

GENERAL NOTES

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

2. DIMENSIONS:
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 VENER 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.

3. 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 BACKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:
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.

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

7. FLOOR LINES:
FLOOR LINE REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES:
OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS:
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 EXPOSED TO WEATHER:
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8" TYPICAL.

11. FRAMING:
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.

12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2. NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING.

13. FLUES:
FLUES TO BE LOCATED MINIMUM 2' FROM ALL COMBUSTIBLE MATERIALS.

14. DOWNSPOUTS:
LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.

18. ROOFING:
PROVIDE NEW ROOFING TO MATCH EXISTING.

19. EXHAUST DUCTS:
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 MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

21. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.

22. SMOKE DETECTORS:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.

23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2015 IRC SECTION R302.11, SPECIFICALLY: 1) 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, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

ENERGY NOTES

CLIMATIC ZONE:	ZONE #4C-MARINE	INSULATION VALUES: PRESCRIPTIVE METHOD
THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION	WALLS: R-21
CODE:	2018 W.S.E.C. & 2018 IRC, WAC 51-11R	ATTICS/CEILINGS: R-49
SPACE HEAT TYPE:	NATURAL GAS FORCED AIR SYSTEM	FLOOR OVER UNHEATED SPACES: R-38
		SLAB-ON-GRADE: 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: PREDOMINANT R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.

AIR INFILTRATION:
MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE.

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES. OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

MOISTURE CONTROL:
WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH, OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY.

CRAWL SPACE: 6 MIL POLYETHYLENE.

VENTILATION:
ATTICS WITH LOOSE FILL: N/A. Baffle vent openings to deflect air above insulation. PROVIDE INSULATION JOIST OR RAFTER SPACES. PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING:
GAS FURNACE & AIR SOURCE HEAT PUMP.

TEMP. CONTROL:
FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

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 BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.

b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE UNDER BELOW GRADE.

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICIENCY LAMPS, PER WSEC R404.1.

PIPE INSULATION:
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. ALL TOILETS 1.6 GPM MAX. URINALS 1.0 GPM MAX. SHOWERHEADS <1.75 GPM. KITCHEN FAUCETS <1.75 GPM. LAVATORIES <1.0 GPM.

WHOLE HOUSE VENTILATION

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

b. SYSTEM SHALL HAVE A 5/8" 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.

c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

d. 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: 9212 SE 33RD PLACE, MERCER ISLAND, WA 98040
PROPERTY TAX ID #: 413930-0316
SCOPE OF WORK: CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE RS 8.4
ZONING: TYPE V B
CONSTRUCTION TYPE: 3
SEISMIC ZONE: 3
NUMBER OF STORIES: 2 STORIES
FIRE PROTECTION: NFPA 13R SPRINKLER SYSTEM
BUILDING HEIGHT: 30 FT ABOVE A.B.E.
LOT AREA: 12,240 SF
SETBACKS: FRONT LOT LINE = 20 FT, REAR LOT LINE = 25 FT, SIDE LOT LINES = 17% LOT WIDTH, 5 FT MIN. EACH

PROJECT TEAM

OWNER: GRANT & VICTORIA PLUMMER, 2273 72ND AVE SE, MERCER ISLAND, WA 98040, PHONE: 425.441.8959, EMAIL: VBPLUMMER@YAHOO.COM
CONTRACTOR: STURMAN ARCHITECTS, INC., 9 - 103RD AVE NE, SUITE 203, BELLEVUE, WA 98004, PHONE: 425.451.7003, CONTACT: BRAD STURMAN
STRUCTURAL: 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	1788 SF	ALLOWED MAX. % GFA COVERAGE	40.0 %
UPPER FLOOR	2188 SF	ALLOWED GROSS FLOOR AREA	4986 SF
GARAGE	707 SF	PROPOSED GROSS FLOOR AREA	4683 SF
		EAVE OVERHANG UPPER DECK	+101 SF
GROSS FLOOR AREA	4683 SF	TOTAL GFA COVERAGE	4784 SF
		PROPOSED % GFA COVERAGE	38.9 %

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	
OPTION	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 REOS 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/ 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	
6	

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 SOUTHWEST CORNER THEREOF; SAID SOUTHWEST CORNER BEING NORTH 89°57'00" WEST 1,333.64 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 5 IN SAID SECTION 7;
 THENCE NORTH 1070 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 140.00 FEET;
 THENCE NORTH 89°57'00" WEST 80.00 FEET;
 THENCE SOUTH 140.00 FEET;
 THENCE SOUTH 89°57'00" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING.
 (ALSO BEING KNOWN AS A PORTION OF TRACTS 57 AND 58 IN REPLAT OF TRACTS E.F.G.H.I.J. AND K OF LAKEMONT, AN UNRECORDED PLAT.)
 SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONGS 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.

LOT COVERAGE

EXISTING LOT COVERAGE	12,240 SF	MAIN STRUCT. & ROOF S.F.	0 SF	DRIVES/ PARKING	0 SF	TOTAL LOT COVERAGE	0 SF	% LOT COVERAGE	0 %
PROPOSED LOT COVERAGE		3604 SF	1071 SF	4675 SF			38 %		
NET GAINLOSS LOT COVERAGE		+3604 SF	+1071 SF	+4675 SF			+38 %		
% ALLOWED LOT COVERAGE				4896 SF ALLOWABLE			40 %		

HIGHEST EL.: 57'-0"
 LOWEST EL.: 39'-5"
 ELEVATION DIFFERENCE = 18'-0"
 18'0" DIVIDED BY 172.71' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .104
 LOT SLOPE IS 10%, WHICH IS LESS THAN 15% SO LOT COVERAGE ALLOWED IS 40%.
 ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE

EXISTING HARDSCAPE	0 SF	UNCOVERED DECK	0 SF	PATIO	0 SF	RETAINING WALLS	0 SF	TOTAL HARDSCAPE	0 SF	% HARDSCAPE	0 %
PROPOSED HARDSCAPE	119 SF	147 SF	215 SF			73.5 SF	554.5 SF		4.5 %		
NET GAINLOSS HARDSCAPE	+119 SF	+147 SF	+215 SF			+73.5 SF	+554.5 SF		+4.5 %		
% ALLOWED HARDSCAPE							1101.6 SF ALLOWABLE		9 %		

BUILDING AREA

MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	GRAND TOTAL	UNCOVERED PATIO/DECK	COVERED PATIO
1788 SF	2188 SF	3956 SF	707 SF	4683 SF	579 SF	402 SF

CUT/FILL

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

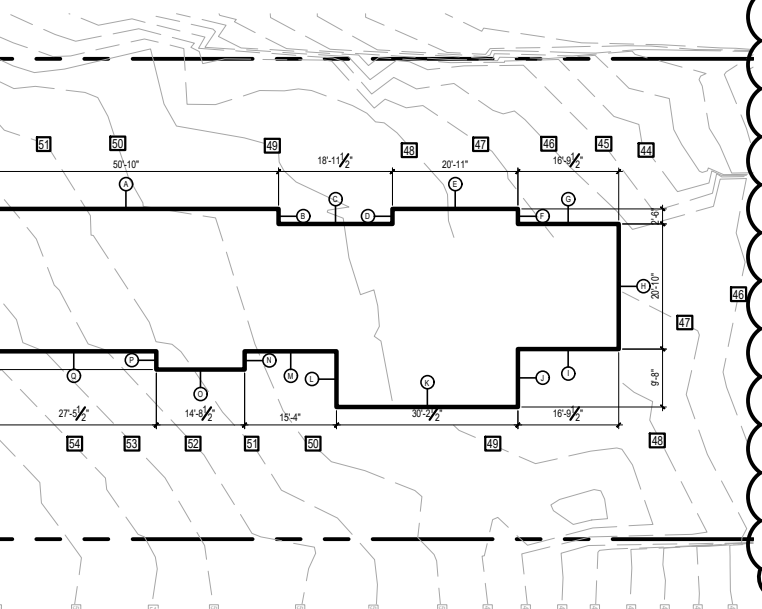
TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

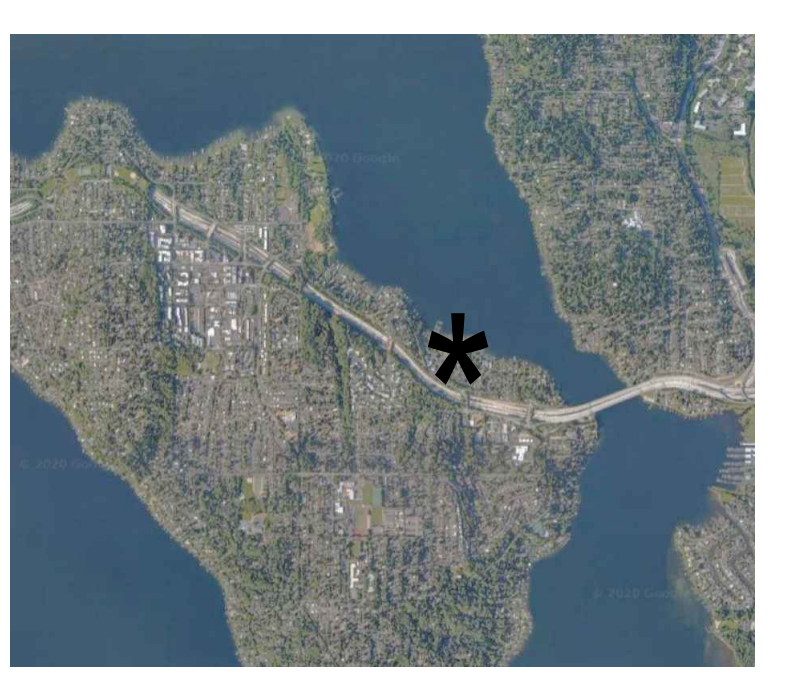
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A1.0 SITE PLAN, GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, INDEX
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 C-2 DRAINAGE PLAN
 C-3 DRAINAGE PLAN
 C-4 CIVIL DETAILS
 C-5 CIVIL DETAILS
 A2.0 MAIN FLOOR PLAN
 A2.1 UPPER FLOOR PLAN
 A2.2 ROOF PLAN
 A3.0 EXTERIOR ELEVATIONS
 A3.1 EXTERIOR ELEVATIONS
 A4.0 BUILDING SECTIONS
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 S-7 SECTIONS & DETAILS
 S-8 SECTIONS & DETAILS
 S-9 SECTIONS & DETAILS

ABE KEY PLAN SCALE: 1/32" = 1'-0"



VICINITY MAP



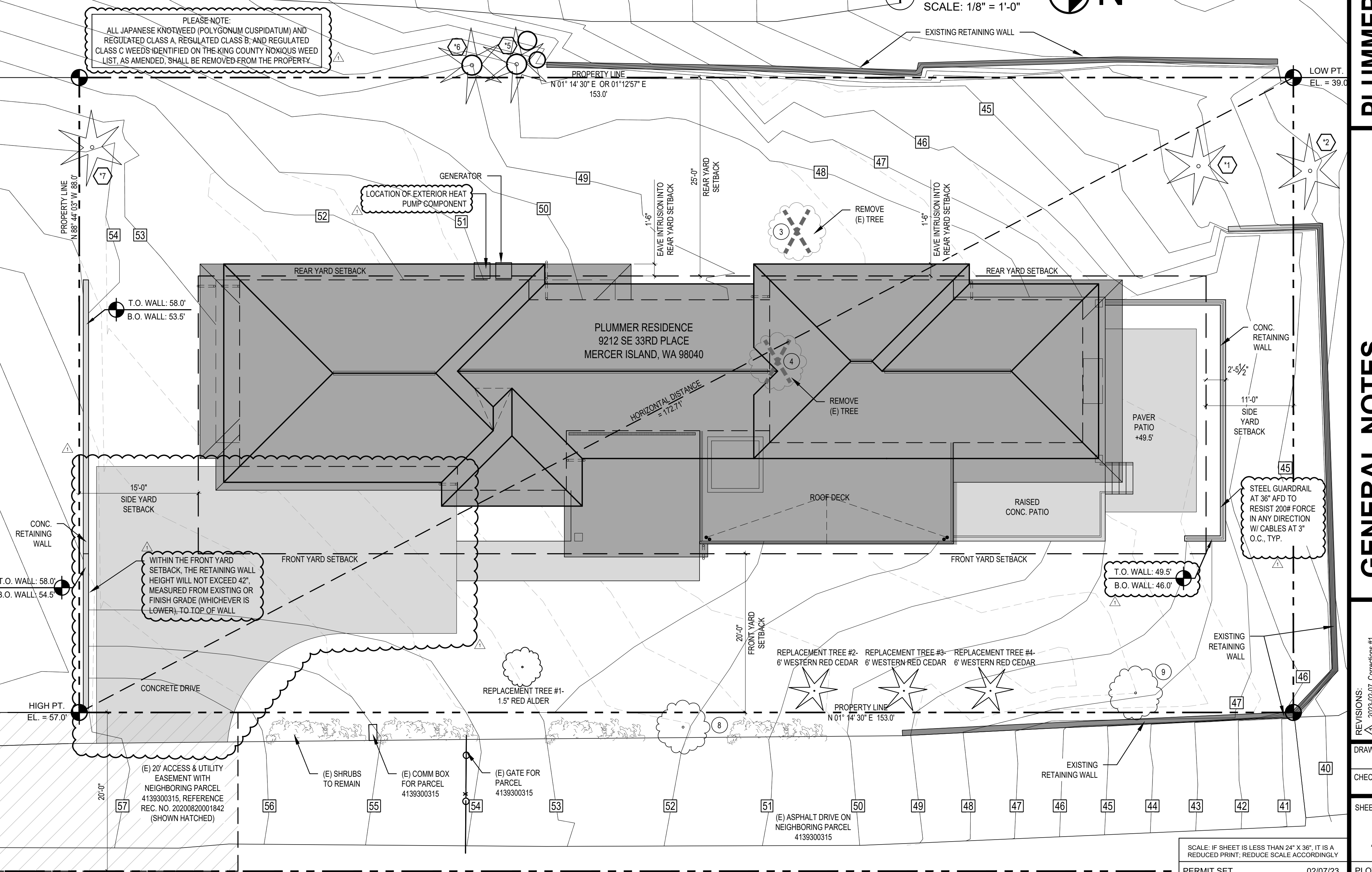
AVERAGE BUILDING ELEV.

AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	50.83	50.3	2554.2075
B	2.5	49.5	123.75
C	19	49.0	931
D	2.5	48.5	121.25
E	20.92	47.8	998.93
F	2.5	47.3	118.125
G	16.79	46.5	780.735
H	20.83	47.0	979.01
I	16.79	48.0	805.92
J	9.67	48.5	468.995
K	30.21	49.0	1480.29
L	9.25	49.5	457.875
M	15.33	49.8	762.8675
N	3	50.5	151.5
O	14.71	51.0	750.21
P	3	51.5	154.5
Q	27.46	52.5	1441.65
R	3	53.5	160.5
S	3	53.5	160.5
T	20.75	53.0	1099.75
	292.04	996.0	14501.365

Average Building Elevation = 292.04

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



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GENERAL NOTES SITE PLAN

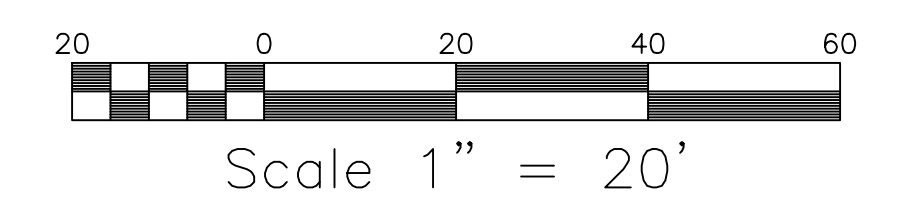
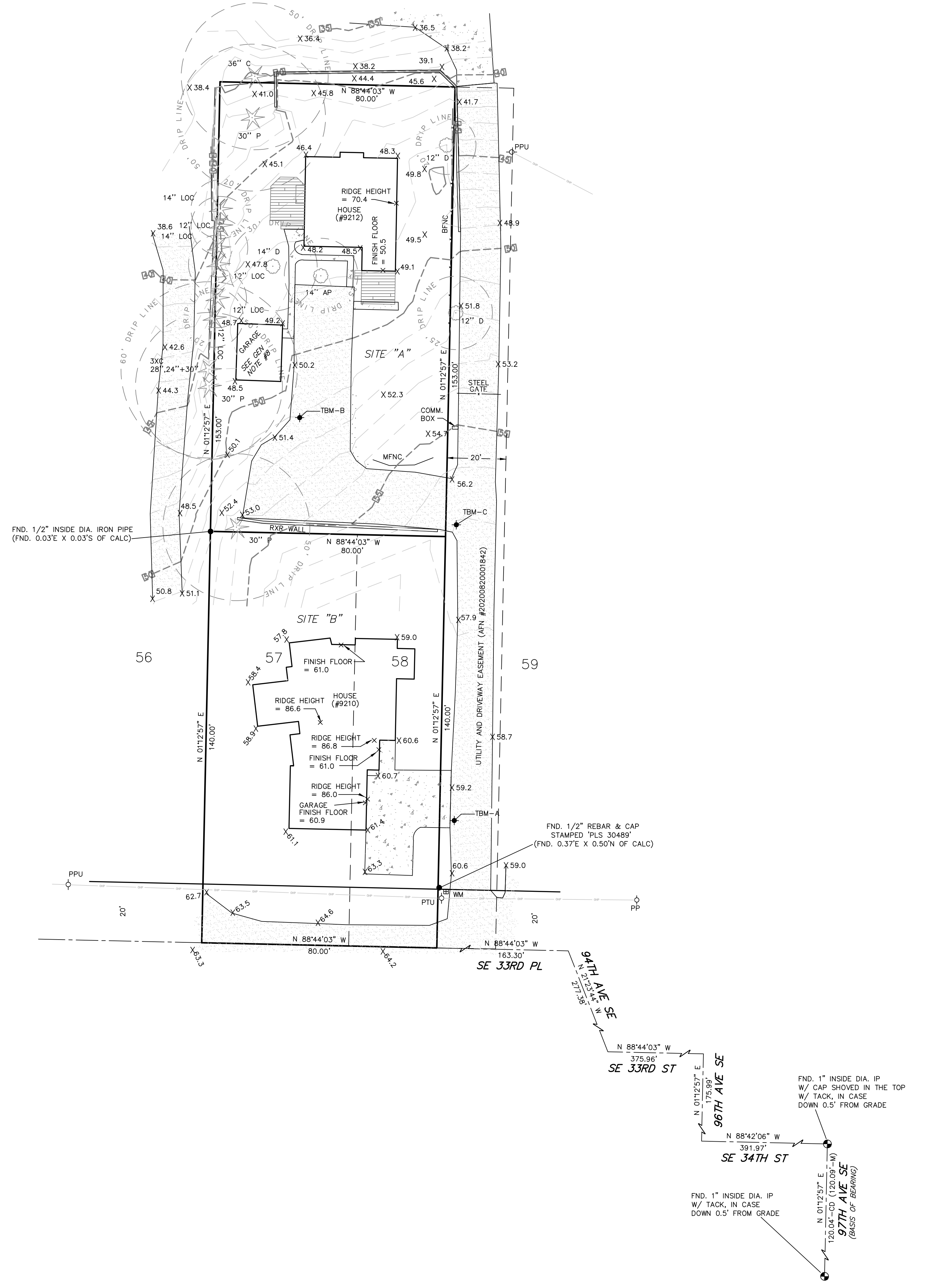
REVISIONS:

NO.	DATE	DESCRIPTION
1	2024-02-07	Connections #1

DRAWN BY: KE
 CHECKED BY: BUS
 SHEET

A1.0

SCALE: IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.
 PERMIT SET
 02/07/23
 PLOT DATE: 2/7/2023



MERIDIAN

ASSUMED

LEGEND:

- BFNC BOARD FENCE
- PP POWER POLE
- PPU POWER POLE W/UNDERGROUND
- PTU WATER POLE W/XFMR&UG
- WM WATER METER
- AP APPLE
- C CEDAR
- LOC DECIDUOUS
- LOC LOCUST
- P PINE
- CD CALCULATED DIMENSION
- M MEASURED DIMENSION

- ASPHALT HATCH
- CONCRETE HATCH
- DECK HATCH
- ROCKERY
- CONIFER (AS NOTED)
- 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

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

LEGAL DESCRIPTION

SITE "A"

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

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

SITE "B"

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

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WHICH IS NORTH 89°57'00" WEST 646.00 FEET FROM THE SOUTHEAST CORNER 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 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 140.00 FEET; THENCE NORTH 89°57'00" WEST 80.00 FEET; THENCE SOUTH 140.00 FEET; THENCE SOUTH 89°57'00" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING; (ALSO BEING KNOWN AS A PORTION OF TRACTS 57 AND 58 IN REPLAT OF TRACTS E,F,G,H,I,J, AND K OF LAKEMONT, AN UNRECORDED PLAT.)

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

EQUIPMENT & PROCEDURES

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



REVISED: 2/6/22 - UTILITY AND DRIVEWAY EASEMENT ADDED. RG NW1/4, SE1/4, SEC. 7, T. 24 N., R. 4 E., W.M. MERCER ISLAND, WASHINGTON

BOUNDARY/TOPOGRAPHIC SURVEY for DEBRA SCHATZMAN		
9210 SE 33RD PL MERCER ISLAND, WASHINGTON 98040		
Tye Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660		
DRAWN BY: RG	DATE: 6-10-19	JOB NO.: 19080
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 1

LEGAL DESCRIPTION

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

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

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

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

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

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

BENCHMARK & DATUM

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

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

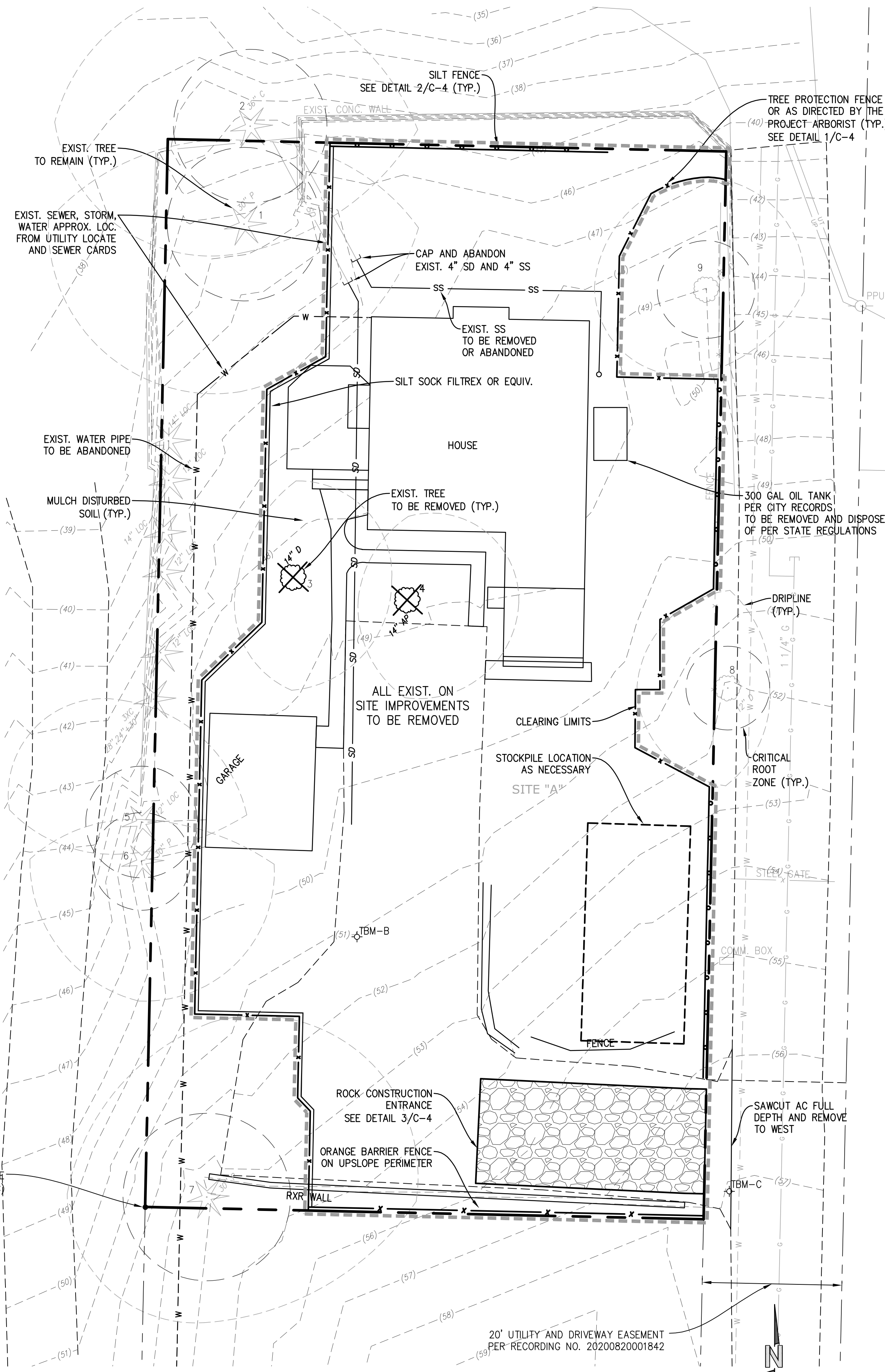
- 1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, 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.



FND. 1/2" INSIDE DIA. IRON PIPE (FND. 0.03"E X 0.03"S OF CALC)

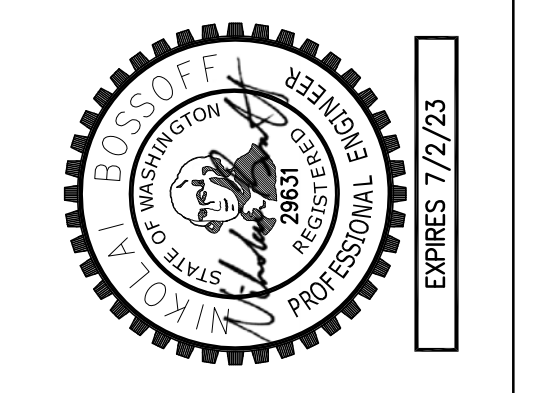
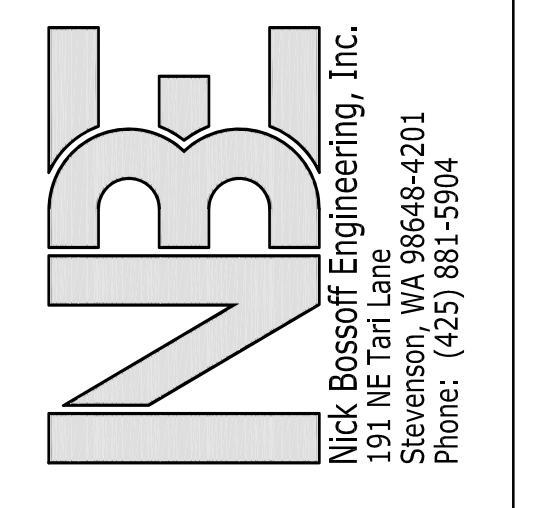
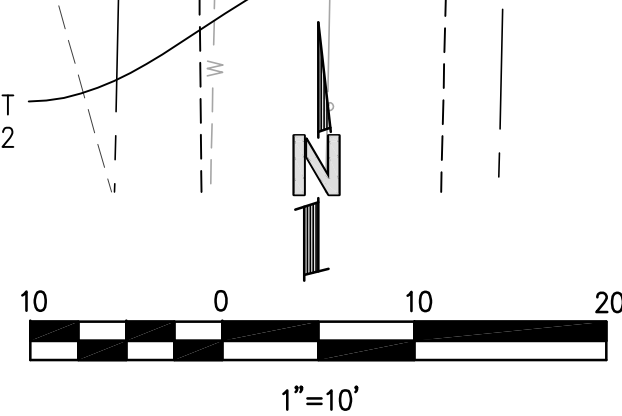


Table with columns: NO., DATE, REVISION, PERMIT SUBMITTAL, CITY REVISIONS, DETENTION/PUMP ADDED. Includes project manager N. Bossoff and drawing details.

Project title: PLUMMER RESIDENCE 9212 SE 33RD PL. Location: MERCER ISLAND WASHINGTON. Title: T.E.S.C. PLAN. Sheet: C-1. Call 48 hours before you dig 1-800-424-5555.

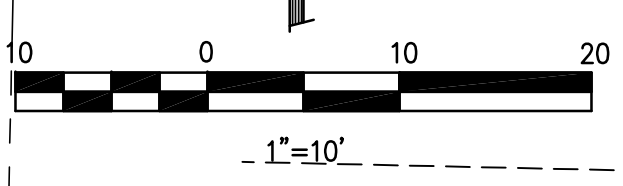
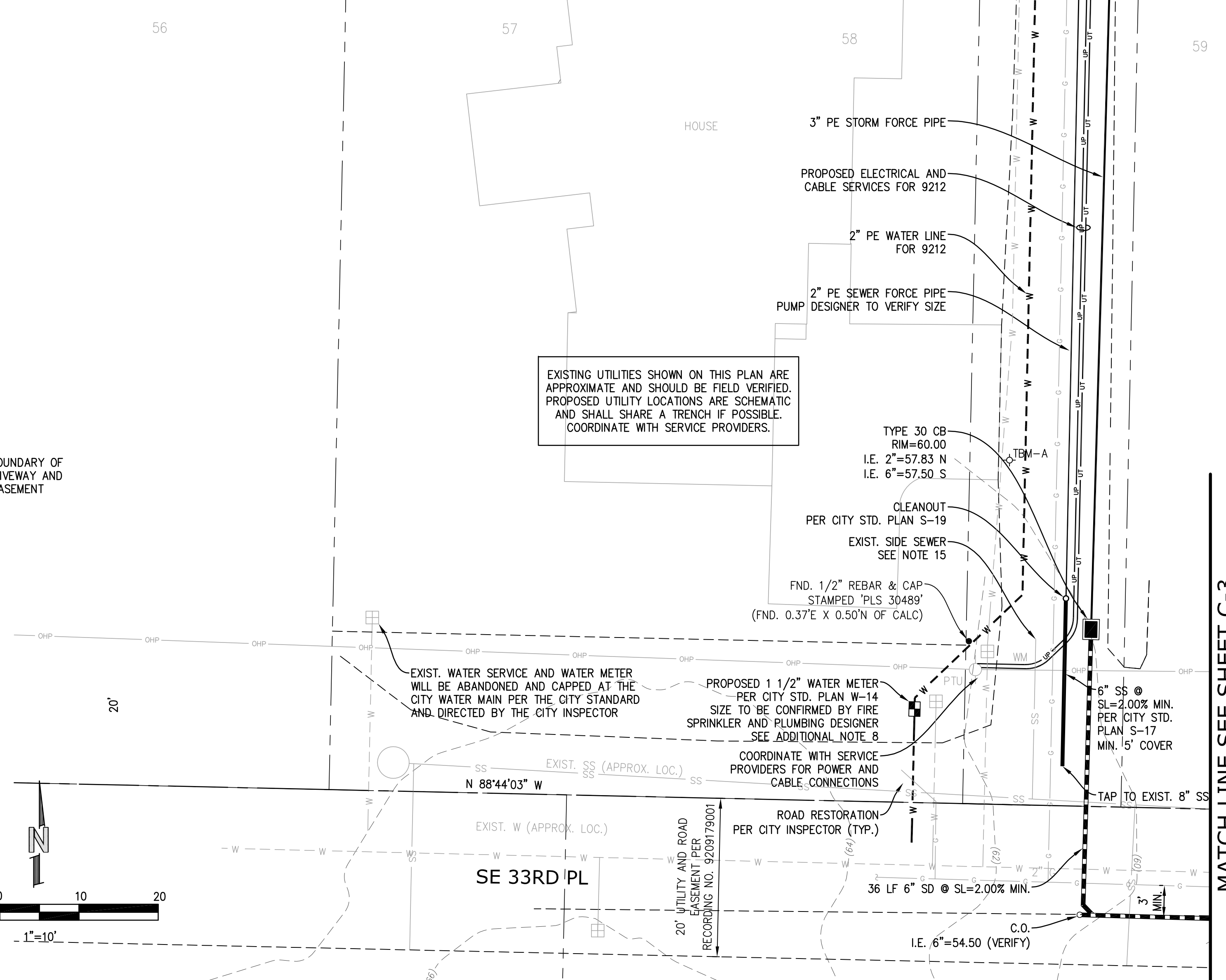
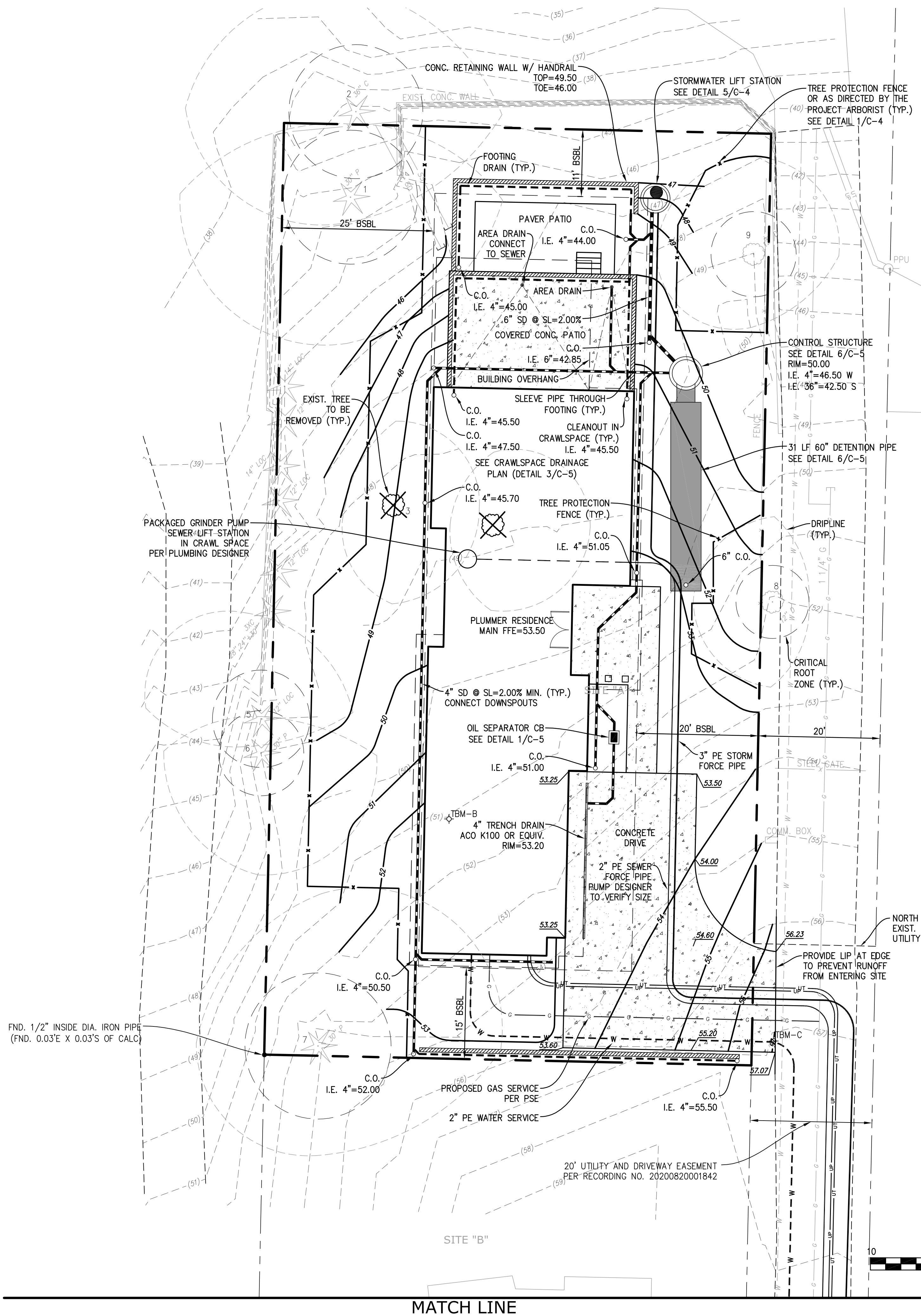
POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

- A. SOIL RETENTION, RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.
- C. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
- D. 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.
15. CITY RECORDS INDICATE THAT AN EXISTING SIDE SEWER MAY BE PRESENT NEAR THIS LOCATION. THIS SIDE SEWER MAY BE REUSED IN LIEU OF CONSTRUCTION OF A NEW SEWER IF IN SATISFACTORY CONDITION AS DETERMINED BY THE CITY INSPECTOR, AND ALLOWED BY THE SIDE SEWER OWNER. A TV INSPECTION OF THE EXISTING SIDE SEWER IS REQUIRED IF REUSED.
16. ONSITE SOILS ARE UNSUITABLE FOR USE AS STRUCTURAL FILL UNDER THE PATIO SLAB, GARAGE SLAB, AND FRONT PORCH SLAB. ALL STRUCTURAL FILL SHALL BE IMPORTED FROM OFFSITE AND MEET THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.

MATCH LINE



NO.	DATE	REVISION
1	08/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	07/24/23	RETENTION/PUMP ADDED

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

PLUMMER RESIDENCE
9212 SE 33RD PL

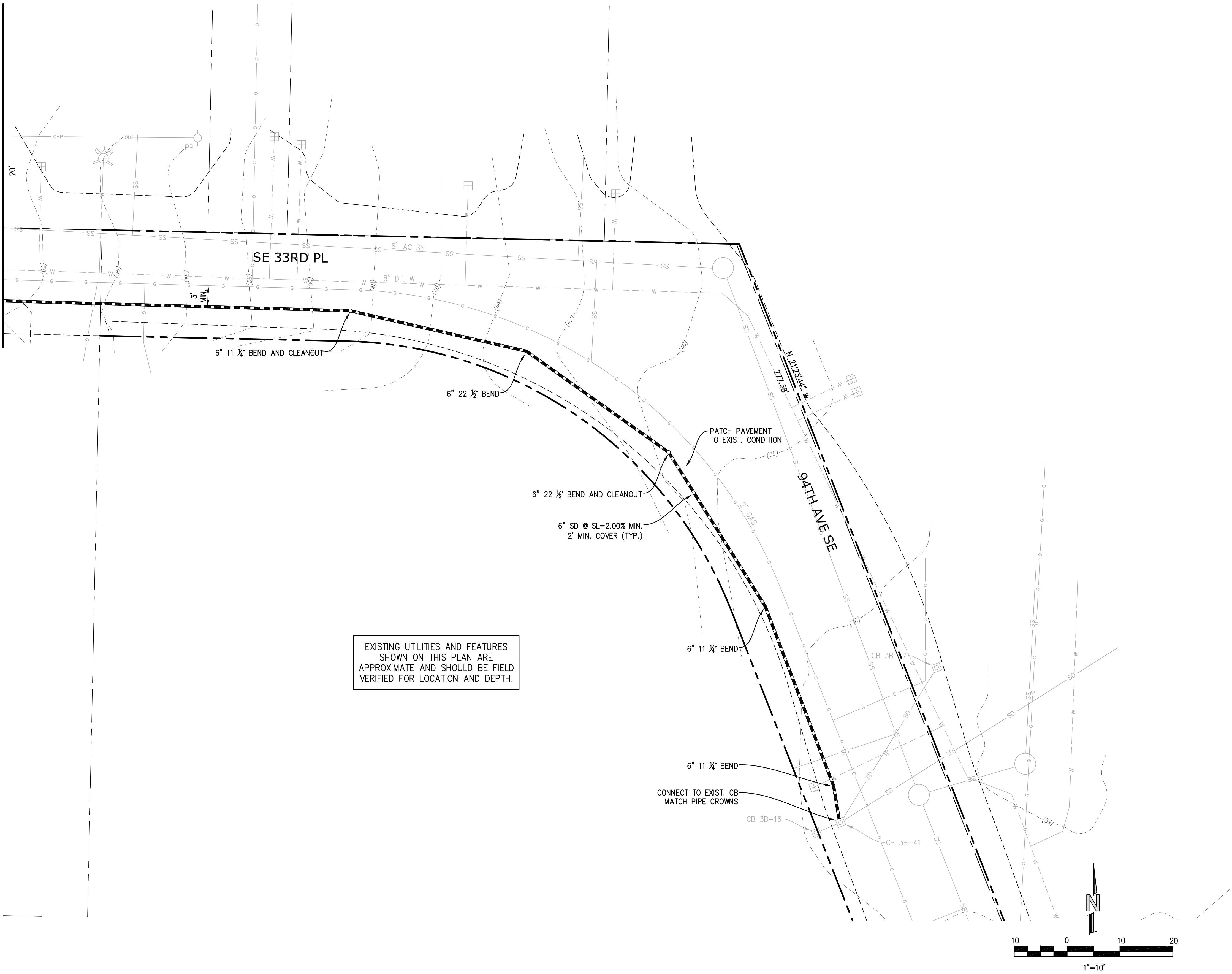
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DRAINAGE PLAN

SHEET:
C-2

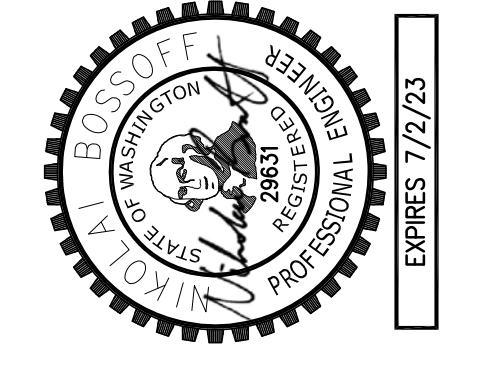
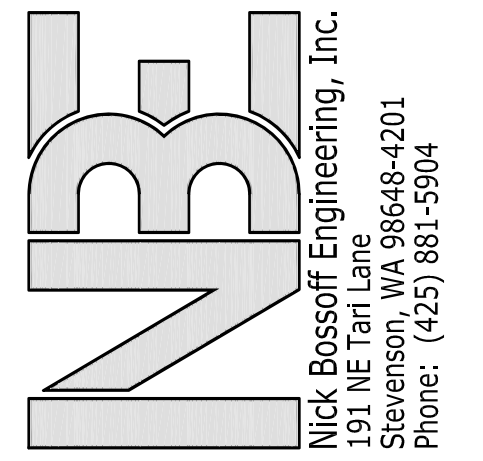
WASHINGTON

MERCER ISLAND

MATCH LINE SEE SHEET C-2



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



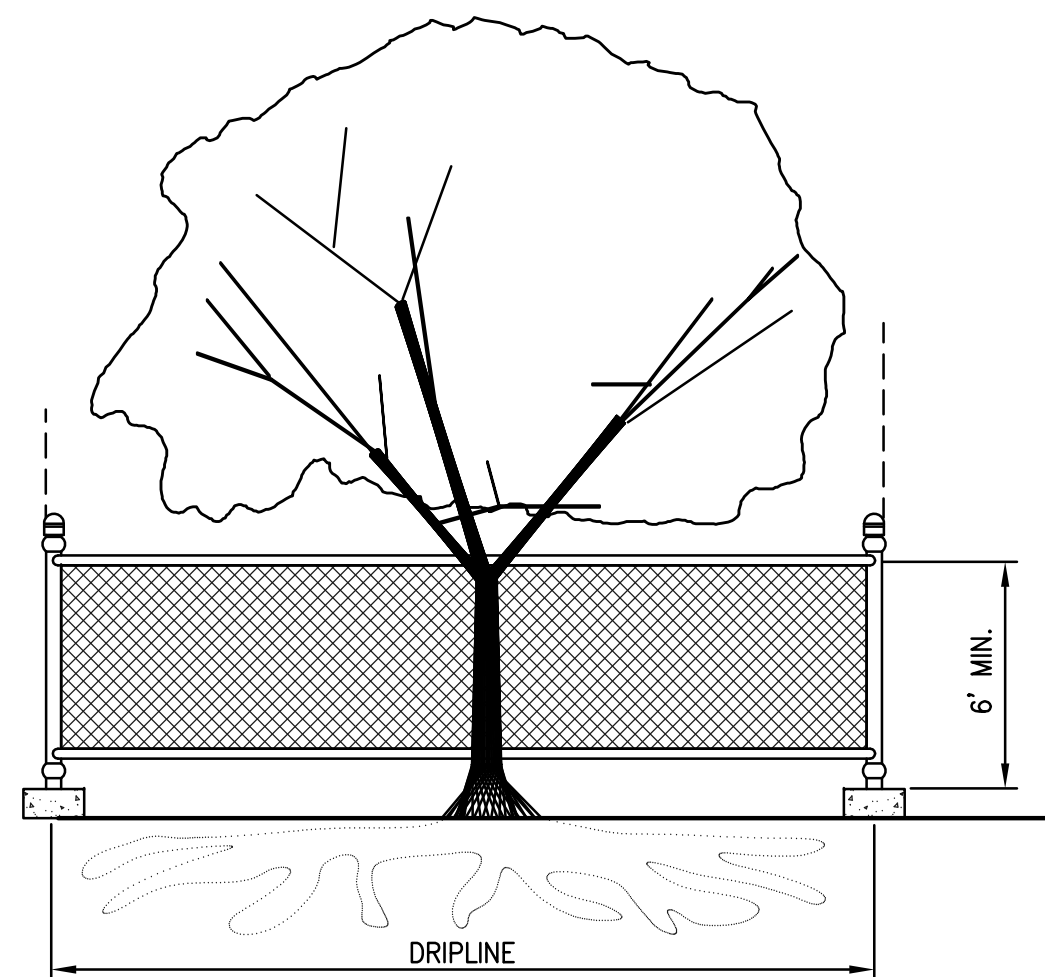
NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	07/24/23	RETENTION/PUMP ADDED

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

PLUMMER RESIDENCE
 9212 SE 33RD PL
 MERCER ISLAND
 WASHINGTON

TITLE:
DRAINAGE PLAN

SHEET:
C-3



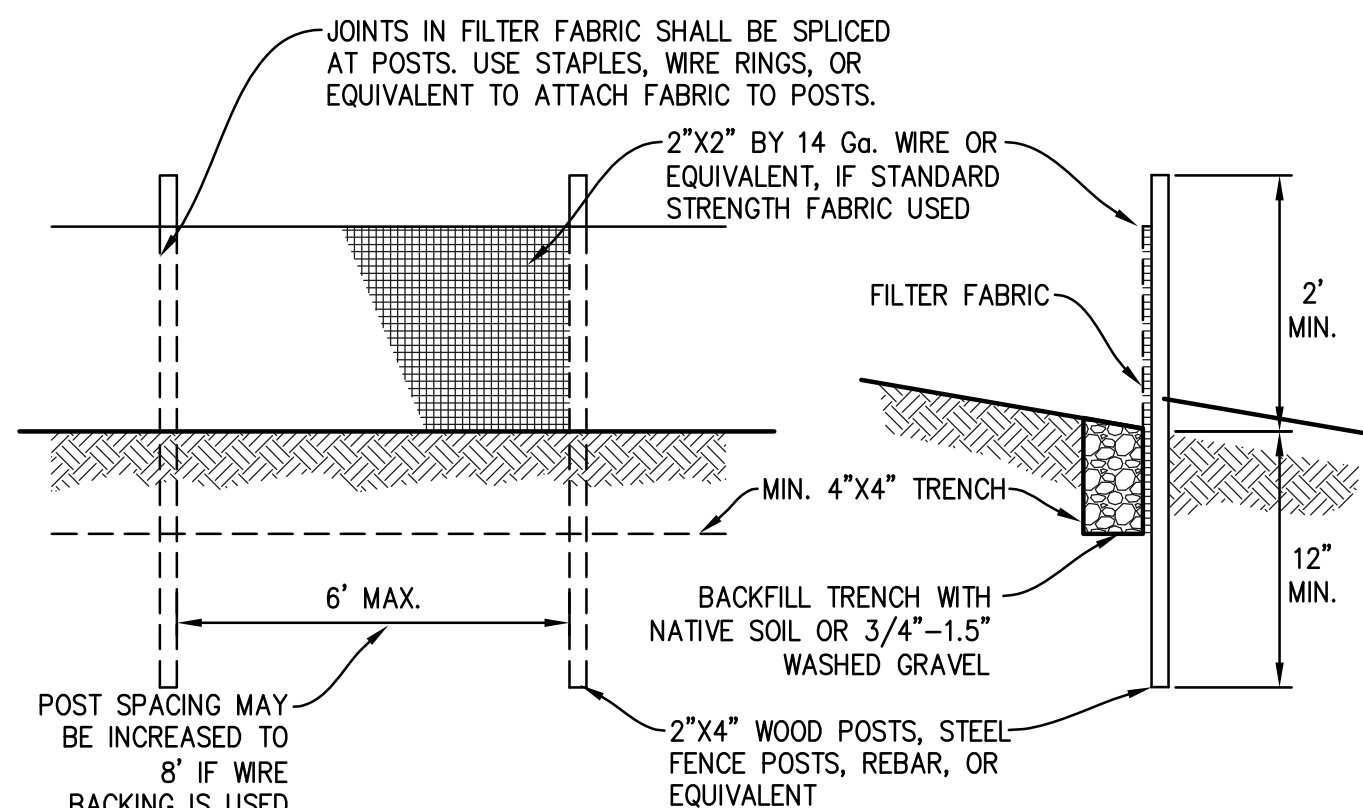
TREE PROTECTION DURING CONSTRUCTION

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



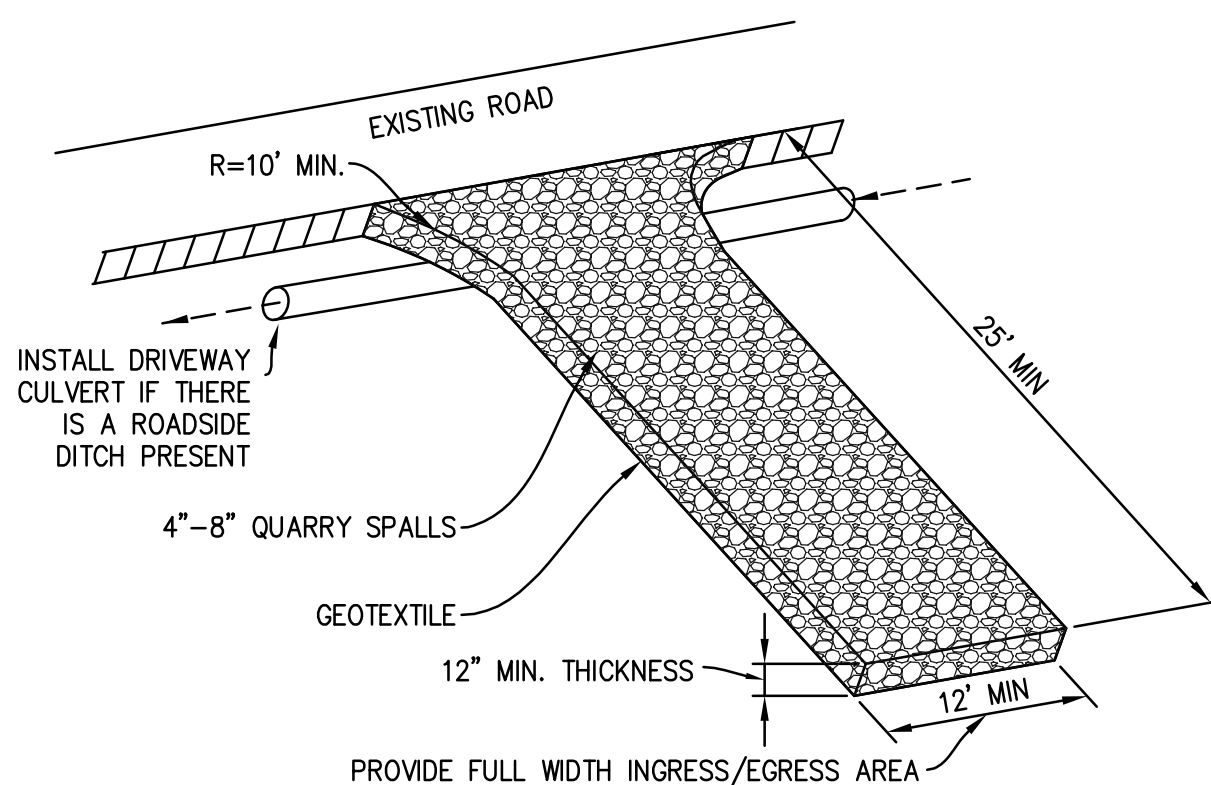
MAINTENANCE STANDARDS

- 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



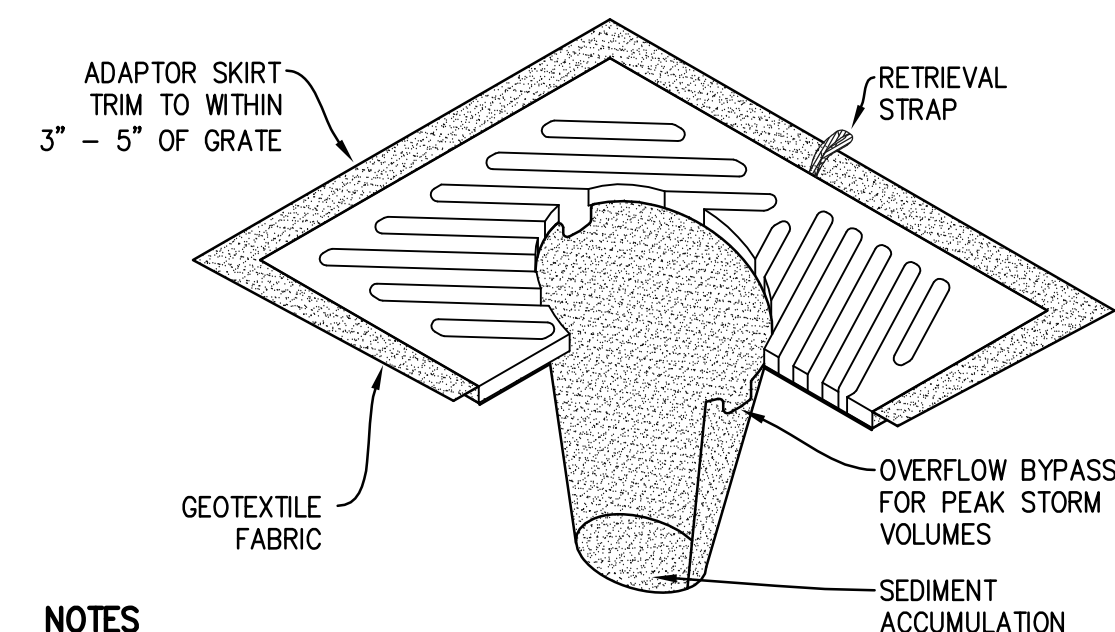
MAINTENANCE STANDARDS

- 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 SLUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SLUMP.
- 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



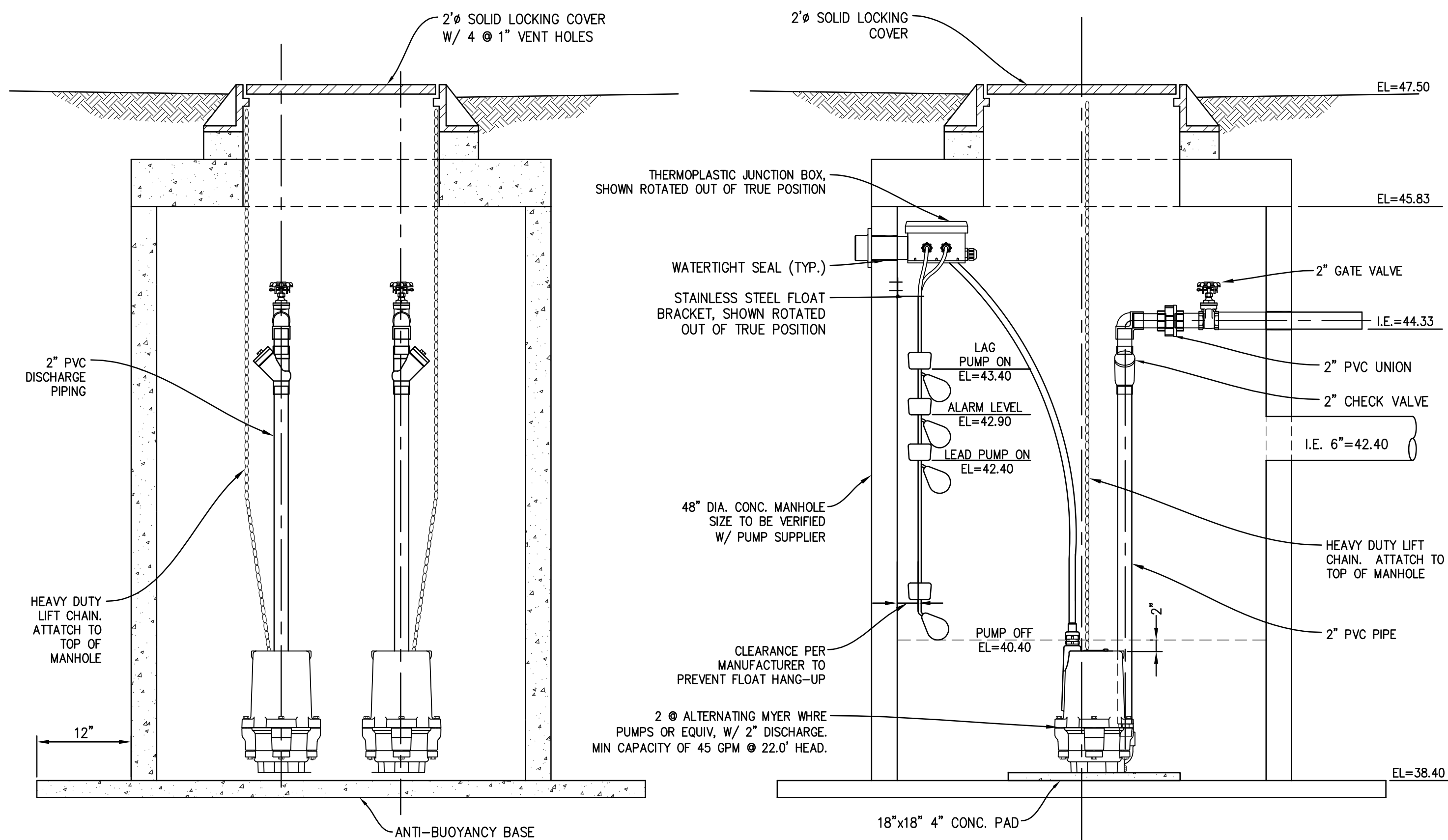
NOTES

- 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

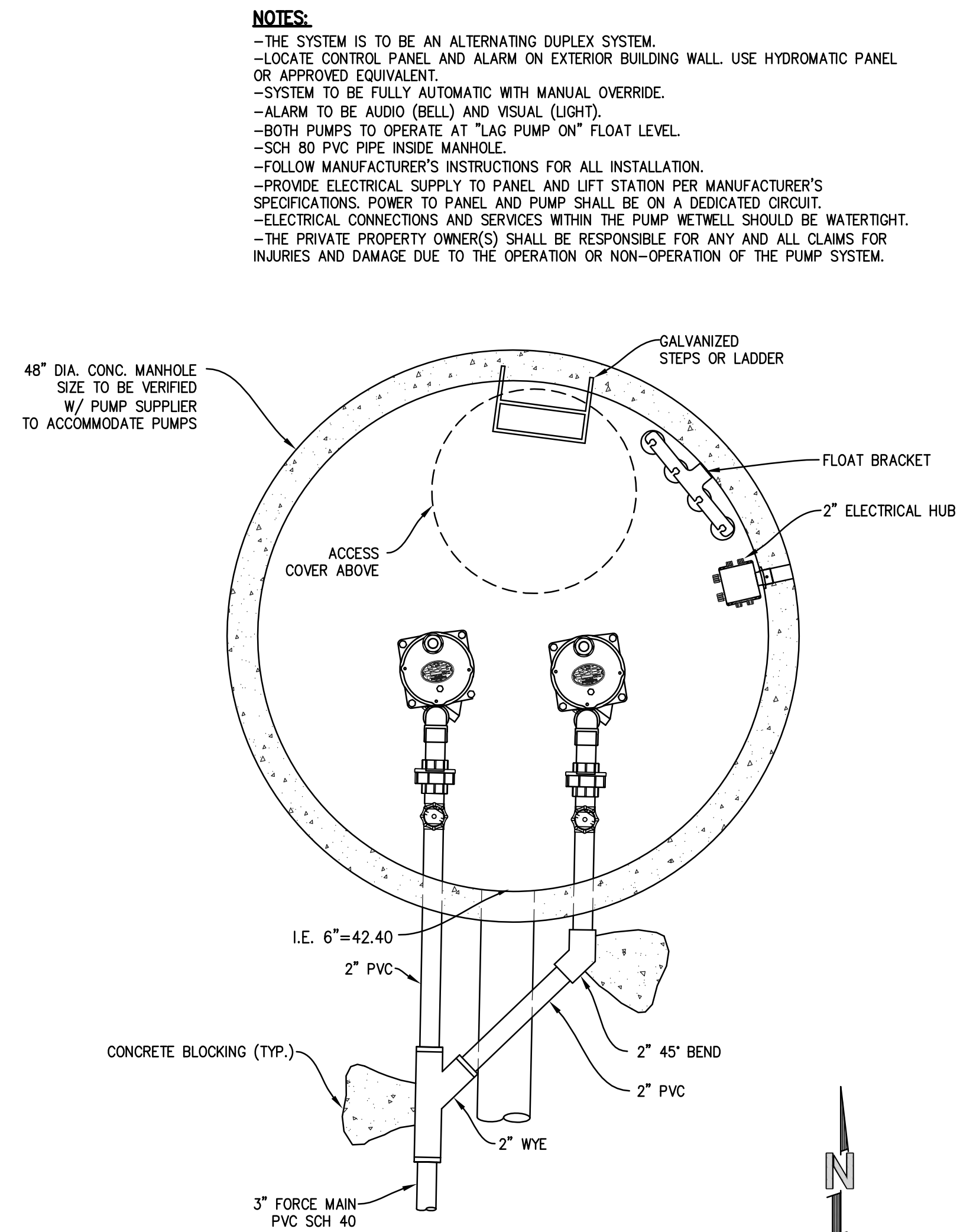
4



DRAIN LIFT STATION #1

SCALE: NTS

5



NOTES:

- THE SYSTEM IS TO BE AN ALTERNATING DUPLEX SYSTEM.
- LOCATE CONTROL PANEL AND ALARM ON EXTERIOR BUILDING WALL. USE HYDRAMATIC PANEL OR APPROVED EQUIVALENT.
- SYSTEM TO BE FULLY AUTOMATIC WITH MANUAL OVERRIDE.
- ALARM TO BE AUDIO (BELL) AND VISUAL (LIGHT).
- BOTH PUMPS TO OPERATE AT "LAG PUMP ON" FLOAT LEVEL.
- SCH 80 PVC PIPE INSIDE MANHOLE.
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ALL INSTALLATION.
- PROVIDE ELECTRICAL SUPPLY TO PANEL AND LIFT STATION PER MANUFACTURER'S SPECIFICATIONS. POWER TO PANEL AND PUMP SHALL BE ON A DEDICATED CIRCUIT.
- ELECTRICAL CONNECTIONS AND SERVICES WITHIN THE PUMP WETWELL SHOULD BE WATERTIGHT.
- THE PRIVATE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.

PLUMMER RESIDENCE
9212 SE 33RD PL

WASHINGTON

MERCER ISLAND

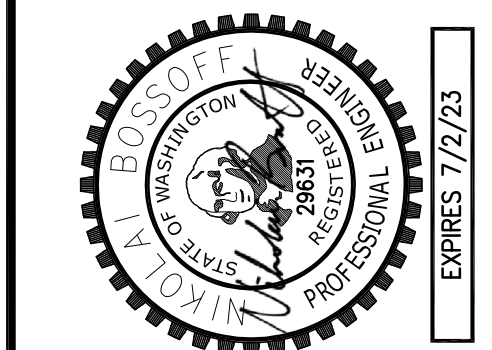
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DETAILS

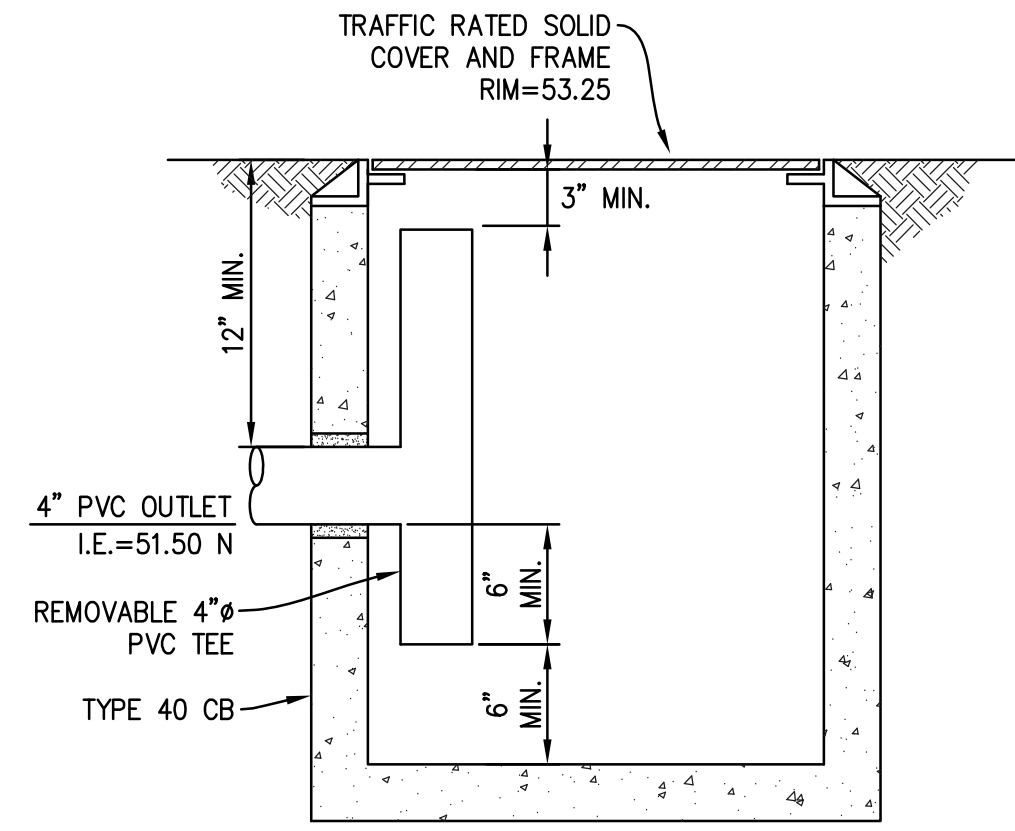
SHEET:
C-4

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

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

NB
NICK BOSSOFF Engineering, Inc.
191 NE Tarr Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

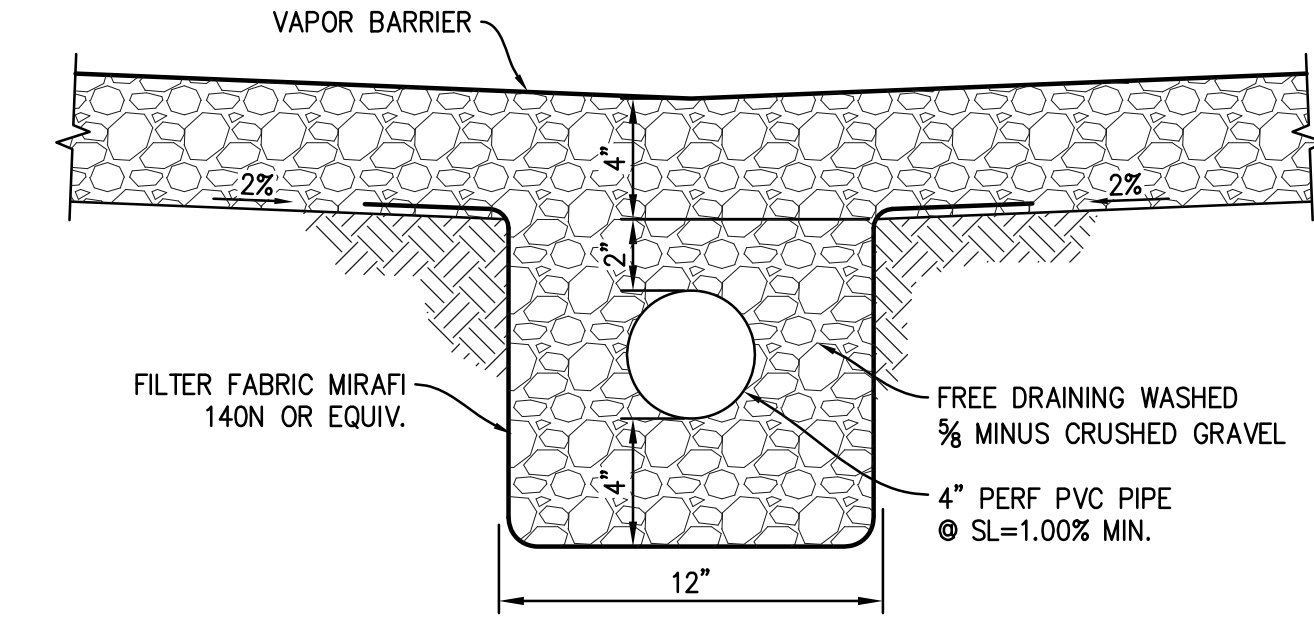




OIL SEPARATOR CB

SCALE: NTS

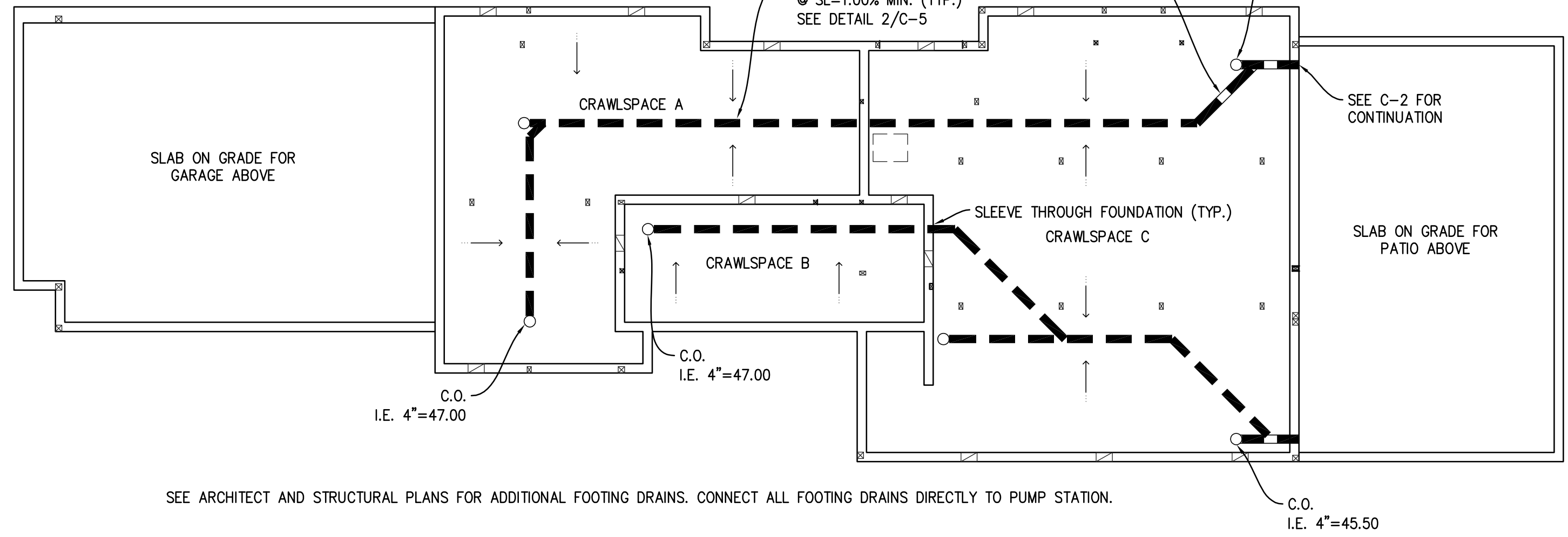
1



CRAWL SPACE DRAIN

SCALE: NTS

2



CRAWL SPACE DRAINAGE

SCALE: NTS

3

SEE ARCHITECT AND STRUCTURAL PLANS FOR ADDITIONAL FOOTING DRAINS. CONNECT ALL FOOTING DRAINS DIRECTLY TO PUMP STATION.

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

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

ELBOW RESTRICTOR DETAIL

SECTION A-A
CONTROL STRUCTURE DETAIL
NOT TO SCALE

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

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET 50:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP.
 - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.080 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 28M AND ASTM B 275, DESIGNATION Z632A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

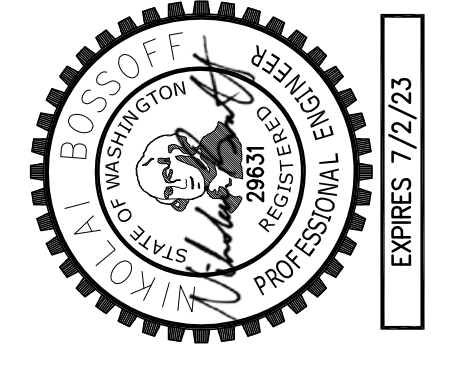
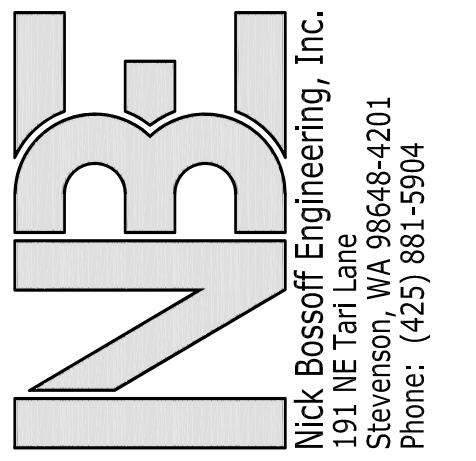
ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7805) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M300), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

DETENTION PIPE AND CONTROL STRUCTURE

SCALE: NTS

6



NO.	DATE	REVISION
1	08/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	DETENTION/PUMP ADDED

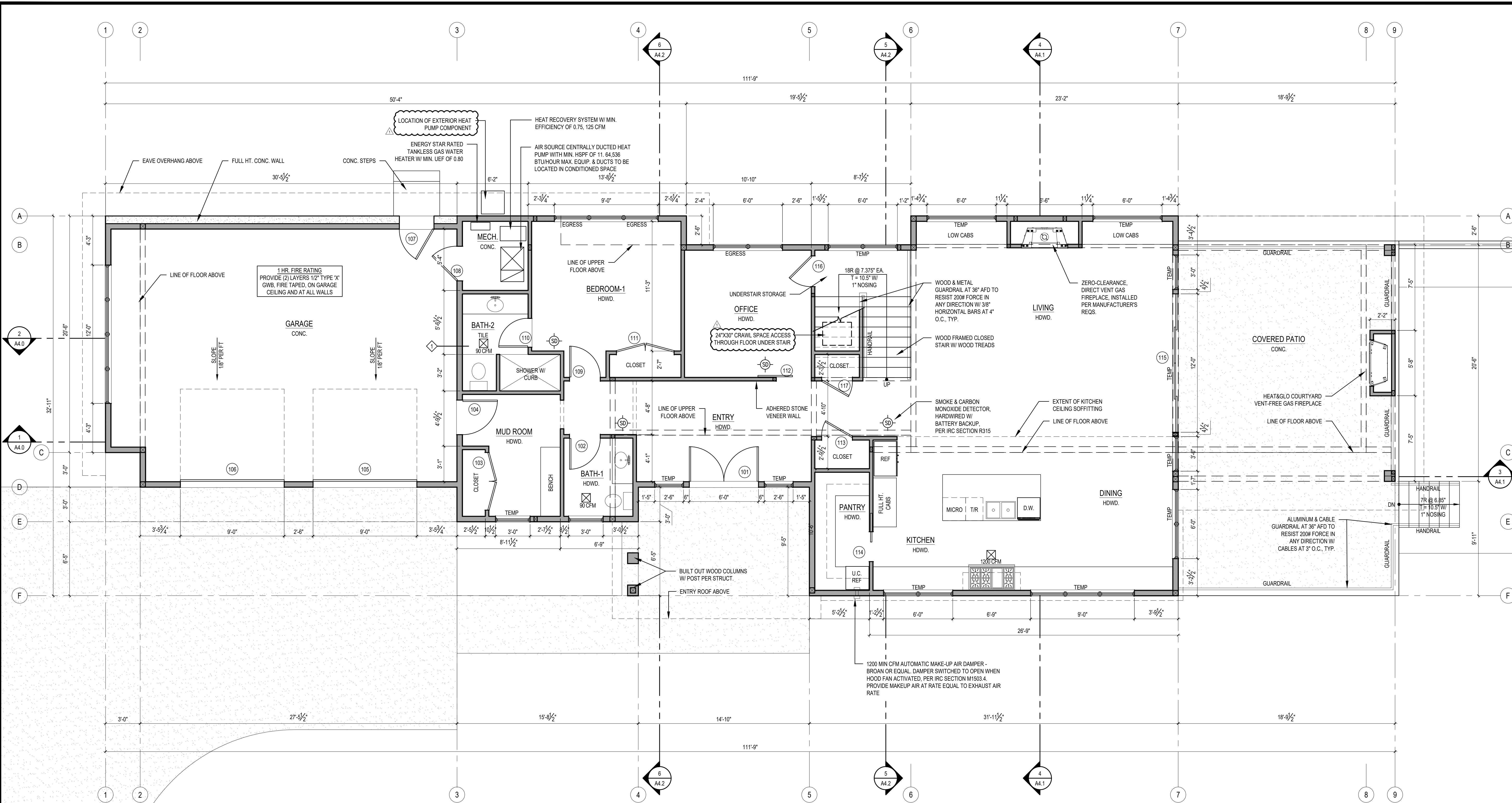
N. BOSSOFF, P.E.	PROJECT MANAGER:
NB	DESIGNED:
TKB	DRAWN:
SARC-2101	JOB NUMBER:
SARC-2101.pln.dwg	FILE NAME:

PLUMMER RESIDENCE
9212 SE 33RD PL

WASHINGTON
MERCER ISLAND

TITLE: **DETAILS**

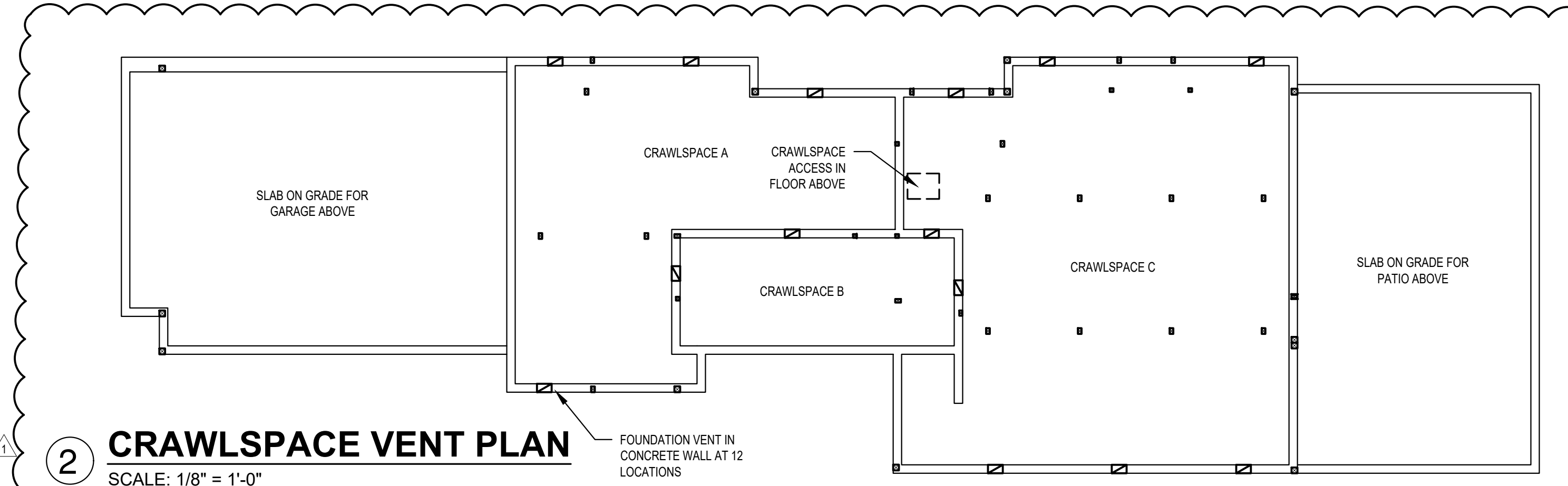
SHEET: **C-5**



WALL PARTITION TYPES:
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

- TYPICAL EXTERIOR WALL**
 EXTERIOR WALL FINISH α (2) LAYERS 60# BLDG. PAPER α 1/2" CDX PLYWOOD α 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' α 2x6 WD STUDS @ 16" O.C. PANELS NAILLED 7" O.C. α 7/8" CEM. CTD NALS. JOINTS EXP OR FIN - PERIM CAULKED-UL DES U308 & 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.

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



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

CRAWLSPACE VENTING:

CRAWLSPACE A:
 (AREA) 516 SF / 300 = 1.72 SF VENTING REQ'D.
 1.72 SF X 144 = 247.68 SQ. IN.
 68 SQ. IN. STND. VENT.
 247.68 / 68 = 3.6 VENTS REQ.
 4 VENTS WILL BE PROVIDED

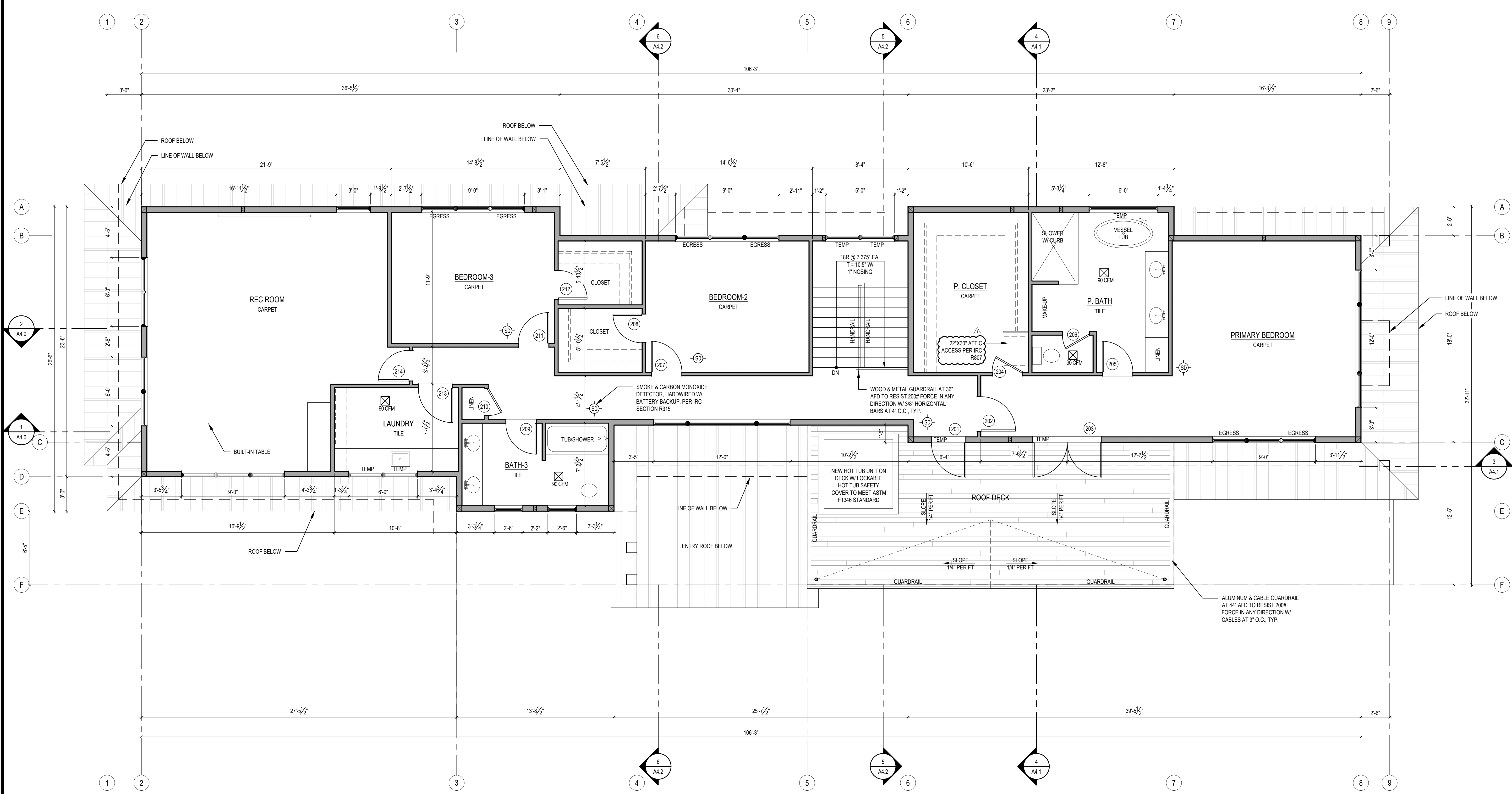
CRAWLSPACE B:
 (AREA) 185 SF / 300 = 617 SF VENTING REQ'D.
 617 SF X 144 = 88,848 SQ. IN.
 68 SQ. IN. STND. VENT.
 88,848 / 68 = 1.3 VENTS REQ.
 2 VENTS WILL BE PROVIDED

CRAWLSPACE C:
 (AREA) 895 SF / 300 = 2.9 SF VENTING REQ'D.
 2.9 SF X 144 = 417.6 SQ. IN.
 68 SQ. IN. STND. VENT.
 417.6 / 68 = 6.14 VENTS REQ.
 6 VENTS WILL BE PROVIDED

USE APPROVED CLASS I VAPOR RETARDER PER IBC R408.2, EXCEPTION.

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.
 PERMIT SET 02/07/23

REVISIONS:	2023-02-07	Connections #1
DRAWN BY:	KE	
CHECKED BY:	BUS	
SHEET	A2.0	
PERMIT SET	02/07/23	PLOT DATE: 2/7/2023



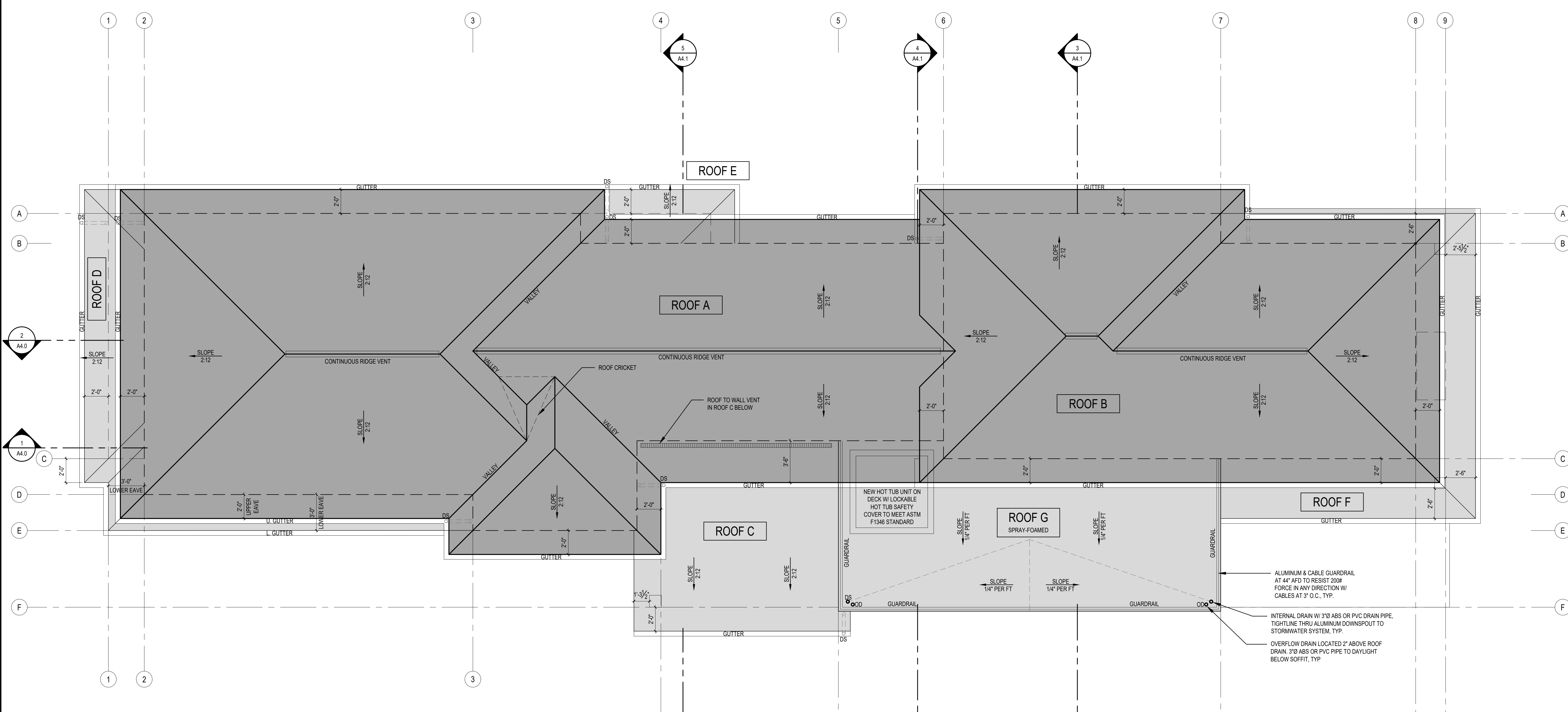
2 UPPER FLOOR PLAN N
 SCALE: 1/4" = 1'-0"

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 PL WOOD 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.

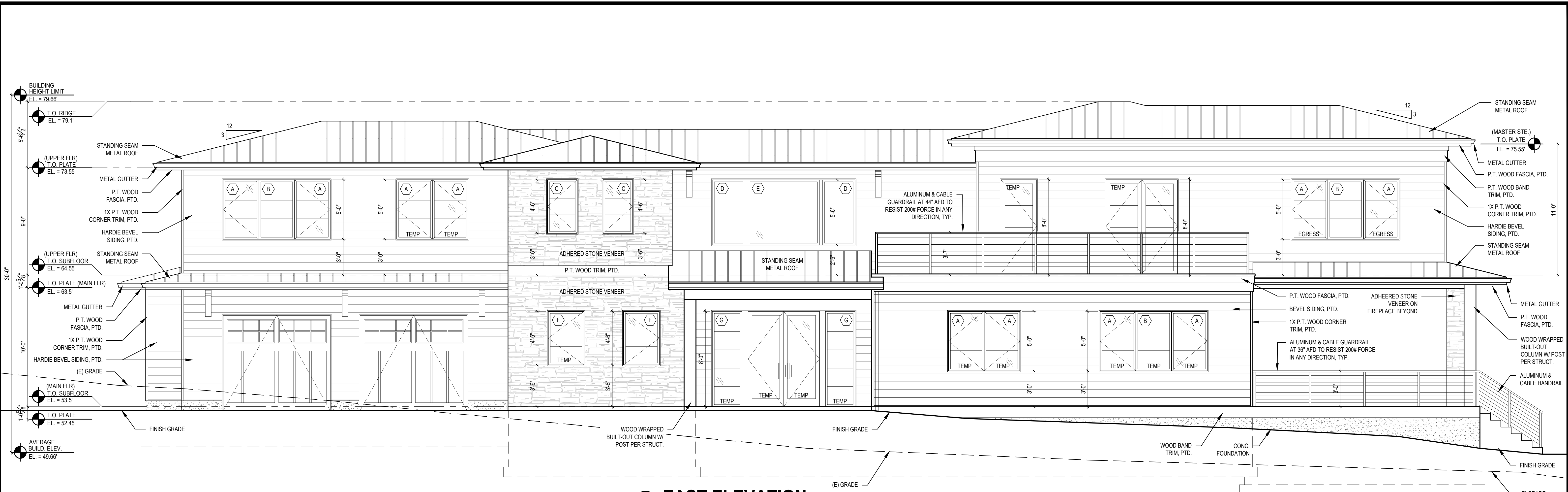
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 PERMIT SET 02/07/23



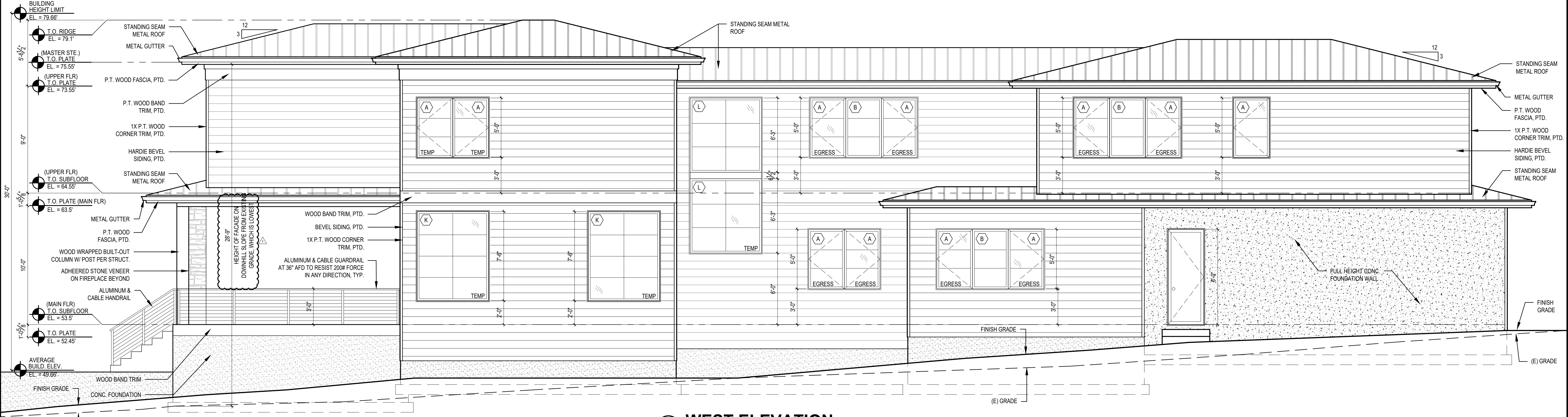
ROOF VENT CALCULATIONS									
DESCRIPTION	SF AREA	REQ. VENTING		CALCULATIONS				ACTUAL	
		PER SF AREA		VENT TYPE	VENT LF.	TOTAL VENT AREA	SF CONVERT.	80% EFF FACTOR	TOTAL
ROOF A	1,419	9.46	300	18 SQ. IN./FT.	171	3078	21.38	17.10	20.60
				12 SQ. IN./FT.	52.5	630	4.38	3.50	
				CONTINUOUS					
ROOF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

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

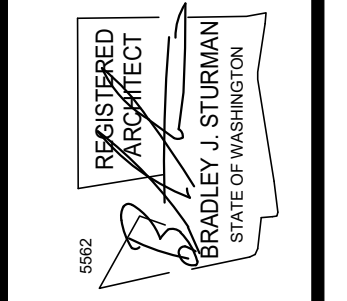
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY
 PERMIT SET 02/07/23 PLOT DATE: 2/7/2023



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



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



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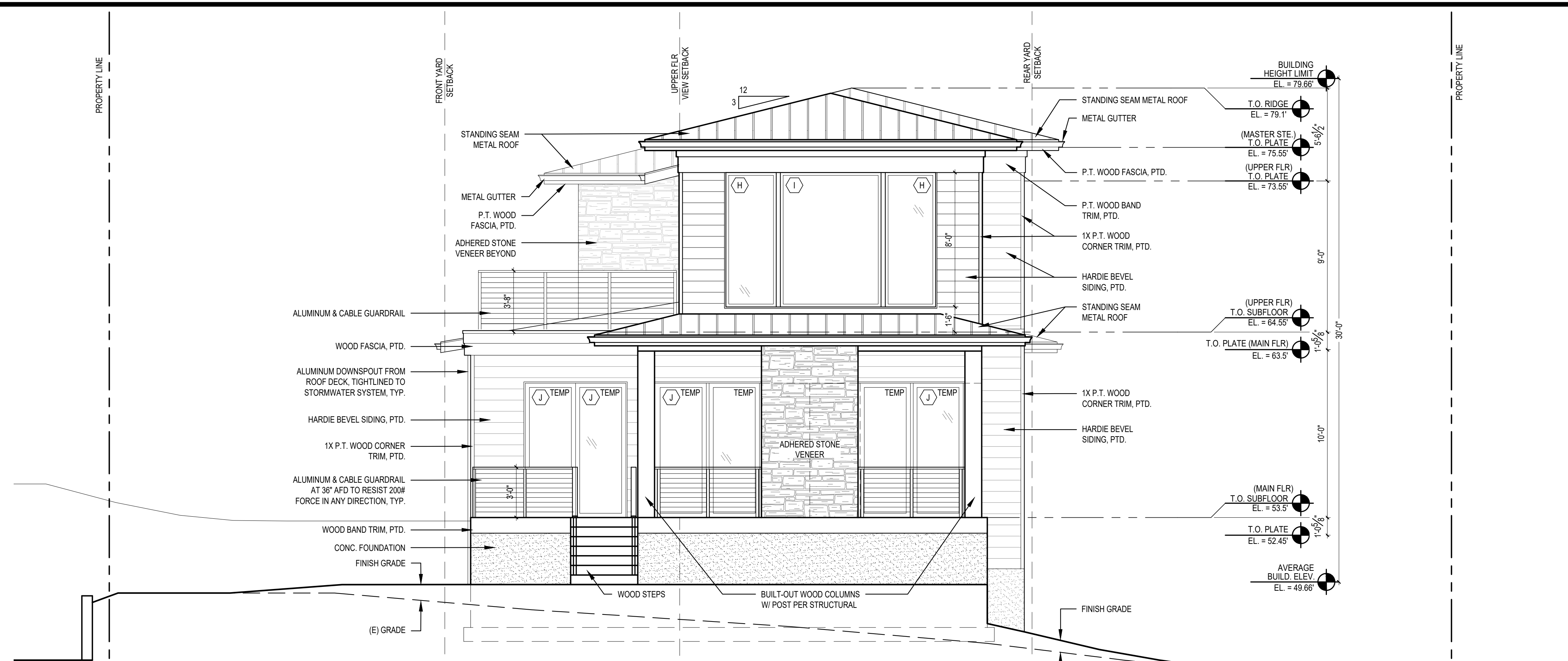
PLUMMER RESIDENCE
PERMIT SET
9212 SE 33RD PLACE
MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS

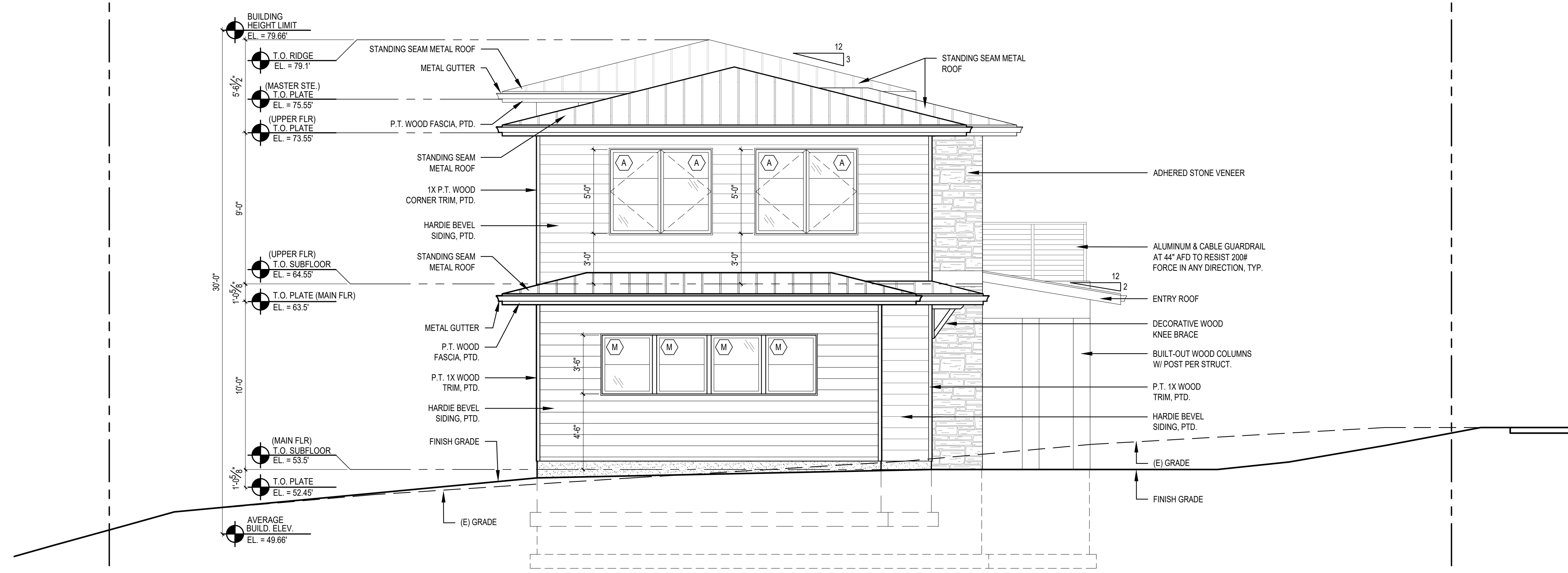
REVISIONS:	DATE	DESCRIPTION
1	2023-02-07	Corrections #1
2		
3		

DRAWN BY: KE
CHECKED BY: BJS

SHEET
A3.0



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



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

WINDOW SCHEDULE

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

SCHEDULE NOTES:

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

DOOR SCHEDULE

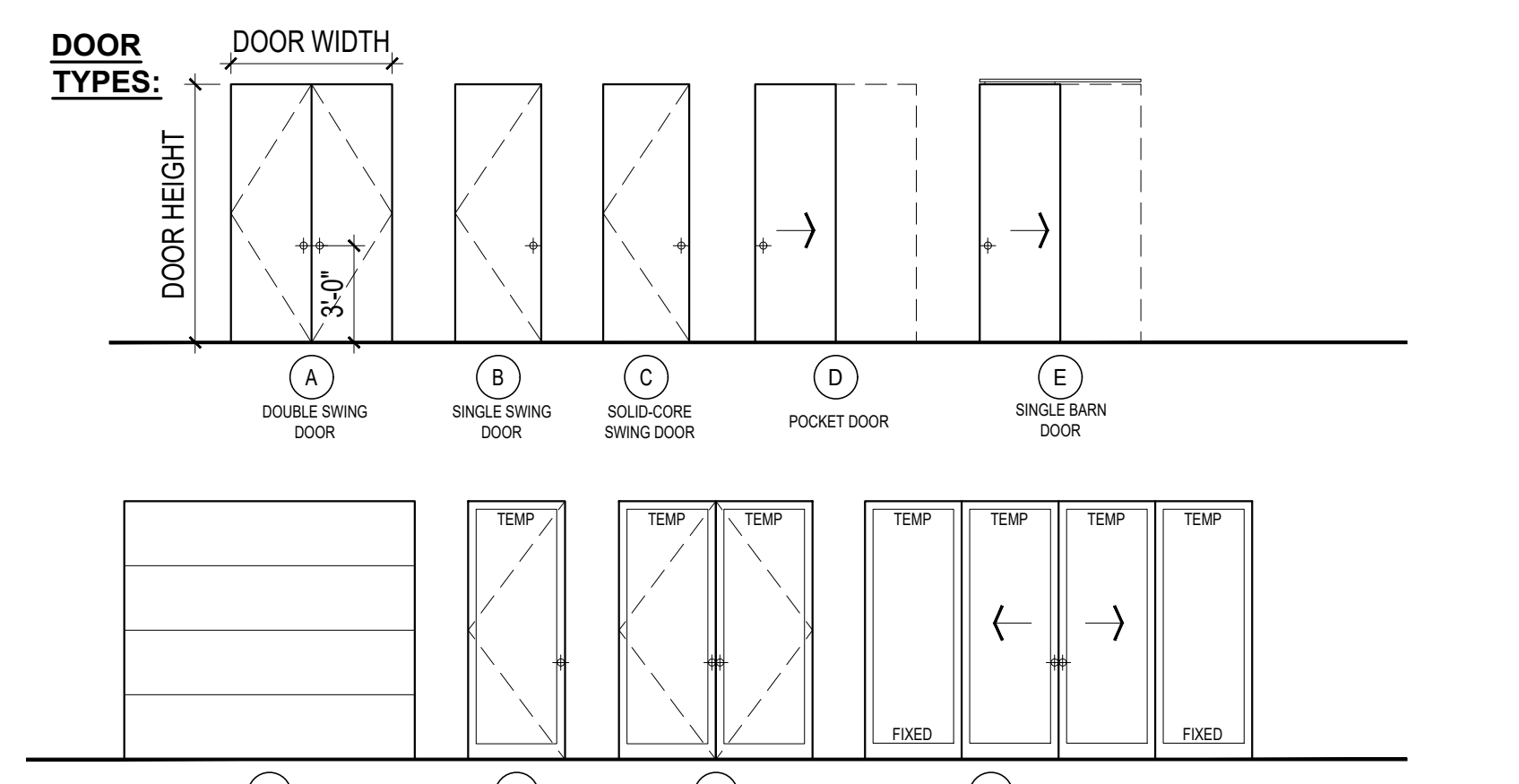
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	REMARKS
MAIN FLOOR									
101	ENTRY	6'-0"	8'-0"	H	Y	-	1-3/4"	.28	
102	BATH-1	2'-8"	8'-0"	B	-	-	1-3/4"	-	
103	MUD ROOM	5'-0"	8'-0"	A	-	-	1-3/4"	-	
104	MUD ROOM	3'-0"	8'-0"	C	-	-	1-3/4"	.28	
105	GARAGE	9'-0"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

UPPER FLOOR

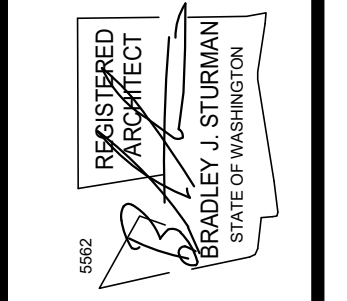
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202	PRIMARY BEDROOM	3'-0"	8'-0"	B	-	-	1-3/4"	-	
203	PRIMARY BEDROOM	6'-0"	8'-0"	H	Y	-	1-3/4"	.28	
204	PRIMARY CLOSET	2'-8"	8'-0"	B	-	-	1-3/4"	-	
205	PRIMARY BATH	2'-8"	8'-0"	B	-	-	1-3/4"	-	
206	PRIMARY BATH	2'-4"	8'-0"	B	-	-	1-3/4"	-	
207	BEDROOM-2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

SCHEDULE NOTES:

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



SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.
PERMIT SET 02/07/23 PLOT DATE: 2/7/2023

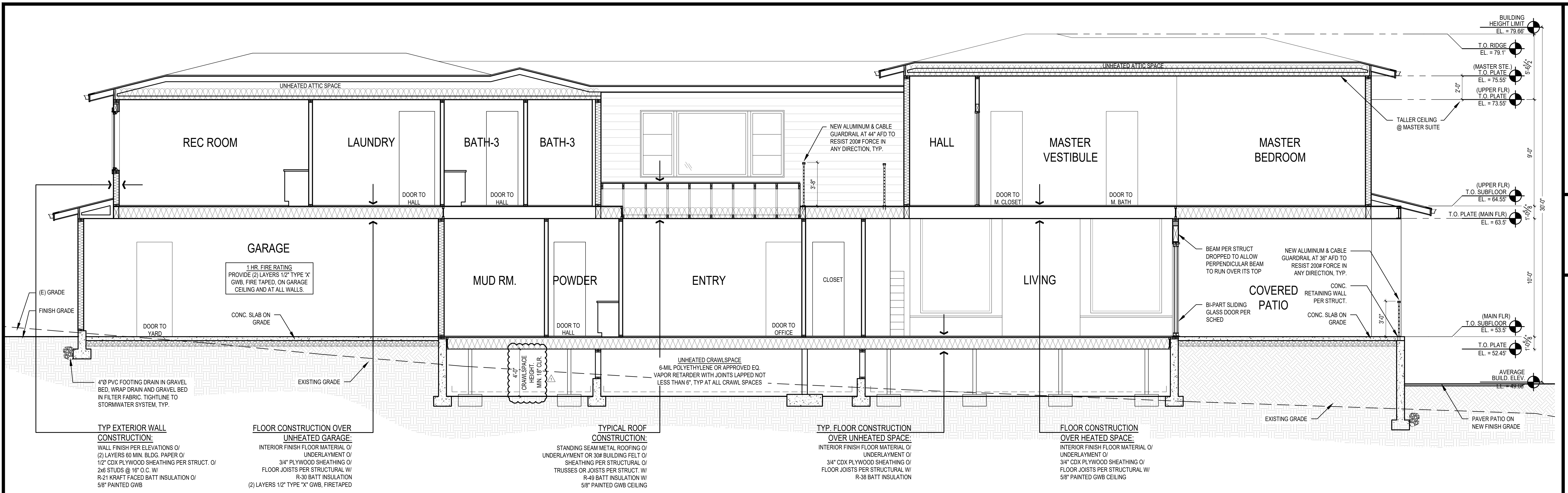


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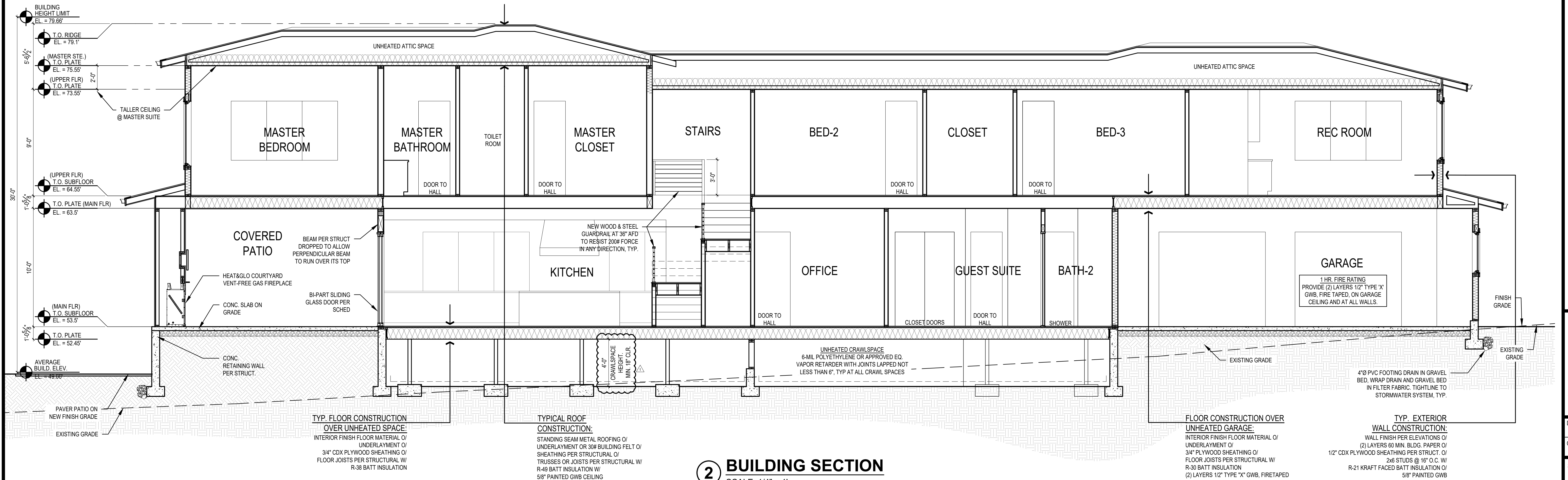
REVISIONS:

NO.	DATE	DESCRIPTION
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2		
3		
4		
5		

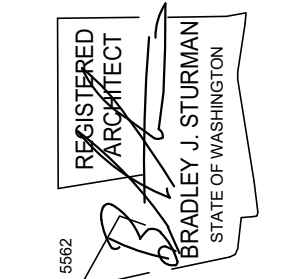
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CHECKED BY: BJS
SHEET



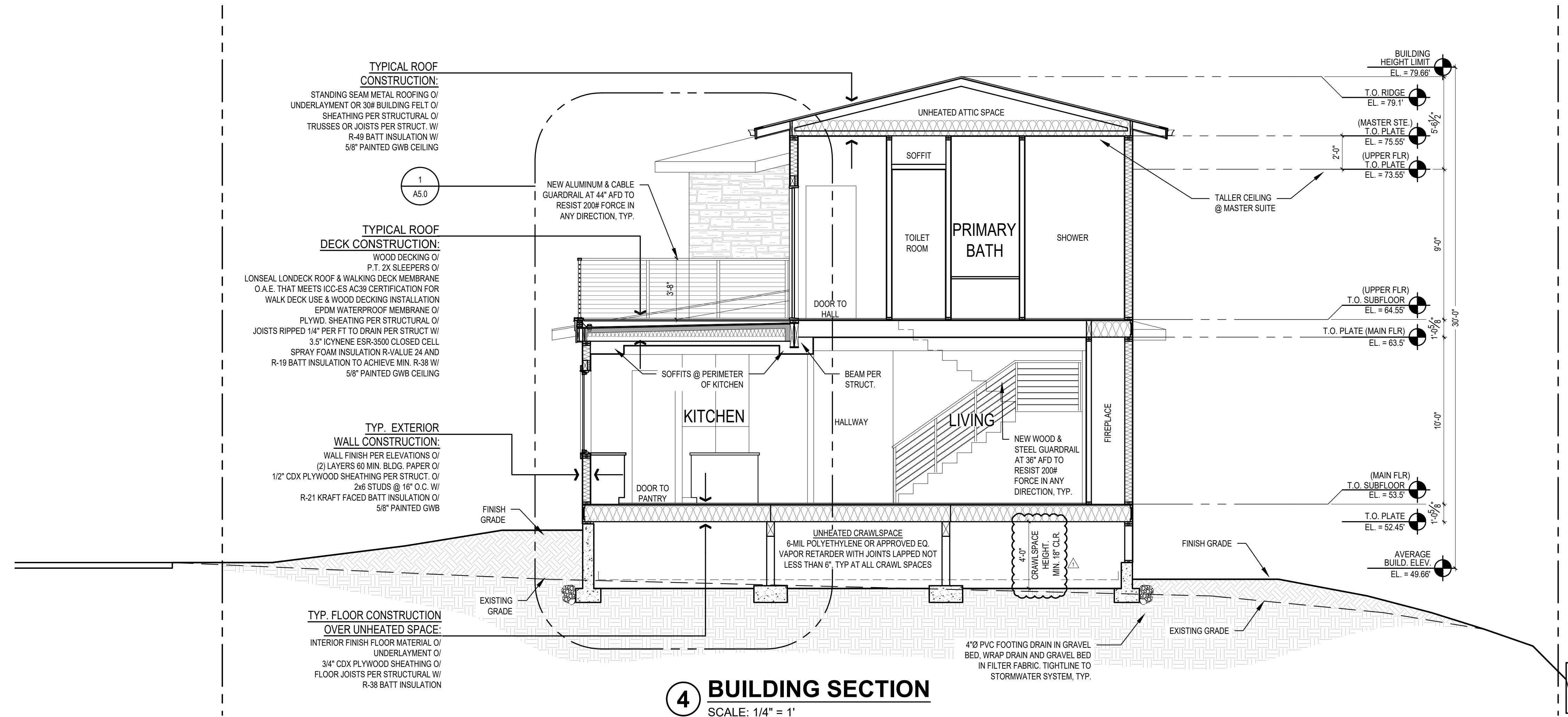
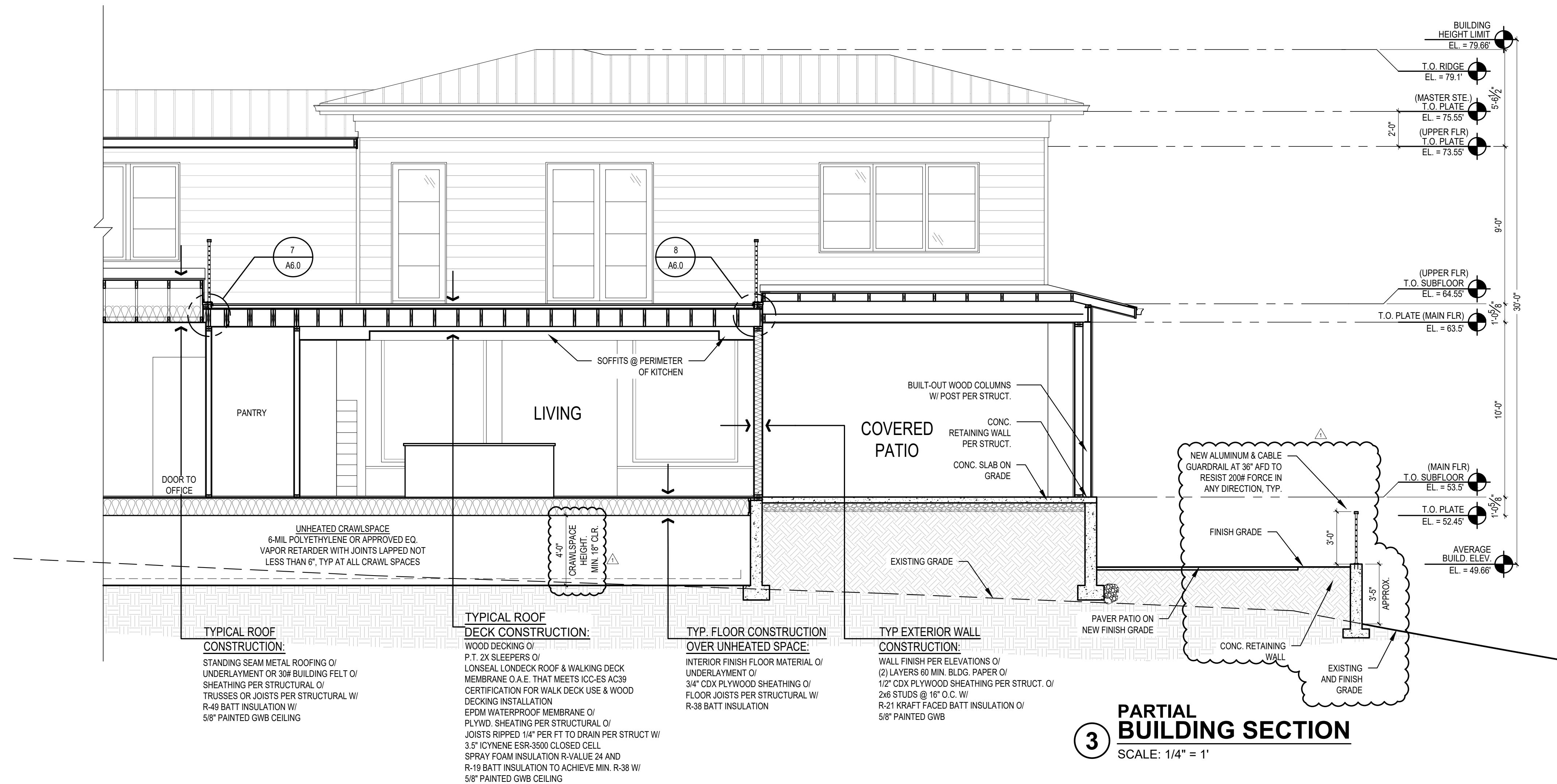
1 BUILDING SECTION
SCALE: 1/4" = 1'



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



REVISIONS:	Connections #1
2023-02-07	
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	
A4.0	



REVISIONS:	2023-02-07	Corrections #1
DRAWN BY:	KE	
CHECKED BY:	BJS	
SHEET	A4.1	

REVISIONS:	DATE	BY	DESCRIPTION
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2			
3			
4			
5			

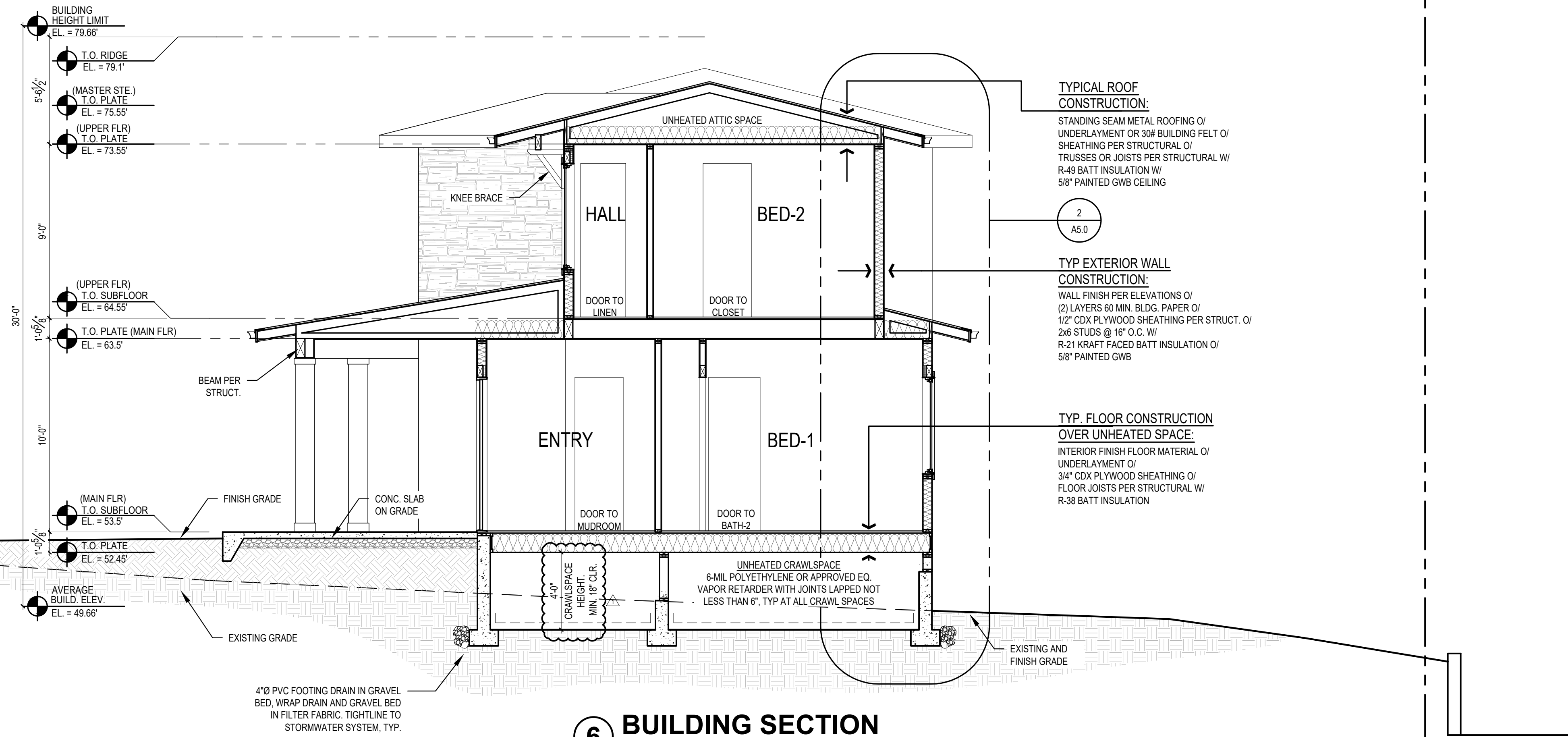
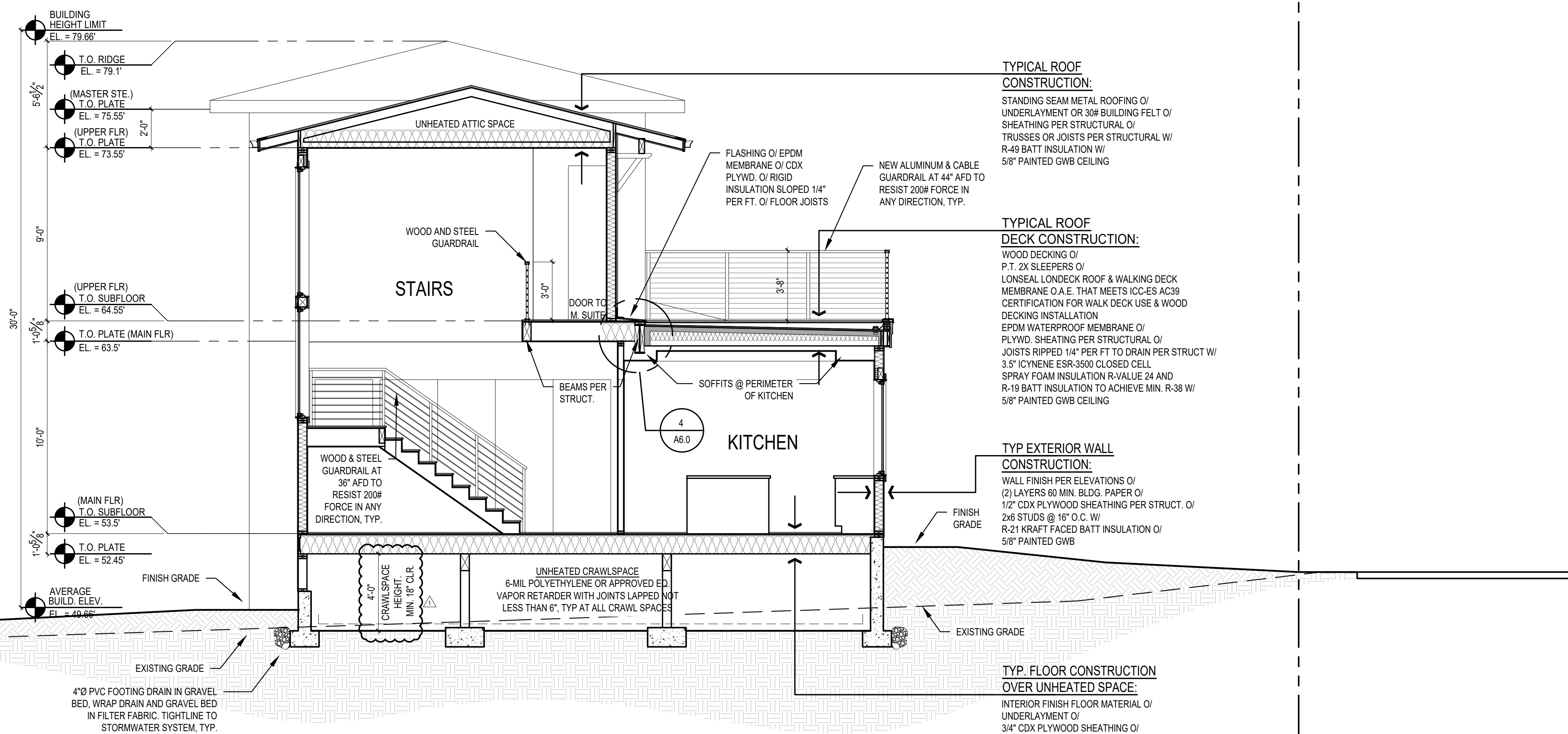
DRAWN BY: KE

CHECKED BY: BJS

SHEET

A4.2

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.
 PERMIT SET 02/07/23 PLOT DATE: 2/7/2023



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2		
3		
4		

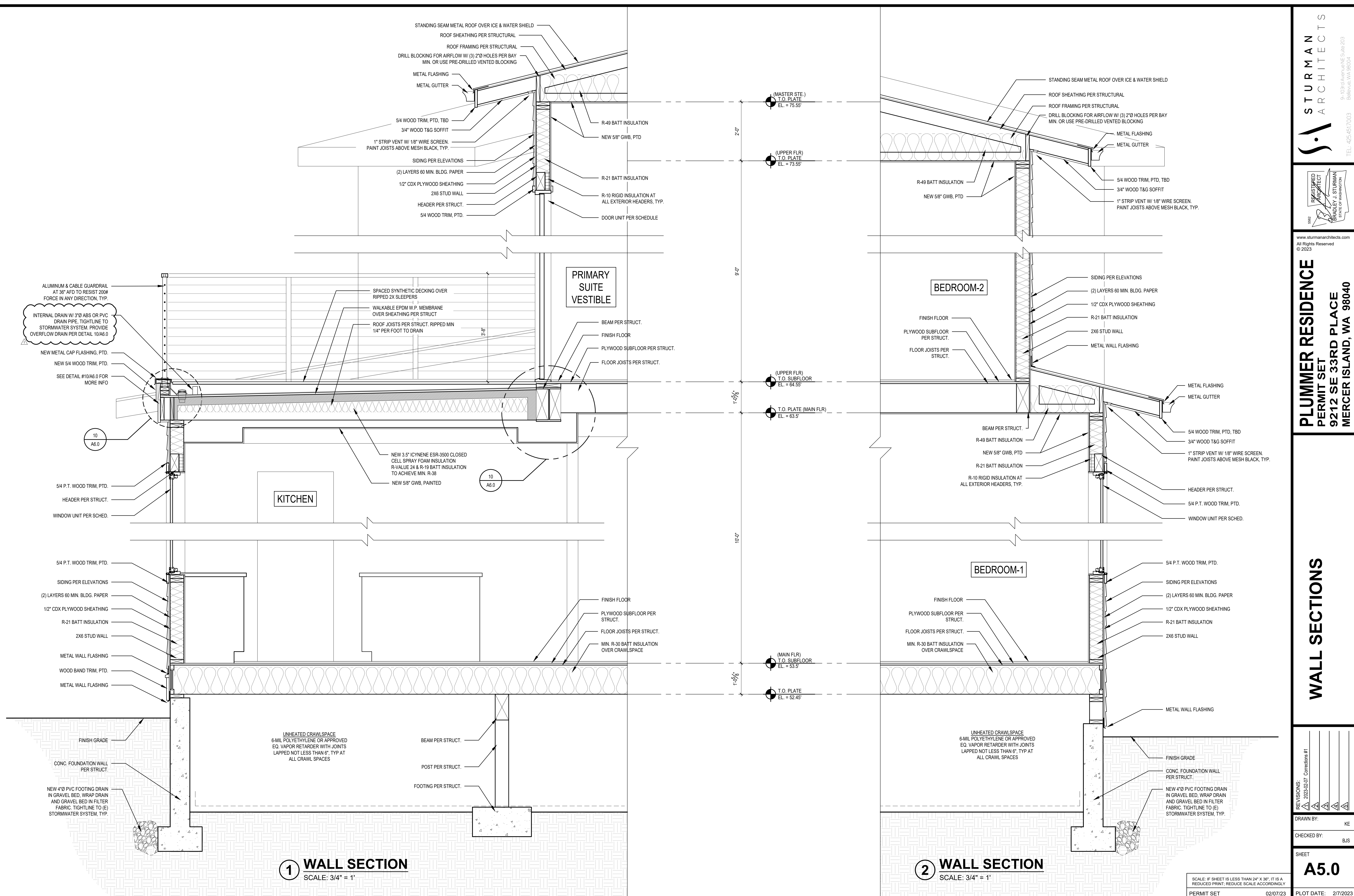
DRAWN BY: KE

CHECKED BY: BJS

SHEET

A5.0

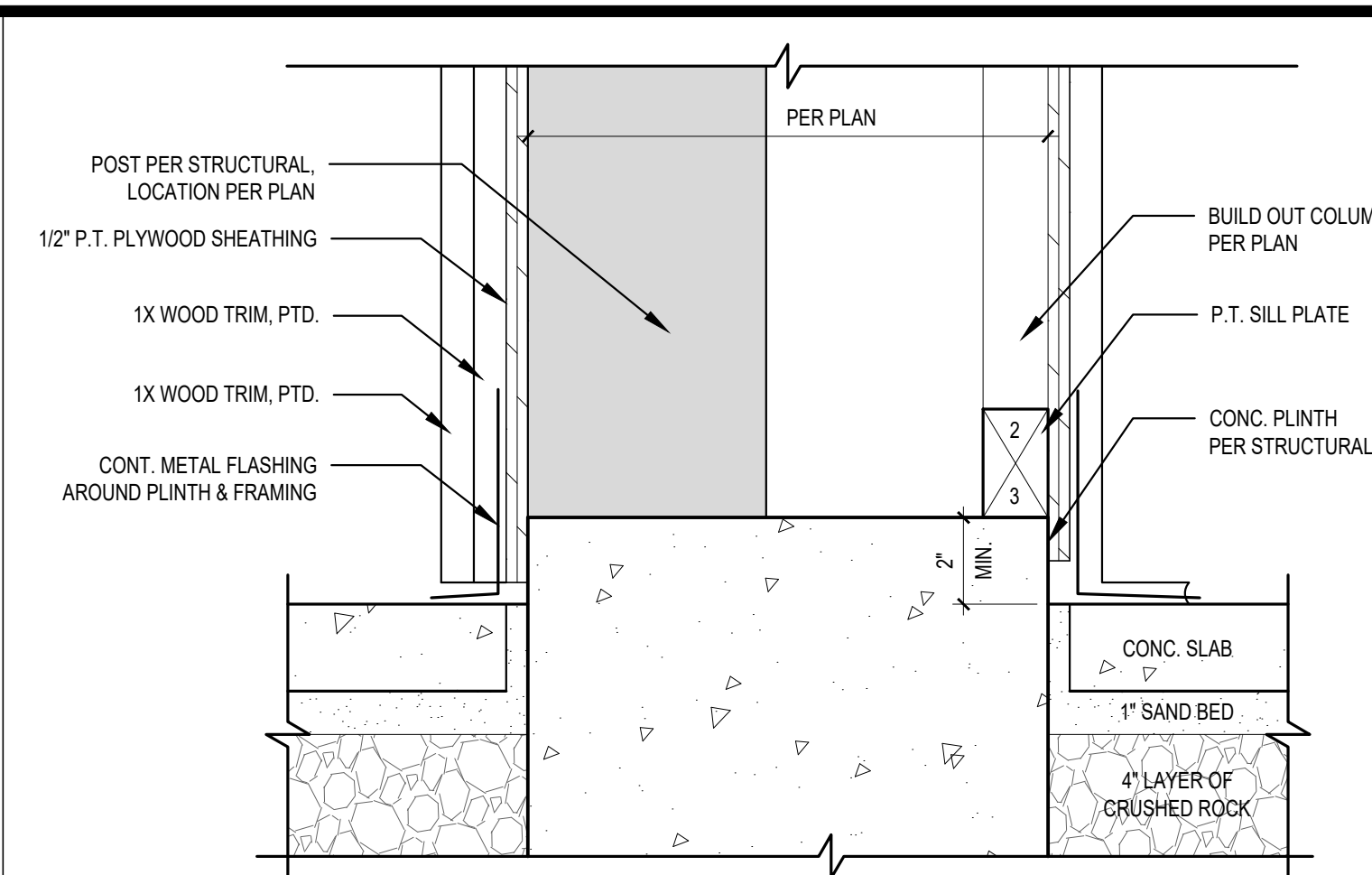
PERMIT SET 02/07/23 PLOT DATE: 2/7/2023



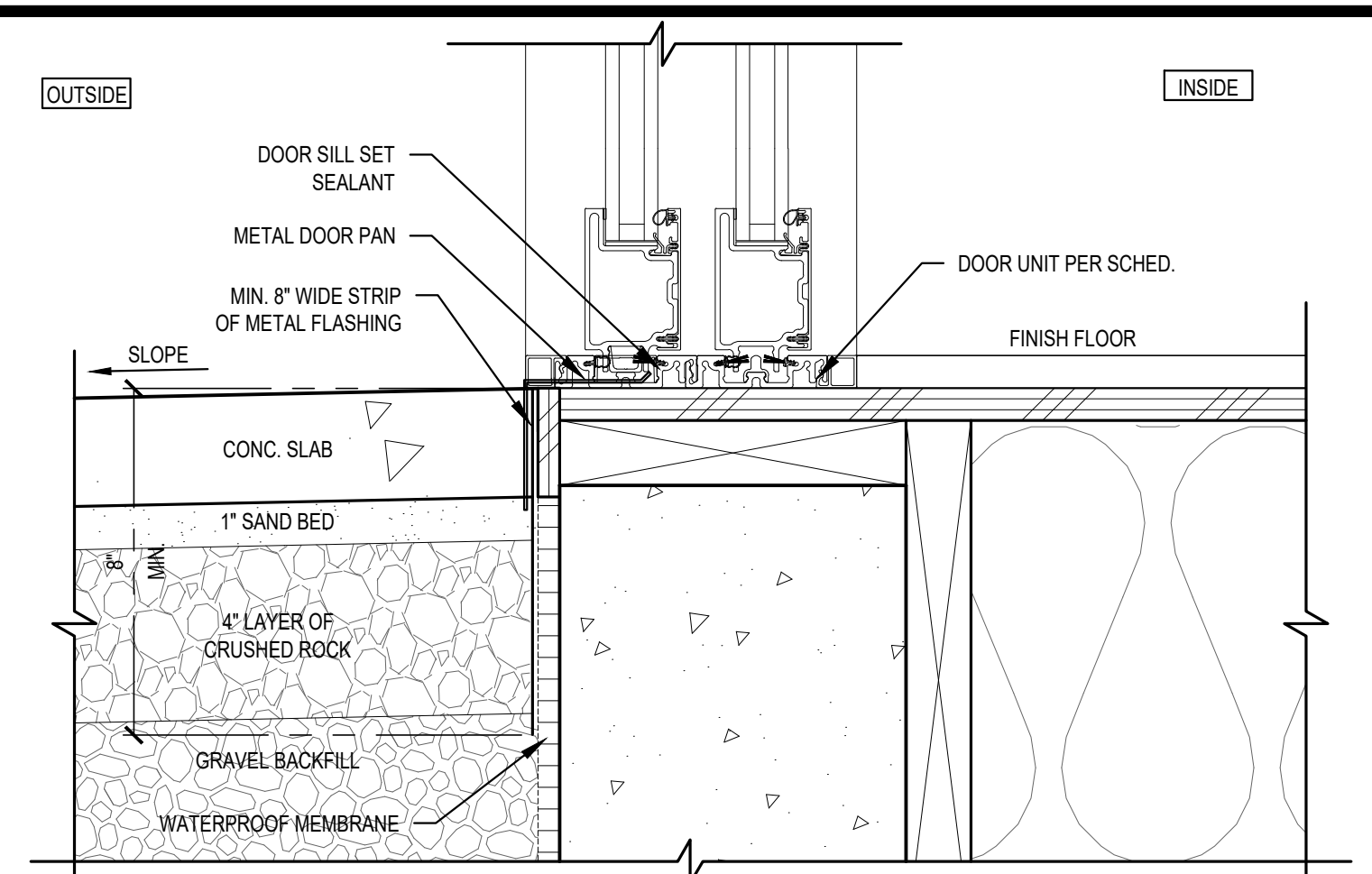
1 WALL SECTION
 SCALE: 3/4" = 1'

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

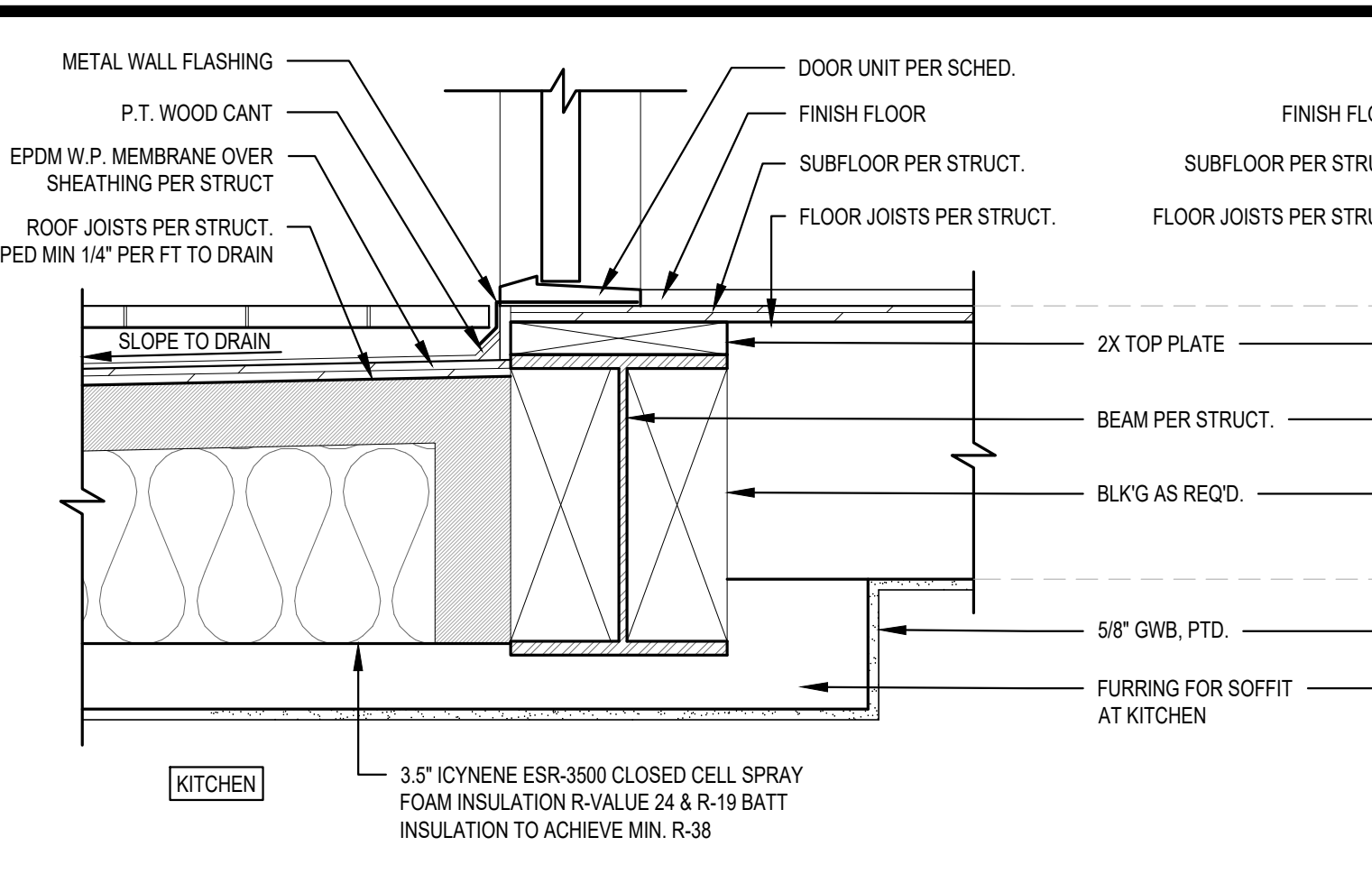
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 PERMIT SET 02/07/23 PLOT DATE: 2/7/2023



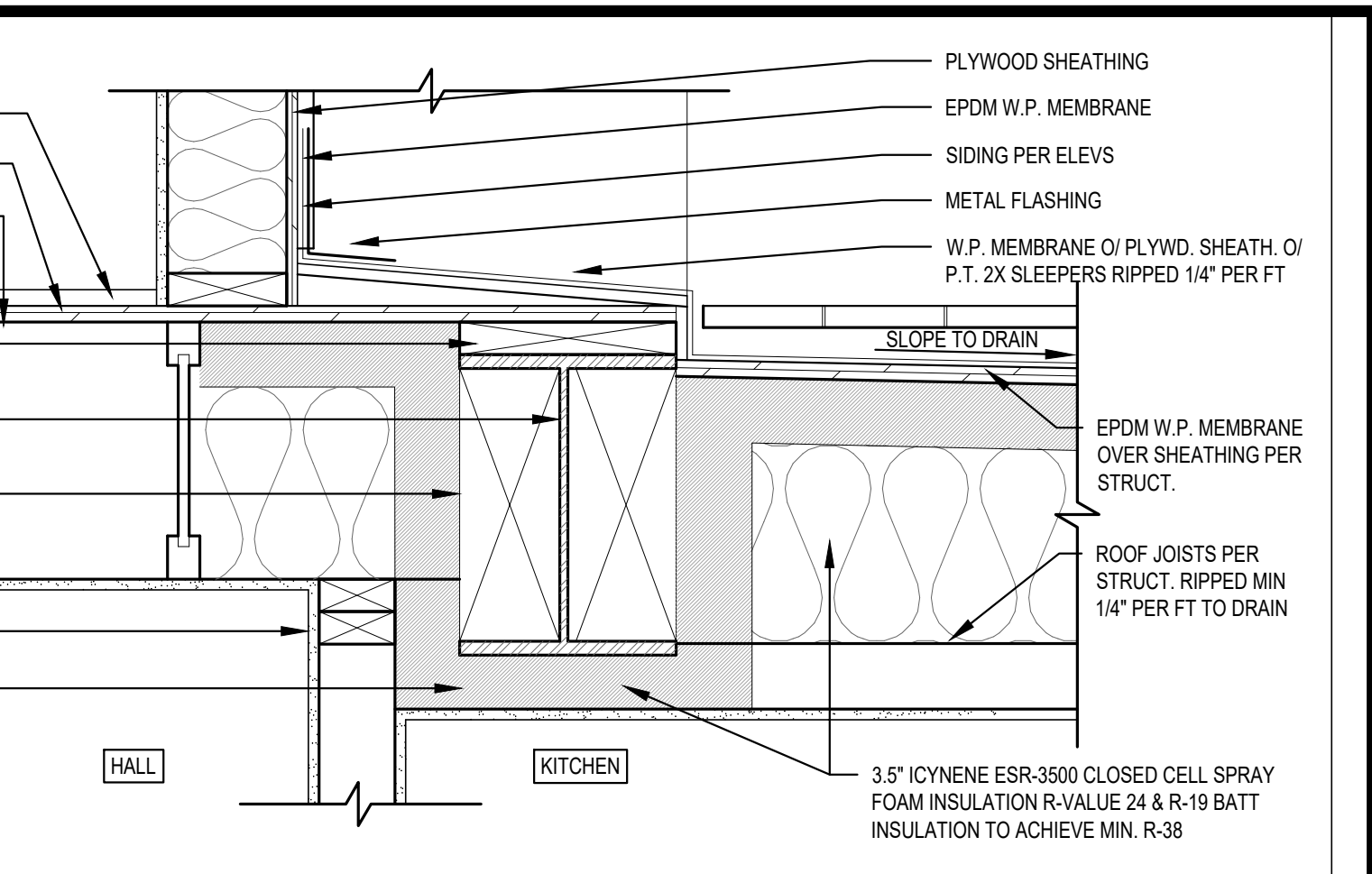
1 BUILT-OUT COLUMN CONC. PLINTH SECTION
SCALE: 3" = 1'-0"



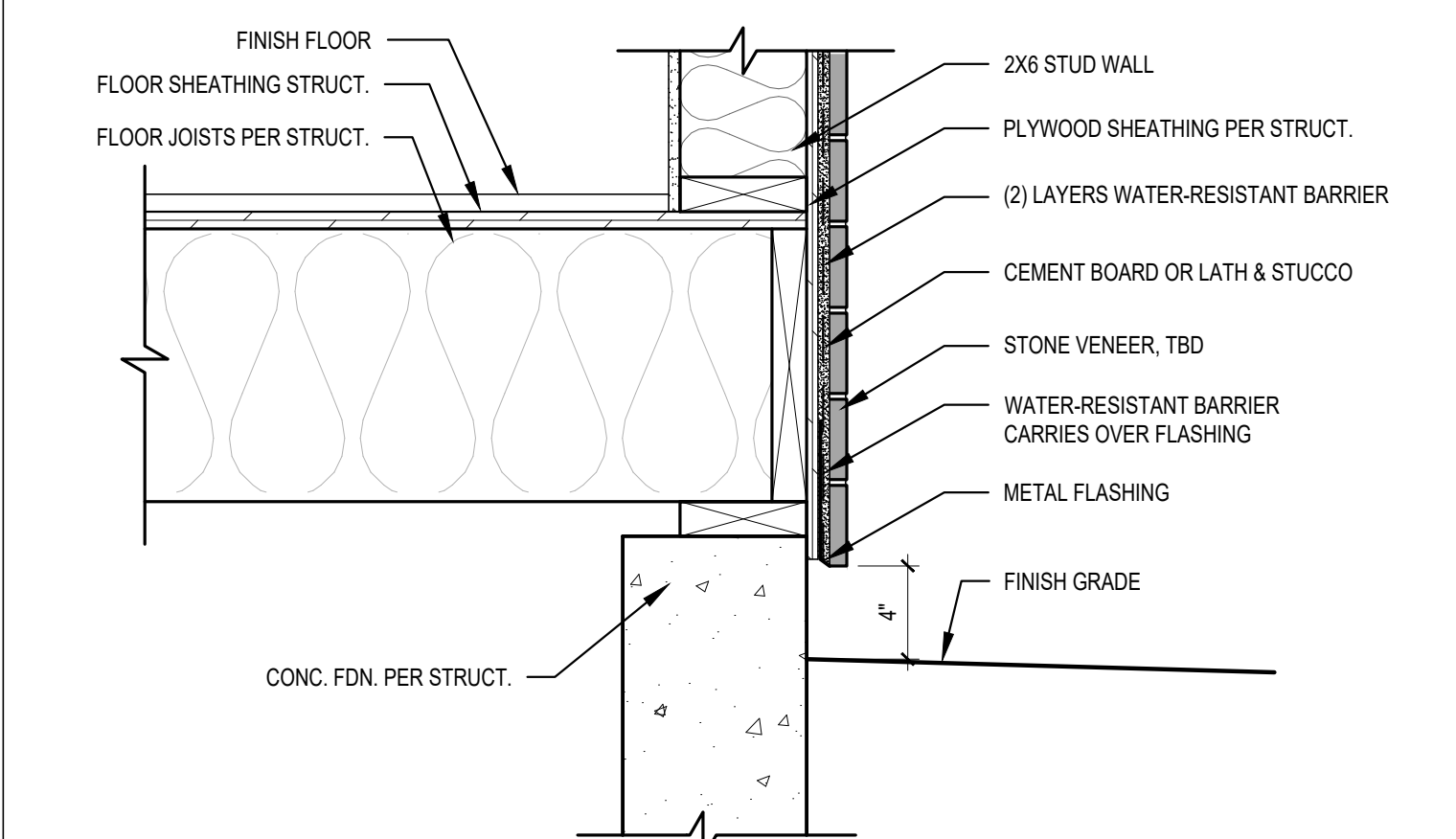
2 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"



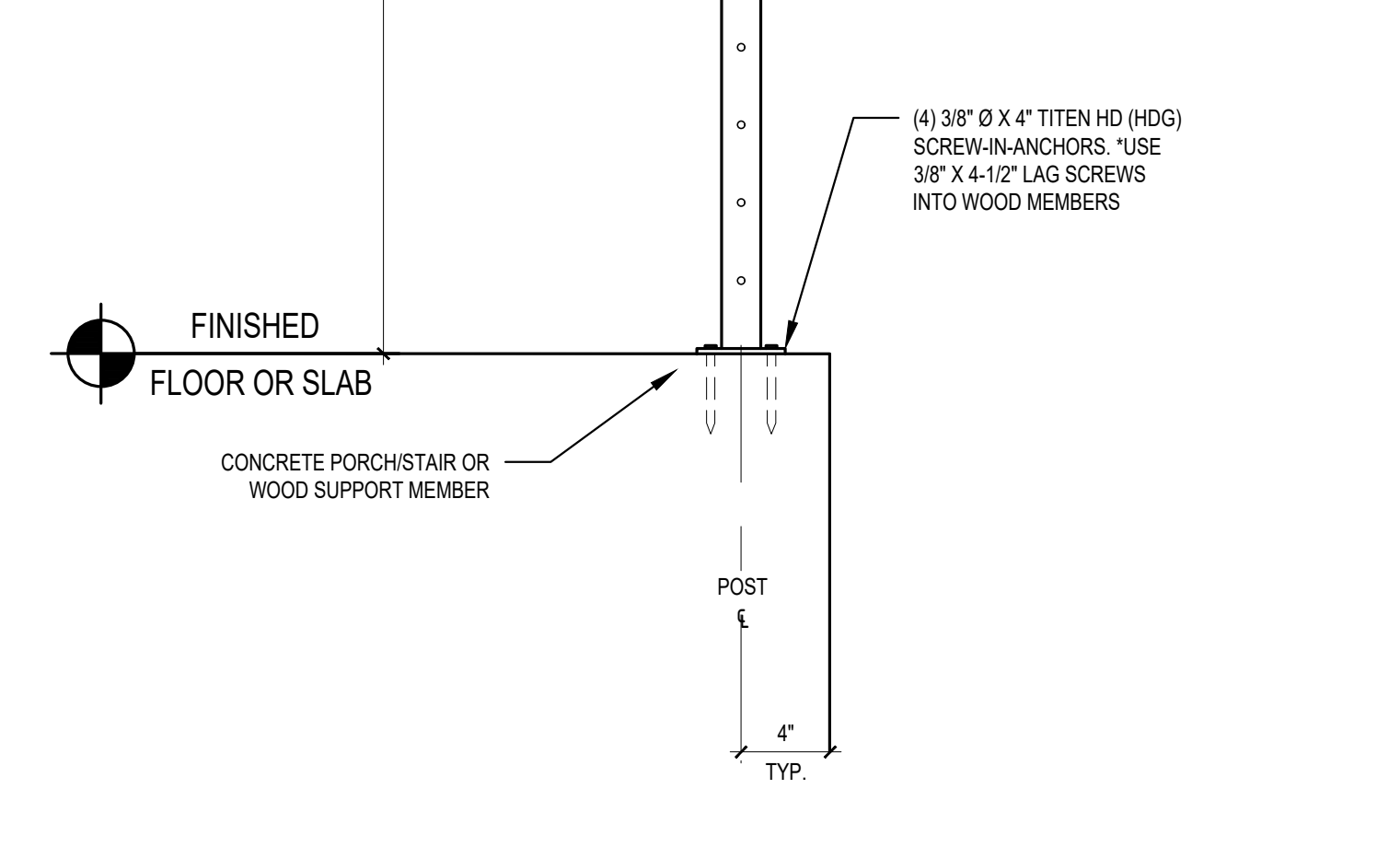
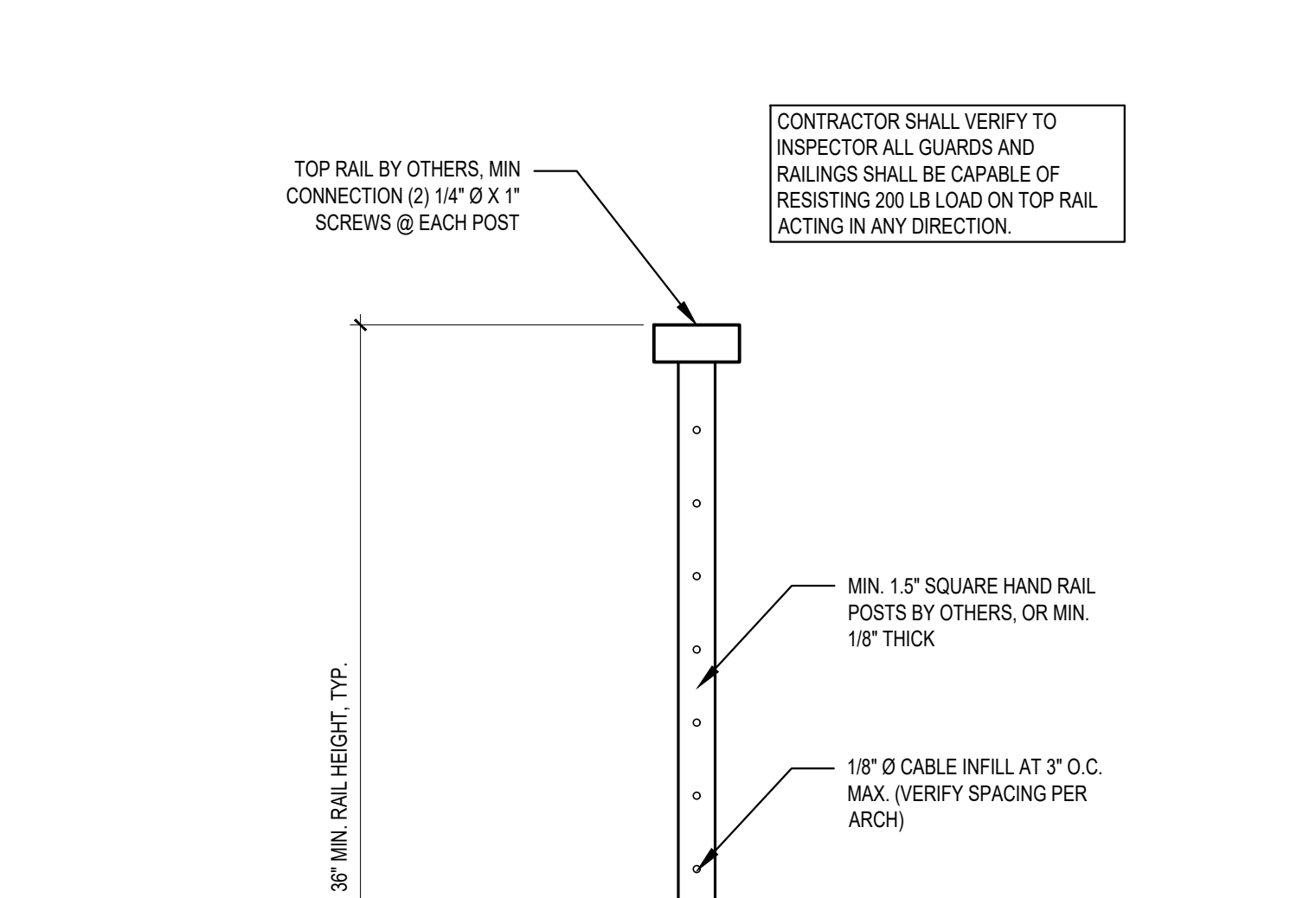
3 THRESHOLD DTL. @ ROOF DECK
SCALE: 1 1/2" = 1'-0"



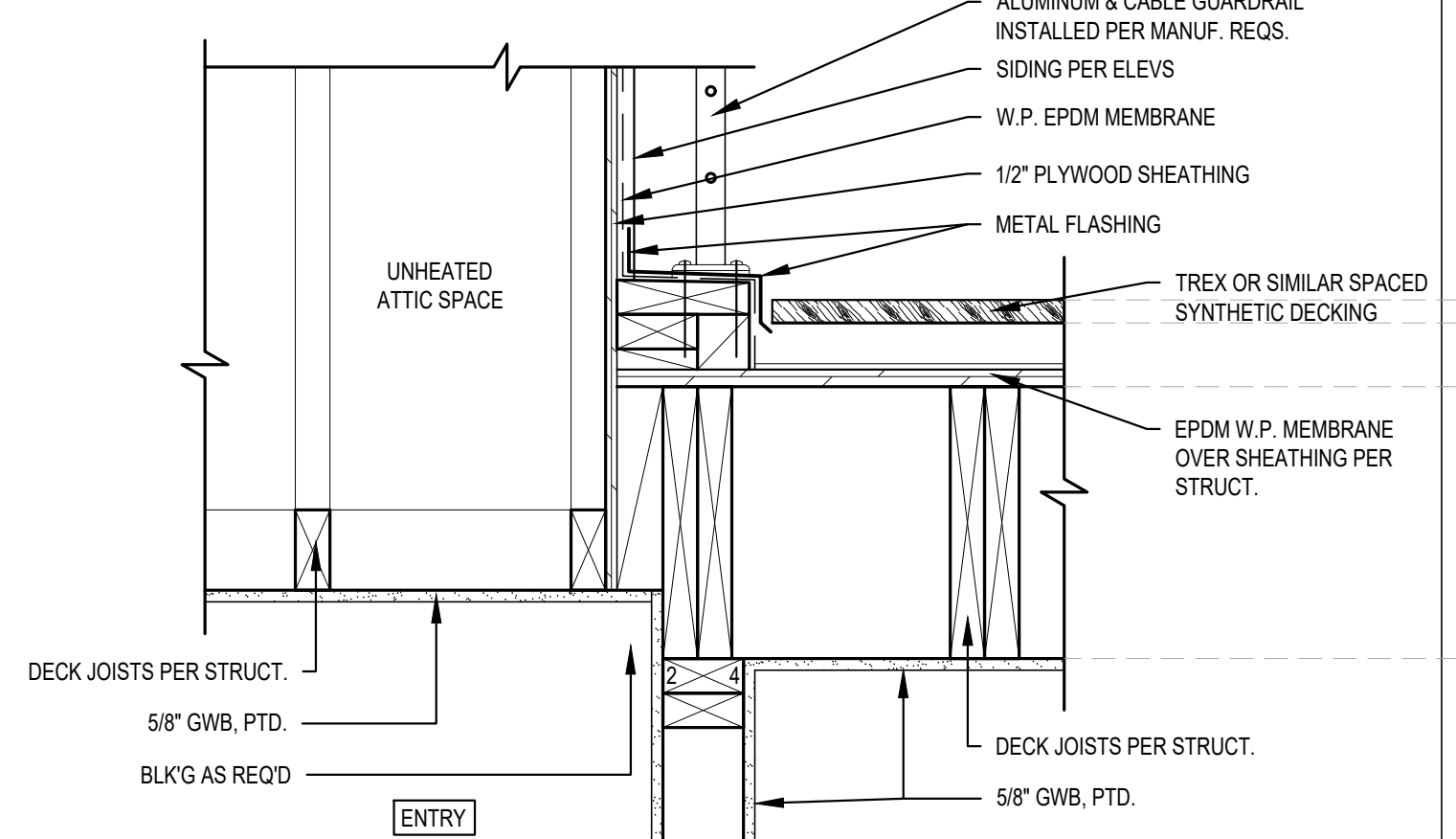
4 JOIST TRANSITION @ ROOF DECK
SCALE: 1 1/2" = 1'-0"



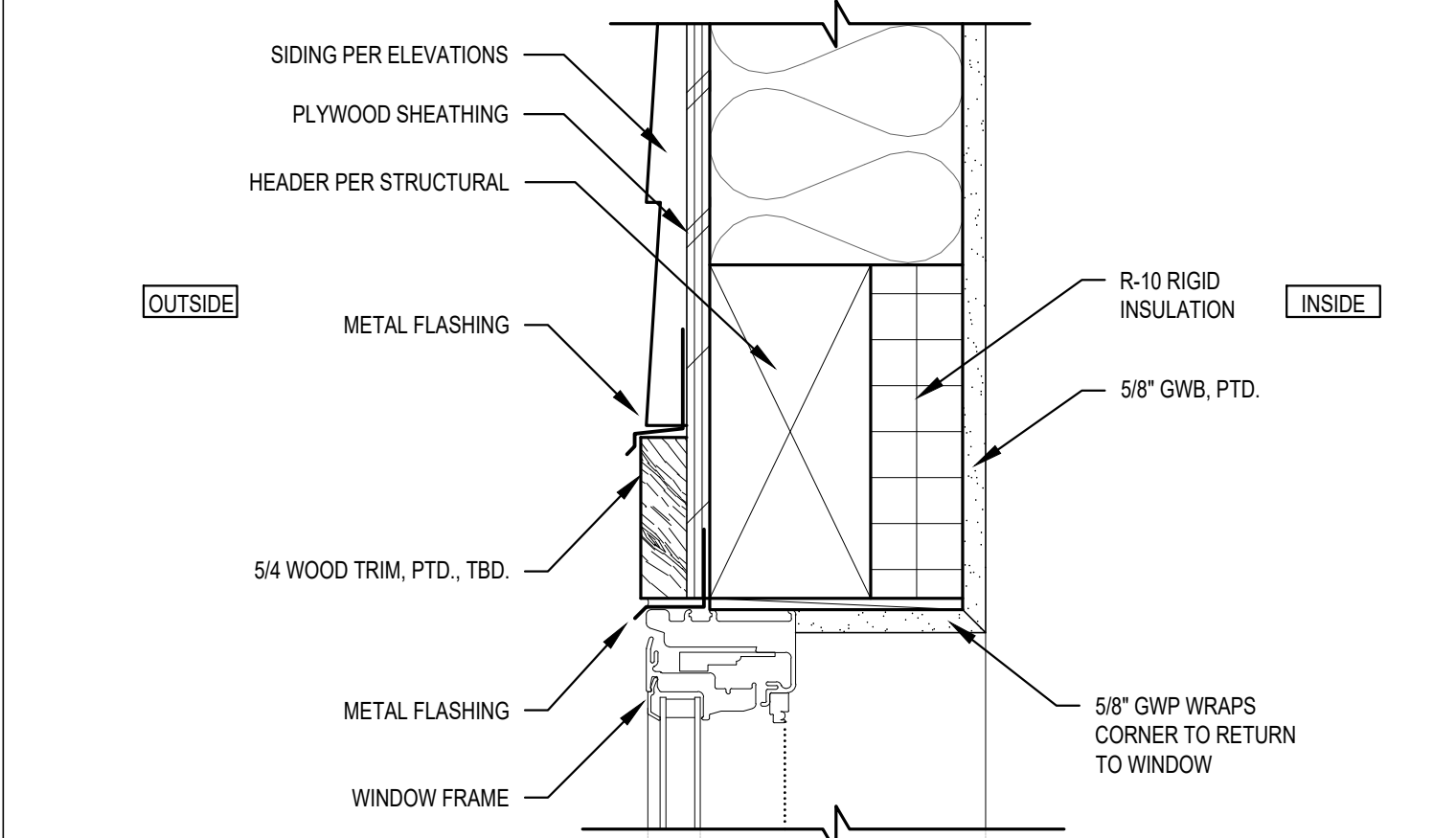
5 STONE VENEER AT STUD WALL
SCALE: 1 1/2" = 1'-0"



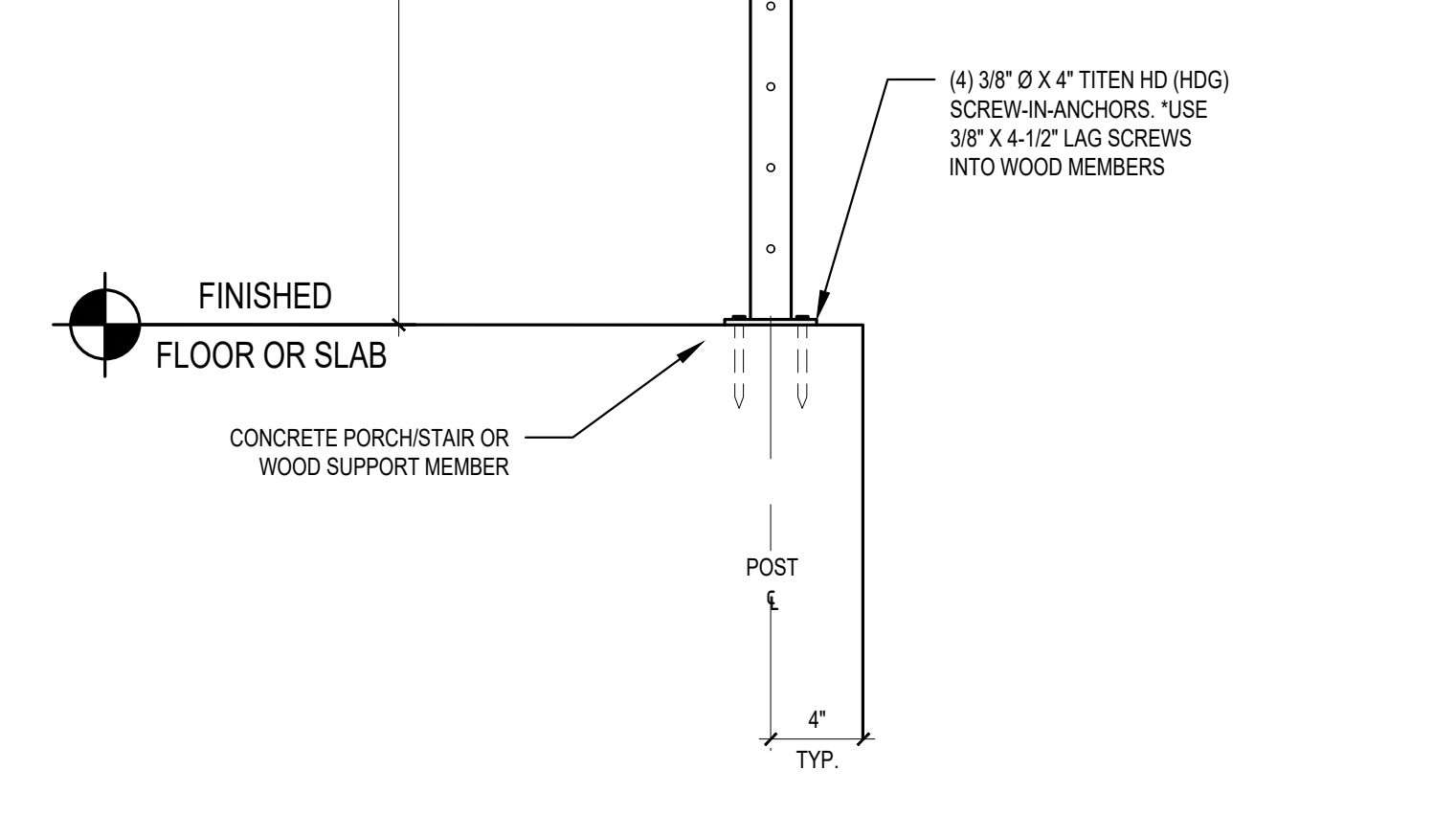
7 ROOF DECK DETAIL
SCALE: 1-1/2" = 1'-0"



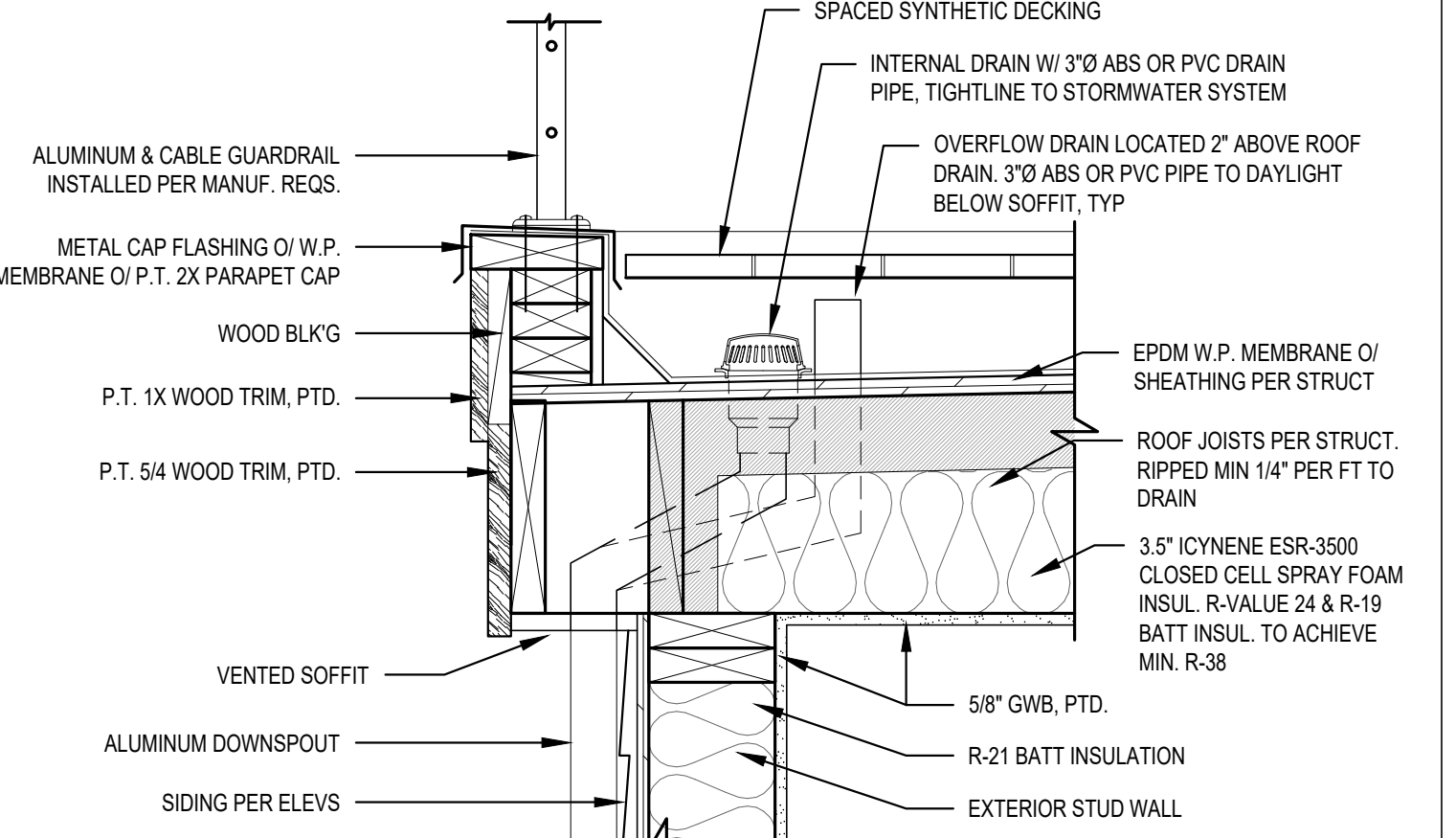
8 ROOF DECK DETAIL
SCALE: 1-1/2" = 1'-0"



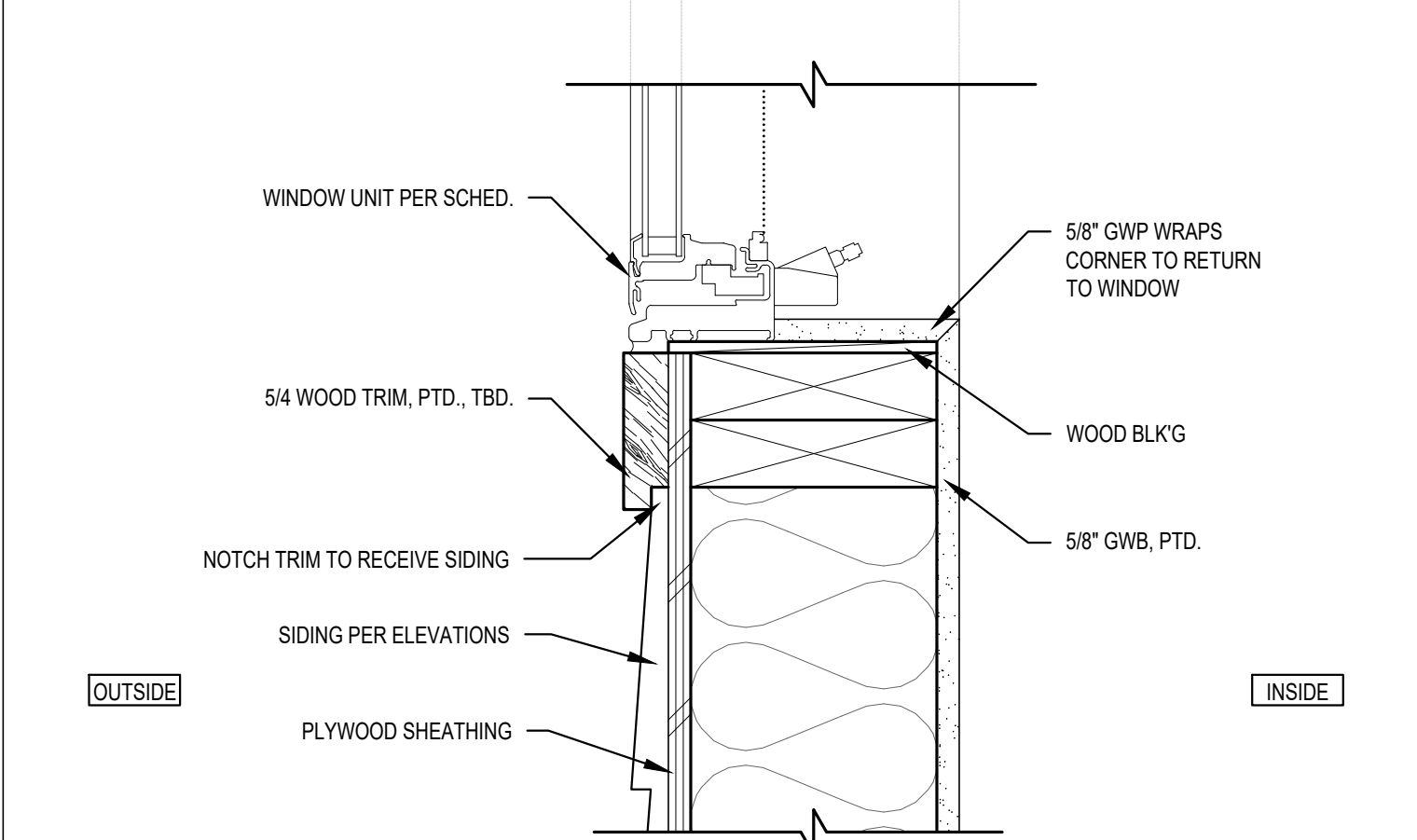
9 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



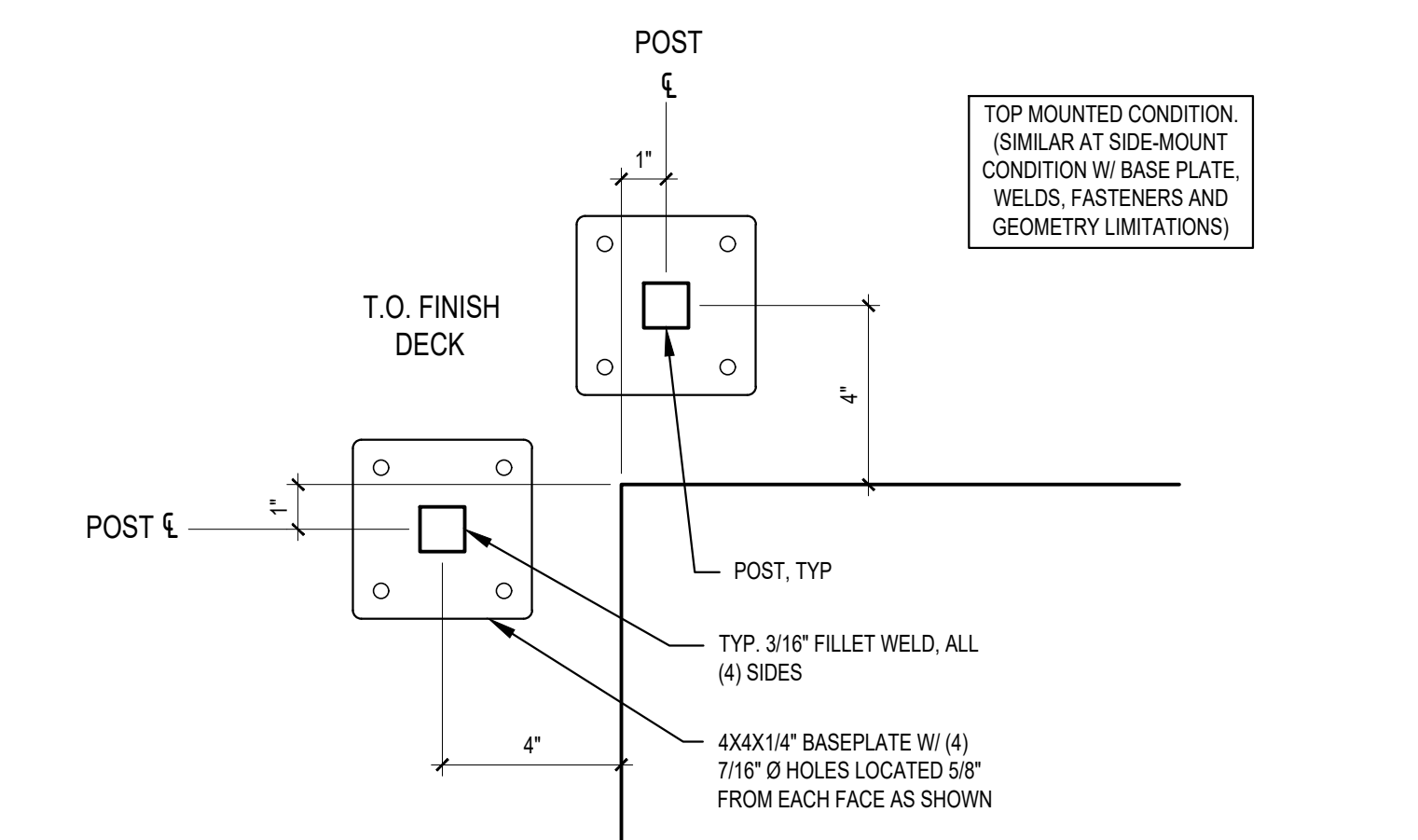
10 RAILING ATTACHMENT @ IMPERVIOUS DECK
SCALE: 1-1/2" = 1'-0"



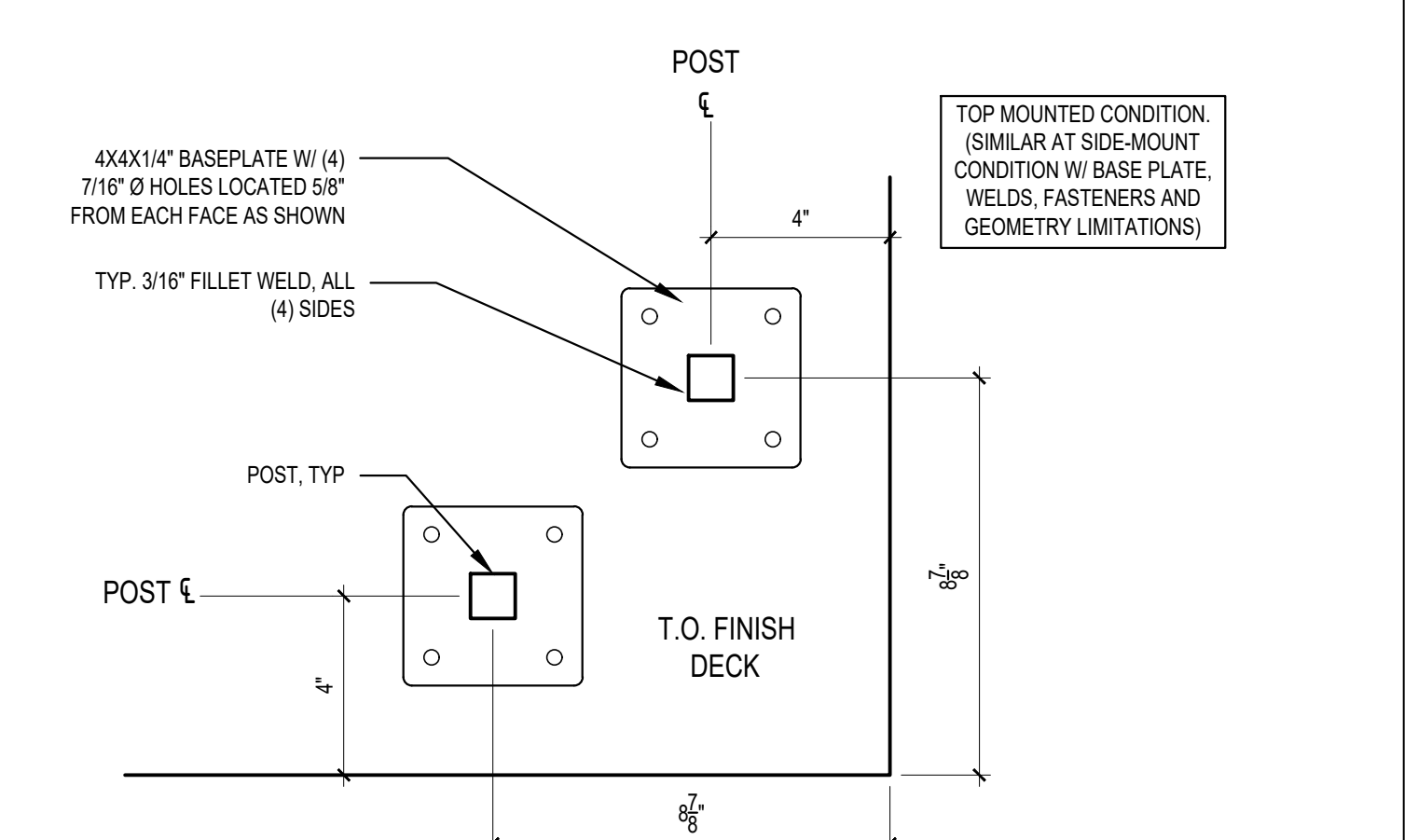
11 TYP. ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



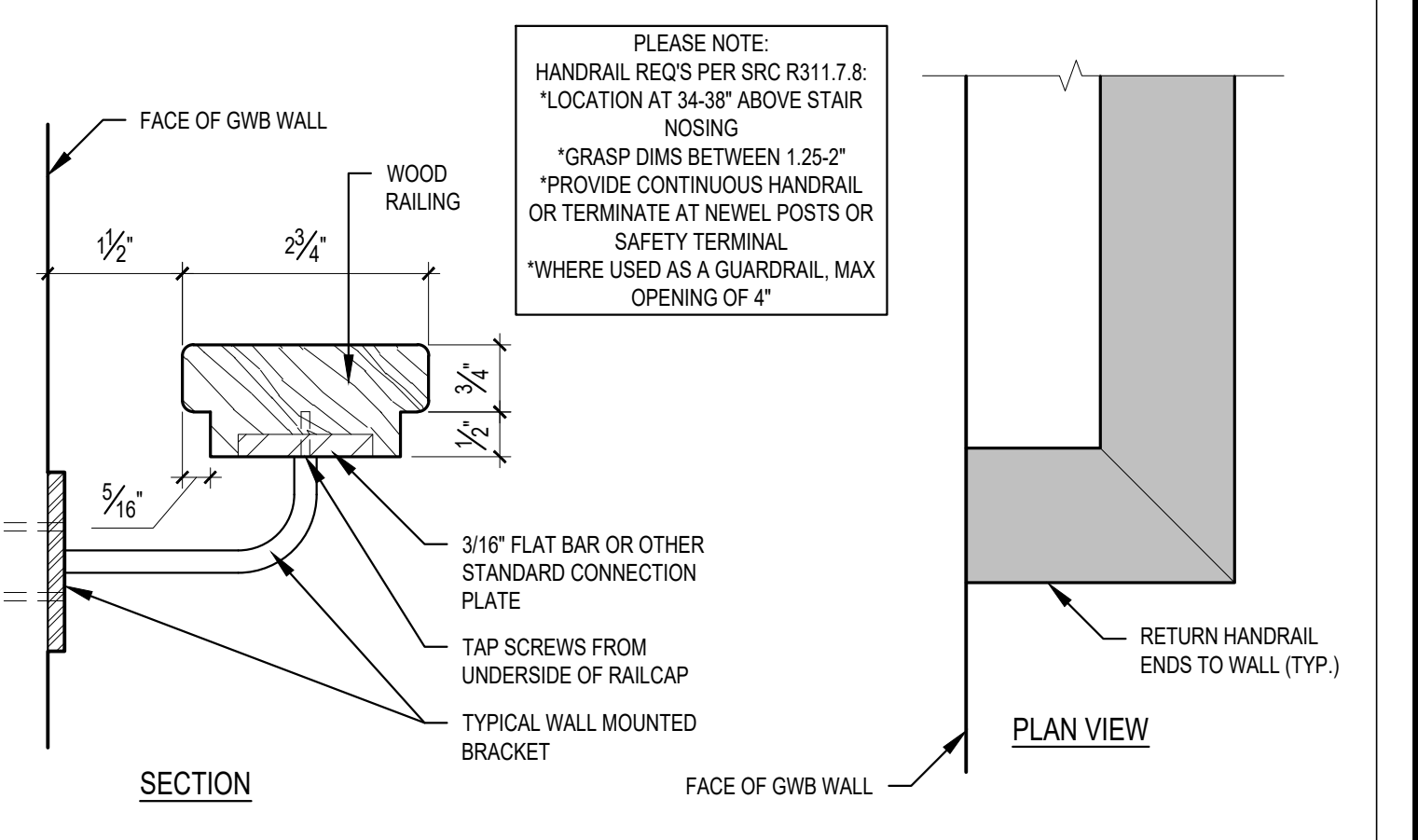
12 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



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



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



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

GENERAL NOTES

1.0 GENERAL

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

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

1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts, differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department. 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: $I_e=1.0$
 Site Coordinates: 47.5818°N, 122.2136°W
 Mapped Spectral Response Acceleration: $S_s=1.39, S_1=0.49$
 Site Class: D
 Spectral Response Coefficients: $S_{ds}=0.93$
 Seismic Design Category: D
 Main Seismic Force-Resisting System: Wood Structural Panel Shear Walls
 Response Modification Factor: $R=6.5$
 Seismic Response Coefficient: $C_s=0.14$
 Redundancy Factor: $\rho=1.0$
 Over-strength Factor: $\Omega=2.5$
 Analysis Procedure Used: Equivalent Lateral Force Procedure

2.3 Wind Design Data (per the 2018 IBC)
 Risk Category: II
 Basic Wind Speed: 98 mph
 Exposure Category: C
 Topographic Factor: 1.00 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

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

4.0 FOUNDATIONS

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

- * Allowable Vertical Bearing Pressures:

Dead + Live	2500 psf
Dead + Live + Short Term	3325 psf
- * Retaining Walls:

Active Pressure	35 pcf
Seismic Pressure	8H psf
Passive Pressure	300 pcf
Sliding Friction Coefficient	0.4

4.2 All site preparation, grading, earthwork and site drainage, including but not limited to sub-grade preparation, foundation and retaining wall excavations, structural fill specifications, compaction requirements, and site drainage installation, shall be performed in accordance with the Geotechnical Report prepared by the Geotechnical Engineer, Geotech Consultants, Inc., dated December 15th, 2020. The Geotechnical Report is part of the construction documents and a copy may be obtained from the Geotechnical Engineer's office. The contractor shall notify Geotech Consultants, Inc. (425-747-5618) in advance of any earthwork operations and Geotech Consultants, Inc. should be present to observe and test, as necessary, the earthwork and foundation installation phases of the project.

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 AWWA U1-16, and shall not exceed those required to comply with AWWA 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 AWWA 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", and 1.3E for members with depth less than 9". 'LVL' denotes Microllam 2.0E. 'TJI' denotes TJI I-joists.

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

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

5.2 Concrete:

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

5.3 Reinforcing Steel Bars:

ASTM A615, Grade 60

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

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

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

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

5.5.3 Bolts in Timber Connections: ASTM A307

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

5.6 Structural Steel:

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

6.0 CONCRETE CONSTRUCTION

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

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

6.3 Concrete Coverage over Reinforcing Steel

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

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

6.4 Slabs on Grade

6.4.1 Crack Control Joints

Cut crack control joints in top of slab @10'-0"o.c. (max.) each way. Joint depth shall be 1/4 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 1/2:1.

6.4.2 Slab Sub-Base

Slab sub-base shall be 8" to 3" clean, crushed drain rock, compacted to a firm and unyielding condition.

7.0 WOOD CONSTRUCTION

7.1 General Framing

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

7.2 Engineered Wood Framing

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

7.3 Fasteners

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

7.4 Connectors

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

7.5 Wood Structural Panels

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

7.6 Shear Walls and Exterior Wall Sheathing

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

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

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

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

7.7 Holdowns and Tiedown Straps

Holdowns and tiedown straps shall be attached to double studs or min. 4x posts, U.O.N. See latest Simpson Catalog for additional requirements not noted herein. 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 42" from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be 3/8"Ø with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all-thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0"o.c. at interior walls and 4'-0"o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located 1/2" max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

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

7.9.2 Unless otherwise noted, typical roof sheathing shall be unblocked 3/8" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of 40/20. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. intermediate (field) nailing. Install 'PSCl' sheathing clips (one mid-way between each support) at all unsupported panel joints.

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked 3/8" APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of 48/24 and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with 1/2" 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)

Vertical Ceiling Loads - Bottom Chord

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

Lateral Drag Truss Loads - Bottom Chord

- *Seismic: 3410 lbs (total)

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

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

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

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

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

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

8.0 STRUCTURAL STEEL

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

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

8.3 Bolt holes shall be drilled or punched. Bolt holes shall be standard, and hole size shall be 1/8" larger diameter than the nominal size of bolt used, U.O.N. Bolts shall be installed snug-tight, U.O.N.

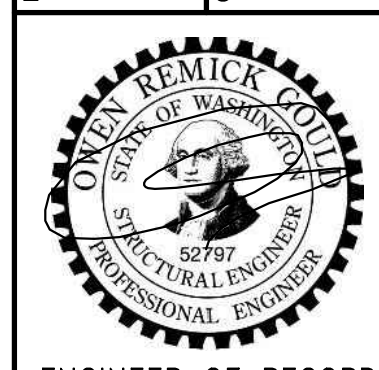
8.4 All steel framing and fasteners exposed to weather or in contact with ground shall be hot-dipped galvanized after fabrication to meet the requirements of ASTM 153. Upon completion of erection; touch-up, de-slag, clean and apply zinc-rich primer to exposed welds or other unprotected markings incurred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

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

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

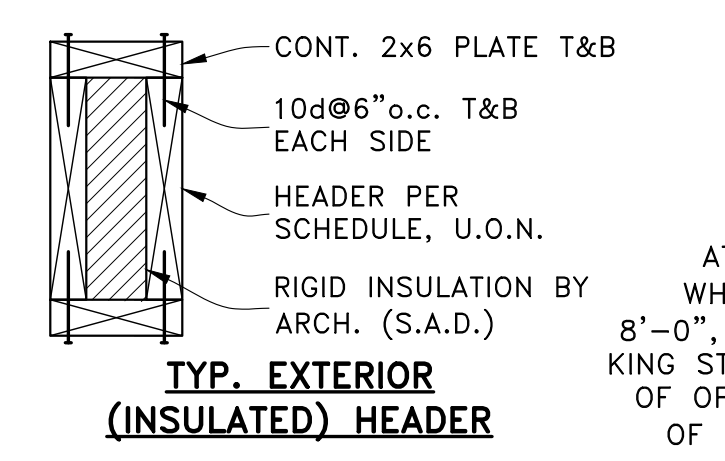
ABBREVIATIONS

⊙	AT
ADJ.	ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT
A.T.R.	ALL-THREAD ROD
B.F.	BALLOON-FRAMED
BLKG	BLOCKING
BLW.	BELOW
BM	BEAM
BOTT.	BOTTOM
C.I.P.	CAST-IN-PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTERLINE
CLR.	CLEAR
CONT.	CONTINUOUS
CSK.	COUNTERSINK
∅	DIAMETER
DBL.	DOUBLE
DF	DOUGLAS FIR
DIM	DIMENSION
D.J.	DOUBLE JOIST
D.R.	DOUBLE RAFTER
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EMBED.	EMBEDMENT
ENGR.	ENGINEER
E.N.	EDGE NAILING
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E/W	EACH WAY
(E)	EXISTING
F.J.	FLOOR JOIST
F.N.	FIELD NAILING
FTG	FOOTING
G.L.	GRID LINE
GLB	GLULAM BEAM
G.C.	GENERAL CONTRACTOR
H.D.G.	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
IBC	2018 INTERNATIONAL BUILDING CODE®
INV.	INVERTED
IRC	2018 INTERNATIONAL RESIDENTIAL CODE®
K.D.	KILN-DRIED LUMBER
LOCN	LOCATION
MAX.	MAXIMUM
MANUF.	MANUFACTURER
M.B.	MACHINE BOLT
MIN.	MINIMUM
NSFC	NOT SHOWN FOR CLARITY
N.T.S.	NOT TO SCALE
o/	OVER
o.c.	ON CENTER
O/H	OPPOSITE HAND
OPNG	OPENING
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE-PRESERVATIVE-TREATED
QUAD.	QUADRUPLE
REQ'D	REQUIRED
RFT	RETROFIT
R.R.	ROOF RAFTER
R.W.	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.O.G.	SLAB ON GRADE
SIM.	SIMILAR
SO.	SQUARE
STD	STANDARD
S.W.S.	SHEAR WALL SCHEDULE
T.B.D.	TO BE DETERMINED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TYP.	TYPICAL
TRPL.	TRIPLE
T.O.	TOP OF
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
u/	UNDER
V.I.F.	VERIFY IN FIELD
W.R.C.	WESTERN RED CEDAR
W.P.	WATERPROOFING
WSP	WOOD STRUCTURAL PANEL

PERMIT SET	
PROJECT:	DESCRIPTION:
NEW SINGLE-FAMILY DWELLING 9212 SE 33rd Pl Mercer Island, WA 98040	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) 290-4408 ovent@ogengineer.com	GENERAL NOTES & TYPICAL DETAILS
SCALE: AS NOTED JOB NO. 21006	SHEET NO. S1

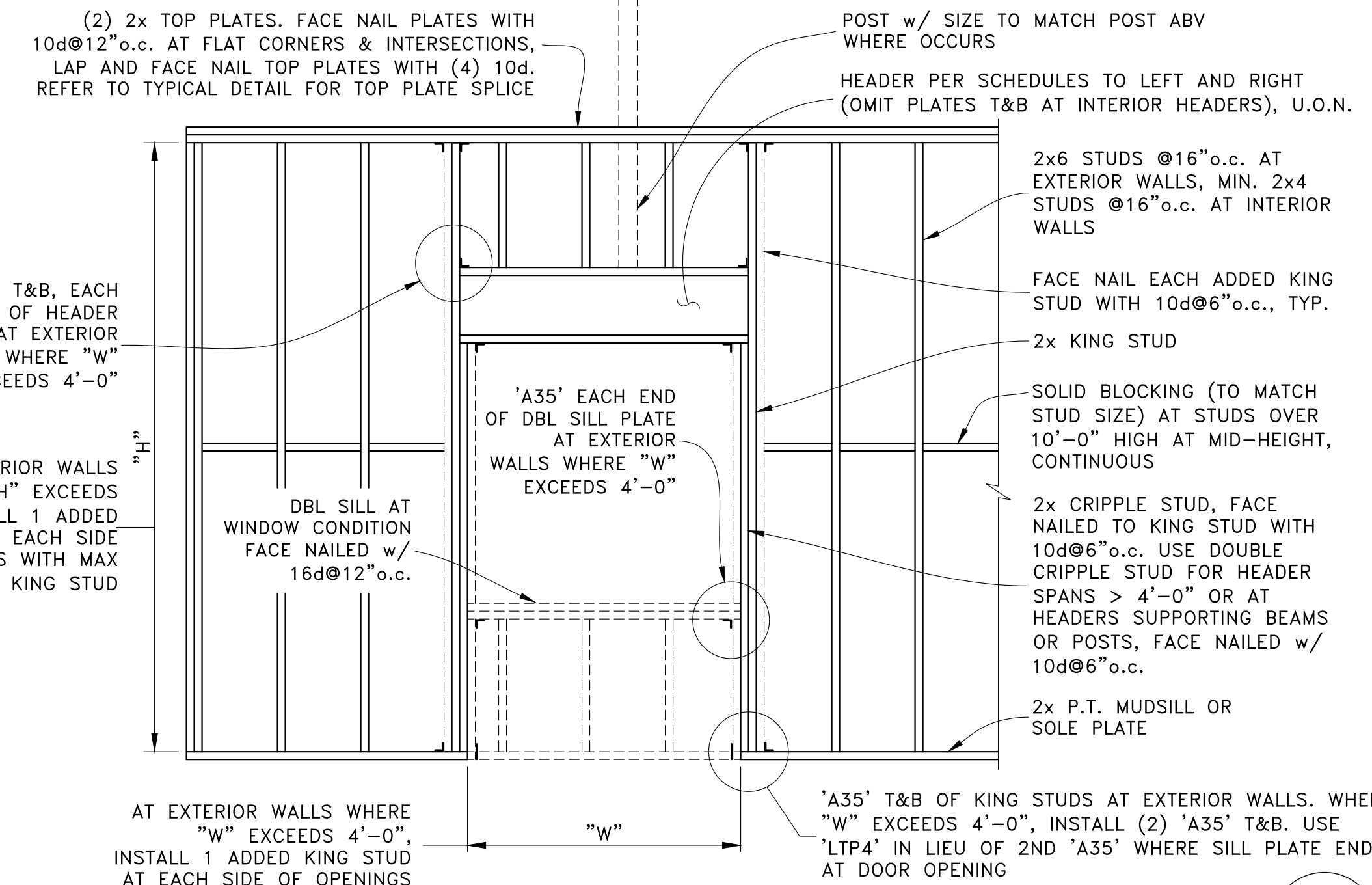
EXTERIOR HEADER SCHEDULE, U.O.N.

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



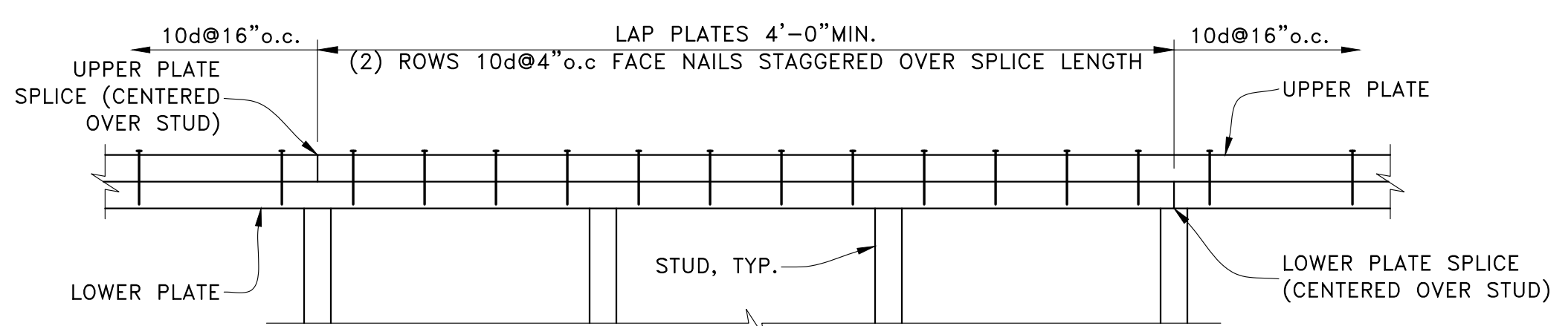
INTERIOR HEADER SCHEDULE, U.O.N.

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



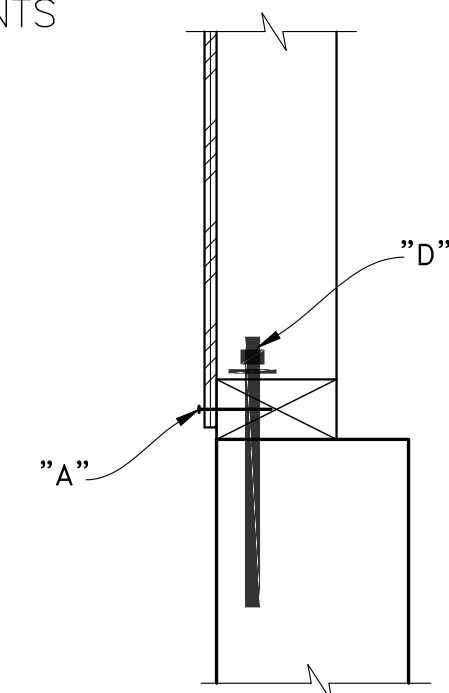
TYPICAL STUD WALL FRAMING

SCALE: NTS

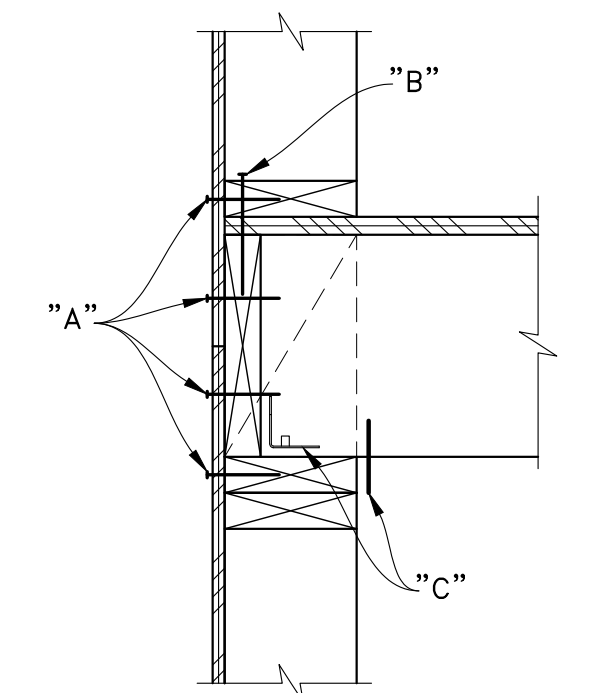


TYPICAL DOUBLE TOP PLATE SPLICE

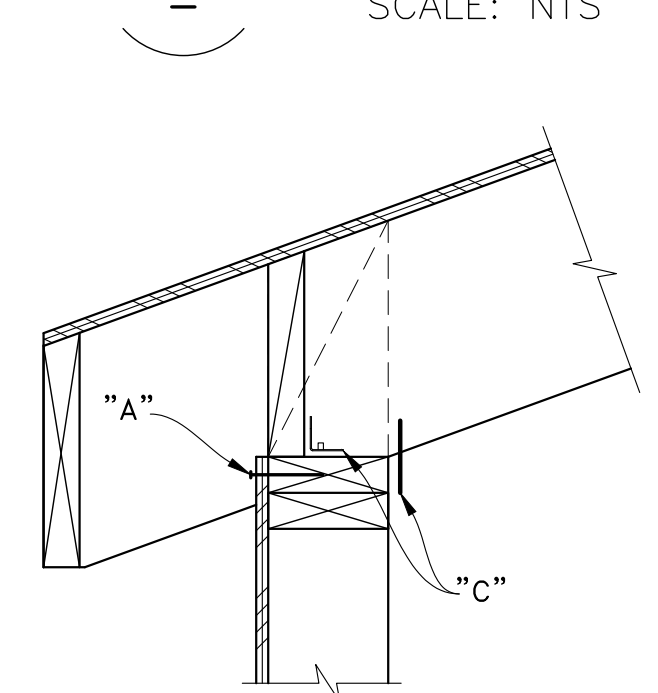
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FOUNDATION LEGEND



UPPER FLOOR LEGEND



ROOF LEGEND

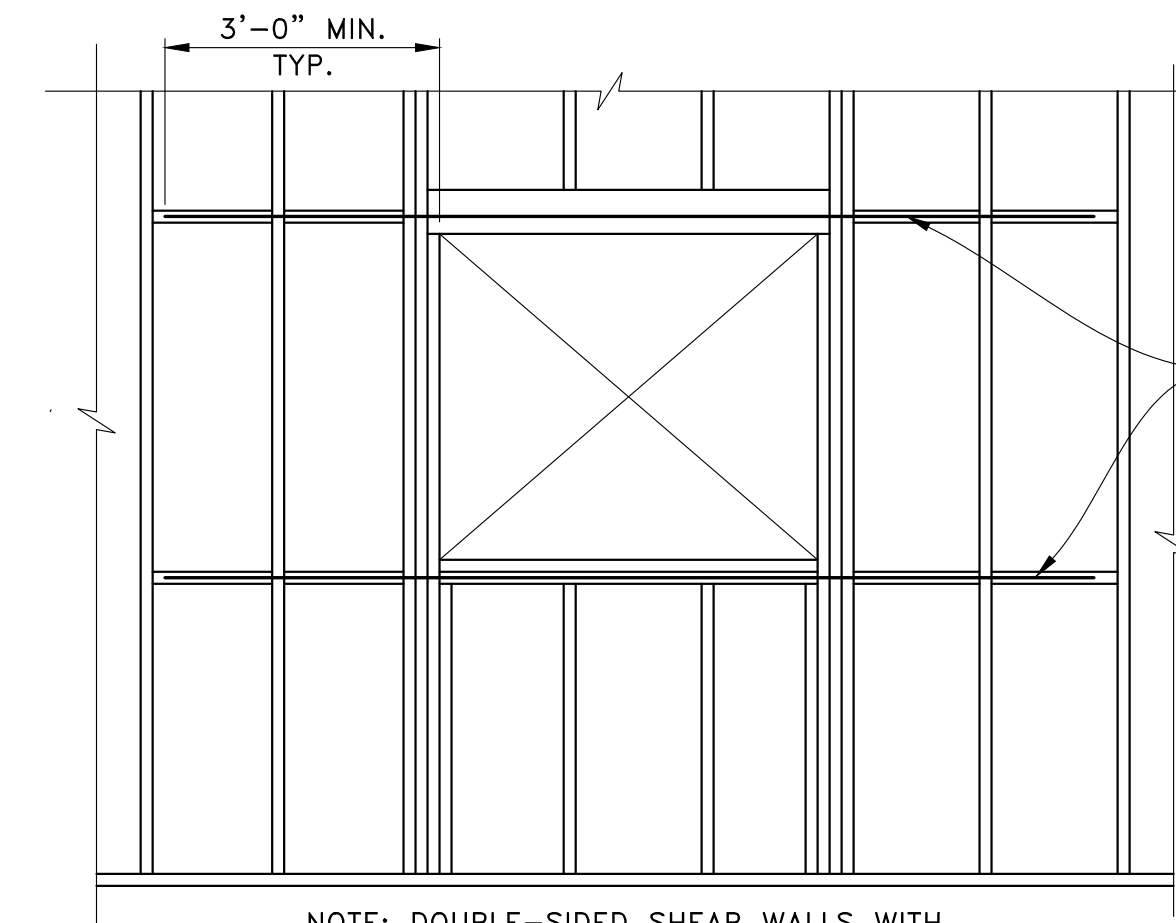
SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS)

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. ⁴	'A34' OR 'LTP4' @ 16" o.c. ⁵	4'-0" o.c. ⁶
②	460	10d@4" o.c.	10d@12" o.c.	2x NOMINAL	'SDS25600' @ 8" o.c. ⁴	'A34' OR 'LTP4' @ 8" o.c. ⁵	2'-8" o.c. ⁶
③	600	10d@3" o.c. ¹	10d@12" o.c.	3x OR 2-2x NOMINAL ³	'SDS25600' @ 8" o.c. ⁴	'A34' OR 'LTP4' @ 8" o.c. ⁵	2'-8" o.c. ⁶
④	770	10d@2" o.c. ¹	10d@12" o.c.	3x OR 2-2x NOMINAL ³	'SDS25600' @ 4" o.c. ⁴	'A34' OR 'LTP4' @ 8" o.c. ⁵	1'-4" o.c. ⁶
DBL SIDED ②	920	10d@4" o.c. ¹	10d@12" o.c.	3x OR 2-2x NOMINAL ³	'SDS25600' @ 4" o.c. ⁴	'A34' OR 'LTP4' @ 4" o.c. ⁵	1'-4" o.c. ⁶
DBL SIDED ③	1200	10d@3" o.c. ¹	10d@12" o.c.	3x OR 2-2x NOMINAL ³	'SDS25600' @ 4" o.c. ⁴	'A34' OR 'LTP4' @ 4" o.c. ⁵	1'-4" o.c. ⁶
DBL SIDED ④	1540	10d@2" o.c. ¹	10d@12" o.c.	3x OR 2-2x NOMINAL ³	'SDS25600' @ 3" o.c. ⁴	'A34' OR 'LTP4' @ 4" o.c. ⁵	8" o.c. ⁶

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

SHEAR WALL SCHEDULE (S.W.S.)

SCALE: NTS

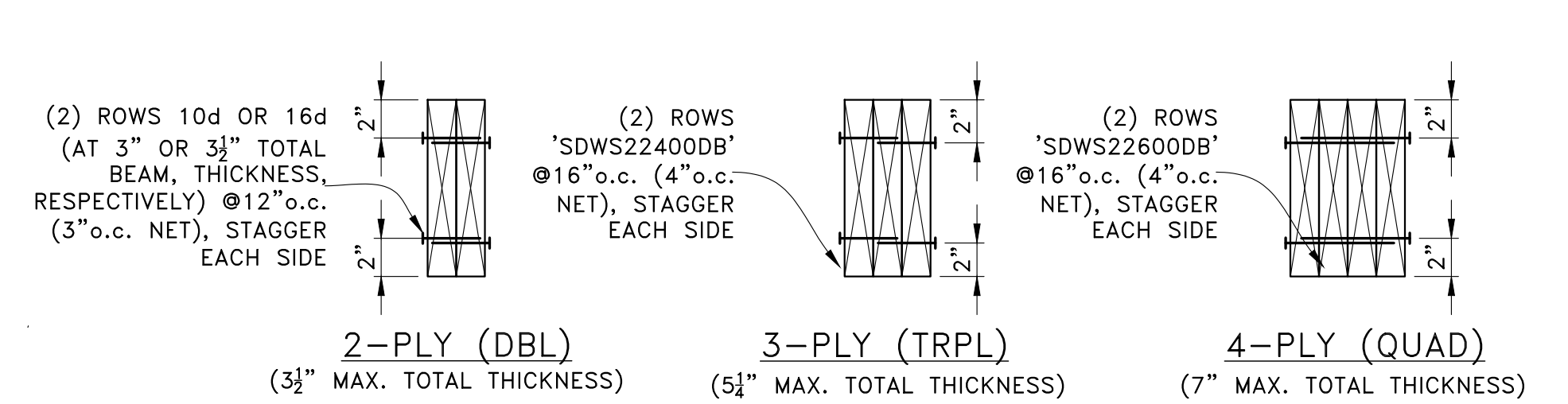


TYPICAL SHEARWALL STRAP AROUND OPENINGS

SCALE: NTS

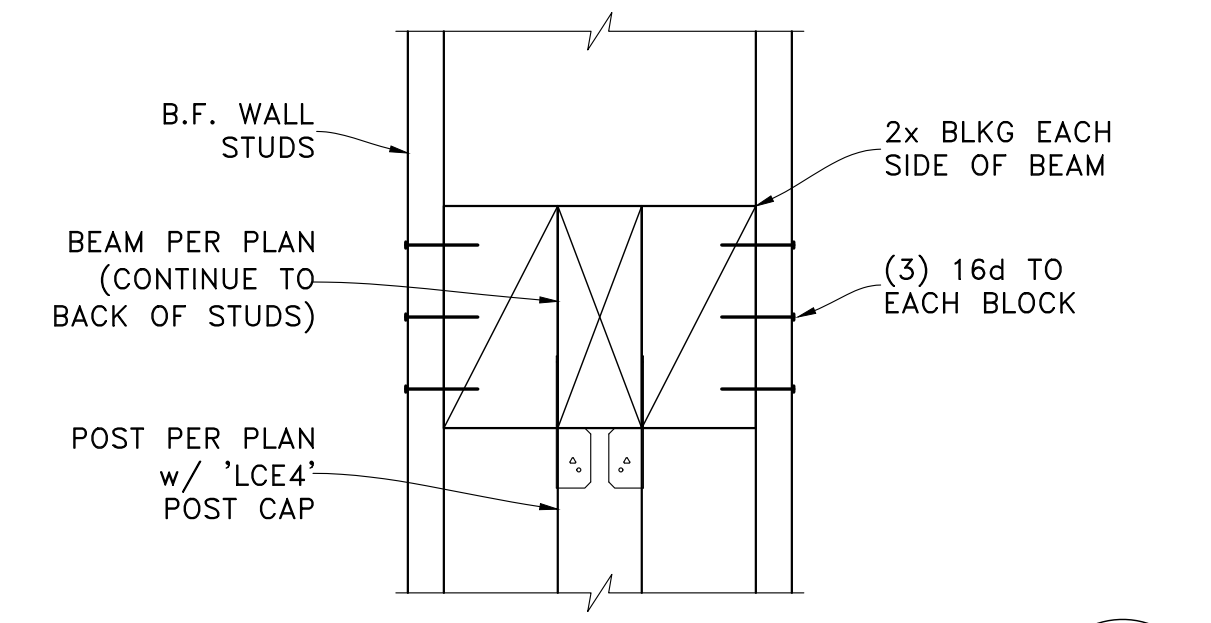
STRAP SCHEDULE

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



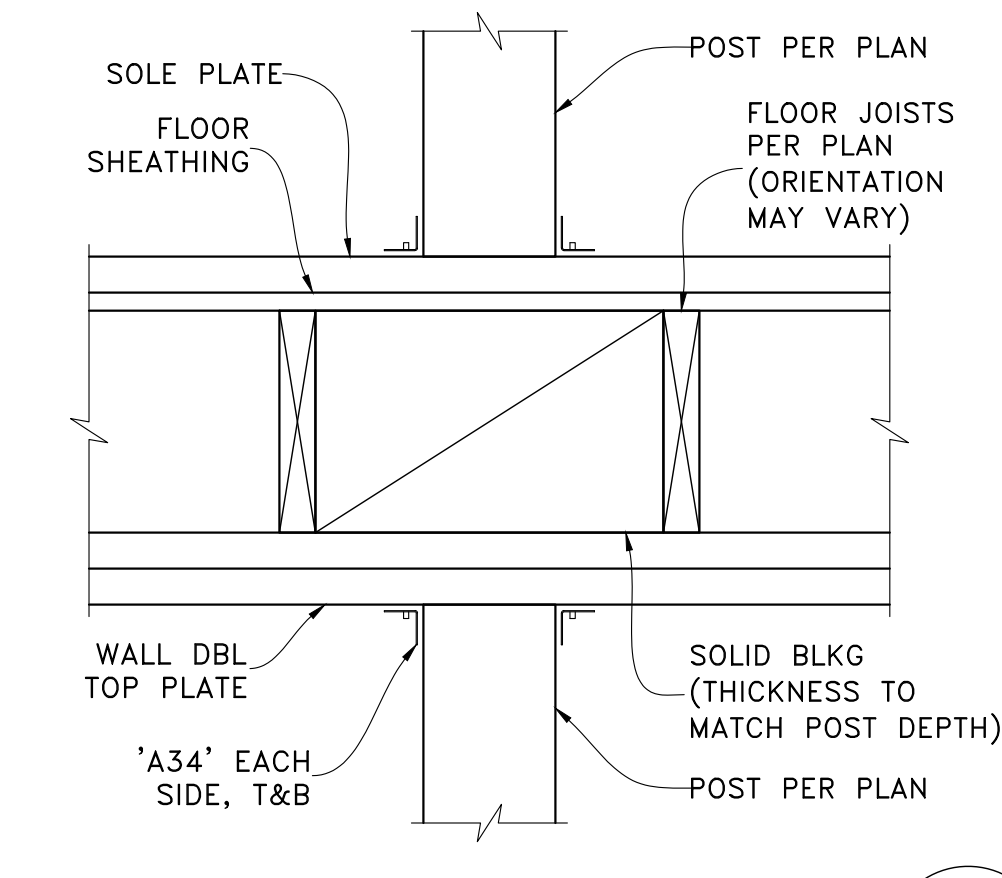
TYPICAL MULTI-PLY BEAM FASTENING

SCALE: NTS



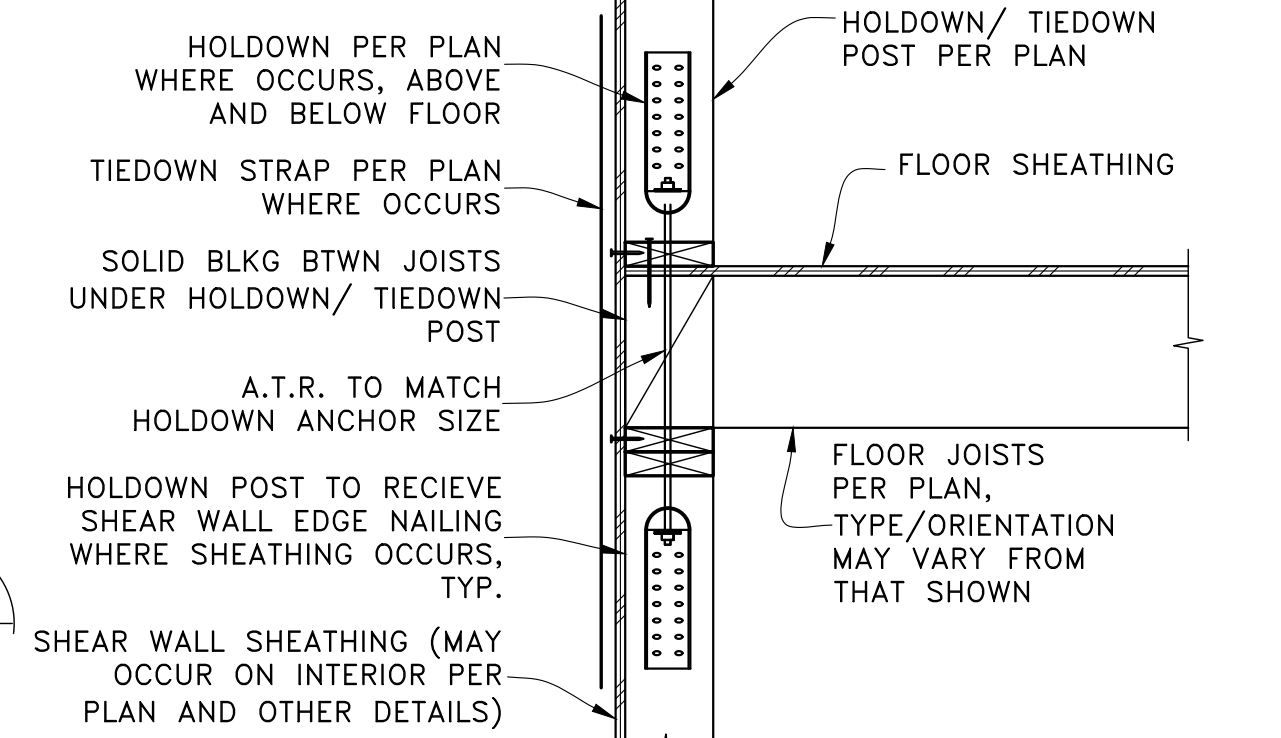
POST IN BALLOON-FRAMED WALL

SCALE: NTS



POST IN WALL AT FLOOR

SCALE: NTS

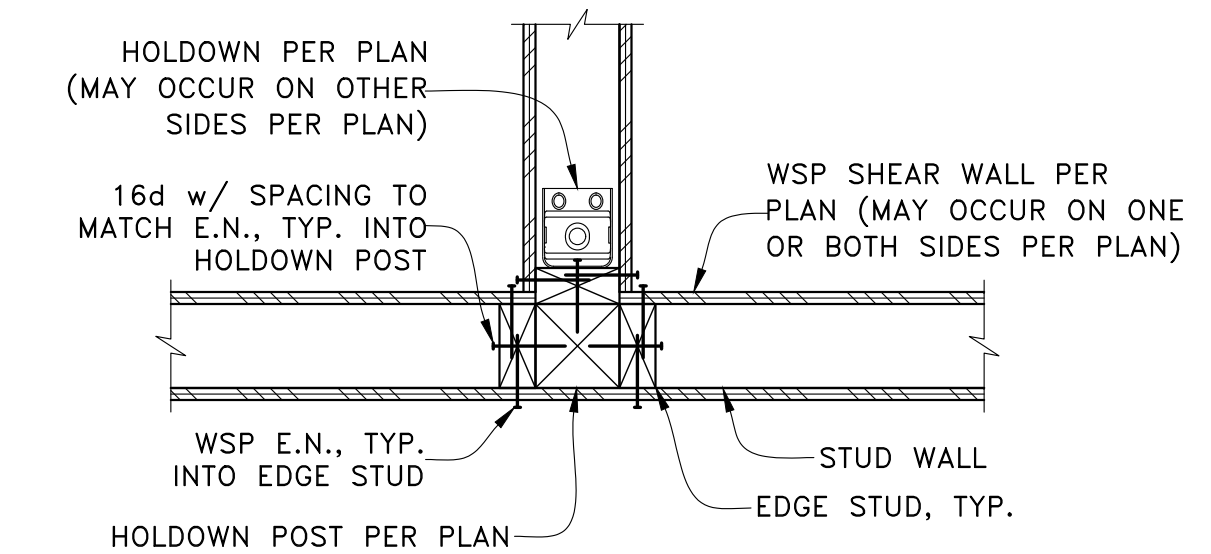


TYPICAL UPPER FLOOR HOLDOWN OR TIEDOWN STRAP

SCALE: NTS

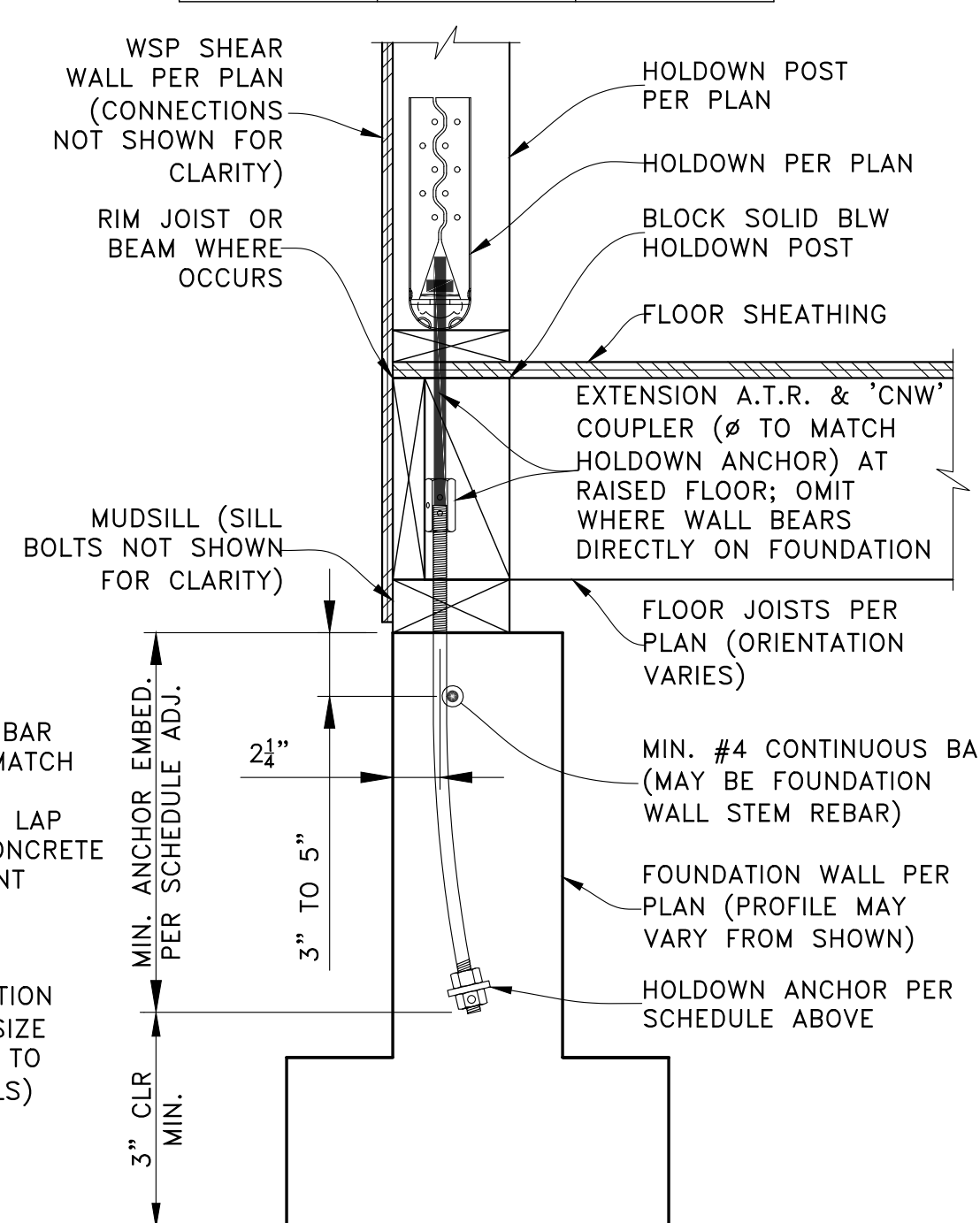
HOLDOWN SCHEDULE

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



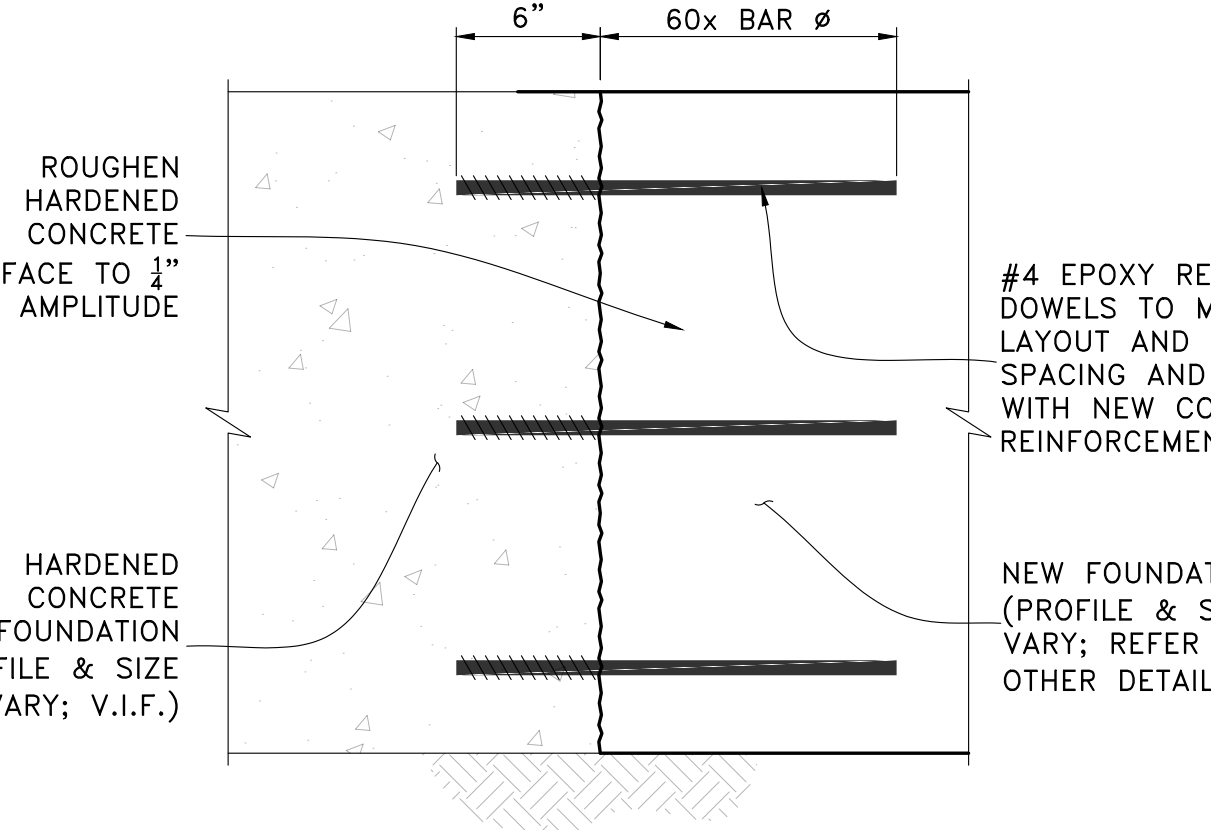
HOLDOWN AT CORNER

SCALE: NTS



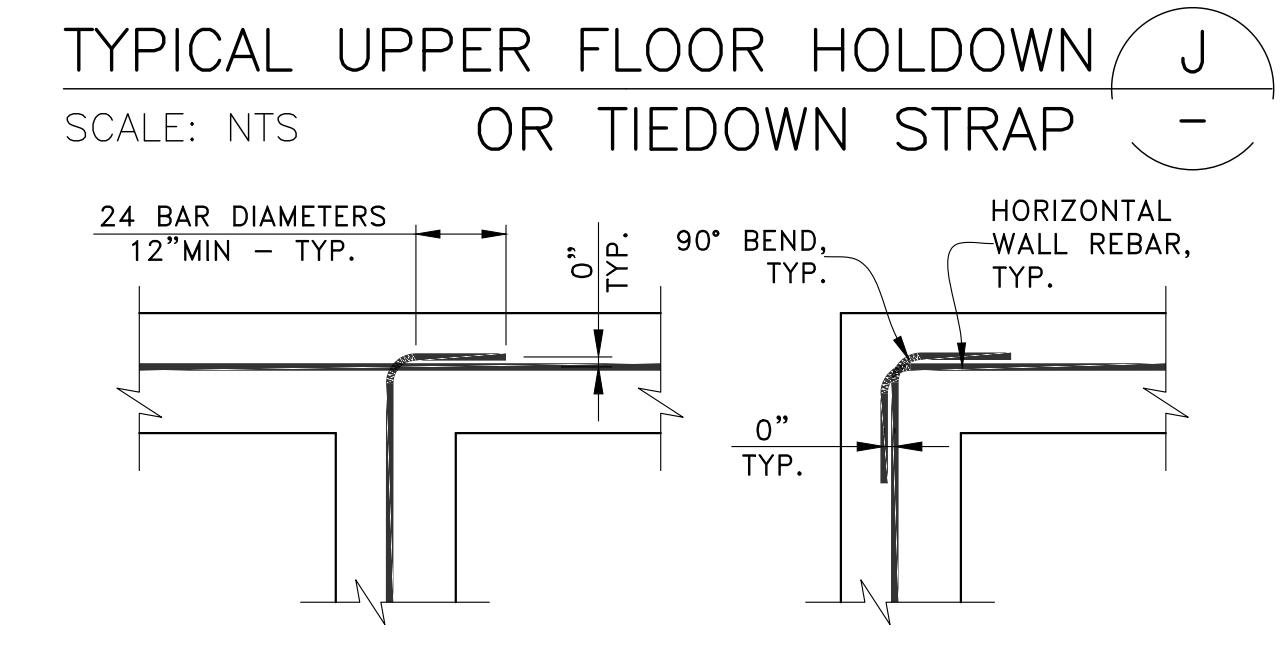
TYPICAL HOLDOWN AT FOUNDATION

SCALE: NTS



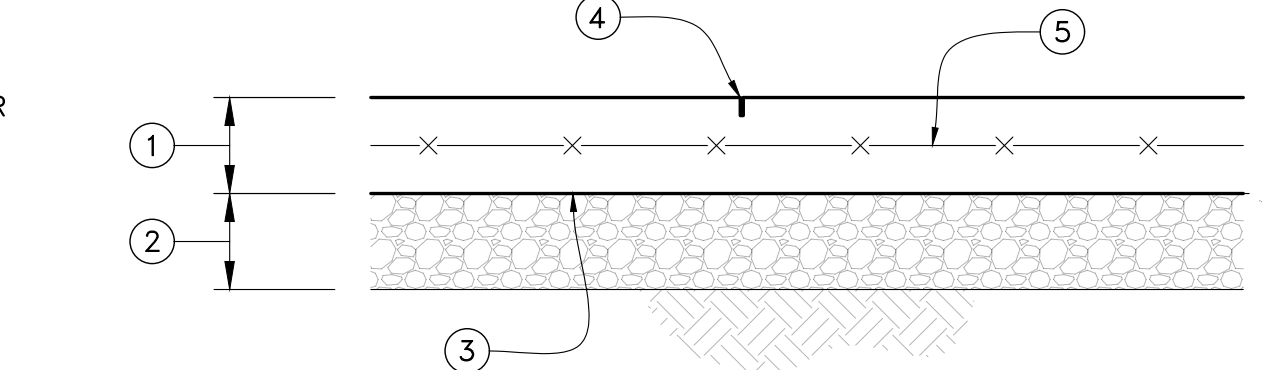
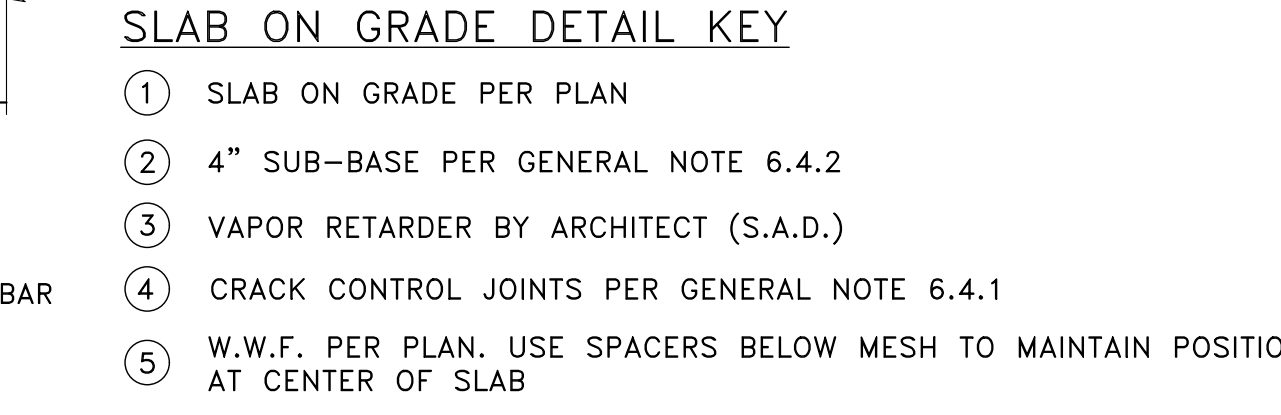
TYPICAL FRESH TO HARDENED CONCRETE

SCALE: NTS



TYPICAL FOOTING AND WALL CORNERS

SCALE: NTS



TYPICAL SLAB ON GRADE

SCALE: NTS

PERMIT SET

07-27-22 1ST PLAN CHECK RESPONSE 05-14-21 PERMIT SET

REV. DATE DESCRIPTION

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

OVER REMICK GUILD
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

ENGINEER OF RECORD

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

SHEET TITLE: TYPICAL DETAILS

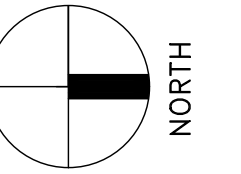
SCALE: AS NOTED SHEET NO. 21006 S2

PLAN LEGEND

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

FOUNDATION SCHEDULE

F1	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (A/S7) (K/S7)
F2	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (B/S7) (K/S7)
F3	EXTERIOR 8" SLAB ON GRADE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (C/S7) (K/S7)
F4	EXTERIOR SLAB ON GRADE FOUNDATION WALL AT FULL-HEIGHT CONCRETE WALL PER (E/S7)
F5	INTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (D/S7)
F6	8" COVERED PATIO RETAINING WALL w/ FOOTING PER (F/S7)
F7	INTERIOR 2'-0" SQ. PAD FOOTING PER (E/S7)
F8	INTERIOR 2'-6" SQ. PAD FOOTING PER (E/S7)
F9	EXTERIOR 2'-0" SQ. PAD FOOTING PER (G/S7)
F10	8" PAVER PATIO RETAINING WALL FOR GUARD RAIL ON TOP OF WALL REFER TO (C/S9)



PERMIT SET

REV	DATE	DESCRIPTION
07-27-22	05-14-21	1ST PLAN CHECK RESPONSE 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



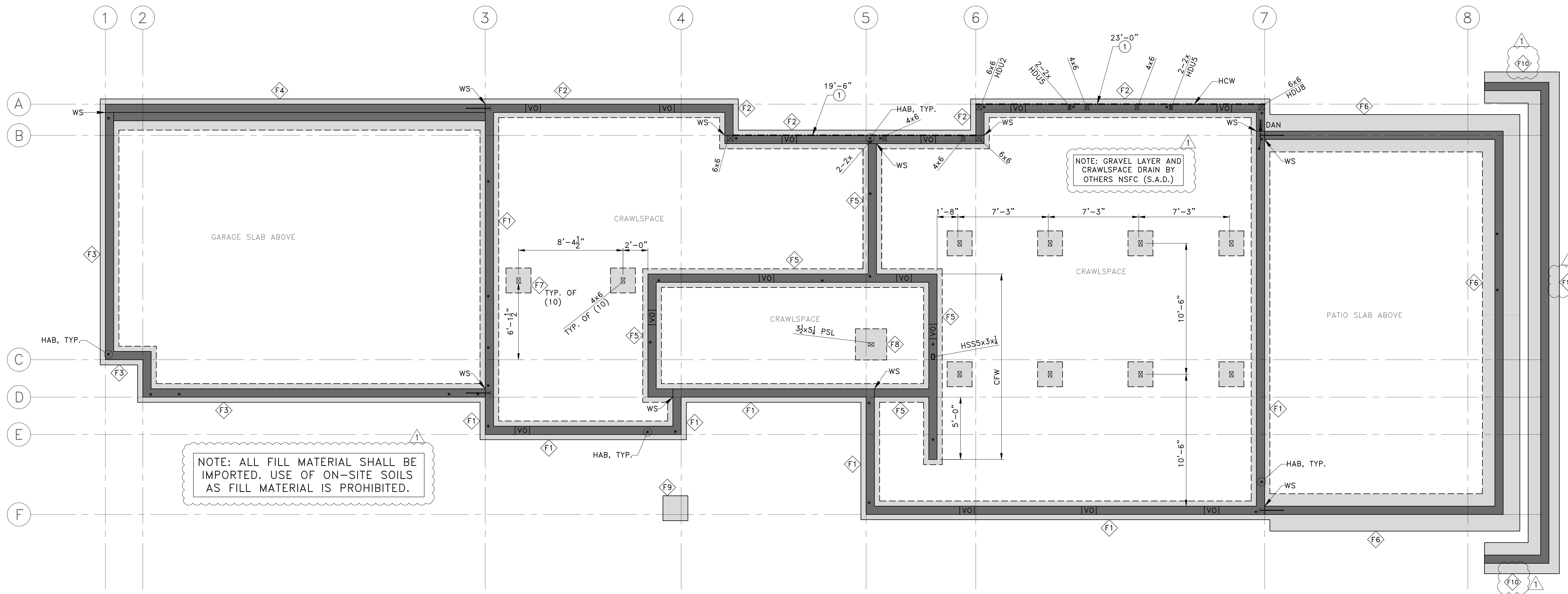
ENGINEER OF RECORD

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**

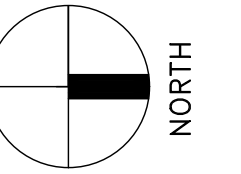


PLAN LEGEND

	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 (U.O.N. ON PLAN)	REFER TO DETAIL(S) (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

07-27-22	1ST PLAN CHECK RESPONSE	
05-14-21	PERMIT SET	
REV	DATE	DESCRIPTION

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

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



ENGINEER OF RECORD

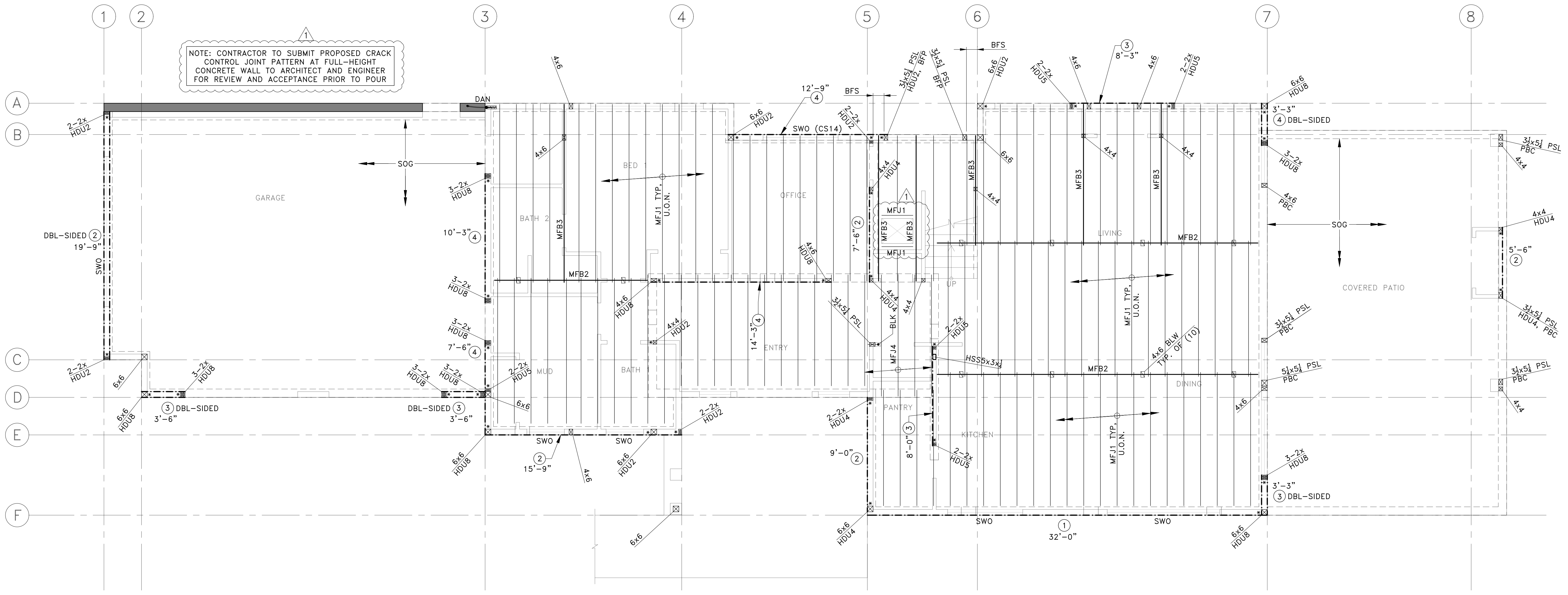
O.G. ENGINEERING, PLLC
8645 22nd Ave SW, SEATTLE, WA 98106
(206) 290-4008
owen@ogengineer.com

SHEET TITLE: MAIN FLOOR FRAMING PLAN

SCALE: AS NOTED
JOB NO. 21006

SHEET NO. S4

NOTE: CONTRACTOR TO SUBMIT PROPOSED CRACK CONTROL JOINT PATTERN AT FULL-HEIGHT CONCRETE WALL TO ARCHITECT AND ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO POUR



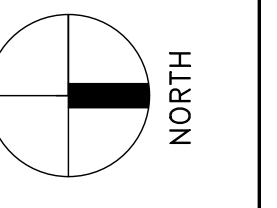
PLAN LEGEND

	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)
	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)		
	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.		

FRAMING SCHEDULE

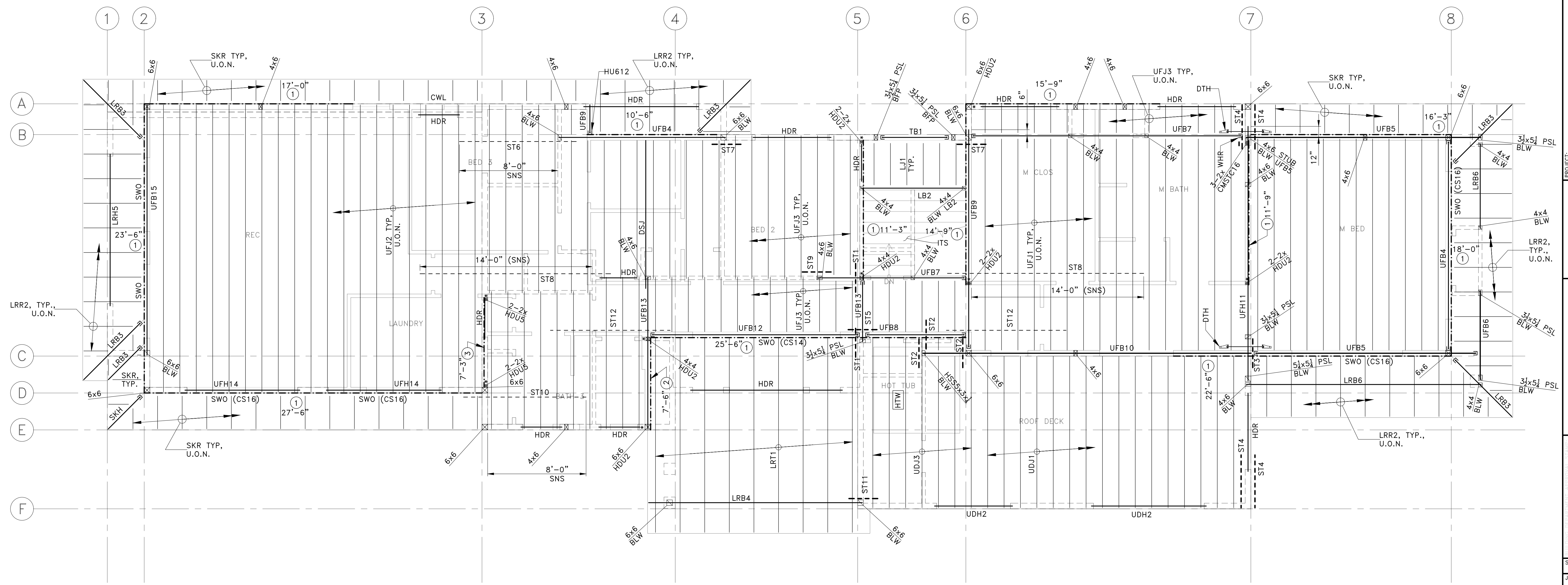
CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
UFJ1	1 1/2 TJI 560 @16"o.c.	MIU3.56/11	(A-B/S8)	UFB15	5 1/2 x 11 1/2 PSL (FLUSH)	N/A	(N/S8)
UFJ2	3 1/2 x 11 1/2 LSL @16"o.c.	N/A	(A/S8)	LRT1*	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 11 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 11 1/2 GLB (FLUSH)	HUC0410	(G/S7)	LRB6	3 1/2 x 11 1/2 GLB (FLUSH w/ UFB1)	N/A	(H/S8)
UFB8	5 1/2 x 11 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)	(HU11)	(B/S9)
UFB9	5 1/2 x 11 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 UFB1)	N/A	(A-B/S9)	UDJ3	DBL UDJ1 @ 16"o.c.	HU410	(B/S9) SISTER PLYS 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 11 1/2 PSL (FLUSH)	HHUS.50/10	(J/S8)	LJ1	2x10 @16"o.c.	LUS210	(H/S7)
UFB13	5 1/2 x 11 1/2 PSL (FLUSH)	HU612	N/A	LB2	4x10	N/A	(G/S2)
UFH14	5 1/2 x 11 1/2 PSL (DROPPED HEADER)	N/A	(A/S2)				

*ALL METAL-PLATE CONNECTED WOOD TRUSSES, STRUCTURAL FASCIA MEMBERS AND CONNECTIONS TO OTHER TRUSSES/FASCIAS 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.



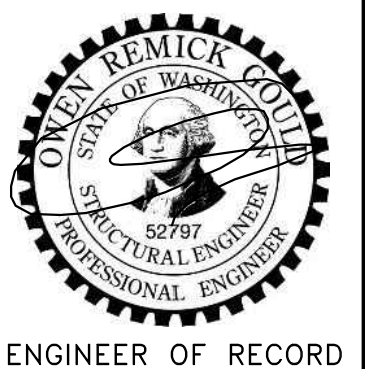
PERMIT SET

REV	DATE	DESCRIPTION
07-27-22		1ST PLAN CHECK RESPONSE
08-14-21		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

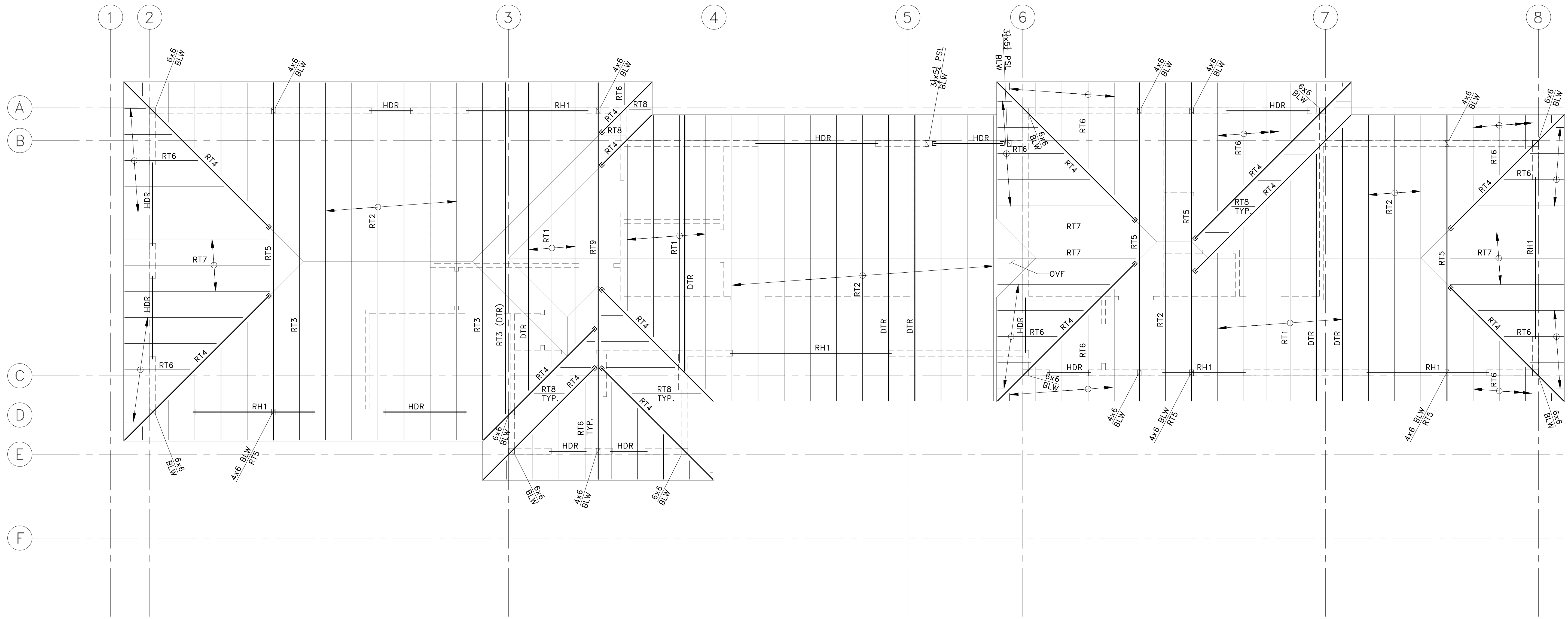


ENGINEER OF RECORD
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SHEET TITLE: UPPER FLOOR FRAMING PLAN

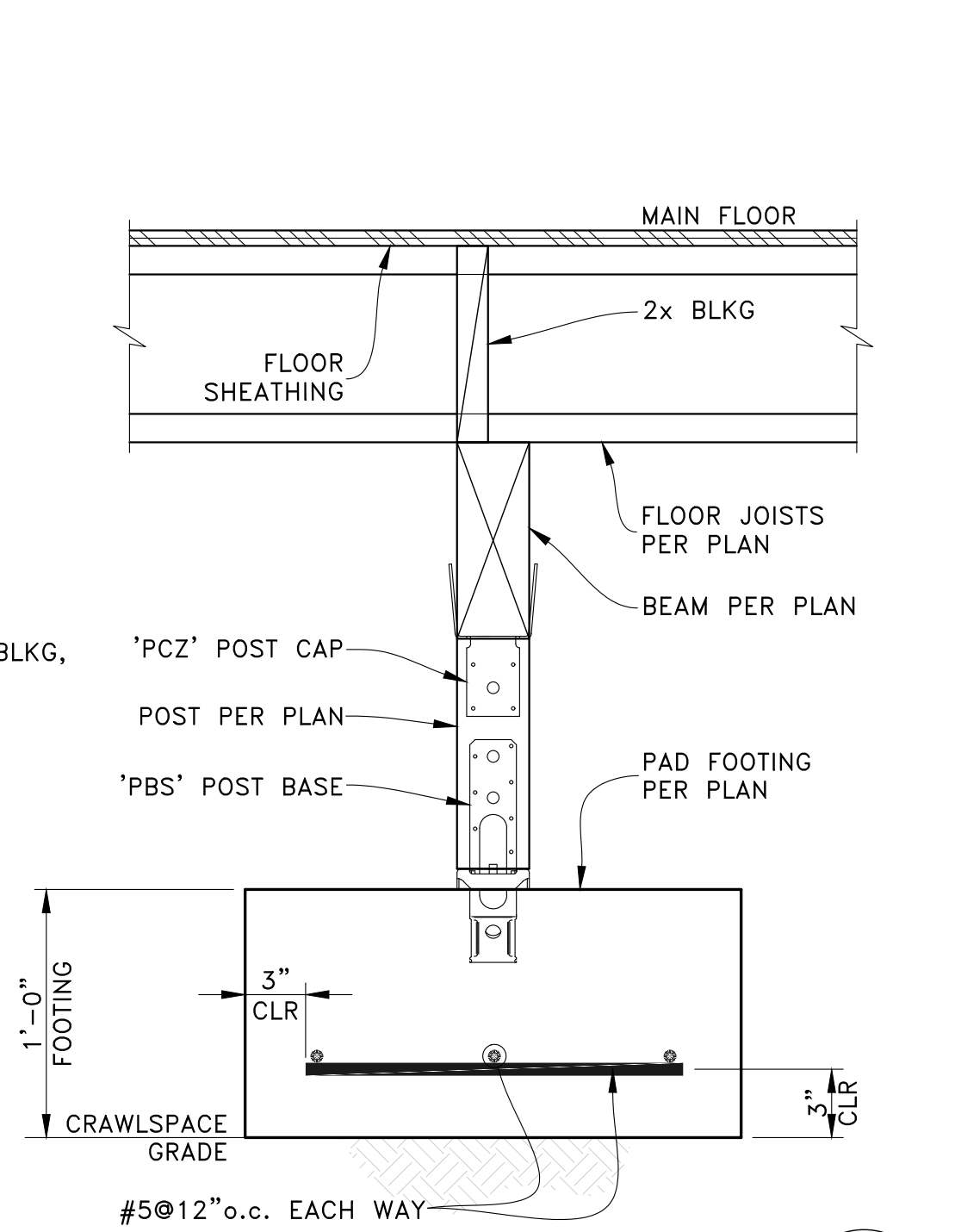
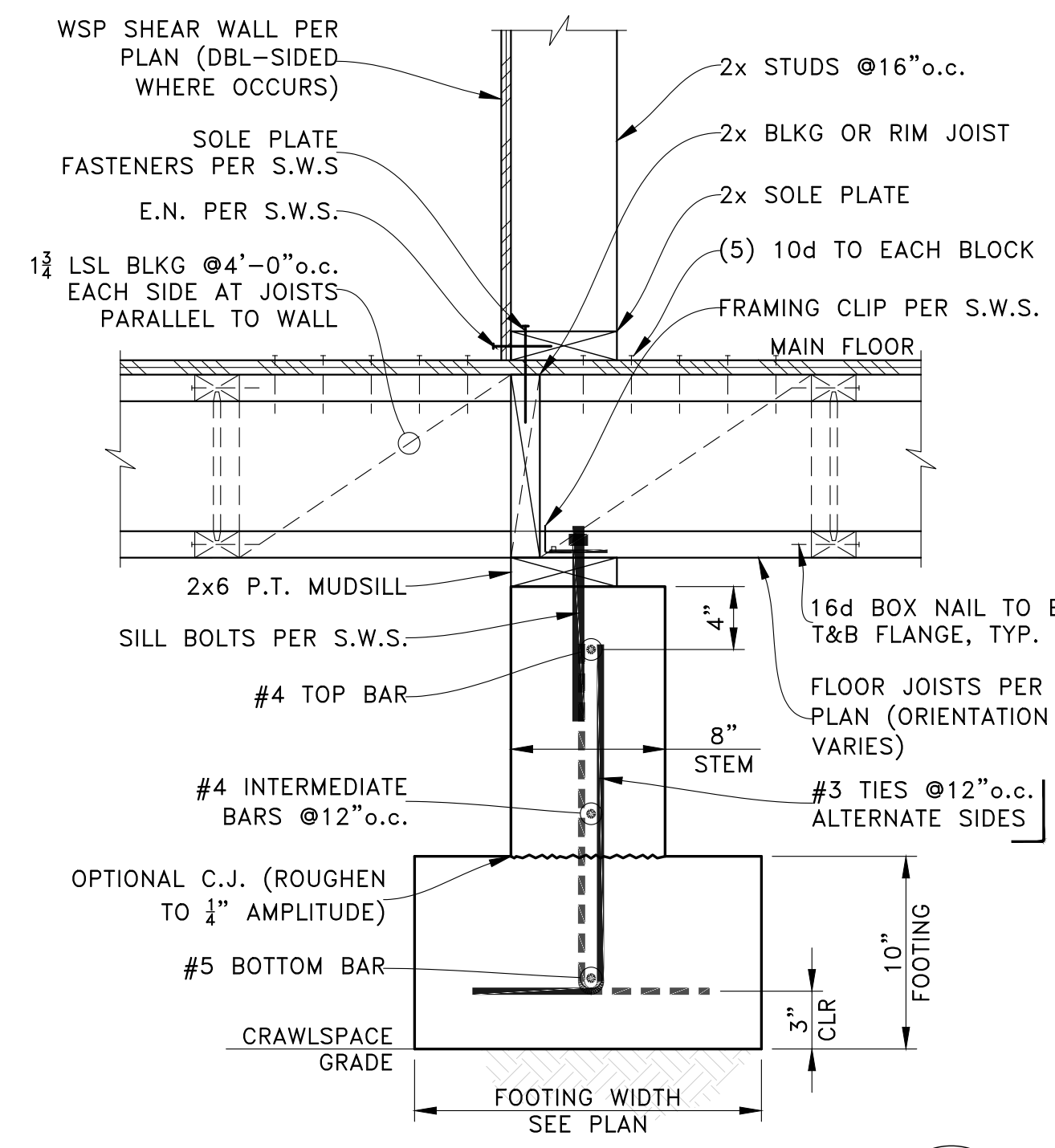
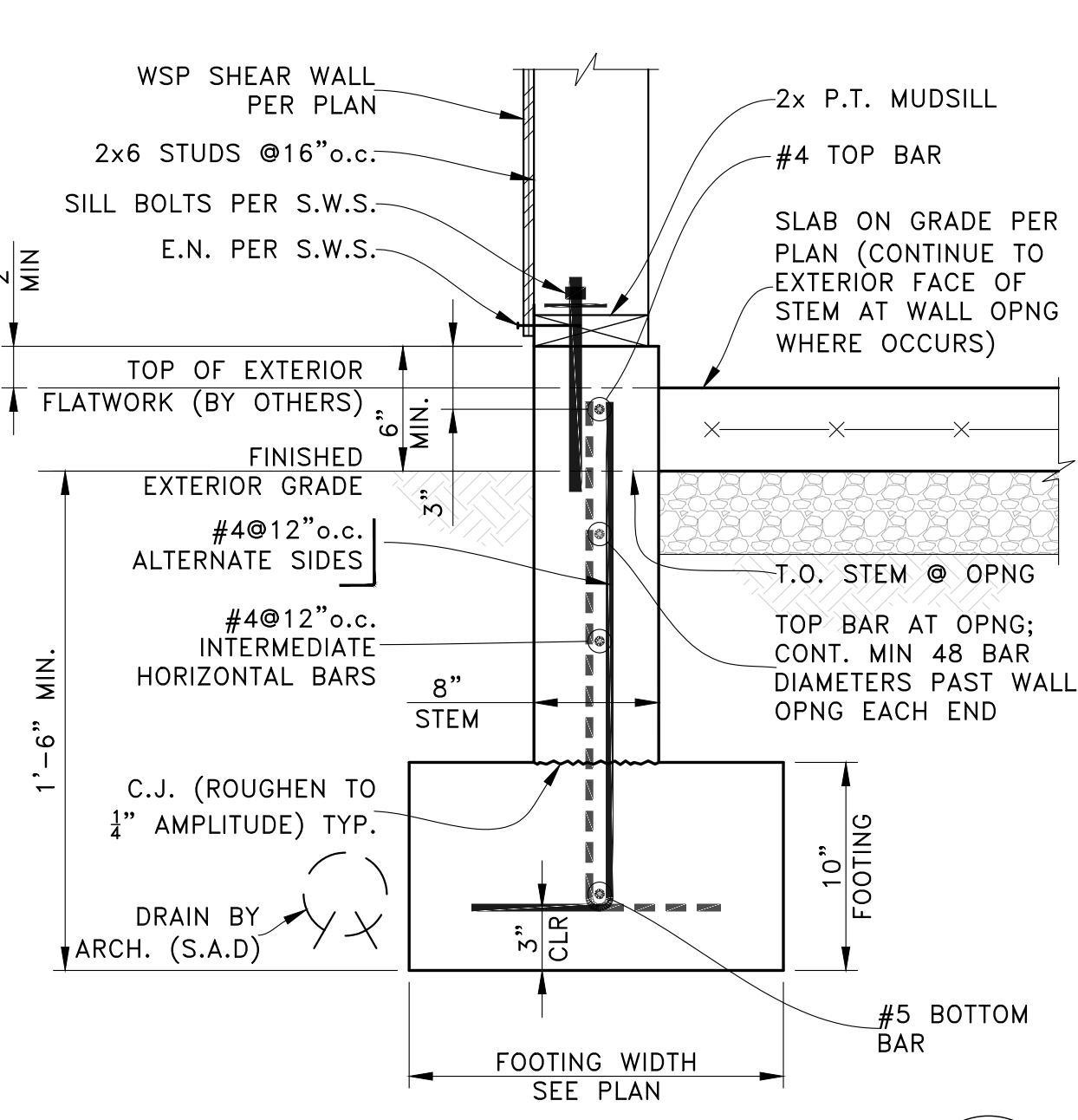
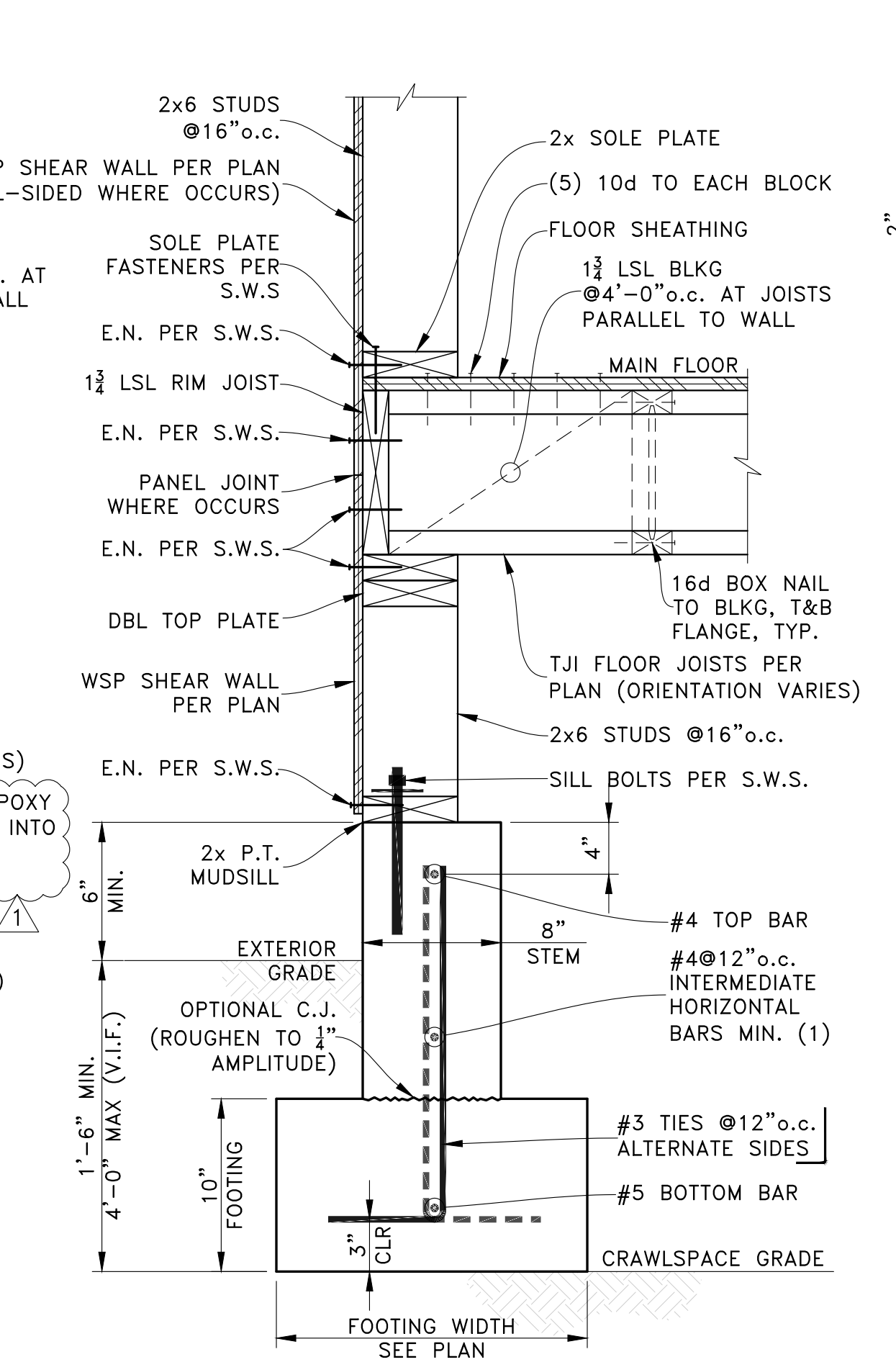
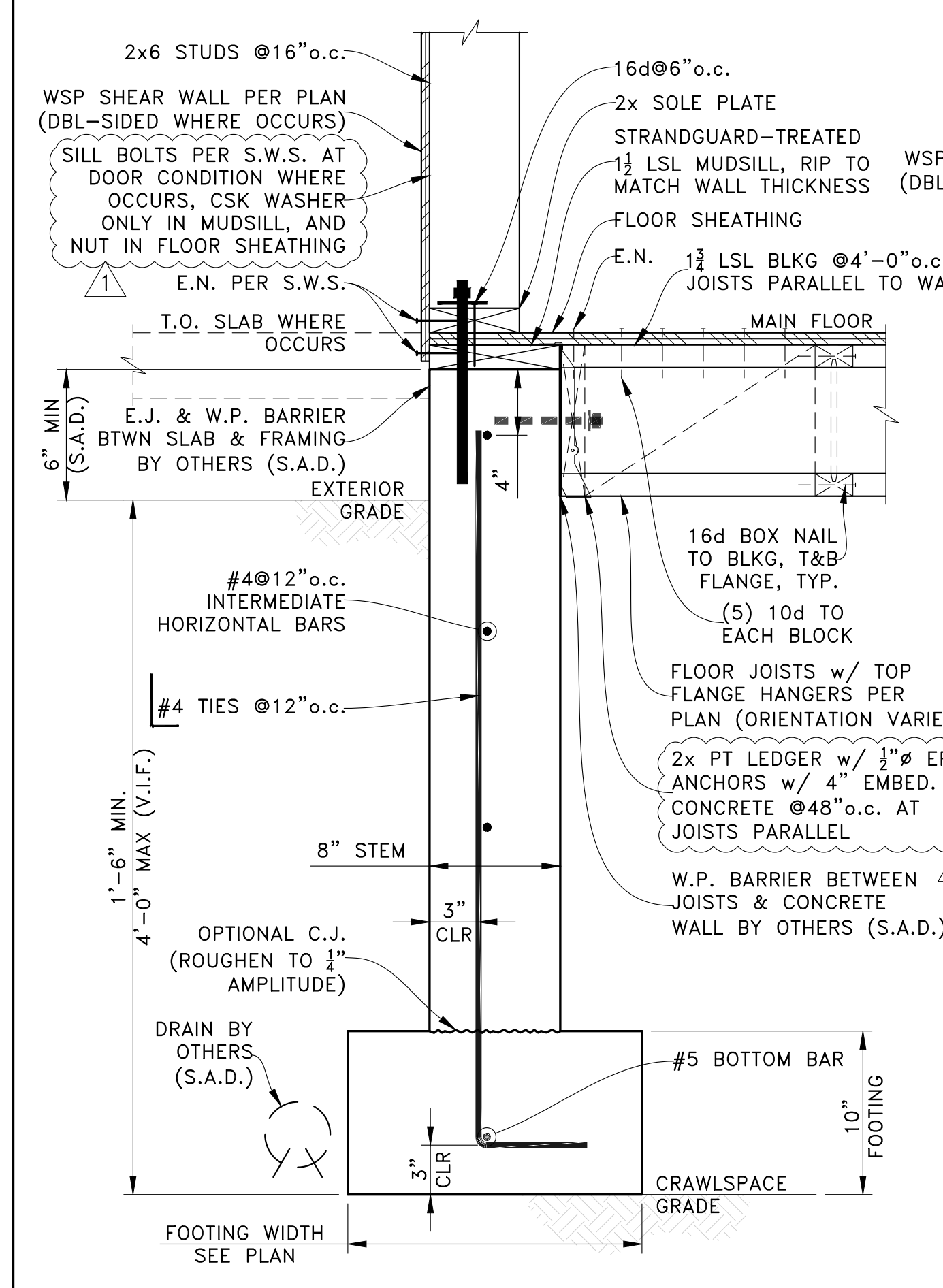
PLAN LEGEND			FRAMING SCHEDULE				STRAP SCHEDULE	
	WALL BELOW FLOOR		CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	ST1	'LSTA30' STRAP o/ FLOOR SHEATHING o/ 1ST JOIST ADJ. TO G.L. 5 SHEAR WALL RIM JOIST. (ADD JOISTS AS REQ'D TO ALIGN w/ STRAPS)
	POST BELOW ROOF PER (E-F)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

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



NORTH

PERMIT SET	
<p>07-27-23 1ST PLAN CHECK RESPONSE 05-14-21 PERMIT SET</p>	<p>DESCRIPTION</p>
<p>PROJECT: NEW SINGLE-FAMILY DWELLING 9212 SE 33rd PI Mercer Island, WA 98040</p>	<p>CLIENT: BILL & VICTORIA PLUMMER 9212 SE 33rd PI Mercer Island, WA 98040</p>
<p>OWEN REMICK GOTTLE STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER ENGINEER OF RECORD</p>	
<p>O.G. ENGINEERING, PLLC 8645 22nd Ave SW, SEATTLE, WA 98106 (206) 290-4008 owen@ogengineer.com</p>	
<p>SHEET TITLE: ROOF FRAMING PLAN</p>	
<p>SCALE: AS NOTED</p>	<p>SHEET NO. S6</p>
<p>JOB NO. 21006</p>	<p>DATE</p>



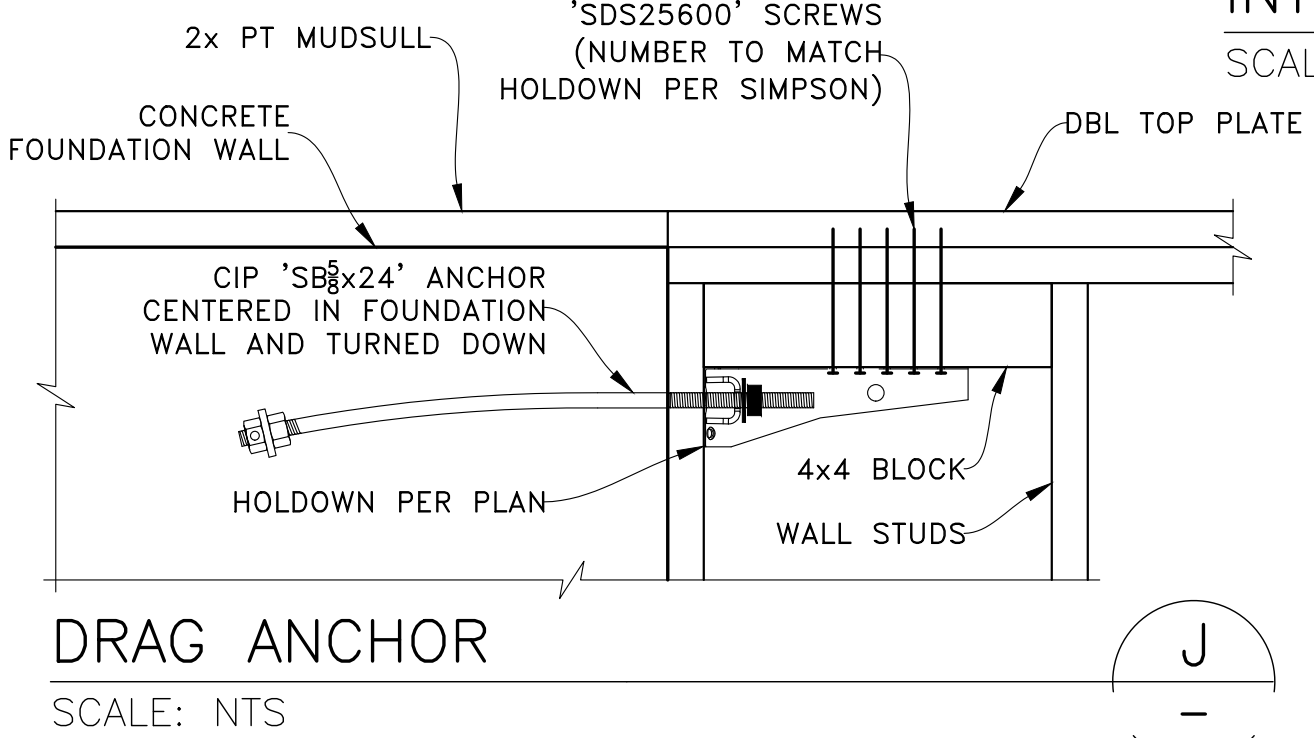
EXTERIOR CRAWLSPACE FOUNDATION WALL (A) SCALE: NTS

EXTERIOR CRAWLSPACE FOUNDATION WALL (B) SCALE: NTS

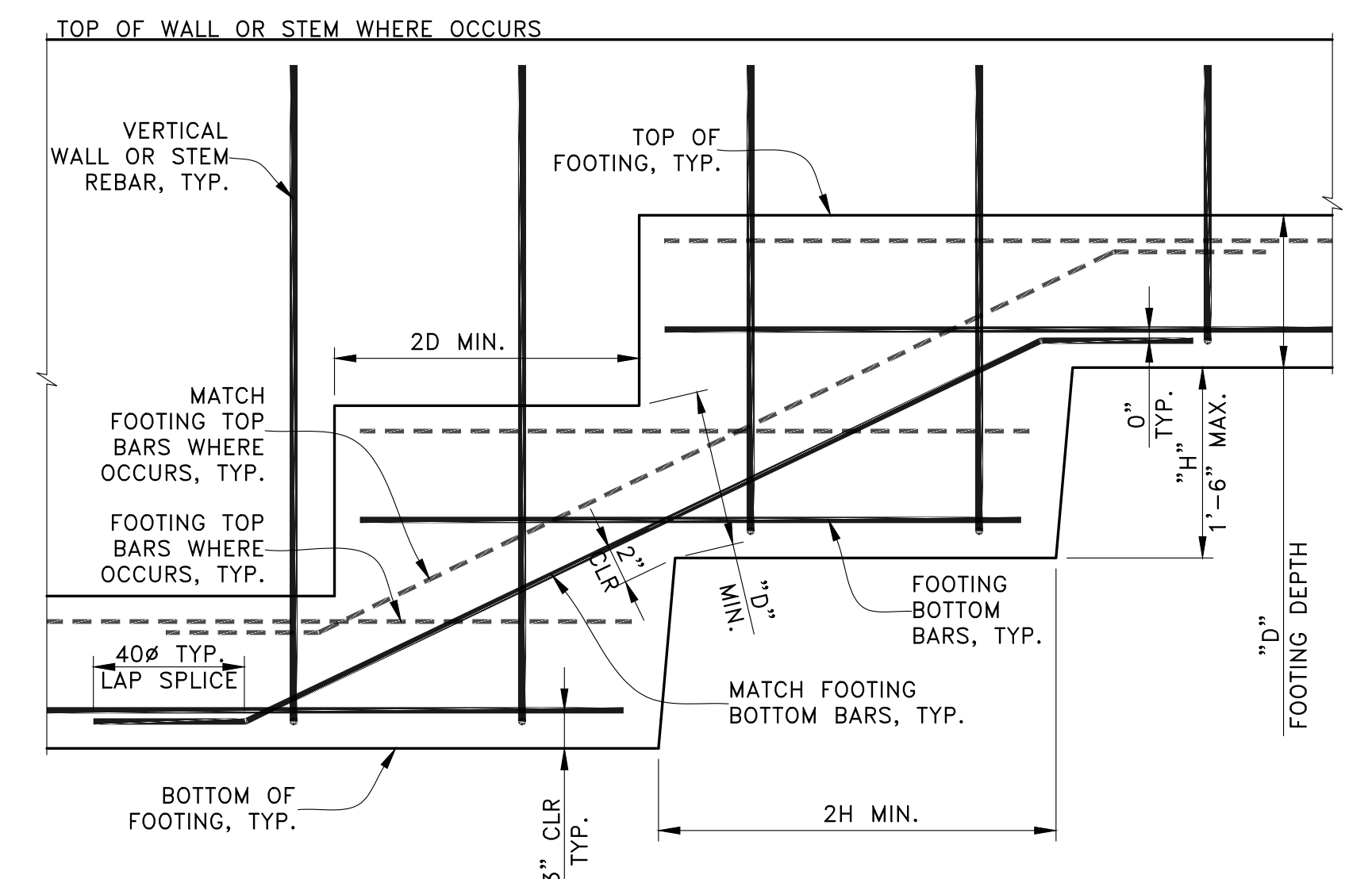
EXTERIOR SLAB ON GRADE FOUNDATION WALL (C) SCALE: NTS

INTERIOR CRAWLSPACE FOUNDATION WALL (D) SCALE: NTS

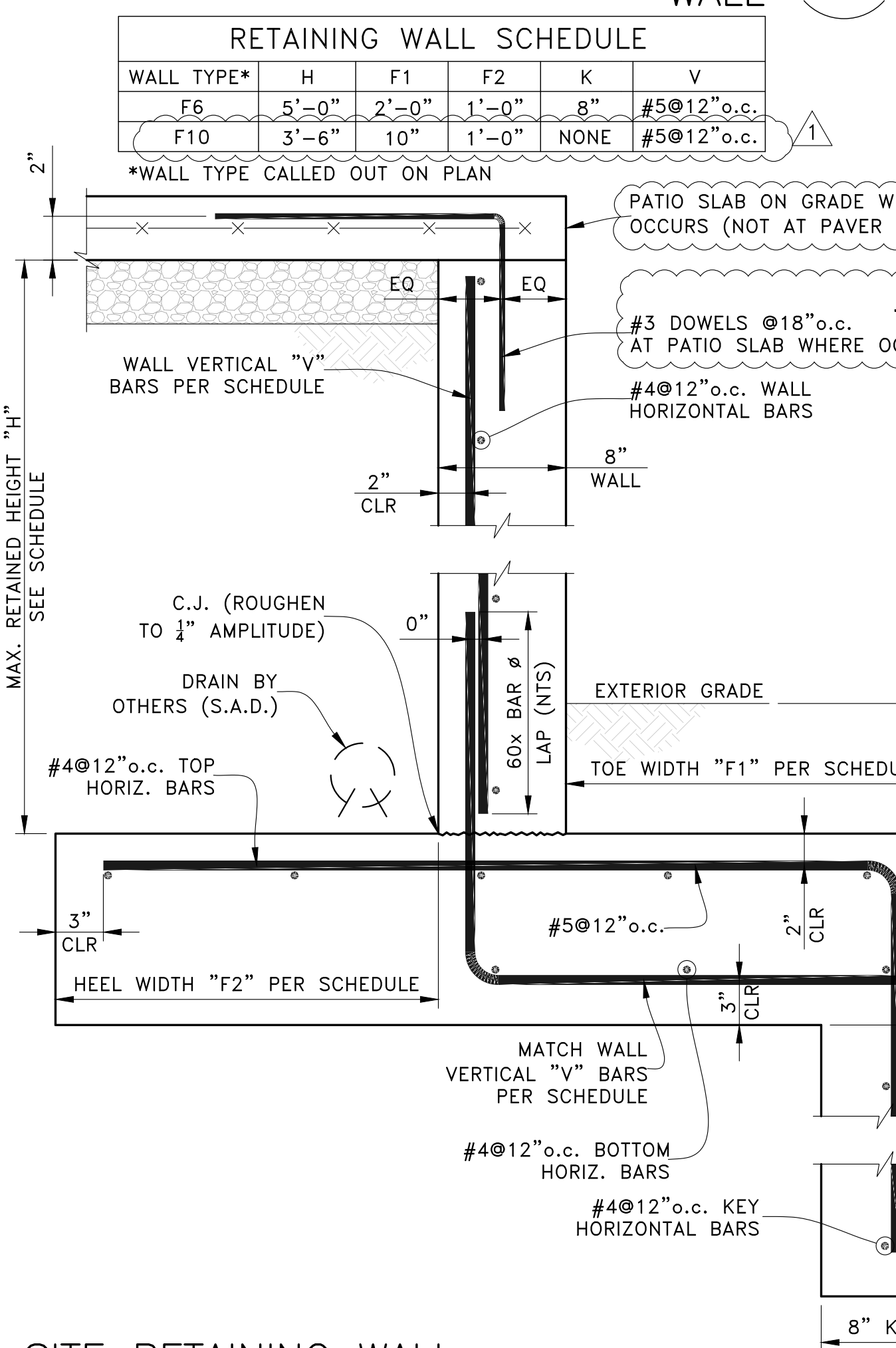
CRAWLSPACE PAD FOOTING (E) SCALE: NTS



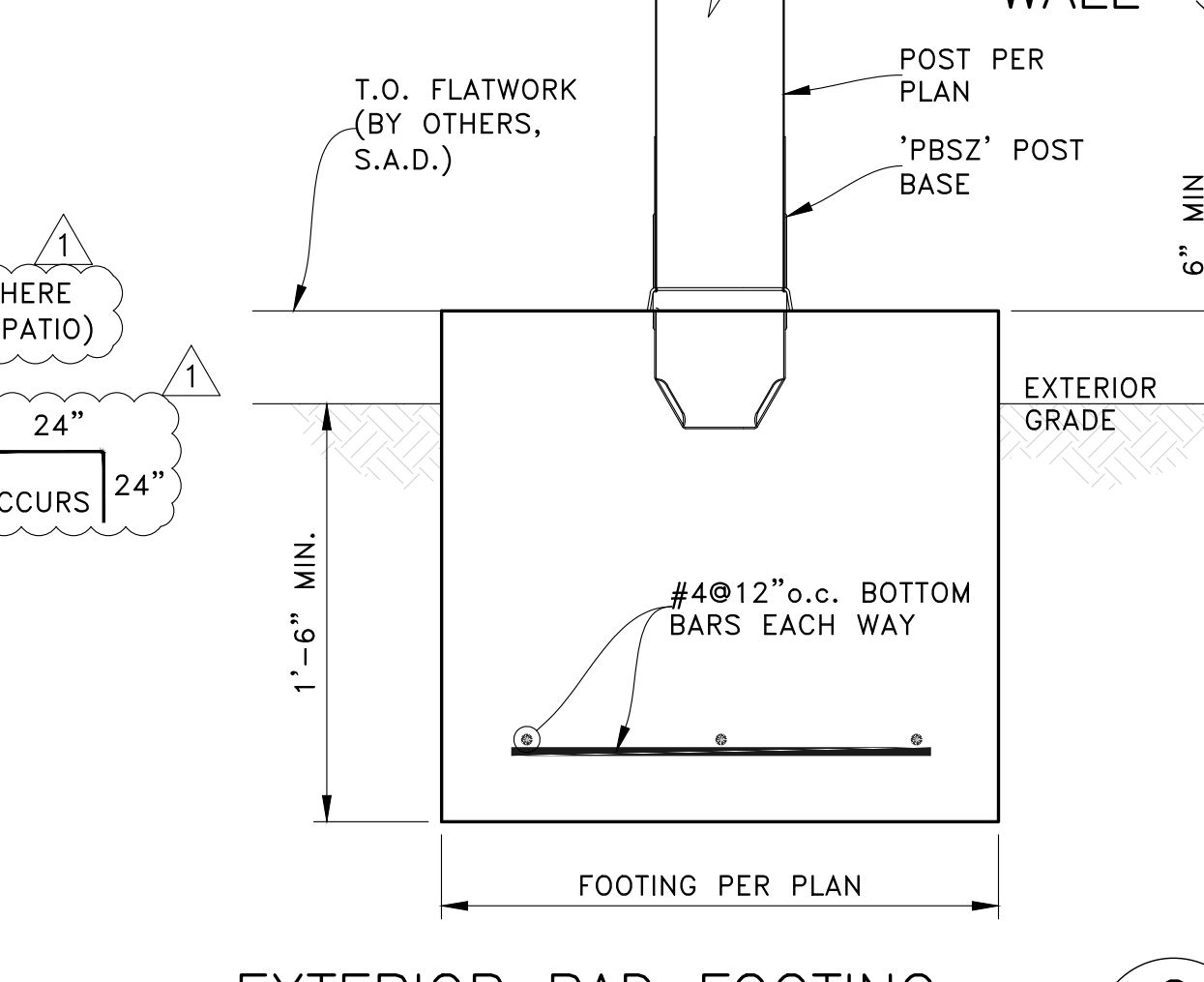
DRAG ANCHOR (J) SCALE: NTS



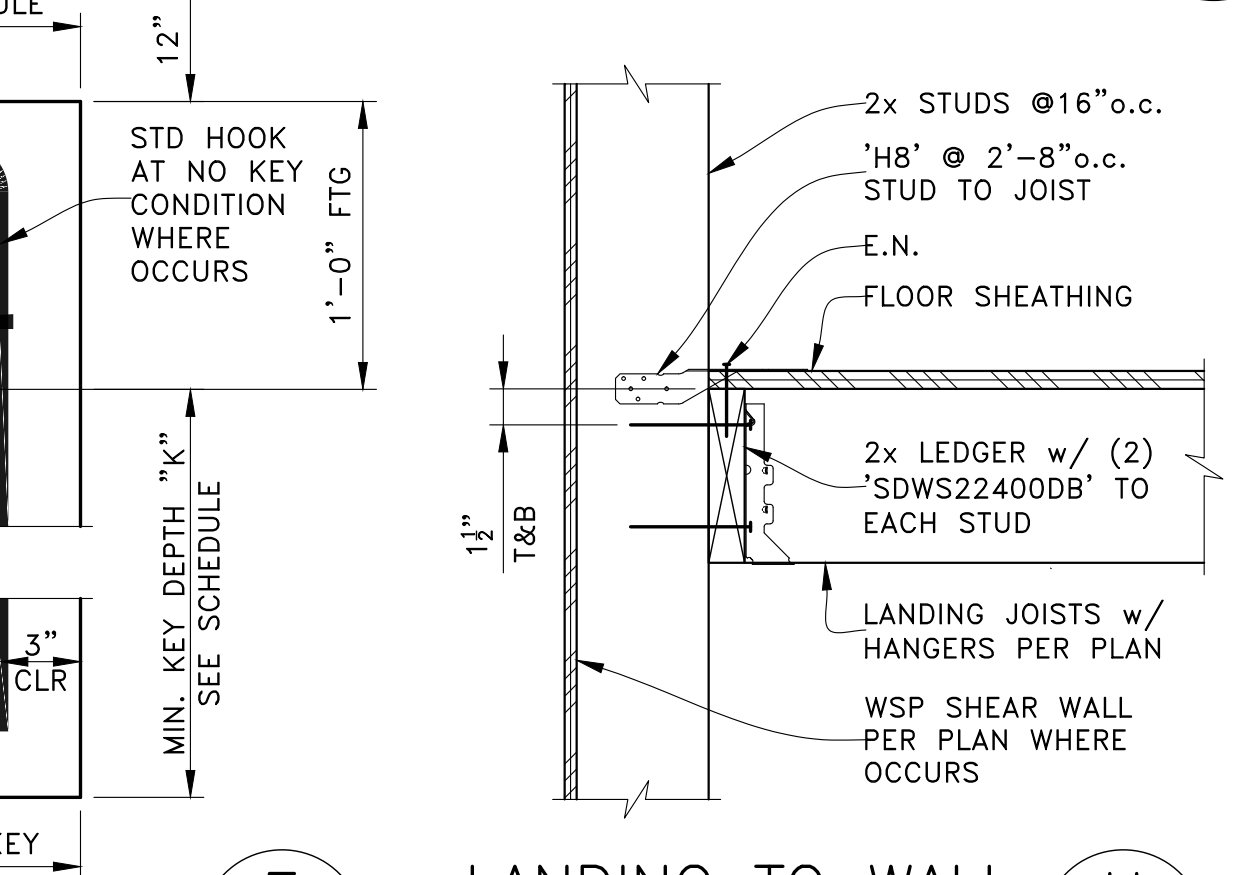
TYPICAL STEPPED FOOTING (K) SCALE: NTS



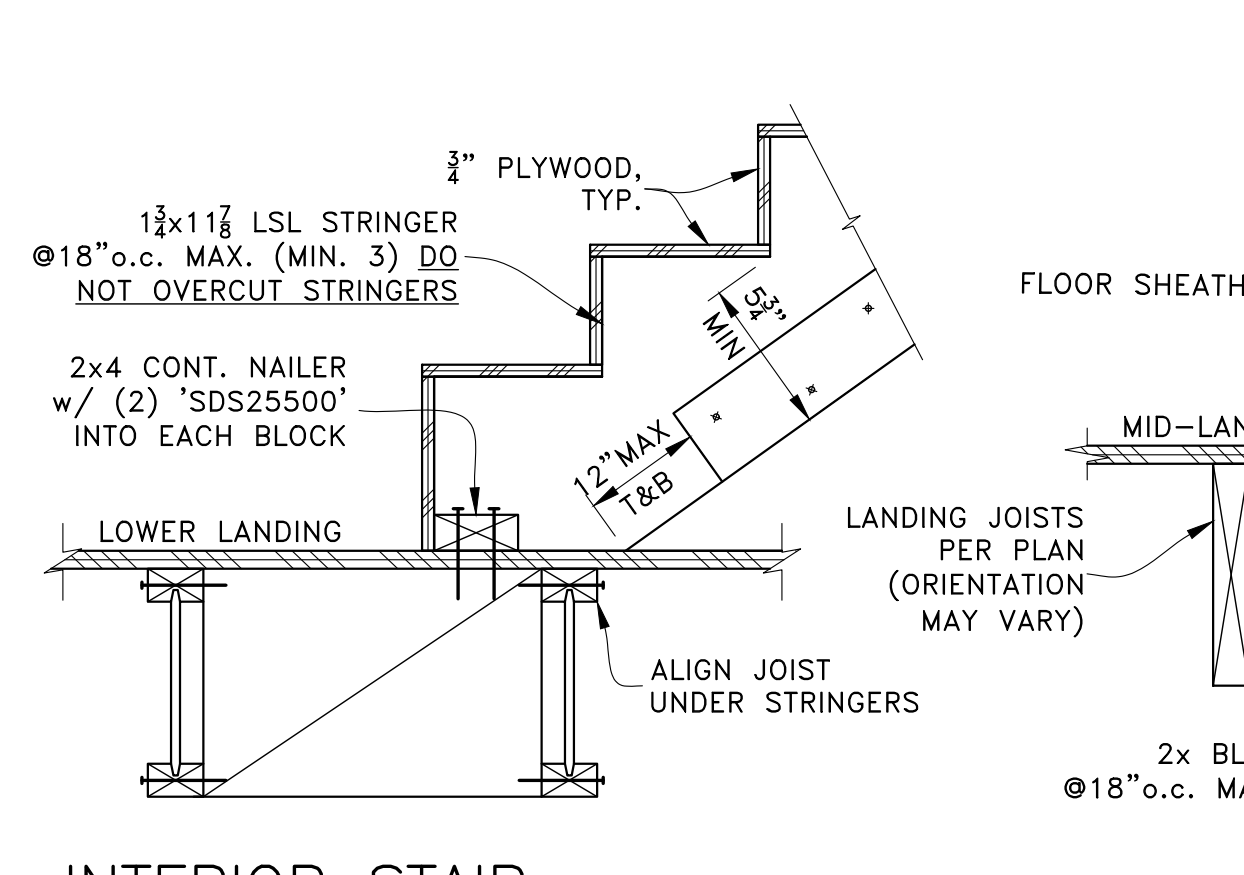
SITE RETAINING WALL (F) SCALE: NTS



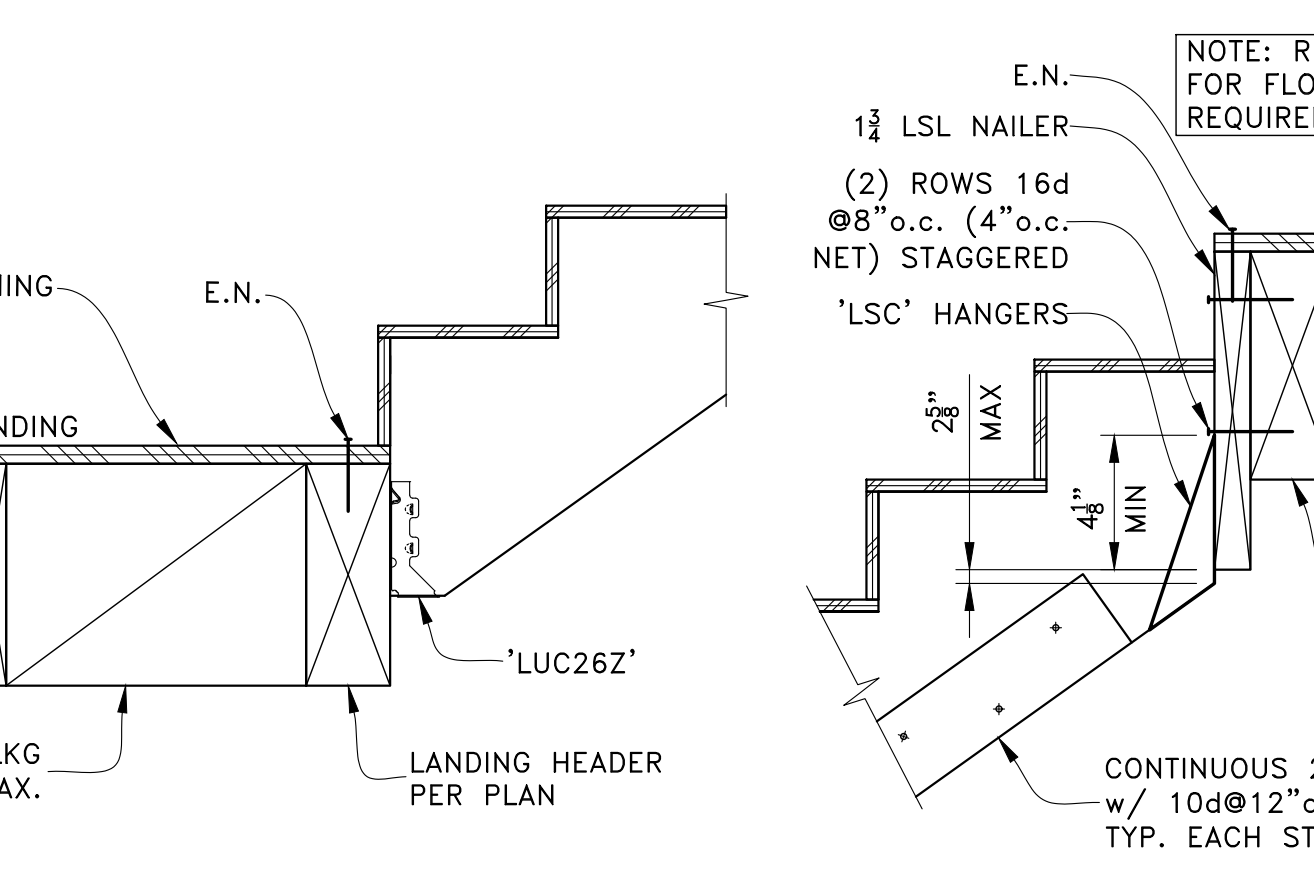
EXTERIOR PAD FOOTING (G) SCALE: NTS



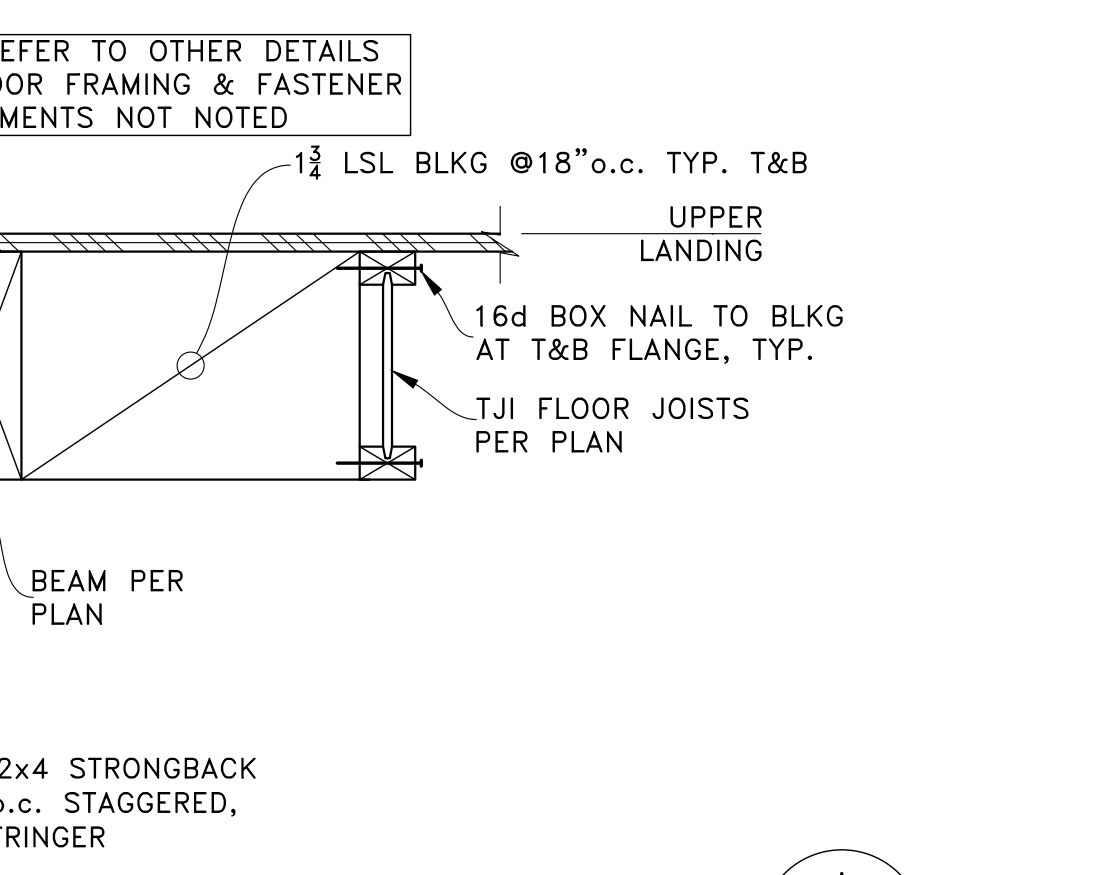
LANDING TO WALL (H) SCALE: NTS



INTERIOR STAIR (I) SCALE: NTS



MID-LANDING (L) SCALE: NTS



UPPER LANDING (M) SCALE: NTS

PERMIT SET

07-27-23 1ST PLAN CHECK RESPONSE
05-14-21 PERMIT SET

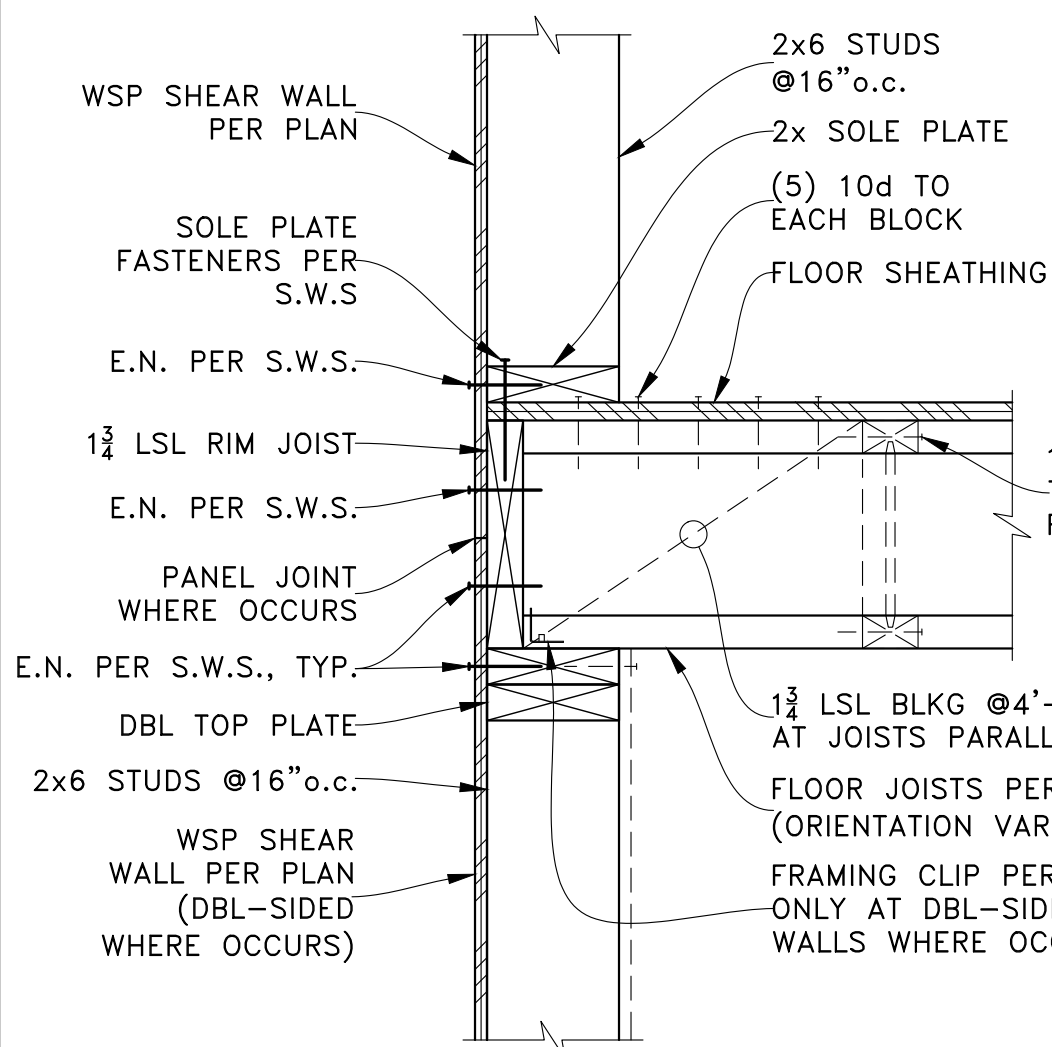
PROJECT: NEW SINGLE-FAMILY DWELLING
9212 SE 33rd Pl
Mercer Island, WA 98040

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

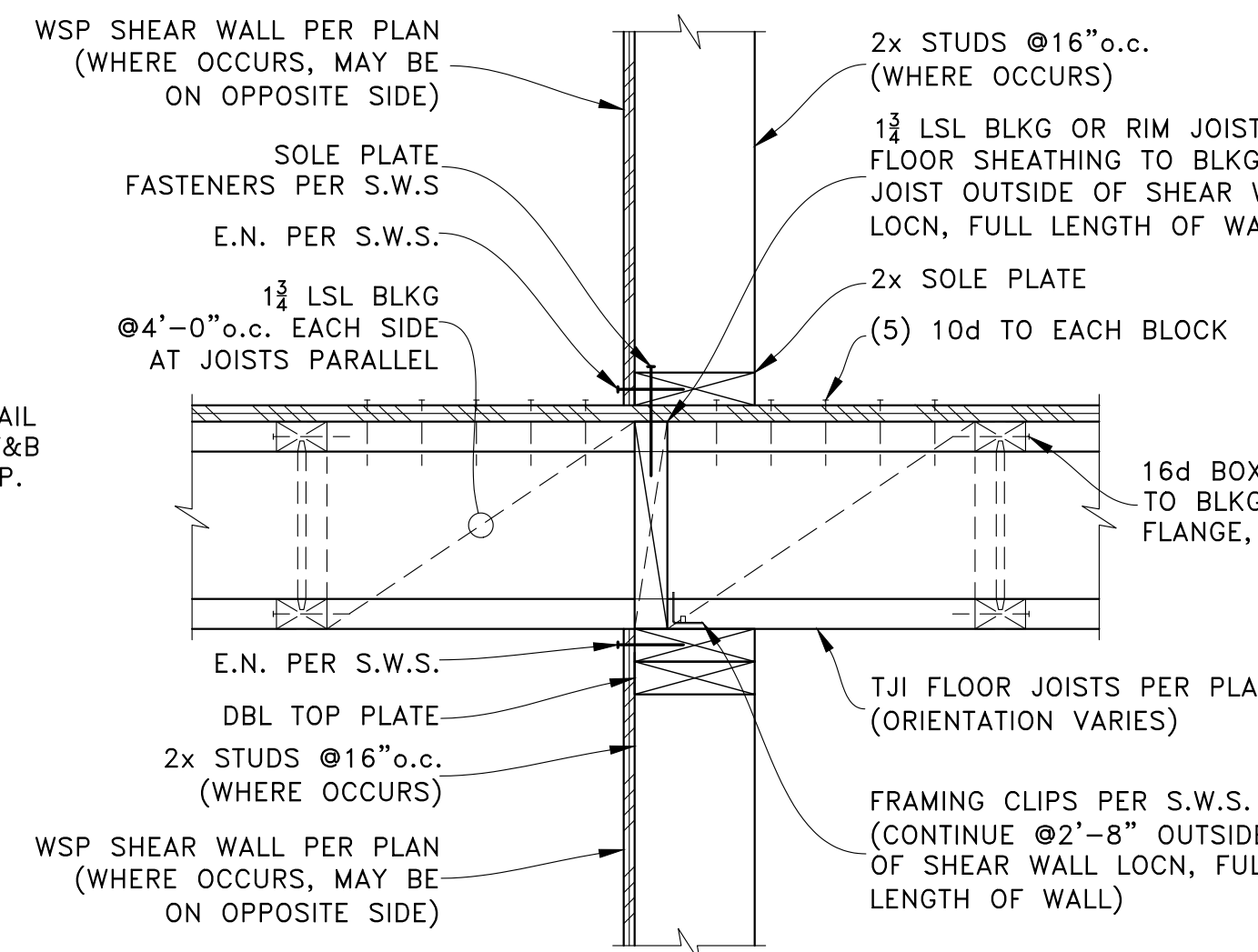
ENGINEER OF RECORD: O.G. ENGINEERING, PLLC
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SECTIONS & DETAILS

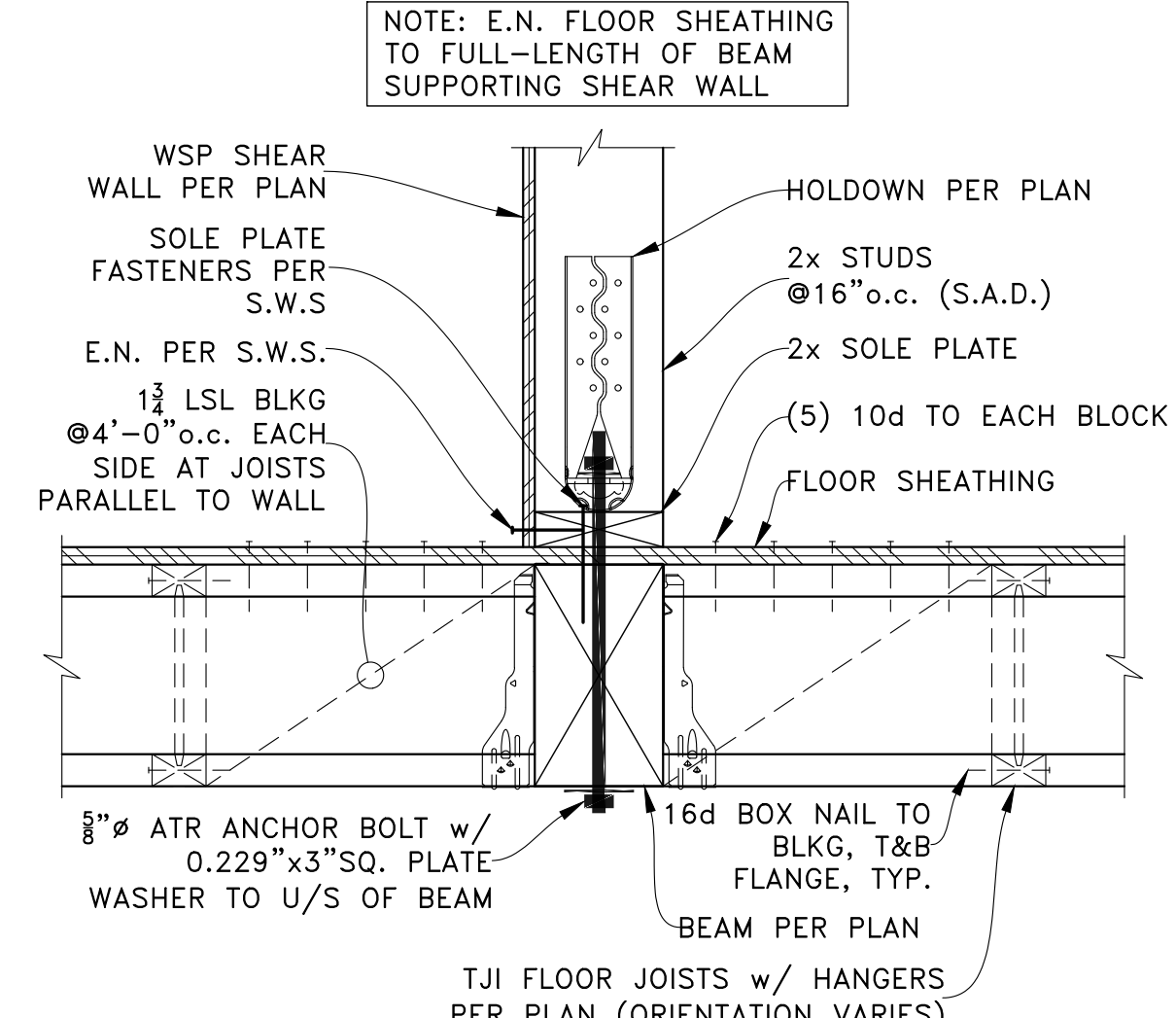
SCALE: AS NOTED SHEET NO. S7
JOB NO. 21006



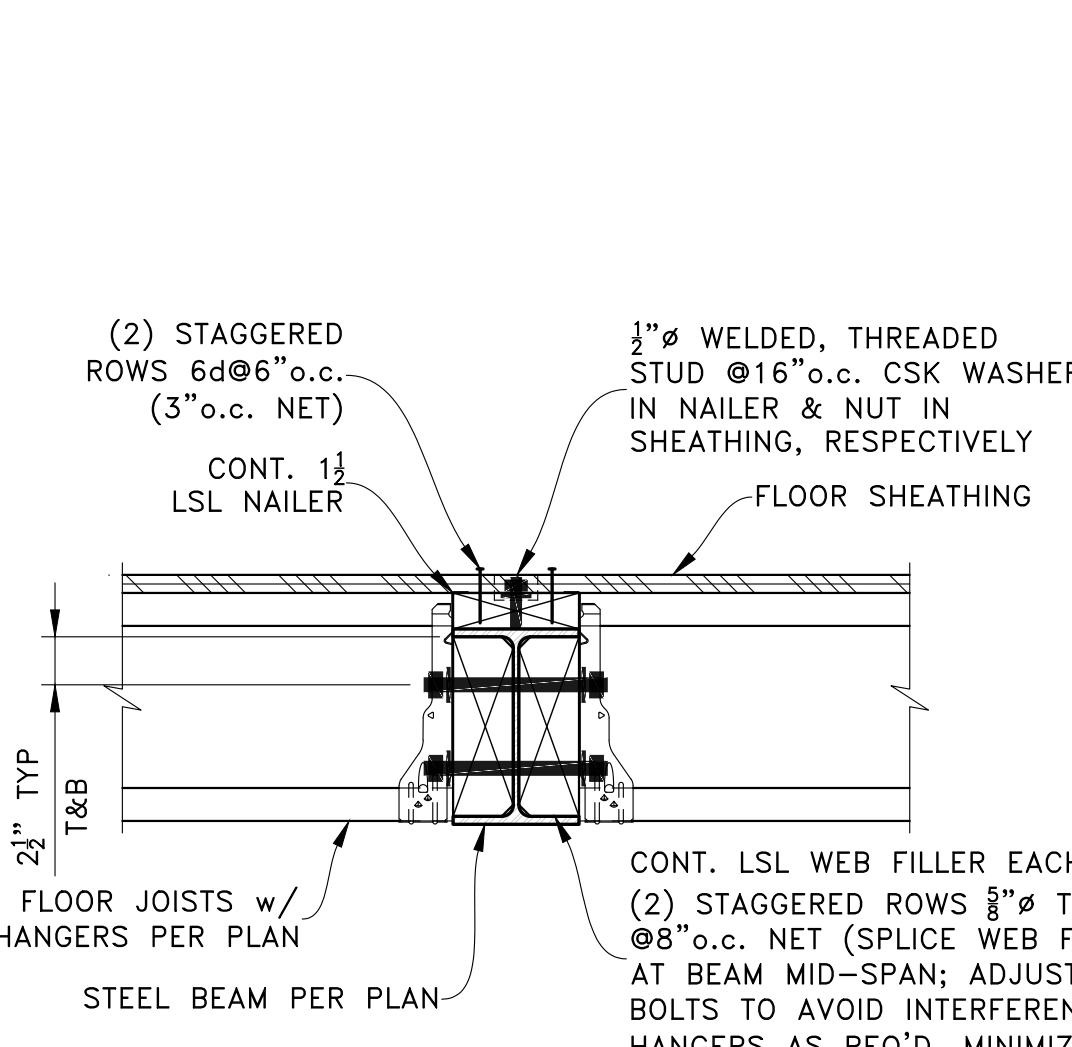
EXTERIOR WALL AT FLOOR
SCALE: NTS



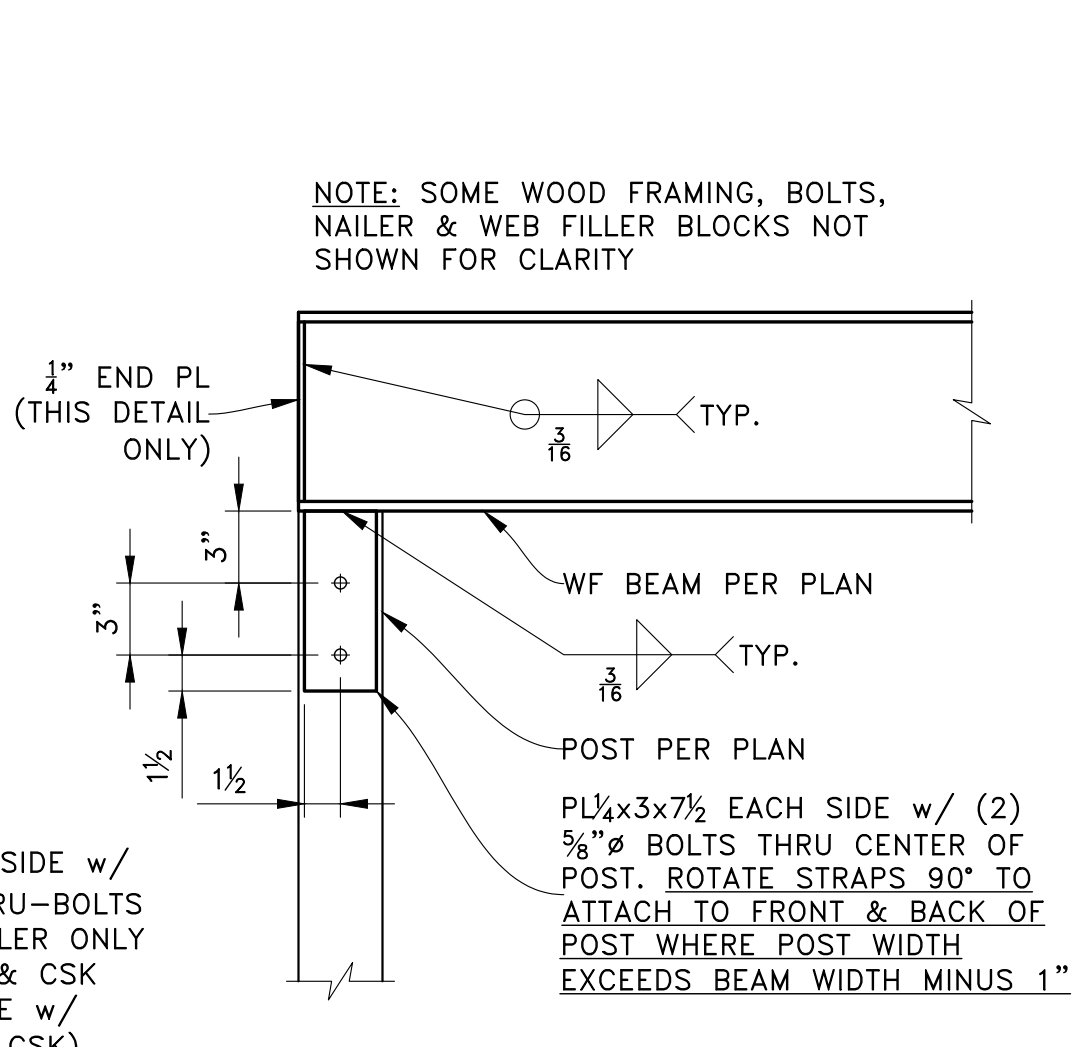
INTERIOR SHEAR WALL AT FLOOR
SCALE: NTS



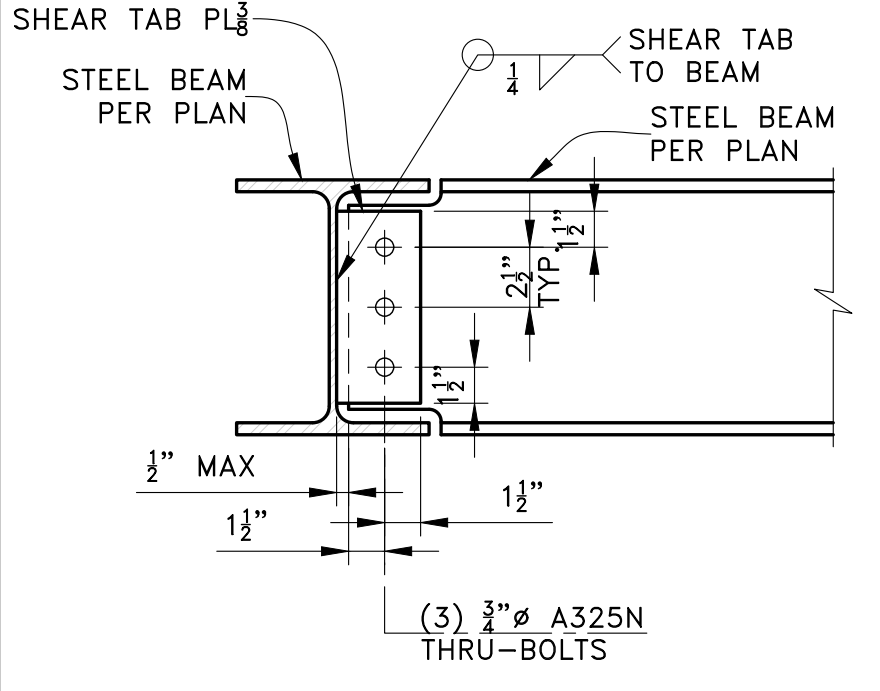
INTERIOR SHEAR WALL ON BEAM
SCALE: NTS



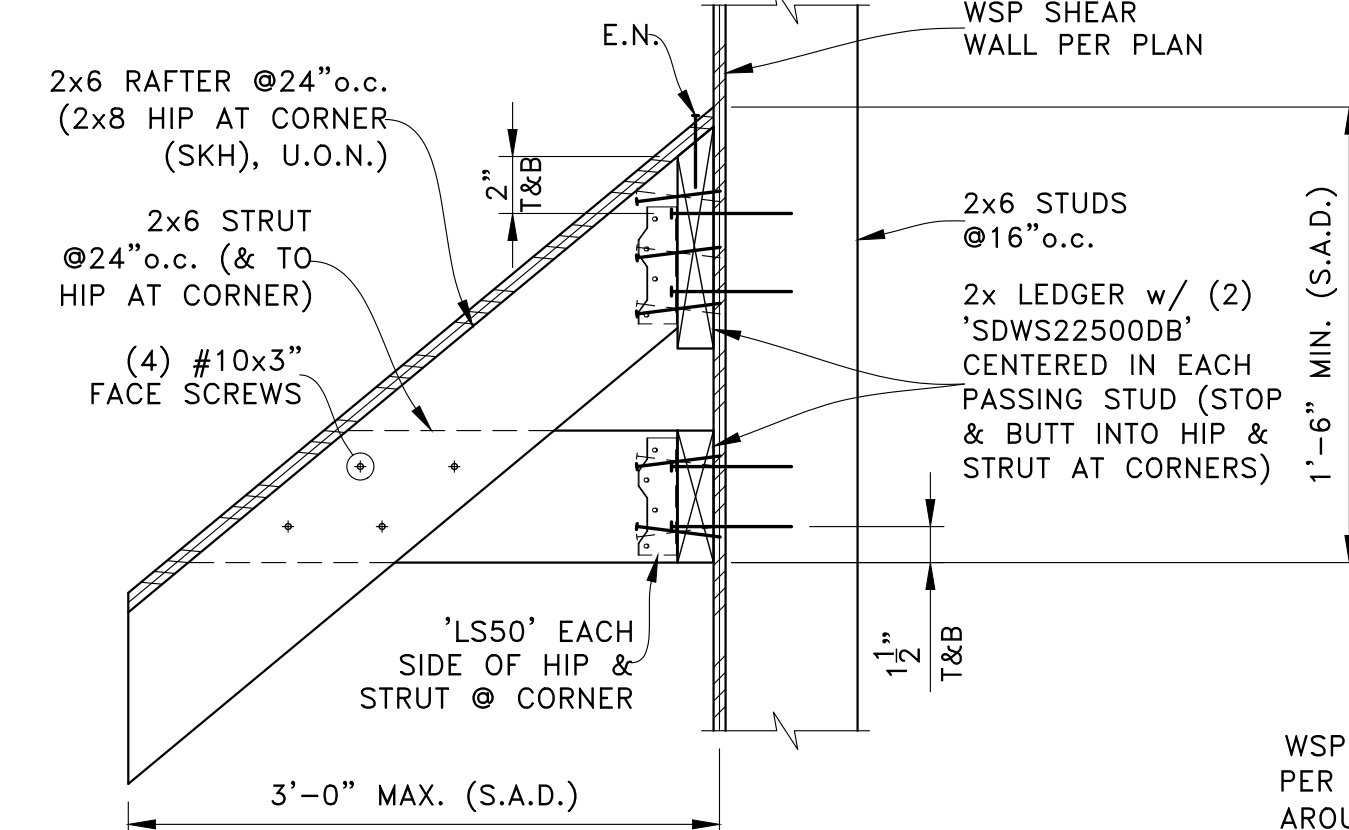
FLOOR TO STEEL BEAM
SCALE: NTS



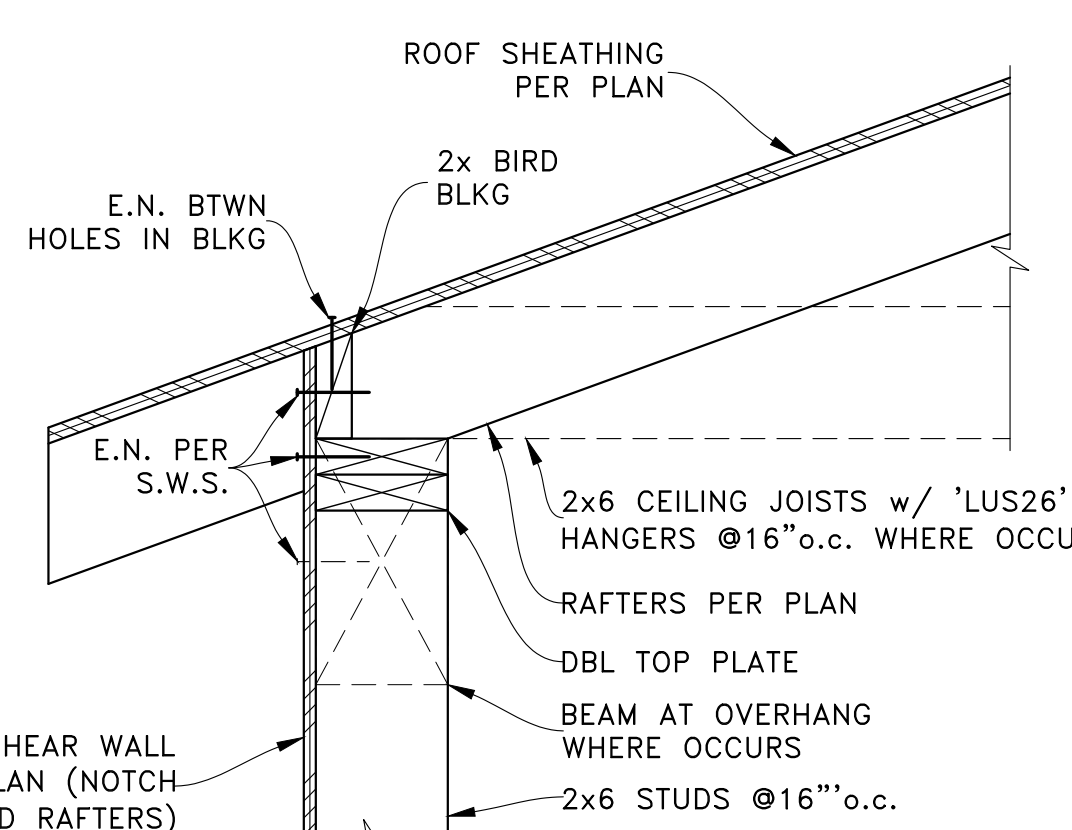
STEEL BEAM TO WOOD POST
SCALE: NTS



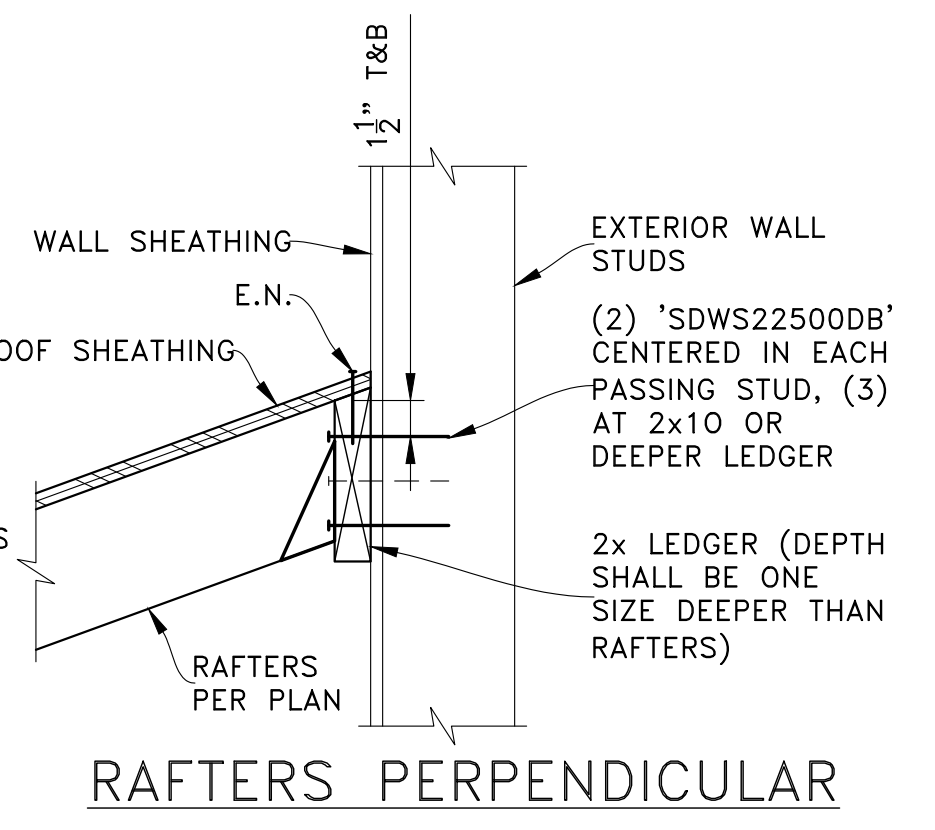
STEEL BEAM TO BEAM
SCALE: NTS



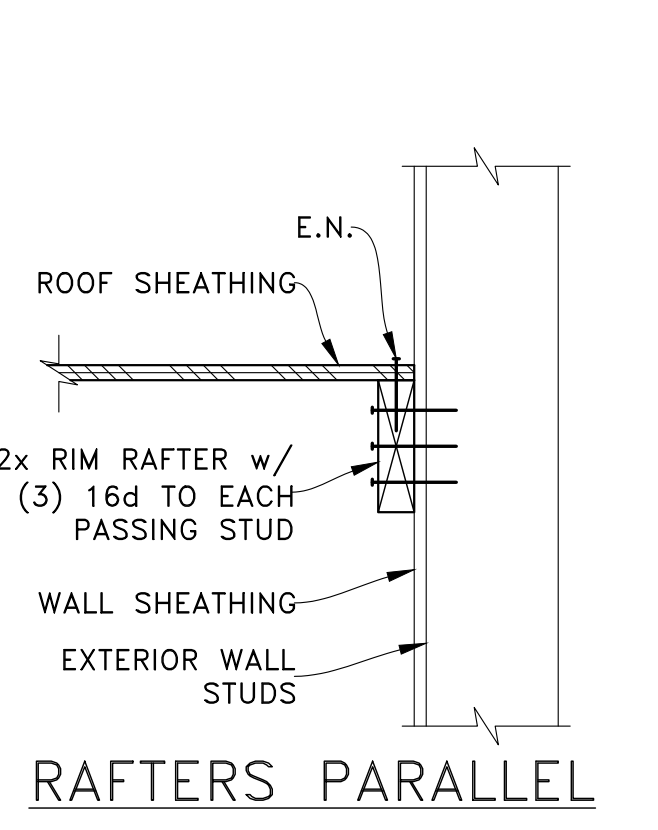
SKIRT ROOF
SCALE: NTS



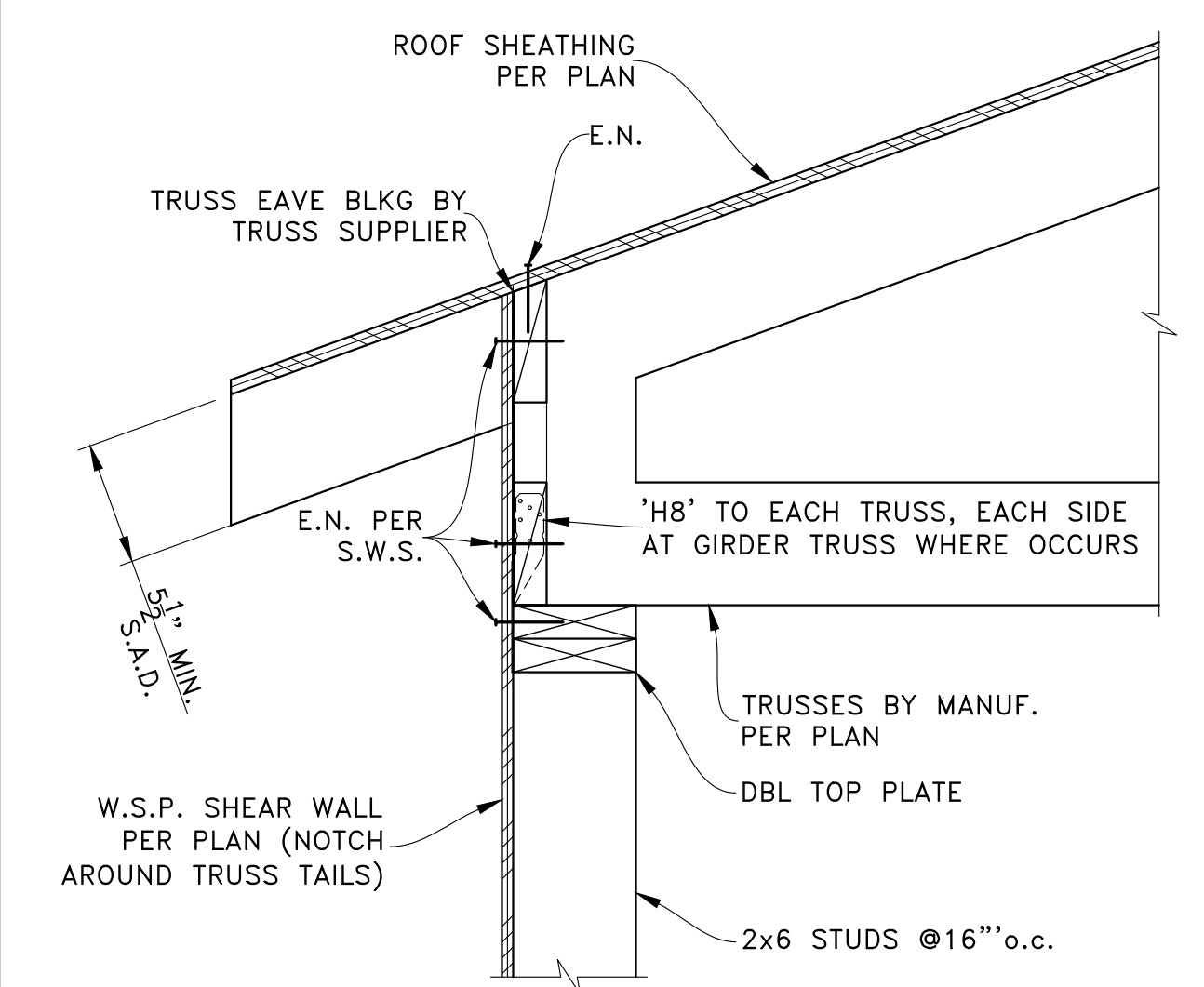
LOW ROOF EAVE
SCALE: NTS



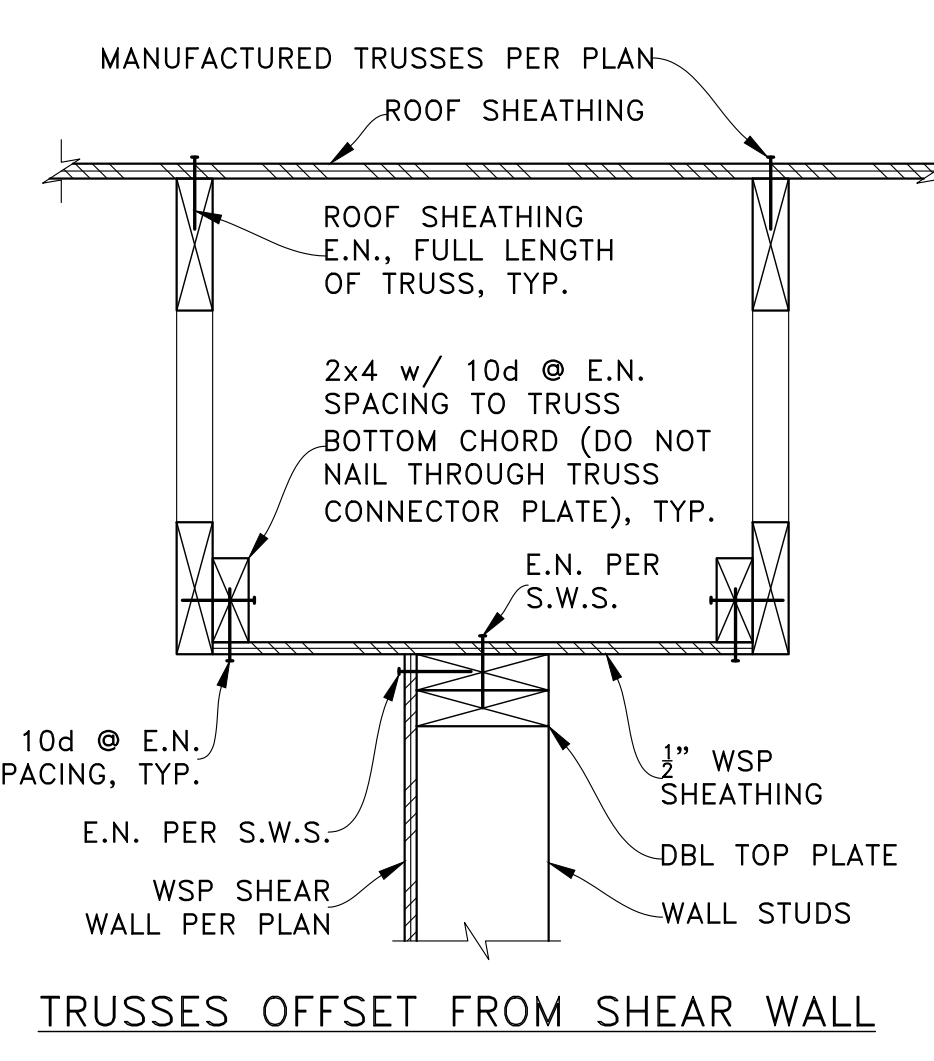
LOW ROOF TO EXTERIOR WALL
SCALE: NTS



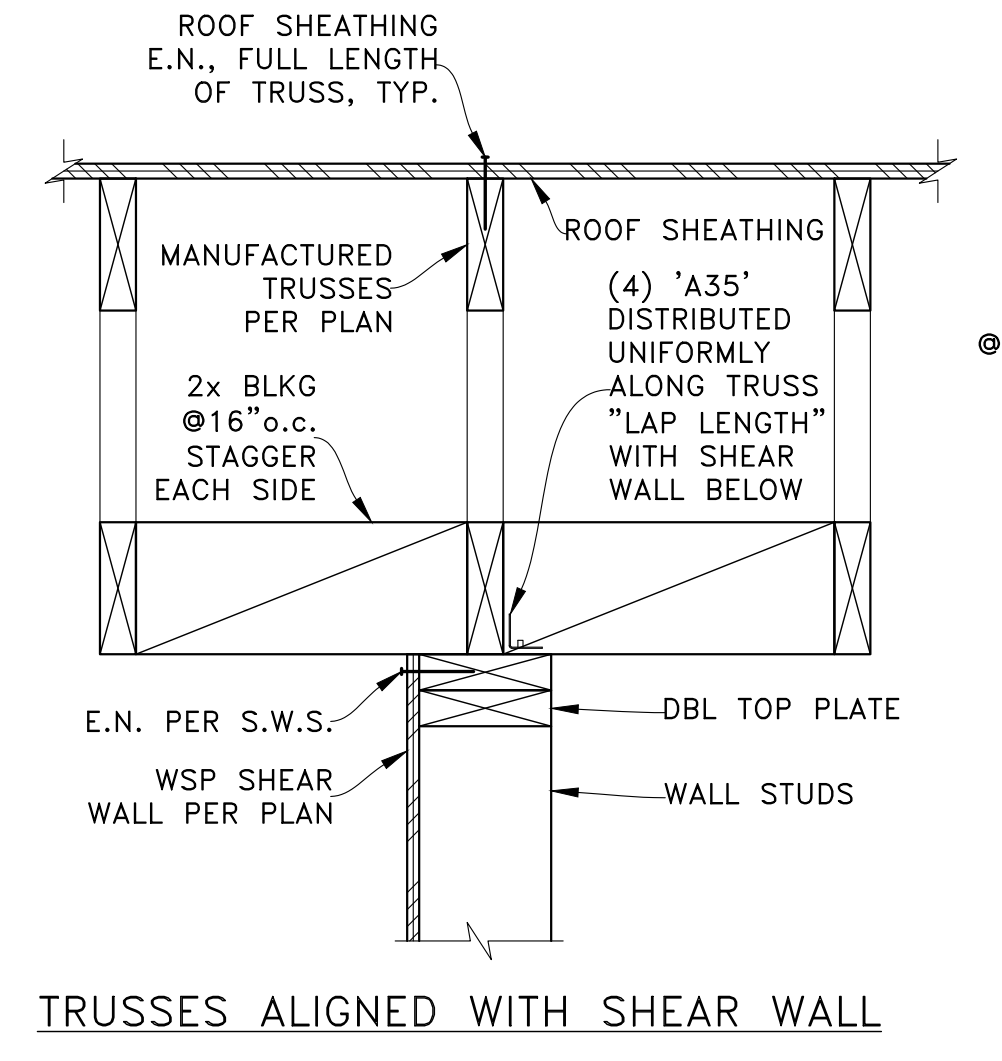
LOW ROOF AT UPPER FLOOR
SCALE: NTS



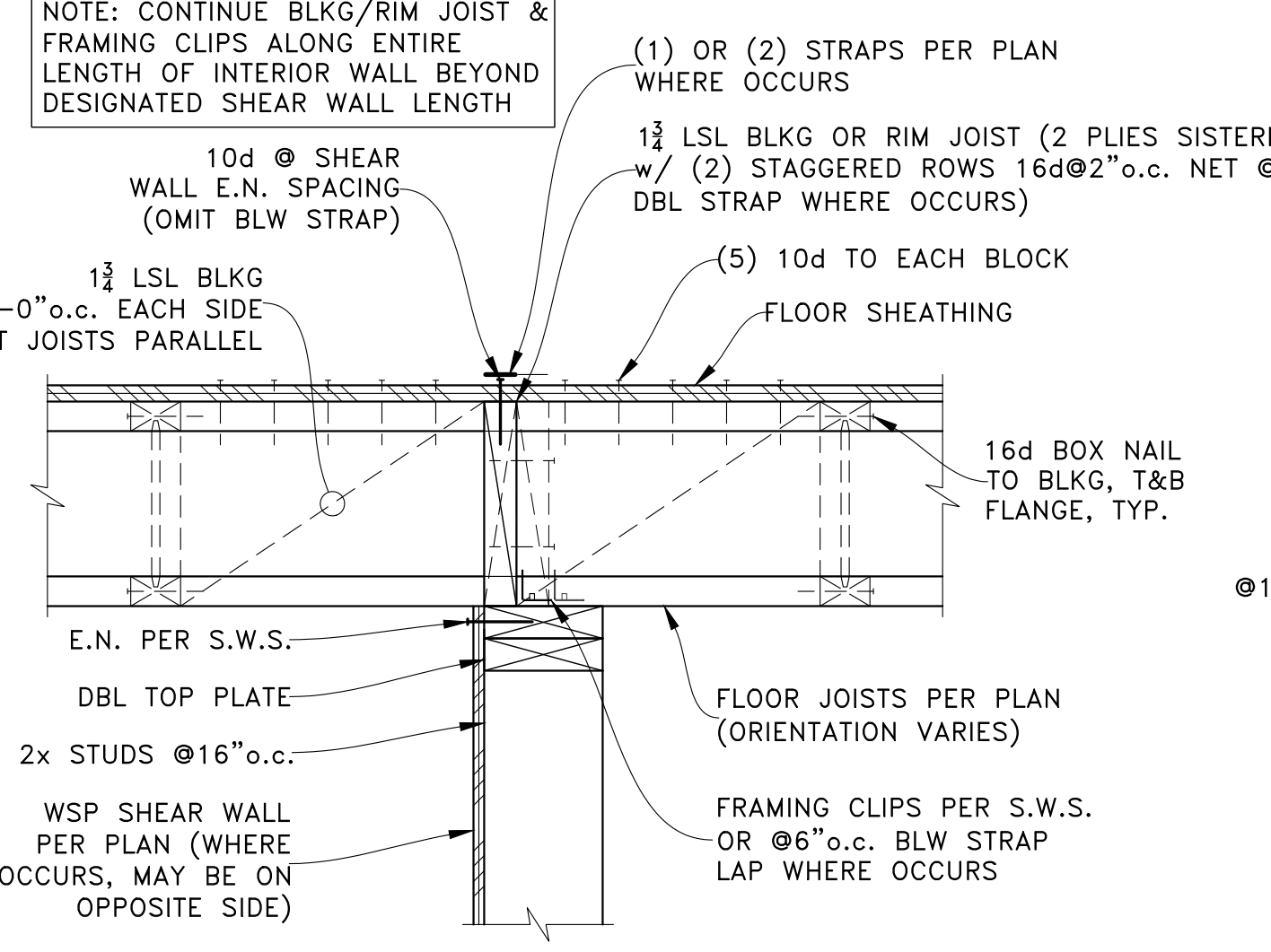
TRUSS ROOF EAVE
SCALE: NTS



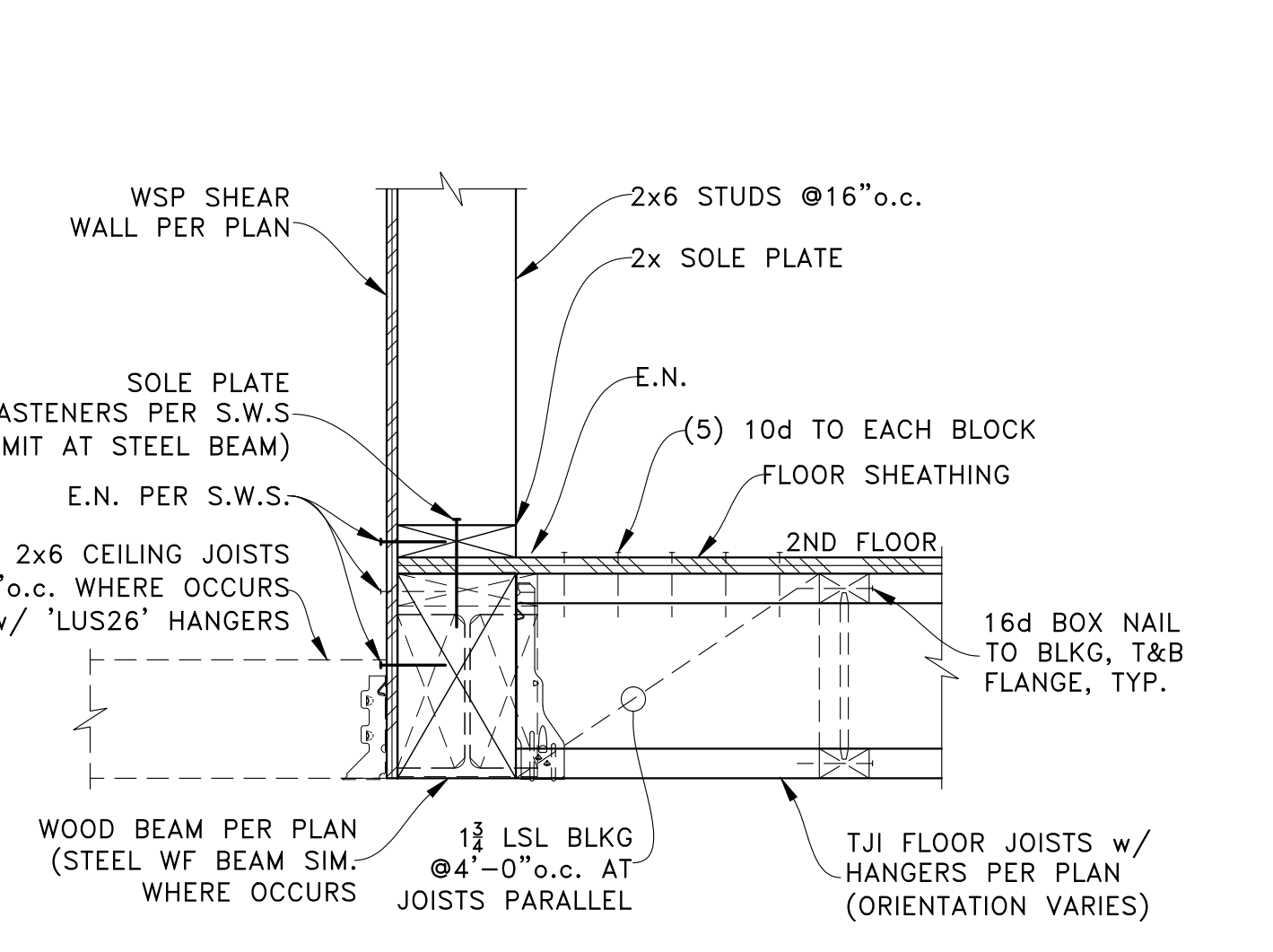
INTERIOR SHEAR WALL AT ROOF TRUSSES
SCALE: NTS



INTERIOR SHEAR WALL AT FLOOR
SCALE: NTS



EXTERIOR WALL ON FLOOR BEAM
SCALE: NTS



EXTERIOR WALL ON FLOOR BEAM
SCALE: NTS

PERMIT SET	
07-27-22	1ST PLAN CHECK RESPONSE
05-14-21	PERMIT SET
REV	DATE
PROJECT:	NEW SINGLE-FAMILY DWELLING
CLIENT:	BILL & VICTORIA PLUMMER
9212 SE 33rd Pl	Mercer Island, WA 98040
9212 SE 33rd Pl	Mercer Island, WA 98040

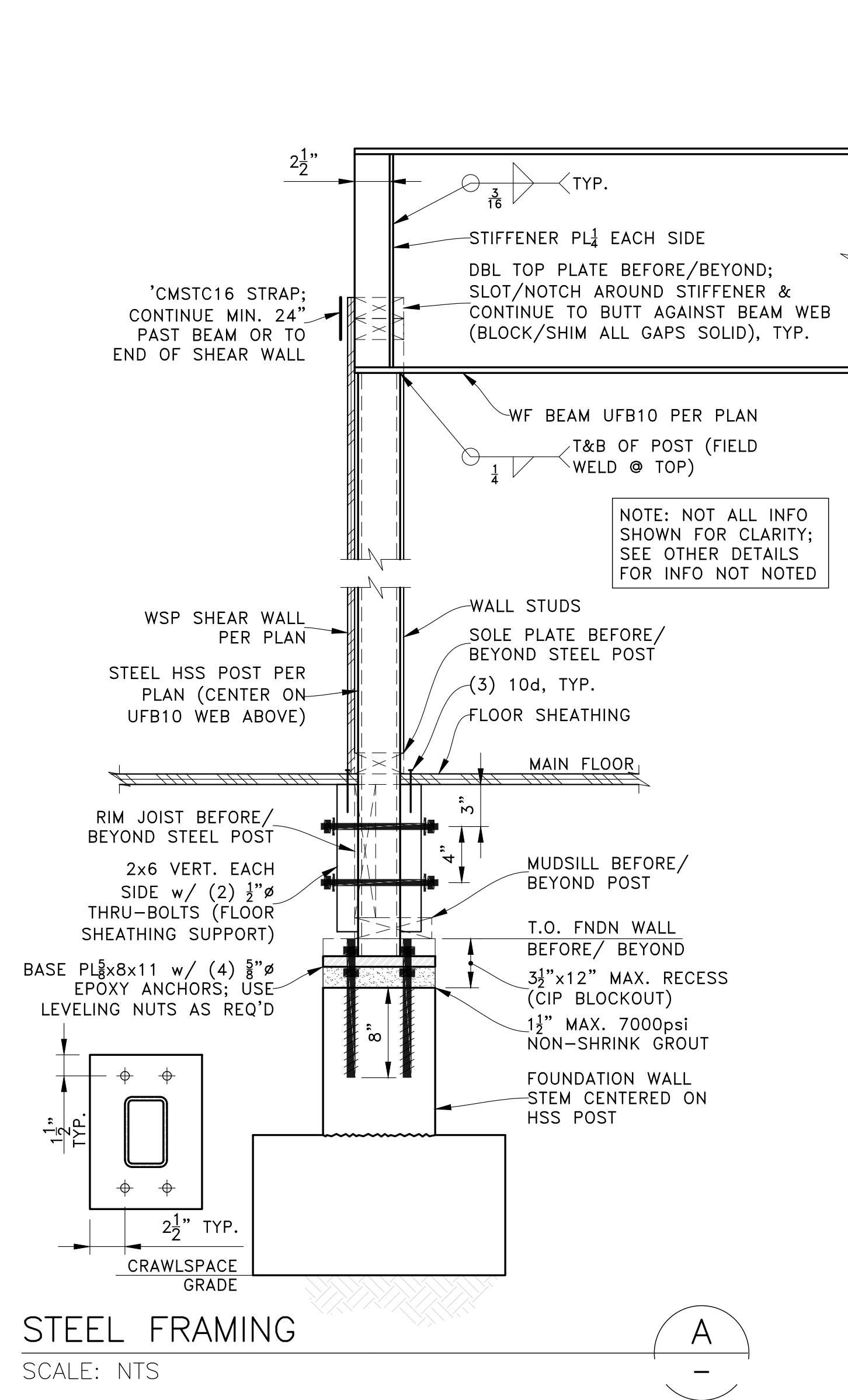


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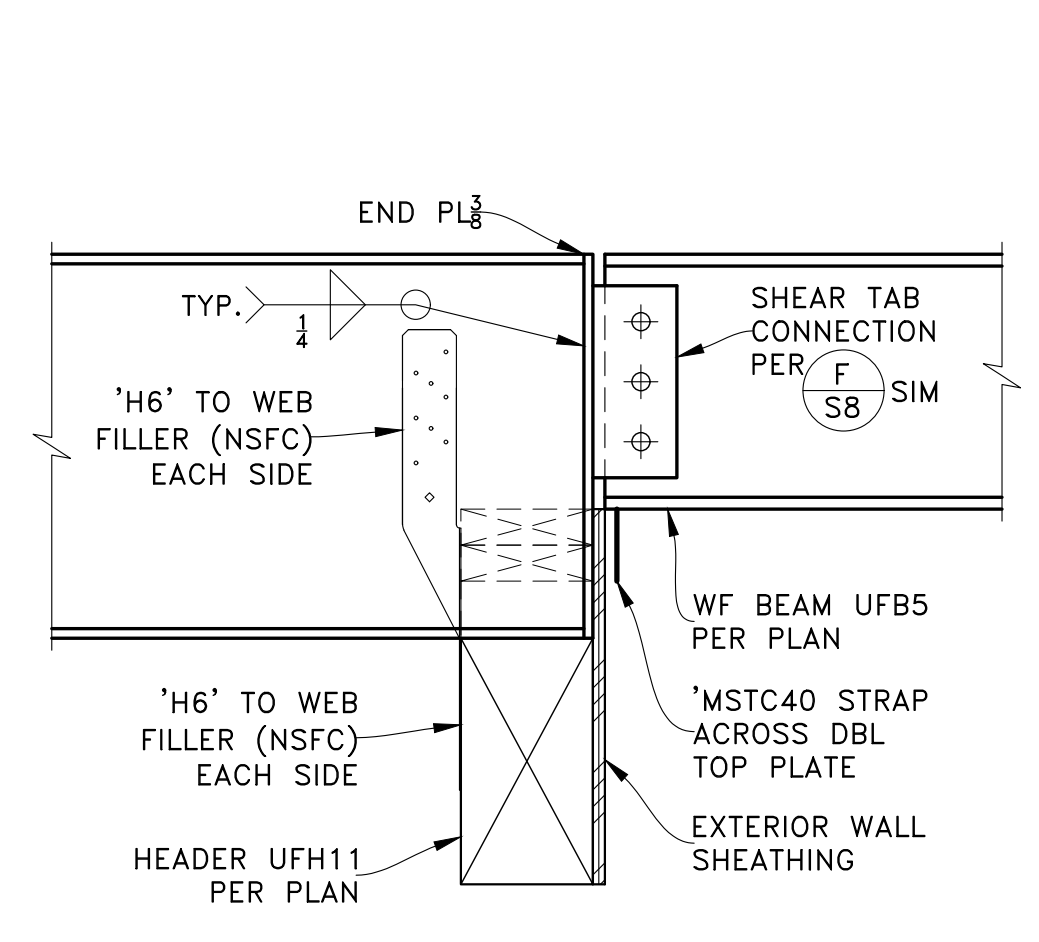
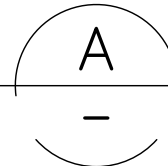
ENGINEER OF RECORD

SECTIONS & DETAILS

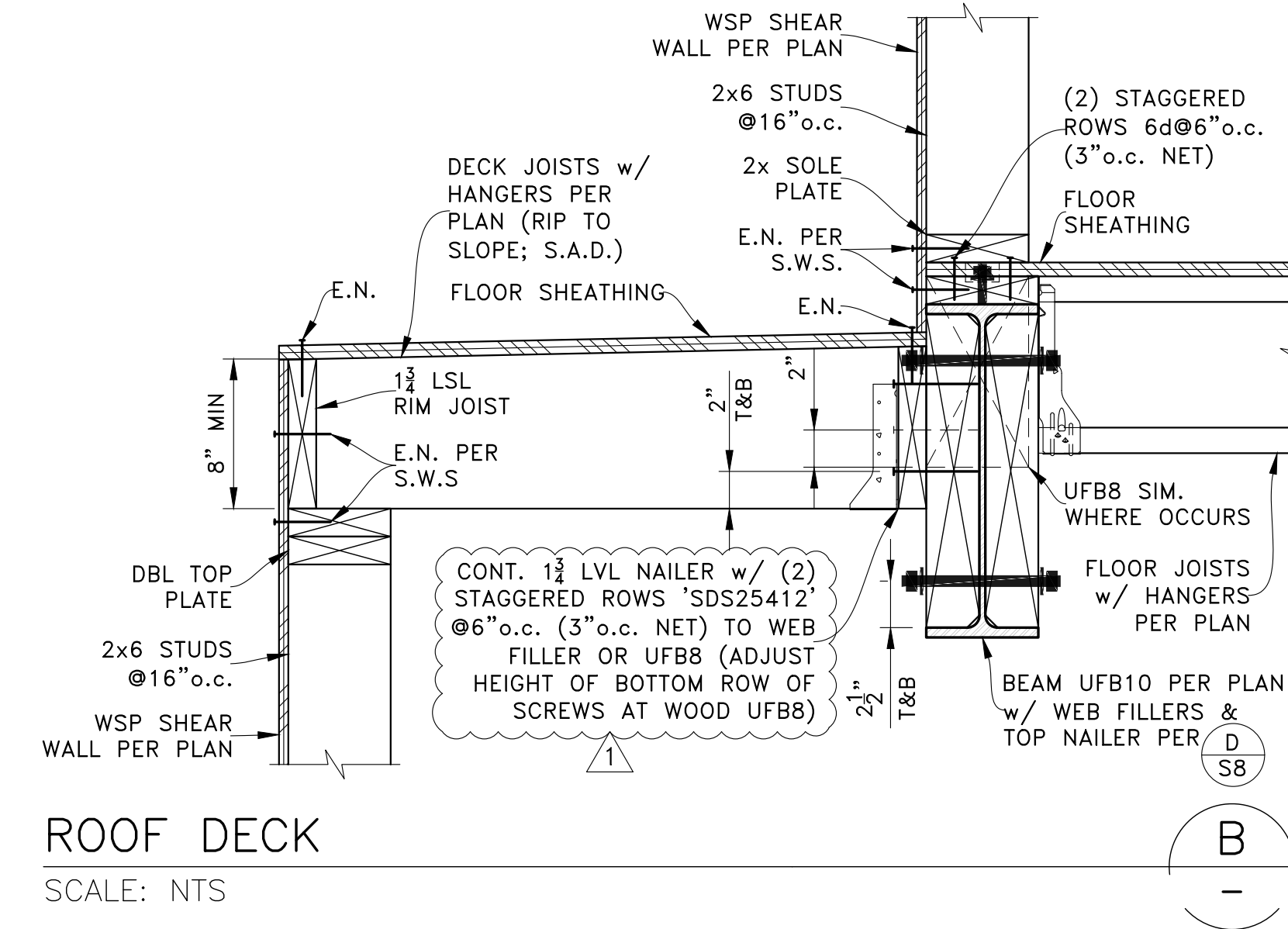
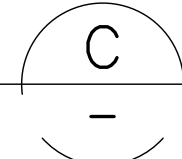
SCALE: AS NOTED
JOB NO. 21006
SHEET NO. 58



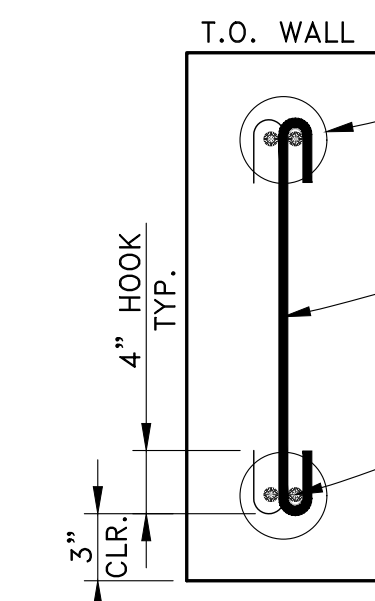
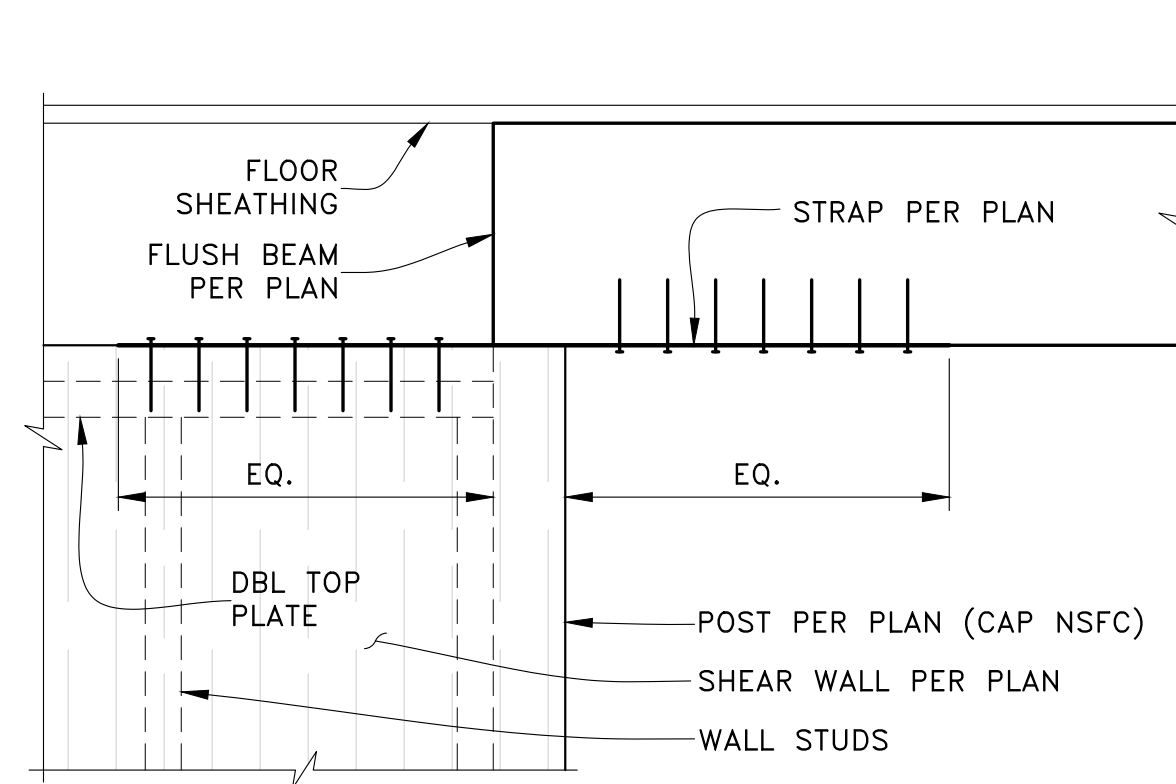
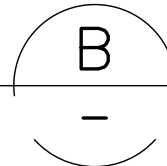
STEEL FRAMING
SCALE: NTS



BEAM STRAP TO SHEAR WALL
SCALE: NTS

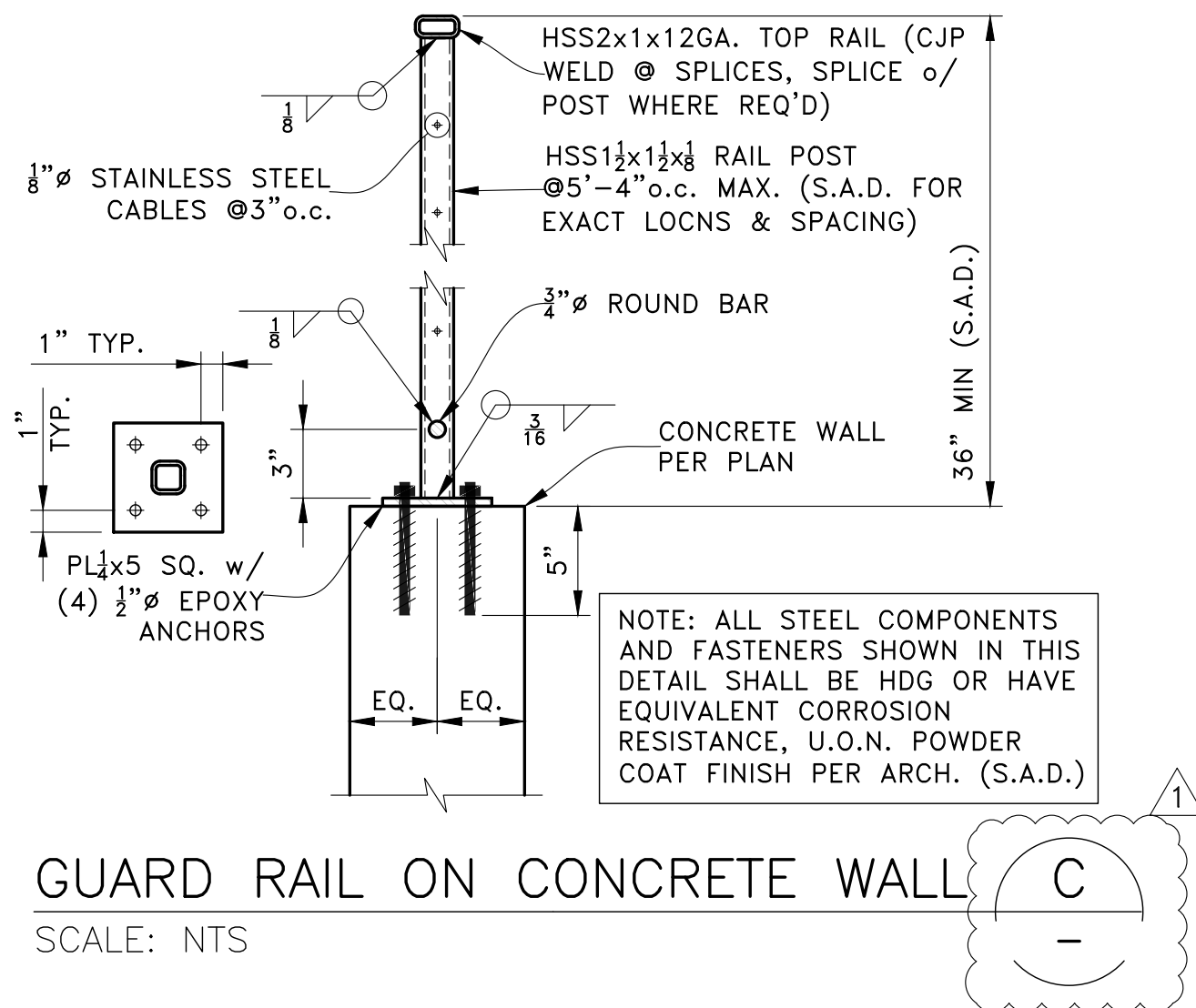
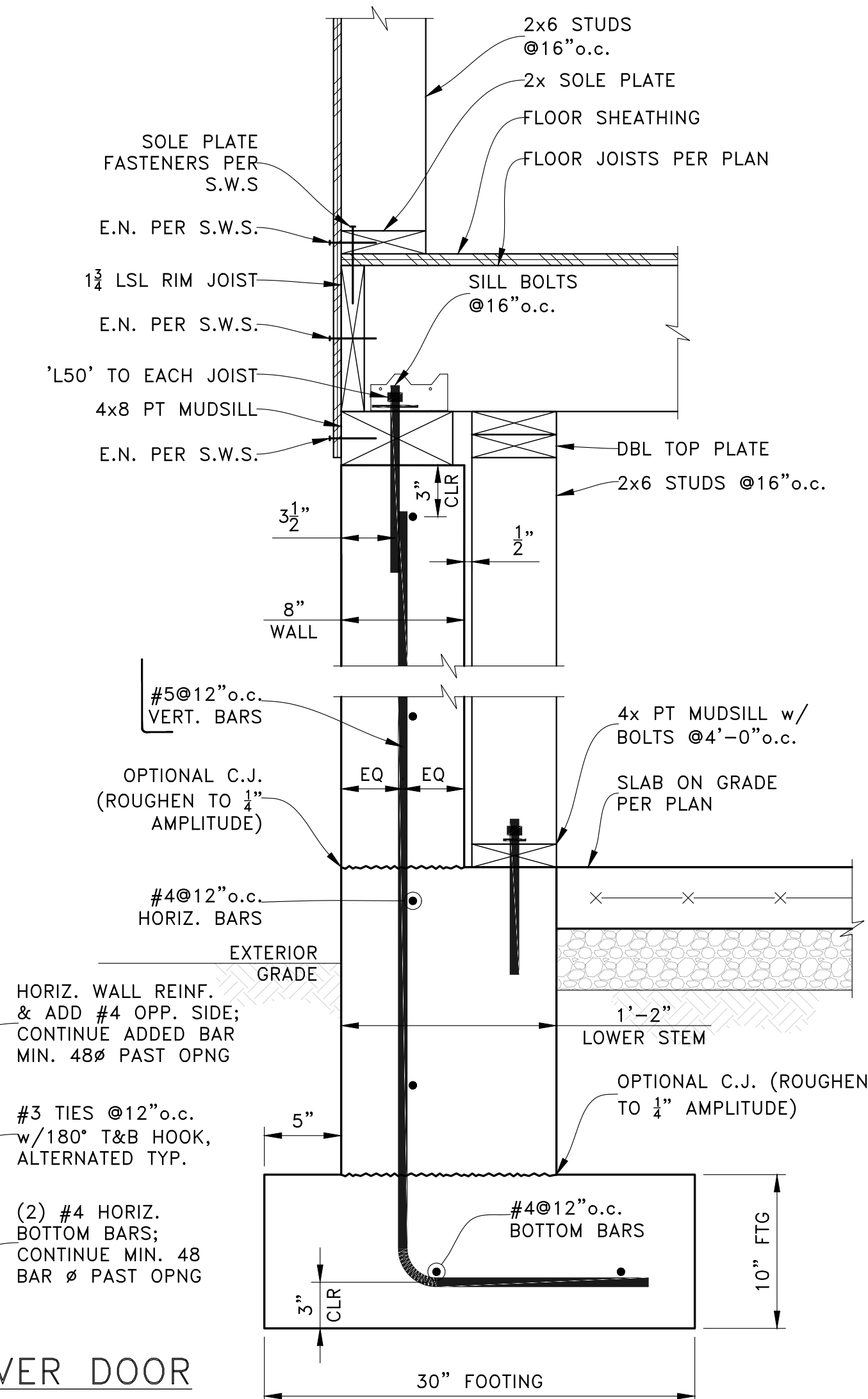
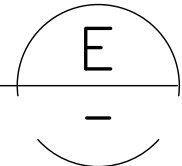


ROOF DECK
SCALE: NTS

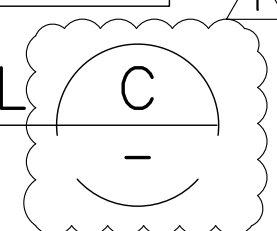


LINTEL OVER DOOR

FULL-HEIGHT CONCRETE WALL
SCALE: NTS



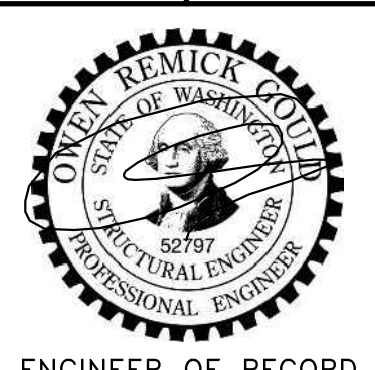
GUARD RAIL ON CONCRETE WALL
SCALE: NTS



REV	DATE	DESCRIPTION
05-14-21		PERMIT SET
07-27-22		1ST PLAN CHECK RESPONSE

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

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



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SHEET TITLE: SECTIONS & DETAILS