

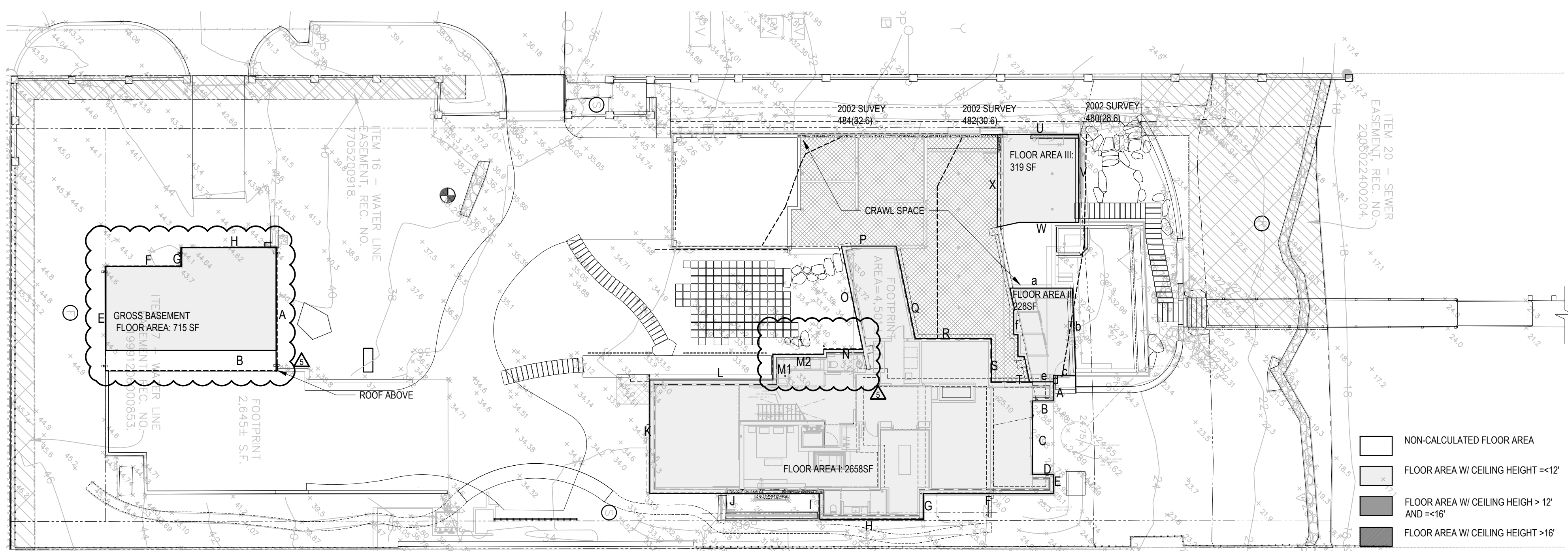
3 MAIN LEVEL GROSS FLOOR AREA CALCULATION - ACCESSORY BLDG AND MAIN BLDG
1/16" = 1'-0"

MAIN FLOOR HEIGHT MODIFIER SPREADSHEET

NAME	ZONE	AREA (SF)	REMARK
150% GFA MODIFIER	w1	14	VAULTED CEILING
	w2	3	LIGHT SCOOP
	w3	57	VAULTED CEILING
	w4	36	VAULTED CEILING
WEST WING SUBTOTAL			109
GREAT ROOM SUBTOTAL	g1	315	VAULTED CEILING
	g2		
	g3	583	VAULTED CEILING
EAST WING SUBTOTAL	e1	13	VAULTED CEILING
	e2	3	LIGHT SCOOP
	e3	7	LIGHT SCOOP
	e4	7	LIGHT SCOOP
	e5	10	LIGHT SCOOP
	e6	15	LIGHT SCOOP
	e7	17	LIGHT SCOOP
EAST WING SUBTOTAL			72
SKYLIGHT SUBTOTAL	i1	9	SKYLIGHT
	i2	7	SKYLIGHT
	i3	9	SKYLIGHT
	i4	7	SKYLIGHT
	i5	7	SKYLIGHT
	i6	7	SKYLIGHT
	i7	7	SKYLIGHT
SKYLIGHT SUBTOTAL			53
TERRACE SUBTOTAL	D1	162	VAULTED CEILING
	D2	128	VAULTED CEILING
TERRACE SUBTOTAL			290
TOTAL 150% GFA MODIFIER			1,422
200% GFA MODIFIER	g4	223	VAULTED CEILING
TOTAL 200% GFA MODIFIER			223

GROSS FLOOR AREA CALCULATION SUMMARY

NAME	PROPOSED AREA(SF)	REMARK
MAIN FLOOR	4,060	WITHOUT STAIR WELL
GROSS BASEMENT AREA	3,205	WITH STAIR WELL
GARAGE/CARPORT	589	ATTACHED GARAGE
SUBTOTAL FLOOR AREA		7,854
ACCESSORY BUILDING	715	DETACHED GARAGE
2ND & 3RD STORY ROOFED DECK	564	
BASEMENT AREA EXCLUDED (MAIN)	1,660	
BASEMENT AREA EXCLUDED (ACCESSORY)	419	
150% GFA MODIFIER (MAIN)	1,422	
200% GFA MODIFIER (MAIN)	223	
150% & 200% GFA MODIFIER (ACCESSORY)	-	
STAIRCASE GFA MODIFIER	-	
MAIN BUILDING GFA		7,692
ACCESSORY BUILDING GFA		296
TOTAL GFA		7,988.00
		<8,000 MAX. ALLOWED



2 BASEMENT GROSS FLOOR AREA CALCULATION - ACCESSORY BLDG AND MAIN BLDG
1/16" = 1'-0"

MAIN BUILDING BASEMENT EXEMPTION CALCULATIONS

WALL HEIGHT	9.63 (west side)			8.1 (west side)			
SEGMENT	LENGTH (FT)	COVERAGE	LENGTH X COVERAGE (FT)	SEGMENT	LENGTH (FT)	COVERAGE	
A	4	0%	0.0	A	4	0%	0.0
B	4.3	0%	0.0	B	4.3	0%	0.0
C	15.3	0%	0.0	C	15.3	0%	0.0
D	4.3	0%	0.0	D	4.3	0%	0.0
E	4	0%	0.0	E	4	0%	0.0
F	27.2	11%	2.9	F	27.2	11%	2.9
G	5.5	19%	1.0	G	5.5	19%	1.0
H	21.9	33%	7.2	H	21.9	33%	7.2
I	5.4	42%	2.3	I	5.4	42%	2.3
J	35.8	66%	23.7	J	35.8	66%	23.7
K	24	100%	24.0	K	24	100%	24.0
L	28.8	89%	25.5	L	28.8	89%	25.5
M1-M2	9.3	89%	8.2	M1-M2	9.3	89%	8.2
N	22	99%	21.8	N	22	99%	21.8
O	11.4	67%	7.6	O	11.4	67%	7.6
P	19.8	59%	11.7	P	19.8	59%	11.7
Q	15.8	55%	8.7	Q	15.8	55%	8.7
R	9	50%	4.5	R	9	50%	4.5
S	13	44%	5.8	S	13	44%	5.8
T	-	-	-	T	-	-	-
SUM=			296.8	SUM=			169.0
BASEMENT AREA=			2658 SF	BASEMENT AREA=			1513 SF
EXCLUDED AREA=			2658X(169/296.8)=	EXCLUDED AREA=			1513 SF

SEGMENT	LENGTH (FT)	COVERAGE	LENGTH X COVERAGE (FT)	
a	13.8	37%	5.1	
b	18.25	31%	5.7	
c	4.7	0%	0.0	
d	1.45	0%	0.0	
e	5	0%	0.0	
f	22	45%	10.0	
SUM=			65.2	
BASEMENT AREA=			2278 SF	
EXCLUDED AREA=			236.6X(65.2/2278)=	73 SF

SEGMENT	LENGTH (FT)	COVERAGE	LENGTH X COVERAGE (FT)	
U	17	2%	0.4	
V	18.4	19%	3.4	
W	18.5	31%	5.7	
X	18.4	40%	7.3	
SUM=			72.3	
BASEMENT AREA=			319 SF	
EXCLUDED AREA=			315.6X(72.3/319)=	74 SF

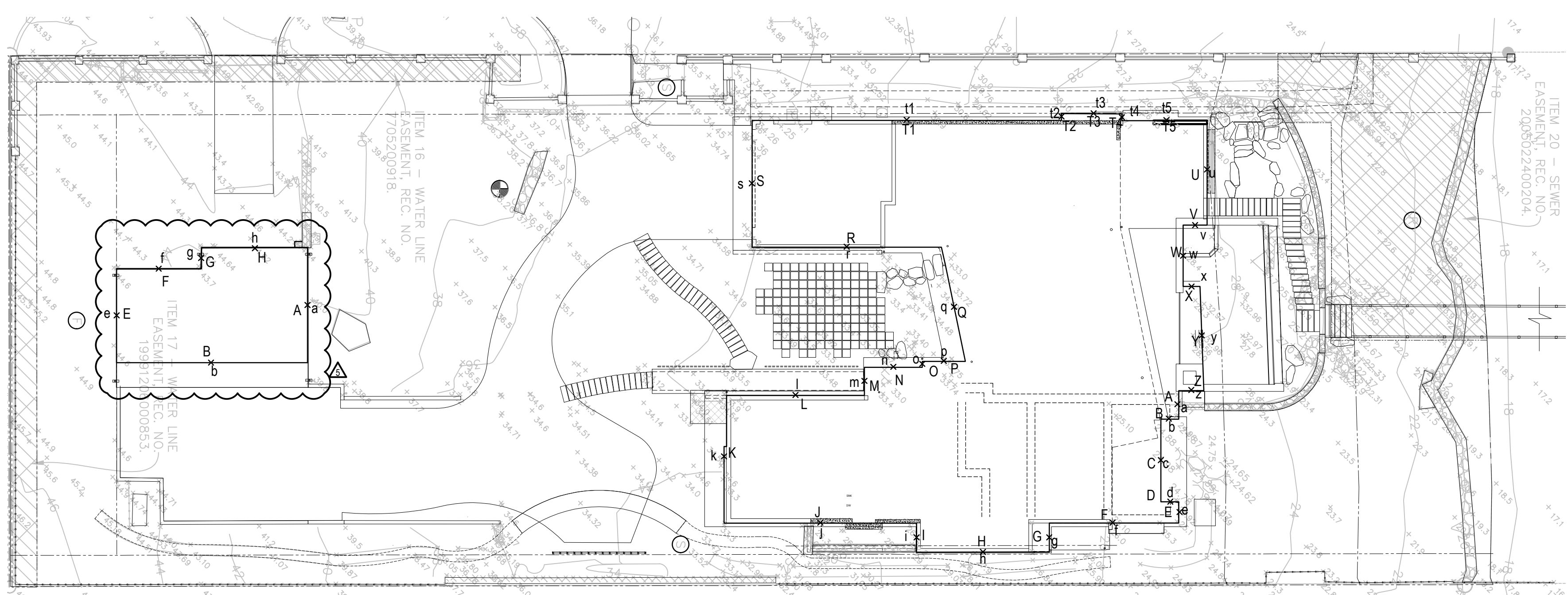
TOTAL BASEMENT FLOOR AREA= 3205
TOTAL EXCLUDED AREA= 1660
BASEMENT GFA= 1545

NOTES:
CRAWL SPACE GRADE REFERS TO 2002 PRE-DEVELOPMENT SURVEY. PER DSG POLICY MEMORANDUM ADMINISTRATIVE INTERPRETATION #DC12-004.
THE 2002 SURVEY IS ATTACHED IN THE SUPPLEMENTAL DOCUMENTS.

ACCESSORY BLDG BASEMENT EXEMPTION CALCULATIONS

WALL HEIGHT	10'			
SEGMENT	LENGTH (FT)	COVERAGE	LENGTH X COVERAGE (FT)	
A	21.7	53%	11.5	
B	35.9	0%	0.0	
C	-	-	-	
D	-	-	-	
E	17.7	99%	17.5	
F	15.9	95%	15.1	
G	3.9	93%	3.6	
H	19.9	99%	19.7	
SUM=			715.0	
BASEMENT AREA=			715 SF	
EXCLUDED Basement Floor Area=			1738X(140.2/175.4)=	419.4 SF

TOTAL BASEMENT FLOOR AREA= 715
TOTAL EXCLUDED AREA= 419
BASEMENT GFA= 296



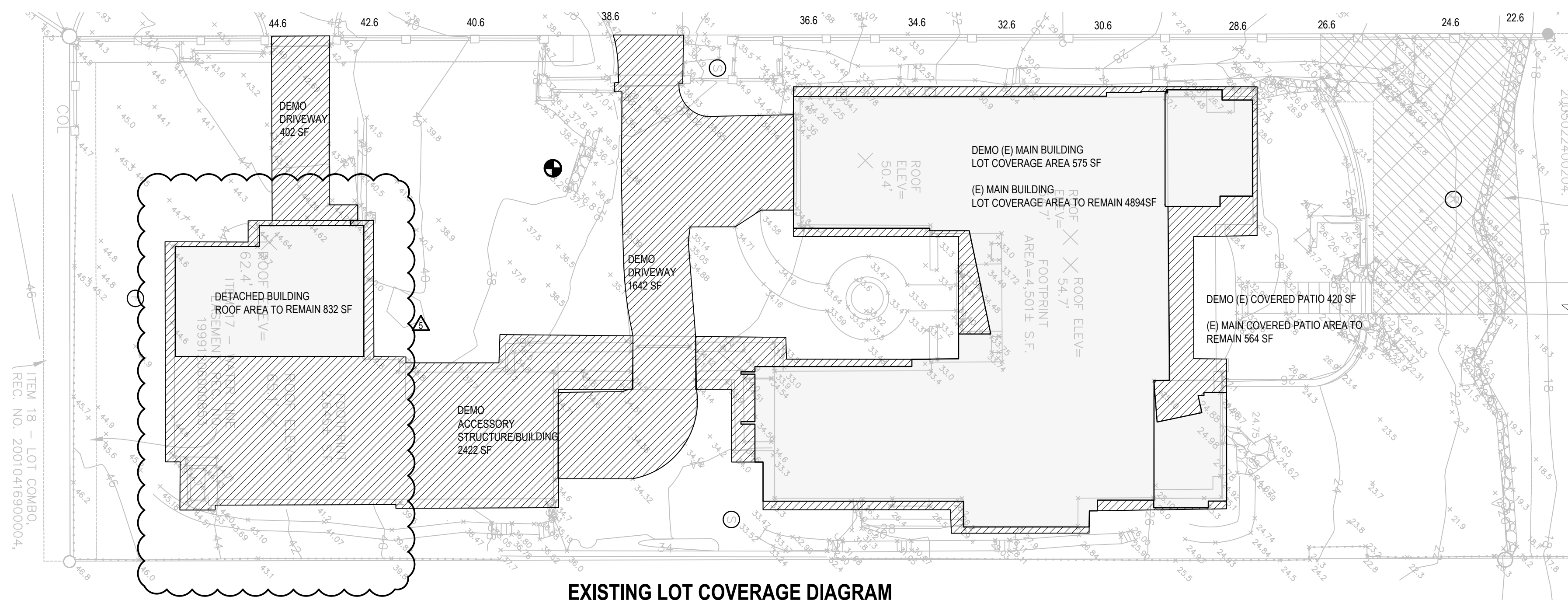
1 AVERAGE BUILDING ELEVATION - ACCESSORY BLDG AND MAIN BLDG
1/16" = 1'-0"

MAIN BUILDING ABE CALCULATIONS

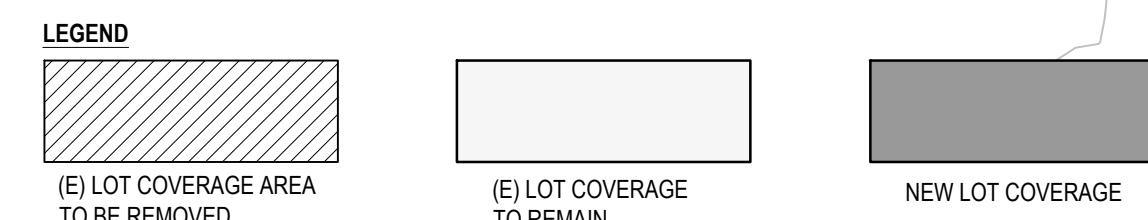
WALL SEGMENT	SEGMENT LENGTH	MIDPOINT	ELEVATION	LENGTH X ELEVATION
A	5.4	a	27.0	145.8
B	3.3	b	24.9	82.1
C	15.6	c	25.0	389.7
D	3.4	d	24.8	84.3
E	4.0	e	24.9	99.7
F	24.4	f	25.5	622.2
G	5.5	g	26.5	145.8
H	24.9	h	27.8	692.2
I	5.5	i	26.2	144.1
J	36.3	j	26.3	954.7
K	24.1	k	34.6	833.9
L	25.9	l	33.5	867.7
M	5.3	m	33.5	177.6
N	10.8	n	33.7	364.0
O	1.2	o	33.7	40.4
P	8.1	p	33.8	273.8
Q	21.9	q	34.5	755.6
R	35.6	r	33.5	1192.6
S	23.9	s	34.4	822.2
T1	58.3	t1	31.5	1834.9
T2	1.3	t2	28.0	36.4
T3	11.5	t3	27.5	316.3
T4	1.3	t4	27.1	35.2
T5	16.0	t5	26.7	427.2
U	19.7	u	28.0	551.6
V	4.5	v	34.5	155.3
W	11.5	w	28.4	326.6
X	3.1	x	28.4	88.0
Y	19.6	y	28.0	548.8
Z	4.7	z	27.5	129.3
SUM=				436.6
ABE=				30.1

ACCESSORY BLDG ABE CALCULATIONS

WALL SEGMENT	SEGMENT LENGTH	MIDPOINT	ELEVATION	LENGTH X ELEVATION
A	21.7	a	40	868
B	35.9	b	34.7	1245.73
C	-	c	-	-
D	-	d	-	-
E	17.7	e	44.6	789.42
F	15.9	f	44.2	702.78
G	3.9	g	44	171.6
H	19.9	h	44.6	887.54
SUM=				4665.1
ABE=				40.6



EXISTING LOT COVERAGE DIAGRAM

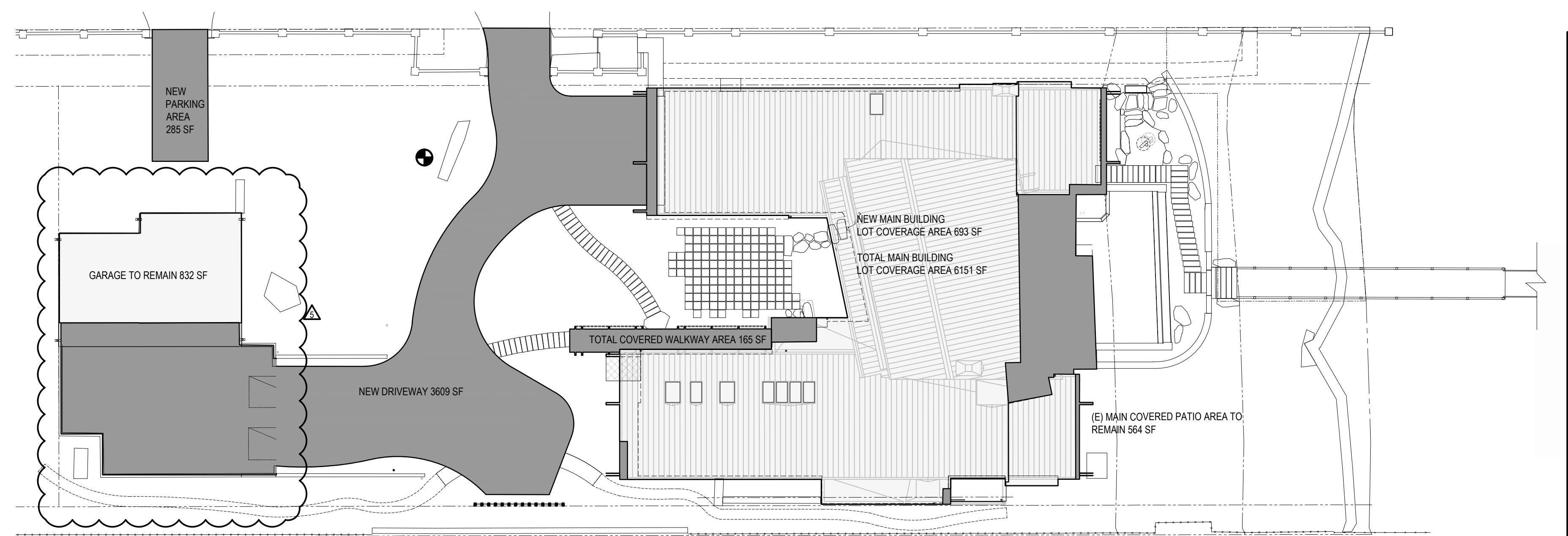


A. GROSS LOT AREA : 27739 SF
B. NET LOT AREA : 27739 SF
C. ALLOWED LOT COVERAGE AREA : 40% OF LOT
D. ALLOWED LOT COVERAGE AREA : 11096 SF
E. TOTAL (E) LOT COVERAGE AREA : 11761 SF
(42.4% OF LOT)

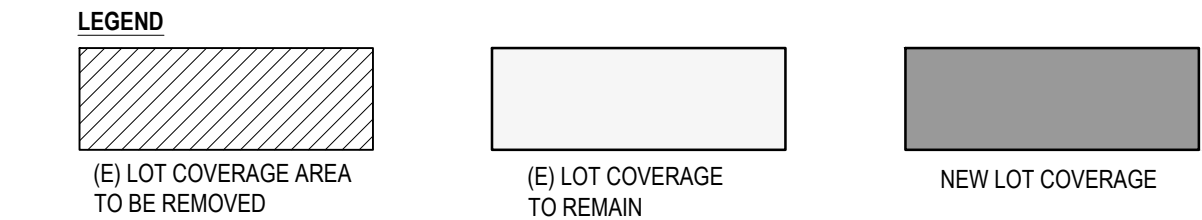
1. MAIN STRUCTURE ROOF AREA: 5469 SF
2. ACCESSORY BUILDING ROOF AREA: 3254 SF
3. VEHICULAR USE: 2044 SF
4. COVERED PATIO & COVERED DECKS: 984 SF

F. TOTAL LOT COVERAGE AREA REMOVED : 5461 SF

1. MAIN STRUCTURE ROOF AREA: 575 SF
2. ACCESSORY BUILDING ROOF AREA: 2422 SF
3. VEHICULAR USE: 2044 SF
4. COVERED PATIO & COVERED DECKS: 420 SF



NEW LOT COVERAGE DIAGRAM

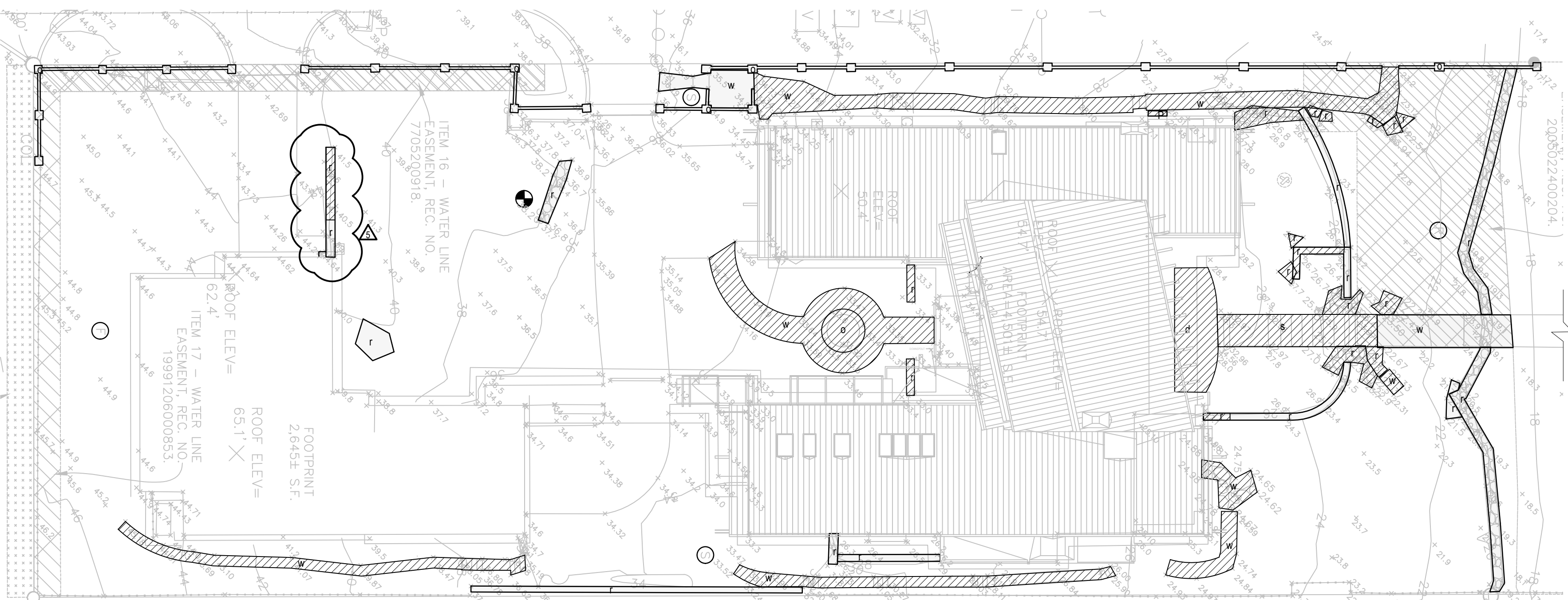


G. PROPOSED ADJUSTMENT FOR SINGLE STORY (AREA): 0 SF
H. PROPOSED ADJUSTMENT FOR PLAS LOT: 0 SF
I. TOTAL NEW LOT COVERAGE AREA: 4757 SF

1. MAIN STRUCTURE ROOF AREA: 693 SF
2. ACCESSORY BUILDING ROOF AREA: 165 SF
3. VEHICULAR USE: 3899 SF
4. COVERED PATIO & COVERED DECKS: 0 SF

J. TOTAL PROJECT LOT COVERAGE AREA: 11047 SF < 11096 SF, MAX ALLOWED LOT COVERAGE AREA
K. PROPOSED LOT COVERAGE AREA: 39.8% OF LOT

2 LOT COVERAGE CALCULATION AND DIAGRAM
 1/16" = 1'-0"



EXISTING HARDSCAPE DIAGRAM

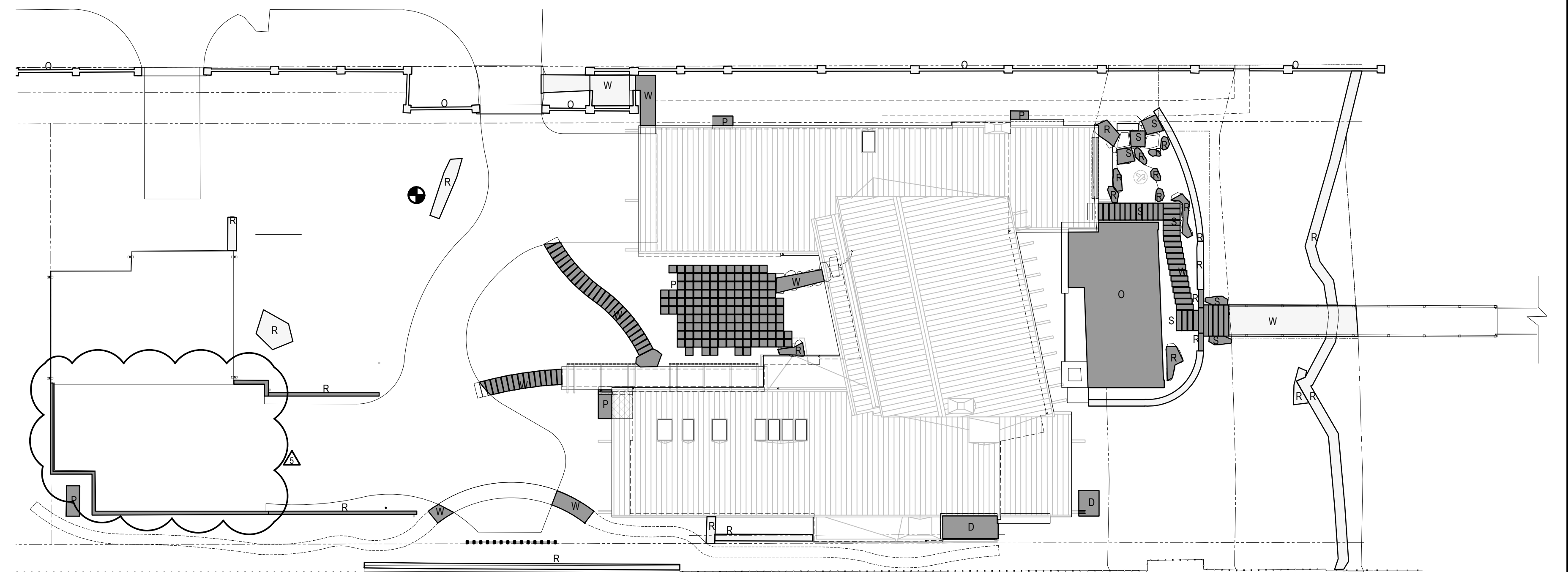


A. GROSS LOT AREA : 27739 SF
B. NET LOT AREA : 27739 SF
C. AREA BORROWED FROM LOT COVERAGE : 0SF
D. ALLOWED HARDSCAPE AREA : 9% * C
E. ALLOWED HARDSCAPE AREA : 2497 SF
F. TOTAL (E) HARDSCAPE AREA : 2712 SF
9.8% OF LOT

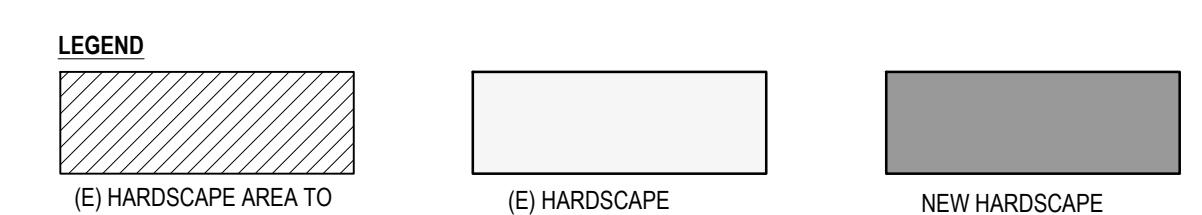
1. d - UNCOVERED DECK: 178 SF
2. p - UNCOVERED PATIO: 4 SF
3. w - WALKWAYS: 1406 SF
4. s - STAIRS: 181 SF
5. r - ROCKERIES&RETAINING WALL: 700 SF
6. o - OTHER: FENCE-FOUNTAIN: 243 SF

G. TOTAL HARDSCAPE AREA REMOVED: 1814 SF

1. d - UNCOVERED DECK: 178 SF
2. p - UNCOVERED PATIO: 4 SF
3. w - WALKWAYS: 1168 SF
4. s - STAIRS: 181 SF
5. r - ROCKERIES&RETAINING WALL: 231 SF
6. o - OTHER: FOUNTAIN: 52 SF



NEW HARDSCAPE DIAGRAM



H. TOTAL NEW HARDSCAPE AREA: 1519 SF

1. D - UNCOVERED DECK: 69 SF
2. P - UNCOVERED PATIO: 355 SF
3. W - WALKWAYS: 268 SF
4. S - STAIRS: 151 SF
5. R - ROCKERIES&RETAINING WALL: 183 SF
6. O - OTHER: POOL: 513 SF

I. TOTAL PROJECT HARDSCAPE AREA: 2417 SF < 2497 SF, MAX. ALLOWED HARDSCAPE AREA
8.71% OF LOT

1. D - UNCOVERED DECK: 69 SF
2. P - UNCOVERED PATIO: 355 SF
3. W - WALKWAYS: 506 SF
4. S - STAIRS: 151 SF
5. R - ROCKERIES&RETAINING WALL: 632 SF
6. O - OTHER: POOL-FENCE: 704 SF

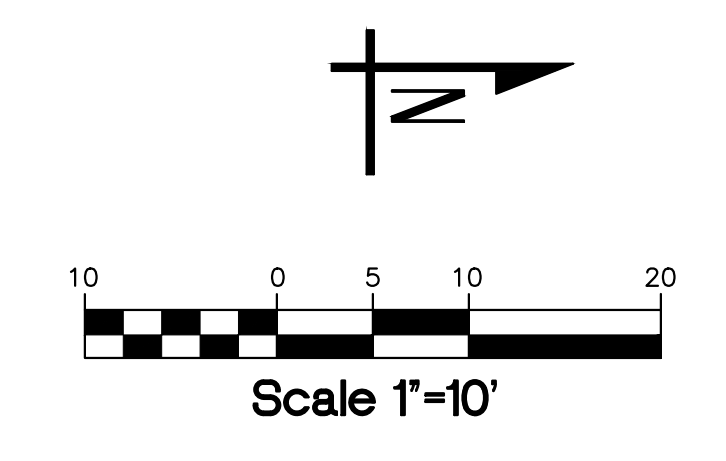
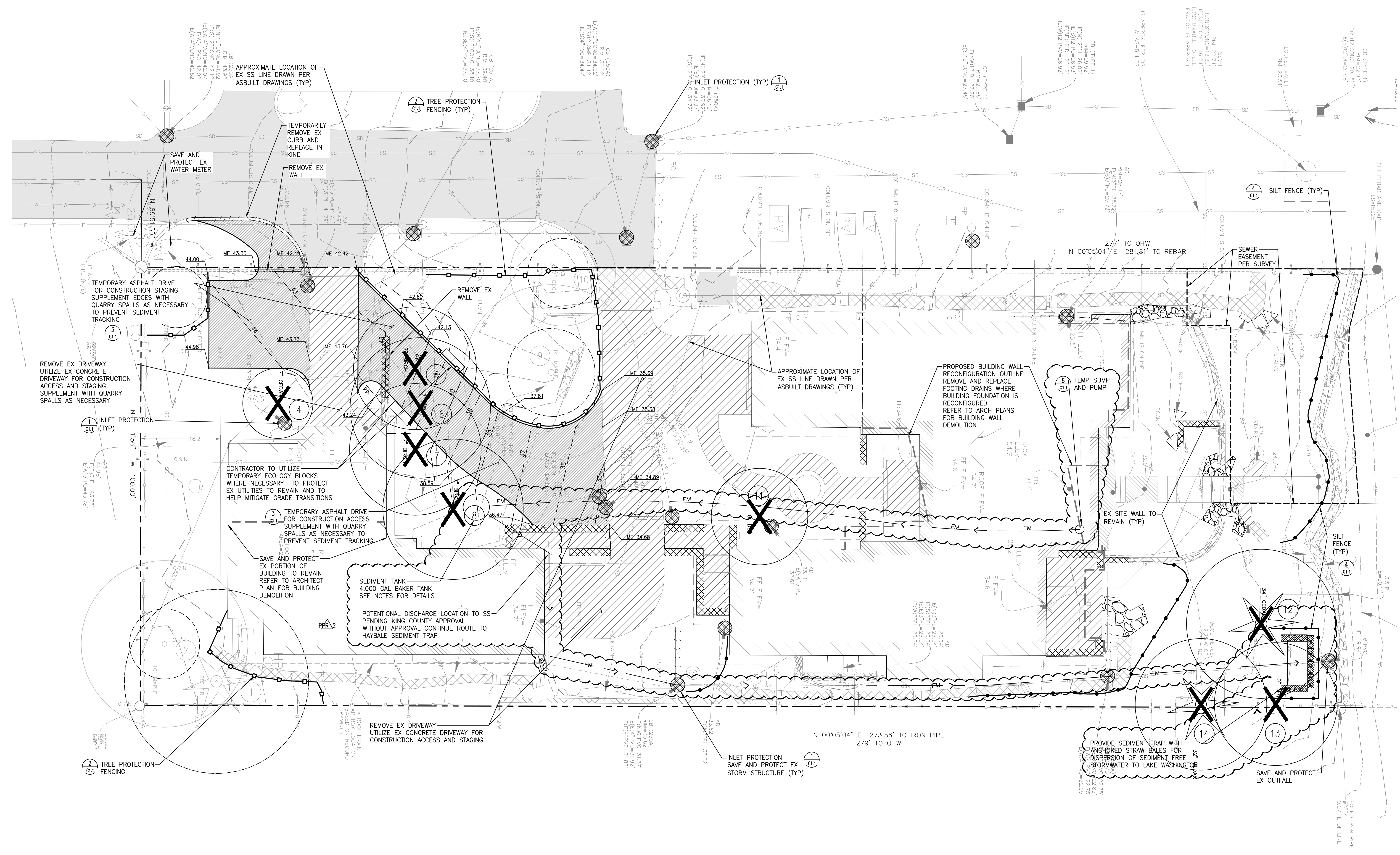
1 HARDSCAPE AREA CALCULATION AND DIAGRAM
 1/16" = 1'-0"

PROJECT NO.: 1811
 DRAWN: YS
 ISSUE: DATE: 12-18-20

REVISIONS: DATE

1. BUILDING CORRECTIONS 06/07/21
2. LAND USE & CIVIL CORRECTIONS 06/11/21
3. BUILDING CORRECTIONS 07/08/21
4. BUILDING CORRECTIONS 07/26/21
5. POST-PERMIT REVISIONS 12/17/21

PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE:
	12-18-2020
REVISIONS:	DATE:
▲ PERMIT REVISION 06/09/21	
▲ POST-PERMIT REVISION 12/07/21	
▲ POST-PERMIT REVISION 12/17/21	
▲ POST-PERMIT REVISION 2	



- LEGEND**
- PROPERTY LINE
 - - - EX CONTOUR (INDEX)
 - - - EX CONTOUR
 - - - EX BUILDING
 - - - PROPOSED BUILDING OUTLINE
 - - - BUILDING/STRUCTURE REMOVAL
 - - - SAWCUT LINE
 - ▨ ASPHALT REMOVAL
 - ▩ CONCRETE REMOVAL
 - ▧ TEMPORARY ASPHALT DRIVE
 - ▤ SITE WALL REMOVAL
 - ▥ CONSTRUCTION FENCING
 - SILT FENCE
 - ⊗ EX TREE TO REMAIN
 - ⊗ EX TREE TO BE REMOVED UNDER SEPARATE PERMIT
 - ⊗ TREE PROTECTION
 - EX CURB TO BE REMOVED
 - SD EX UTILITY TO BE REMOVED
 - INLET PROTECTION
 - FM TEMP FORCE MAIN

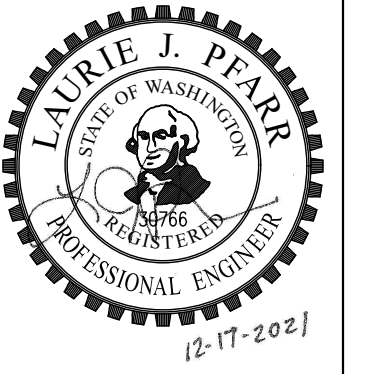
- TESC NOTES**
- CONTRACTOR TO VIDEO INVESTIGATE EX SD DRAIN TO VERIFY LOCATION AND INVERT ELEVATION. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER FOR REVIEW OF EXISTING CONDITION PRIOR TO CONSTRUCTION.
 - PROVIDE 4000 GALLON BAKER POLY TANK OR EQUAL AS NECESSARY FOR STORMWATER SEDIMENT CONTROL PRIOR TO BOOCHARGE FROM THE SITE.
 - CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE MATERIALS, EQUIPMENT AND ALL AREAS BEING DISTURBED.
 - FOR ANY UTILITY TRENCHES OR OTHER IMPROVEMENTS WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE, THE CONTRACTOR SHALL AIR SPADE OR DIG BY HAND EXCAVATIONS. CONTRACTOR SHALL ONLY CUT ROOTS LESS THAN 2" THAT INTERFERE WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.

TREE REMOVAL UNDER SEPARATE PERMIT PERMIT #2103-87 APPROVED TO REMOVE TREE NUMBER 4, 5, 6, 7, 11, 12, 13, 14

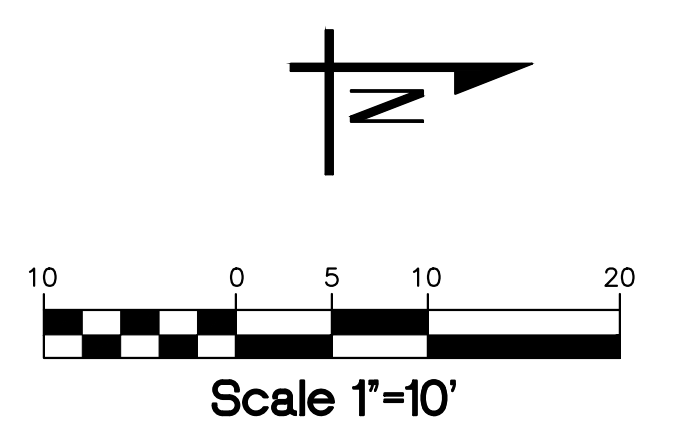
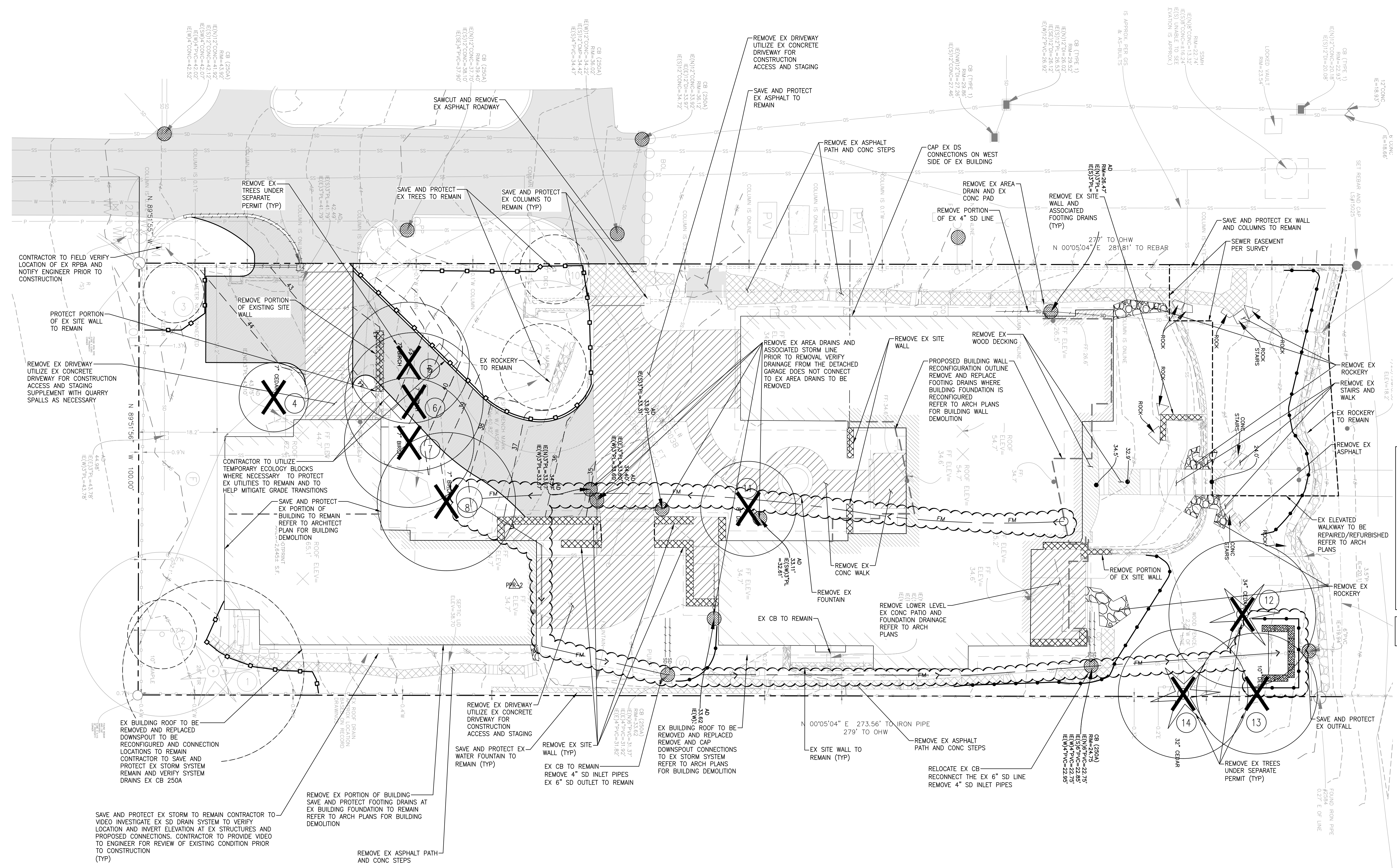
REFER TO A101 FOR SITE PLAN AND LOT COVERAGE AND HARDSCAPE CALCULATIONS AT SHORELINE SETBACKS
REFER TO T202 FOR LOT COVERAGE AND HARDSCAPE CALCULATIONS

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

LPD engineering pllc
1932 First Ave
Suite 201
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com



PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE:
	12-18-2020
REVISIONS:	DATE:
▲ PERMIT REVISION 06/09/21	
▲ POST-PERMIT REVISION 12/07/21	
REVISION 1	
▲ POST-PERMIT REVISION 12/17/21	
REVISION 2	



LEGEND

- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- ▭ EX BUILDING
- ▭ PROPOSED BUILDING OUTLINE
- ▭ BUILDING/STRUCTURE REMOVAL
- - - SAWCUT LINE
- ▨ ASPHALT REMOVAL
- ▨ CONCRETE REMOVAL
- ▨ TEMPORARY ASPHALT DRIVE
- ▨ SITE WALL REMOVAL
- ▨ CONSTRUCTION FENCING
- SILT FENCE
- EX TREE TO REMAIN
- ✕ EX TREE TO BE REMOVED UNDER SEPARATE PERMIT
- TREE PROTECTION
- EX CURB TO BE REMOVED
- EX UTILITY TO BE REMOVED
- INLET PROTECTION

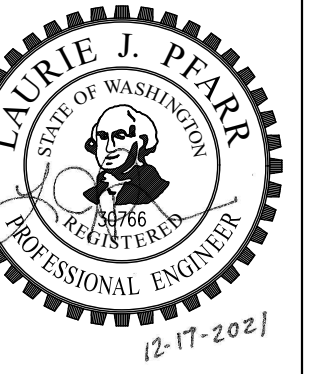
NOTES

1. CONTRACTOR TO VIDEO INVESTIGATE EX SD DRAIN SYSTEM TO VERIFY LOCATION AND INVERT ELEVATION AT EX STRUCTURES AND PROPOSED CONNECTIONS. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER FOR REVIEW OF EXISTING CONDITION PRIOR TO CONSTRUCTION.
2. PROVIDE 4,000 GALLON BAKER TANK AS NECESSARY FOR STORMWATER SEDIMENT CONTROL PRIOR TO BIOCHARGE FROM THE SITE.
3. CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE MATERIALS, EQUIPMENT AND ALL AREAS BEING DISTURBED.
4. FOR ANY UTILITY TRENCHES OR OTHER IMPROVEMENTS WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE, THE CONTRACTOR SHALL AIR SHAVE OR DIG BY HAND EXCAVATIONS. CONTRACTOR SHALL ONLY CUT ROOTS LESS THAN 2" THAT INTERFERE WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.

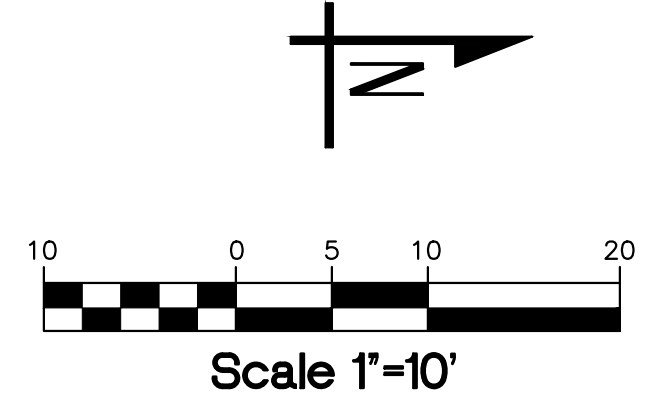
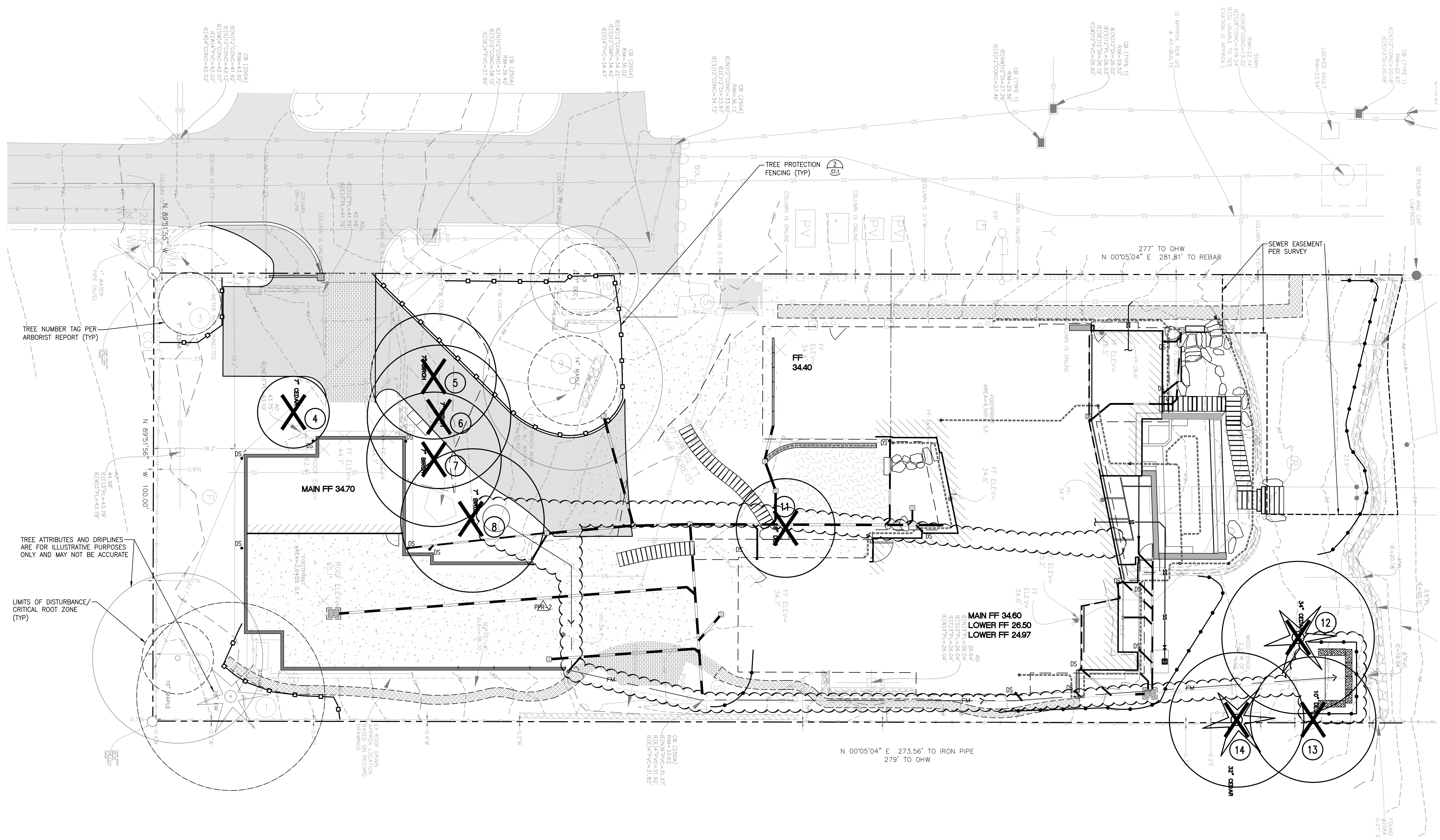
TREE REMOVAL UNDER SEPARATE PERMIT #2103-87 APPROVED TO REMOVE TREE NUMBER 4, 5, 6, 7, 11, 12, 13, 14

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

LPD engineering pllc
1932 First Ave
Suite 201
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com



REVISIONS	DATE
PERMIT REVISION 06/09/21	
POST-PERMIT 12/07/21	
REVISION 1	
POST-PERMIT 12/17/21	
REVISION 2	



LEGEND

- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- - - PROPOSED CONTOUR (INDEX)
- - - PROPOSED CONTOUR
- ▭ EX BUILDING
- ▭ PROPOSED BUILDING
- ▭ CONCRETE PAVEMENT
- ▭ DRIVEWAY PAVERS
- ▭ STONE TERRACE PER ARCH
- ▭ MULCH
- ▭ SITE WALL
- AREA/YARD DRAIN
- ▭ TRENCH/CHANNEL DRAIN
- ▭ CATCH BASIN TYPE 1
- ▭ STORM DRAINAGE PIPE
- ▭ FOOTING/SUBSURFACE DRAIN
- SDCO • STORM DRAIN CLEANOUT
- FDCO • FOOTING DRAIN CLEANOUT
- DS • DOWNSPOUTS
- ▭ SEWER BACKWATER VALVE
- ▭ SIDE SEWER PIPE
- EXCEPTIONAL TREE LARGER THAN 24"
- EX TREE TO REMAIN
- EX TREE TO BE REMOVED
- TREE PROTECTION
- ▭ SILT FENCE

TREE REMOVAL UNDER SEPARATE PERMIT #2103-187 APPROVED TO REMOVE TREE NUMBER 4, 5, 6, 7, 11, 12, 13, 14

TESC NOTES

- CONTRACTOR TO VIDEO INVESTIGATE EX SD DRAIN TO VERIFY LOCATION AND INVERT ELEVATION. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER FOR REVIEW OF EXISTING CONDITION PRIOR TO CONSTRUCTION.
- PROVIDE 1,750 GALLON BAKER TANK AS NECESSARY FOR STORMWATER SEDIMENT CONTROL PRIOR TO BIOCHARGE FROM THE SITE.
- CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE MATERIALS, EQUIPMENT AND ALL AREAS BEING DISTURBED.
- FOR ANY UTILITY TRENCHES OR OTHER IMPROVEMENTS WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE, THE CONTRACTOR SHALL AIR SPADE OR DIG BY HAND EXCAVATIONS. CONTRACTOR SHALL ONLY CUT REQ'D ROOTS LESS THAN 2" THAT INTERFERE WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.

ADDITIONAL NOTES

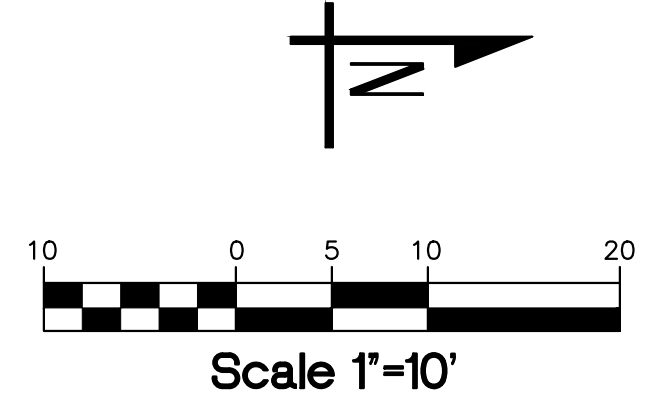
- PER ARBORIST REPORT, NO WORK IS CURRENTLY PROPOSED WITHIN CRITICAL ROOT ZONE OF TREE. ANY DISTURBANCE WITHIN CRITICAL ROOT ZONE SHALL BE REVIEWED, APPROVED AND MONITORED BY PROJECT ARBORIST.
- TREE PROTECTION SHALL BE APPLIED TO TREES ADJACENT TO THE SITE DEVELOPMENT. FENCING SHALL BE PLACED ALONG TREE DRIP LINE.
- SEE SHEET C1.0A FOR TESC PLAN.
- SEE SHEET C2.0 FOR PROPOSED DRAINAGE PLAN.
- SEE SHEET C3.0 FOR PROPOSED UTILITY PLAN.

TREE PROTECTION MEASURES AND SPECIAL INSTRUCTIONS AROUND RETAINED TREES

- PRIOR TO ANY SITE WORK OR DEMOLITION, TREE PROTECTION FENCING (TPF) SHALL BE ERECTED AROUND RETAINED TREES AS SHOWN. TPF SHALL BE SIX (6) FOOT TEMPORARY CHAIN-LINK FENCE AND SHALL BE INSTALLED COMPLETELY ENCIRCLING THE RETAINED TREES.
- A CITY PLANNER MUST APPROVE ANY MODIFICATIONS TO THE FENCING MATERIAL AND LOCATION.
- THE AREA PROTECTED BY THE TPF IS OFF LIMITS TO ALL CONSTRUCTION RELATED ACTIVITY.
- NO STOCKPILING OF MATERIALS, VEHICULAR OR PEDESTRIAN TRAFFIC, MATERIAL STORAGE OR USE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE PROTECTIVE FENCING.
- ANY WORK, ACTIVITY OR SOIL DISTURBANCE WITHIN THE PROTECTION FENCING OR CRITICAL ROOT ZONE, SHALL BE REVIEWED, APPROVED AND MONITORED BY THE PROJECT ARBORIST.
- FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY A CITY PLANNER.
- BRANCH PRUNING SHALL BE PERFORMED, BY THE CURRENT GARDENER OR AN APPROVED ISA CERTIFIED ARBORIST, WHERE LIMBS OVERHANG THE TPF TO REDUCE INJURY FROM EQUIPMENT.

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

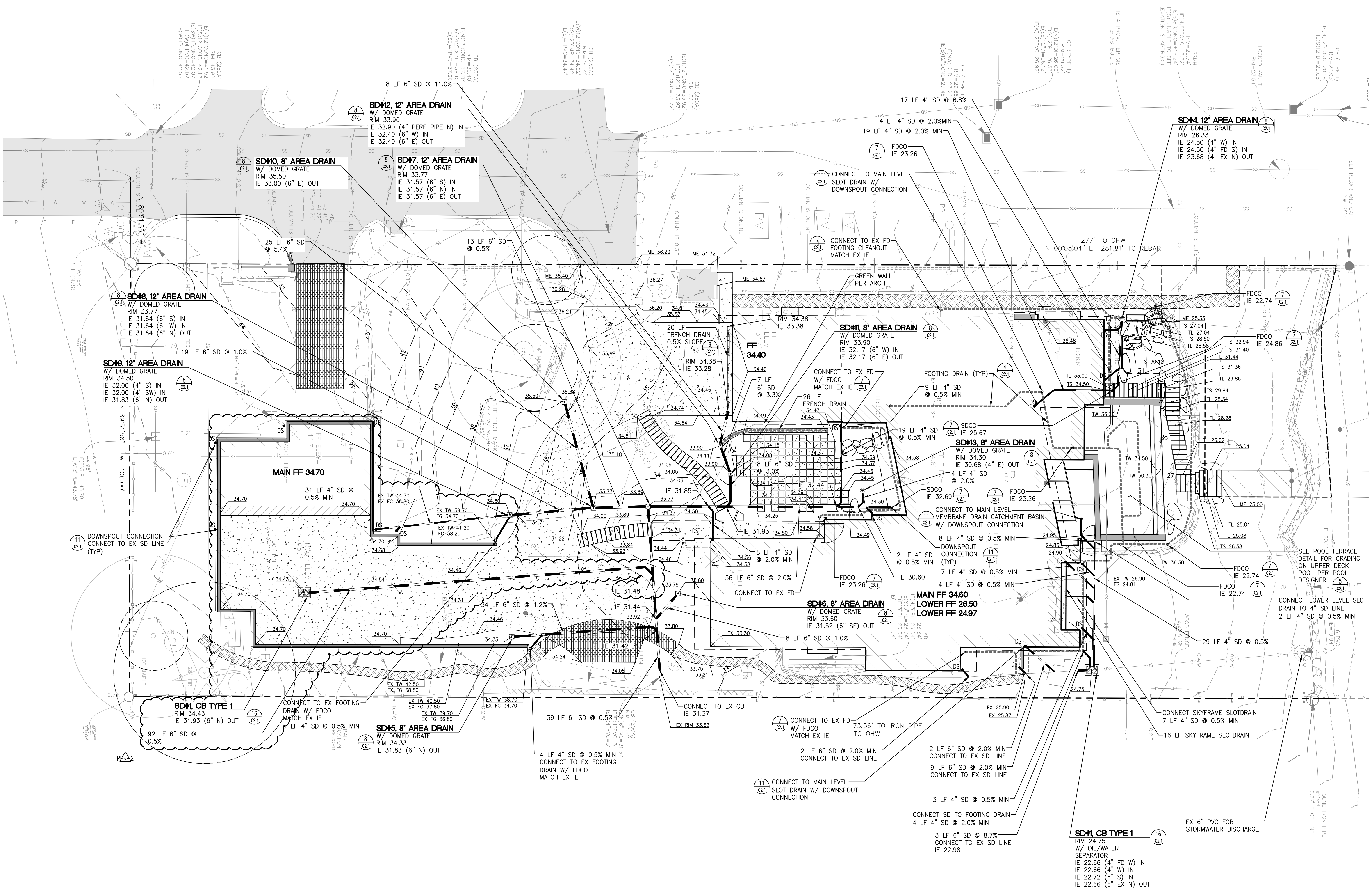
LPD engineering pllc
1932 First Ave
Suite 201
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com



LEGEND

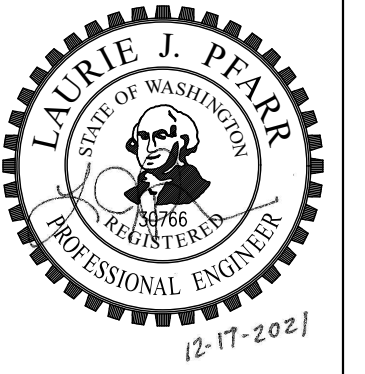
- PROPERTY LINE
- - - EX CONTOUR (INDEX)
- - - EX CONTOUR
- - - PROPOSED CONTOUR (INDEX)
- - - PROPOSED CONTOUR
- - - RIDGE LINE
- SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- ▨ EX BUILDING
- ▨ PROPOSED BUILDING
- ▨ CONCRETE PAVEMENT
- ▨ DRIVEWAY PAVERS
- ▨ STONE TERRACE PER ARCH
- ▨ MULCH
- ▨ SITE WALL
- AREA/YARD DRAIN
- ▨ TRENCH/CHANNEL DRAIN
- CATCH BASIN TYPE 1
- ▨ STORM DRAINAGE PIPE
- - - FOOTING/SUBSURFACE DRAIN
- SDCO • STORM DRAIN CLEANOUT
- FDCO • FOOTING DRAIN CLEANOUT
- DS • DOWNSPOUTS
- H • SEWER BACKWATER VALVE
- SS — SIDE SEWER PIPE

NOTES
1. CONTRACTOR TO VIDEO INVESTIGATE EX SD DRAIN SYSTEM TO VERIFY LOCATION AND INVERT ELEVATION AT EX STRUCTURES AND PROPOSED CONNECTIONS. CONTRACTOR TO PROVIDE VIDEO TO ENGINEER FOR REVIEW OF EXISTING CONDITION PRIOR TO CONSTRUCTION.

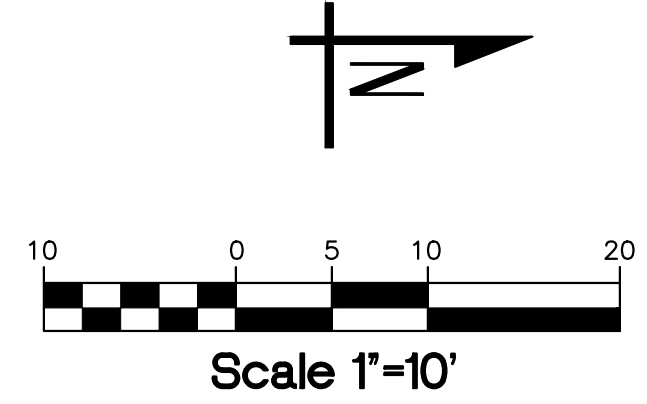
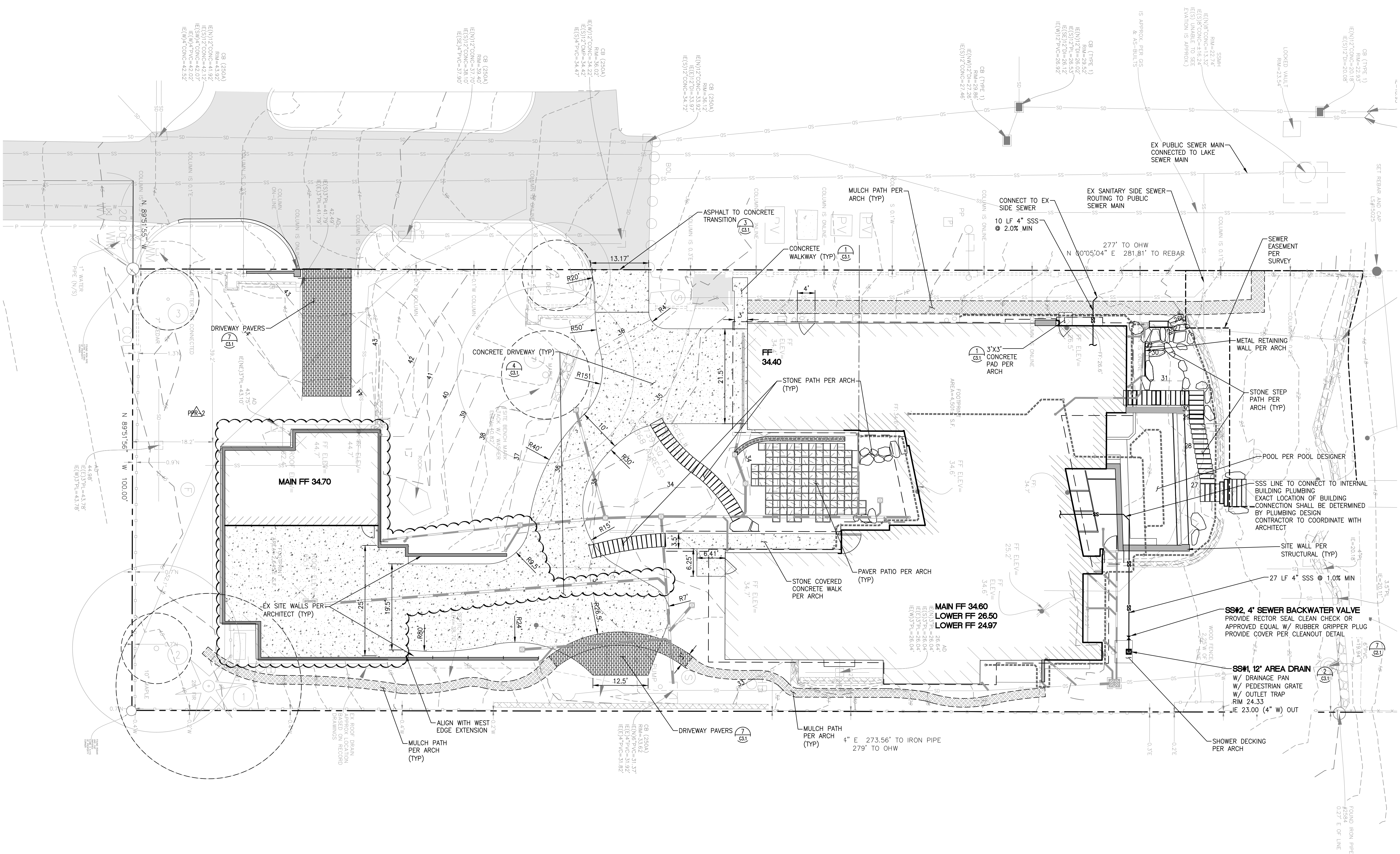


811 Know what's below. Call before you dig. Dial 811

LPD engineering pllc
1932 First Ave Suite 201 Seattle, WA 98101 p. 206.725.1211 f. 206.973.5344 www.lpdengineering.com



REVISIONS	DATE
PERMIT REVISION 06/09/21	
POST-PERMIT REVISION 12/07/21	
REVISION 1	
POST-PERMIT REVISION 12/17/21	
REVISION 2	



LEGEND

	PROPERTY LINE
	EX CONTOUR (INDEX)
	EX CONTOUR
	PROPOSED CONTOUR (INDEX)
	PROPOSED CONTOUR
	RIDGE LINE
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	EX BUILDING
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	DRIVEWAY PAVERS
	STONE TERRACE PER ARCH
	MULCH
	SITE WALL
	AREA/YARD DRAIN
	TRENCH/CHANNEL DRAIN
	CATCH BASIN TYPE 1
	STORM DRAINAGE PIPE
	FOOTING/SUBSURFACE DRAIN
	STORM DRAIN CLEANOUT
	FOOTING DRAIN CLEANOUT
	DOWNSPOUTS
	SEWER BACKWATER VALVE
	SIDE SEWER PIPE

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

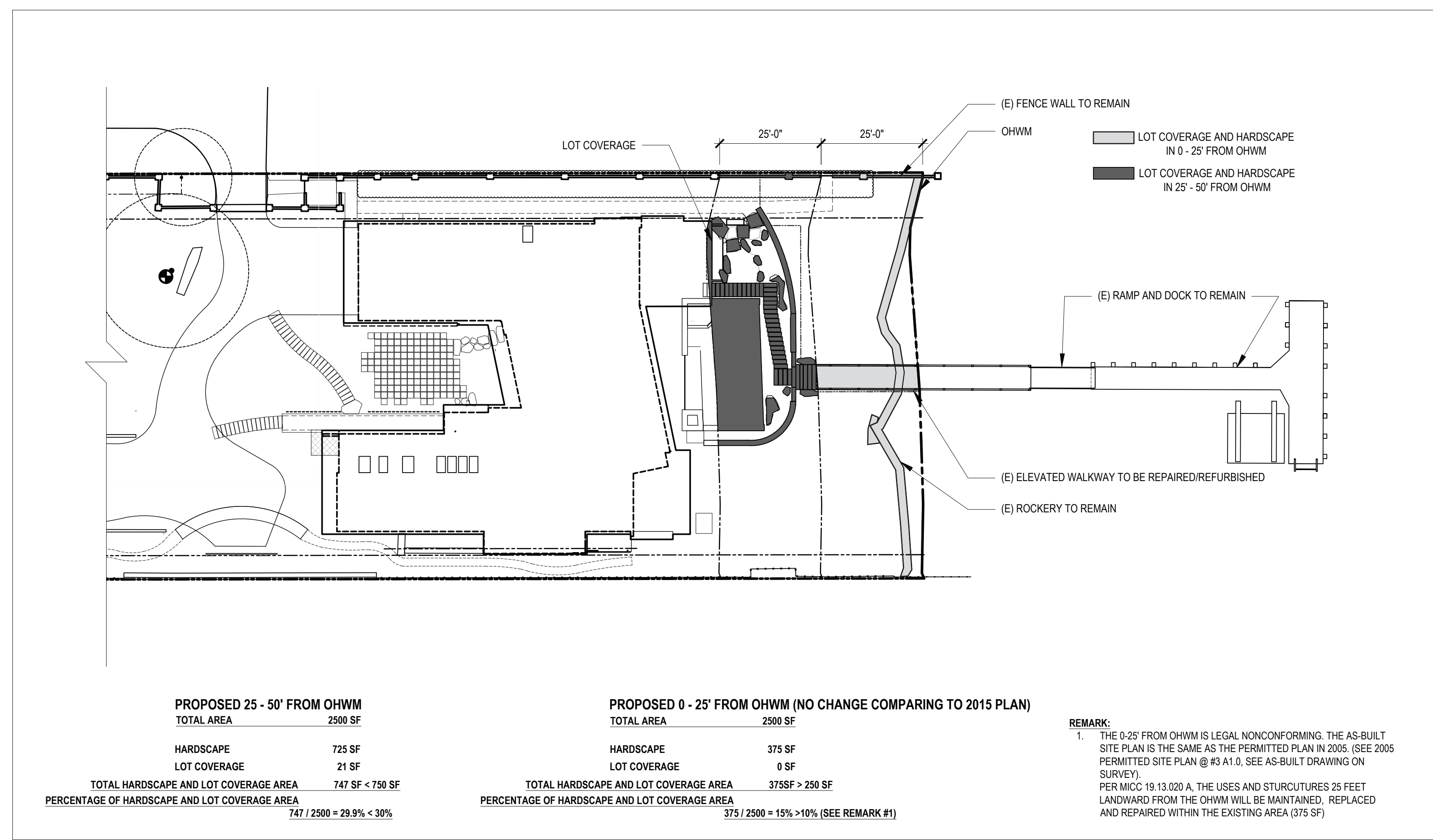
LPD engineering pllc
1932 First Ave
Suite 201
Seattle, WA 98101
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

LEGEND

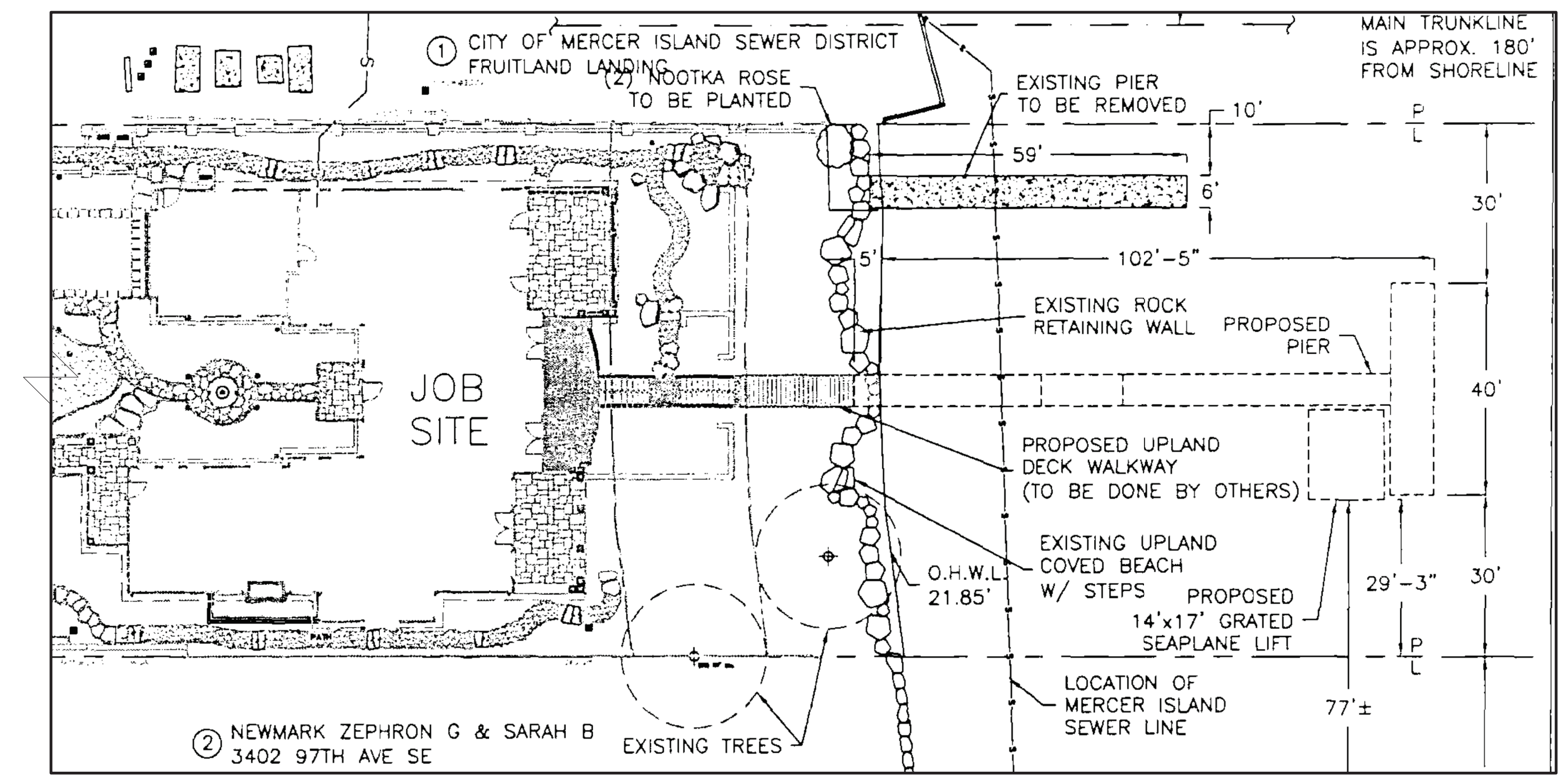
	PROPERTY LINE
	SETBACK
	ORDINARY HIGH WATER MARK
	BUILDING EXTERIOR WALL OUTLINE
	EASEMENT
	(E) CONTOUR LINES
	ROOF AREA
	SKYLIGHTS
	STONE PAVER
	WOOD DECK
	CONCRETE SURFACE
	ROCK RETAINING WALL

(E) TREE TO REMAIN

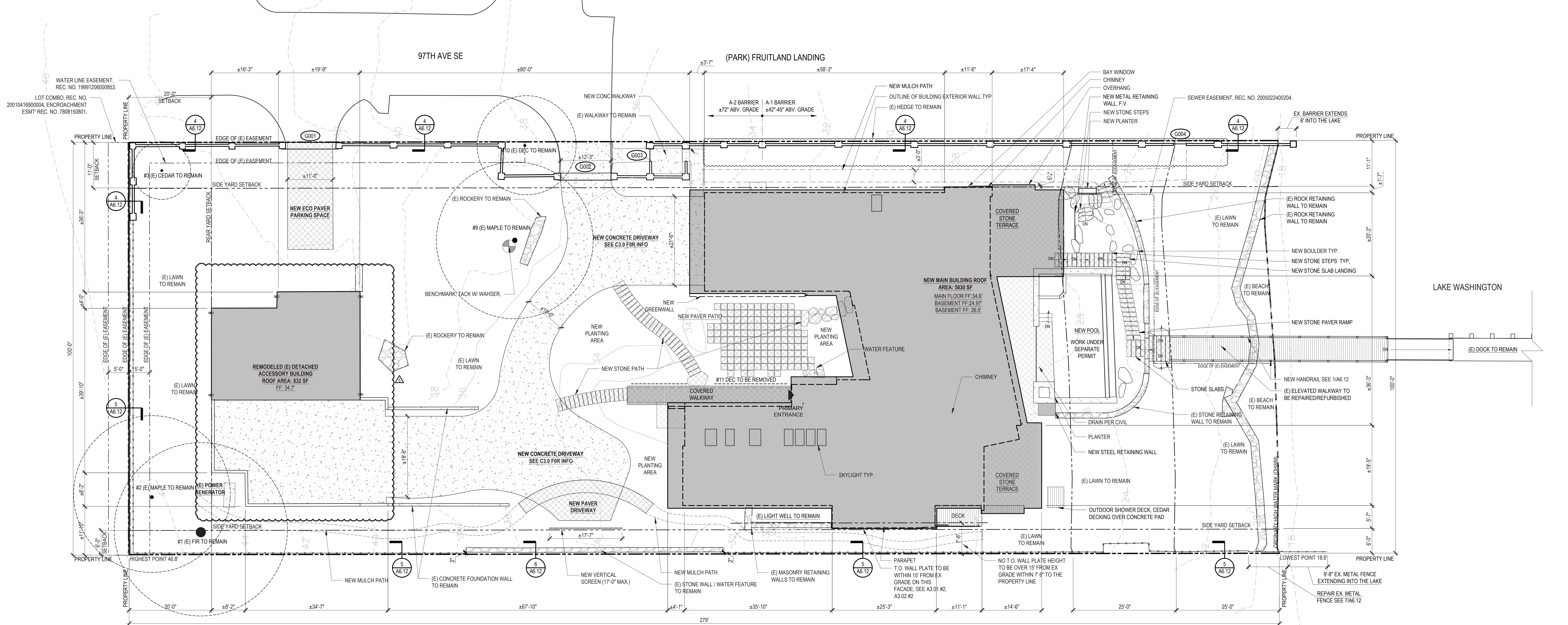
- SITE PLAN NOTES**
- DO NOT SCALE THE DRAWING FOR DIMENSIONS.
1.1 CONTRACTOR WILL CHECK ALL DIMENSIONS ON SITE.
1.2 ARCHITECT WILL BE INFORMED OF ALL DISCREPANCIES IN DIMENSION.
 - THE PROJECT IS EXEMPTED FROM SHORELINE PERMIT PER WAC 173-27-040 (2)(G) AND MICC 19.13.010 (B).
 - EXISTING FENCE AND DOCK TO REMAIN.
 - NO LARGE TREES (CALIPER DIA. OVER 10" JAND) EXCEPTIONAL TREES TO BE REMOVED.
 - LOT AREA = 27739 SF, SITE SLOPE = (46.8-18.6)/279 = 10.1%. SEE SURVEY FOR DETAILED INFORMATION.
 - SEE CIVIL DRAWINGS FOR PROPOSED GRADING, DRAINAGE AND SITE DEMOLITION INFORMATION.
 - SEE T2.02 FOR LOT COVERAGE AND HARDSCAPE CALCULATIONS AND DIAGRAMS.
 - REFER TO SURVEY FOR PROPERTY LINE DIMENSIONS AND BEARINGS, AND ROADWAY WIDTH ETC.
 - BENCHMARK POINT TO BE UNDISTURBED DURING CONSTRUCTION.
 - RESERVED.
 - TREE REMOVAL PER TREE PERMIT #2103-187.



2 HARDSCAPE AND LOT COVERAGE CALCULATION IN SHORELINE SETBACKS
1" = 20'-0"



3 2005 PERMITTED SITE PLAN
1" = 20'-0"



1 SITE PLAN
1" = 10'-0"

ROBERT EDSON SWAIN
ARCHITECTURE + DESIGN
2300 W COMMODORE WAY
SEATTLE, WA 98199

BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040

PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE
	12-18-20
REVISIONS:	DATE
△ BUILDING	06/07/21
△ CORRECTIONS	
△ LAND USE & CIVIL	06/11/21
△ CORRECTIONS	
△ BUILDING	07/08/21
△ CORRECTIONS	
△ BUILDING	07/26/21
△ CORRECTIONS	
△ POST-PERMIT	12/17/21
△ REVISIONS	

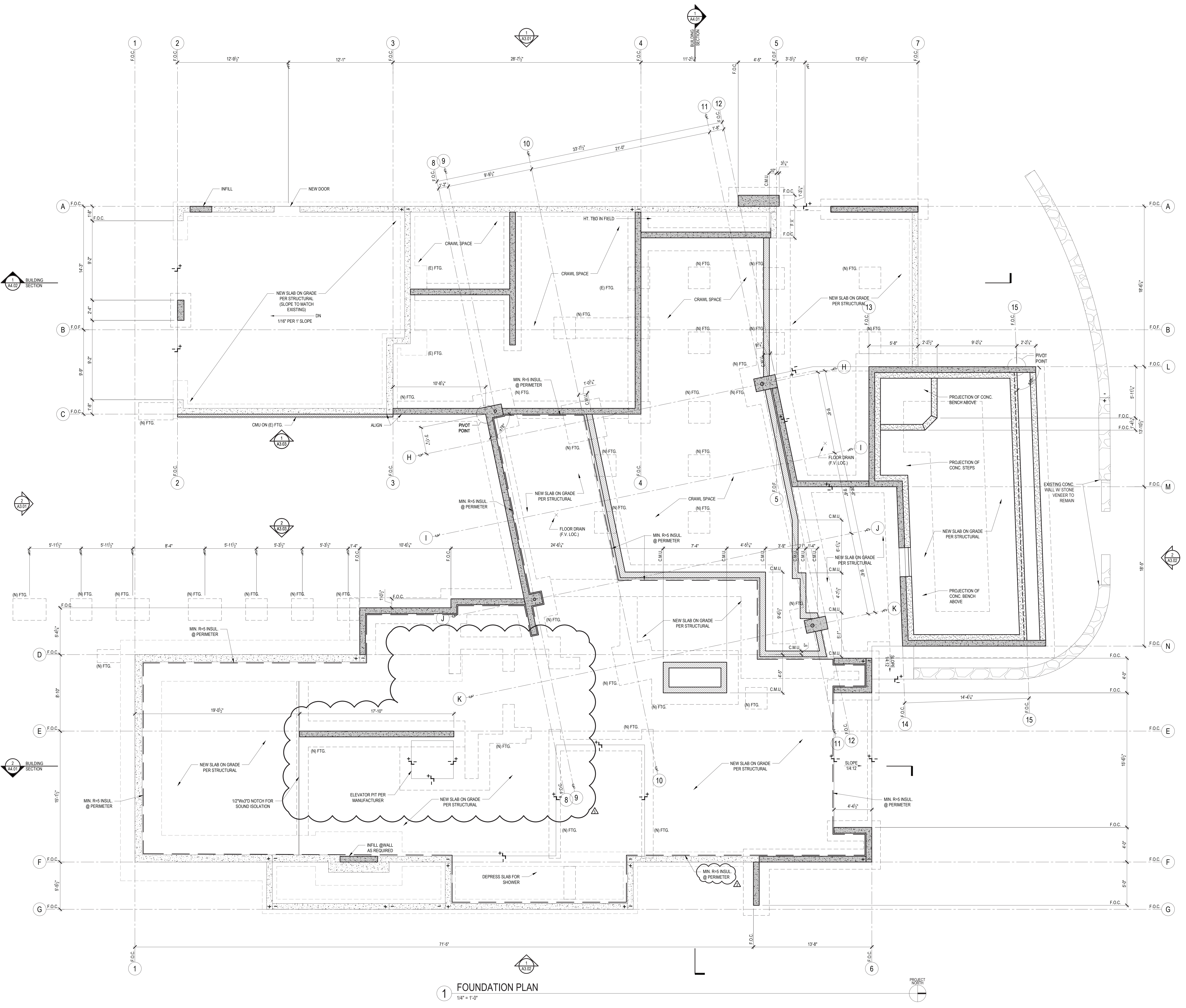
SITE PLAN
A1.01

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

NOTES

- ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
- ALL EXTERIOR WALLS 2X6 U.N.O.
- ALL INTERIOR WALLS 2X4 U.N.O.
- CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION IS PROVIDED AT A MIN. RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/s) FOR EACH 50 SQUARE FEET (4.7M²) OF CRAWLSPACE FLOOR AREA. THE VENTILATION SHALL TERMINATE TO THE EXTERIOR.
 CRAWLSPACE AREA A: 1,430SF
 1,430x50 = 28.6
 28.6x0.47 = 13.45
 RATE = 13.45 L/s
 CRAWLSPACE AREA B: 64.55SF
 64.55x1.29 = 83.47
 83.47x0.47 = 39.23
 RATE = 39.23 L/s
- WITH MECHANICAL VENTILATION IN THE CRAWLSPACE, PER 2015 IRC WASHINGTON AMENDMENTS APPX. F 103.5, PROJECT IS EXEMPT FOR PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- ELEVATOR CONTRACTOR TO GET ELEVATOR PERMIT AND INSPECTION THROUGH L&L.



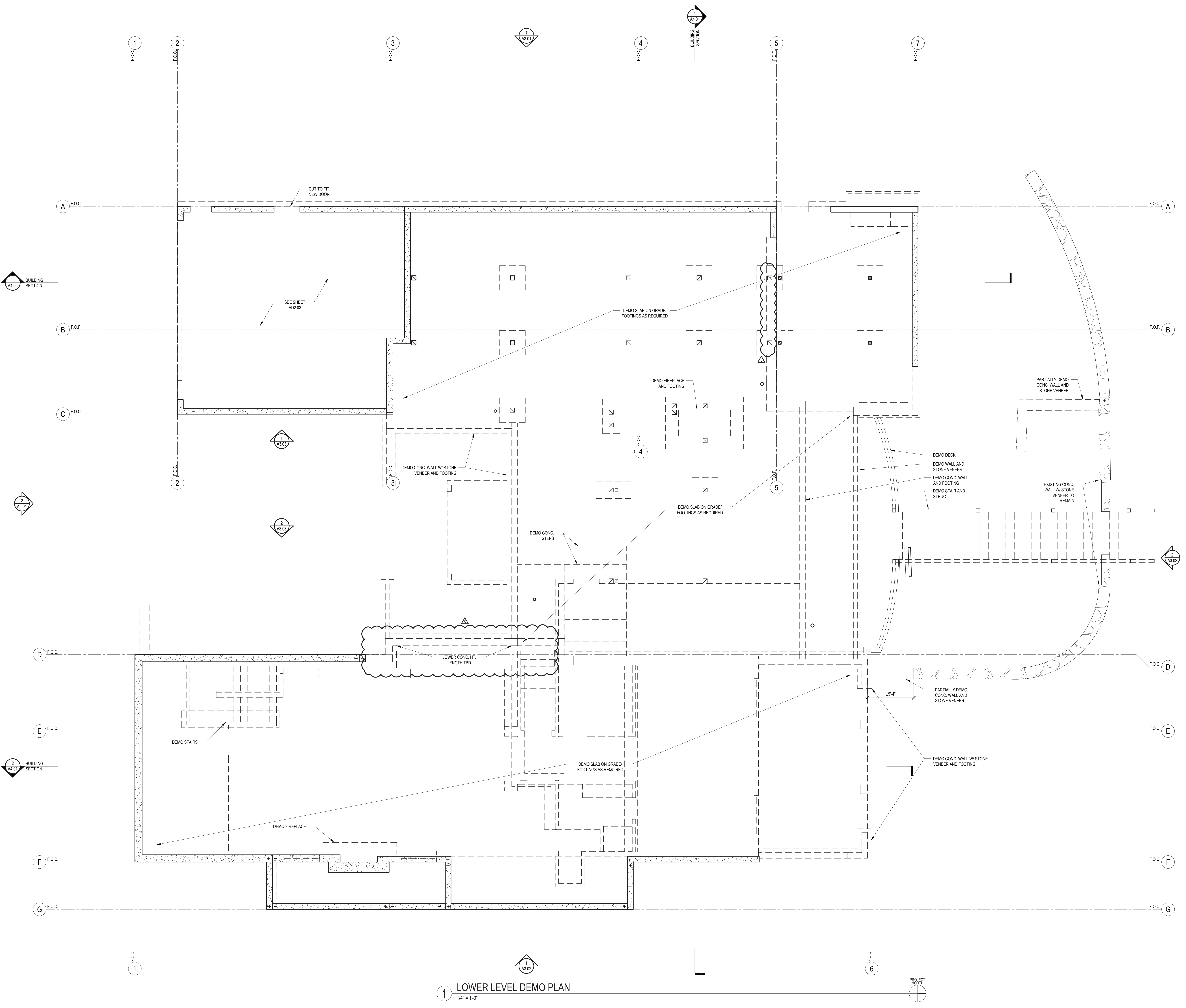
1 FOUNDATION PLAN
1/4" = 1'-0"

PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE
	12-18-20
REVISIONS:	DATE
△ BUILDING	06/07/21
CORRECTIONS	
△ LAND USE & CIVIL	06/11/21
CORRECTIONS	
△ BUILDING	07/08/21
CORRECTIONS	
△ BUILDING	07/26/21
CORRECTIONS	
△ POST-PERMIT	12/17/21
REVISIONS	

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

- NOTES**
1. ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
 2. ALL EXTERIOR WALLS 2X6 U.N.O.
 3. ALL INTERIOR WALLS 2X4 U.N.O.



PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE
	12-18-20
REVISIONS:	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

1 LOWER LEVEL DEMO PLAN
 1/4" = 1'-0"

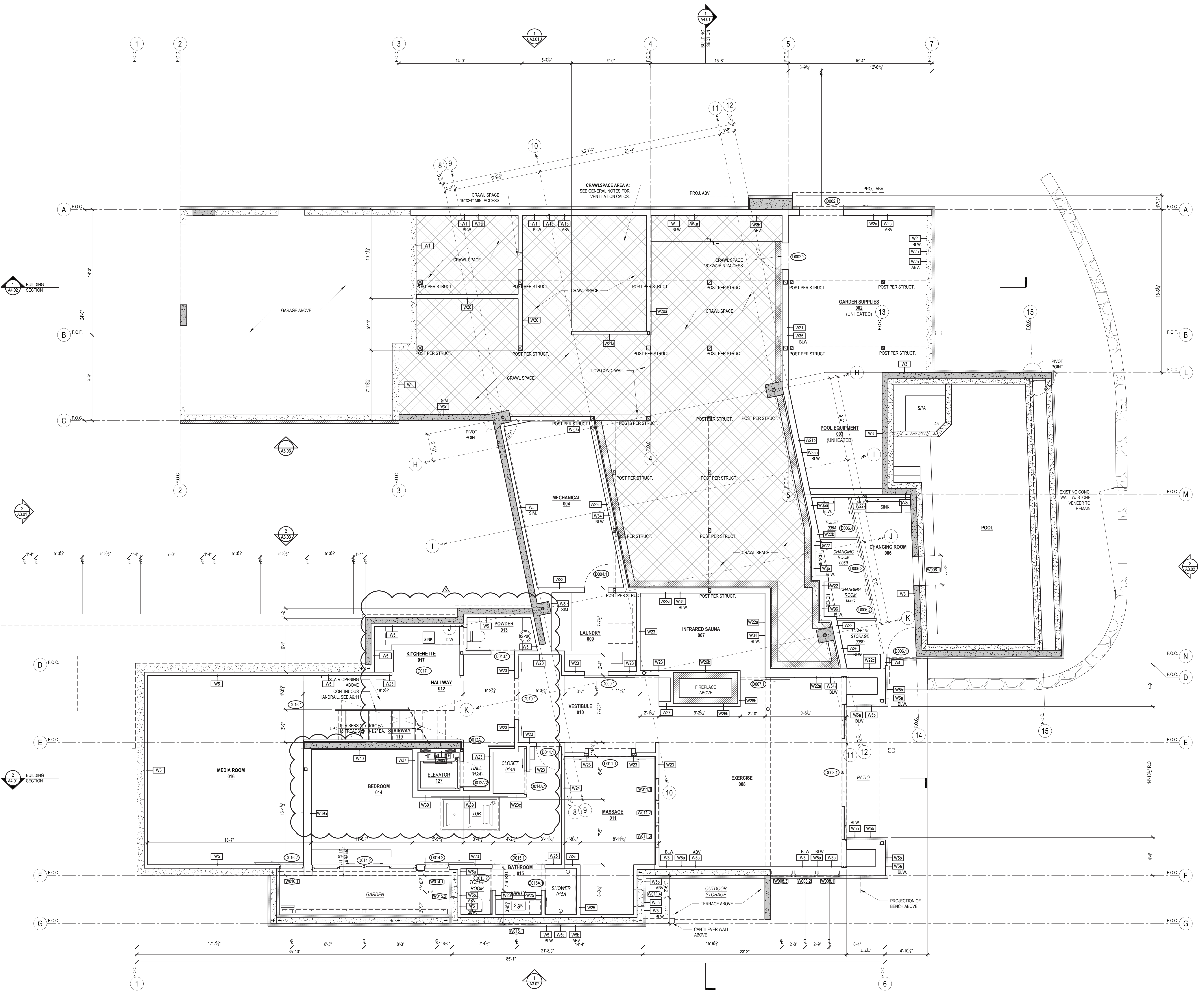
LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE

DOOR ID TAG
 WINDOW ID TAG
 VENTILATION ID
 SMOKE DETECTOR
 CARBON MONOXIDE DETECTOR
 SMOKE & CARBON MONOXIDE COMBINED DETECTOR
 GRIDLINE
 EXTERIOR ELEVATION ID
 SECTION ID

NOTES

- ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
- ALL EXTERIOR WALLS 2X6 U.N.O.
- ALL INTERIOR WALLS 2X4 U.N.O.
- CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION IS PROVIDED AT A MIN. RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/s) FOR EACH 50 SQUARE FEET (4.7M²) OF CRAWLSPACE FLOOR AREA. THE VENTILATION SHALL TERMINATE TO THE EXTERIOR.
 CRAWLSPACE AREA A: 1,430SF
 1,430.50 ÷ 28.6 = 28.35047 = 13.45 RATE = 13.45 L/s
 CRAWLSPACE AREA B: 64.55SF
 64.550 ÷ 1.29 = 1.29047 = 0.61 RATE = 0.61 L/s
- WITH MECHANICAL VENTILATION IN THE CRAWLSPACE, PER 2015 IRC WASHINGTON AMENDMENTS APPX. F 103.5, PROJECT IS EXEMPT FOR PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- ELEVATOR CONTRACTOR TO GET ELEVATOR PERMIT AND INSPECTION THROUGH L&L.



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

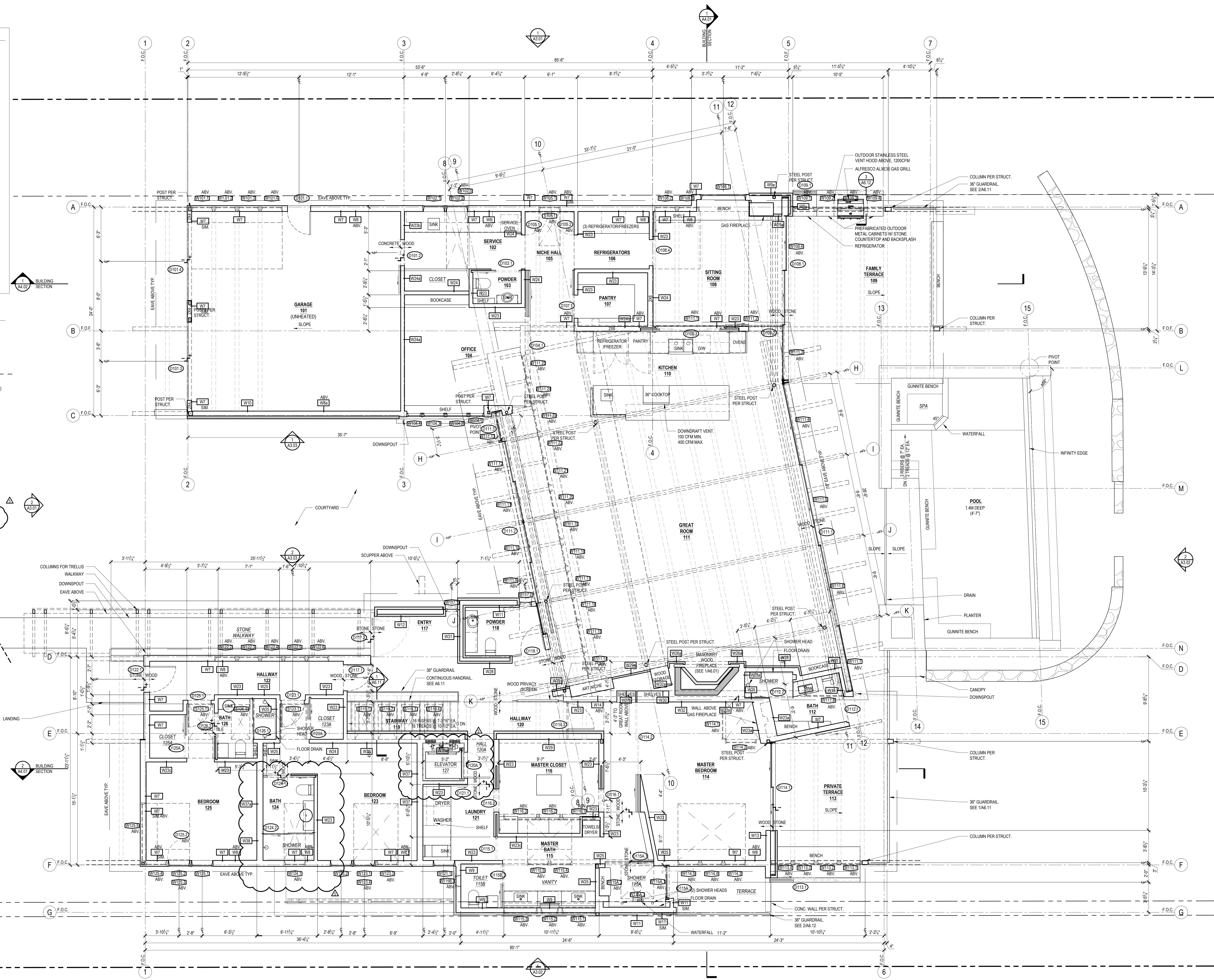
REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

NOTES

- ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
- ALL EXTERIOR WALLS 2X6 U.N.O.
- ALL INTERIOR WALLS 2X4 U.N.O.
- CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION IS PROVIDED AT A MIN. RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/s) FOR EACH 50 SQUARE FEET (4.7M²) OF CRAWLSPACE FLOOR AREA. THE VENTILATION SHALL TERMINATE TO THE EXTERIOR.
- CRAWLSPACE AREA A: 1,430SF
1,430.50 ÷ 28.8
28.830047 = 13.45
RATE = 13.45 L/s
- CRAWLSPACE AREA B: 64.55SF
64.550 ÷ 1.29
1.290047 = 0.61
RATE = 0.61 L/s
- WITH MECHANICAL VENTILATION IN THE CRAWL SPACE, PER 2015 IRC WASHINGTON AMENDMENTS APPX. F 103.5, PROJECT IS EXEMPT FOR PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- ELEVATOR CONTRACTOR TO GET ELEVATOR PERMIT AND INSPECTION THROUGH L&L.



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

ROBERT EDSON SWAIN
ARCHITECTURE + DESIGN
2300 W COMMODORE WAY
SEATTLE, WA 98199

6241 REGISTERED ARCHITECT
ROBERT EDSON SWAIN
STATE OF WASHINGTON

BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040

PROJECT NO.: 1811
DRAWN: [blank]
ISSUE: [blank] DATE: 12-18-20

REVISIONS: [blank] DATE: [blank]

- BUILDING CORRECTIONS 06/07/21
- LAND USE & CIVIL CORRECTIONS 06/11/21
- BUILDING CORRECTIONS 07/08/21
- BUILDING CORRECTIONS 07/26/21
- POST-PERMIT CORRECTIONS 12/17/21
- REVISIONS: [blank]

MAIN LEVEL FLOOR PLAN
A2.03

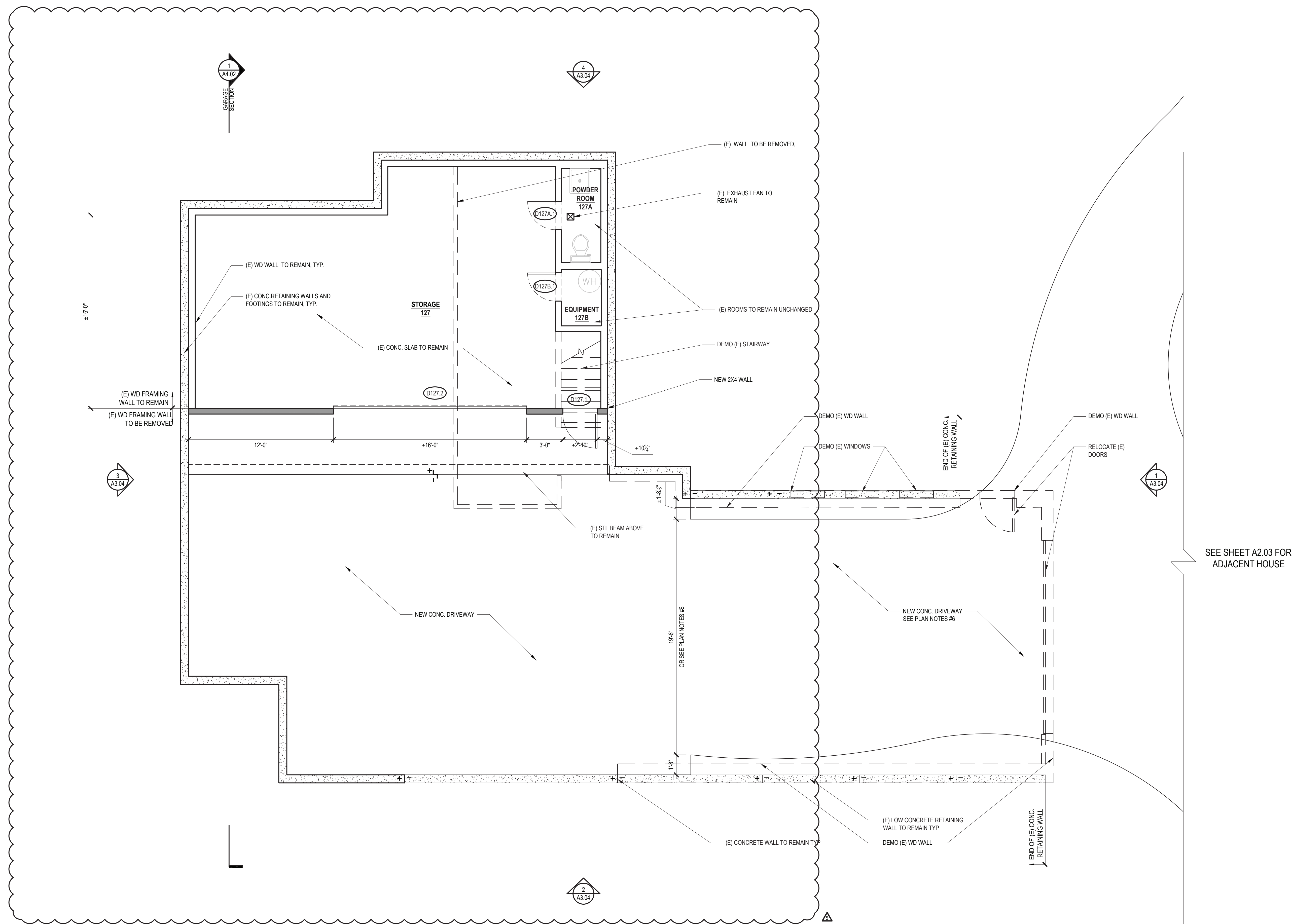
Robert Edson Swain, Inc. Seattle, Washington © 2021

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- (E) CONC. WALL TO REMAIN
- (E) WALL TO REMAIN
- NEW WALL
- TO BE REMOVED
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

PLAN NOTES

- ALL THE EXISTING CONCRETE STRUCTURE TO REMAIN U.N.O.
- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND SITE DEMOLITION INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CHANGES.
- ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTORS
- FIELD VERIFY DIMENSIONS OF EXISTING FOUNDATIONS. WHERE EXISTING CONCRETE WALLS ARE RETAINING 36" OR MORE OF SOIL, NEW DRIVEWAY SLAB SHALL EXTEND AT LEAST TO THE EDGE OF THE EXISTING FOUNDATION.



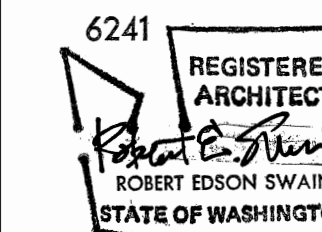
1 GROUND FLOOR PLAN
1/4" = 1'-0"



ROBERT EDSON SWAIN

ARCHITECTURE + DESIGN

2300 W COMMODORE WAY
SEATTLE, WA 98199



BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040

Robert Edson Swain, Inc. Seattle, Washington. © 2021

PROJECT NO.: 1811
DRAWN: YS
ISSUE DATE: 12-18-20

REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

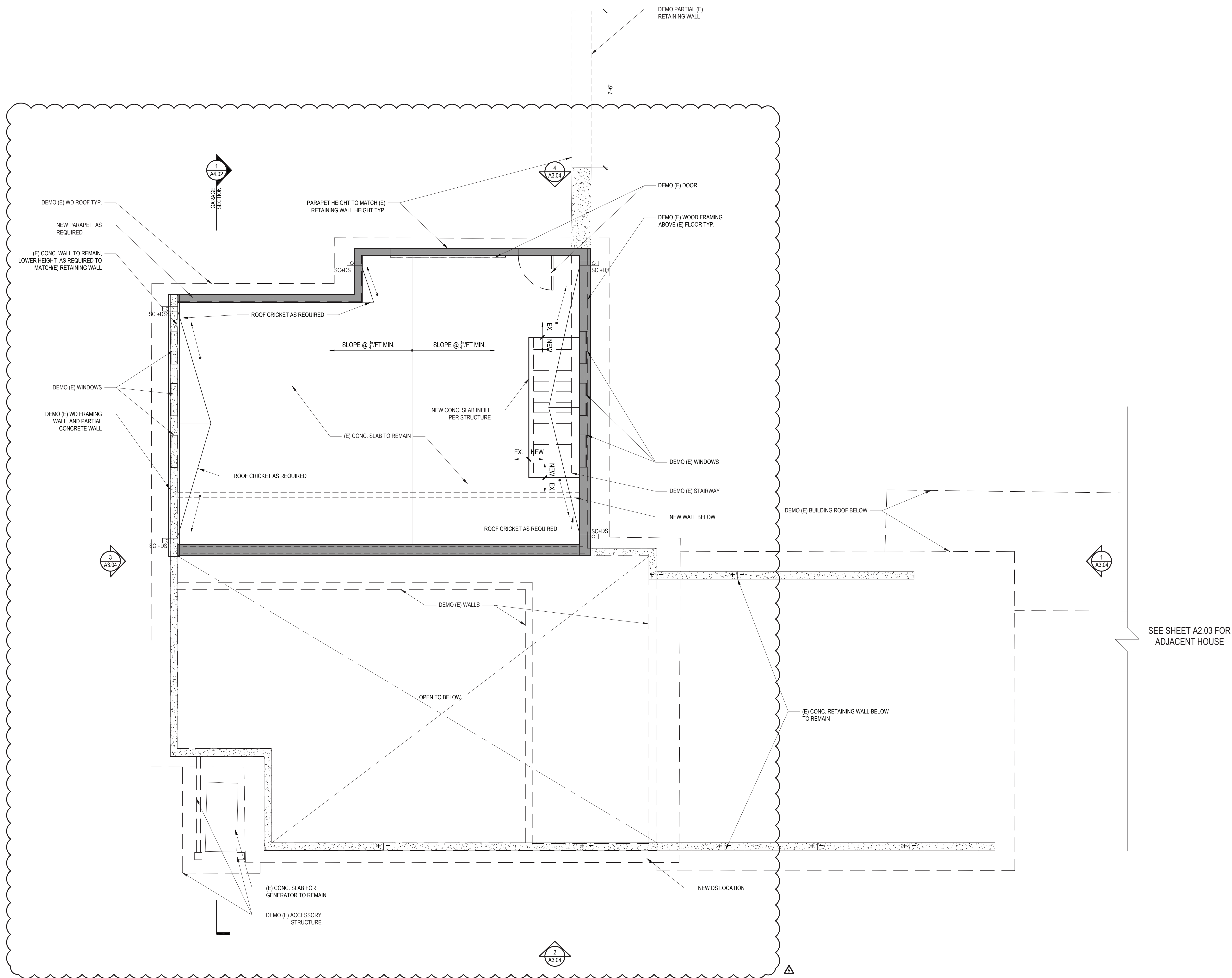
ACCESSORY BLDG FLOOR PLAN
A2.05

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- (E) CONC. WALL TO REMAIN
- (E) WALL TO REMAIN
- NEW WALL
- TO BE REMOVED
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

PLAN NOTES

- ALL THE EXISTING CONCRETE STRUCTURE TO REMAIN U.N.O.
- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND SITE DEMOLITION INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CHANGES.
- ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTORS
- FIELD VERIFY DIMENSIONS OF EXISTING FOUNDATIONS. WHERE EXISTING CONCRETE WALLS ARE RETAINING 36" OR MORE OF SOIL, NEW DRIVEWAY SLAB SHALL EXTEND AT LEAST TO THE EDGE OF THE EXISTING FOUNDATION.



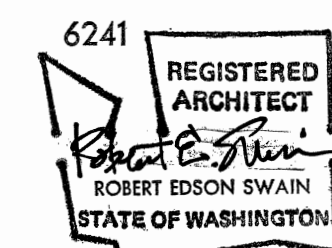
1 ROOF PLAN
1/4" = 1'-0"



**ROBERT
EDSON
SWAIN**

ARCHITECTURE
+
DESIGN

2300 W COMMODORE WAY
SEATTLE, WA 98199



BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040

Robert Edson Swain, Inc. Seattle, Washington. © 2021

PROJECT NO.: 1811
DRAWN: YES
ISSUE DATE: 12-18-20

REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

ACCESSORY BLDG
ROOF PLAN

A2.06

SEE SHEET A2.03 FOR
ADJACENT HOUSE

NOTES

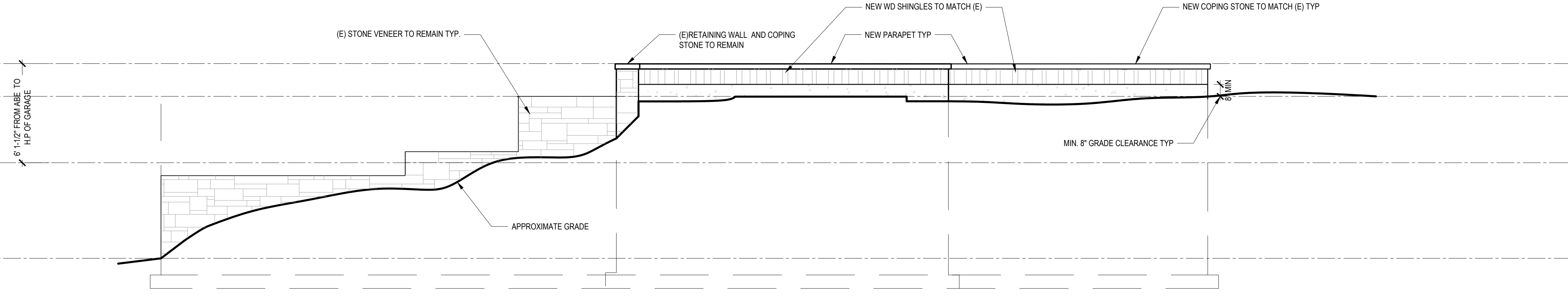
1. ALL THE EXISTING CONCRETE STRUCTURE TO REMAIN U.N.O.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND SITE DEMOLITION INFORMATION.
3. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CHANGES.
4. SEE AVERAGE BUILDING CALCULATION IN SHEET T2.01
5. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTORS
6. NEW SCUPPER AND DOWNSPOUT AT (E) DOWNSPOUT LOCATIONS U.N.O.

+12'-0"
T.O. PARAPET

+10'-0"
T.O. EXISTING CONCRETE

(40.6)
AVERAGE BUILDING ELEVATION

+0'-0" (34.7' FROM SURVEY)
T.O. EXISTING F.F.L.



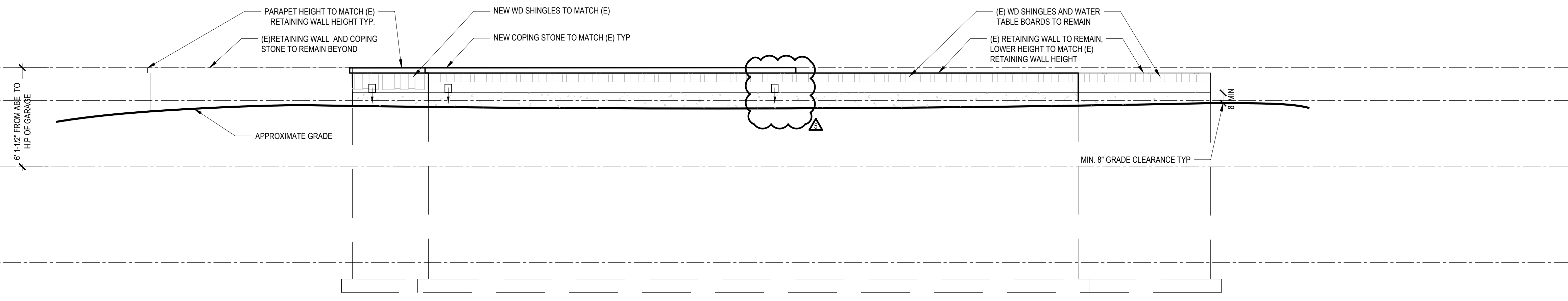
4 WEST ELEVATION
1/4" = 1'-0"

+12'-0"
T.O. PARAPET

+10'-0"
T.O. EXISTING CONCRETE

(40.6)
AVERAGE BUILDING ELEVATION

+0'-0" (34.7' FROM SURVEY)
T.O. EXISTING F.F.L.



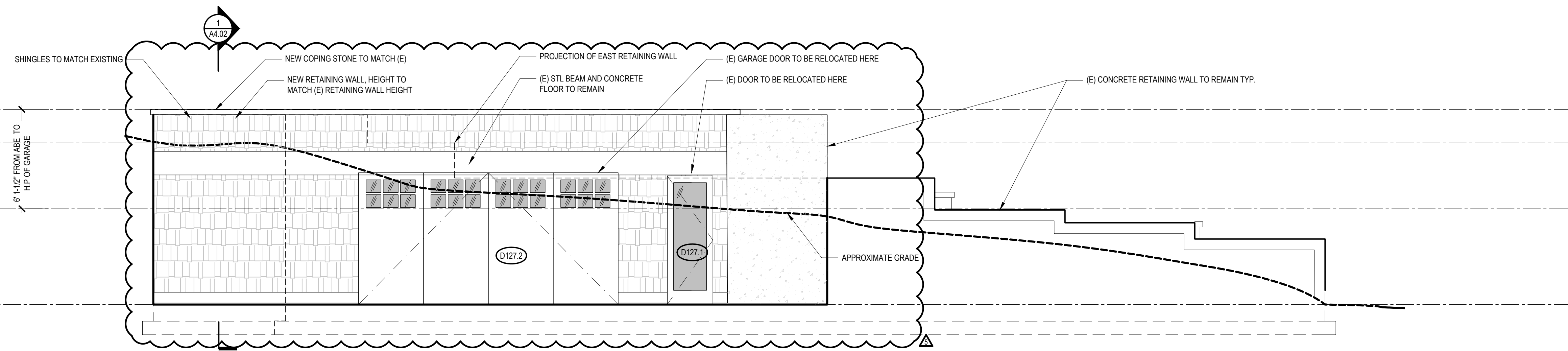
3 SOUTH ELEVATION
1/4" = 1'-0"

+12'-0"
T.O. PARAPET

+10'-0"
T.O. EXISTING CONCRETE

(40.6)
AVERAGE BUILDING ELEVATION

+0'-0" (34.7' FROM SURVEY)
T.O. EXISTING F.F.L.



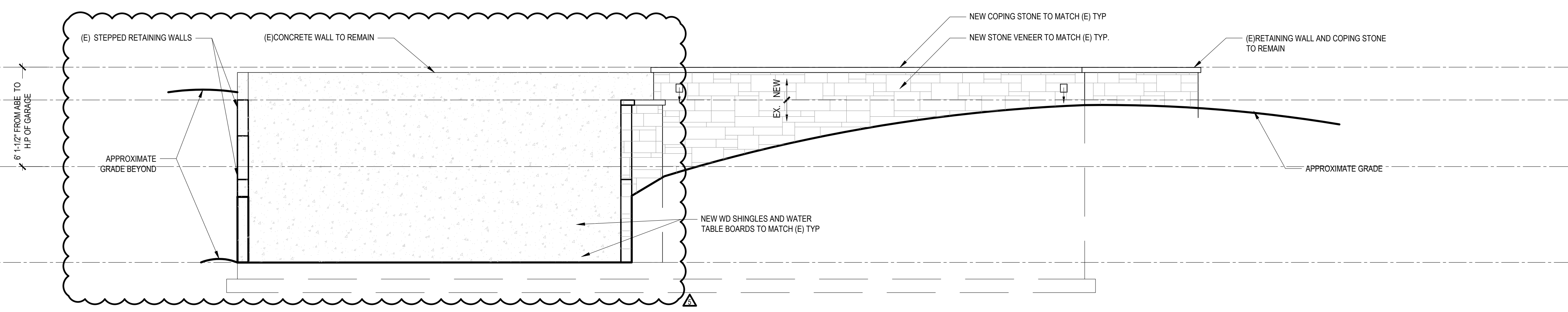
2 EAST ELEVATION
1/4" = 1'-0"

+12'-0"
T.O. PARAPET

+10'-0"
T.O. EXISTING CONCRETE

(40.6)
AVERAGE BUILDING ELEVATION

+0'-0" (34.7' FROM SURVEY)
T.O. EXISTING F.F.L.

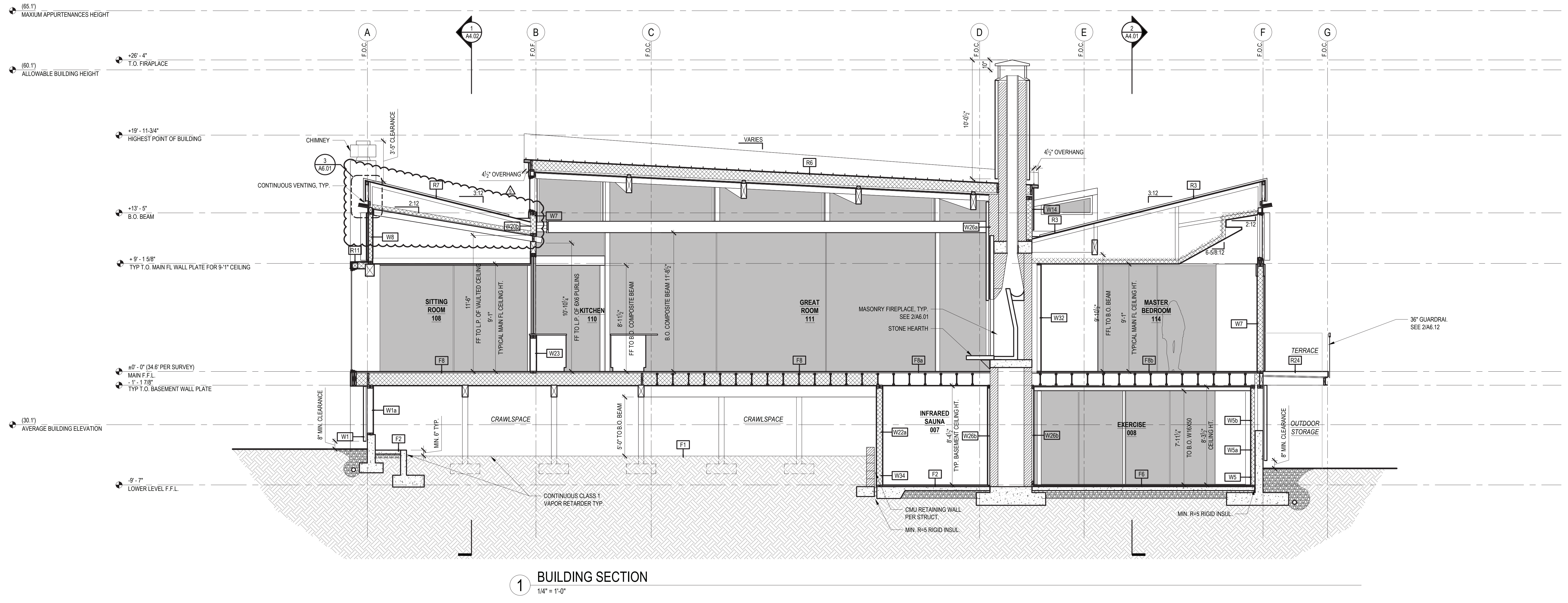
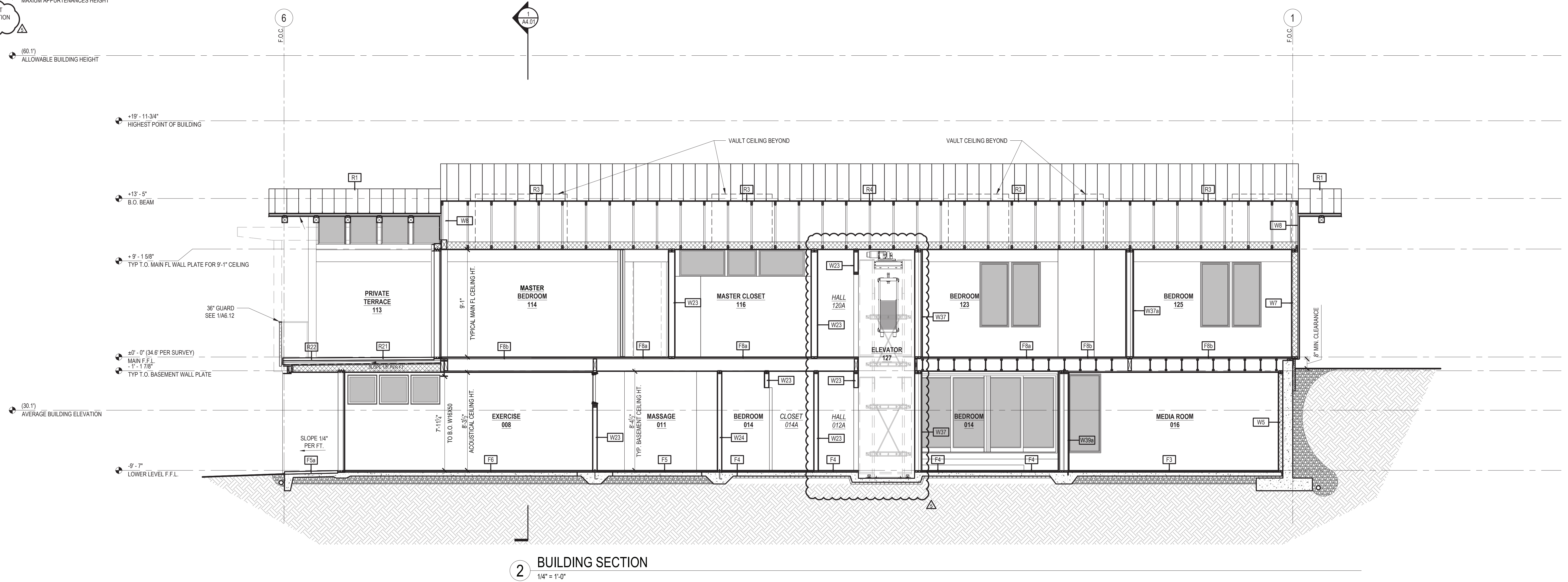


1 NORTH ELEVATION
1/4" = 1'-0"

PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE
	12-18-20
REVISIONS:	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

NOTES

- SEE AVERAGE BUILDING CALCULATION IN SHEET T2.01
- DO NOT SCALE THE DRAWING. USE WRITTEN DIMENSIONS ONLY. (85.1) MAXIMUM APPURTENANCES HEIGHT
- ELEVATOR CONTRACTOR TO GET ELEVATOR PERMIT AND INSPECTION THROUGH L&I

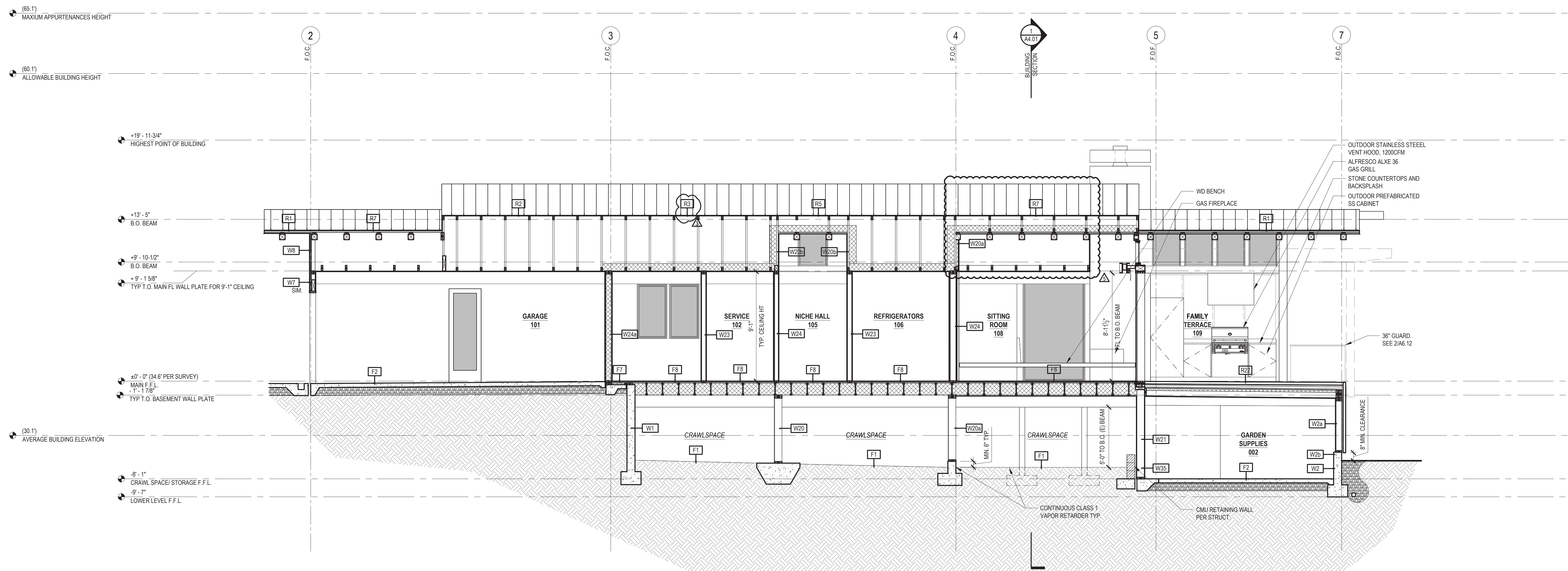


PROJECT NO.: 1811
DRAWN: 06/07/21
ISSUE DATE: 12-18-20

REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

NOTES

1. SEE AVERAGE BUILDING CALCULATION IN SHEET T2.01
2. DO NOT SCALE THE DRAWING. USE WRITTEN DIMENSIONS ONLY



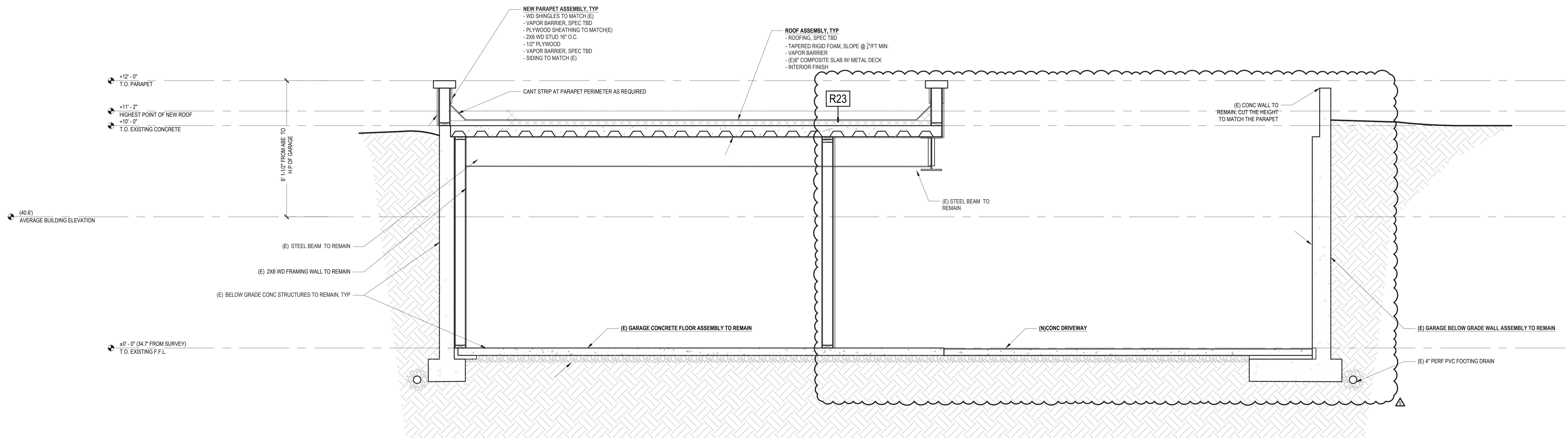
1 BUILDING SECTION
1/4" = 1'-0"

PROJECT NO.:	1811
DRAWN:	
ISSUE	DATE
	12-18-20

REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

NOTES

1. ALL THE EXISTING CONCRETE STRUCTURE TO REMAIN U.N.O.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND SITE DEMOLITION INFORMATION.
3. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL CHANGES.
4. SEE AVERAGE BUILDING CALCULATION IN SHEET TZ.01
5. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTORS
6. NEW SCUPPER AND DOWNSPOUT AT (E) DOWNSPOUT LOCATIONS U.N.O



1 GARAGE SECTION
1/2" = 1'-0"

**ROBERT
EDSON
SWAIN**
ARCHITECTURE
+
DESIGN

2300 W COMMODORE WAY
SEATTLE, WA 98199

6241 REGISTERED
ARCHITECT
ROBERT EDSON SWAIN
STATE OF WASHINGTON

BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040
Robert Edson Swain, Inc. Seattle, Washington. © 2021

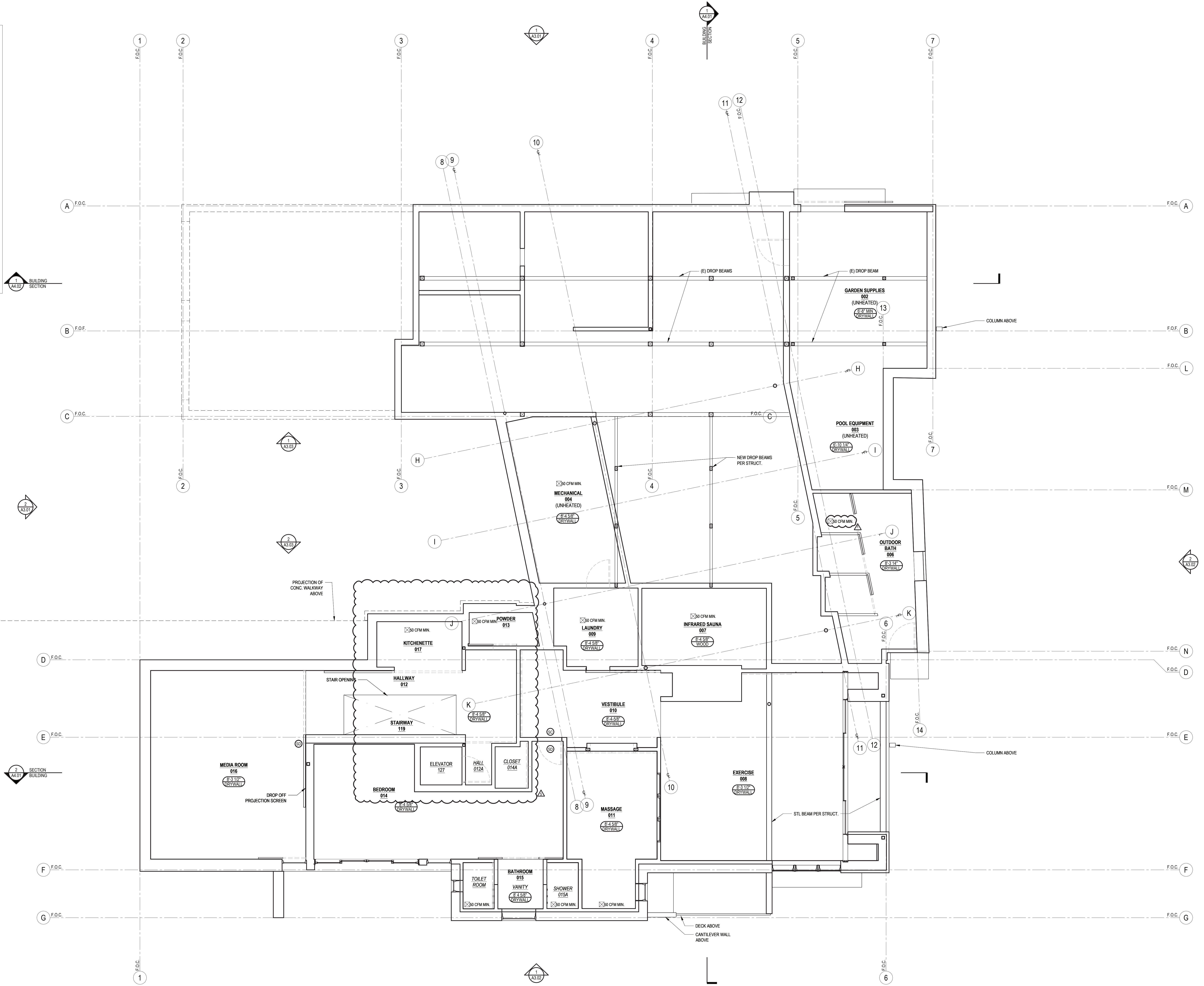
PROJECT NO.:	1811
DRAWN:	
ISSUE	DATE
	12-18-20
REVISIONS	DATE
△ BUILDING	06/07/21
CORRECTIONS	
△ LAND USE & CIVIL	06/11/21
CORRECTIONS	
△ BUILDING	07/08/21
CORRECTIONS	
△ BUILDING	07/26/21
CORRECTIONS	
△ POST-PERMIT	12/17/21
REVISIONS	

ACCESS RY BLDG
SECTION
A4.11

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

- NOTES**
- ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
 - ALL EXTERIOR WALLS 2X6 U.N.O.
 - ALL INTERIOR WALLS 2X4 U.N.O.



1 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

ROBERT EDSON SWAIN
ARCHITECTURE + DESIGN
2300 W COMMODORE WAY
SEATTLE, WA 98199

6241 REGISTERED ARCHITECT
ROBERT EDSON SWAIN
STATE OF WASHINGTON

BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040

PROJECT NO.: 1811
DRAWN: []
ISSUE: [] DATE: 12-18-20

REVISIONS	DATE
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

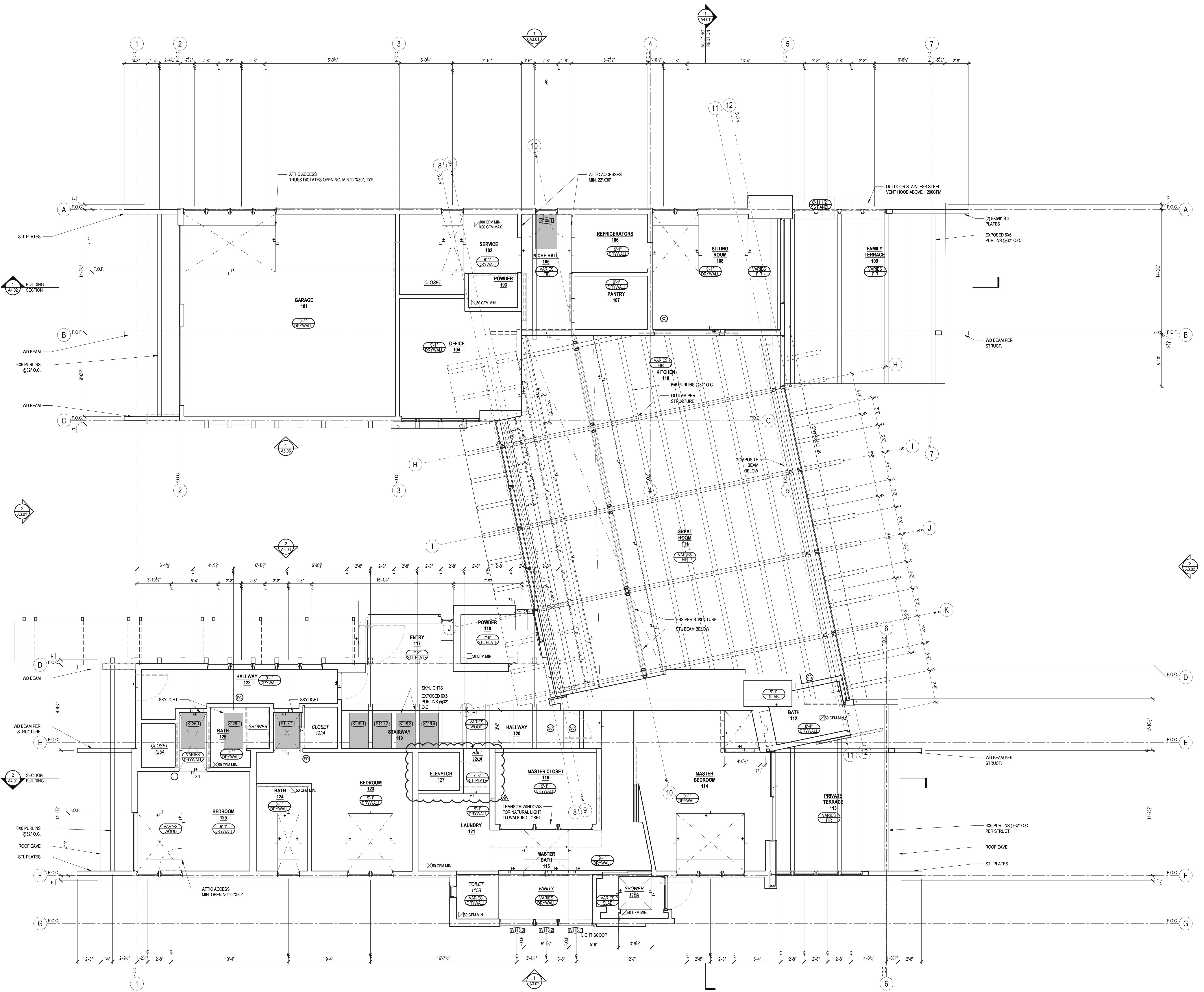
REFLECTED CEILING PLAN
A8.01

Robert Edson Swain, Inc., Seattle, Washington, © 2021

LEGEND

- NEW CONCRETE WALL
- NEW FOOTING
- NEW STONE VENEER
- NEW CMU WALL
- EXISTING CONCRETE WALL TO REMAIN
- EXISTING STONE VENEER
- NEW WOOD FRAMING WALL
- TO BE REMOVED
- CRAWLSPACE
- DOOR ID TAG
- WINDOW ID TAG
- VENTILATION ID
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE & CARBON MONOXIDE COMBINED DETECTOR
- GRIDLINE
- EXTERIOR ELEVATION ID
- SECTION ID

- NOTES**
- ALL DIMENSIONS TO FACE OF CONCRETE OR FRAMING U.N.O.
 - ALL EXTERIOR WALLS 2X6 U.N.O.
 - ALL INTERIOR WALLS 2X4 U.N.O.



1 MAIN LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

ROBERT EDSON SWAIN
ARCHITECTURE + DESIGN
2300 W COMMODORE WAY
SEATTLE, WA 98199
6241 REGISTERED ARCHITECT
ROBERT EDSON SWAIN
STATE OF WASHINGTON

BUILDING PERMIT SUBMITTAL

LAKE HOUSE
3310 97TH AVE. SE
MERCER ISLAND, WA 98040
Robert Edson Swain, Inc. Seattle, Washington, © 2021

PROJECT NO.:	1811
DRAWN:	
ISSUE:	DATE
	12-18-20
REVISIONS:	DATE
△ BUILDING	06/07/21
△ CORRECTIONS	
△ LAND USE & CIVIL	06/11/21
△ CORRECTIONS	
△ BUILDING	07/08/21
△ CORRECTIONS	
△ BUILDING	07/26/21
△ CORRECTIONS	
△ POST-PERMIT	12/17/21
△ REVISIONS	

REFLECTED CEILING PLAN
A8.02

ROOF TYPE SCHEDULE

ROOF/CEILING TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
R1		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -1"x4" FURRING @ 24" O.C. -W/ 1" RIGID INSULATION -PLYWOOD ROOF SHEATHING PER STRUCTURE -3/4" DOUGLAS FIR T&G CEILING -PURLIN AND CONNECTION PER STRUCTURE	-UNVENTED -@FAMILY TERRACE 109 AND PRIVATE TERRACE 113	
R2		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF TRUSSES PER STRUCTURE -5/8" GWB	-VENTED	
R3		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF TRUSSES PER STRUCTURE -W/ AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -VAPOR BARRIER -5/8" GWB	-VENTED	
R3 SIM		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF FRAMING PER STRUCTURE -W/ AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -DROPPED CEILING FRAMING -VAPOR BARRIER -5/8" GWB	-VENTED	
R4		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF FRAMING PER STRUCTURE -W/ AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -VAPOR BARRIER -5/8" GWB -1/8" STL PLATE	-VENTED	
R4 SIM		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF FRAMING PER STRUCTURE -W/ AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -DROPPED CEILING FRAMING -VAPOR BARRIER -5/8" GWB, PAINT COLOR TBD -1/8" STL PLATE, FINISH TBD	-VENTED	
R5		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF FRAMING PER STRUCTURE -W/ AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -VAPOR BARRIER -PLYWOOD ROOF SHEATHING PER STRUCTURE -3/4" DOUGLAS FIR T&G CEILING -PURLIN AND CONNECTION PER STRUCTURE	-VENTED	
R6		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF FRAMING PER STRUCTURE -W/ MIN. R-38 CLOSE-CELL SPRAY FOAM -ACOUSTIC MATERIAL, TBD -3/4" DOUGLAS FIR T&G CEILING -PURLIN AND CONNECTION PER STRUCTURE	-UNVENTED -@ GREAT ROOM 111 AND KITCHEN 110	
R7		-STANDING SEAM METAL ROOFING, SPEC TBD -DRAINAGE MAT, TBD -W.R.B., TBD -5/8" PLYWOOD ROOF SHEATHING -1" BLOCKING @ 24" O.C. -PLYWOOD ROOF SHEATHING PER STRUCTURE -FLAT 2x4 SPACER -PURLIN PER STRUCTURE -AIR SPACE FOR ATTIC VENT -W/ MIN. R-49 BATT INSULATION -DROPPED CEILING FRAMING PER STRUCTURE -VAPOR BARRIER -5/8" GWB	-@GARAGE 101 AND BATH 112 -NO INSULATION @GARAGE 101	
R8		-MEMBRANE ROOFING TBD -COVER BOARD -TAPERED RIGID INSULATION, MIN. R-10 -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF RAFTER PER STRUCTURE -W/ MIN. R-38 CLOSE-CELL SPRAY FOAM -5/8" GWB -1/8" STL PLATE	-UNVENTED -SLOPE TO BE DETERMINED	
R9		-MEMBRANE ROOFING TBD -COVER BOARD -TAPERED RIGID INSULATION, MIN. R-10 -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF RAFTER PER STRUCTURE -W/ MIN. R-38 CLOSE-CELL SPRAY FOAM -5/8" GWB	-UNVENTED -SLOPE TO BE DETERMINED	
R10		-MEMBRANE ROOFING TBD -COVER BOARD -TAPERED RIGID INSULATION, MIN. R-10 -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF RAFTER PER STRUCTURE -W/ MIN. R-38 CLOSE-CELL SPRAY FOAM -1/2" CEMENT BOARD -1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) -3CM STONE SLAB (OR 2CM)	-UNVENTED -@ SHOWER 115A	

ROOF TYPE SCHEDULE

ROOF/CEILING TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
R11		-METAL ROOFING, TBD -W.R.B. -DRAINAGE MAT -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF RAFTERS PER STRUCTURE -W/ MIN. R-38 AIR-IMPERMEABLE INSULATION -5/8" GWB	-UNVENTED -@ MASTER BEDROOM 116 LIGHT TOWER	
R12		-METAL ROOFING TBD -W.R.B. -DRAINAGE MAT -PLYWOOD ROOF SHEATHING PER STRUCTURE -ROOF RAFTERS PER STRUCTURE -W/ MIN. R-38 AIR-IMPERMEABLE INSULATION -1/2" CEMENT BOARD -1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) -3CM STONE SLAB (OR 2CM)	-UNVENTED -@ SHOWER 115A LIGHT TOWER	
R21		-2 1/2" STONE PAVER PER SPEC -MIN. 1" MORTAR SETTING BED, SLOPED -2" CUSTOMIZED CONCRETE SLAB -W.R.B., TBD -PLYWOOD SHEATHING PER STRUCTURE -FRAMING PER STRUCTURE -W/ MIN. R-38 CLOSE-CELL SPRAY FOAM -5/8" GWB, PAINT COLOR TBD	-UNVENTED	
R22		-2 1/2" STONE PAVER PER SPEC -MIN. 1" MORTAR SETTING BED, SLOPED -2" CUSTOMIZED CONCRETE SLAB -W.R.B., TBD -PLYWOOD SHEATHING PER STRUCTURE -FRAMING PER STRUCTURE -W/ MIN. 2IN CLOSE-CELL SPRAY FOAM -5/8" GWB, PAINT COLOR TBD	-UNVENTED	
R22 SIM		-2 1/2" STONE PAVER PER SPEC -MIN. 1" MORTAR SETTING BED, SLOPED -2" HIGH-STRENGTH MINI SLAB -W.R.B., TBD -PLYWOOD SHEATHING PER STRUCTURE -FRAMING PER STRUCTURE -W/ MIN. 2IN CLOSE-CELL SPRAY FOAM -5/8" GREENBOARD	-UNVENTED -@ OUTSIDE OF GYM	
R23		-MEMBRANE ROOFING TBD -1/2" PLYWOOD SHEATHING PER STRUCTURE -TAPERED RIGID INSULATION, SLOPE @ 1/4" MIN. -(E) NEW 6" COMPOSITE SLAB W/ METAL DECK -INTERIOR FINISH TO REMAIN MATCH (E)	-UNVENTED -@ DETACHED GARAGE	
R23 SIM		-DECK MATERIAL TBD -FURRING STRIP -W.R.B., TBD -PT PLYWOOD SHEATHING PER STRUCTURE, SLOPED -FRAMING PER STRUCTURE, PAINTED AS REQUIRED	-@TERRACE OUTSIDE OF MASTER SHOWER	

FLOOR TYPE SCHEDULE

FLOOR TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
F1		-MIN. 5 MIL POLYETHYLENE OR EQUIVALENT VAPOR BARRIER -4" UNIFORM LAYER OF CLEAN AGGREGATE, PASS THROUGH 2" SIEVE AND BE RETAINED BY 1/4" SIEVE. -NATIVE SOIL	-VAPOR BARRIER TO BE CONTINUOUS. JOINTS SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED. THE EDGES SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE SEALED.	
F2		-SEALER FINISH PER SCHEDULE -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES -VAPOR BARRIER -MIN. R-10 RIGID INSULATION -4" FREE DRAINING MATERIAL	-REMOVE RADIANT HEATING TUBES AND INSULATION IN UNHEATED BASEMENT AREA, INCLUDING 002.003.006.101	
F3		-CARPET W/ PAD -1/2" PLYWOOD -1/2" PRESSURE TREATED PLYWOOD SUBFLOOR -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES -VAPOR BARRIER -MIN. R-10 RIGID INSULATION -4" FREE DRAINING MATERIAL		
F4		-3/4" WOOD FLOOR -1/2" PLYWOOD -1/2" PRESSURE TREATED PLYWOOD SUBFLOOR -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES -VAPOR BARRIER -MIN. R-10 RIGID INSULATION -4" FREE DRAINING MATERIAL		
F5		-PORCELAIN TILE, TBD -THINSET MORTAR -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES -VAPOR BARRIER -MIN. R-10 RIGID INSULATION -4" FREE DRAINING MATERIAL		
F5a		-2CM3CM STONE, TBD -MORTAR SETTING BED -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES -VAPOR BARRIER -MIN. R-10 RIGID INSULATION -4" FREE DRAINING MATERIAL	-REMOVE RADIANT HEATING TUBES AND INSULATION IN UNHEATED BASEMENT AREA, SUCH AS THE PATIO OUTSIDE THE GYM	
F6		-MIN. 2" RUBBER FLOOR, TBD -CONCRETE SLAB PER STRUCTURE -W/ RADIANT HEATING TUBES- MIN. R-10 RIGID INSULATION -VAPOR BARRIER -4" FREE DRAINING MATERIAL		
F7		-3/4" WOOD FLOOR -1/2" PLYWOOD W/ RADIANT HEAT SYSTEM -PLYWOOD SUBFLOOR PER STRUCTURE -MIN. R-10 RIGID INSULATION -CONCRETE SLAB PER STRUCTURE -VAPOR BARRIER -4" FREE DRAINING MATERIAL		
F8		-3/4" WOOD FLOOR -1/2" QUIK TRAK BOARD W/ RADIANT HEAT SYSTEM -PLYWOOD SUBFLOOR PER STRUCTURE -FRAMING PER STRUCTURE -W/ ACOUSTIC INSULATION, TBD -5/8" GWB, U.N.O PER FINISH SCHEDULE		
F8a		-3/4" WOOD FLOOR -1/2" QUIK TRAK BOARD W/ RADIANT HEAT SYSTEM -PLYWOOD SUBFLOOR PER STRUCTURE -FRAMING PER STRUCTURE -W/ ACOUSTIC INSULATION, TBD -1/2" GAP FOR LOW PROFILE RSIC CLIPS -(2) 5/8" GWB, U.N.O PER FINISH SCHEDULE		
F8b		-3/4" WOOD FLOOR -1/2" QUIK TRAK BOARD W/ RADIANT HEAT SYSTEM -PLYWOOD SUBFLOOR PER STRUCTURE -FRAMING PER STRUCTURE -W/ ACOUSTIC INSULATION, TBD -1/2" GAP FOR LOW PROFILE RSIC CLIPS -(2) 5/8" GWB, U.N.O PER FINISH SCHEDULE		
F9		-2 1/2" STONE, TBD -MIN. 1" MORTAR -2" CUSTOMIZED CONCRETE SLAB W/ RADIANT HEATING TUBES -3/4" PLYWOOD SUBFLOOR -FRAMING PER STRUCTURE -W/ ACOUSTIC INSULATION -5/8" GWB, U.N.O PER FINISH SCHEDULE	-ACOUSTIC INSULATION, TBD	
F10		-3CM STONE SLAB/2CM STONE SLAB -MIN. 1/4" MORTAR BED -1/4" CEMENT BOARD -1/2" QUIK TRAK BOARD -3/4" PLYWOOD SUBFLOOR -FRAMING PER STRUCTURE -W/ ACOUSTIC INSULATION, TBD -5/8" GWB	-1/2" PER FT SLOPED MORTAR ABOVE 1/2" PLYWOOD AT SHOWER LOCATION -SHOWER PAN ABOVE THE SLOPED MORTAR	
F10a		-3CM STONE SLAB/2CM STONE SLAB -MIN. 1/4" MORTAR BED -1/4" CEMENT BOARD -1/2" QUIK TRAK BOARD -3/4" PLYWOOD SUBFLOOR -FRAMING PER STRUCTURE -W/ R-30 SPRAY FOAM INSULATION	-1/2" PER FT SLOPED MORTAR ABOVE 1/2" PLYWOOD AT SHOWER LOCATION -SHOWER PAN ABOVE THE SLOPED MORTAR	

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
WT		(E) EARTH (E) CONCRETE - CRAWL SPACE		
WT SIM		(E) EARTH (N) CONCRETE - CRAWL SPACE		
WT1		- 2 1/2" STONE VENEER - MIN. 1" AIR SPACE (E) CONCRETE - CRAWL SPACE		
WT1		- 2 1/2" STONE VENEER - MIN. 1" AIR SPACE - W.R.B., TBD (E) PLYWOOD SHEATHING (E) FRAMING - CRAWL SPACE		
WT		(E) EARTH (E) CONCRETE - 1/2" AIR SPACE - 2X4 FLAT WOOD STUD - PAINTED MDO PLYWOOD		
WT1		- 2 1/2" STONE VENEER - MIN. 1" AIR SPACE (E) CONCRETE - 1/2" AIR SPACE - 2X4 FLAT WOOD STUD - PAINTED MDO PLYWOOD		
WT1		- 2 1/2" STONE VENEER - MIN. 1" AIR SPACE - W.R.B., TBD (E) PLYWOOD SHEATHING (E) FRAMING - PAINTED PLYWOOD		
WT		- POOL FINISH TBD - CONCRETE PER STRUCTURE - SKIM COAT, COLOR TBD		
WT1		- POOL FINISH TBD - CONCRETE PER STRUCTURE - 1/2" AIR SPACE - FRAMING PER PLAN - 5/8" GWB, U.N.O		
WT		- 3/16" RUSTED STEEL PANEL - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - 5/8" GWB, U.N.O		
WT		(E) EARTH OR CRAWL SPACE (E) CONCRETE - W.R.B., TBD - 1/2" AIR SPACE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - 5/8" GWB, U.N.O	- REPLACE DRYWALL WITH CEMENT BOARD AND 3CM STONE SLAB AT WET LOCATION	
WT SIM		(E) EARTH OR CRAWL SPACE - W.R.B., TBD (N) CONCRETE - 1/2" AIR SPACE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - 5/8" GWB, U.N.O		
WT1		- 2 1/2" STONE VENEER - 1" AIR SPACE (E) CONCRETE - W.R.B., TBD - 1/2" AIR SPACE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - 5/8" GWB, U.N.O	- REPLACE DRYWALL WITH CEMENT BOARD AND 3CM STONE SLAB AT WET LOCATION	
WT1		- 2 1/2" STONE VENEER - 1" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD (E) PLYWOOD SHEATHING (E) FRAMING - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - AIR SPACE - WALL FRAMING PER PLAN - 5/8" GWB, U.N.O	- REPLACE DRYWALL WITH CEMENT BOARD AND 3CM STONE SLAB AT WET LOCATION	

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
WSC		- W.R.B., TBD (E) PLYWOOD SHEATHING (E) FRAMING - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - AIR SPACE - WALL FRAMING PER PLAN - 5/8" GWB, U.N.O		
WSC SIM		- W.R.B., TBD (N) PLYWOOD SHEATHING (N) FRAMING - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - AIR SPACE - WALL FRAMING PER PLAN - 5/8" GWB, U.N.O		
WT		- THERMORY CLADDING, ASH, PER ARCH - THERMORY STRIP - DRAINAGE MAT, TBD - W.R.B., TBD (E) PLYWOOD SHEATHING (E) FRAMING - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - AIR SPACE - WALL FRAMING PER PLAN - 5/8" GWB, U.N.O		
WT		- THERMORY CLADDING, ASH, PER ARCH - THERMORY STRIP - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O	- NO INSULATION @ GARAGE 101	
WT SIM		- THERMORY CLADDING, ASH, PER ARCH - THERMORY STRIP - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O PER FINISH SCHEDULE	- NO INSULATION @ GARAGE 101	
WT		- THERMORY CLADDING, ASH, PER ARCH - THERMORY STRIP - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - ROOF FRAMING PER STRUCTURE - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - ATTIC SPACE	- NO INSULATION @ GARAGE 101	
WT1		- PAINTED ALUMINUM, TBD - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - TRUSS PER STRUCTURE - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - ATTIC SPACE	- BETWEEN PURLIN ENDS	
WT		- 2 1/2" STONE VENEER - 1" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O PER FINISH SCHEDULE		
WT1		- 2 1/2" STONE VENEER - 1" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER		
WT10		- GREEN WALL, TBD - CMU PER STRUCTURE - 3" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O		
WT1		- 2 1/2" STONE VENEER - 1" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER (IN WET LOCATION) - 1/2" CEMENT BOARD - 1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) - 3CM STONE SLAB (OR 2CM)		
WT1 SIM		- STEEL PANEL, FINISH TBD - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 1/2" CEMENT BOARD - 1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) - 3CM STONE SLAB (OR 2CM)		

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
WT2		- 2 1/2" STONE VENEER - 1" AIR SPACE - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - 1/2" PLYWOOD BACKING - 1" AIR SPACE - 2 1/2" STONE VENEER		
WT3		- AIR SPACE FOR SKYFRAME - ALUMINUM PANEL TO MATCH SKYFRAME DOOR - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O PER FINISH SCHEDULE		
WT4		- THERMORY CLADDING, ASH, PER ARCH - THERMORY STRIP - DRAINAGE MAT, TBD - W.R.B., TBD - PLYWOOD SHEATHING PER STRUCTURE - WALL FRAMING PER PLAN - W/ MIN. R-21 CLOSE-CELL SPRAY FOAM - 1/2" AIR SPACE - CMU PER STRUCTURE		

PROJECT NO.:	1811
ISSUE:	DATE:
	12-18-20
REVISIONS:	DATE:
△ BUILDING CORRECTIONS	06/07/21
△ LAND USE & CIVIL CORRECTIONS	06/11/21
△ BUILDING CORRECTIONS	07/08/21
△ BUILDING CORRECTIONS	07/26/21
△ POST-PERMIT REVISIONS	12/17/21

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
W20		- FRAMING PER PLAN - PLYWOOD SHEATHING PER STRUCTURE	- INTERIOR	
W20a		- FRAMING PER PLAN - PLYWOOD SHEATHING PER STRUCTURE - PAINTED MDO PLYWOOD		
W20b		- FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O		
W21		- PAINTED MDO PLYWOOD - FRAMING PER PLAN - PAINTED MDO PLYWOOD		
W21a		- PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - PLYWOOD SHEATHING PER STRUCTURE		
W21b		- PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - PAINTED MDO PLYWOOD		
W22		- PAINTED MDO PLYWOOD - FRAMING PER PLAN - 5/8" GREENBOARD - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - FINISH TBD		
W22a		- PAINTED MDO PLYWOOD - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - 5/8" GREENBOARD - FINISH TBD		
W22b		- PAINTED MDO PLYWOOD - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - SHEATHING PER STRUCTURE - 5/8" GREENBOARD - FINISH TBD		
W22c		- PAINTED MDO PLYWOOD - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - 5/8" GWB, U.N.O		
W23		- 5/8" GWB, U.N.O - FRAMING PER PLAN - W/ ACOUSTIC INSULATION FILLED THE CAVITY - 5/8" GWB, U.N.O		
W23a		- FRAMING PER PLAN - 5/8" GWB, U.N.O		
W23b		- 5/8" GWB, U.N.O - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - 5/8" GWB, U.N.O		
W23c		- 5/8" GWB, U.N.O - FRAMING PER PLAN - 5/8" GWB, U.N.O		
W24		- 5/8" GWB, U.N.O - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O		
W24a		- 5/8" GWB, U.N.O - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O		
W24b		- 5/8" GWB, U.N.O - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - PLYWOOD SHEATHING PER STRUCTURE - 5/8" GWB, U.N.O	- ACOUSTIC INSULATION TBD	
W25		- 2CM OR 3CM SLAB STONE - 1/4" MORTAR OR 1/2" MECHANICAL ATTACHMENT - 1/2" CEMENT BOARD - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O	- ACOUSTIC INSULATION TBD	
W26		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - CMU PER STRUCTURE - 1/2" AIR SPACE - FURRING STRIP - INTERIOR FINISH PER SCHEDULE	- ACOUSTIC INSULATION TBD	

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
W26a		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - CMU PER STRUCTURE		
W26b		- CMU PER STRUCTURE - 1/2" AIR SPACE - FLAT FRAMING PER PLAN - 5/8" GWB, U.N.O		
W27		- WOOD WALL FINISH - FRAMING PER PLAN - 5/8" GWB, U.N.O		
W27a		- WOOD WALL FINISH - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O - 1/8" STL PLATE		
W27b		- FRAMING PER PLAN - W/ ACOUSTIC INSULATION - WOOD WALL FINISH		
W28		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - 1/2" PLYWOOD - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 1/2" CEMENT BOARD - 1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) - 3CM STONE SLAB (OR 2CM)		
W28a		- FRAMING PER PLAN - PLYWOOD SHEATHING PER STRUCTURE - VAPOR BARRIER - 1/2" CEMENT BOARD - 1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) - 3CM STONE SLAB (OR 2CM)		
W29		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - 1/2" PLYWOOD - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O		
W29a		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - 1/2" PLYWOOD - FRAMING PER PLAN - W/ ACOUSTIC INSULATION		
W30		- WOOD WALL FINISH - 5/8" GWB, U.N.O - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O - 1/8" STL PLATE		
W30a		- CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O - 1/8" STL PLATE		
W30b		- FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 5/8" GWB, U.N.O - 1/8" STL PLATE		
W31		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - W/ ACOUSTIC INSULATION - 1/2" CEMENT BOARD - 1/2" MECHANICAL ATTACHMENT FOR 3CM SLAB (OR 1/4" MORTAR) - 3CM STONE SLAB (OR 2CM)		
W32		- CMU PER STRUCTURE - AIR SPACE - FRAMING PER PLAN - 5/8" GWB, U.N.O.		
W32a		- CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - 5/8" GWB, U.N.O. - 1/8" STL PLATE		
W33		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - 1/2" PLYWOOD - 2x6 FRAMING - AIR SPACE PER PLAN - FRAMING PER PLAN - PLYWOOD SHEATHING PER STRUCTURE - 5/8" GWB, U.N.O		
W33a		- 2 1/2" STONE VENEER - 1/2" AIR SPACE - 1/2" CEMENT BOARD - 2x6 WALL FRAMING - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - AIR SPACE PER PLAN - 2x4 WALL FRAMING - 3/4" GRADE PLYWOOD (TBD)		

WALL TYPE SCHEDULE

WALL TYPE	ILLUSTRATIONS	DESCRIPTION	REMARKS	RATED
W34		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - VAPOR BARRIER - 5/8" GWB, U.N.O		
W34a		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - 5/8" GWB, U.N.O		
W35		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - PAINTED MDO PLYWOOD		
W35a		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - PLYWOOD SHEATHING PER STRUCTURE - FRAMING PER PLAN - PAINTED MDO PLYWOOD		
W36		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - 5/8" GREENBOARD - FINISH TBD		
W36a		- EARTH - CMU PER STRUCTURE - MIN. 1/2" AIR SPACE - FRAMING PER PLAN - W/ MIN. R21 CLOSE-CELL SPRAY FOAM - SHEATHING PER PLAN - 5/8" GREENBOARD - FINISH TBD		
W37		- (2) 5/8" GWB - STAGGERED 2x4 STUDS ON 2x6 WALL PLATE - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - (2) 5/8" GWB		
W37a		- (2) 5/8" GWB - STAGGERED 2x4 STUDS ON 2x6 WALL PLATE - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - SHEATHING PER STRUCTURE - (2) 5/8" GWB		
W38		- 3CM STONE SLAB (OR 2CM SLAB) - 1/2" SPACE FOR MECHANICAL ATTACHMENT (OR 1/4" MORTAR) - 1/2" CEMENT BOARD - VAPOR BARRIER - STAGGERED 2x4 STUDS ON 2x6 WALL PLATE - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - SHEATHING PER STRUCTURE - (2) 5/8" GWB		
W39		- (2) 5/8" GWB - 2x4 WALL FRAMING - W/ ACOUSTICAL INSULATION FILLED IN THE CAVITY - 1" AIR SPACE - 2x4 WALL FRAMING - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - (2) 5/8" GWB		
W39a		- (2) 5/8" GWB - 2x4 WALL FRAMING - W/ ACOUSTICAL INSULATION FILLED IN THE CAVITY - 1" AIR SPACE - 2x4 WALL FRAMING - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - SHEATHING PER STRUCTURE - (2) 5/8" GWB		
W40		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - CONCRETE WALL PER STRUCTURE - MIN. 1/2" AIR SPACE - FURRING STRIP - INTERIOR FINISH PER SCHEDULE		
W40a		- 2 1/2" STONE VENEER - 1" SPACE FOR ATTACHMENT - CONCRETE WALL PER STRUCTURE - 1" AIR SPACE - 2x4 FRAMING - W/ ACOUSTIC INSULATION FILLED IN THE CAVITY - 3/4" GRADE PLYWOOD		



ILG
STRUCTURAL
ENGINEERS



12/20/21

LAKE HOUSE
3310 97TH AVE SE
MERCER ISLAND, WA 98040

BUILDING PERMIT SUBMITTAL
DECEMBER 18, 2020

12-10-21 CD SET

TITLE
FOUNDATION AND FIRST FLOOR PLAN

PROJECT NO.: 191986.1
E.O.R.: Mark Spidel
DESIGNED: MTS
DRAWN: KPH

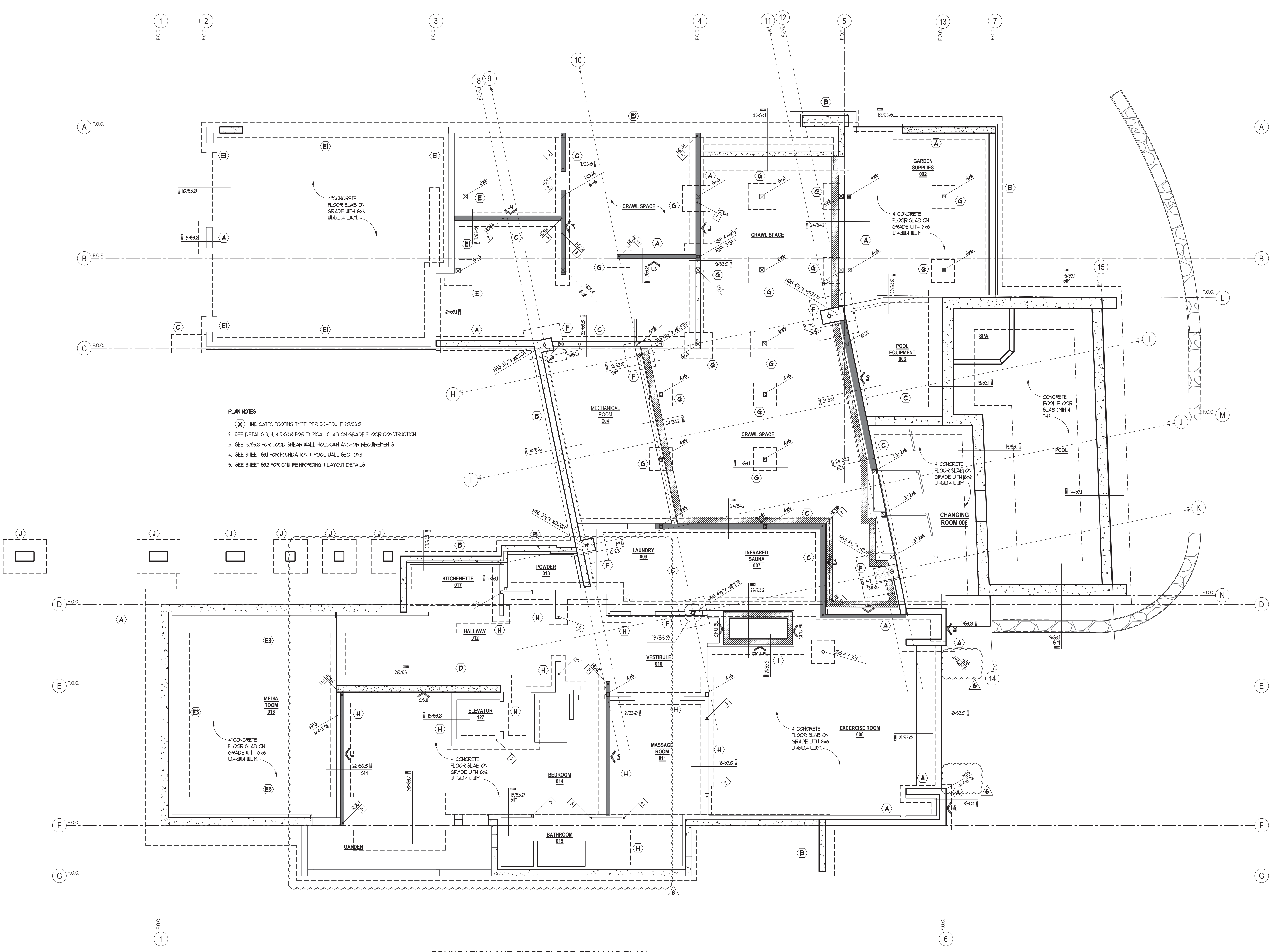
ISSUE DATE
PERMIT SET 12-18-2020

REVISIONS	DATE
▲ PERMIT REV	06/03/21
▲ PERMIT REV	07/05/21
▲ PERMIT REV	07/23/21
▲ PERMIT REV	08/03/21
▲ U.I. PERMIT REV	08/20/21
▲ CD SET REV	12/10/21

SHEET NO.

S2.0

REVIEW



- PLAN NOTES**
1. (X) INDICATES FOOTING TYPE PER SCHEDULE 20/53.0
 2. SEE DETAILS 3, 4, 4 5/63.0 FOR TYPICAL SLAB ON GRADE FLOOR CONSTRUCTION
 3. SEE 19/63.0 FOR WOOD SHEAR WALL HOLD-DOWN ANCHOR REQUIREMENTS
 4. SEE SHEET 531 FOR FOUNDATION & POOL WALL SECTIONS
 5. SEE SHEET 532 FOR CHU REINFORCING & LAYOUT DETAILS

1 FOUNDATION AND FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"





ILG
STRUCTURAL
ENGINEERS



12/20/21

LAKE HOUSE
 3310 97TH AVE SE
 MERCER ISLAND, WA 98040

BUILDING PERMIT SUBMITTAL
DECEMBER 18, 2020

12-10-21 CD SET

TITLE
MAIN FLOOR PLAN

PROJECT NO.: 191986.1
 E.O.R.: Mark Spidell
 DESIGNED: MTS
 DRAWN: KPH

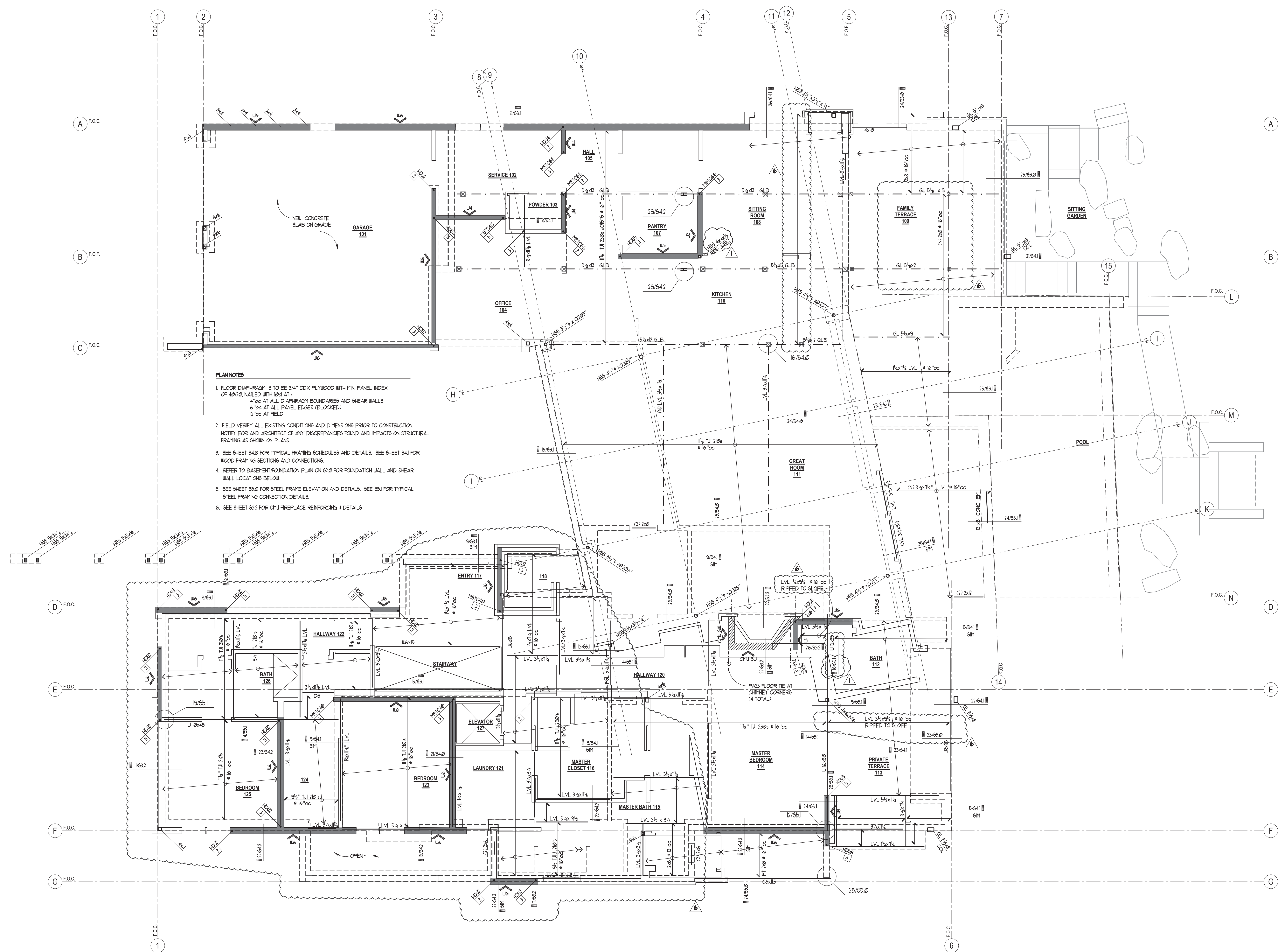
ISSUE DATE
 PERMIT SET 12-18-2020

REVISIONS	DATE
▲ PERMIT REV	06/03/21
▲ PERMIT REV	07/05/21
▲ PERMIT REV	07/23/21
▲ PERMIT REV	08/03/21
▲ I.I. PERMIT REV	08/20/21
▲ CD SET REV	12/10/21

SHEET NO.

S2.1

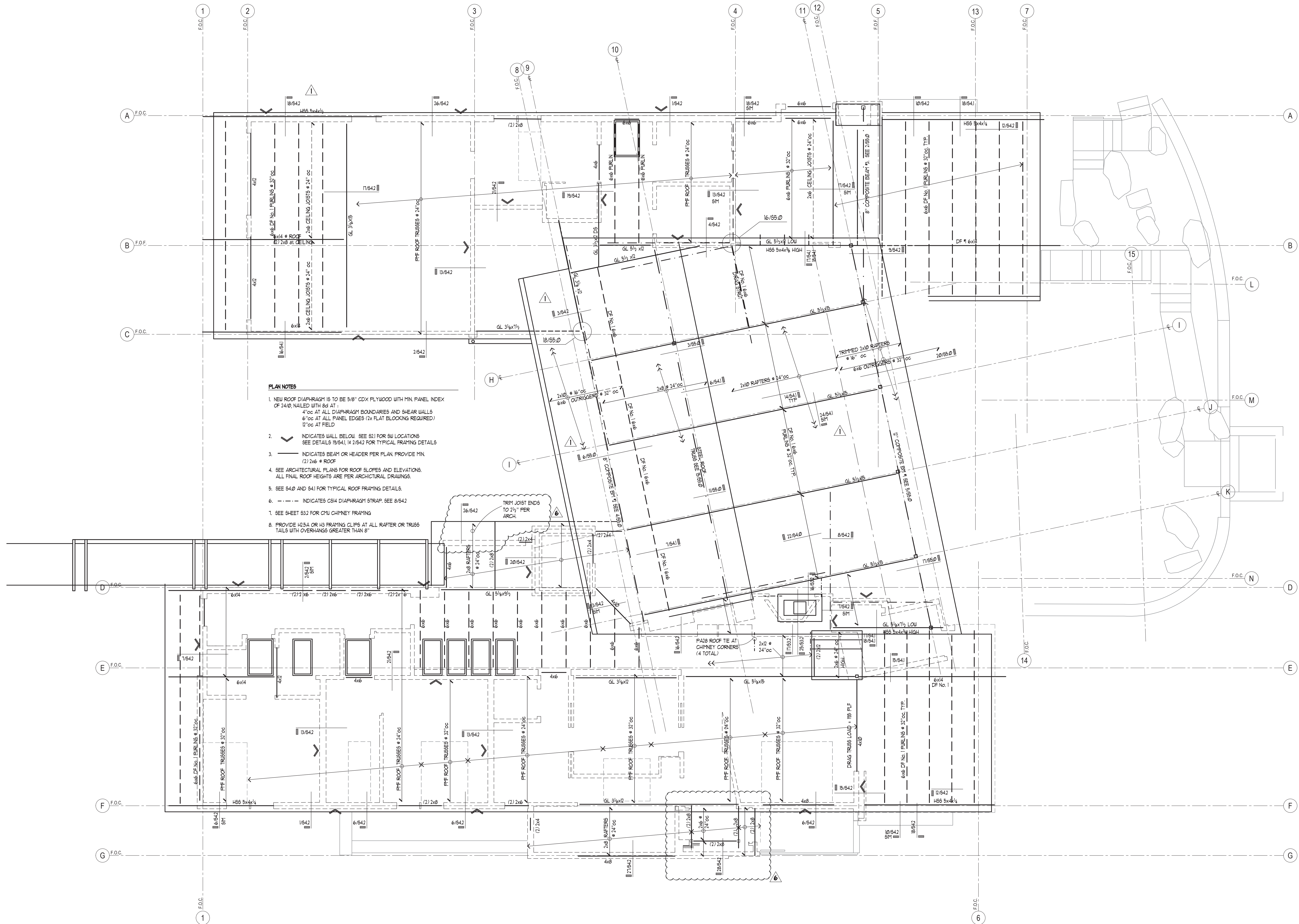
REVIEW



- PLAN NOTES**
- FLOOR DIAPHRAGM IS TO BE 3/4" CDX PLYWOOD WITH MIN PANEL INDEX OF 40/20 NALLED WITH 10d AT:
 4" o.c. AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
 6" o.c. AT ALL PANEL EDGES (BLOCKED)
 12" o.c. AT FIELD
 - FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY EOR AND ARCHITECT OF ANY DISCREPANCIES FOUND AND IMPACTS ON STRUCTURAL FRAMING AS SHOWN ON PLANS.
 - SEE SHEET 540 FOR TYPICAL FRAMING SCHEDULES AND DETAILS. SEE SHEET 541 FOR WOOD FRAMING SECTIONS AND CONNECTIONS.
 - REFER TO BASEMENT FOUNDATION PLAN ON 520 FOR FOUNDATION WALL AND SHEAR WALL LOCATIONS BELOW.
 - SEE SHEET 550 FOR STEEL FRAME ELEVATION AND DETAILS. SEE 551 FOR TYPICAL STEEL FRAMING CONNECTION DETAILS.
 - SEE SHEET 532 FOR CMU FIREPLACE REINFORCING 4 DETAILS

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





PLAN NOTES

1. NEW ROOF DIAPHRAGM IS TO BE 5/8" CDX PLYWOOD WITH MIN. PANEL INDEX OF 24/0, NAILED WITH 8d AT:
 - 4"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
 - 6"oc AT ALL PANEL EDGES (2x FLAT BLOCKING REQUIRED)
 - 12"oc AT FIELD
2. INDICATES WALL BELOW. SEE 921 FOR SW LOCATIONS. SEE DETAILS 19/541, 14 21/542 FOR TYPICAL FRAMING DETAILS.
3. INDICATES BEAM OR HEADER PER PLAN. PROVIDE MIN. (2) 2x6 * ROOF
4. SEE ARCHITECTURAL PLANS FOR ROOF SLOPES AND ELEVATIONS. ALL FINAL ROOF HEIGHTS ARE PER ARCHITECTURAL DRAWINGS.
5. SEE 5/40 AND 5/41 FOR TYPICAL ROOF FRAMING DETAILS.
6. INDICATES CS4 DIAPHRAGM STRAP. SEE 8/542
7. SEE SHEET 5/32 FOR CHIMNEY FRAMING
8. PROVIDE H2/54 OR H3 FRAMING CLIPS AT ALL RAFTER OR TRUSS TAILS WITH OVERHANGS GREATER THAN 8"

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



IL GROSS
STRUCTURAL
ENGINEERS



12/20/21

LAKE HOUSE
3310 97TH AVE SE
MERCER ISLAND, WA 98040

12-10-21 CD SET
TITLE
ROOF PLAN

PROJECT NO.: 191988.1
E.O.R.: Mark Spidell
DESIGNED: MTS
DRAWN: KPI

ISSUE DATE
PERMIT SET 12-18-2020

REVISIONS	DATE
	06/03/21
	07/05/21
	07/23/21
	08/03/21
	08/20/21
	12/10/21

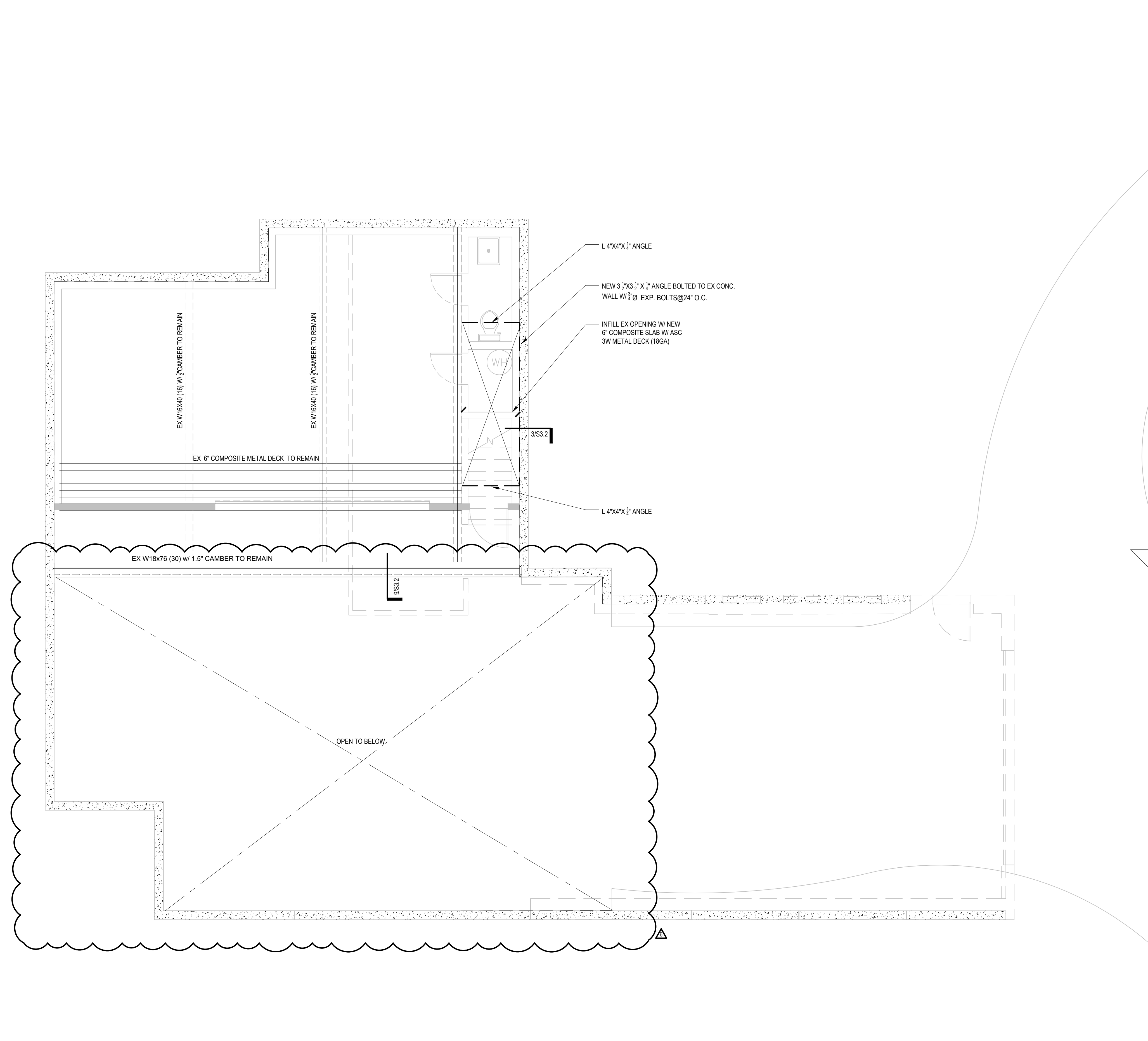
SHEET NO.
S2.2

REVIEW



PLAN NOTES:

1. SEE SHEET S2.2 FOR THE DETAILS OF THE COMPOSITE FLOOR SYSTEM



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



REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE (For Grade 60, Uncoated Bars, Normal Weight Concrete)

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (l_d) *
f'c = 2500 PSI | f'c = 4000 PSI

BAR SIZE	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	16"	15"	14"	12"
# 4	22"	21"	19"	15"
# 5	27"	25"	23"	18"
# 6	35"	31"	29"	24"

* TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 43%.

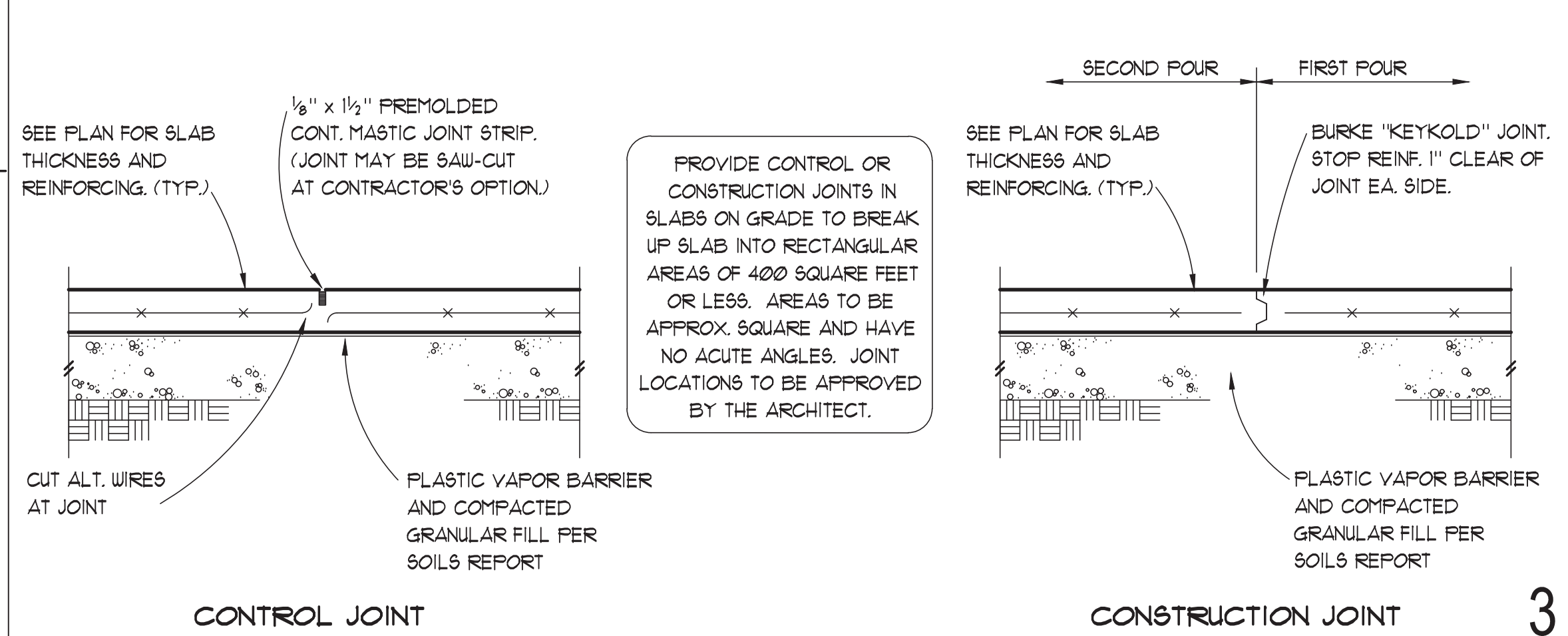
II MINIMUM LAP SPLICE LENGTHS (l_s) *
f'c = 2500 PSI | f'c = 4000 PSI

BAR SIZE	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	21"	16"	18"	16"
# 4	28"	22"	24"	19"
# 5	35"	27"	30"	23"
# 6	46"	35"	40"	31"

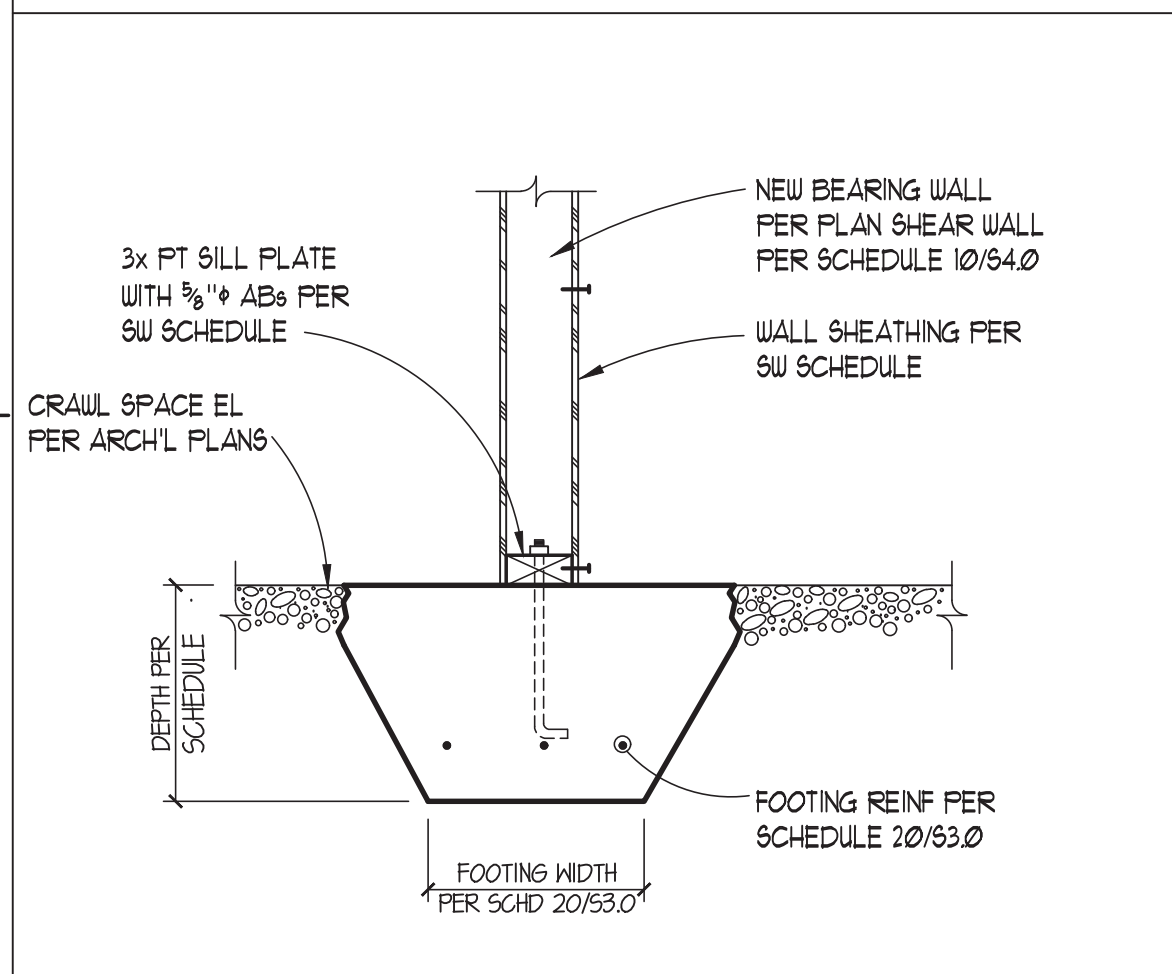
III MINIMUM EMBEDMENT LENGTHS (l_{dn}) FOR STANDARD END HOOKS
for general uses:
f'c = 3000 PSI | f'c = 4000 PSI

BAR SIZE	f'c = 3000 PSI	f'c = 4000 PSI
# 3	6"	6"
# 4	8"	7"
# 5	10"	9"
# 6	12"	10"

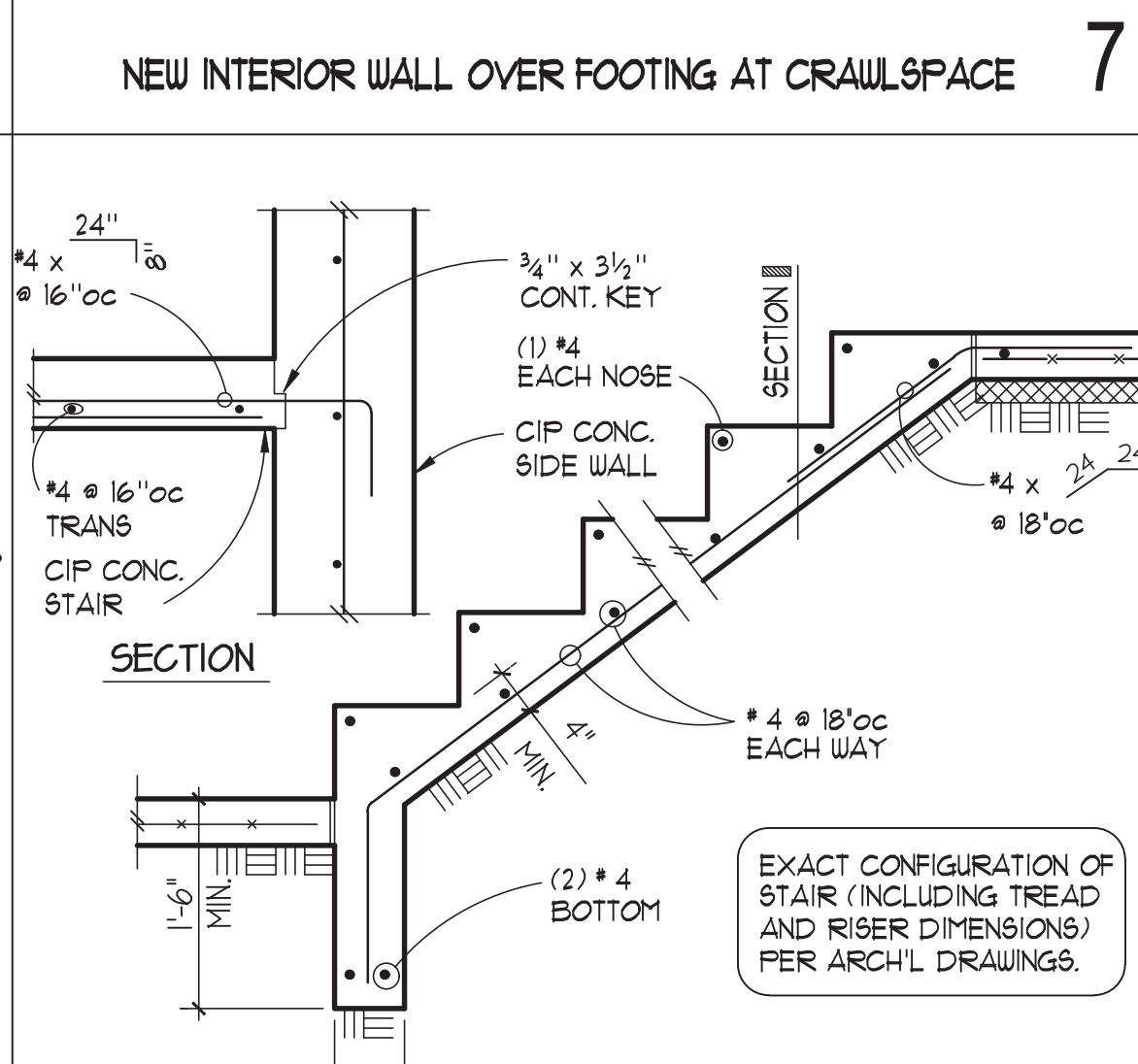
- 1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
- 2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".



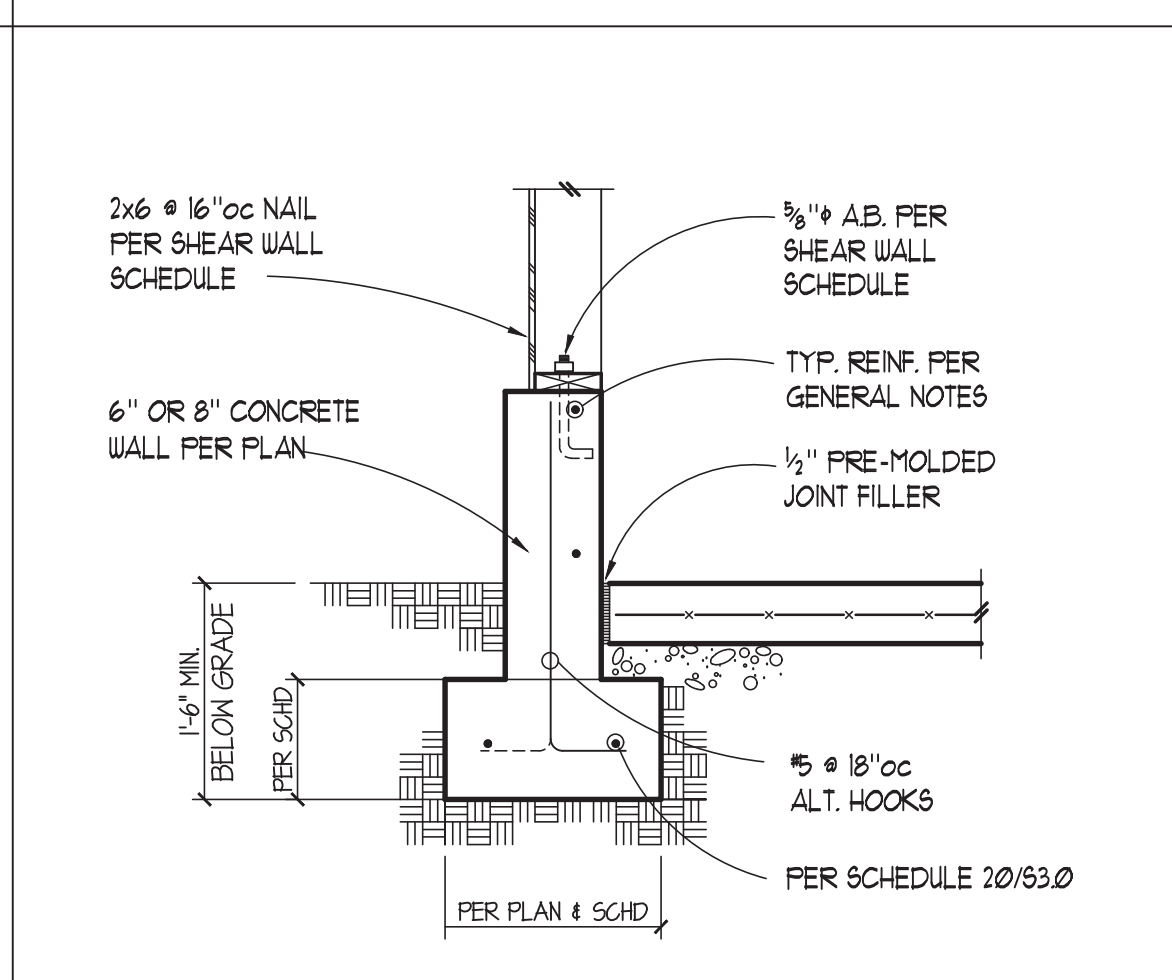
6



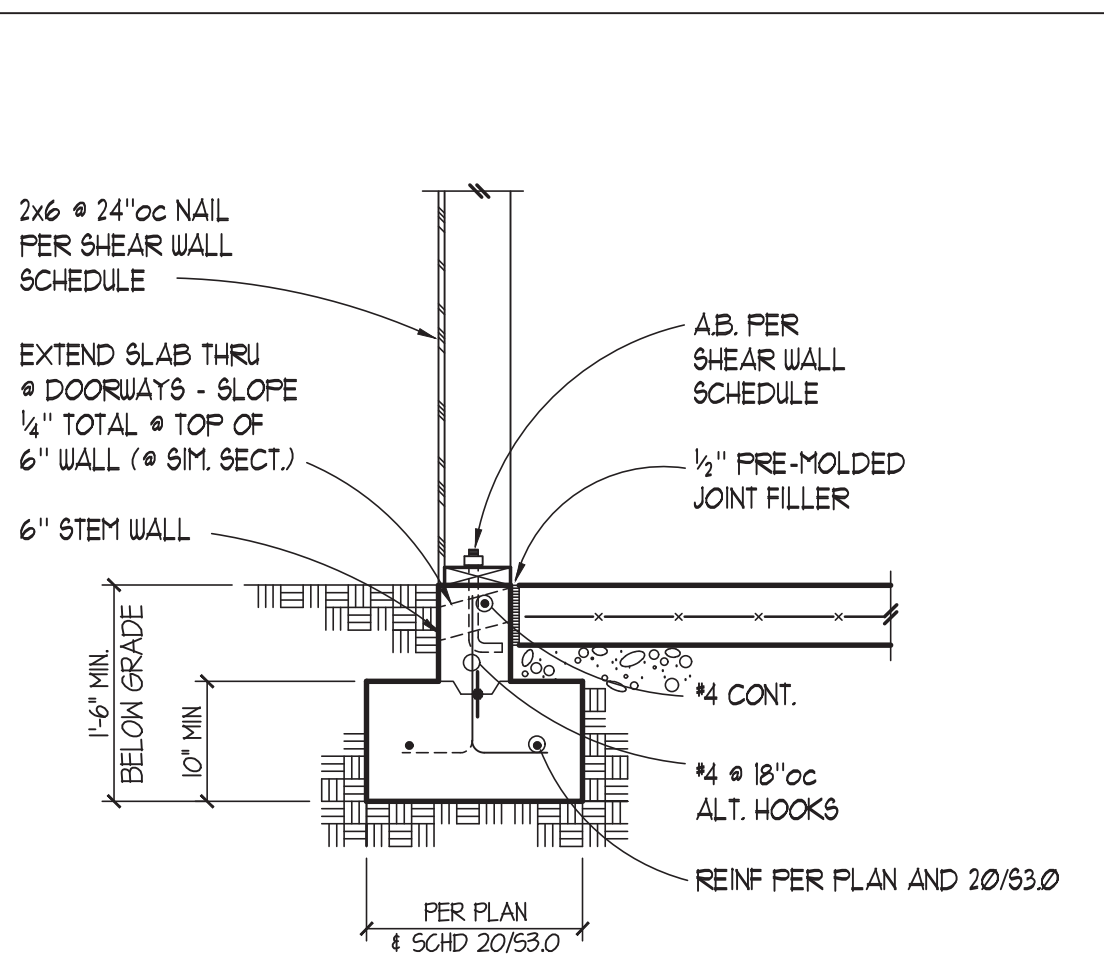
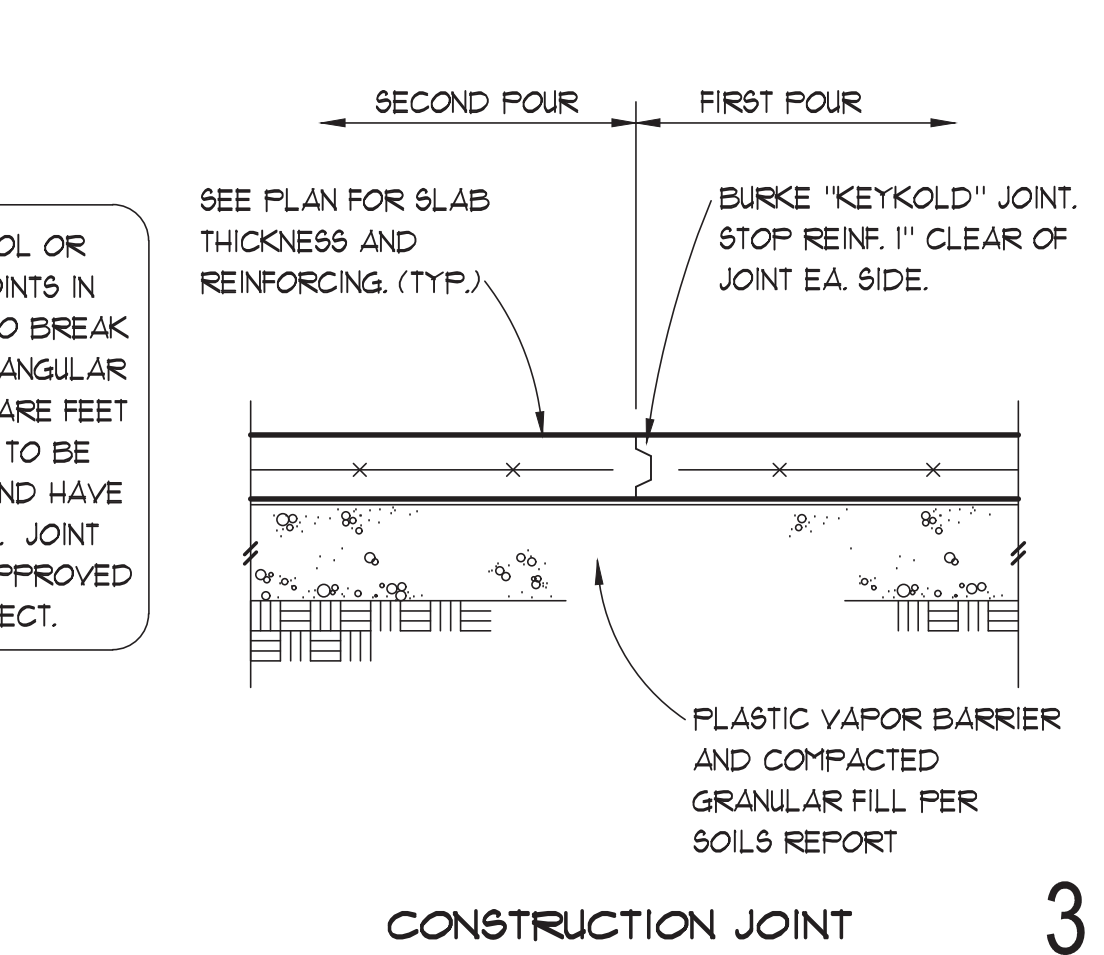
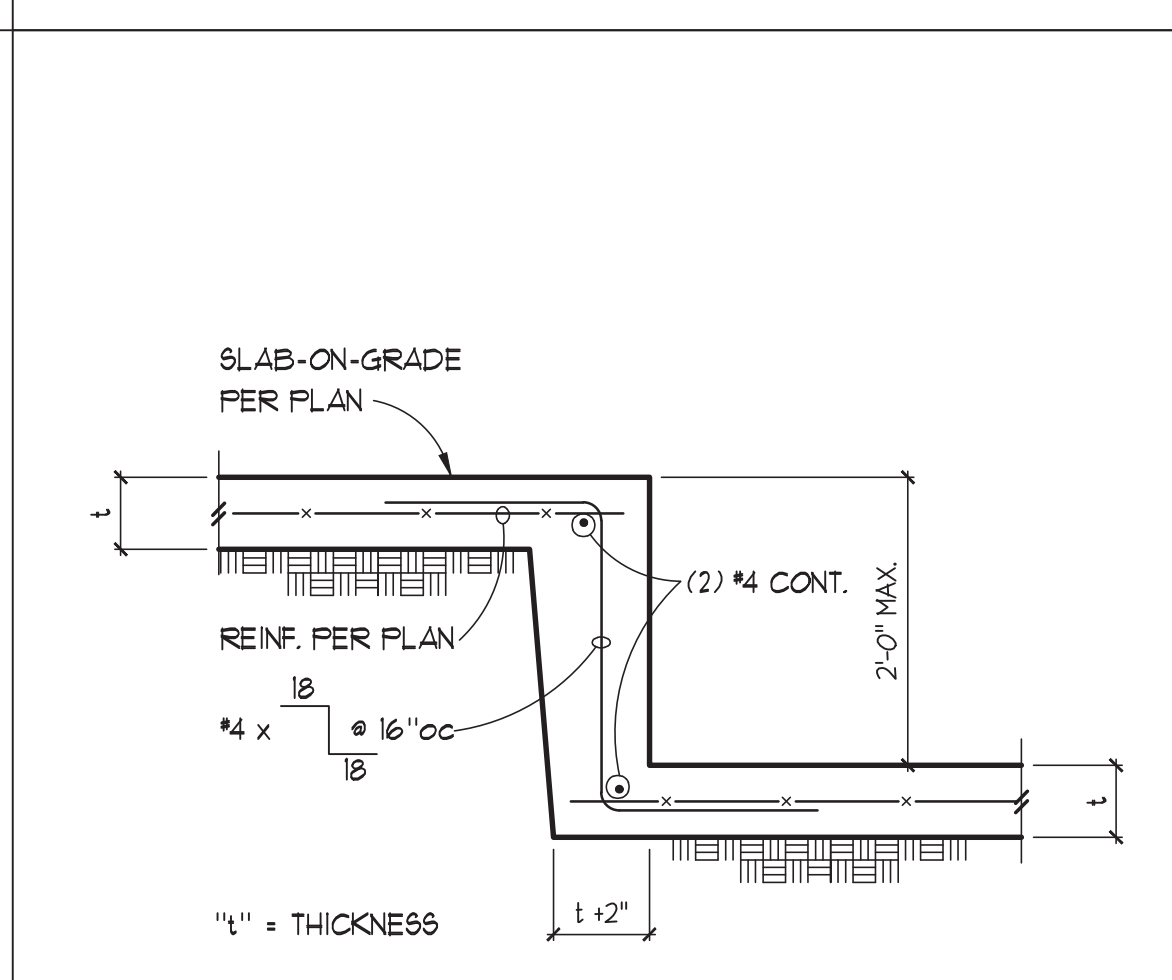
11



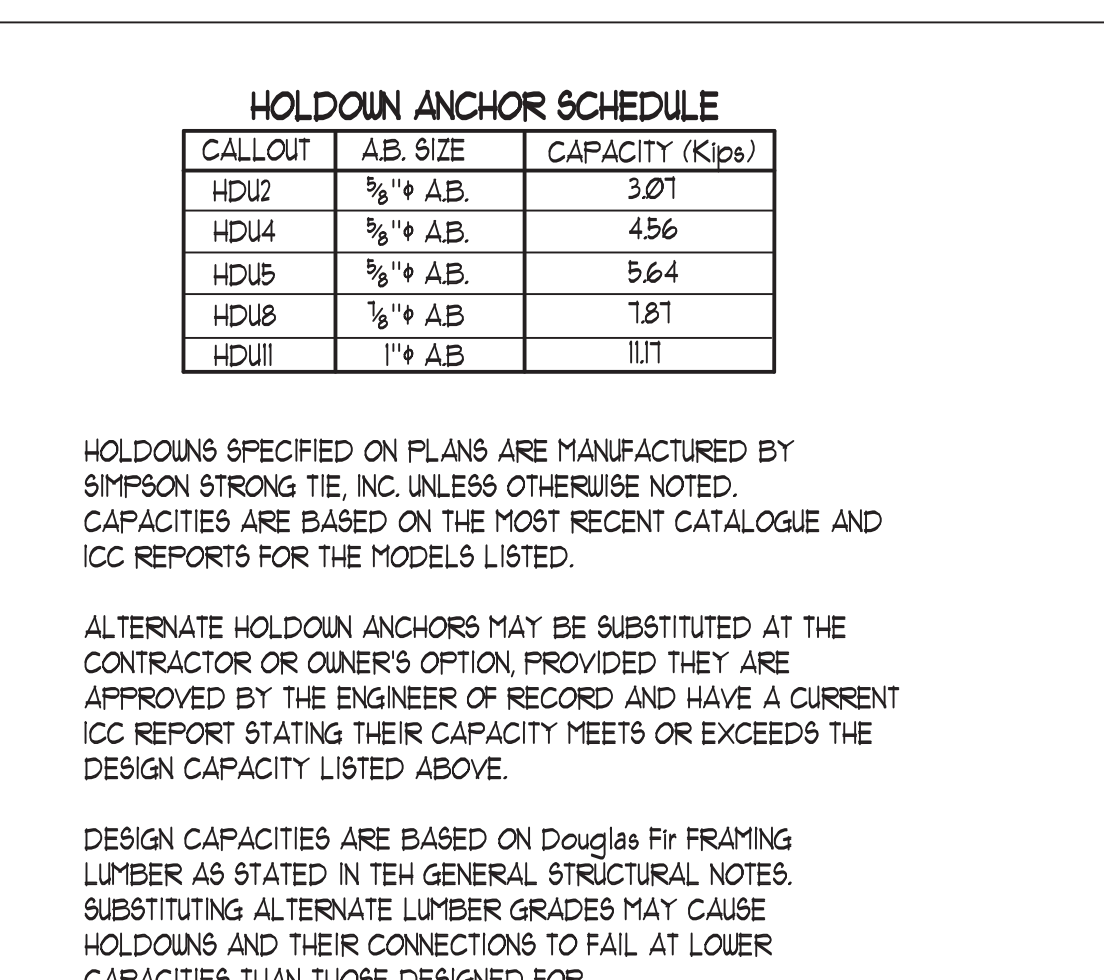
16



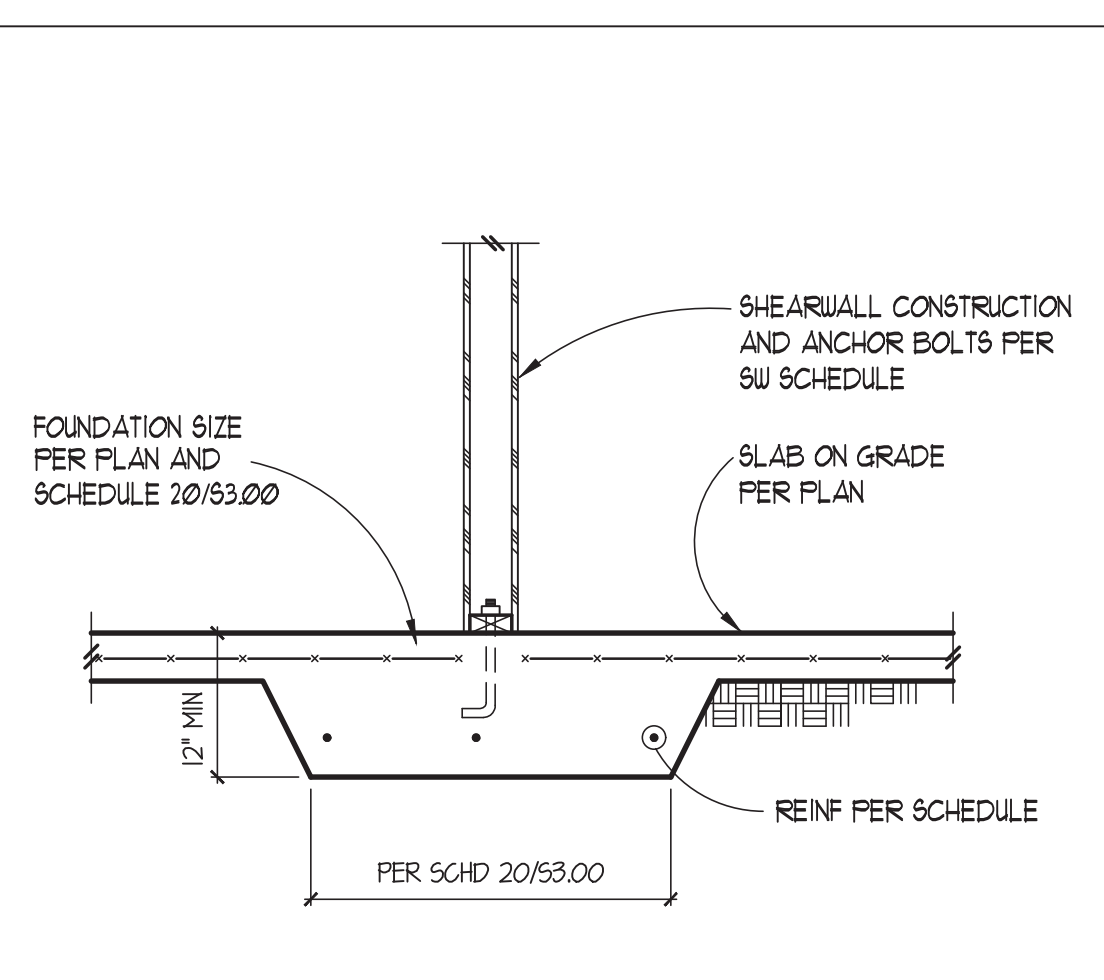
21



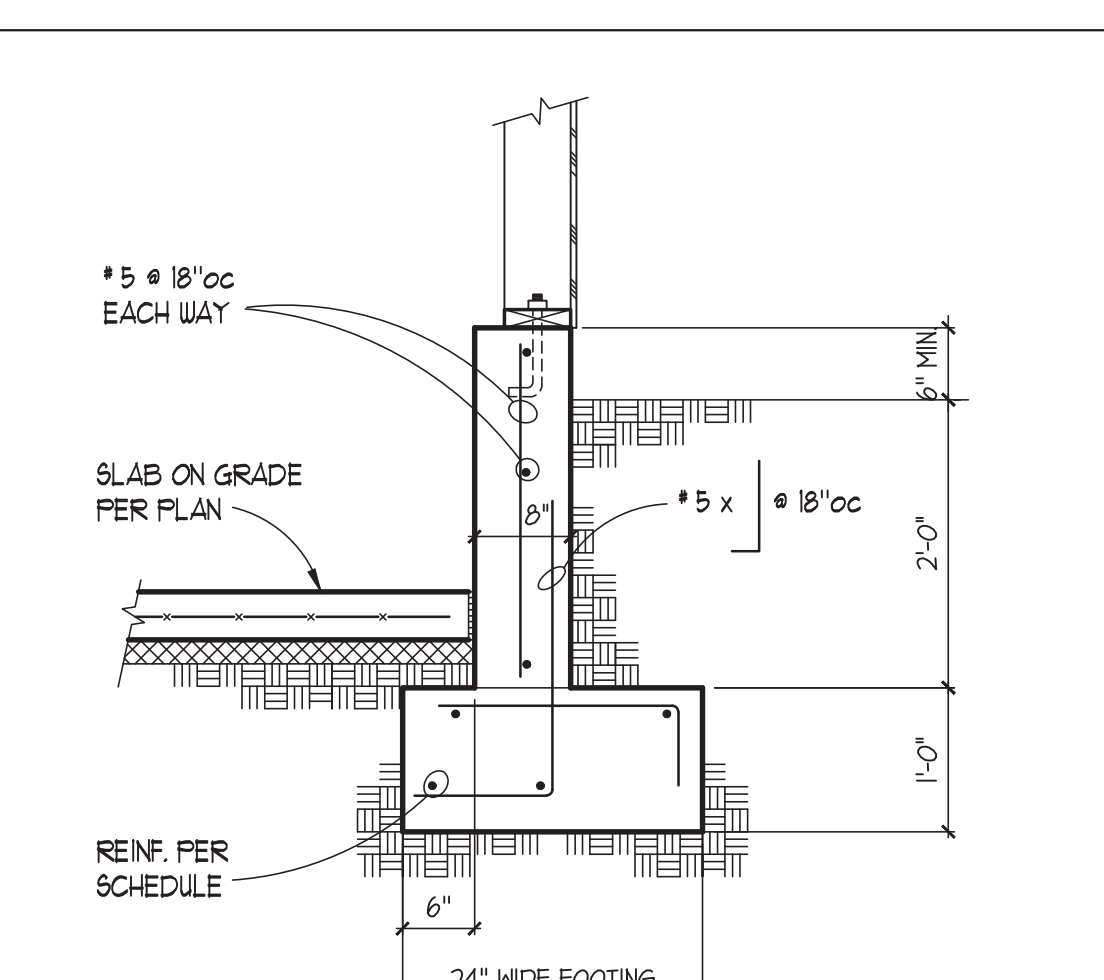
8



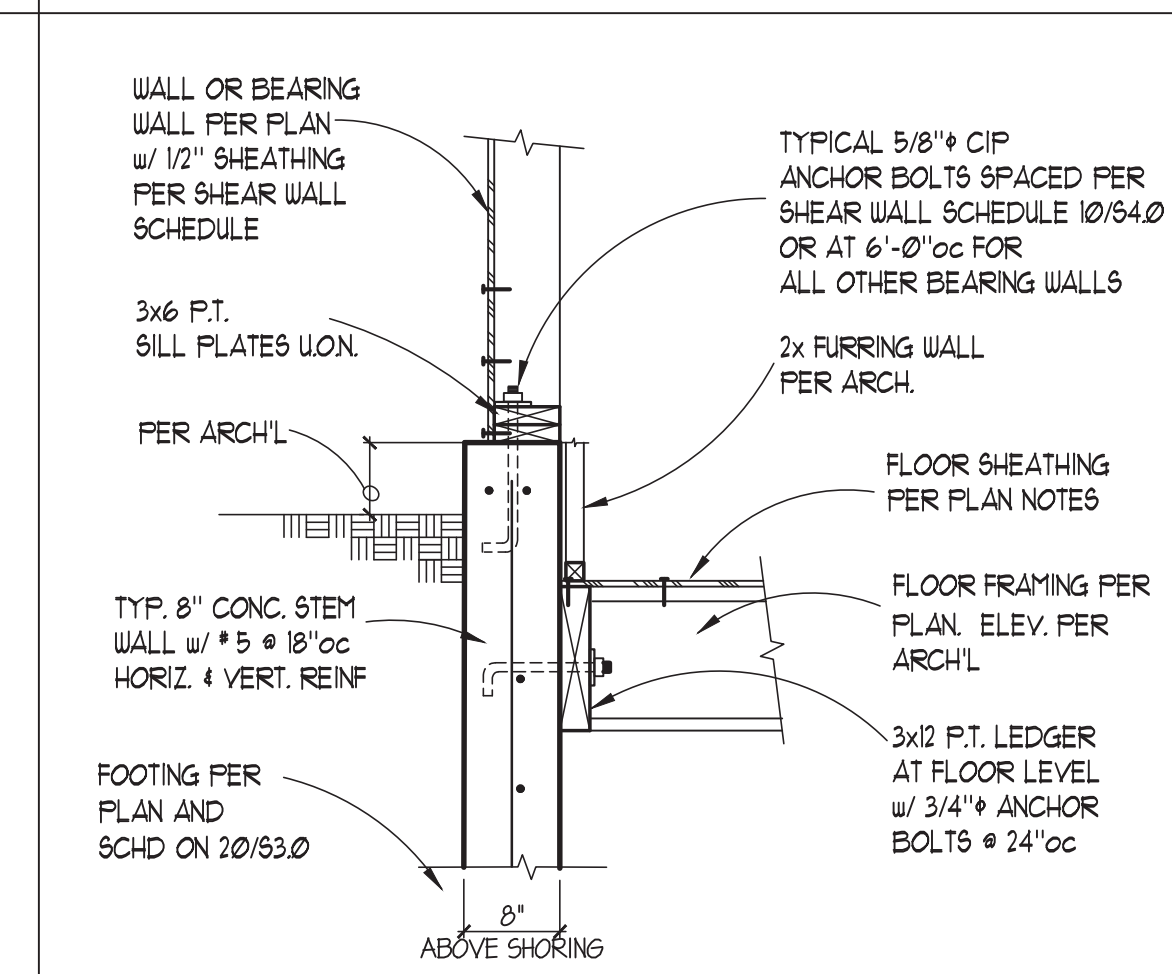
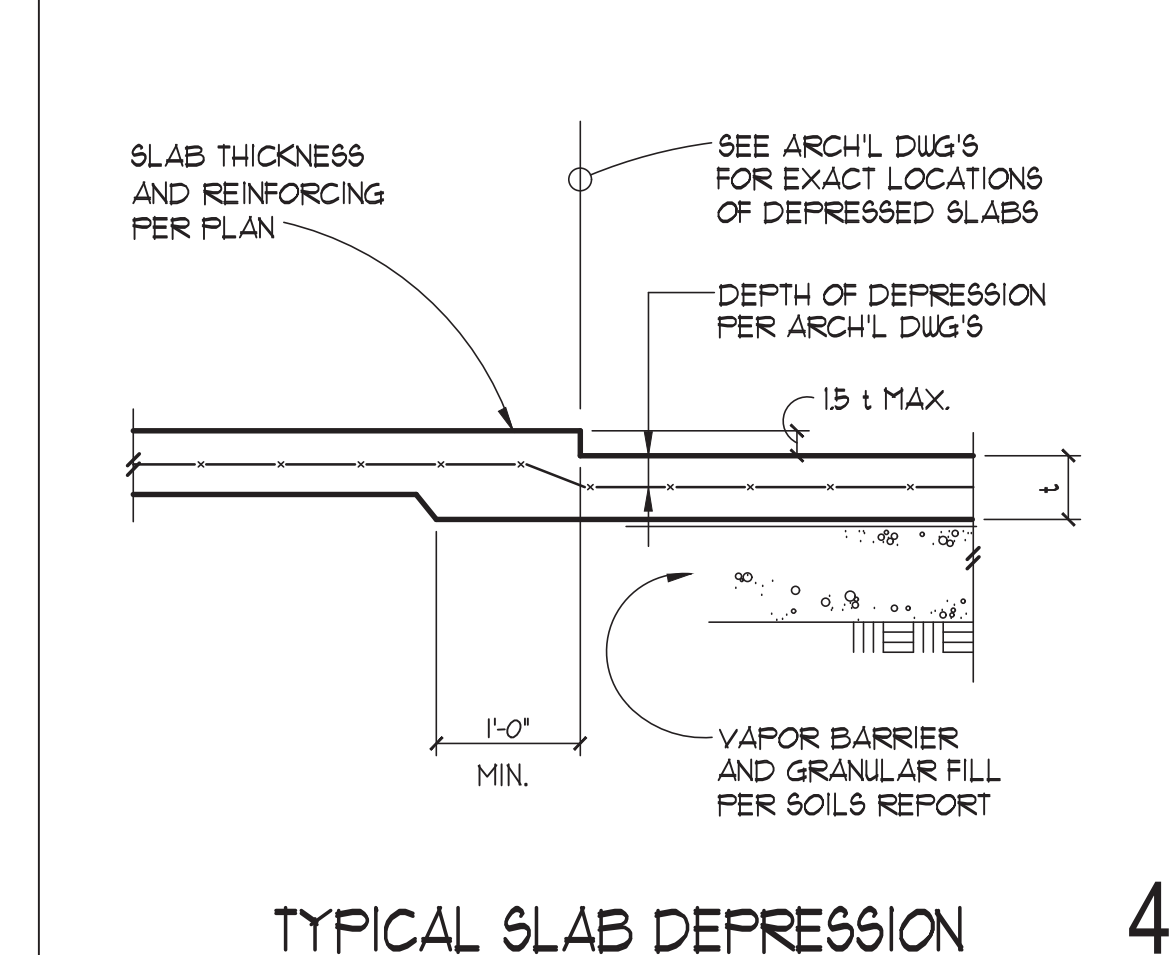
13



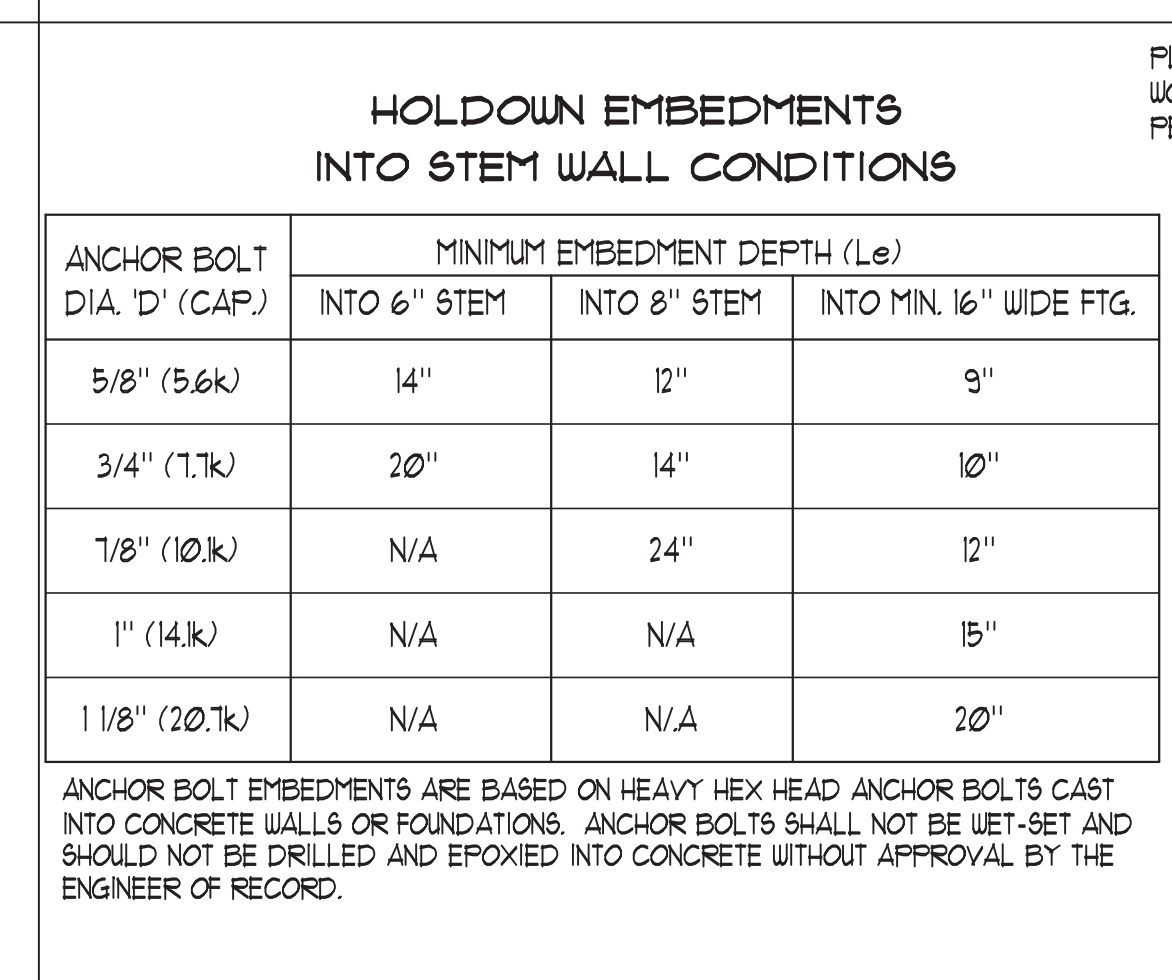
18



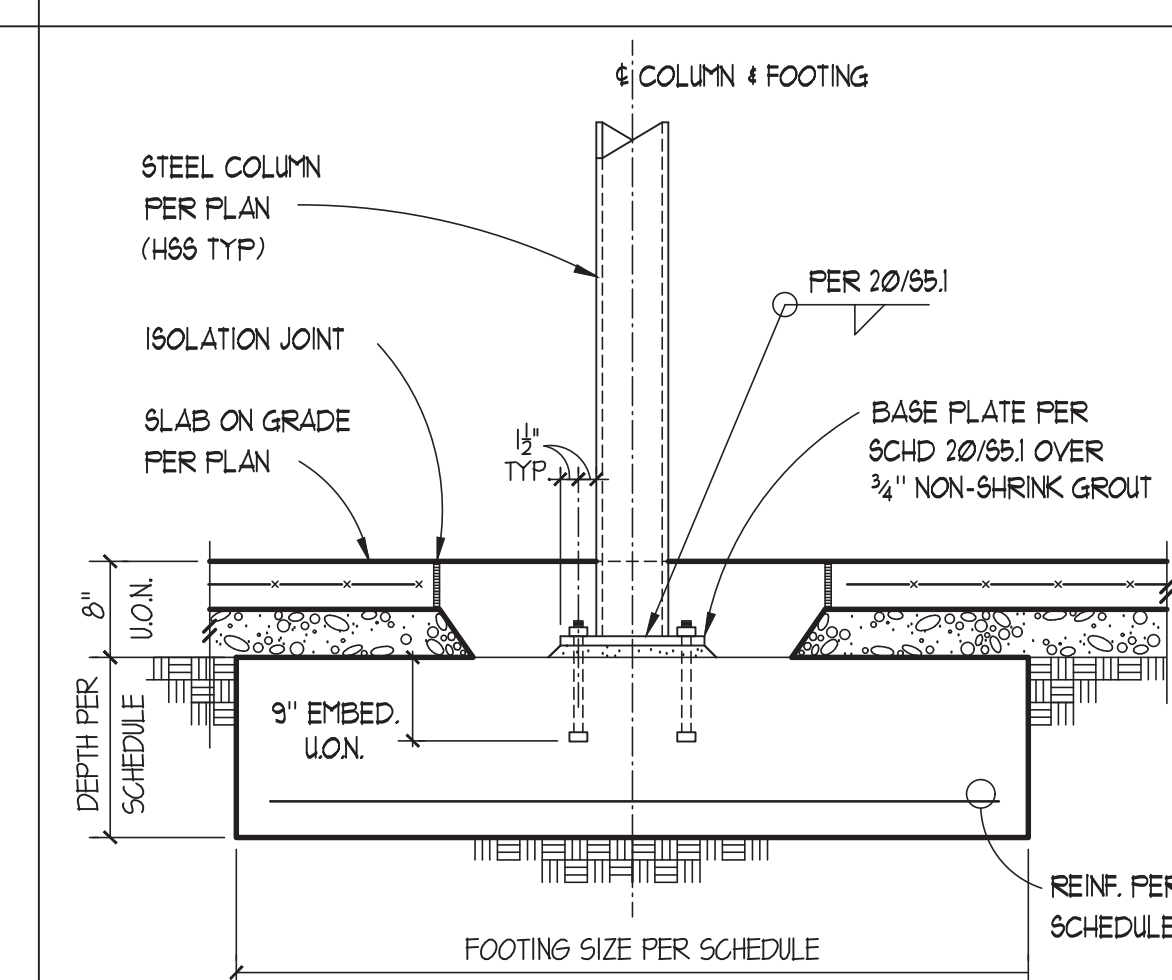
23



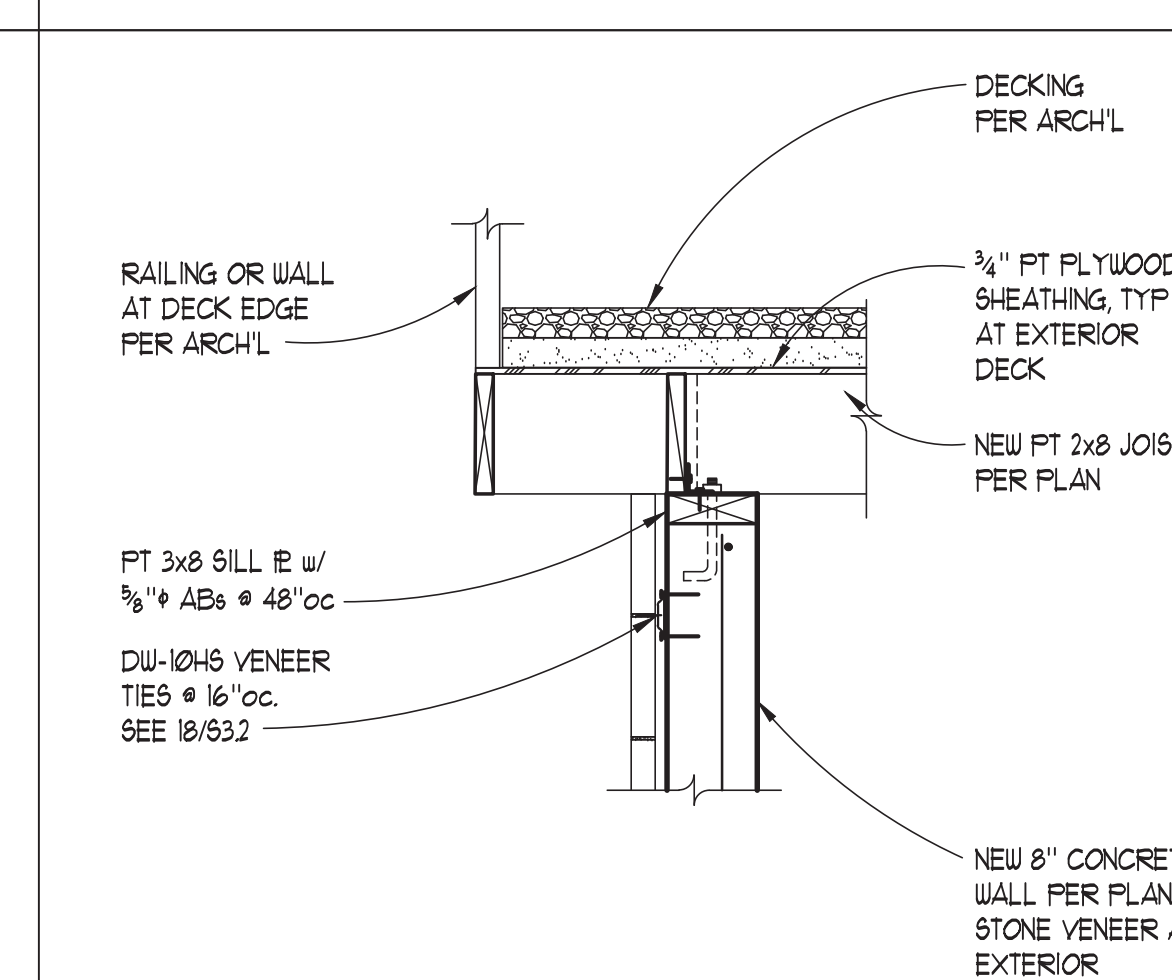
8



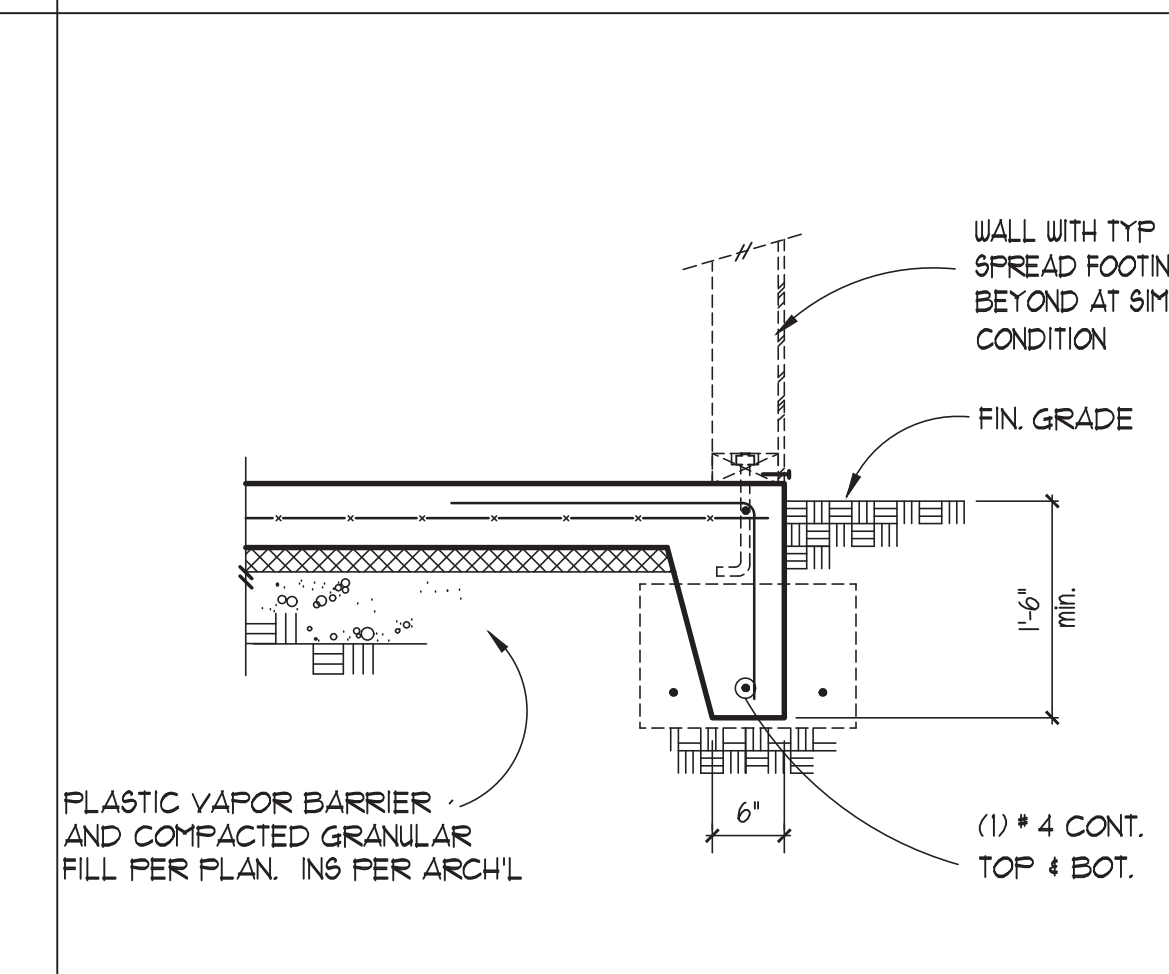
13



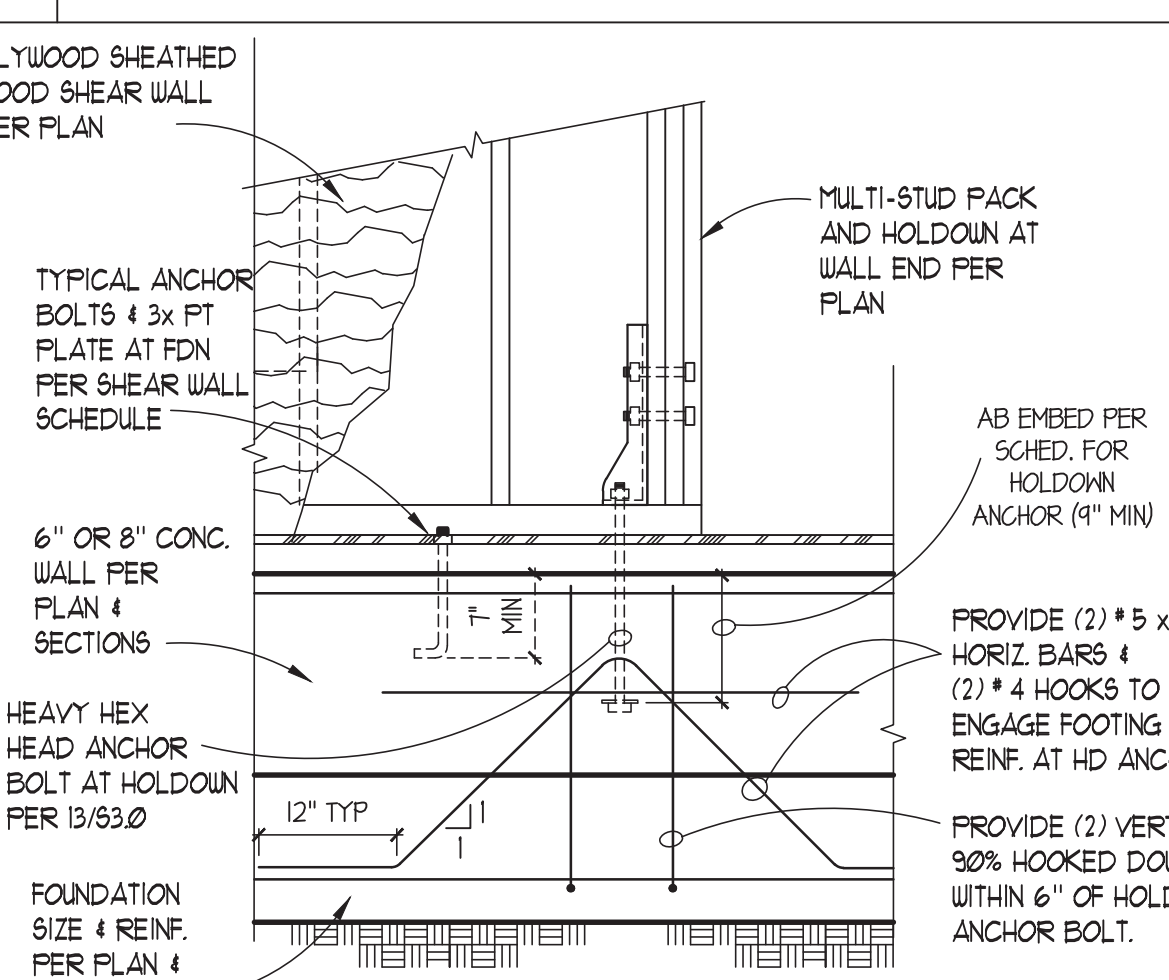
15



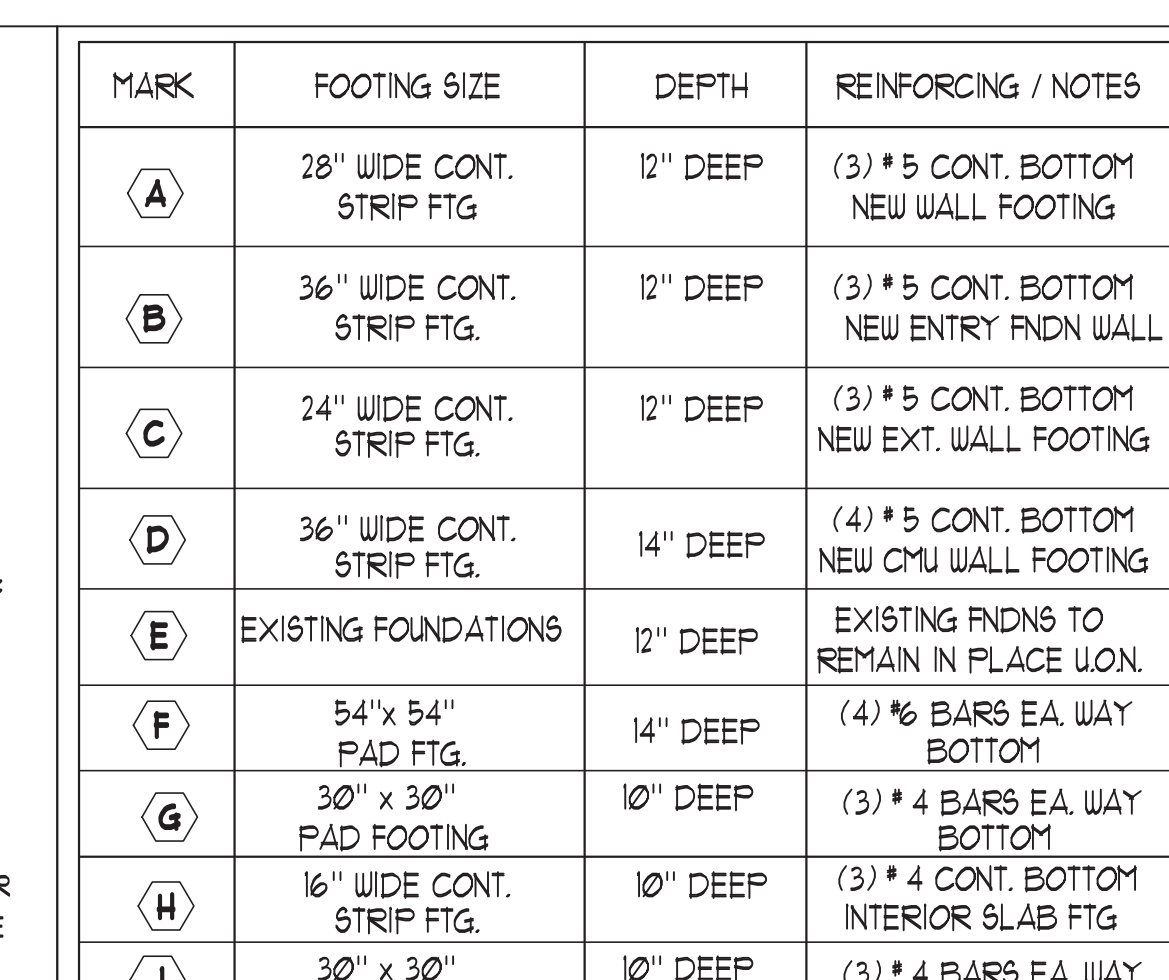
24



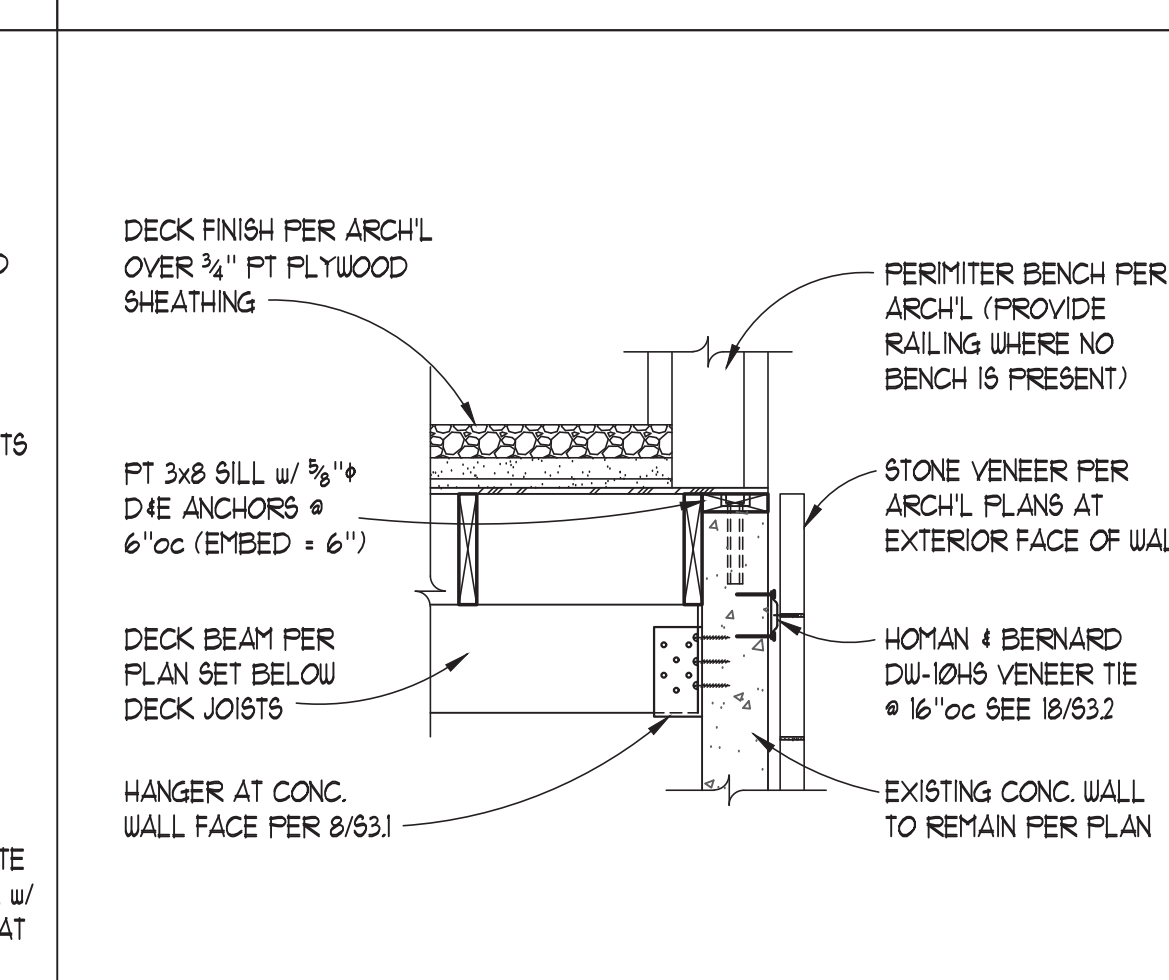
8



13



15



24



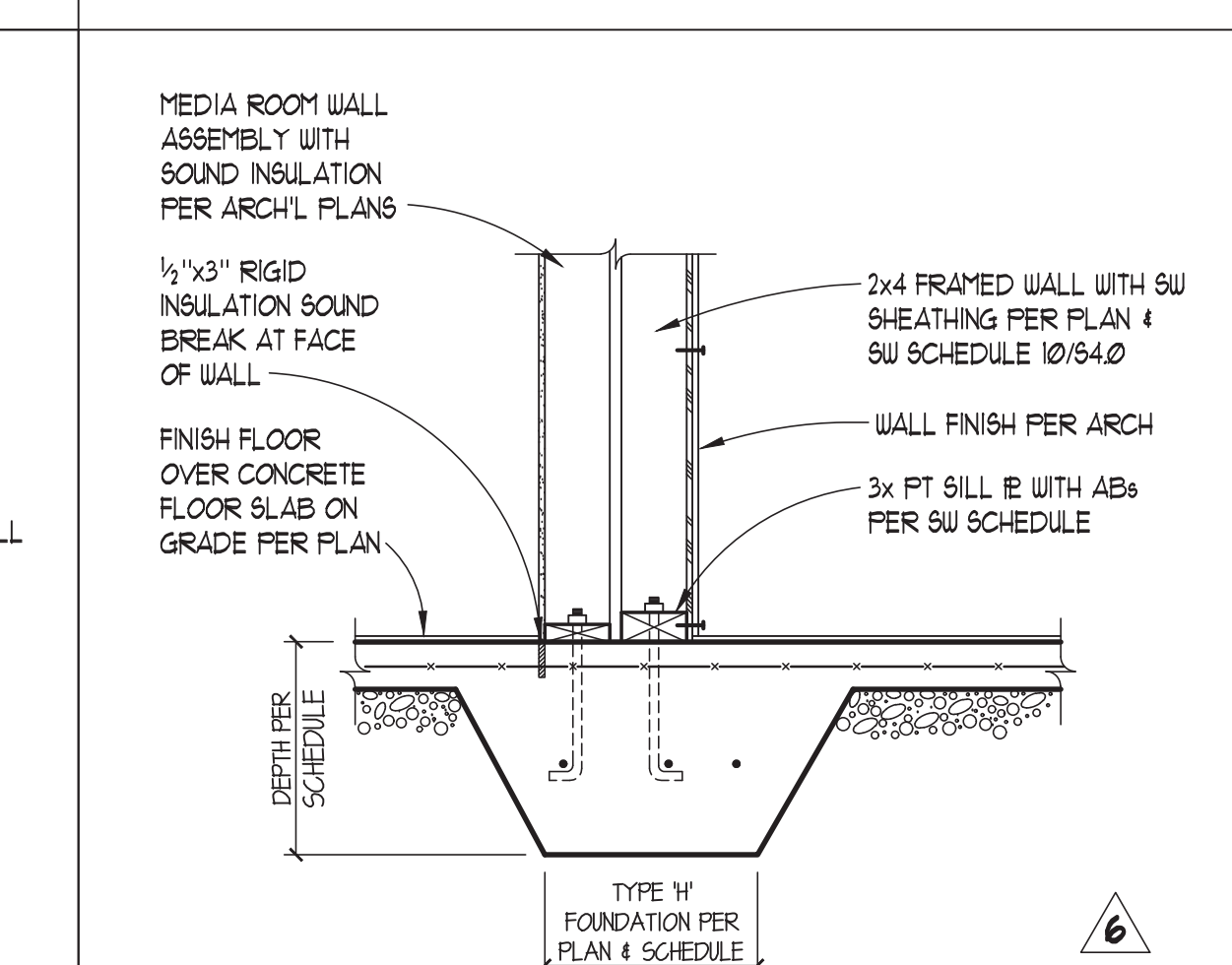
8



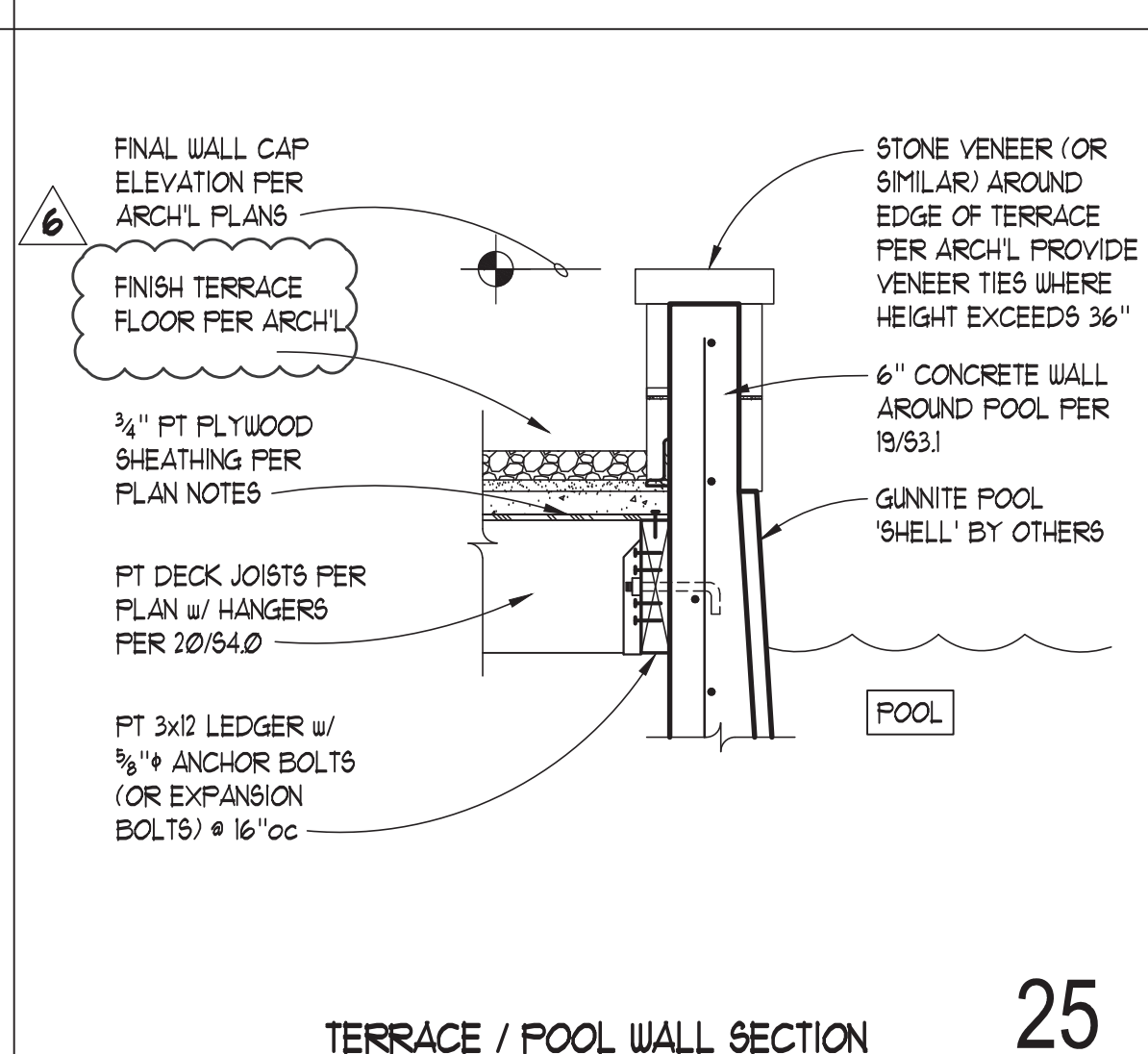
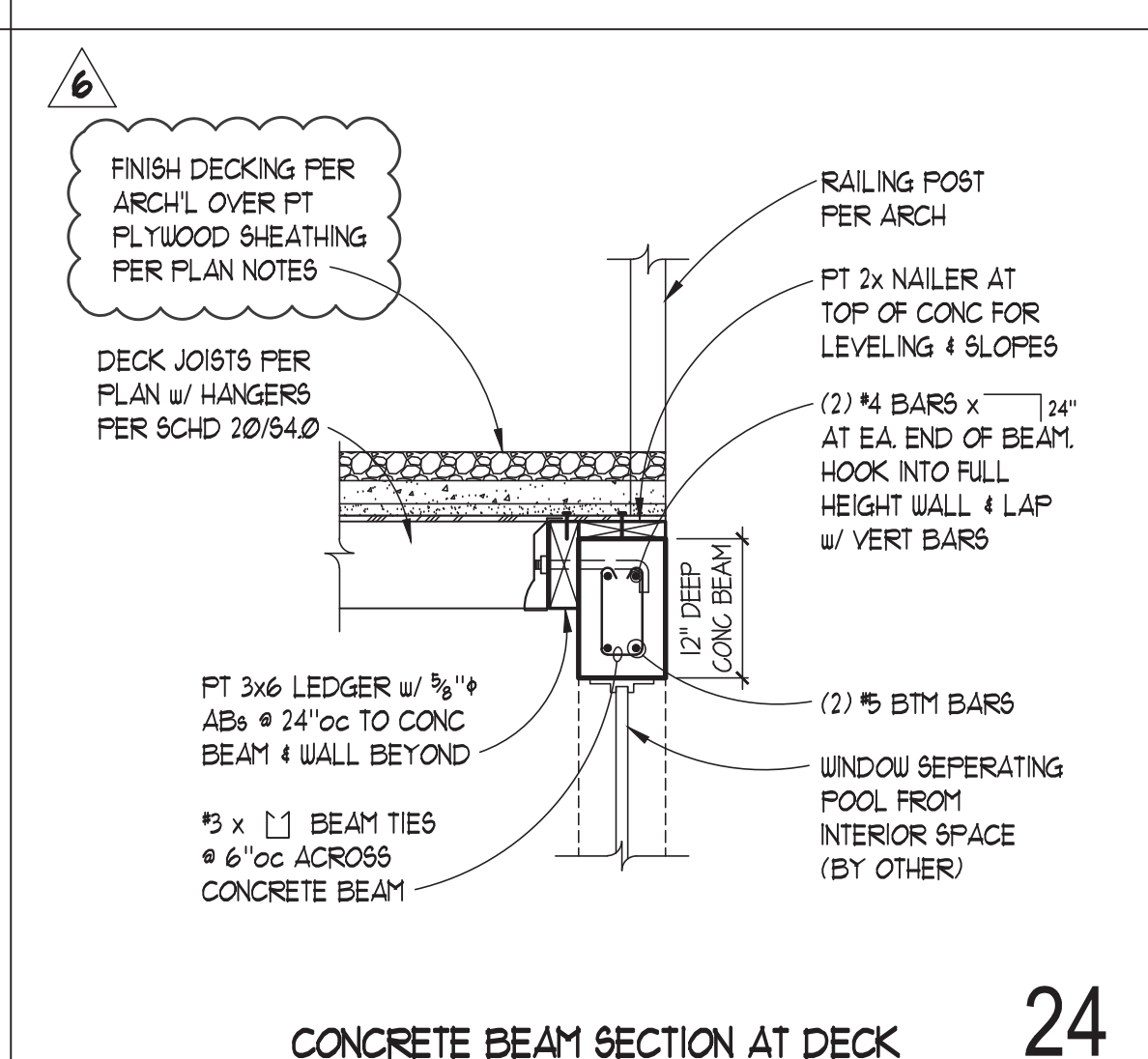
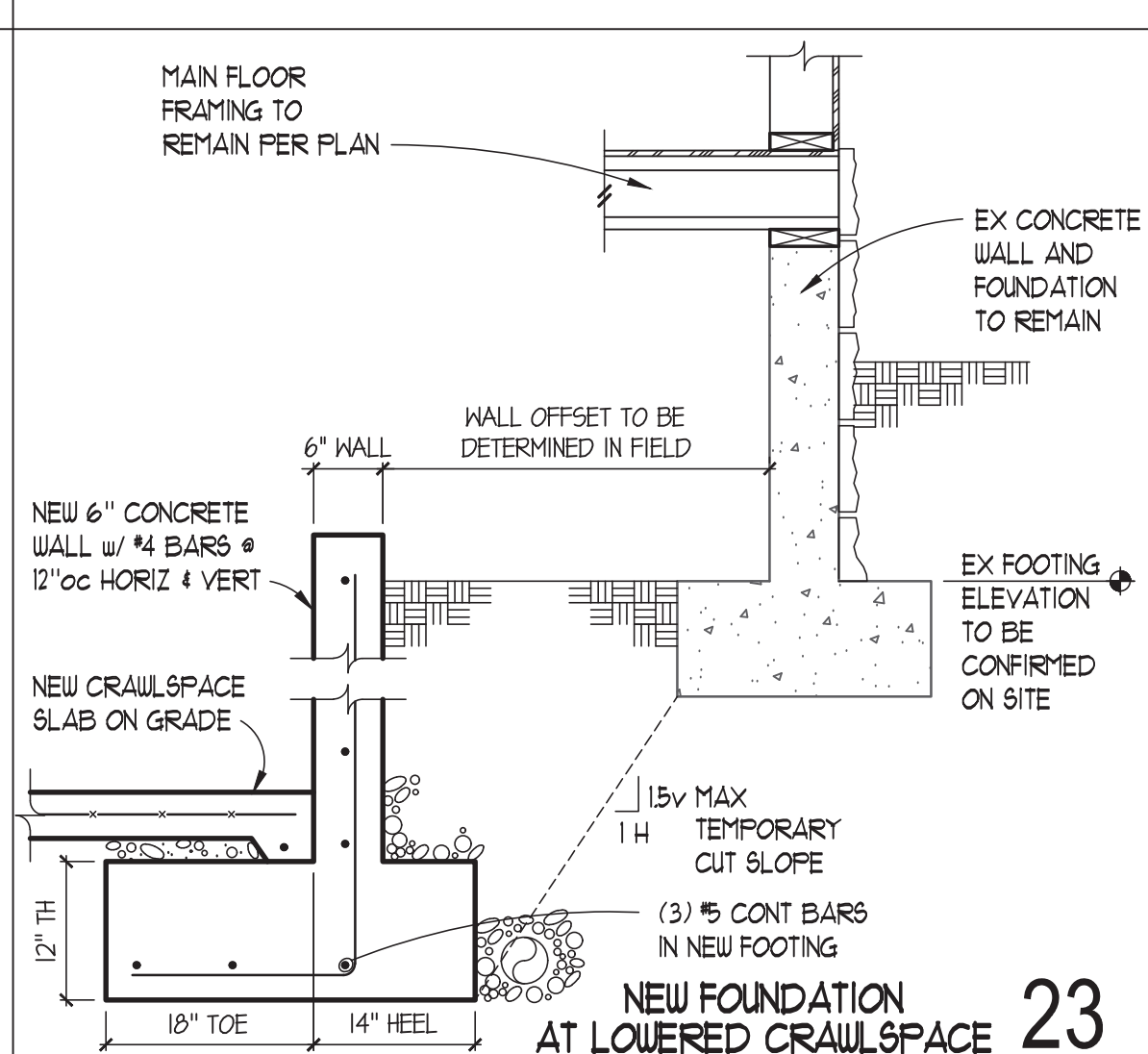
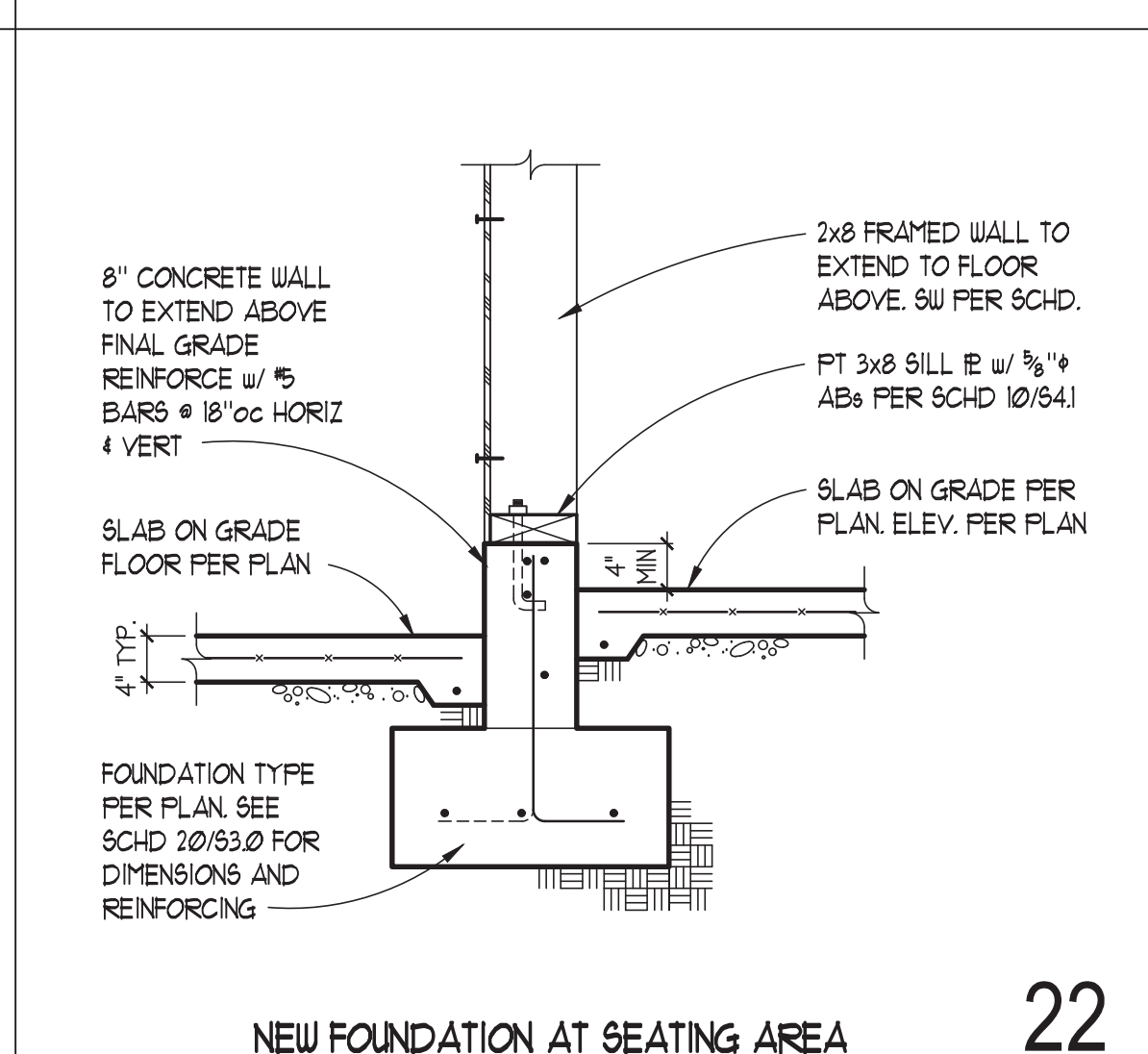
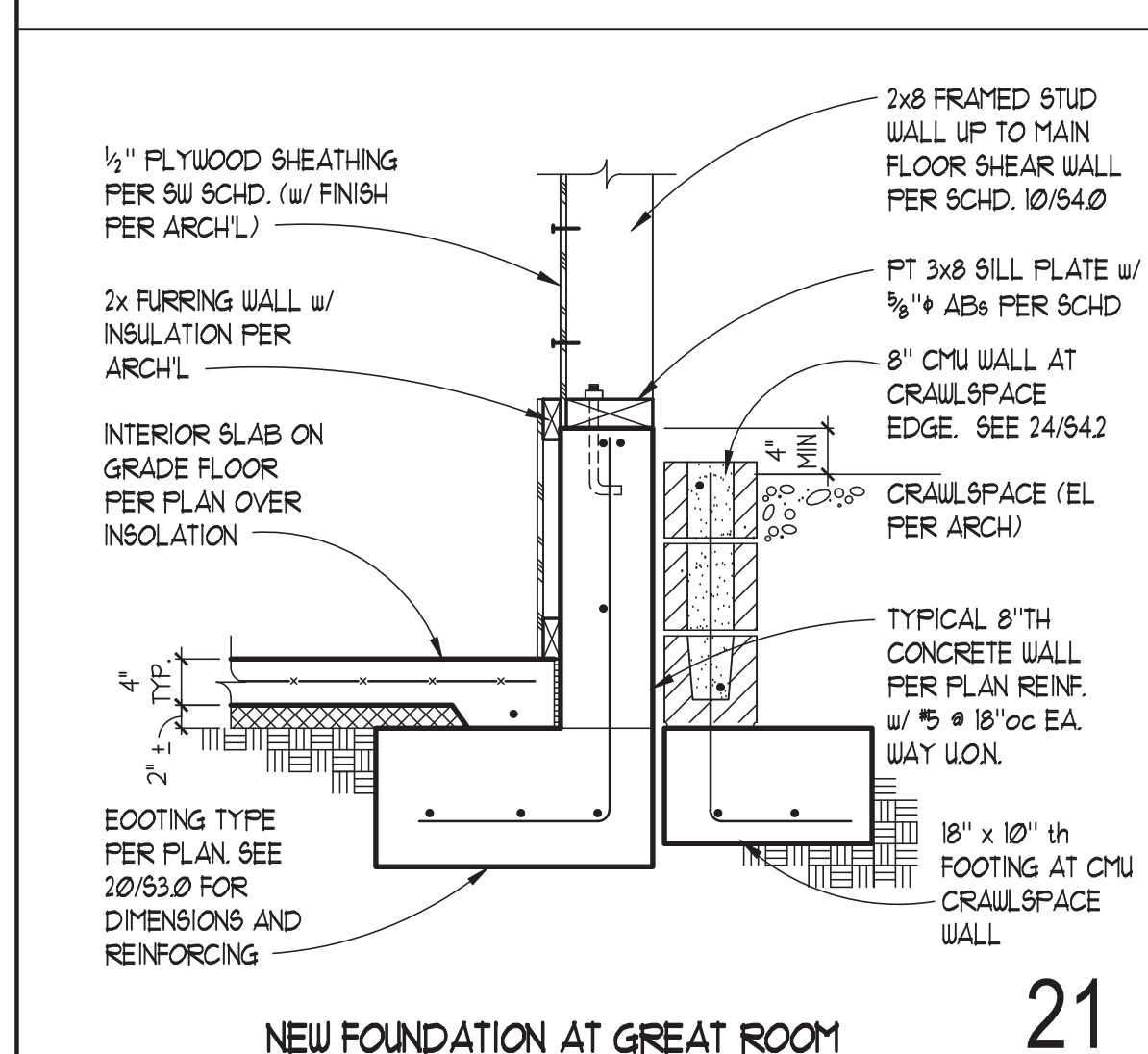
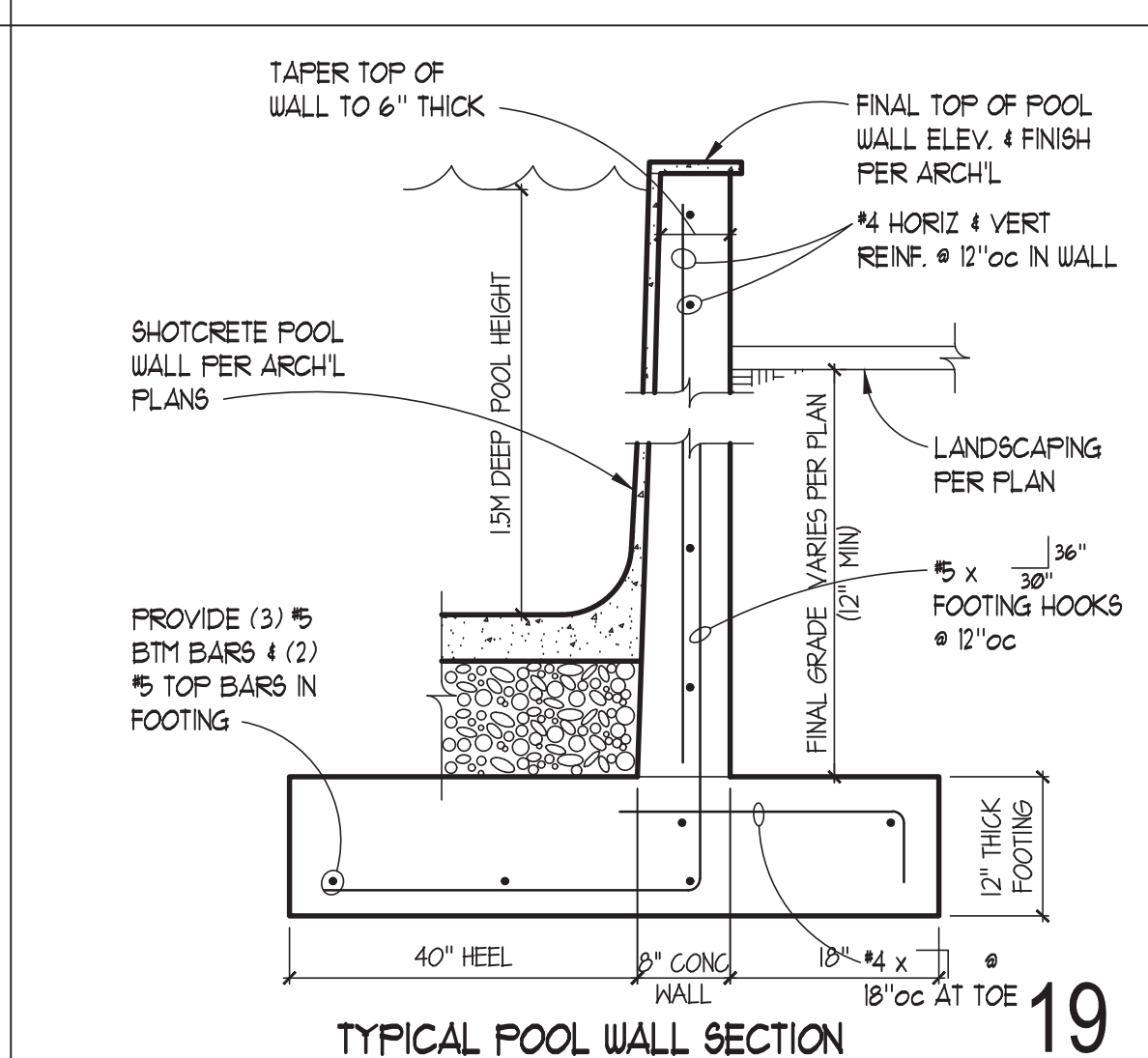
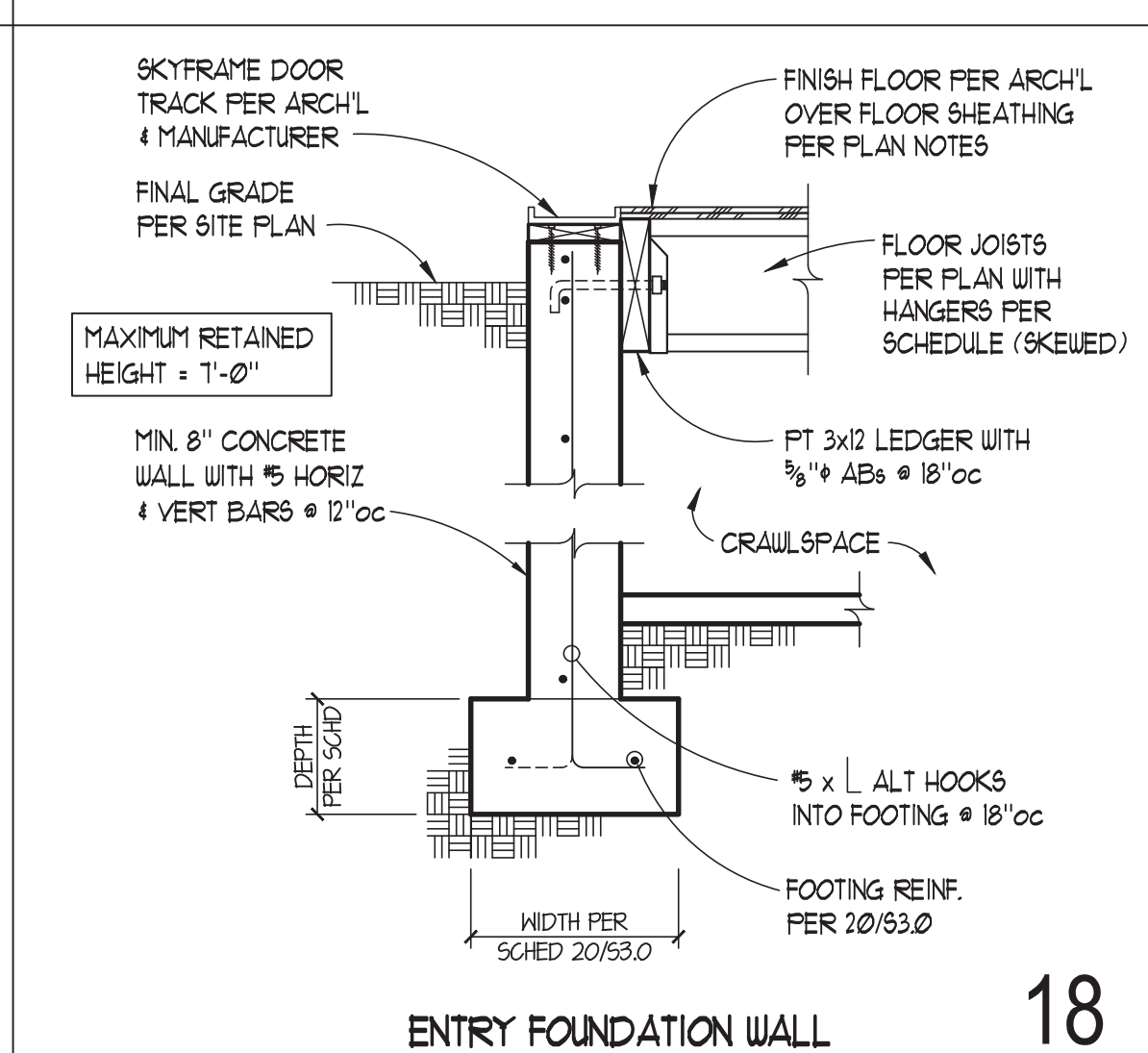
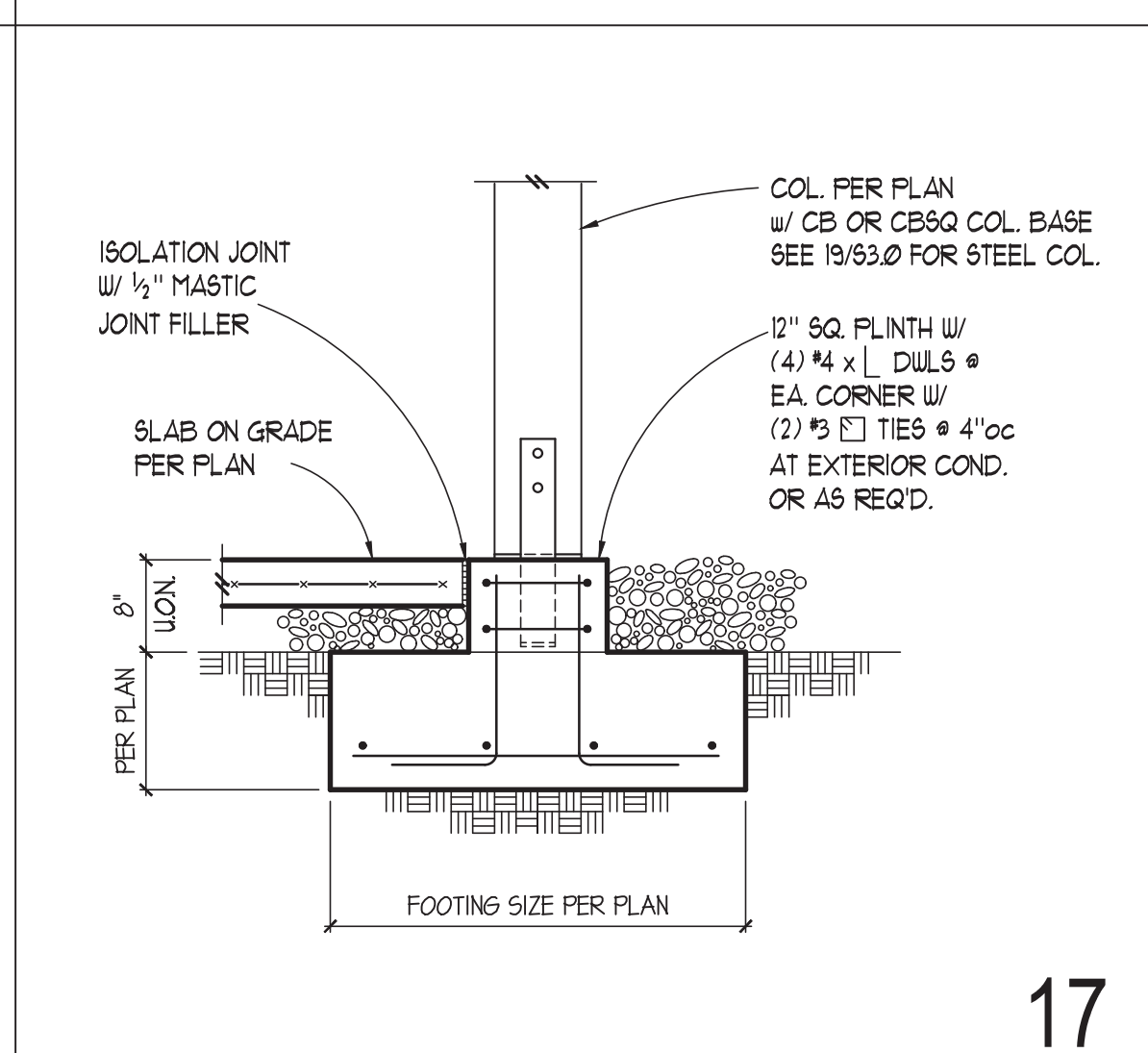
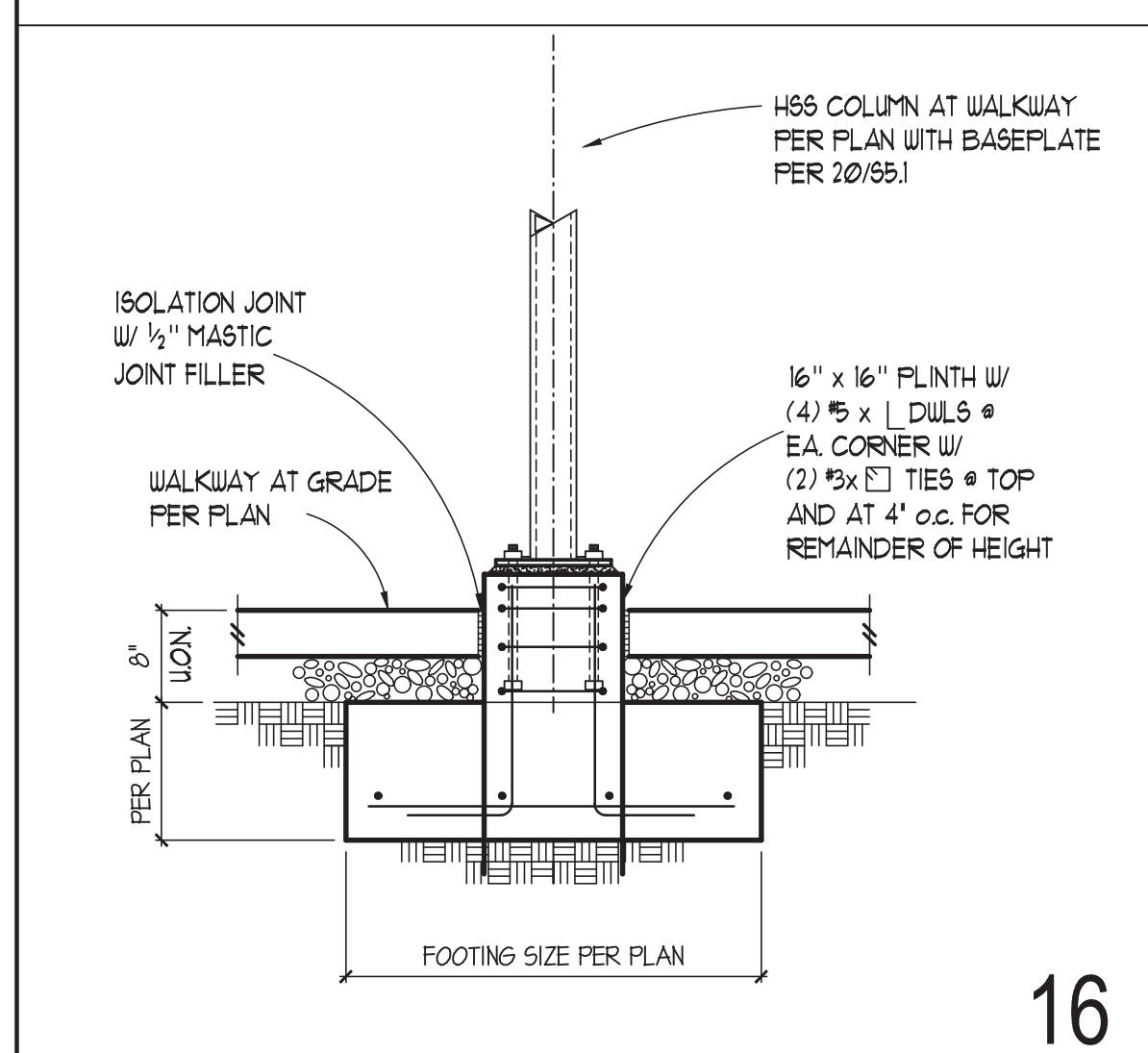
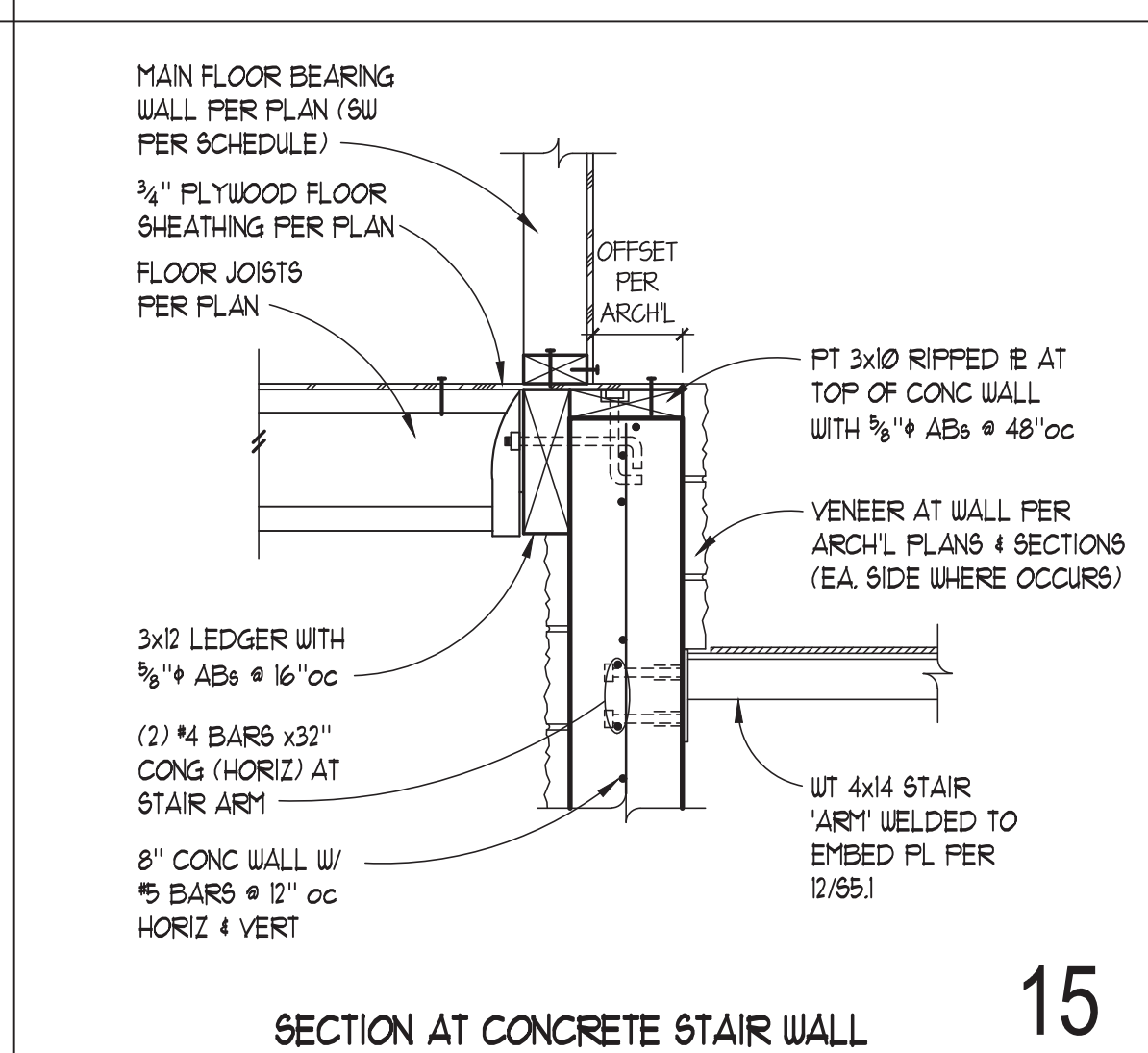
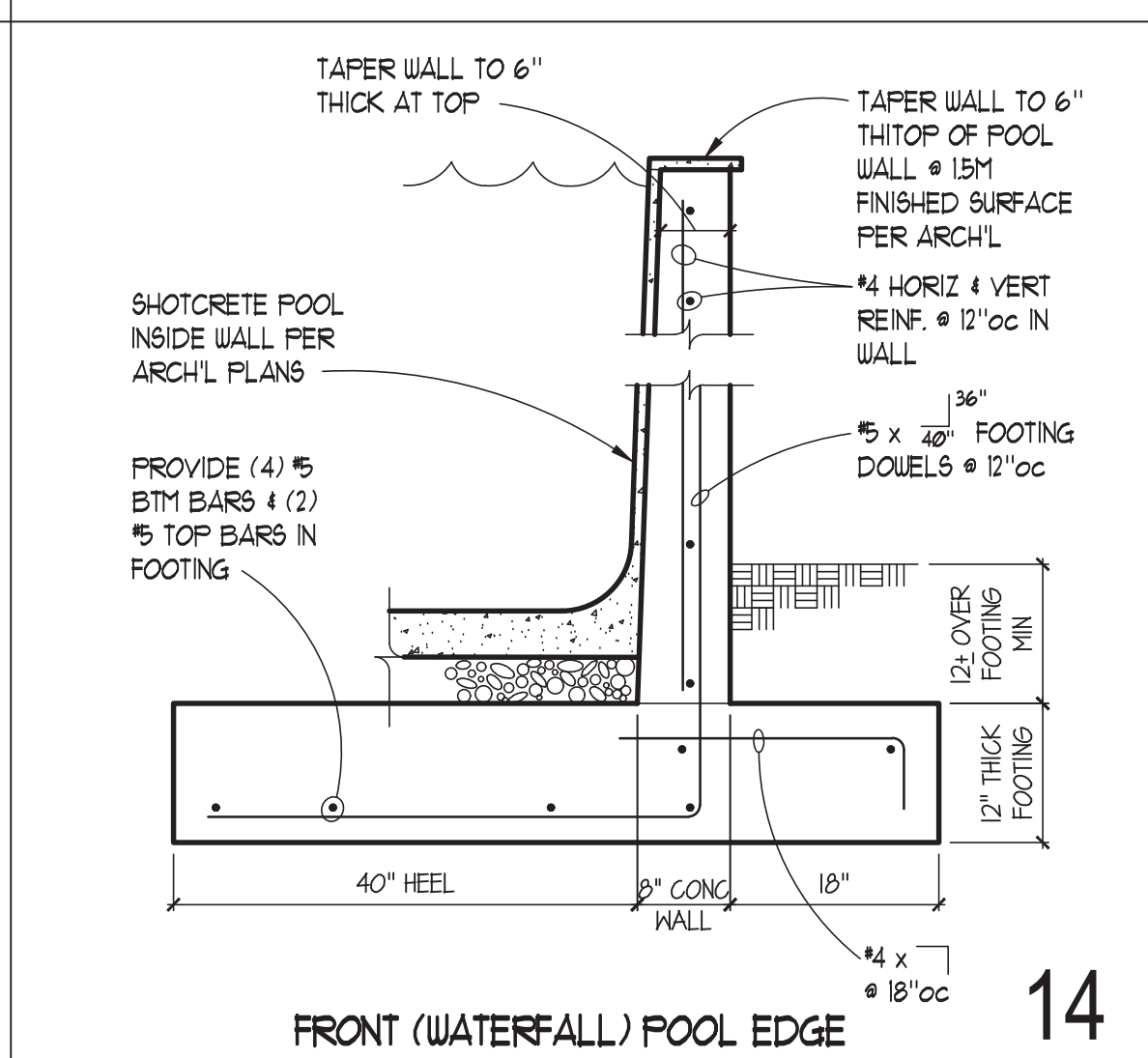
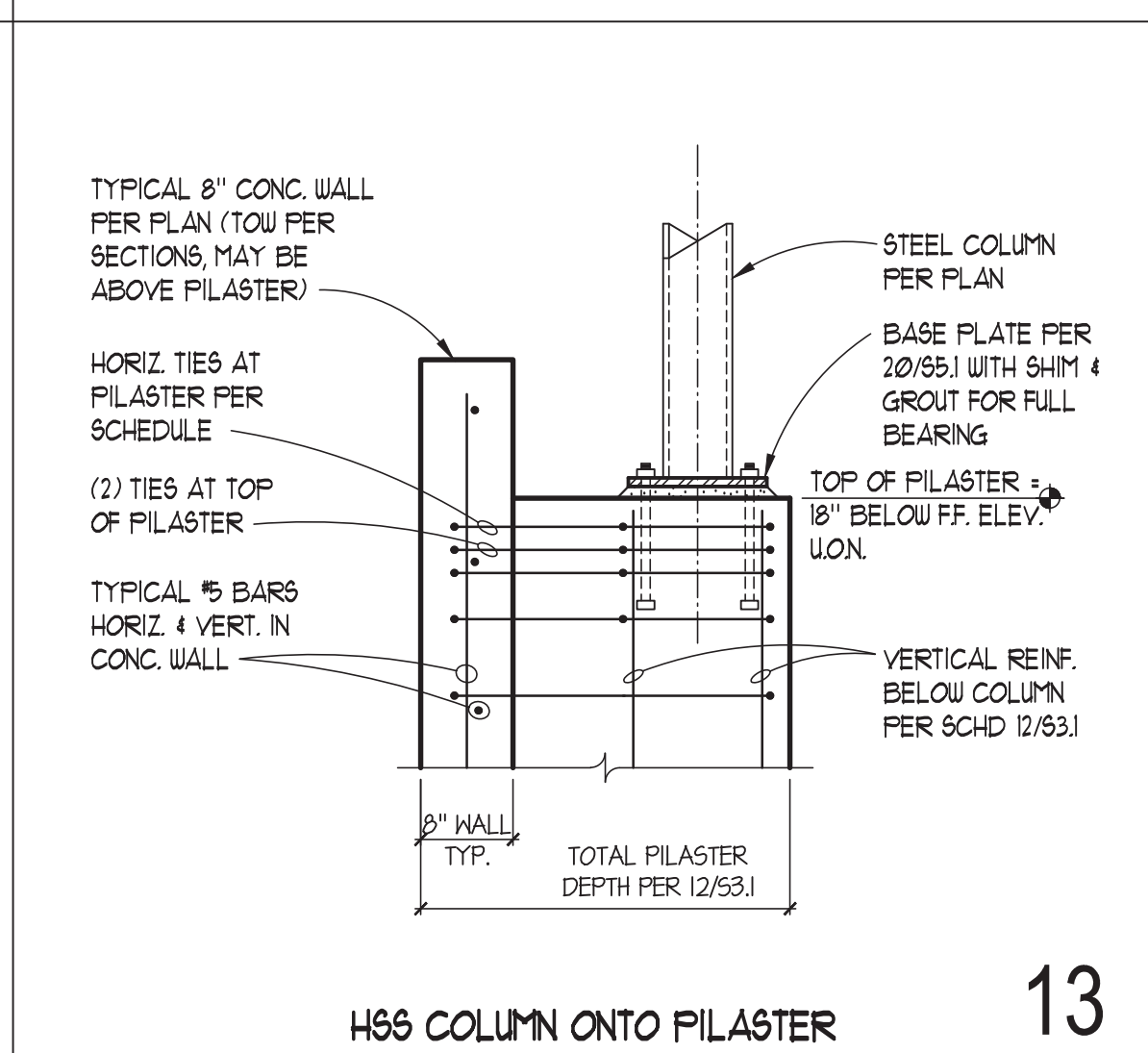
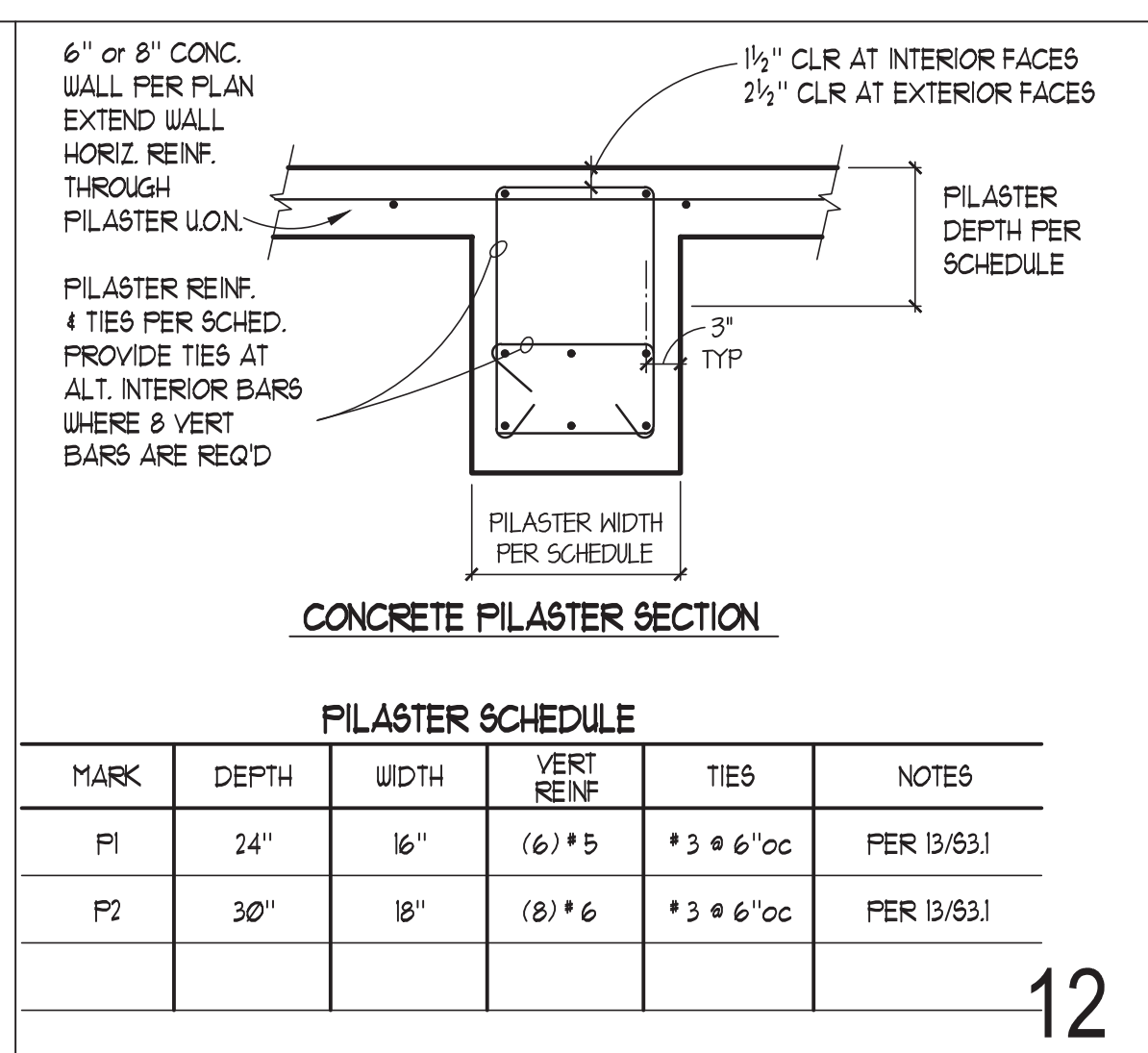
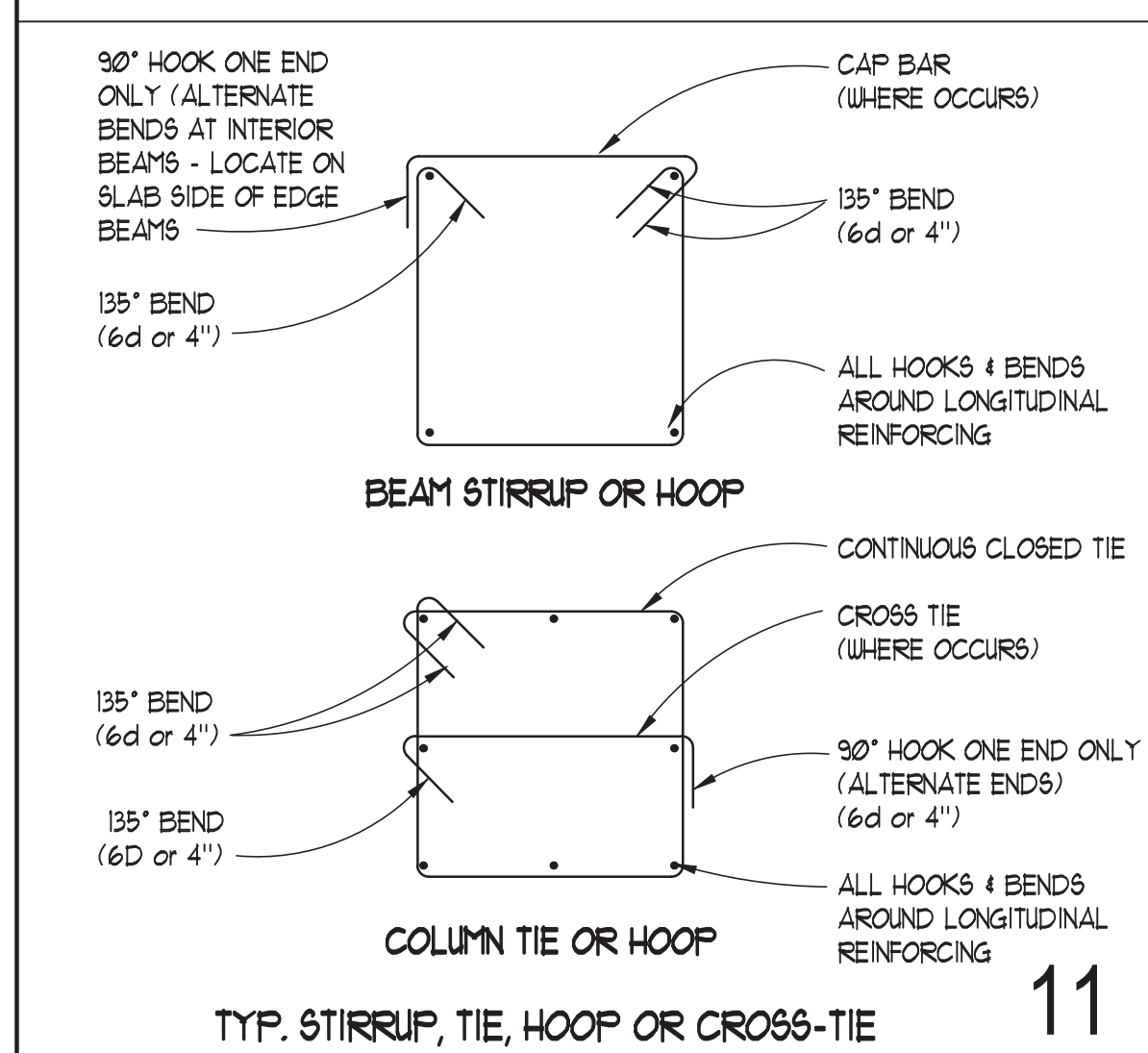
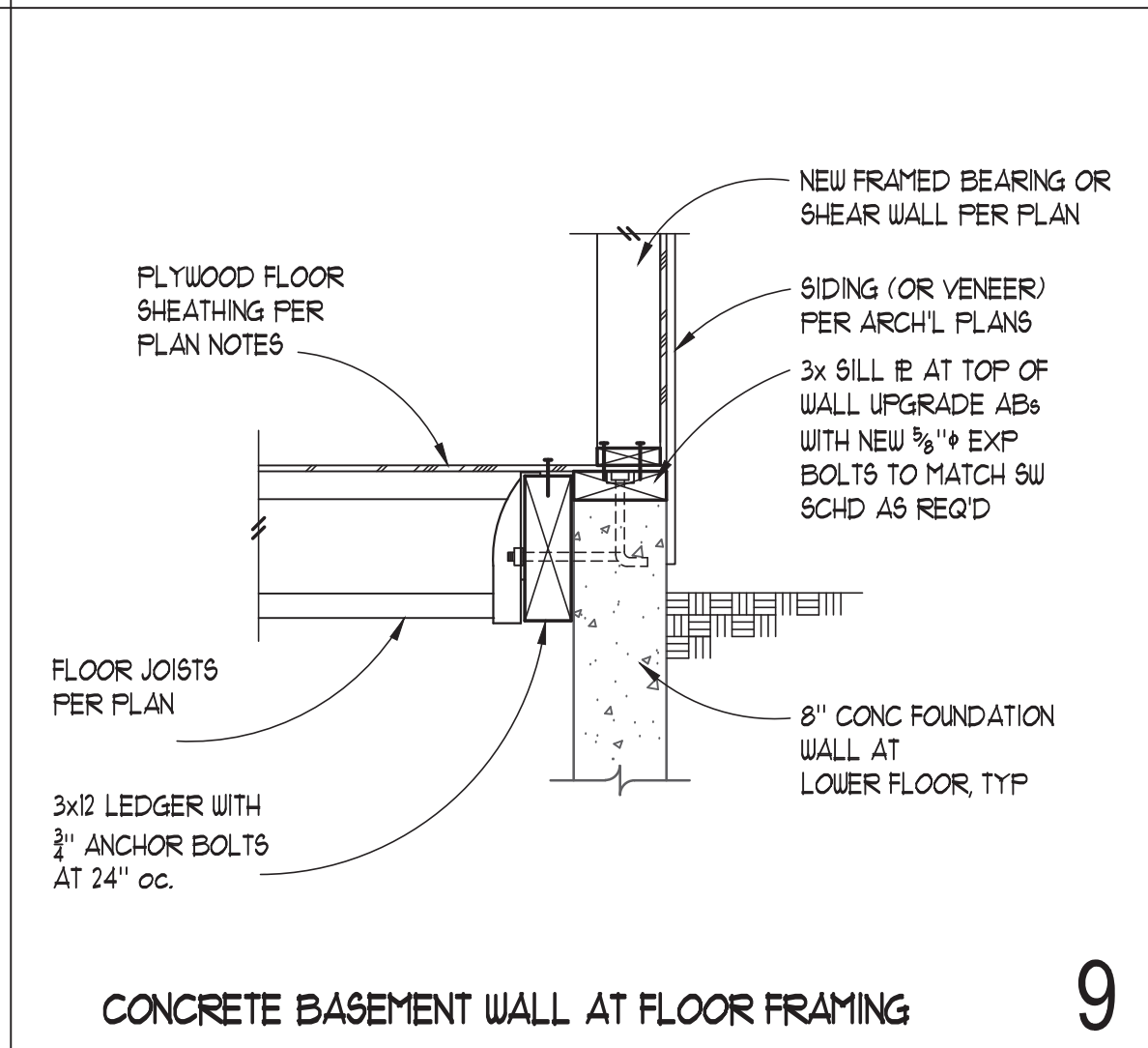
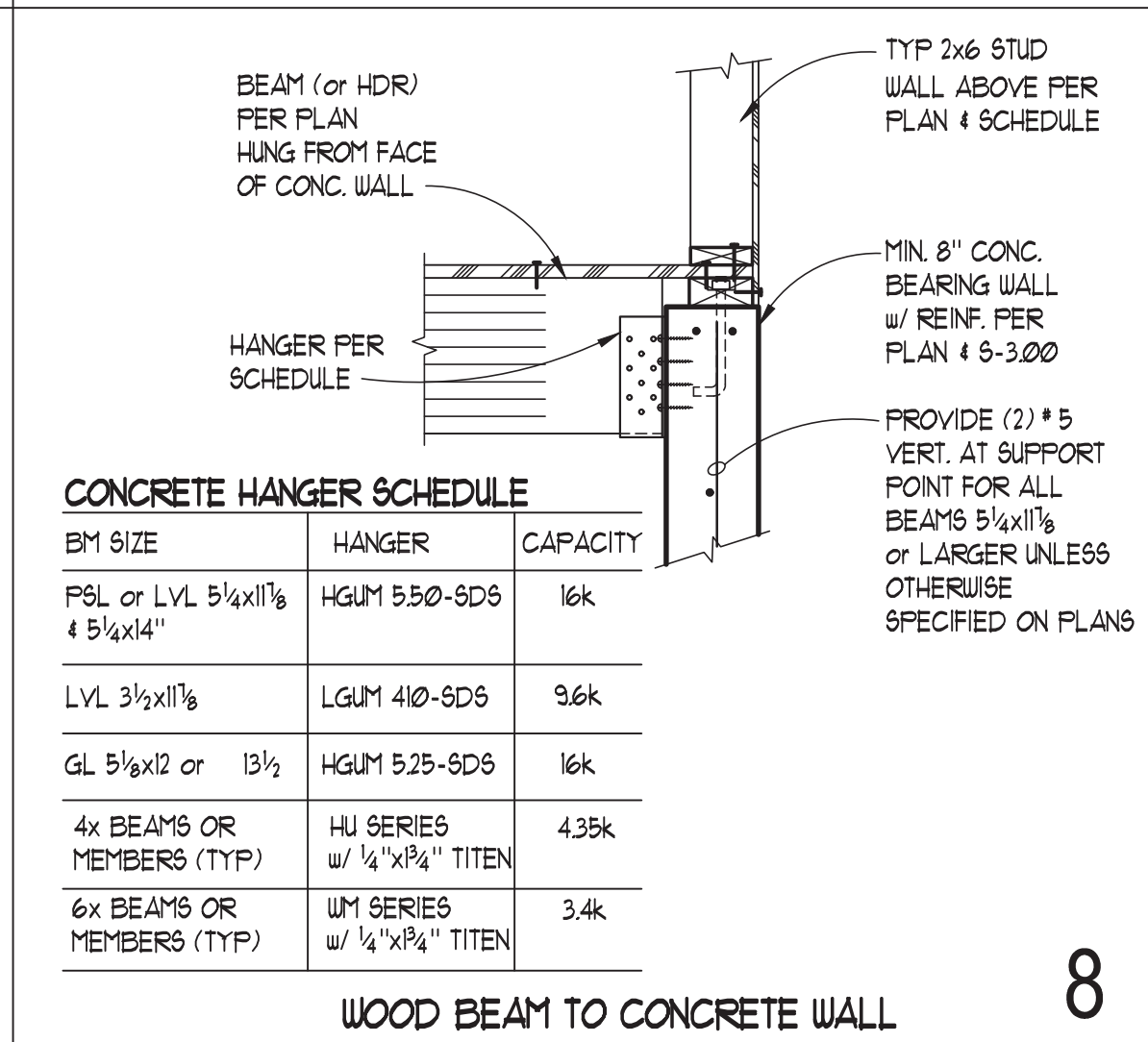
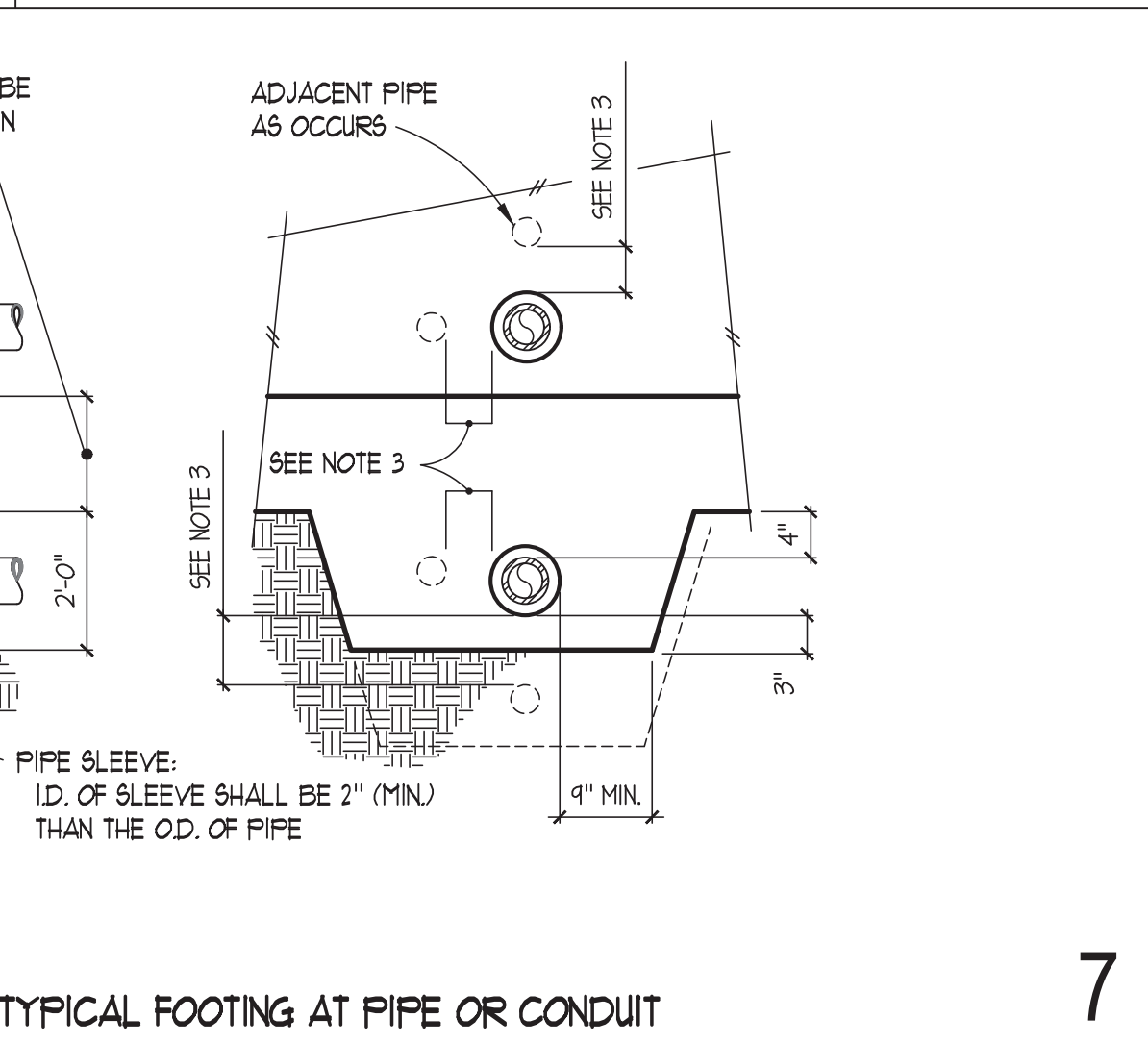
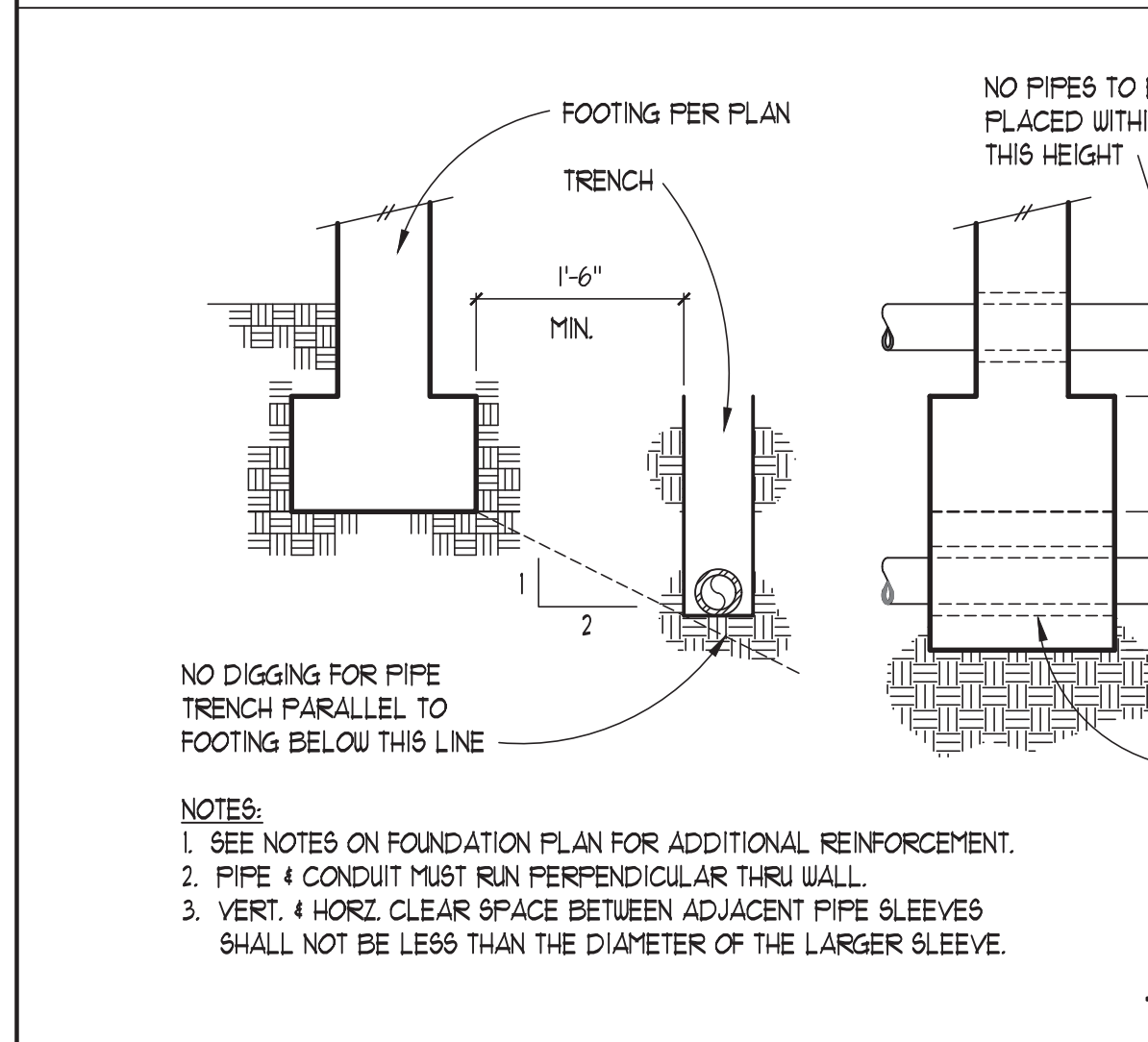
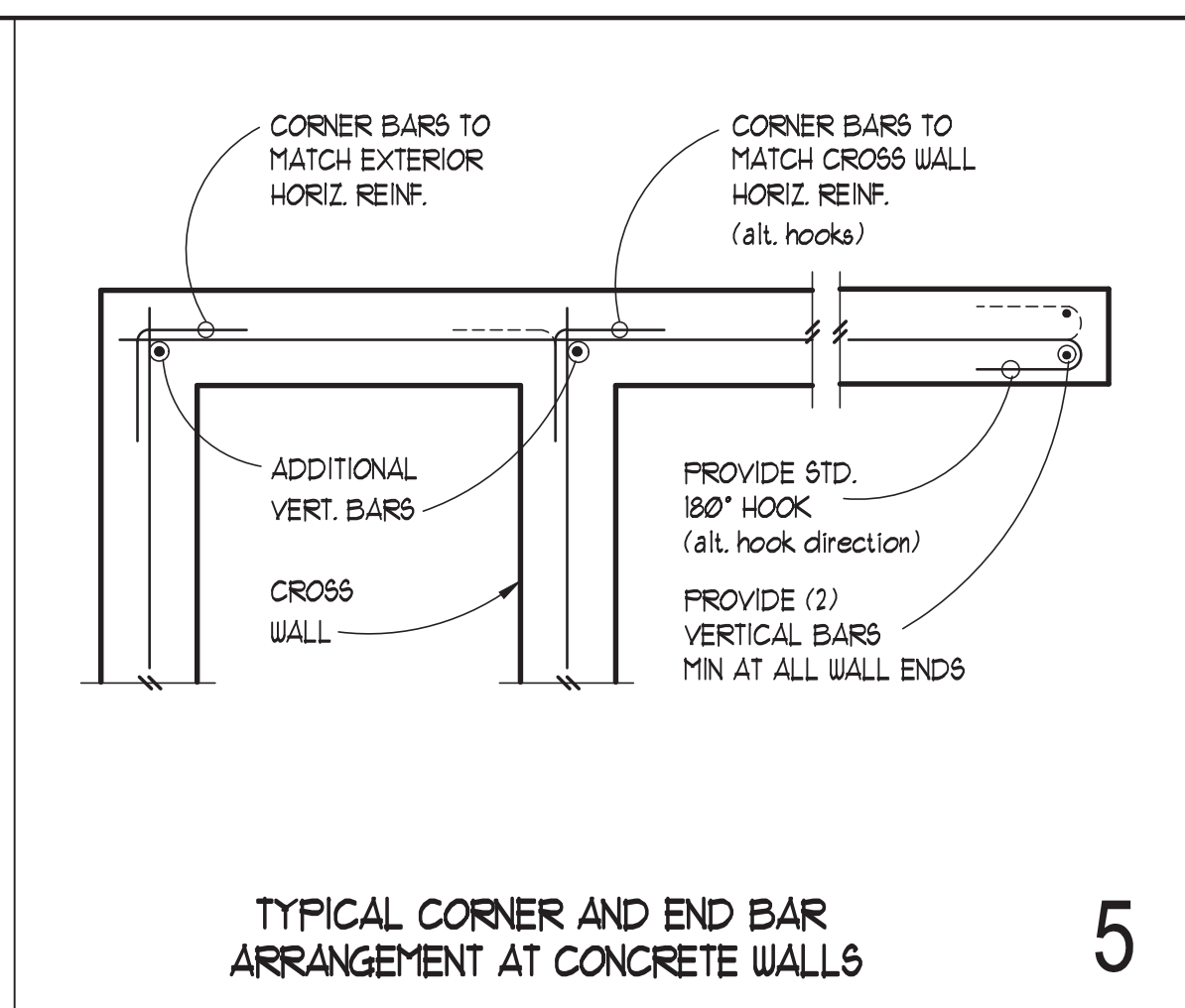
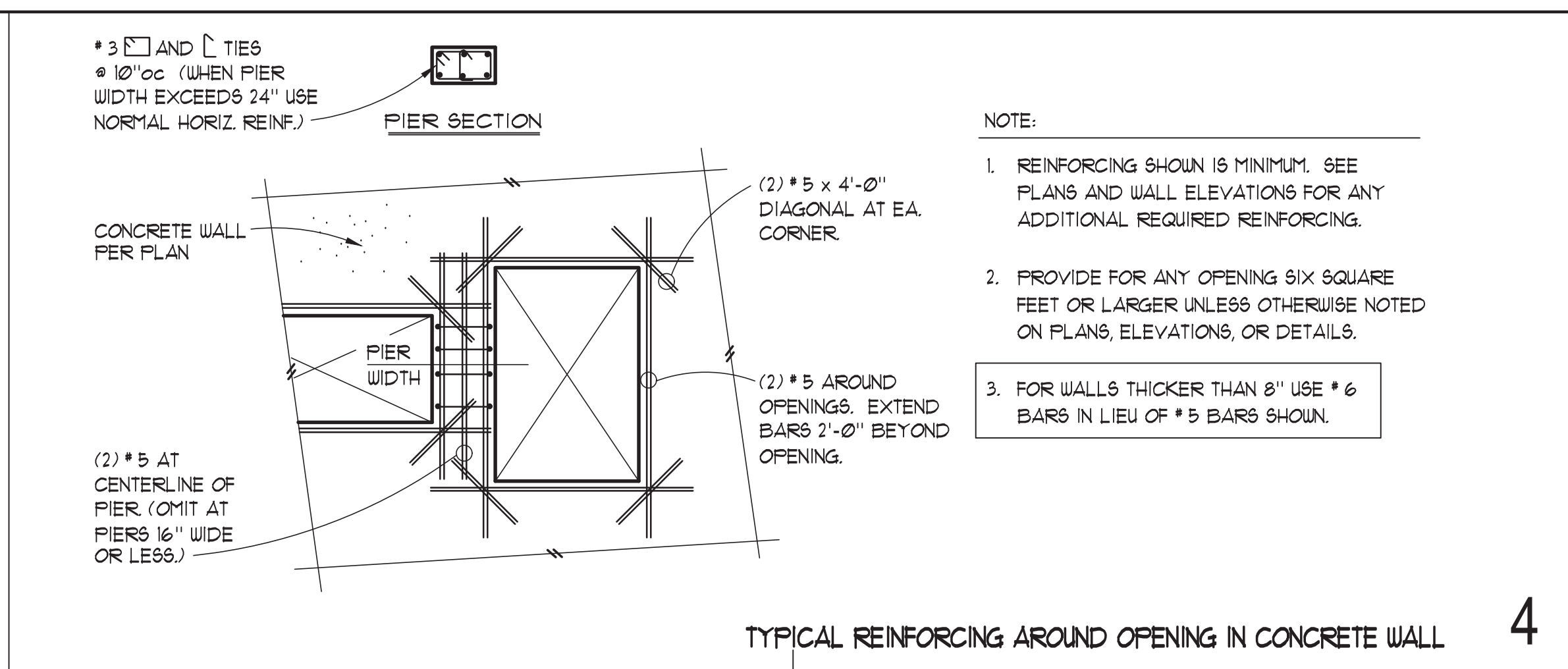
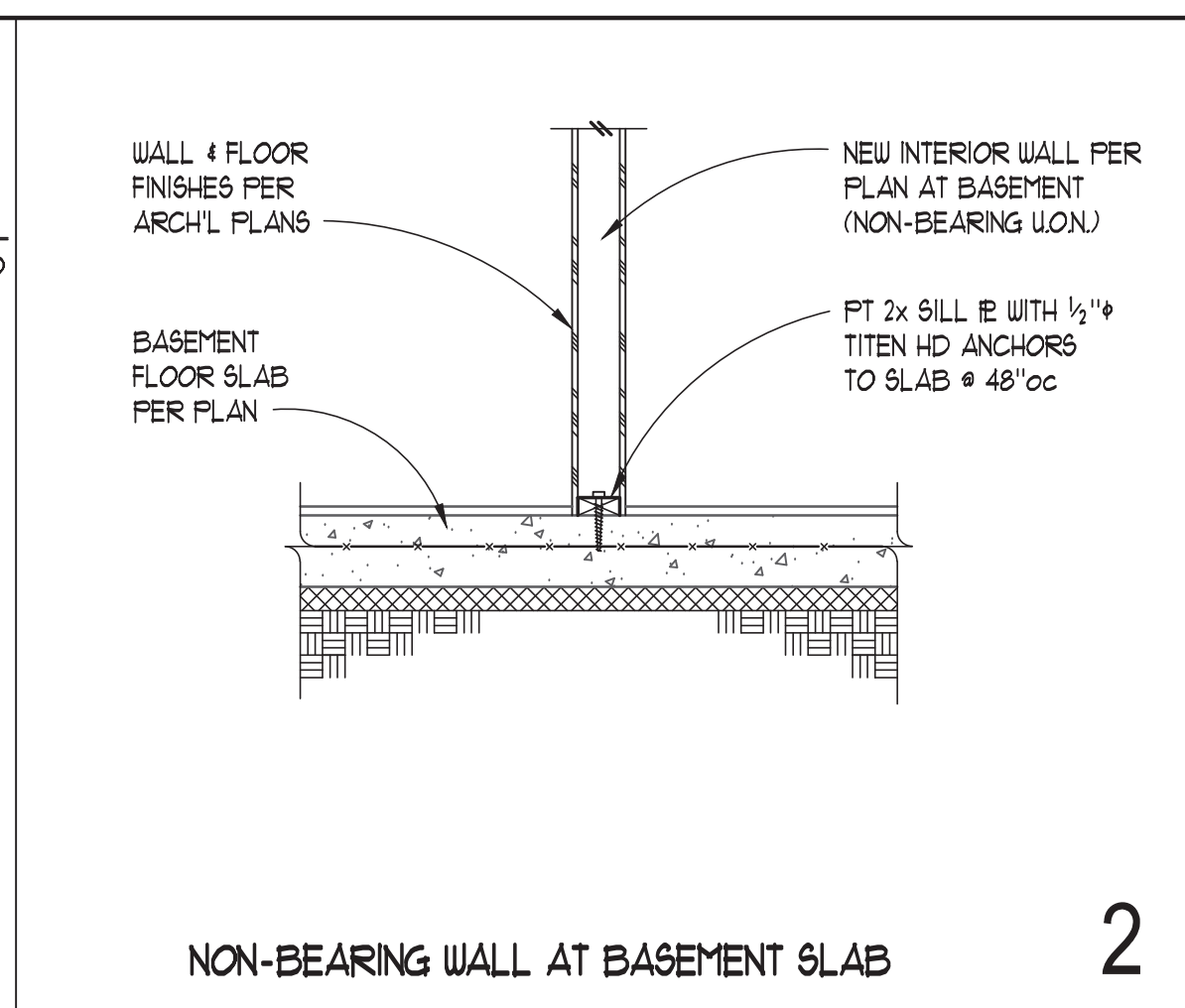
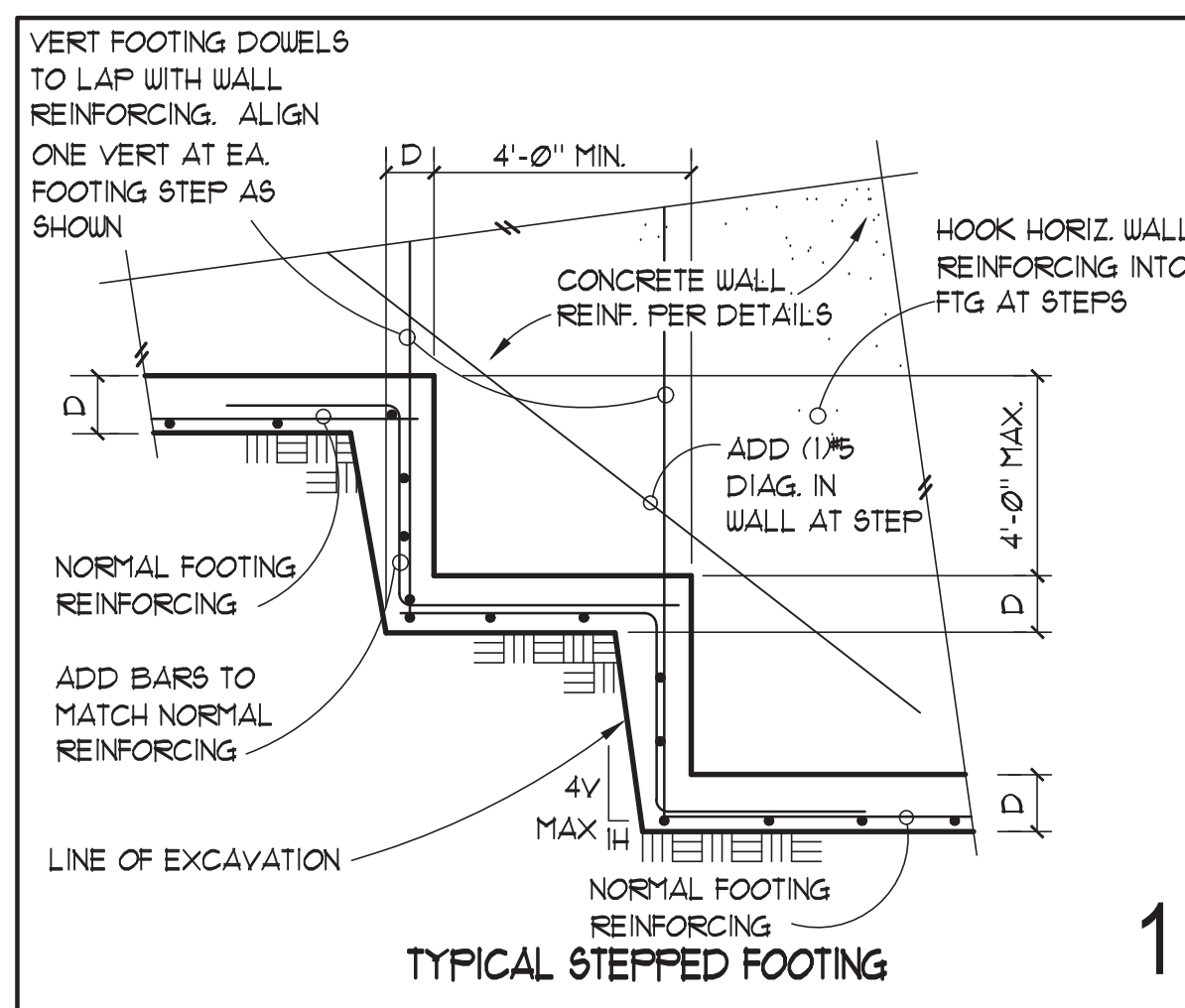
13



15



24

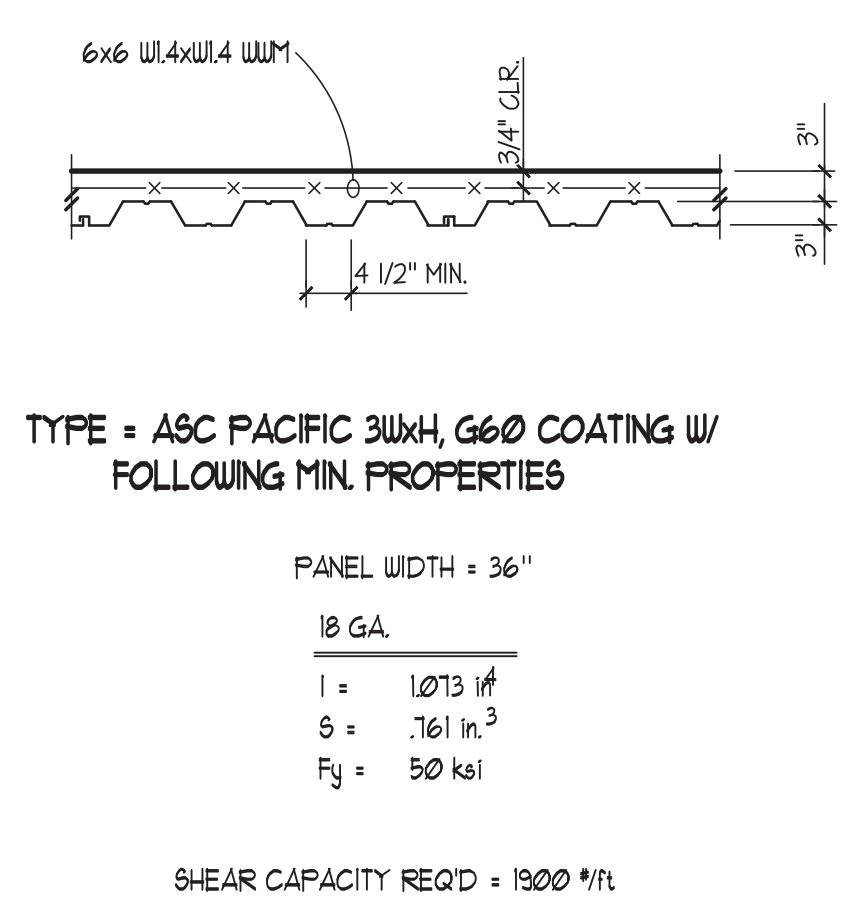


CONCRETE HANGER SCHEDULE

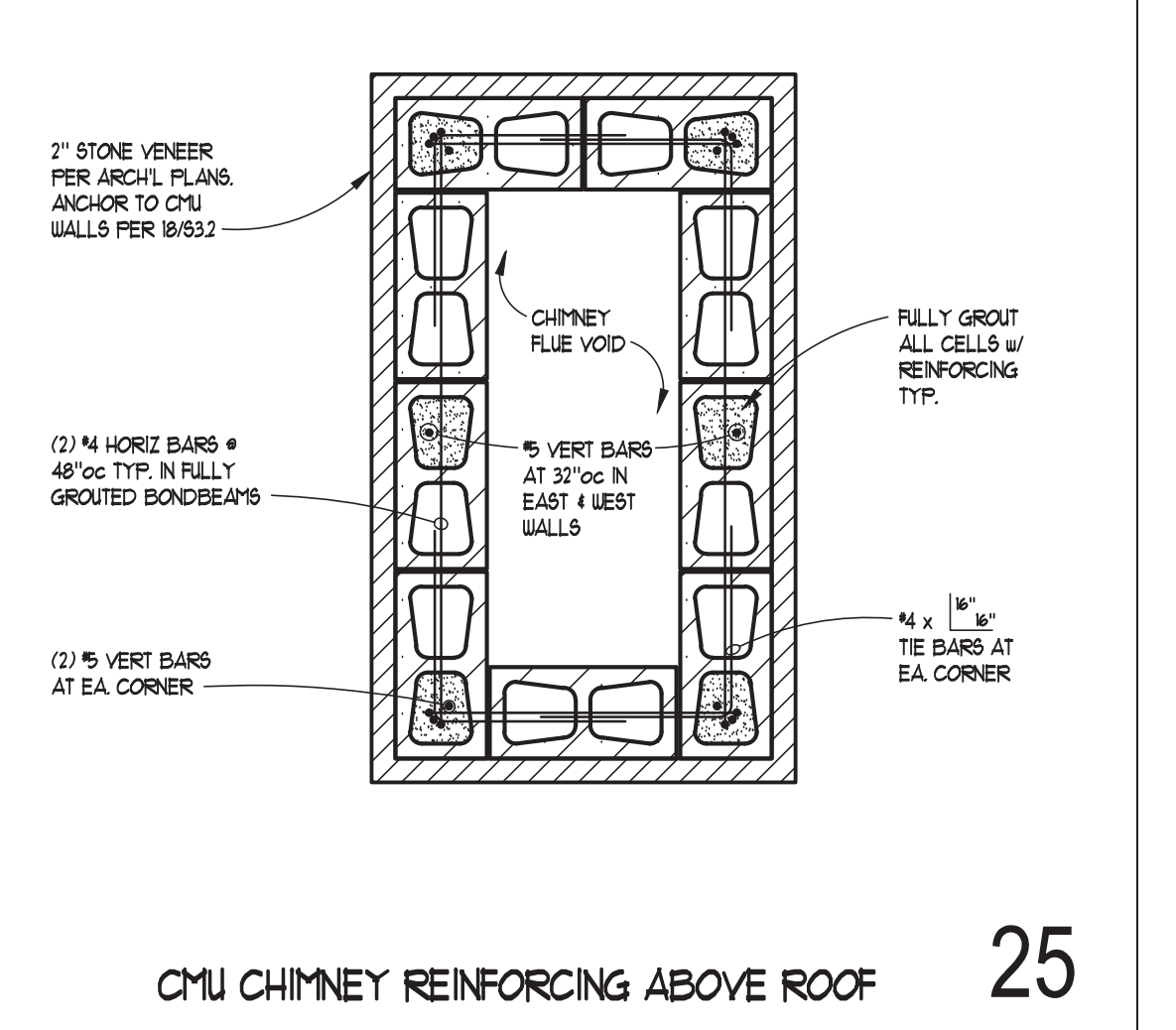
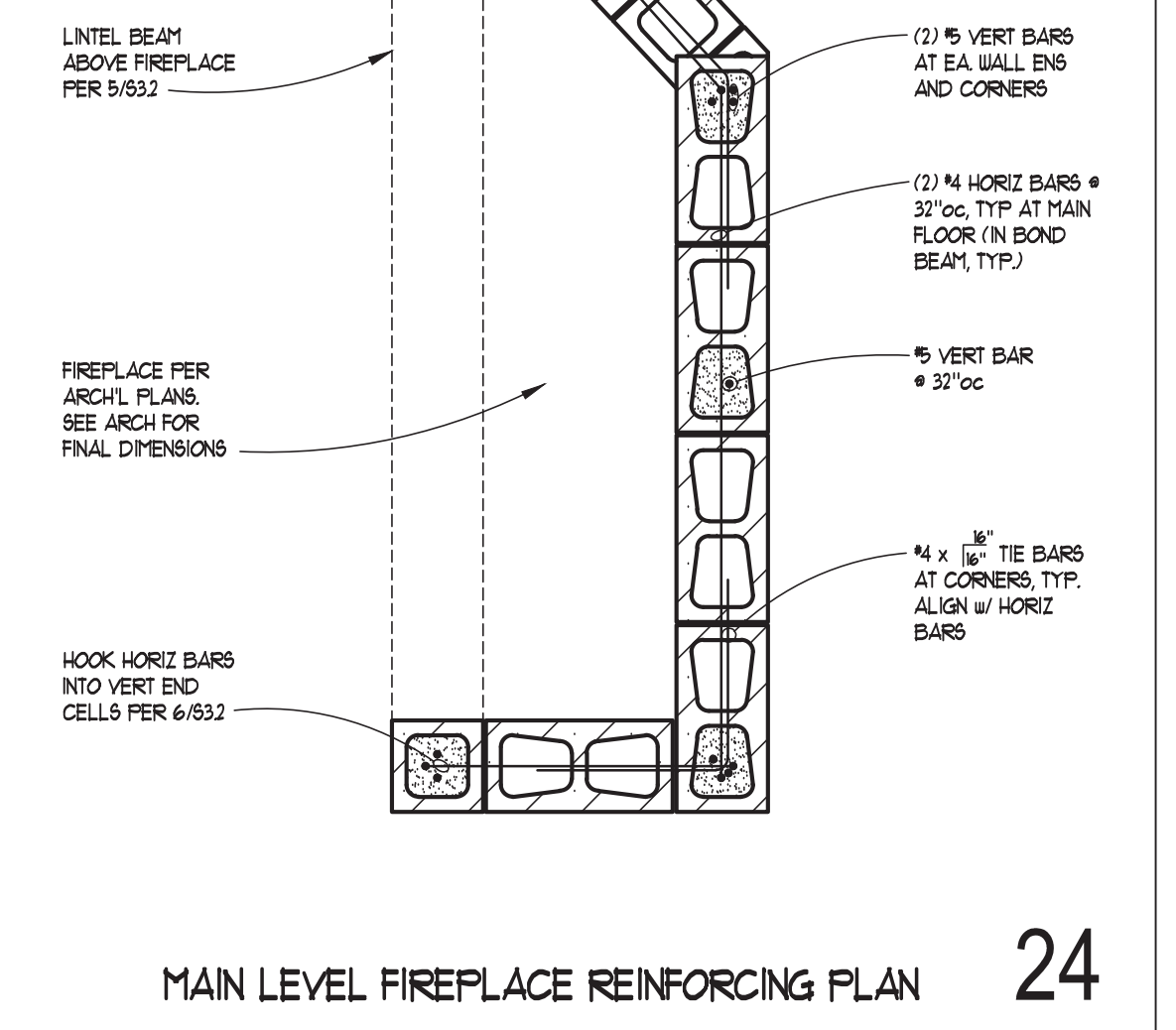
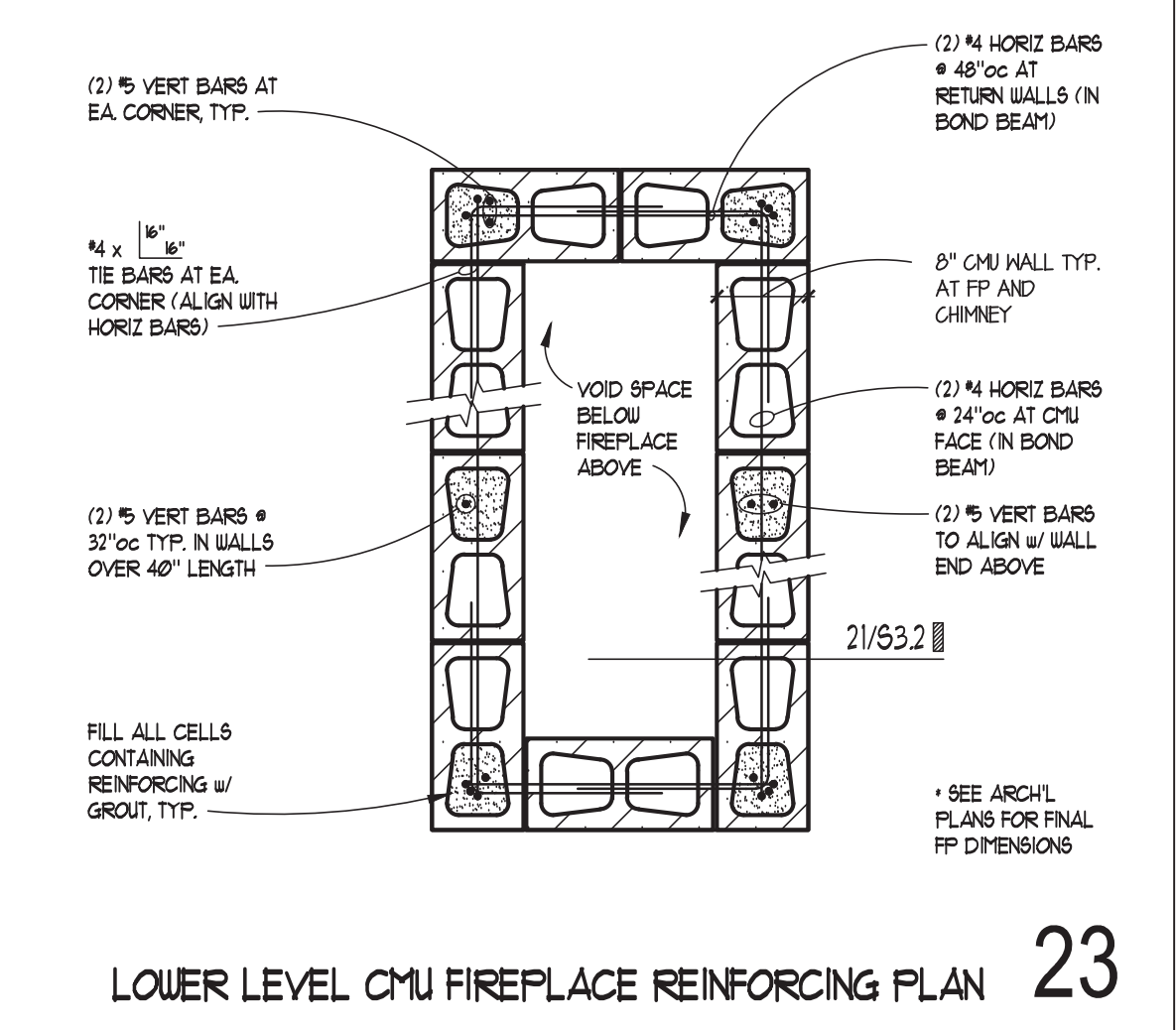
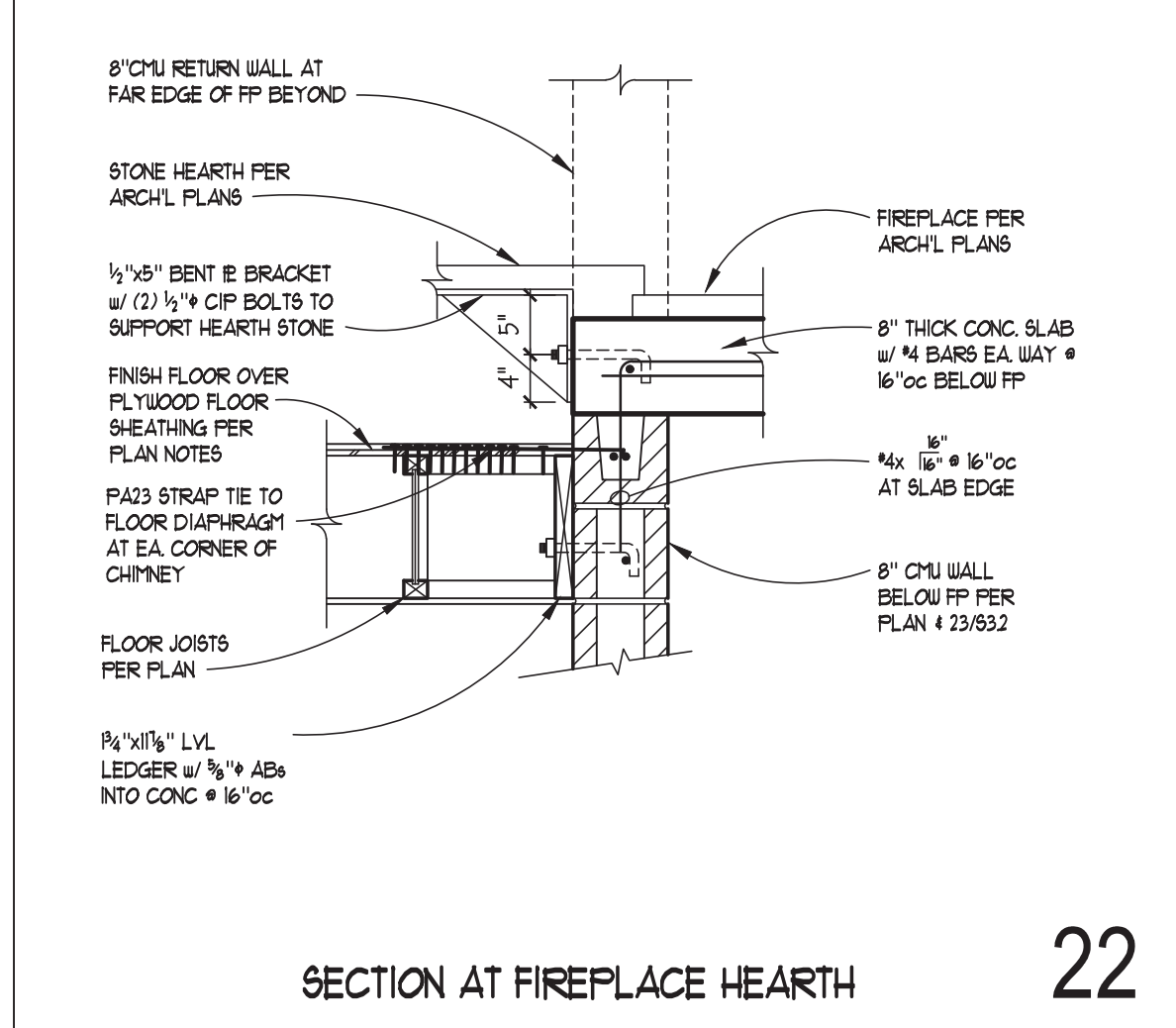
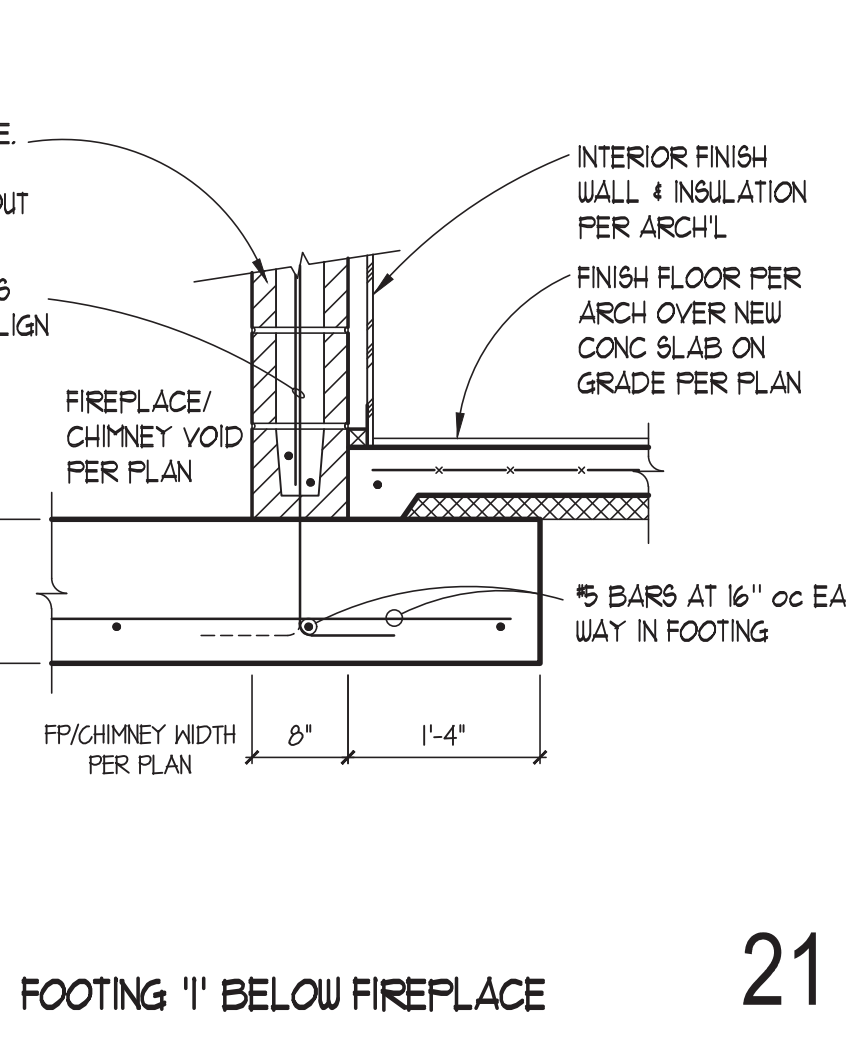
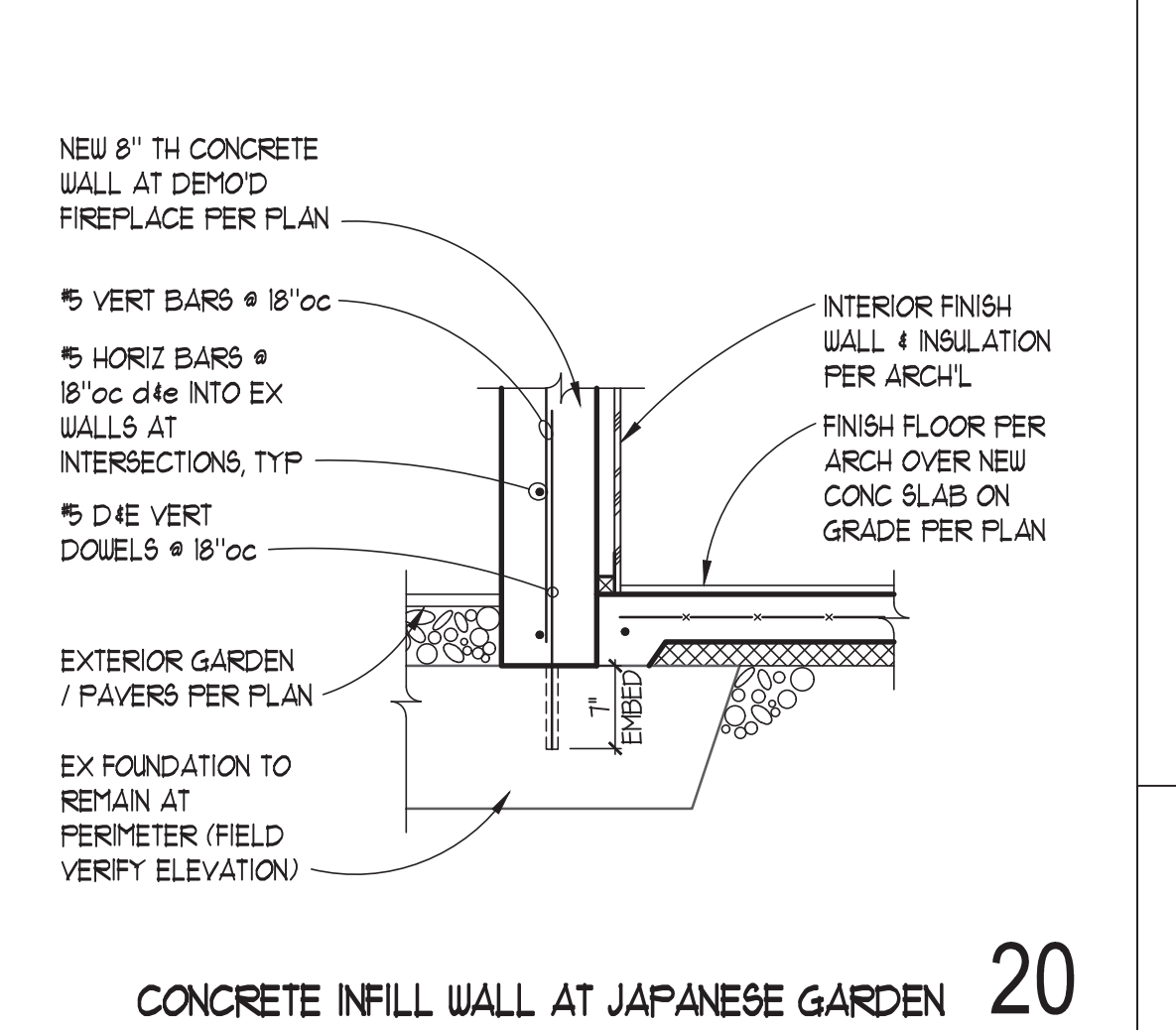
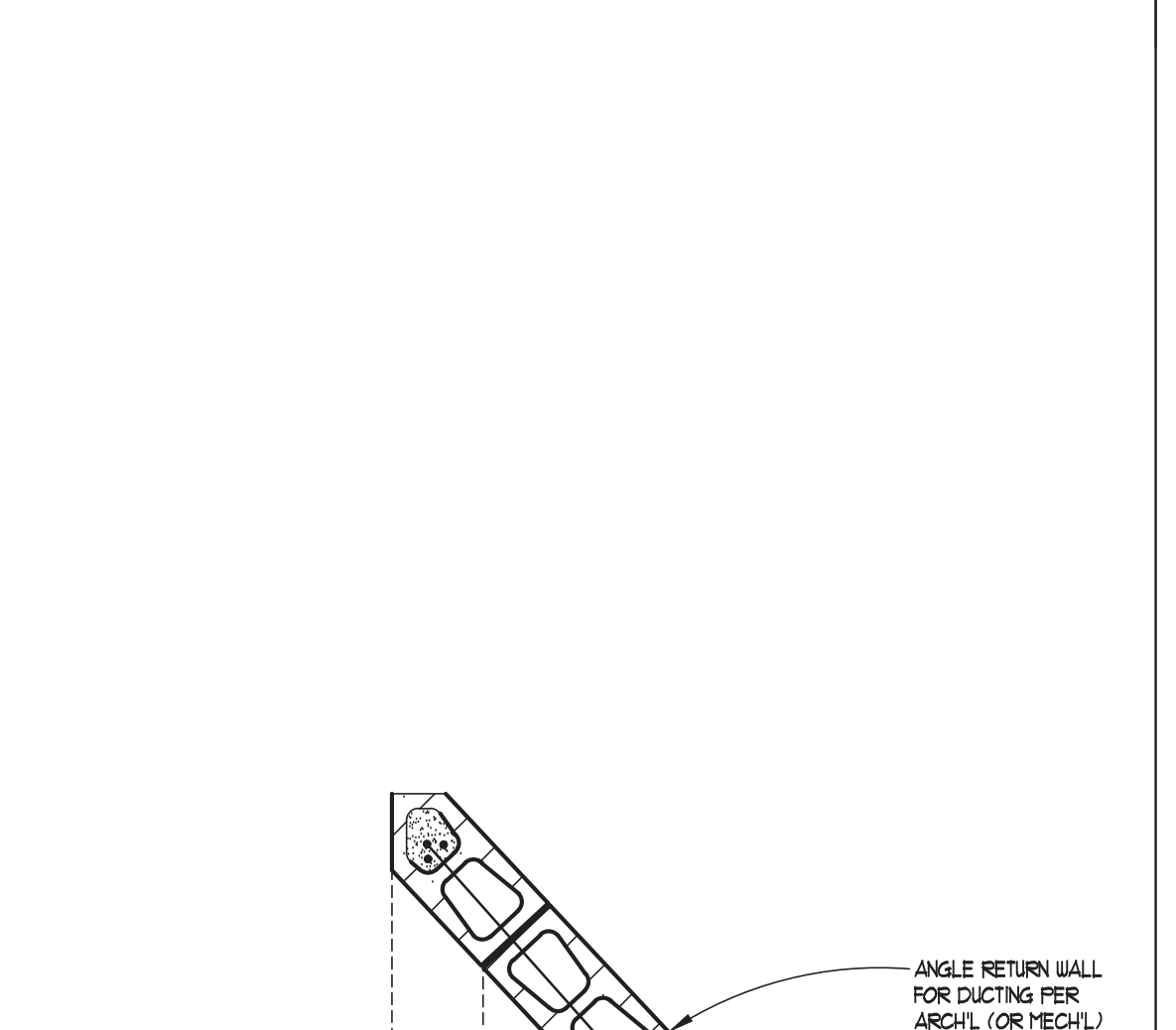
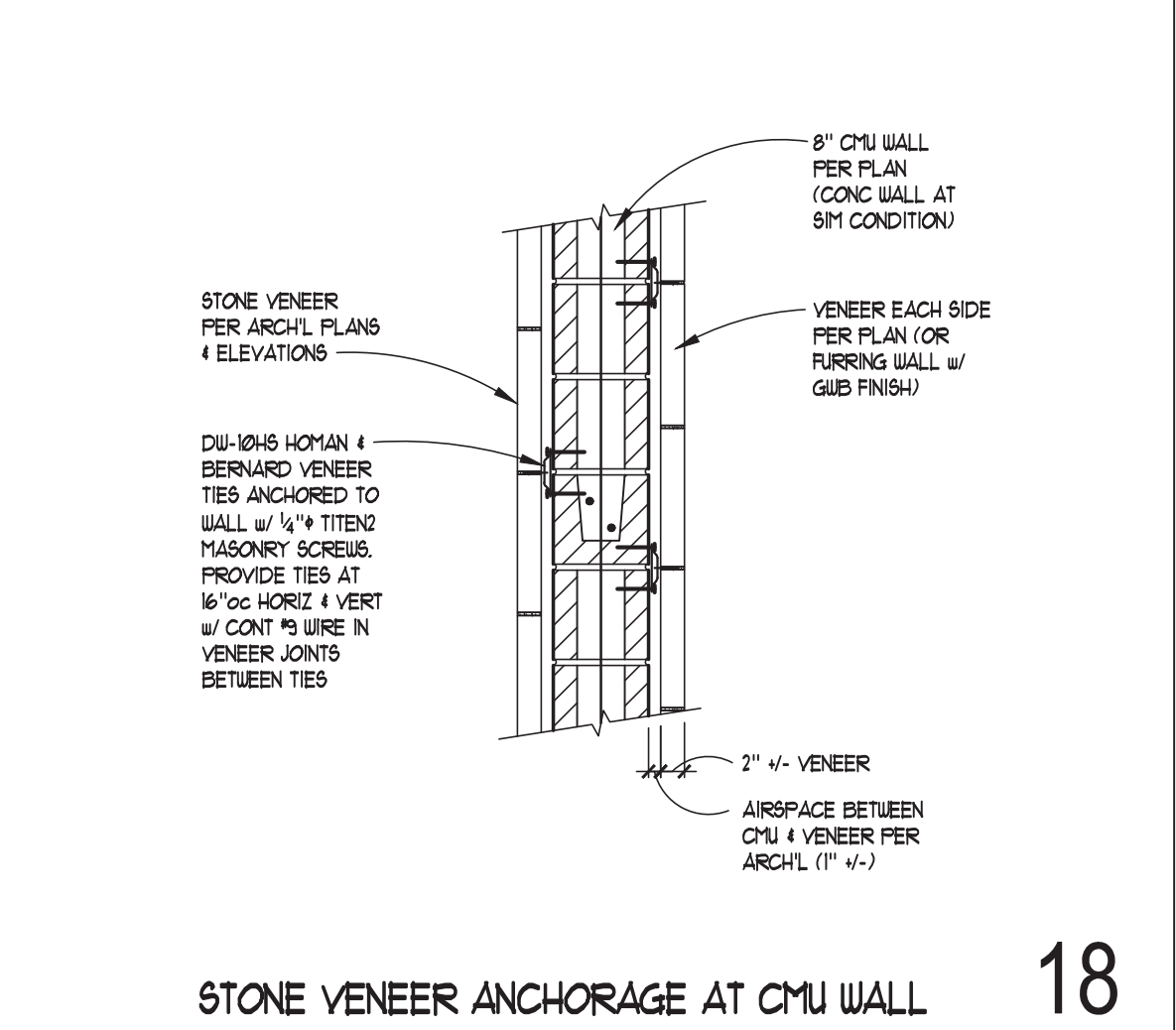
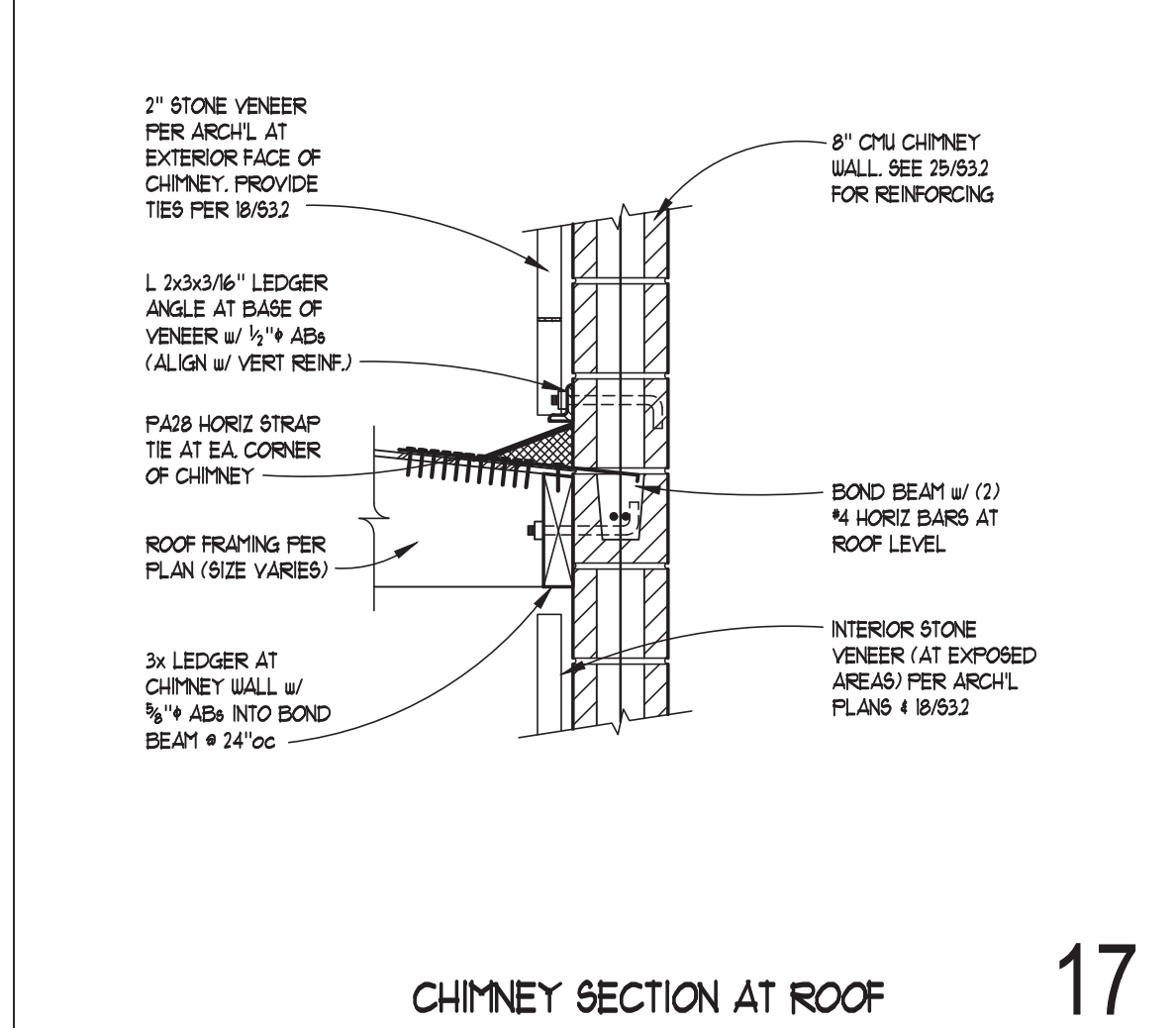
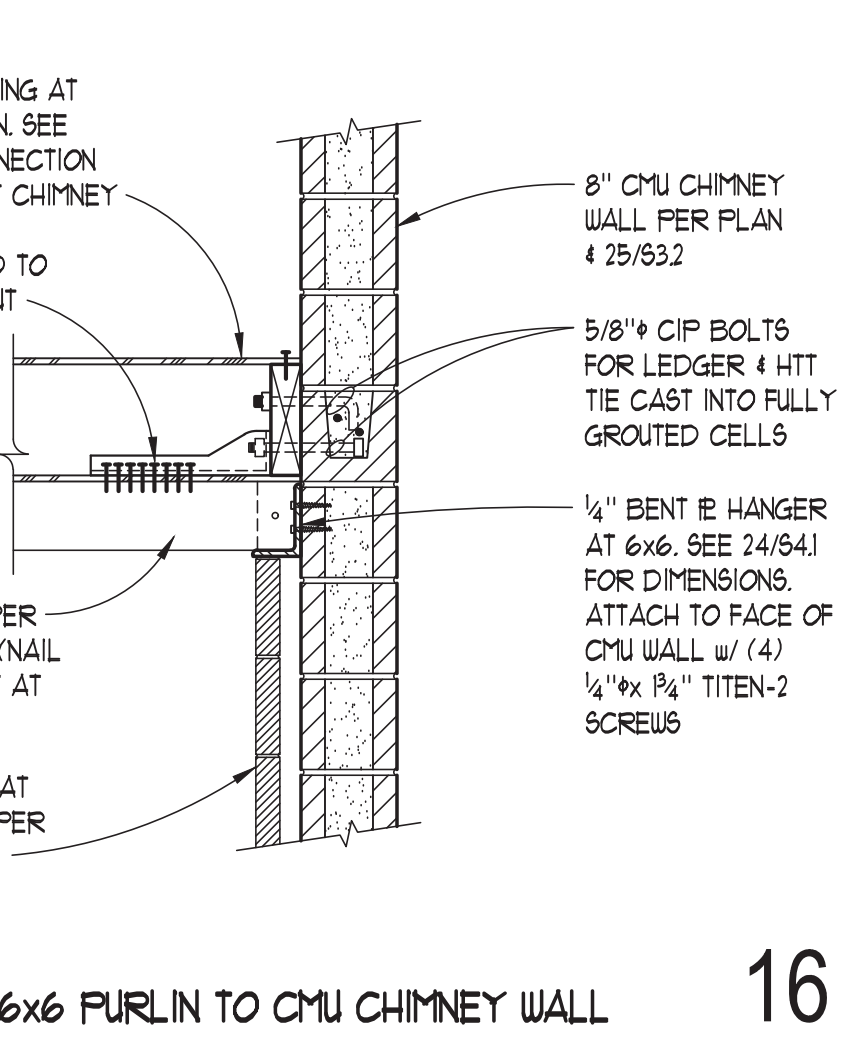
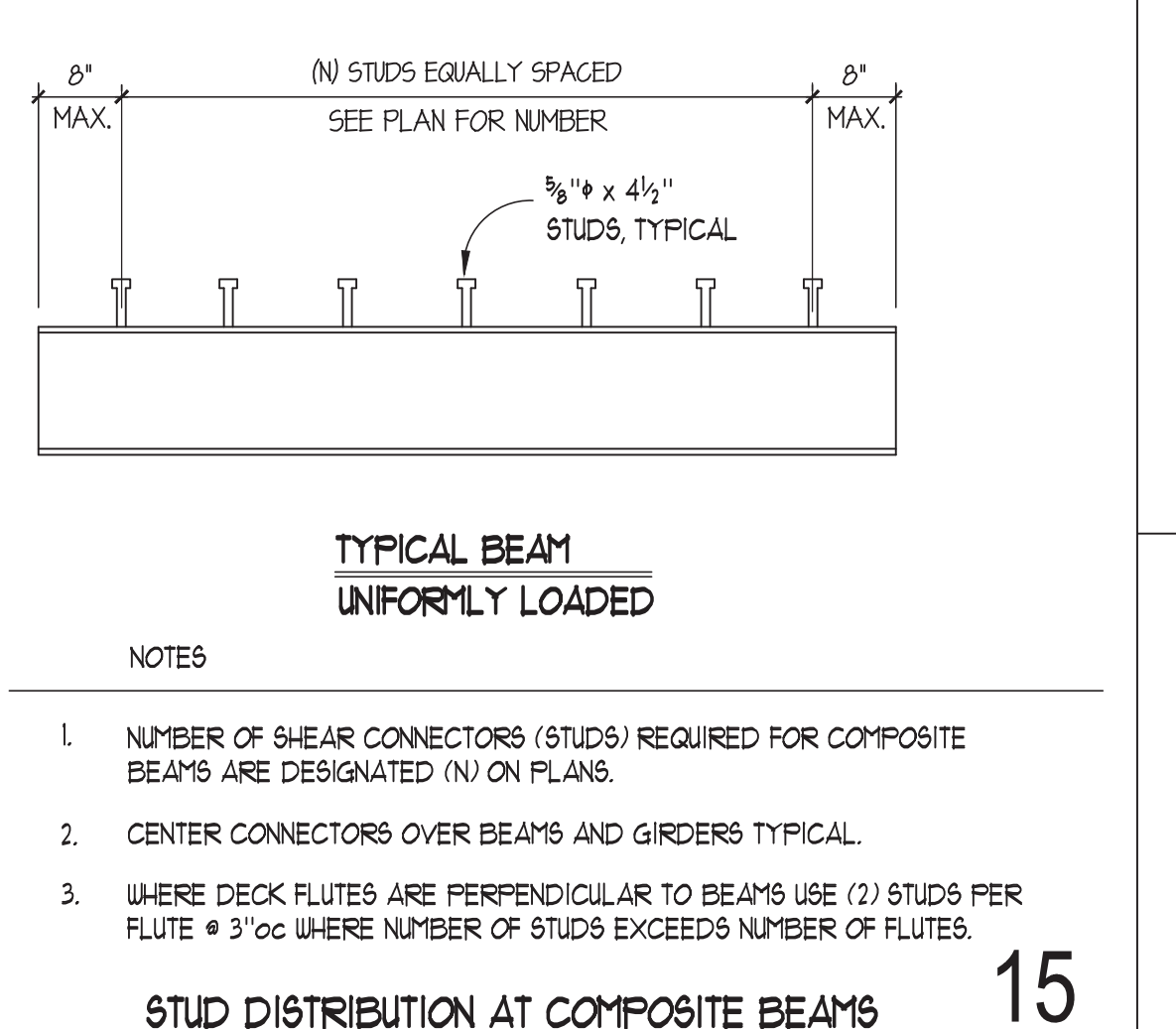
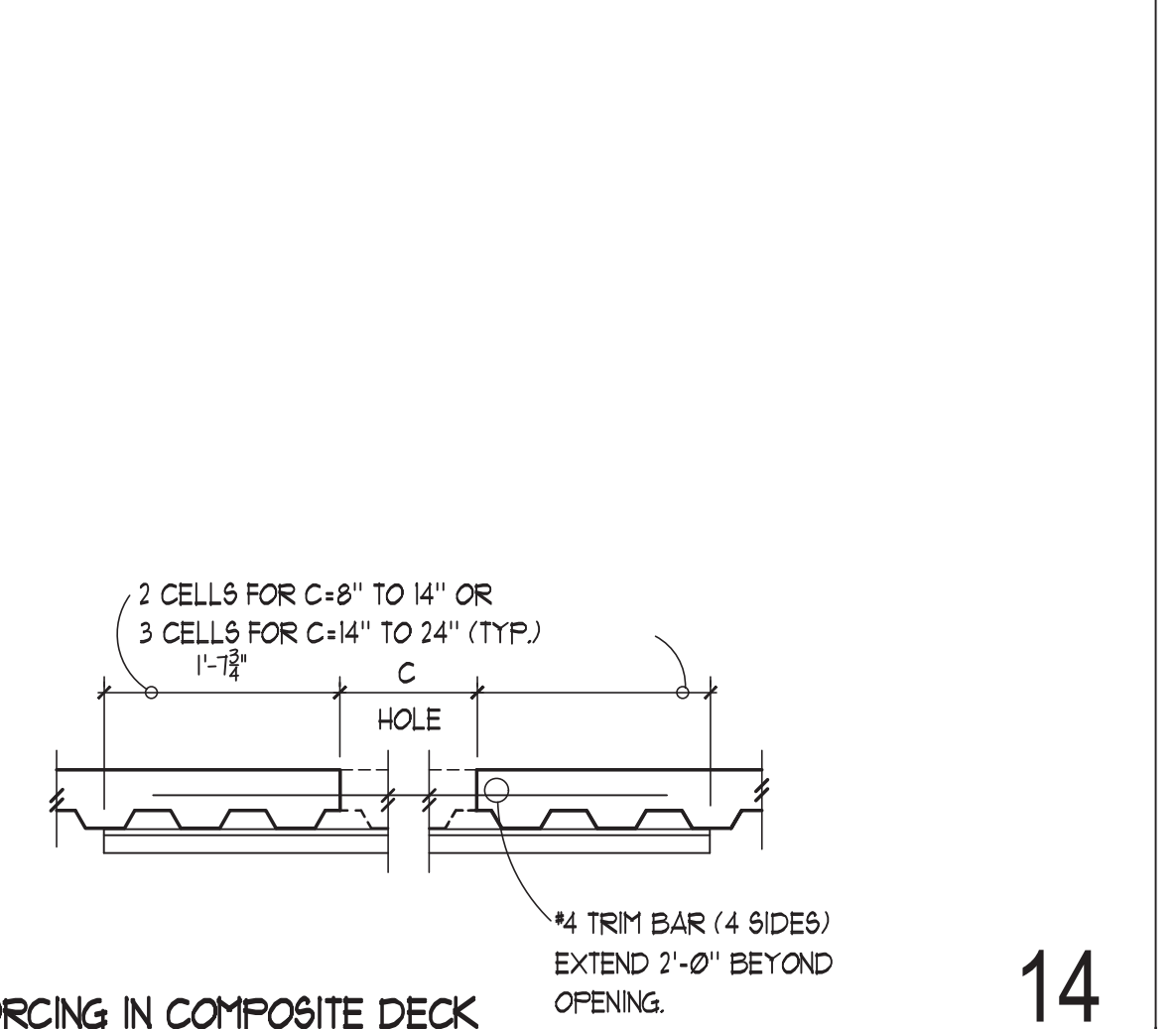
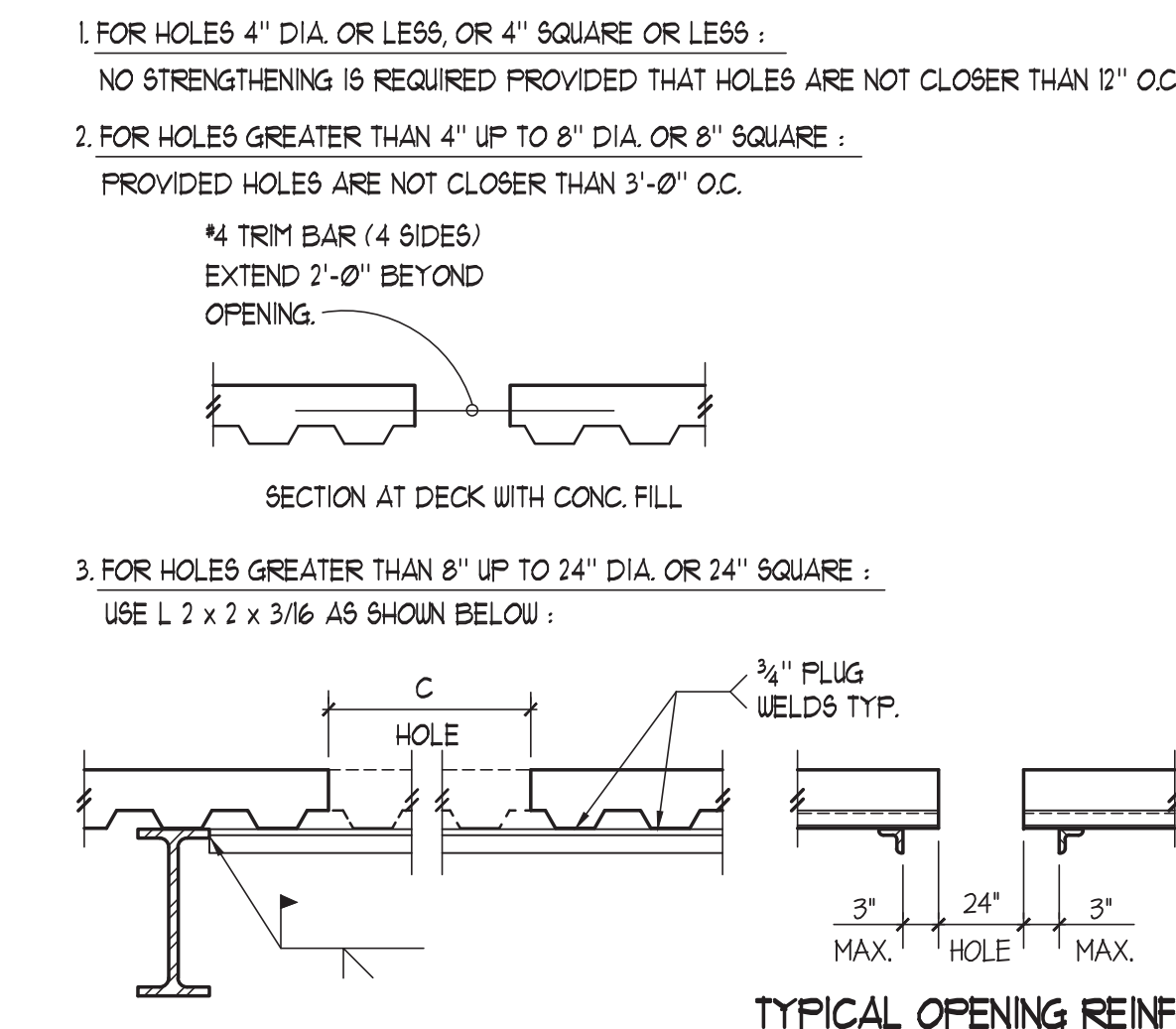
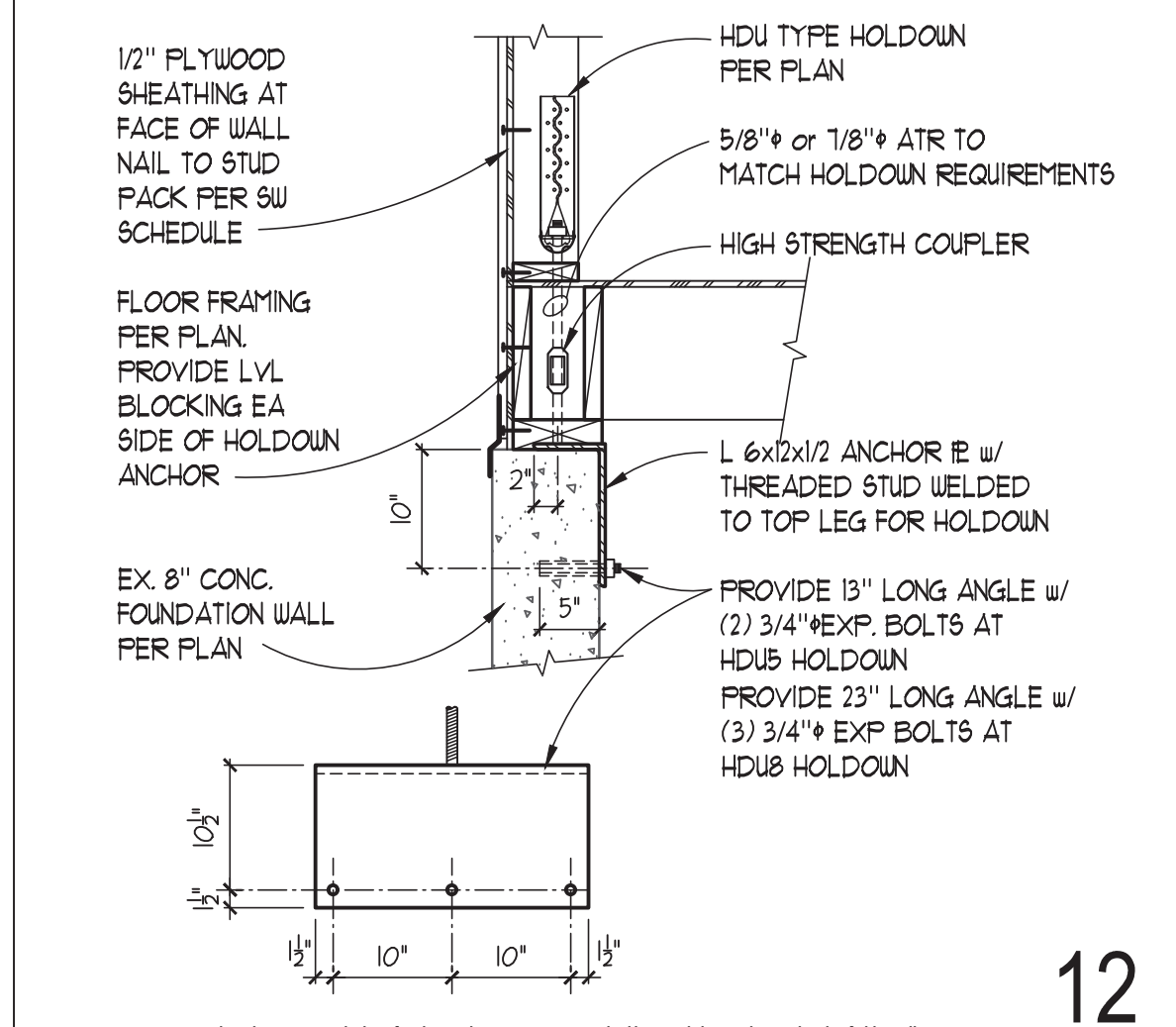
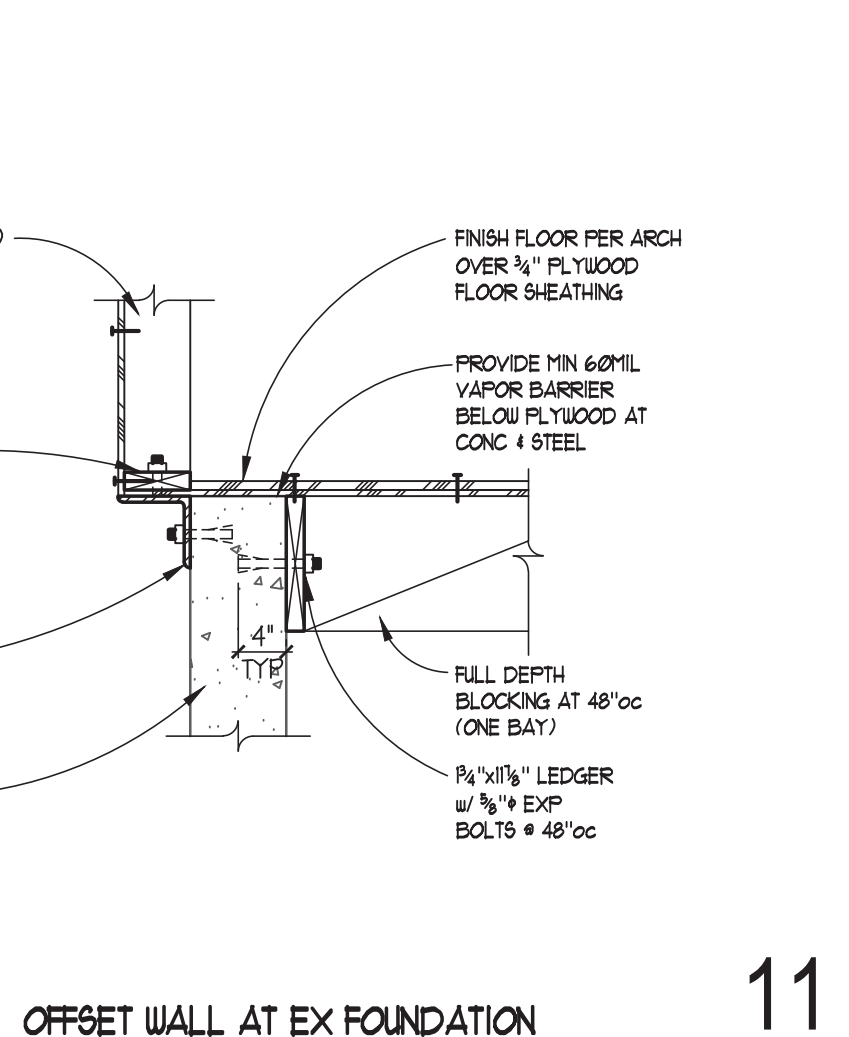
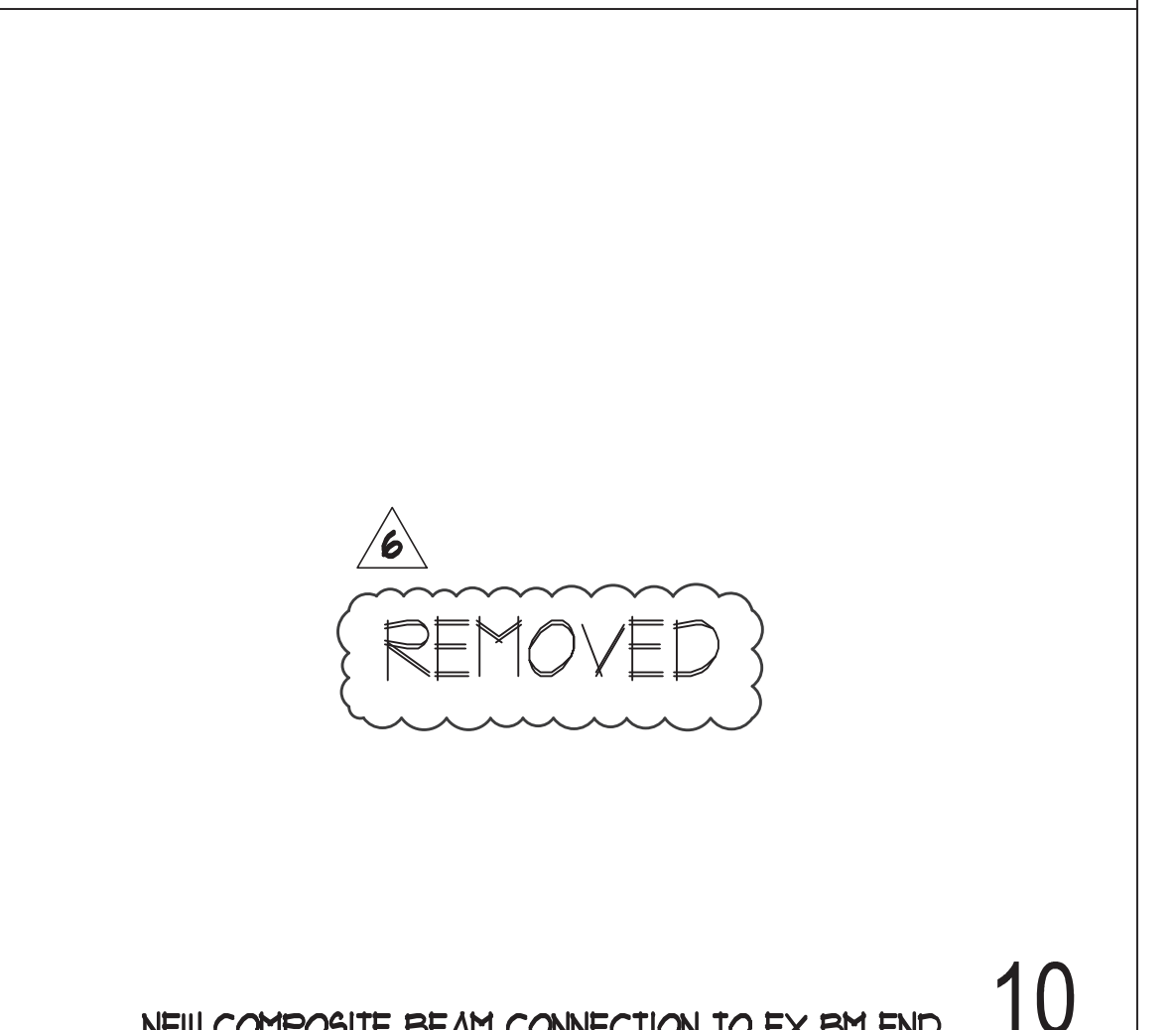
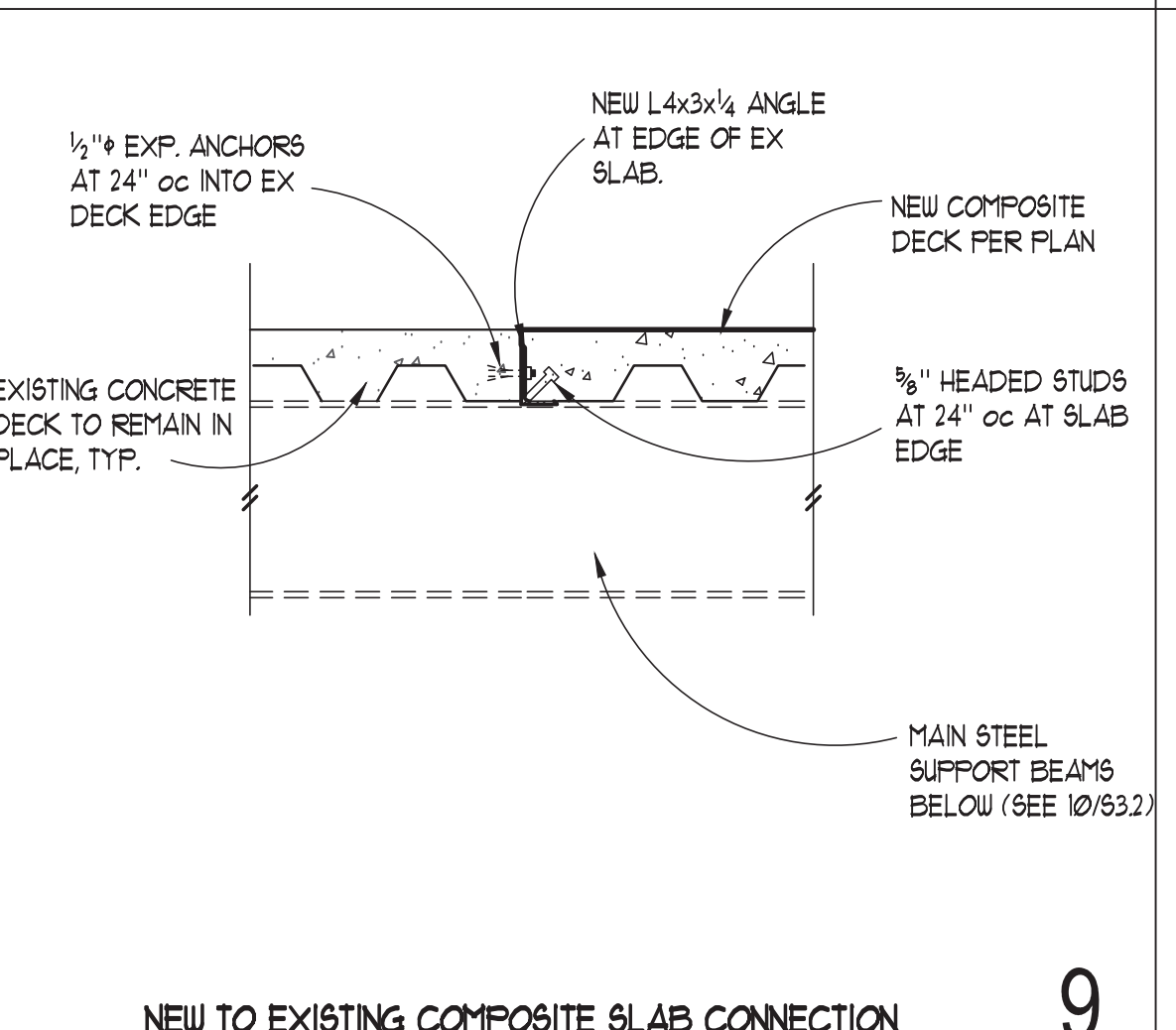
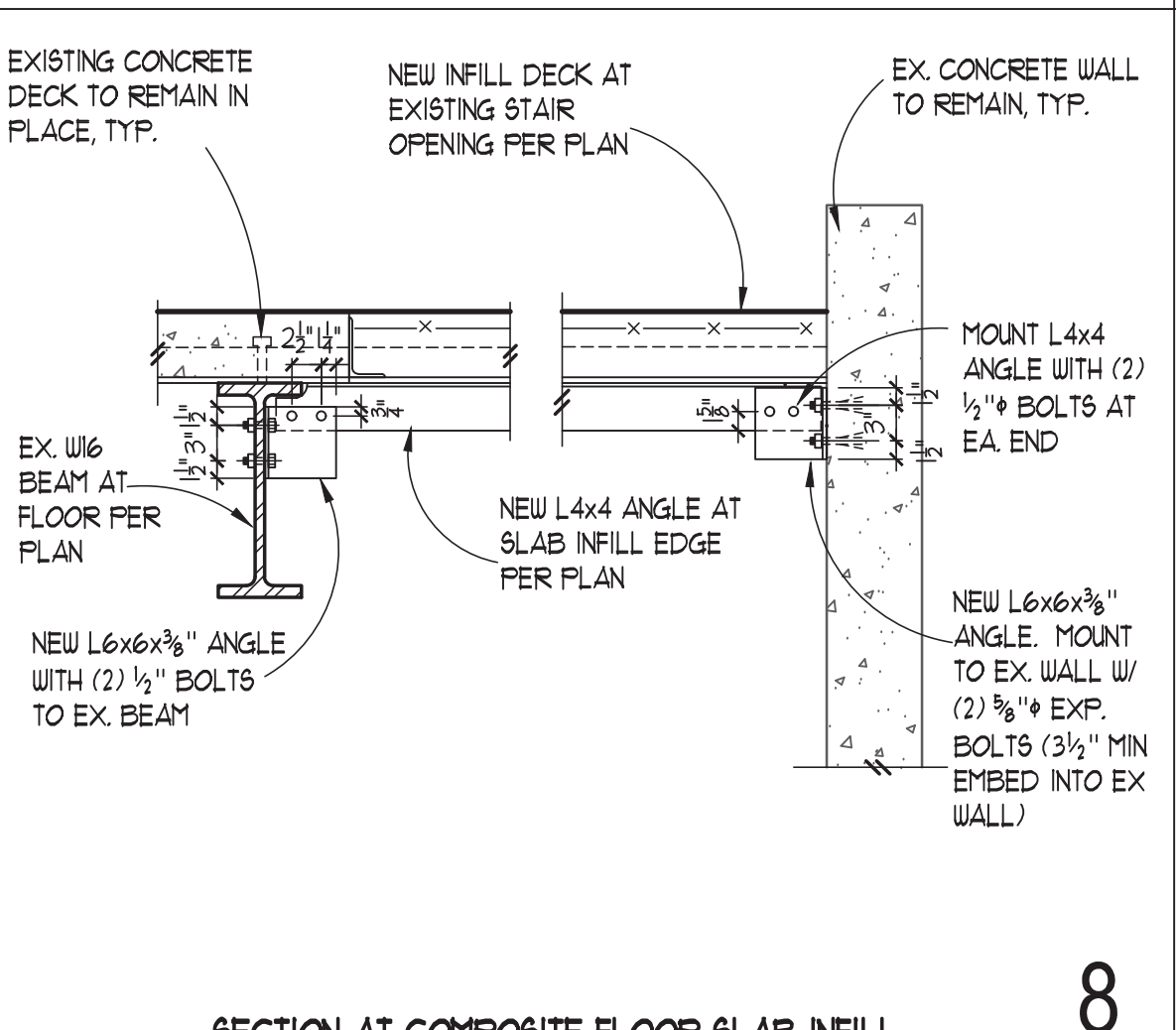
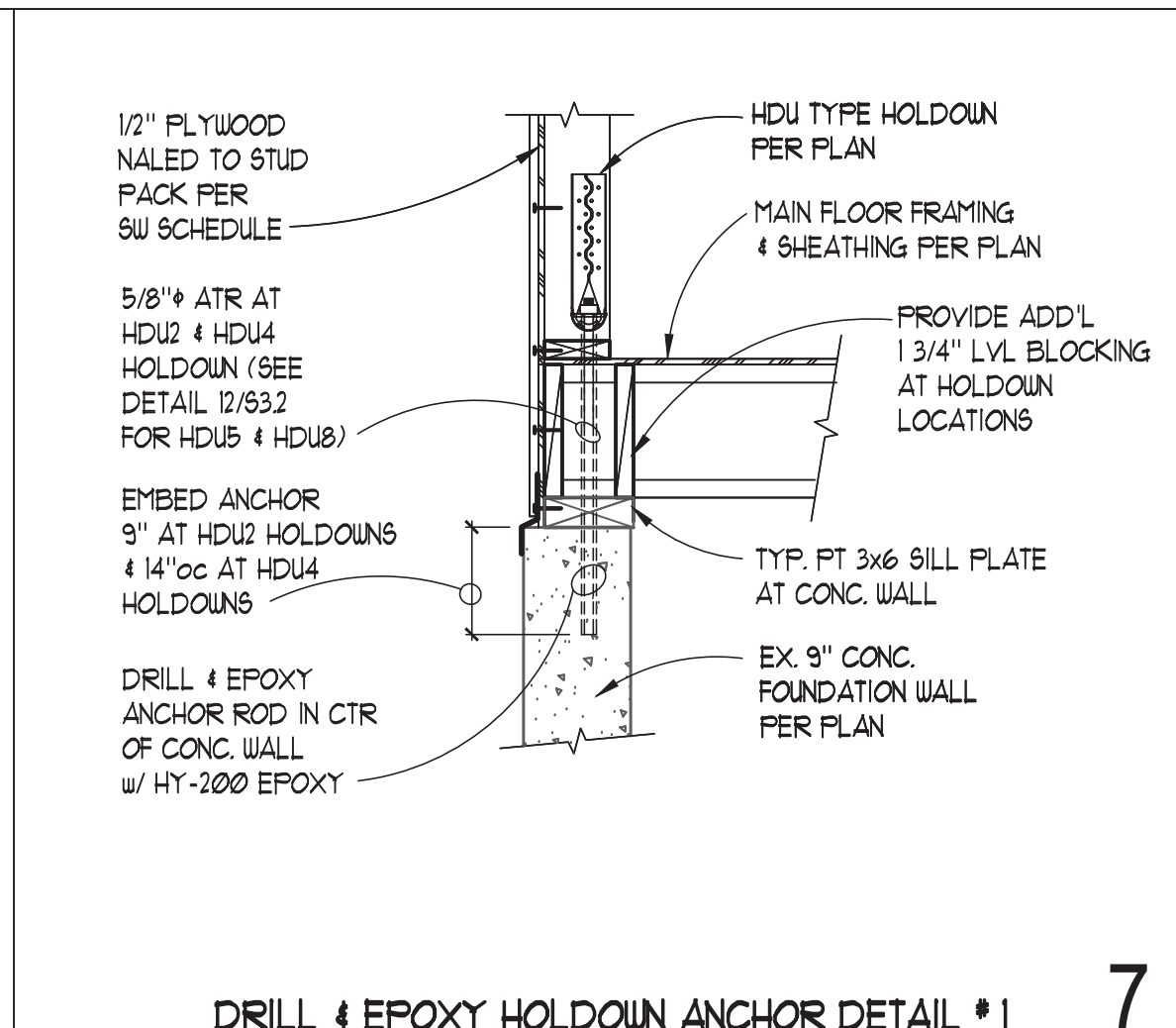
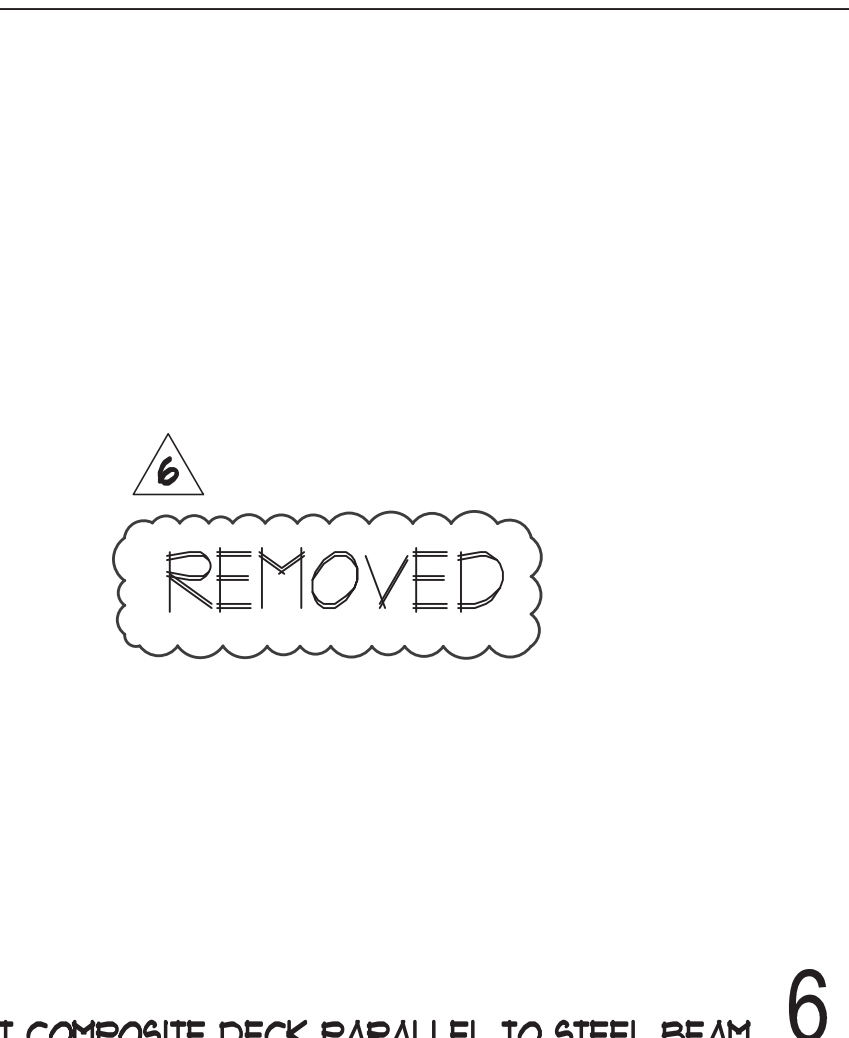
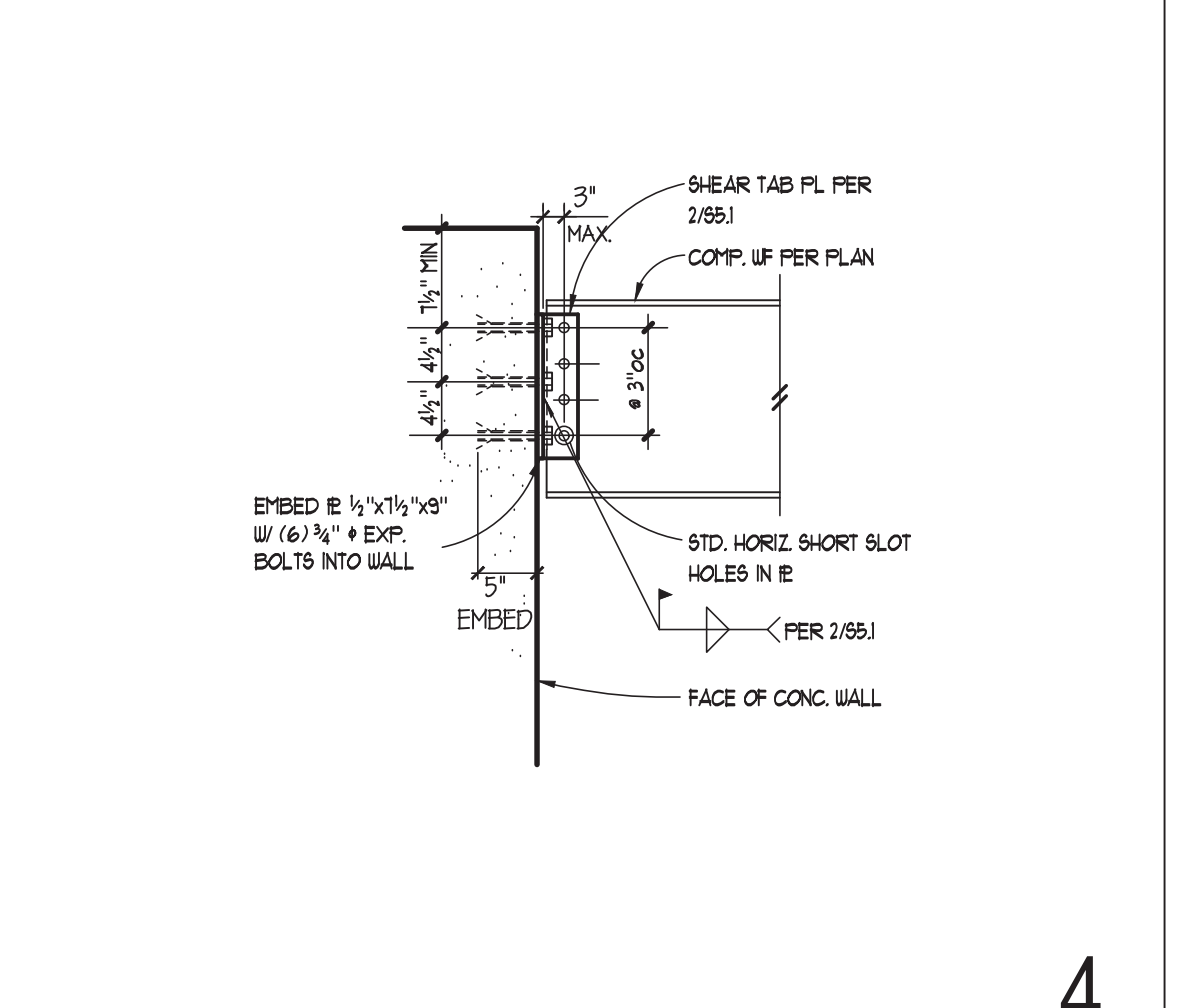
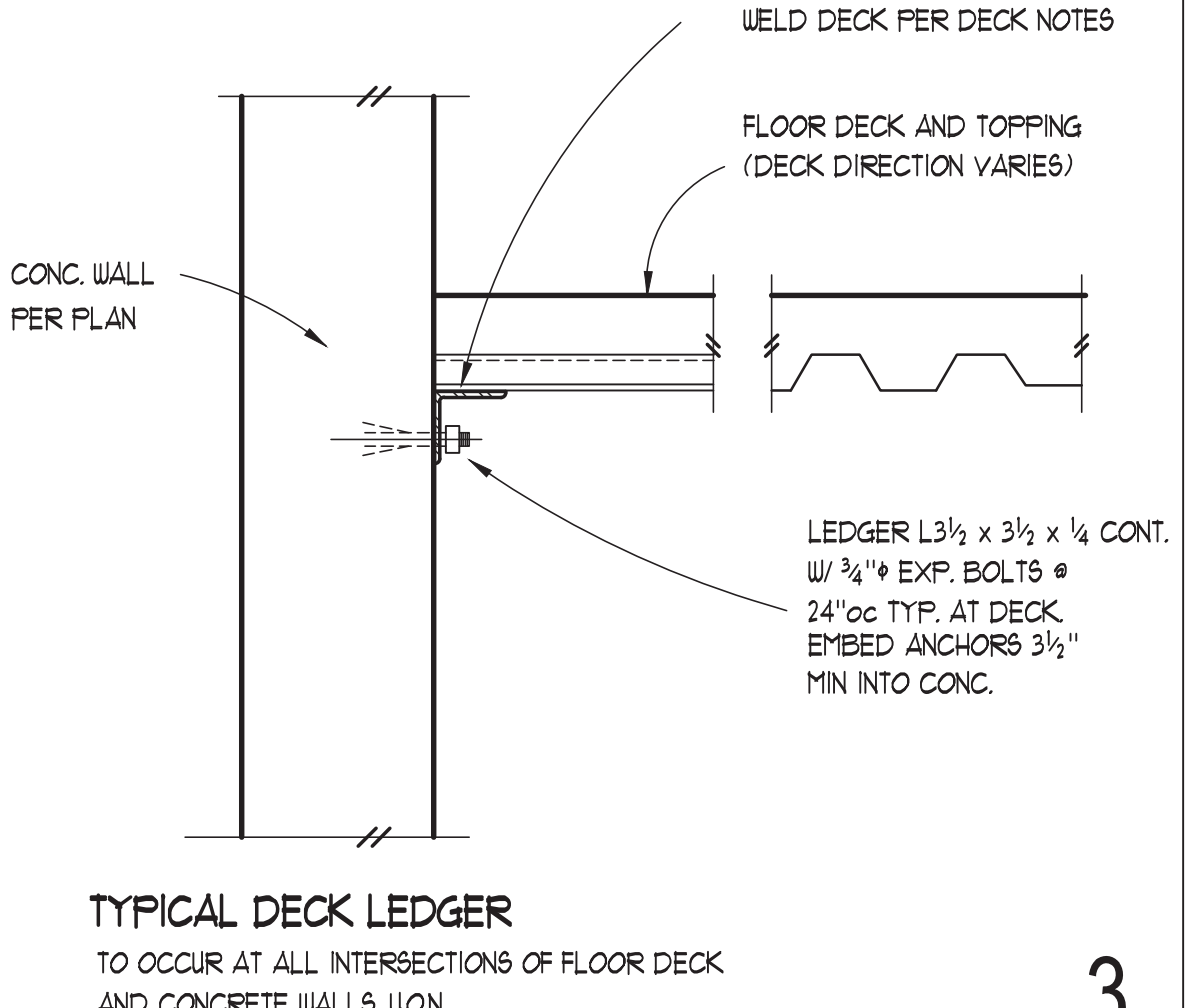
BM SIZE	HANGER	CAPACITY
PSL or LVL 5 1/2 x 11 1/8 or 5 1/2 x 14 1/8	H2UM 550-SD5	16k
LVL 3 1/2 x 11 1/8	L2UM 410-SD5	9.6k
GL 5 1/2 x 12 or 13 1/2	H2UM 525-SD5	16k
4x BEAMS OR MEMBERS (TYP)	HU SERIES w/ 1/2 x 1 3/8 TITEN	4.35k
6x BEAMS OR MEMBERS (TYP)	UM SERIES w/ 1/2 x 1 3/8 TITEN	3.4k

PILASTER SCHEDULE

MARK	DEPTH	WIDTH	VERT REINF	TIES	NOTES
P1	24"	16"	(6) # 5	# 3 @ 6" OC	PER 13/531
P2	30"	18"	(8) # 6	# 3 @ 6" OC	PER 13/531



- USE 18 GA. DECK MATCHING PROPERTIES NOTED TO THE LEFT. DECK SHALL HAVE 100 PSF SUPERIMPOSED LOAD CAPACITY. 18 GA. DECK SHALL BE USED FOR ANY SINGLE AND DOUBLE SPAN CONDITIONS EXCEEDING 8'-6" EA. SPAN AND ANY TRIPLE SPAN CONDITIONS EXCEEDING 10'-3" EA. SPAN. MAXIMUM SPAN OF 18 GA. DECK IS 10'-6" FOR SINGLE AND DOUBLE SPAN CONDITIONS AND 11'-6" FOR TRIPLE SPAN CONDITIONS.
- NOTE 1 ASSUMES SHORING WILL NOT BE USED.
- PROVIDE (4) 1/2" DIAMETER EFFECTIVE PUDDLE WELDS PER SHEET TO ALL SUPPORTS PERPENDICULAR TO DECK FLUTES.
- PROVIDE 1/2" DIAMETER PUDDLE WELDS AT 12" OC TO ALL STEEL BEAMS. PROVIDE 1/2" DIAMETER PUDDLE WELDS AT 8" OC TO ALL LEDGERS AND DECK EDGES. PROVIDE 1/2" DIAMETER PUDDLE WELDS AT 12" OC WHERE DECK ORIENTATION CHANGES AND OTHER SUPPORTS PARALLEL TO DECK FLUTES.
- CONNECT DECK SEAMS WITH BUTT JUNCTIONS # 36" O.C.
- DECK TYPE MUST STRICTLY MEET CRITERIA LISTED ABOVE INCLUDING I.C.B.O. RESEARCH REPORT ALLOWABLE SHEAR AND SUPERIMPOSED LOADS. SUBMIT DECK INFORMATION TO ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.
- REINFORCE DECK OPENINGS PER 14/932



ILG
STRUCTURAL ENGINEERS

2204 S 54th Avenue W. - Suite 200
Mountlake Terrace, WA 98043-5523
Ph: (206) 423-0763, (425) 640-7333
www.ilg.com

MARK T. SPREIDL
REGISTERED PROFESSIONAL ENGINEER

12/2021

LAKE HOUSE
3310 97TH AVE SE
MERCER ISLAND, WA 98040

ILG Structural Engineers, LLC - Mountlake Terrace, Washington © 2020

BUILDING PERMIT SUBMITTAL
DECEMBER 18, 2020

12-10-21 CD SET

TITLE
COMPOSITE DECK INFILL DETAILS

PROJECT NO.: 191998-1
E.O.R.: Mark Spreidl
DESIGNED: MTS
DRAWN: KPH

ISSUE DATE
PERMIT SET 12-18-2020

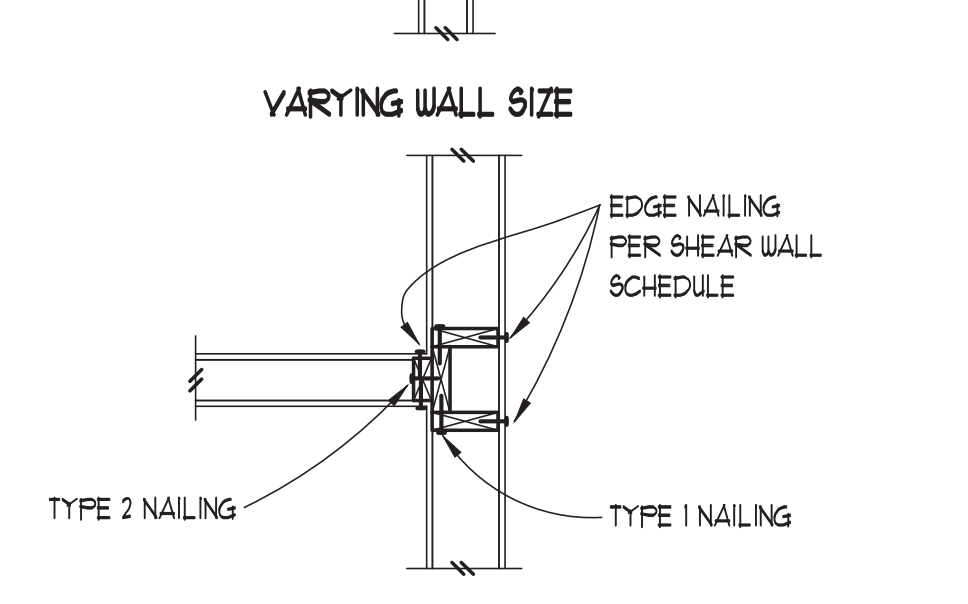
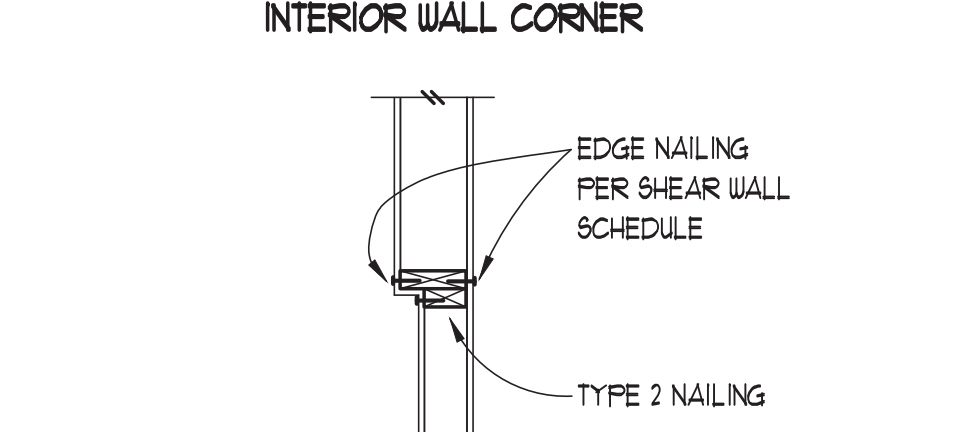
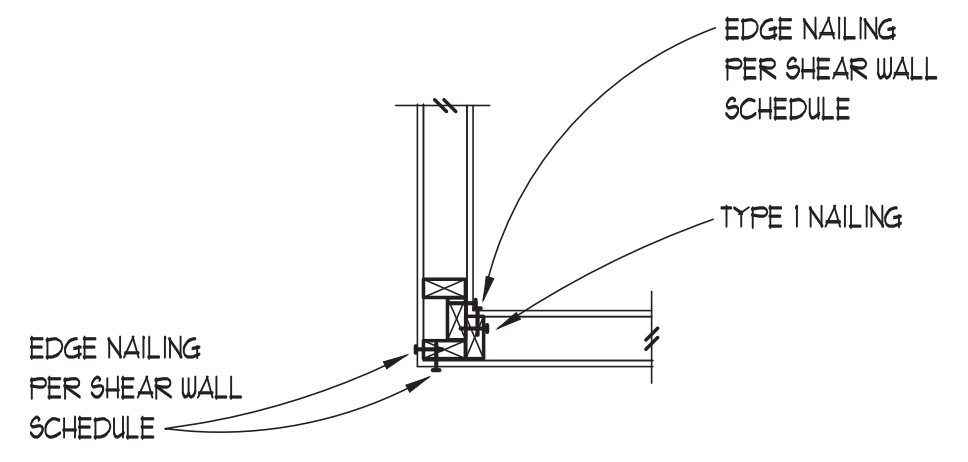
REVISIONS DATE
PERMIT REV 06/03/21
PERMIT REV 07/05/21
PERMIT REV 07/23/21
PERMIT REV 08/03/21
M.I. PERMIT REV 08/20/21
CD SET REV 12/01/21

SHEET NO.
S3.2

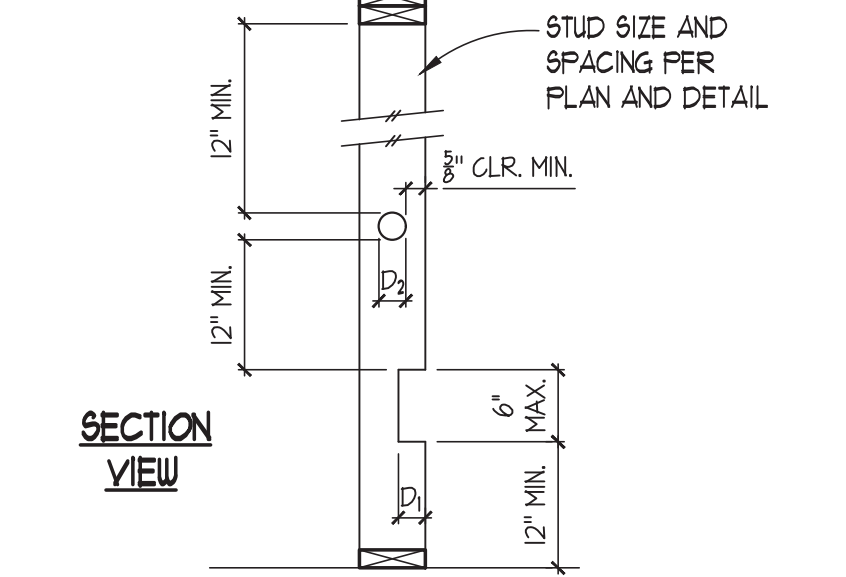
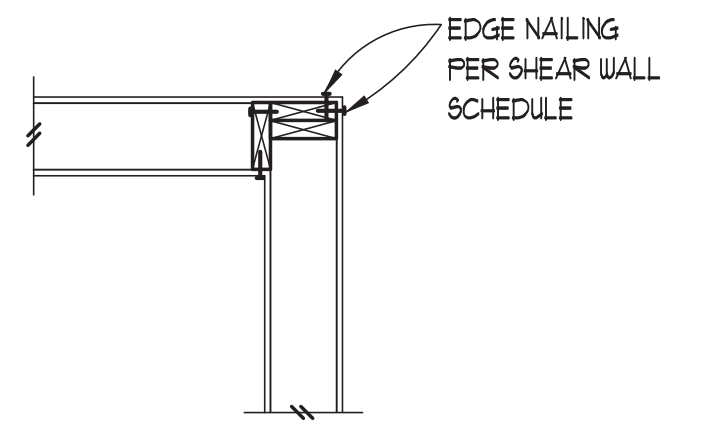
REVIEW

STUD TO STUD NAILING SCHEDULE

LEVEL	NAILING TYPE	
	TYPE 1	TYPE 2
SECOND	16d @ 12" o.c.	16d @ 6" o.c.
FIRST	16d @ 12" o.c.	16d @ 6" o.c.



- NOTES:
- WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER WITH 16d @ 12" o.c.
 - ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.
 - SEE SHEAR WALL SCHEDULE FOR SHEATHING NAILING REQUIREMENTS.
 - SEE PLAN NOTES FOR STUD SIZE AND SPACING. (VERIFY WITH ARCHITECTURAL.)



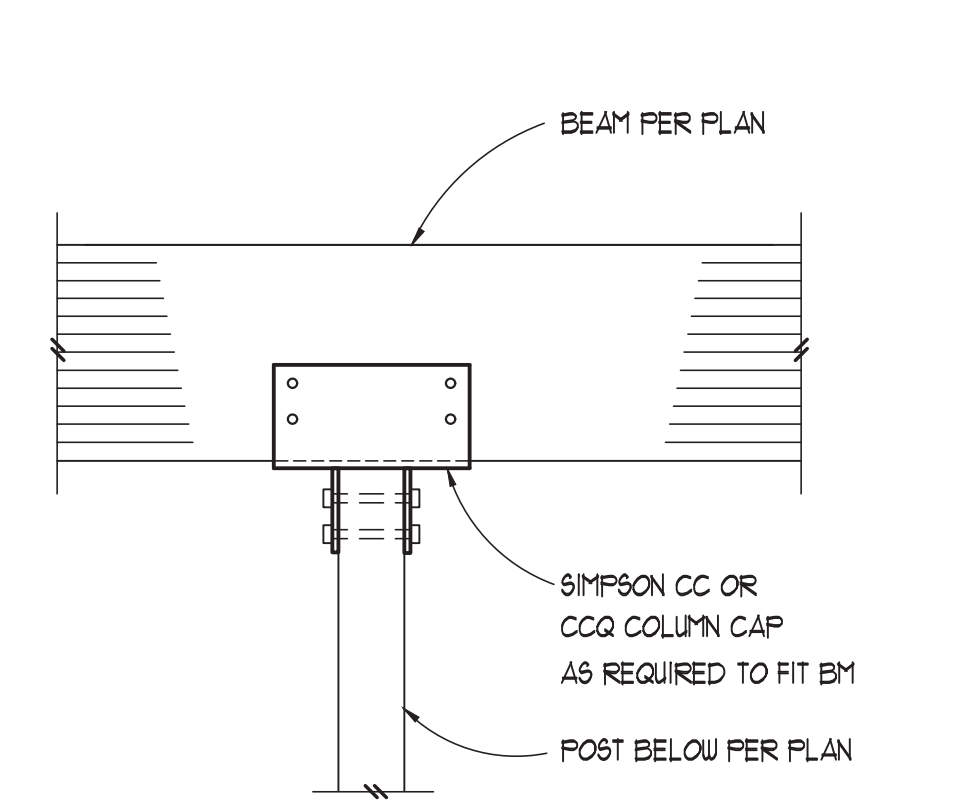
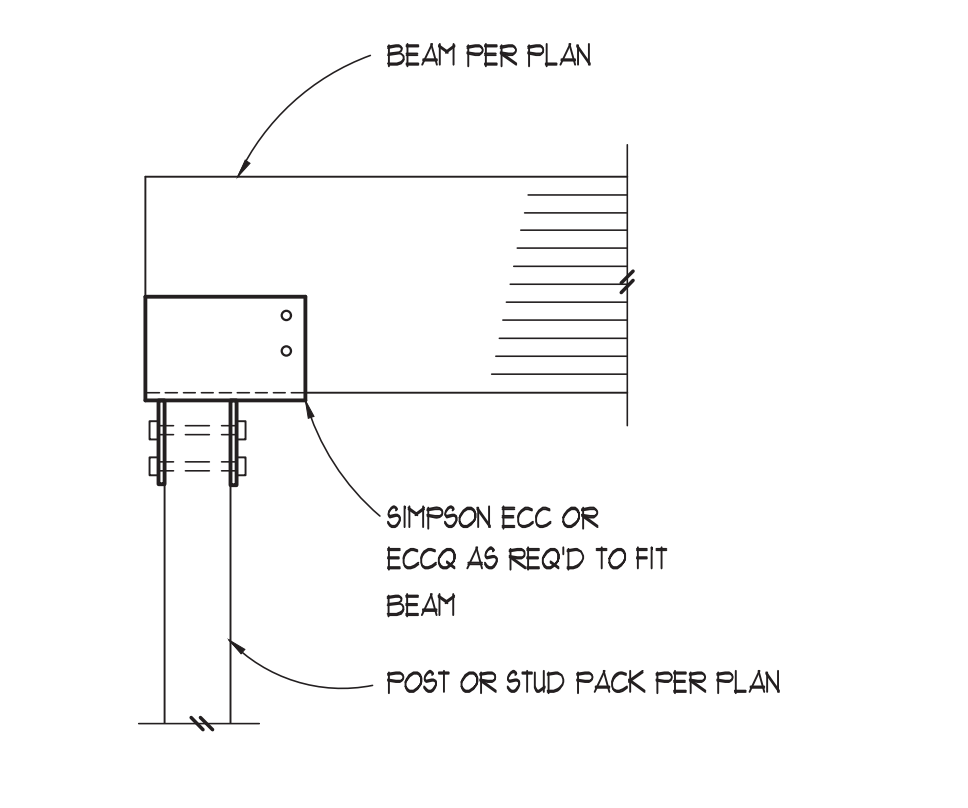
BEARING WALLS			NON-BEARING WALLS		
STUD SIZE	MAX. D ₁ (NOTCH)	MAX. D ₂ (NOTCH)	STUD SIZE	MAX. D ₁ (NOTCH)	MAX. D ₂ (NOTCH)
2x4	3/4"	1 1/4"	2x4	3/4"	2"
2x4	3/4"	1 1/4"	2x4	3/4"	2"
2x6	1 1/4"	2 1/4"	2x6	2 1/4"	3 1/4"
2x8	1 3/4"	3"	2x8	3"	4 1/4"

NOTE: HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. THIS MAY ONLY BE USED AT TWO CONSECUTIVE STUDS IN ANY ONE WALL.

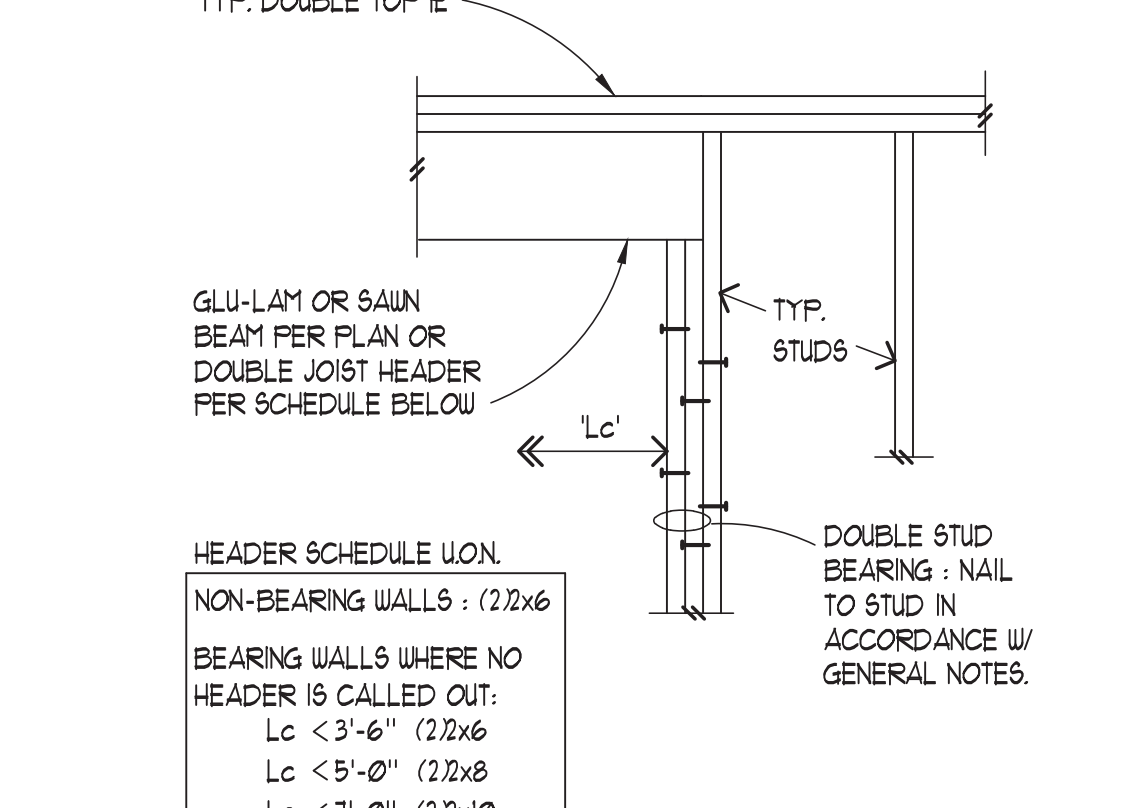
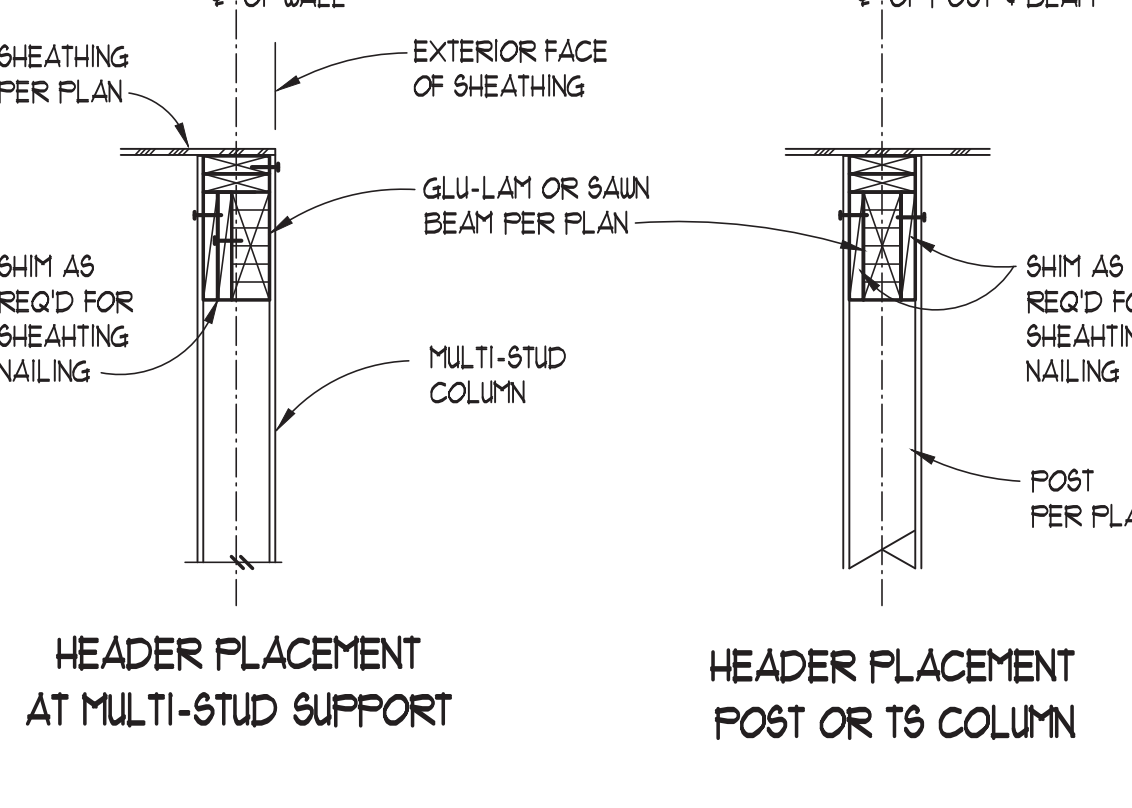
LABEL	APA RATED SHEATHING (1) (2) (4) (12) (13)	NAIL SIZE & SPACING @ EDGES (4) (5) (16)	STUD & BLOCKING SIZE AT ADJOINING EDGES (3) (6) (14)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (7) (8)	2 X BOTTOM PLATE ATTACHMENT		SILL PLATE ATTACHMENT		PLF CAPACITY (ASD)
					NAILING TO WOOD BELOW (9)	ANCHOR BOLT TO CONCRETE BELOW (10) (15)	SILL PLATE SIZE AT FOUNDATION (11)	SILL PLATE ATTACHMENT	
U6	15/32" ONE SIDE	Ø148 x 2" @ 6" o.c.	3X	CLIP @ 24" o.c.	Ø162x 3-1/2" @ 5" o.c.	5/8" @ 48" o.c.	3X	310	
U4	15/32" ONE SIDE	Ø148 x 2" @ 4" o.c.	3X	CLIP @ 16" o.c.	Ø162x 3-1/2" @ 3" o.c.	5/8" @ 32" o.c.	3X	460	
U3	15/32" ONE SIDE	Ø148 x 2" @ 3" o.c.	3X	CLIP @ 12" o.c.	Ø162x 3-1/2" @ 2-1/2" o.c.	5/8" @ 24" o.c.	3X	600	
U2	15/32" ONE SIDE	Ø148 x 2" @ 2" o.c.	3X	CLIP @ 9" o.c.	Ø162x 3-1/2" @ 2" o.c.	5/8" @ 20" o.c.	3X	110	
2U4 (2)	15/32" TWO SIDES	Ø148 x 2" @ 4" o.c.	3X	CLIP @ 8" o.c.	Ø162x 3-1/2" @ 3" o.c.	5/8" @ 16" o.c.	3X	920	
2U3 (2)	15/32" TWO SIDES	Ø148 x 2" @ 3" o.c.	3X	CLIP @ 6" o.c. EACH SIDE	(2) ROUS Ø162x 3-1/2" @ 2-1/2" o.c.	5/8" @ 12" o.c.	3X	1200	
2U2 (2)	15/32" TWO SIDES	Ø148 x 2" @ 2" o.c.	3X	CLIP @ 3" o.c. EACH SIDE	(2) ROUS Ø162x 3-1/2" @ 2" o.c.	5/8" @ 10" o.c.	3X	1540	

- NOTES:
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. INSTALL PANELS DIRECTLY TO WALL STUDS.
 - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X OR 3X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
 - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLD-DOWN REQUIREMENTS.
 - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. REFER TO THE HOLD-DOWN DETAILS FOR ADDITIONAL INFORMATION.
 - INTERMEDIATE FRAMING TO BE WITH 1X MINIMUM MEMBERS. FIELD NAILING 12" O.C.
 - BASED ON Ø131 X 1-1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE Ø131 X 2-1/2" NAILS WHERE INSTALLED OVER SHEATHING.
 - FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT.
 - WHERE PLATE ATTACHMENT SPECIFICS (2) ROUS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. ATTACH PER DETAILS.
 - ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 1/4" X 3" X 3". USE SHORT SLOTTED WASHERS AT 2x6 (OR LARGER) WALLS AND EXTEND WASHER TO WITHIN 1/2" OF FACE OF WALL SHEATHING. STAGGER ANCHOR BOLT WASHERS AT WALLS WITH SHEATHING AT BOTH FACES. EMBED ANCHOR BOLTS 1" MINIMUM INTO THE CONCRETE.
 - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLE, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
 - 1/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED AT 16" O.C.
 - AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
 - CONTACT THE ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. (SPECIAL INSPECTION MAY BE REQUIRED.)
 - MINIMUM NAIL LENGTH IS BASED ON REQUIRED PENETRATION INTO FRAMING MEMBER OF 1 1/2".

SHEAR WALL SCHEDULE



- EXTERIOR WALLS
- FOR 6" WALLS (MAX. 8'-6" HIGH): 2x6 STUDS @ 16" o.c. DF CONSTR. GRADE
- FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 12" o.c. DF CONSTR. GRADE
- FOR 6" WALLS (MAX. 20' HIGH): 2x6 LVL STUDS @ 16" o.c.
- FOR 8" WALLS (MAX. 16' HIGH): 2x8 STUDS @ 16" o.c. DF CONSTR. GRADE
- INTERIOR WALLS
- FOR 4" WALLS (MAX. 10' HIGH): 2x4 STUDS @ 16" o.c. DF CONSTR. GRADE
- FOR 4" WALLS (MAX. 13' HIGH): 2x4 STUDS @ 12" o.c. DF No 1 GRADE
- FOR 6" WALLS (MAX. 13' HIGH): 2x6 STUDS @ 16" o.c. DF CONSTR. GRADE
- NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED DEPTH OF STUD WALLS. INDIVIDUAL STUD SIZES, GRADES AND SPACING SHOWN IN SCHEDULE ABOVE APPLY ONLY. ALL MAXIMUM HEIGHTS ARE TO BRACING POINTS OF STUD WALL TOP PLATE, I.E. BOTTOM OF RAFTERS, ROOF TRUSSES, OR BRACING FRAMING MEMBER.



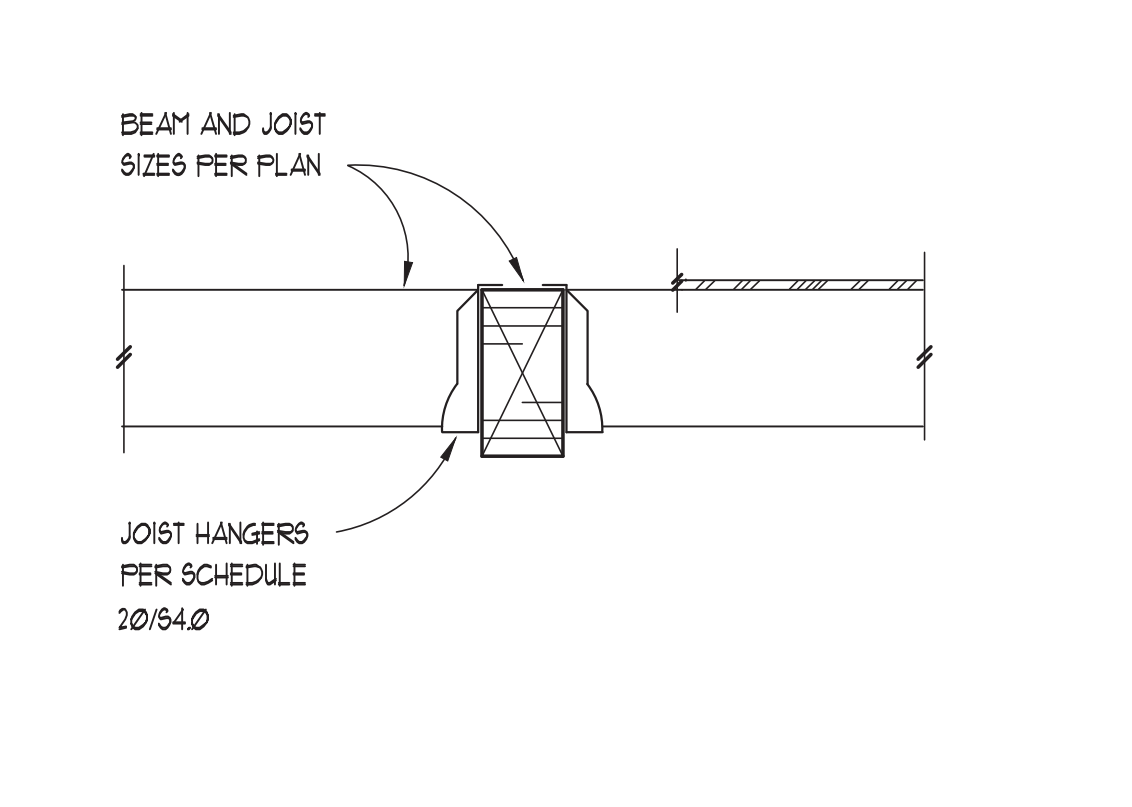
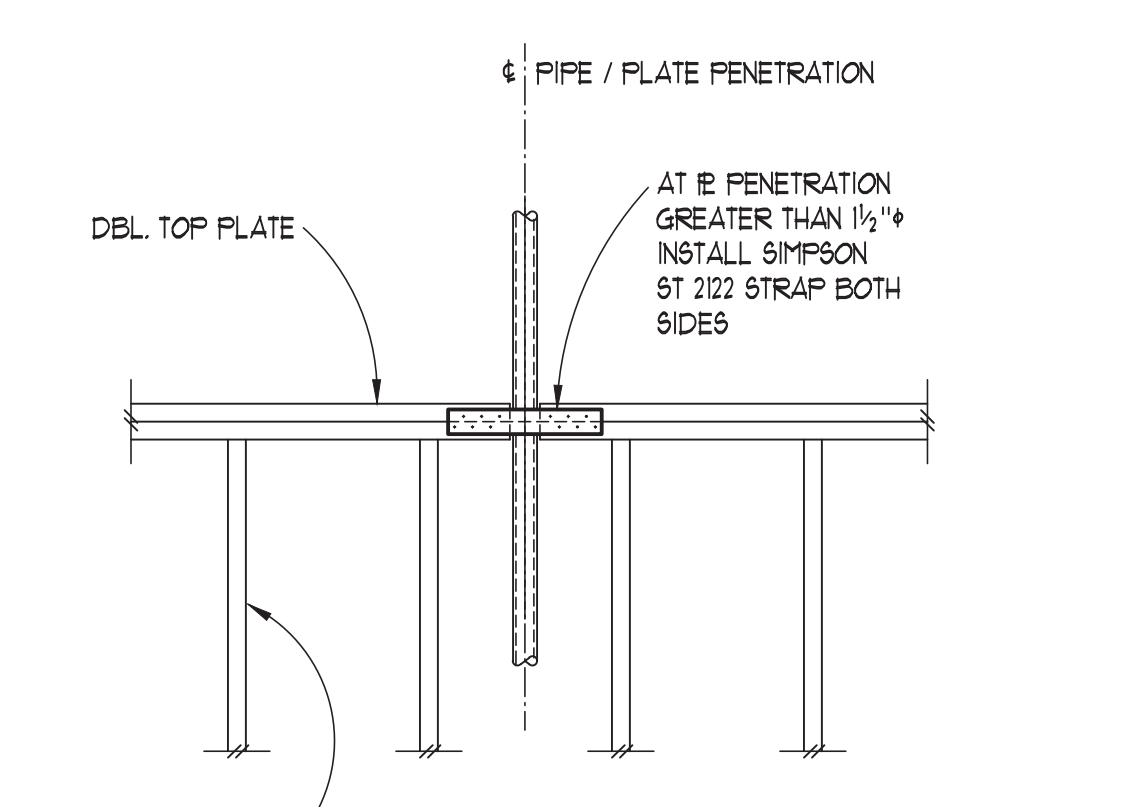
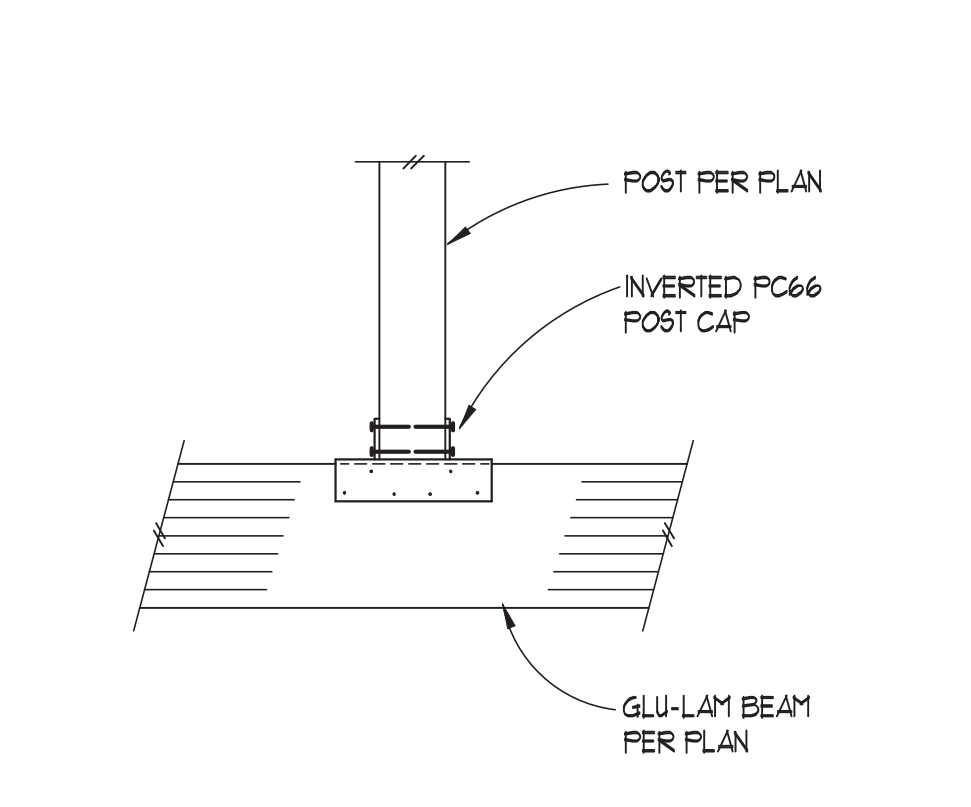
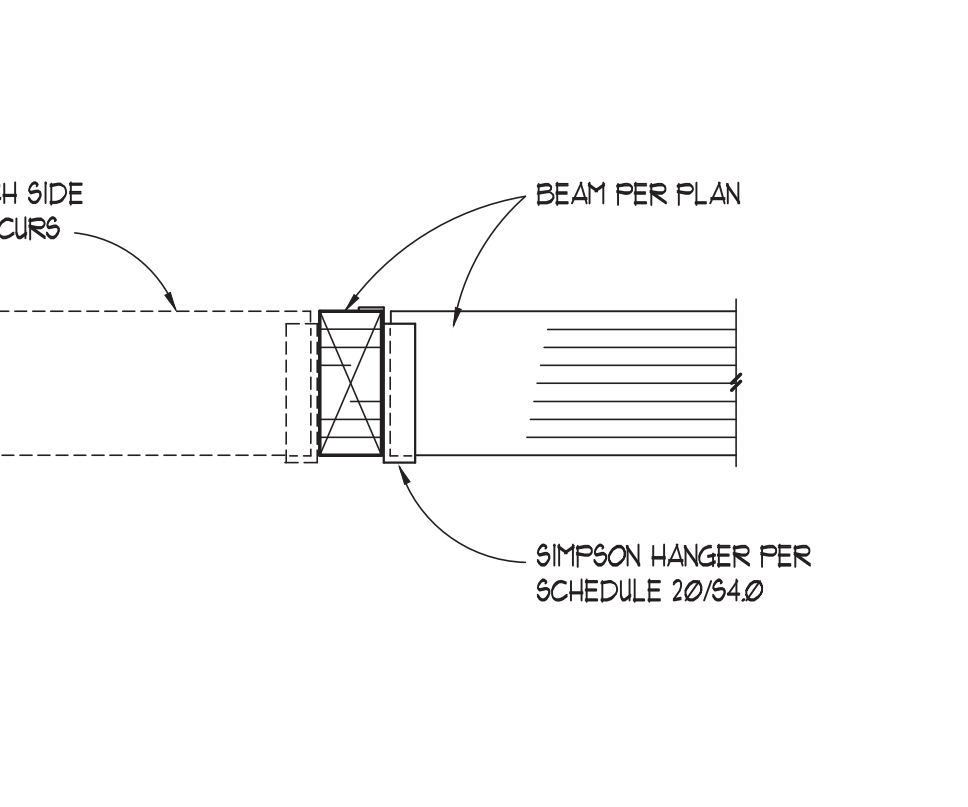
BEAM TO POST BELOW CONNECTION - END CONDITION

TYPICAL BEAM TO POST BELOW CONNECTION

TYPICAL WALL FRAMING SCHEDULE

HEADER PLACEMENT AT MULTI-STUD SUPPORT

HEADER PLACEMENT POST OR TS COLUMN



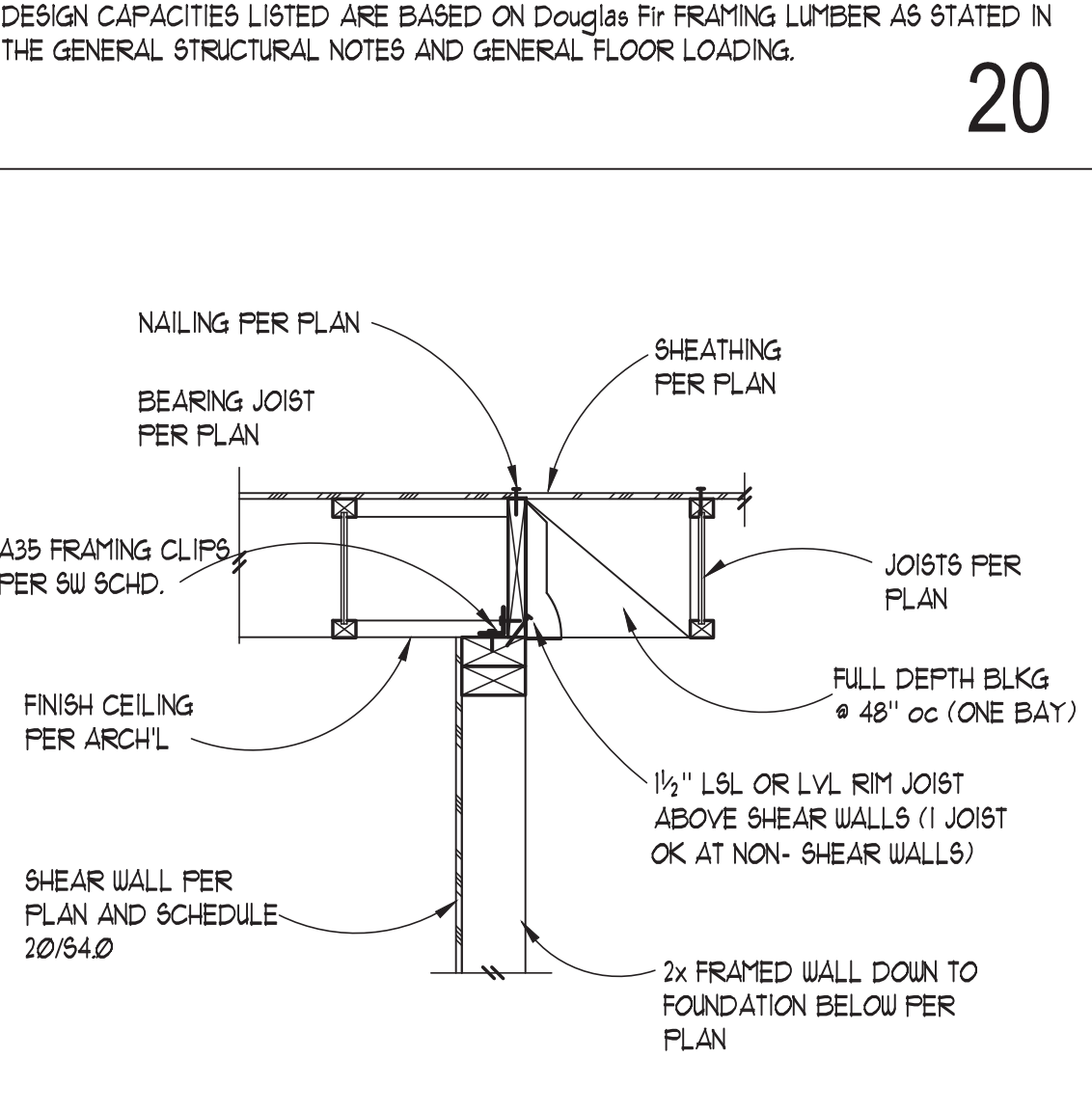
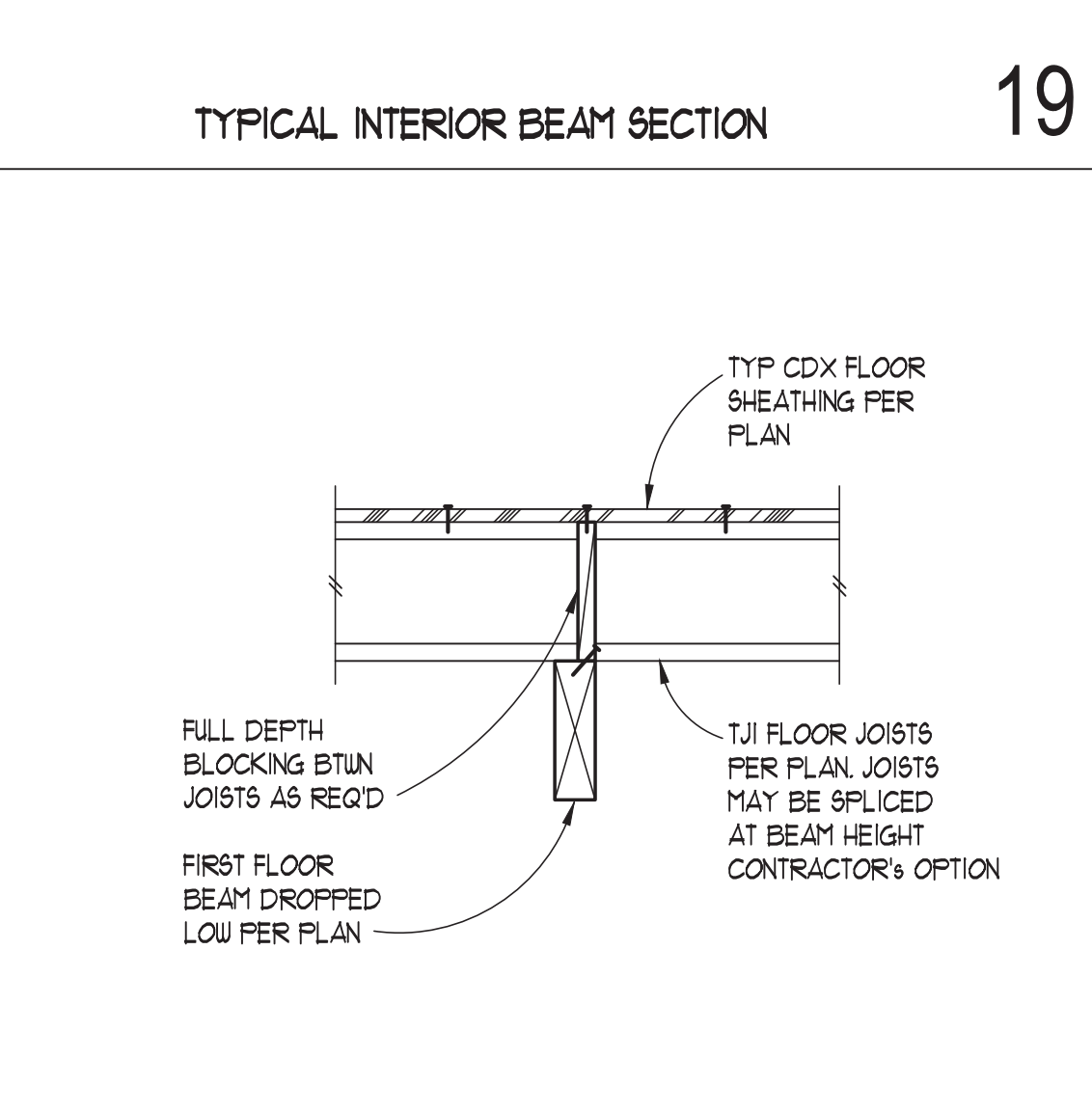
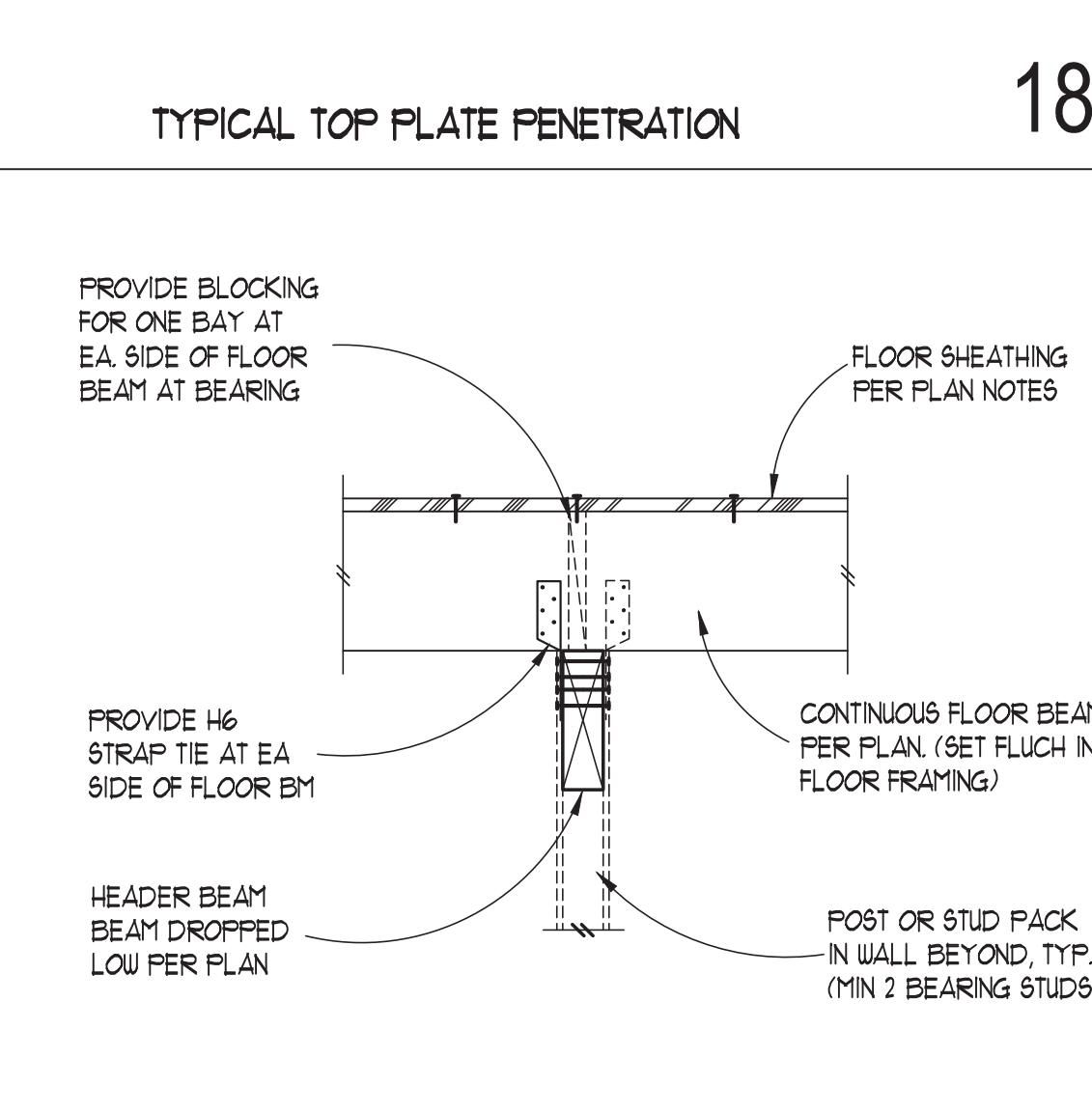
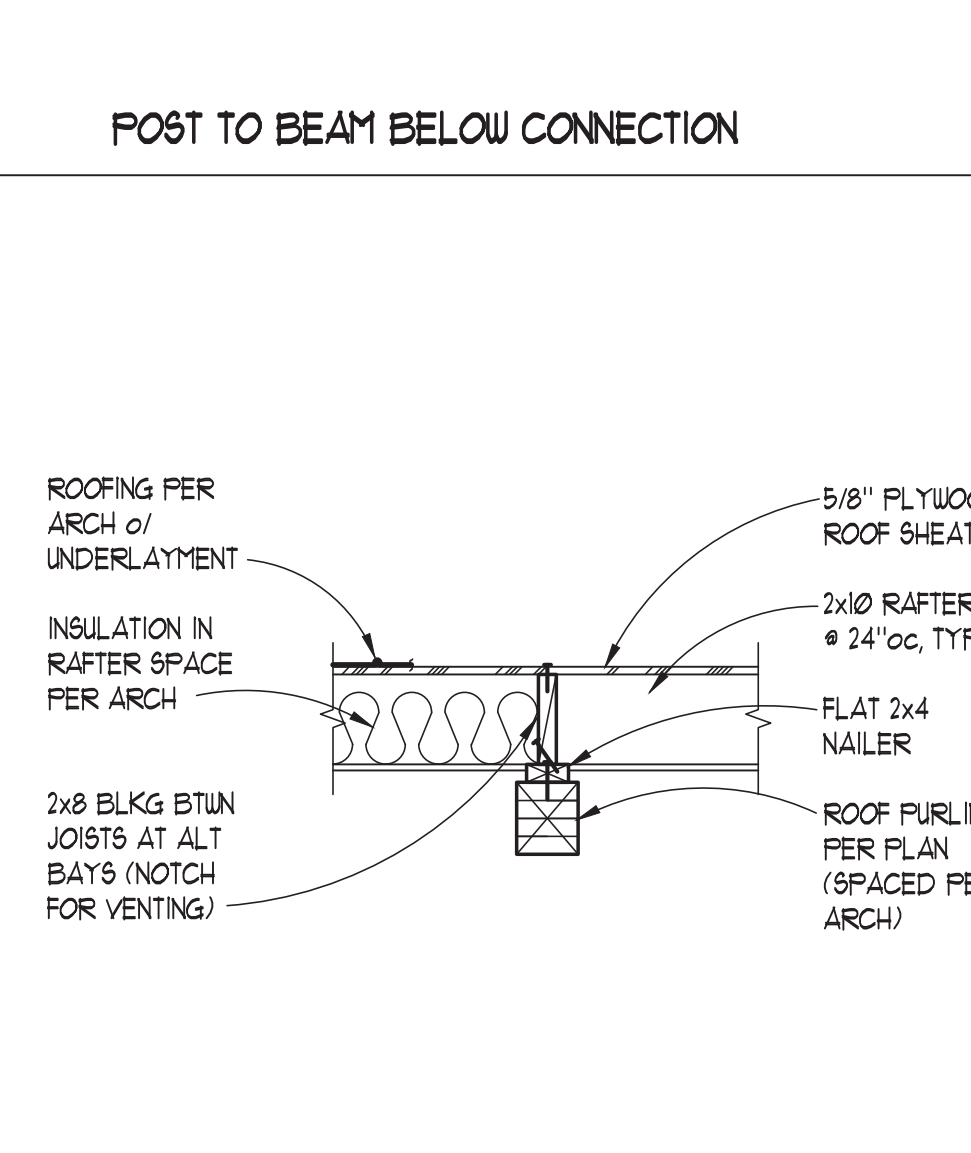
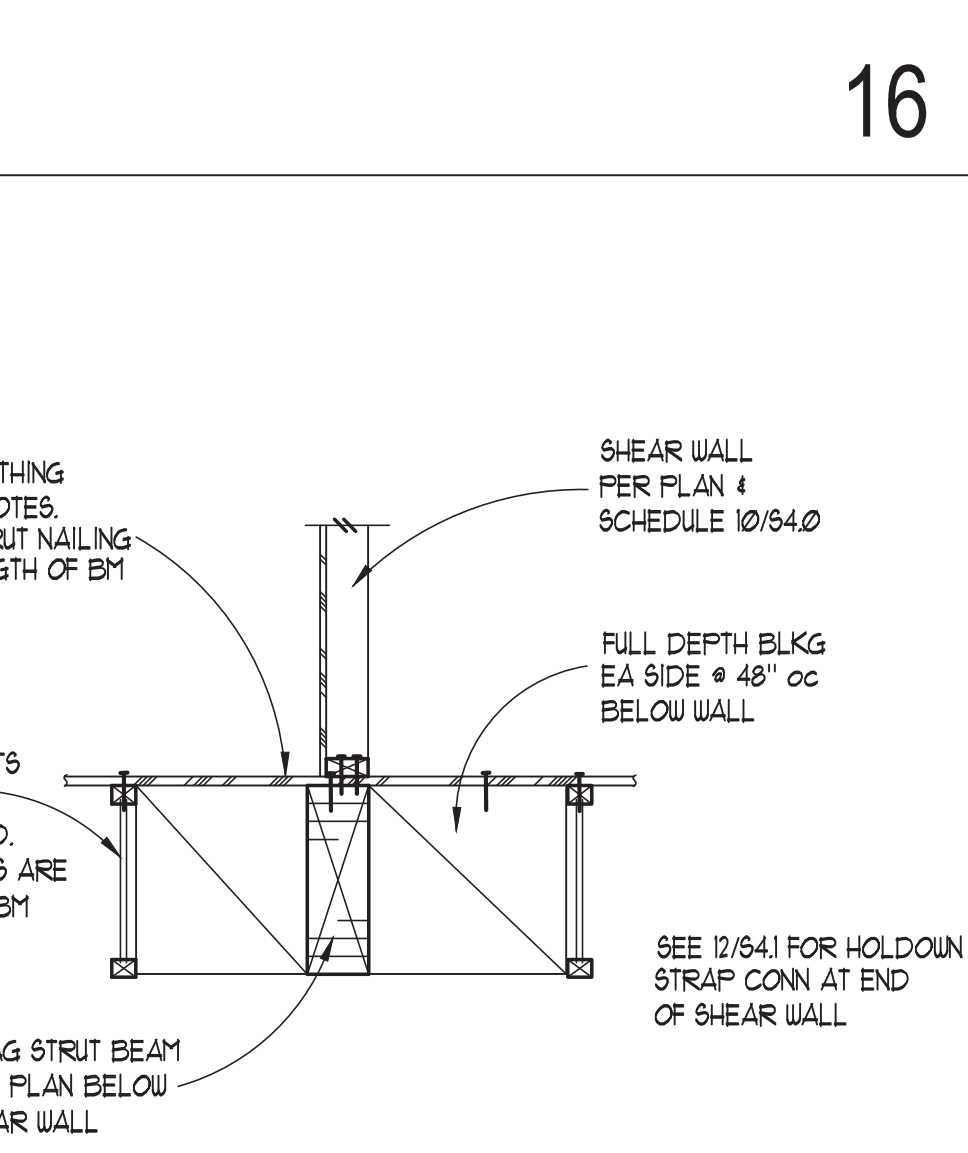
TYPICAL HANGER SCHEDULE

BEAM SIZE	HANGER REQUIRED	CAP. (Klbs)
(2) 2x10 OR LESS	HU2-1 (OR S1)	186
(2) 2x12	HU2-2 (NAIL ALL HOLES)	235
3 1/2" x 11 1/2" LVL OR PBL	HUC240-SD5	556
5 1/2" x 11 1/2" LVL OR PBL	HGU550/12	915
5 1/2" x 12" (OR 10 1/2") GLB	GLT5	816
3 1/2" x 12" (OR 10 1/2") GLB	GLT3	816
6 1/2" x 12" GLB	LEG1	163
4x10 OR 4x12 BM	HUC240-SD5	331
6x10 OR 6x12 BM	HUC260-SD5	331
GL 5 1/2" x 12" PURLINS	HUC66	134
11 1/2" OR 9 1/2" I-JOISTS	ITS SERIES HANGER	145
1 1/2" x 6" LVL	HU1	118
3 1/2" x 6" LVL	HU1/5	238

HANGERS SPECIFIED IN SCHEDULE OR ON PLANS ARE MANUFACTURED BY SIMPSON STRONG TIE, INC. UNLESS OTHERWISE NOTED. CAPACITIES ARE BASED ON THE MOST RECENT CATALOGUE AND ICC REPORTS FOR THE MODELS LISTED.

ALTERNATE HANGERS MAY BE SUBSTITUTED AT THE CONTRACTOR OR OWNER'S OPTION, PROVIDED THEY ARE APPROVED BY THE ENGINEER OF RECORD AND HAVE A CURRENT ICC REPORT STATING THEIR CAPACITY MEETS OR EXCEEDS THE DESIGN CAPACITY LISTED ABOVE.

DESIGN CAPACITIES LISTED ARE BASED ON Douglas Fir FRAMING LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND GENERAL FLOOR LOADING.



DISCONTINUOUS SHEAR WALL TO BEAM

HIGH ROOF SECTION

FLOOR BEAM TO LOW BEAM CONNECTION

LOW FLOOR SUPPORT BEAM

FLOOR FRAMING SECTION AT WALL BELOW



PROJECT NO.: 191968.1
 E.O.R.: Mark Spidel
 DESIGNED: MTS
 DRAWN: KPH

ISSUE DATE
 PERMIT SET 12-18-2020

REVISIONS DATE
 PERMIT REV 06/03/21
 PERMIT REV 07/05/21
 PERMIT REV 07/23/21
 PERMIT REV 08/03/21
 M.I. PERMIT REV 08/20/21
 CD SET REV 12/10/21

SHEET NO.
S4.0

REVIEW

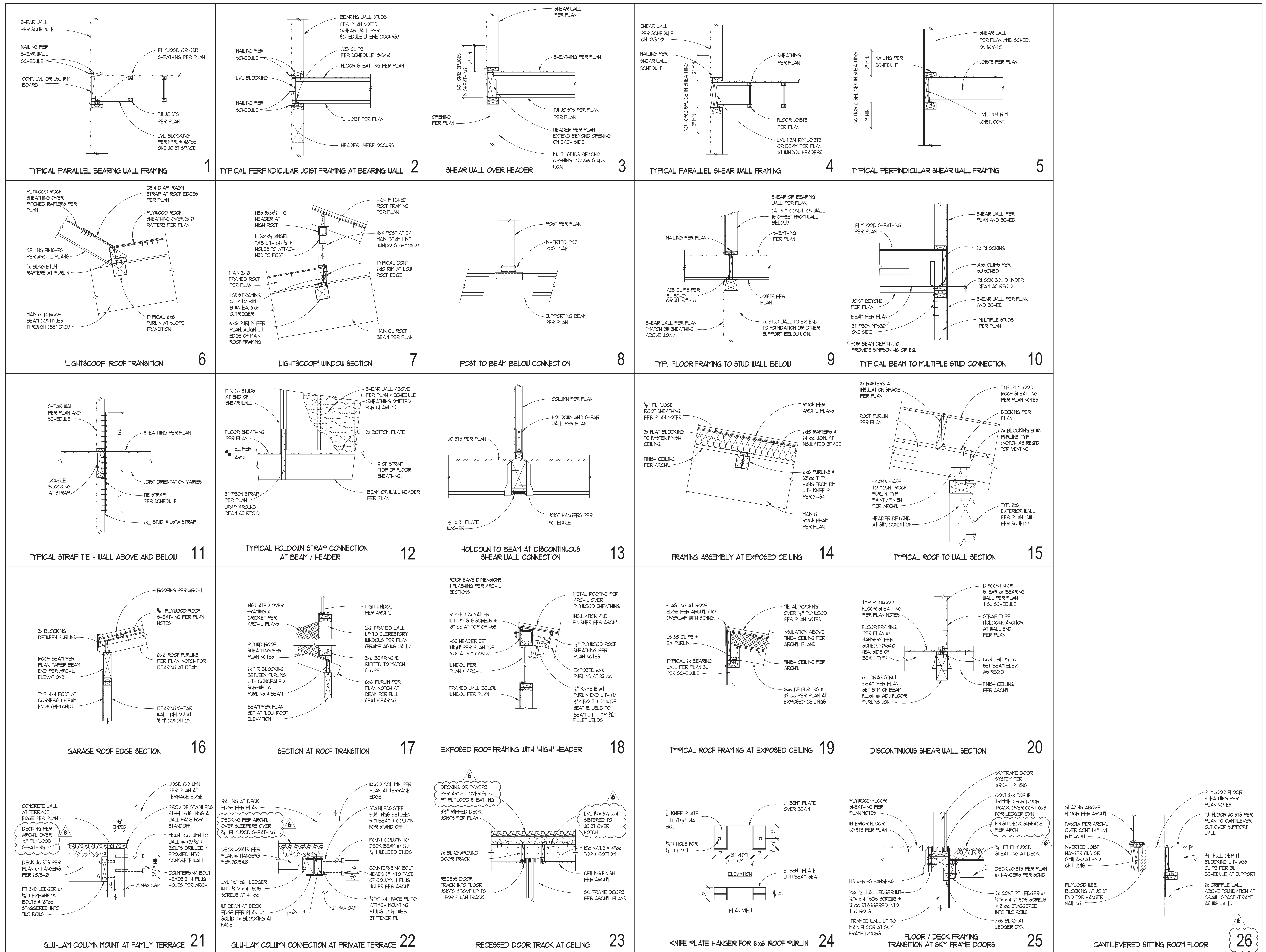
LAKE HOUSE
 3310 97TH AVE SE
 MERCER ISLAND, WA 98040

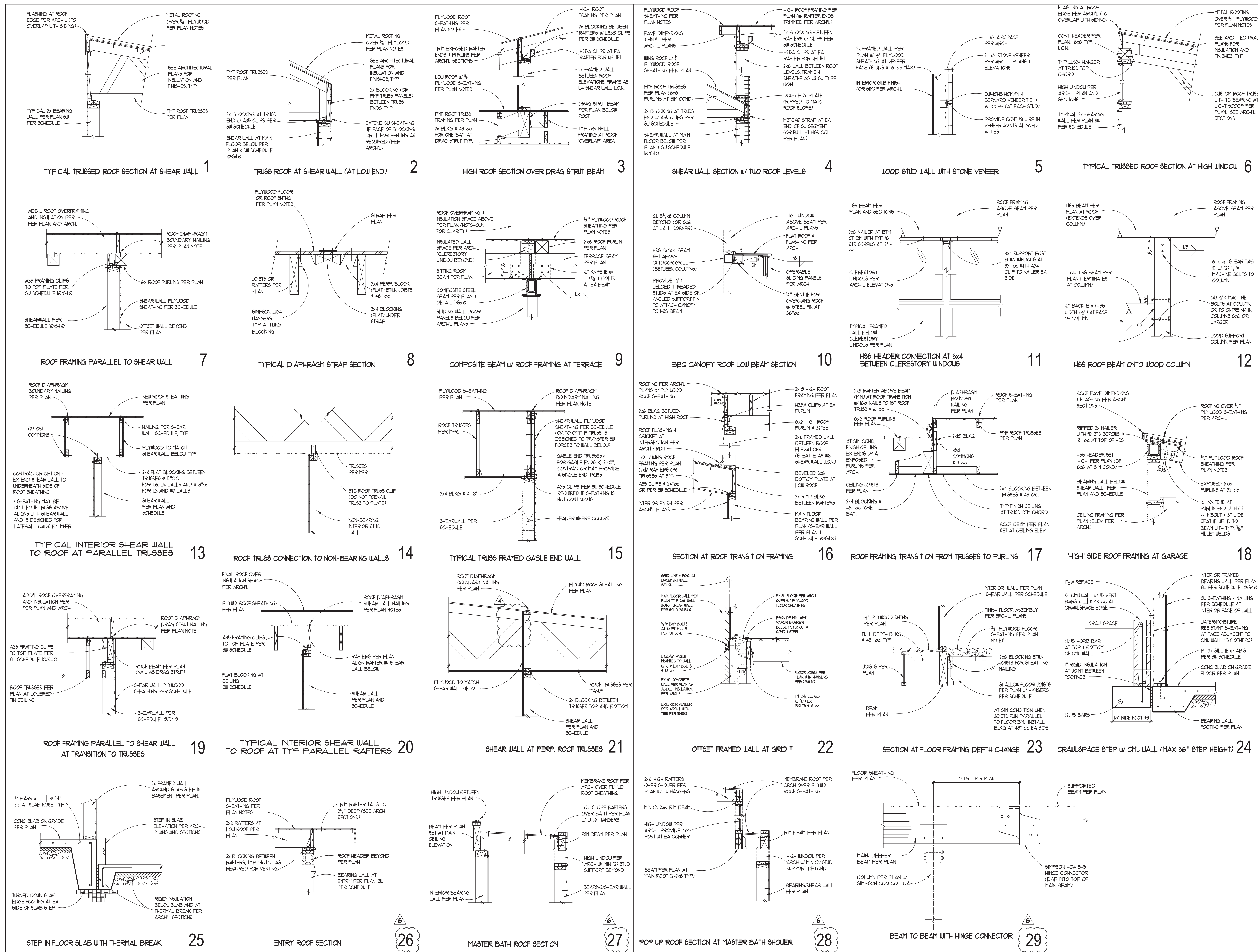
ILG
 STRUCTURAL ENGINEERS
 2204 45th Avenue W. - Suite 200
 Mountlake Terrace, WA 98043-5222
 Ph: (206) 423-0768 (425) 640-7333
 www.ilgwa.com

12-18-2020

BUILDING PERMIT SUBMITTAL
 DECEMBER 18, 2020

Lake House Structural Engineers, LLC - Mountlake Terrace, Washington © 2020





BUILDING PERMIT SUBMITTAL
 DECEMBER 18, 2020

LAKE HOUSE
 3310 97TH AVE SE
 MERCER ISLAND, WA 98040

I.L. Gross Structural Engineers, LLC - Mountlake Terrace, Washington © 2020

12-10-21 CD SET
 TITLE
 WOOD FRAMING SECTION DETAILS

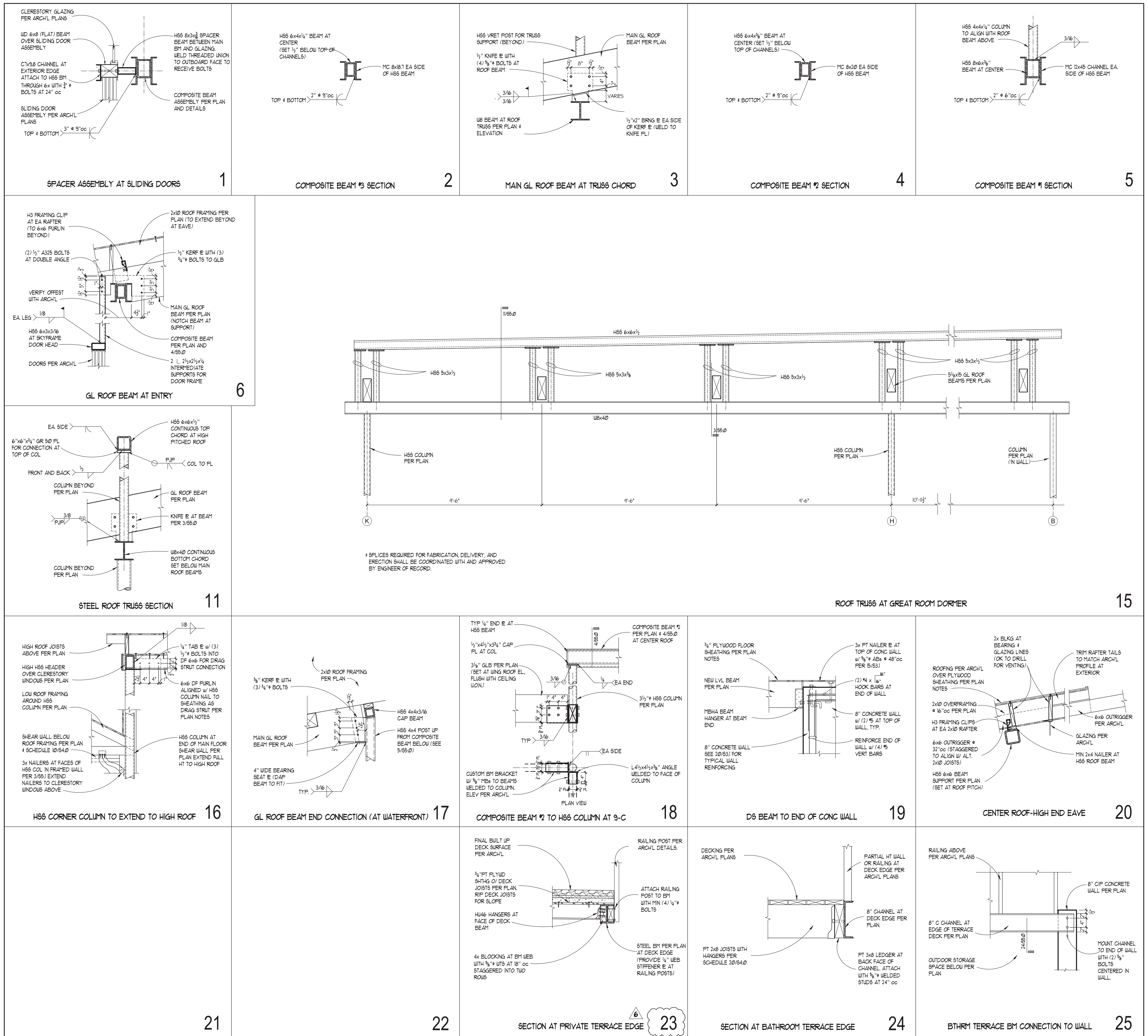
PROJECT NO.: 1919816-1
 E.O.R.: Mark Spindel
 DESIGNED: MTS
 DRAWN: KPH

ISSUE	DATE
PERMIT SET	12-18-2020

REVISIONS	DATE
PERMIT REV 06/03/21	
PERMIT REV 07/05/21	
PERMIT REV 07/23/21	
PERMIT REV 08/03/21	
PERMIT REV 08/20/21	
CD SET REV 12/19/21	

SHEET NO.
S4.2

REVIEW



I.L. GROSS
STRUCTURAL
ENGINEERS
2204 54th Avenue W. - Suite 200
Mountlake Terrace, WA 98043-5223
Ph: (206) 423-0728, (425) 643-7333
www.iligross.com

LAKE HOUSE
3310 97TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NO.: 191986.1
E.O.R.: Mark Speidel
DESIGNED: MTS
DRAWN: KPH

ISSUE	DATE
PERMIT SET	12-18-2020

REVISIONS	DATE
PERMIT REV	06/03/21
PERMIT REV	07/05/21
PERMIT REV	07/23/21
PERMIT REV	08/03/21
PERMIT REV	08/20/21
CD SET REV	12/10/21

SHEET NO.
S5.0

REVIEW

BUILDING PERMIT SUBMITTAL
DECEMBER 18, 2020

12-10-21 CD SET
STEEL TRUSS ELEVATIONS AND DETAILS

PROJECT NO.: 191986.1
E.O.R.: Mark Speidel
DESIGNED: MTS
DRAWN: KPH

ISSUE	DATE
PERMIT SET	12-18-2020

REVISIONS	DATE
PERMIT REV	06/03/21
PERMIT REV	07/05/21
PERMIT REV	07/23/21
PERMIT REV	08/03/21
PERMIT REV	08/20/21
CD SET REV	12/10/21

SHEET NO.
S5.0

REVIEW

BEAM SIZE	SPAN C TO C	NO. OF BOLTS	BOLT SIZE	PLATE THICKNESS	WELD SIZE
W8, W10	ALL	2	3/4"	1/4"	1/4"
W12	ALL	3	3/4"	5/16"	1/4"
W14	ALL	3	3/4"	5/16"	1/4"
W16	ALL	4	3/4"	3/8"	5/16"
W8	ALL	4	3/4"	3/8"	5/16"

† BOLT TYPE = A325X
E MATERIAL = A36

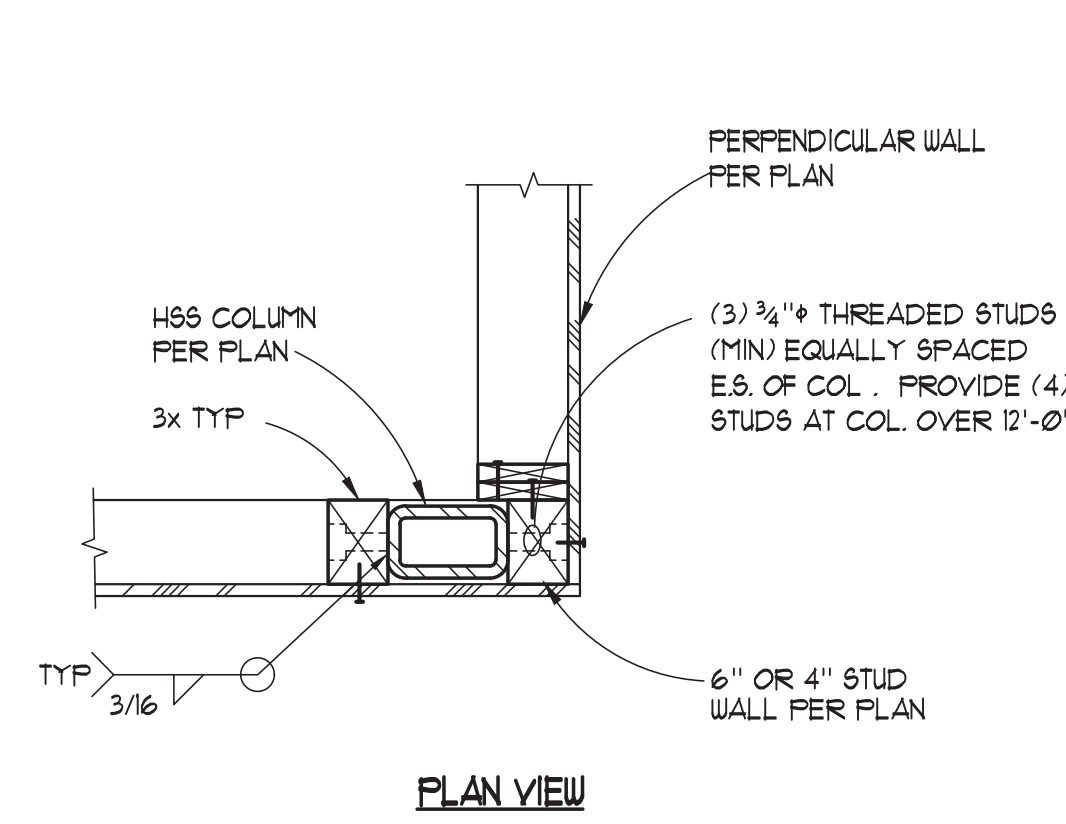
NOTE:
SEE MOMENT FRAME DETAILS AND ELEVATIONS FOR FRAME BEAM TO COLUMN CONNECTIONS

TYPICAL SECTION

* 1/2" AT 3/4" BOLTS

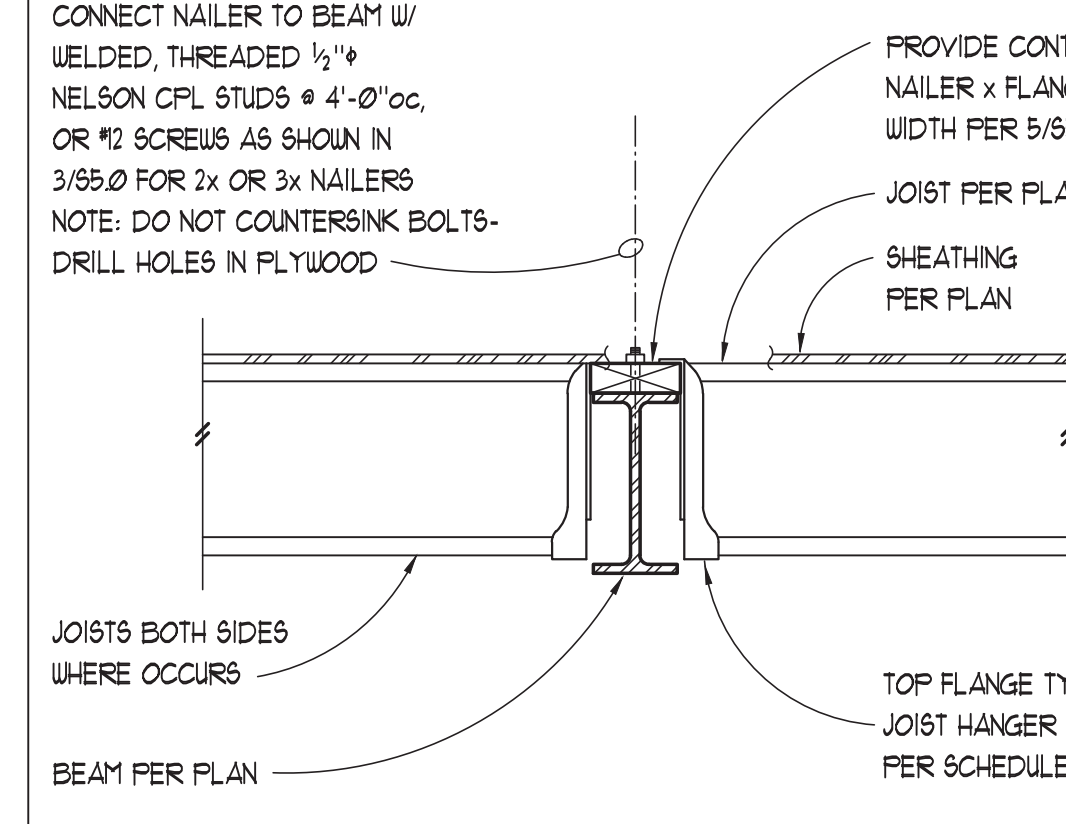
BEAM TO SUPPORTING BEAM (OR COLUMN) TYP. SHEAR CONNECTION SCHEDULE

2



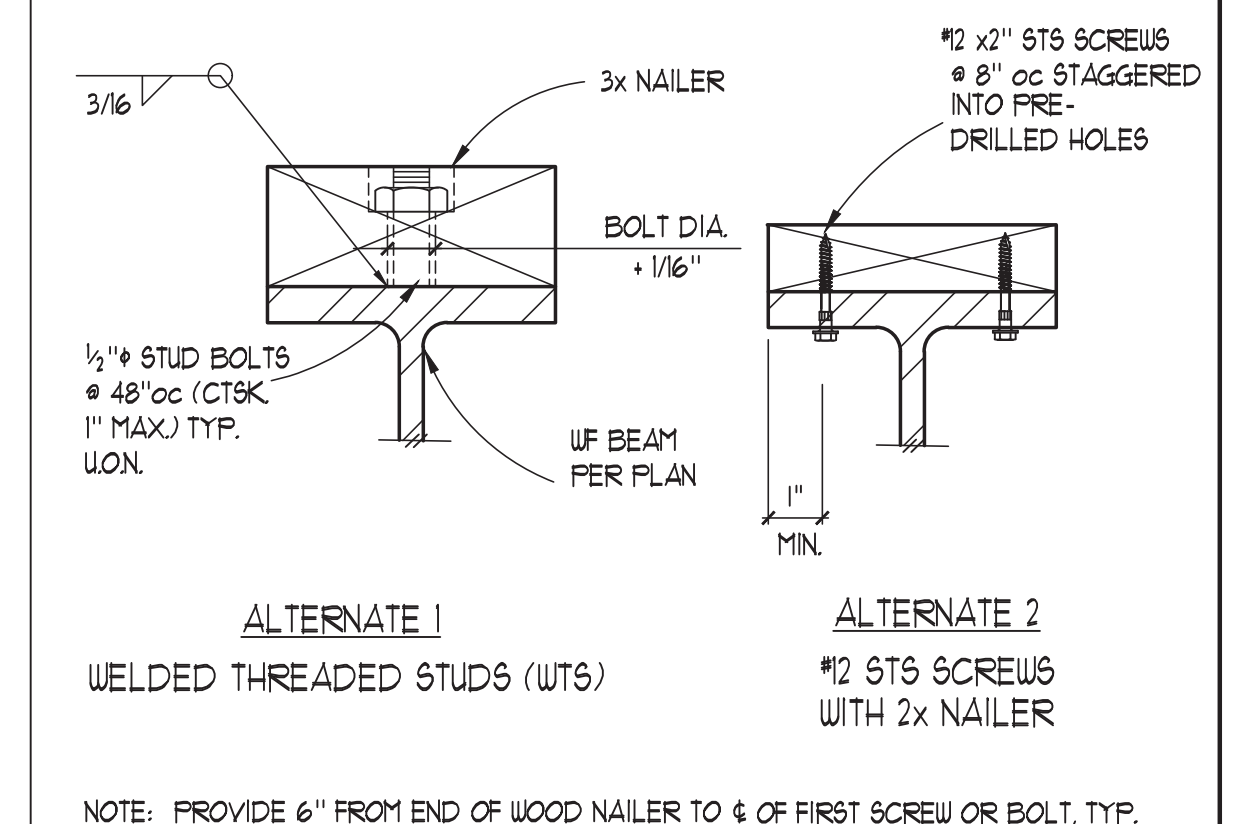
TUBE STEEL AT STUD WALL CORNER

3



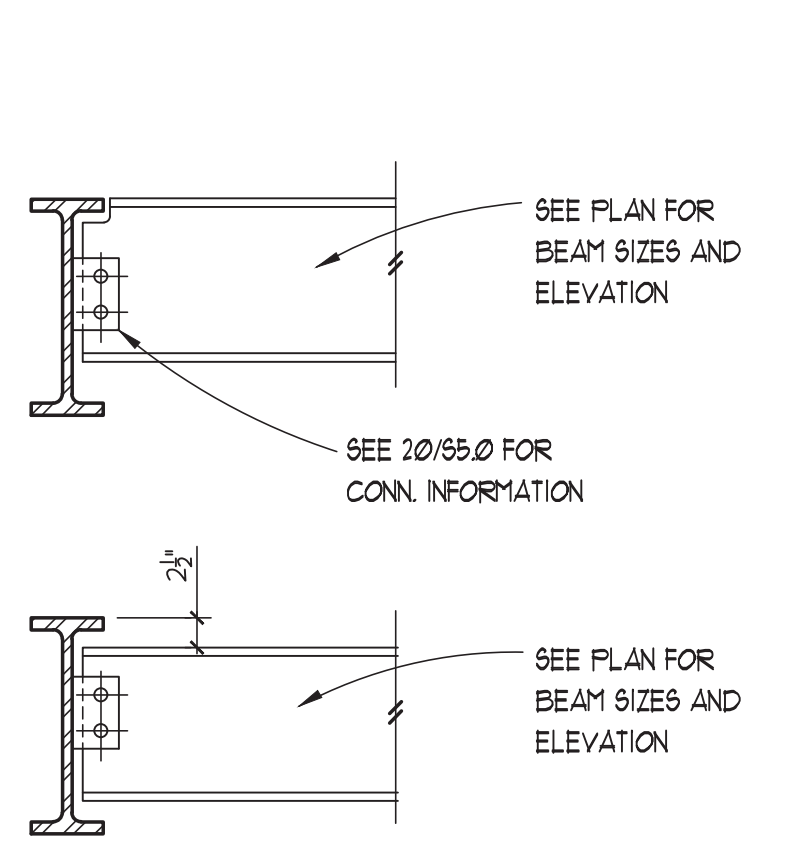
TYPICAL STEEL BEAM IN FLOOR FRAMING

4



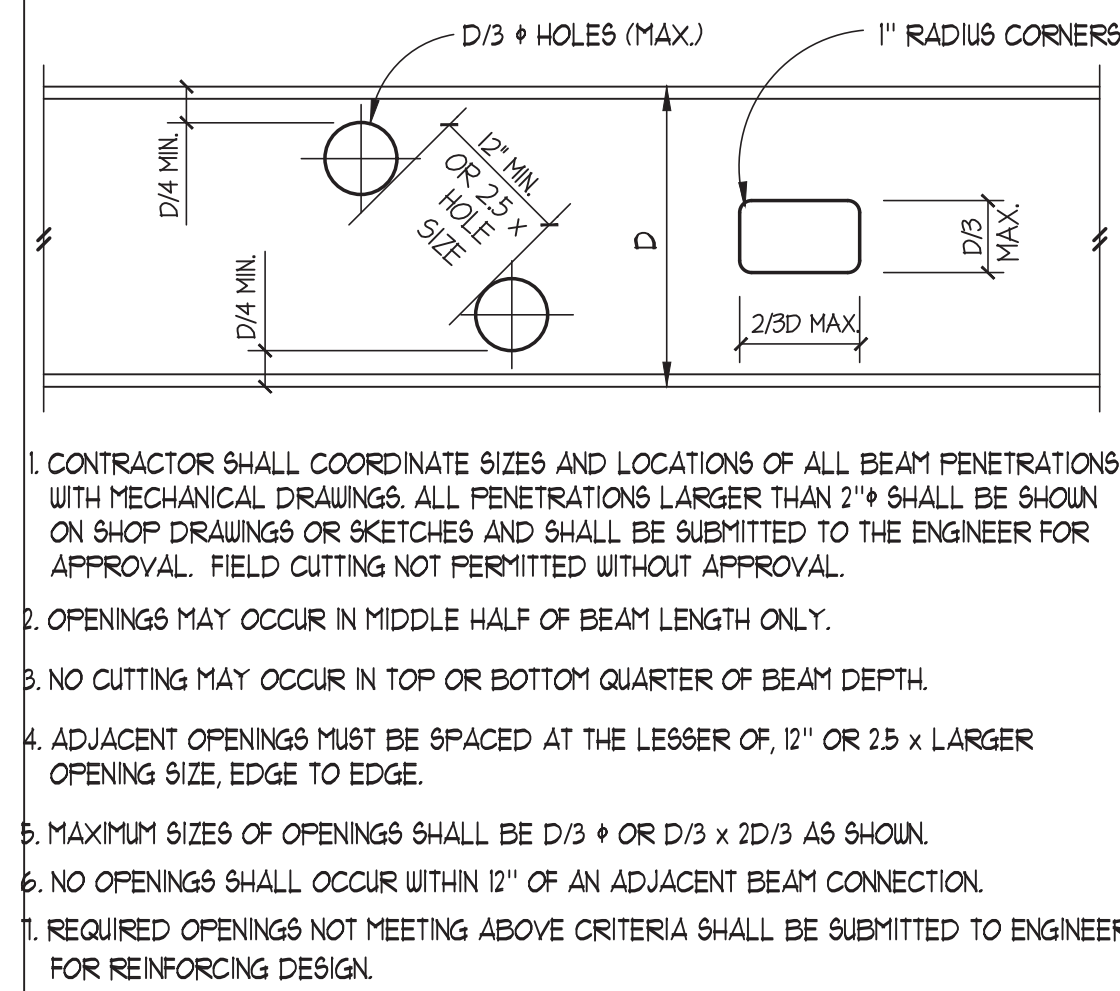
TYPICAL NAILER ON WIDE FLANGE BEAMS

5



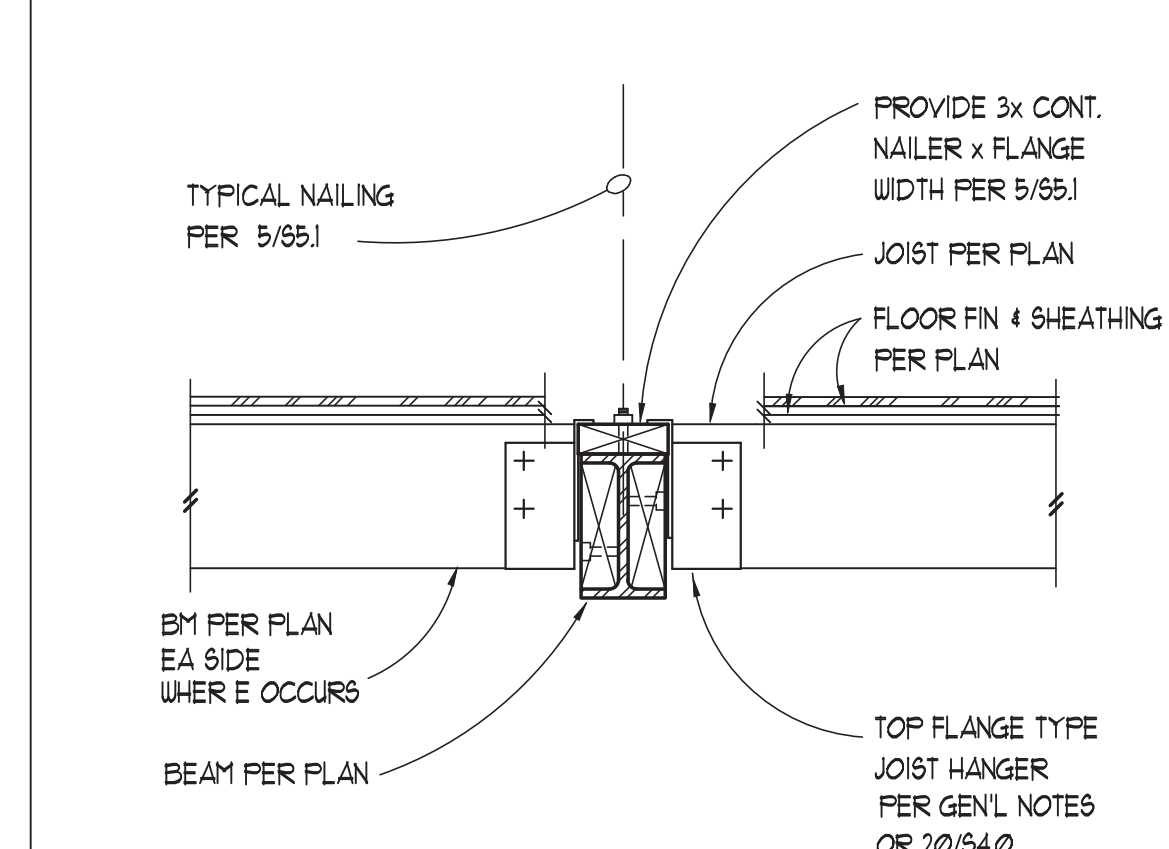
TYPICAL STEEL BM TO STEEL BM CONNECTION

6



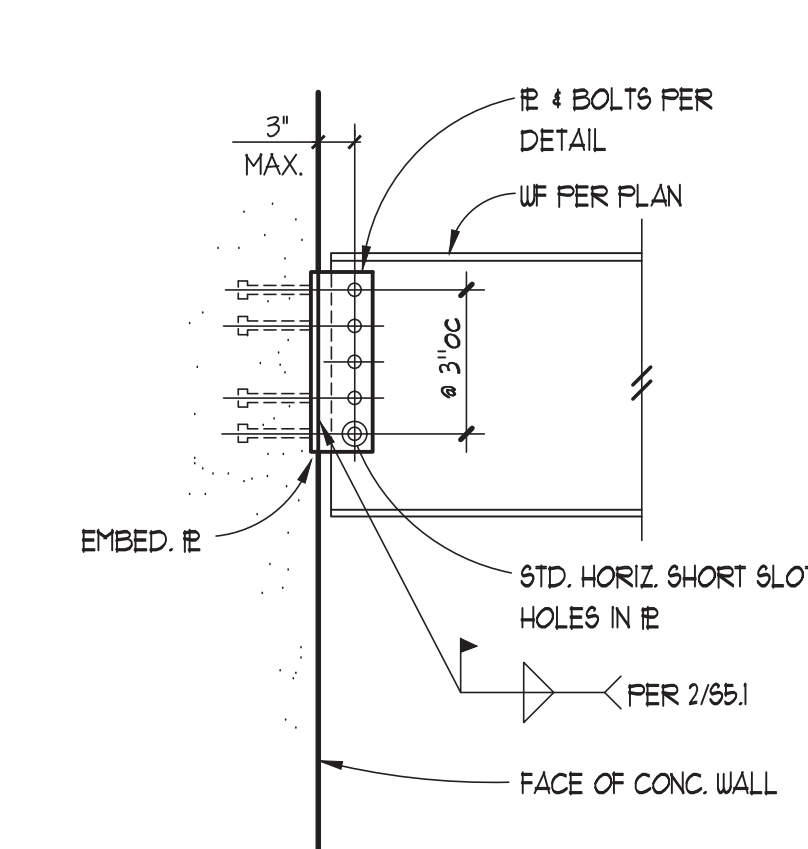
HSS COLUMN ONTO BEAM

9



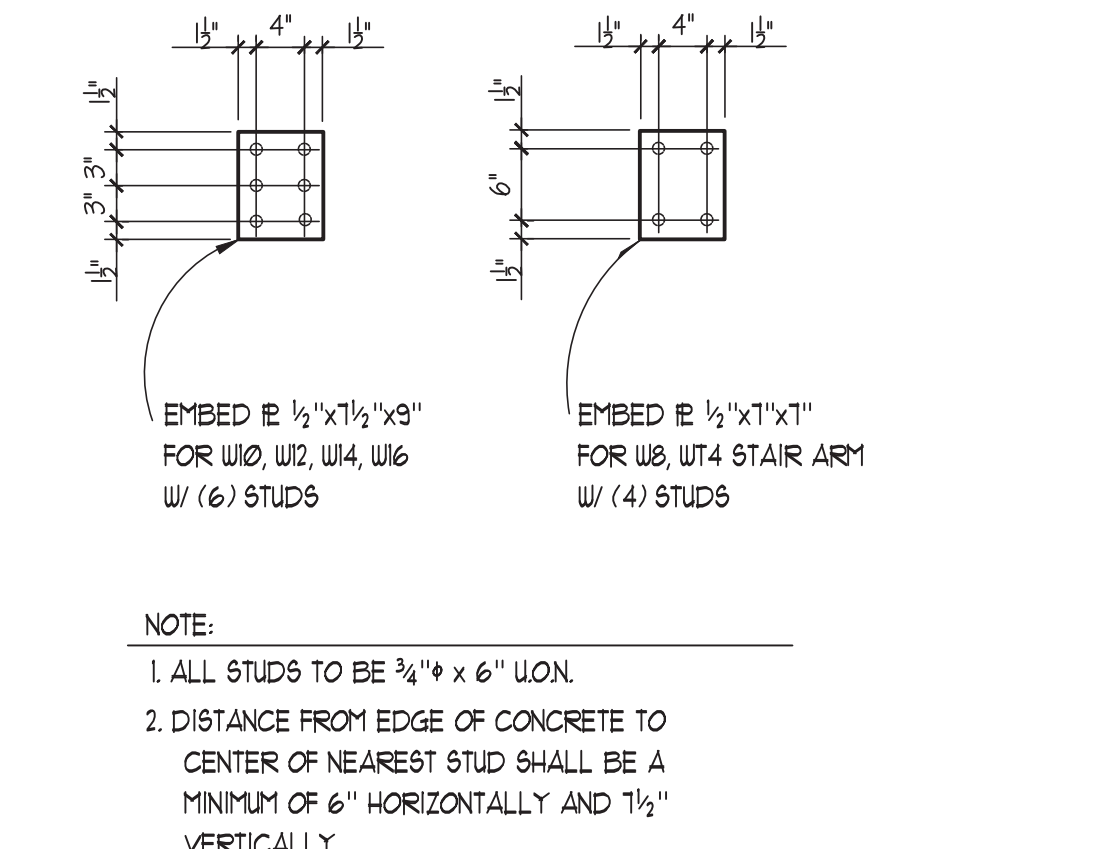
TYPICAL WOOD BEAMS HUNG FROM (FLUSH) STEEL BM

10



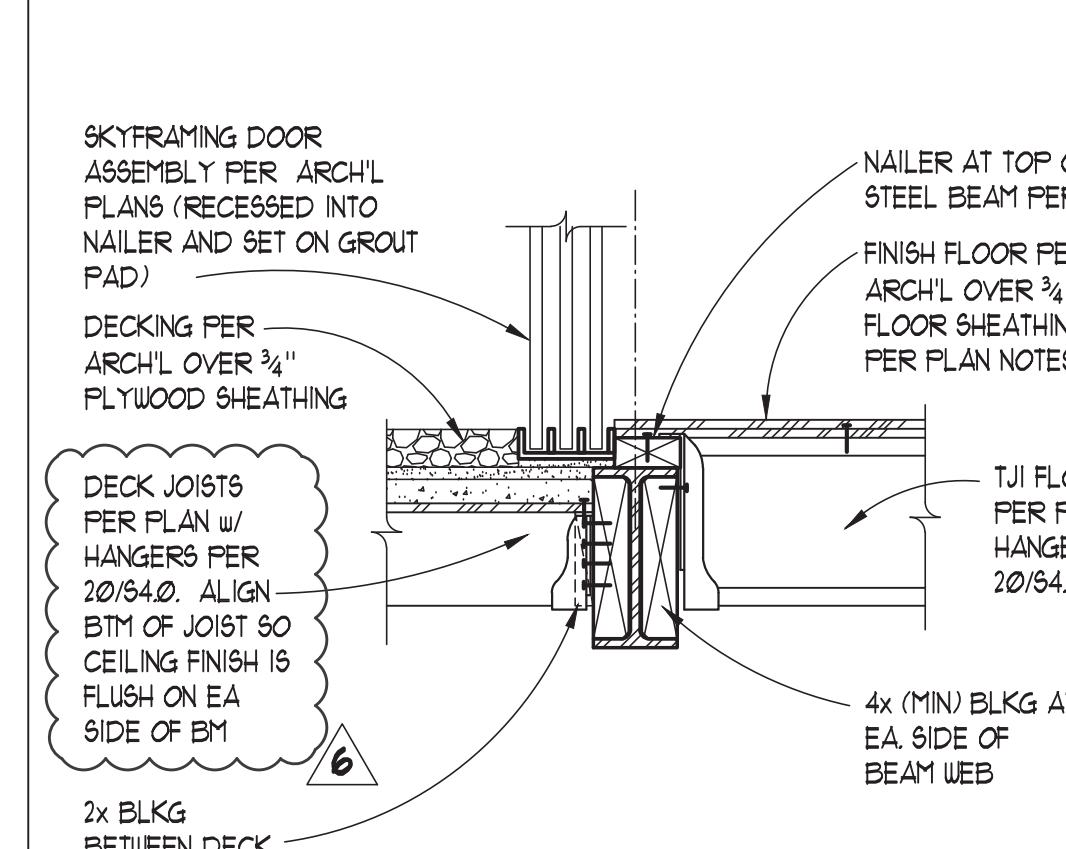
EMBED PLATE SCHEDULE FOR CONCRETE AND MASONRY WALLS

12



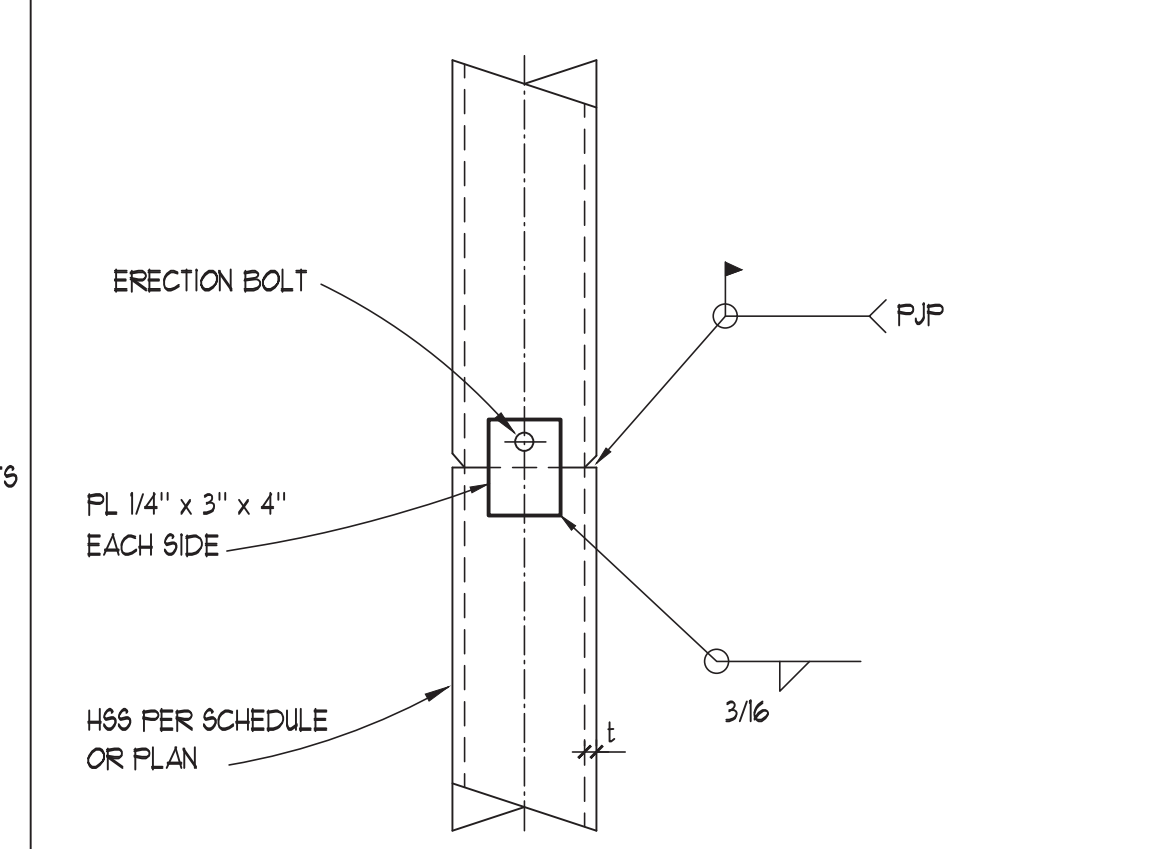
HSS COLUMN SUPPORTED ON UD BEAM

13



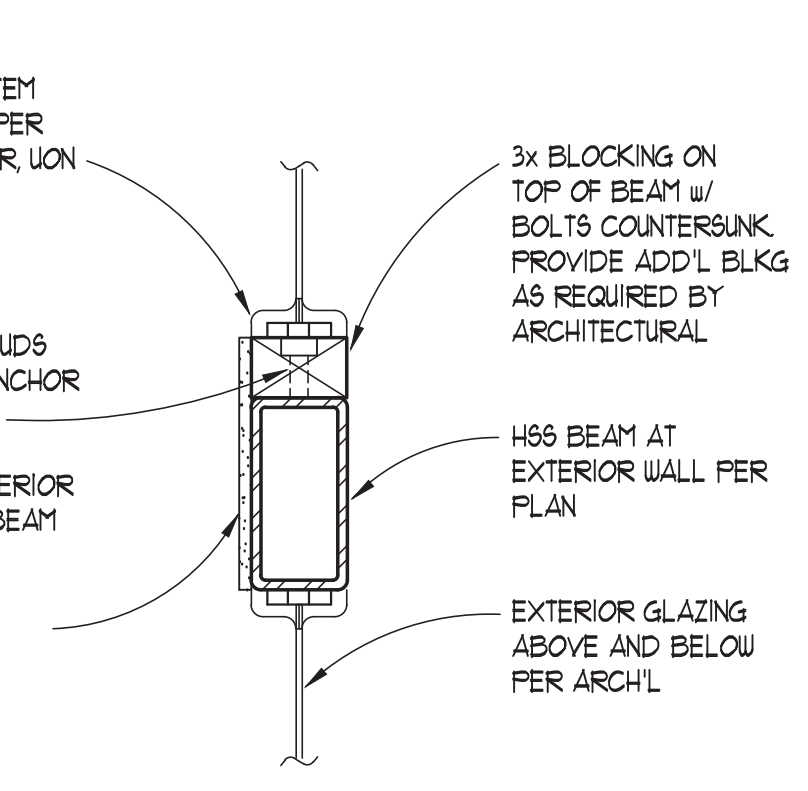
STEEL BEAM SECTION AT MASTER BEDROOM

14



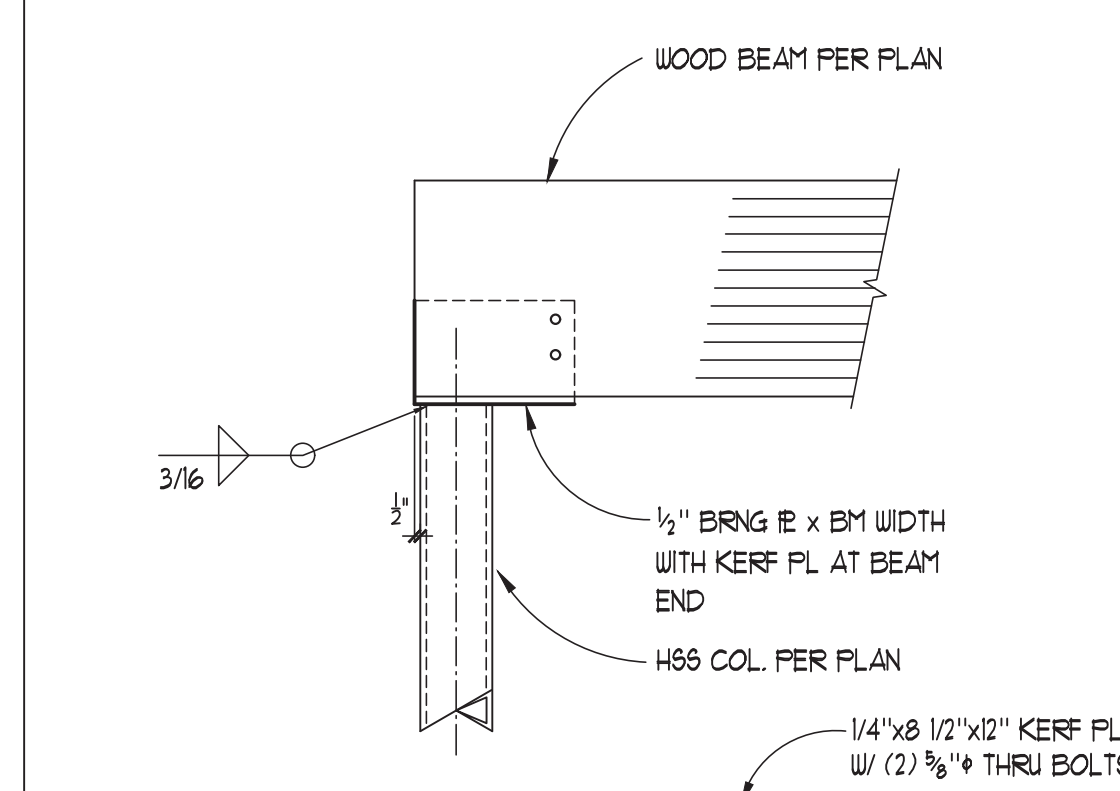
TYPICAL TUBE STEEL COL. SPLICE

15



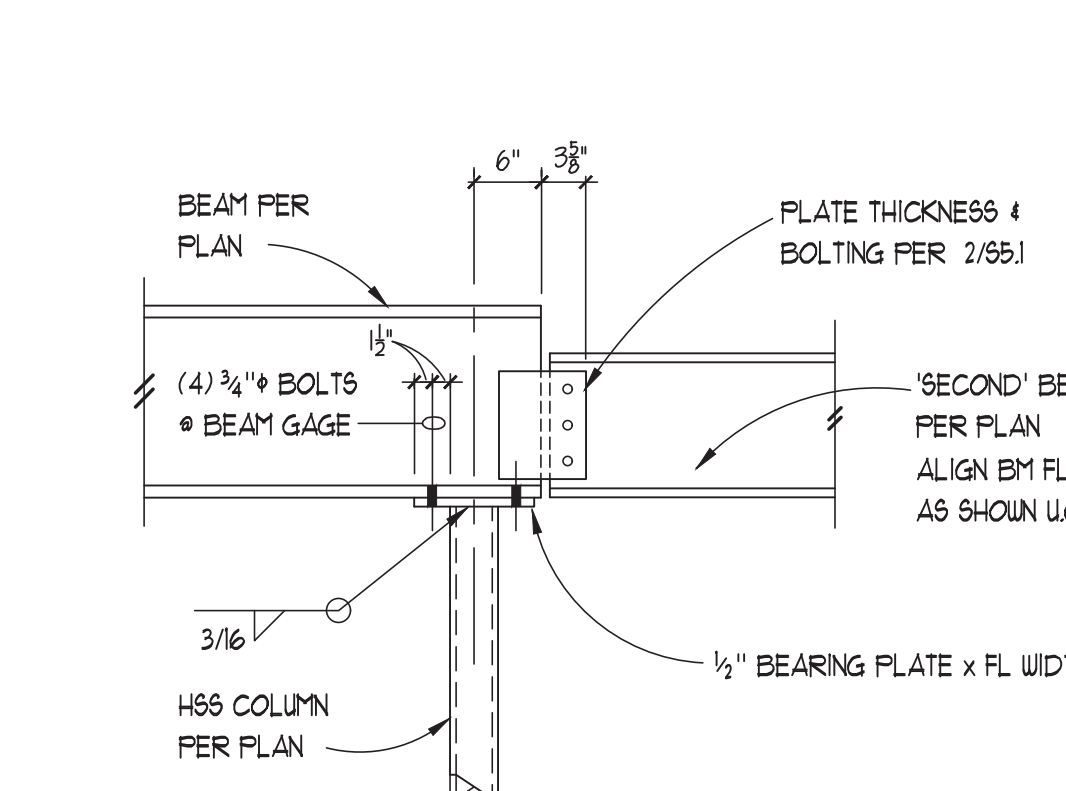
HSS BEAM SECTION AT WINDOWS

16



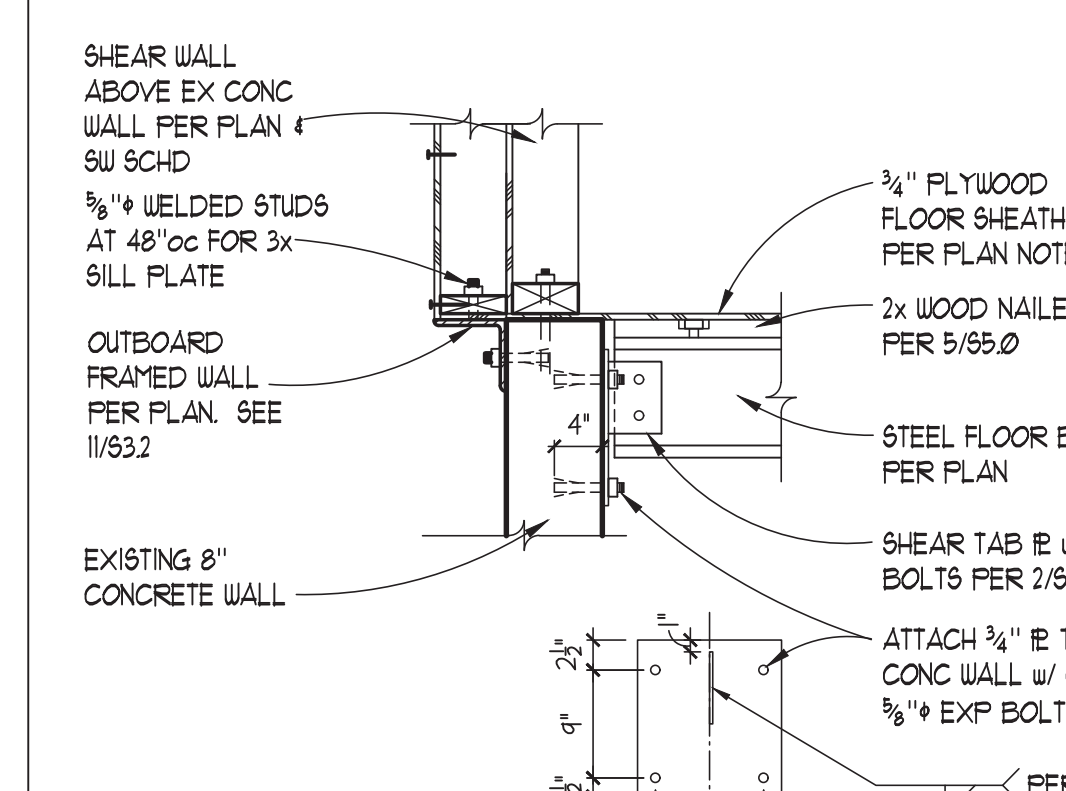
WOOD BEAM TO STEEL COLUMN/ KERF PL CONN.

17



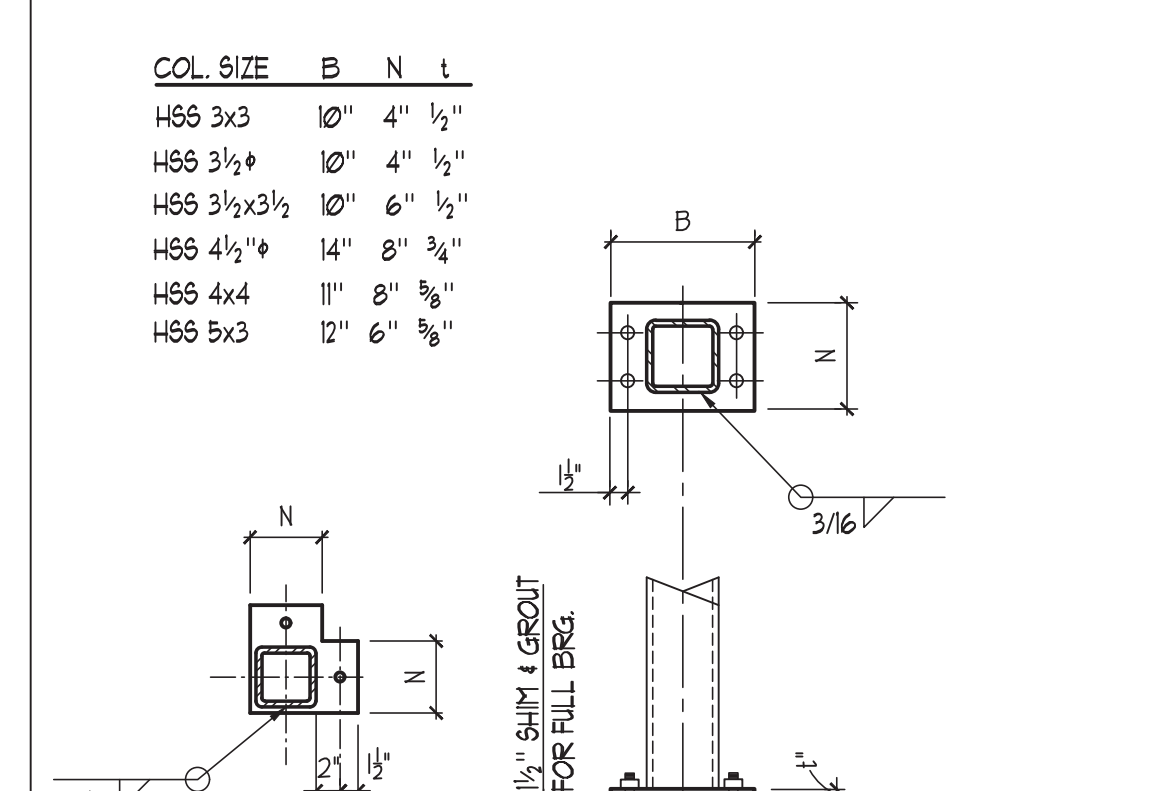
BEAM TO BEAM AND COLUMN CONN. AT DEPTH CHANGE

18



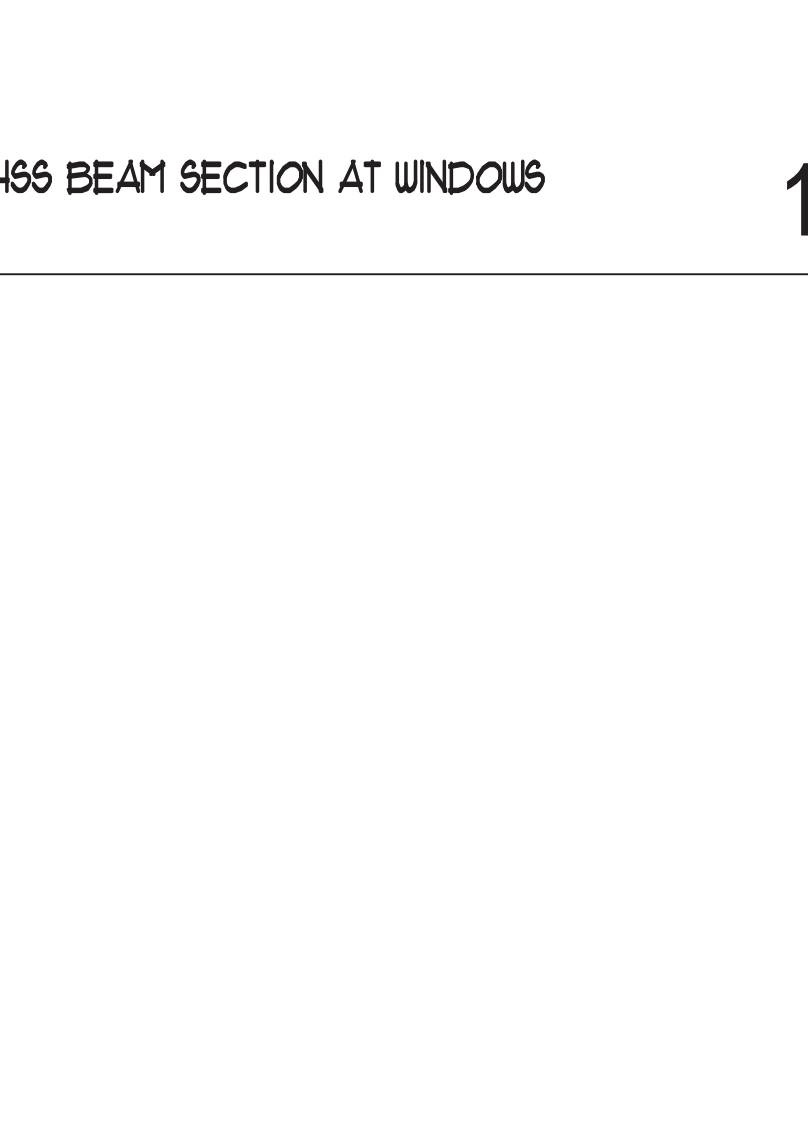
NEW STEEL BEAM TO EX. CONC WALL

19



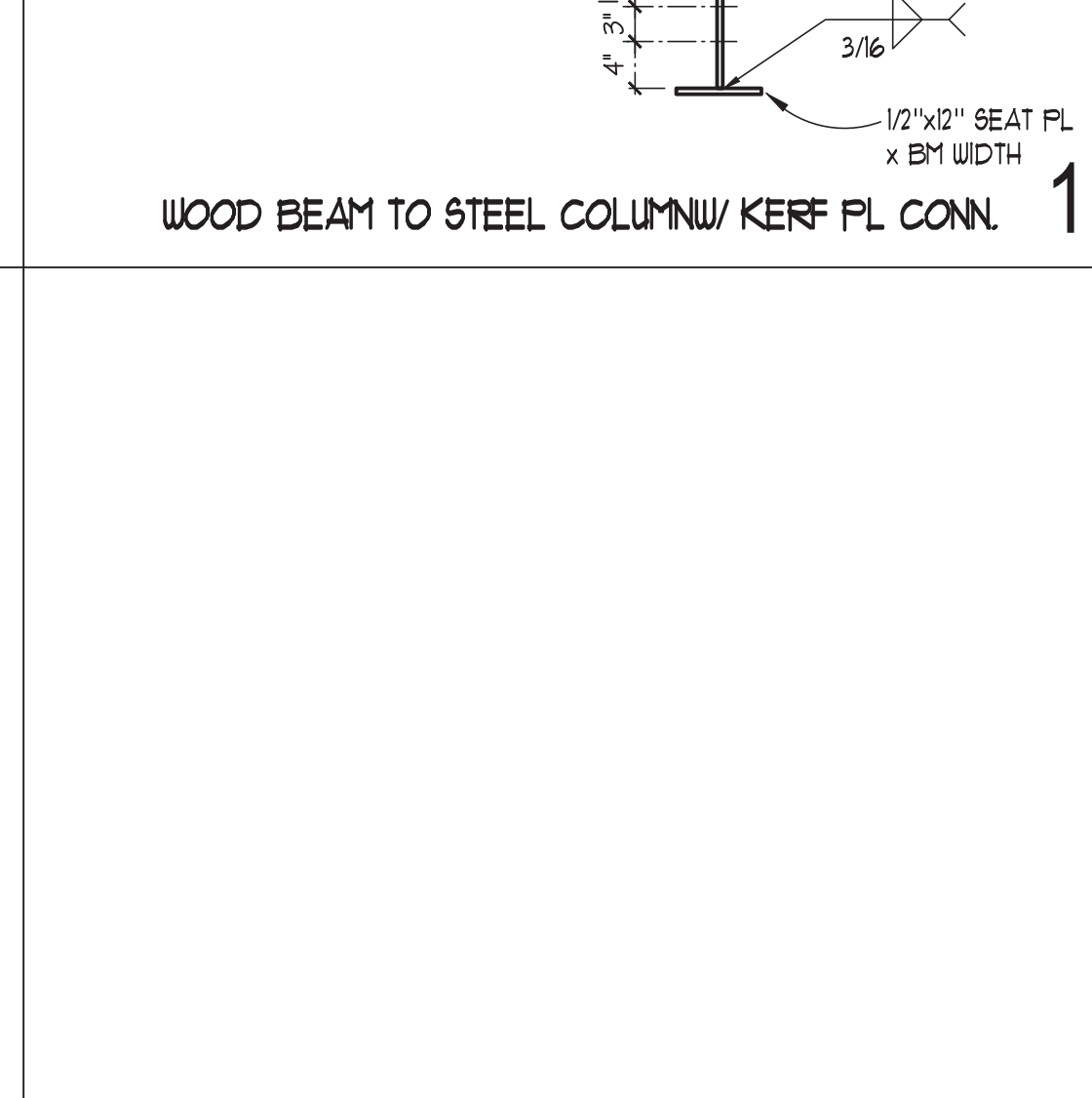
TYPICAL BASEPLATE AT TUBE COLUMNS

20



HOLDOWN ANCHOR TO STEEL FLOOR BEAM

25



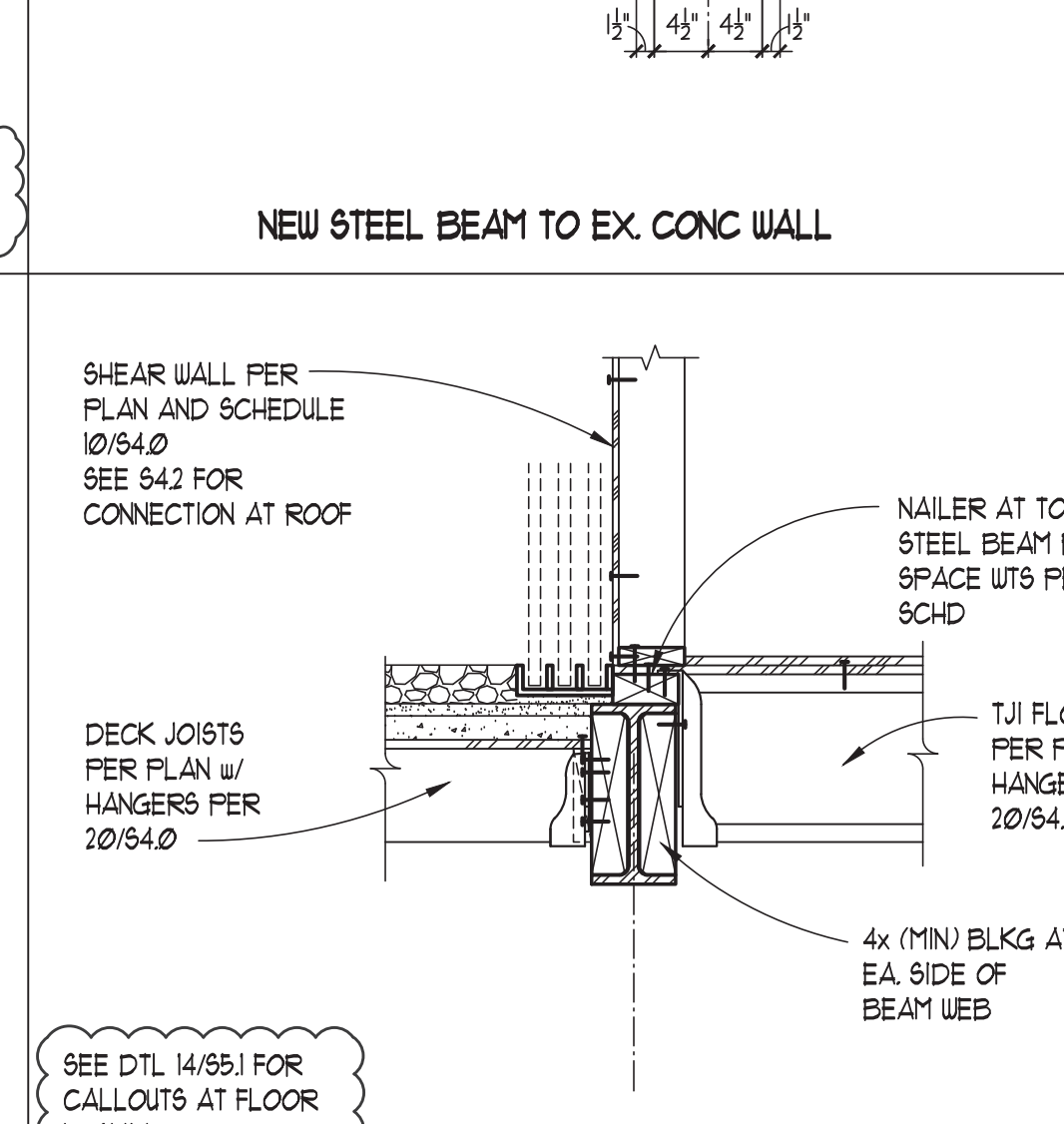
SHEAR WALL ABOVE STEEL BEAM AT MASTER BDRM

24



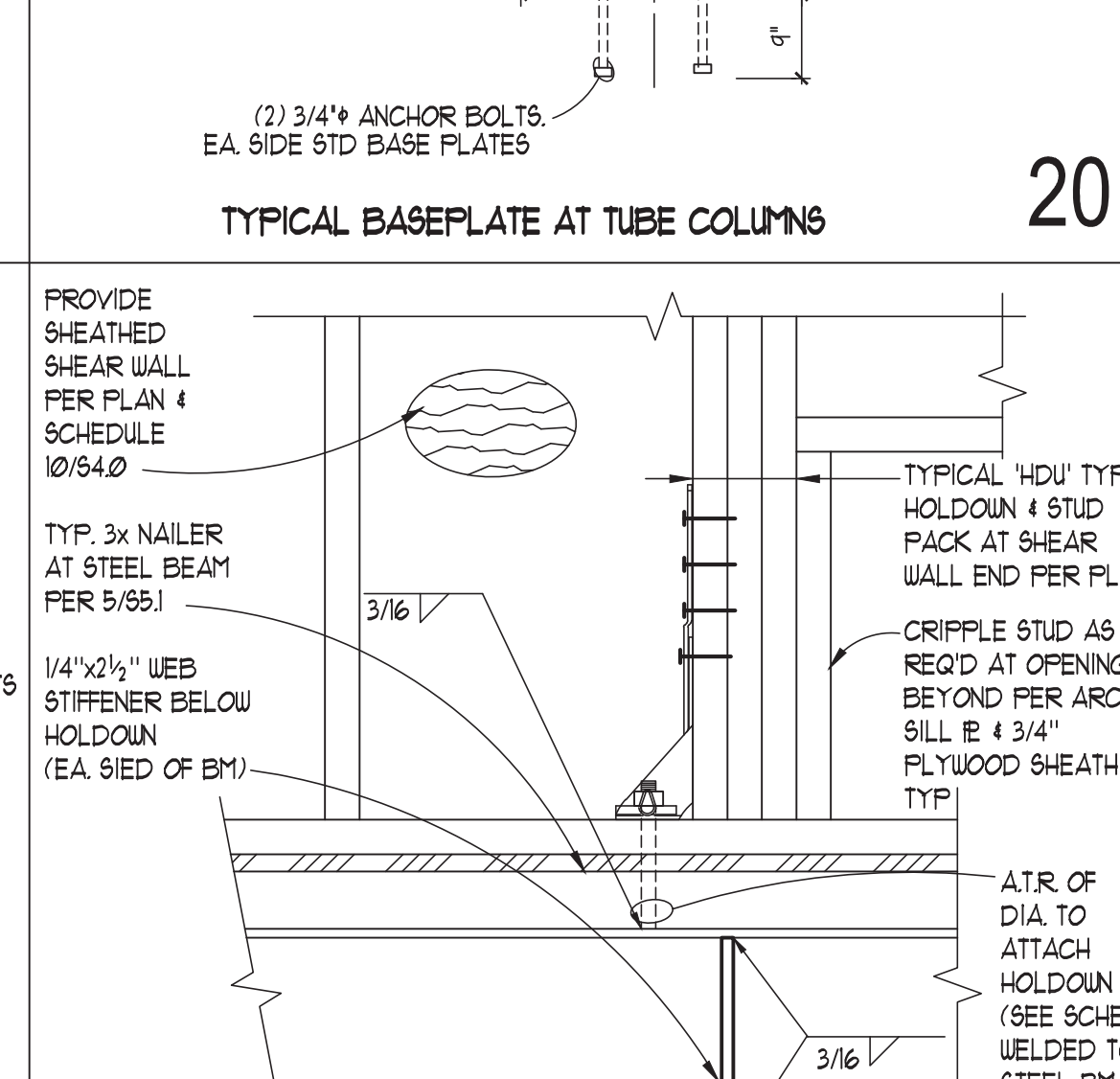
SHEAR WALL PER PLAN AND SCHEDULE

23



SHEAR WALL ABOVE STEEL BEAM AT MASTER BDRM

24



SHEAR WALL ABOVE STEEL BEAM AT MASTER BDRM

25



LAKE HOUSE
3310 97TH AVE SE
MERCER ISLAND, WA 98040
BUILDING PERMIT SUBMITTAL
DECEMBER 18, 2020
I.L. Gross Structural Engineers, LLC - Mountlake Terrace, Washington © 2020

12-10-21 CD SET
TITLE
STEEL DETAILS AND SCHEDULES

PROJECT NO.:	191986.1
E.O.R.:	Mark Spaidel
DESIGNED:	MTS
DRAWN:	KPH
ISSUE	DATE
PERMIT SET	12-18-2020
REVISIONS	DATE
PERMIT REV	06/03/21
PERMIT REV	07/05/21
PERMIT REV	07/23/21
PERMIT REV	08/03/21
PERMIT REV	08/20/21
CD SET REV	12/19/21

SHEET NO.
S5.1

REVIEW