GENERAL NOTES

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

2. <u>DIMENSIONS:</u> DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK

UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING, INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

DOCUMENT REVIEW/VERIFICATION

CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK

4. ROUGH OPENINGS/BACKING

VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.

PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

GRADES:

VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES

AIR INFILTRATION:

MOISTURE CONTROL:

VENTILATION:

MINIMUM OF R-38.

TEMP. CONTROL:

HEATING & COOLING:

FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN

DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR XPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.

ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED, VERIFY W/ STRUCTURAL DRAWINGS, EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C., AND ARE TO REMAIN.

ENERGY NOTES

MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION

WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN

WALLS: VAPOR RETARDER BONDED TO BATT INSULATION;

AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT

ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO

DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR

AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING

FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING

THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO

RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED

AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION

INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER

GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE

AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH

R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

OPENINGS IN THE BUILDING ENVELOPE

PERM CUP RATING (4 MIL POLYETHYLENE)

CRAWL SPACE: 6 MIL POLYETHELENE

GAS FURNACE & AIR SOURCE HEAT PUMP

BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

MIL POLYETHYLENE). INSTALL CONTINUOUSLY

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR

CLIMATIC ZONE:		ZONE #4C -MARINE	INSULATION VALUES: PRESCRIPTIVE ME	THOD
THERMAL STANDARDS FOR OF	PENINGS:	UNLIMITED OPTION	WALLS: FLAT ATTICS/CEILINGS:	R-21 R-49
CODE:	2018 W.S.E.C. & 20	018 IRC, WAC 51-11R		R-38 R-38
SPACE HEAT TYPE:	NATURAL GAS, F	FORCED AIR SYSTEM	FLOORS (OVER UNHEATED SPACES): SLAB-ON-GRADE:	R-30 R-10

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOW: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.

DUCT INSULATION:

THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE

a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.

> SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING

RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN INTERIOR

ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES

ALL PLUMBING FIXTURES SHALL CONFORM TO RCW 19.27.170 URINALS 1.0 GPF MAX ALL TOILETS 1.6 GPM MAX SHOWERHEADS <1.75 GPM KITCHEN FAUCETS <1.75 GPM LAVATORIES < 1.0 GPM

WHOLE HOUSE VENTILATION

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 90 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLES M1505.4.2 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM
- SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES,

AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES

- e. AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.
- g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	4
HEATED SQUARE FOOTAGE	3956 SF
AIRFLOW (CFM)	90 CFM

PROJECT DATA

PROJECT ADDRESS: PROPERTY TAX ID NUMBER: 413930-0316 SCOPE OF WORK

ZUNING:
CONSTRUCTION TYPE:
SEISMIC ZONE:
NUMBER OF STORIES:
FIRE PROTECTION:
BUILDING HEIGHT
LOT AREA:
SETBACKS:

30 FT ABOVE A.B.E.

RS 8.4

TYPE V B

2 STORIES

9212 SE 33RD PLACE

MERCER ISLAND, WA 98040

CONSTRUCTION OF NEW TWO STORY SINGL

FAMILY RESIDENCE W/ ATTACHED GARAGE

25 FT

17% LOT WIDTH,

5 FT MIN. EACH

12,240 SF FRONT LOT LINE = 20 FT

REAR LOT LINE = SIDE LOT LINES =

CONTRACTOR:

STRUCTURAL:

PROJECT TEAM

OWNER: **GRANT & VICTORIA PLUMMER** 2273 72ND AVE SE MERCER ISLAND, WA 98040 PHONE: 425.941.8959 EMAIL: VBPLUMMER@YAHOO.COM

ARCHITECT: STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN

OG ENGINEERING SEATTLE, WA PHONE: 206.290.4608 CONTACT: OWEN GOULD

GROSS FLOOR AREA

	NEW FLOOR AREA	NET LOT AREA	12,240 SF
MAIN FLOOR	1768 SF	ALLOWED MAX. % GFA COVERAGE ALLOWED GROSS FLOOR AREA	40.0 % 4896 SF
UPPER FLOOR	2188 SF	PROPOSED GROSS FLOOR AREA	4663 SF
GARAGE	707 SF	AREA OF STAIR ALLOWANCE	<u>-96 SF</u>
GROSS FLOOR	4663 SF	TOTAL GFA COVERAGE	<u>4567 SF</u>
AREA		PROPOSED % GFA COVERAGE	37.3 %

2018 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 1,500 SQ FT AND LESS THAN 5,000 SQ FT CONDITIONED AREA, AND SO IS A MEDIUM DWELLING **UNIT REQUIRING 6 CREDITS**

PTION	CREDITS	DESCRIPTION
2	1.0	-HEAT PUMP EFFICIENCY (AIR COOLED) 14.0 SEER, 11 HSPF
1.3	0.5	-VERTICAL FENESTRATION U = .28, FLOOR=R-38 -R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB IN HEATED SPACE
2.3	1.5	-REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX. AT 50 PASCALS -WHOLE HOUSE VENTILATION REQS MET W/ HEAT RECOVERY SYSTEM W/ MIN. EFFICIENCY OF 0.75, 125 CFM
3.5	1.5	-AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 11.0
4.2	1.0	-HVAC EQUIP. & AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.7. ALL EQUIP. & DUCTS SHALL BE IN CONDITIONED SPACE, W/I CONTINUOUS AIR BARRIER & BUILDING THERMAL ENVELOPE.
5.2	0.5	-ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN. UEF OF 0.80

TOTAL CREDITS

*PLEASE NOTE: ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION. NO DRYER DUCTS OR DRYER VENT CAPS SHALL NOT BE INSTALLED

LEGAL DESCRIPTION

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

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WHICH IS NORTH 89°57'00" WEST 646.00 FEET FROM THE SOUTHEAST CORNEF 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
- HENCE 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.

DUTY OF COOPERATION

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

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

NEW INTERMEDIATE FRAMING AT EXTERIOR WOOD WALLS

VENTILATIO

FOR TESTING

13. FLUES:

MATERIALS.

14. DOWNSPOUTS

PLANS & ELEVATIONS.

19. EXHAUST DUCTS

22. SMOKE DETECTORS

23. FIREBLOCKING

15. OTHER DOCUMENTATION

SCHEDULES, AND SYMBOLS.

REQUIRES HEADERS INSULATED WITH A MIN. R-10 INSULATION.

VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND

SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH

RIGID, NON-CORROSIVE METAL, 24 GA, DUCTWORK, FLEX DUCTING

CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2. NEW

CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE

IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNI

TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE

NOT EXCEEDING 5 AIR CHANGES PER HOUR, TESTING MUST BE

FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE

LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR

REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR

LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES,

16. PROTECTION: PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE

SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS

PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE

COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.

20. APPLIANCES: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE

21. WATER FLOW: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO

SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION.

CONSTRUCTION PER 2015 IRC SECTION R302.11. SPECIFICALLY:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND

HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR

STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS,

TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED

WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT

18. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.

MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.

DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM

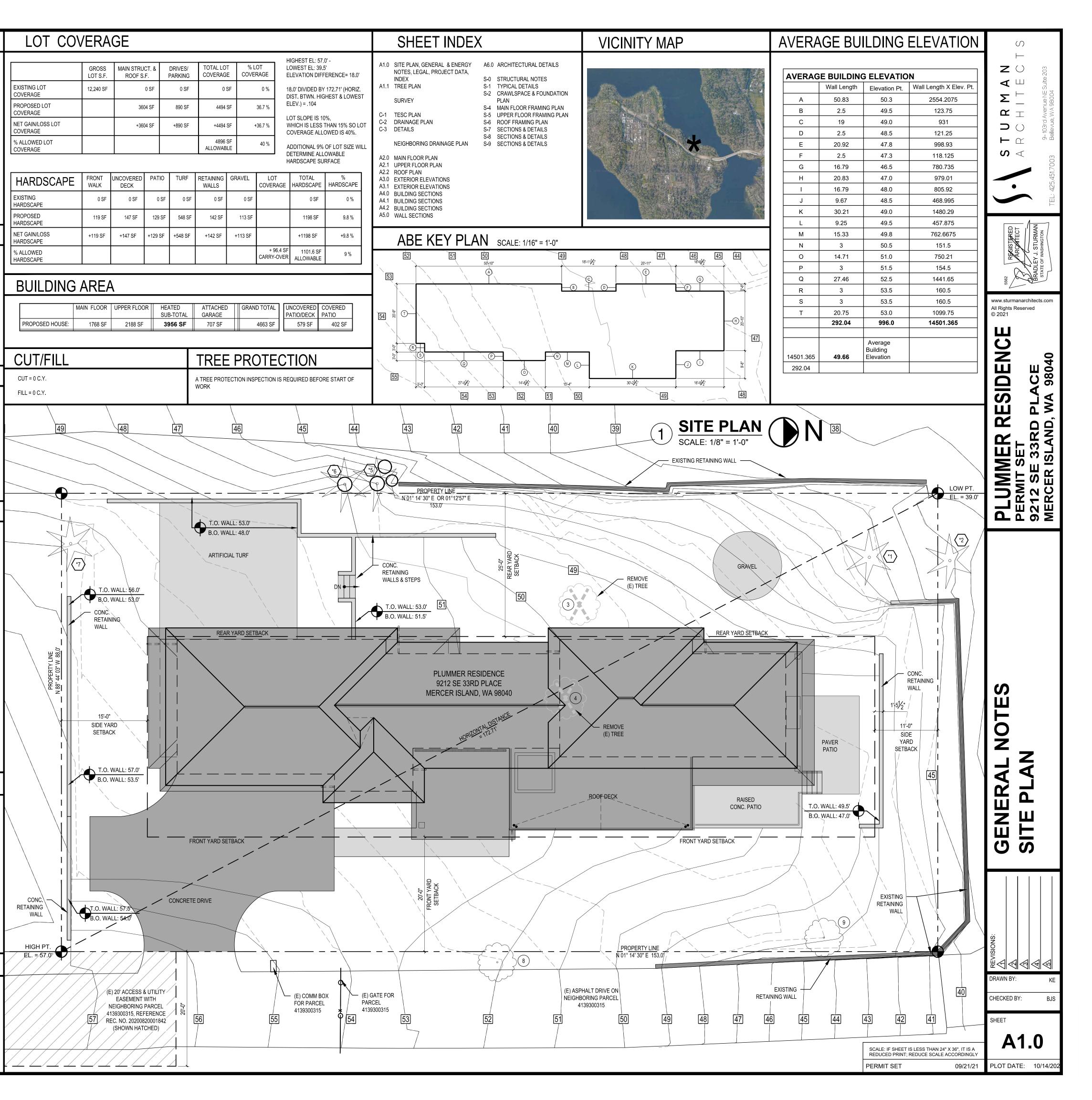
FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND

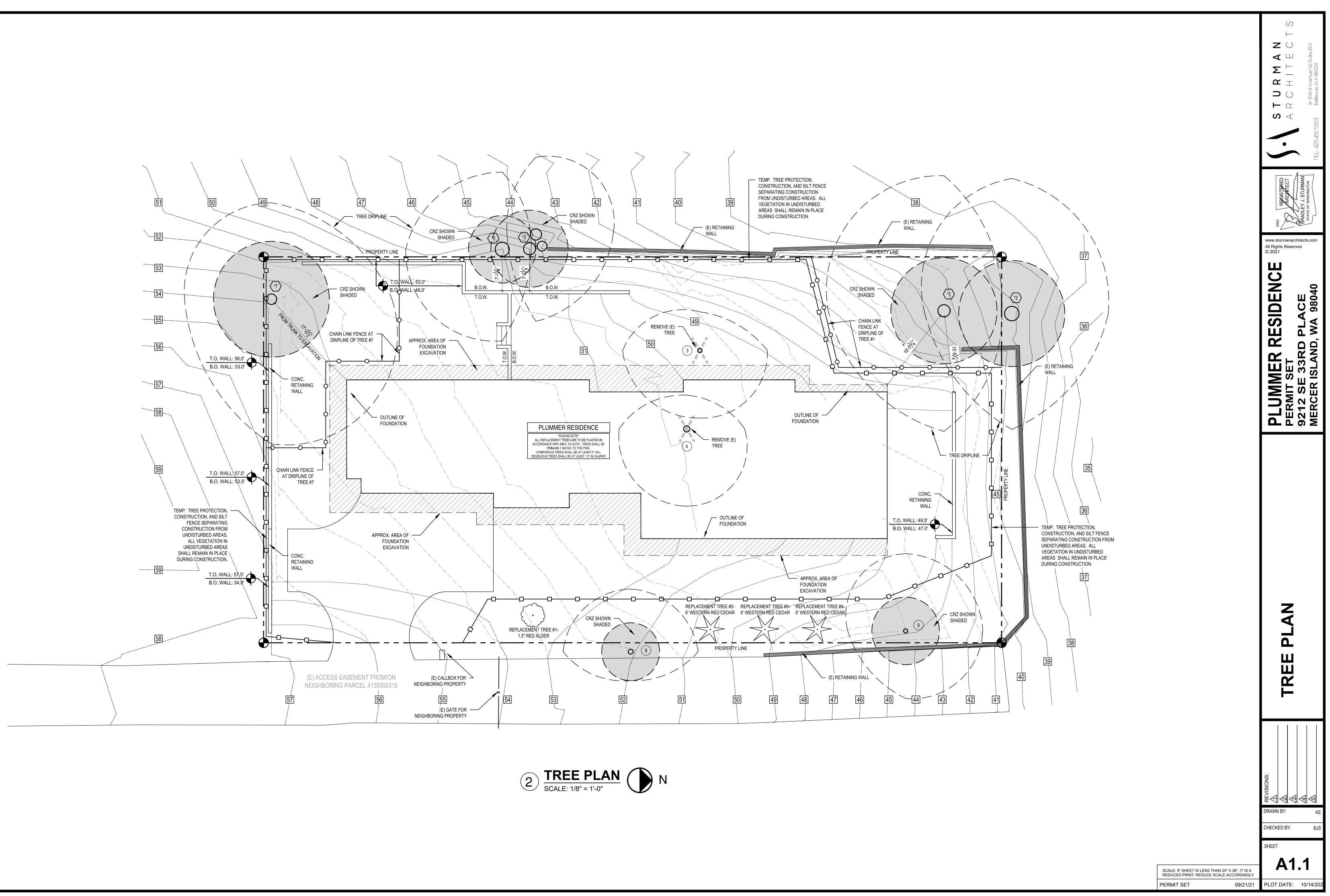
DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND

AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICACY LAMPS, PER WSEC R404.1.

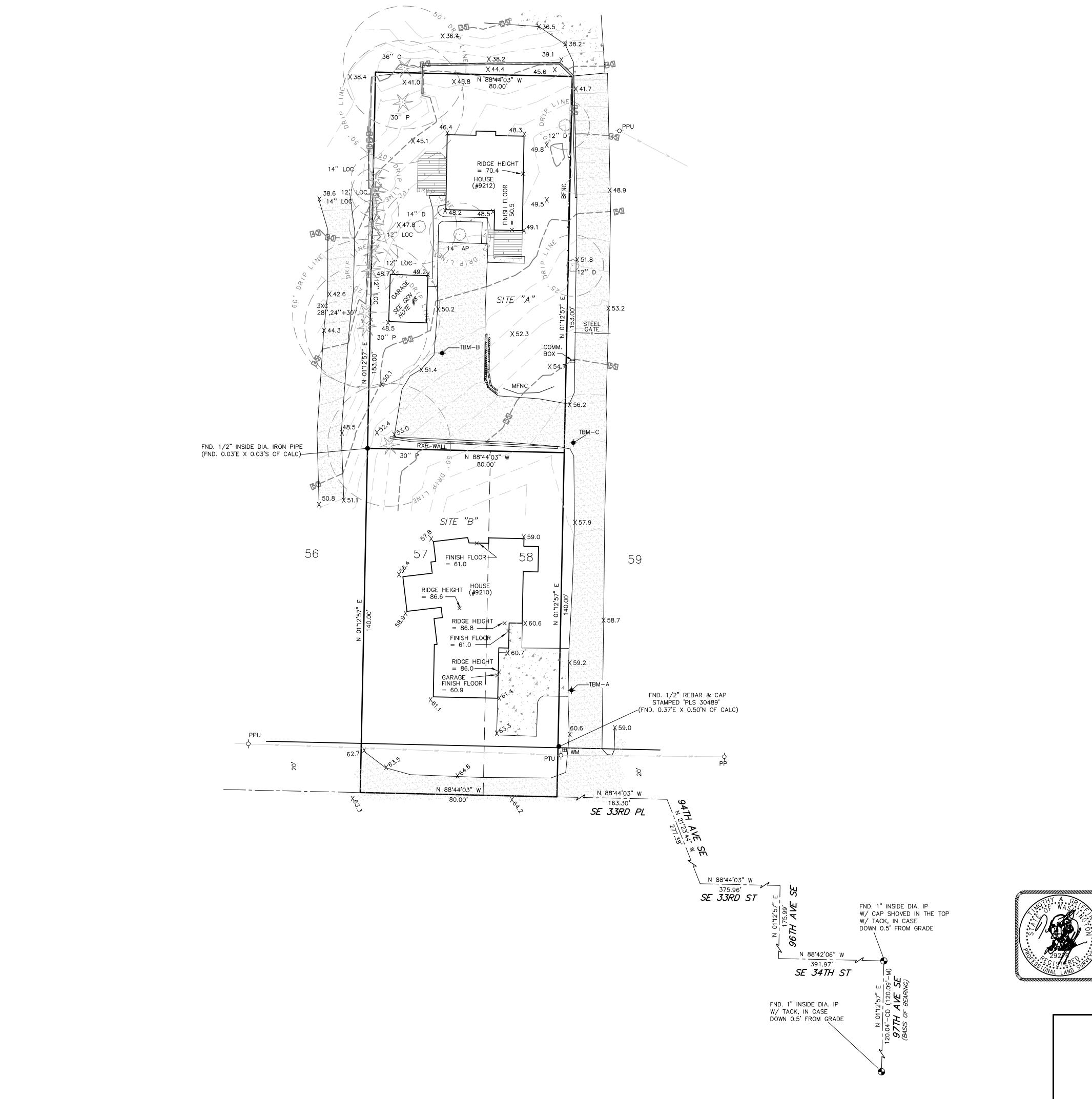
PIPE INSULATION:

PIPES, ETC. AT CEILING AND FLOOR LEVEL.





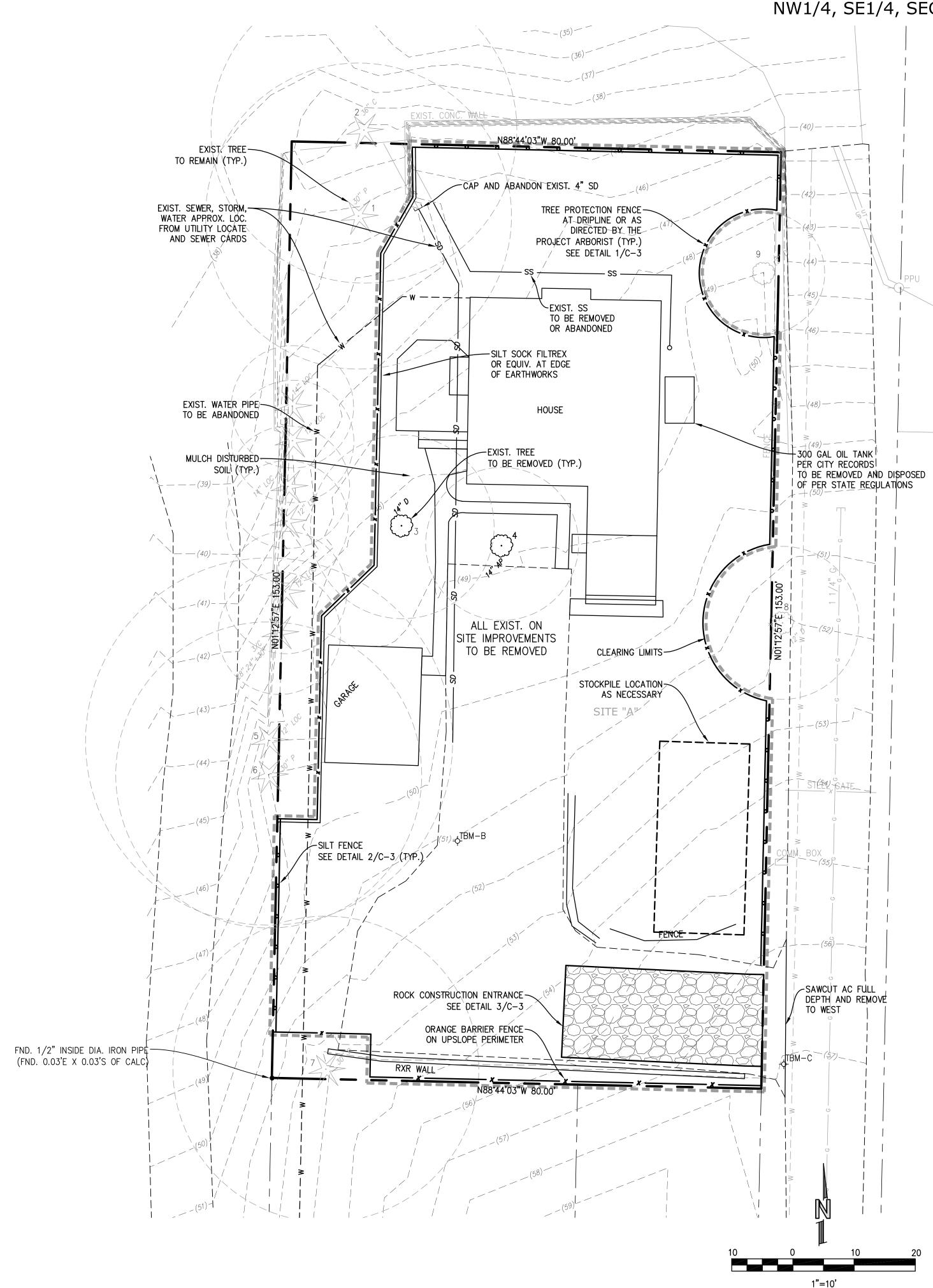




	0	20	40	60
	Scale		20	
ASSUMED				
BFNC	BOARD FENCE POWER POLE			
PPU PTU	POWER POLE W/UN POWER POLE W/XF			
AP C	WATER METER APPLE CEDAR			
LOC	DECIDUOUS LOCUST PINE			
	CALCULATED DIMEN MEASURED DIMENSI			
	ASPHALT HATCH	C		ROCKERY
				CONIFER(AS NOTED)
4 4 2	CONCRETE HATC	;H 	x	DECIDUOUS(AS NOTED) — FENCE LINE AS NOTED
	DECK HATCH		OHP	- OVERHEAD POWER LINE
	UR INTERVAL			
	HARK & DA	<u>UM INFO</u>	-	
	BM: 2 1/2" DIA.			IAIL IN CASE ON
T D: /	ELEV. $=$ 92.		- IU81.	
ТВМ — А ТВМ — Е		EV. = 59.75		
TBM — (C: SET MA	EV. = 51.00 G NAIL. EV. = 57.05		
	RAL NOTES			
THE DATE				TS THE RESULTS OF A SURVEY MADE ON INDICATING THE GENERAL CONDITION
				THE SURFACE EVIDENCE OF UTILITIES (I.E. C.) THE CONTRACTOR SHALL VERIFY THE
EXACT LC	DCATION, ELEVATION	AND SIZE OF	F EXISTING UTILI	TIES PRIOR TO CONSTRUCTION.
HOWEVER HEREON.	2, TYEE SURVEYORS ANY TREES CONS	DOES NOT W	ARRANT THE AC	TO THE BEST OF OUR ABILITY. CURACY OF SIZE & SPECIES SHOWN JLD BE VERIFIED BY A TRAINED
ARBORIST		JRPORT TO S	HOW EASEMENTS	OF RECORD, IF ANY.
4. THIS	MAP DUES NOT PU			
5. NO F	PROPERTY CORNERS			
5. NO F 6. THE	PROPERTY CORNERS	JRVEY IS TO A	AID IN DESIGN/F	PLANNING FOR PARCELS SHOWN.
 5. NO F 6. THE 7. THE 	PROPERTY CORNERS INTENT OF THIS SU BOUNDARY FOR TH 001, 200706149000	JRVEY IS TO A ESE SITES WA	AID IN DESIGN/F	
5. NO F 6. THE 7. THE 96101890 MEASUREI 8. GARA	PROPERTY CORNERS INTENT OF THIS SU BOUNDARY FOR TH 001, 200706149000 MENTS. AGE FINISH FLOOR	JRVEY IS TO A ESE SITES WA 001, 2016040 = 48.95 GARA	AID IN DESIGN/F AS COMPUTED FF 08900001, 9709	PLANNING FOR PARCELS SHOWN. ROM RECORDS OF SURVEY NO'S. 109005, 9709109005, AND FIELD
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NW1/4,	SE1/4,	SEC.	7,	Τ.	24	N.,	R.	4	E.,	W.I
MERCER	ISLAND	, WAS	SHIN	IGI	ON					

TOPO	GRAPHIC SURVEY for		<i>Tyee Surve</i> rofessional land enwood av. n. seattle, w	ŚURVEYORS
DEBRA	SCHATZMAN	drawn by: RG	date: 6–10–19	JOB NO.: 19080
		CHKD BY:	SCALE:	SHEET:
) PL	MERCER ISLAND, WASHINGTON 98040	TG	1" = 20'	1 0F 1



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

LEGAL DESCRIPTION

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

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 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" ABOVED 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

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.

BENCHMARK & DATUM

VERICAL DATUM: NAVD88

ORIGINAL BM: 2 1/2" DIA. IRON PIPE WITH INVERTED NAIL IN CASE ON W MERCER WAY. GSOW ID BM-11081

BM – A:	SET MAG NAIL. FLEV=59.75
BM – B:	SET MAG NAIL. ELEV=51.00
BM – C:	SET MAG NAIL.

EROSION AND SEDIMENT CONTROL NOTES

- ETC.).
- SUPERVISOR FOR THE DURATION OF CONSTRUCTION. PROPERTIES IS MINIMIZED.

- 3 INCHES.

POLLUTION PREVENTION AND SPILL CONTROL

- STORAGE AND HANDLING OF LIQUIDS MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
- PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
- FOR SPILL CONTROL.
- BE REUSED. RECYCLED. OR PROPERLY DISPOSED OF. PROCEDURES.
- NAME AND HAZARDS.

- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL
- OF CONCRETE.
- RECYCLING.

- STORMWATER CONVEYANCES.
- QUALITY STANDARDS.

- ELEV=92.88
 - ELEV=57.05

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,

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. 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 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

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.). THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30)

ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. 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

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.

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 COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.

ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS

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

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

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

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.

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. 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.

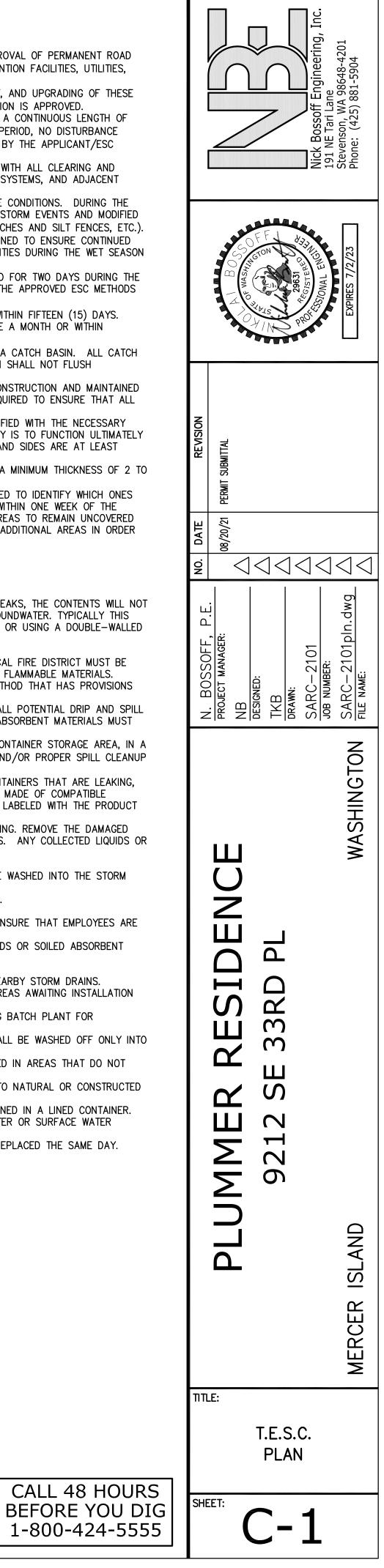
SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION

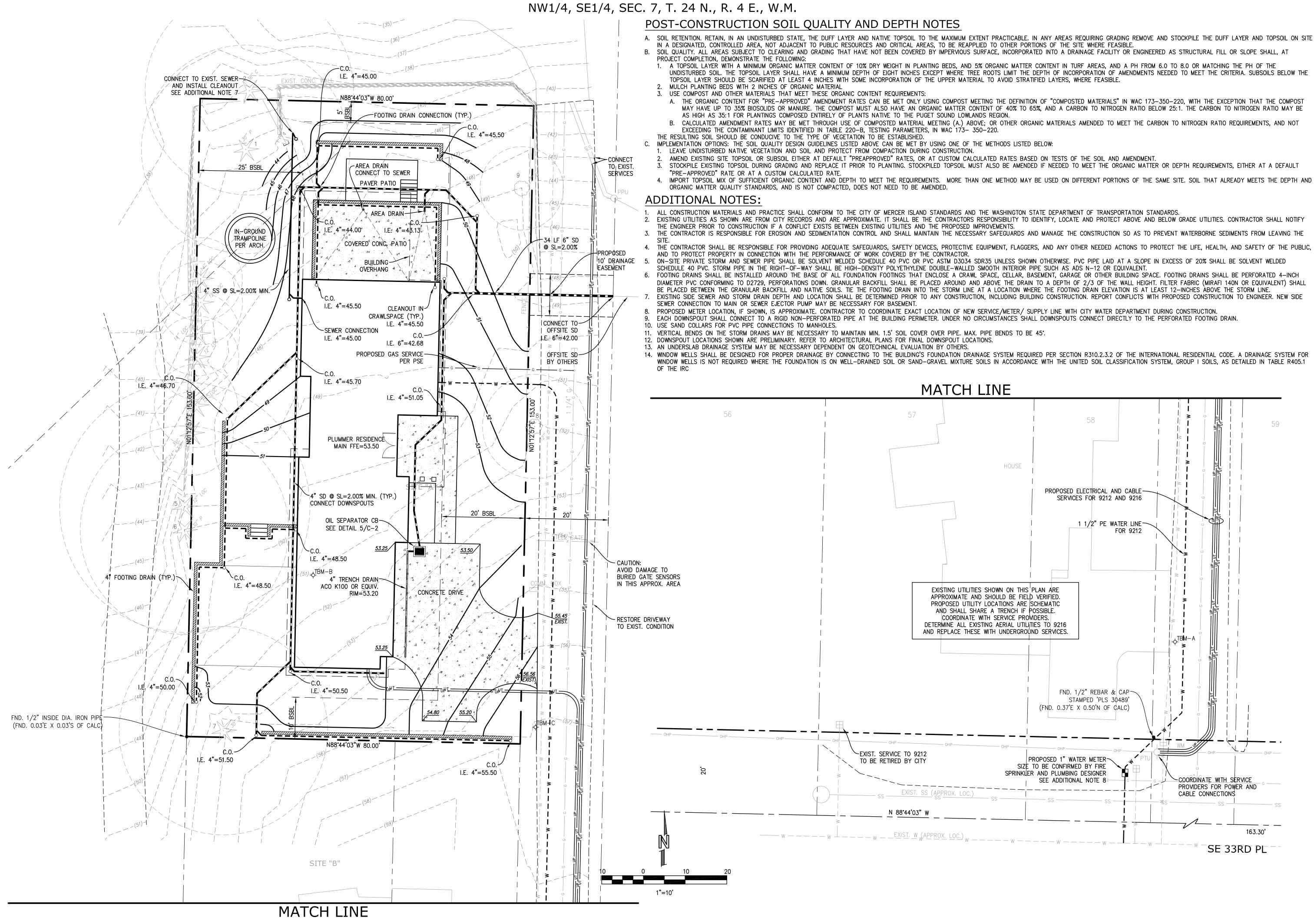
3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR

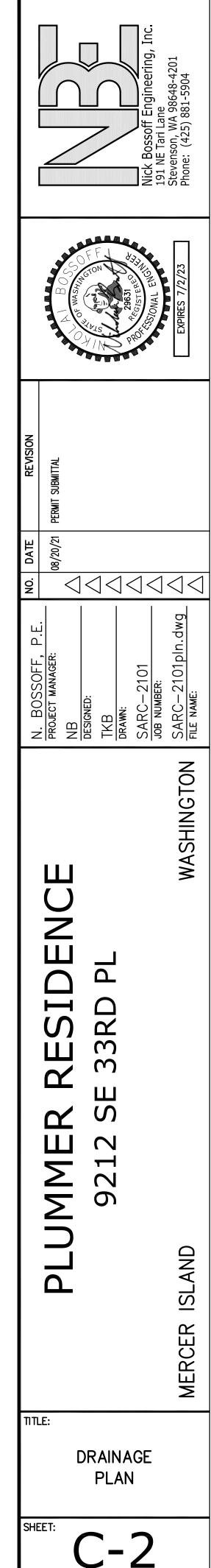
4. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED

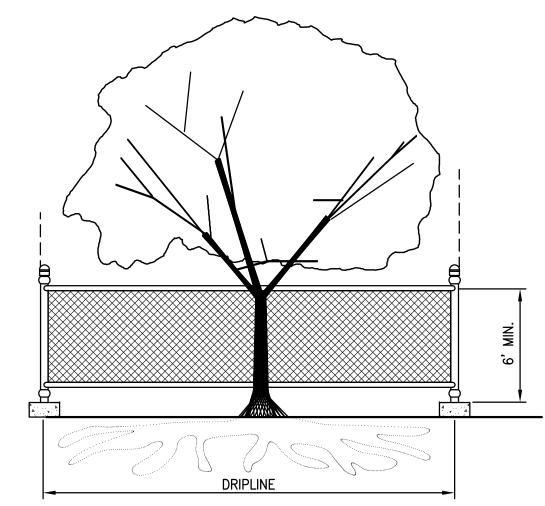
WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER

8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



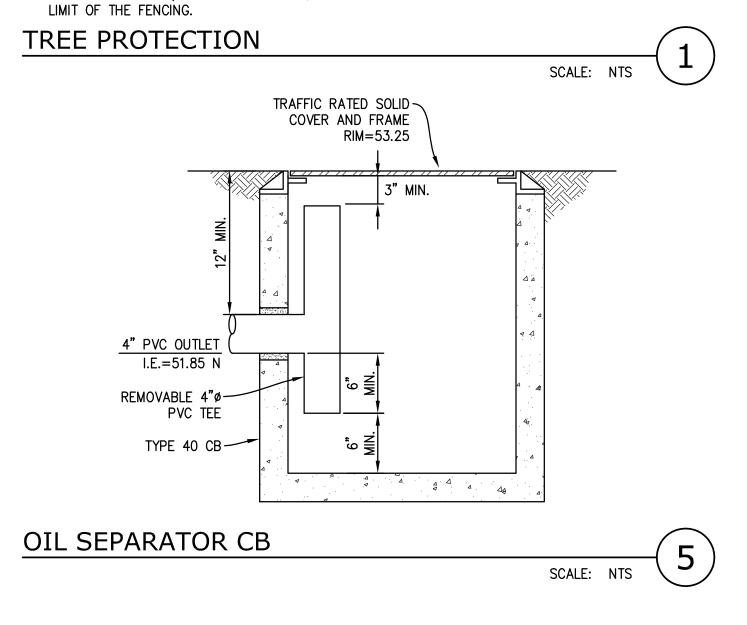


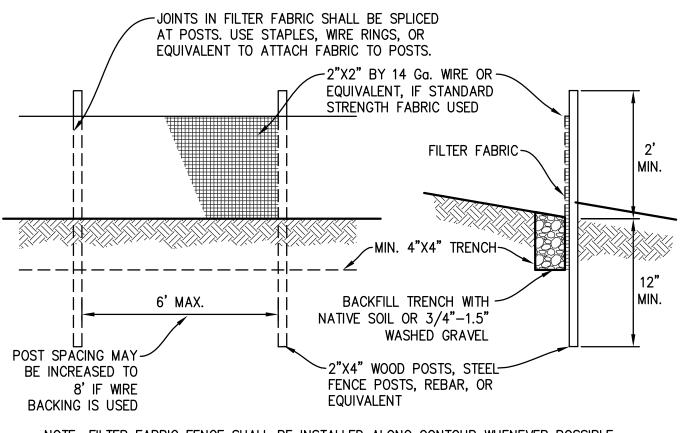




TREE PROTECTION DURING CONSTRUCTION

- 1. 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.
- 2. 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 3. 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





MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- CONVEYED TO A SEDIMENT TRAP OR POND.
- FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.

SILT FENCE

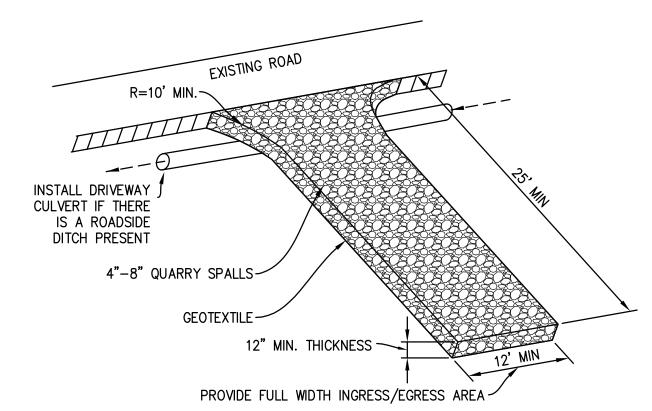
NOTE: FILTER FABRIC FENCE SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND

3. 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

5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

2 SCALE: NTS



MAINTENANCE STANDARDS

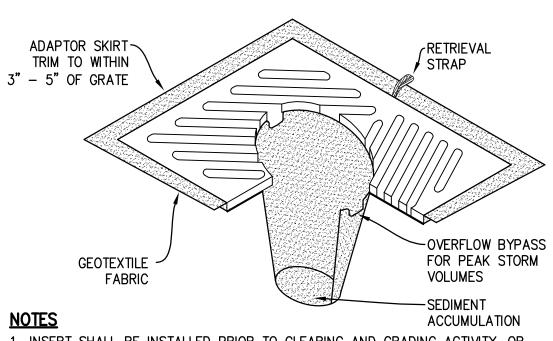
1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.

- 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 FND UP ON THE ROADWAY SHALL BE
- 4. ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY. 5. 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

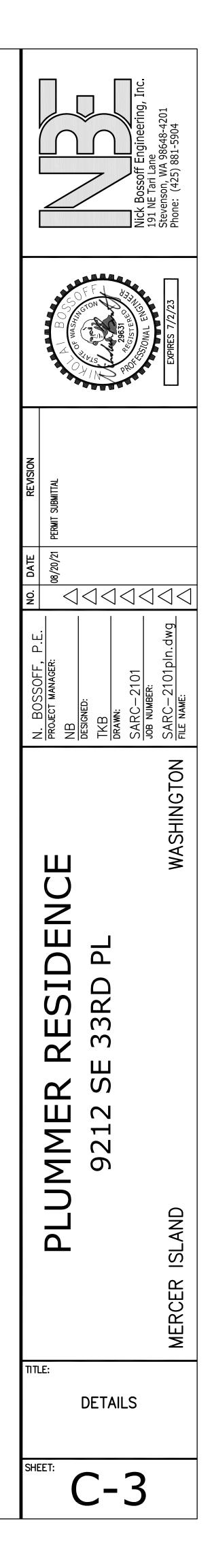
3

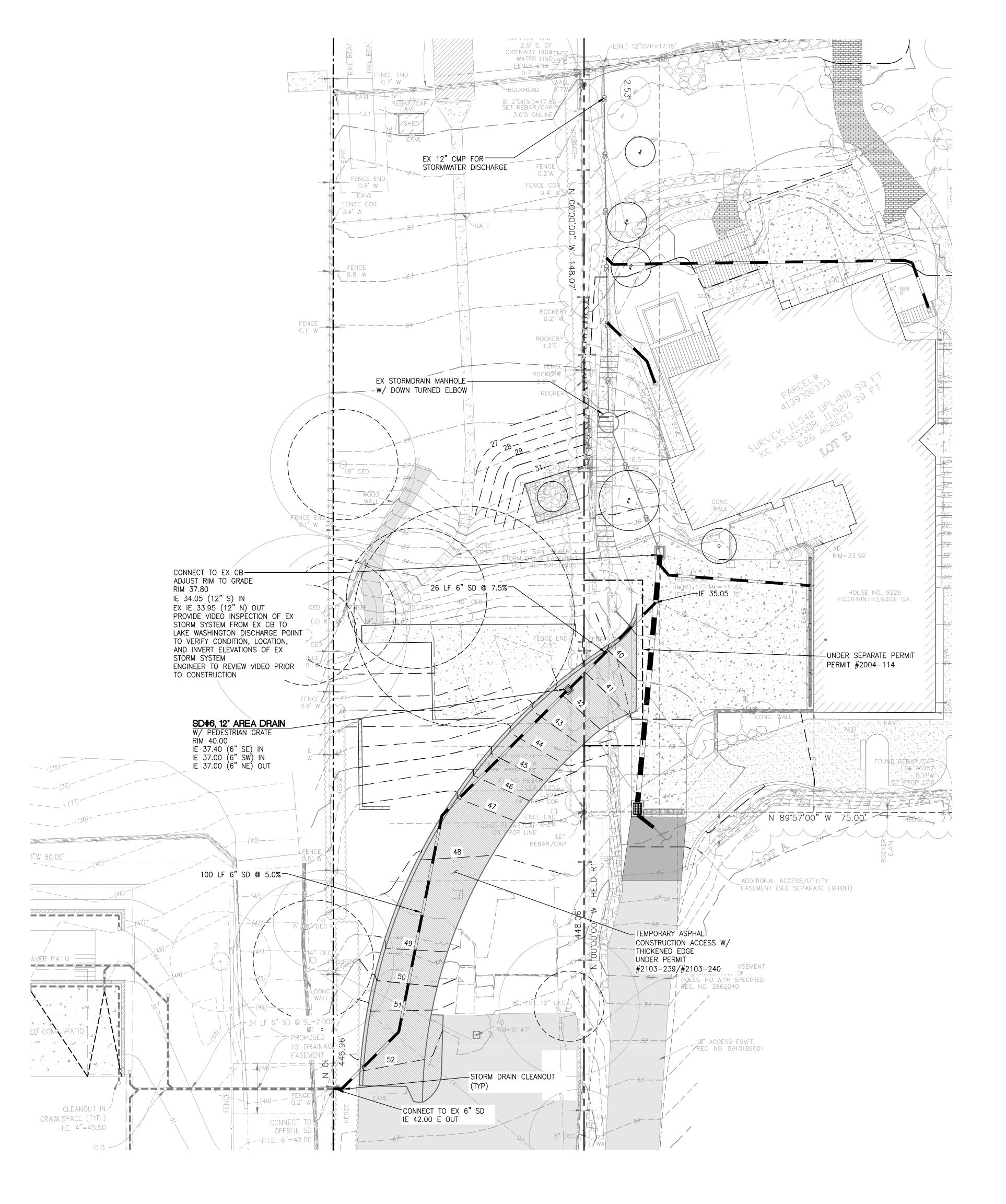


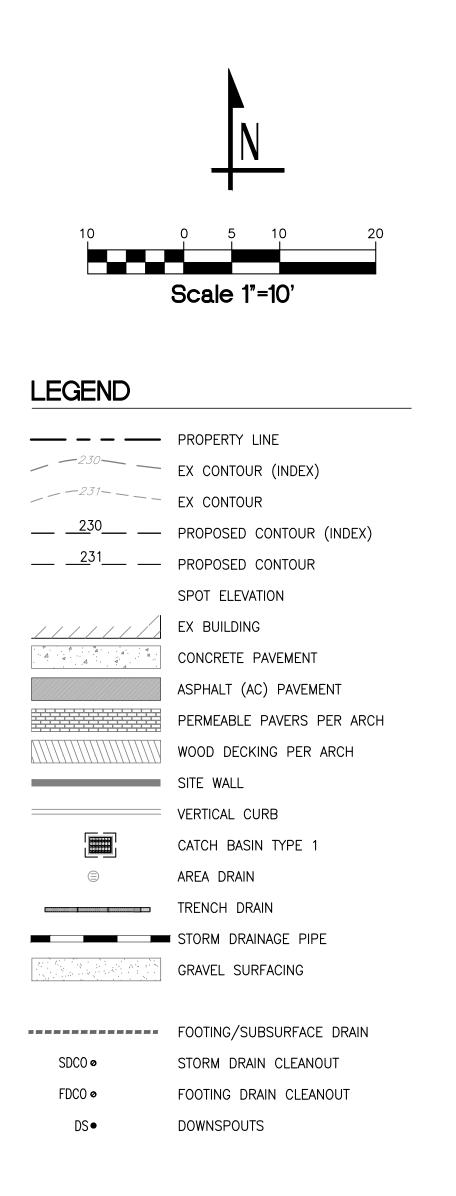
- 1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
- 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

4 SCALE: NTS



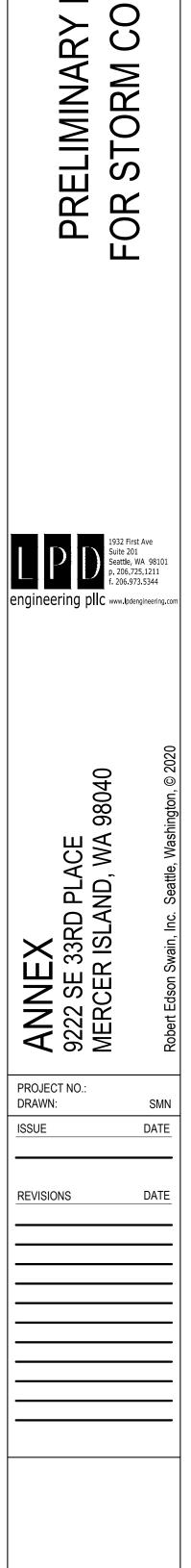




STAIR HOUSE, 9226 SE 33RD PLACE UNDER SEPARATE PERMIT #2004-114

ANNEX HOUSE, 9222 SE 33RD PLACE DEMO AND TEMPORARY CONSTRUCTION ENTRANCE UNDER SEPARATE PERMIT #2103-239/#2103-240

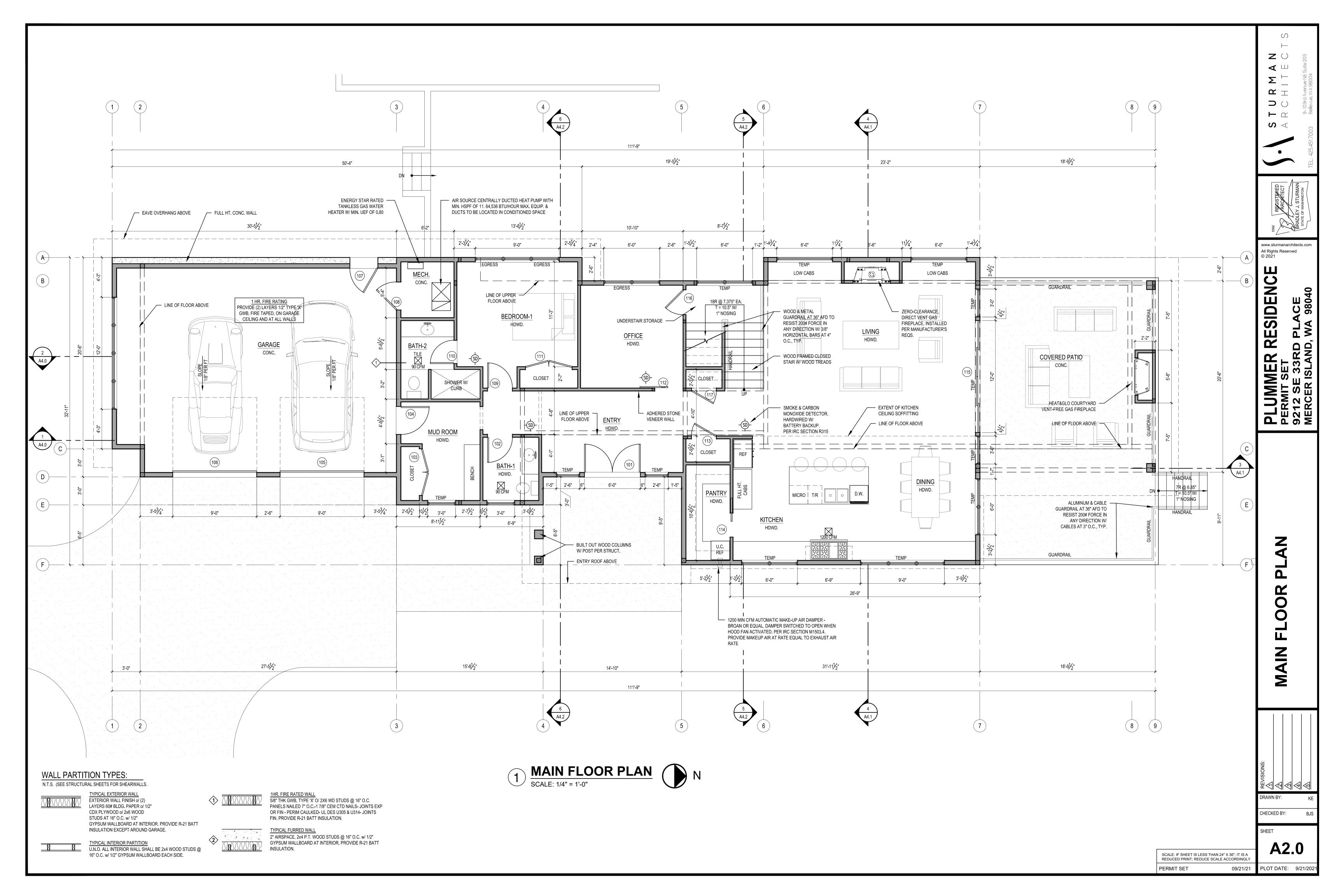
PLUMMER RESIDENCE, 9212 SE 33RD PLACE PERMIT #TBD

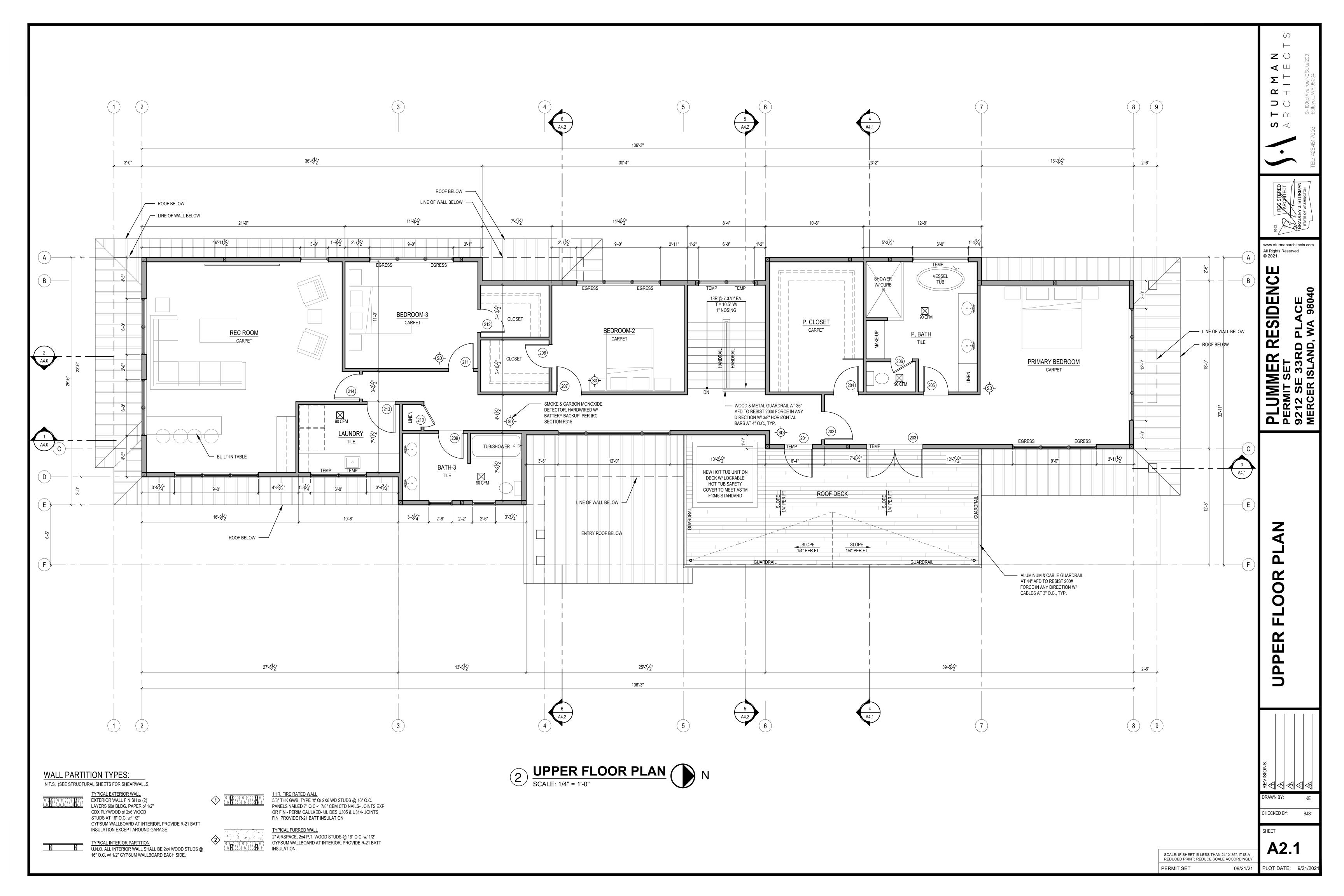


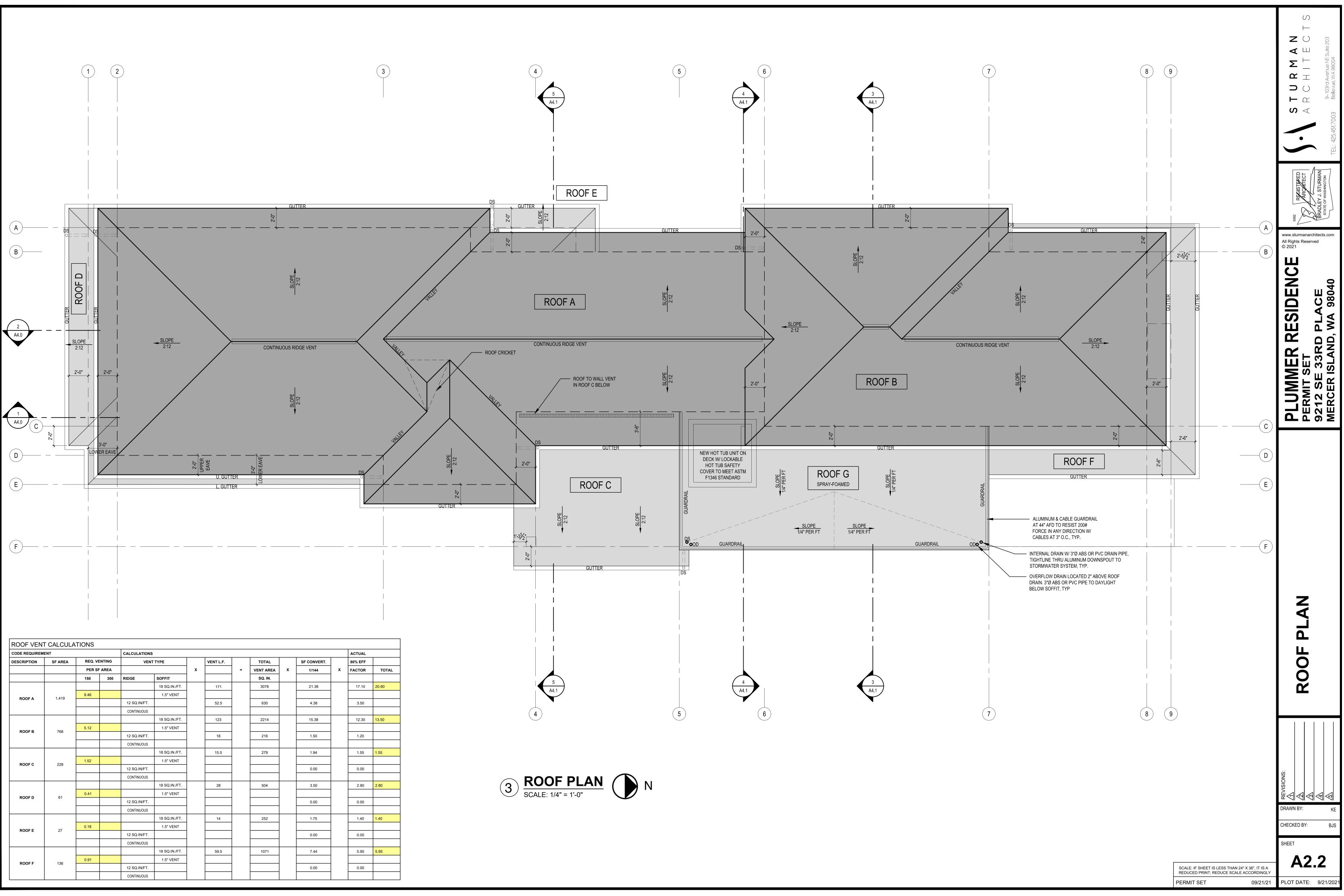
CONNECTION

GRAM

DIA





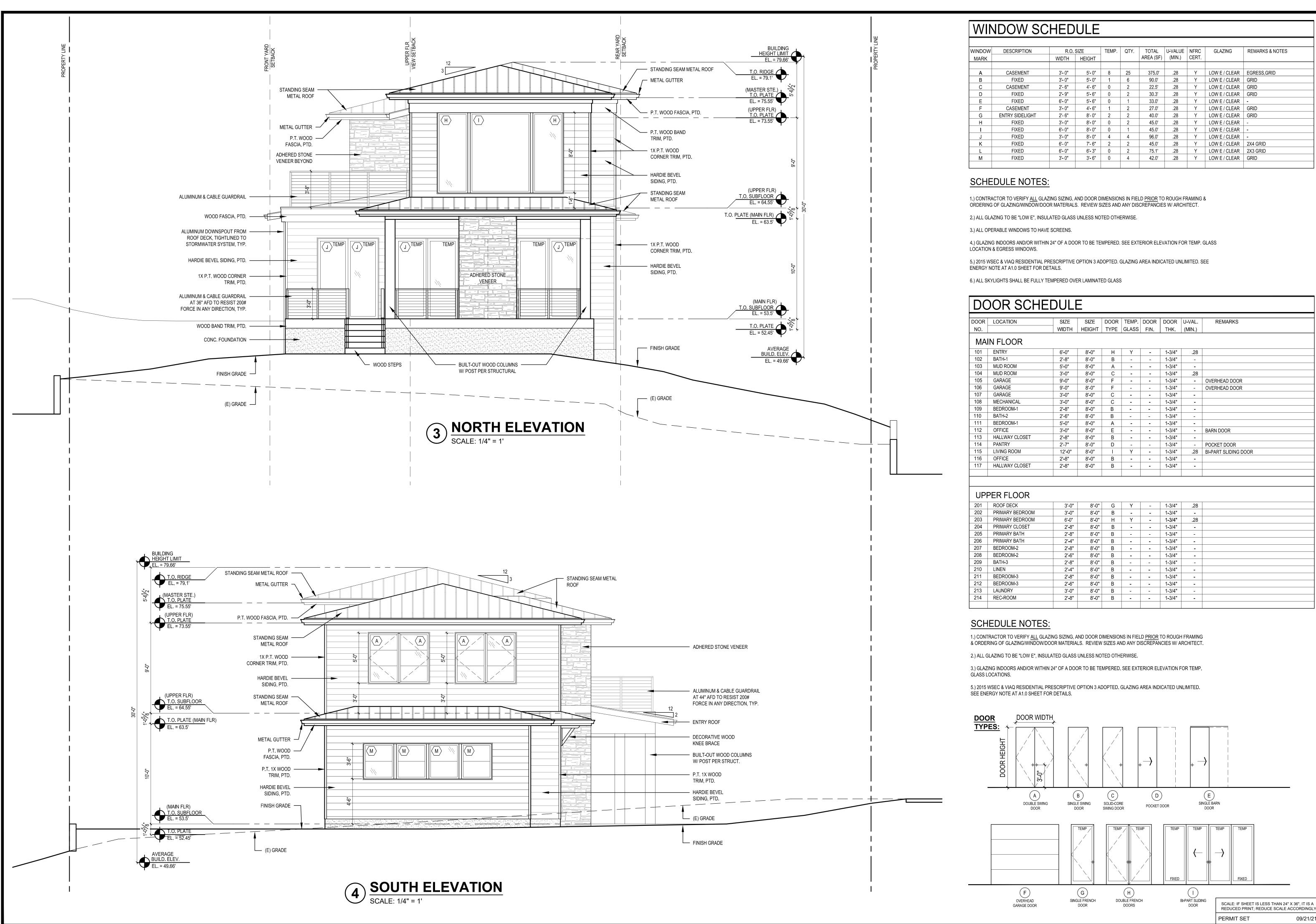


CODE REQUIREMENT		CALCULATIONS	CALCULATIONS									ACTUAL			
DESCRIPTION	SF AREA	RIPTION SF AREA		ENTING	VENT	ГТҮРЕ		VENT L.F.		TOTAL		SF CONVERT.		80% EFF	
		PER SF AREA				х		=	VENT AREA	x	1/144 X	x	FACTOR	TOTAL	
		150	300	RIDGE	SOFFIT				SQ. IN.						
					18 SQ.IN./FT.		171		3078		21.38		17.10	20.60	
D005 4	1 410	9.46			1.5" VENT										
ROOF A	1,419			12 SQ.IN/FT.			52.5		630		4.38		3.50		
				CONTINUOUS											
					18 SQ.IN./FT.		123		2214		15.38		12.30	13.50	
ROOF B	768	5.12			1.5" VENT										
ROOF B	700			12 SQ.IN/FT.			18		216		1.50		1.20		
				CONTINUOUS											
					18 SQ.IN./FT.		15.5		279		1.94		1.55	1.55	
ROOF C	228	1.52			1.5" VENT										
	220			12 SQ.IN/FT.							0.00		0.00		
				CONTINUOUS											
					18 SQ.IN./FT.		28		504		3.50		2.80	2.80	
ROOF D	61	0.41			1.5" VENT										
				12 SQ.IN/FT.							0.00		0.00		
				CONTINUOUS											
					18 SQ.IN./FT.		14		252		1.75		1.40	1.40	
ROOF E	27	0.18			1.5" VENT										
	21			12 SQ.IN/FT.							0.00		0.00		
				CONTINUOUS											
					18 SQ.IN./FT.		59.5		1071		7.44		5.95	5.95	
ROOF F	136	0.91			1.5" VENT										
	100			12 SQ.IN/FT.							0.00		0.00		
				CONTINUOUS											





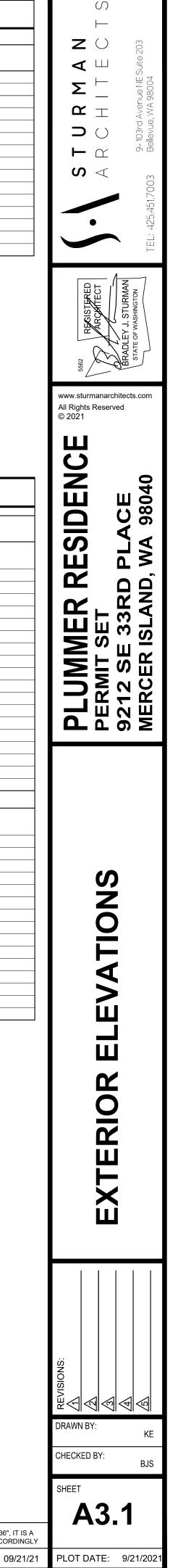


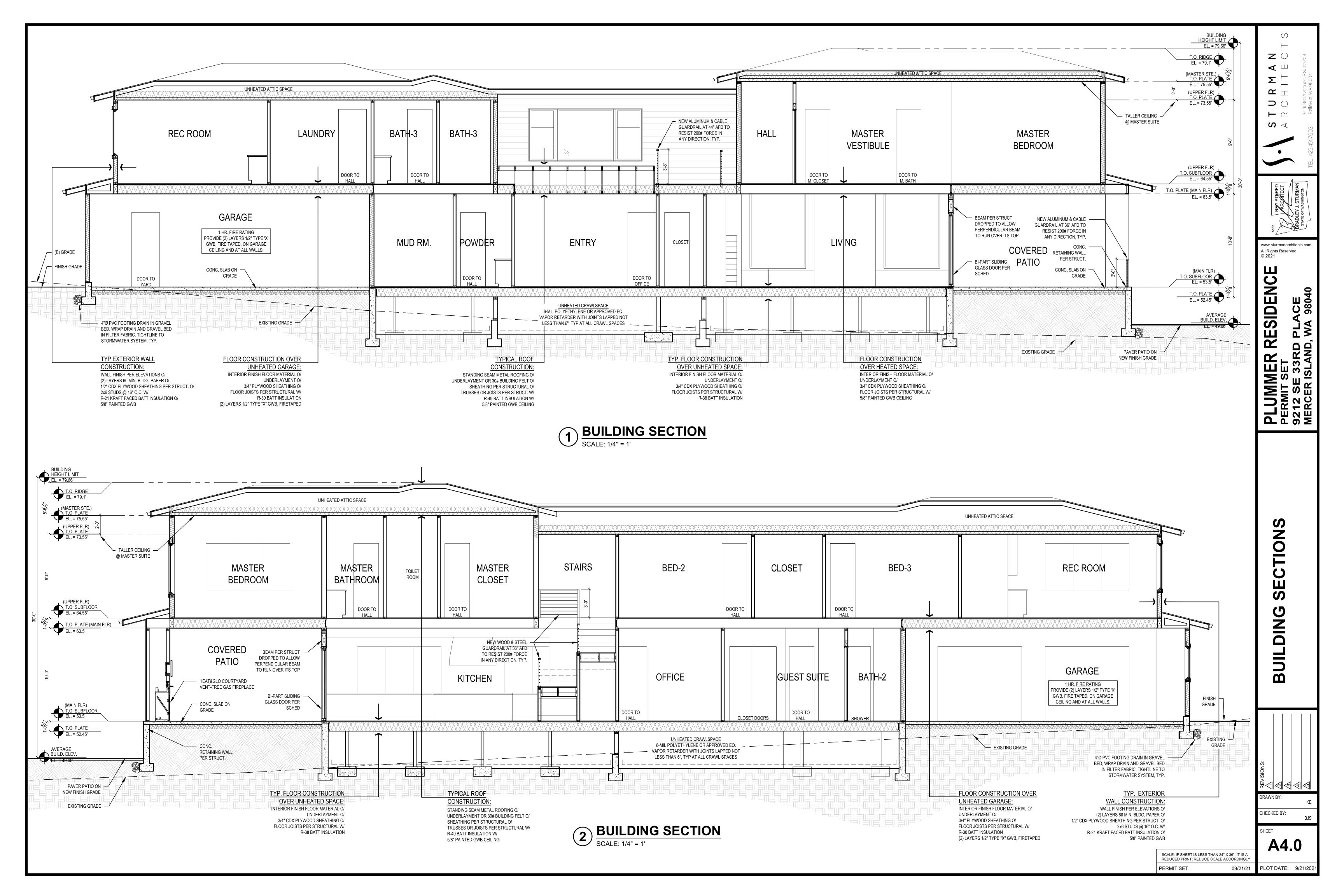


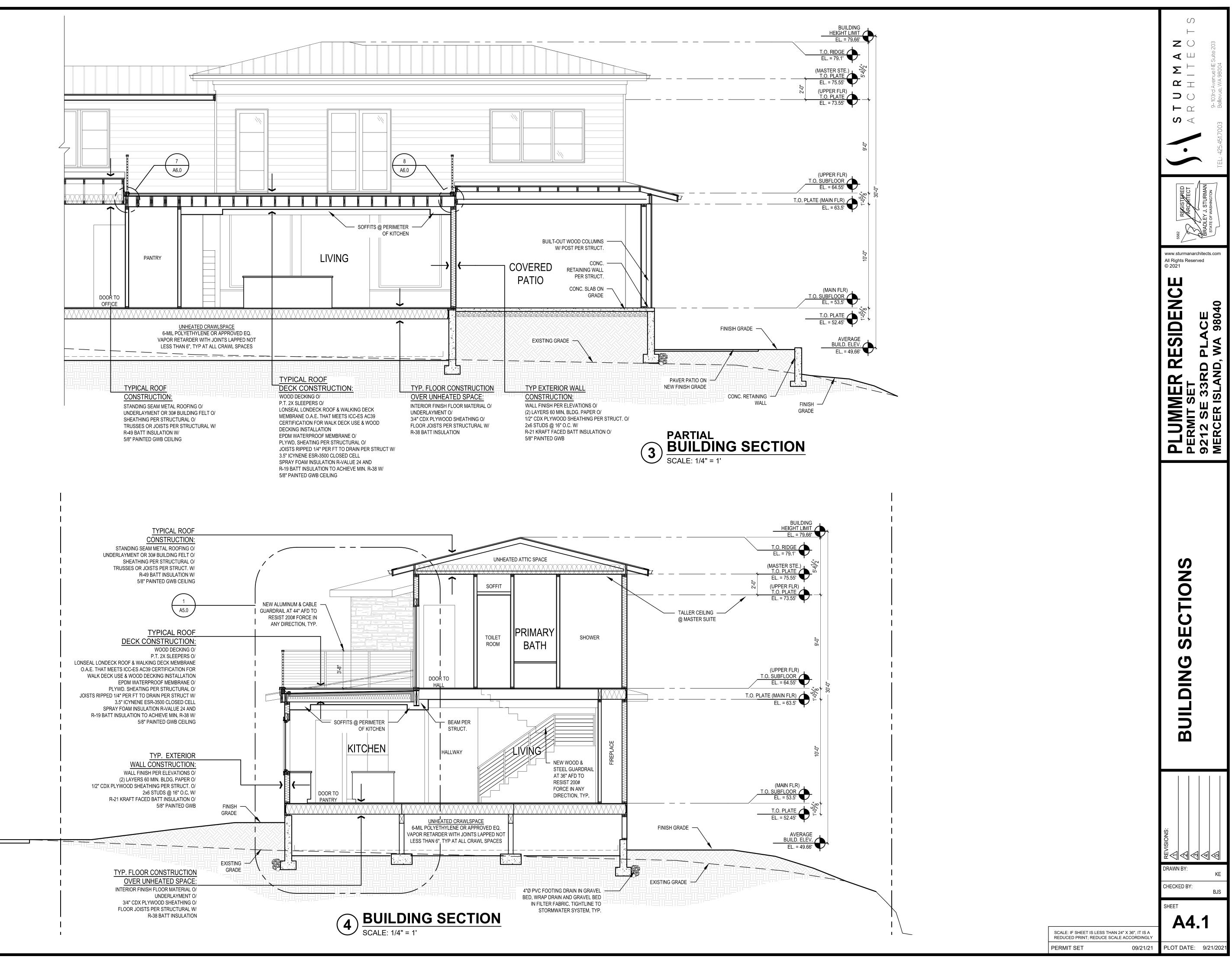
WINDOW	DESCRIPTION	R.O. 5	SIZE	TEMP.	QTY.	TOTAL	U-VALUE	NFRC	GLAZING	REMARKS & NOTES
MARK		WIDTH	HEIGHT			AREA (SF)	(MIN.)	CERT.		
Α	CASEMENT	3'- 0"	5'- 0"	8	25	375.0'	.28	Y	LOW E / CLEAR	EGRESS,GRID
В	FIXED	3'- 0"	5'- 0"	1	6	90.0'	.28	Y	LOW E / CLEAR	GRID
С	CASEMENT	2'- 6"	4'- 6"	0	2	22.5'	.28	Y	LOW E / CLEAR	GRID
D	FIXED	2'- 9"	5'- 6"	0	2	30.3'	.28	Y	LOW E / CLEAR	GRID
Е	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
Н	FIXED	3'- 0"	8'- 0"	0	2	45.0'	.28	Y	LOW E / CLEAR	-
	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	6'- 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
М	FIXED	3'- 0"	3'- 6"	0	4	42.0'	.28	Y	LOW E / CLEAR	GRID
								1		

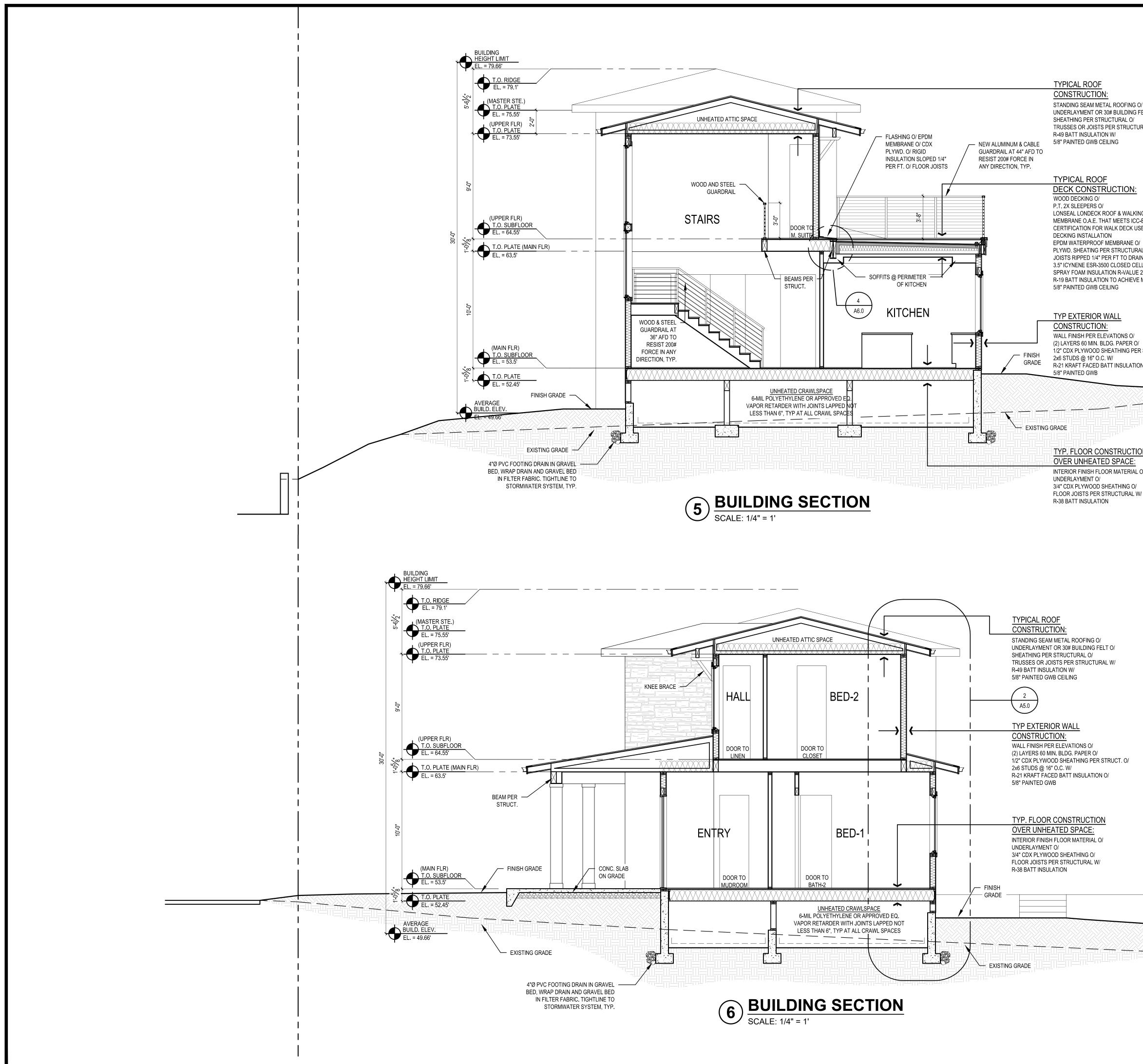
DOOR	LOCATION	SIZE	SIZE	DOOR	TEMP.	DOOR	DOOR	U-VAL.	REMARKS
NO.		WIDTH	HEIGHT	TYPE	GLASS	FIN.	тнк.	(MIN.)	
MA	N FLOOR								
101	ENTRY	6'-0"	8'-0"	Н	Y	-	1-3/4"	.28	
102	BATH-1	2'-8"	8'-0"	В	-	-	1-3/4"	-	
103	MUD ROOM	5'-0"	8'-0"	A	-	-	1-3/4"	-	
104	MUD ROOM	3'-0"	8'-0"	С	-	-	1-3/4"	.28	
105	GARAGE	9'-0"	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"	С	-	-	1-3/4"	-	
108	MECHANICAL	3'-0"	8'-0"	С	-	-	1-3/4"	-	
109	BEDROOM-1	2'-8"	8'-0"	В	-	-	1-3/4"	-	
110	BATH-2	2'-6"	8'-0"	В	-	-	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"	В	-	-	1-3/4"	-	
114	PANTRY	2'-7"	8'-0"	D	-	-	1-3/4"	-	POCKET DOOR
115	LIVING ROOM	12'-0"	8'-0"		Y	-	1-3/4"	.28	BI-PART SLIDING DOOR
116	OFFICE	2'-8"	8'-0"	В	-	-	1-3/4"	-	
117	HALLWAY CLOSET	2'-8"	8'-0"	В	-	-	1-3/4"	-	

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

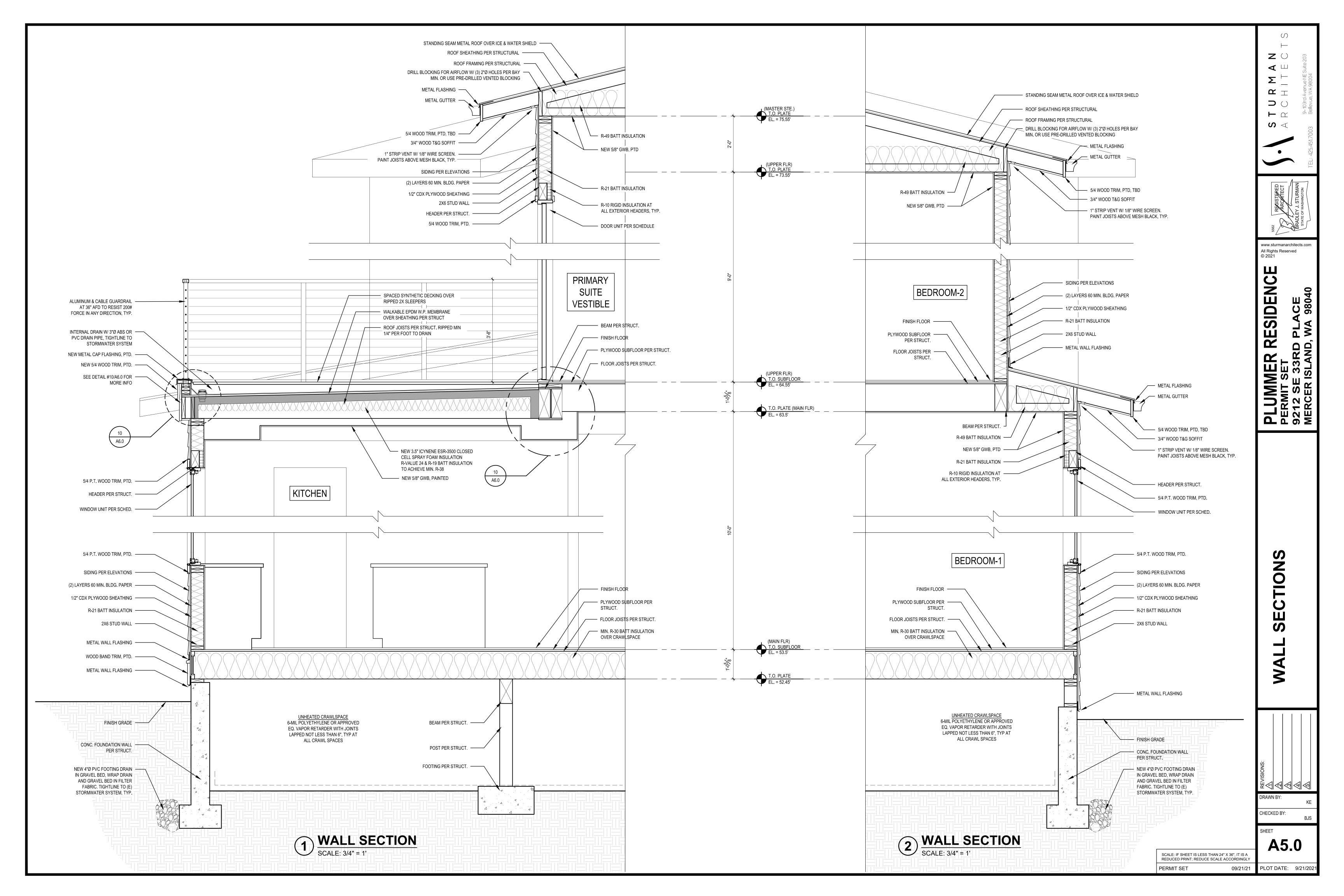


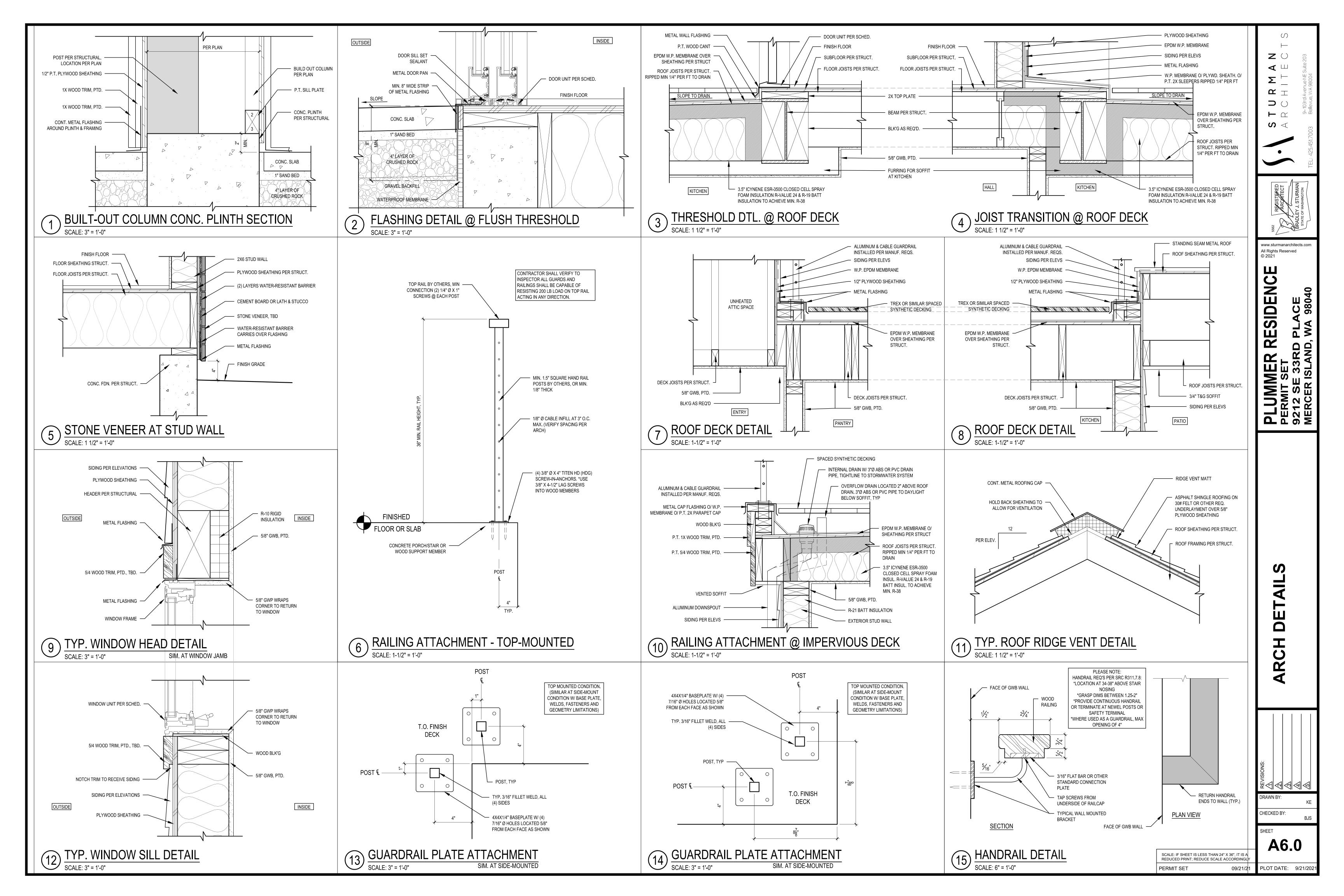






O/ FELT O/ JRAL W/ NG DECK C-ES AC39 SE & WOOD		562 REGISTERED ARCATECT STURMAN ARCATECT ARCATECT ARCATECT BRADLEV J. STURMAN STATE OF WASHINGTON TEL: 425.451.7003 Bellevue, WA 98004
V AL O/ IN PER STRUCT W/ ILL 24 AND 5 MIN. R-38 W/ R STRUCT. O/ DN O/		Mercer Island, wa 98040
<u>ON</u> 0/ V/		PLUMME PERMIT SE 9212 SE 3 MERCER ISL
		BUILDING SECTIONS
	SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY	INDISINAL ENDISINAL ENDISIS ENDISINAL ENDISIS EN





GENERAL NOTES

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

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

- 1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts, differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department. All work shall conform to all permit and building department requirements. All details shall be considered typical at similar conditions. Details shall be used where applicable, unless otherwise noted. Details intend to show concepts that may not exactly match specific site conditions. All work shown on these drawings is new unless noted as existing.
- 1.4 The contractor shall be solely responsible for jobsite and construction safety and compliance with all current safety regulations. Jobsite visits performed by the Engineer do not include a review of the adequacy of the contractor's safety measures. The Engineer has no authority to exercise any control over any construction contractor or their employees in connection with their work or any health or safety precautions. Only the final, permanent structure is shown on these drawings. The contractor shall be solely responsible for the means and methods of construction, including but not limited to construction sequencing and providing all necessary shoring, bracing and other temporary supports during construction. The contractor shall be solely responsible for obtaining all necessary independent engineering reviews of all temporary conditions and support systems during construction.
- 1.5 Utility information is not shown on these drawings. The contractor shall be solely responsible for locating and protecting utilities prior to and during construction. The contractor shall be solely responsible for all damage to utilities resulting from their work, and all damage to utilities shall be repaired solely at the contractor's expense.
- 1.6 All waterproofing and drainage information shown on these drawings is for illustrative purposes only. Waterproofing and drainage are the design responsibility of others.

2.0 DESIGN BASIS - BUILDING STRUCTURES

2.1 Vertical Loads (psf)	Dead	Live	Snow
Typical Roof	18*	20	25
Upper Deck	18	60	25
Typical Floor	14	40	

*Includes 4psf for solar-ready zones

2.2 Seismic Design Data (per the 2018 IBC) Risk Category: II Importance Factor: le=1.0 Site Coordinates: 47.5818°N, 122.2136°W Mapped Spectral Response Acceleration: Ss=1.39, S1=0.49 Site Class: Default D Spectral Response Coefficients: Sds=1.11 Seismic Design Category: D Main Seismic Force-Resisting System: Wood Structural Panel Shear Walls Response Modification Factor: R=6.5 Seismic Response Coefficient: Cs=0.17 Redundancy Factor: $\rho = 1.0$ Over-strength Factor: Ω =2.5 Analysis Procedure Used: Equivalent Lateral Force Procedure

2.3 Wind Design Data (per the 2018 IBC) Risk Category: II

Basic Wind Speed: 98 mph Exposure Category: C

Topographic Factor: 1.00 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

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

4.0 FOUNDATIONS

4.1 The following foundation & retaining wall design criteria are assumed, have not been verified by a geotechnical engineer and therefore must be approved by the building official. If design criteria are found to be different than assumed, notify Engineer for additional requirements prior to construction:

				_	
×	Allowable	Vertical	Bearing	Pressure:	2000 psf
*	Allowable	Lateral	Bearing	Pressure:	250 pcf
*	Active Pre	essure:	-		35 pcf
*	Allowable	Sliding	Friction	Coefficient:	0.3

A one-third increase in allowable soil design values has been used when resisting short term loads.

4.2 Footing & Slab on Grade Excavations

* Seismic Lateral Surcharge:

Remove any deleterious, loose or softened material from footing & slab on grade excavations and compact sub-grades to a firm and unyielding condition. If loose sub-grades can not be adequately compacted, over-excavate loose material to competent soil and replace with properly compacted structural fill. Do not allow water to stand in excavations; if sub-grades become softened before concrete is cast, excavate softened material and replace with properly compacted structural fill at no additional cost to the owner. Structural fill and compaction requirements are the design responsibility of others.

5.0 MATERIALS

5.1 Wood:

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

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

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

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

5.2 Concrete:

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

5.3 Reinforcing Steel Bars:

ASTM A615, Grade 60

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

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

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

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

5.5.3 Bolts in Timber Connections: ASTM A307

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

5.6 Structural Steel:

Wide Flange (W):	A992 (Fy = 50 ksi)
Rectangular Tube (HSS):	A500 Gr. B (Fy = 4
Plate and Bar:	A36 (Fy = 36 ksi)

6.0 CONCRETE CONSTRUCTION

- 6.1 Concrete elements shall be constructed in single continuous pours, without construction joints, unless otherwise approved by the Engineer. Reinforcement shall be the longest lengths practical. Splices in rebar are not allowed in footings or walls less than 20 feet long. Lap splices shall be staggered at least 2 ft. in adjacent bars. Where reinforcement or anchor edge distances are noted on the drawings as "clear", the distance shall be taken from the face of reinforcement or anchor to edge of concrete. Cast-in-place reinforcement and anchor bolts shall be installed prior to concrete placement and shall not be "wet-set" into freshly poured concrete.
- 6.2 Reinforcement installation details, including rebar bends, hooks, splices and development lengths shall be in accordance with the requirements of IRC Section R608.5.4, U.O.N. Concrete materials, forms, mixing and delivery shall be in accordance with the requirements of the IRC Section R404.1.3.3.

6.3 Concrete Coverage over Reinforcing Steel

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

1) 3" Where concrete is cast against and permanently exposed to earth except slab on arade. 2) 2" Where concrete is exposed to earth but formed, or exposed

to weather. 3) $1\frac{1}{2}$ "Where concrete is not exposed to earth or weather.

6.4 Slabs on Grade

8H psf

6.4.1 Crack Control Joints

Cut crack control joints in top of slab @10'-0"o.c. (max.) each way. Joint depth shall be $\frac{1}{4}$ of the slab depth or 1", whichever is greater. Joints shall be conventional saw-cut within 4 to 12 hrs of concrete placement, or early-entry saw-cut within 1 to 4 hrs of concrete placement. Jointed panels shall be rectangular, as square as possible, with a max length-to-width ratio of $1\frac{1}{2}$:1. 6.4.2 Slab Sub-Base

Slab sub-base shall be $\frac{5}{8}$ " to $\frac{3}{4}$ " clean, crushed drain rock, compacted to a firm and unyielding condition.

7.0 WOOD CONSTRUCTION

7.1 General Framing

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

7.2 Engineered Wood Framing

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

7.3 Fasteners

Nails specified on these drawings are common nails, U.O.N. Fasteners in contact with P.T. wood, exposed to weather or in contact with around shall be hot-dipped galvanized per SRC Section 317.3, or shall have equivalent corrosion resistance. Dissimilar metals & coatings shall not be in contact. Bolt holes shall be a minimum of $\frac{1}{32}$ to a maximum of $\frac{1}{16}$ larger than the bolt diameter. Bolts shall not be forcibly driven, and shall be tightened to the snug-tight condition. Install standard cut washers under all bolt heads and nuts bearing against wood.

7.4 Connectors

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

7.5 Wood Structural Panels

WSPs shall bear the APA trademark and shall meet the requirements of the latest edition of USDOC PS1 or PS2. Use 10d common wire nails to fasten panels with $1\frac{1}{2}$ minimum penetration into framing at all panel edge and field nailing, U.O.N. Nails shall be located at least $\frac{3}{8}$ " from panel ends and edges. Stagger nails at adjoining panel edges. Drive nail heads

flush with panel surface. Maintain $\frac{1}{8}$ " gap between all adjoining panel edges. Center interior panel joints on framing members or blocking. Provide $\frac{1}{2}$ " space between untreated panel and concrete or masonry. Minimum panel dimension shall be 2'-0". Panel storage and handling during transport and construction shall be in accordance with APA recommendations and shall protect the panels from prolonged exposure to moisture from rain, snow, ground or other sources. WSPs permanently exposed to weather shall be exterior grade.

7.6 Shear Walls and Exterior Wall Sheathing

7.6.1 Shear walls are noted on the plans. Shear walls shall be sheathed with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$, U.O.N. Panels shall not be less than 4'-0''x8'-0", except at boundaries and changes in framing. Panels shall be laid with strenath axis vertical. Install 2x blka under all unsupported panel edges; all panel edges shall be supported by and fastened to min. 2x common studs or blocking, U.O.N. on shear wall schedule. Edge nail panels to posts within shear walls. Install double stud or min. 4x post at the ends of all shear walls. Provide solid blocking under double studs & posts between floors and continue support to foundation. See shear wall schedule for more information.

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

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

7.6.3 All new exterior walls not called out as shear walls shall be sheathed on their exterior face with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$ and nailing per note 7.6.2., U.O.N. All other fasteners & requirements shall conform to the shear wall schedule for wall type 1.

7.7 Holdowns and Tiedown Straps

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

7.8 Sill Anchor Bolts

There shall be a minimum of two sill anchor bolts per piece with one bolt located not more than 12" or less than $4\frac{1}{2}$ " from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be $\frac{5}{8}$ "\$\vert\$ with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all-thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0" o.c. at interior walls and 4'-0" o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located $\frac{1}{2}$ " max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

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

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

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked $\frac{3}{4}$ " APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of $\frac{48}{24}$ and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with $\frac{1}{4}$ " minimum beads of approved adhesive meeting APA specification AFG-01.

7.10 Metal-Plate-Connected Wood Trusses

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

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

Vertical Roof Loads - Top Chord

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

*Wind: -51 psf (uplift)

<u>Vertical Ceiling Loads — Bottom Chord</u> *Dead: 5 psf (Does not include truss self-weight) *Live: 10 psf (Does not act concurrently with roof live load)

<u>Lateral Drag Truss Loads – Bottom Chord</u> *Seismic: 3410 lbs (total)

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

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

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

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

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

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

8.0 STRUCTURAL STEEL

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

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

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

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

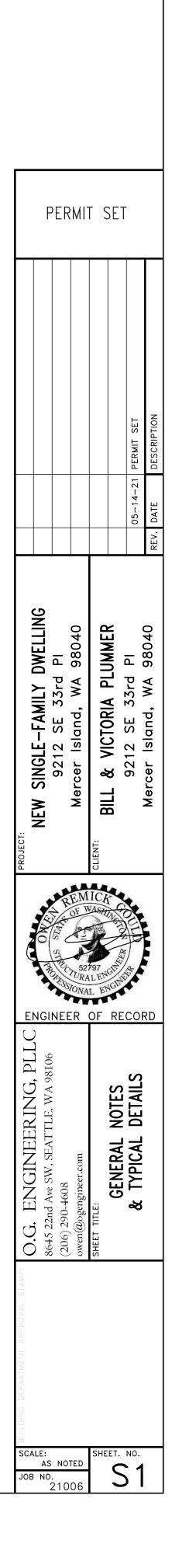
8.5 No penetrations shall be made through steel framing except with the prior written permission of the engineer.

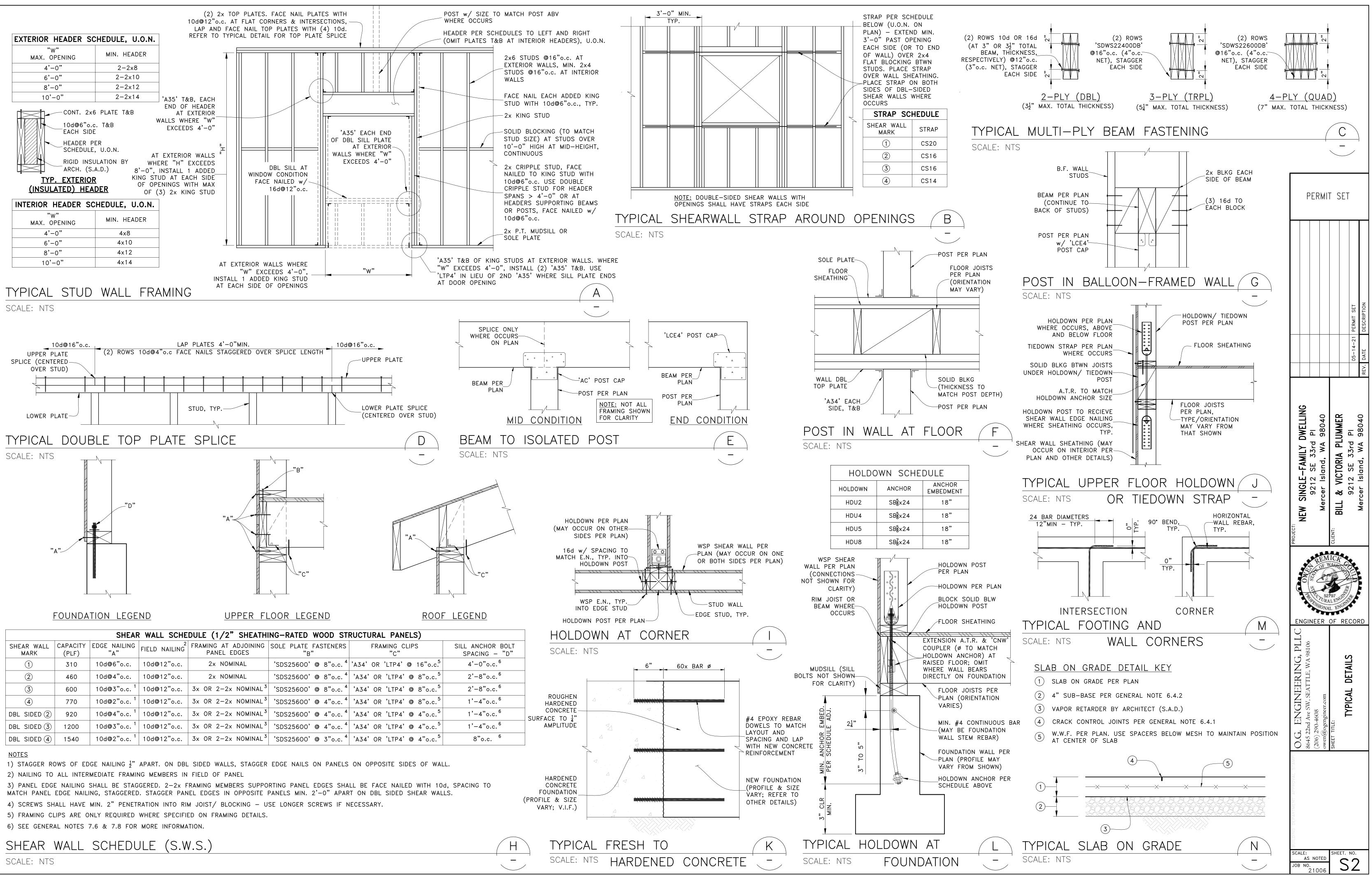
8.6 Structural steel shop drawings shall be submitted to the architect and engineer for review and acceptance prior to fabrication.

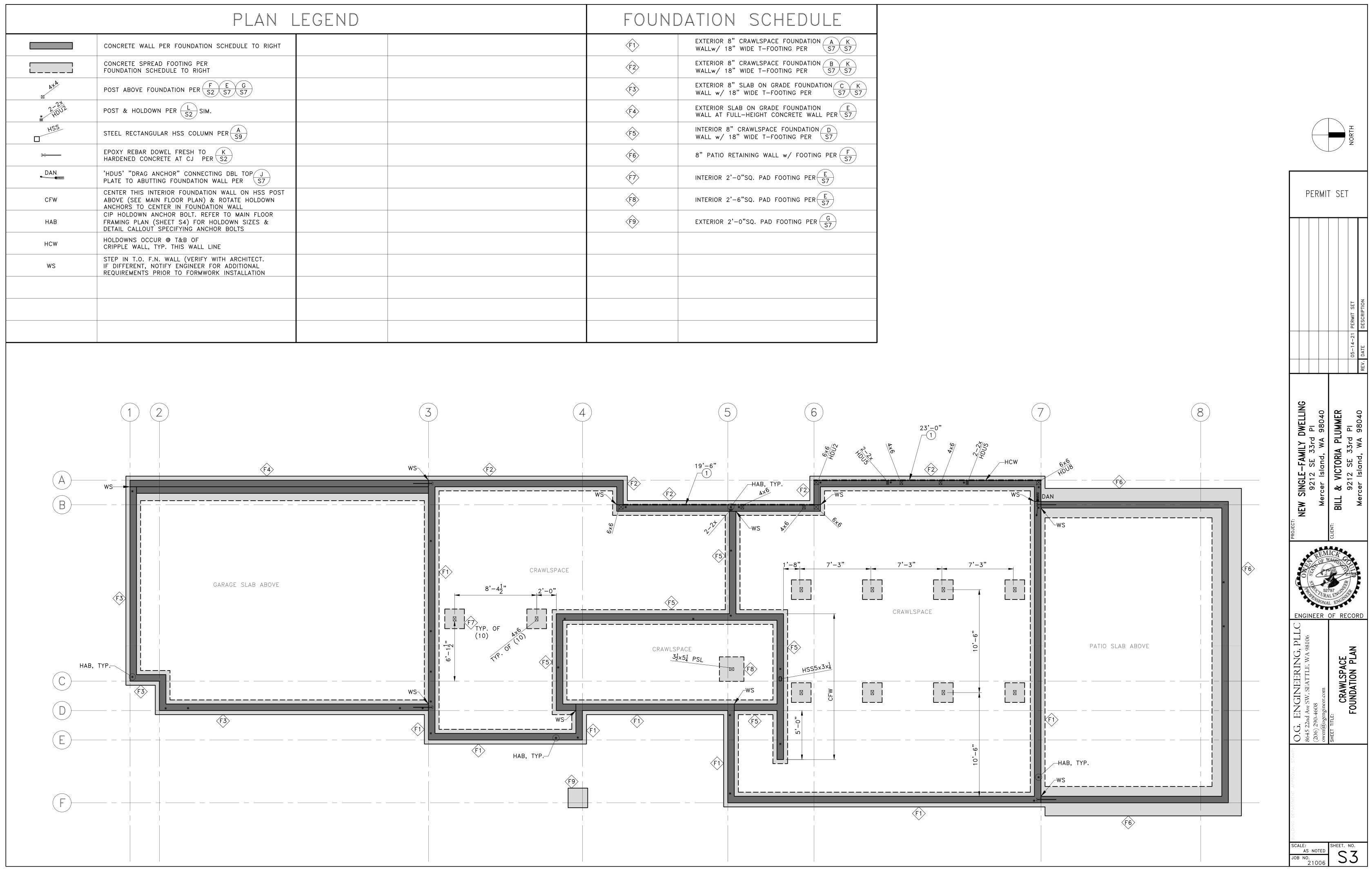
46 ksi)

ABBREVIATIONS

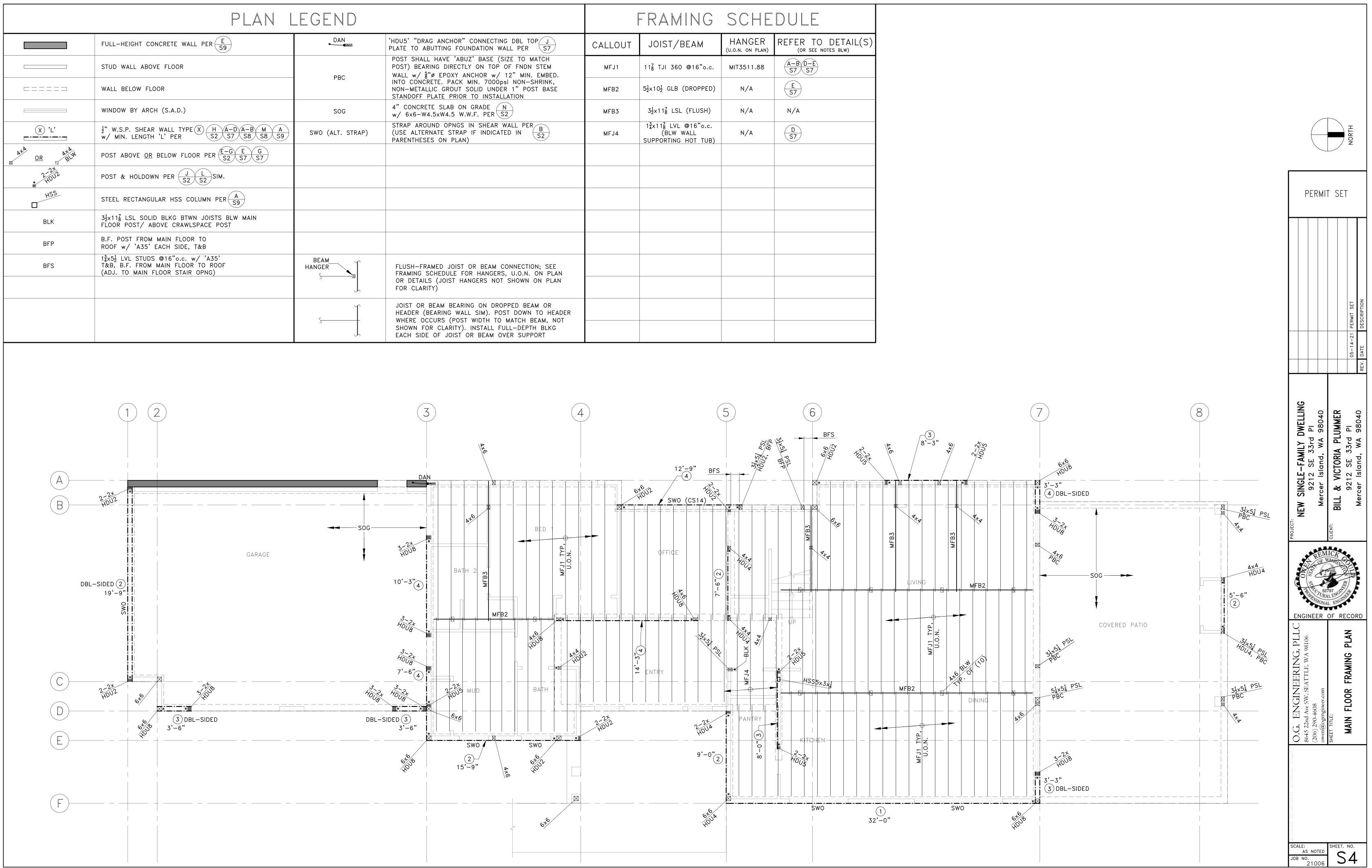
<u>Addi</u>	<u>TEVIATIONS</u>
@	AT
ADJ. ALT.	ADJACENT ALTERNATE
ARCH.	ARCHITECT
A.T.R.	ALL-THREAD ROD
B.F.	BALLOON-FRAMED
BLKG	BLOCKING
BLW.	BELOW
BM BOTT.	BEAM BOTTOM
C.I.P.	CAST-IN-PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTERLINE
CLR.	CLEAR
	CONTINUOUS
CSK. ø	COUNTERSINK DIAMETER
۶ DBL.	DOUBLE
DF	DOUGLAS FIR
DIM	DIMENSION
D.J.	DOUBLE JOIST
D.R.	DOUBLE RAFTER EXPANSION JOINT
E.J. ELEV.	ELEVATION
	EMBEDMENT
ENGR.	ENGINEER
E.N.	EDGE NAILING
	ENGINEER OF RECORD
	EQUAL
E/W (E)	
	FLOOR JOIST
F.N.	FIELD NAILING
FTG	FOOTING
G.L.	GRID LINE
	GLULAM BEAM GENERAL CONTRACTOR
	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
IBC	2018 INTERNATIONAL BUILDING CODE®
INV.	INVERTED
	2018 INTERNATIONAL RESIDENTIAL CODE®
K.D. LOCN	KILN-DRIED LUMBER LOCATION
	MAXIMUM
MANUF.	MANUFACTURER
м.в.	MACHINE BOLT
	MINIMUM
NSFC	NOT SHOWN FOR CLARITY NOT TO SCALE
N.T.S. 0/	OVER
	ON CENTER
0/Н	OPPOSITE HAND
	OPENING
	PLATE
	POUNDS PER SQUARE FOOT PRESSURE-PRESERVATIVE-TREATED
	QUADRUPLE
REQ'D	REQUIRED
	RETROFIT
	ROOF RAFTER
	REDWOOD SEE ARCHITECTURAL DRAWINGS
	SLAB ON GRADE
SIM.	SIMILAR
SQ.	SQUARE
	STANDARD
	SHEAR WALL SCHEDULE TO BE DETERMINED
	TOP & BOTTOM
T&G	TONGUE & GROOVE
TYP.	TYPICAL
TRPL.	
T.O.	TOP OF UNLESS OTHERWISE NOTED
U.U.N.	the second
U/S	UNDERSIDE
•	
u/	UNDERSIDE
u/ V.I.F. W.R.C.	UNDERSIDE UNDER VERIFY IN FIELD WESTERN RED CEDAR
u/ V.I.F. W.R.C. W.P.	UNDERSIDE UNDER VERIFY IN FIELD WESTERN RED CEDAR WATERPROOFING
u/ V.I.F. W.R.C. W.P.	UNDERSIDE UNDER VERIFY IN FIELD WESTERN RED CEDAR



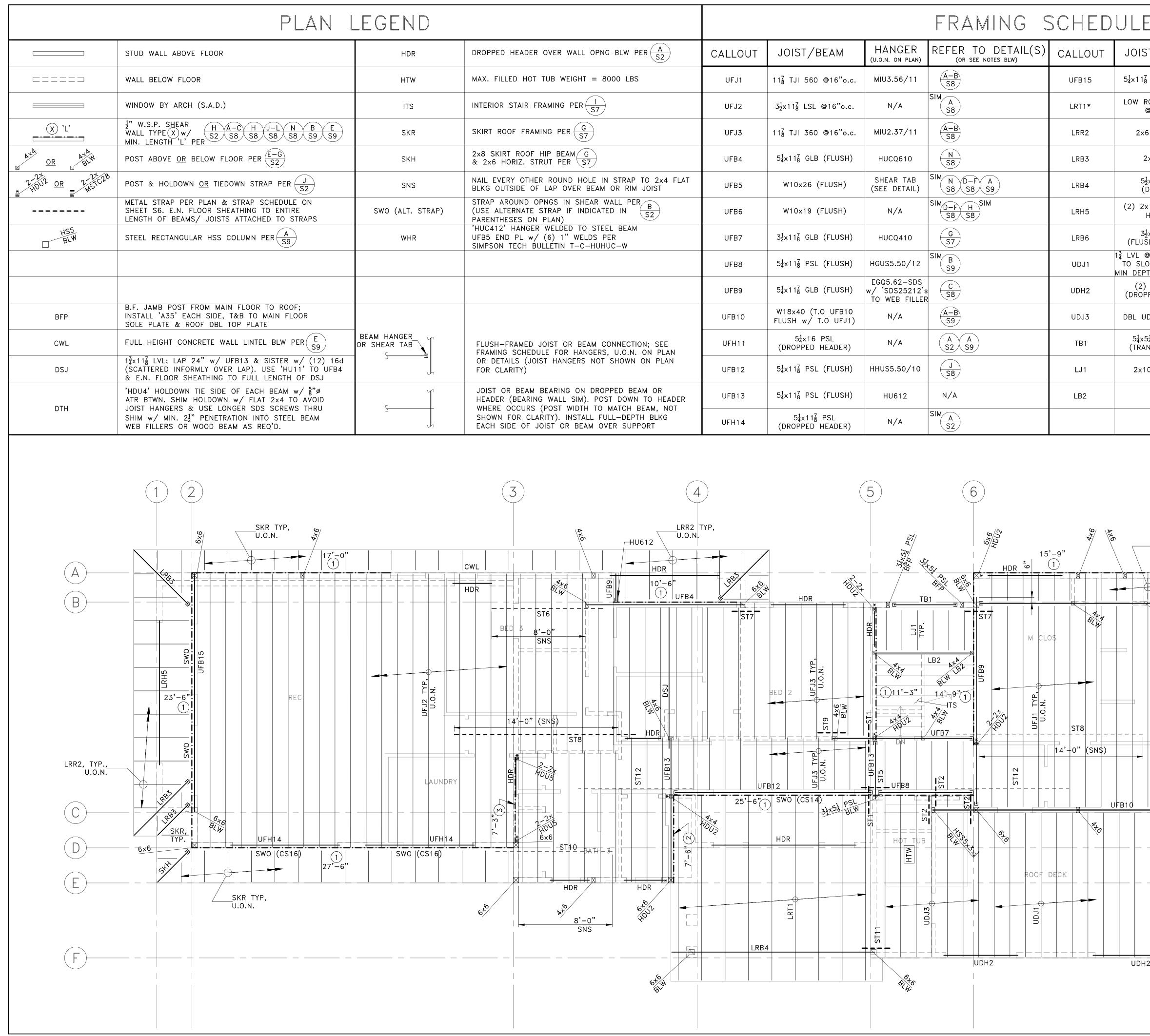




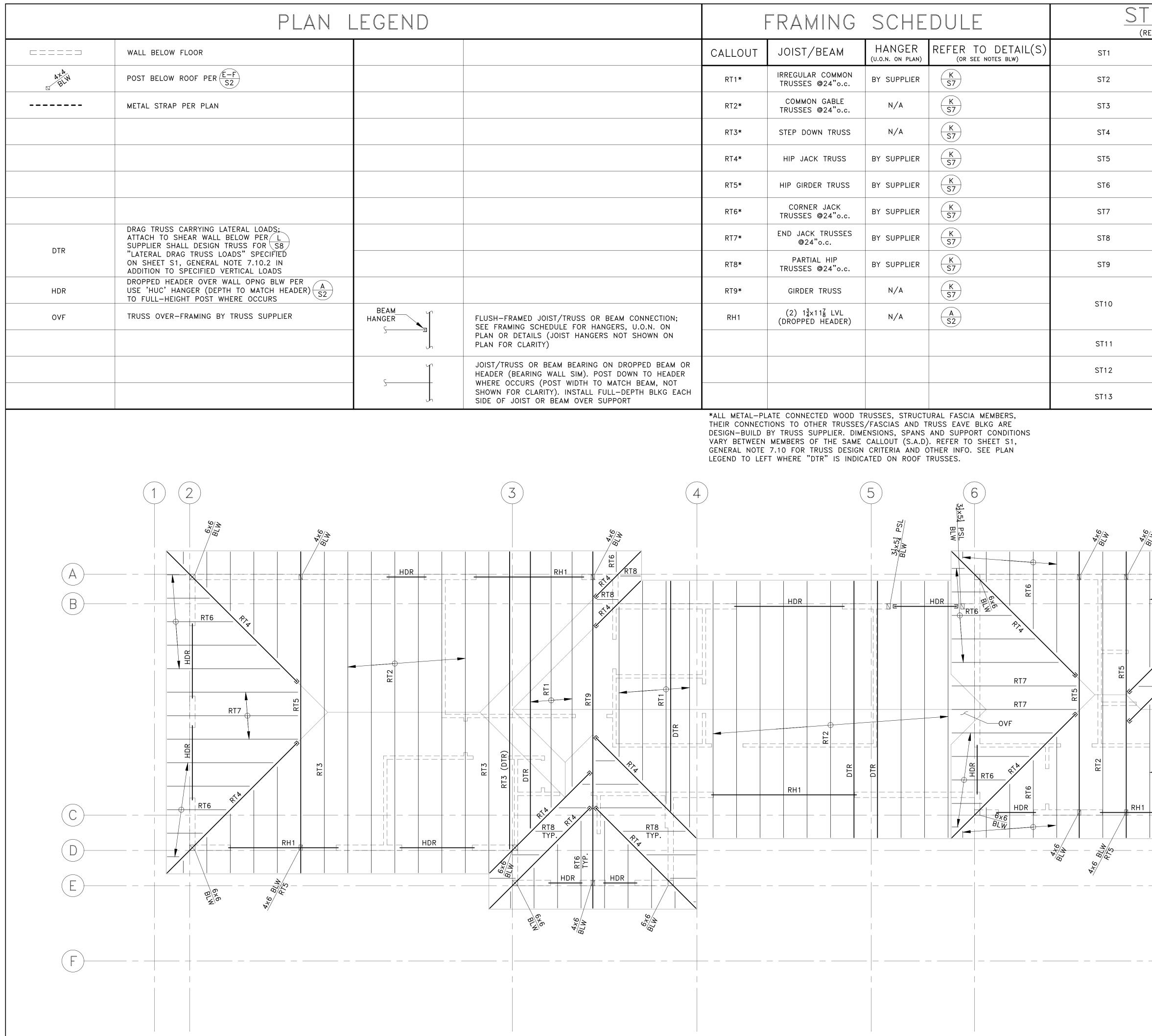
FOUNE	DATION SCHEDULE
(F1)	EXTERIOR 8" CRAWLSPACE FOUNDATION A K WALLw/ 18" WIDE T-FOOTING PER S7 S7
F2	EXTERIOR 8" CRAWLSPACE FOUNDATION B K WALLw/ 18" WIDE T-FOOTING PER S7 S7
F3	EXTERIOR 8" SLAB ON GRADE FOUNDATION C K WALL w/ 18" WIDE T-FOOTING PER S7 S7
(F4)	EXTERIOR SLAB ON GRADE FOUNDATION E WALL AT FULL-HEIGHT CONCRETE WALL PER S7
F5	INTERIOR 8" CRAWLSPACE FOUNDATION D WALL w/ 18" WIDE T-FOOTING PER S7
(F6)	8" PATIO RETAINING WALL w/ FOOTING PER F
(F7)	INTERIOR 2'-0"SQ. PAD FOOTING PER $\begin{bmatrix} E \\ S7 \end{bmatrix}$
F8	INTERIOR 2'-6"SQ. PAD FOOTING PER $\begin{bmatrix} E \\ S7 \end{bmatrix}$
F9	EXTERIOR 2'-0"SQ. PAD FOOTING PER G S7



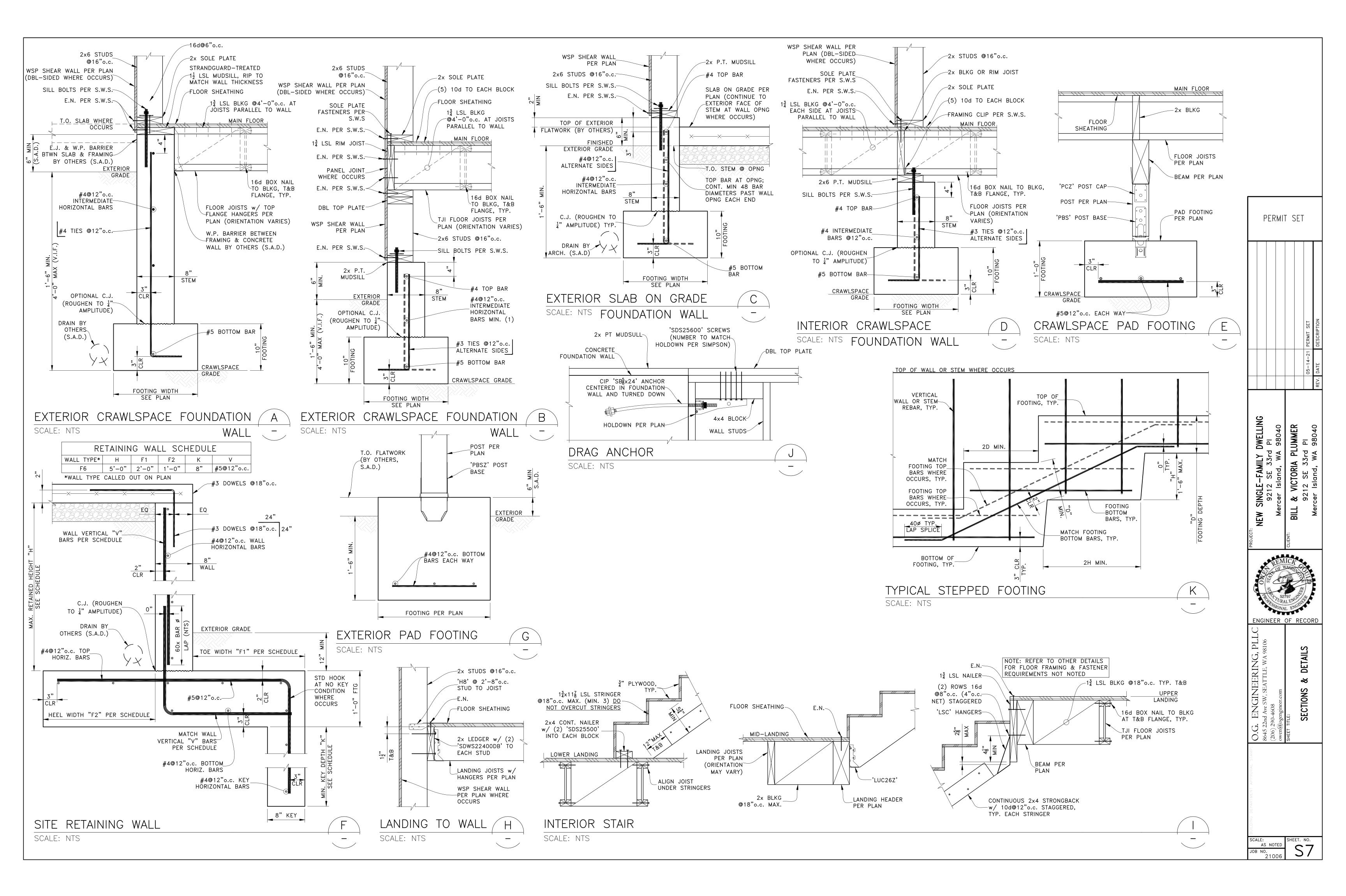
ŀ	FRAMING	SCHE	DULE
CALLOUT	JOIST/BEAM	HANGER (u.o.n. on plan)	REFER TO DETAIL(S)
MFJ1	11 ⁷ 8 TJI 360 @16"o.c.	MIT3511.88	A-B D-E S7 S7
MFB2	5^{1}_{2} x10 ¹ ₂ GLB (DROPPED)	N/A	E S7
MFB3	$3\frac{1}{2}\times11\frac{7}{8}$ LSL (FLUSH)	N/A	N/A
MFJ4	$1\frac{3}{4}\times11\frac{7}{8}$ LVL @16"o.c. (BLW WALL SUPPORTING HOT TUB)	N/A	D S7
	CALLOUT MFJ1 MFB2 MFB3	CALLOUTJOIST/BEAMMFJ1 $11\frac{7}{8}$ TJI 360 @16"o.c.MFB2 $5\frac{1}{2}\times10\frac{1}{2}$ GLB (DROPPED)MFB3 $3\frac{1}{2}\times11\frac{7}{8}$ LSL (FLUSH)MFJ4 $1\frac{3}{4}\times11\frac{7}{8}$ LVL @16"o.c. (BLW WALL	CALLOUT OUTSTY DEFRM (U.O.N. ON PLAN) MFJ1 $11\frac{7}{8}$ TJI 360 @16"o.c. MIT3511.88 MFB2 $5\frac{1}{2} \times 10\frac{1}{2}$ GLB (DROPPED) N/A MFB3 $3\frac{1}{2} \times 11\frac{7}{8}$ LSL (FLUSH) N/A MFJ4 $(1\frac{3}{4} \times 11\frac{7}{8}$ LVL @16"o.c. N/A

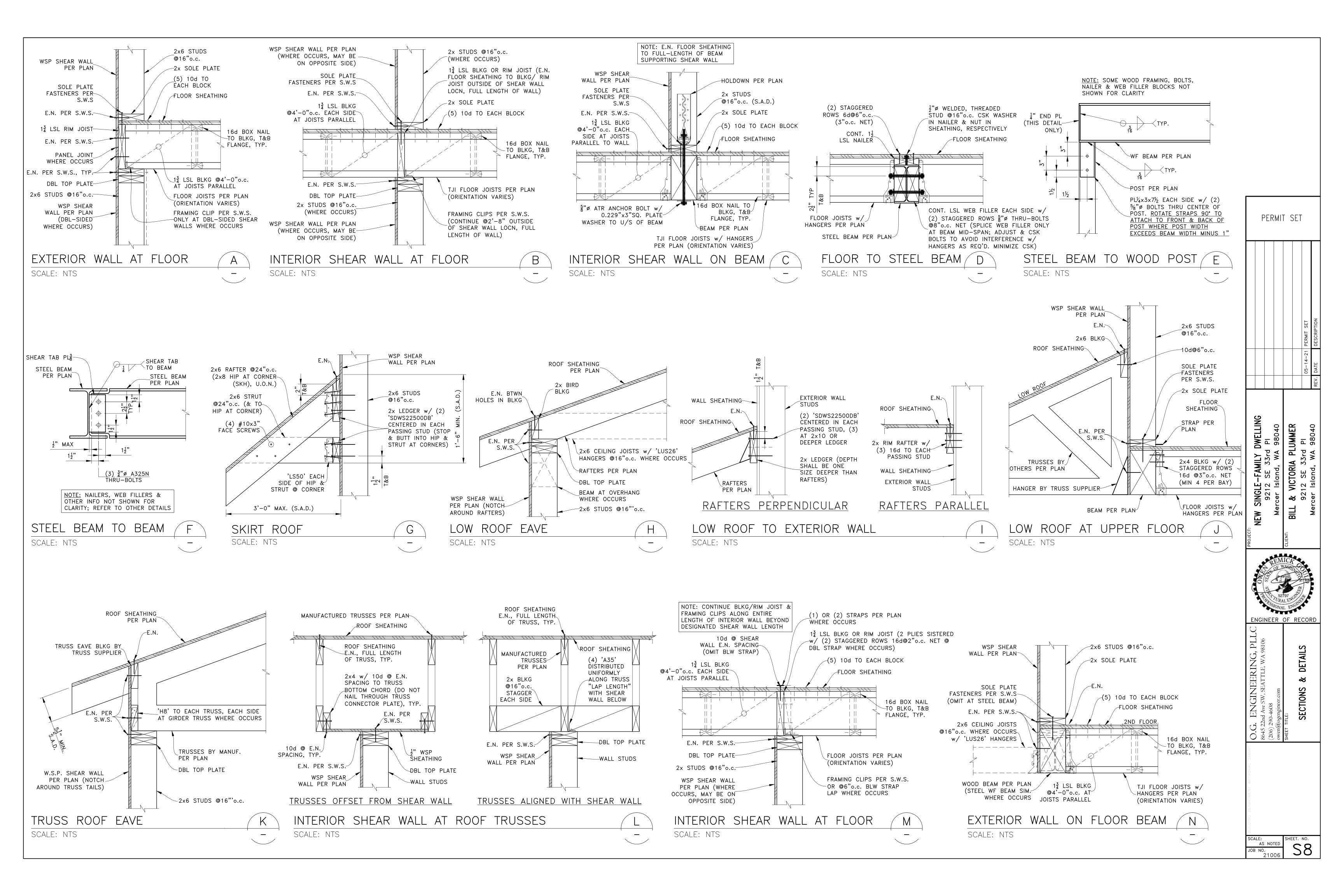


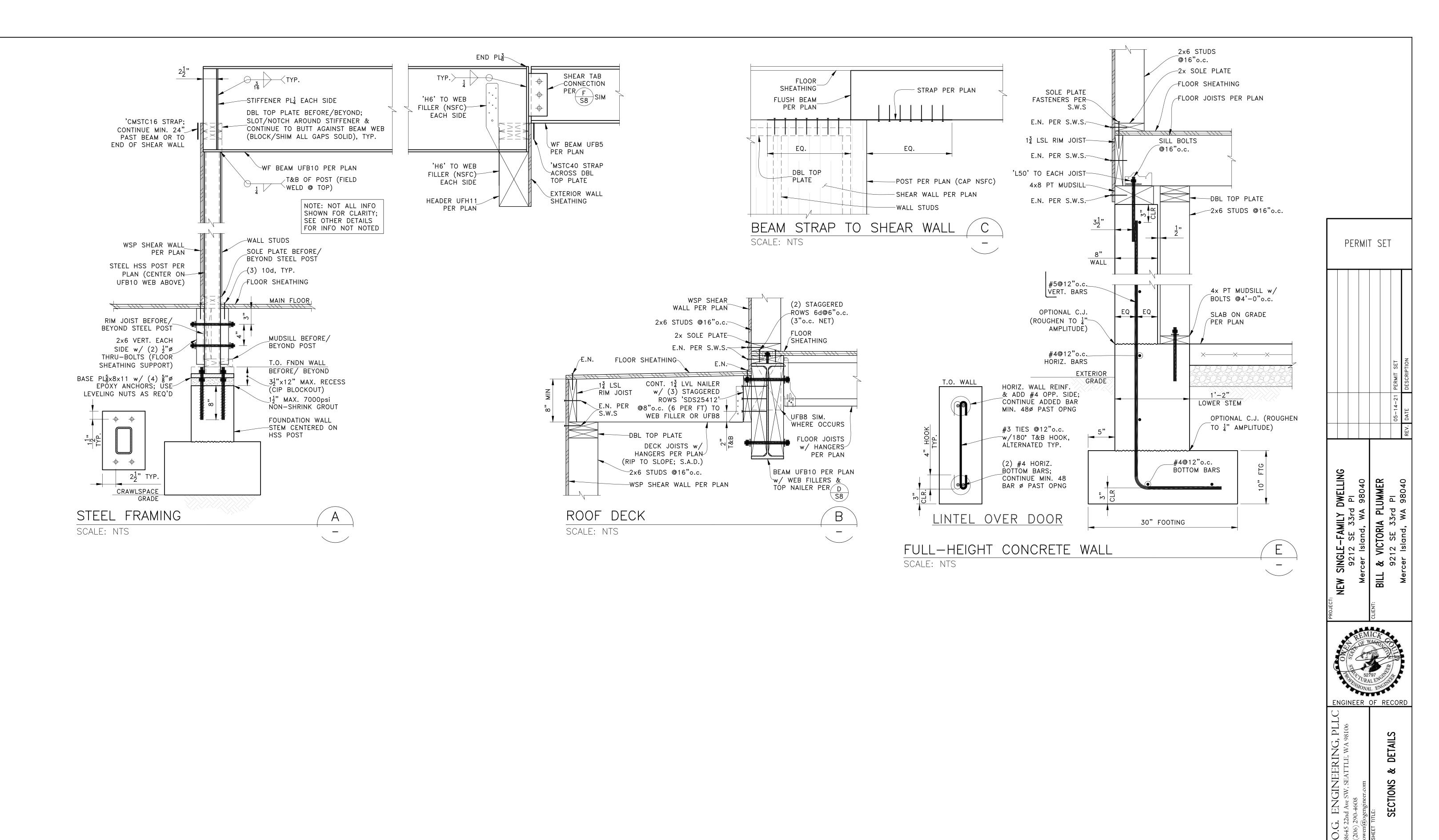
	FRAMING SCHEDULE									*ALL METAL-PLATE CONNECTED WOOD TRUS STRUCTURAL FASCIA MEMBERS AND CONNEC OTHER TRUSSES/FASCIAS ARE DESIGN-BUIL	TIONS TO D BY TRUSS
R WALL OPNG BLW PER A	CALLOUT	JOIST/BEAM	HANGER (u.o.n. on plan)	REFER TO DETAIL(S) (or see notes blw)	CALLOUT	JOIST/BEAM	HANGER (u.o.n. on plan)	REFER	TO DETAIL(S) see notes blw)	SUPPLIER. DIMENSIONS, SPANS AND SUPPO VARY BETWEEN TRUSSES AND FASCIAS OF CALLOUT (S.A.D). REFER TO SHEET S1, GE 7.10 FOR TRUSS DESIGN CRITERIA AND OT	THE SAME NERAL NOTE
WEIGHT = 8000 LBS	UFJ1	11 ⁷ / ₈ TJI 560 @16"o.c.	MIU3.56/11	A-B S8	UFB15	5 ¹ / ₄ ×11 ⁷ / ₈ PSL (FLUSH)	N/A	SIM N S8		7.10 ION IRUSS DESIGN CRITERIA AND UT	
NG PER	UFJ2	3 ¹ / ₂ x11 ⁷ / ₈ LSL @16"o.c.	N/A	SIM A S8	LRT1*	LOW ROOF TRUSSES @24"o.c.	BY SUPPLIER	J S8	LRT1 SHALL RELY ON D-LINE BEARING WALL FOR SUPPORT		
PER G S7	UFJ3	11 ⁷ / ₈ TJI 360 @16"o.c.	MIU2.37/11	A-B S8	LRR2	2x6 @24"o.c.	_RU26Z (STRAIGH _SSJ26Z (SKEWE	D) <u>S8</u>			
BEAM G PER S7	UFB4	$5\frac{1}{4}\times11\frac{7}{8}$ GLB (FLUSH)	HUCQ610	N S8	LRB3	2x8 (HIP)		SIM H-I S8			NORTH
UND HOLE IN STRAP TO 2x4 FLAT OVER BEAM OR RIM JOIST	UFB5	W10x26 (FLUSH)	SHEAR TAB (SEE DETAIL)	SIM N D-F A S8 S8 S9	LRB4	5½×10½ GLB (DROPPED)	N/A	SIM H S8			Z
S IN SHEAR WALL PER P IF INDICATED IN N)	UFB6	W10x19 (FLUSH)		SIM D-F H S8 S8	LRH5	(2) 2x12 (DROPPED HEADER)	N/A	A S2			
LÓED TO STEEL BEAM 1" WELDS PER IN T–C–HUHUC–W	UFB7	3 ¹ / ₂ x11 ⁷ / ₈ GLB (FLUSH)	HUCQ410	G S7	LRB6	3½x11% GLB (FLUSH w/ UFJ1)	N/A	SIM H S8		PI	ERMIT SET
	UFB8	$5\frac{1}{4}\times11\frac{7}{8}$ PSL (FLUSH)		SIM B S9	UDJ1	$1\frac{3}{4}$ LVL @16"o.c. (RIPPEI TO SLOPE, S.A.D., 8" MIN DEPTH AT LOW END	HU9	B S9			
	UFB9	$5\frac{1}{4}\times11\frac{7}{8}$ GLB (FLUSH)	EGQ5.62-SDS w/ 'SDS25212's TO WEB FILLER	C S8	UDH2	(2) $1\frac{3}{4}\times9\frac{1}{2}$ 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 S9 1	GISTER PLIES w/ (2) STAGGERED ROWS 6d@6"o.c. NET		
OR BEAM CONNECTION; SEE OR HANGERS, U.O.N. ON PLAN	UFH11	5 <mark>1</mark> ×16 PSL (DROPPED HEADER)	N/A	A A S2 S9	TB1	5¼x5¼ PSL 1.8E (TRANSOM BEAM)	HH6	N/A			
ANGERS NOT SHOWN ON PLAN	UFB12	$5\frac{1}{4}\times11\frac{7}{8}$ PSL (FLUSH)	HHUS5.50/10	J S8	LJ1	2x10 @16"o.c.	LUS210	H S7			MT SET
ING ON DROPPED BEAM OR LL SIM). POST DOWN TO HEADER T WIDTH TO MATCH BEAM, NOT	UFB13	$5\frac{1}{4}\times11\frac{7}{8}$ PSL (FLUSH)	HU612	N/A	LB2	4x10	N/A	G S2			
I WIDTH TO MATCH BEAM, NOT . INSTALL FULL-DEPTH BLKG OR BEAM OVER SUPPORT	UFH14	5¼x118 PSL (DROPPED HEADER)	N/A	SIM A S2							05-14-
HDR HDR 10'-6' UFB4 HDR UFB4 HDR HDR HDR HDR HDR HDR HDR HDR		HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR		B2 B2 B2 B2 B2 B2 B2 B2 B2 B2	×+6			2712 2422 12"	UFB5 W BED UFB5 VSL SWO (CS16) LRB6 LRB6 LRR2, T U.O.N.	AX4 BLW BLW BLW BLW BLW BLW BLW BLW BLW BLW	(206) 290-4608 owen@ogengineer.com SHEET TITLE: UPPER FLOOR FRAMING PLAN 33 2012 SE 33 9212 SE 33
SNS	LRB4	4	HIS - Coto	UDH2		UDH2				L L L L L L L L L L L L L L L L L L L	



	•						-	
		FRAMING	SCHE	DULE		RAP SCHEDULE		
	CALLOUT	JOIST/BEAM	HANGER	REFER TO DETAIL(S)		FER TO SHEET S5 FOR STRAP LOCNS) 'LSTA30' STRAP o/ FLOOR SHEATHING o/ 1ST JOIST ADJ. TO G.L. 5 SHEAR WALL RIM JOIST.		
	RT1*	IRREGULAR COMMON TRUSSES @24"o.c.	(U.O.N. ON PLAN) BY SUPPLIER	(OR SEE NOTES BLW)	ST2	(ADD JOISTS AS REQ'D TO ALIGN w/ STRAPS) 'LSTA30' STRAP U/S OF FLOOR BEAM/JOIST TO UDJ1 (ADD UDJ1 AS REQ'D TO ALIGN w/ STRAP)	_	
	RT2*	COMMON GABLE TRUSSES @24"o.c.	N/A	K S7	ST3	'MSTC40' STRAP o/ WALL SHEATHING OUTSIDE A OF DBL TOP PLATE ACROSS UFB10 PER 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 B SIM		
	RT4*	HIP JACK TRUSS	BY SUPPLIER	K S7	ST5	BTWN SHEAR WALL STUDS PER 32 'MSTA30' STRAP o/ FLOOR SHEATHING o/ T.O. ABUTTING BEAMS		NORTH
	RT5*	HIP GIRDER TRUSS	BY SUPPLIER	K S7	ST6	'CS16' STRAP o/ FLOOR SHEATHING, LAP MIN. 18" o/ BEAM AND CONTINUE) Sz
	RT6*	CORNER JACK TRUSSES @24"o.c.	BY SUPPLIER	K S7	ST7	 o/2x4 FLAT BLKG ACROSS FLOOR JOISTS 'MSTA30' U/S BEAM TO T.O. DBL TOP PLATE PER C 		
	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		PERMIT SET
	RT8*	PARTIAL HIP TRUSSES @24"o.c.	BY SUPPLIER	K S7	ST9	'MSTC66' U/S BEAM TO T.O. DBL TOP PLATE PER $\begin{pmatrix} C \\ S9 \end{pmatrix}$		
	RT9*	GIRDER TRUSS	N/A	K S7		'CS16' STRAP o/ FLOOR SHEATHING, LAP MIN. 36" o/ ADDED $1\frac{3}{4}$ LSL BLKG SISTERED INSIDE OF RIM JOIST w/		
T/TRUSS OR BEAM CONNECTION;	RH1	(2) 1 ³ / ₄ ×11 ⁷ / ₈ LVL (DROPPED HEADER)	N/A	A S2	- ST10	(2) STAGGERED ROWS 16d@3"o.c. NET AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS		
ULE FOR HANGERS, U.O.N. ON OIST HANGERS NOT SHOWN ON					ST11	'MSTA30' STRAP 0/ T.O. BEAM TO T.O. DBL TOP PLATE		
AM BEARING ON DROPPED BEAM OR ALL SIM). POST DOWN TO HEADER					ST12	'CS20' STRAP o/ FLOOR SHEATHING, LAP MIN. 18" o/ BEAM AND CONTINUE o/2x4 FLAT BLKG ACROSS FLOOR JOISTS		LIT SET
ST WIDTH TO MATCH BEAM, NOT). INSTALL FULL-DEPTH BLKG EACH EAM OVER SUPPORT					ST13	'CMSTC16' STRAP o/ WALL SHEATHING OUTSIDE FACE OF SHEAR WALL DBL PLATE PER S9		21 PERW
	THEIR CONNECT	ATE CONNECTED WOOD	S/FASCIAS AND 1	FRUSS EAVE BLKG ARE				05-14- DATE
	VARY BETWEEN GENERAL NOTE	MEMBERS OF THE SAME 7.10 FOR TRUSS DESIG	CALLOUT (S.A.D N CRITERIA AND (OTHER INFO. SEE PLAN				REV.
	LEGEND TO LEF	T WHERE "DTR" IS INDI	CATED ON ROOF	TRUSSES.				(7)
(4	.)		(5)	6		$\left(\begin{array}{c} 7 \end{array} \right)$	8	DWELLING PI 98040 UMMER PI 98040
<u>\$%</u>			ISI /	×51 PSL BLW	\$\\\\\\ \$\\\\	<i>4</i>		IILY DW 33rd P WA 98 MA 98 33rd P WA 98
RT6 BUW			31×51 BLW		8/4 0 5/4 0 6/1/0 1/0 1/0 1/0 1/0 1/0 1/0 1/0 1/0 1/0		@/>>	FAM SE SE and, SE SE and,
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SHEET. NO. SCALE: AS NOTED JOB NO. 21006