

GENERAL NOTES

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

ENERGY NOTES

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

WHOLE HOUSE VENTILATION

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

PROJECT DATA

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

PROJECT TEAM

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

GROSS FLOOR AREA

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

2018 WSEC CREDITS

Table with 3 columns: Option, Credits, Description. Lists energy efficiency measures like Heat Pump Efficiency (14.0 SEER), Vertical Fenestration, and HVAC equipment.

LEGAL DESCRIPTION

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

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION 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.

LOT COVERAGE

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

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

BUILDING AREA

Table with 6 columns: Area Type, Main Floor, Upper Floor, Heated Sub-Total, Attached Garage, Grand Total, Uncovered Patio/Deck, Covered Patio. Shows building area breakdown.

CUT/FILL

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

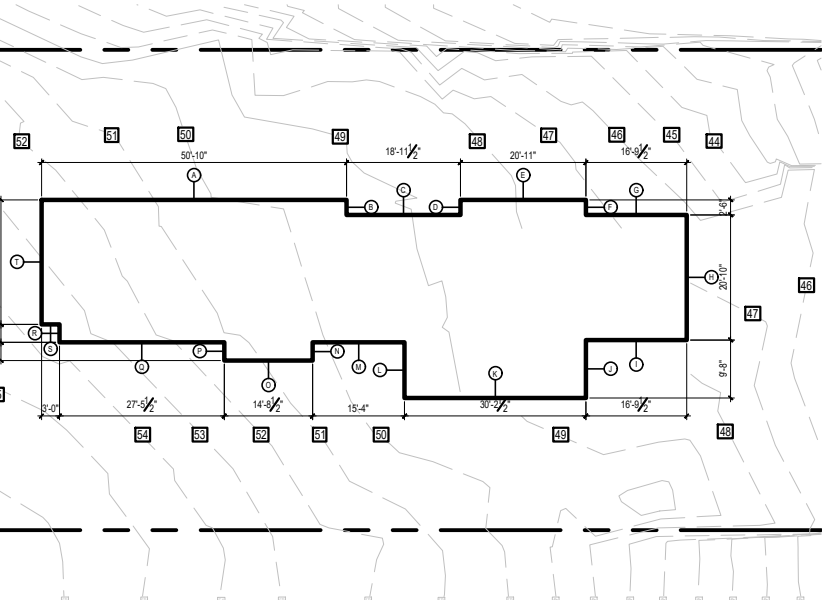
TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

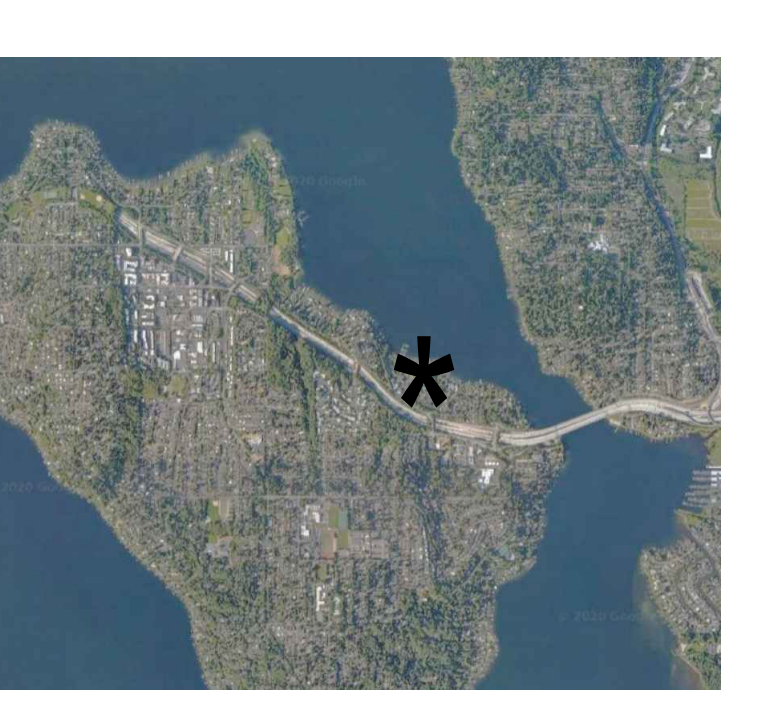
SHEET INDEX

- A1.0 SITE PLAN, GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, INDEX
C-1 TESC PLAN
C-2 DRAINAGE PLAN
C-3 DRAINAGE PLAN
C-4 CIVIL DETAILS
C-5 CIVIL DETAILS

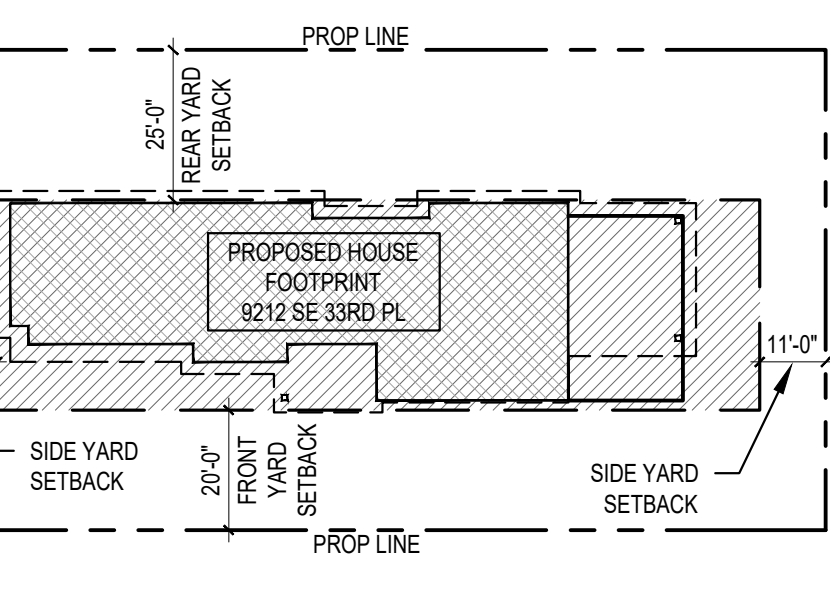
ABE KEY PLAN



VICINITY MAP

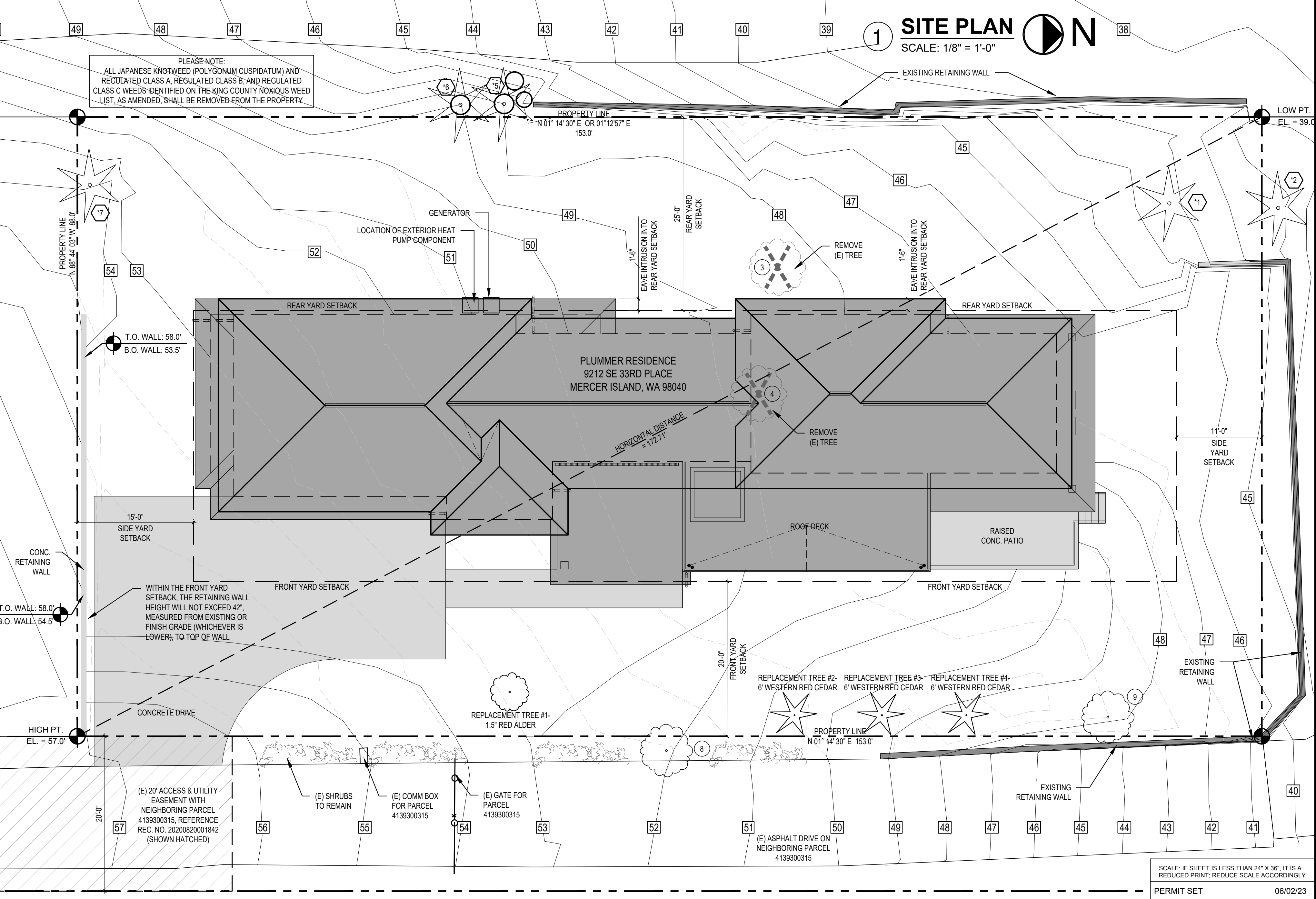


BUILDING PAD PLAN

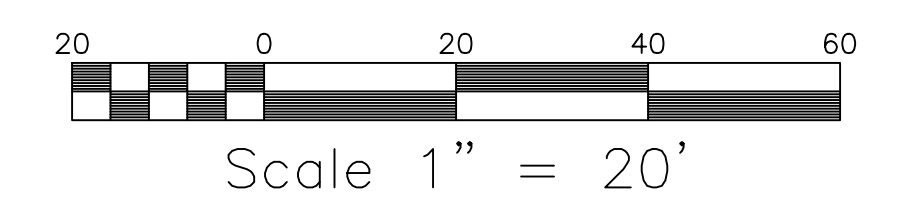
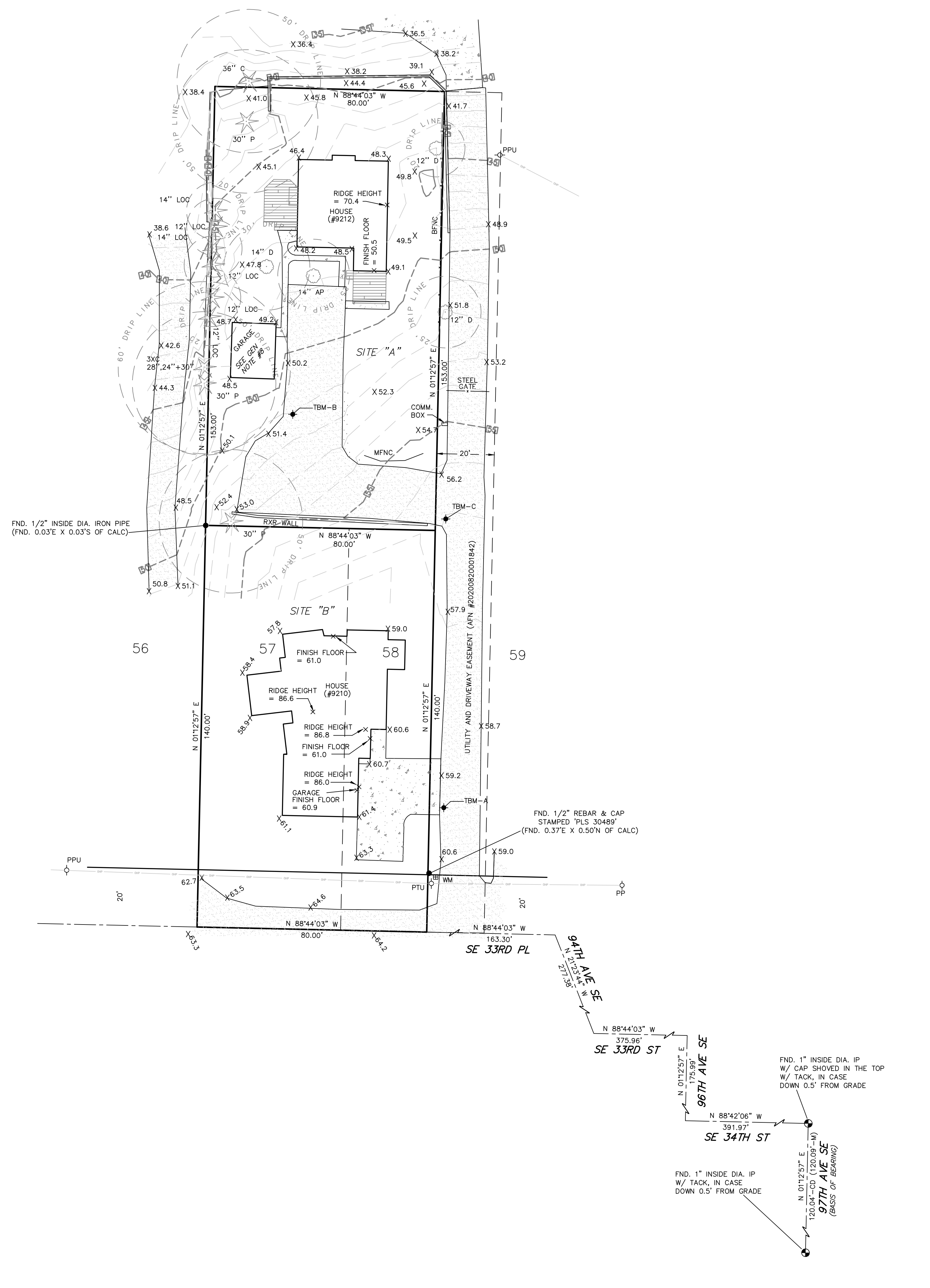


AVERAGE BUILDING ELEV.

Table with 4 columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt., Average Building Elevation. Lists various wall segments and their elevations.



Vertical sidebar containing Sturman Architects logo, registration information, project name 'PLUMMER RESIDENCE PERMIT SET', and sheet number 'A1.0'.



MERIDIAN

ASSUMED

LEGEND:

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

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:
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 (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.

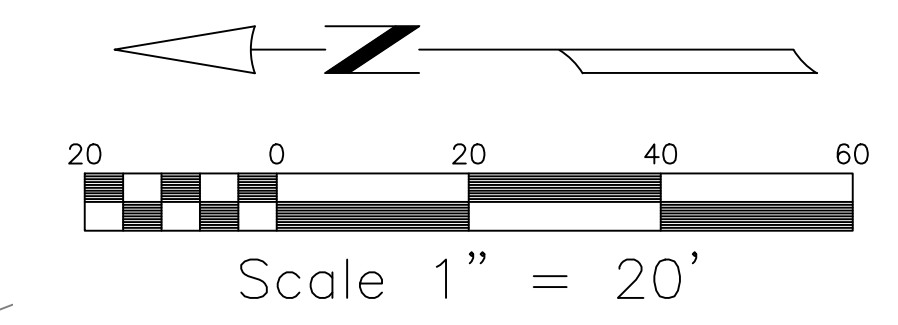
EQUIPMENT & PROCEDURES

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.:
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 1



MERIDIAN
ASSUMED

CONTOUR INTERVAL = 2'
BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88
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 8. GARAGE FINISH FLOOR = 48.95 GARAGE RIDGE HEIGHT - 63.10
 9. DESIGNATIONS FOR CATCH BASINS AND SEWER MANHOLES FROM CITY OF MERCER ISLAND GIS. IT APPEARS THAT THE STORM PIPES, AS SHOWN ON CITY OF MERCER ISLAND GIS ARE INCORRECT. PIPE DIRECTIONS SHOWN HEREON ARE FROM FIELD OBSERVATIONS. MANHOLES MAY OR MAY NOT HAVE ADDITIONAL PIPE INVERTS. ONLY PIPES THAT ARE VISIBLE FROM TOP OF STRUCTURE ARE MEASURED AND SHOWN.

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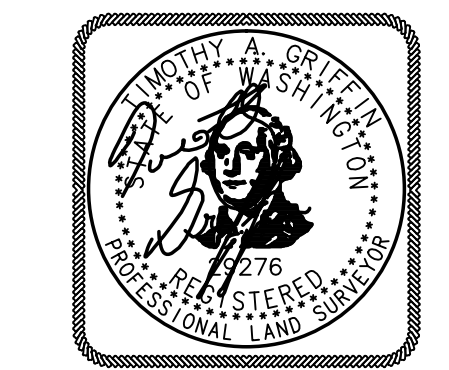
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PARCEL NO.: 4139300316
NW1/4, SE1/4, SEC. 7, T. 24 N., R. 5 E., W.M.
MERCER ISLAND, WASHINGTON



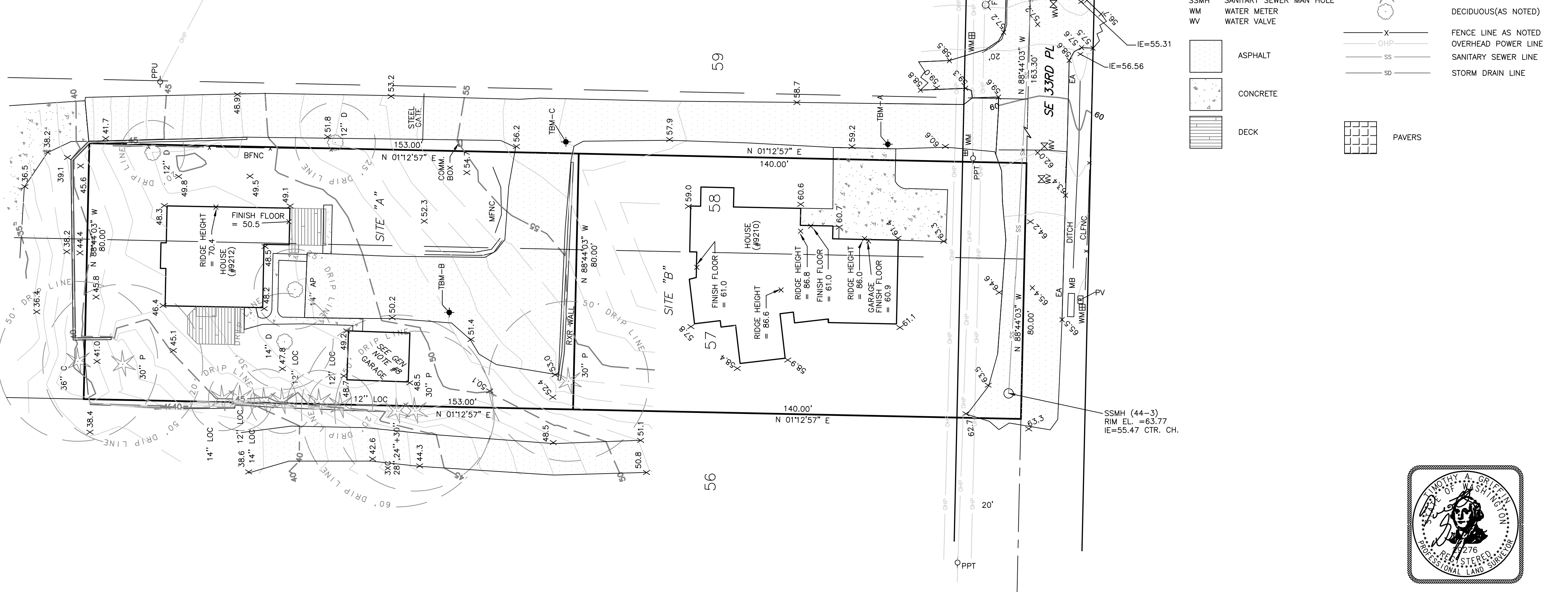
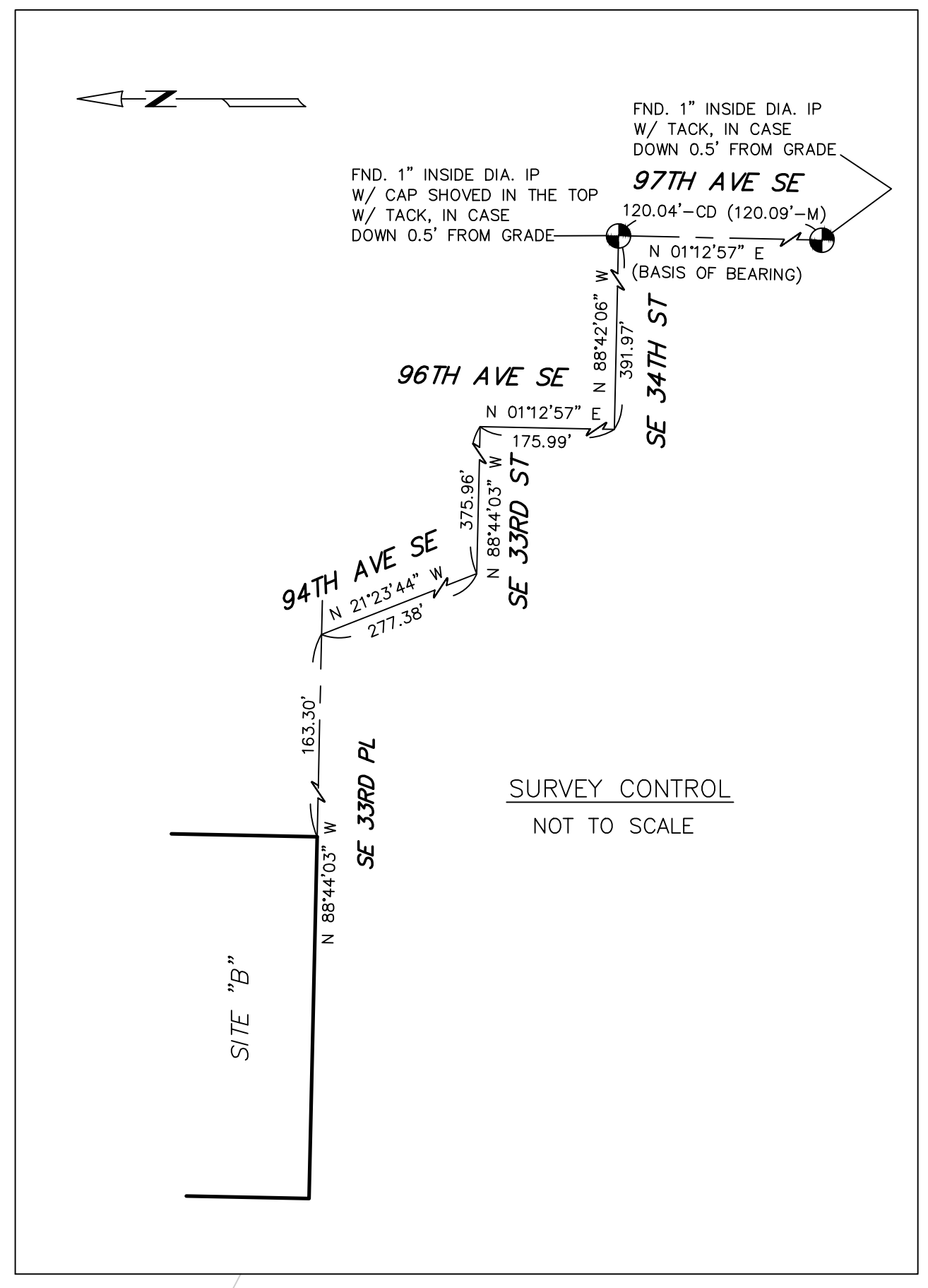
5-01-23

TOPOGRAPHY SURVEY
for
BILL PLUMMER

9212 SE 33RD PL MERCER ISLAND, WASHINGTON 98040

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

DRAWN BY: NP	DATE: 3-20-2023	JOB NO.:	21252
CHKD BY: TG	SCALE: 1" = 20'	SHEET:	1 OF 1



LEGEND:

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

- ASPHALT
- CONCRETE
- DECK

- ROCKERY
- CONIFER (AS NOTED)
- DECIDUOUS (AS NOTED)
- FENCE LINE AS NOTED
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- PAVERS

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EROSION AND SEDIMENT CONTROL NOTES

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

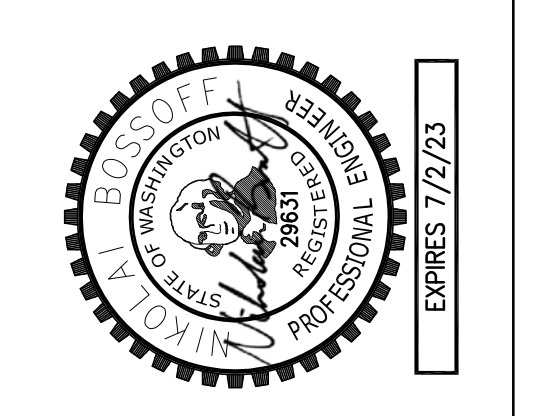
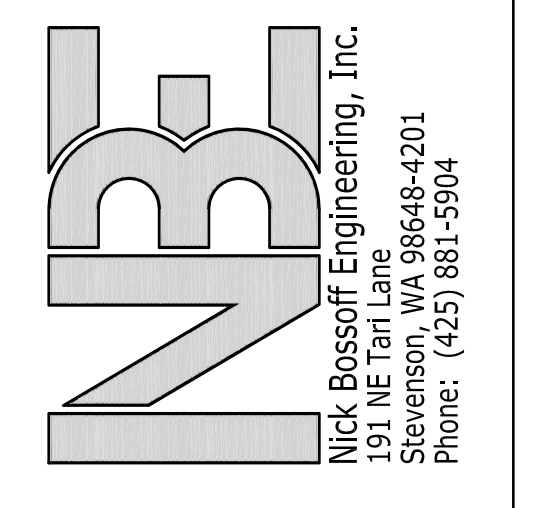
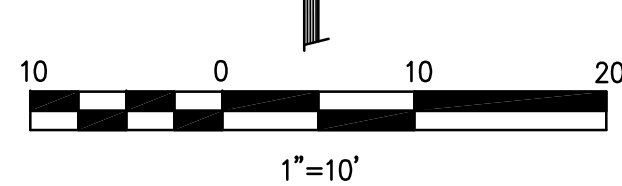
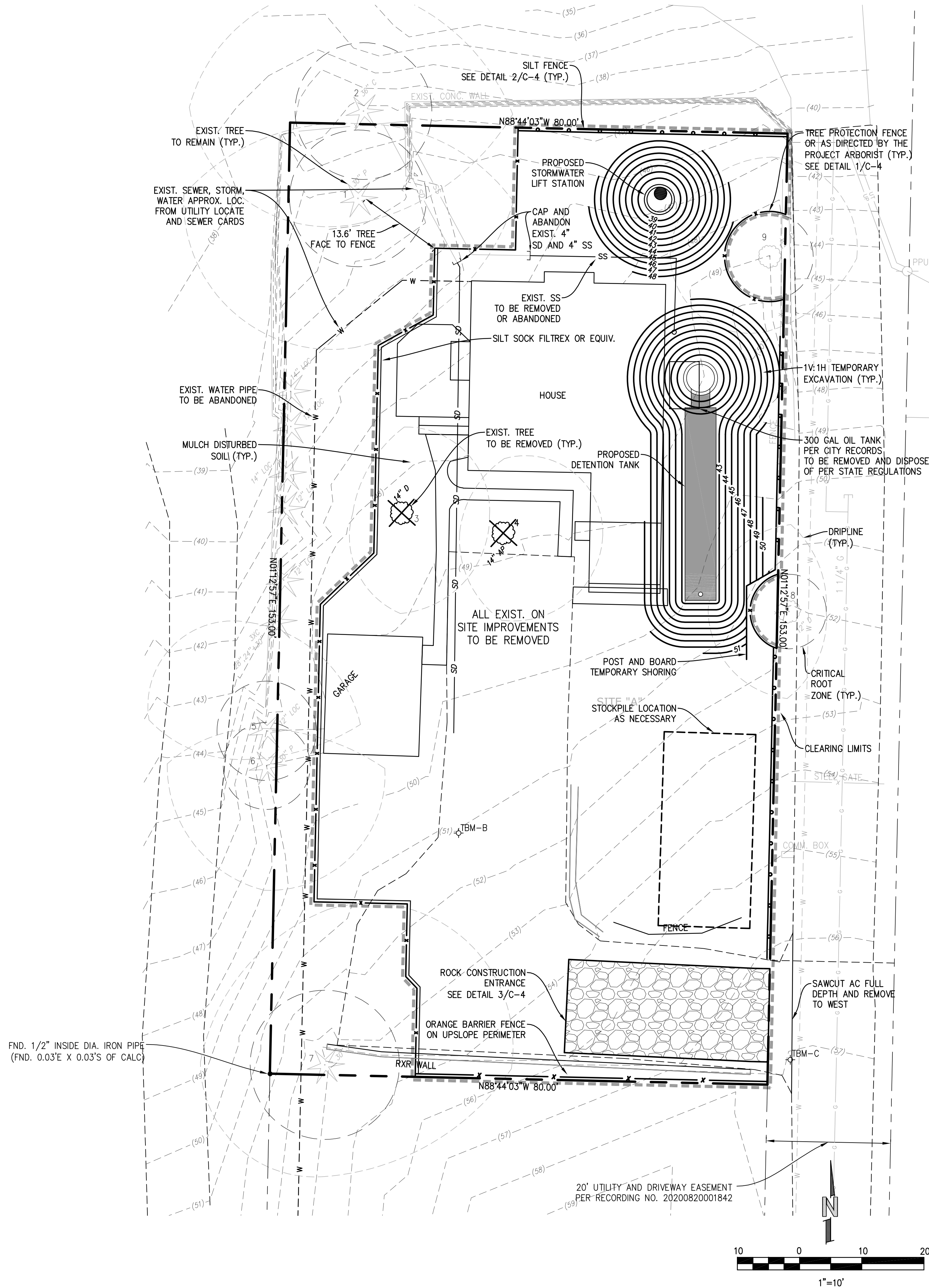
POLLUTION PREVENTION AND SPILL CONTROL

STORAGE AND HANDLING OF LIQUIDS

- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
- STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.
- PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
- ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
- RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
- PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
- CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
- PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

FUELING

- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
 - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
 - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
 - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
 - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
 - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
 - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
 - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
 - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
 - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



NO.	DATE	REVISION
1	08/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION/PUMP ADDED
4	06/02/23	CITY COMMENTS

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

WASHINGTON

PLUMMER RESIDENCE

9212 SE 33RD PL

TITLE:

T.E.S.C. PLAN

SHEET:

C-1

MERCER ISLAND

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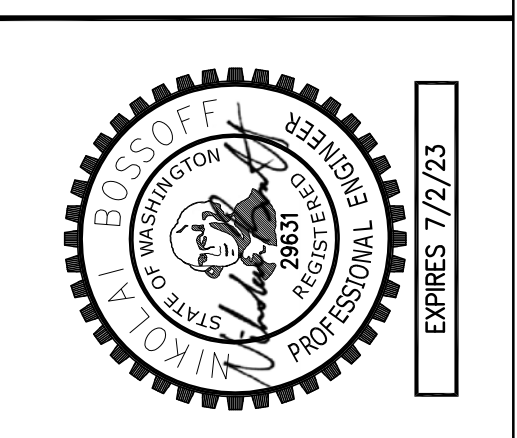
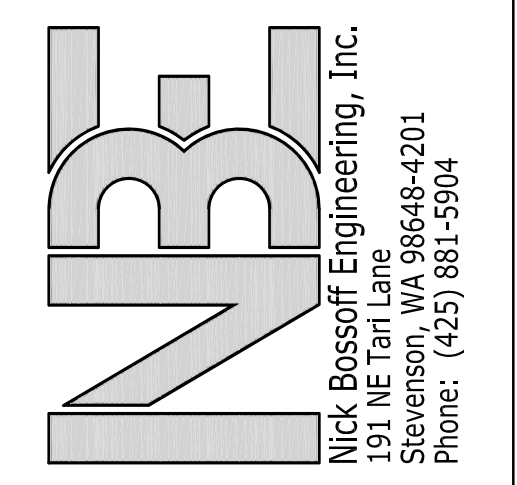
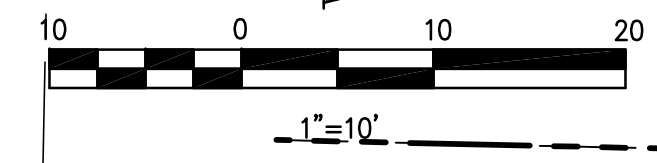
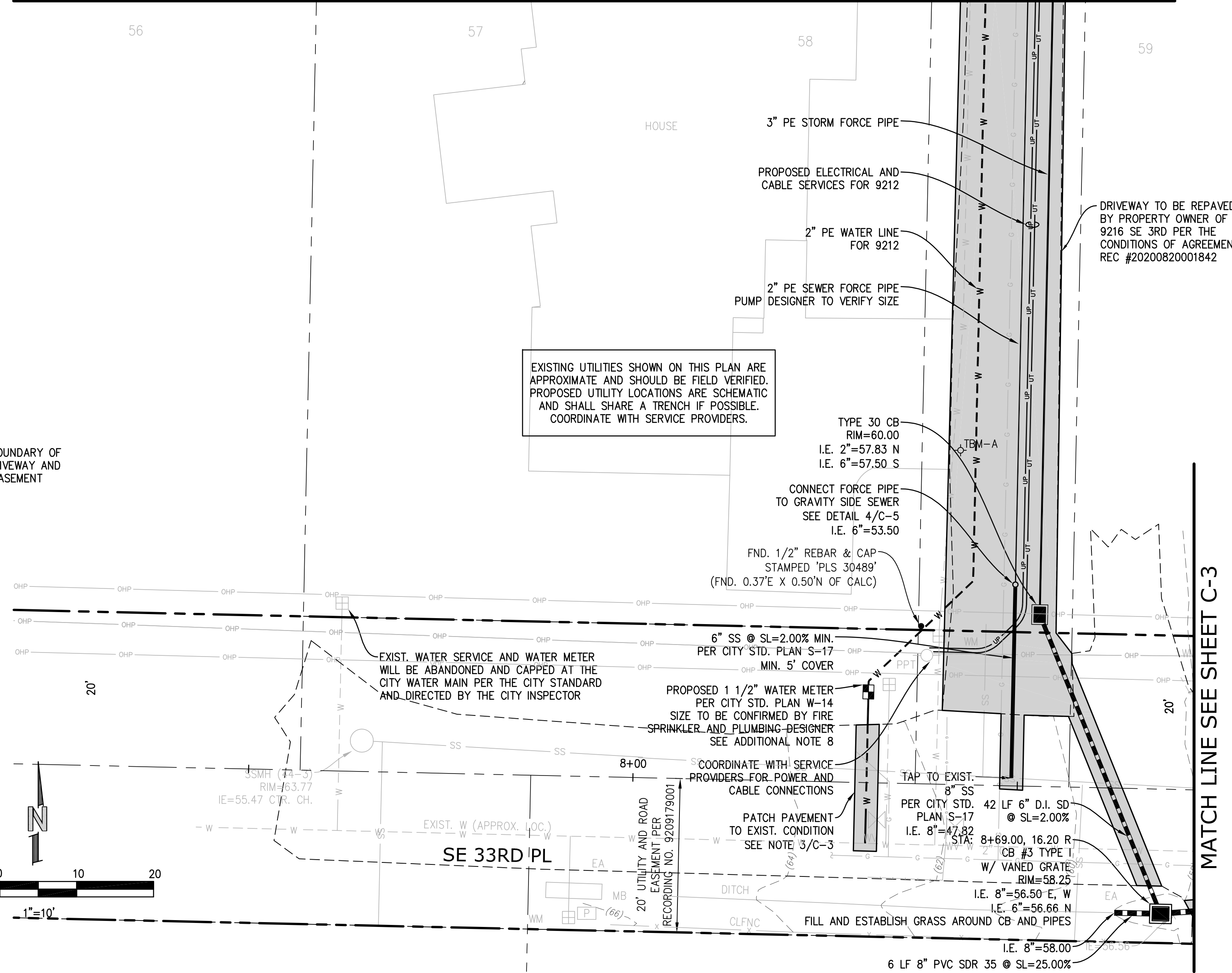
POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

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

ADDITIONAL NOTES:

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

MATCH LINE



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

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

PLUMMER RESIDENCE

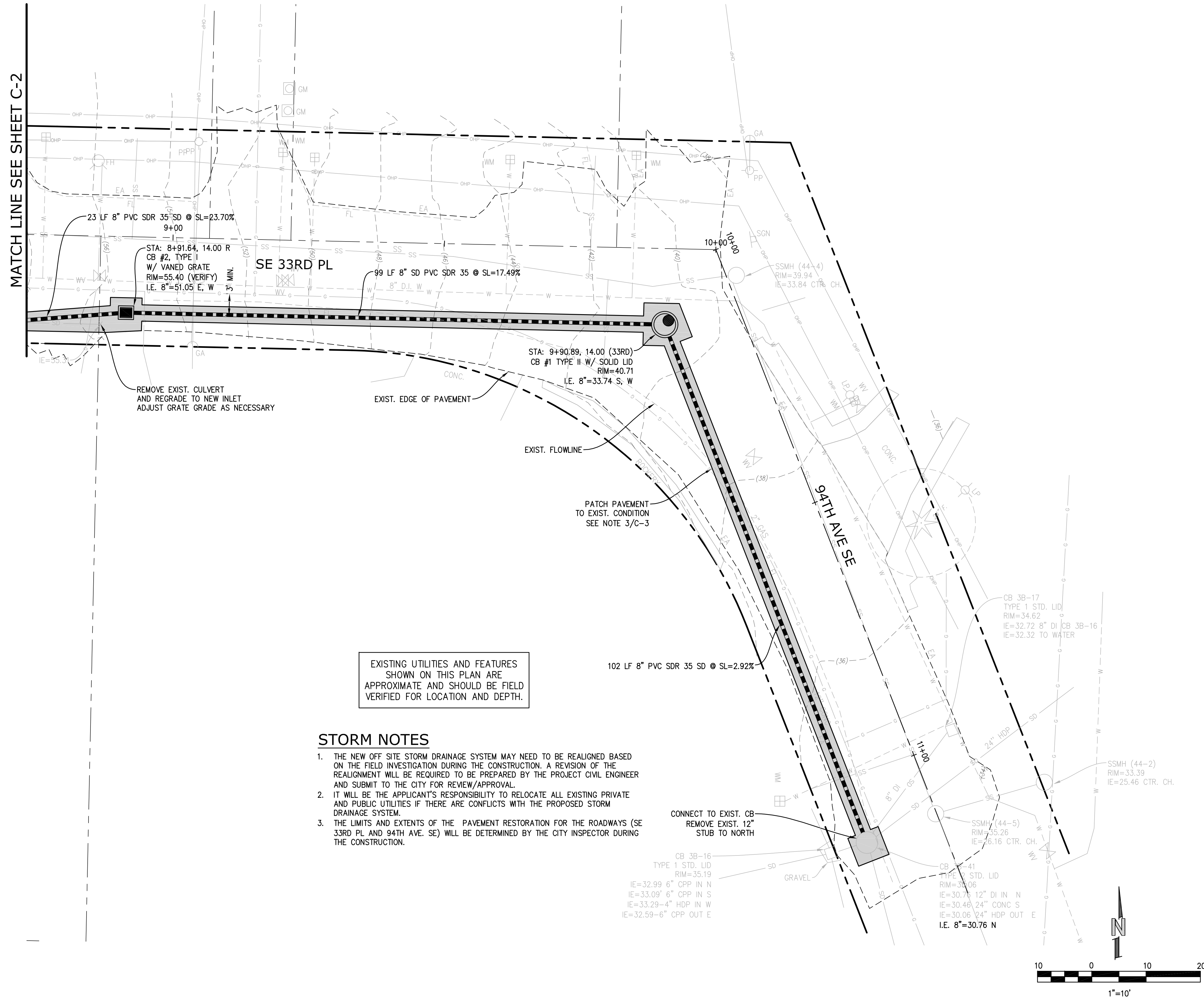
9212 SE 33RD PL

WASHINGTON

MERCER ISLAND

TITLE: **DRAINAGE & TREE PLAN**

SHEET: **C-2**



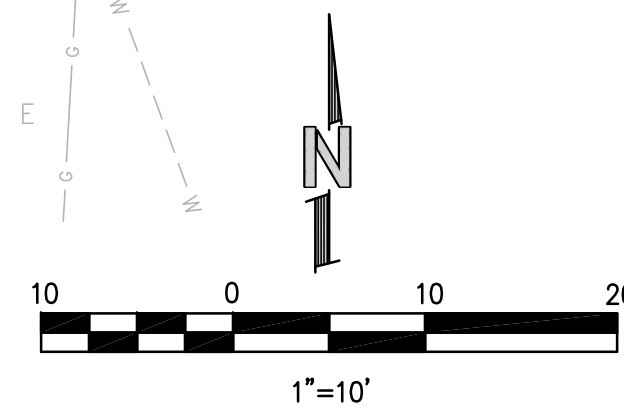
EXISTING UTILITIES AND FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED FOR LOCATION AND DEPTH.

STORM NOTES

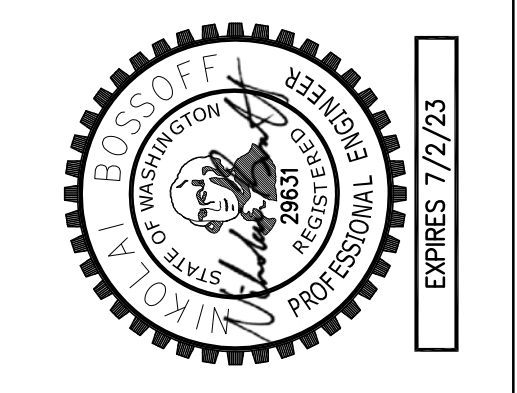
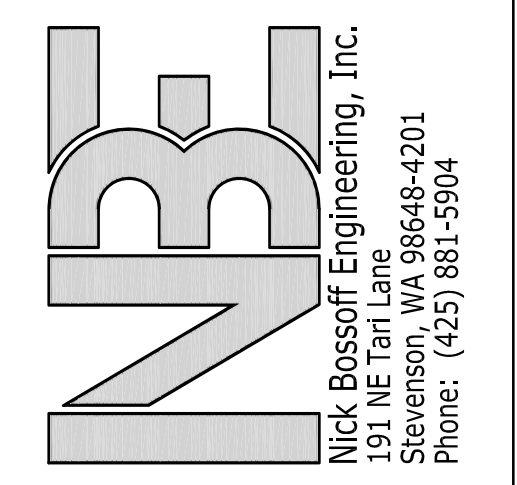
1. THE NEW OFF SITE STORM DRAINAGE SYSTEM MAY NEED TO BE REALIGNED BASED ON THE FIELD INVESTIGATION DURING THE CONSTRUCTION. A REVISION OF THE REALIGNMENT WILL BE REQUIRED TO BE PREPARED BY THE PROJECT CIVIL ENGINEER AND SUBMIT TO THE CITY FOR REVIEW/APPROVAL.
2. IT WILL BE THE APPLICANT'S RESPONSIBILITY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

CONNECT TO EXIST. CB REMOVE EXIST. 12" STUB TO NORTH
 CB 3B-16
 TYPE 1 STD. LID
 RIM=35.19
 IE=32.99 6" CPP IN N
 IE=33.09 6" CPP IN S
 IE=33.29 4" HDP IN W
 IE=32.59 6" CPP OUT E

CB 41
 TYPE 1 STD. LID
 RIM=30.06
 IE=30.76 12" DI IN N
 IE=30.46 24" CONC S
 IE=30.06 24" HDP OUT E
 I.E. 8"=30.76 N



MATCH LINE SEE SHEET C-2



NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	07/24/23	RETENTION PUMP ADDED
4	08/02/23	CITY COMMENTS

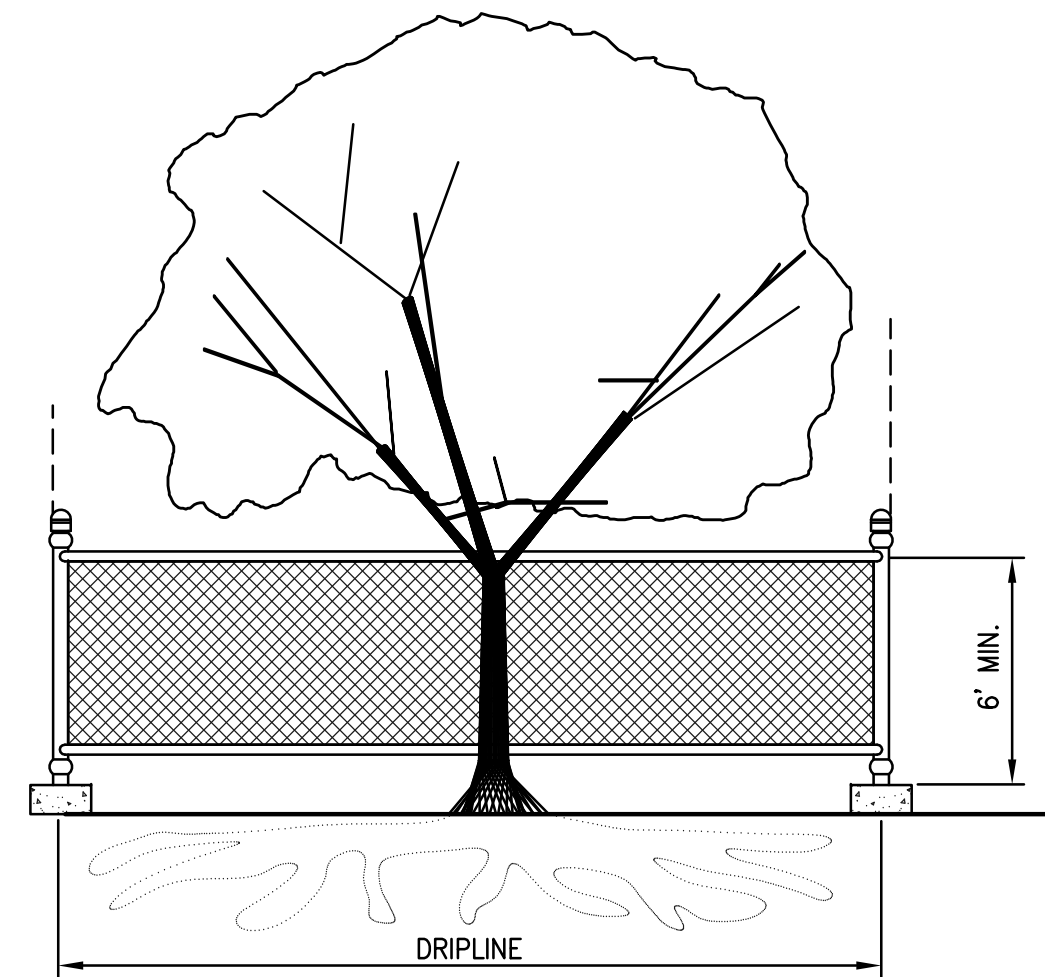
N. BOSSOFF, P.E.
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 DRAWN: SARC-2101
 JOB NUMBER: SARC-2101
 FILE NAME: SARC-2101.pln.dwg

PLUMMER RESIDENCE
 9212 SE 33RD PL

WASHINGTON
 MERCER ISLAND

TITLE:
DRAINAGE PLAN

SHEET:
C-3



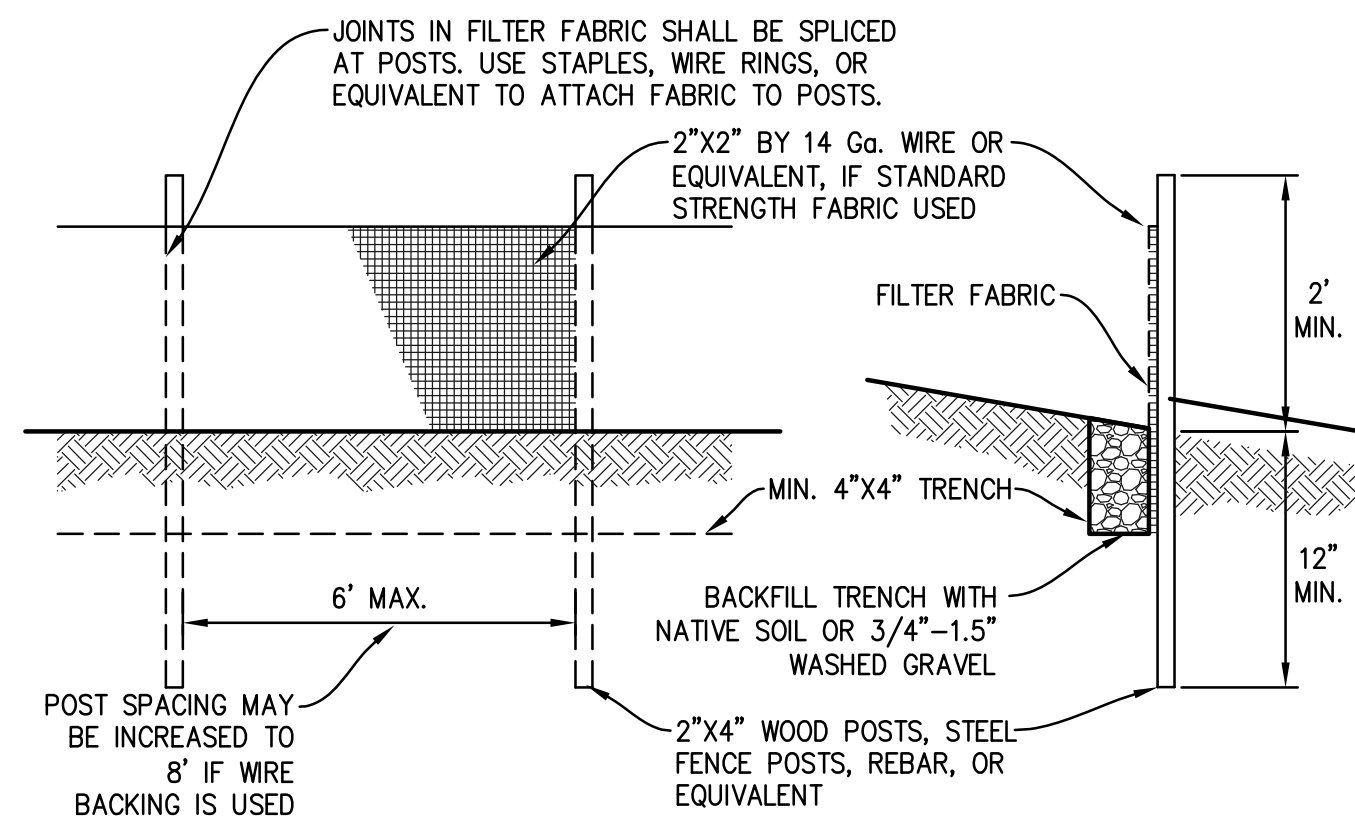
TREE PROTECTION DURING CONSTRUCTION

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

TREE PROTECTION

SCALE: NTS

1



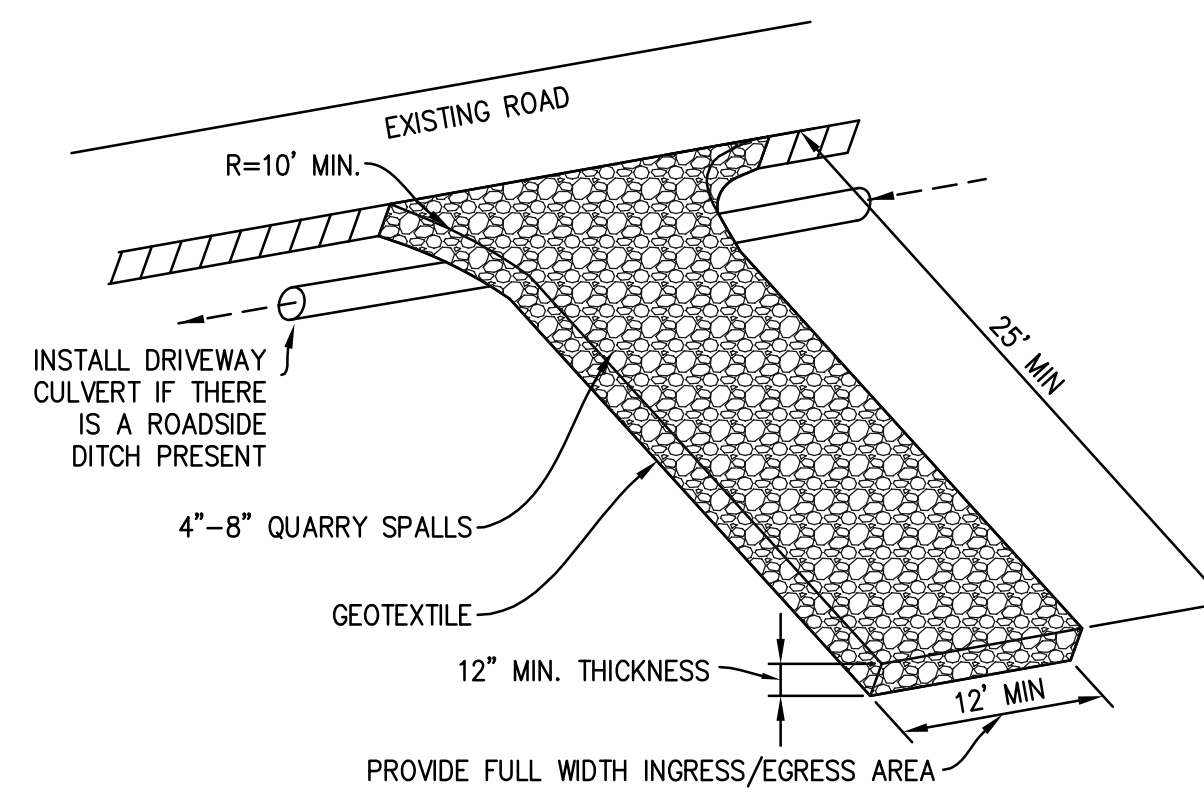
MAINTENANCE STANDARDS

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

SILT FENCE

SCALE: NTS

2



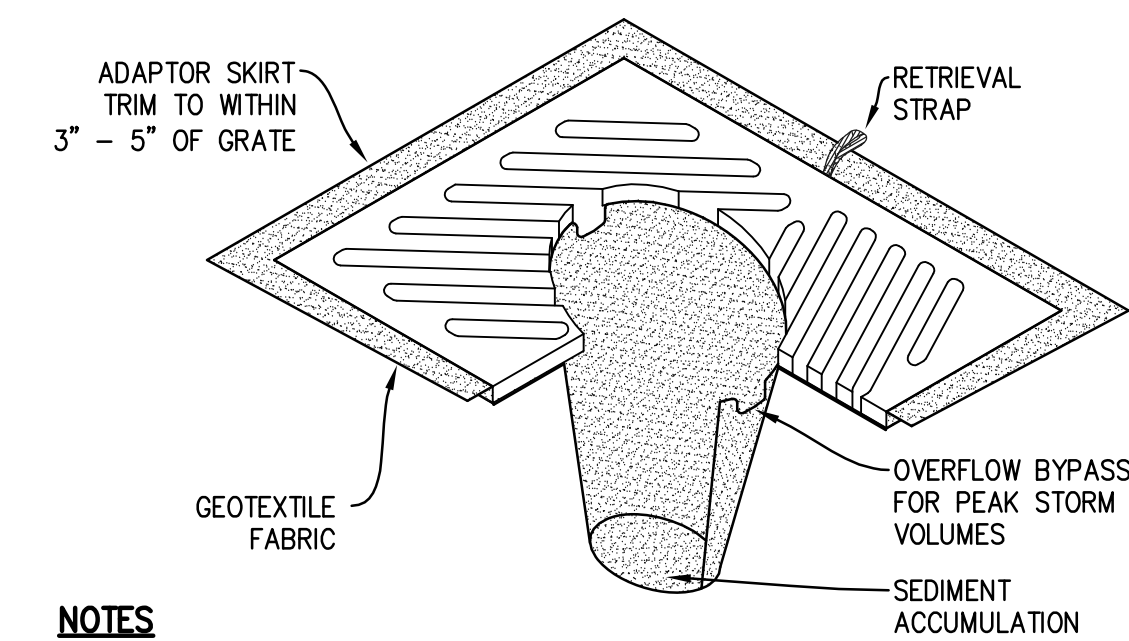
MAINTENANCE STANDARDS

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

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



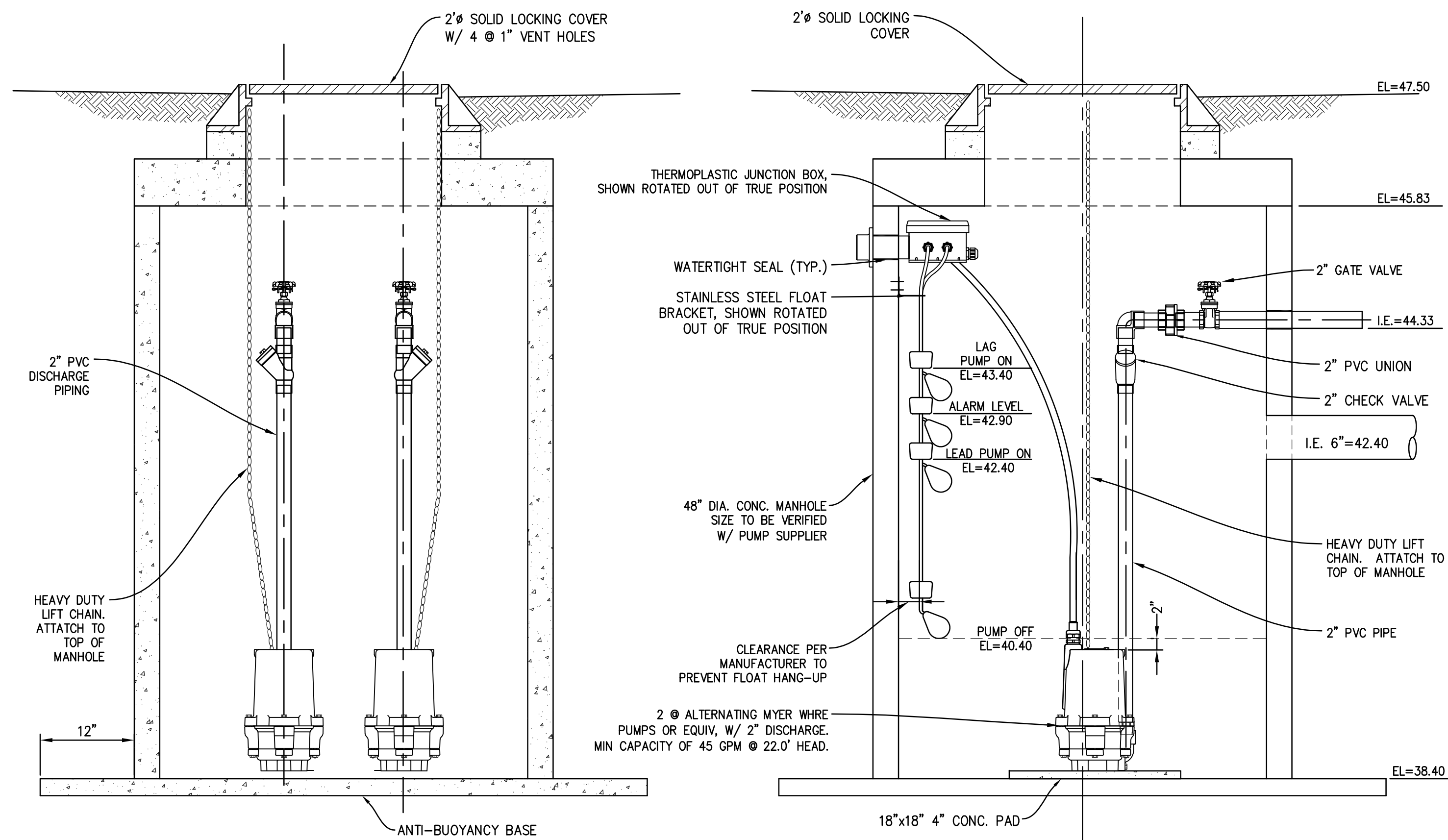
NOTES

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

CB INSERT

SCALE: NTS

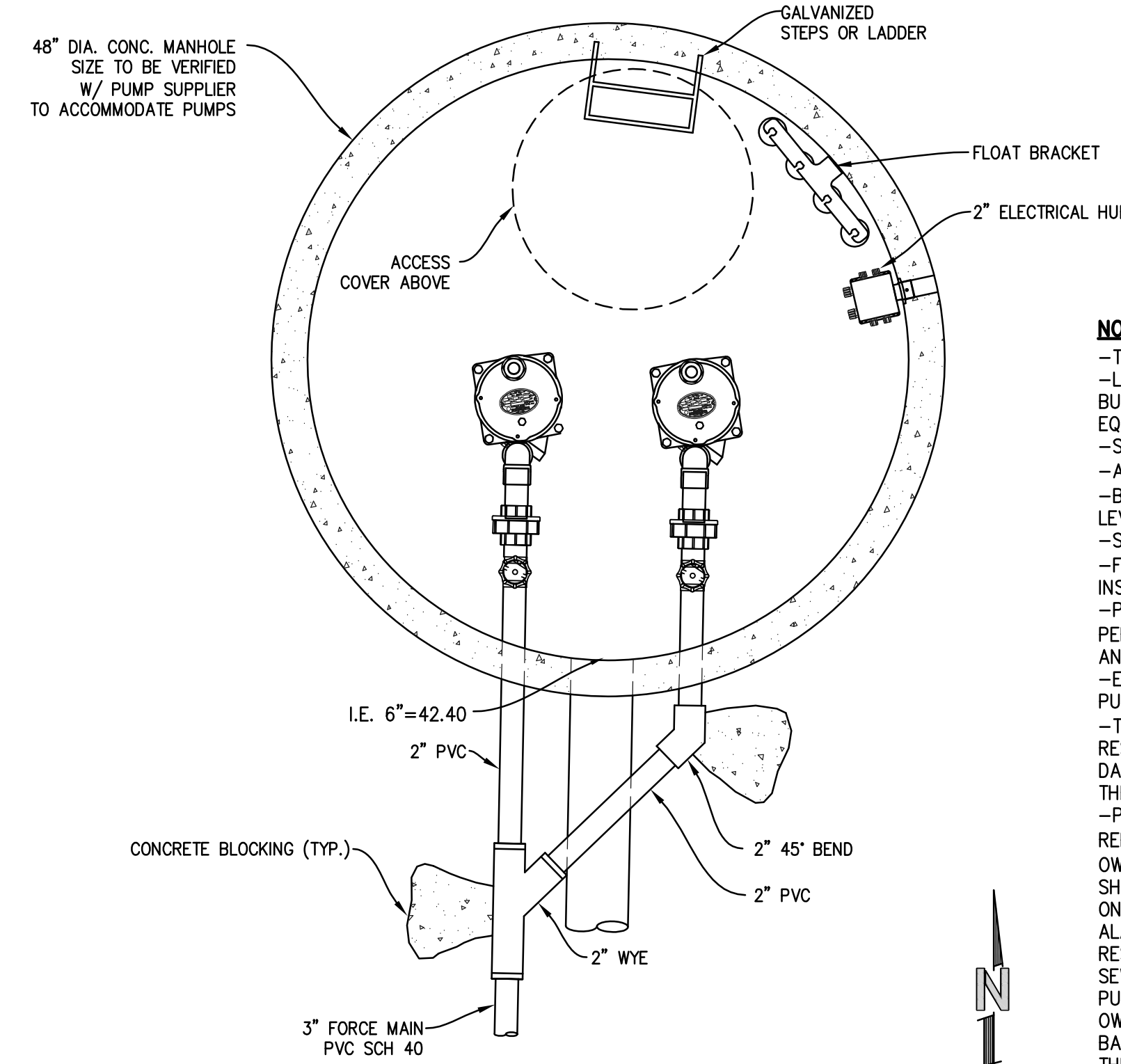
4



DRAIN LIFT STATION #1

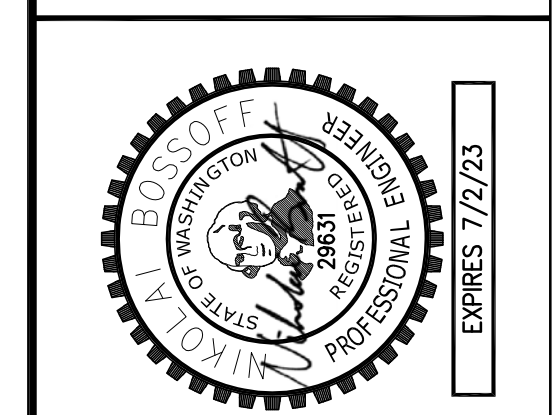
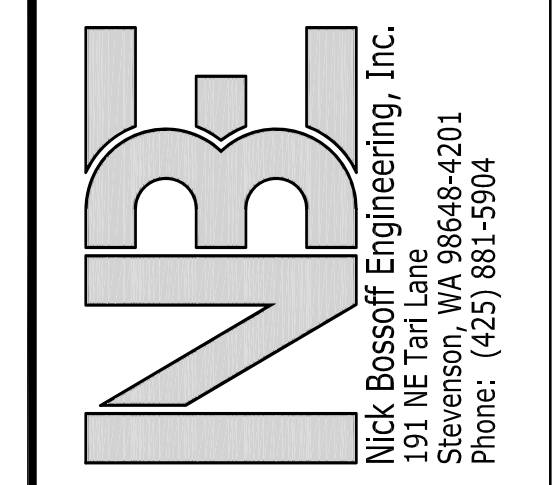
SCALE: NTS

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.
- PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM. THE PUMP SYSTEM SHALL HAVE DUAL, ALTERNATING PUMPS WITH EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURES. IT IS THE SOLE RESPONSIBILITY OF THE HOME OWNER IF FLOODING OR SEWER BACKUP OCCURS DUE TO THE FAILURE OF THE PUMP SYSTEM. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO PROVIDE AN ADEQUATE AND FUNCTIONAL BACKUP SYSTEM FOR THE PUMP SYSTEM IN THE EVENT OF THE POWER FAILURE.



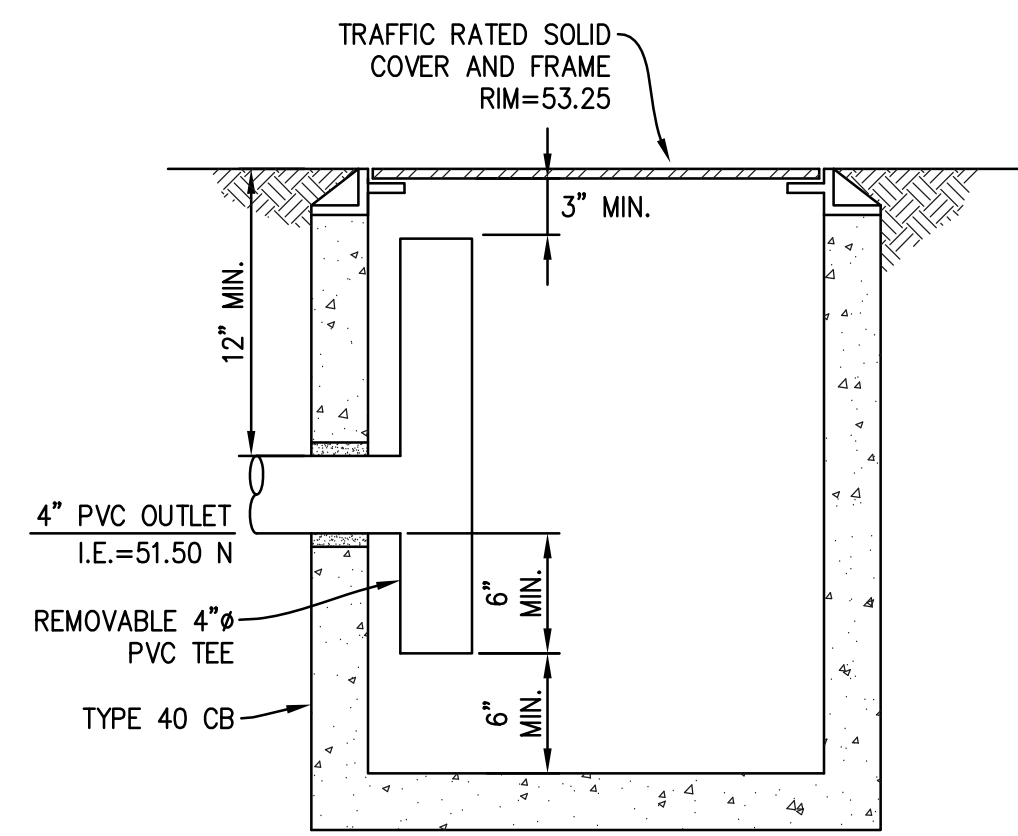
NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION/PUMP ADDED
4	06/02/23	CITY COMMENTS

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

PLUMMER RESIDENCE
 9212 SE 33RD PL
 WASHINGTON
 MERCER ISLAND

TITLE:
DETAILS

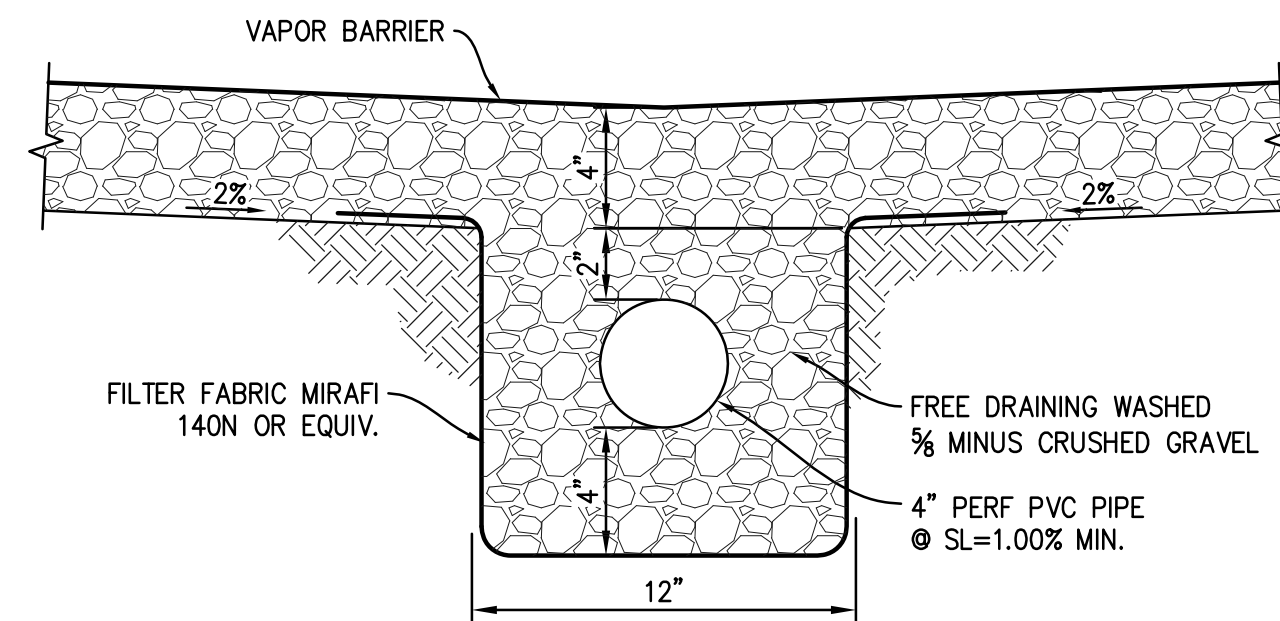
SHEET:
C-4



OIL SEPARATOR CB

SCALE: NTS

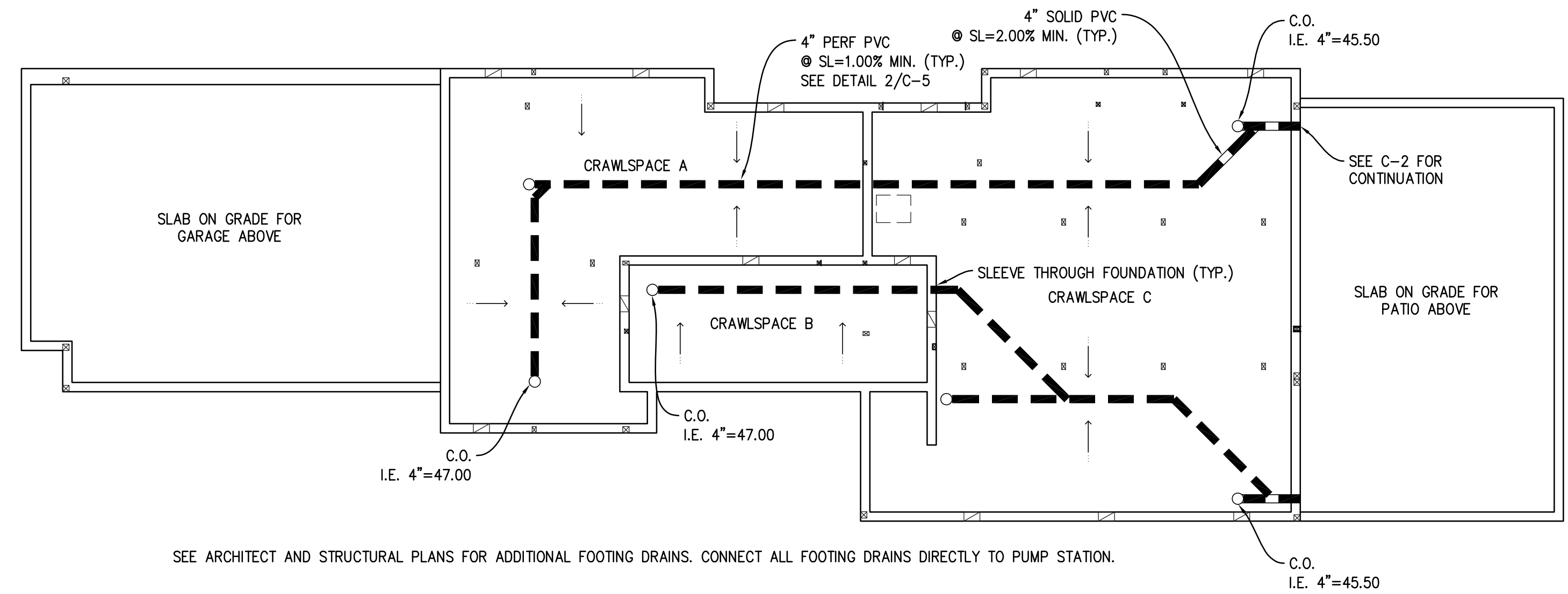
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CRAWL SPACE DRAIN

SCALE: NTS

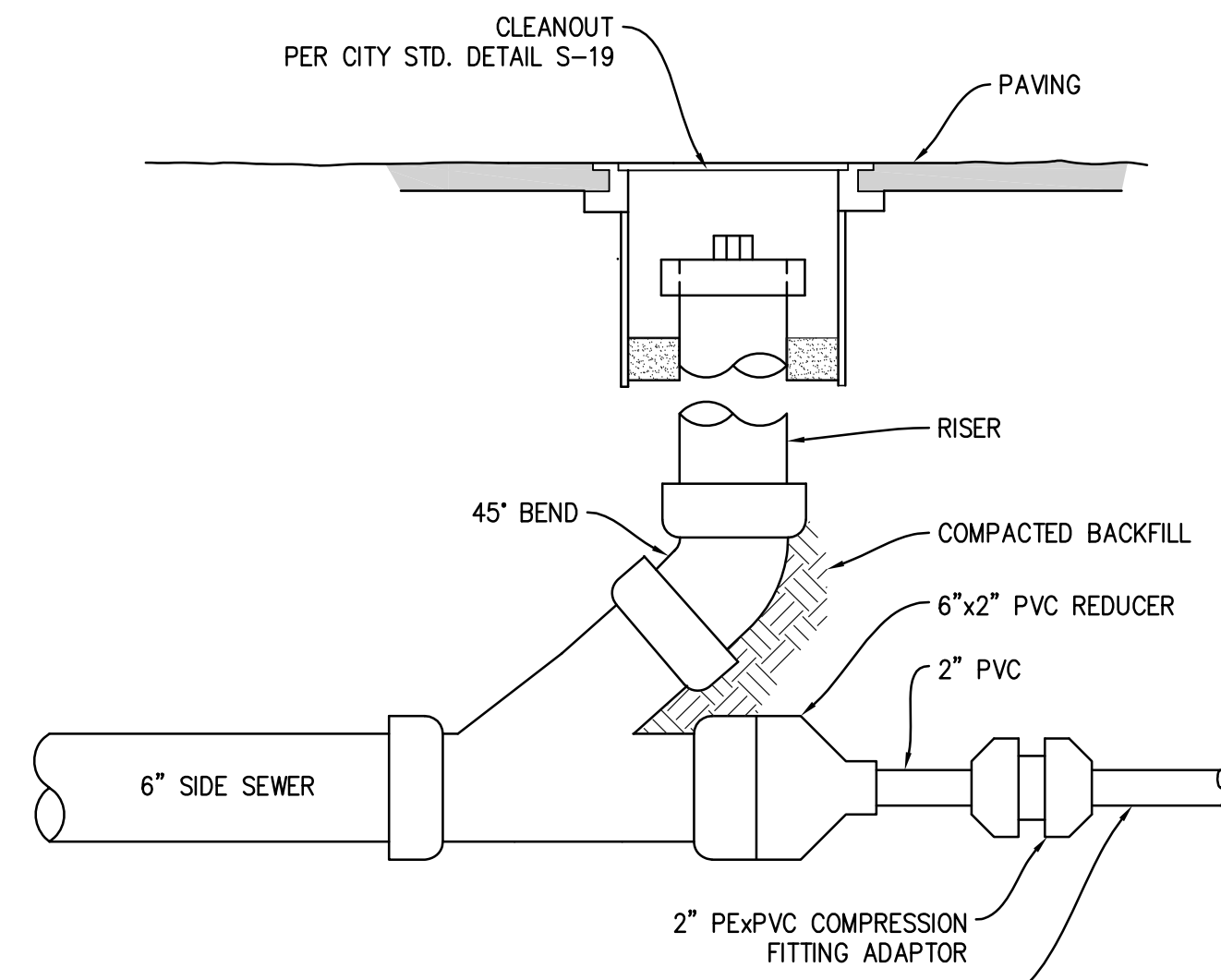
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CRAWL SPACE DRAINAGE

SCALE: NTS

3



GRAVITY PIPE/FORCE MAIN CONNECTION

SCALE: NTS

4

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

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

ELBOW RESTRICTOR DETAIL

PLAN VIEW

ELBOW RESTRICTOR DETAIL

ON-SITE DETENTION SYSTEM

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

CONTROL STRUCTURE NOTES:

- USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET 50:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
- 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.
- PROMOTE 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).
- 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.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

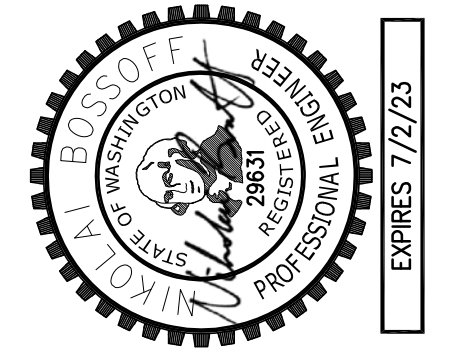
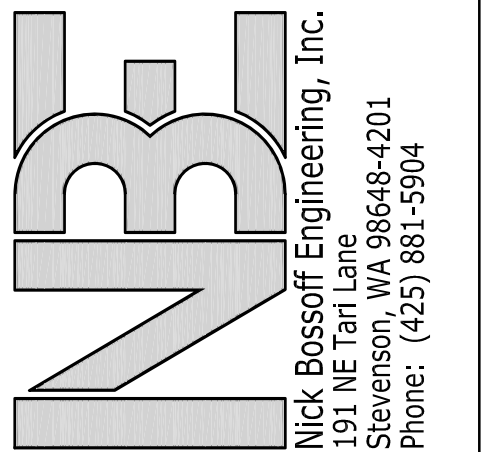
ON-SITE DETENTION SYSTEM NOTES:

- CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- 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.
- 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 M30), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
- 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
4	06/02/23	CITY COMMENTS

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

PLUMMER RESIDENCE
9212 SE 33RD PL

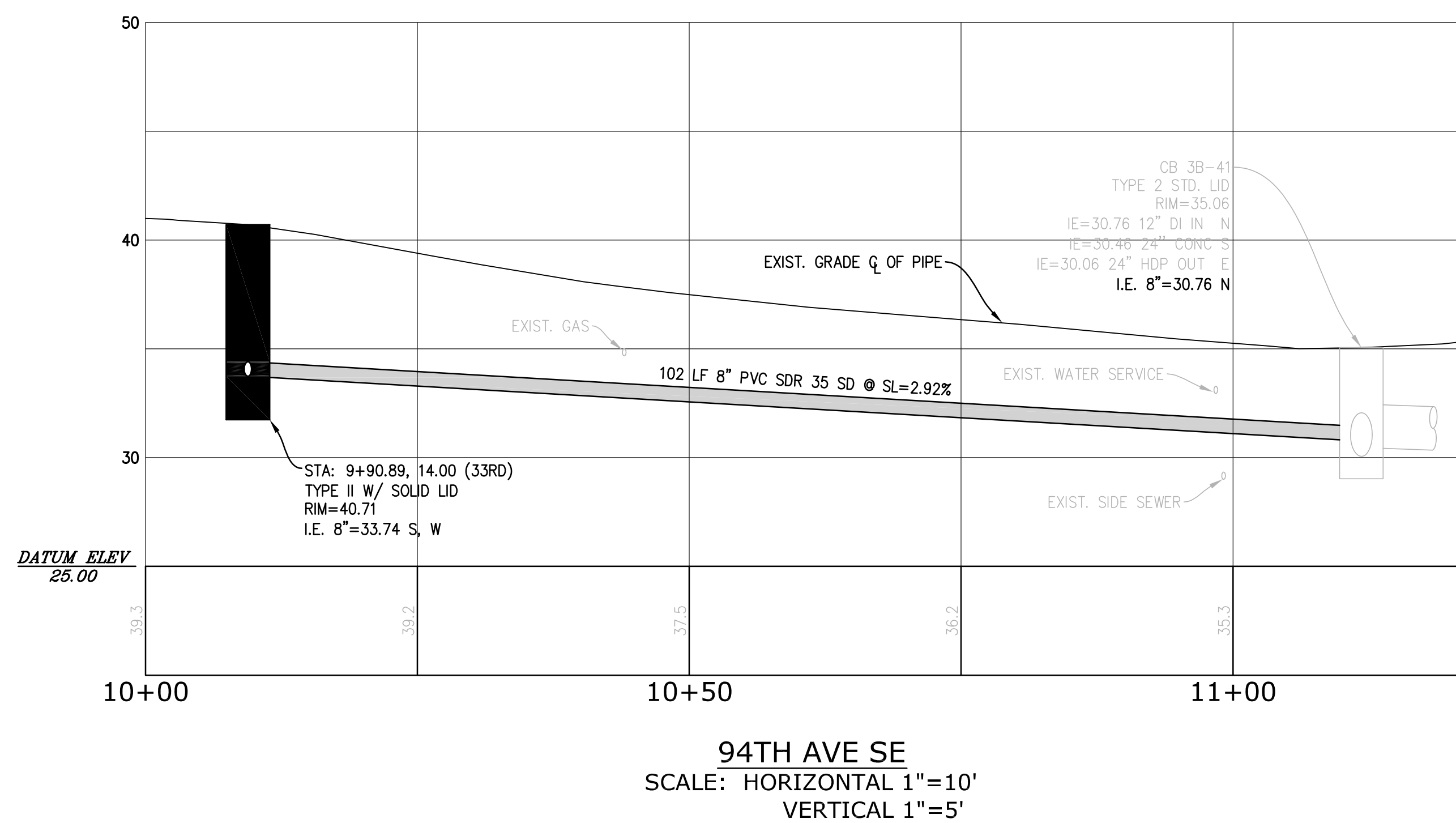
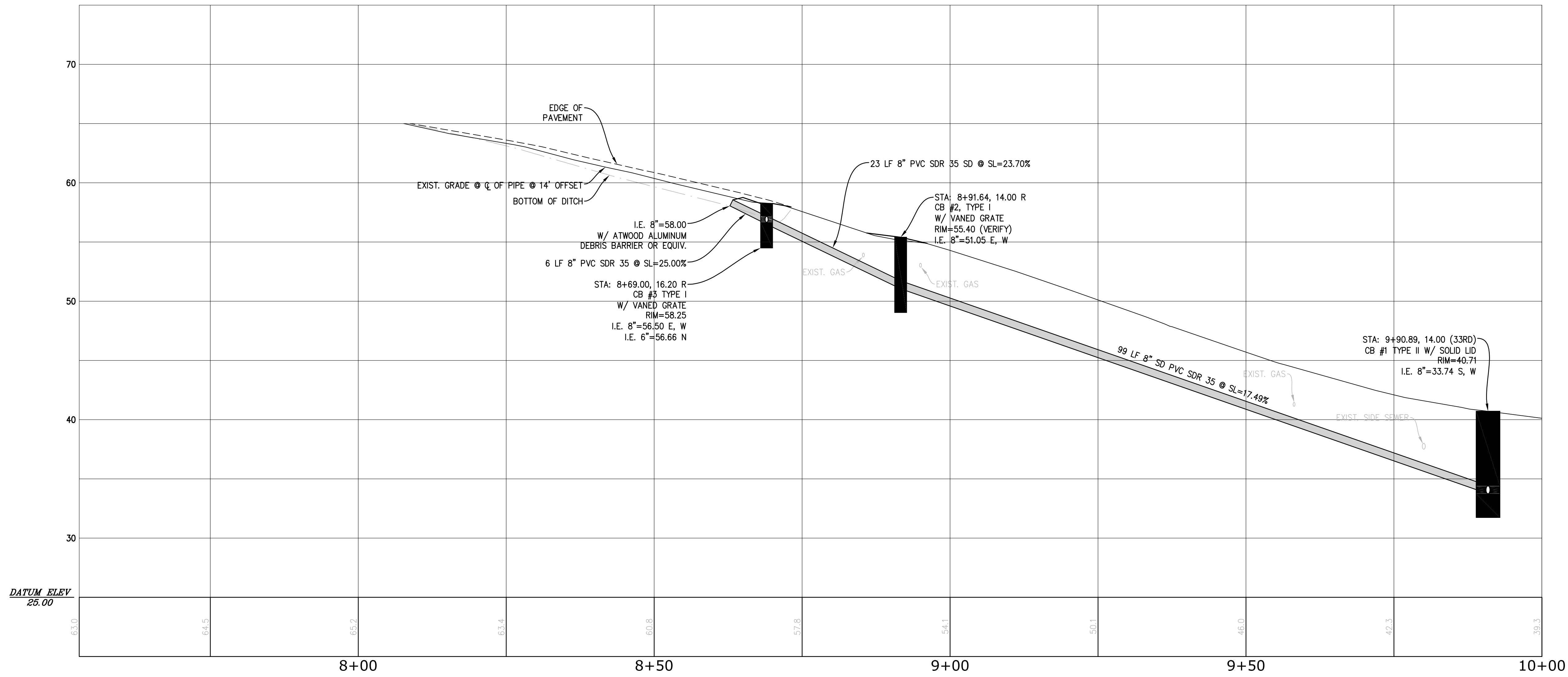
WASHINGTON

MERCER ISLAND

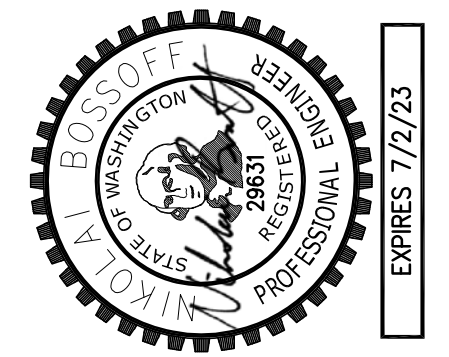
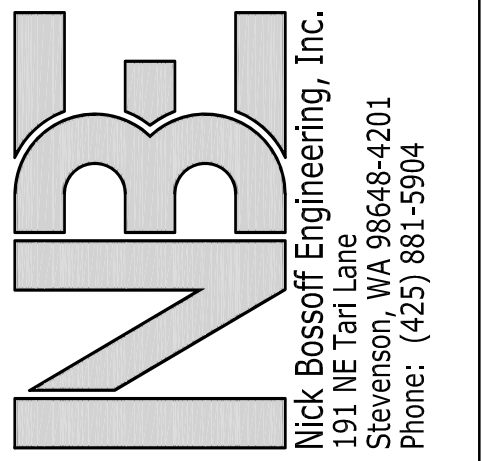
TITLE: DETAILS

SHEET: C-5

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



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

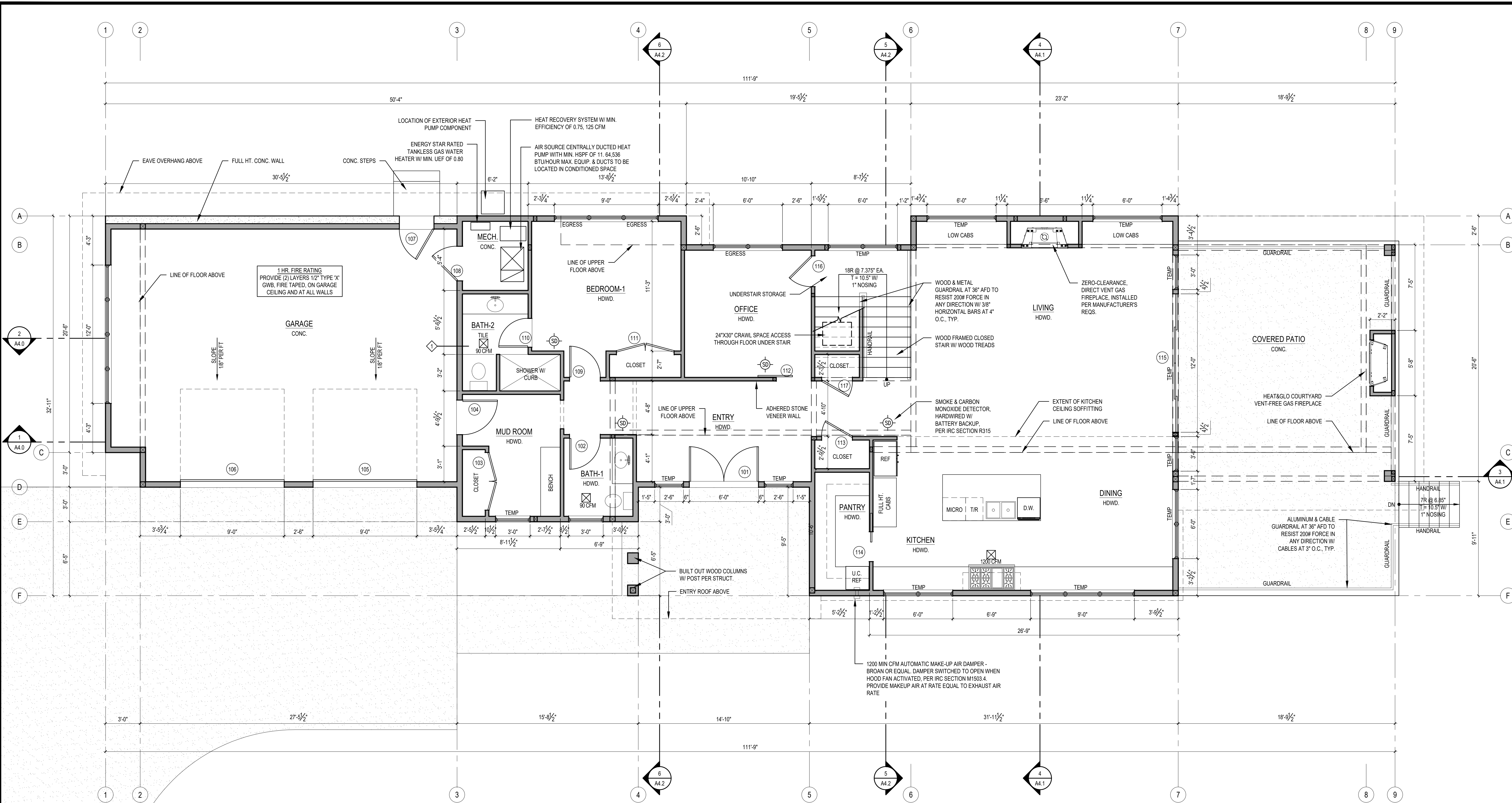


NO.	DATE	REVISION
1	06/20/21	PERMIT SUBMITTAL
2	07/14/22	CITY REVISIONS
3	01/24/23	RETENTION PUMP ADDED
4	06/02/23	CITY COMMENTS

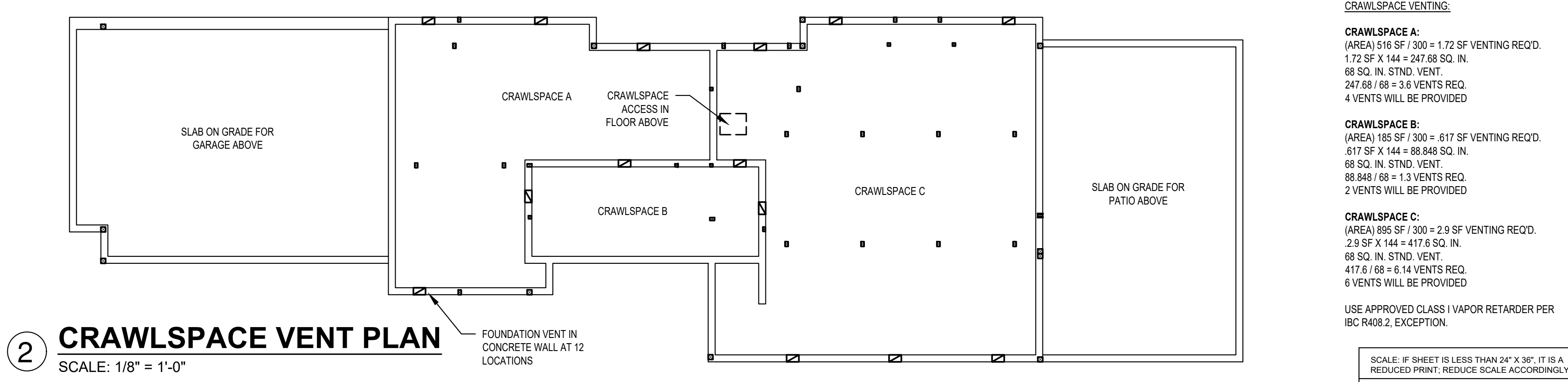
N. BOSSOFF, P.E.
PROJECT MANAGER:
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: SARC-2101
FILE NAME: SARC-2101\pin.dwg

PLUMMER RESIDENCE
9212 SE 33RD PL
WASHINGTON
MERCER ISLAND

TITLE: PROFILES
SHEET: C-6



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



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

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. - 1 7/8" CEM. CTD NALS. 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.

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 = 0.62 SF VENTING REQ'D.
 0.62 SF X 144 = 88.848 SQ. IN.
 68 SQ. IN. STND. VENT.
 88.848 / 68 = 1.3 VENTS REQ.
 2 VENTS WILL BE PROVIDED

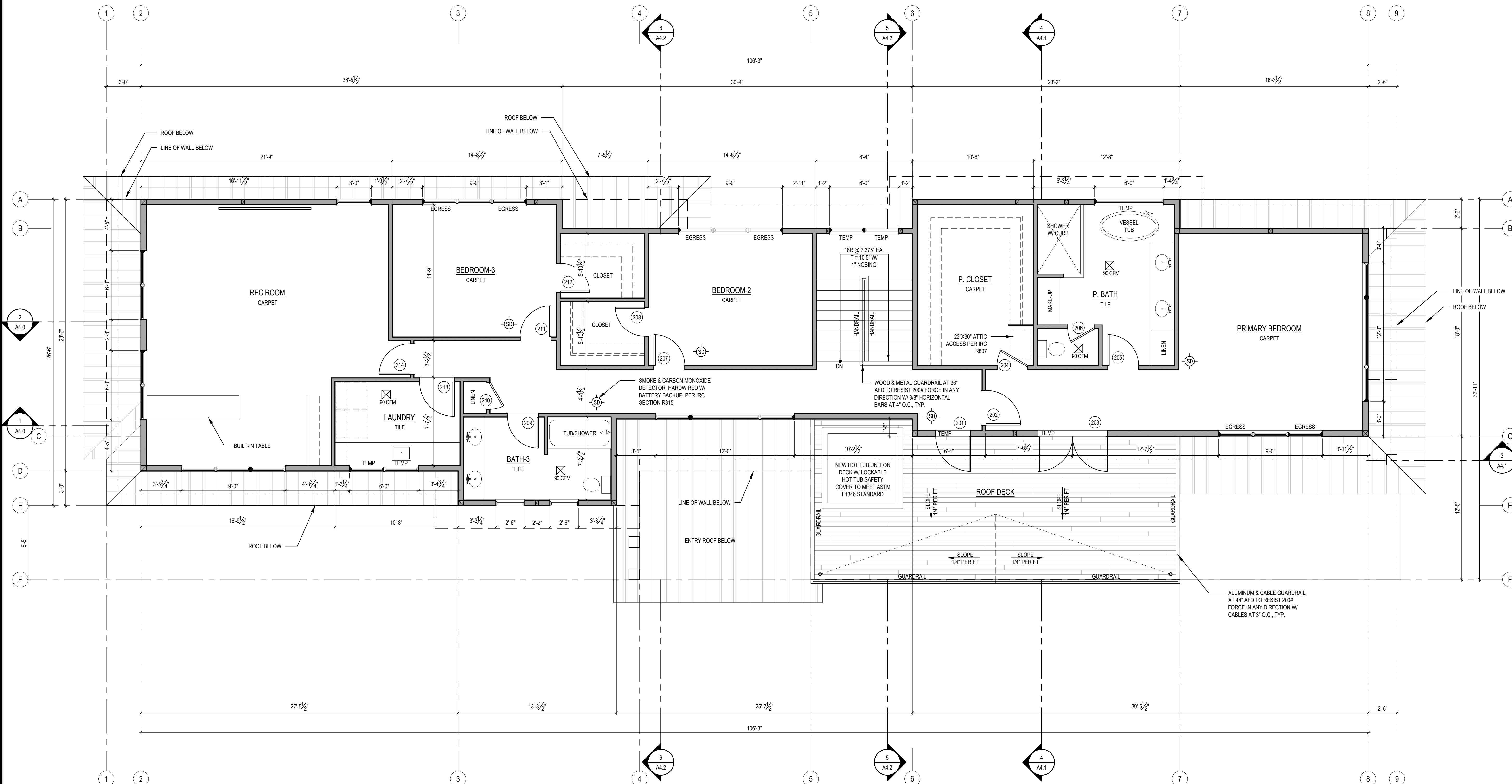
CRAWLSPACE C:
 (AREA) 895 SF / 300 = 2.98 SF VENTING REQ'D.
 2.98 SF X 144 = 428.88 SQ. IN.
 68 SQ. IN. STND. VENT.
 428.88 / 68 = 6.31 VENTS REQ.
 6 VENTS WILL BE PROVIDED

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 06/02/23 PLOT DATE: 6/2/2023

REVISIONS:	2023-02-07 Corrections #1	
	2023-06-10 Corrections #2	
DRAWN BY:	KE	
CHECKED BY:	BJS	
SHEET		
A2.0		
PLOT DATE:	6/2/2023	



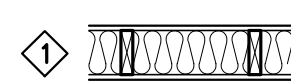
2 UPPER FLOOR PLAN N
 SCALE: 1/4" = 1'-0"

WALL PARTITION TYPES:

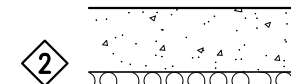
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

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

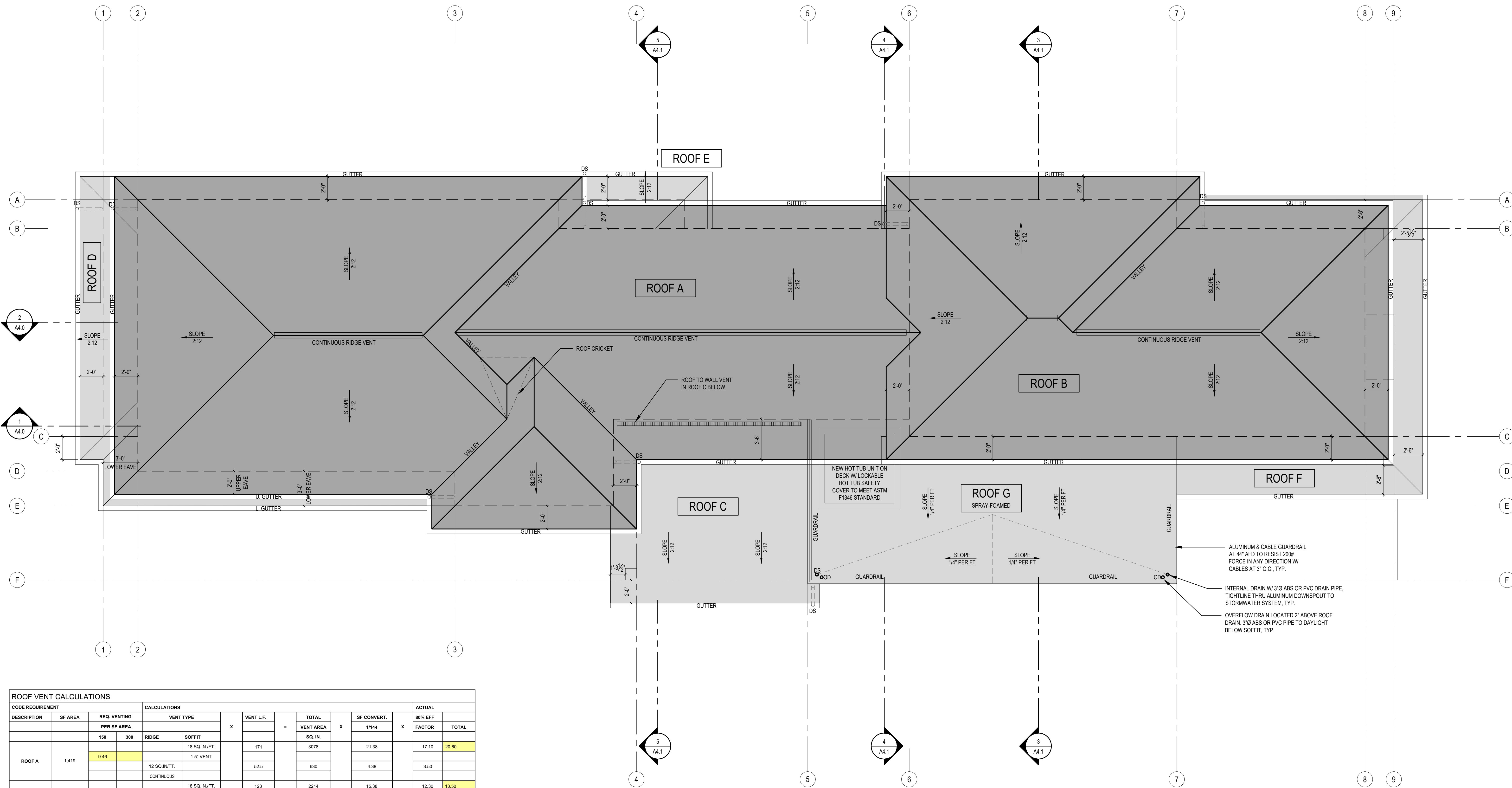
TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.



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

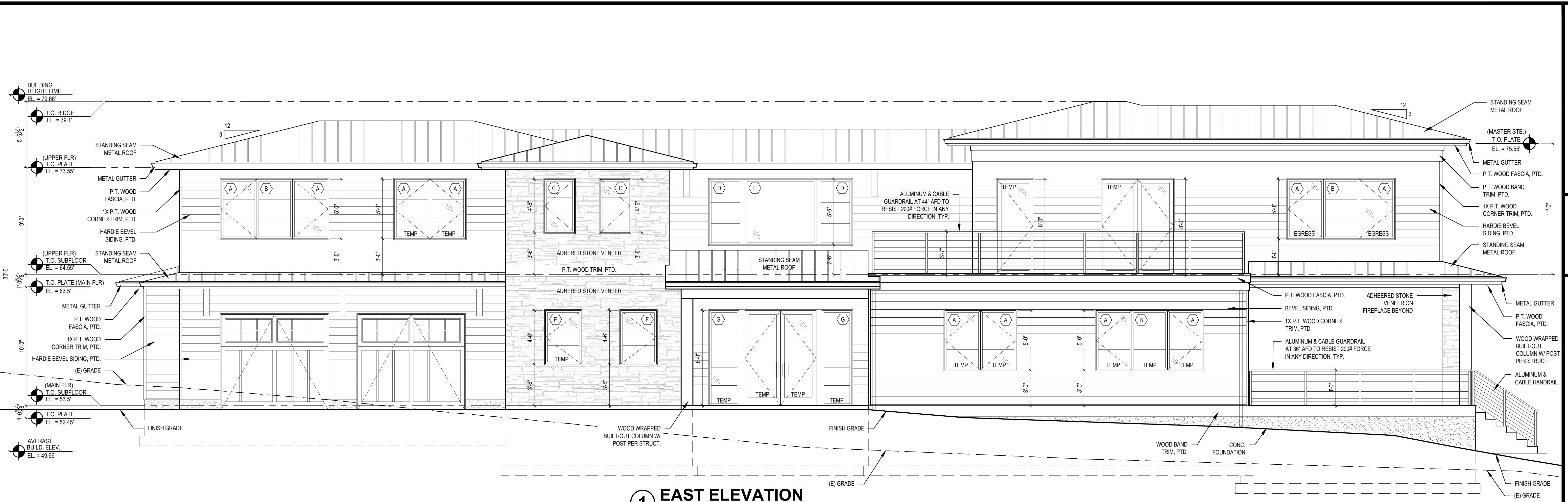


TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

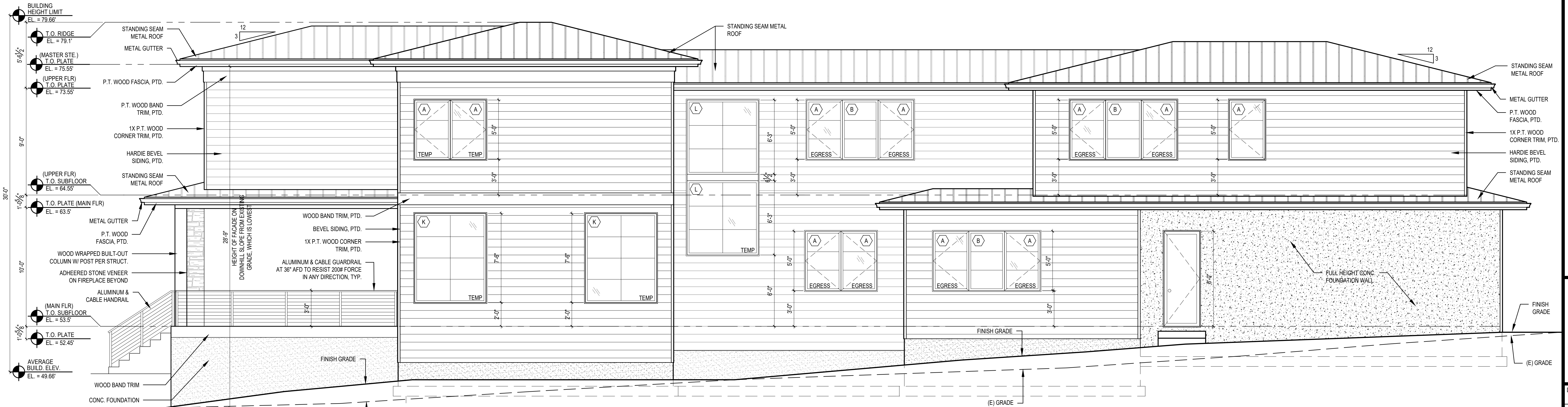


ROOF VENT CALCULATIONS										
DESCRIPTION	SF AREA	REQ. VENTING		CALCULATIONS				ACTUAL		
		PER SF AREA		VENT TYPE	VENT LF.	TOTAL VENT AREA	SF CONVERT.	80% EFF FACTOR	TOTAL	
ROOF A	1,419	150	300	RIDGE						
		9.46		SOFFIT	18 SQ. IN./FT.	171	3078	21.38	17.10	20.60
				1.5" VENT						
ROOF B	768	5.12		12 SQ. IN./FT.	123	2214	15.38	12.30	13.50	
				1.5" VENT						
				CONTINUOUS		18	216	1.50	1.20	
ROOF C	228	1.52		18 SQ. IN./FT.	15.5	279	1.94	1.55	1.55	
				1.5" VENT						
				CONTINUOUS				0.00	0.00	
ROOF D	61	0.41		18 SQ. IN./FT.	28	504	3.50	2.80	2.80	
				1.5" VENT						
				CONTINUOUS				0.00	0.00	
ROOF E	27	0.18		18 SQ. IN./FT.	14	252	1.75	1.40	1.40	
				1.5" VENT						
				CONTINUOUS				0.00	0.00	
ROOF F	136	0.91		18 SQ. IN./FT.	59.5	1071	7.44	5.95	5.95	
				1.5" VENT						
				CONTINUOUS				0.00	0.00	

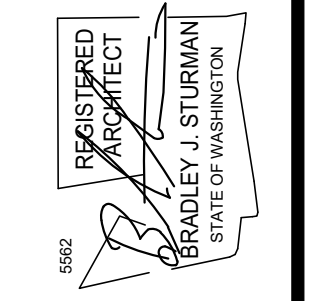
3 ROOF PLAN
 SCALE: 1/4" = 1'-0"



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	2023-06-10	Corrections #2

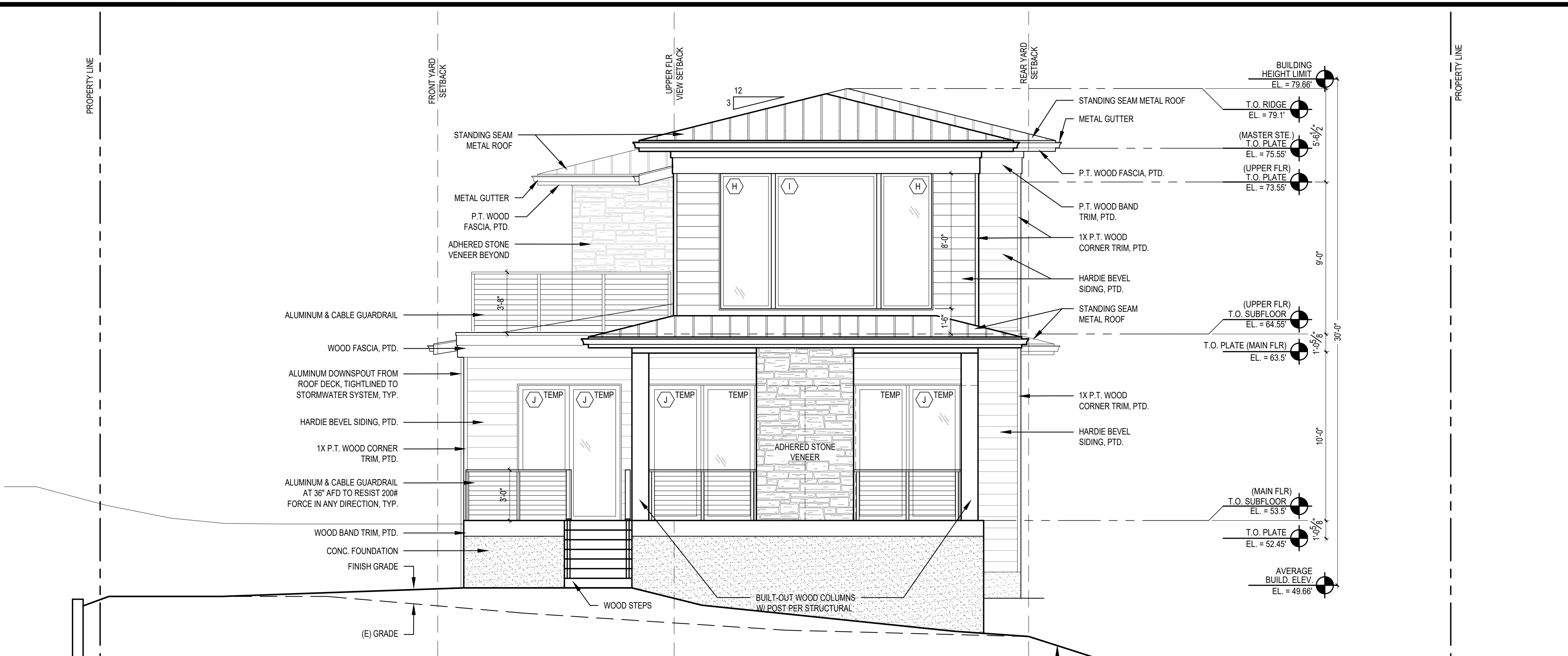
DRAWN BY: KE

CHECKED BY: BJS

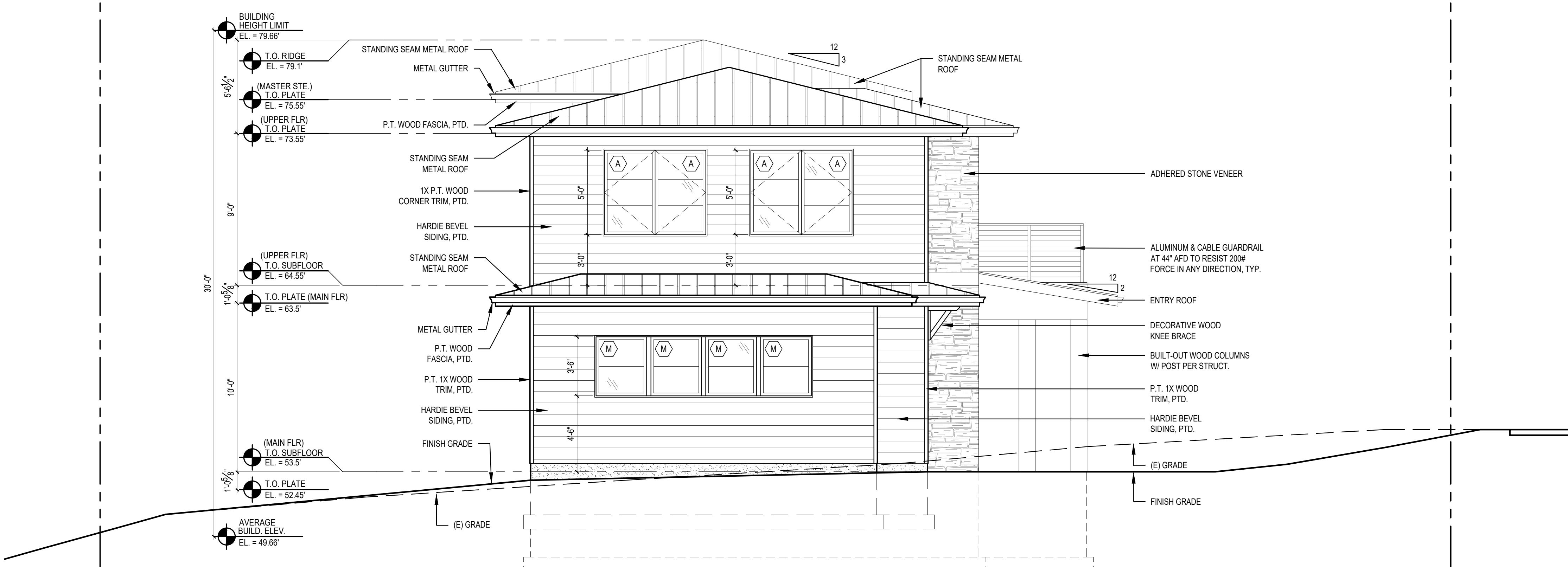
SHEET

A3.0

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY
PERMIT SET 06/02/23 PLOT DATE: 6/2/2023



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



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

WINDOW SCHEDULE

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

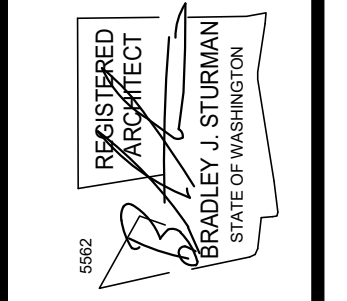
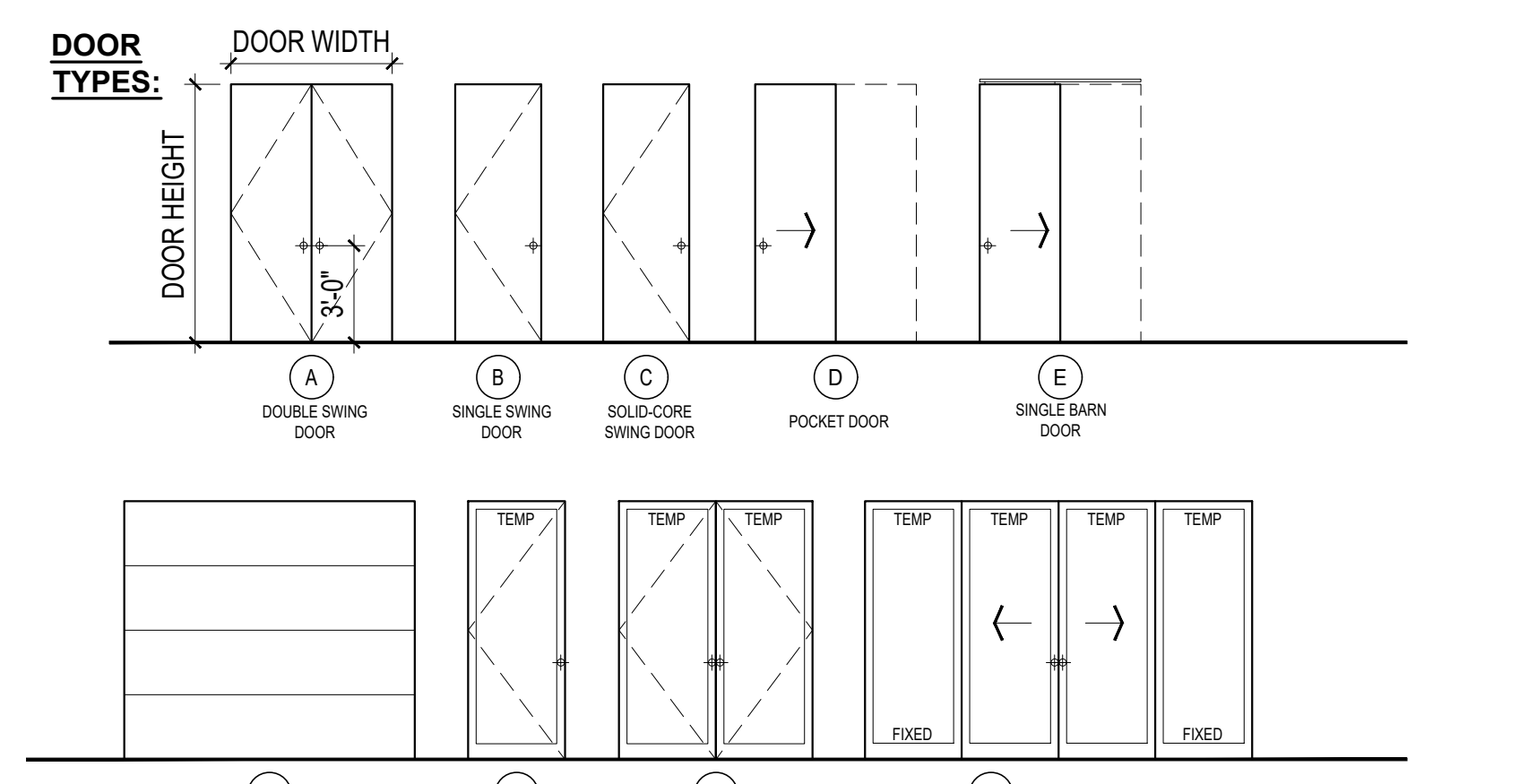
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	REMARKS
MAIN FLOOR									
101	ENTRY	6'-0"	8'-0"	H	Y	-	1-3/4"	.28	
102	BATH-1	2'-8"	8'-0"	B	-	-	1-3/4"	-	
103	MUD ROOM	5'-0"	8'-0"	A	-	-	1-3/4"	-	
104	MUD ROOM	3'-0"	8'-0"	C	-	-	1-3/4"	.28	
105	GARAGE	9'-0"	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

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

SCHEDULE NOTES:

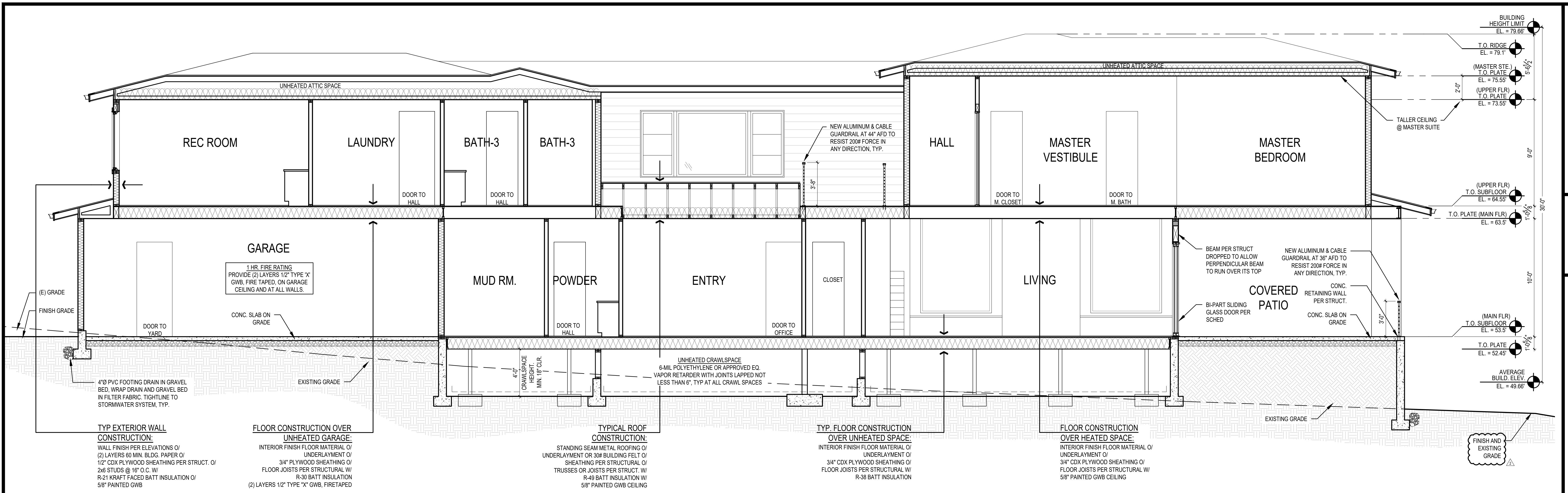
- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3.) GLAZING INDOORS AND/OR WITHIN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



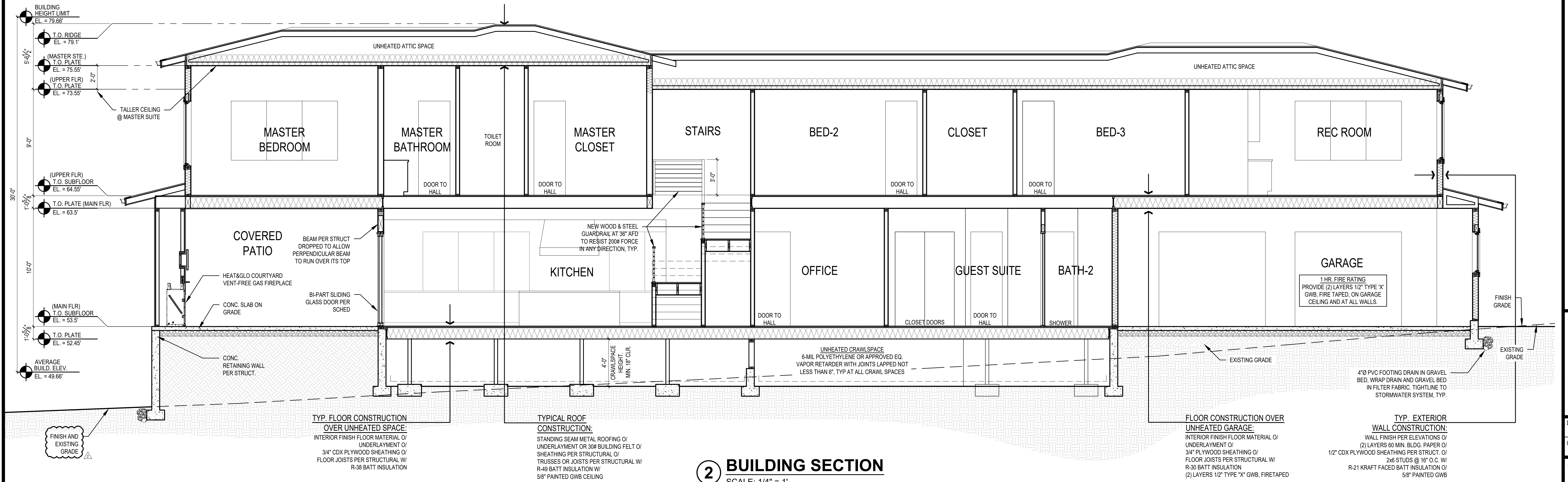
REVISIONS:

2023-02-07	Corrections #1
2023-06-10	Corrections #2

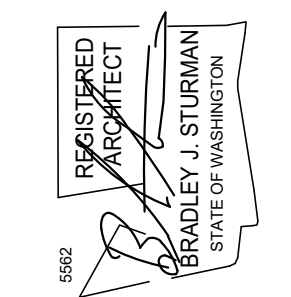
DRAWN BY: KE
CHECKED BY: BJS
SHEET



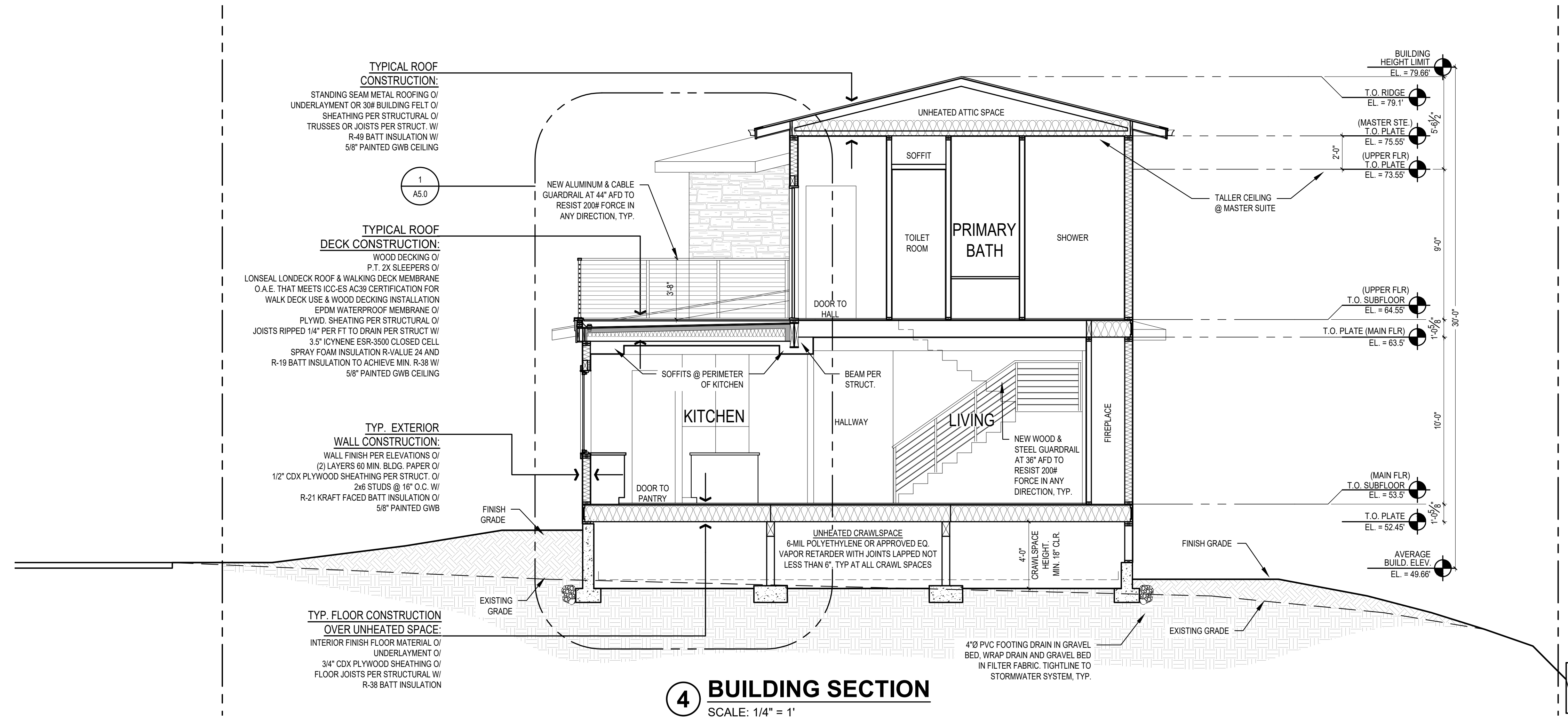
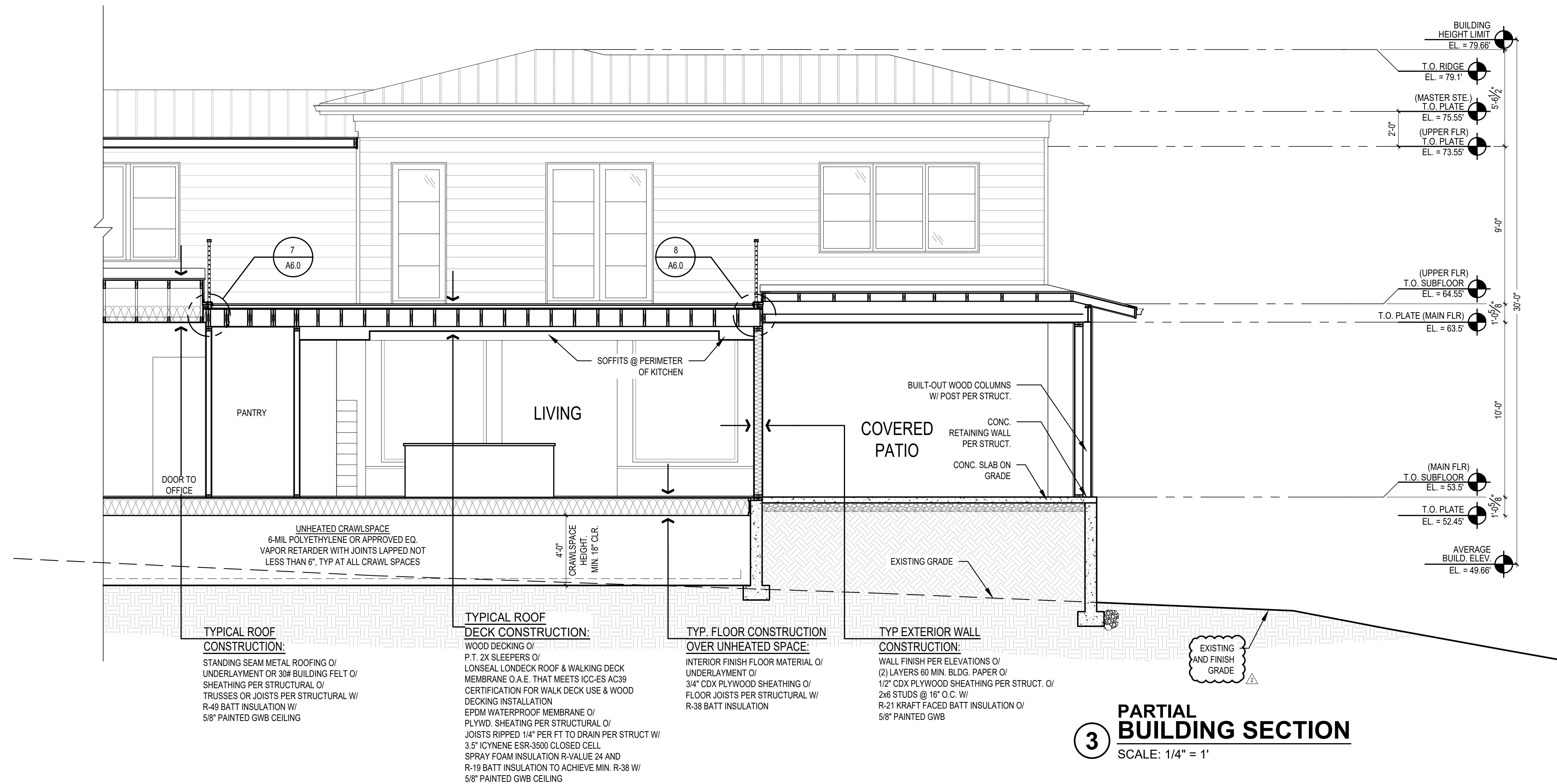
1 BUILDING SECTION
SCALE: 1/4" = 1'



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



REVISIONS:	2023-02-07	Connections #1
	2023-06-10	Connections #2
DRAWN BY:	KE	
CHECKED BY:	BJS	
SHEET	A4.0	



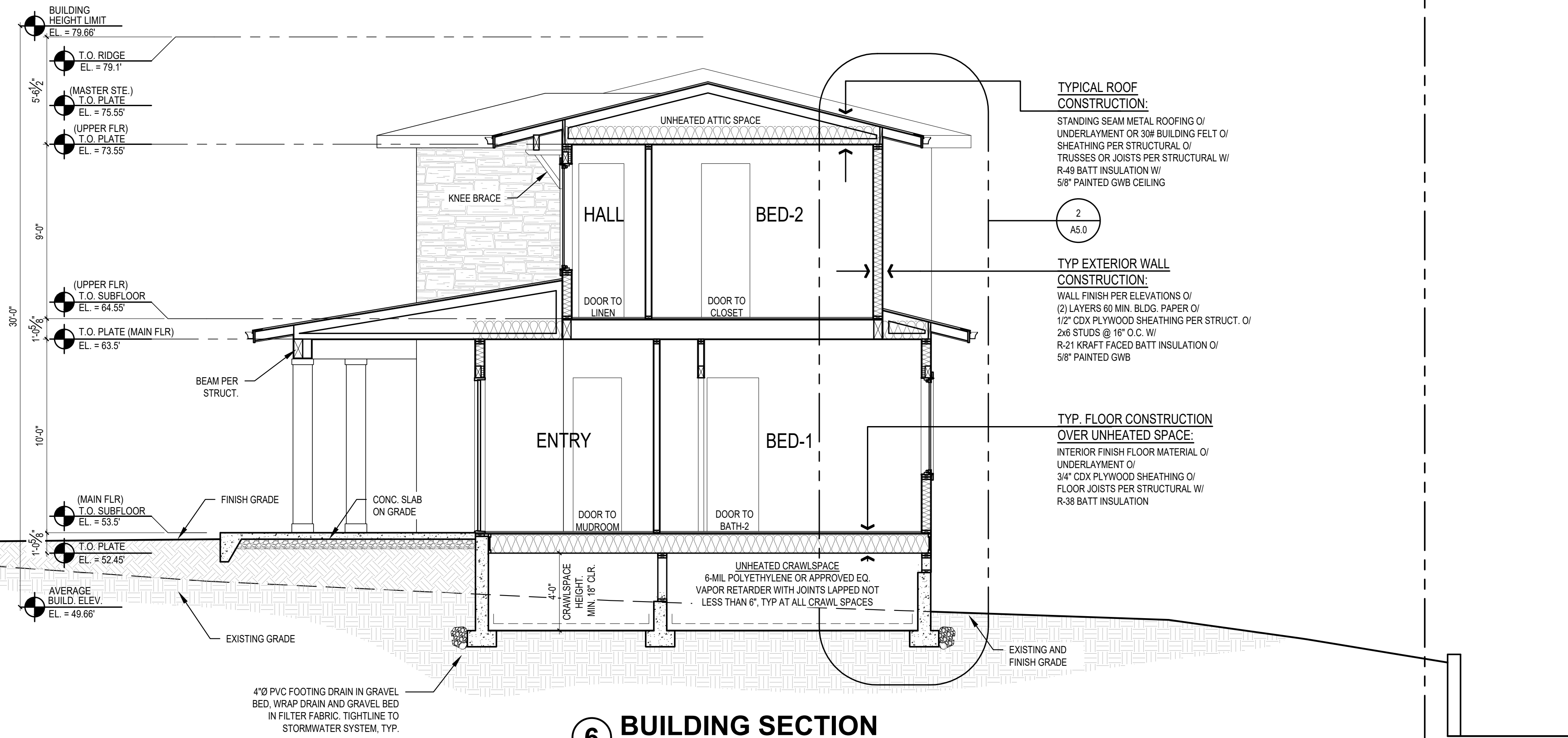
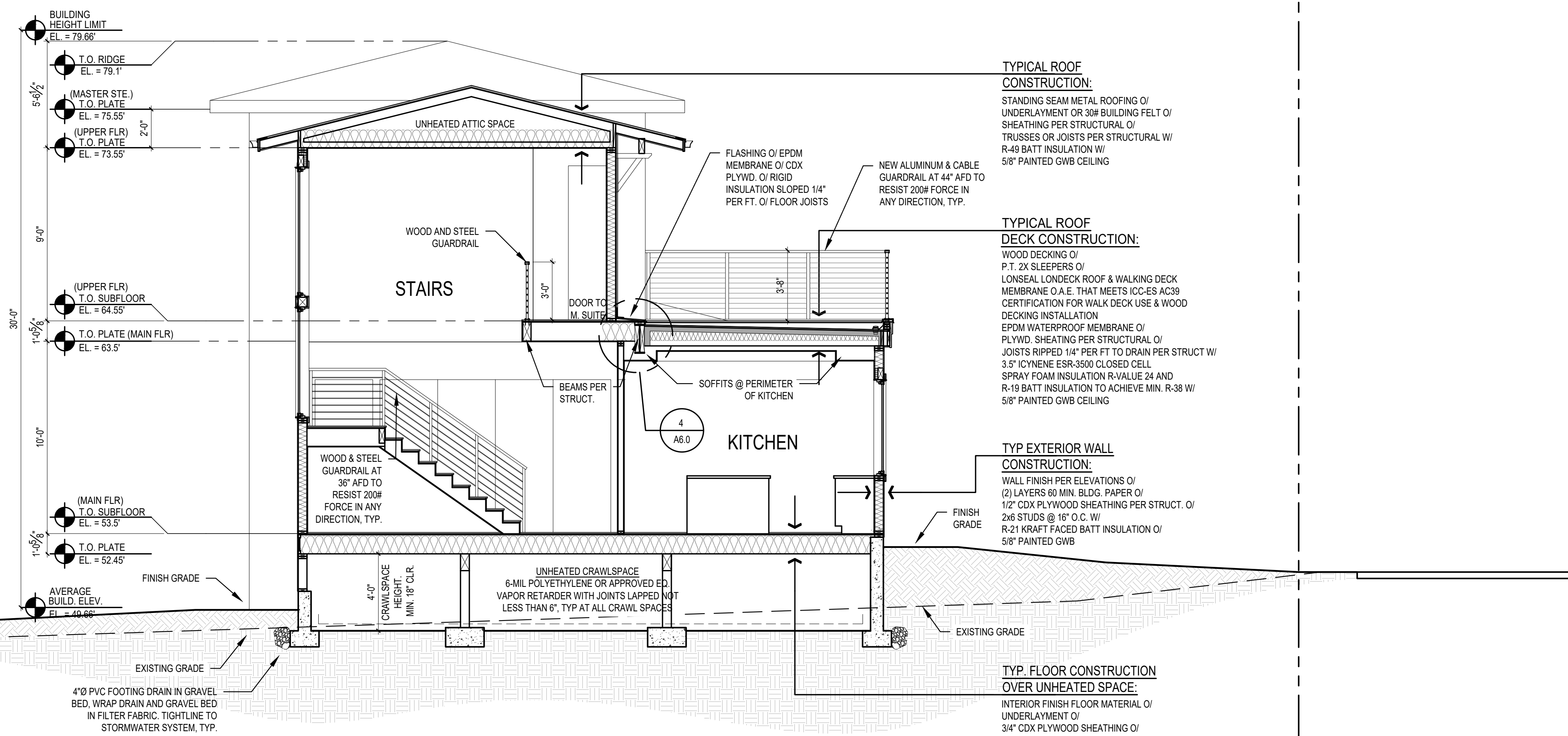
REVISIONS:	DATE	DESCRIPTION
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2	2023-06-10	Corrections #2

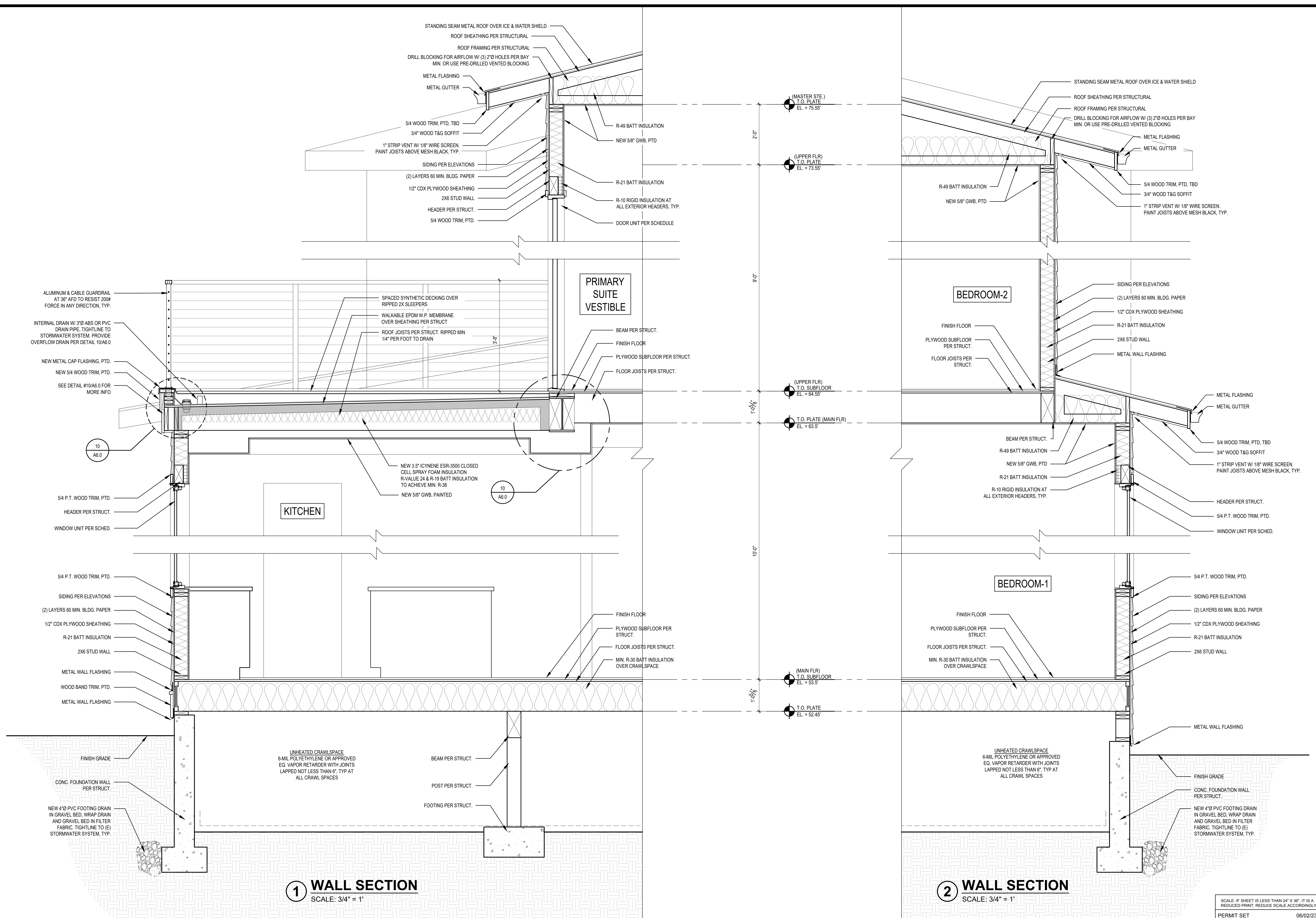
DRAWN BY: KE
 CHECKED BY: BJS

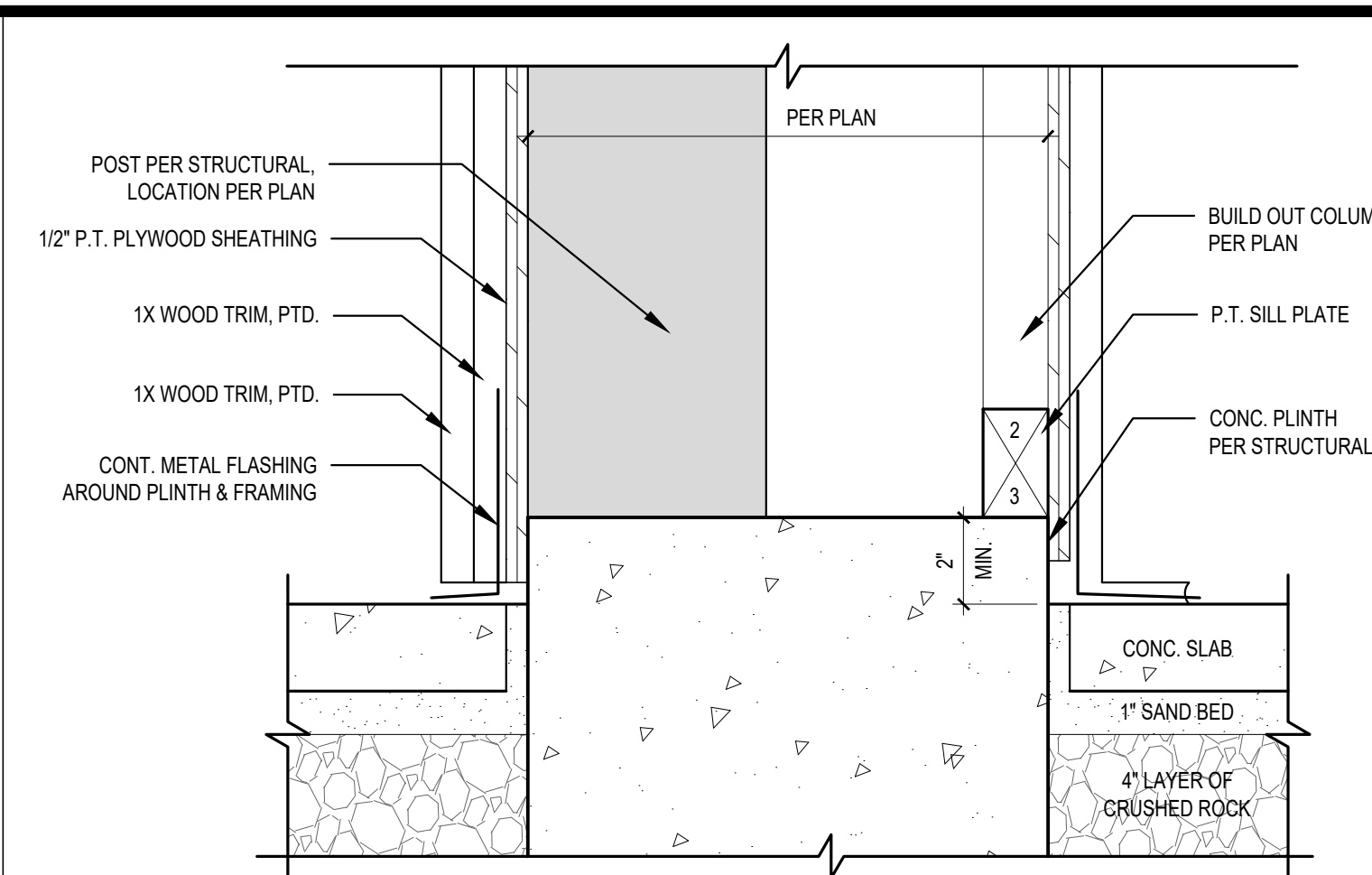
SHEET

A4.2

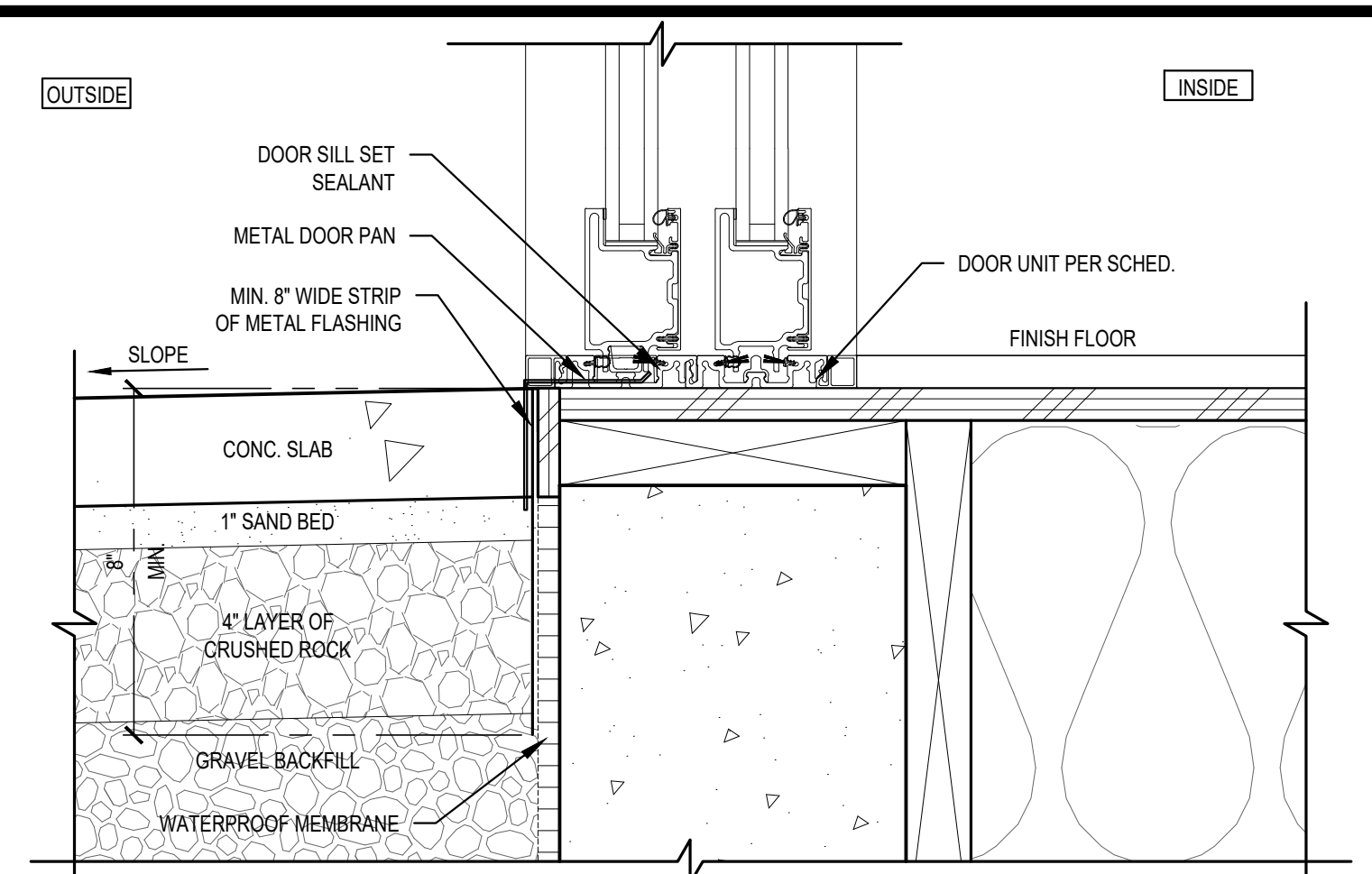
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.
 PERMIT SET 06/02/23 PLOT DATE: 6/2/2023



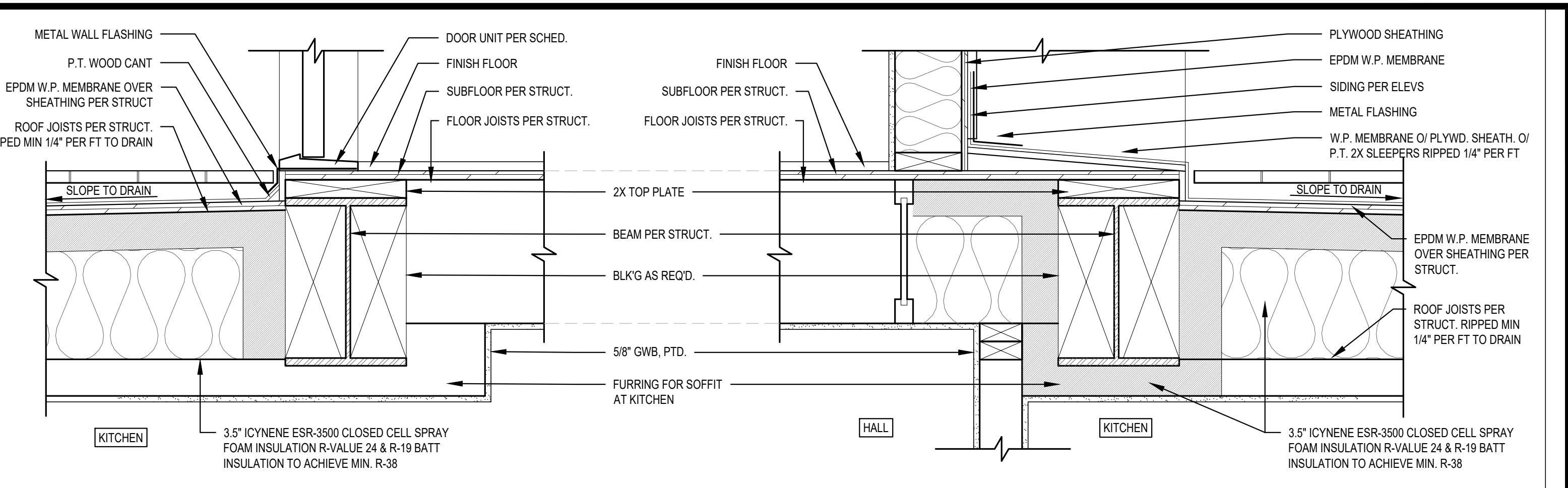




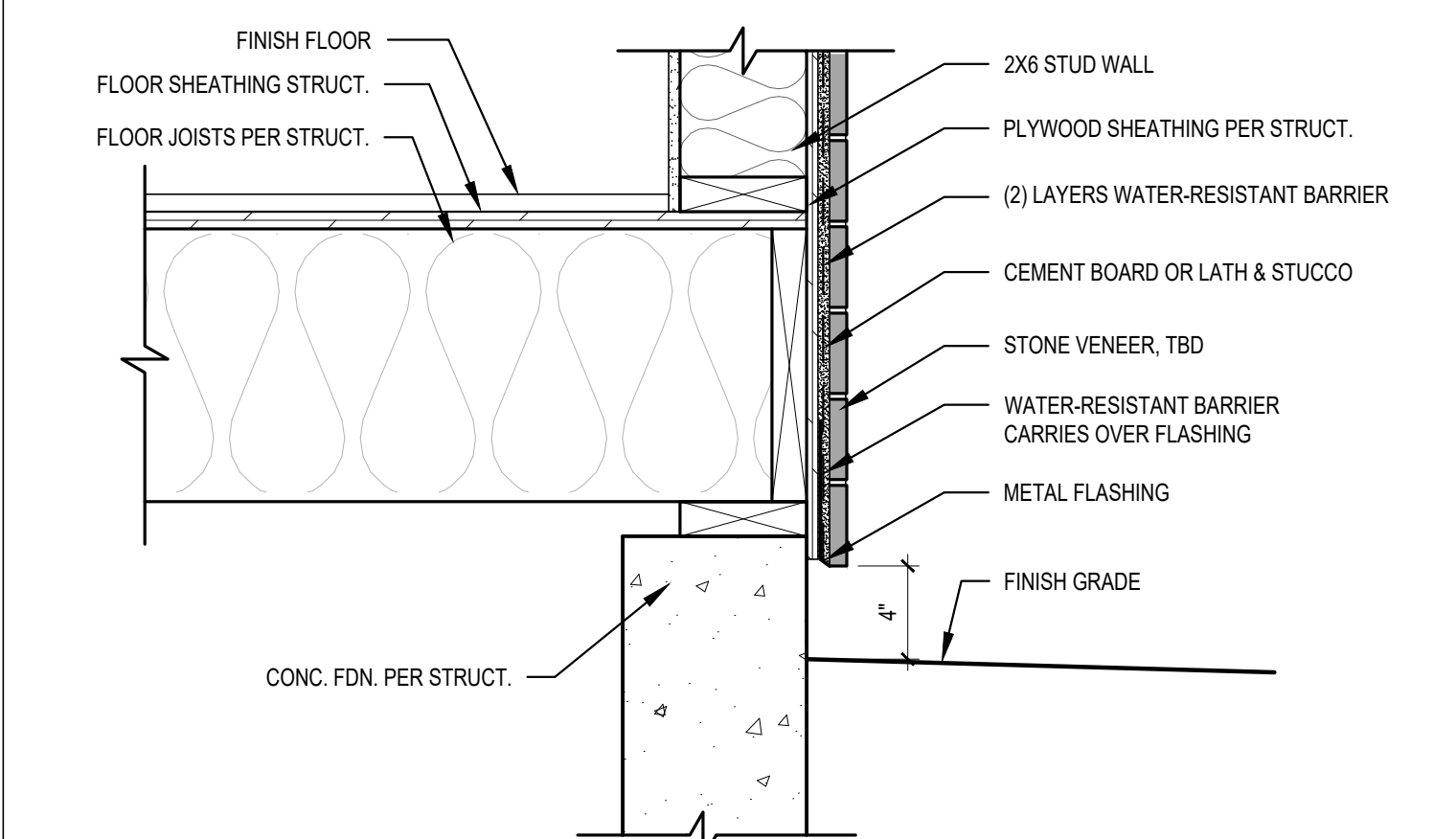
1 BUILT-OUT COLUMN CONC. PLINTH SECTION
SCALE: 3" = 1'-0"



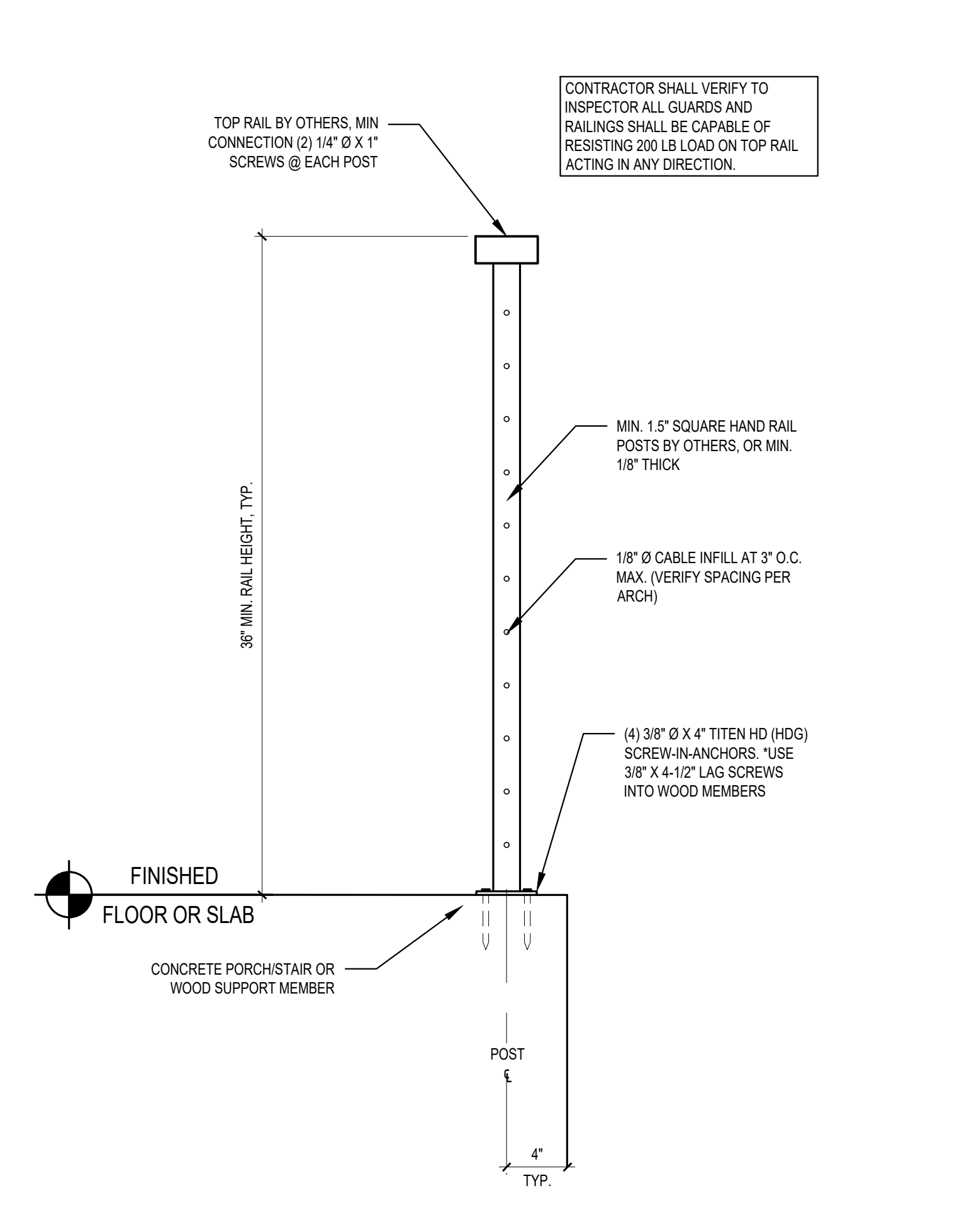
2 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"



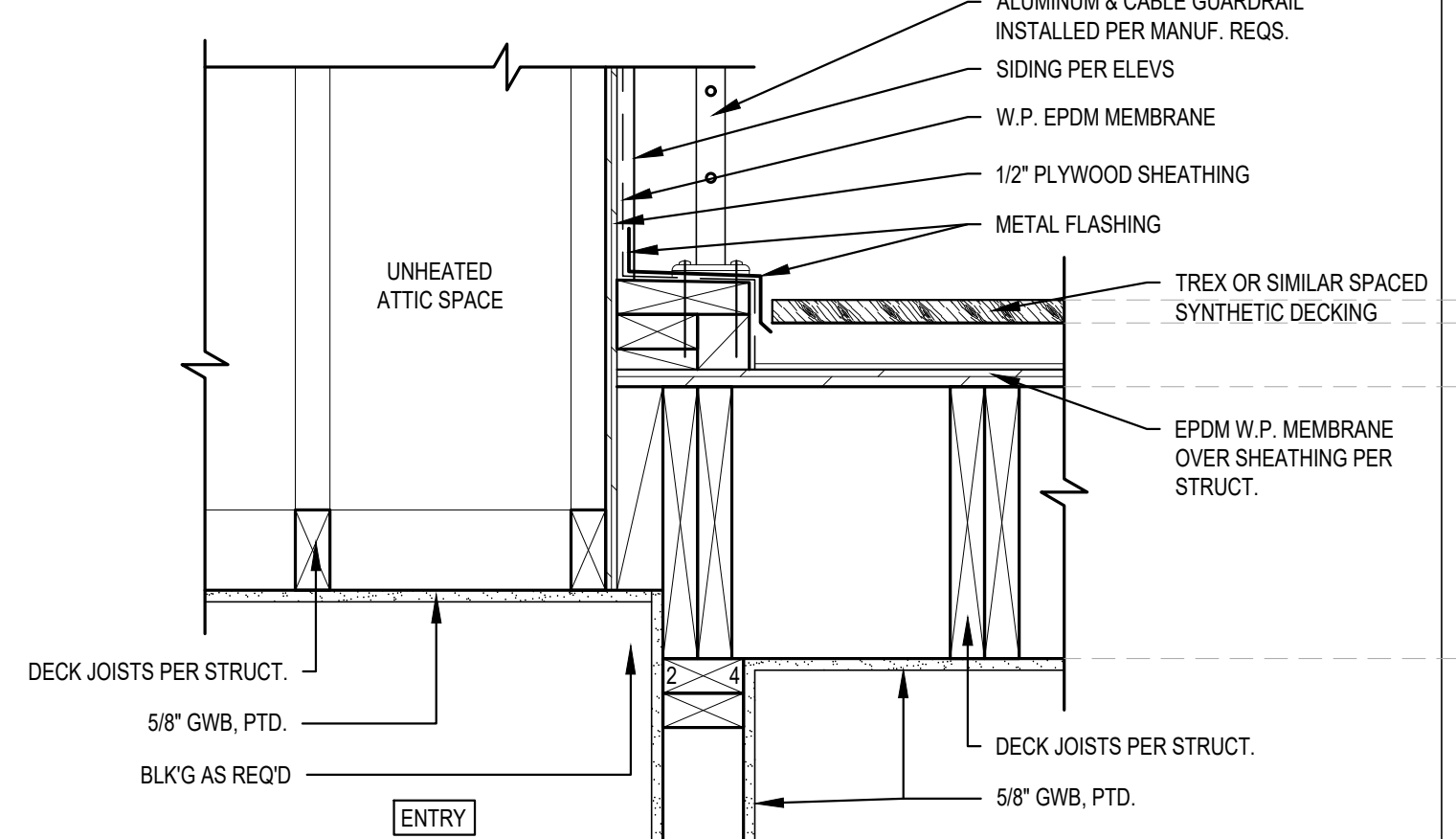
3 THRESHOLD DTL. @ ROOF DECK
SCALE: 1 1/2" = 1'-0"



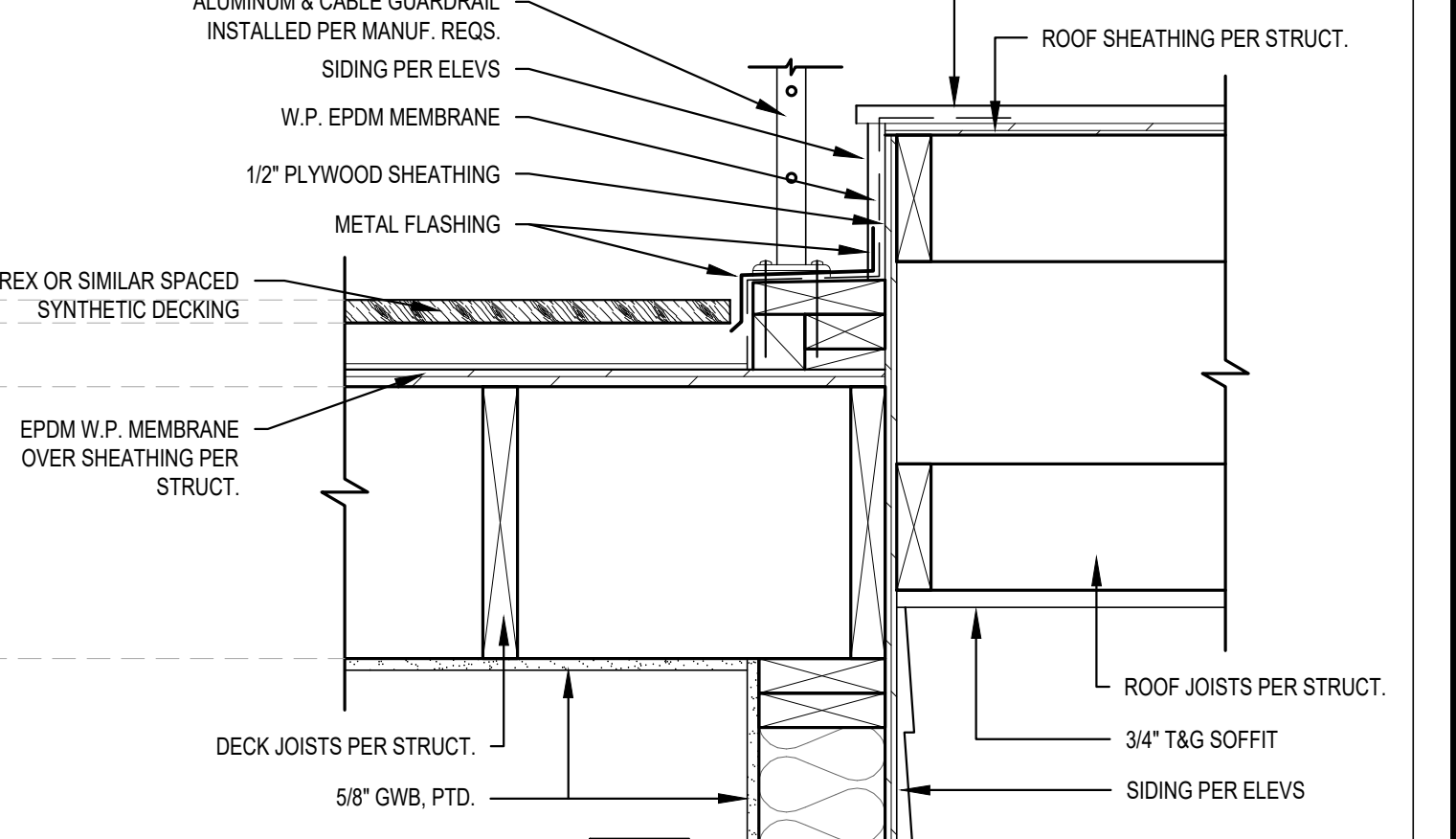
5 STONE VENEER AT STUD WALL
SCALE: 1 1/2" = 1'-0"



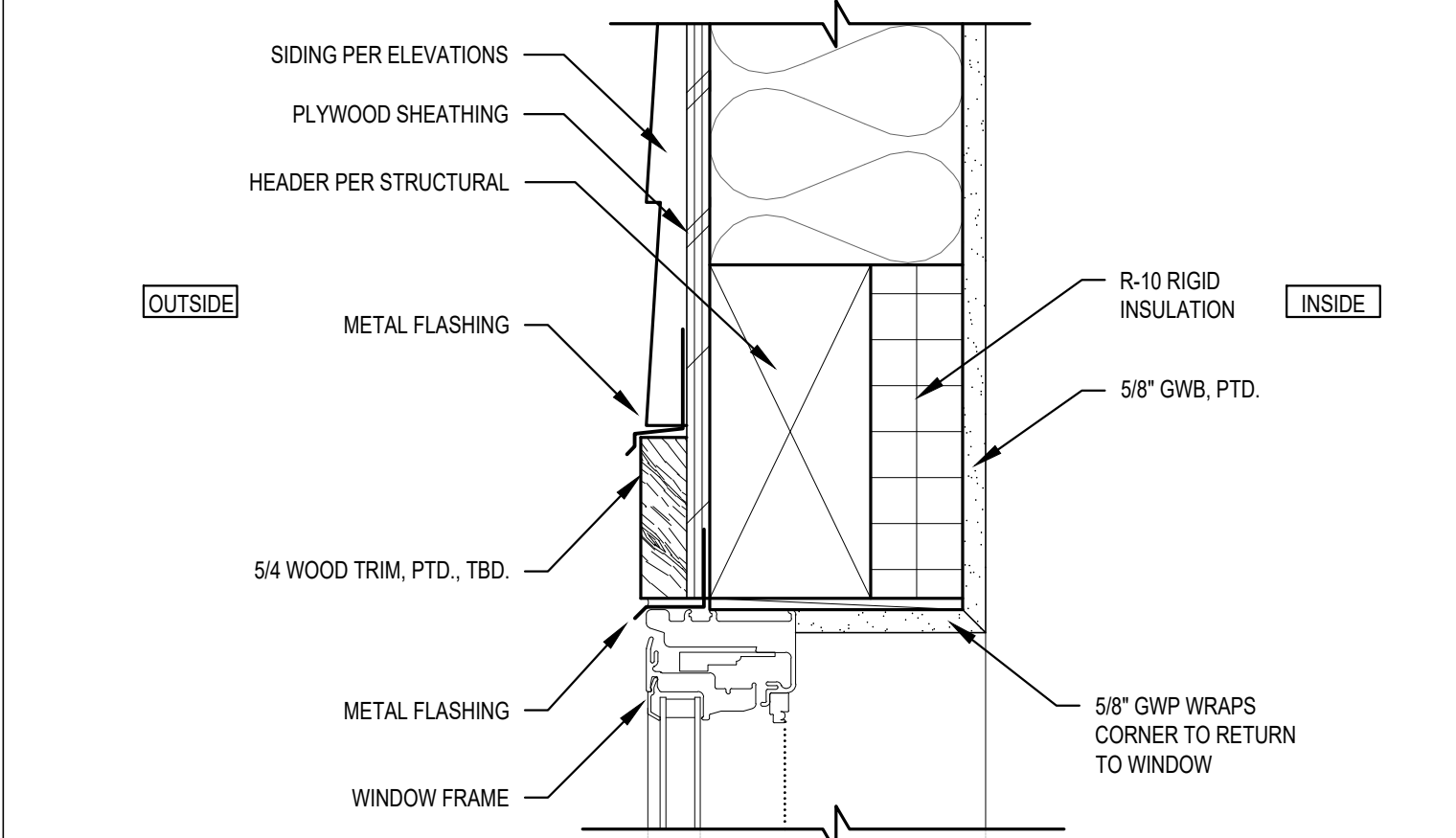
6 RAILING ATTACHMENT - TOP-MOUNTED
SCALE: 1-1/2" = 1'-0"



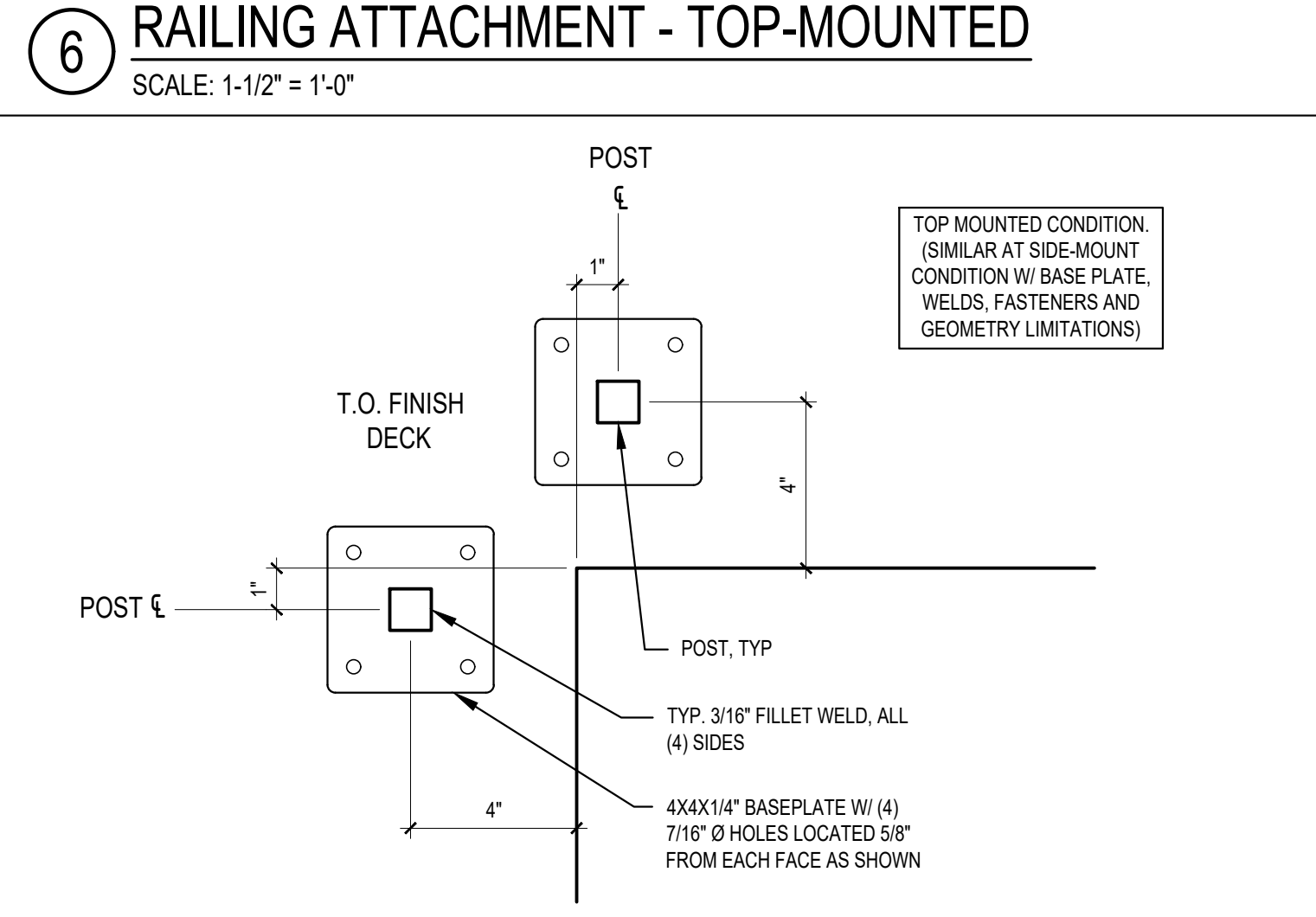
7 ROOF DECK DETAIL
SCALE: 1-1/2" = 1'-0"



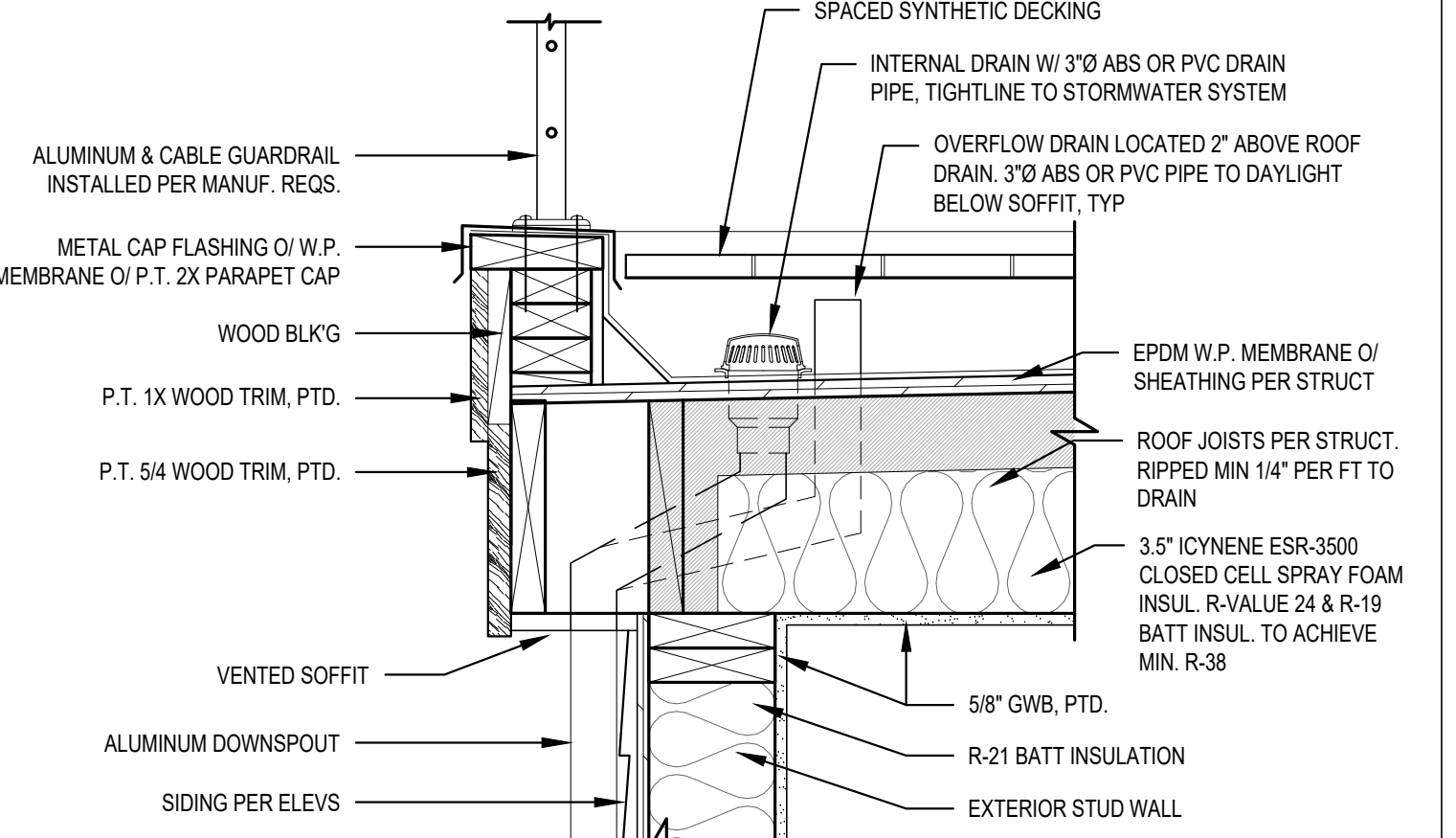
8 ROOF DECK DETAIL
SCALE: 1-1/2" = 1'-0"



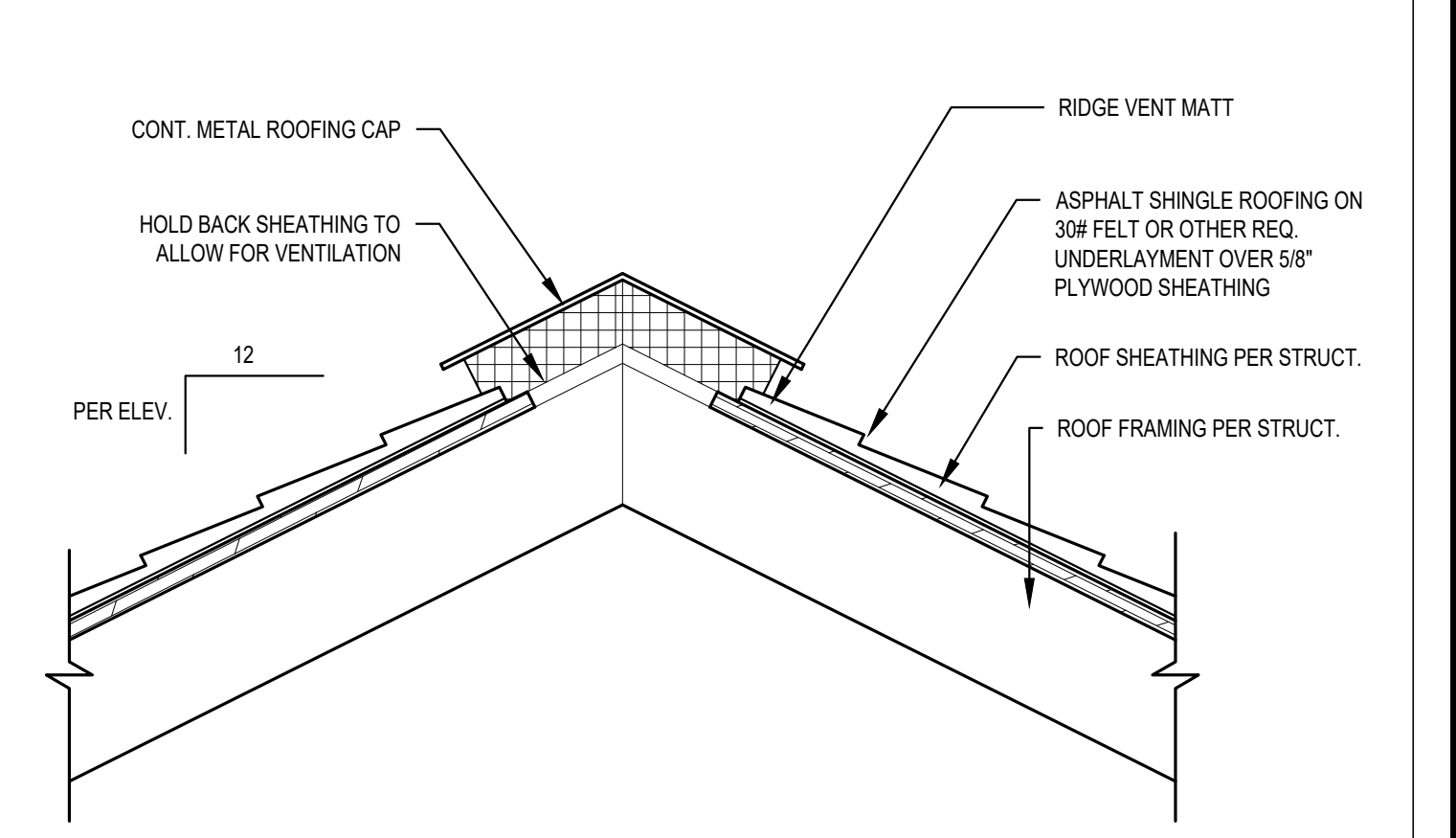
9 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"
SIM. AT WINDOW JAMB



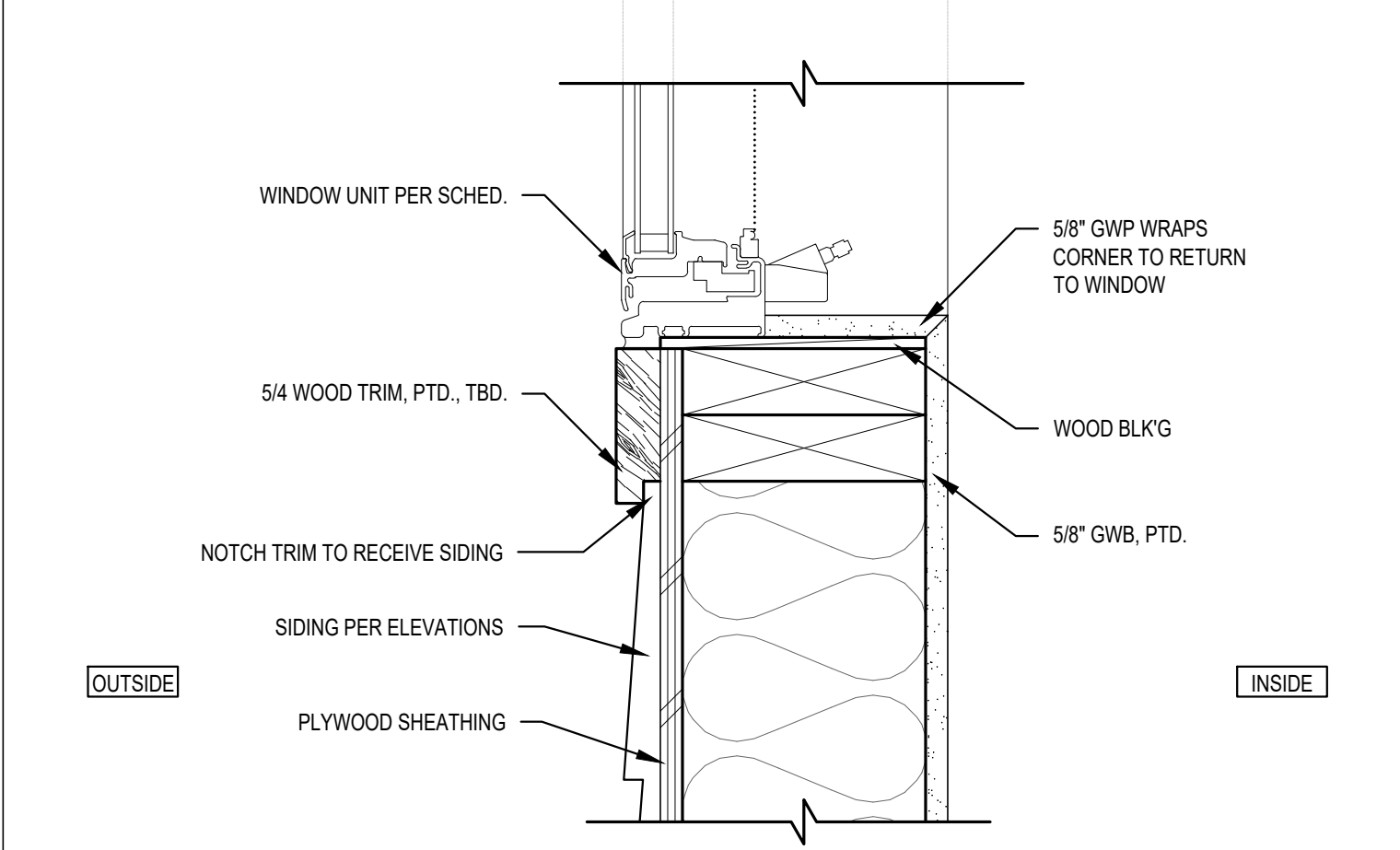
13 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"
SIM. AT SIDE-MOUNTED



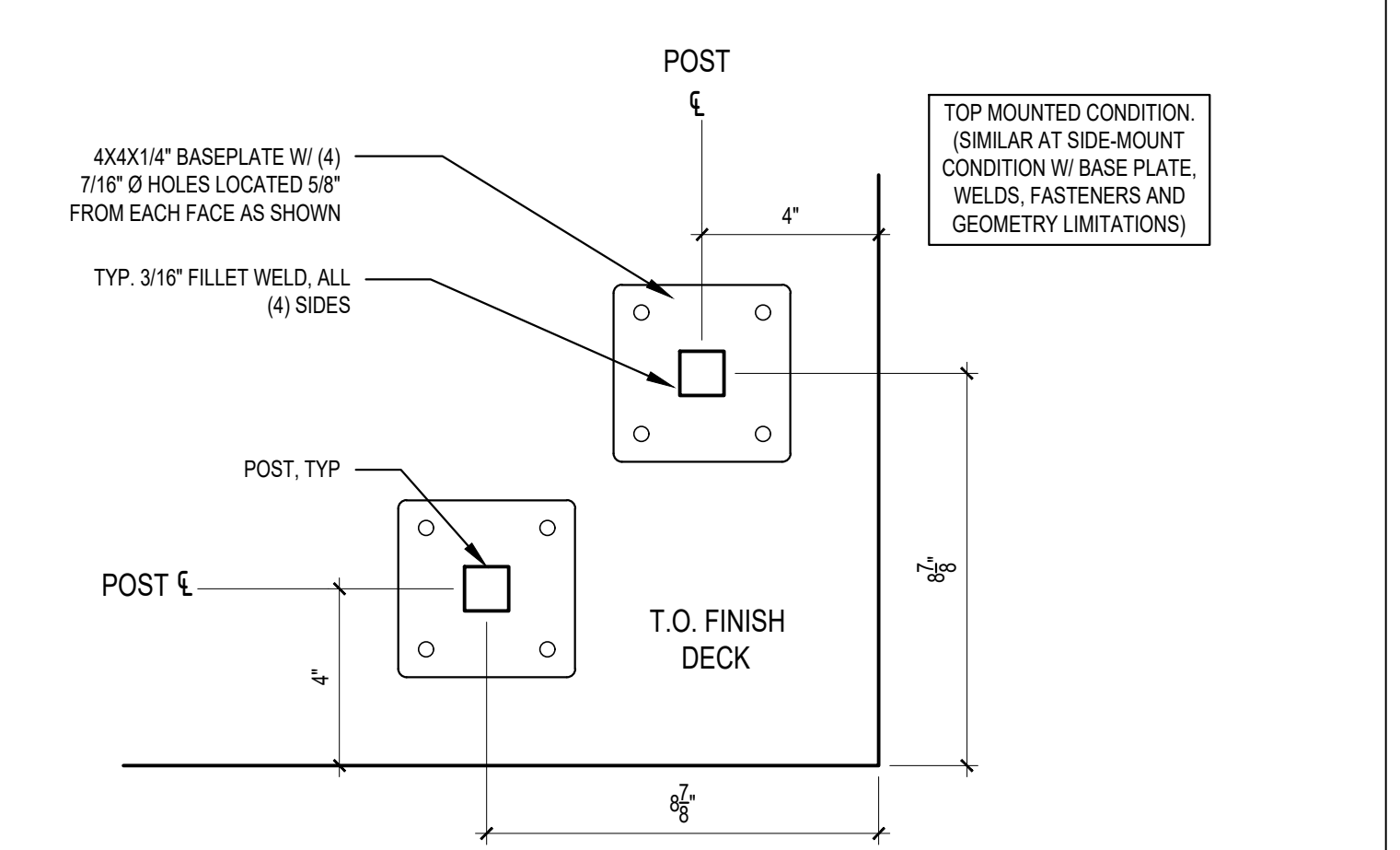
10 RAILING ATTACHMENT @ IMPERVIOUS DECK
SCALE: 1-1/2" = 1'-0"



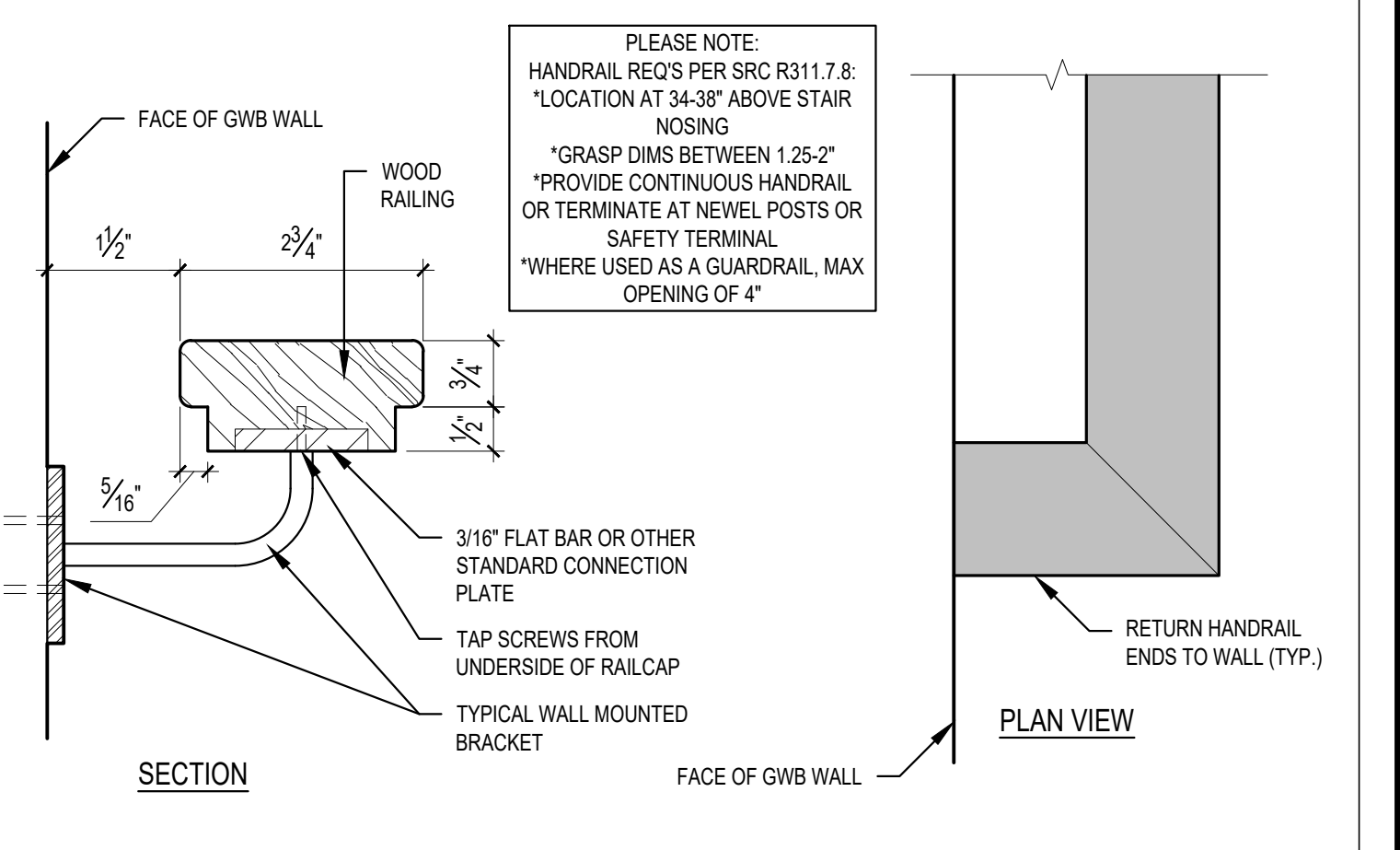
11 TYP. ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



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

STURMAN ARCHITECTS

9-103rd Avenue NE, Suite 203
Bellevue, WA 98004
TEL: 425-4517003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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

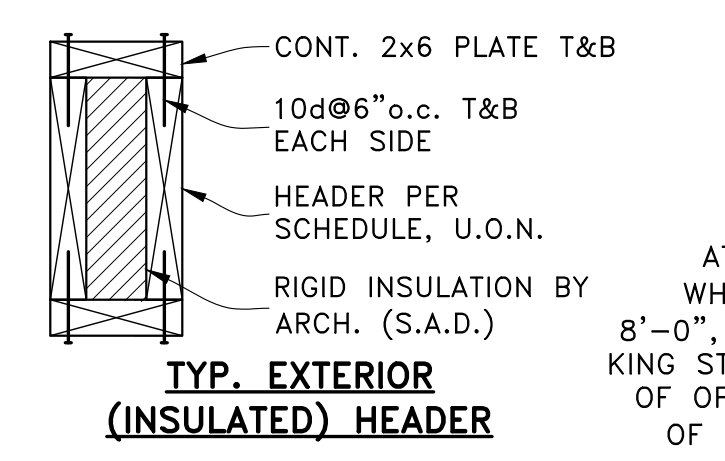
ARCH DETAILS

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

DRAWN BY: KE
CHECKED BY: BJS
SHEET
A6.0
PERMIT SET 06/02/23 PLOT DATE: 6/2/2023

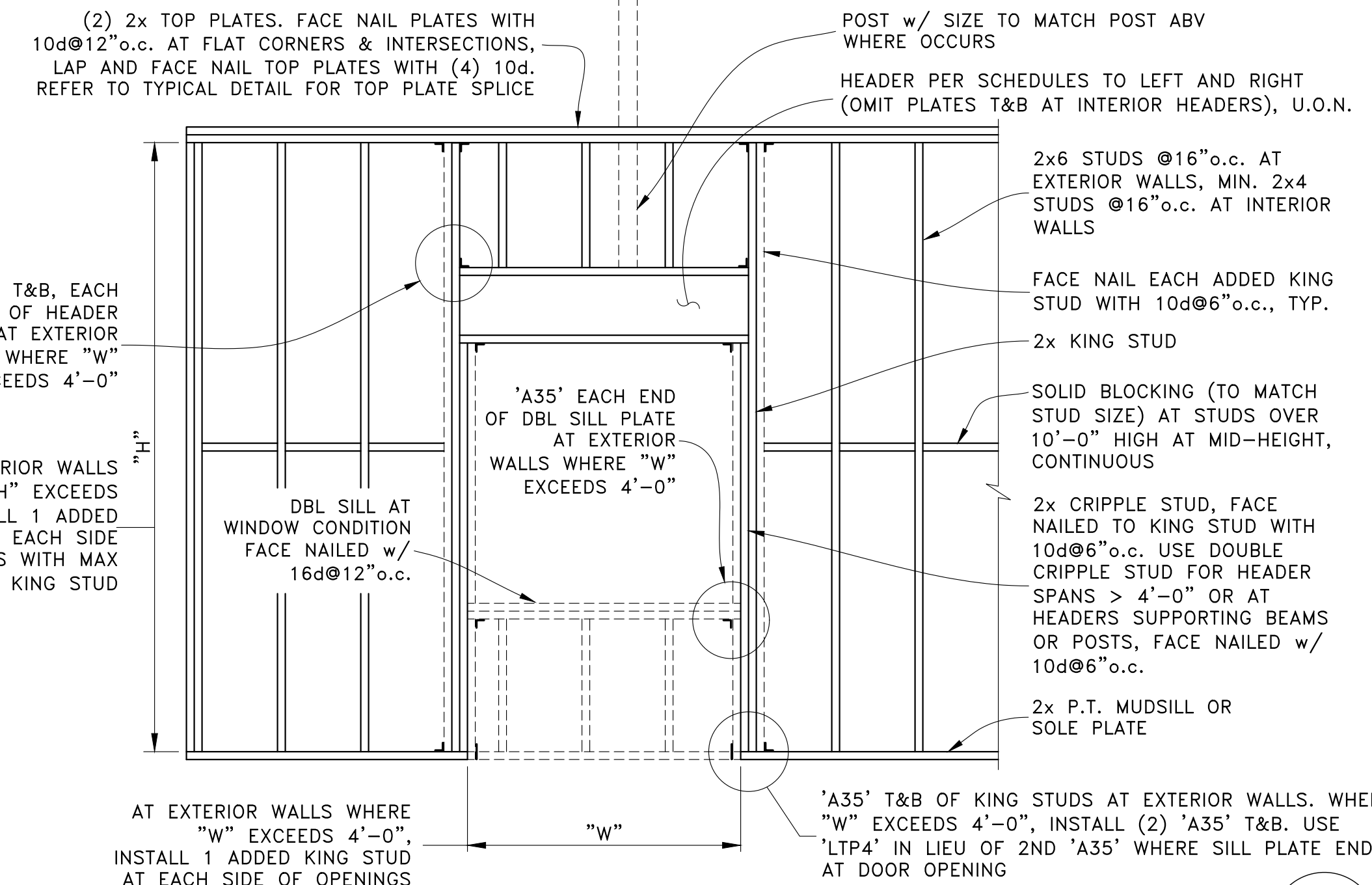
EXTERIOR HEADER SCHEDULE, U.O.N.

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



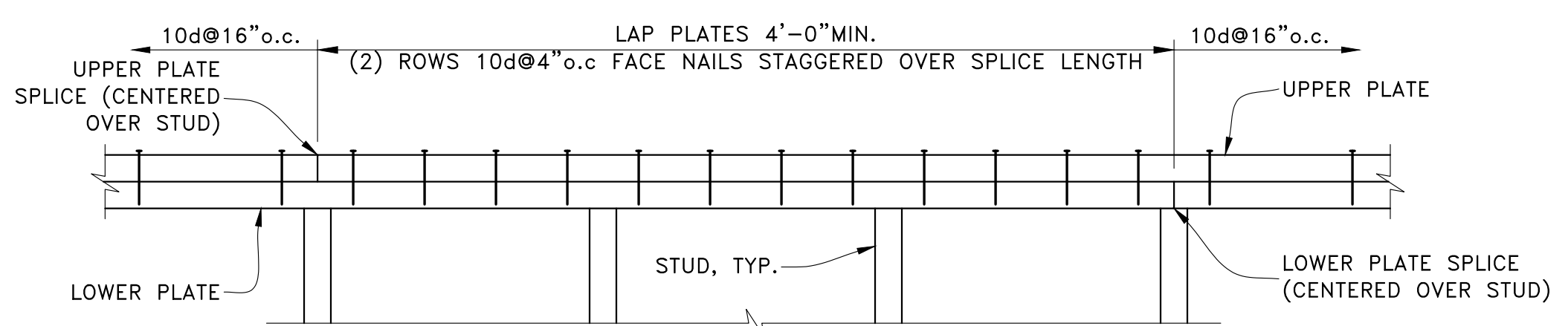
INTERIOR HEADER SCHEDULE, U.O.N.

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



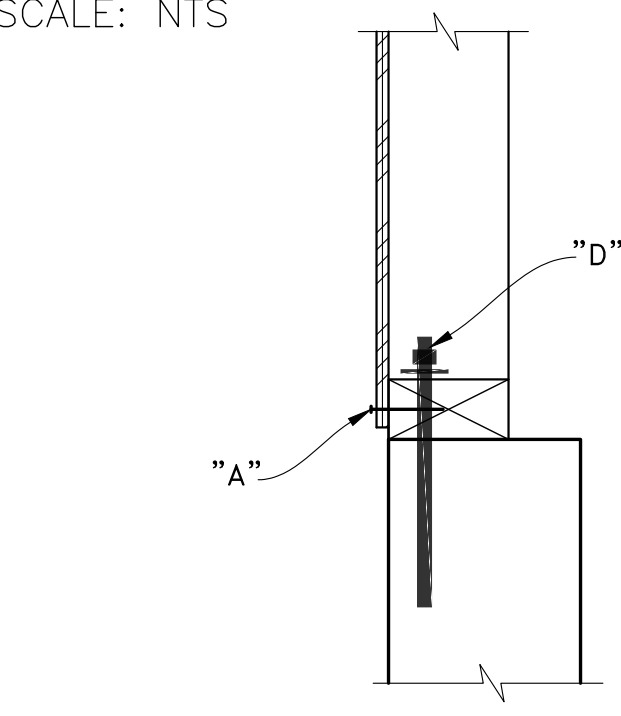
TYPICAL STUD WALL FRAMING

SCALE: NTS

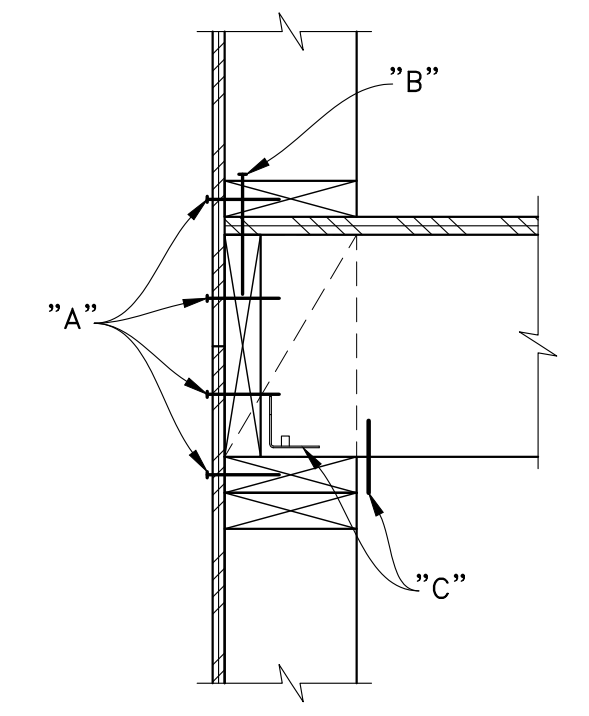


TYPICAL DOUBLE TOP PLATE SPLICE

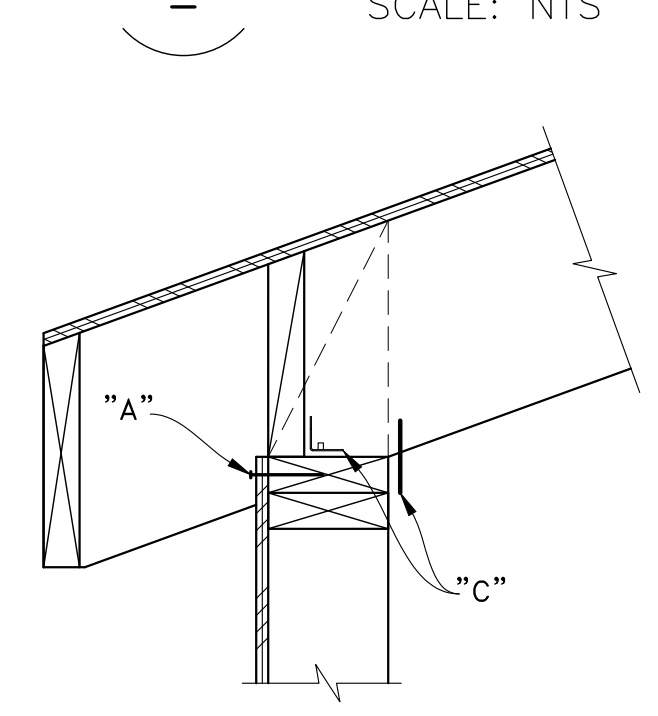
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FOUNDATION LEGEND



UPPER FLOOR LEGEND



ROOF LEGEND

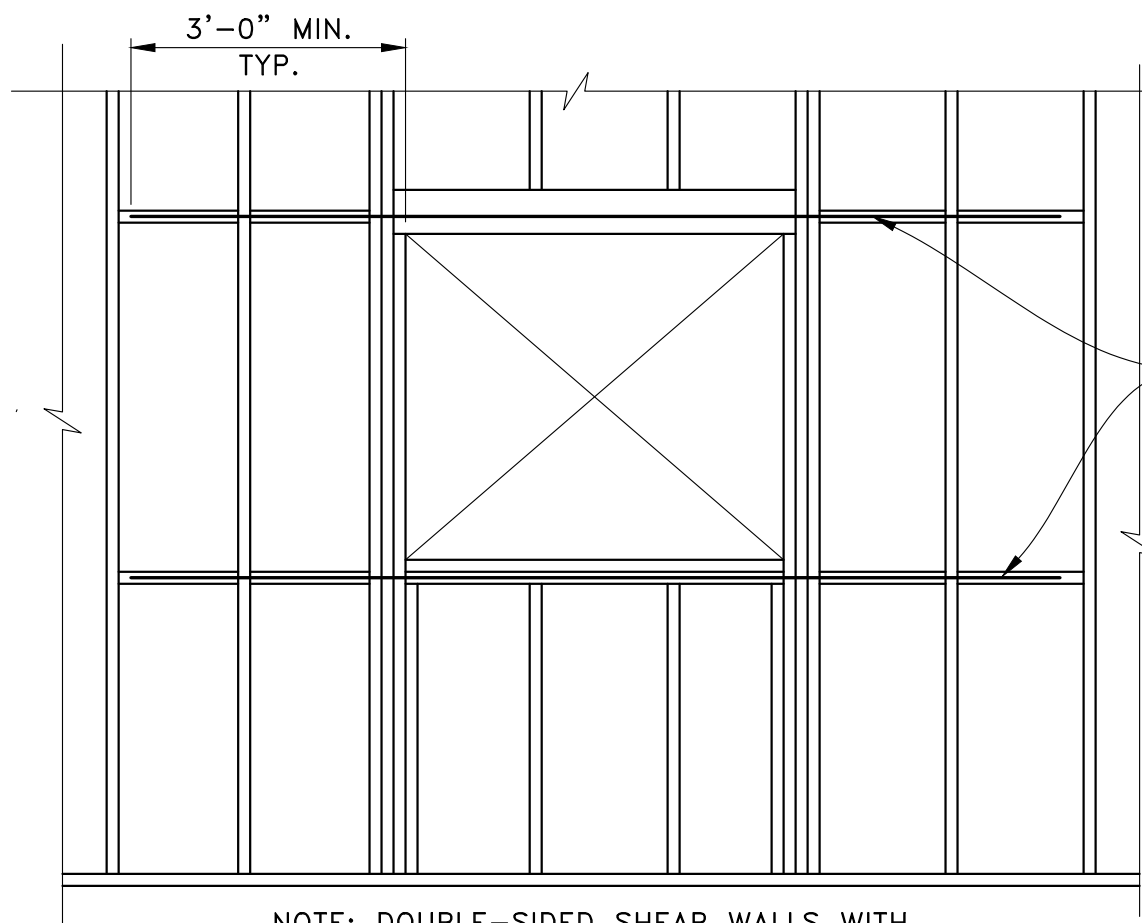
SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS)

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

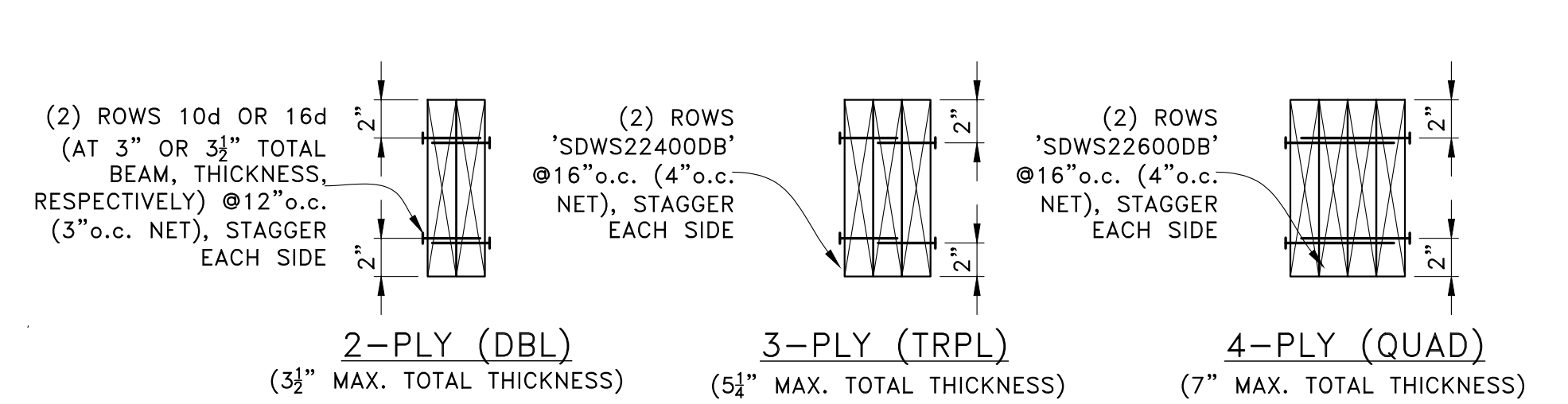


TYPICAL SHEARWALL STRAP AROUND OPENINGS

SCALE: NTS

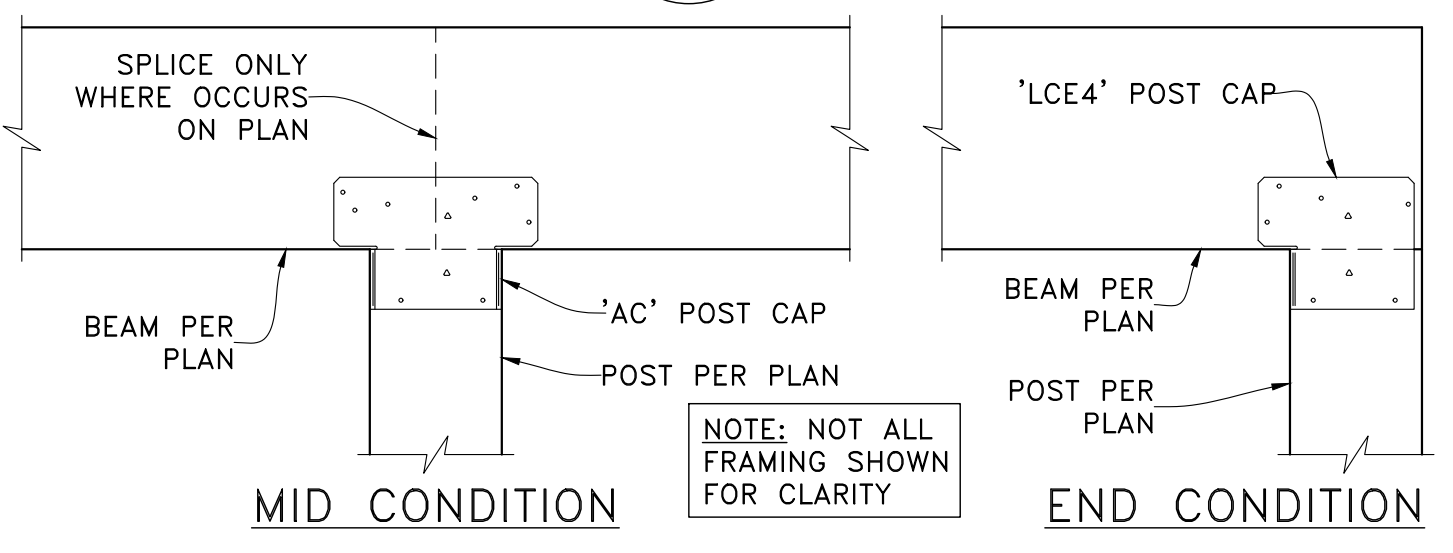
STRAP SCHEDULE

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



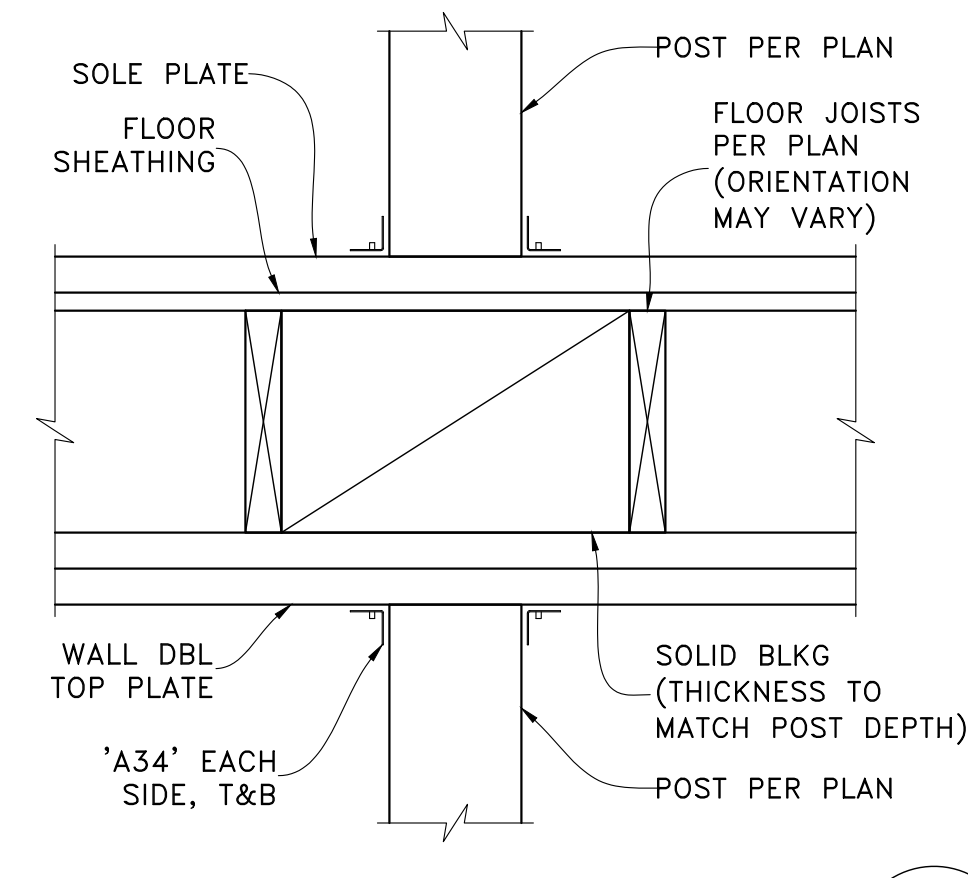
TYPICAL MULTI-PLY BEAM FASTENING

SCALE: NTS



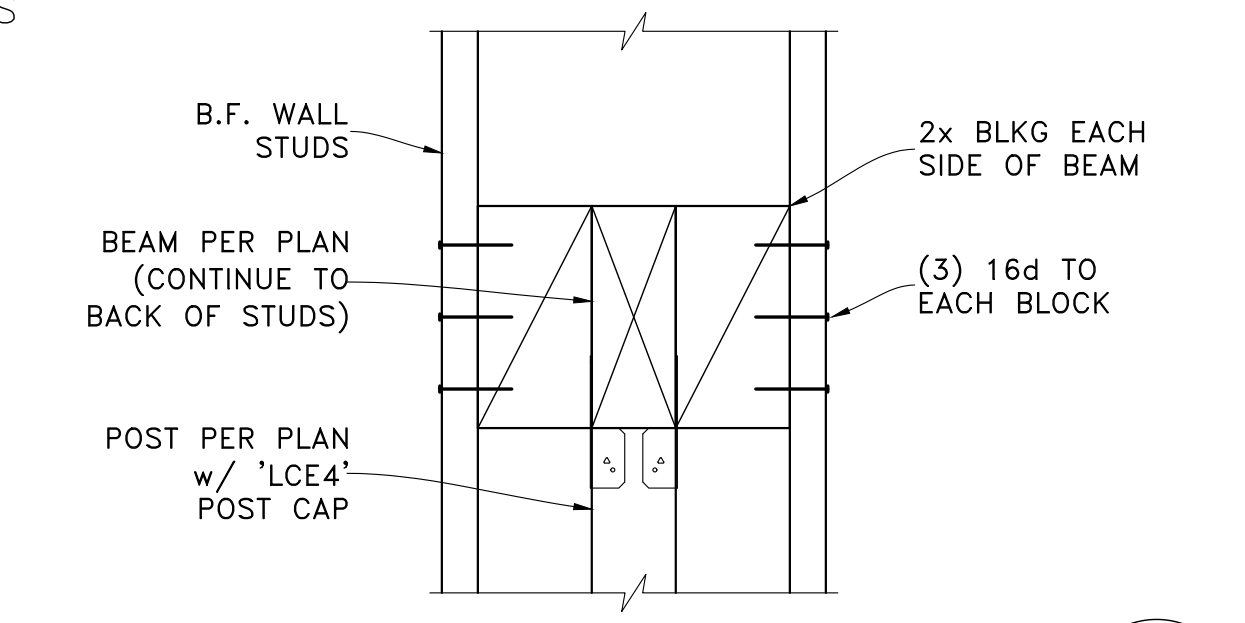
BEAM TO ISOLATED POST

SCALE: NTS



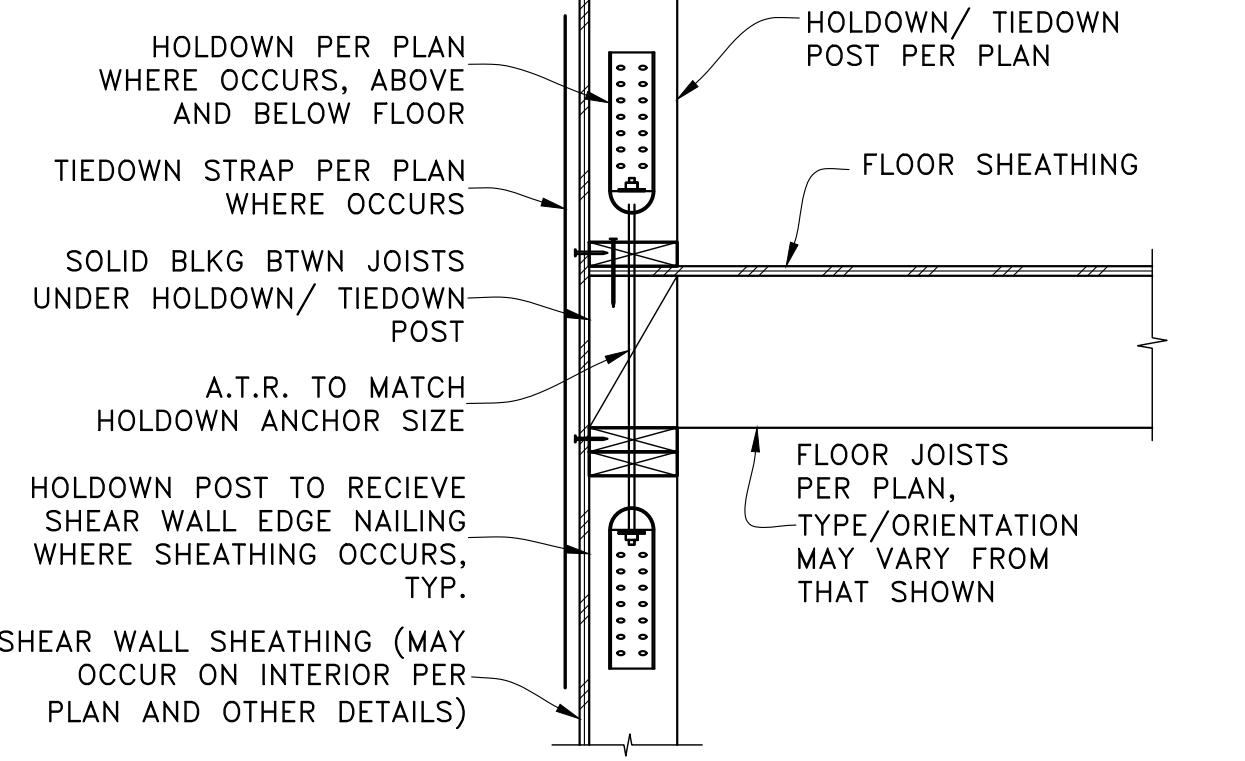
POST IN WALL AT FLOOR

SCALE: NTS



POST IN BALLOON-FRAMED WALL

SCALE: NTS

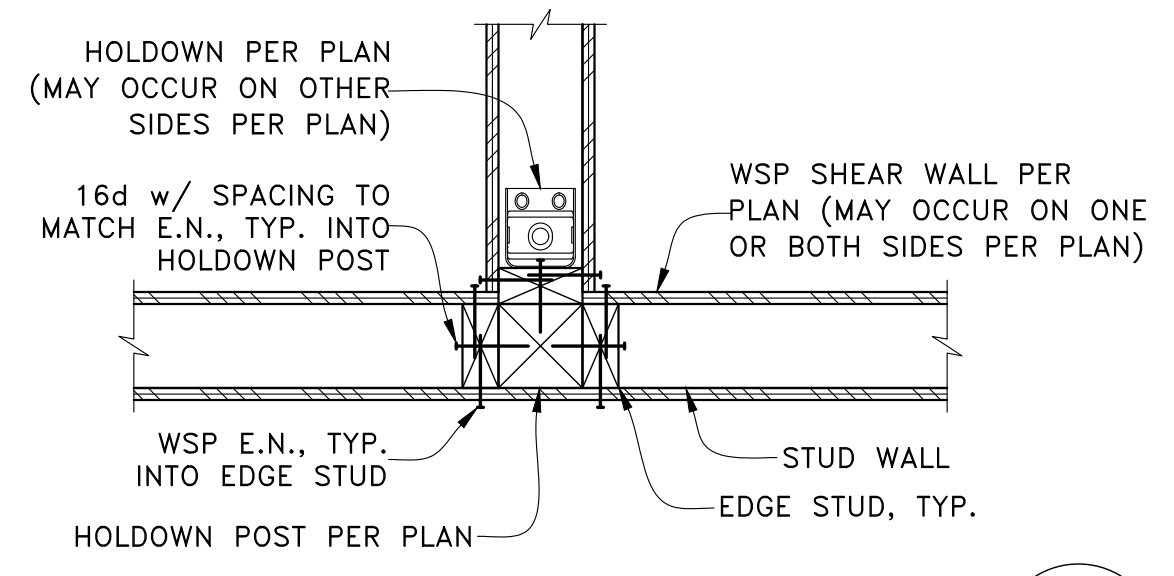


TYPICAL UPPER FLOOR HOLDOWN OR TIEDOWN STRAP

SCALE: NTS

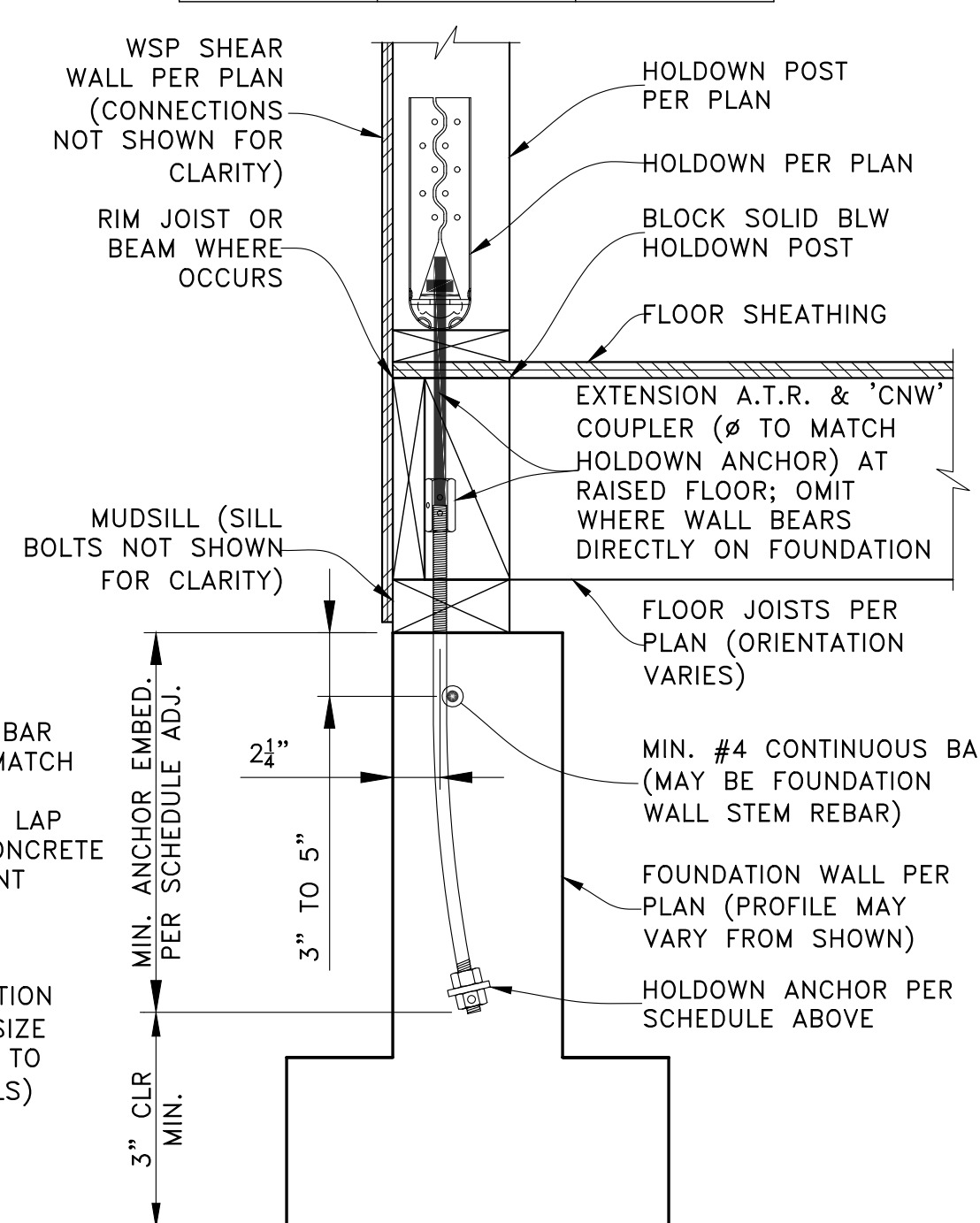
HOLDOWN SCHEDULE

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



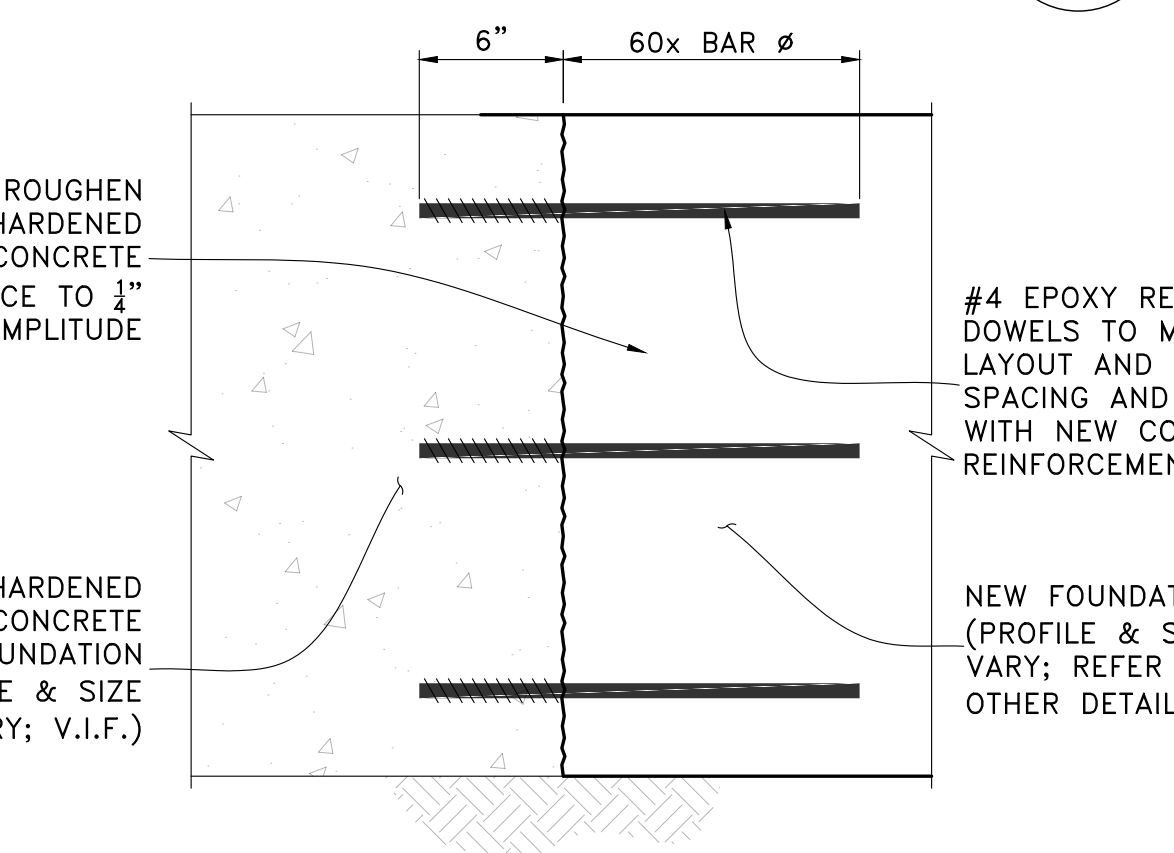
HOLDOWN AT CORNER

SCALE: NTS



TYPICAL HOLDOWN AT FOUNDATION

SCALE: NTS



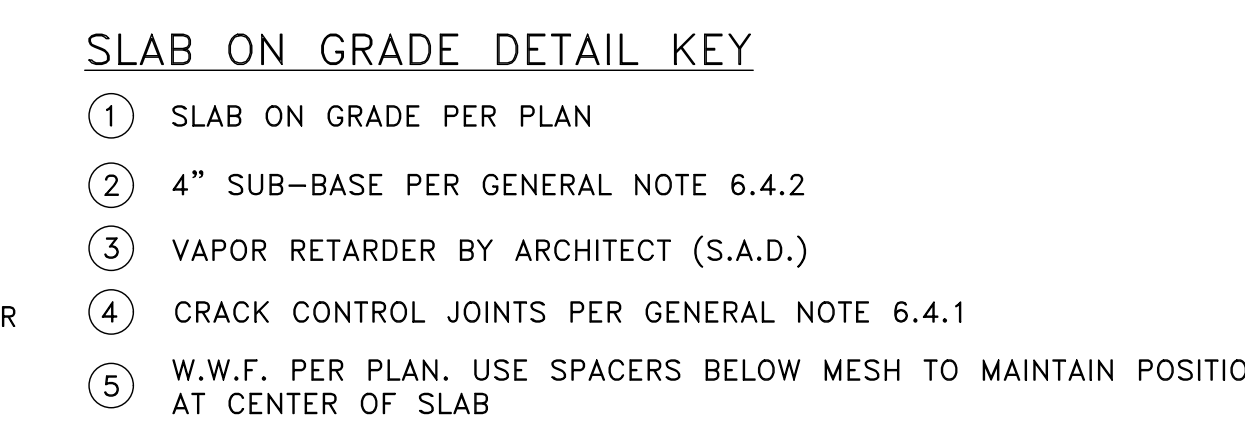
TYPICAL FRESH TO HARDENED CONCRETE

SCALE: NTS



TYPICAL FOOTING AND WALL CORNERS

SCALE: NTS



TYPICAL SLAB ON GRADE

SCALE: NTS

PERMIT SET

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

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

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



ENGINEER OF RECORD

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

TYPICAL DETAILS

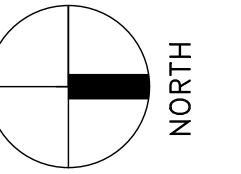
SCALE:	SHEET NO.
AS NOTED	S2
JOB NO. 21006	

PLAN LEGEND

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

FOUNDATION SCHEDULE

F1	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (A/S7) (K/S7)
F2	EXTERIOR 8" CRAWLSPACE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (B/S7) (K/S7)
F3	EXTERIOR 8" SLAB ON GRADE FOUNDATION WALL w/ 18" WIDE T-FOOTING PER (C/S7) (K/S7)
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) w/ FOOTING PER (F/S7)



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



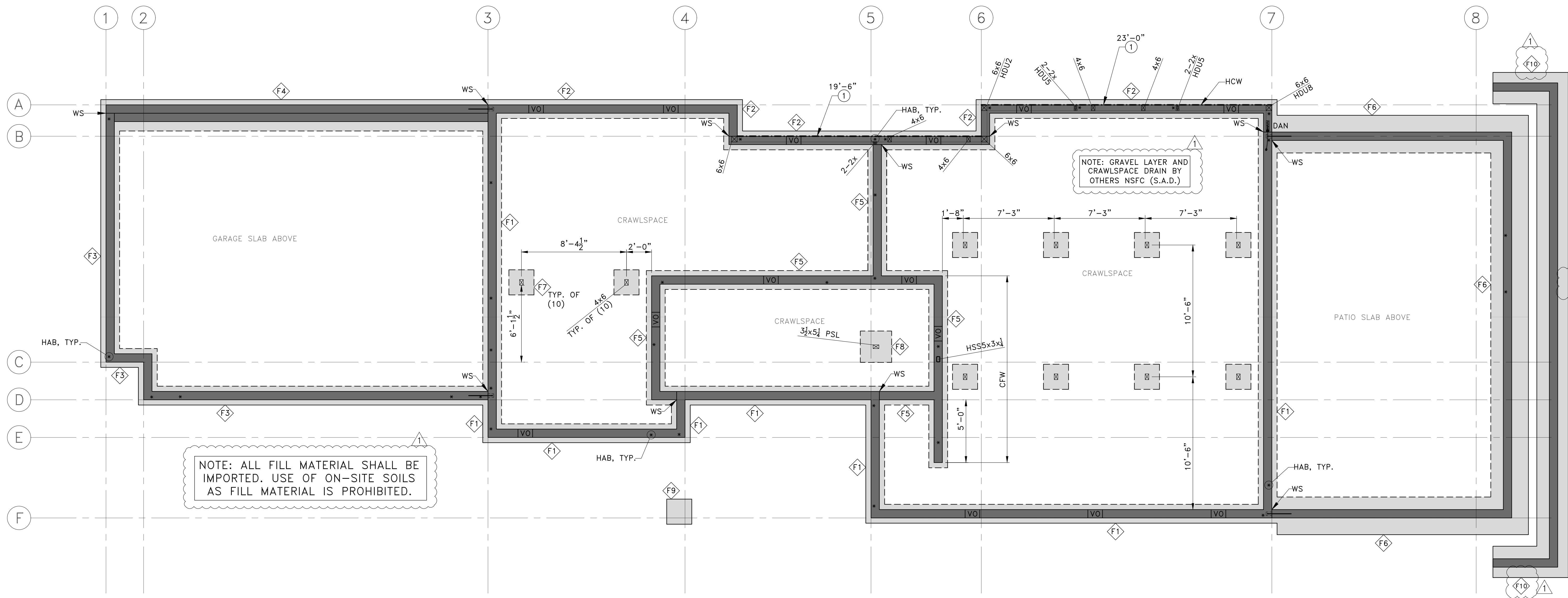
ENGINEER OF RECORD

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**

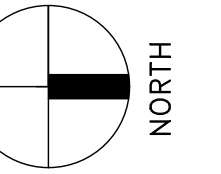


PLAN LEGEND

	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/ $\frac{3}{8}$ " \varnothing 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 PER N/S2 w/ 6x6-W4.5xW4.5 W.W.F. PER N/S2
	WINDOW BY ARCH (S.A.D.)		STRAP AROUND OPNGS IN SHEAR WALL PER (USE ALTERNATE STRAP IF INDICATED IN PARENTHESES ON PLAN) B/S2
	$\frac{1}{2}$ " 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		
	$3\frac{1}{2}$ x $1\frac{1}{8}$ 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		
	$1\frac{1}{2}$ x $5\frac{1}{2}$ 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/BAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
MFJ1	$11\frac{1}{8}$ TJI 360 @16" o.c.	MIT3511.88	A-B/D-E/S7
MFB2	$5\frac{1}{2}$ x $10\frac{1}{2}$ GLB (DROPPED)	N/A	E/S7
MFB3	$3\frac{1}{2}$ x $11\frac{1}{8}$ LSL (FLUSH)	N/A	N/A
MFJ4	$1\frac{1}{2}$ x $11\frac{1}{8}$ LVL @16" o.c. (BLW WALL SUPPORTING HOT TUB)	N/A	D/S7



PERMIT SET

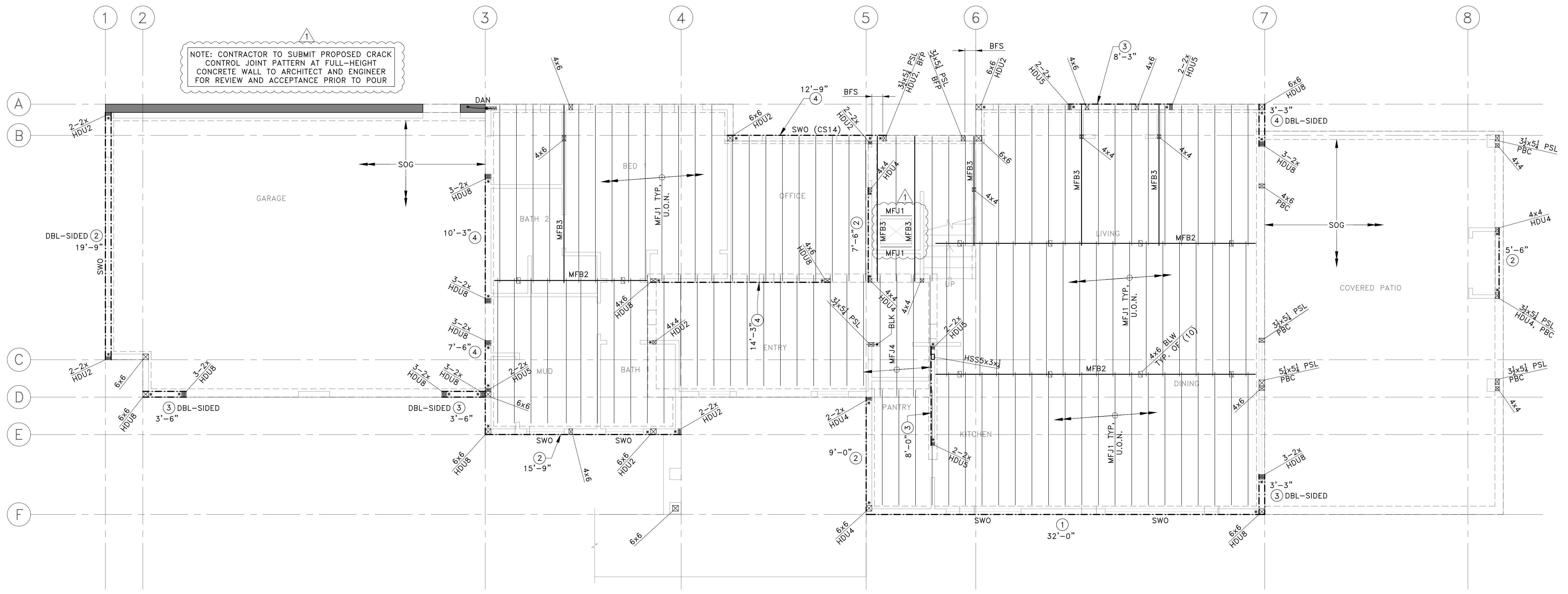
07-27-22 1ST PLAN CHECK RESPONSE
05-14-21 PERMIT SET
REV DATE DESCRIPTION

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



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SHEET TITLE: MAIN FLOOR FRAMING PLAN
SCALE: AS NOTED
JOB NO. 21006
SHEET NO. S4



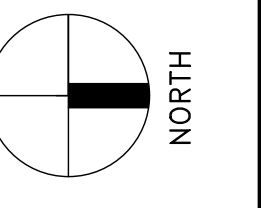
PLAN LEGEND

	STUD WALL ABOVE FLOOR	HDR	DROPPED HEADER OVER WALL OPNG BLW PER (A/S2)
	WALL BELOW FLOOR	HTW	MAX. FILLED HOT TUB WEIGHT = 8000 LBS
	WINDOW BY ARCH (S.A.D.)	ITS	INTERIOR STAIR FRAMING PER (I/S7)
	3/4" W.S.P. SHEAR WALL TYPE (X) w/ MIN. LENGTH 'L' PER (H/S2, A-C/S8, H-S8, J-L/S8, N/S8, B/S9, E/S9)	SKR	SKIRT ROOF FRAMING PER (G/S7)
	POST ABOVE OR BELOW FLOOR PER (E-G/S2)	SKH	2x8 SKIRT ROOF HIP BEAM & 2x6 HORIZ. STRUT PER (G/S7)
	POST & HOLDOWN OR TIEDOWN STRAP PER (J/S2)	SNS	NAIL EVERY OTHER ROUND HOLE IN STRAP TO 2x4 FLAT BLKG OUTSIDE OF LAP OVER BEAM OR RIM JOIST
	METAL STRAP PER PLAN & STRAP SCHEDULE ON SHEET S6. E.N. FLOOR SHEATHING TO ENTIRE LENGTH OF BEAMS/ JOISTS ATTACHED TO STRAPS	SWO (ALT. STRAP)	STRAP AROUND OPNGS IN SHEAR WALL PER (USE ALTERNATE STRAP IF INDICATED IN PARENTHESES ON PLAN)
	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

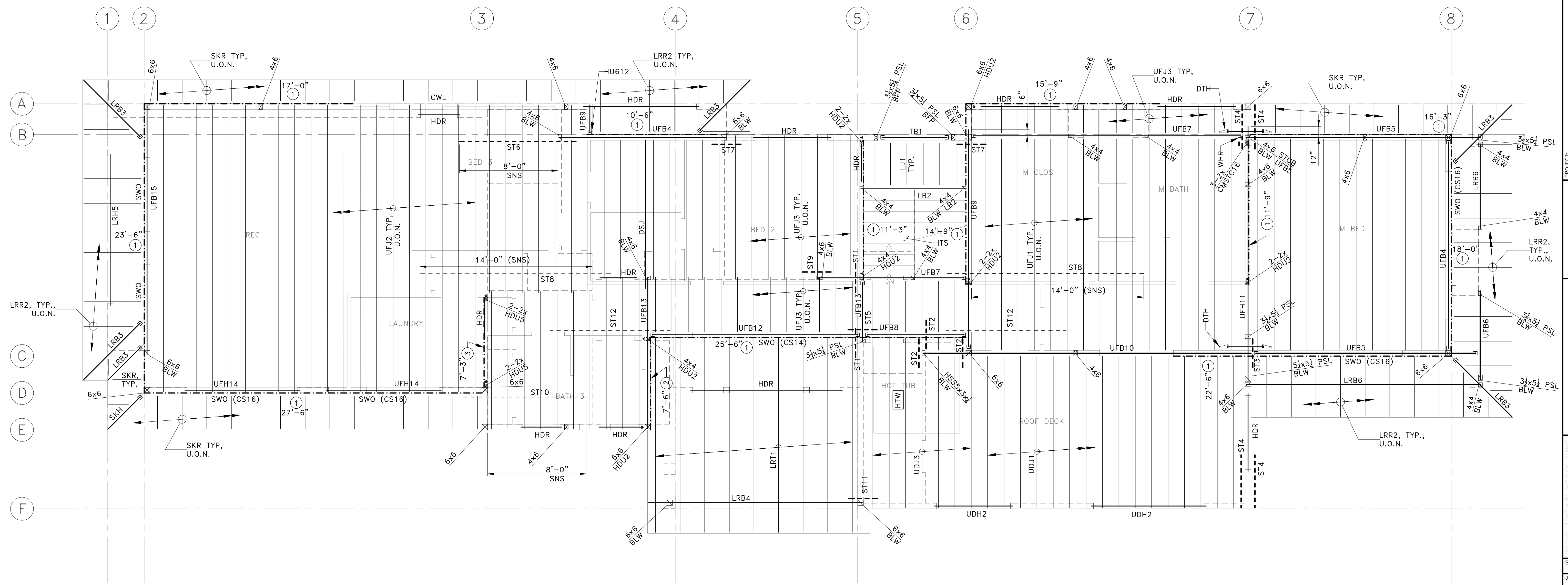
CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)
UFJ1	1 1/2 TJI 560 @16"o.c.	MIU3.56/11	(A-B/S8)	UFB15	5 1/2 x 11 1/2 PSL (FLUSH)	N/A	(N/S8)
UFJ2	3 1/2 x 11 1/2 LSL @16"o.c.	N/A	(A/S8)	LRT1*	LOW ROOF TRUSSES @24"o.c.	BY SUPPLIER	(J/S8)
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)
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.



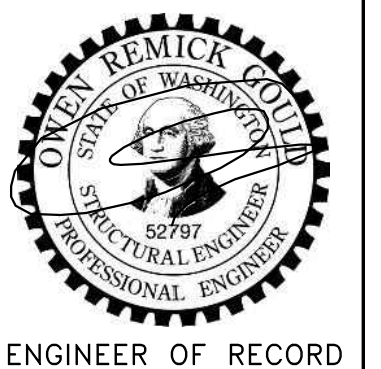
PERMIT SET

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
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 Mercer Island, WA 98040

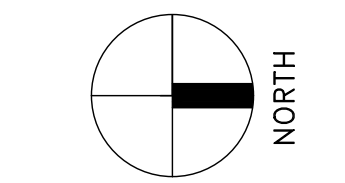
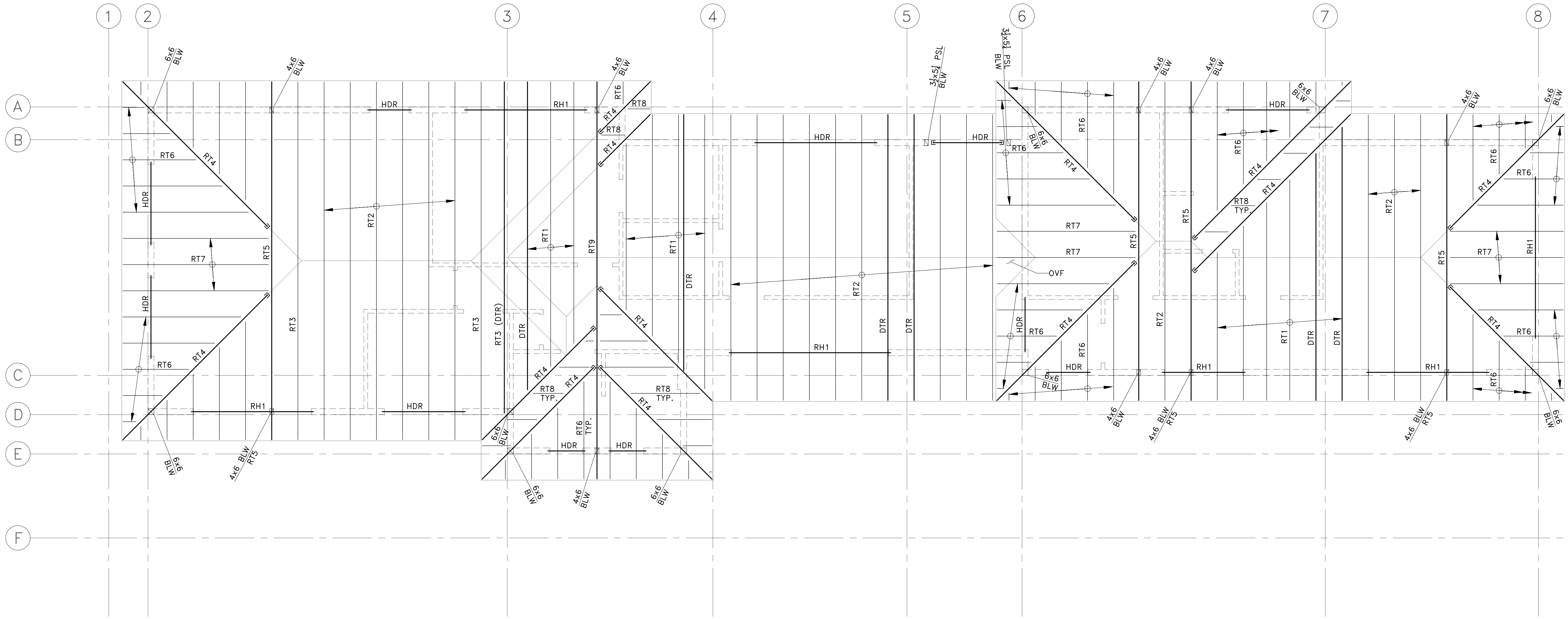


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SHEET TITLE: UPPER FLOOR FRAMING PLAN

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 1 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.



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

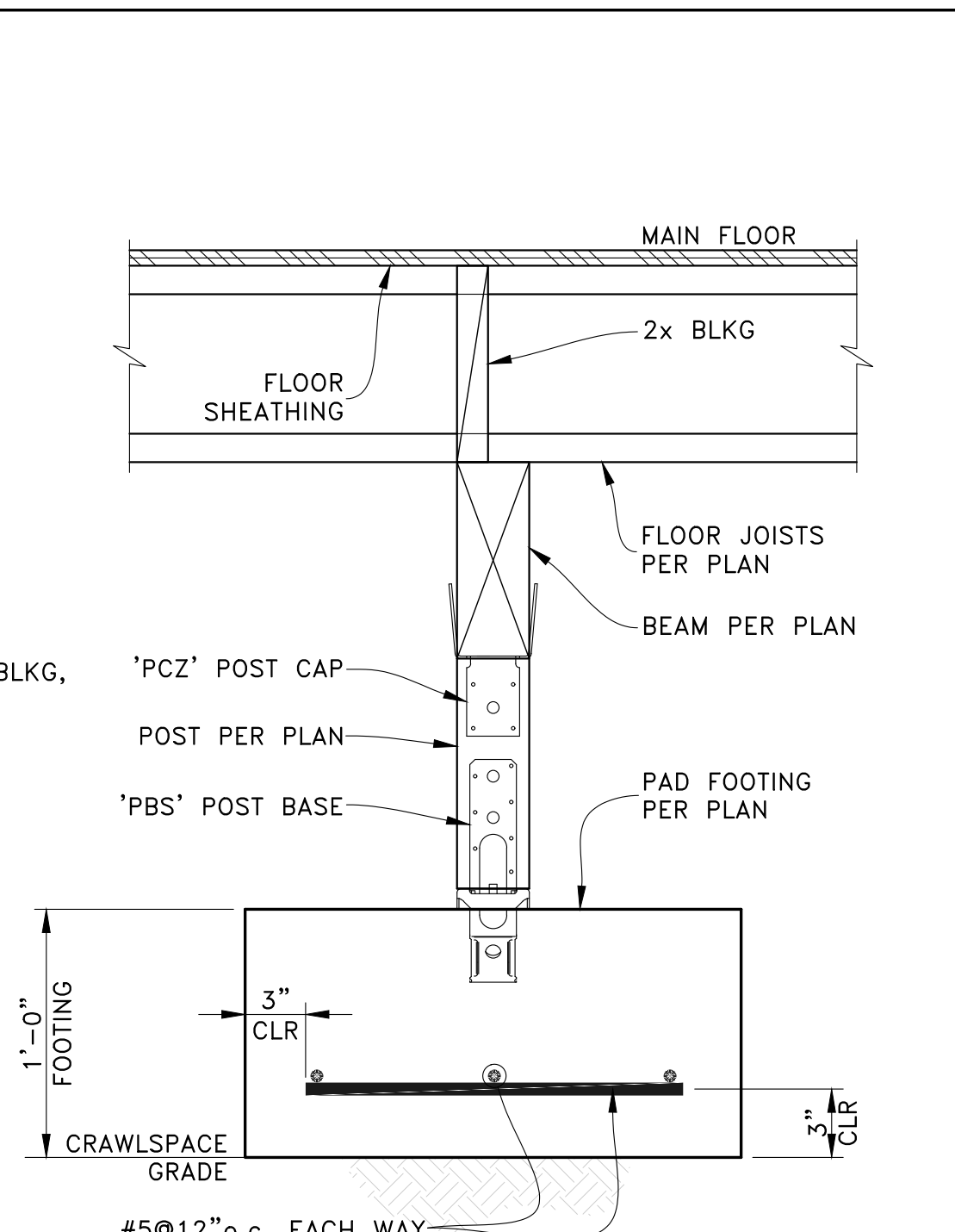
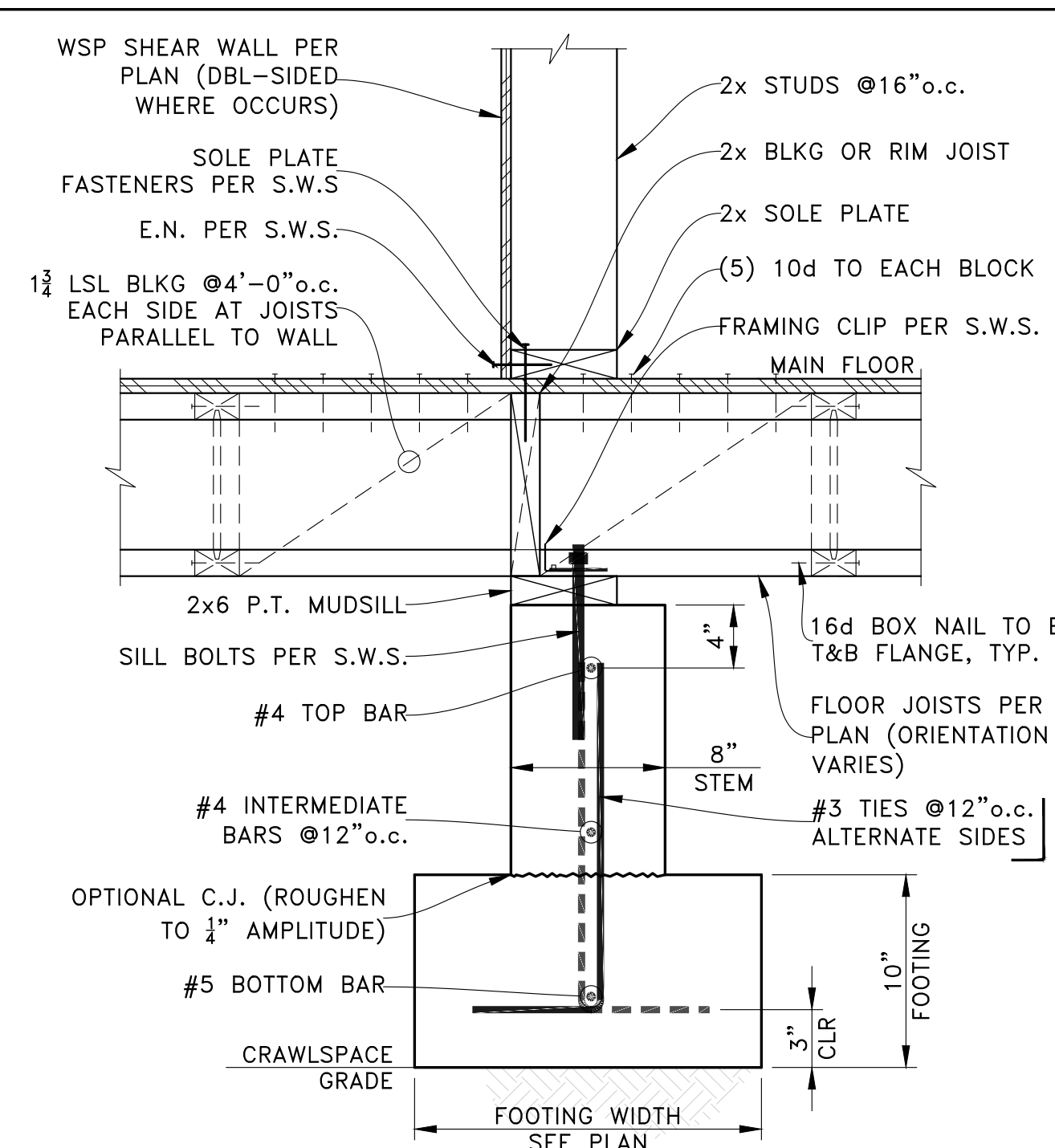
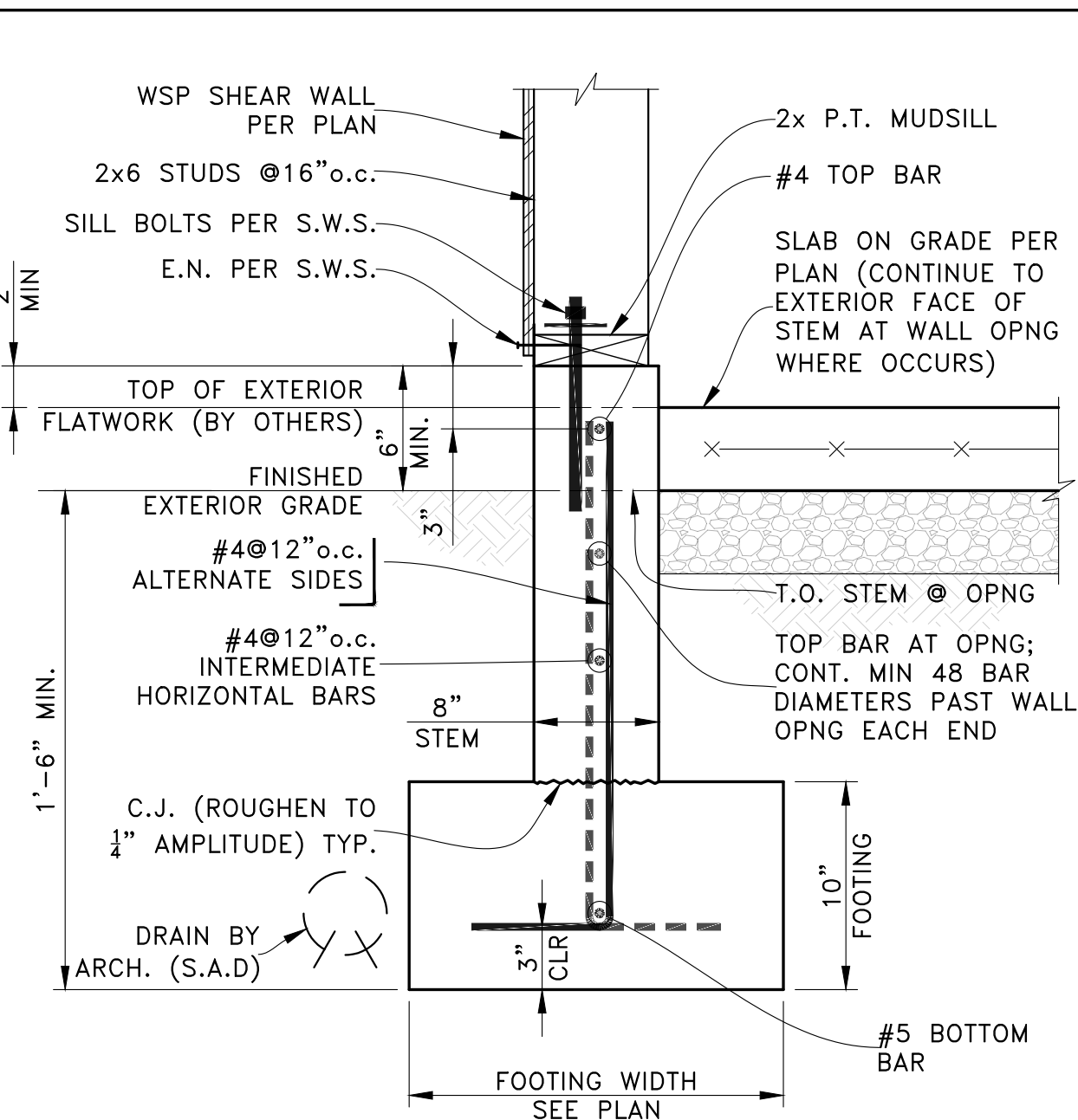
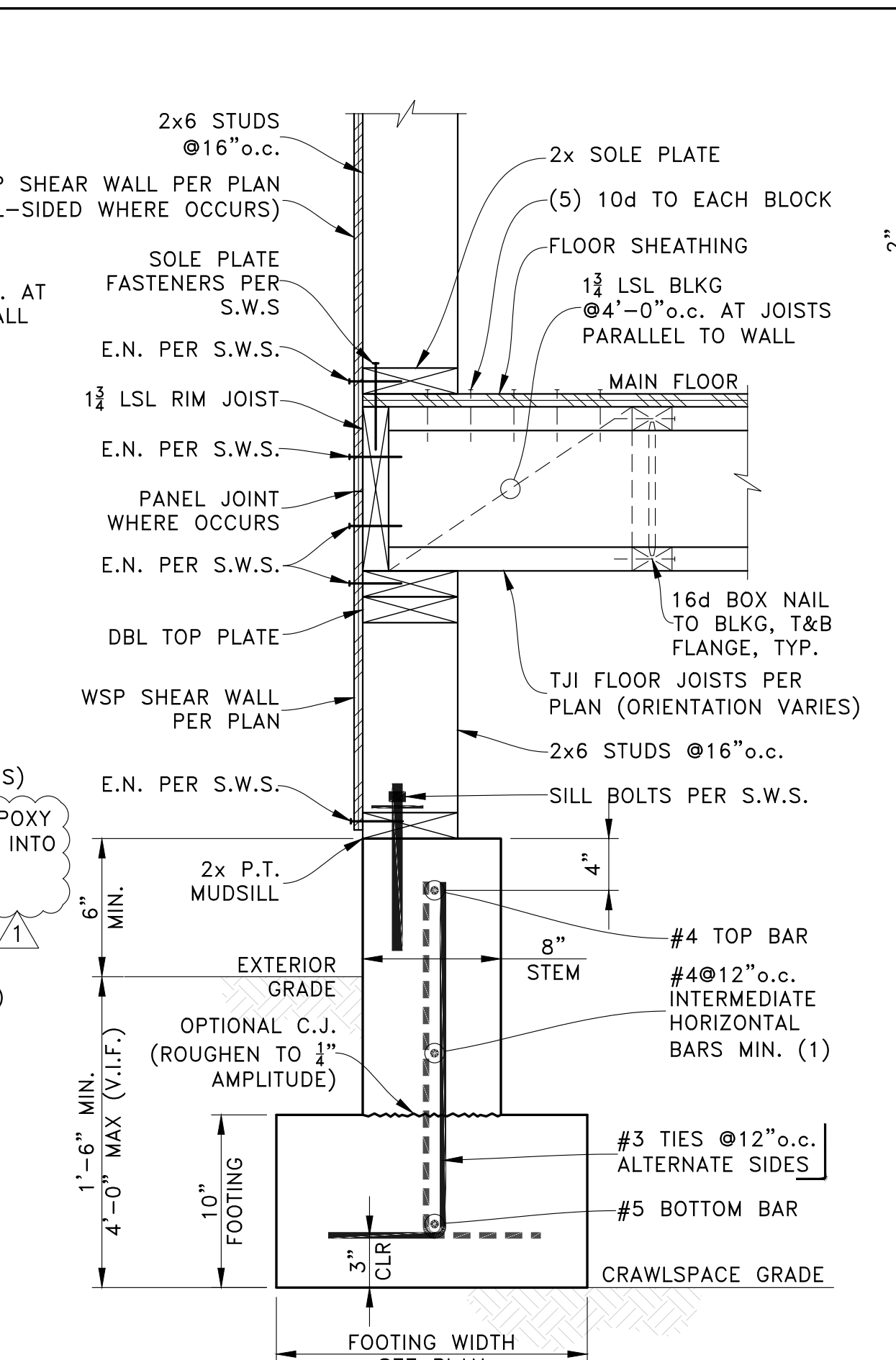
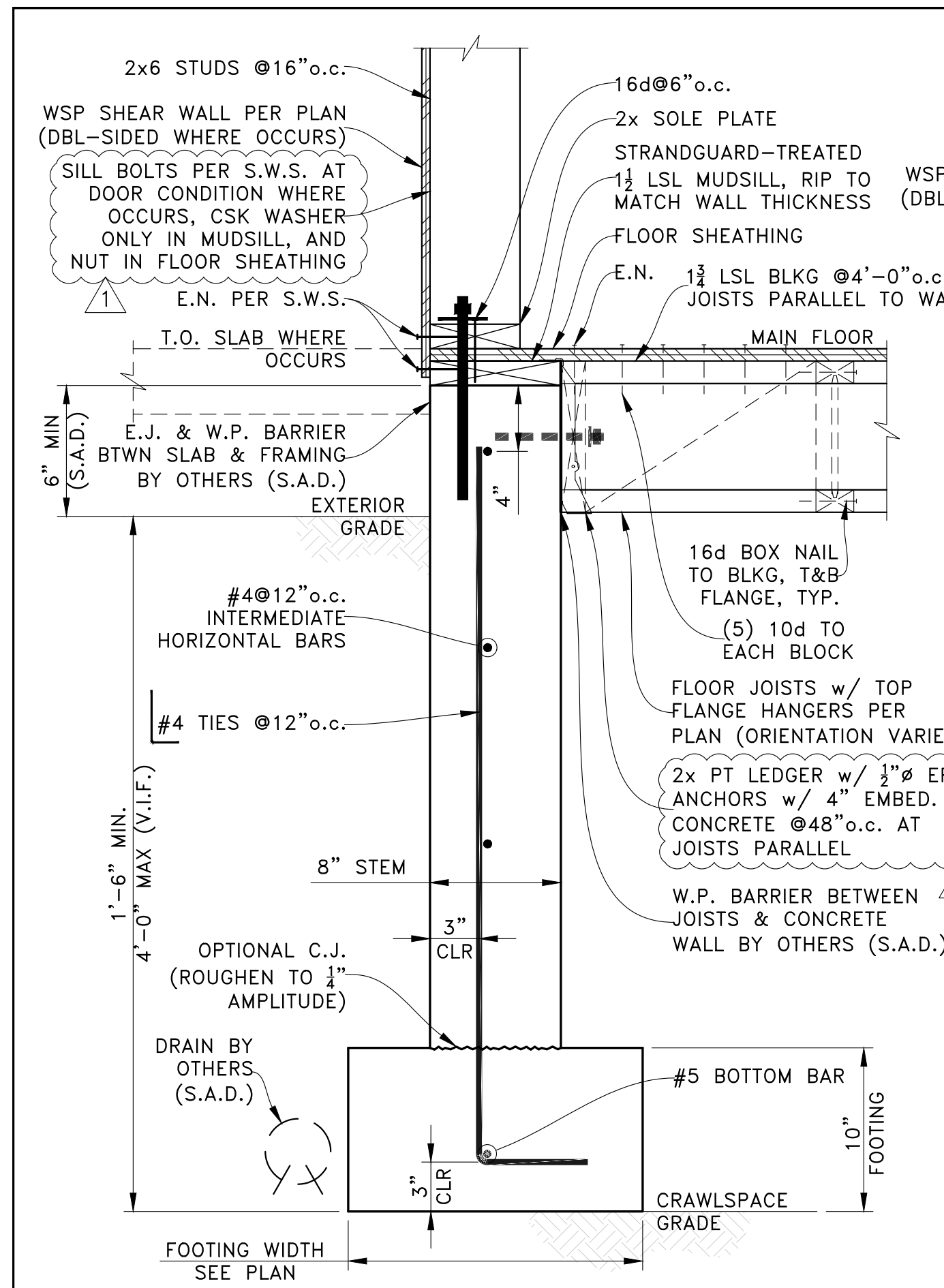
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SHEET TITLE: ROOF FRAMING PLAN

SCALE: AS NOTED

SHEET NO. S6

JOB NO. 21006



EXTERIOR CRAWLSPACE FOUNDATION WALL (A) SCALE: NTS

EXTERIOR CRAWLSPACE FOUNDATION WALL (B) SCALE: NTS

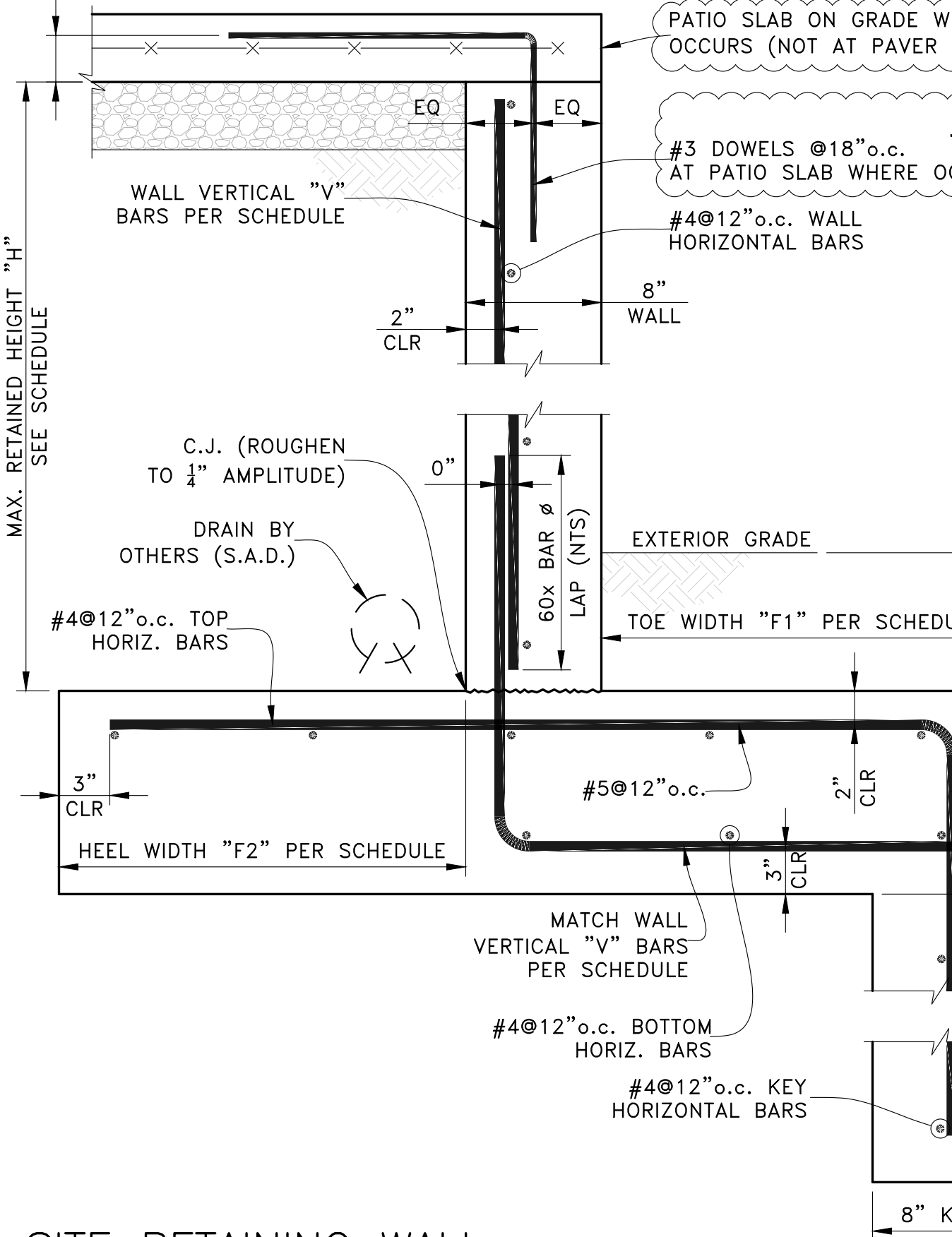
EXTERIOR SLAB ON GRADE FOUNDATION WALL (C) SCALE: NTS

INTERIOR CRAWLSPACE FOUNDATION WALL (D) SCALE: NTS

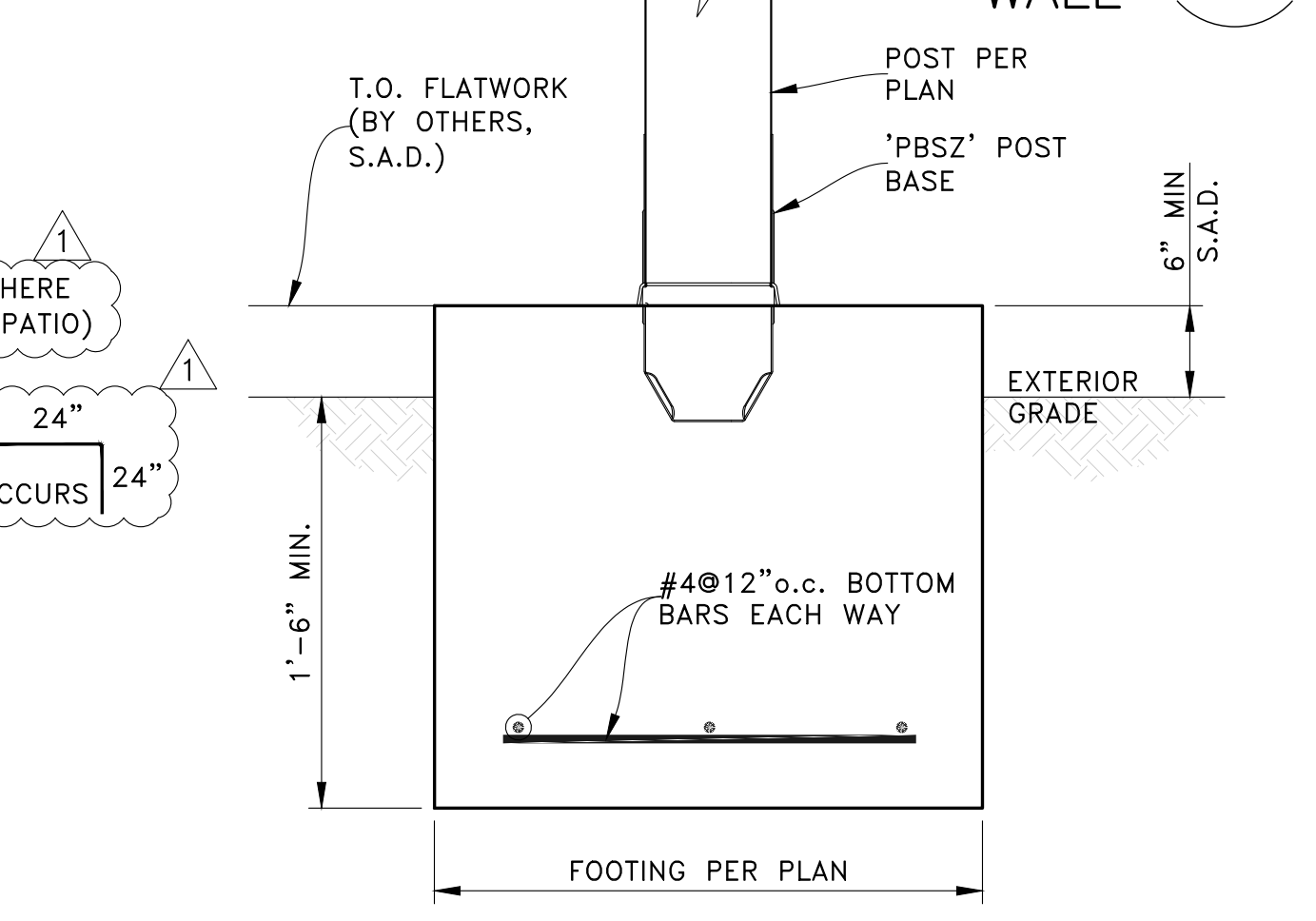
CRAWLSPACE PAD FOOTING (E) SCALE: NTS

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

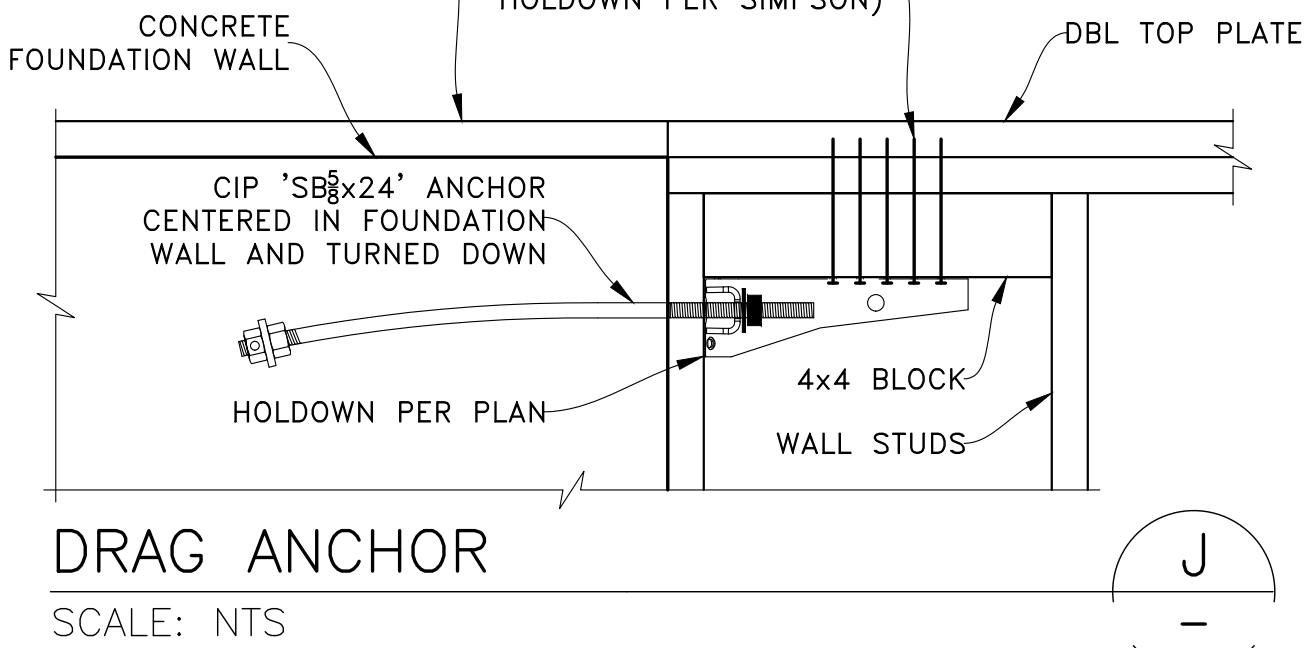
*WALL TYPE CALLED OUT ON PLAN



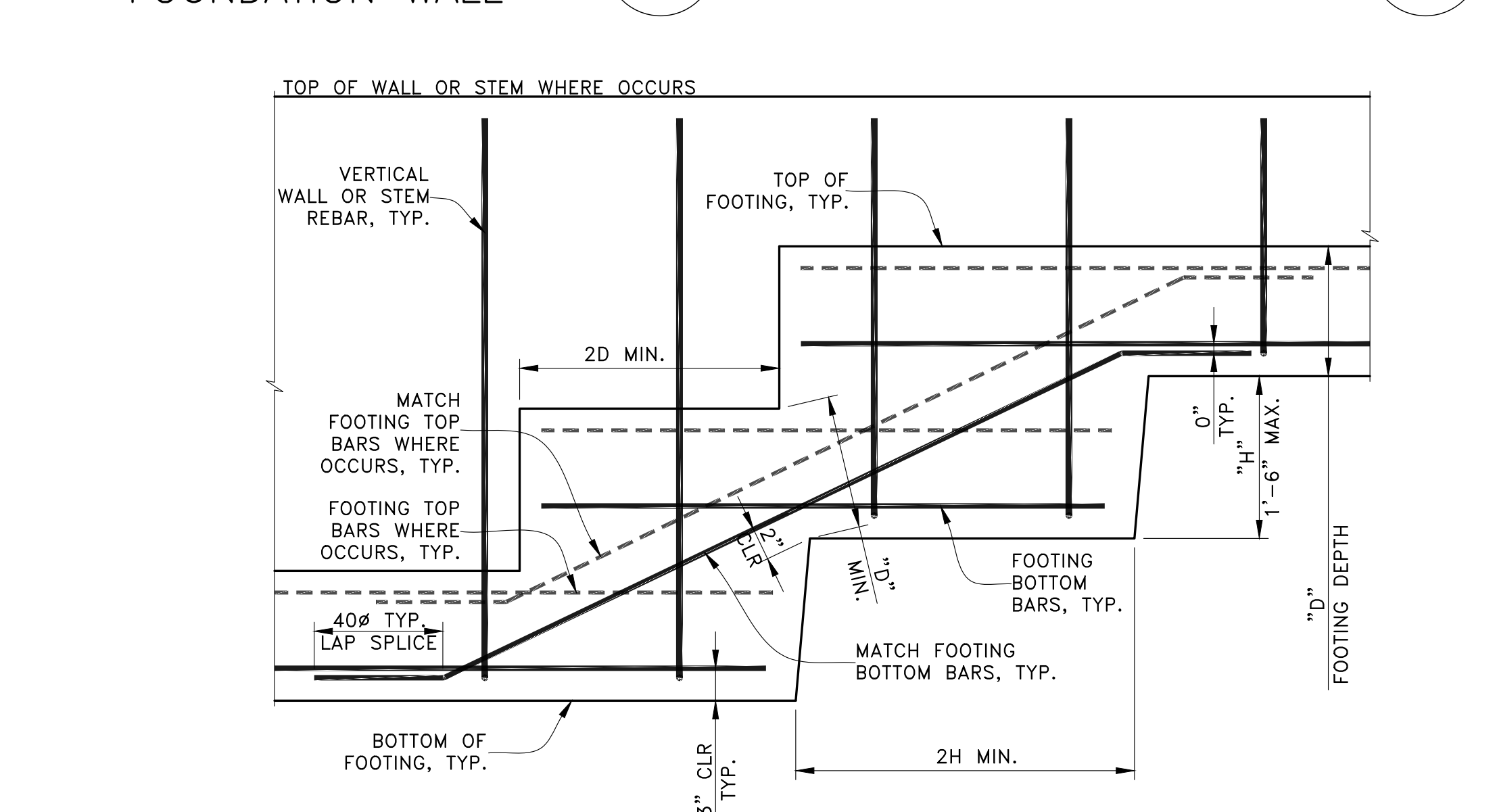
SITE RETAINING WALL (F) SCALE: NTS



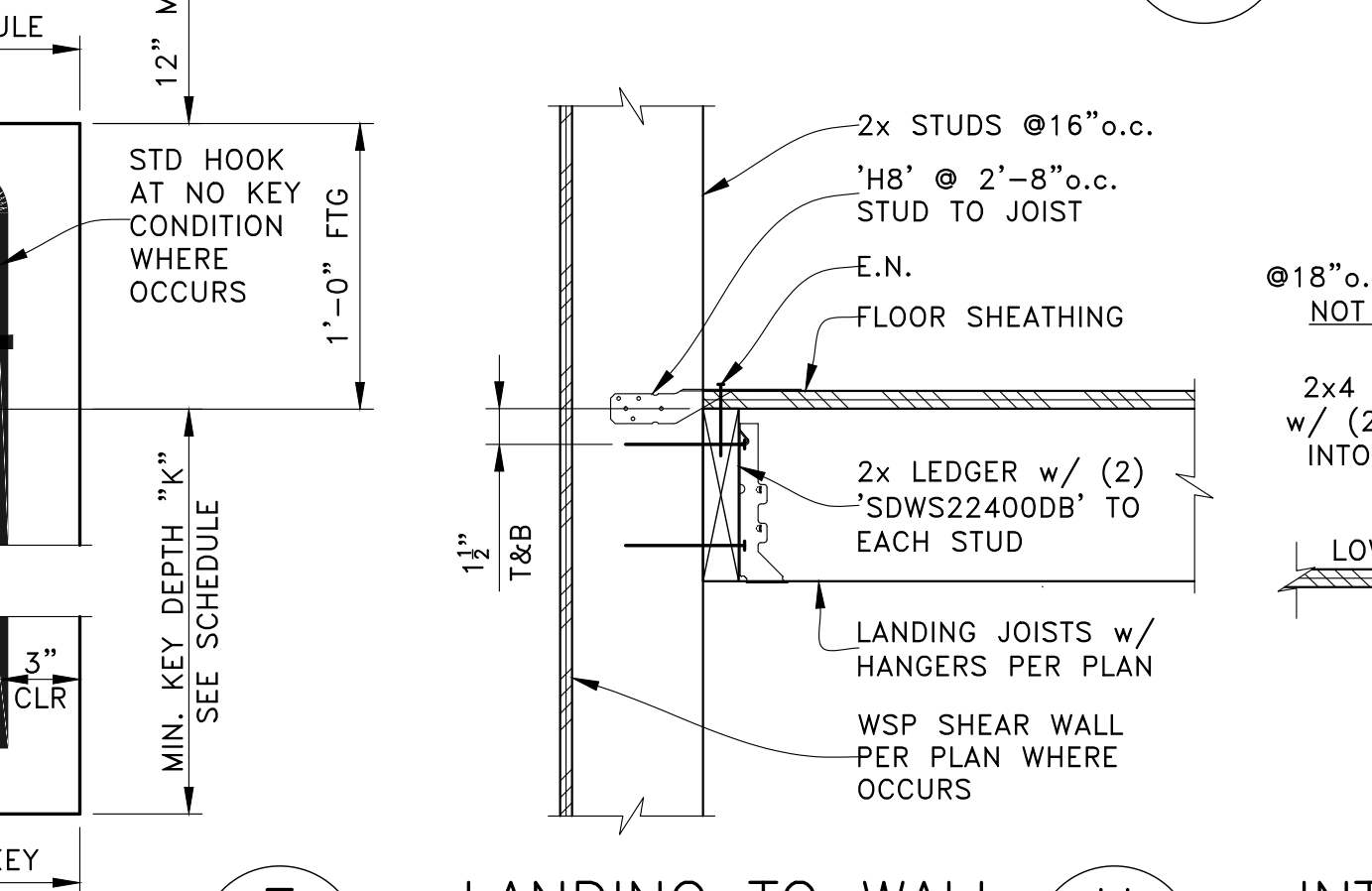
EXTERIOR PAD FOOTING (G) SCALE: NTS



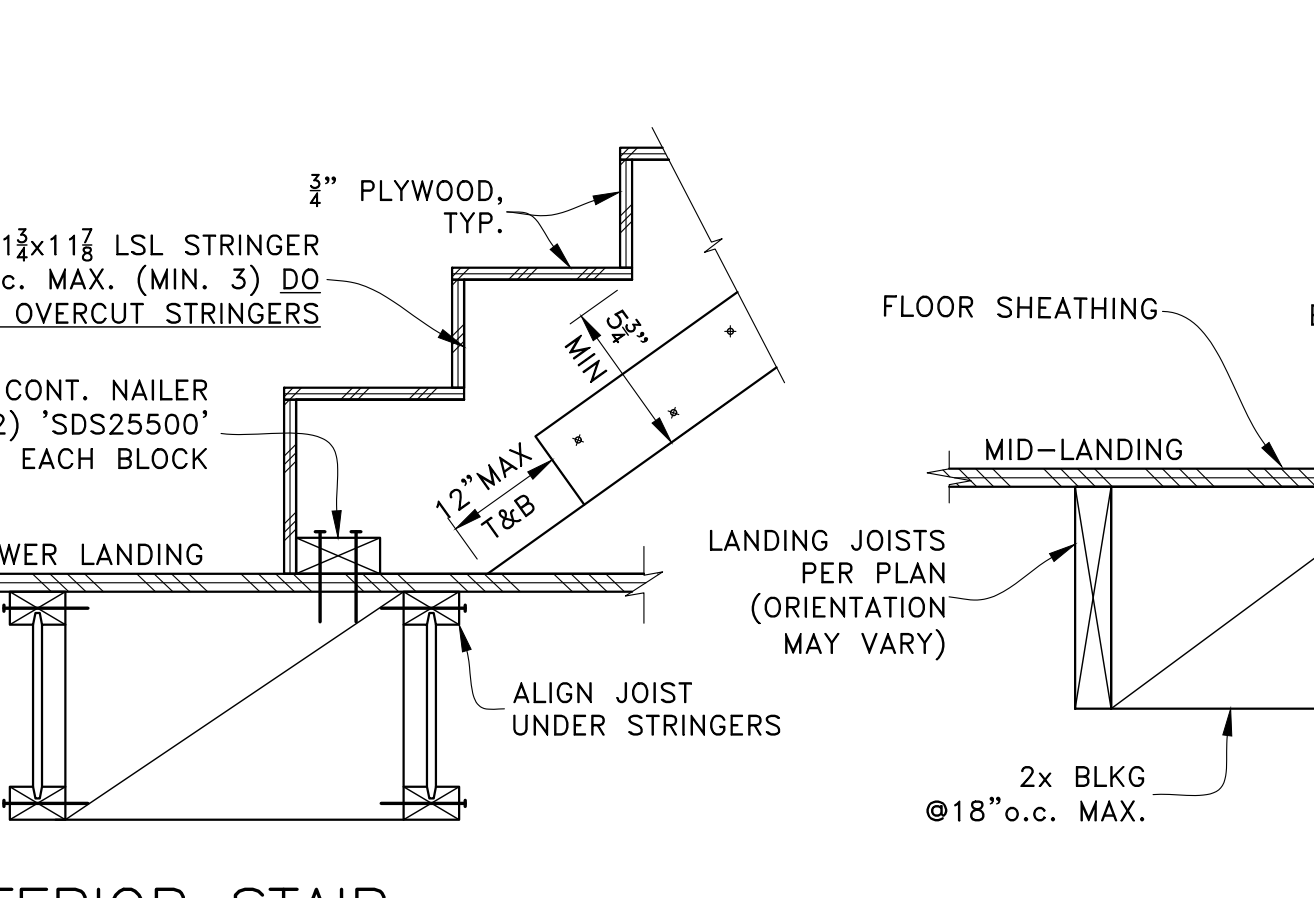
DRAG ANCHOR (J) SCALE: NTS



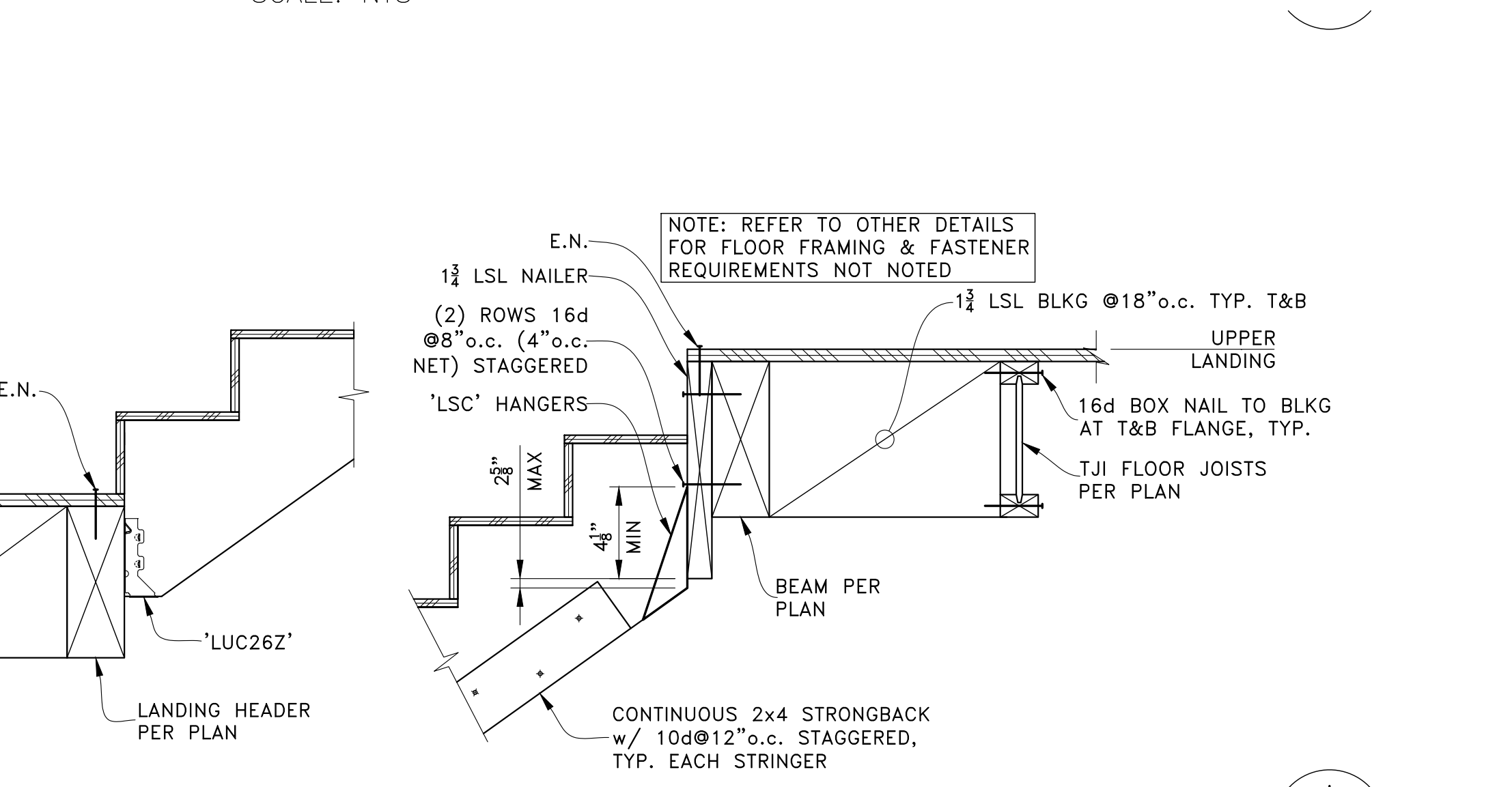
TYPICAL STEPPED FOOTING (K) SCALE: NTS



LANDING TO WALL (H) SCALE: NTS



INTERIOR STAIR (I) SCALE: NTS



LANDING HEADER (L) SCALE: NTS

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 Pl
Mercer Island, WA 98040

CLIENT: BILL & VICTORIA PLUMMER
9212 SE 33rd Pl
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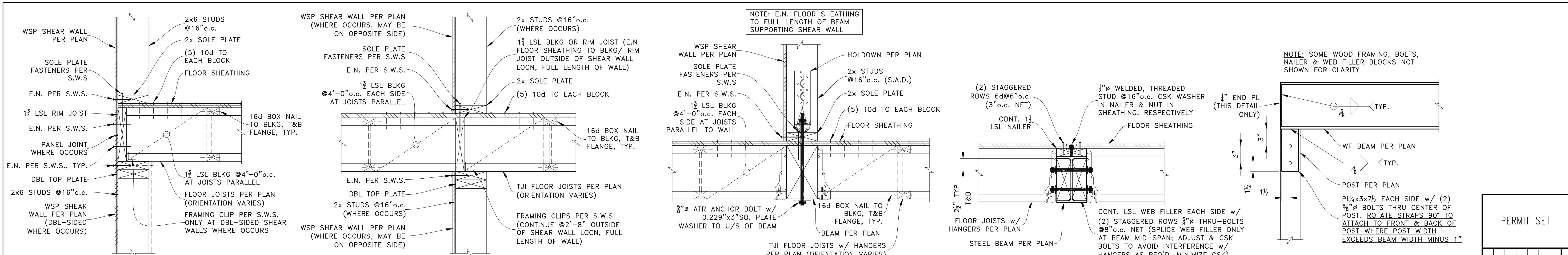


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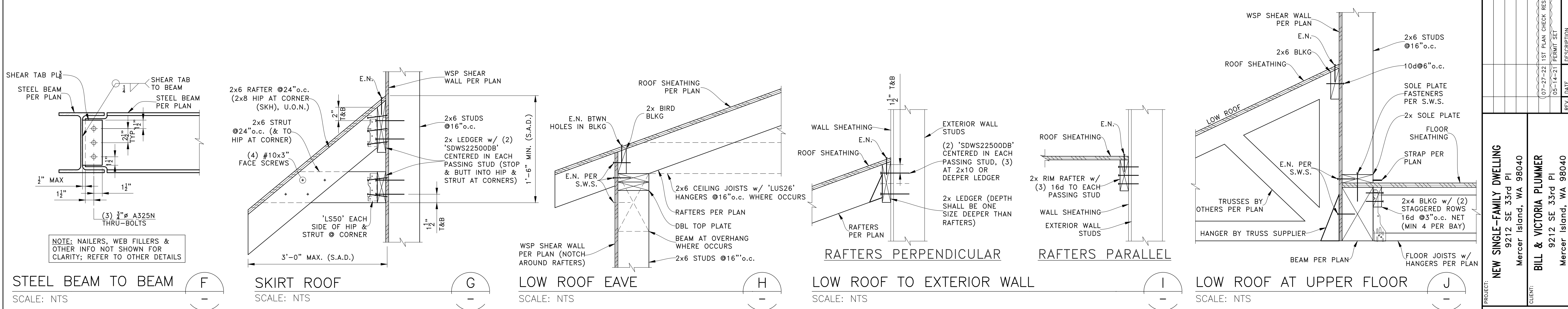
ENGINEER OF RECORD

SECTIONS & DETAILS

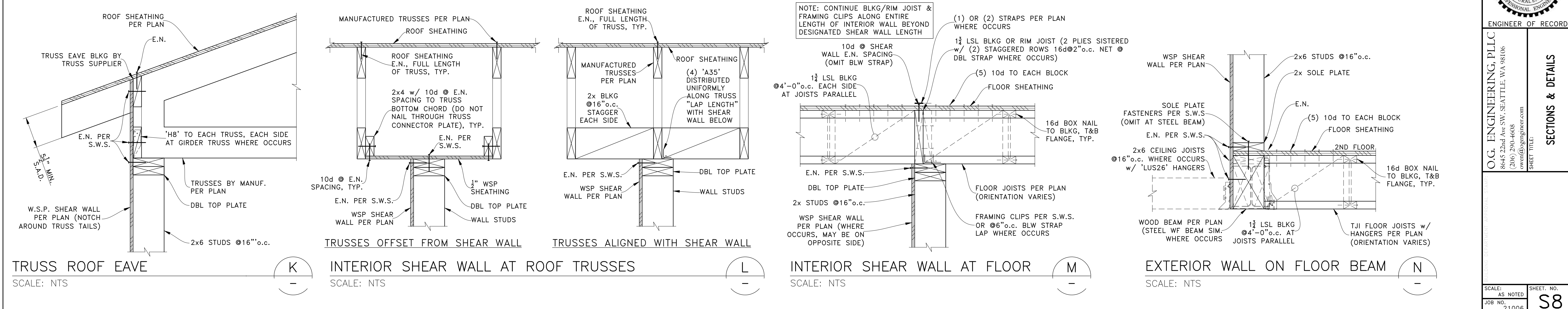
SCALE: AS NOTED SHEET NO. S7
JOB NO. 21006



SCALE: NTS



SCALE: NTS



SCALE: NTS

PERMIT SET

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

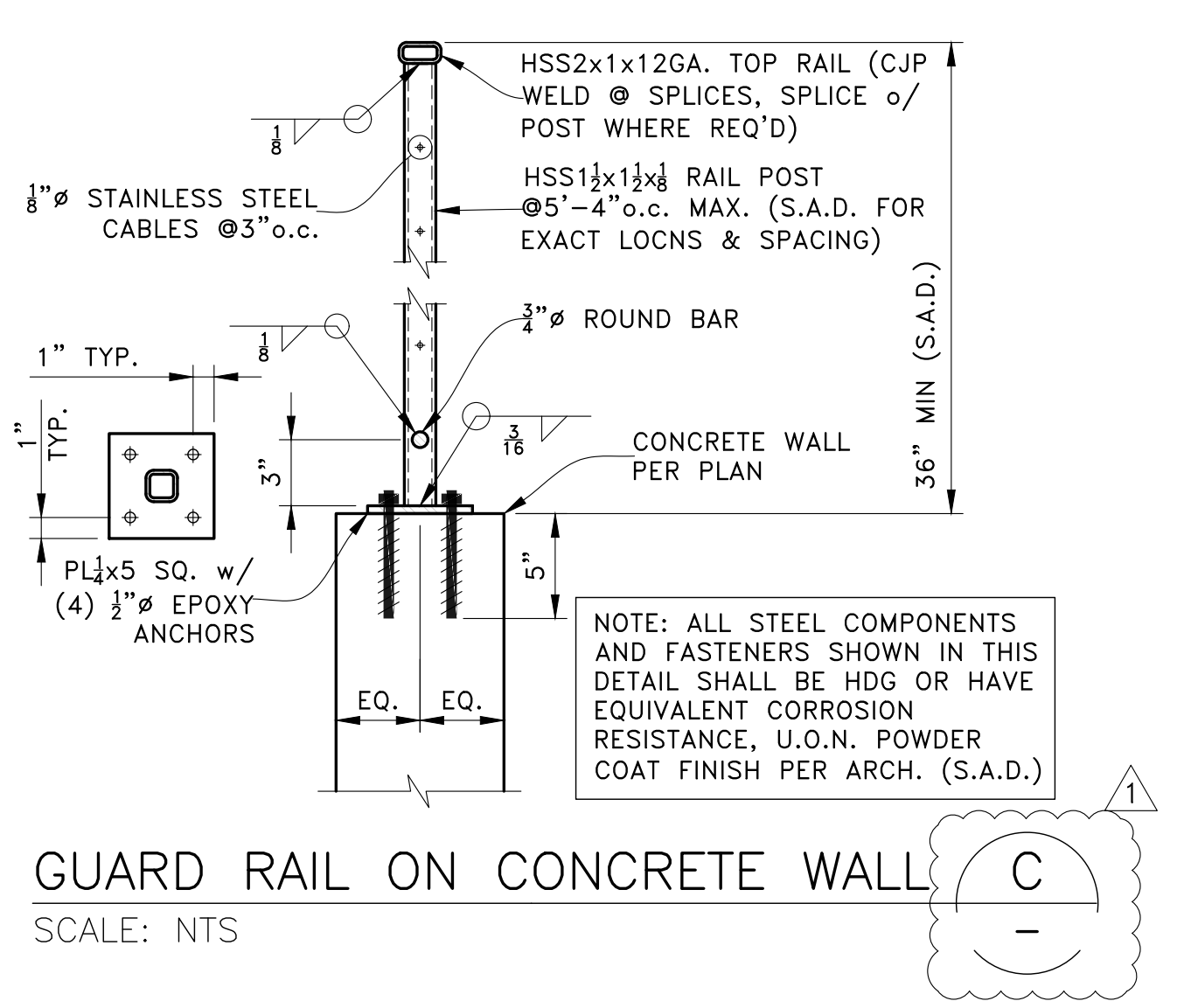
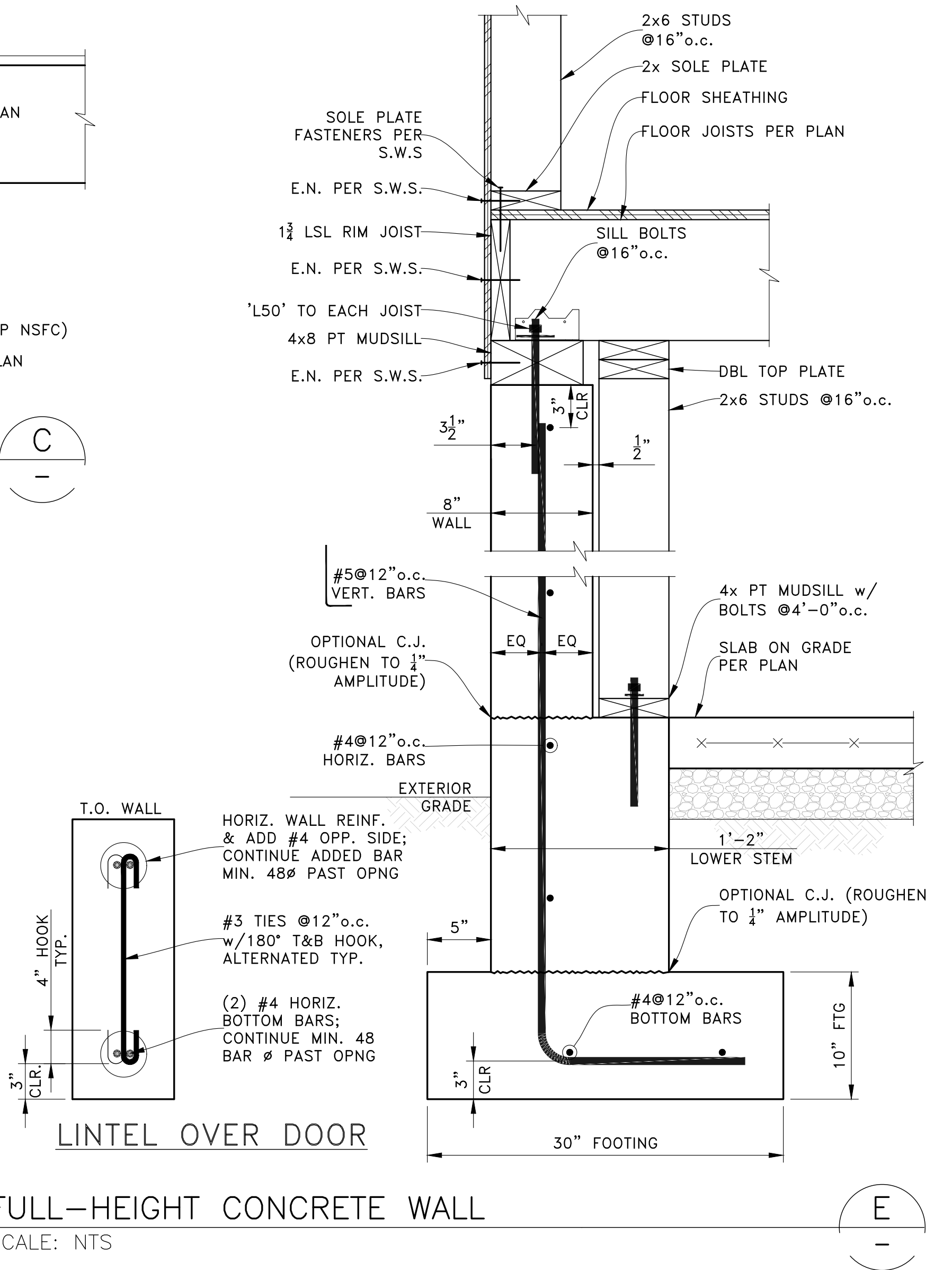
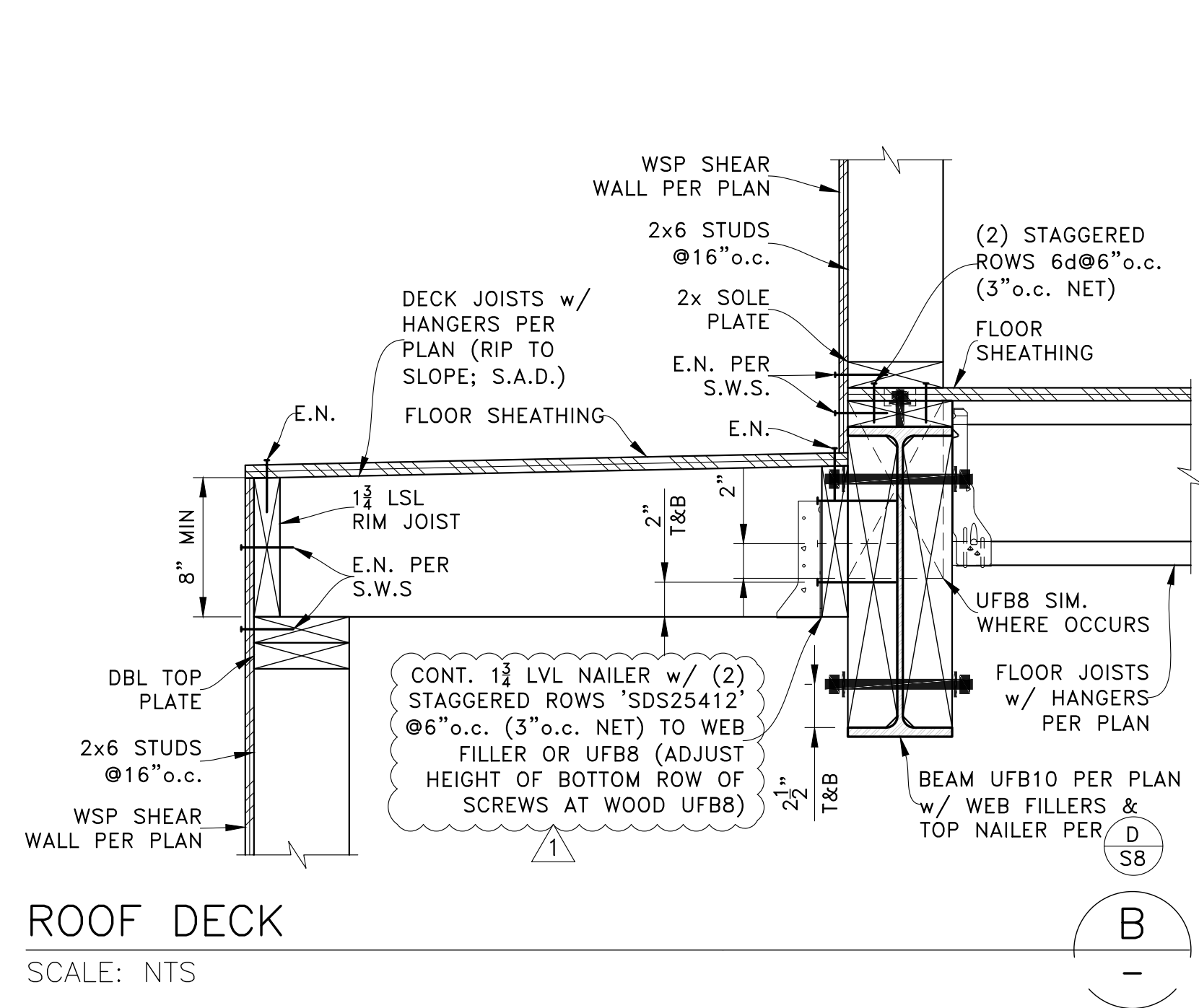
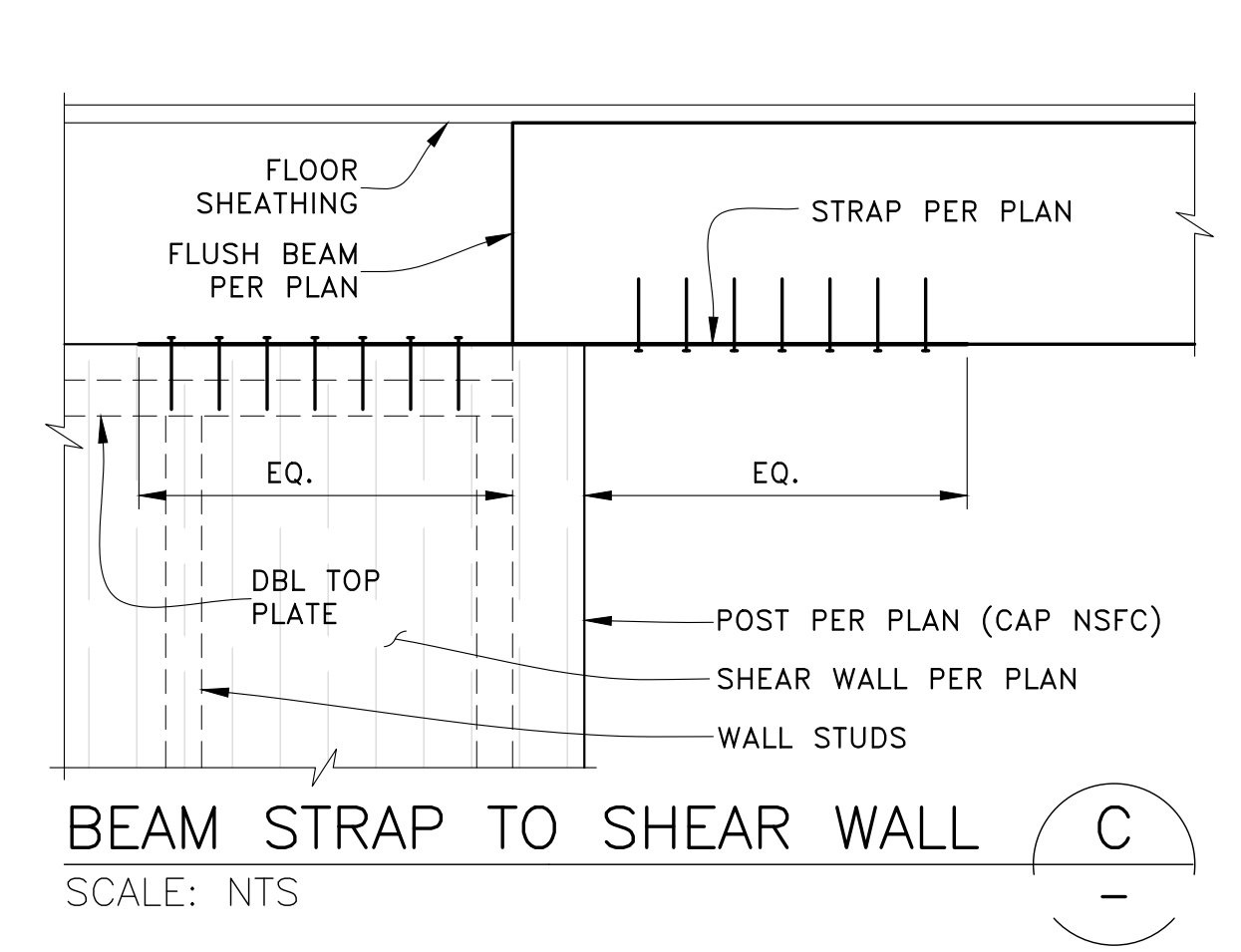
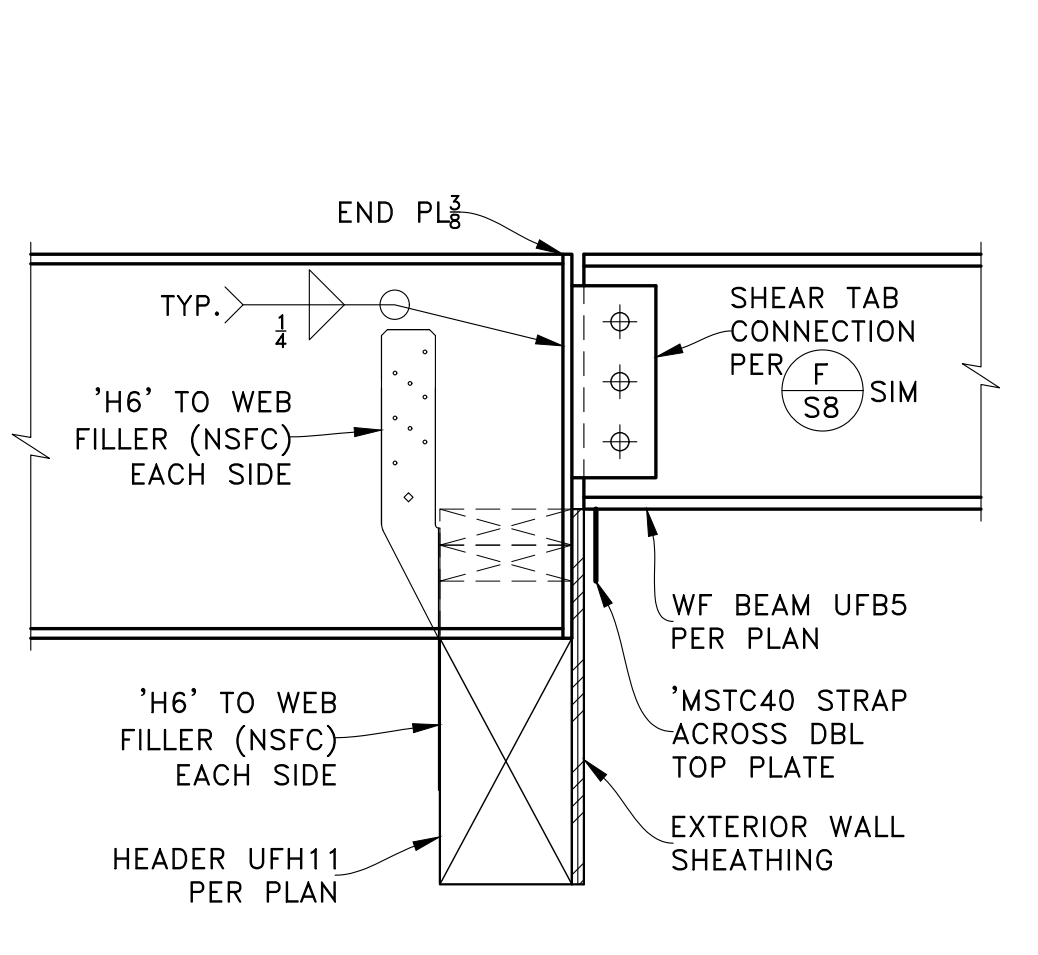
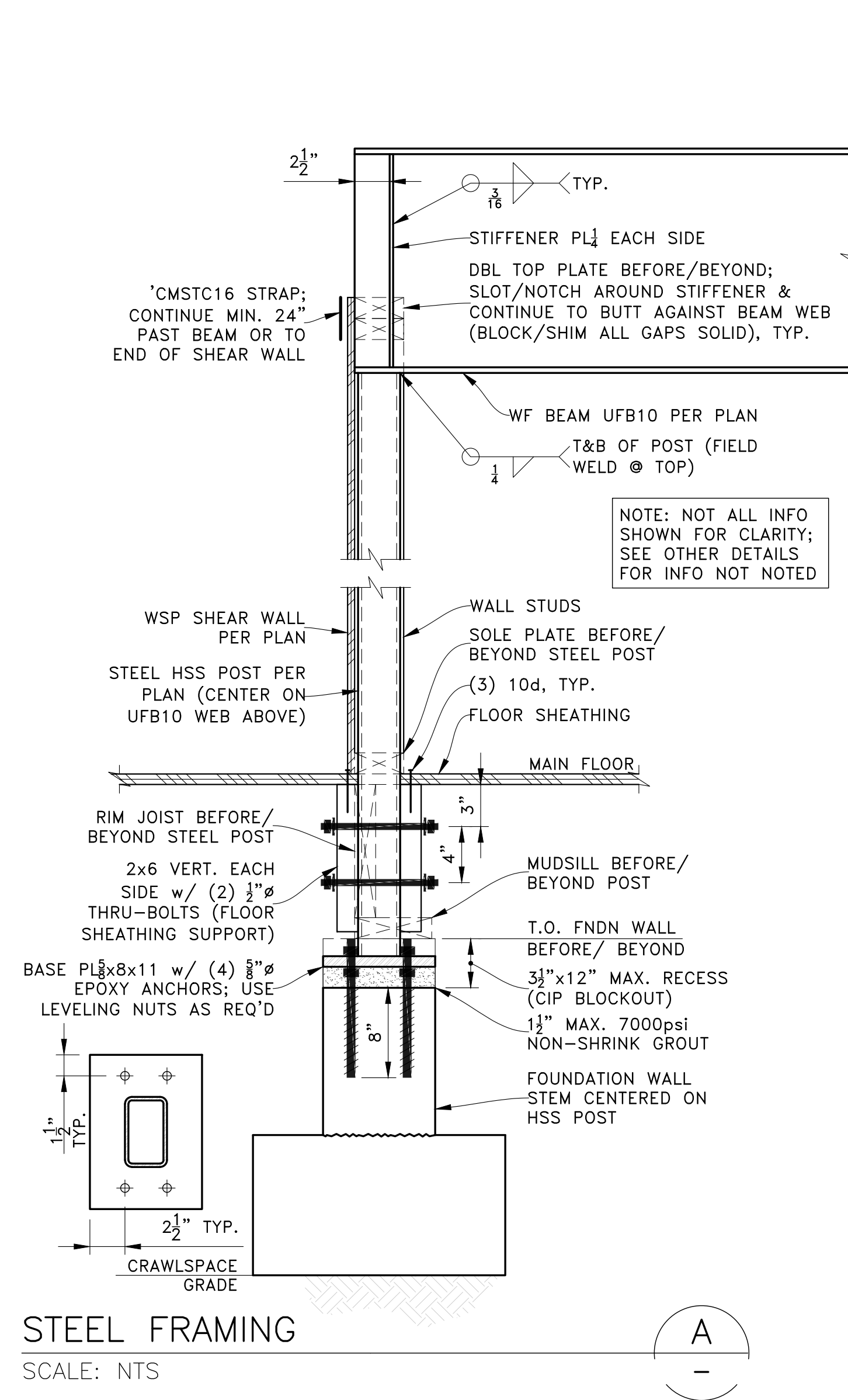
PROJECT: NEW SINGLE-FAMILY DWELLING
 9212 SE 33rd Pl
 Mercer Island, WA 98040

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

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SECTIONS & DETAILS

SCALE: AS NOTED
 SHEET NO. S8
 JOB NO. 21006



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	SECTIONS & DETAILS
SCALE: AS NOTED	SHEET NO. S9
JOB NO. 21006	