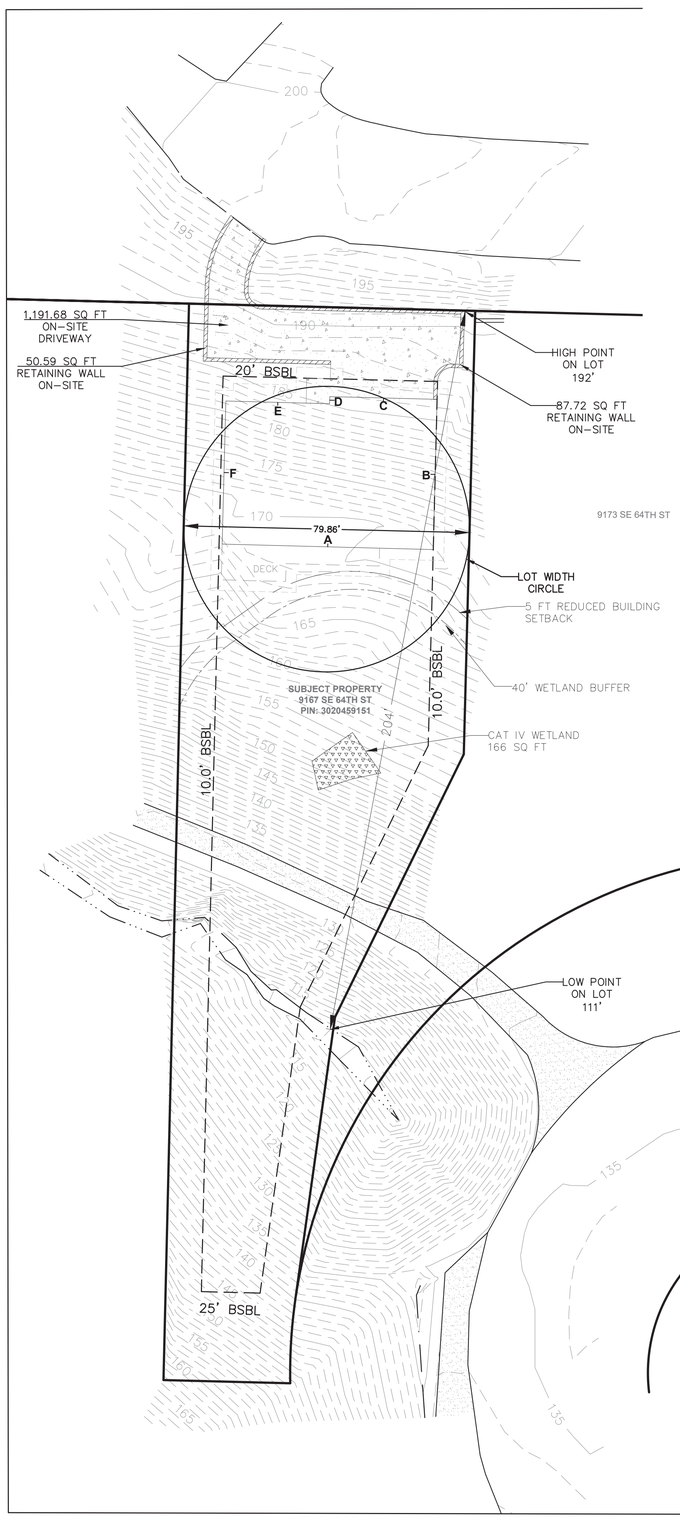


GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
Main Floor	Sq. Ft.	Sq. Ft. 1,778.75	Sq. Ft.	Sq. Ft.
Gross Basement Area	Sq. Ft.	Sq. Ft. 4,840.00	Sq. Ft.	Sq. Ft.
Garage/ Carport	Sq. Ft.	Sq. Ft. 659.25	Sq. Ft.	Sq. Ft.
Total Floor Area	Sq. Ft.	Sq. Ft. 7,278.00	Sq. Ft.	Sq. Ft.
Accessory Buildings	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
Accessory Dwelling Unit	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
2nd & 3rd Story Roofed Decks	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
Basement Area Excluded	Sq. Ft.	Sq. Ft. 2,822.89	Sq. Ft.	Sq. Ft.
150% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
200% GFA Modifier* (main and upper floor x2)	Sq. Ft.	Sq. Ft. 0	Sq. Ft.	Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	Sq. Ft.	Sq. Ft. 52.65	Sq. Ft.	Sq. Ft.
TOTAL Building Area	Sq. Ft.	Sq. Ft. 4,507.76	Sq. Ft.	Sq. Ft.

**Enter the actual room area*

A. Lot Area	18,637.78	Square Feet
B. Zone R-8.4 ☐ R-9.6 ☐	R-12 ☐ R-15 ☑	
C. Allowed Gross Floor Area (refer to "allowed GFA")	7,455.1	Square Feet
D. Allowed Gross Floor Area	30	% of Lot
E. Proposed Gross Floor Area	4,507.76	Square Feet
F. Proposed Gross Floor Area	24.2	% of Lot
Gross floor area calculations found on Plan Sheet #	SP1	
Basement exclusion calculations found on Plan Sheet #	SP1	

HARDSCAPE CALCULATIONS

A. Gross Lot Area	18,537.8	Square Feet
B. Net Lot Area	18,537.8	Square Feet
C. Area Borrowed from Lot Coverage	860.37	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	13.62	% of Lot
E. Allowed Hardscape Area	2,537.77	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	0	Square Feet
6. Other	0	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	0	Square Feet
G. (Total Hardscape Area Removed)		Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	138.31	Square Feet
6. Other	0	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	138.31	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	138.31	Square Feet
J. Total Project Hardscape Area = (I/D)x100	0.74	% of Lot
Hardscape calculations shown on Plan Sheet #	SP1	

WORK DESCRIPTION:

Construct a new single family residence, and associated improvements, on an existing vacant lot.

LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	192	Feet
Lowest Elevation Point of Lot:	111	Feet
Elevation Difference:	81	Feet
Horizontal Distance Between High and Low Points:	204	Feet
Lot Slope*	39.7	%

**Lot slope is the elevation difference divided by horizontal distance multiplied by 100.*

LOT COVERAGE CALCULATIONS

A. Gross lot Area	18,637.8	Square Feet
B. Net Lot Area	18,637.8	Square Feet
C. Allowed Lot Coverage Area	5,591.5	Square Feet
D. Allowed Lot Coverage	30	% of Lot
E. **Existing** Lot Coverage:		
1. Main Structure Roof Area	-	Square Feet
2. Accessory Building Roof Area	-	Square Feet
3. Vehicular Use (driveway, access easements, parking)	-	Square Feet
4. Covered Patios and Covered Decks	-	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	-	Square Feet
F. (Total Lot Coverage Area Remove)		Square Feet
G. Proposed Adjustment for Single Story (area)	-	Square Feet
H. Proposed Adjustment for Flag Lot	0	
I. Total **New** Lot Coverage Area		
1. Main Structure Roof Area	2,823.8	
2. Accessory Building Roof Area	-	Square Feet
3. Vehicular Use (driveway, access easements, parking)	1,191.7	Square Feet
4. Covered Patios and Covered Decks	715.7	Square Feet
5. Total New Lot Coverage Area (E1+E2+E3+E4)	4,731.2	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4,731.2	Square Feet
K. Proposed Lot Coverage Area - (J/B) x 100	25.4	% of Lot

ABE CALCULATION / **GFA EXCLUSION CALCULATION**

Wall Segment	Mid-pnt Elev	Wall Length	Elev x Length	Should this be counted in basement wall length?	Basement Length	Wall Height (ft)	Coverage Height (ft)	% Coverage	Result
A-South side	170	59	10,030.00	Yes	59.00	9	0	0.00%	0.00%
B-East side	178	42	7,476.00	Yes	42.00	9	9	100.00%	42.00%
C -North side	186	30	5,580.00	Yes	30.00	9	9	100.00%	30.00%
D	185	2	370.00	Yes	2.00	9	9	100.00%	2.00%
E	183	29	5,307.00	Yes	29.00	9	9	100.00%	29.00%
F-West side	172	40	6,880.00	Yes	40.00	9	3.33	37.04%	14.81%
	Totals:	202	35,643.00	**ABE = 176.45**	202.00			Result:	117.8%
								Basement Exclusion:	**58.32%**

LOT WIDTH: 79.89'
15' AGGREGATE SIDE YARD REQUIRED, AS LOT IS UNDER 90' WIDE
HEIGHT OF DWELLING UNIT WALLS AT SIDES ARE 29.89 OR LESS, W/O GABLES.
SIDE YARDS ARE MIN. OF 10' OR 33% OF AGGREGATE. 10' IS GREATER THAN 33%x15'.

Altman's East Lot
APN 3020459151

Zoning Calculations

Altman's East Lot
9167 SE 64th ST

DWG altman site plan3.dwg
Date 10/19/2020 2:19 PM

SP-1

REV: 0 10/19/20

TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.

2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332–130.

3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

4. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM

5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019, JULY, 2020, OCTOBER AND NOVEMBER, 2024 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONTOUR INTERVAL=1 FEET.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.

REFERENCE SURVEYS

R1) MERCER ISLAND SHORT PLAT NO. MI–82–09–18, RECORDING NO. 198410179003
R2) RECORD OF SURVEY, RECORDING NO. 20150917900016
R3) RECORD OF SURVEY, RECORDING NO. 199804279007
R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
R5) RECORD OF SURVEY, RECORDING NO. 199901069001
R6) LOT LINE REVISION, RECORDING NO. 199811189006
R7) RECORD OF SURVEY, RECORDING NO. 20111213900001
R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGAL DESCRIPTIONS

PARCEL "A" (APN 3024059001):

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

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

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

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

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

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

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

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

PARCEL "B" (APN 3024059151):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

PARCEL "C" (APN 3024059043):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550, 23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 27 DEGREES 39 MINUTES 33 SECONDS EAST 31 FEET DISTANT; THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

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

APN 3024059213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82–09–18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO. 8311070717 AND DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

(PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM)

1. RIGHT TO USE WATER FROM A STREAM ON THE GRANTED PREMISES FOR DOMESTIC PURPOSES, AND THE RIGHT TO LAY DOWN, CONSTRUCT AND MAINTAIN WATER PIPELINES FROM SAID STREAM, AS RECORDED UNDER RECORDING NUMBER 2751063.

   SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
   PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRUBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
   RECORDING DATE: JUNE 15, 1960
   RECORDING NO.: 5171783
   AFFECTS: THE LEGAL IS NOT SUFFICIENT TO DETERMINE IT'S EXACT LOCATION. AS STAKED.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: MERCER ISLAND SEWER DISTRICT, KING COUNTY, WASHINGTON, A MUNICIPAL CORP
   PURPOSE: SEWER PIPE LINE AND LINES
   RECORDING DATE: SEPTEMBER 17, 1964
   RECORDING NO.: 5787752
   AFFECTS: PORTION OF HEREIN PROPERTY.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: GORDON W. MCCUTCHEON AND MAJORIE T. MCCUTCHEON, HIS WIFE, MICHAEL J. SWOFFORD AND LINDA ANNE SWOFFARD, HIS WIFE, THOMAS G DAVIDSON AND SARMA P DAVIDSON, HIS WIFE, WILLIAM H. RUBIDGE, A SINGLE MAN AND DANIEL J CUMMINS AND CLEO AN CUMMINS, HIS WIFE, TENANTS IN COMMON
   PURPOSE: NON–EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITES
   RECORDING DATE: AUGUST 23, 1974
   RECORDING NO.: 7408230442
   AFFECTS: A PORTION OF PARCEL C

5. PERTAINS TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: WASHINGTON NATURAL GAS COMPANY
   PURPOSE: GAS PIPELINE OF PIPELINES
   RECORDING DATE: JUNE 10, 1986
   RECORDING NO.: 9606101228
   AFFECTS: NORTHERLY 15 FEET OF PARCEL C

7. ITEMS SET FOR ON A SURVEY RECORDING NUMBER 20111213900001. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

8–20 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

(PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM)

1A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: WATER LINE
   RECORDING DATE: AUGUST 3, 1915
   RECORDING NO.: 1010741
   AFFECTS: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
   SURVEYOR'S NOTE: THE NORTHERLY PORTION OF LOT 7 IS SUBJECT TO AN EASEMENT OF UNDEFINED WIDTH FOR MAINTENANCE OF A WATER PIPE LINE AS LAID OUT AND ESTABLISHED ON JUNE 16, 1915.

2A. RELEASE OF DAMAGE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
   EXECUTED BY: MERCER ISLAND DEVELOPMENT, INC. AND KING COUNTY
   RECORDING DATE: AUGUST 5, 1959
   RECORDING NO.: 5064645
   RELEASING KING COUNTY FROM ALL FUTURE CLAIMS FROM THE NATURAL DRAINAGE FLOW FROM THE PLAT OF TIMBERLAND NUMBER 4.

3A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: MERCER ISLAND SEWER DISTRICT
   PURPOSE: SEWER PIPELINE
   RECORDING DATE: SEPTEMBER 19, 1964
   RECORDING NO.: 5787752
   AFFECTS: SOUTHERLY PORTION OF SAID PREMISES

4A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: SEWER AND STORM DRAINAGE
   RECORDING DATE: AUGUST 5, 1974
   RECORDING NO.: 7408050451
   AFFECTS: WESTERLY 10 FEET OF SAID PREMISES

5A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   RECORDING DATE: NOVEMBER 7, 1983
   RECORDING NO.: 8311070717
   SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAID EASEMENT.

6A. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MERCER ISLAND SHORT PLAT NO. MI 82–09–18:

   RECORDING NO: 8410179003

   TERMINATION OF UTILITY AND STORM DRAIN EASEMENT FROM SAID SHORT PLAT RECORDED UNDER RECORDING NO. 20050627000601.

7A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF MERCER ISLAND
   PURPOSE: PEDESTRIAN TRAIL
   RECORDING DATE: APRIL 24, 2003
   RECORDING NO.: 20030424001903
   AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
   SURVEYORS NOTE: SAID DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION. NOT SHOWN ON SURVEY.

8A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: 10 FOOT SANITARY AND STORM SEWER EASEMENT, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO, UPON
   AND OVER THE ABOVE–DESCRIBED PROPERTY AND THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND CLEAN SAID SANITARY AND STORM SEWER.
   RECORDING DATE: SEPTEMBER 29, 2004
   RECORDING NO.: 20040929002055
   AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY

9–15 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

SHT. 1 OF 2

LOCATED IN NW¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

TOPOGRAPHIC SURVEY

DRAFTED: JR | CHECKED: EMW
DATE: 11/20/2024 | JOB NO.: PLANT-190204
FIELD CREW:BA, DF, AJ, AW

WASHINGTON — EVAN M. WOLDSTAD — 17202 — REGISTERED PROFESSIONAL LAND SURVEYOR

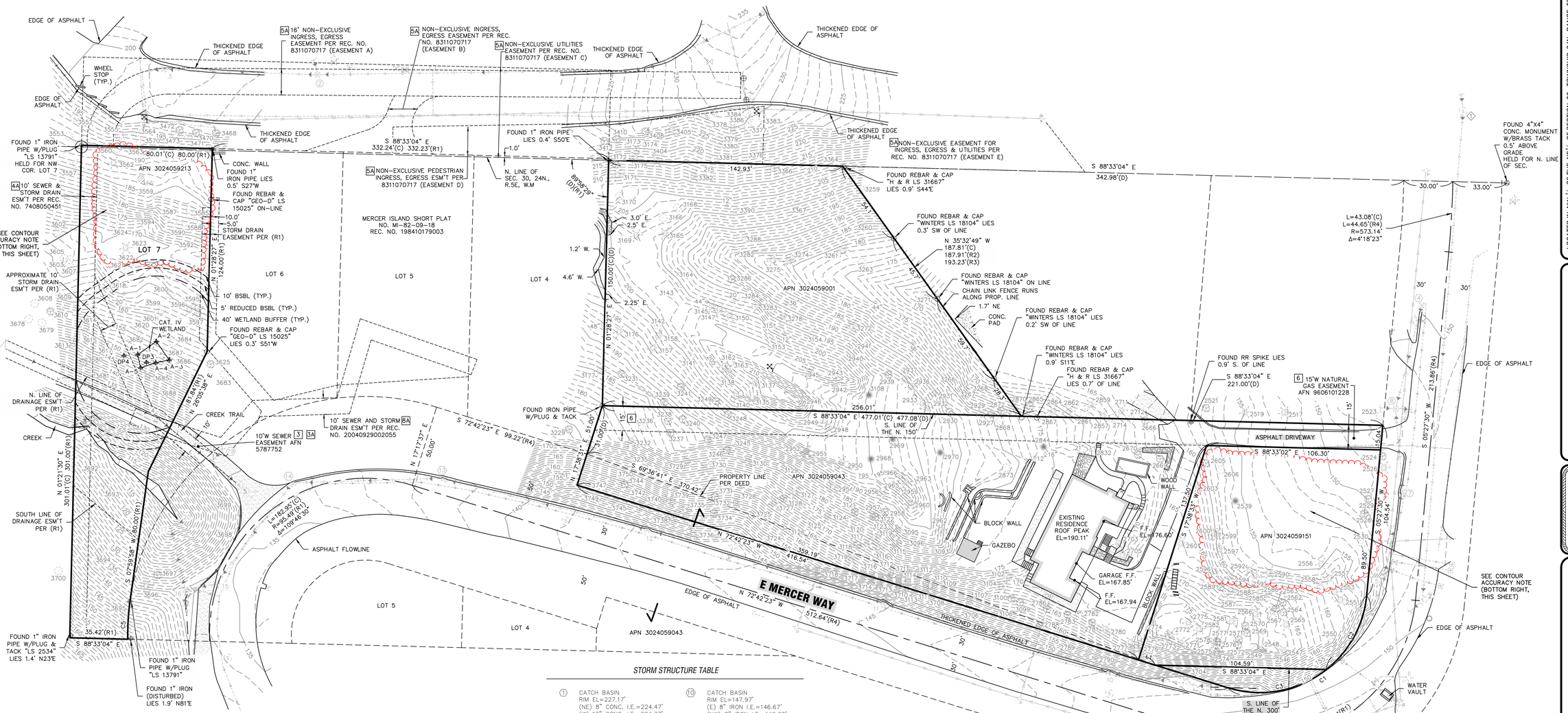
TAX PARCEL NUMBERS 3024059213, 3024059001, 3024059043, 3024059151

MERCER ISLAND, WA 98040

INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

TOPOGRAPHIC SURVEY



STORM STRUCTURE TABLE

1. CATCH BASIN
RIM EL=227.17'
(NE) 8" CONC. I.E.=224.47'
(W) 12" CONC. I.E.=224.37'

2. CATCH BASIN
RIM EL=201.34'
(NW) 6" IRON I.E.=199.39'
(E) 12" CONC. I.E.=197.49'
(W) 12" CONC. I.E.=197.49'

3. CATCH BASIN
RIM EL=197.04'
(E) 12" CONC. I.E.=191.39'
(SW) 12" CMP I.E.=191.39'

4. CATCH BASIN
RIM EL=150.05'
(SW) 12" CONC. I.E.=147.90'

5. 8" IRON CULVERT I.E.=146.65'

6. CATCH BASIN
RIM EL=148.14'
(N) 8" IRON I.E.=146.34'
(S) 8" IRON I.E.=146.54'

7. CATCH BASIN
RIM EL=148.34'
(NW) 12" CONC. I.E.=145.84'
(S) 8" IRON I.E.=145.94'

8. CATCH BASIN TYP. II
ROUND GRATED LID
RIM EL=147.12'
(NE) 12" CONC. I.E.=137.37'
(SE) 12" CONC. I.E.=137.42'
(E) 12" CONC. I.E.=132.07'
(W) 12" CONC. I.E.=14.80'

9. 12" CONC. CULVERT
I.E.=147.52'

10. CATCH BASIN
RIM EL=147.97'
(E) 8" IRON I.E.=146.67'
(NW) 8" IRON I.E.=146.22'

11. CATCH BASIN
RIM EL=144.86'
(E) 8" IRON I.E.=142.26'
(W) 8" IRON I.E.=142.26'

12. CATCH BASIN
RIM EL=142.10'
(E) 8" IRON I.E.=139.75'
(W) 8" IRON I.E.=139.75'

13. CATCH BASIN
RIM EL=138.40'
(E) 8" IRON I.E.=136.05'
(W) 12" PLASTIC I.E.=135.90'

14. CATCH BASIN
RIM EL=135.63'
(NE) 12" PLASTIC I.E.=133.23'
(SW) 12" PLASTIC I.E.=133.23'

15. CATCH BASIN
RIM EL=135.24'
(NE) 12" PLASTIC I.E.=132.64'
(SW) 12" PLASTIC I.E.=132.64'

16. CATCH BASIN
RIM EL=133.51'
(NW) 12" PLASTIC I.E.=126.86'
(S) 12" CONC. I.E.=127.56'
(NE) 12" PLASTIC I.E.=130.91'

17. 12" CONC. CULVERT I.E.=110.99'

18. 6" PVC CULVERT I.E.=119.56'

19. CATCH BASIN
RIM EL=135.09'
(N) 8" PLASTIC I.E.=132.79'
(SW) 6" PVC I.E.=132.69'

20. 36"X36" CONC. INLET 107.63'

SEWER STRUCTURE TABLE

1. SEWER MANHOLE
RIM EL=152.81'
(NW) 8" CONC. I.E.=145.41'
(S) 8" CONC. I.E.=145.31'

2. SEWER MANHOLE
RIM EL=149.41'
(N) 8" CONC. I.E.=141.36'
(SW) 8" CONC. I.E.=141.26'

3. SEWER MANHOLE
RIM EL=134.30'
(SE) 10" CONC. I.E.=126.45'
(NW) 10" CONC. I.E.=126.55'

4. SEWER MANHOLE
RIM EL=131.18'
(NW) 10" CONC. I.E.=125.83'
(SE) 10" CONC. I.E.=125.73'

5. SEWER MANHOLE
RIM EL=135.68'
(NW) 10" CONC. I.E.=125.58'
(E) 10" CONC. I.E.=125.48'
(NE) 8" CONC. I.E.=125.68'
(SE) 8" CONC. I.E.=125.73'

LEGEND

- FOUND REBAR (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- FOUND SURFACE MONUMENT (AS SHOWN)
- WETLAND MARKER FLAG
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CATCH BASIN
- SEWER MANHOLE
- POWER METER
- GUY POLE
- POWER POLE
- POWER POLE W/DROP & TRANSFORMER
- POWER POLE W/LIGHT
- POWER POLE W/LIGHT & TRANSFORMER
- POWER POLE W/LIGHT, TRANSFORMER & DROP
- GUY ANCHOR
- TELEPHONE PEDESTAL
- GUARD POST
- SIGN
- MB MAIL BOX
- MW MONITORING WELL
- TREE STUMP
- FIR TREE
- FRUIT TREE
- DECIDUOUS TREE
- CEDAR TREE
- SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- EDGE OF CREEK
- CENTERLINE OF DITCH
- GRAVEL SURFACE
- ASPHALT SURFACE
- ROCK WALL/ROCKERY
- CONCRETE SURFACE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- (R) DISTANCE AS REFERENCED
- (D) DISTANCE PER DEED

N	NORTH
E	EAST
S	SOUTH
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
CONC.	CONCRETE
EL	ELEVATION

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	116.40'	65.49'	101°50'07"
C2	52.77'	65.49'	46°09'52"
C3	63.63'	65.49'	55°40'15"
C4	169.72'	95.49'	101°50'07"
C5	23.18'	145.49'	9°07'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°42'23" W	10.82'

CONTOUR ACCURACY NOTE

ALL CONTOURS SHOWN WITHIN THE RED AREA COMPLY WITH THE CITY OF MERCER ISLAND ACCURACY STANDARDS OF BEING WITHIN A HALF FOOT CONTOUR INTERVAL.

GRAPHIC SCALE
0 15 30 60
1" = 30 FEET

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

SHT. 2 OF 2

LOCATED IN NW ¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 24N., RANGE 5E., W.M.

FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

TOPOGRAPHIC SURVEY

DRAFTED: JR | CHECKED: EMW
DATE: 11/20/2024 | JOB NO.: PLANT-190204
SCALE: 1"= 30' | FIELD CREW:BA, DF, AJ, AW

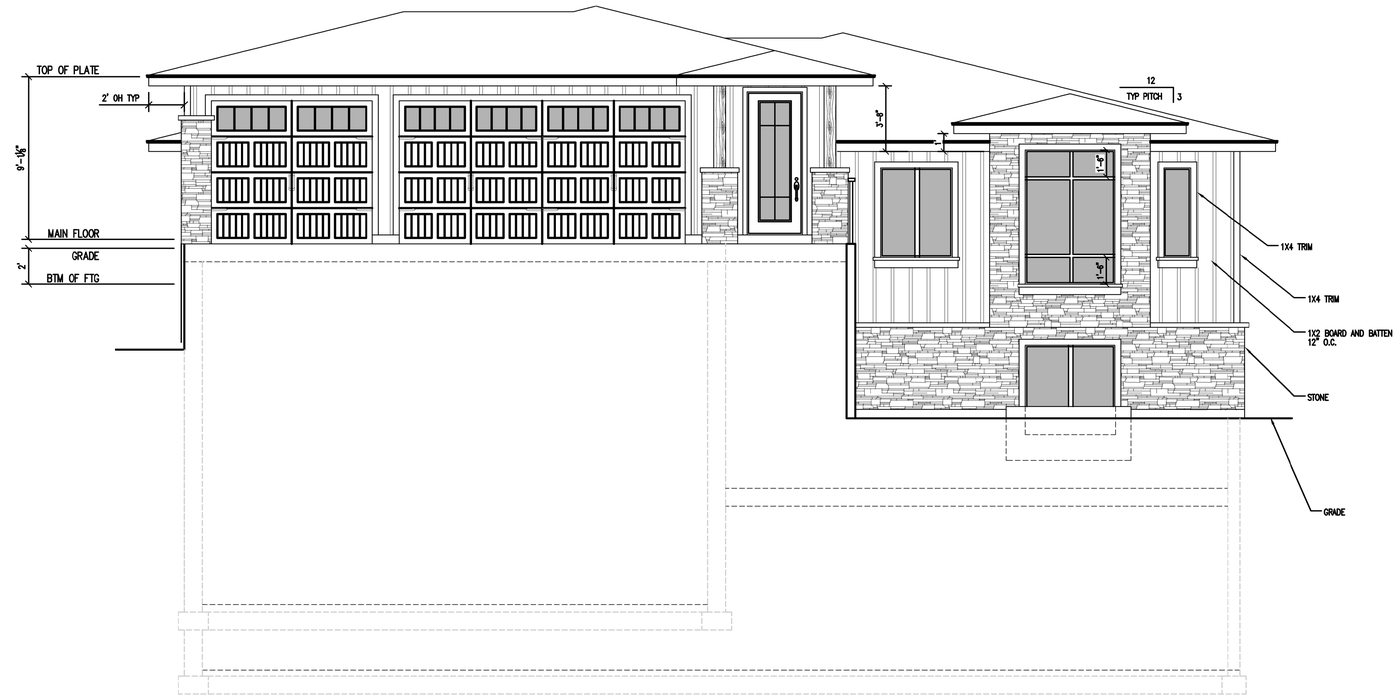
EVAN M. WARSTROM
CERTIFICATE NUMBER
22005
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
11/20/24

TAX PARCEL NUMBERS 3024059213, 3024059001, 3024059043, 3024059151
MERCER ISLAND, WA 98040

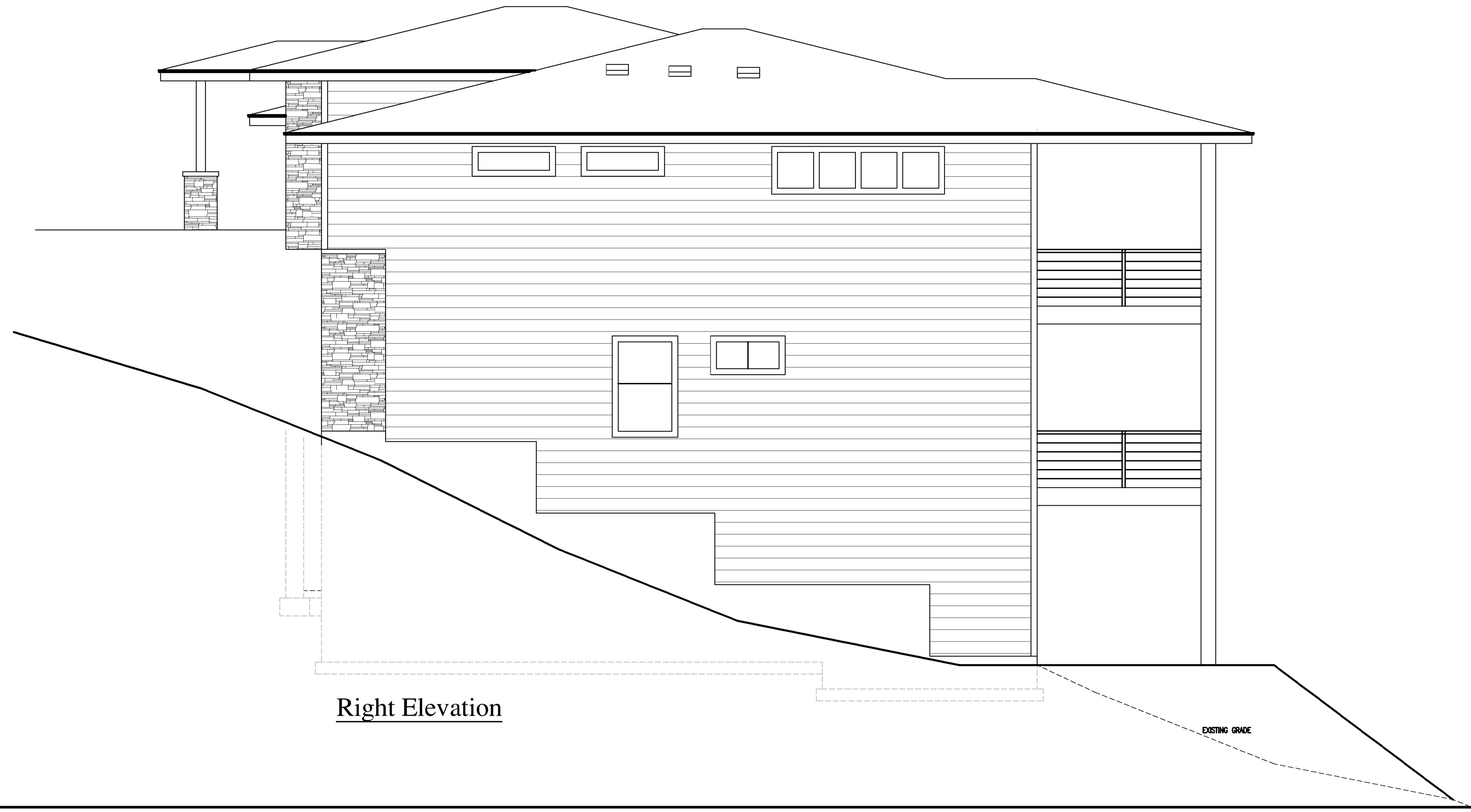
INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

IRC 905.1.2 ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.



Front Elevation



Right Elevation

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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

Client

Altman - Lot 7
APN-302405921 3

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLECOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

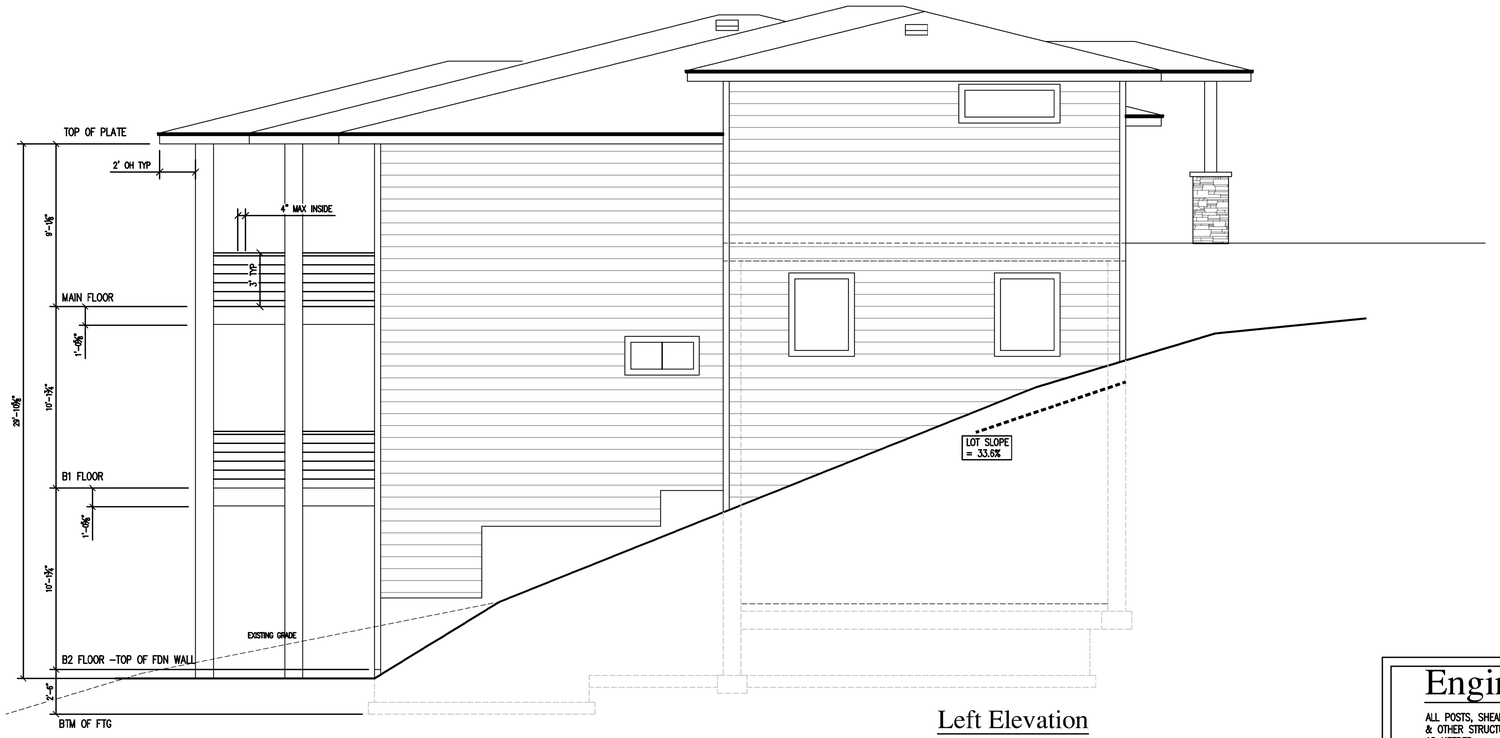
Description: 6616 SF **Rancher** Elevations

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

1a

REV: 0 6/25/24

IRC 905.1.2 ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.



Left Elevation

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

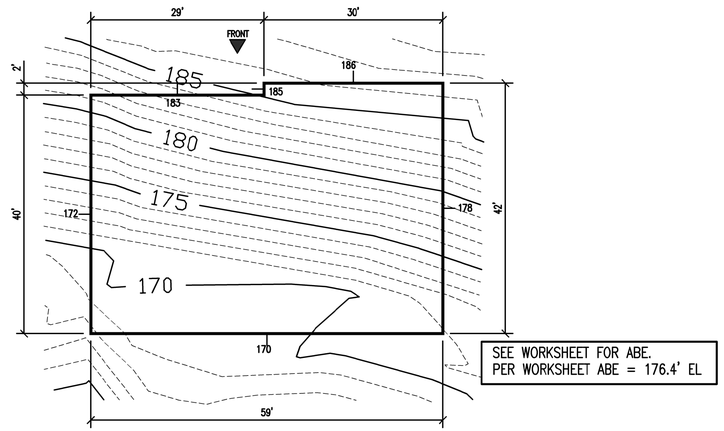
NOTE:
PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDE BY SOFFIT VENT

6616 / 300 = 22.053 SF OF VENT



Rear Elevation

wall	distance	elev in ft	
59	170	10030	start at back wall mtr bed-lr-din-kit, then moves counter clock wise
42	178	7476	
30	186	5580	garage front
2	185	370	
29	183	5307	
40	172	6880	
202		35643	176.450495 ABE



Site Plan

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

Client

Altman - Lot 7
APN-3024059213

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

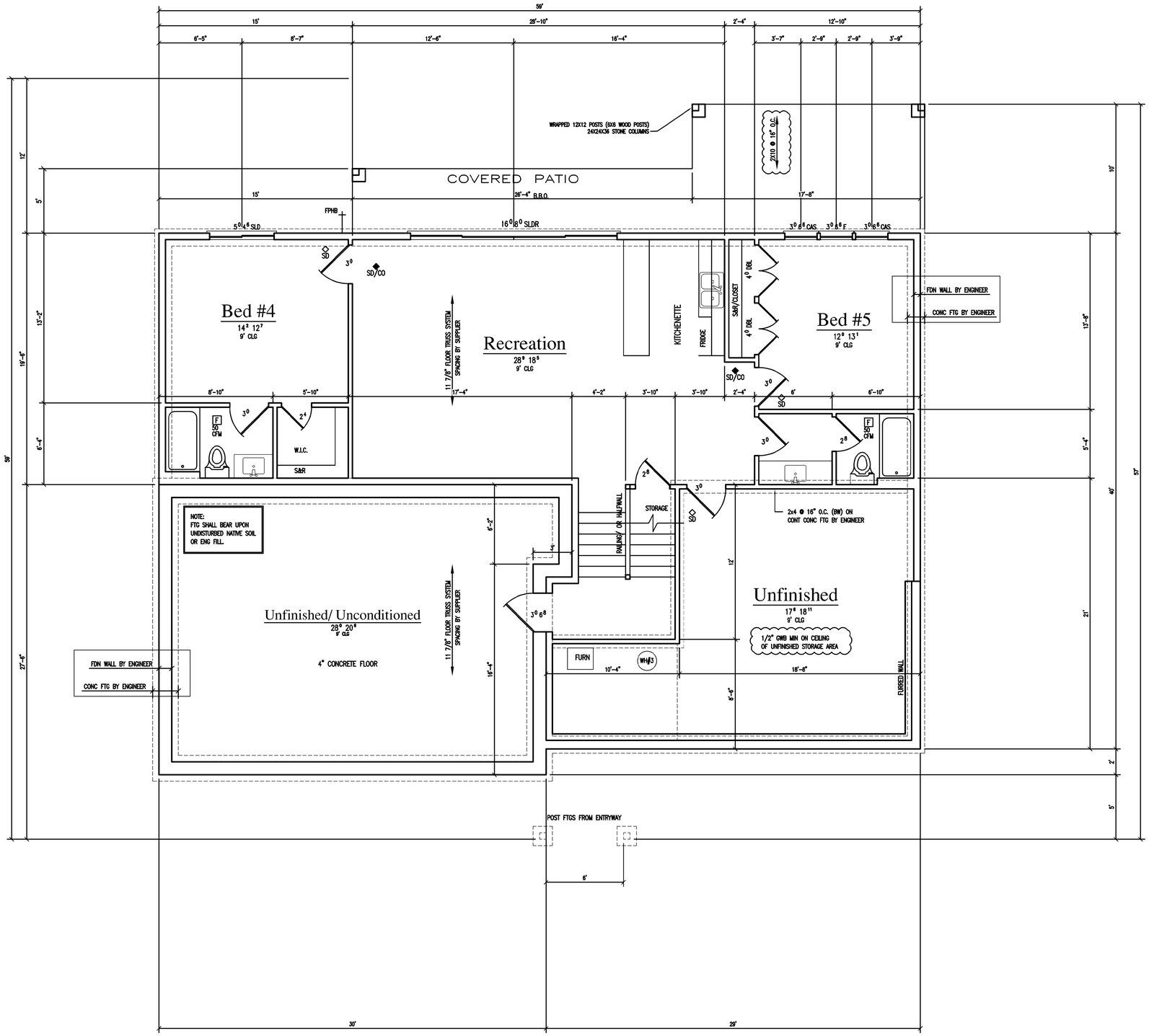
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Elevations

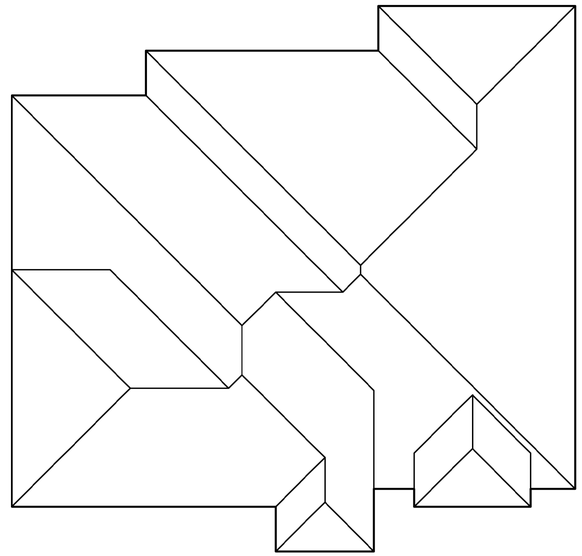
DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1
Approved	

1b

REV: 0 | 6/25/24



LEVEL - B2
Footing & Foundation Plan



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

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

Roof Plan

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

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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

Client

Altman - Lot 7
APN-302405921

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

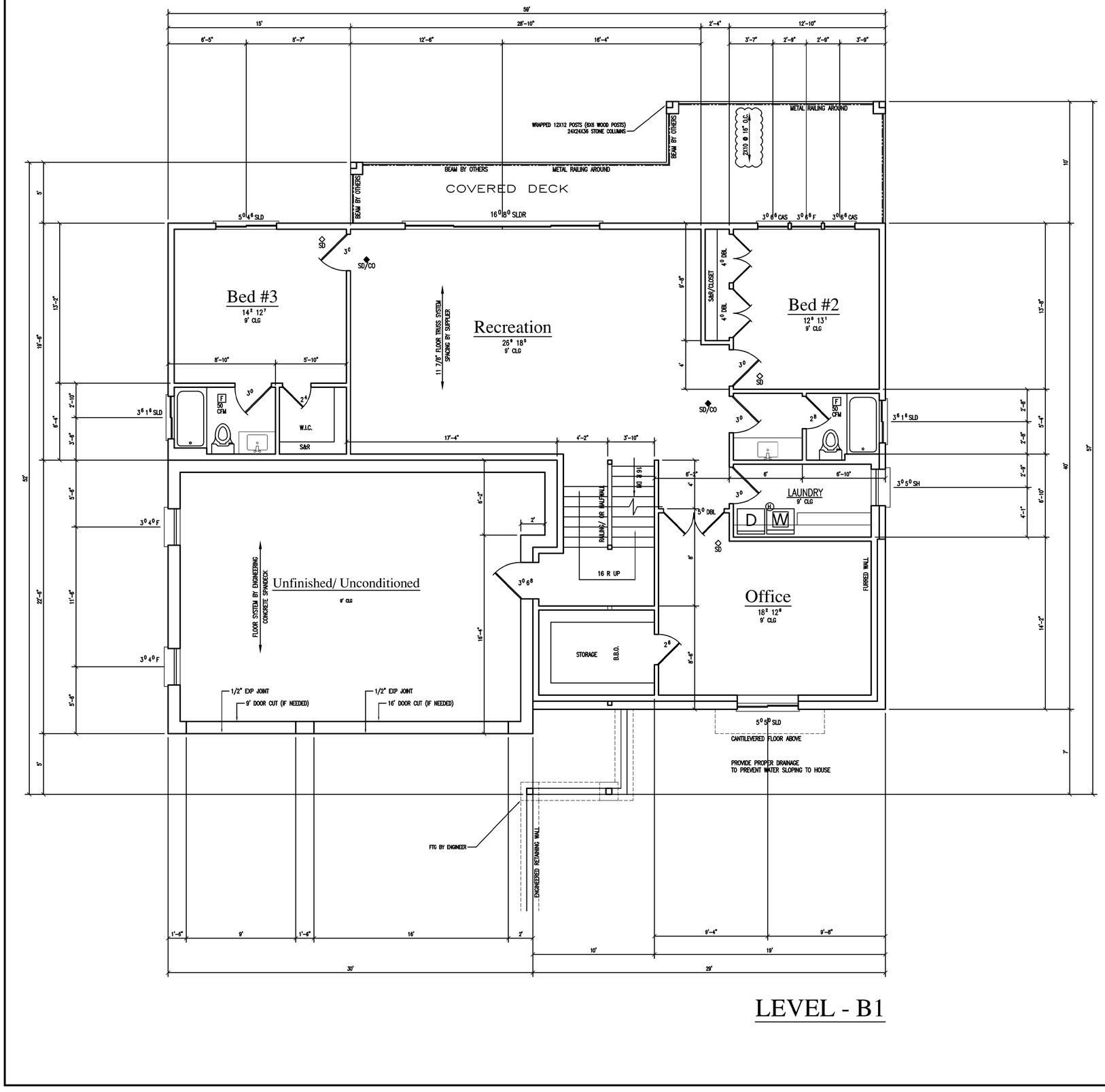
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Ftg / Fdn / Roof Plan

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

2a

REV: 0 | 6/25/24



LEVEL - B1

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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

Client

Altman - Lot 7
APN-302405921 3

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

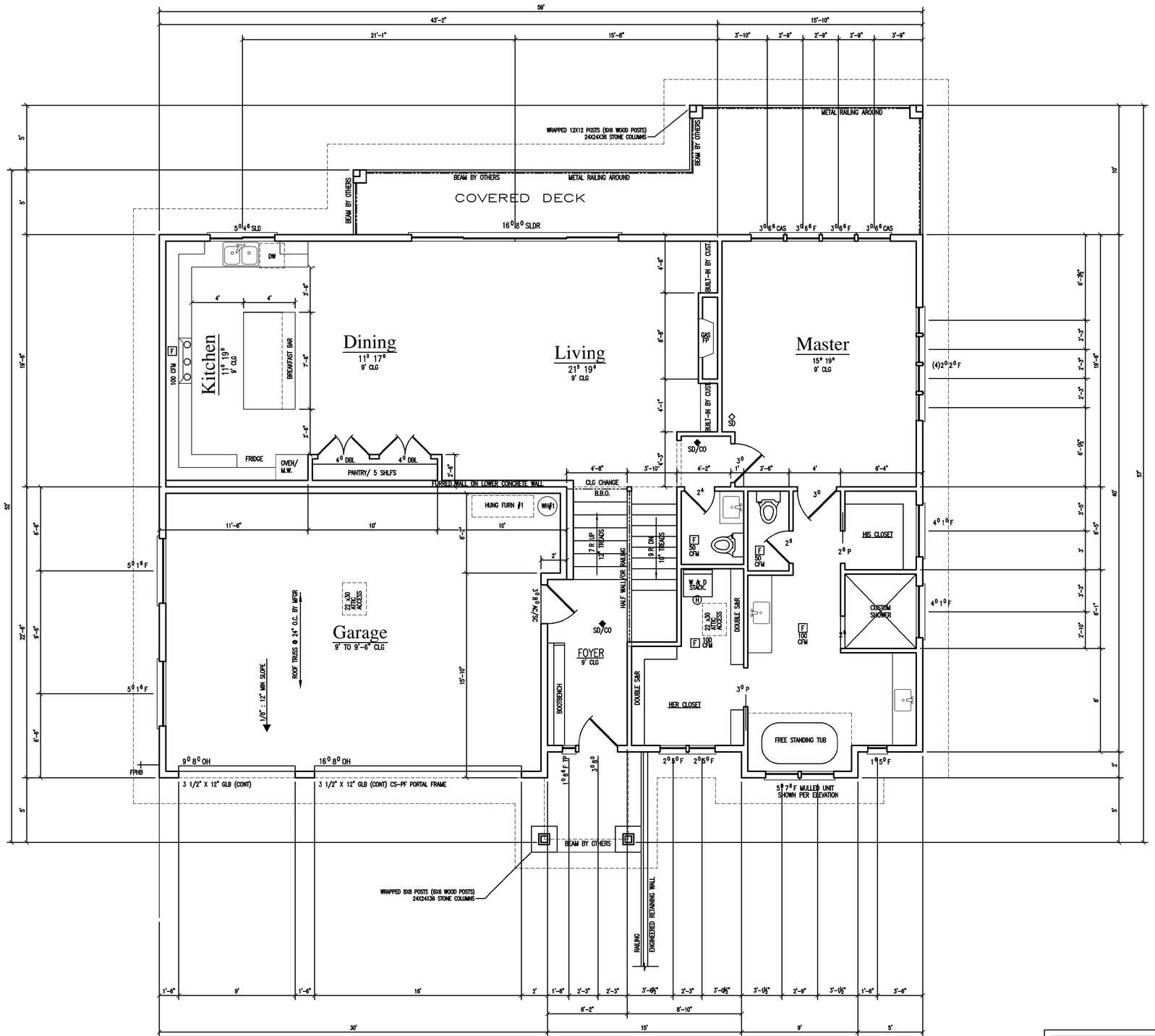
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Main Floor Plan

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

2b

REV: 0 | 6/25/24



MAIN LEVEL Floor Plan

Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

Legend

(H)	HAMMER ARRESTOR
F	FAN VENTED TO EXTERIOR
SD	SMOKE DETECTOR (NOTE 15)
SD/CO	SMOKE / CARBON MONOXIDE DETECTOR (NOTE 15)
FPHB	FROST PROOF HOSE BIB
TP	SAFETY OR TEMPERED GLASS

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

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

Braced Wall Schedule

CONTINUOUS SHEATHING CONDITION (SEISMIC D , WIND 85)

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

Energy Credits

2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a Compliance based on on R402.4.1.2: Reduce the test air leakage to 3.0 air changes per hour maximum and All whole house ventilation requirements as determined by section M1507.3 of the International Residential Code shall be met with a high efficiency fan (maximum 0.35 including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.	0.5
3b	HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0	1.0
5a	EFFICIENCY WATER HEATING 5a. All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated in 1.0 GPM or less.	0.5
5c	EFFICIENCY WATER HEATING 5c. Electric heat pump water heater with a minimum EF of 2.0	1.5
	TOTAL	3.5

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
~~Unfinished SQ FT:~~	~~0~~
Garage SQ FT:	662
Covered Area SQ FT:	300

Builders Responsibility

THESE DRAWINGS ARE IN PART DIAGRAMMICAL AND DO NOT SHOW IN DETAIL HOW WORKMANSHIP, MATERIAL AND INSTALLATION OF MATERIAL ARE TO BE BROUGHT TOGETHER TO COMPLETE THE WHOLE STRUCTURE.. IT IS THE RESPONSIBILITY OF THE BUILDER TO BUILD THE STRUCTURE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY CODES AS THEY APPLY TO EACH COMPONENT.

General Notes:

1. PROVIDE 30" RANGE AND HOOD W/ 100 CFM FAN VENTED TO EXTERIOR.
2. PROVIDE WATER RESISTANT GYPSUM BOARD IN TUB OR SHOWER RECESS.
3. PROVIDE 50 GALLON (MIN) WATER HEATER W/ ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE W/ 3/4" COPPER DRIP
4. BUILDER TO VERIFY ALL ASPECTS AND DIMENSIONS OF THESE DRAWINGS. ANY PROBLEMS WITH THESE DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THIS DESIGNER, MARK McLEOD (509) 528-2884.
5. DO NOT SCALE THESE DRAWINGS.
6. EXTERIOR WALLS OF HOUSE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
7. INTERIOR WALL OF HOUSE ARE TO BE 2 X 4, UNLESS OTHERWISE SPECIFIED.
8. EXTERIOR WALLS OF GARAGE ARE TO BE 2 X 6, UNLESS OTHERWISE SPECIFIED.
9. HOUSE INSULATION AS NOTED BELOW:
   EXTERIOR WALLS = R-21 BATT INSULATION
   EXTERIOR CEILING = R-49 BLOWN INSULATION
   EXTERIOR FLOORS = R-30 BATT INSULATION
10. ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SIDING.
11. ALL HEADER MATERIAL FOR BEARING WALLS TO BE 3 ½" x 9" G.L. HEADER STOCK UNLESS OTHERWISE NOTED.
12. DIMENSIONING FORMAT AS FOLLOWS:
    OVER ALL DIMENSIONS SHALL BE FROM EXTERIOR TO EXTERIOR OF BUILDING.
    BREAKS OR JOGS IN BUILDING SHALL BE DIMENSIONED FROM EXTERIOR OF BUILDING.
    INTERIOR WALL DIMENSIONS:
    VERTICALLY SHALL BE TAKEN FROM THE TOP SIDE OF THE WALL.
    HORIZONTAL WALLS SHALL BE TAKEN FROM THE LEFT SIDE OF WALL.
    OPENINGS SHALL BE DIMENSIONED FROM CENTER (EXCEPT GARAGE OPENINGS)
13. ANGULAR WALLS ARE ON A 45 DEGREE ANGLE, UNLESS OTHERWISE NOTED.
14. PROVIDE GAS FIREPLACE PER IRC 302.13 (per plan)
15. NOTE ALL SMOKE DETECTORS ARE ELECTRICALLY HARDWIRED.
16. ALL WINDOWS ARE TO BE .3 U FACTOR MAX.

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

Client

Altman - Lot 7
APN-302405921

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

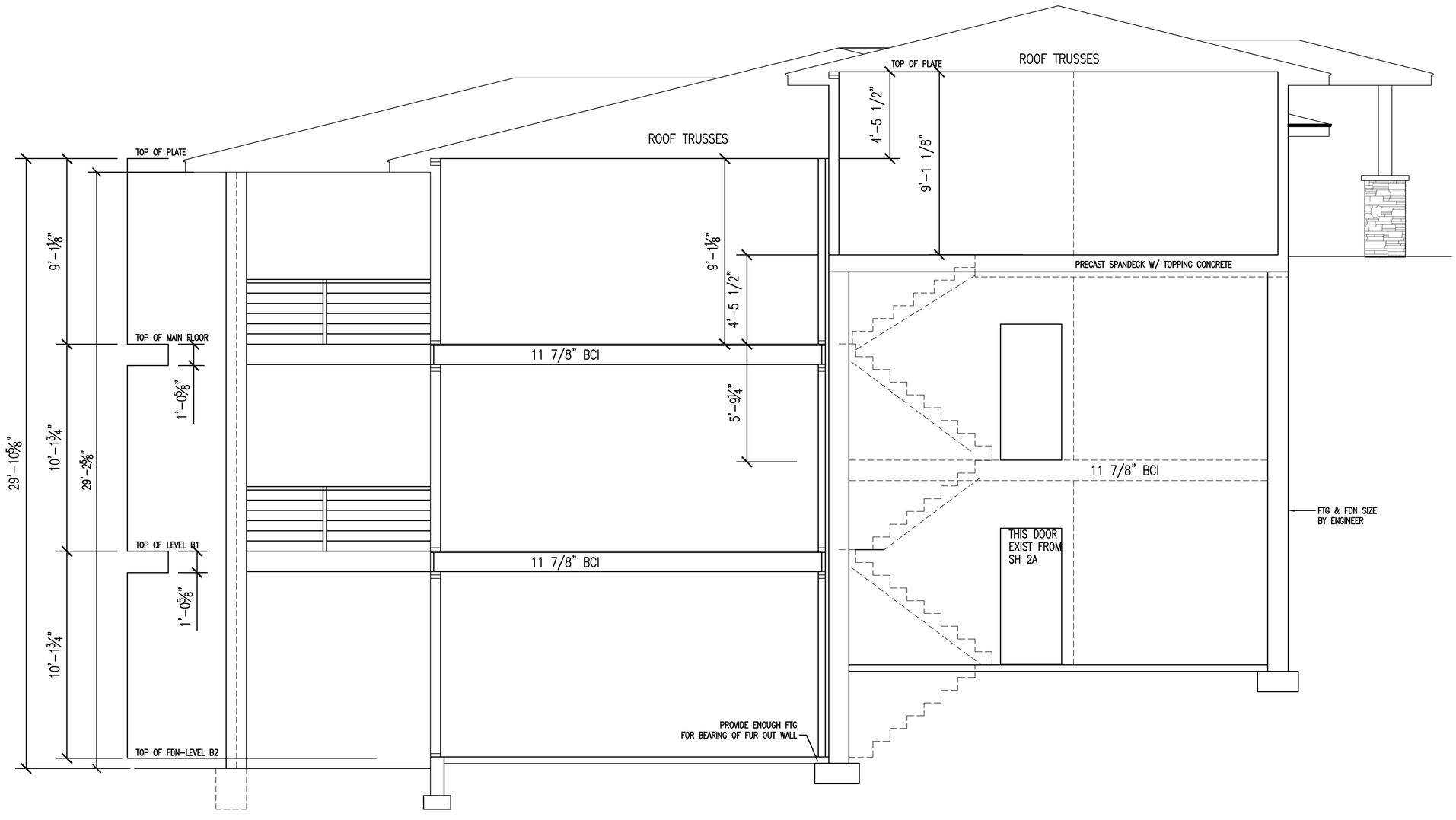
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Main Floor Plan

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

3

REV: 0 | 6/25/24



Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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

Client

Altman - Lot 7
APN-302405921 3

Building Information:

Main Floor SQ FT:	1776
Second Flocr SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

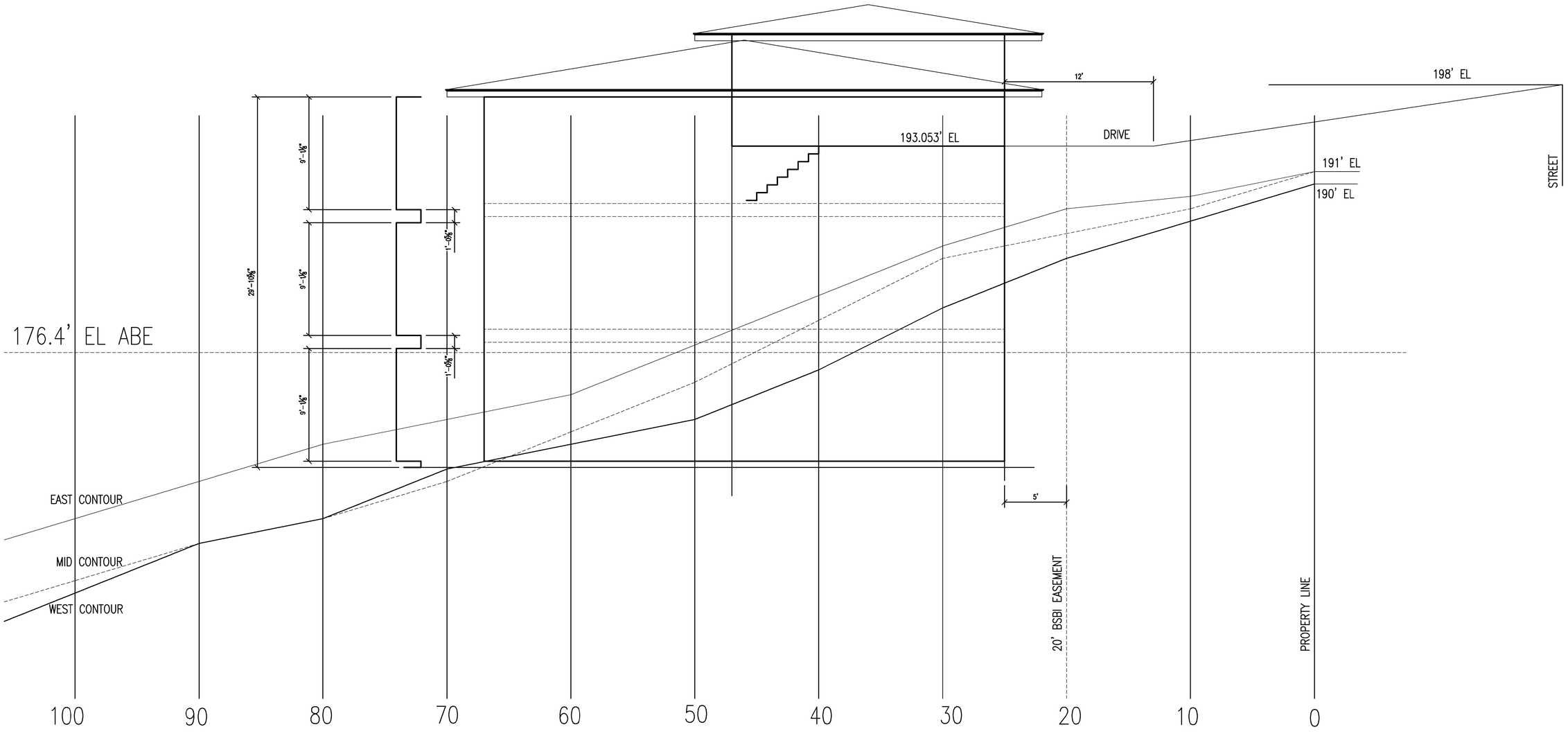
THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Section / Details

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	3/8" = 1'-0"
Approved	

4b

REV: 0 | 6/25/24



Engineering Required

ALL POSTS, SHEAR WALLS, BEAMS, FOUNDATION, FOOTINGS, & OTHER STRUCTURAL MEMBERS TO BE FULLY ENGINEERED AS NEEDED.

ALL ENGINEERING DOCUMENTATION, FLOORING, AND ROOF PACKAGES SUPERCEDED THESE DRAWINGS.

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

Altman - Lot 7
APN-302405921

Client

Building Information:

Main Floor SQ FT:	1776
Second Floor SQ FT:	0
Basement SQ FT:	4840
TOTAL SQ FT:	6616
Unfinished SQ FT:	0
Garage SQ FT:	662
Covered Area SQ FT:	300

Copyright Disclaimer

COPYRIGHT MCLEOD HOME DESIGNS LLC - DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MCLEOD HOME DESIGNS LLC.

THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Description: 6616 SF **Rancher** Elevation w/Topographical

DWG	r6616x0a lot 7 (west)2.dwg
Date	6/25/24 12:41:PM
By:	Mark McLeod
Scale	1/4" = 1'
Approved	

4c

REV: 0 | 6/25/24

STRUCTURAL NOTES

General Notes:
These structural notes supplement the drawings. Any discrepancy found among the drawings, these notes, and the site conditions shall be reported to the Engineer, who shall correct such discrepancy in writing. Any work done by the Contractor after discovery of such discrepancy shall be done at the Contractor's risk. **The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work or fabrication.** The Contractor is responsible for all bracing and shoring during construction.

All construction shall conform to the applicable portions of the latest edition of the International Building Code except where noted.

Design Criteria:

1.	Live Load	=	25 PSF (Snow)
		=	40 PSF (Floor)
2.	Dead Load	=	15 PSF (Roof and Floor)
		=	10 PSF (Partition)
		=	12 PSF (Wall)
		=	150 PCF (Concrete)
3.	Wind	=	2018 IBC Exposure B @ 110 mph (LRFD), 85 MPH (ASD), 3 second gust
4.	Earthquake	=	2018 IBC, Ss = 1.453 Site Class D SL = 0.503 IE = 1.0 Seismic Design Category D SDS = 0.969 SDL = 0.503 Light Frame Wood Shearwalls R = 6.5 ρ = 1.3 Non-Redundant Structure Cs = SDS I/R V = ρ Cs W V = 0.194W for Load Factor Design Cs = SDS I / (1.4R) V = ρ Cs W V = 0.136W for Allowable Stress Design
5.	Soil	=	Design values used based on site specific geotechnical soils report from PanGeo, INC, Dated April 16th, 2019, File No. 19-062.100. Revised on Oct. 7th, 2024, File No. 19-062.300.

Concrete & Reinforcing Steel:

1. All concrete work shall be per the 2018 IBC Chapter 19 and ACI 318-14 Chapter 25. Tolerances shall be per IBC Chapter 19, Section 07. Concrete quality, mixing and placement shall be per ACI 318-14 Chapter 26. Mixing and placement shall be per ACI 318-14, Chapters 19, 20, 25 & 26 and inspections shall be per 2018 IBC, Chapter 19, Sections 03 and 04.
2. All reinforcing shall be ASTM A615 Grade 60 except as shown on the plans.
3. Concrete shall be in accordance with ASTM 150. f'c = 5000 PSI @ 28 day slump = 4" maximum, 6% Air entrained.
4. Anchor bolts shall be ASTM A307 or ASTM F1554 Grade 36.

Steel:

1. All steel shall be ASTM A36 (Fy = 36ksi) except as noted.
2. Wide flange shall be ASTM A992 (Fy = 50 ksi).
3. Structural pipe shall be ASTM A53 type S (Fy = 35ksi).
4. All bolts shall be ASTM A325, except as noted.
5. Anchor bolts shall be ASTM F1554 Gr. 36.
6. Welding shall be by AWS certified welders with E70 electrodes in accordance with AWS D1.1-75.
7. All steel members and parts exposed to weather or in contact with the ground shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area. All other steel surfaces shall be shop painted with two coats of red oxide primer after fabrication.

Carpentry:

1. Structural framing shall be #2 Douglas Fir.
2. 6X columns shall be #1 Douglas Fir or PT #1 Hem Fir, per plan.
3. 2X joists shall be kiln dried and stored in a dry area prior to installation.
4. Floor trusses shall be by Trus-Joist or other approved manufacturer. Roof trusses shall be by a preapproved manufacturer and constructed according to the specifications of the Truss Plate Institute. Truss manufacturers are responsible for all bracing of the trusses including end wall bracing and all other bracing between the building and the trusses unless specifically shown otherwise on the drawings.
5. Plywood shall be nailed 6" o.c. edges and 12" field with 8d's unless otherwise noted on the drawings.
6. Glue laminated beams shall be 24f-V8 for cantilevered or continuous beams and 24f-V4 for simple spans.
   (Fb = 2,400 PSI)
   (Fv = 265 PSI)
   (E = 1,800,000 PSI)
   (FcL = 650 PSI)

   Alaskan Cedar glue laminated beams shall be 24F-V12 for cantilevered or continuous beams.
   (Fb = 2000 PSI)
   (Fv = 265 PSI)
   (E = 1,500,00 PSI)
   (FcL = 560 PSI)
7. Laminated Veneer Lumber Beams (LVL) shall have the following properties:
   (Fb = 2600 PSI)
   (Fv = 285 PSI)
   (E = 1,900,000 PSI)
   (FcL = 750 PSI)

Soil Data:

See site exploration report by PANGEO inc. Dated April 16, 2019. Allowable soil pressure of 3000 PSF for footings where applicable per the geotechnical engineer. Allow 33-1/3% increase for loads from wind or seismic origin.

Coefficient of friction (Includes F.O.S. of 1.5): 0.4
Active lateral earth pressure: 35 PCF
At-rest lateral earth pressure: 45 PCF
Passive lateral earth pressure (Includes F.O.S. of 1.5): 300 PCF
Seismic lateral earth pressure: 6H

Pin-Pile Notes:

See PanGEO Inc. report dated April 16th, 2019 for installation requirements for pin-piles. Also see PanGEO Inc. addendum letter dated May 8th, 2020 for pin pile locations and for when pin-piles are no longer required. Verify pin-pile locations and installation with geotechnical engineer. Minimum of 3% of pin-piles shall be load tested per geotechnical engineers requirements and ASTM D1143/D1143M-07 Quick Test.

1. Pin piles shall be schedule 80 (x-strong) galvanized pipes per plan.
2. Pin piles shall be driven with a jack hammer per PanGEO Inc. Report dated April 16th, 2019.
3. Structural pipe shall be ASTM A53 Type A (Fy = 35 ksi).
4. Welding shall be by AWS certified welders with E70 electrodes in accordance with AWS D1.1-75.
5. Drive pin piles with jack hammer to refusal. Refusal is defined in PanGEO Inc. report Dated April 16th, 2019.

Per PanGeo. INC report, a representative of PanGeo shall be present during the installation of pin piles. It is assumed this representative will act as the special inspector for the pin pile installation.

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

Hardware:

All connection hardware shall be Simpson "Strong Tie", unless noted otherwise.

Connection hardware exposed to weather or in contact with the ground or pressure treated wood shall be galvanized per ASTM A-123 with 1.25 oz. of zinc spelter per square foot of contact area.

CAUTION
PLACE TRUSSES PER MANUFACTURER'S RECOMMENDATIONS. BRACE PER RECOMMENDATIONS.
CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND ALL ELEVATIONS.

DRAWING DISCREPANCIES
The contractor shall alert MC Squared, Inc. of any discrepancies found on the drawings,
such as missing data, typos, or any other items that do not make good sense.

DRAWING DIMENSIONS
The structural drawings are not dimensioned. The architectural plans should be
followed for dimensions between grid lines, length and width of building, and floor to floor heights.
The structural drawings are only dimensioned for the structural details.

TYPICAL SHEAR WALL NOTES

Use 1/2" dia. by 10" Anchor Bolts (AB's) with single plates or 1/2" dia. by 12" AB's with 3X or double plates spaced as shown on the drawings. AB's shall have 7" of embedment into footing, shall be centered in the stud wall, and shall project through the bottom plate of the wall. All anchor bolts shall be placed within 12" from corners, and 12" from the ends of both plates at splices. All anchor bolts shall have a 3" square, 1/4" thick plate washers between the top of the sill plate and the nut. (If using expansion anchors as substitutes for anchor bolts, embed a minimum of 3-1/2" into concrete.)

All wall sheathing shall be 1/2" CDX plywood, 5/8" T1-11 siding, or 7/16" OSB with exterior exposure glue and span rated "SR 24/16" or better. All free sheathing edges shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or below.

All nails shall be 8d or 10d common (8d common nails must be 0.131 inch diameter, Senco KC27 Nails are equivalent. If 10d common nails are called for the diameter must be 0.148 inches, Senco MD23 Nails are equivalent when used with ½" plywood). Nail size and spacing at all sheathing edges shall be as required below or as in the drawings. Nail spacings shall be 12" o.c. for all field nailing except as noted.

Hold downs are Simpson "Strong Tie" and shall be installed per the manufacture's recommendation. Equivalent holdowns by United Steel Products Company "Kant-Sag" that have ICC approval can be substituted in place of Simpson holdowns.

The nailing of the sole plate to the floor shall be 16d common nails to match the spacing of the shear wall edge nailing.

Wall framing shall be #2 Doug-Fir or better. 3X, 4X, or 6X studs can be made from multiple 2X studs nailed together with (2) rows of 10d's at 8" on center each row.

3x sill plates can be a combination of (1) pressure treated 2X sill directly in contact with concrete and another non-treated 2X sill plate nailed to the lower plate with (2) rows of 10d common nails at 6" on center each row.

All fasteners in pressure treated wood shall be hot dipped galvanized or stainless steel. Anchor bolts are not required to be of stainless steel or galvanized.

ROOF DIAPHRAGM

½" plywood or 7/16" OSB, span rated 24/16 or better, nail with 8d common nails at 6" on center edges and 12" on center field. Sheathing shall lay perpendicular to framing.

FLOOR DIAPHRAGM

3/4" tongue and groove plywood or OSB sheathing span rated 48/24 or better. Glue and nail with 10d common nails at 2 ½" on center edges, and 12" on center field. Sheathing shall lay perpendicular to framing. Block all unsupported panel edges with #2 DF 2x4 (Flat)

SHEAR WALL SCHEDULE

1. sheathing nailed with 8d's at 6" on center all edges. (Capacity= 260 plf)
2. sheathing nailed with 8d's at 4" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 380 plf)
3. sheathing nailed with 8d's at 2" on center all edges with 3X or 4X studs at adjoining panel edges. (Capacity= 640 plf)
4. sheathing nailed with (2) rows 10d's at 3" on center all edges with 4X studs at adjoining panel edges. (Capacity= 1072 plf)
5. sheathing nailed with (2) rows 10d's at 2" on center all edges with 4X studs at adjoining panel edges. (Capacity= 1608 plf)

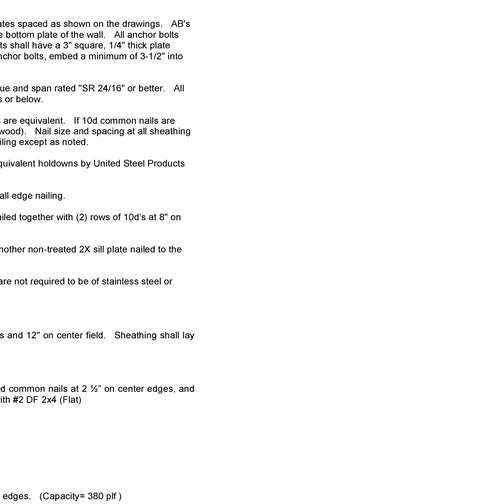
HOLDOWN SCHEDULE

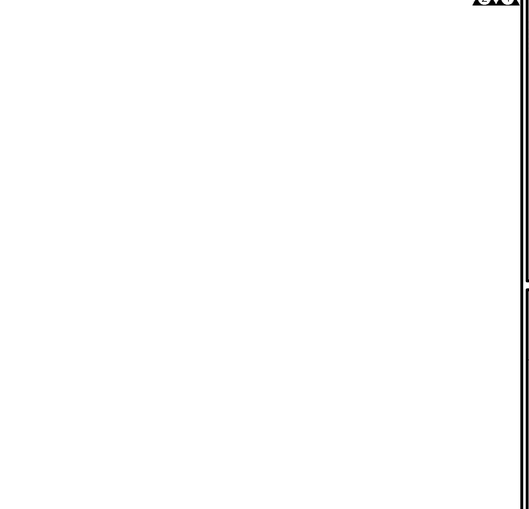
LTT20B (F) — LTT20B attaches to foundation with 1/2" diameter anchor bolt with 7" minimum embedment for cast in place construction. Use 1/2" diameter threaded rod in cleaned 5/8" diameter hole 8" deep and epoxy with Simpson SET-3G if installed after concrete has been cast. LTT20B attaches to double stud minimum with (10) 16d sinker nails. (Cap = 1,500)

HD19 (A) — HD19 attaches to foundation with 1-1/8" diameter anchor bolt with 27" minimum embedment into 8" concrete stem wall for cast in place construction. HD19 attaches to 6X stud minimum with (5) 1" diameter bolts. (Cap = 16,775)

HDU5 (C) — HDU5 attaches to foundation with a 5/8" diameter anchor bolt with 15" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 12" deep and epoxy with Simpson SET-3G if installed after concrete has been cast. HDU5 attaches to double studs with (14) Simpson SDS1/4X3 screws. (Cap = 5,645)

HDU2 (E) — HDU2 attaches to foundation with a 5/8" diameter anchor bolt with 14" minimum embedment for cast in place construction. Use 5/8" diameter threaded rod in cleaned 3/4" diameter hole 8" deep and epoxy with Simpson SET-3G if installed after concrete has been cast. HDU2 attaches to double studs with (6) Simpson SDS1/4X3 screws. (Cap = 3,075)





SOIL PRESSURE DISTRIBUTION
1/2" = 1'-0"

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

REV	REVISION	DATE
1	J.H.A. COMMENTS	02-09-24
2	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Structural Notes

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

Designed By: NFG
Drawn By: CLH
Checked By: JKF
Date: 06-24-20

LESSE M. CHASE — STATE OF WASHINGTON — 47564 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S1.0
1 of 16

TABLE 1
REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS

SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
SOILS					
GEOTECHNICAL INVESTIGATIONS	TABLE 1705.6 1803				GEOTECHNICAL INVESTIGATION SHALL INCLUDE ITEMS OF SPECIAL INSPECTION AND TESTING AS NOTED IN TABLE 5 OF THE GUIDELINES
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	TABLE 1705.6			X (a)	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	TABLE 1705.6			X	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	TABLE 1705.6 1803.5.1			X	TESTING OF COMPACTED FILL MATERIALS (SEE TABLE 5)
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	TABLE 1705.6		X		BY THE GEOTECHNICAL ENGINEER
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	TABLE 1705.6			X	
DRIVEN DEEP FOUNDATION ELEMENTS					
VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	TABLE 1705.7		X		BY THE GEOTECHNICAL ENGINEER
DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED	TABLE 1705.7		X		OBSERVATION BY GEOTECHNICAL ENGINEER
OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	TABLE 1705.7		X		
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT AND DAMAGE TO FOUNDATION ELEMENT	TABLE 1705.7		X		
FOR STEEL ELEMENTS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.2	TABLE 1705.7				

TABLE 2
REQUIRED STRUCTURAL SPECIAL INSPECTIONS

SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
CONCRETE					
INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE	1909.1 TABLE 1705.3	ACI 318: 3.8.6, 8.1.3, 21.1.8		X (a)	SPECIAL INSPECTIONS APPLY TO ANCHOR PRODUCT NAME, TYPE, AND DIMENSIONS, HOLE DIMENSIONS, COMPLIANCE WITH DRILL BIT REQUIREMENTS, CLEANLINESS OF THE HOLE AND ANCHOR, ADHESIVE EXPIRATION DATE, ANCHOR/ADHESIVE INSTALLATION, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE
REINFORCING STEEL AND PRESTRESSING TENDON PLACEMENT	1705.3 1910.4 1901.3.2	ACI 318: 3.5 ACI 318: 7.1-7.7		X	TOLERANCES AND REINFORCING PLACEMENT PER ACI 7.5; SPACING LIMITS FOR REINFORCING ACI 7.6 PROTECTION OF REINFORCEMENT PER ACI 7.7
PLACEMENT OF BOLTS INSTALLED IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED	TABLE 1705.3 1908.5 1909.1	ACI 318: 1.3.2.C ACI 318: 8.1.3 ACI 318: 21.1.8 ACI 318 - APPENDIX D		X	ALL BOLTS VISUALLY INSPECTED
VERIFYING USE OF REQUIRED MIX DESIGN(S)	TABLE 1705.3 1904 1904.2 1910.2 1910.3	ACI 318: CHAPTER 4 ACI 318: 5.2-5.4		X	
CONCRETE PLACEMENT	TABLE 1705.3	ACI 318: 1.3.2.D ACI 318: 5.9 - 5.10	X		
VERIFICATION OF FORMWORK	TABLE 1705.3	ACI 318: 6.1.1		X (a)	SPECIAL INSPECTIONS APPLY TO SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED
STEEL					
FABRICATION OF STRUCTURAL ELEMENTS	1704.2.5.2	AISC 360 N2		X	REFER TO INSPECTION OF FABRICATOR REQUIREMENTS APPROVAL BASED ON NATIONALLY RECOGNIZED ACCREDITING AUTHORITY
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS		AISC 360 A3.3 AISC 360 N 3.2 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS RCSC 2.1		X	MANUFACTURER'S CERTIFIED TEST REPORTS
MATERIAL VERIFICATION OF STRUCTURAL STEEL	1705.2.1 2203.1 TABLE 1705.2	ASTM A6 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS AISC 360 N3.2 AISC 360 A3.1 AISC 360 M5.5		X	CERTIFIED MILL TEST REPORTS
FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	TABLE 1705.2	APPLICABLE ASTM MATERIAL STANDARDS		X	MANUFACTURER'S CERTIFIED TEST REPORTS
MATERIAL VERIFICATION OF WELD FILLER METALS	TABLE 1705.2	AISC 360 N3.2 AISC 360 A3.5 APPLICABLE AWS A5 DOCUMENTS		X	MANUFACTURER'S CERTIFICATE OF COMPLIANCE
COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS	TABLE 1705.2	AWS D1.1 SECTION 6	X		ALL WELDS VISUALLY INSPECTED PER AWS D1.1 6.9
SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16"	TABLE 1705.2	AWS D1.1 SECTION 6		X	ALL WELDS VISUALLY INSPECTED PER AWS D1.1 6.9
FLOOR AND ROOF DECK WELDS	TABLE 1705.2	AWS D1.3 SECTION 7		X	ALL WELDS INSPECTED PER AWS D1.3 7.1
MATERIAL VERIFICATION OF ANCHOR BOLTS AND THREADED RODS		AISC 360 N3.2 AISC 360 A3.4 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS		X	MANUFACTURER'S CERTIFIED TEST REPORTS
VERIFYING USE OF PROPER WPS'S		AISC 360 N3.2			COPY OF WELDING PROCEDURE SPECIFICATIONS
VERIFYING WELDER AND WELDING INSPECTOR QUALIFICATIONS	1705.2.2.1			X	COPY OF QUALIFICATION CARDS
INSTALLATION OF COMPOSITE SLAB DECKING	1705.1.1	ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X	SPECIAL INSPECTIONS APPLY TO DECKING TYPE, DEPTH, GAGE, AND FASTENING
WELDING STUDS EXCEPT AS NOTED OTHERWISE		AISC 360 N6 AWS D1.1 SECTION 7	X		CONTINUOUS INSPECTION IS NOT REQUIRED WHEN WELDS INSTALLED WITH AN AUTOMATICALLY TIMED STUD WELDING MACHINE PER SECTION 7 OF AWS D1.1 (ONLY PERIODIC), 1705.2 (3) ALL WELDS VISUALLY INSPECTED PER AWS D1.1 7.8.1

TABLE 3
REQUIRED TESTING for SPECIAL INSPECTIONS

SYSTEM or MATERIAL	TESTING				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
GEOTECHNICAL					
GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPACTED FILL MATERIALS	1803				TESTING PER GEOTECHNICAL REPORT
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1705.6			X (a)	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X (a)	BY THE GEOTECHNICAL ENGINEER
CONCRETE					
AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	TABLE 1705.3	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	X		FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED ONCE EACH DAY FOR A GIVEN CLASS OF CONCRETE, OR LESS THAN ONCE FOR EACH 150 YDS OF CONCRETE, OR LESS THAN ONCE FOR EACH 5,000 FT2 OF SURFACE AREA FOR SLABS/WALLS. ONCE EACH SHIFT FROM IN-PLACE WORK OR FROM TEST PANEL AND MINIMUM ONE SPECIMEN FOR EACH 50
CONCRETE STRENGTH	TABLE 1705.3	ASTM C39	X		
CONCRETE SLUMP	TABLE 1705.3	ASTM C143	X		
CONCRETE AIR CONTENT		ASTM C231	X		
CONCRETE TEMPERATURE		ASTM C1064	X		
STEEL					
MAGNETIC PARTICLE (MT) AND ULTRASONIC (UT) TESTING OF WELDS	1705.2.2	MT - AWS D1.1 6.14.4 UT - AWS D1.1 6.13 & 6.14.3	PER DRAWINGS		

TABLE 4
REQUIRED SPECIAL INSPECTIONS for SEISMIC RESISTANCE (SEISMIC CATEGORIES C, D, E, F)

SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
STRUCTURAL WOOD					
FIELD GLUING OF DIAPHRAGM AND SHEAR WALL ELEMENTS FOR SEISMIC FORCE-RESISTING-SYSTEMS	1705.11.2		X		
CONNECTIONS FOR DIAPHRAGM CHORDS, COLLECTORS, BRACING, AND SHEAR WALL ANCHORAGE AND HOLDOWNS				X	ALL CONNECTIONS VISUALLY INSPECTED
FASTENING OF DIAPHRAGM AND SHEAR WALL SHEATHING WITH EDGE NAILING $\leq$ 4"				X	SPECIAL INSPECTION IS NOT REQUIRED WHEN FASTENER SPACING IS GREATER THAN 4" ON CENTER FOR WOOD SHEAR WALLS, DIAPHRAGMS, NAILING, BUILDING AND OTHER COMPONENTS IN THE SEISMIC FORCE-RESISTING SYSTEM.

TABLE 5
REQUIRED SPECIAL

SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS	1705.10.1			X (a)	SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WOOD SHEAR WALLS AND DIAPHRAGMS WHERE THE FASTENER SPACING IS MORE THAN 4 INCHES ON CENTER OR FOR COLD-FORMED CONSTRUCTION WHERE THE SHEATHING IS GYPSUM BOARD, FIBERBOARD, OR WOOD STRUCTURAL PANEL OR STEEL SHEET ON ONE SIDE ONLY AND FASTENER SPACING IS MORE THAN 4"
FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WIND-FORCE-RESISTING SYSTEM.	1705.10.1		X		
ROOF CLADDING AND WALL CLADDING	1705.10.3			X (a)	

TABLE 6
STRUCTURAL OBSERVATION

SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			Continuous	Periodic	
AS REQUIRED BY THE DESIGN PROFESSIONAL	1704.5				
SEISMIC RESISTANCE	1704.5.1			X (a)	SEE COMMENTARY
WIND REQUIREMENTS	1704.5.2			X (a)	SEE COMMENTARY

1

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Special Inspections

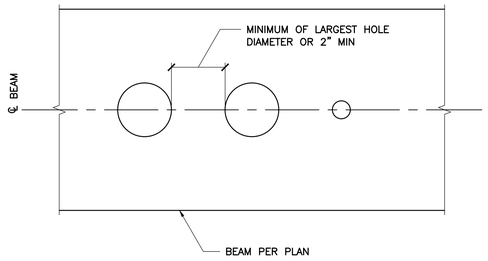
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By: NFG
Drawn By: CLH
Checked By: JKF
Date: 06-24-20

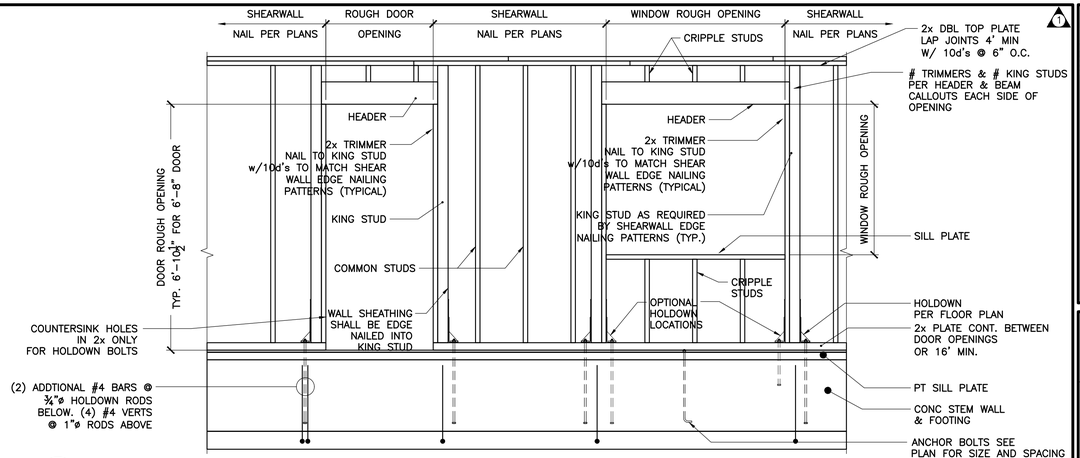
JESSE M. CHASE STATE OF WASHINGTON 47564 REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

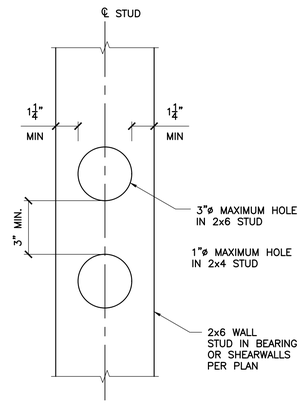
Sheet Number: S1.1



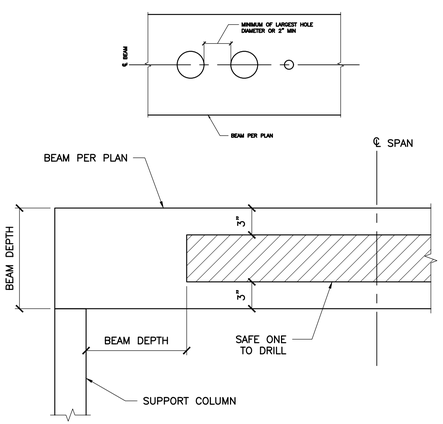
3 HOLE SPACING DETAIL
3" = 1'-0"



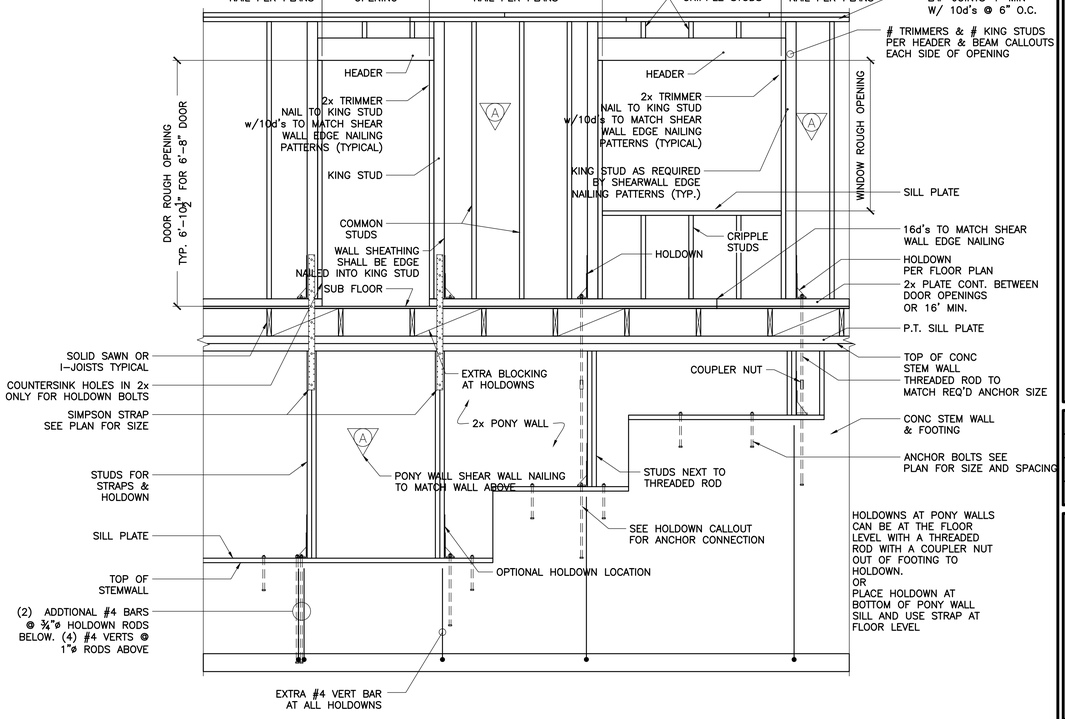
1 SHEARWALL ELEVATION
1/2" = 1'-0"



4 WALL STUD HOLE SPACING DETAIL
3" = 1'-0"



5 BEAM ELEVATION FOR WHOLE PLACEMENT
1 1/2" = 1'-0"



2 SHEARWALL ELEVATION
1/2" = 1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Structural Details

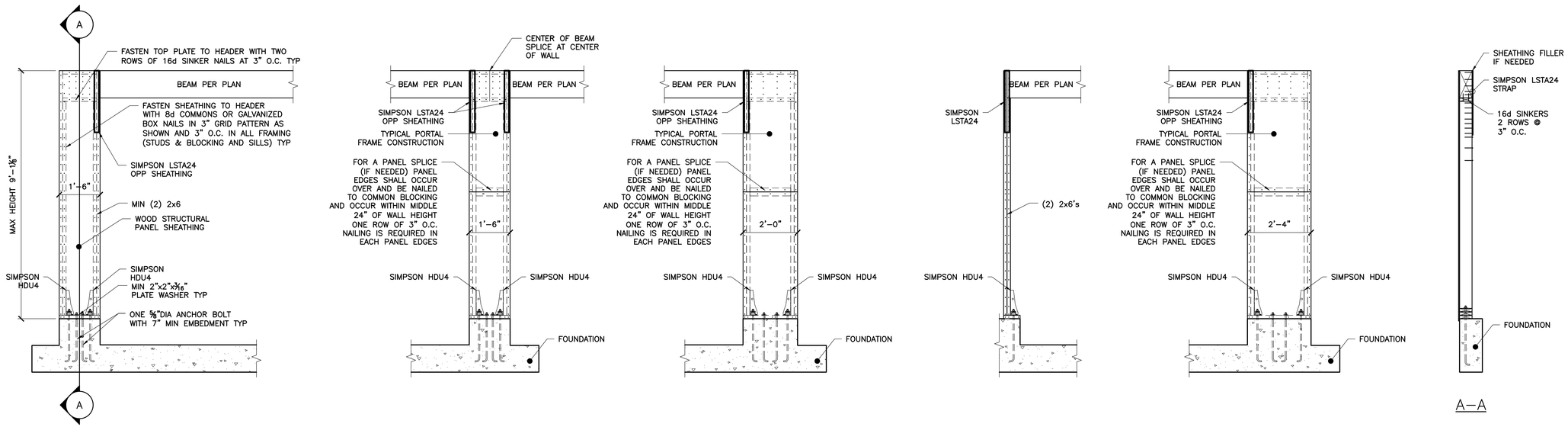
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

LESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S1.2



1 APA PORTAL FRAME
1/2" = 1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Structural Details

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

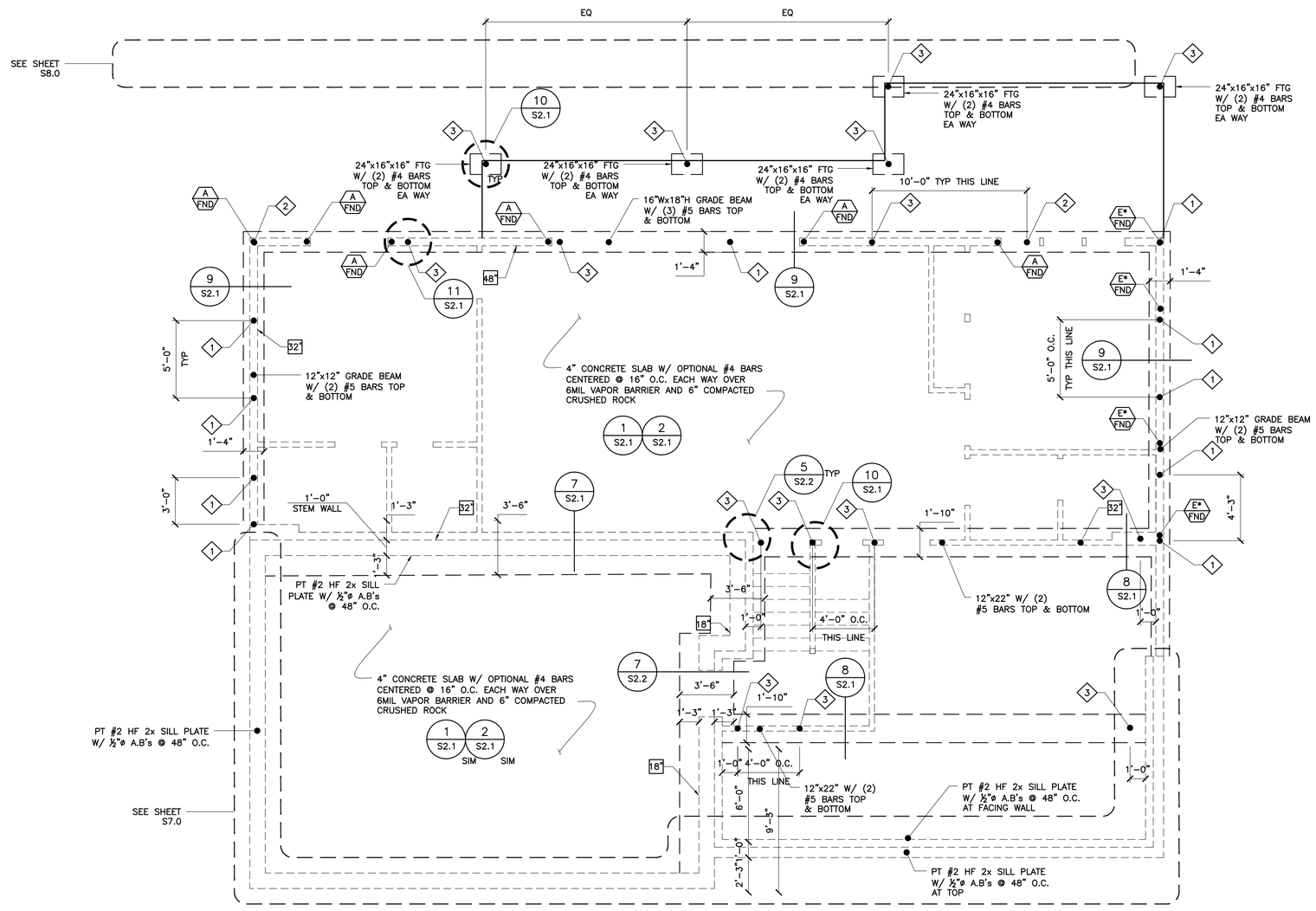
Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE STATE OF WASHINGTON 47564 STRUCTURAL ENGINEER PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

Sheet Number
S1.3

EXTENT OF PIN PILES SHALL BE PER THE GEOTECHNICAL ENGINEER. CONTACT EOR IF ADDITIONAL PIN PILE LOCATIONS ARE REQUIRED



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

PIN PILE SCHEDULE		
LABEL	PILE	CAPACITY
3	6STD, GALAVANIZED PIPE	30,000#
2	4STD, GALAVANIZED PIPE	20,000#
1	3STD, GALAVANIZED PIPE	12,000#

HOLD DOWN SCHEDULE		
LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x STUD
B	HHDQ14	6x STUD
C	HDU5	4x STUD
D	HDQ8	6x STUD
E	HDU2	DBL STUD
F	LTT20B	DBL STUD
G	MST37	DBL STUD
H	MST48	DBL STUD
I	(2) MST48	6x STUD
J	MST30	DBL STUD
KEY:	WL = TO WALL	
	BM = TO BEAM	
	FDN = TO FOUNDATION	

XX – INDICATES A.B. SPACING THIS WALL LINE

ALL MUD SILLS TO BE PT #2 HF 3x W/ ½"ø A.B's SPACED PER PLAN UNLESS NOTED OTHERWISE

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Foundation Plan

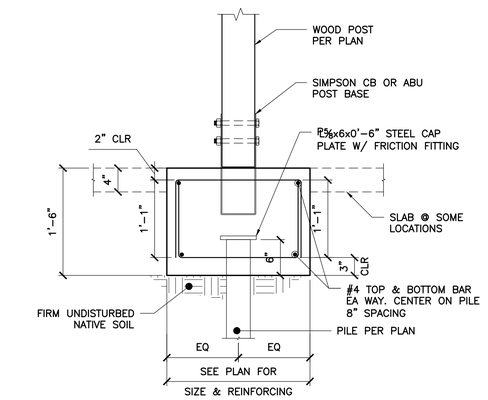
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By: NFG
Drawn By: CLH
Checked By: JKF
Date: 06-24-20

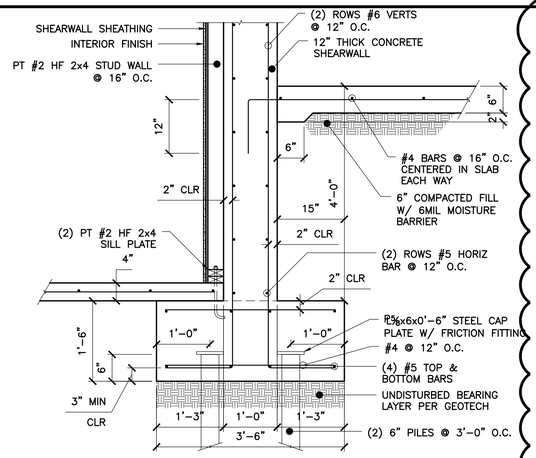
JESSE M. CHASE — STATE OF WASHINGTON — 47564 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEERS
06-24-2020

Project Number: 2020-0197

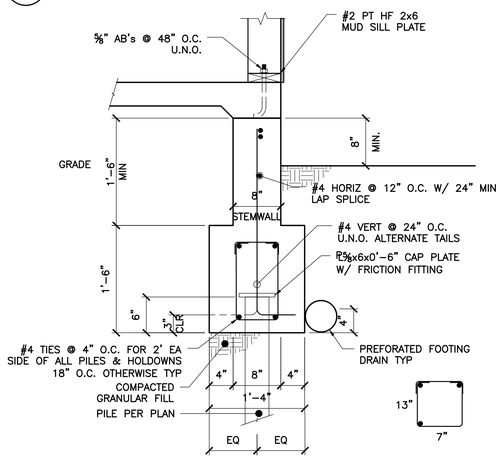
Sheet Number: S2.0
5 of 16



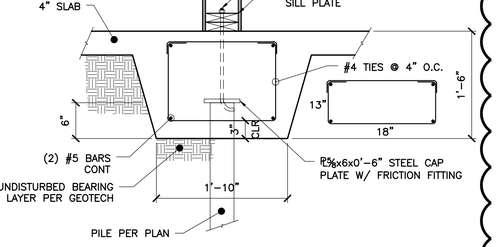
10 CONCRETE FOOTING FOR WOOD COLUMN
1" = 1'-0"



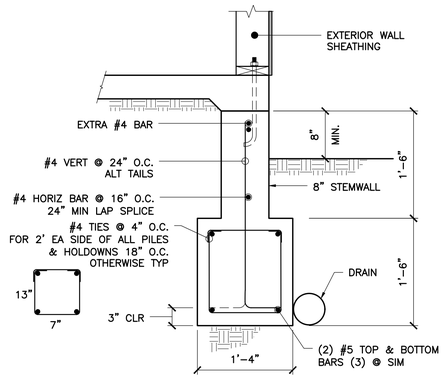
7 INTERIOR FOOTING @ GARAGE STEMWALL
3/4" = 1'-0"



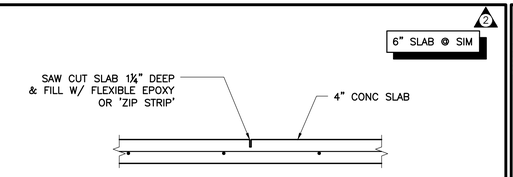
11 TYPICAL CONCRETE FOOTING AT PIN PILES
1" = 1'-0"



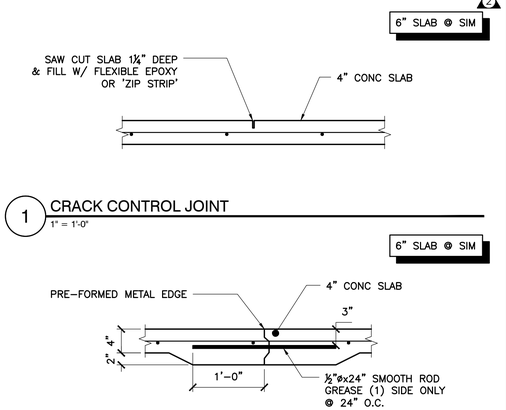
8 THICKENED FOOTING @ BEARING WALL
1" = 1'-0"



9 FOUNDATION @ EXTERIOR WALL
1" = 1'-0"



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



2 CONSTRUCTION JOINT
1" = 1'-0"

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

REV	REVISION	DATE
1	J.H.A. COMMENTS	02-09-24
2	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Foundation Details

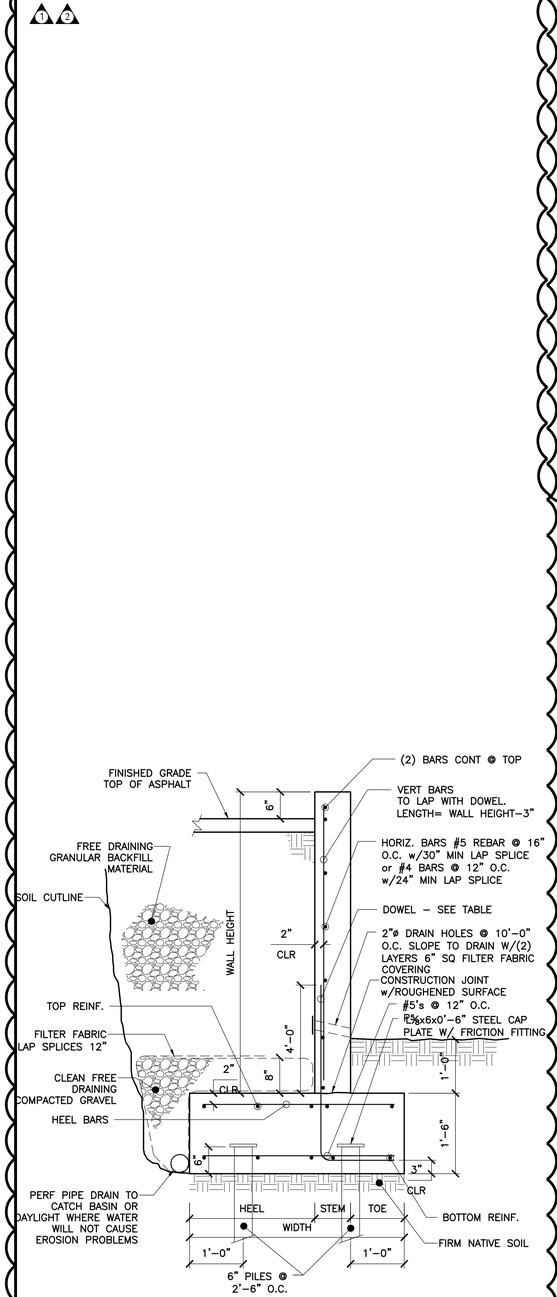
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By NFG
Drawn By CLH
Checked By JKF
Date 06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

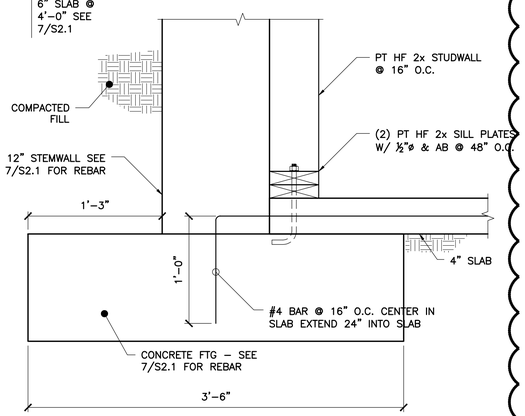
Project Number
2020-0197

Sheet Number
S2.1
6 of 16

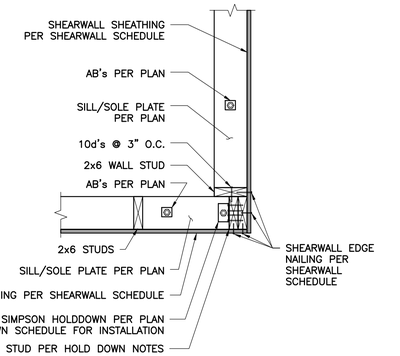


RETAINING WALL SCHEDULE							
WALL HEIGHT	HEEL	TOE	WIDTH	TOP & BOT REINF.	HEEL BARS	DOWEL	VERT BARS	STEM
11'–7"	4'–10"	1'–0"	6'–6"	#4's @ 12" O.C.	#5's @ 6"O.C.	#6 @ 6" O.C.	#5 @ 12" O.C.	8"
9'–4"	2'–10"	1'–0"	4'–6"	#4's @ 12" O.C.	#5's @ 12"O.C.	#6 @ 12" O.C.	#4 @ 12" O.C.	8"
8'–0"	2'–4"	1'–0"	4'–6"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

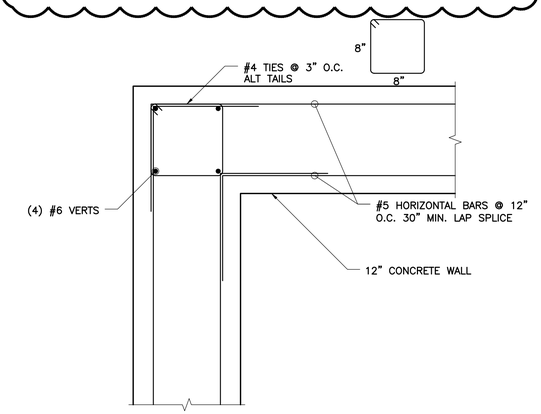
10 RETAINING WALL SECTION
3/4" = 1'-0"



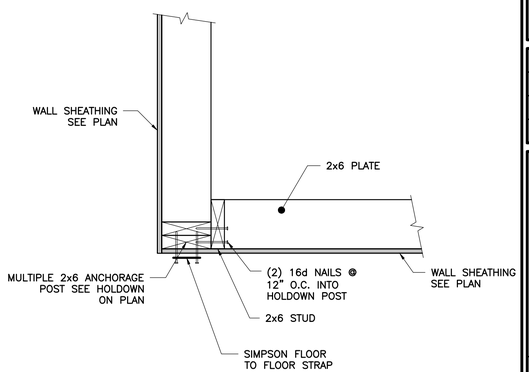
7 FOOTING DETAIL
1 1/2" = 1'-0"



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



5 CORNER TIES @ CONCRETE WALLS
1 1/2" = 1'-0"



3 CORNER FLOOR TO FLOOR STRAP DETAIL
1 1/2" = 1'-0"

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

REV	REVISION	DATE
1	J.H.A. COMMENTS	02-09-24
2	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Foundation Details

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

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

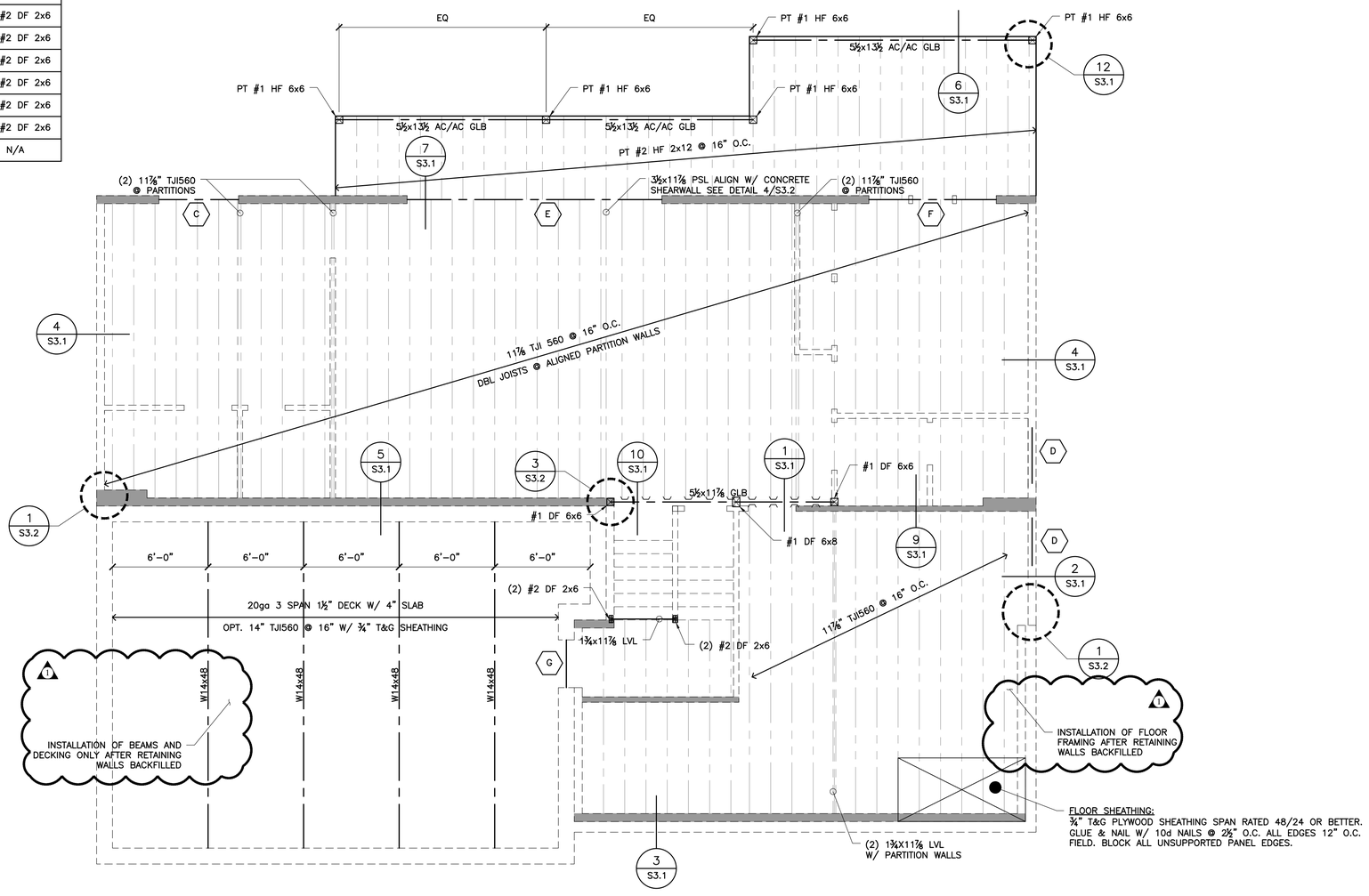
Sheet Number
S2.2
7 of 16

– SHADING INDICATES BEARING WALLS

– ALL EXTERIOR WALLS TO BE #2 DF 2x6 @ 16" O.C.

– ALL INTERIOR BEARING & PARTITION WALLS TO BE #2 DF 2X4 @ 16" O.C.

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5½x10½ GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5½x15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE 11/S3.1	N/A	N/A



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

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

REV	REVISION	DATE
1	J.H.A. COMMENTS	02-09-24
2	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Second Floor Framing Plan

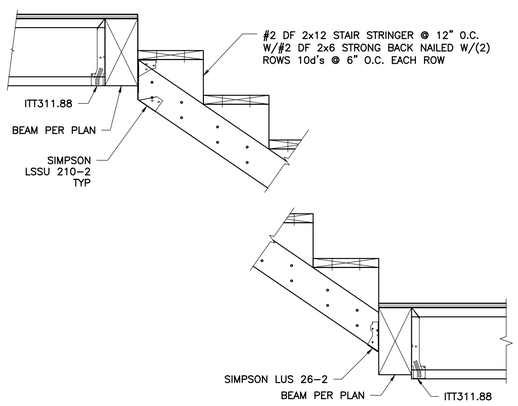
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By: NFG
Drawn By: CLH
Checked By: JKF
Date: 06-24-20

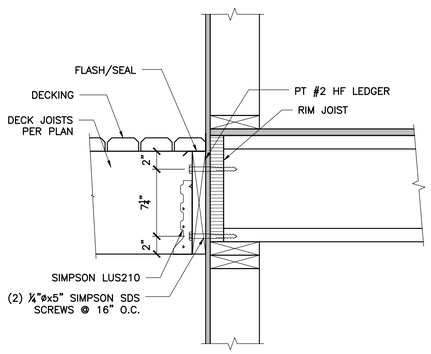
JESSE M. CHASE STATE OF WASHINGTON 47564 STRUCTURAL ENGINEER PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

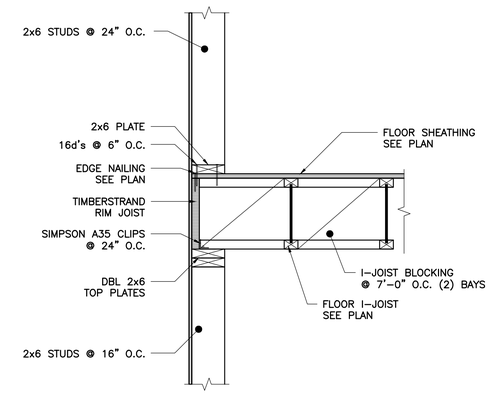
Sheet Number: S3.0



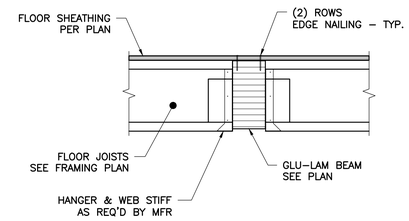
10 STAIR SECTION
1" = 1'-0"



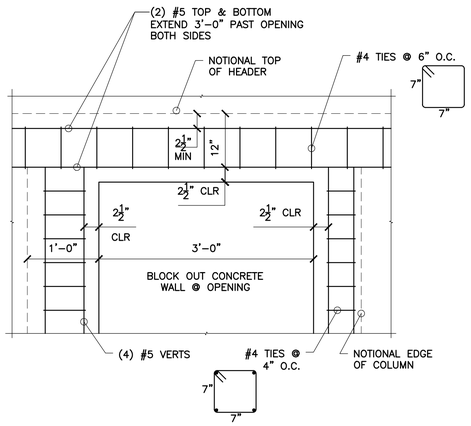
7 LEDGER DETAIL
1 1/2" = 1'-0"



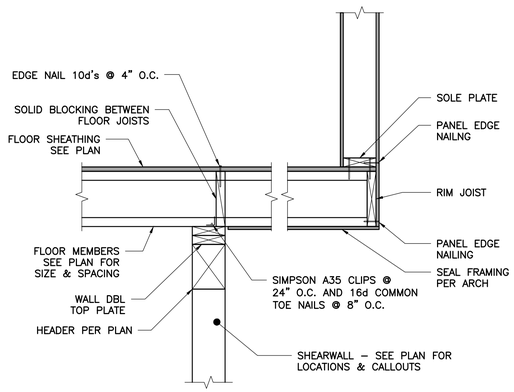
4 I-JOIST FLOOR SYSTEM TO 2x6 STUD WALL
1" = 1'-0"



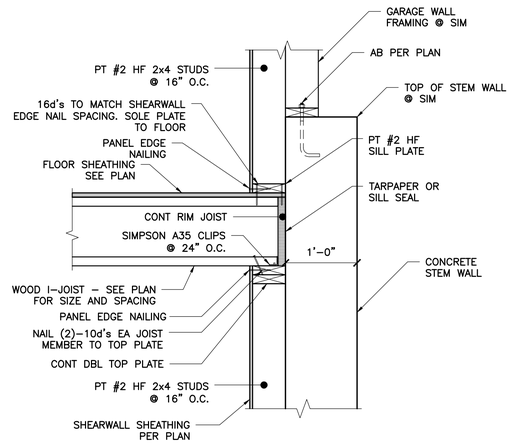
1 I-JOIST FLOOR SYSTEM TO GLU-LAM BEAM CONNECTION
1" = 1'-0"



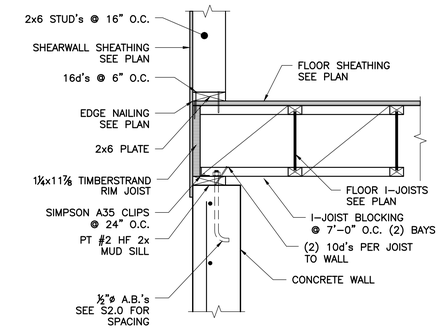
11 CONCRETE HEADER
1" = 1'-0"



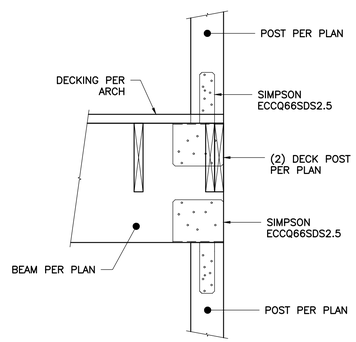
8 I-JOIST FLOOR FRAMING AT CANTILEVER
1" = 1'-0"



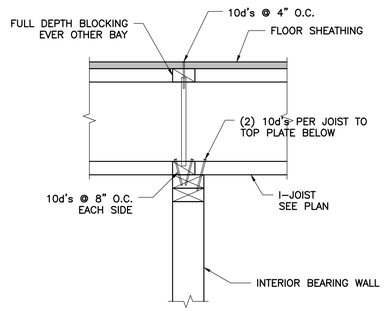
5 I-JOIST FLOOR SYSTEM WITH 2x WALLS
1" = 1'-0"



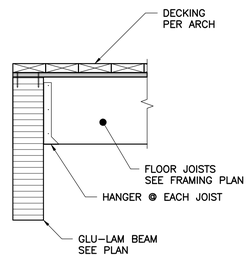
2 CONN FOR I-JOIST FLOOR SYSTEM TO NEW CONC WALL
1" = 1'-0"



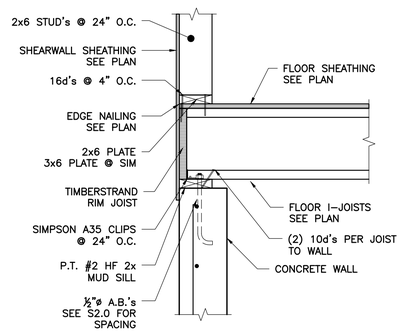
12 DECK BEAM TO POST
1" = 1'-0"



9 FLOOR TO INTERIOR WALL CONNECTION
1 1/2" = 1'-0"



6 FLOOR SYSTEM TO GLU-LAM BEAM CONNECTION
1" = 1'-0"



3 CONCRETE WALL W/ 2x6 STUD WALL ABOVE
1" = 1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Floor Framing Details

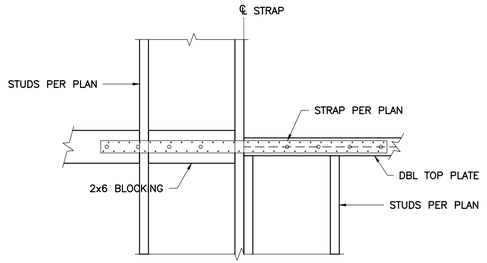
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

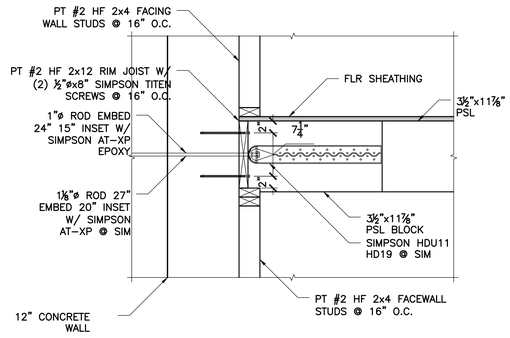
JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED
PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

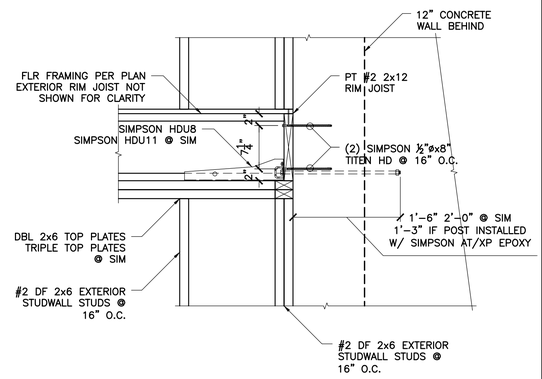
Sheet Number
S3.1
9 of 16



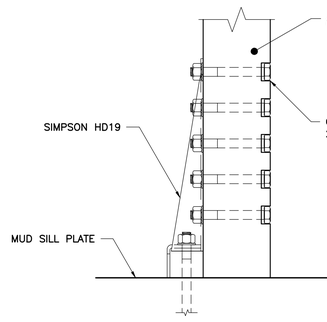
7 WALL STRAP DETAIL
1" = 1'-0"



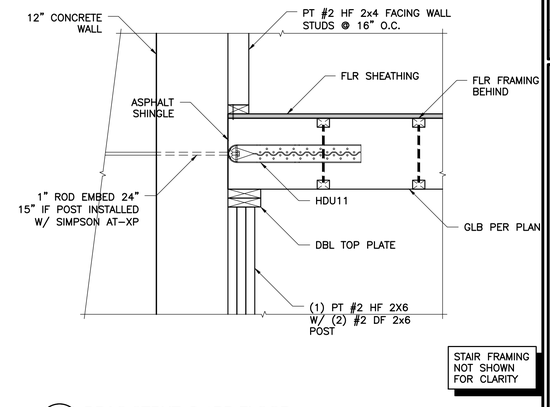
4 DRAG STRUT
1" = 1'-0"



1 DRAG STRUT TIE
1" = 1'-0"

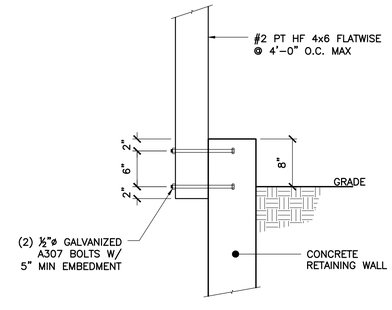


5 HD19 DETAIL
1 1/2" = 1'-0"

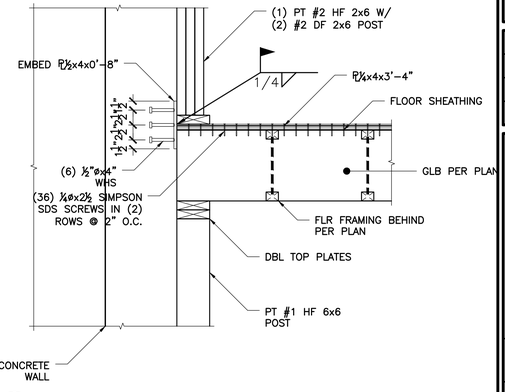


STAIR FRAMING NOT SHOWN FOR CLARITY

2 DRAG STRUT @ 3RD FLOOR
1" = 1'-0"



6 RETAINING WALL HANDRAIL DETAIL
1" = 1'-0"



3 DRAG STRUT @ 2ND FLOOR
1" = 1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Floor Framing Details

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

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE STATE OF WASHINGTON 47564 STRUCTURAL ENGINEER PROFESSIONAL ENGINEER
06-24-2020

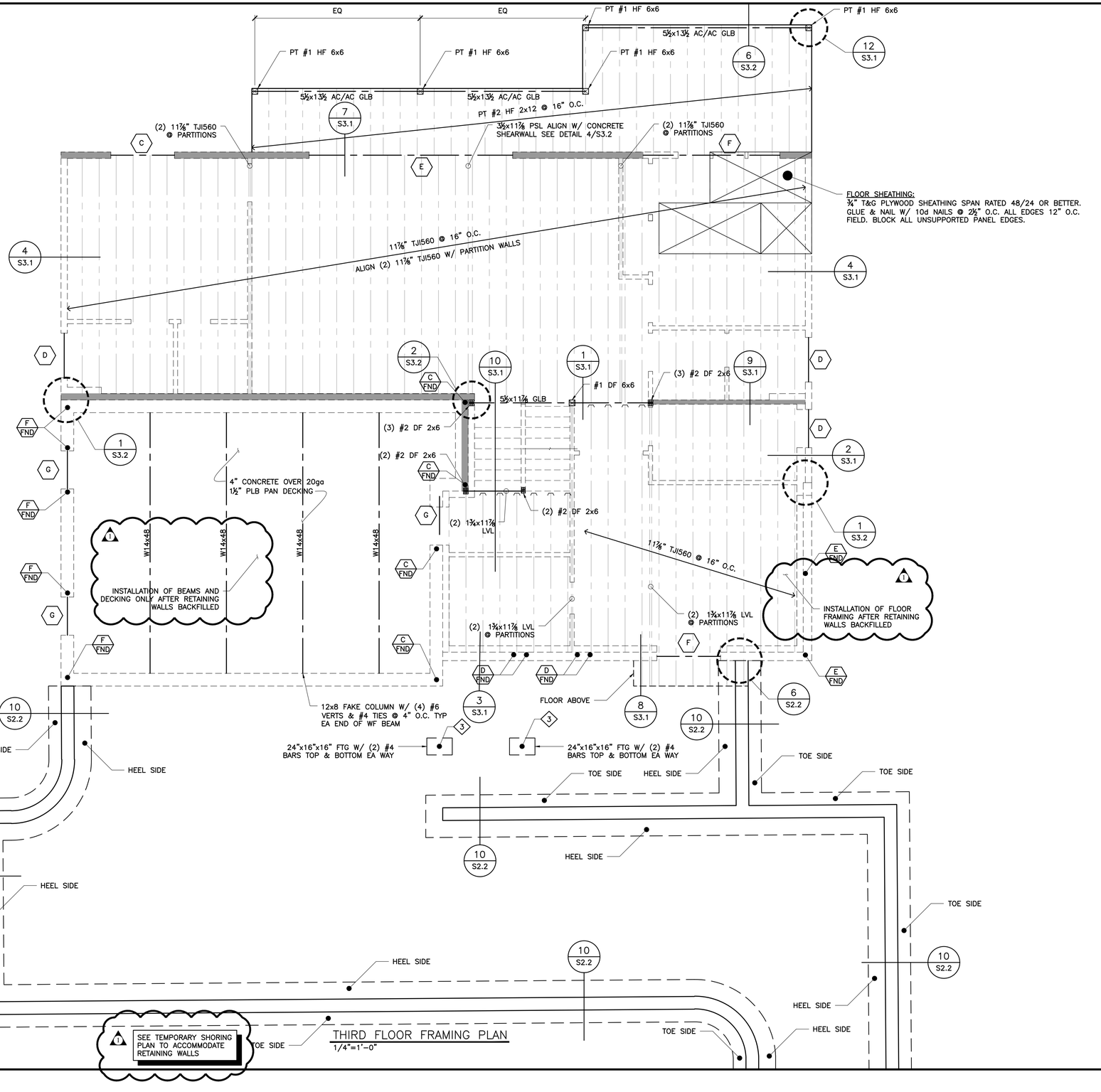
Project Number: 2020-0197

Sheet Number: S3.2

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5½x10½ GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5½x15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE DETAIL 11/S3.1	N/A	N/A

- ALL EXTERIOR WALLS TO BE #2 DF 2x6 @ 16" O.C.
- ALL INTERIOR BEARING & PARTITION WALLS TO BE #2 DF 2X4 @ 16" O.C.

– SHADING INDICATES BEARING WALLS



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

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

REV	REVISION	DATE
1	J.H.A. COMMENTS	02-09-24
2	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Third Floor Framing Plan

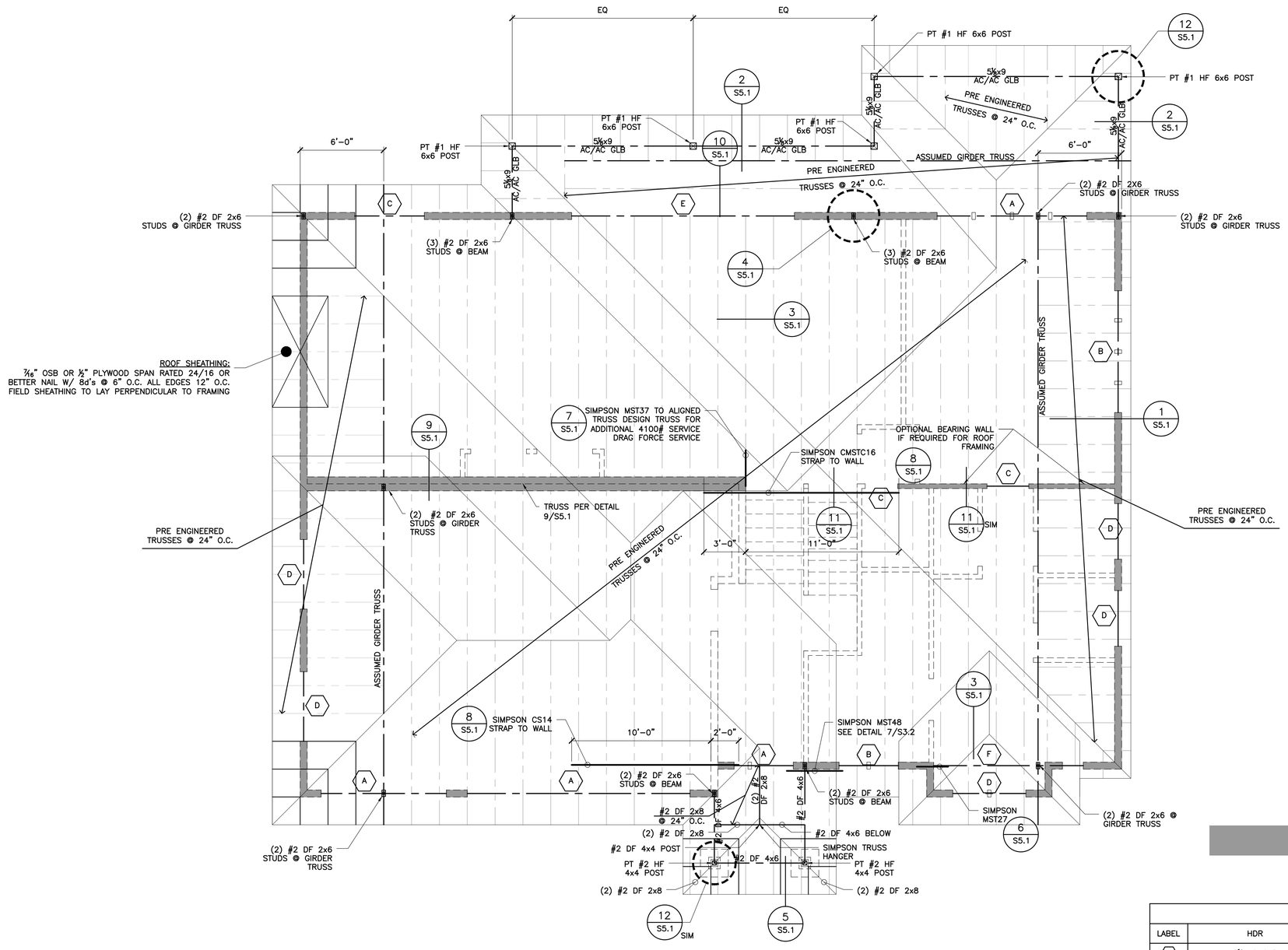
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE STATE OF WASHINGTON 47564 PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S4.0
11 of 16



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

TRUSS LAYOUT BY TRUSS MANUFACTURER SUBMIT TRUSS PACKAGE TO E.O.R. FOR REVIEW

– SHADING INDICATES BEARING WALLS

– ALL EXTERIOR WALLS TO BE #2 DF 2x6 @ 16" O.C.

– ALL INTERIOR BEARING & PARTITION WALLS TO BE #2 DF 2X4 @ 16" O.C.

HEADER SCHEDULE			
LABEL	HDR	TRIMMER STUDS	KING STUDS
A	5½x12 GLB	(2) #2 DF 2x6	(2) #2 DF 2x6
B	#2 DF 4x8	(1) #2 DF 2x6	(2) #2 DF 2x6
C	#2 DF 4x6	(1) #2 DF 2x6	(2) #2 DF 2x6
D	(2) #2 DF 2x6	(1) #2 DF 2x6	(2) #2 DF 2x6
E	5½x15 GLB	#1 DF 6x8	(2) #2 DF 2x6
F	#1 DF 6x8	(2) #2 DF 2x6	(2) #2 DF 2x6
G	SEE DETAIL 11/S3.1	N/A	N/A

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Roof Framing Plan

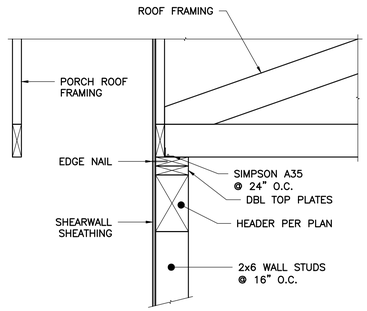
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

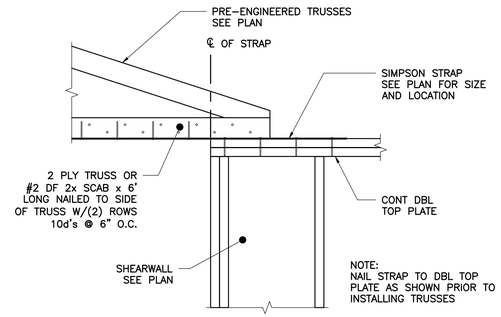
JESSE M. CHASE STATE OF WASHINGTON 47564 STRUCTURAL ENGINEER PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

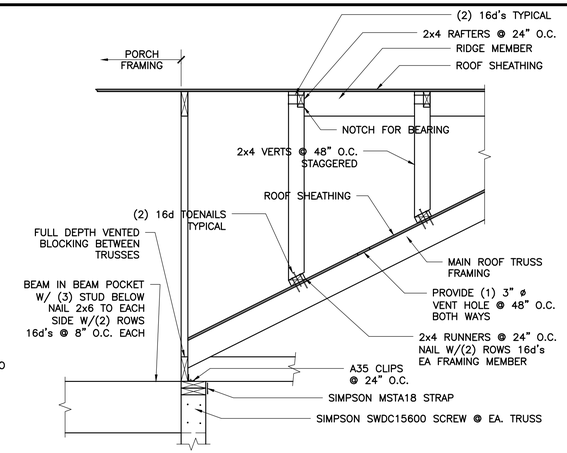
Sheet Number: S5.0
12 of 16



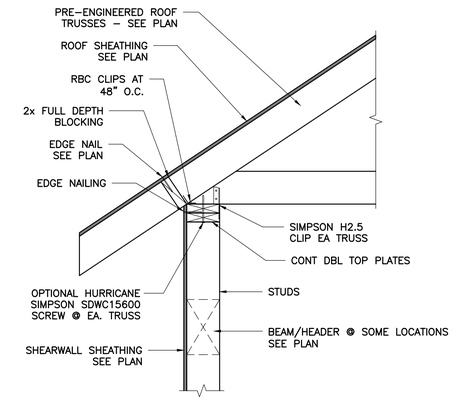
10 ROOF FRAMING @ OPENING
1" = 1'-0"



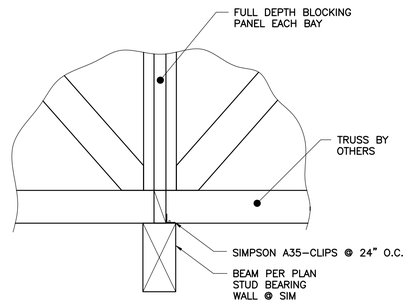
7 ALIGNED TRUSS TO WALL DETAIL
1" = 1'-0"



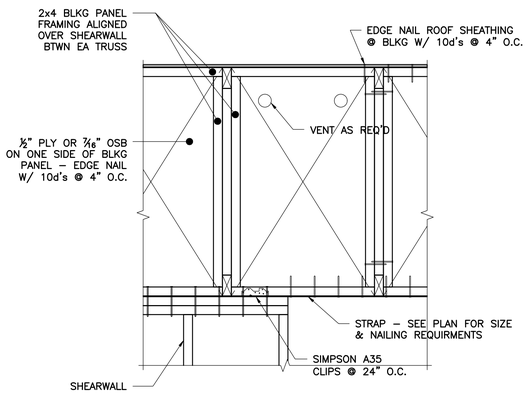
4 PORCH CONNECTION
3/4" = 1'-0"



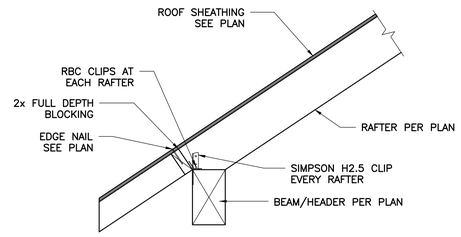
1 TRUSS TO WALL CONNECTION
1" = 1'-0"



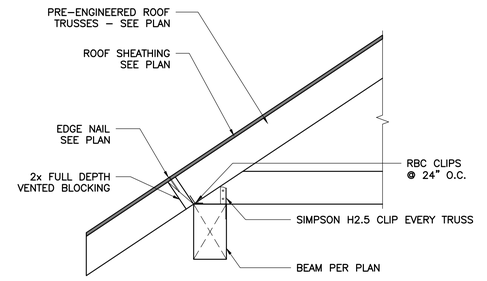
11 TRUSS TO BEAM MIDSPAN BEARING, OPT
1" = 1'-0"



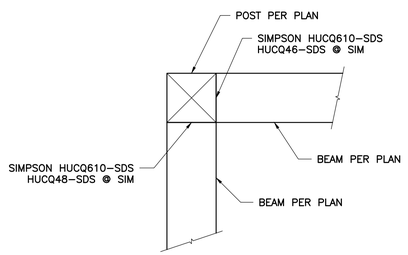
8 BLOCKING PANEL STRAP DETAIL
1" = 1'-0"



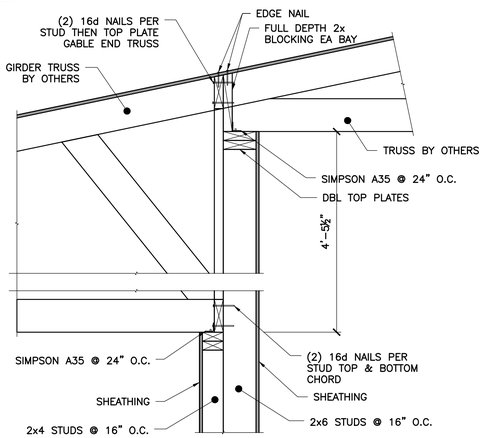
5 RAFTER TO BEAM CONNECTION
1" = 1'-0"



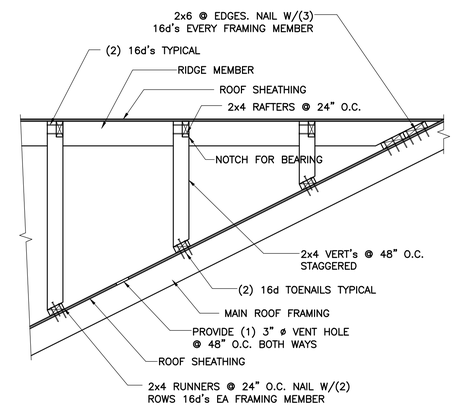
2 TRUSS TO BEAM CONNECTION
1" = 1'-0"



12 PORCH ROOF BEAM TO POST PLAN VIEW
1 1/2" = 1'-0"



9 ROOF FRAMING @ CENTER OF HOUSE
1" = 1'-0"



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

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Roof Framing Details

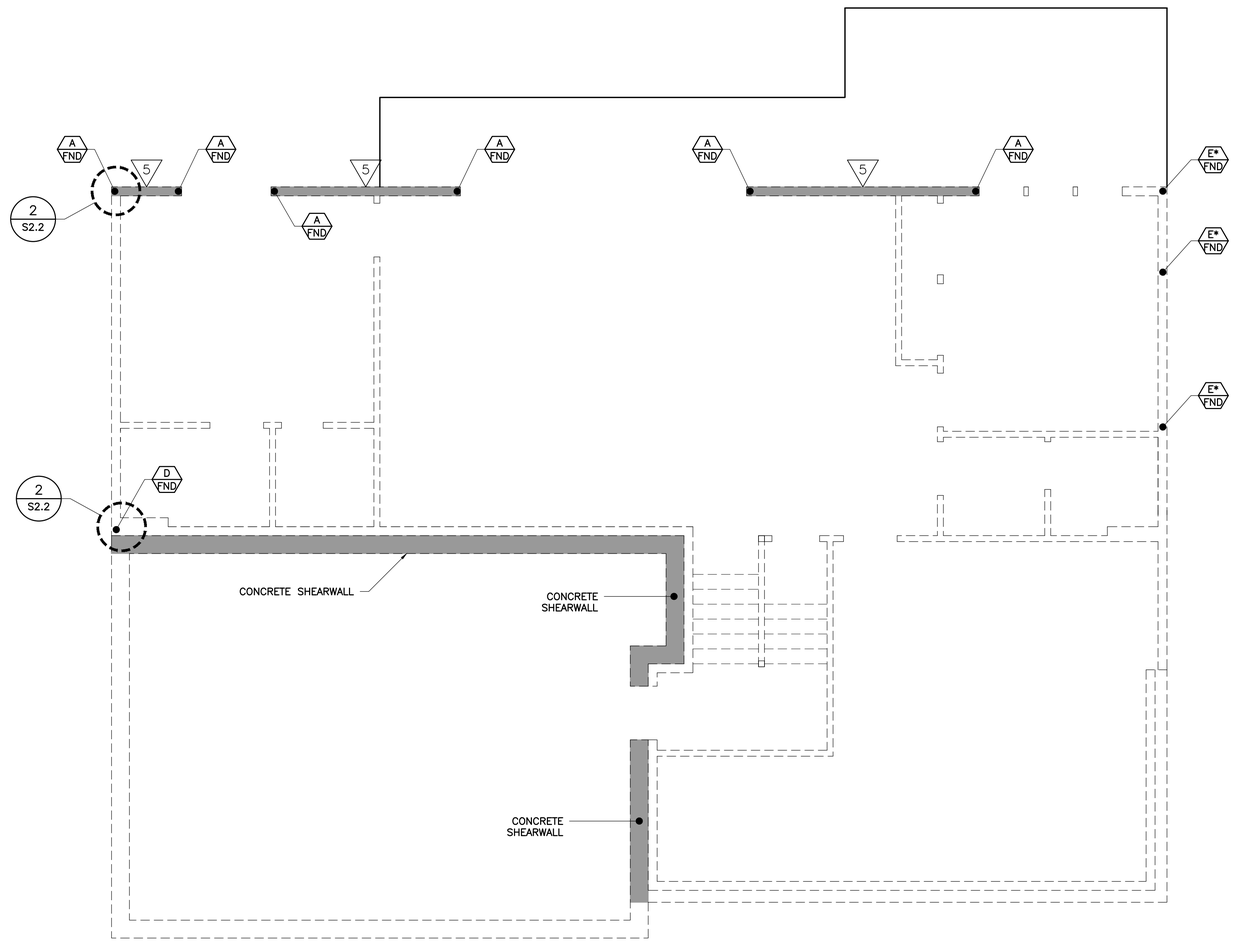
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE — STATE OF WASHINGTON — 47564 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEERS
06-24-2020

Project Number: 2020-0197

Sheet Number: S5.1
13 of 16



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

△ – TYPICAL SHEARWALL CALLOUT SEE SHEARWALL NOTES FOR DETAILS

* – ALIGN W/ HOLDOWN ABOVE

– SHADING INDICATES SHEARWALLS

HOLD DOWN SCHEDULE

LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HHDQ14	6x6 STUD
C	HDU5	4x STUD
D	HDQ8	(3) 2x6 STUD
E	HDU2	DBL STUD
F	LTT20B	DBL STUD
G	MST37	DBL STUD
H	MST48	DBL STUD
I	(2) MST48	6x STUD
J	MST60	DBL STUD
KEY:	WL = TO WALL	
	BM = TO BEAM	
	FDN = TO FOUNDATION	

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: First Floor Shearwall Plan

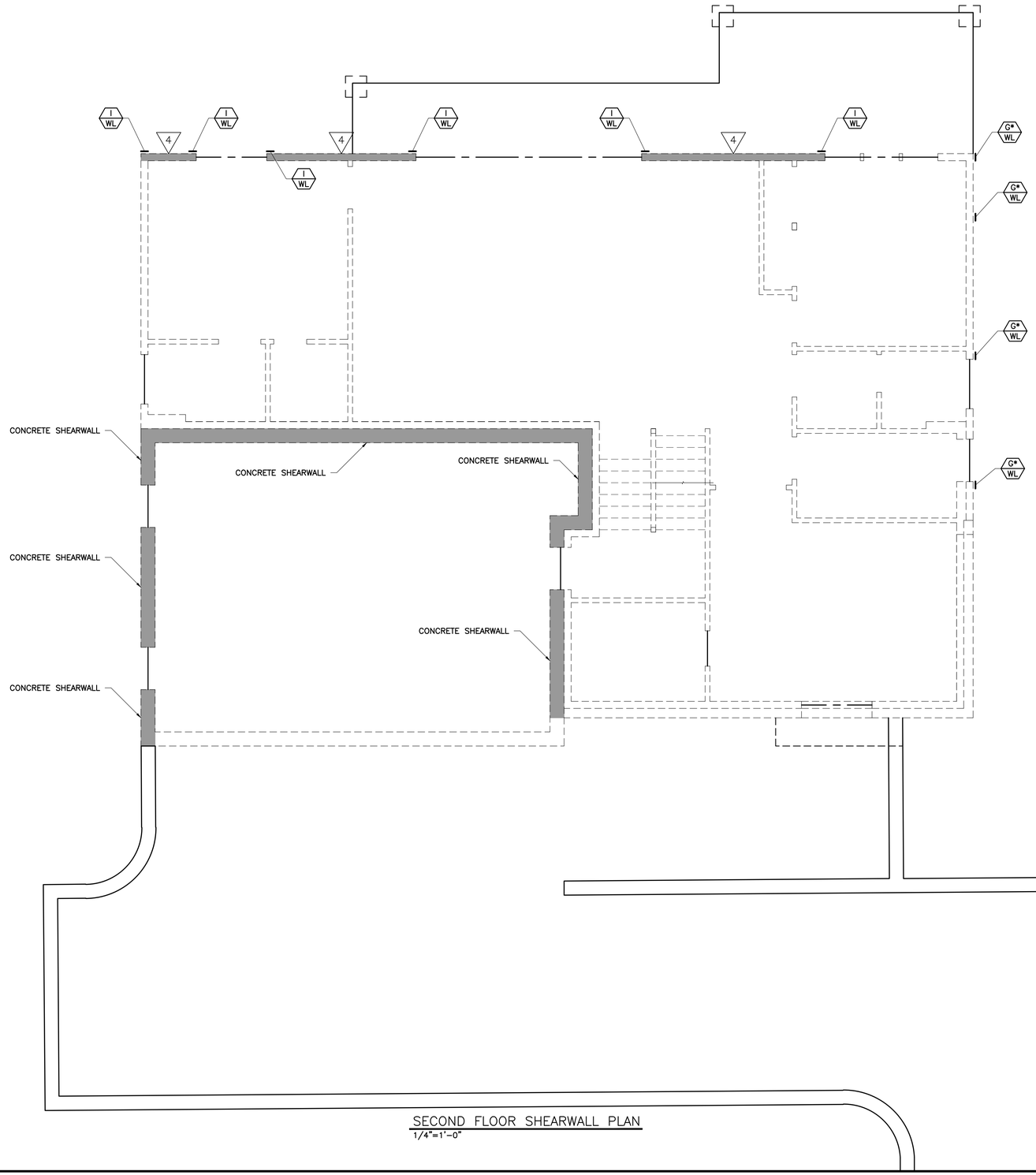
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By: NFG
Drawn By: CLH
Checked By: JKF
Date: 06-24-20

JESSE M. CHASE STATE OF WASHINGTON 47564 STRUCTURAL ENGINEER PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S6.0
14 of 16



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

△ – TYPICAL SHEARWALL CALLOUT SEE SHEARWALL NOTES FOR DETAILS

* – ALIGN W/ HOLDOWN ABOVE

– SHADING INDICATES SHEARWALLS

HOLD DOWN SCHEDULE

LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HHDQ14	6x6 STUD
C	HDU5	4x STUD
D	HDQ8	(3) 2x6 STUD
E	HDU2	DBL STUD
F	LTT20B	DBL STUD
G	MST37	DBL STUD
H	MST48	DBL STUD
I	(2) MST48	6x STUD
J	MST60	DBL STUD
KEY:	WL = TO WALL	
	BM = TO BEAM	
	FDN = TO FOUNDATION	

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Second Floor Shearwall Plan

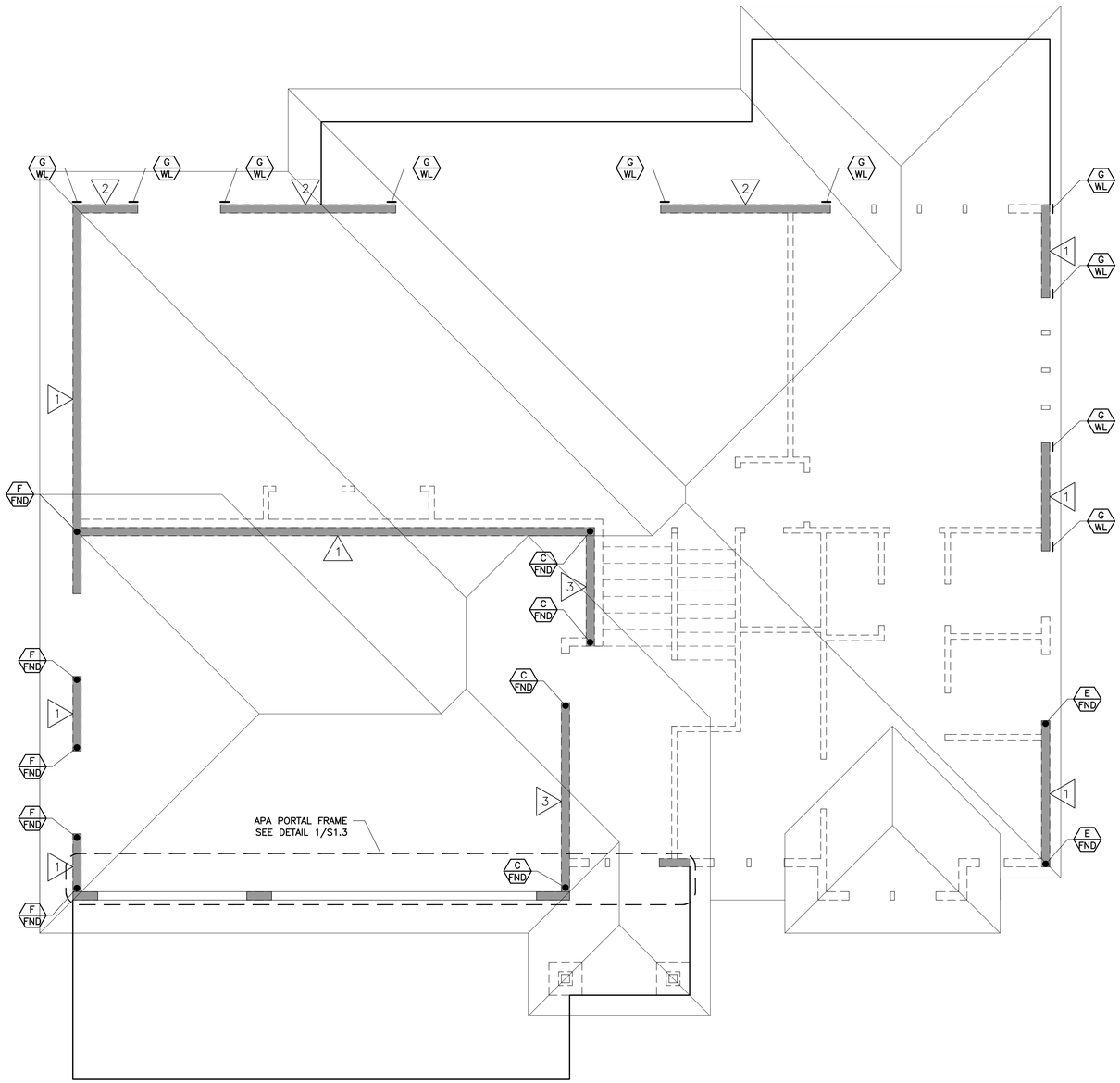
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

Sheet Number
S6.1
15 of 16



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

△ – TYPICAL SHEARWALL CALLOUT SEE SHEARWALL NOTES FOR DETAILS

* – ALIGN W/ HOLDOWN ABOVE

– SHADING INDICATES SHEARWALLS

HOLD DOWN SCHEDULE

LABEL	HOLD DOWN/STRAP	CONDITION
A	HD19	6x8 STUD
B	HHDQ14	6x6 STUD
C	HDU5	4x STUD
D	HDQ8	(3) 2x6 STUD
E	HDU2	DBL STUD
F	LTT20B	DBL STUD
G	MST37	DBL STUD
H	MST48	DBL STUD
I	(2) MST48	6x STUD
J	MST60	DBL STUD
KEY:	WL = TO WALL	
	BM = TO BEAM	
	FDN = TO FOUNDATION	

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Third Floor Shearwall Plan

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

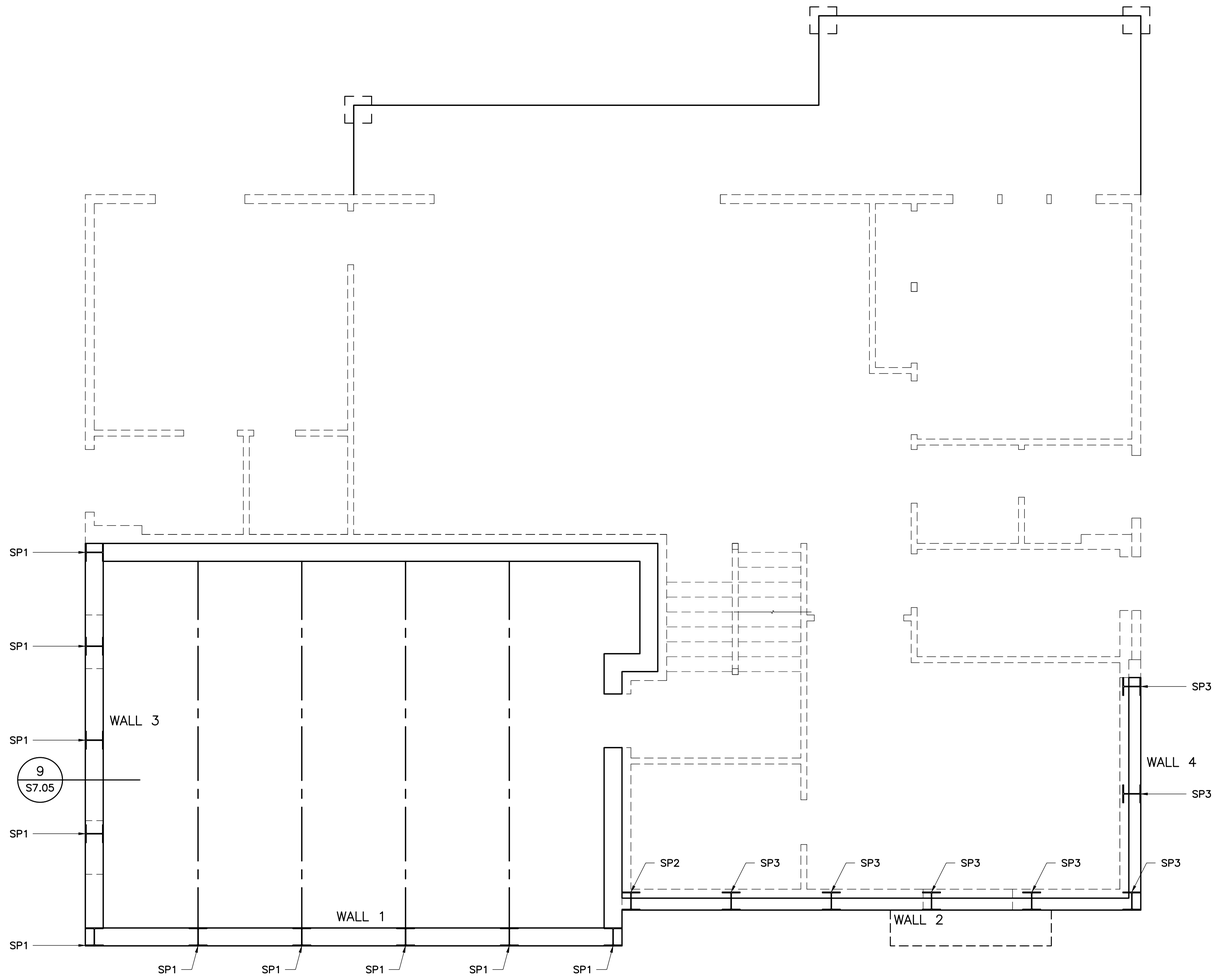
Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE STATE OF WASHINGTON 47564 REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S6.2

16 of 16



SOLDIER PILE WALL PLAN
1/4"=1'-0"

SOLDIER PILE SCHEDULE		
LABEL	PILE LENGTH	PILE SIZE
SP1	30'-0"	W12x65
SP2	30'-0"	W12x65
SP3	25'-0"	W12x65

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Soldier Pile Wall Layout Plan

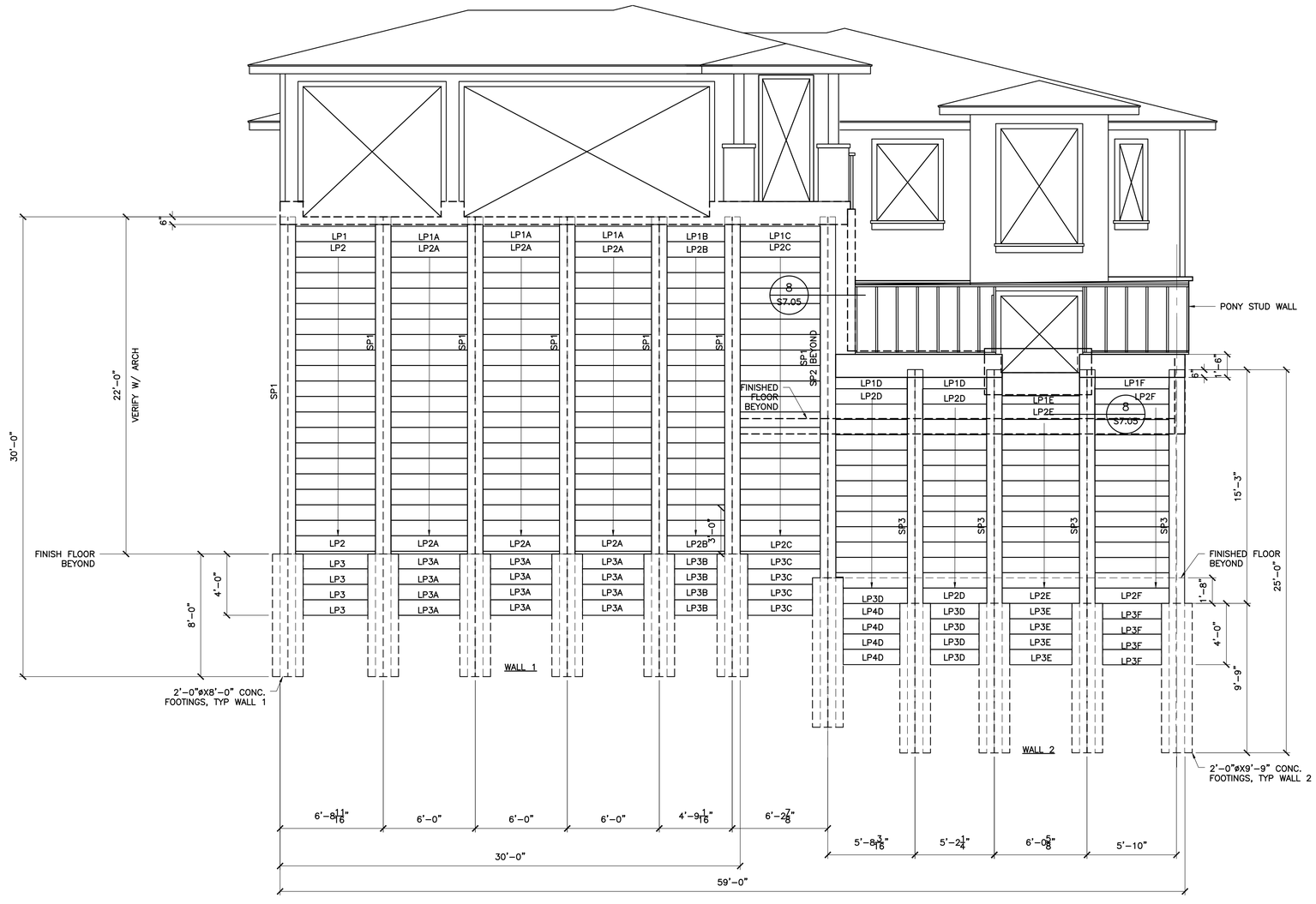
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED
PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

Sheet Number
S7.00
---- of 16



SOLDIER PILE WALL 1 & 2 ELEVATION
1/4"=1'-0"

LAGGING PLANK SCHEDULE

GENERAL SHAPE	LAGGING PANELS										
	LP1	LP1A	LP1B	LP1C	LP1D	LP1E	LP1F	LP1G	LP1H	LP1I	LP1J
	L 6'-6⅝"	L 5'-10"	L 4'-9⅛"	L 6'-0"	L 5'-6"	L 5'-10⅞"	L 5'-8¼"	L 5'-1"	L 5'-0"	L 6'-0"	L 6'-4⅞"
	D 6"	D 6"	D 6"	D 6"	D 8⅞"	D 5⅜"	D 8⅞"	D 5¾"	D 5¾"	D 5⅜"	D 8⅞"
	LP2	LP2A	LP2B	LP2C	LP2D	LP2E	LP2F	LP2G	LP2H	LP2I	LP2J
L	L 6'-6⅝"	L 5'-10"	L 4'-9⅛"	L 6'-0"	L 5'-6"	L 5'-10⅞"	L 5'-8¼"	L 5'-1"	L 5'-0"	L 6'-0"	L 6'-4⅞"
D	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"
	LP3	LP3A	LP3B	LP3C	LP3D	LP3E	LP3F	LP3G	LP3H	LP3I	LP3J
	L 5'-4⅞"	L 4'-8"	L 3'-5⅜"	L 4'-11"	L 4'-11"	L 4'-8⅛"	L 4'-6⅜"	L 3'-11"	L 4'-5"	L 4'-10½"	L 5'-8⅝"
	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"
					LP4D						
					L 4'-4"						
					D 12"						

NOTE: LP3i AND LP4D CAN BE REPLACED WITH CAST IN PLACE CONCRETE

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Soldier Pile Wall 1 & 2 Elevation

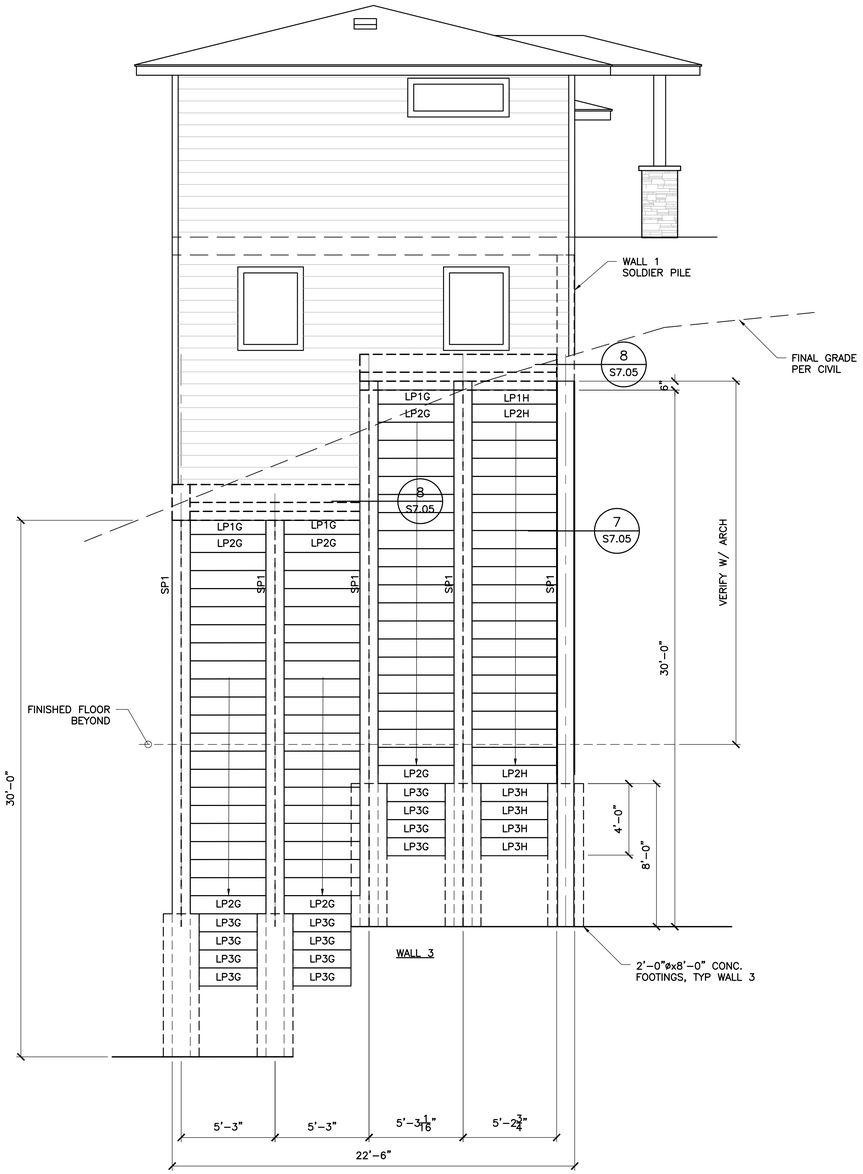
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

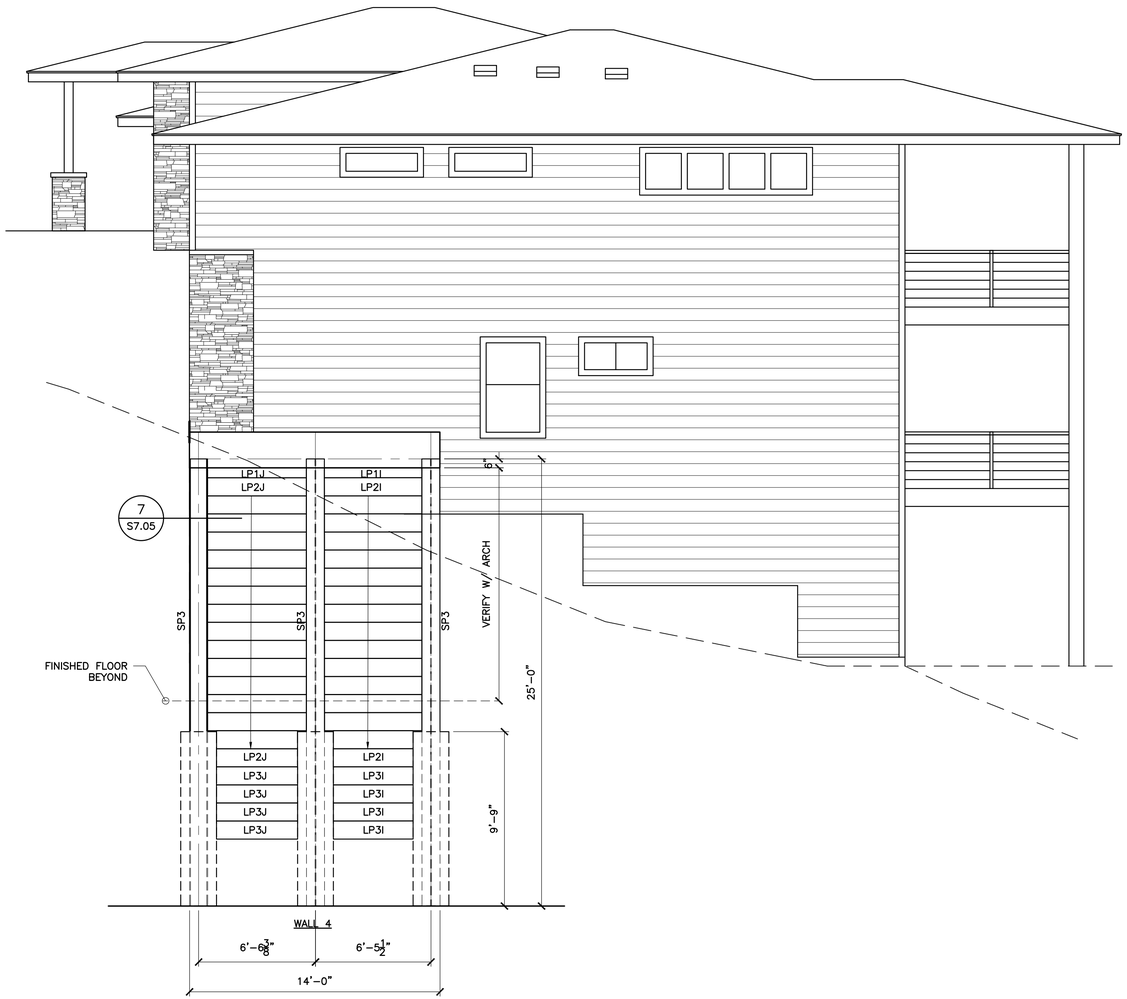
Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S7.01
---- of 16





LAGGING PLANK SCHEDULE											
GENERAL SHAPE	LAGGING PANELS										
	LP1	LP1A	LP1B	LP1C	LP1D	LP1E	LP1F	LP1G	LP1H	LP1I	LP1J
	L 6'-6⅞"	L 5'-10"	L 4'-9⅛"	L 6'-0"	L 5'-6"	L 5'-10⅞"	L 5'-8¼"	L 5'-1"	L 5'-0"	L 6'-0"	L 6'-4⅛"
	D 6"	D 6"	D 6"	D 6"	D 8⅛"	D 5⅞"	D 8⅛"	D 5¾"	D 5¾"	D 5⅞"	D 8⅛"
	LP2	LP2A	LP2B	LP2C	LP2D	LP2E	LP2F	LP2G	LP2H	LP2I	LP2J
	L 6'-6⅞"	L 5'-10"	L 4'-9⅛"	L 6'-0"	L 5'-6"	L 5'-10⅞"	L 5'-8¼"	L 5'-1"	L 5'-0"	L 6'-0"	L 6'-4⅛"
	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"
	LP3	LP3A	LP3B	LP3C	LP3D	LP3E	LP3F	LP3G	LP3H	LP3I	LP3J
	L 5'-4⅞"	L 4'-8"	L 3'-5⅞"	L 4'-11"	L 4'-11"	L 4'-8⅞"	L 4'-6⅜"	L 3'-11"	L 4'-5"	L 4'-10½"	L 5'-5⅜"
	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"	D 12"
					LP4D						
					L 4'-4"						
					D 12"						
NOTE: LP3I AND LP4D CAN BE REPLACED WITH CAST IN PLACE CONCRETE											

SOLDIER PILE WALL 3 & 4 ELEVATION
1/4"=1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Soldier Pile Wall 3 & 4 Elevation

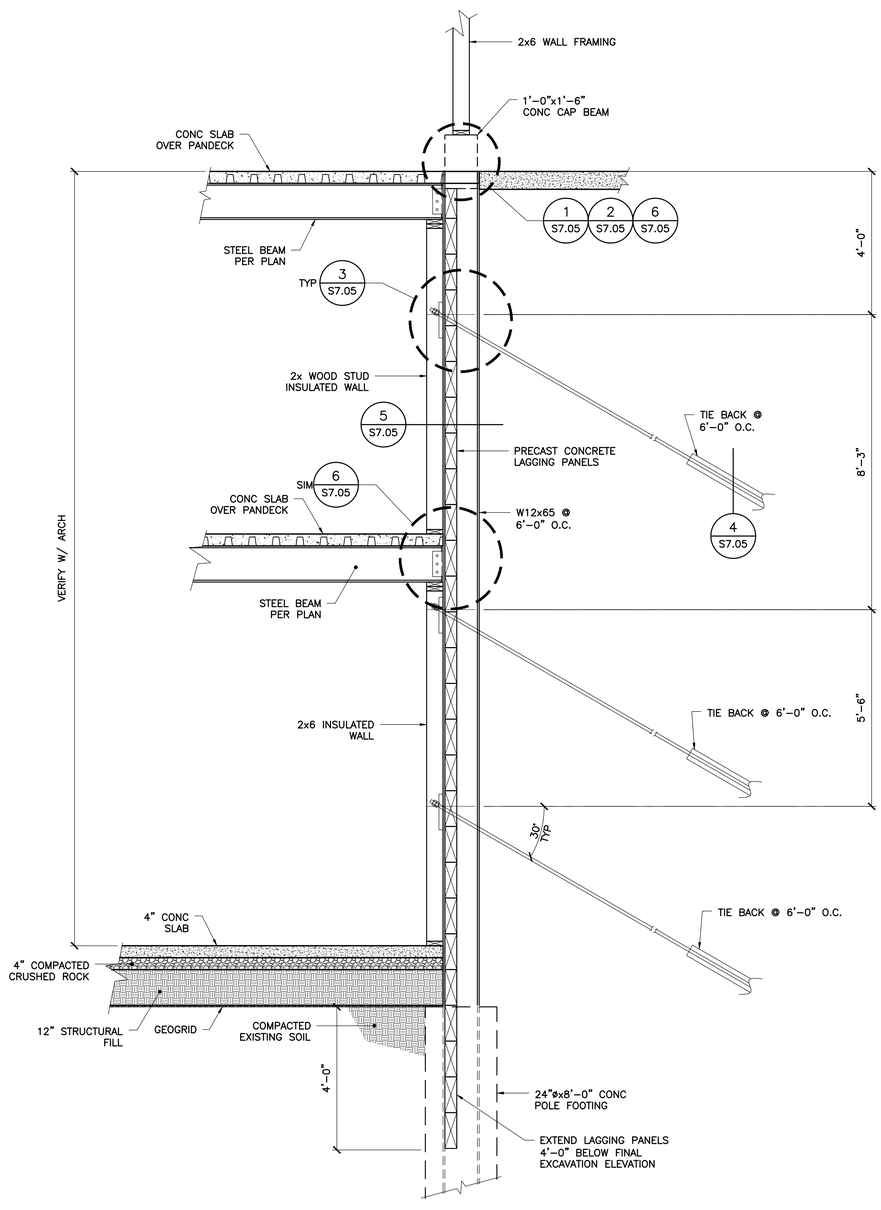
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

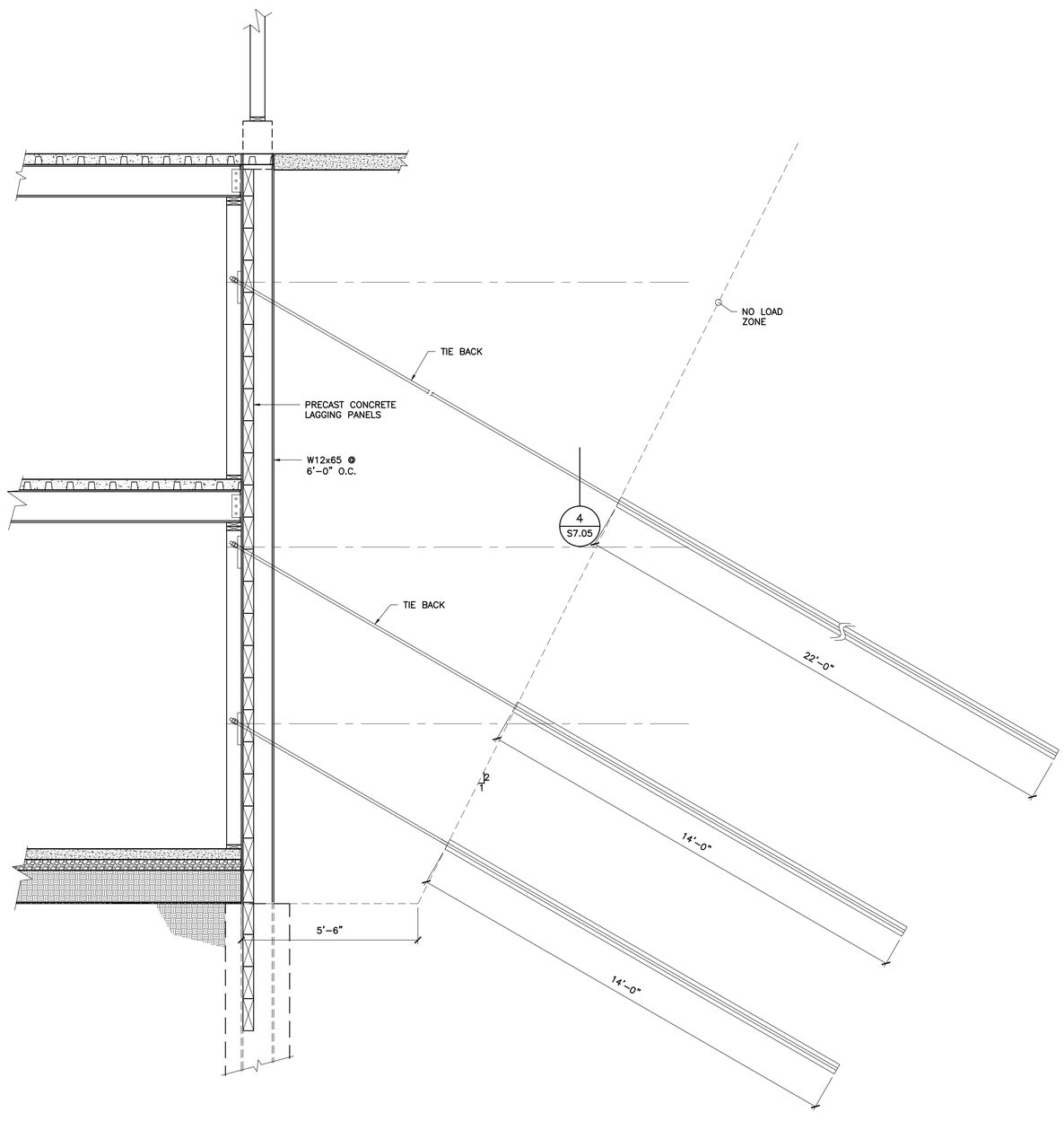
Project Number
2020-0197

Sheet Number
S7.02
---- of 16



SOLDIER PILE WALL SECTION 1/3 TYP WALL SECTION

1/2"=1'-0"



SOLDIER PILE WALL SECTION 1/3 – NO LOAD ZONE

1/2"=1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Soldier Pile Typical Wall & No Load Zone Section

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

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

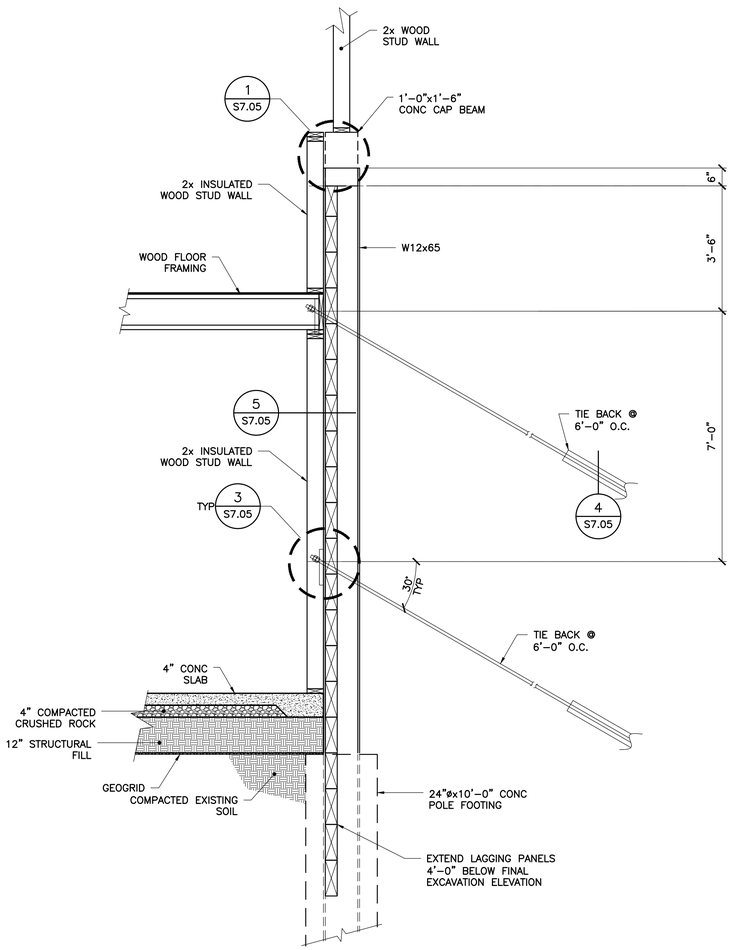
JESSE M. CHASE STATE OF WASHINGTON 47564 REGISTERED PROFESSIONAL ENGINEER

06-24-2020

Project Number: 2020-0197

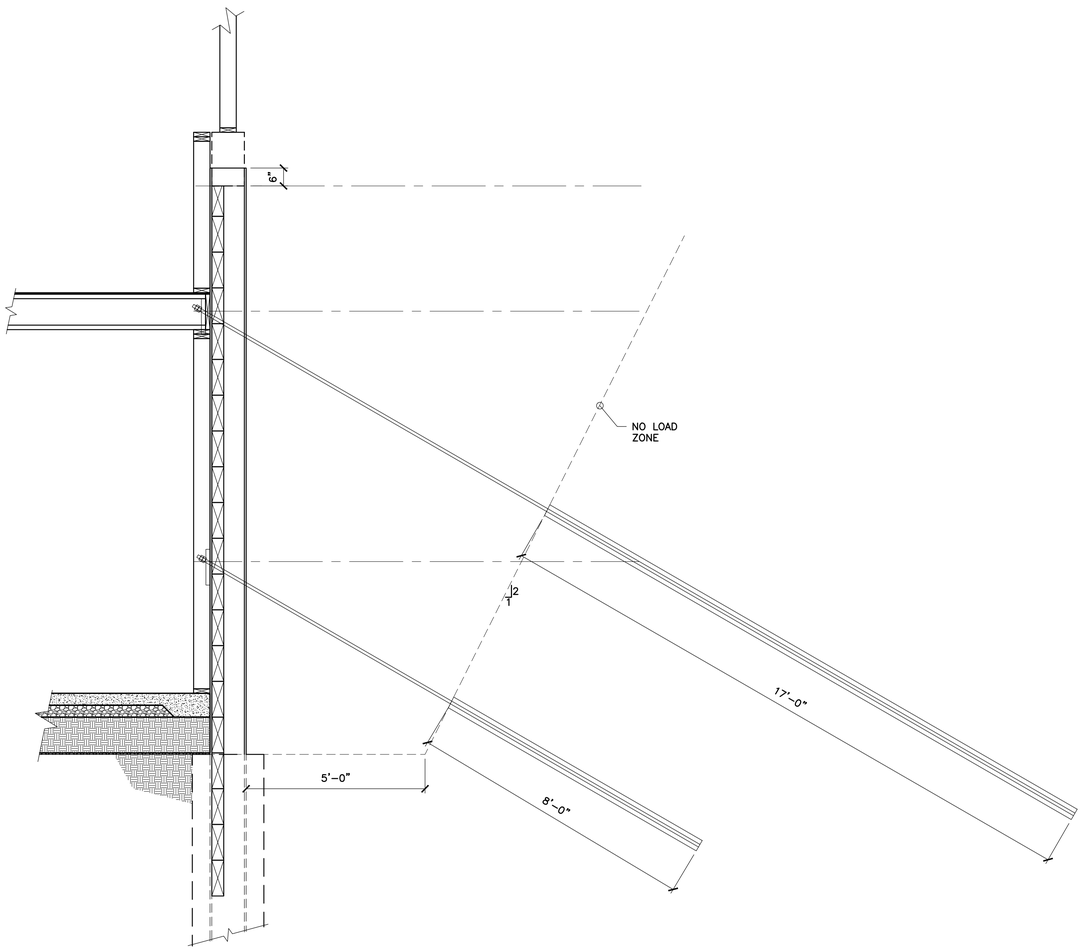
Sheet Number: S7.03

---- of 16



SOLDIER PILE WALL SECTION 2/4 TYP WALL SECTION

1/2"=1'-0"



SOLDIER PILE WALL SECTION 2/4 NO LOAD ZONE

1/2"=1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Soldier Pile Typ Wall Sect & No Load Zone Sect

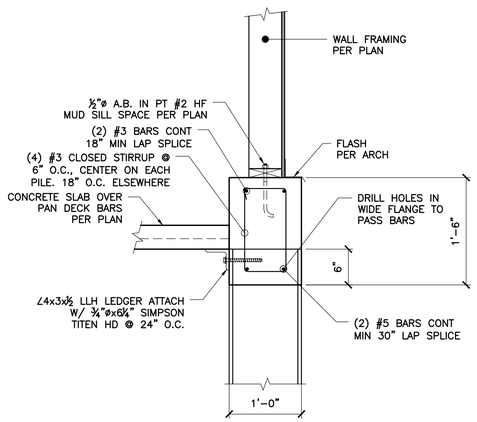
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
06-24-2020

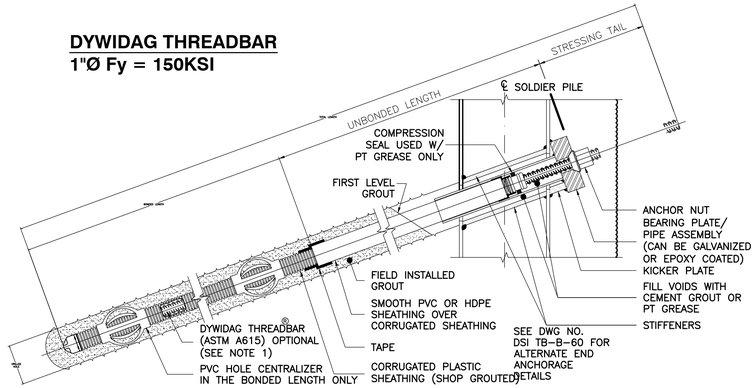
Project Number
2020-0197

Sheet Number
S7.04
---- of 16



9 CONCRETE PAN DECK PERPENDICULAR TO WALL
1" = 1'-0"

DYWIDAG THREADBAR
1"Ø Fy = 150KSI

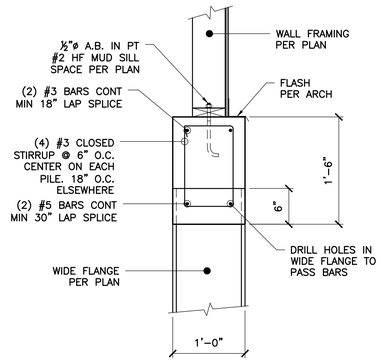


4 TYPICAL TIE - BACK
1 1/2" = 1'-0"

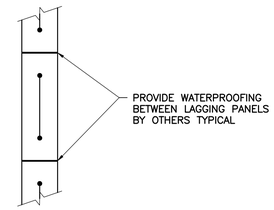
BEARING PLATE DESIGN CRITERIA
BEARING PLATE BENDING STRESS AT 95% FU OF THE ANCHOR SHALL NOT EXCEED THE BEARING PLATE STEEL NOMINAL YIELD STRENGTH. BEARING STRESS AT MAXIMUM TEST LOAD SHALL NOT EXCEED THE ALLOWABLE CONCRETE COMPRESSIVE STRENGTH.

GROUTING NOTES
1. ALL CEMENT GROUT, WATER AND ADMIXTURES AND GROUTING OPERATIONS SHALL BE AS OUTLINED IN THE POST-TENSIONING INSTITUTE'S RECOMMENDATIONS FOR PRESTRESSED ROCK AND SOIL ANCHORS, 4TH EDITION.
2. INJECT FIRST STAGE GROUT. AT THE CONTRACTOR'S OPTION, POST GROUTING MAYBE DONE UPON CEMENT GROUT REACH ITS INITIAL SET.
3. ONCE GROUT HAS REACHED SUFFICIENT STRENGTH, TEST ANCHOR AS SPECIFIED IN CONTRACT DOCUMENTS.
4. UPON SUCCESSFULLY PASSING ANCHOR LOAD TESTS, LOCK-OFF ANCHOR AT THE SPECIFIED LOAD.
5. INJECT SECOND STAGE CEMENT GROUT, ENSURING ALL REMAINING VOIDS WITHIN THE TRANSITION TRUMPET AND WEDGE HOLES ARE FREE OF AIR, WATER, AND DILUTED GROUT BY EXPELLING INJECTED GROUT THROUGH THE VENT PORT, MAINTAINING A MINIMUM 2FT. GROUT HEAD UNTIL CEMENT GROUT SETS.

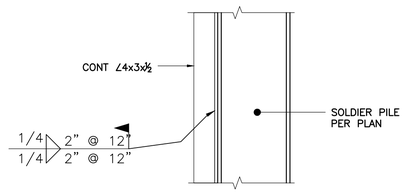
NOTES:
1. DSI DOES NOT RECOMMEND USING ASTM A615 GRADE 75/80 STEEL FOR HIGHLY TENSIONED ANCHORS DUE TO THE RELAXATION LOSSES INHERENT TO THIS GRADE OF STEEL.



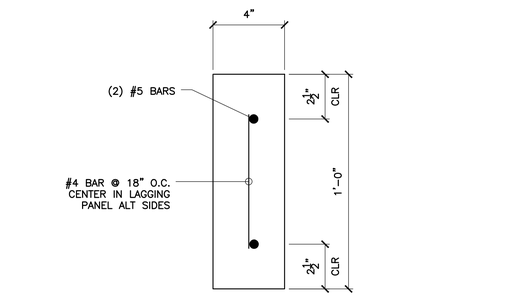
1 TYPICAL GRADE BEAM TO SOLDIER PILES
1" = 1'-0"



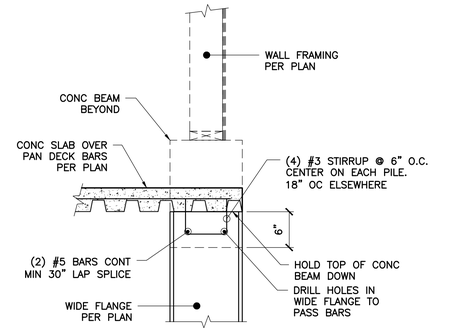
10 TYP PRE-CAST LAGGING PANEL TO PANEL
1 1/2" = 1'-0"



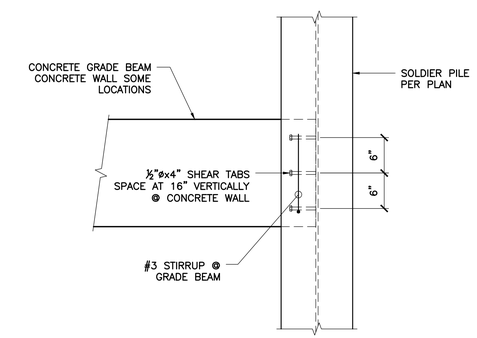
7 ANGLE TO SOLDIER PILE
1" = 1'-0"



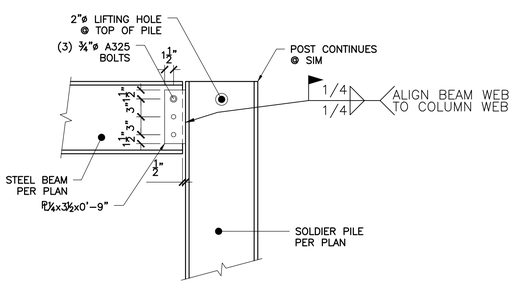
5 TYPICAL PRE-CAST LAGGING PANEL
3" = 1'-0"



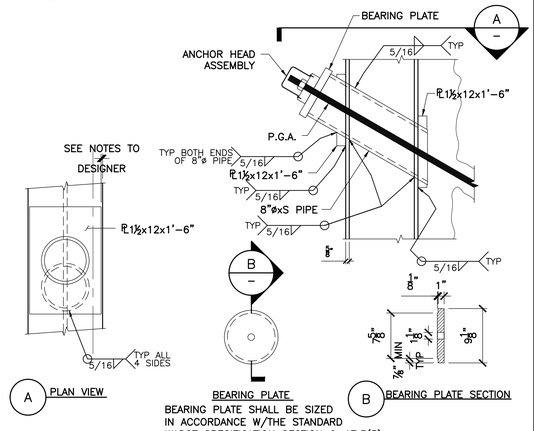
2 TYPICAL GRADE BEAM AT GARAGE DOOR
1" = 1'-0"



8 CONCRETE WALL TO PILE
1" = 1'-0"



6 FLOOR BEAM TO SOLDIER PILE
1" = 1'-0"



3 TYPICAL TIE-BACK TO SOLDIER PILE
1" = 1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Soil Pile Details

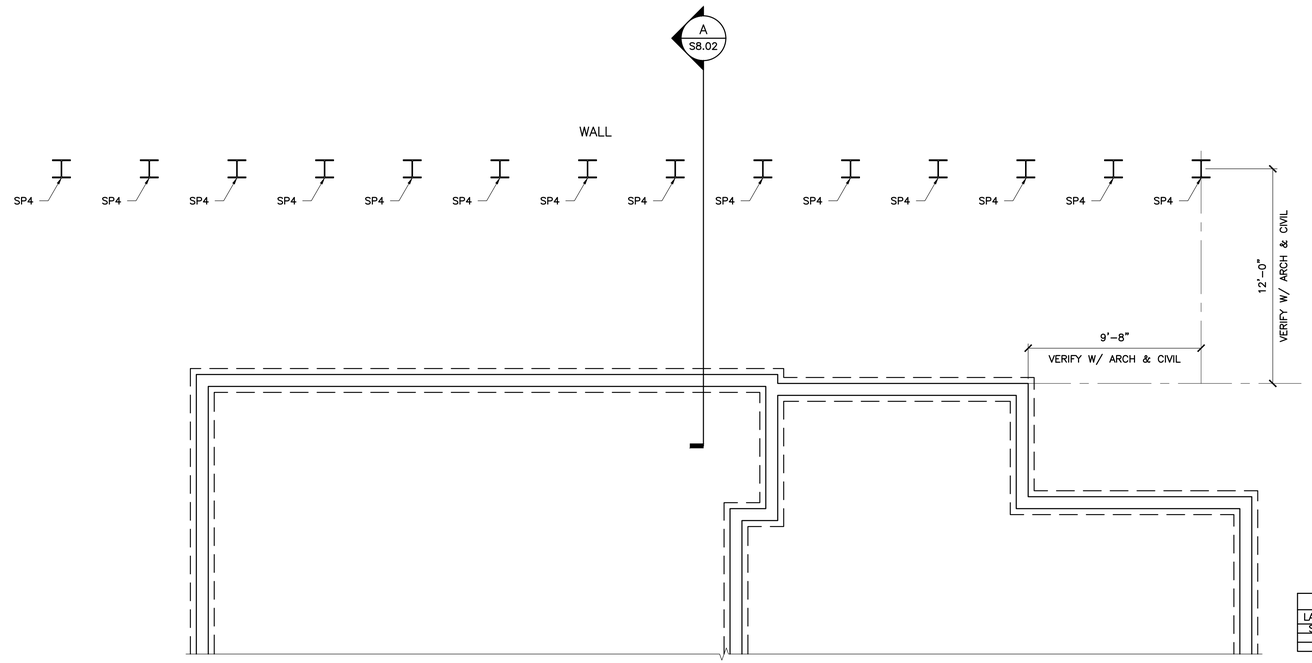
Project: West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE — STATE OF WASHINGTON — 47564 — REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S7.05
---- of 16



SOLDIER PILE SCHEDULE		
LABEL	PILE LENGTH	PILE SIZE
SP4	18'-0"	W12x65

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

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Partial Foundation Plan

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

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number
2020-0197

Sheet Number
S8.00
---- of 16



SOLDIER PILE WALL SECTION (SOUTH ELEVATION)
1/4"=1'-0"

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents
Soldier Pile Wall Section (South Elevation)

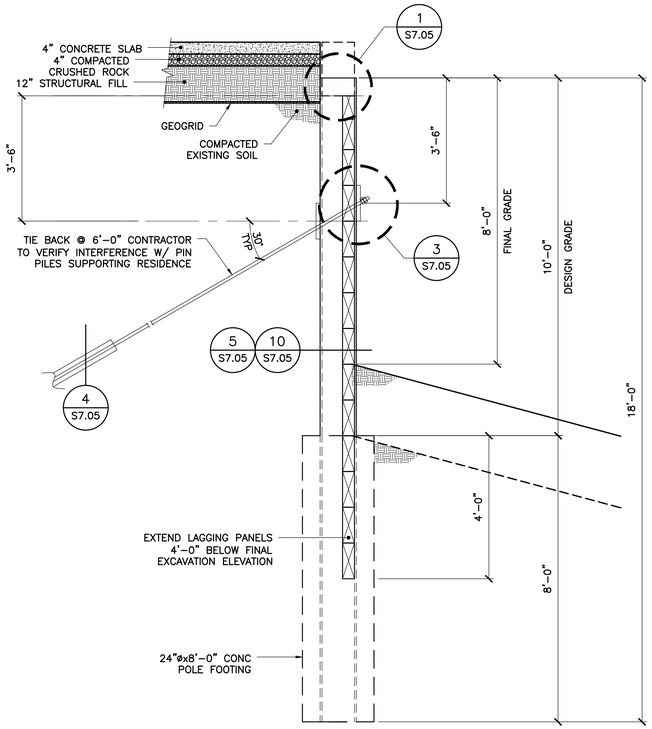
Project
West Lot
9167 SE 64th ST
Mercer Island, WA
Benjamin Altman

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

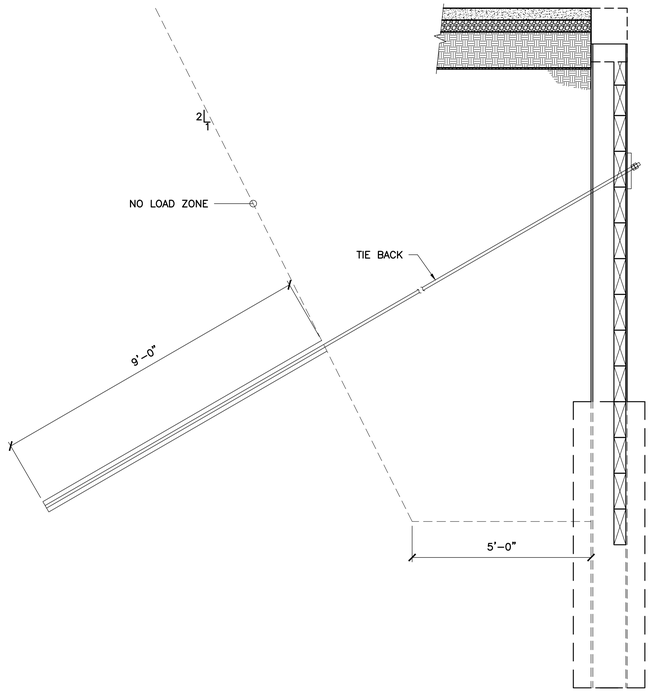
JESSE M. CHASE
STATE OF WASHINGTON
47564
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEERS
06-24-2020

Project Number
2020-0197

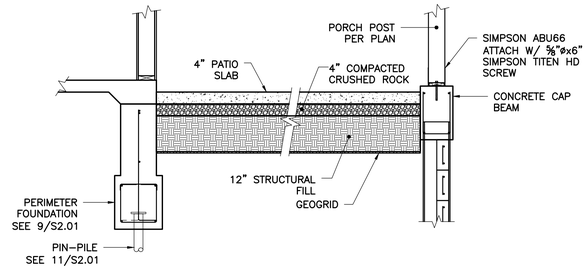
Sheet Number
S8.01
---- of 16



TYPICAL WALL SECTION
1/2"=1'-0"



TYPICAL WALL SECTION NO LOAD ZONE
1/2"=1'-0"



A PATIO SECTION
1/2"=1'-0"

LAGGING PANEL SCHEDULE				
GENERAL SHAPE	LAGGING PANELS			
	LP1		LP1A	
	L	5'-11¾"	L	5'-7¾"
	D	6"	D	6"
	LP2		LP2A	
	L	5'-11¾"	L	5'-7¾"
	D	12"	D	12"
	LP3		LP3A	
	L	4'-3"	L	3'-11"
	D	12"	D	12"

NOTE: LP3i CAN BE REPLACED WITH CAST IN PLACE CONC

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

REV	REVISION	DATE
1	GEOTECH REPORT REVS.	01-30-25

Sheet Contents: Typical Wall Section & No Load Zone Wall Section

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

Designed By	NFG
Drawn By	CLH
Checked By	JKF
Date	06-24-20

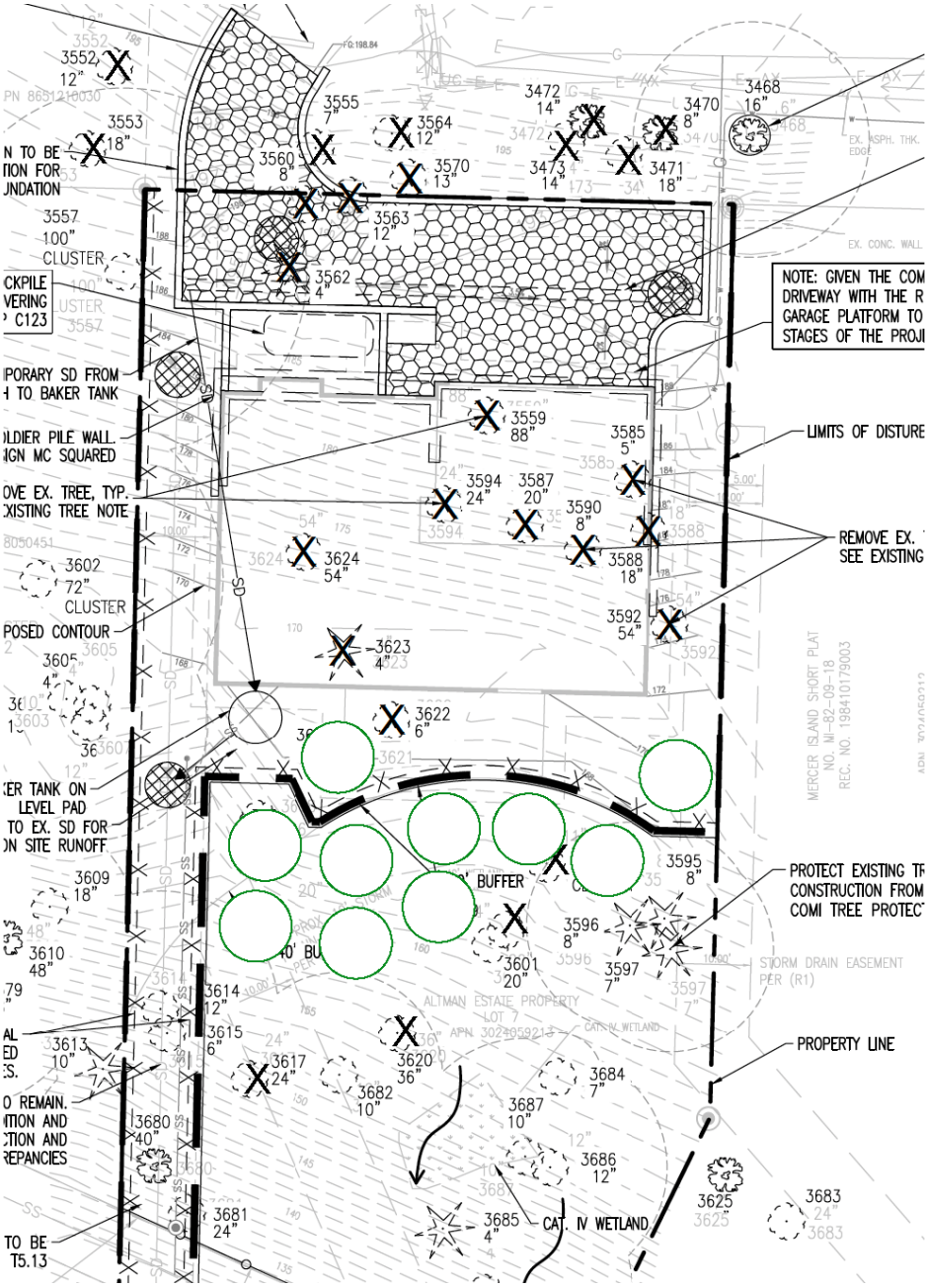
JESSE M. CHASE
STATE OF WASHINGTON
47564
REGISTERED PROFESSIONAL ENGINEER
06-24-2020

Project Number: 2020-0197

Sheet Number: S8.02
---- of 16

Attachment 5: Recommended Replacement Tree Locations

Ten (10) of 30 required – 20 proposed for fee-in-lieu. The site has limited space for replacement trees. City of Mercer Island must approve tree placement and determine total fee.
See Page 4 for species recommendations and size requirements.



PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT

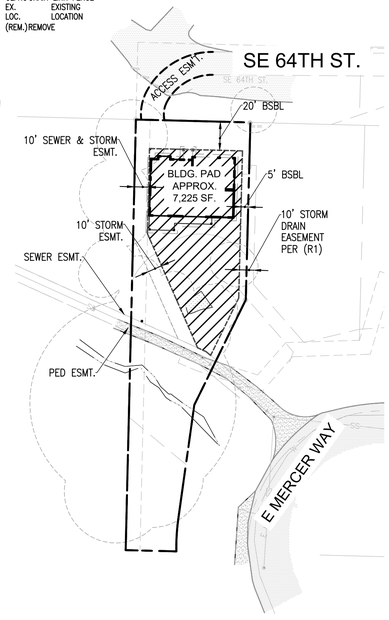
GEOTECHNICAL NOTE:
ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, PAN GEO INC. RECOMMENDATIONS CAN BE FOUND IN PAN GEO, INC GEOTECHNICAL REPORT DATED 10-7-2024.

LEGEND

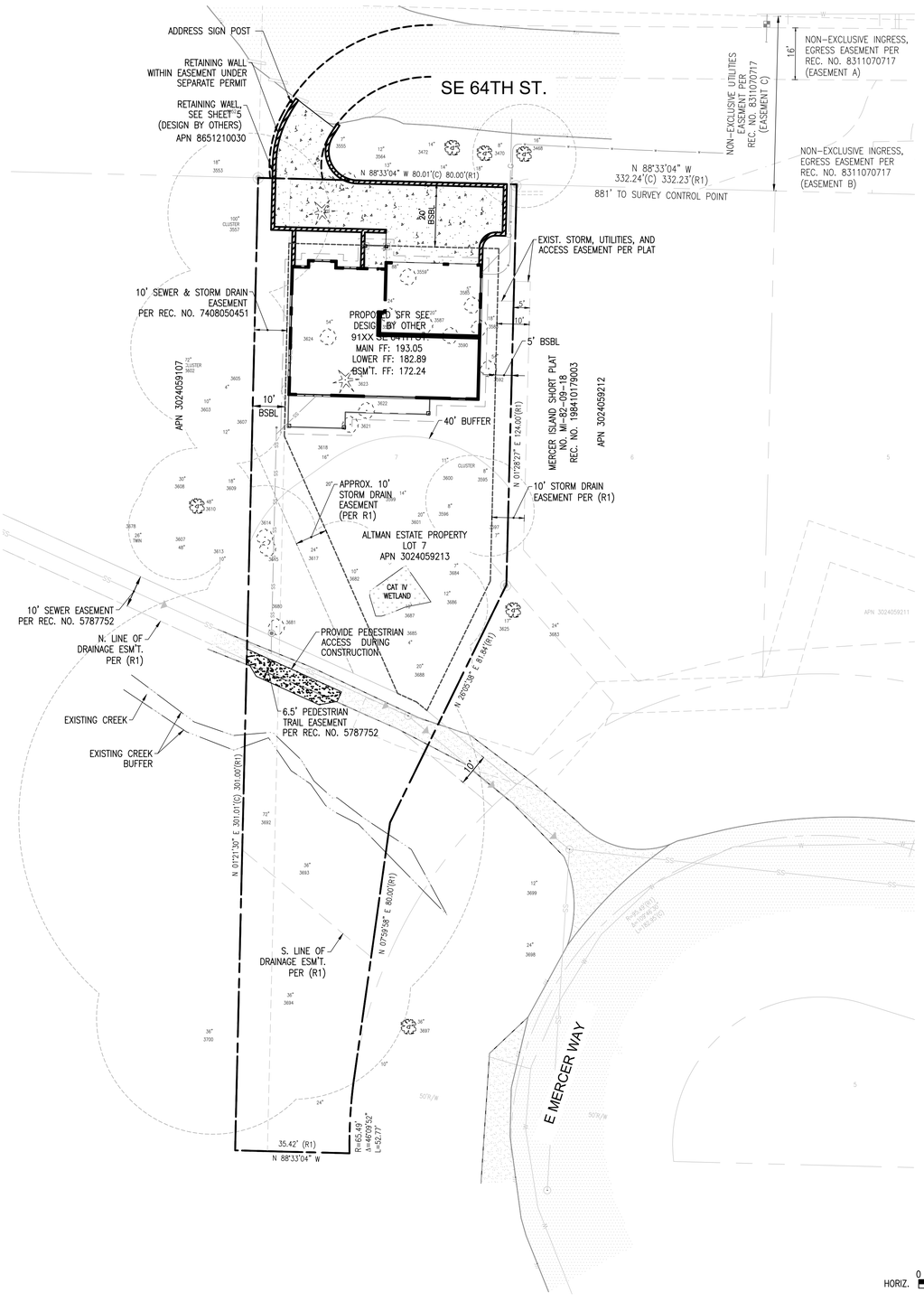
- FOUND MONUMENT IN CASE
- FOUND REBAR/CAP AS NOTED
- UTILITY POLE W/UNDERGROUND (UG) CONDUIT
- UTILITY POLE W/ LIGHT, UG CONDUIT & TRANSFORMER
- UTILITY POLE W/ LIGHT (LP)
- UTILITY POLE (PP)
- POWER POLE GUY ANCHOR (GUY)
- TELEPHONE MANHOLE (TMH)
- SANITARY SEWER MANHOLE (SSMH)
- POWER METER (EM)
-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

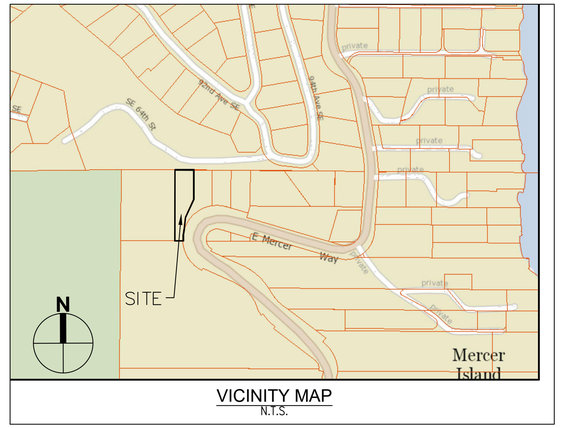
ABBREVIATIONS

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



BUILDING PAD DIAGRAM





VICINITY MAP
N.T.S.

PROJECT SITE DATA - LOT 7

OWNER: ESTATE OF JAMES H. ALTMAN, SR.
SITE ADDRESS: 9167 SE 64TH STREET, MERCER ISLAND, WA 98040
TAX ACCT. NO.: 302405-9213
TOTAL LOT AREA: 18,638 SF± OR 0.428 AC.±

PROJECT CONTACT LIST:

OWNER	ESTATE OF JAMES H. ALTMAN, SR. CONTACT: BEN ALTMAN PHONE: (206) 890-1063	ARCHITECTURAL DESIGNER:	MCLEOD HOME DESIGNS 1900 FOWLER STREET, STE F RICHLAND, WASHINGTON 99352 CONTACT: MARK MCLEOD PHONE: (509) 528-2884
PROJECT CONTACT:	PLAN TO PERMIT, LLC 9311 SE 36TH STREET, STE 204 MERCER ISLAND, WASHINGTON 98040 CONTACT: GEORGE STEIRER PHONE: (206) 909-2893	GEOTECHNICAL ENGINEER:	PAN GEO, INC. 3213 EASTLAKE AVENUE E, STE B SEATTLE, WASHINGTON 98102 CONTACT: STEPHEN H. EVANS, L.E.G. PHONE: (206) 262-0370
CIVIL ENGINEER:	CECIL & ASSOCIATES, LLC 19535 97TH AVE NE BOTHELL, WA 98011 CONTACT: ROGER CECIL, P.E. PHONE(206) 484-3495		
SURVEYOR:	INFORMED LAND SURVEY, LLC 3215 S. 12TH STREET TACOMA, WASHINGTON 98405 CONTACT: EVAN WAHLSTROM PHONE: (253) 627-2070		

UTILITY CONTACT LIST:

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

SHEET INDEX

C0.00	COVER SHEET
C1.00	T.E.S.C. PLAN
C1.10	TEMPORARY EXCAVATION PLAN
C2.00	SITE DEVELOPMENT PLAN
C3.00	STORM WATER & UTILITIES PLAN
C4.00	SITE GRADING & WALL PLAN
C5.00	PROFILES
C6.00	CITY STANDARD DETAILS

LEGAL DESCRIPTION LOT 7

APN 302405-9213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR MUST INFORM THE ENGINEER OF ALL SIGNIFICANT DISCREPANCIES PRIOR TO IMPLEMENTING CHANGES TO THE DESIGN CONTAINED THEREIN.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, G2 CIVIL CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY INFORMED LAND SURVEY, LLC SEE SURVEY FOR SECTION BREAKDOWN.

Know what's **below.** **Call** before you dig.

REVISIONS

No.	Description	Date
1	RESPONSE TO 360 REVIEW COMMENTS	02/12/2025

24-004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL — STATE OF WASHINGTON — 14974 — REGISTERED PROFESSIONAL ENGINEER — 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY.
MERCER ISLAND, WA 98040

UTURA UDO Contact

ALTMAN WEST LOT

COVER SHEET

C0.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT

LEGEND

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

ABBREVIATIONS

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

NOTE:

ALL WORK ON SLOPES SHALL CONFORM WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS REGARDING MAINTAINING SLOPE STABILITY, PERMANENT EROSION CONTROL, PIPE INSTALLATION MEANS, METHODS & MATERIALS. THIS MAY INCLUDE MEASURES SUCH AS CHECK DAMS, PIPIE ANCHORS, RESTRAINED JOINT PIPE, OTHER MEASURES.

EXISTING STRUCTURE LEGEND

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

B. EX. STORM DRAIN CATCH BASIN
RIM 201.34
IE NW 199.39 6" DIP
IE E 197.49 12" CP
IE W 197.49 12" CP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

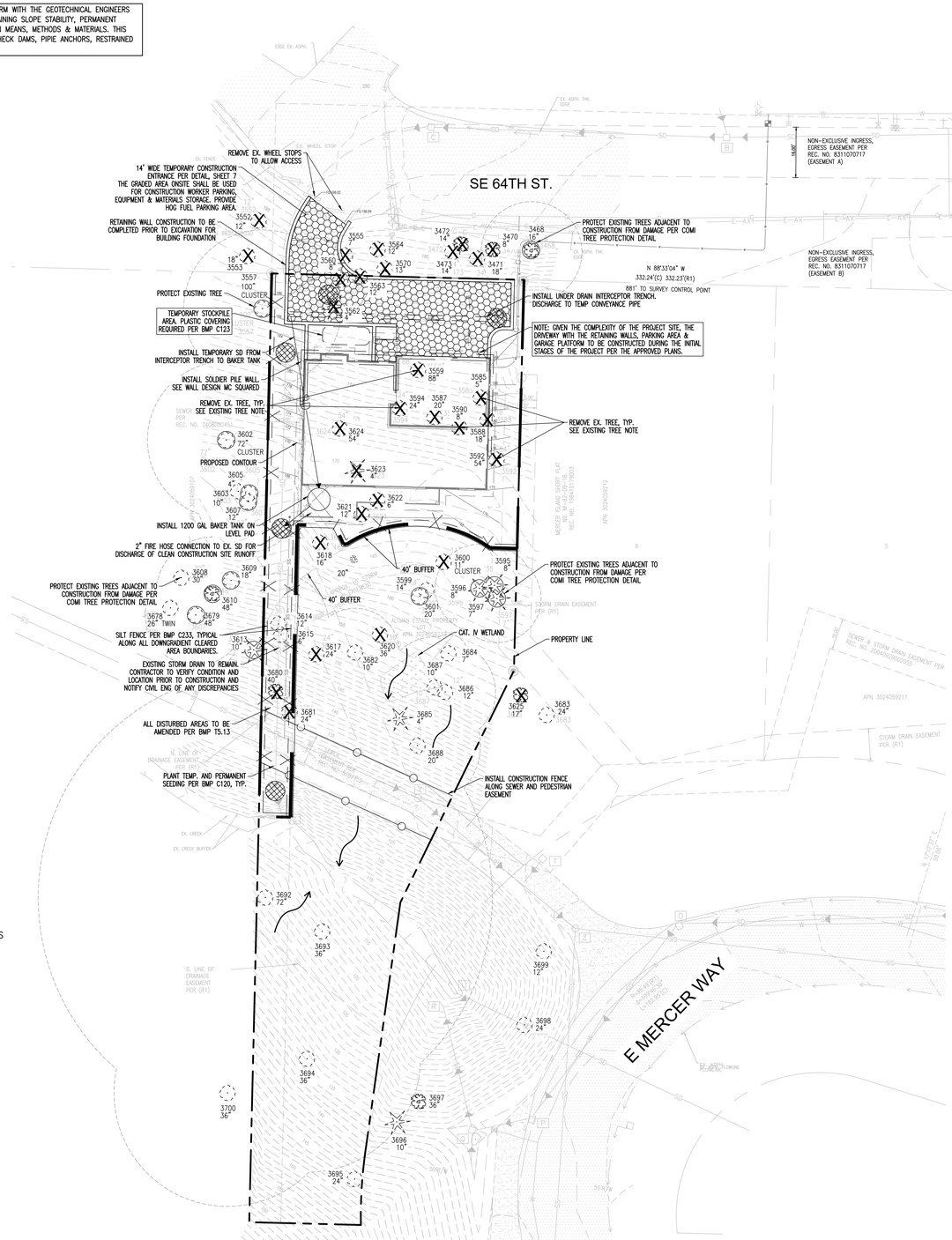
V. EX. SANITARY SEWER MANHOLE
RIM 152.81
IE NW 145.41 8" CP
IE S 145.31 8" CP

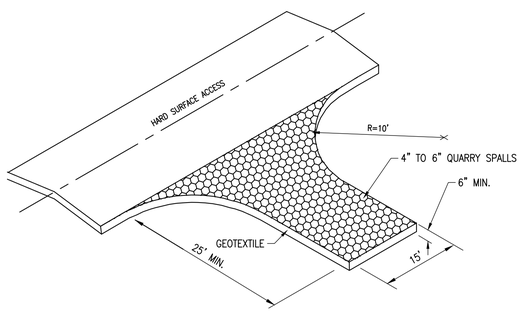
W. EX. SANITARY SEWER MANHOLE
RIM 149.41
IE N 141.36 8" CP
IE SW 141.26 8" CP

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

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

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





TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SEQUENCE SCHEDULE

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

EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, EASEMENTS, SETBACKS, TREES AND DRAINAGE COURSES SHALL BE CLEARLY DEFINED AND MARKED IN THE FIELD TO PREVENT DAMAGE AND OFFSITE IMPACTS.

2. CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE. ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALLS OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PUBLIC STREETS. WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON-SITE. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE PAVEMENT SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE PAVEMENT BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. PAVEMENT WASHING SHALL NOT OCCUR UNTIL ALL STORM DRAIN INLETS, LOCATED DOWNSTREAM OF THE WASHING AREA, HAVE BEEN PROTECTED BY PLACEMENT OF A FILTER CLOTH UNDER THE INLET GRATE.

3. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.

4. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH APPROVED SEDIMENT BARRIERS OR FILTERS. DIKES, OR ANY OTHER APPROVED FACILITY INTENDED TO TRAP SEDIMENT. THESE SEDIMENT CONTROLLING MEASURES SHALL BE CONSTRUCTED AS THE FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY OTHER LAND DISTURBING ACTIVITY TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED UNDER ITEM 5.

5. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE PLACEMENT OF SOD OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, APPLICATION OF BASE ROCK WITHIN AREAS TO BE PAVED, OR SOME OTHER APPROVED MEANS, TO PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOIL SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND THE POTENTIAL WATER QUALITY IMPACTS THAT THE STABILIZATION MEASURES MAY HAVE ON THE DOWNSTREAM WATERS. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.

6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION. REDUCE SLOPE RUNOFF VELOCITIES BY (1) REDUCING THE LENGTH OF CONTINUOUS SLOPES BY USING TERRACING AND DIVERSIONS, (2) REDUCING THE GRADE OF THE SLOPE, AND (3) ROUGHEN SLOPE SURFACE. CONTAIN DOWNSLOPE COLLECTED WATER IN PIPES OR PROTECTED CHANNELS.

7. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS.

8. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION AT ALL DISCHARGE POINTS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES, SHALL BE PROVIDED.

9. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF, MUST BE CONDUCTED UNDER COVER AND ON IMPERVIOUS SURFACES. THESE SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILLAGE INCIDENT. WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL NOT BE DISCHARGED TO THE STORM DRAIN, OR ON-SITE STORMWATER TREATMENT SYSTEM.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

WA D.O.E. SOIL AMENDMENT NOTES

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

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

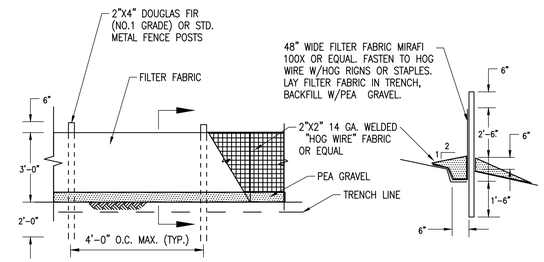
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL

3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:

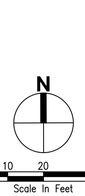
A. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST



FILTER FABRIC FENCING

N.T.S.



APPROVED:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

811 Know what's below. Call before you dig.

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24.004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL STATE OF WASHINGTON 14374 REGISTERED PROFESSIONAL ENGINEER 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY.
MERCER ISLAND, WA 98040

UTURA UDO Contact

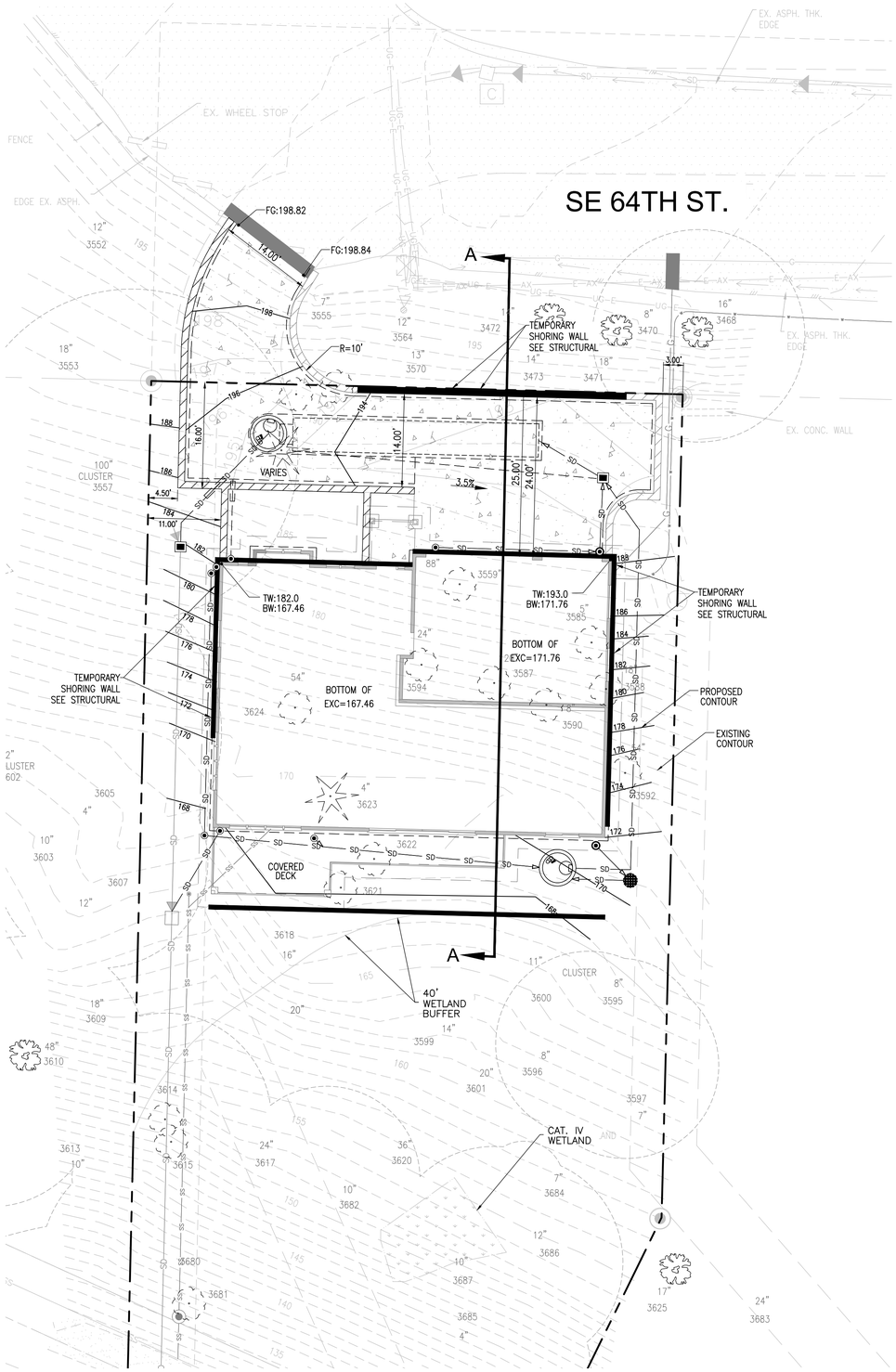
ALTMAN WEST LOT

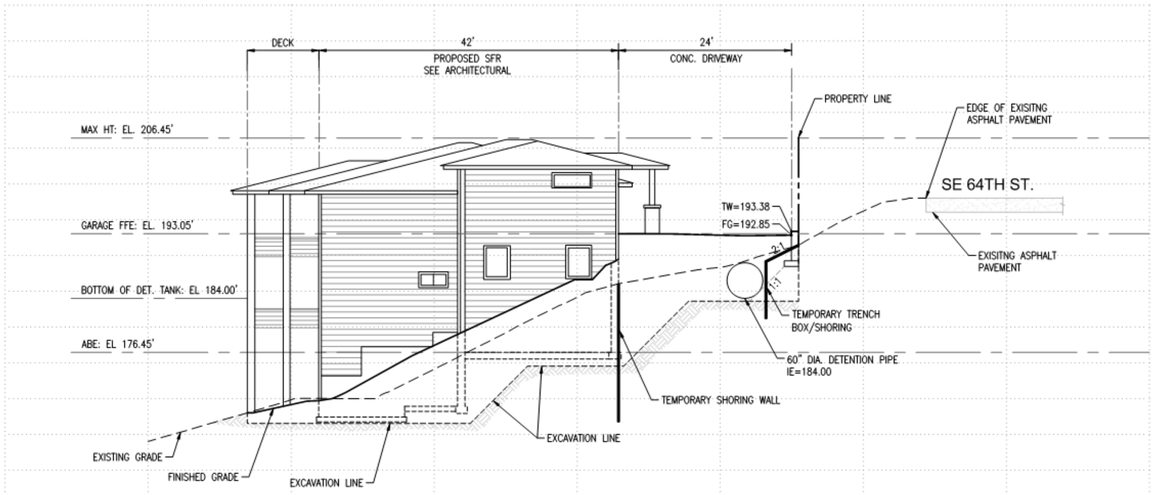
T.E.S.C. PLAN

C1.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT





SECTION A-A

SCALE: H: 1"=20'
V: 1"=20'

NOTE:

ALL WORK ON SLOPES SHALL CONFORM WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS REGARDING MAINTAINING SLOPE STABILITY, PERMANENT EROSION CONTROL, PIPE INSTALLATION MEANS, METHODS & MATERIALS. THIS MAY INCLUDE MEASURES SUCH AS CHECK DAMS, PIPIE ANCHORS, RESTRAINED JOINT PIPE, OTHER MEASURES.

EXCAVATION NOTE:

EXCAVATION FOR RESIDENTIAL STRUCTURE SHALL NOT EXTEND INTO ADJACENT DRAINAGE EASEMENTS ON EAST AND WEST PROPERTY LINES. SHORING WALLS ARE INTENDED TO PROVIDE TEMPORARY SUPPORT FOR EXCAVATION TO ELIMINATE THE NEED FOR PERIMETER SLOPES.

EXCAVATION REQUIRED FOR SITE WALLS AND SITE IMPROVEMENTS IS INTENDED TO BE LIMITED TO THE SUBJECT PROPERTY, AND THE ACCESS EASEMENT TO THE NORTH. IF ANY WORK IS REQUIRED TO EXTEND ONTO ADJACENT PROPERTIES, PERMISSION MUST FIRST BE GRANTED IN WRITING BY PROPERTY OWNER.

N

HORIZ. 0 5 10 20 Scale In Feet

HORIZ. 0 10 20 40 Scale In Feet

VERT. 0 10 20 40 Scale In Feet

811 Know what's **below.** **Call** before you dig.

APPROVED: _____ _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP *Date*

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24-004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL STATE OF WASHINGTON 24374 REGISTERED PROFESSIONAL ENGINEER 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilinassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY,
MERCER ISLAND, WA 98040

UTURA UDO Contact

ALTMAN WEST LOT

TEMPORARY EXCAVATION PLAN

C1.10

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT

SPECIAL CONTRACTOR NOTES

CONTRACTOR TO INSURE THAT THE FINAL DRIVEWAY GRADE AND CATCH BASIN/YARD DRAIN ELEVATIONS ARE CONSTRUCTED TO RESTRICT ANY STORM DRAINAGE FROM LEAVING THE DRIVEWAY SURFACE.

RETAINING WALL NOTES

ALL WALL DESIGN, REINFORCEMENT, WATERPROOFING, AND RETAINING WALL DRAINAGE CONTROL PER STRUCTURAL AND ARCHITECTURAL PLANS AND SPECIFICATIONS. SEE DETAIL 9, STRUCTURAL SHEET S2.2

INSTALL 36" HANDRAILING AS NECESSARY WHERE WALLS EXCEED 30" IN HEIGHT SEE ARCHITECT'S PLANS.

WORK WITHIN EXISTING TREE DRIPLINES NOTES

ALL TRENCHES THAT ARE EXCAVATED WITHIN TREE DRIP LINES SHALL BE EXCAVATED WITH AN AIR SPADE SO THAT UTILITY LINES CAN BE INSTALLED WITHOUT CUTTING MAJOR ROOTS. ROOTS EXPOSED IN OPEN TRENCHES MUST BE KEPT MOIST BY BEING COVERED WITH MOISTENED BURLAP UNTIL THE TRENCH CAN BE CLOSED.

ALL GRADING WITHIN THE TPZ OF THE TREES TO REMAIN SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE ARBORIST.

SOIL AMENDMENT NOTE

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENT SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

TRENCH EXCAVATION NOTES

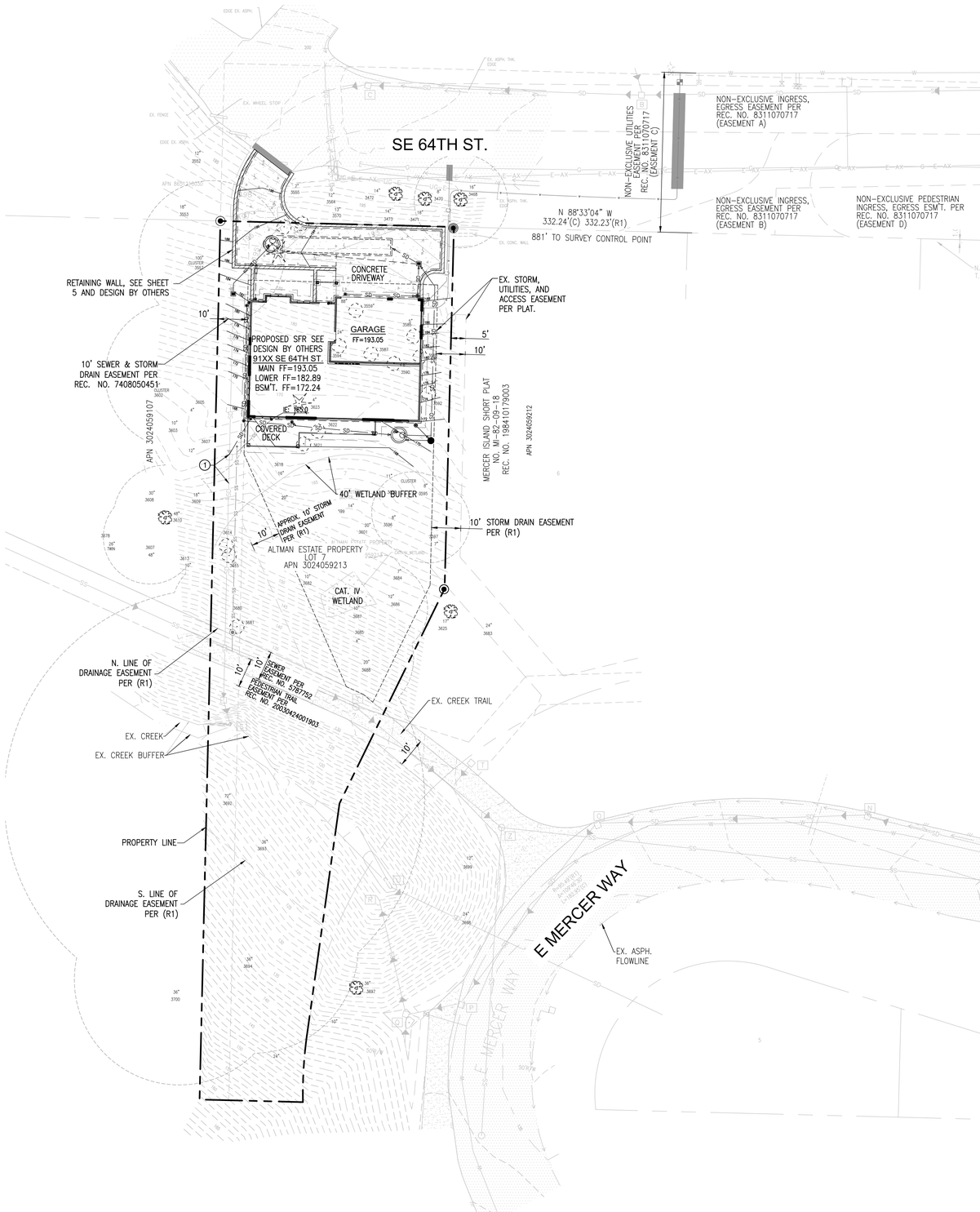
ALL SEWER AND DRAINAGE PIPES SHALL BE BACKFILLED TO 95% MDD (INTENT: TO RESTRICT SUBSURFACE DRAINAGE FROM TRAVELING ALONG THE PIPE BARREL).

STORM DRAINAGE NOTES

1. CONNECT NEW 6" PVC TO EXISTING OUTFALL STORM DRAIN SYSTEM. CONTRACTOR SHALL POTHOLE AND VIDEO INSPECT EXISTING STORM LINE PRIOR TO CONSTRTUCTION. IF THE LINE IS FOUND TO BE DEFECTIVE OR OBSTRUCTED, THE CONTRACTOR SHALL REPAIR DEFECTS OR REMOVE OBSTRUCTIONS PRIOR TO MAKING A CONNECTION TO THE LINE.
2. SDCO PER SD MI S-19 W/ TRAFFIC RATED LID.
3. SDCO PER SD MI S-19 W/ PVC CAP 6".
4. CONSTRUCT 4"Ø PERF. PVC FOOTING DRAIN.
5. CATCH BASIN TYPE 2-54"Ø W/ SOL. LOCKING LID & RESTRICTOR PER CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET DETAIL. SEE DETENTION SYSTEM WORKSHEET, PLAN & PROFILES SHEET 6.
6. PRIVATE YARD\AREA DRAIN SEE DETAIL SHEET 4.
7. FOOTING DRAIN TO BYPASS DETENTION SYSTEM.
8. STORM DRAIN CLEANOUT 100 FEET MAXIMUM BETWEEN CLEANOUTS.
9. PROVIDE DIP PIPE SLEEVE FOR ALL PENETRATIONS THROUGH WALLS AS REQUIRED. COORDINATE LOCATIONS W/ STRUCTURAL PLANS. SLEEVE TO BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).
10. REPLACE EXISTING PATHWAY GRAVEL AT TRAIL CROSSING PER COMI STANDARDS.

NOTE:

ALL WORK ON SLOPES SHALL CONFORM WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS REGARDING MAINTAINING SLOPE STABILITY, PERMANENT EROSION CONTROL, PIPE INSTALLATION MEANS, METHODS & MATERIALS. THIS MAY INCLUDE MEASURES SUCH AS CHECK DAMS, PIPIE ANCHORS, RESTRAINED JOINT PIPE, OTHER MEASURES.



EXISTING STRUCTURE LEGEND

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

B. EX. STORM DRAIN CATCH BASIN
RIM 201.34
IE NW 199.39 6" DIP
IE E 197.49 12" CP
IE W 197.49 12" CP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHITECTURAL & STRUCTURAL NOTES

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS FOR STRUCTURAL ASPECTS OF OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

SITE IMPROVEMENT NOTES

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
3. RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH CITY AND WSDOT STANDARD SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
6. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED & DISPOSED OF AT AN APPROVED LOCATION OFF SITE.
9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.

N

HORIZ. 0 10 20 40
Scale In Feet

Know what's **below.** **Call** before you dig.

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24.004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL — STATE OF WASHINGTON — 14974 — REGISTERED PROFESSIONAL ENGINEER — 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilinassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY,
MERCER ISLAND, WA 98040

Contact
UTURA UDO

ALTMAN WEST LOT

SITE DEVELOPMENT PLAN

C2.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT

RETAINING WALL NOTES

ALL WALL DESIGN, REINFORCEMENT, WATERPROOFING, AND RETAINING WALL DRAINAGE CONTROL PER STRUCTURAL AND ARCHITECTURAL PLANS AND SPECIFICATIONS.

INSTALL FALL PROTECTION EQUIPMENT PER ARCHITECT'S PLANS.

WORK WITHIN EXISTING TREE DRIPLINES NOTES

ALL TRENCHES THAT ARE EXCAVATED WITHIN TREE DRIP LINES SHALL BE EXCAVATED WITH AN AIR SPADE SO THAT UTILITY LINES CAN BE INSTALLED WITHOUT CUTTING MAJOR ROOTS. ROOTS EXPOSED IN OPEN TRENCHES MUST BE KEPT MOIST BY BEING COVERED WITH MOISTENED BURLAP UNTIL THE TRENCH CAN BE CLOSED.

ALL GRADING WITHIN THE TPZ OF THE TREES TO REMAIN SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE ARBORIST.

SOIL AMENDMENT NOTE

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENT SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

TRENCH EXCAVATION NOTES

ALL SEWER AND DRAINAGE PIPES SHALL BE BACKFILLED TO 95% MDD (INTENT: TO RESTRICT SUBSURFACE DRAINAGE FROM TRAVELING ALONG THE PIPE BARREL).

SITE IMPROVEMENT NOTES

5 RESERVED

6 RESERVED

7 RESERVED

EXISTING STORM DRAIN NOTE

THE TV INSPECTION OF THE EXISTING SITE STORM TO THE CITY'S STORM SYSTEM IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SITE STORM. 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 STORM IS REQUIRED.

STORM DRAINAGE NOTES

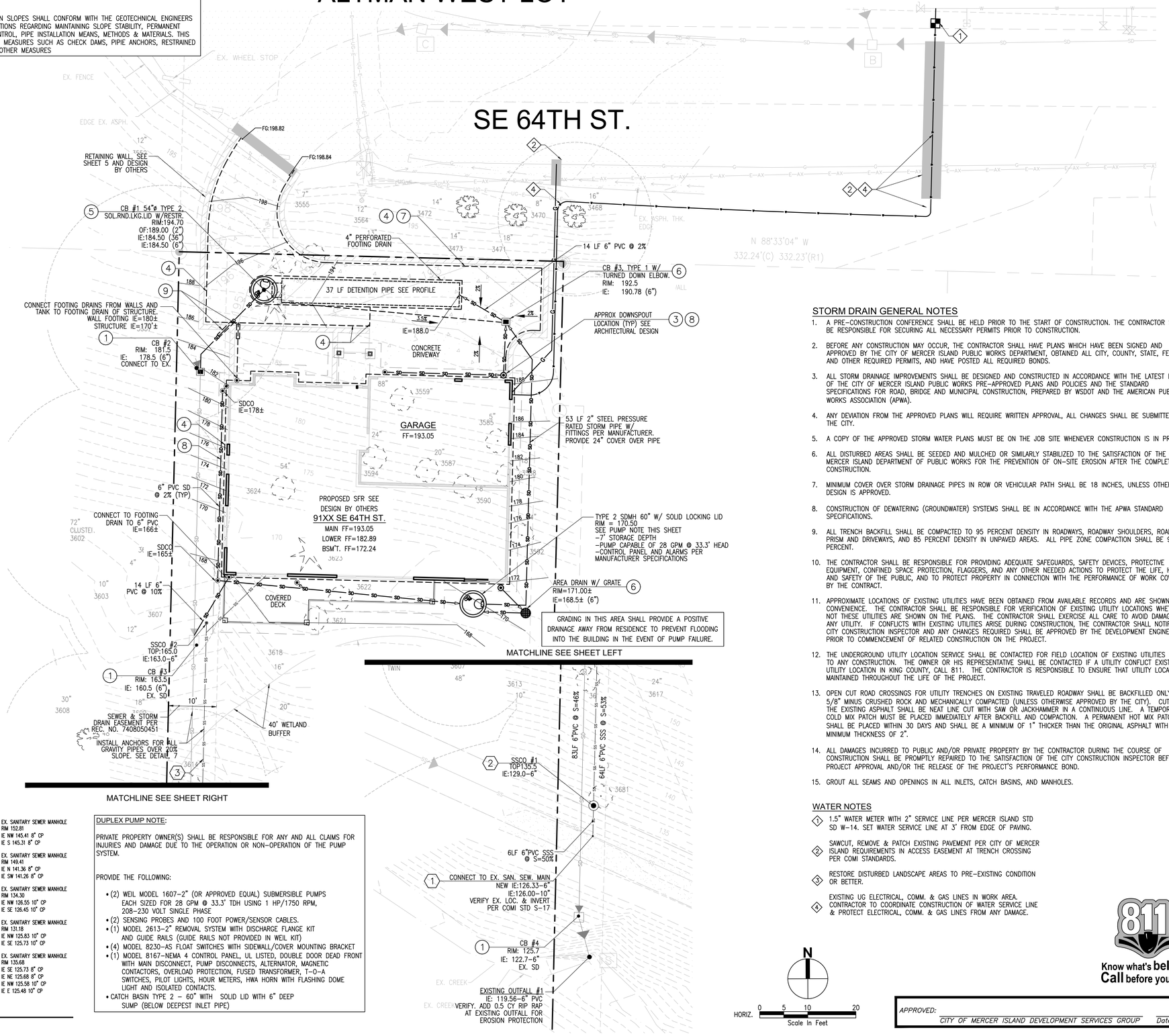
1. CONNECT NEW 6" PVC TO EXISTING OUTFALL STORM DRAIN SYSTEM PER CITY OF MERCER ISLAND STANDARDS.
2. SDCO PER SD MI S-19 W/ TRAFFIC RATED LID.
3. SDCO PER SD MI S-19 W/ PVC CAP 6".
4. CONSTRUCT 4"Ø PERF. PVC FOOTING DRAIN.
5. CATCH BASIN TYPE 2-54"Ø W/ SOL. LOCKING LID & RESTRICTOR PER CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET DETAIL. SEE DETENTION SYSTEM WORKSHEET, PLAN & PROFILES SHEET 6.
6. PRIVATE YARD\AREA DRAIN SEE DETAIL SHEET 4.
7. FOOTING DRAIN TO BYPASS DETENTION SYSTEM.
8. STORM DRAIN CLEANOUT 100 FEET MAXIMUM BETWEEN CLEANOUTS.
9. PROVIDE DIP PIPE SLEEVE FOR ALL PENETRATIONS THROUGH WALLS AS REQUIRED. COORDINATE LOCATIONS W/ STRUCTURAL PLANS. SLEEVE TO BE ONE PIPE SIZE LARGER THAN DESIGN PIPING SIZE (O.D.).
10. REPLACE EXISTING PATHWAY GRAVEL AT TRAIL CROSSING PER COMI STANDARDS.

SANITARY SEWER NOTES

1. REPLACE EXISTING PATHWAY GRAVEL AT TRAIL CROSSING WITH 4' MINIMUM (MATCH EX. WIDTH) OF 2" CSTC OVER COMPACTED BASE. RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER TO THE SATISFACTION OF THE PROPERTY OWNER.
2. SSCO PER SD MI S-19 W/ PVC CAP 6".
3. CONSTRUCT 6" SANITARY SIDE SEWER AT S=0.0200'/' MINIMUM TO BUILDING. SEE SANITARY SEWER SYSTEM BUILDING PLANS BY PLUMBING DESIGNER CONFIRM LOCATION W/ ARCHITECT.

NOTE:

ALL WORK ON SLOPES SHALL CONFORM WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS REGARDING MAINTAINING SLOPE STABILITY, PERMANENT EROSION CONTROL, PIPE INSTALLATION MEANS, METHODS & MATERIALS. THIS MAY INCLUDE MEASURES SUCH AS CHECK DAMS, PIPIE ANCHORS, RESTRAINED JOINT PIPE, OTHER MEASURES



EXISTING STRUCTURE LEGEND

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

B. EX. STORM DRAIN CATCH BASIN
RIM 201.34
IE NW 199.39 6" DIP
IE E 197.49 12" CP
IE W 197.49 12" CP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DUPLEX PUMP NOTE:

PRIVATE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.

PROVIDE THE FOLLOWING:

- (2) WEIL MODEL 1607-2" (OR APPROVED EQUAL) SUBMERSIBLE PUMPS EACH SIZED FOR 28 GPM @ 33.3' TDH USING 1 HP/1750 RPM, 208-230 VOLT SINGLE PHASE
- (2) SENSING PROBES AND 100 FOOT POWER/SENSOR CABLES.
- (1) MODEL 2613-2" REMOVAL SYSTEM WITH DISCHARGE FLANGE KIT AND GUIDE RAILS (GUIDE RAILS NOT PROVIDED IN WEIL KIT)
- (4) MODEL 8230-AS FLOAT SWITCHES WITH SIDEWALL/COVER MOUNTING BRACKET
- (1) MODEL 8167-NEMA 4 CONTROL PANEL, UL LISTED, DOUBLE DOOR DEAD FRONT WITH MAIN DISCONNECT, PUMP DISCONNECTS, ALTERNATOR, MAGNETIC CONTACTORS, OVERLOAD PROTECTION, FUSED TRANSFORMER, T-O-A SWITCHES, PILOT LIGHTS, HOUR METERS, HWA HORN WITH FLASHING DOME LIGHT AND ISOLATED CONTACTS.
- CATCH BASIN TYPE 2 - 60" WITH SOLID LID WITH 6" DEEP SUMP (BELOW DEEPEST INLET PIPE)

STORM DRAIN GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
11. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
12. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
13. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2".
14. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
15. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES.

WATER NOTES

1. 1.5" WATER METER WITH 2" SERVICE LINE PER MERCER ISLAND STD SD W-14. SET WATER SERVICE LINE AT 3' FROM EDGE OF PAVING.
2. SAWCUT, REMOVE & PATCH EXISTING PAVEMENT PER CITY OF MERCER ISLAND REQUIREMENTS IN ACCESS EASEMENT AT TRENCH CROSSING PER COMI STANDARDS.
3. RESTORE DISTURBED LANDSCAPE AREAS TO PRE-EXISTING CONDITION OR BETTER.
4. EXISTING UG ELECTRICAL, COMM. & GAS LINES IN WORK AREA. CONTRACTOR TO COORDINATE CONSTRUCTION OF WATER SERVICE LINE & PROTECT ELECTRICAL, COMM. & GAS LINES FROM ANY DAMAGE.

N

HORIZ. 0 5 10 20
Scale In Feet

Know what's **below.** **Call** before you dig.

APPROVED: _____ Date _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24-004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL STATE OF WASHINGTON 14374 REGISTERED PROFESSIONAL ENGINEER 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilinassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY.
MERCER ISLAND, WA 98040

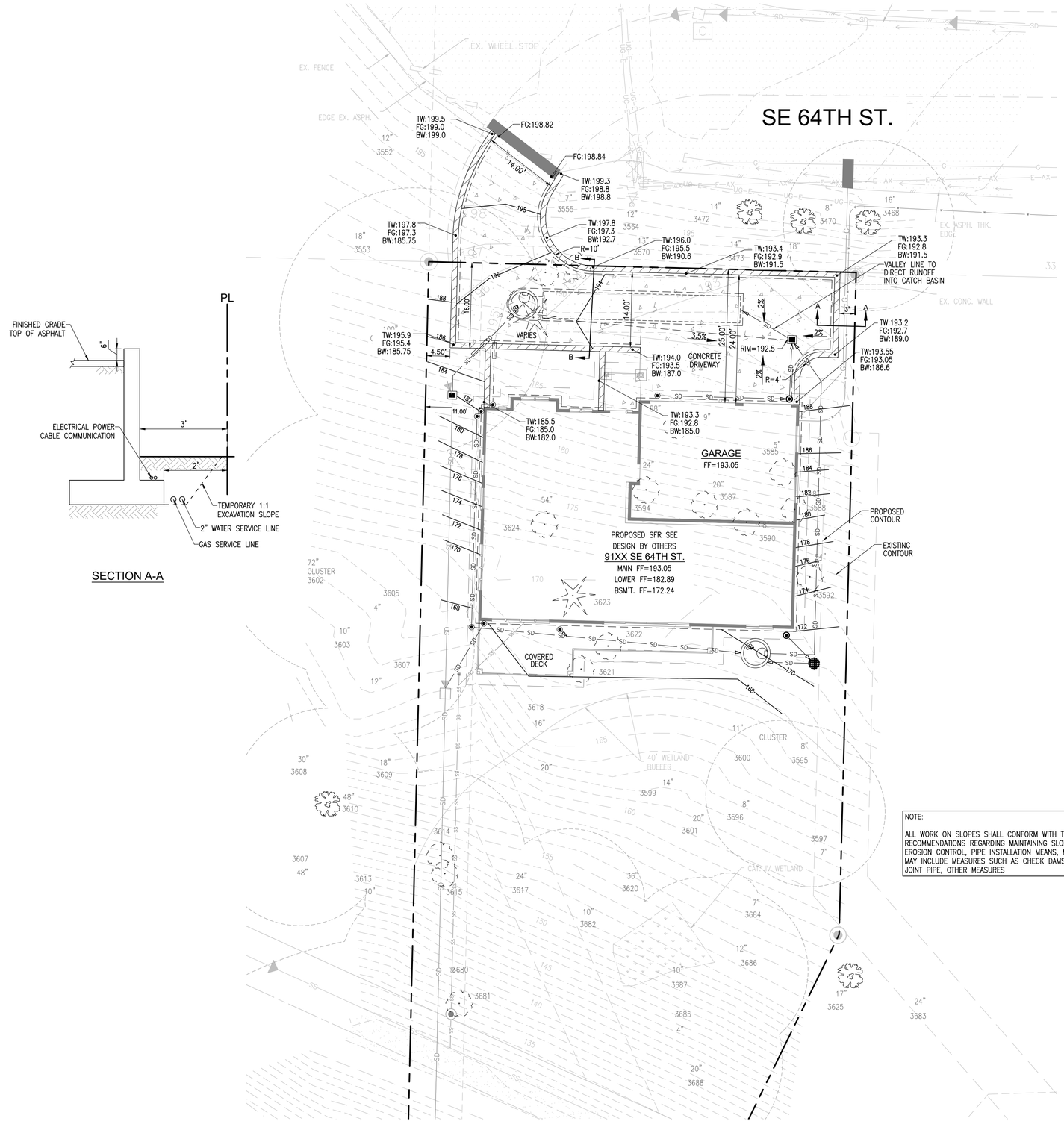
UTURA UDO Contact

ALTMAN WEST LOT
STORM WATER & UTILITIES PLAN

C3.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT



SECTION A-A

ARCHITECTURAL & STRUCTURAL NOTES

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS FOR STRUCTURAL ASPECTS OF OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATIONAL/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS

SITE IMPROVEMENT NOTES

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
3. RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH CITY AND WSDOT STANDARD SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
6. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED & DISPOSED OF AT AN APPROVED LOCATION OFF SITE.
9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.

EXISTING STRUCTURE LEGEND

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

B. EX. STORM DRAIN CATCH BASIN
RIM 201.34
IE NW 199.39 6" DIP
IE E 197.49 12" CP
IE W 197.49 12" CP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTE:

ALL WORK ON SLOPES SHALL CONFORM WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS REGARDING MAINTAINING SLOPE STABILITY, PERMANENT EROSION CONTROL, PIPE INSTALLATION MEANS, METHODS & MATERIALS. THIS MAY INCLUDE MEASURES SUCH AS CHECK DAMS, PIPIE ANCHORS, RESTRAINED JOINT PIPE, OTHER MEASURES

N

HORIZ. 0 5 10 20
Scale In Feet

811
Know what's **below.**
Call before you dig.

APPROVED: _____ _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24.004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL STATE OF WASHINGTON 14974 REGISTERED PROFESSIONAL ENGINEER 02/12/2025

CECIL & ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilinassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY,
MERCER ISLAND, WA 98040

Contact
UTURA UDO

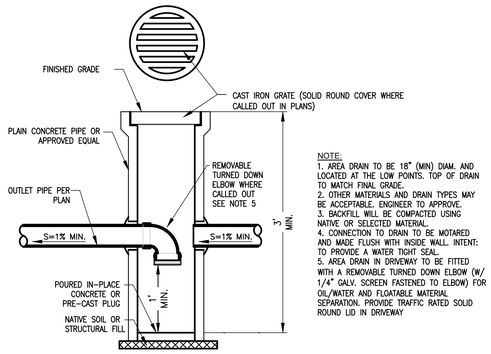
ALTMAN WEST LOT

SITE GRADING & WALL PLAN

C4.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

ALTMAN WEST LOT

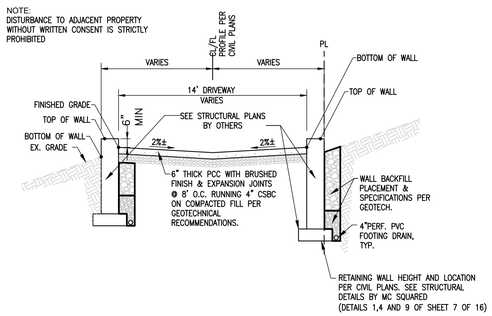


NOTE:
1. AREA DRAIN TO BE 18" (MIN) DIAM. AND LOCATED AT THE LOW POINTS. TOP OF DRAIN TO MATCH FINAL GRADE.
2. OTHER MATERIALS AND DRAIN TYPES MAY BE ACCEPTABLE. ENGINEER TO APPROVE.
3. BACKFILL WILL BE COMPACTED USING NATIVE OR SELECTED MATERIAL.
4. CONNECTION TO DRAIN TO BE MOTARED AND MADE FLUSH WITH INSIDE WALL. INTENT: TO PROVIDE A WATER TIGHT SEAL.
5. AREA DRAIN IN DRIVEWAY TO BE FITTED WITH A REMOVABLE TURNED DOWN ELBOW (W/ 1/4" GALV. SCREEN FASTENED TO ELBOW) FOR OIL/WATER AND FLOATABLE MATERIAL SEPARATION. PROVIDE TRAFFIC RATED SOLID ROUND LID IN DRIVEWAY

AREA DRAIN

LOOKING SOUTHERLY & WESTERLY N.T.S

NOTE:
DISTURBANCE TO ADJACENT PROPERTY WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED

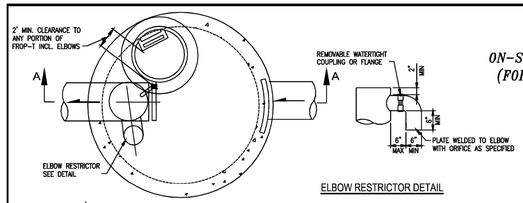


SECTION A-A

DRIVEWAY SECTION

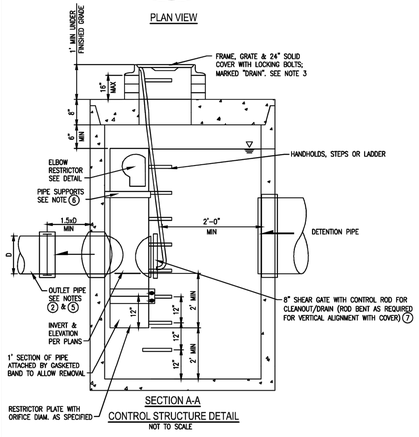
ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

OWNER: ESTATE OF JAMES H. ALTMAN, SR. ADDRESS: 9167 SE 64TH STREET
MERCER ISLAND, WA 98040
PREPARED BY: ROGER CECIL, P.E.
PHONE: (206) 484-3495
DATE: 2/13/2025
PERMIT #: _____
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 5,180
SOIL TYPE: TYPE C
DETENTION PIPE DIA (INCH): 60" DIA.
PIPE MATERIAL: HDPE
DETENTION PIPE LENGTH (FT): 37 LIN. FT.
ORIFICE #1 DIA 1/2" INCH, ELEV 187.00
ORIFICE #2 DIA 1.4" INCH, ELEV 191.1



PLAN VIEW

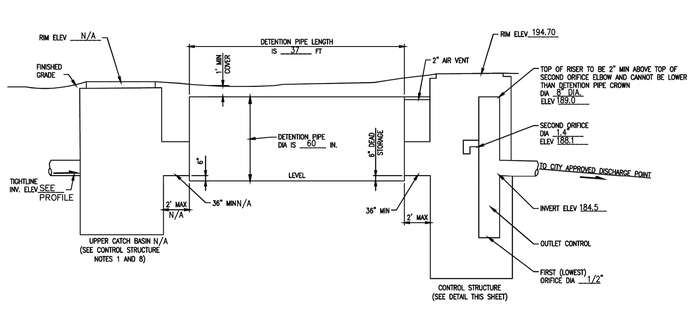
ELBOW RESTRICTOR DETAIL



SECTION A-A

CONTROL STRUCTURE DETAIL

NOT TO SCALE



ON-SITE DETENTION SYSTEM

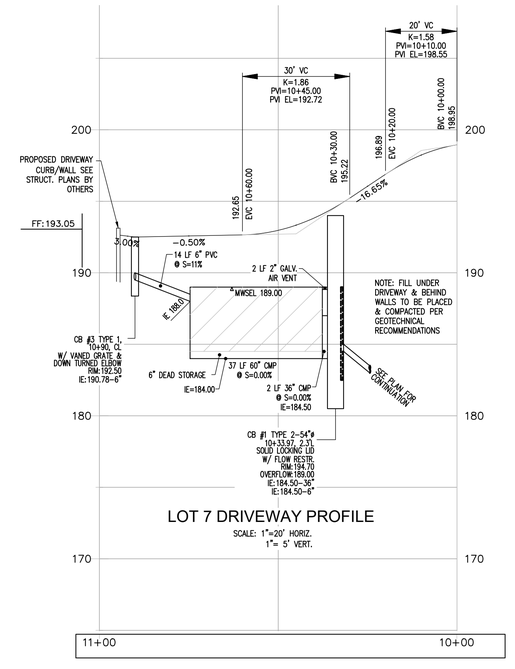
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION 2632A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



LOT 7 DRIVEWAY PROFILE

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

Know what's **below.**
Call before you dig.

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD. REVIEW COMMENTS	02/12/2025

24-004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL — STATE OF WASHINGTON — 14374 — REGISTERED PROFESSIONAL ENGINEER — 02/12/2025

CECIL ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY,
MERCER ISLAND, WA 98040

Contact
UTURA UDO

ALTMAN WEST LOT

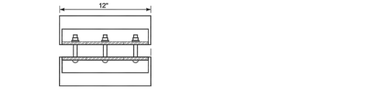
PROFILES

C5.00

PORTION OF NE 1/4 OF SEC. 30, TWP 24 N., RGE. 5 E., W.M.

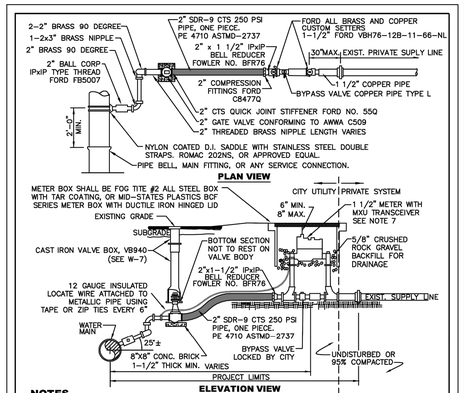
SECTION 4.2 PIPES, OUTFALLS, AND PUMPS

FIGURE 4.2.1.C CORRUGATED METAL PIPE COUPLING AND/OR GENERAL PIPE ANCHOR ASSEMBLY



NOTE:
1. The smooth coupling band shall be used in combination with concrete pipe.
2. Concrete pipe without ball and spigot shall not be installed on grades in excess of 20%.
3. The first anchor shall be installed on the first section of the lower end of the pipe and remaining anchors evenly spaced throughout the installation.
4. If the pipe being installed has a manhole or catch basin on the lower end of the pipe, the first pipe anchor may be eliminated.
5. When CMP is used, the anchors may be attached to the coupling bands used to join the pipe as long as the specified spacing is not exceeded.
6. All pipe anchors shall be securely installed before backfilling around the pipe.

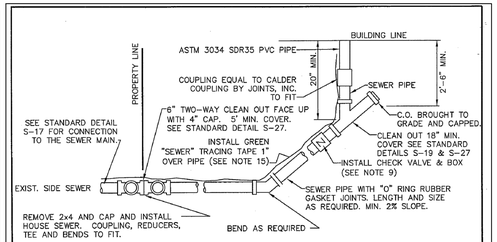
1/9/2009 4-16 2009 Surface Water Design Manual



NOTES
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18" MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONALLY STAGGERED.
3. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
4. UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
5. WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
6. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
7. WATER METER SUPPLIED BY CITY.
8. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
9. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1-1/2" WATER METER INSTALLATION

REV DATE							
					02-05-2021	NO SCALE	**W-14**
							APPROVED

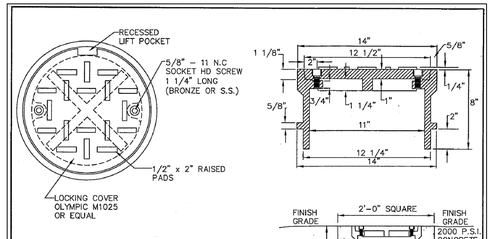


BUILDING CONNECTION

NOTES
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH ⅛ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    6" – BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE. ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION

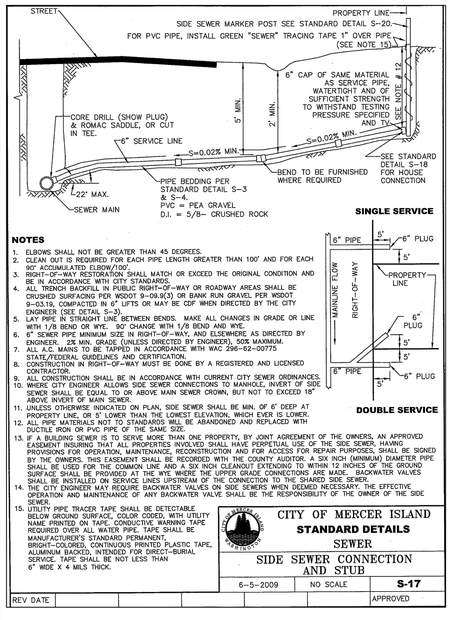
REV DATE							
					6-5-2009	NO SCALE	**S-18**
							APPROVED



NOTES
1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

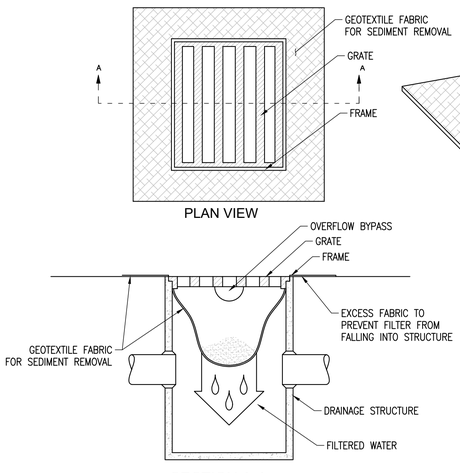
REV DATE							
					6-5-2009	NO SCALE	**S-19**
							APPROVED

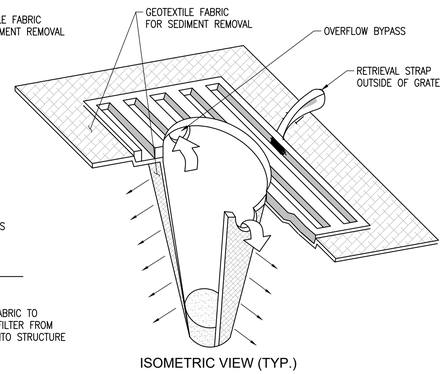


NOTES
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER). 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 5' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE. ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

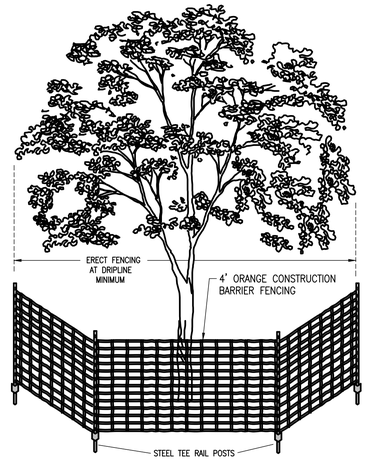
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CONNECTION AND STUB

REV DATE							
					6-5-2009	NO SCALE	**S-17**
							APPROVED





STORM DRAIN PROTECTION INSERT
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

811 Know what's **below.** **Call** before you dig.

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP *Date*

REVISIONS

No.	Description	Date
1	RESPONSE TO 3RD REVIEW COMMENTS	02/12/2025

24.004 Project No.
DFT Drawn By
ENG Designed By
RJC Approved By
2/12/2025 Date

ROGER J. CECIL STATE OF WASHINGTON 14374 REGISTERED PROFESSIONAL ENGINEER 02/12/2025

CECIL ASSOCIATES
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com

Client
ESTATE OF JAMES H. ALTMAN, SR.
6427 R MERCER WAY,
MERCER ISLAND, WA 98040

Contact
UTURA UDO

ALTMAN WEST LOT

CITY STANDARD DETAILS

C6.00