PROJECT DATA

PROJECT DESCRIPTION:

3879 WEST MERCER CURRENTLY HAS A TWO STORY BUILDING AND CARPORT. THIS BUILDING AND CARPORT WILL BE DEMOLISHED AND A NEW SINGLE FAMILY RESIDENCE WILL BE BUILT CLOSE TO THE LOCATION OF THE EXISTING HOUSE.

THE SITE CONTAINS 19 LARGE TREES (SEE ARBORIST REPORT). OF THESE, 9 TREES ARE DEFINED AS EXCEPTIONAL BY MI CODE. NONE OF THESE TREES WILL BE AFFECTED BY THE NEW DEVELOPMENT. A NEW RETAINING WALL WILL BE CONSTRUCTED FOR THE DRIVEWAY OUTSIDE THE TREE DRIP LINES. ONE TREE ON THE SOUTHEAST PROPERTY LINE WILL BE REMOVED. THIS TREE IS NOT AN EXCEPTIONAL TREE.

A PRIVATE DRIVEWAY PROVIDES VEHICLE ACCESS TO THE SITE. THIS WILL REMAIN AND BE USED FOR THE NEW DEVELOPMENT. THE EXISTING DRIVEWAYS ARE AT DIFFERENT HEIGHTS. THESE WILL BE GRADED INTO ONE LARGE DRIVEWAY.

AN EXISTING SEWER LINE AND EASEMENT EXISTS AND WILL BE REUSED FOR THE NEW DEVELOPMENT.

THE SITE SLOPES AWAY FROM WEST MERCER STREET. A STEEP SLOPE, AS DEFINED BY MI CODE IS AT THE MOST SOUTHWEST PORTION OF THE SITE. THE NEW HOUSE WILL BE CONSTRUCTED OVER 150' AWAY FROM THE TOP OF THE STEEP SLOPE. SEE THE ATTACHED GEOTECHNICAL REPORT.

THE NEW HOUSE WILL HAVE A PARTIAL DAYLIGHT BASEMENT WITH TWO STORIES ABOVE. CONVENTIONAL SPREAD FOOTING WILL BE USED FOR THE BUILDING'S FOUNDATION. THE HOUSE STEPS BACK FROM THE DOWNHILL ELEVATIONS AS REQUIRED BY MI CODE.

AN EXTERIOR PATIO WILL BE CREATED ON THE SOUTH SIDE OF THE HOUSE. THIS WILL REQUIRE FILL AND RETAINING WALLS THAT WILL BE BUILT BASED UPON THE RECOMMENDATIONS OF THE GEOTECHNICAL AND CIVIL ENGINEERS.

PROJECT ADDRESS:

3879 WEST MERCER
MERCER ISLAND, WA 98040

PROJECT INFO:

PROPERTY IS ZONED R-15
PARCEL NUMBER 7767700-0010
CONSTRUCTION TYPE: V-B
MAPPED CRITICAL HAZARD AREAS: LANDSLIDE; STEEP SLOPE; SEISMIC; EROSION; PROPERTY IS BETWEEN 330 FT TO 660FT OF EAGLE'S NEST; 660 FT EAGLE NEST BUFFER

LEGAL DESCRIPTION:

PARCEL A OF CITY OF MERCER ISLAND LOT LINE REVISION NO. 94-0579, AS RECORDED UNDER RECORDING NUMBER 9509159002, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT CONTACTS

OWNER:
EDWARD TALERMAN AND
DYAN SIMON
9012 SE 59TH STREET
MERCER ISLAND, WA 98040
PHONE: 2062504896

ARCHITECT:
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
SEATTLE, WA 98134
PHONE: 2066340136
CONTACT: ALLISON HOGUE

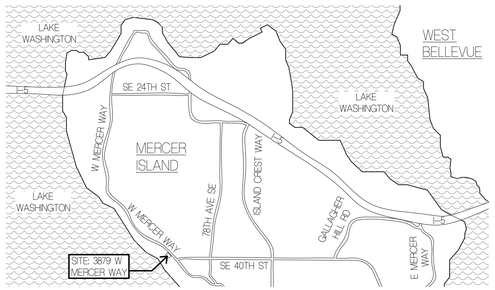
STRUCTURAL ENGINEER:
GIRAF DESIGN
9220 ROOSEVELT WAY NE
SEATTLE, WA 98115
PHONE: 2066210060
CONTACT: NIC ROSSOUW

SURVEYOR:
SITE SURVEY AND MAPPING
21923 NE 11TH STREET
SAMMAMISH, WA 98074
PHONE: 2062984412
CONTACT: THOMAS WOLDENDORP

GEOTECH:
ZIPPER GEO
19019 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
PHONE: 4255823928
CONTACT: TOM JONES

ARBORIST:
TREE SOLUNTIONS INC
2940 WESTLAKE AVE N.
SUITE 200 SEATTLE, WA 98109
PHONE: 2065284670

CIVIL:
TEC ENGINEERING
485 RAINER BLVD NORTH
SUITE 201
P.O. BOX 1787
ISSAQUAH, WA 98027
PHONE: 4253911415
CONTACT: BILL TAYLOR



2 VICINITY MAP
NOT TO SCALE

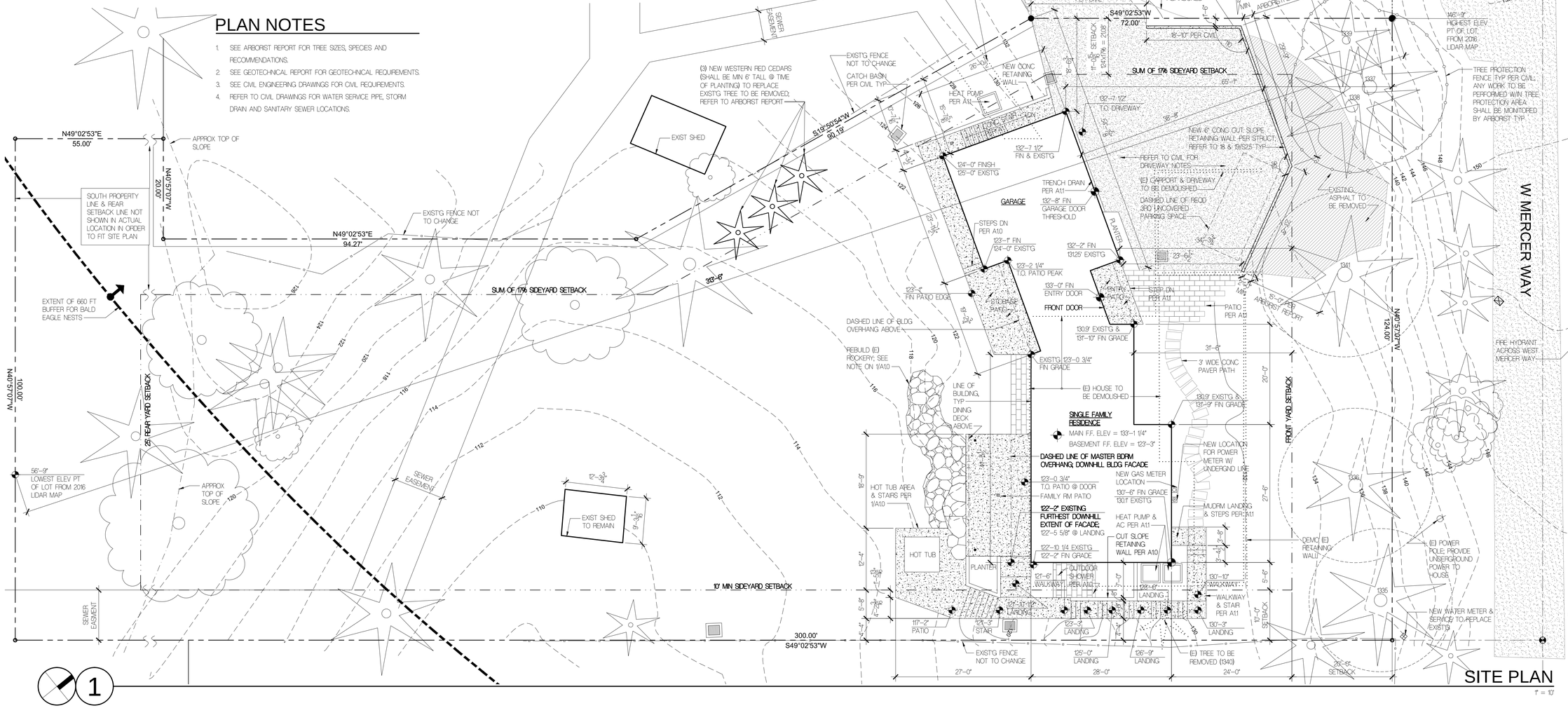
DRAWING INDEX

LEGEND

- FENCE
- PROPERTY LINE
- BUILDING OUTLINE
- (E) TOPOGRAPHY
- NEW TOPOGRAPHY
- NEW ASPHALT
- (E) ASPHALT TO REMAIN
- ASPHALT REMOVED
- NEW CONCRETE SURFACE
- (E) OR NEW ROCKERY
- DEMOLISH
- SETBACK
- FIRE HYDRANT
- WATER METER
- POWER METER
- GAS METER
- SANITARY SEWER MANHOLE
- PROPERTY CORNER
- 0'-0" ELEVATION
- (E) TREE TO REMAIN W/ ID # & DASHED DRIP LINE, U.N.O. REFER TO ARBORIST REPORT
- NEW TREE
- (E) POWER POLE

PLAN NOTES

1. SEE ARBORIST REPORT FOR TREE SIZES, SPECIES AND RECOMMENDATIONS.
2. SEE GEOTECHNICAL REPORT FOR GEOTECHNICAL REQUIREMENTS.
3. SEE CIVIL ENGINEERING DRAWINGS FOR CIVIL REQUIREMENTS.
4. REFER TO CIVIL DRAWINGS FOR WATER SERVICE PIPE, STORM DRAIN AND SANITARY SEWER LOCATIONS.



1 SITE PLAN
1" = 10'

FLOISAND STUDIO

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TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

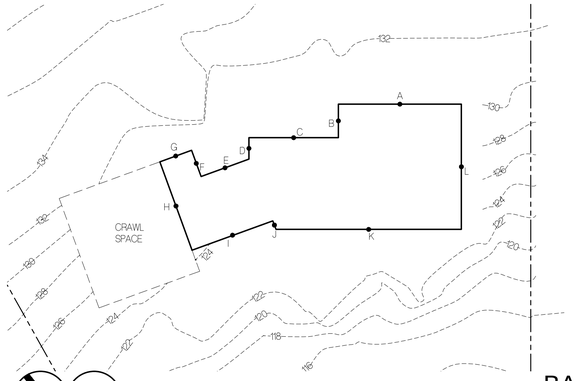
ISSUE	DATE
MI. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

GENERAL INFO & SITE PLAN

A0.1

PROJECT ABBREVIATIONS

#	NUMBER	EW	EACH WAY	PL	PLATE
@	AT	EXIST'G/E	EXISTING	PLY	PLYWOOD
AB	ANCHOR BOLT	EXT	EXTERIOR	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	FC	FACE	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	R	RADIUS
ALT	ALTERNATE	FIN	FINISH	REINF	REINFORCEMENT
ALUM	ALUMINUM	FLASHG	FLASHING	REQD	REQUIRED
ARCHTL	ARCHITECTURAL	FLR	FLOOR	RM	ROOM
BTWN	BETWEEN	FO	FACE OF	RO	ROUGH OPENING
BLDG	BUILDING	FRMG	FRAMING	SC	SOLID CORE
BLKG	BLOCKING	FTG	FOOTING	SF	SQUARE FEET
BM	BEAM	GEN	GENERAL	SHTG	SHEATHING
BOT	BOTTOM	GALV	GALVANIZED	SOG	SLAB ON GRADE
BSBL	BUILDING SETBACK LINE	GFI	GROUND FAULT INTERRUPTER	SQ	SQUARE
CAB	CABINET	GLB	GLU-LAM BEAM	STD	STAINED
CL	CENTERLINE	GWB	GYPSUM WALL BOARD	STL	STEEL
CTRD	CENTERED	HDR	HEADER	STRUCT	STRUCTURAL
CLG	CEILING	HORIZ	HORIZONTAL	SUBFLR	SUBFLOOR
CLR	CLEAR	HT	HEIGHT	SW	SHEARWALL
COL	COLUMN	INFO	INFORMATION	TBD	TO BE DETERMINED
CONC	CONCRETE	INSUL	INSULATION	TO	TOP OF
CONN	CONNECT/CONNECTION	INT	INTERIOR	TYP	TYPICAL
CONST	CONSTRUCTION	LWR	LOWER	UPR	UPPER
CONT	CONTINUOUS	MFR	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
CPT	CARPET	MAF	MECHANICALLY ATTACHED FLASHING	VB	VAPOR BARRIER
DBL	DOUBLE			VERT	VERTICAL
DTL	DETAIL	MAX	MAXIMUM	VG	VERTICAL GRAIN
DIA	DIAMETER	MTL	METAL	VIF	VERIFY IN FIELD
DIM	DIMENSION	MIN	MINIMUM	W/	WITH
DN	DOWN	MVIS	MASONRY VENEER INSTALLATION SYSTEM (THIN BRICK)	WD	WOOD
DS	DOWNSPOUT			W	WIDE
EA	EACH	NIC	NOT IN CONTRACT	WIN	WINDOW
ELEC	ELECTRICAL	NTS	NOT TO SCALE	WRB	WEATHER RESISTIVE BARRIER
EL/ELEV	ELEVATION	OV	OVER	WWF	WELDED WIRE FABRIC
EQ	EQUAL	OC	ON CENTER	WTS	WELDED THREADED STUD
		OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED		



GRADES SHOWN ARE FROM TS TOPOGRAPHIC SURVEY

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	27.5'	100%	27.5'
B	7.5'	100%	7.5'
C	20.0'	100%	20.0'
D	4.8'	100%	4.8'
E	11.4'	100%	11.4'
F	6.3'	100%	6.3'
G	7.5'	100%	7.5'
H	21.0'	21%	4.4
I	19.2'	0%	0.0'
J	2.0'	0%	0.0'
K	41.5'	0%	0.0'
L	28.0'	0%	0.0'
TOTAL	196.7'		89.4'

CALCULATION:

= 1,462 SF x 89.4' / 196.7'

= 1,462 SF x 45.4%

= **664 SF** (EXCLUDED FROM GROSS FLOOR AREA)

5 BASEMENT GFA EXCLUSION

NOT TO SCALE

LOT COVERAGE:

EXISTING TO BE REPLACED:	4,377.3 SF
TOTAL LOT COVERAGE AREA REMOVED:	102.4 SF
NEW + EXISTING TO BE REPLACED: (1,806.0 SF + 2,355.0 SF + 113.9 SF)	4,274.9 SF

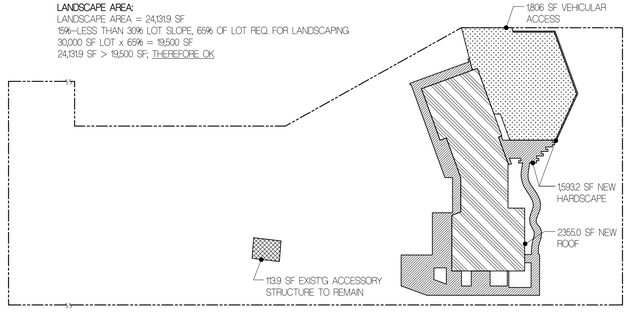
10,500 SF ALLOWABLE; 10,500 SF > 4,274.9 SF; THEREFORE OK

HARDSCAPE:

HARDSCAPE = 1,593.2 SF
9% OF NET LOT ALLOWABLE FOR HARDSCAPE
30,000 x .09 = 2,700 SF
1,593.2 < 2,700 SF; THEREFORE OK

LANDSCAPE AREA:

LANDSCAPE AREA = 24,131.9 SF
15%–LESS THAN 30% LOT SLOPE, 65% OF LOT REQ. FOR LANDSCAPING
30,000 SF LOT x 65% = 19,500 SF
24,131.9 SF > 19,500 SF; THEREFORE OK



3 LOT COVERAGE DIAGRAM

NOT TO SCALE

DEVELOPMENT STANDARDS

LOT SIZE = 30,000 SF
ZONE: R-15
ALLOWED LOT COVERAGE = 35% OR 10,500 SF

MAXIMUM HARDSCAPE AREA:

= 9% x 30,000 SF (NET LOT AREA) = 2,700 SF (INCLUDES WALKWAYS, DECKS, RETAINING WALLS, PATIOS, ROCKERIES, UNCOVERED STEPS); **REFER TO 3/A0.2**

REQUIRED LANDSCAPING AREA:

=65% OF LOT; **REFER TO 3/A0.2**

YARD REQUIREMENTS:

- FRONT YARD DEPTH: 20'; **REFER TO A0.1**
- REAR YARD DEPTH: 25'; **REFER TO A0.1**
- SIDE YARD DEPTH: **REFER TO A0.1**

YARD DETERMINATION:

PER MICC 19.16 YARD DEF. 1 # 2:

- THE FRONT YARD IS THE YARD ABUTTING THE ENTRANCE OF A BLDG AND EXTENDING THE FULL WIDTH OF THE LOT
- REFER TO **A0.1** FOR FRONT DOOR LOCATION

INTRUSIONS INTO REQ'D YARDS:

- MINOR BLDG ELEMENTS: MAX 3' OF UNROOFED, UNENCLOSED OUTSIDE STAIRWAYS AND DECKS OK
- HARDSCAPE AND DRIVEWAYS: CAN NOT BE MORE THAN 30" ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER
- FENCES, RETAINING WALLS AND ROCKERIES: ALLOWED SUBJECT TO MICC 19.02.050
- HEAT PUMPS, AC UNITS: ALLOWED PROVIDED THEY DO NOT EXCEED MAX PERMISSIBLE NOISE LEVELS PER WAC 173-60-040

GROSS FLOOR AREA:

- GFA SHALL NOT EXCEED 12,000 SF FOR R-15
- **REFER TO GFA DIAGRAM 4 & 5/A0.2**

BUILDING HEIGHT LIMIT:

- MAX BLDG HEIGHT: NO BLDG SHALL EXCEED 30' IN HEIGHT ABOVE THE ABE TO THE HIGHEST POINT OF ROOF
- MAX BLDG HEIGHT ON DOWN HILL FACADE: SHALL NOT EXCEED 30' IN HEIGHT MEASURED FROM EXIST'G OR FINISHED GRADE, WHICHEVER IS LOWER
- LOWEST GRADE @ DOWNHILL FACADE = **122'-2" EXIST'G**; 122'-5 5/8" FINISH
- MAX ALLOWABLE BLDG DOWNHILL FACADE HEIGHT = 122'-2" + 30' = **152'-2"**
- BLDG DOWNHILL FACADE HEIGHT = 152'-3 3/4"; **152'-0 3/4" < 152'-2" THEREFORE OK**

GROSS FLOOR AREA SUMMARY:

UPPER FLOOR	
WEST BUILDING – STAIR	633.0 SF
EAST BUILDING – STAIR	811.3 SF
TOTAL	1,444.3 SF
MAIN FLOOR	
BUILDING & GARAGE	2,166.6 SF
COVERED DECKS	150.6 SF
TOTAL	2,316.6 SF
BASEMENT FLOOR	
BUILDING	1,485.2 SF
EXCLUDED GFA PER 5/A0.2	664 SF
TOTAL	821.2 SF
EXIST'G ACCESSORY SHED	113.9 SF
GROSS FLOOR AREA	4,696.0 SF

ALLOWABLE GFA:
LOT AREA = 30,000 SF
ALLOWED GROSS FLOOR AREA = 12,000 SF

GFA OF 4,696 SF < 12,000 SF, THEREFORE OK

NOTE:
- ALL ROOMS HAVE CEILING HEIGHTS LESS THAN 12'
- SFs TAKEN TO EXTERIOR FACES OF THE BUILDING; DASHED LINE DENOTES FACE OF FRAMING

4 GROSS FLOOR AREA DIAGRAM

NOT TO SCALE

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 130.7'	a = 27.5'
B = 130.9'	b = 7.5'
C = 130.9'	c = 20.0'
D = 130.9'	d = 4.8'
E = 130.7'	e = 11.4'
F = 130.9'	f = 6.3'
G = 131.7'	g = 31.5'
H = 128.2'	h = 26.0'
I = 124.0'	i = 24.0'
J = 123.1'	j = 5.0'
K = 123.1'	k = 19.2'
L = 123.1'	l = 2.0'
M = 123.1'	m = 41.5'
N = 122.2'	n = 28.0'

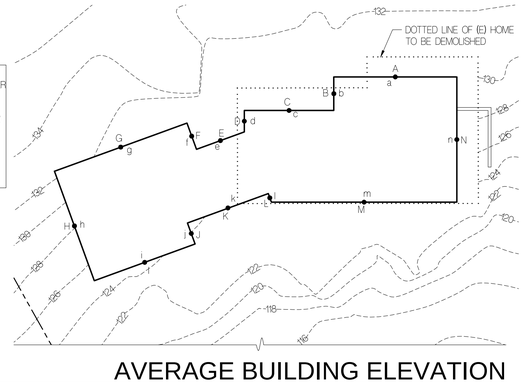
MID-POINT ELEV = EXIST'G OR FINISH GRADE WHICHEVER IS LOWER; EXIST'G GRADES SHOWN ARE FROM TS TOPOGRAPHIC SURVEY. NEW GRADES ARE SHOWN ON SITE PLAN AND EXT. ELEV; REFER TO EXT ELEV FOR ADD'L INFO @ MID-POINT LOCATIONS

CALCULATION:

(130.7)(27.5)+(130.9)(7.5)+(130.9)(20.0)+(130.9)(4.8)+(130.7)(11.4)+(130.9)(6.3)+(131.7)(31.5)+(128.2)(26.0)+(124.0)(24.0)+(123.1)(5.0)+(123.1)(19.2)+(123.1)(2.0)+(123.1)(41.5)+(122.2)(28.0)
27.5+7.5+20.0+4.8+11.4+6.3+31.5+26.0+24.0+5.0+19.2+2.0+41.5+28.0=

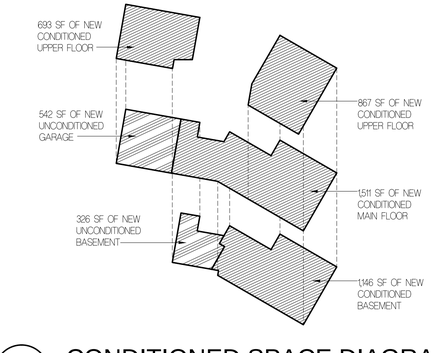
32,350.19 / 254.7 = 127.0' AVERAGE BUILDING ELEVATION

127.0' (ABE) + 30' (BASE HEIGHT LIMIT) = **157.0' MAX BUILDING HEIGHT**



2 AVERAGE BUILDING ELEVATION

NOT TO SCALE



1 CONDITIONED SPACE DIAGRAM

NOT TO SCALE

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
ph 206.634.0136

OWNER:
EDWARD TALERMAN AND
DYAN SIMON
9012 SE 59TH STREET
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PHONE: 206.250.4896

ARCHITECT:
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PHONE: 425.582.9928
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PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

CODE NOTES & DIAGRAMS

A0.2

GENERAL NOTES

1. ALL WORK TO COMPLY WITH '2015 INTERNATIONAL RESIDENTIAL CODE' WITH CITY & STATE AMENDMENTS.
2. ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
7. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
8. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
9. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.
11. THESE DRAWINGS ARE DESIGN–BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
12. DO NOT SCALE DRAWINGS.

JOB SITE SAFETY / ASBESTOS

1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
2. BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
4. ASBESTOS; FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION II, ARTICLE 4, AIR POLLUTION CONTROL AGENCY) REQUIRE THAT AN ASBESTOS SURVEY BE CONDUCTED PRIOR TO BEGINNING WORK ON MOST RENOVATIONS AND ON ALL DEMOLITION PROJECTS. THIS REQUIRED SURVEY MUST BE POSTED AT THE WORK SITE. THE PUGET SOUND CLEAN AIR AGENCY ALSO REQUIRES A NOTICE OF INTENT TO PERFORM A DEMOLITION BE FILED WITH THE CLEAN AIR AGENCY BEFORE ANY DEMOLITION PROJECT MAY BE STARTED. IF ANY ASBESTOS IS IDENTIFIED IN THE WORK AREA, IT MUST EITHER BE PROPERLY ABATED PRIOR TO ANY WORK IN THE AREA, OR NOT DISTURBED BY THE RENOVATION OR DEMOLITION ACTIVITIES. ALL ASBESTOS MUST BE PROPERLY REMOVED IN COMPLIANCE WITH THE REGULATIONS PRIOR TO ANY FULL DEMOLITION OF A STRUCTURE.

SITE WORK

1. ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OR MATERIAL TO ADJACENT PROPERTIES.
2. FOOTING DRAIN TO BE SEPARATE FROM ROOF AND STORMWATER DRAIN.
3. DOWNSPOUT DRAIN TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE.
4. FOOTING DRAIN, AS REQUIRED BY CITY OFFICIALS, TO BE 4" DIAMETER PERFORATED PIPE UNLESS NOTED OTHERWISE.
5. REFER TO CIVIL PLANS.

EARTH WORK

1. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE GEOTECHNICAL AND STRUCTURAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE STRUCTURAL NOTES AND GEOTECHNICAL REPORT.
2. TEMPORARY EXCAVATION SLOPES NOT TO EXCEED 1 1/2 HORIZONTAL : 1 VERTICAL (AS PER GEOTECHNICAL REPORT).
3. FINAL GRADES SHALL SLOPE AWAY FROM HOUSE. CONCENTRATED RUNOFF ON SOFTSCAPE SURFACE SHALL BE AVOIDED.
4. SOILS EXPOSED DURING CONSTRUCTION SHALL BE STABILIZED BY PERMANENT SEEDING AND PLANTING.

SEASONAL DEVELOPMENT LIMITATION

1. LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 ON LOTS CONSIDERED AS AN EROSION, POTENTIAL SLIDE, OR STEEP SLOPE HAZARD. A WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION MAY BE GRANTED IF COMPELLING JUSTIFICATION IS DEMONSTRATED AND SUPPORTED BY A GEOTECHNICAL EVALUATION OF THE SITE AND PROPOSED CONSTRUCTION ACTIVITIES.
2. NO CUTTING OF TRESS LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:

A. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED; OR
B. IT IS REQUIRED DUE TO AN EMERGENCY SITUATION INVOLVING IMMEDIATE DANGER TO LIFE OR PROPERTY. THE CITY ARBORIST MAY GRANT AN ADMINISTRATIVE WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION IF THE CITY ARBORIST DETERMINES THAT SUCH ENVIRONMENTALLY SENSITIVE AREAS WILL NOT BE ADVERSELY IMPACTED BY THE PROPOSED CUTTING AND THE APPLICANT DEMONSTRATES COMPELLING JUSTIFICATION BY A GEOTECHNICAL EVALUATION OF THE SITE. THE CITY ARBORIST MAY REQUIRE HYDROLOGY, SOILS AND STORM WATER RETENTION STUDIES, EROSION CONTROL MEASURES, RESTORATION PLANS, AND/OR AN INDEMNIFICATION/RELEASE AGREEMENT. (MICC 19.10.110)

ENERGY NOTES

1. ALL WORK TO COMPLY WITH 2015 WASHINGTON STATE ENERGY CODE.
2. HEATING UNIT(S) TO MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT.
3. AIR BARRIER NOTES PER TABLE R402.4.1.1

   A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE – VAPROSHIELD "WRAPSHIELD IT" IS AN APPROVED AIR BARRIER THAT PASSES ASTM E2178

   BREAKS IN THE AIR BARRIER SHALL BE SEALED

   ACCESS OPENINGS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED

   THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED

   THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING SHALL BE SEALED

   RIM JOISTS SHALL INCLUDE THE AIR BARRIER

   THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION

   DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED

   RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL, SHALL BE AIRTIGHT AND IC RATED

   THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

   HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
4. R403.1.1 PROGRAMMABLE THERMOSTATS FOR FORCED AIR FURNACES: AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MIN, A 5–2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY.
5. R403.3.3 SEALING AND TESTING: DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE IMC OR IRC. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS–33, USING THE MAX DUCT LEAKAGE RATES SPECIFIED.
6. R403.5.3 HOT WATER PIPE INSUL: INSULATION FOR HOT WATER PIPE SHALL HAVE A MIN THERMAL RESISTANCE OF R–3. AN IBC INTERPRETATION STATES THAT INSUL CAN BE DISCONTINUOUS WHERE PASSING THROUGH FRAMING MEMBERS OR WHERE NECESSARY TO PASS ANOTHER PIPE IN A STUD SPACE.
7. R403.3.1 DUCT INSULATION: DUCTS IN ATTICS SHALL BE INSULATED TO A MIN OF R–8.
8. R403.3.3 BUILDING CAVITIES: INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
9. R303.1.1.1 INSULATION MARKERS: THE THICKNESS OF BLOWN–IN OR SPRAYED ROOF/CLG INSUL SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SF THROUGHOUT THE ATTIC SPACE.
10. R401.3 CERTIFICATE: A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN 3 FT OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND LIST THE ENERGY FEATURES OF THE HOME.
11. EXPOSED FOUNDATION INSULATION TO BE WEATHER PROTECTED PER WSEC R303.2.1.
12. TABLE 402.1.1 FOOTNOTE "M" INTERMEDIATE FRAMING: ALL EXTERIOR HEADERS IN STANDARD 16 INCH FRAMING TO BE INSULATED W/ MIN R–10 INSULATION.
13. 2015 WSEC & IRC PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

CEILING W/ ATTIC	R–49 MIN (1" CLEAR VENT SPACE)
CATHEDRAL CEILING	R–38 MIN (1" CLEAR VENT SPACE)
INTERMEDIATE WOOD FRAMED WALL	R–21 MIN W/ R–10 HEADERS
ABOVE GRADE MASS WALL	R–21 MIN
BELOW GRADE WALL: R–10	R–10 CONT INSULATION ON THE EXTERIOR SIDE OF THE WALL
BELOW GRADE WALL: R–15	R–15 CONT INSULATION ON THE INTERIOR SIDE OF THE WALL
BELOW GRADE WALL: R–21 + TB	R–21 CAVITY INSULATION PLUS A THERMAL BREAK BTWN THE SLAB AND BSMNT WALL ON THE INT OF BSMNT WALL
BELOW GRADE WALL: R–13 + R–5	R–13 CAVITY INSULATION ON THE INT OF BSMNT WALL + R–5 CONT INSULATION ON THE INT OR EXT OF WALL
FRAMED FLOOR	R–30 MIN (OVER UNCONDITIONED SPACE)
SLAB ON GRADE – UNHEATED SLAB	R–10 (FIRST 24")
SLAB ON GRADE – HEATED SLAB	R–10 CONTINUOUS
VERTICAL FENESTRATION	U–FACTOR .30 OR BETTER
OVERHEAD FENESTRATION	U–FACTOR .50 OR BETTER
EXTERIOR DOORS	SEE WSEC TABLE R303.1.3(2)

14. VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION, EXCEPT IN BASEMENT WALLS OR THE BELOW GRADE PORTION OF ANY WALL.
15. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 7 AIR CHANGES PER HOUR PER WSEC 402.4.1.2 EXCEPTION 2. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES W.G. PER WSEC R402.4.1.2.
16. R404.1 A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH–EFFICACY LAMPS. HIGH–EFFICACY LAMPS ARE DEFINED AS COMPACT FLUORESCENT LAMPS, T–8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:

    60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
    50 LUMENS PER WATT FOR LAMPS BETWEEN 15 AND 40 WATTS
    40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS

ENERGY NOTES (CONTINUED)

17. WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS:

    CONDITIONED SPACE BY FLOOR LEVEL: SEE 1/A0.2 CONDITIONED SPACE DIAGRAM.

    325.7 SF OF NEW UNCONDITIONED BASEMENT
    1145.5 SF OF NEW CONDITIONED BASEMENT
    541.5 SF OF NEW UNCONDITIONED GARAGE
    1510.7 SF OF NEW CONDITIONED MAIN FLOOR
    692.8 SF OF NEW CONDITIONED UPPER FLOOR
    867.0 SF OF NEW CONDITIONED UPPER FLOOR

    4216 SF TOTAL CONDITIONED FLOOR AREA

    CREDIT ALLOCATION:

    EFFICIENT BUILDING ENVELOPE 1a (0.5 CREDIT):

    - VERTICAL FENESTRATION U = 0.28, REFER TO 2/A2.4 FOR VERTICAL GLAZING WEIGHTED AVERAGE
    - FLOOR INSULATION R–38, REFER TO A3.1
    - SOG W/ R–10 UNDER ENTIRE SLAB, REFER TO A3.1

    AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a (0.5 CREDIT):

    - REDUCE TESTED AIR LEAKAGE TO 3.0 ACH
    - WHOLE HOUSE FAN PER MECHANICAL & VENTILATION NOTE 3/A0.3. REFER TO A1.1 FOR LOCATION
    - WHOLE HOUSE FAN CONTROLS TO BE HONEYWELL W8150A1001/U; REFER TO A1.0

    HIGH EFFICIENCY HVAC EQUIPMENT 3a: GAS FURNACE W/ MIN AFUE OF 92% (1.0 CREDIT):

    - BASEMENT & MAIN FLOORS ONLY CONDITIONED BY FURNACE: TRANE S9X2B0401Z2 – VARIABLE SPEED 96.7% AFUE 40,000 BTU GAS FURNACE
    - UPPER FLOORS CONDITIONED BY (2) MINI–SPLIT HEAT PUMPS WITH MIN HSPF: (2) MITSUBISHI MXZ–2C20NAHZ W/ SEZ–KD09 INTERIOR UNITS, HSPF = 11.3 – 9.8

    EFFICIENT WATER HEATING: OPTION 5c: GAS WATER HEATER WITH A MINIMUM EF OF 0.91 (1.5 CREDIT):

    TANKLESS WATER HEATER #1: RINNAI RUC98IN WITH EF OF .95
    TANKLESS WATER HEATER #2: RINNAI RU130IN WITH EF OF .95

    R406.2 REQUIRES THAT MEDIUM DWELLING UNITS ACHIEVE 3.5 CREDITS. 3.5 CREDITS PROVIDED, THEREFORE OK.

18. A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BLDG INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

MECHANICAL & VENTILATION NOTES

1. ALL WORK TO COMPLY WITH 2015 INTERNATIONAL MECHANICAL CODE CPT 4 AND 2015 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
2. LOCAL EXHAUST FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS. PER IRC M1507.4. BATHROOMS, TOILET ROOMS, INDOOR SWIMMING POOLS AND SPAS SHALL HAVE A MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. KITCHENS SHALL HAVE AN EXHAUST RATE OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS. DUCTING SHALL TERMINATE OUTSIDE THE BUILDING.
3. INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM PER IRC M1507.3.5. WHOLE HOUSE VENTILATION SYSTEM TO OPERATE INTERMITTENTLY PER 2015 IMC M1507.3.3 (2) WITH A RUN–TIME PERCENTAGE IN EACH 4–HOUR SEGMENT OF 33% AND FACTOR OF .3. REFER TO A1.1 FOR FAN LOCATION & REQD CFM. MECH VENTILATION SYSTEM FAN EFFICACY PER TABLE R403.6.1. @ MINIMUM AIR FLOW RATE OF 90 CFM, MIN EFFICACY TO BE 2.8 CFM/WATT.
4. LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2015 IRC M1502.
5. PER R303.5.1 OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN. OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
6. PER M1506.3, EXHAUST OPENINGS SHALL TERMINATE:
   A. NOT LESS THAN 3' FROM PROPERTY LINES.
   B. 3' FROM OPERABLE AND NON–OPERABLE OPENINGS IN THE BUILDING
   C. 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
7. ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED WITH A MIN. OF R–8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
8. FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.

GLAZING NOTES

1. ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.
2. ALL SAFETY GLASS TO BE LABELED.

SHOP DRAWINGS

1. SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
2. THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
3. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

MOISTURE PROTECTION

1. PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
2. PROVIDE MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
3. PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
4. PROVIDE MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
5. PROVIDE MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
6. CAULK ALL OPENINGS THOROUGHLY.
7. FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
8. ROOF VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED STEEL OVER 36" WIDE #5 UNDERLAYMENT.
9. ALL ROOF FLASHING TO EXTEND 4" MINIMUM UNDERNEATH ADJACENT MATERIALS.
10. MOISTURE CONTROL AT CRAWLSPACE CONCRETE WALLS, U.N.O.: APPLY TWO COATS OF ASPHALT EMULSION TO EXTERIOR OF ALL BELOW–GRADE CONCRETE WALLS. APPLY TO CLEAN, DRY SURFACE AND EXTEND 6" ABOVE TOP OF GRADE. USE "MIRAFI" OR EQUAL DRAIN MATERIAL AT BASEMENT WALLS WHERE REQUIRED TO PROVIDE PROTECTION AGAINST MOISTURE.
11. PROVIDE LIQUID FLASHING WRAPS AT ALL EXTERIOR OPENINGS TO MAKE THEM WEATHERTIGHT.

FIRE PROTECTION

1. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
2. ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
3. DOORS SEPARATING THE GARAGE AND LIVING SPACES TO BE SELF CLOSING AND SOLID CORE NOT LESS THAN 1 3/8" THICK OR 20 MINUTE FIRE RATED.
4. PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
5. SMOKE DETECTORS SHALL BE HARDWIRED TO BUILDING POWER. SHALL HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE UNIT.
6. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
7. A MINIMUM OF (1) SMOKE DETECTOR AND (1) CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON EACH FLOOR.
8. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
9. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:

   CONCEALED SPACE AT ALL FLOOR AND CEILING LEVELS AND AT 10 FT INTERVALS ALONG THE LENGTH OF THE WALL.

   INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (IE SOFFITS).

   CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
10. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC.
11. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

CLEAR OPEN WIDTH	20" (MINIMUM)
CLEAR OPEN HEIGHT	24" (MINIMUM)
CLEAR OPEN AREA	5.7 S.F. (MINIMUM)IRC (5.0 S.F. MIN @ GRND LEVEL)
SILL HEIGHT	44" (MAXIMUM)

12. PREFABRICATED FIREPLACES SHALL BEAR UL OR ICBO SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.
14. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ APPENDIX Q.

PLUMBING NOTES

1. THE FOLLOWING FLOW RATES SHALL BE THE MAXIMUM ALLOWED TO COMPLY WITH WA STATE UPC 2015, SECTION 403.3:

TOILETS	1.6 GALLONS PER FLUSH (MAX)
SHOWERS	2.5 G.P.M. (MAX)
LAVATORY FAUCETS	2.5 G.P.M. (MAX)

2. ALL WATER HEATERS SHALL MEET THE MOST RECENT REQUIREMENTS OF NAECA AND SHALL BE SO LABELED. ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R–10.

SAFETY AND SECURITY

1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
4. WINDOWS WITHIN 10'–0" OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS (FOR OCCUPANCIES LESS THAN 10):

STAIR WIDTH	36" (MINIMUM)
TREAD DEPTH	10" (MINIMUM)
RISER HEIGHT	7–3/4" (MAXIMUM)
HEADROOM	80" (MINIMUM)
HANDRAIL HEIGHT	34"–38" ABOVE NOSING
TYPE 1 HANDRAIL GRASP	1–1/4" (MINIMUM) TO 2" (MAXIMUM)

6. @ OPEN SIDES OF STAIRS, GUARDS SHALL BE NOT LESS THAN 36" TALL. WHERE GUARDS SERVE AS HANDRAILS, THE TOP OF THE GUARD SHALL BE BETWEEN 34"–38". ALL MEASUREMENTS TAKEN VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
7. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE; @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 ⅜" THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
8. PER TABLE R301.5: GUARD IN–FILL COMPONENTS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50LB ON AN AREA EQUAL TO 1 SF. GUARDS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200LB SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
9. HANDRAILS SHALL BE CONTINUOUS WITHIN A FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER PER R311.7.8 HANDRAILS. PROVIDE A CONTINUOUS HANDRAIL FOR STAIRWAYS OF 4 OR MORE RISERS.
10. RETURN HANDRAIL TO NEWELL POST OR WALL U.N.O. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BTWN WALL AND HANDRAILS. SLIGHTLY EASE ALL HANDRAIL EDGES TO NOT LESS THAN A RADIUS OF .01".
11. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.
12. BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING.
13. SCREENS OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH MINIMUM OPENING SIZES AND BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQ'D FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
14. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN OF 24" ABOVE THE FINISH FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
15. AT LEAST ONE 3' WIDE EXTERIOR ENTRANCE MUST HAVE A LOCK THAT CAN BE OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

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PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE–APP MEETING	02.12.18
PERMIT SET	10.04.18

CODE NOTES
ENERGY CREDITS

A0.3

REQUIRED CRAWL SPACE VENTING

CRAWL SPACE
TOTAL AREA PER PLAN = 56185 SF
56185 SF / 150 = 374 SF (5385 SI) OF REQ'D VENTING = 5385 SI
5385 SI + 50% SCREENED OPENING NFVA = 8077.5 SI
8077.5 SI / 3 VENTS = 2692.5 SI

VENTILATION OPENINGS SHALL BE COVERED BY A SCREEN MATERIAL W/ OPENINGS NOT TO EXCEED 1/4" PER R408.2

REFER TO EXTERIOR ELEVATIONS FOR VENT LOCATIONS

2 CRAWLSPACE VENT CALCS

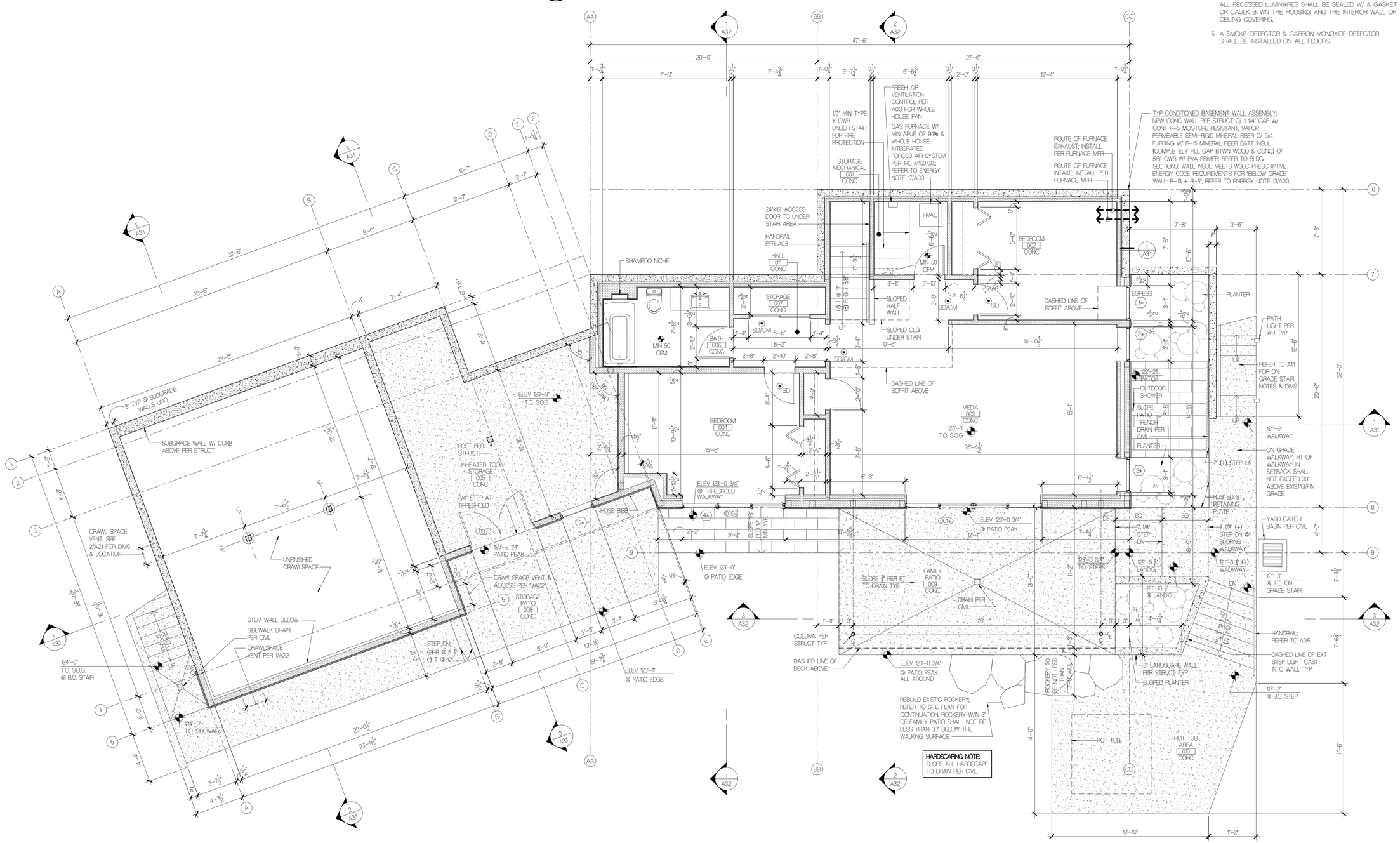
N.T.S.

LEGEND

- 2x4 STUD WALL @ 16" O.C. @ INT; 2x6 W/ R-23 BATT INSUL @ EXTERIOR (UNO)
- WINDOW; SEE SCHEDULE A2.3
- 1 — DOOR; SEE SCHEDULE A2.4 FOR EXTERIOR DOORS
- 100
- SD — SMOKE DETECTOR
- SD/CM — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- X CFM — INTERMITTENT EXHAUST FAN
- CONC WALL
- * — INDICATES SAFETY GLASS

GENERAL NOTES

1. SEE A0.3 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE 1 1/4" GAP BETWEEN WOOD FRAMING & CONC WALLS TYP. 1/2" MIN WHERE INSUL NOT REQ'D TO BE CONTINUOUS.
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXISTING SHALL BE HIGH EFFICACY LUMINAIRES.
4. RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E283 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.



1 BASEMENT PLAN
1/4" = 1'-0"

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BASEMENT PLAN & CS VENT CALCS

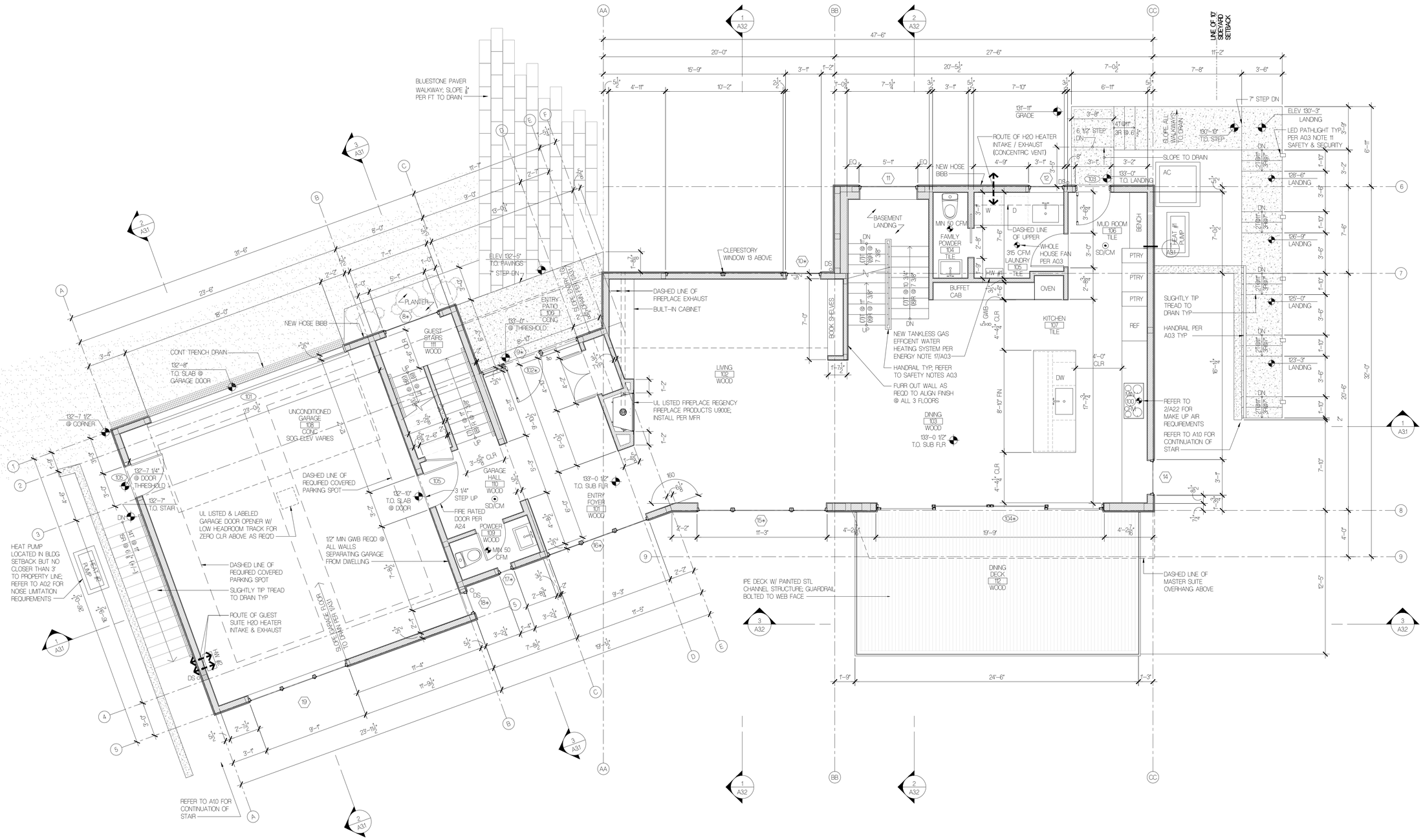
A1.0

LEGEND

- 2x4 STUD WALL @ 16" O.C. @ INT; 2x6 W/ R-23 BATT INSUL @ EXTERIOR (UNO)
- WINDOW; SEE SCHEDULE A23
- DOOR; SEE SCHEDULE A24
- CONC WALL
- * INDICATES SAFETY GLASS
- SD — SMOKE DETECTOR
- SD/CM — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- X CFM — INTERMITTENT EXHAUST FAN

GENERAL NOTES

1. SEE A0.3 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC WALLS PER A10.
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
4. REFER TO A0.3 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS
5. VERIFY WINDOW & DOOR ROs (PRIOR TO ORDERING) THAT BUT INTO ADJ BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.



MAIN FLOOR PLAN

1/4" = 1'-0"

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
ph 206.634.0136

OWNER:
EDWARD TALERMAN AND DYAN SIMON
9012 SE 59TH STREET
MERCER ISLAND, WA 98040
PHONE: 206.250.4896

ARCHITECT:
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
SEATTLE, WA 98134
PHONE: 206.634.0136
CONTACT: ALLISON HOGUE

STRUCTURAL ENGINEER:
GRAF DESIGN
9220 ROOSEVELT WAY NE
SEATTLE, WA 98115
PHONE: 206.621.0060
CONTACT: NIC ROSSOUW

SURVEYOR:
SITE SURVEY AND MAPPING
21923 NE 11TH STREET
SAMMAMISH, WA 98074
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORP

GEOTECH:
ZIPPER GEO
19019 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
PHONE: 425.582.9928
CONTACT: TOM JONES

ARBORIST:
TREE SOLUNTIONS INC
2940 WESTLAKE AVE N.
SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

CIVIL:
TEC ENGINEERING
485 RAINER BLVD NORTH
SUITE 201
P.O. BOX 1787
ISSAQUAH, WA 98027
PHONE: 425.391.1415
CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

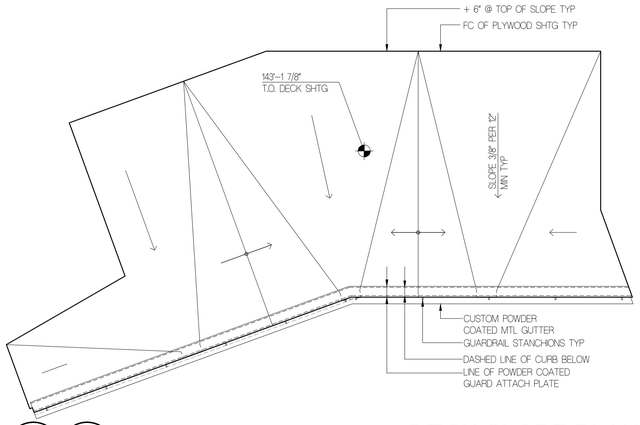
9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

MAIN FLOOR PLAN

A1.1



2 DECK SLOPE PLAN

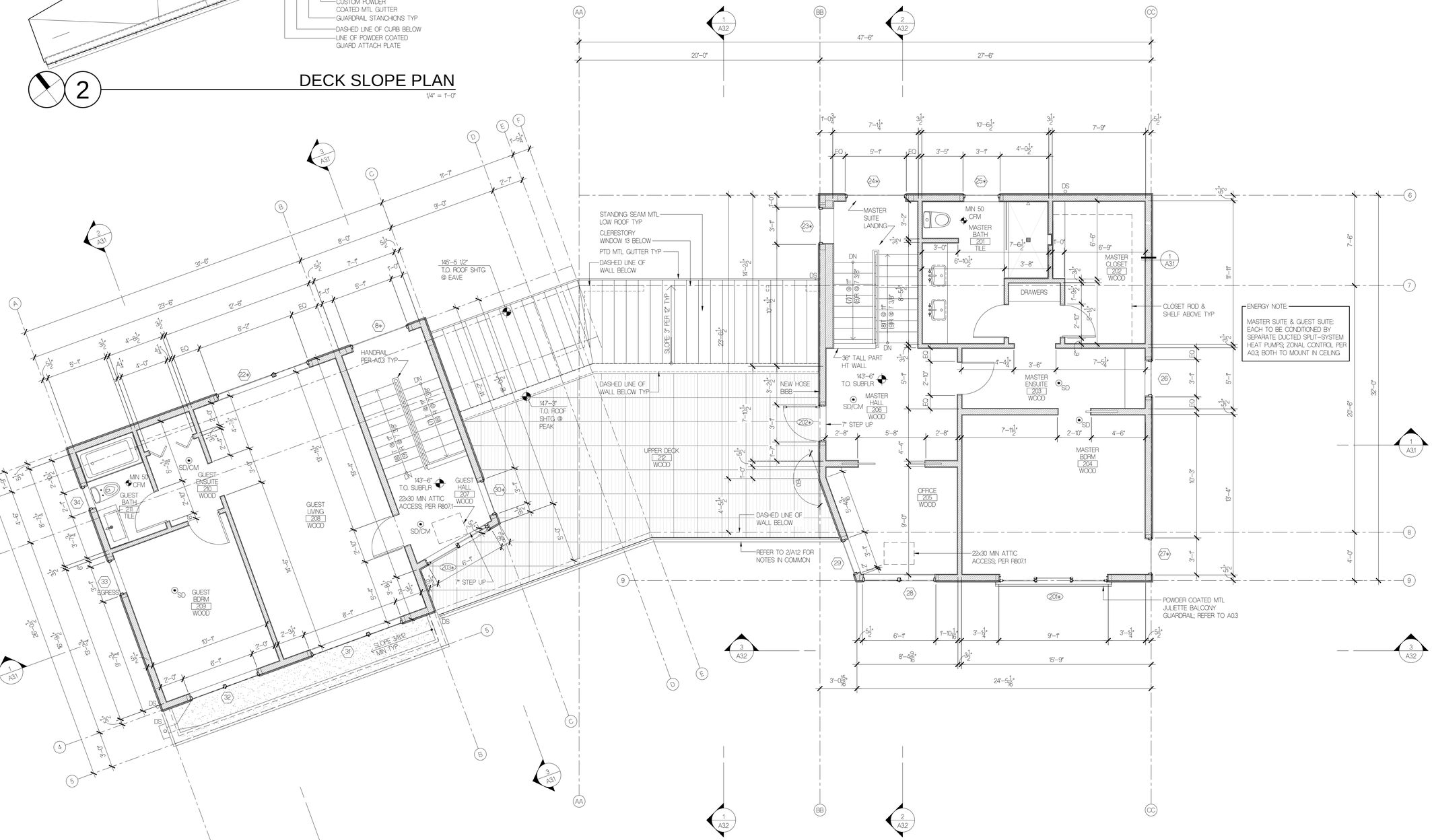
1/4" = 1'-0"

LEGEND

- 2x4 STUD WALL @ 16" O.C. @ INT; 2x6 W/ R-21 BATT INSUL @ EXTERIOR (UNO)
- WINDOW; SEE SCHEDULE A2.3
- 1 — DOOR; SEE SCHEDULE A2.4
- 101
- CONC WALL
- * INDICATES SAFETY GLASS
- SD — SMOKE DETECTOR
- SD/CM — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- X CFM — INTERMITTENT EXHAUST FAN

GENERAL NOTES

1. SEE A0.3 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC WALLS PER A1.0
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
4. REFER TO A0.3 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS
5. VERIFY WINDOW & DOOR ROs (PRIOR TO ORDERING) THAT BUT INTO ADJ BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.



1 UPPER FLOOR PLAN

1/4" = 1'-0"

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UPPER FLOOR PLAN

A1.2

REQUIRED ROOF VENTING

NFVA = NET FREE VENT AREA

ROOF (1)

ROOF AREA: 867 SF = 124.848 SI
REQ'D ROOF VENTING: 124.848 SI / 300 = 416 SI
USEABLE VENT AREA REQ'D @ PEAK & EAVE: 416 SI / 2 = 208 SI EACH

** AT PEAK & EAVE RMS, PROVIDE (13) 28 SI VEE NOTCHES PER DTL 4/A1.3:
(13) VEE NOTCHES PROVIDED @ 21 SI NFVA = 273 SI
273 SI > 208 SI REQ'D THEREFORE OK

ROOF (2)

ROOF AREA: 232 SF = 33,408 SI
REQ'D ROOF VENTING: 33,408 SI / 300 = 111 SI
USEABLE VENT AREA REQ'D @ PEAK & EAVE: 111 SI / 2 = 56 SI

** AT PEAK & EAVE RMS, PROVIDE (14) 8.5 SI VEE NOTCHES PER DTL 5/A1.3:
(14) VEE NOTCHES PROVIDED @ 8.5 SI NFVA = 119 SI
119 SI PROVIDED > 56 SI REQ'D THEREFORE OK

ROOF (3)

ROOF AREA: 420 SF = 60,480 SI
REQ'D ROOF VENTING: 60,480 SI / 300 = 202 SI
USEABLE VENT AREA REQ'D @ EA END: 202 SI / 2 = 101 SI

** AT GRIDS 8 & 4, PROVIDE (20) 7 SI VEE NOTCHES PER DTL 5/A1.3 MIN:
(20) VEE NOTCHES PROVIDED @ 5.25 SI NFVA = 105 SI
105 SI PROVIDED > 101 SI REQ'D THEREFORE OK

** AT SHARED VENT WALL PER 1/A3.2, PROVIDE 1 1/2" x 14 1/2" VENT CHASE @ EA STUD BAY FOR LENGTH OF DECK:
1 1/2" x 14 1/2" WIDE VERTICAL VENTING CHASE = 21.75 SI
21.75 SI x 24 BAYS = 522 SI
522 SI x 25% BUG SCREEN REDUX = 391.5 SI NFVA
391.5 SI NFVA > 101 SI REQUIRED THEREFORE OK

ROOF (4) OVER UNHEATED SPACE SO NOT REQUIRED TO PROVIDE VENTING

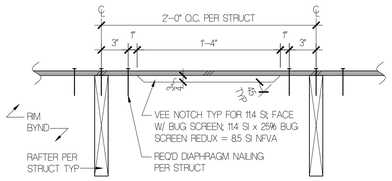
** AT PARAPET, PROVIDE 1 1/2" CONTINUOUS VENT SLOT W/ BUG SCREEN

ROOF (5)

ROOF AREA: 693 SF = 99,792 SI
REQ'D ROOF VENTING: 99,792 SI / 300 = 332.6 SI
USEABLE VENT AREA REQ'D @ PEAK & EAVE: 332.6 SI / 2 = 116.3 SI EACH

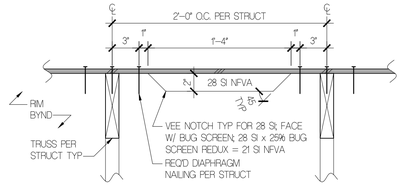
** AT PEAK & EAVE RMS, PROVIDE (11) 28 SI VEE NOTCHES PER DTL 4/A1.3:
(11) VEE NOTCHES PROVIDED @ 21 SI NFVA = 231 SI
231 SI > 208 SI REQ'D THEREFORE OK

2 ROOF VENT CALCS



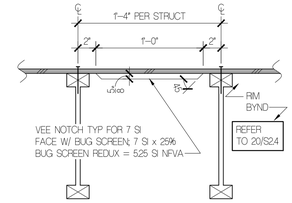
5 TYP LOWER RF VENT'G "VEE" NOTCH DTL

1 1/2" = 1'-0"



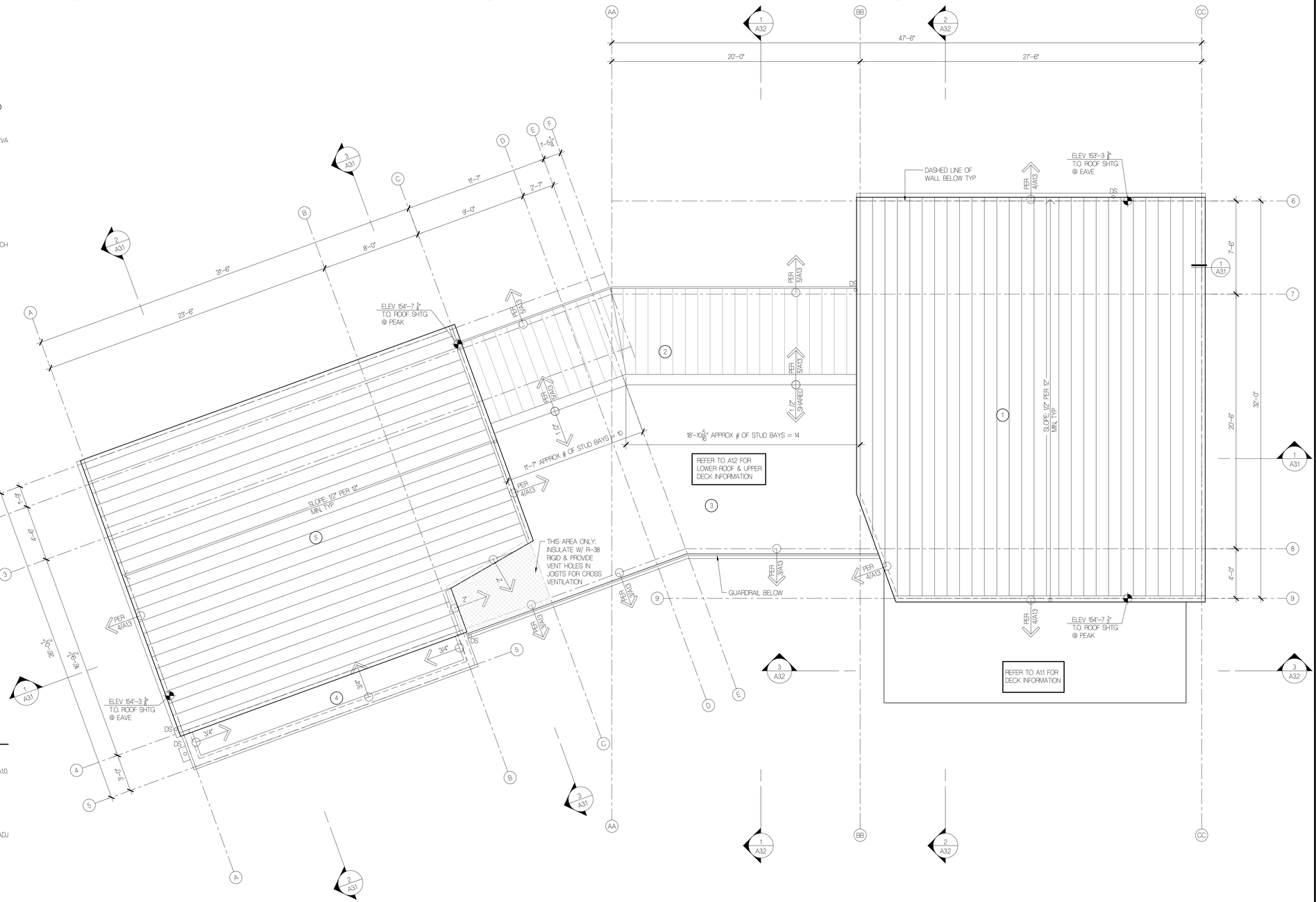
4 TYP UPPER RF VENT'G "VEE" NOTCH DTL

1 1/2" = 1'-0"



3 TYP UPPER DECK RF "VEE" NOTCH DTL

1 1/2" = 1'-0"



LEGEND

(#) VENTED ROOF ASSEMBLY TYPE

3/8" ROOF VENT SIZE OR DTL & ORIENTATION

DS DOWNSPOUT

GENERAL NOTES

1. SEE A0.3 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC WALLS PER A1.0.
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
4. REFER TO A0.3 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS
5. VERIFY WINDOW & DOOR ROs (PRIOR TO ORDERING) THAT BUT INTO ADJ BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.

1 ROOF PLAN

1/4" = 1'-0"

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SEATTLE, WA 98115
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TALERMAN RESIDENCE

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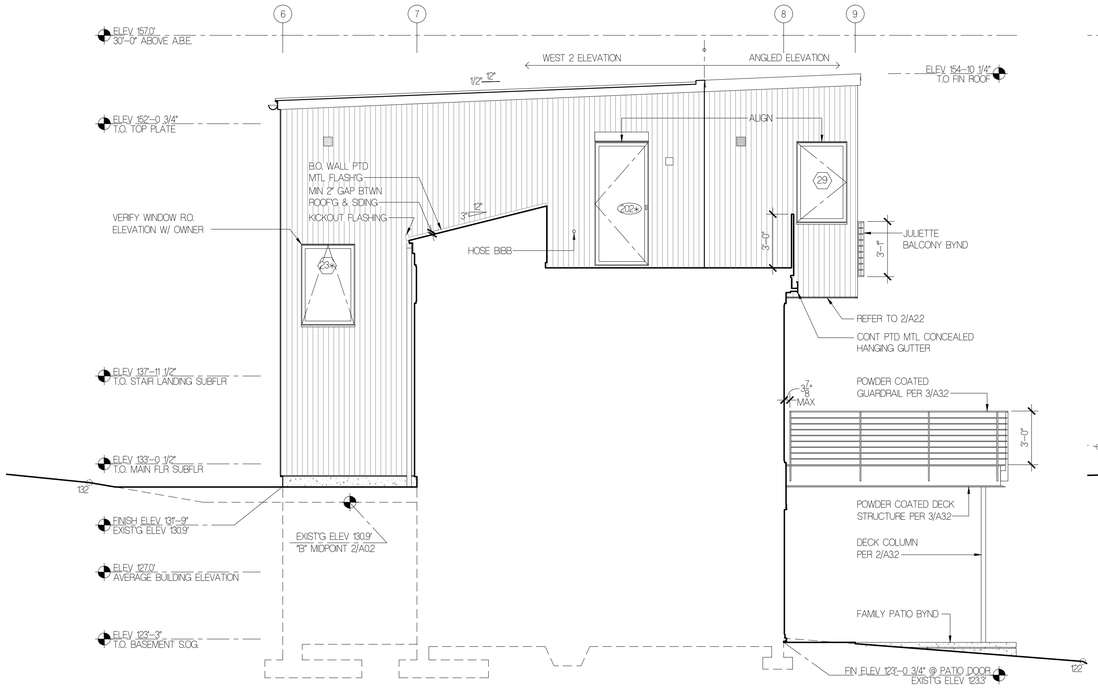
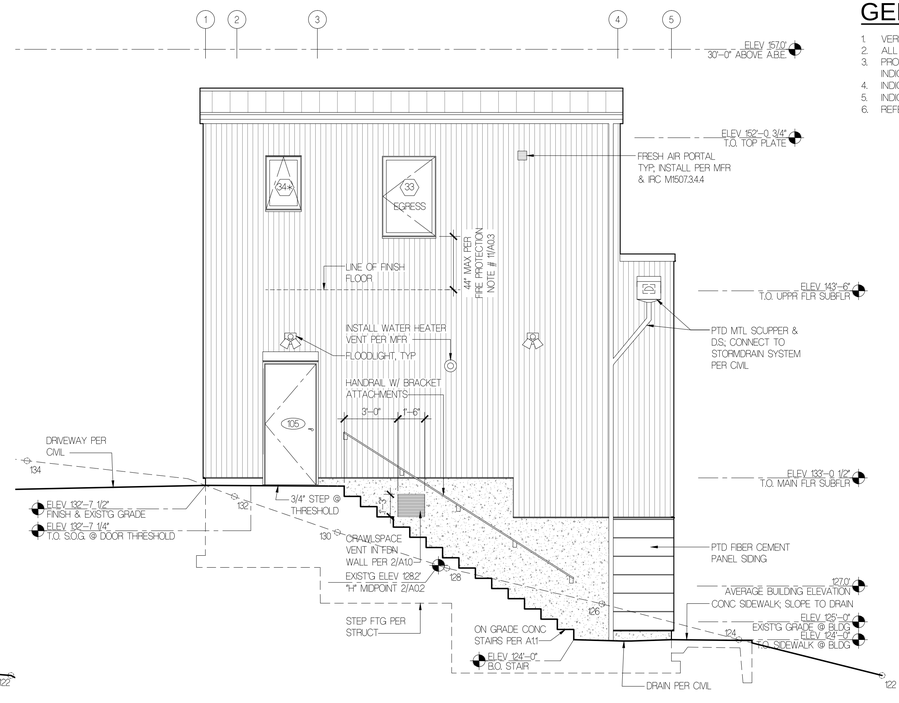
ROOF PLAN & VENT CALCS

A1.3



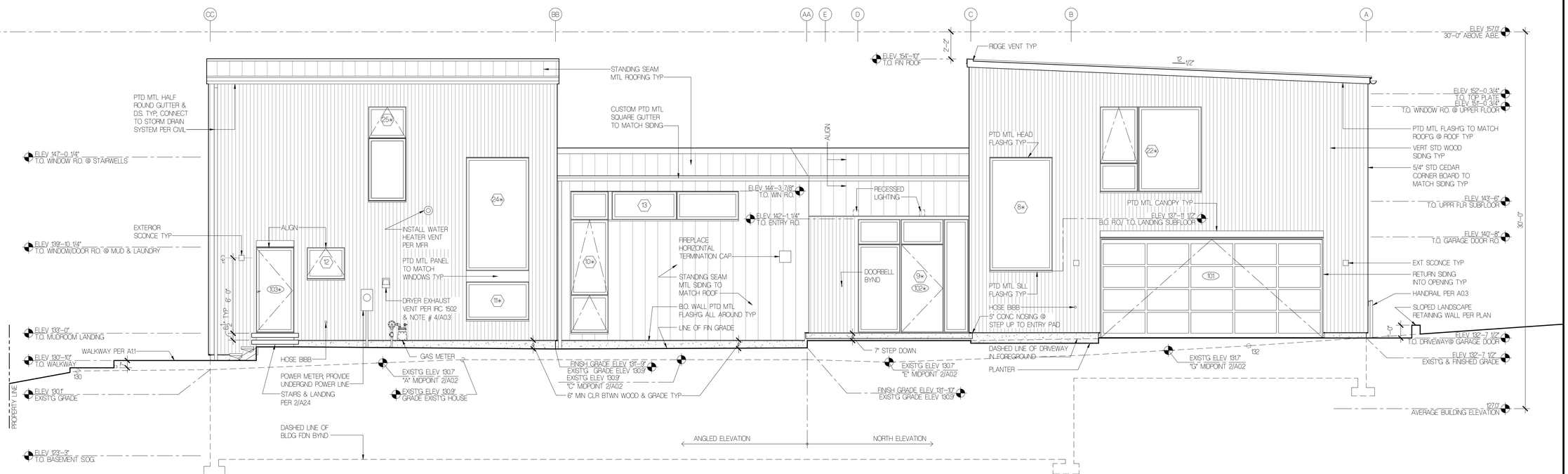
3 WEST ELEVATION

1/4"=1'-0"



2 WEST ELEVATION

1/4"=1'-0"



1 NORTH ELEVATION

1/4"=1'-0"

GENERAL NOTES

1. VERIFY ALL ROUGH OPENING DIMENSIONS.
2. ALL WINDOWS TO BE U .30 LOW-E 366 GLASS OR BETTER.
3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE I.R.C., INDICATED BY "#" ON PLANS.
4. INDICATES WINDOW; REFER TO SCHEDULE 1/A2.3 (1#)
5. INDICATES DOOR; REFER TO SCHEDULE 1/A2.4, (101)
6. REFER TO A0.3 FOR ENERGY REQUIREMENTS.

FLOISAND STUDIO

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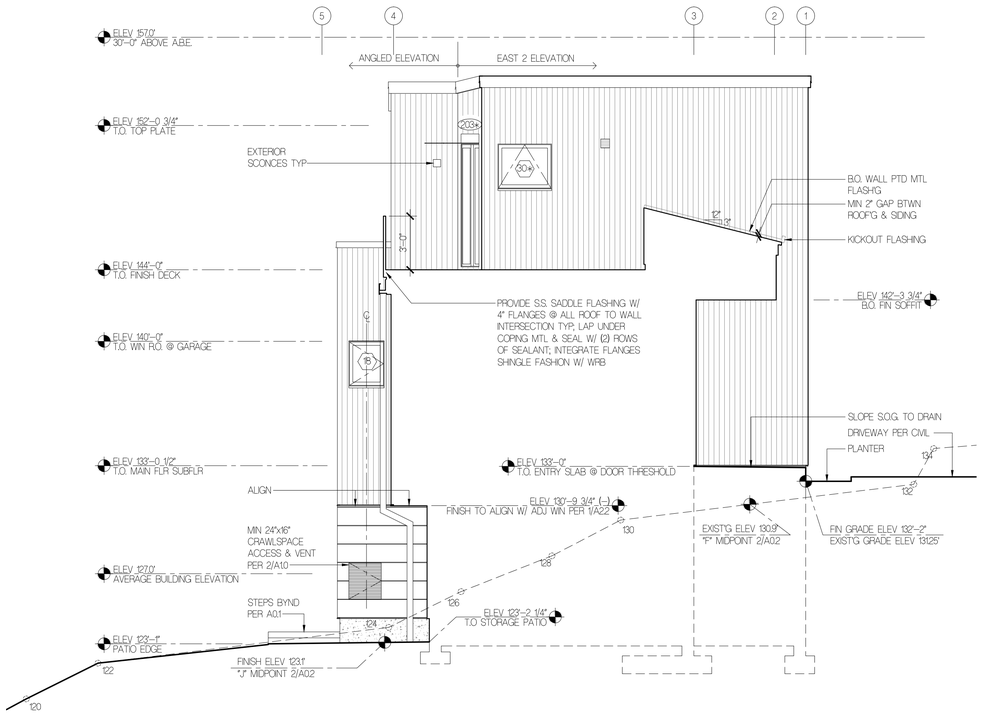
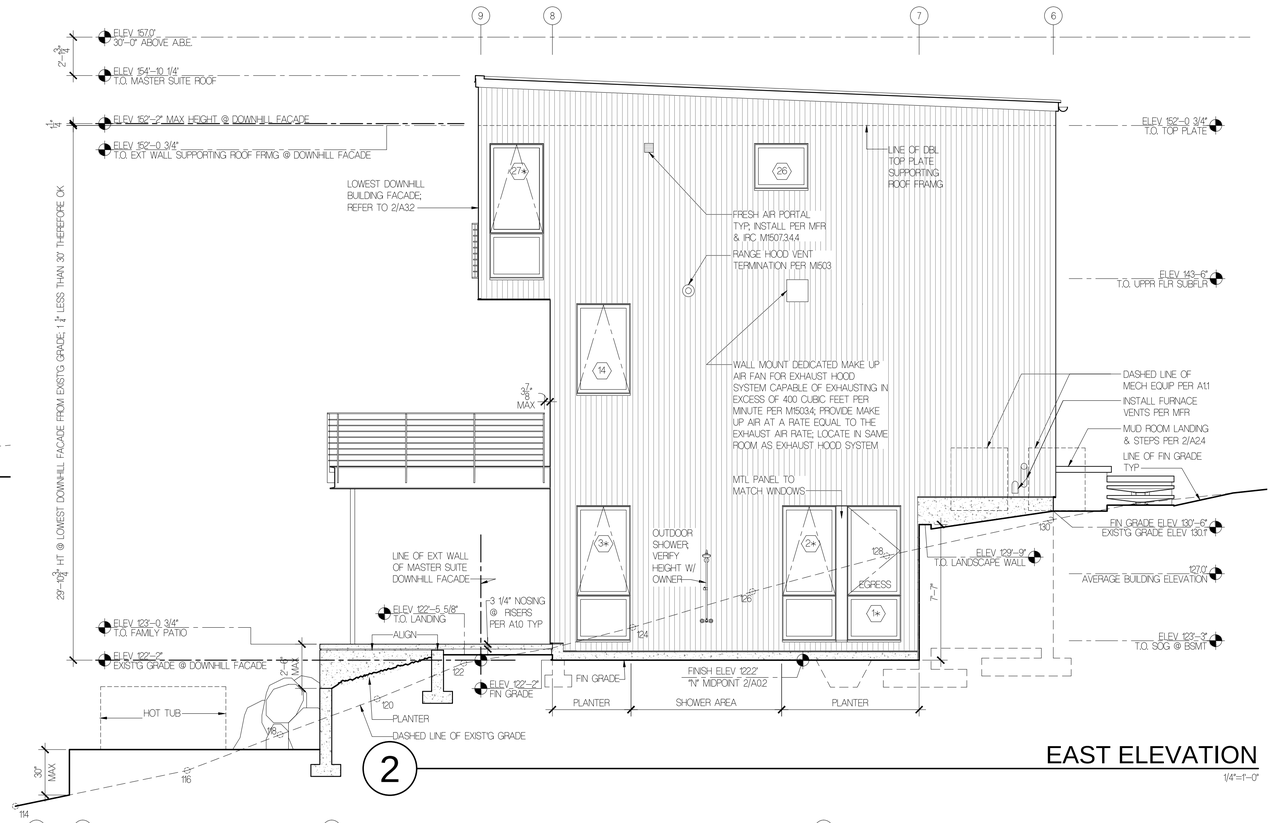
EXTERIOR ELEVATIONS

A2.1



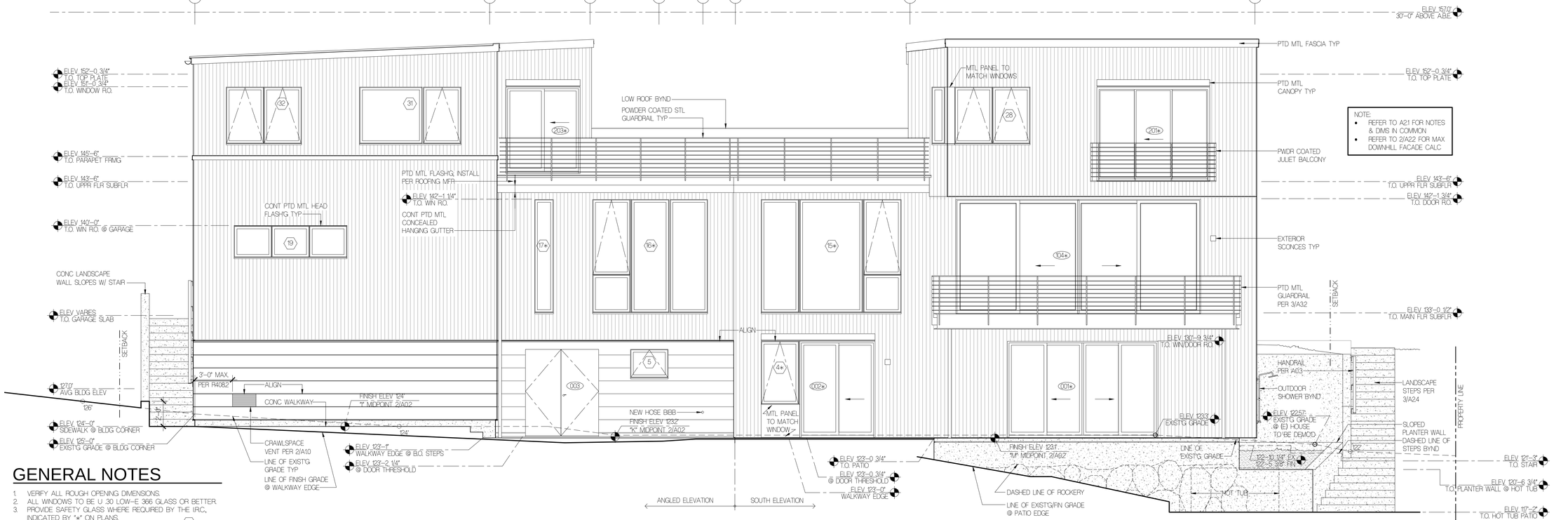
3 EAST ELEVATION

1/4"=1'-0"



2 EAST ELEVATION

1/4"=1'-0"



GENERAL NOTES

1. VERIFY ALL ROUGH OPENING DIMENSIONS.
2. ALL WINDOWS TO BE U .30 LOW-E 366 GLASS OR BETTER.
3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE I.R.C., INDICATED BY "*" ON PLANS.
4. INDICATES WINDOW; REFER TO SCHEDULE 1/A2.3. (1*)
5. INDICATES DOOR; REFER TO SCHEDULE 1/A2.4. (101)
6. REFER TO A0.3 FOR ENERGY REQUIREMENTS.

1 SOUTH ELEVATION

1/4"=1'-0"

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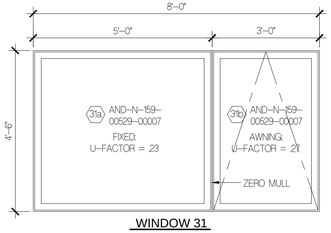
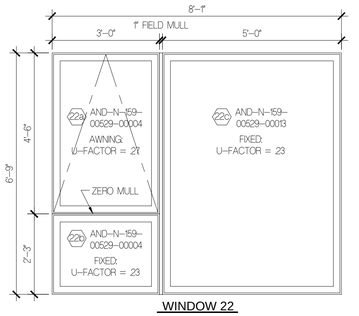
EXTERIOR ELEVATIONS

A2.2

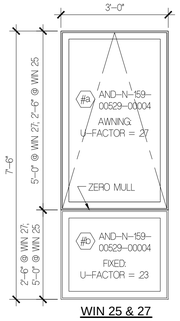
NOTE WINDOW SIZES SHOWN ARE NET FRAME SIZES ONLY; REFER TO PLANS & SCHEDULES FOR ROUGH OPENINGS



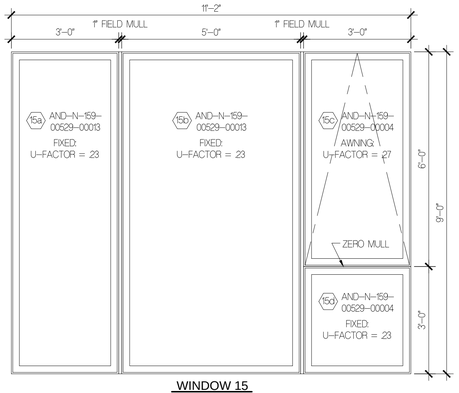
WINDOW 31



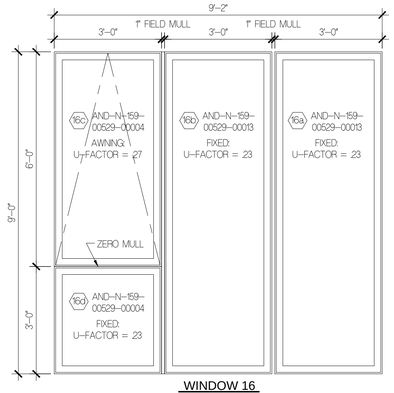
WINDOW 22



WIN 25 & 27

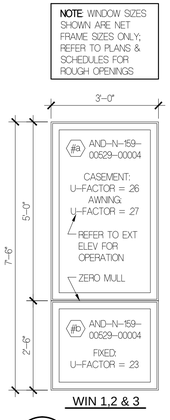


WINDOW 15

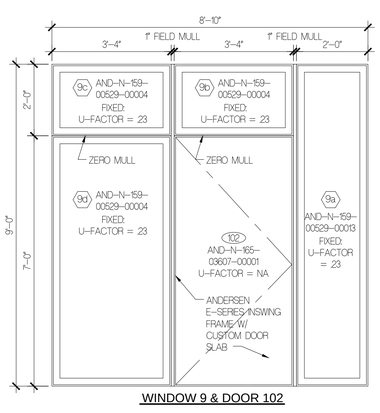


WINDOW 16

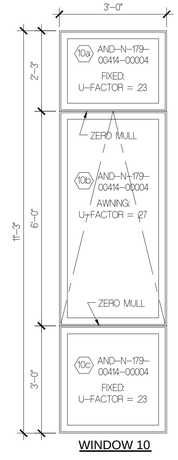
NOTE WINDOW SIZES SHOWN ARE NET FRAME SIZES ONLY; REFER TO PLANS & SCHEDULES FOR ROUGH OPENINGS



WIN 1,2 & 3



WINDOW 9 & DOOR 102



WINDOW 10

2

WINDOW & DOOR DIAGRAMS

1/2"= 1'-0"

Customer Information: WASHINGTON WINDOW AND DOOR INC
17832 NE 65TH ST.
REDMOND WA 98052

Job Name: Talerman Residence **Quote:** 1536423

Andersen ARCHITECTURAL COLLECTION E-SERIES WINDOWS & DOORS

Rated Units:

Qty	Line	Pos	Unit Type	Unit Width	Unit Height	Unit Sqft	Total Sqft	U-Value	SHGC	VLT	ER	Weighted Contribution to Entire Job	CPD Number
1	100	1	CLAD CASEMENT/AUX/GEOMETRIC	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	100	2	CLAD CASEMENT/AUX/GEOMETRIC	36	60	15	15	0.26	0.19	0.42	19	3.9	AND-N-159-00529-00004
1	200	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	200	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-159-00529-00004
1	300	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	300	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-159-00529-00004
1	400	3	CLAD BI-PART GLIDING PATIO DR	144	91.5	91.5	91.5	0.26	0.21	0.49	19	23.79	AND-N-154-01042-00001
1	500	1	CLAD GLIDING PATIO DOOR	72	91.5	45.75	45.75	0.26	0.21	0.49	19	11.895	AND-N-154-01042-00001
1	600	1	CLAD AWNINGS	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-179-00414-00004
1	700	1	CLAD AWNINGS	36	27	6.75	6.75	0.27	0.19	0.42	17	1.823	AND-N-179-00414-00001
1	800	1	CLAD AUXILIARIES	60	108	45	45	0.23	0.23	0.53	25	10.35	AND-N-159-00529-00013
1	900	1	CLAD AUXILIARIES	40	84	23.3333	23.3333	0.23	0.23	0.54	25	5.367	AND-N-159-00529-00007
1	900	2	CLAD AUXILIARIES	40	24	6.6667	6.6667	0.23	0.23	0.54	25	1.533	AND-N-159-00529-00007
1	1000	1	CLAD AUXILIARIES	40	24	6.6667	6.6667	0.23	0.23	0.54	25	1.533	AND-N-159-00529-00004
1	1200	1	CLAD AUXILIARIES	24	108	18	18	0.23	0.23	0.53	25	4.14	AND-N-159-00529-00013
1	1300	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	36	9	9	0.27	0.19	0.42	17	2.43	AND-N-179-00414-00004
1	1300	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	72	18	18	0.27	0.19	0.42	17	4.86	AND-N-179-00414-00004
1	1300	3	CLAD AWNING/AUXILIARY/GEOMTRIC	36	27	6.75	6.75	0.23	0.23	0.54	25	1.552	AND-N-179-00414-00004
1	1400	1	CLAD AUXILIARIES	60	36	15	15	0.23	0.23	0.54	25	3.45	AND-N-159-00529-00004
1	1500	1	CLAD AWNINGS	36	30	7.5	7.5	0.27	0.19	0.42	17	2.025	AND-N-179-00414-00001
1	1600	1	CLAD HINGED PATIO DOOR INSWING	36	81	20.25	20.25	0.25	0.18	0.42	18	5.062	AND-N-165-03607-00001
1	1700	1	CLAD AUXILIARIES	60.5	27	11.3438	11.3438	0.23	0.23	0.54	25	2.609	AND-N-159-00529-00004
1	1700	2	CLAD AUXILIARIES	60.5	27	11.3438	11.3438	0.23	0.23	0.54	25	2.609	AND-N-159-00529-00004
1	1800	1	CLAD AWNINGS	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-179-00414-00004
1	1900	1	CLAD AUXILIARIES	36	108	27	27	0.23	0.23	0.53	25	6.21	AND-N-159-00529-00013
1	2000	1	CLAD AUXILIARIES	60	108	45	45	0.23	0.23	0.53	25	10.35	AND-N-159-00529-00013
1	2100	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	36	9	9	0.23	0.23	0.54	25	2.07	AND-N-159-00529-00004
1	2100	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	72	18	18	0.27	0.19	0.42	17	4.86	AND-N-159-00529-00004
1	2200	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	36	9	9	0.23	0.23	0.54	25	2.07	AND-N-159-00529-00004
1	2200	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	72	18	18	0.27	0.19	0.42	17	4.86	AND-N-159-00529-00004
1	2300	1	CLAD AUXILIARIES	36	108	27	27	0.23	0.23	0.53	25	6.21	AND-N-159-00529-00013
1	2400	1	CLAD AUXILIARIES	36	108	27	27	0.23	0.23	0.53	25	6.21	AND-N-159-00529-00013
1	2500	1	CLAD AUXILIARIES	15	108	11.25	11.25	0.23	0.23	0.53	25	2.588	AND-N-159-00529-00013
1	2600	1	CLAD CASEMENTS	24	30	5	5	0.26	0.19	0.42	19	1.3	AND-N-177-01093-00004
1	2700	1	CLAD AUXILIARIES	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	2700	2	CLAD AUXILIARIES	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	2700	3	CLAD AUXILIARIES	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	2800	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	27	6.75	6.75	0.23	0.23	0.54	25	1.552	AND-N-159-00529-00004
1	2800	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-159-00529-00004
1	2900	1	CLAD AUXILIARIES	60	81	33.75	33.75	0.23	0.23	0.53	25	7.762	AND-N-159-00529-00013
1	3000	1	CLAD HINGE PATIO DOOR OUTSWING	36	83	20.75	20.75	0.29	0.19	0.42	15	6.017	AND-N-168-03108-00001
1	3100	1	CLAD AWNINGS	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-179-00414-00004
1	3200	1	CLAD AUXILIARIES	60	108	45	45	0.23	0.23	0.53	25	10.35	AND-N-159-00529-00013
1	3300	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	63	15.75	15.75	0.23	0.23	0.54	25	3.622	AND-N-159-00529-00004
1	3300	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	27	6.75	6.75	0.27	0.19	0.42	17	1.823	AND-N-159-00529-00004
1	3400	1	CLAD AUXILIARIES	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	3500	1	CLAD AWNING/AUXILIARY/GEOMTRIC	36	30	7.5	7.5	0.23	0.23	0.54	25	1.725	AND-N-159-00529-00004
1	3500	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-159-00529-00004
1	3600	1	CLAD GLIDING PATIO DOOR	72	90	45	45	0.26	0.21	0.49	19	11.7	AND-N-154-01042-00001
1	3600	2	CLAD GLIDING PATIO DOOR	36	90	22.5	22.5	0.27	0.16	0.36	16	6.075	AND-N-154-01042-00001
1	3700	1	CLAD AWNINGS	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-179-00414-00004
1	3700	2	CLAD AWNINGS	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-179-00414-00004
1	3800	1	CLAD CASEMENTS	36	54	13.5	13.5	0.26	0.19	0.42	19	3.51	AND-N-177-01093-00004
1	3900	1	CLAD AWNINGS	36	30	7.5	7.5	0.27	0.19	0.42	17	2.025	AND-N-179-00414-00001
1	4000	1	CLAD GLIDING PATIO DOOR	72	83	41.5	41.5	0.26	0.21	0.49	19	10.79	AND-N-154-01042-00001
1	4100	1	CLAD AWNING/AUXILIARY/GEOMTRIC	60	54	22.5	22.5	0.23	0.23	0.54	25	5.175	AND-N-159-00529-00007
1	4100	2	CLAD AWNING/AUXILIARY/GEOMTRIC	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-159-00529-00007
1	4200	1	CLAD AWNINGS	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-179-00414-00004
1	4200	2	CLAD AWNINGS	36	54	13.5	13.5	0.27	0.19	0.42	17	3.645	AND-N-179-00414-00004
1	4300	1	CLAD CASEMENTS	36	54	13.5	13.5	0.26	0.19	0.42	19	3.51	AND-N-177-01093-00004
1	4400	1	CLAD AWNINGS	24	36	6	6	0.27	0.19	0.42	17	1.62	AND-N-179-00414-00001
					Totals:		**1084.3543**					270.754	
												Weighted Average	0.2497

Non-Rated Units with Applied default U-Factors:

	Single Glazed	Double Glazed
2006 IECC Table 102.1.3(1)		
Operable (including sliding and swinging glass doors)	0.95	0.55
Fixed	0.95	0.55

Qty	Line	Position	Unit Type	Unit Width	Unit Height	Unit Sqft	Total Sqft	U-Value	SHGC	VLT	ER	Weighted Contribution to Entire Job	Performance Class
1	1100	1	CLAD HINGED PATIO DOOR INSWING	40	84	23.3333	23.3333	0.95	0	0	-1	22.167	0
						Totals:	**23.3333**					**22.166635**	
												Weighted Average	**0.95**

Job Total With Applied Default U-Factors on Non-Rated Units: **1107.6875** 292.9206
Percent of Job Non-Rated: **2.11 %** **Weighted Average: 0.2644**

3

NFRC PERFORMANCE DATA

NO SCALE

EXTERIOR WINDOW SCHEDULE: FOLLOW 2015 WSEC, TABLE R402.1.1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x H) ROUGH OPENING ⑥	OPERATION	CPD	MFR	TYPE/MTL	U-FACTOR	GLASS TYPE	FRAME DEPTH	MULL	DP RATING	EXT FINISH	INT FINISH	SAFETY GLAZING ④	REMARKS
1	3'-1" x 7'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
2	3'-1" x 7'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
3	3'-1" x 7'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
4	3'-1" x 5'-0 3/4"	AWNING	AND-N-179-00414-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"	1" FIELD MULL	PG-30	EBONY	DESIGNER BLACK	YES	
5	3'-1" x 2'-3 3/4"	AWNING	AND-N-179-00414-00001	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
6	(NOT USED)													
7	(NOT USED)													
8	5'-1" x 9'-0 3/4"	FIXED	AND-N-159-00529-00013	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
9	8'-11" x 9'-0 ⅜"	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
10	3'-1" x 11'-4"	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
11	5'-1" x 3'-0 3/4"	FIXED	AND-N-159-00529-00004	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
12	3'-1" x 2'-6 3/4"	AWNING	AND-N-179-00414-00001	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
13	10'-2" x 2'-3 ⅜"	FIXED	AND-N-159-00529-00004	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		(2) EQ LITES
14	3'-1" x 5'-0 3/4"	AWNING	AND-N-179-00414-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK		
15	11'-3" x 9'-0 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
16	9'-3" x 9'-0 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
17	1'-4" x 9'-0 3/4"	FIXED	AND-N-159-00529-00013	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
18	2'-1" x 2'-6 3/4"	CASEMENT	AND-N-177-01093-00004	ANDERSEN E-SERIES	ALUM CLAD	0.26	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
19	9'-1" x 2'-6 3/4"	(3) FIXED	AND-N-159-00529-00004	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		(3) EQ LITES
20	(NOT USED)													
21	(NOT USED)													
22	8'-2" x 6'-9 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
23	3'-1" x 4'-6 3/4"	AWNING	AND-N-179-00414-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
24	5'-1" x 9'-0 3/4"	FIXED	AND-N-159-00529-00013	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
25	3'-1" x 7'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK		
26	3'-1" x 2'-6 3/4"	FIXED	AND-N-159-00529-00004	ANDERSEN E-SERIES	ALUM CLAD	0.23	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
27	3'-1" x 7'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK	YES	
28	6'-1" x 4'-6 3/4"	(2) AWNING	AND-N-179-00414-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		(2) EQ LITES
29	3'-1" x 4'-6 3/4"	CASEMENT	AND-N-177-01093-00004	ANDERSEN E-SERIES	ALUM CLAD	0.26	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
30	3'-1" x 2'-6 3/4"	AWNING	AND-N-179-00414-00001	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
31	8'-1" x 4'-6 3/4" ⑮	⑮	⑮	ANDERSEN E-SERIES	ALUM CLAD	⑮	LOW E2 W/ ARGON	4 9/16"	⑮	PG-30	EBONY	DESIGNER BLACK		
32	6'-1" x 4'-6 3/4"	(2) AWNING	AND-N-179-00414-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		(2) EQ LITES
33	3'-1" x 4'-6 3/4"	CASEMENT	AND-N-177-01093-00004	ANDERSEN E-SERIES	ALUM CLAD	0.26	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		
34	2'-1" x 3'-0 3/4"	AWNING	AND-N-179-00414-00001	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK		

AVG U-VALUE FOR VERTICAL GLAZING: REFER TO 3/A24

NOTES:
1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WINDOW / DOOR MANUFACTURER.
2. WINDOWS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING WINDOWS; WHERE WINDOW JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM RECD CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
5. VERIFY THAT ALL EGRESS WINDOWS MEET IRC REQUIREMENTS: MIN. 5.7 SF; 20" CLEAR OPEN WIDTH; 24" MIN CLEAR OPEN HEIGHT; 44" MAX SILL HEIGHT.
6. INCLUDES ⅜" SHIM FOR R.O. @ EACH JAMB; ⅜" OVERALL SHIM @ HEAD & SILL.
7. VERIFY OPACITY OF FROSTED GLASS/FILM WITH ARCHITECT.

NOTES CONT:
8. WINDOW HARDWARE COLOR TO BE MATTE BLACK.
9. WINDOW SCREEN COLOR TO BE EBONY.
10. REFER TO 2/A23 WINDOW DIAGRAMS.
11. REFER TO PLANS FOR CONDITIONED SPACE REQUIREMENTS.
12. VERIFY DRYWALL RETURN DETAIL WITH ARCHITECT.
13. INTERIOR GLAZING PROFILE TO BE SQUARE.
14. INSTALLATION METHOD TO BE W/ NAILING FIN.
15. REFER TO WINDOW DIAGRAMS 2/A23 FOR WINDOW NET FRAME SIZES, OPERATION, CPDs & U-FACTORS.

1

WINDOW SCHEDULE

NO SCALE

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
ph 206.634.0136

OWNER:
EDWARD TALERMAN AND
DYAN SIMON
9012 SE 59TH STREET
MERCER ISLAND, WA 98040
PHONE: 206.250.4896

ARCHITECT:
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
SEATTLE, WA 98134
PHONE: 206.634.0136
CONTACT: ALLISON HOGUE

STRUCTURAL ENGINEER:
GIRAF DESIGN
9220 ROOSEVELT WAY NE
SEATTLE, WA 98115
PHONE: 206.621.0060
CONTACT: NIC ROSSOUW

SURVEYOR:
SITE SURVEY AND MAPPING
21923 NE 11TH STREET
SAMMAMISH, WA 98074
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORP

GEOTECH:
ZIPPER GEO
19019 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
PHONE: 425.582.9928
CONTACT: TOM JONES

ARBORIST:
TREE SOLUNTIONS INC
2940 WESTLAKE AVE N.
SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

CIVIL:
TEC ENGINEERING
485 RAINER BLVD NORTH
SUITE 201
PO BOX 1787
ISSAQUAH, WA 98027
PHONE: 425.391.1415
CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

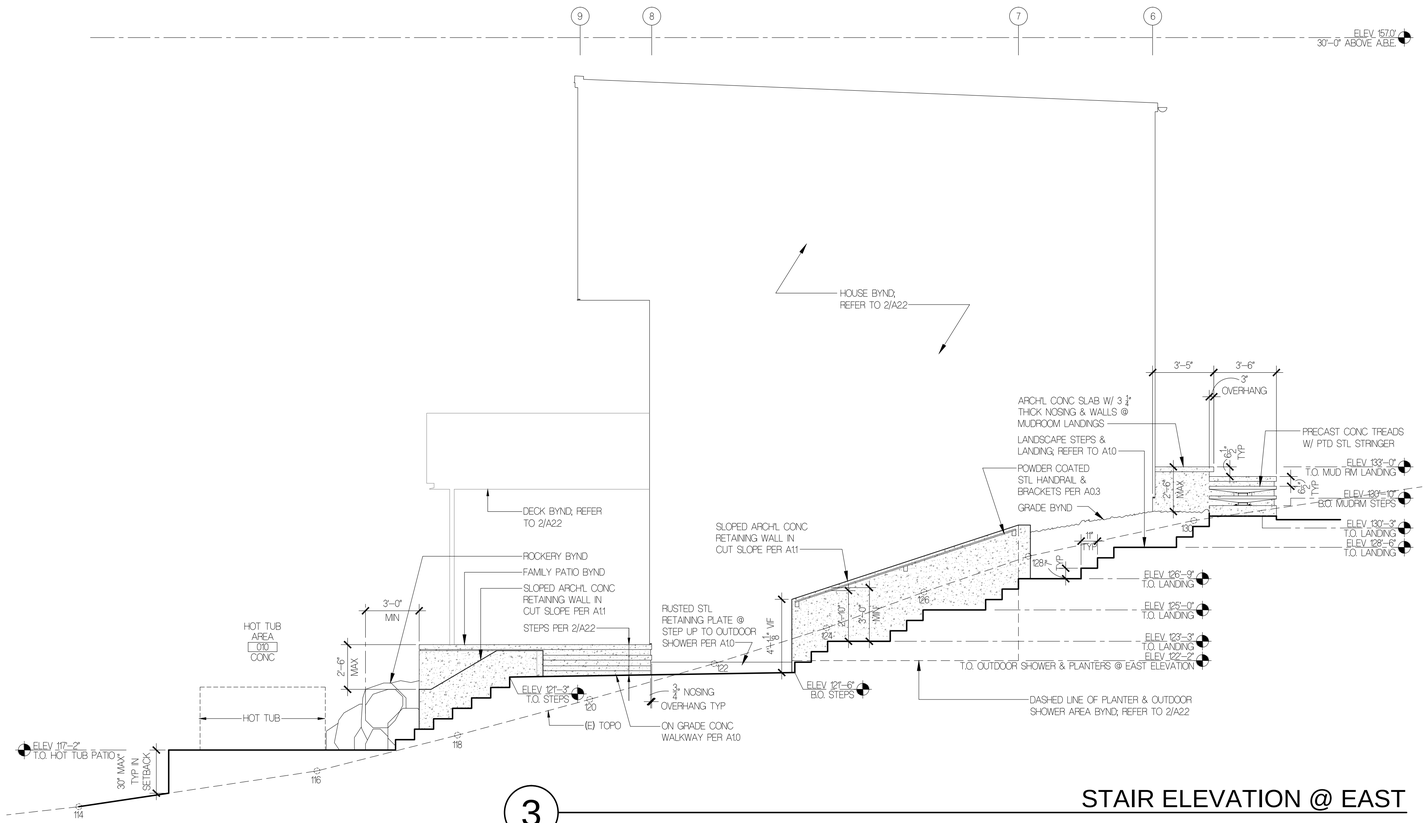
9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT. STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

WINDOW SCHEDULE
WINDOW DIAGRAMS

A2.3



3 STAIR ELEVATION @ EAST

FLEETWOOD WINDOWS & DOORS

Job Name: Talerman
Customer: GENERAL CONTRACTOR
Quote: #79

MANUFACTURER

ENERGY REPORT

Job Specific Summary

The U-Factor and SHGC values provided in this report comply with NFRC 100 and NFRC 200. A summary of these values has been presented as a Weighted Average to assist dealers in assessing the general impact if changes are made to the Window or Door order, e.g. glass type change.

Additionally, Fleetwood has provided a column of Simulated Performance Alternative energy values that may be a useful tool in illustrating how the size of a Door or Window will impact the true living conditions inside the home. By request, Fleetwood will provide Manufacturer Labels for such values. For more information about Simulated Performance Alternative visit Fleetwood's website; under the Designers / Energy section then select Energy Code Compliance.

Product Type / Category Information: (Metric/SI version available upon request.)

Category:	Series:	Item:	Glazing*:	VT:	NFRC U-Factor / SHGC	NFRC U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Glazing Area (ft2)*Qty:
DOOR	Series 3000-T	1-0	A	0.49	0.35	0.22	0.27	0.24	178.64 [236x109]*1

DOOR Weighted Average				(ft2): 178.64
NFRC:	U-Factor: 0.35	SHGC: 0.22		
Simulated Performance Alternative	0.27	0.24		

The "Performance method" for certification is recommended; wherein envelope components can be "traded off" to allow the desired windows and doors. (See Energy Code Compliance for a list of common trade-offs.)

The overall product U-Factor combines the center-of-glass, product frame and edge-of-glass U-Factors in a frame model.

Note: All U-factors and SHGC values are shown with non-tinted glass. Tint on glass will further reduce the SHGC values.

*Glazing Type:	Description:		
A	CLR5B366I89TG	1*: Clear Cardinal 366 6mm-T_0.5argon_Clear Cardinal i89 6mm-T	0.19 0.26

NFRC Prescriptive Sizes:		
Series	Configuration	Width x Height (in)
3000-T	OX or XX	78 x 78

References:
U-Factor. The rated Winter U-Factor of the fenestration product, in Btu/hr-ft2-°F.
SHGC. Solar Heat Gain Coefficient.
VT. Visible Transmittance.
Area (ft2). The area of the surface in square feet.
NFRC. National Fenestration Rating Council.
IECC. International Energy Conservation Code.

QTE: 79 ver: 1 ***Print:*** **8/30/2018 10:41:53 A** ***Quote Date:*** 8/20/2018 *Snapshot db\exe ver:* 29282.1.827.14432.6860.144 8550.396603
Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)

4 NFRC PERFORMANCE DATA

NO SCALE

TOTAL FLEETWOOD GLAZED DOOR AREA (SEE 4/A2.4): 178.64 SF
TOTAL E-SERIES GLAZED DOOR & WINDOW AREA (SEE 3/A2.3): 1084.35 SF
TOTAL VERTICAL GLAZING AREA: 178.64 SF + 1084.35 SF = 1263.0 SF

TOTAL UA FOR FLEETWOOD GLAZED DOOR (SEE 4/A2.4): 178.64 SF x .35 U VALUE = 62.52 UA
TOTAL UA FOR E-SERIES GLAZED DOORS & WINDOWS (SEE 3/A2.3): 270.754 UA
TOTAL UA FOR VERTICAL GLAZING: 62.52 + 270.754 = 333.06 UA

AVG U-VALUE FOR ALL VERTICAL GLAZING (UA/AREA): 333.06/1263.0 = 0.26
0.26 AVERAGE WEIGHTED U-VALUE < 0.28 THEREFORE OKAY

2 AVG U-VALUE CALCS FOR VERT. GLAZING

NO SCALE

EXTERIOR DOOR SCHEDULE: FOLLOW 2015 WSEC, TABLE R402.1.1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x H) ROUGH OPENING	OPERATION	CPD	MFR	TYPE/MTL	GLASS TYPE	FRAME DEPTH	U-FACTOR	DP RATING	EXT FINISH	INT FINISH	SAFETY GLASS	REMARKS
001	12'-1" x 7'-8 1/4"	BI-PART GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		.26	DP-25	EBONY	DESIGNER BLACK	YES	SP5
002	6'-1" x 7'-8 1/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		.26	DP-30	BLACK ANNODIZED	PAINTED	YES	SP5
003	6'-0" x 7'-2"	DOUBLE INSWING	NA	PER CONTRACTOR	FIBERGLASS	N/A		N/A	N/A	PAINTED	PAINTED	N/A	
101	18'-0" x 8'-0"	OVERHEAD	NA	NORTHWEST DOOR	ALUM GLASS	WHITE LAMINATED		N/A	N/A	BLACK ANODIZED	BLACK ANODIZED	YES	
102	PER WINDOW 9 DIAGRAM (1)	(1)	(1)	ANDERSEN E-SERIES FRAME ONLY	ALUM CLAD	LOW E2 W/ ARGON		(1)	N/A	EBONY FRAME ONLY	DESIGNER BLACK FRAME ONLY	YES	W/ PAINTED CUSTOM WOOD DOOR SLAB; MFR TO PREP FRAME FOR HINGES. CONTRACTOR TO PROVIDE HINGES
103	3'-1" x 6'-9 3/4"	INSWING	AND-N-165-03607-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.25	DP-30	EBONY	DESIGNER BLACK	N/A	SP5
104	19'-9" x 9'-2"	BI-PART SLIDING	FLE-M-75-00155-00001	FLEETWOOD SERIES 3000-T	ALUM W/ TB	REFER TO ENERGY REPORT	4 1/2"	0.35		CLASSI DARK BRONZE ANODIZED	CLASSI DARK BRONZE ANODIZED	YES	STANDARD MESH SCREEN; NARROW 3073 STILE
105	3'-0" x 7'-2"	INSWING FIRE RATED	NA	PER CONTRACTOR	WOOD	N/A		N/A	N/A	PAINTED	PAINTED	N/A	1 3/8" THICK MIN OR 20 MINUTE FIRE RATED; W/ SELF CLOSING DEVICE & WEATHERSTRIPPING
201	9'-1" x 7'-6 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26/0.27	DP30	EBONY	DESIGNER BLACK	YES	SP5
202	3'-1" x 6'-11 3/4"	OUTSWING	AND-N-168-03108-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.29	DP30	EBONY	DESIGNER BLACK	YES	SP5
203	6'-1" x 6'-11 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	DP30	EBONY	DESIGNER BLACK	YES	SP5

TOTAL VERTICAL GLAZING U-VALUE: REFER TO 4/A2.3

NOTES:
1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WIN/DOOR MFR AND/OR WSEC.
2. DOORS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL ROS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS; WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2" THROW.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
6. PER WSEC R402.3.4, ONE UNLABELED OR UNTESTED EXTERIOR SWINGING DOOR W/ MAX AREA OF 24 SF MAY BE INSTALLED PER UNIT.
7. LOW E2 WITH ARGON STANDARD, U.N.O.
8. DOOR HARDWARE COLOR TO BE MATTE BLACK @ E SERIES DOORS.
9. INSTALLATION OPTION TO BE NAIL FIN.
10. INTERIOR GLAZING PROFILE TO BE SQUARE.
11. REFER TO 2/A2.3 WINDOWN/DOOR DIAGRAMS FOR NET FRAME SIZES, OPERATION, CPDs & U-VALUES.

1 EXTERIOR DOOR SCHEDULE

NO SCALE

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PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

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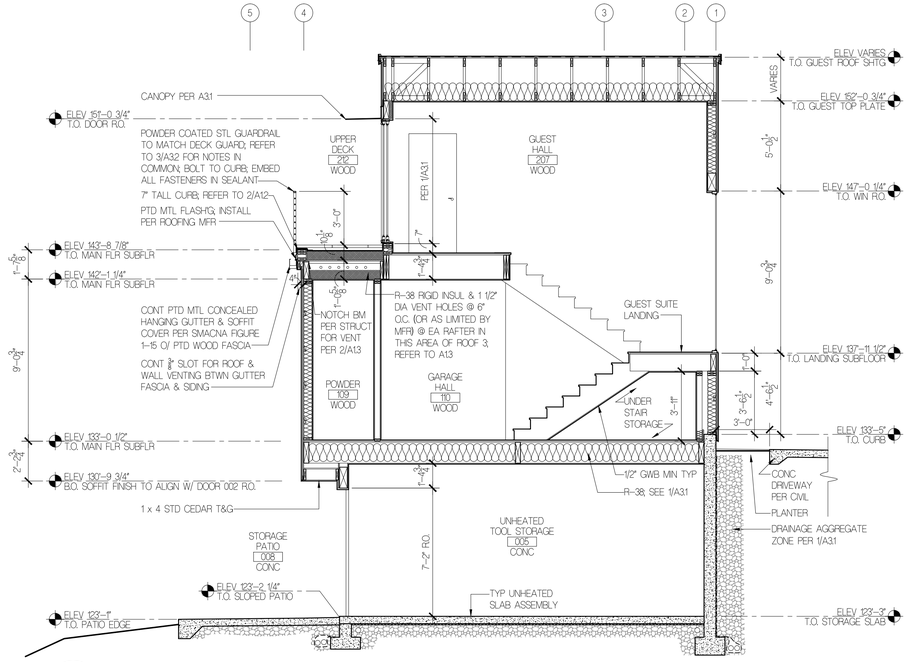
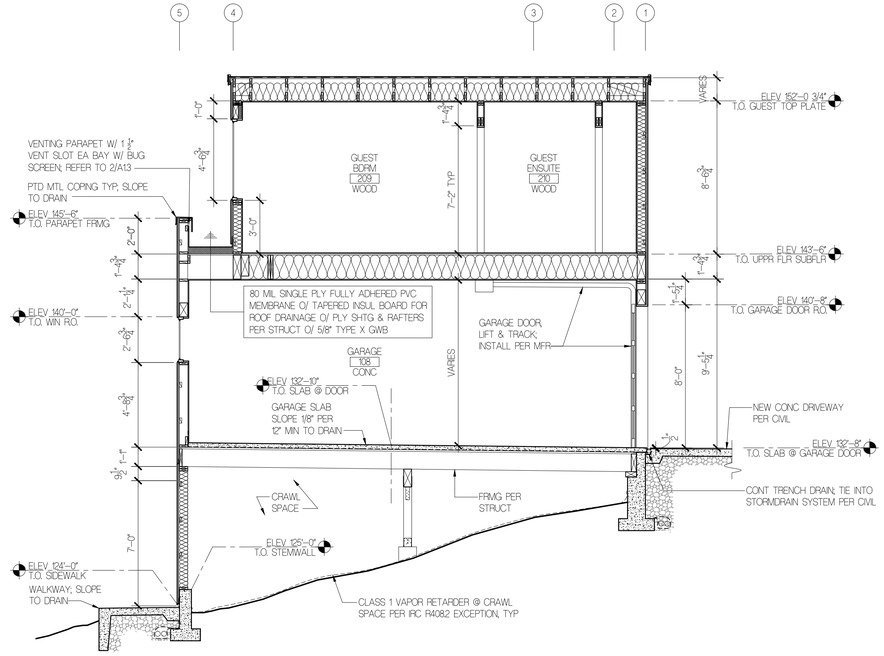
DOOR SCHEDULE, U-VALUE CALC, STAIR ELEV

A2.4



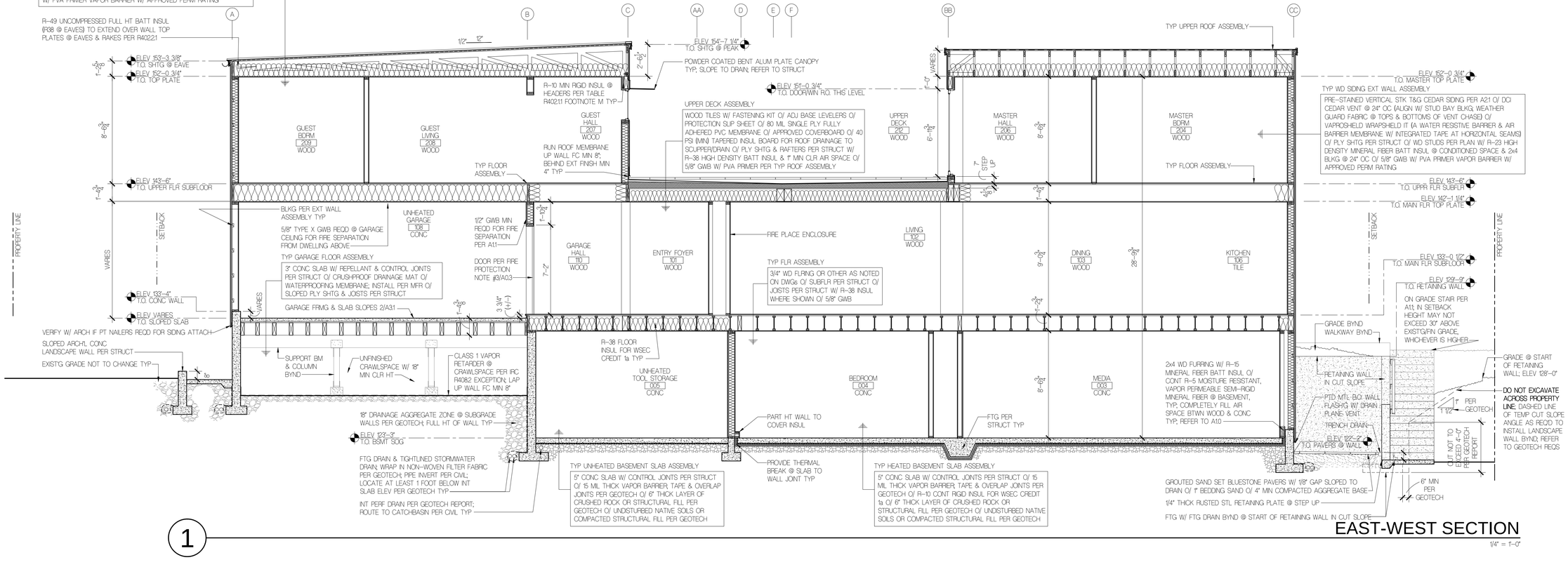
3 NORTH-SOUTH SECTION @ GUEST

1/4" = 1'-0"



2 NORTH-SOUTH SECTION @ GARAGE

1/4" = 1'-0"



1 EAST-WEST SECTION

1/4" = 1'-0"

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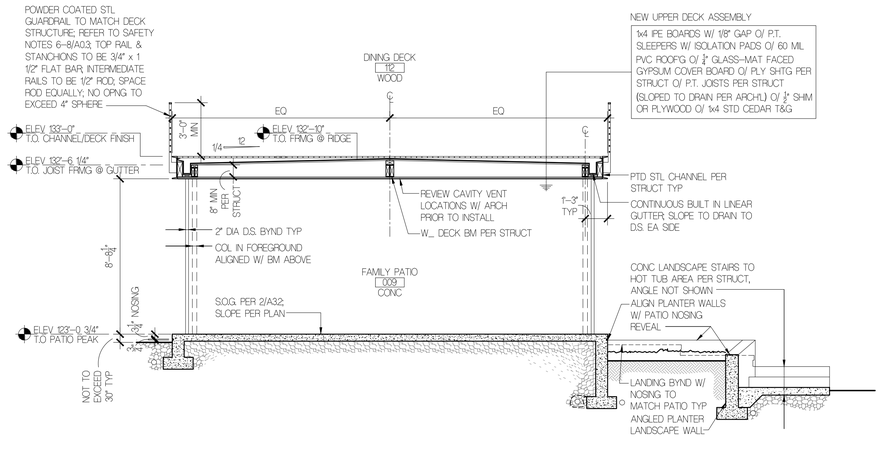
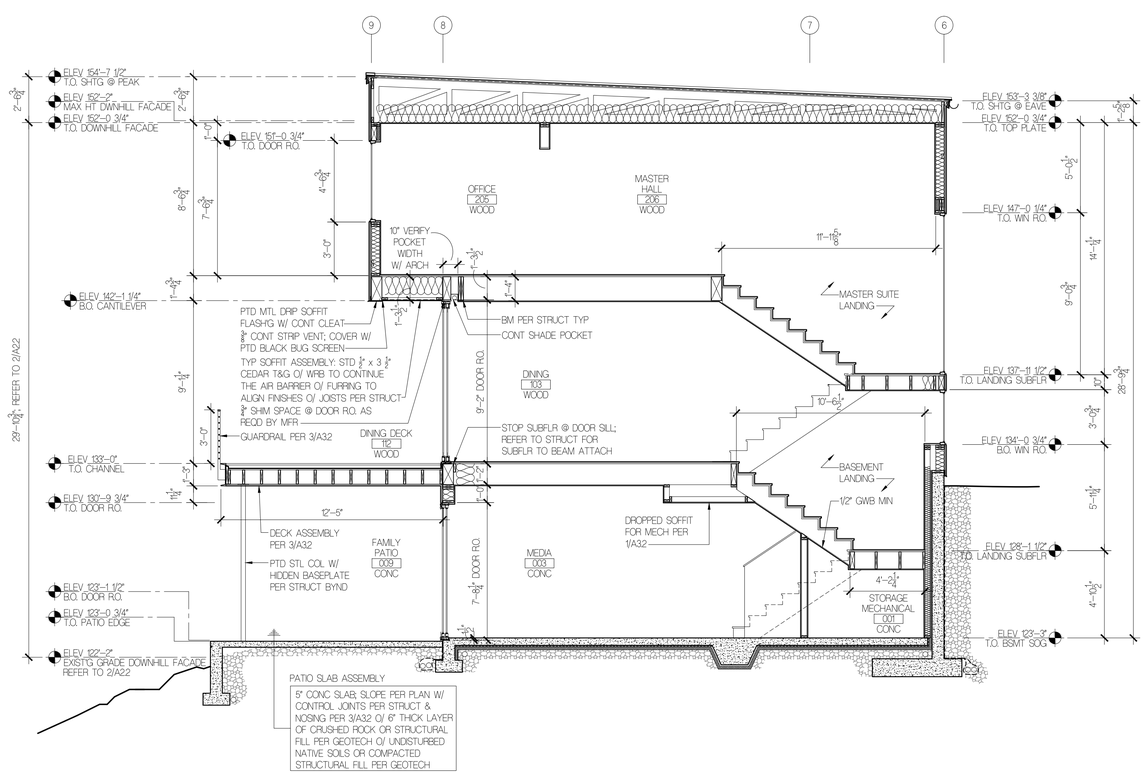
SECTIONS

A3.1



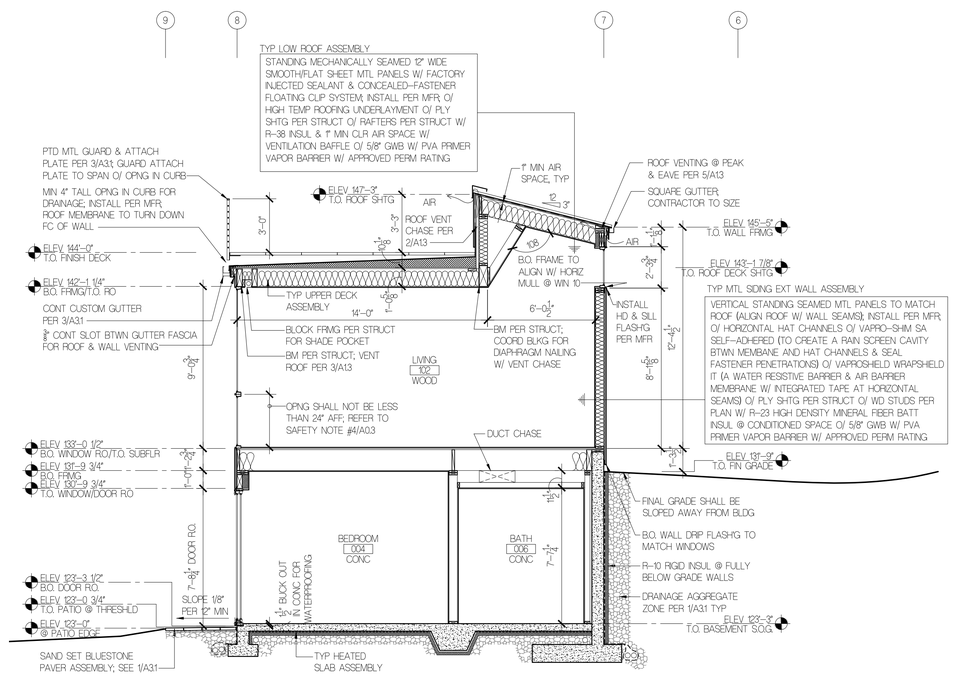
3 SECTION THRU DINING DECK & FAMILY PATIO

1/4" = 1'-0"



2 NORTH-SOUTH SECTION @ DINING

1/4" = 1'-0"



1 NORTH-SOUTH SECTION @ LIVING

1/4" = 1'-0"

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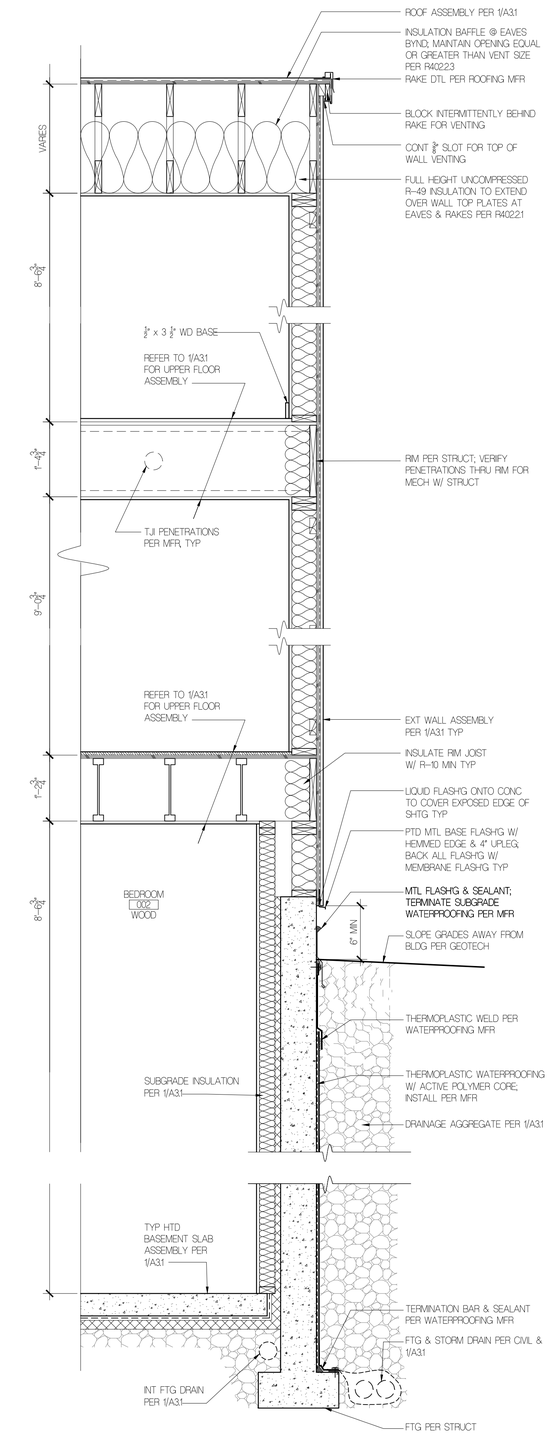
SECTIONS

A3.2



1 WALL SECTION

3/4" = 1'-0"

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WALL SECTION

A3.3

GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).

1.2 DESIGN LOADING CRITERIA

ROOF SNOW LOAD . . . . 25 PSF
FLOOR LIVE LOAD (PARKING) . . . . 40 PSF
FLOOR CONCENTRATED LOAD (PARKING) . . . . 3000 LBS
FLOOR LIVE LOAD (RESIDENTIAL) . . . . 40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES). . . . . 60 PSF
GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . 200 LBS
WIND . . . .RISK FACTOR = II, KZT=1.3, GCPI=0.18, 110 MPH, EXPOSURE "B"
EARTHQUAKE: 1. SEISMIC IMPORTANCE FACTOR = 1.0, RISK FACTOR = II
2. SS = 1.406, S1 = .541
3. SITE CLASS = D
4. SDS = .938, SD1 = .541
5. SEISMIC DESIGN CATEGORY = D
6. LATERAL SYSTEM: LIGHT-FRAMED SHEAR WALLS
7. BASE SHEAR V (ASD) = 20.20 KIPS
8. CS (ASD) = 0.10102
9. R = 6.5
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

1.3 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

1.4 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER OF RECORD HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

1.7 CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

1.8 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER OF RECORD.

1.9 ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

1.10 SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

CONNECTOR PLATE WOOD ROOF TRUSSES

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

1.11 SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

1.12 SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CONNECTOR PLATE WOOD ROOF TRUSSES SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW OF THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.

QUALITY ASSURANCE

2.1 SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION:

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3

2.4 STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1709 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

SHEARWALLS
HOLDDOWNS

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 109 OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GEOTECHNICAL

3.1 FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE. . . . . 2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . 55 PCF/35 PCF
COEFFICIENT OF FRICTION. 0.35

SOILS REPORT REFERENCE: PROJECT NO. 1945.00 BY ZIPPER GEO
DATED FEBRUARY 6, 2018

CONCRETE

5.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1904 AND ACI 301-10. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM ABSOLUTE WATER-CEMENT RATIO NON-AIR ENTRAINED CONCRETE	AIR ENTRAINED CONCRETE
A. SLABS ON GRADE & TOPPING SLABS	2,500 PSI	0.58	0.46
B. ALL STRUCTURAL CONCRETE	3,000 PSI	0.58	0.46

5.2 THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FLYASH, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, and C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2 OF THE INTERNATIONAL BUILDING CODE.

5.4 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5.7 DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER OF RECORD.

5.8 CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER). . . . . . . 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . . . . 1-1/2"

5.10 CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

5.13 NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

COEFFICIENT OF FRICTION. 0.35

ANCHORAGE

6.1 EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NO. 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.

6.5 CONCRETE AND MASONRY SCREWS SHALL BE 'TITEN SCREWS' AS MANUFACTURED BY SIMPSON STONG-TIE. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STEEL

8.1 STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

1. EITHER AISC-LRFD, AISC 355, OR AISC-HSS AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.

8.2 WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

8.3 ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

8.5 ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

8.9 ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

WOOD

9.1 FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS:	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
	(2X, 3X & 4X PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
	(6X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 675 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(4X PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fc = 1300 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
	(6X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FIR NO.2 MINIMUM BASE VALUE, Fc = 575 PSI

2 X 4 STUDS, PLATES & MISC. FRAMING: DF/L OR HF STUD GRADE

2 X 6 STUDS, PLATES & MISC. FRAMING: DF/L OR HF #2

9.2 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.

9.3 MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, LSL AND TJ INSULATED LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (1.9E)	Fb = 2600 PSI,	E = 1900 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2250 PSI,	E = 1550 KSI,	Fv = 310 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

9.5 PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER OF RECORD. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

9.7 PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURENTLY WITH THE ROOF SNOW LOAD)	

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY AN ENGINEER OF RECORD REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

9.10 PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/16.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

9.12 ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD C2 FOR LUMBER OR C9 FOR PLYWOOD. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RENTION OF 0.25 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS (NAILS, SCREWS, BOLTS AND ANCHOR BOLTS) AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

9.13 STRUCTURAL SOFFIT/EAVE VENTS SHALL BE 'RAFT-A-VENT' (RS-400) EAVE VENT AS MANUFACTURED BY 'COR-A-VENT' AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.

9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SEE RAFTER AND BEAM SCHEDULE FOR TYPICAL HANGERS AND PLANS FOR SPECIFIC HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

9.16 WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"
16d SINKER	3-1/2"	0.148"
16d COMMON	3-1/2"	0.162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE ENGINEER OF RECORD (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.

9.17 WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER (HOT-DIP GALVANIZED) ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM WITH 1/4" x 3" x 3" (HOT-DIP GALVANIZED) PLATE WASHERS, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/16) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

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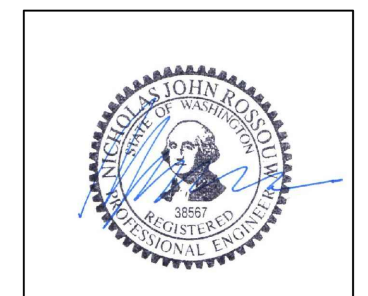
PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

STRUCTURAL NOTES

S0.1

FOOTING SCHEDULE:

MARK	(SIZE MINIMUM)	REINFORCING (MINIMUM)
F 20	2'-0" x 2'-0" x 12"	(3) #4 EA. WAY, BOTTOM
F 25	2'-6" x 2'-6" x 12"	(4) #4 EA. WAY, BOTTOM
F 35	3'-6" x 3'-6" x 16"	(4) #4 EA. WAY, TOP & BOTTOM
FA	2'-2" W x 14" D CONT.	(2) #4 CONT. TOP & BOTTOM
FB	2'-8" W x 16" D CONT.	(3) #4 CONT. TOP & BOTTOM

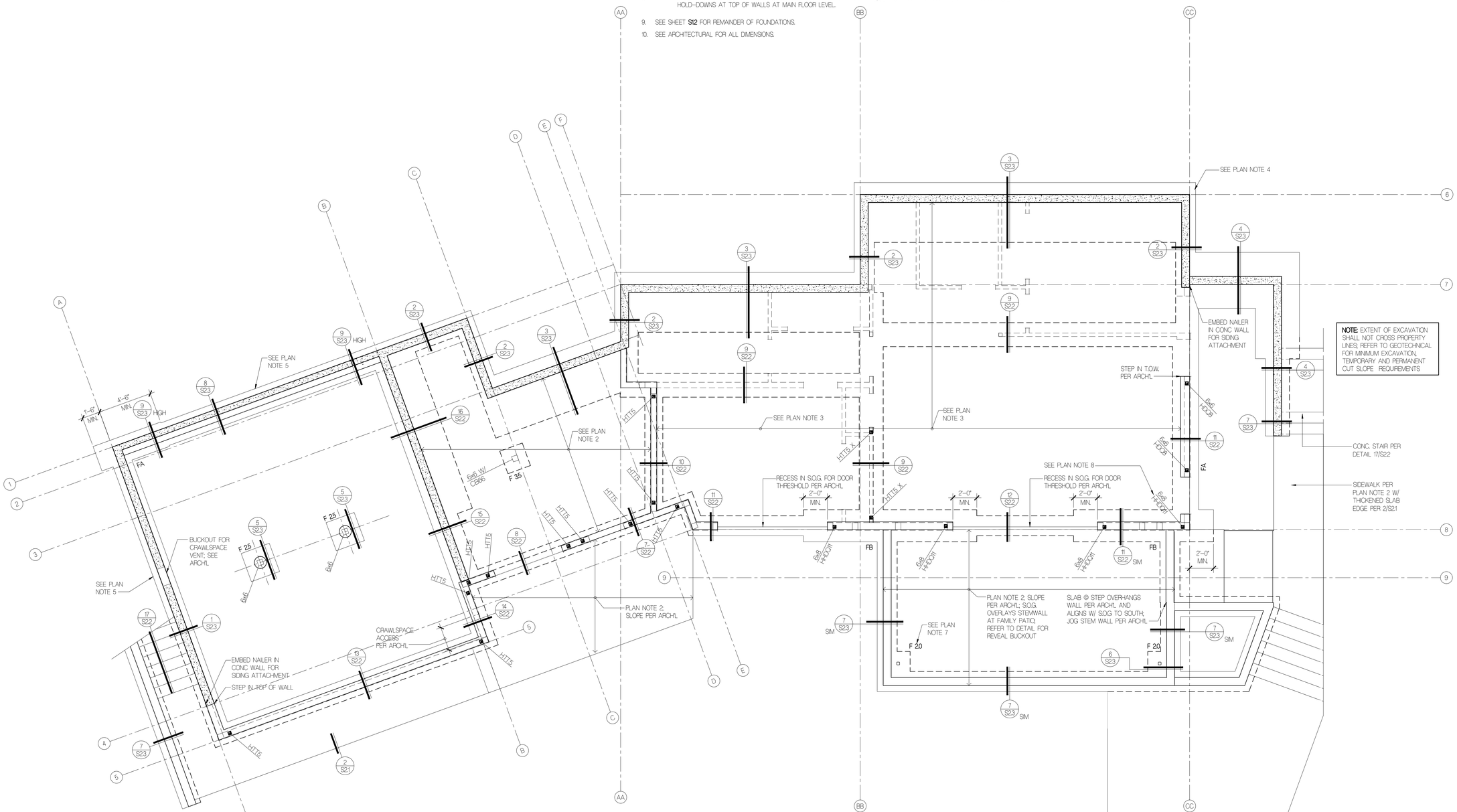
FOUNDATION PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

1. SEE REINFORCING SPLICE LENGTH AND DEVELOPMENT LENGTH SCHEDULE FOR REINFORCING DETAILS.
2. 4" CONCRETE SLAB REINFORCED WITH 6x6 W14xW14 WWF OVER INSULATION PER ARCHITECTURAL ON **15 MIL** VAPOR RETARDER OVER INSULATION PER ARCHITECTURAL ON **6"** OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. SEE DETAIL 10/S2.1 FOR CONSTRUCTION/CONTROL JOINTS IN SLAB. OMIT VAPOR RETARDER AT EXTERIOR SLABS.
3. 5" CONCRETE SLAB REINFORCED WITH #4 @ 18" o.c. EACH WAY (RADIANT HEATING MAY BE INSTALLED PER OWNER) OVER INSULATION PER ARCHITECTURAL ON **15** MIL VAPOR RETARDER OVER INSULATION PER ARCHITECTURAL ON **6"** OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. SEE DETAIL 11/S2.1 FOR CONSTRUCTION/CONTROL JOINTS IN SLAB.
4. PROVIDE CORNER BARS PER DETAIL **6**/S2.1 & **7**/S2.1 AT ALL WALL AND FOOTING INTERSECTIONS.
5. STEP FOOTINGS AS REQUIRED PER DETAIL **8**/S2.1
6. SEE DETAIL **9**/S2.1 FOR ALL PIPES AND TRENCHES ADJACENT TO AND THROUGH FOOTINGS.
7. F # INDICATES FOOTING MARK. SEE **FOOTING SCHEDULE** FOR SIZE AND REINFORCING.
8. HD — INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAIL **12**/S2.1 FOR INSTALLATION REQUIREMENTS. SEE **S12** FOR HOLD-DOWNS AT TOP OF WALLS AT MAIN FLOOR LEVEL.
9. SEE SHEET **S12** FOR REMAINDER OF FOUNDATIONS.
10. SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SHEAR WALL; SEE **1**/S2.1 (SW) — HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- METAL STRAP (ST)
- HOLDOWN, SEE DETAIL **12**/S2.1 (HD)
- FOOTING. PER PLAN.
- D.B. — DROPPED BEAM
- BLOCKING



FOUNDATION PLAN

1/4" = 1'-0"

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
ph 206.634.0136

OWNER:
EDWARD TALERMAN AND DYAN SIMON
9012 SE 59TH STREET
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PHONE: 2062504896

ARCHITECT:
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
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PHONE: 2066340136
CONTACT: ALLISON HOGUE

STRUCTURAL ENGINEER:
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SURVEYOR:
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TALERMAN RESIDENCE

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PROFESSIONAL STAMP

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

FOUNDATION PLAN
FTG SCHEDULE

S1.1

JOIST AND FLUSH BEAM SCHEDULE

MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 7/8" TJI/110 @ 16" O.C.	NA	IUS 181/11.88 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 7/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	IUS1.81/14
J8	14" TJI/210 @ 16" O.C.	NA	IUS2.06/14
J9	16" TJI/210 @ 16" O.C.	NA	IUS2.06/16
J10	16" TJI/360 @ 16" O.C.	NA	IUS2.37/16
J11	16" TJI/560 @ 16" O.C.	NA	IUS3.56/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS3.56/14 LSSU 410 @ SKEWED
B1	3 1/2" x 11 7/8" LSL	(2) 2x_	HHUS410 OR HUCQ412-SDS
B2	5 1/4" x 11 7/8" PSL	(3) 2x_	HHUS 5.50/10 OR HUCQ612-SDS
B3	7 x 11 7/8" PSL	(4) 2x_	HGUS7.25/12
B4	DOUBLE 7 x 11 7/8" PSL ②	(8) 2x_	NA
B5	3 1/2" x 14" LSL	(2) 2x_	HHUS 410 OR HUCQ412-SDS
B6	5 1/4" x 14" PSL	(3) 2x_	HGUS 5.50/12
B7	7 x 14" PSL	(4) 2x_	HGUS 7.25/14
B8	(2) 1 3/4" x 16" LVL	(2) 2x_	HGUS 412 OR HUCQ412-SDS
B9	5 1/4" x 16" PSL	(3) 2x_	HGUS 5.50/14
B10	7 x 16" PSL	(4) 2x_	HGUS 7.25/14
B11	DOUBLE 5 1/4" x 16" PSL ②	(6) 2x_	N/A
B12	7 x 16" PSL + 5 1/4" x 16" PSL ②	(8) 2x_	N/A

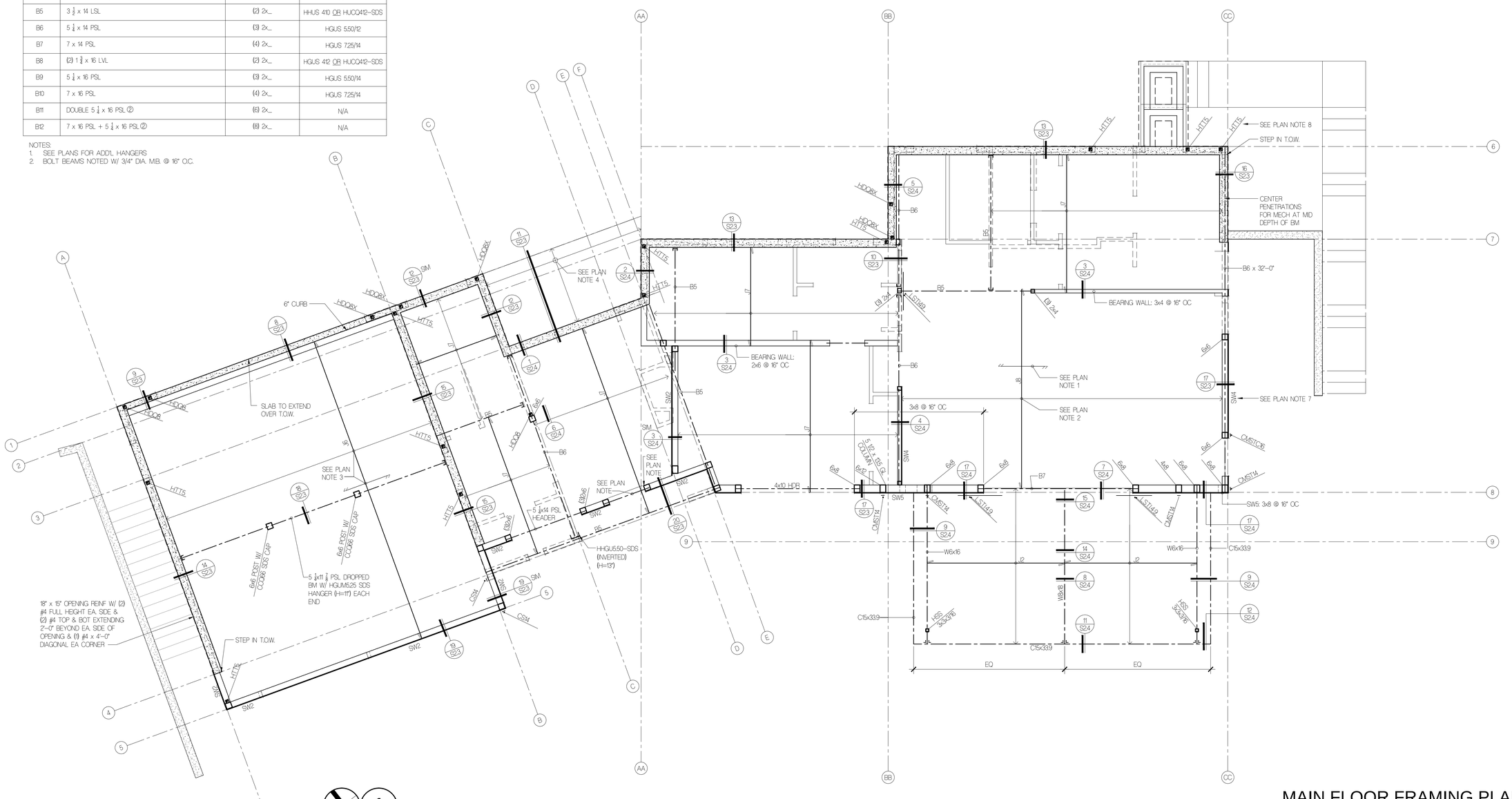
NOTES:
1. SEE PLANS FOR ADD'L HANGERS
2. BOLT BEAMS NOTED W/ 3/4" DIA. M.B. @ 16" O.C.

MAIN FLOOR FRAMING PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)

1. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"o.c. AND TO ALL INTERMEDIATE FRAMING @ 12"o.c.
2. FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE J # INDICATES JOIST MARK B # INDICATES FLUSH BEAM MARK.
3. SLOPE GARAGE FLOOR FRAMING TO DRAIN PER ARCHITECTURAL. PROVIDE 3" CONCRETE TOPPING REINFORCED WITH 6x6 W1.4 x W1.4 MESH OR FIBERMESH OVER 1 1/8" T&G CDX PLY2WOOD (EXPOSURE 1, SPAN RATING 60/48) GLUE AND NAIL TO ALL FRAMING WITH 10d @ 6"o.c.
4. 5" CONCRETE SLAB OVER 6" PER GEOTECH CRUSHED ROCK OR GRAVEL ON FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL. REINFORCE WITH #4 @ 18"o.c. EACH WAY.
5. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "*" THUS PER DETAIL 4/S2.2
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
7. SW # INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
8. HD INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 12/S2.1, 13/S2.1, 2/S2.2 & 3/S2.2 FOR INSTALLATION REQUIREMENTS.
9. SEE SHEET S1.1 FOR REMAINDER OF FOUNDATIONS.
10. SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW — SHEAR WALL; SEE 1/S2.1 HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- ST — METAL STRAP
- HD — HOLDOWN, SEE DETAIL 12/S2.1
- FOOTING, PER PLAN
- D.B. — DROPPED BEAM
- BLOCKING



1 MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

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PERMIT SET	10.04.18

MAIN FLOOR FRAMING PLAN

S1.2

JOIST AND FLUSH BEAM SCHEDULE

MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 7/8" TJI/110 @ 16" O.C.	NA	IUS 1.81/11.88 @ TYP LSSU 1.25 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2 x 11 7/8 PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	IUS1.81/14
J8	14" TJI/210 @ 16" O.C.	NA	IUS2.06/14
J9	16" TJI/210 @ 16" O.C.	NA	IUS2.06/16
J10	16" TJI/360 @ 16" O.C.	NA	IUS2.37/16
J11	16" TJI/560 @ 16" O.C.	NA	IUS3.56/16 LSSU 4.10 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS3.56/14 LSSU 4.10 @ SKEWED
B1	3 1/2 x 11 7/8 LSL	(2) 2x_	HHUS410 OR HUCQ412-SDS
B2	5 1/4 x 11 7/8 PSL	(3) 2x_	HHUS 5.50/10 OR HUCQ612-SDS
B3	7 x 11 7/8 PSL	(4) 2x_	HGUS7.25/12
B4	DOUBLE 7 x 11 7/8 PSL ②	(8) 2x_	NA
B5	3 1/2 x 14 LSL	(2) 2x_	HHUS 410 OR HUCQ412-SDS
B6	5 1/4 x 14 PSL	(3) 2x_	HGUS 5.50/12
B7	7 x 14 PSL	(4) 2x_	HGUS 7.25/14
B8	(2) 1 3/4 x 16 LVL	(2) 2x_	HGUS 412 OR HUCQ412-SDS
B9	5 1/4 x 16 PSL	(3) 2x_	HGUS 5.50/14
B10	7 x 16 PSL	(4) 2x_	HGUS 7.25/14
B11	DOUBLE 5 1/4 x 16 PSL ②	(6) 2x_	N/A
B12	7 x 16 PSL + 5 1/4 x 16 PSL ②	(8) 2x_	N/A

NOTES:
1. SEE PLANS FOR ADD'L HANGERS
2. BOLT BEAMS NOTED W/ 3/4" DIA. M.B. @ 16" O.C.

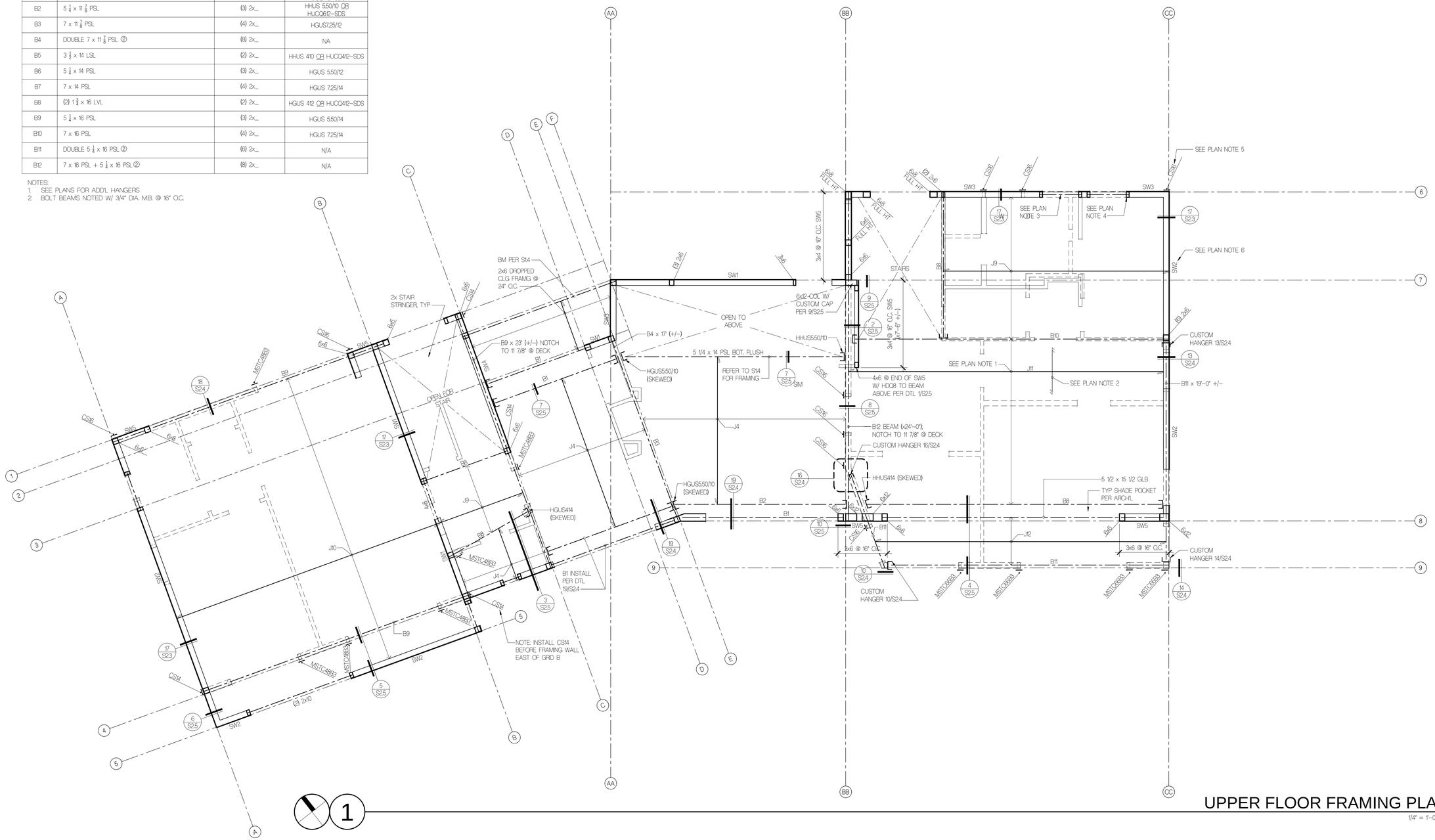
UPPER FLOOR & ROOF DECK FRAMING PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

1. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"o.c. AND TO ALL INTERMEDIATE FRAMING @ 12"o.c.
2. FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE. J #_ INDICATES JOIST MARK; B #_ INDICATES FLUSH BEAM MARK.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "+" PER DETAIL 4/S2.2
4. COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
5. HD — INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 2/S2.2 & 3/S2.2 FOR INSTALLATION REQUIREMENTS.
6. SW #_ INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
7. SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SHEAR WALL; SEE 1/S2.1 HEAVIEST LINE REPRESENTS PANEL SIDE (SW)
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- ST — METAL STRAP
- HD — HOLDOWN, SEE DETAIL 12/S2.1
- FOOTING, PER PLAN
- D.B. — DROPPED BEAM
- BLOCKING



1 UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
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DYAN SIMON
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PHONE: 206.250.4896

ARCHITECT:
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SEATTLE, WA 98134
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SURVEYOR:
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21923 NE 11TH STREET
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TALERMAN RESIDENCE

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

BUILDING DEPT STAMP

ISSUE	DATE
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PERMIT SET	10.04.18

UPPER FLOOR FRAMING PLAN

S1.3

JOIST AND FLUSH BEAM SCHEDULE

MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 7/8 TJI/110 @ 16" O.C.	NA	IUS 181/11.88 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2 x 11 7/8 PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	IUS1.81/14
J8	14" TJI/210 @ 16" O.C.	NA	IUS2.06/14
J9	16" TJI/210 @ 16" O.C.	NA	IUS2.06/16
J10	16" TJI/360 @ 16" O.C.	NA	IUS2.37/16
J11	16" TJI/560 @ 16" O.C.	NA	IUS3.56/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS3.56/14 LSSU 410 @ SKEWED
B1	3 1/2 x 11 7/8 LSL	(2) 2x_	HHUS410 OR HUCQ412-SDS
B2	5 1/4 x 11 7/8 PSL	(3) 2x_	HHUS 5.50/10 OR HUCQ612-SDS
B3	7 x 11 7/8 PSL	(4) 2x_	HGUS7.25/12
B4	DOUBLE 7 x 11 7/8 PSL ②	(8) 2x_	NA
B5	3 1/2 x 14 LSL	(2) 2x_	HHUS 410 OR HUCQ412-SDS
B6	5 1/4 x 14 PSL	(3) 2x_	HGUS 5.50/12
B7	7 x 14 PSL	(4) 2x_	HGUS 7.25/14
B8	(2) 1 3/4 x 16 LVL	(2) 2x_	HGUS 412 OR HUCQ412-SDS
B9	5 1/4 x 16 PSL	(3) 2x_	HGUS 5.50/14
B10	7 x 16 PSL	(4) 2x_	HGUS 7.25/14
B11	DOUBLE 5 1/4 x 16 PSL ②	(6) 2x_	N/A
B12	7 x 16 PSL + 5 1/4 x 16 PSL ②	(8) 2x_	N/A

NOTES:
1. SEE PLANS FOR ADD'L HANGERS
2. BOLT BEAMS NOTED W/ 3/4" DIA. M.B. @ 16" O.C.

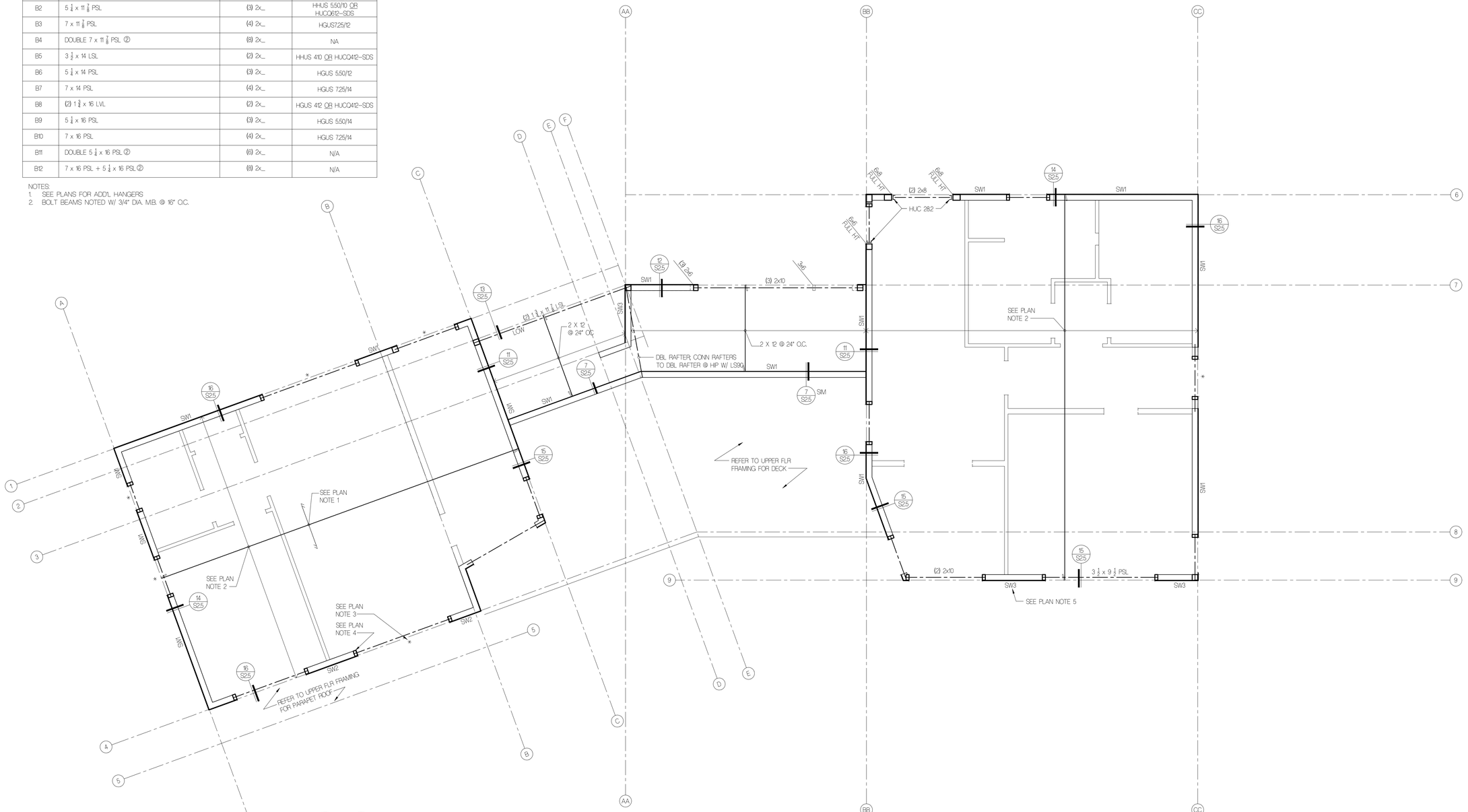
ROOF FRAMING PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

1. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 24/16). NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"o.c. AND TO ALL INTERMEDIATE FRAMING @ 12"o.c.
2. ROOF FRAMING SHALL BE PREFABRICATED CONNECTOR PLATE ROOF TRUSSES @ 24"o.c. SEE GENERAL STRUCTURAL NOTE # 9.7 FOR DESIGN CRITERIA.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "+" PER DETAIL 4/S2.2.
4. NEW COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
5. SW # INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
6. SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SHEAR WALL; SEE 1/S2.1 (SW) — HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- METAL STRAP
- HOLDOWN, SEE DETAIL 12/S2.1
- FOOTING, PER PLAN
- D.B. — DROPPED BEAM
- BLOCKING



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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PROFESSIONAL STAMP

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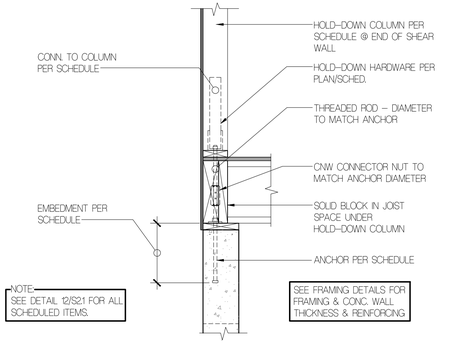
ROOF FRAMING PLAN

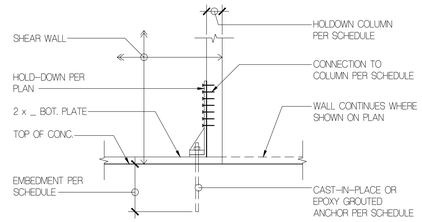
S1.4



HOLDOWN SCHEDULE:

HARDWARE	CAST-IN-PLACE	EPOXY GROUTED	HOLD-DOWN COLUMN (MIN)	CONN. TO COLUMN
HTT5	SSTB24 W/ 20 5/8" EMBED.	5/8" DIA. THREADED ROD W/12" (MIN) EMBED.	(2)2x_	(26)16d x 2 1/2"
HTT5X	PAB5 W/ 6" EMBED. IN FOOTING			
HDQ8	PAB7 W/ 8 1/2" EMBED. IN FOOTING	N/A	4x_	(20)SDS25300
HDQ8X	SB7/8 x 24 W/ 18" EMBED.			
HHDQ11	PAB8 W/ 10 1/2" EMBED. IN FOOTING	N/A	6x_	(24)SDS25212
HHDQ11X	SB1x30 W/ 24" EMBED.			

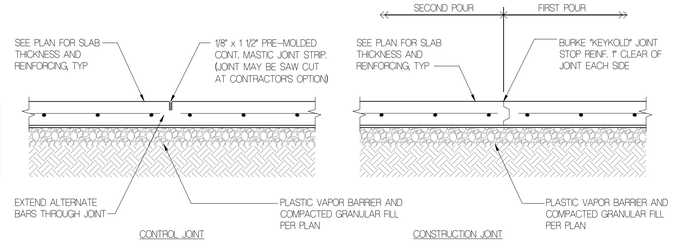
13 HOLD-DOWN O/ FLR JOISTS
3/4" = 1'-0"



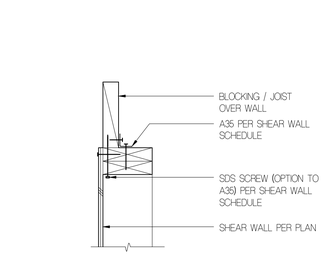
12 HOLD-DOWN DETAIL
3/4" = 1'-0"

NOTE: SEE DETAIL 10/S2.1 FOR JOINTS @ SLAB REINFORCED WITH WIRE MESH

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

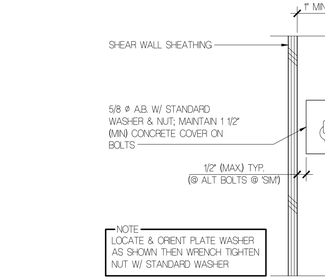


11 TYP SLAB JOINTS (REBAR)
3/4" = 1'-0"

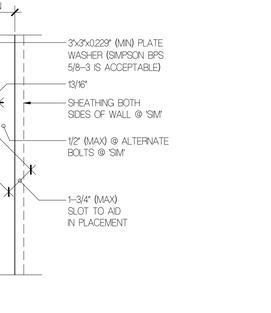


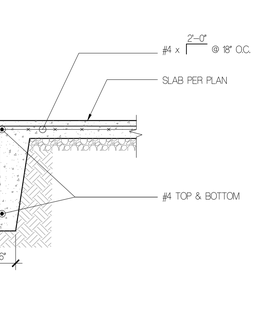
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

10 TYP SLAB JOINTS (W.W.M.)
3/4" = 1'-0"

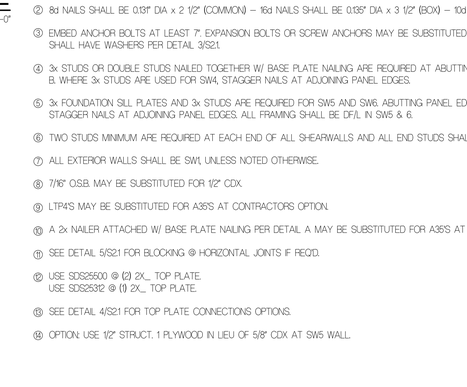


NOTE: SEE DETAIL 11/S2.1 FOR JOINTS @ SLAB REINFORCED WITH BARS

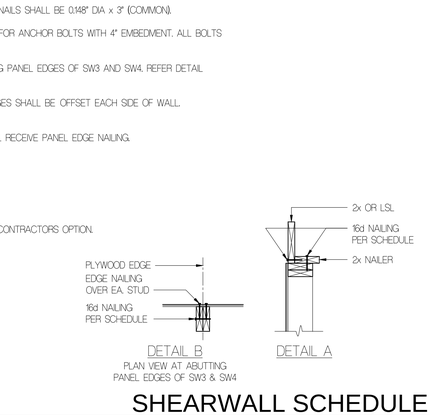




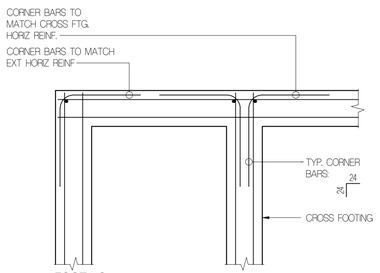
9 PIPE & TRENCH LOCATIONS
3/4" = 1'-0"

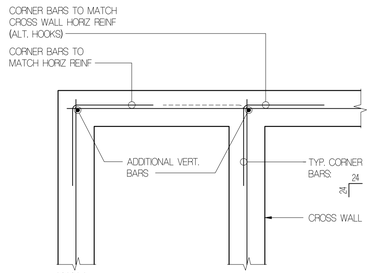


8 TYP STEPPED FOOTING
3/4" = 1'-0"



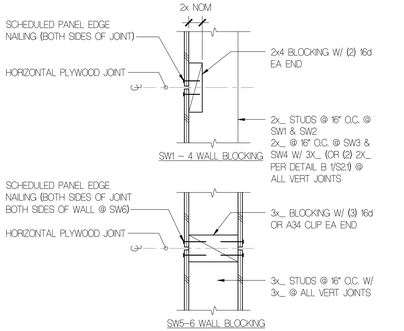
7 REINF @ RETAINING WALLS
3/4" = 1'-0"





NOTE: SEE DETAIL 7/S2.1 FOR CORNER BARS @ CANTILEVER RETAINING WALLS (W/ REINFORCING ON SOIL FACE OF WALL

6 TYP CORNER BARS @ CONCRETE WALLS & FOOTINGS
3/4" = 1'-0"



5 SHEAR WALL BLOCK'G DTL
1 1/2" = 1'-0"

SHEAR WALL SCHEDULE: ①②⑥⑦⑧

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION ⑬		BASE PLATE CONNECTION	
			SELF DRILLING SCREW OPTION ⑫	FRAMING CLIP OPTION ③ ⑪	AT WOOD	AT CONCRETE
SW1	1/2" CDX PLYWOOD	8d @ 6" O.C.	16" O.C.	A35 @ 24" O.C.	16d @ 6" O.C. ⑨	5/8" DIA A.B. @ 48" O.C.
SW2	1/2" CDX PLYWOOD	8d @ 4" O.C.	10" O.C.	A35 @ 16" O.C.	16d @ 4" O.C. ⑨	5/8" DIA A.B. @ 32" O.C.
SW3 ④	1/2" CDX PLYWOOD	8d @ 3" O.C.	8" O.C.	A35 @ 12" O.C.	16d @ 3" O.C. ⑨	5/8" DIA A.B. @ 24" O.C.
SW4 ④	1/2" CDX PLYWOOD	8d @ 2" O.C.	6" O.C.	A35 @ 9" O.C.	SDS25412 @ 6" O.C. ⑨	5/8" DIA A.B. @ 16" O.C.
SW5 ⑤ ⑭	5/8" CDX PLYWOOD	10d @ 2" O.C.	4" O.C.	A35 @ 6" O.C.	SDS25412 @ 4" O.C.	5/8" DIA A.B. @ 16" O.C. ⑤
SW6 ⑤	1/2" CDX PLYWD EA. SIDE	8d @ 2" O.C. EA. SIDE	3" O.C.	A35 @ 4 1/2" O.C.	SDS25412 @ 3" O.C.	3/4" DIA A.B. @ 16" O.C. ⑤

① BLOCK PANEL EDGES WITH 2x MIN LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" O.C.

② 8d NAILS SHALL BE 0.131" DIA x 2 1/2" (COMMON) – 16d NAILS SHALL BE 0.135" DIA x 3 1/2" (BOX) – 10d NAILS SHALL BE 0.148" DIA x 3" (COMMON).

③ EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEEDMENT. ALL BOLTS SHALL HAVE WASHERS PER DETAIL 3/S2.1.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 AND SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. ALL FRAMING SHALL BE DF/L IN SW5 & 6.

⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑦ ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE.

⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.

⑨ LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

⑩ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

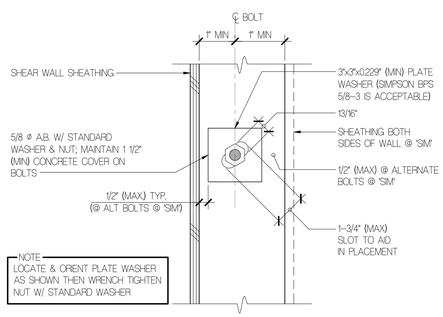
⑪ SEE DETAIL 5/S2.1 FOR BLOCKING @ HORIZONTAL JOINTS IF REQ'D.

⑫ USE SDS25500 @ (2) 2X_ TOP PLATE.
USE SDS25312 @ (1) 2X_ TOP PLATE.

⑬ SEE DETAIL 4/S2.1 FOR TOP PLATE CONNECTIONS OPTIONS.

⑭ OPTION: USE 1/2" STRUCT. 1 PLYWOOD IN LIEU OF 5/8" CDX AT SW5 WALL.

4 JOIST OVER SHEAR WALL
1 1/2" = 1'-0"



3 HOLD-DOWN WASHER PLATE
3" = 1'-0"

2 SLAB EDGE
3/4" = 1'-0"

1 SHEARWALL SCHEDULE
N.T.S.

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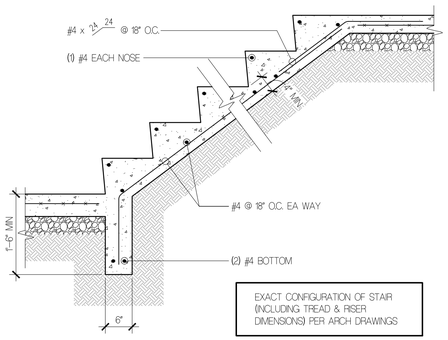
PROFESSIONAL STAMP

BUILDING DEPT STAMP

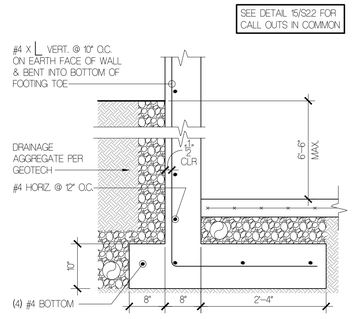
ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

STRUCTURAL DETAILS

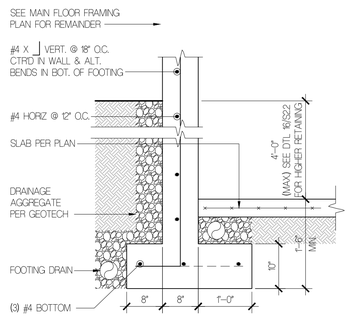
S2.1



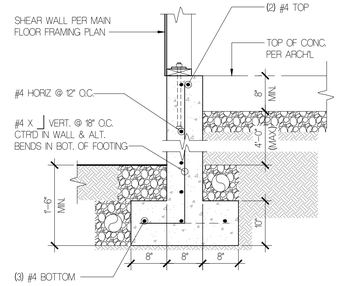
17 TYP STAIR ON GRADE
3/4" = 1'-0"



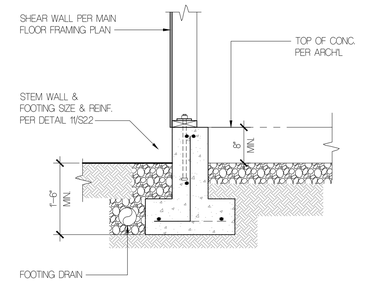
16 TALL FDN WALL @ GARAGE
3/4" = 1'-0"



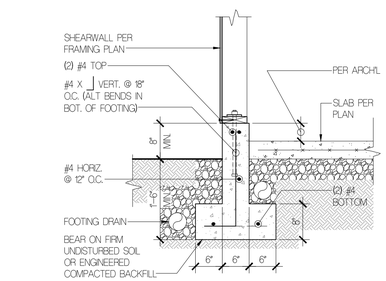
15 MAX 48" TALL FDN WALL @ G.
3/4" = 1'-0"



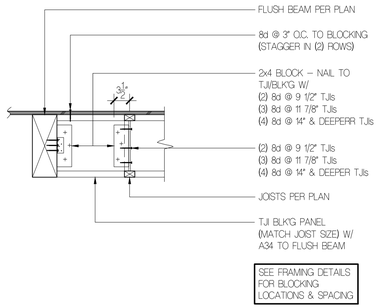
14
3/4" = 1'-0"



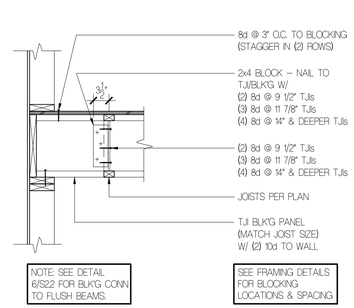
13 FDN @ CRAWL SPACE
3/4" = 1'-0"



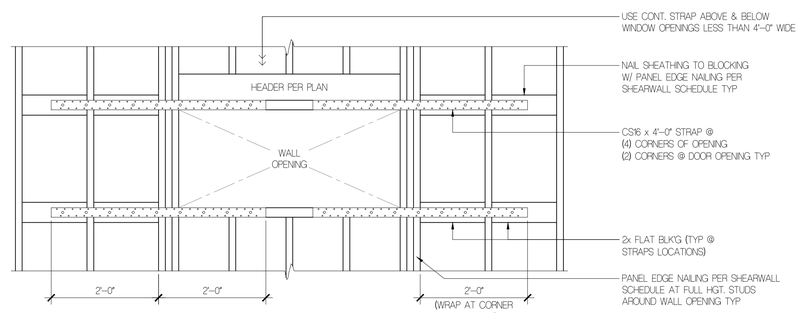
7 TYP 6" WALL @ COND. SPACE
3/4" = 1'-0"



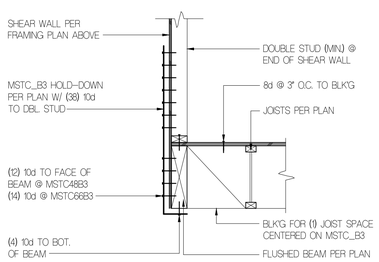
6 TJI BLOCK'G INSTALLATION
3/4" = 1'-0"



5 TJI BLOCK'G INSTALLATION
3/4" = 1'-0"

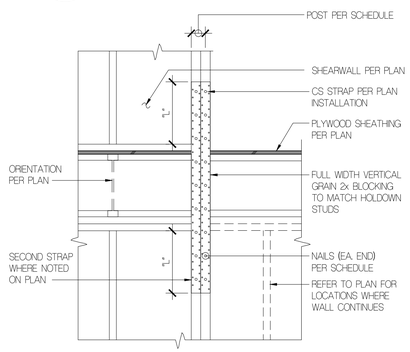


4 STRAPS @ WALL OPENING ABOVE & BELOW
3/4" = 1'-0"



3 INSTAL OF MSTC HOLD-DOWN
3/4" = 1'-0"

SCHEDULE			
STRAP	POST (MIN.)	"L" (MIN.)	NAILS (MIN.)
CS16	(2) 2x_	1'-2"	(13) 8d
CS14	(2) 2x_	1'-7"	(18) 8d
CMSTC16	4x_	2'-1"	(29) 16d SINKER
CMST14	4X_	2'-10"	(38) 10d
CMST12	6X_	3'-8"	(49) 10d



2 TYP CS STRAP DTL (W/ TJI)
3/4" = 1'-0"

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

FOR f'c = 3000 PSI, GRADE 60 REINFORCING

Ⓘ MIN. STRAIGHT DEVELOPMENT LENGTH (ℓ_d)

BAR SIZE	TOP BARS	OTHER BARS
#3	21"	16"
#4	28"	22"
#5	36"	27"
#6	43"	33"
#7	62"	48"
#8	71"	55"
#9	80"	62"
#10	90"	70"
#11	100"	77"

Ⓘ MINIMUM LAP SPLICE LENGTHS (ℓ_s)

BAR SIZE	TOP BARS	OTHER BARS
#3	28"	21"
#4	37"	28"
#5	46"	36"
#6	56"	43"
#7	81"	62"
#8	93"	71"
#9	104"	80"
#10	118"	90"
#11	131"	100"

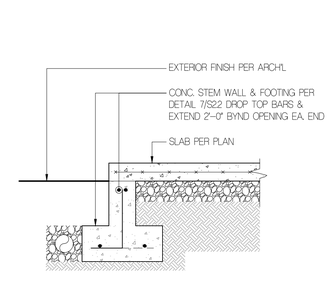
Ⓘ MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

BAR SIZE	LENGTH
#3	9"
#4	11"
#5	14"
#6	17"
#7	20"
#8	22"
#9	25"
#10	28"
#11	31"

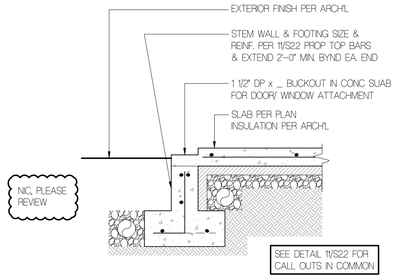
TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2"
2. END COVER FOR 90 DEGREE HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

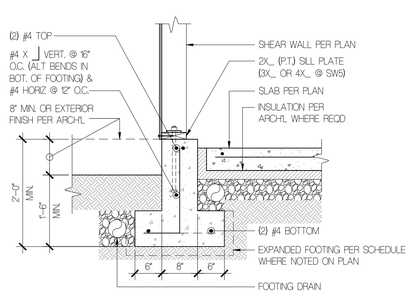
1 REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
N.T.S.



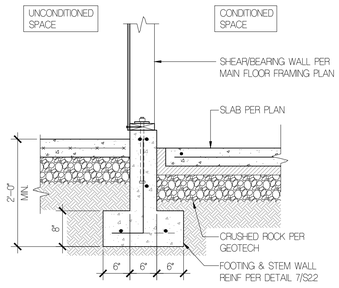
8 FDN @ TOOL STORAGE DOOR
3/4" = 1'-0"



12 TYP SILL COND. FDN WALL
3/4" = 1'-0"



11 TYP 8" WALL @ COND. SPACE
3/4" = 1'-0"



10 TYP 6" WALL @ COND SPACE
3/4" = 1'-0"

FLOISAND STUDIO

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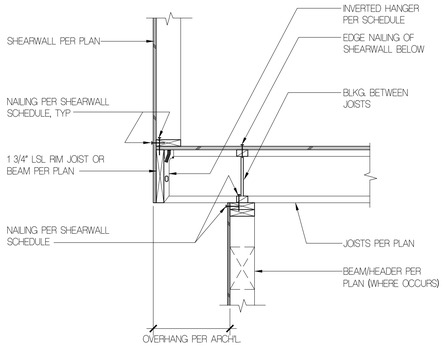
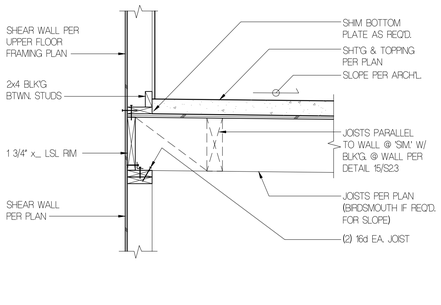
STRUCTURAL DETAILS

S2.2



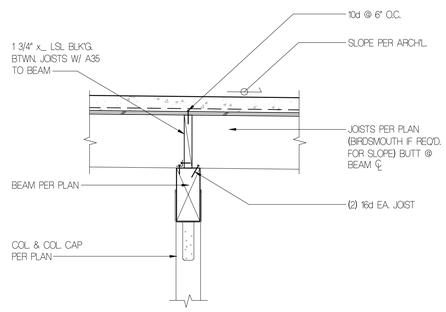
20 MAIN FLR OVERHANG @GRID 4

3/4" = 1'-0"



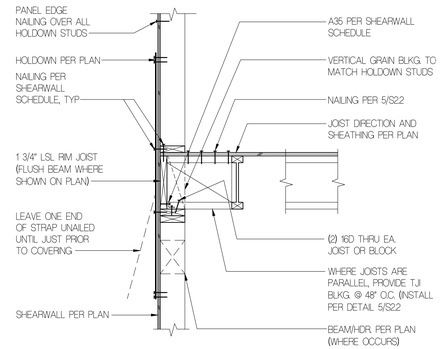
19 GARAGE FLR TO GRID 5

3/4" = 1'-0"



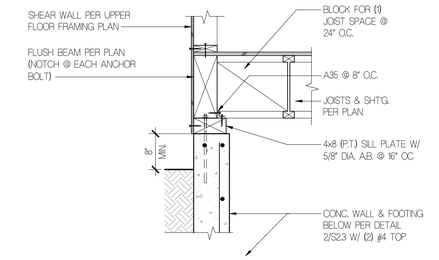
18 BM TO POST @ GARAGE

3/4" = 1'-0"



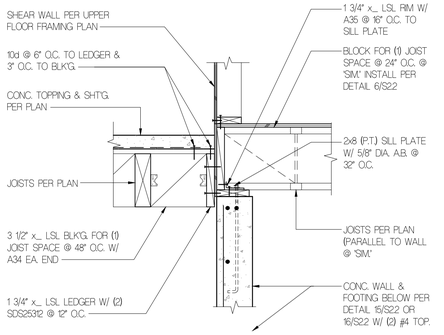
17 EXT FLR FRMG W/ TJI'S

3/4" = 1'-0"



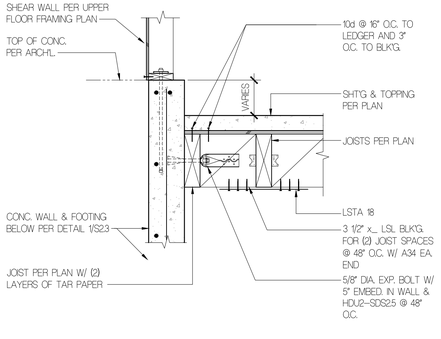
16

3/4" = 1'-0"



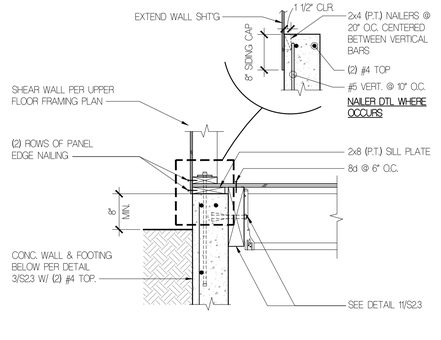
15 T.O.W. TO GARAGE/HALL FRMG

3/4" = 1'-0"



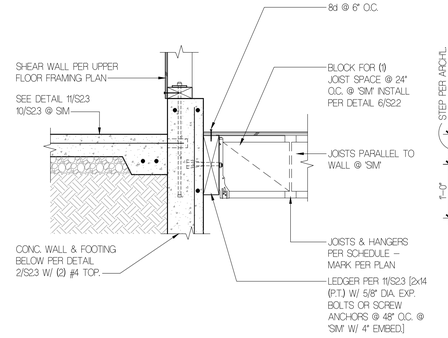
14 T.O.W. TO FRMG @ GARAGE

3/4" = 1'-0"



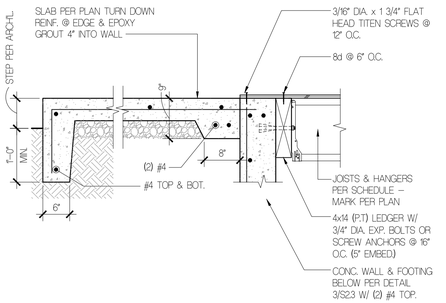
13 T.O.W. DTL @ LIVING

3/4" = 1'-0"



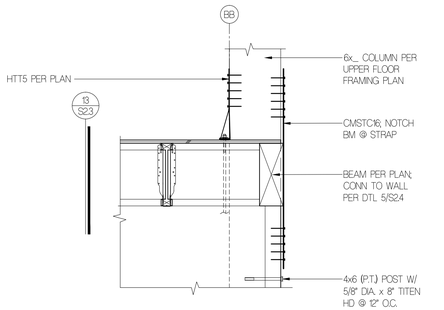
12 FDN DTL

3/4" = 1'-0"



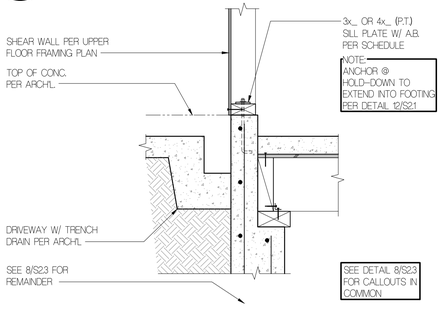
11 FDN DTL @ ENTRY

3/4" = 1'-0"



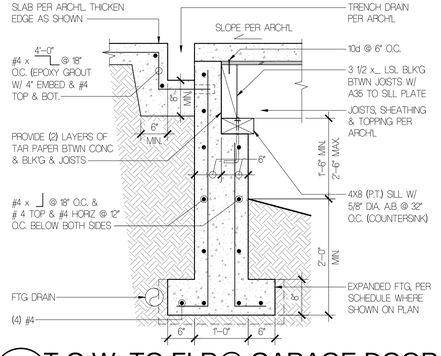
10 CONNEX @ GRID 7 & BB

3/4" = 1'-0"



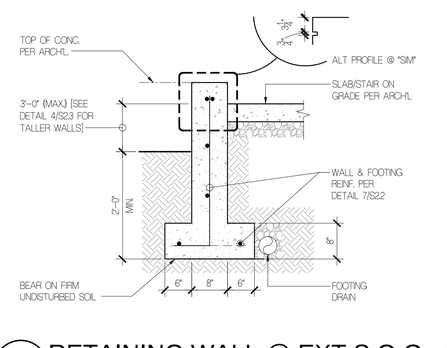
9 T.O.W. TO FRMG @ GARAGE

3/4" = 1'-0"



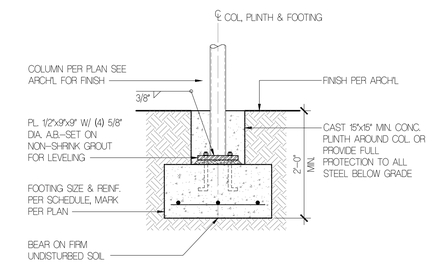
8 T.O.W. TO FLR@ GARAGE DOOR

3/4" = 1'-0"



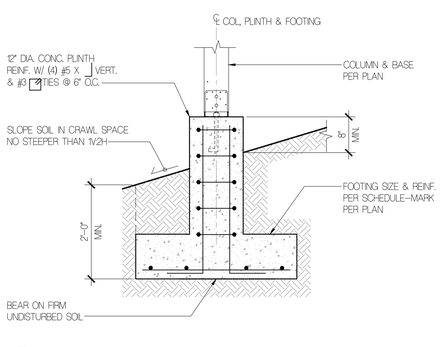
7 RETAINING WALL @ EXT S.O.G.

3/4" = 1'-0"



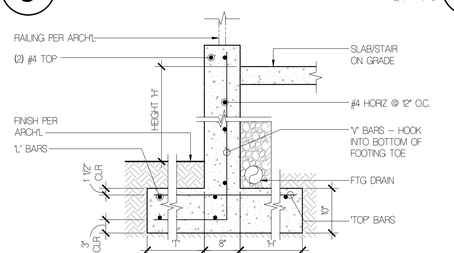
6 DECK COLUMN BASE & FTG

3/4" = 1'-0"



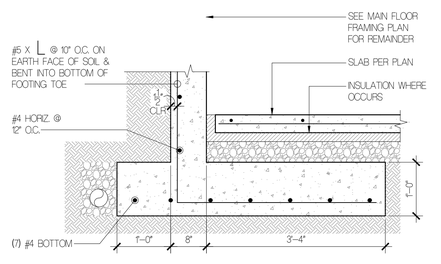
5 PIER FTG @ GARAGE

3/4" = 1'-0"



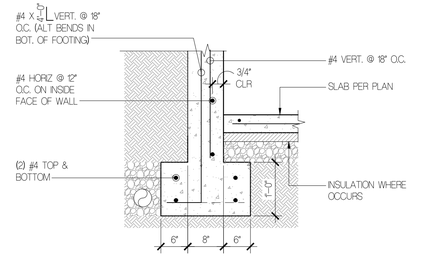
SCHEDULE					
HEIGHT 'H'	'T'	'H'	'V' BARS	'L' BARS	'TOP' BARS
4'–0" (MAX.)	8"	8"	#4 @ 18" O.C. CTRD.	(3) #4 BOTTOM	–
6'–0" (MAX.)	1'–6"	1'–0"	#4 @ 16" O.C. ON EARTH FACE	(4) #4 BOTTOM	–
8'–0" (MAX.)	2'–0"	2'–0"	#5 @ 10" O.C. ON EARTH FACE	(3) #4 TOP & (3) #4 BOTTOM	#4 @ 18" O.C.

4 3/4" = 1'-0"



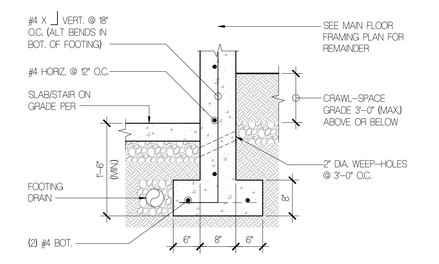
3 FDN DTL

3/4" = 1'-0"



2 FDN DTL

3/4" = 1'-0"



1 FDN WALL @ GARAGE

3/4" = 1'-0"

FLOISAND STUDIO

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seattle, wa 98134
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PHONE: 2062504896

ARCHITECT:
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PHONE: 2066340136
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CONTACT: NIC ROSSOUW

SURVEYOR:
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PHONE: 2062984412
CONTACT: THOMAS WOLDENDORP

GEOTECH:
ZIPPER GEO
19019 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
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CIVIL:
TEC ENGINEERING
485 RAINER BLVD NORTH
SUITE 201
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TALERMAN RESIDENCE

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MERCER ISLAND, WA 98040

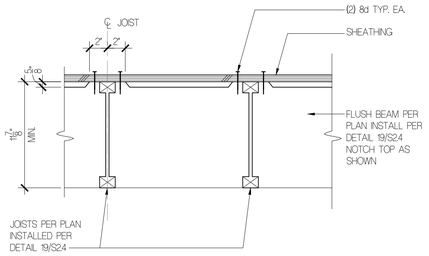
PROFESSIONAL STAMP

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE–APP MEETING	02.12.18
PERMIT SET	10.04.18

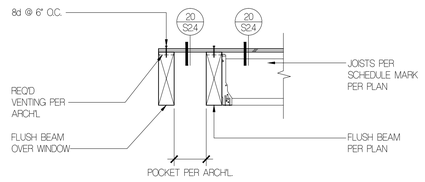
STRUCTURAL DETAILS

S2.3



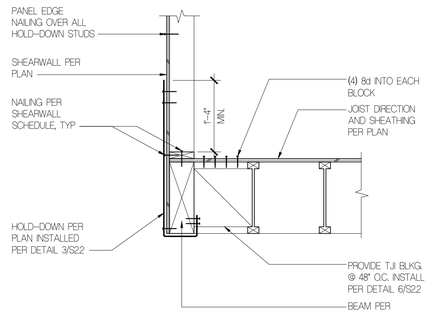
20 TYP VENTING DETAIL

1 1/2" = 1'-0"



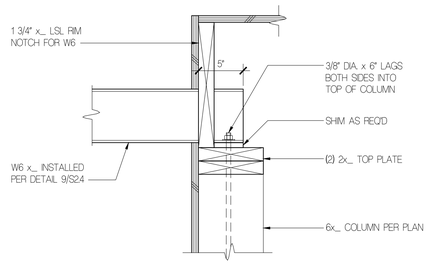
19 SHADE POCKET & DECK FRMG

3/4" = 1'-0"



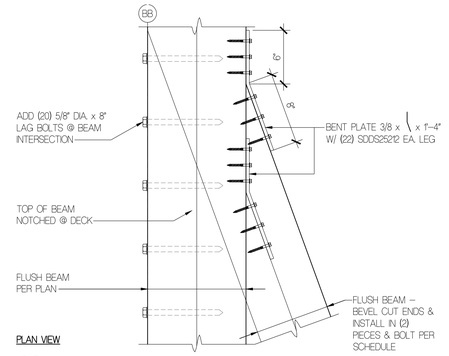
18 EXT FLR BEAM W/ TJI'S

3/4" = 1'-0"



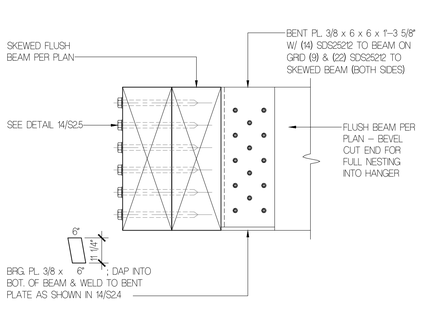
17 DECK GUTTER BM @ GRID 8

1 1/2" = 1'-0"



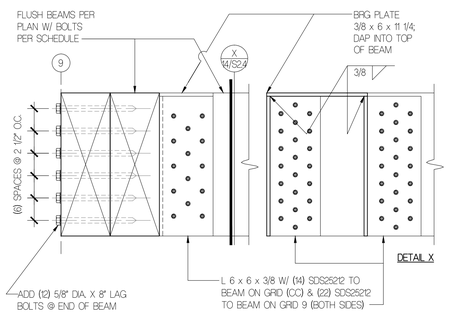
16 CUSTOM HANGER @ BB & 7.7

1 1/2" = 1'-0"



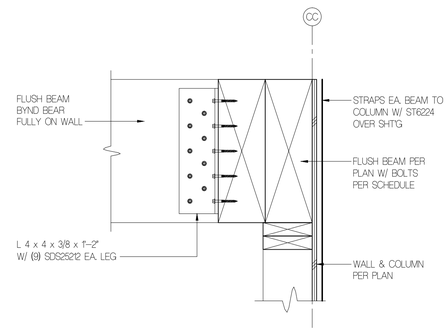
15 RIDGE BM TO GRID 8 CONNEX.

1 1/2" = 1'-0"



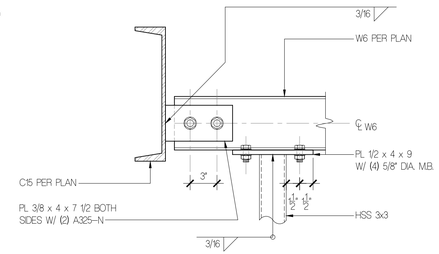
14 CUSTOM HANGER @ CC & 9

1 1/2" = 1'-0"



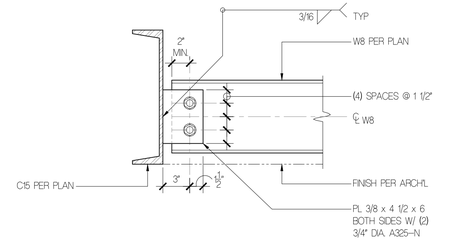
13 CUSTOM HANGER @ CC & 7.4

1 1/2" = 1'-0"



12 BM TO COL @ DECK

1 1/2" = 1'-0"

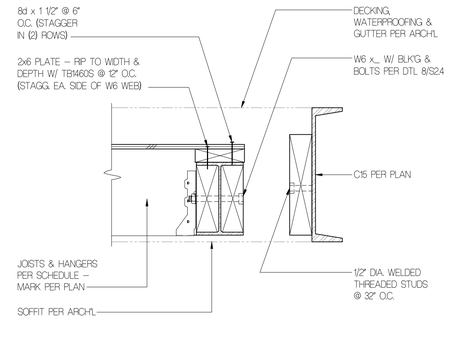


11 DECK BM CONNEX.

1 1/2" = 1'-0"

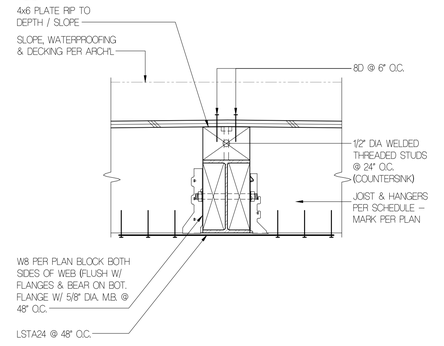
10 CUSTOM HANGER @ BB.2 & 9

1 1/2" = 1'-0"



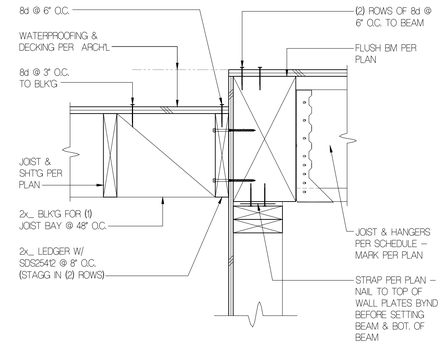
9 DECK GUTTER

1 1/2" = 1'-0"



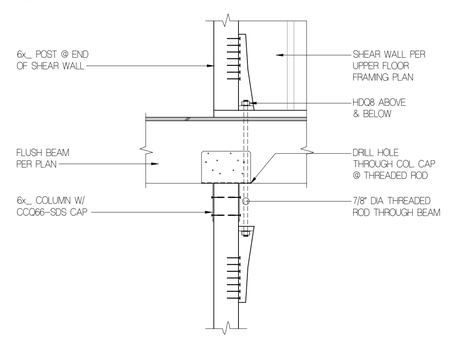
8 DECK RIDGE BM

1 1/2" = 1'-0"



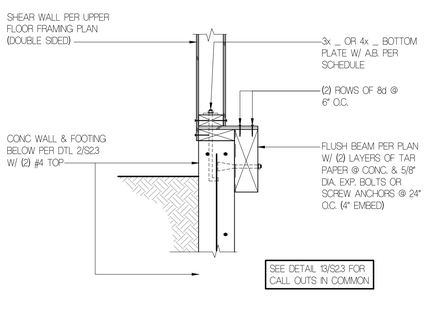
7 DECK TO FLR FRMG

1 1/2" = 1'-0"



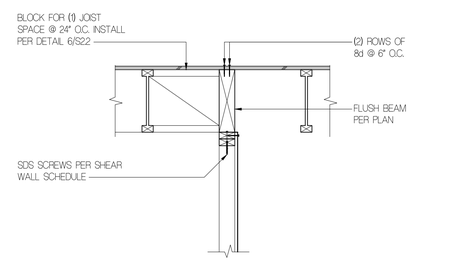
6 COL TO COL@GRID C@RM 005

3/4" = 1'-0"



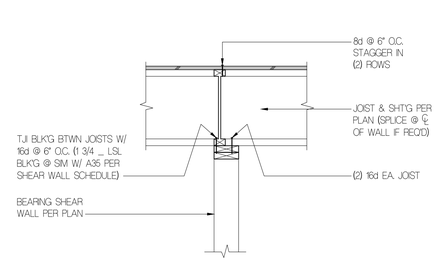
5 STAIR @ GRID BB

3/4" = 1'-0"



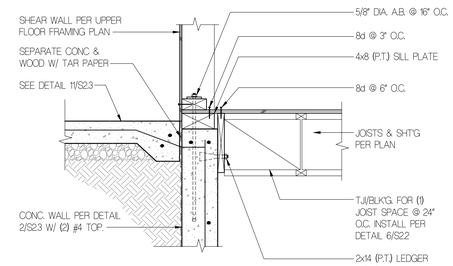
4 SHEAR WALL @ BB.1

3/4" = 1'-0"

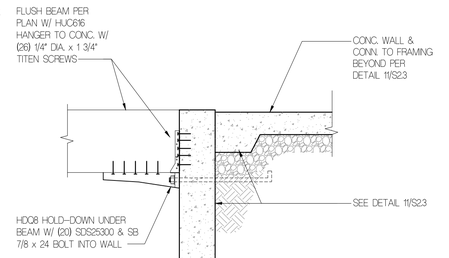


3 BEARING WALL

3/4" = 1'-0"



2 3/4" = 1'-0"



1 3/4" = 1'-0"

FLOISAND STUDIO

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PHONE: 2062504896

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PROFESSIONAL STAMP

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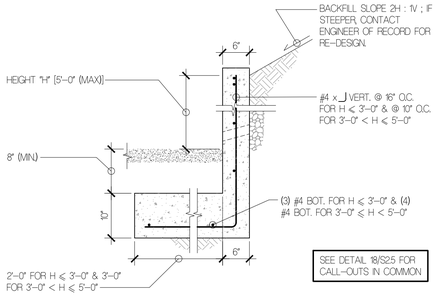
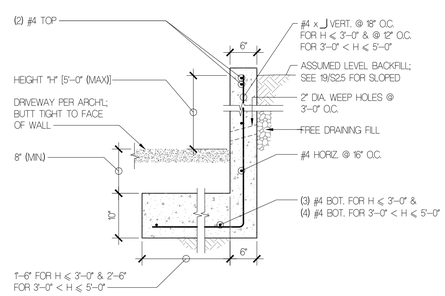
STRUCTURAL DETAILS

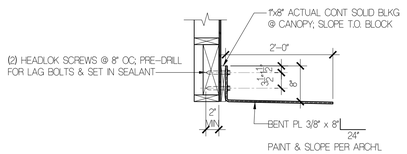
S2.4



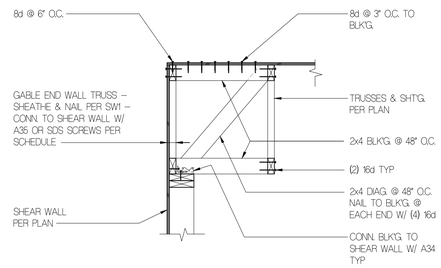
19 RETAINING WALL - SLOPED
3/4" = 1'-0"



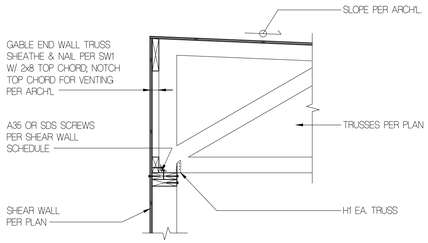
18 RETAINING WALL - BACK FILL
3/4" = 1'-0"



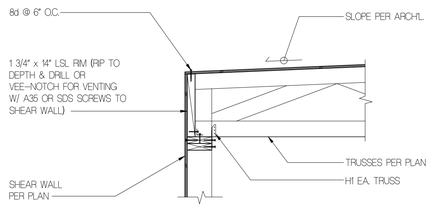
17 CANOPY DTL
3/4" = 1'-0"



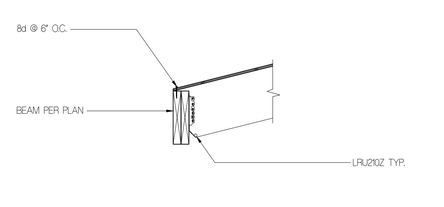
16 ROOF TRUSS GABLE END
3/4" = 1'-0"



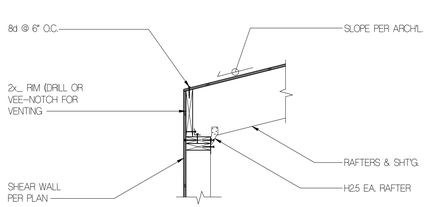
15 ROOF TRUSS PEAK
3/4" = 1'-0"



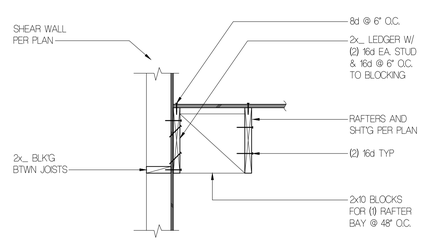
14 ROOF TRUSS HEEL
3/4" = 1'-0"



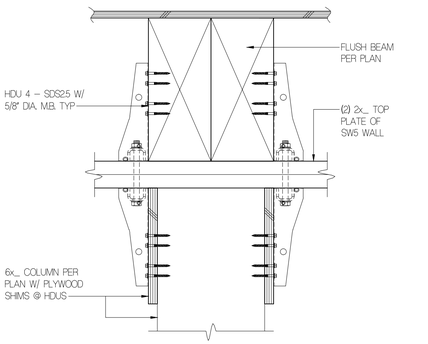
13 EAVE @ ENTRY LOW ROOF
3/4" = 1'-0"



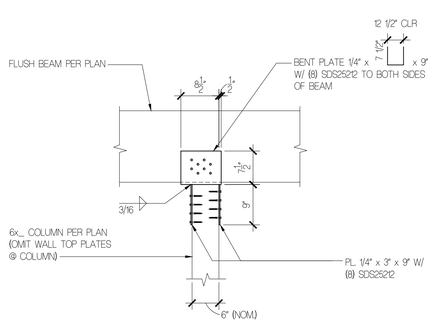
12 EAVE @ LIVING LOW ROOF
3/4" = 1'-0"



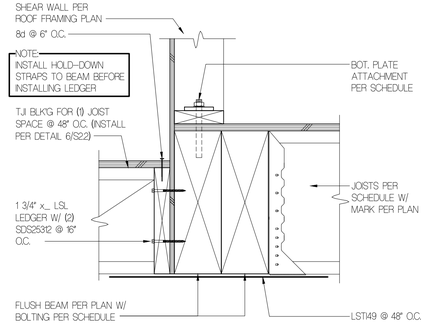
11 LOW ROOF TO WALL
3/4" = 1'-0"



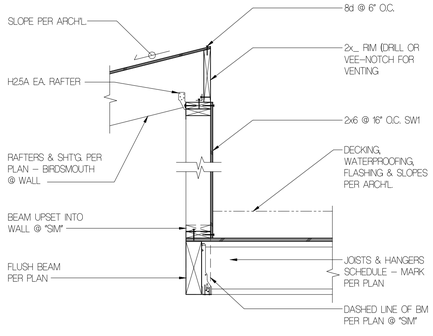
10 CONNEX @ BB & 8
1 1/2" = 1'-0"



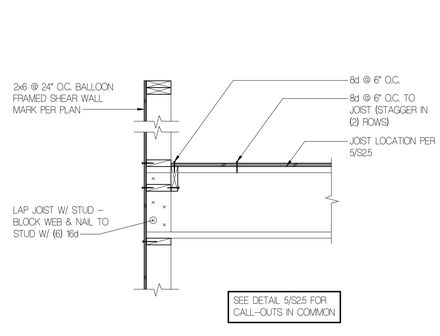
9 DBL COL CONNEX @ STAIR
3/4" = 1'-0"



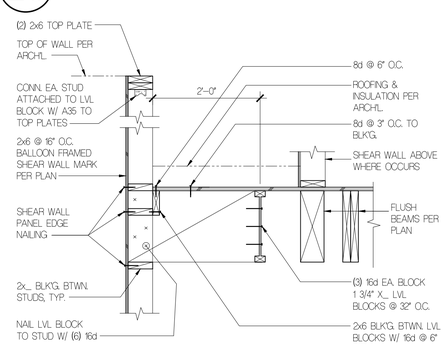
8 DECK TO MASTER BDRM FRMG
1 1/2" = 1'-0"



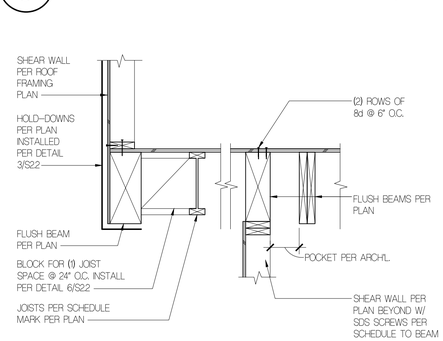
7 PARAPET FRMG @ DECK
3/4" = 1'-0"



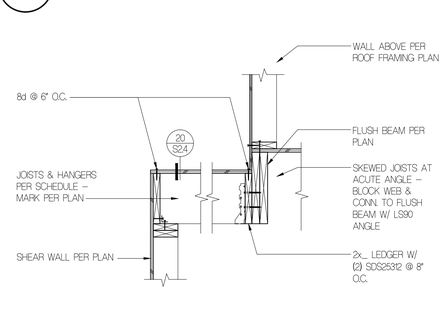
6 PARAPET @ BEARING WALL
3/4" = 1'-0"



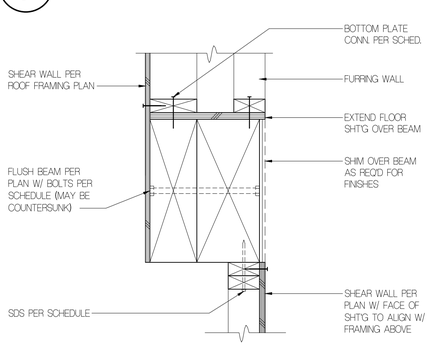
5 PARAPET@NON BEARING WALL
3/4" = 1'-0"



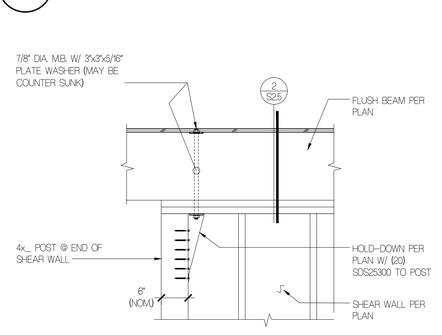
4 2ND FLR OVERHANG @ GRID 9
3/4" = 1'-0"



3 DECK TRANSITION @ GUEST
3/4" = 1'-0"



2 DBL BM DTL @ STAIR/LIVING
1 1/2" = 1'-0"



1 HOLD DOWN DTL
3/4" = 1'-0"

FLOISAND STUDIO

1941 1st avenue south, 2e
seattle, wa 98134
ph 206.634.0136

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PHONE: 2062504896

ARCHITECT:
FLOISAND STUDIO
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SURVEYOR:
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485 RAINER BLVD NORTH
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PHONE: 4253911415
CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

BUILDING DEPT STAMP

ISSUE	DATE
M.I. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18

STRUCTURAL DETAILS

S2.5