

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 M 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 M CODE IS AT THE MOST SOUTHWEST PORTION OF THE SITE. THE NEW HOUSE WILL BE CONSTRUCTED OVER 15' AWAY FROM THE TOP OF THE STEEP SLOPE. SEE THE ATTACHED GEOTECHNICAL REPORT.

THE NEW HOUSE WILL HAVE A PARTIAL DAYLIGHT BASEMENT WITH TWO STORES ABOVE. CONVENTIONAL SPREAD FOOTING WILL BE USED FOR THE BUILDING'S FOUNDATION. THE HOUSE STEPS BACK FROM THE DOWNHILL ELEVATIONS AS REQUIRED BY M 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 776700-0010
CONSTRUCTION TYPE: V-B
MAPPED CRITICAL HAZARD AREAS: LANDSLIDE; STEEP SLOPE; SEISMIC; EROSION.
PROPERTY IS BETWEEN 330 FT TO 660 FT 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.

PLAN NOTES

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

PROJECT CONTACTS

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

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

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

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

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

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

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

DRAWING INDEX

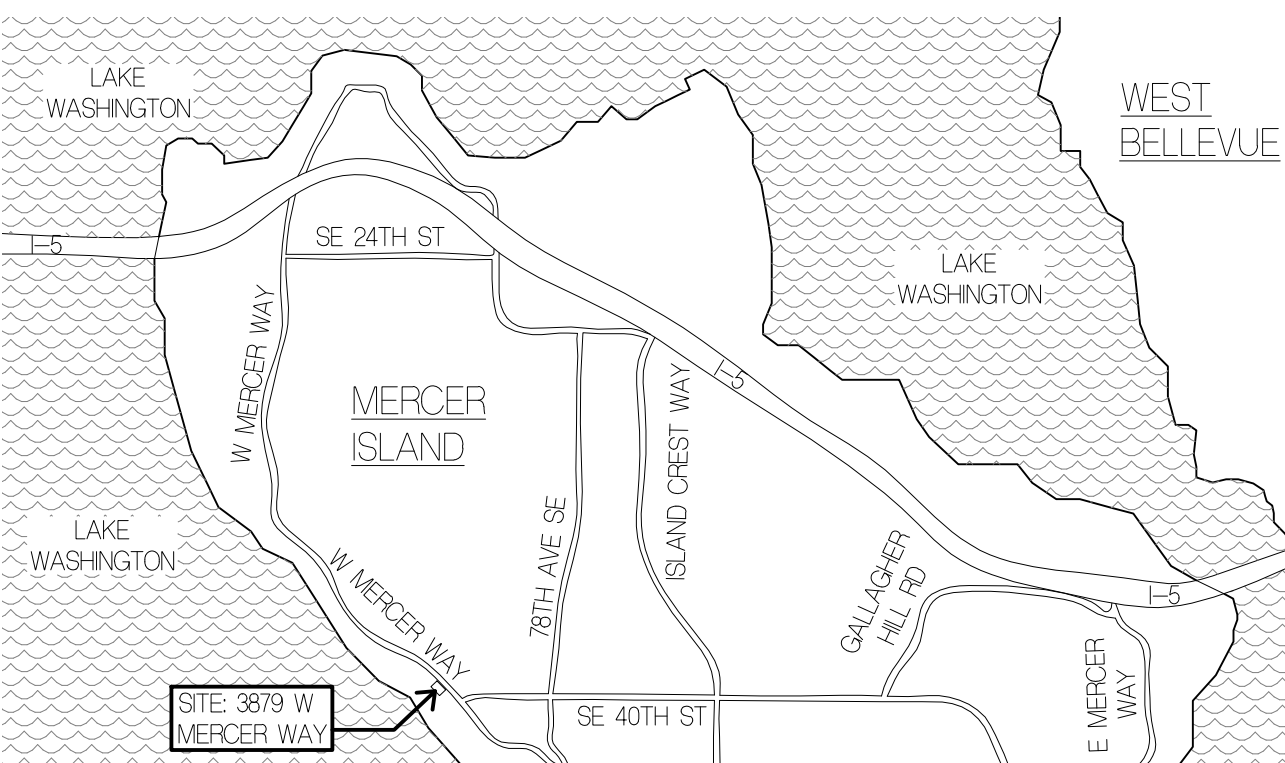
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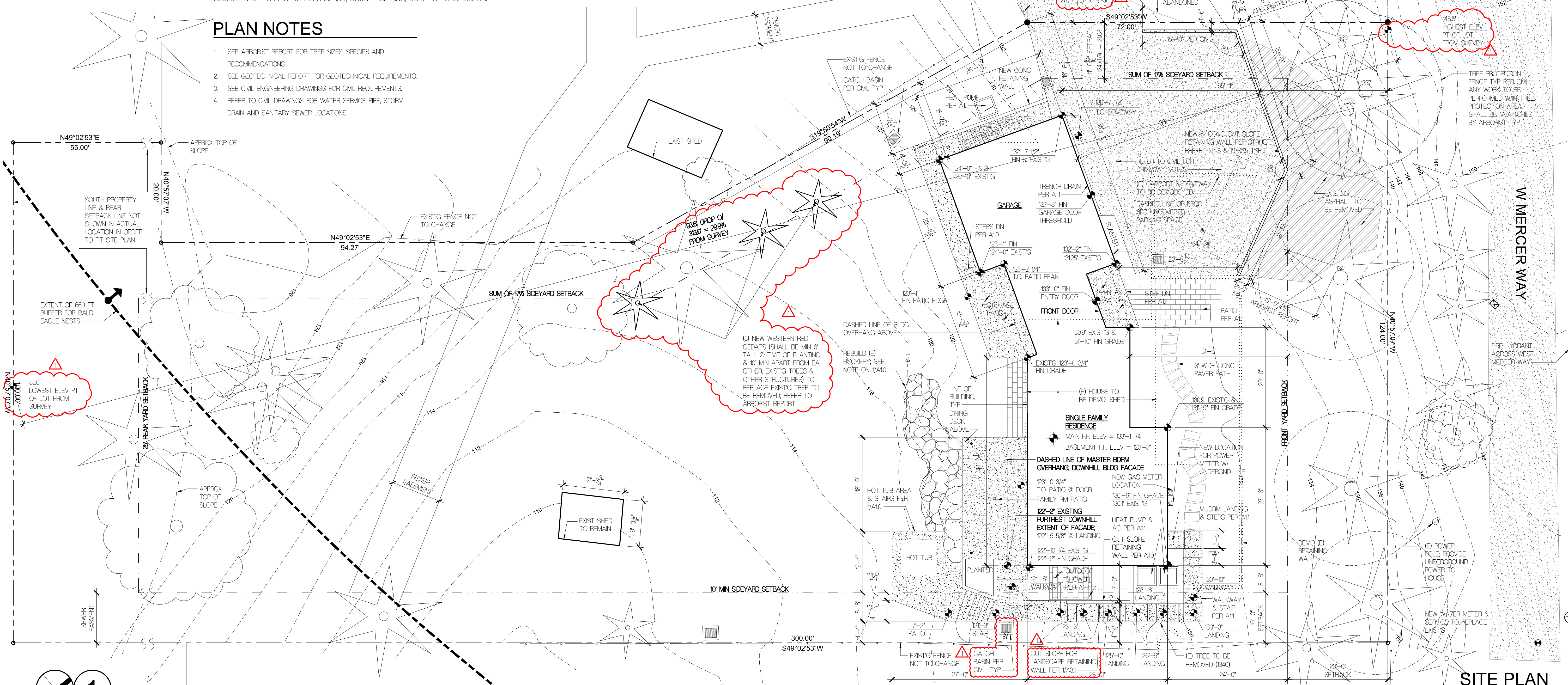
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LEGEND

- 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
- FFE HYDRANT
- WATER METER
- POWER METER
- GAS METER
- SANITARY SEWER MANHOLE
- PROPERTY CORNER
- ELEVATION
- (E) TREE TO REMAIN W/ D # & DASH-ED DRP LINE, UNQ. REFER TO ARBORIST REPORT
- NEW TREE
- (E) POWER POLE



VICINITY MAP
NOT TO SCALE



1

FLOISAND STUDIO

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ph 206.634.0136

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SUITE 201
PO BOX 1787
ISSAQUAH, WA 98027
PHONE: 425.391.1415
CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
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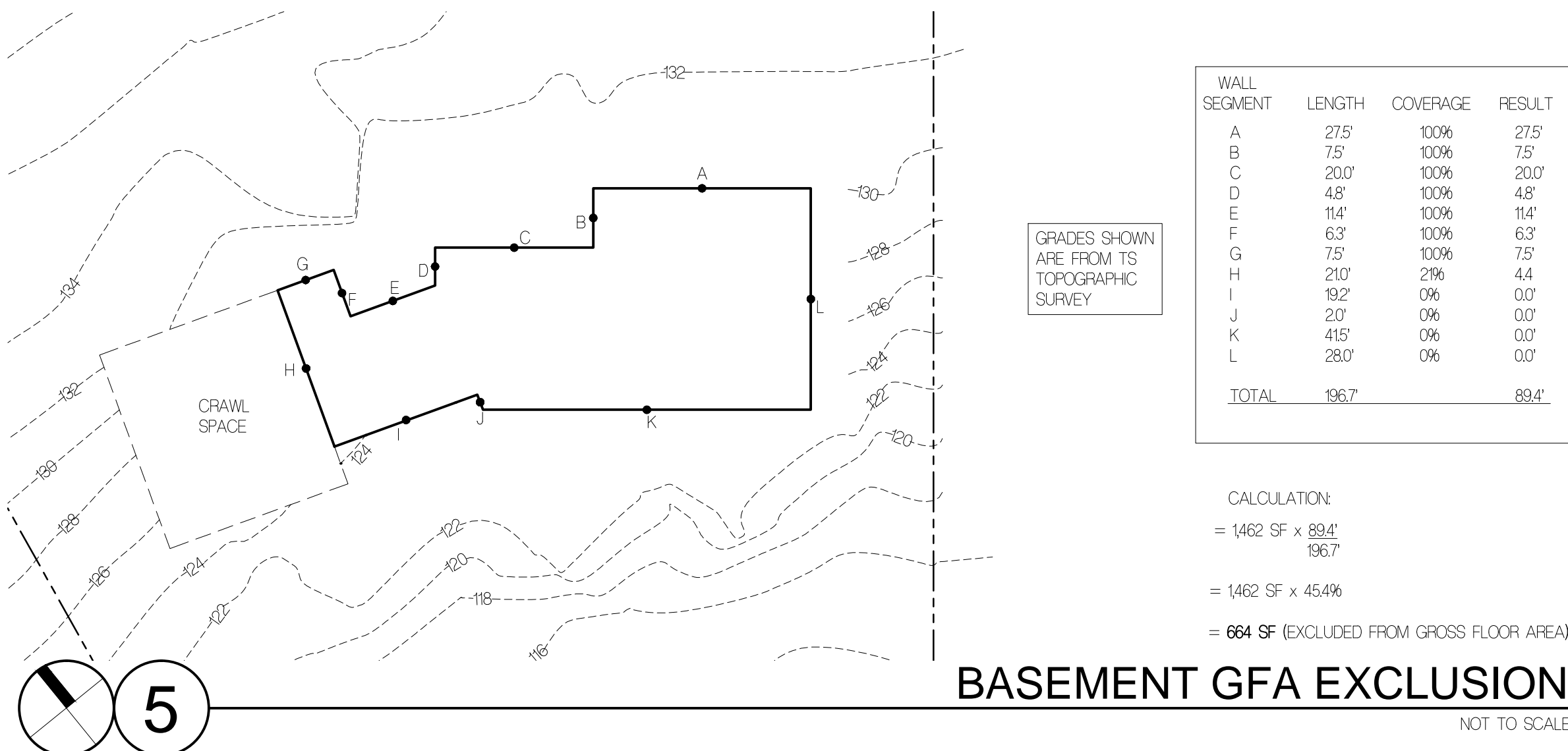
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GENERAL INFO & SITE PLAN

A0.1

PROJECT ABBREVIATIONS

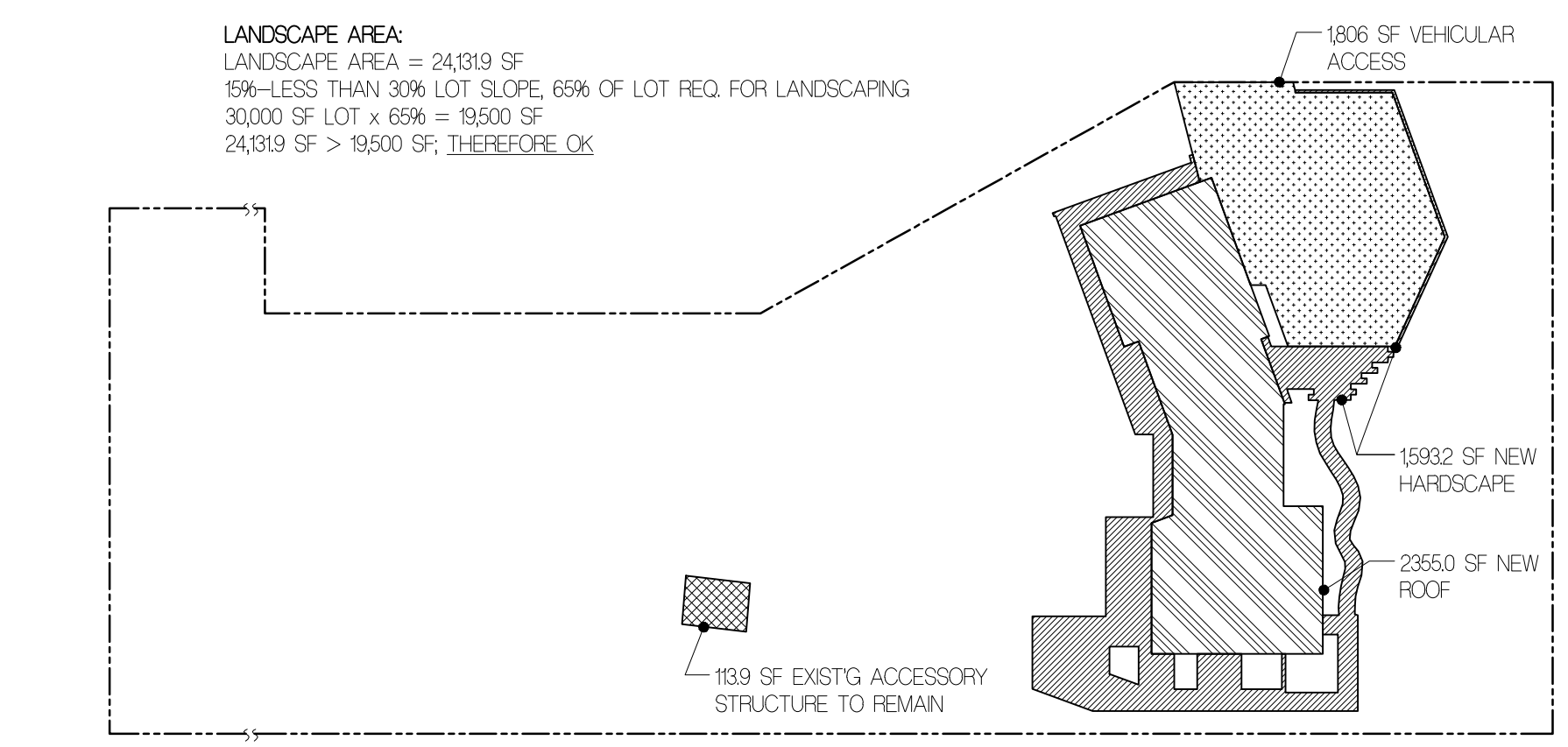
#	NUMBER	EW	EACH WAY	PL	PLATE
@	AT	EXISTG/E	EXISTING	PLY	PLYWOOD
AB	ANCHOR BOLT	EXT	EXTERIOR	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	FC	FACE	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	R	RADIUS
ALT	ALTERNATE	FIN	FINISH	REINF	REINFORCEMENT
ALUM	ALUMINUM	FLASHG	FLASHING	REQD	REQUIRED
ARCHTL	ARCHITECTURAL	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
BSSL	BUILDING SETBACK LINE	GFI	GROUND FAULT INTERRUPTER	SO	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	TOP	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	VB	VAPOR BARRIER
DBL	DOUBLE	FLASHING	FLASHING	VERT	VERTICAL
DTL	DETAIL	MAX	MAXIMUM	VG	VERTICAL GRAIN
DIA	DIAMETER	MTL	METAL	VF	VERIFY IN FIELD
DM	DIVISION	MIN	MINIMUM	W	WITH
DN	DOWN	MNV	MINIMUM VENEER INSTALLATION SYSTEM (THIN BRICK)	WD	WOOD
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	W	WIDE
EA	EACH	NTS	NOT TO SCALE	WIN	WINDOW
ELEC	ELECTRICAL	O	OVER	WRB	WEATHER RESISTIVE BARRIER
EL/ELEV	ELEVATION	OC	ON CENTER	WWF	WELDED WIRE FABRIC
EO	EQUAL	OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED	WTS	WELDED THREADED STUD



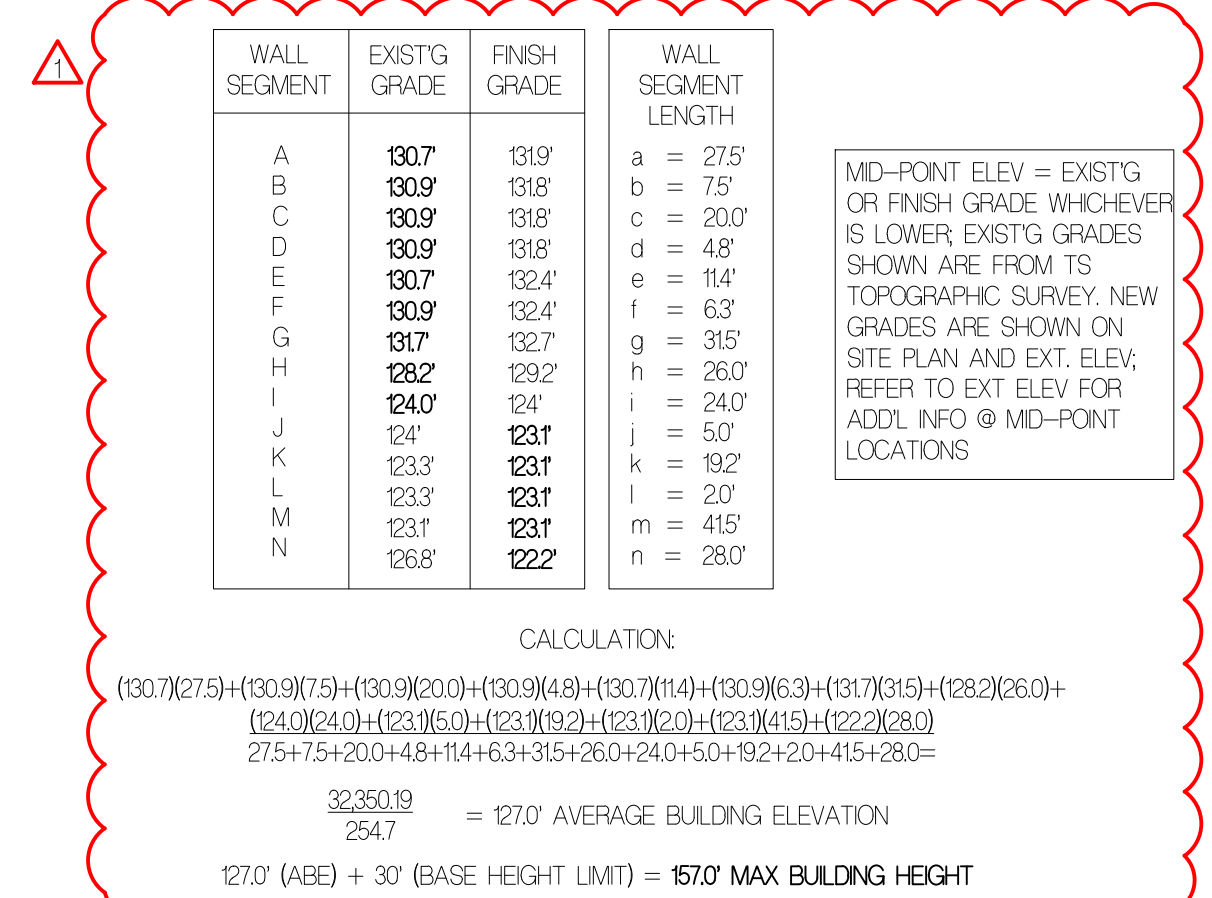
LOT COVERAGE:
 EXISTING TO BE REPLACED: 43773 SF
 TOTAL LOT COVERAGE AREA REMOVED: 1024 SF
 NEW + EXISTING TO BE REPLACED (18060 SF + 23850 SF + 1139 SF) 42749 SF
 10,500 SF ALLOWABLE; 10,500 SF > 42749 SF; THEREFORE OK

HARDSCAPE:
 HARDSCAPE = 15932 SF
 9% OF NET LOT ALLOWABLE FOR HARDSCAPE
 30,000 x .09 = 2700 SF
 15932 < 2700 SF; THEREFORE OK

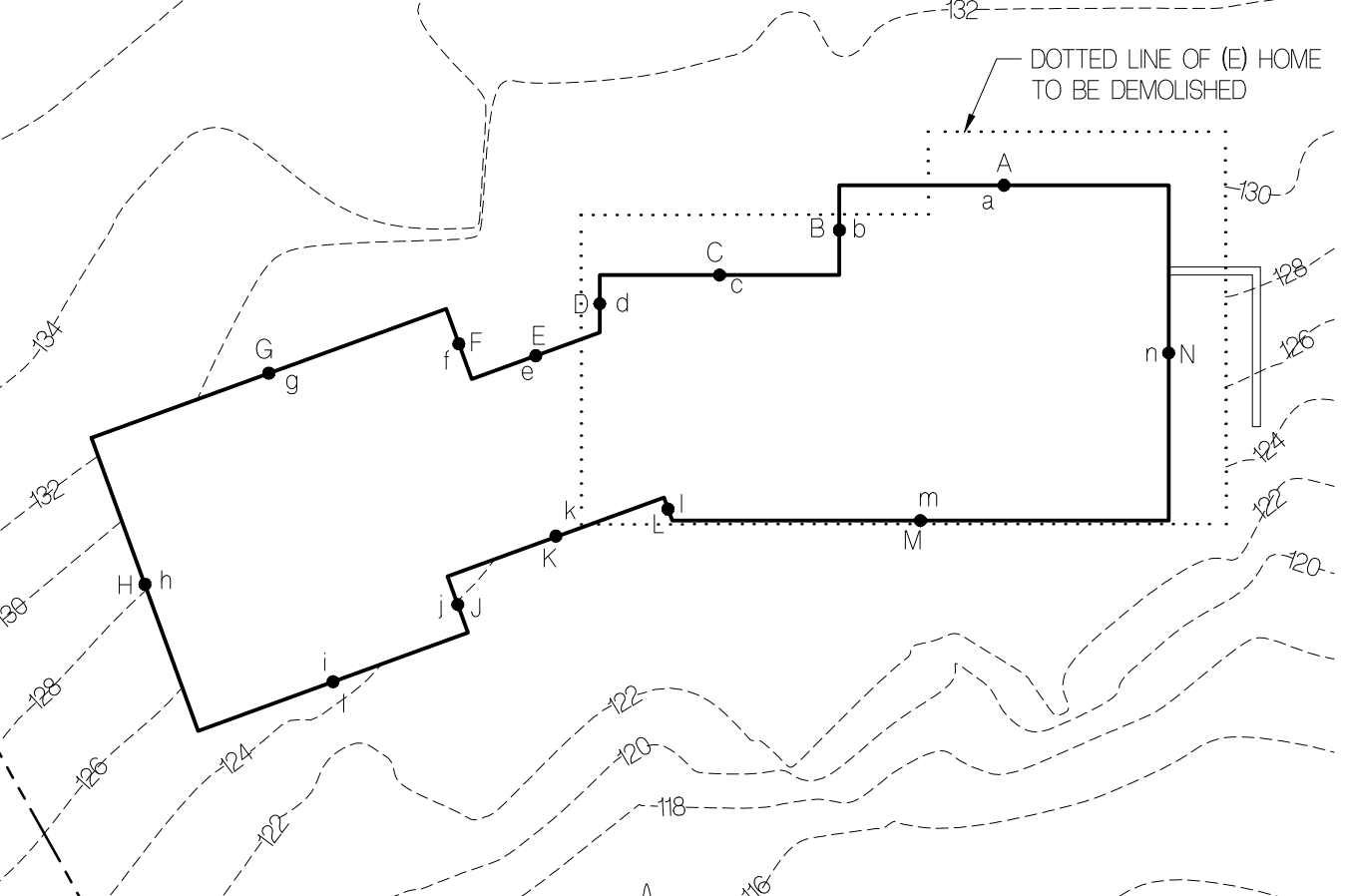
LANDSCAPE AREA:
 LANDSCAPE AREA = 241319 SF
 15% LESS THAN 30% LOT SLOPE; 65% OF LOT REQ FOR LANDSCAPING
 30,000 SF LOT x 65% = 19500 SF
 241319 SF > 19500 SF; THEREFORE OK



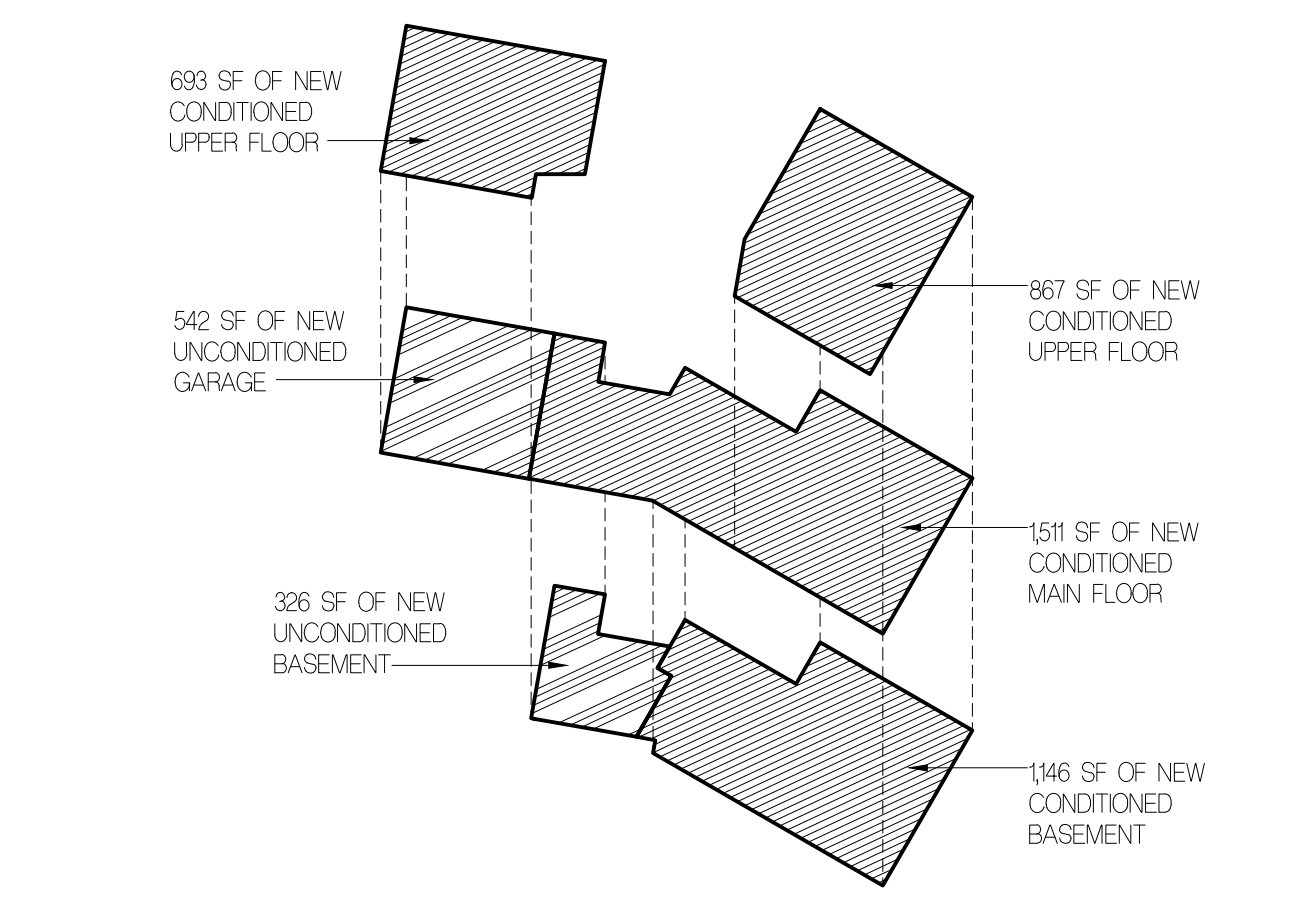
3 LOT COVERAGE DIAGRAM
 NOT TO SCALE



2 AVERAGE BUILDING ELEVATION
 NOT TO SCALE



4 GROSS FLOOR AREA DIAGRAM
 NOT TO SCALE



1 CONDITIONED SPACE DIAGRAM
 NOT TO SCALE

DEVELOPMENT STANDARDS

LOT SIZE = 30000 SF
 ZONE R-5
 ALLOWED LOT COVERAGE = 35% OR 10500 SF

REFER TO MCC 19.02(200) FOR LARGE LOT REGULATIONS. THE PROPOSED HOUSE IS LOCATED TO THE NORTH OF THE LOT TO AVOID STEEP SLOPE AND COULD POTENTIALLY BE DEVELOPED TO THE SOUTH. HOWEVER, WITH CURRENT CODE REGULATIONS THE NET LOT AREA MINIMUM IS 15000 SF. AND IF THE LOT WERE TO BE SUBDIVIDED IN THE FUTURE, THE SECOND LOT WOULD REQUIRE AN ACCESS EASEMENT ACROSS LOT 1, THUS NOT MEETING THE MINIMUM NET LOT AREA. THUS, THE LOT IS NOT SUB-DIVIDABLE WITH TODAY'S CURRENT STANDARDS DUE TO NOT BEING ABLE TO MEET MINIMUM NET LOT AREA REQUIREMENTS. NET LOT AREA IS THE GROSS LOT AREA MINUS THE AREA OF THE LOT ENCUMBERED BY AN ACCESS EASEMENT. THUS THE PROPOSAL IS IN COMPLIANCE WITH THE LARGE LOT STANDARDS SET FORTH IN MCC 19.02(200).

MAXIMUM HARDSCAPE AREA:
 = 9% x 30000 SF (NET LOT AREA) = 2700 SF (INCLUDES WALKWAYS, DECKS, RETAINING WALLS, PATIOS, ROCKERIES, UNCOVERED STEPS). REFER TO 3/A02

REQUIRED LANDSCAPING AREA:
 = 65% OF LOT; REFER TO 3/A02

YARD REQUIREMENTS:

- FRONT YARD DEPTH: 20'; REFER TO A01
- REAR YARD DEPTH: 25'; REFER TO A01
- SIDE YARD DEPTH: REFER TO A01

YARD DETERMINATION:

PER MCC 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 A01 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, WHOEVER IS LOWER
- FENCES, RETAINING WALLS AND ROCKERIES ALLOWED SUBJECT TO MCC 19.02(50)
- HEAT PUMPS, AC UNITS ALLOWED PROVIDED THEY DO NOT EXCEED MAX PERMISSIBLE NOISE LEVELS PER IAC 173-60-040

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

GROSS FLOOR AREA:

- GFA SHALL NOT EXCEED 12000 SF FOR R-5
- REFER TO GFA DIAGRAM 4 & 5/A02

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 EXISTG OR FINISHED GRADE, WHICHEVER IS LOWER
- LOWEST GRADE @ DOWNHILL FACADE = 122'-2" EXISTG; 122'-5 5/8" FINISH
- MAX ALLOWABLE BLDG DOWNHILL FACADE HEIGHT = 122'-2" + 3' = 125'-2"
- BLDG DOWNHILL FACADE HEIGHT = 122'-3 3/4"; 122'-0 3/4" < 125'-2" THEREFORE OK

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 Seattle, wa 98134
 ph 206.634.0136

OWNER:
 EDWARD TALERMAN AND
 DYAN SIMON
 902 SE 59TH STREET
 MERCER ISLAND, WA 98040
 PHONE: 206.520.4836

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

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

SURVEYOR:
 SITE SURVEY AND MAPPING
 21523 NE 11TH STREET
 SAMMAMISH, WA 98074
 PHONE: 206.298.4412
 CONTACT: THOMAS WOLDENDORF

GEOTECH:
 ZIPPER GEO
 3009 36TH AVE WEST
 SUITE E
 LYNNWOOD, WA 98036
 PHONE: 425.582.9328
 CONTACT: TOM JONES

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

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

PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
 Allison W. Hogue
 STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
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CODE NOTES & DIAGRAMS

A0.2

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: NC. ROSSOUW

SURVEYOR:
 SITE SURVEY AND MAPPING
 29223 NE 11TH STREET
 SAMMAMISH, WA 98074
 PHONE: 206.298.4412
 CONTACT: THOMAS WOLDENDORP

GEOTECH:
 ZIPPER GEO
 1909 36TH AVE WEST
 SUITE E
 LYNNWOOD, WA 98036
 PHONE: 425.822.9928
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 TREE SOLUTIONS INC
 2940 WESTLAKE AVE N
 SUITE 200 SEATTLE, WA 98109
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TALERMAN RESIDENCE

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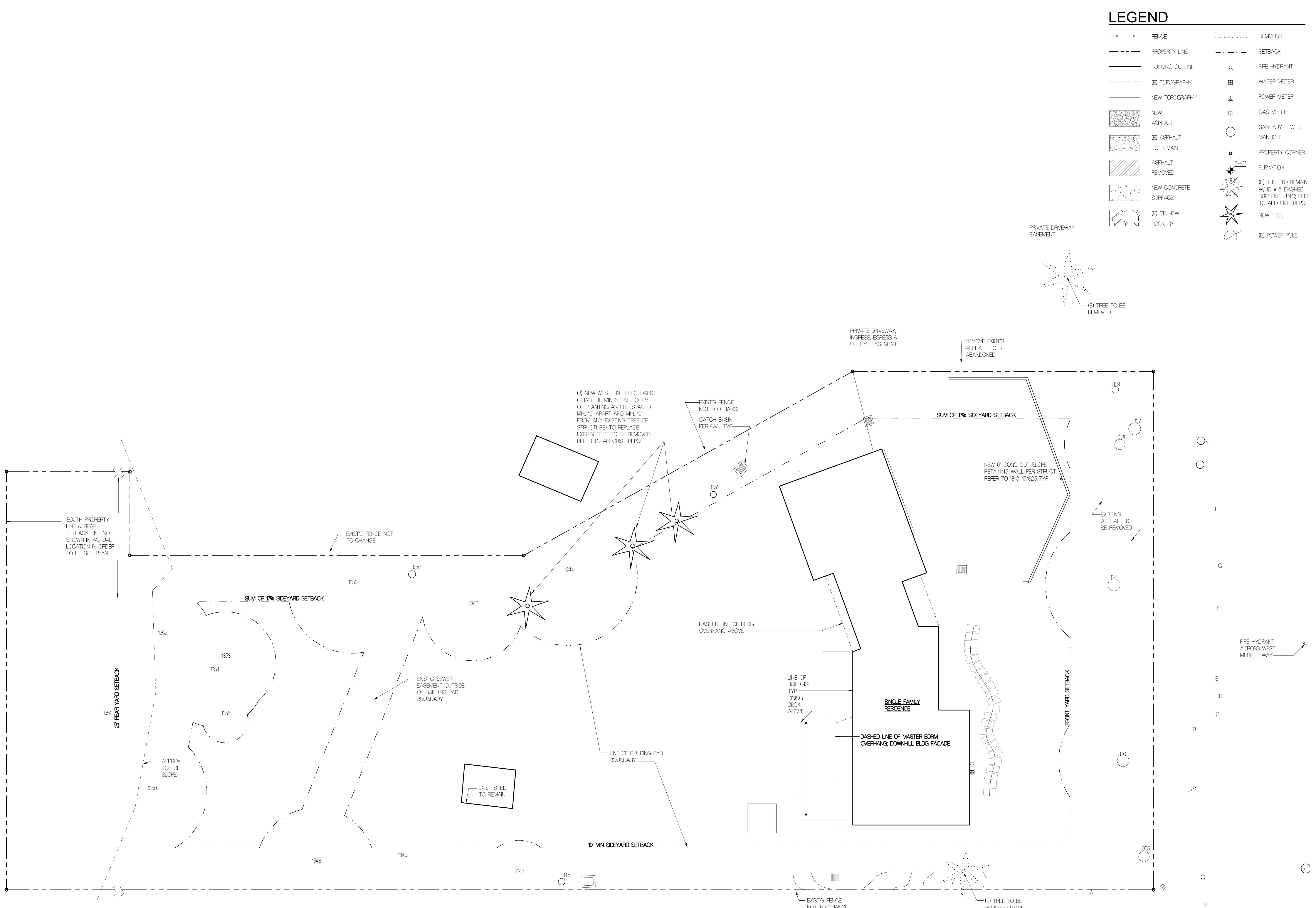
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BUILDING PAD PLAN

A0.4

LEGEND

- | | |
|-------------------------|---|
| --- FENCE | DEMOLISH |
| --- PROPERTY LINE | --- SETBACK |
| --- BUILDING OUTLINE | ○ FIRE HYDRANT |
| --- (E) TOPOGRAPHY | ⊠ WATER METER |
| --- NEW TOPOGRAPHY | ⊡ POWER METER |
| ■ NEW ASPHALT | ⊞ GAS METER |
| ■ (E) ASPHALT TO REMAIN | ○ SANITARY SEWER MANHOLE |
| ■ ASPHALT REMOVED | ○ PROPERTY CORNER |
| ■ NEW CONCRETE SURFACE | ○ ELEVATION |
| ■ (E) OR NEW ROCKERY | ○ (E) TREE TO REMAIN W/ ID # & DASHED DRP LINE, UNQ. REFER TO ARBORIST REPORT |
| | ○ NEW TREE |
| | ○ (E) POWER POLE |



REQUIRED CRAWL SPACE VENTING

CRAWL SPACE	= 56185 SF
TOTAL AREA PER PLAN	= 5385 SI
56185 SF / 150 = 374 SF (6385 SI) OF REQ'D VENTING	= 80775 SI
5385 SI + 50% SCREENED OPENING NFVA	= 20194 SI (MIN VENT SIZE AT EACH LOCATION)
80775 SI / 4 VENTS	

VENTILATION OPENINGS SHALL BE COVERED BY A SCREEN MATERIAL W/ OPENINGS NOT TO EXCEED 1/4" PER F4082

REFER TO EXTERIOR ELEVATIONS & 1/A10 FOR VENT LOCATIONS.

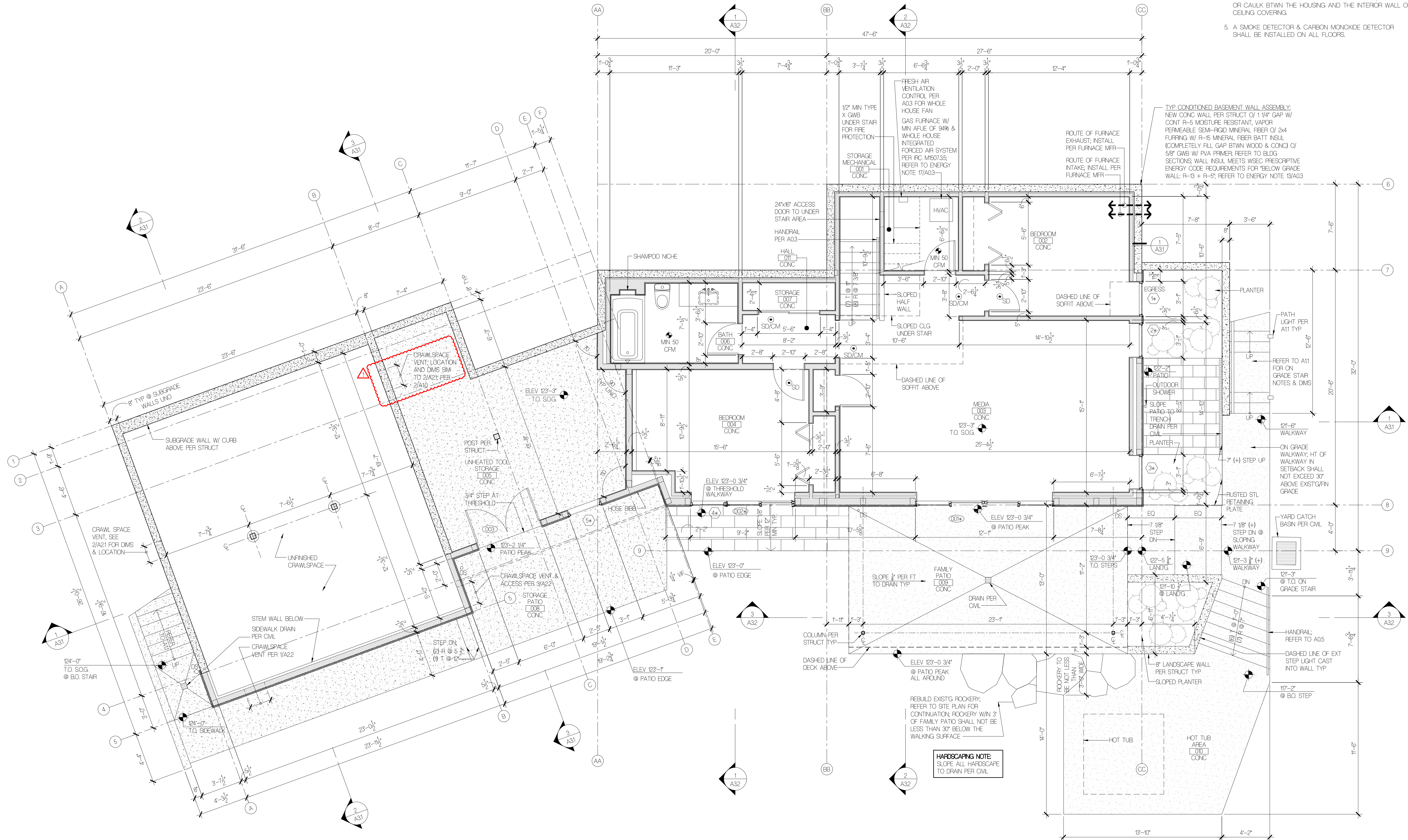
2 CRAWLSPACE VENT CALCS
N.T.S.

LEGEND

2x4 STUD WALL @ 16" OC @ INT;	SMOKE DETECTOR
2x6 W/ R-23 BATT INSUL @ EXTERIOR (LINC)	COMBINED SMOKE & CARBON MONOXIDE DETECTOR
WINDOW, SEE SCHEDULE A23	INTERMITTENT EXHAUST FAN
DOOR, SEE SCHEDULE A24 FOR EXTERIOR DOORS	CONC WALL
	* INDICATES SAFETY GLASS

GENERAL NOTES

- SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
- PROVIDE 1 1/4" GAP BETWEEN WOOD FRAMING & CONC WALLS TYP. 1/2" MIN WHERE INSUL NOT REQ'D TO BE CONTINUOUS.
- MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXISTING SHALL BE HIGH EFFICACY LUMINAIRES.
- 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.
- A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.



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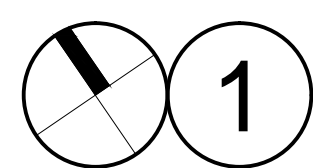
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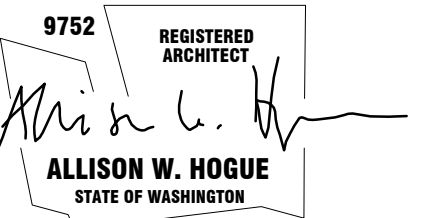
BASEMENT PLAN & CS VENT CALCS

A1.0

BASEMENT PLAN

1/4" = 1'-0"





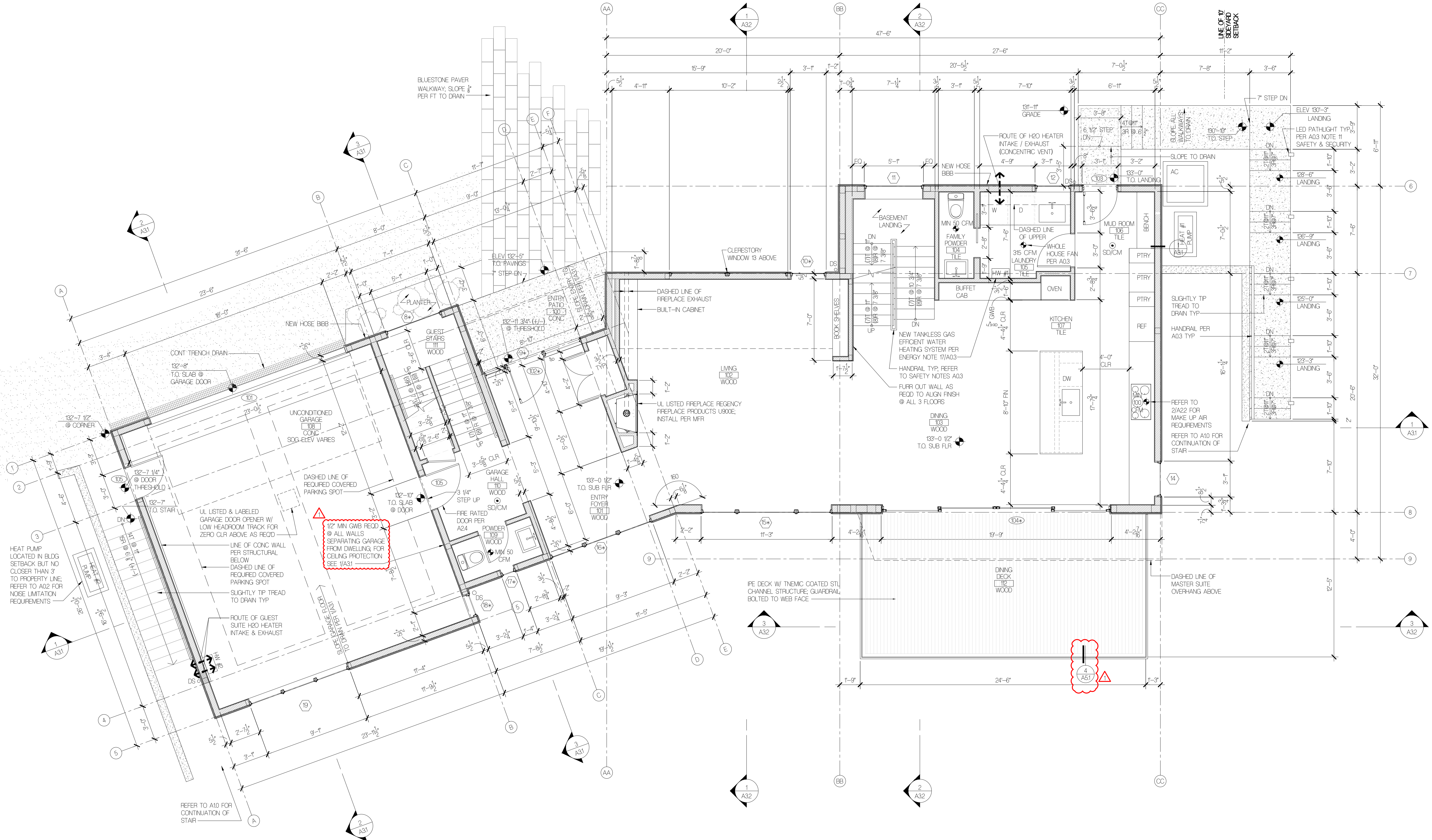
ISSUE	DATE
ML PRE-APP MEETING	02.12.18
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CORRECTIONS	04.01.19

LEGEND

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

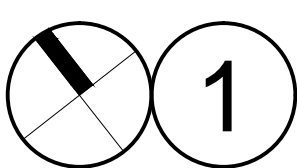
GENERAL NOTES

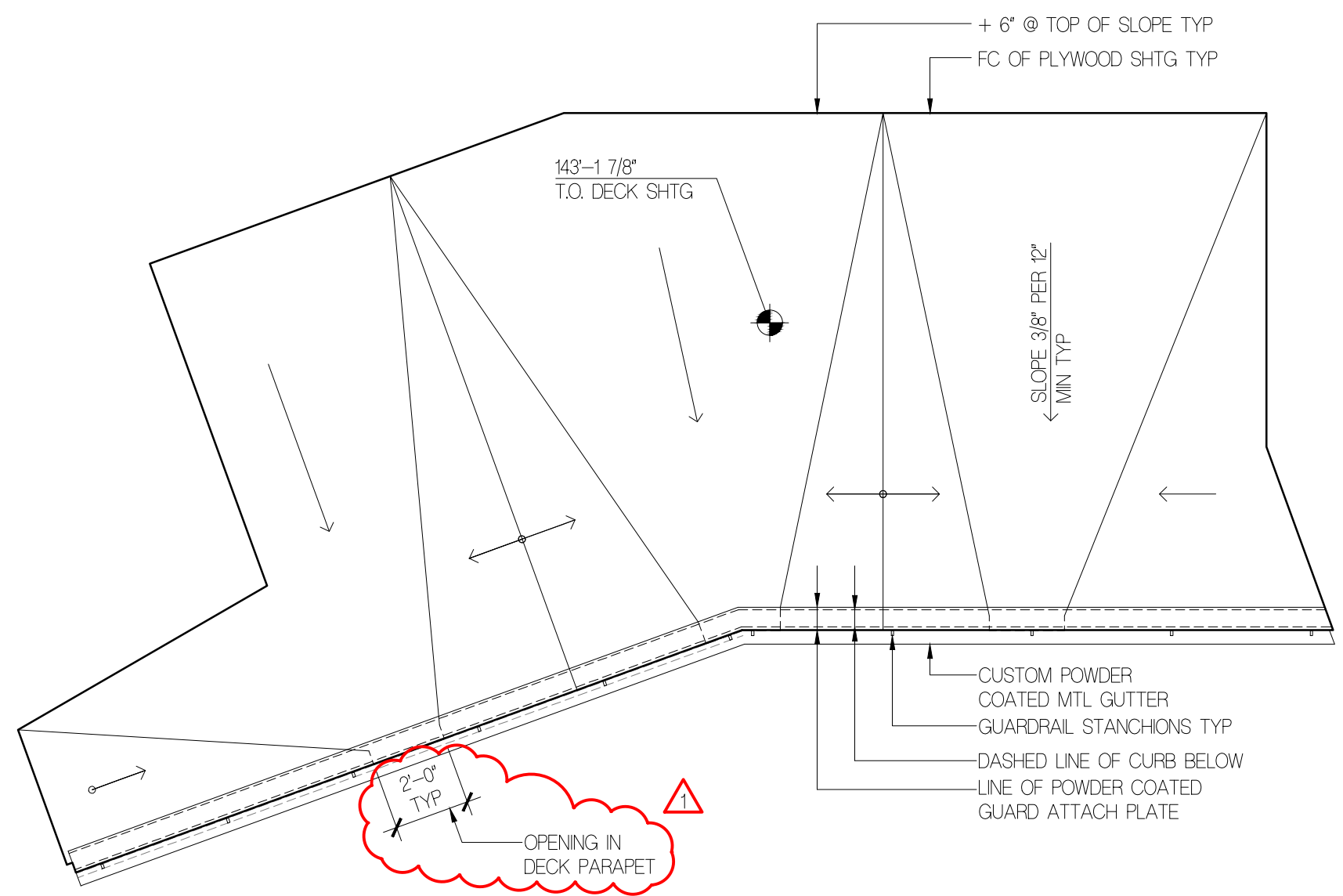
1. SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC. WALLS PER A10.
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
4. REFER TO A03 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS.
5. VERIFY WINDOW & DOOR RFDs (PRIOR TO ORDERING) THAT BUT INTO ADJ. BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.



MAIN FLOOR PLAN

1/4" = 1'-0"





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 A23
- DOOR, SEE SCHEDULE A24
- CONC WALL
- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- INTERMITTENT EXHAUST FAN
- * INDICATES SAFETY GLASS

GENERAL NOTES

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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: NC ROSSOUW

SURVEYOR:
SITE SURVEY AND MAPPING
23823 NE 11TH STREET
SAMMAMISH, WA 98074
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORF

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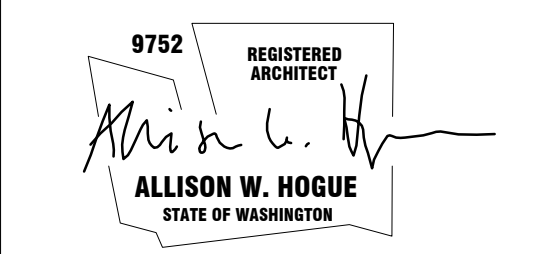
ARBORIST:
TREE SOLUTIONS INC
2940 WESTLAKE AVE N
SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

CIVIL:
TEC ENGINEERING
485 RAINIER 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

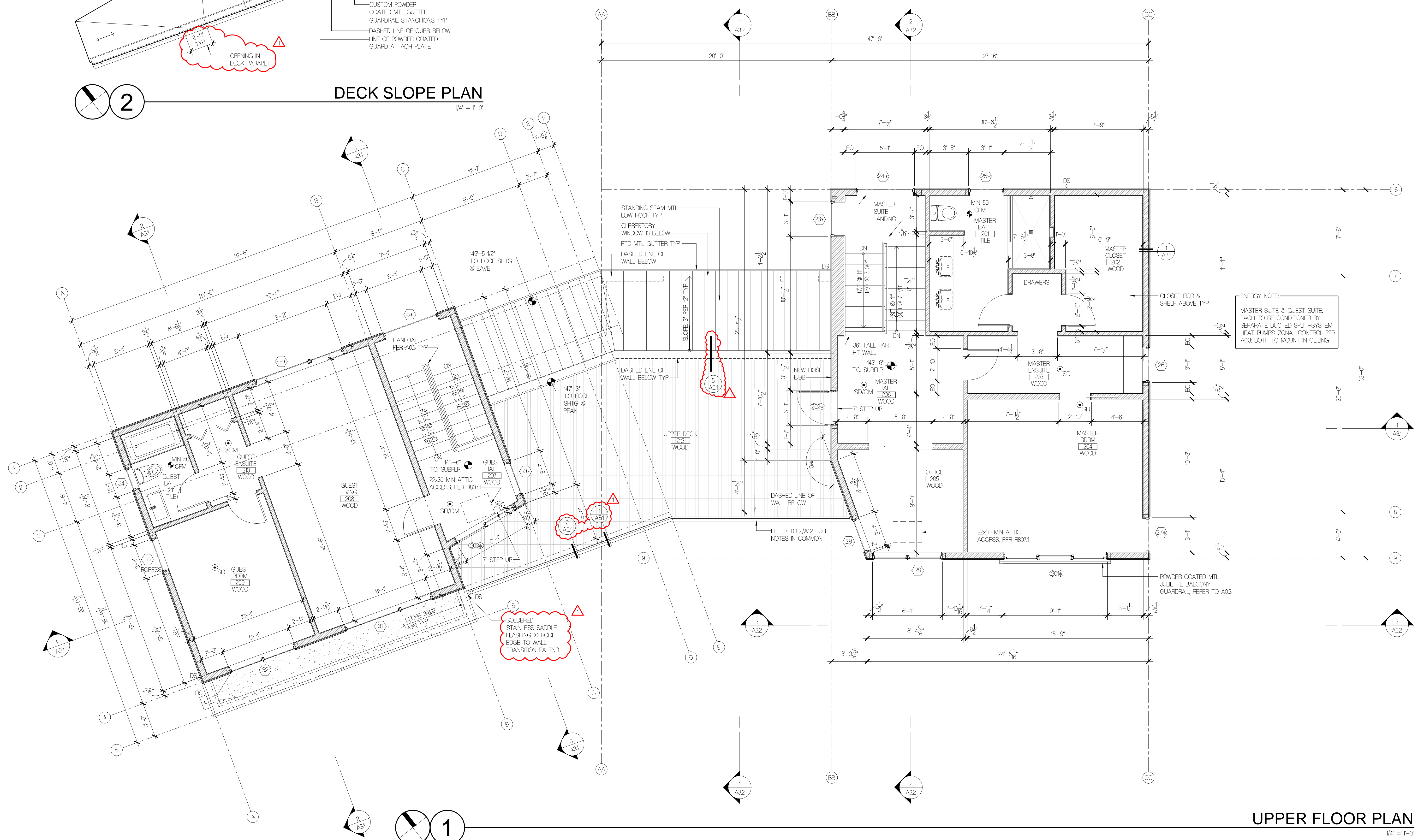


BUILDING DEPT. STAMP

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UPPER FLOOR PLAN

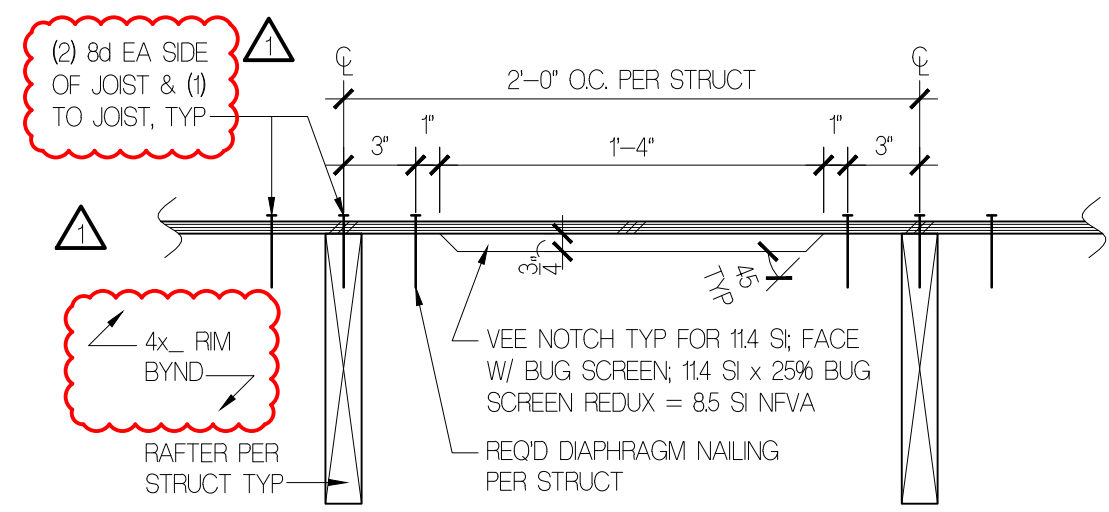
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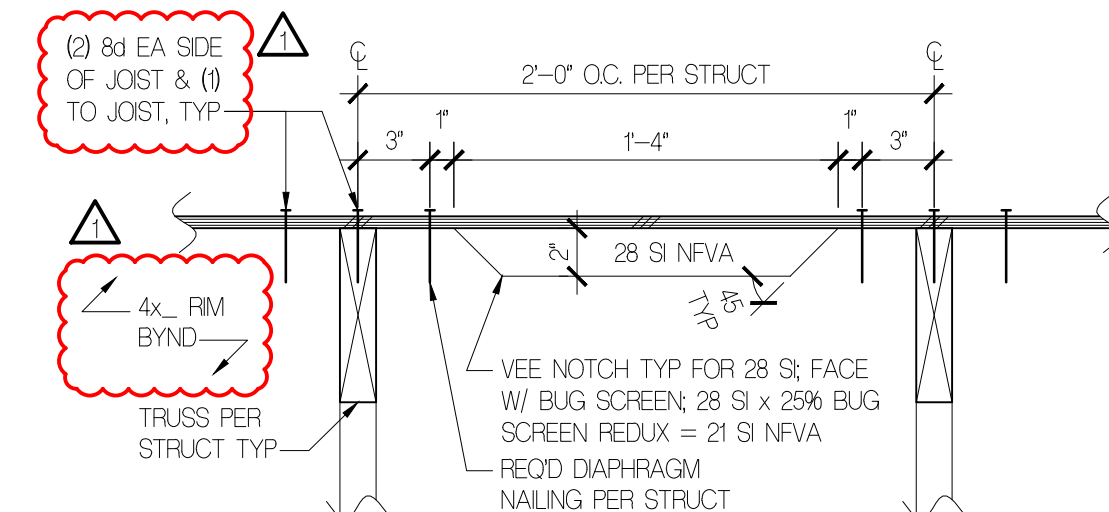
UPPER FLOOR PLAN
1/4" = 1'-0"

REQUIRED ROOF VENTING NFVA = NET FREE VENT AREA

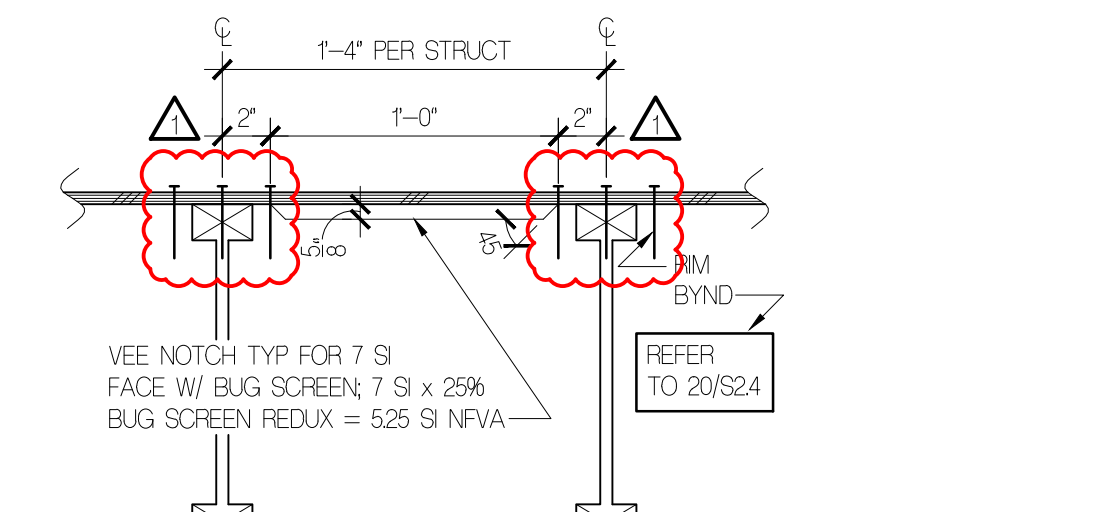
- ROOF 1**
 ROOF AREA: 867 SF = 124,848 SI
 REQD ROOF VENTING: 124,848 SI / 300 = 416 SI
 USEABLE VENT AREA REQD @ PEAK & EAVE: 416 SI / 2 = 208 SI EACH
- ** AT PEAK & EAVE RIMS, PROVIDE (13) 28 SI VEE NOTCHES PER DTL 4/A13**
 (13) VEE NOTCHES PROVIDED @ 21 SI NFVA = 273 SI
 273 SI > 208 SI REQD THEREFORE OK
- ROOF 2**
 ROOF AREA: 232 SF = 33,408 SI
 REQD ROOF VENTING: 33,408 SI / 300 = 111 SI
 USEABLE VENT AREA REQD @ PEAK & EAVE: 111 SI / 2 = 56 SI
- ** AT PEAK & EAVE RIMS, PROVIDE (14) 85 SI VEE NOTCHES PER DTL 5/A13**
 (14) VEE NOTCHES PROVIDED @ 85 SI NFVA = 119 SI
 119 SI PROVIDED > 56 SI REQD THEREFORE OK
- ROOF 3**
 ROOF AREA: 420 SF = 60,480 SI
 REQD ROOF VENTING: 60,480 SI / 300 = 202 SI
 USEABLE VENT AREA REQD @ EA END: 202 SI / 2 = 101 SI
- ** AT GRIDS 8 & 4, PROVIDE (20) 7 SI VEE NOTCHES PER DTL 5/A13 MIN**
 (20) VEE NOTCHES PROVIDED @ 525 SI NFVA = 105 SI
 105 SI PROVIDED > 101 SI REQD THEREFORE OK
- ** AT SHARED VENT WALL PER 1/A32, 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 = 2175 SI
 2175 SI x 24 BAYS = 522 SI
 522 SI x 25% BUG SCREEN REDUX = 3915 SI NFVA
 3915 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
 REQD ROOF VENTING: 99,792 SI / 300 = 332.6 SI
 USEABLE VENT AREA REQD @ PEAK & EAVE: 332.6 SI / 2 = 166.3 SI EACH
- ** AT PEAK & EAVE RIMS, PROVIDE (11) 28 SI VEE NOTCHES PER DTL 4/A13**
 (11) VEE NOTCHES PROVIDED @ 21 SI NFVA = 231 SI
 231 SI > 208 SI REQD THEREFORE OK



5 TYP LOWER RF VENT'G "VEE" NOTCH DTL 1 1/2" = 1'-0"

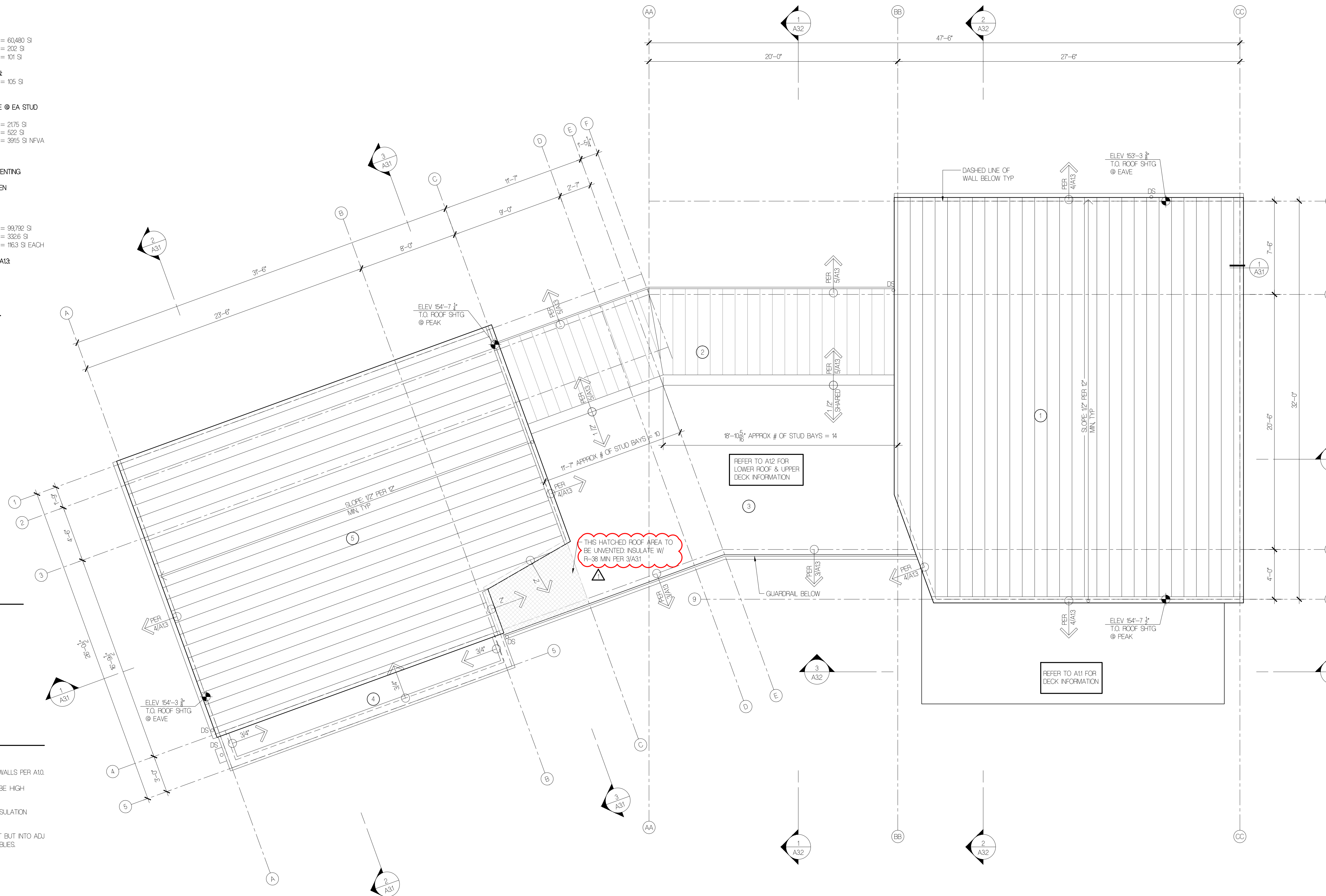


4 TYP UPPER RF VENT'G "VEE" NOTCH DTL 1 1/2" = 1'-0"



3 TYP UPPER DECK RF "VEE" NOTCH DTL 1 1/2" = 1'-0"

2 ROOF VENT CALCS



LEGEND

- ⊕ VENTED ROOF ASSEMBLY TYPE
- ↕ ROOF VENT SIZE OR DTL & ORIENTATION
- DS DOWNSPOUT

GENERAL NOTES

1. SEE A03 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.
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 3022 SE 59TH STREET
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 FLOISAND STUDIO
 1941 FIRST AVENUE SOUTH #2E
 SEATTLE, WA 98134
 PHONE: 206.634.0136
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STRUCTURAL ENGINEER:
 GRAF DESIGN
 9220 ROOSEVELT WAY NE
 SEATTLE, WA 98115
 PHONE: 206.622.0060
 CONTACT: NIC ROSSOUW

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 SITE SURVEY AND MAPPING
 21523 NE 11TH STREET
 SAMMAMISH, WA 98074
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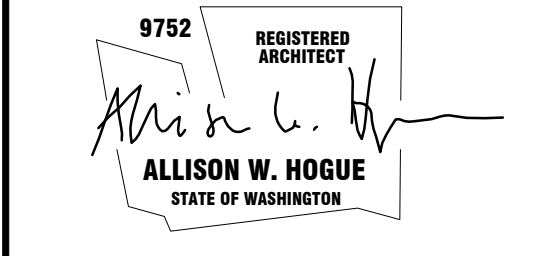
ARBORIST:
 TREE SOLUTIONS INC
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 SUITE 200 SEATTLE, WA 98109
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 ISSAQUAH, WA 98027
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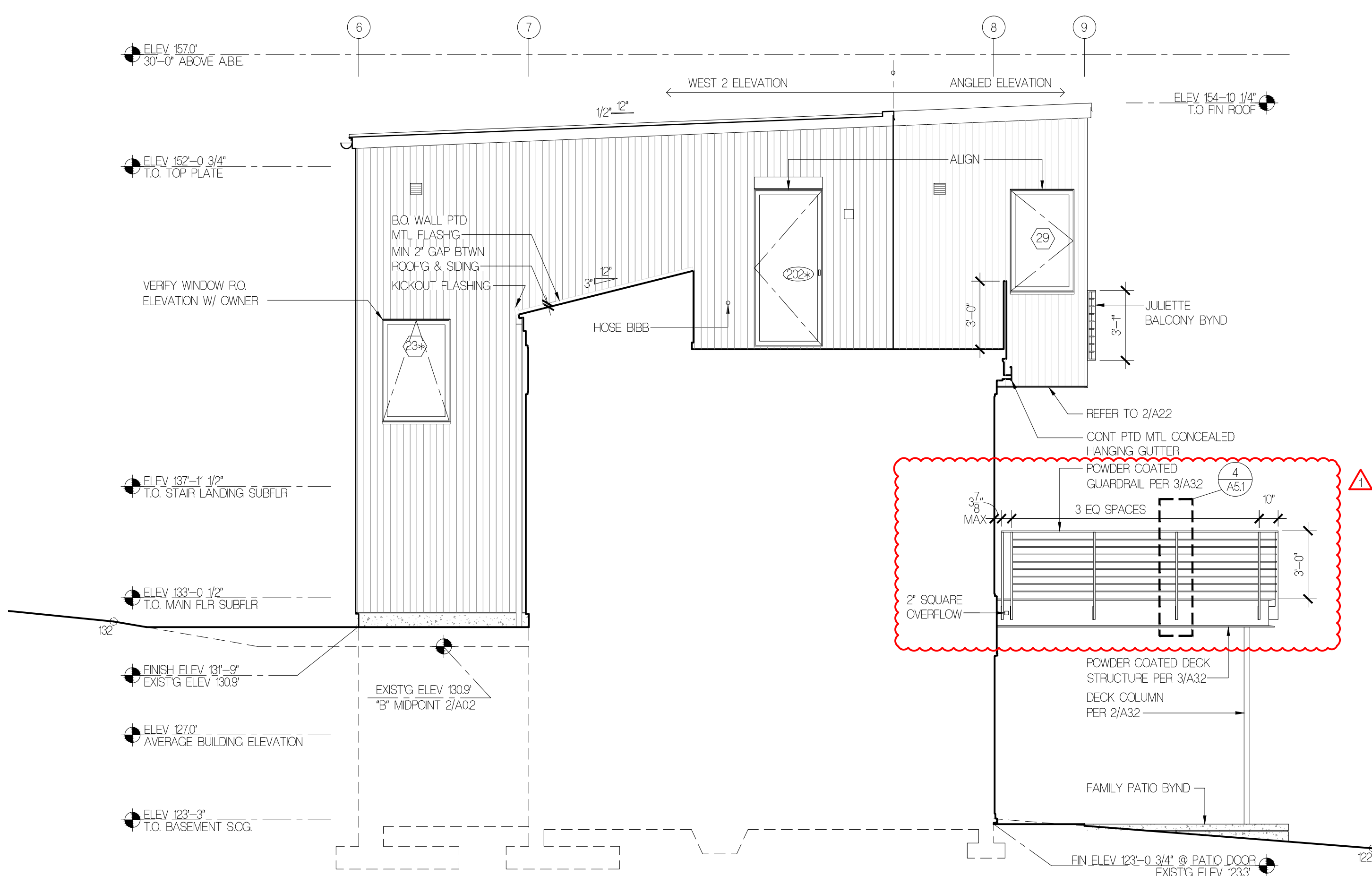
ROOF PLAN & VENT CALCS

A1.3

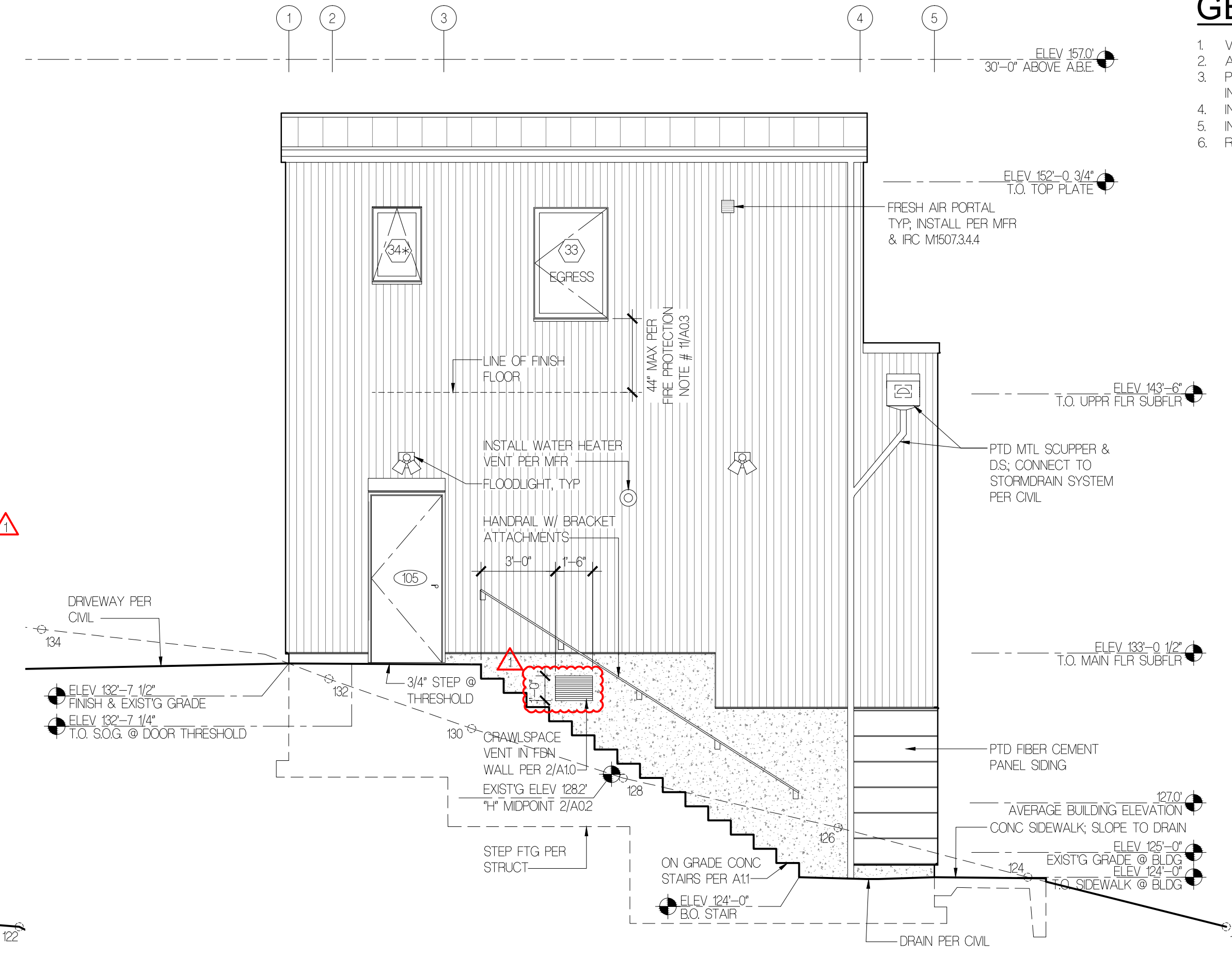
ROOF PLAN
 1/4" = 1'-0"

GENERAL NOTES

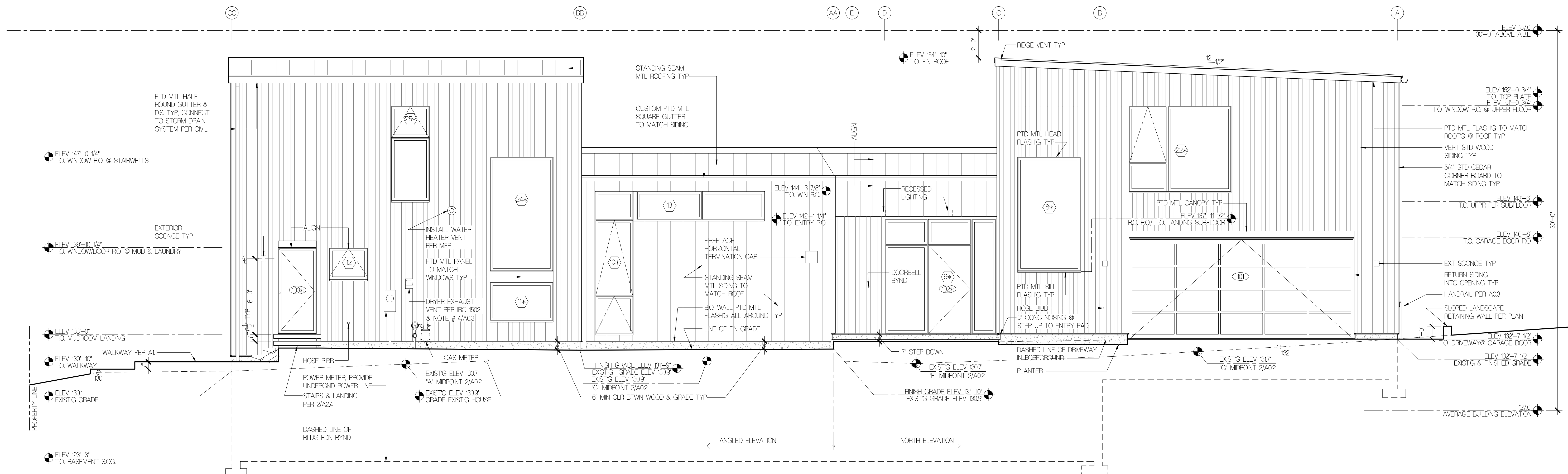
1. VERIFY ALL ROUGH OPENING DIMENSIONS.
2. ALL WINDOWS TO BE U-30 LOW-E 366 GLASS OR BETTER.
3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE IRC, INDICATED BY "S" ON PLANS.
4. INDICATES WINDOW, REFER TO SCHEDULE 1/A2.3 (14)
5. INDICATES DOOR, REFER TO SCHEDULE 1/A2.4 (17)
6. REFER TO A03 FOR ENERGY REQUIREMENTS.



WEST ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

3

2

1

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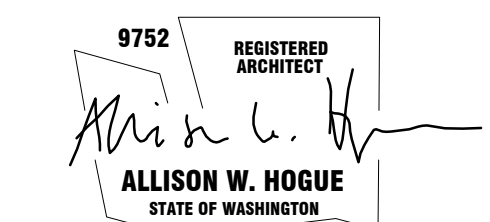
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CIVIL:
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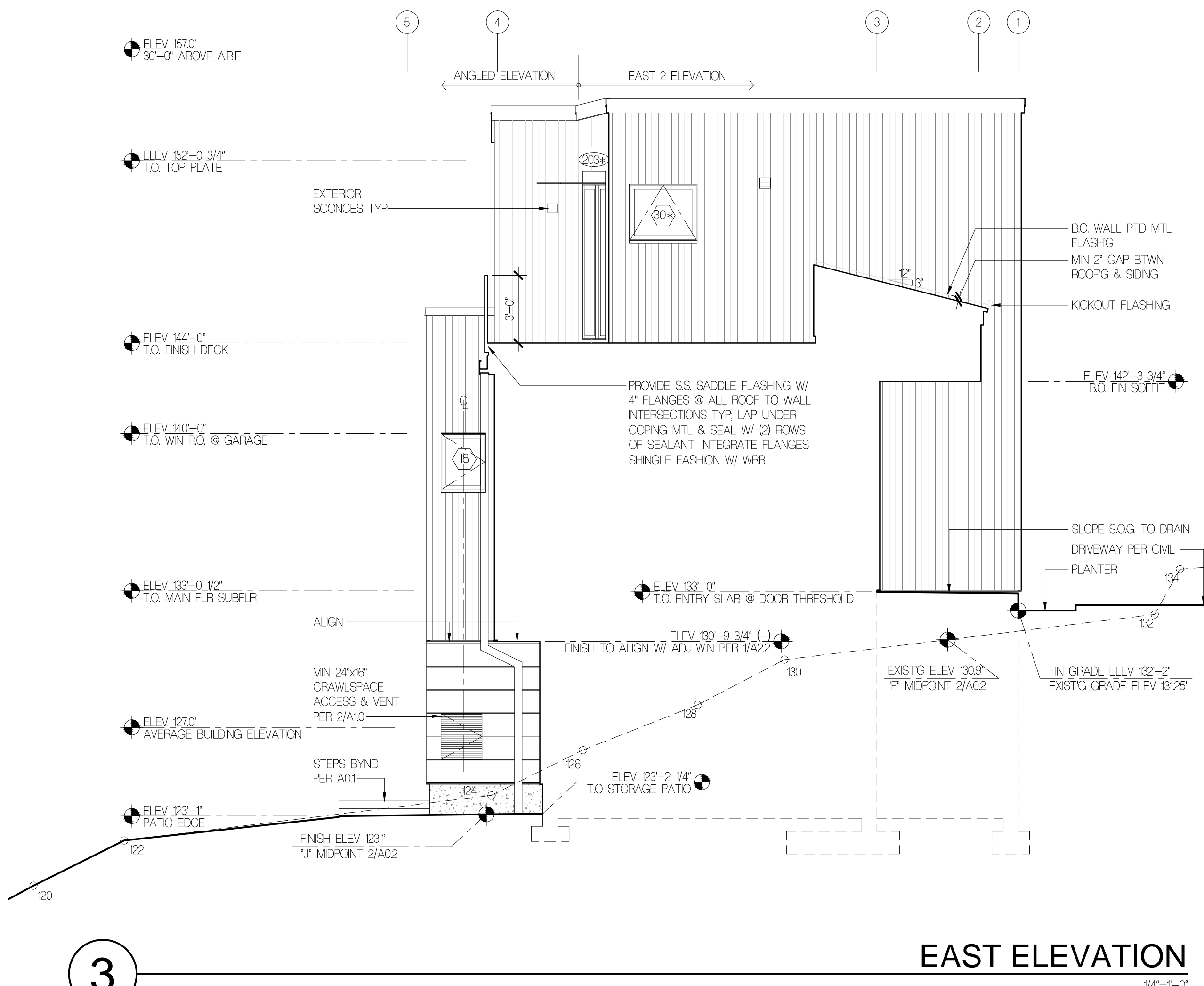


BUILDING DEPT STAMP

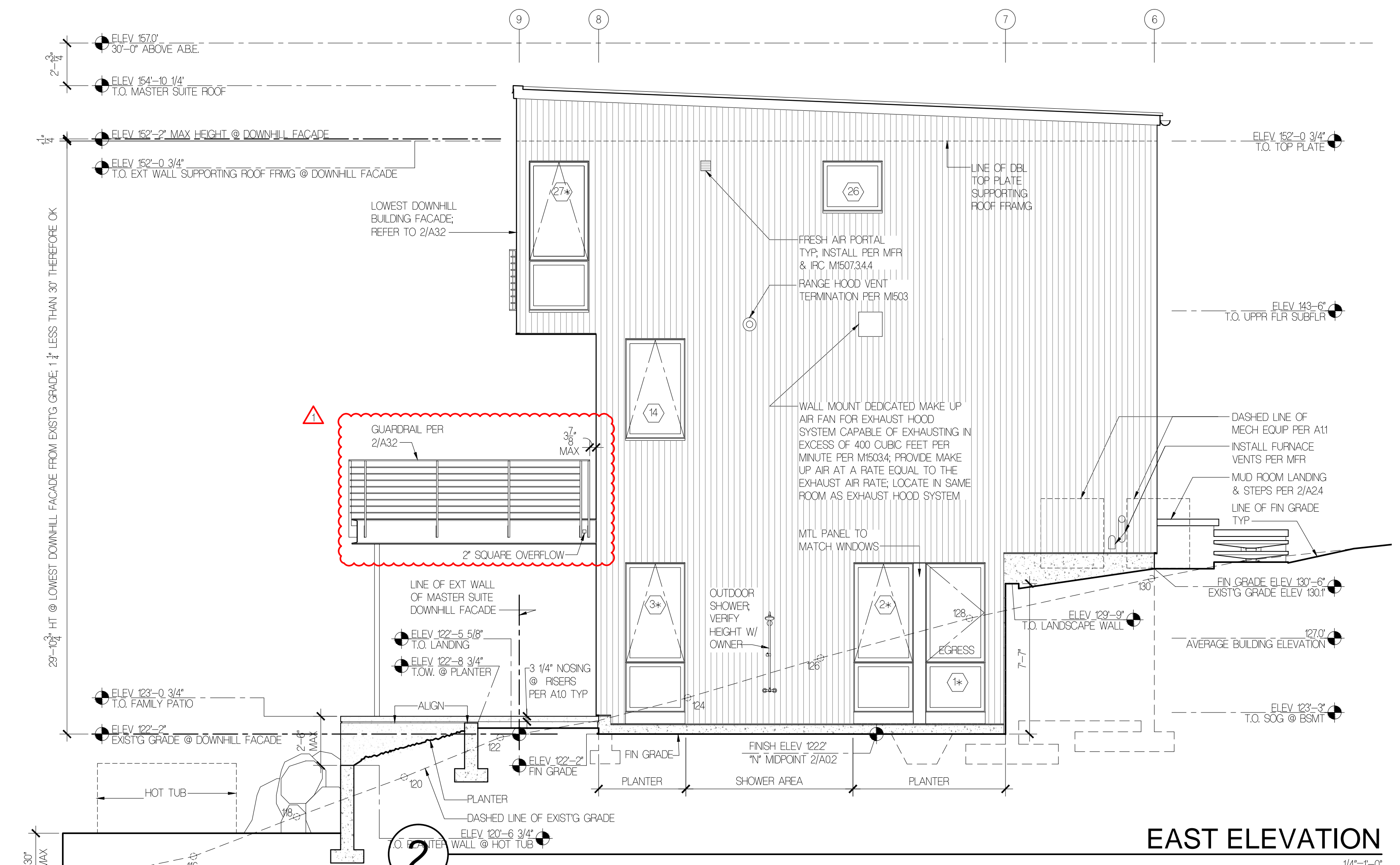
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EXTERIOR ELEVATIONS

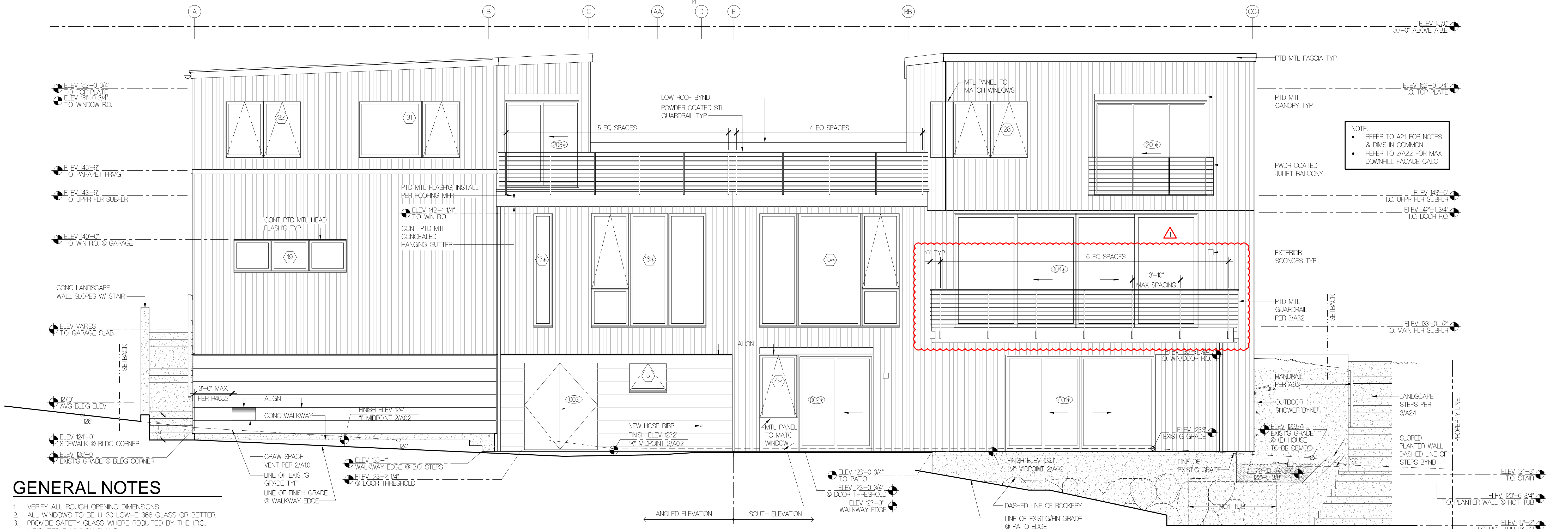
A2.2



3 EAST ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



1 SOUTH 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 IRC, INDICATED BY "*" ON PLANS.
4. INDICATES WINDOW, REFER TO SCHEDULE 1/A23 (14).
5. INDICATES DOOR REFER TO SCHEDULE 1/A24 (11).
6. REFER TO A03 FOR ENERGY REQUIREMENTS.



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	Simulated Performance Alternative U-Factor / SHGC	Glazing Area (ft ²) QTY:
DOOR	Series 3000-T	1-0	A	0.49	0.35 / 0.22	0.27 / 0.24	178.64 (238x109)1
DOOR Weighted Average							(ft²): 178.64
					NFRC U-Factor: 0.35	SHGC: 0.22	
					Simulated Performance Alternative U-Factor: 0.27	SHGC: 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:	U-Factor	SHGC
A CLR5B366189TG	1": Clear Cardinal 366 6mm-T, 0.5argon, Clear Cardinal 189 6mm-T	0.19	0.26

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

- References:**
 U-Factor: The rated Winter U-Factor of the fenestration product, in Bluh/r-t2-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.

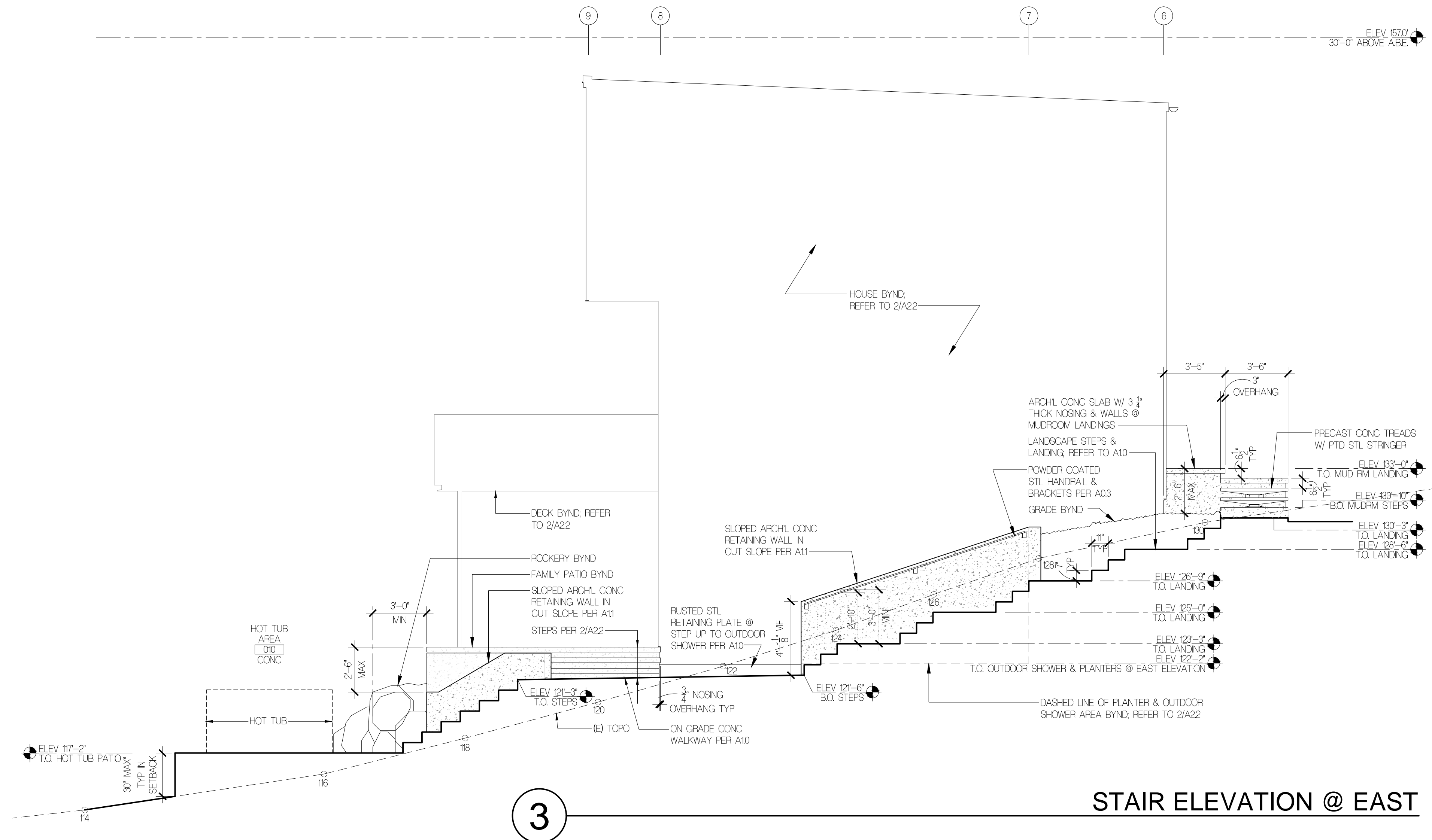
QTE: 79 ver: 1 Print: 8/30/2018 10:41:53 A Quote Date: 8/20/2018 Snapshot: d:\www\ver: 202192.1.82714432.8890.144 8550.396603
 Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)

4 **NFRC PERFORMANCE DATA** NO SCALE

TOTAL FLEETWOOD GLAZED DOOR AREA (SEE 4/A24): **178.64 SF** TOTAL UA FOR FLEETWOOD GLAZED DOOR (SEE 4/A24): 178.64 SF x .35 U VALUE = **62.52 UA**
 TOTAL E-SERIES GLAZED DOOR & WINDOW AREA (SEE 3/A23): **1084.35 SF** TOTAL UA FOR E-SERIES GLAZED DOORS & WINDOWS (SEE 3/A23): 270.754 UA
 TOTAL VERTICAL GLAZING AREA: 178.64 SF + 1084.35 SF = **1263.0 SF** 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



STAIR ELEVATION @ EAST

EXTERIOR DOOR SCHEDULE: FOLLOW 2015 WSEC, TABLE R402.1: 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	2'-1\" x 7'-8 1/4"	BI-PART GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	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		0.26	DP-30	BLACK ANODIZED	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	⊕	⊕	ANDERSEN E-SERIES FRAME ONLY	ALUM CLAD	LOW E2 W/ ARGON		⊕	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-75-0055-00001	FLEETWOOD SERIES 3000-T	ALUM W/ TB	REFER TO ENERGY REPORT	4 1/2"	0.35		CLASS DARK BRONZE ANODIZED	CLASS DARK BRONZE ANODIZED	YES	STANDARD MESH SCREEN, NARROW 3073 STYLE
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 OF 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/A23

- 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 ROIS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS, WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQD 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 BC/IPC.
 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, UNO.
 8. DOOR HARDWARE COLOR TO BE MATTIE BLACK @ E SERIES DOORS.
 9. INSTALLATION OPTION TO BE NAL FIN.
 10. INTERIOR GLAZING PROFILE TO BE SQUARE.
 11. REFER TO 2/A23 WINDOW/DOOR DIAGRAMS FOR NET FRAME SIZES, OPERATION, CPDs & U-VALUES.

1 **EXTERIOR DOOR SCHEDULE** NO SCALE

FLOISAND STUDIO

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

OWNER:
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 SAMMAMISH, WA 98074
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 CONTACT: THOMAS WOLDENDORP

GEOTECH:
 ZIPPER GEO
 18019 36TH AVE WEST
 SUITE E
 LYNNWOOD, WA 98036
 PHONE: 425.582.9928
 CONTACT: TOM JONES

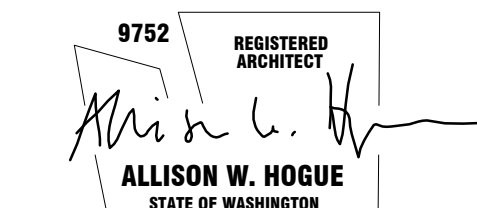
ARBORIST:
 TREE SOLUTIONS INC
 2940 WESTLAKE AVE N
 SUITE 200 SEATTLE, WA 98109
 PHONE: 206.528.4670

CIVIL:
 TEC ENGINEERING
 485 RAINIER BLVD NORTH
 SUITE 201
 PO BOX 1787
 ISSAQUAH, WA 98027
 PHONE: 425.391.4145
 CONTACT: BILL TAYLOR

**TALERMAN
 RESIDENCE**

3879 WEST MERCER WAY
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



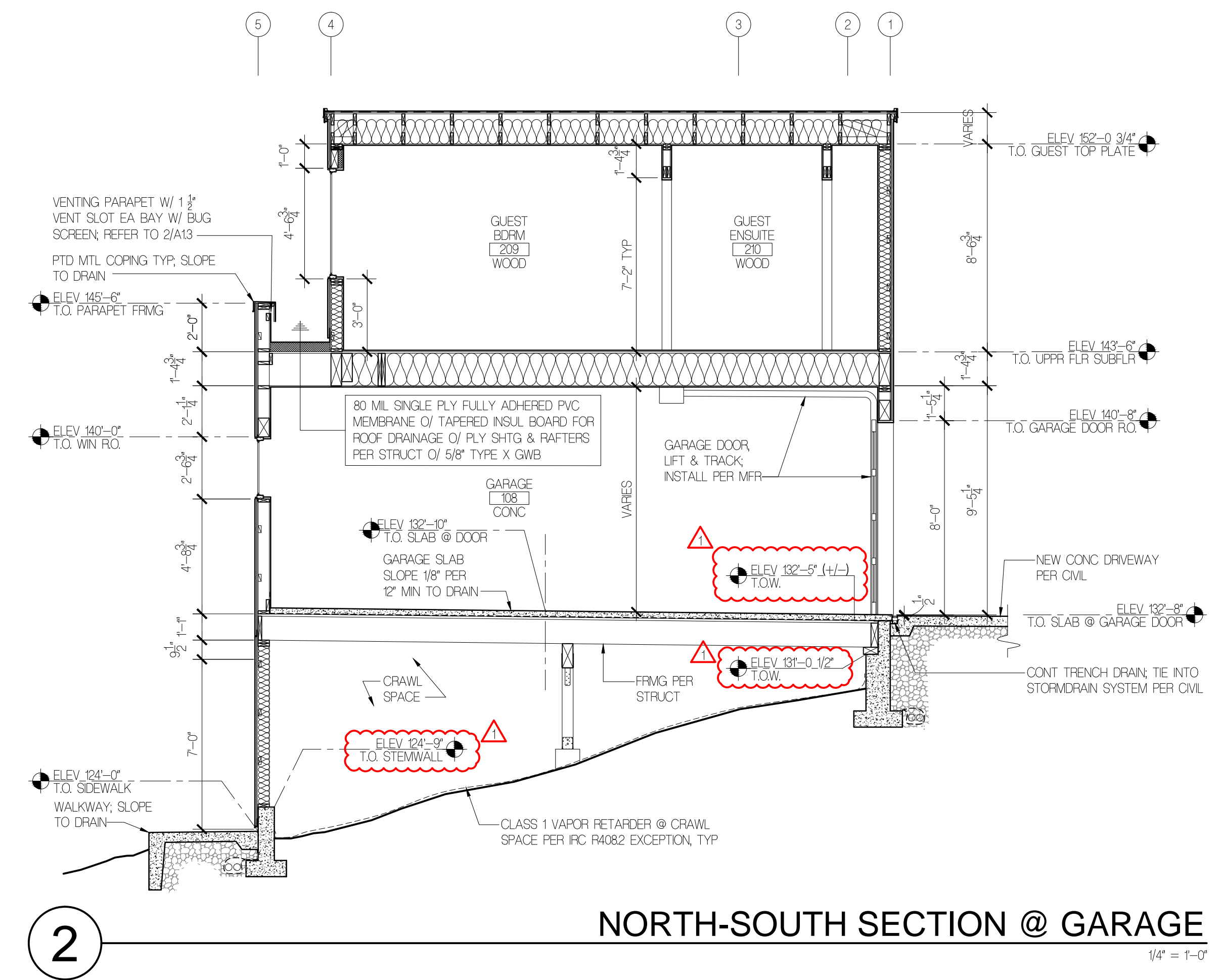
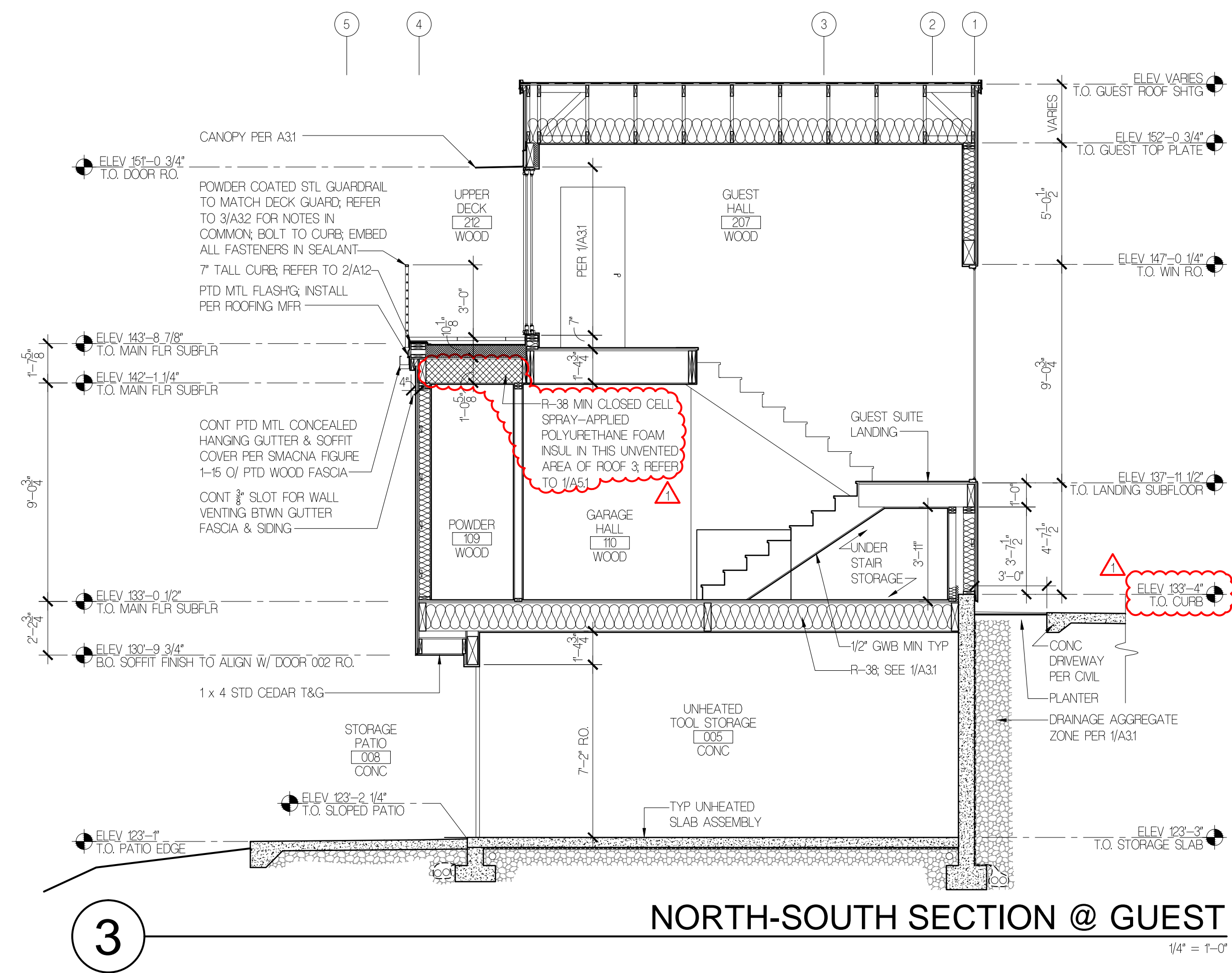
BUILDING DEPT STAMP

ISSUE	DATE
ML PRE-APP MEETING	02/18
PERMIT SET	10.04.18
CORRECTIONS	04.01.19

**DOOR SCHEDULE, U-
 VALUE CALC, STAIR ELEV**

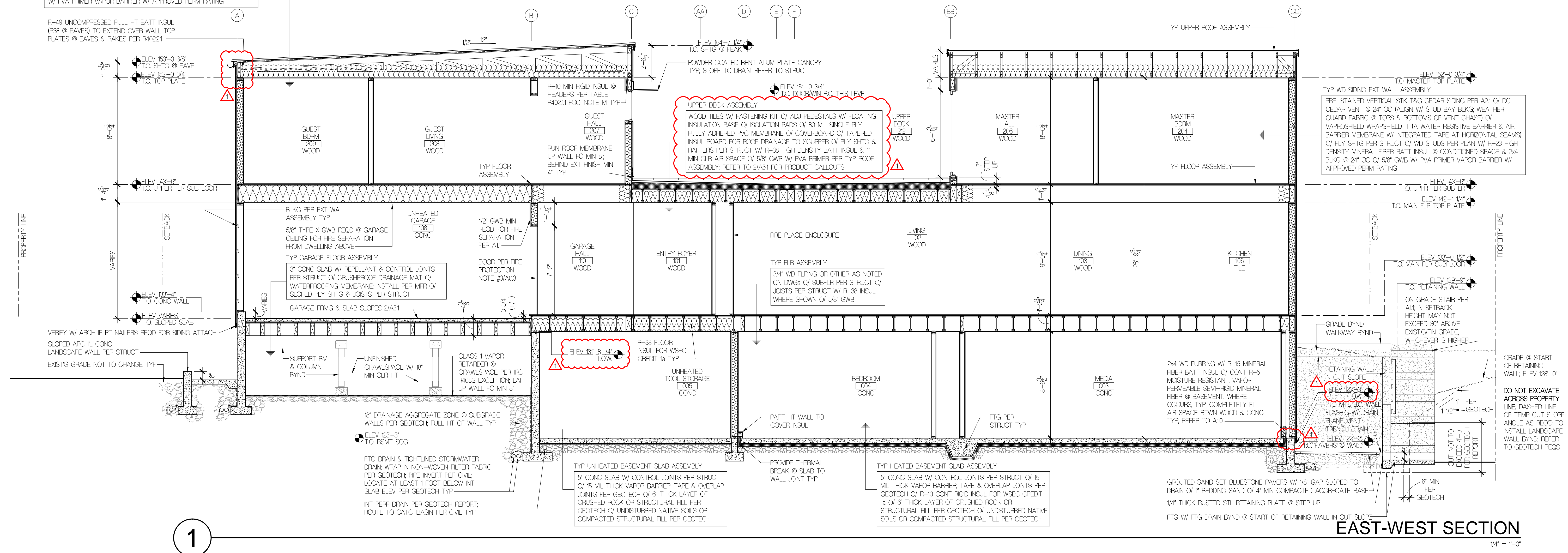
A2.4

ISSUE	DATE
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CORRECTIONS	04.01.19



TYP UPPER ROOF ASSEMBLY
 STANDING MECHANICALLY SEALED 16" WIDE SMOOTHPLAT SHEET MTL PANELS W/ FACTORY INJECTED SEALANT & CONCEALED-FASTENER FLOATING CLIP SYSTEM. INSTALL PER MFR. O/ HIGH TEMP ROOFING UNDERLAYMENT O/ PLY SHTG PER STRUCT O/ TRUSSES PER STRUCT W/ UNCOMPRESSED R-49 INSUL & 1" MIN CLR AIR SPACE O/ 5/8" GWB W/ PVA PRIMER VAPOR BARRIER W/ APPROVED PERM RATING

R-49 UNCOMPRESSED FULL HT BATT INSUL (R38 @ EAVES) TO EXTEND OVER WALL TOP PLATES @ EAVES & RAKES PER R40221



UPPER DECK ASSEMBLY
 WOOD TILES W/ FASTENING KIT O/ ADJ PEDESTALS W/ FLOATING INSULATION BASE O/ ISOLATION PADS O/ 80 MIL SINGLE PLY FULLY ADHERED PVC MEMBRANE O/ COVERBOARD O/ TAPERED INSUL BOARD FOR ROOF DRAINAGE TO SCUPPER O/ PLY SHTG & RAFTERS PER STRUCT W/ R-38 HIGH DENSITY BATT INSUL & 1" MIN CLR AIR SPACE O/ 5/8" GWB W/ PVA PRIMER PER TYP ROOF ASSEMBLY; REFER TO 2/A5.1 FOR PRODUCT CALLOUTS

TYP WD SIDING EXT WALL ASSEMBLY
 PRE-STAINED VERTICAL STK T&G CEDAR SIDING PER A21 O/ DOI CEDAR VENT @ 24" OC (ALIGN W/ STUD BAY BLKG WEATHER GUARD FABRIC @ TOPS & BOTTOMS OF VENT CHASE) O/ VAPORSHIELD WRAPSHIELD IT (A WATER RESISTIVE BARRIER & AIR BARRIER MEMBRANE W/ INTEGRATED TAPE AT HORIZONTAL SEAMS) O/ PLY SHTG PER STRUCT O/ WD STUDS PER PLAN W/ R-23 HIGH DENSITY MINERAL FIBER BATT INSUL @ CONDITIONED SPACE & 2x4 BLKG @ 24" OC O/ 5/8" GWB W/ PVA PRIMER VAPOR BARRIER W/ APPROVED PERM RATING

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: 206.6210060
 CONTACT: NC. ROSSOUW

SURVEYOR:
 SITE SURVEY AND MAPPING
 2829 NE 11TH STREET
 SAMMAMISH, WA 98074
 PHONE: 206.298.4412
 CONTACT: THOMAS WOLDENDORF

GEOTECH:
 ZIPPER GEO
 1909 36TH AVE WEST
 SUITE E
 LYNNWOOD, WA 98036
 PHONE: 425.822.9928
 CONTACT: TOM JONES

ARBORIST:
 TREE SOLUTIONS INC
 2940 WESTLAKE AVE N
 SUITE 200 SEATTLE, WA 98109
 PHONE: 206.284.6470

CIVIL:
 TEC ENGINEERING
 485 RAINIER BLVD NORTH
 SUITE 201
 PO BOX 1787
 ISSAQUAH, WA 98027
 PHONE: 425.391.1415
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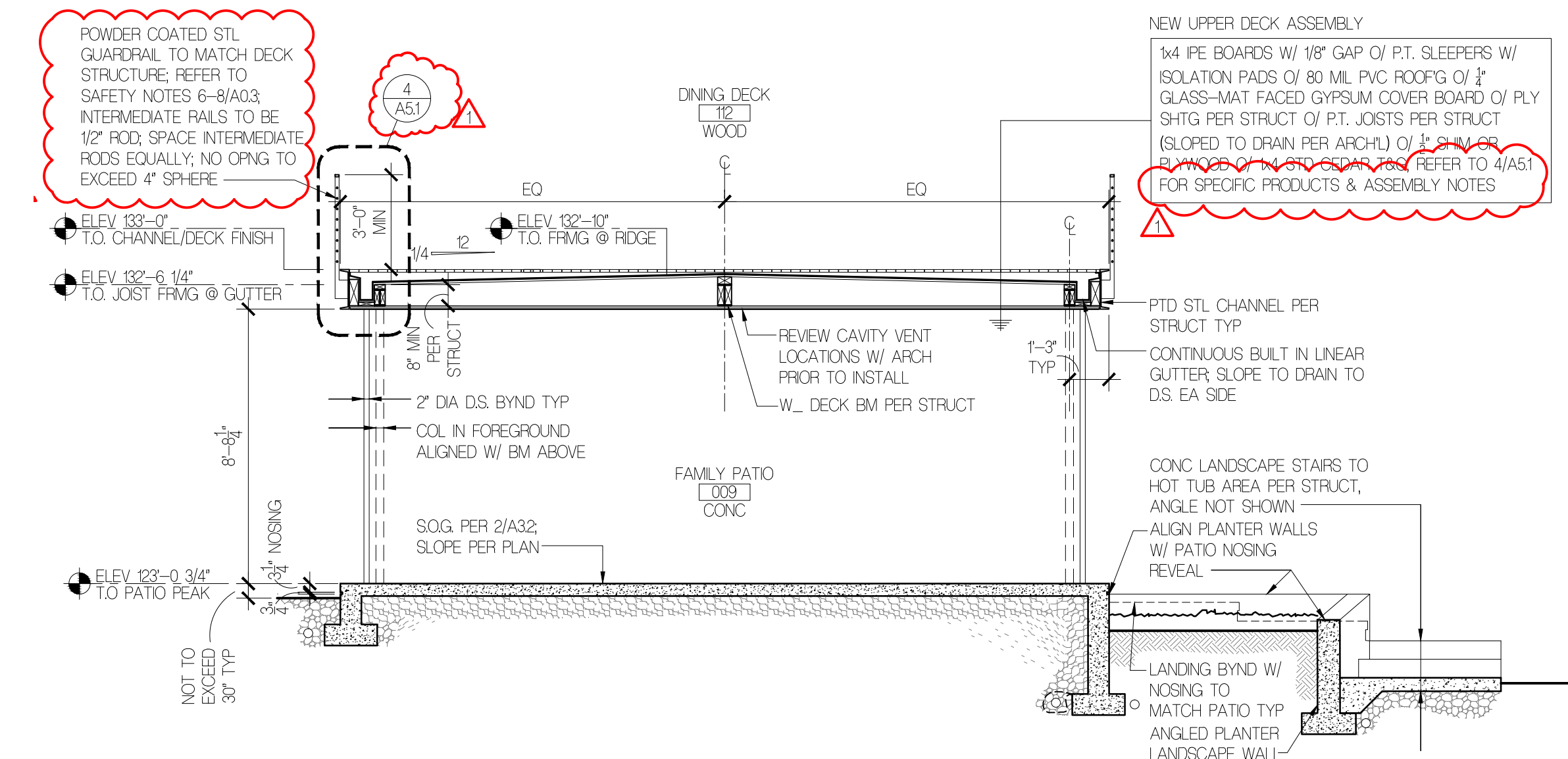
9752 REGISTERED ARCHITECT
 Allison W. Hogue
 STATE OF WASHINGTON

BUILDING DEPT. STAMP

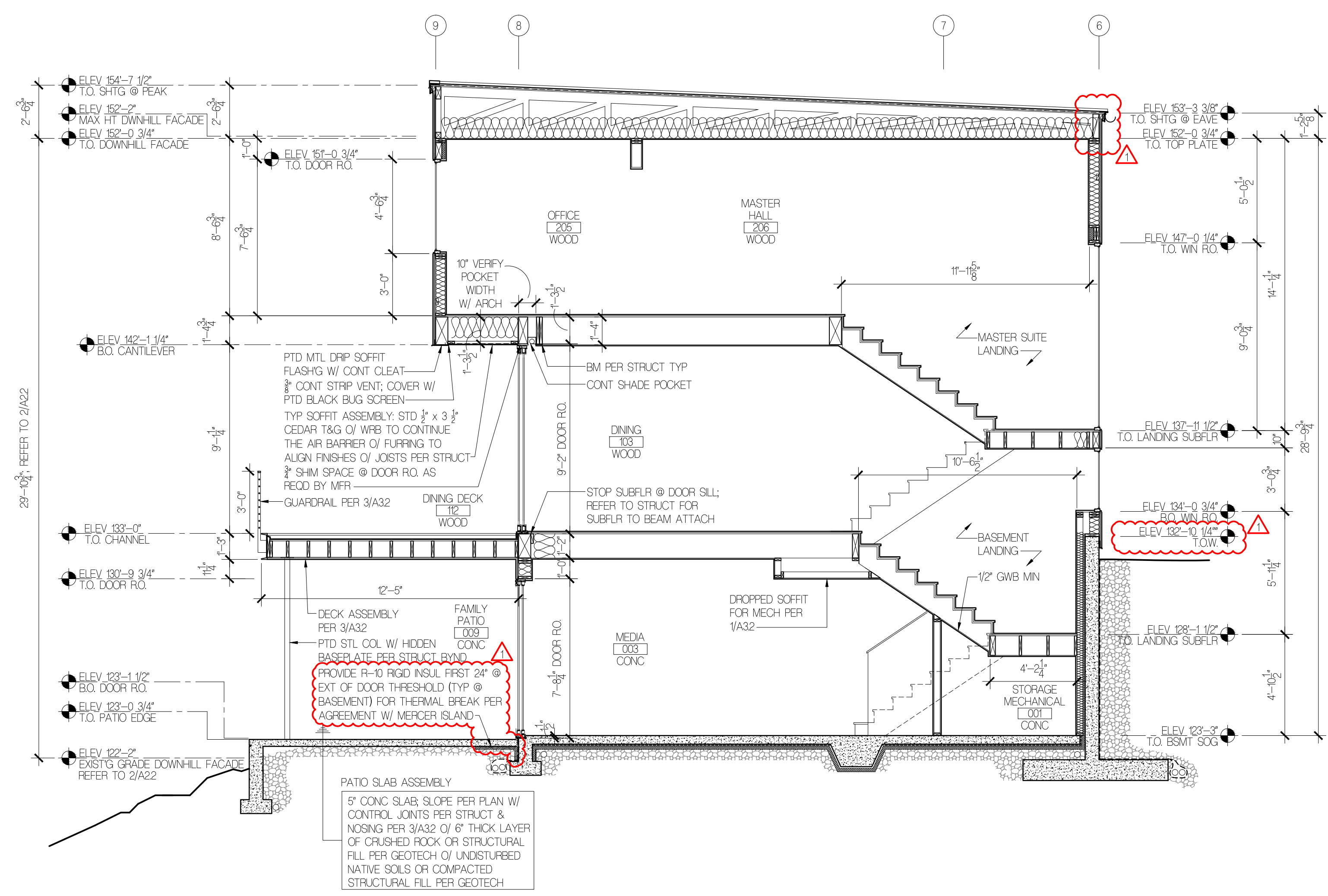
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SECTIONS

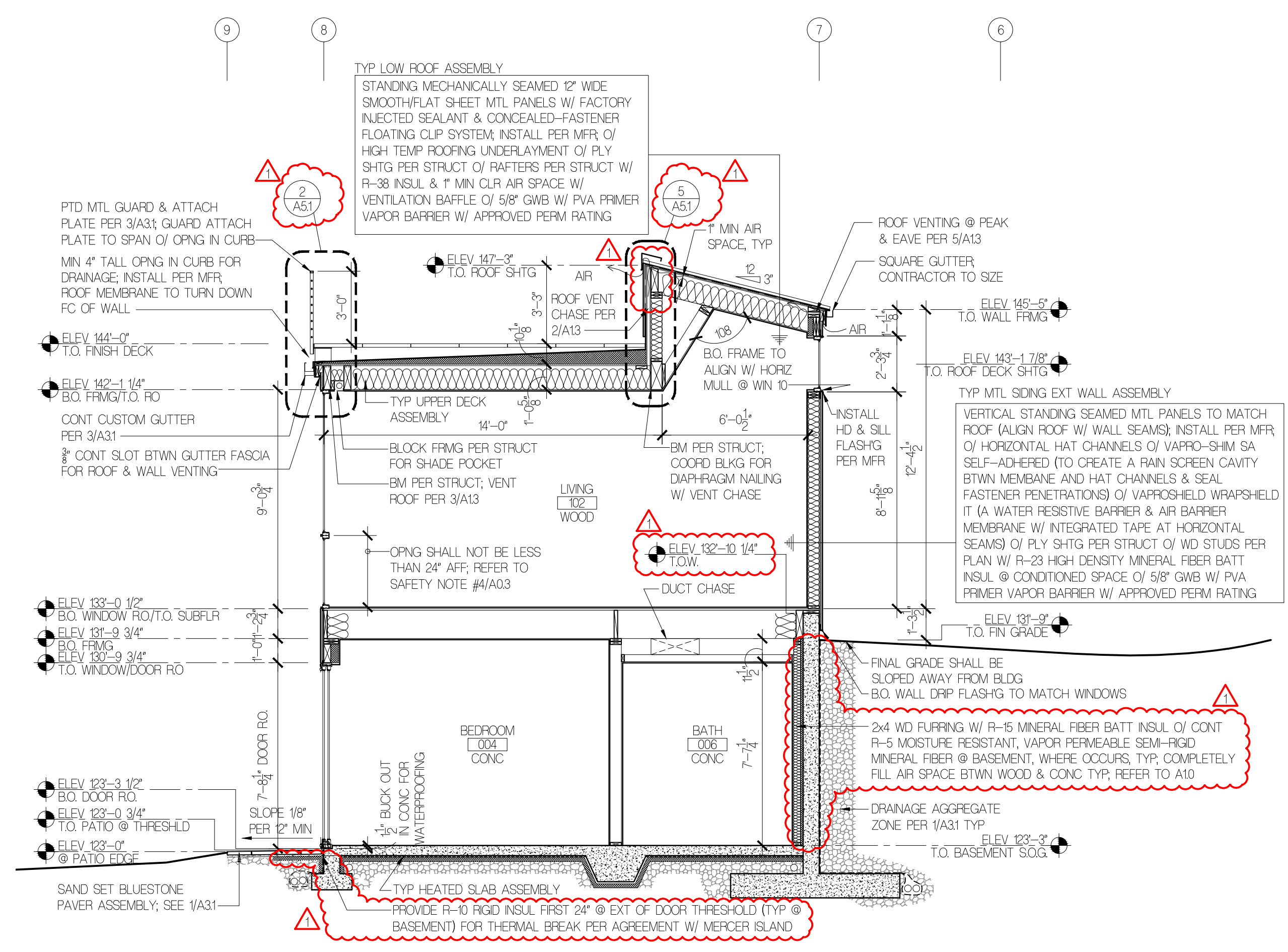
A3.2



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"

FLOISAND STUDIO

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

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 2929 NE 11TH STREET
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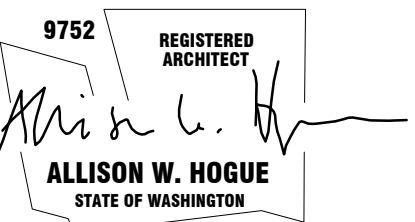
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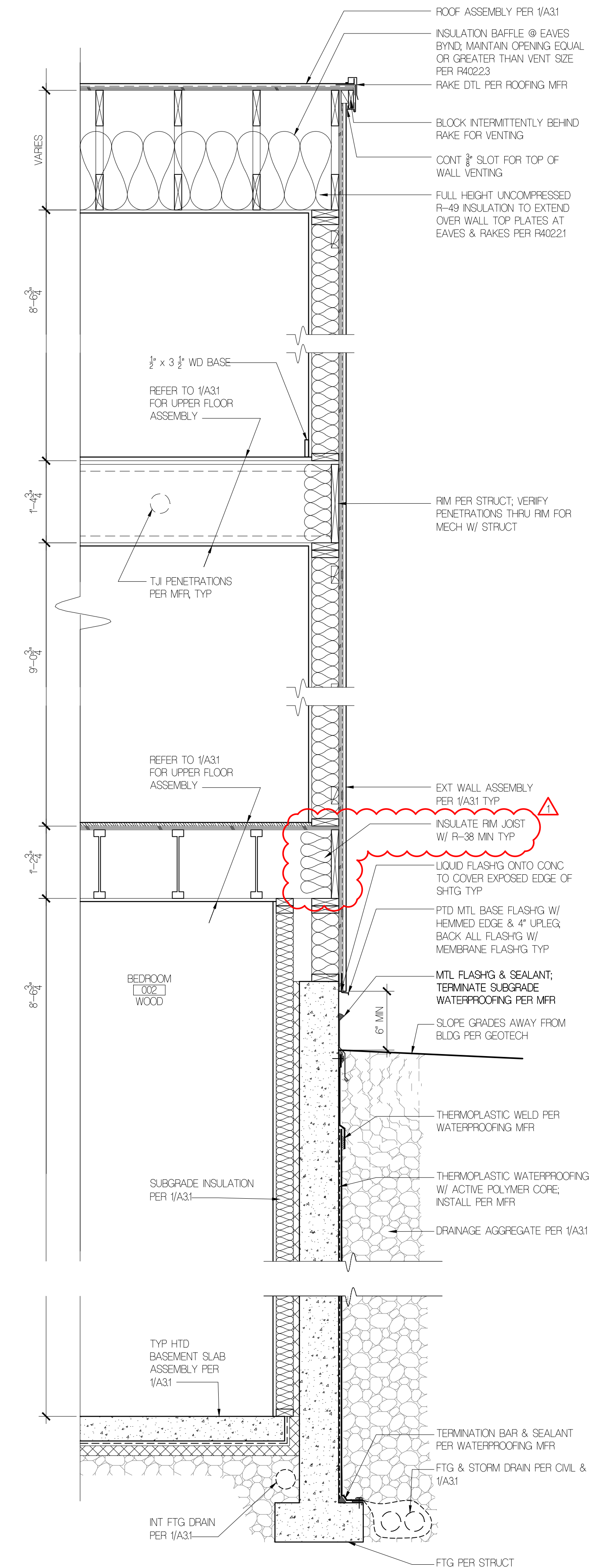


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WALL SECTION

A3.3

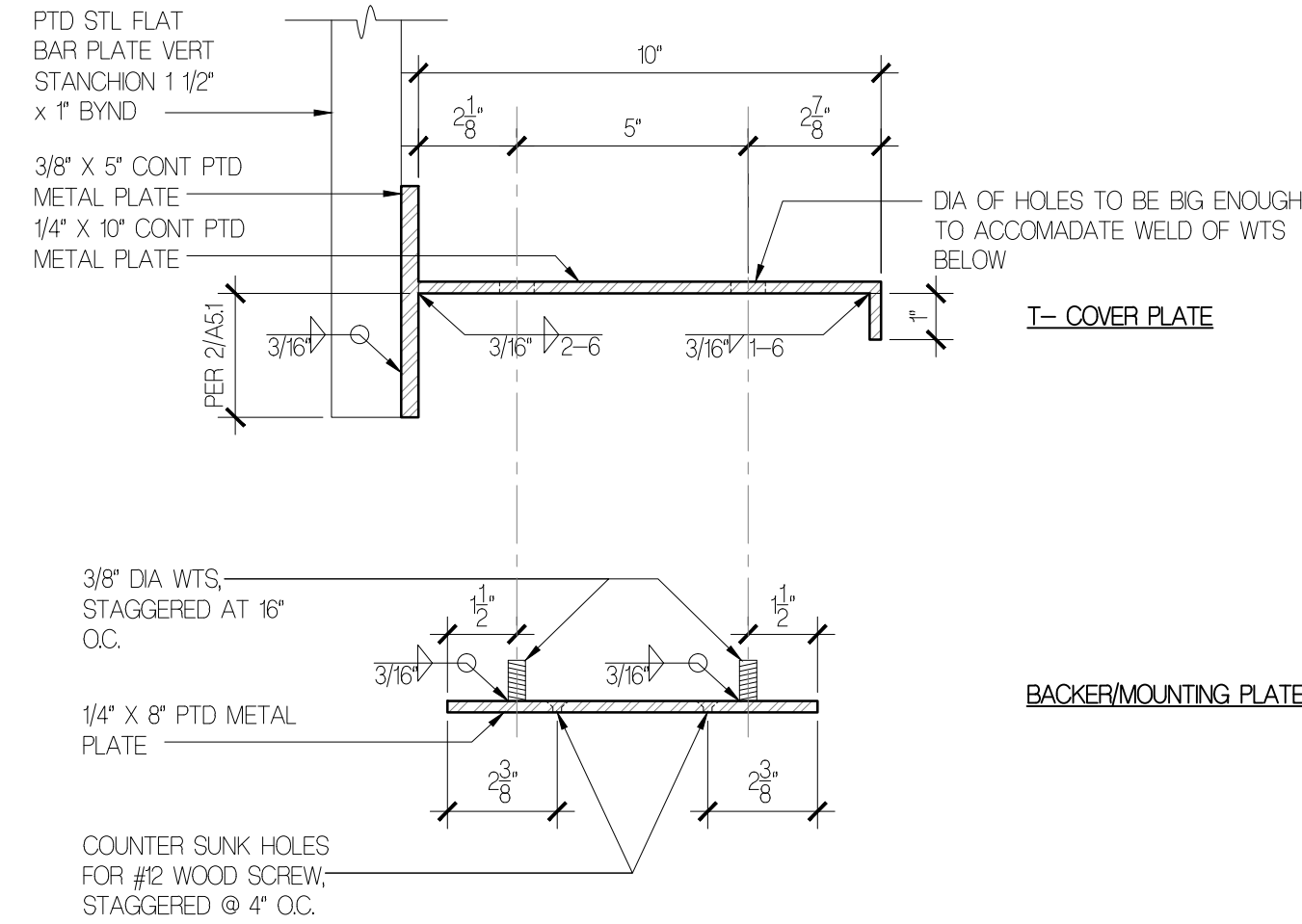


1 WALL SECTION
 3/4" = 1'-0"

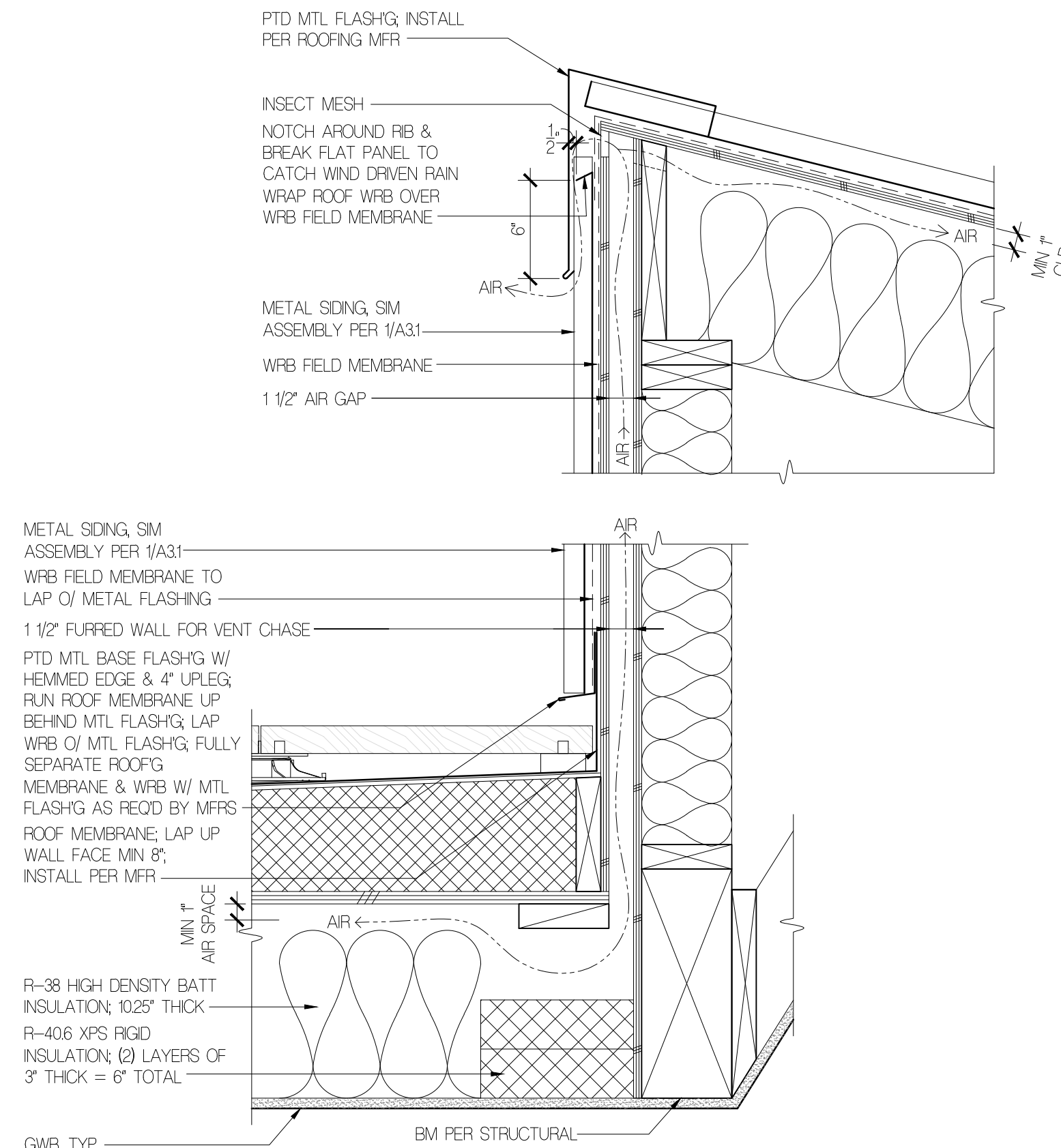
GENERAL NOTES

- ALL VISIBLE WELDS TO BE GROUND FLUSH
- PREVENT WARPING OF METAL BY:
 - DO NOT OVERWELD
 - USE INTERMITTENT (SKIP) WELDING
 - USE AS FEW WELD PASSES AS POSSIBLE
 - PLACE WELDS NEAR THE NEUTRAL AXIS
 - BALANCE WELDS AROUND THE NEUTRAL AXIS
 - USE BACKSTEP WELDING
 - ANTICIPATE THE SHRINKAGE FORCES
 - PLAN THE WELDING SEQUENCE
 - REMOVE SHRINKAGE FORCES AFTER WELDING
 - MINIMIZE WELDING TIME
 - USE STRONGBACKS TO PREVENT DISTORTION WHERE NECESSARY
- EMBED ALL FASTENERS INTO WOOD FRMG & FINISH ASSEMBLIES IN SEALANT

ALL EDGES TO BE MIN .04 RADIUS, NO SHARP EDGES

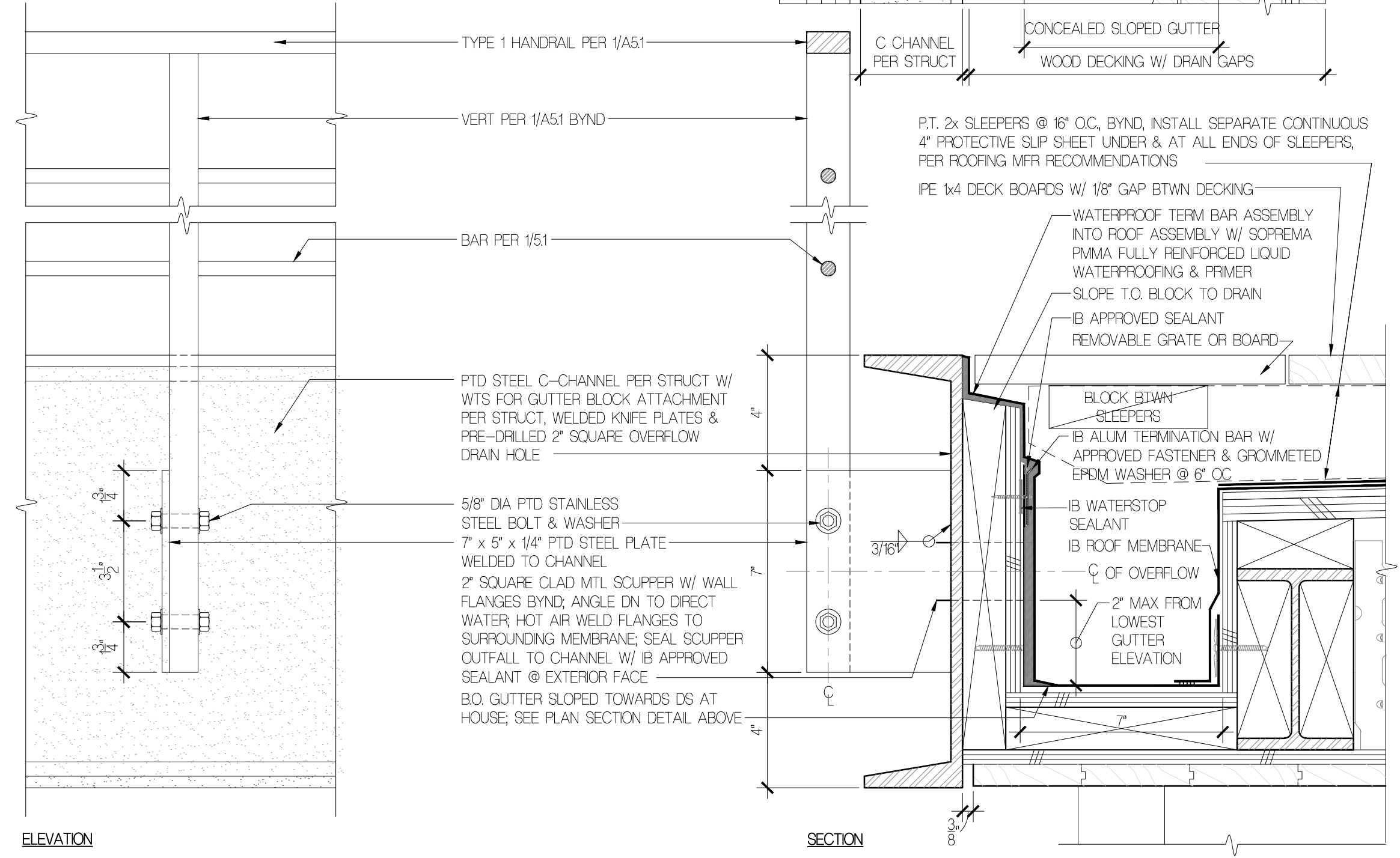


6 T-COVER & BACKER TO STANCHION GUARD RAIL WELD DETAIL
 3" = 1'-0"

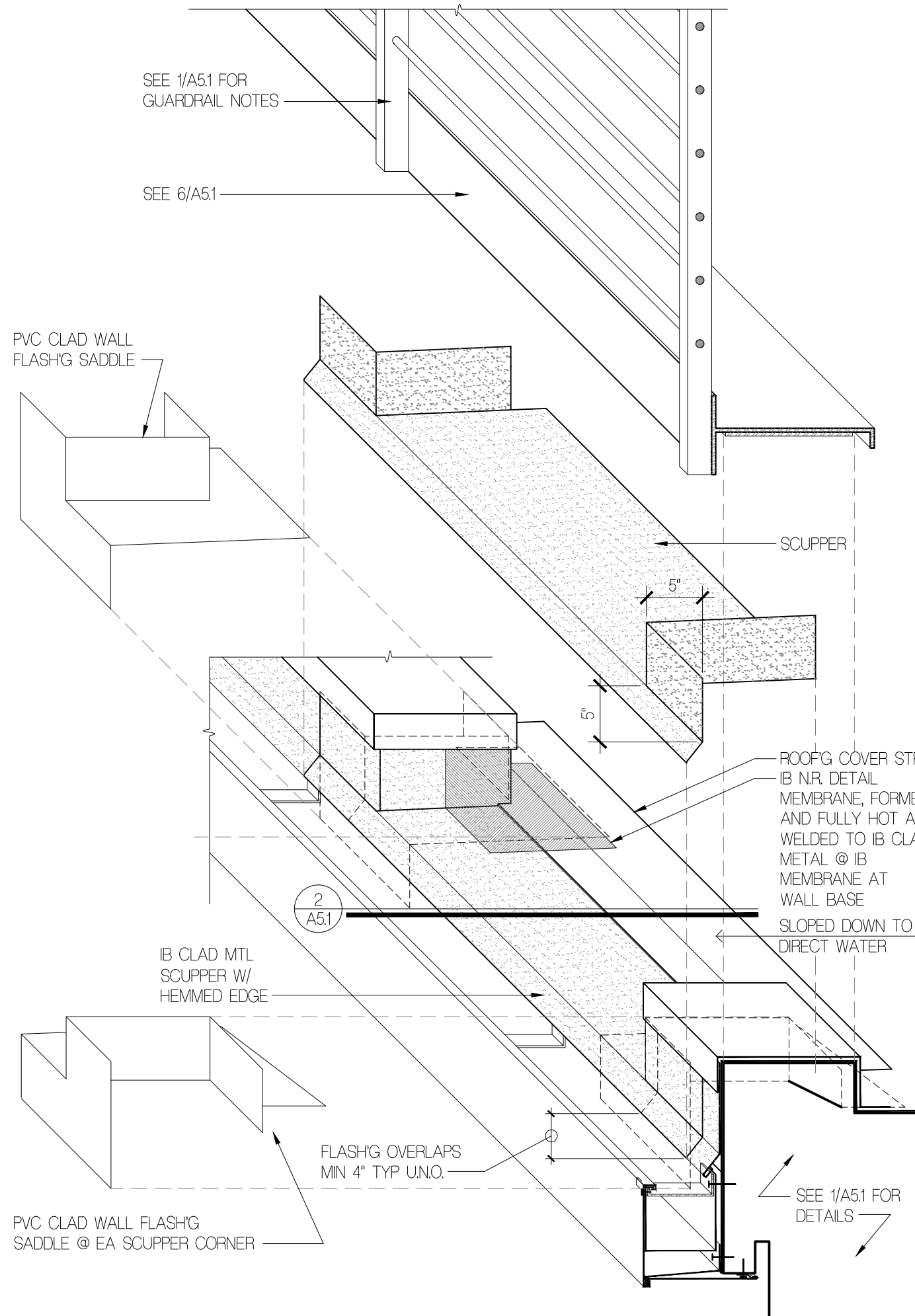


5 SECTION AT DECK/WALL
 1 1/2" = 1'-0"

SEE 1/A5.1 FOR NOTES IN COMMON

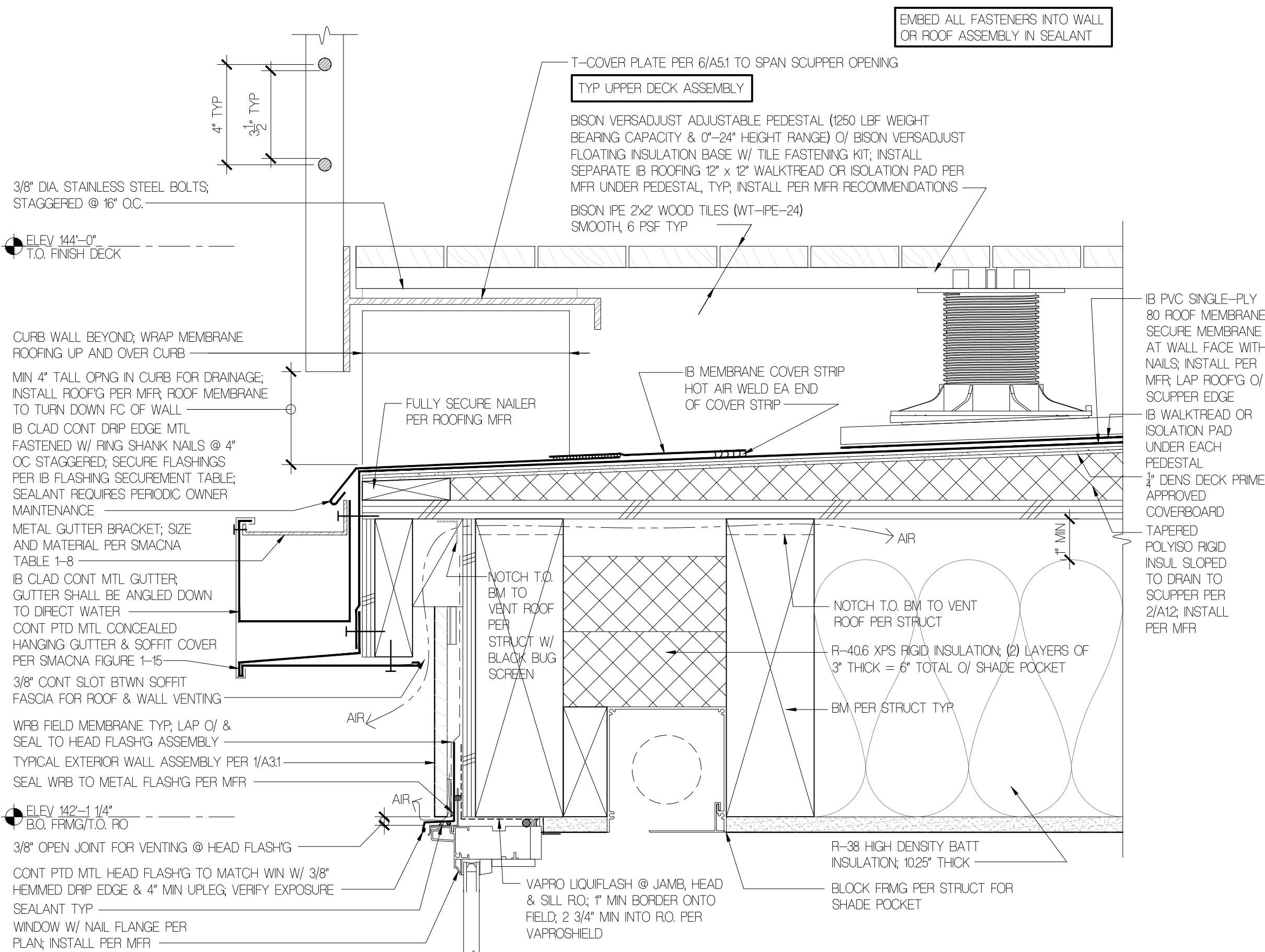


4 GUARDRAIL SECTION, ELEVATION AND PLAN DETAIL
 3" = 1'-0"

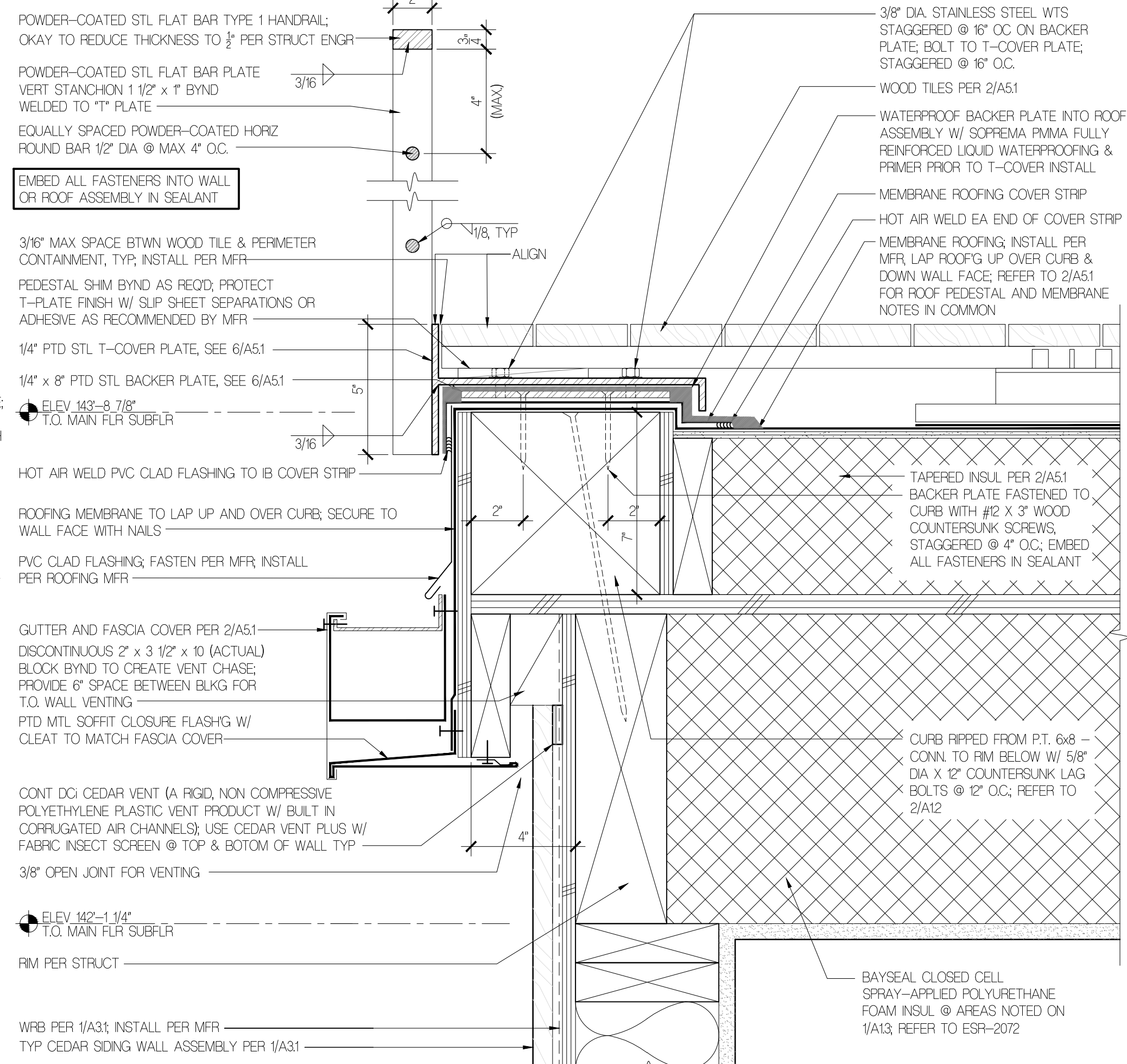


3 AXONOMETRIC @ SCUPPERS
 1 1/2" = 1'-0"

SEE 1/A5.1 FOR GUARDRAIL NOTES IN COMMON



2 TYP GUARDRAIL SECTION @ SCUPPERS
 3" = 1'-0"

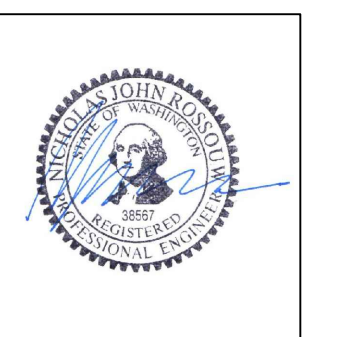


1 TYP GUARDRAIL TO DECK CURB DTL
 3" = 1'-0"

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**FOUNDATION PLAN
FTG SCHEDULE**

S1.1

STRUCTURAL LEGEND

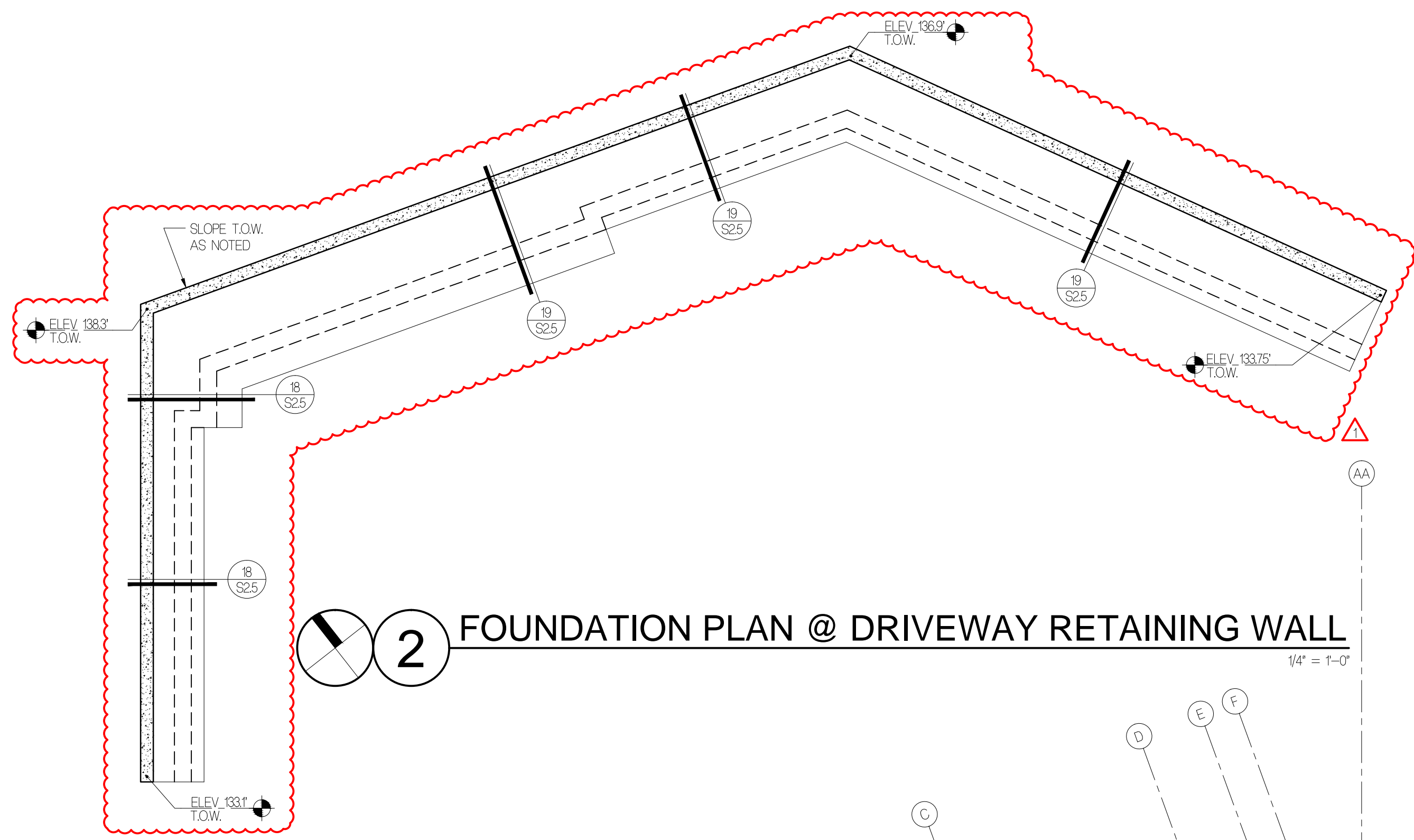
- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW SHEAR WALL; SEE 12/S21
HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- ┌─┐ METAL HANGERS
- ┌─┐ METAL STRAP
- HOLDOWN, SEE DETAIL 12/S21
- FOOTING PER PLAN
- DB DROPPED BEAM
- BLOCKING

STRUCTURAL LEGEND

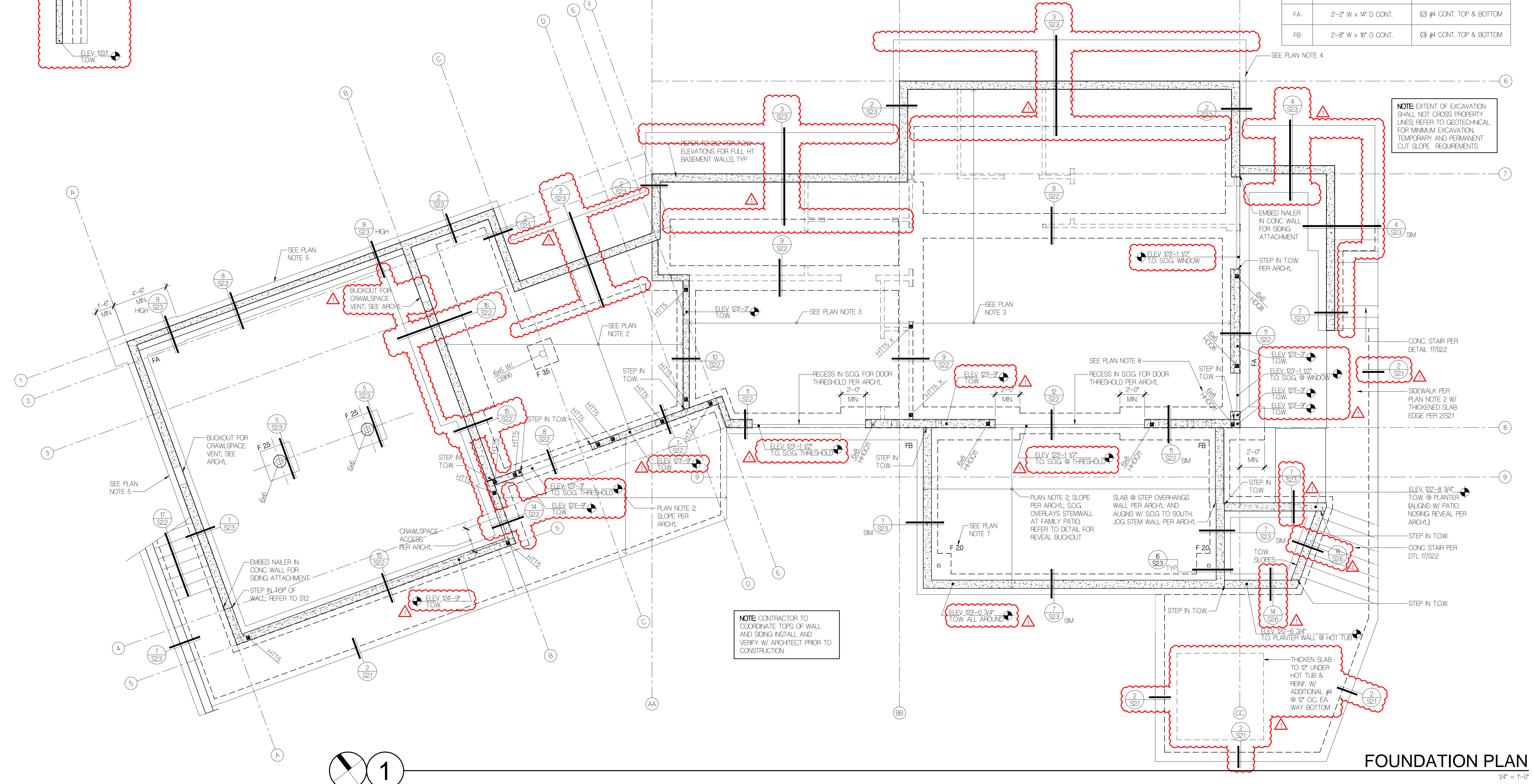
- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW SHEAR WALL; SEE 12/S21
HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- ┌─┐ METAL HANGERS
- ┌─┐ METAL STRAP
- HOLDOWN, SEE DETAIL 12/S21
- FOOTING PER PLAN
- DB DROPPED BEAM
- BLOCKING

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 @ DRIVEWAY RETAINING WALL
1/4" = 1'-0"



NOTE: CONTRACTOR TO COORDINATE TOPS OF WALL AND SIDING INSTALL AND VERIFY W/ ARCHITECT PRIOR TO CONSTRUCTION.

NOTE: EXTENT OF EXCAVATION SHALL NOT CROSS PROPERTY LINES; REFER TO GEOTECHNICAL FOR MINIMUM EXCAVATION, TEMPORARY AND PERMANENT CUT SLOPE REQUIREMENTS

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

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

JOIST AND FLUSH BEAM SCHEDULE

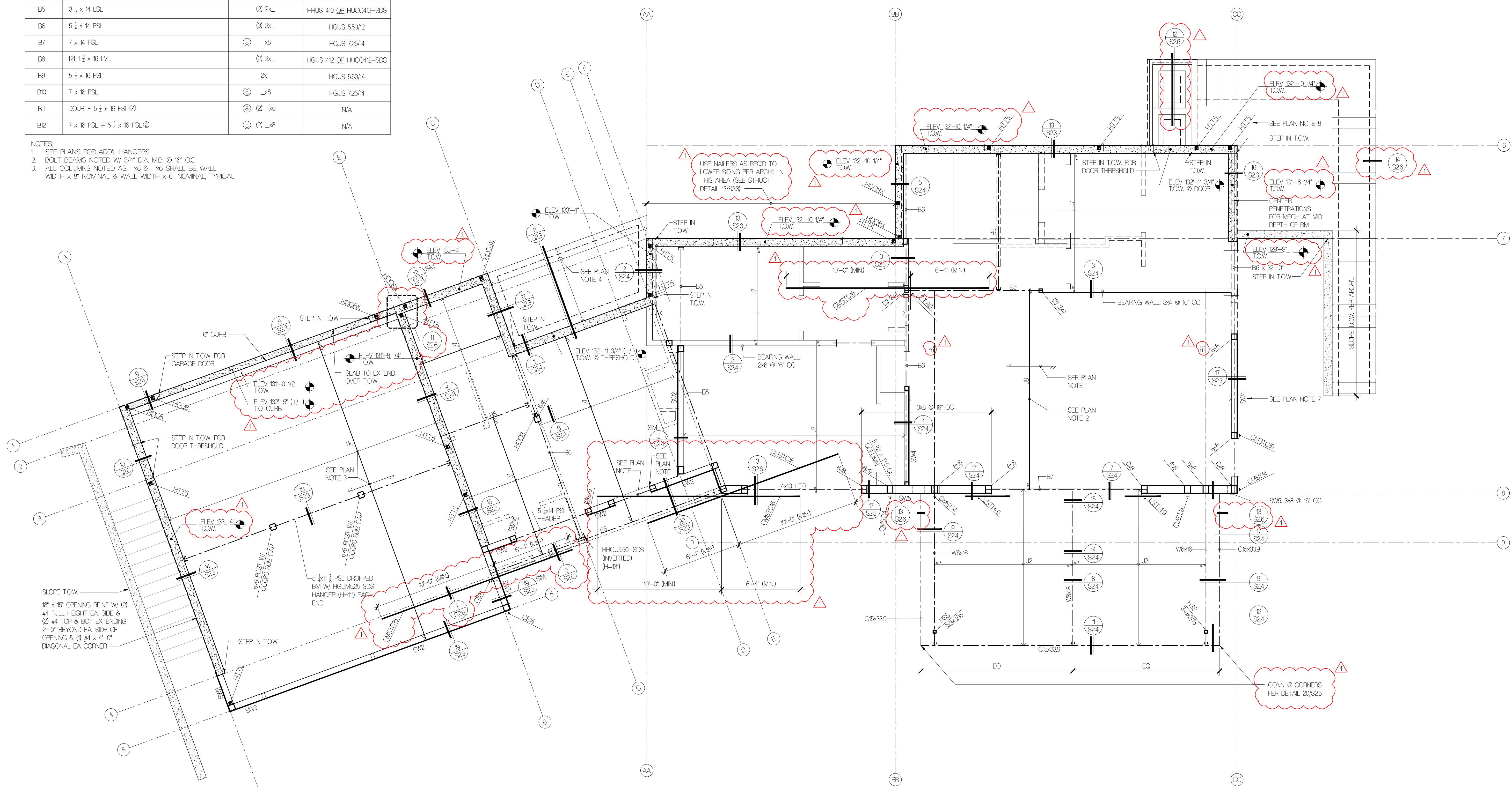
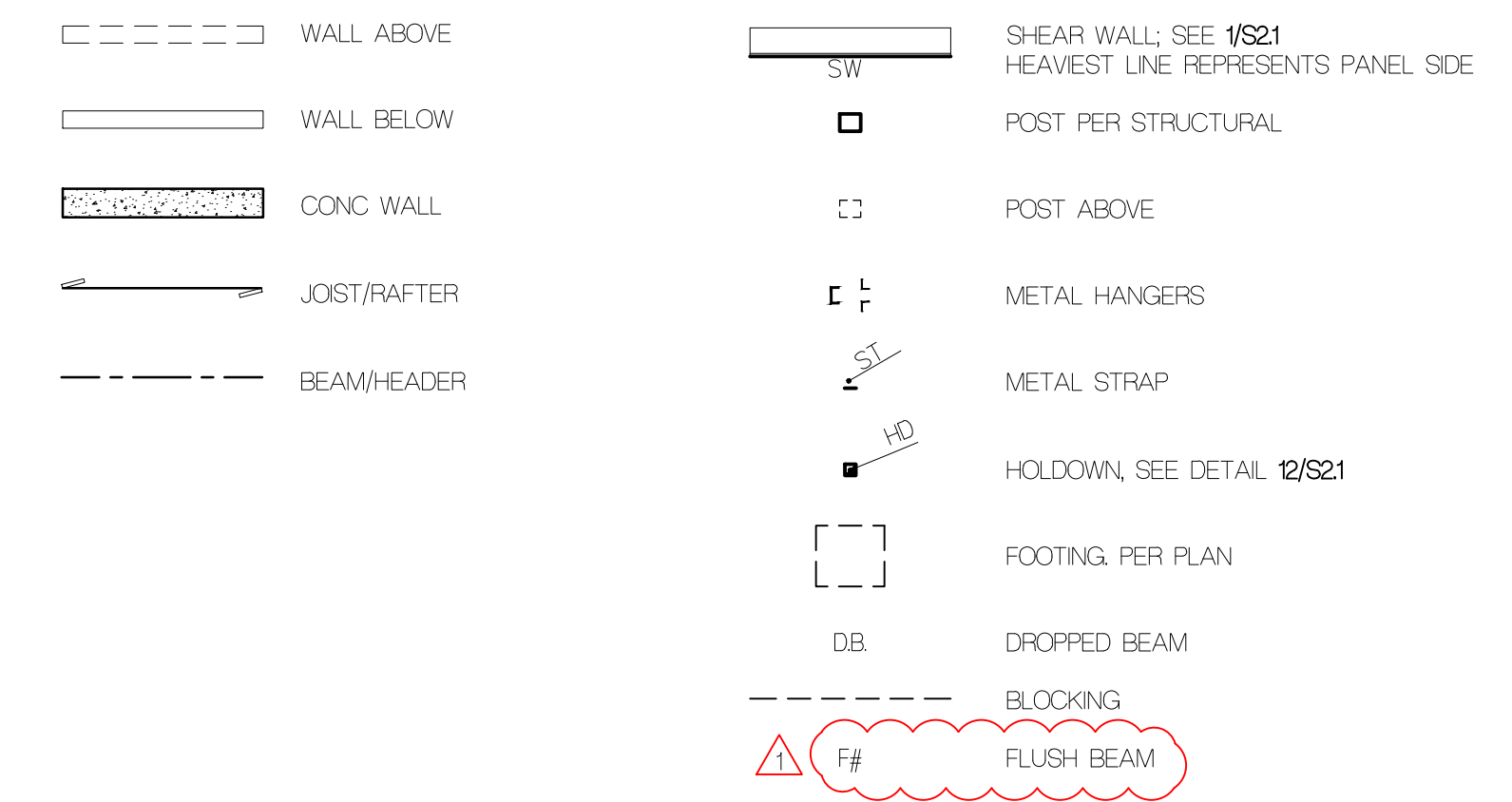
MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/110 @ 16" O.C.	NA	LUS 181/118 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	LUS181/114
J8	14" TJI/210 @ 16" O.C.	NA	LUS206/14
J9	16" TJI/210 @ 16" O.C.	NA	LUS206/16
J10	16" TJI/360 @ 16" O.C.	NA	LUS237/16
J11	16" TJI/560 @ 16" O.C.	NA	LUS356/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	LUS356/14 LSSU 410 @ SKEWED
B1	3 1/2" x 11 3/8" LSL	(2) 2x	HHUS410 CB HUC042-SDS
B2	5 1/2" x 11 3/8" PSL	(3) 2x	HHUS 550/10 CB HUC062-SDS
B3	7 x 11 3/8" PSL	(8) 2x	HGUS725/12
B4	DOUBLE 7 x 11 3/8" PSL (2)	(8) 2x	NA
B5	3 1/2" x 14" LSL	(2) 2x	HHUS 410 CB HUC042-SDS
B6	5 1/2" x 14" PSL	(3) 2x	HGUS 550/12
B7	7 x 14" PSL	(8) 2x	HGUS 725/14
B8	(2) 1 1/2" x 16" LVL	(2) 2x	HGUS 412 CB HUC042-SDS
B9	5 1/2" x 16" PSL	2x	HGUS 550/14
B10	7 x 16" PSL	(8) 2x	HGUS 725/14
B11	DOUBLE 5 1/2" x 16" PSL (2)	(8) 2x	N/A
B12	7 x 16" PSL + 5 1/2" x 16" PSL (2)	(8) 2x	N/A

- NOTES
- SEE PLANS FOR ADDL HANGERS
 - BOLT BEAMS NOTED W/ 3/4" DIA. MB @ 16" O.C.
 - ALL COLUMNS NOTED AS 2x8 & 2x6 SHALL BE WALL WIDTH x 8" NOMINAL & WALL WIDTH x 6" NOMINAL, TYPICAL

MAIN FLOOR FRAMING PLAN NOTES:

- (TYPICAL, UNLESS NOTED OTHERWISE)
- 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.
 - FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE. **J #** INDICATES JOIST MARK. **B #** INDICATES FLUSH BEAM MARK.
 - SLOPE GARAGE FLOOR FRAMING TO DRAIN PER ARCHITECTURAL. PROVIDE 3" CONCRETE TOPPING REINFORCED WITH 6x6 W14 x W14 MESH OR FIBERMESH OVER 1 1/8" T&G CDX PLYWOOD (EXPOSURE 1, SPAN RATING 60/48) GLUE AND NAIL TO ALL FRAMING WITH 10d @ 6" O.C.
 - 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.
 - HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "x" THUS PER DETAIL 4/S22.
 - COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
 - SW #** INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
 - H/D** INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 12/S21, 13/S21, 2/S22 & 3/S22 FOR INSTALLATION REQUIREMENTS.
 - SEE SHEET S11 FOR REMAINDER OF FOUNDATIONS.
 - SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND



FLOISAND STUDIO

1941 1st Avenue South, 2e
Seattle, WA 98134
ph 206.634.0136

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DYAN SIMON
3012 SE 59TH STREET
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MAIN FLOOR FRAMING PLAN

S1.2

MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

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 1/2" TJI/110 @ 16" O.C.	NA	LUS 181/110 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	LUS181/114
J8	14" TJI/210 @ 16" O.C.	NA	LUS206/14
J9	16" TJI/210 @ 16" O.C.	NA	LUS206/16
J10	16" TJI/360 @ 16" O.C.	NA	LUS237/16
J11	16" TJI/560 @ 16" O.C.	NA	LUS356/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	LUS356/14 LSSU 410 @ SKEWED
B1	3 1/2" x 11 3/8" LSL	(2) 2x	HHUS410 CB HUC0412-SOS
B2	5 1/2" x 11 3/8" PSL	(2) 2x	HHUS 550/10 CB HUC0612-SOS
B3	7 x 11 3/8" PSL	(2) 2x	HGUS725/12
B4	DOUBLE 7 x 11 3/8" PSL @	(2) 2x	NA
B5	3 1/2" x 14 LSL	(2) 2x	HHUS 410 CB HUC0412-SOS
B6	5 1/2" x 14 PSL	(2) 2x	HGUS 550/12
B7	7 x 14 PSL	(2) 2x	HGUS 725/14
B8	(2) 1 1/2" x 16 LVL	(2) 2x	HGUS 412 CB HUC0412-SOS
B9	5 1/2" x 16 PSL	(2) 2x	HGUS 550/14
B10	7 x 16 PSL	(2) 2x	HGUS 725/14
B11	DOUBLE 5 1/2" x 16 PSL @	(2) 2x	N/A
B12	7 x 16 PSL + 5 1/2" x 16 PSL @	(2) 2x	N/A

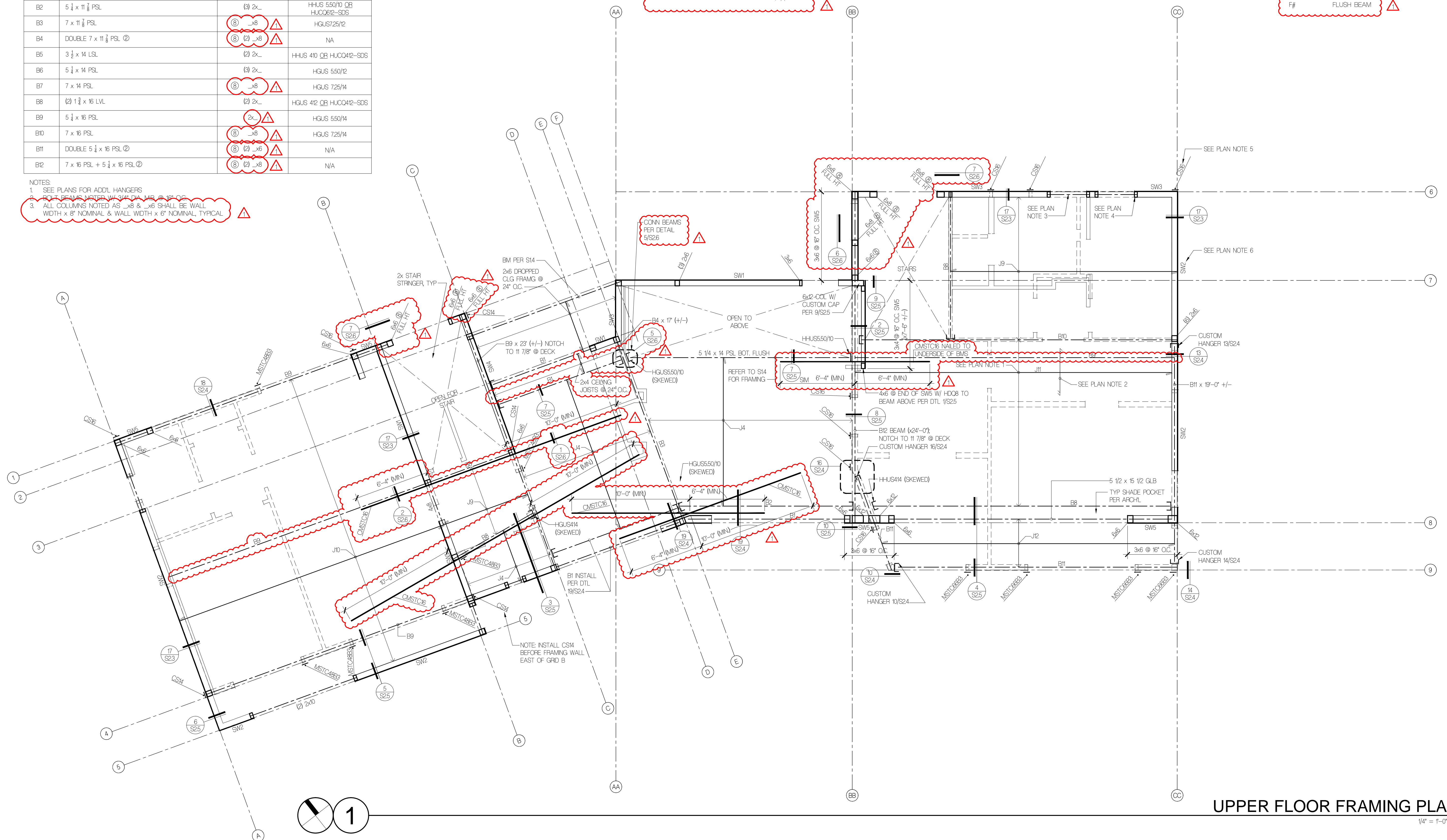
- NOTES:
 1. SEE PLANS FOR ADDL HANGERS
 2. BOLT FRAMING WITH 3/4" DIA. W/ 8" O.C.
 3. ALL COLUMNS NOTED AS 2x8 & 2x6 SHALL BE WALL WIDTH x 8" NOMINAL & WALL WIDTH x 6" NOMINAL, TYPICAL

UPPER FLOOR & ROOF DECK FRAMING PLAN NOTES:

- (TYPICAL, UNLESS NOTED OTHERWISE)
- 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.
 - FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE. **J #.** INDICATES JOIST MARK. **B #.** INDICATES FLUSH BEAM MARK.
 - HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "S" PER DETAIL 4/S22.
 - COLUMNS SHALL BE DOUBLE STUDS MINIMUM BEAR BEAM FULLY ON COLUMN.
 - INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 2/S22 & 3/S22 FOR INSTALLATION REQUIREMENTS.
 - SW #.** INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
 - SEE ARCHITECTURAL FOR ALL DIMENSIONS.
 - CONNECT TO BOTTOM PLATE BELOW W/ (2) A35

STRUCTURAL LEGEND

	WALL ABOVE		SHEAR WALL; SEE 1/S21 HEAVIEST LINE REPRESENTS PANEL SIDE
	WALL BELOW		POST PER STRUCTURAL
	CONC WALL		POST ABOVE
	JOIST/RAFTER		METAL HANGERS
	BEAM-HEADER		METAL STRAP
			HOLD-DOWN, SEE DETAIL 12/S21
			FOOTING, PER PLAN
			DROPPED BEAM
			BLOCKING FLUSH BEAM



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: NC ROSSOUW

SURVEYOR:
 SITE SURVEY AND MAPPING
 23823 NE 11TH STREET
 SAMMAMISH, WA 98074
 PHONE: 206.298.4412
 CONTACT: THOMAS WOLDENDORF

GEOTECH:
 ZIPPER GEO
 1909 36TH AVE WEST
 SUITE E
 LYNNWOOD, WA 98036
 PHONE: 425.822.9928
 CONTACT: TOM JONES

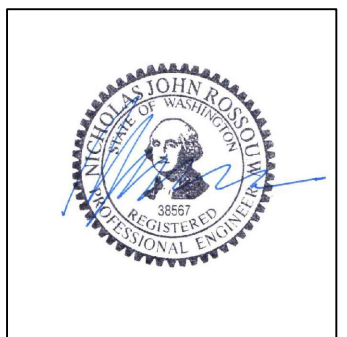
ARBORIST:
 TREE SOLUTIONS INC
 2940 WESTLAKE AVE N
 SUITE 200 SEATTLE, WA 98109
 PHONE: 206.528.4670

CIVIL:
 TEC ENGINEERING
 485 RAINIER 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



BUILDING DEPT. STAMP

ISSUE	DATE
ML PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18
PERMIT CORRECTIONS	04.01.19

UPPER FLOOR FRAMING PLAN

S1.3

UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

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 1/2 TJI/110 @ 16" O.C.	NA	LUS 181/188 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2 x 11 3/8 PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	IUS181/114
J8	14" TJI/210 @ 16" O.C.	NA	IUS206/114
J9	16" TJI/210 @ 16" O.C.	NA	IUS206/116
J10	16" TJI/360 @ 16" O.C.	NA	IUS237/116
J11	16" TJI/560 @ 16" O.C.	NA	IUS356/116 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS356/114 LSSU 410 @ SKEWED
B1	3 1/2 x 11 3/8 LSL	(2) 2x	HHUS410 CB HUC0412-SDS
B2	5 1/2 x 11 3/8 PSL	(3) 2x	HHUS 550/10 CB HUC0612-SDS
B3	7 x 11 3/8 PSL	(8) 2x	HGUS725/12
B4	DOUBLE 7 x 11 3/8 PSL (2)	(8) 2x	NA
B5	3 1/2 x 14 LSL	(2) 2x	HHUS 410 CB HUC0412-SDS
B6	5 1/2 x 14 PSL	(3) 2x	HGUS 550/12
B7	7 x 14 PSL	(8) 2x	HGUS 725/14
B8	(2) 1 1/2 x 16 LVL	(2) 2x	HGUS 412 CB HUC0412-SDS
B9	5 1/2 x 16 PSL	2x	HGUS 550/14
B10	7 x 16 PSL	(8) 2x	HGUS 725/14
B11	DOUBLE 5 1/2 x 16 PSL (2)	(8) 2x	N/A
B12	7 x 16 PSL + 5 1/2 x 16 PSL (2)	(8) 2x	N/A

- NOTES:
 1. SEE PLANS FOR ADD'L HANGERS
 2. BOLT BEAMS NOTED W/ 3/4" DIA. MB. @ 16" O.C.
 3. ALL COLUMNS NOTED AS 2x8 & 2x6 SHALL BE WALL

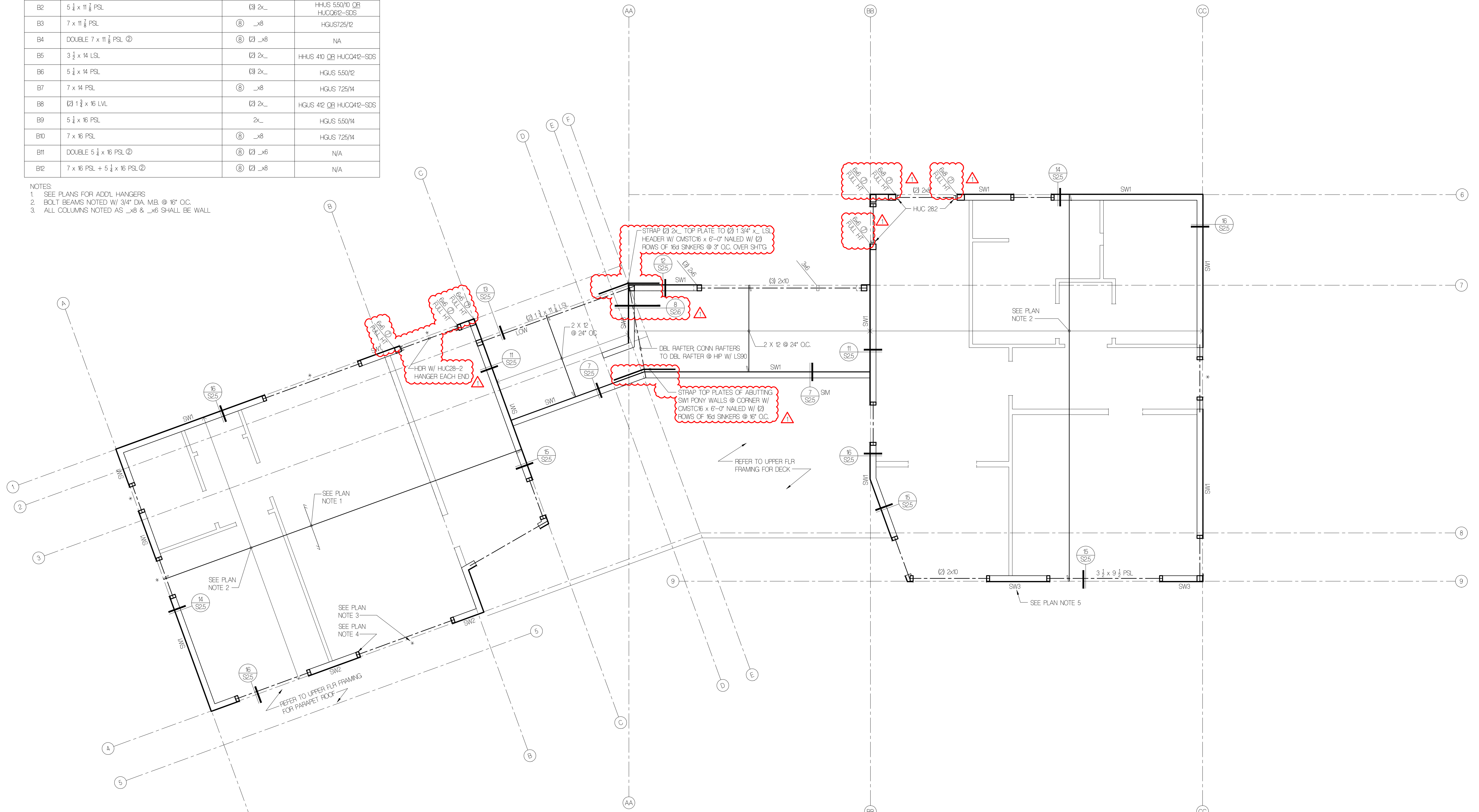
ROOF FRAMING PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

- ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 24/16) NAILED AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"oc AND TO ALL INTERMEDIATE FRAMING @ 12"oc.
- ROOF FRAMING SHALL BE PREFABRICATED CONNECTOR PLATE ROOF TRUSSES @ 24"oc. SEE GENERAL STRUCTURAL NOTE # 917 FOR DESIGN CRITERIA.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "*" PER DETAIL 4/S22.
- NEW COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
- SW # INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
- SEE ARCHITECTURAL FOR ALL DIMENSIONS.
- CONNECT TO TOP PLATES WITH (2) A36.

STRUCTURAL LEGEND

- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW --- SHEAR WALL; SEE 1/S21
HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- METAL STRAP
- HOLDOWN, SEE DETAIL 12/S21
- FOOTING PER PLAN
- DB --- DROPPED BEAM
- BLOCKING



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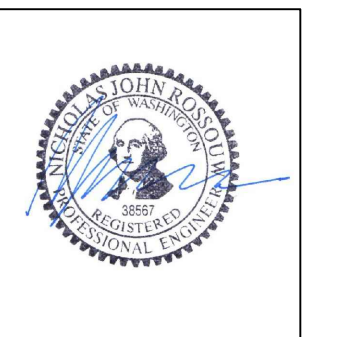
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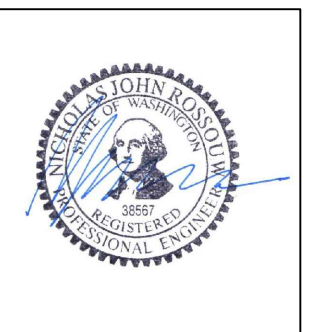
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ML PRE-APP MEETING	02.12.18
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ROOF FRAMING PLAN

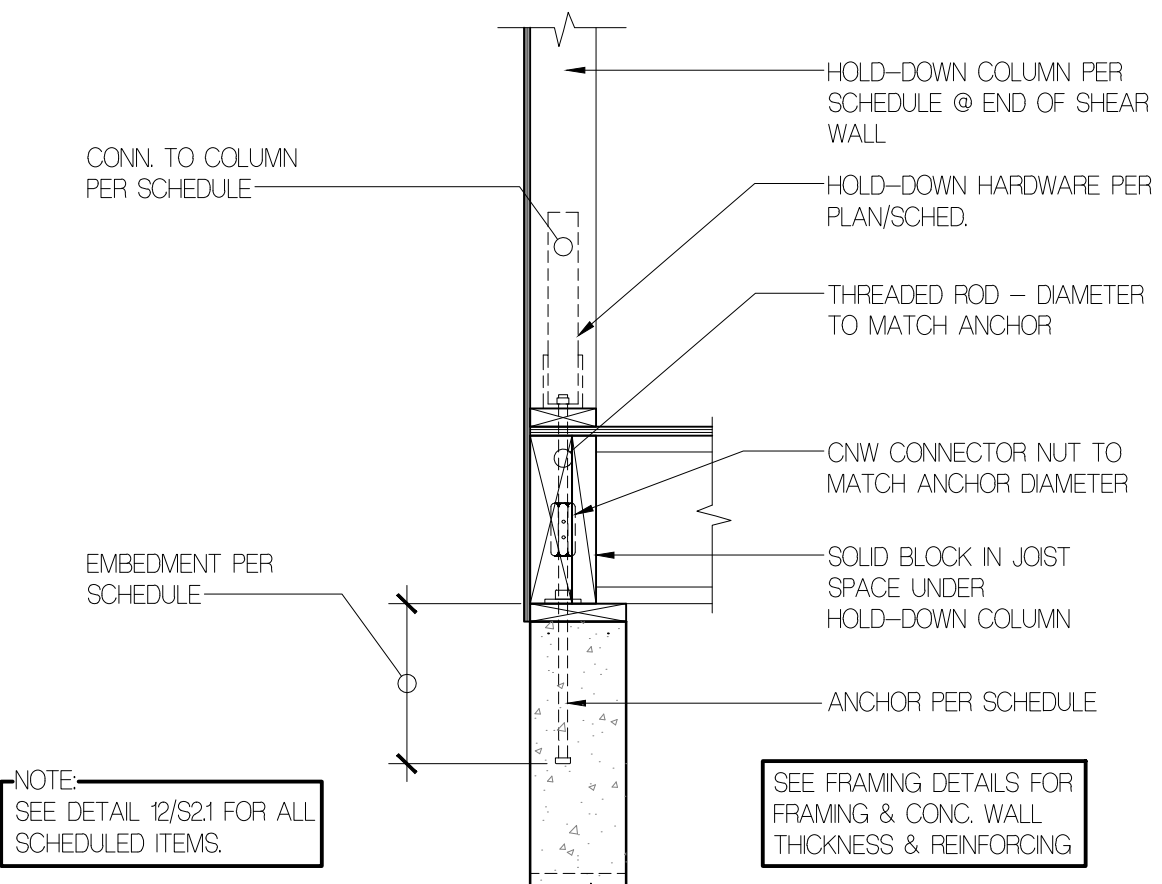
ROOF FRAMING PLAN

1/4" = 1'-0"

S1.4



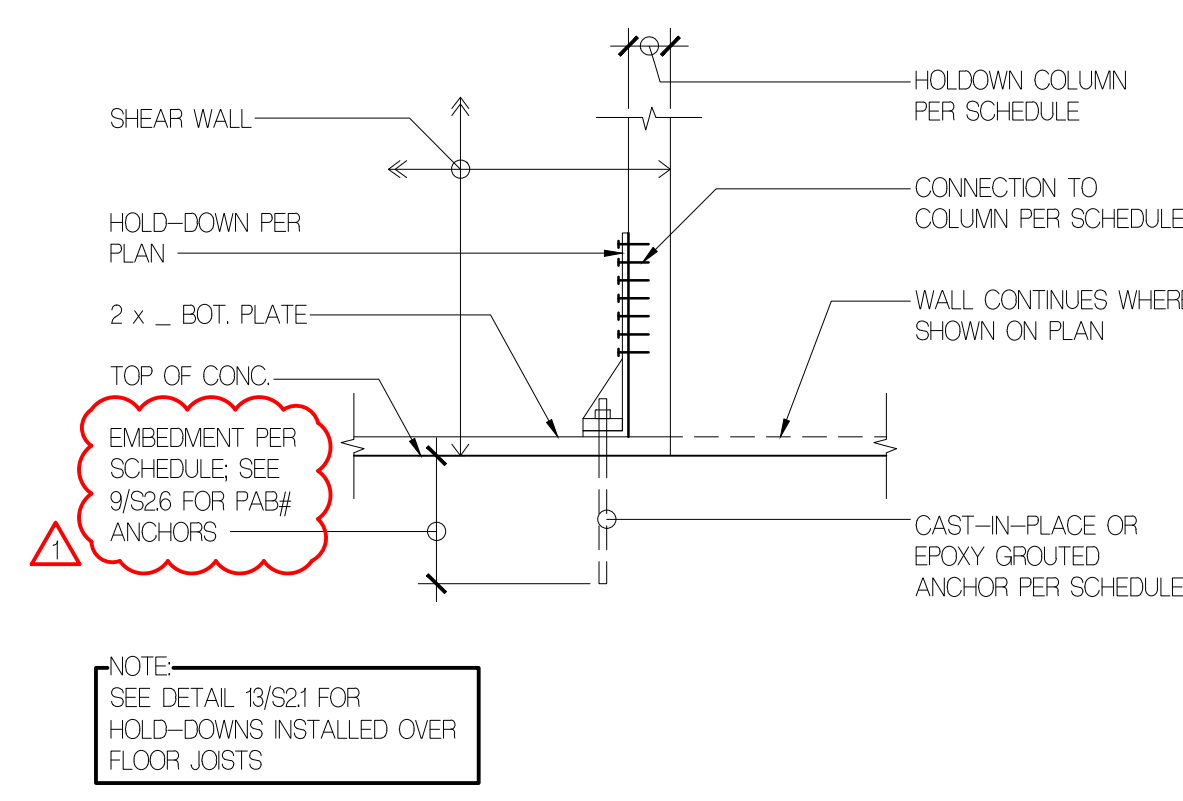
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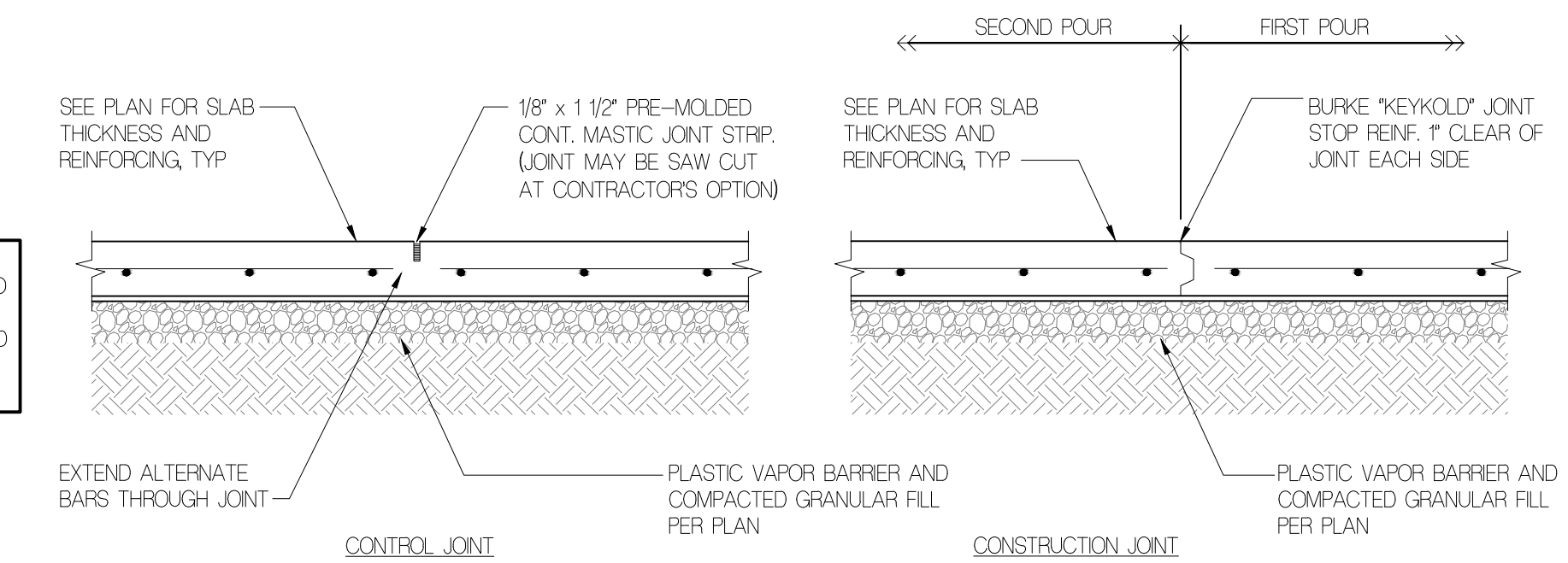
HOLD-DOWN SCHEDULE:

HARDWARE	CAST-IN-PLACE	EPOXY GROUTED	HOLD-DOWN (MIN)	CONN. TO COLUMN
HT15	SSTE24 W/ 20 5/8" EMBED.	N/A	22x	Ø2816d x 2 1/2"
HT5X	PAB#			
H008	PAB#	N/A	4x	Ø10S25300
H008X	SB7/8 x 24 W/ 18" EMBED.			
H0011	PAB#	N/A	6x	Ø4S32522
H001X	SB130 W/ 24" EMBED.			

① SEE DETAIL 9/S26 FOR MINIMUM EMBEDMENT & CLEARANCE OF PAB# ANCHORS



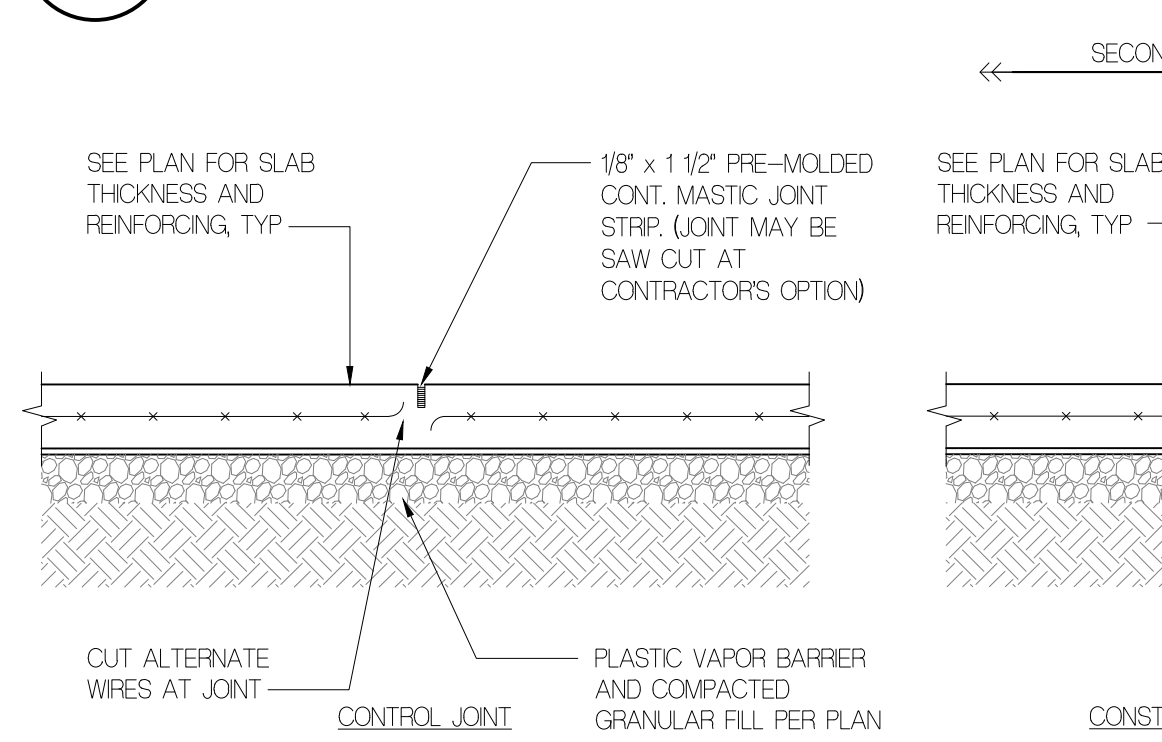
11



TYP SLAB JOINTS (REBAR)

13 HOLD-DOWN O/ FLR JOISTS

3/4" = 1'-0"

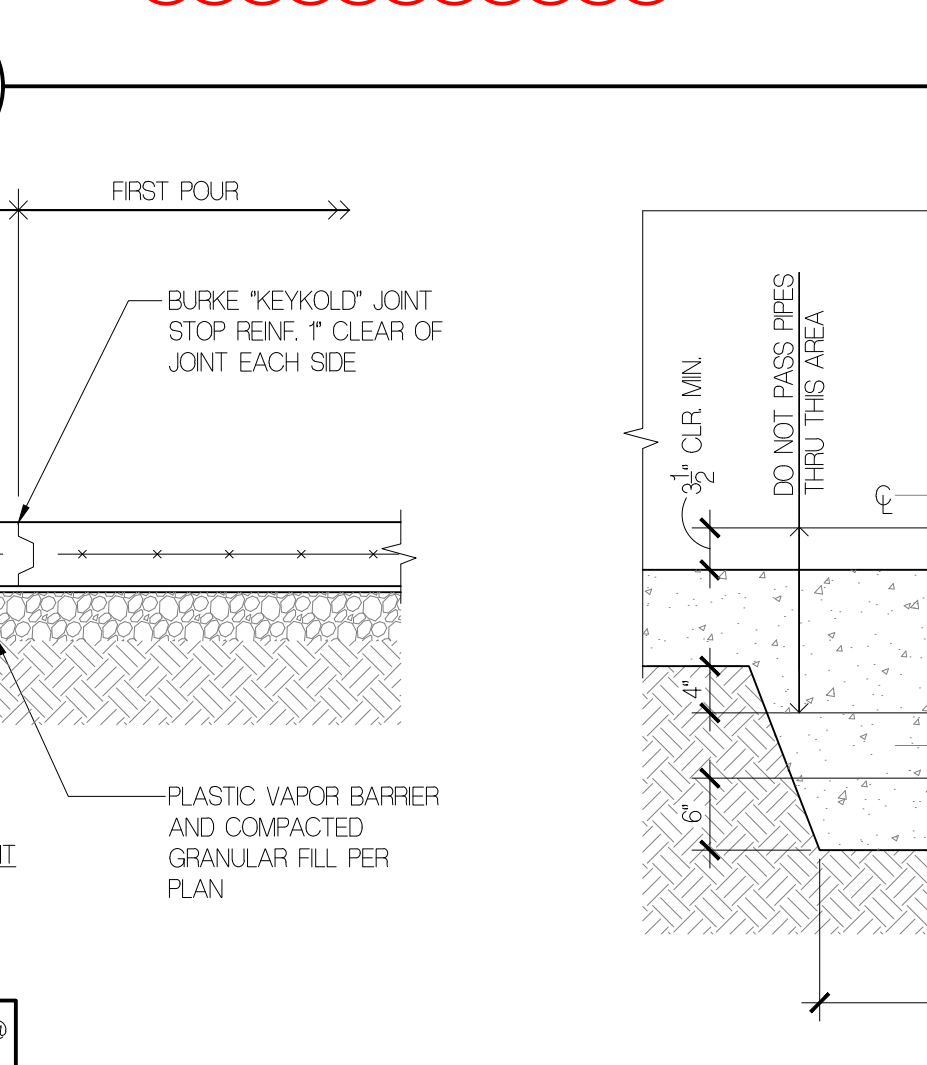


PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

NOTE: SEE DETAIL 11/S21 FOR JOINTS @ SLAB REINFORCED WITH BARS

12

3/4" = 1'-0"



HOLD-DOWN DETAIL

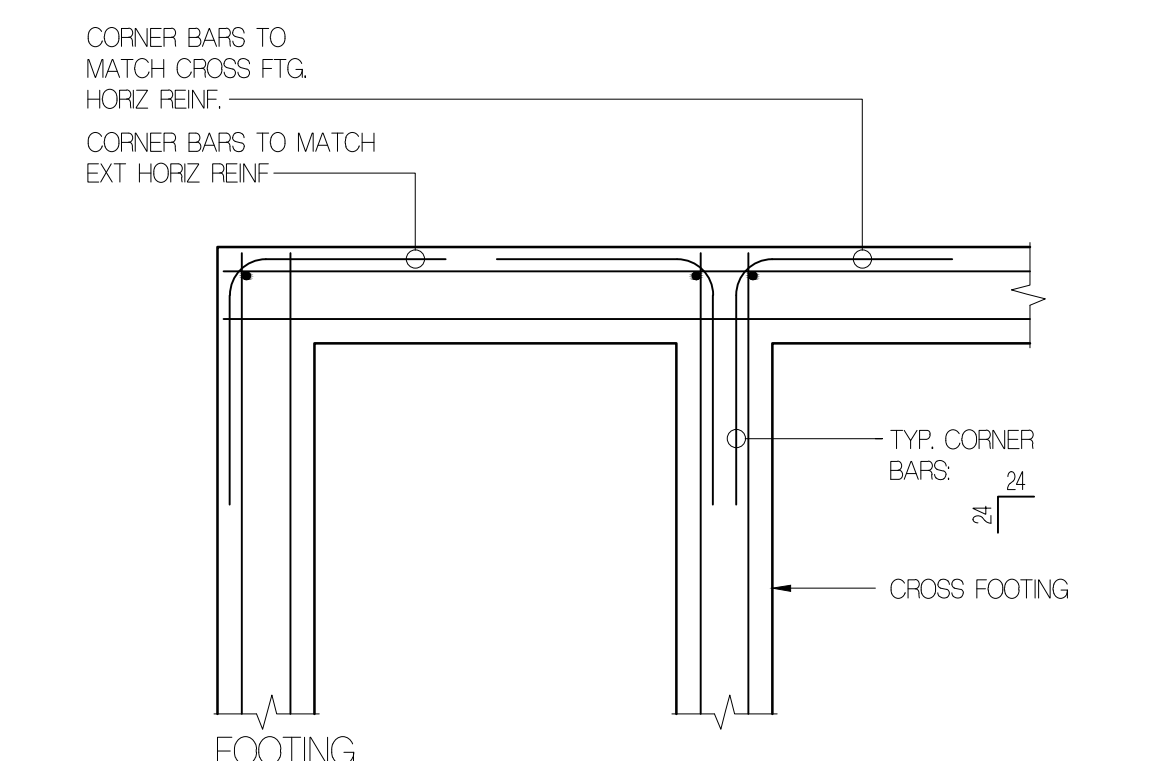
3/4" = 1'-0"

10

TYP SLAB JOINTS (W.W.M.)

3/4" = 1'-0"

9

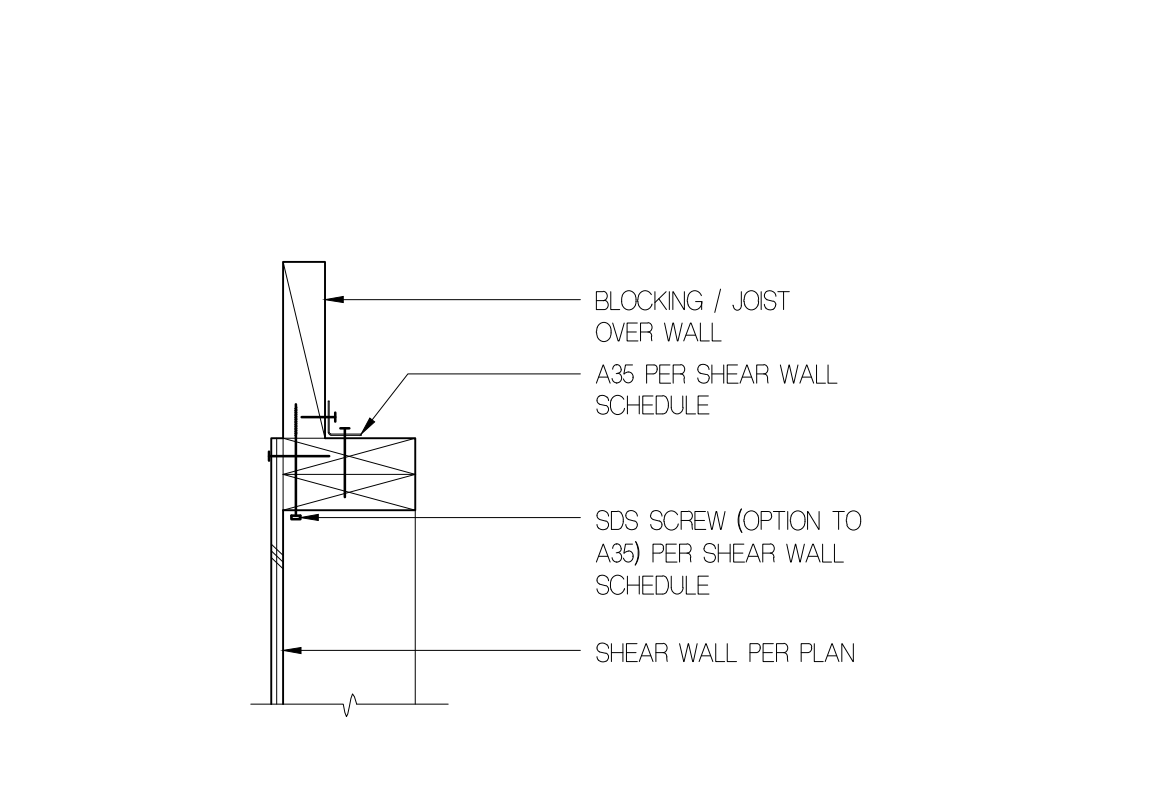


NOTE: SEE DETAIL 7/S21 FOR CORNER BARS @ CANTILEVER RETAINING WALLS (W/ REINFORCING ON SOIL FACE OF WALL)

6

TYP CORNER BARS @ CONCRETE WALLS & FOOTINGS

3/4" = 1'-0"



4

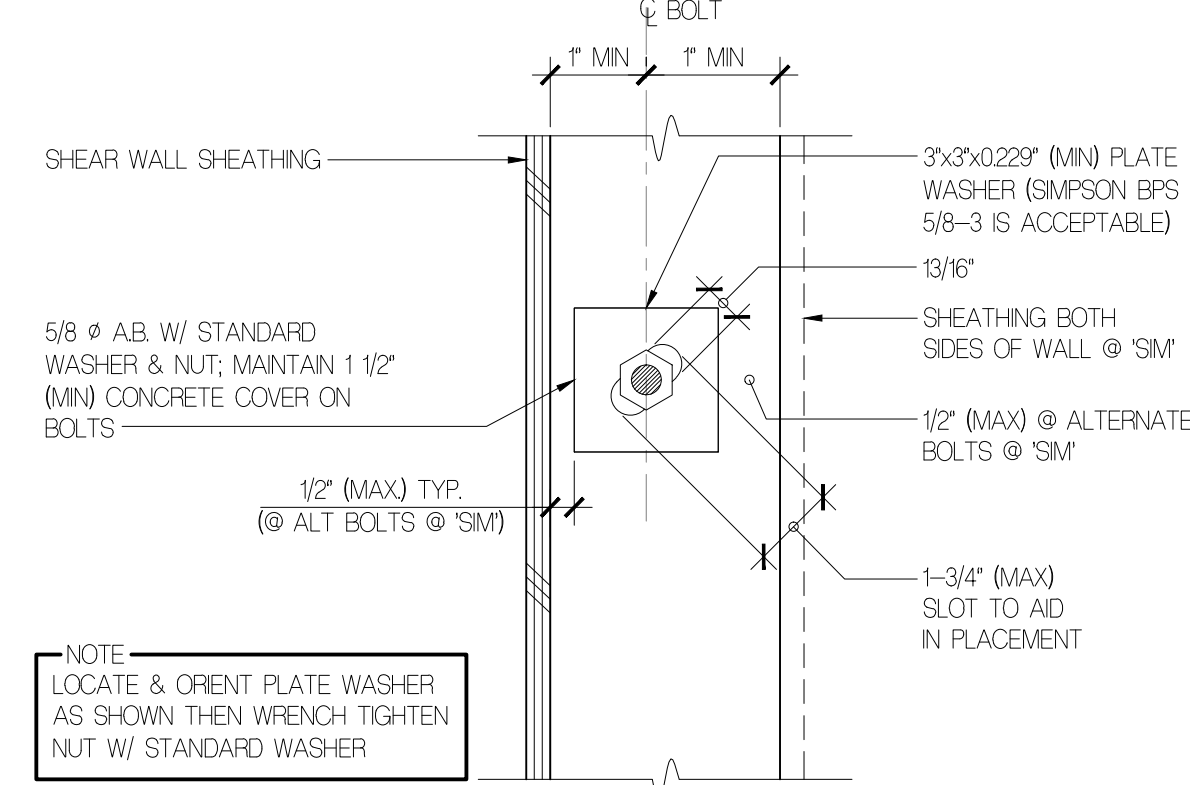
JOIST OVER SHEAR WALL

1 1/2" = 1'-0"

3

HOLD-DOWN WASHER PLATE

3" = 1'-0"

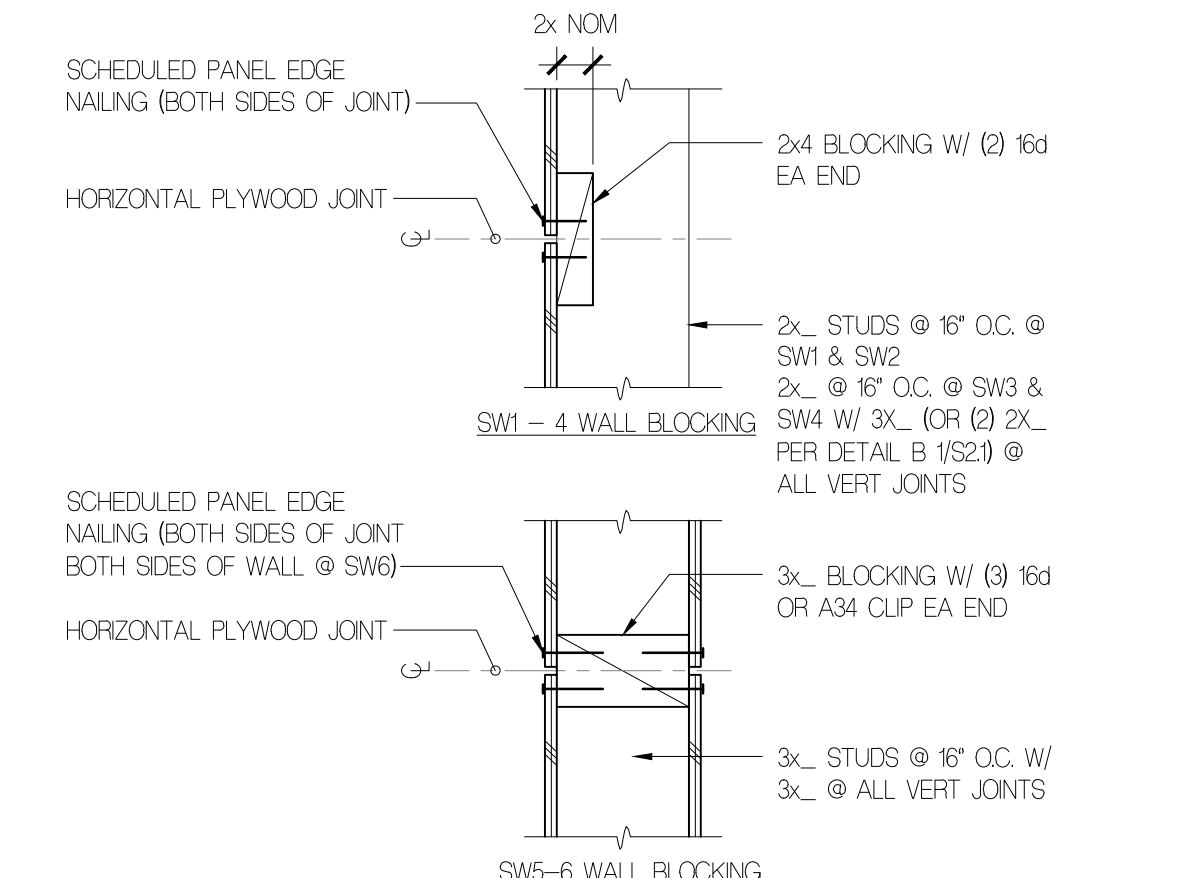


NOTE: LOCATE & ORIENT PLATE WASHER AS SHOWN THEN WRENCH TIGHTEN NUT W/ STANDARD WASHER

5

SHEAR WALL BLOCK'G DTL

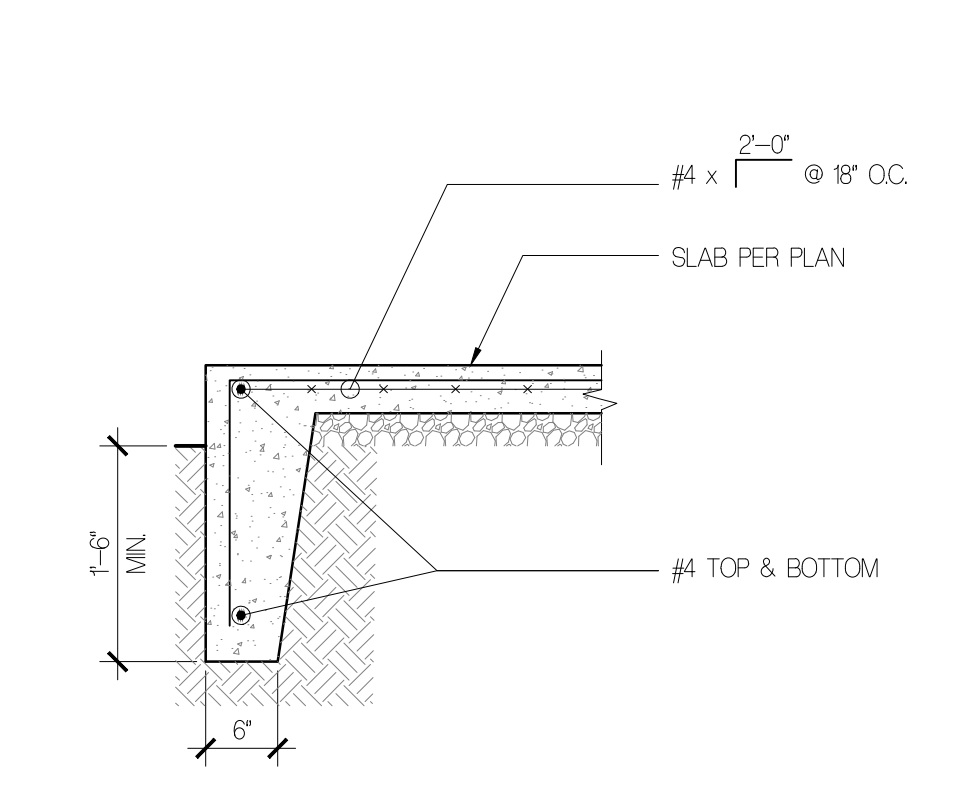
1 1/2" = 1'-0"



2

SLAB EDGE

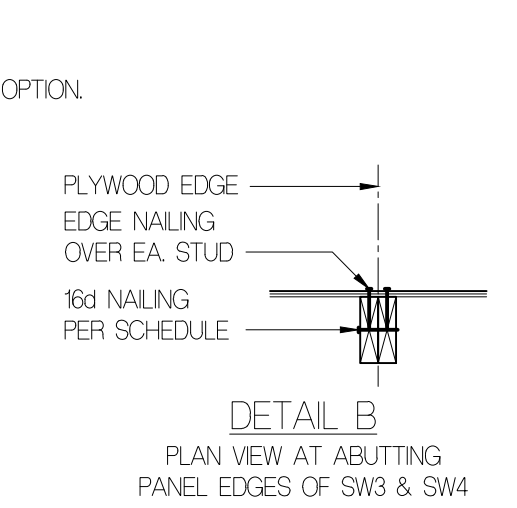
3/4" = 1'-0"



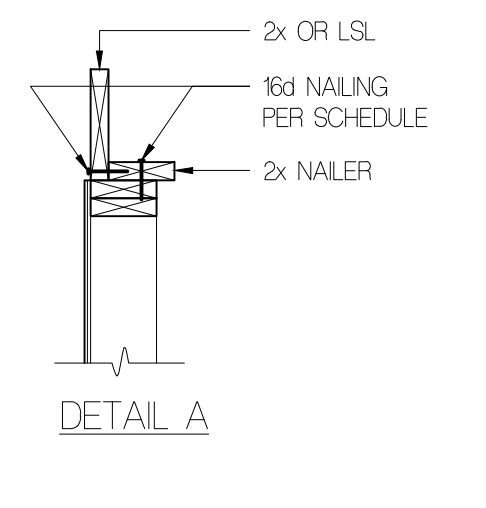
SHEAR WALL SCHEDULE:

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			SELF DRILLING SCREW OPTION	FRAMING CLIP OPTION	AT WOOD	AT CONCRETE
SW1	1/2" CDX PLYWOOD	8d @ 6" OC	16" OC.	A35 @ 24" OC.	16d @ 6" OC.	5/8" DIA. A.B. @ 48" OC.
SW2	1/2" CDX PLYWOOD	8d @ 4" OC	10" OC.	A35 @ 16" OC.	16d @ 4" OC.	5/8" DIA. A.B. @ 32" OC.
SW3	1/2" CDX PLYWOOD	8d @ 3" OC	8" OC.	A35 @ 12" OC.	16d @ 3" OC.	5/8" DIA. A.B. @ 24" OC.
SW4	1/2" CDX PLYWOOD	8d @ 2" OC	6" OC.	A35 @ 9" OC.	SDS25412 @ 6" OC.	5/8" DIA. A.B. @ 18" OC.
SW5	5/8" CDX PLYWOOD	10d @ 2" OC	4" OC.	A35 @ 6" OC.	SDS25412 @ 4" OC.	5/8" DIA. A.B. @ 15" OC.
SW6	1/2" CDX PLYWOOD EA. SIDE	8d @ 2" OC EA. SIDE	3" OC.	A35 @ 4 1/2" OC.	SDS25412 @ 3" OC.	3/4" DIA. A.B. @ 15" OC.

- BLOCK PANEL EDGES WITH 2x MIN LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" OC.
- 8d NAILS SHALL BE 0.09" 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).
- EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE WASHERS PER DETAIL 3/S21.
- 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.
- 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 DFL IN SW5 & 6.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE.
- 7/16" OSB MAY BE SUBSTITUTED FOR 1/2" CDX.
- LTP#S MAY BE SUBSTITUTED FOR A35S AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35S AT CONTRACTORS OPTION.
- SEE DETAIL 5/S21 FOR BLOCKING @ HORIZONTAL JOINTS IF REQD.
- USE SDS25600 @ (2) 2x TOP PLATE. USE SDS25312 @ (1) 2x TOP PLATE.
- SEE DETAIL 4/S21 FOR TOP PLATE CONNECTIONS OPTIONS.
- OPTION: USE 1/2" STRUCT. 1 PLYWOOD IN LEU OF 5/8" CDX AT SW5 WALL.



DETAIL B
 PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 & SW4

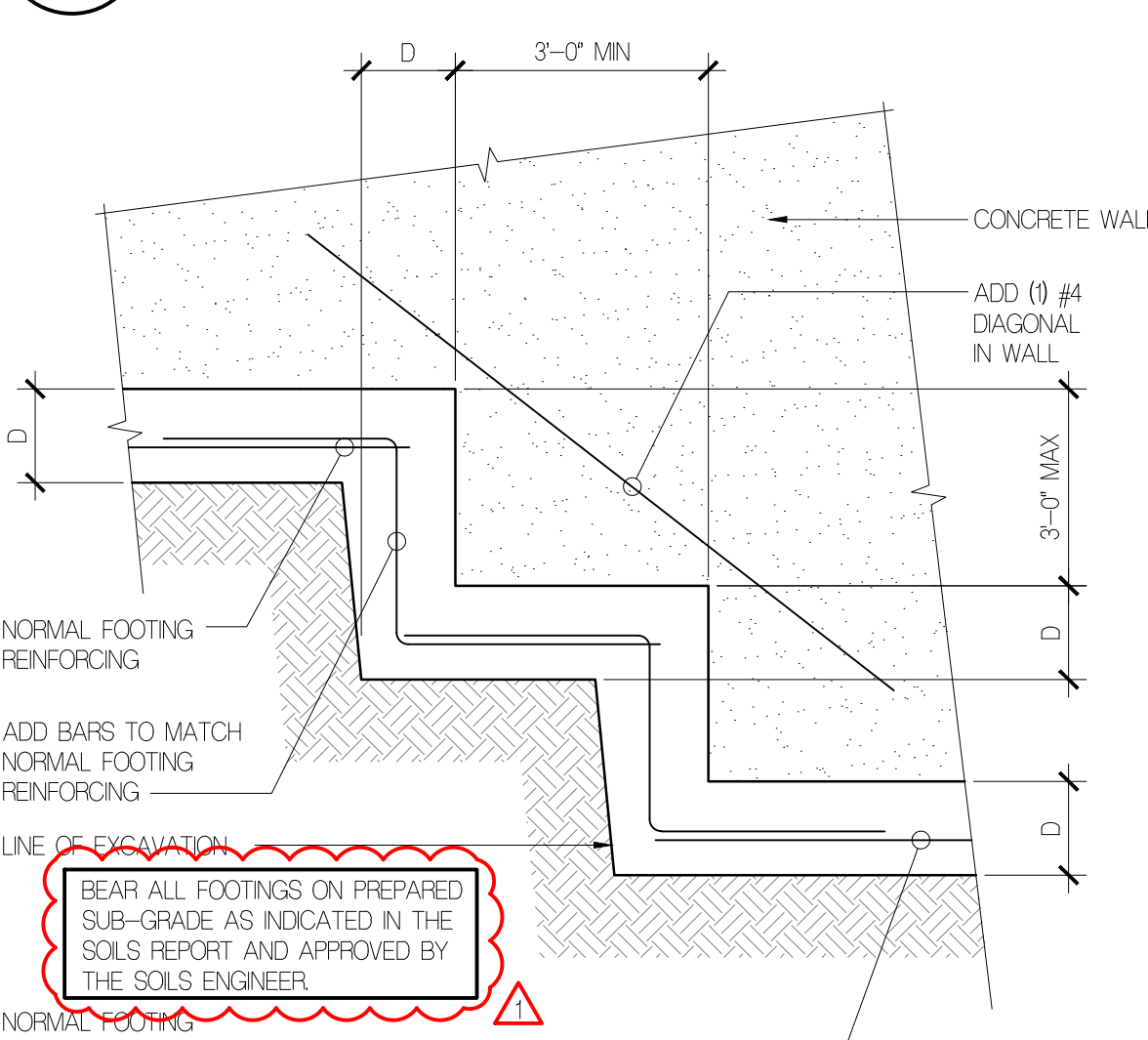


DETAIL A

8

TYP STEPPED FOOTING

3/4" = 1'-0"



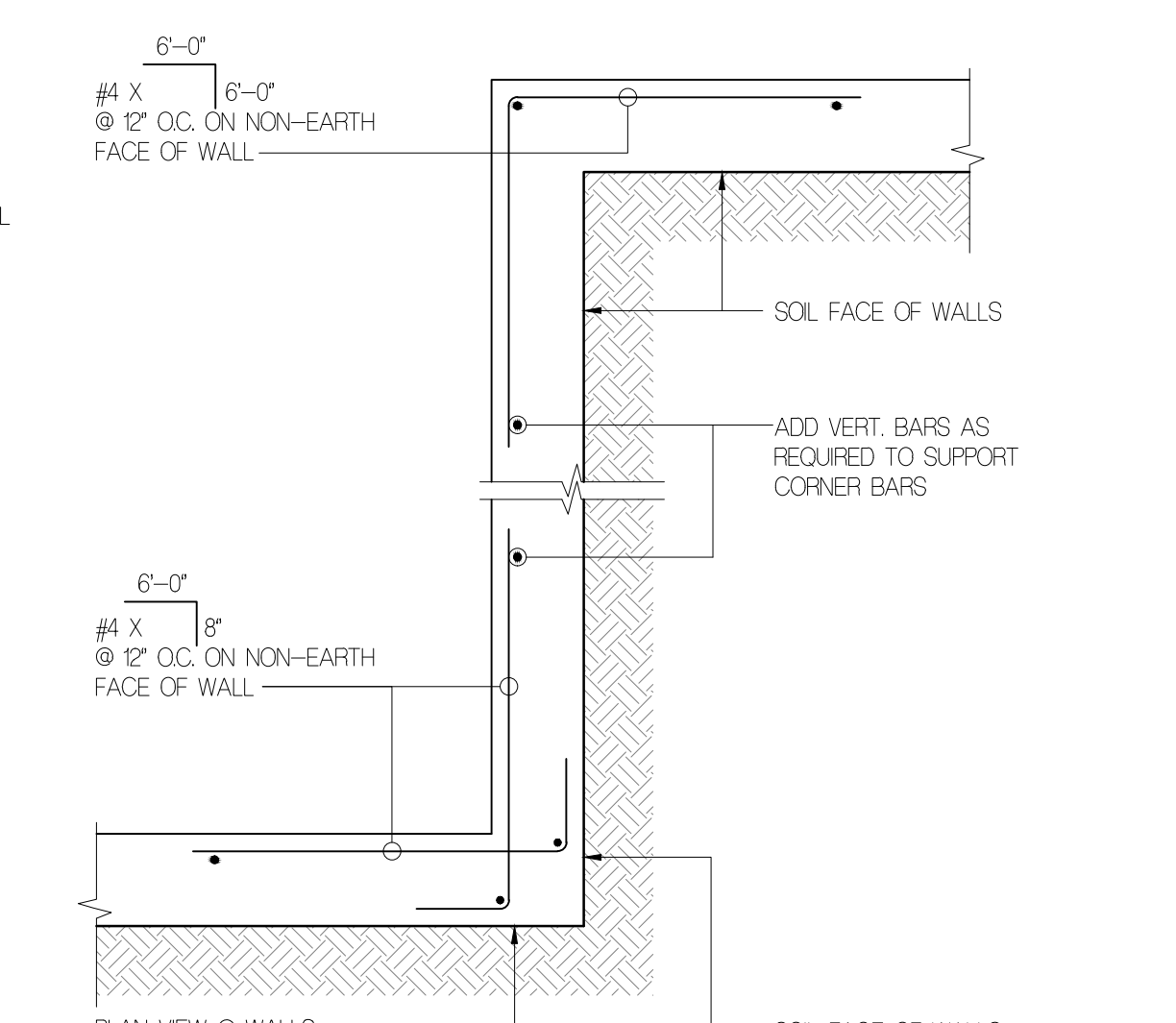
BEAR ALL FOOTINGS ON PREPARED SUB-GRADE AS INDICATED IN THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER

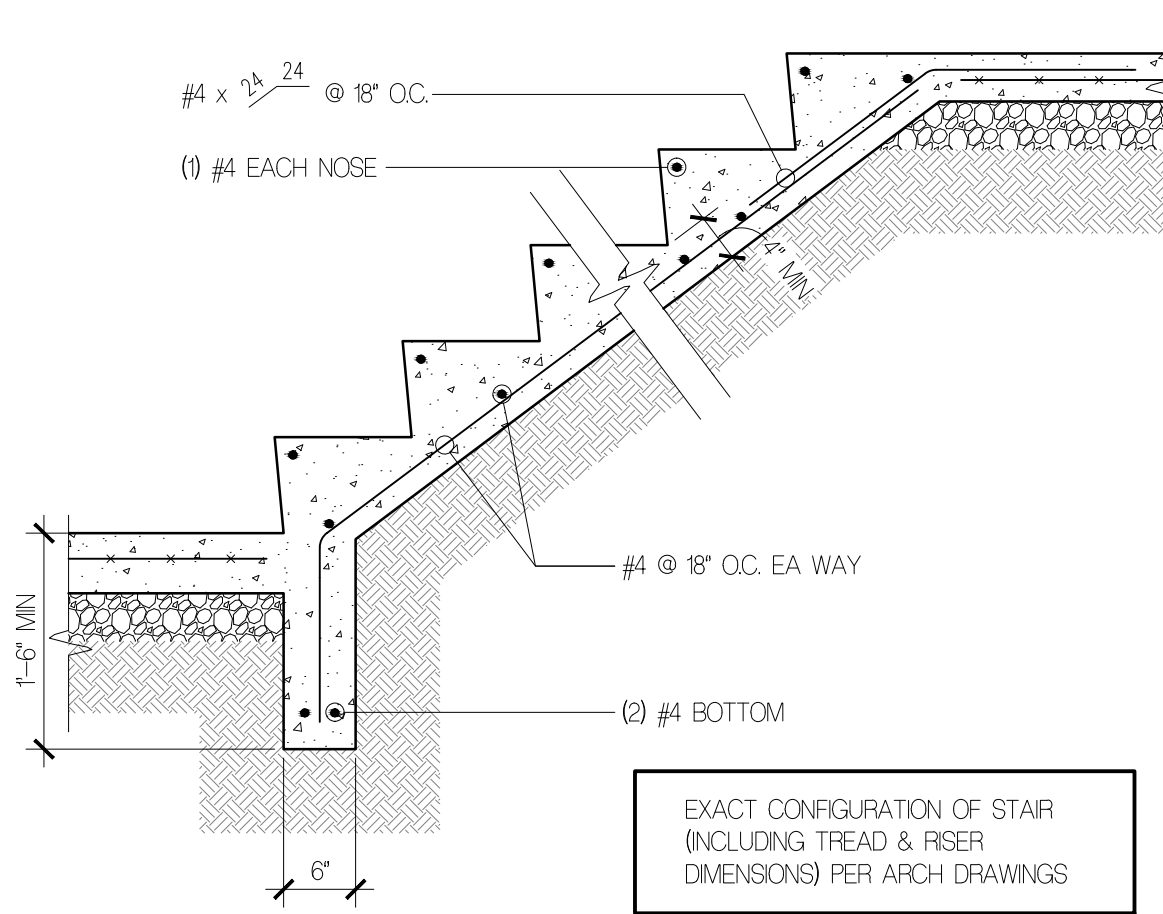
EXCAVATION NOT ALLOWED BELOW THIS LINE

7

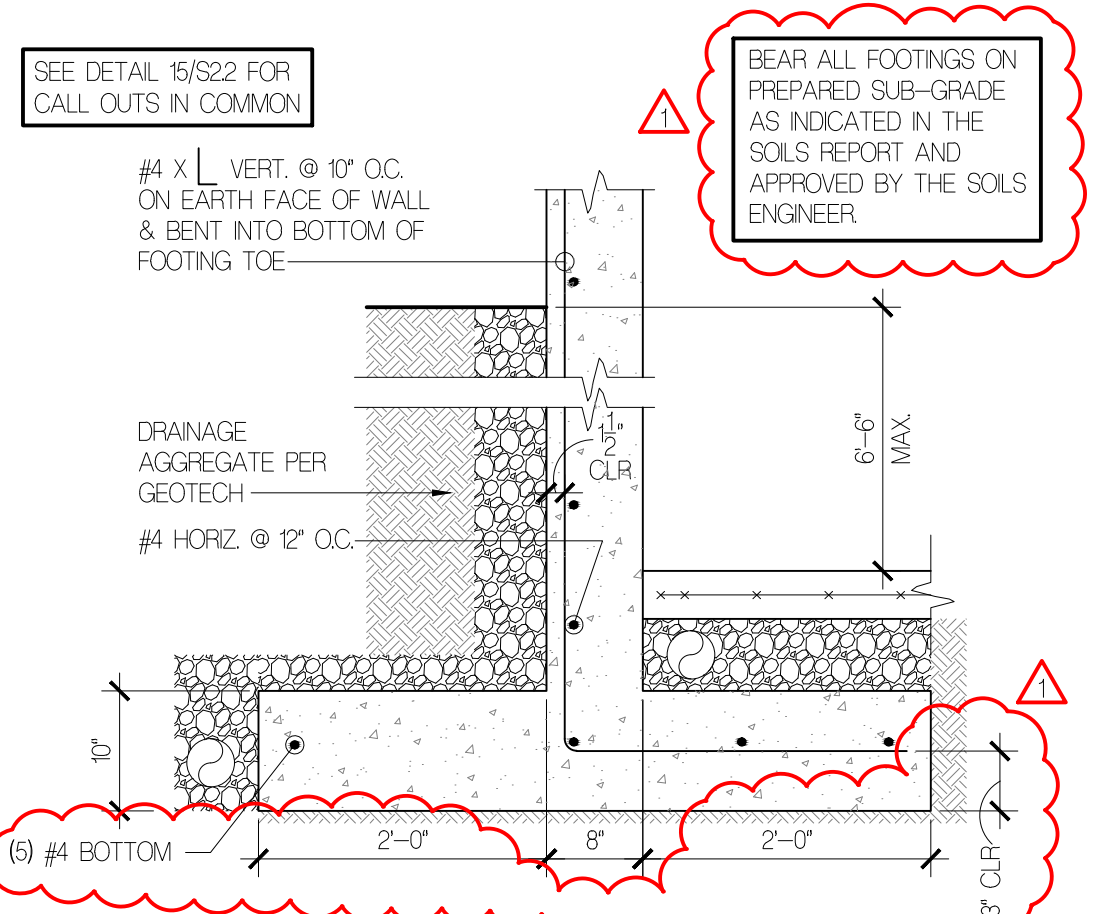
REINF @ RETAINING WALLS

3/4" = 1'-0"

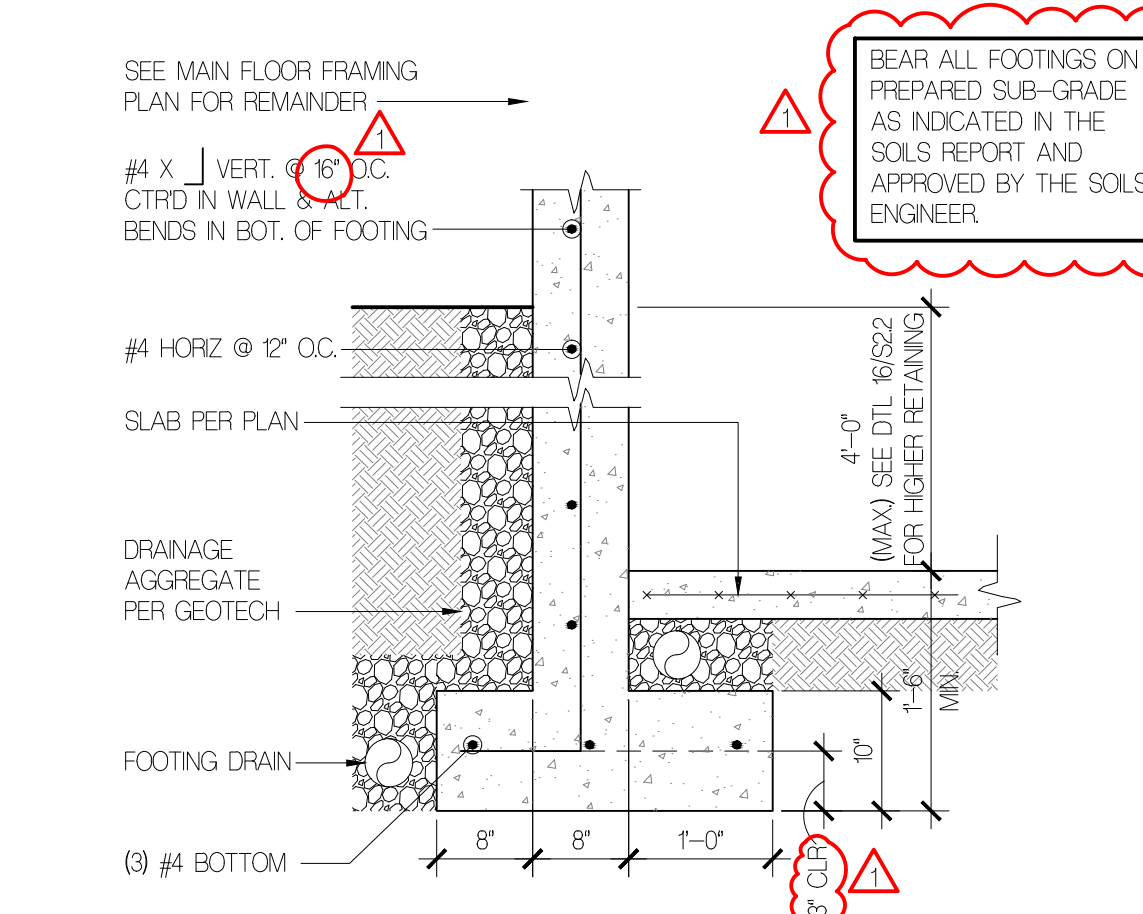




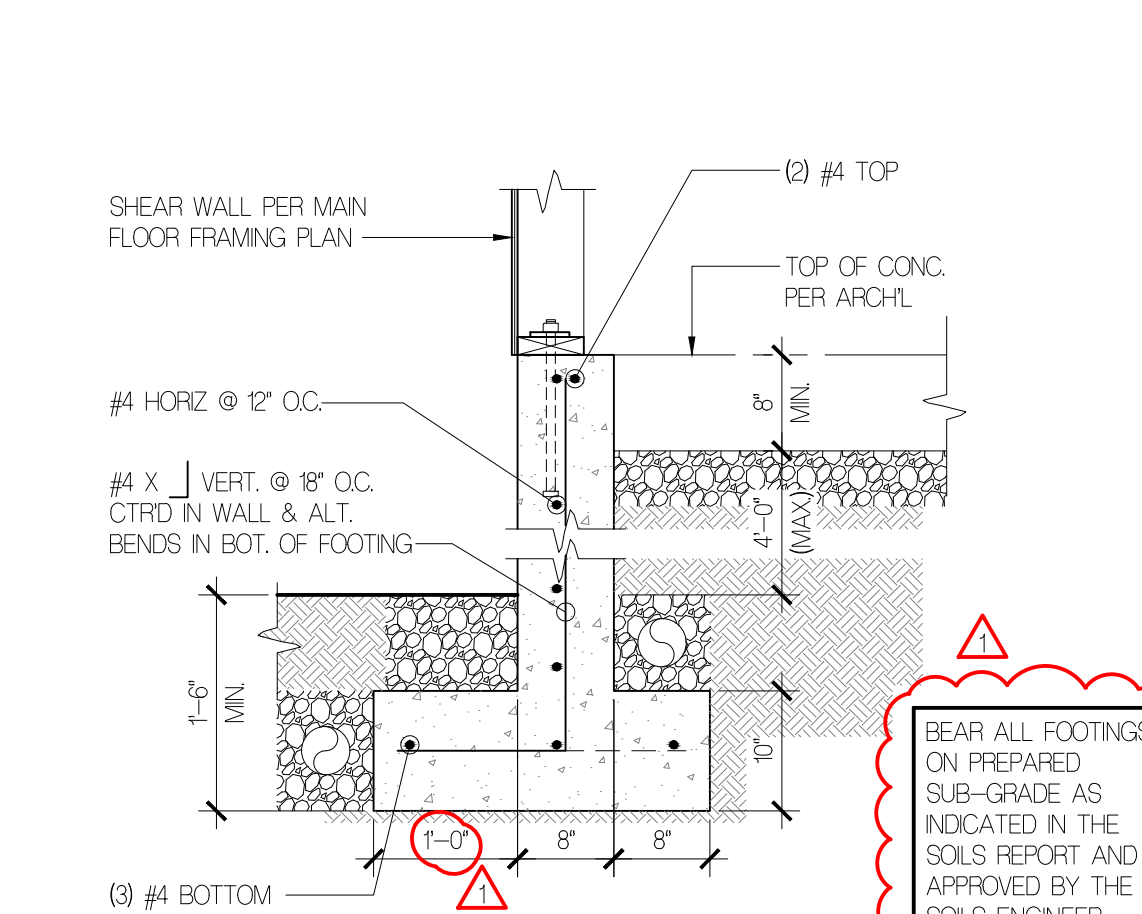
17 TYP STAIR ON GRADE
3/4" = 1'-0"



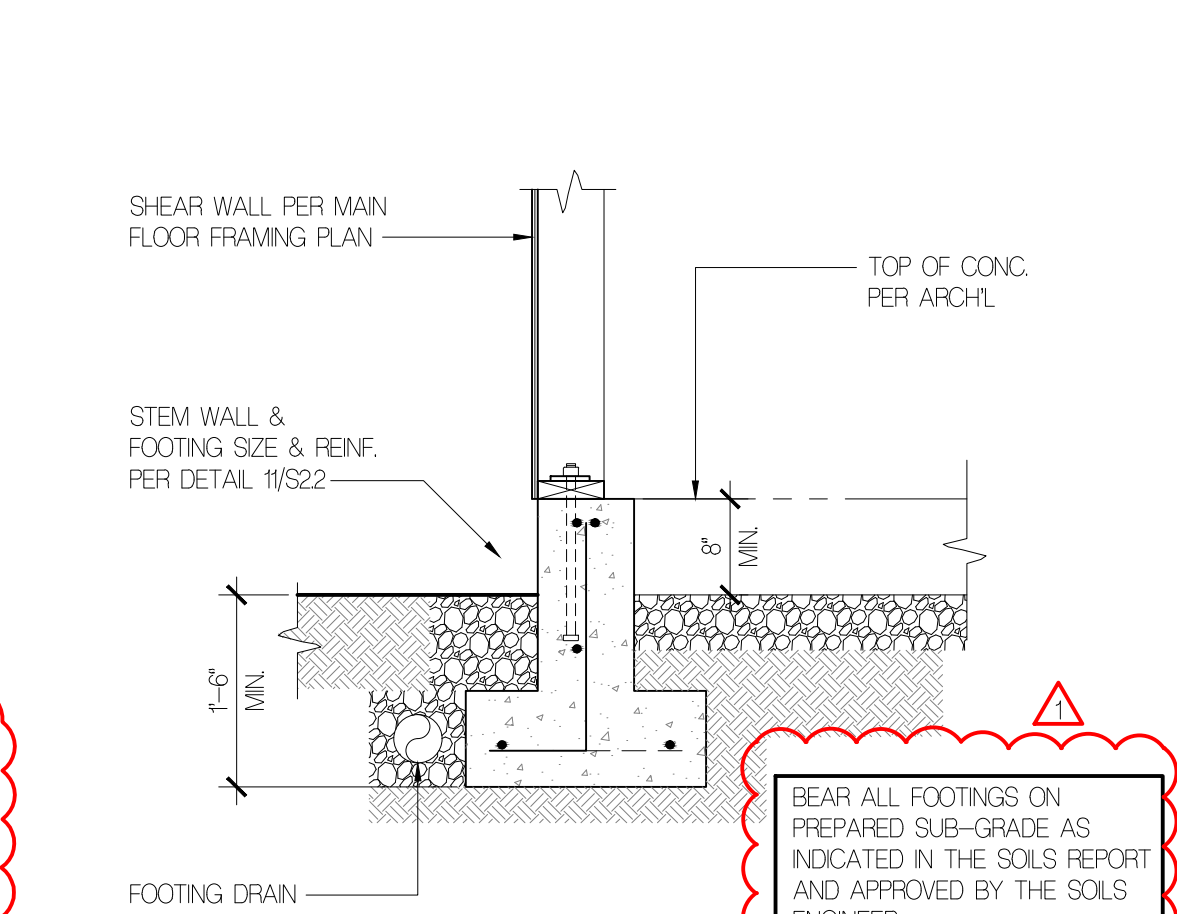
16 TALL FDN WALL @ GARAGE
3/4" = 1'-0"



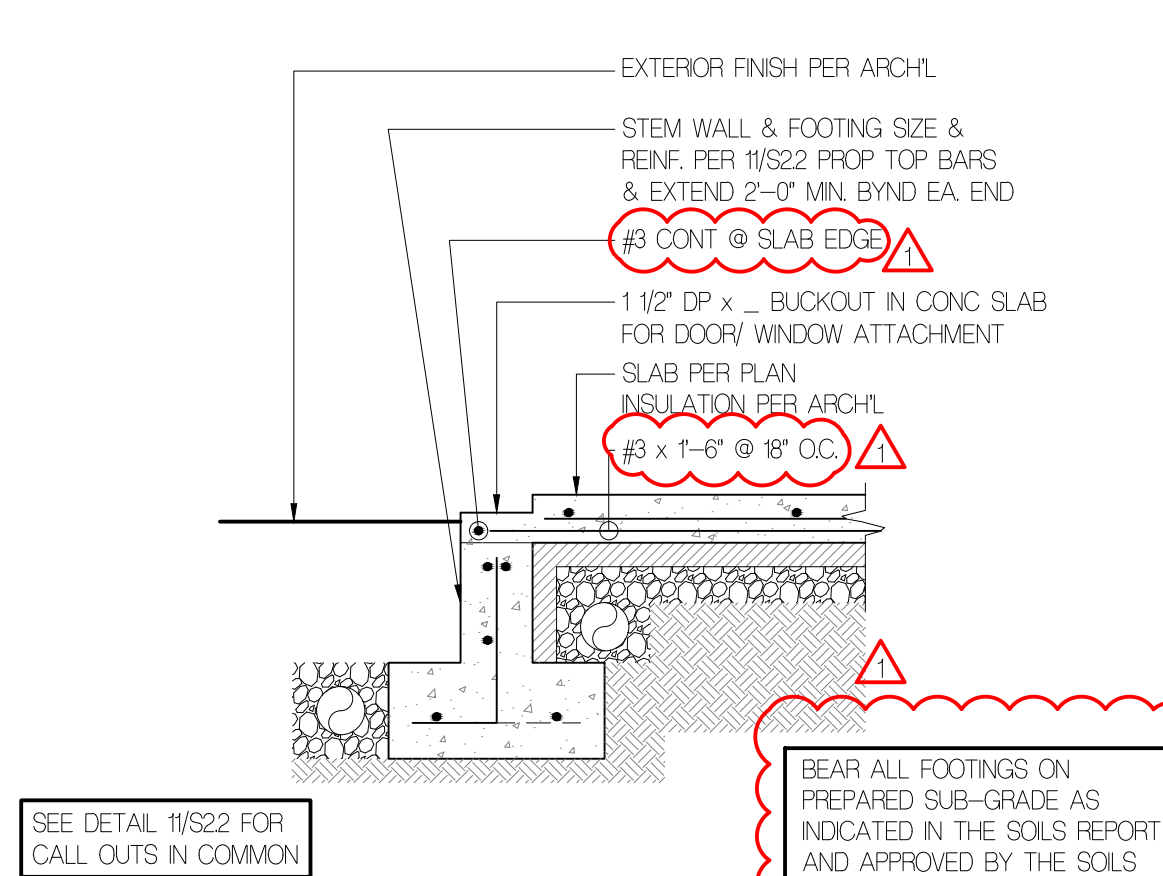
15 MAX 48" TALL FDN WALL @ G.
3/4" = 1'-0"



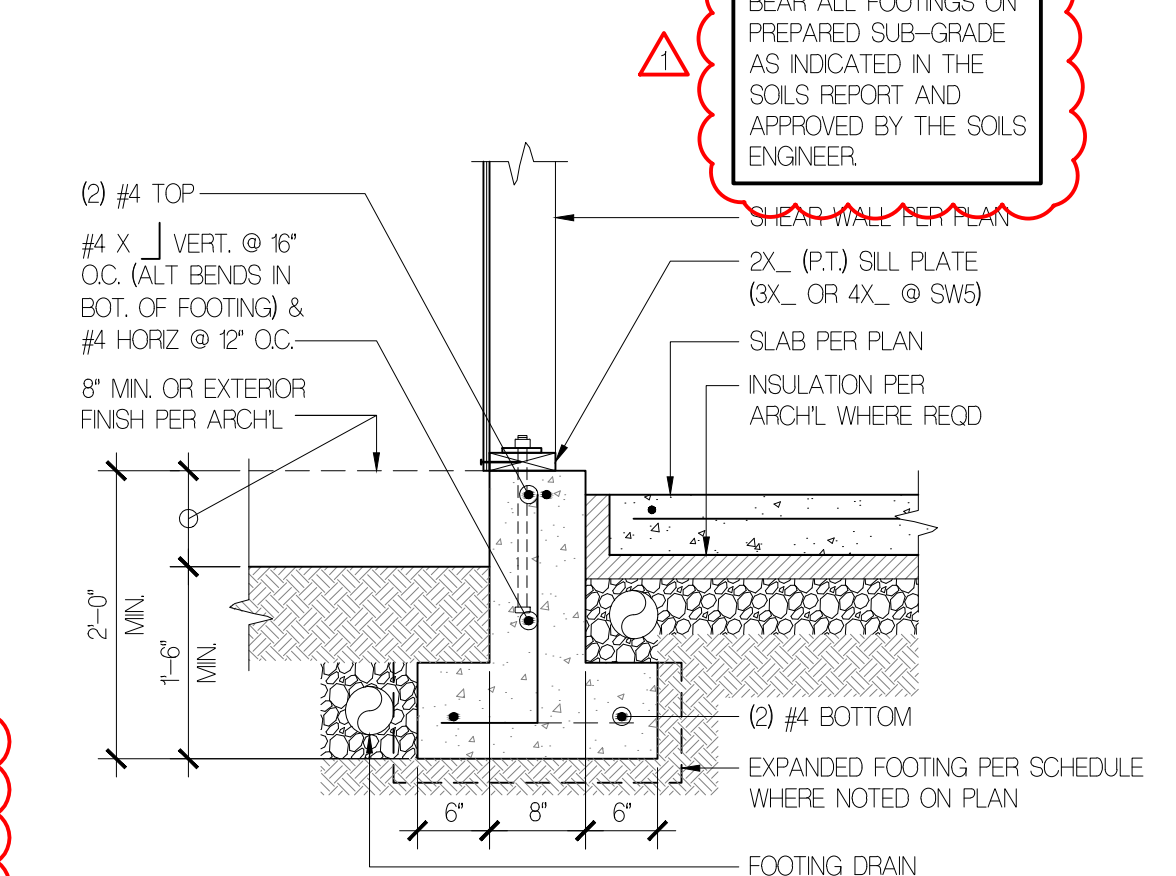
14 MAX 48" TALL FDN WALL @ G.
3/4" = 1'-0"



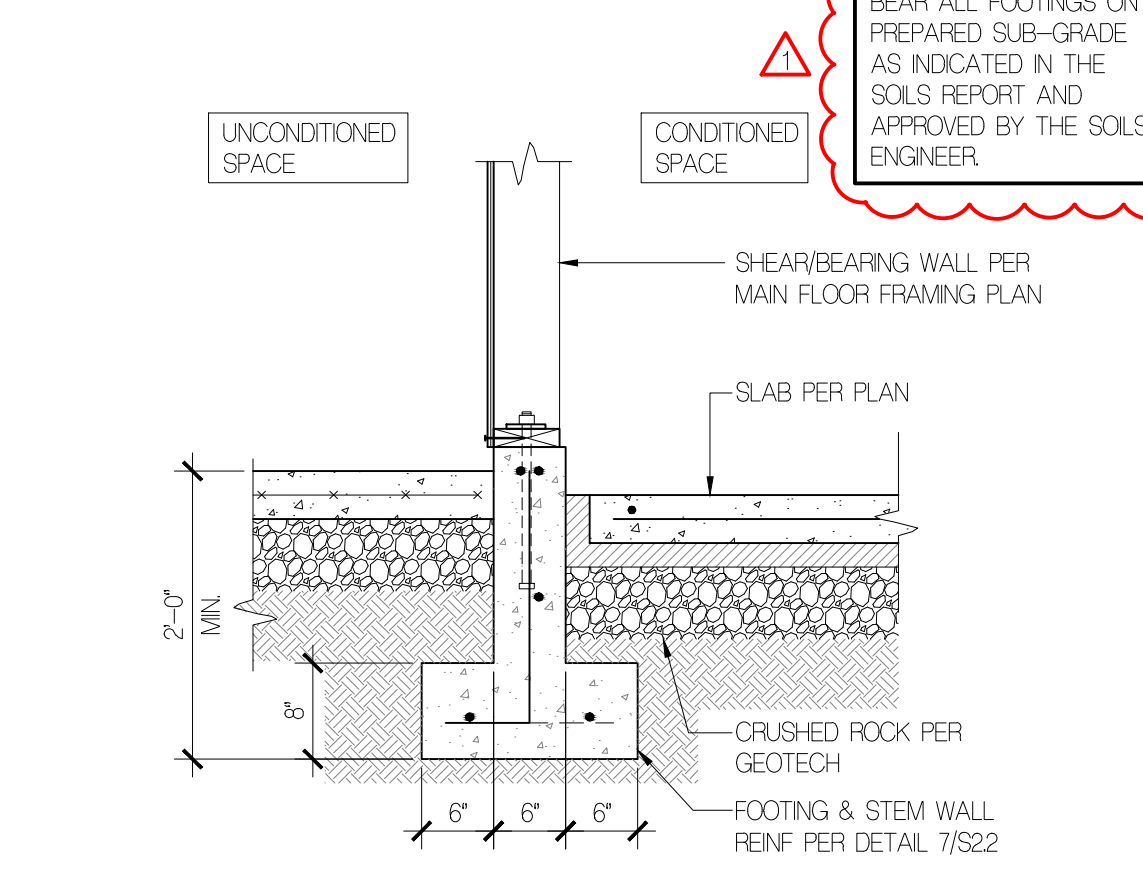
13 FDN @ CRAWL SPACE
3/4" = 1'-0"



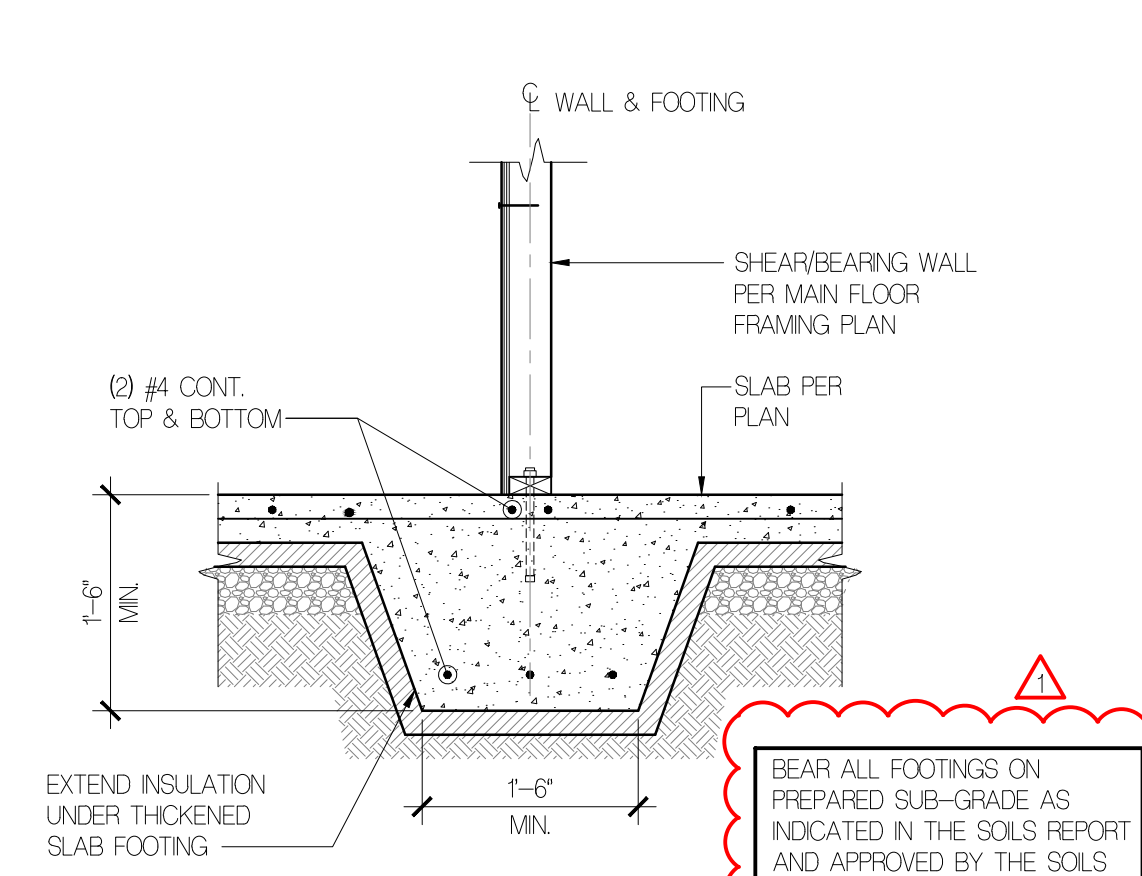
12 TYP SILL COND. FDN WALL
3/4" = 1'-0"



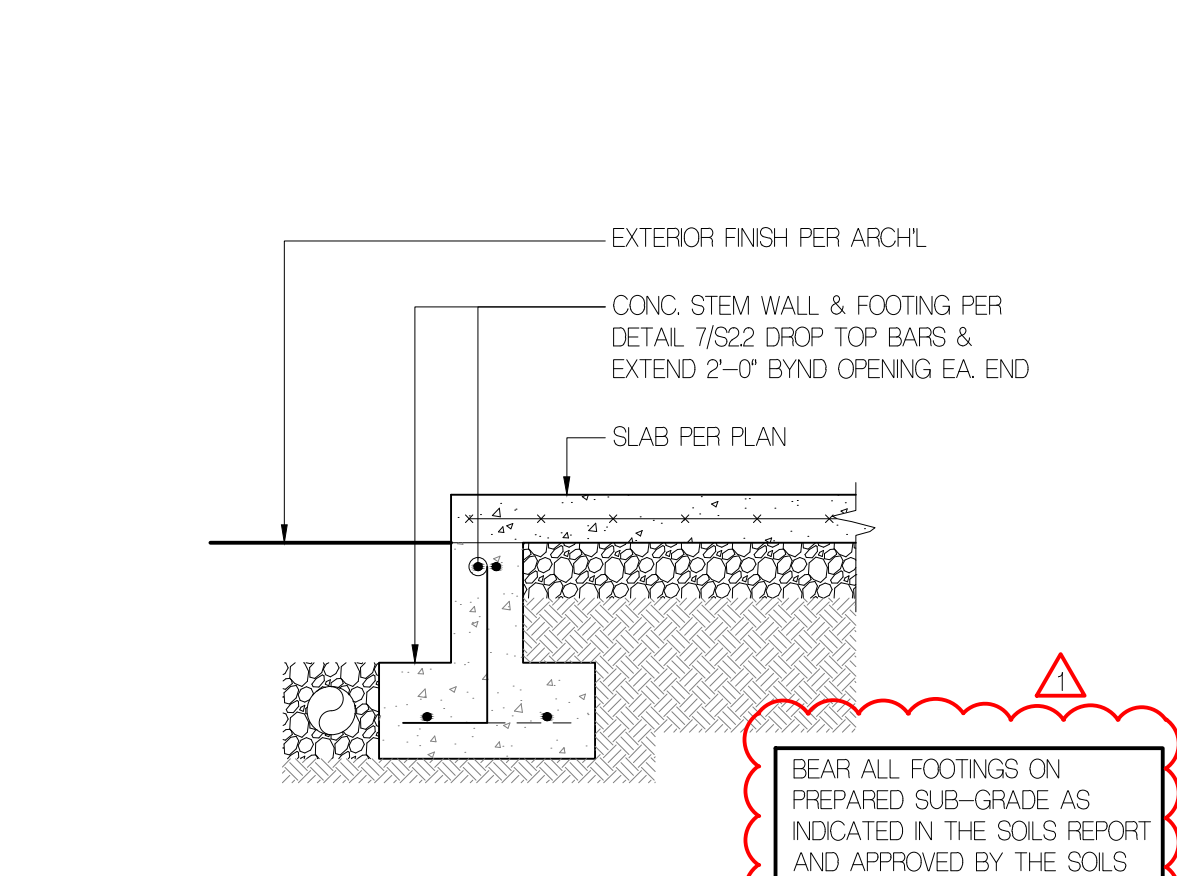
11 TYP 8" WALL @ COND. SPACE
3/4" = 1'-0"



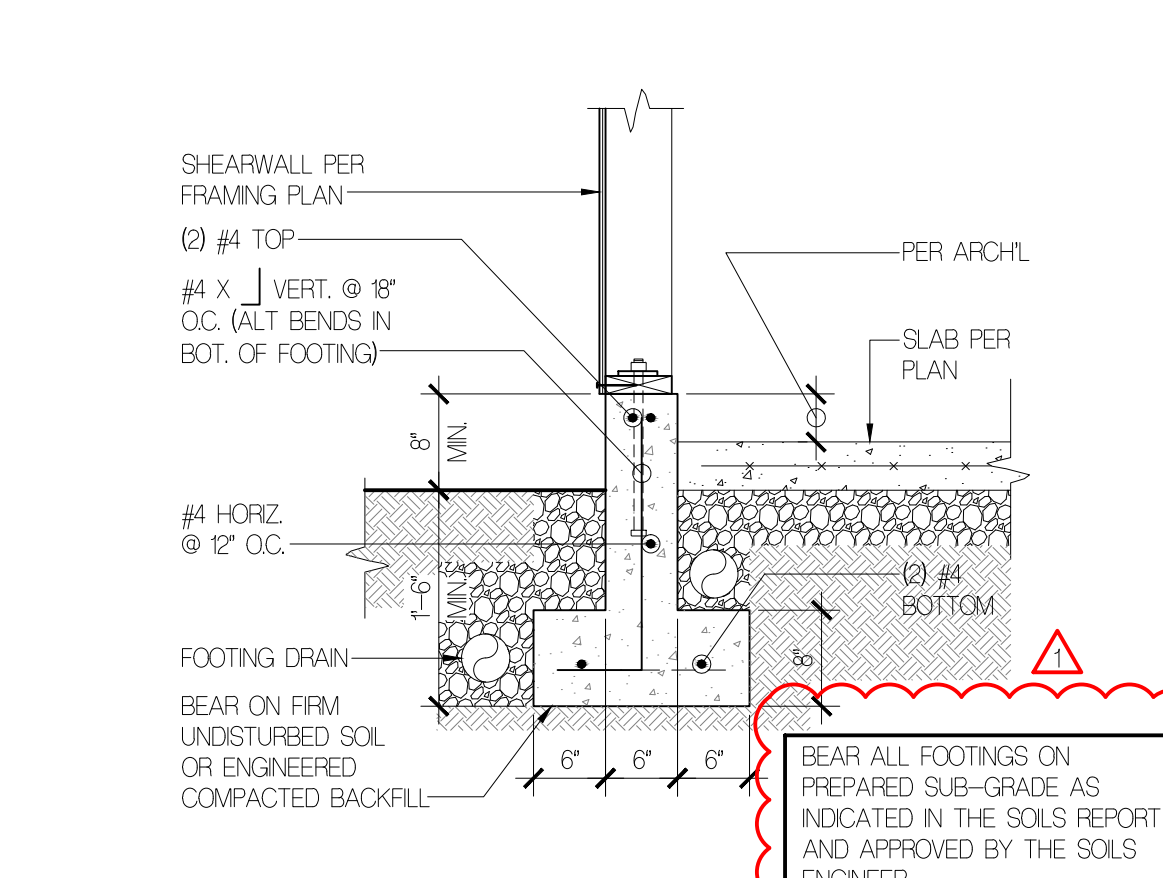
10 TYP 6" WALL @ COND SPACE
3/4" = 1'-0"



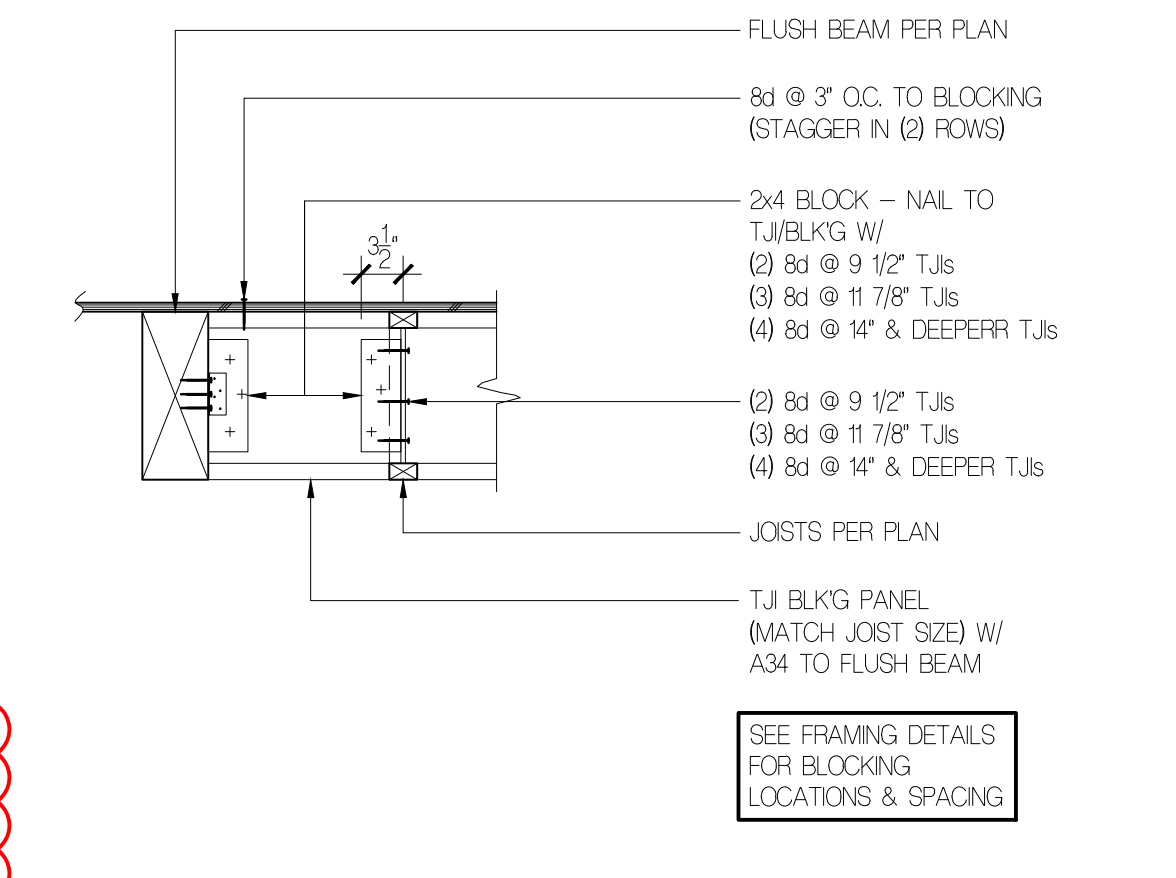
9 TYP CONT. SPREAD FTL
3/4" = 1'-0"



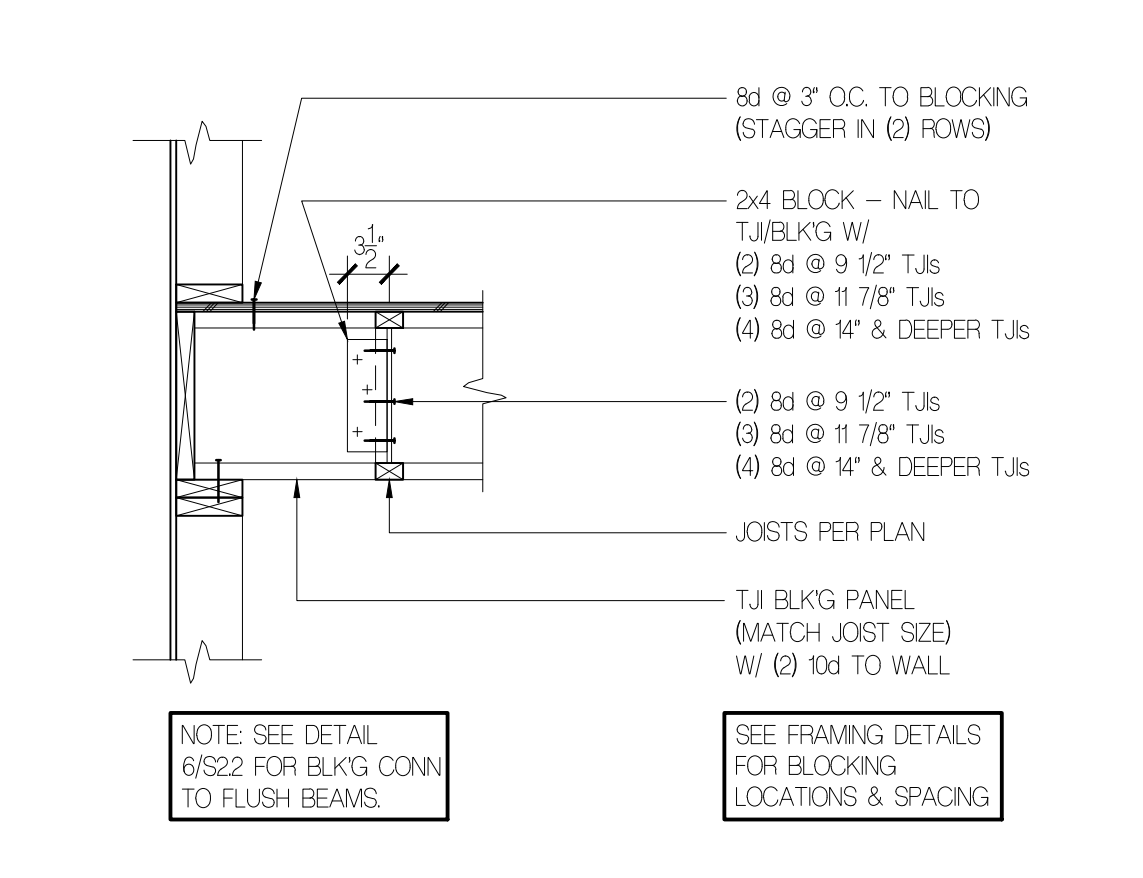
8 FDN @ TOOL STORAGE DOOR
3/4" = 1'-0"



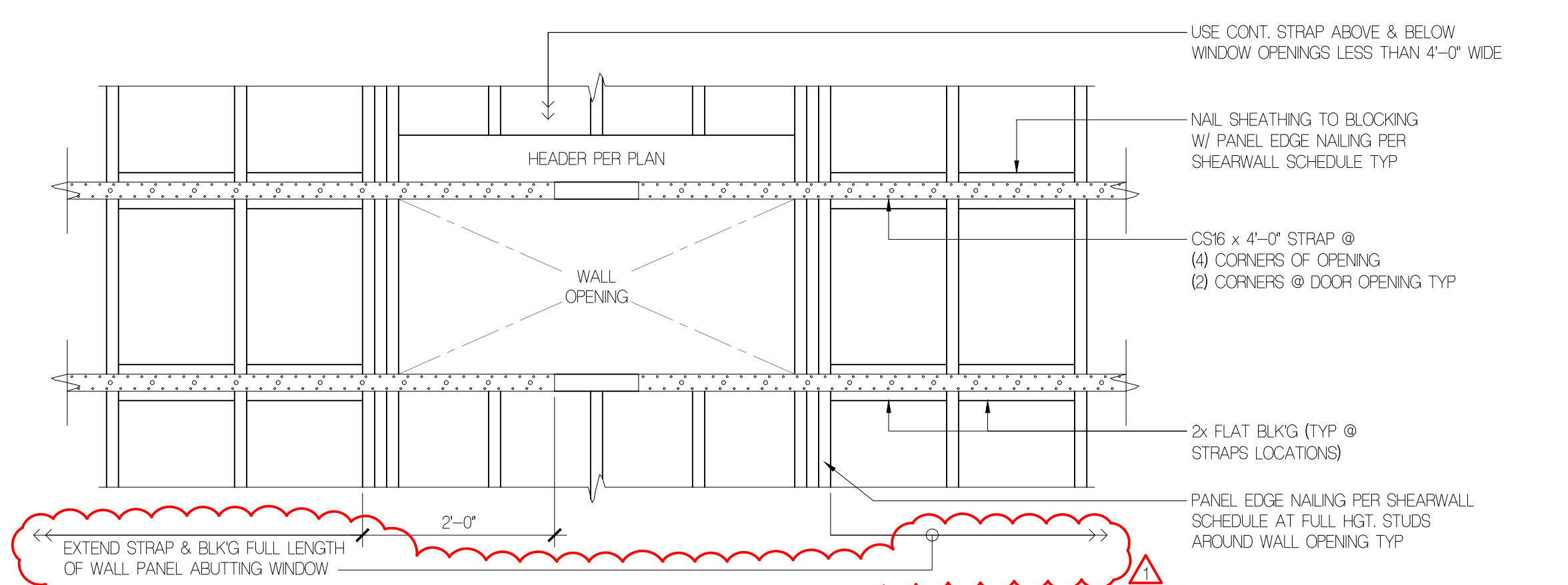
7 TYP 6" WALL @ COND. SPACE
3/4" = 1'-0"



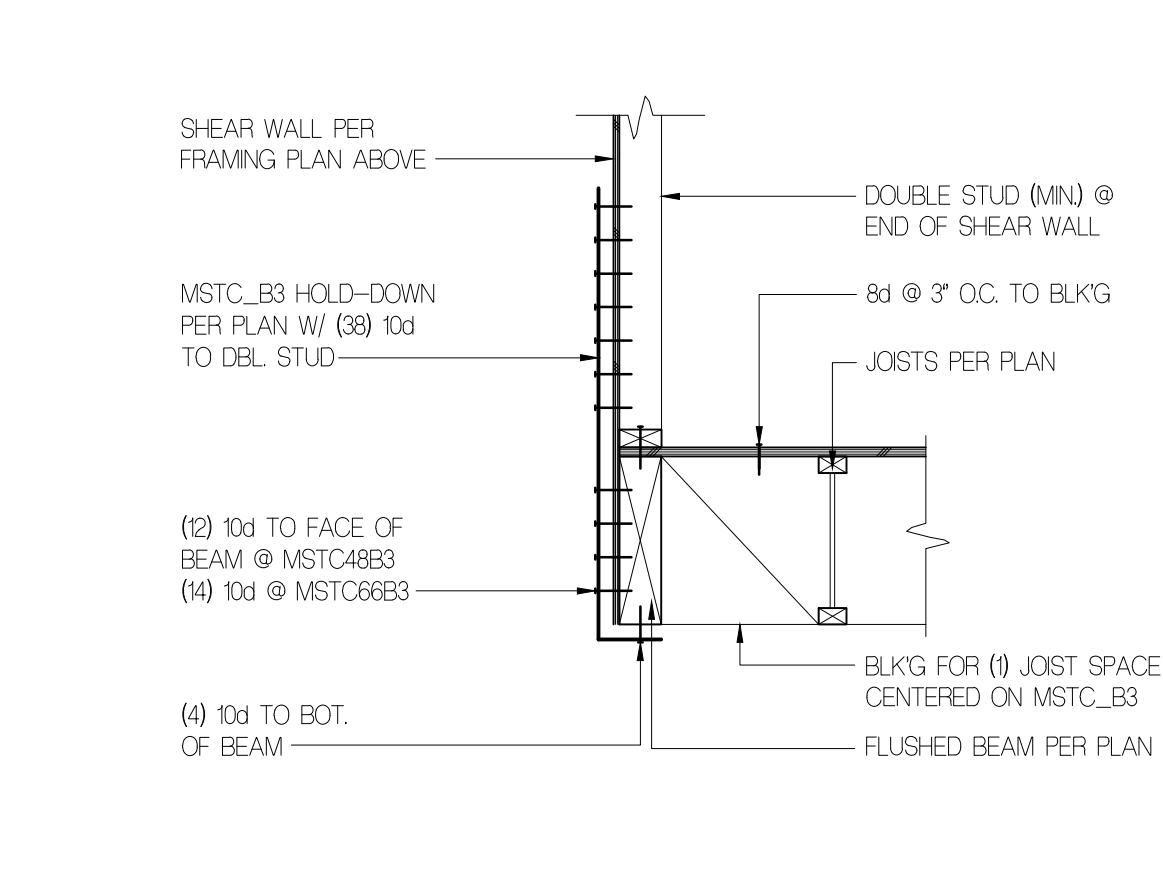
6 TJI BLOCK'G INSTALLATION
3/4" = 1'-0"



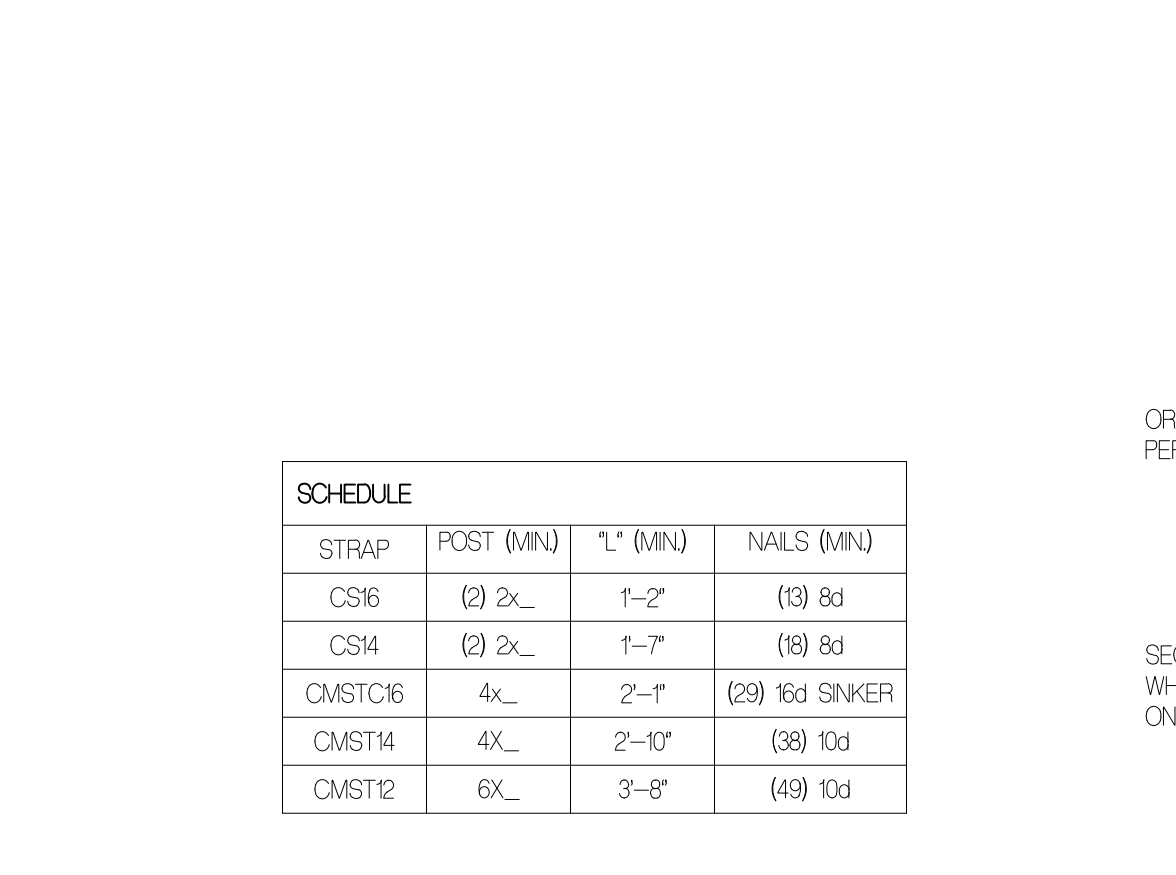
5 TJI BLOCK'G INSTALLATION
3/4" = 1'-0"



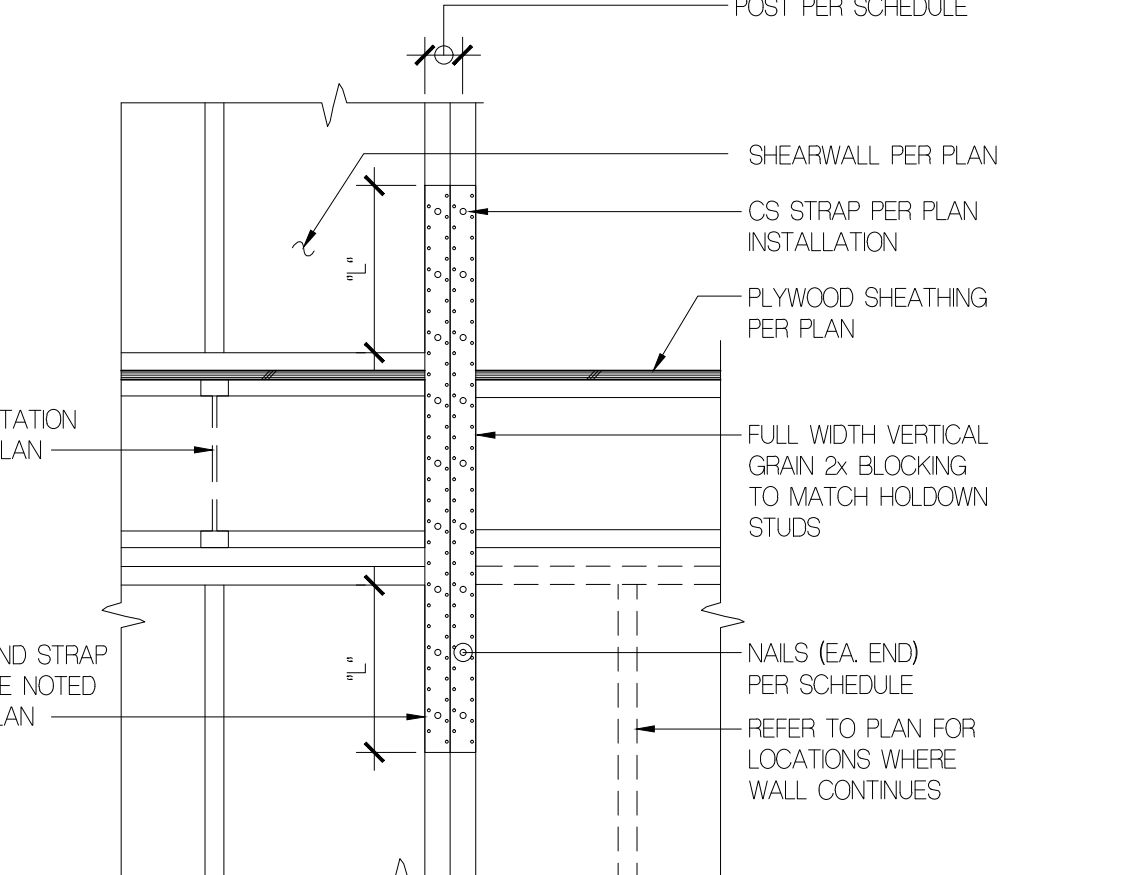
4 STRAPS @ WALL OPENING ABOVE & BELOW
3/4" = 1'-0"



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



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



1 REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
3/4" = 1'-0"

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
FOR 1c = 3000 PSI, GRADE 60 REINFORCING

① MIN. STRAIGHT DEVELOPMENT LENGTH (L _d)			① MINIMUM LAP SPLICE LENGTHS (L _s)			① MINIMUM EMBEDMENT LENGTHS (L _{eh}) FOR STANDARD END HOOKS	
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	LENGTH
#3	21"	16"	#3	28"	21"	#3	9"
#4	28"	22"	#4	37"	28"	#4	11"
#5	36"	27"	#5	46"	36"	#5	14"
#6	43"	33"	#6	56"	43"	#6	17"
#7	62"	48"	#7	81"	62"	#7	20"
#8	71"	55"	#8	93"	71"	#8	22"
#9	80"	62"	#9	104"	80"	#9	25"
#10	90"	70"	#10	118"	90"	#10	28"
#11	100"	77"	#11	131"	100"	#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
3/4" = 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: NC. ROSSOUIV

SURVEYOR:
SITE SURVEY AND MAPPING
2929 NE 11TH STREET
SAMMAMISH, WA 98047
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORFF

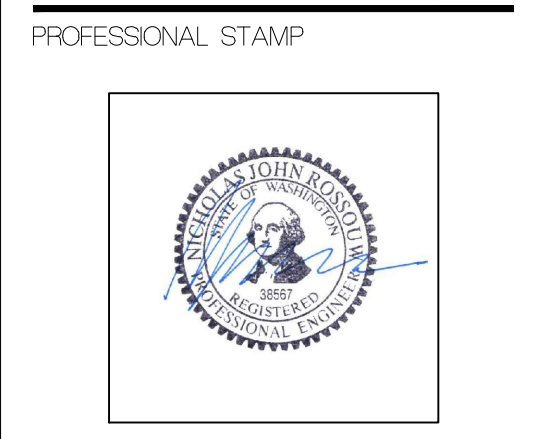
GEOTECH:
ZIPPER GEO
1909 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
PHONE: 425.822.9928
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TREE SOLUTIONS INC
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SUITE 200 SEATTLE, WA 98109
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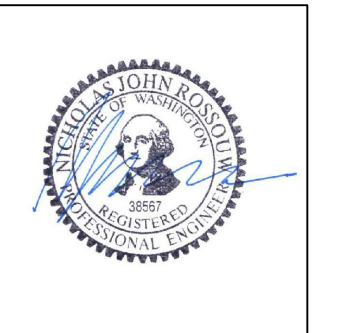
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040



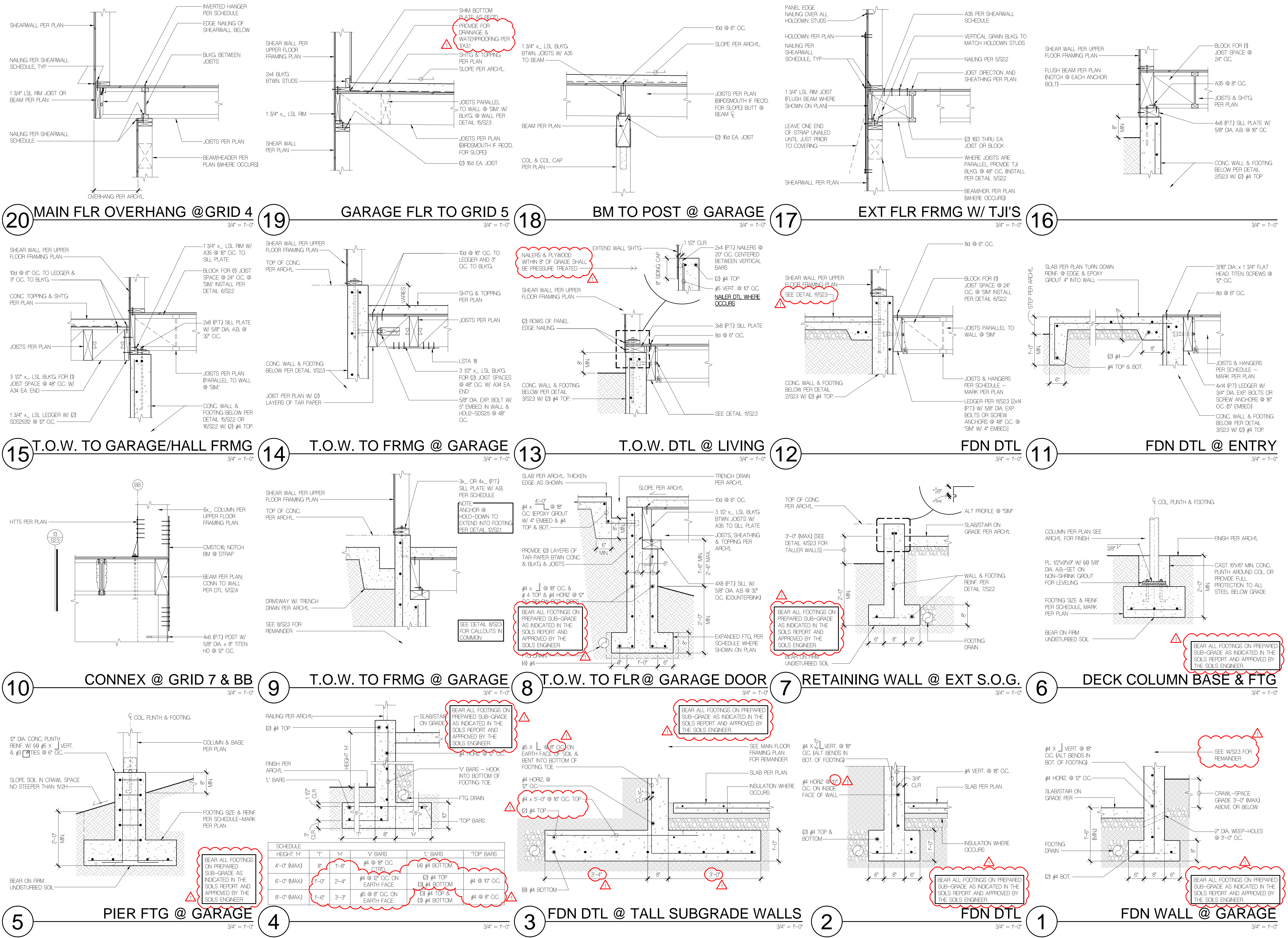
BUILDING DEPT. STAMP

ISSUE	DATE
ML PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18
PERMIT CORRECTIONS	04.01.19

STRUCTURAL DETAILS



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SCHEDULE	HEIGHT 1H'	T'	1H'	V' BARS	L' BARS	TOP BARS
	4'-0" (MAX)	8"	1'-8"	#4 @ 18" O.C. CTDR	(4) #4 BOTTOM	
	6'-0" (MAX)	1'-0"	2'-4"	#4 @ 12" O.C. ON EARTH FACE	(2) #4 TOP (3) #4 BOTTOM	#4 @ 10" O.C.
	8'-0" (MAX)	1'-6"	3'-3"	#5 @ 8" O.C. ON EARTH FACE	(3) #4 TOP & (3) #4 BOTTOM	#4 @ 8" O.C.

BEAR ALL FOOTINGS ON PREPARED SUB-GRADE AS INDICATED IN THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER.

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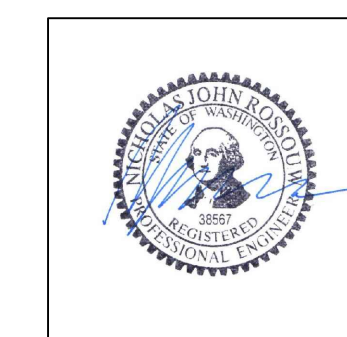
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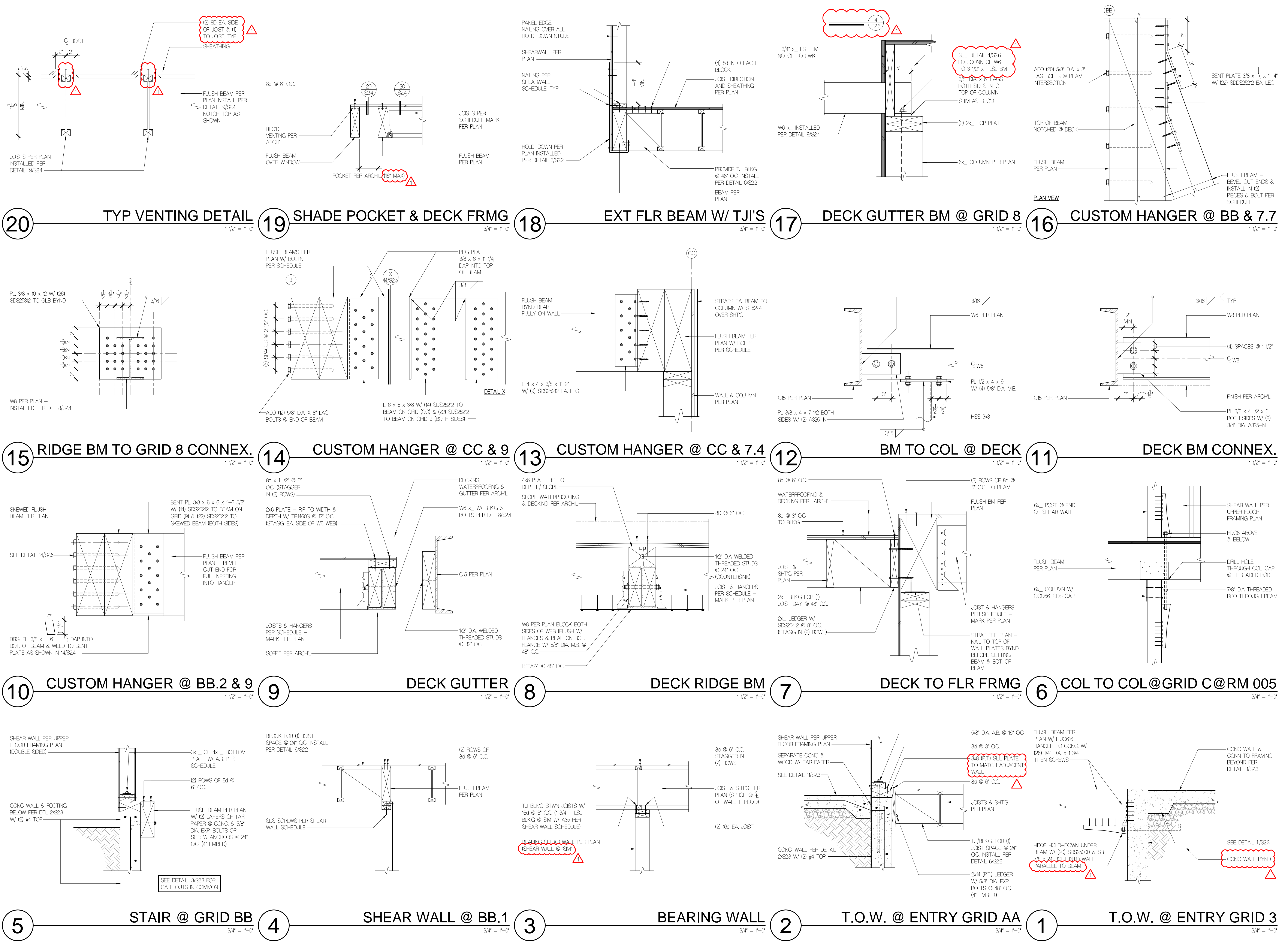
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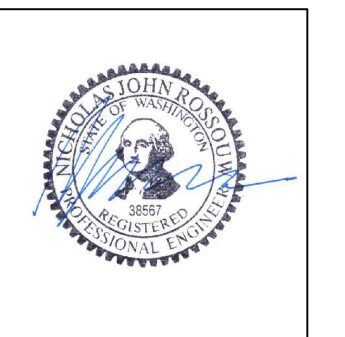
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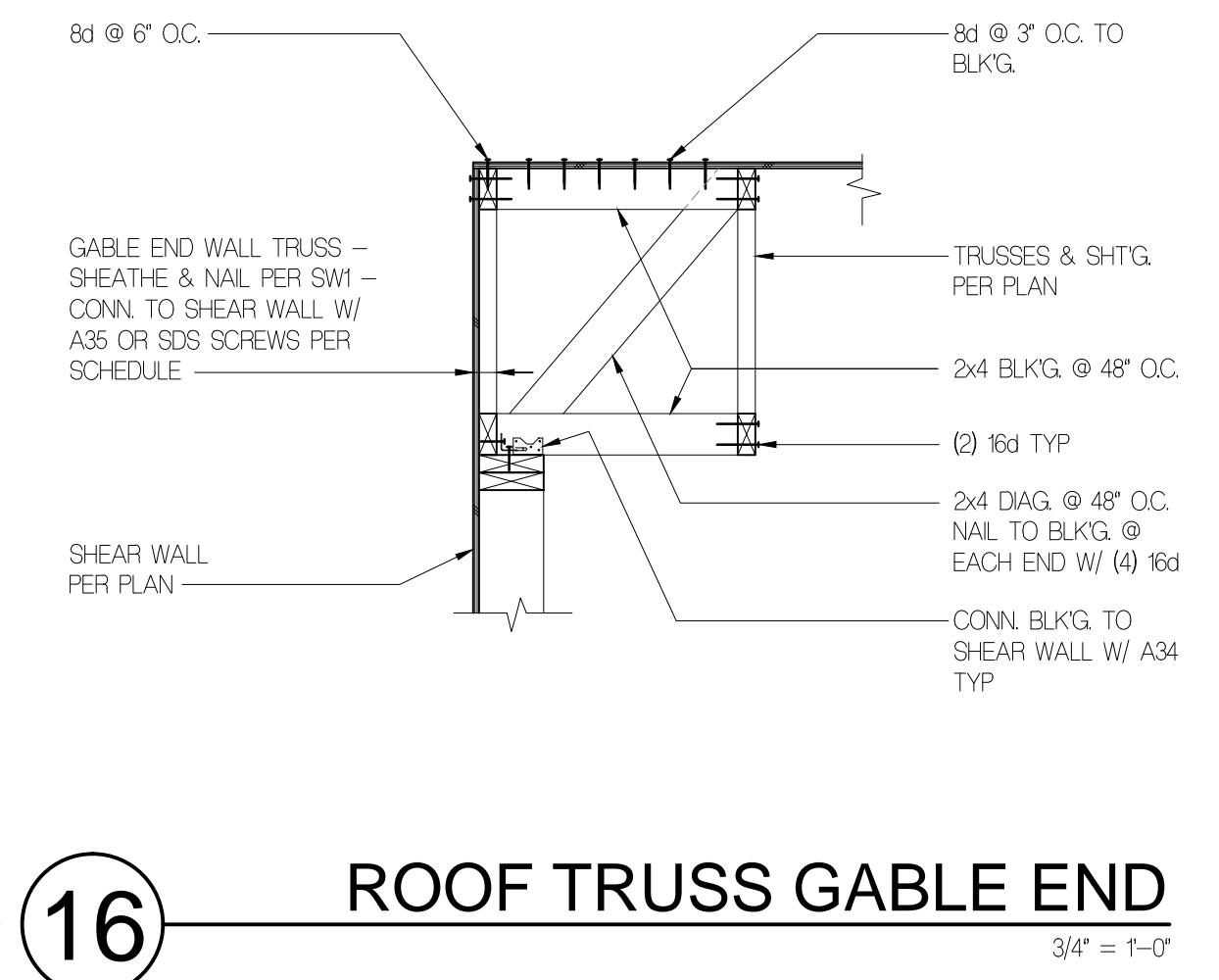


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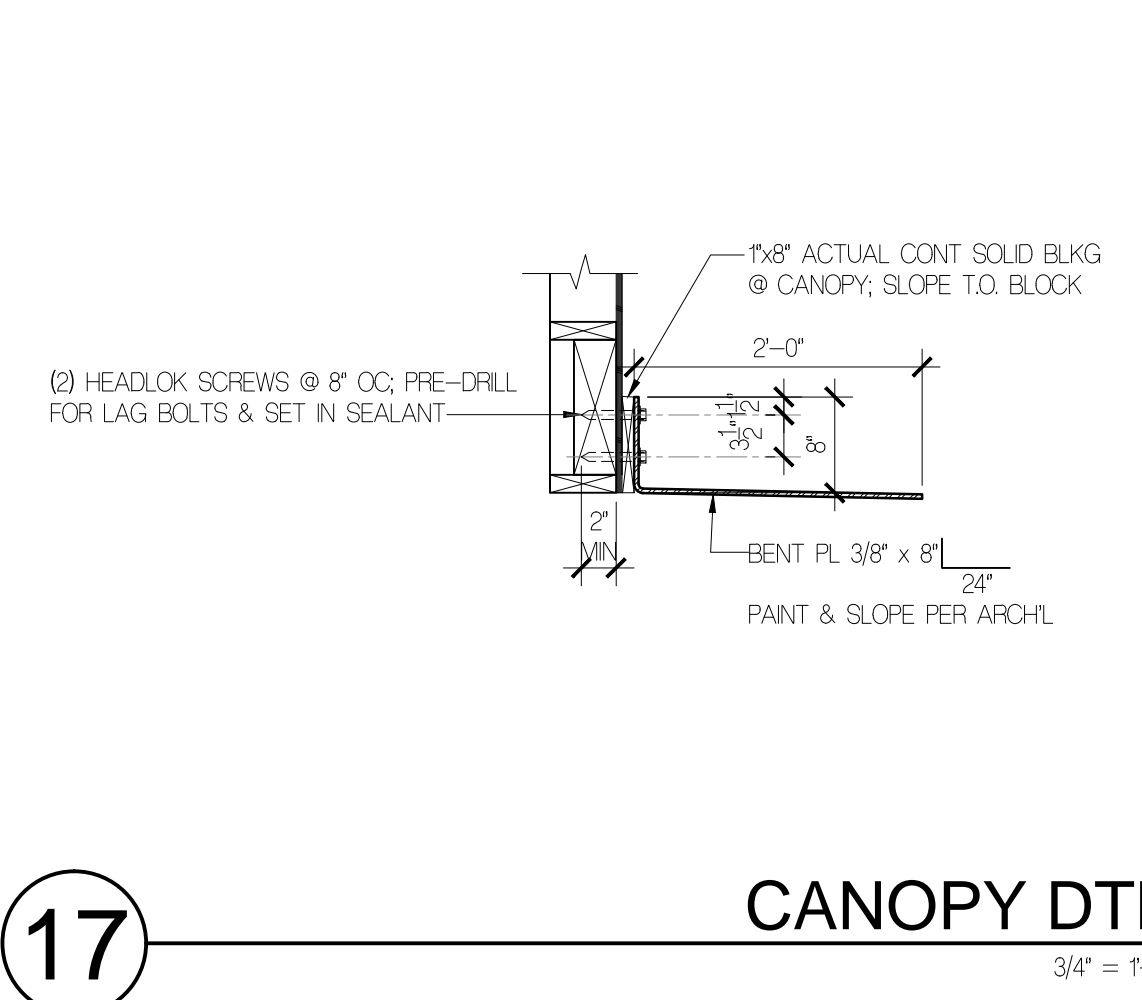




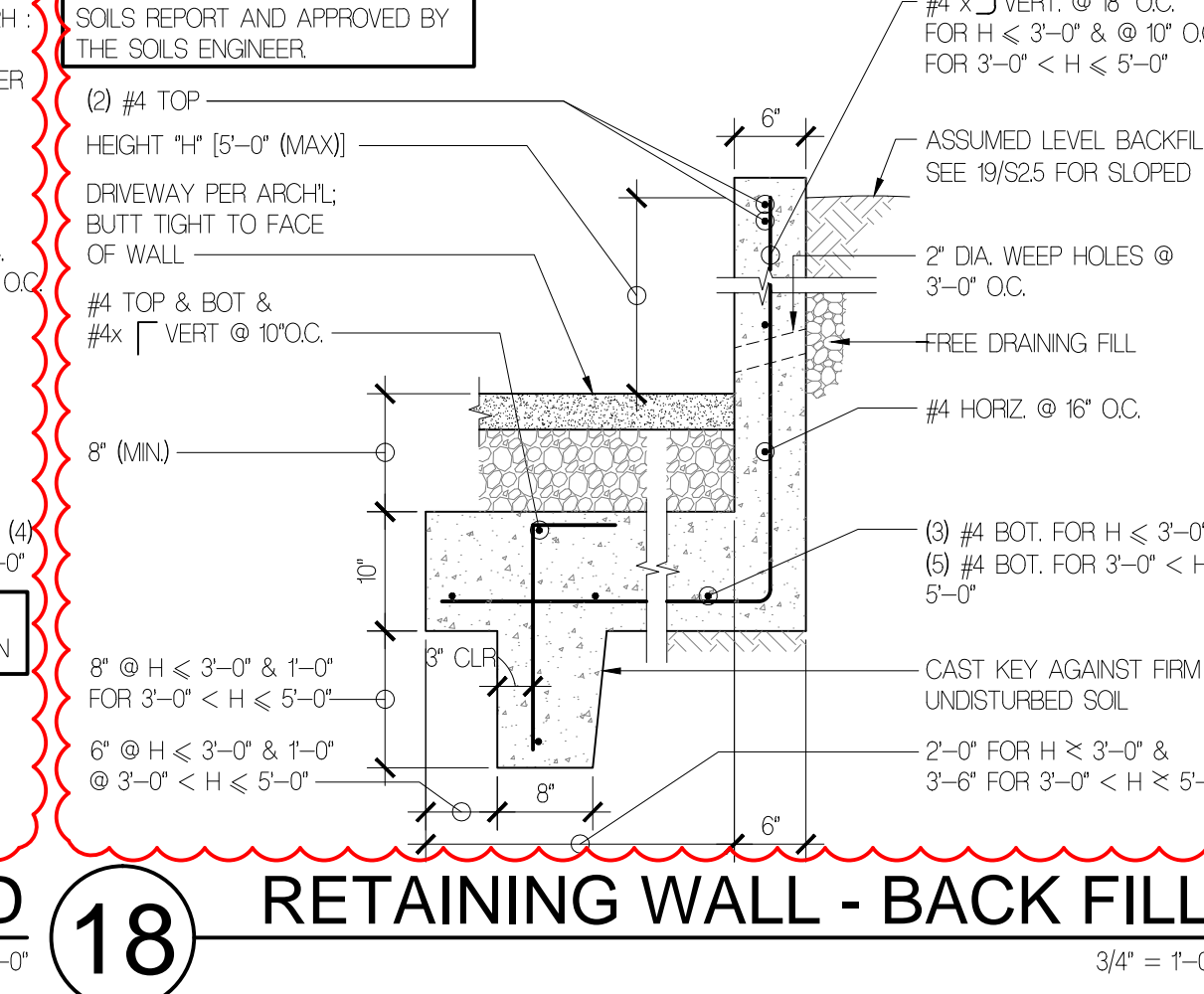
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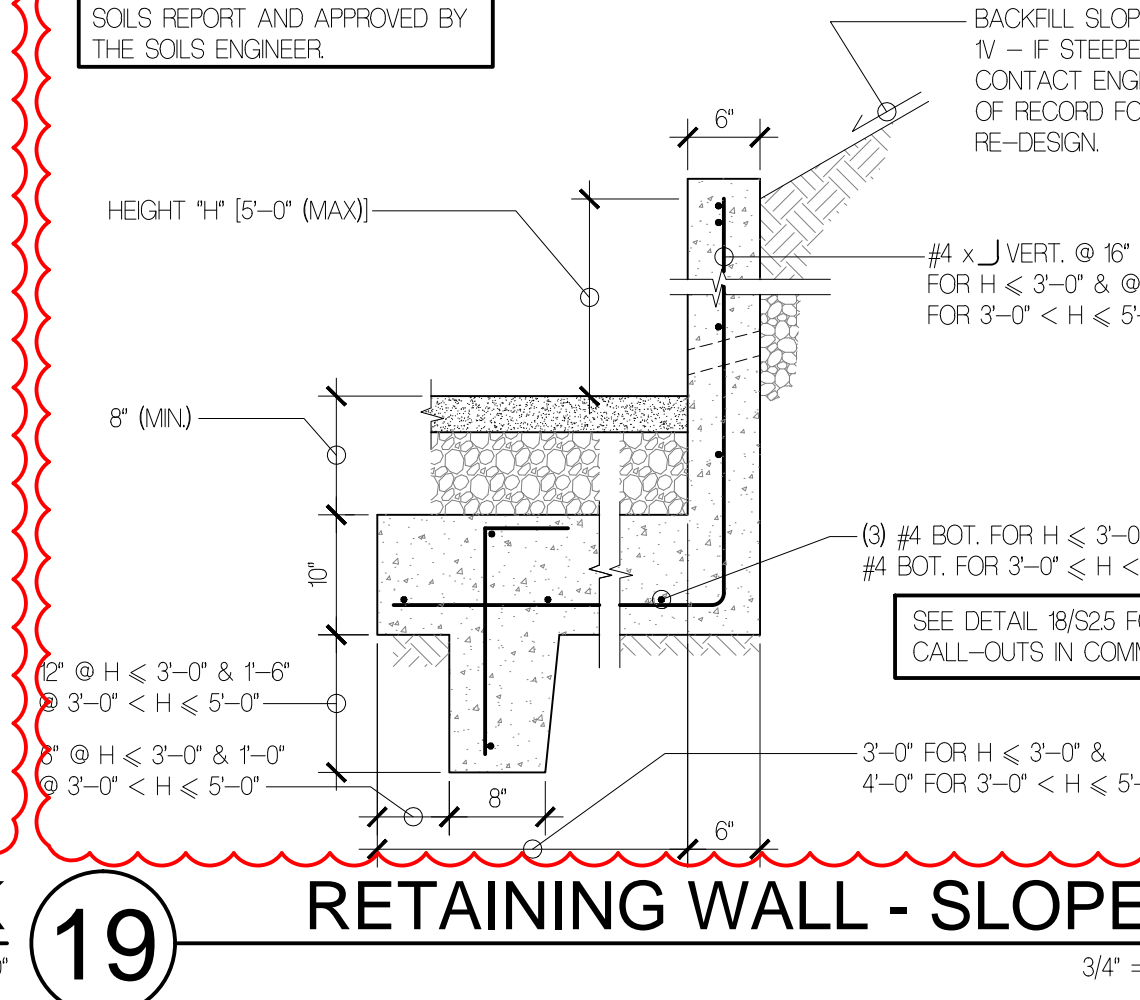
16 ROOF TRUSS GABLE END 3/4" = 1'-0"



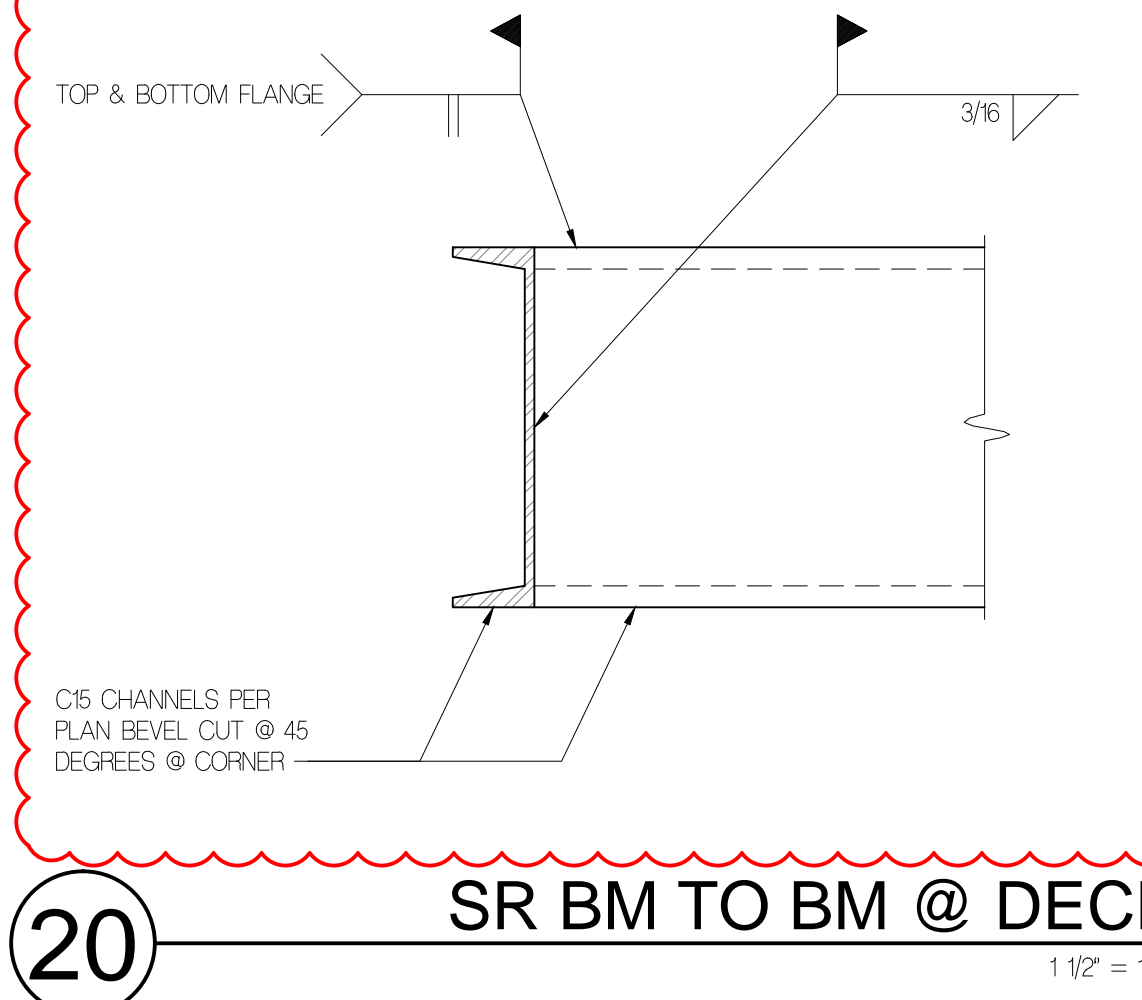
17 CANOPY DTL 3/4" = 1'-0"



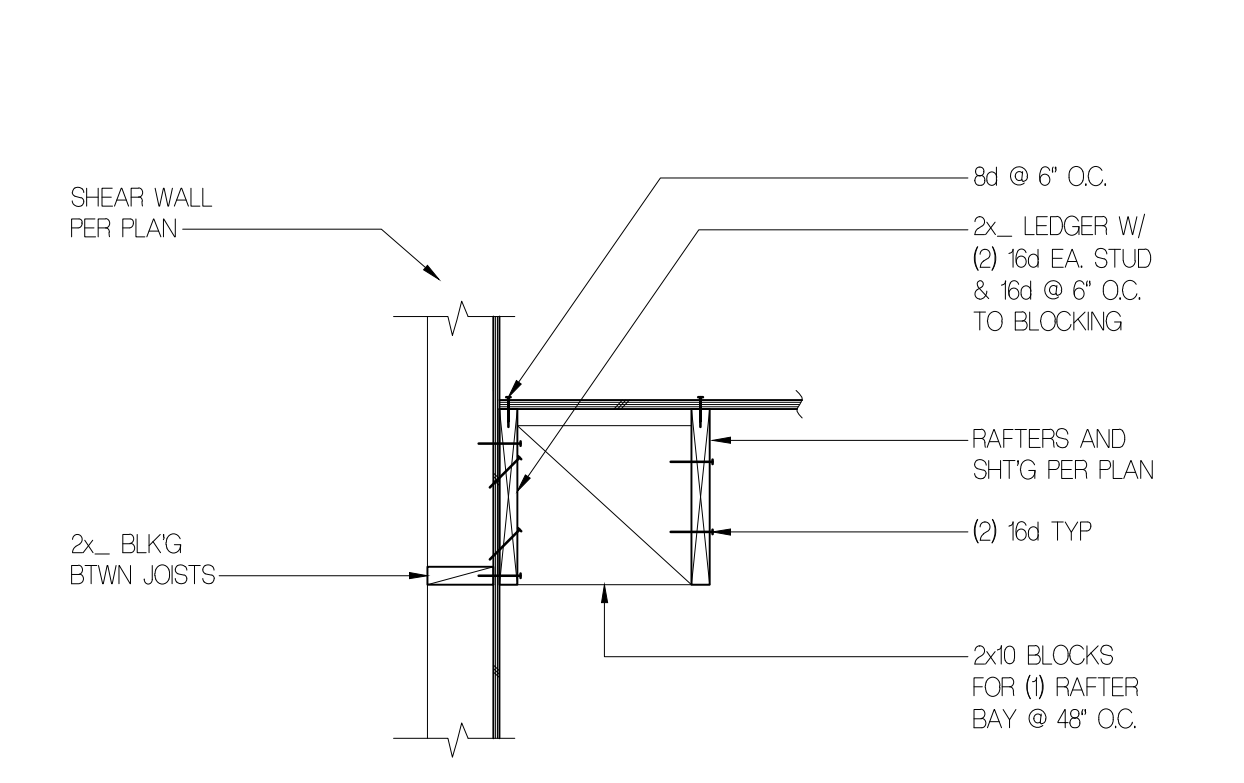
18 RETAINING WALL - BACK FILL 3/4" = 1'-0"



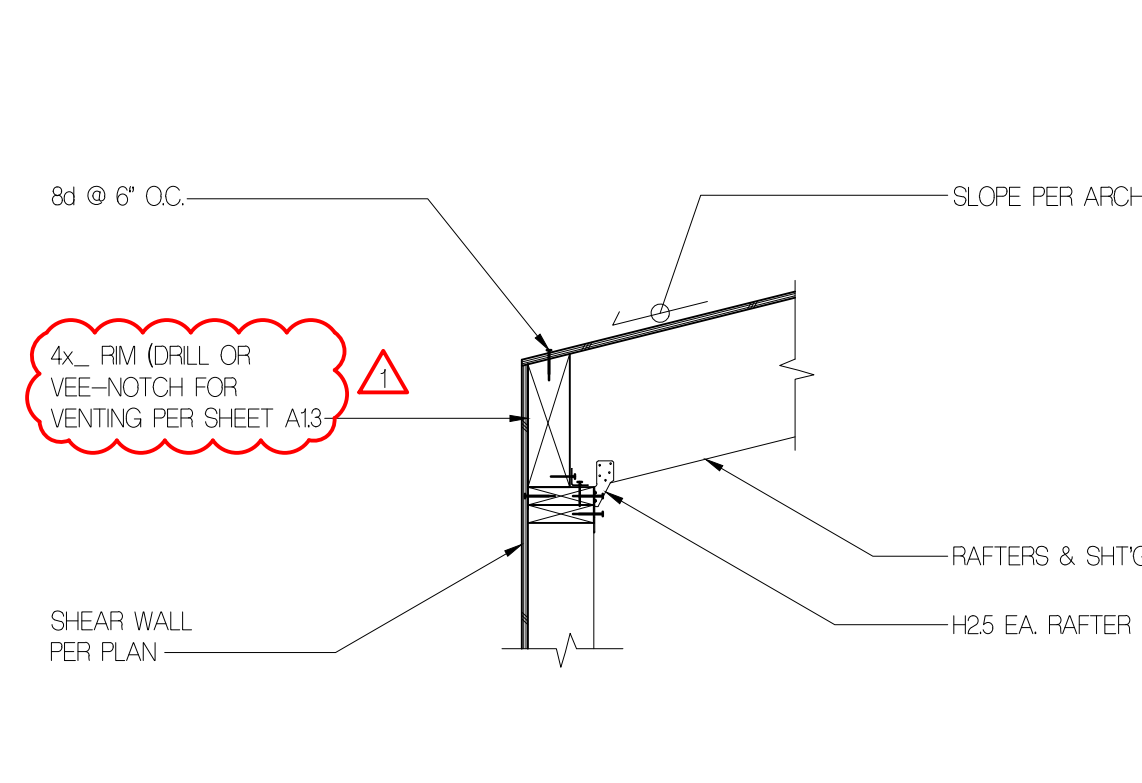
19 RETAINING WALL - SLOPED 3/4" = 1'-0"



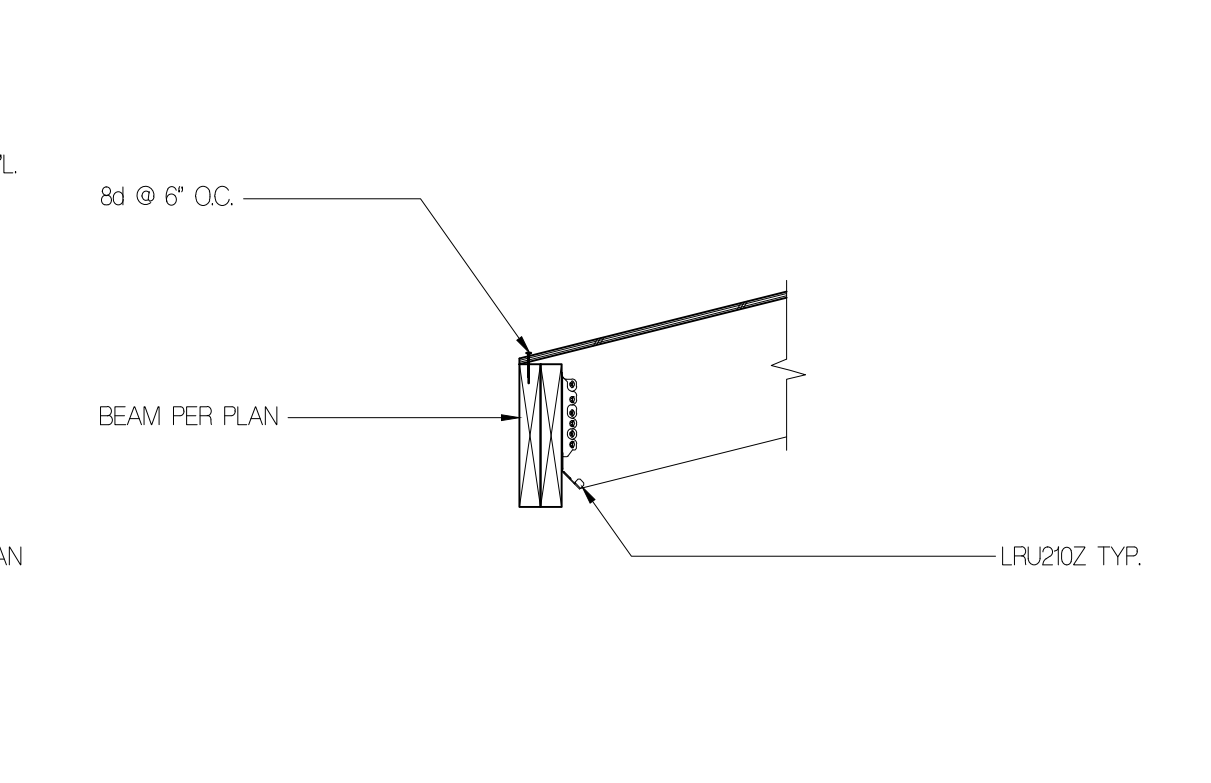
20 SR BM TO BM @ DECK 1 1/2" = 1'-0"



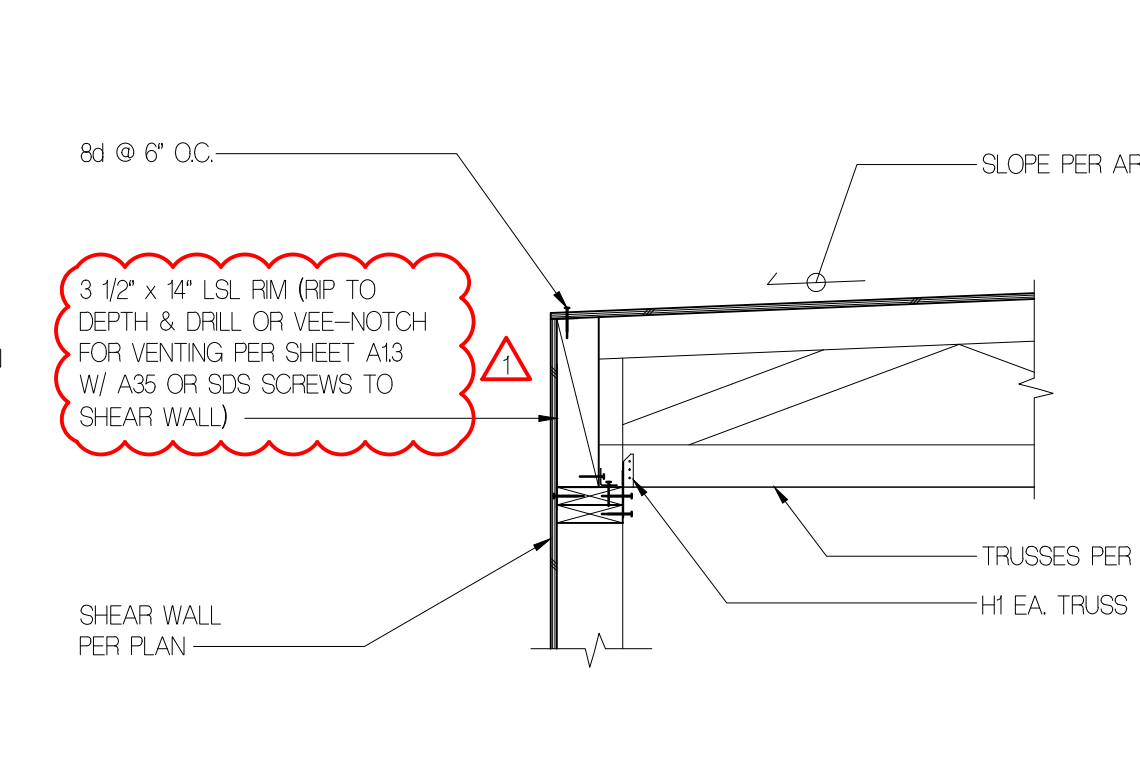
15 ROOF TRUSS PEAK 3/4" = 1'-0"



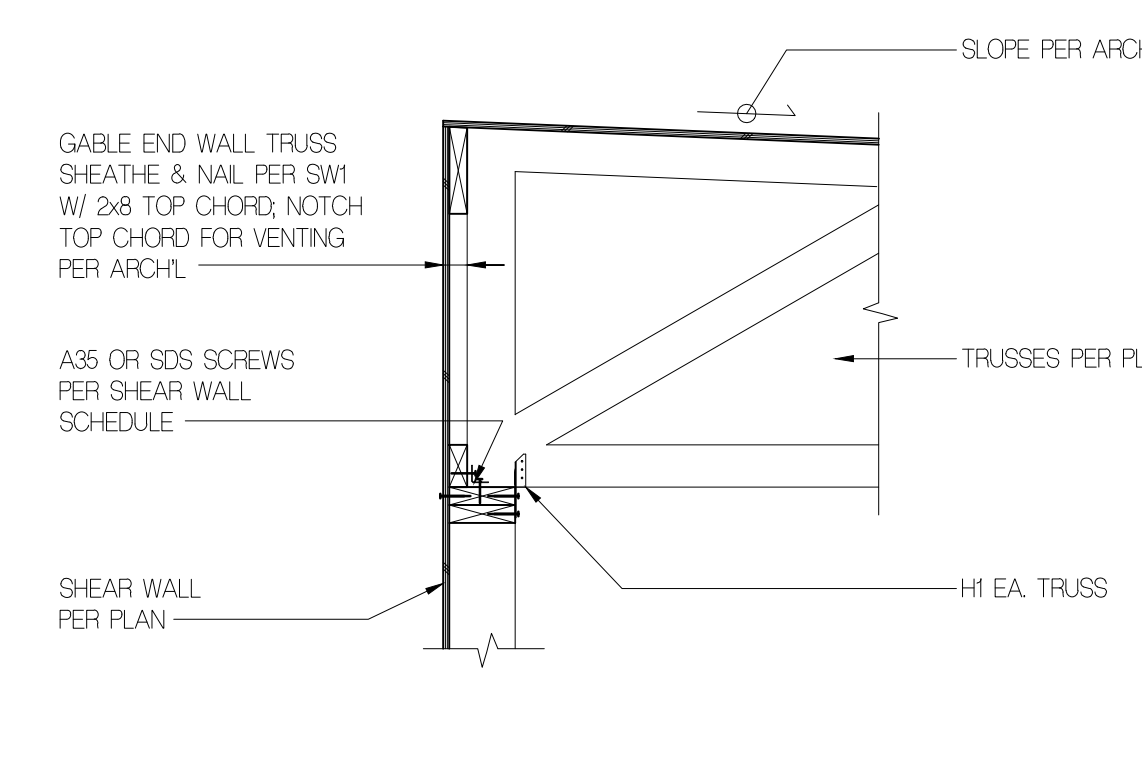
14 ROOF TRUSS HEEL 3/4" = 1'-0"



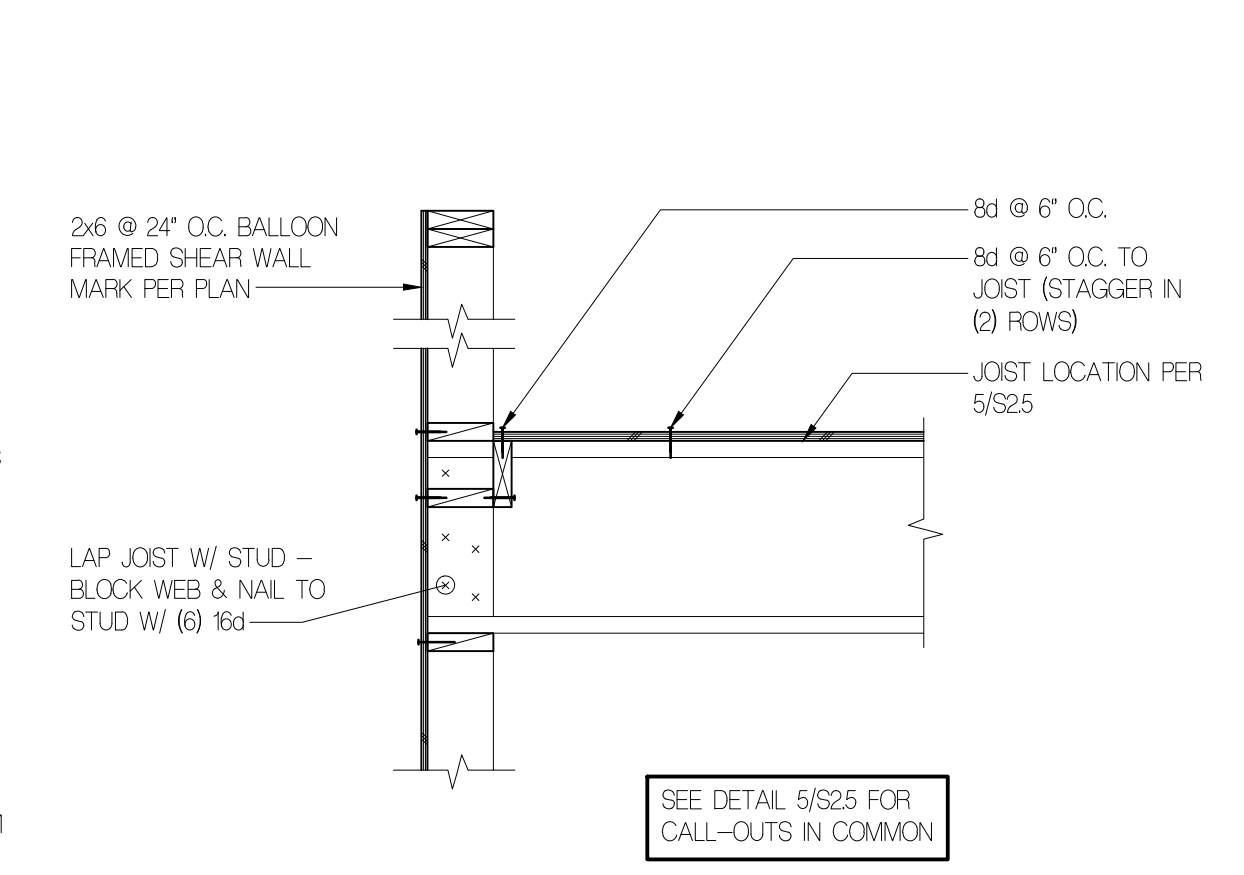
13 EAVE @ ENTRY LOW ROOF 3/4" = 1'-0"



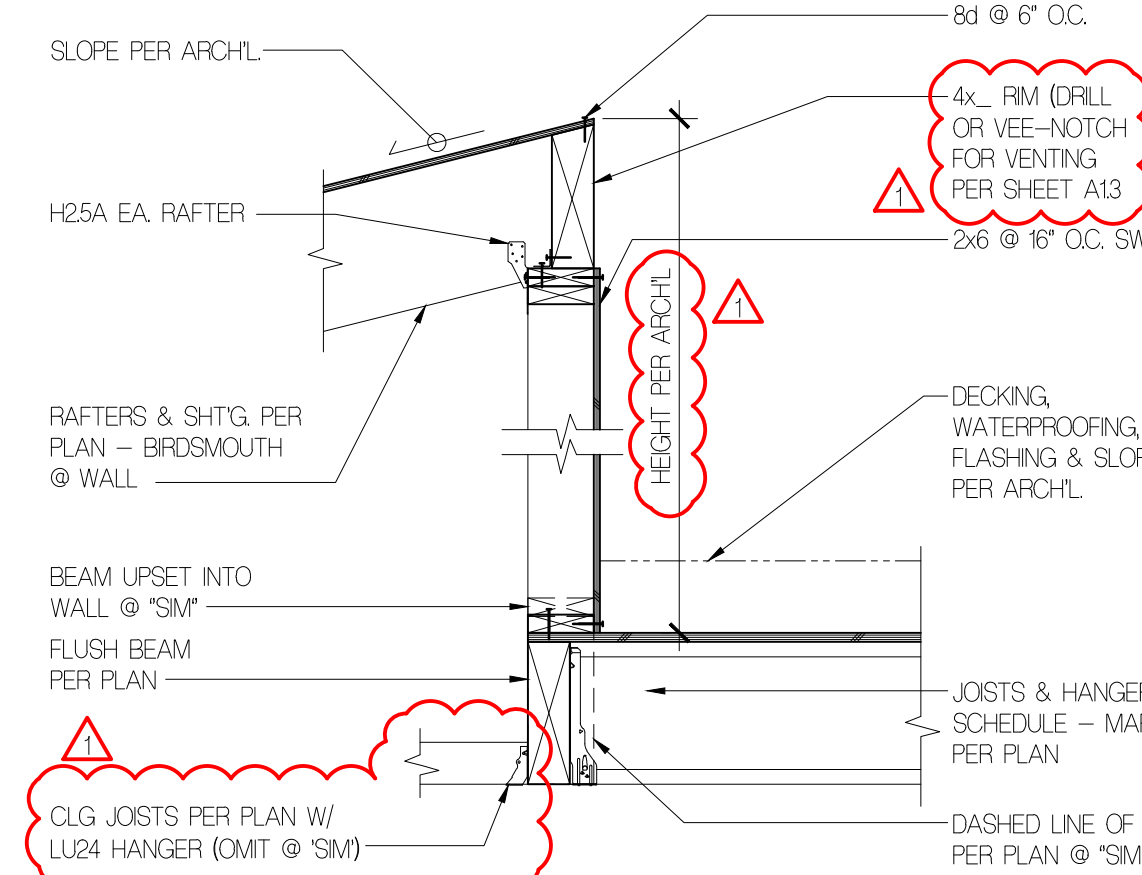
12 EAVE @ LIVING LOW ROOF 3/4" = 1'-0"



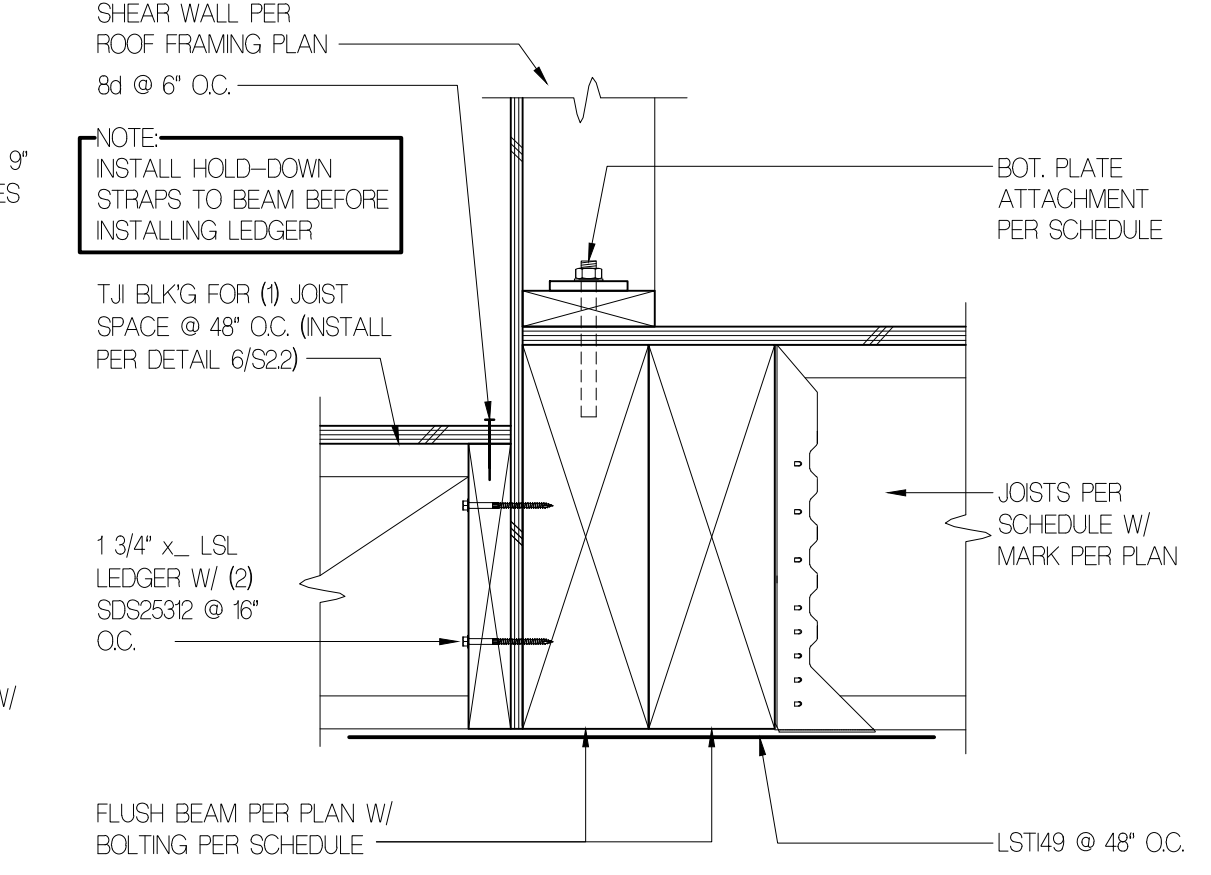
11 LOW ROOF TO WALL 3/4" = 1'-0"



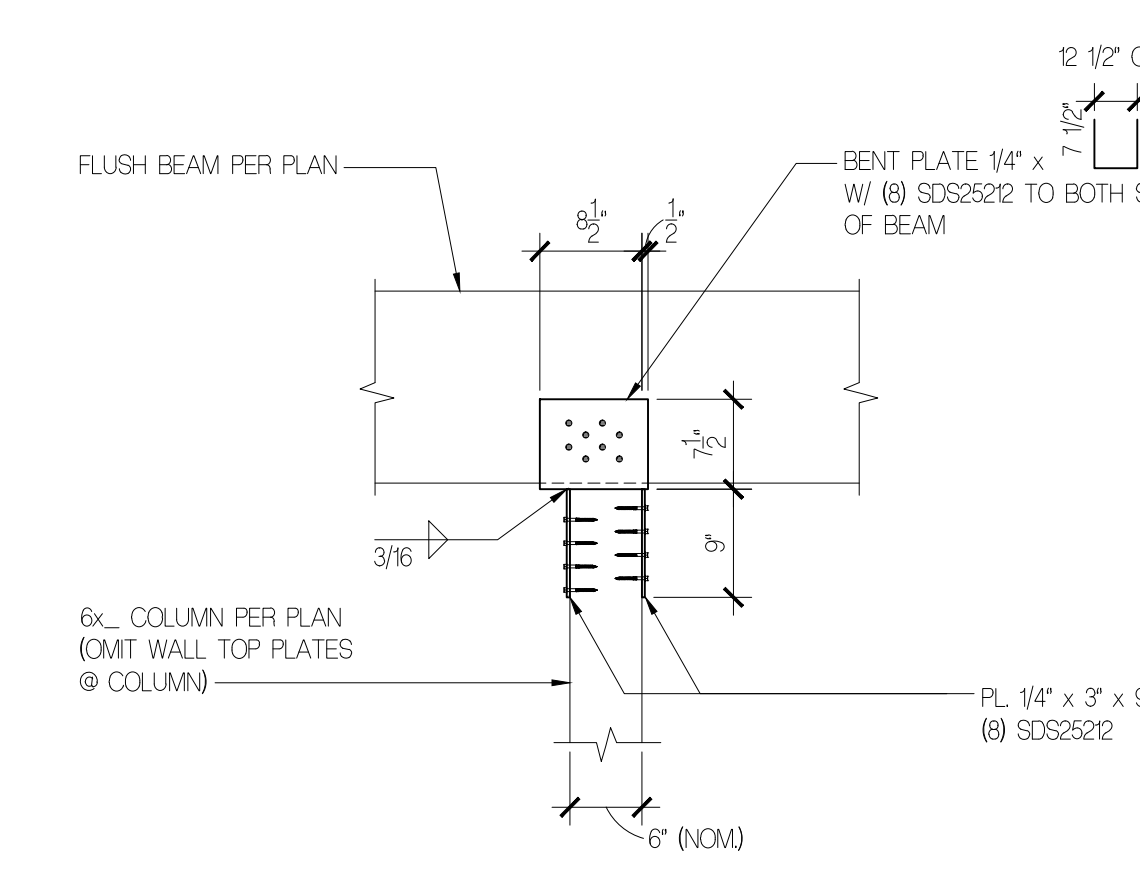
10 CONNEX @ BB & 8 1 1/2" = 1'-0"



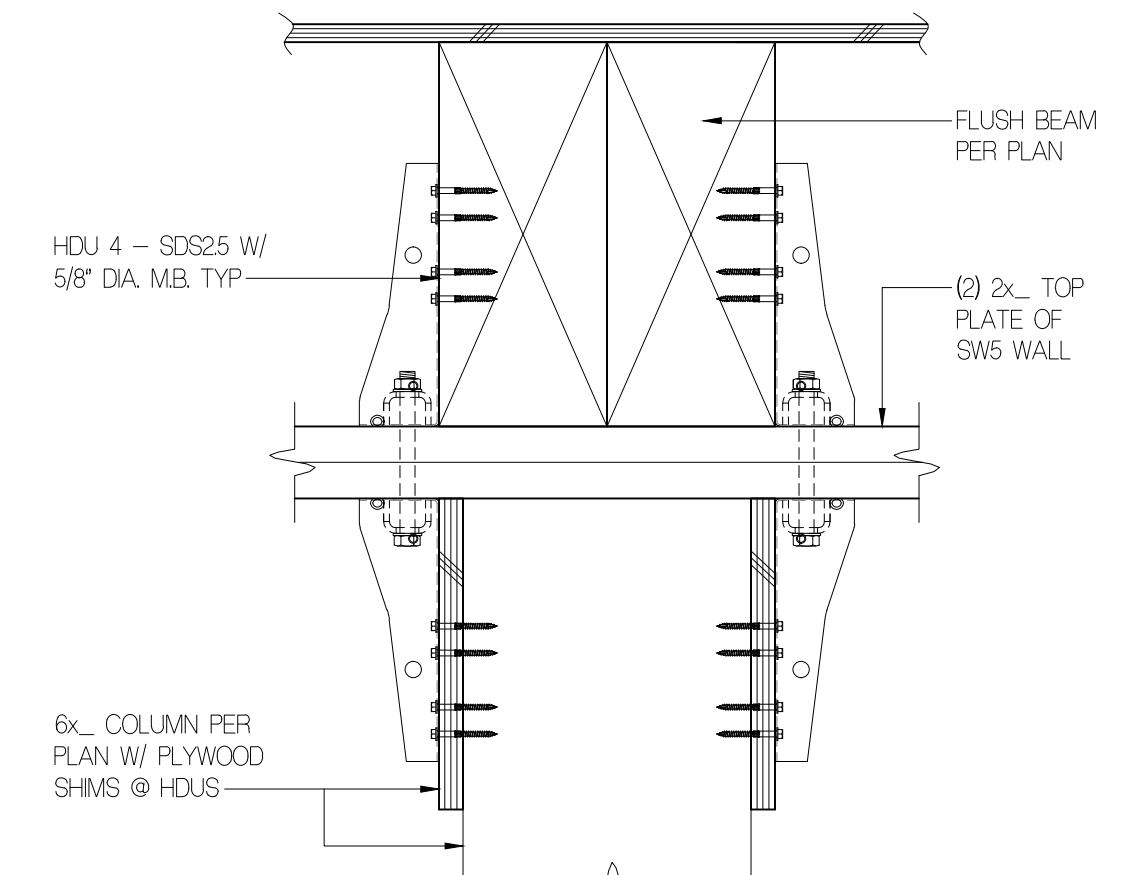
9 DBL COL CONNEX @ STAIR 3/4" = 1'-0"



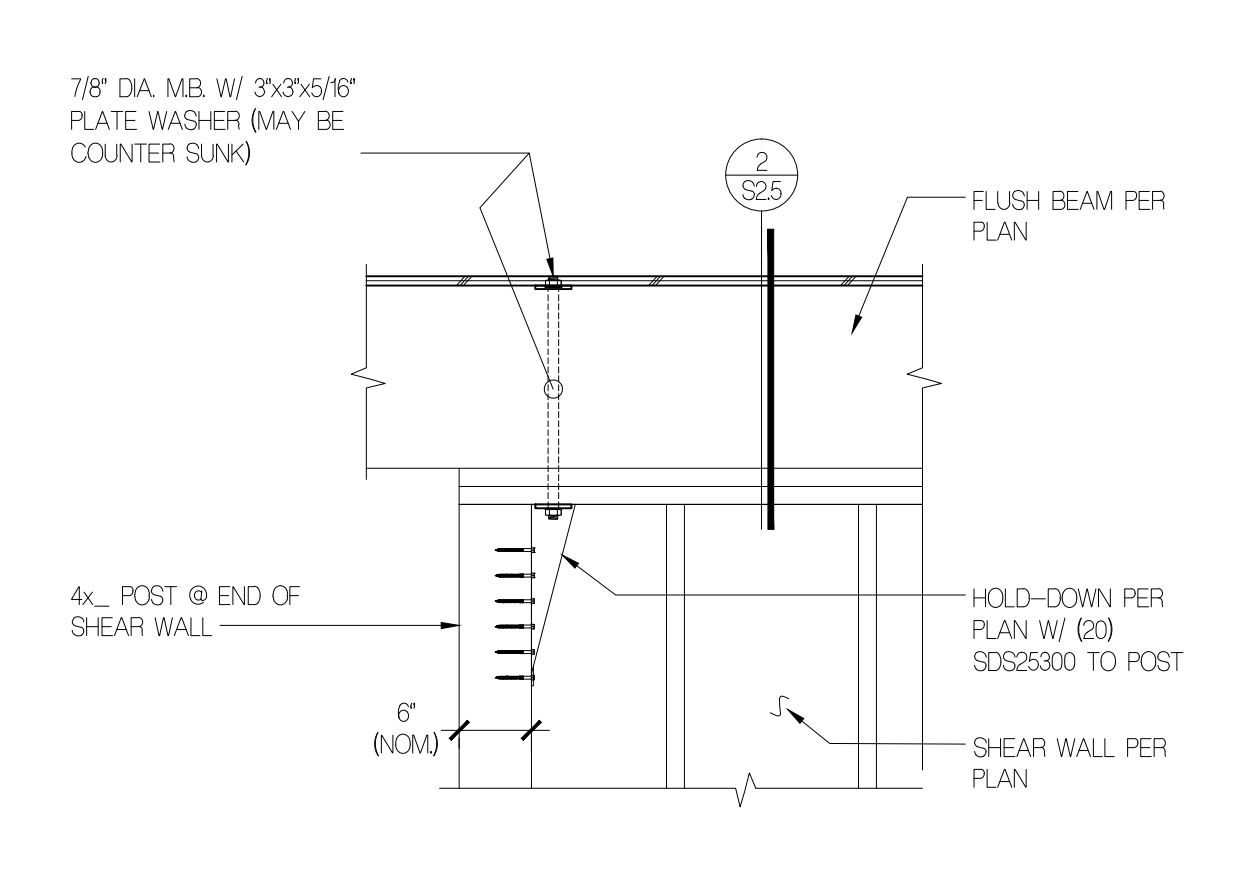
8 DECK TO MASTER BDRM FRMG 1 1/2" = 1'-0"



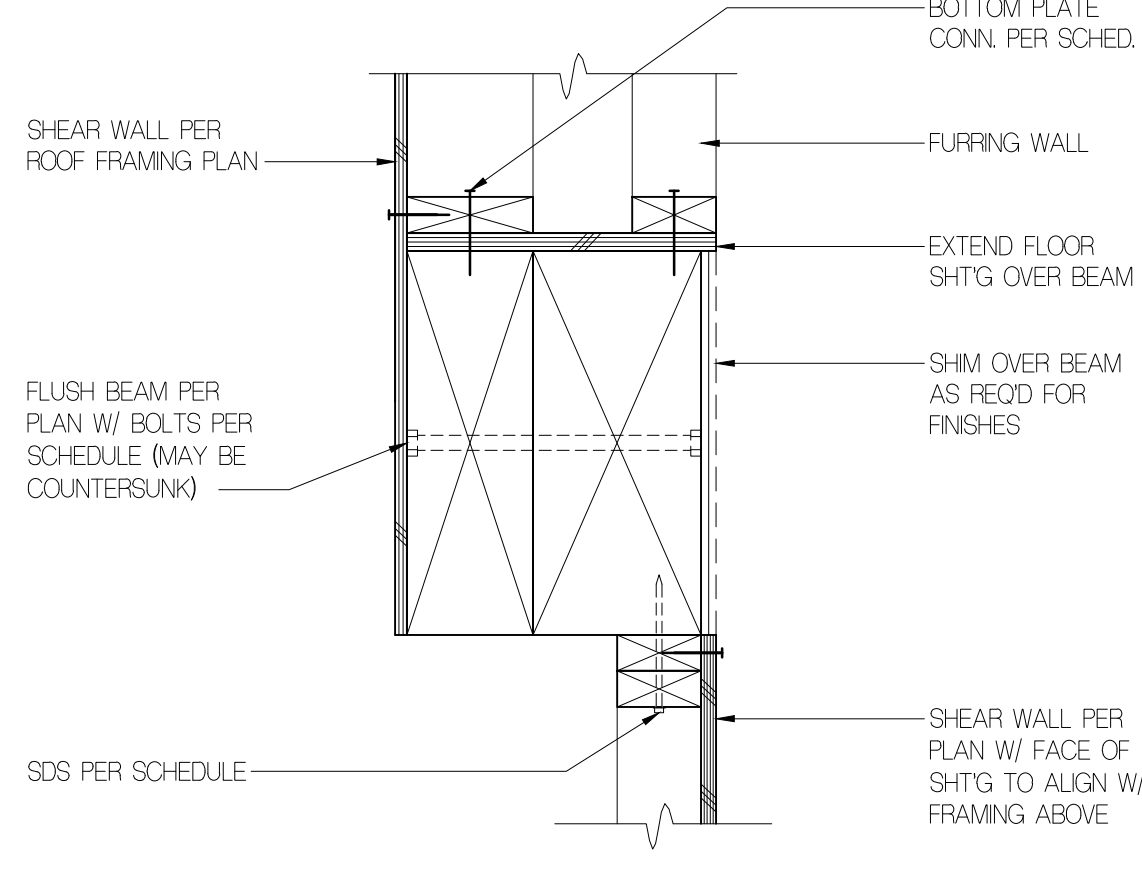
7 PARAPET FRMG @ DECK 3/4" = 1'-0"



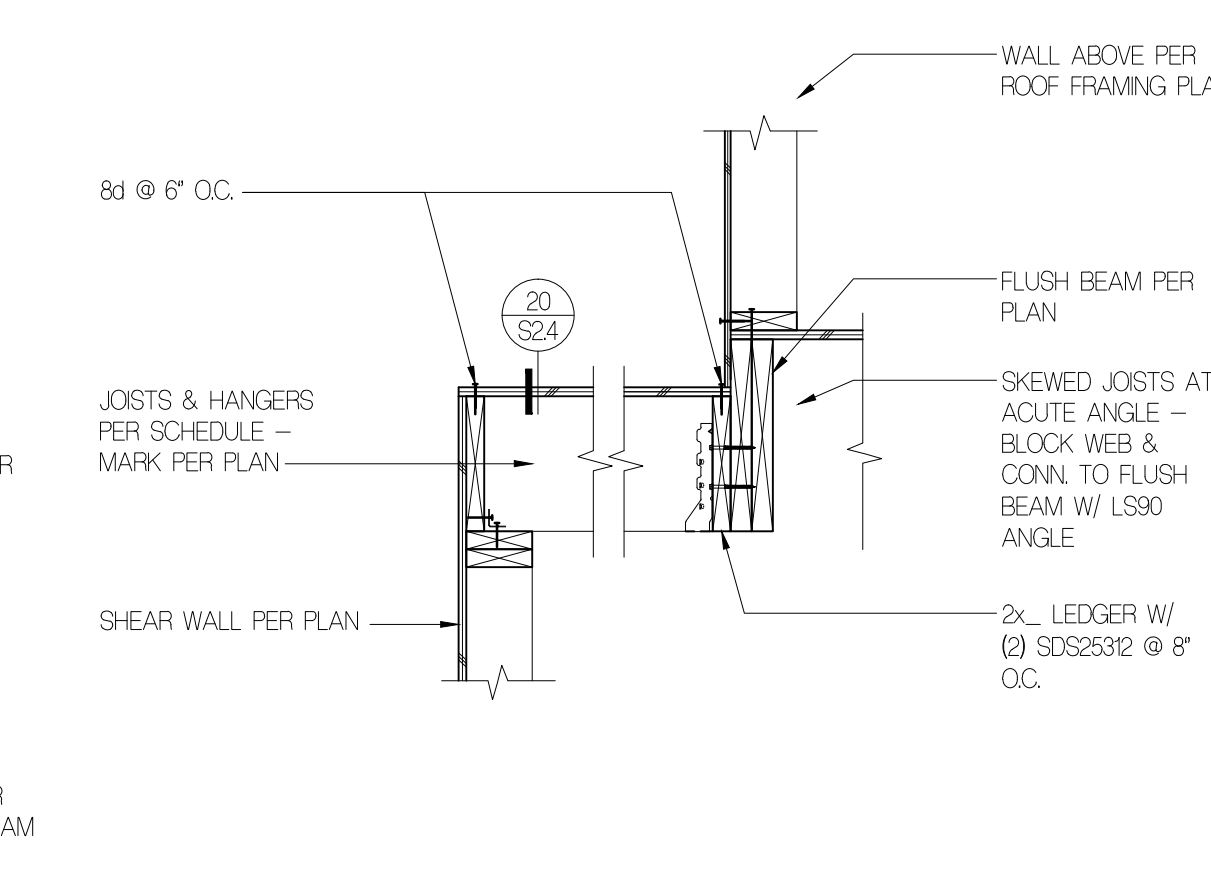
6 PARAPET @ BEARING WALL 3/4" = 1'-0"



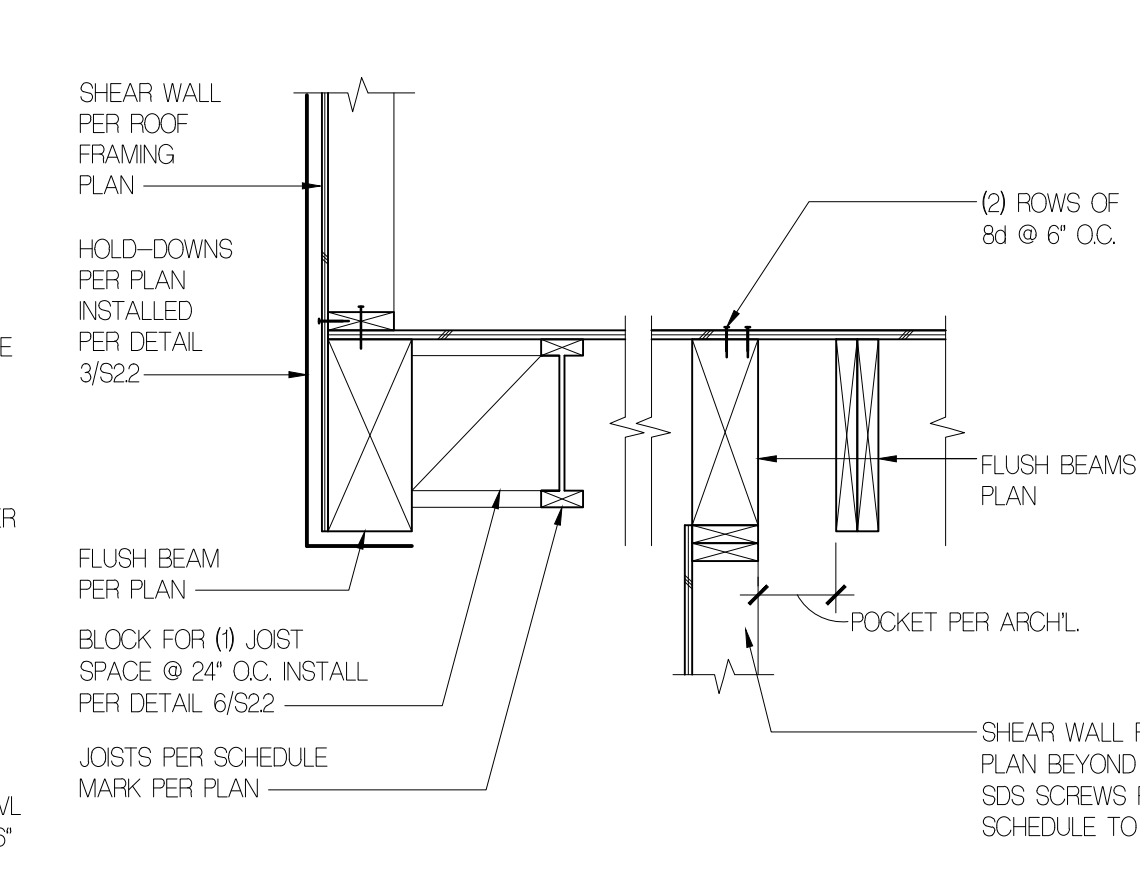
5 PARAPET @ NON BEARING WALL 3/4" = 1'-0"



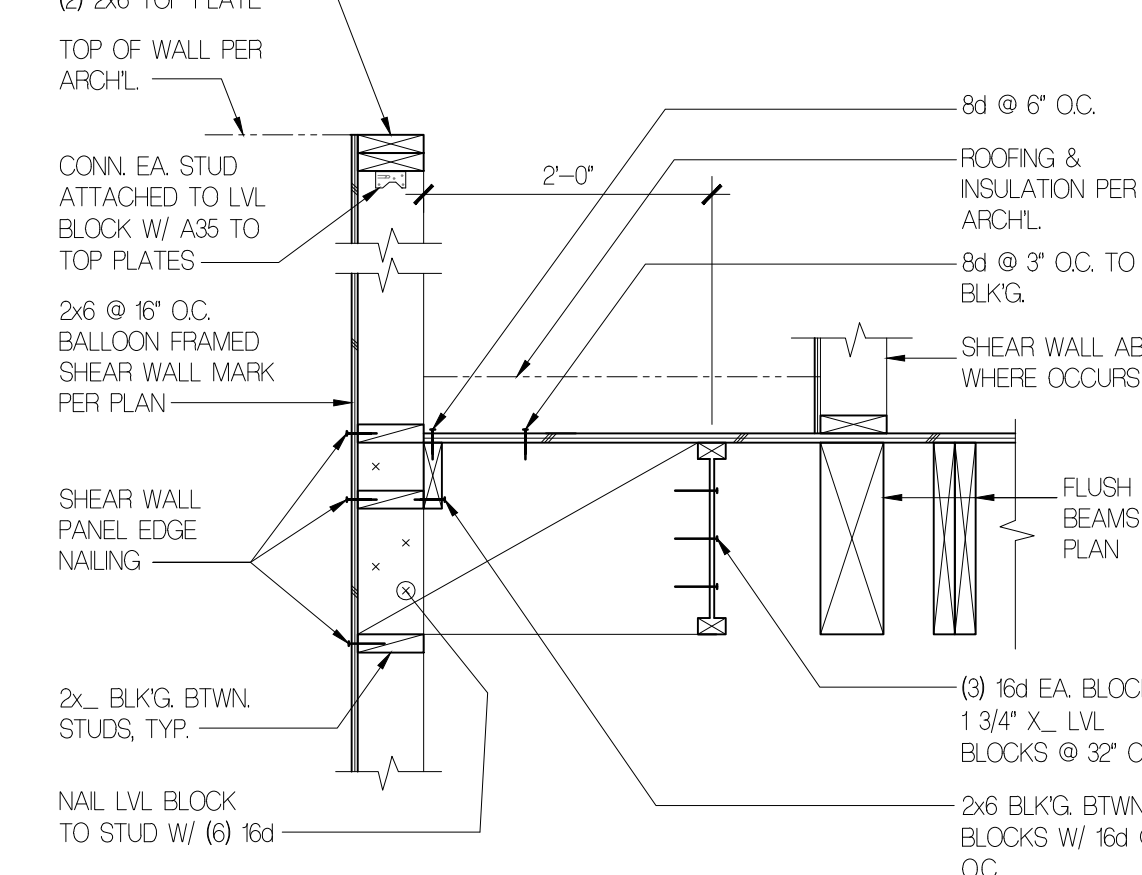
4 2ND FLR OVERHANG @ GRID 9 3/4" = 1'-0"



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"

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

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PHONE: 425.822.9228
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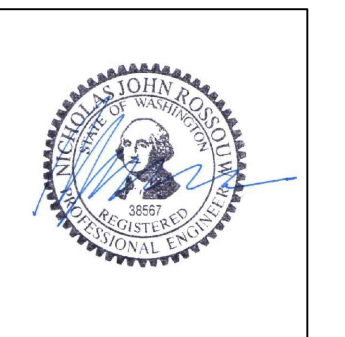
ARBORIST:
TREE SOLUTIONS INC
2940 WESTLAKE AVE N
SUITE 200 SEATTLE, WA 98109
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**TALERMAN
RESIDENCE**

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

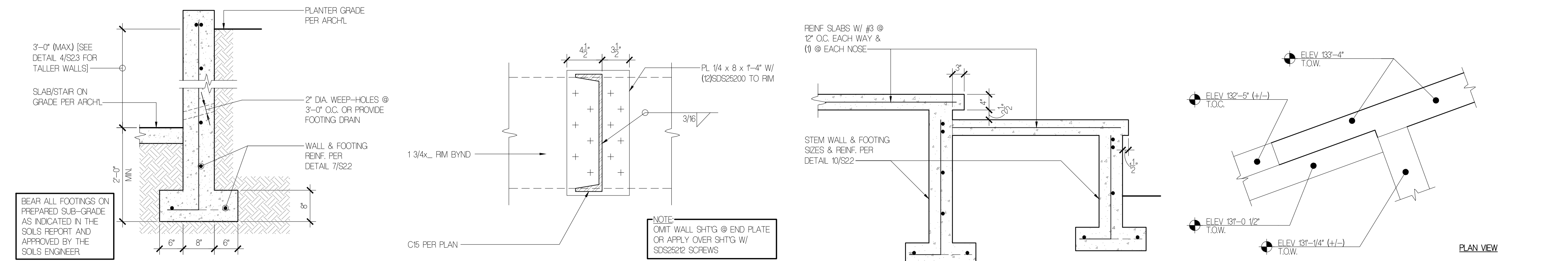


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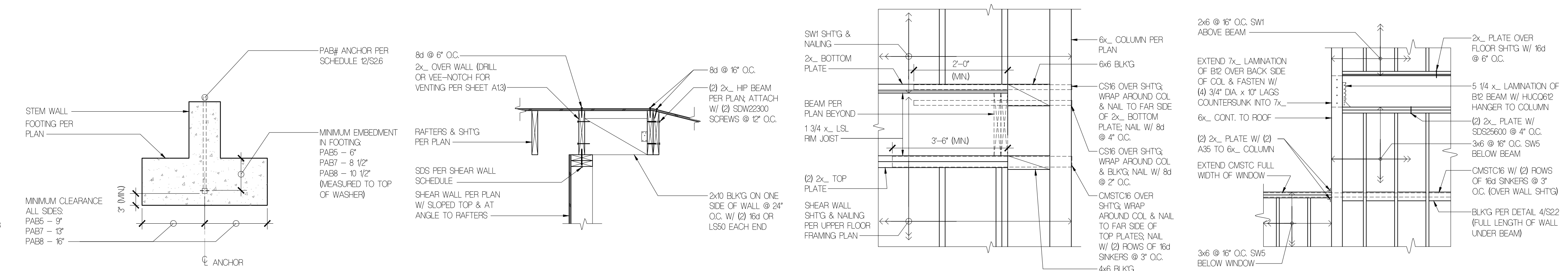
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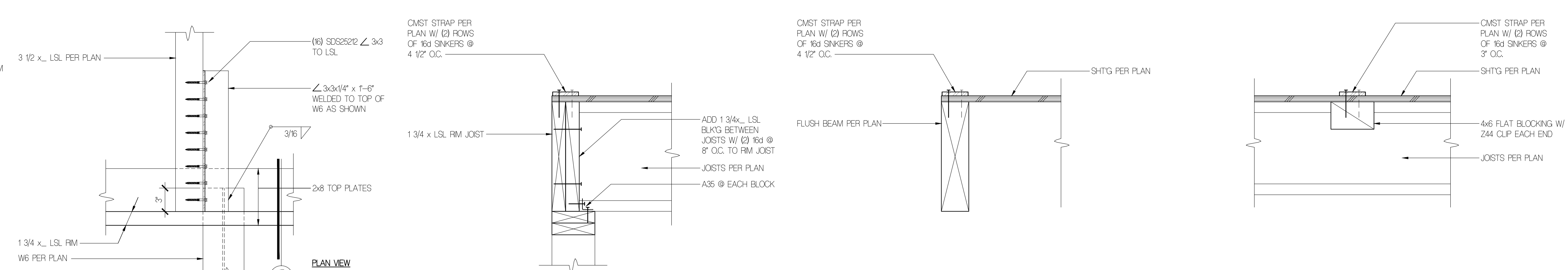
S2.6



14 FOOT'G W/ THICKENED SLAB $3/4" = 1'-0"$ **13** FOOT'G @ MUD ROOM STEPS $1/12" = 1'-0"$ **12** FOOT'G @ MUD ROOM STEPS $3/4" = 1'-0"$ **11** TOP OF CONC DTL PLAN $3/4" = 1'-0"$



10 PAB# ANCHOR EMBED $3/4" = 1'-0"$ **9** RAFTER FRMG @ LOW ROOF $3/4" = 1'-0"$ **8** ELEV DTL SW @ 6 & BB.5 $3/4" = 1'-0"$ **7** ELEV DTL SW @ BB & 6/7 $3/8" = 1'-0"$



5 DECK BM @ GRID 8 PLAN $1/12" = 1'-0"$ **4** CMST STRAP $1/12" = 1'-0"$ **3** CMST STRAP $1/12" = 1'-0"$ **2** CMST STRAP $1/12" = 1'-0"$ **1** CMST STRAP $1/12" = 1'-0"$