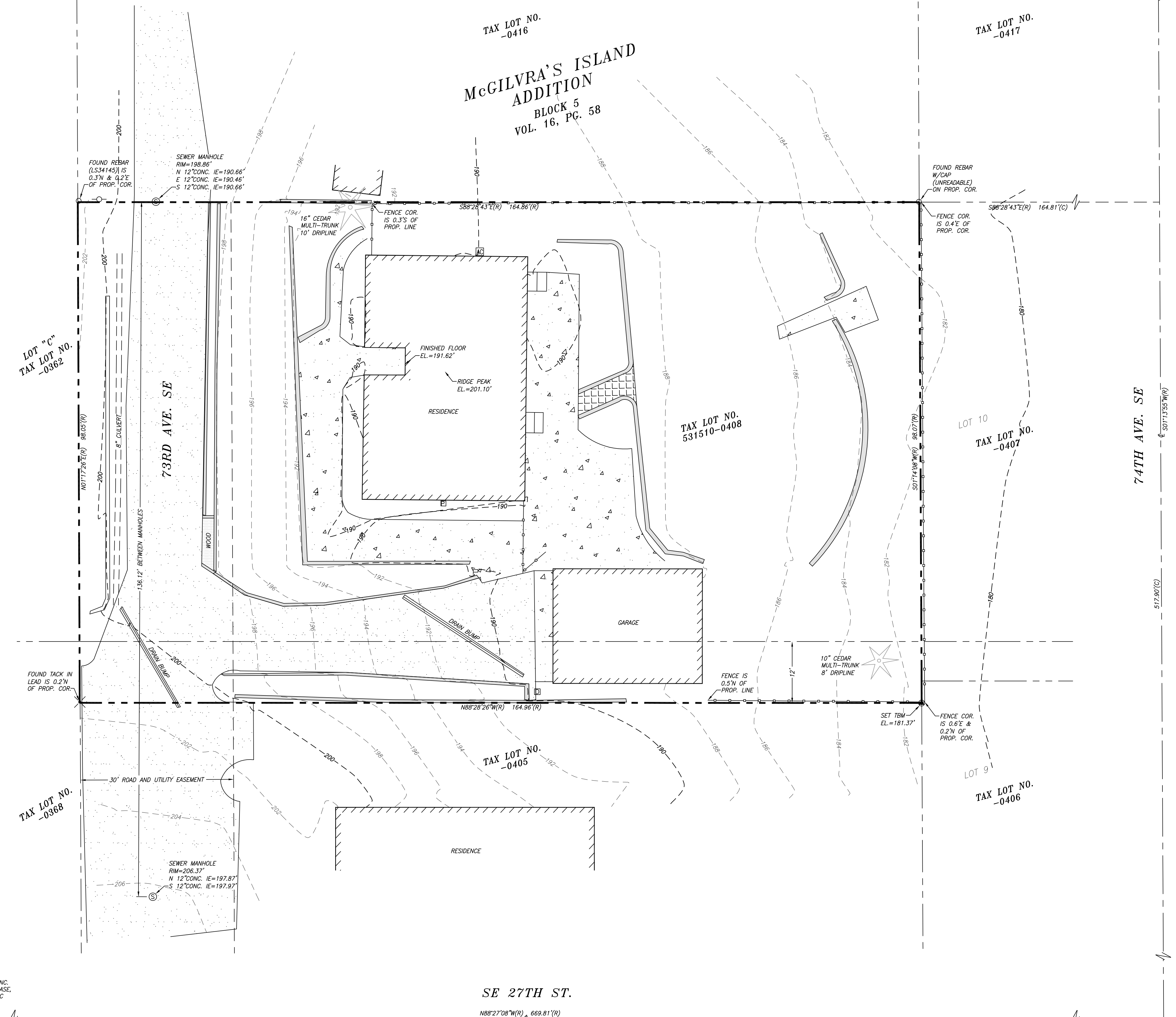
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



JASON R. KOEHLER
LOT SURVEY
TOPOGRAPHIC SURVEY
KING COUNTY
WASHINGTON



LEGEND:

- FOUND MONUMENT, AS SHOWN
- FOUND NAIL & DISK, AS SHOWN
- ✕ FOUND TACK IN LEAD, AS SHOWN
- ▲ SET NAIL & DISK, LS 29537
- ⊕ TBM TEMPORARY BENCHMARK
- (R) INDICATES VALUE OF RECORD PER ROS (258/102)
- (C) INDICATES CALCULATED VALUE
- POWER POLE
- ⊙ SEWER MANHOLE
- ▣ YARD DRAIN
- ⊞ POWER METER
- ⊞ MAILBOX
- WOOD FENCELINE
- ★ CONIFEROUS TREE

LEGAL DESCRIPTION:

LOT 10, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 51.21 FEET THEREOF; AND EXCEPT THE SOUTH 86.54 FEET OF THE EAST 134.87 FEET THEREOF.
TOGETHER WITH THE NORTH 12 FEET OF LOT 9 IN SAID BLOCK 5; EXCEPT THE EAST 134.87 FEET THEREOF.
TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 30 FEET OF LOTS 7, 8 AND 9, BLOCK 5; EXCEPT THE PORTION OF SAID APPURTENANT EASEMENT LYING WITHIN THE MAIN TRACT.

VERTICAL DATUM:

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON FOUND CONCRETE MONUMENT IN CASE, BRASS DISC WITH PUNCH, LOCATED AT THE JUNCTION OF SE 27TH STREET AND 72ND AVENUE SE. ELEVATION = 259.04', NAD83.
SET AN ONSITE TEMPORARY BENCHMARK: PK NAIL SET IN GROUND, ALSO BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 181.37 FEET.
CONTOUR INTERVAL: 2 FOOT.

NOTES:

FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A LEICA TCPR 1200 TOTAL STATION USING TRAVERSE METHODS AND TOPCON GRS GPS EQUIPMENT THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.
THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN, TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY INTENDED. ITS USE DOES NOT EXTEND TO, AND IS NOT AUTHORIZED FOR USE BY, ANY UNNAMED PERSON OR PERSONS. THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION AND RECERTIFICATION BY THIS SURVEYOR TO ANOTHER PARTY.
ALL FOUND SURVEY EVIDENCE WAS VISITED ON THE DATE OF THIS SURVEY UNLESS OTHERWISE NOTED.
COPYRIGHT BY CRONES SURVEYING, INC.

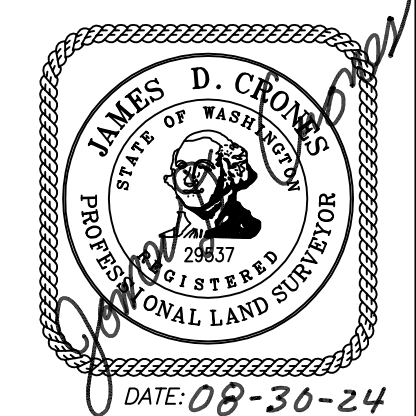
SITE ADDRESS:
2434 73RD AVE. SE
MERCER ISLAND, WA 98040

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF JASON R. KOEHLER, IN AUGUST, 2024.

JAMES D. CRONES
L.S. 29537

James D. Cronos



Revisions

Drawing Date	08/30/2024
Scale	1" = 10'
Surveyed	SC/GK
Drawn	RJR
Checked	JJC
Filename	KOEHL-03A-TOPO.DWG

THAT PORTION OF THE NE 1/4, NW 1/4, SECTION 12 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

TREE PROTECTION AREA (TPZ)

KEEP OUT!

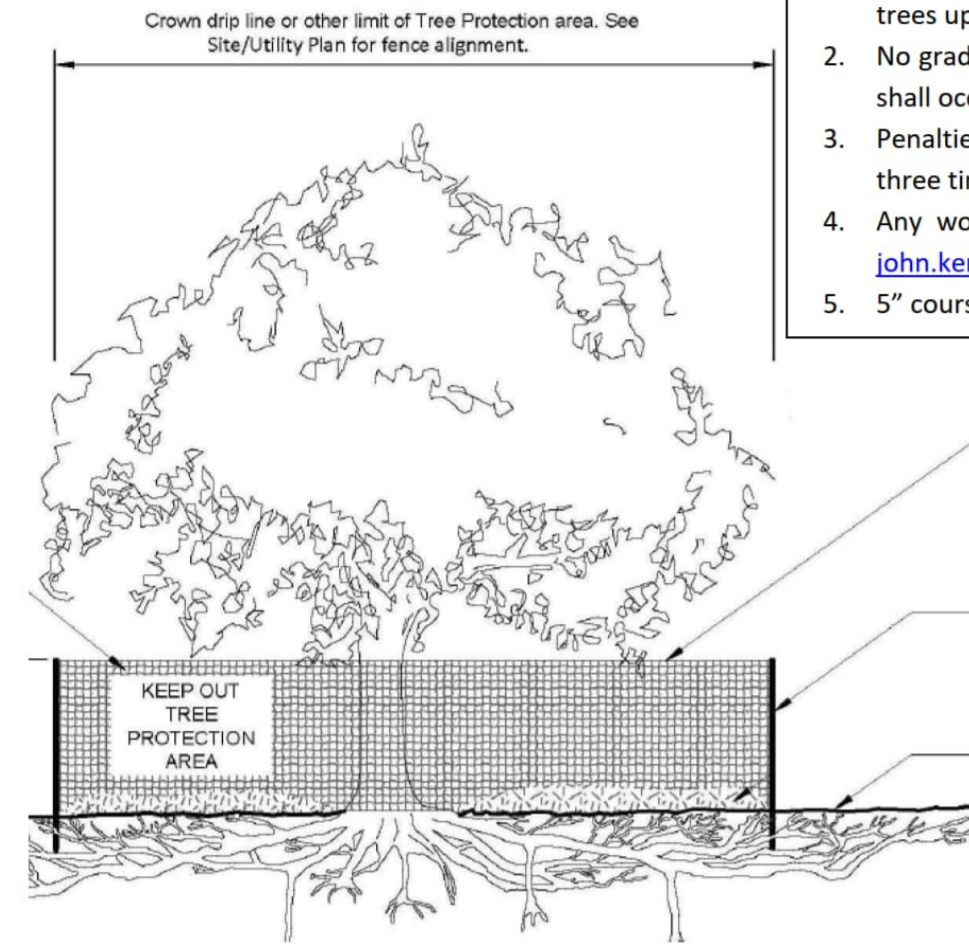
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

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



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

2" x 6" steel posts or approved equal

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

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

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE) (SF)	
STABILIZED CONSTRUCTION ENTRANCE (CE)	
CATCH BASIN INLET PROTECTION (IP)	
TREE PROTECTION FENCING (TP)	
STRAW WATTLES (SW)	USE AS NEEDED
MULCHING (MU)	USE AS NEEDED

LEGAL DESCRIPTION

LOT 10, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 51.21 FEET THEREOF; AND EXCEPT THE SOUTH 86.54 FEET OF THE EAST 134.87 FEET THEREOF.

TOGETHER WITH THE NORTH 12 FEET OF LOT 9 IN SAID BLOCK 5; EXCEPT THE EAST 134.87 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 30 FEET OF LOTS 7, 8 AND 9, BLOCK 5; EXCEPT THE PORTION OF SAID APPURTENANT EASEMENT LYING WITHIN THE MAIN TRACT.

ORGANIC SOIL REQUIREMENT

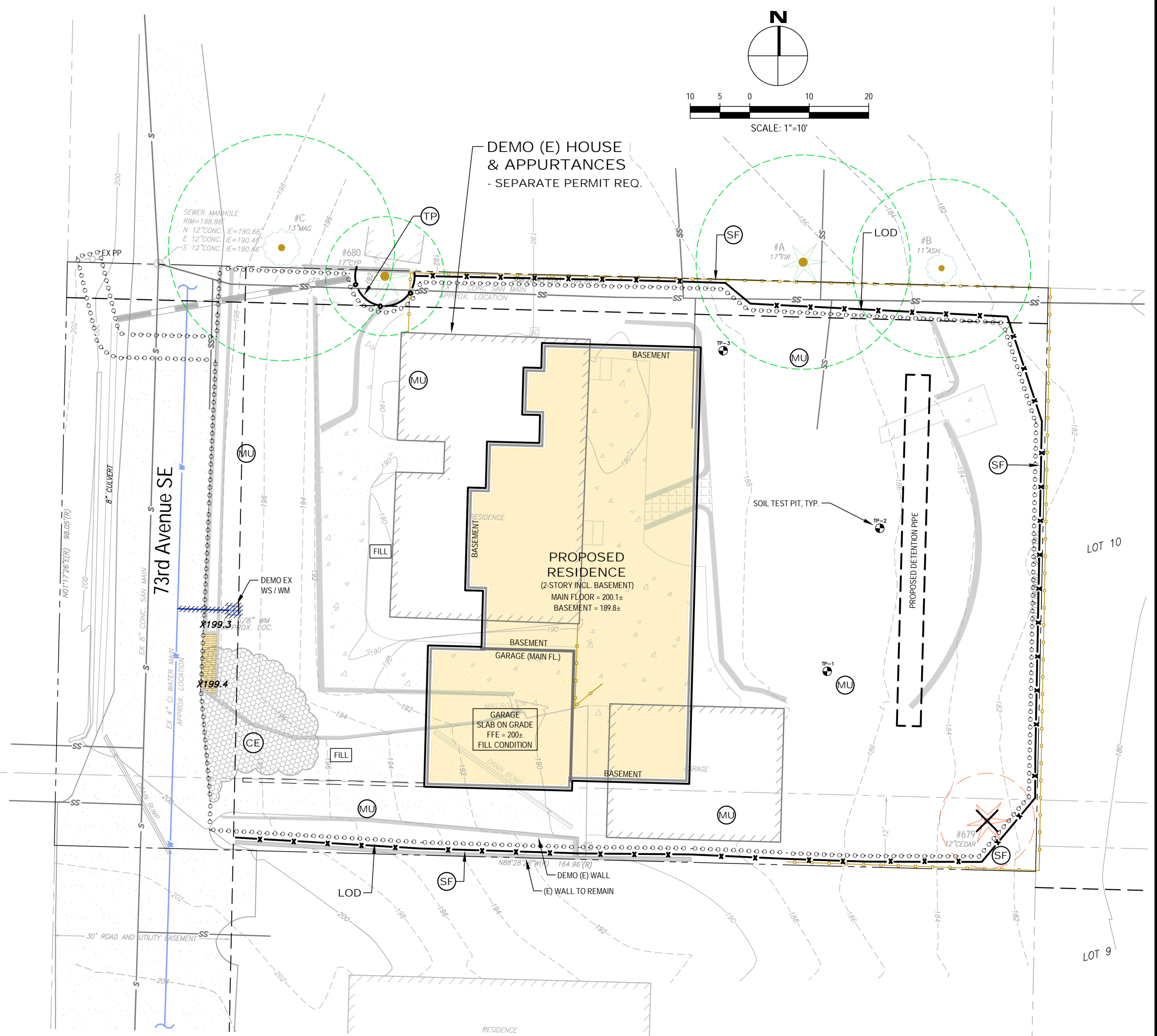
MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL INSPECTION REQUIRED BY ENGINEER

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

SOIL AMENDMENT REQUIRED

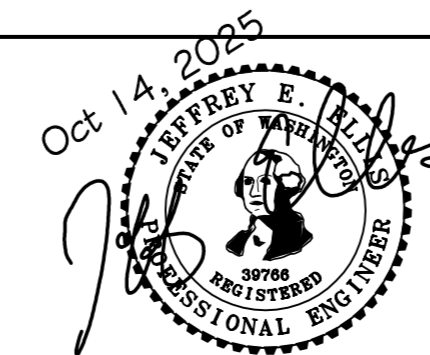
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.



NO.	DATE	BY	REVISIONS

APPLICANT
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040
206-236-2920

DATE: Oct 14, 2025
JOB# 2116
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

701 N 36TH STREET SEATTLE, WA 98103
206.930.0342 DUFFY@CESOLUTIONS.WA

**TESC PLAN
TREE RETENTION PLAN**

RKK 73rd HOUSE
2434 73rd AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:

C1.0

APN 531510-0408

MINIMUM 10% ORGANIC -
COMPOST & MULCH SOIL REQUIRED

SANITARY SEWER IMPROVEMENTS

- 1 -
- 2 - 6" SDR 35 PVC SANITARY SEWER(S) @ 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.

WATER IMPROVEMENTS

- 10 - RESIDENTIAL 1" WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A
- 11 - 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 PIPE KEY NOTES

- 20 - 4" STORM DRAIN (3034 PVC) @ MIN 1% GRADE. USE HDPE DUAL WALL OR EQUIVALENT WHEN PIPE COVER <24" IN PAVED AREAS.
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE
- 22 - 6" STORM DRAIN (3034 PVC) @ MIN 2% GRADE. USE HDPE DUAL WALL OR EQUIVALENT WHEN PIPE COVER <24" IN PAVED AREAS.
- 23 -
- 24 -
- 25 -

STORM STRUCTURE KEY NOTES

- 30 - TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH. PROVIDE RISOR WITH TURNED-DOWN ELBOW FOR IMPROVED WATER QUALITY FUNCTION.
- 31 -
- 32 -
- 33 -
- 34 -
- 35 -
- 36 - 6" WIDE NDS DURASLOPE CHANNEL DRAIN KIT OR EQUAL. CLASS B VEHICLE RATED GRATE.
- 38 -
- 37 - PRIVATE STORM CLEANOUT. PROVIDE PROTECTIVE COVER IF WARRANTED.
- 39 -
- 40 -
- 41 - 54" ID TYPE 2 MH CONTROL STRUCTURE WITH SOLID LID. SEE ALL DETAILS AND PROFILE C4.0.
- 43 -
- 46 -
- 47 - DETENTION PIPE: ALUMINIZED CMP @ 0.5% GRADE. SEE PLAN FOR SIZE AND CONFIGURATION. SEE PROFILE, NOTES, AND DETAILS ON C4.0.
- 48 -

STORM BMP'S

- 50 - COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- 51 -
- 52 -
- 53 -
- 54 -
- 55 -
- 56 -
- 57 -
- 58 -

SOILS

SEE NOV. 2024 REPORT BY EARTH SOLUTIONS NW
SITE UNDERLAIN BY GLACIAL TILL
INFILTRATION IS NOT RECOMMENDED

SURVEYOR

TOPOGRAPHIC SURVEY BY:
CRONES LAND SURVEYING
23806 190th AVENUE SE
KENT, WA 98042
PHONE 425-432-5930
www.crones.com

VERTICAL DATUM

SEE SURVEY

LEGAL DESCRIPTION

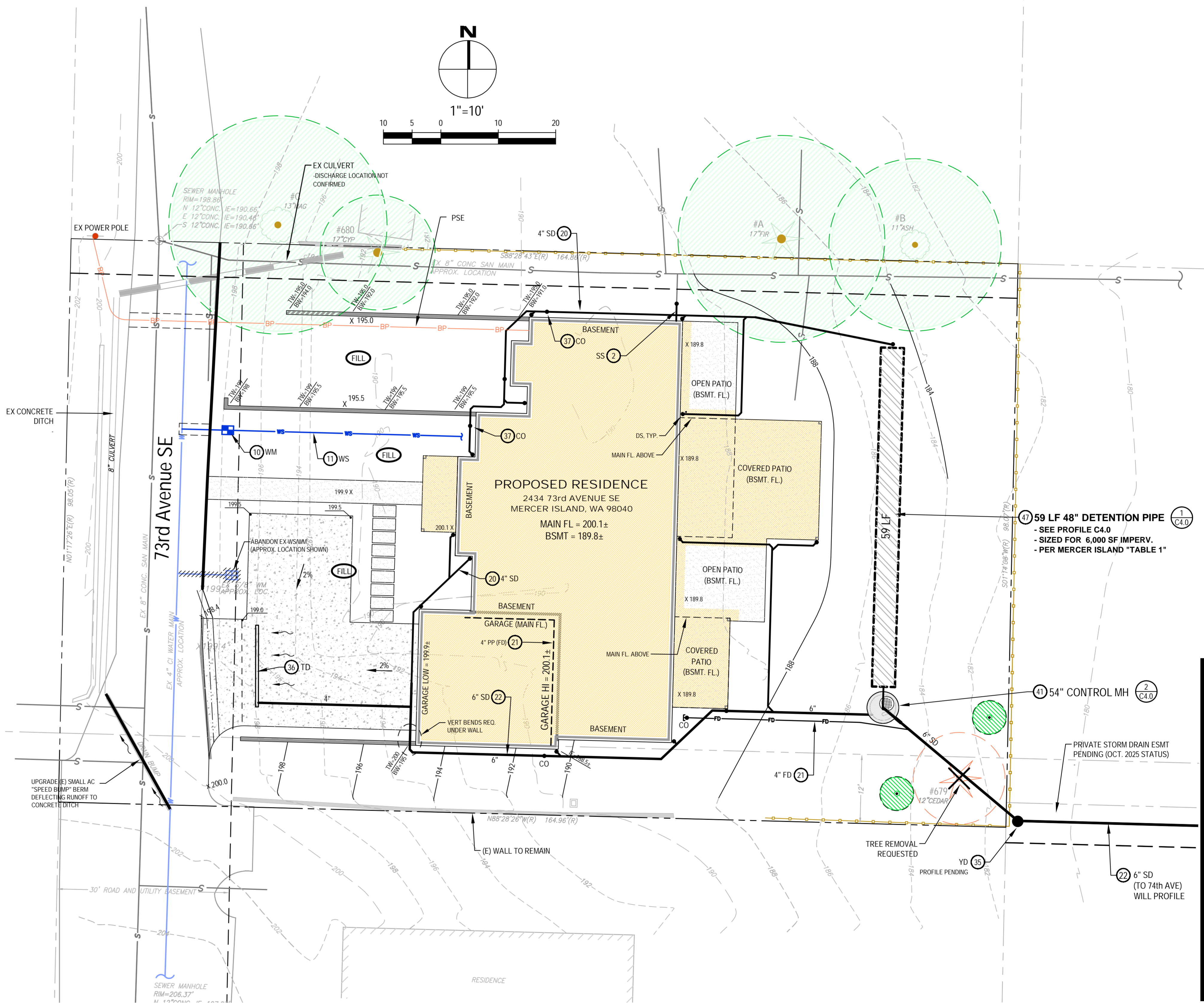
SEE C1.0

SOIL AMENDMENT REQUIRED

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

SOIL CERTIFICATION REQUIRED

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

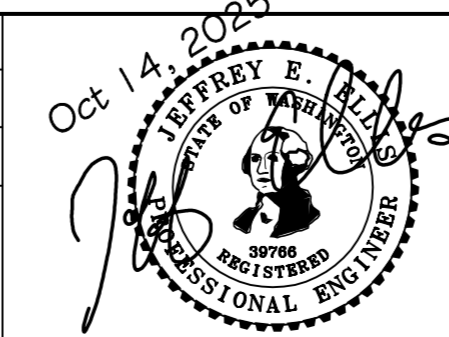


MATCH LINE - SEE C2.1

NO.	DATE	BY	REVISIONS

APPLICANT
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040
206-236-2920

DATE: Oct 14, 2025
JOB# 2116
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

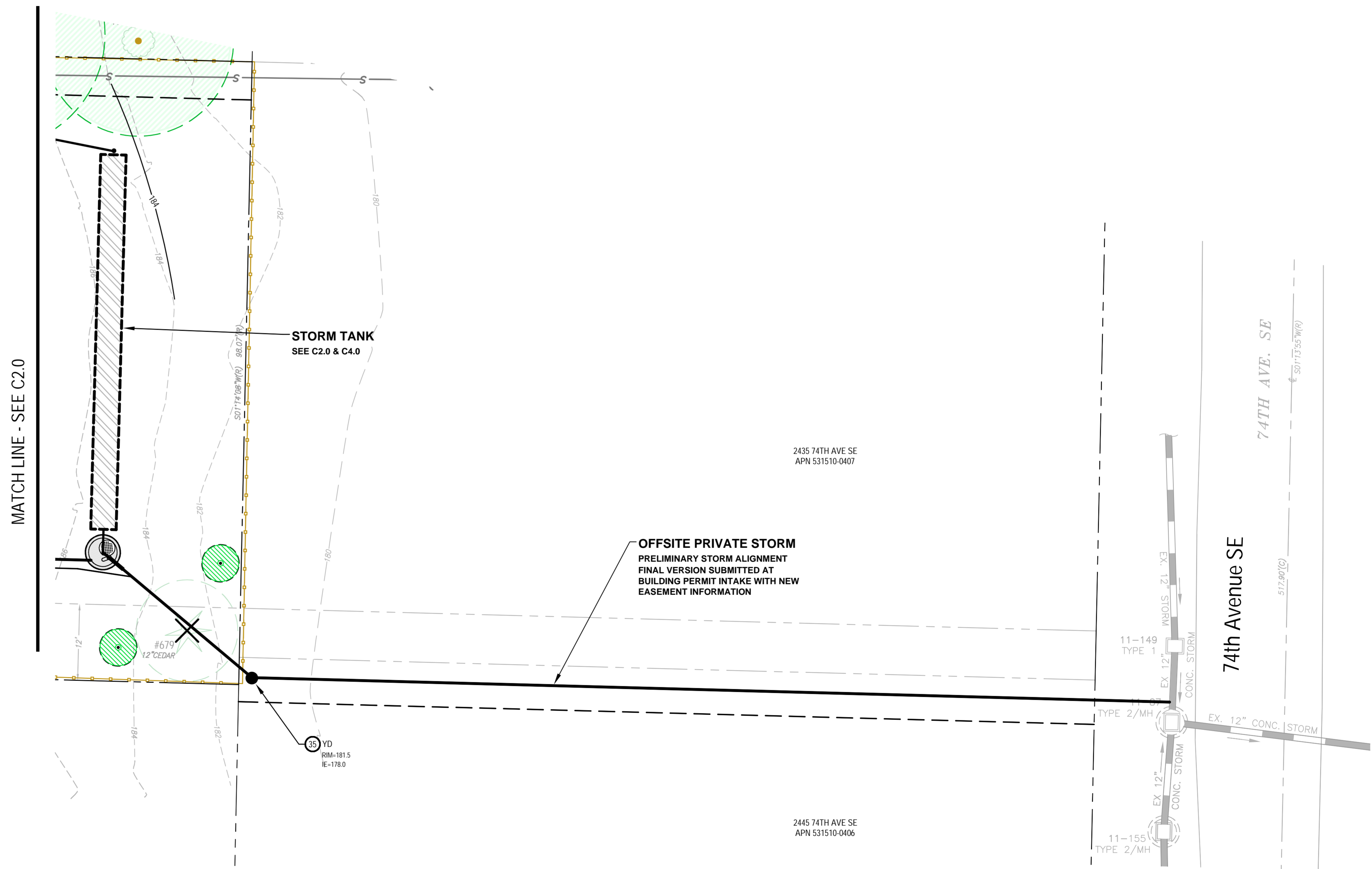


CIVIL ENGINEERING SOLUTIONS
701 N 36TH STREET
206-930-0342
SEATTLE, WA 98103
DUFFY@CESOLUTIONS.WA

DRAINAGE / CIVIL PLAN WEST
RKK 73rd HOUSE
2434 73rd AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 531510-0408

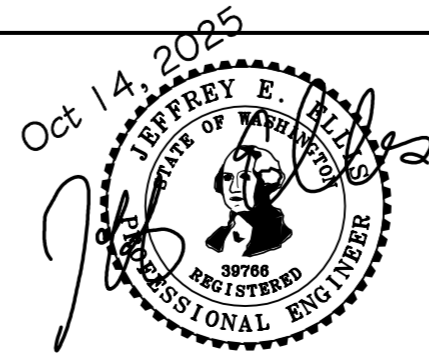
MINIMUM 10% ORGANIC -
COMPOST & MULCH SOIL REQUIRED



NO.	DATE	BY	REVISIONS

APPLICANT
 JASON KOEHLER
 RKK CONSTRUCTION
 3056 70th AVENUE SE
 MERCER ISLAND, WA 98040
 206-236-2920

DATE: Oct 14, 2025
 JOB# 2116
 DRAFTED: DE DESIGN: DE
 DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
 701 N 36TH STREET SEATTLE, WA 98103
 206.930.0342 DUFFY@CESOLUTIONS.US

PRELIMINARY OFFSITE STORM EAST
 RKK 73rd HOUSE
 2434 73rd AVE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.1
 APN 531510-0408

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

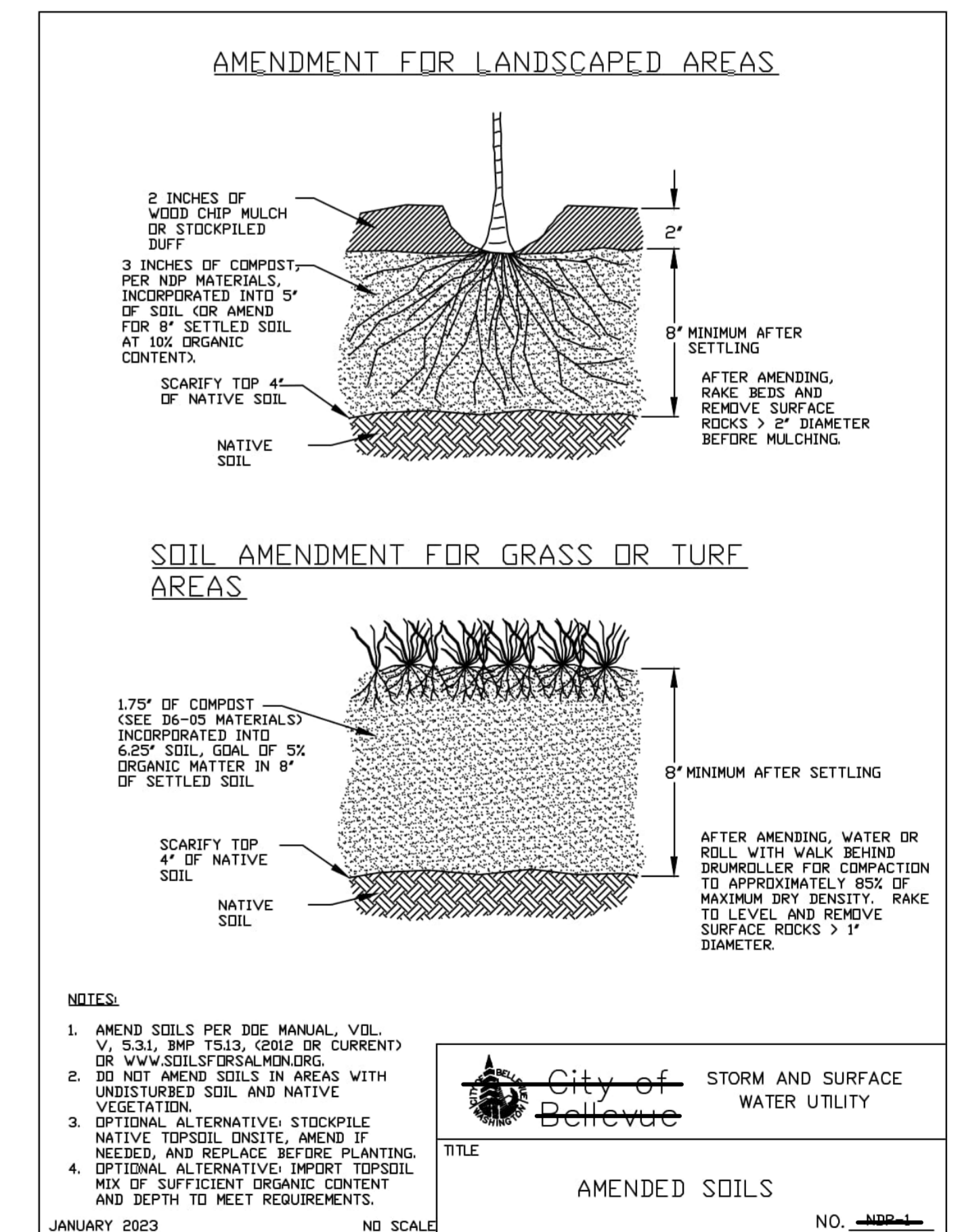
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

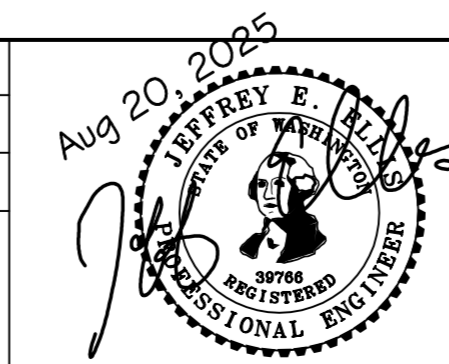
COMPOST AMENDED SOIL SPEC



NO.	DATE	BY	REVISIONS

APPLICANT:
 ARTOUSH FANAIYAN
 ARTOUSH CONSTRUCTION AND REMODELING
 13101 NE 50th STREET
 BELLEVUE, WA
 (425) 890-9995

DATE: Aug 20, 2025
 JOB# 2126
 DRAFTED: SS DESIGN: SS
 DIGITAL SIGNATURE



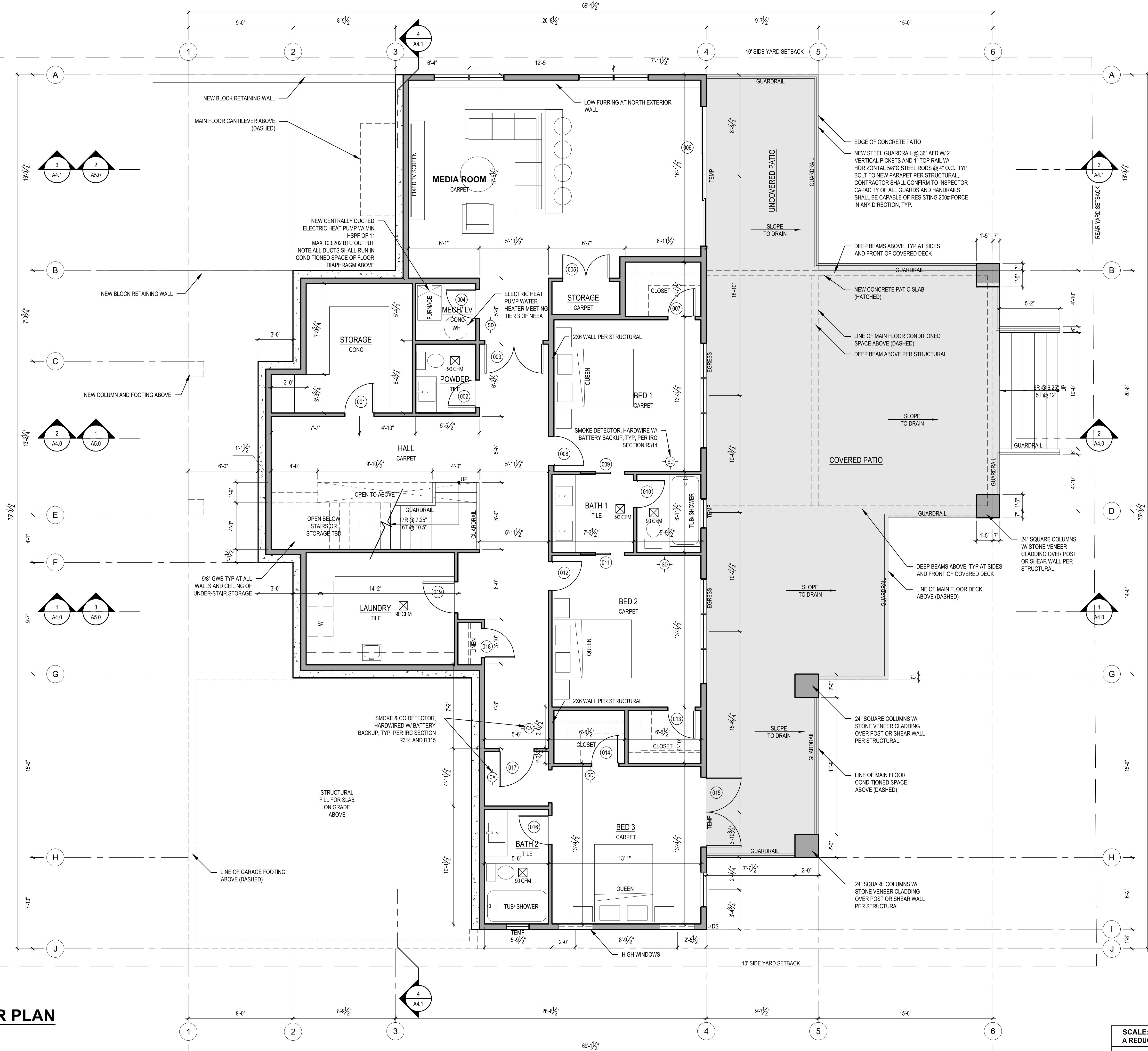
CIVIL ENGINEERING SOLUTIONS
 701 N 36TH STREET SEATTLE, WA 98103
 206.930.0342 DUFFY@CESOLUTIONS.WA

BMP DETAILS
 PROPOSED RESIDENCE
 3427 72nd PLACE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
 APN 130030-1391

- LEGEND:**
- NEW WALL
 - OVERHEAD LINWORK
 - SMOKE DETECTOR PER IRC SECTION R314
 - SMOKE & CO DETECTOR PER IRC SECTIONS R314 AND R315
 - HEAT ALARM DETECTOR INTERCONNECTED W/ SMOKE ALARMS PER IRC SECTION R314.2.3

- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH @ (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL
 1/2" THK GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS. JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314-JOINTS FIN



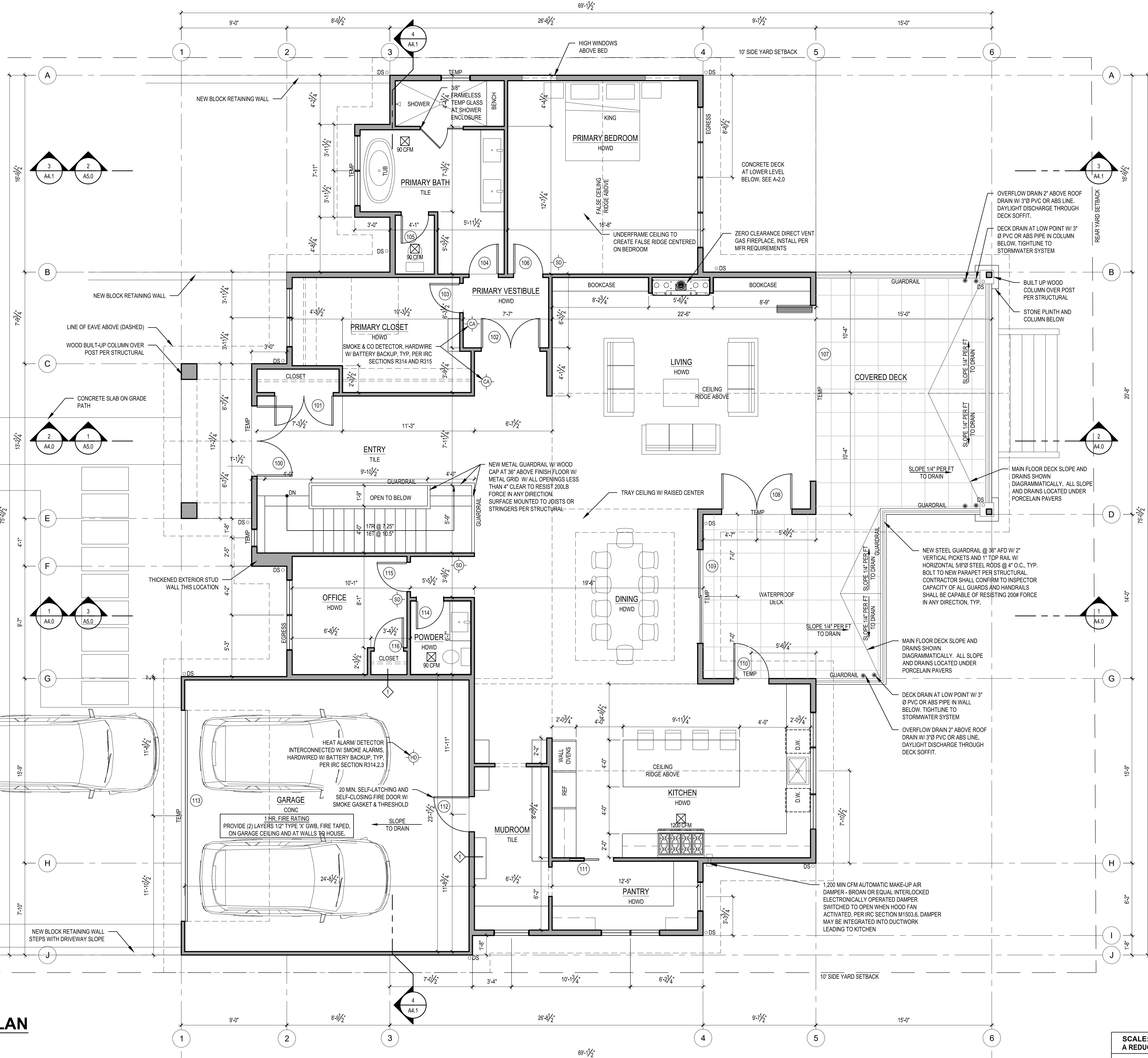
- PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
 - ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 5 FOOTCANDLES AT 30" ABOVE THE FLOOR.
 - AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.
 - SOUND BATTS AT ALL BEDROOMS TO PUBLIC WALLS AND BATH/LAUNDRY ROOMS. SOUND BATTS IN FLOOR DIAPHRAGM BETWEEN MAIN AND LOWER.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 8/8/2025

LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- LEGEND:**
- NEW WALL
 - OVERHEAD LINework
 - SMOKE DETECTOR PER IRC SECTION R314
 - SMOKE & CO DETECTOR PER IRC SECTIONS R314 AND R315
 - HEAT ALARM DETECTOR INTERCONNECTED W/ SMOKE ALARMS PER IRC SECTION R314.2.3

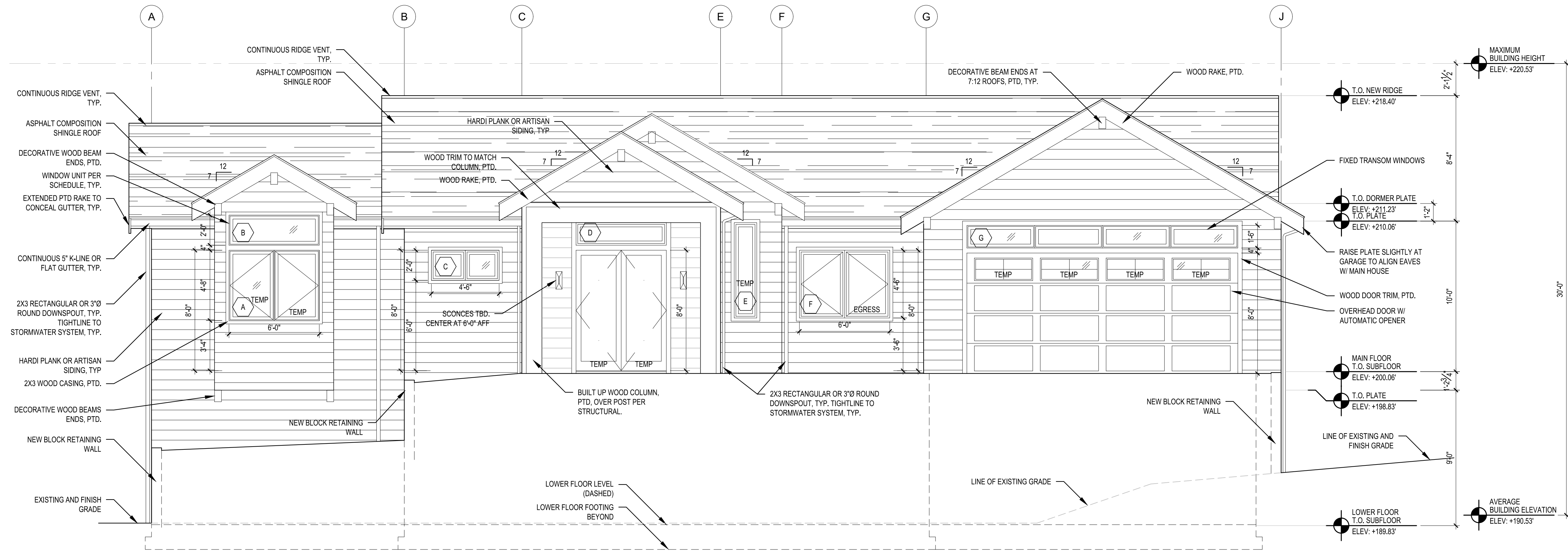
- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH @ (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION
 U.N.G. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL
 1/2" THK GWB, TYPE 'X' @ 2x6 WID STUDS @ 16" O.C. PANELS NAILED 7" O.C. - 1.78" CEM CTD NAILS - JOINTS EXP OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS FIN



- PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
 - ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 5 FOOT CANDLES AT 30" ABOVE THE FLOOR.
 - AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.
 - SOUND BATT AT ALL BEDROOMS TO PUBLIC WALLS AND BATH/LAUNDRY ROOMS. SOUND BATT IN FLOOR DIAPHRAGM BETWEEN MAIN AND LOWER.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 8/8/2025

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

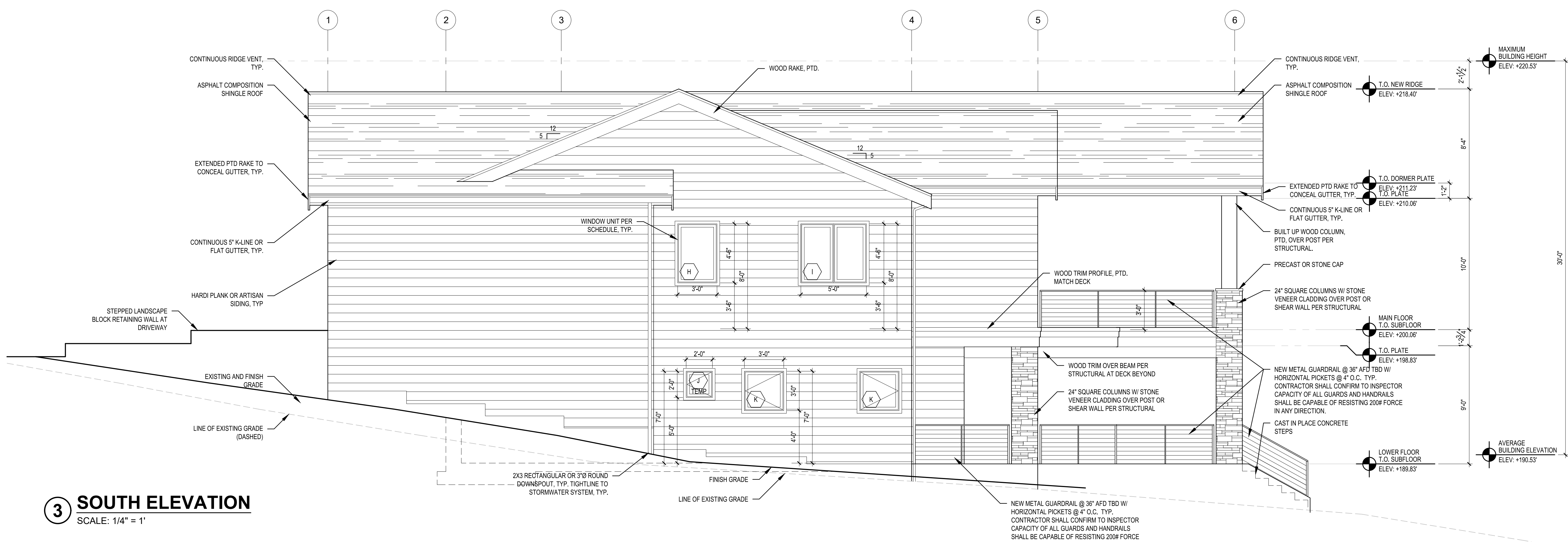


1 WEST ELEVATION
SCALE: 1/4" = 1'

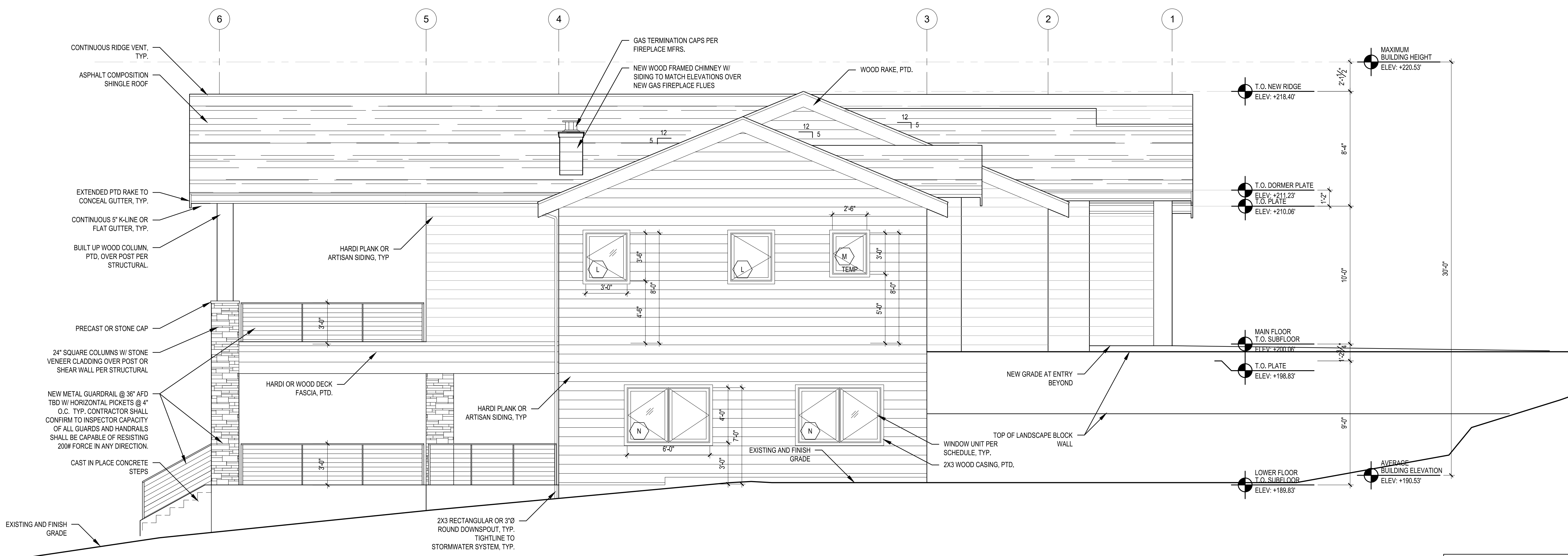


2 EAST ELEVATION
SCALE: 1/4" = 1'

REVISIONS:	
PLOT DATE:	8/11/2025
DRAWN BY:	LG
CHECKED BY:	BJS
SHEET	

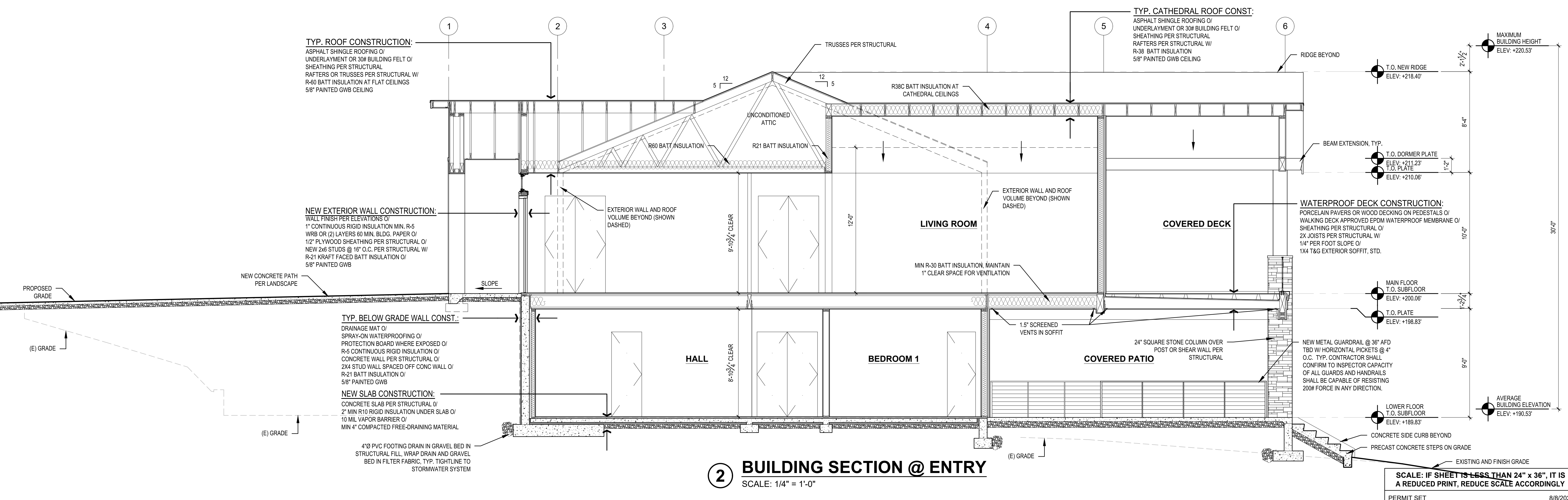
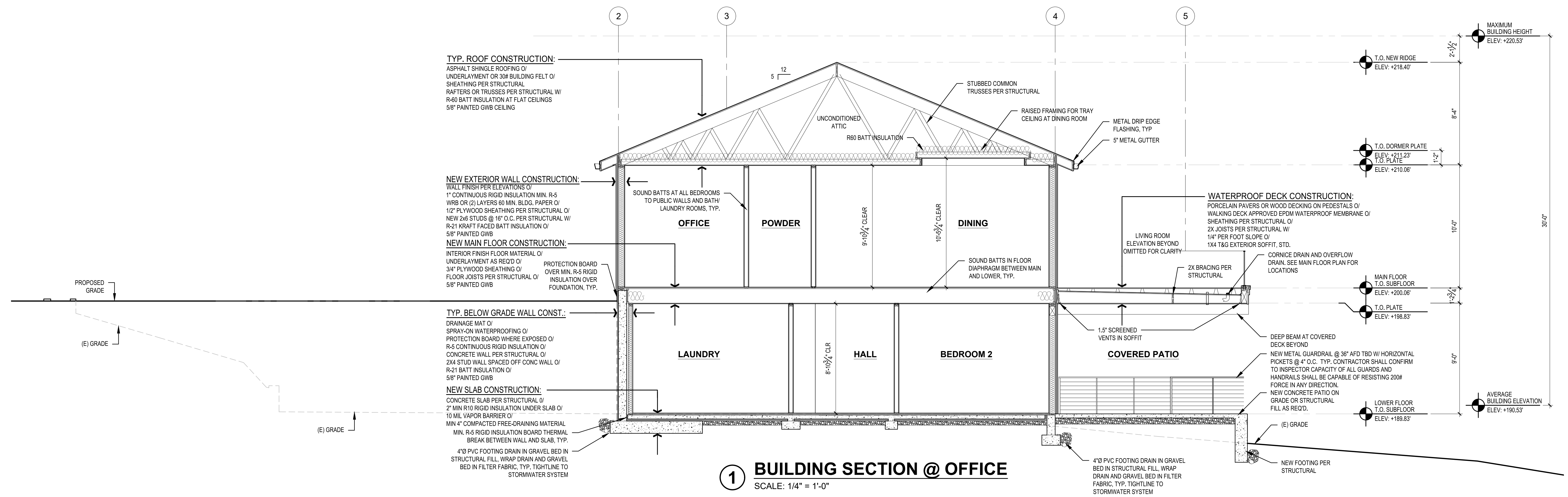


3 SOUTH ELEVATION
 SCALE: 1/4" = 1'

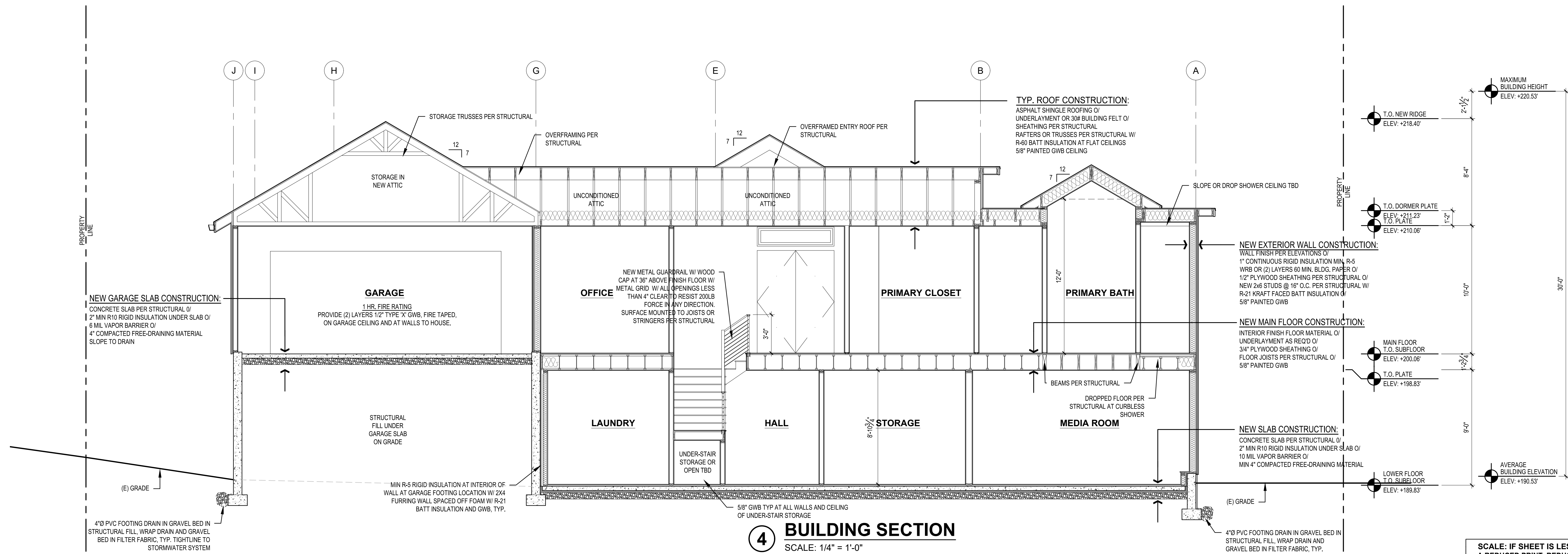
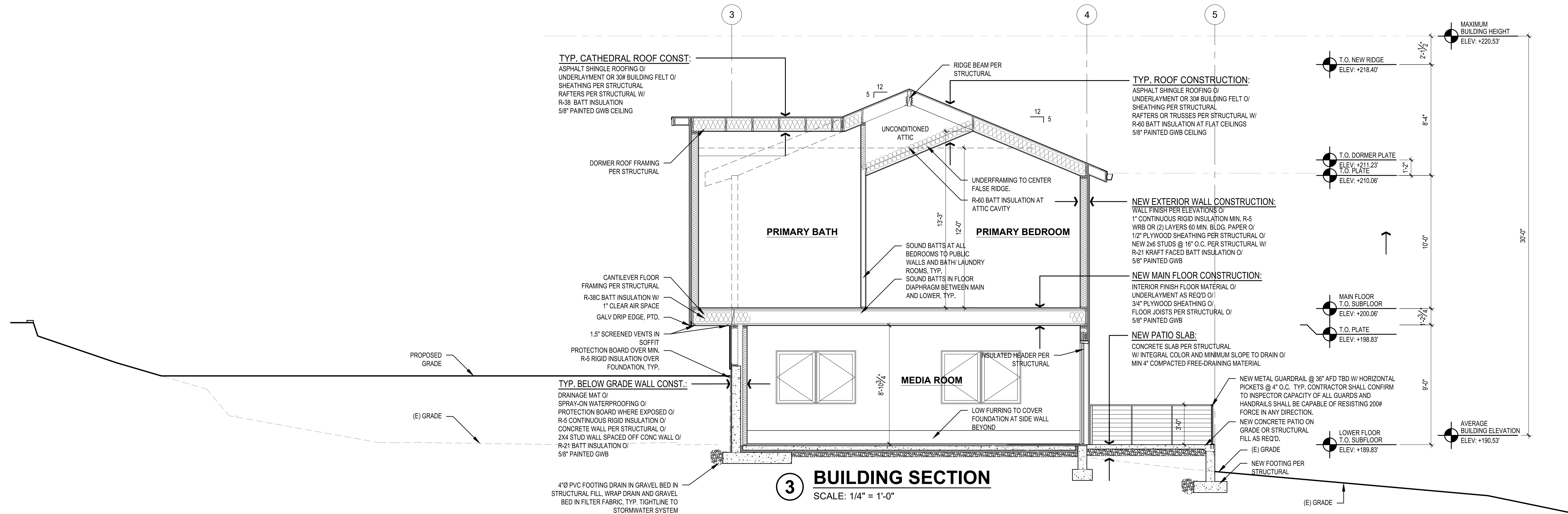


4 NORTH ELEVATION
 SCALE: 1/4" = 1'

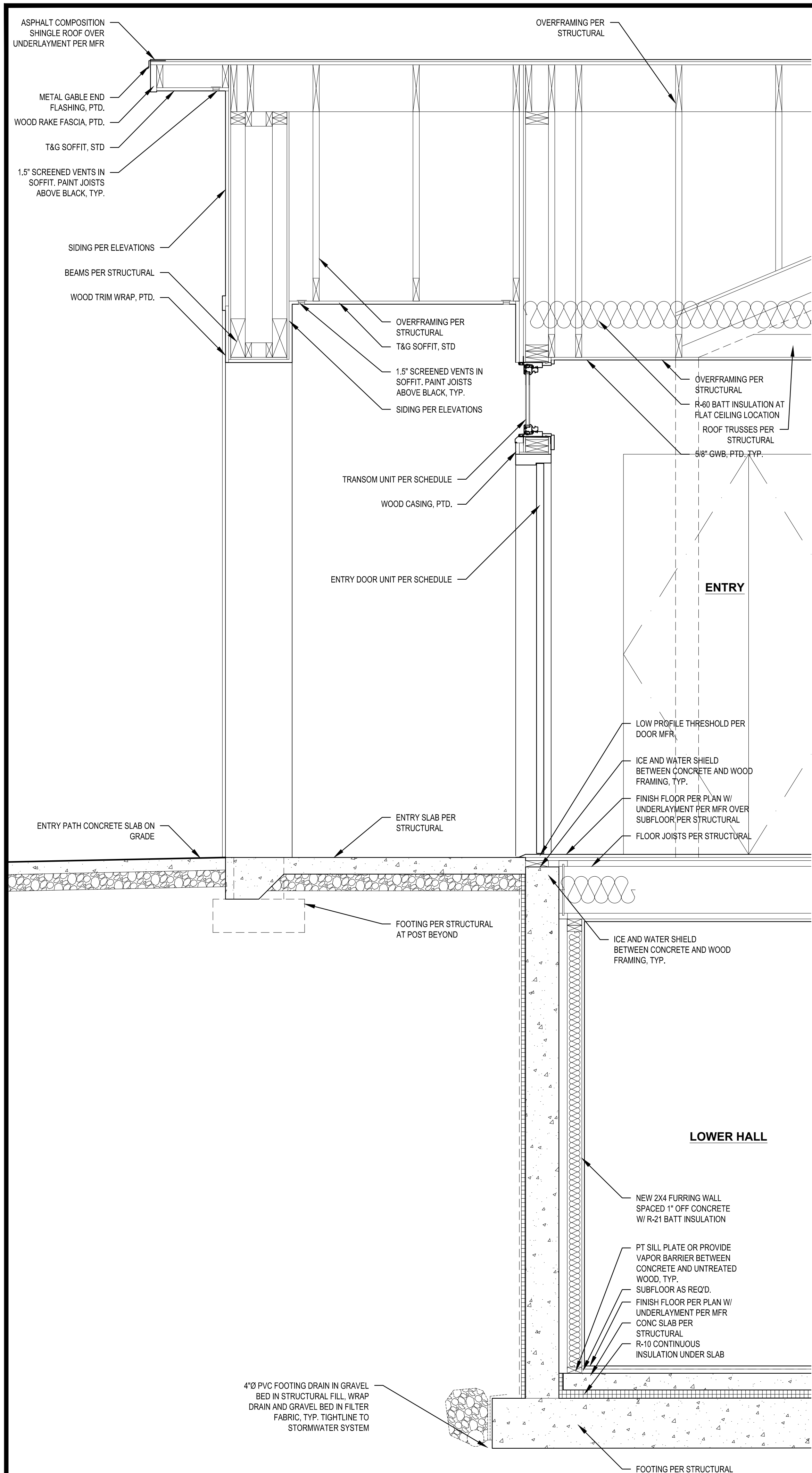
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 8/8/2025



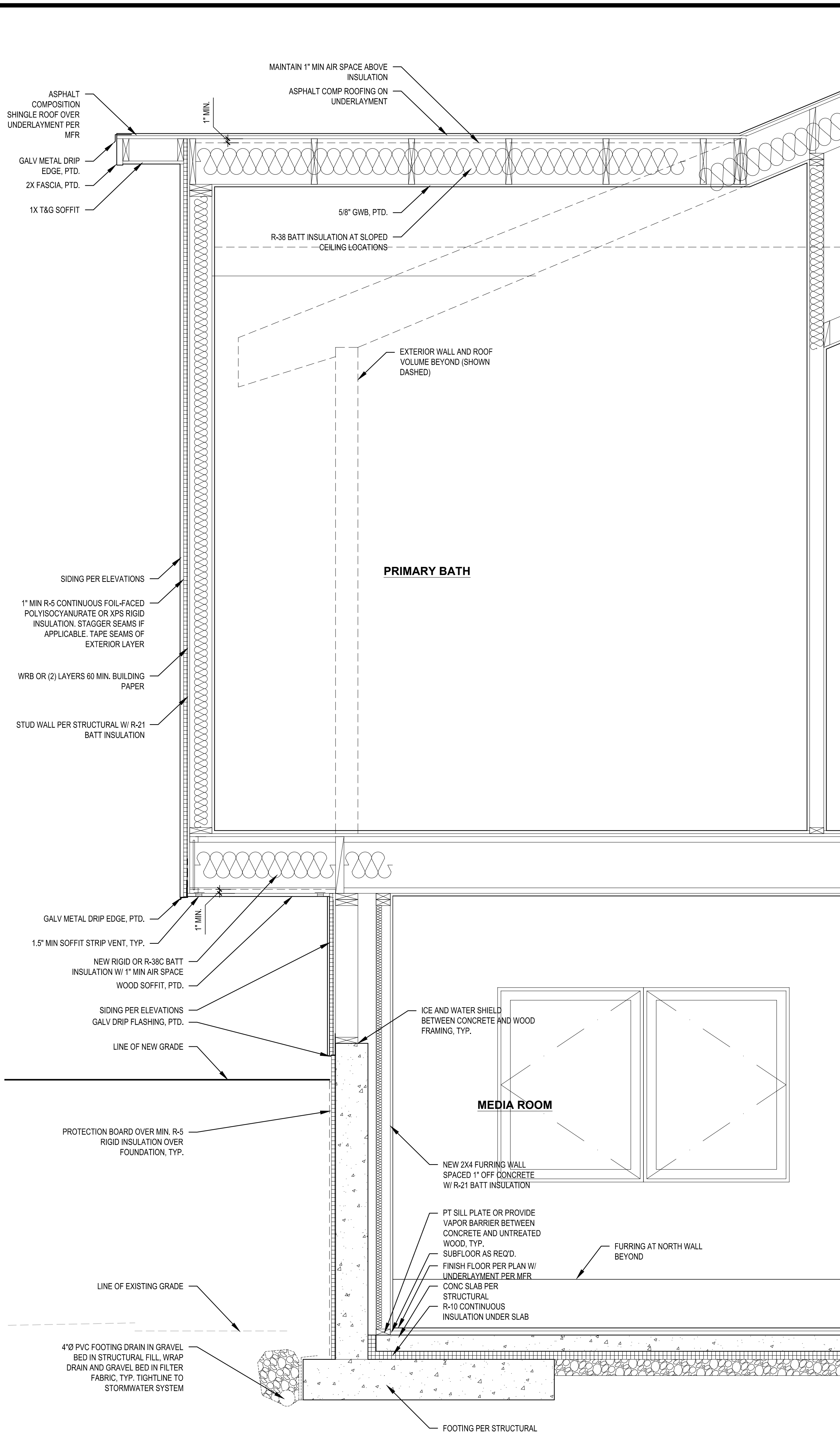
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 8/8/2025



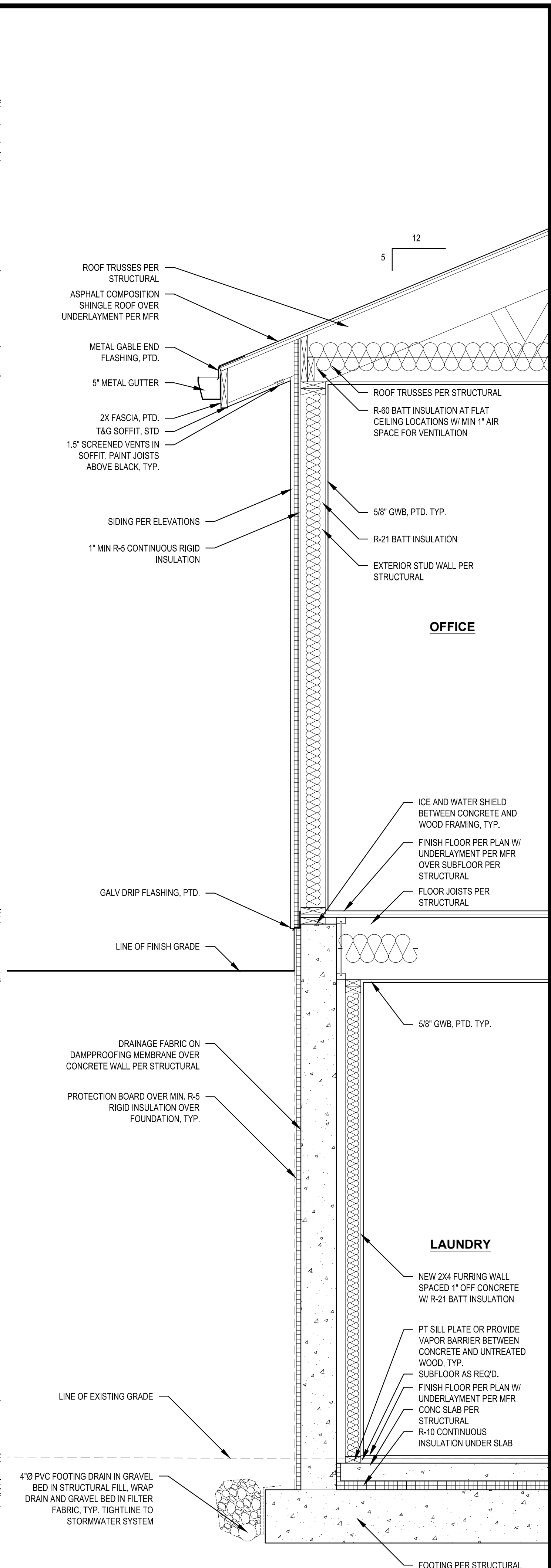
REVISIONS:	
PLOT DATE:	8/11/2025
DRAWN BY:	JM
CHECKED BY:	BJS



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



2 PRIMAY BATH WALL SECTION
SCALE: 3/4" = 1'-0"



3 OFFICE WALL SECT
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 8/8/2025

STURMAN ARCHITECTS
9-103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425-451-7003

REGISTERED ARCHITECT
BADLEY J. STURMAN
STATE OF WASHINGTON

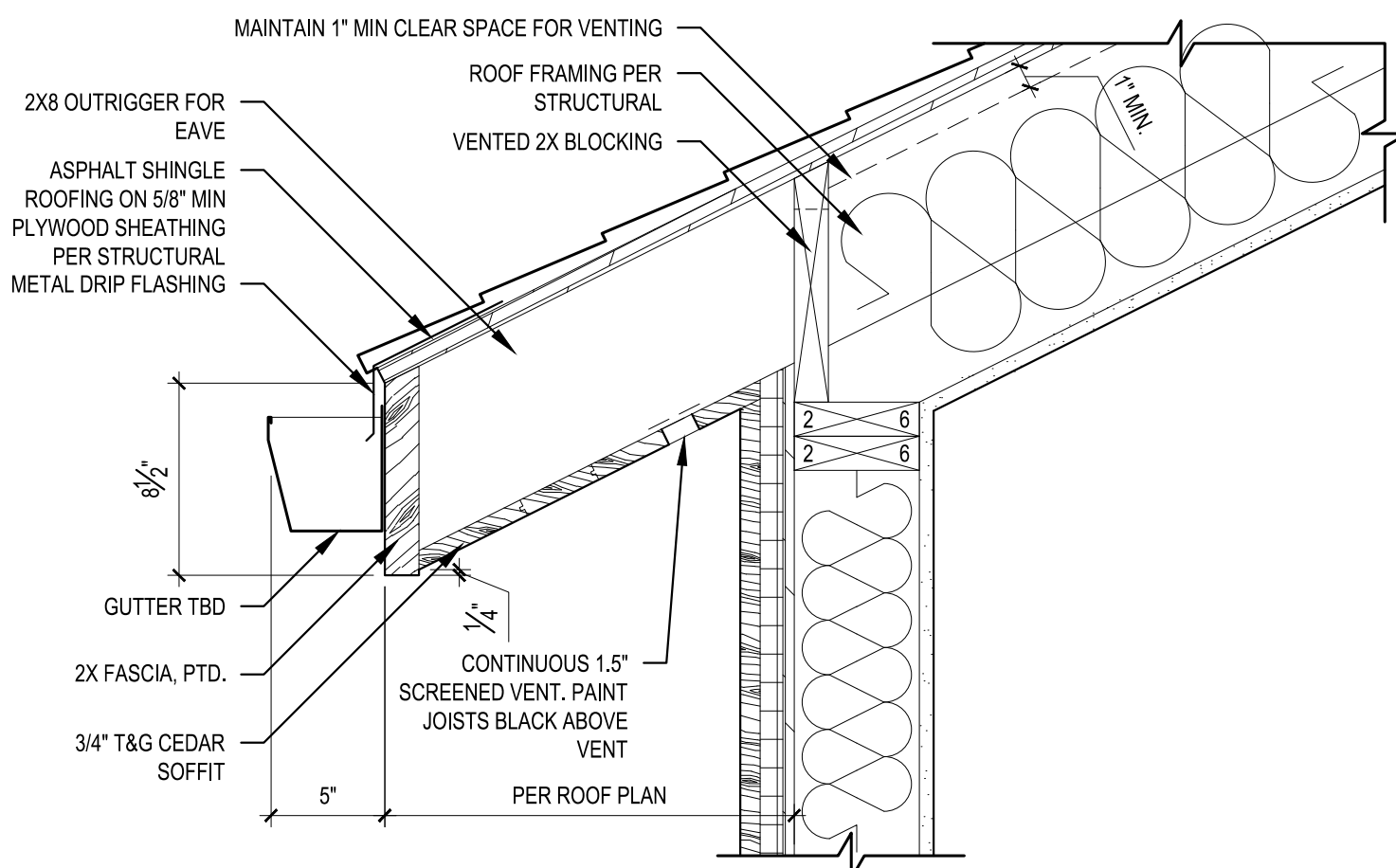
www.sturmanarchitects.com
All Rights Reserved
© 2025

RKK 73RD PERMIT SUBMITTAL
2434 73RD AVE SE
MERCER ISLAND, WA 98040

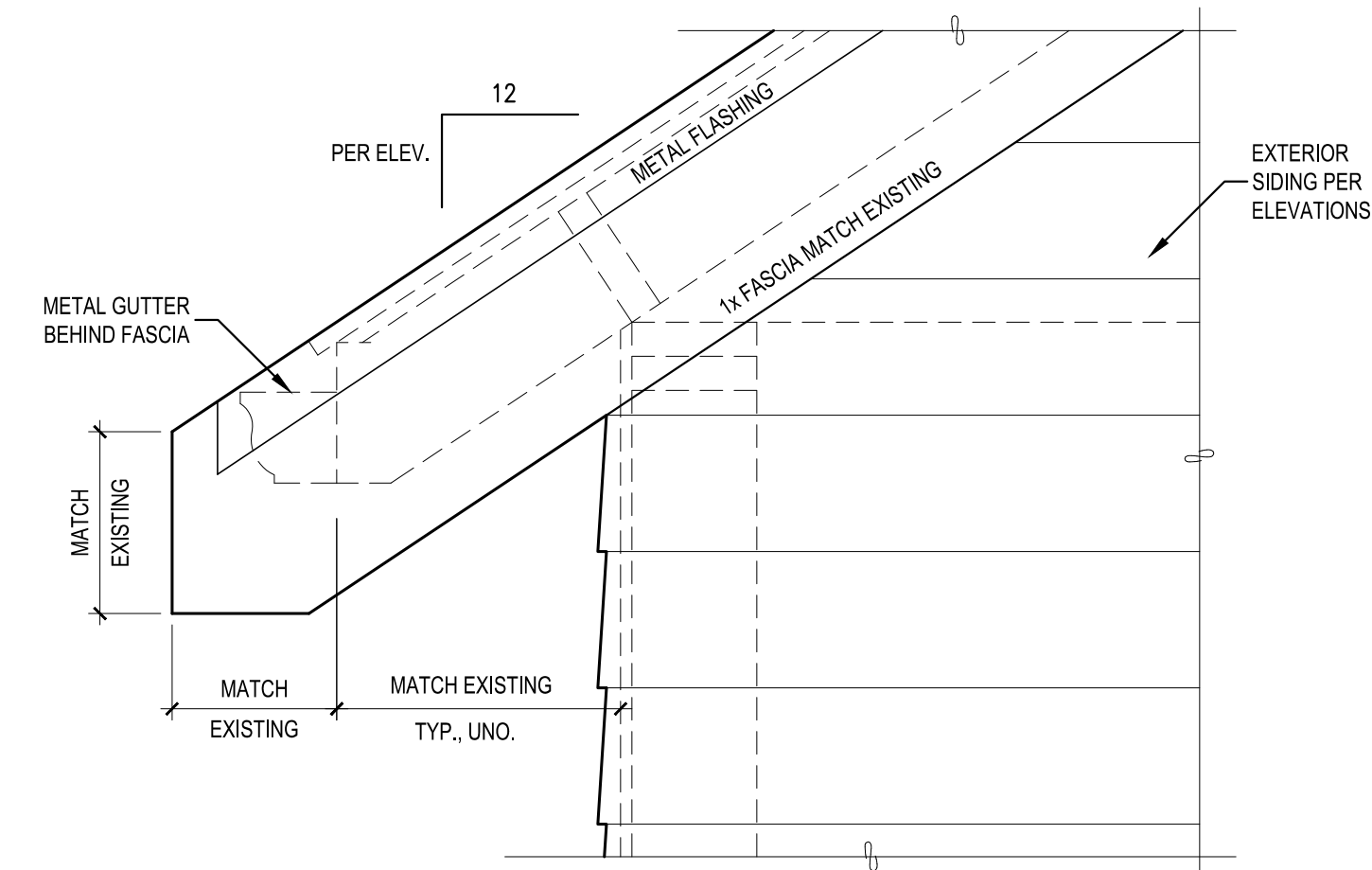
WALL SECTIONS

REVISIONS:
PLOT DATE: 8/11/2025
DRAWN BY: LG
CHECKED BY: BJS
SHEET

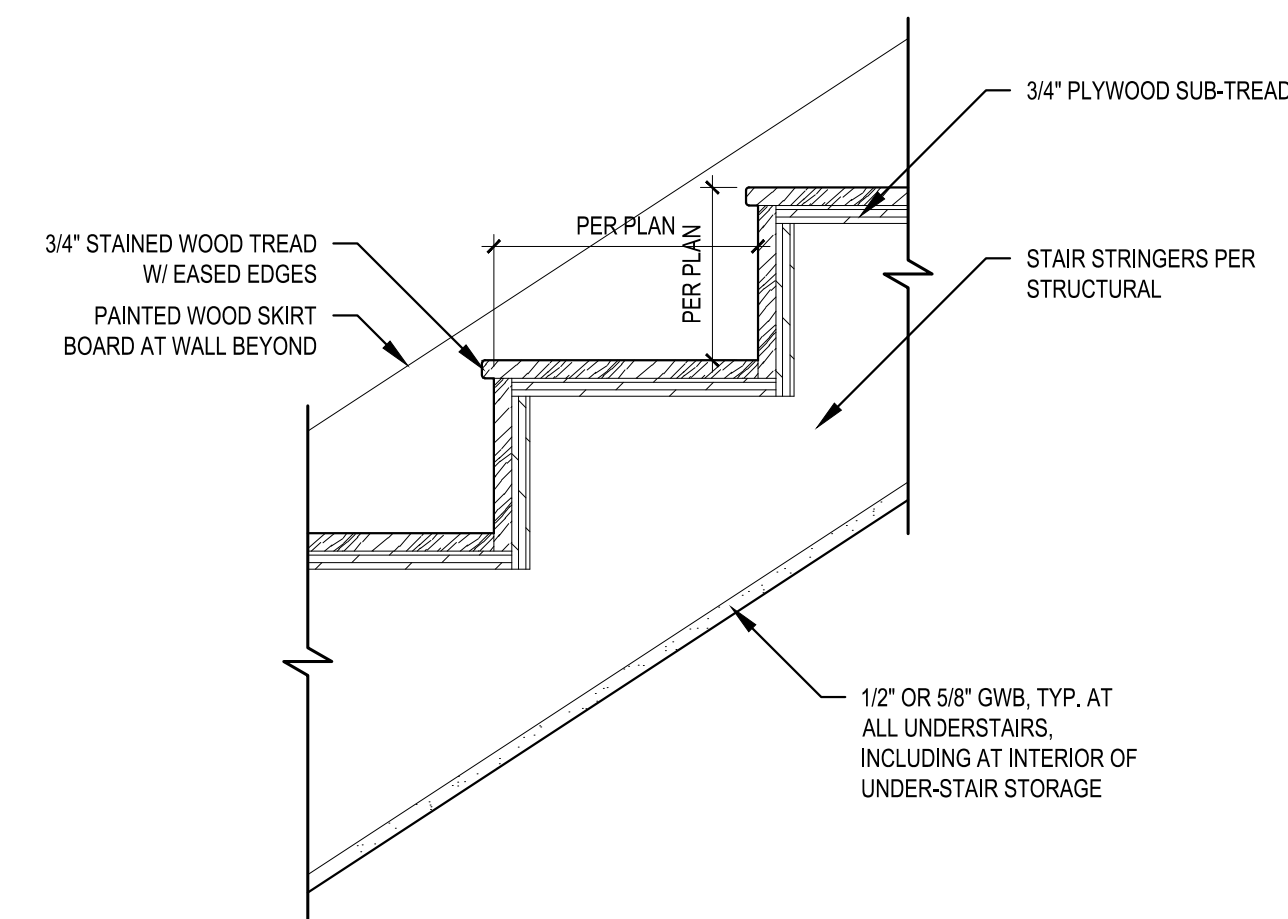
A5.0



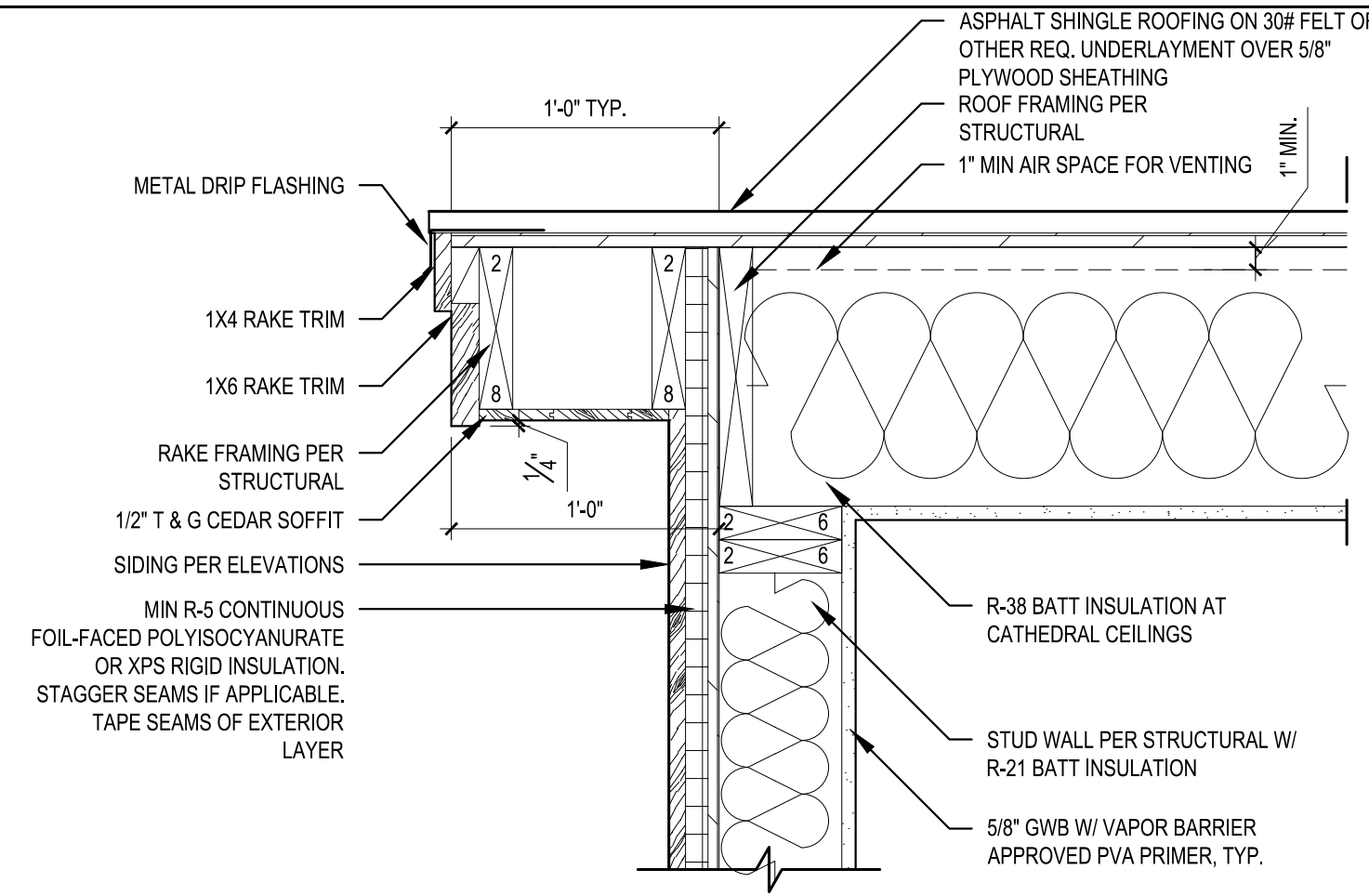
1 **TYPICAL EAVE DETAIL**
SCALE: 1 1/2" = 1'-0"



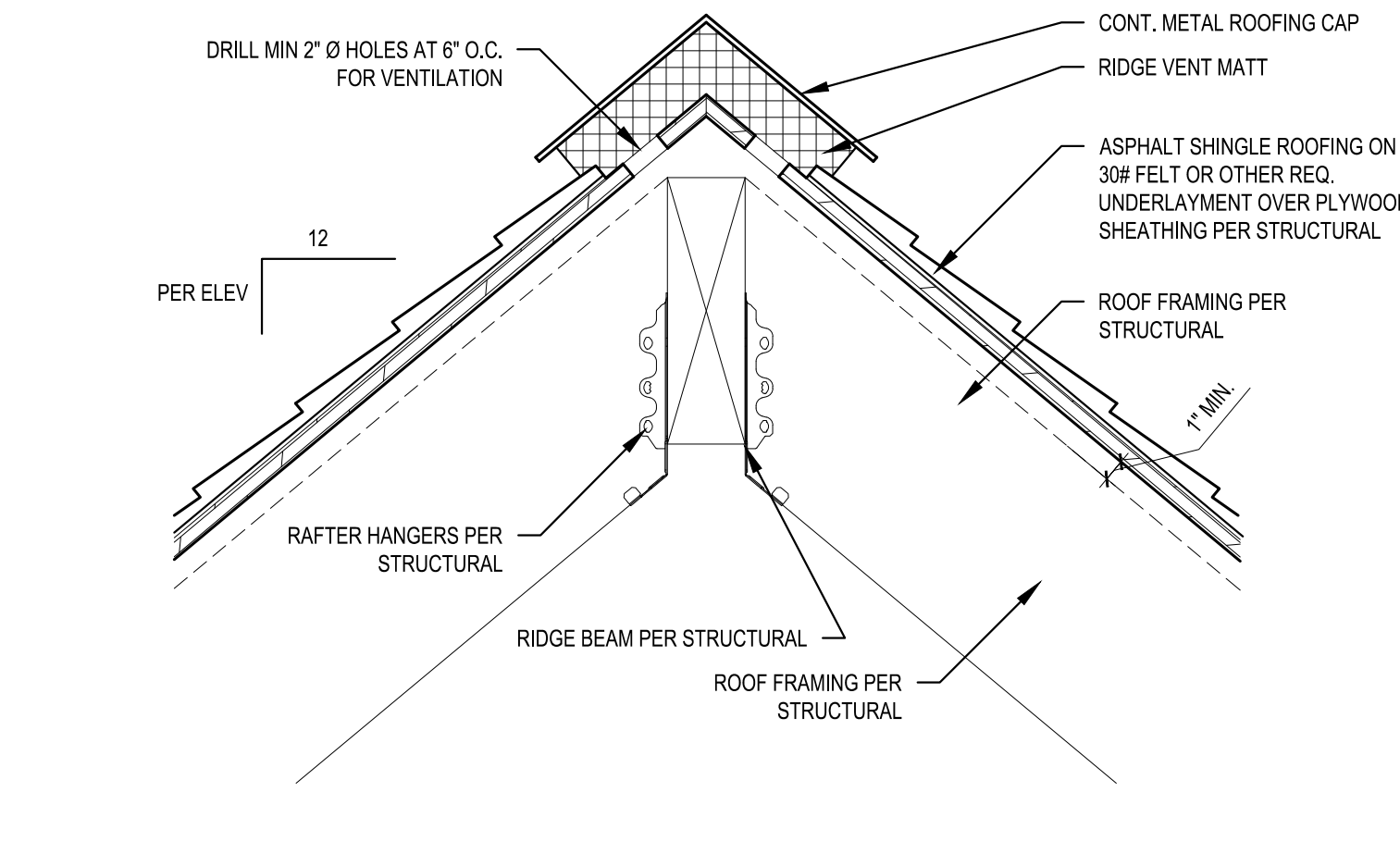
2 **TYPICAL ELEVATION AT ROOF RAKE**
SCALE: 1 1/2" = 1'-0"



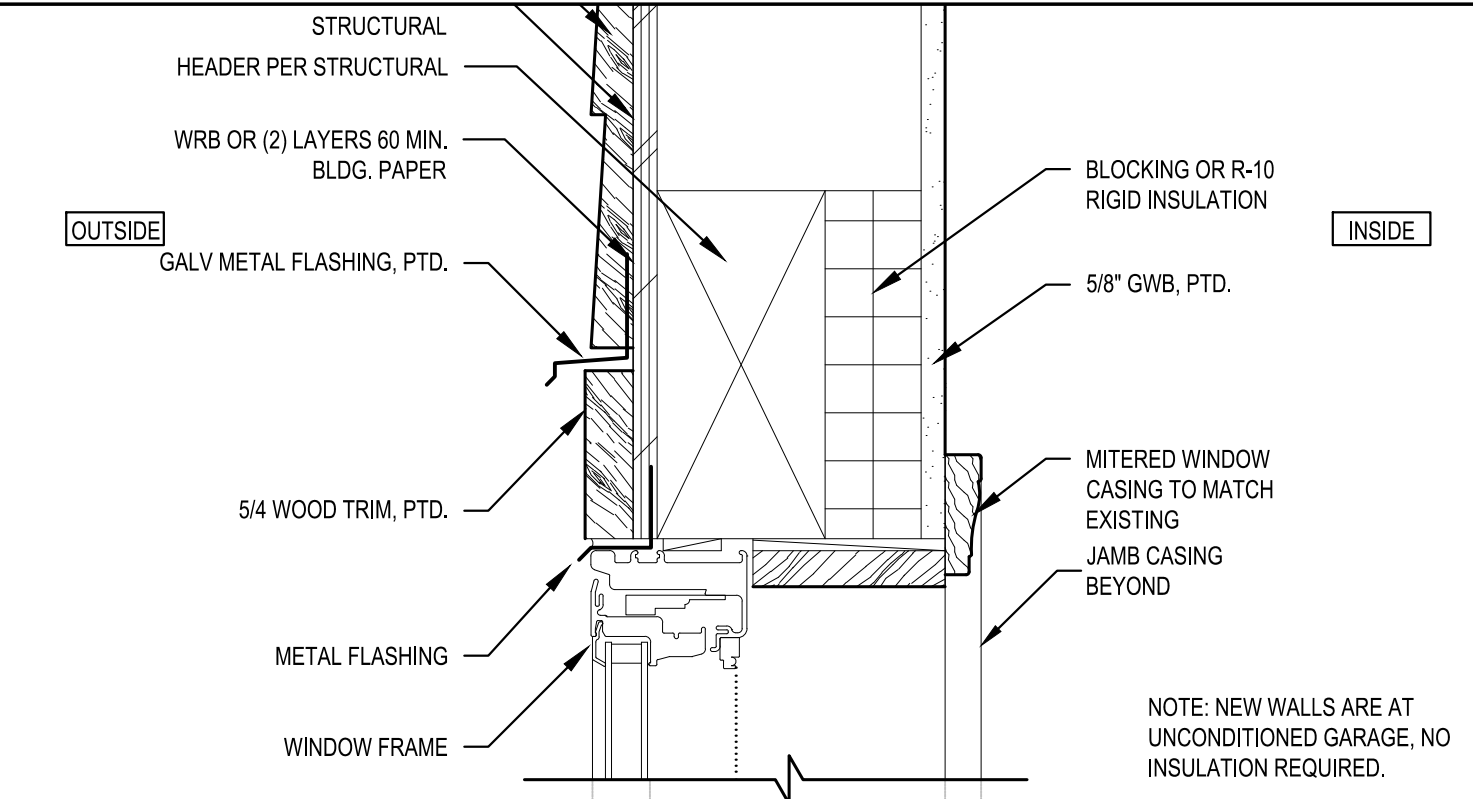
3 **CLOSED RISER DETAIL (TYP.)**
SCALE: 1 1/2" = 1'-0"



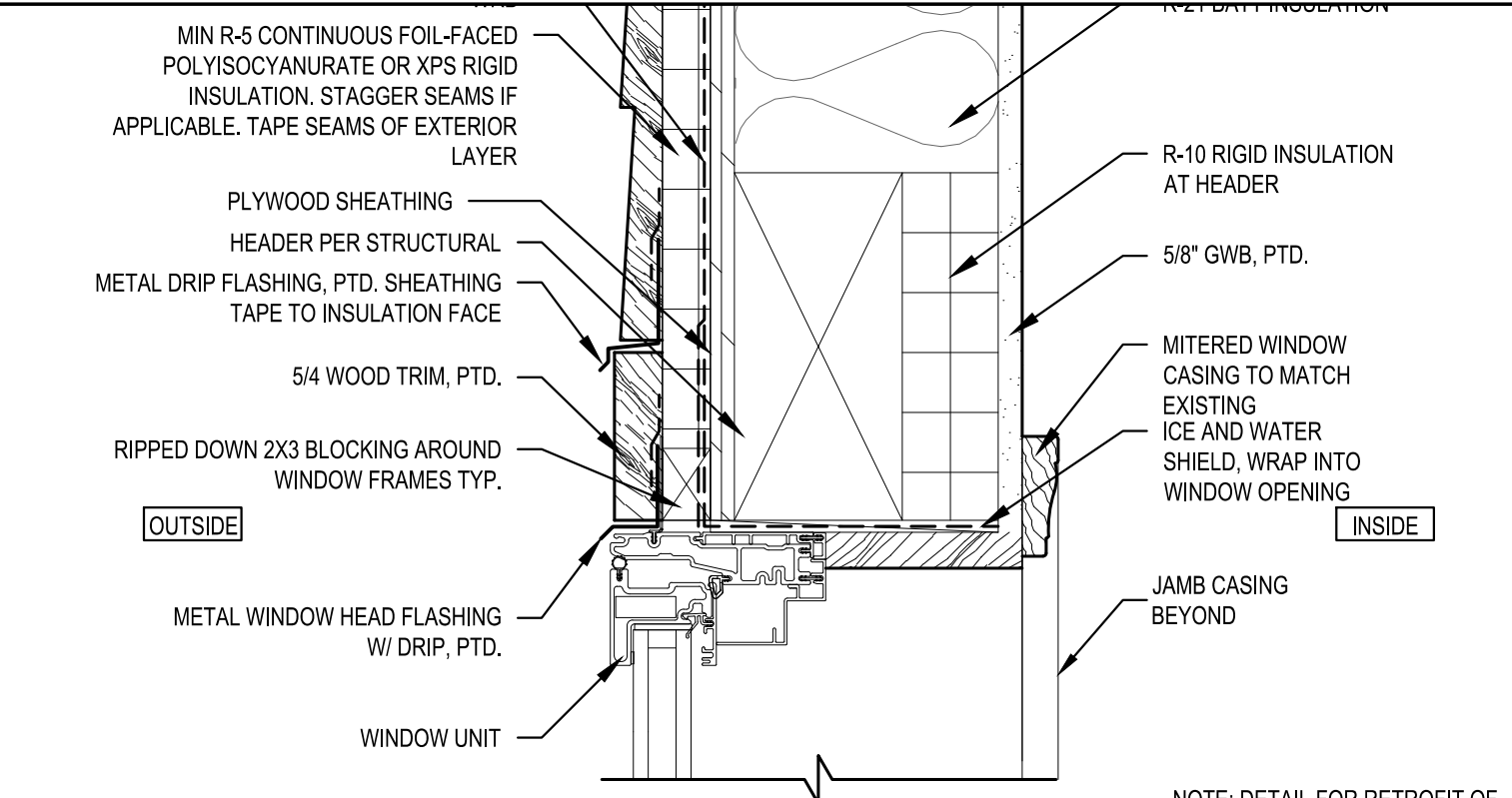
4 **TYP. RAKE DETAIL**
SCALE: 1 1/2" = 1'-0"



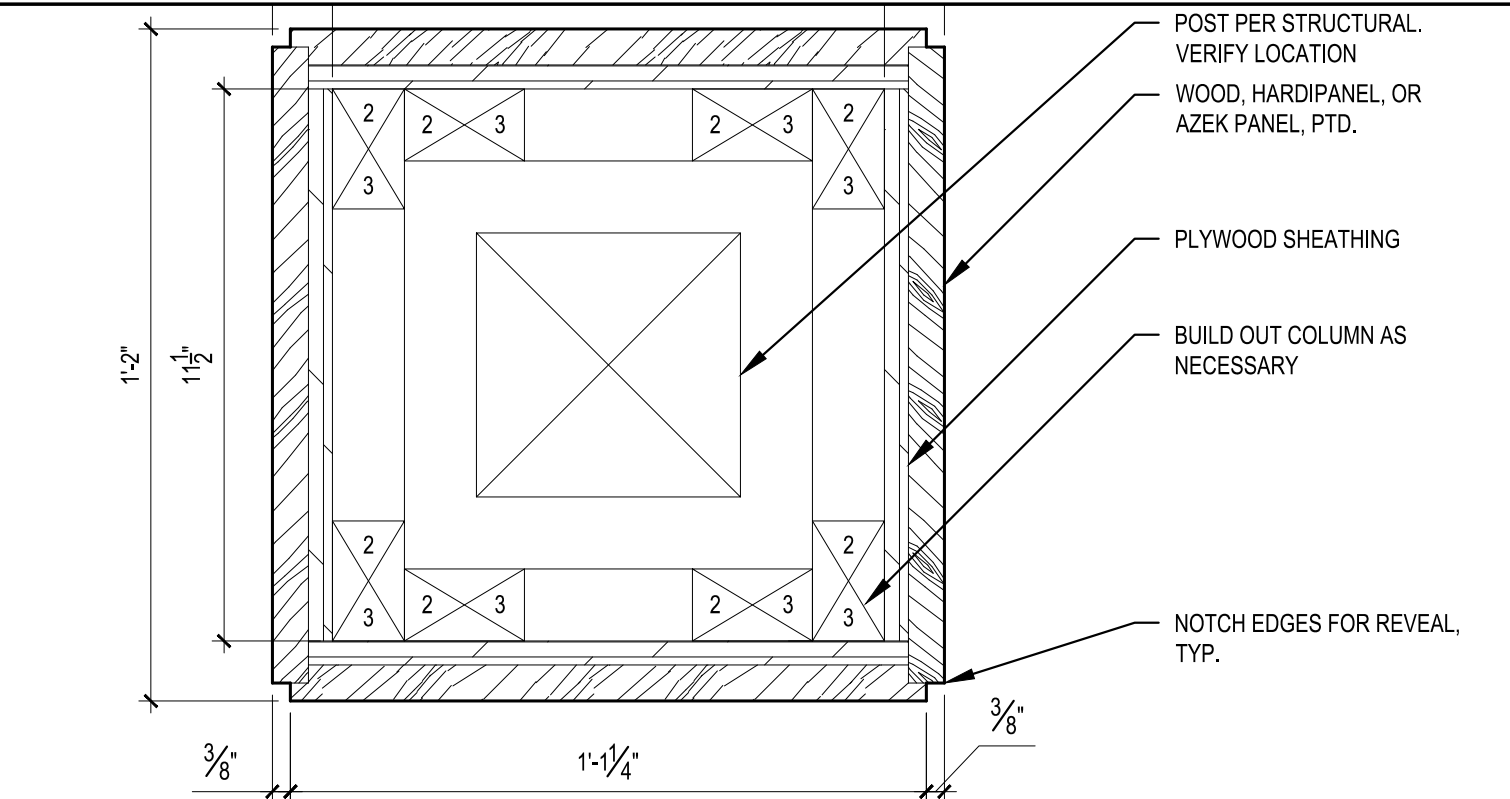
5 **TYPICAL ROOF RIDGE VENT DETAIL**
SCALE: 1 1/2" = 1'-0"



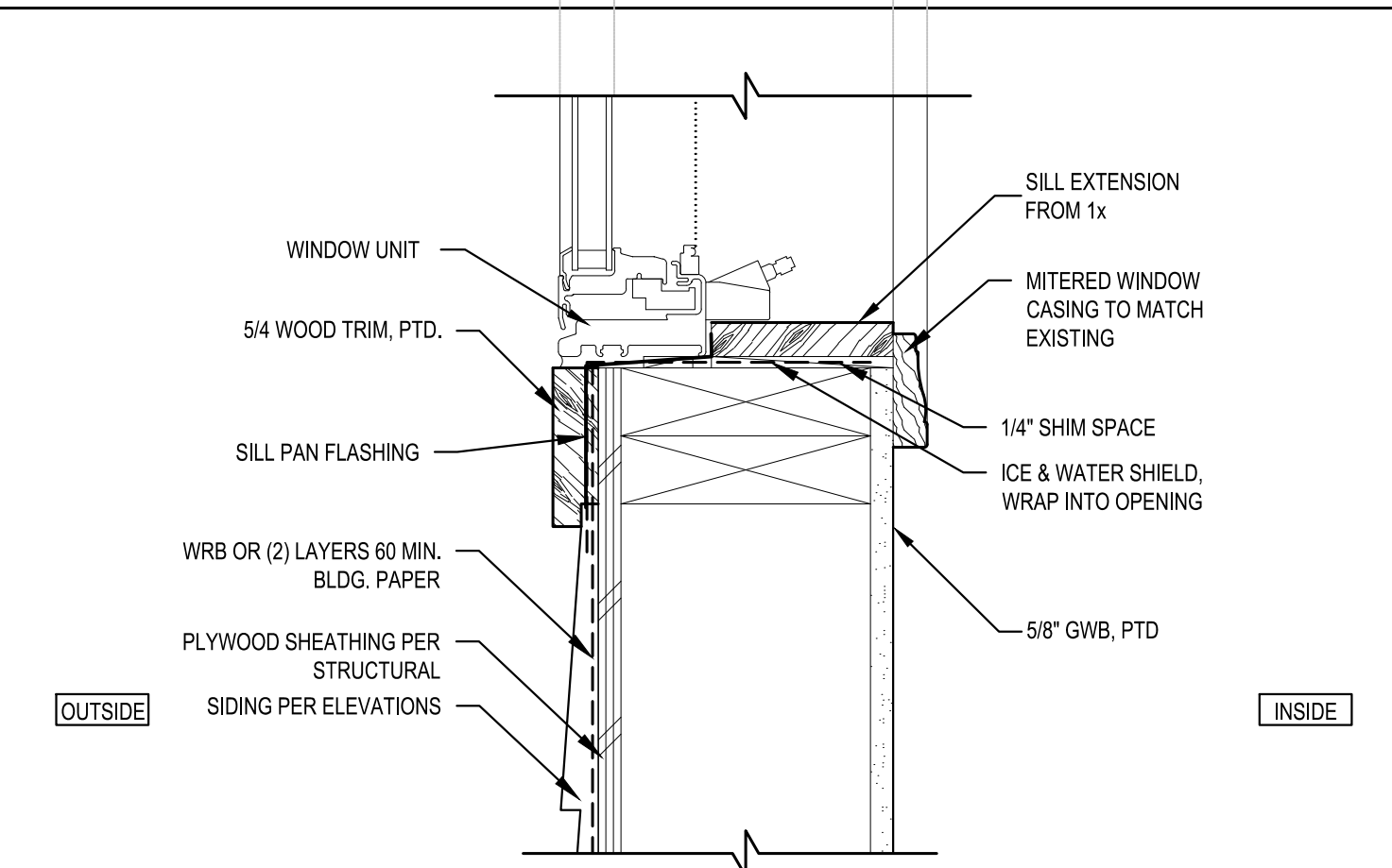
6 **TYPICAL NEW WINDOW HEAD DETAIL - GARAGE**
SCALE: 3" = 1'-0"



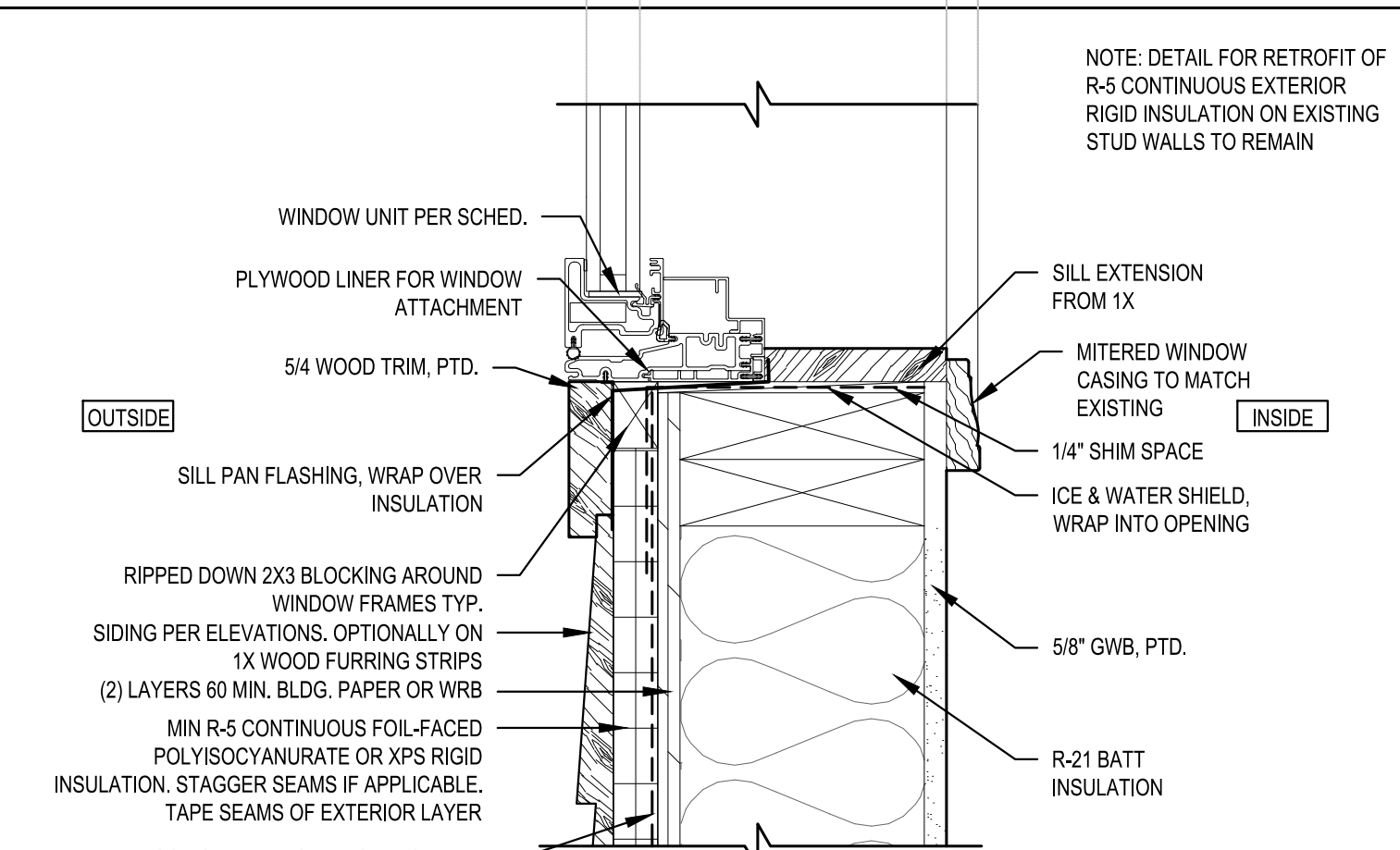
7 **TYPICAL WINDOW HEAD DETAIL**
SCALE: 3" = 1'-0"



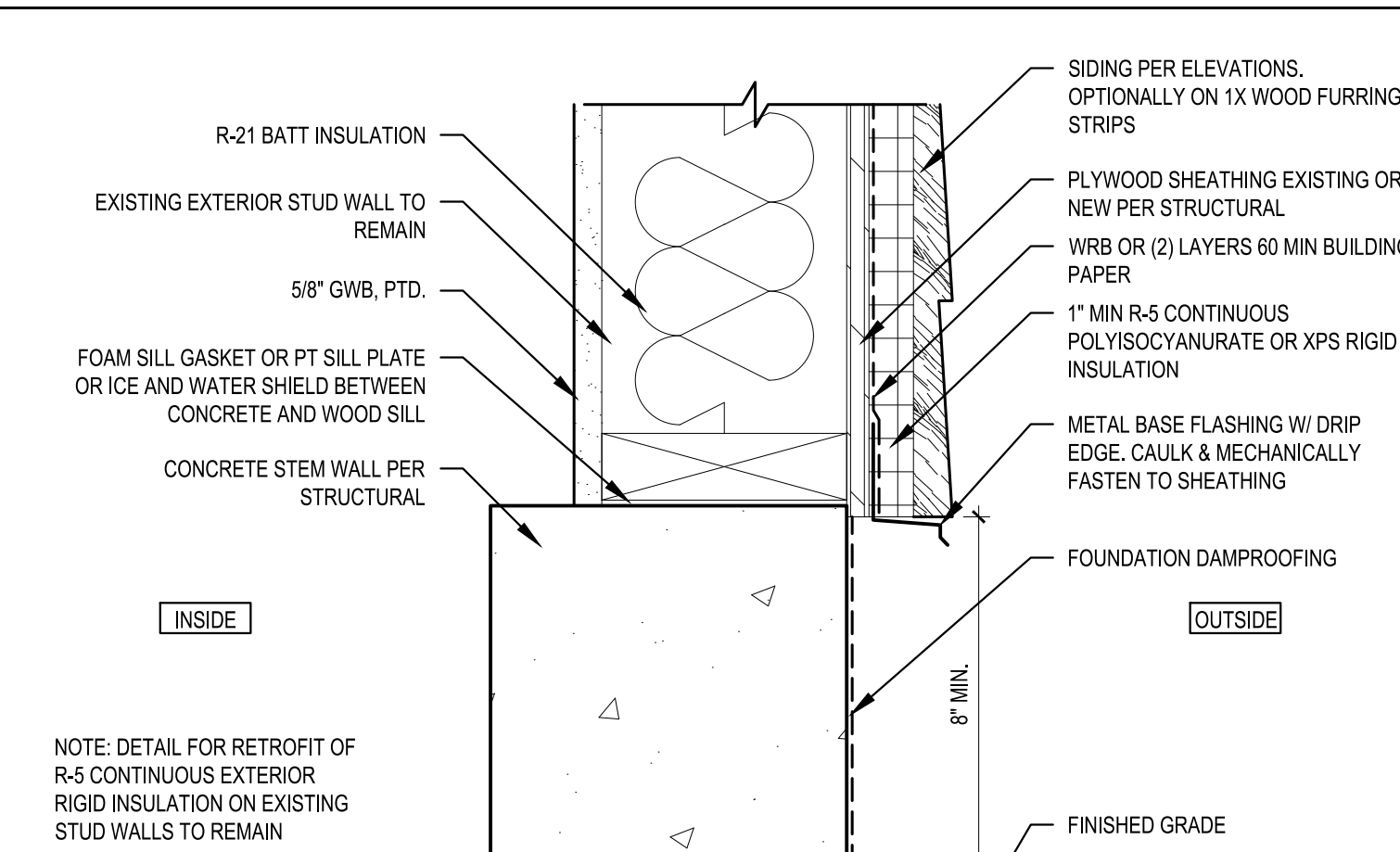
8 **BUILT-OUT WOOD COLUMN PLAN DETAIL**
SCALE: 3" = 1'-0"



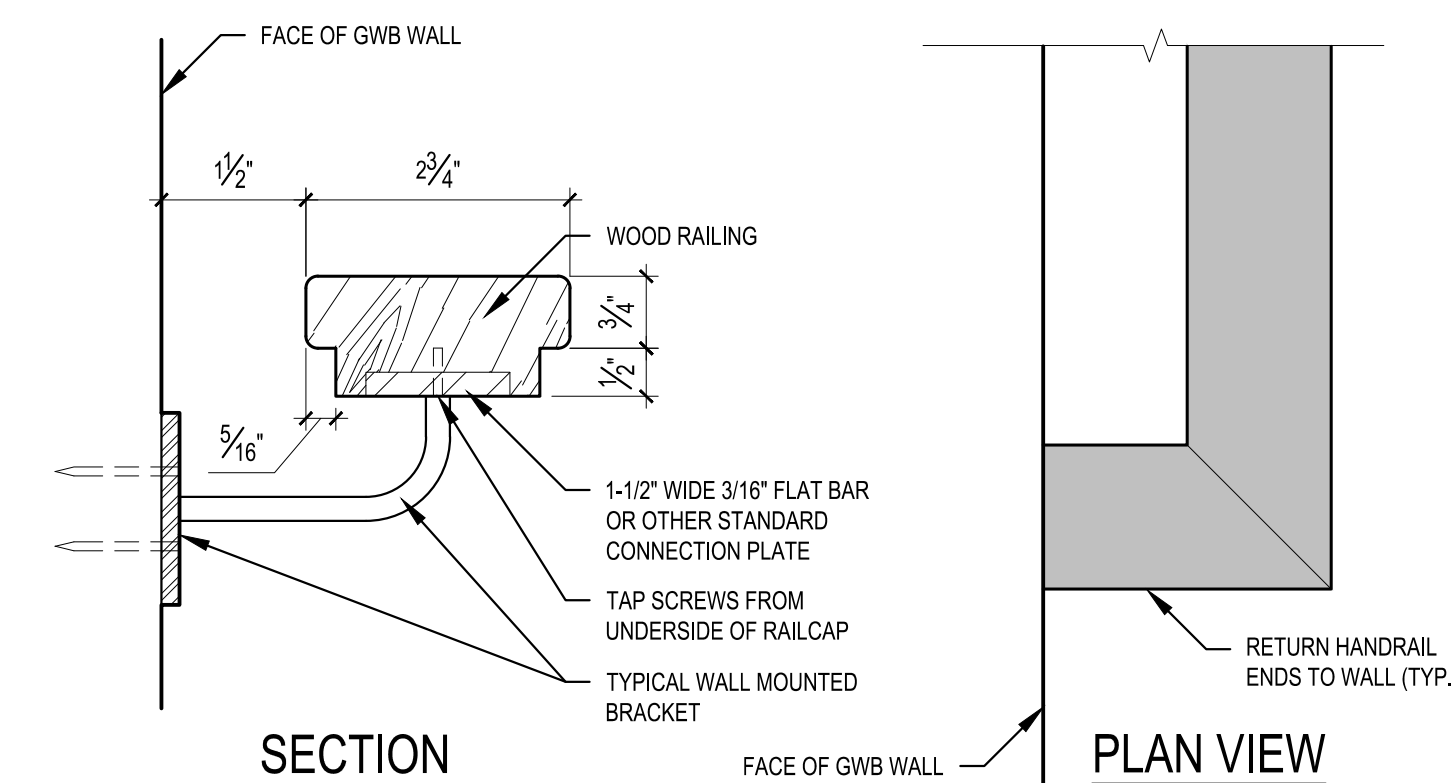
9 **TYPICAL NEW WINDOW SILL DETAIL - GARAGE**
SCALE: 3" = 1'-0"



10 **TYPICAL WINDOW SILL DETAIL**
SCALE: 3" = 1'-0"

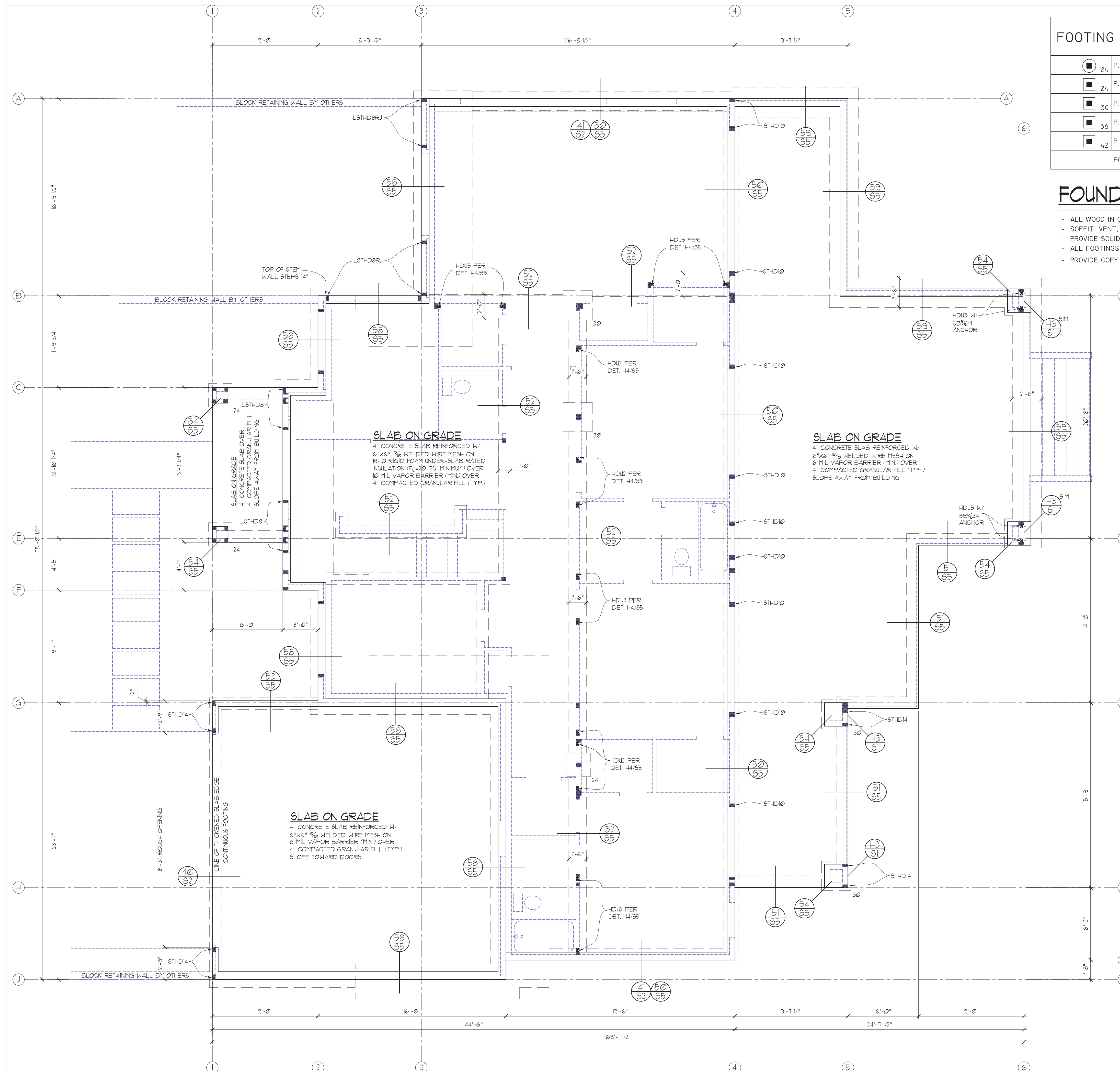


11 **TYPICAL WALL BOTTOM DETAIL @ WALL**
SCALE: 3" = 1'-0"



12 **HANDRAIL DETAIL**
SCALE: 6" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



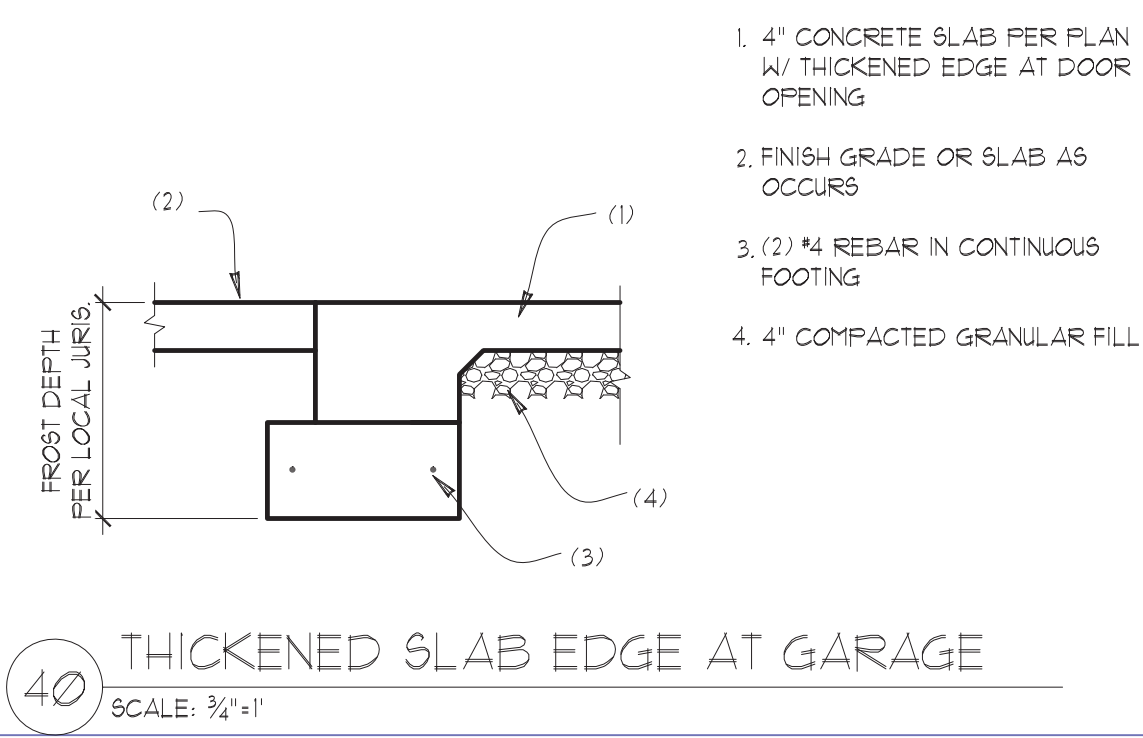
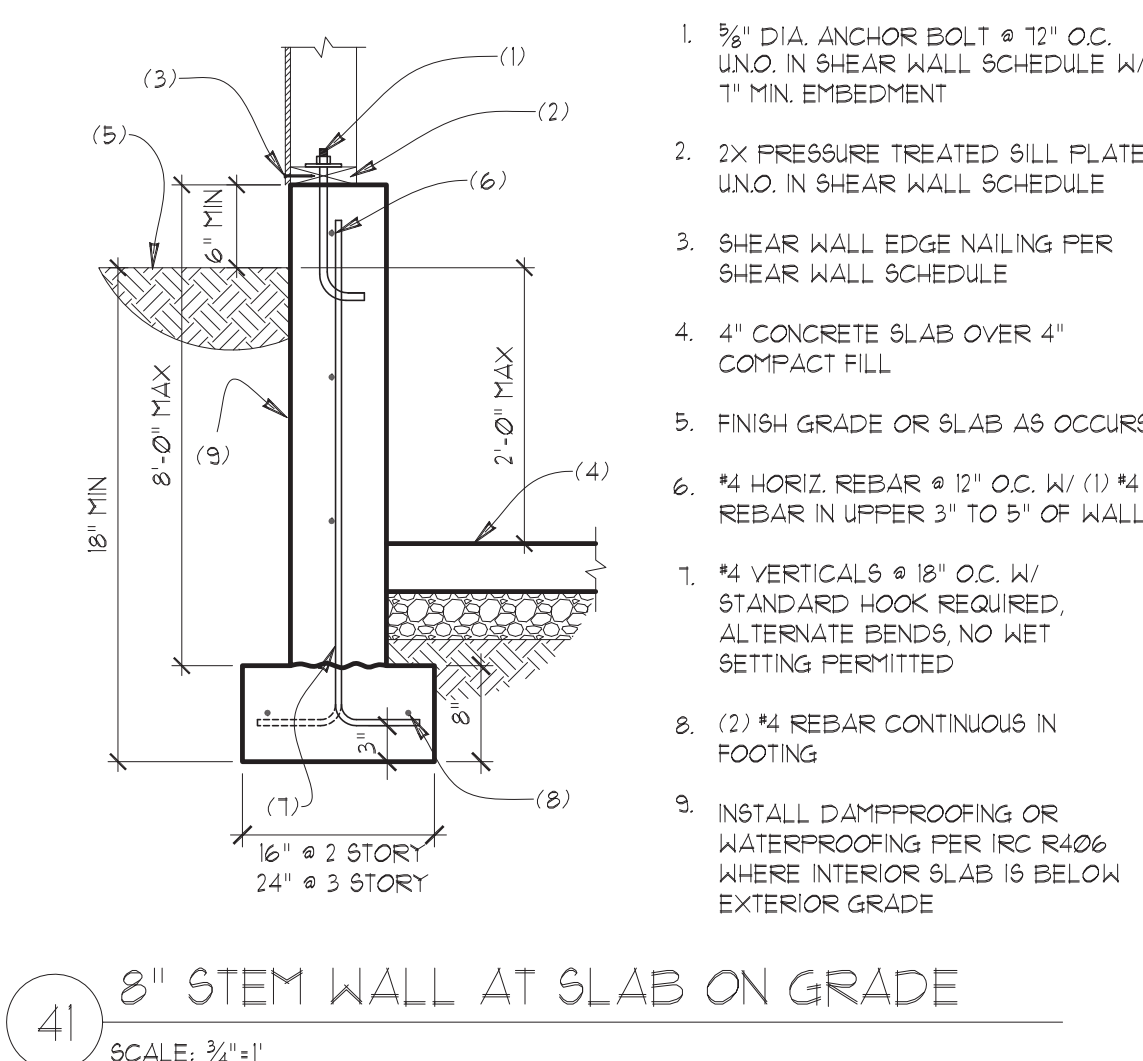
FOOTING SCHEDULE	
24	P.T. POST ON 24" DIA. X 10" THICK PLAIN CONC. FOOTING
24	P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY
30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY

FOOTING SIZES BASED ON 2500 PSF SOIL BEARING CAPACITY

FOUNDATION PLAN

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

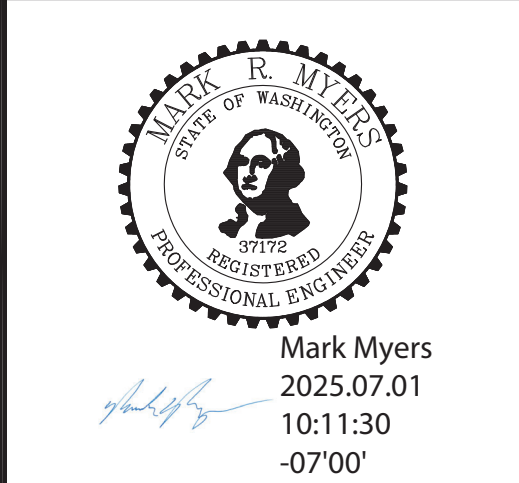
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL
- PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL



STRUCTURAL PLANS

RKK CONSTRUCTION
2434 73rd AVENUE SE
MERCER ISLAND, WA

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



BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

S2

DATE: 1-1-2025
INIT: MM
PROJECT #: 2620

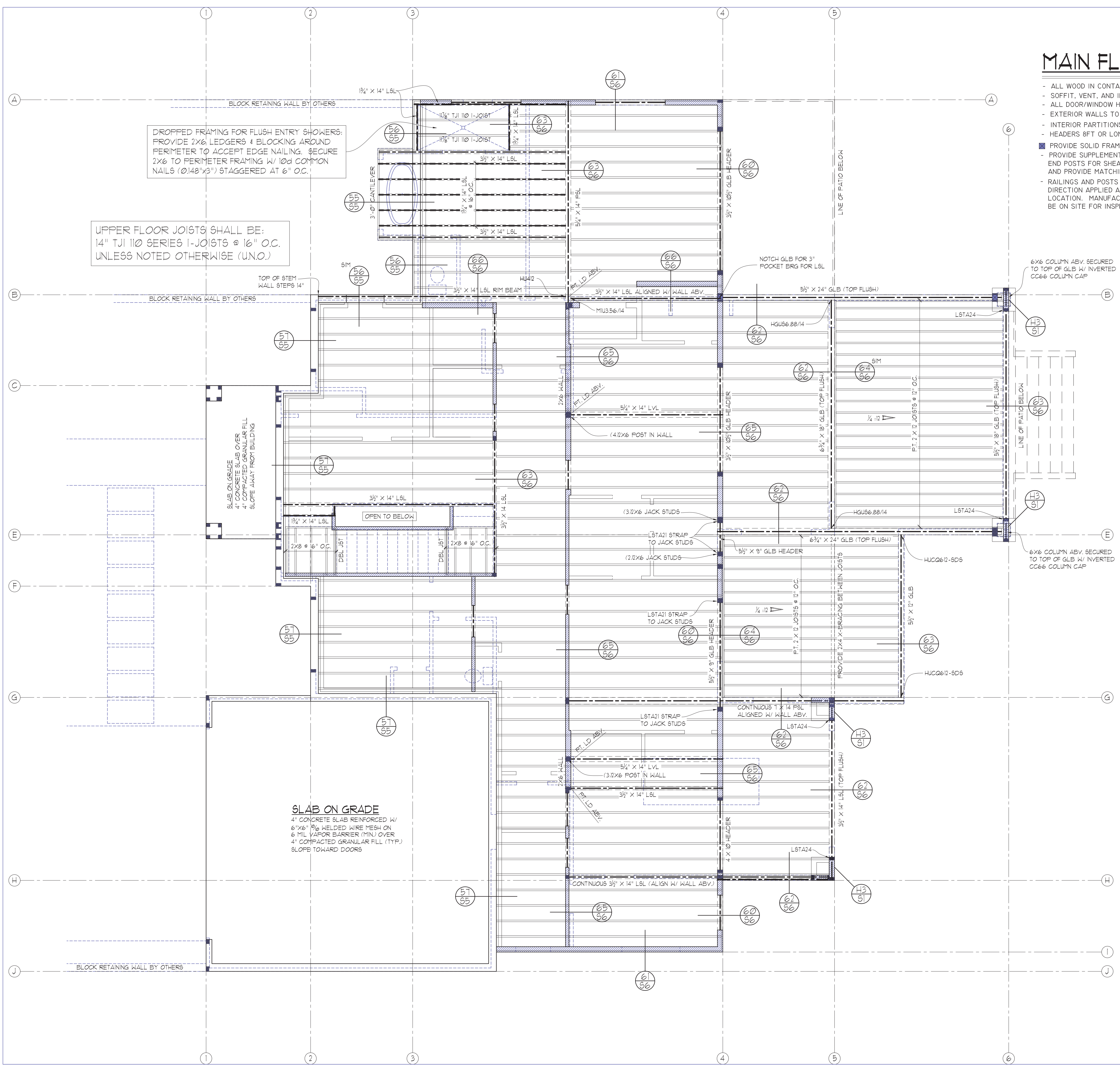
MAIN FLOOR FRAMING PLAN

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

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS, BEAMS, AND END POSTS FOR SHEAR WALLS TO MATCH FULL WIDTH OF POSTS IN WALL ABV. W/ GRAIN ORIENTED VERTICALLY AND PROVIDE MATCHING POSTS IN WALL BELOW UNLESS LARGER POSTS ARE SPECIFIED ON PLAN
- RAILINGS AND POSTS FOR GUARDS AT STAIR OPENINGS SHALL RESIST 200 LB LOAD IN ANY DIRECTION APPLIED AT TOP. INFILL PICKETS SHALL RESIST 50 LB LOAD OVER 1 SQ FT AT ANY LOCATION. MANUFACTURER SPECIFICATIONS FOR PROPRIETARY GUARD/RAILING SYSTEMS SHALL BE ON SITE FOR INSPECTION.

DROPPED FRAMING FOR FLUSH ENTRY SHOWERS:
PROVIDE 2X6 LEDGERS 4 BLOCKING AROUND PERIMETER TO ACCEPT EDGE NAILING. SECURE 2X6 TO PERIMETER FRAMING W/ 10d COMMON NAILS (Ø.148"Ø.3") STAGGERED AT 6" O.C.

UPPER FLOOR JOISTS SHALL BE:
14" TJI 110 SERIES I-JOISTS @ 16" O.C.
UNLESS NOTED OTHERWISE (U.N.O.)



SLAB ON GRADE
4" CONCRETE SLAB OVER
4" COMPACTED GRANULAR FILL
SLOPE AWAY FROM BUILDING

SLAB ON GRADE
4" CONCRETE SLAB REINFORCED W/
6"x6" #10 WELDED WIRE MESH ON
6 MIL VAPOR BARRIER (MIN) OVER
4" COMPACTED GRANULAR FILL (TYP.)
SLOPE TOWARD DOORS

STRUCTURAL PLANS

RKK CONSTRUCTION
2434 73rd AVENUE SE
MERCER ISLAND, WA

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



Mark Myers
2025.07.01
10:10:15
-0700

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

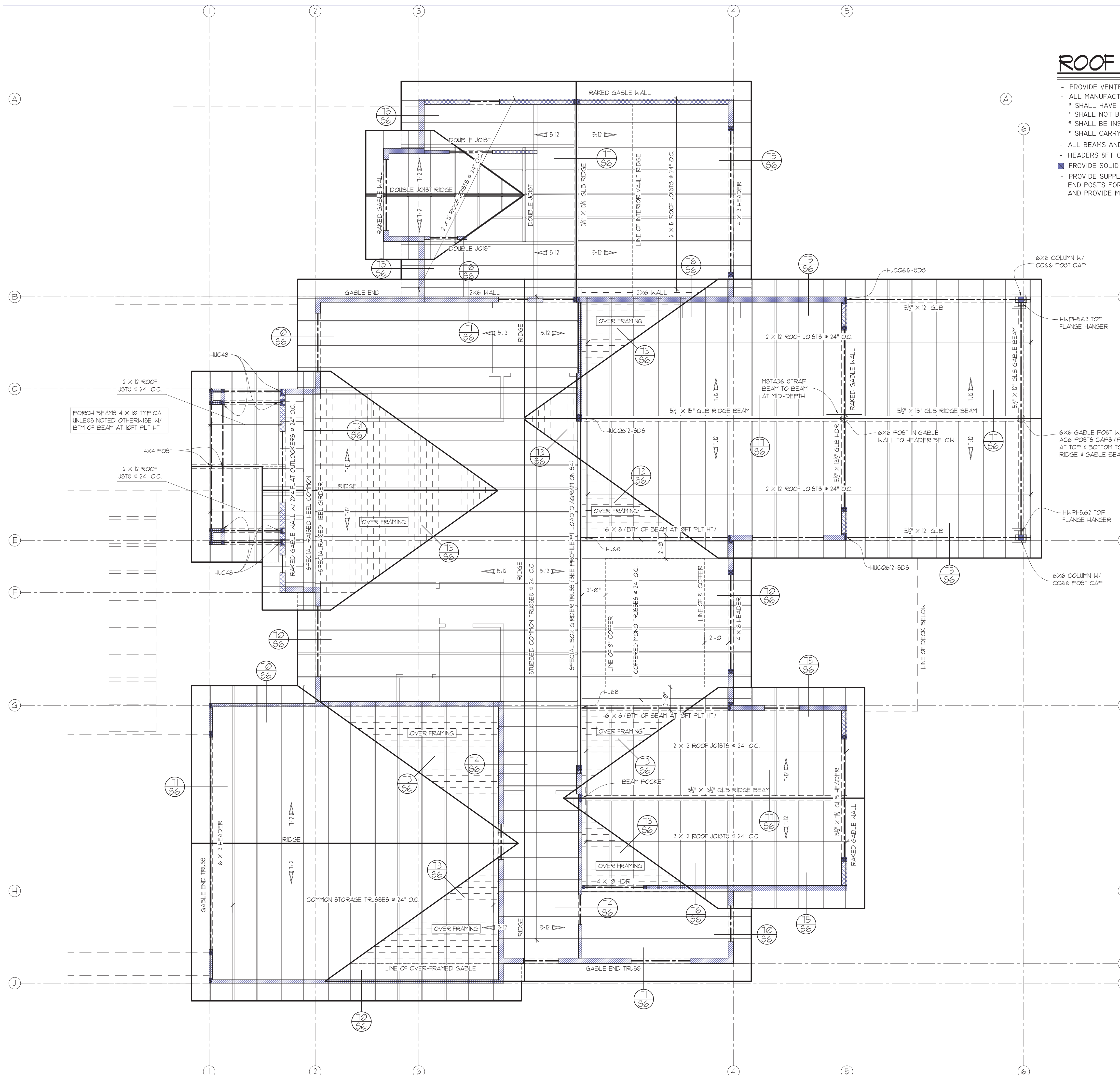
S3	DATE: 1-1-2025
	INIT: MM
	PROJECT #: 2620

ROOF FRAMING PLAN

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

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

-
-
-



STRUCTURAL PLANS

RKK CONSTRUCTION
2434 73rd AVENUE SE
MERCER ISLAND, WA

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

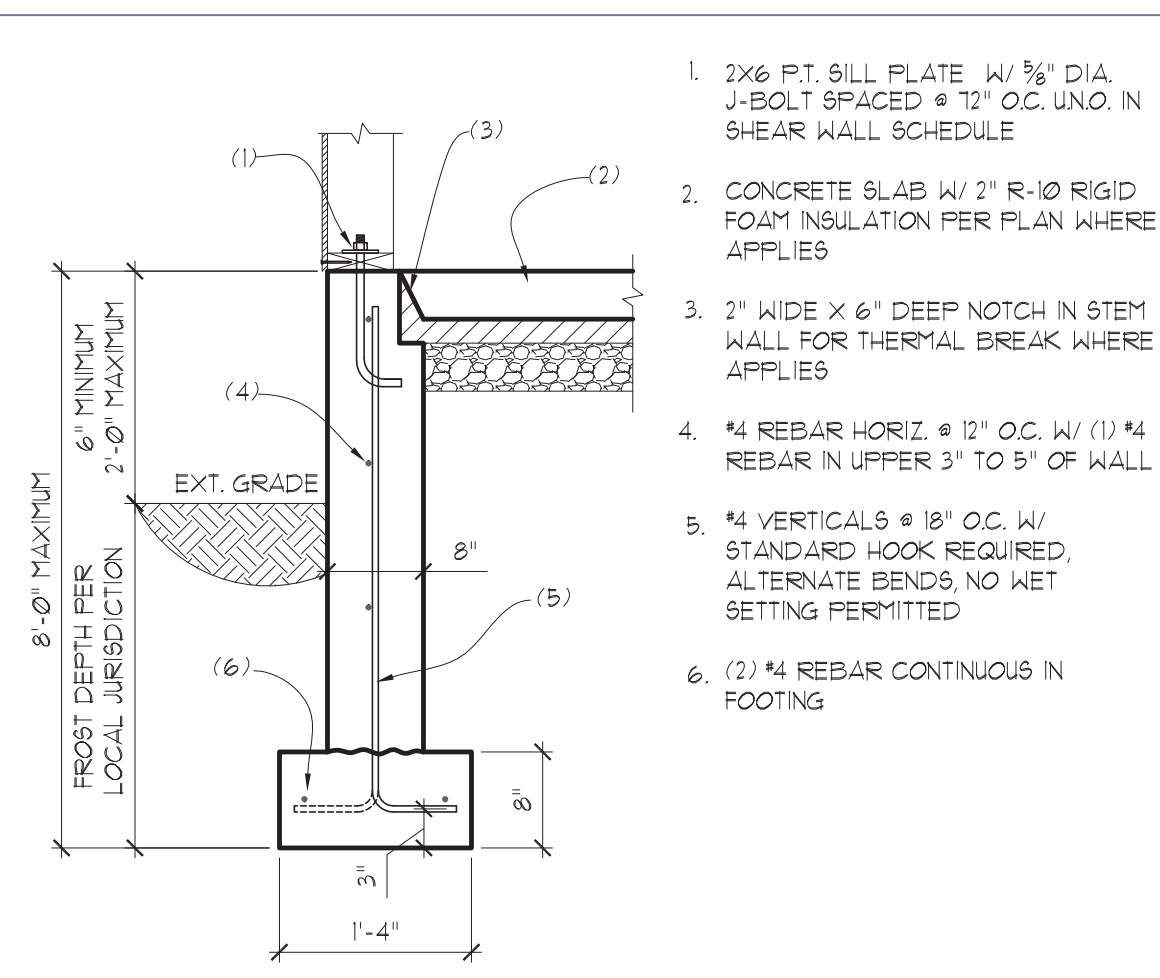


Mark Myers
2025.07.01
10:07:16
-07'00'

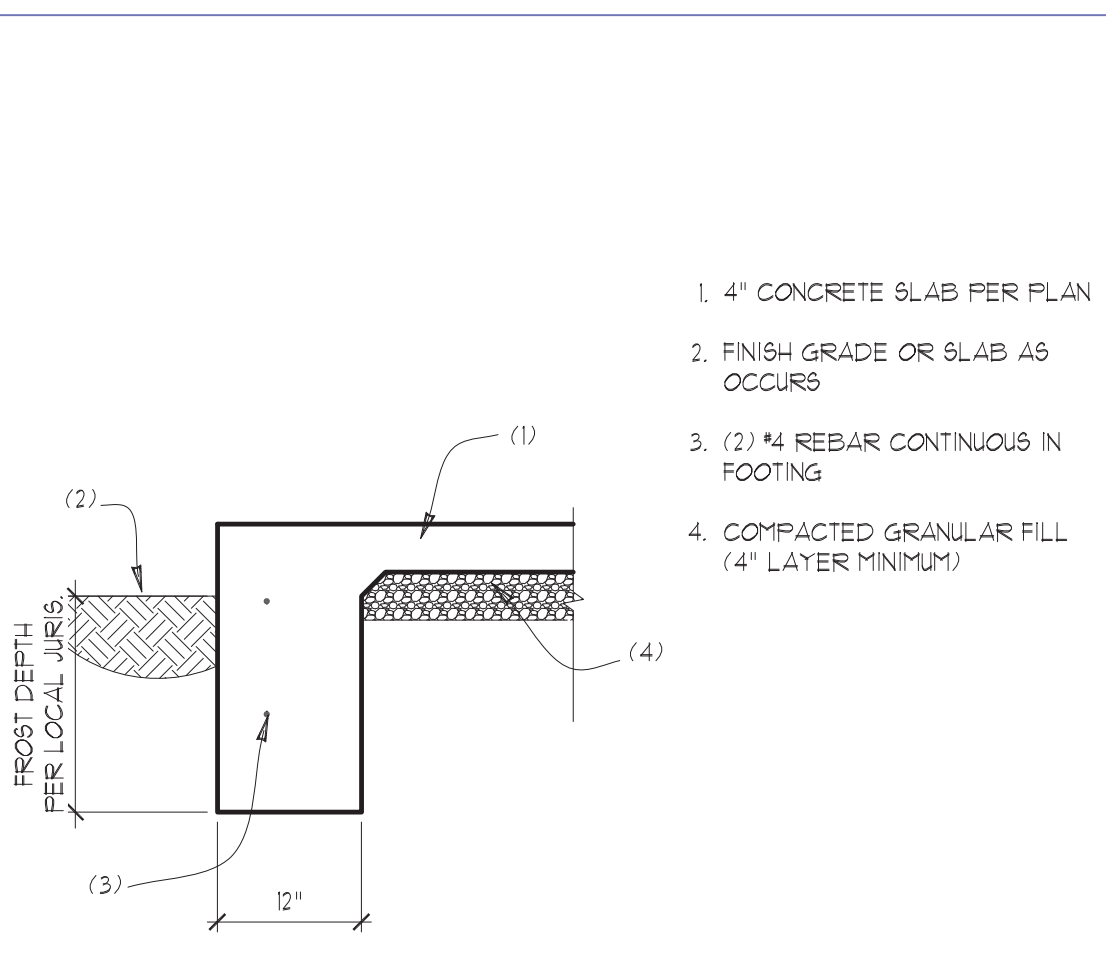
BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

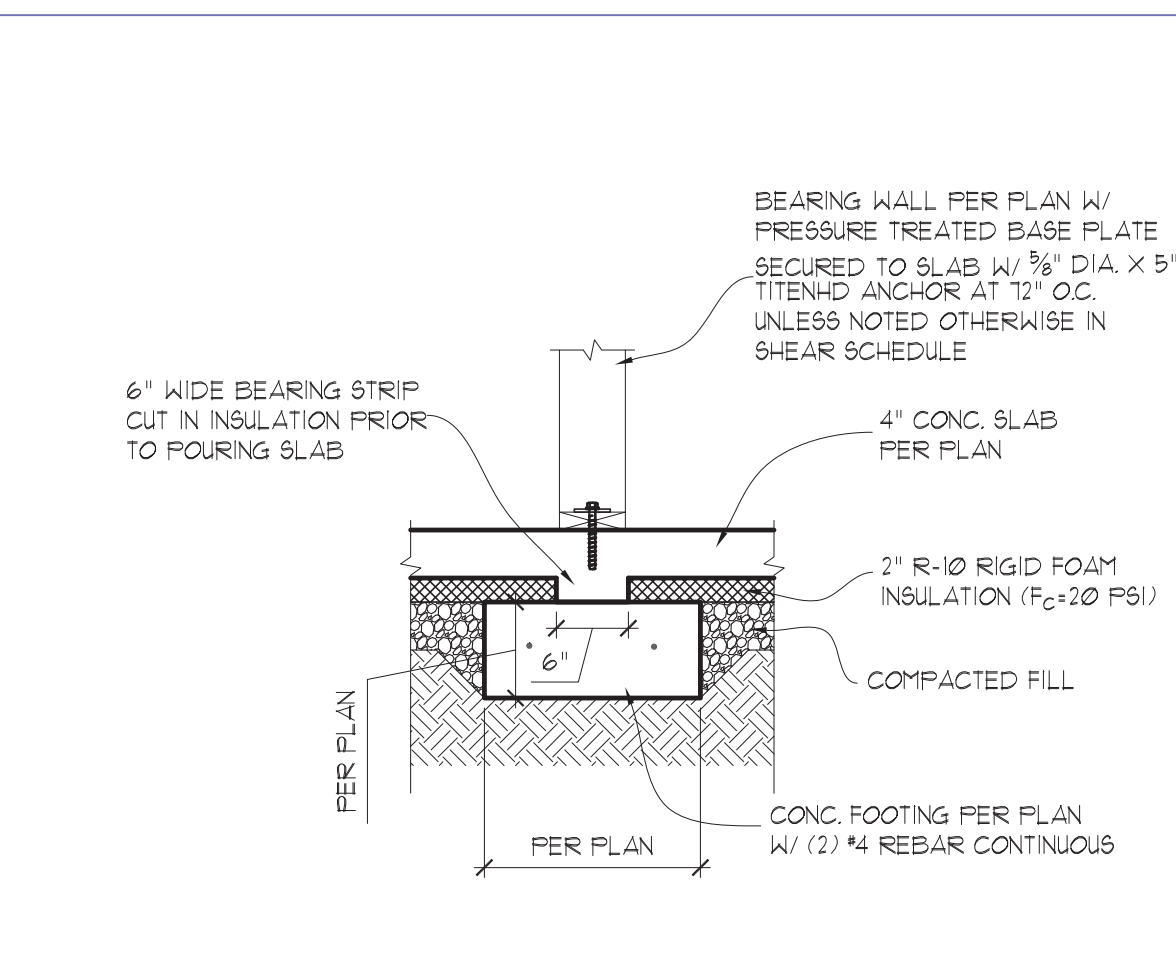
S4	DATE: 1-1-2025
	INIT: MM
	PROJECT #: 2620



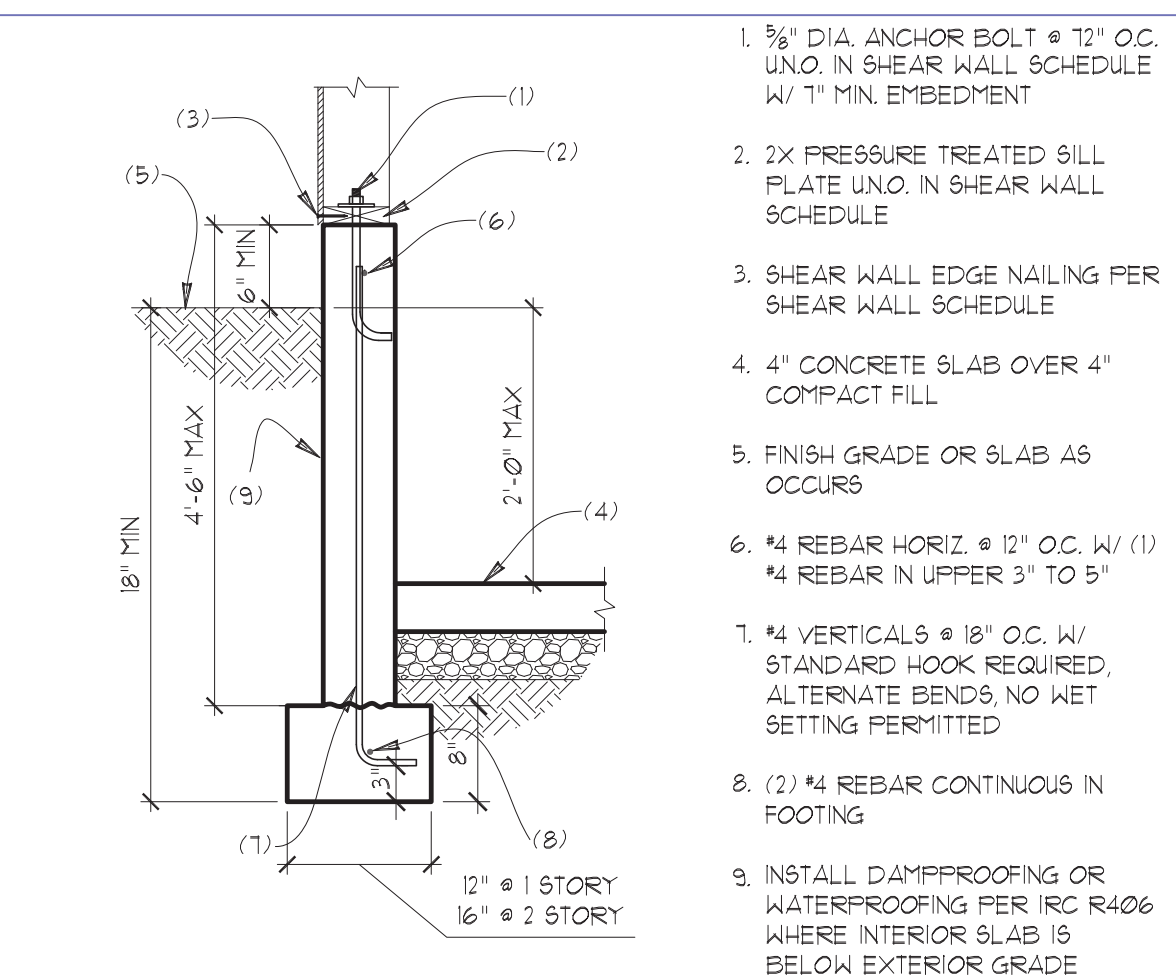
50 8" STEM WALL AT SLAB ON GRADE
SCALE: 3/4"=1'



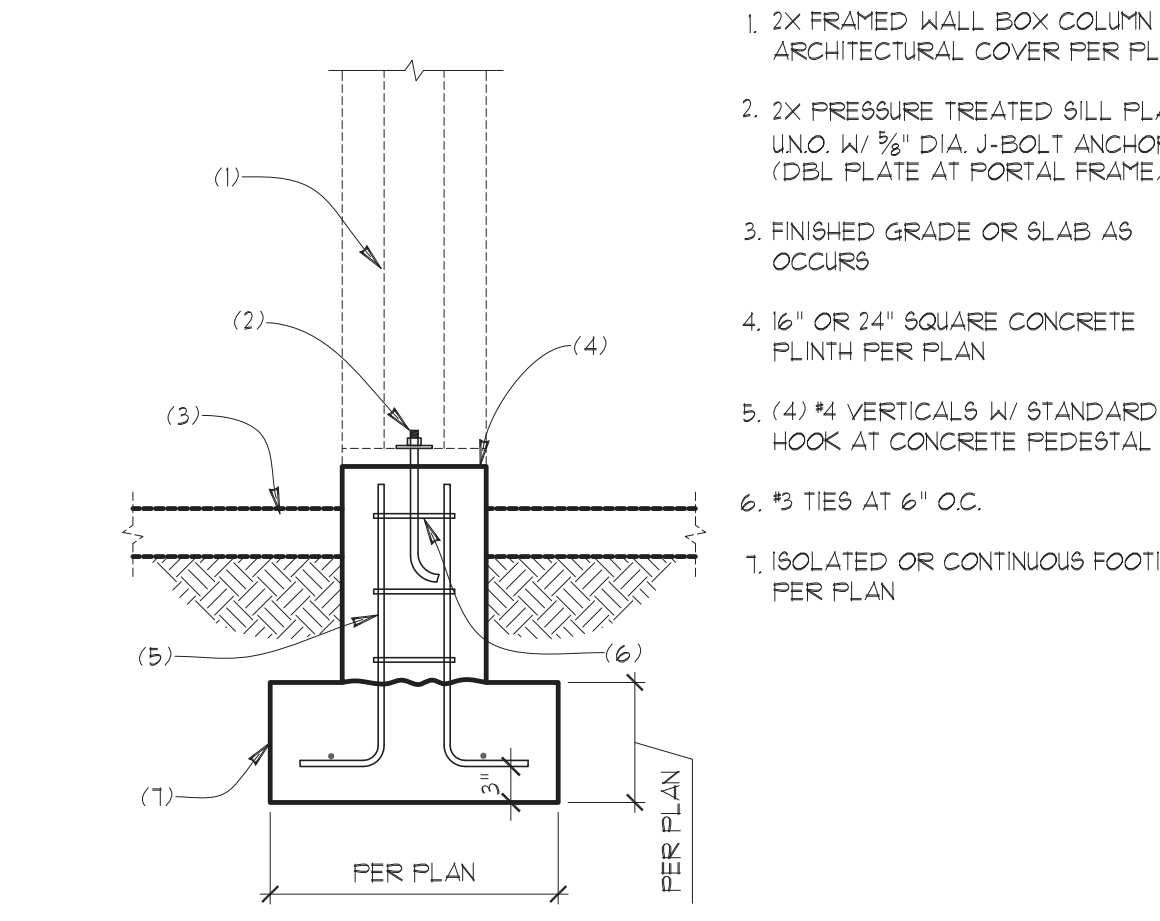
51 MONOLITHIC SLAB & FOOTING
SCALE: 3/4"=1'



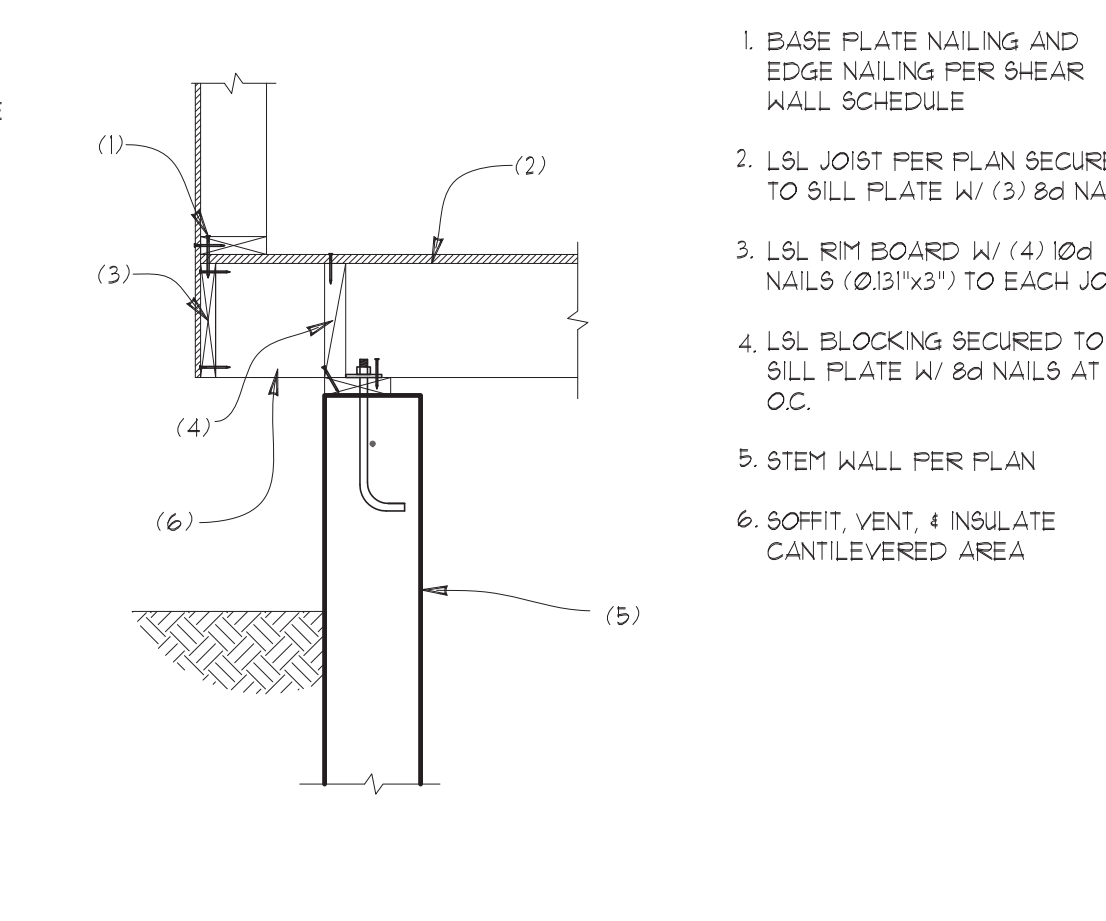
52 INTERIOR STRIP FOOTING
SCALE: 3/4"=1'



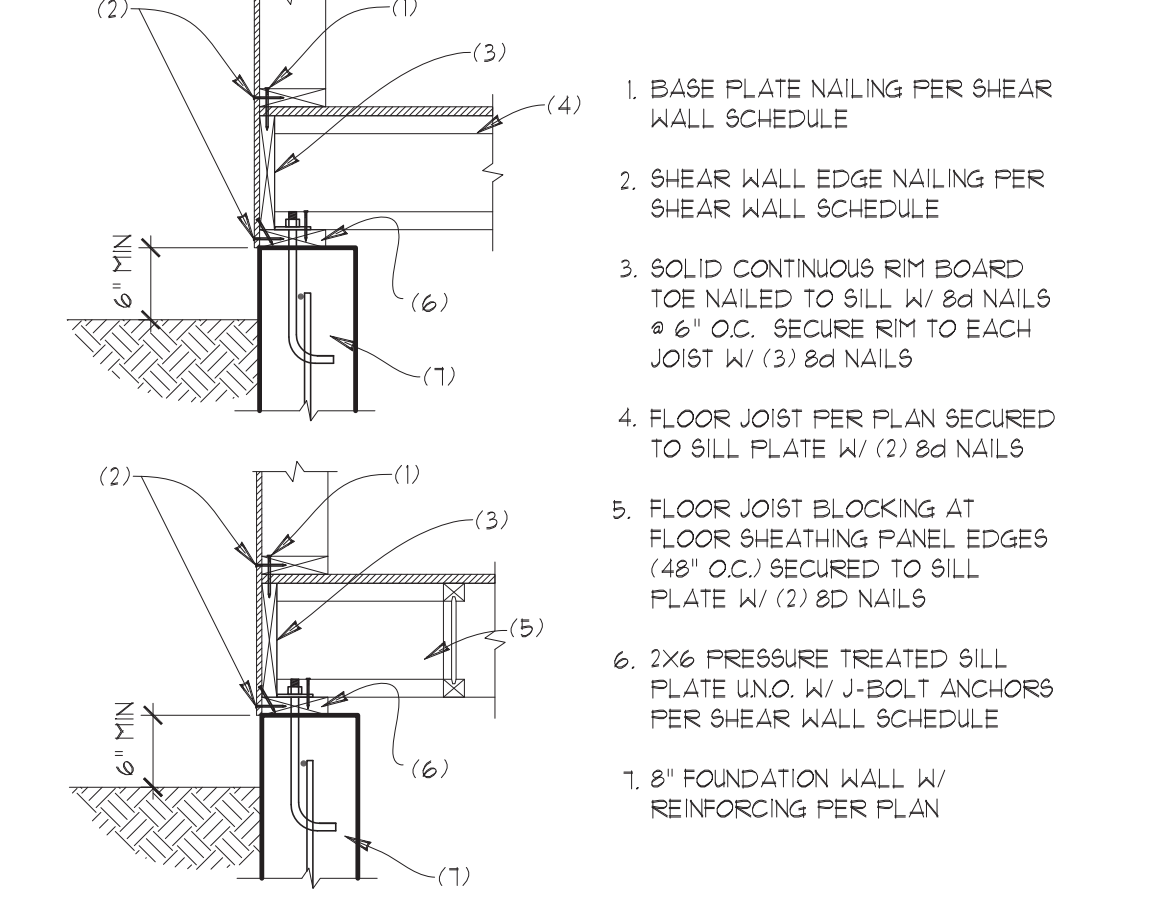
53 6" STEM WALL AT SLAB ON GRADE
SCALE: 3/4"=1'



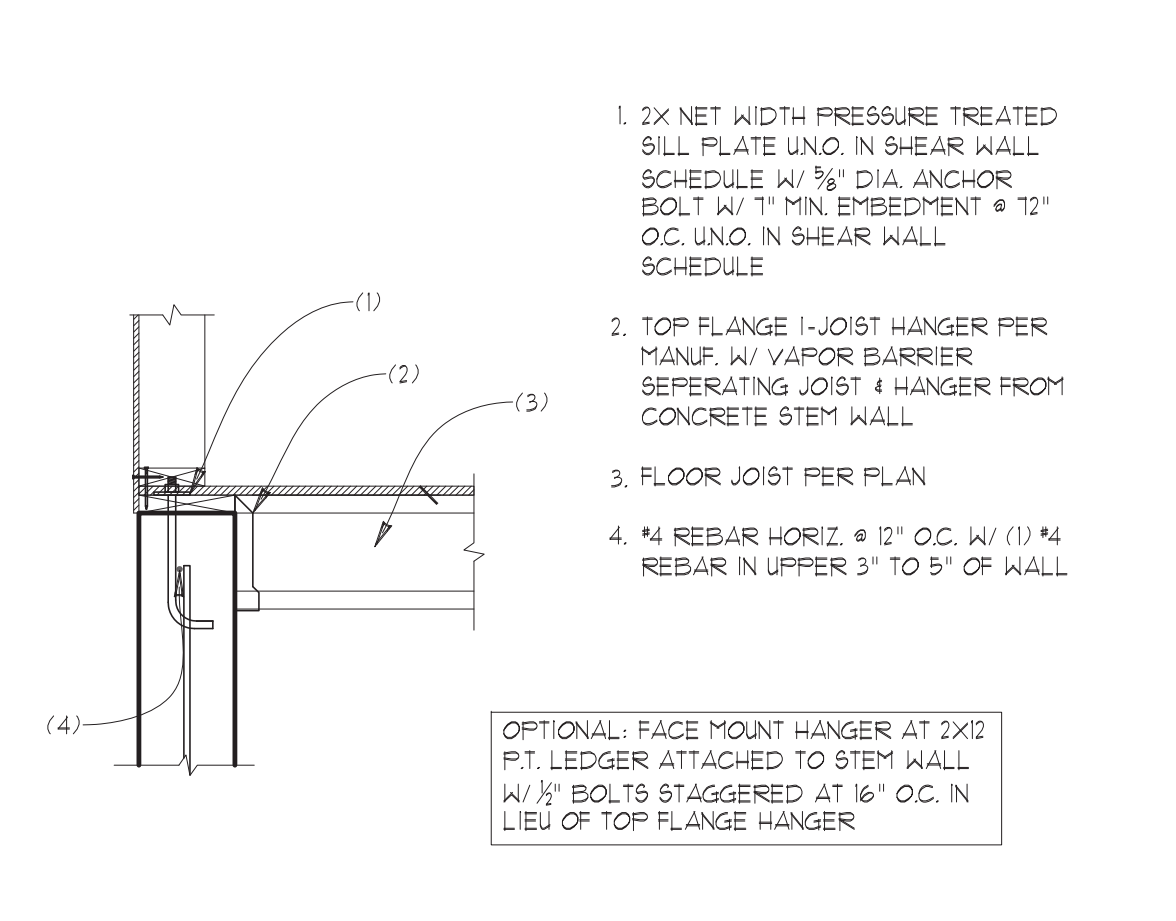
54 CONCRETE PLINTH AT BOX COLUMN
SCALE: 3/4"=1'



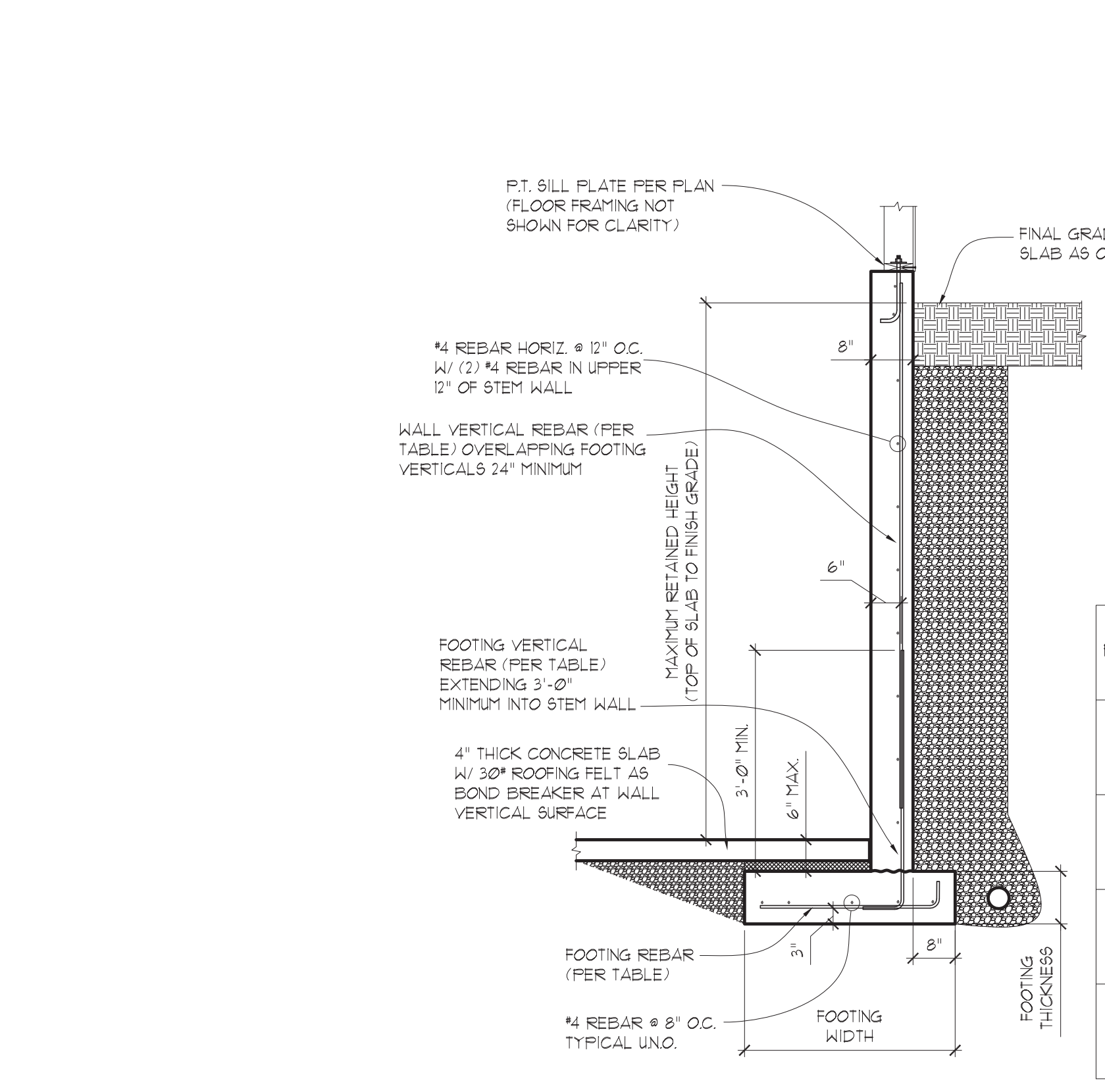
55 CANTILEVER AT STEM WALL
SCALE: 3/4"=1'



56 FLOOR FRAMING TO STEM WALL
SCALE: 3/4"=1'



57 FLOOR JOISTS AT A RAISED STEM WALL
SCALE: 3/4"=1'

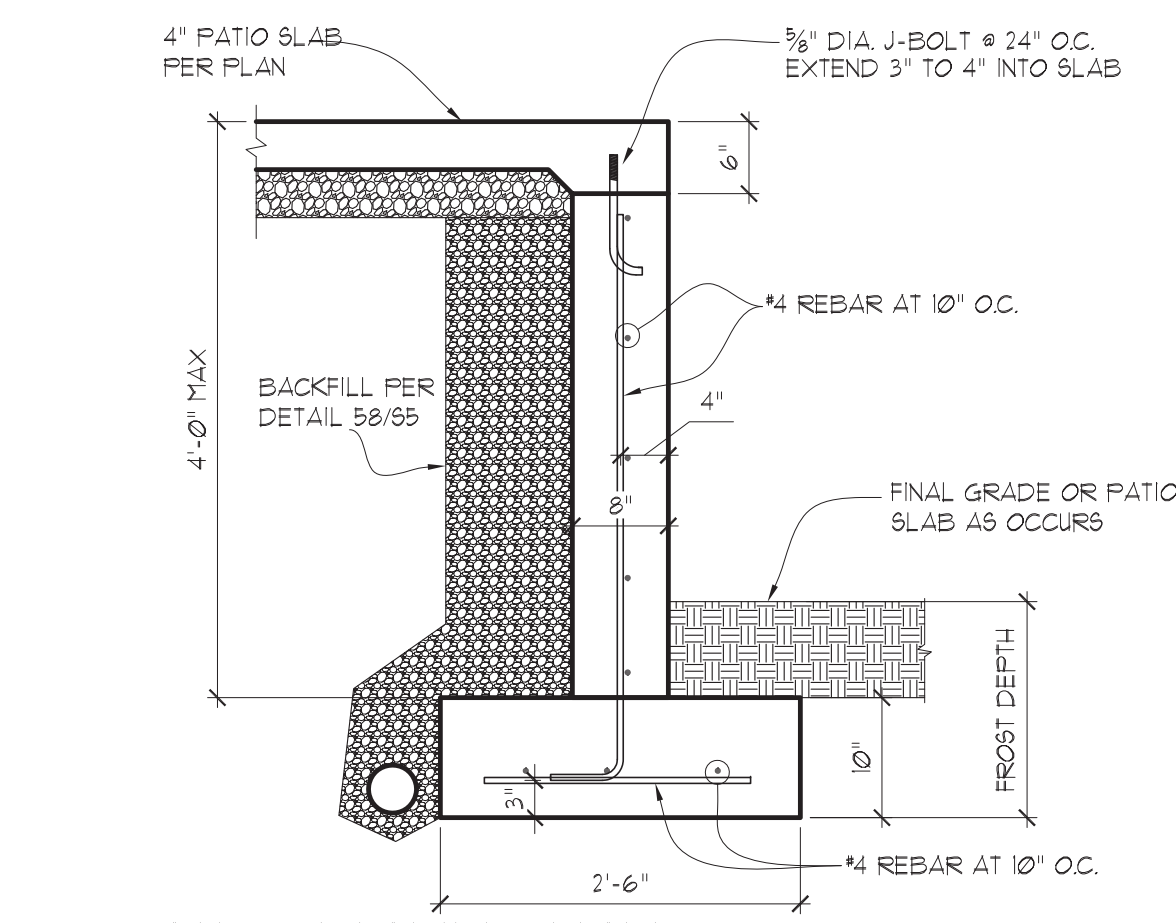


DESIGN CRITERIA:
1500 PSF ALLOWABLE SOIL BEARING PRESSURE
35 PCF ACTIVE EARTH PRESSURE
300 PCF PASSIVE EARTH PRESSURE
0.40 COEFFICIENT OF FRICTION

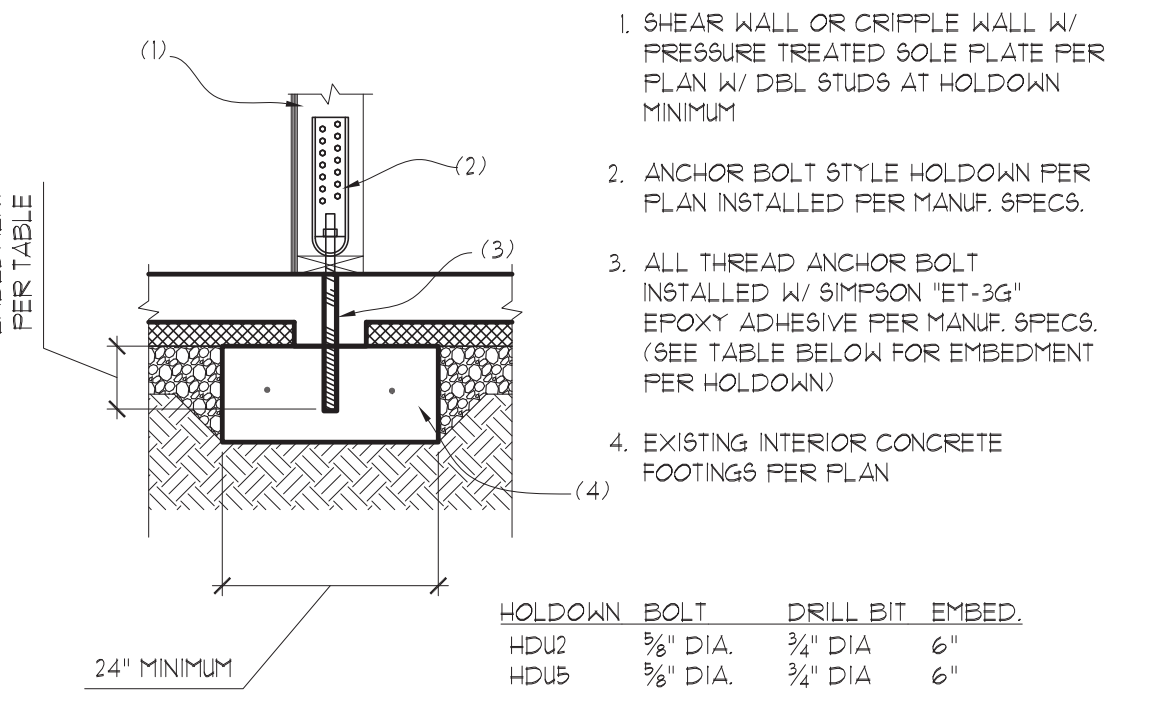
BACKFILL FOUNDATION WALLS WITH 18" OF PROPERLY COMPACTED GRANULAR FILL CONTAINING LESS THAN 5% FINES, TO WITHIN 12" OF FINAL GRADE (COMPACT TO 95% OF MAX DRY DENSITY PER MODIFIED PROCTOR METHOD).
INSTALL 4" DIA. PERFORATED SMOOTH PVC FOOTING DRAINS ALONG THE BASE OF THE DRAINAGE ZONE BEHIND THE WALL TO DIRECT ANY ACCUMULATED WATER TO AN APPROPRIATE DISCHARGE. A NONWOVEN GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE DRAINAGE MATERIAL AND THE REMAINING WALL BACKFILL. FILTER FABRIC SHALL EXTEND OVER THE TOP OF THE DRAINAGE MATERIAL.

RETAINED HEIGHT	FOOTING WIDTH	FOOTING VERTICAL REBAR	FOOTING HORIZONTAL REBAR	WALL VERTICAL REBAR	FOOTING THICKNESS
5'-0"	2'-6"	4# REBAR @ 10" O.C.	4# REBAR @ 10" O.C.	4# REBAR @ 10" O.C.	10"
7'-0"	3'-10"	4# REBAR @ 5" O.C.	4# REBAR @ 10" O.C.	4# REBAR @ 10" O.C.	10"
9'-0"	5'-4"	5# REBAR @ 5" O.C.	5# REBAR @ 10" O.C.	4# REBAR @ 10" O.C.	12"
10'-0"	6'-2"	5# REBAR @ 5" O.C.	5# REBAR @ 10" O.C.	5# REBAR @ 10" O.C.	12"

58 CANTILEVER RETAINING WALL
SCALE: 1/2"=1'



59 PATIO RETAINING WALL
SCALE: 3/4"=1'



** SPECIAL INSPECTION MAY BE REQUIRED BY LOCAL JURISDICTION PRIOR TO INSTALLATION OF EPOXY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS WITH LOCAL OFFICIALS **

H4 EPOXY ANCHOR @ INTERIOR FOOTING
SCALE: 3/4"=1'

STRUCTURAL PLANS

RKK CONSTRUCTION
2434 73rd AVENUE SE
MERCER ISLAND, WA

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

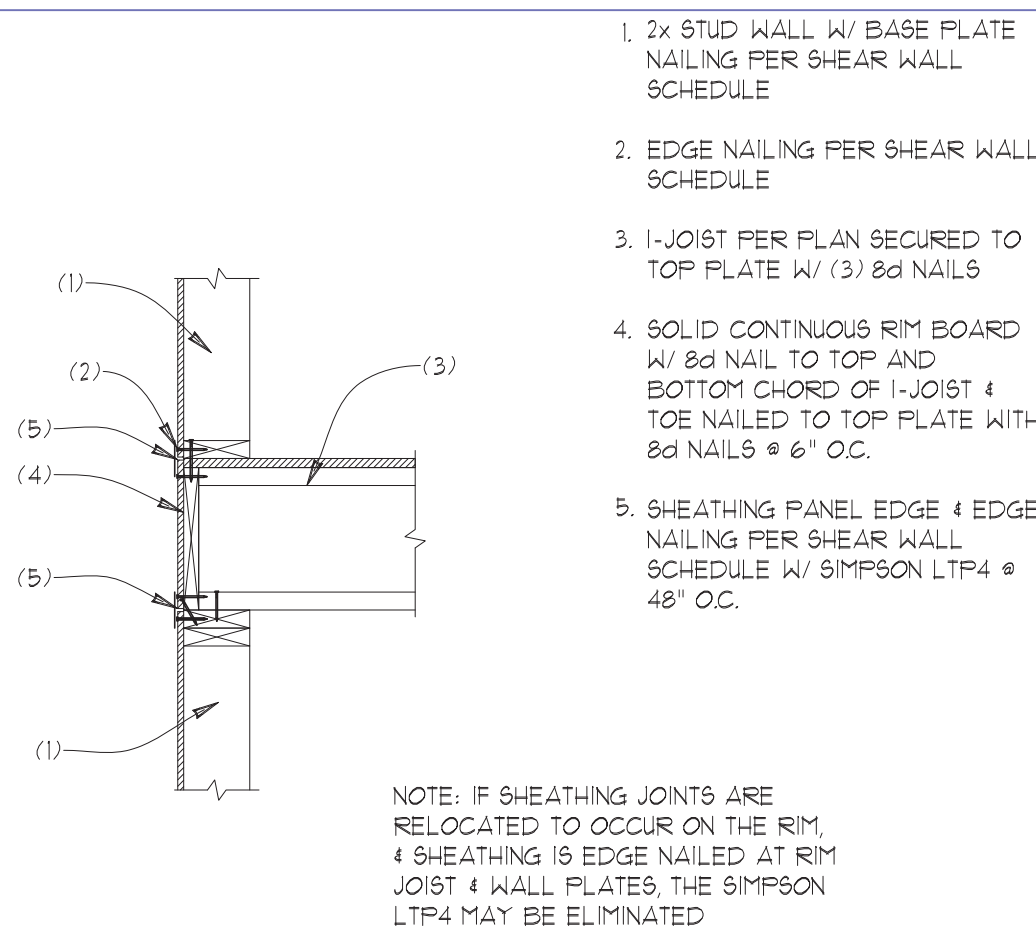


Mark Myers
2025.07.01
12:13:57
-07'00'

BUILDING DEPT. APPROVAL STAMP:

REVISION:	INIT:	DATE:

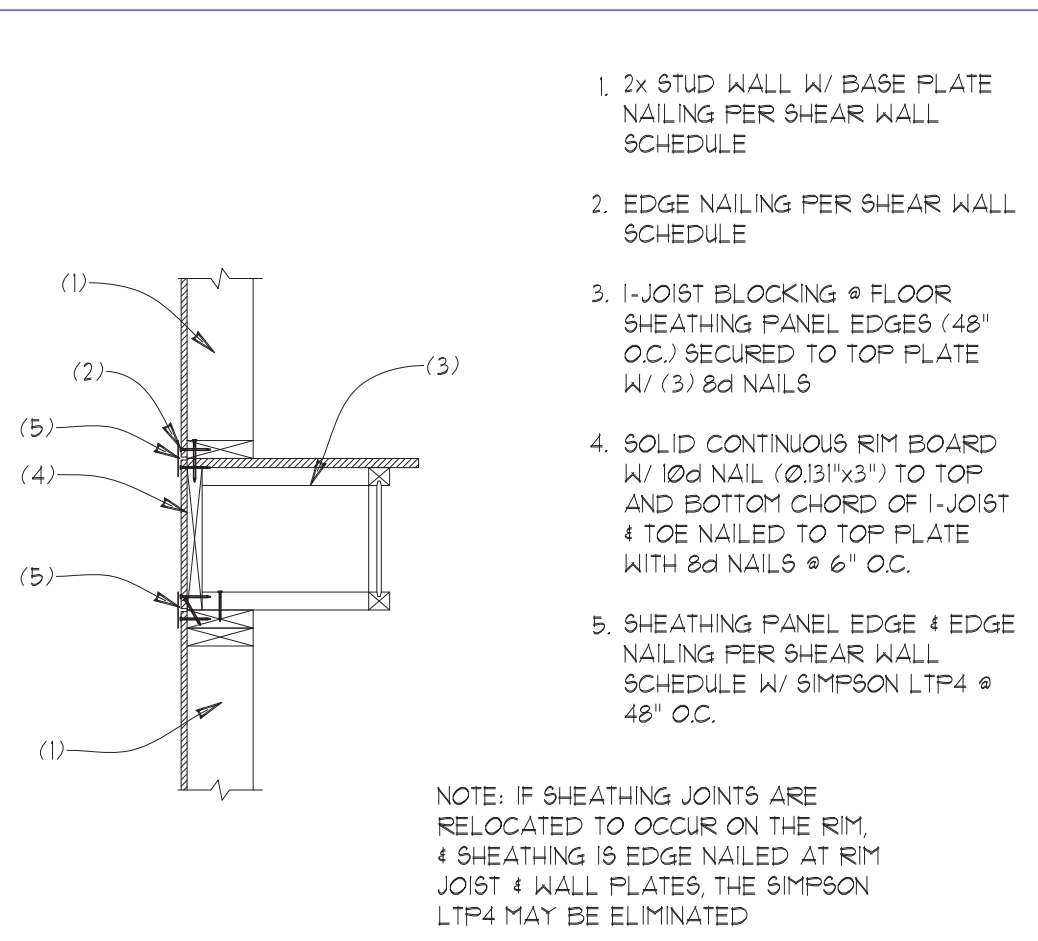
S5
DATE: 1-1-2025
INIT: MM
PROJECT #: 2620



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

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

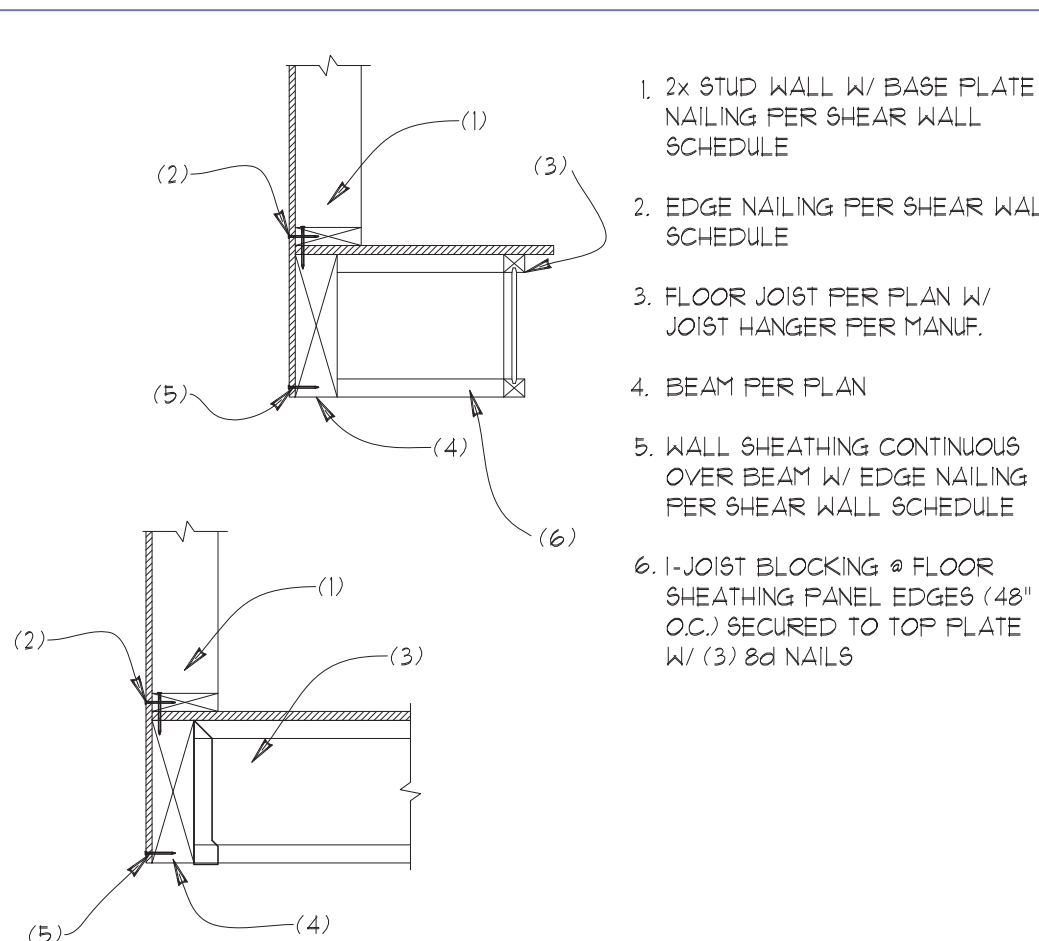
60 FLOOR JOIST BEARING AT STUD WALL
SCALE: 3/4"=1'



- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- 1-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS
- SOLID CONTINUOUS RIM BOARD W/ 10d NAIL (2) 13"x3" TO TOP AND BOTTOM CHORD OF 1-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
- SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

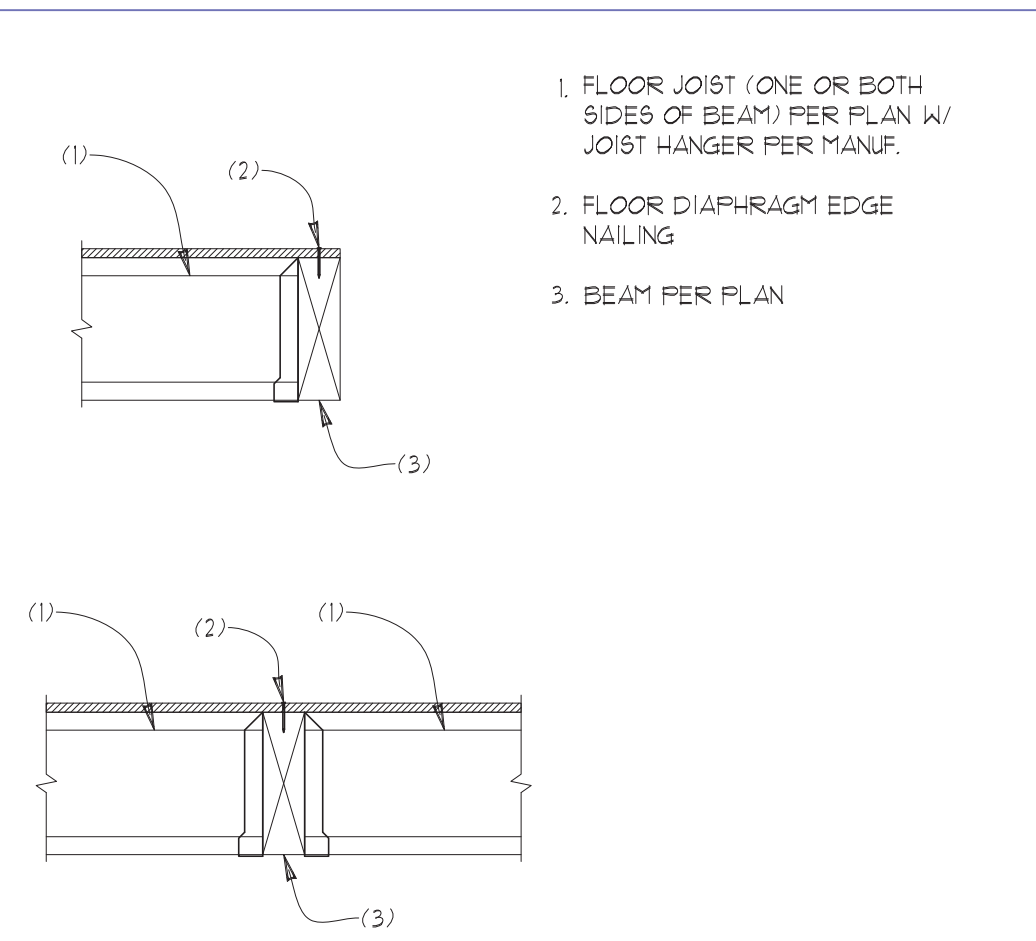
NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, SHEATHING IS EDGE NAILED AT RIM JOIST & WALL PLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

61 FLOOR JOIST PARALLEL TO STUD WALL
SCALE: 3/4"=1'



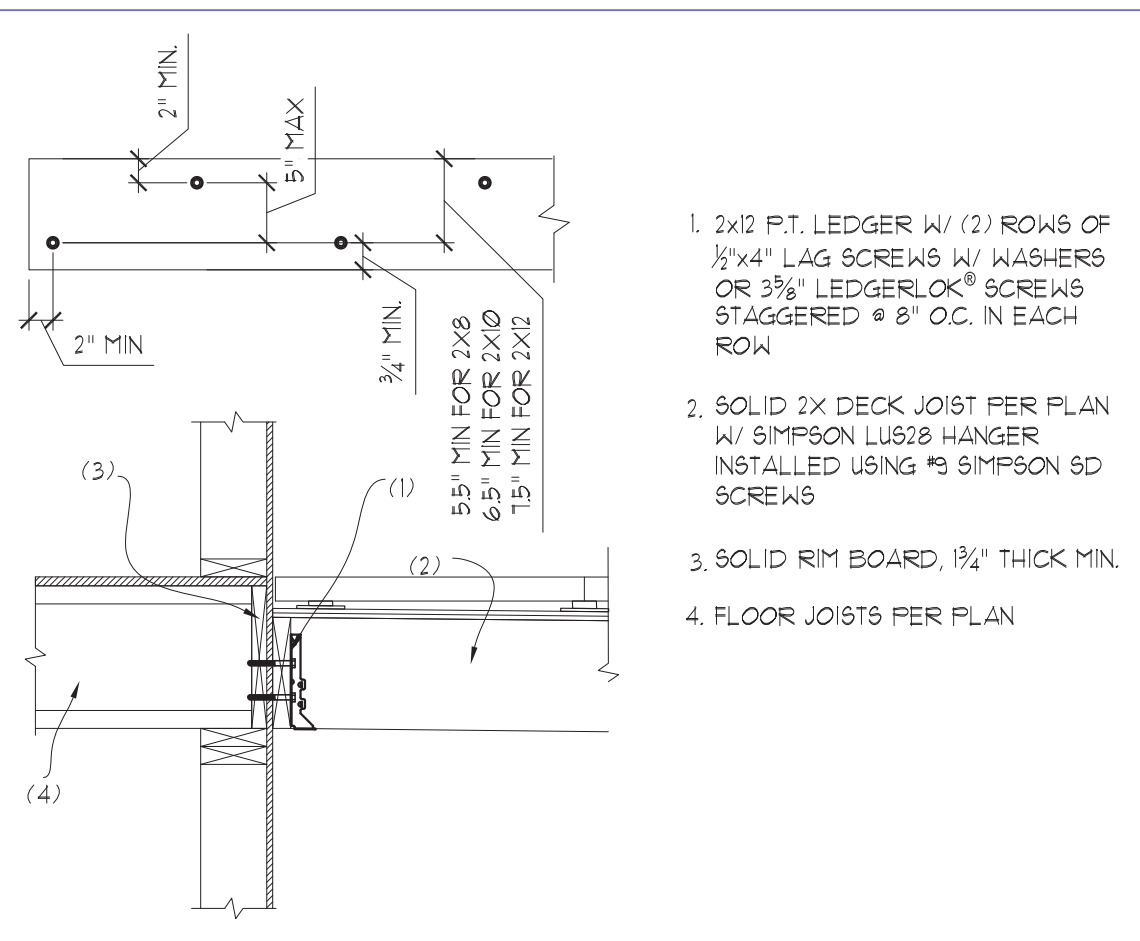
- 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
- EDGE NAILING PER SHEAR WALL SCHEDULE
- FLOOR JOIST PER PLAN W/ JOIST HANGER PER MANUF.
- BEAM PER PLAN
- WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE
- 1-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS

62 FLOOR JOIST AT BEAM
SCALE: 3/4"=1'



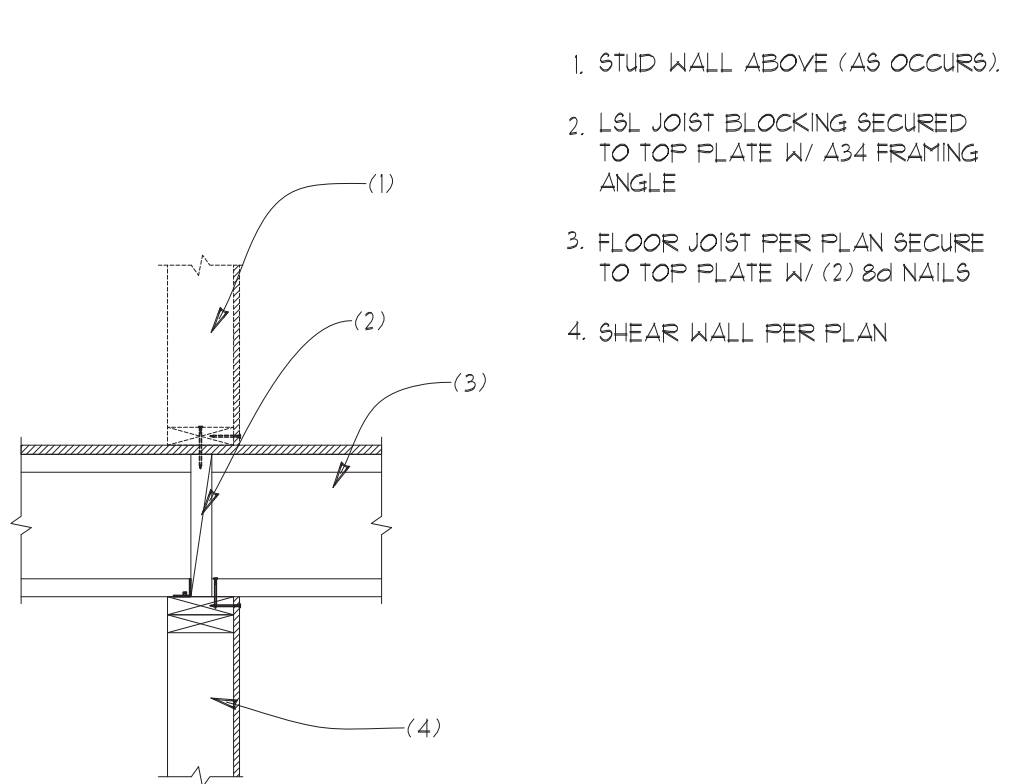
- FLOOR JOIST (ONE OR BOTH SIDES OF BEAM) PER PLAN W/ JOIST HANGER PER MANUF.
- FLOOR DIAPHRAGM EDGE NAILING
- BEAM PER PLAN

63 FLOOR JOIST AT BEAM
SCALE: 3/4"=1'



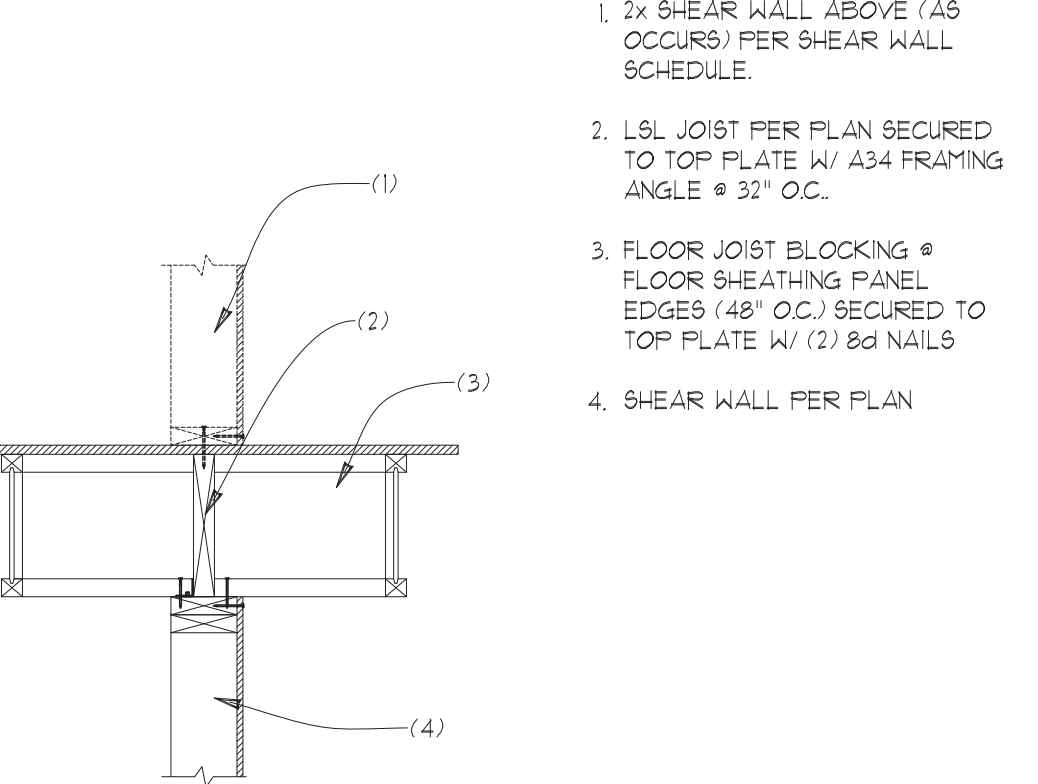
- 2x1/2 FT. LEDGER W/ (2) ROWS OF 3/4"x4" LAG SCREWS W/ WASHERS OR 3/8" LEDGERLOCK SCREWS STAGGERED @ 8" O.C. IN EACH ROW
- SOLID 2X DECK JOIST PER PLAN W/ SIMPSON LUS26 HANGER INSTALLED USING #9 SIMPSON SD SCREWS
- SOLID RIM BOARD, 1 1/2" THICK MIN.
- FLOOR JOISTS PER PLAN

64 DECK LEDGER AT RIM BOARD
SCALE: 3/4"=1'



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

65 FLOOR JOIST AT INT. WALL OR BEAM
SCALE: 3/4"=1'



- 2x SHEAR WALL ABOVE (AS OCCURS) PER SHEAR WALL SCHEDULE
- LSL JOIST PER PLAN SECURED TO TOP PLATE W/ A34 FRAMING ANGLE @ 32" O.C.
- FLOOR JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (2) 8d NAILS
- SHEAR WALL PER PLAN

66 JOIST PARALLEL TO SHEAR WALL
SCALE: 3/4"=1'



- GABLE END TRUSS W/ VERTICALS @ 24" O.C. & TOP CHORD DESIGNED TO BE NOTCHED FOR OUTRIGGERS
- 2x4 FLAT OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1x MIN.) SECURED TO ENDS W/ (2) 10d NAILS
- ROOF SHEATHING AT 24" O.C. ROOF TRUSSES W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
- FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
- 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
- 2x6 DIAGONAL BRACE @ 8FT O.C. SECURED AT UPPER END TO 2x4 BLOCKING W/ (3) 10d NAILS
- SIMPSON A34 AT 2x6 DIAGONAL BRACE TO 2x6 BACKER BOARD W/ 10d NAILS @ 6" O.C.
- ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.

72 GIRDER TRUSS AT OVERFRAMING
SCALE: 3/4"=1'



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

FOR RAFTER SPANS USE THE FOLLOWING SIZES:
0'-0" TO 6'-1" 2x4
6'-0" TO 9'-1" 2x6
9'-0" TO 12'-2" 2x8
12'-3" TO 14'-10" 2x10
14'-11" TO 17'-3" 2x12
(ASSUMES RAFTERS @ 24" O.C. LL #30P5F & DL #10P5F PER TABLE R202.5(1/3) FOR HF #2)

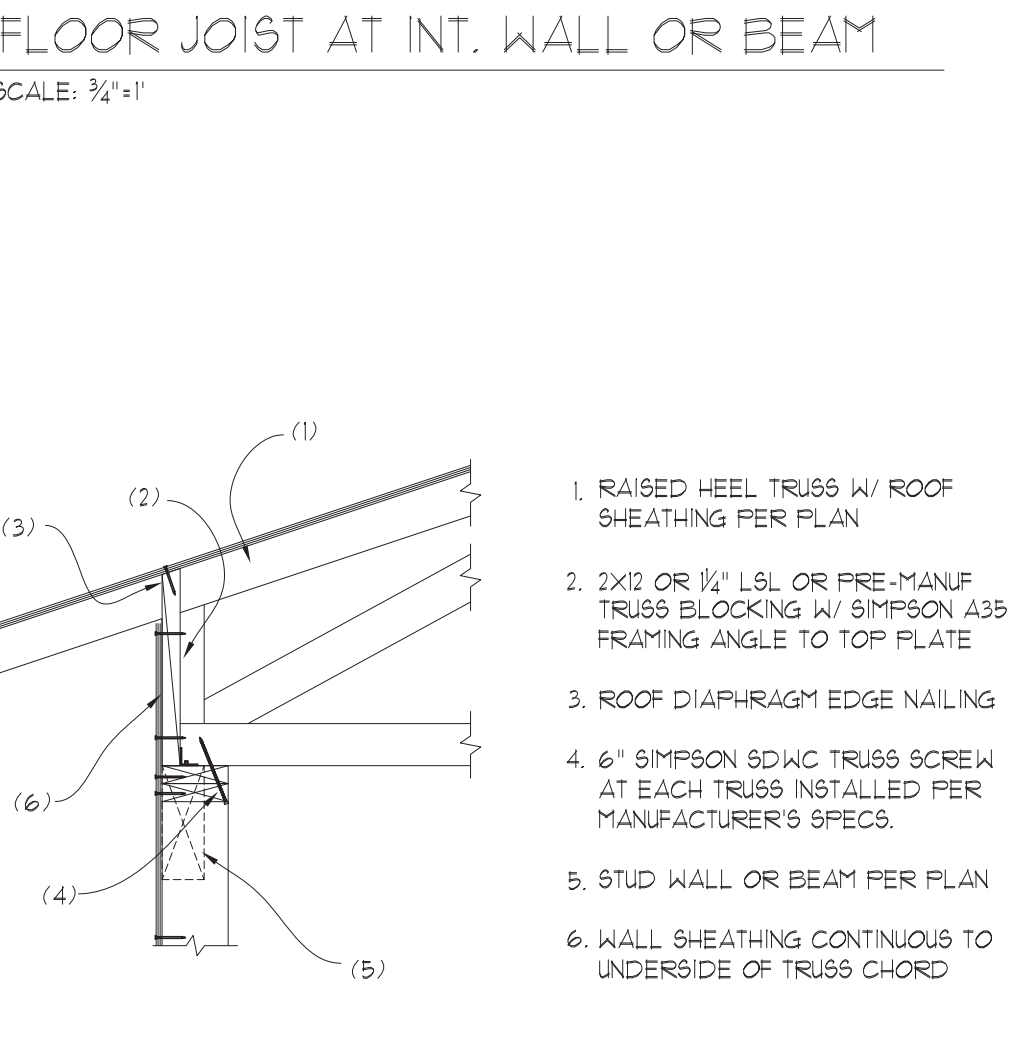
73 VALLEY FRAMING
SCALE: 3/4"=1'



- ROOF SHEATHING W/ DIAPHRAGM NAILING TO TRUSSES
- 2x4 FLAT BLOCKING AT (4) SIDES OF BLOCKING PANEL
- ROOF TRUSSES PER PLAN
- SHEATHING AND EDGE NAILING PER SHEAR WALL SCHEDULE FOR WALL BELOW
- BLOCKING NAILED TO TOP PLATE PER BASE PLATE NAILING OF WALL BELOW
- INTERIOR SHEAR WALL PER PLAN

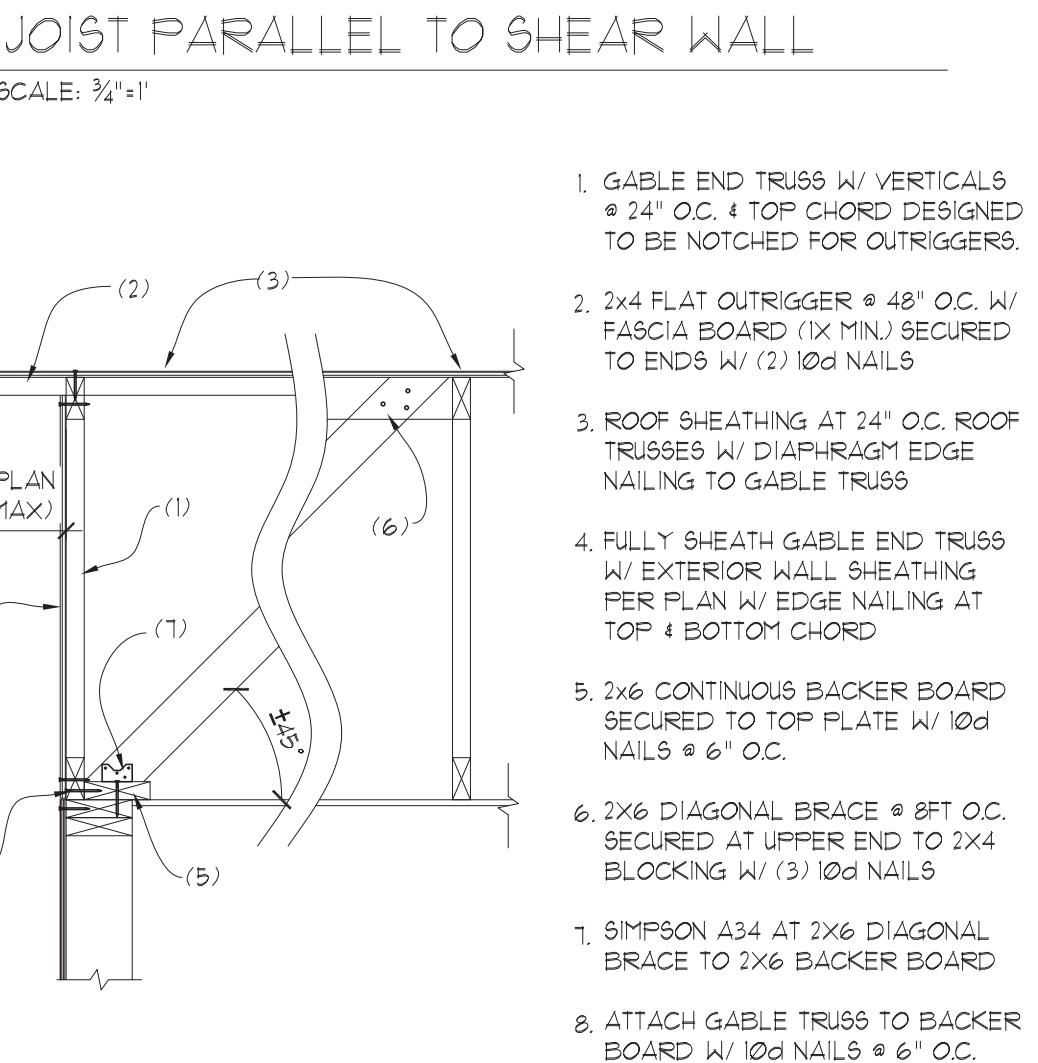
OPTION: PRE-MANUF TRUSS BLOCKING PANEL MAY BE USED IN LIEU OF SITE BUILT ASSEMBLY SHOWN.

74 SHEAR BLOCKING @ INT. SHEAR WALL
SCALE: 3/4"=1'



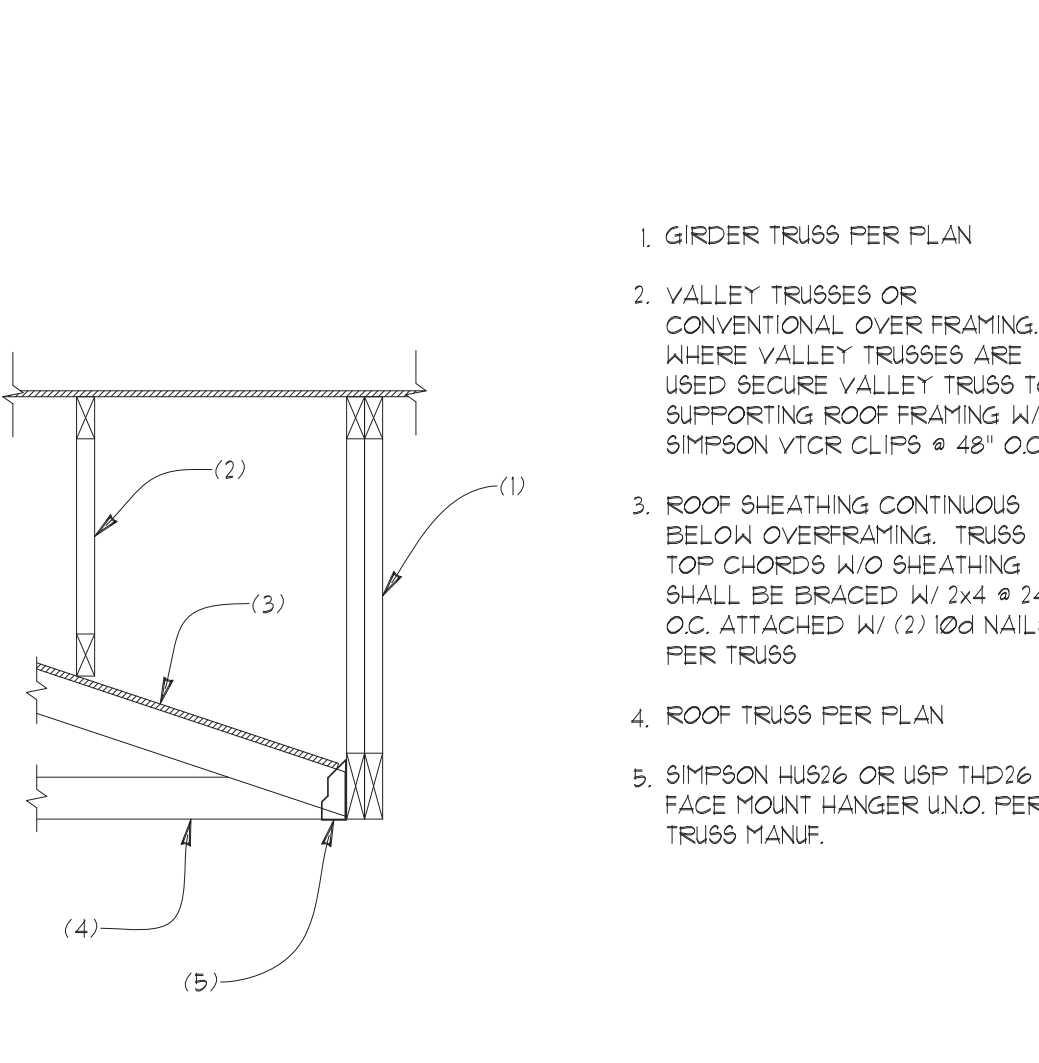
- RAISED HEEL TRUSS W/ ROOF SHEATHING PER PLAN
- 2x1/2 OR 1/2" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
- ROOF DIAPHRAGM EDGE NAILING
- 6" SIMPSON SDWC TRUSS SCREW AT EACH TRUSS INSTALLED PER MANUFACTURER'S SPECS.
- STUD WALL OR BEAM PER PLAN
- WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

70 RAISED HEEL ROOF TRUSS AT BEARING
SCALE: 3/4"=1'



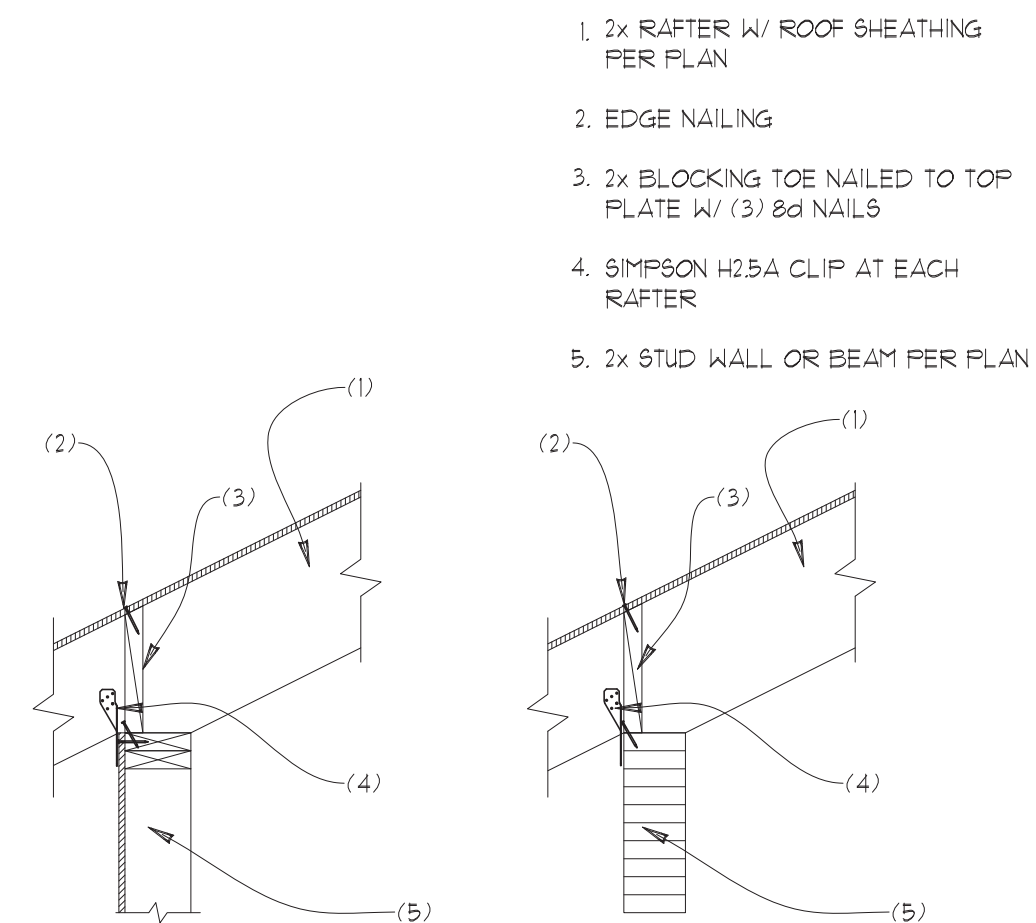
- GABLE END TRUSS W/ VERTICALS @ 24" O.C. & TOP CHORD DESIGNED TO BE NOTCHED FOR OUTRIGGERS
- 2x4 FLAT OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1x MIN.) SECURED TO ENDS W/ (2) 10d NAILS
- ROOF SHEATHING AT 24" O.C. ROOF TRUSSES W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
- FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
- 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
- 2x6 DIAGONAL BRACE @ 8FT O.C. SECURED AT UPPER END TO 2x4 BLOCKING W/ (3) 10d NAILS
- SIMPSON A34 AT 2x6 DIAGONAL BRACE TO 2x6 BACKER BOARD W/ 10d NAILS @ 6" O.C.
- ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.

71 GABLE END TRUSS
SCALE: 3/4"=1'



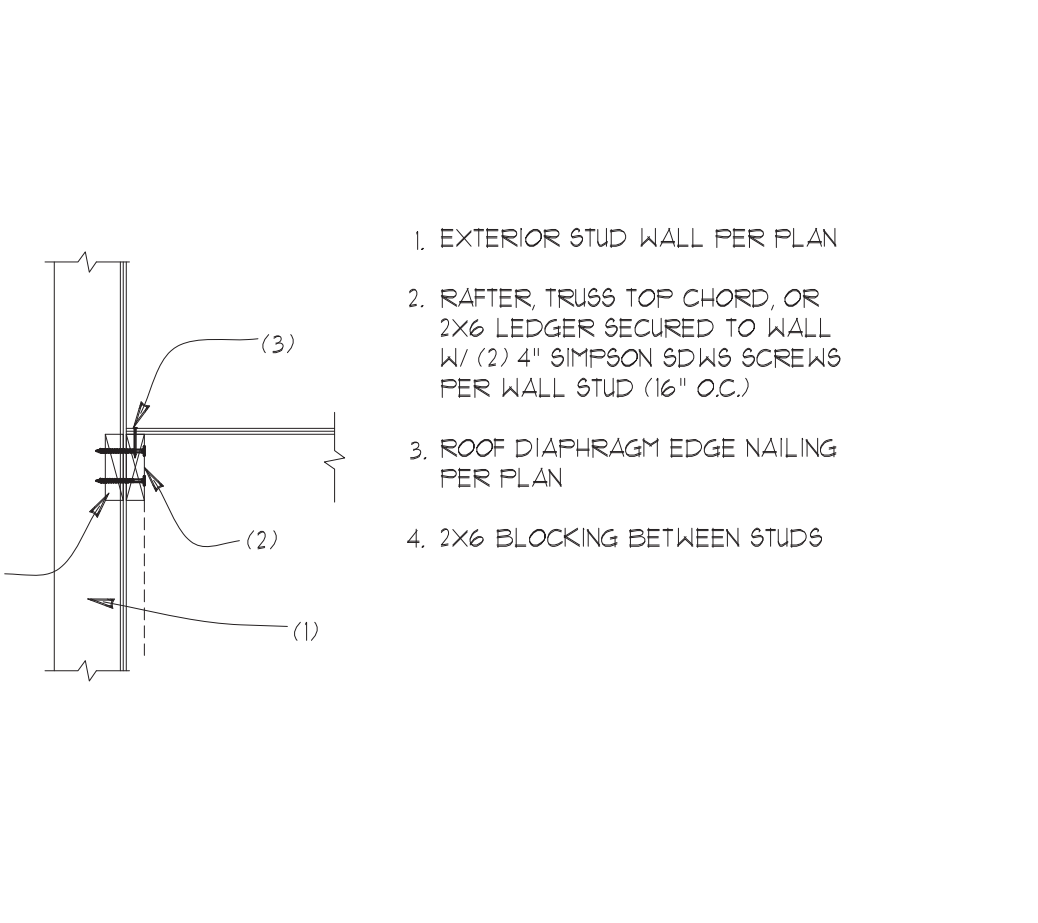
- EDGE NAILING
- 2x RAFTER W/ ROOF SHEATHING PER PLAN
- BEAM PER PLAN
- SIMPSON LRU RAFTER HANGER

77 RAFTERS AT RIDGE BEAM
SCALE: 3/4"=1'



- 2x RAFTER W/ ROOF SHEATHING PER PLAN
- EDGE NAILING
- 2x BLOCKING TOE NAILED TO TOP PLATE W/ (3) 8d NAILS
- SIMPSON H25A CLIP AT EACH RAFTER
- 2x STUD WALL OR BEAM PER PLAN

75 RAFTER AT WALL
SCALE: 3/4"=1'

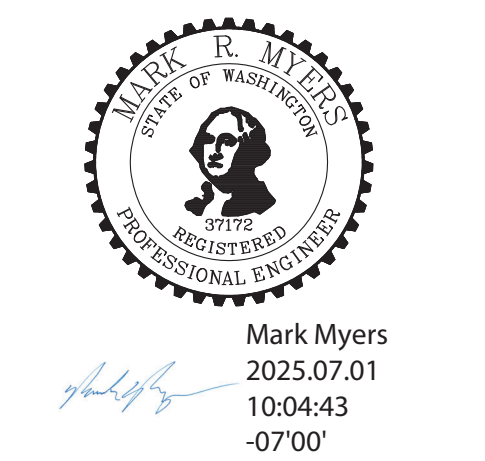


- EXTERIOR STUD WALL PER PLAN
- RAFTER, TRUSS TOP CHORD, OR 2x6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
- ROOF DIAPHRAGM EDGE NAILING PER PLAN
- 2x6 BLOCKING BETWEEN STUDS

76 ROOF DIAPHRAGM TO WALL
SCALE: 3/4"=1'

STRUCTURAL PLANS

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



BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

S6
DATE: 1-1-2025
INIT: MM
PROJECT #: 2620