

GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2019 IFG, 2019 UPC, 2018 IMC, 2008 NEC, 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.

ENERGY NOTES

CLIMATIC ZONE: ZONE #4C - MARINE
THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION
CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
SPACE HEAT TYPE: NATURAL GAS FORCED AIR SYSTEM

WHOLE HOUSE VENTILATION

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV WITH INTEGRAL FANS, PROVIDING MIN. 90 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.2 (1)&2. FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SOME RATING OF LESS THAN 1.0 VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM

PROJECT DATA

PROJECT ADDRESS: 9212 SE 33RD PLACE MERCER ISLAND, WA 98040
PROPERTY TAX ID #: 419390-0316
SCOPE OF WORK: CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE RS 8.4

PROJECT TEAM

OWNER: GRANT & VICTORIA PLUMMER
CONTRACTOR: STURMAN ARCHITECTS, INC.
ARCHITECT: STURMAN ARCHITECTS, INC.
STRUCTURAL: OG ENGINEERING

GROSS FLOOR AREA

Table with 2 columns: Area Type, Area. Rows include Main Floor (1768 SF), Upper Floor (2188 SF), Garage (707 SF), Gross Floor Area (4663 SF).

2018 WSEC CREDITS

Table with 3 columns: Option, Credits, Description. Lists energy efficiency measures like heat pump efficiency, window insulation, and HVAC equipment.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WHICH IS NORTH 89°57'00" WEST 646.00 FEET FROM THE SOUTHEAST CORNER THEREOF...

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS.

LOT COVERAGE

Table with 6 columns: Coverage Type, Gross Lot S.F., Main Struct. & Roof S.F., Drives/Parking, Total Lot Coverage, % Lot Coverage. Shows existing and proposed lot coverage.

HARDSCAPE

Table with 6 columns: Hardscape Type, Front Walk, Uncovered Deck, Retaining Walls, Total Hardscape, % Hardscape. Shows existing and proposed hardscape areas.

BUILDING AREA

Table with 6 columns: Building Area Type, Main Floor, Upper Floor, Heated Sub-Total, Attached Garage, Grand Total, Uncovered Patio/Deck, Covered Patio. Shows proposed house and hardscape areas.

CUT/FILL

CUT = 0 C.Y.
FILL = 0 C.Y.

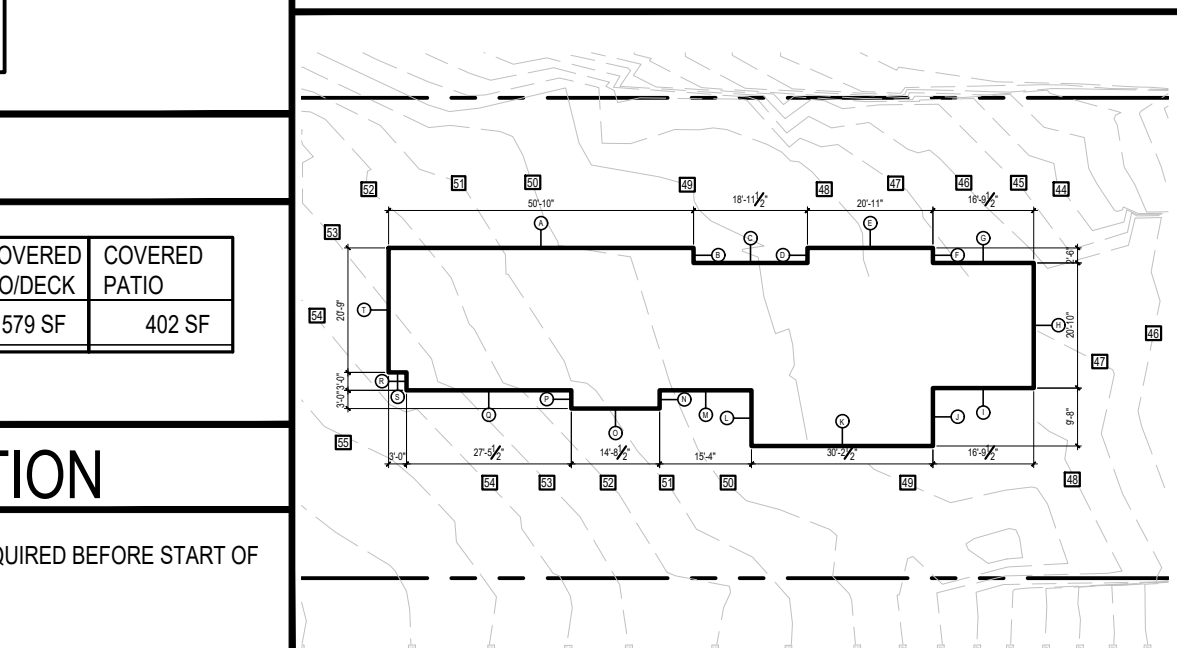
TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

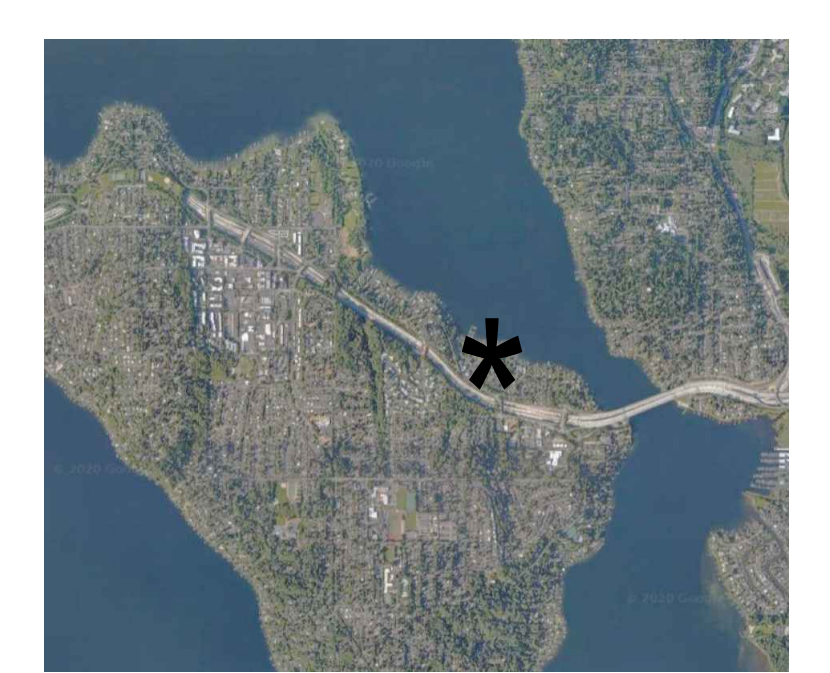
SHEET INDEX

- A1.0 SITE PLAN, GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, INDEX
S-0 STRUCTURAL NOTES
S-1 TYPICAL DETAILS
S-2 CRAWLSPACE & FOUNDATION PLAN

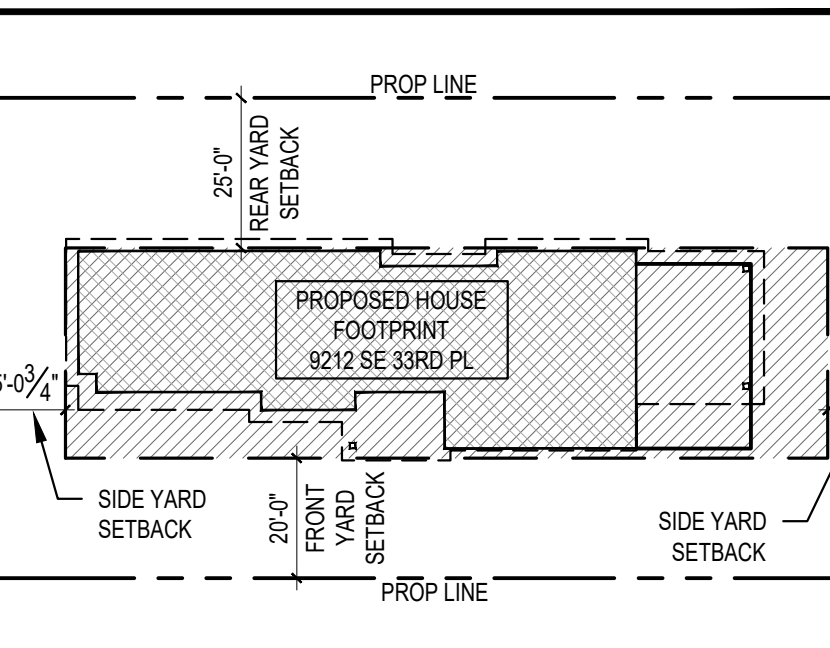
ABE KEY PLAN



VICINITY MAP

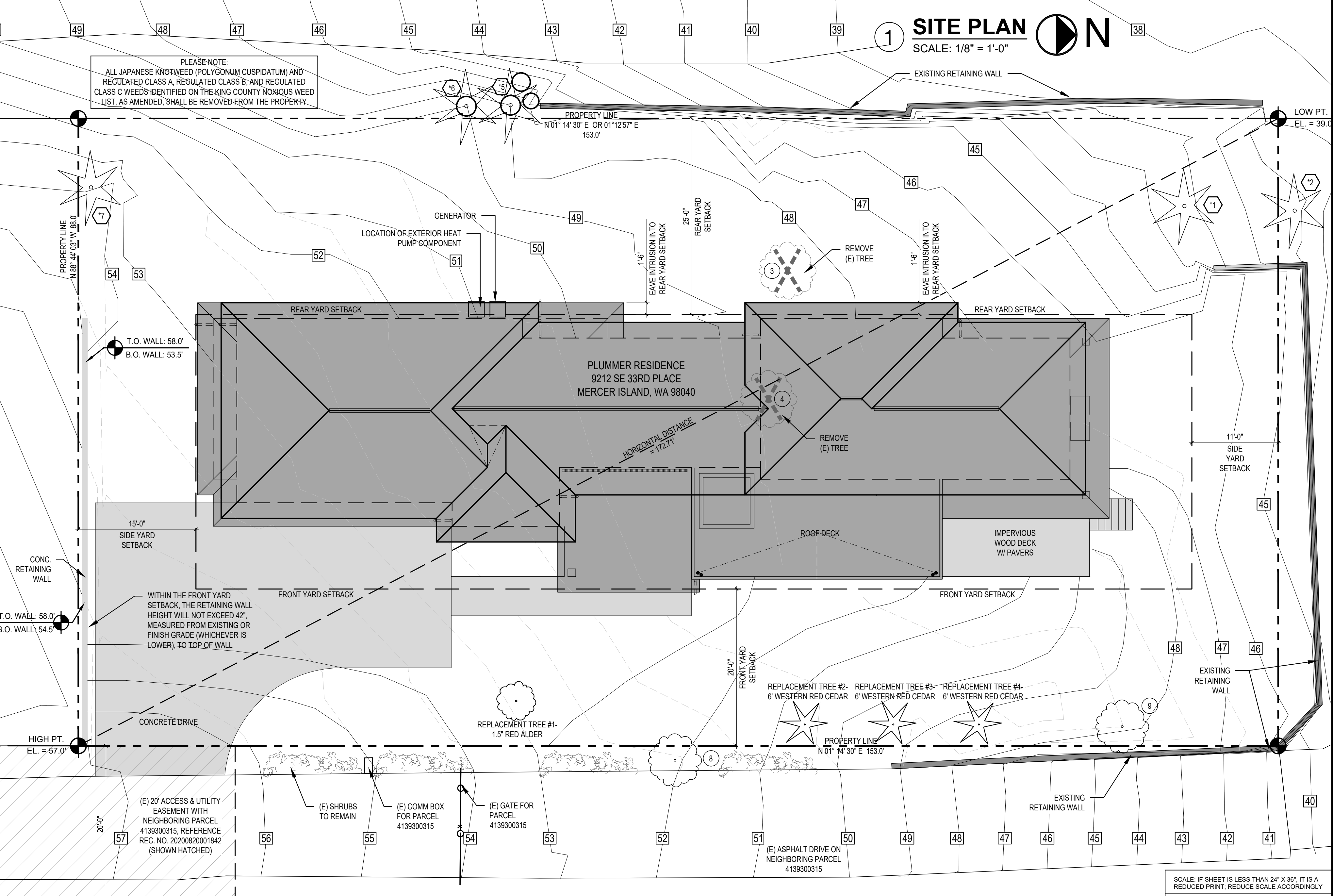


BUILDING PAD PLAN



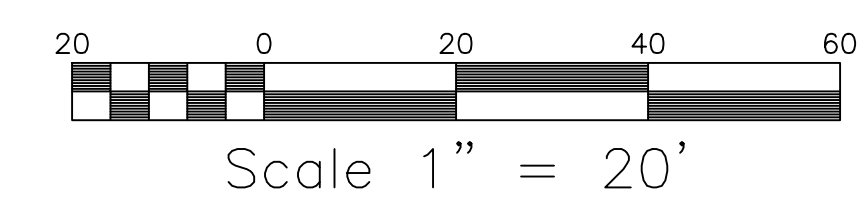
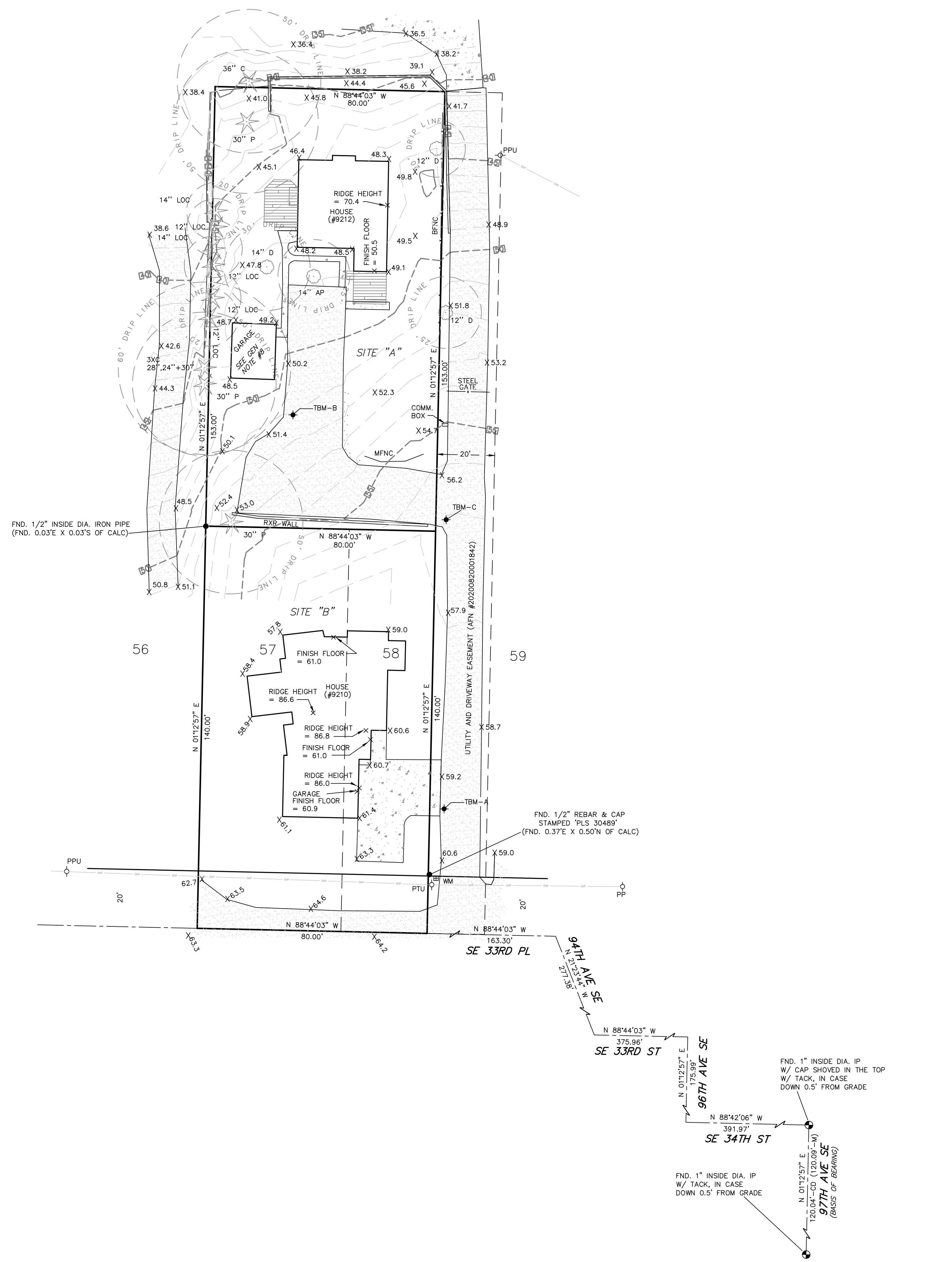
AVERAGE BUILDING ELEV.

Table with 4 columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt., Average Building Elevation. Lists various wall elevations and an overall average of 49.66.



Vertical sidebar containing STURMAN ARCHITECTS logo, registration information, project name (PLUMMER RESIDENCE CONSTRUCTION SET), address (9212 SE 33RD PLACE), and sheet information (A1.0, SHEET, PLOT DATE: 10/24/23).





**MERIDIAN**

ASSUMED

**LEGEND:**

BFNC	BOARD FENCE		
PP	POWER POLE		
PPU	POWER POLE W/UNDERGROUND		
PTU	POWER POLE W/XFMR&UG		
WM	WATER METER		
AP	APPLE		
C	CEDAR		
D	DECIDUOUS		
LOC	LOCUST		
P	PINE		
CD	CALCULATED DIMENSION		
M	MEASURED DIMENSION		
	ASPHALT HATCH		ROCKERY
	CONCRETE HATCH		CONIFER(AS NOTED)
	DECK HATCH		DECIDUOUS(AS NOTED)
			FENCE LINE AS NOTED
			OVERHEAD POWER LINE

**CONTOUR INTERVAL = 2'**

**BENCHMARK & DATUM INFO**

VERTICAL DATUM: NAVD88  
 ORIGINAL BM: 2 1/2" DIA. IRON PIPE WITH INVERTED NAIL IN CASE ON W MERCER WAY, GSOW ID BM-11081, ELEV. = 92.88  
 TBM - A: SET MAG NAIL, ELEV. = 59.75  
 TBM - B: SET MAG NAIL, ELEV. = 51.00  
 TBM - C: SET MAG NAIL, ELEV. = 57.05

**GENERAL NOTES**

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
- THE INTENT OF THIS SURVEY IS TO AID IN DESIGN/PLANNING FOR PARCELS SHOWN.
- THE BOUNDARY FOR THESE SITES WAS COMPUTED FROM RECORDS OF SURVEY NO'S. 9610189001, 20070614900001, 20160408900001, 9709109005, 9709109005, AND FIELD MEASUREMENTS.
- GARAGE FINISH FLOOR = 48.95 GARAGE RIDGE HEIGHT - 63.10
- UTILITY AND DRIVEWAY EASEMENT (AFN#20200820001842) PLOTS AT THE SAME LOCATION AS EASEMENT SHOWN ON CITY OF MERCER ISLAND SUBDIVISION, AS RECORDED MAY 29TH, 1963.

**LEGAL DESCRIPTION**

**SITE "A"**  
 THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT WHICH POINT IS NORTH 89°57'00" WEST 726.00 FEET FROM THE SOUTHEAST CORNER THEREOF, AS SHOWN ON THE ORIGINAL PLAT OF LAKEMONT, ACCORDING TO THE UNRECORDED PLAT THEREOF, (SAID SOUTHEAST CORNER BEING NORTH 89°57'00" WEST, 1,333.64 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, IN SAID SECTION 7); THENCE NORTH 1230.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°57'00" EAST 80.00 FEET; THENCE NORTH 20.00 FEET TO A POINT CALLED HEREIN "X" THENCE CONTINUING NORTH 153.00 FEET; THENCE NORTH 89°57'00" WEST 80 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH, THENCE 153.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER A 20 FOOT WIDE STRIP, THE WEST LINE OF WHICH BEGINS AT POINT "X" ABOVE DESCRIBED AND RUNS SOUTH 160 FEET.

**SITE "B"**  
 THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WHICH IS NORTH 89°57'00" WEST 646.00 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING NORTH 89°57'00" WEST, 1,333.64 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, IN SAID SECTION 7; THENCE NORTH 1230.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 140.00 FEET; THENCE NORTH 89°57'00" WEST 80.00 FEET; THENCE SOUTH 140.00 FEET; THENCE SOUTH 89°57'00" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING;  
 (ALSO BEING KNOWN AS A PORTION OF TRACTS 57 AND 58 IN REPLAT OF TRACTS E,F,G,H,I,J, AND K OF LAKEMONT, AN UNRECORDED PLAT.)  
 SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**EQUIPMENT & PROCEDURES**

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.  
 SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES.  
 ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.



REVISED: 2/6/22 - UTILITY AND DRIVEWAY EASEMENT ADDED. RG

NW1/4, SE1/4, SEC. 7, T. 24 N., R. 4 E., W.M. MERCER ISLAND, WASHINGTON

BOUNDARY/TOPOGRAPHIC SURVEY for <b>DEBRA SCHATZMAN</b>		
DRAWN BY: RG	DATE: 6-10-19	JOB NO.: 19080
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 1
9210 SE 33RD PL MERCER ISLAND, WASHINGTON 98040		

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**BENCHMARK & DATUM**

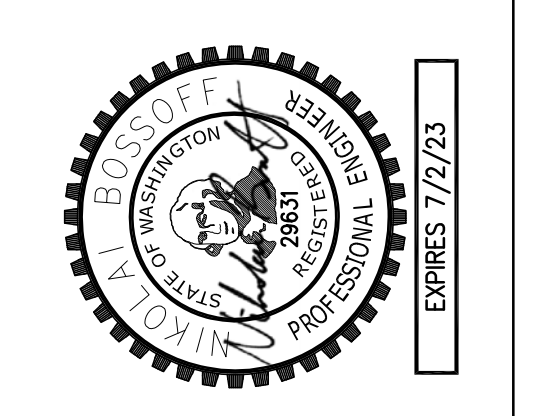
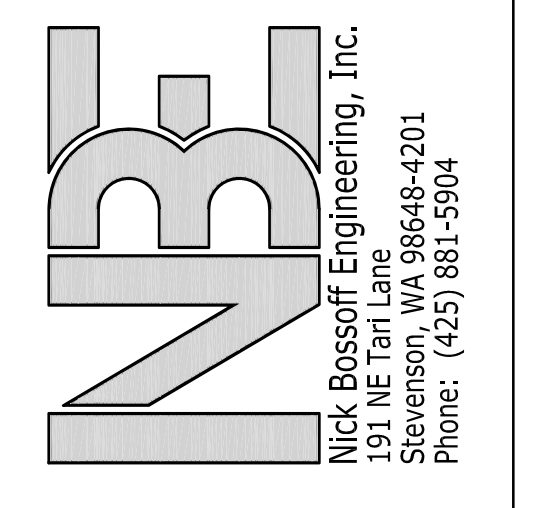
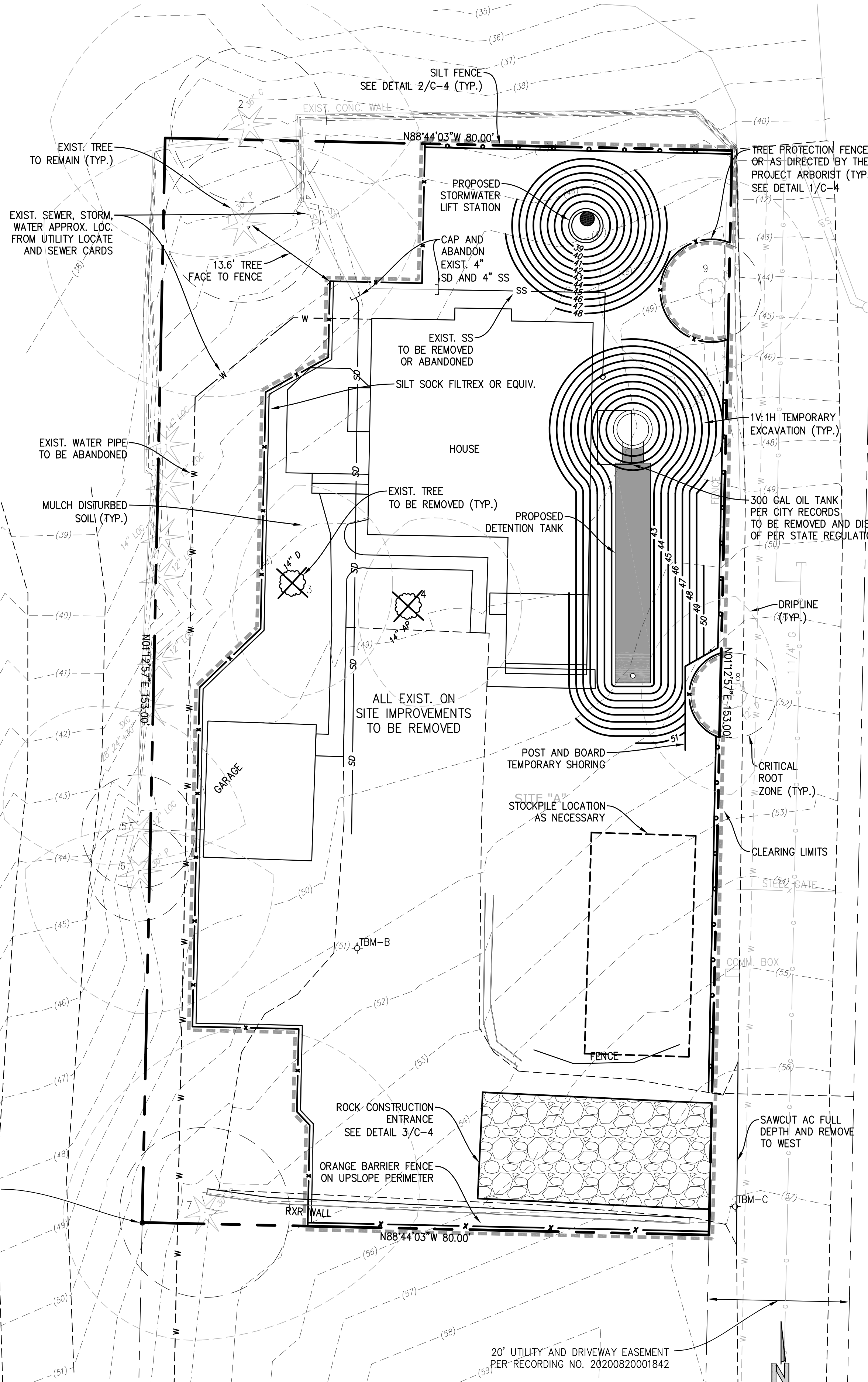
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**EROSION AND SEDIMENT CONTROL NOTES**

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

**POLLUTION PREVENTION AND SPILL CONTROL**

- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
  - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
  - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
  - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
  - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
  - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
  - CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
  - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
  - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
  - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
  - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
  - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
  - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
  - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
  - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
  - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION/PUMP ADDED
4	06/02/23	CITY COMMENTS

N. BOSSOFF, P.E.	PROJECT MANAGER
NB	DESIGNED
TKB	DRAWN
SARC-2101	JOB NUMBER
SARC-2101.pln.dwg	FILE NAME

**WASHINGTON**

**PLUMMER RESIDENCE**

**9212 SE 33RD PL**

**MERCER ISLAND**

TITLE: T.E.S.C. PLAN

SHEET: C-1

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555



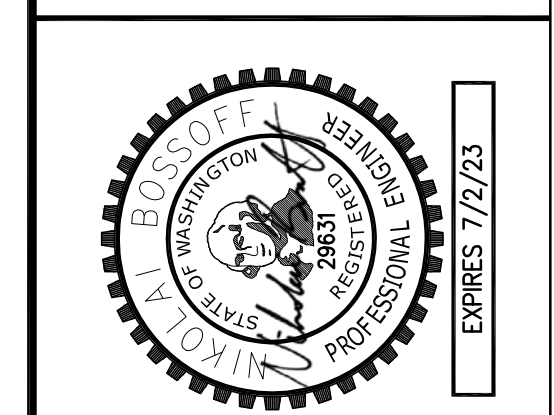
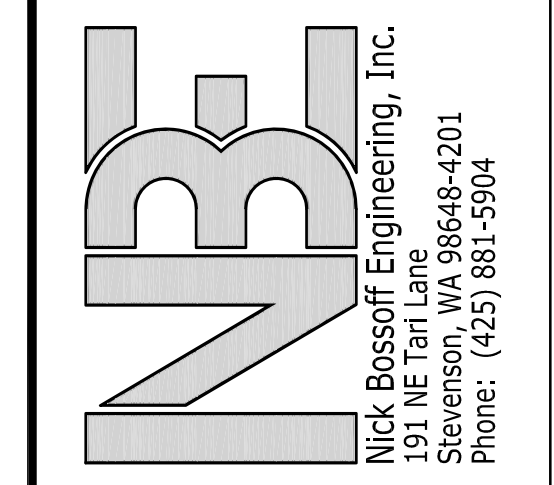
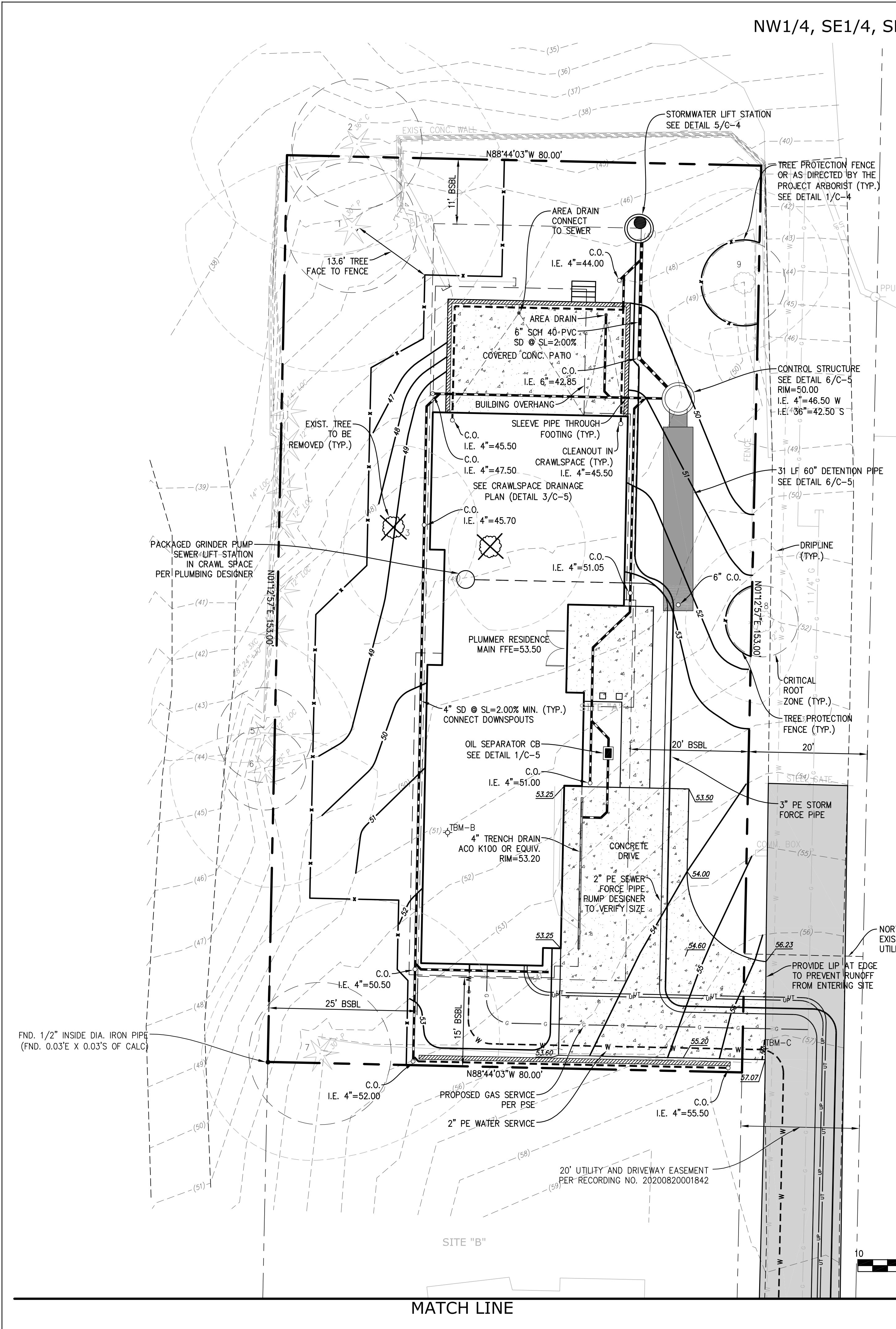
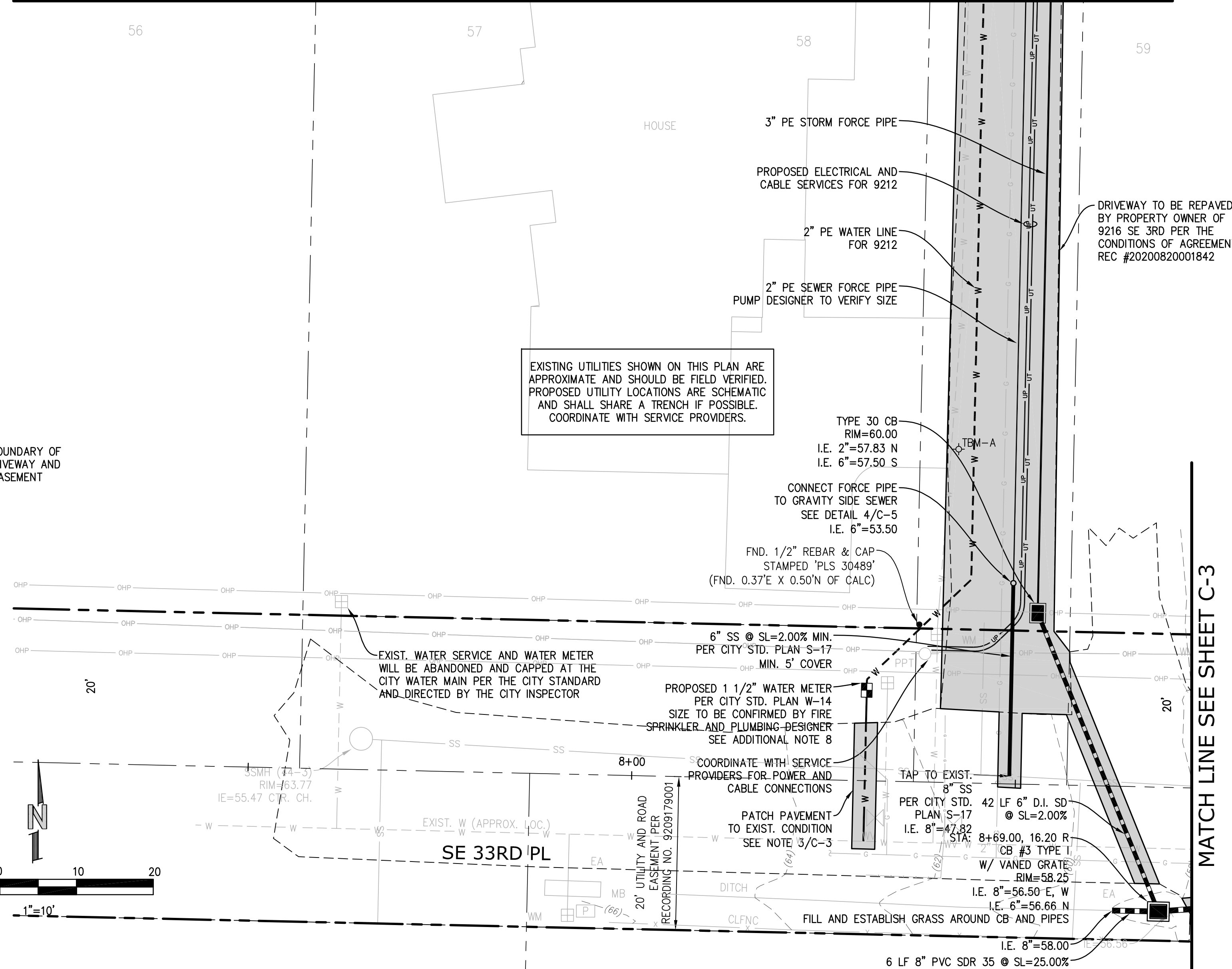
**POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES**

- A. SOIL RETENTION, RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
  1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
  2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
  3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
    - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
    - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.
  4. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
- C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
  1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
  2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
  3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
  4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

**ADDITIONAL NOTES:**

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12, OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5" SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45°.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
15. ON-SITE SOILS ARE UNSUITABLE FOR USE AS STRUCTURAL FILL UNDER THE PATIO SLAB, GARAGE SLAB, AND FRONT PORCH SLAB. ALL STRUCTURAL FILL SHALL BE IMPORTED FROM OFFSITE AND MEET THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.

**MATCH LINE**



NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION/PUMP ADDED
4	06/02/23	CITY COMMENTS

N. BOSSOFF, P.E.	PROJECT MANAGER
NB	DESIGNED
TKB	DRAWN
SARC-2101	JOB NUMBER
SARC-2101.pln.dwg	FILE NAME

**PLUMMER RESIDENCE**  
**9212 SE 33RD PL**

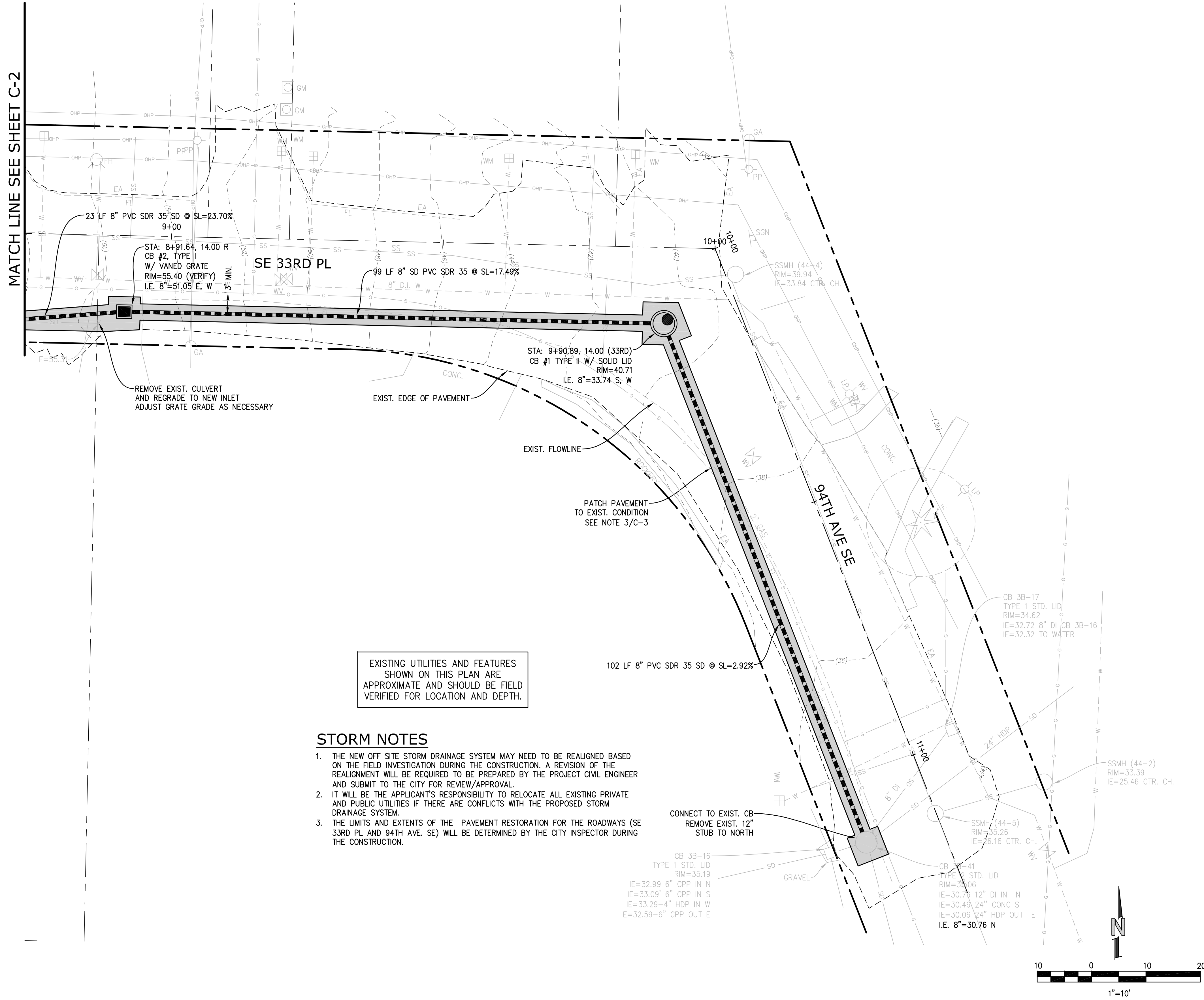
**WASHINGTON**

**MERCER ISLAND**

TITLE: **DRAINAGE & TREE PLAN**

SHEET: **C-2**





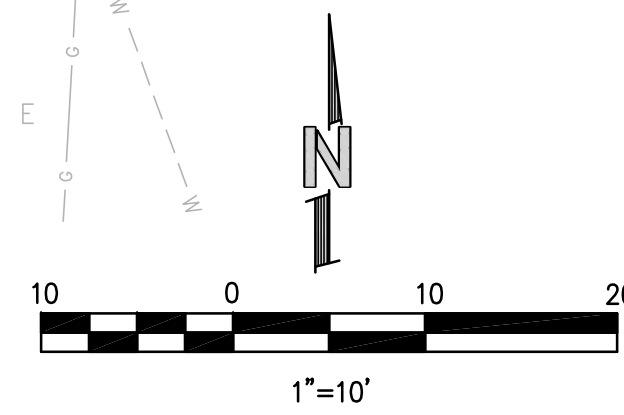
EXISTING UTILITIES AND FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED FOR LOCATION AND DEPTH.

**STORM NOTES**

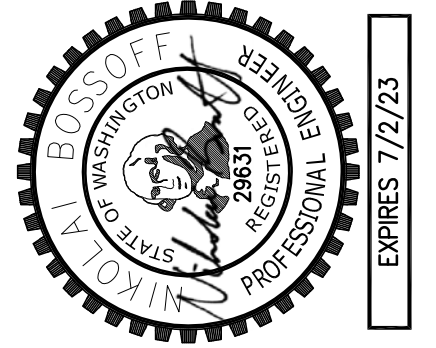
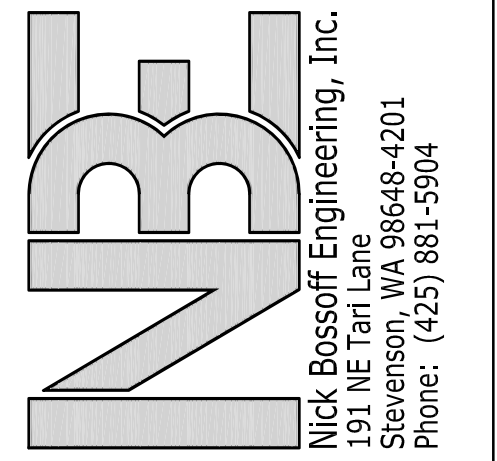
1. THE NEW OFF SITE STORM DRAINAGE SYSTEM MAY NEED TO BE REALIGNED BASED ON THE FIELD INVESTIGATION DURING THE CONSTRUCTION. A REVISION OF THE REALIGNMENT WILL BE REQUIRED TO BE PREPARED BY THE PROJECT CIVIL ENGINEER AND SUBMIT TO THE CITY FOR REVIEW/APPROVAL.
2. IT WILL BE THE APPLICANT'S RESPONSIBILITY TO RELOCATE ALL EXISTING PRIVATE AND PUBLIC UTILITIES IF THERE ARE CONFLICTS WITH THE PROPOSED STORM DRAINAGE SYSTEM.
3. THE LIMITS AND EXTENTS OF THE PAVEMENT RESTORATION FOR THE ROADWAYS (SE 33RD PL AND 94TH AVE. SE) WILL BE DETERMINED BY THE CITY INSPECTOR DURING THE CONSTRUCTION.

CONNECT TO EXIST. CB REMOVE EXIST. 12" STUB TO NORTH

CB 3B-16  
TYPE 1 STD. LID  
RIM=35.19  
IE=32.99 6" CPP IN N  
IE=33.09 6" CPP IN S  
IE=33.29 4" HDP IN W  
IE=32.59 6" CPP OUT E



MATCH LINE SEE SHEET C-2



NO.	DATE	REVISION
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4	08/02/23	CITY COMMENTS

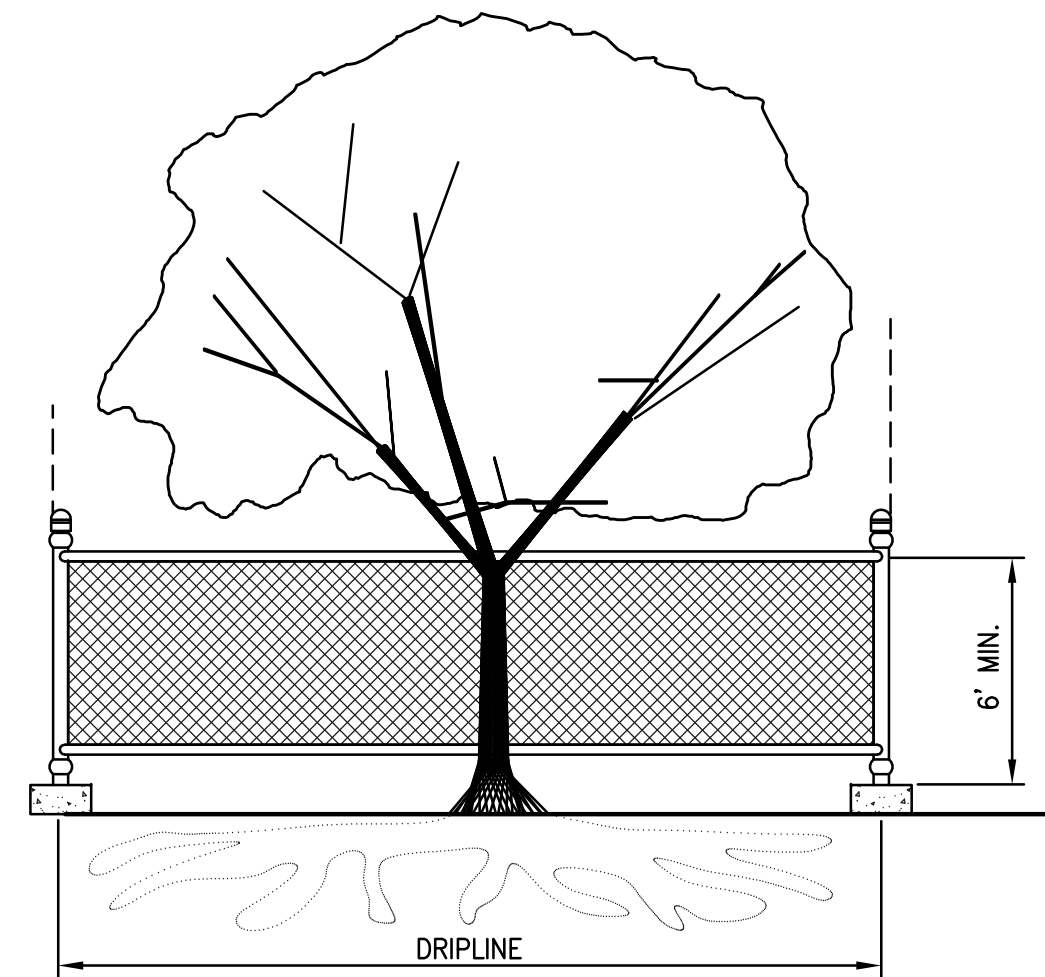
N. BOSSOFF, P.E.  
PROJECT MANAGER:  
DESIGNED: TKB  
DRAWN: SARC-2101  
JOB NUMBER: SARC-2101  
FILE NAME: SARC-2101.pln.dwg

**PLUMMER RESIDENCE**  
**9212 SE 33RD PL**  
**WASHINGTON**  
**MERCER ISLAND**

TITLE:  
**DRAINAGE PLAN**

SHEET:  
**C-3**





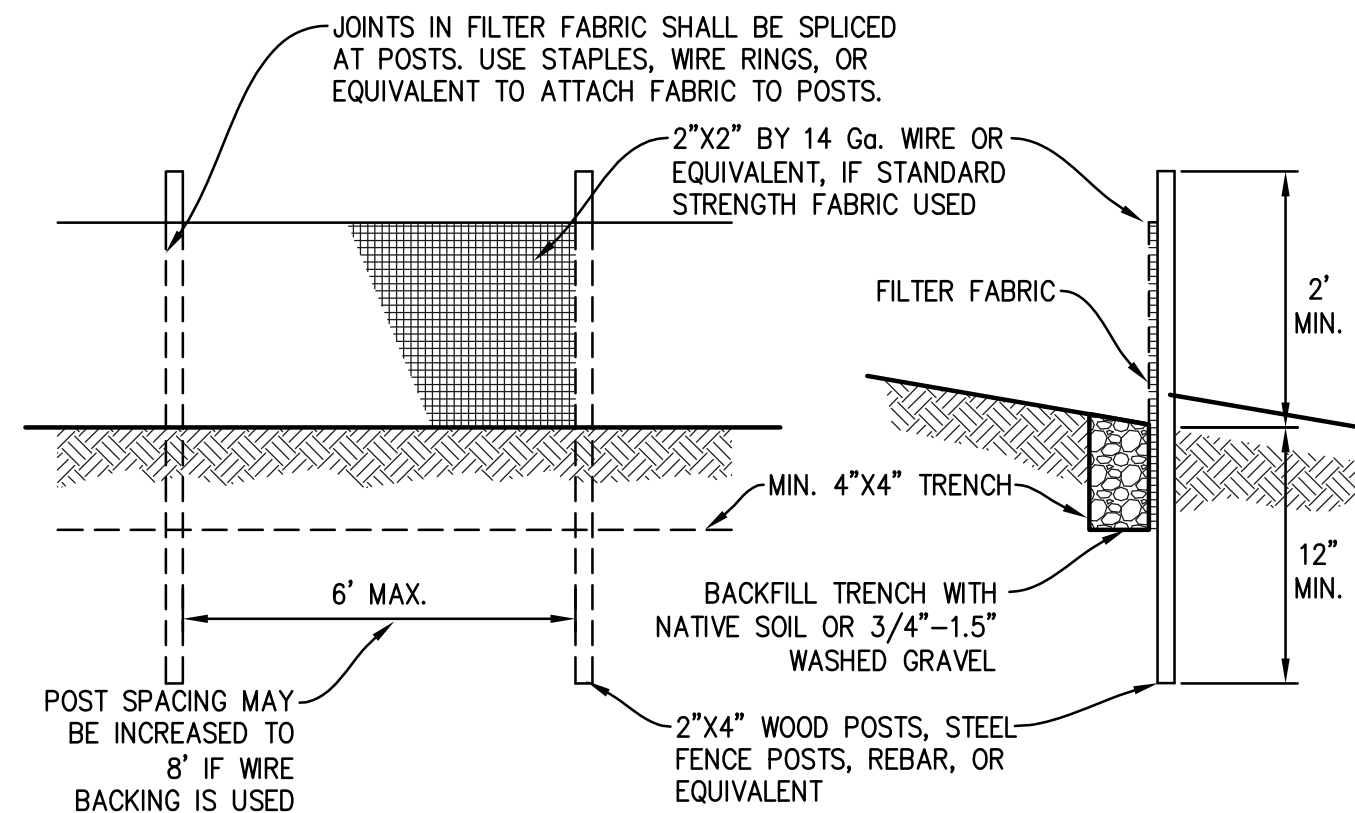
**TREE PROTECTION DURING CONSTRUCTION**

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

**TREE PROTECTION**

SCALE: NTS

1



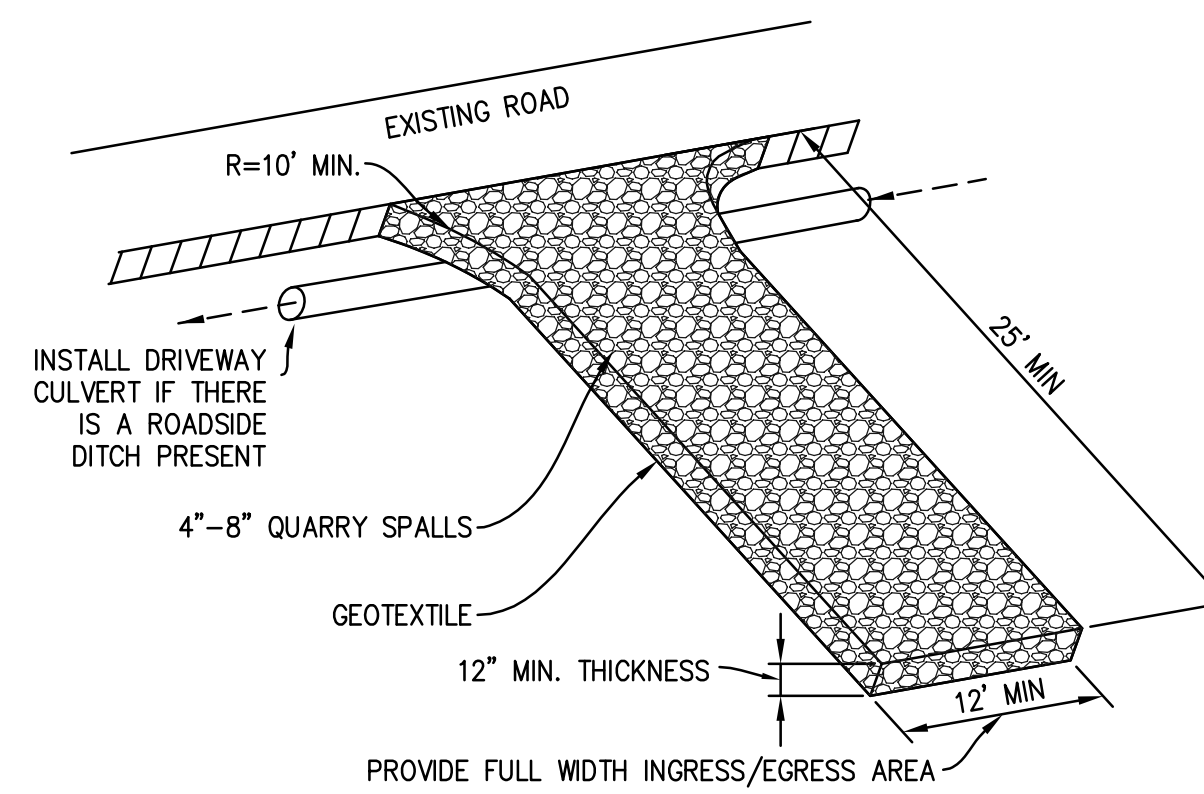
**MAINTENANCE STANDARDS**

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

**SILT FENCE**

SCALE: NTS

2



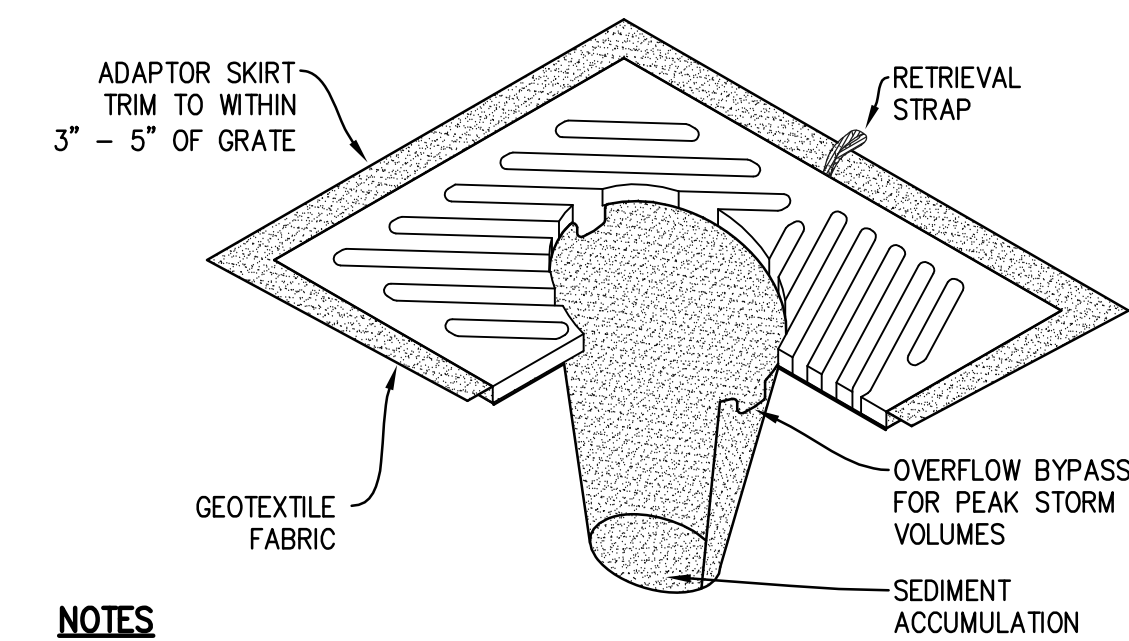
**MAINTENANCE STANDARDS**

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

**ROCK CONSTRUCTION ENTRANCE**

SCALE: NTS

3



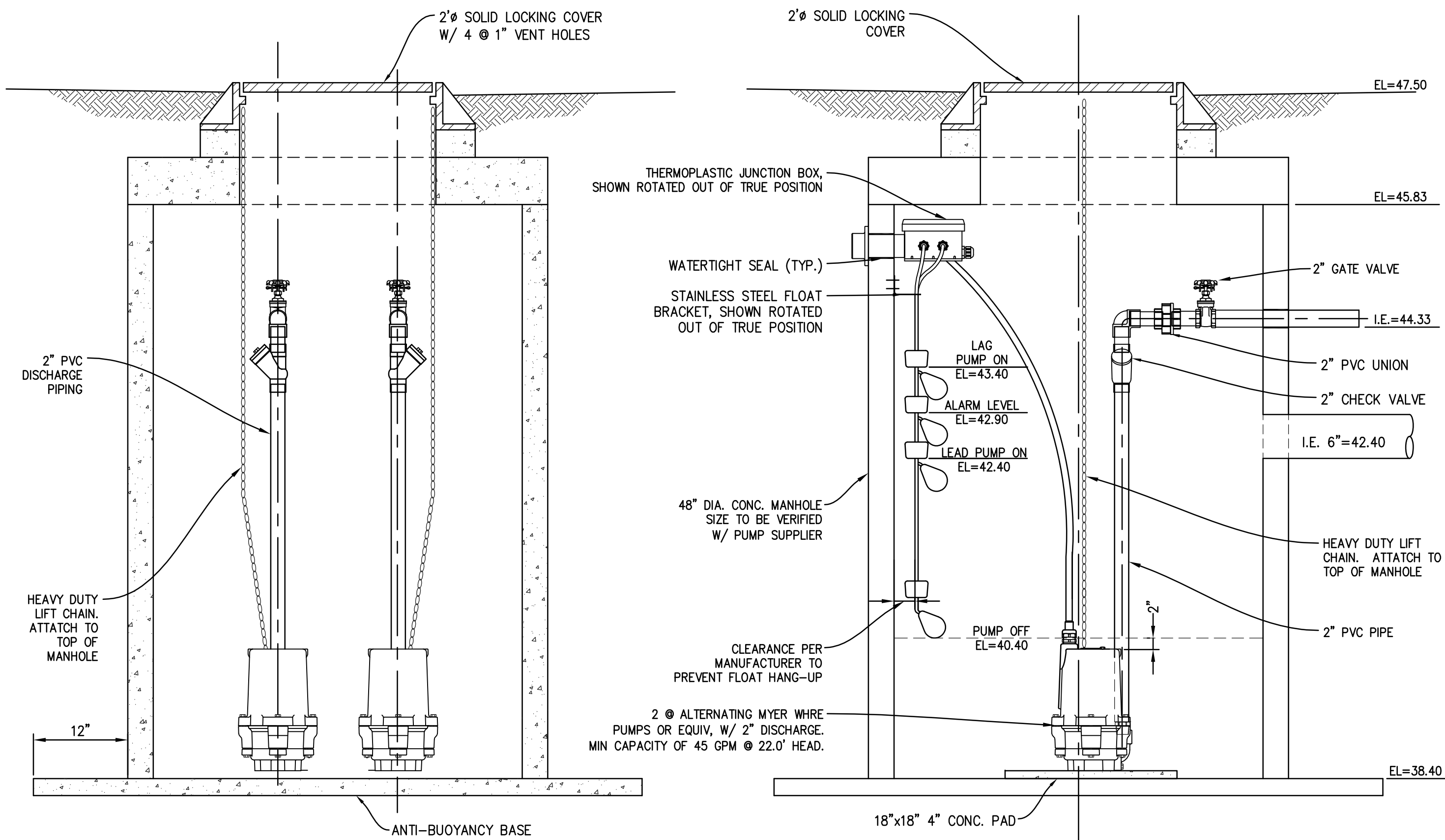
**NOTES**

- INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
- SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

**CB INSERT**

SCALE: NTS

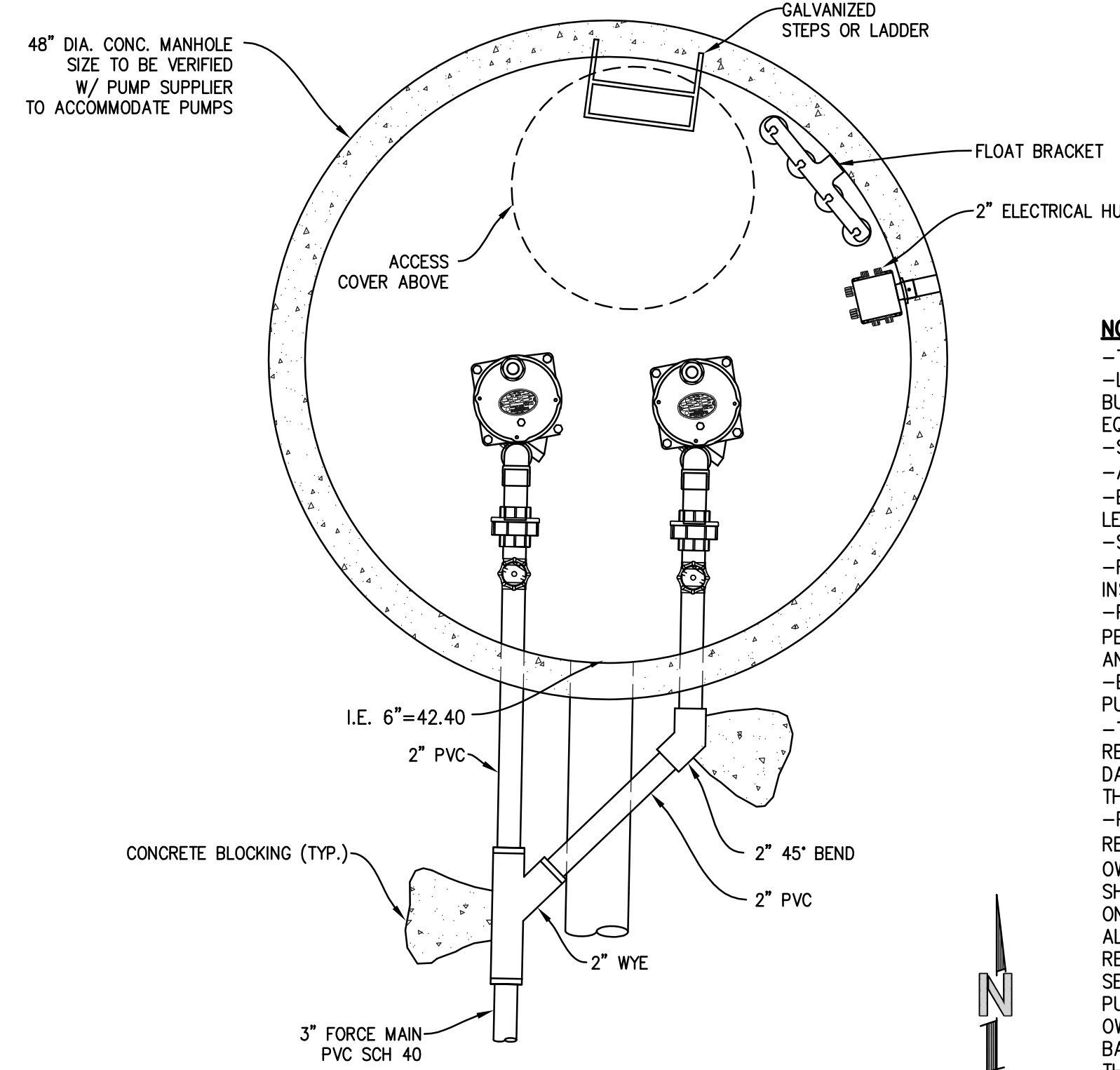
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**DRAIN LIFT STATION #1**

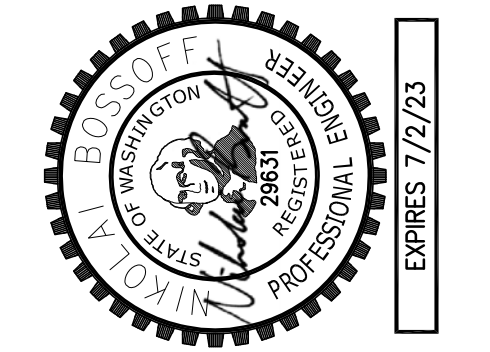
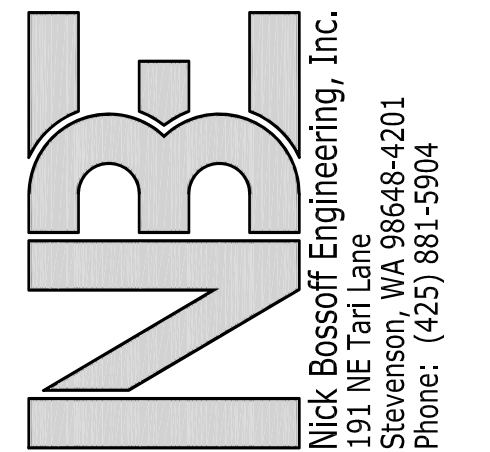
SCALE: NTS

5



**NOTES:**

- THE SYSTEM IS TO BE AN ALTERNATING DUPLEX SYSTEM.
- LOCATE CONTROL PANEL AND ALARM ON EXTERIOR BUILDING WALL. USE HYDRAMATIC PANEL OR APPROVED EQUIVALENT.
- SYSTEM TO BE FULLY AUTOMATIC WITH MANUAL OVERRIDE.
- ALARM TO BE AUDIO (BELL) AND VISUAL (LIGHT).
- BOTH PUMPS TO OPERATE AT "LAG PUMP ON" FLOAT LEVEL.
- SCH 80 PVC PIPE INSIDE MANHOLE.
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ALL INSTALLATION.
- PROVIDE ELECTRICAL SUPPLY TO PANEL AND LIFT STATION PER MANUFACTURER'S SPECIFICATIONS. POWER TO PANEL AND PUMP SHALL BE ON A DEDICATED CIRCUIT.
- ELECTRICAL CONNECTIONS AND SERVICES WITHIN THE PUMP WETWELL SHOULD BE WATERTIGHT.
- THE PRIVATE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.
- PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM. THE PUMP SYSTEM SHALL HAVE DUAL, ALTERNATING PUMPS WITH EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURES. IT IS THE SOLE RESPONSIBILITY OF THE HOME OWNER IF FLOODING OR SEWER BACKUP OCCURS DUE TO THE FAILURE OF THE PUMP SYSTEM. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO PROVIDE AN ADEQUATE AND FUNCTIONAL BACKUP SYSTEM FOR THE PUMP SYSTEM IN THE EVENT OF THE POWER FAILURE.



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N. BOSSOFF, P.E.
PROJECT MANAGER
DESIGNED: NB
DRAWN: TKB
SARC-2101
JOB NUMBER
SARC-2101.pln.dwg
FILE NAME

WASHINGTON

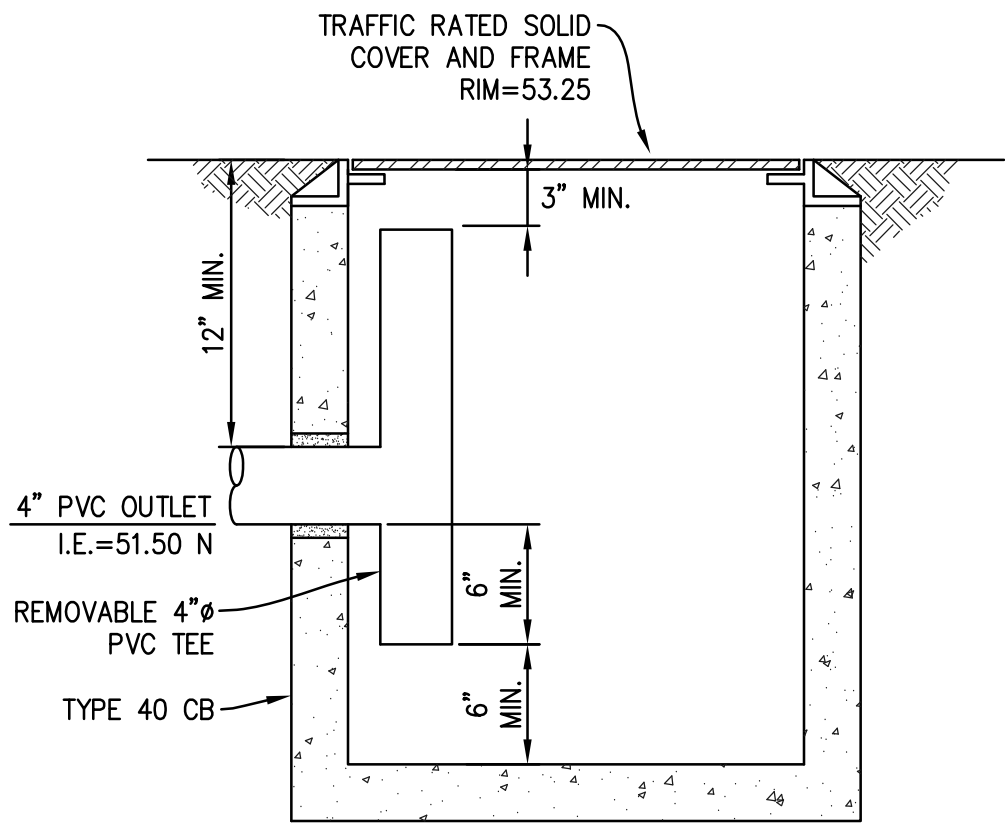
**PLUMMER RESIDENCE**  
9212 SE 33RD PL

TITLE:  
DETAILS

SHEET:  
C-4

MERCER ISLAND

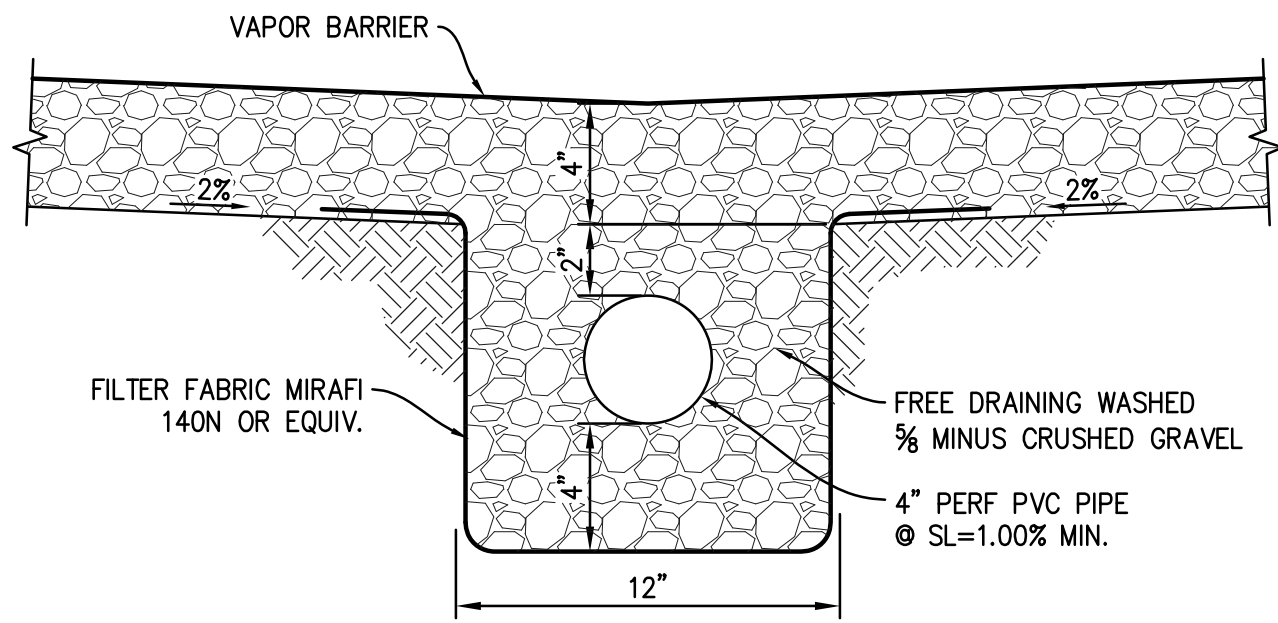




OIL SEPARATOR CB

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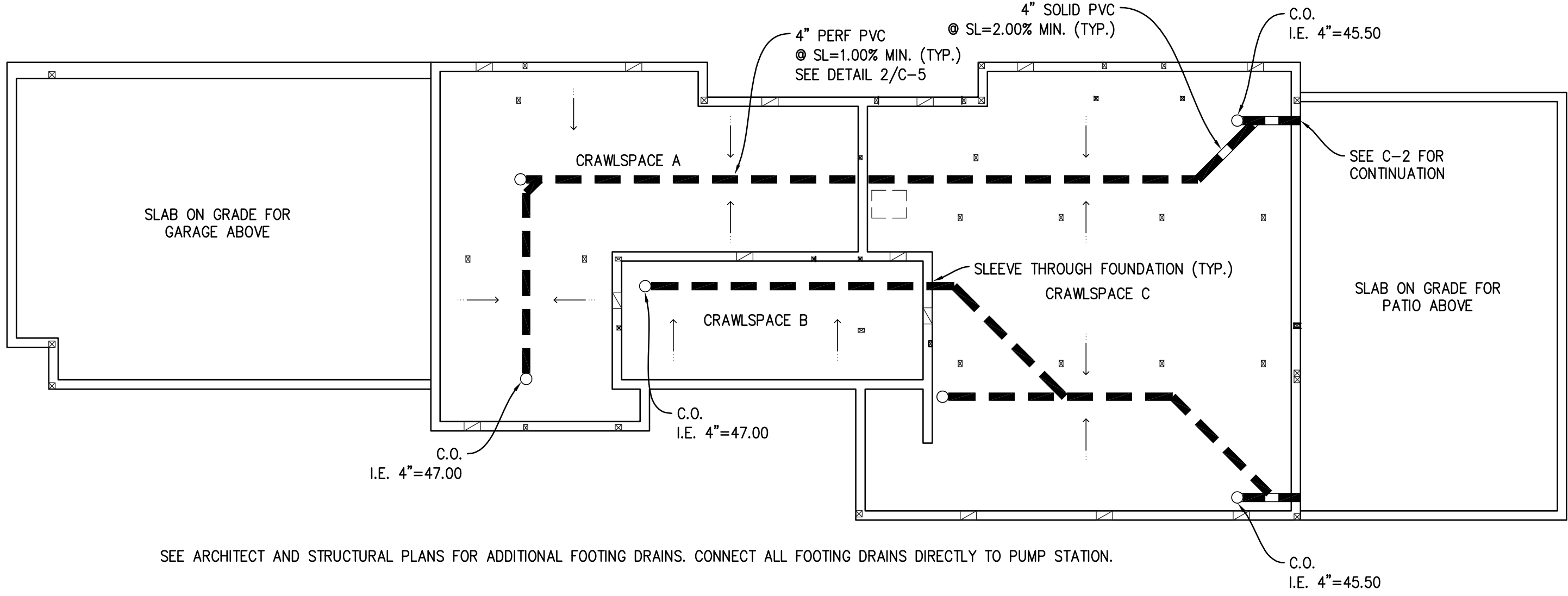
1



CRAWL SPACE DRAIN

SCALE: NTS

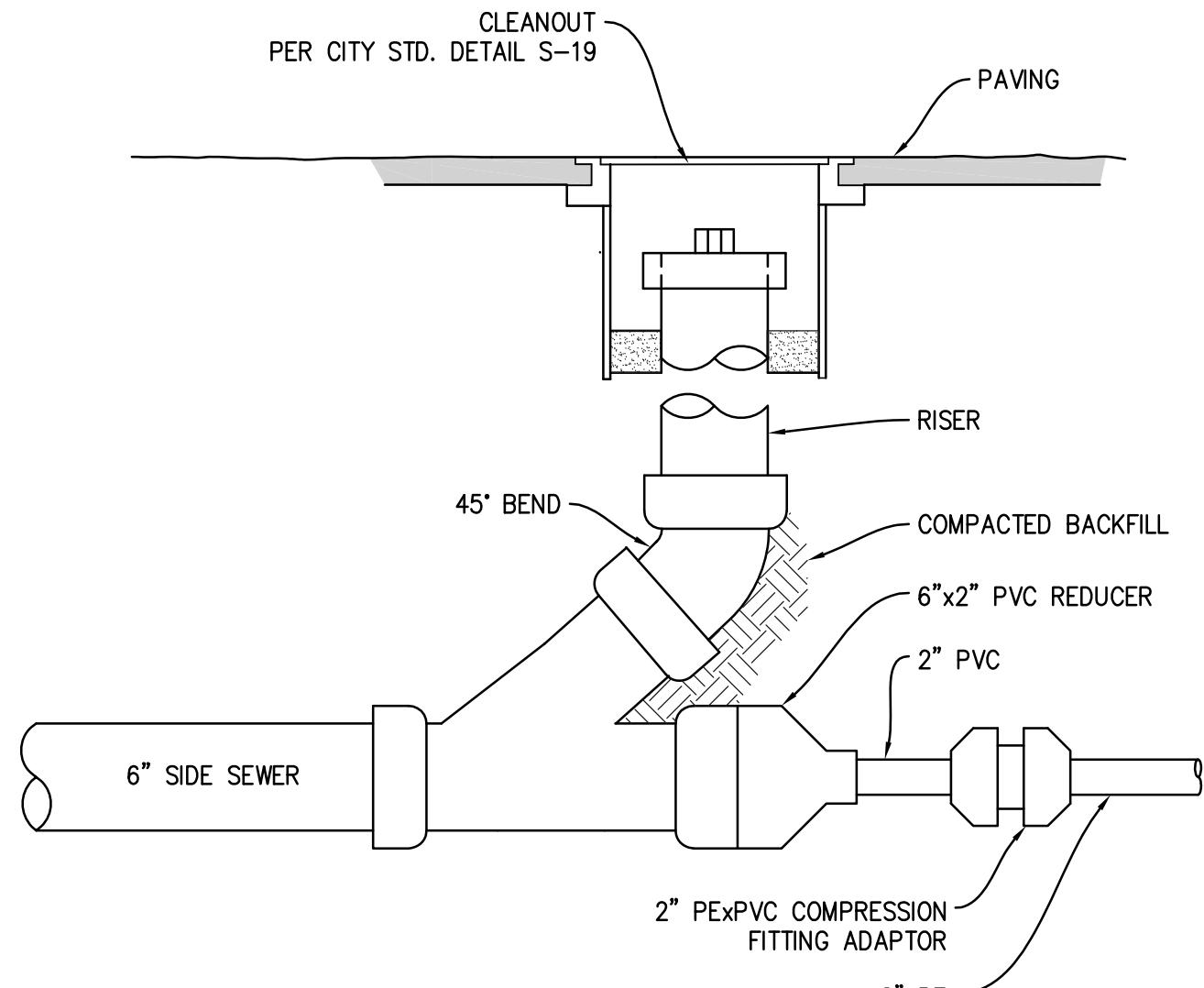
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CRAWL SPACE DRAINAGE

SCALE: NTS

3



GRAVITY PIPE/FORCE MAIN CONNECTION

SCALE: NTS

4

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

OWNER: <u>PLUMMER</u>	ADDRESS: <u>9212 SE 33RD PL</u>	PREPARED BY: <u>NICK BOSSOFF ENG</u>
PERMIT #: _____	<u>MERCER ISLAND</u>	PHONE: <u>(425) 881-5904</u>
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): <u>4,963</u>	DETENTION PIPE DIA (INCH): <u>.60</u>	DETENTION PIPE LENGTH (FT): <u>46</u>
SOL TYPE: <u>C</u>	PIPE MATERIAL: <u>ADS N-12</u>	ORFICE #1 DIA <u>0.5</u> INCH, ELEV <u>43.00</u>
		ORFICE #2 DIA <u>1.3</u> INCH, ELEV <u>46.50</u>

**ELBOW RESTRICTOR DETAIL**

**PLAN VIEW**

**SECTION A-A CONTROL STRUCTURE DETAIL**

**CONTROL STRUCTURE NOTES:**

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET 50.
  - A. CLEANOUT GATE IS VISIBLE FROM TOP.
  - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
  - C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.060 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 28M AND ASTM B 275, DESIGNATION Z632A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

**ON-SITE DETENTION SYSTEM**  
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

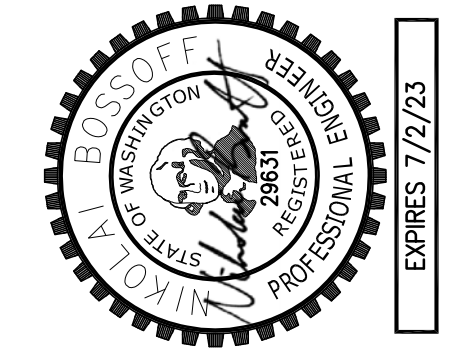
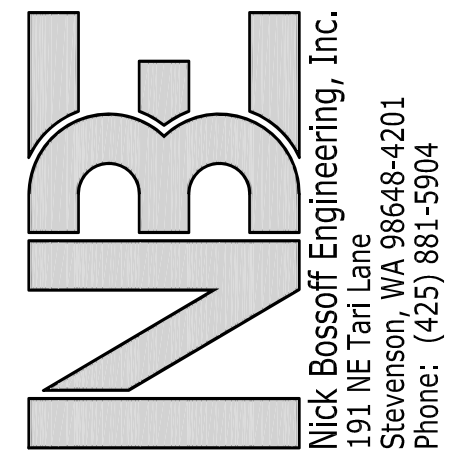
**ON-SITE DETENTION SYSTEM NOTES:**

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M280), CORRUGATED OR SPIRAL REIN ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

DETENTION PIPE AND CONTROL STRUCTURE

SCALE: NTS

6



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3	01/24/23	DETENTION/PUMP ADDED
4	06/02/23	CITY COMMENTS

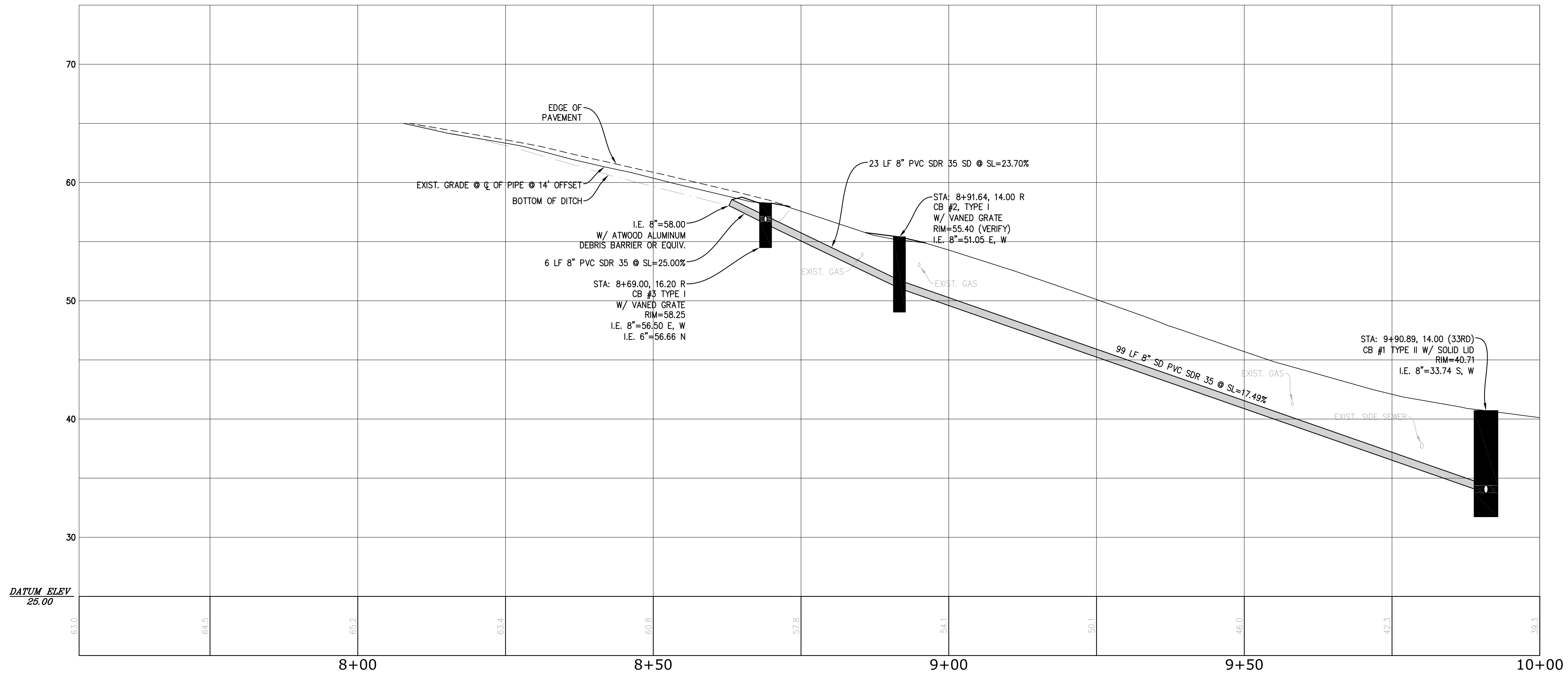
N. BOSSOFF, P.E.  
PROJECT MANAGER: NB  
DESIGNED: TKB  
DRAWN: SARC-2101  
JOB NUMBER: SARC-2101.pln.dwg  
FILE NAME: SARC-2101.pln.dwg

**PLUMMER RESIDENCE**  
**9212 SE 33RD PL**  
**WASHINGTON**  
**MERCER ISLAND**

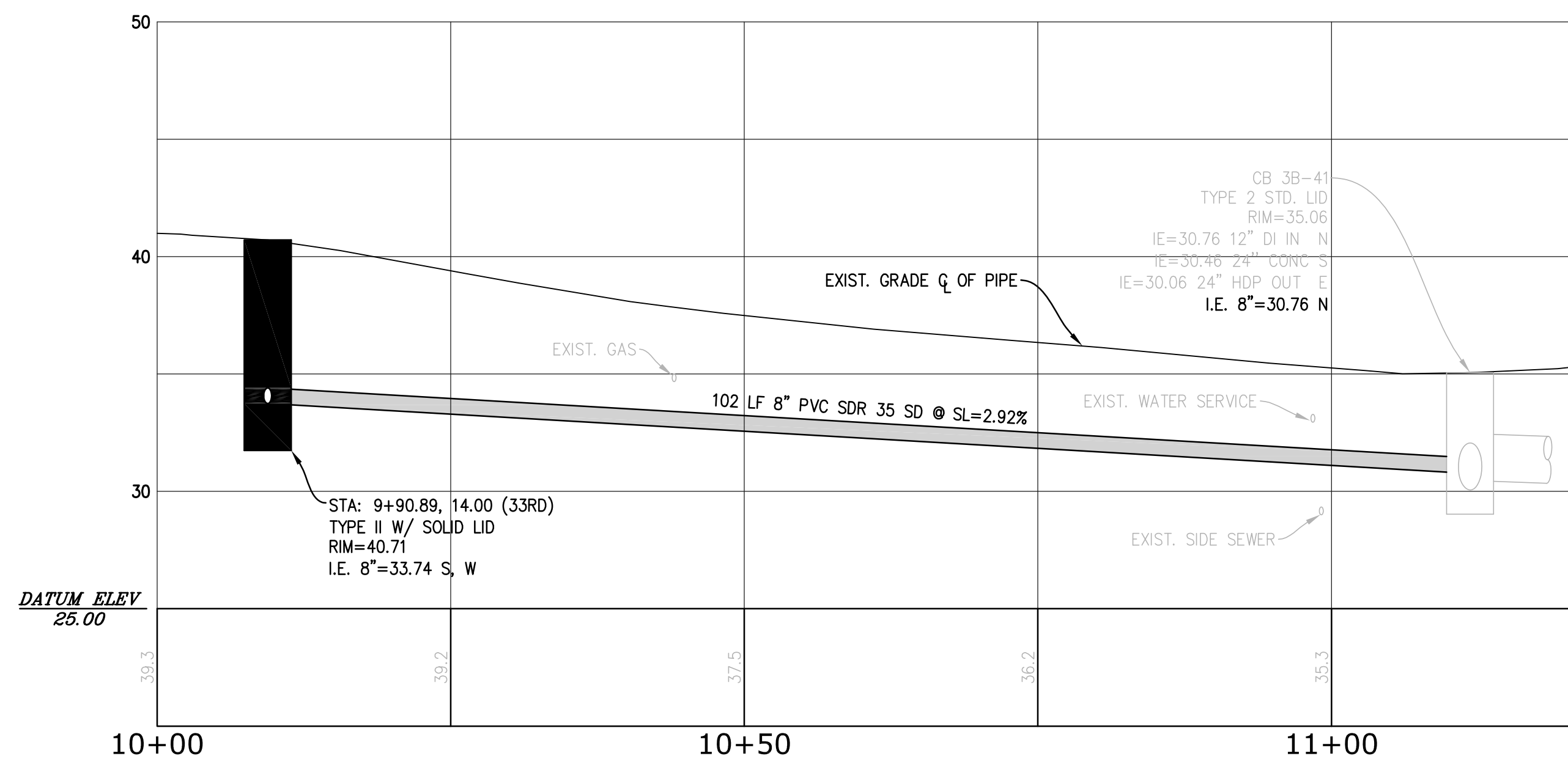
TITLE: **DETAILS**  
SHEET: **C-5**



NW1/4, SE1/4, SEC. 7, T. 24 N., R. 4 E., W.M.

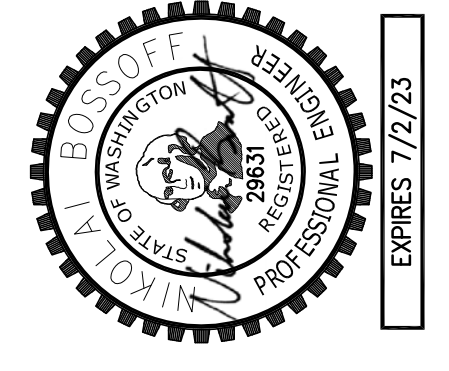
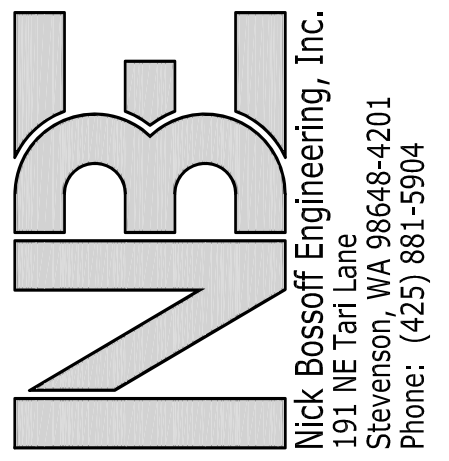


SE 33RD PL  
SCALE: HORIZONTAL 1"=10'  
VERTICAL 1"=5'



94TH AVE SE  
SCALE: HORIZONTAL 1"=10'  
VERTICAL 1"=5'

ALL EXISTING UTILITIES SHALL BE  
POTHOLED AT PROPOSED STORM  
ALIGNMENT AND ELEVATIONS DETERMINED.  
CONFLICTS SHALL BE REPORTED TO  
ENGINEER PRIOR TO CONSTRUCTION.



NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION PUMP ADDED
4	06/02/23	CITY COMMENTS

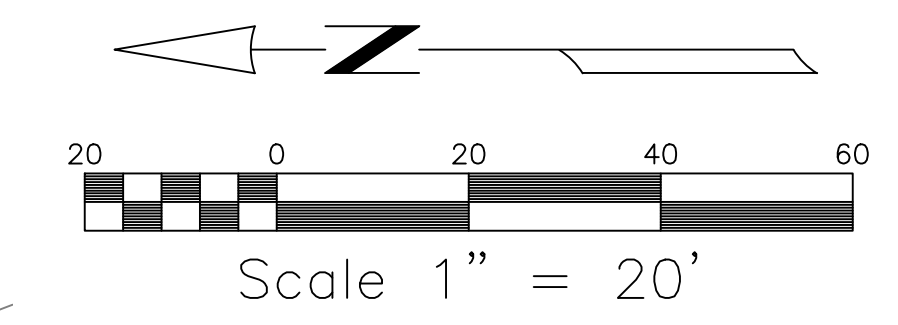
N. BOSSOFF, P.E.  
PROJECT MANAGER:  
DESIGNED: TKB  
DRAWN: SARC-2101  
JOB NUMBER: SARC-2101  
FILE NAME: SARC-2101.pln.dwg

PLUMMER RESIDENCE  
9212 SE 33RD PL  
WASHINGTON  
MERCER ISLAND

TITLE:  
PROFILES

SHEET:  
C-6





**MERIDIAN**  
ASSUMED

**CONTOUR INTERVAL = 2'**  
**BENCHMARK & DATUM INFO**

VERTICAL DATUM: NAVD88  
ORIGINAL BM: 2 1/2" DIA. IRON PIPE WITH INVERTED NAIL IN CASE ON W MERCER WAY. G.SOW ID BM-11081.  
ELEV. = 92.85

TBM - A: SET MAG NAIL. ELEV. = 59.75  
TBM - B: SET MAG NAIL. ELEV. = 51.00  
TBM - C: SET MAG NAIL. ELEV. = 57.05

**GENERAL NOTES**

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
6. THE INTENT OF THIS SURVEY IS TO AID IN DESIGN/PLANNING FOR PARCELS SHOWN.
7. THE BOUNDARY FOR THESE SITES WAS COMPUTED FROM RECORDS OF SURVEY NO'S. 9610189001, 20070614900001, 20160408900001, 9709109005, 9709109005, AND FIELD MEASUREMENTS.
8. GARAGE FINISH FLOOR = 48.95 GARAGE RIDGE HEIGHT - 63.10
9. DESIGNATIONS FOR CATCH BASINS AND SEWER MANHOLES FROM CITY OF MERCER ISLAND GIS. IT APPEARS THAT THE STORM PIPES, AS SHOWN ON CITY OF MERCER ISLAND GIS ARE INCORRECT. PIPE DIRECTIONS SHOWN HEREON ARE FROM FIELD OBSERVATIONS. MANHOLES MAY OR MAY NOT HAVE ADDITIONAL PIPE INVERTS. ONLY PIPES THAT ARE VISIBLE FROM TOP OF STRUCTURE ARE MEASURED AND SHOWN.

**LEGAL DESCRIPTION**

**SITE "A"**  
THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT WHICH POINT IS NORTH 89°57'00" WEST 726.00 FEET FROM THE SOUTHEAST CORNER THEREOF, AS SHOWN ON THE ORIGINAL PLAT OF LAKEMONT, ACCORDING TO THE UNRECORDED PLAT THEREOF, (SAID SOUTHEAST CORNER BEING NORTH 89°57'00" WEST, 1,333.64 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, IN SAID SECTION 7); THENCE NORTH 1230.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'00" EAST 80.00 FEET; THENCE NORTH 20.00 FEET TO A POINT CALLED HEREIN "X" THENCE CONTINUING NORTH 153.00 FEET; THENCE NORTH 89°57'00" WEST 80 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH; THENCE 153.00 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER A 20 FOOT WIDE STRIP, THE WEST LINE OF WHICH BEGINS AT POINT "X" ABOVE DESCRIBED AND RUNS SOUTH 160 FEET.

**SITE "B"**  
THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WHICH IS NORTH 89°57'00" WEST 646.00 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING NORTH 89°57'00" WEST, 1,333.64 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 5 IN SAID SECTION 7; THENCE NORTH 1070 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 140.00 FEET; THENCE NORTH 89°57'00" WEST 80.00 FEET; THENCE SOUTH 140.00 FEET; THENCE SOUTH 89°57'00" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING;

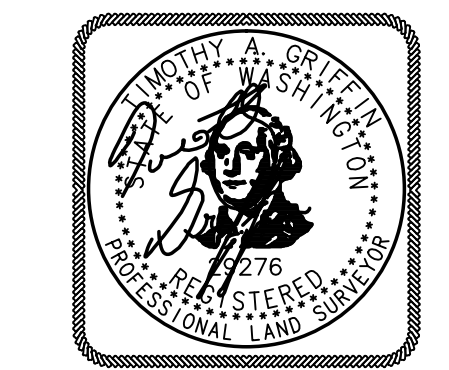
(ALSO BEING KNOWN AS A PORTION OF TRACTS 57 AND 58 IN REPLAT OF TRACTS E,F,G,H,I,J, AND K OF LAKEMONT, AN UNRECORDED PLAT.)

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

**EQUIPMENT & PROCEDURES**

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

PARCEL NO.: 4139300316  
NW1/4, SE1/4, SEC. 7, T. 24 N., R. 5 E., W.M.  
MERCER ISLAND, WASHINGTON



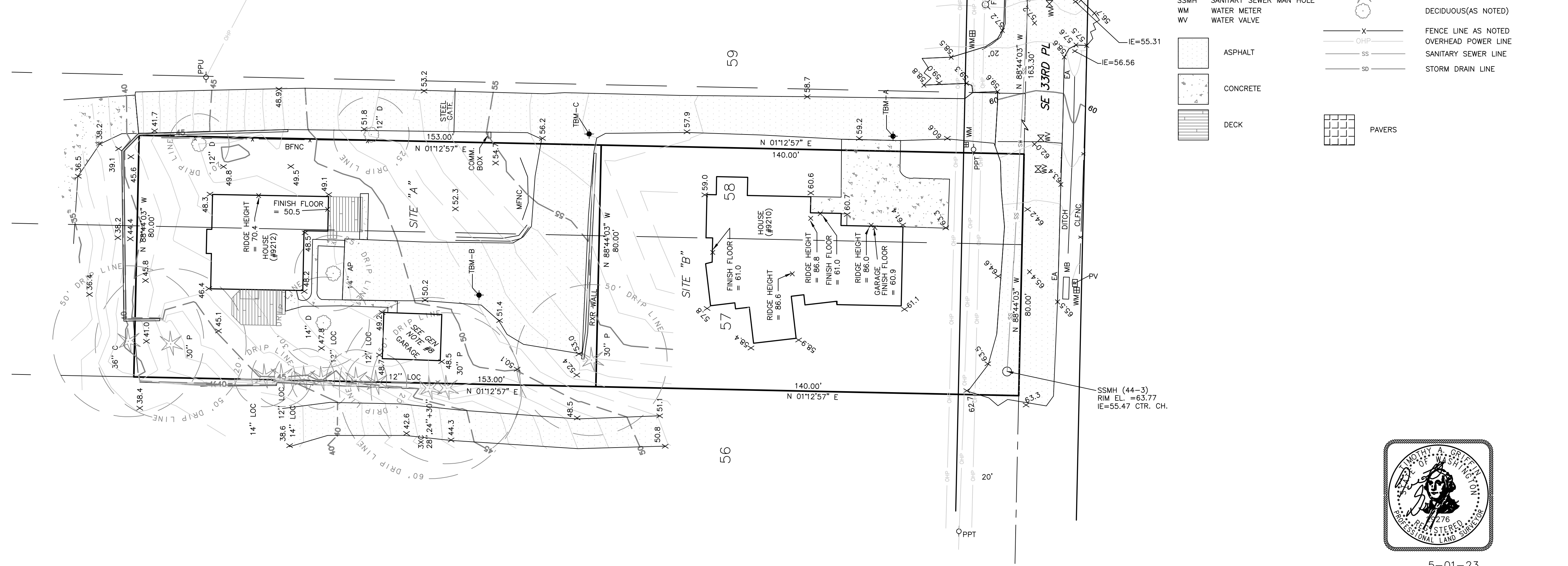
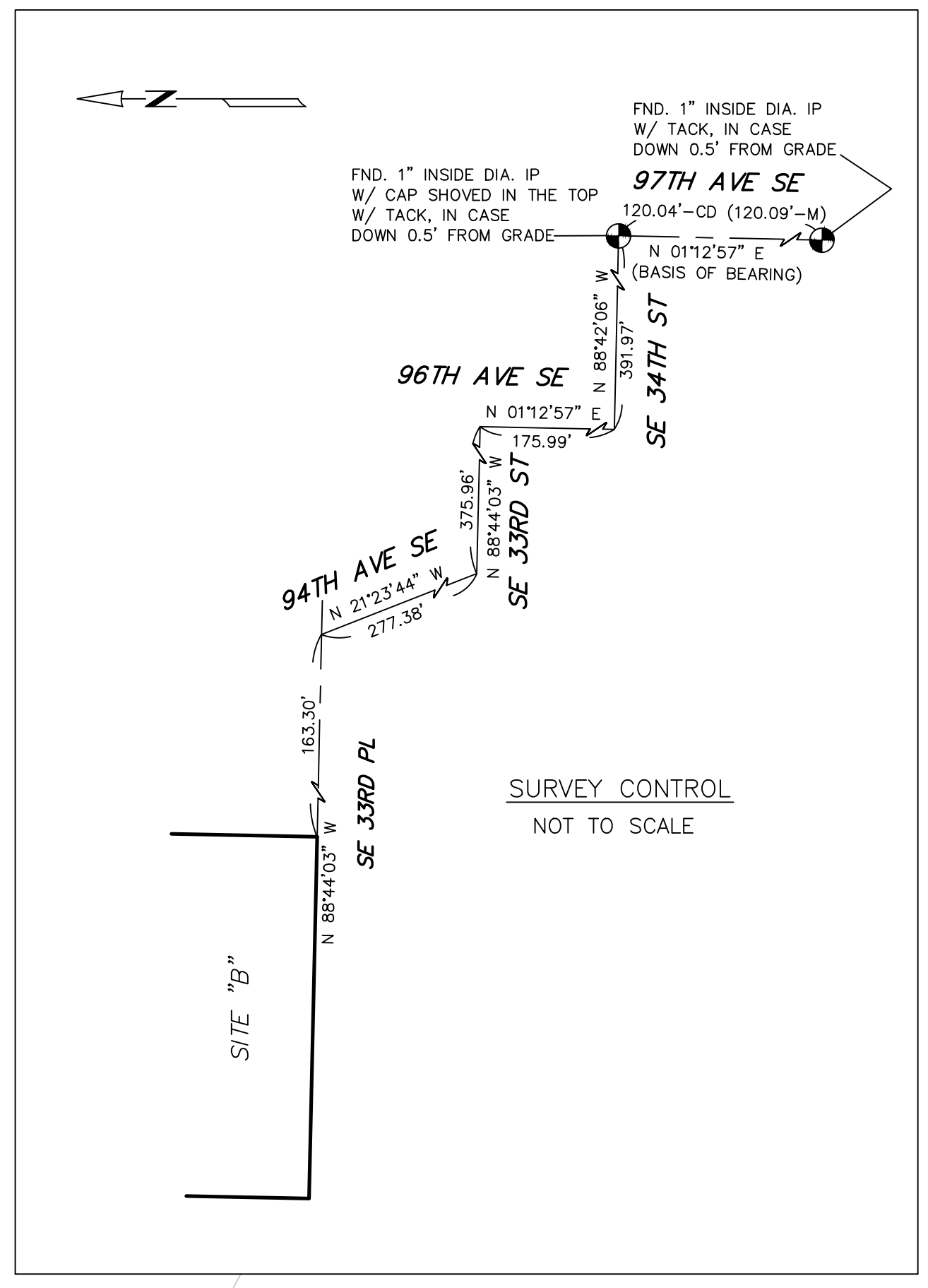
5-01-23

TOPOGRAPHY SURVEY  
for  
**BILL PLUMMER**

9212 SE 33RD PL MERCER ISLAND, WASHINGTON 98040

**Tye Surveyors**  
PROFESSIONAL LAND SURVEYORS  
17544 MIDVALE AVE N., SUITE 107, SHORELINE WA. 98133 206-525-3660

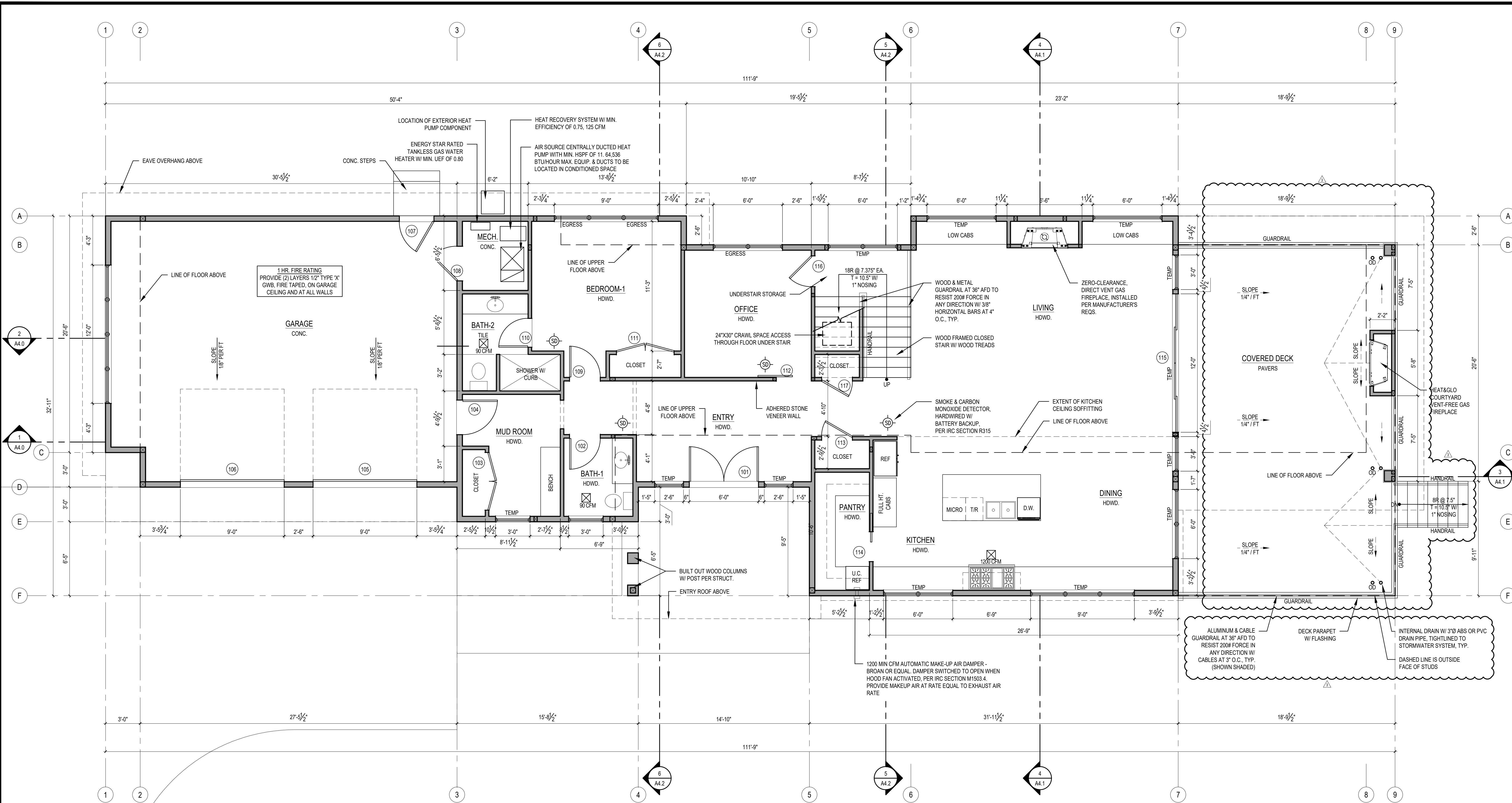
DRAWN BY: NP	DATE: 3-20-2023	JOB NO.:
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 1



**LEGEND:**

- ABCL AS-BUILT CENTERLINE
  - BFNC BOARD FENCE
  - CB CATCH BASIN
  - CS CONCRETE
  - CPP CORRUGATED PLASTIC PIPE
  - CTV CABLE TV
  - DI DUCTILE IRON
  - DL DRIP LINE
  - EA EDGE ASPHALT
  - FL FLOW LINE
  - GV GAS VALVE
  - HDP HIGH DENSITY POLYETHYLENE
  - LP LIGHT POLE
  - PP POWER POLE
  - PPU POWER POLE W/UNDERGROUND
  - PTU POWER POLE W/XFMR&UG
  - PV POWER VAULT
  - RCKY ROCKERY
  - WM WATER METER
  - AP APPLE
  - C CEDAR
  - D DECIDUOUS
  - LOC LOCUST
  - P PINE
  - CD CALCULATED DIMENSION
  - M MEASURED DIMENSION
  - SMH SANITARY SEWER MAN HOLE
  - WM WATER METER
  - WV WATER VALVE
- 
- X FENCE LINE AS NOTED
  - DHP OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - SD STORM DRAIN LINE
- 
- ASPHALT
  - CONCRETE
  - DECK
  - PAVERS

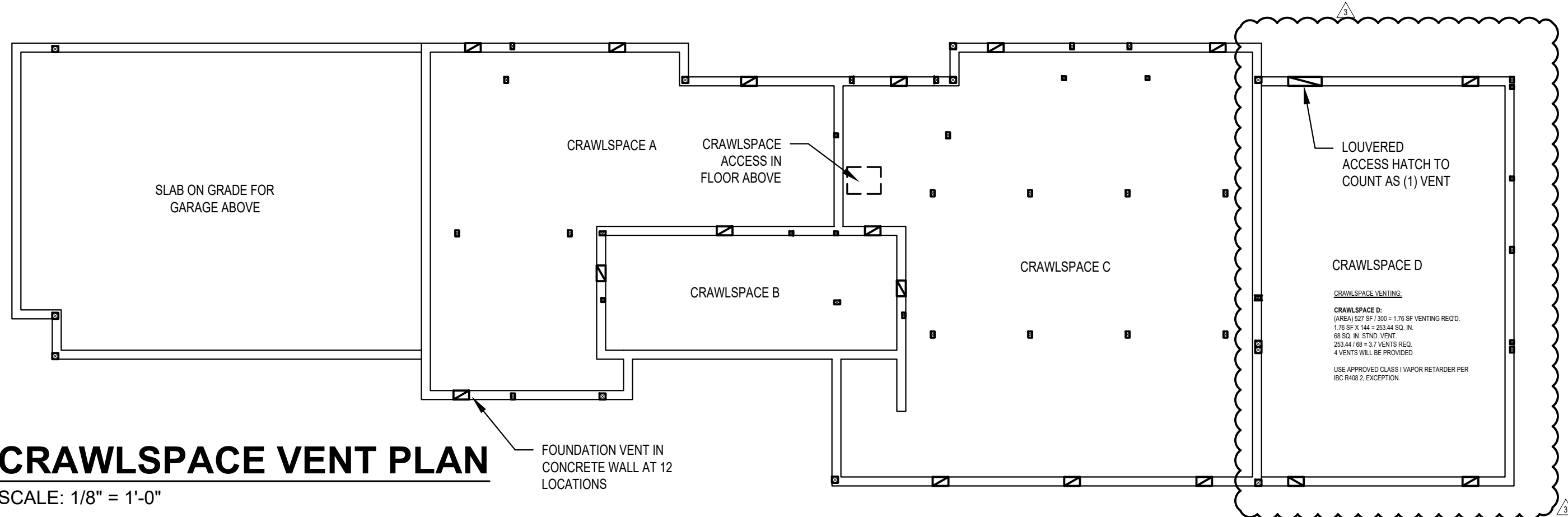




**1 MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- WALL PARTITION TYPES:**  
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH @ (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
  - TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
  - 1HR FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C. @ 7/8" CEM. CTD NAILS. JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314. JOINTS FIN. PROVIDE R-21 BATT INSULATION.
  - TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

**2 CRAWLSPACE VENT PLAN**  
 SCALE: 1/8" = 1'-0"

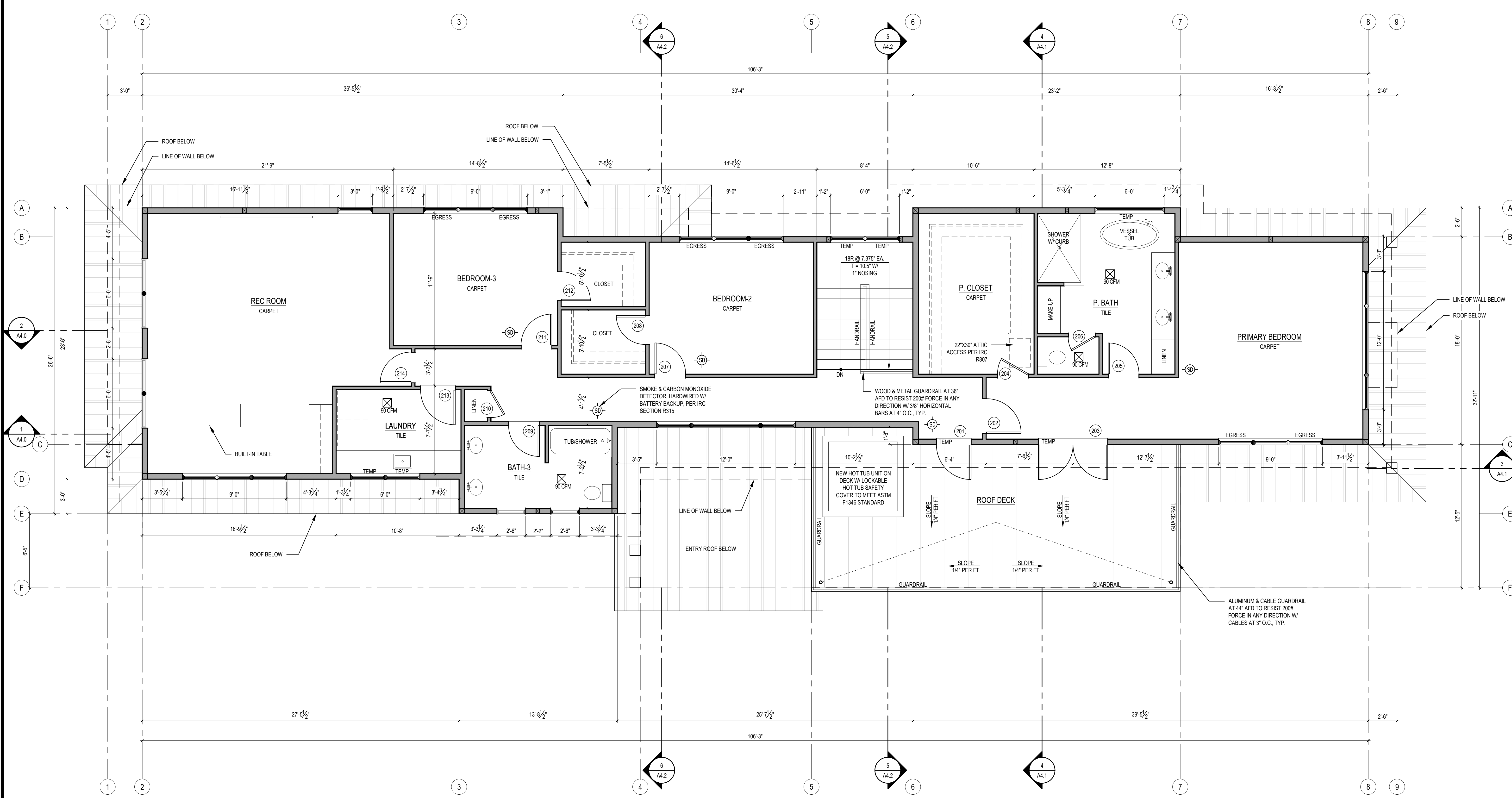


- CRAWLSPACE VENTING:**
- CRAWLSPACE A:**  
 (AREA) 516 SF / 300 = 1.72 SF VENTING REQ'D.  
 1.72 SF X 144 = 247.68 SQ. IN.  
 68 SQ. IN. STND. VENT.  
 247.68 / 68 = 3.6 VENTS REQ.  
 4 VENTS WILL BE PROVIDED
- CRAWLSPACE B:**  
 (AREA) 185 SF / 300 = 617 SF VENTING REQ'D.  
 617 SF X 144 = 88,848 SQ. IN.  
 68 SQ. IN. STND. VENT.  
 88,848 / 68 = 1.3 VENTS REQ.  
 2 VENTS WILL BE PROVIDED
- CRAWLSPACE C:**  
 (AREA) 895 SF / 300 = 2.9 SF VENTING REQ'D.  
 2.9 SF X 144 = 417.6 SQ. IN.  
 68 SQ. IN. STND. VENT.  
 417.6 / 68 = 6.14 VENTS REQ.  
 6 VENTS WILL BE PROVIDED
- CRAWLSPACE D:**  
 (AREA) 217 SF / 300 = 0.72 SF VENTING REQ'D.  
 0.72 SF X 144 = 103.68 SQ. IN.  
 68 SQ. IN. STND. VENT.  
 103.68 / 68 = 1.52 VENTS REQ.  
 2 VENTS WILL BE PROVIDED
- USE APPROVED CLASS I VAPOR RETARDER PER IRC R408.2, EXCEPTION.

REVISIONS:	DATE	DESCRIPTION
	2023-02-07	Connections #1
	2023-06-10	Connections #2
	2023-10-24	Construction Set
DRAWN BY:	KE	
CHECKED BY:	BUS	
SHEET	<b>A2.0</b>	
CONSTRUCTION SET	10/24/23	PLOT DATE: 10/24/2023

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.  
 CONSTRUCTION SET 10/24/23



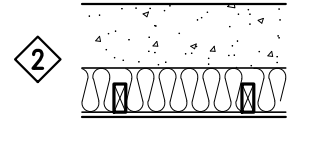
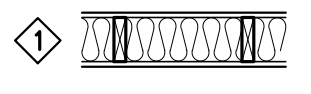


**WALL PARTITION TYPES:**

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH OF (2) LAYERS 5/8" BLDG. PAPER OF 1/2" CDX PLYWOOD OR 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.

**TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

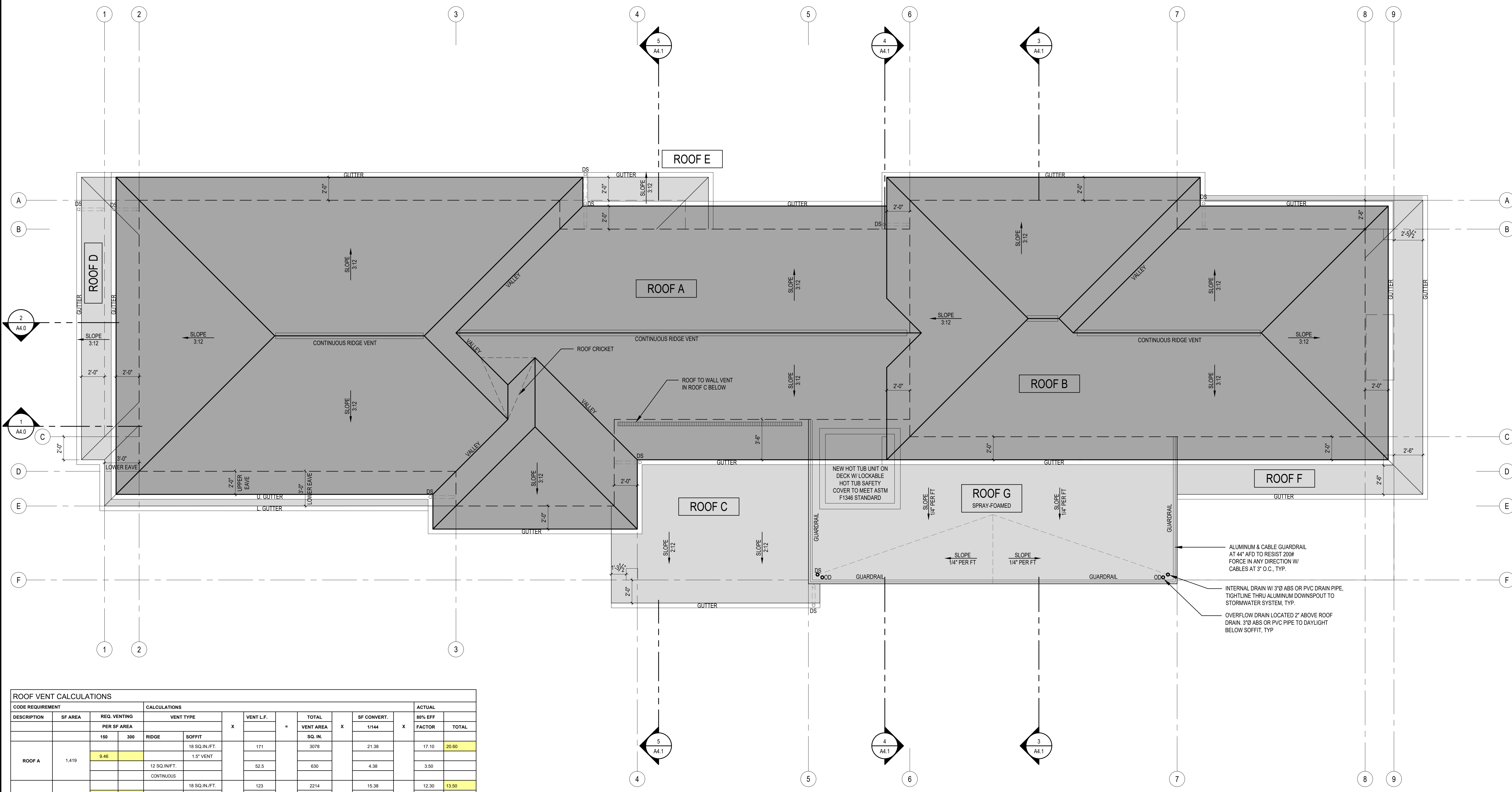


**1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X' OI 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN. PROVIDE R-21 BATT INSULATION.

**TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

**2 UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" N





ROOF VENT CALCULATIONS									
DESCRIPTION	SF AREA	REQ. VENTING		CALCULATIONS				ACTUAL	
		PER SF AREA	300	VENT TYPE	VENT LF.	TOTAL VENT AREA SQ. IN.	SF CONVERT. 1/144	80% EFF FACTOR	TOTAL
ROOF A	1,419	9.46		18 SQ. IN./FT. 1.5" VENT	171	3078	21.38	17.10	20.60
				12 SQ. IN./FT. CONTINUOUS	52.5	630	4.38	3.50	
				18 SQ. IN./FT. 1.5" VENT	123	2214	15.38	12.30	13.50
ROOF B	768	5.12		18 SQ. IN./FT. 1.5" VENT	18	216	1.50	1.20	
				12 SQ. IN./FT. CONTINUOUS					
				18 SQ. IN./FT. 1.5" VENT	15.5	279	1.94	1.55	1.55
ROOF C	228	1.52		18 SQ. IN./FT. 1.5" VENT					
				12 SQ. IN./FT. CONTINUOUS			0.00	0.00	
				18 SQ. IN./FT. 1.5" VENT	28	504	3.50	2.80	2.80
ROOF D	61	0.41		18 SQ. IN./FT. 1.5" VENT					
				12 SQ. IN./FT. CONTINUOUS			0.00	0.00	
				18 SQ. IN./FT. 1.5" VENT	14	252	1.75	1.40	1.40
ROOF E	27	0.18		18 SQ. IN./FT. 1.5" VENT					
				12 SQ. IN./FT. CONTINUOUS			0.00	0.00	
				18 SQ. IN./FT. 1.5" VENT	59.5	1071	7.44	5.95	5.95
ROOF F	136	0.91		18 SQ. IN./FT. 1.5" VENT					
				12 SQ. IN./FT. CONTINUOUS			0.00	0.00	
				18 SQ. IN./FT. 1.5" VENT					

**3 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

REVISIONS:	2023-02-07	Corrections #1
	2023-06-10	Corrections #2
	2023-10-24	Construction Set

DRAWN BY: KE

CHECKED BY: BJS

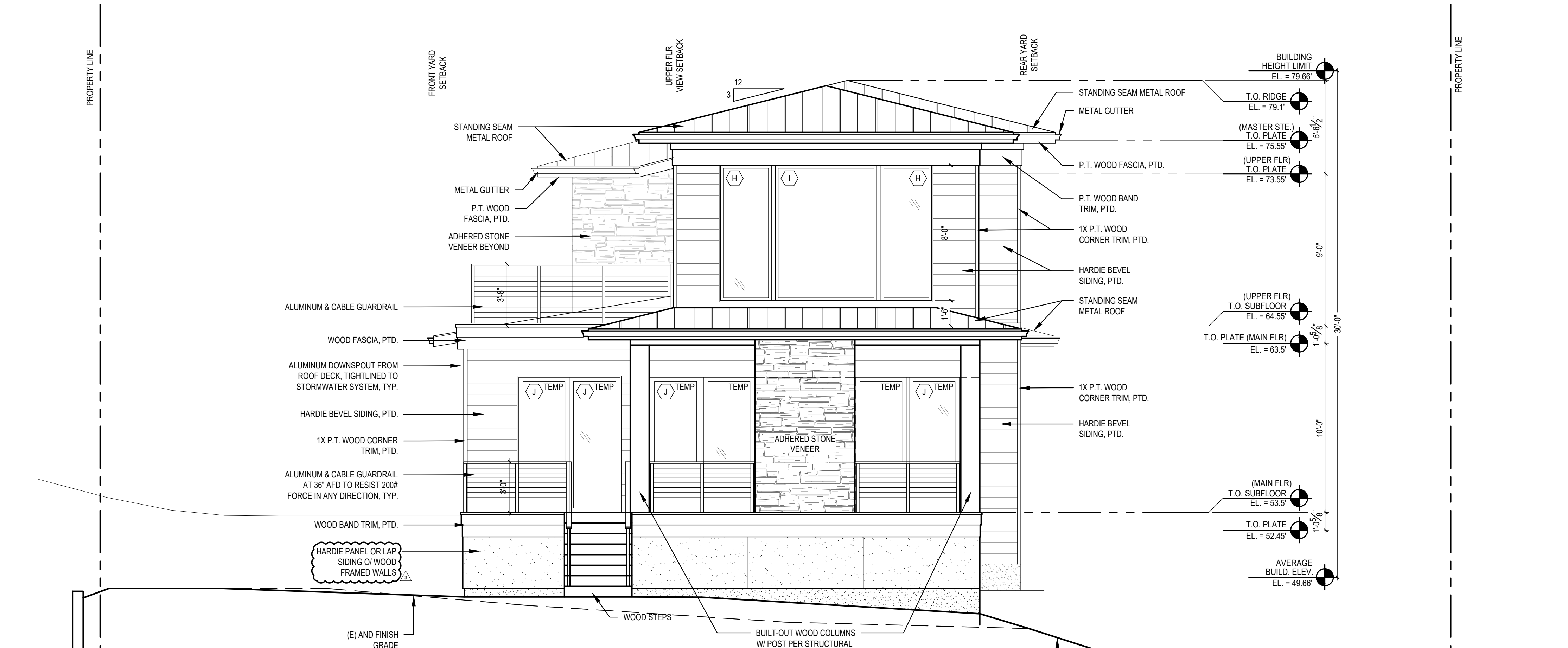
SHEET

**A3.0**

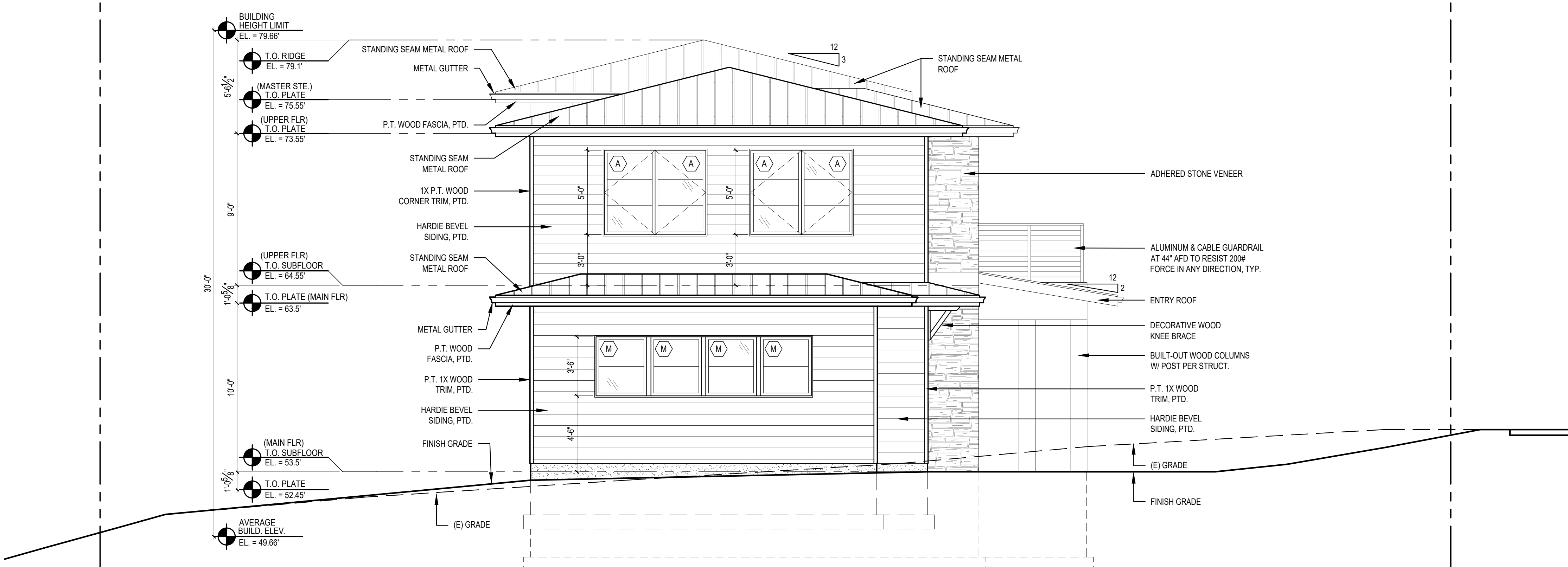
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY  
 CONSTRUCTION SET 10/24/23 PLOT DATE: 10/24/2023







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



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

**WINDOW SCHEDULE**

WINDOW MARK	DESCRIPTION	R.O. SIZE WIDTH	HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT	3'-0"	5'-0"	8	25	375.0'	.28	Y	LOW E / CLEAR	EGRESS, GRID
B	FIXED	3'-0"	5'-0"	1	6	90.0'	.28	Y	LOW E / CLEAR	GRID
C	CASEMENT	2'-6"	4'-6"	0	2	22.5'	.28	Y	LOW E / CLEAR	GRID
D	FIXED	2'-9"	5'-6"	0	2	30.3'	.28	Y	LOW E / CLEAR	GRID
E	FIXED	6'-0"	5'-6"	0	1	33.0'	.28	Y	LOW E / CLEAR	-
F	CASEMENT	3'-0"	4'-6"	1	2	27.0'	.28	Y	LOW E / CLEAR	GRID
G	ENTRY SIDELIGHT	2'-6"	8'-0"	2	2	40.0'	.28	Y	LOW E / CLEAR	GRID
H	FIXED	3'-0"	8'-0"	0	2	45.0'	.28	Y	LOW E / CLEAR	-
I	FIXED	6'-0"	8'-0"	0	1	45.0'	.28	Y	LOW E / CLEAR	-
J	FIXED	3'-0"	8'-0"	4	4	96.0'	.28	Y	LOW E / CLEAR	-
K	FIXED	8'-0"	7'-6"	2	2	45.0'	.28	Y	LOW E / CLEAR	2X4 GRID
L	FIXED	6'-0"	6'-3"	0	2	75.1'	.28	Y	LOW E / CLEAR	2X3 GRID
M	FIXED	3'-0"	3'-6"	0	4	42.0'	.28	Y	LOW E / CLEAR	GRID

**SCHEDULE NOTES:**

- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.
- 4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 5.) 2018 WSEC & VIAO RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 6.) ALL SKYLIGHTS SHALL BE FULLY TEMPERED OVER LAMINATED GLASS

**DOOR SCHEDULE**

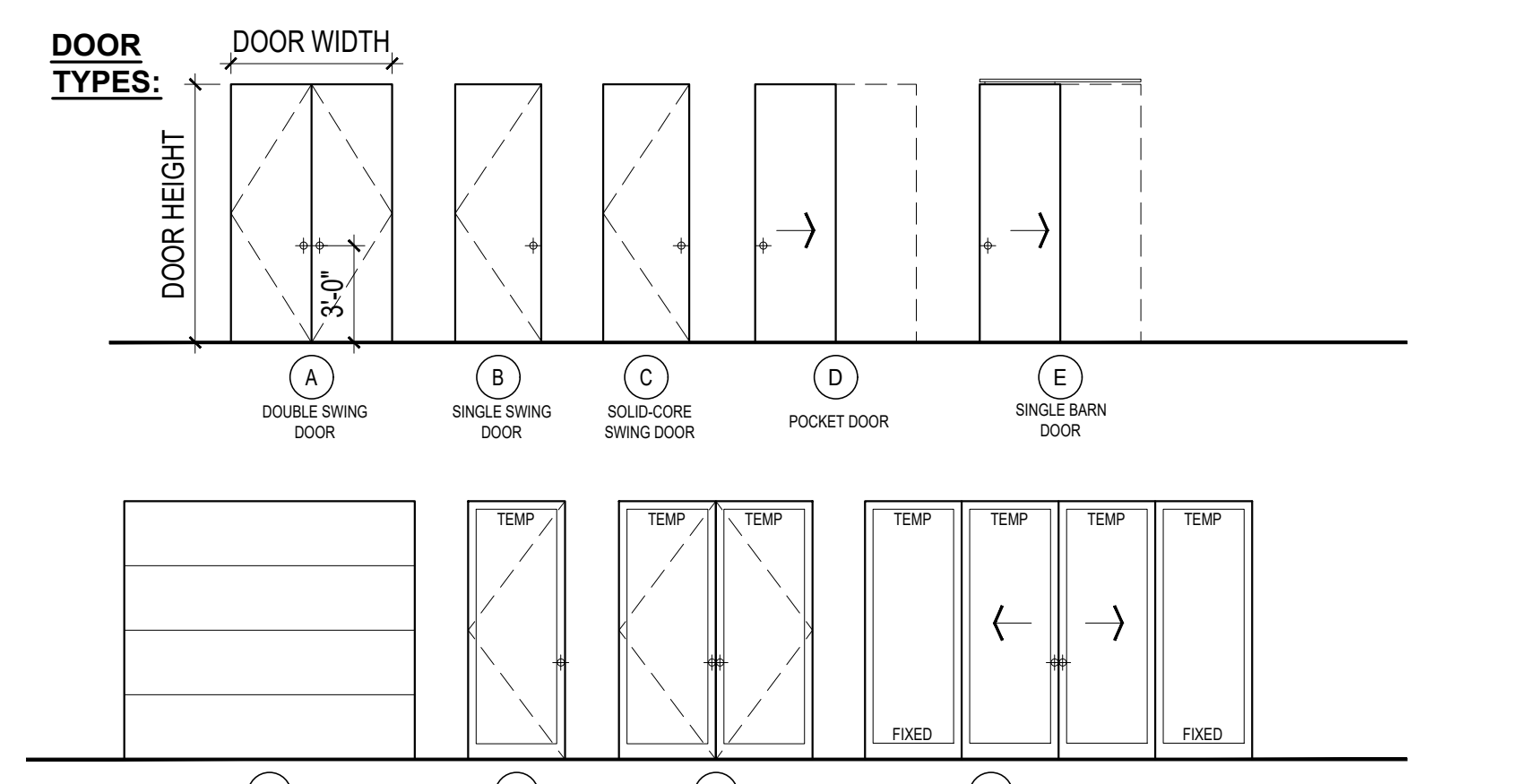
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	REMARKS
<b>MAIN FLOOR</b>									
101	ENTRY	6'-0"	8'-0"	H	Y	-	1-3/4"	.28	
102	BATH-1	2'-8"	8'-0"	B	-	-	1-3/4"	-	
103	MUD ROOM	5'-0"	8'-0"	A	-	-	1-3/4"	-	
104	MUD ROOM	3'-0"	8'-0"	C	-	-	1-3/4"	.28	
105	GARAGE	9'-0"	8'-0"	F	-	-	1-3/4"	-	OVERHEAD DOOR
106	GARAGE	9'-0"	8'-0"	F	-	-	1-3/4"	-	OVERHEAD DOOR
107	GARAGE	3'-0"	8'-0"	C	-	-	1-3/4"	-	
108	MECHANICAL	3'-0"	8'-0"	C	-	-	1-3/4"	-	
109	BEDROOM-1	2'-8"	8'-0"	B	-	-	1-3/4"	-	
110	BATH-2	2'-6"	8'-0"	B	-	-	1-3/4"	-	
111	BEDROOM-1	5'-0"	8'-0"	A	-	-	1-3/4"	-	
112	OFFICE	3'-0"	8'-0"	E	-	-	1-3/4"	-	BARN DOOR
113	HALLWAY CLOSET	2'-6"	8'-0"	B	-	-	1-3/4"	-	
114	PANTRY	2'-7"	8'-0"	D	-	-	1-3/4"	-	POCKET DOOR
115	LIVING ROOM	12'-0"	8'-0"	I	Y	-	1-3/4"	.28	BI-PART SLIDING DOOR
116	OFFICE	2'-3"	8'-0"	B	-	-	1-3/4"	-	
117	HALLWAY CLOSET	2'-8"	8'-0"	B	-	-	1-3/4"	-	

**UPPER FLOOR**

201	ROOF DECK	3'-0"	8'-0"	G	Y	-	1-3/4"	.28	
202	PRIMARY BEDROOM	3'-0"	8'-0"	B	-	-	1-3/4"	-	
203	PRIMARY BEDROOM	6'-0"	8'-0"	H	Y	-	1-3/4"	.28	
204	PRIMARY CLOSET	2'-8"	8'-0"	B	-	-	1-3/4"	-	
205	PRIMARY BATH	2'-8"	8'-0"	B	-	-	1-3/4"	-	
206	PRIMARY BATH	2'-4"	8'-0"	B	-	-	1-3/4"	-	
207	BEDROOM-2	2'-8"	8'-0"	B	-	-	1-3/4"	-	
208	BEDROOM-2	2'-6"	8'-0"	B	-	-	1-3/4"	-	
209	BATH-3	2'-8"	8'-0"	B	-	-	1-3/4"	-	
210	LINEN	2'-4"	8'-0"	B	-	-	1-3/4"	-	
211	BEDROOM-3	2'-8"	8'-0"	B	-	-	1-3/4"	-	
212	BEDROOM-3	2'-6"	8'-0"	B	-	-	1-3/4"	-	
213	LAUNDRY	3'-0"	8'-0"	B	-	-	1-3/4"	-	
214	REC-ROOM	2'-8"	8'-0"	B	-	-	1-3/4"	-	

**SCHEDULE NOTES:**

- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATIONS.
- 5.) 2018 WSEC & VIAO RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.



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**PLUMMER RESIDENCE  
CONSTRUCTION SET  
9212 SE 33RD PLACE  
MERCER ISLAND, WA 98040**

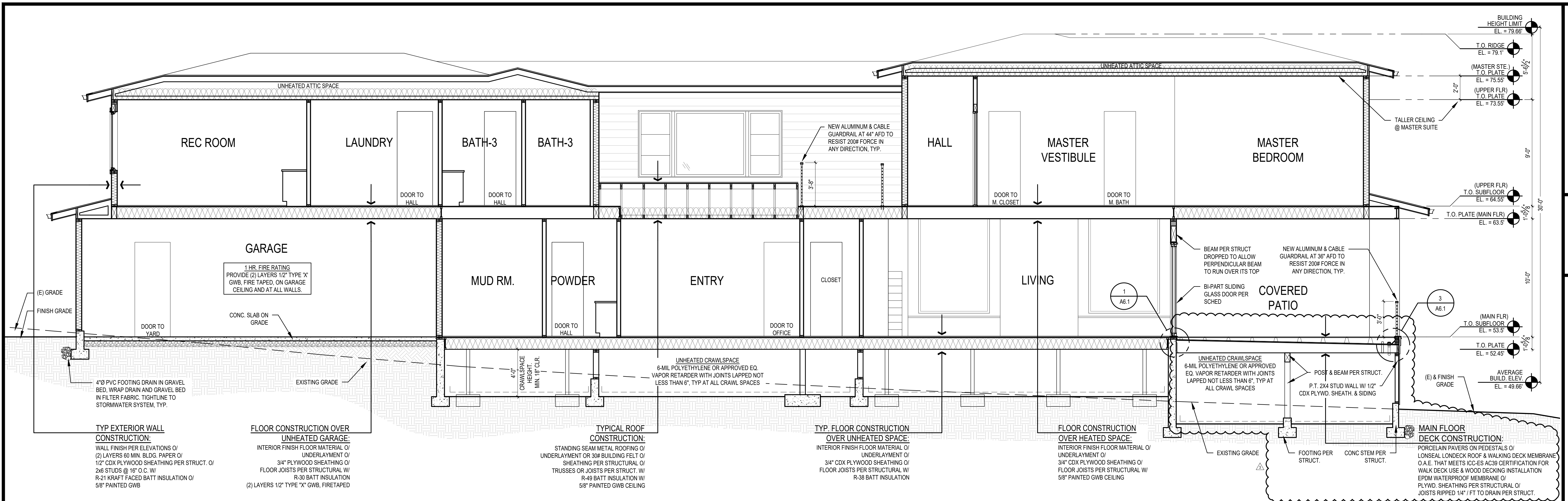
**EXTERIOR ELEVATIONS**

REVISIONS:  
 2023-02-07 Corrections #1  
 2023-06-10 Corrections #2  
 2023-10-24 Construction Set

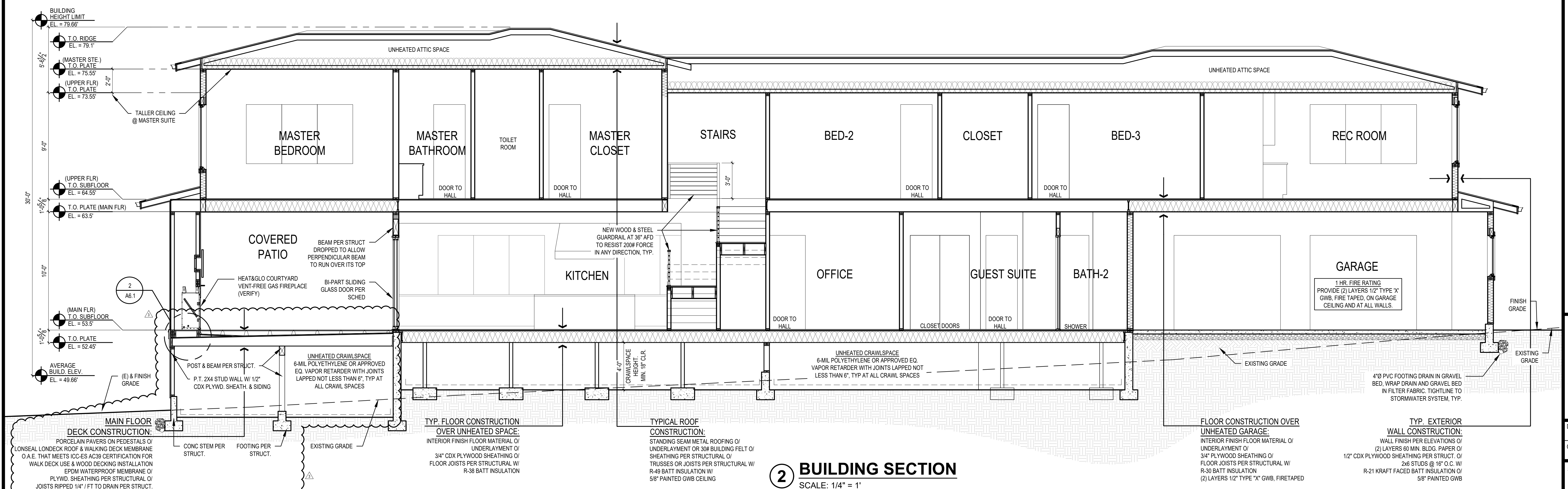
DRAWN BY: KE  
 CHECKED BY: BJS  
 SHEET

**A3.1**

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 CONSTRUCTION SET 10/24/23 PLOT DATE: 10/24/2023



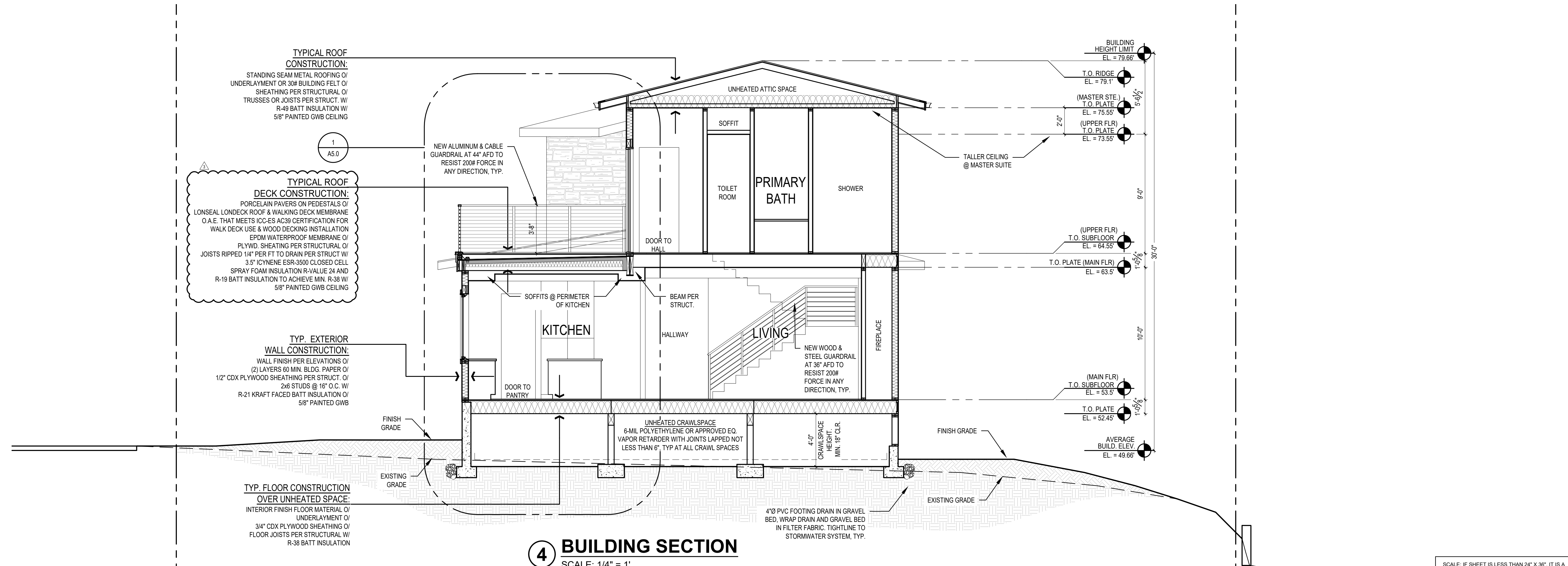
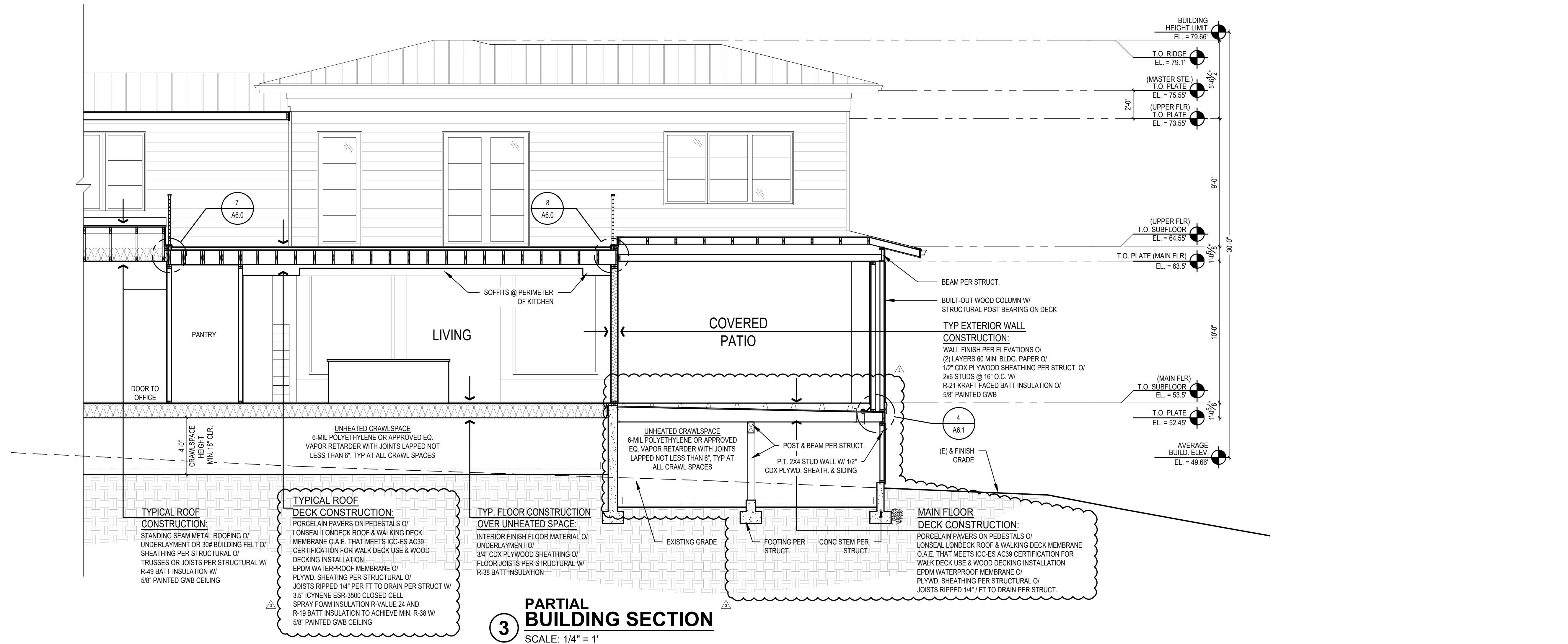
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'

REVISIONS:	2023-02-07	Connections #1
	2023-06-10	Connections #2
	2023-10-24	Construction Set
DRAWN BY:	KE	
CHECKED BY:	BJS	
SHEET	<b>A4.0</b>	





REVISIONS:	DATE	DESCRIPTION
1	2023-02-07	Corrections #1
2	2023-06-10	Corrections #2
3	2023-10-24	Construction Set

DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**A4.1**

REVISIONS:	2023-02-07	Corrections #1
	2023-06-10	Corrections #2
	2023-10-24	Construction Set

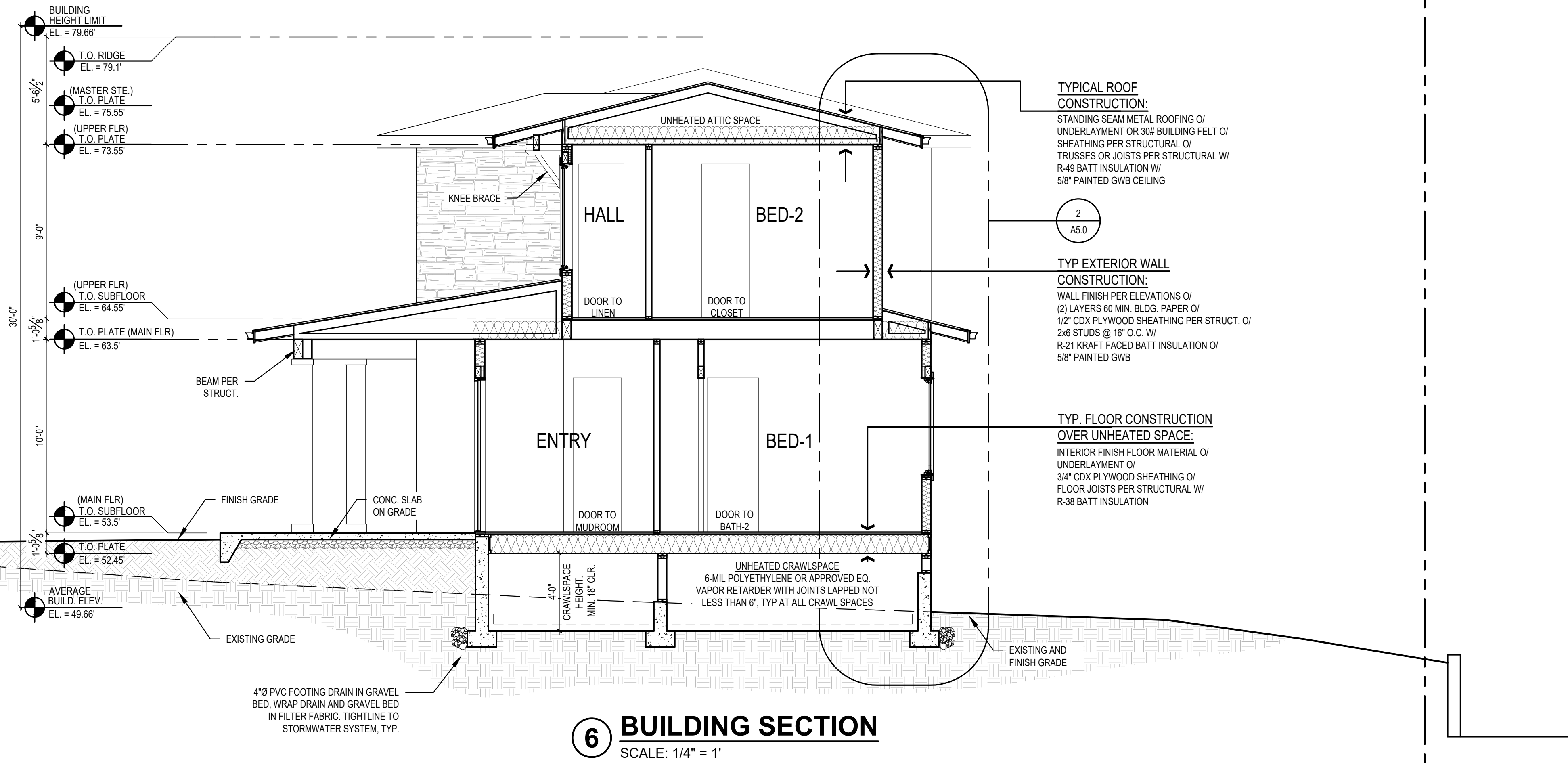
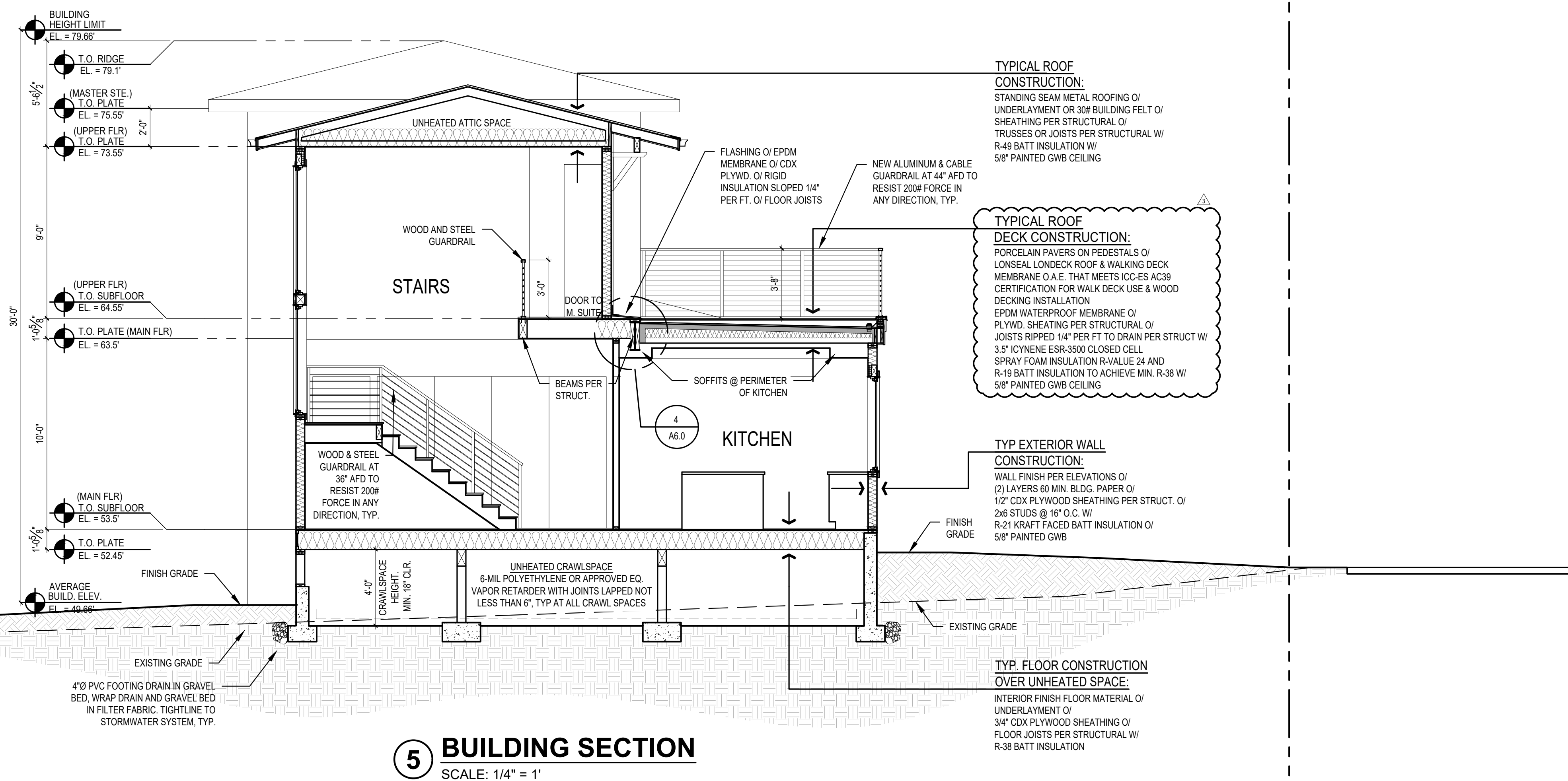
DRAWN BY: KE

CHECKED BY: BJS

SHEET

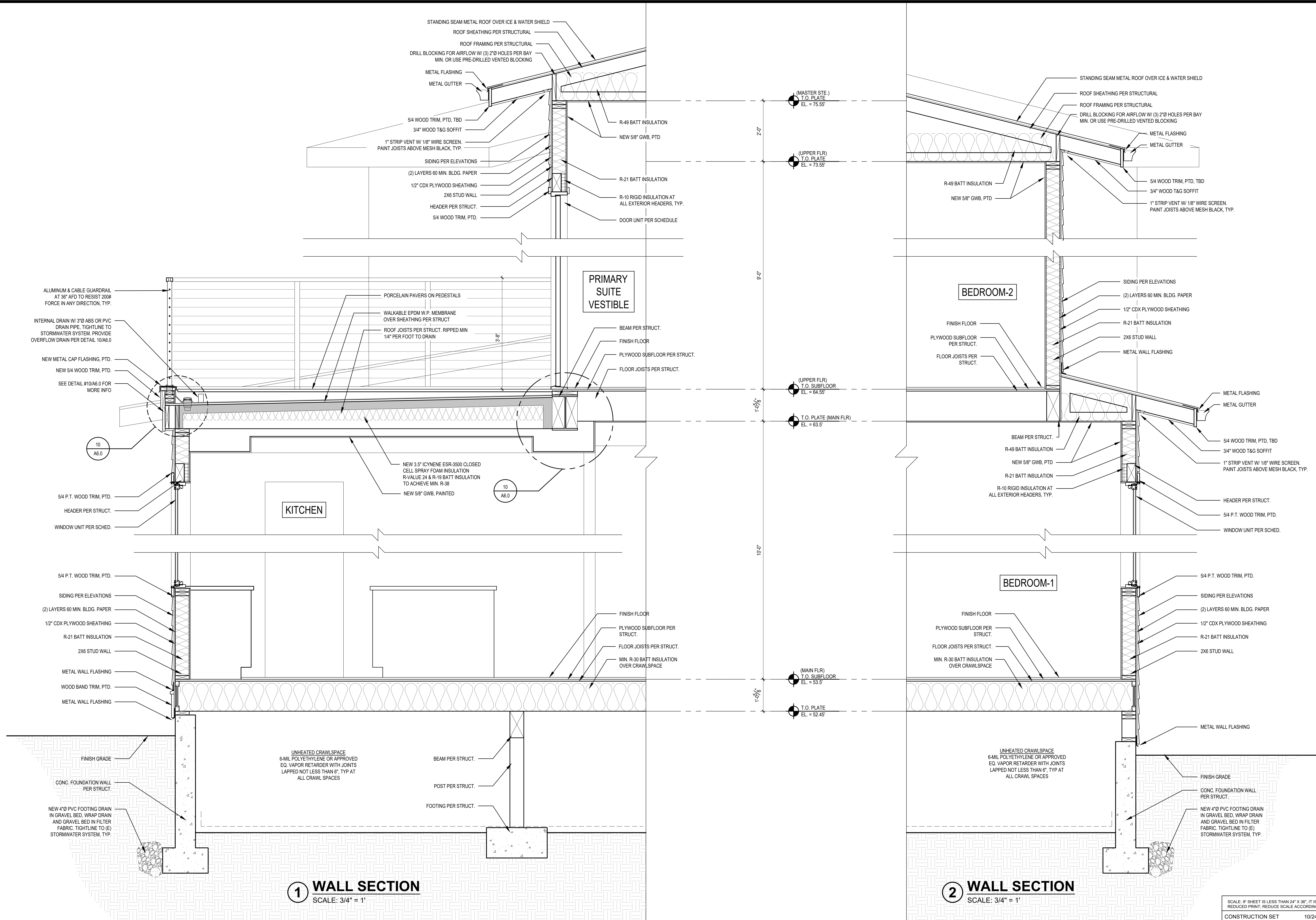
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PLOT DATE: 10/24/2023



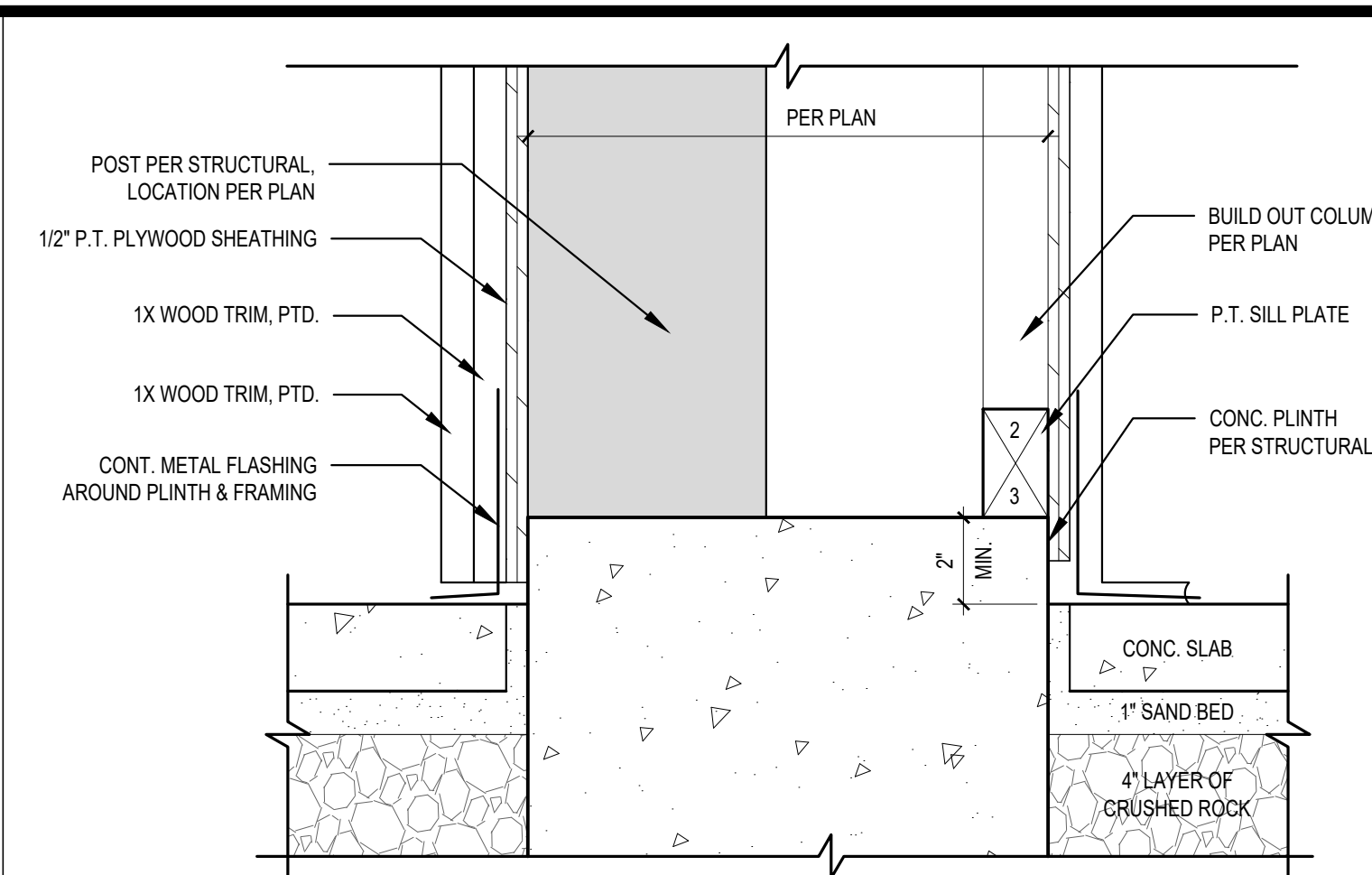
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 CONSTRUCTION SET 10/24/23 PLOT DATE: 10/24/2023



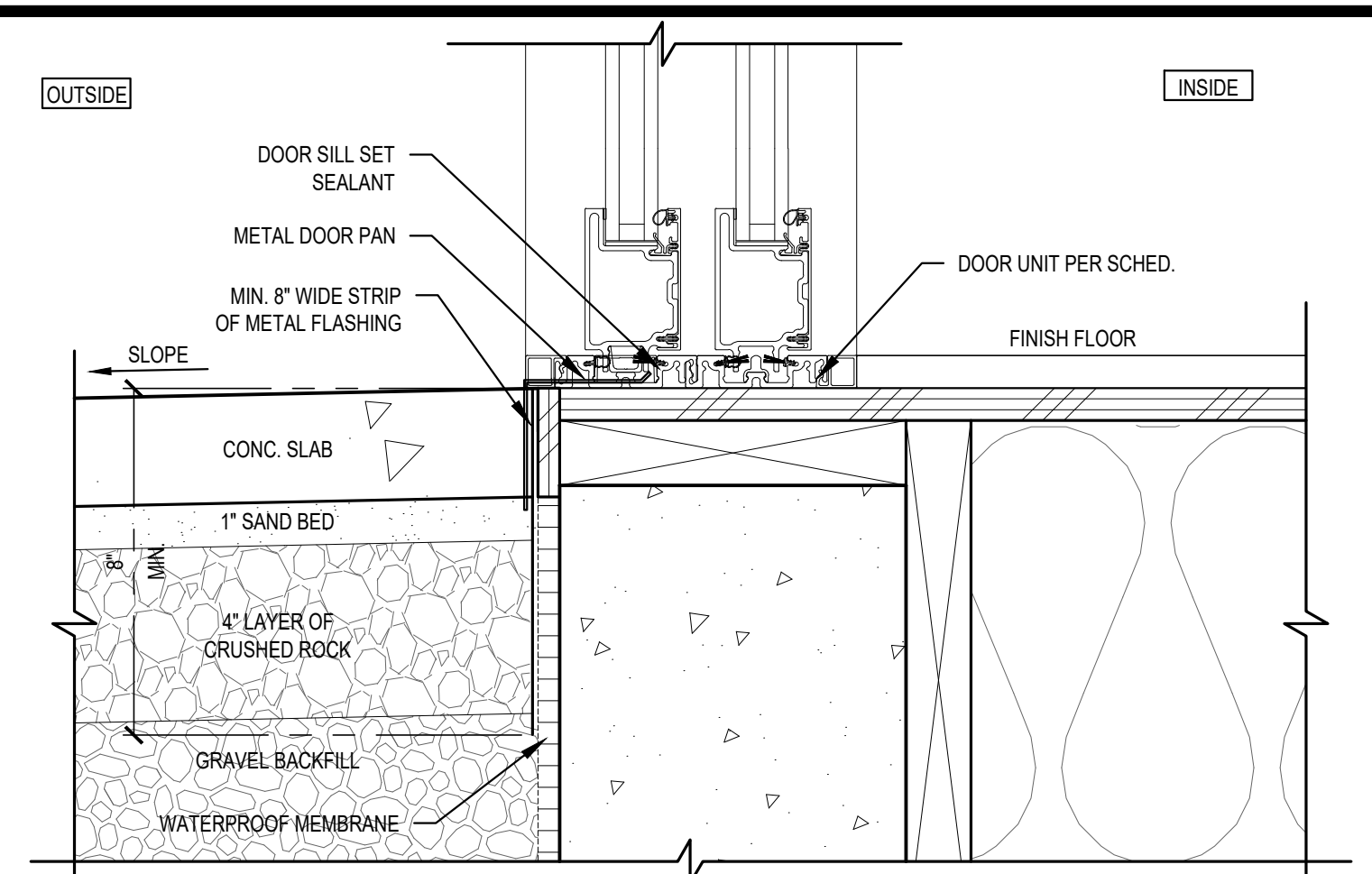


**1 WALL SECTION**  
 SCALE: 3/4" = 1'

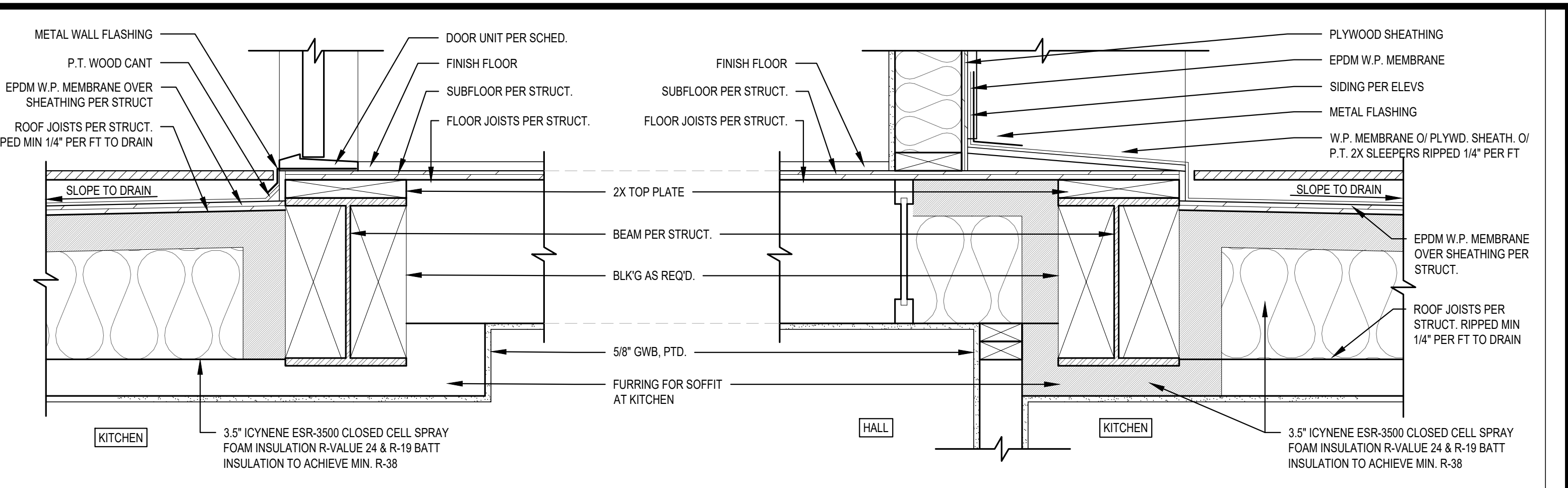
**2 WALL SECTION**  
 SCALE: 3/4" = 1'



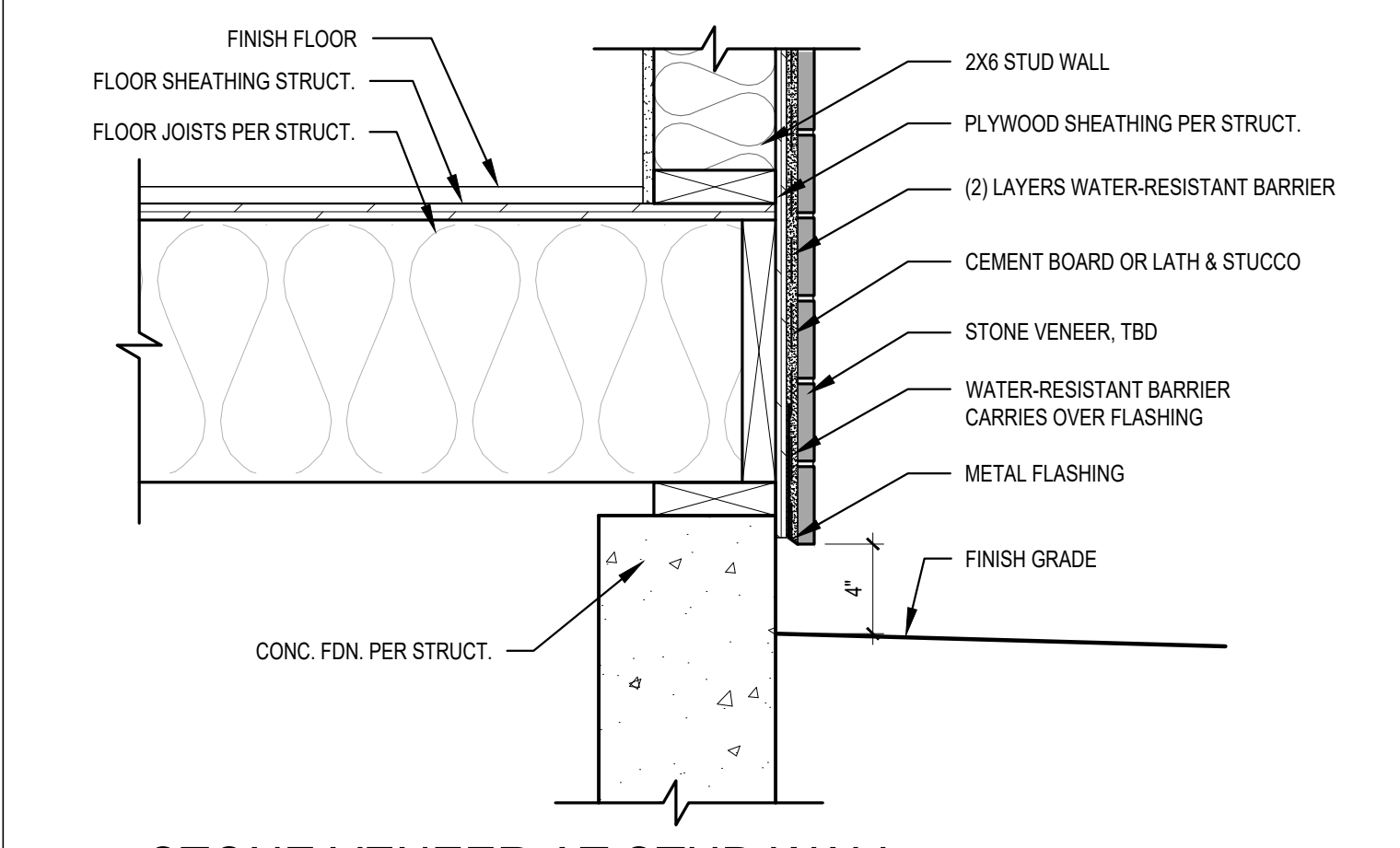
**1 BUILT-OUT COLUMN CONC. PLINTH SECTION**  
SCALE: 3" = 1'-0"



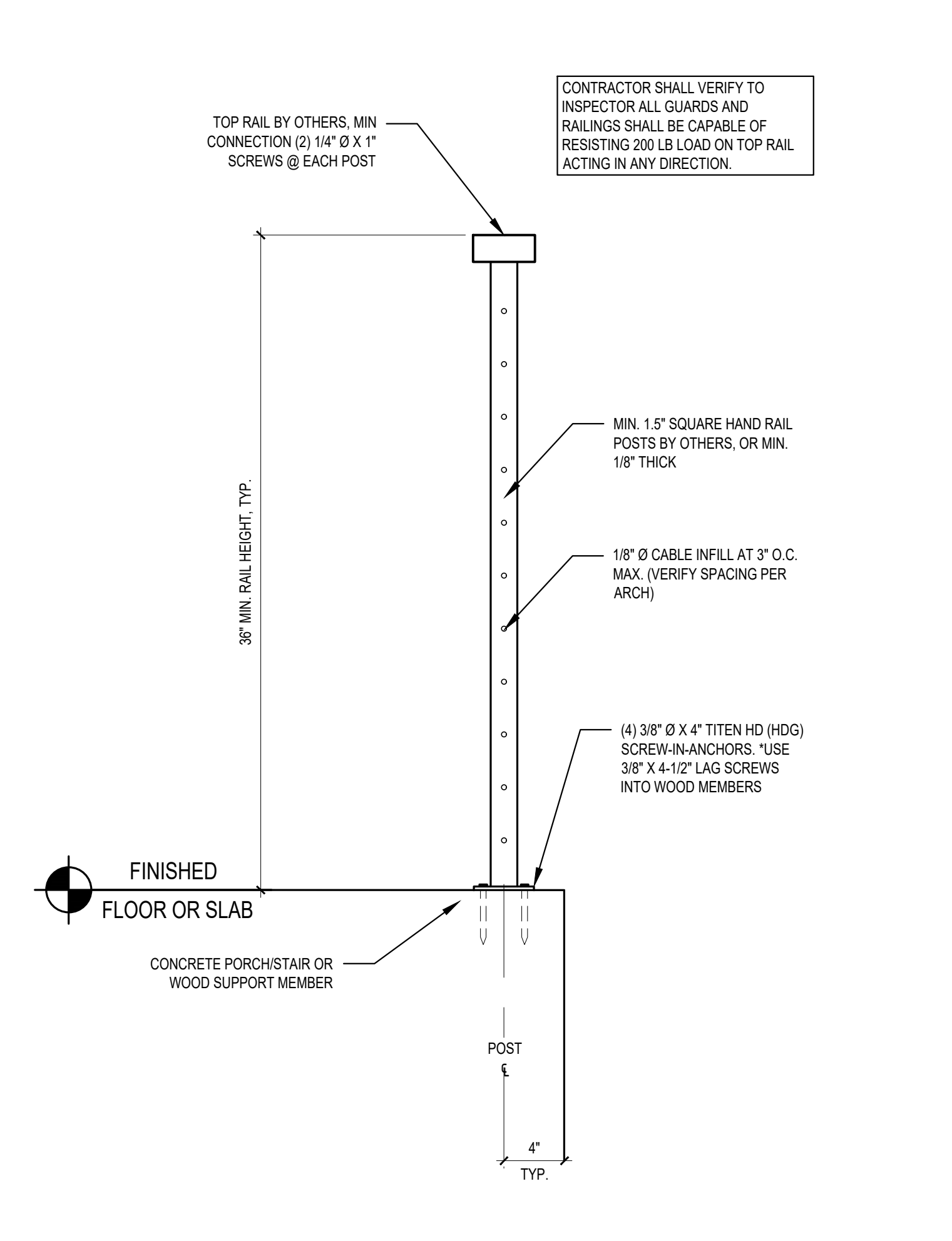
**2 FLASHING DETAIL @ FLUSH THRESHOLD**  
SCALE: 3" = 1'-0"



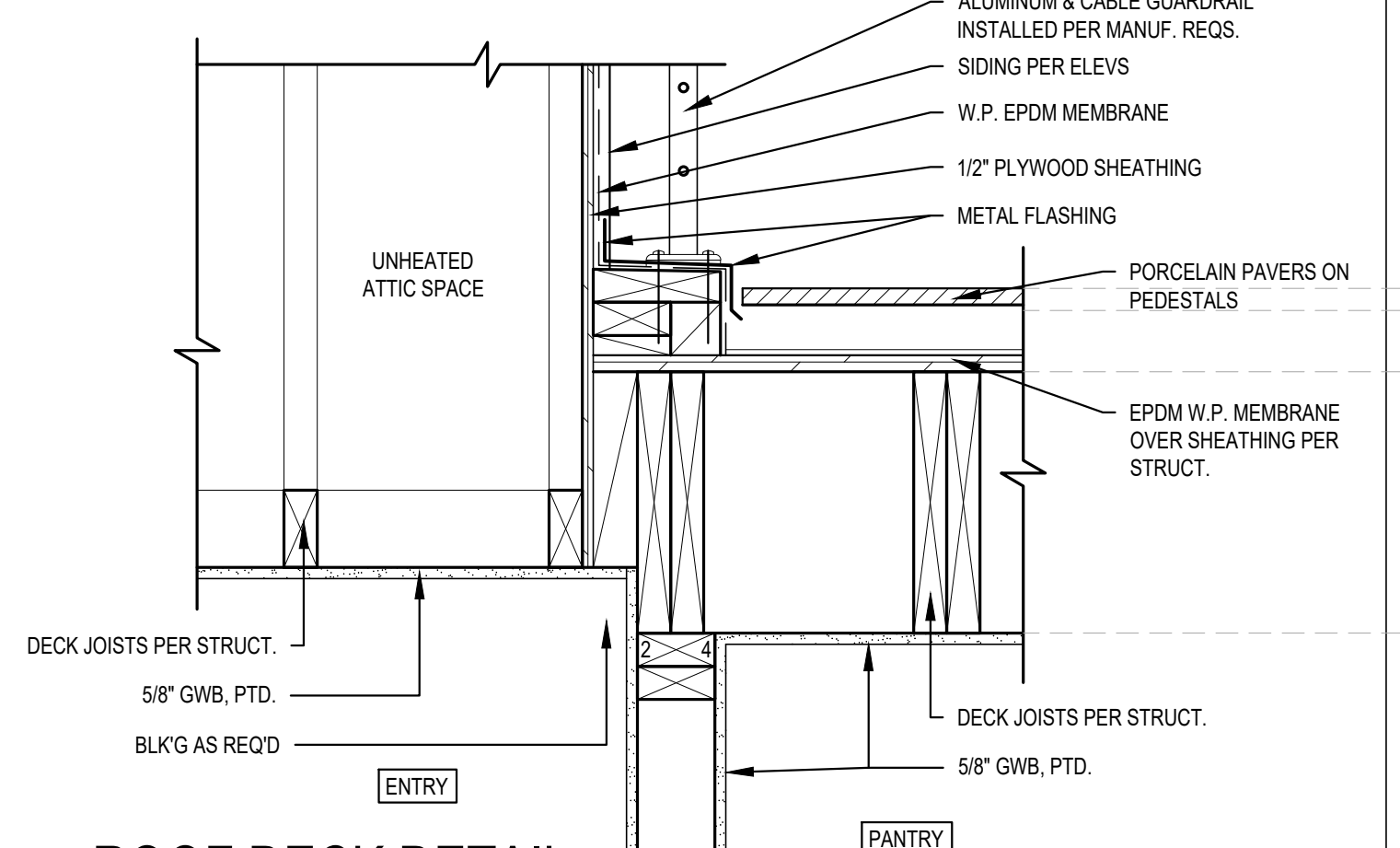
**3 THRESHOLD DTL. @ ROOF DECK**  
SCALE: 1 1/2" = 1'-0"



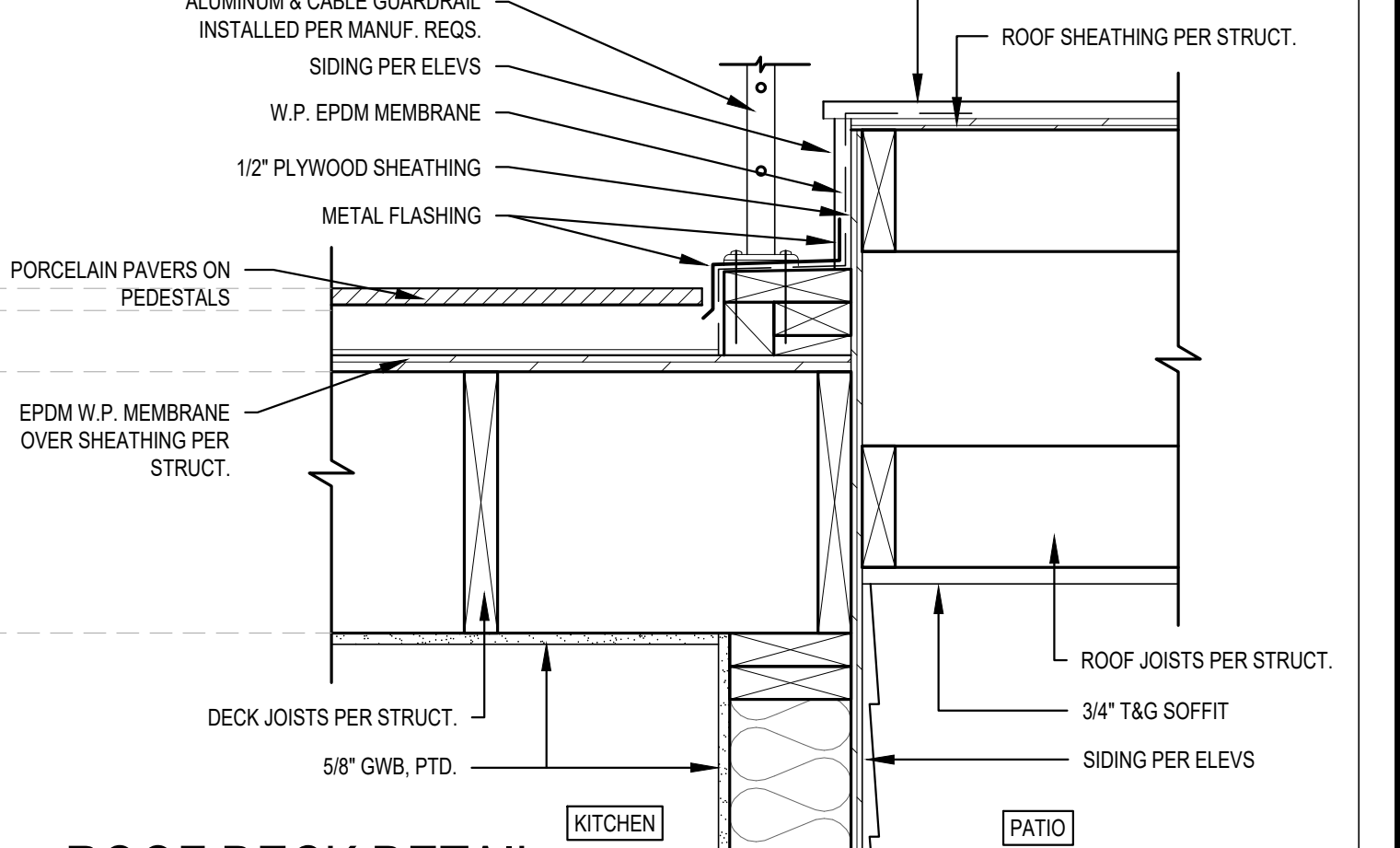
**5 STONE VENEER AT STUD WALL**  
SCALE: 1 1/2" = 1'-0"



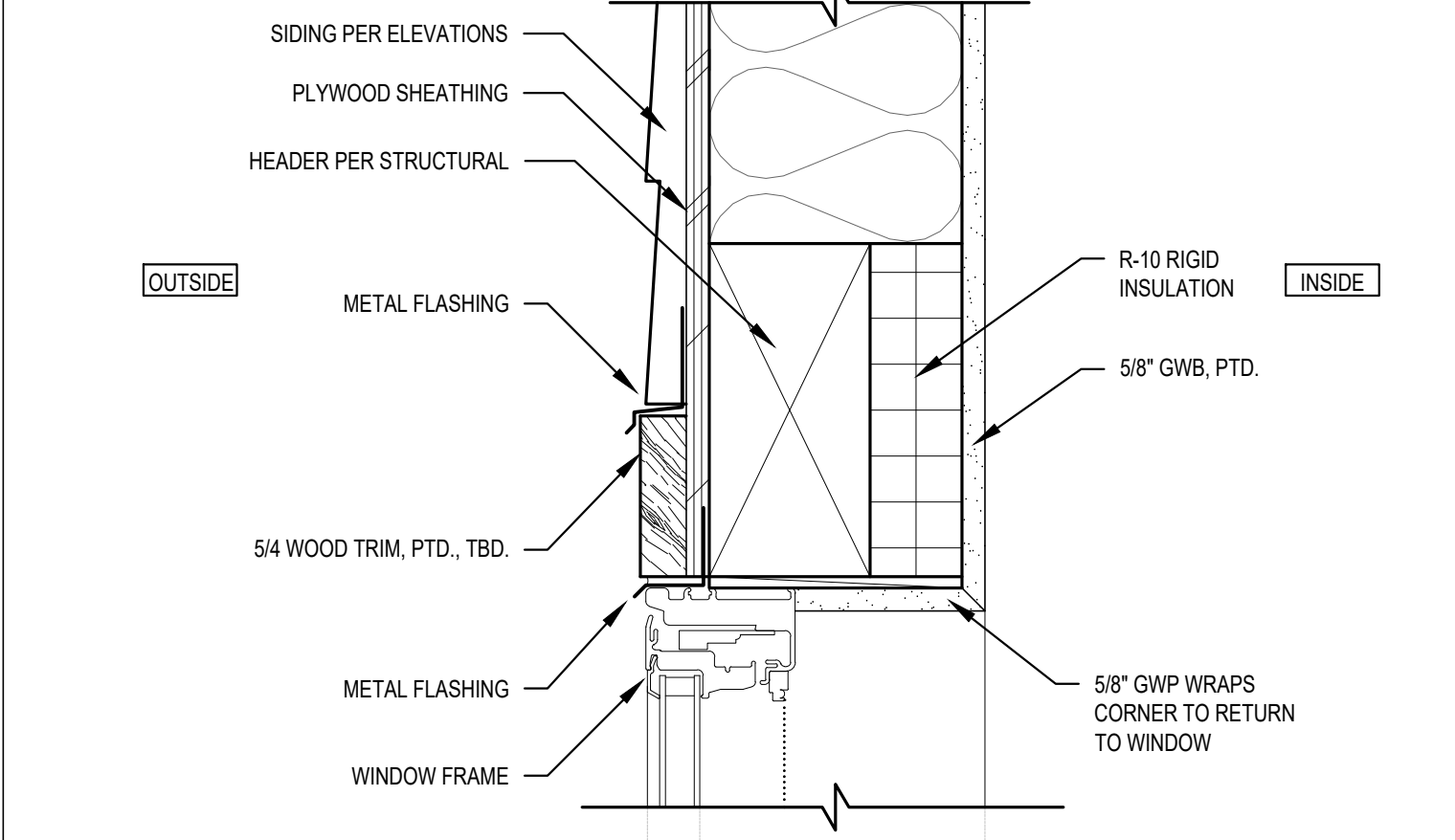
**6 RAILING ATTACHMENT - TOP-MOUNTED**  
SCALE: 1-1/2" = 1'-0"



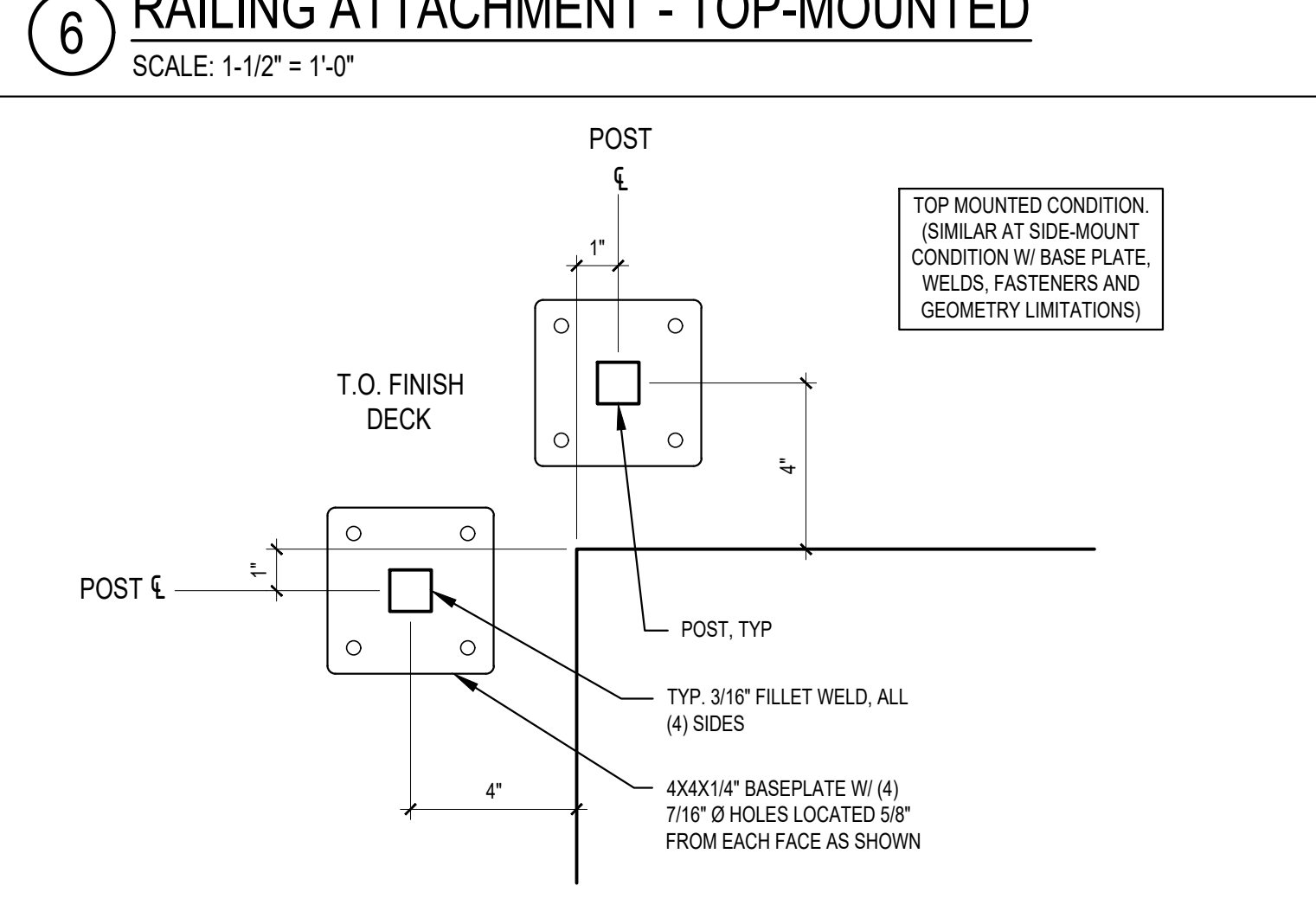
**7 ROOF DECK DETAIL**  
SCALE: 1-1/2" = 1'-0"



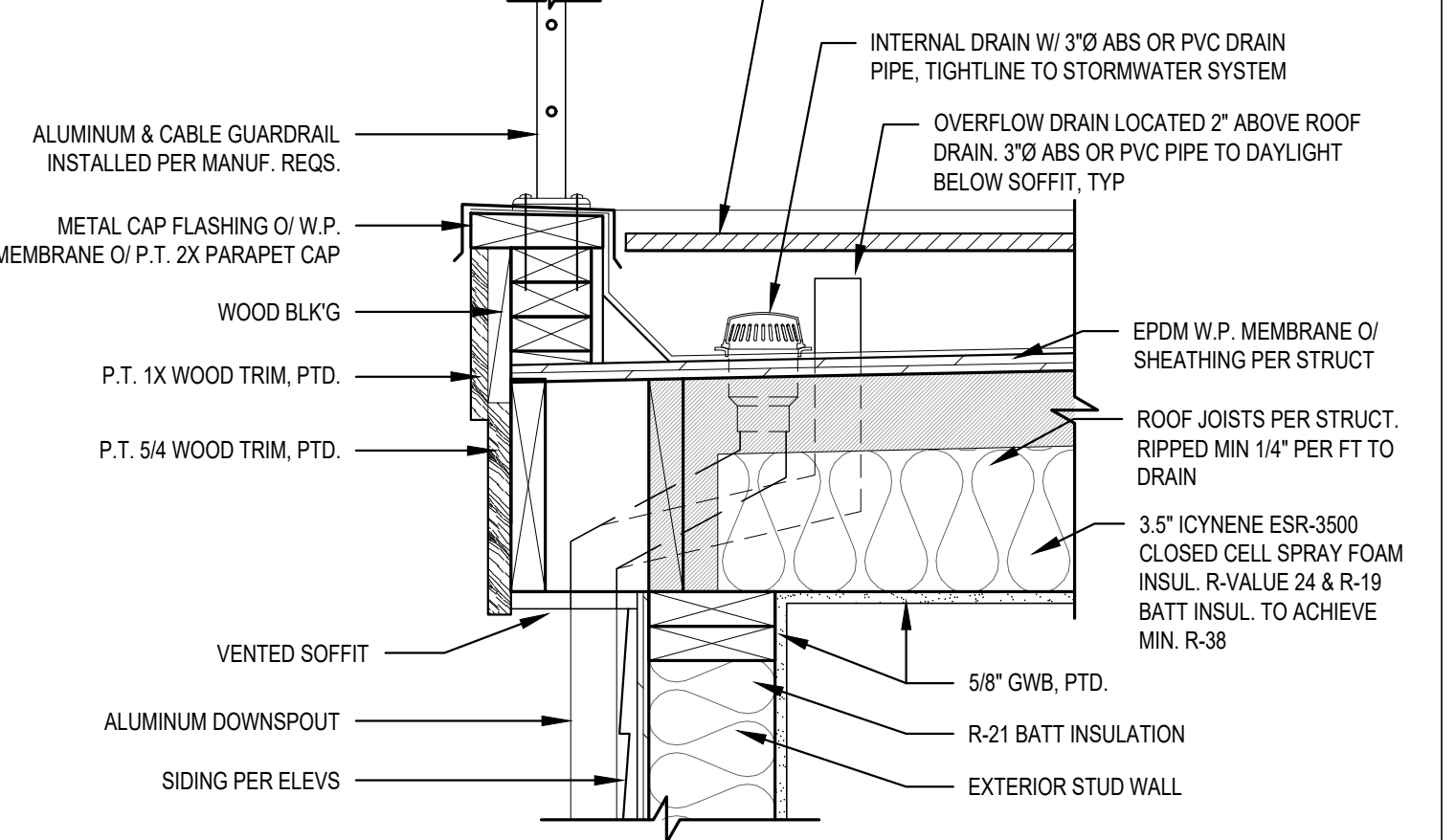
**8 ROOF DECK DETAIL**  
SCALE: 1-1/2" = 1'-0"



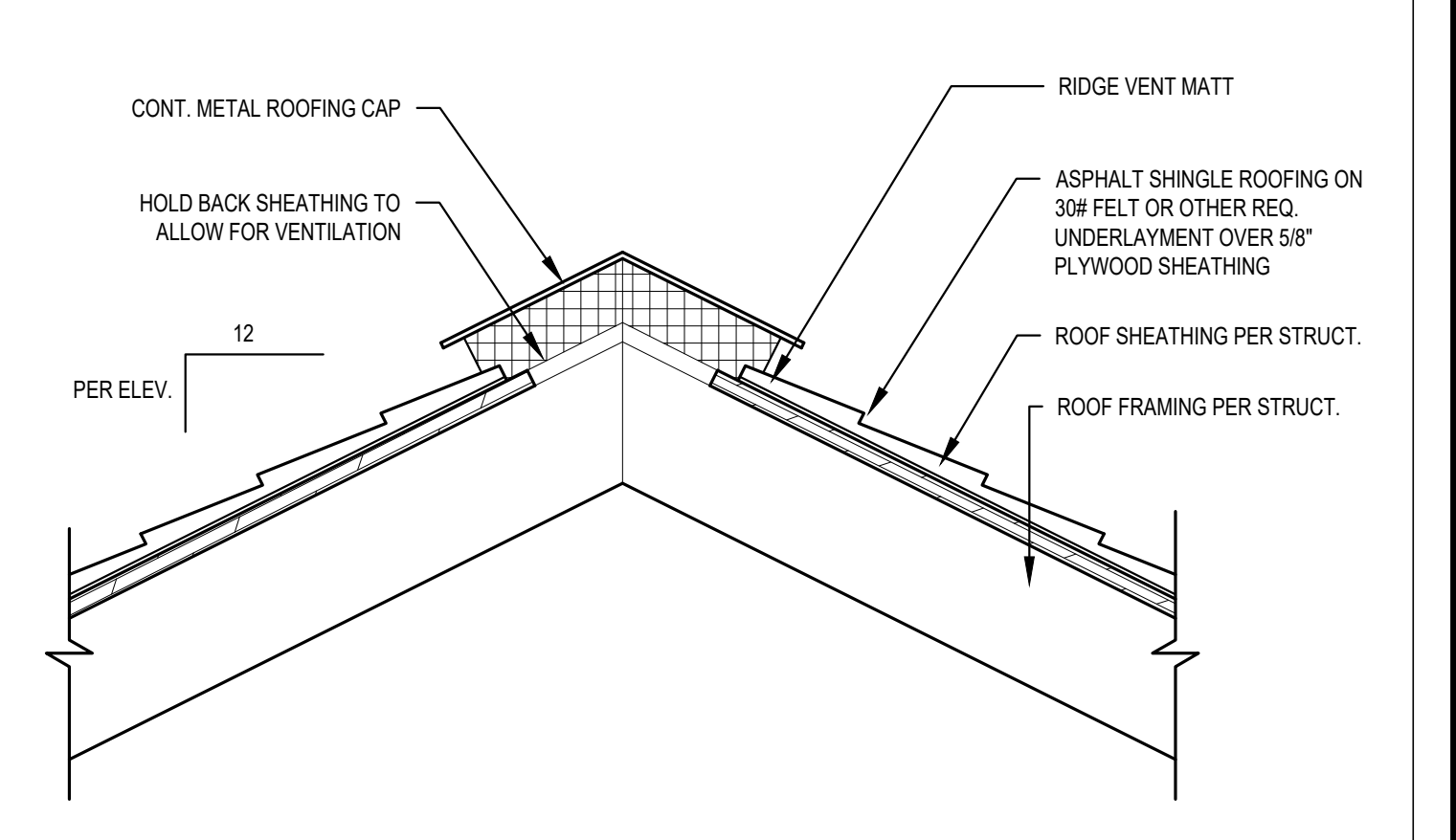
**9 TYP. WINDOW HEAD DETAIL**  
SCALE: 3" = 1'-0"  
SIM. AT WINDOW JAMB



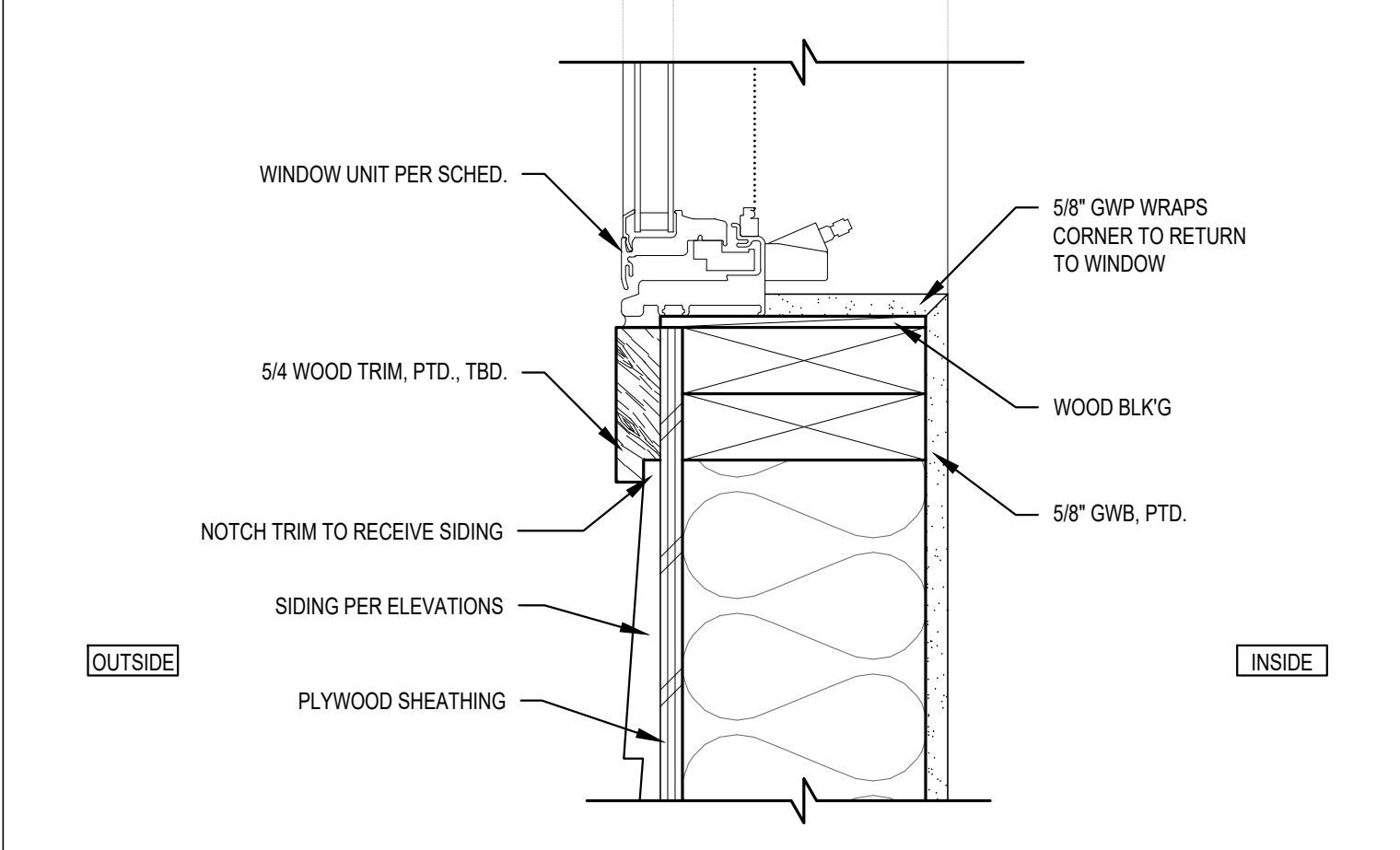
**13 GUARDRAIL PLATE ATTACHMENT**  
SCALE: 3" = 1'-0"  
SIM. AT SIDE-MOUNTED



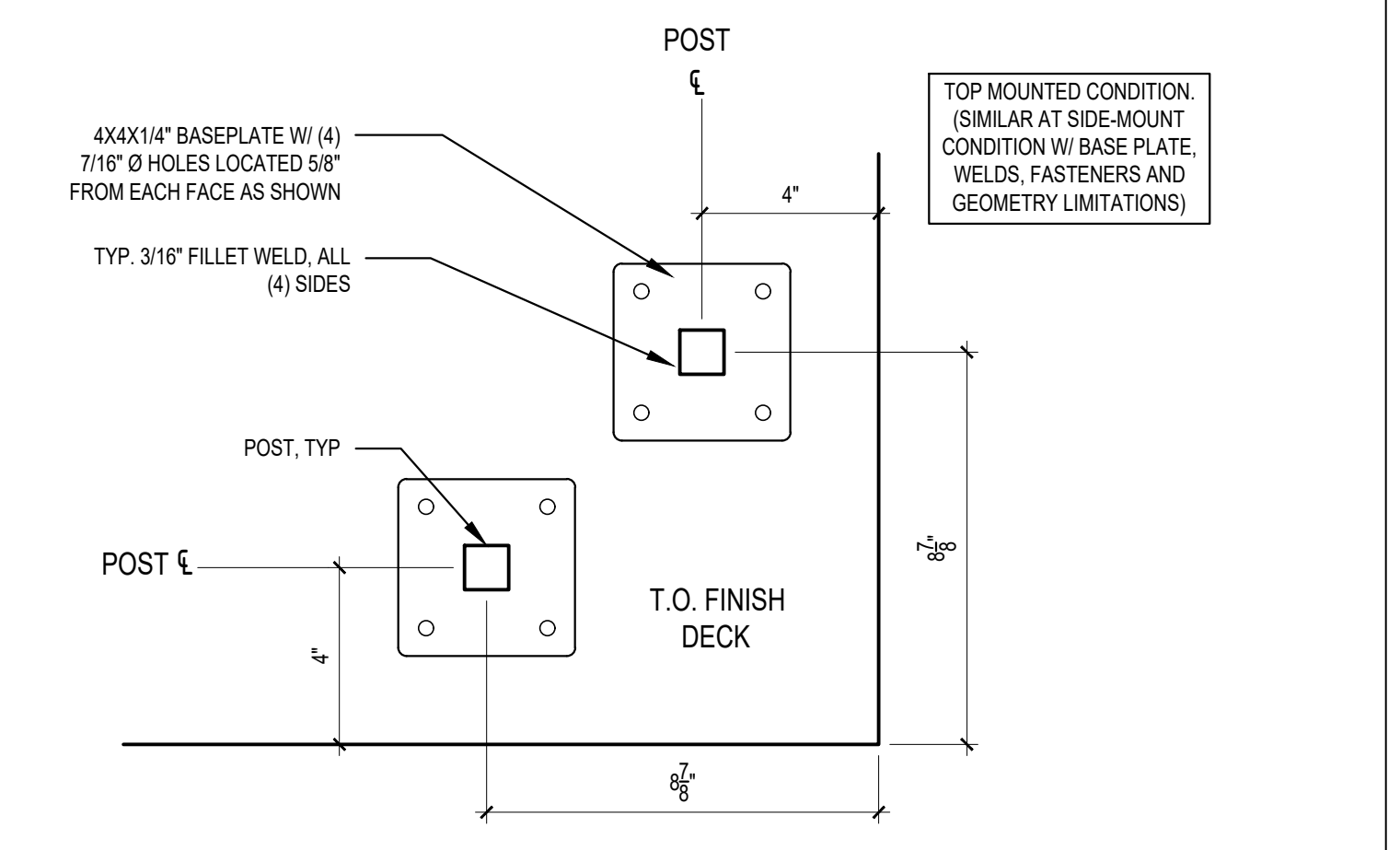
**10 RAILING ATTACHMENT @ ROOF DECK**  
SCALE: 1-1/2" = 1'-0"



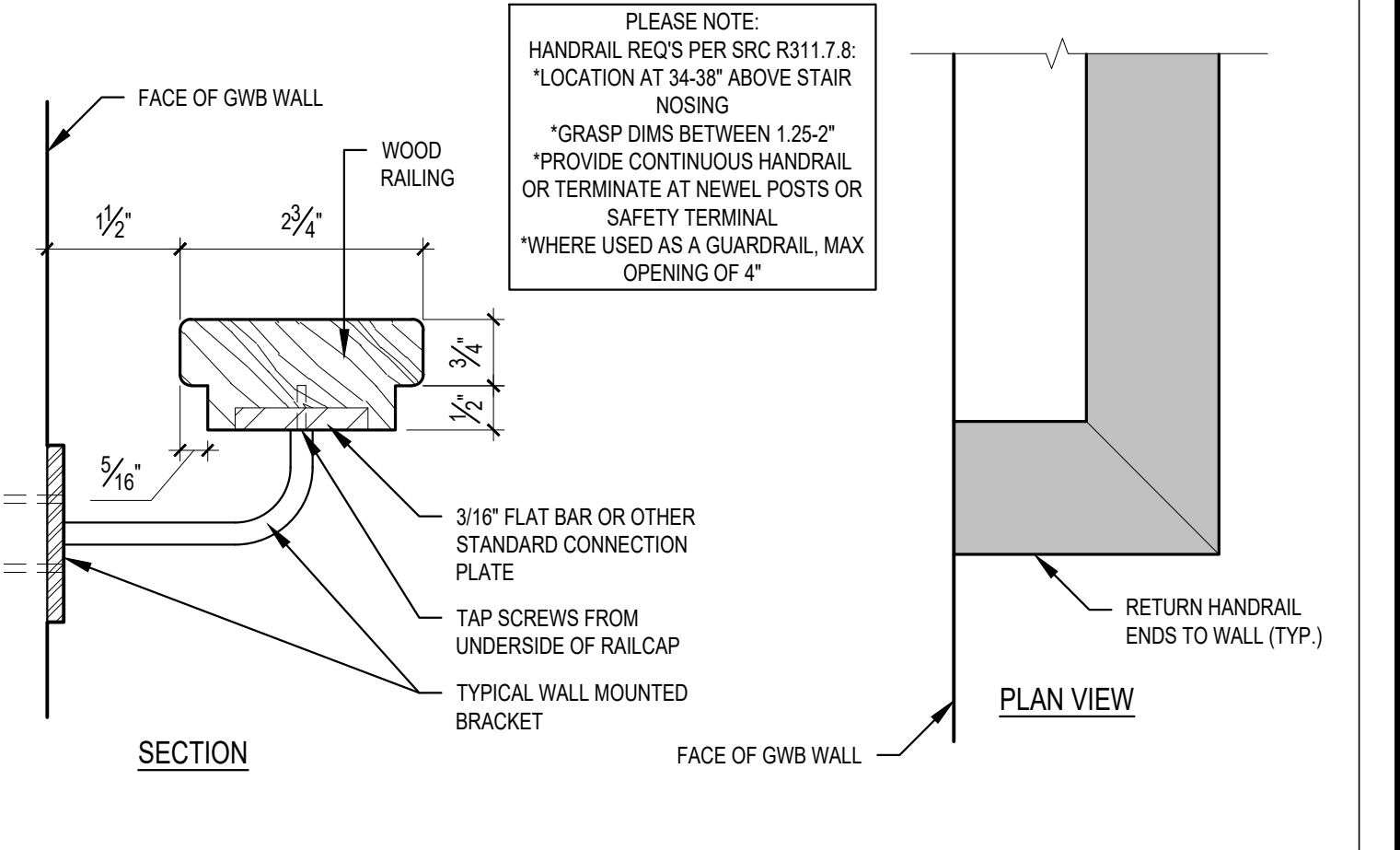
**11 TYP. ROOF RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**12 TYP. WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"



**14 GUARDRAIL PLATE ATTACHMENT**  
SCALE: 3" = 1'-0"  
SIM. AT SIDE-MOUNTED



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

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MERCER ISLAND, WA 98040

**ARCH DETAILS**

REVISIONS:  
2023-02-07 Corrections #1  
2023-06-02 Corrections #2  
2023-10-24 Construction Set

DRAWN BY: KE  
CHECKED BY: BJS  
SHEET  
**A6.0**  
PLOT DATE: 10/24/2023

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.  
CONSTRUCTION SET 10/24/23 PLOT DATE: 10/24/2023



REVISIONS:	2023-02-07	Corrections #1
	2023-06-10	Corrections #2
	2023-10-24	Construction Set

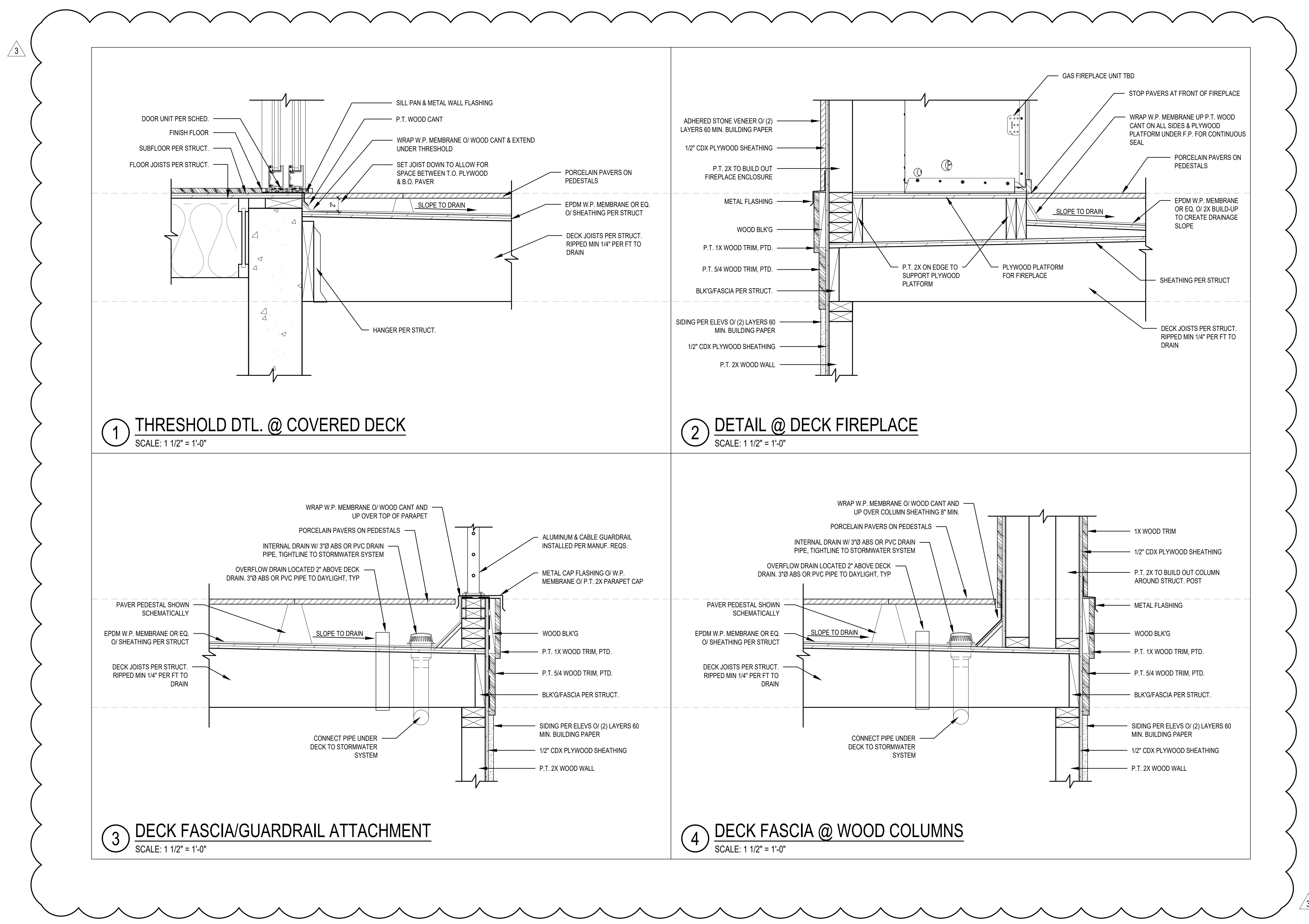
DRAWN BY: KE

CHECKED BY: BJS

SHEET 3

**A6.1**

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY  
 CONSTRUCTION SET 10/24/23 PLOT DATE: 10/24/2023



**1 THRESHOLD DTL. @ COVERED DECK**  
 SCALE: 1 1/2" = 1'-0"

**2 DETAIL @ DECK FIREPLACE**  
 SCALE: 1 1/2" = 1'-0"

**3 DECK FASCIA/GUARDRAIL ATTACHMENT**  
 SCALE: 1 1/2" = 1'-0"

**4 DECK FASCIA @ WOOD COLUMNS**  
 SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

1.0 GENERAL

1.1 Construction shall conform to the 2018 INTERNATIONAL RESIDENTIAL CODE and all other requirements of authorities having jurisdiction.

1.2 These drawings are the property of O.G. Engineering, PLLC ("Engineer"). These drawings and the information contained herein shall not be used for completion of or revisions to this project by others, extensions of this project or any other project without Engineer's express written permission.

1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts, differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department.

1.4 The contractor shall be solely responsible for jobsite and construction safety and compliance with all current safety regulations. Jobsite visits performed by the Engineer do not include a review of the adequacy of the contractor's safety measures. The Engineer has no authority to exercise any control over any construction contractor or their employees in connection with their work or any health or safety precautions.

1.5 Utility information is not shown on these drawings. The contractor shall be solely responsible for locating and protecting utilities prior to and during construction. The contractor shall be solely responsible for all damage to utilities resulting from their work, and all damage to utilities shall be repaired solely at the contractor's expense.

1.6 All waterproofing and drainage information shown on these drawings is for illustrative purposes only. Waterproofing and drainage are the design responsibility of others.

2.0 DESIGN BASIS - BUILDING STRUCTURES

Table with 4 columns: Vertical Loads (psf), Dead, Live, Snow. Rows: Typical Roof, Upper Deck, Typical Floor.

\*Includes 4psf for solar-ready zones

2.2 Seismic Design Data (per the 2018 IBC)

Risk Category: II
Importance Factor: Ie=1.0
Site Coordinates: 47.5818°N, 122.2136°W
Mapped Spectral Response Acceleration: Ss=1.39, S1=0.49
Site Class: D
Spectral Response Coefficients: Sds=0.93
Seismic Design Category: D
Main Seismic Force-Resisting System: Wood Structural Panel Shear Walls
Response Modification Factor: R=6.5
Seismic Response Coefficient: Cs=0.14
Redundancy Factor: rho=1.0
Over-strength Factor: Omega=2.5
Analysis Procedure Used: Equivalent Lateral Force Procedure

2.3 Wind Design Data (per the 2018 IBC)

Risk Category: II
Basic Wind Speed: 98 mph
Exposure Category: C
Topographic Factor: 1.00 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

The construction work shall be inspected as required by the SRC Section R106. The contractor is solely responsible for understanding the requirements of and coordinating all inspections, observations and testing and ensuring that all work is performed to the satisfaction of the inspector.

4.0 FOUNDATIONS

4.1 New foundations have been designed in accordance with recommendations in the Geotechnical Report. The design basis is as follows:

- \* Allowable Vertical Bearing Pressures: Dead + Live 2500 psf, Dead + Live + Short Term 3325 psf
\* Retaining Walls: Active Pressure 35 pcF, Seismic Pressure 8H psf, Passive Pressure 300 pcF, Sliding Friction Coefficient 0.4

4.2 All site preparation, grading, earthwork and site drainage, including but not limited to sub-grade preparation, foundation and retaining wall excavations, structural fill specifications, compaction requirements, and site drainage installation, shall be performed in accordance with the Geotechnical Report prepared by the Geotechnical Engineer, Geotech Consultants, Inc., dated December 15th, 2020. The Geotechnical Report is part of the construction documents and a copy may be obtained from the Geotechnical Engineer's office.

5.0 MATERIALS

5.1 Wood:

5.1.1 All untreated sawn lumber shall be Douglas Fir grade number 2, U.O.N. Mudills and all sawn lumber in contact with concrete, masonry, ground, exposed to weather or moisture, shall be P.T. Hem Fir or Doug Fir grade number 2, U.O.N. Preservative retention levels in P.T. wood shall meet the requirements of the applicable use category in accordance with AWPA U1-16, and shall not exceed those required to comply with AWPA Use Category UC4A. Do not use wood treated with ACZA. Field-cut ends, notches and drilled holes of P.T. wood shall be treated in the field in accordance with AWPA M4. P.T. is not required at naturally decay-resistant (i.e. redwood, cedar etc.) sawn lumber members.

5.1.2 Engineered Wood Framing Members and I-Joists shall be TrusJoist® or approved equal. 'PSL' denotes Parallam 2.2E for beams and 1.8E for posts. 'LSL' denotes Timberstrand 1.55E for members with depth equal to or greater than 9 1/2", and 1.3E for members with depth less than 9 1/2". 'LVL' denotes Microllam 2.0E. 'TJI' denotes TJI I-joists.

5.1.3 Glulam framing members shall be DF/DF, stress class 24F-1.8E, combination symbol 24F-V8, U.O.N.

5.1.4 All wood framing members shall have 19% maximum moisture content at time of installation.

5.2 Concrete:

Hardrock, normal-weight concrete with a minimum 28-day compressive strength of 3,000 psi for concrete exposed to weather and 2,500psi for concrete not exposed to weather. Slump range shall be 3-5 inches. Maximum aggregate size shall be 1". Maximum water/cement ratio shall be 0.5. Concrete exposed to weather shall be air-entrained with total air content between 5%-7% of total concrete volume.

5.3 Reinforcing Steel Bars:

ASTM A615, Grade 60

5.4 Post-Installed Dowels & Anchors into Existing Concrete & CMU

Epoxy: Simpson SET-3G (Installed & inspected per ICC No. ESR-4057)

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

5.5.2 Sill Anchor Bolts: ASTM A307
Bent bar "J" anchor bolts shall have a hook with a 90-degree bend with an inside diameter of three bolt diameters, plus an extension of one and one half bolt diameters at the free end.

5.5.3 Bolts in Timber Connections: ASTM A307

5.5.4 Bolts in Steel Connections: ASTM A325-N (High-Strength)

5.6 Structural Steel:

Wide Flange (W): A992 (Fy = 50 ksi)
Rectangular Tube (HSS): A500 Gr. B (Fy = 46 ksi)
Plate and Bar: A36 (Fy = 36 ksi)

6.0 CONCRETE CONSTRUCTION

6.1 Concrete elements shall be constructed in single continuous pours, without construction joints, unless otherwise approved by the Engineer. Reinforcement shall be the longest lengths practical. Splices in rebar are not allowed in footings or walls less than 20 feet long. Lap splices shall be staggered at least 2 ft. in adjacent bars. Where reinforcement or anchor edge distances are noted on the drawings as "clear", the distance shall be taken from the face of reinforcement or anchor to edge of concrete. Cast-in-place reinforcement and anchor bolts shall be installed prior to concrete placement and shall not be "wet-set" into freshly poured concrete.

6.2 Reinforcement installation details, including rebar bends, hooks, splices and development lengths shall be in accordance with the requirements of IRC Section R608.5.4, U.O.N. Concrete materials, forms, mixing and delivery shall be in accordance with the requirements of the IRC Section R404.1.3.3.

6.3 Concrete Coverage over Reinforcing Steel

Unless otherwise noted, maintain the minimum concrete cover to face of reinforcement or anchors as follows:

- 1) 3" Where concrete is cast against and permanently exposed to earth except slab on grade.
2) 2" Where concrete is exposed to earth but formed, or exposed to weather.
3) 1 1/2" Where concrete is not exposed to earth or weather.

6.4 Slabs on Grade

6.4.1 Crack Control Joints

Cut crack control joints in top of slab @10'-0"o.c. (max.) each way. Joint depth shall be 1/2 of the slab depth or 1", whichever is greater. Joints shall be conventional saw-cut within 4 to 12 hrs of concrete placement, or early-entry saw-cut within 1 to 4 hrs of concrete placement. Jointed panels shall be rectangular, as square as possible, with a max length-to-width ratio of 1 1/2:1.

6.4.2 Slab Sub-Base

Slab sub-base shall be 8" to 12" clean, crushed drain rock, compacted to a firm and unyielding condition.

7.0 WOOD CONSTRUCTION

7.1 General Framing

Connections not specified on these drawings shall conform to the IRC fastening schedule, refer to Table R602.3(1). Depth of all posts in walls shall match stud depth, U.O.N. Block floor joist space solid under posts and cripple studs supporting headers and continue support to foundation. Face nail all plies of multi-ply studs with 10d@6"o.c. Obtain approval from engineer prior to ripping or creating notches or holes in framing members, U.O.N. Install double joists below all interior walls parallel to floor joists and solid blocking below all interior walls perpendicular to floor joists, U.O.N. All beams shall be continuous across supports unless explicitly shown as multiple pieces. Install full depth blocking between framing members over supports, unless otherwise noted. Intall 2x4 blkq btwn adjacent joists/rafters/ trusses @24"o.c. over interior partitions.

7.2 Engineered Wood Framing

See TrusJoist "Installation Guide for Floor and Roof Framing" (TJ-9001) for allowable holes in engineered wood beams. Grade stamp info must be maintained on ripped engineered wood members; refer to TrusJoist Technical Bulletin TB-305 for requirements pertaining to re-sawn engineered wood.

7.3 Fasteners

Nails specified on these drawings are common nails, U.O.N. Fasteners in contact with P.T. wood, exposed to weather or in contact with ground shall be hot-dipped galvanized per SRC Section 317.3, or shall have equivalent corrosion resistance. Dissimilar metals & coatings shall not be in contact. Bolt holes shall be a minimum of 3/8" to a maximum of 1 1/8" larger than the bolt diameter. Bolts shall not be forcibly driven, and shall be tightened to the snug-tight condition. Install standard cut washers under all bolt heads and nuts bearing against wood.

7.4 Connectors

Connectors specified on these drawings are manufactured by the SIMPSON STRONG-TIE® Company. Refer to latest catalog for information not specifically noted herein. Connectors in contact with P.T. wood, exposed to weather or in contact with ground shall be ZMAX or HDG galvanized. All connectors shall receive the maximum number of fasteners, U.O.N. Dissimilar metals & coatings shall not be in contact. Shim gaps in connectors for different framing sizes with plywood as required. Non-field-adjustable hangers specified as sloped or skewed shall be manufactured sloped or skewed.

7.5 Wood Structural Panels

WSPs shall bear the APA trademark and shall meet the requirements of the latest edition of USDOC PS1 or PS2. Use 10d common wire nails to fasten panels with 1 1/2" minimum penetration into framing at all panel edge and field nailing, U.O.N. Nails shall be located at least 3/8" from panel ends and edges. Stagger nails at adjoining panel edges. Drive nail heads flush with panel surface. Maintain 1/8" gap between all adjoining panel edges. Center interior panel joints on framing members or blocking. Provide 1/2" space between untreated panel and concrete or masonry. Minimum panel dimension shall be 2'-0". Panel storage and handling during transport and construction shall be in accordance with APA recommendations and shall protect the panels from prolonged exposure to moisture from rain, snow, ground or other sources. WSPs permanently exposed to weather shall be exterior grade.

7.6 Shear Walls and Exterior Wall Sheathing

7.6.1 Shear walls are noted on the plans. Shear walls shall be sheathed with 1/2" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of 3 3/4/6, U.O.N. Panels shall not be less than 4'-0" x8'-0", except at boundaries and changes in framing. Panels shall be laid with strength axis vertical. Install 2x blkq under all unsupported panel edges; all panel edges shall be supported by and fastened to min. 2x common studs or blocking, U.O.N. on shear wall schedule. Edge nail panels to posts within shear walls. Install double stud or min. 4x post at the ends of all shear walls. Provide solid blocking under double studs & posts between floors and continue support to foundation. See shear wall schedule for more information.

7.6.2 WSP Wall Nailing, U.O.N.:

Panel Edge Nailing: 10d@6"o.c. maximum.
Intermediate (Field) Nailing: 10d@12"o.c. maximum.

7.6.3 All new exterior walls not called out as shear walls shall be sheathed on their exterior face with 1/2" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of 3 3/4/6 and nailing per note 7.6.2., U.O.N. All other fasteners & requirements shall conform to the shear wall schedule for wall type ①.

7.7 Holdowns and Tiedown Straps

Holdowns and tiedown straps shall be attached to double studs or min. 4x posts, U.O.N. See latest Simpson Catalog for additional requirements not noted herein. Set holdown schedule for anchor bolt sizes and additional specifications. Refer to note 7.1 for nailing and framing requirements at holdown/tiedown posts. Install solid post at shear wall corners or intersections where holdowns/tiedowns occur. All holdowns/tiedowns shall have the maximum number of fasteners.

7.8 Sill Anchor Bolts

There shall be a minimum of two sill anchor bolts per piece with one bolt located not more than 12" or less than 4 1/2" from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be 3/8" dia with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all-thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0"o.c. at interior walls and 4'-0"o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located 1/2" max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

7.9.1 Wood structural panel sheets at floors and roofs shall be laid with strength axis perpendicular to supports and continuous over two or more spans, unless otherwise noted on drawings. Stagger adjacent panels 4'-0"o.c. lengthwise.

7.9.2 Unless otherwise noted, typical roof sheathing shall be unblocked 5/8" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of 40/20. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. intermediate (field) nailing. Install 'PSC' sheathing clips (one mid-way between each support) at all unsupported panel joints.

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked 5/8" APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of 48/24 and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with 1/4" minimum beads of approved adhesive meeting APA specification AFG-01.

7.10 Metal-Plate-Connected Wood Trusses

7.10.1 The design, manufacture and installation of trusses shall be in accordance with the requirements of ANSI/TPI 1 and the IRC Section R502.11.

7.10.2 Trusses, structural fascia, their connections to other trusses/fascias, and truss edge blocking are the design responsibility of the supplier, and shall be designed by a civil or structural engineer licensed in the State of Washington ("Truss Designer"). Trusses shall be designed to support the following specific unfactored loads in addition to their self-weight:

Vertical Roof Loads - Top Chord

- \*Dead: 14 psf (Does not include truss self-weight)
\*Live: 20 psf
\*Snow: 25 psf
\*Wind: -51 psf (uplift)

Vertical Ceiling Loads - Bottom Chord

- \*Dead: 5 psf (Does not include truss self-weight)
\*Live: 10 psf (Does not act concurrently with roof live load)

Lateral Drag Truss Loads - Bottom Chord

\*Seismic: 3410 lbs (total)

(required at each truss indicated with "DTR" on the roof framing plans. Load acts parallel to bottom chord, distributed uniformly along "lap" length of with shear walls(s) below; refer to plans and details for attachment to shear walls below).

7.10.3 Trusses shall not rely on interior walls for support, U.O.N.; trusses shall be designed to span between exterior bearing walls.

7.10.4 Trusses shall be braced to provide lateral stability and prevent rotation in accordance with the SBCA BCSI "Guide to Good Practice for Handling, Installing and Bracing of Metal-Plate-Connected Wood Trusses". Bracing shall be designed and specified by the truss designer.

7.10.5 Trusses and their connections shall not be notched, cut, spliced or otherwise altered or damaged in any way without the prior written consent of both the E.O.R. and truss designer.

7.10.6 Truss design drawings and calculations, prepared by a civil or structural engineer licensed in the State of Washington in accordance with the SRC Section R502.11.4, shall be submitted to the contractor, architect, engineer and local building official for review and acceptance prior to fabrication, and shall be provided with the shipment of trusses to the job site.

7.10.7 Attach top plates of interior, non-bearing partition walls to truss bottom chords with 'STC' clips, leaving a 1/4" to 1/2" vertical gap between bottom of truss and top of plate. Attach adjacent gypsum board ceiling to top plate with 'DS' clips. Do not fasten gypsum board ceiling to truss bottom chord within 16" of top plate.

8.0 STRUCTURAL STEEL

8.1 Steel fabrication and erection shall be in accordance with "Specification for Structural Steel Buildings" (AISC 360-10).

8.2 Welding shall be in accordance with "Structural Welding Code - Steel" (AWS D1.1, latest edition) Specifications. Minimum tensile strength of weld metal shall be 70 ksi, U.O.N. Welding electrodes shall be as recommended by their manufacturer for the position and other conditions of actual use. All welding shall be performed by AWS Certified Welders.

8.3 Bolt holes shall be drilled or punched. Bolt holes shall be standard, and hole size shall be 1/16" larger diameter than the nominal size of bolt used, U.O.N. Bolts shall be installed snug-tight, U.O.N.

8.4 All steel framing and fasteners exposed to weather or in contact with ground shall be hot-dipped galvanized after fabrication to meet the requirements of ASTM 153. Upon completion of erection; touch-up, de-slag, clean and apply zinc-rich primer to exposed welds or other unprotected markings incurred during the transportation, handling or erection process. Dissimilar metals & coatings shall not be in contact.

8.5 No penetrations shall be made through steel framing except with the prior written permission of the engineer.

8.6 Structural steel shop drawings shall be submitted to the architect and engineer for review and acceptance prior to fabrication.

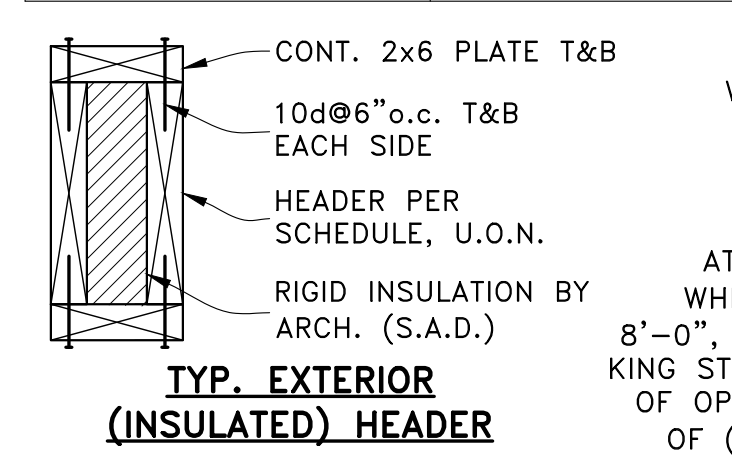
ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes terms like AT (ADJACENT), ARCH (ARCHITECT), DIM (DIMENSION), etc.

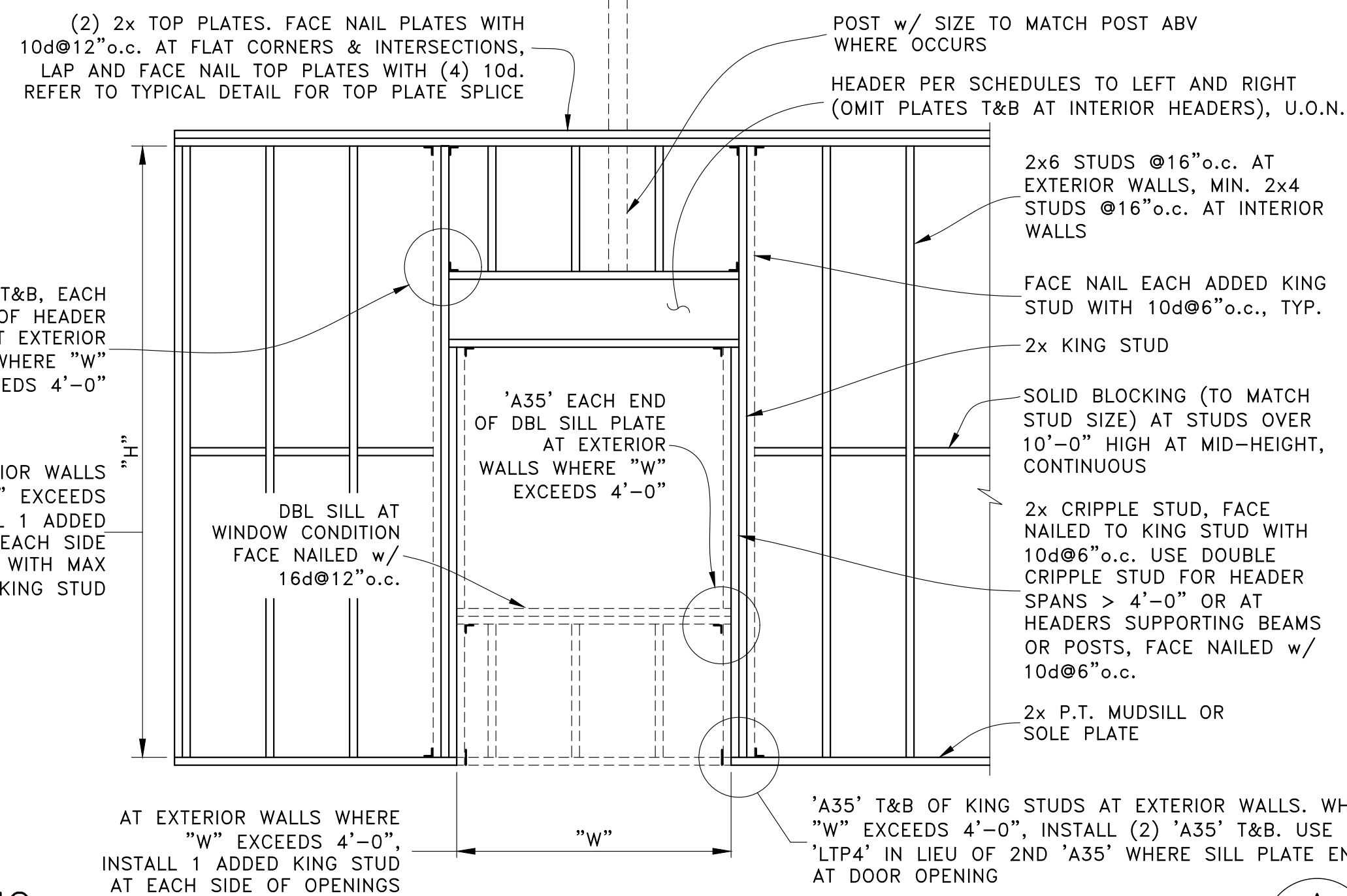
CONSTRUCTION SET
PROJECT: NEW SINGLE-FAMILY DWELLING
CLIENT: BILL & VICTORIA PLUMMER
O.G. ENGINEERING, PLLC
ENGINEER OF RECORD
GENERAL NOTES & TYPICAL DETAILS
SCALE: AS NOTED
SHEET NO. 51
JOB NO. 21006



EXTERIOR HEADER SCHEDULE, U.O.N.	
"W" MAX. OPENING	MIN. HEADER
4'-0"	2-2x8
6'-0"	2-2x10
8'-0"	2-2x12
10'-0"	2-2x14

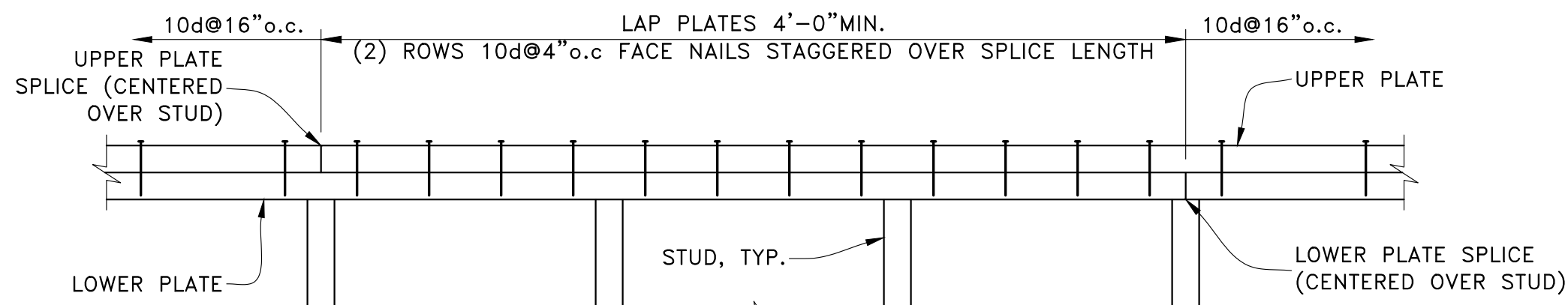


INTERIOR HEADER SCHEDULE, U.O.N.	
"W" MAX. OPENING	MIN. HEADER
4'-0"	4x8
6'-0"	4x10
8'-0"	4x12
10'-0"	4x14



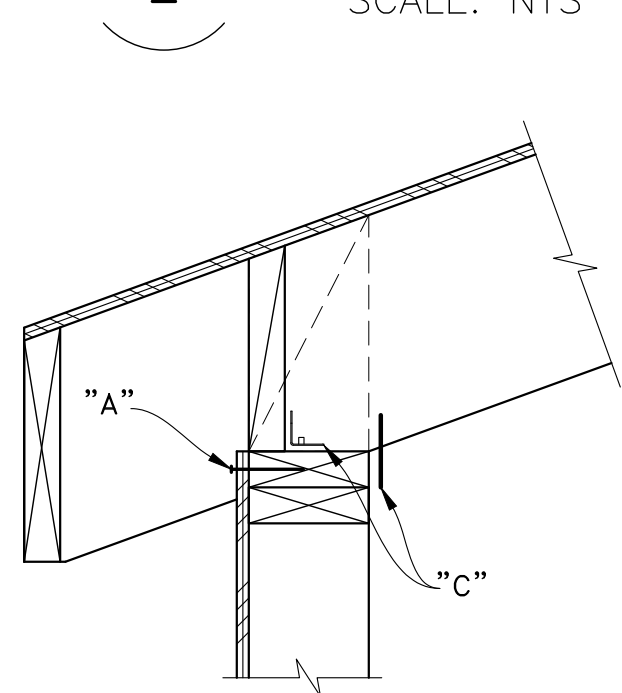
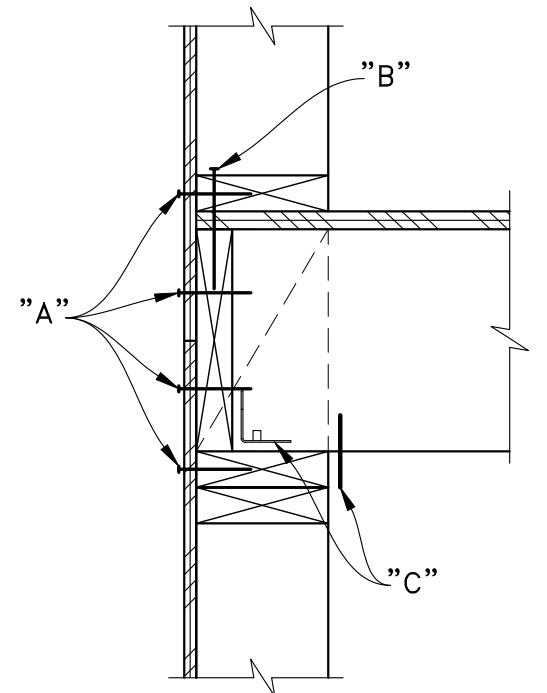
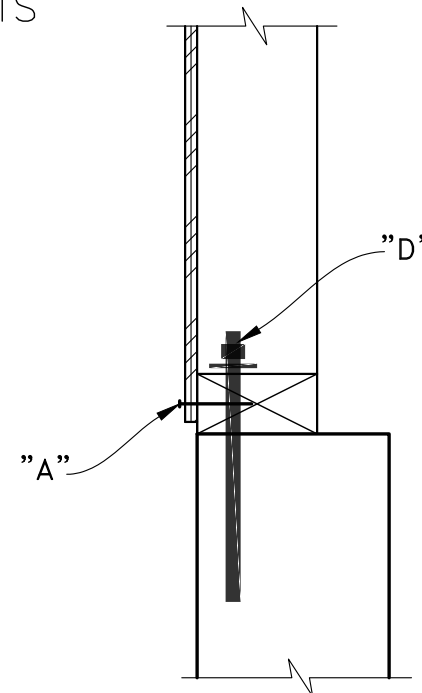
TYPICAL STUD WALL FRAMING

SCALE: NTS



TYPICAL DOUBLE TOP PLATE SPLICE

SCALE: NTS

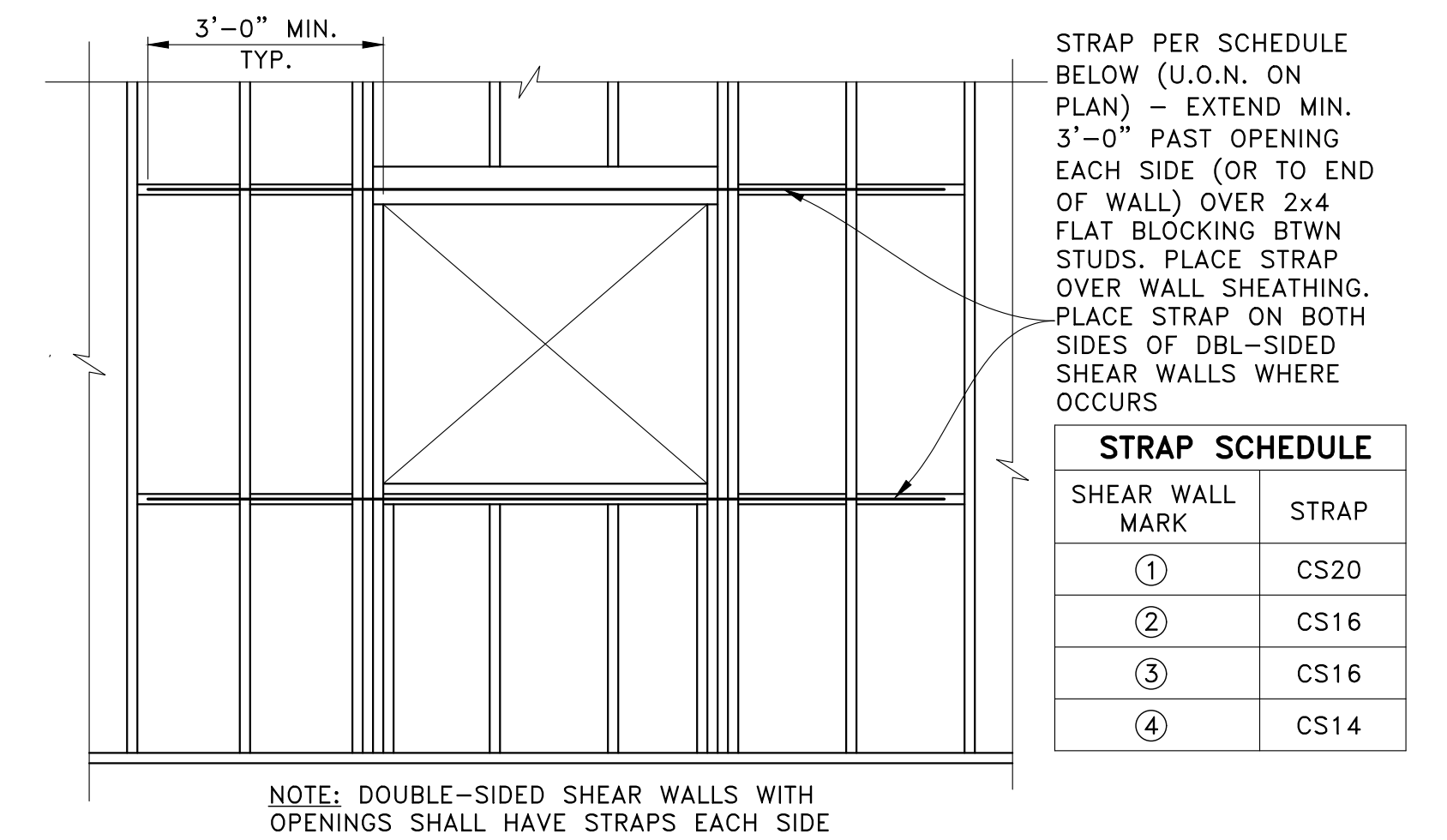


SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS)						
SHEAR WALL MARK	CAPACITY (PLF)	EDGE NAILING "A"	FIELD NAILING	FRAMING AT ADJOINING PANEL EDGES	SOLE PLATE FASTENERS "B"	FRAMING CLIPS "C"
①	310	10d@6" o.c.	10d@12" o.c.	2x NOMINAL	'SDS25600' @ 8" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 16" o.c. <sup>5</sup>
②	460	10d@4" o.c.	10d@12" o.c.	2x NOMINAL	'SDS25600' @ 8" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>
③	600	10d@3" o.c. <sup>1</sup>	10d@12" o.c.	3x OR 2-2x NOMINAL <sup>3</sup>	'SDS25600' @ 8" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>
④	770	10d@2" o.c. <sup>1</sup>	10d@12" o.c.	3x OR 2-2x NOMINAL <sup>3</sup>	'SDS25600' @ 4" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>
DBL SIDED ②	920	10d@4" o.c. <sup>1</sup>	10d@12" o.c.	3x OR 2-2x NOMINAL <sup>3</sup>	'SDS25600' @ 4" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>
DBL SIDED ③	1200	10d@3" o.c. <sup>1</sup>	10d@12" o.c.	3x OR 2-2x NOMINAL <sup>3</sup>	'SDS25600' @ 4" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>
DBL SIDED ④	1540	10d@2" o.c. <sup>1</sup>	10d@12" o.c.	3x OR 2-2x NOMINAL <sup>3</sup>	'SDS25600' @ 3" o.c. <sup>4</sup>	'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>

- NOTES**
- 1) STAGGER ROWS OF EDGE NAILING 1/2" APART. ON DBL SIDED WALLS, STAGGER EDGE NAILS ON PANELS ON OPPOSITE SIDES OF WALL.
  - 2) NAILING TO ALL INTERMEDIATE FRAMING MEMBERS IN FIELD OF PANEL
  - 3) PANEL EDGE NAILING SHALL BE STAGGERED. 2-2x FRAMING MEMBERS SUPPORTING PANEL EDGES SHALL BE FACE NAILED WITH 10d, SPACING TO MATCH PANEL EDGE NAILING, STAGGERED. STAGGER PANEL EDGES IN OPPOSITE PANELS MIN. 2'-0" APART ON DBL SIDED SHEAR WALLS.
  - 4) SCREWS SHALL HAVE MIN. 2" PENETRATION INTO RIM JOIST/ BLOCKING - USE LONGER SCREWS IF NECESSARY.
  - 5) FRAMING CLIPS ARE ONLY REQUIRED WHERE SPECIFIED ON FRAMING DETAILS.
  - 6) SEE GENERAL NOTES 7.6 & 7.8 FOR MORE INFORMATION.

SHEAR WALL SCHEDULE (S.W.S.)

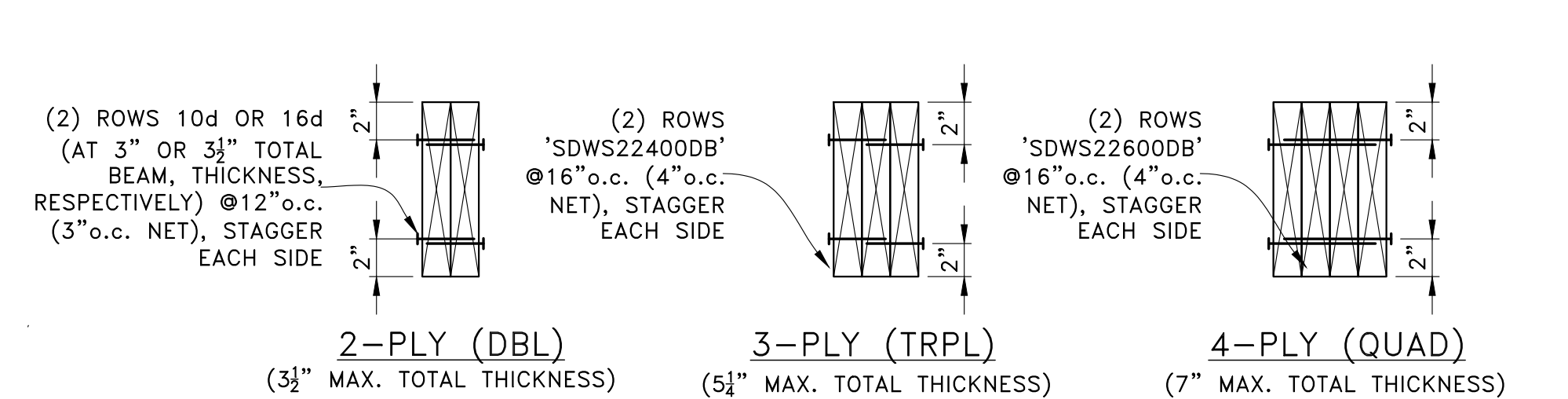
SCALE: NTS



TYPICAL SHEARWALL STRAP AROUND OPENINGS

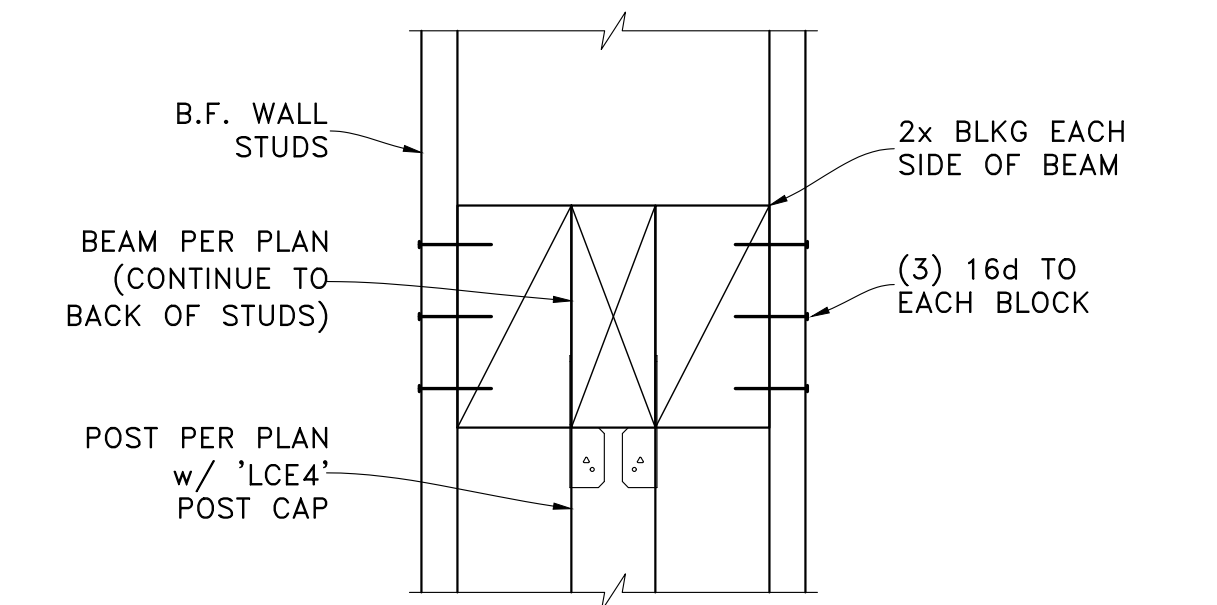
SCALE: NTS

STRAP SCHEDULE	
SHEAR WALL MARK	STRAP
①	CS20
②	CS16
③	CS16
④	CS14



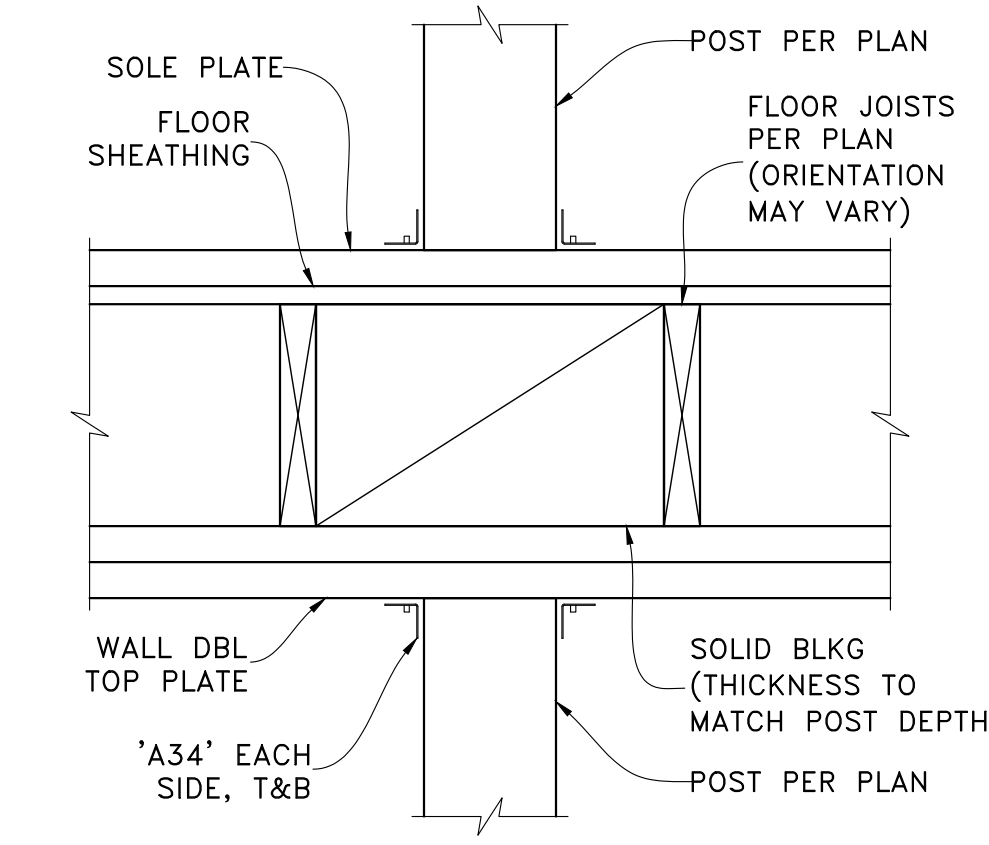
TYPICAL MULTI-PLY BEAM FASTENING

SCALE: NTS



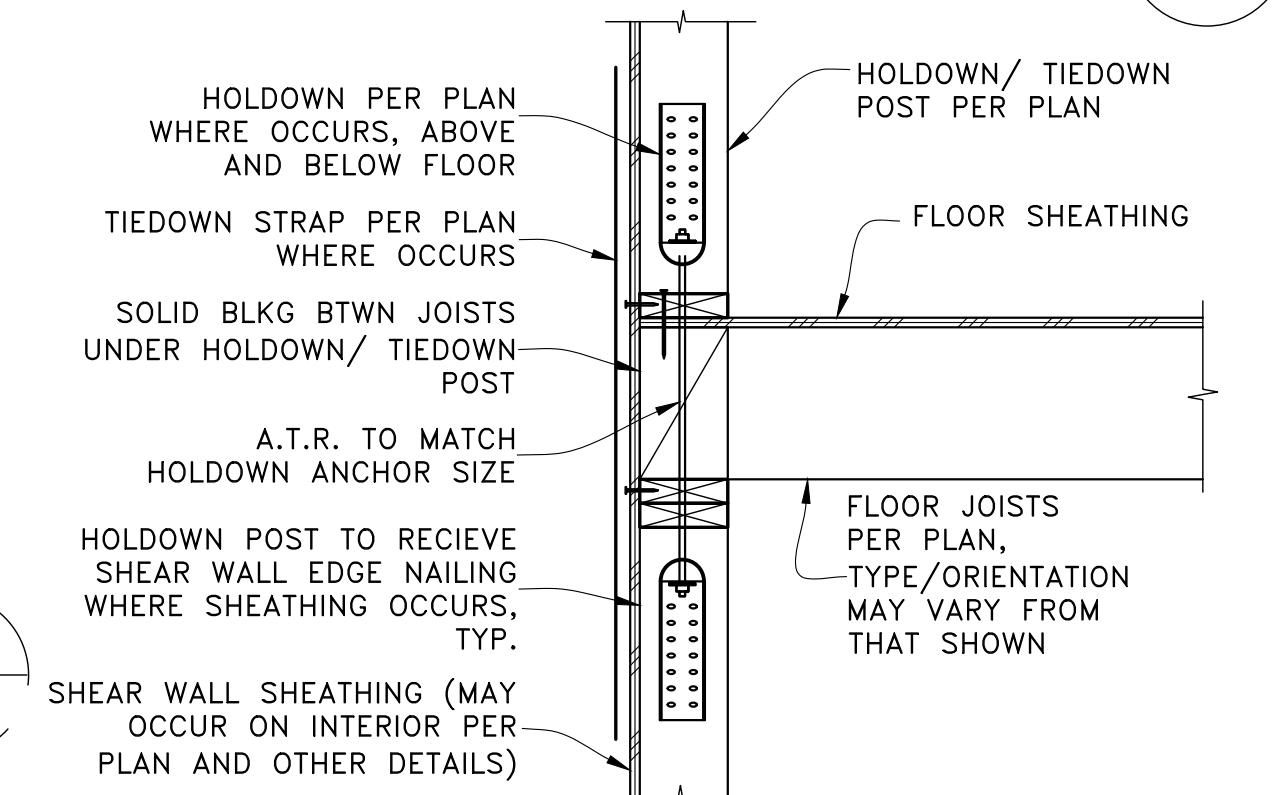
POST IN BALLOON-FRAMED WALL

SCALE: NTS



POST IN WALL AT FLOOR

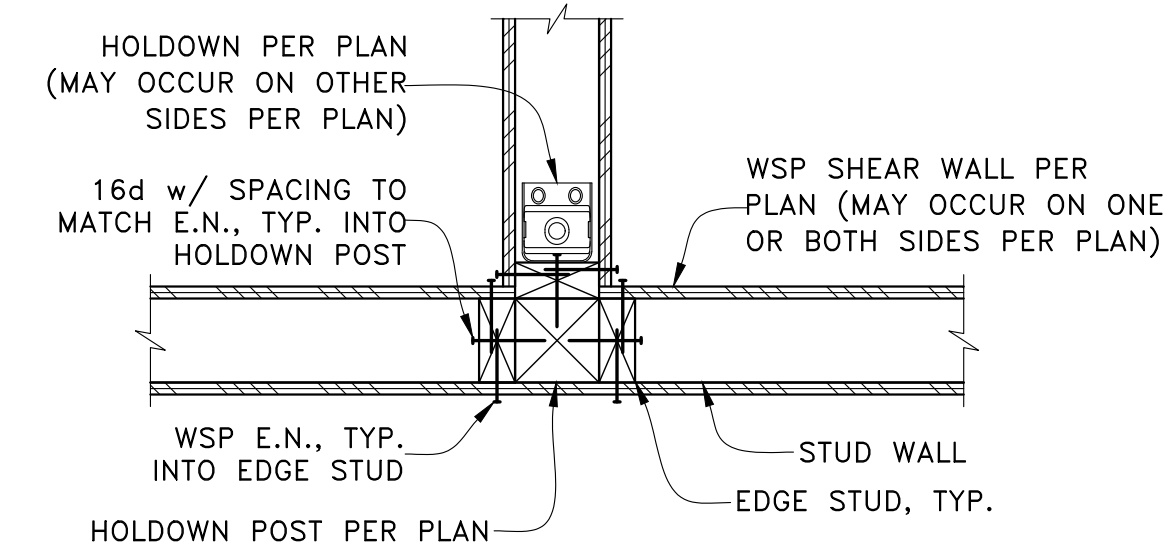
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TYPICAL UPPER FLOOR HOLDOWN OR TIEDOWN STRAP

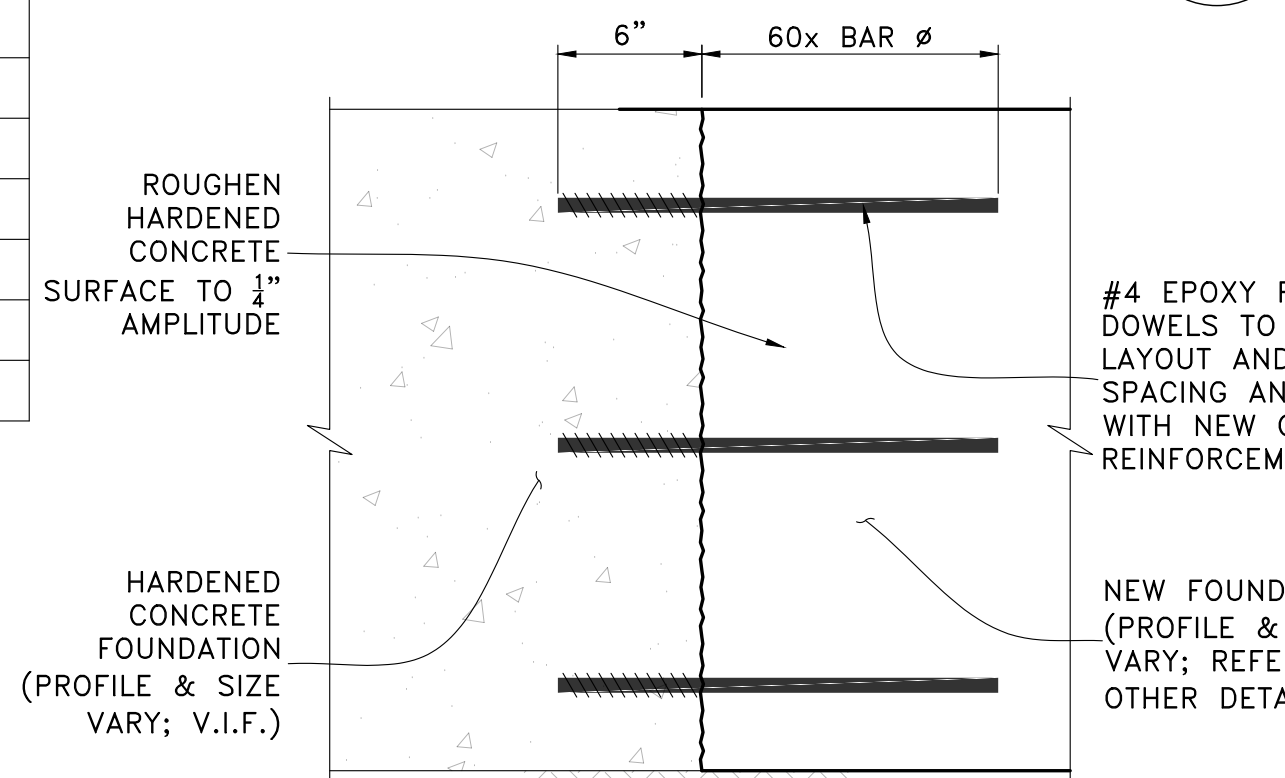
SCALE: NTS

HOLDOWN SCHEDULE		
HOLDOWN	ANCHOR	ANCHOR EMBEDMENT
HDU2	SB8x24	18"
HDU3	SB8x24	18"
HDU4	SB8x24	18"
HDU8	SB8x24	18"



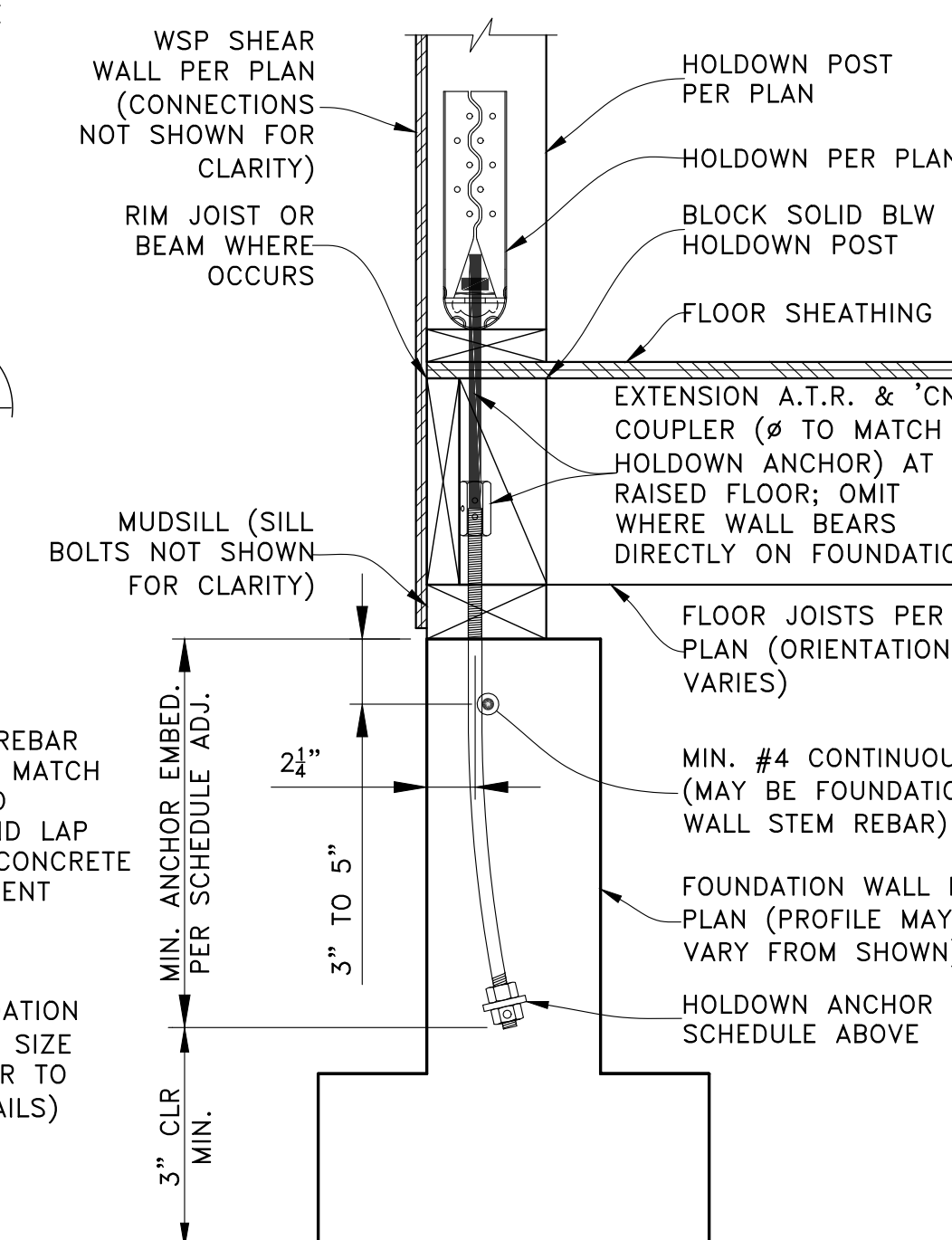
HOLDOWN AT CORNER

SCALE: NTS



TYPICAL FRESH TO HARDENED CONCRETE

SCALE: NTS



TYPICAL HOLDOWN AT FOUNDATION

SCALE: NTS

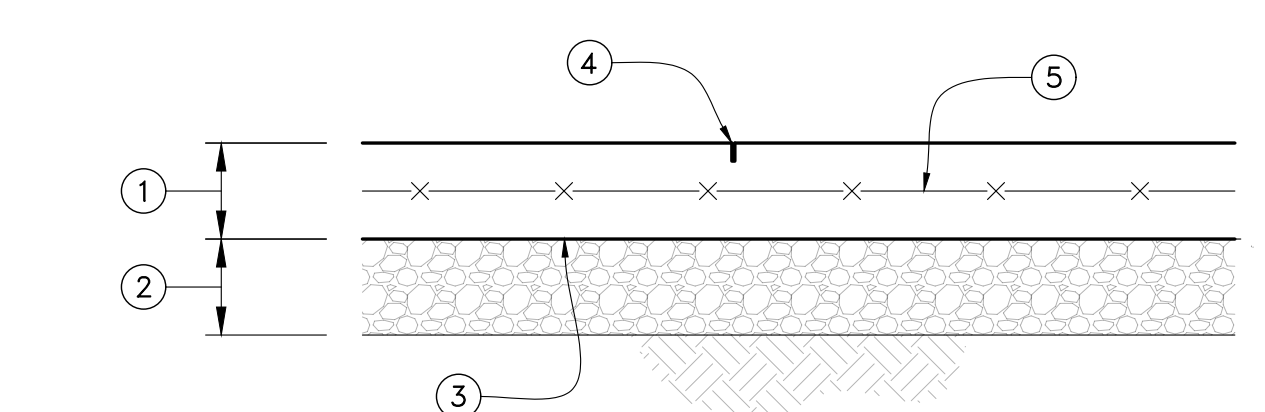


TYPICAL FOOTING AND WALL CORNERS

SCALE: NTS

SLAB ON GRADE DETAIL KEY

- 1) SLAB ON GRADE PER PLAN
- 2) 4" SUB-BASE PER GENERAL NOTE 6.4.2
- 3) VAPOR RETARDER BY ARCHITECT (S.A.D.)
- 4) CRACK CONTROL JOINTS PER GENERAL NOTE 6.4.1
- 5) W.W.F. PER PLAN. USE SPACERS BELOW MESH TO MAINTAIN POSITION AT CENTER OF SLAB



TYPICAL SLAB ON GRADE

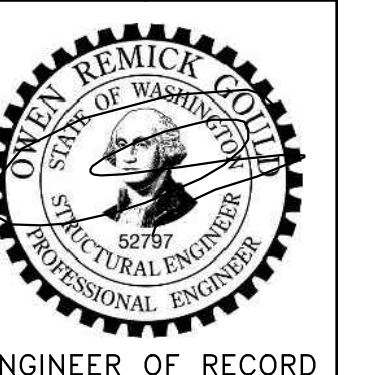
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CONSTRUCTION SET

NO.	DESCRIPTION	REV.	DATE
1	FIELD REVISION 1		
2	TST PLAN CHECK RESPONSE		
3	PERMIT SET		
4			

PROJECT: **NEW SINGLE-FAMILY DWELLING**  
9212 SE 33rd Pl  
Mercer Island, WA 98040

CLIENT: **BILL & VICTORIA PLUMMER**  
9212 SE 33rd Pl  
Mercer Island, WA 98040



ENGINEER OF RECORD

O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
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SHEET TITLE: **TYPICAL DETAILS**

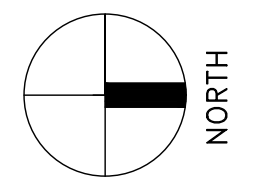
SCALE: AS NOTED  
SHEET NO. **S2**  
JOB NO. 21006

# PLAN LEGEND

	CONCRETE WALL PER FOUNDATION SCHEDULE TO RIGHT
	CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE TO RIGHT
	POST ABOVE FOUNDATION PER (F/S2) (E/S7) (G/S7)
	POST & HOLDOWN PER (L/S2) SIM.
	STEEL RECTANGULAR HSS COLUMN PER (A/S9)
	EPOXY REBAR DOWEL FRESH TO HARDENED CONCRETE AT CJ PER (K/S2)
	'HDU5' 'DRAG ANCHOR' CONNECTING DBL TOP PLATE TO ABUTTING FOUNDATION WALL PER (J/S7)
CFW	CENTER THIS INTERIOR FOUNDATION WALL ON HSS POST ABOVE (SEE MAIN FLOOR PLAN) & ROTATE HOLDOWN ANCHORS TO CENTER IN FOUNDATION WALL
HAB	CIP HOLDOWN ANCHOR BOLT. REFER TO MAIN FLOOR FRAMING PLAN (SHEET S4) FOR HOLDOWN SIZES & DETAIL CALLOUT SPECIFYING ANCHOR BOLTS
HCW	HOLDOWNS OCCUR @ T&B OF CRIPPLE WALL, TYP. THIS WALL LINE
VO	VENT OPENING FORMED INTO T.O. FNDN WALL (S.A.D. FOR EXACT SIZE & LOCKS). MUDSILL SHALL BE CONT. OVER TOP. ADJUST F.d.s TO EACH SIDE OF OPENING.
WS	STEP IN T.O. F.N. WALL (VERIFY WITH ARCHITECT. IF DIFFERENT, NOTIFY ENGINEER FOR ADDITIONAL REQUIREMENTS PRIOR TO FORMWORK INSTALLATION)

# FOUNDATION SCHEDULE

F1	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (A/S7) (K/S7)
F2	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (B/S7) (K/S7)
F3	EXTERIOR 8" SLAB ON GRADE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (C/S7) (K/S7)
F5	INTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (D/S7)
F6	EXTERIOR 6" DECK FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (E/S9) (2)
F7	INTERIOR 2'-0" SQ. PAD FOOTING PER (E/S7)
F8	INTERIOR 2'-6" SQ. PAD FOOTING PER (E/S7)
F9	EXTERIOR 2'-0" SQ. PAD FOOTING PER (G/S7)



## CONSTRUCTION SET

10-20-23	FIELD REVISION 1	07-27-22	1ST PLAN CHECK RESPONSE
05-14-21	PERMIT SET		
REV	DATE	DESCRIPTION	

PROJECT: **NEW SINGLE-FAMILY DWELLING**  
 9212 SE 33rd PI  
 Mercer Island, WA 98040

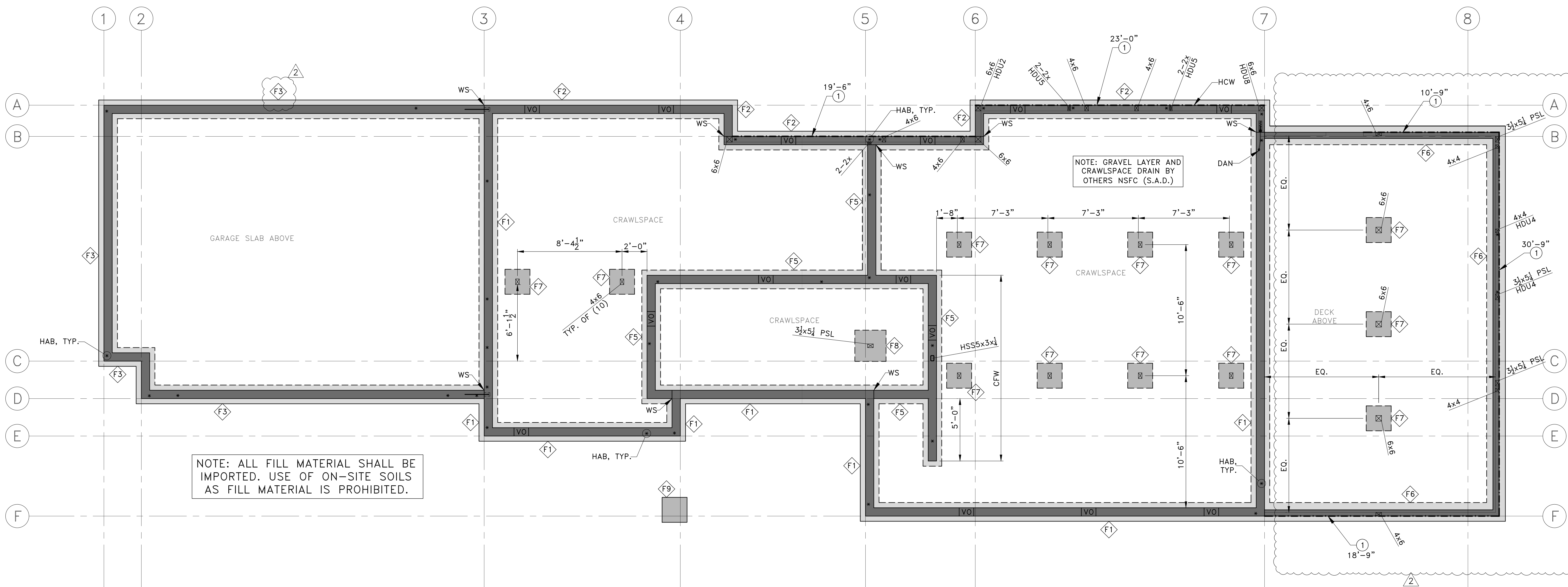
CLIENT: **BILL & VICTORIA PLUMMER**  
 9212 SE 33rd PI  
 Mercer Island, WA 98040



ENGINEER OF RECORD  
**O.G. ENGINEERING, PLLC**  
 8645 22nd Ave SW, SEATTLE, WA 98106  
 (206) 290-4608  
 owen@ogengineer.com

SHEET TITLE: **CRAWLSPACE FOUNDATION PLAN**

SCALE: AS NOTED  
 SHEET NO. **S3**  
 JOB NO. 21006



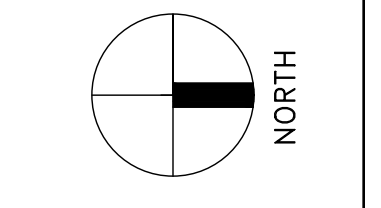
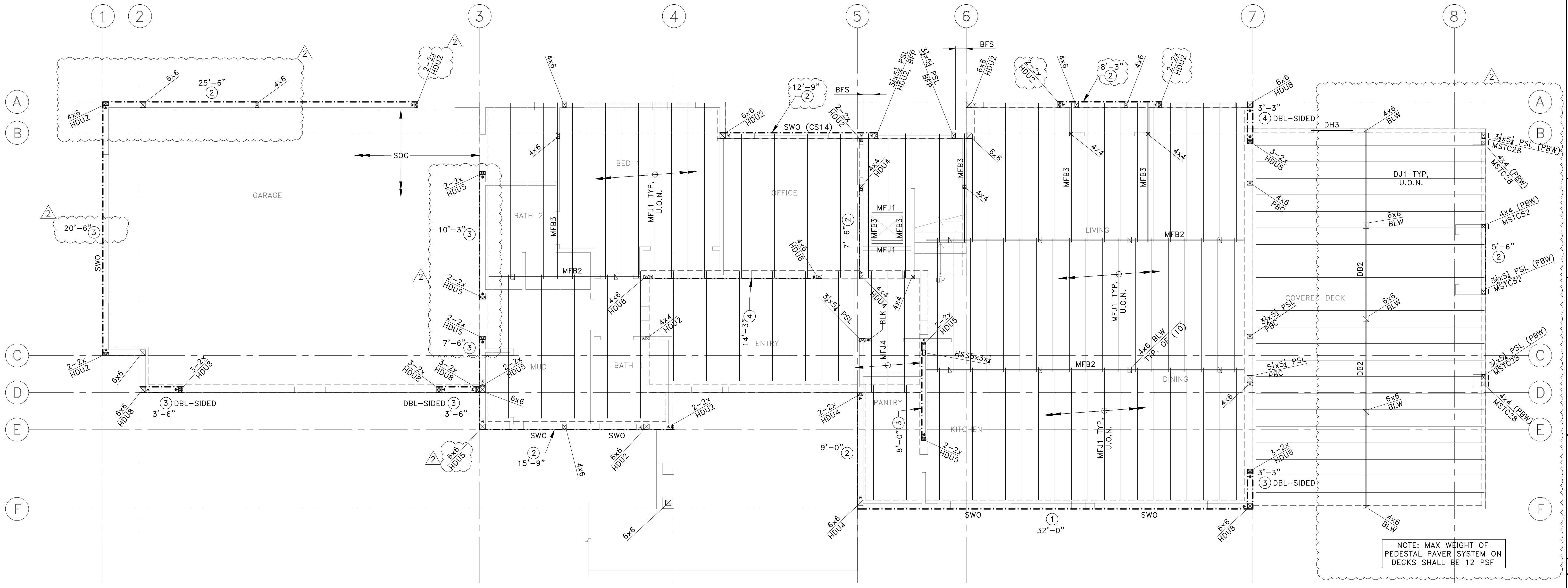


# PLAN LEGEND

	FULL-HEIGHT CONCRETE WALL PER (E/S9)		
	STUD WALL ABOVE FLOOR	PBC	POST SHALL HAVE 'ABUZ' BASE (SIZE TO MATCH POST) BEARING DIRECTLY ON TOP OF FNDN STEM WALL w/ 3/8" EPOXY ANCHOR w/ 12" MIN. EMBED. INTO CONCRETE. PACK MIN. 7000psi NON-SHRINK, NON-METALLIC GROUT SOLID UNDER 1" POST BASE STANDOFF PLATE PRIOR TO INSTALLATION.
	WALL BELOW FLOOR		
	WINDOW BY ARCH (S.A.D.)	PBW	POST SHALL EXTEND DOWN THROUGH DECK JOIST SPACE TO BEAR ON T.O. DBL TOP PLATE BLW
	1/2" W.S.P. SHEAR WALL TYPE (X) w/ MIN. LENGTH 'L' PER (H/S2, A-D/S7, A-B/S8, M/S8, A/S9)	SOG	4" CONCRETE SLAB ON GRADE (N/S2) w/ 6x6-W4.5xW4.5 W.W.F. PER (S2)
	POST ABOVE OR BELOW FLOOR PER (E-G/S2, E/S7, G/S7)	SWO (ALT. STRAP)	STRAP AROUND OPNGS IN SHEAR WALL PER (B/S2) (USE ALTERNATE STRAP IF INDICATED IN PARENTHESES ON PLAN)
	POST & HOLDOWN PER (J/S2, L/S2) SIM.		
	STEEL RECTANGULAR HSS COLUMN PER (A/S9)		
	3/2x11/8 LSL SOLID BLK BTWN JOISTS BLW MAIN FLOOR POST/ ABOVE CRAWLSPACE POST		
	B.F. POST FROM MAIN FLOOR TO ROOF w/ 'A35' EACH SIDE, T&B		
	1 1/2x5 1/2 LVL STUDS @16" o.c. w/ 'A35' T&B, B.F. FROM MAIN FLOOR TO ROOF (ADJ. TO MAIN FLOOR STAIR OPNG)		
	BEAM HANGER		FLUSH-FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)
	JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL-DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT		

# FRAMING SCHEDULE

CALLOUT	JOIST/BREAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
MFJ1	1 1/2 TJI 360 @16" o.c.	MIT3511.88	(A-B/D-E/S7, S7)
MFB2	5 1/2x10 1/2 GLB (DROPPED)	N/A	(E/S7)
MFB3	3 1/2x11 1/8 LSL (FLUSH)	N/A	N/A
MFJ4	1 1/2x11 1/8 LVL @16" o.c. (BLW WALL SUPPORTING HOT TUB)	N/A	(D/S7)
DJ1	1 1/2 LVL @16" o.c. (RIPPED TO SLOPE, S.A.D., 8" MIN DEPTH AT LOW END)	HU9	(E/S9)
DB2	6x10 (DROPPED)	N/A	(SIM, E/S7)
DH3	4x6 (DROPPED ACCESS OPNG HEADER)	N/A	(A/S2)

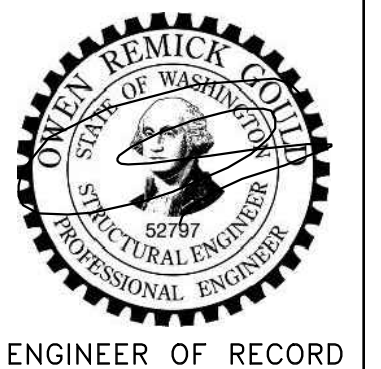


## CONSTRUCTION SET

REV	DATE	DESCRIPTION
10-20-23		FIELD REVISION 1
07-27-22		1ST PLAN CHECK RESPONSE
05-14-21		PERMIT SET

PROJECT: **NEW SINGLE-FAMILY DWELLING**  
 9212 SE 33rd Pl  
 Mercer Island, WA 98040

CLIENT: **BILL & VICTORIA PLUMMER**  
 9212 SE 33rd Pl  
 Mercer Island, WA 98040



ENGINEER OF RECORD  
**O.G. ENGINEERING, PLLC**  
 8645 22nd Ave SW, SEATTLE, WA 98106  
 (206) 290-4608  
 ovent@ogengineer.com

SHEET TITLE: **MAIN FLOOR FRAMING PLAN**

SCALE: AS NOTED  
 SHEET NO. **S4**  
 JOB NO. 21006

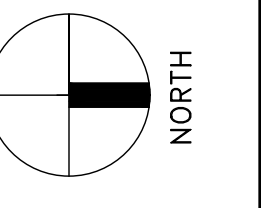
# PLAN LEGEND

	STUD WALL ABOVE FLOOR	HDR	DROPPED HEADER OVER WALL OPNG BLW PER (A/S2)
	WALL BELOW FLOOR	HTW	MAX. FILLED HOT TUB WEIGHT = 8000 LBS
	WINDOW BY ARCH (S.A.D.)	ITS	INTERIOR STAIR FRAMING PER (I/S7)
	3/4\"/>	SKR	SKIRT ROOF FRAMING PER (G/S7)
	POST ABOVE OR BELOW FLOOR PER (E-G/S2)	SKH	2x8 SKIRT ROOF HIP BEAM & 2x6 HORIZ. STRUT PER (G/S7)
	POST & HOLDOWN OR TIEDOWN STRAP PER (J/S2)	SNS	NAIL EVERY OTHER ROUND HOLE IN STRAP TO 2x4 FLAT BLKG OUTSIDE OF LAP OVER BEAM OR RIM JOIST
	METAL STRAP PER PLAN & STRAP SCHEDULE ON SHEET S6. E.N. FLOOR SHEATHING TO ENTIRE LENGTH OF BEAMS/ JOISTS ATTACHED TO STRAPS	SWO (ALT. STRAP)	STRAP AROUND OPNGS IN SHEAR WALL PER (USE ALTERNATE STRAP IF INDICATED IN PARENTHESES ON PLAN) (B/S2)
	STEEL RECTANGULAR HSS COLUMN PER (A/S9)	WHR	'HUC412' HANGER WELDED TO STEEL BEAM UFB5 END PL W/ (6) 1\"/>
	B.F. JAMB POST FROM MAIN FLOOR TO ROOF; INSTALL 'A35' EACH SIDE, T&B TO MAIN FLOOR SOLE PLATE & ROOF DBL TOP PLATE		
	FULL HEIGHT CONCRETE WALL LINTEL BLW PER (E/S9)	BEAM HANGER OR SHEAR TAB	FLUSH-FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)
	1 1/2\"/>		
	'HDU4' HOLDOWN TIE SIDE OF EACH BEAM W/ 3/8\"/>		JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL-DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT

# FRAMING SCHEDULE

CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
UFJ1	1 1/2\"/>	MIU3.56/11	(A-B/S8)	UFB15	5 1/2\"/>	N/A	(N/S8)
UFJ2	3 1/2\"/>	N/A	(A/S8)	LRT1*	LOW ROOF TRUSSES @24\"/>	BY SUPPLIER	(J/S8) LRT1 SHALL RELY ON D-LINE BEARING WALL FOR SUPPORT
UFJ3	1 1/2\"/>	MIU2.37/11	(A-B/S8)	LRR2	2x6 @24\"/>	LRU26Z (STRAIGHT) LSSJ26Z (SKEWED)	(H-1/S8)
UFB4	5 1/2\"/>	HUCQ610	(N/S8)	LRB3	2x8 (HIP)	LSSJ28Z	(SIM/H-1/S8)
UFB5	W10x26 (FLUSH)	SHEAR TAB (SEE DETAIL)	(SIM/N/S8) (D-F/S8) (A/S9)	LRB4	5 1/2\"/>	N/A	(SIM/H/S8)
UFB6	W10x19 (FLUSH)	N/A	(SIM/D-F/S8) (H/S8) (SIM)	LRH5	(2) 2x12 (DROPPED HEADER)	N/A	(A/S2)
UFB7	3 1/2\"/>	HUCQ410	(G/S7)	LRB6	3 1/2\"/>	N/A	(SIM/H/S8)
UFB8	5 1/2\"/>	HGUS.50/12	(SIM/B/S9)	UDJ1	1 1/2\"/>	HU11	(B/S9)
UFB9	5 1/2\"/>	EG05.62-SDS w/ 'SDS25212's TO WEB FILLER	(C/S8)	UDH2	(2) 1 1/2\"/>	N/A	(A/S2)
UFB10	W18x40 (T.O UFB10 FLUSH w/ T.O UFJ1)	N/A	(A-B/S9)	UDJ3	DBL UDJ1 @ 16\"/>	HU410	(B/S9) SISTER PLIES w/ (2) STAGGERED ROWS 16d@6\"/>
UFH11	5 1/2\"/>	N/A	(A/S2) (A/S9)	TB1	5 1/2\"/>	HH6	N/A
UFB12	5 1/2\"/>	HHUS.50/10	(J/S8)	LJ1	2x10 @16\"/>	LUS210	(H/S7)
UFB13	5 1/2\"/>	HU612	N/A	LB2	4x10	N/A	(G/S2)
UFH14	5 1/2\"/>	N/A	(SIM/A/S2)				

\*ALL METAL-PLATE CONNECTED WOOD TRUSSES, STRUCTURAL FASCIA MEMBERS AND CONNECTIONS TO OTHER TRUSSES/FASCIA'S ARE DESIGN-BUILT BY TRUSS SUPPLIER. DIMENSIONS, SPANS AND SUPPORT CONDITIONS VARY BETWEEN TRUSSES AND FASCIA'S OF THE SAME CALLOUT (S.A.D.). REFER TO SHEET S1, GENERAL NOTE 7.10 FOR TRUSS DESIGN CRITERIA AND OTHER INFO.

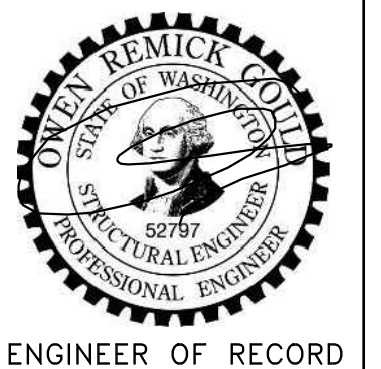


## CONSTRUCTION SET

10-20-23	FIELD REVISION 1
07-27-22	TST PLAN CHECK RESPONSE
05-14-21	PERMIT SET
	DESCRIPTION
	DATE

PROJECT: NEW SINGLE-FAMILY DWELLING  
9212 SE 33rd PI  
Mercer Island, WA 98040

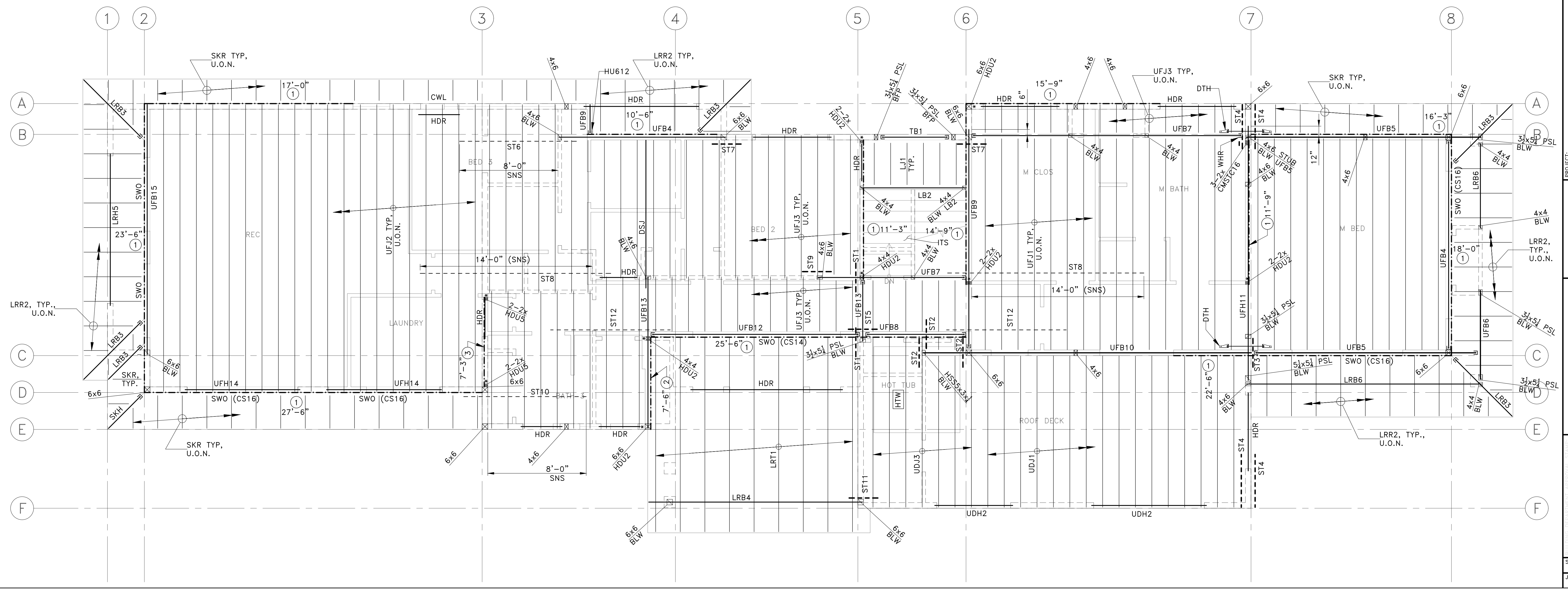
CLIENT: BILL & VICTORIA PLUMMER  
9212 SE 33rd PI  
Mercer Island, WA 98040



ENGINEER OF RECORD  
O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4608  
owen@ogengineer.com

SHEET TITLE: UPPER FLOOR FRAMING PLAN

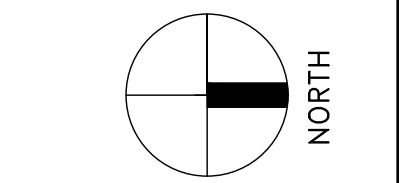
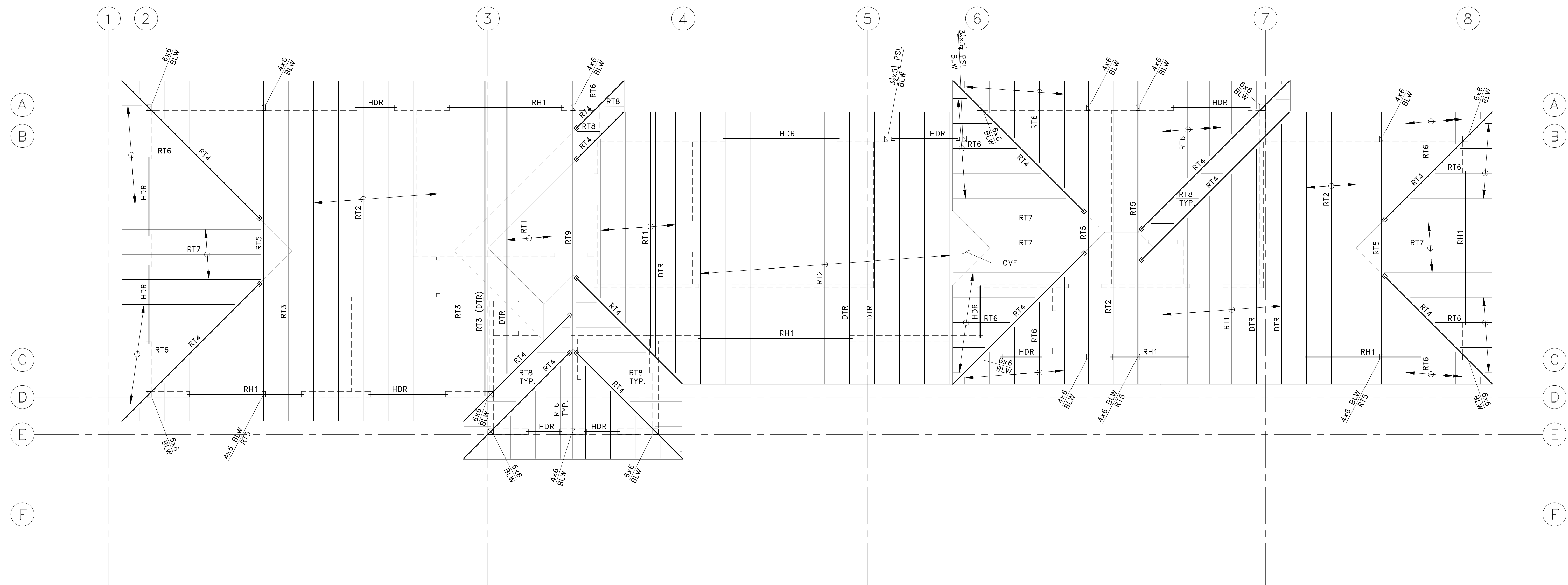
SCALE: AS NOTED	SHEET NO. S5
JOB NO. 21006	





PLAN LEGEND			FRAMING SCHEDULE				STRAP SCHEDULE	
	WALL BELOW FLOOR		CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	ST1	'LSTA30' STRAP o/ FLOOR SHEATHING o/ 1ST JOIST ADJ. TO G.L. 5 SHEAR WALL RIM JOIST. (ADD JOISTS AS REQ'D TO ALIGN w/ STRAPS)
	POST BELOW ROOF PER (E-F) S2		RT1*	IRREGULAR COMMON TRUSSES @24"o.c.	BY SUPPLIER	(K) S7	ST2	'LSTA30' STRAP U/S OF FLOOR BEAM/JOIST TO UDJ1 (ADD UDJ1 AS REQ'D TO ALIGN w/ STRAP)
	METAL STRAP PER PLAN		RT2*	COMMON GABLE TRUSSES @24"o.c.	N/A	(K) S7	ST3	'MSTC40' STRAP o/ WALL SHEATHING OUTSIDE OF DBL TOP PLATE ACROSS UFB10 PER (A) S9
			RT3*	STEP DOWN TRUSS	N/A	(K) S7	ST4	'CS14"x6"-0" STRAP OUTSIDE OF WALL SHEATHING o/ B.O. HDR TO 2x4 FLAT BLKG BTWN SHEAR WALL STUDS PER (B) S2 SIM
			RT4*	HIP JACK TRUSS	BY SUPPLIER	(K) S7	ST5	'MSTA30' STRAP o/ FLOOR SHEATHING o/ T.O. ABUTTING BEAMS
			RT5*	HIP GIRDER TRUSS	BY SUPPLIER	(K) S7	ST6	'CS16' STRAP o/ FLOOR SHEATHING, LAP MIN. 18" o/ BEAM AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS
			RT6*	CORNER JACK TRUSSES @24"o.c.	BY SUPPLIER	(K) S7	ST7	'MSTA30' U/S BEAM TO T.O. DBL TOP PLATE PER (C) S9
DTR	DRAG TRUSS CARRYING LATERAL LOADS; ATTACH TO SHEAR WALL BELOW PER (L) SUPPLIER SHALL DESIGN TRUSS FOR (S8) "LATERAL DRAG TRUSS LOADS" SPECIFIED ON SHEET S1, GENERAL NOTE 7.10.2 IN ADDITION TO SPECIFIED VERTICAL LOADS		RT7*	END JACK TRUSSES @24"o.c.	BY SUPPLIER	(K) S7	ST8	(2) 'CS16' STRAPS (SIDE BY SIDE) o/ FLOOR SHEATHING, LAP MIN. 36" o/ BEAM OR RIM JOIST AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS
HDR	DROPPED HEADER OVER WALL OPNG BLW PER USE 'HUC' HANGER (DEPTH TO MATCH HEADER) TO FULL-HEIGHT POST WHERE OCCURS (A) S2		RT8*	PARTIAL HIP TRUSSES @24"o.c.	BY SUPPLIER	(K) S7	ST9	'MSTC66' U/S BEAM TO T.O. DBL TOP PLATE PER (C) S9
OVF	TRUSS OVER-FRAMING BY TRUSS SUPPLIER		RT9*	GIRDER TRUSS	N/A	(K) S7	ST10	'CS16' STRAP o/ FLOOR SHEATHING, LAP MIN. 36" o/ ADDED 1 1/2 LSL BLKG SISTERED INSIDE OF RIM JOIST w/ (2) STAGGERED ROWS 16d@3"o.c. NET AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS
			RH1	(2) 1 1/2 x 11 1/2 LVL (DROPPED HEADER)	N/A	(A) S2	ST11	'MSTA30' STRAP o/ T.O. BEAM TO T.O. DBL TOP PLATE
							ST12	'CS20' STRAP o/ FLOOR SHEATHING, LAP MIN. 18" o/ BEAM AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS
							ST13	'CMSTC16' STRAP o/ WALL SHEATHING OUTSIDE FACE OF SHEAR WALL DBL PLATE PER (A) S9

\*ALL METAL-PLATE CONNECTED WOOD TRUSSES, STRUCTURAL FASCIA MEMBERS, THEIR CONNECTIONS TO OTHER TRUSSES/FASCIAS AND TRUSS EAVE BLKG ARE DESIGN-BUILD BY TRUSS SUPPLIER. DIMENSIONS, SPANS AND SUPPORT CONDITIONS VARY BETWEEN MEMBERS OF THE SAME CALLOUT (S.A.D.). REFER TO SHEET S1, GENERAL NOTE 7.10 FOR TRUSS DESIGN CRITERIA AND OTHER INFO. SEE PLAN LEGEND TO LEFT WHERE "DTR" IS INDICATED ON ROOF TRUSSES.



CONSTRUCTION SET	
10-20-23	FIELD REVISION 1
07-27-22	1ST PLAN CHECK RESPONSE
05-14-21	PERMIT SET
	DESCRIPTION
	DATE
	REV

PROJECT: NEW SINGLE-FAMILY DWELLING  
9212 SE 33rd PI  
Mercer Island, WA 98040

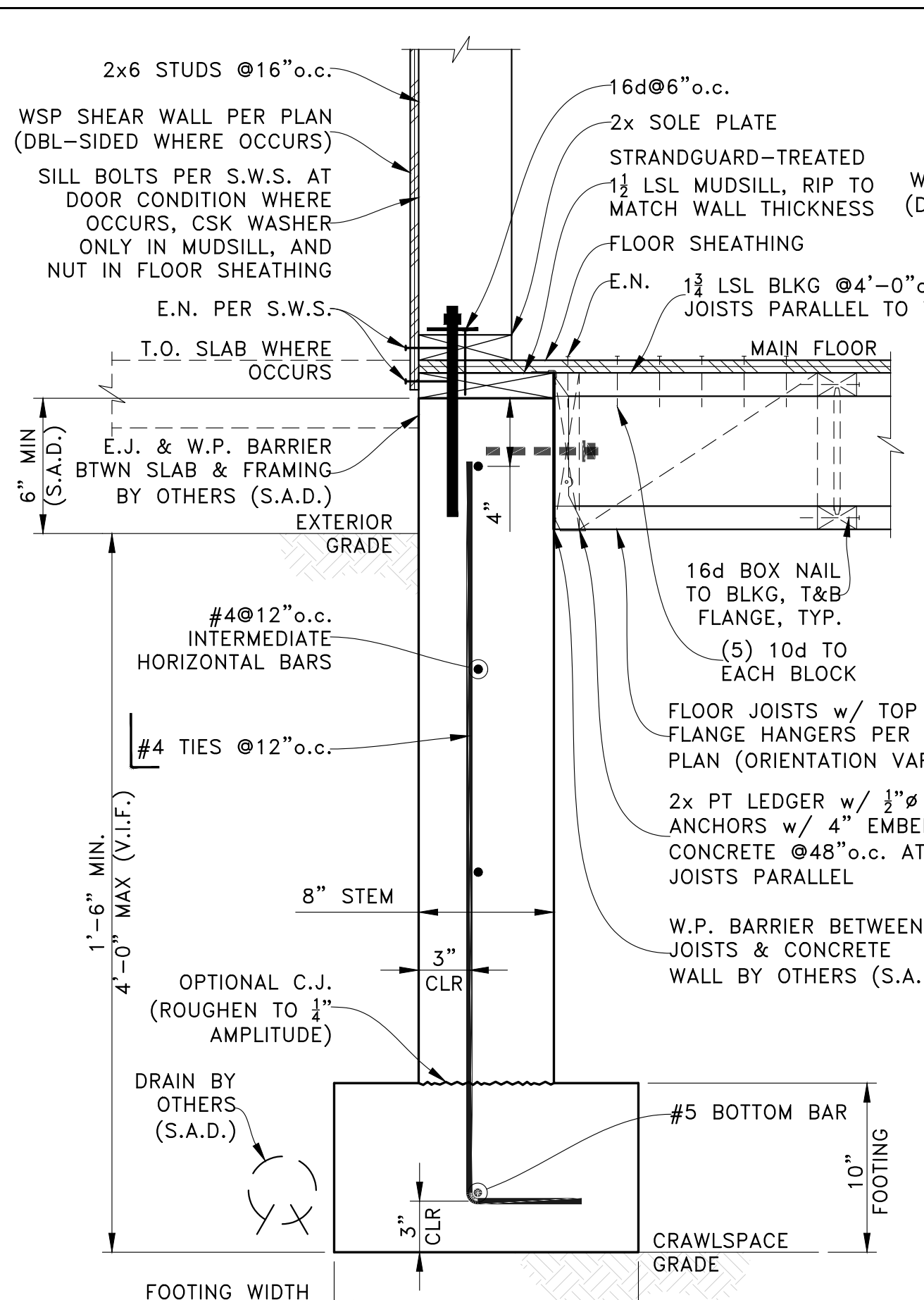
CLIENT: BILL & VICTORIA PLUMMER  
9212 SE 33rd PI  
Mercer Island, WA 98040



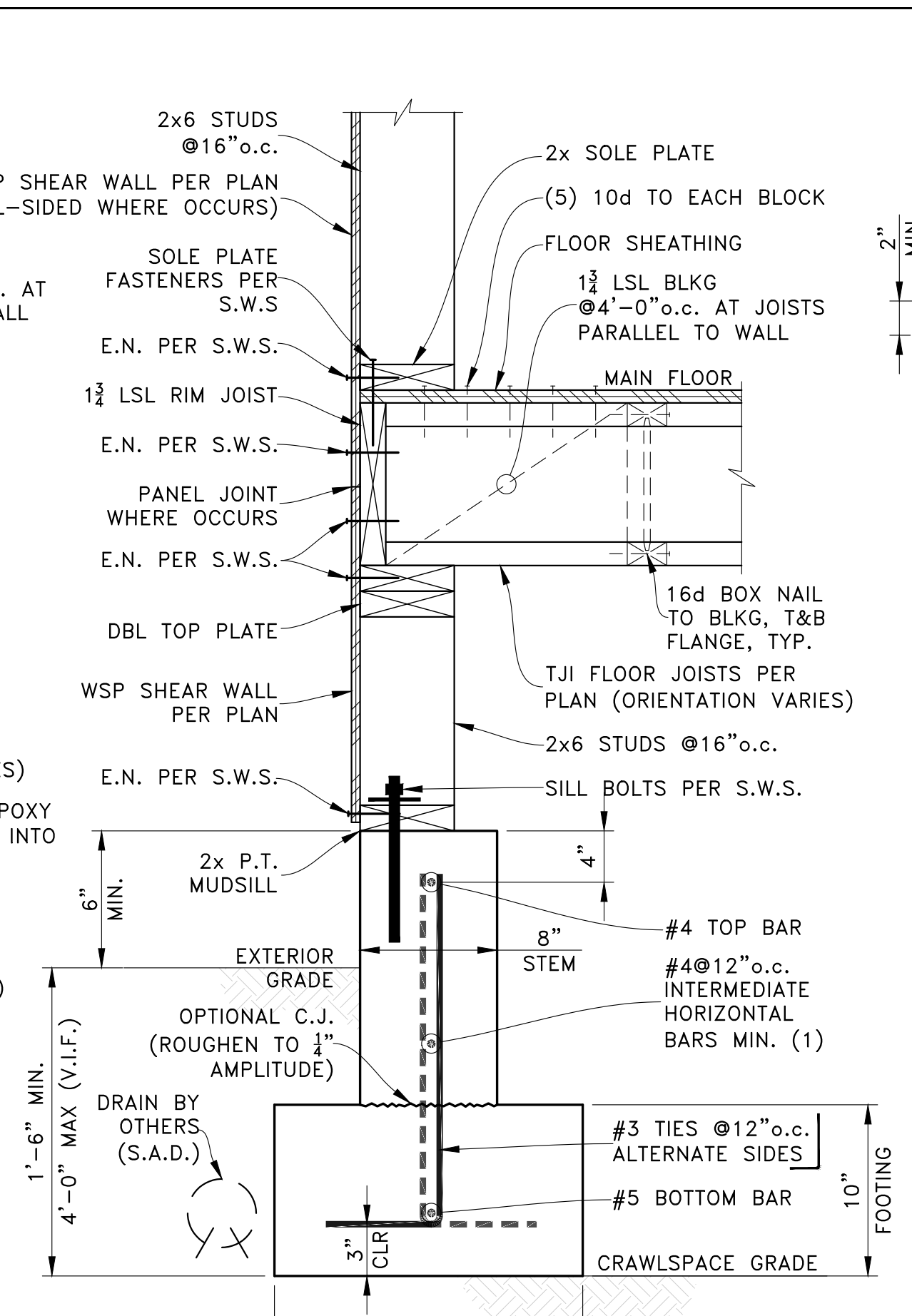
ENGINEER OF RECORD

O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4608  
owen@ogengineer.com

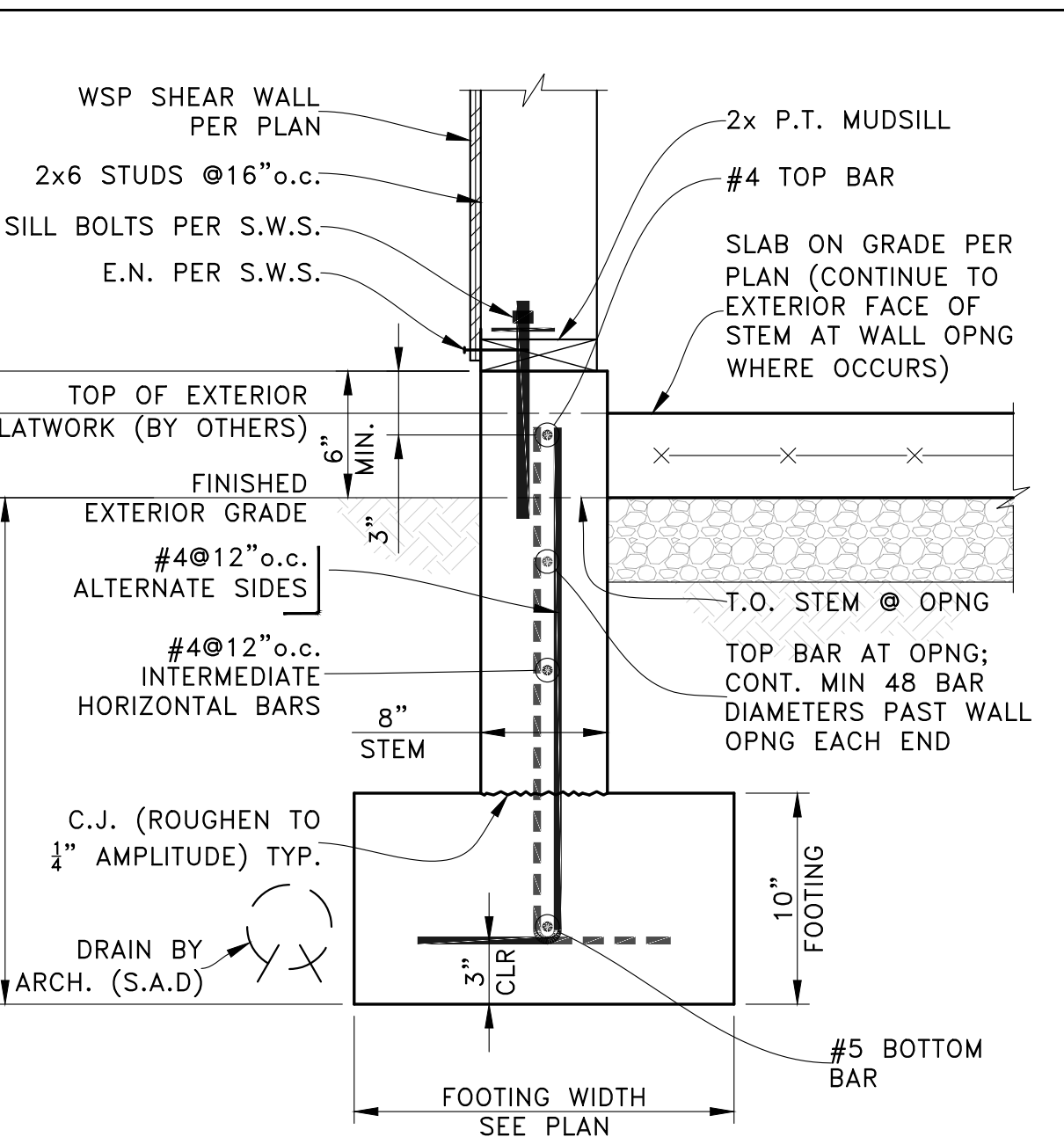
SHEET TITLE: ROOF FRAMING PLAN



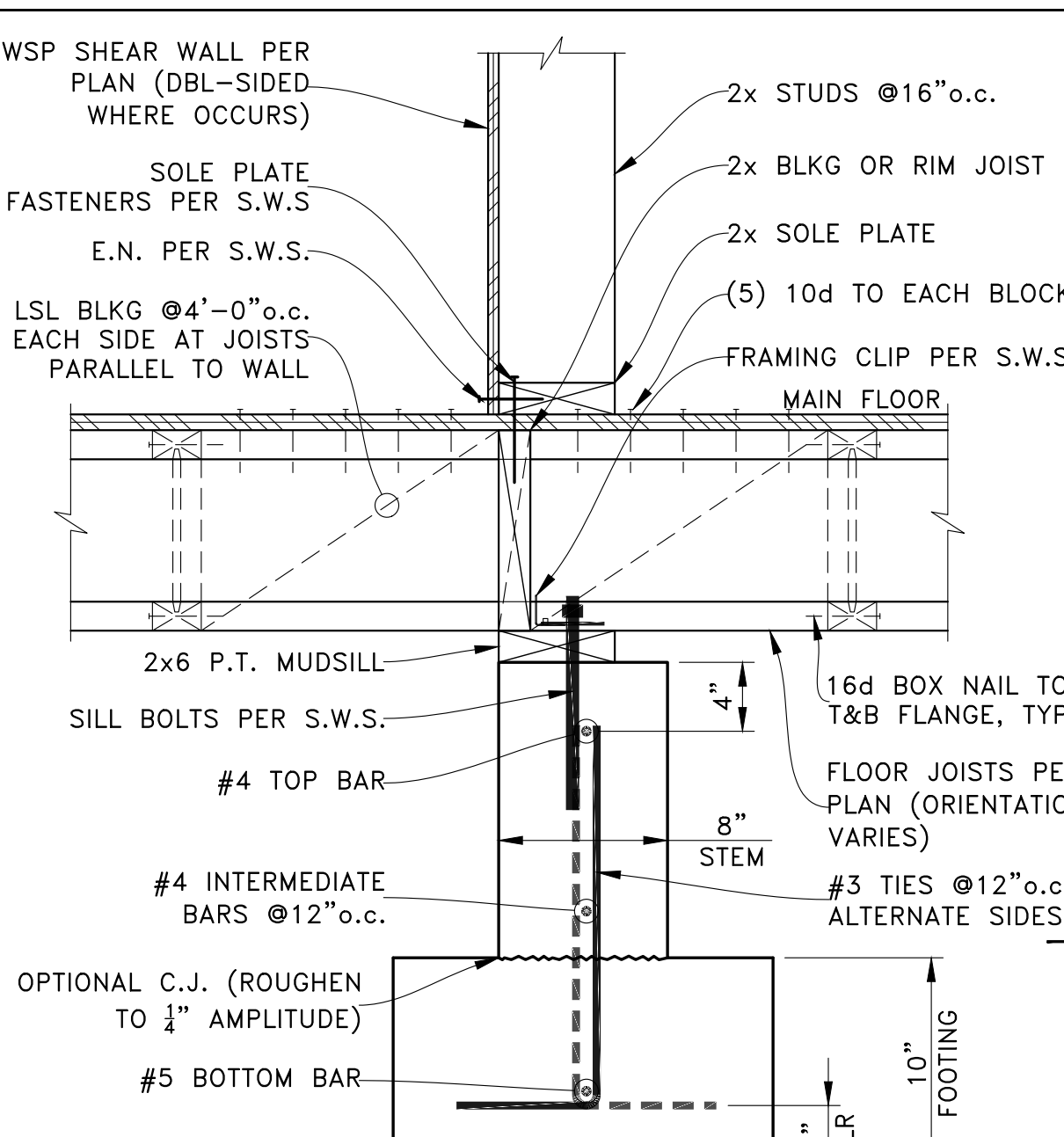
**EXTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



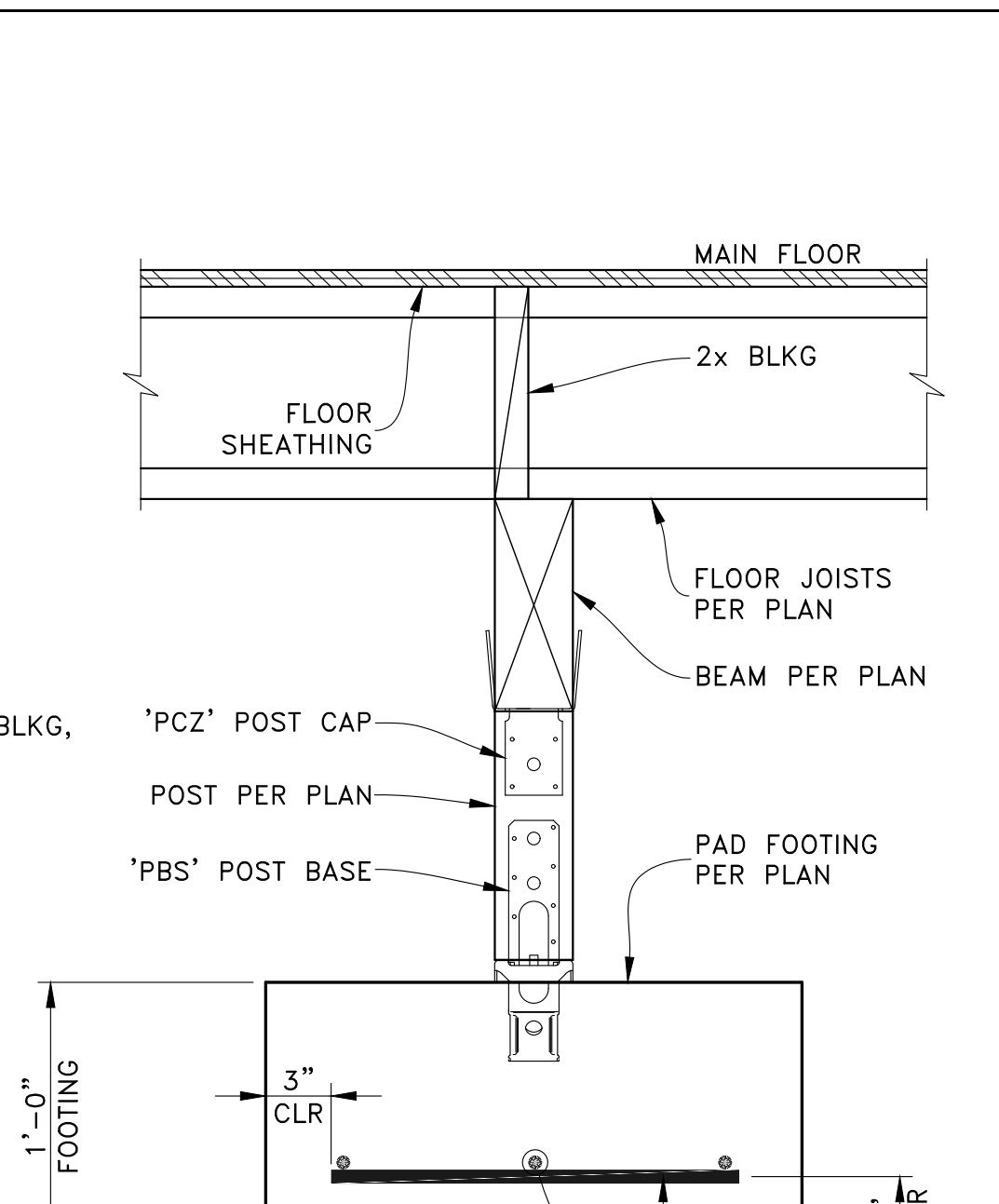
**EXTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



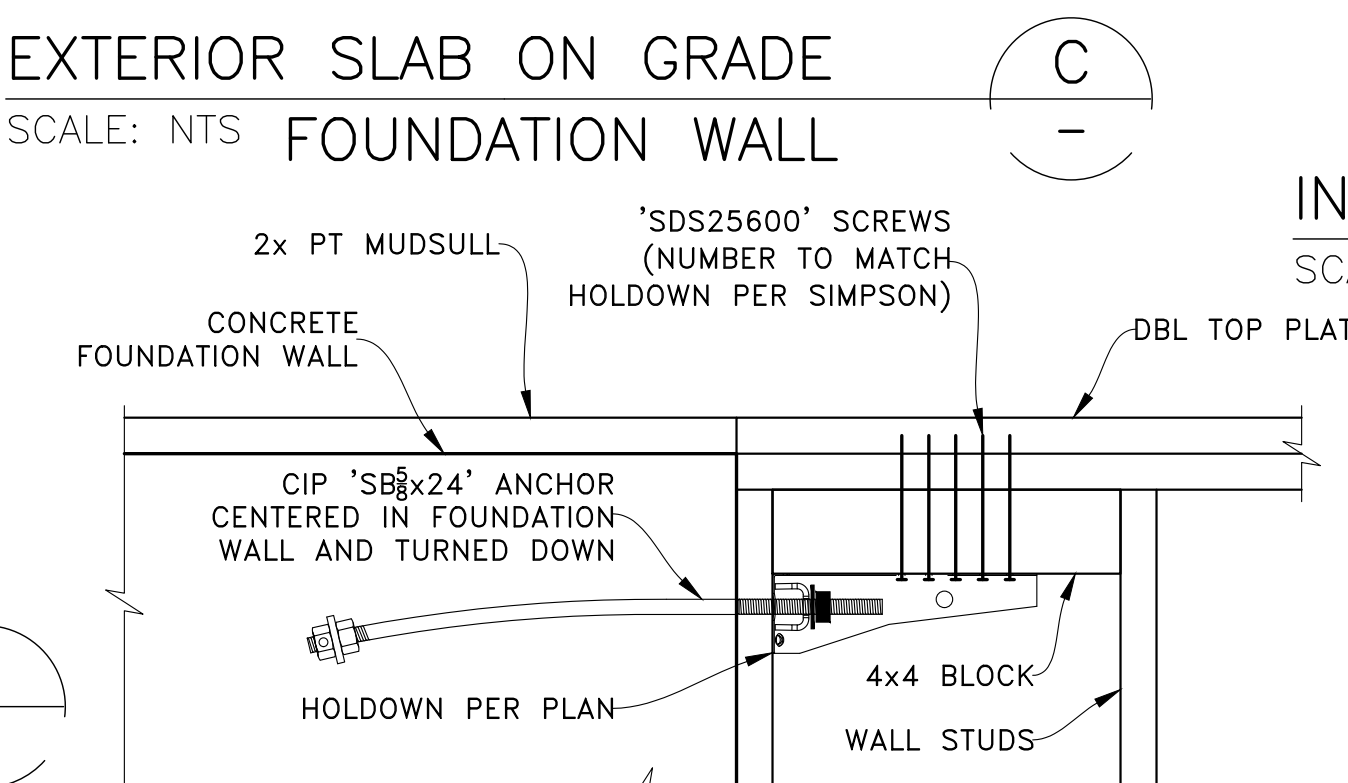
**EXTERIOR SLAB ON GRADE FOUNDATION WALL**  
SCALE: NTS



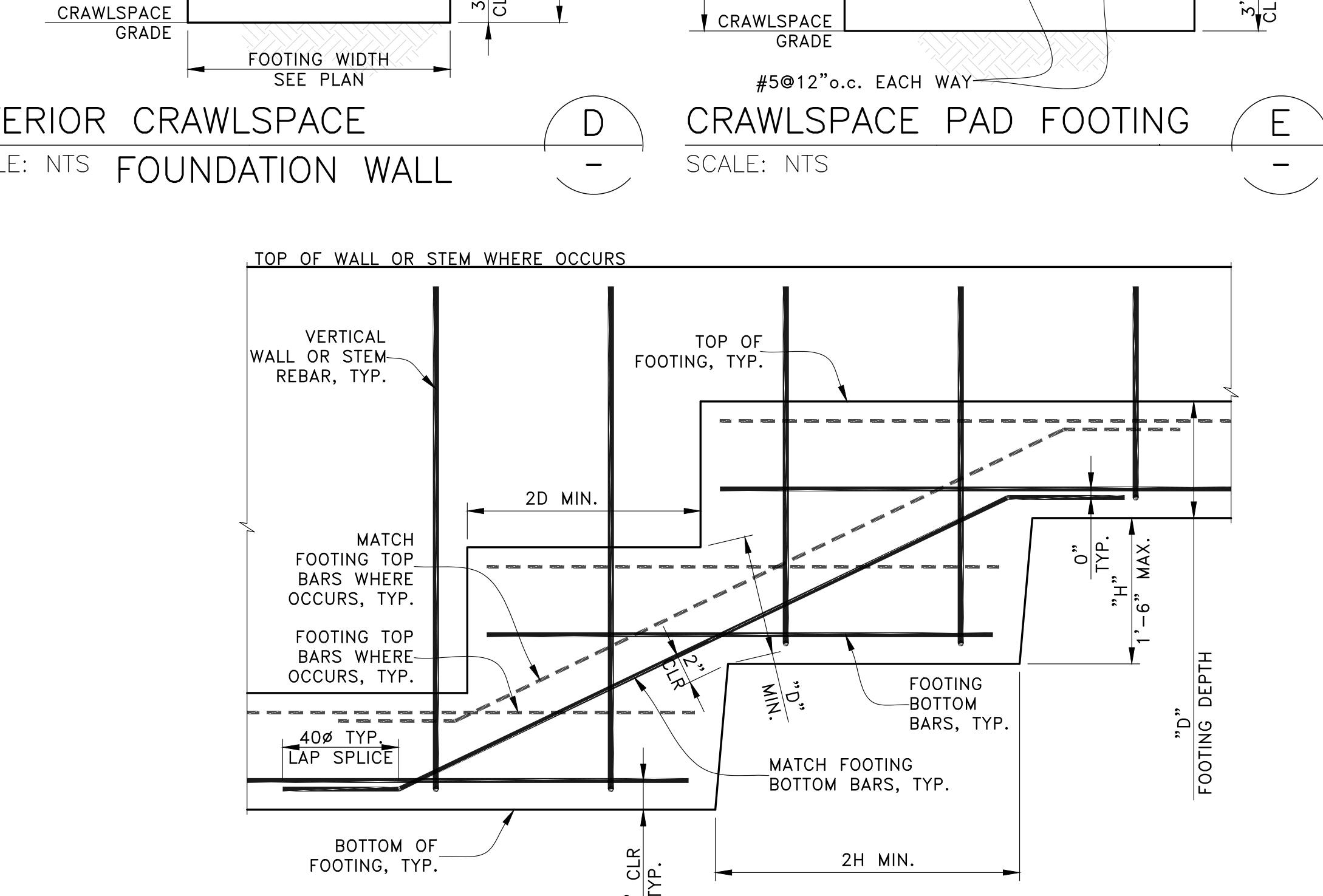
**INTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



**CRAWLSPACE PAD FOOTING**  
SCALE: NTS



**DRAG ANCHOR**  
SCALE: NTS

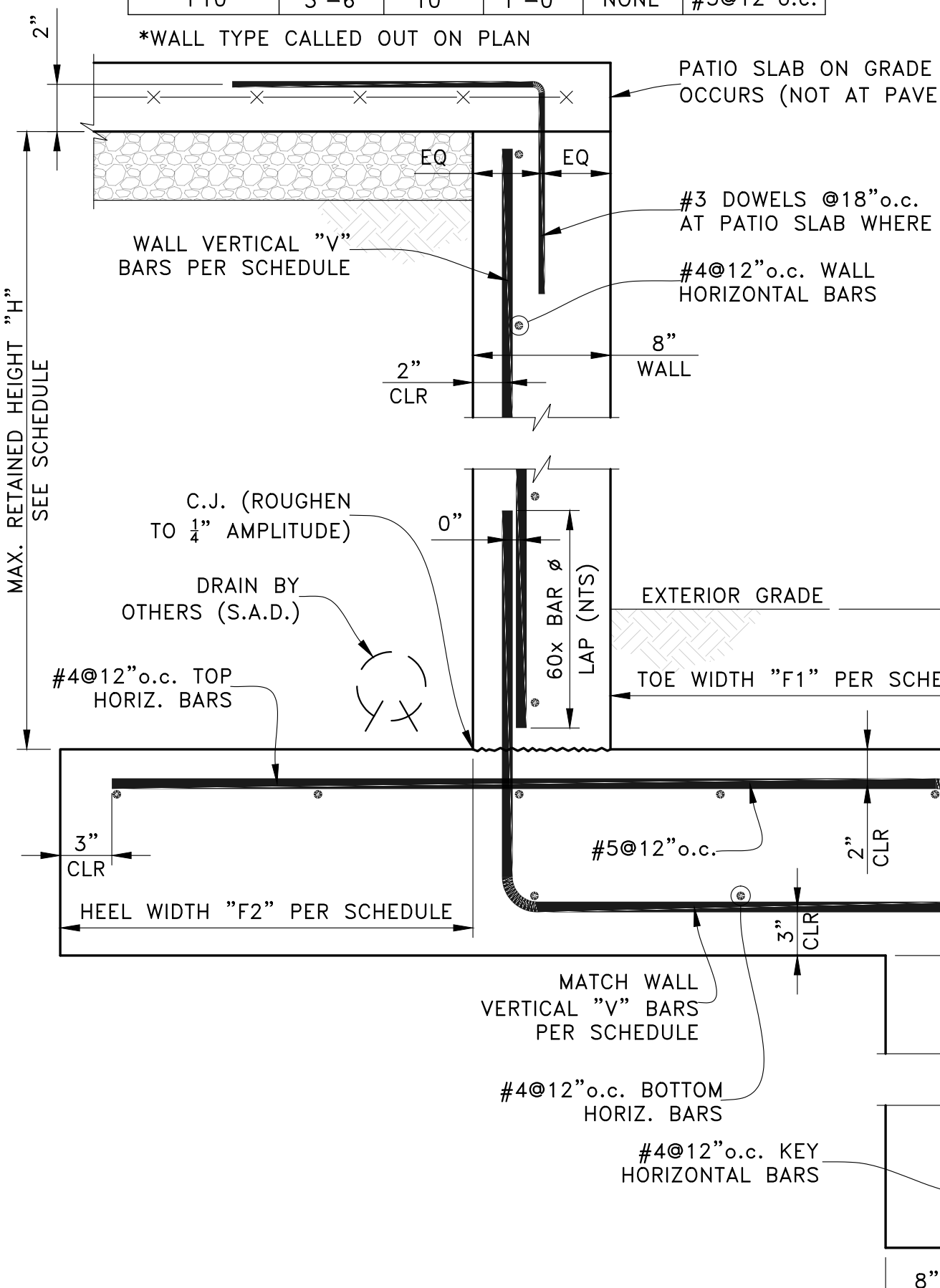


**TYPICAL STEPPED FOOTING**  
SCALE: NTS

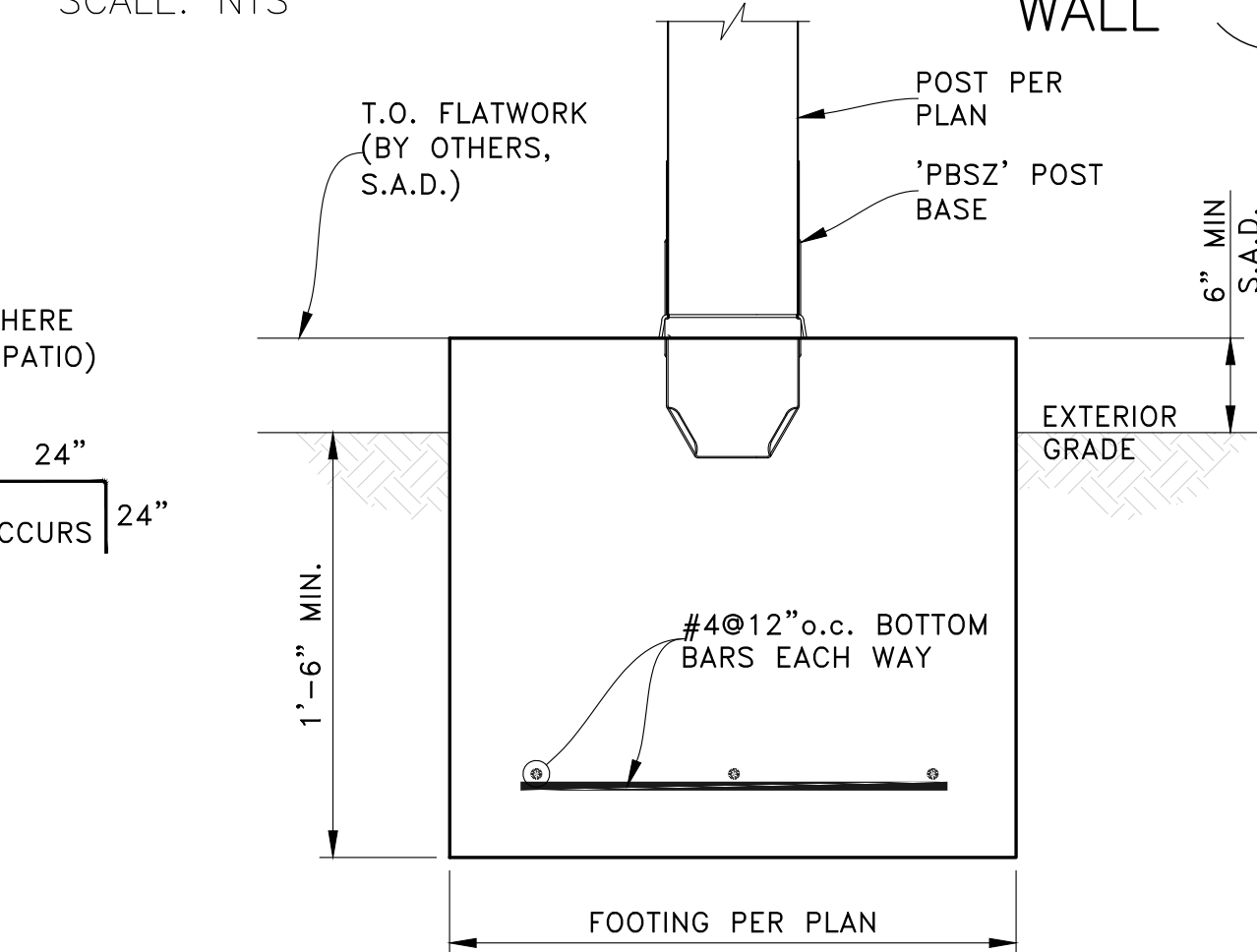
**RETAINING WALL SCHEDULE**

WALL TYPE*	H	F1	F2	K	V
F6	5'-0"	2'-0"	1'-0"	8"	#5@12" o.c.
F10	3'-6"	10"	1'-0"	NONE	#5@12" o.c.

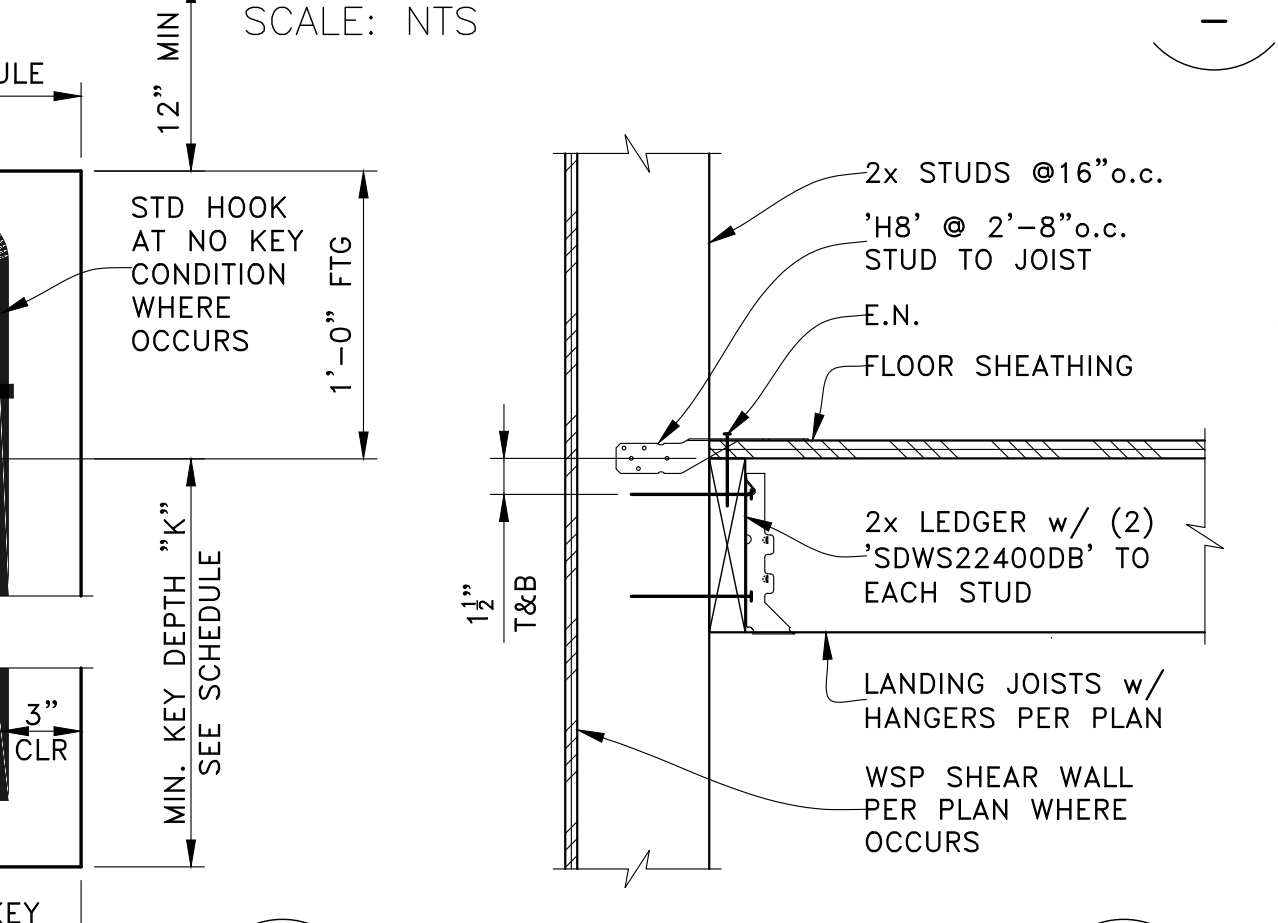
\*WALL TYPE CALLED OUT ON PLAN



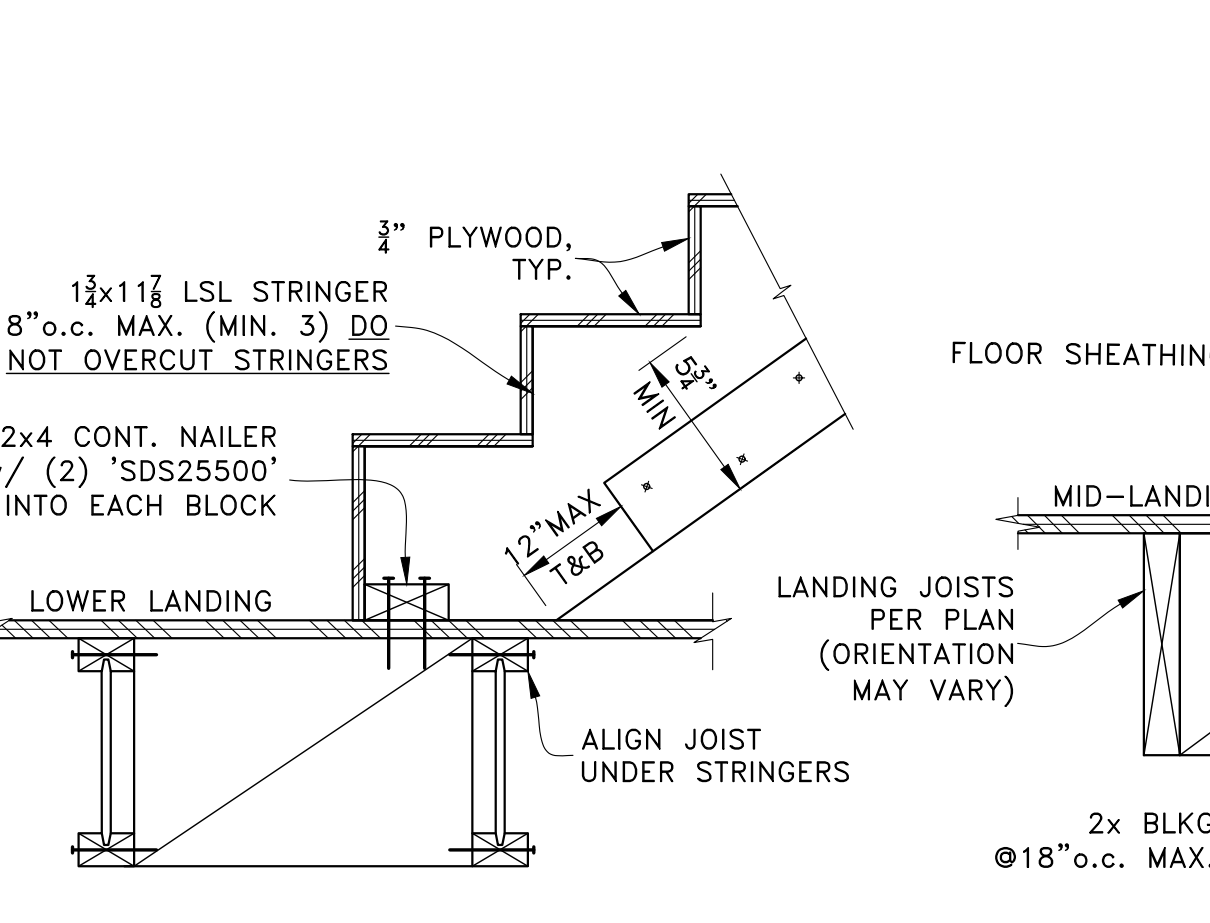
**SITE RETAINING WALL**  
SCALE: NTS



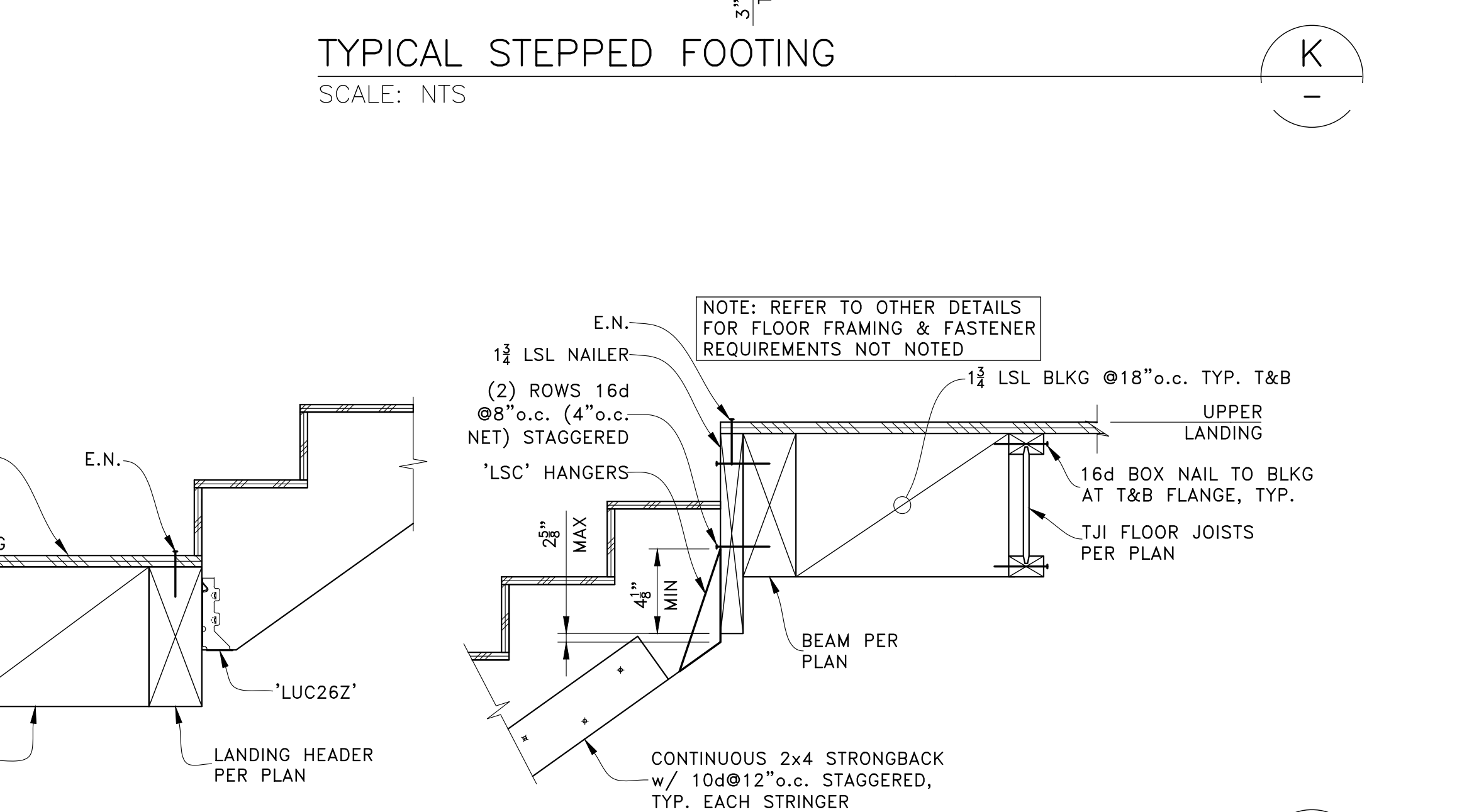
**EXTERIOR PAD FOOTING**  
SCALE: NTS



**LANDING TO WALL**  
SCALE: NTS



**INTERIOR STAIR**  
SCALE: NTS



**UPPER LANDING**  
SCALE: NTS

**CONSTRUCTION SET**

NO.	REVISION	DATE	DESCRIPTION
1	10-30-21	FIELD REVISION 1	
2	07-27-22	1ST PLAN CHECK RESPONSE	
3	05-14-21	PERMIT SET	

PROJECT: **NEW SINGLE-FAMILY DWELLING**  
9212 SE 33rd PI  
Mercer Island, WA 98040

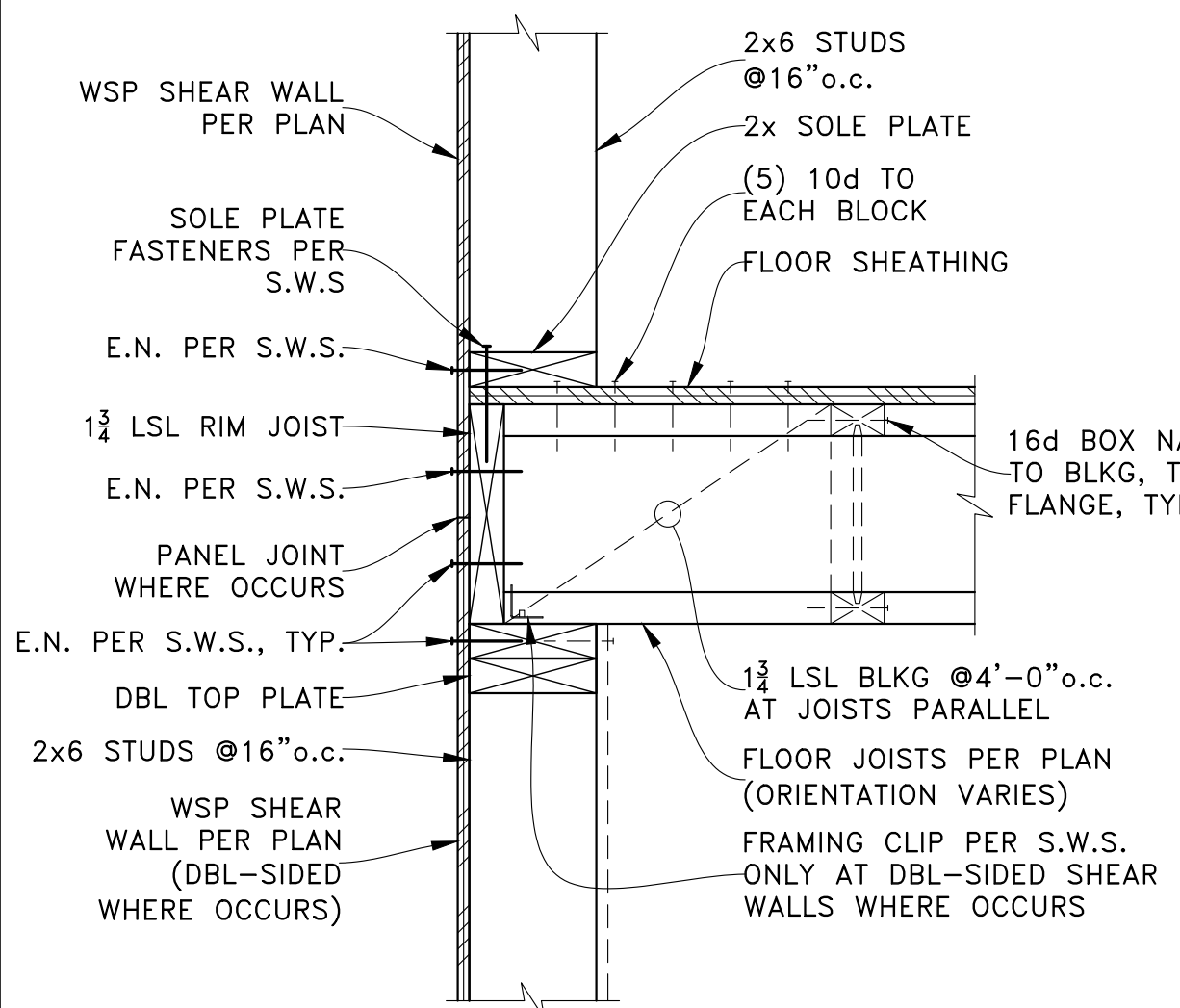
CLIENT: **BILL & VICTORIA PLUMMER**  
9212 SE 33rd PI  
Mercer Island, WA 98040

ENGINEER OF RECORD: **O.G. ENGINEERING, PLLC**  
8645 22nd Ave SW, SEATTLE, WA 98106  
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owen@ogengineer.com

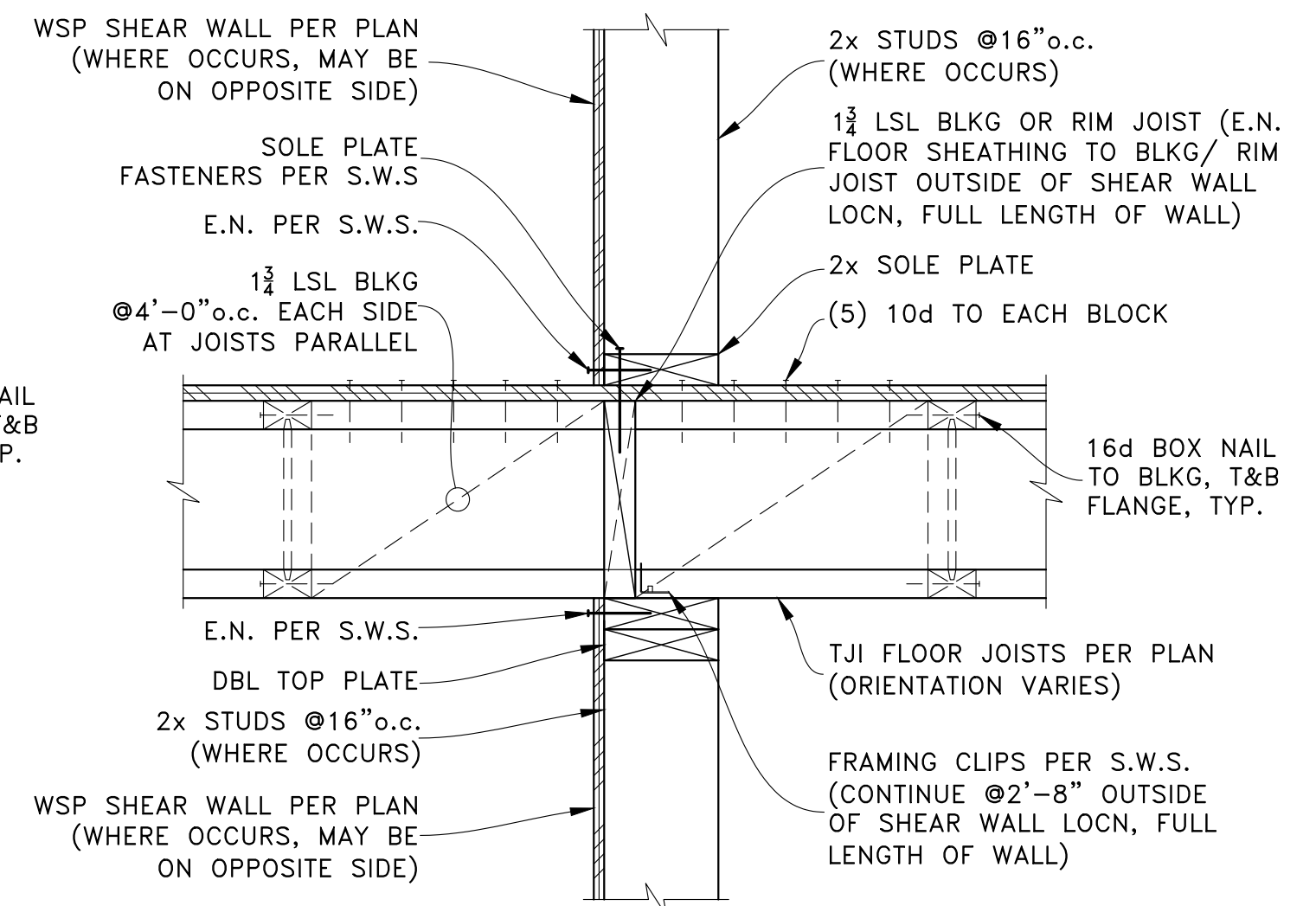
**SECTIONS & DETAILS**

SCALE: AS NOTED  
SHEET NO. **S7**  
JOB NO. 21006

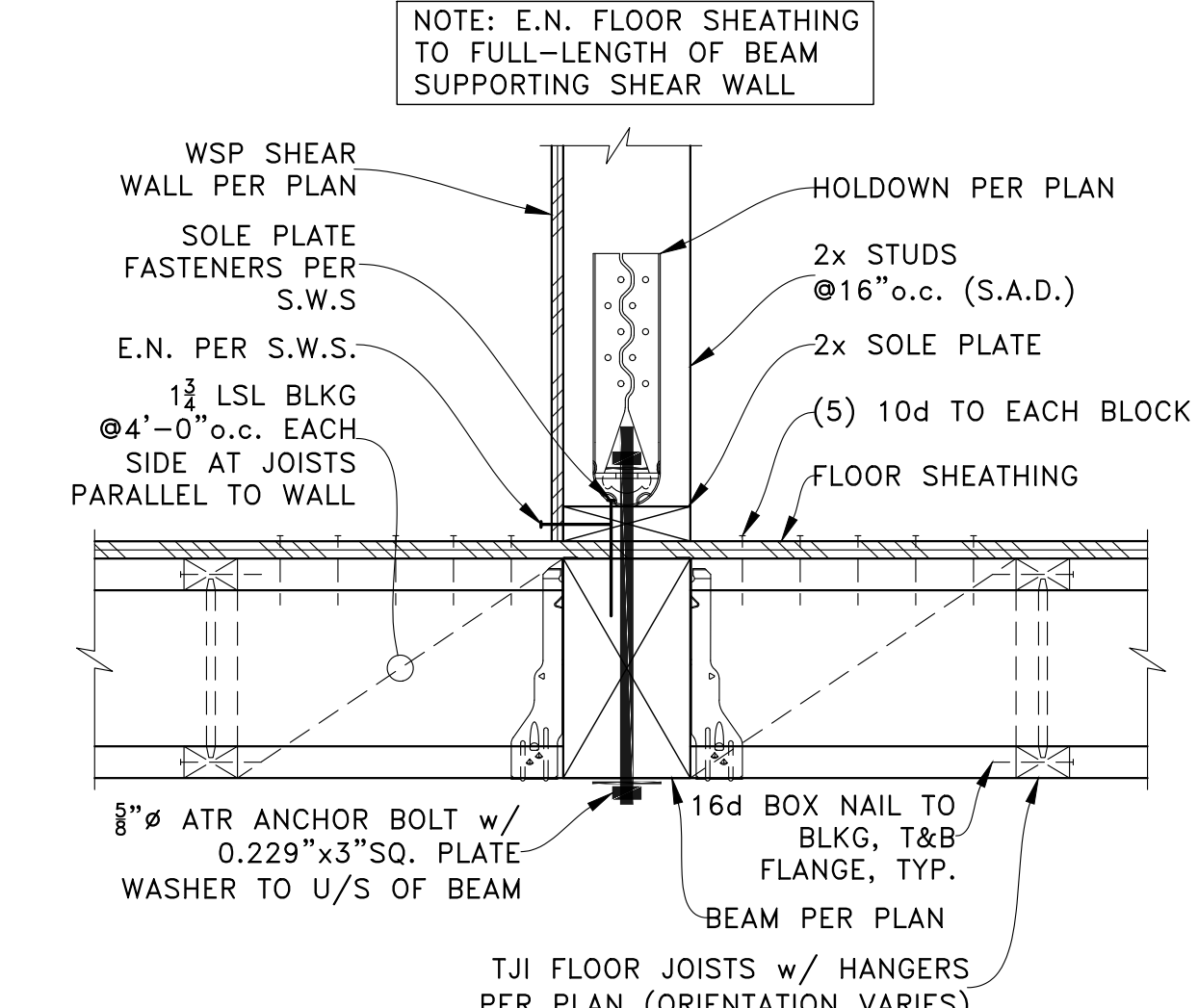




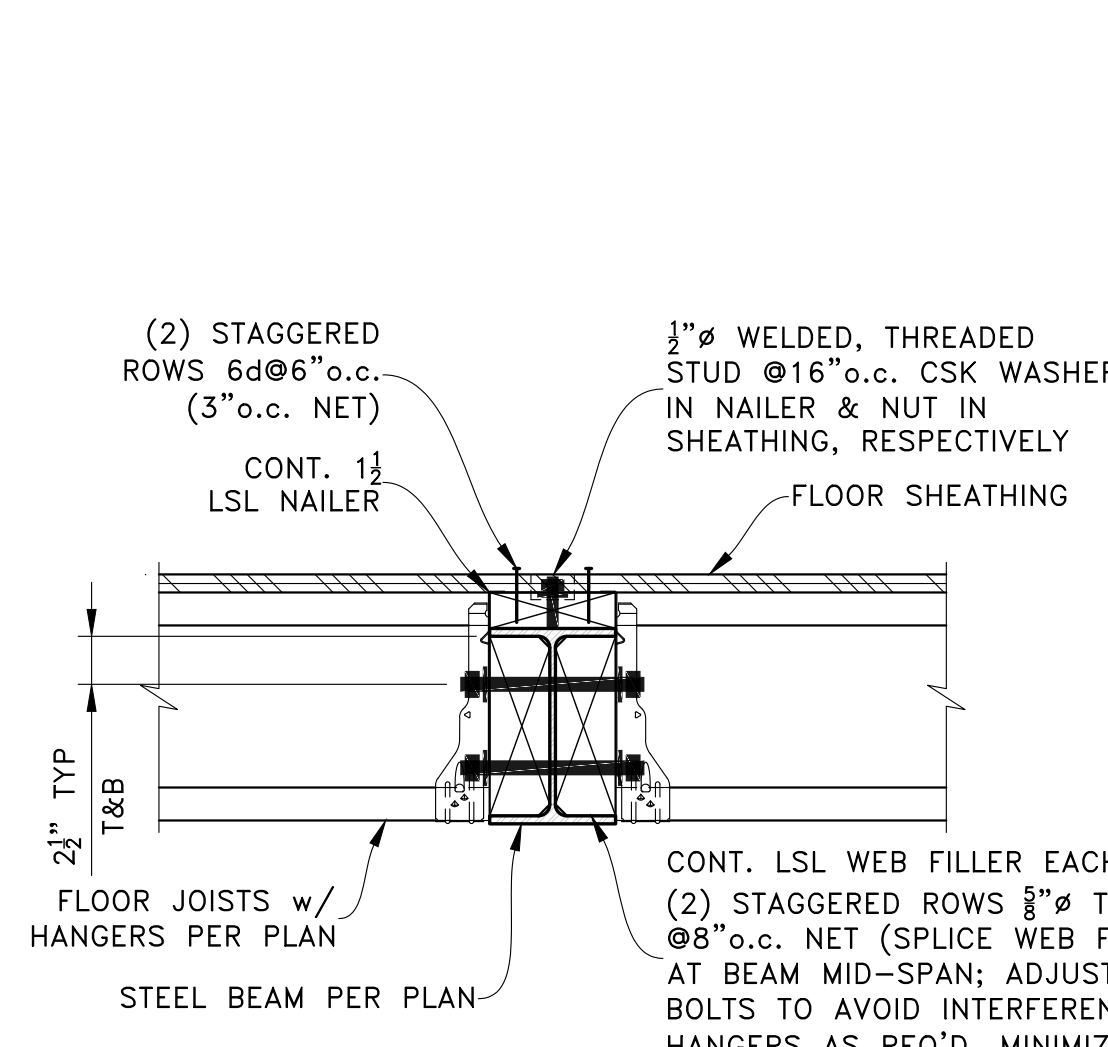
EXTERIOR WALL AT FLOOR  
SCALE: NTS



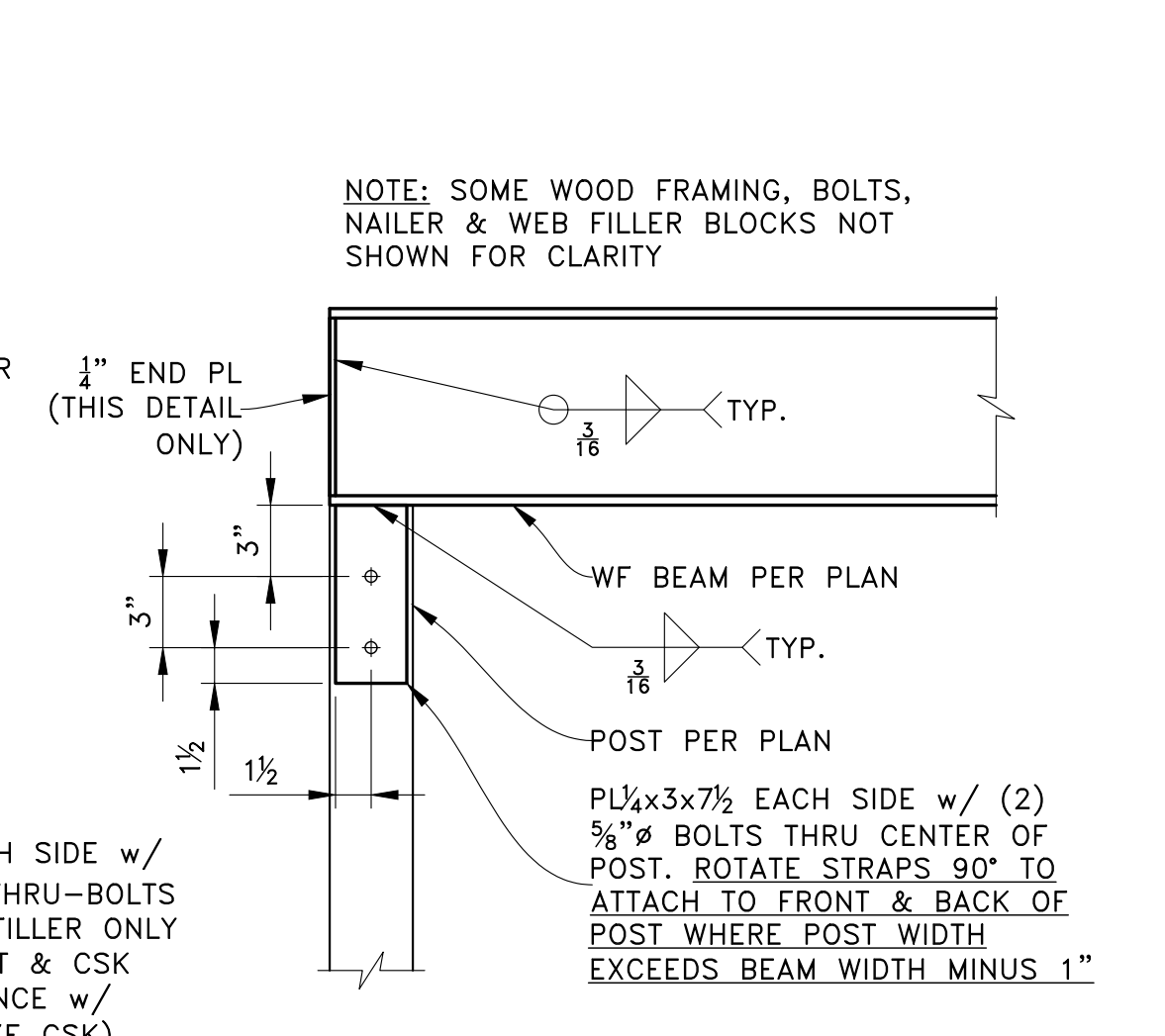
INTERIOR SHEAR WALL AT FLOOR  
SCALE: NTS



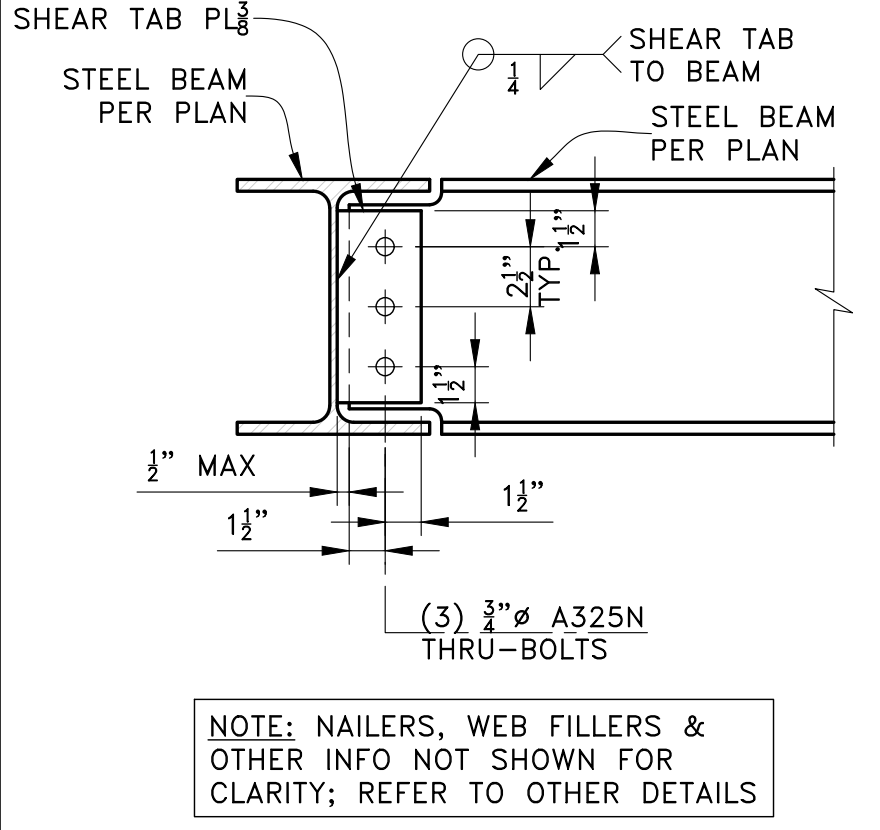
INTERIOR SHEAR WALL ON BEAM  
SCALE: NTS



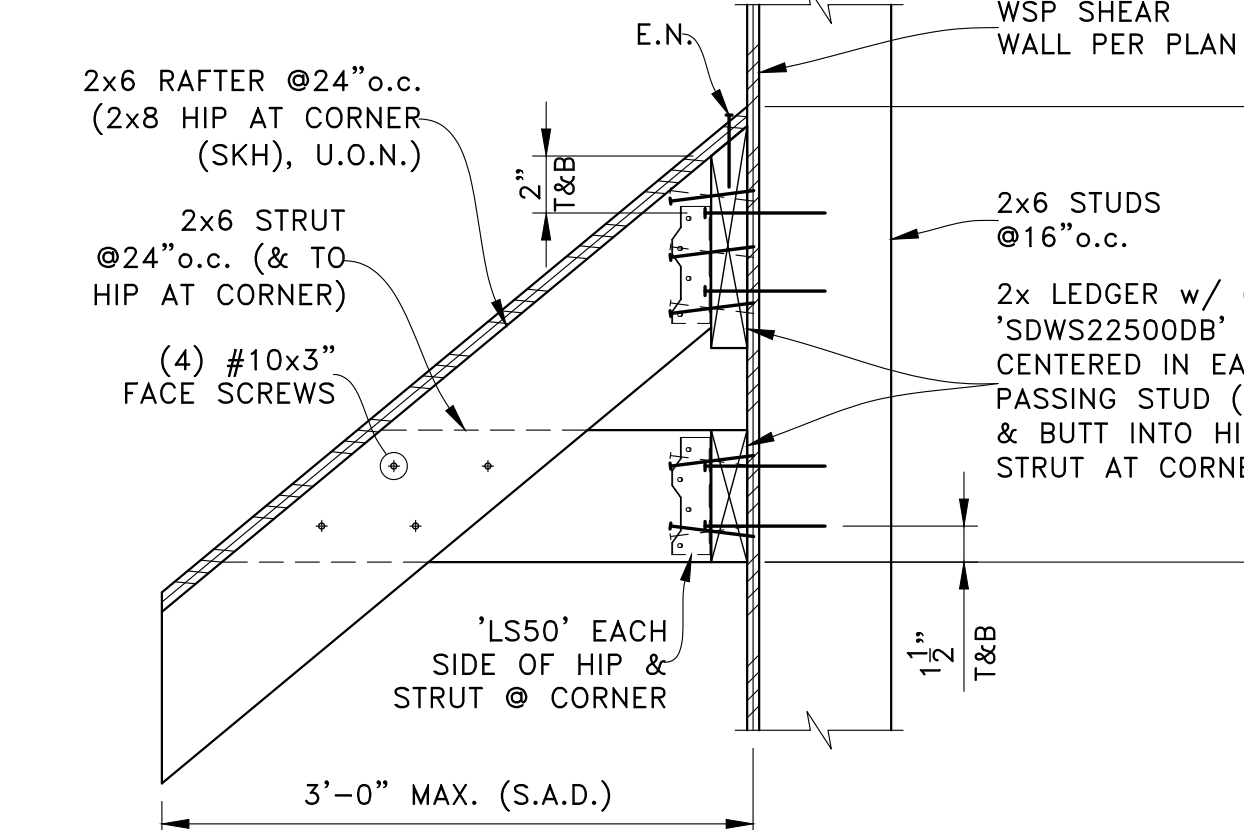
FLOOR TO STEEL BEAM  
SCALE: NTS



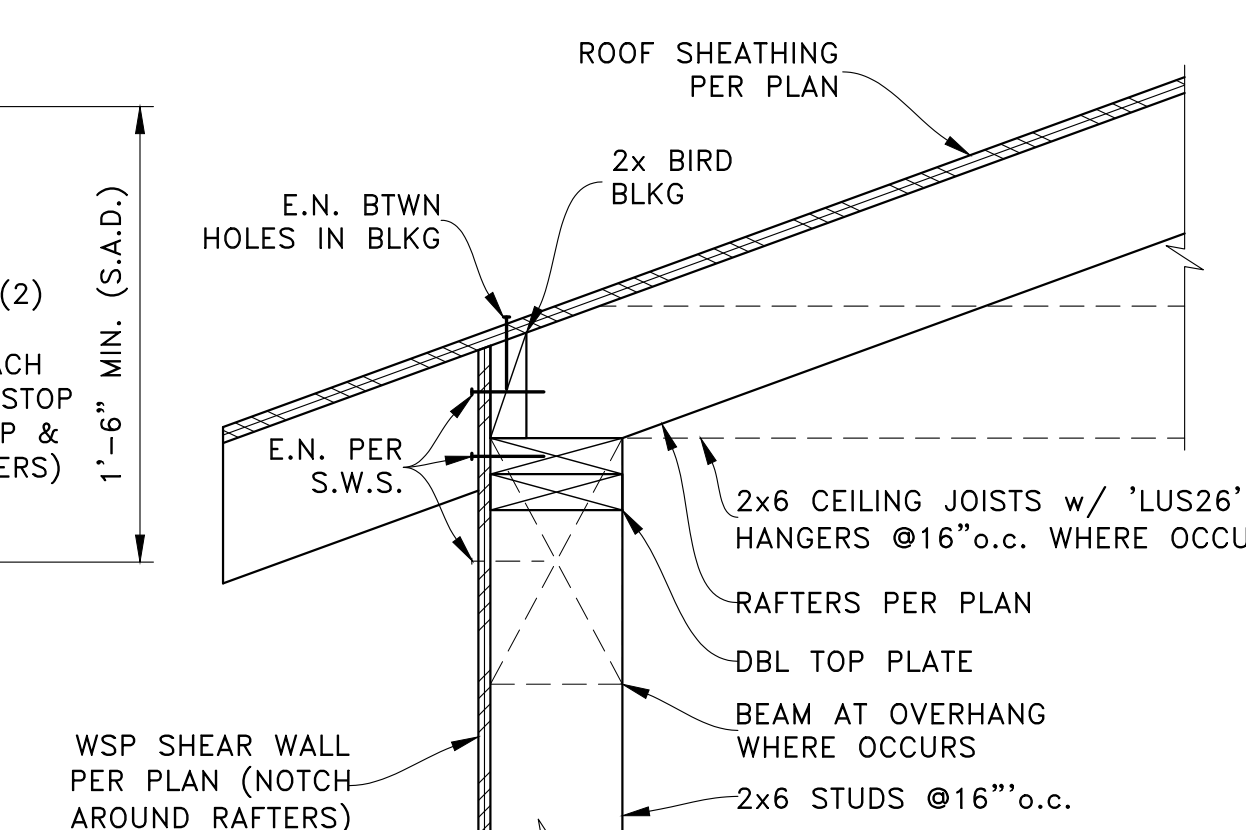
STEEL BEAM TO WOOD POST  
SCALE: NTS



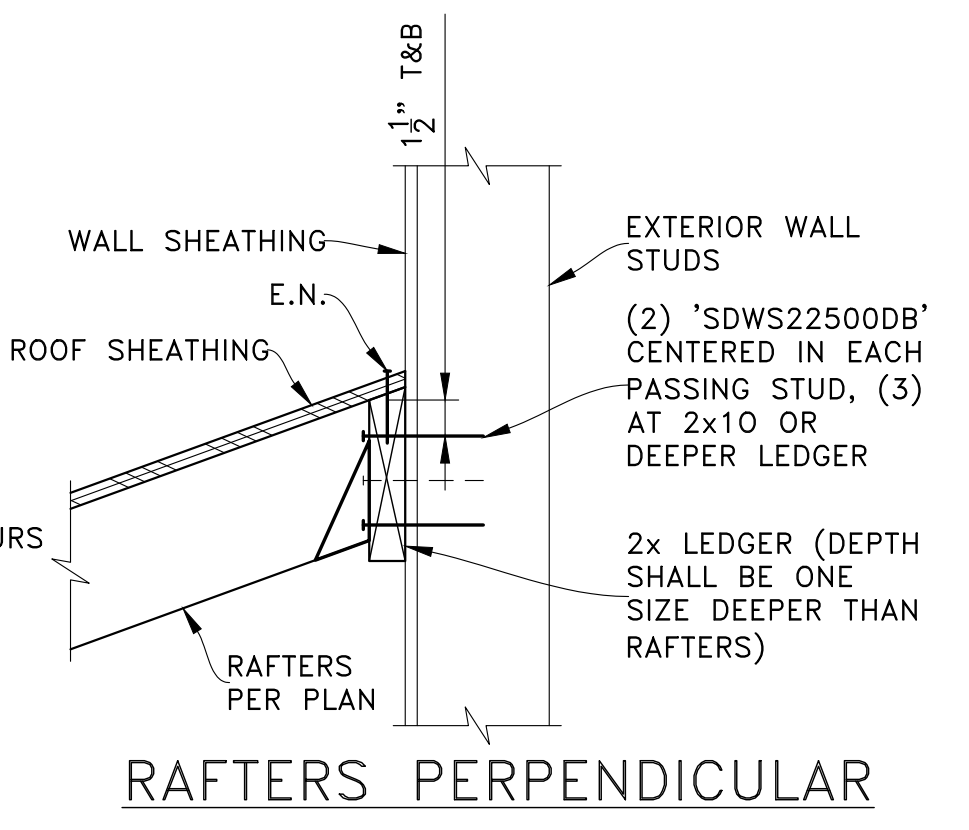
STEEL BEAM TO BEAM  
SCALE: NTS



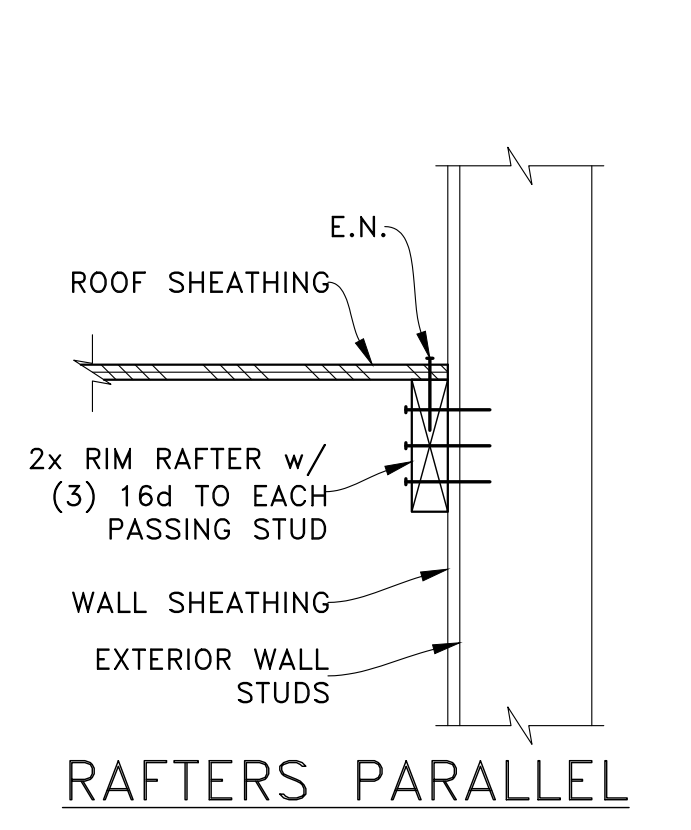
SKIRT ROOF  
SCALE: NTS



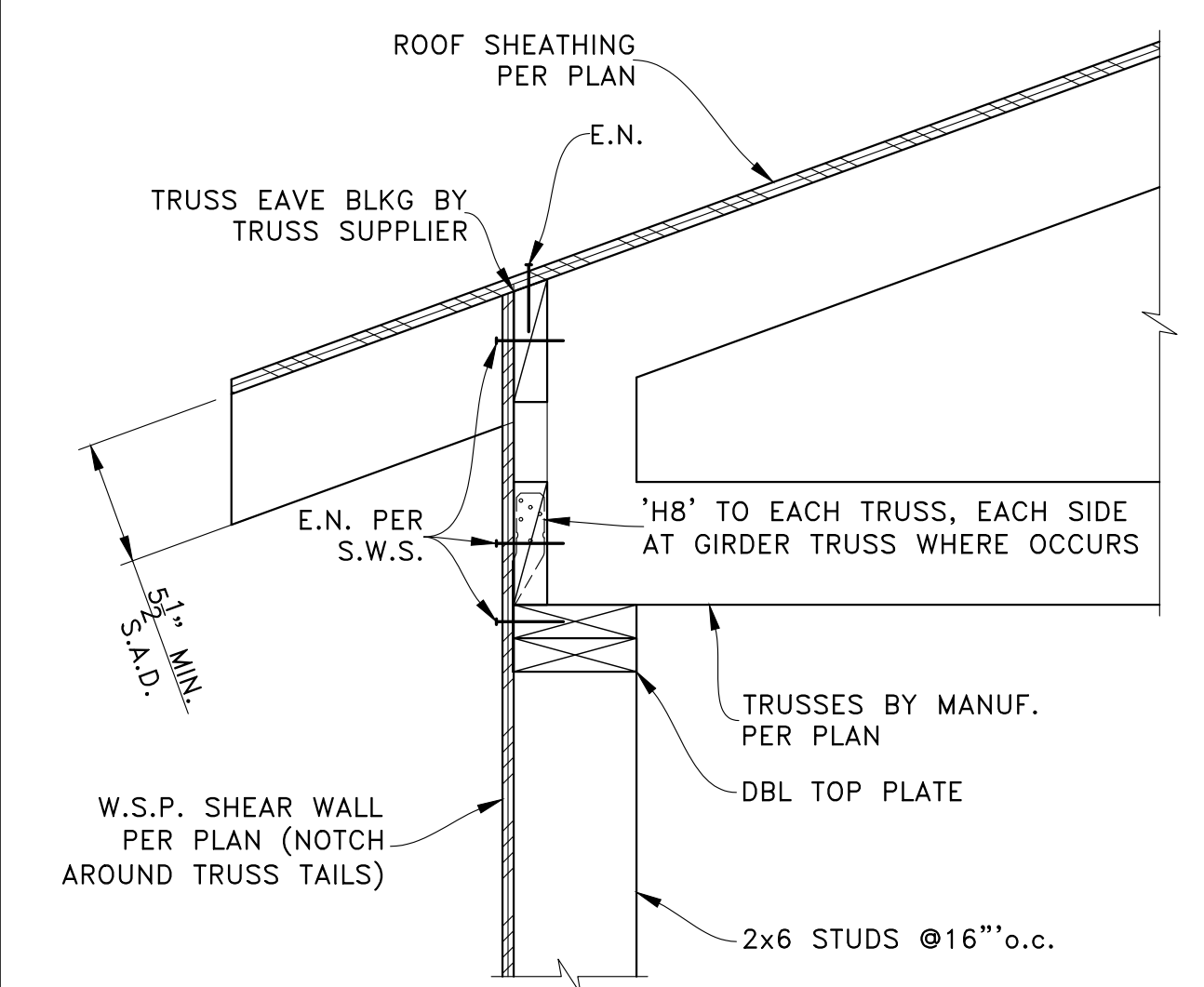
LOW ROOF EAVE  
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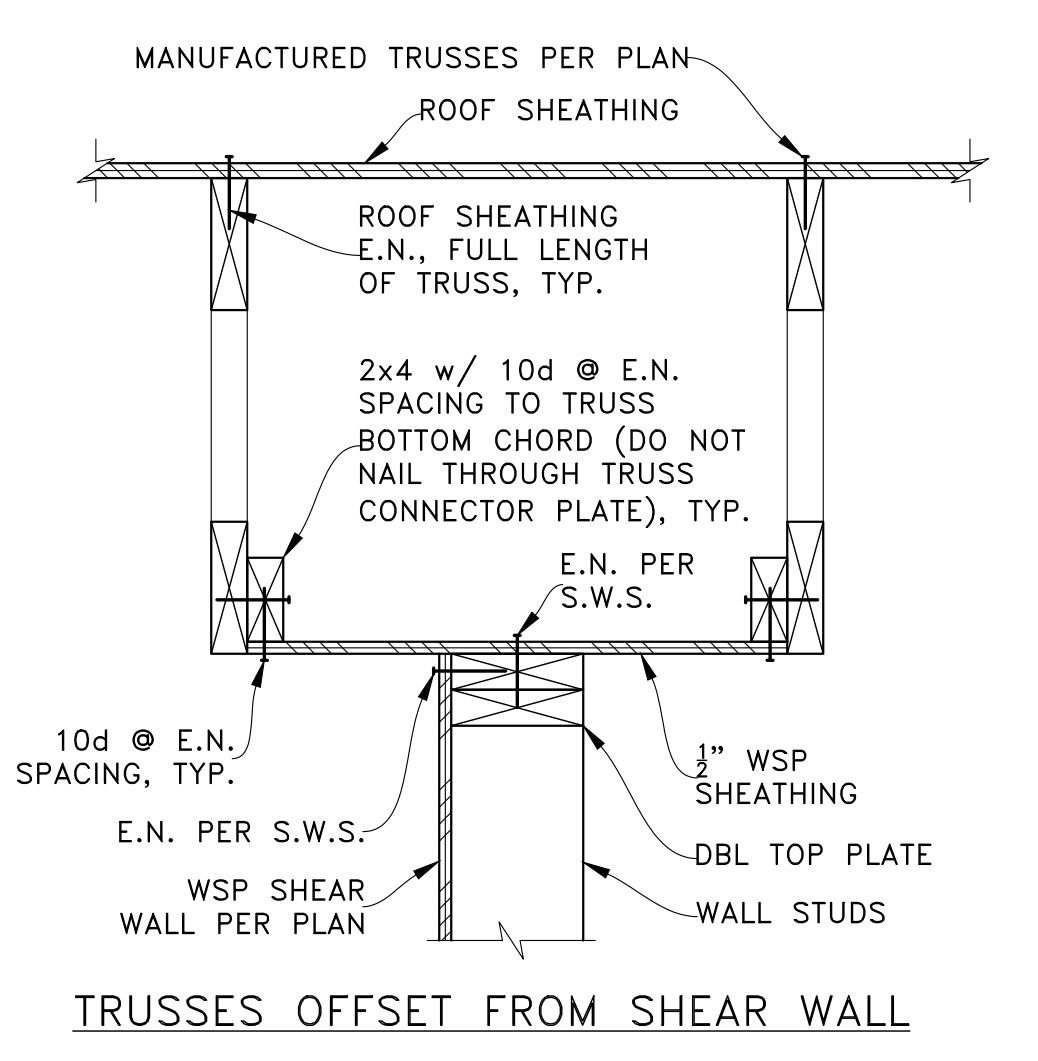
LOW ROOF TO EXTERIOR WALL  
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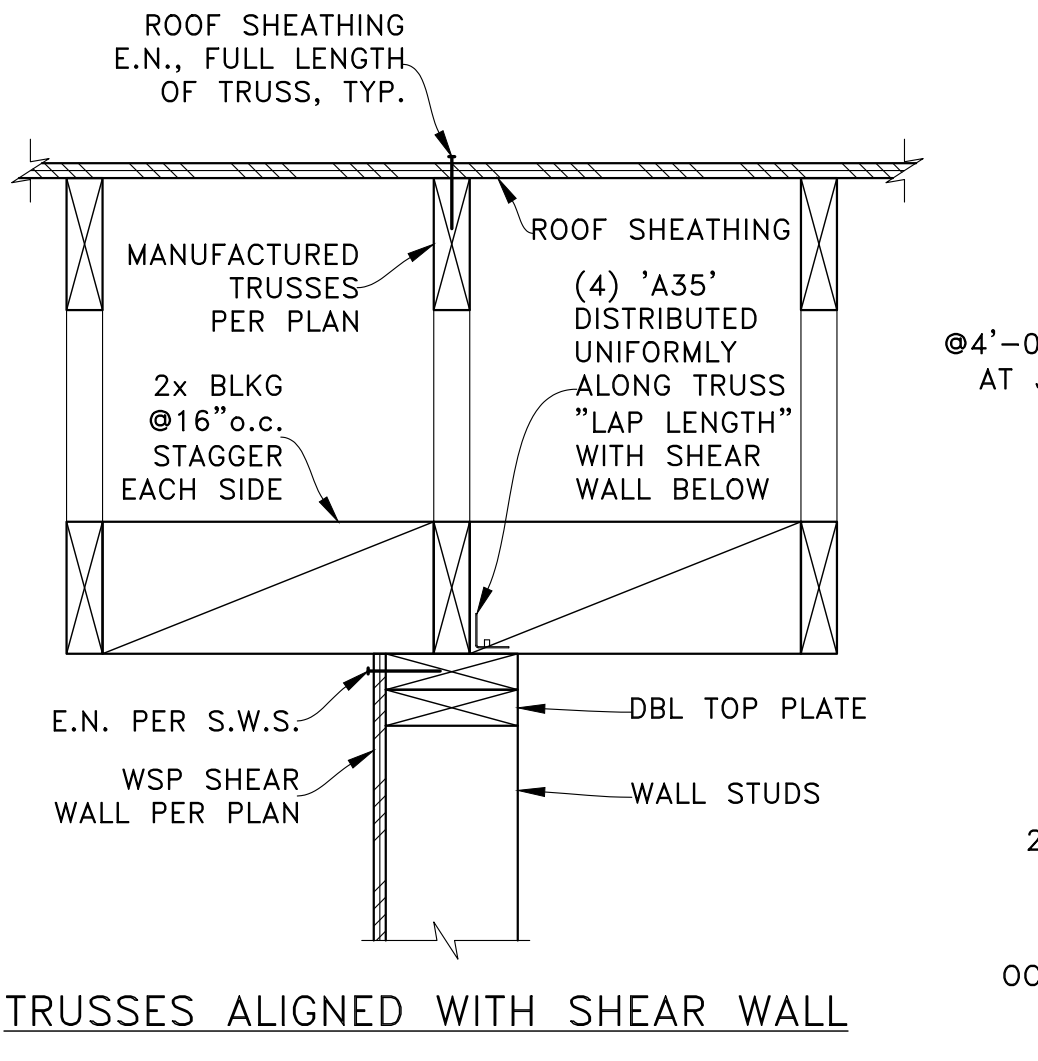
LOW ROOF AT UPPER FLOOR  
SCALE: NTS



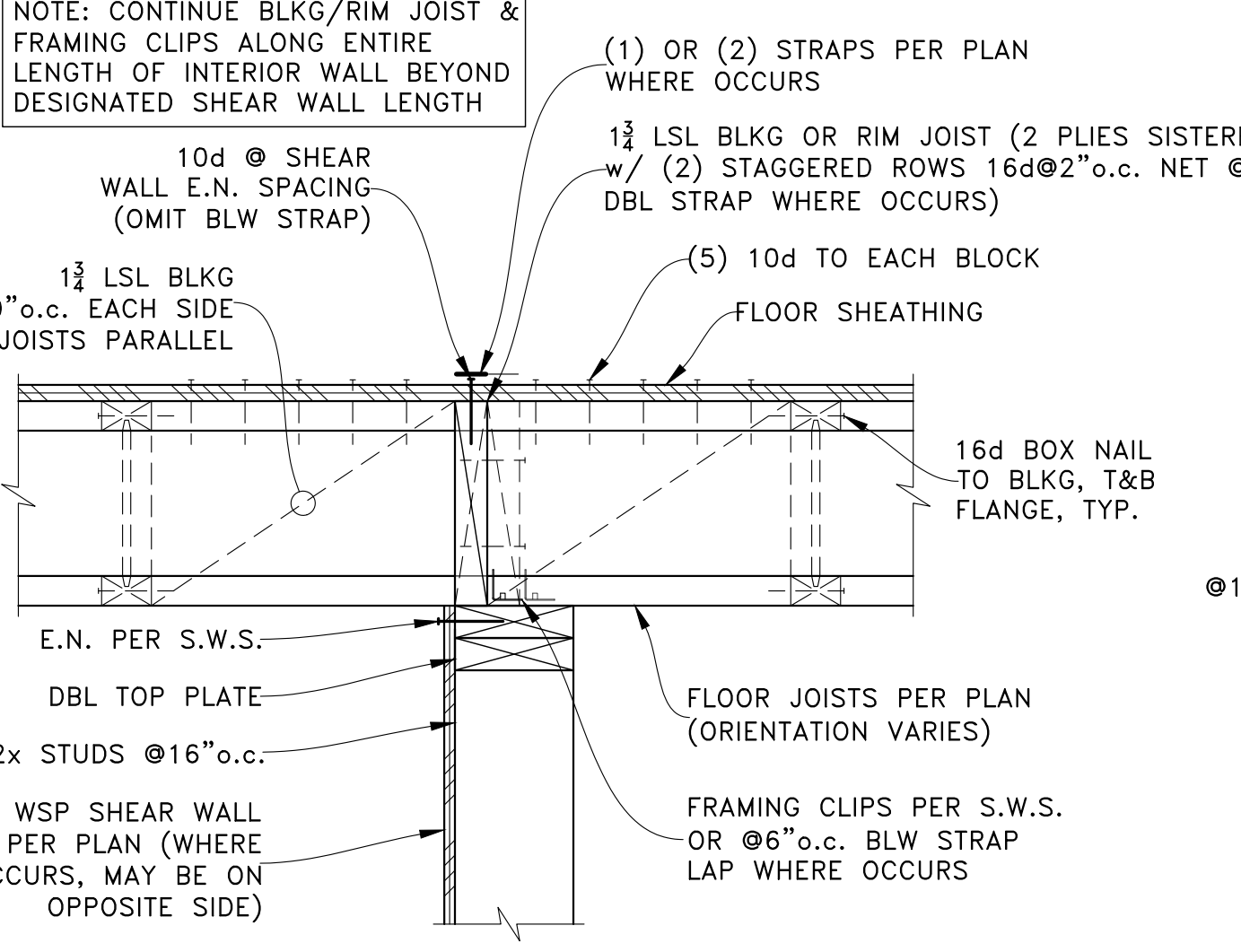
TRUSS ROOF EAVE  
SCALE: NTS



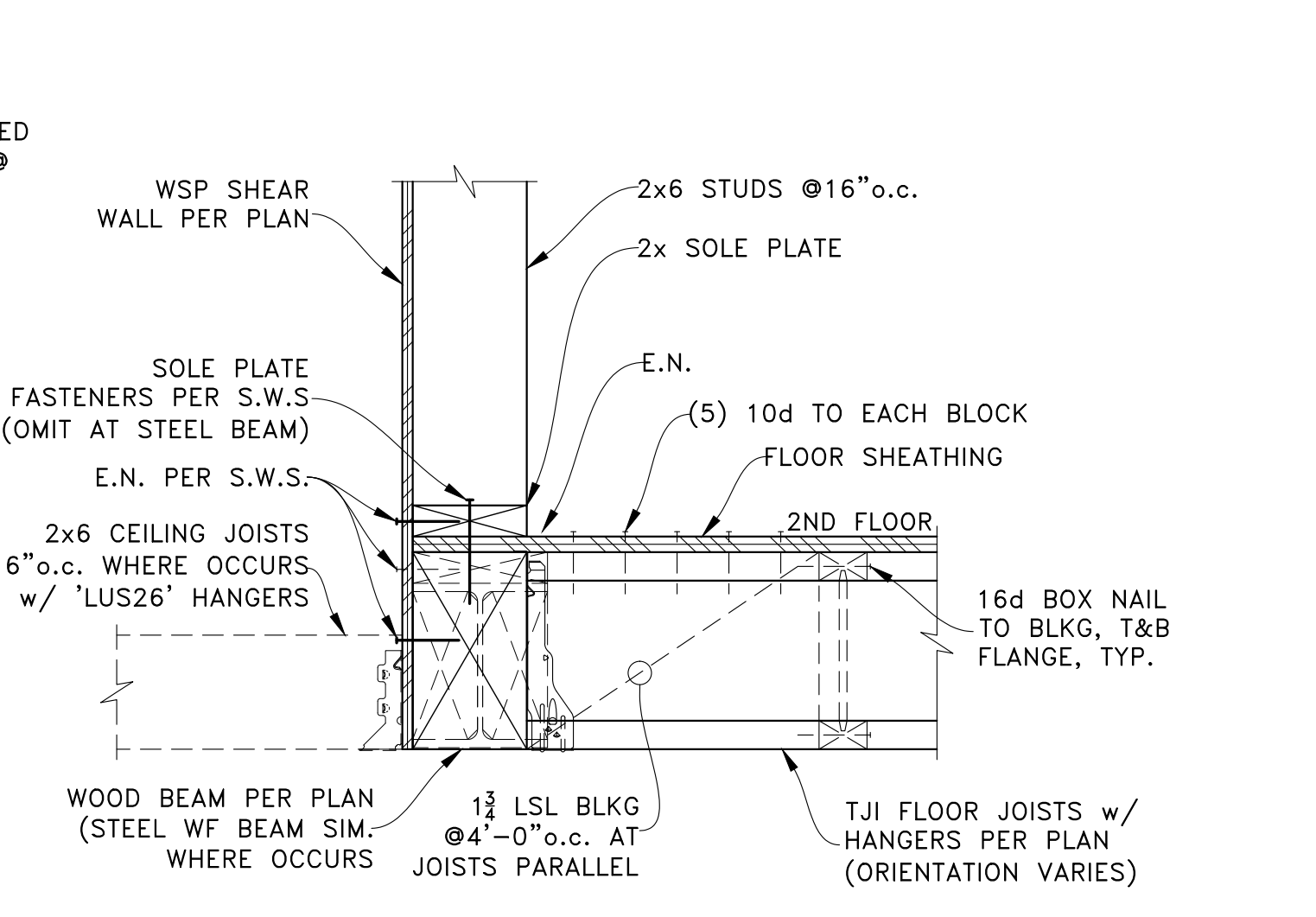
INTERIOR SHEAR WALL AT ROOF TRUSSES  
SCALE: NTS



INTERIOR SHEAR WALL AT FLOOR  
SCALE: NTS



EXTERIOR WALL ON FLOOR BEAM  
SCALE: NTS



EXTERIOR WALL ON FLOOR BEAM  
SCALE: NTS

REV	DATE	DESCRIPTION
2	10-30-21	FIELD REVISION 1
1	07-27-22	1ST PLAN CHECK RESPONSE
	05-14-21	PERMIT SET

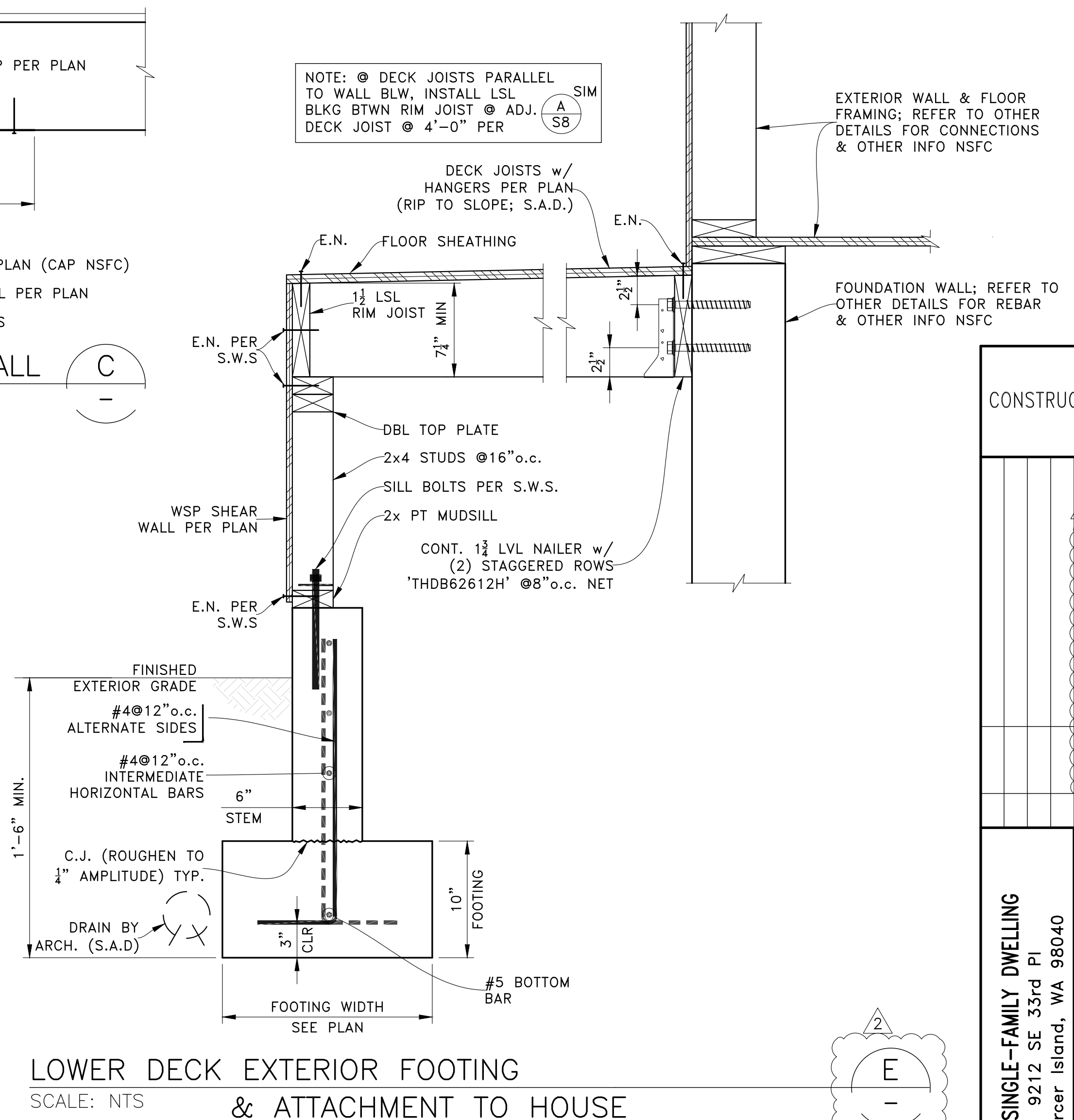
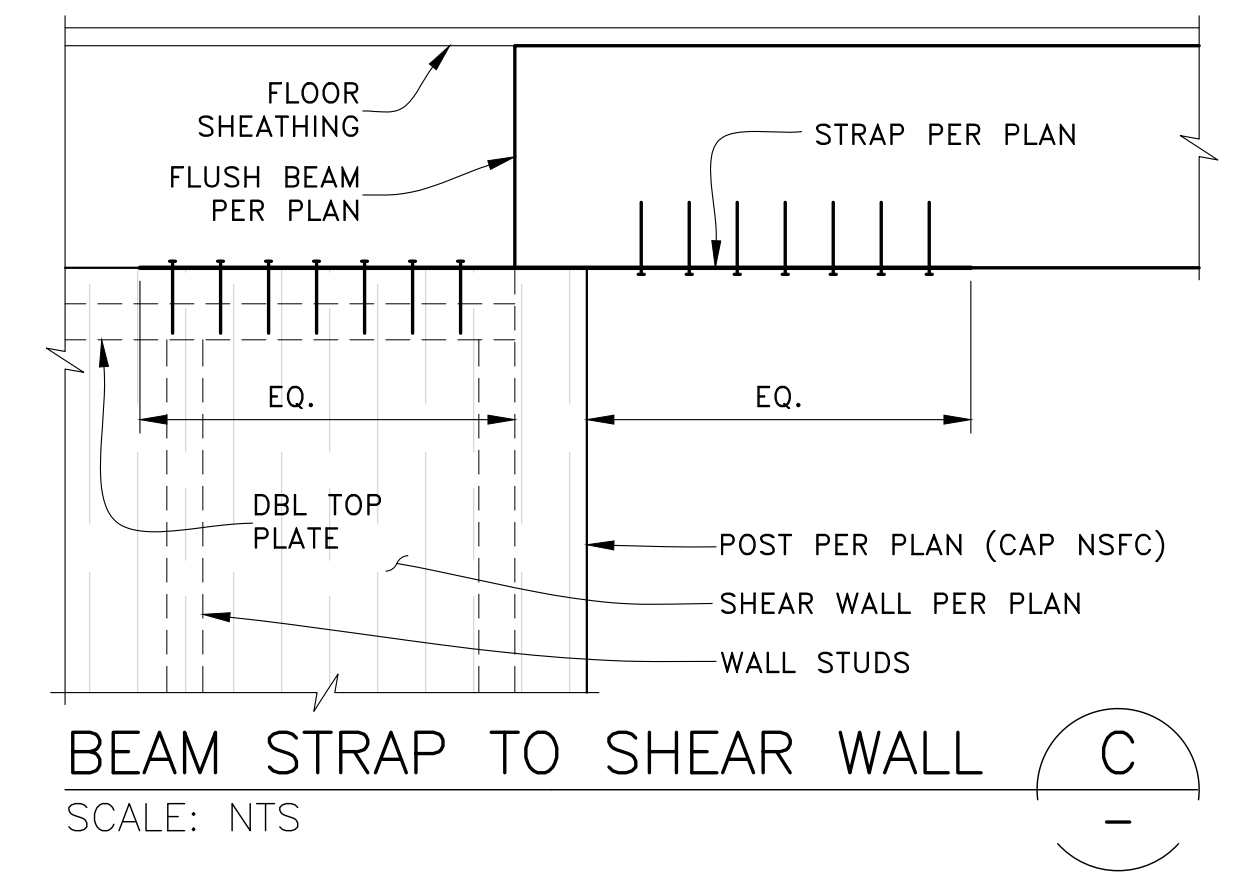
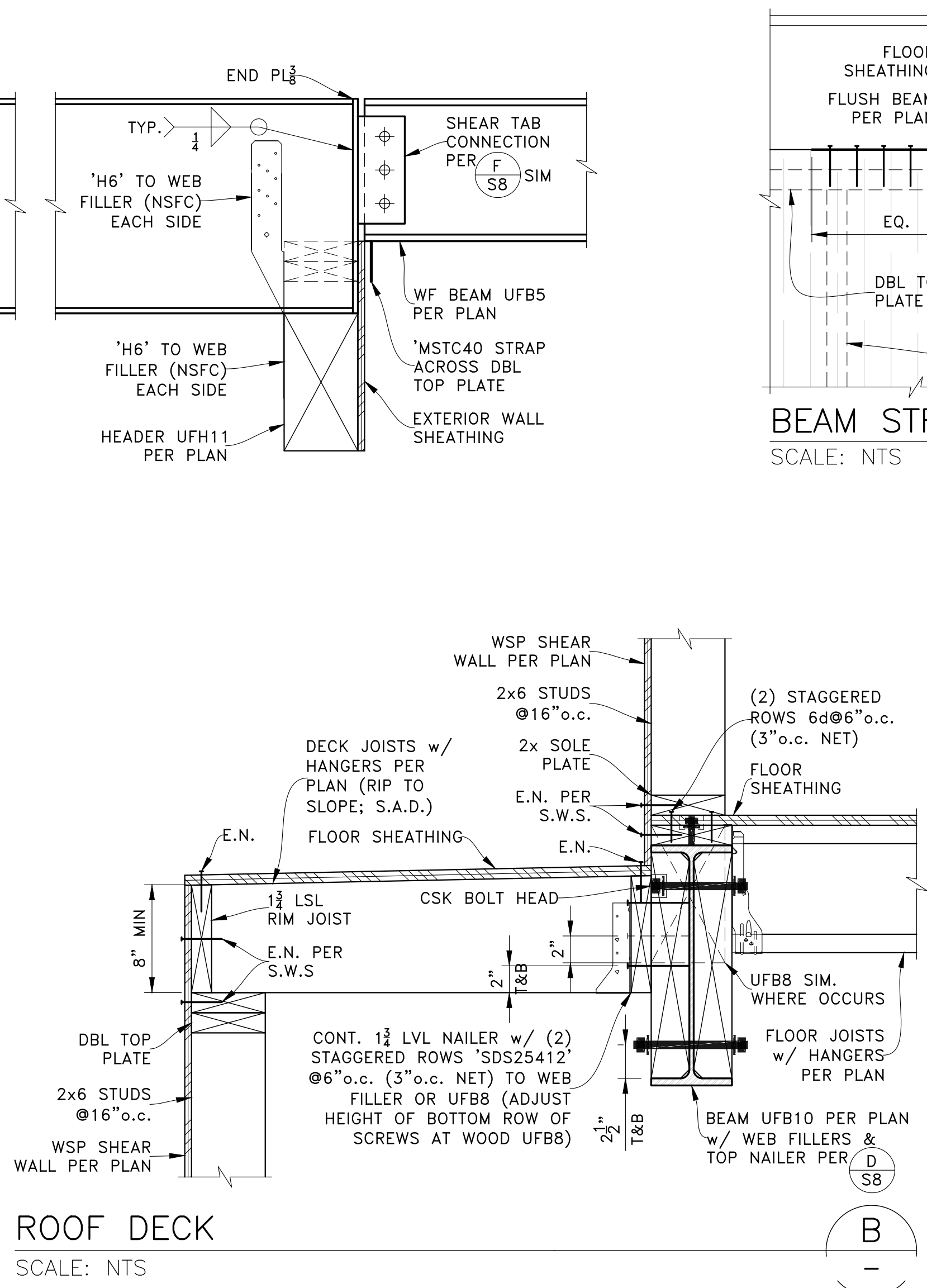
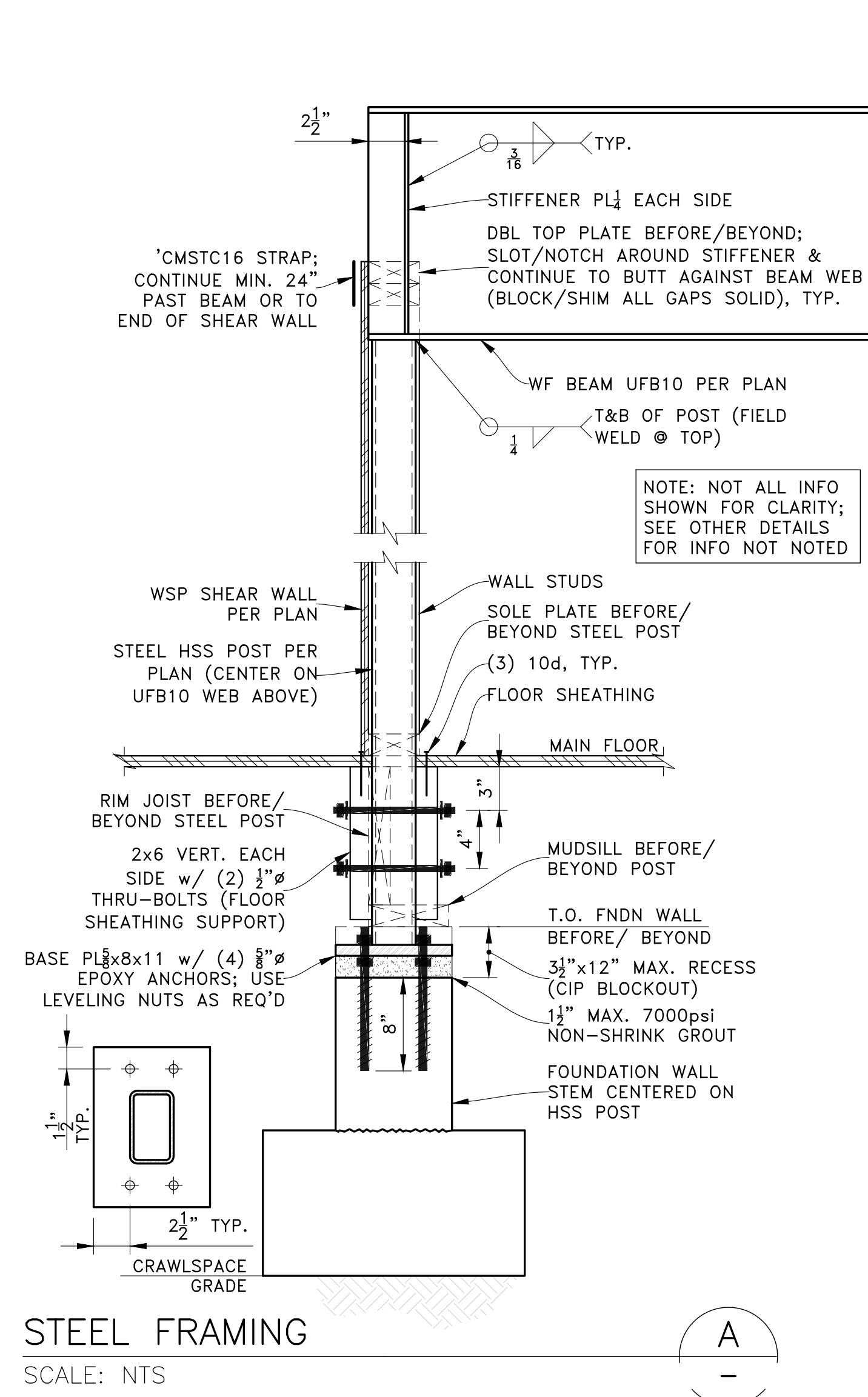
PROJECT: NEW SINGLE-FAMILY DWELLING  
9212 SE 33rd PI  
Mercer Island, WA 98040

CLIENT: BILL & VICTORIA PLUMMER  
9212 SE 33rd PI  
Mercer Island, WA 98040



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owen@ogengineer.com

ENGINEER OF RECORD



**CONSTRUCTION SET**

REV	DATE	DESCRIPTION
1	05-14-21	PERMIT SET
2	07-27-22	1ST PLAN CHECK RESPONSE
3	10-30-23	FIELD REVISION 1

**PROJECT:**  
NEW SINGLE-FAMILY DWELLING  
9212 SE 33rd PI  
Mercer Island, WA 98040

**CLIENT:**  
BILL & VICTORIA PLUMMER  
9212 SE 33rd PI  
Mercer Island, WA 98040



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(206) 290-4608  
owen@ogengineer.com

**ENGINEER OF RECORD**

**SCALE:**  
AS NOTED

**SHEET NO.**  
S9

**JOB NO.**  
21006

**SECTIONS & DETAILS**