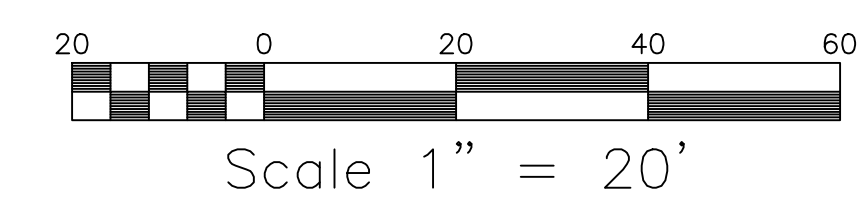
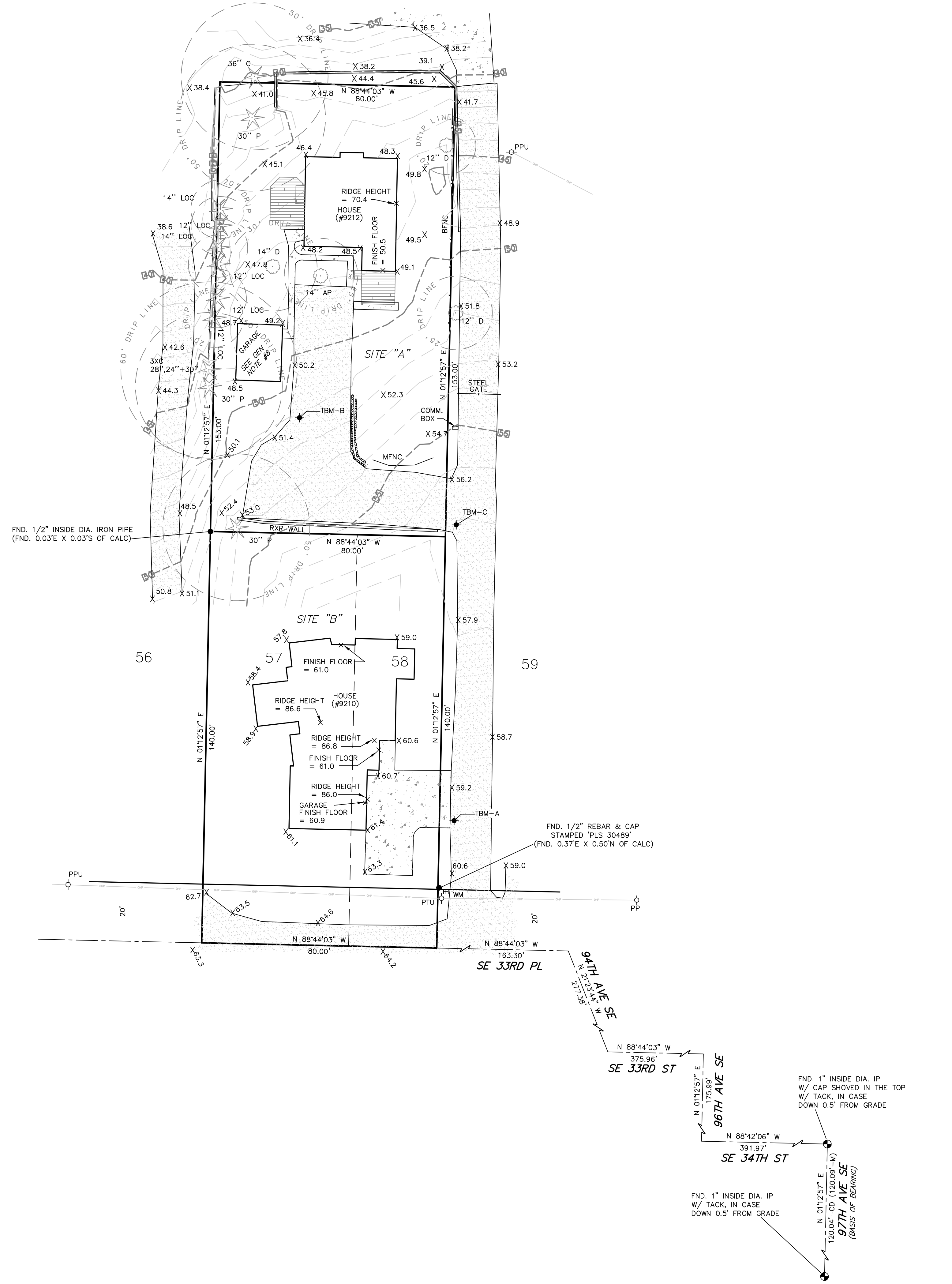


2 TREE PLAN  
 SCALE: 1/8" = 1'-0" N



**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                    |  |                     |
| LDC  | 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

**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 THEREFORE, 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 TOT 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.



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

|   |                    |   |        |
|---|--------------------|---|--------|
| TOPOGRAPHIC SURVEY<br>for<br><b>DEBRA SCHATZMAN</b> |                    | <b>Tye Surveyors</b><br>PROFESSIONAL LAND SURVEYORS<br>10077 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660 |        |
| DRAWN BY:<br>RG                                     | DATE:<br>6-10-19   | JOB NO.:  | 19080  |
| CHKD BY:<br>TG                                      | SCALE:<br>1" = 20' | SHEET:  | 1 OF 1 |
| 9210 SE 33RD PL                                     |                    | MERCER ISLAND, WASHINGTON 98040   |        |

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

**LEGAL DESCRIPTION**

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

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

**BENCHMARK & DATUM**

VERTICAL DATUM: NAVD88  
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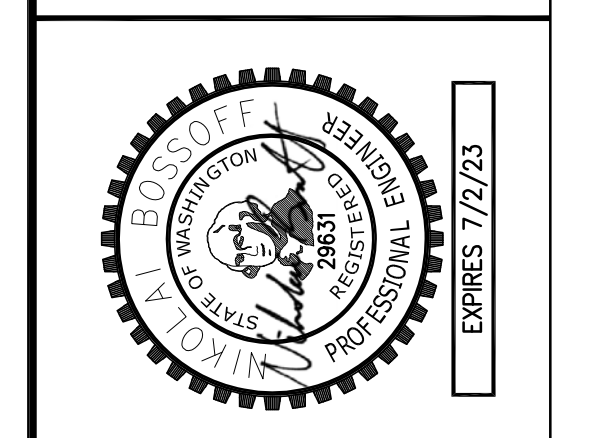
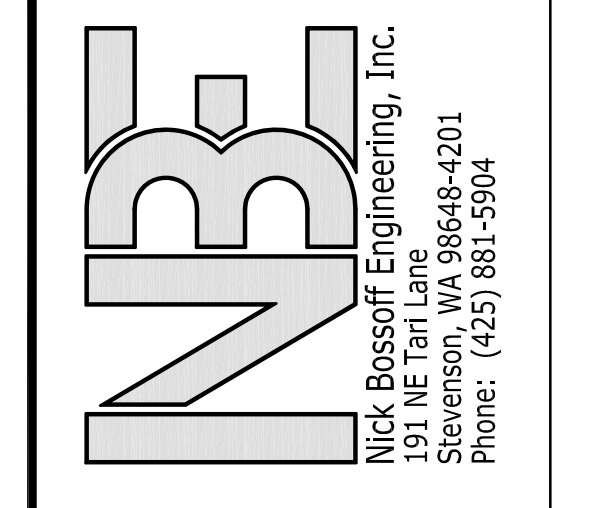
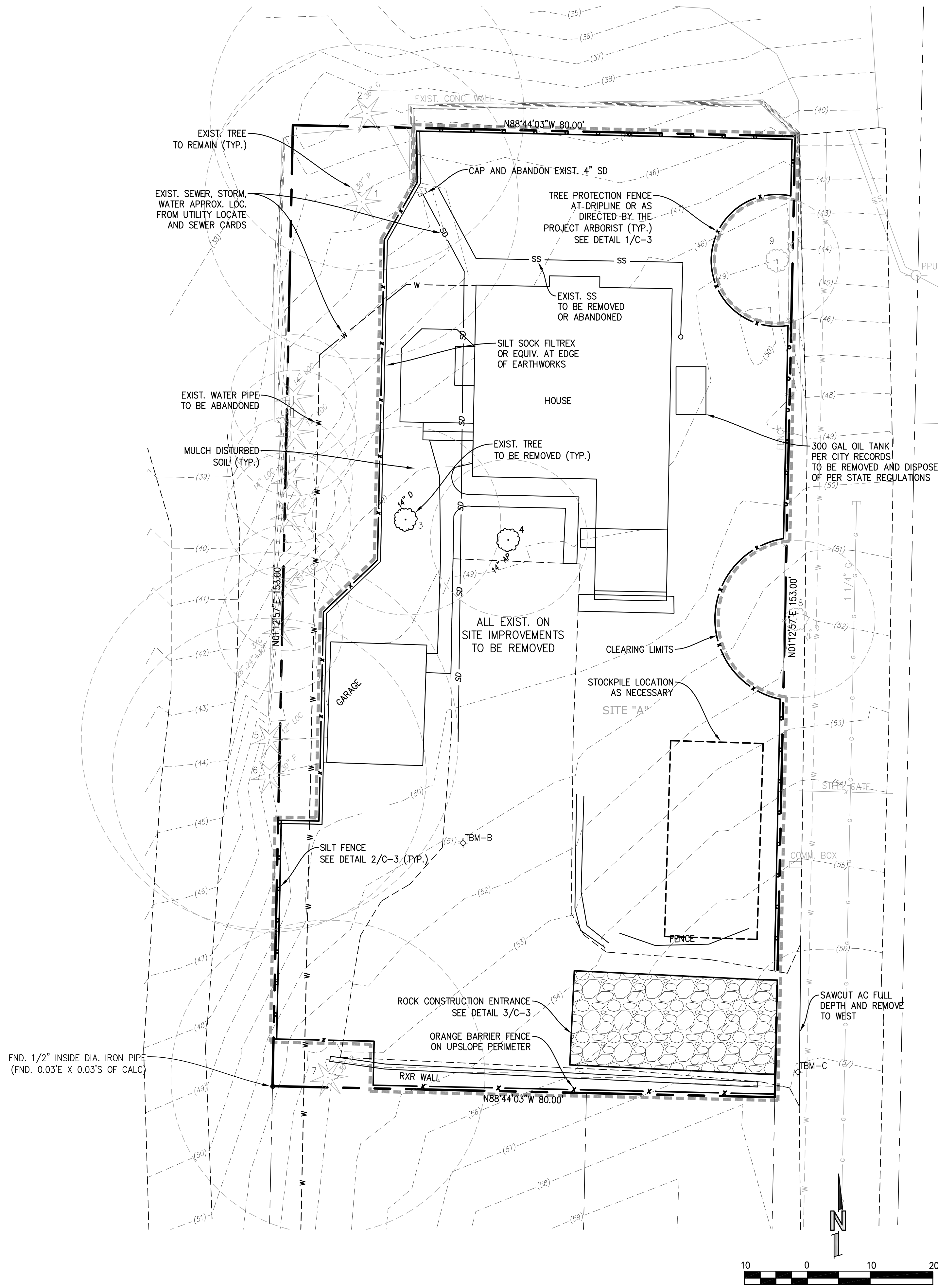
- TBM - A: SET MAG NAIL, ELEV=59.75
- TBM - B: SET MAG NAIL, ELEV=51.00
- TBM - C: SET MAG NAIL, ELEV=57.05

**EROSION AND SEDIMENT CONTROL NOTES**

1. 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.).
2. 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.
3. 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.
4. 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.
5. 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.).
6. 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).
7. 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.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. 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.
10. 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.
11. 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.
12. 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.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. 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**
1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
  2. 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.
  3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
  4. 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.
  5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
  6. 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.
  7. 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.
  8. 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.
  9. 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**
1. 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.
  2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
  3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
  4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
  5. 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**
1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
  2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
  3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
  4. 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.
  5. 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.
  6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  7. 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.
  8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



| NO. | REVISION | DATE     | PERMIT SUBMITAL |
|-----|----------|----------|-----------------|
| 1   |          | 08/20/21 |                 |

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

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

TITLE: T.E.S.C. PLAN

SHEET: C-1

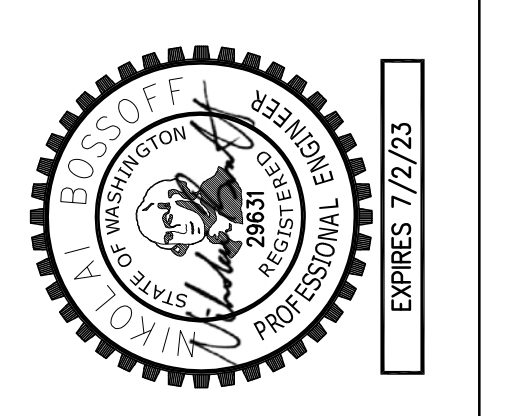
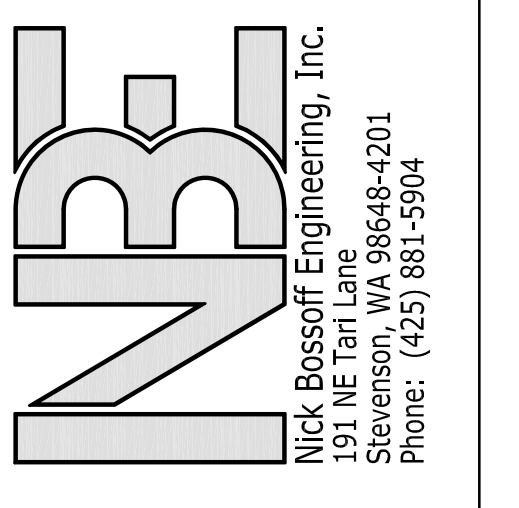
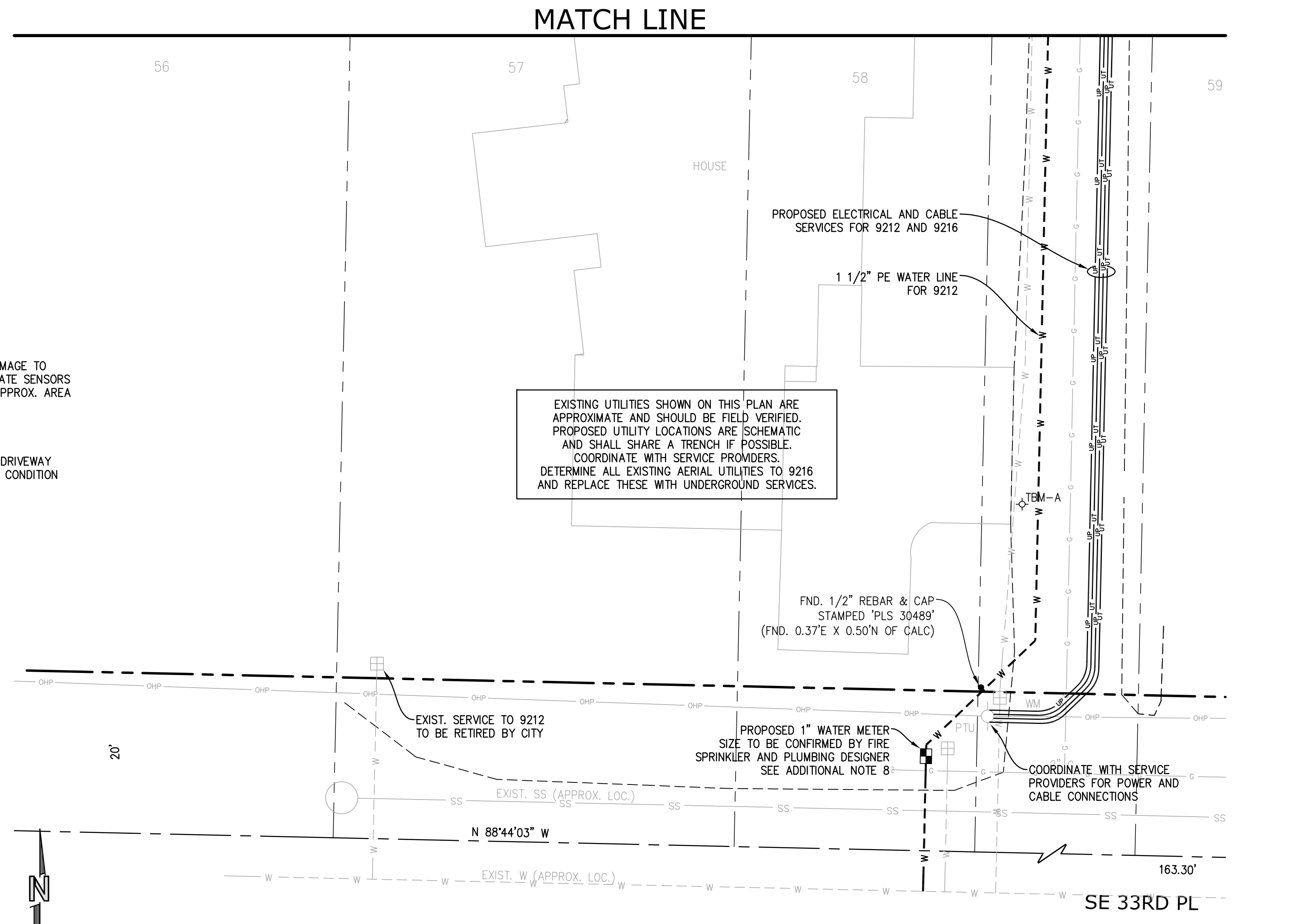
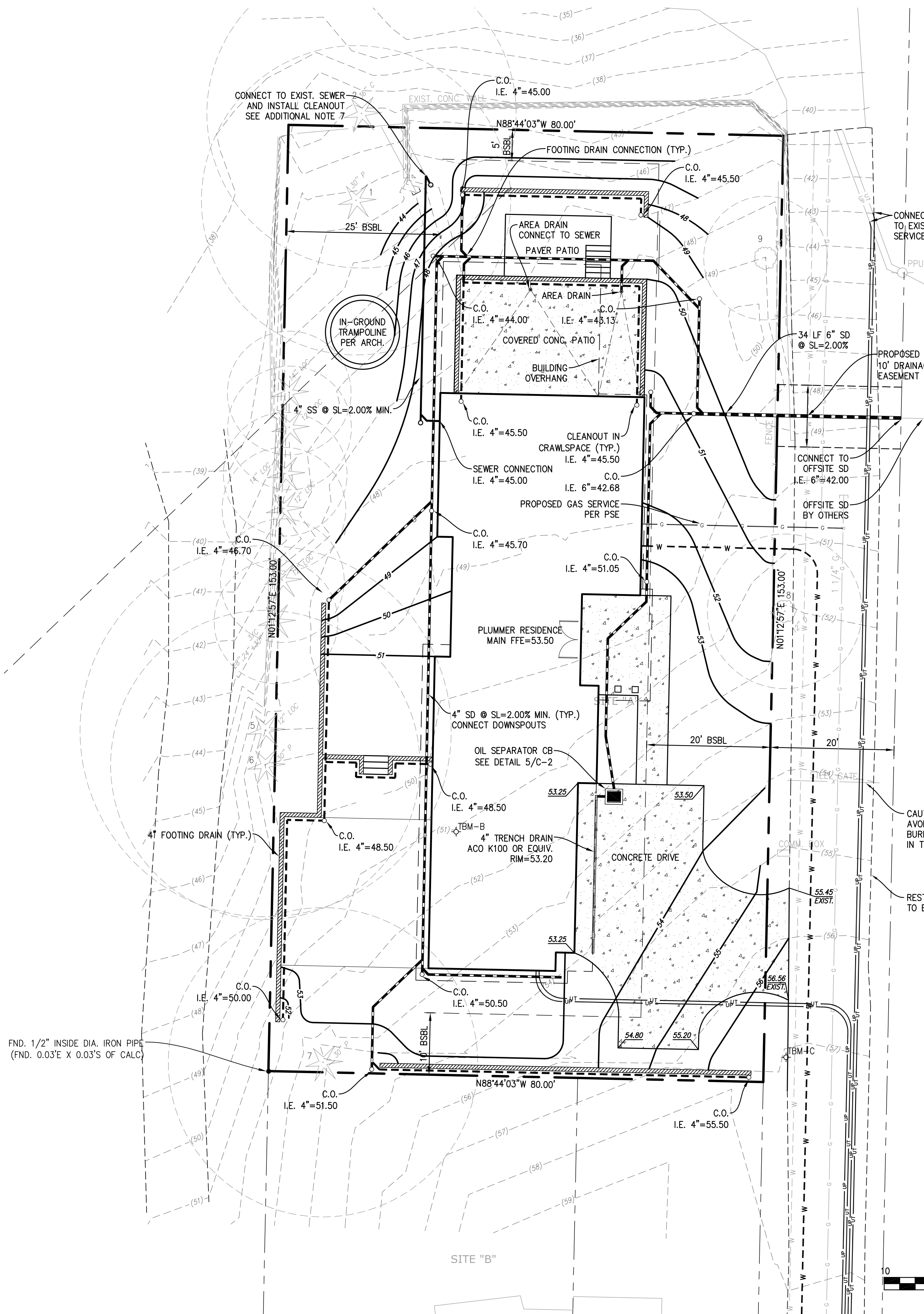
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**POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES**

- 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 GRADING 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.

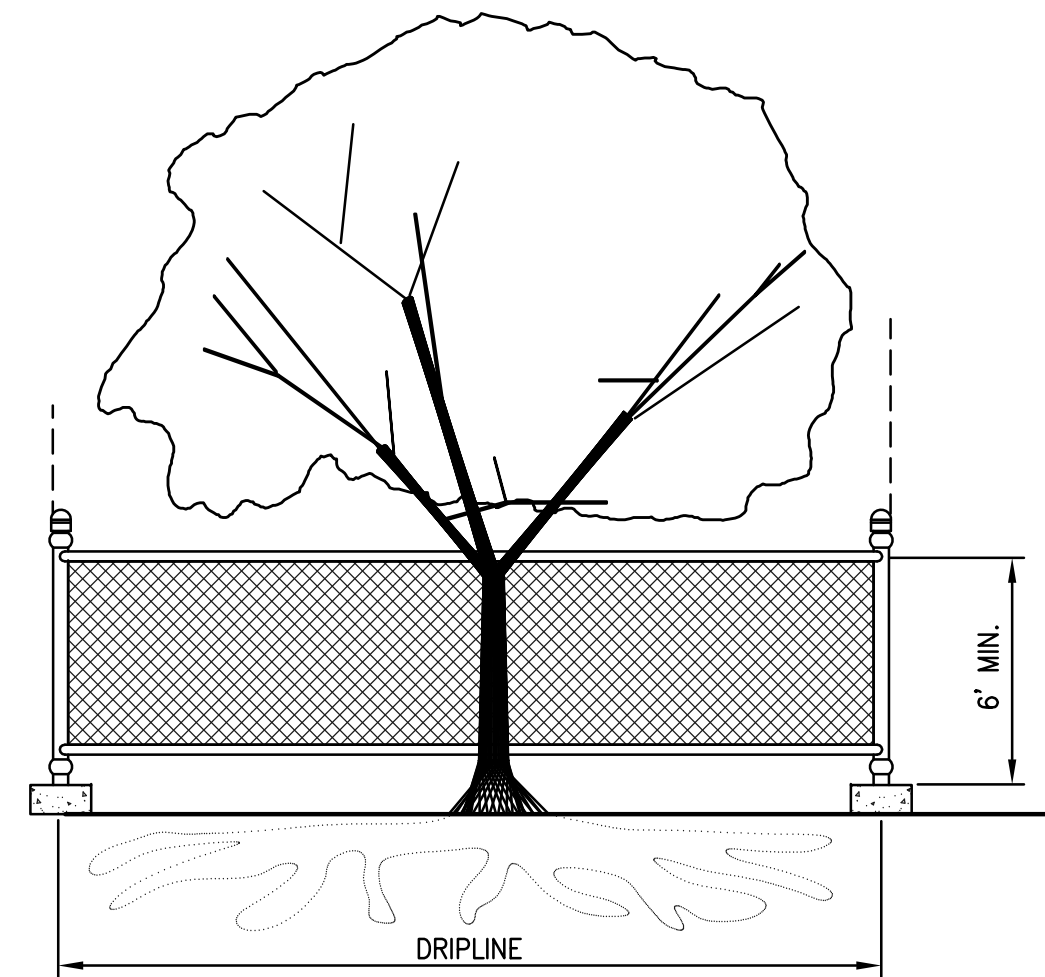
**ADDITIONAL NOTES:**

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 SIDE 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



|                   |                  |
|-------------------|------------------|
| NO.               | REVISION         |
| DATE              | PERMIT SUBMITTAL |
| 08/20/21          |                  |
| N. BOSSOFF, P.E.  |                  |
| PROJECT MANAGER:  |                  |
| DESIGNED:         |                  |
| TKB               |                  |
| DRAWN:            |                  |
| SARC-2101         |                  |
| JOB NUMBER:       |                  |
| SARC-2101.pln.dwg |                  |
| FILE NAME:        |                  |

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



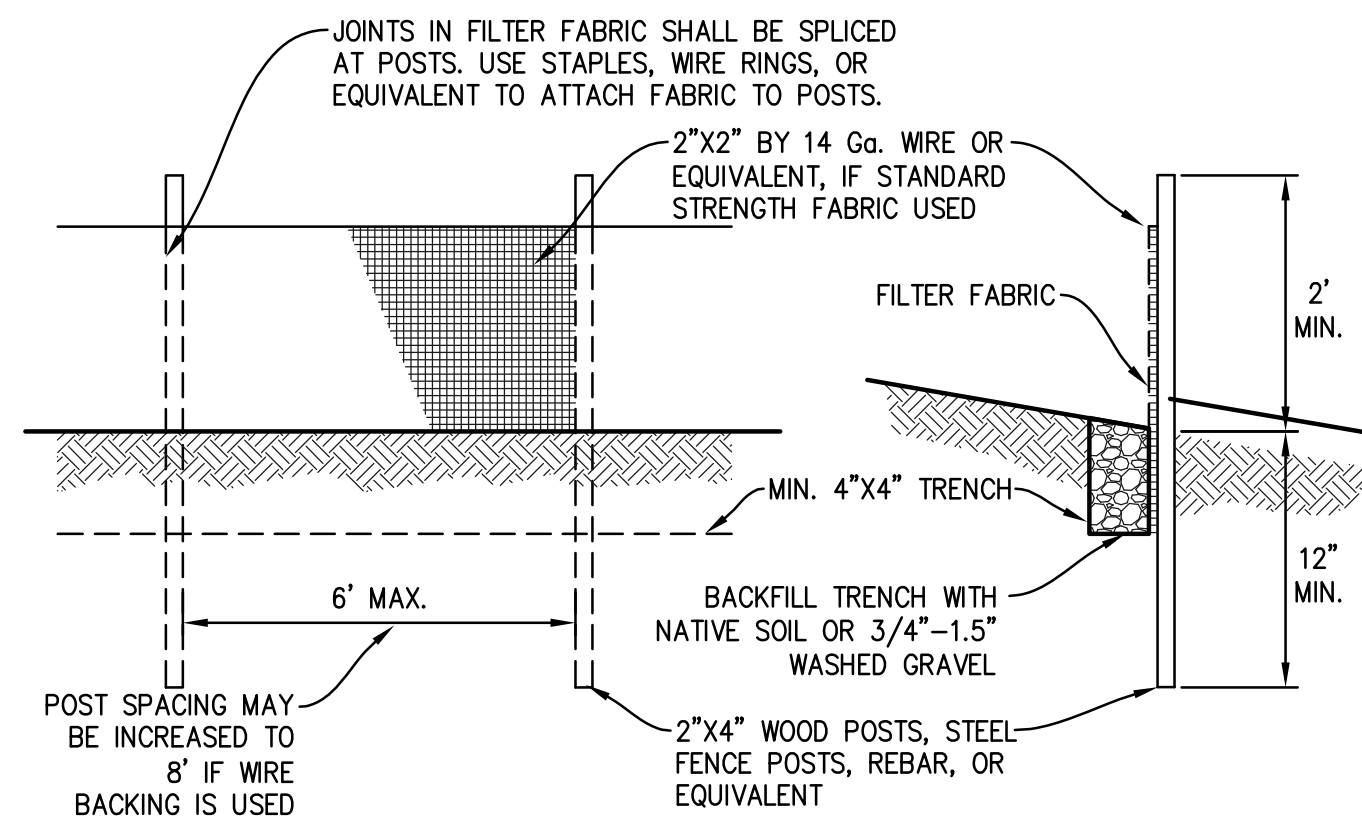
**TREE PROTECTION DURING CONSTRUCTION**

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE 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



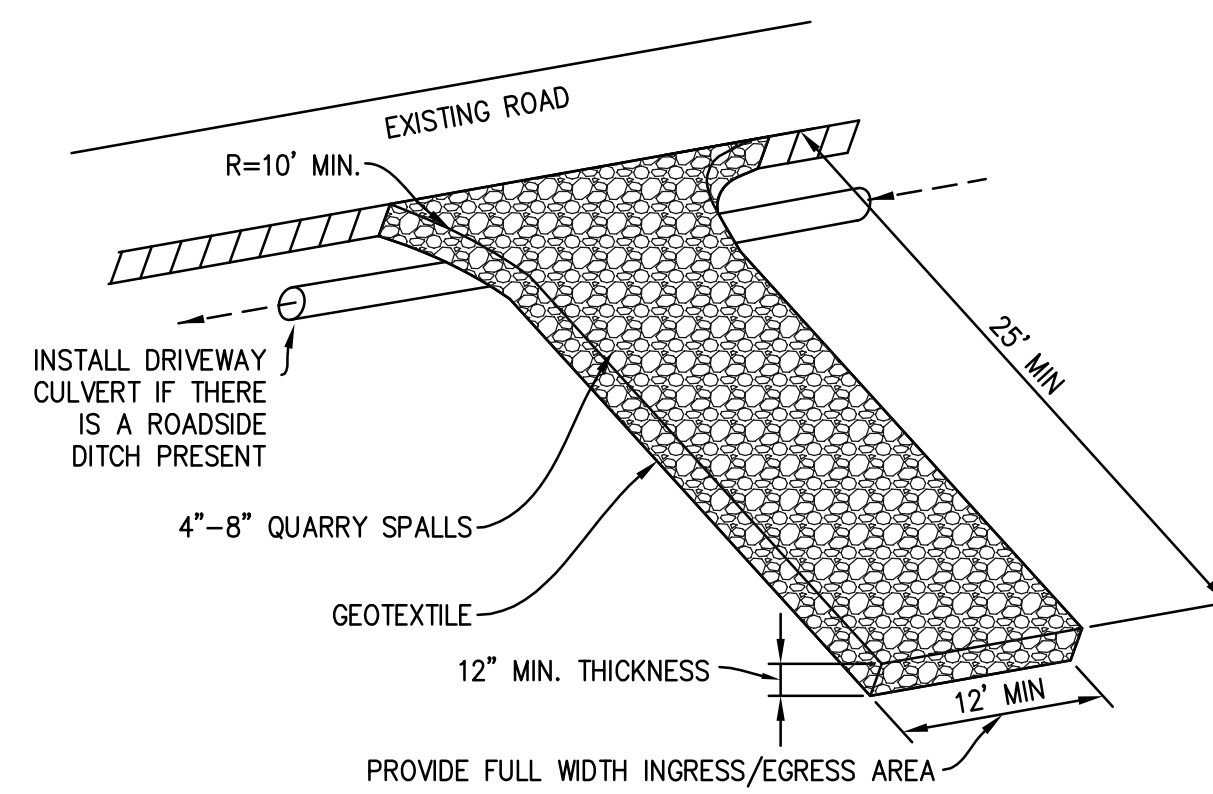
**MAINTENANCE STANDARDS**

- 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



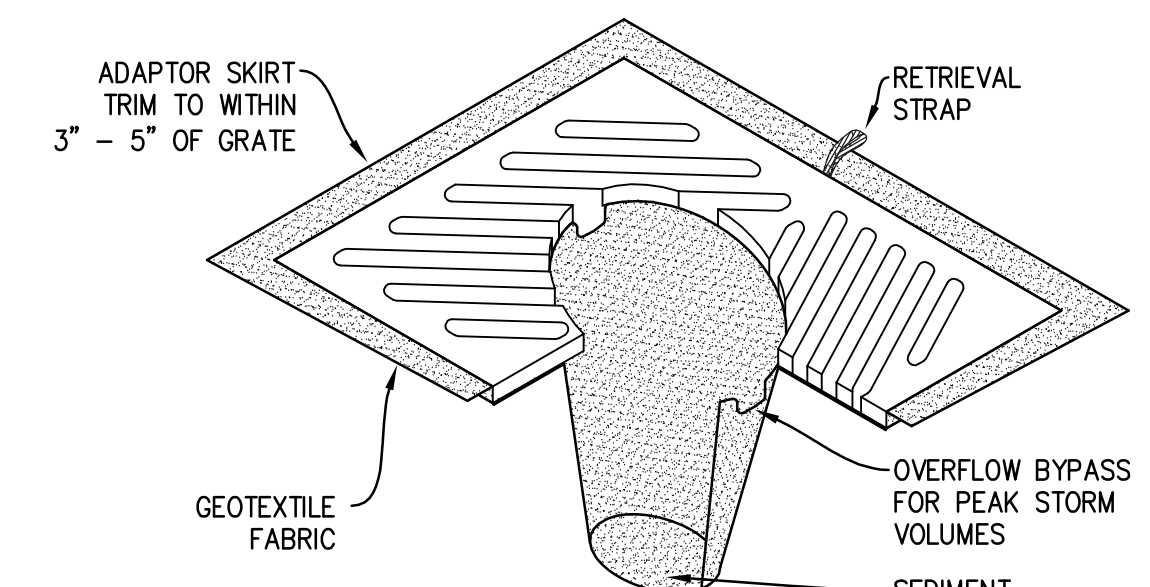
**MAINTENANCE STANDARDS**

- 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



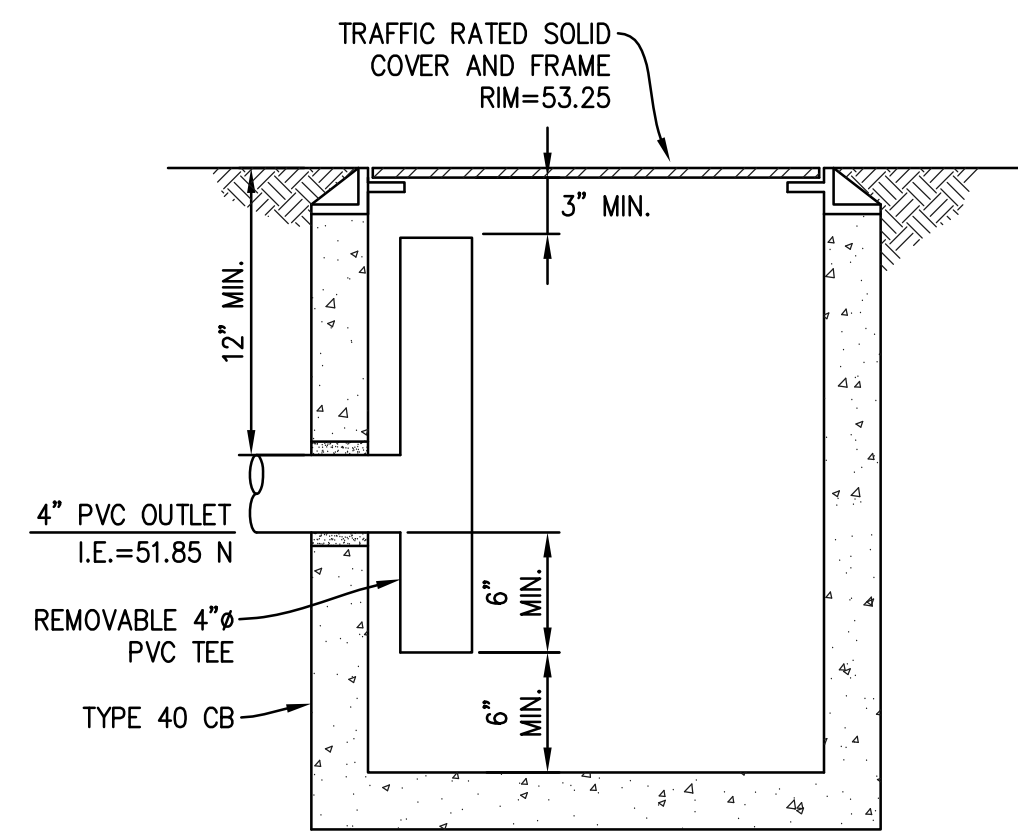
**NOTES**

- 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

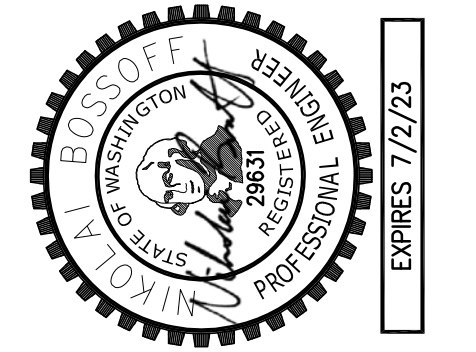
4



**OIL SEPARATOR CB**

SCALE: NTS

5



REVISION

PERMIT SUBMITAL

DATE

08/20/21

NO.

1 2 3 4 5

N. BOSSOFF, P.E.

PROJECT MANAGER

DESIGNED: TKB

DRAWN: SARC-2101

JOB NUMBER

SARC-2101

FILE NAME

SARC-2101.pln.dwg

WASHINGTON

MERCER ISLAND

PLUMMER RESIDENCE

9212 SE 33RD PL

TITLE:

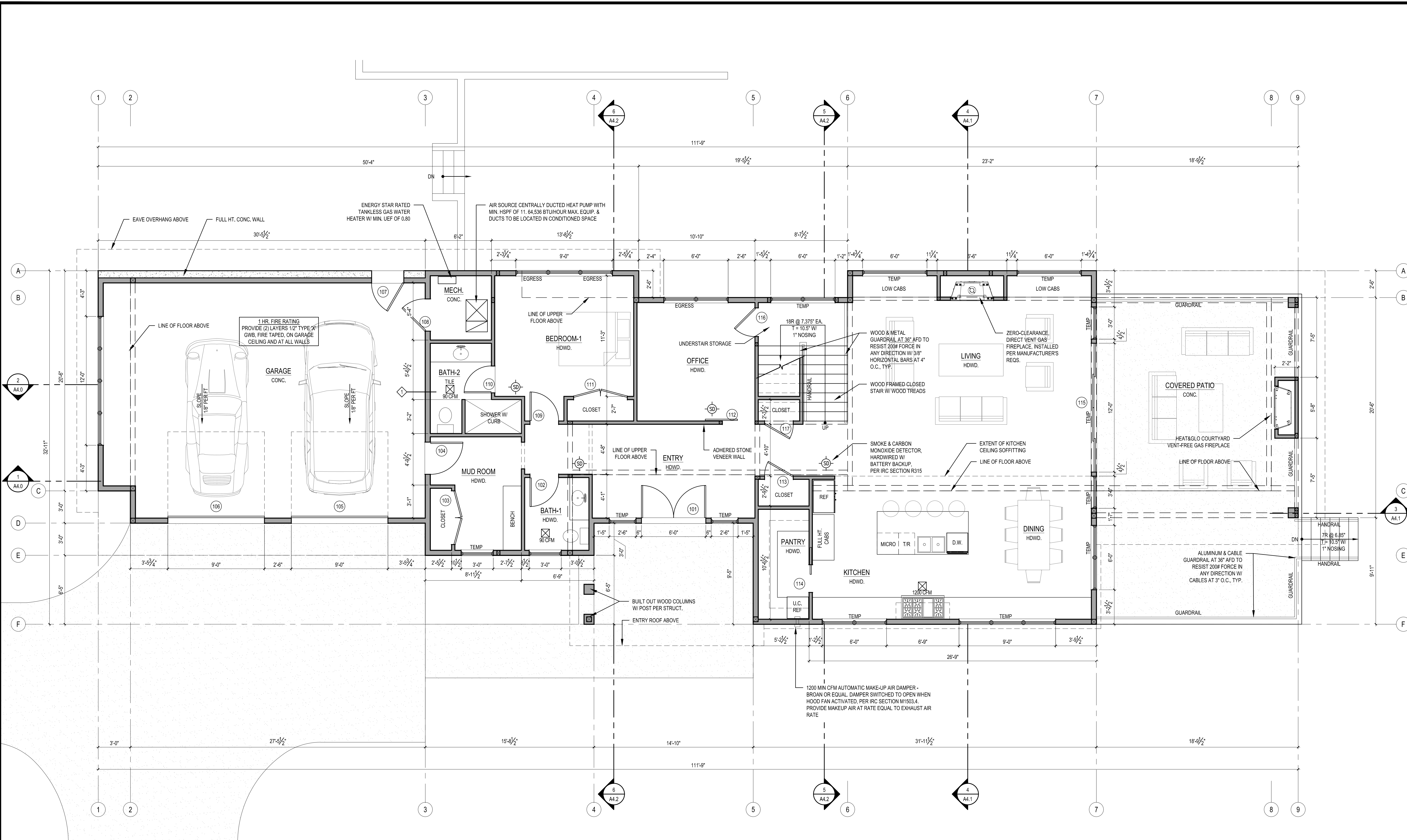
DETAILS

SHEET:

C-3



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| REVISIONS:  |     |
| DRAWN BY:   | KE  |
| CHECKED BY: | BJS |
| SHEET       |     |



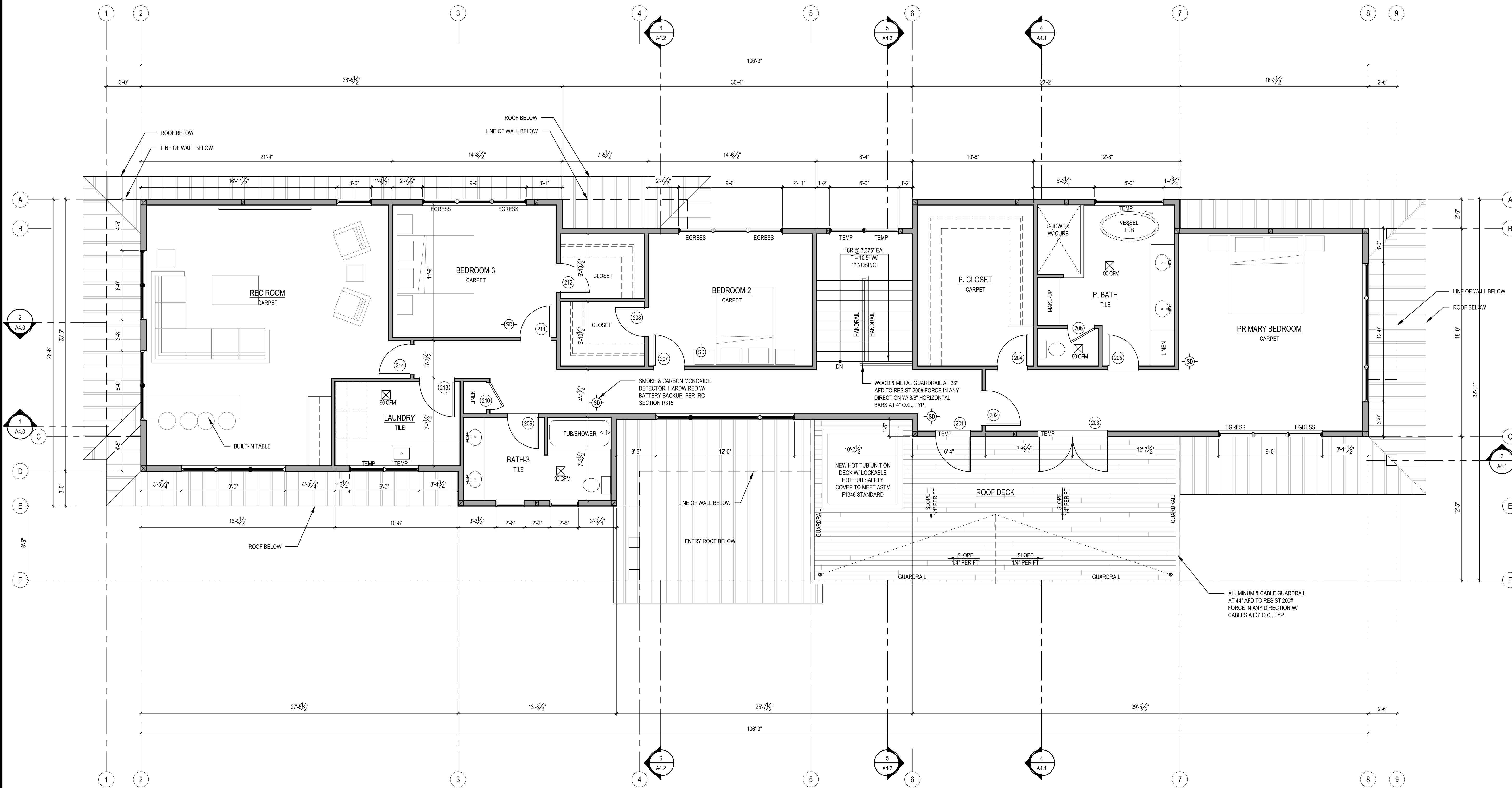
**1 MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" N

**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 w/ 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.


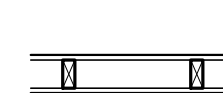
- 1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X' OI 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CALKED- UL DES U305 & U314- JOINTS FIN. PROVIDE R-21 BATT INSULATION.
- TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

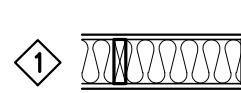
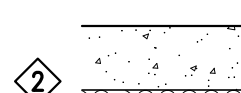




**WALL PARTITION TYPES:**

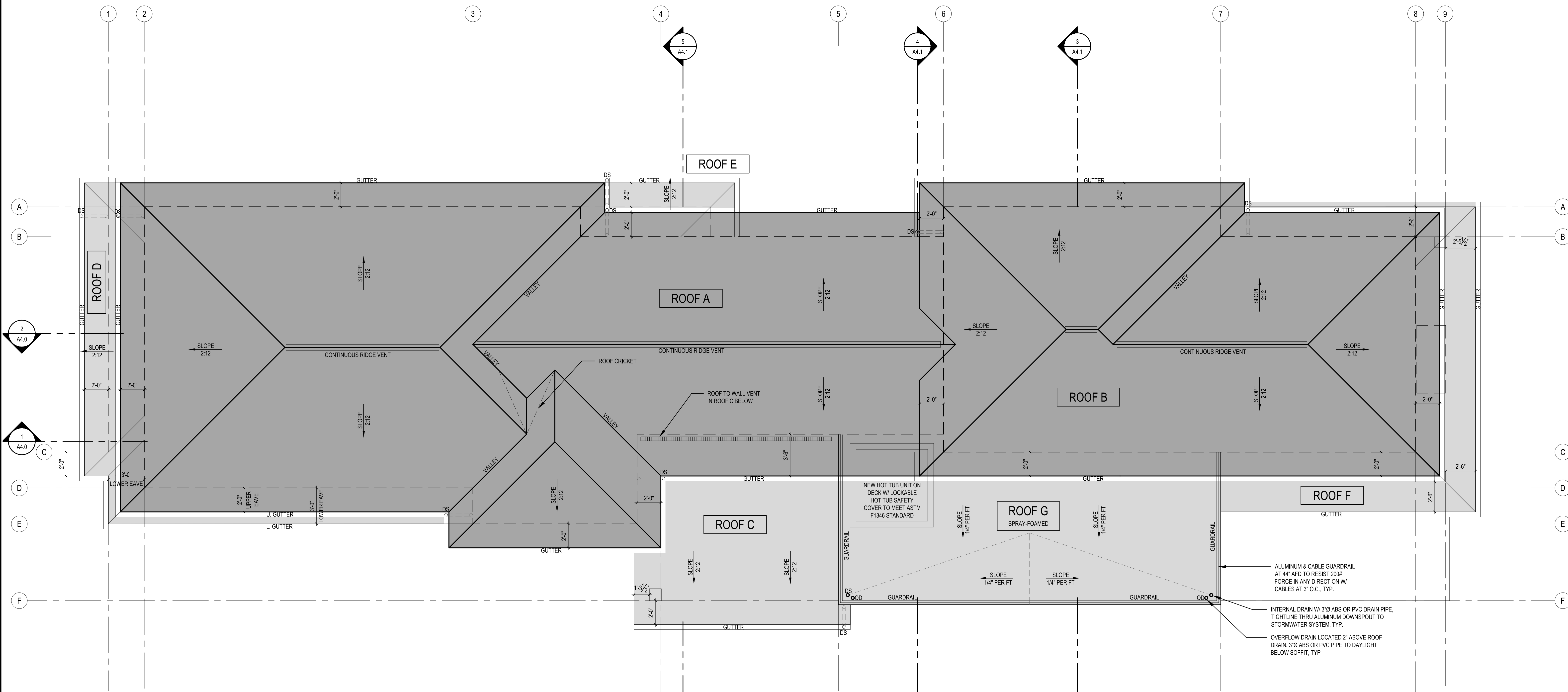
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

-  **TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH OF (2) LAYERS 60# 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**  N  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.  
 PERMIT SET 09/21/21



| 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. SOFFIT     | 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. SOFFIT     | 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. SOFFIT     |          |                         |                   |                |       |
|                        |         |              |     | 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. SOFFIT     |          |                         |                   |                |       |
|                        |         |              |     | 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. SOFFIT     |          |                         |                   |                |       |
|                        |         |              |     | 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. SOFFIT     |          |                         |                   |                |       |
|                        |         |              |     | 12 SQ. IN./FT. CONTINUOUS |          |                         | 0.00              | 0.00           |       |
|                        |         |              |     | 18 SQ. IN./FT. 1.5" VENT  |          |                         |                   |                |       |

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

ALUMINUM & CABLE GUARDRAIL AT 44" AFD TO RESIST 200# FORCE IN ANY DIRECTION W/ CABLES AT 3' O.C., TYP.

INTERNAL DRAIN W/ 3" ABS OR PVC DRAIN PIPE, TIGHTLINE THRU ALUMINUM DOWNSPOUT TO STORMWATER SYSTEM, TYP.

OVERFLOW DRAIN LOCATED 2" ABOVE ROOF DRAIN, 3" ABS OR PVC PIPE TO DAYLIGHT BELOW SOFFIT, TYP.

NEW HOT TUB UNIT ON DECK W/ LOCKABLE HOT TUB SAFETY COVER TO MEET ASTM F1346 STANDARD

ROOF TO WALL VENT IN ROOF C BELOW

CONTINUOUS RIDGE VENT

ROOF CRICKET

VALLEY

VALLEY

ROOF E

ROOF B

ROOF C

ROOF G  
 SPRAY-FOAMED

ROOF F

ROOF D

ROOF A

|            |  |
|------------|--|
| REVISIONS: |  |
| 1          |  |
| 2          |  |
| 3          |  |
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| 5          |  |

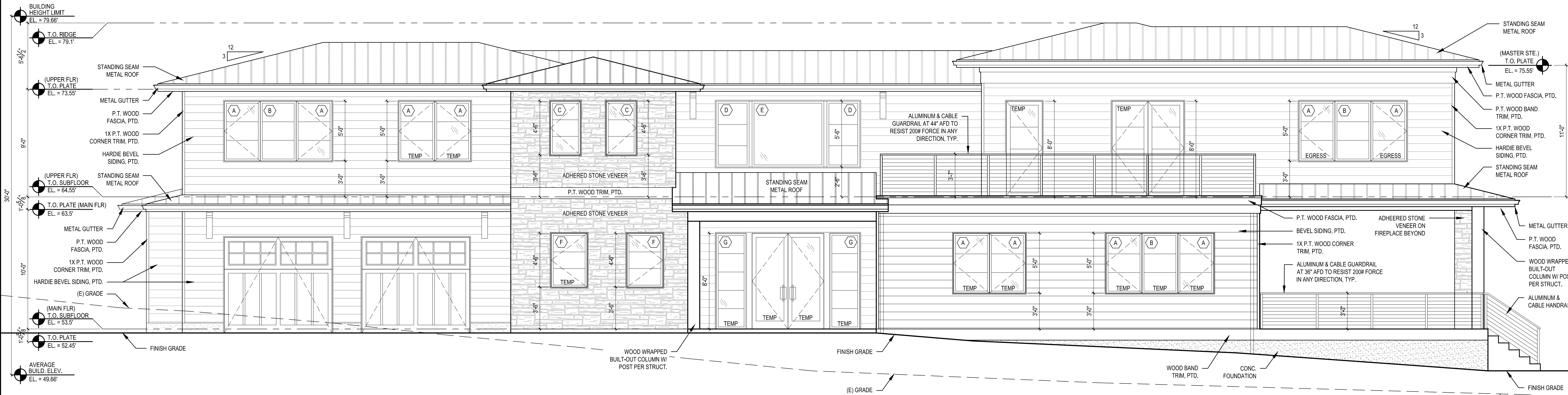
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CHECKED BY: BJS

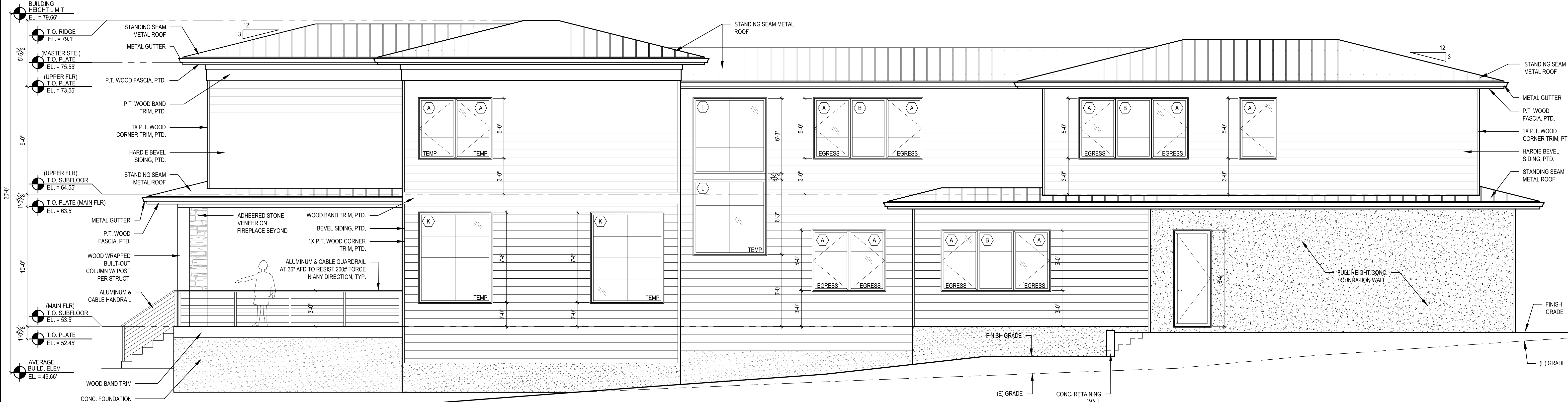
SHEET

**A3.0**

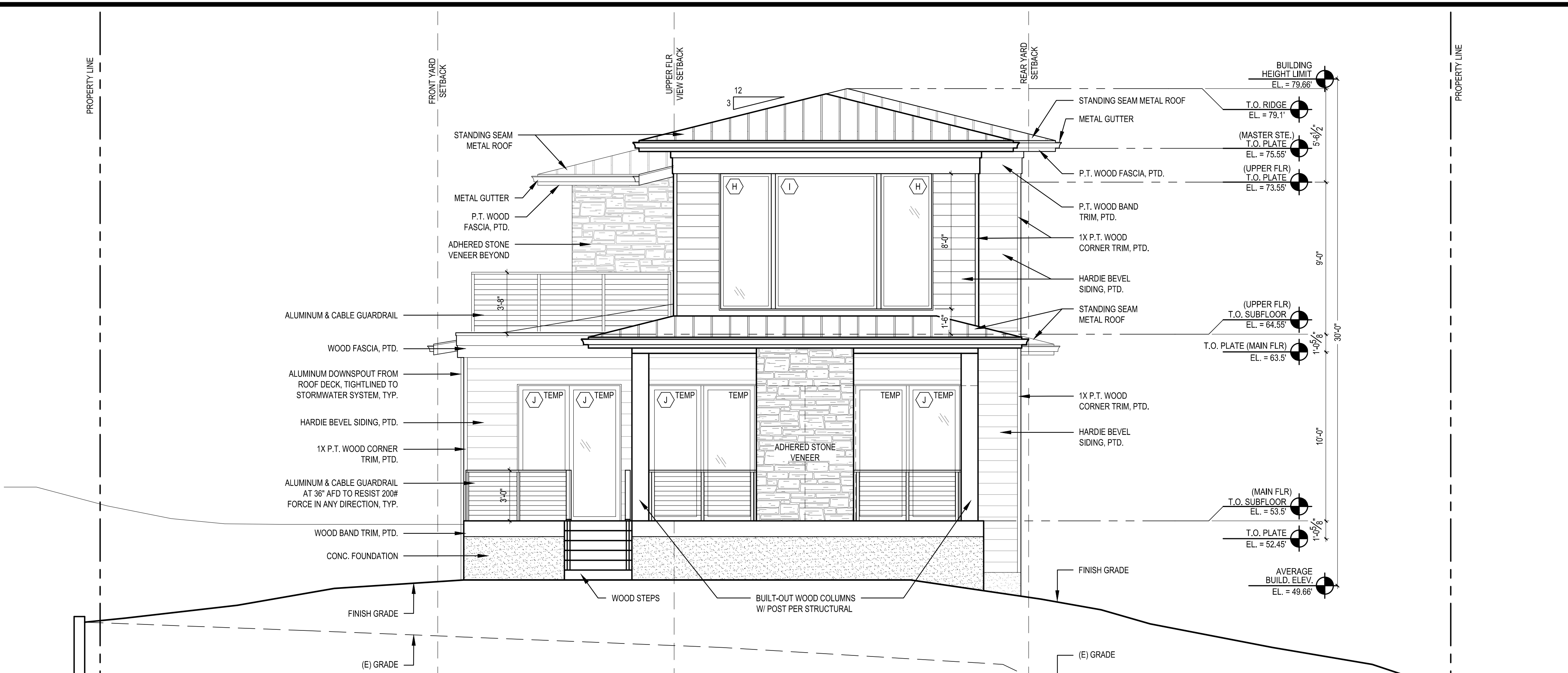
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY  
 PERMIT SET 09/21/21 PLOT DATE: 9/21/2021



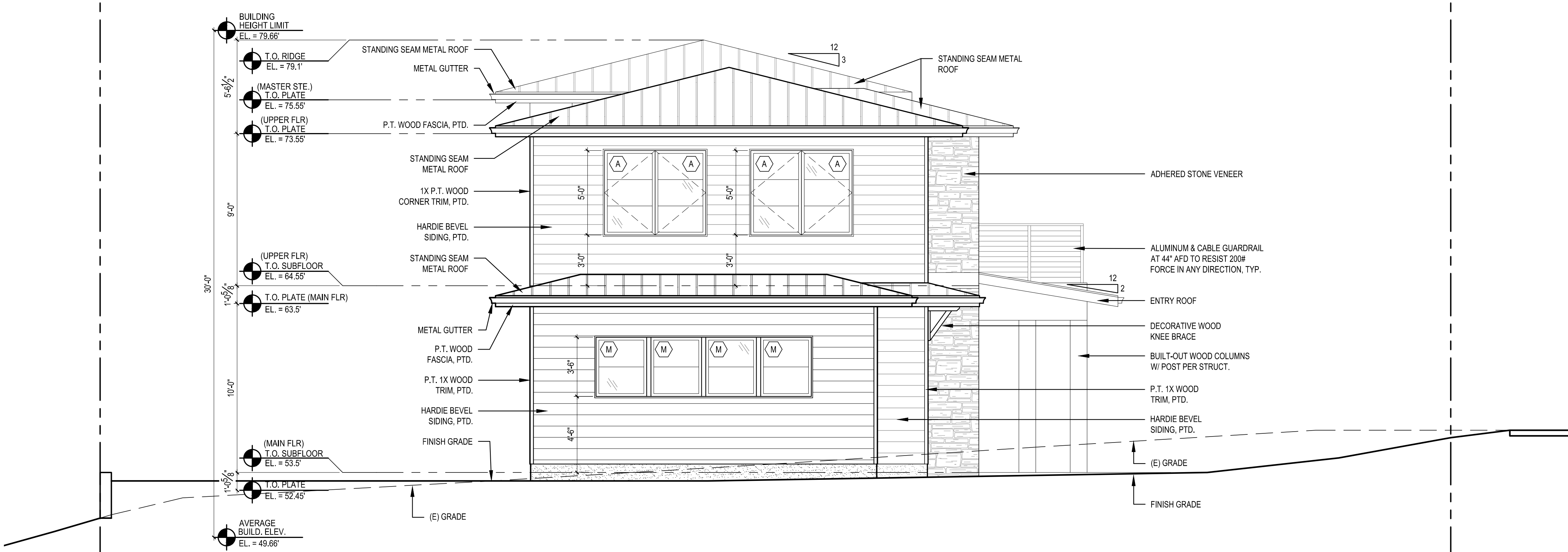
**1 EAST ELEVATION**  
 SCALE: 1/4" = 1'



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



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



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

**WINDOW SCHEDULE**

| WINDOW MARK | DESCRIPTION     | R.O. SIZE WIDTH | R.O. SIZE 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.) 2015 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**

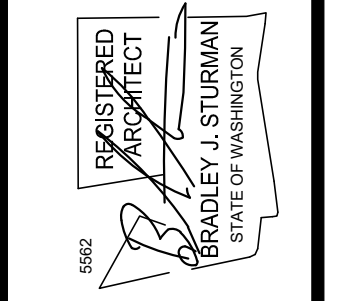
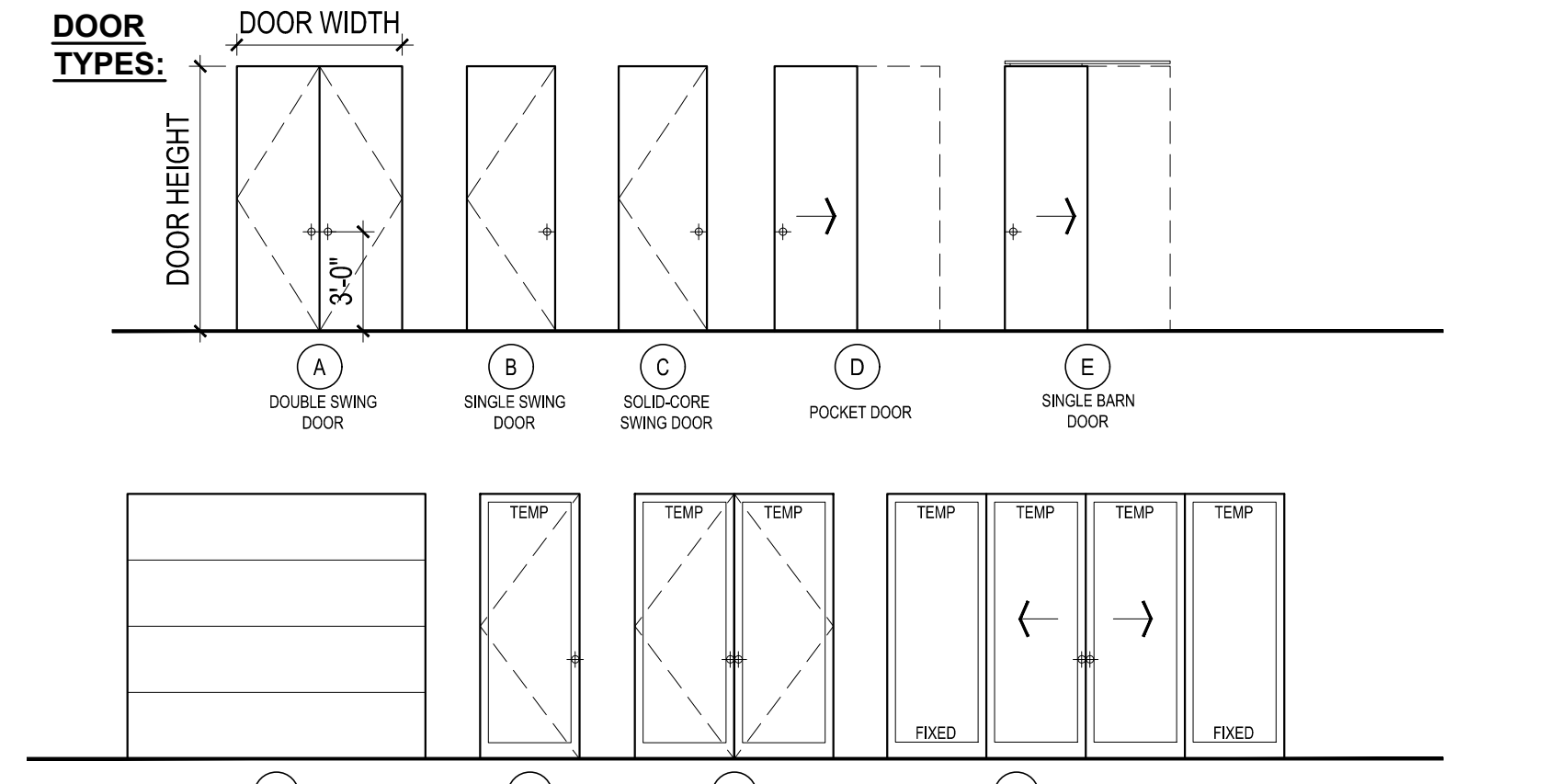
| DOOR NO.          | LOCATION       | SIZE WIDTH | SIZE HEIGHT | DOOR TYPE | TEMP. GLASS | DOOR FIN. | DOOR THK. | U-VAL. (MIN.) | REMARKS             |
|-------------------|----------------|------------|-------------|-----------|-------------|-----------|-----------|---------------|---------------------|
| <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'-8"      | 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           | B-PART SLIDING DOOR |
| 116               | OFFICE         | 2'-8"      | 8'-0"       | B         | -           | -         | 1-3/4"    | -             |                     |
| 117               | HALLWAY CLOSET | 2'-8"      | 8'-0"       | B         | -           | -         | 1-3/4"    | -             |                     |

**UPPER FLOOR**

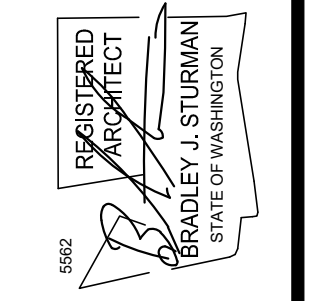
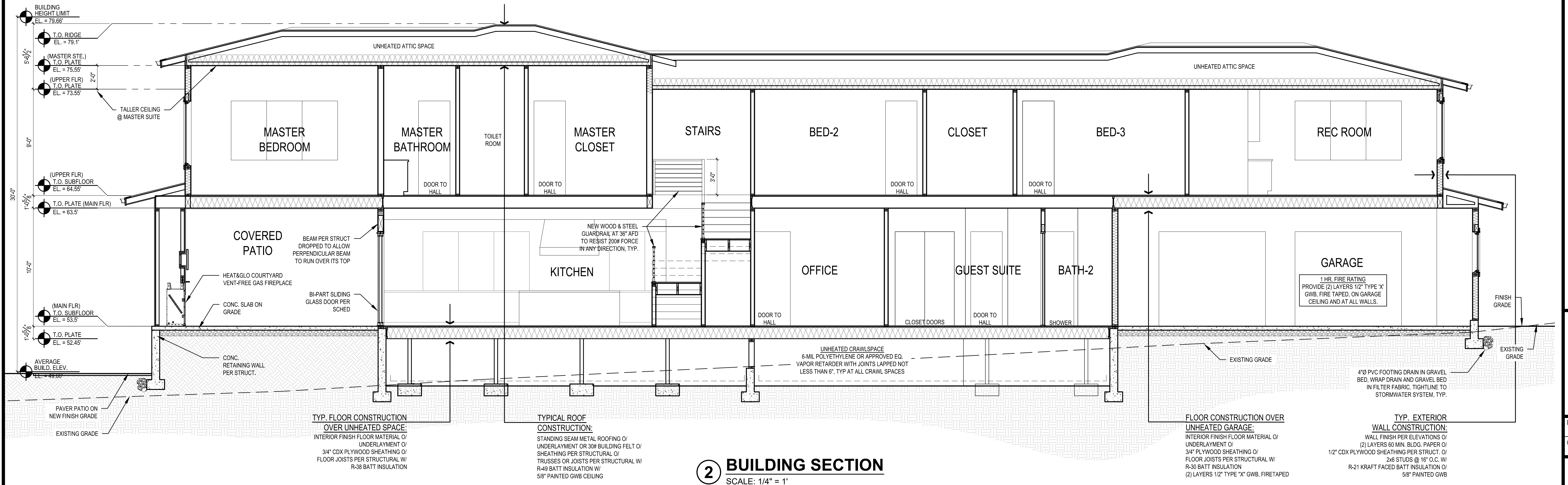
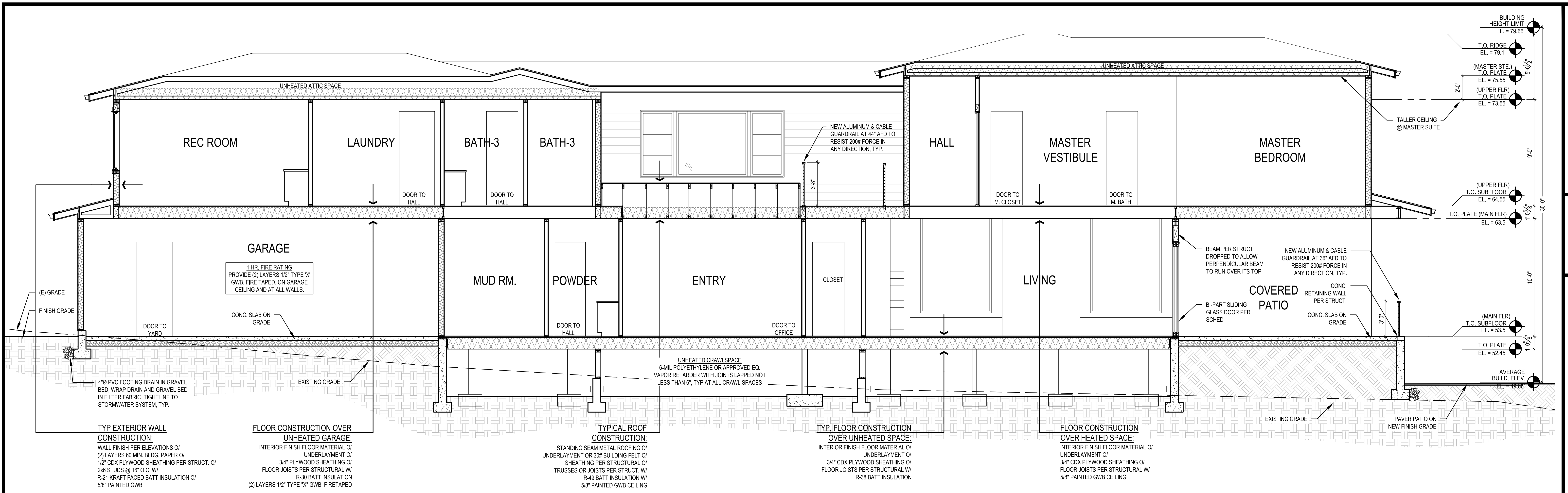
|     |                 |       |       |   |   |   |        |     |  |
|-----|-----------------|-------|-------|---|---|---|--------|-----|--|
| 201 | ROOF DECK       | 3'-0" | 8'-0" | G | Y | - | 1-3/4" | .28 |  |
| 202 | PRIMARY BEDROOM | 3'-0" | 8'-0" | B | - | - | 1-3/4" | -   |  |
| 203 | PRIMARY 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:**

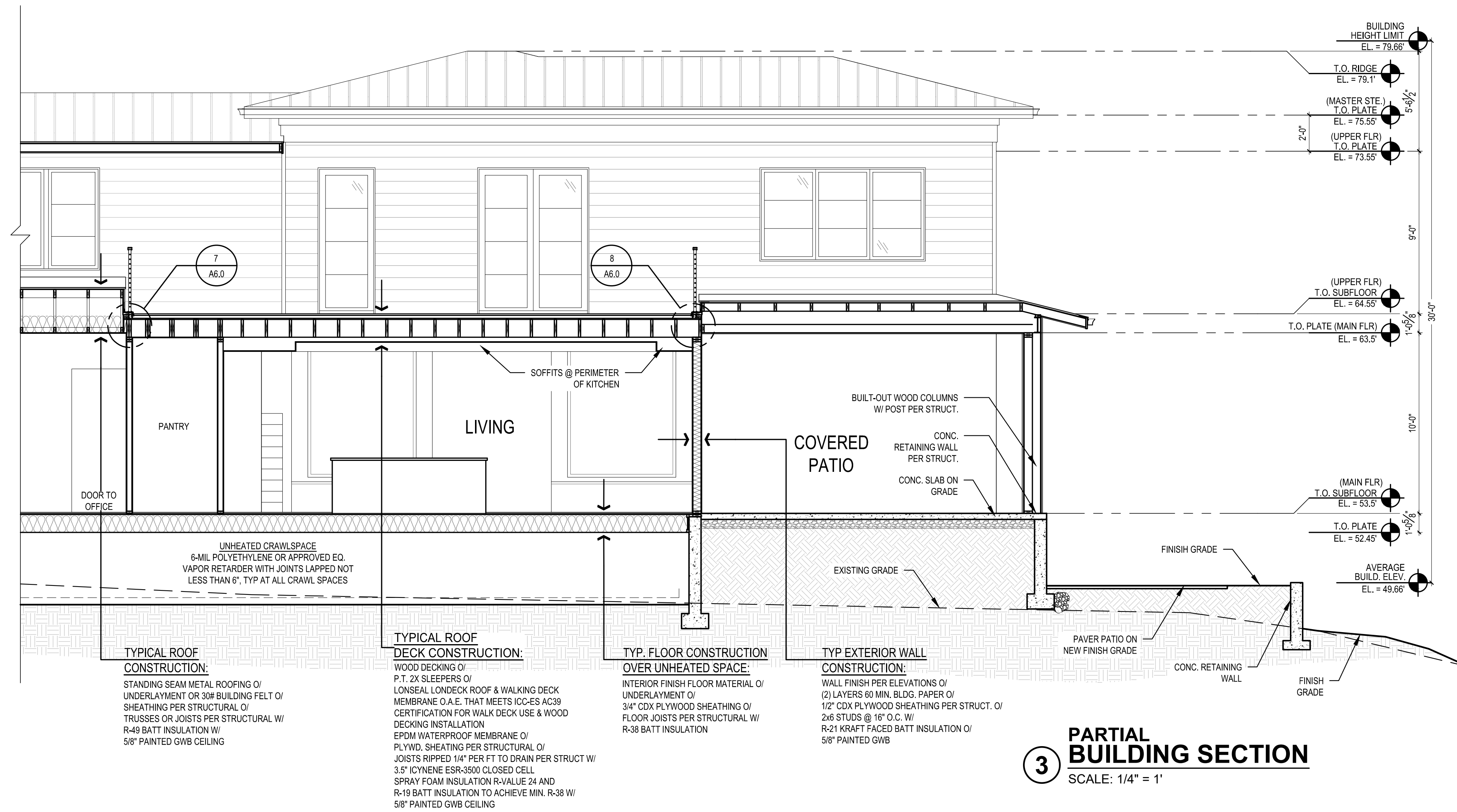
- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATIONS.
- 5.) 2015 WSEC & VIAO RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.



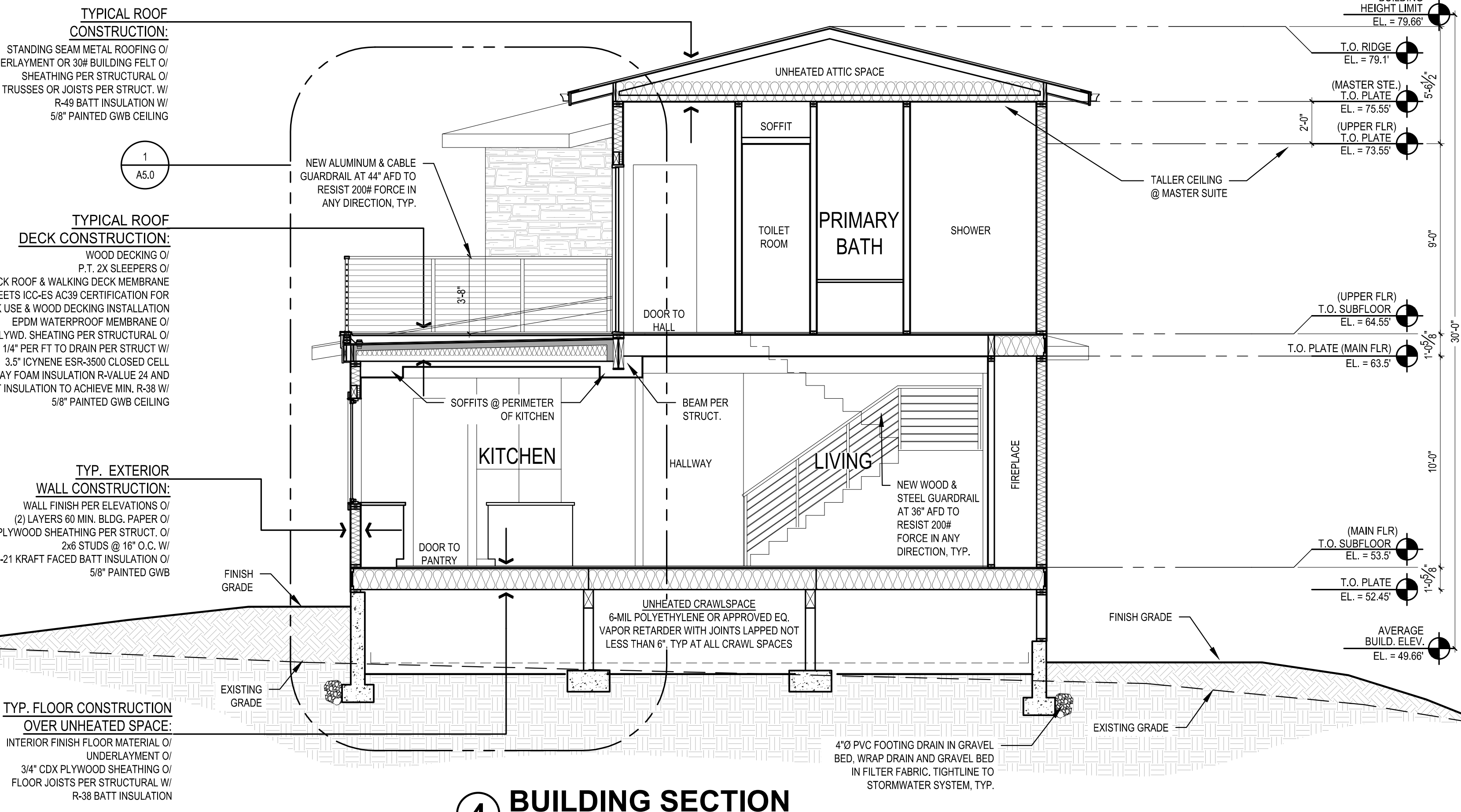
|             |     |
|-------------|-----|
| REVISIONS:  |     |
| DRAWN BY:   | KE  |
| CHECKED BY: | BJS |
| SHEET       |     |



|             |             |
|-------------|-------------|
| REVISIONS:  |             |
| DRAWN BY:   | KE          |
| CHECKED BY: | BJS         |
| SHEET       | <b>A4.0</b> |



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



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

|             |     |
|-------------|-----|
| REVISIONS:  |     |
| DRAWN BY:   | KE  |
| CHECKED BY: | BJS |
| SHEET       |     |

|            |  |
|------------|--|
| REVISIONS: |  |
| 1          |  |
| 2          |  |
| 3          |  |
| 4          |  |
| 5          |  |

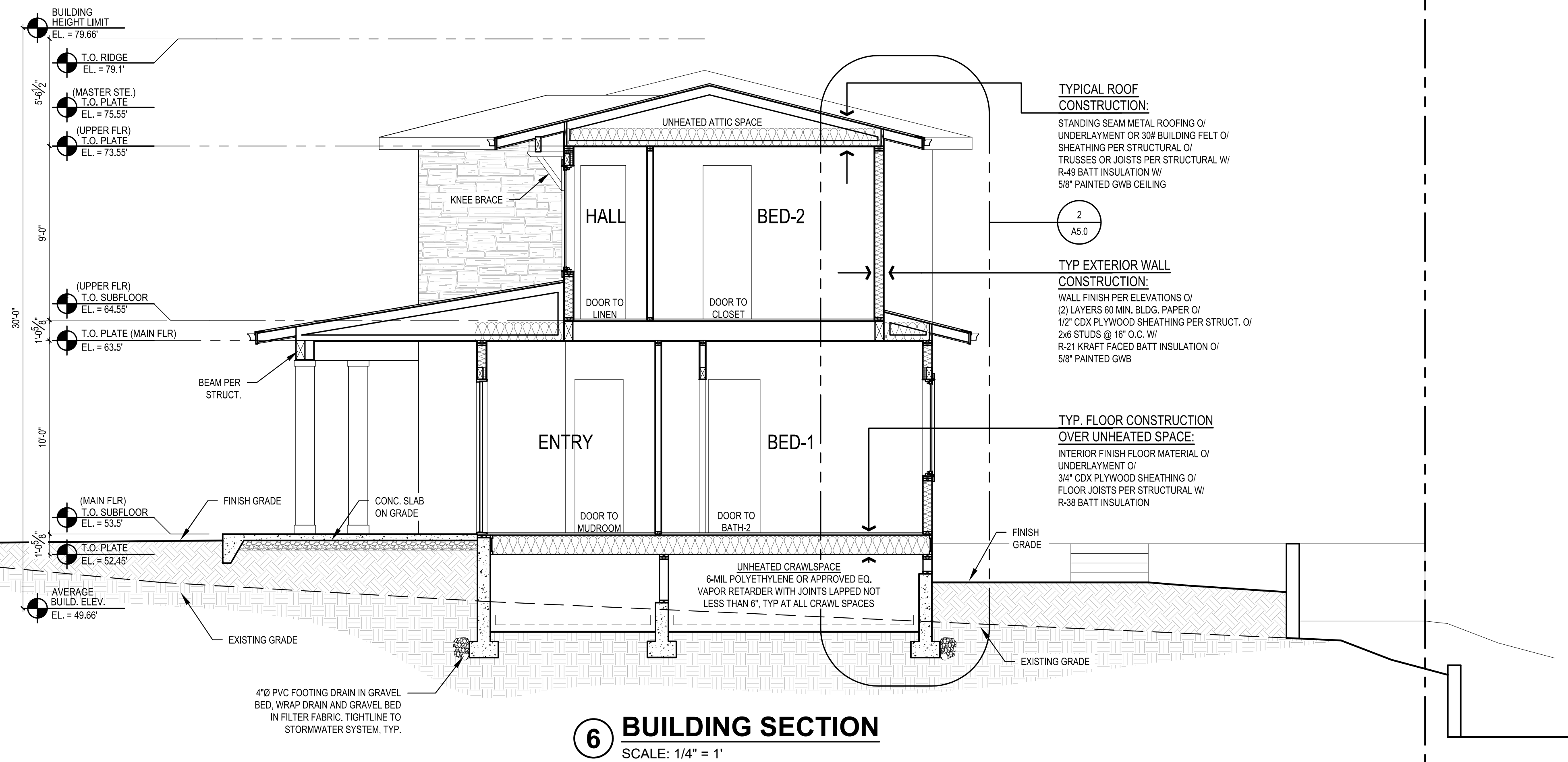
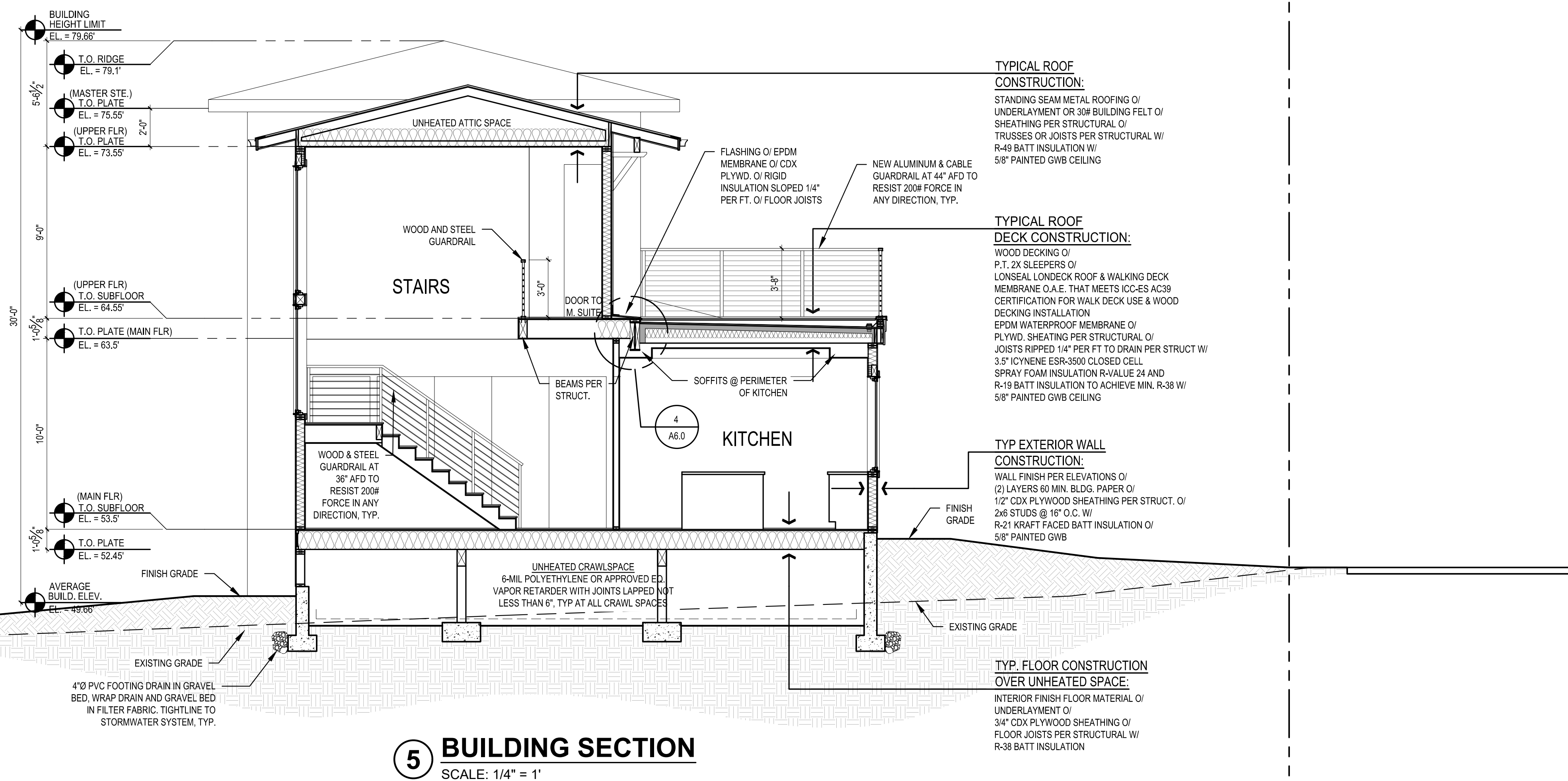
DRAWN BY: KE

CHECKED BY: BJS

SHEET

A4.2

PLOT DATE: 9/21/2021



REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

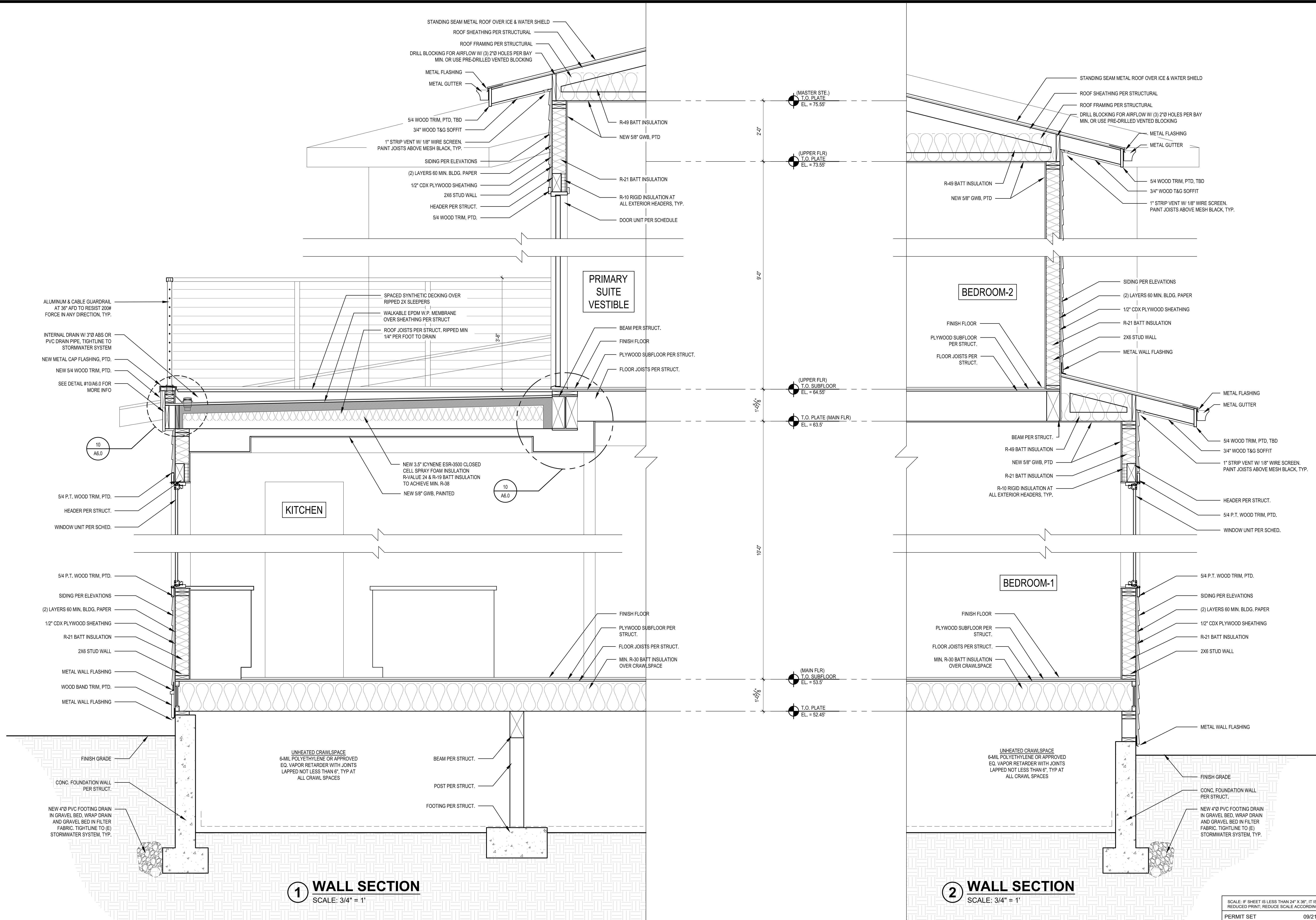
DRAWN BY: KE

CHECKED BY: BJS

SHEET

**A5.0**

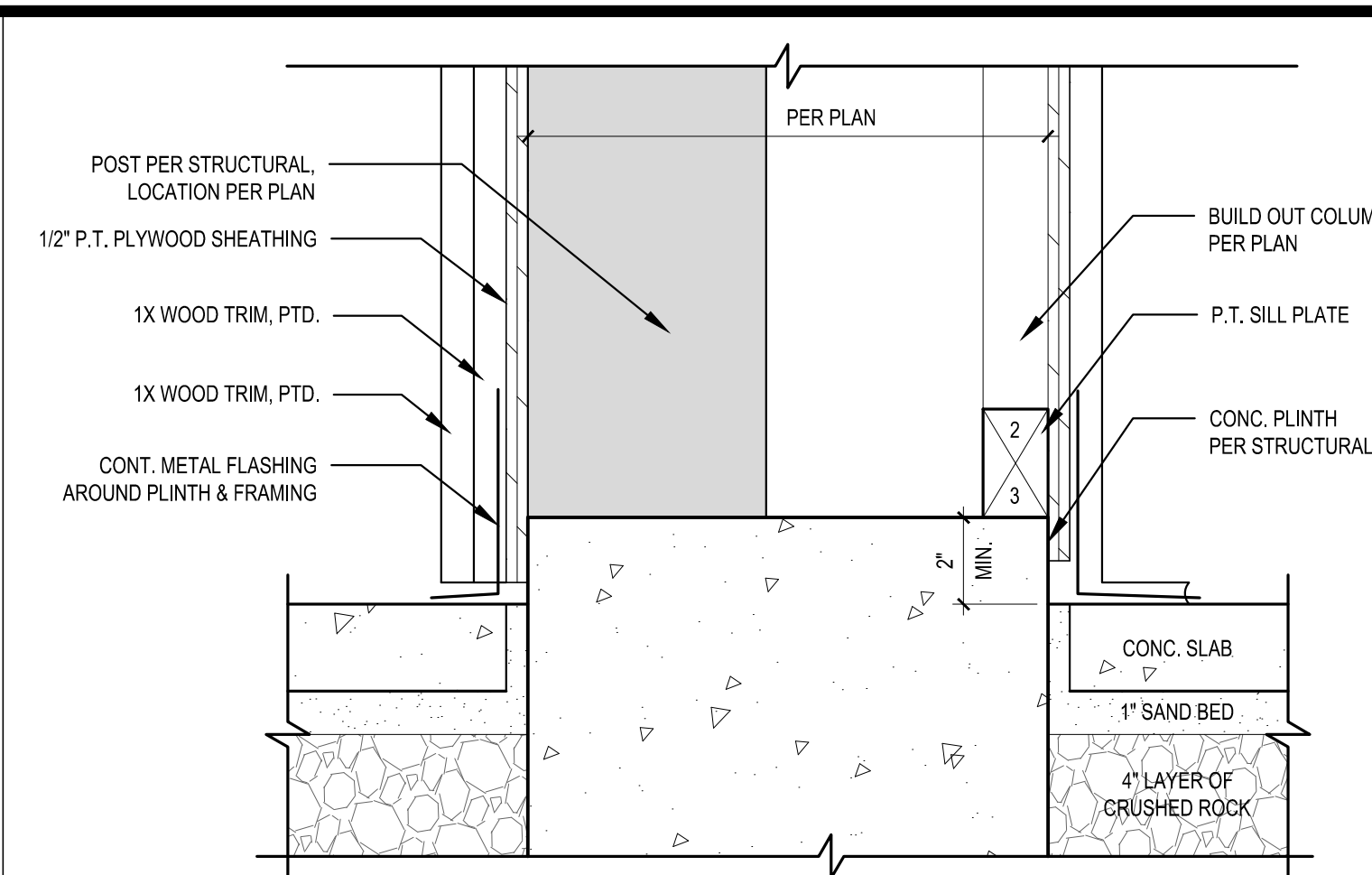
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY  
 PERMIT SET 09/21/21 PLOT DATE: 9/21/2021



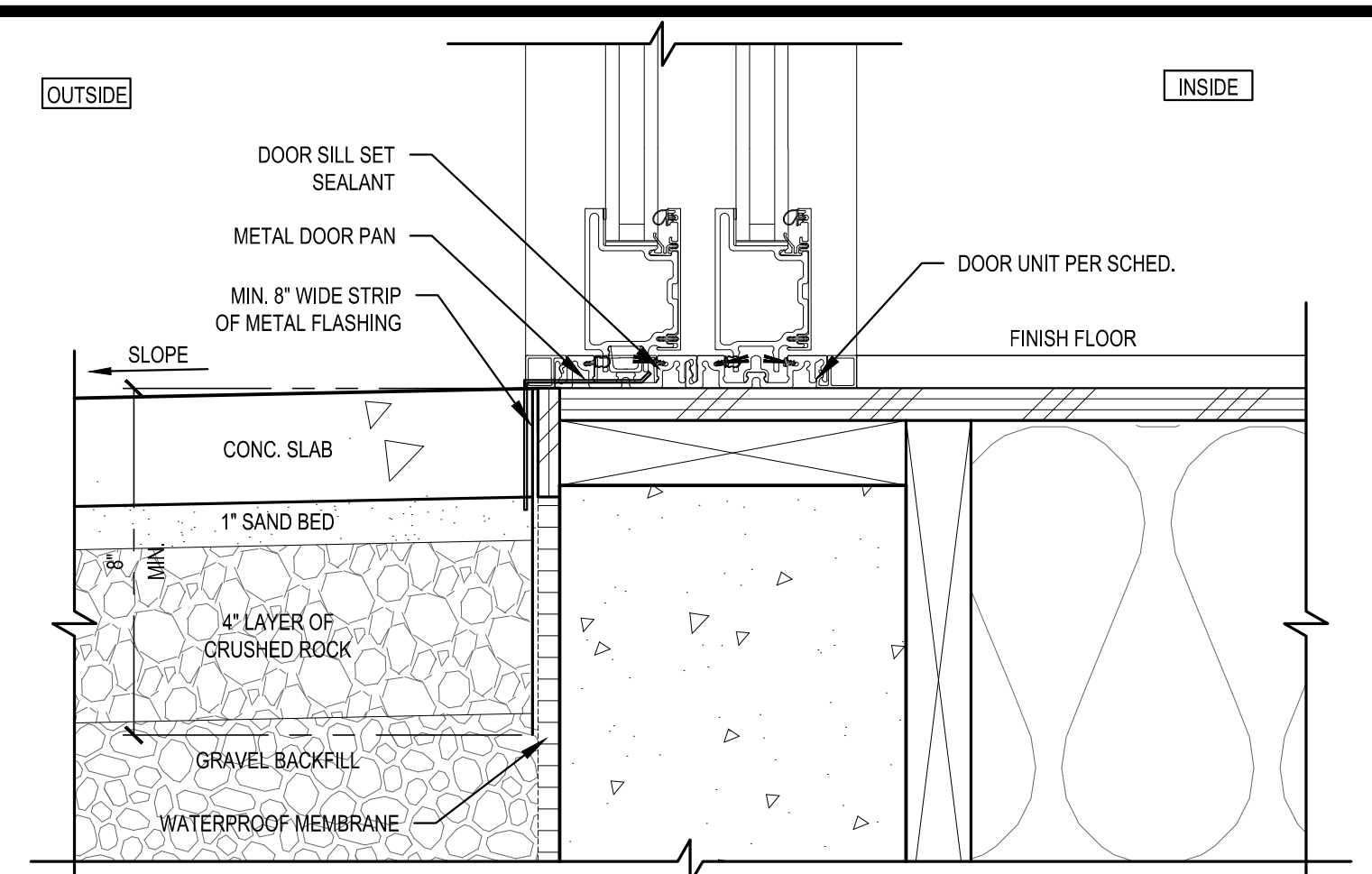
**1 WALL SECTION**  
 SCALE: 3/4" = 1'

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

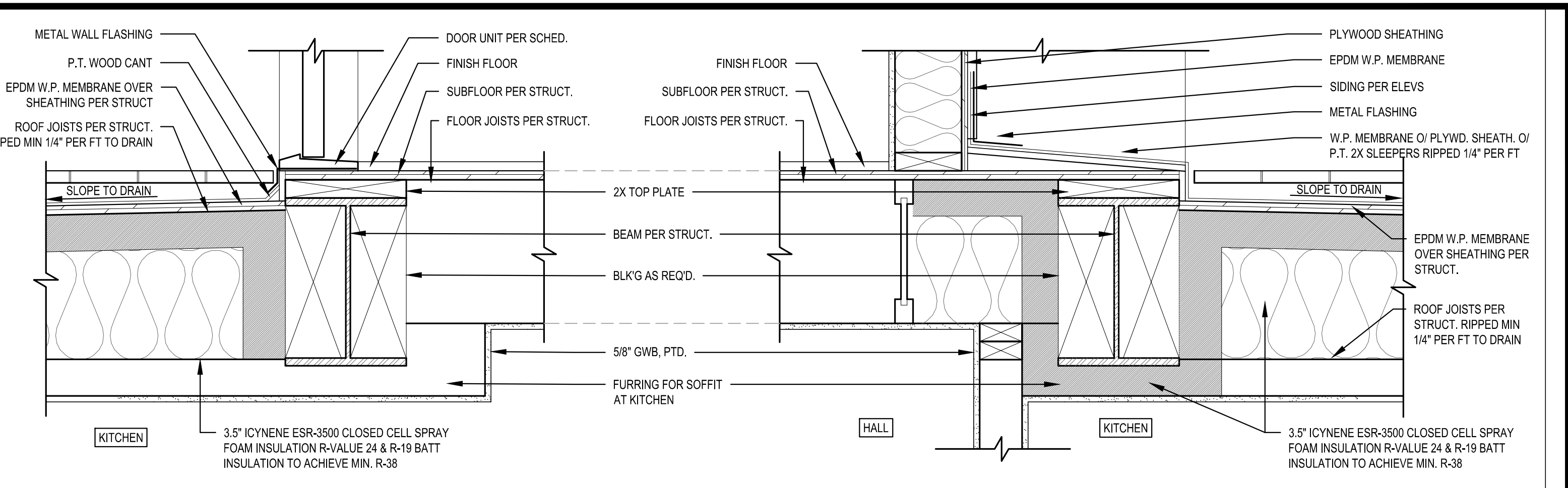




**1 BUILT-OUT COLUMN CONC. PLINTH SECTION**  
SCALE: 3" = 1'-0"

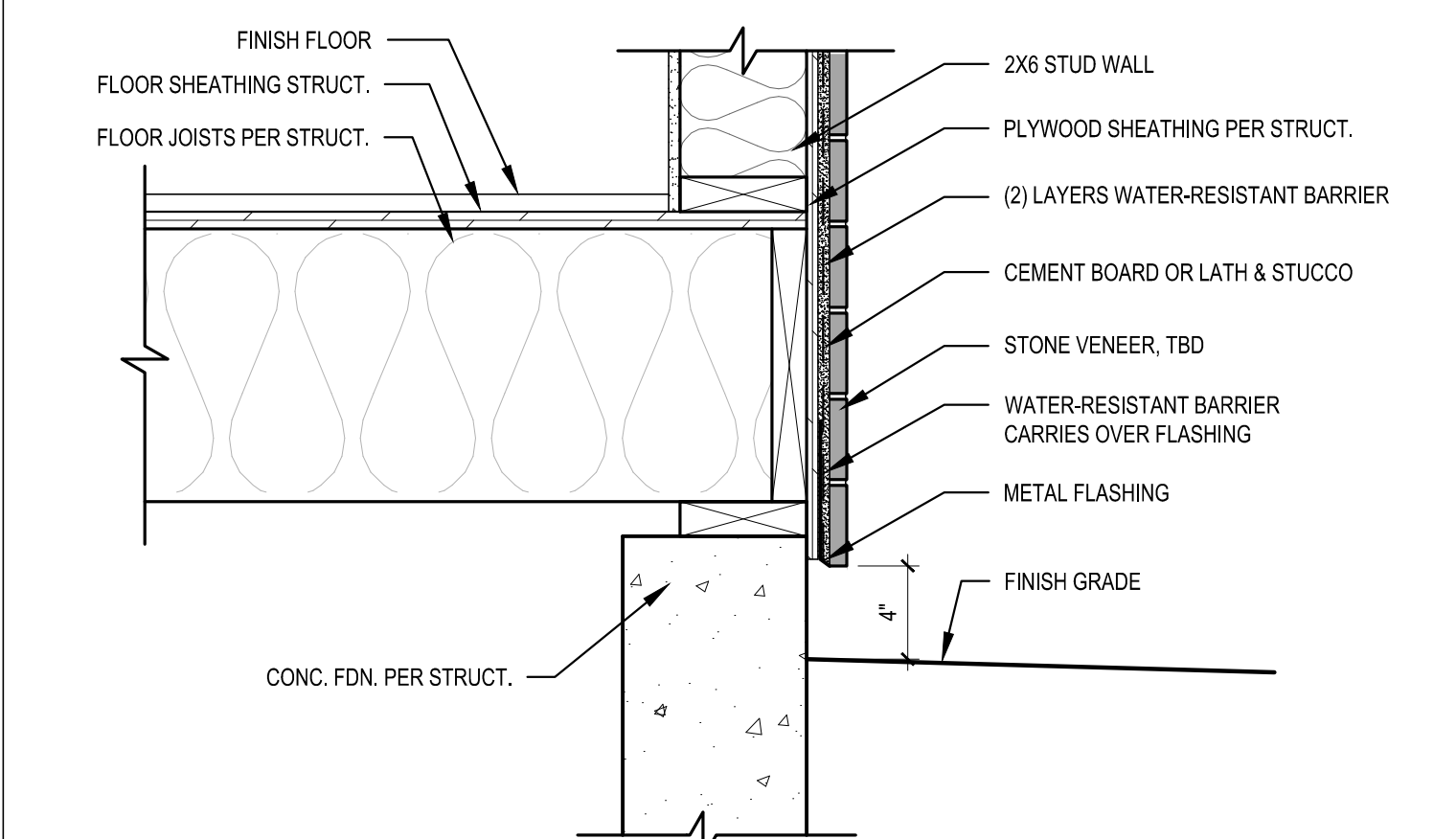


**2 FLASHING DETAIL @ FLUSH THRESHOLD**  
SCALE: 3" = 1'-0"

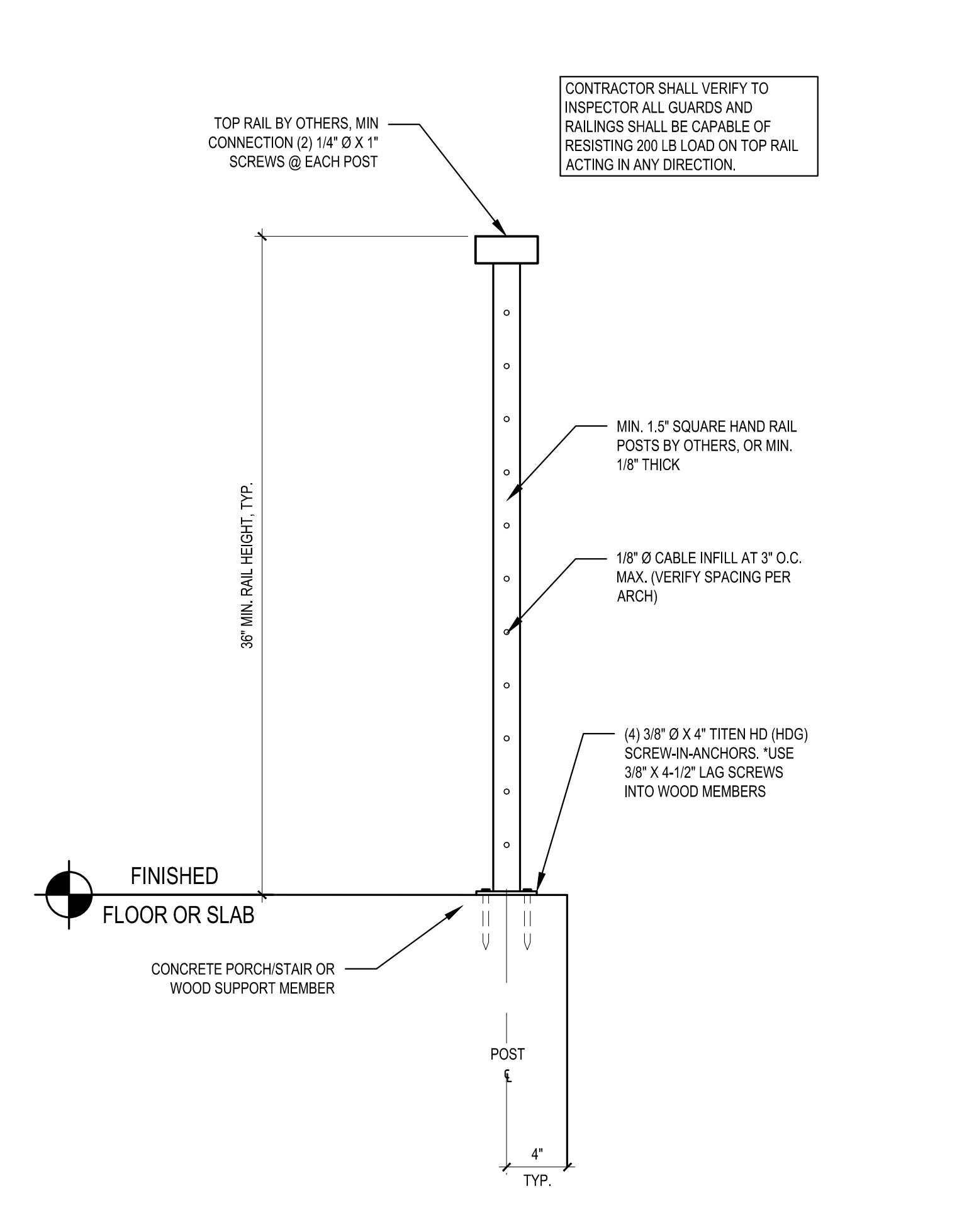


**3 THRESHOLD DTL. @ ROOF DECK**  
SCALE: 1 1/2" = 1'-0"

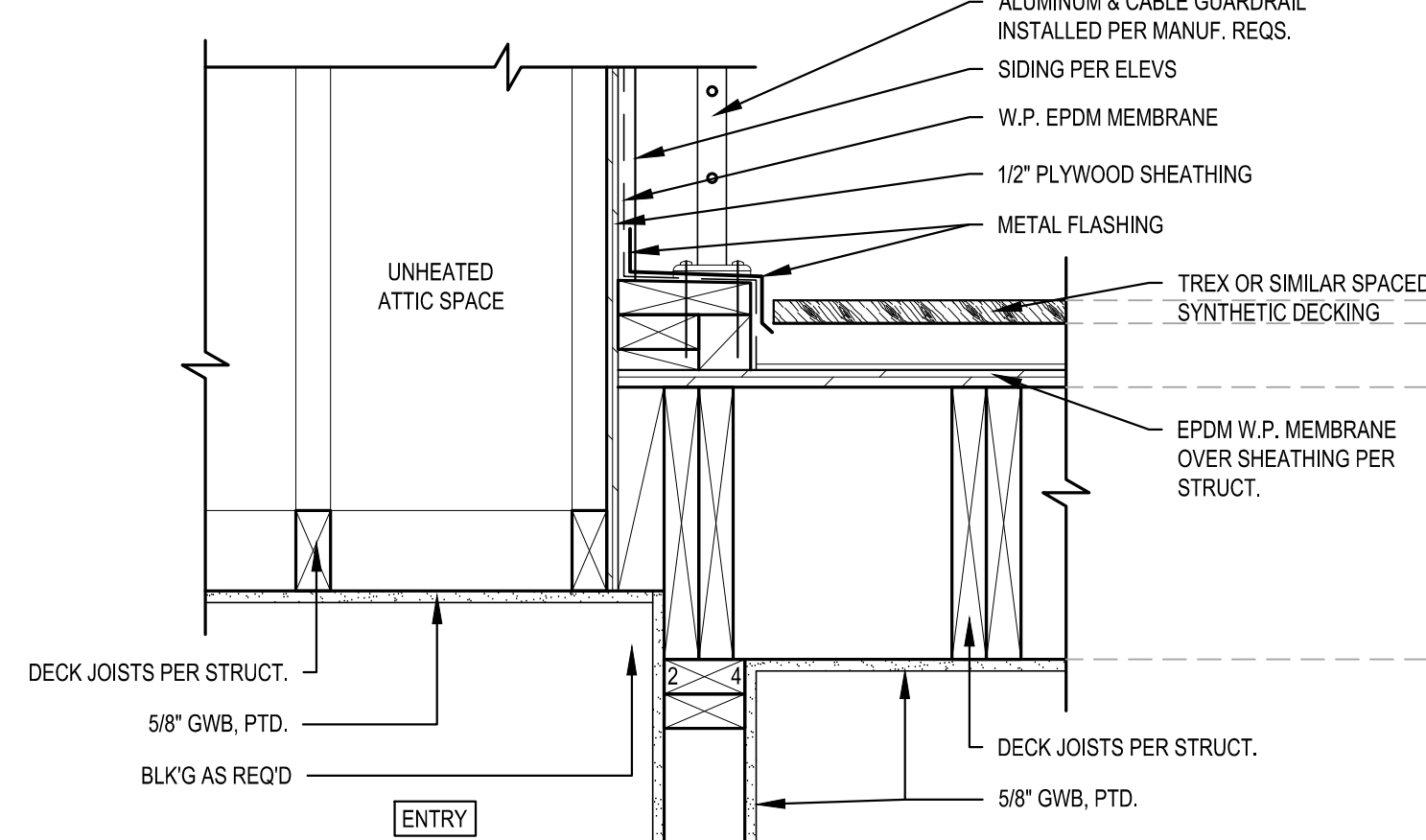
**4 JOIST TRANSITION @ ROOF DECK**  
SCALE: 1 1/2" = 1'-0"



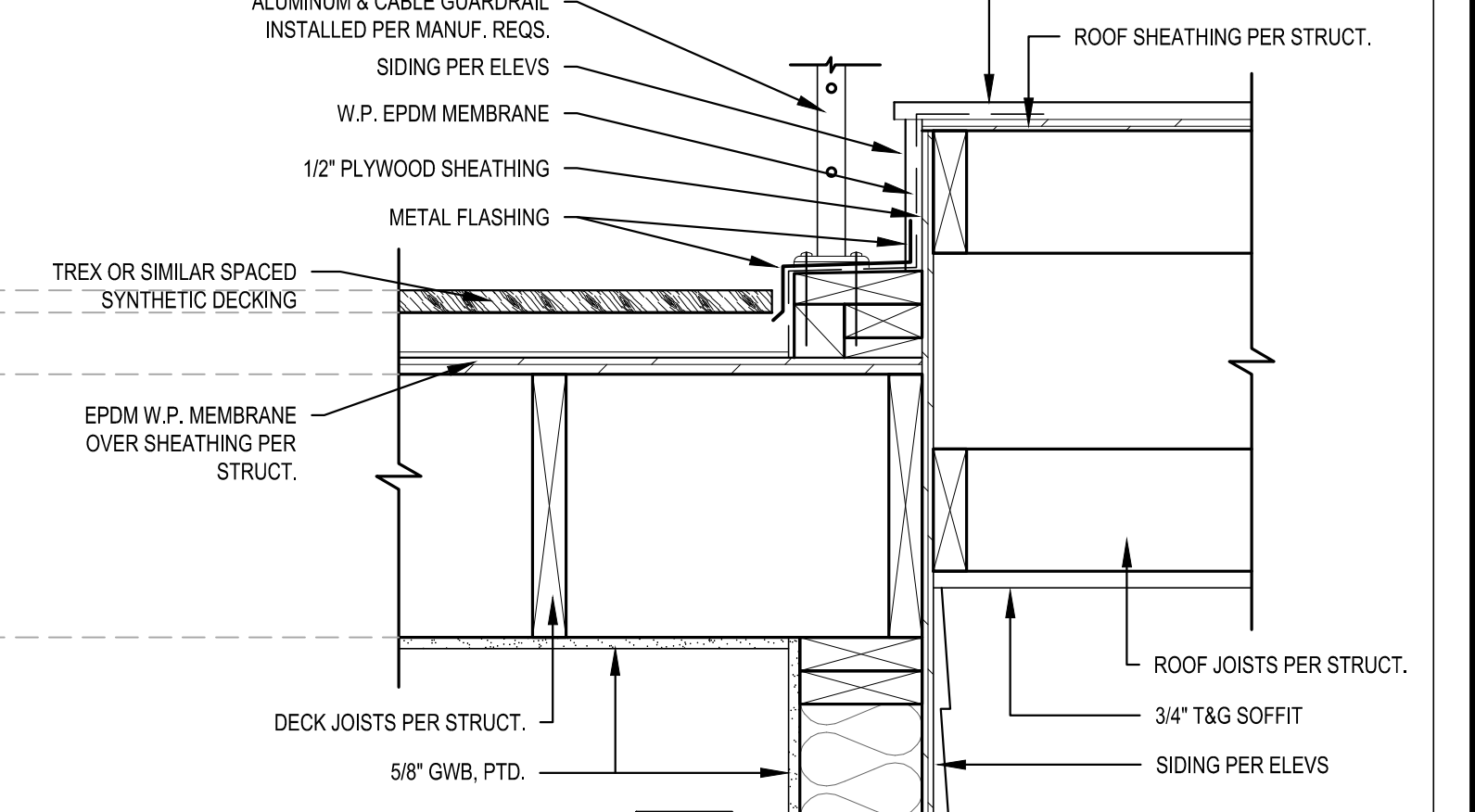
**5 STONE VENEER AT STUD WALL**  
SCALE: 1 1/2" = 1'-0"



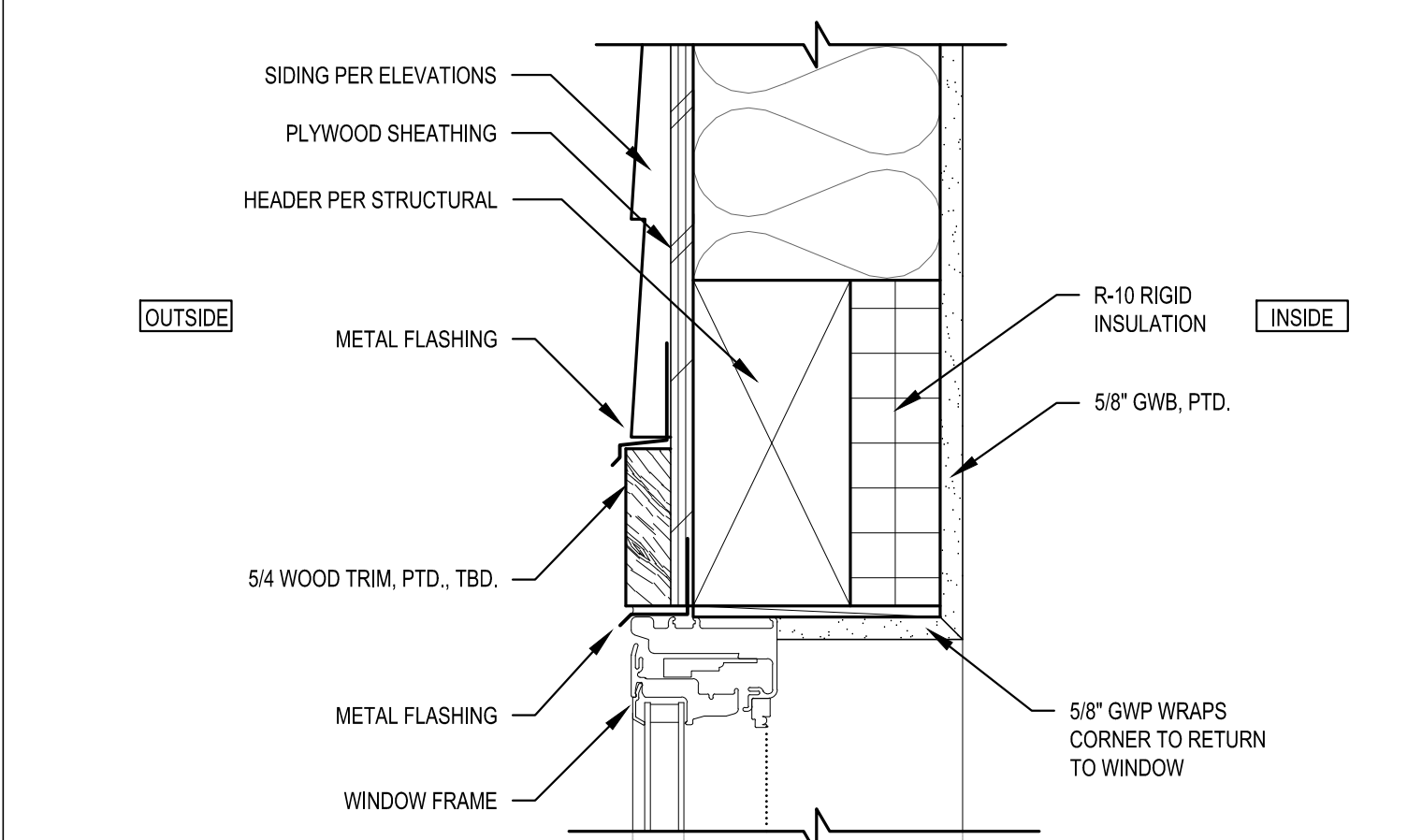
**6 RAILING ATTACHMENT - TOP-MOUNTED**  
SCALE: 1-1/2" = 1'-0"



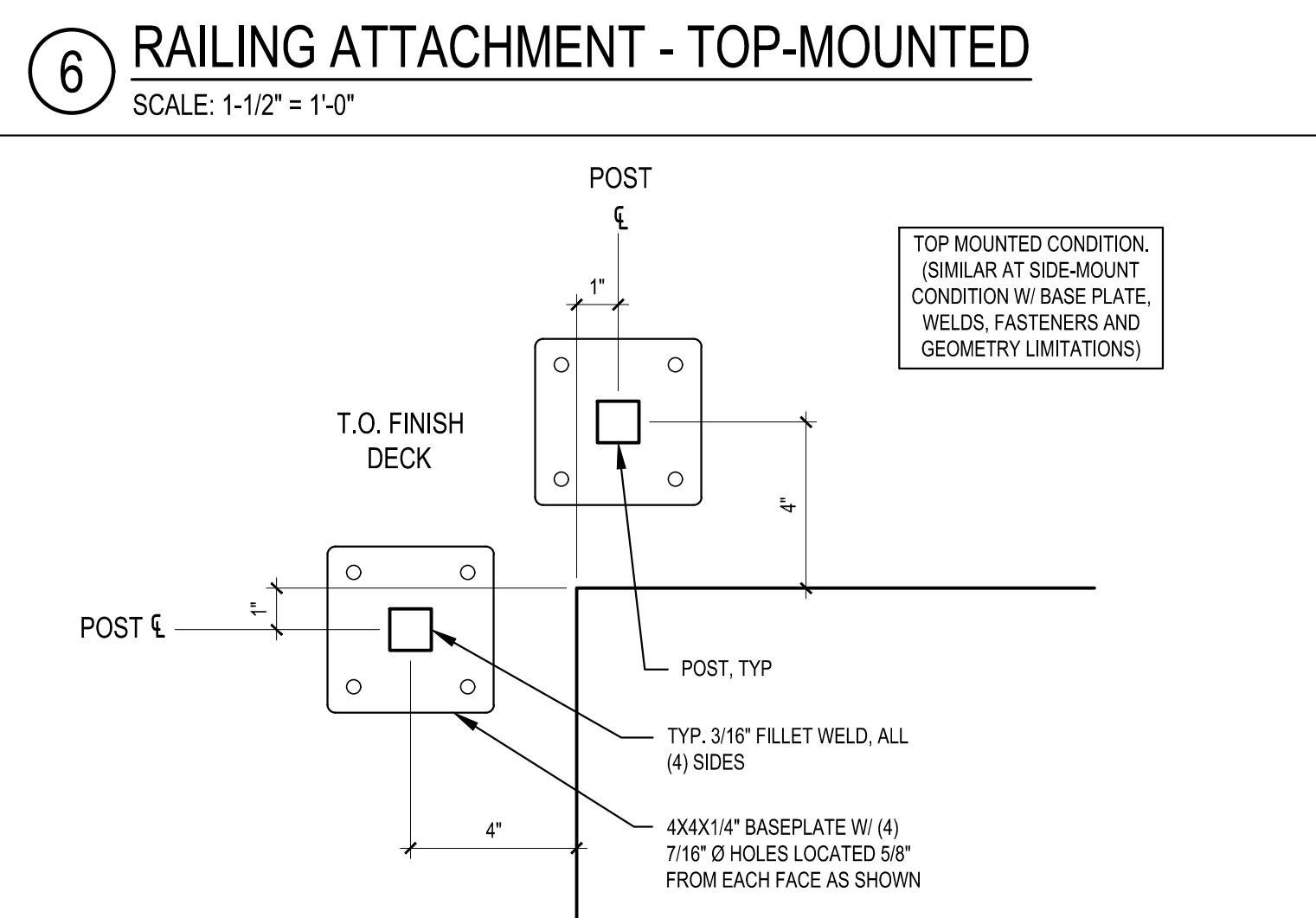
**7 ROOF DECK DETAIL**  
SCALE: 1-1/2" = 1'-0"



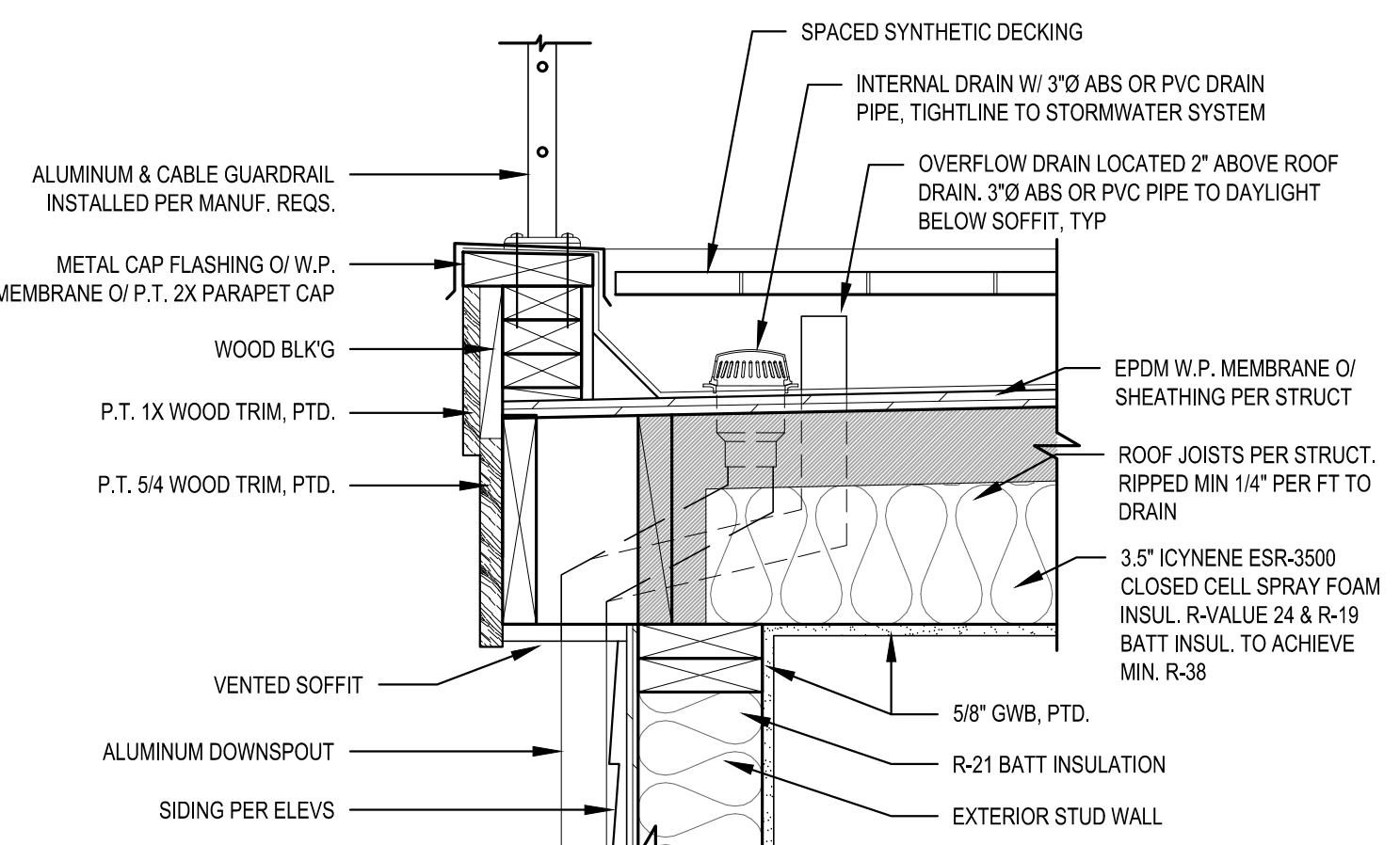
**8 ROOF DECK DETAIL**  
SCALE: 1-1/2" = 1'-0"



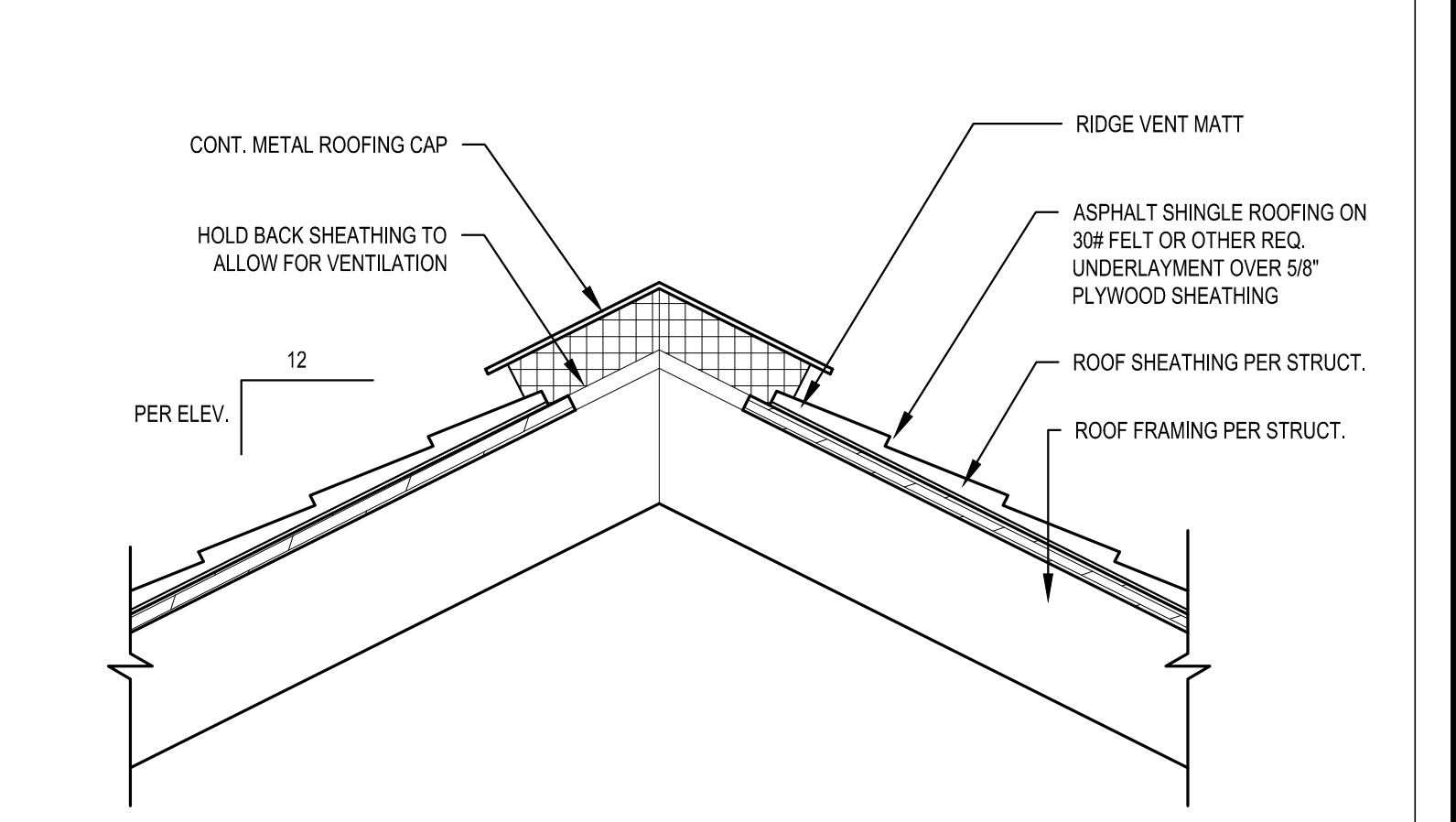
**9 TYP. WINDOW HEAD DETAIL**  
SCALE: 3" = 1'-0"



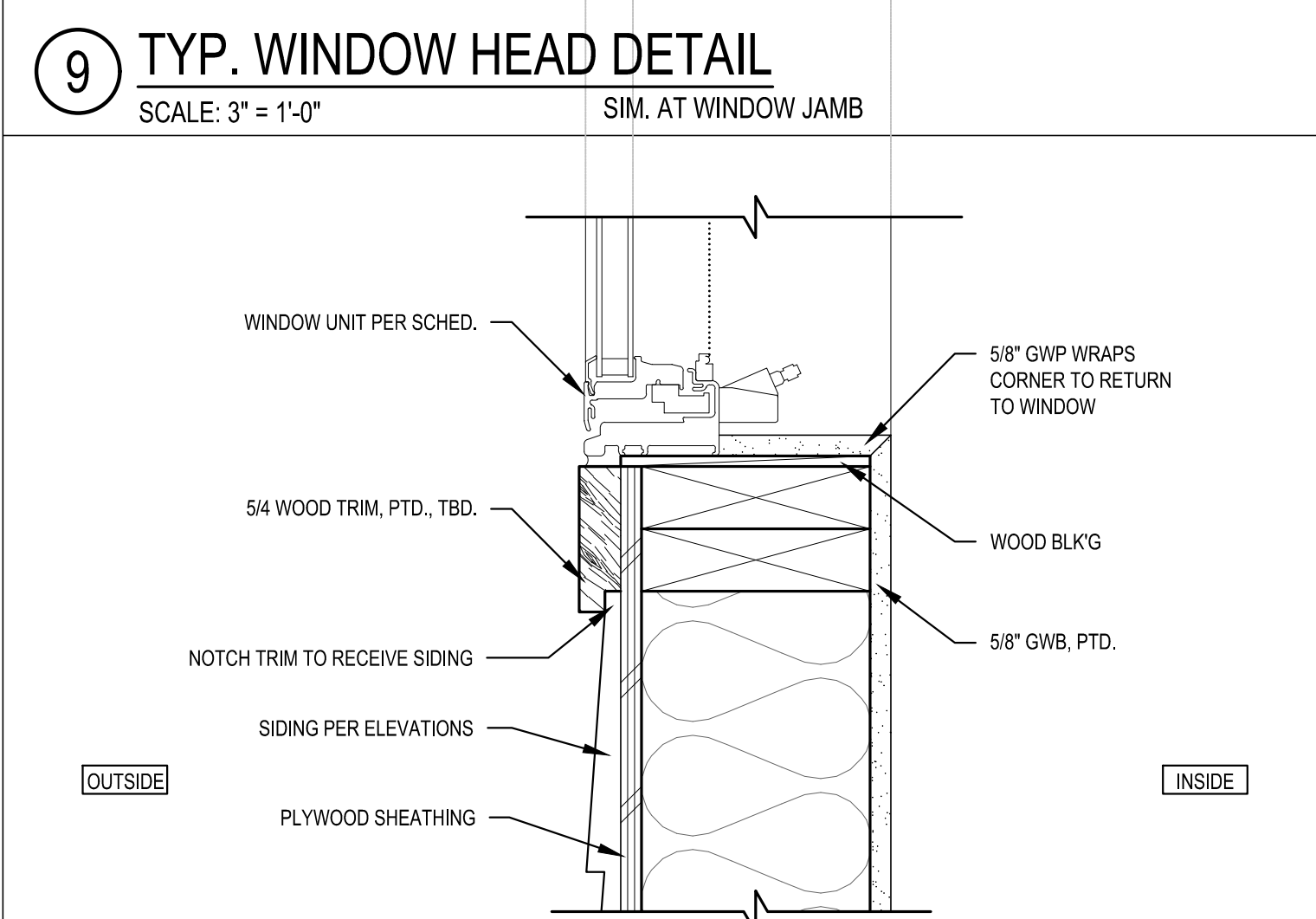
**13 GUARDRAIL PLATE ATTACHMENT**  
SCALE: 3" = 1'-0"



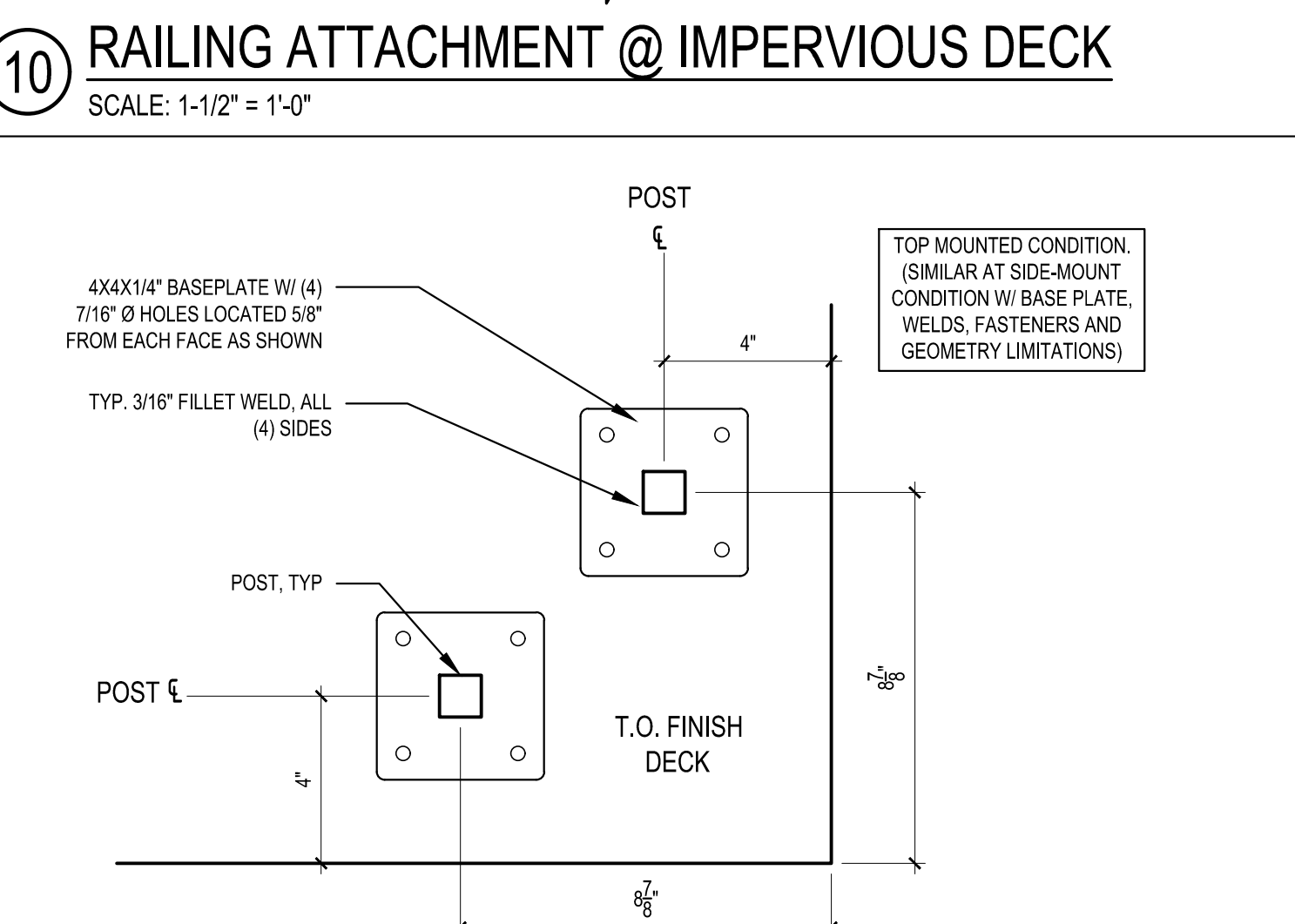
**10 RAILING ATTACHMENT @ IMPERVIOUS DECK**  
SCALE: 1-1/2" = 1'-0"



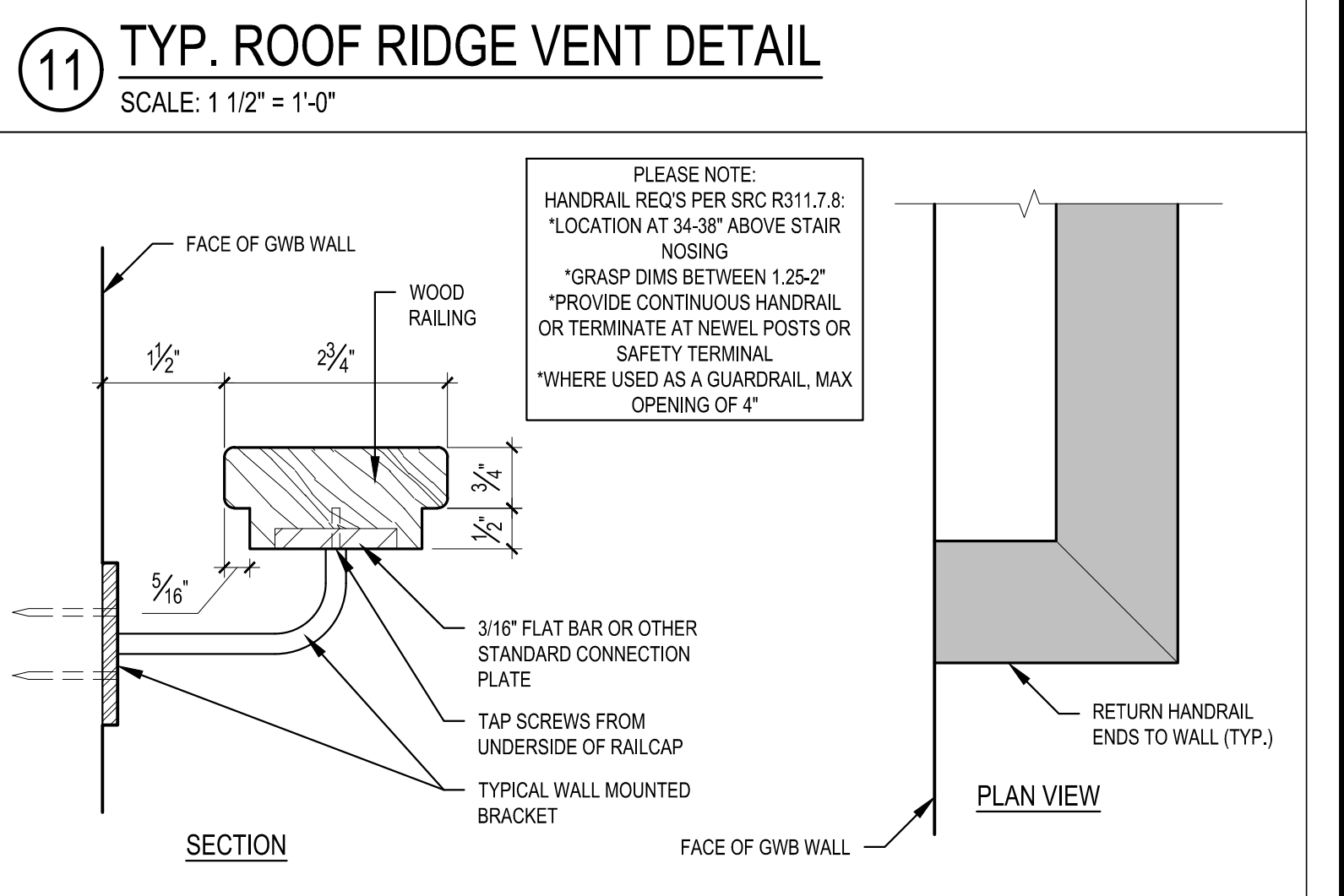
**11 TYP. ROOF RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



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



**14 GUARDRAIL PLATE ATTACHMENT**  
SCALE: 3" = 1'-0"

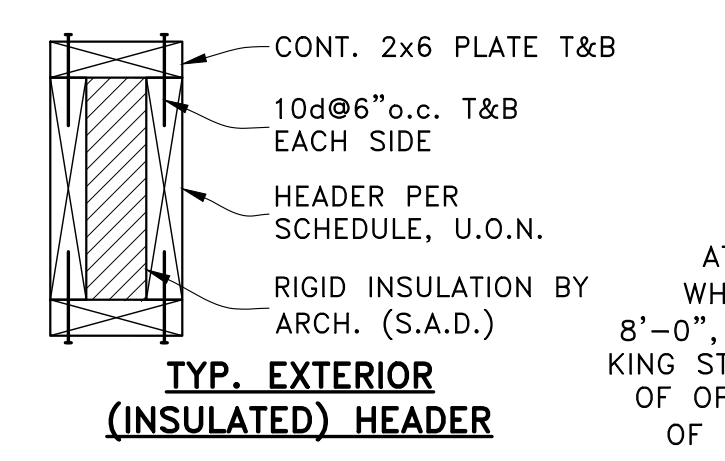


**15 HANDRAIL DETAIL**  
SCALE: 6" = 1'-0"



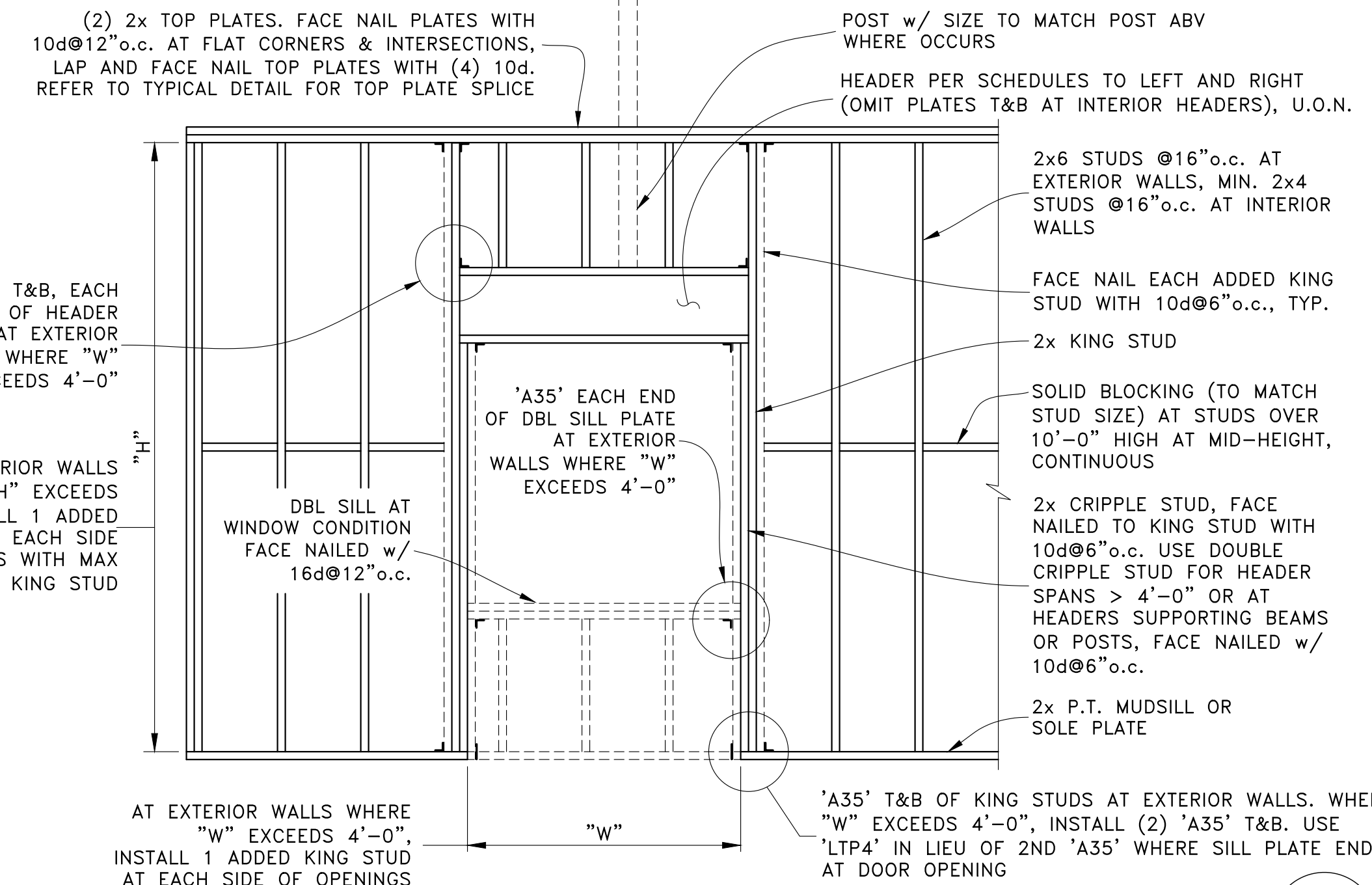
**EXTERIOR HEADER SCHEDULE, U.O.N.**

| "W" MAX. OPENING | MIN. HEADER |
|------------------|-------------|
| 4'-0"            | 2-2x8       |
| 6'-0"            | 2-2x10      |
| 8'-0"            | 2-2x12      |
| 10'-0"           | 2-2x14      |



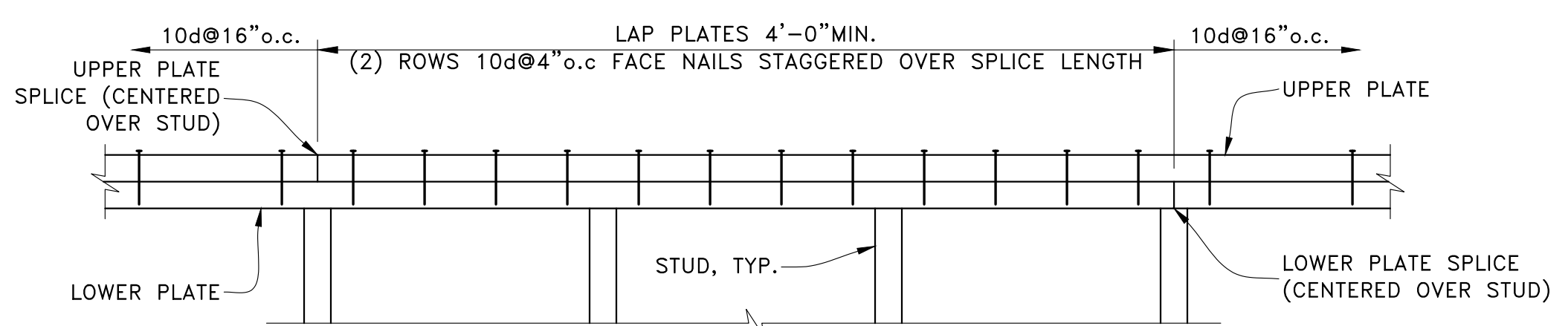
**INTERIOR HEADER SCHEDULE, U.O.N.**

| "W" MAX. OPENING | MIN. HEADER |
|------------------|-------------|
| 4'-0"            | 4x8         |
| 6'-0"            | 4x10        |
| 8'-0"            | 4x12        |
| 10'-0"           | 4x14        |



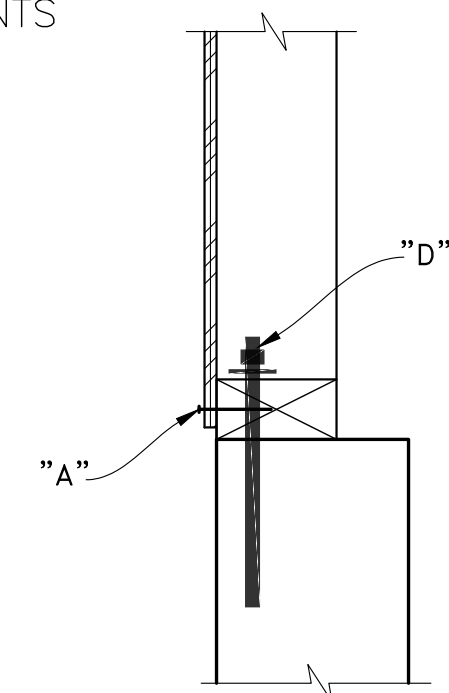
**TYPICAL STUD WALL FRAMING**

SCALE: NTS

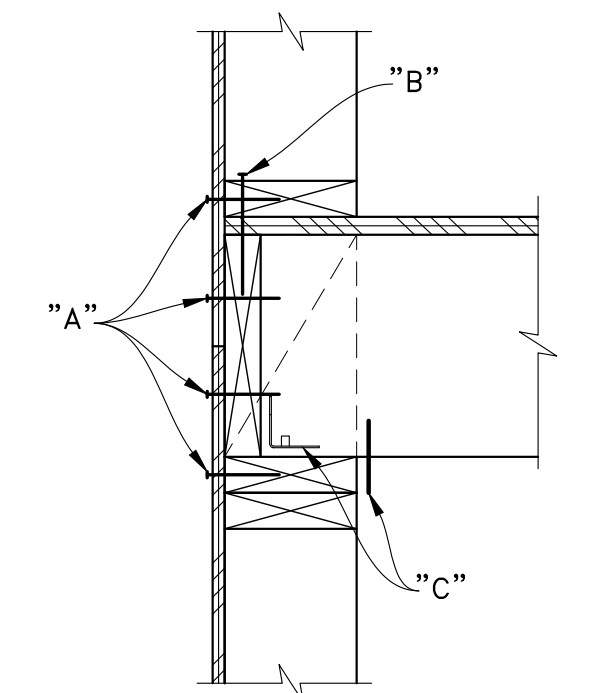


**TYPICAL DOUBLE TOP PLATE SPLICE**

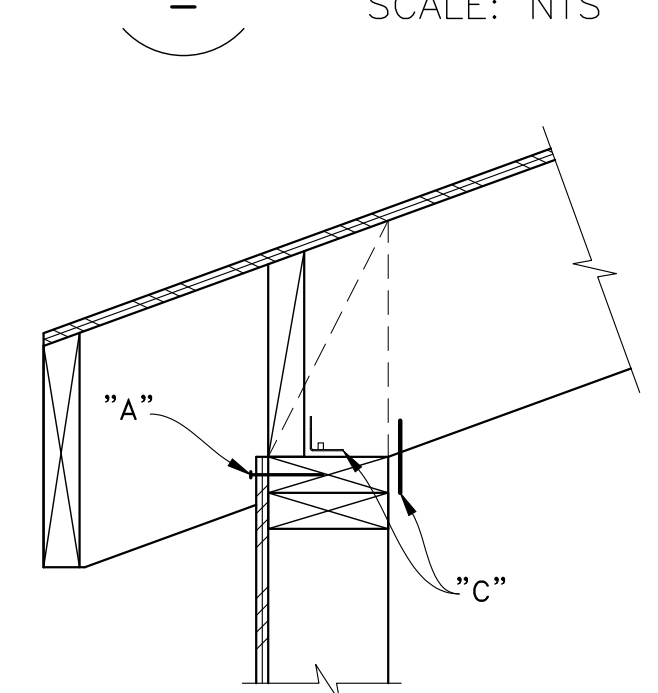
SCALE: NTS



**FOUNDATION LEGEND**



**UPPER FLOOR LEGEND**



**ROOF LEGEND**

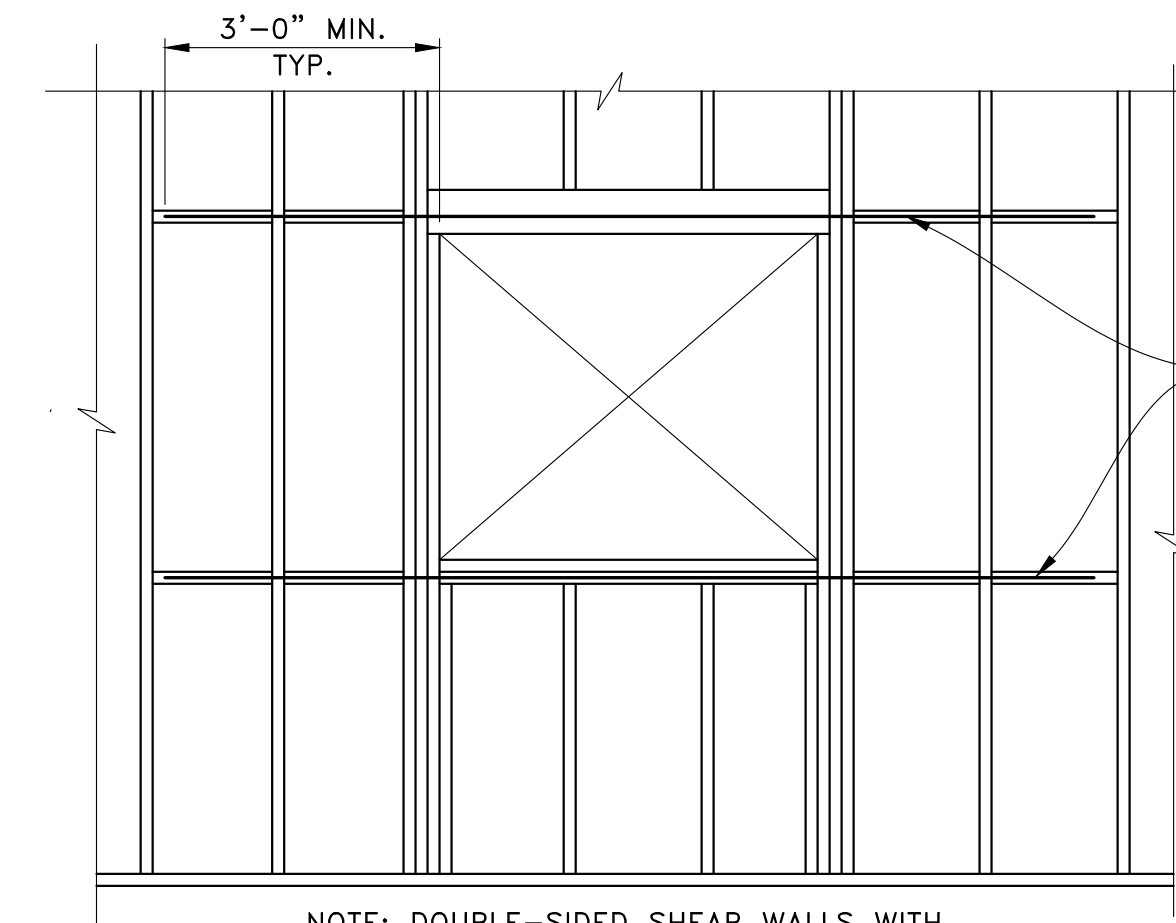
**SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS)**

| SHEAR WALL MARK | CAPACITY (PLF) | EDGE NAILING "A"         | FIELD NAILING | FRAMING AT ADJOINING PANEL EDGES | SOLE PLATE FASTENERS "B"          | FRAMING CLIPS "C"                       | SILL ANCHOR BOLT SPACING - "D" |
|-----------------|----------------|--------------------------|---------------|----------------------------------|-----------------------------------|---|--------------------------------|
| 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> | 4'-0" o.c. <sup>6</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>  | 2'-8" o.c. <sup>6</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>  | 2'-8" o.c. <sup>6</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>  | 1'-4" o.c. <sup>6</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>  | 1'-4" o.c. <sup>6</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>  | 1'-4" o.c. <sup>6</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>  | 8" o.c. <sup>6</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

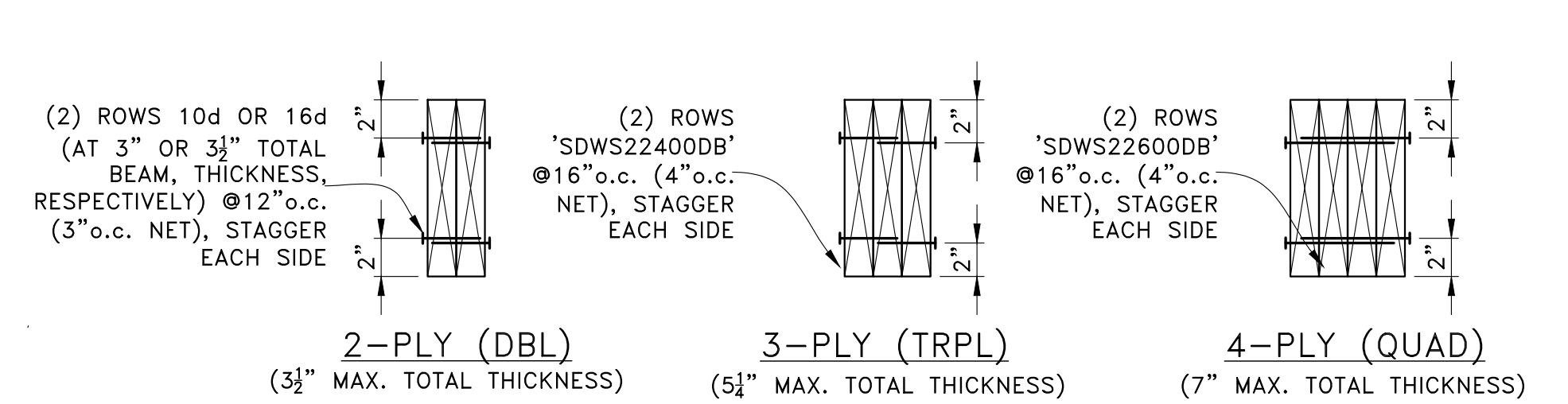


**TYPICAL SHEARWALL STRAP AROUND OPENINGS**

SCALE: NTS

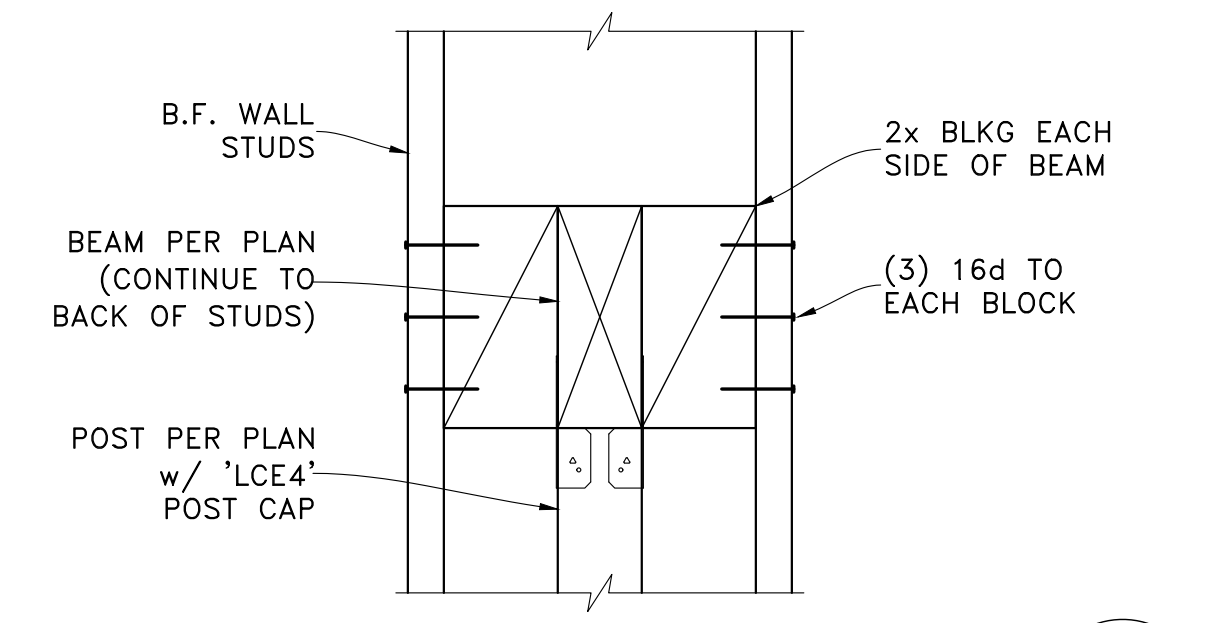
**STRAP PER SCHEDULE BELOW (U.O.N. ON PLAN) - EXTEND MIN. 3'-0" PAST OPENING EACH SIDE (OR TO END OF WALL) OVER 2x4 FLAT BLOCKING BTWN STUDS. PLACE STRAP OVER WALL SHEATHING. PLACE STRAP ON BOTH SIDES OF DBL-SIDED SHEAR WALLS WHERE OCCURS**

| SHEAR WALL MARK | STRAP |
|-----------------|-------|
| ①               | CS20  |
| ②               | CS16  |
| ③               | CS16  |
| ④               | CS14  |



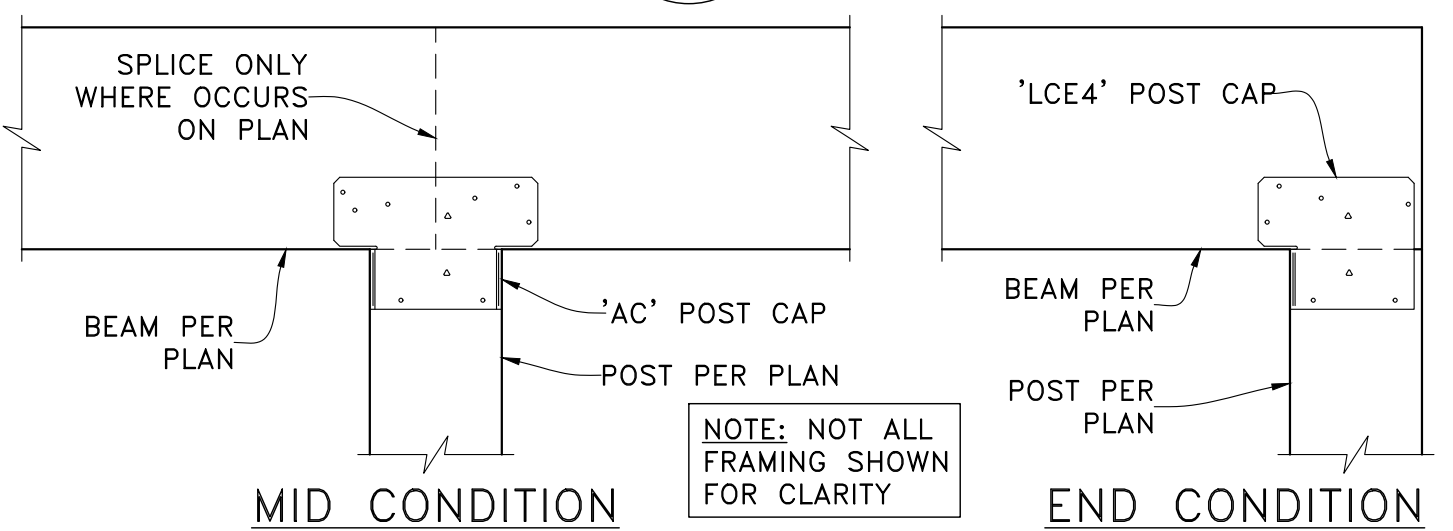
**TYPICAL MULTI-PLY BEAM FASTENING**

SCALE: NTS



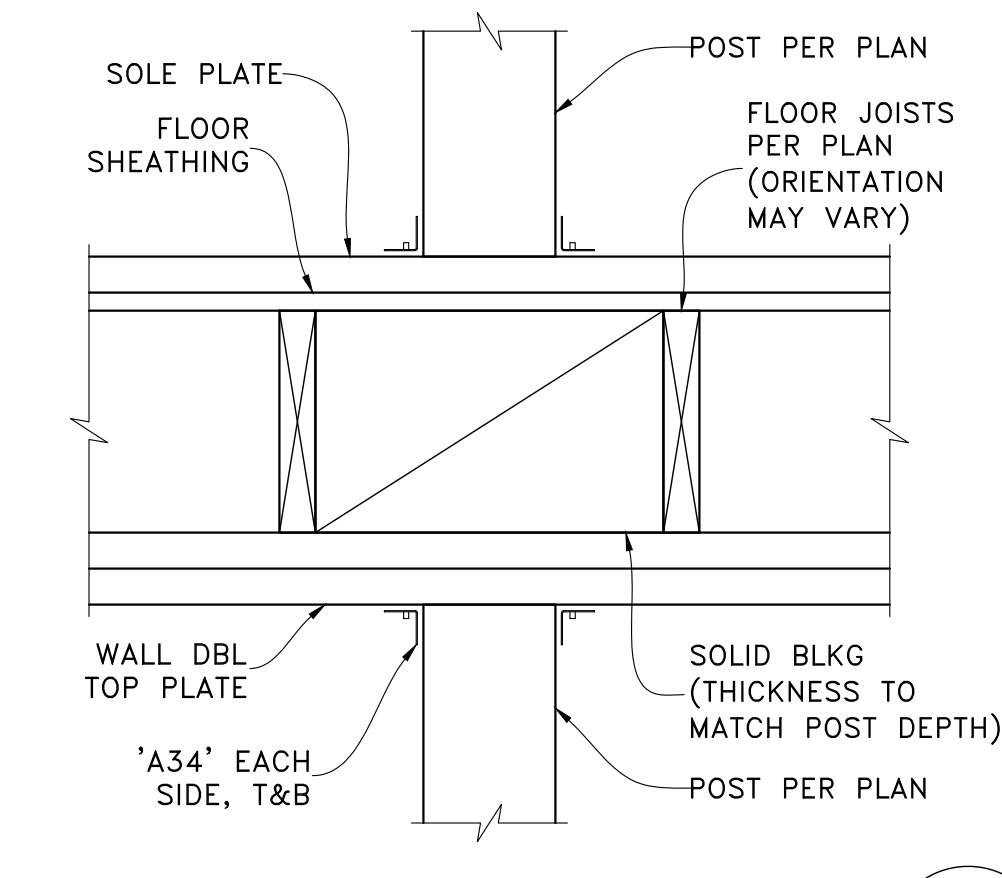
**POST IN BALLOON-FRAMED WALL**

SCALE: NTS



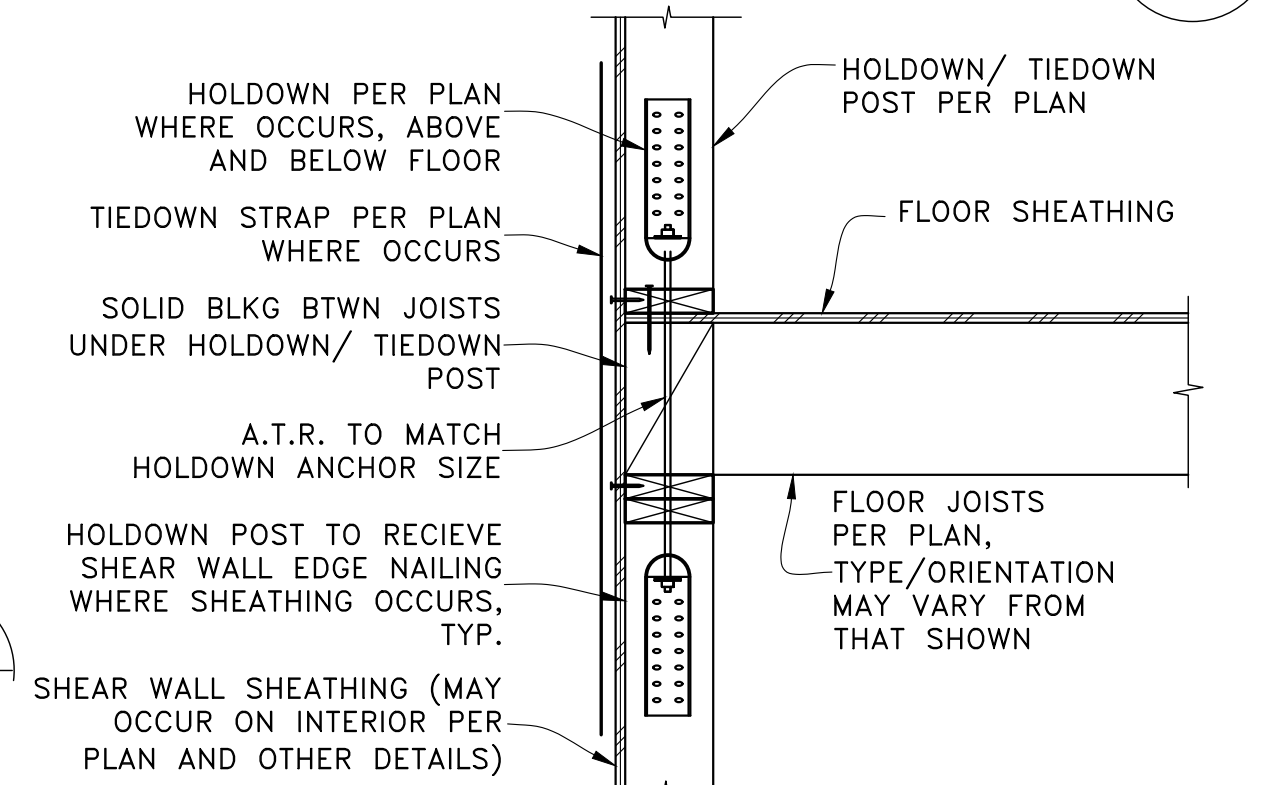
**BEAM TO ISOLATED POST**

SCALE: NTS



**POST IN WALL AT FLOOR**

SCALE: NTS

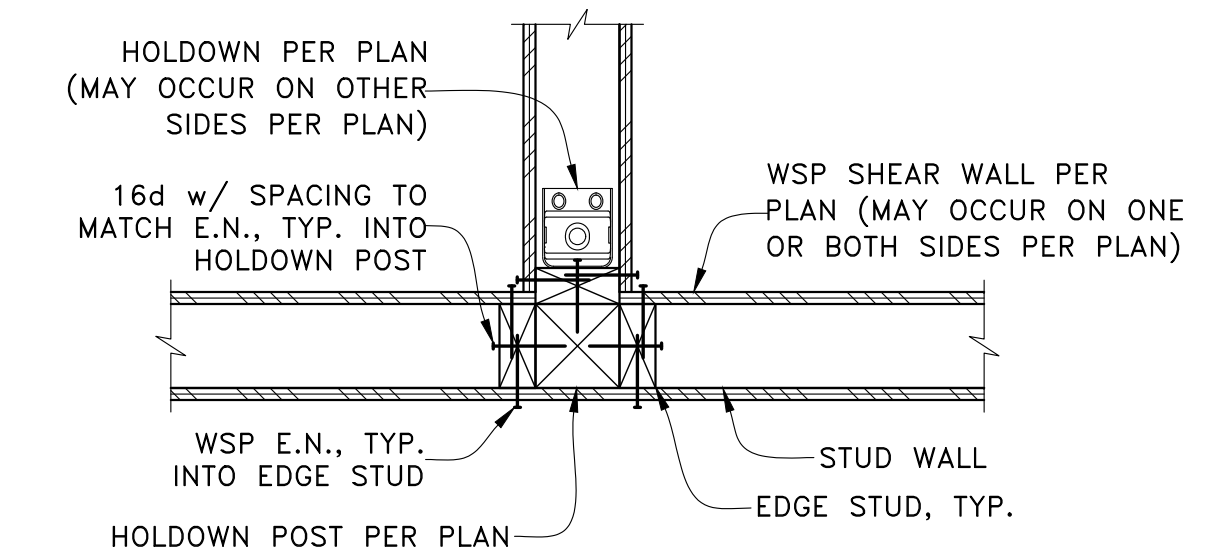


**TYPICAL UPPER FLOOR HOLDOWN OR TIEDOWN STRAP**

SCALE: NTS

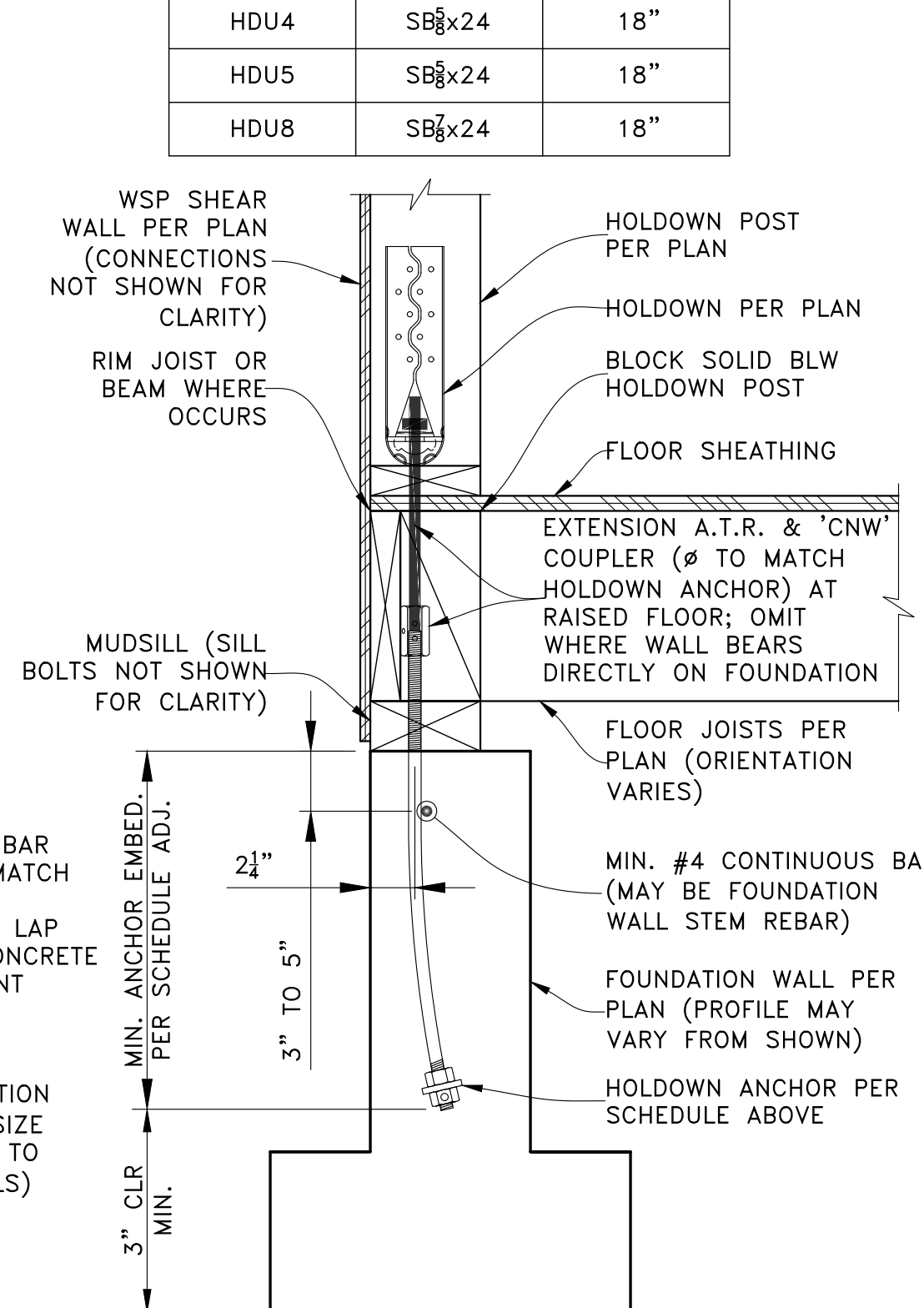
**HOLDOWN SCHEDULE**

| HOLDOWN | ANCHOR | ANCHOR EMBEDMENT |
|---------|--------|------------------|
| HDU2    | SB8x24 | 18"              |
| HDU3    | SB8x24 | 18"              |
| HDU4    | SB8x24 | 18"              |
| HDU8    | SB8x24 | 18"              |



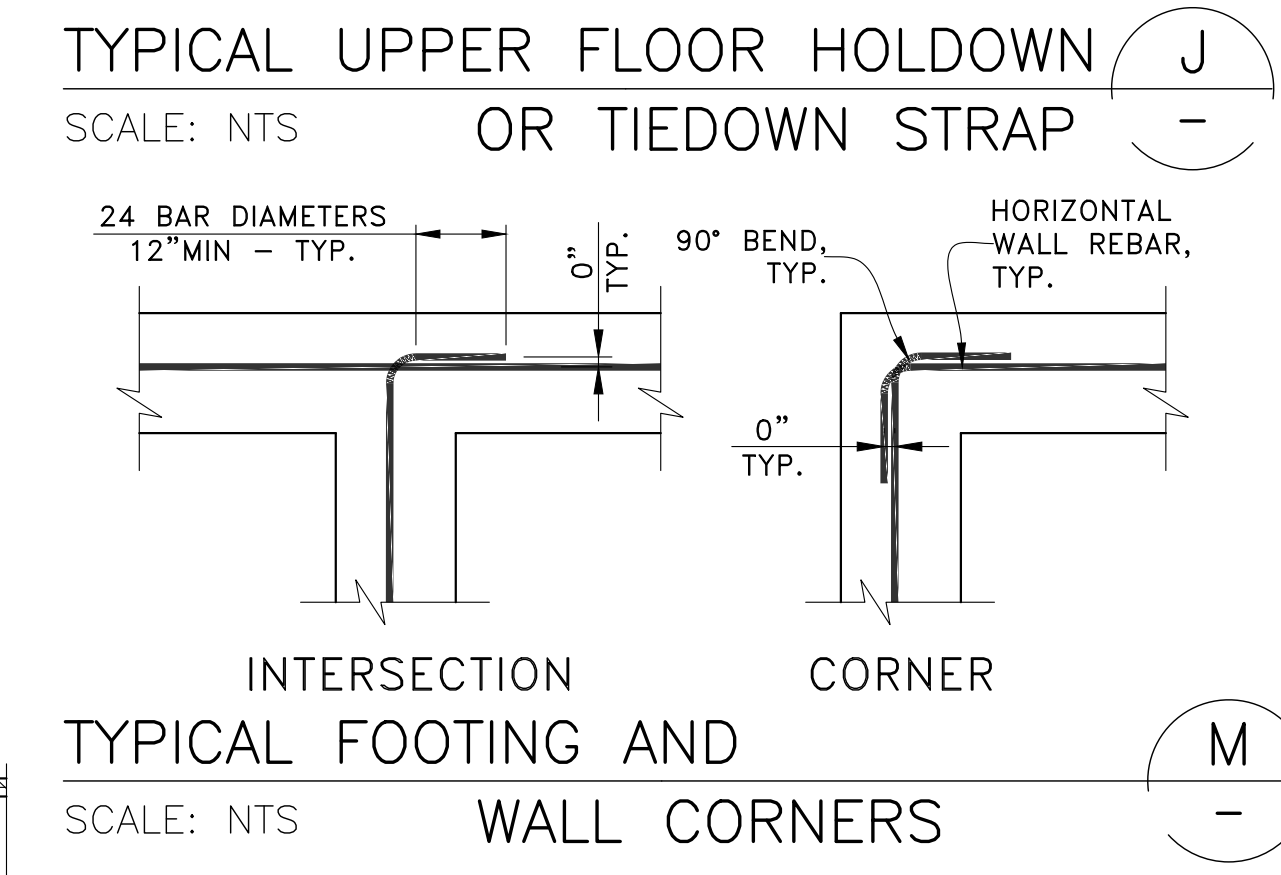
**HOLDOWN AT CORNER**

SCALE: NTS



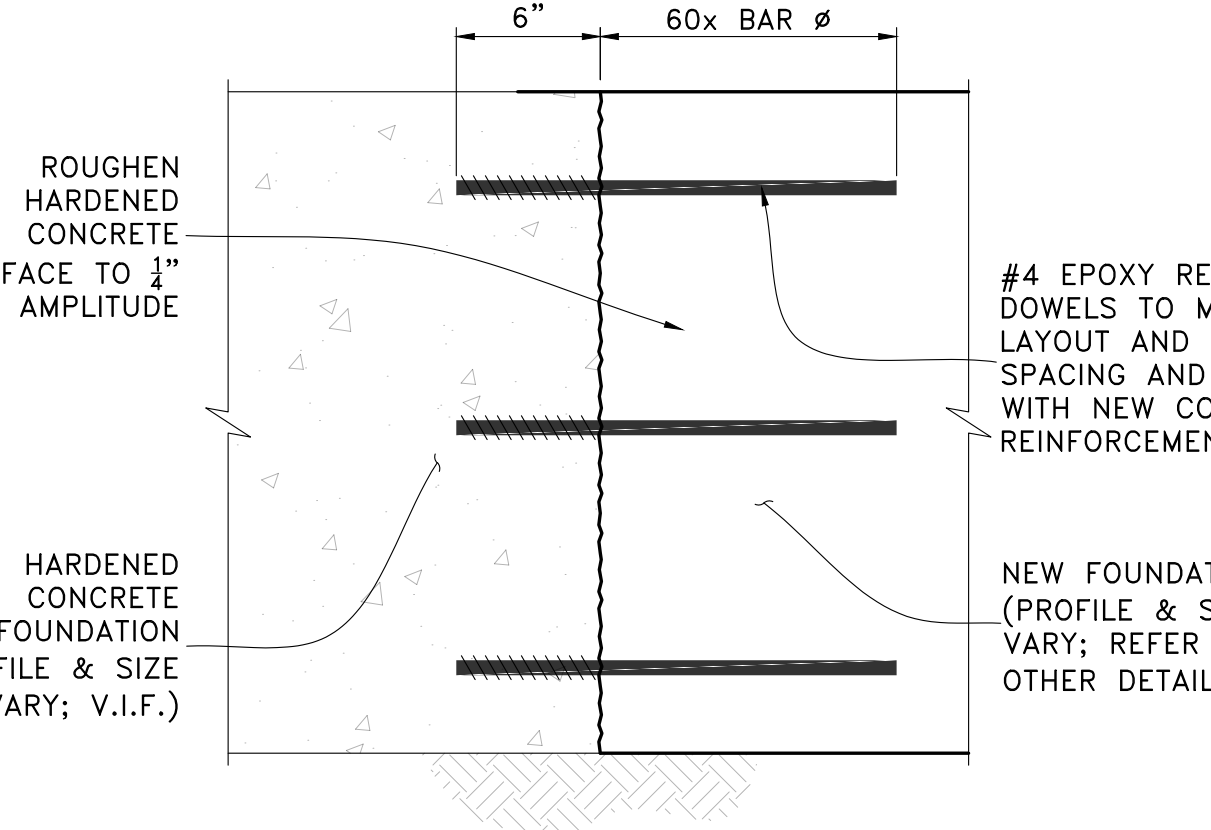
**TYPICAL HOLDOWN AT FOUNDATION**

SCALE: NTS



**TYPICAL SLAB ON GRADE**

SCALE: NTS



**TYPICAL FRESH TO HARDENED CONCRETE**

SCALE: NTS

**PERMIT SET**

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 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

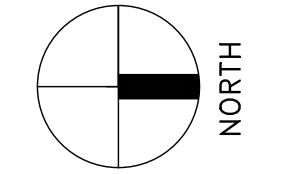


**ENGINEER OF RECORD**  
O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4008  
ovent@ogengineer.com

**TYPICAL DETAILS**

| SCALE:        | SHEET NO. |
|---------------|-----------|
| AS NOTED      | S2        |
| JOB NO. 21006 |           |

| PLAN LEGEND |  | FOUNDATION SCHEDULE |   |
|-------------|--|---------------------|---|
|             | CONCRETE WALL PER FOUNDATION SCHEDULE TO RIGHT   |                     | EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (A/S7) (K/S7)    |
|             | CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE TO RIGHT   |                     | EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (B/S7) (K/S7)    |
|             | POST ABOVE FOUNDATION PER (F/S2) (E/S7) (G/S7)   |                     | EXTERIOR 8" SLAB ON GRADE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (C/S7) (K/S7) |
|             | POST & HOLDOWN PER (L/S2) SIM.   |                     | EXTERIOR SLAB ON GRADE FOUNDATION WALL AT FULL-HEIGHT CONCRETE WALL PER (E/S7)    |
|             | STEEL RECTANGULAR HSS COLUMN PER (A/S9)  |                     | INTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (D/S7)           |
|             | EPOXY REBAR DOWEL FRESH TO HARDENED CONCRETE AT CJ PER (K/S2)  |                     | 8" PATIO RETAINING WALL w/ FOOTING PER (F/S7)                                     |
|             | "HDU5" "DRAG ANCHOR" CONNECTING DBL TOP PLATE TO ABUTTING FOUNDATION WALL PER (J/S7)   |                     | INTERIOR 2'-0" SQ. PAD FOOTING PER (E/S7)   |
| CFW         | CENTER THIS INTERIOR FOUNDATION WALL ON HSS POST ABOVE (SEE MAIN FLOOR PLAN) & ROTATE HOLDOWN ANCHORS TO CENTER IN FOUNDATION WALL       |                     | INTERIOR 2'-6" SQ. PAD FOOTING PER (E/S7)   |
| HAB         | CIP HOLDOWN ANCHOR BOLT. REFER TO MAIN FLOOR FRAMING PLAN (SHEET S4) FOR HOLDOWN SIZES & DETAIL CALLOUT SPECIFYING ANCHOR BOLTS          |                     | EXTERIOR 2'-0" SQ. PAD FOOTING PER (G/S7)   |
| HCW         | HOLDOWNS OCCUR @ T&B OF CRIPPLE WALL, TYP. THIS WALL LINE  |                     |   |
| WS          | STEP IN T.O. F.N. WALL (VERIFY WITH ARCHITECT. IF DIFFERENT, NOTIFY ENGINEER FOR ADDITIONAL REQUIREMENTS PRIOR TO FORMWORK INSTALLATION) |                     |   |

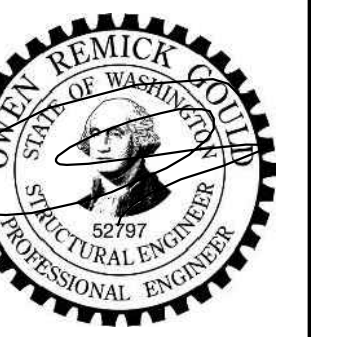


PERMIT SET

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 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



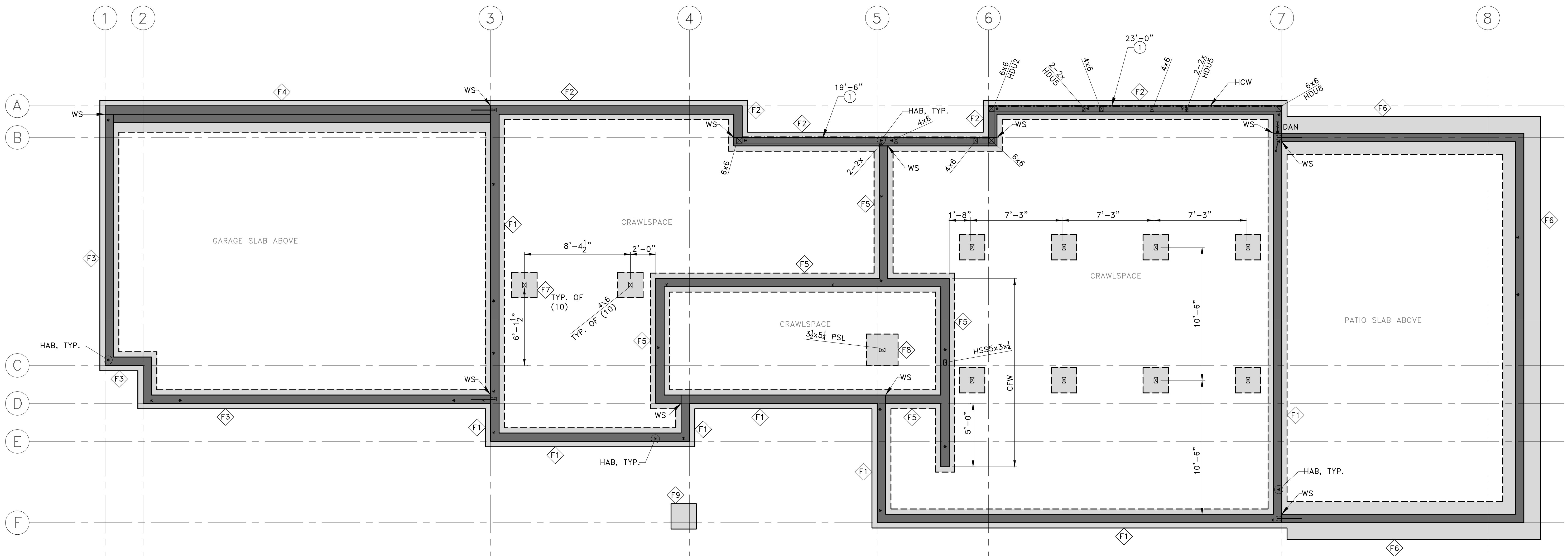
ENGINEER OF RECORD

O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4008  
owen@ogengineer.com

SHEET TITLE: CRAWLSPACE FOUNDATION PLAN

SCALE: AS NOTED  
JOB NO. 21006

SHEET NO. S3

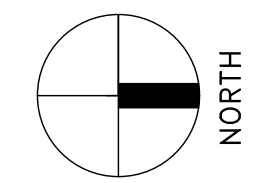


PLAN LEGEND

|  |  |  |  |
|--|--|--|--|
|  | FULL-HEIGHT CONCRETE WALL PER (E/S9)   |  | "HDUS" "DRAG ANCHOR" CONNECTING DBL TOP PLATE TO ABUTTING FOUNDATION WALL PER (J/S7)   |
|  | STUD WALL ABOVE FLOOR  |  | 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   |  | 4" CONCRETE SLAB ON GRADE (N/S2)   |
|  | WINDOW BY ARCH (S.A.D.)  |  | STRAP AROUND OPNGS IN SHEAR WALL PER (B/S2) (USE ALTERNATE STRAP IF INDICATED IN PARENTHESES ON PLAN)  |
|  | 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)                  |  |  |
|  | POST ABOVE OR BELOW FLOOR PER (E-G/S2, E/S7, G/S7)   |  |  |
|  | POST & HOLDOWN PER (J/S2, L/S2) SIM.   |  |  |
|  | STEEL RECTANGULAR HSS COLUMN PER (A/S9)  |  |  |
|  | 3/2x1 1/8 LSL SOLID BLKG 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) |  | 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/BEAM   | HANGER<br>(U.O.N. ON PLAN) | REFER TO DETAIL(S)<br>(OR SEE NOTES BLW) |
|---------|--|----------------------------|--|
| MFJ1    | 1 1/8 TJI 360 @16" o.c.                                  | MIT3511.88                 | (A-B/D-E/S7)                             |
| MFB2    | 5 1/2x10 1/2 GLB (DROPPED)                               | N/A                        | (E/S7)                                   |
| MFB3    | 3 1/2x11 1/2 LSL (FLUSH)                                 | N/A                        | N/A                                      |
| MFJ4    | 1 1/2x11 1/2 LVL @16" o.c. (BLW WALL SUPPORTING HOT TUB) | N/A                        | (D/S7)                                   |



PERMIT SET

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 05-14-21 |      | PERMIT SET  |

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

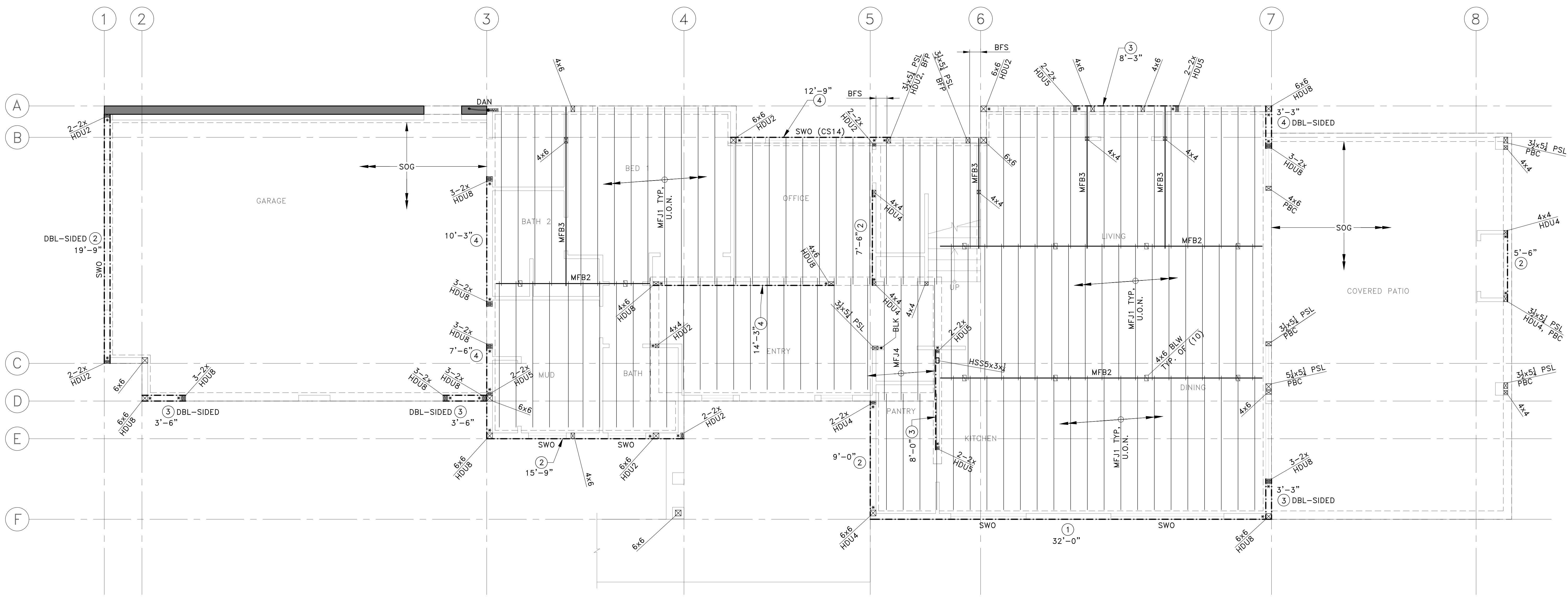
CLIENT: BILL & VICTORIA PLUMMER  
9212 SE 33rd Pl  
Mercer Island, WA 98040



ENGINEER OF RECORD  
O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4008  
ogent@ogengineer.com

SHEET TITLE: MAIN FLOOR FRAMING PLAN

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



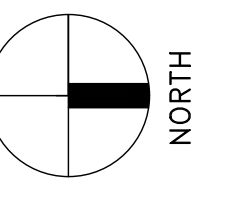
# PLAN LEGEND

|  |  |                          |   |
|--|--|--------------------------|---|
|  | 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" W.S.P. SHEAR WALL TYPE (X) w/ MIN. LENGTH "L" PER (H/S2, A-C/S8, H-S8, J-L/S8, N/S8, B/S9, E/S9)  | 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" WELDS PER SIMPSON TECH BULLETIN T-C-HUHUC-W  |
|  | 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 x 1 1/2 LVL; LAP 24" w/ UFB13 & SISTER w/ (12) 16d (SCATTERED INFORMLY OVER LAP). USE 'HU11' TO UFB4 & E.N. FLOOR SHEATHING TO FULL LENGTH OF DSJ  |                          |   |
|  | 'HDU4' HOLDOWN TIE SIDE OF EACH BEAM w/ 3/8" ATR BTWN. SHIM HOLDOWN w/ FLAT 2x4 TO AVOID JOIST HANGERS & USE LONGER SDS SCREWS THRU SHIM w/ MIN. 2 1/2" PENETRATION INTO STEEL BEAM WEB FILLERS OR WOOD BEAM AS REQ'D. |                          | 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

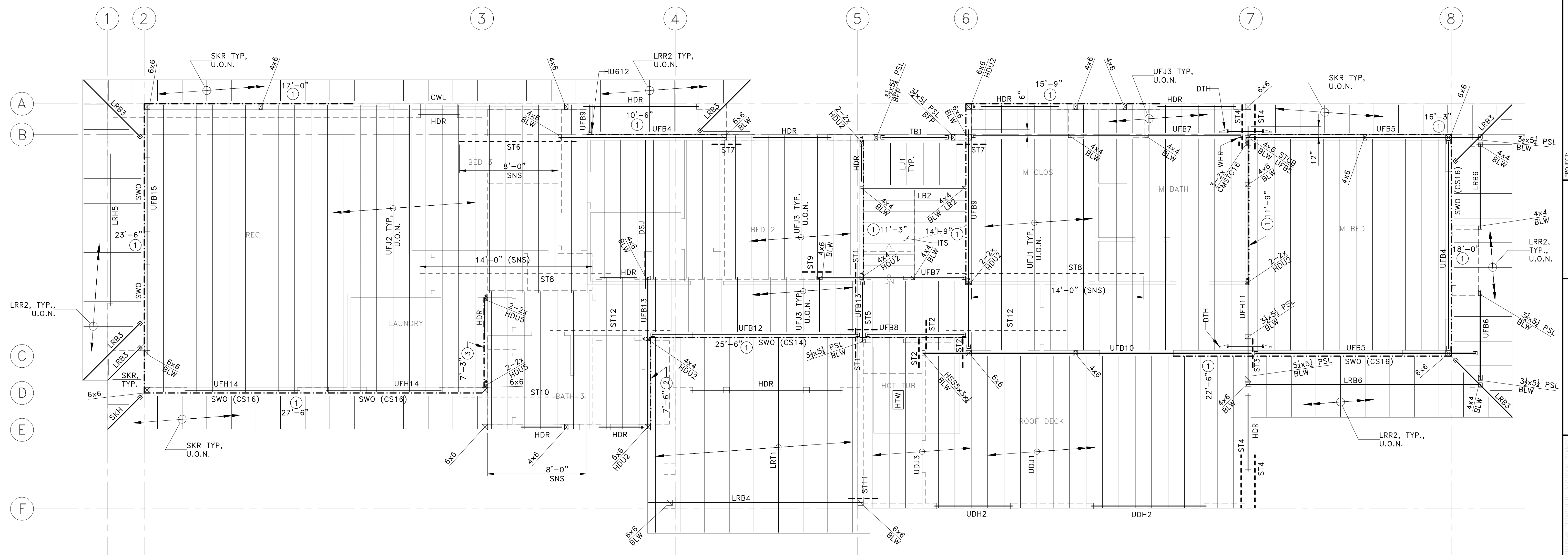
| CALLOUT | JOIST/BEAM                           | HANGER (U.O.N. ON PLAN)                  | REFER TO DETAIL(S) (OR SEE NOTES BLW) | CALLOUT | JOIST/BEAM  | HANGER (U.O.N. ON PLAN)            | REFER TO DETAIL(S) (OR SEE NOTES BLW)                       |
|---------|--------------------------------------|--|---------------------------------------|---------|---|------------------------------------|---|
| UFJ1    | 1 1/2 TJI 560 @16"o.c.               | MIU3.56/11                               | (A-B/S8)                              | UFB15   | 5 1/2 x 1 1/2 PSL (FLUSH)   | N/A                                | (N/S8)  |
| UFJ2    | 3 1/2 x 1 1/2 LSL @16"o.c.           | N/A                                      | (A/S8)                                | LRT1*   | LOW ROOF TRUSSES @24"o.c.   | BY SUPPLIER                        | (J/S8) LRT1 SHALL RELY ON D-LINE BEARING WALL FOR SUPPORT   |
| UFJ3    | 1 1/2 TJI 360 @16"o.c.               | MIU2.37/11                               | (A-B/S8)                              | LRR2    | 2x6 @24"o.c.  | LRU26Z (STRAIGHT) LSSJ26Z (SKEWED) | (H-1/S8)  |
| UFB4    | 5 1/2 x 1 1/2 GLB (FLUSH)            | HUC0610                                  | (N/S8)                                | LRB3    | 2x8 (HIP)   | LSSJ28Z                            | (H-1/S8)  |
| UFB5    | W10x26 (FLUSH)                       | SHEAR TAB (SEE DETAIL)                   | (N/S8, D-F/S8, A/S9)                  | LRB4    | 5 1/2 x 10 1/2 GLB (DROPPED)  | N/A                                | (H/S8)  |
| UFB6    | W10x19 (FLUSH)                       | N/A                                      | (D-F/S8, H/S8)                        | LRH5    | (2) 2x12 (DROPPED HEADER)   | N/A                                | (A/S2)  |
| UFB7    | 3 1/2 x 1 1/2 GLB (FLUSH)            | HUC0410                                  | (G/S7)                                | LRB6    | 3 1/2 x 1 1/2 GLB (FLUSH w/ UFB1)                                     | N/A                                | (H/S8)  |
| UFB8    | 5 1/2 x 1 1/2 PSL (FLUSH)            | HGUS.50/12                               | (B/S9)                                | UDJ1    | 1 1/2 LVL @16"o.c. (RIPPED TO SLOPE, S.A.D., 8" MIN DEPTH AT LOW END) | HU9                                | (B/S9)  |
| UFB9    | 5 1/2 x 1 1/2 GLB (FLUSH)            | EC05.62-SDS w/ 'SDS25212's TO WEB FILLER | (C/S8)                                | UDH2    | (2) 1 1/2 x 9 1/2 LVL (DROPPED HEADER)                                | N/A                                | (A/S2)  |
| UFB10   | W18x40 (T.O UFB10 FLUSH w/ T.O UFJ1) | N/A                                      | (A-B/S9)                              | UDJ3    | DBL UDJ1 @ 16"o.c.  | HU410                              | (B/S9) SISTER PLIES w/ (2) STAGGERED ROWS 16d @ 6" o.c. NET |
| UFH11   | 5 1/2 x 16 PSL (DROPPED HEADER)      | N/A                                      | (A/S2, A/S9)                          | TB1     | 5 1/2 x 5 1/2 PSL 1.8E (TRANSOM BEAM)                                 | HH6                                | N/A   |
| UFB12   | 5 1/2 x 1 1/2 PSL (FLUSH)            | HHUS.50/10                               | (J/S8)                                | LJ1     | 2x10 @16"o.c.   | LUS210                             | (H/S7)  |
| UFB13   | 5 1/2 x 1 1/2 PSL (FLUSH)            | HU612                                    | N/A                                   | LB2     | 4x10  | N/A                                | (G/S2)  |
| UFH14   | 5 1/2 x 1 1/2 PSL (DROPPED HEADER)   | N/A                                      | (A/S2)                                |         |   |                                    |   |

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



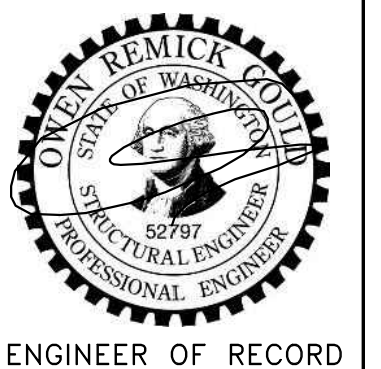
PERMIT SET

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 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



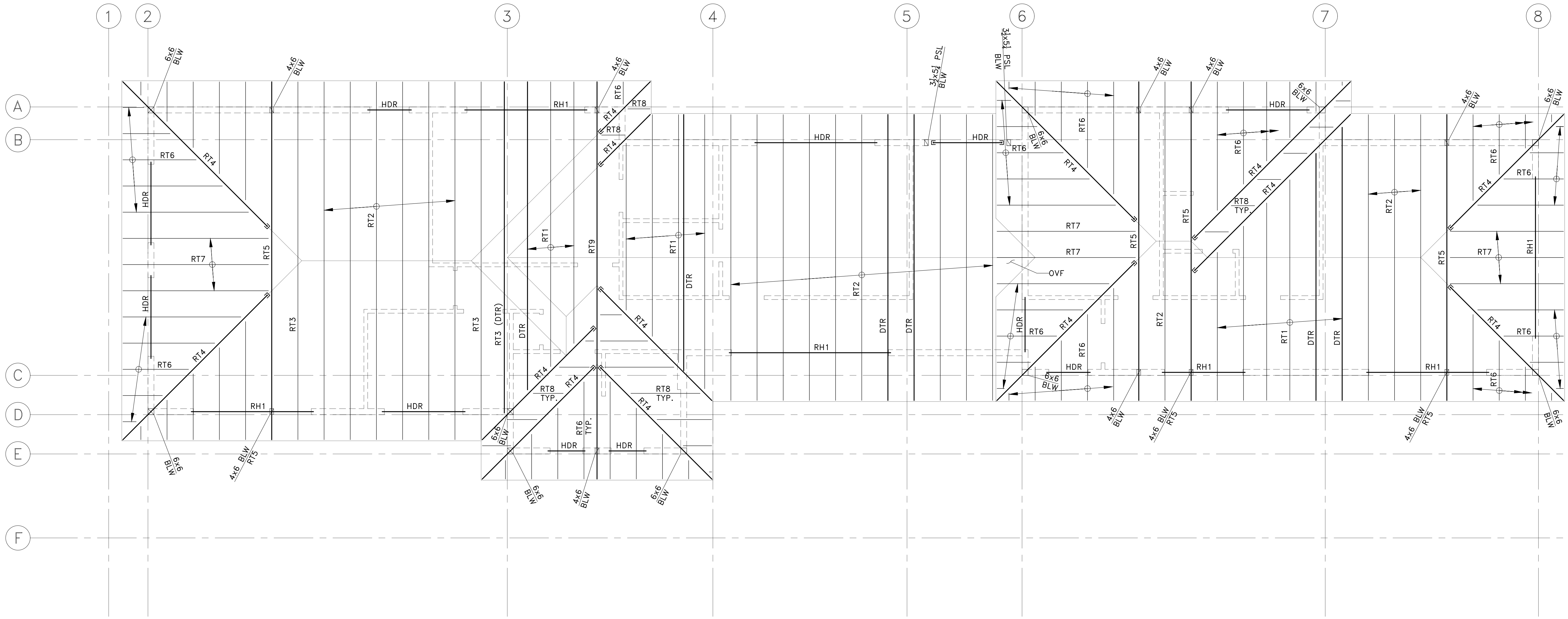
ENGINEER OF RECORD  
O.G. ENGINEERING, PLLC  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4008  
owen@ogengineer.com

SHEET TITLE: UPPER FLOOR FRAMING PLAN

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

| PLAN LEGEND |  |  | FRAMING SCHEDULE |                                       |                            |  | STRAP SCHEDULE |  |
|-------------|--|--|------------------|---------------------------------------|----------------------------|--|----------------|--|
|             | WALL BELOW FLOOR   |  | CALLOUT          | JOIST/BEAM                            | HANGER<br>(U.O.N. ON PLAN) | REFER TO DETAIL(S)<br>(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 1/2x11 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.



NORTH

|            |                     |
|------------|---------------------|
| PERMIT SET |                     |
|            | 05-14-21 PERMIT SET |
|            | DESCRIPTION         |
|            | DATE                |

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

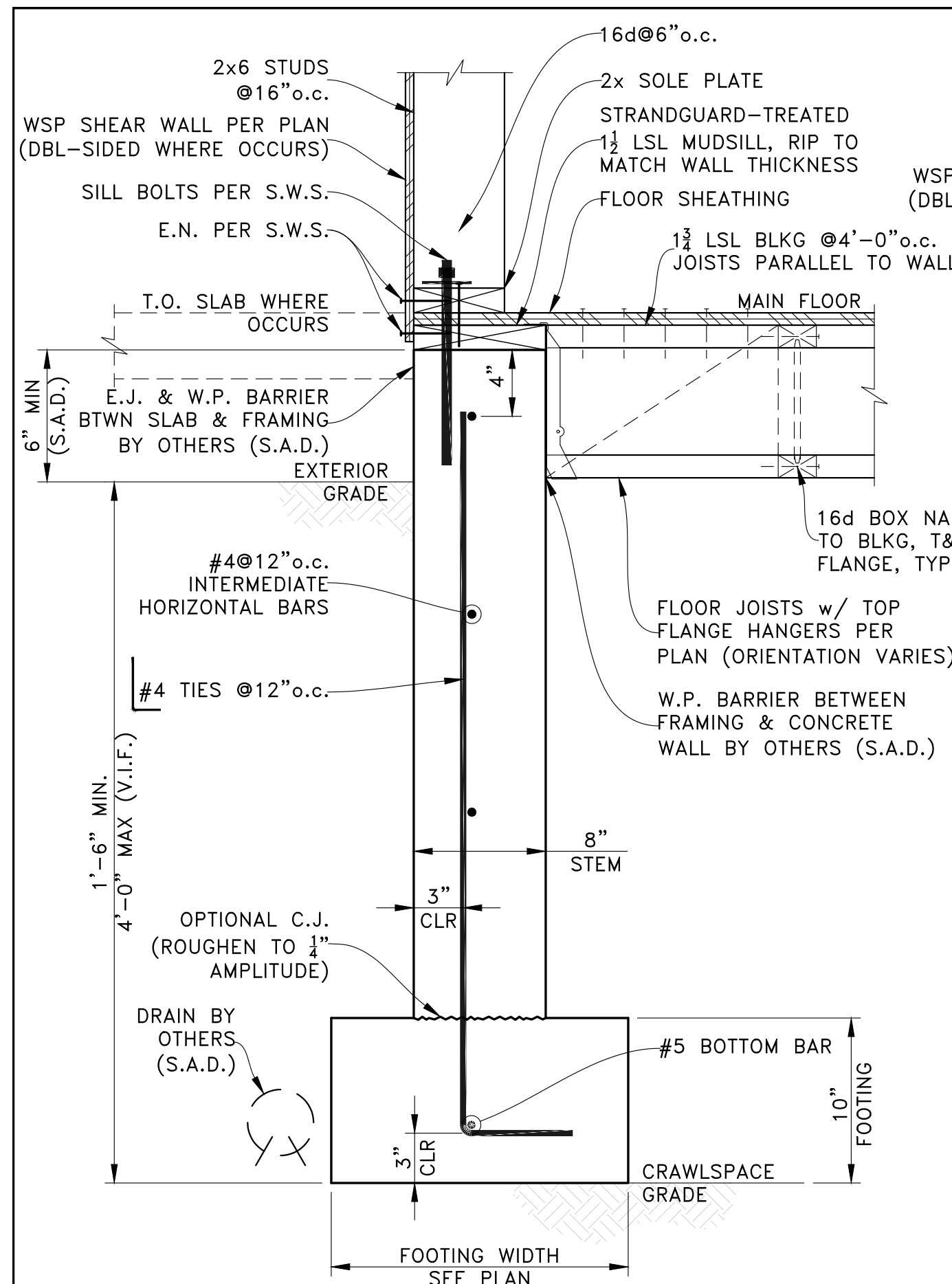
CLIENT: **BILL & VICTORIA PLUMMER**  
9212 SE 33rd PI  
Mercer Island, WA 98040

OWEN REMICK GOTTLE  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
ENGINEER OF RECORD

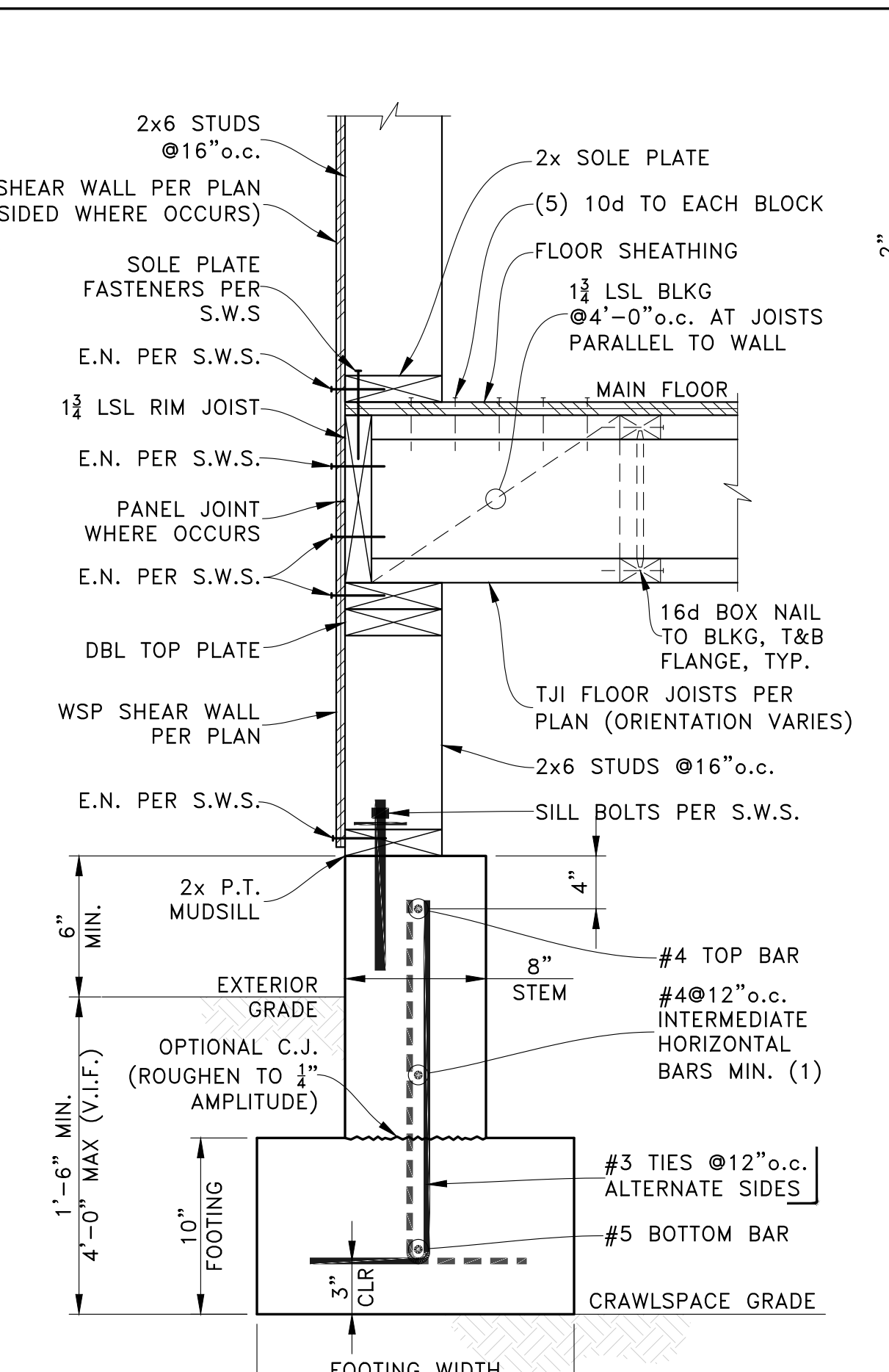
O.G. ENGINEERING, PLLC  
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(206) 290-4008  
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SHEET TITLE  
**ROOF FRAMING PLAN**

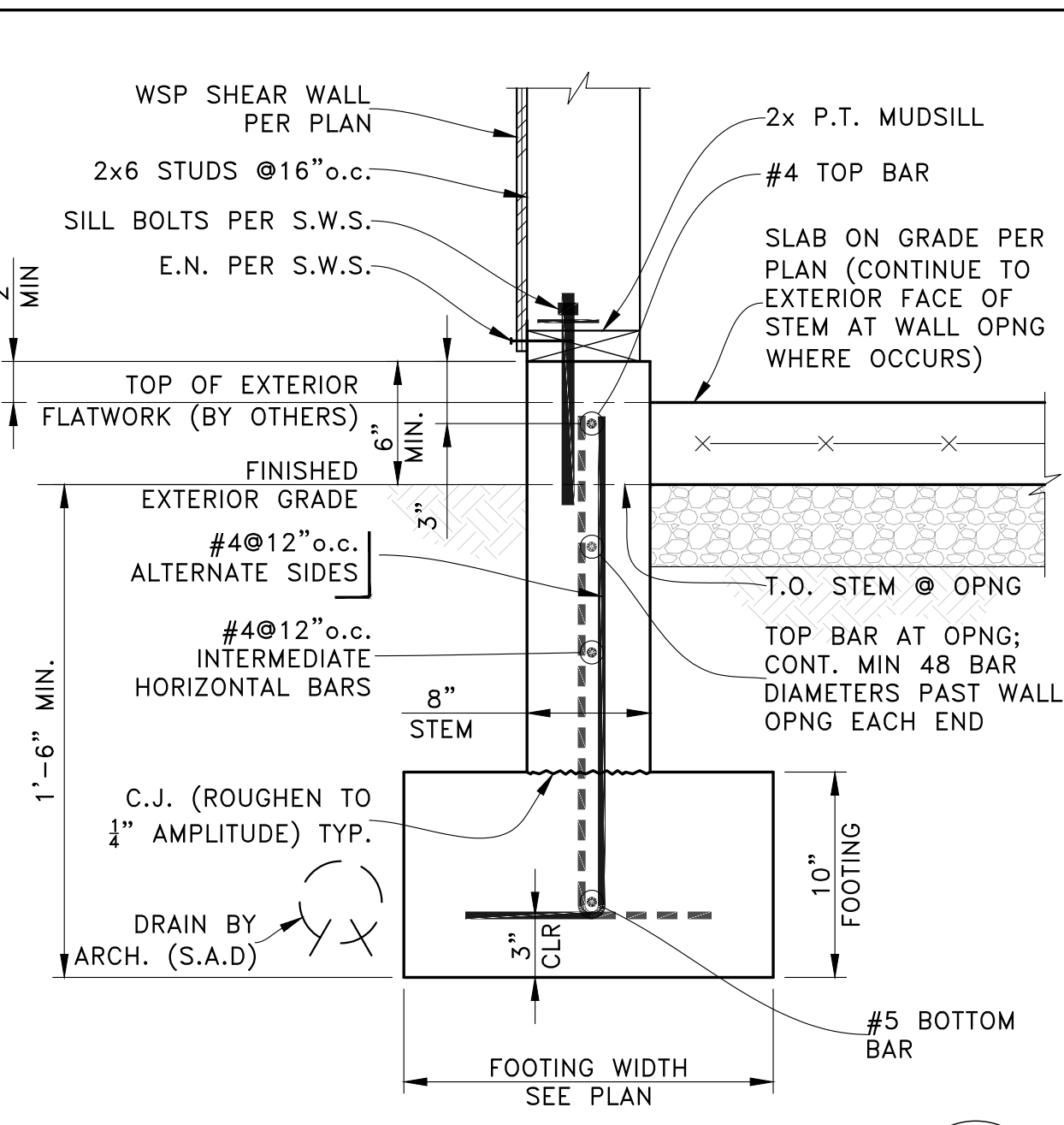
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| SCALE: AS NOTED | SHEET NO. <b>S6</b> |
| JOB NO. 21006   |                     |



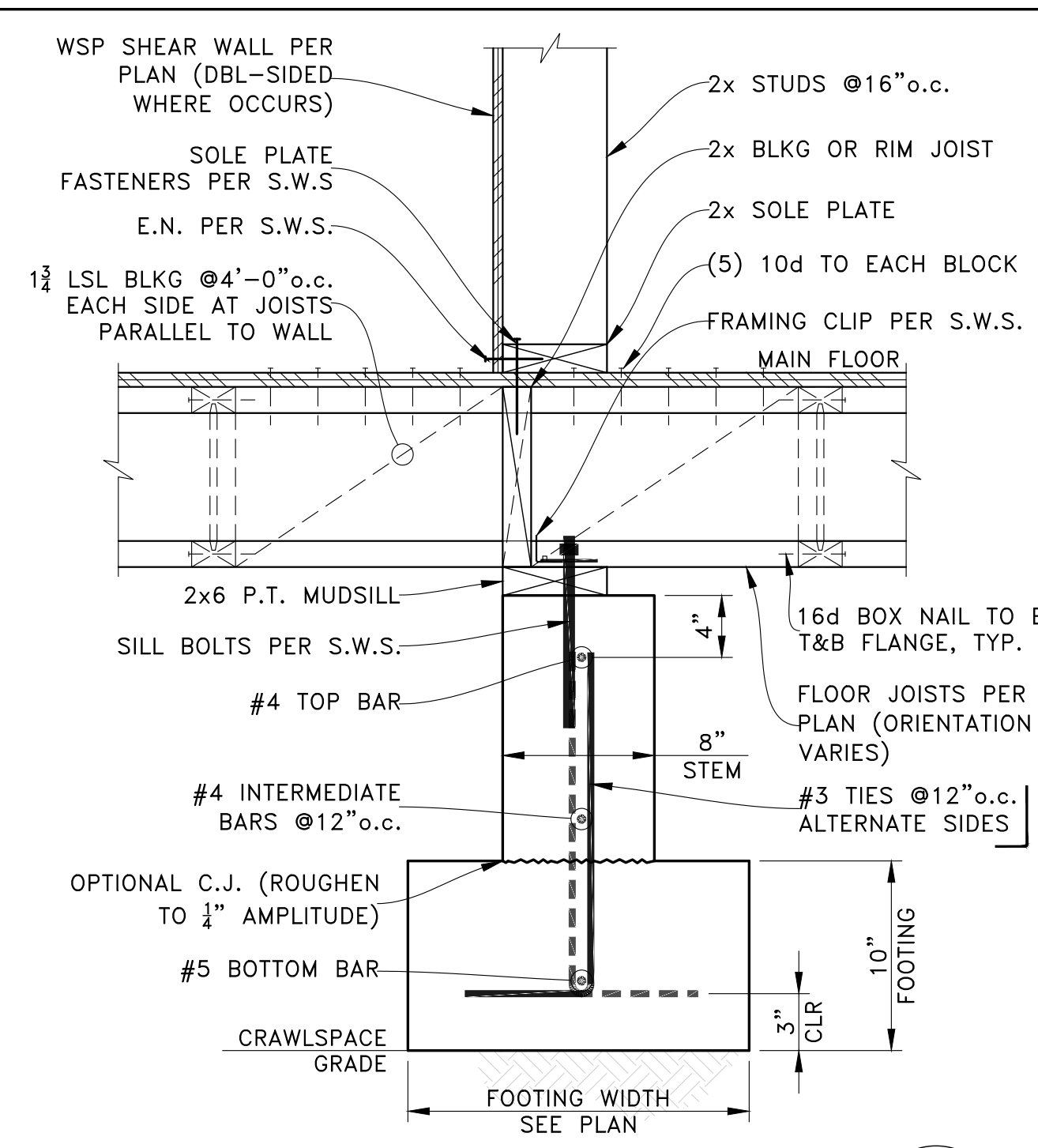
**EXTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



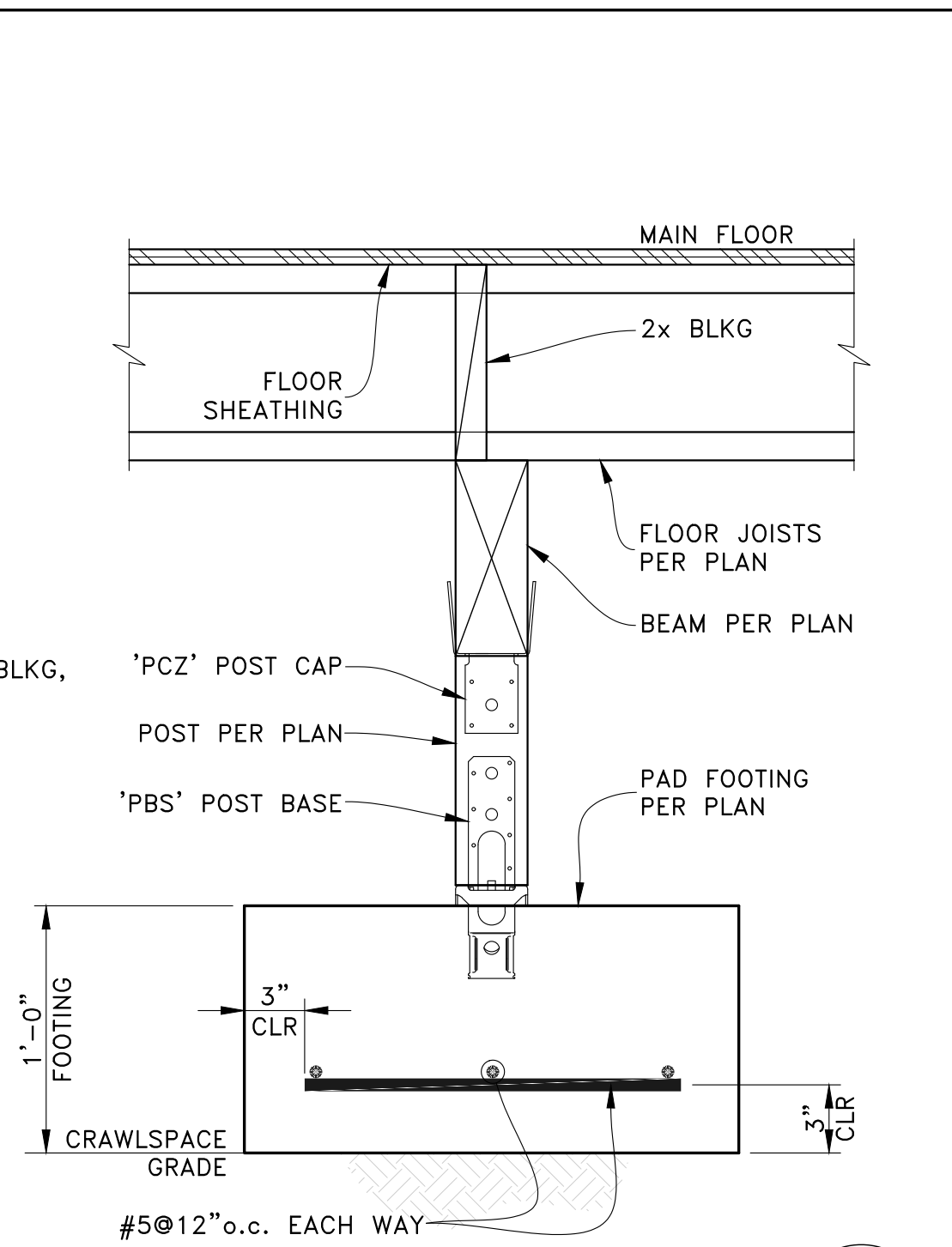
**EXTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



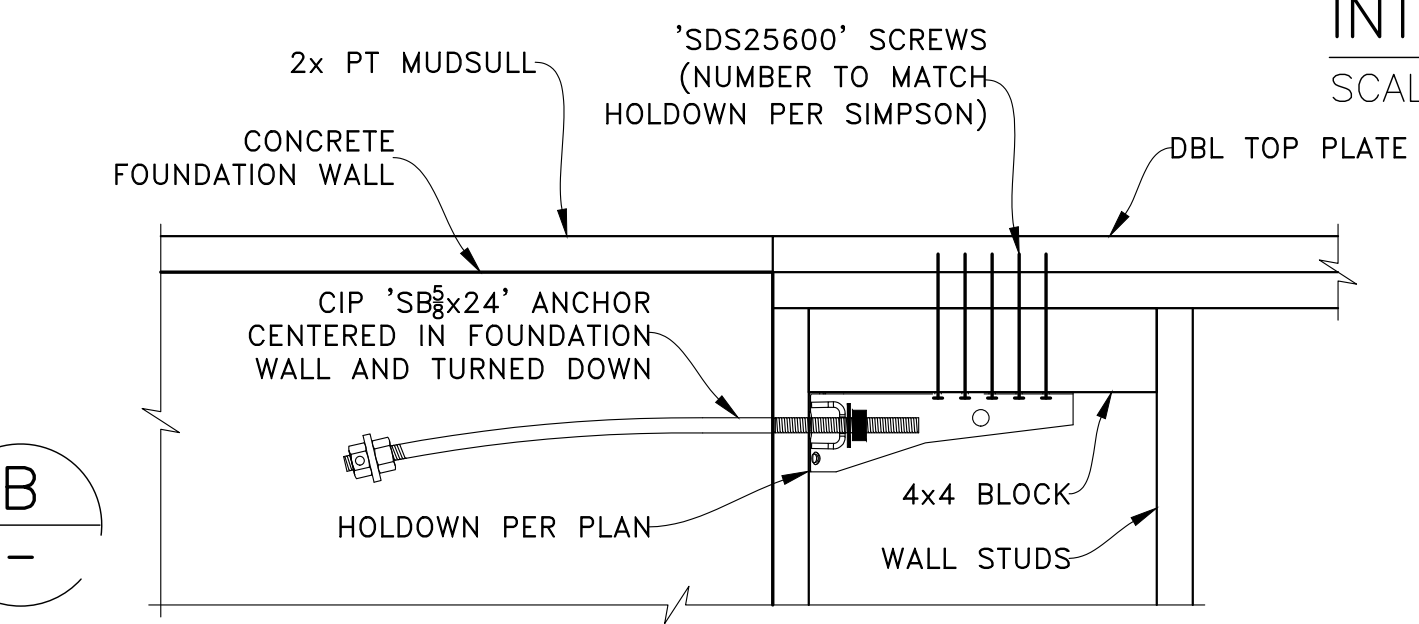
**EXTERIOR SLAB ON GRADE FOUNDATION WALL**  
SCALE: NTS



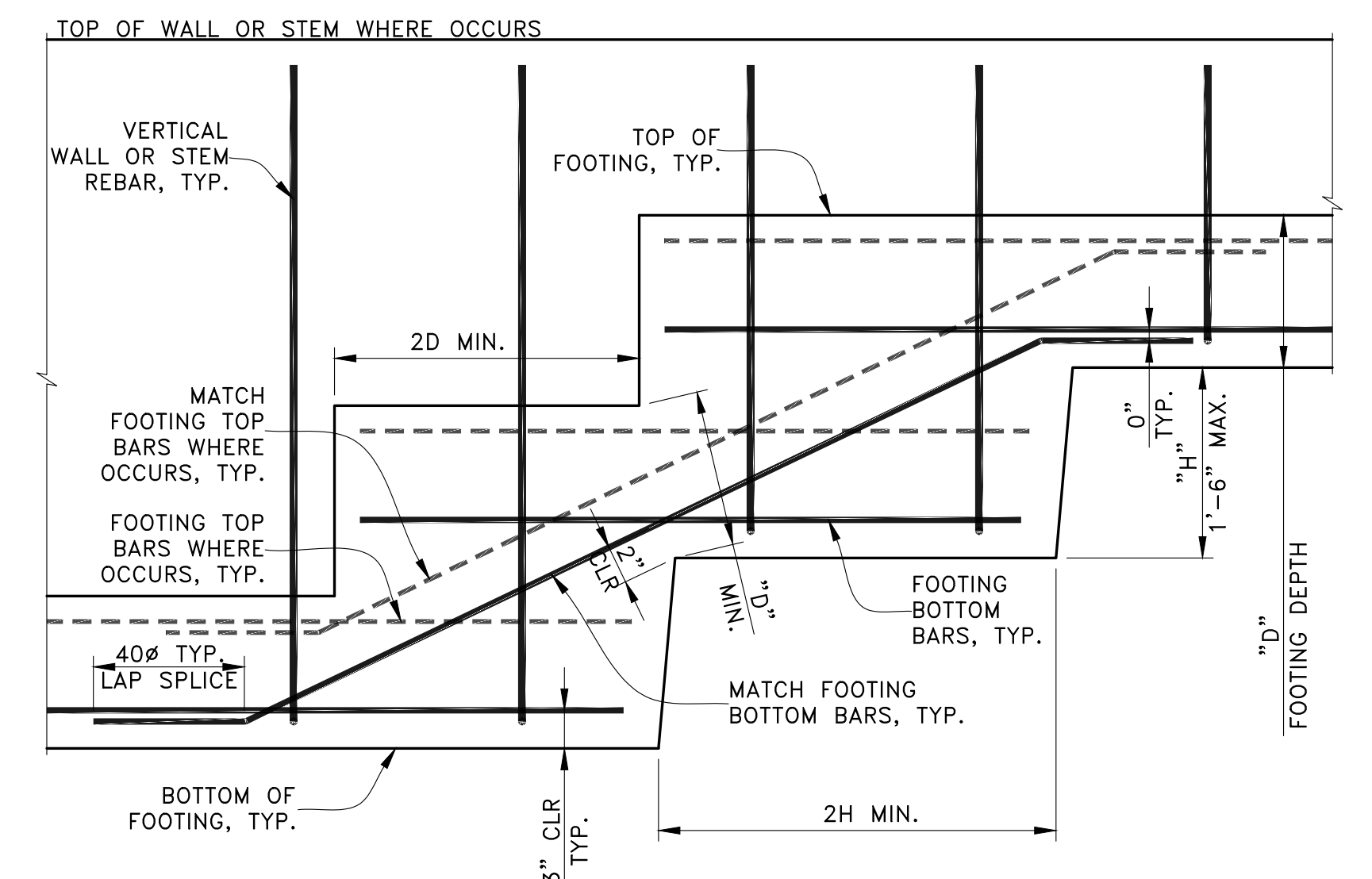
**INTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



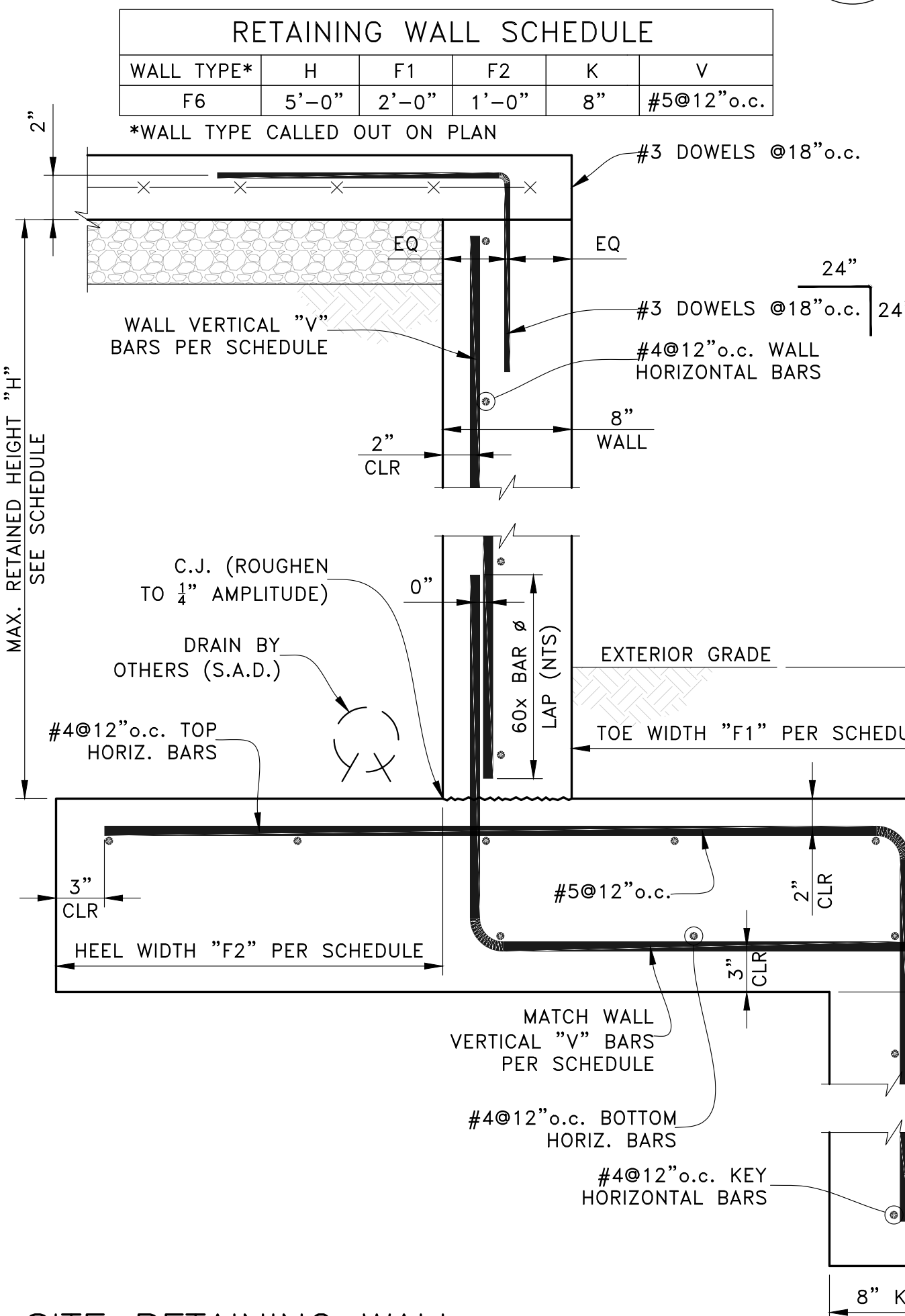
**CRAWLSPACE PAD FOOTING**  
SCALE: NTS



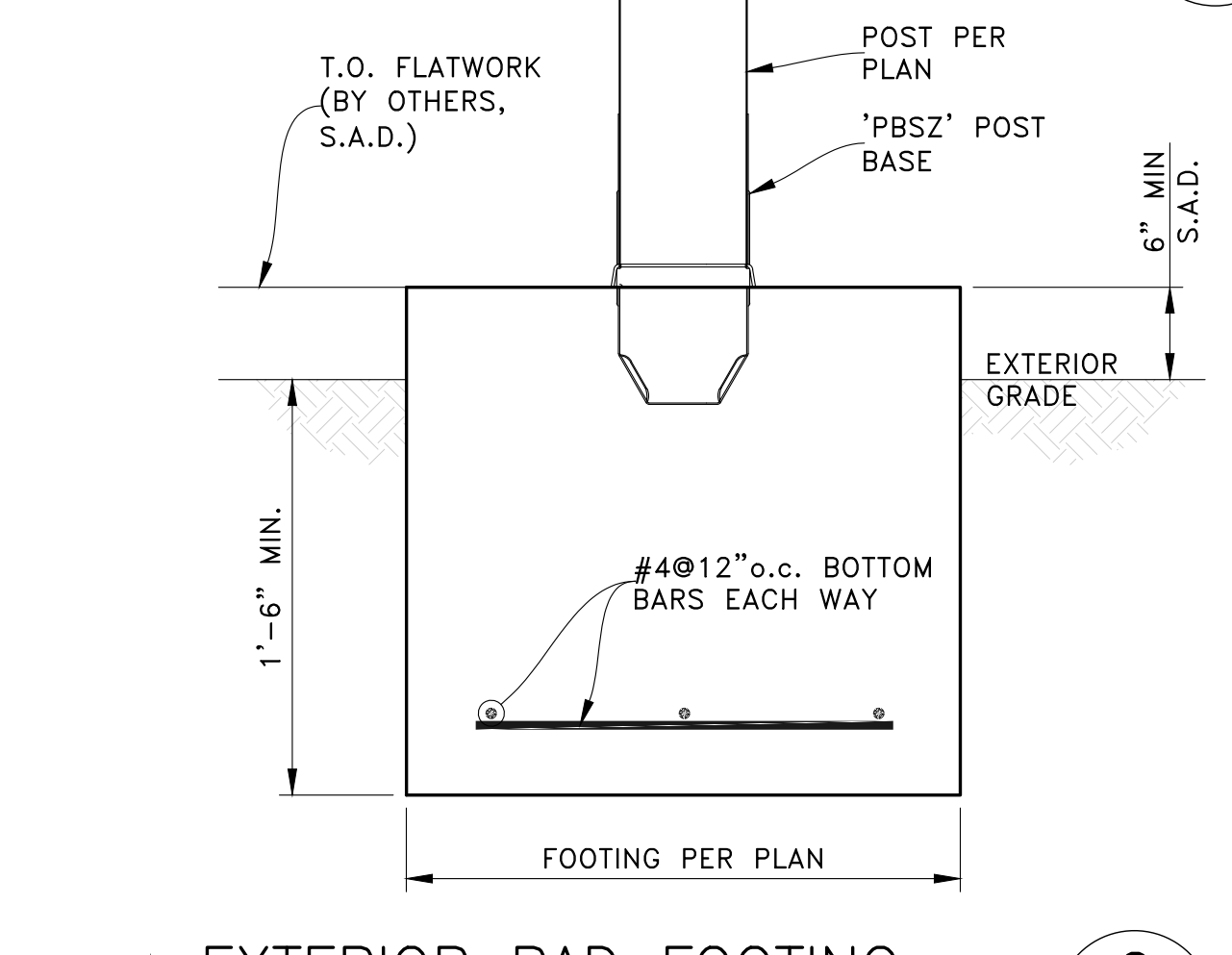
**DRAG ANCHOR**  
SCALE: NTS



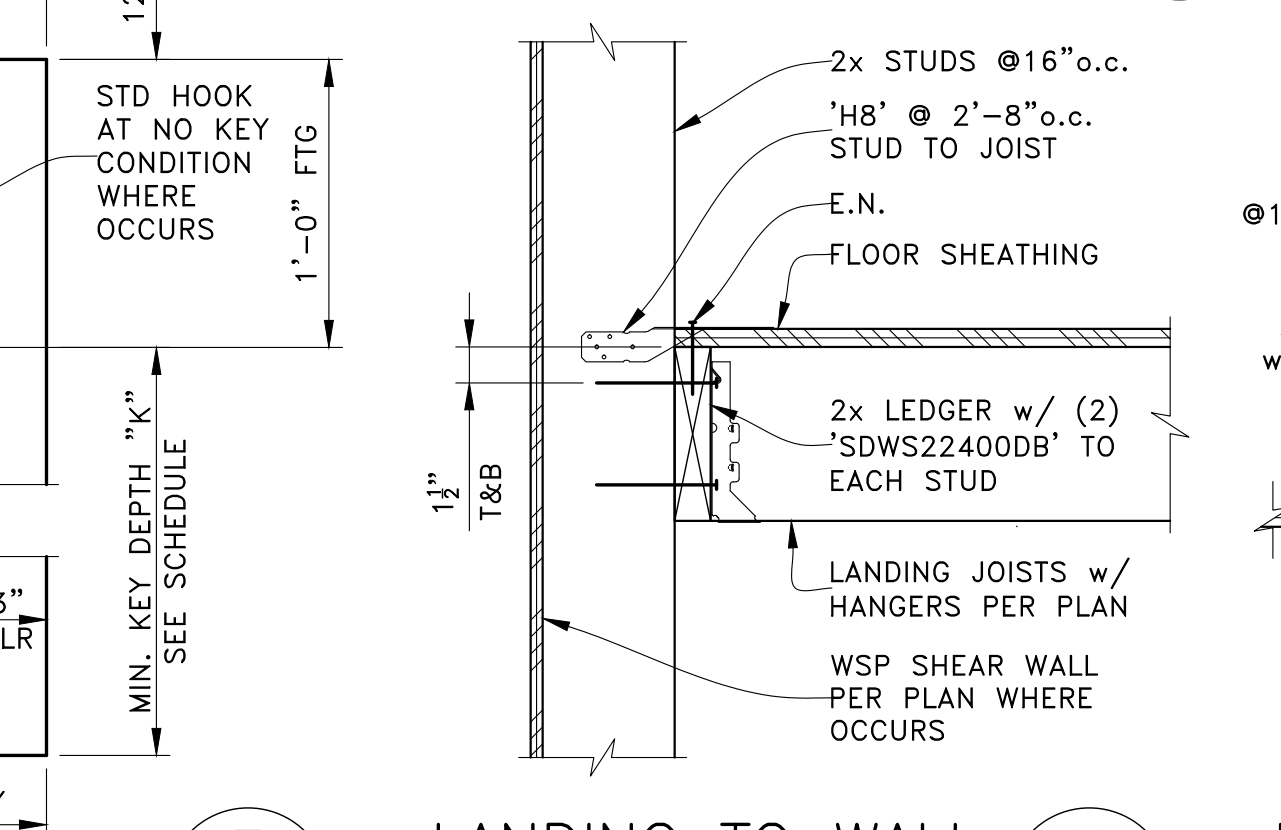
**TYPICAL STEPPED FOOTING**  
SCALE: NTS



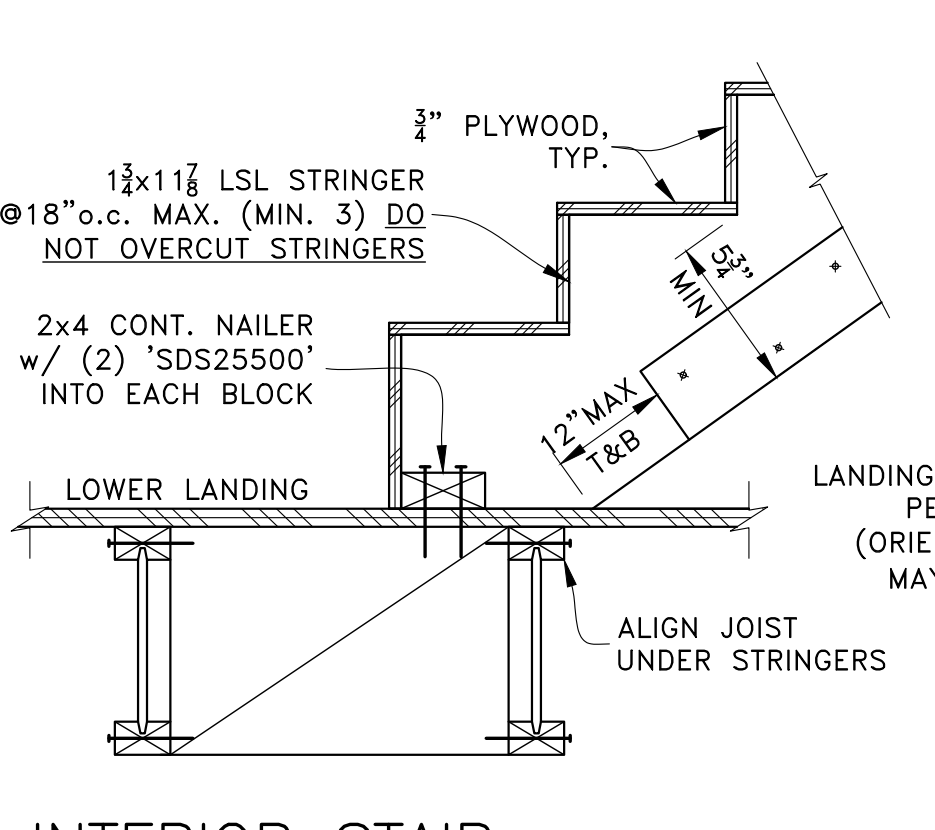
**SITE RETAINING WALL**  
SCALE: NTS



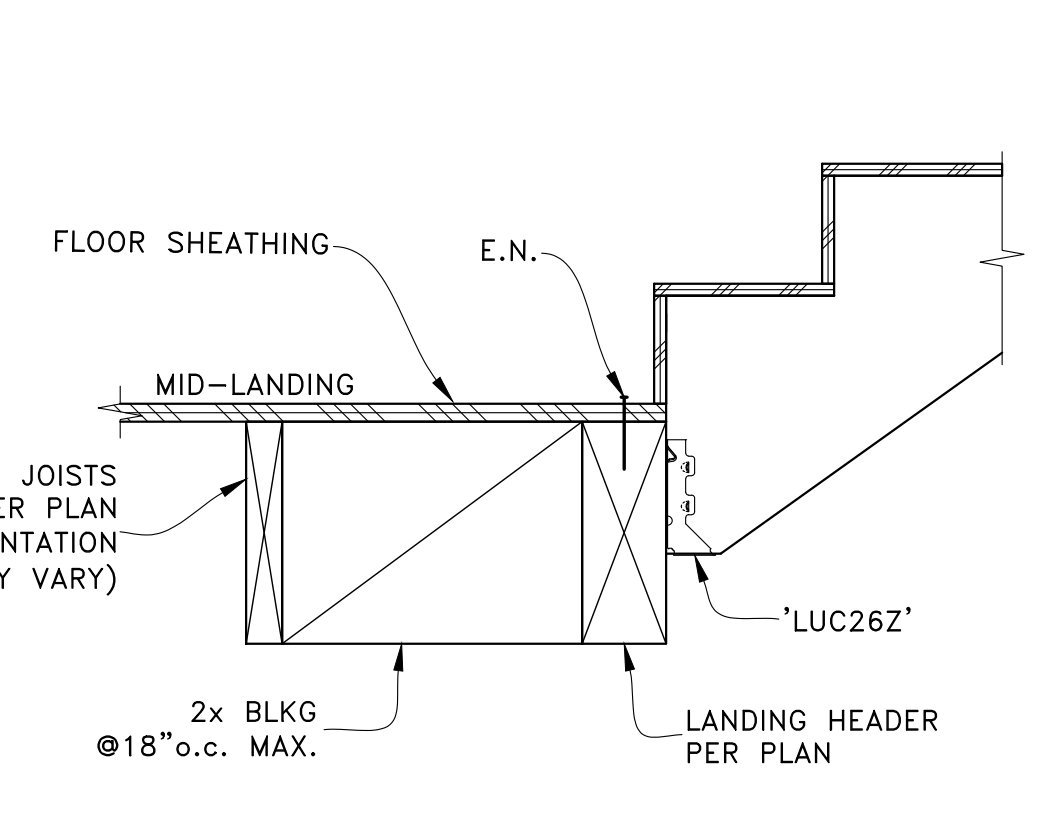
**EXTERIOR PAD FOOTING**  
SCALE: NTS



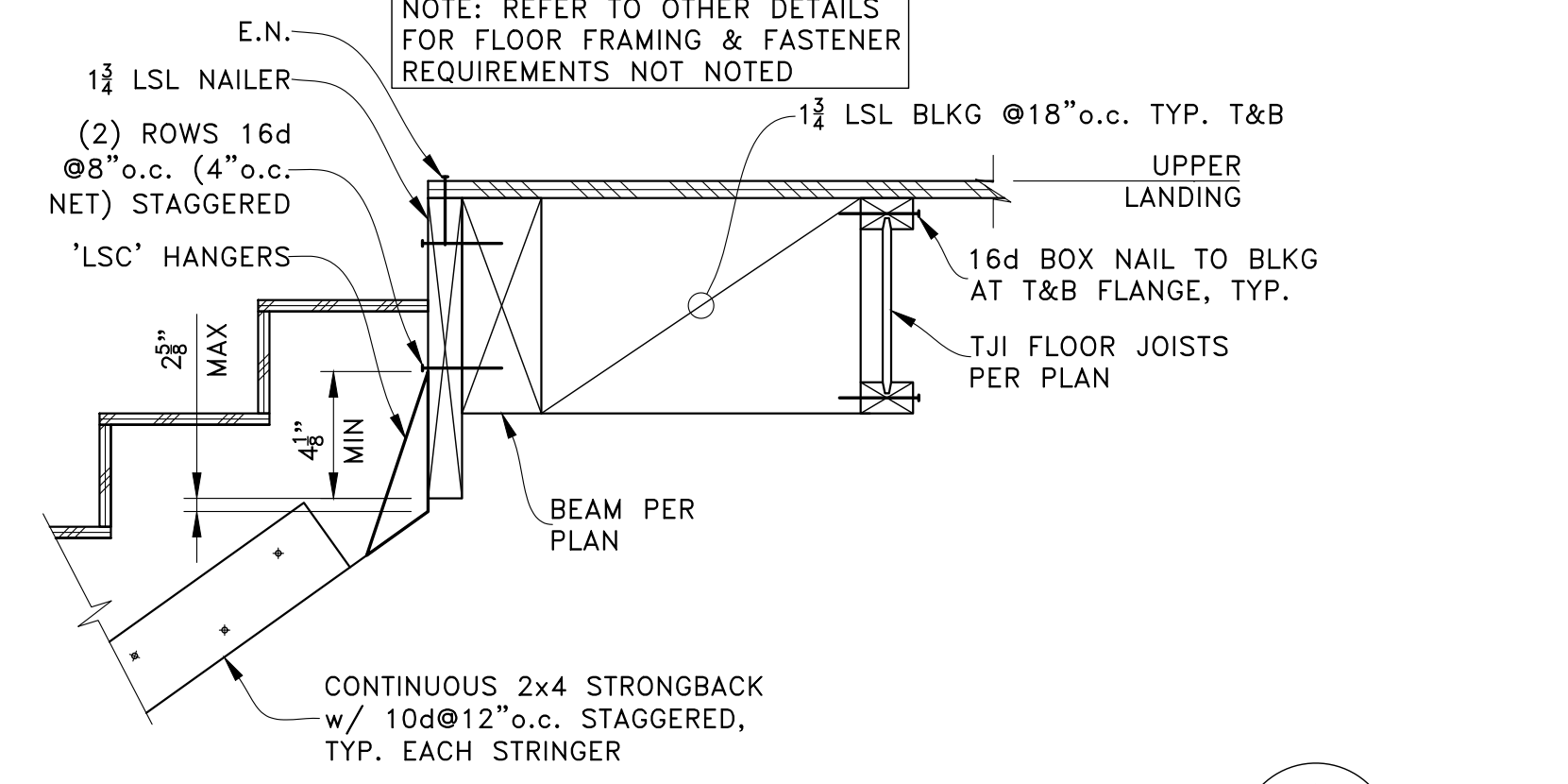
**LANDING TO WALL**  
SCALE: NTS



**INTERIOR STAIR**  
SCALE: NTS



**LANDING TO WALL**  
SCALE: NTS



**LANDING TO WALL**  
SCALE: NTS

PERMIT SET

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 05-14-21 |      | PERMIT SET  |

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

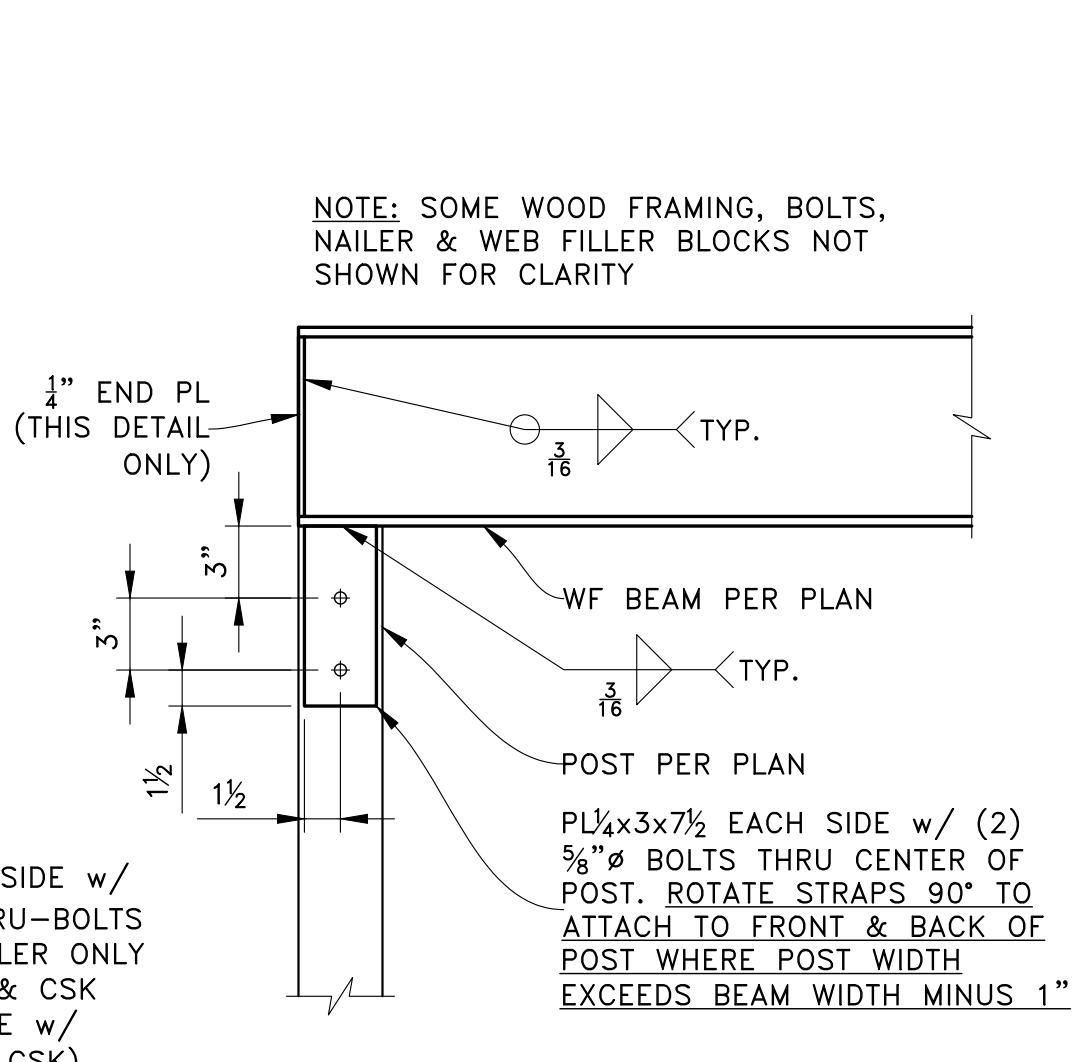
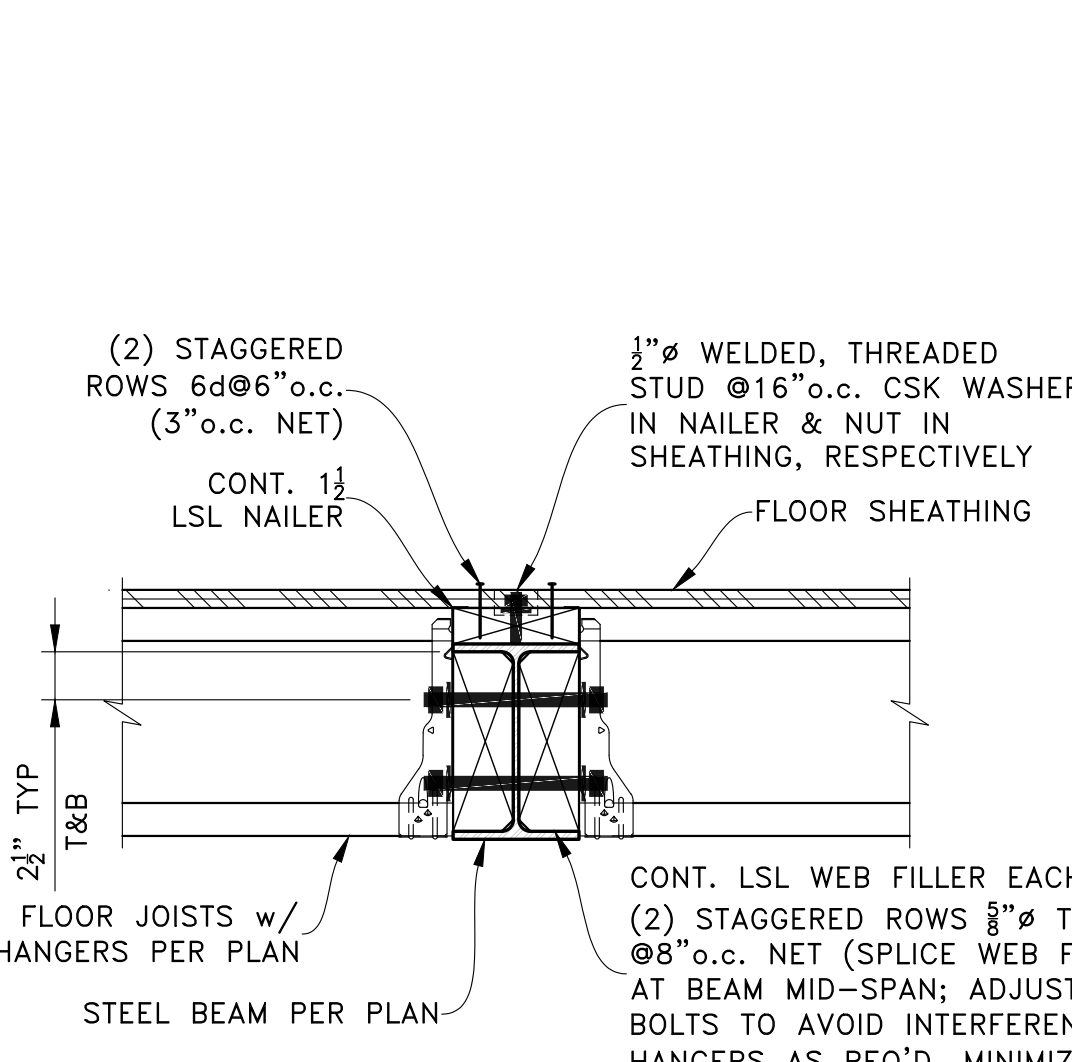
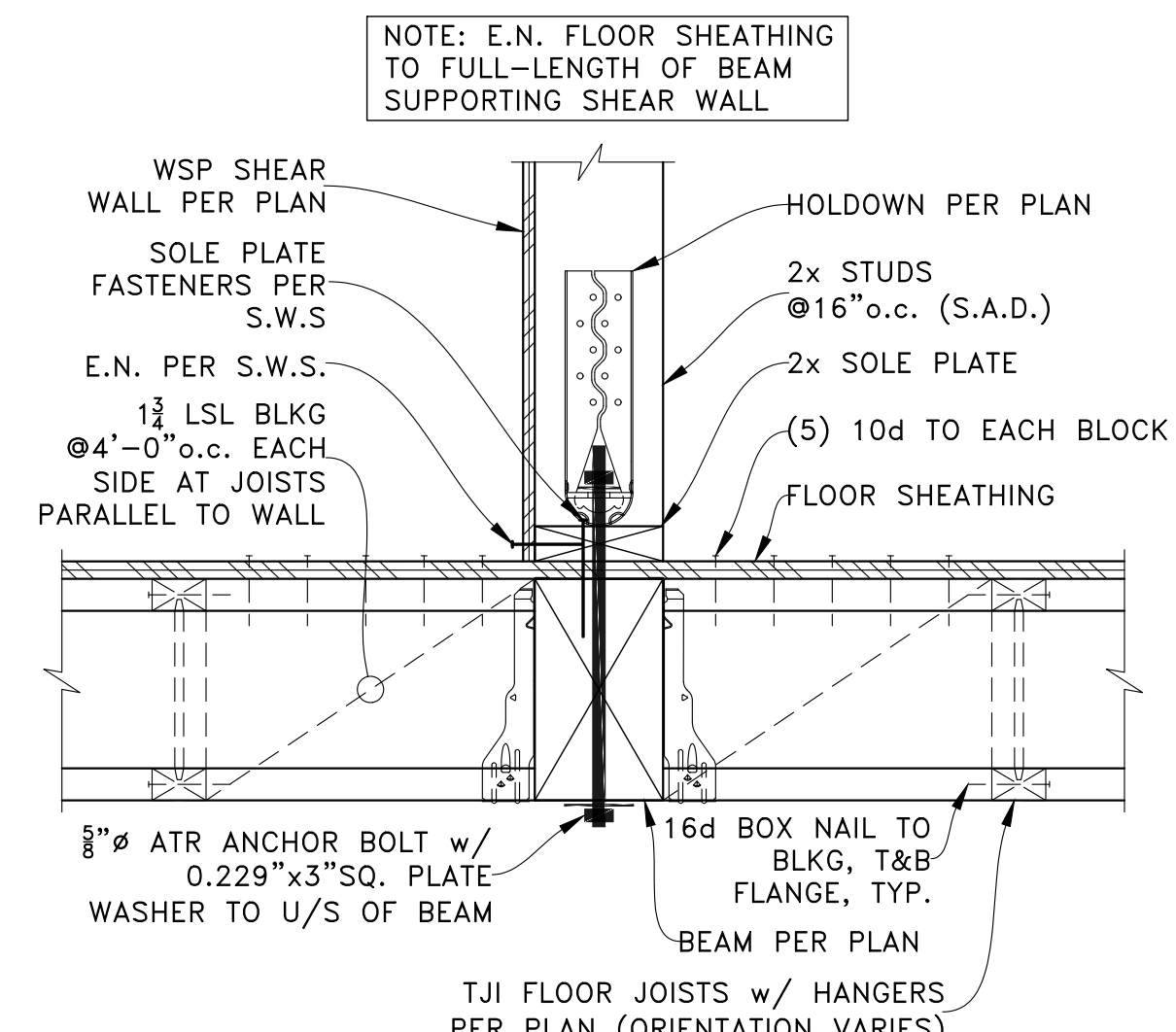
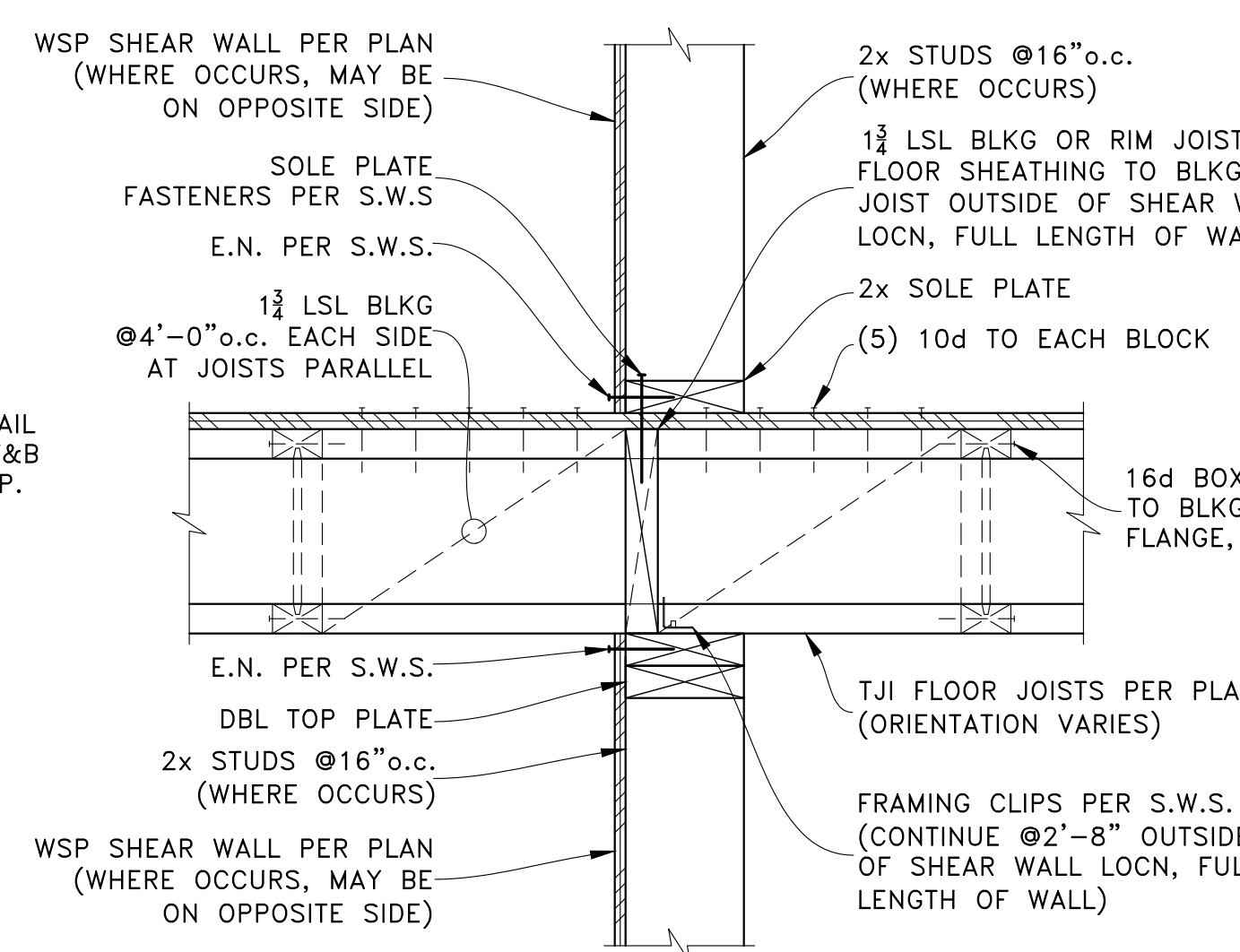
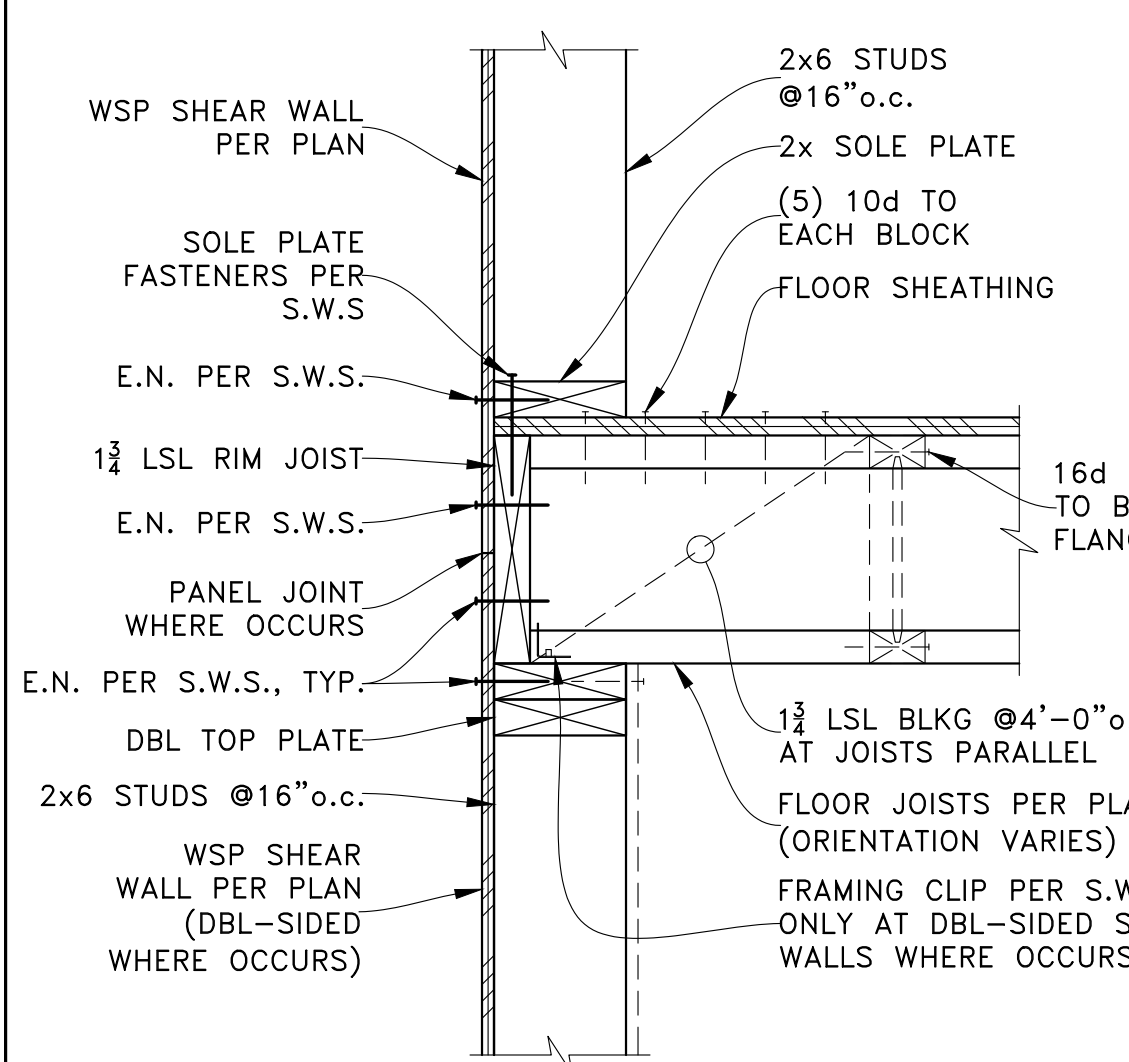
CLIENT: **BILL & VICTORIA PLUMMER**  
9212 SE 33rd Pl  
Mercer Island, WA 98040

ENGINEER OF RECORD: **O.G. ENGINEERING, PLLC**  
8645 22nd Ave SW, SEATTLE, WA 98106  
(206) 290-4008  
owen@ogengineer.com

SECTION & DETAILS

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





EXTERIOR WALL AT FLOOR

SCALE: NTS

(A)

INTERIOR SHEAR WALL AT FLOOR

SCALE: NTS

(B)

INTERIOR SHEAR WALL ON BEAM

SCALE: NTS

(C)

FLOOR TO STEEL BEAM

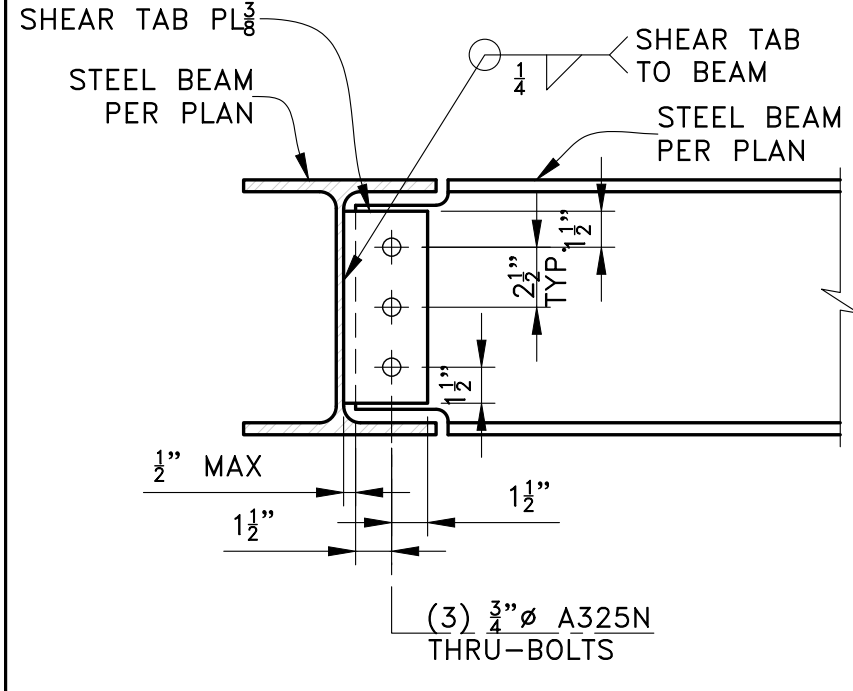
SCALE: NTS

(D)

STEEL BEAM TO WOOD POST

SCALE: NTS

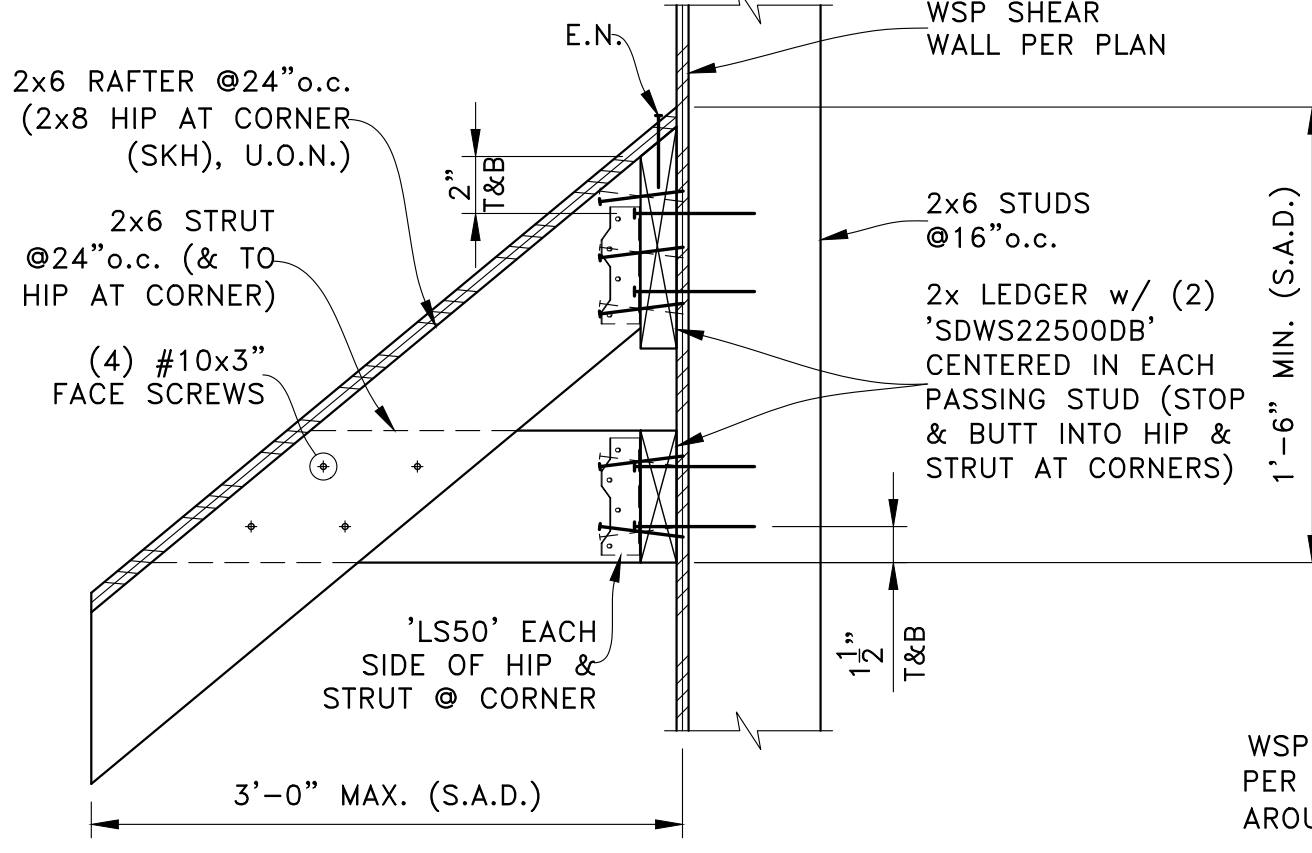
(E)



STEEL BEAM TO BEAM

SCALE: NTS

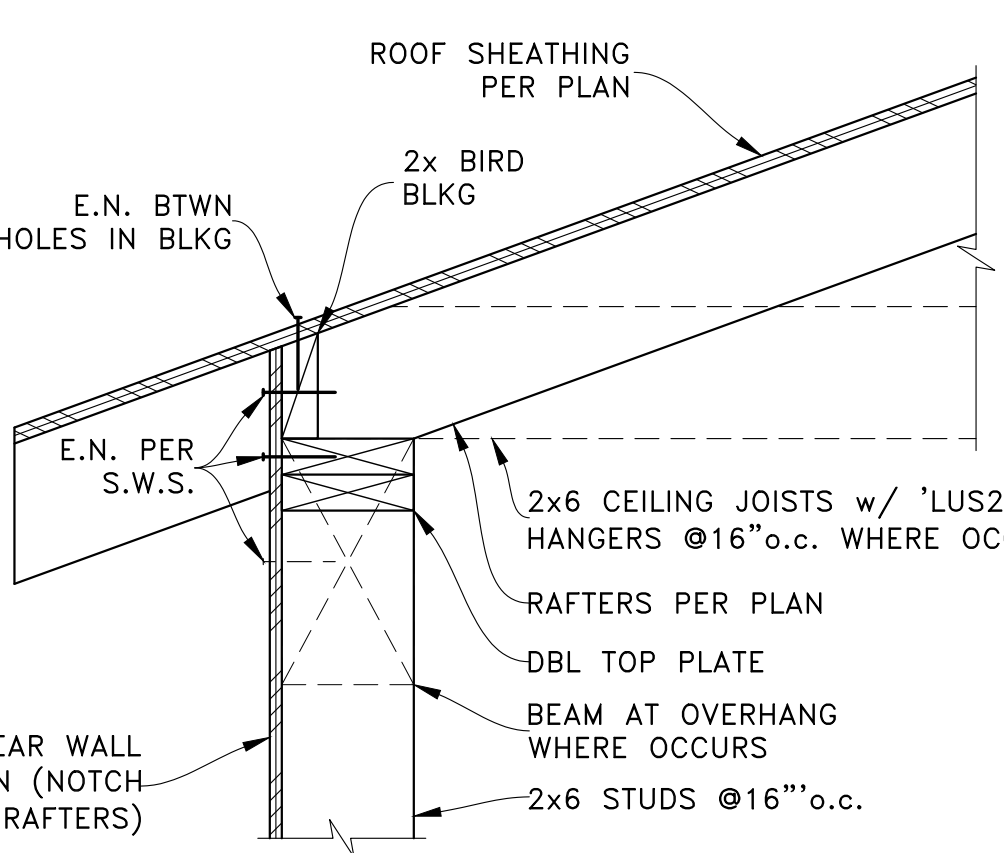
(F)



SKIRT ROOF

SCALE: NTS

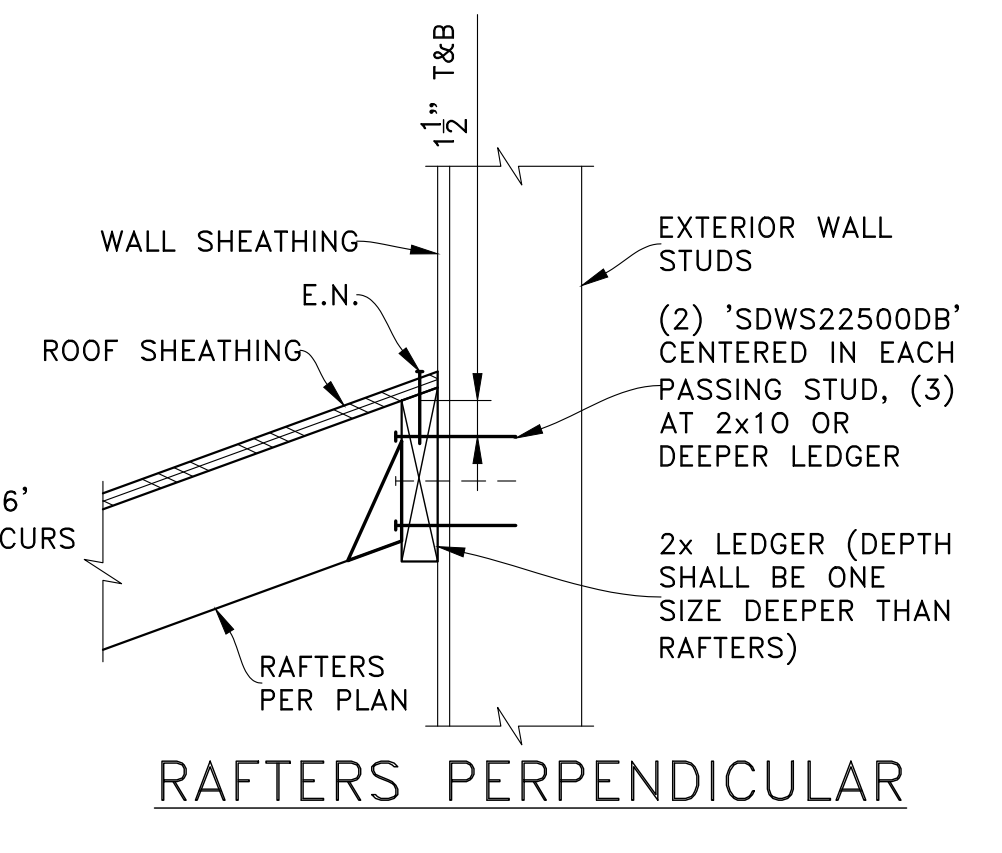
(G)



LOW ROOF EAVE

SCALE: NTS

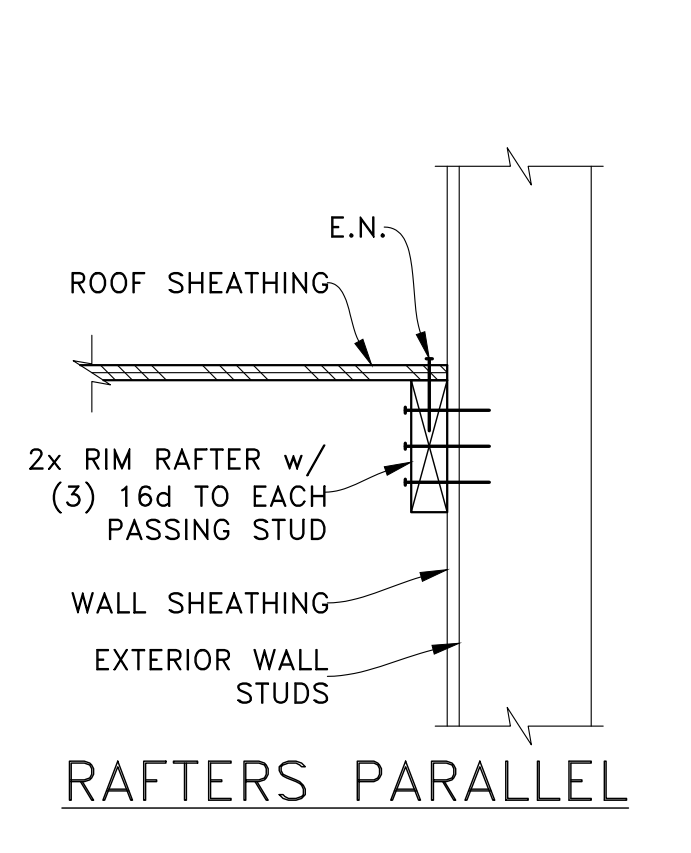
(H)



LOW ROOF TO EXTERIOR WALL

SCALE: NTS

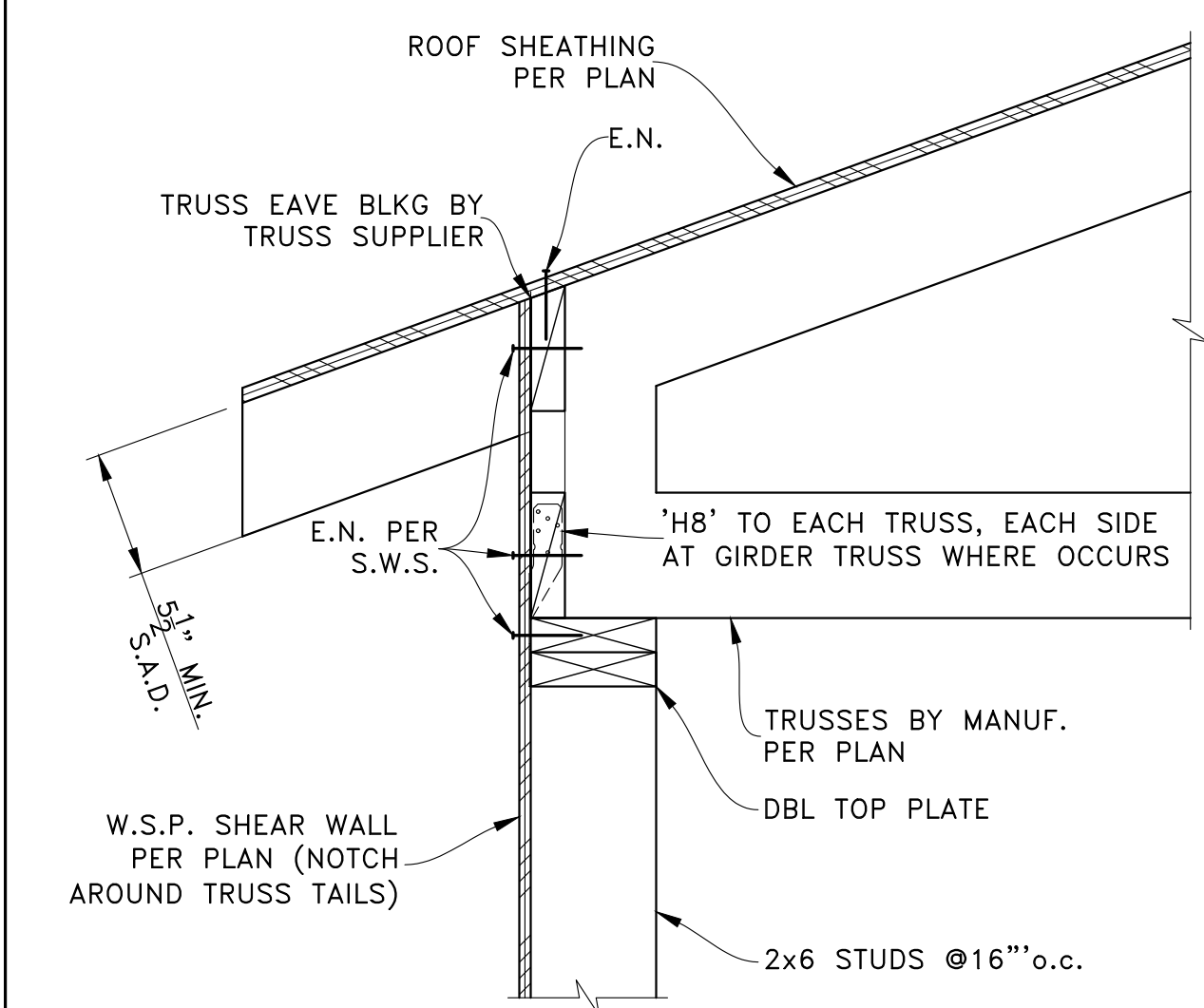
(I)



LOW ROOF AT UPPER FLOOR

SCALE: NTS

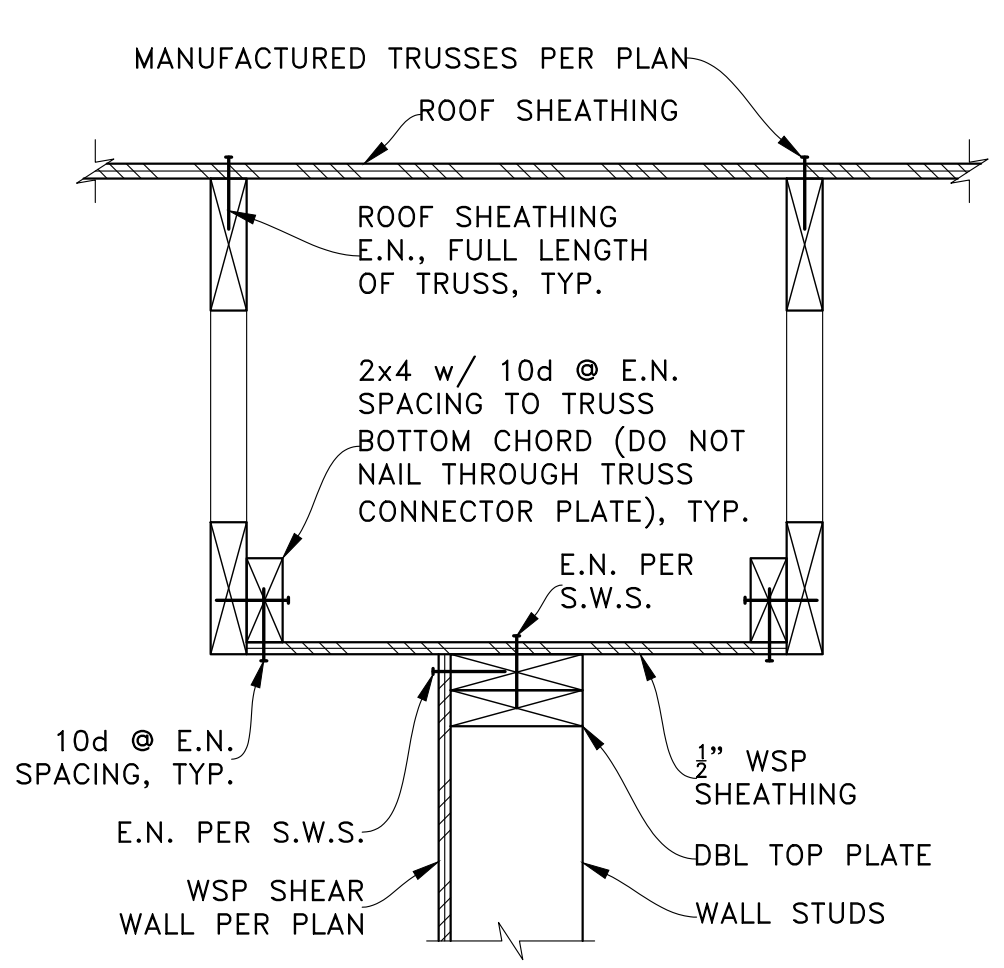
(J)



TRUSS ROOF EAVE

SCALE: NTS

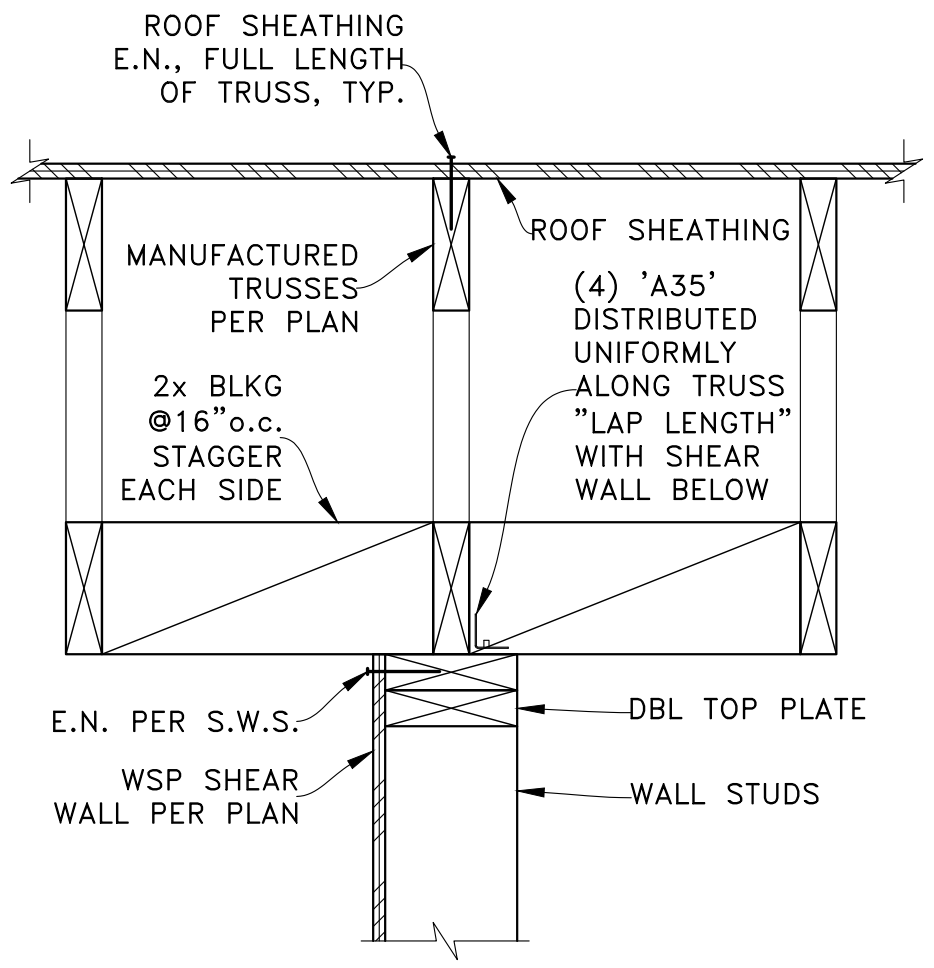
(K)



INTERIOR SHEAR WALL AT ROOF TRUSSES

SCALE: NTS

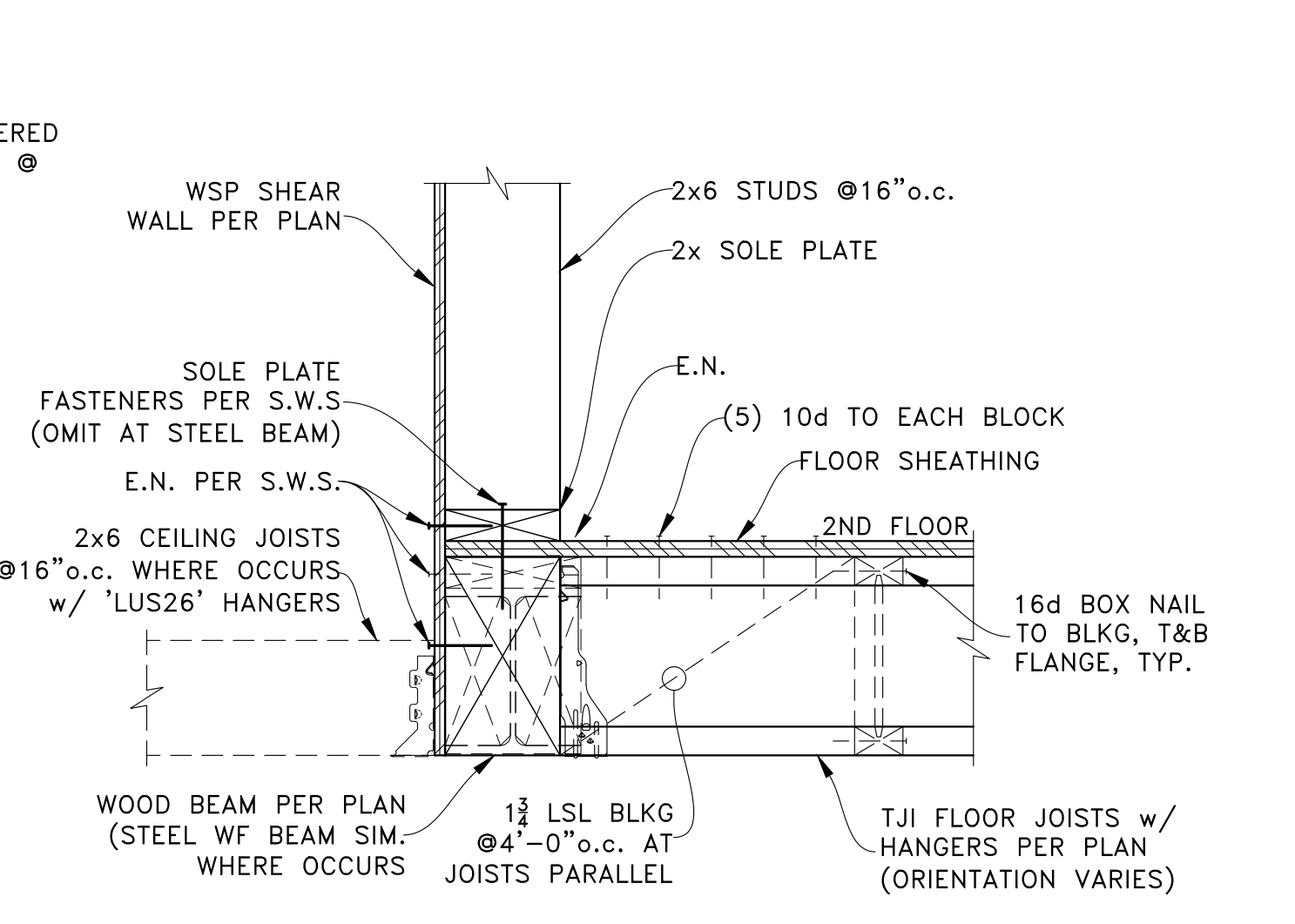
(L)



INTERIOR SHEAR WALL AT FLOOR

SCALE: NTS

(M)



EXTERIOR WALL ON FLOOR BEAM

SCALE: NTS

(N)

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 05-14-21 |      | PERMIT SET  |

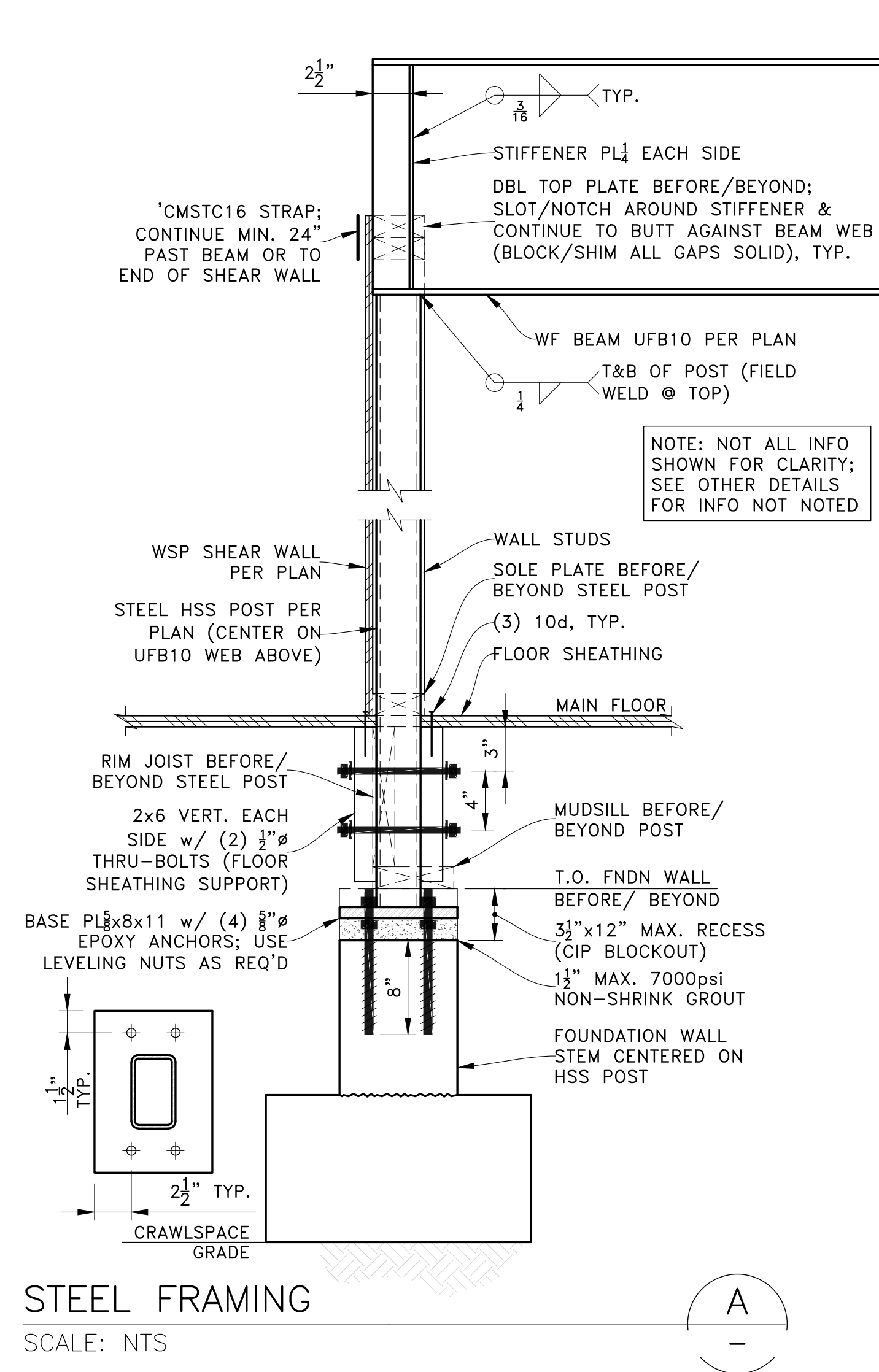
PROJECT: NEW SINGLE-FAMILY DWELLING  
9212 SE 33rd Pl  
Mercer Island, WA 98040

CLIENT: BILL & VICTORIA PLUMMER  
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Mercer Island, WA 98040



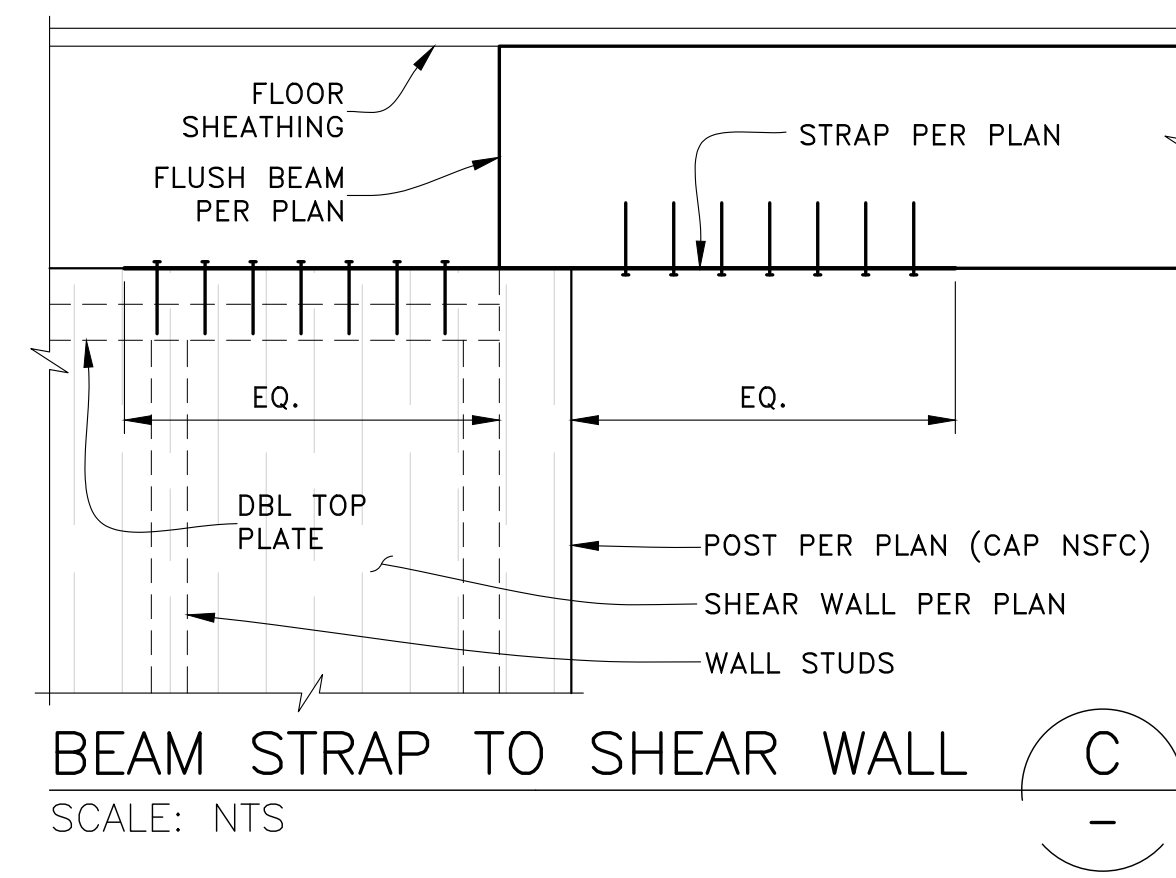
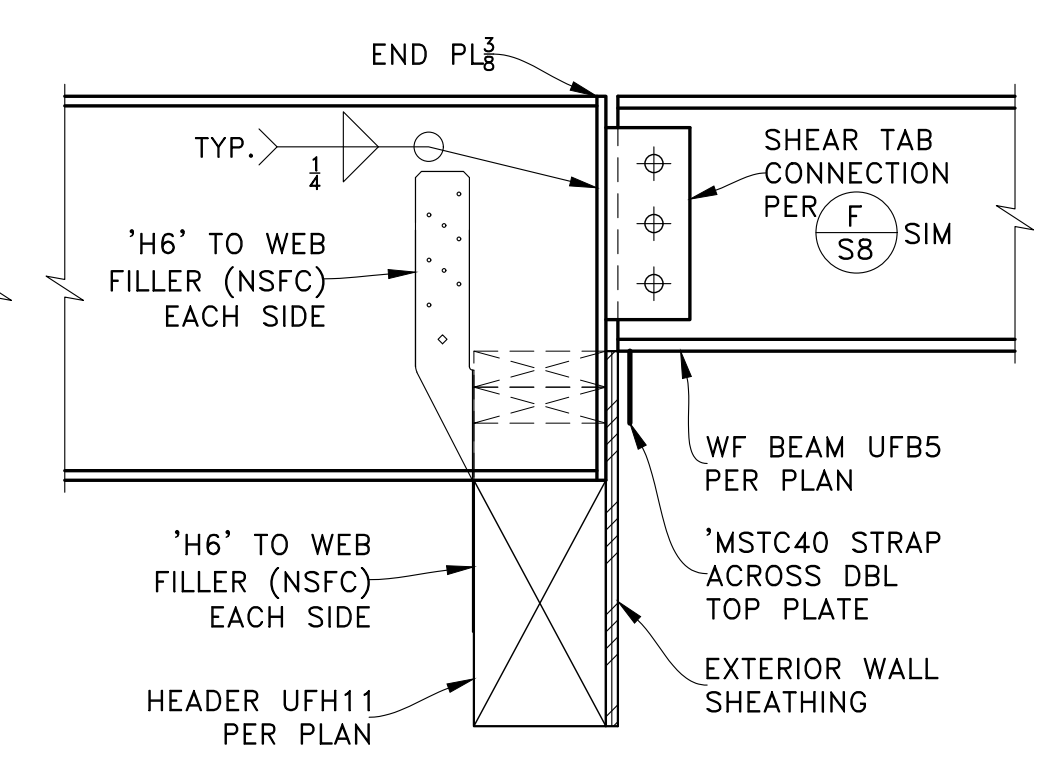
O.G. ENGINEERING, PLLC  
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(206) 290-4008  
ogent@ogengineer.com

ENGINEER OF RECORD



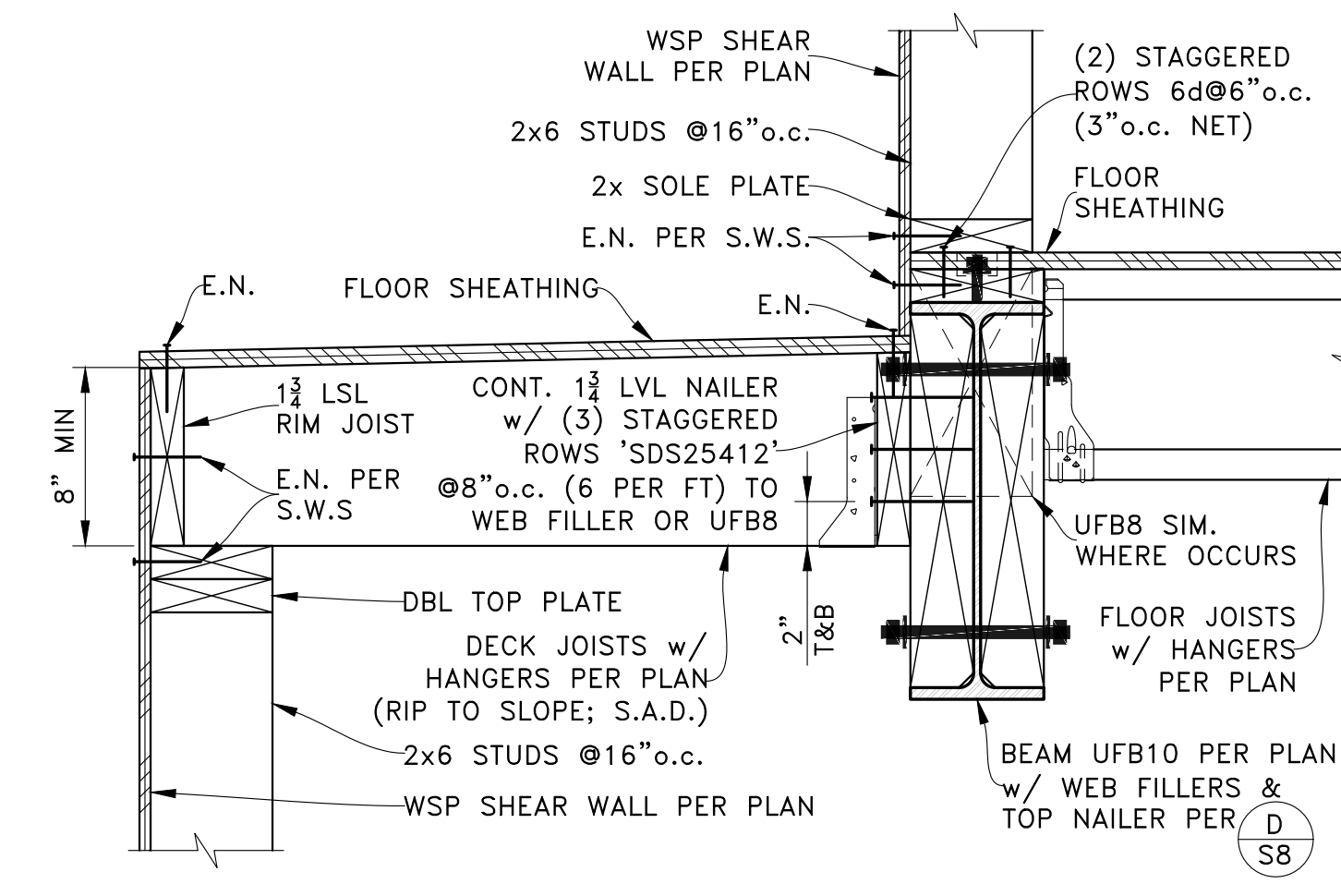
STEEL FRAMING  
SCALE: NTS

A



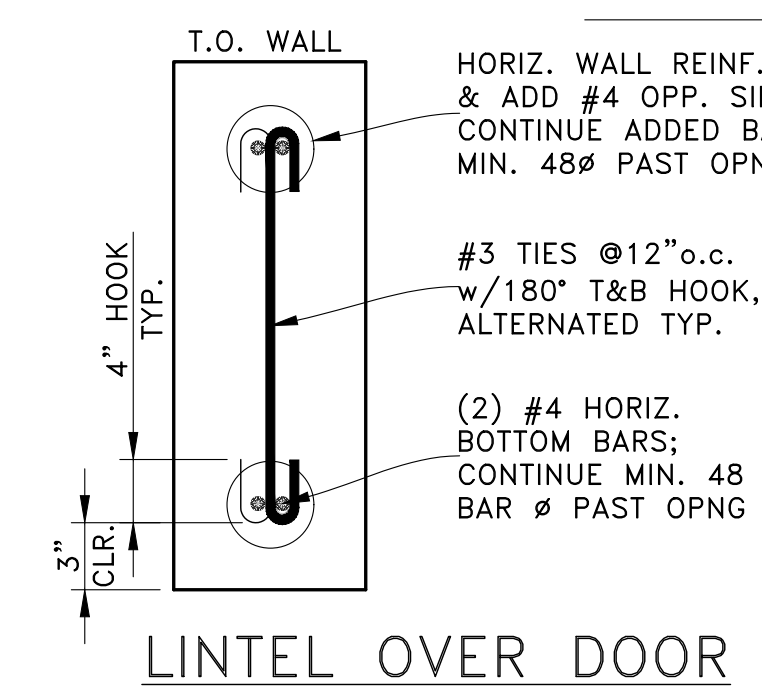
BEAM STRAP TO SHEAR WALL  
SCALE: NTS

C



ROOF DECK  
SCALE: NTS

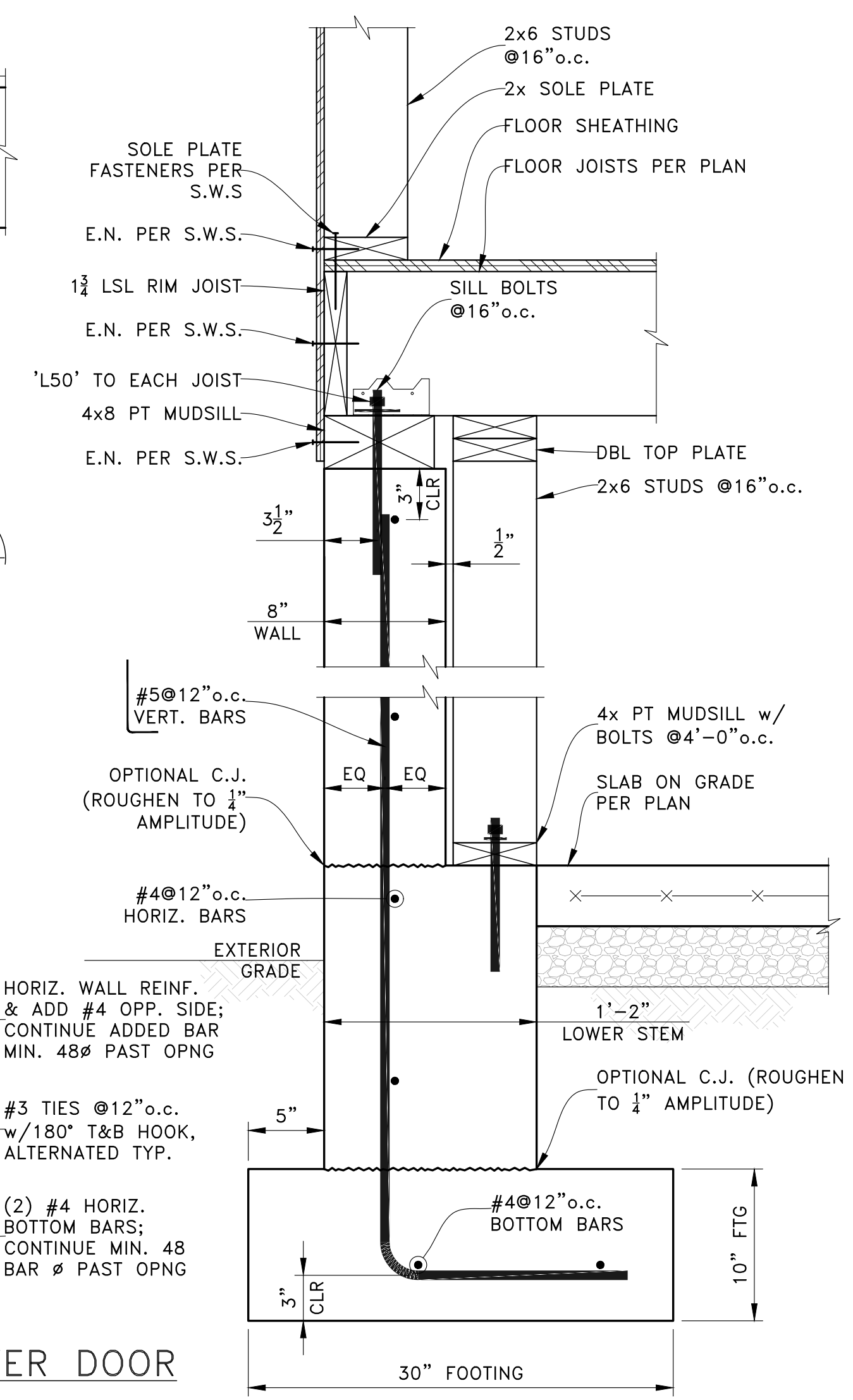
B



LINTEL OVER DOOR

FULL-HEIGHT CONCRETE WALL  
SCALE: NTS

F



| PERMIT SET |            |
|------------|------------|
| REV        | DATE       |
| 05-14-21   | PERMIT SET |

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SHEET TITLE: SECTIONS & DETAILS