

| IMPERVIOUS SURFACE                        | ROOFS & WALKWAYS/WALLS |
|---|------------------------|
| TOTAL AREA OF NEW ADDITION ROOFS          | + 188.4 SF             |
| EXISTING IMPERVIOUS UNDER NEW ROOFS       | - 50.0 SF              |
| WALKWAYS TO BE ADDED                      | + 5.6 SF               |
| <b>TOTAL CHANGE IN IMPERVIOUS SURFACE</b> | <b>+ 144.0 SF</b>      |

**IMPERVIOUS SURFACE SITE PLAN**  
SCALE: 1/8" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
REVISION SET 10/5/2022

**NEW IMPERVIOUS SURFACE**

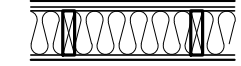
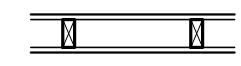
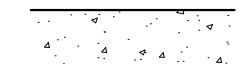
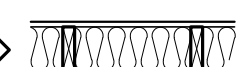
REVISIONS:

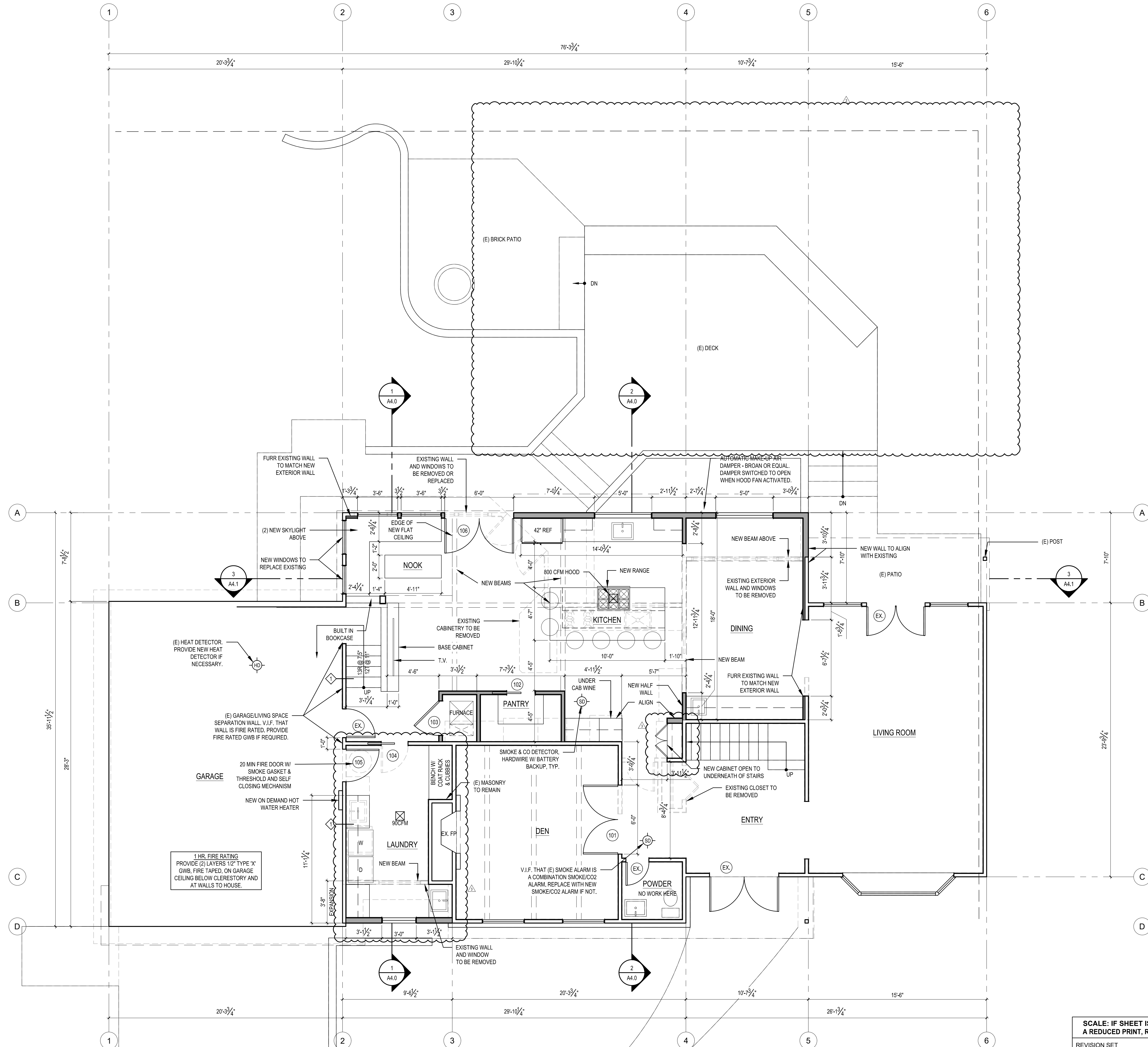
|                           |  |
|---------------------------|--|
| 01/06/2022 CORRECTION 1   |  |
| 08/04/2022 CORRECTION 2   |  |
| 10/5/2022 PERMIT REVISION |  |

PLOT DATE: 10/5/2022  
DRAWN BY: JM  
CHECKED BY: BJS

**WALL PARTITION TYPES:**

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

-  **TYPICAL EXTERIOR WALL**  
EXTERIOR WALL FINISH @ (2)  
LAYERS 60# BLDG. PAPER @ 1/2"  
CDX PLYWOOD @ 2x6 WOOD  
STUDS AT 16" O.C. w/ 1/2"  
GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
INSULATION EXCEPT AROUND GARAGE.
-  **TYPICAL INTERIOR PARTITION**  
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
-  **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.
-  **1HR. FIRE RATED WALL**  
5/8" THK GWB, TYPE 'X' O/ 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



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

|             |                            |
|-------------|----------------------------|
| REVISIONS:  | 01/06/2022 CORRECTION 1    |
|             | 08/04/2022 CORRECTION 2    |
|             | 10/05/2022 PERMIT REVISION |
| PLOT DATE:  | 10/05/2022                 |
| DRAWN BY:   | JM                         |
| CHECKED BY: | BJS                        |
| SHEET       | <b>A2.0</b>                |

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
REVISION SET 10/05/2022

**WALL PARTITION TYPES:**

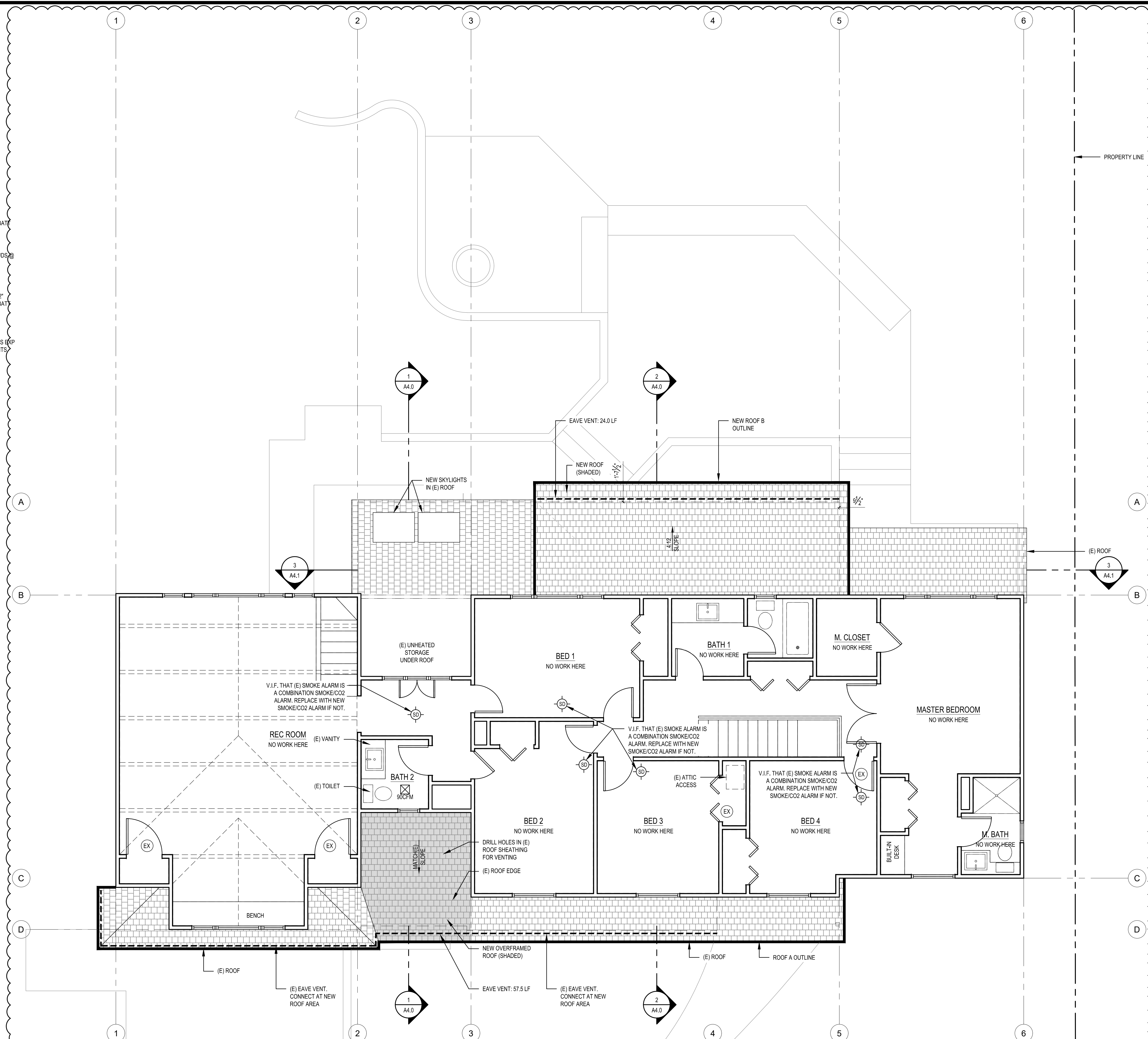
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

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

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

**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.

**1HR. FIRE RATED WALL**  
 5/8" THK GIB, TYPE 'X' @ 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1.78" CEM CTD NAILS- JOINTS EKF OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

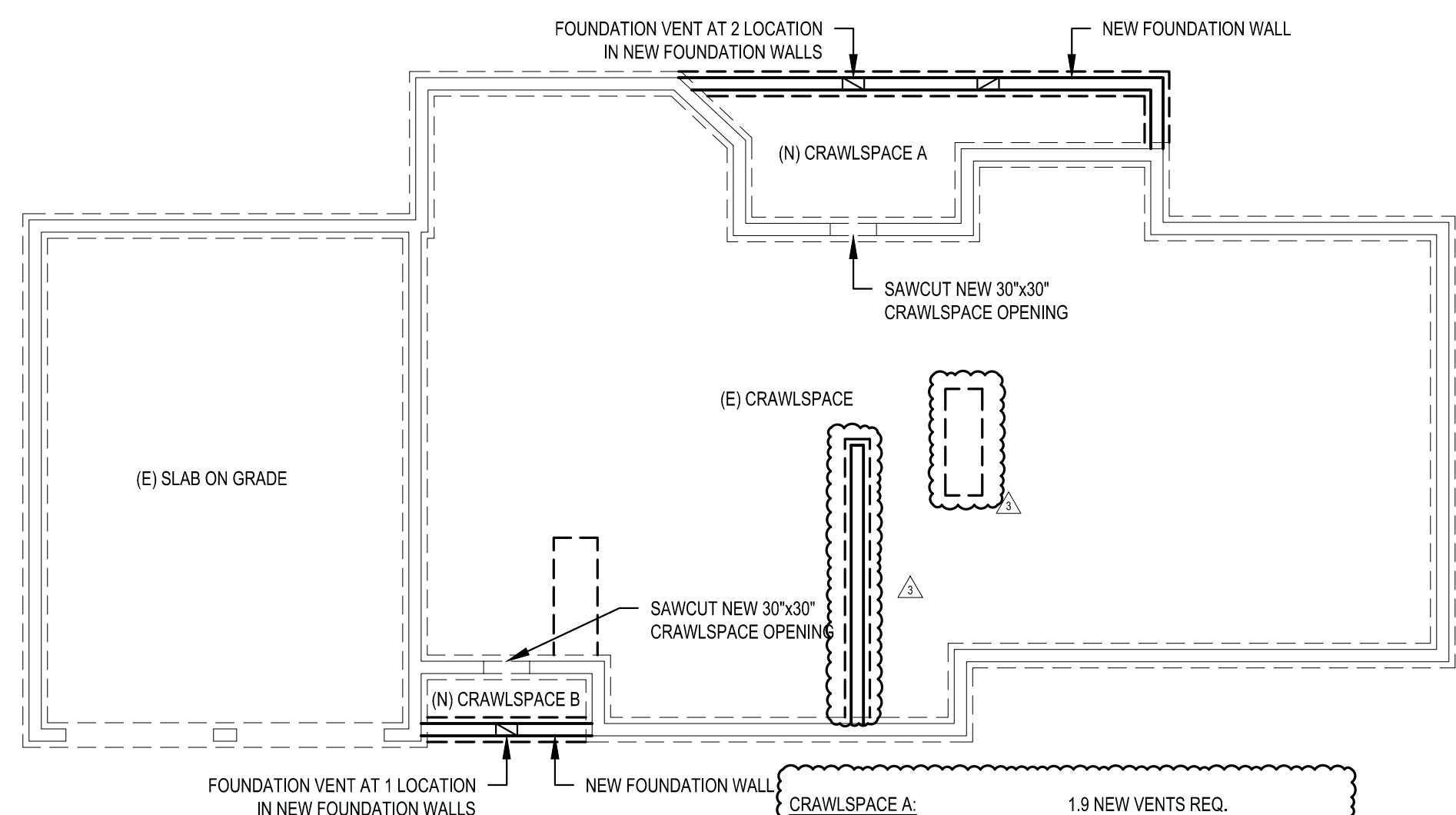


**UPPER FLOOR PLAN** N  
 SCALE: 1/4" = 1'

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| DRAWN BY:   | JM                         |
| CHECKED BY: | BSJ                        |
| SHEET       | <b>A2.1</b>                |

| ROOF VENT CALCULATIONS |         |              |              |                |      |           |   |                         |                   |                |       |   |
|------------------------|---------|--------------|--------------|----------------|------|-----------|---|-------------------------|-------------------|----------------|-------|---|
| CODE REQUIREMENT       |         |              | CALCULATIONS |                |      |           |   |                         | ACTUAL            |                |       |   |
| DESCRIPTION            | SF AREA | REQ. VENTING |              | VENT TYPE      |      | VENT L.F. | = | TOTAL VENT AREA SQ. IN. | SF CONVERT. 1/144 | 80% EFF FACTOR | TOTAL |   |
|                        |         | PER SF AREA  |              | RIDGE          | EAVE |           |   |                         |                   |                |       | X |
| ROOF A                 | 293     | 1.95         | 300          | 10 SQ. IN./FT. |      | 57.5      |   | 1035                    | 7.19              | 5.75           | 5.75  |   |
|                        |         |              |              | 1.5x1.0" VENT  |      |           |   |                         |                   |                |       |   |
|                        |         |              |              | 12 SQ. IN./FT. |      | 0         |   | 0                       | 0.00              | 0.00           |       |   |
|                        |         |              |              | CONTINUOUS     |      |           |   | 0                       | 0.00              | 0.00           |       |   |
| ROOF B NEW AREA        | 69      | 0.46         |              | 10 SQ. IN./FT. |      | 24        |   | 432                     | 3.00              | 2.40           | 2.40  |   |
|                        |         |              |              | 1.5x1.0" VENT  |      |           |   |                         |                   |                |       |   |
|                        |         |              |              | 12 SQ. IN./FT. |      | 0         |   | 0                       | 0.00              | 0.00           |       |   |
|                        |         |              |              | CONTINUOUS     |      |           |   |                         |                   |                |       |   |



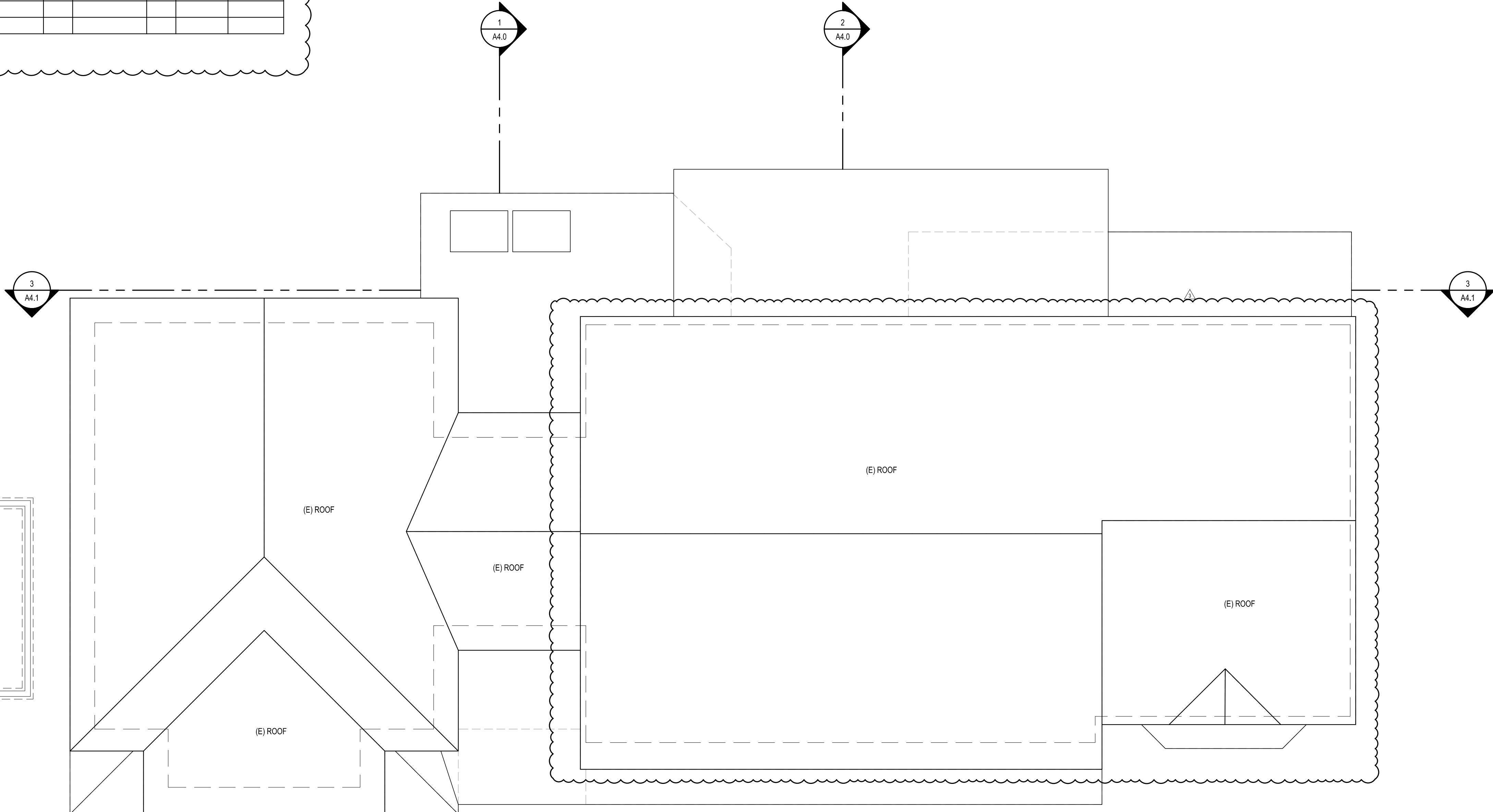
**② CRAWLSPACE DIAGRAM**  
SCALE: 1/8" = 1'-0"

**CRAWLSPACE A:**  
721.23 SF / 150 = 0.0083 SF  
0.0083 SF x 144 = 116.3952 SQ. IN.  
68 SQ. IN. STND. VENT SIZE.  
116.3952 / 68 = 1.71 VENTS REQ.  
2 VENTS WILL BE PROVIDED

**CRAWLSPACE B:**  
25.11 SF / 150 = 0.1007 SF  
0.1007 SF x 144 = 14.501 SQ. IN.  
68 SQ. IN. STND. VENT SIZE.  
14.501 / 68 = 0.21 VENTS REQ.  
1 VENTS WILL BE PROVIDED

**NOTE:**  
EXISTING VENTS TO REMAIN

1.9 NEW VENTS REQ.  
3 NEW VENTS WILL BE PROVIDED

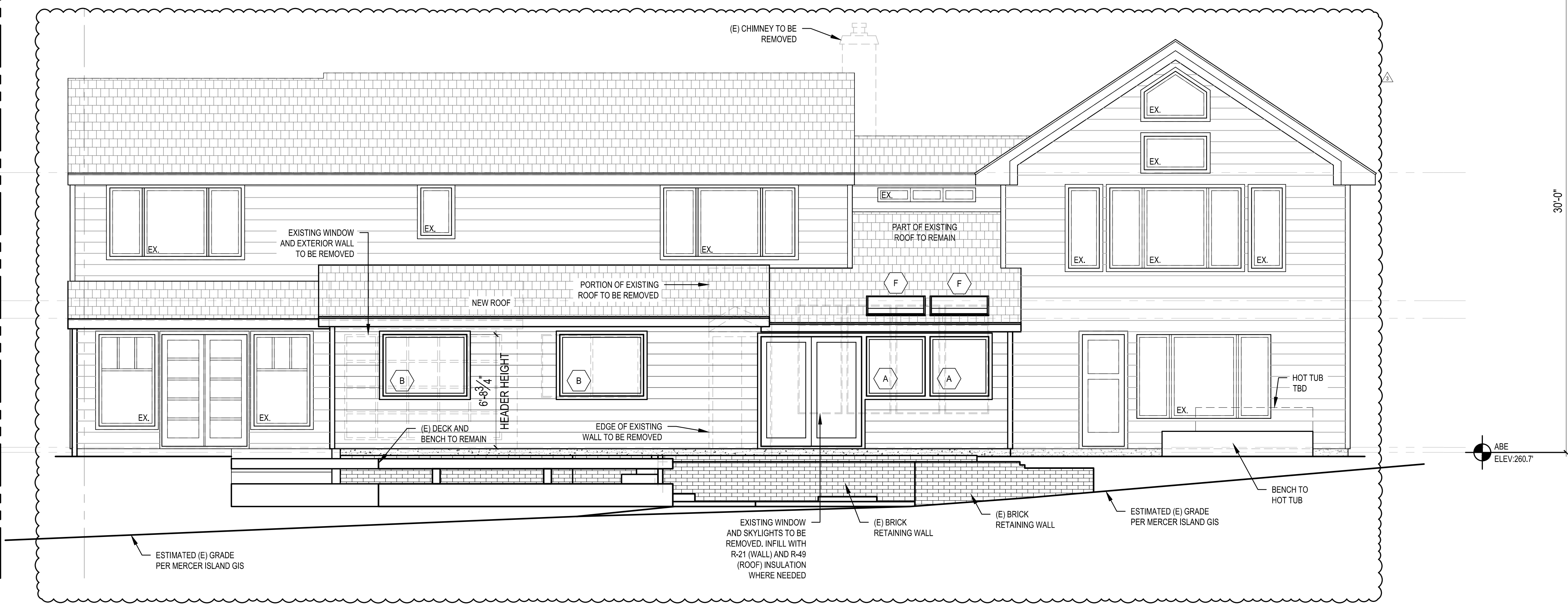


**① MAIN ROOF PLAN**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISION SET 10/5/2022

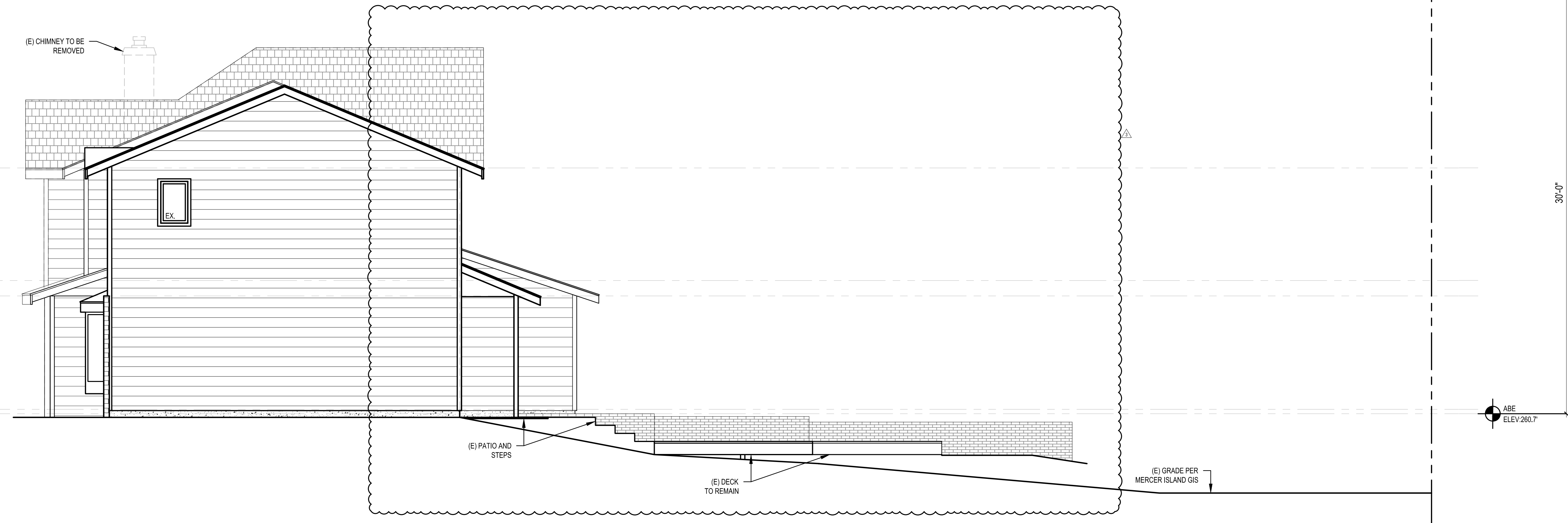
T.O. UPPER PLATE  
 ELEV: 277.4'  
 ±1'-0 3/4" VIF  
 T.O. UPPER SUBFLOOR  
 ELEV: ± 269.8'  
 T.O. MAIN PLATE  
 ELEV: ± 268.7'  
 ±7'-8 1/2"  
 T.O. MAIN SUBFLOOR  
 ELEV: ± 261.0'



MAX BUILD HEIGHT  
 ELEV: 290.7'  
 30'-0"  
 ABE  
 ELEV: 260.7'

**1 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

T.O. UPPER PLATE  
 ELEV: 277.4'  
 ±1'-0 3/4" VIF  
 T.O. UPPER SUBFLOOR  
 ELEV: ± 269.8'  
 T.O. MAIN PLATE  
 ELEV: ± 268.7'  
 ±7'-8 1/2"  
 T.O. MAIN SUBFLOOR  
 ELEV: ± 261.0'

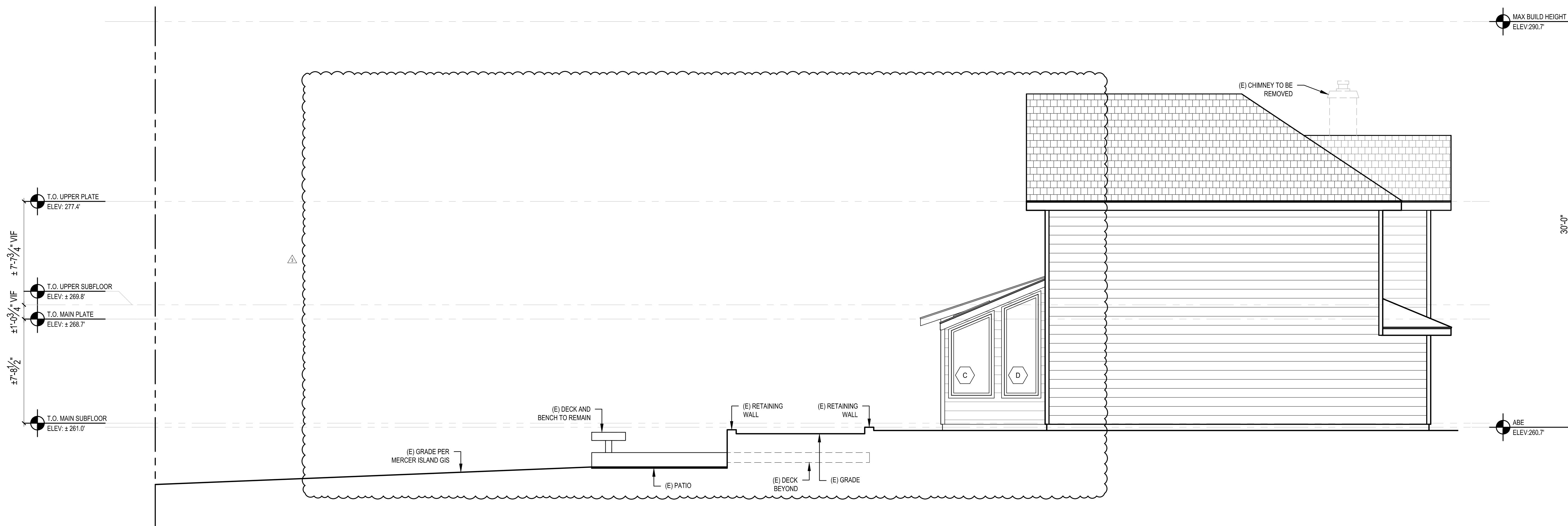


MAX BUILD HEIGHT  
 ELEV: 290.7'  
 30'-0"  
 ABE  
 ELEV: 260.7'

**2 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

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|             |                           |
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| PLOT DATE:  | 10/5/2022                 |
| DRAWN BY:   | JM                        |
| CHECKED BY: | BJS                       |

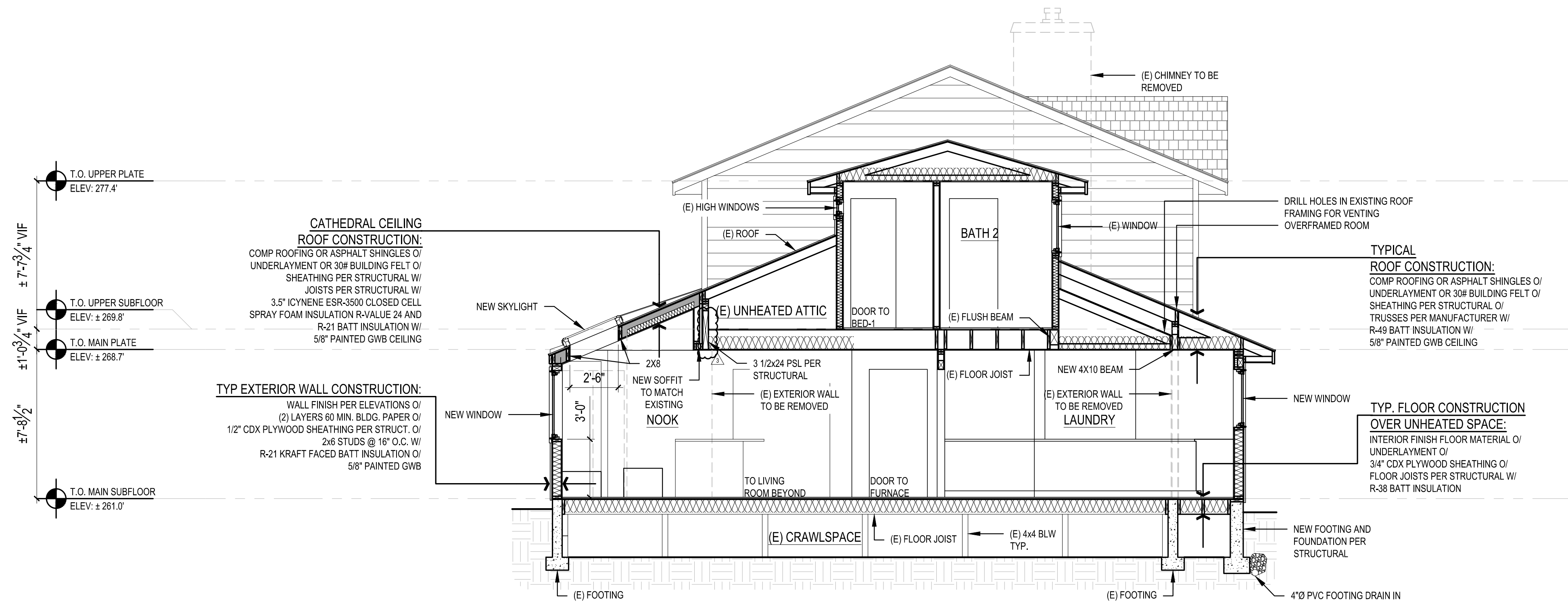


**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

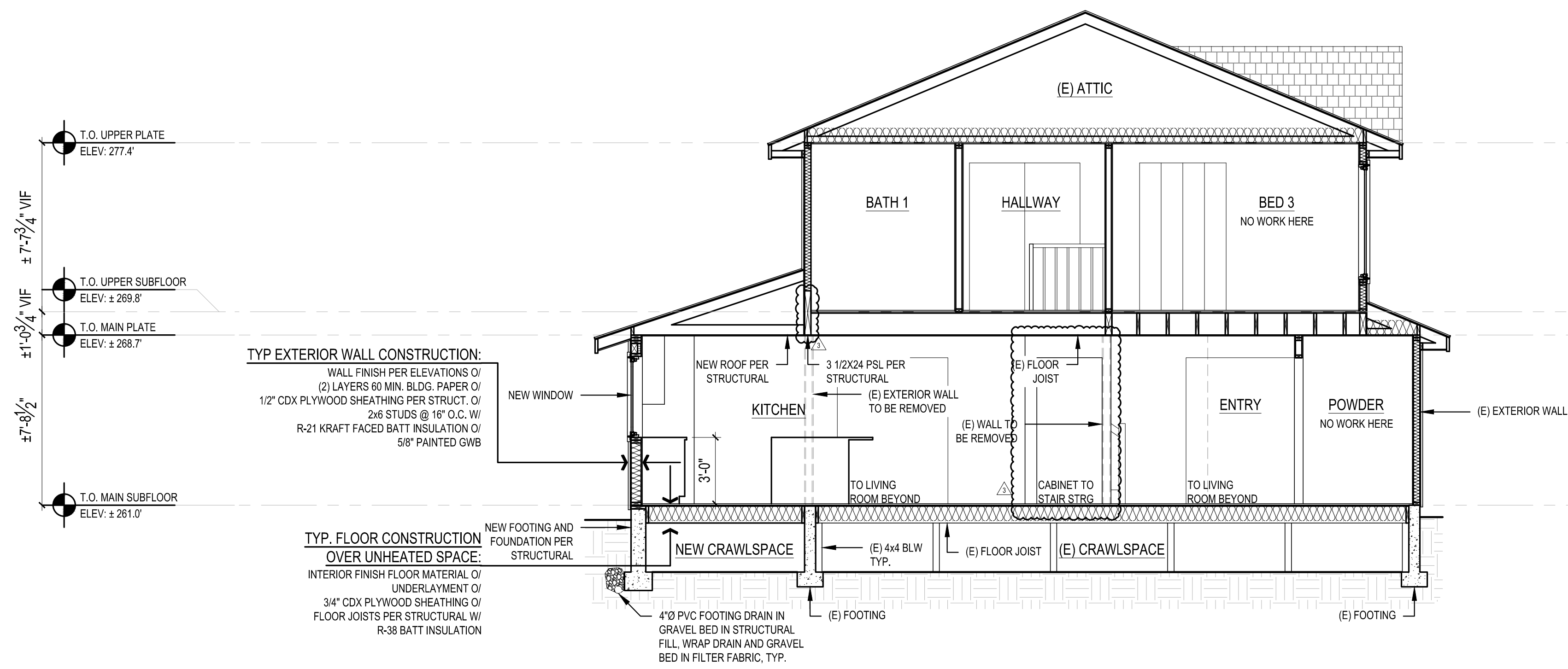


**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
REVISION SET 10/5/2022



**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

|            |                            |
|------------|----------------------------|
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| 1          | 01/06/2022 CORRECTION 1    |
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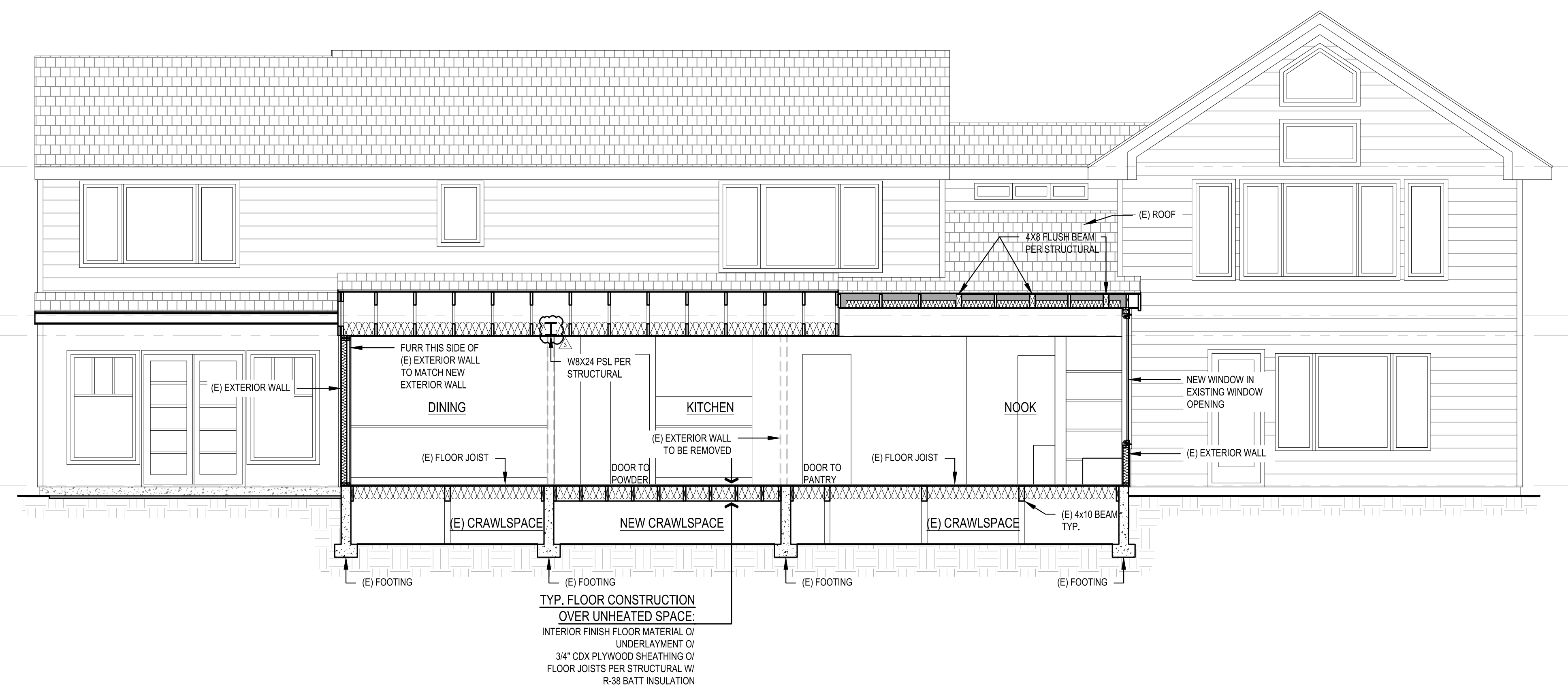
PLOT DATE: 10/5/2022  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A4.0**

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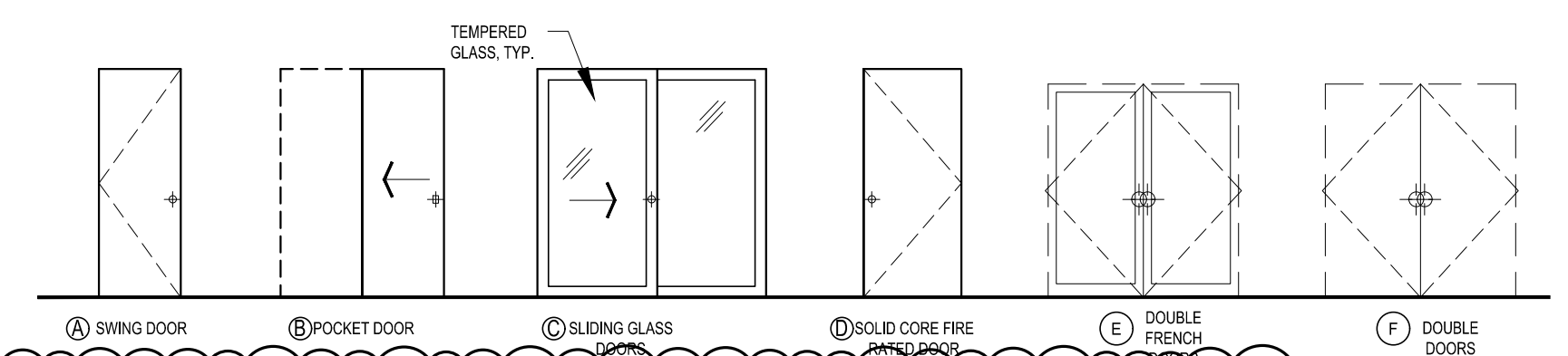


T.O. UPPER PLATE  
 ELEV: ± 277.4  
 ±1'-0 3/4" VIF  
 T.O. UPPER SUBFLOOR  
 ELEV: ± 269.6  
 T.O. MAIN PLATE  
 ELEV: ± 268.7  
 ±7'-3 1/2" VIF  
 T.O. MAIN SUBFLOOR  
 ELEV: ± 261.0



**5 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**DOOR TYPES:**



| DOOR SCHEDULE     |             |            |             |           |             |           |           |               |            |            |
|-------------------|-------------|------------|-------------|-----------|-------------|-----------|-----------|---------------|------------|------------|
| DOOR NO.          | LOCATION    | SIZE WIDTH | SIZE HEIGHT | DOOR TYPE | TEMP. GLASS | DOOR FIN. | DOOR THK. | U-VAL. (MIN.) | NFRC CERT. | DOOR HDWR. |
| <b>MAIN FLOOR</b> |             |            |             |           |             |           |           |               |            |            |
| 101               | DEN         | 6'-0"      | 6'-8"       | F         | -           | -         | 1-3/4"    | .30           | Y          |            |
| 102               | PANTRY      | 2'-6"      | 6'-8"       | B         | -           | -         | 1-3/4"    | .30           | Y          |            |
| 103               | FURNACE     | 3'-0"      | 6'-8"       | A         | -           | -         | 1-3/4"    | .30           | Y          |            |
| 104               | LAUNDRY     | 2'-4"      | 6'-8"       | B         | -           | -         | 1-3/4"    | .30           | Y          |            |
| 105               | LAUNDRY     | 2'-10"     | 6'-8"       | D         | -           | -         | 1-3/4"    | .30           | Y          |            |
| 106               | NOOK        | 6'-8"      | 6'-8"       | E         | Y           | -         | 1-3/4"    | .30           | Y          |            |
| 107               | MUD/LAUNDRY | 5'-0"      | 6'-8"       | C         | Y           | -         | 1-3/4"    | .30           | Y          |            |

| WINDOW SCHEDULE |             |            |           |       |      |                 |                |            |               |                 |
|-----------------|-------------|------------|-----------|-------|------|-----------------|----------------|------------|---------------|-----------------|
| WINDOW MARK     | DESCRIPTION | R.O. SIZE  |           | TEMP. | QTY. | TOTAL AREA (SF) | U-VALUE (MIN.) | NFRC CERT. | GLAZING       | REMARKS & NOTES |
|                 |             | WIDTH      | HEIGHT    |       |      |                 |                |            |               |                 |
| A               | PICTURE     | 3'-6"      | 3'-6 1/2" | -     | 2    | 24.8'           | .28            | Y          | LOW E / CLEAR | -               |
| B               | PICTURE     | 5'-0"      | 3'-8"     | -     | 2    | 36.7'           | .28            | Y          | LOW E / CLEAR | -               |
| C               | FIXED       | 2'-11 1/2" | 6'-0"     | -     | 1    | 17.8'           | .28            | Y          | LOW E / CLEAR | -               |
| D               | FIXED       | 2'-6"      | 7'-5 1/2" | -     | 1    | 18.7'           | .28            | Y          | LOW E / CLEAR | -               |
| E               | CASEMENT    | 3'-0"      | 4'-0"     | -     | 1    | 12.0'           | .28            | Y          | LOW E / CLEAR | -               |
| F               | SKYLIGHT    | 3'-6"      | 2'-6"     | -     | 2    | 17.5'           | .28            | Y          | LOW E / CLEAR | -               |

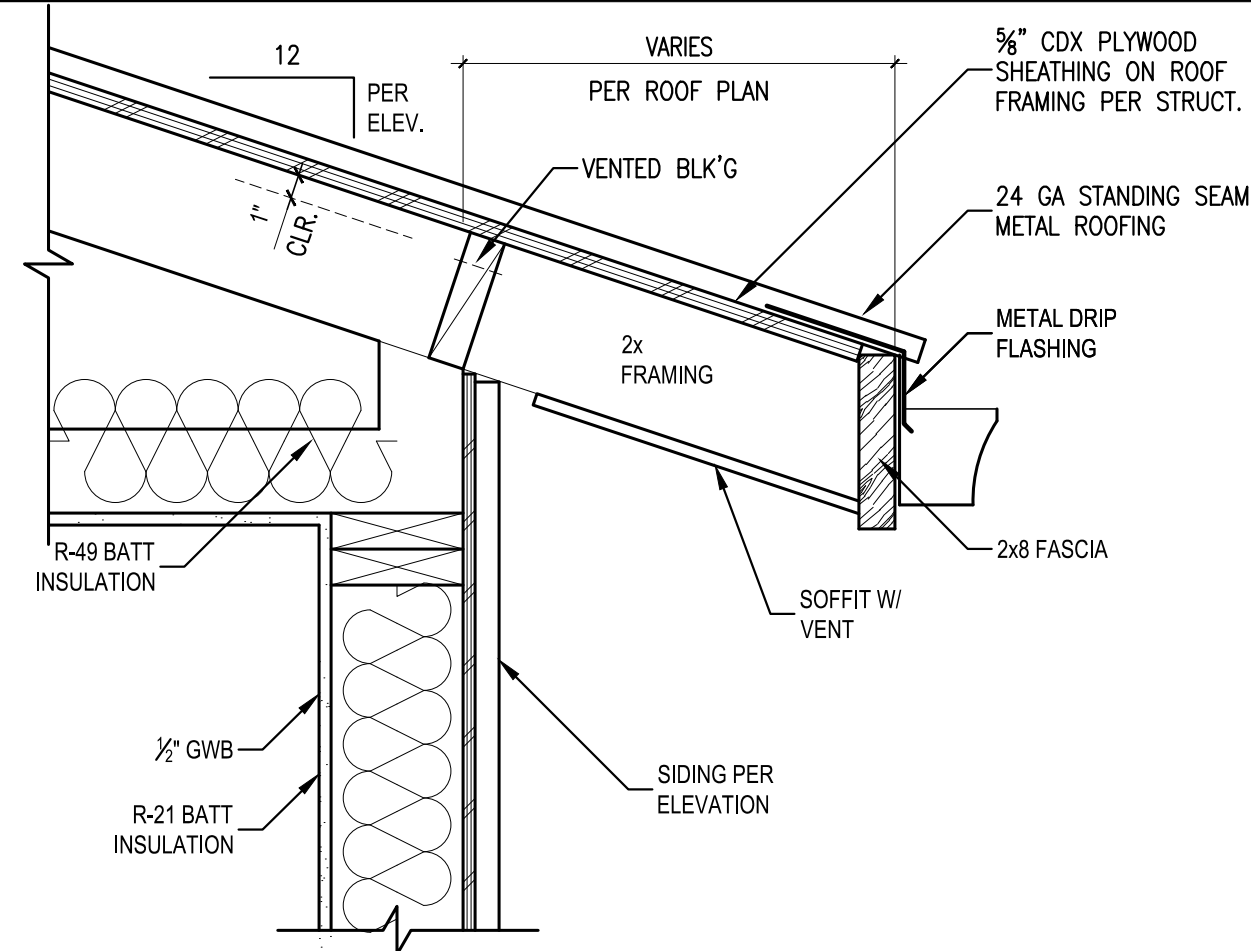
REVISIONS:

|   |                            |
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| 1 | 01/06/2022 CORRECTION 1    |
| 2 | 08/04/2022 CORRECTION 2    |
| 3 | 10/05/2022 PERMIT REVISION |

PLOT DATE: 10/5/2022  
 DRAWN BY: JM  
 CHECKED BY: BJS

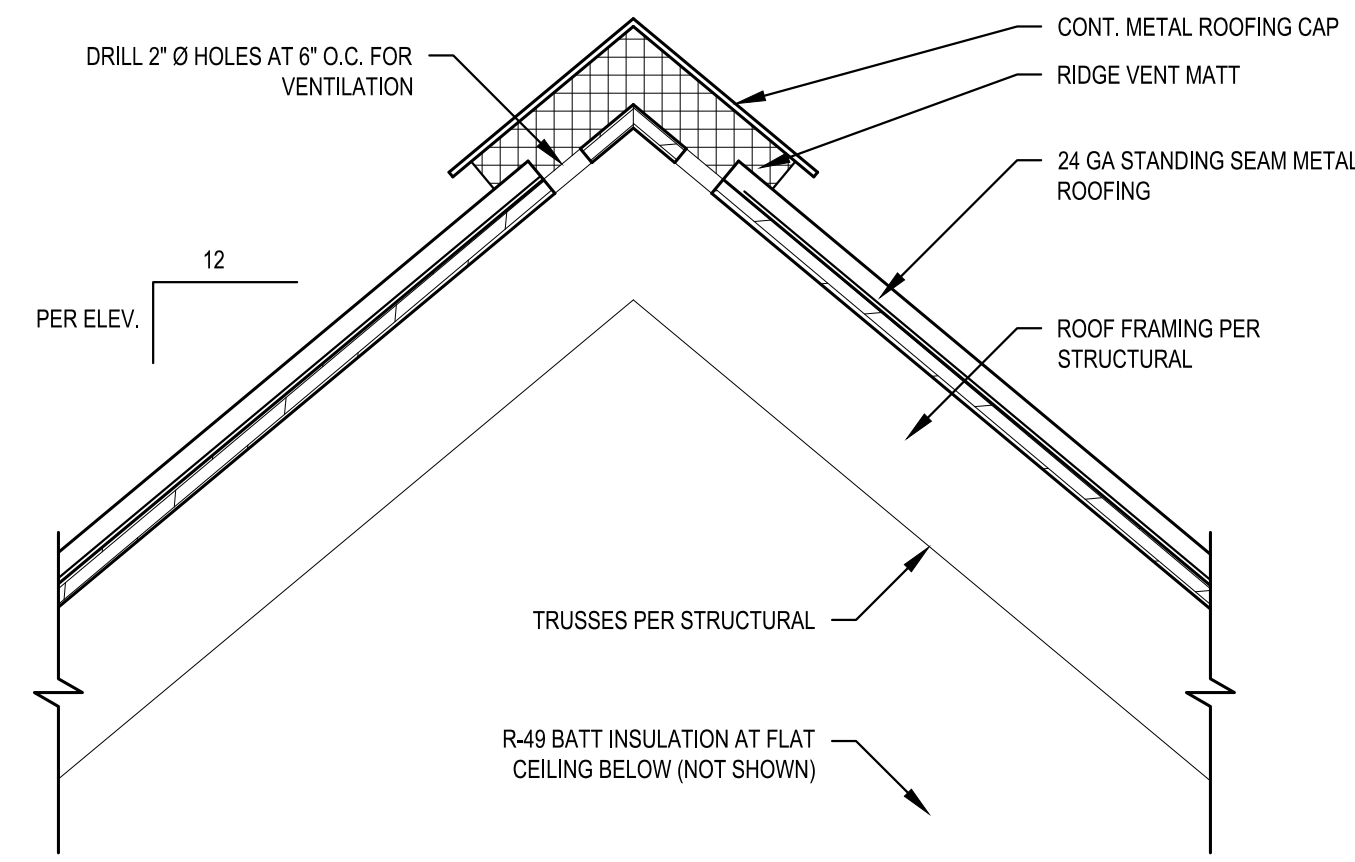
SHEET **A4.1**

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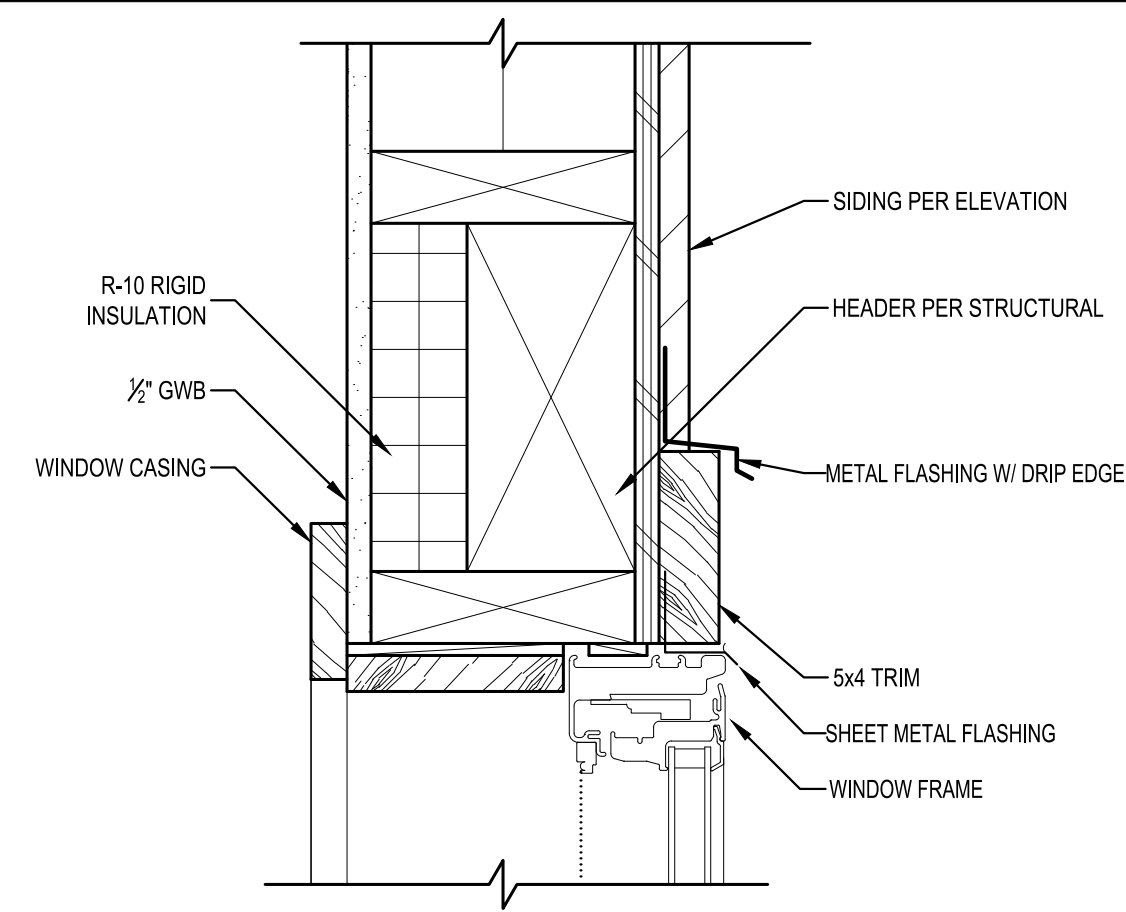
**1 TYPICAL ROOF EAVE DETAIL**

SCALE: 1 1/2" = 1'-0"



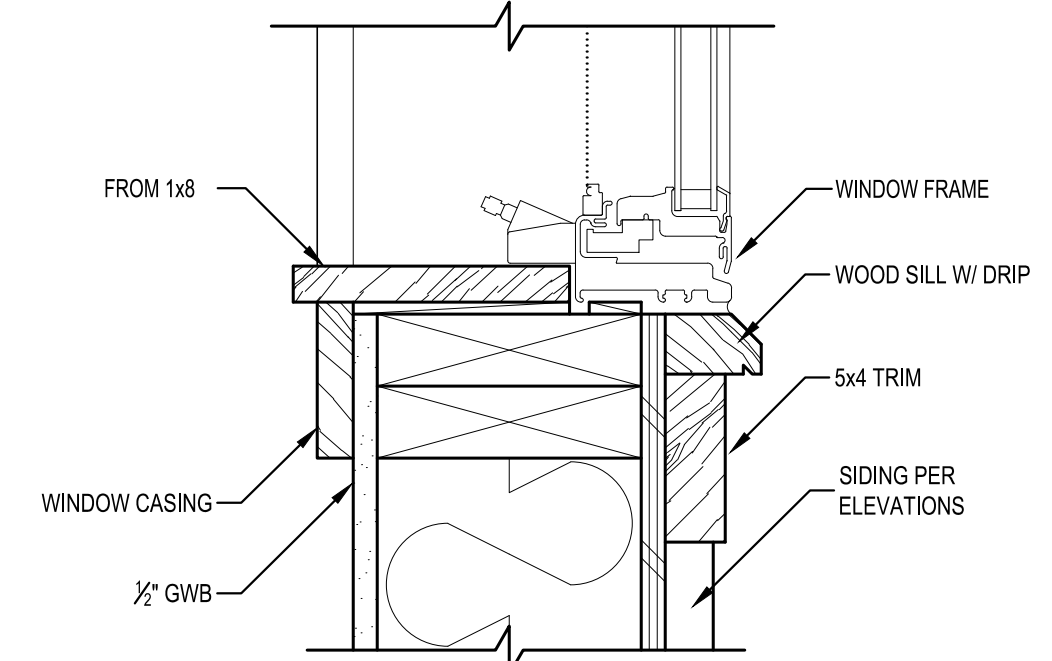
**2 TYPICAL ROOF RIDGE VENT DETAIL**

SCALE: 1 1/2" = 1'-0"



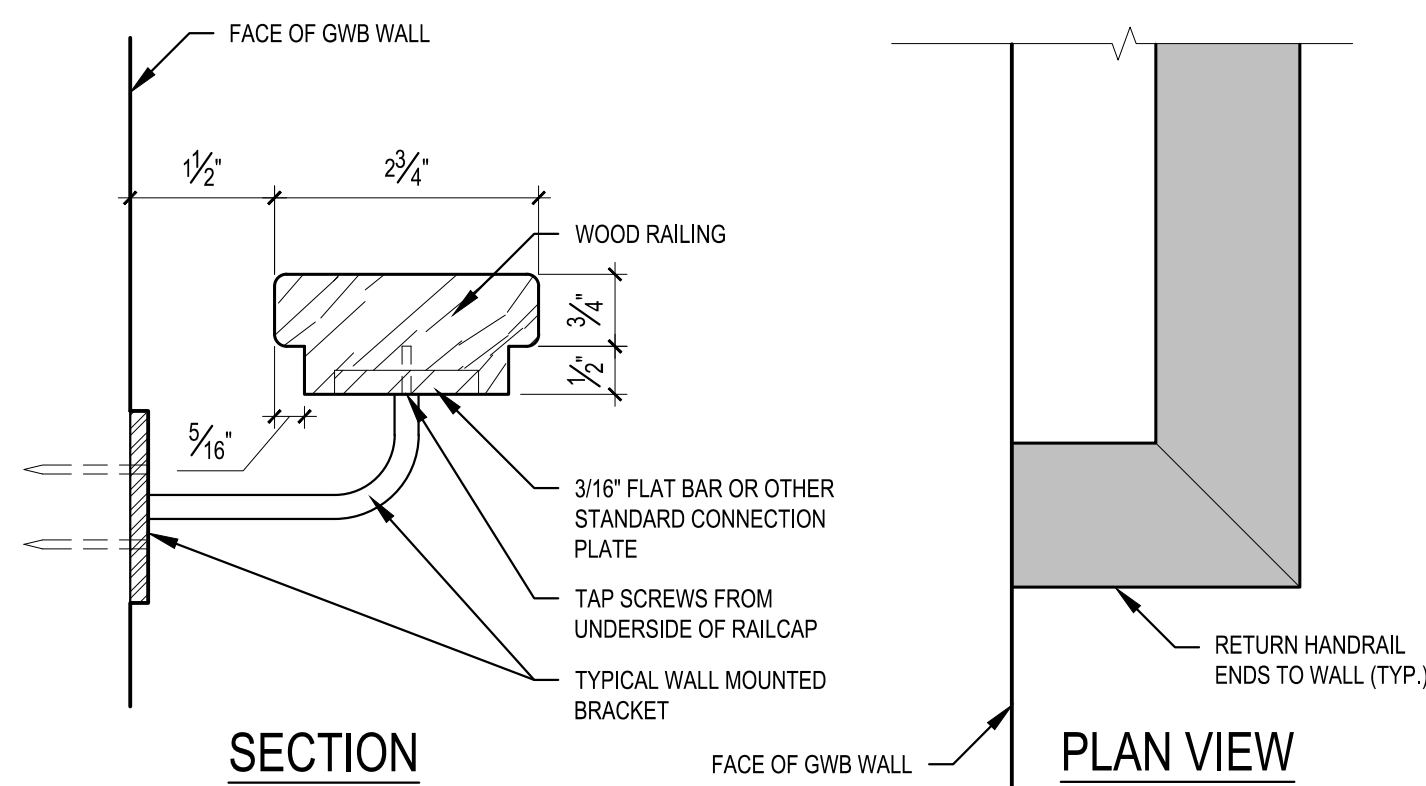
**3 TYPICAL WINDOW HEAD DETAIL**

SCALE: 3" = 1'-0"



**4 TYPICAL WINDOW SILL DETAIL**

SCALE: 3" = 1'-0"



**5 HANDRAIL DETAIL**

SCALE: 6" = 1'-0"

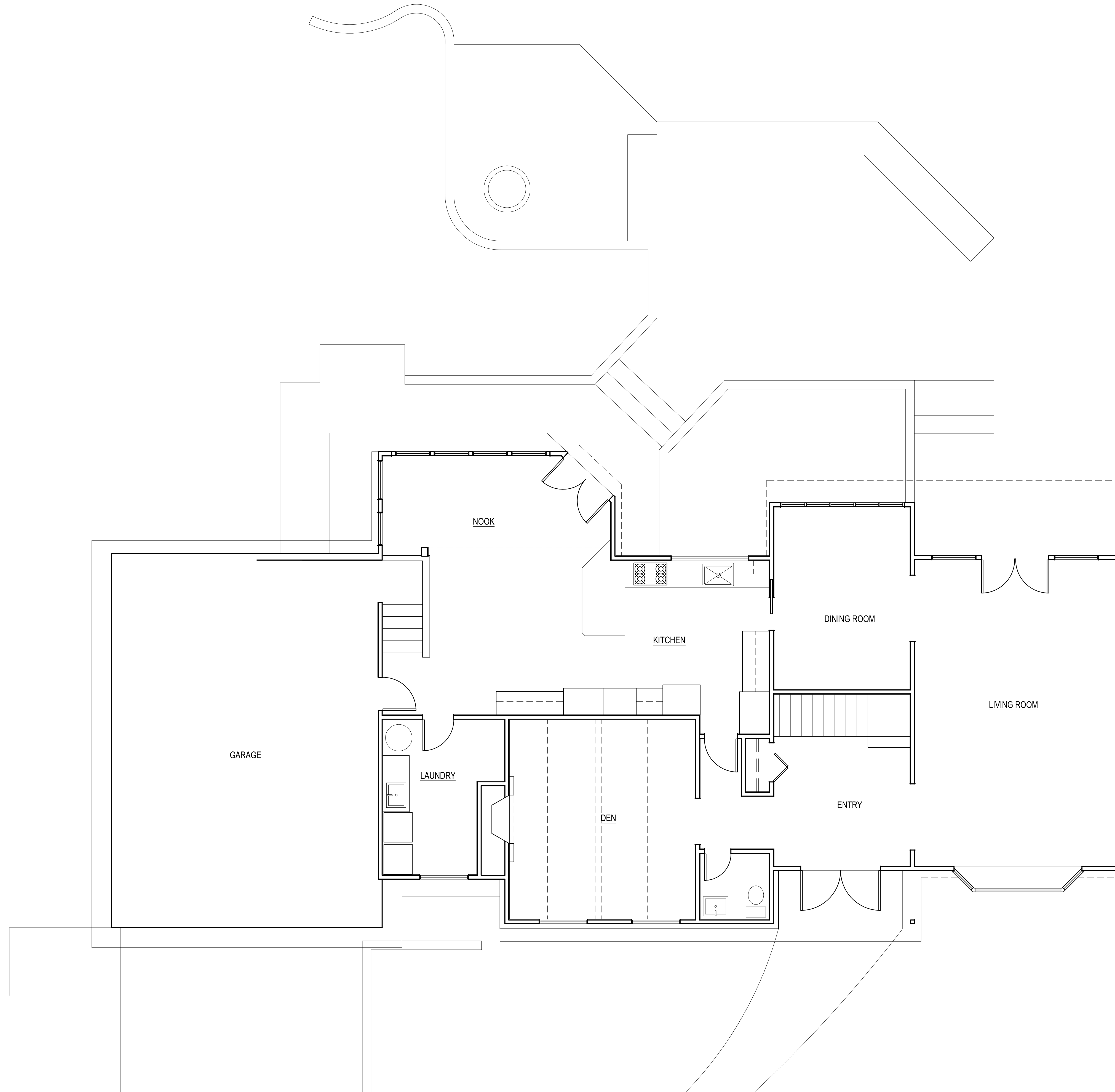
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PLOT DATE: 10/5/2022

DRAWN BY: JM

CHECKED BY: BJS

SHEET



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
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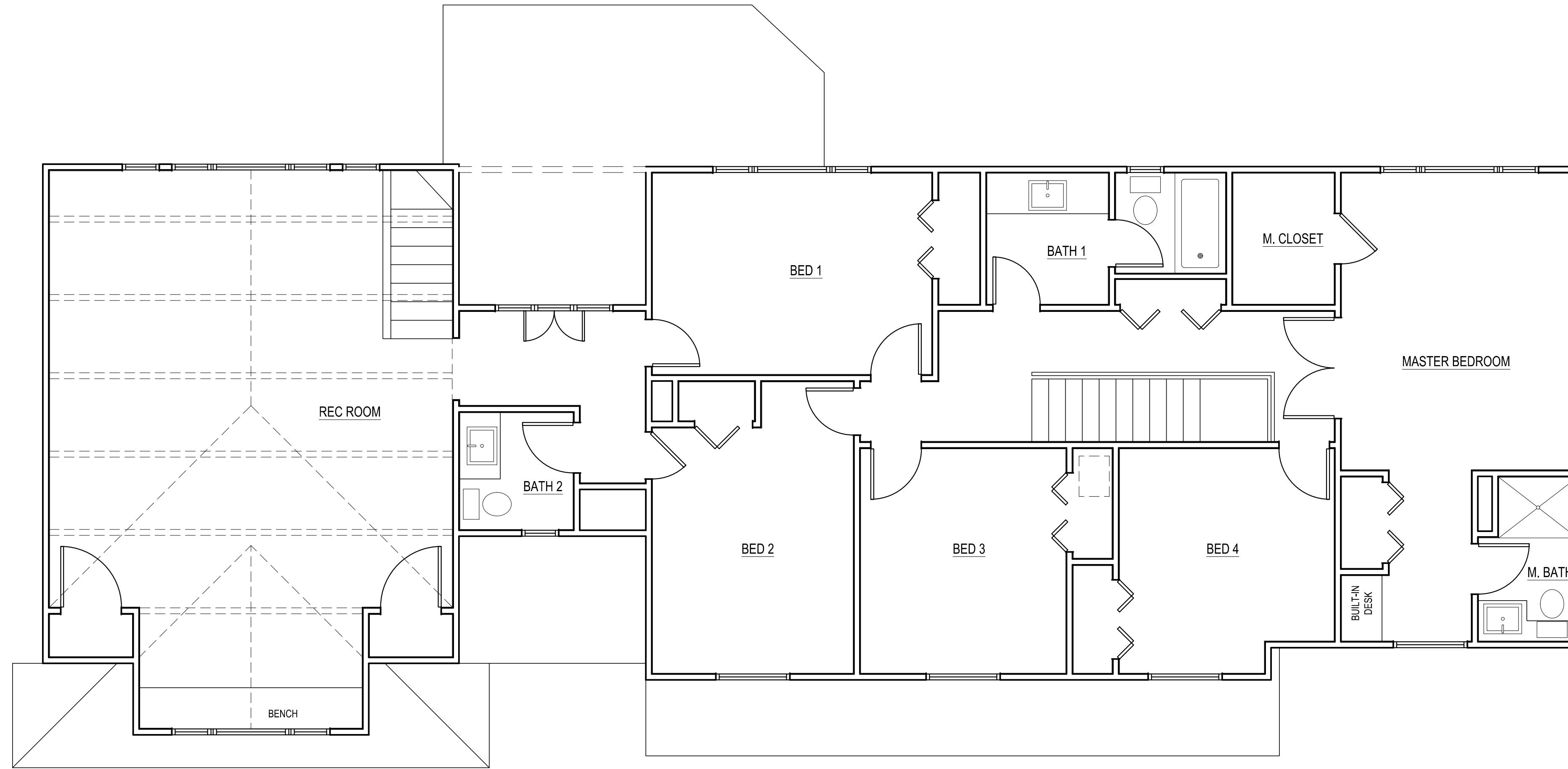
**AS-BUILT  
MAIN FLOOR PLAN**

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SHEET  
**AB2.0**



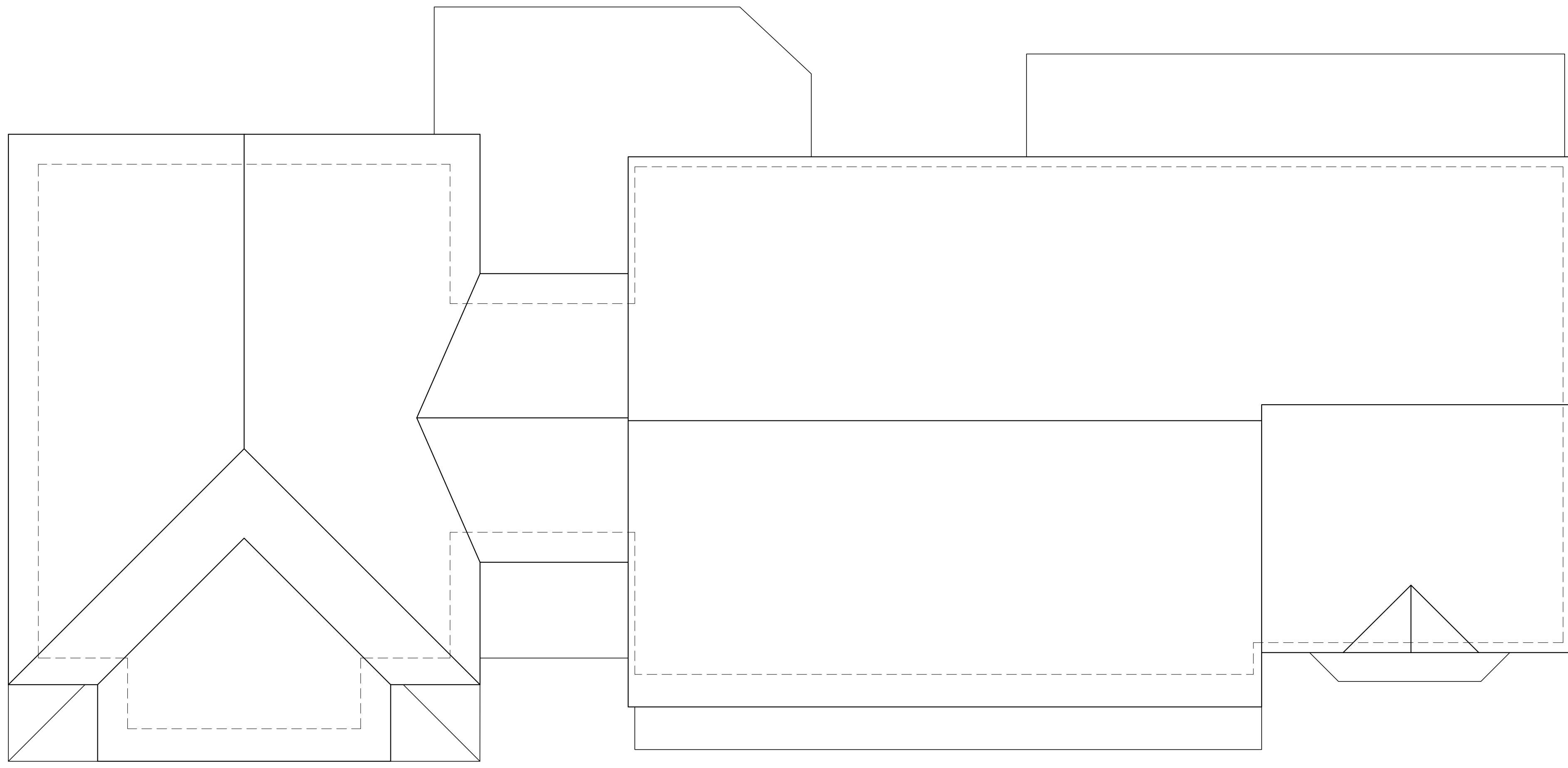
**AS-BUILT UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'

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

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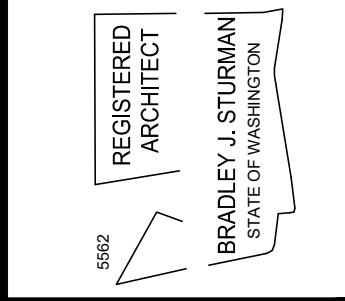
PLOT DATE: 10/5/2022  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**AB2.2**

**AS-BUILT  
ROOF PLAN**

**PIERCE RESIDENCE**  
5635 84TH AVE SE  
MERCER ISLAND, WA 98040

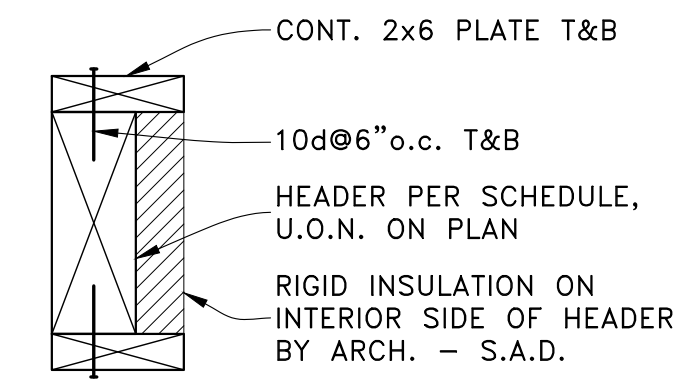
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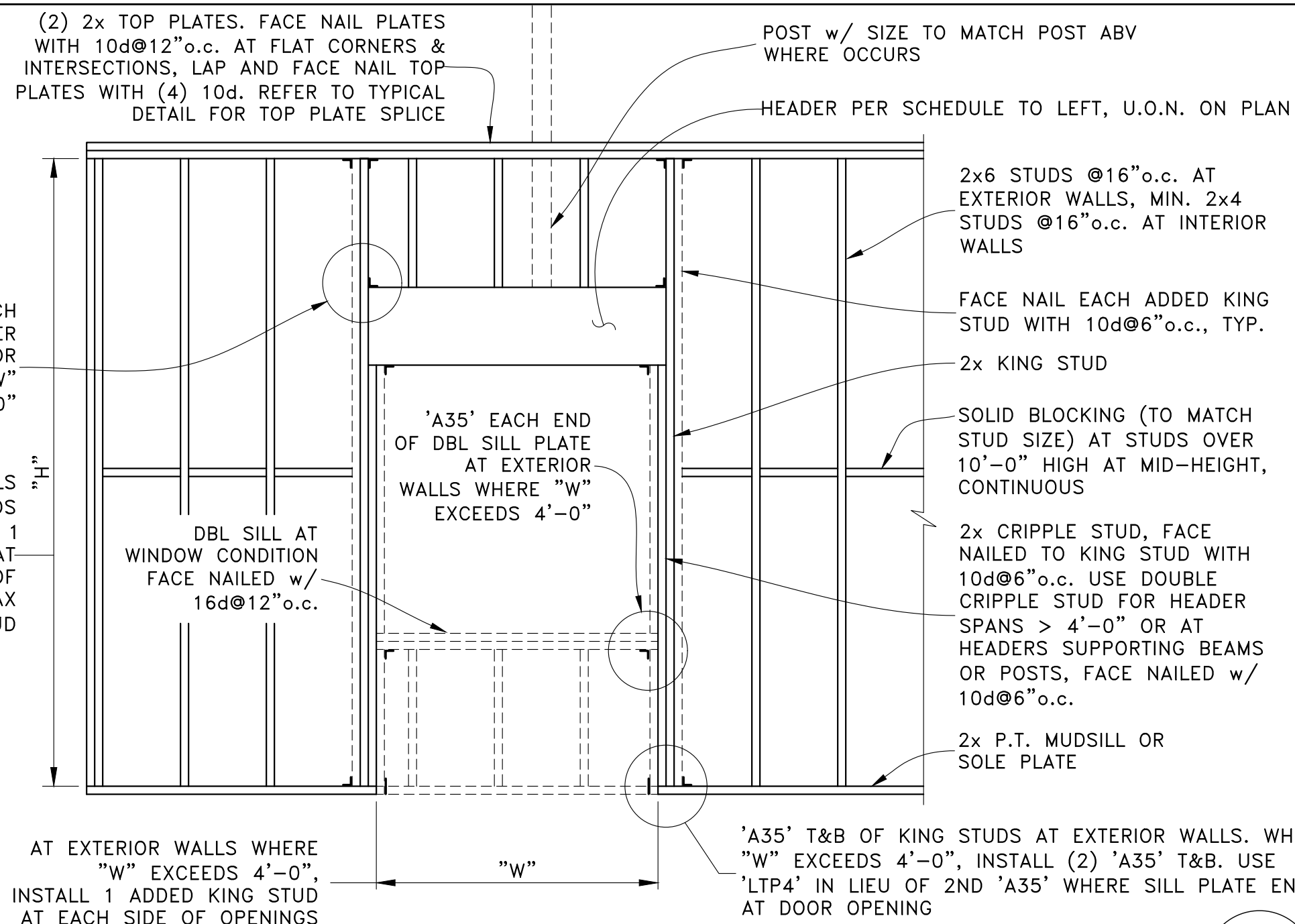


NOTE: GABLE END WALL STUDS SHALL BE B.F. FULL HEIGHT FROM FLOOR SOLE PLATE TO SLOPED ROOF DBL TOP PLATE. DO NOT PLATFORM FRAME GABLE END WALLS

| HEADER SCHEDULE, U.O.N. |             |
|-------------------------|-------------|
| "W" MAX. OPENING        | MIN. HEADER |
| 4'-0"                   | 4x6         |
| 6'-0"                   | 4x8         |
| 8'-0"                   | 4x10        |
| 10'-0"                  | 4x12        |

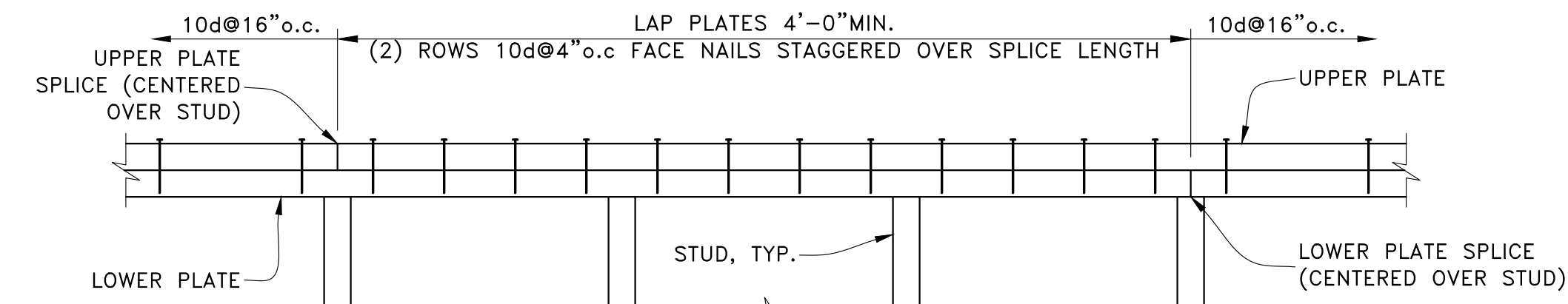


EXTERIOR HEADER @ 2x6 WALLS



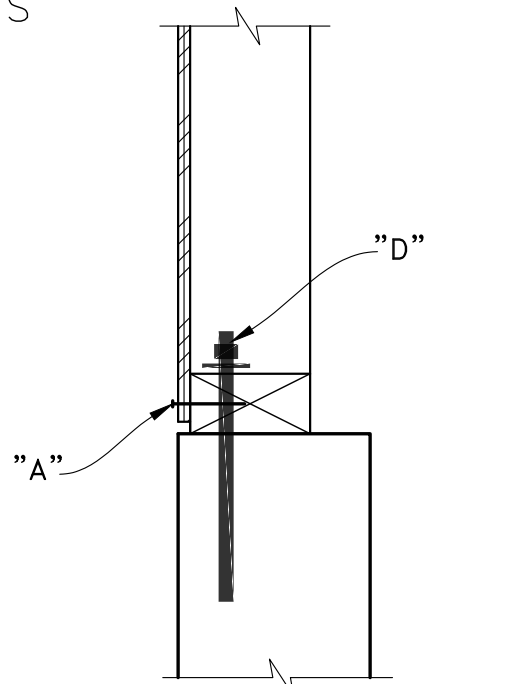
TYPICAL STUD WALL FRAMING

SCALE: NTS

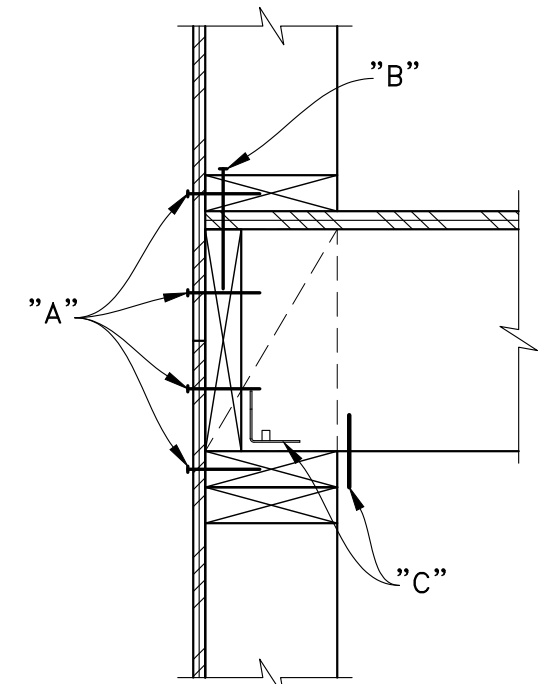


TYPICAL DOUBLE TOP PLATE SPLICE

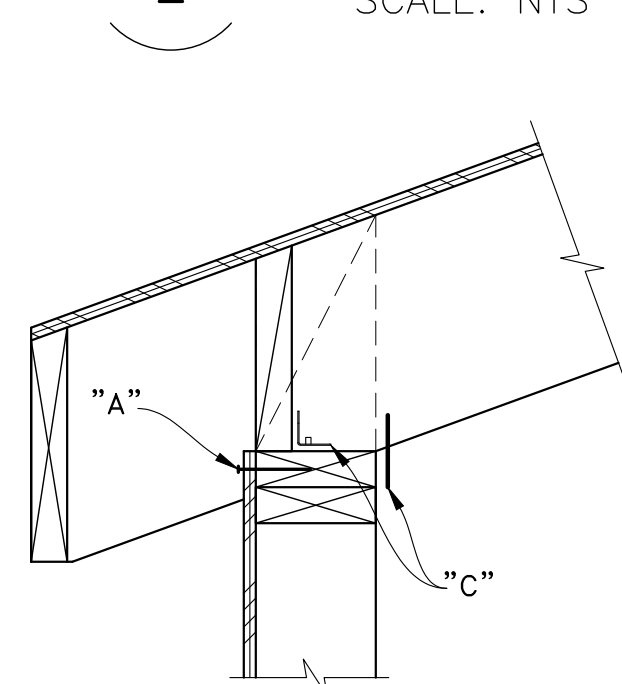
SCALE: NTS



FOUNDATION LEGEND



UPPER FLOOR LEGEND



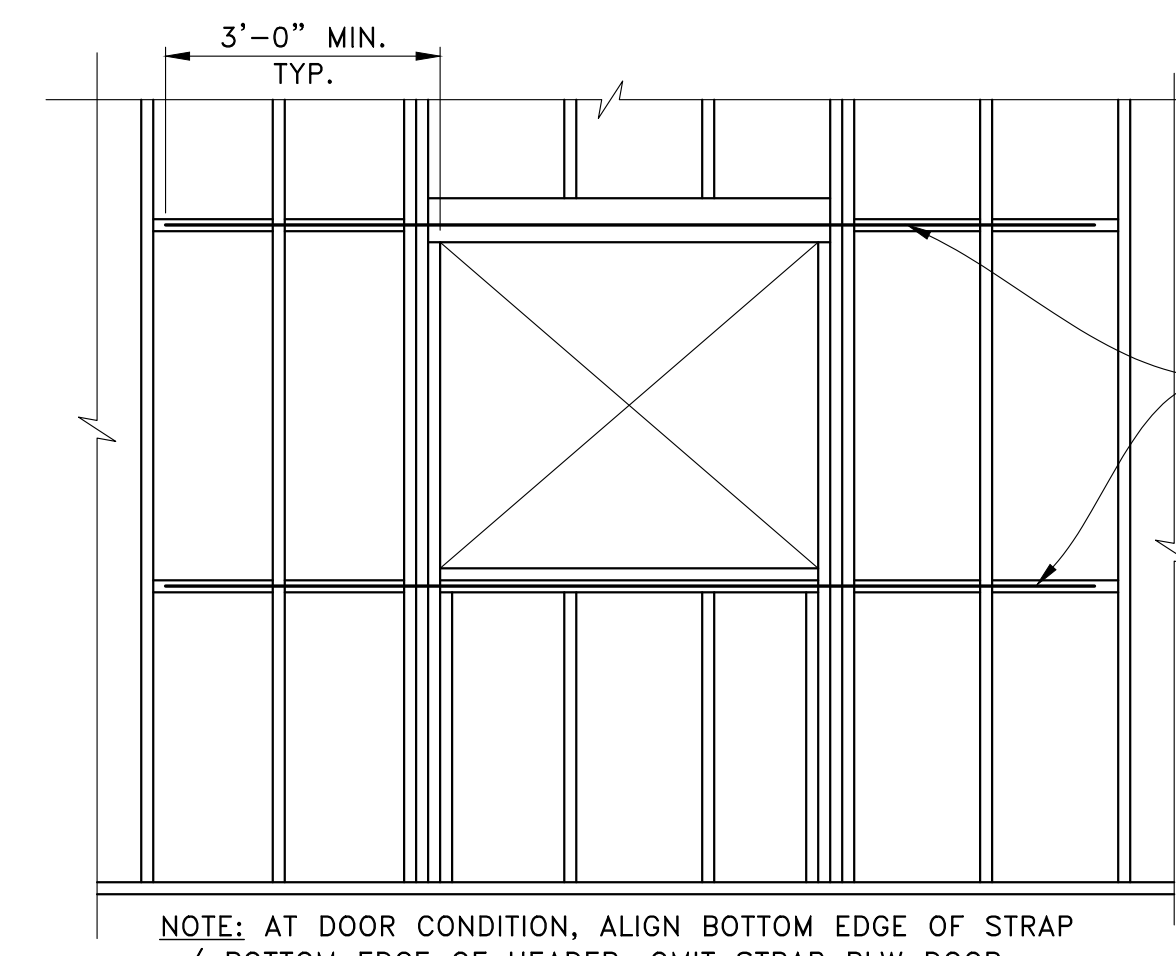
ROOF LEGEND

| SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS) |                |                          |               |                                  |                                   |   |                                |
|---|----------------|--------------------------|---------------|----------------------------------|-----------------------------------|---|--------------------------------|
| SHEAR WALL MARK   | CAPACITY (PLF) | EDGE NAILING "A"         | FIELD NAILING | FRAMING AT ADJOINING PANEL EDGES | SOLE PLATE FASTENERS "B"          | FRAMING CLIPS "C"                       | SILL ANCHOR BOLT SPACING - "D" |
| ①   | 310            | 10d@6" o.c.              | 10d@12" o.c.  | 2x NOMINAL                       | 'SDS25600' @ 8" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 16" o.c. <sup>5</sup> | 4'-0" o.c. <sup>6</sup>        |
| ②   | 460            | 10d@4" o.c.              | 10d@12" o.c.  | 2x NOMINAL                       | 'SDS25600' @ 8" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>  | 2'-8" o.c. <sup>6</sup>        |
| ③   | 600            | 10d@3" o.c. <sup>1</sup> | 10d@12" o.c.  | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 8" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>  | 2'-8" o.c. <sup>6</sup>        |
| ④   | 770            | 10d@2" o.c. <sup>1</sup> | 10d@12" o.c.  | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8" o.c. <sup>5</sup>  | 1'-4" o.c. <sup>6</sup>        |
| DBL SIDED ②   | 920            | 10d@4" o.c. <sup>1</sup> | 10d@12" o.c.  | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>  | 1'-4" o.c. <sup>6</sup>        |
| DBL SIDED ③   | 1200           | 10d@3" o.c. <sup>1</sup> | 10d@12" o.c.  | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>  | 1'-4" o.c. <sup>6</sup>        |
| DBL SIDED ④   | 1540           | 10d@2" o.c. <sup>1</sup> | 10d@12" o.c.  | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 3" o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4" o.c. <sup>5</sup>  | 8" o.c. <sup>6</sup>           |

- NOTES:
- 1) STAGGER ROWS OF EDGE NAILING 1/2" APART. ON DBL SIDED WALLS, STAGGER EDGE NAILS ON PANELS ON OPPOSITE SIDES OF WALL.
  - 2) NAILING TO ALL INTERMEDIATE FRAMING MEMBERS IN FIELD OF PANEL
  - 3) PANEL EDGE NAILING SHALL BE STAGGERED. 2-2x FRAMING MEMBERS SUPPORTING PANEL EDGES SHALL BE FACE NAILED WITH 10d, SPACING TO MATCH PANEL EDGE NAILING, STAGGERED. STAGGER PANEL EDGES IN OPPOSITE PANELS MIN. 2'-0" APART ON DBL SIDED SHEAR WALLS.
  - 4) SCREWS SHALL HAVE MIN. 2" PENETRATION INTO RIM JOIST/ BLOCKING - USE LONGER SCREWS IF NECESSARY.
  - 5) FRAMING CLIPS ARE ONLY REQUIRED WHERE SPECIFIED ON FRAMING DETAILS. INCREASE FREQUENCY OF FRAMING CLIPS BY 25% AT "STRUCT 1" SHEAR WALLS WHERE OCCURS.
  - 6) SEE GENERAL NOTES 7.6 & 7.8 FOR MORE INFORMATION.

SHEAR WALL SCHEDULE (S.W.S.)

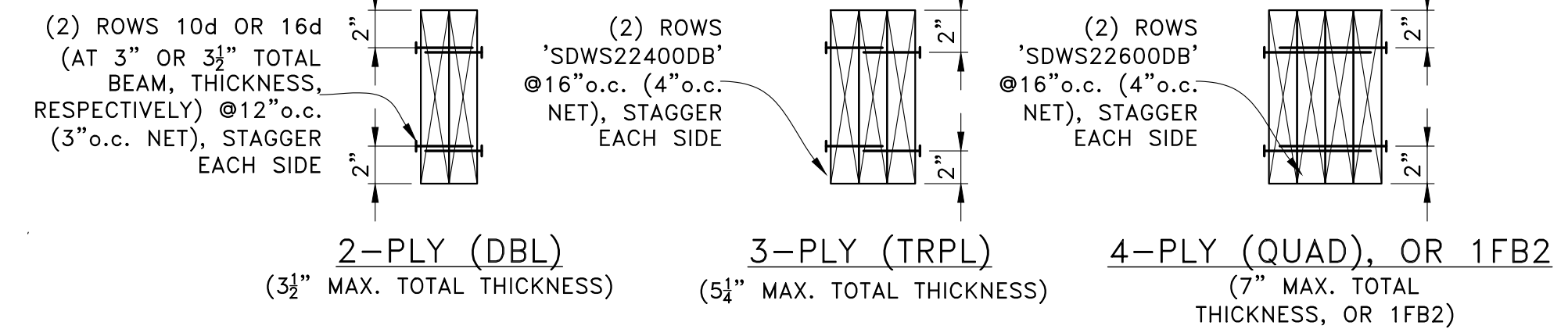
SCALE: NTS



TYPICAL SHEARWALL STRAP AROUND OPENINGS

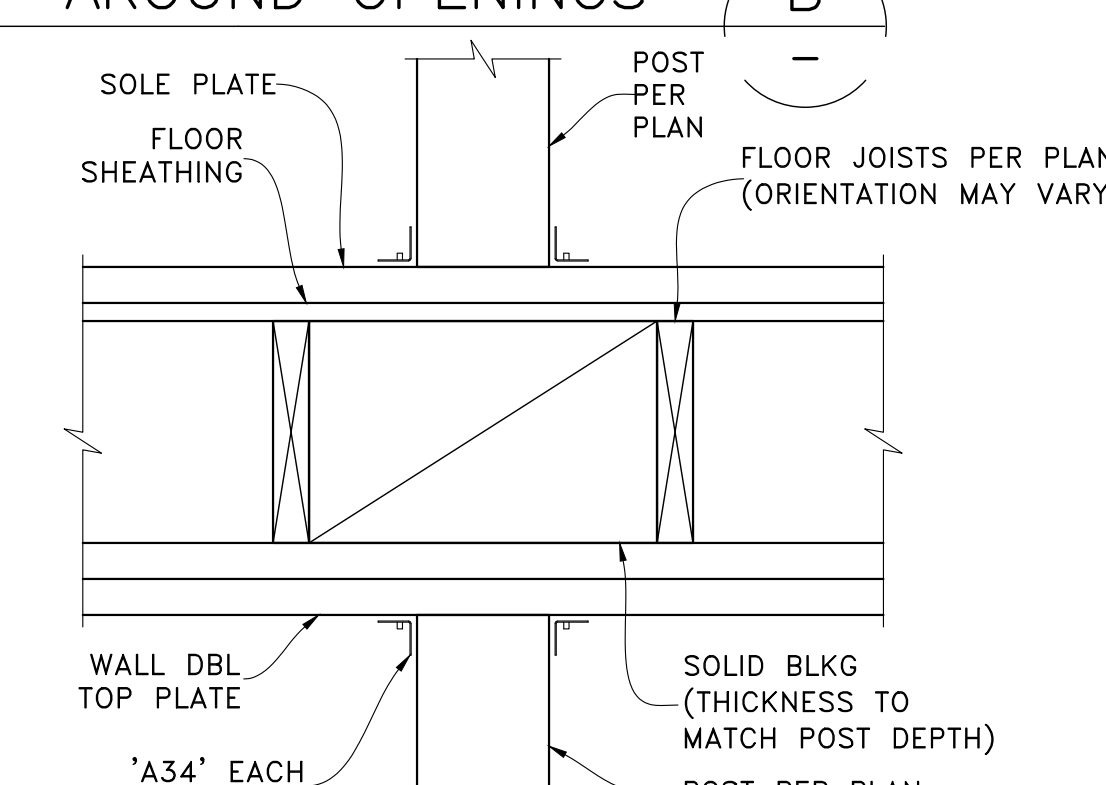
SCALE: NTS

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



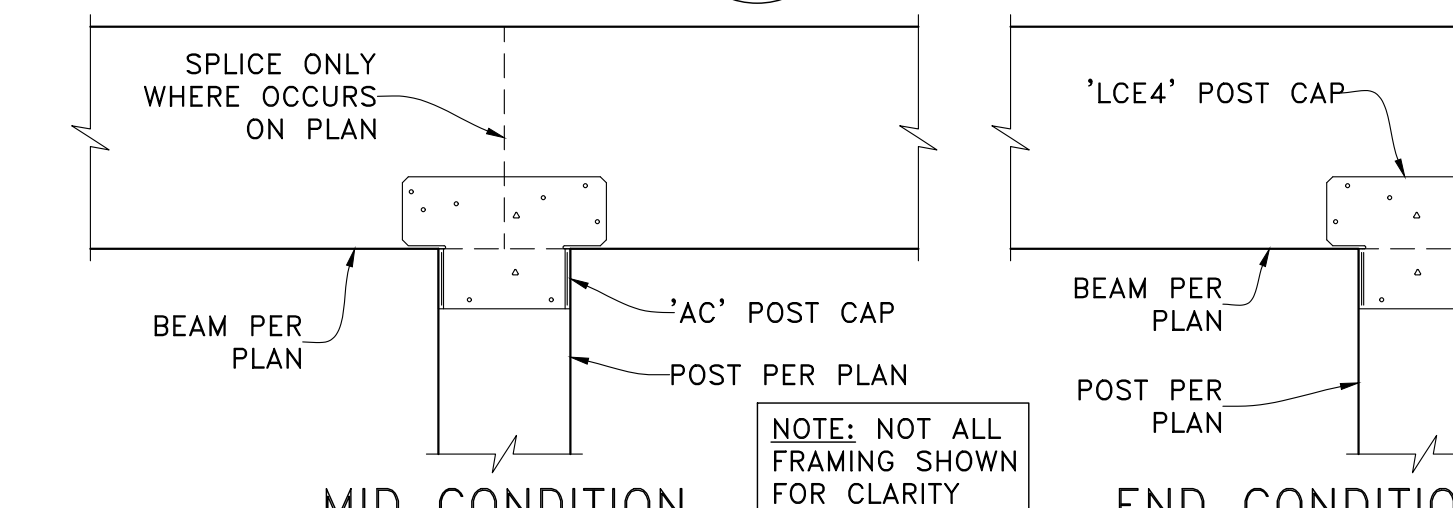
TYPICAL MULTI-PLY BEAM FASTENING

SCALE: NTS



POST IN WALL AT FLOOR

SCALE: NTS

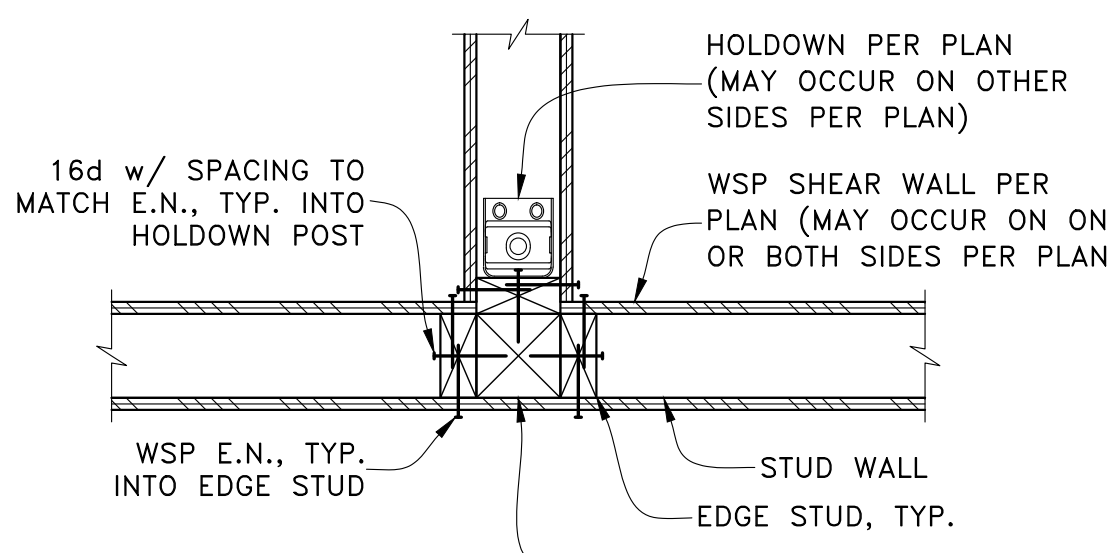


BEAM TO ISOLATED POST

SCALE: NTS

| HOLDOWN SCHEDULE |                      |                  |
|------------------|----------------------|------------------|
| HOLDOWN          | ANCHOR               | ANCHOR EMBEDMENT |
| HDU2             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU4             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU5             | SB $\frac{3}{8}$ x24 | 18"              |

- NOTES:
- 1) SEE GENERAL NOTE 7.7 FOR ADDITIONAL HOLDOWN SPECIFICATIONS NOT NOTED HEREIN.
  - 2) OK TO CSK COUPLER INTO SOLE PLATE AT CAR DECKING CONDITION WHERE OCCURS

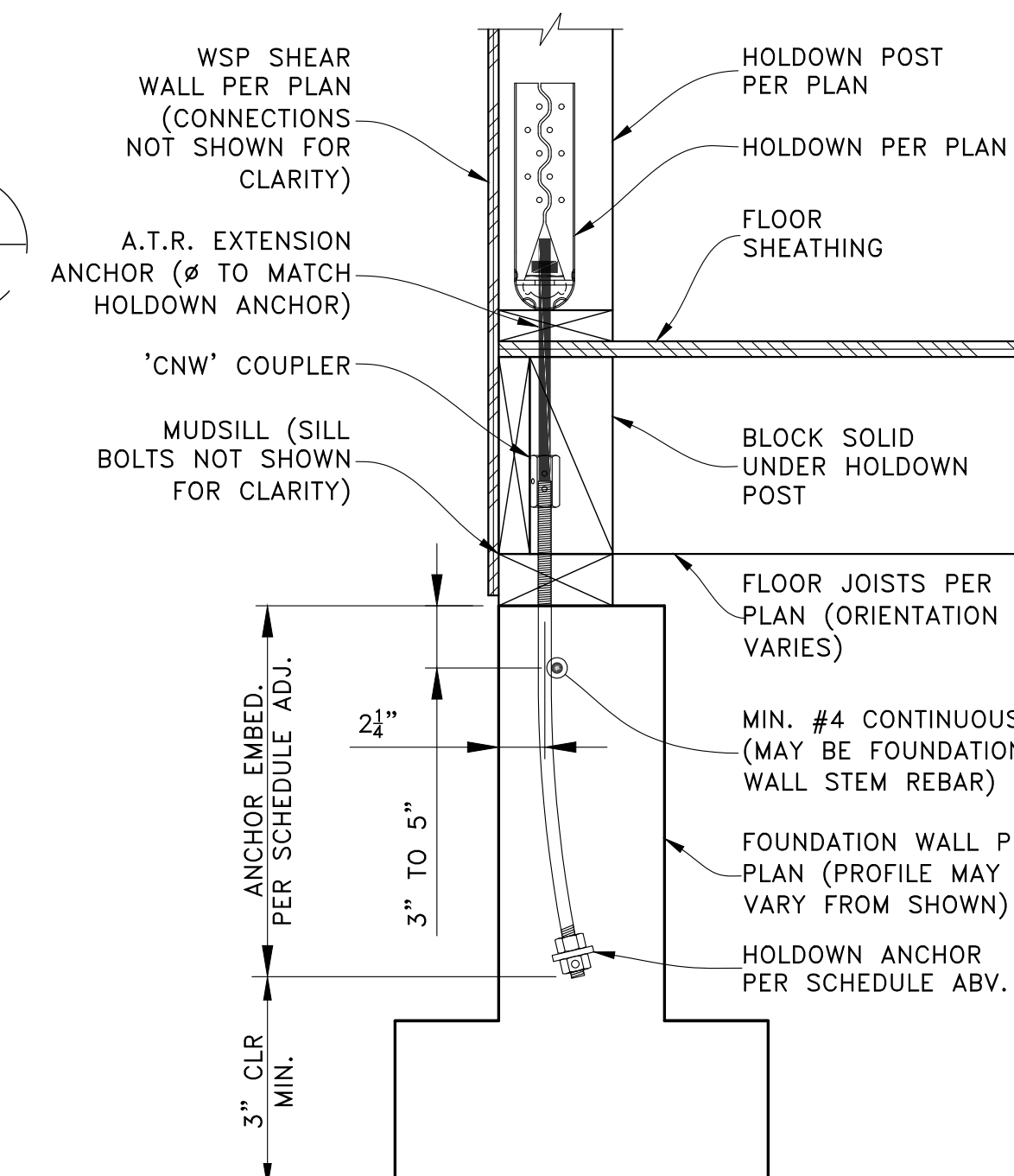


HOLDOWN AT CORNER

SCALE: NTS

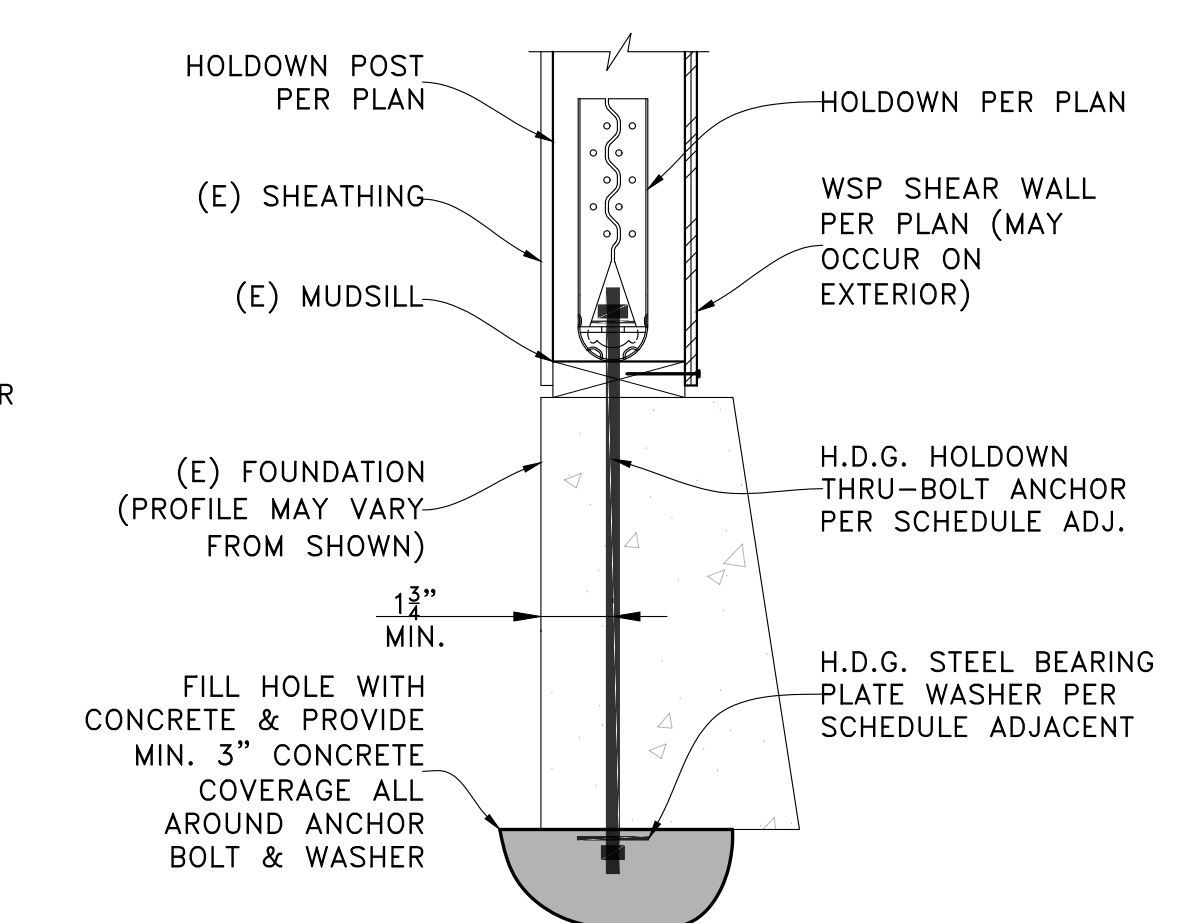
| HOLDOWN SCHEDULE |                               |                          |
|------------------|-------------------------------|--------------------------|
| HOLDOWN          | ANCHOR                        | BEARING PLATE            |
| HDU2             | $\frac{3}{8}$ " $\phi$ A.T.R. | $\frac{1}{2}$ " x 3" SQ. |
| HDU4             | $\frac{3}{8}$ " $\phi$ A.T.R. | $\frac{1}{2}$ " x 3" SQ. |
| HDU5             | $\frac{3}{8}$ " $\phi$ A.T.R. | $\frac{1}{2}$ " x 3" SQ. |
| HDU8             | $\frac{7}{8}$ " $\phi$ A.T.R. | $\frac{1}{2}$ " x 3" SQ. |

- NOTES:
- 1) SEE GENERAL NOTE 7.7 FOR ADDITIONAL HOLDOWN SPECIFICATIONS NOT NOTED HEREIN.
  - 2) RAISED FLOOR CONDITION SIM. WHERE OCCURS



TYPICAL HOLDOWN AT FOUNDATION

SCALE: NTS



TYPICAL HOLDOWN AT EXISTING FOUNDATION

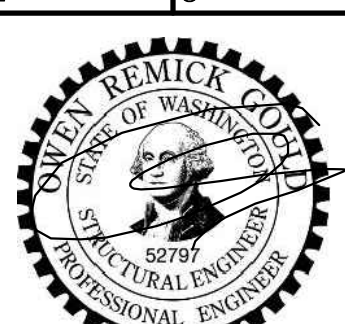
SCALE: NTS

PERMIT SET

| REV. | DATE     | DESCRIPTION             |
|------|----------|-------------------------|
| 1    | 07-05-22 | 1ST PLAN CHECK RESPONSE |
| 2    | 12-13-21 | PERMIT SET              |

PROJECT: ADDITIONS & ALTERATIONS  
5635 84th Ave SE  
Mercer Island, WA 98040

CLIENT: Elliot & Dorrinda Pierce  
5635 84th Ave SE  
Mercer Island, WA 98040



ENGINEER OF RECORD

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3201 1st Ave S, Suite 101, Seattle, WA 98134  
(206) 290-4608  
og@ogengineer.com

SCALE: AS NOTED  
JOB NO. 21031

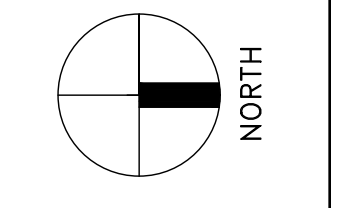
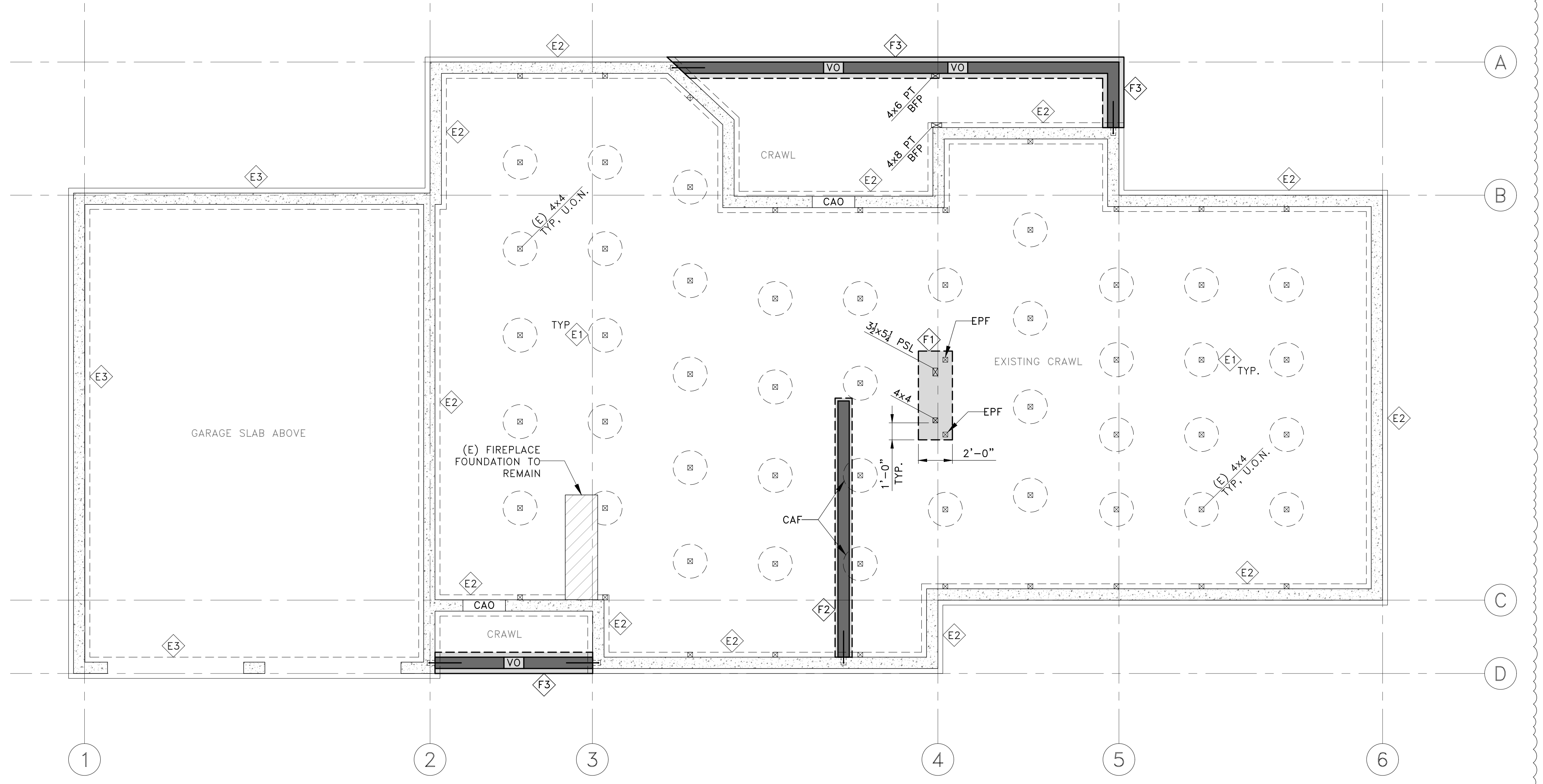
SHEET NO. S2

# PLAN LEGEND

|  |   |     |   |
|--|---|-----|---|
|  | CONCRETE FOUNDATION WALL PER FOUNDATION SCHEDULE ADJACENT     |     |   |
|  | (E) CONCRETE FOUNDATION WALL PER FOUNDATION SCHEDULE ADJACENT |     |   |
|  | CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE ADJACENT      |     |   |
|  | (E) CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE ADJACENT  |     |   |
|  | POST ABOVE FOUNDATION PER (C/S7)                              |     |   |
|  | EPOXY REBAR DOWEL NEW TO (E) FOUNDATION PER (A/S1)            |     |   |
|  |   | BPF | PT POST PER PLAN FROM T.O. FOOTING TOE TO U/S MAIN FLOOR BEAM w/ 'H8Z' EACH SIDE OF BEAM & 1/2" Ø EPOXY ANCHORS w/ 4" EMBED. INTO CONCRETE STEM WALL 6" FROM T.O. POST & @12" o.c. VERT. BTWN. CENTER VERT. ANCHOR ROW 3" MEASURED HORIZ. FROM CONCRETE WALL CORNER WHERE OCCURS & AS CLOSE TO POST CENTER AS POSSIBLE. PLACE W.P. BARRIER (BY OTHERS) BTWN UNTREATED WOOD AND CONCRETE |
|  |   | CAF | CAST NEW STRIP FTG AROUND (E) PAD FOOTING AT OVERLAP WHERE OCCURS & INSTALL #4x30" EPOXY DOWEL, HOOKED w/ 5" PERPENDICULAR EMBED. INTO (E) FTG & LAP w/ STRIP FTG BOTT. BARS. EPOXY DOWEL STEM VERT. BARS w/ 4" EMBED. INTO (E) PAD   |
|  |   | CAO | SAWCUT ACCESS OPNG IN (E) FOUNDATION WALL (S.A.D. FOR DIMS). ADJUST LOCN AS REQ'D TO AVOID CONFLICT w/ (E) POSTS. (E) OR REPLACEMENT POST BEARING ON NEW FOOTING WHERE OCCURS SHALL HAVE 'ABAZ' BASE w/ 5" EPOXY ANCHOR EMBED. INTO CONCRETE  |
|  |   | EPF |   |
|  |   | VO  | VENT OPENING (S.A.D. FOR DIMS)  |

# FOUNDATION SCHEDULE

|    |  |
|----|--|
| F1 | INTERIOR PAD FOOTING PER (C/S7)  |
| F2 | 8" INTERIOR CRAWLSPACE FOUNDATION WALL w/ 12" WIDE STRIP FOOTING PER (B/S7)  |
| F3 | 8" EXTERIOR CRAWLSPACE FOUNDATION WALL w/ 15" WIDE STRIP FOOTING PER (A/S7)  |
| E1 | (E) 24" Ø INTERIOR PAD FOOTING (LOCNS & QUANTITY SHOWN ARE APPROXIMATE, V.I.F.)  |
| E2 | (E) 8" CRAWLSPACE FOUNDATION WALL w/ 15" WIDE STRIP FOOTING (V.I.F. FOOTING WIDTH; NOTIFY ENGR FOR ADDITIONAL REQUIREMENTS IF LESS)    |
| E3 | (E) 8" SLAB ON GRADE FOUNDATION WALL w/ 15" WIDE STRIP FOOTING (V.I.F. FOOTING WIDTH; NOTIFY ENGR FOR ADDITIONAL REQUIREMENTS IF LESS) |

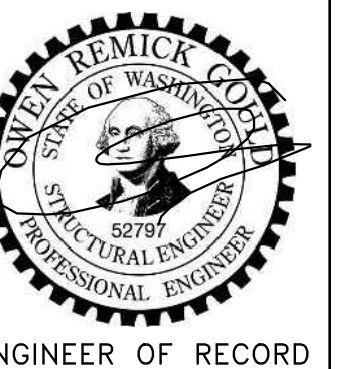


PERMIT SET

| REV      | DATE | DESCRIPTION             |
|----------|------|-------------------------|
| 10-04-22 |      | FIELD REVISION 1        |
| 07-05-22 |      | 1ST PLAN CHECK RESPONSE |
| 12-13-21 |      | PERMIT SET              |

PROJECT: ADDITIONS & ALTERATIONS  
5635 84th Ave SE  
Mercer Island, WA 98040

CLIENT: Elliot & Dorrinda Pierce  
5635 84th Ave SE  
Mercer Island, WA 98040



ENGINEER OF RECORD

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SHEET TITLE: CRAWLSPACE FOUNDATION PLAN

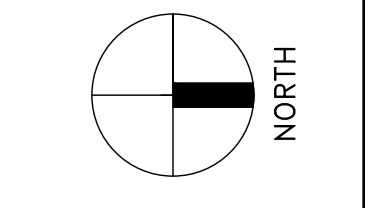
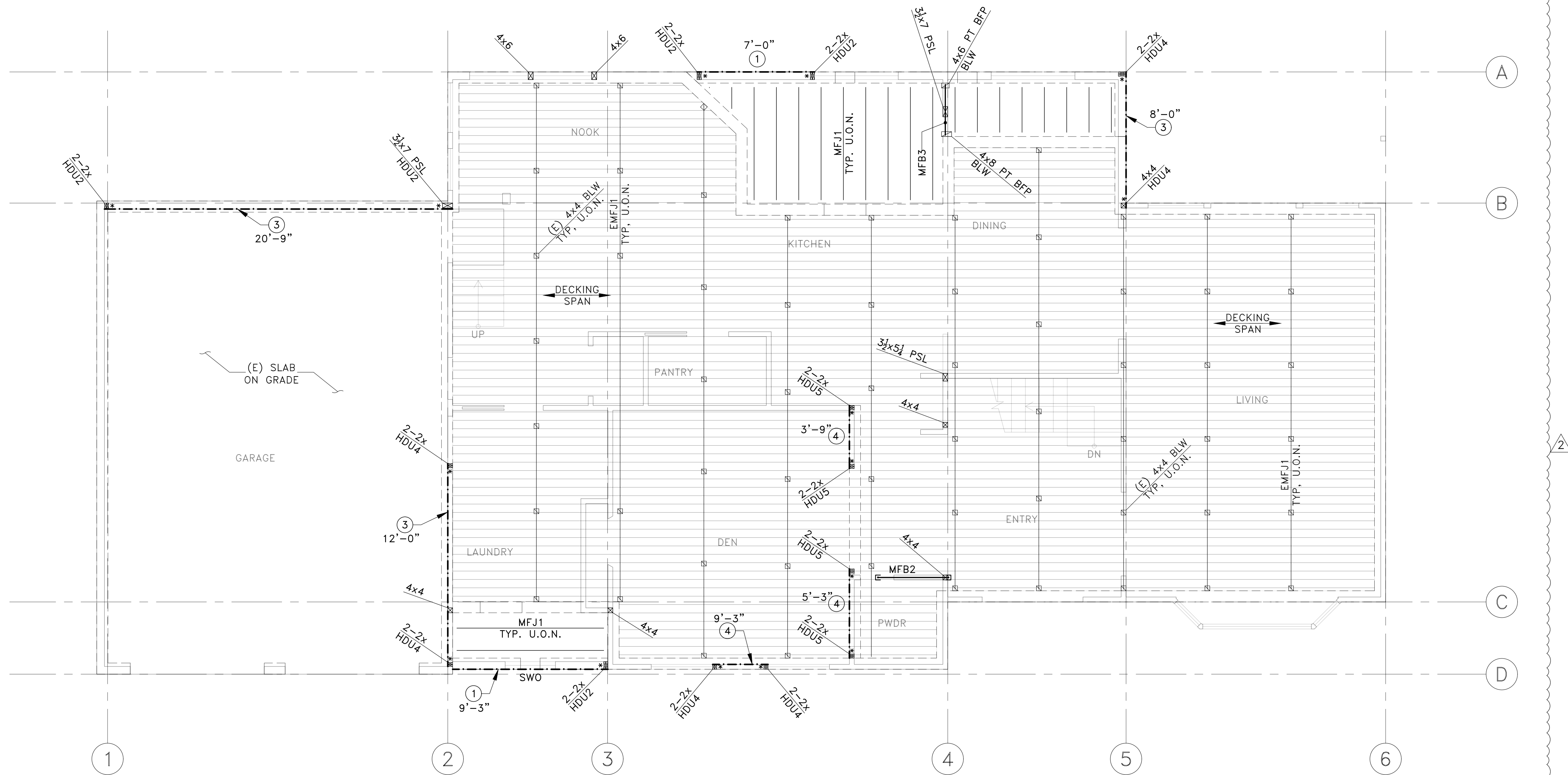


# PLAN LEGEND

|  |  |     |   |
|--|--|-----|---|
|  | NEW OR EXISTING STUD WALL ABOVE FLOOR  |     |   |
|  | NEW OR EXISTING WALL BELOW FLOOR   |     |   |
|  | NEW OR EXISTING WINDOW BY ARCH (S.A.D.)  | BFP | SEE SHEET S3 PLAN LEGEND  |
|  | 1/2" W.S.P. SHEAR WALL TYPE (X) w/ MIN. LENGTH 'L', PER (I) (A-B) (D) (S2) (S7) (S7) | SWO | STRAP AROUND OPENING IN SHEAR WALL PER (B) (S2)   |
|  | POST ABOVE OR BELOW FLOOR PER (E-F) (S2) (C) (S7)                                    |     |   |
|  | POST & HOLDOWN PER (L-M) (S2)  |     |   |
|  | (E) 2x CAR DECKING SPANNING IN INDICATED DIRECTION                                   |     |   |
|  | BEAM HANGER  |     | FLUSH-FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)  |
|  |  |     | JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL-DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT |

# FRAMING SCHEDULE

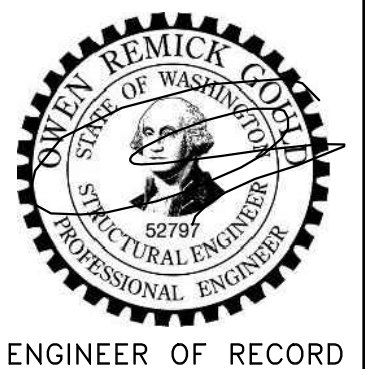
| CALLOUT | JOIST/BEAM                        | HANGER<br>(U.O.N. ON PLAN)                          | REFER TO DETAIL(S)<br>(OR SEE NOTES BLW)      |
|---------|-----------------------------------|---|---|
| MFJ1    | 2x10 @ 16" o.c.                   | JB210A (OR USE (5) 10d TOE NAILS ONLY WHERE SKEWED) | (A) (F) (S7) (S7)                             |
| MFB2    | 4x10 (FLUSH w/ EMFJ1)             | HU410   | N/A   |
| MFB3    | 5 1/2 x 9 1/2 PSL (FLUSH w/ MFJ1) | N/A   | SHALL HAVE FULL BEARING OVER BFP              |
| EMFJ1   | 4x10 @ ±5'-0" o.c.                | N/A   | SPACING & LAYOUT SHOWN IS APPROXIMATE; V.I.F. |



|            |                         |
|------------|-------------------------|
| PERMIT SET |                         |
| 10-04-22   | FIELD REVISION 1        |
| 07-05-22   | 1ST PLAN CHECK RESPONSE |
| 12-13-21   | PERMIT SET              |
| REV        | DATE                    |
|            | DESCRIPTION             |

PROJECT: ADDITIONS & ALTERATIONS  
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SHEET TITLE: MAIN FLOOR FRAMING PLAN

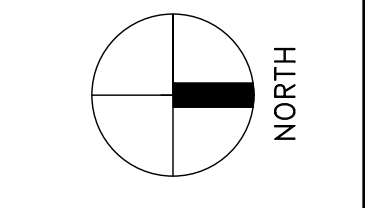
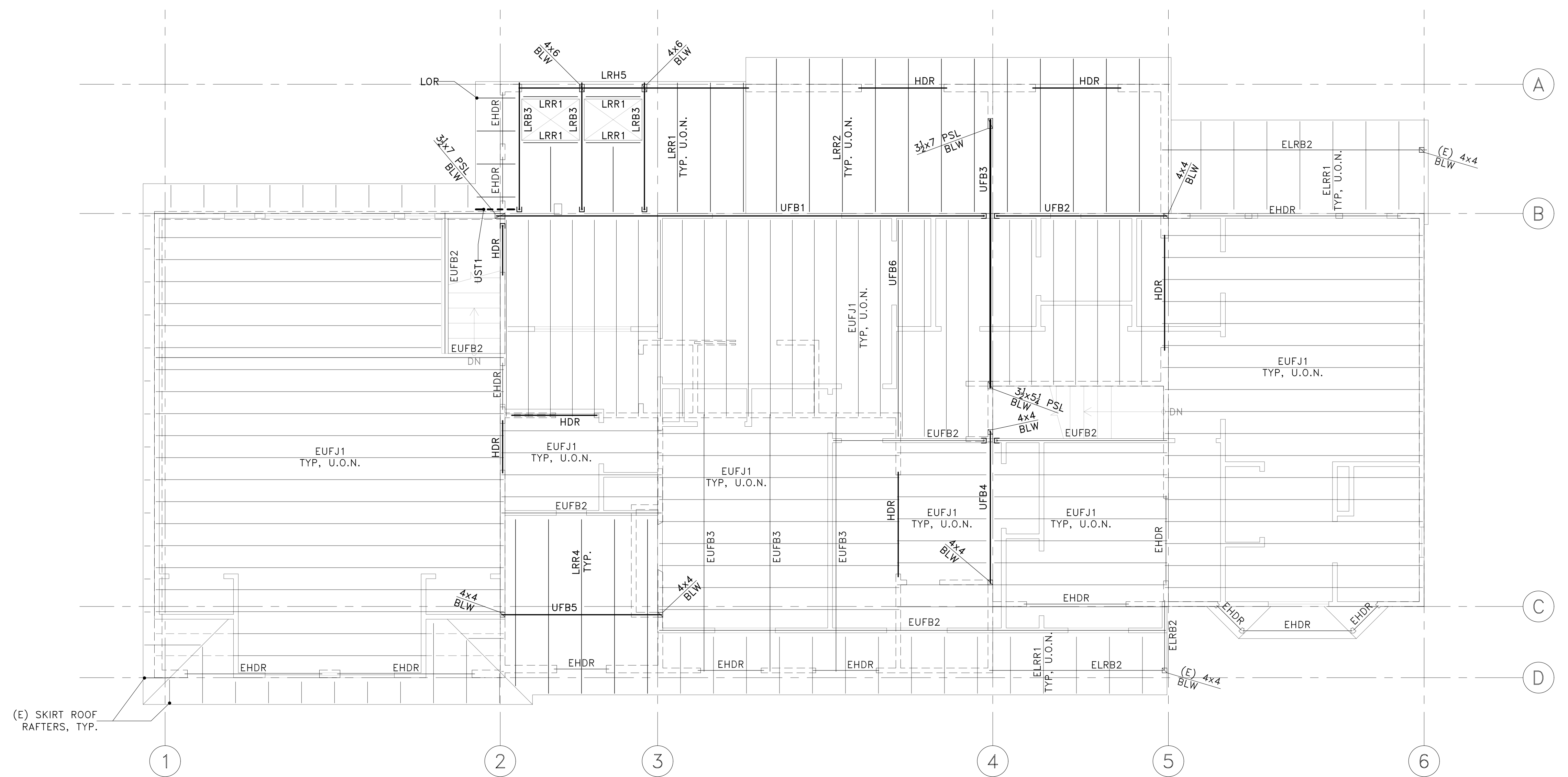
# PLAN LEGEND

|      |  |      |  |
|------|--|------|--|
|      | NEW OR EXISTING STUD WALL ABOVE FLOOR  | HDR  | DROPPED HEADER OVER WALL OPENING BELOW PER (USE 'HUG' HANGER TO FULL-HEIGHT POST WHERE OCCURS, MATCH BEAM DEPTH) <span>(A/S2)</span>   |
|      | NEW OR EXISTING WALL BELOW FLOOR   | LOR  | LOOKOUT RAFTERS PER <span>(J/S7)</span>  |
|      | NEW OR EXISTING WINDOW BY ARCH (S.A.D.)  |      |  |
|      | POST BELOW FLOOR PER <span>(E-F/S2)</span> <span>(O/S7)</span>                 |      |  |
|      | METAL STRAP PER PLAN   |      |  |
| UST1 | 'MSTC40' STRAP U/S BEAM TO T.O. ABUTTING DBL TOP PLATE PER <span>(A/S8)</span> |      |  |
|      |  | EHDR | (E) DROPPED HEADER OVER WALL OPENING BELOW   |
|      |  |      | 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 BLG EACH SIDE OF JOIST OR BEAM OVER SUPPORT |

# FRAMING SCHEDULE

| CALLOUT | JOIST/BEAM                              | HANGER (U.O.N. ON PLAN)     | REFER TO DETAIL(S) (OR SEE NOTES BLW)  | CALLOUT | JOIST/BEAM           | HANGER (U.O.N. ON PLAN)    | REFER TO DETAIL(S) (OR SEE NOTES BLW) |
|---------|---|-----------------------------|--|---------|----------------------|----------------------------|---------------------------------------|
| UFB1    | 3 1/2 x 24 PSL (U/S FLUSH w/ U/S EUFJ1) | CUSTOM (SEE DETAIL)         | <span>(L-M/S7)</span> <span>(B/S8)</span>  | EUFJ1   | (E) 2x10 @16"o.c.    | LUS210 (TO NEW BEAMS ONLY) | V.I.F. HANGER FIT PRIOR TO PURCHASE   |
| UFB2    | 3 1/2 x 9 1/2 PSL (FLUSH)               | CUSTOM (SEE DETAIL)         | <span>(M/S7)</span> <span>(B/S8)</span>  | EUFB2   | (E) 4x10 (FLUSH)     | HU410 (TO NEW BEAMS ONLY)  | V.I.F. HANGER FIT PRIOR TO PURCHASE   |
| UFB3    | W8x28 (FLUSH)                           | N/A                         | <span>(E/S7)</span> <span>(O/S7)</span> <span>(B/S8)</span>  | EUFB3   | (E) 4x8 (DROPPED)    | N/A                        | N/A                                   |
| UFB4    | 3 1/2 x 9 1/2 PSL (FLUSH)               | N/A                         | N/A  | ELRR1   | (E) OVERHANG RAFTERS | N/A                        | N/A                                   |
| UFB5    | 4x10 (DROPPED)                          | N/A                         | <span>(N/S7)</span>  | ELRB2   | (E) LOW ROOF RAFTERS | N/A                        | N/A                                   |
| UFB6    | 2x10 (FLUSH DRAG STRUT)                 | LUS210                      | 'A35' w/ 'PH6121' @24"o.c. TO U/S SUBFLOOR, LAP MIN. 18" @ DBL TOP PLATE @ EAST END & ATTACH w/ (4) 'LTP5' |         |                      |                            |                                       |
| LRR1    | 2x8 @24"o.c.                            | LRU28Z                      | <span>(G/S7)</span> <span>(I/S7)</span> <span>(L/S7)</span>  |         |                      |                            |                                       |
| LRR2    | 2x8 @24"o.c.                            | LRU28Z                      | <span>(G/S7)</span> <span>(H/S7)</span> <span>(K/S7)</span>  |         |                      |                            |                                       |
| LRB3    | 4x8 (FLUSH)                             | LSSR410Z (SHIM GAP IN SEAT) | <span>(G/S7)</span> <span>(I/S7)</span>  |         |                      |                            |                                       |
| LRR4    | 2x8 @24"o.c.                            | LRU28Z                      | <span>(G/S7)</span> <span>(H/S7)</span> <span>(N/S7)</span>  |         |                      |                            |                                       |
| LRH5    | 4x6 (TOP FLUSH w/ ADJ. DBL TOP PLATE)   | N/A                         | <span>(A/S2)</span> SIM  |         |                      |                            |                                       |

**NOTES:**  
 1) NO WORK ABOVE UPPER FLOOR; UPPER FLOOR WALL LAYOUT SHOWN FOR REFERENCE ONLY  
 2) CONTRACTOR SHALL FIELD-VERIFY EXISTING UPPER FLOOR FRAMING CONDITIONS SHOWN ON THIS PLAN PRIOR TO COMMENCING FRAMING WORK & FABRICATION OF UFB3. IF DIFFERENT THAN SHOWN HEREIN, NOTIFY ENGINEER FOR ADDITIONAL REQUIREMENTS PRIOR TO CONSTRUCTION.

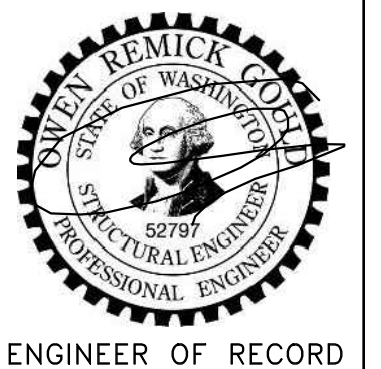


PERMIT SET

|          |                         |             |
|----------|-------------------------|-------------|
| 10-04-22 | FIELD REVISION 1        |             |
| 07-05-22 | 1ST PLAN CHECK RESPONSE |             |
| 12-13-21 | PERMIT SET              |             |
| REV      | DATE                    | DESCRIPTION |

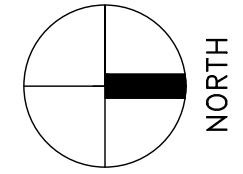
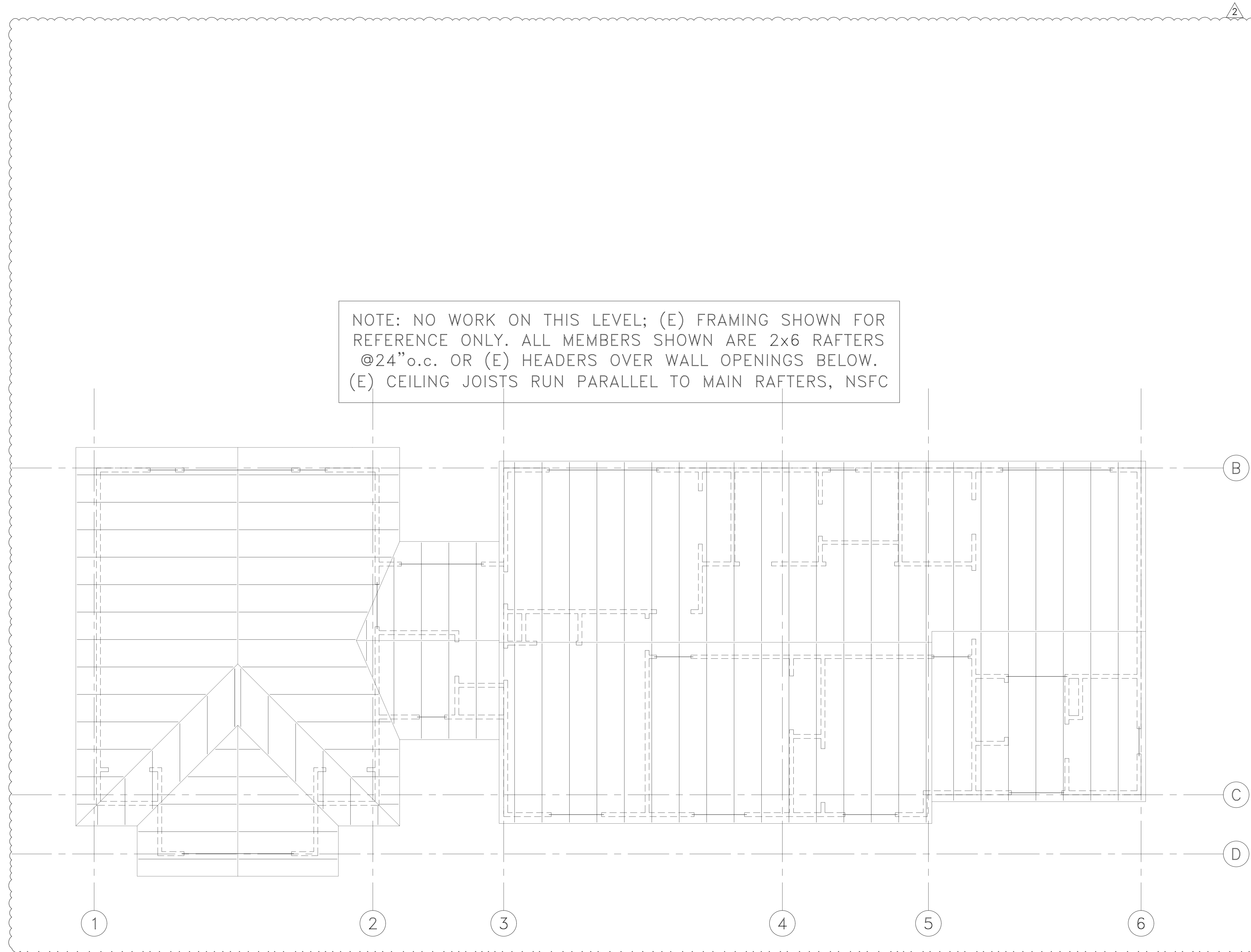
**PROJECT:** ADDITIONS & ALTERATIONS  
 5635 84th Ave SE  
 Mercer Island, WA 98040

**CLIENT:** Elliot & Dorrinda Pierce  
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**ENGINEER OF RECORD:** O.G. ENGINEERING, PLLC  
 3201 1st Ave S, Suite 101, Seattle, WA 98134  
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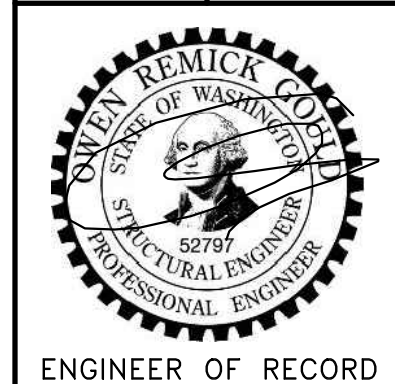
**SHEET TITLE:** UPPER FLOOR/ LOW ROOF FRAMING PLAN



|            |                                  |
|------------|----------------------------------|
| PERMIT SET |                                  |
|            | 2                                |
|            | FIELD REVISION 1                 |
|            | 07-05-22 1ST PLAN CHECK RESPONSE |
|            | 12-13-21 PERMIT SET              |
|            | REV. DATE DESCRIPTION            |

PROJECT: **ADDITIONS & ALTERATIONS**  
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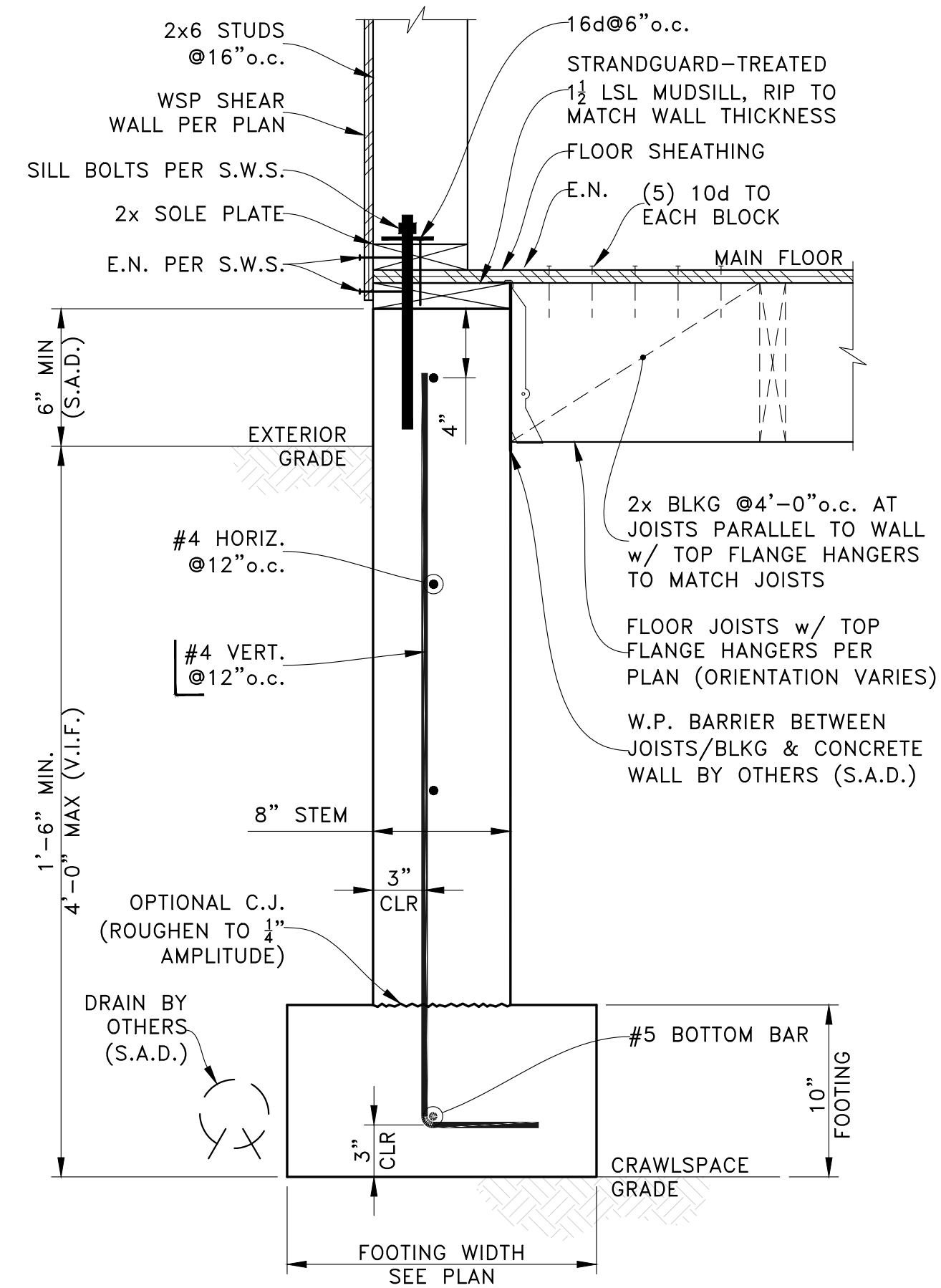


ENGINEER OF RECORD

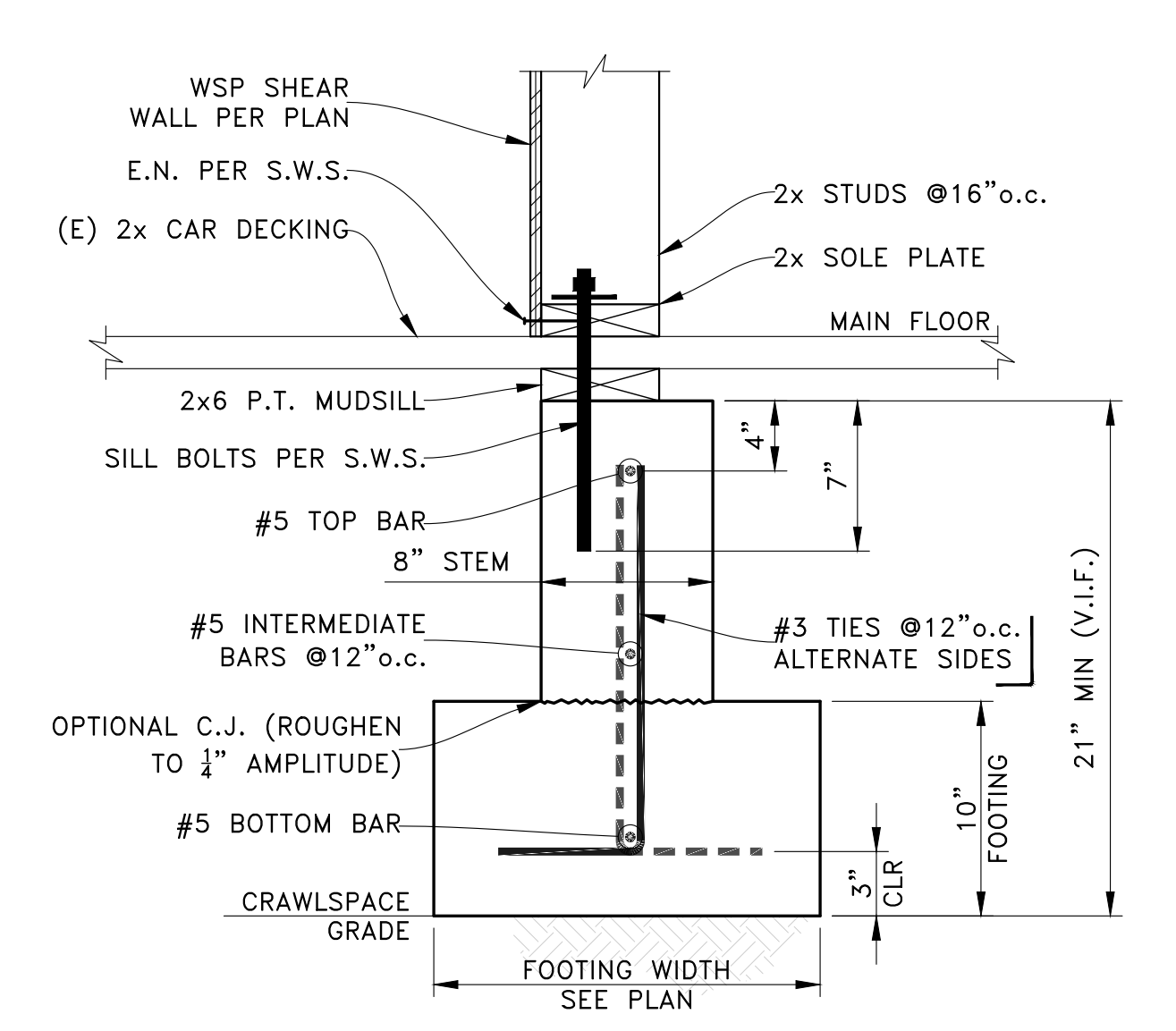
**O.G. ENGINEERING, PLLC**  
 3201 1st Ave S, Suite 101, Seattle, WA 98134  
 (206) 290-4608  
 owen@ogengineer.com

SHEET TITLE: **UPPER ROOF FRAMING PLAN**

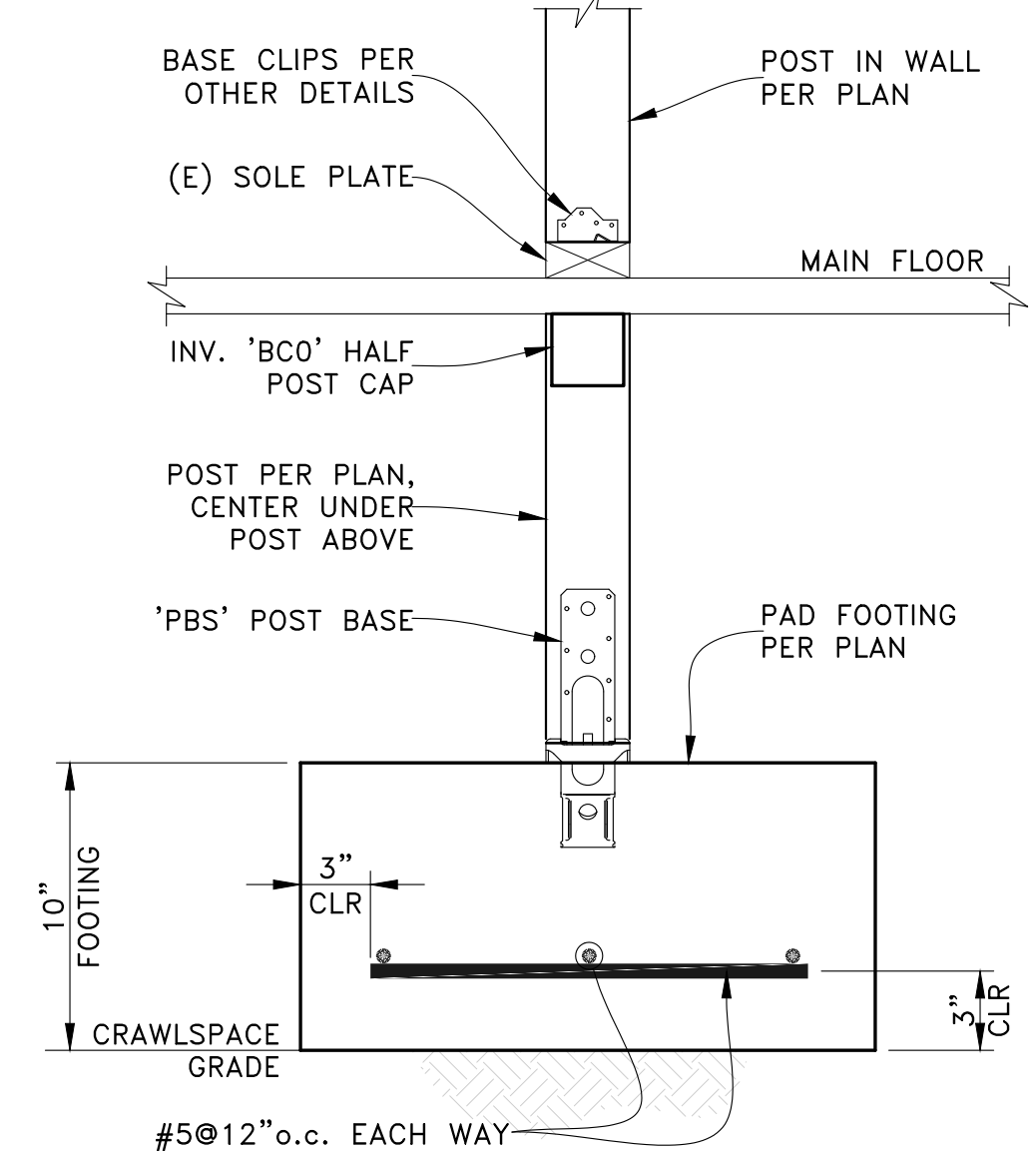
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| SCALE:<br>AS NOTED | SHEET NO.<br>2 |
| JOB NO.<br>21031   | <b>S6</b>      |



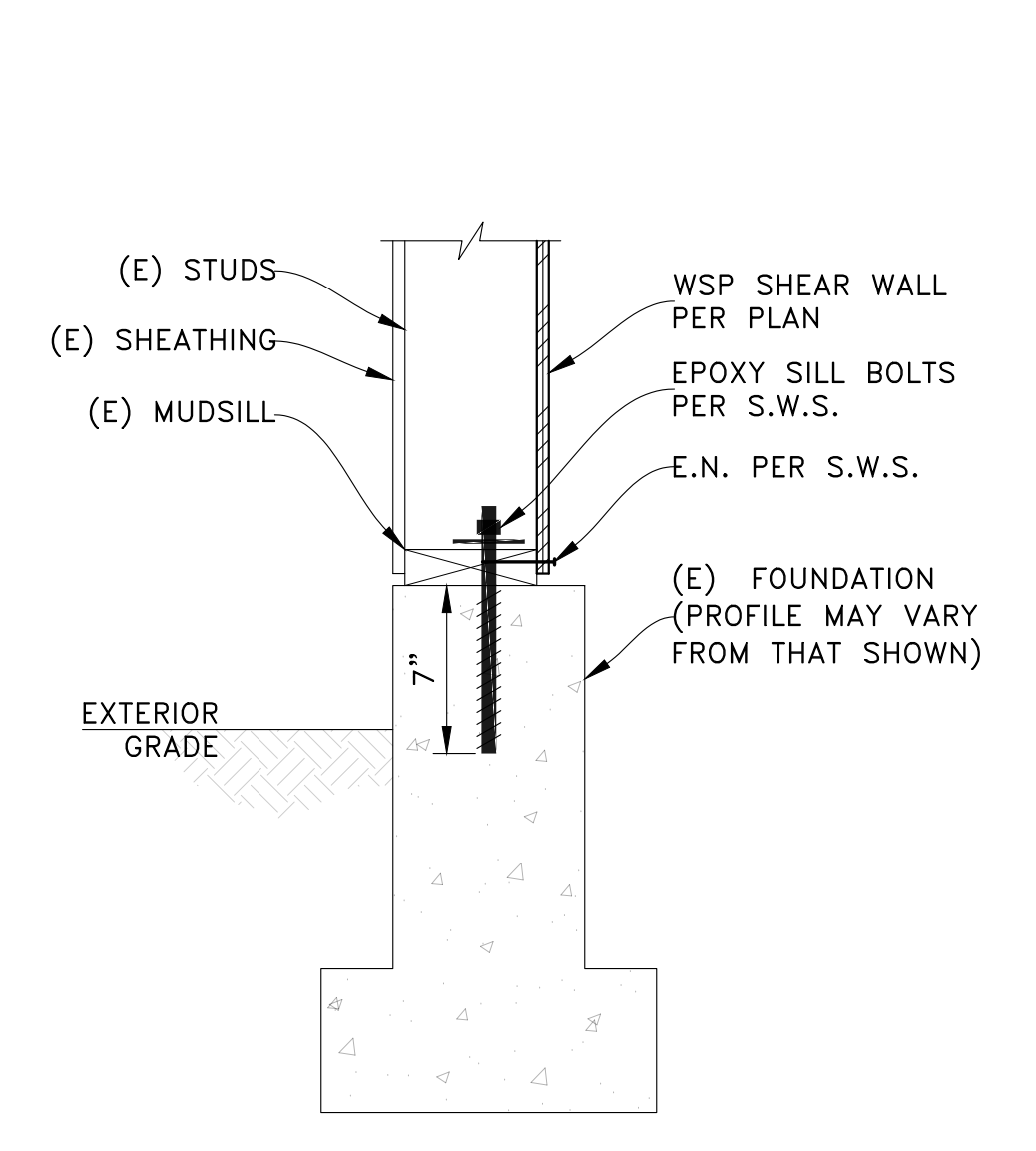
**EXTERIOR CRAWLSPACE FOUNDATION WALL**  
SCALE: NTS



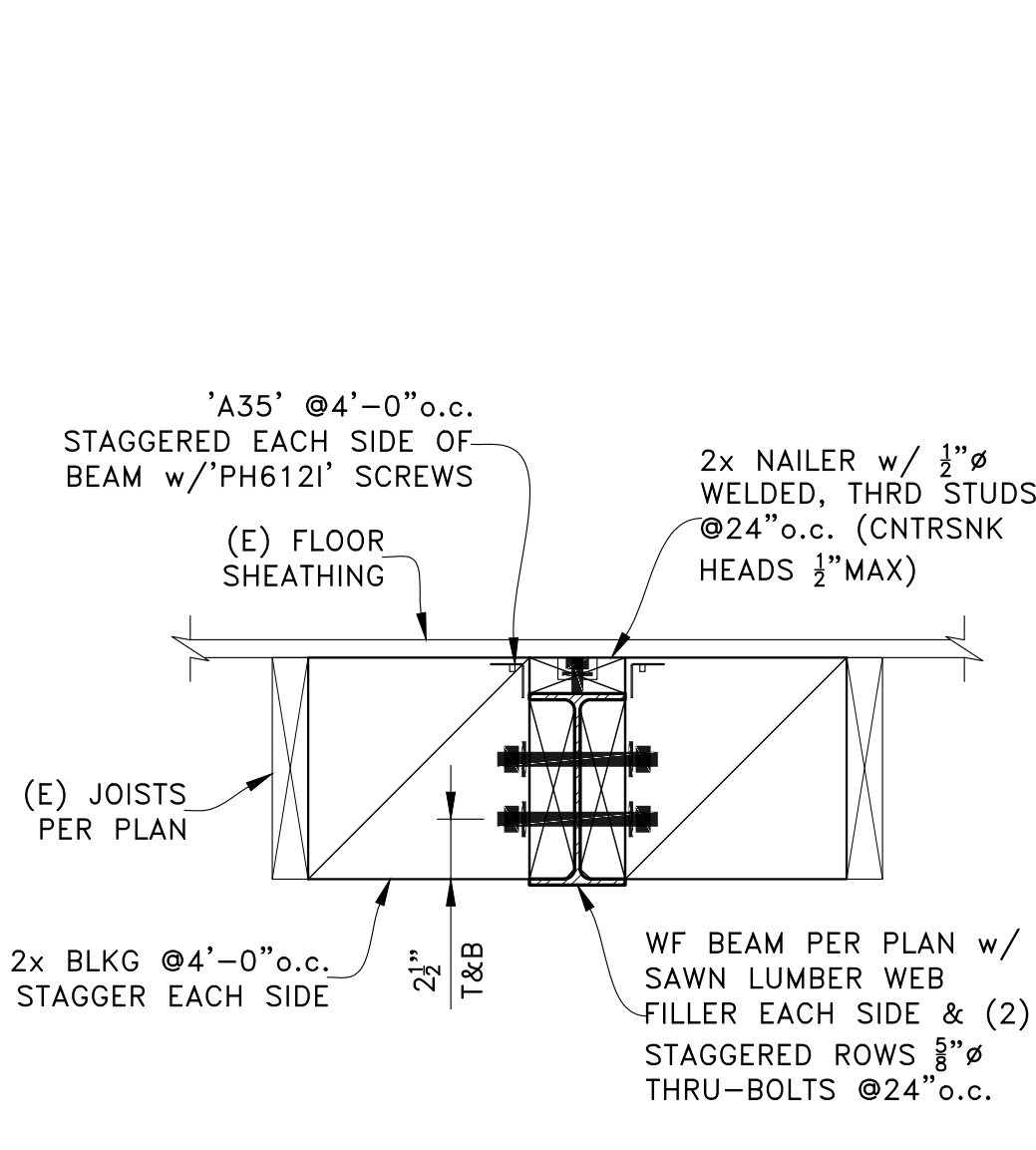
**INTERIOR CRAWLSPACE FOUNDATION**  
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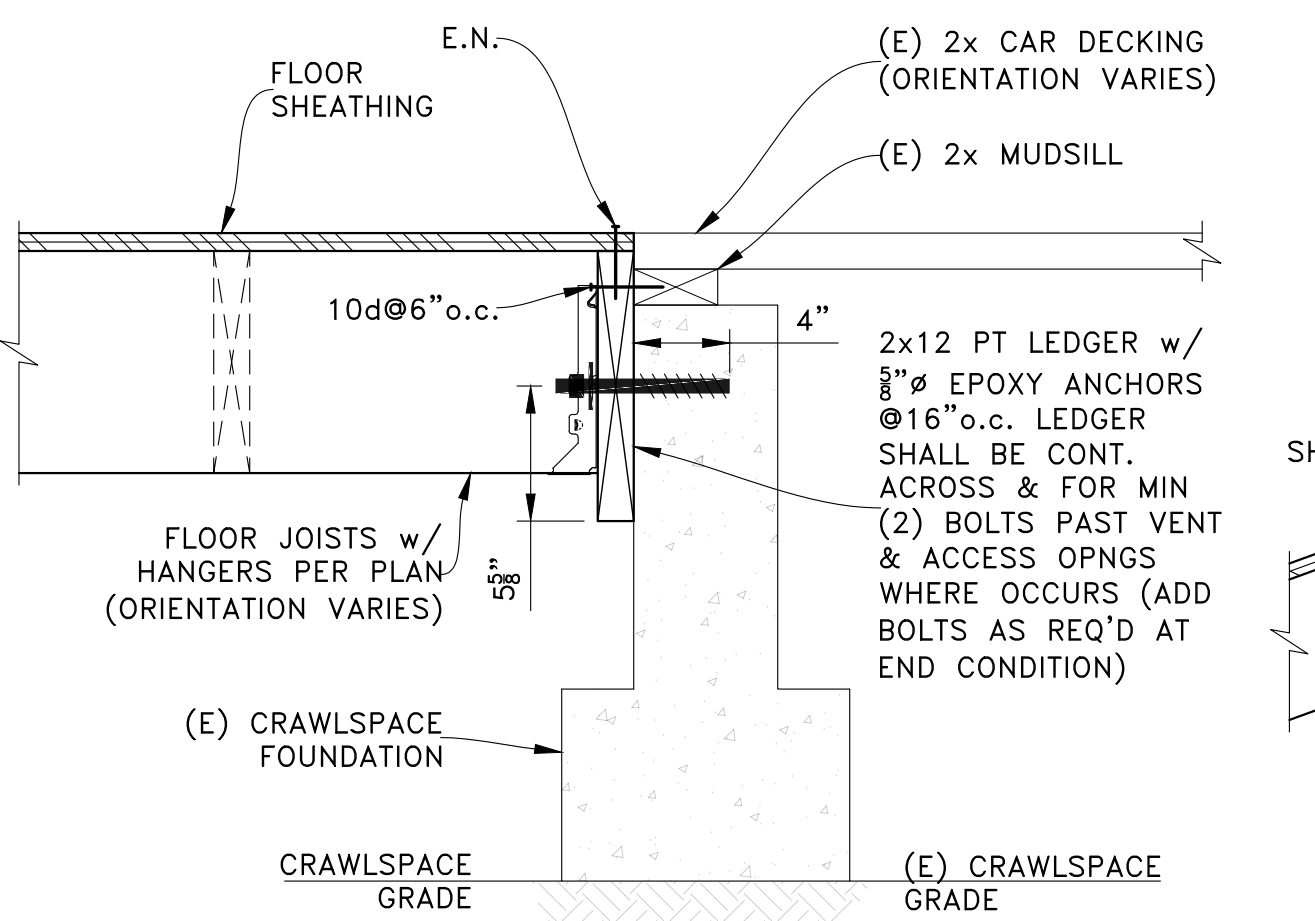
**CRAWLSPACE PAD FOOTING**  
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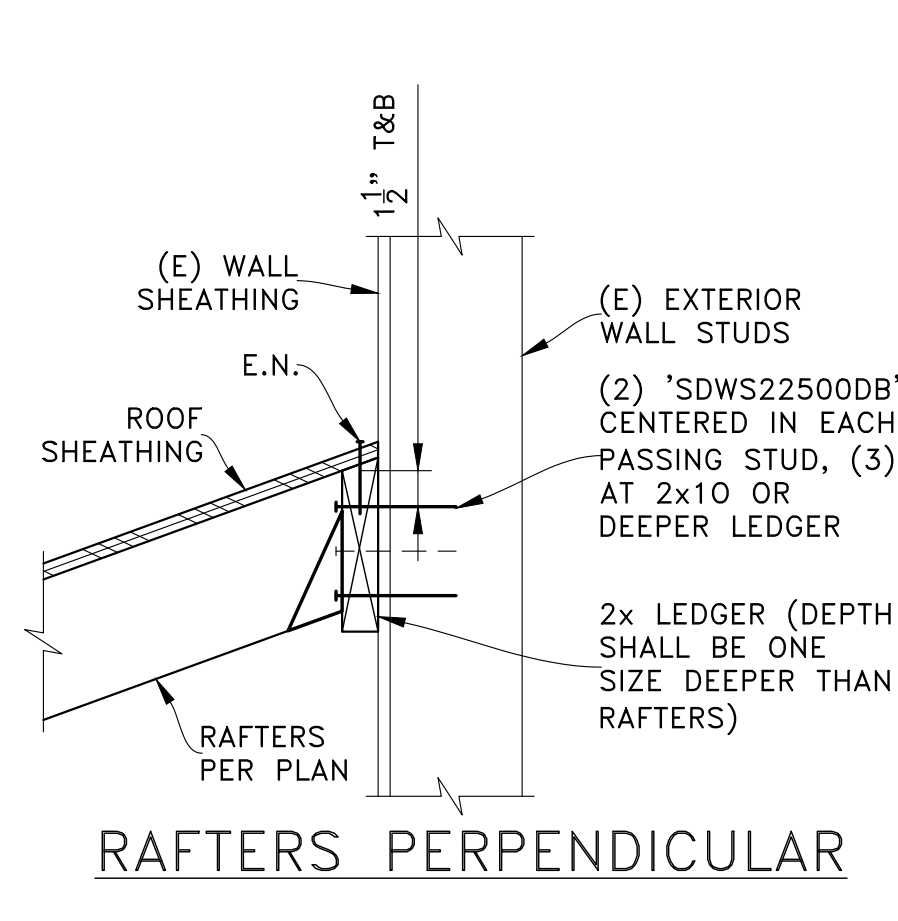
**SHEAR WALL ON EXISTING FOUNDATION**  
SCALE: NTS



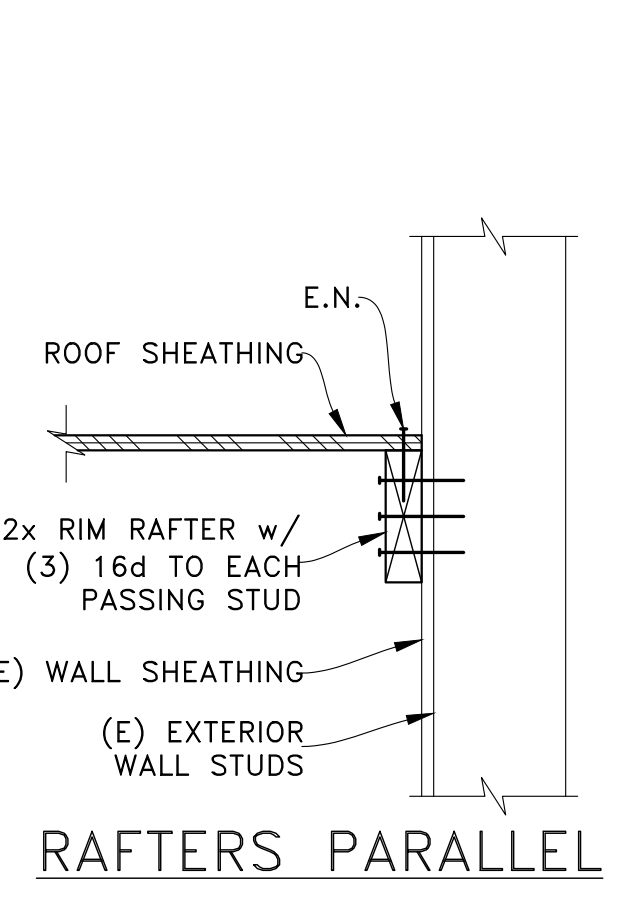
**STEEL BEAM IN FLOOR**  
SCALE: NTS



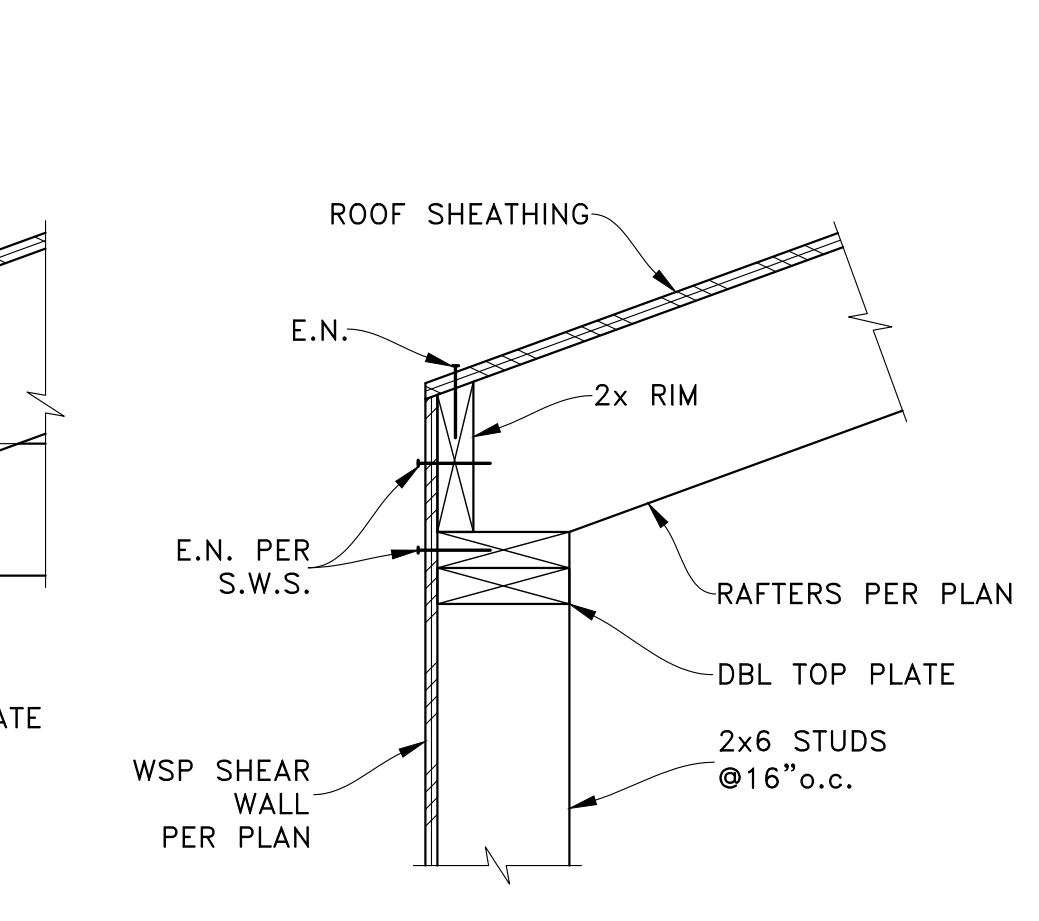
**FLOOR TO EXISTING FOUNDATION**  
SCALE: NTS



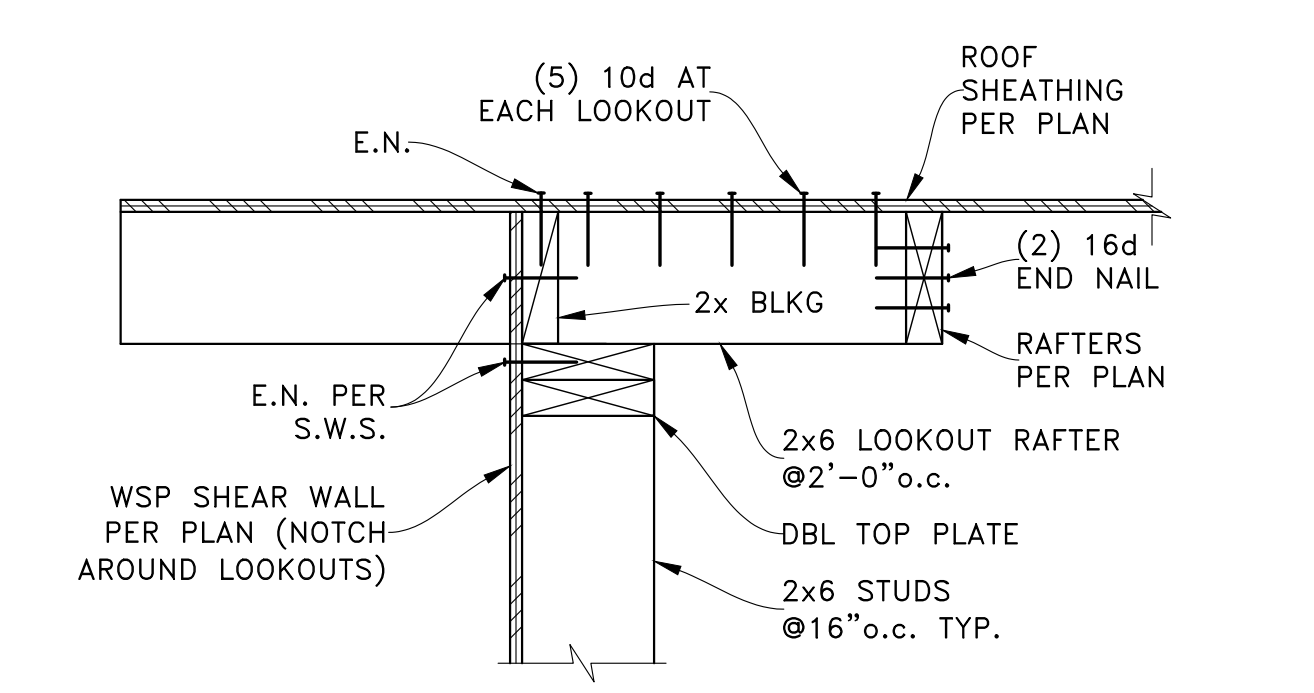
**RAFTERS PERPENDICULAR**  
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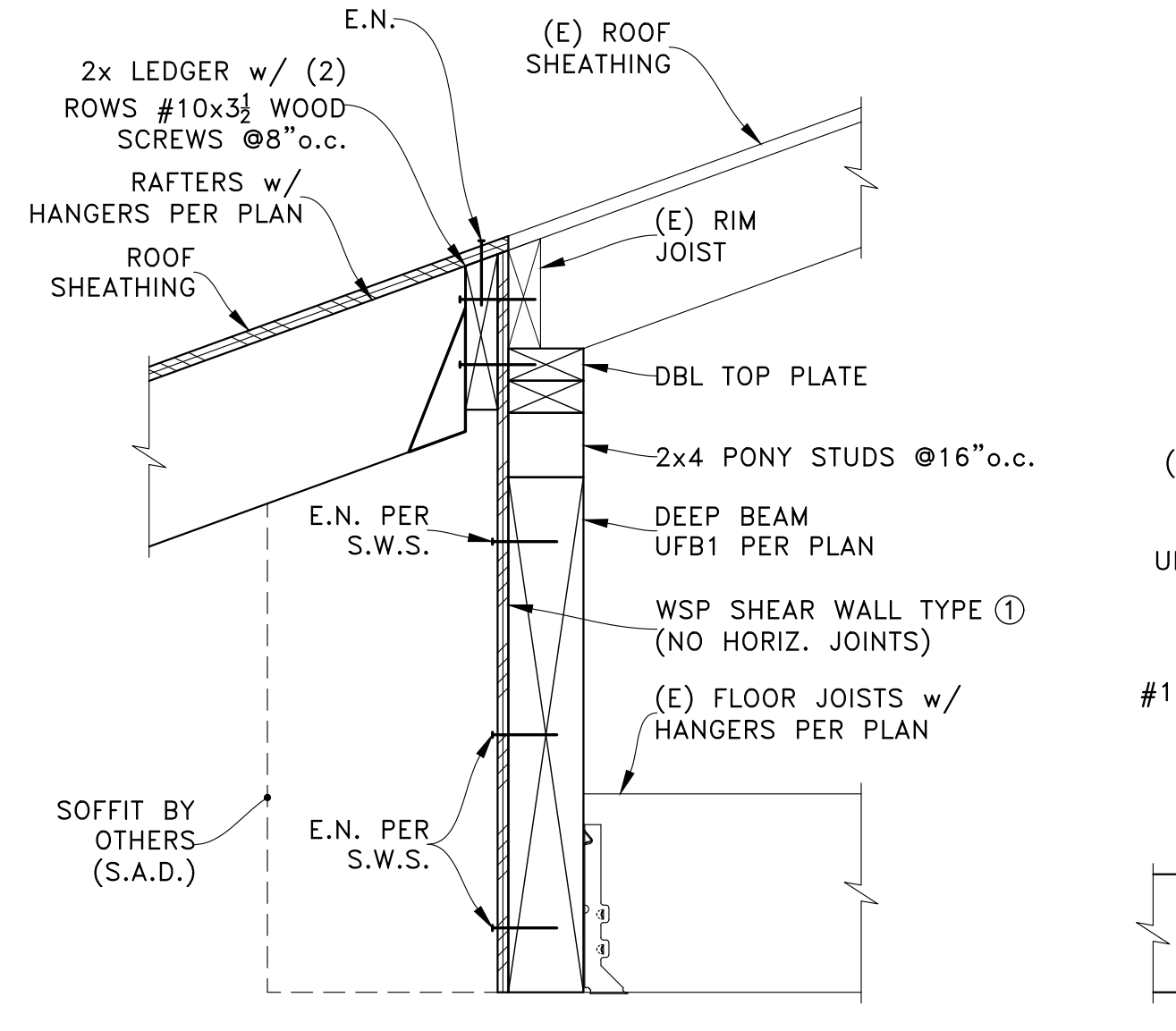
**RAFTERS PARALLEL**  
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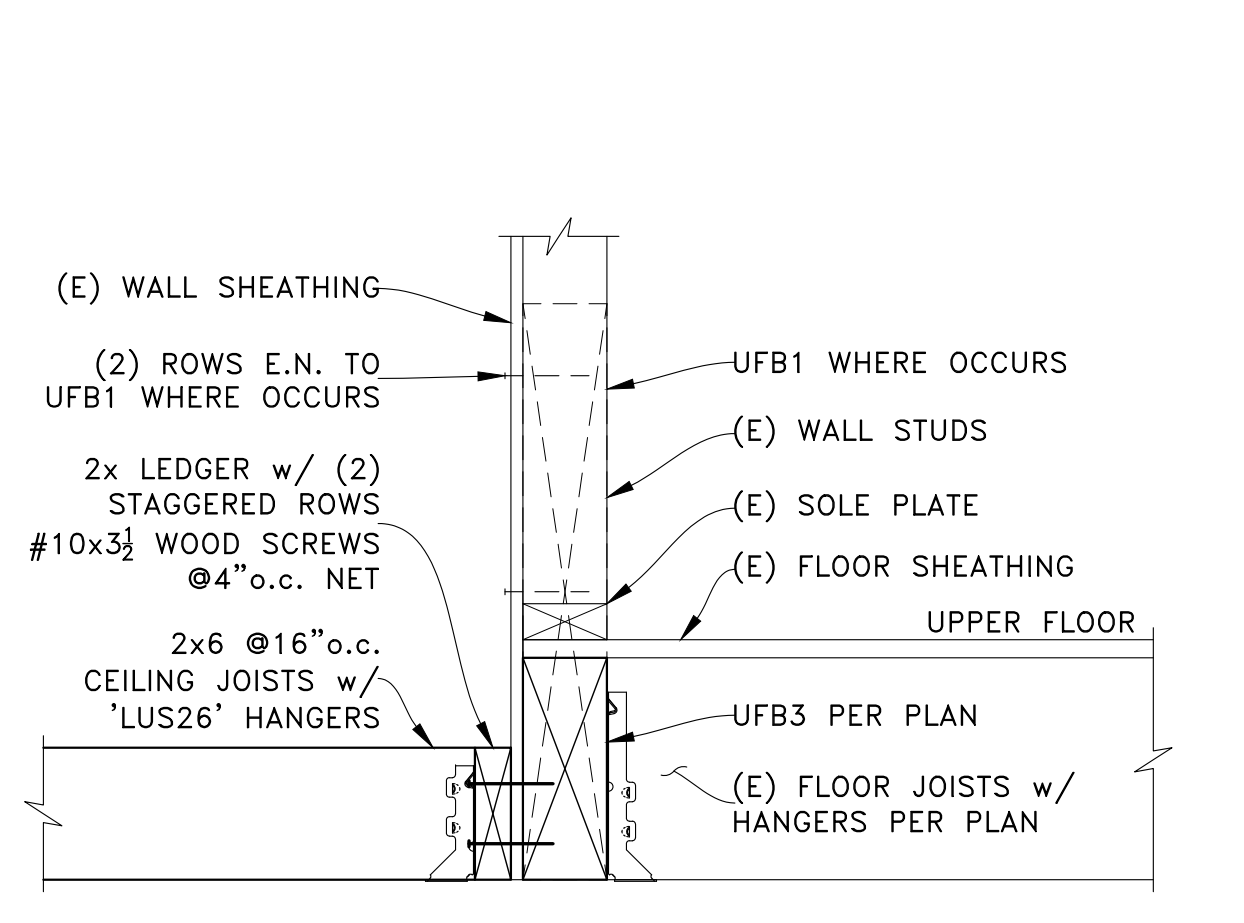
**NOOK ROOF EAVE**  
SCALE: NTS



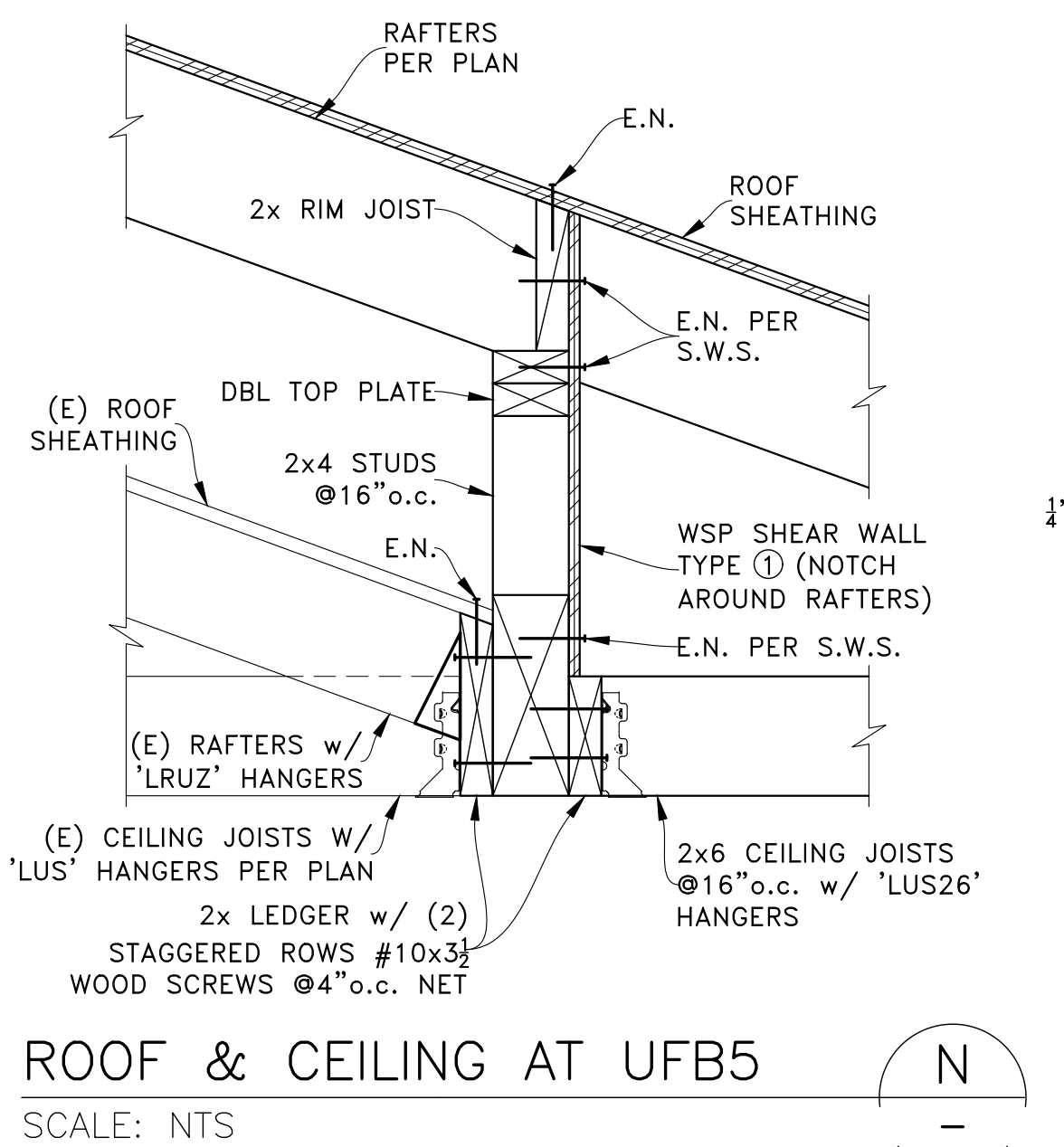
**NOOK ROOF RAKE**  
SCALE: NTS



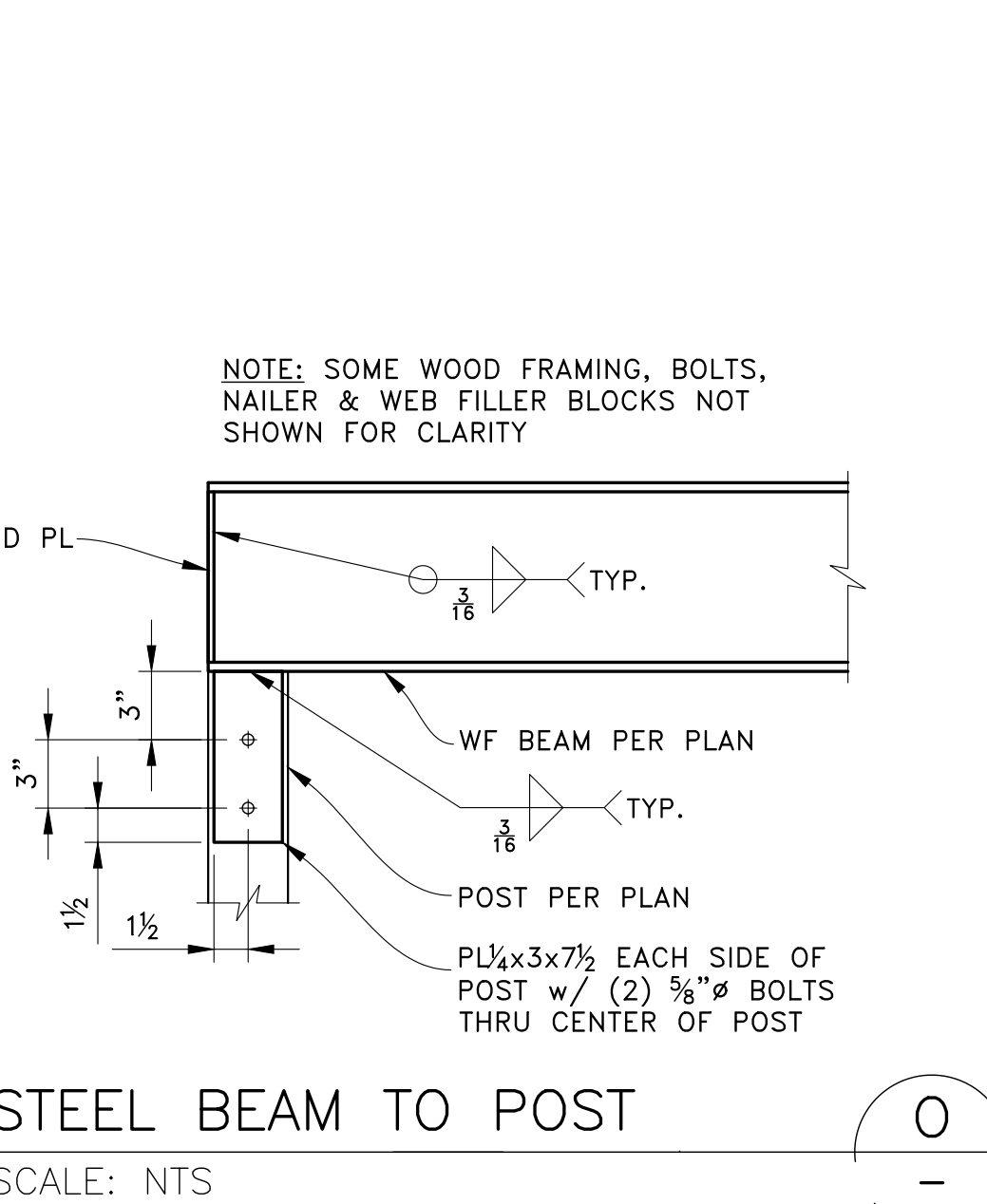
**UFB1 AT NOOK CEILING**  
SCALE: NTS



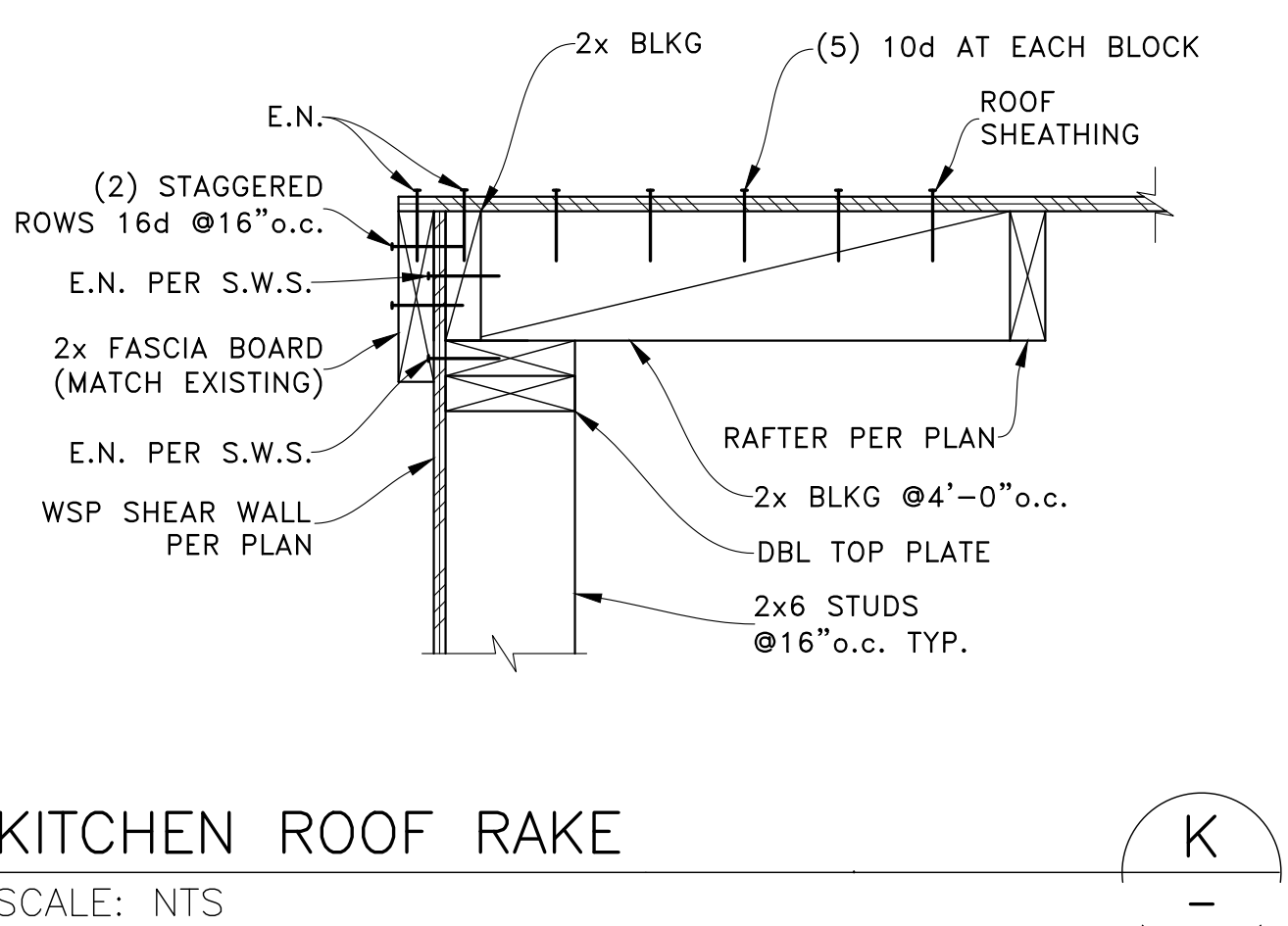
**CEILING & FLOOR AT UFB1/3**  
SCALE: NTS



**ROOF & CEILING AT UFB5**  
SCALE: NTS



**STEEL BEAM TO POST**  
SCALE: NTS



**KITCHEN ROOF RAKE**  
SCALE: NTS

PERMIT SET

| REV      | DATE                    | DESCRIPTION |
|----------|-------------------------|-------------|
| 10-04-22 | FIELD REVISION 1        |             |
| 07-05-22 | 1ST PLAN CHECK RESPONSE |             |
| 12-13-21 | PERMIT SET              |             |

PROJECT: ADDITIONS & ALTERATIONS  
5635 84th Ave SE  
Mercer Island, WA 98040

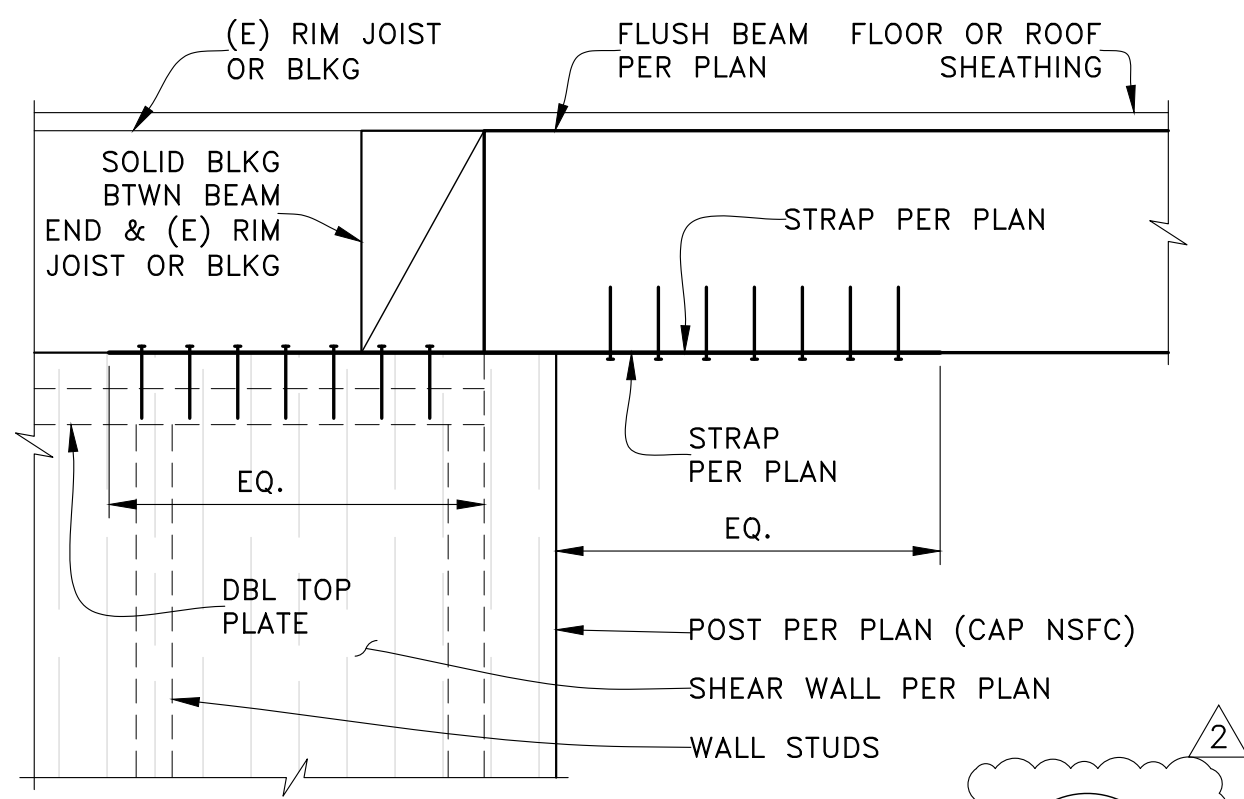
CLIENT: Elliot & Dorrinda Pierce  
5635 84th Ave SE  
Mercer Island, WA 98040



ENGINEER OF RECORD  
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(206) 290-4608  
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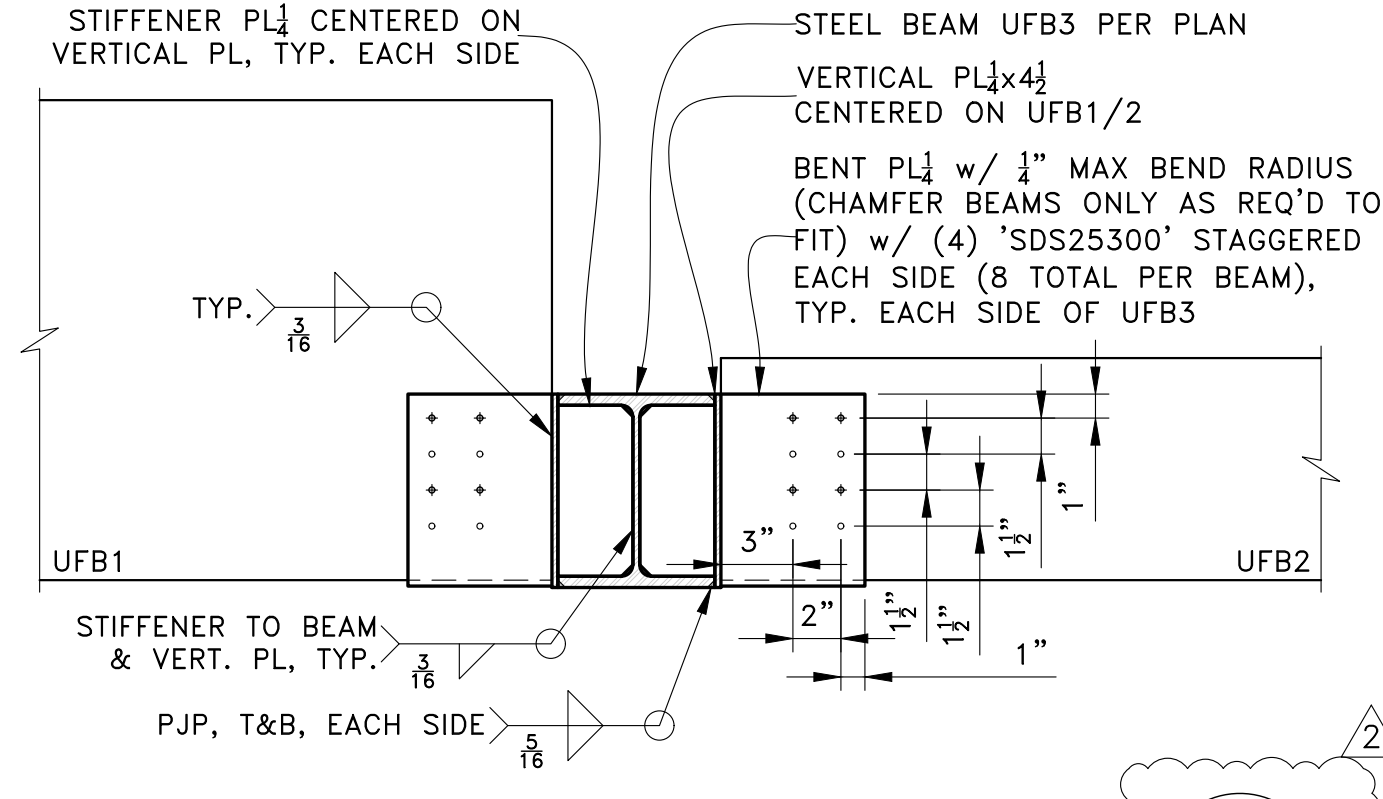
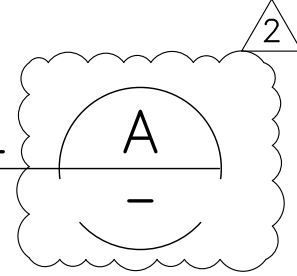
SHEET TITLE: SECTIONS & DETAILS  
SCALE: AS NOTED  
SHEET NO. 57  
JOB NO. 21031

NOTE: NAILERS, WEB FILLERS & OTHER INFO NOT SHOWN FOR CLARITY; REFER TO OTHER DETAILS



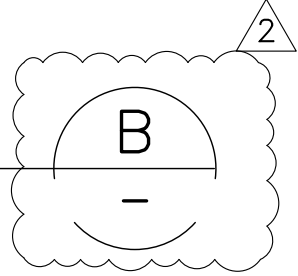
BEAM STRAP TO SHEAR WALL

SCALE: NTS



CUSTOM STEEL BEAM HANGER

SCALE: NTS



| PERMIT SET  |  |                         |      |             |          |  |                  |          |  |                         |          |  |            |
|---|--|-------------------------|------|-------------|----------|--|------------------|----------|--|-------------------------|----------|--|------------|
| <p>PROJECT:<br/><b>ADDITIONS &amp; ALTERATIONS</b><br/>5635 84th Ave SE<br/>Mercer Island, WA 98040</p> <p>CLIENT:<br/><b>Elliot &amp; Dorrinda Pierce</b><br/>5635 84th Ave SE<br/>Mercer Island, WA 98040</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>10-04-22</td> <td></td> <td>FIELD REVISION 1</td> </tr> <tr> <td>07-05-22</td> <td></td> <td>1ST PLAN CHECK RESPONSE</td> </tr> <tr> <td>12-13-21</td> <td></td> <td>PERMIT SET</td> </tr> </table> | REV                     | DATE | DESCRIPTION | 10-04-22 |  | FIELD REVISION 1 | 07-05-22 |  | 1ST PLAN CHECK RESPONSE | 12-13-21 |  | PERMIT SET |
| REV   | DATE   | DESCRIPTION             |      |             |          |  |                  |          |  |                         |          |  |            |
| 10-04-22  |  | FIELD REVISION 1        |      |             |          |  |                  |          |  |                         |          |  |            |
| 07-05-22  |  | 1ST PLAN CHECK RESPONSE |      |             |          |  |                  |          |  |                         |          |  |            |
| 12-13-21  |  | PERMIT SET              |      |             |          |  |                  |          |  |                         |          |  |            |
| <p>ENGINEER OF RECORD</p>   |  |                         |      |             |          |  |                  |          |  |                         |          |  |            |
| <p>O.G. ENGINEERING, PLLC<br/>3201 1st Ave S, Suite 101, Seattle, WA 98134<br/>(206) 290-4608<br/>owen@ogengineer.com</p>   | <p style="text-align: center;"><b>SECTIONS &amp; DETAILS</b></p>   |                         |      |             |          |  |                  |          |  |                         |          |  |            |
| <p>SCALE: AS NOTED</p>  | <p>SHEET NO. <b>58</b></p>   |                         |      |             |          |  |                  |          |  |                         |          |  |            |
| <p>JOB NO. 21031</p>  | <p>SHEET NO. 2</p>   |                         |      |             |          |  |                  |          |  |                         |          |  |            |