

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
902 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
1909 36TH AVE WEST
SUITE E
LYNNWOOD, WA 98036
PHONE: 425.582.9928
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CIVIL:
TEC ENGINEERING
485 RAINIER BLVD NORTH
SUITE 201
PO BOX 1787
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ARCHITECT:
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1941 FIRST AVENUE SOUTH #2E
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SURVEYOR:
SITE SURVEY AND MAPPING
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SAMMAMISH, WA 98074
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORF

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

DRAWING INDEX

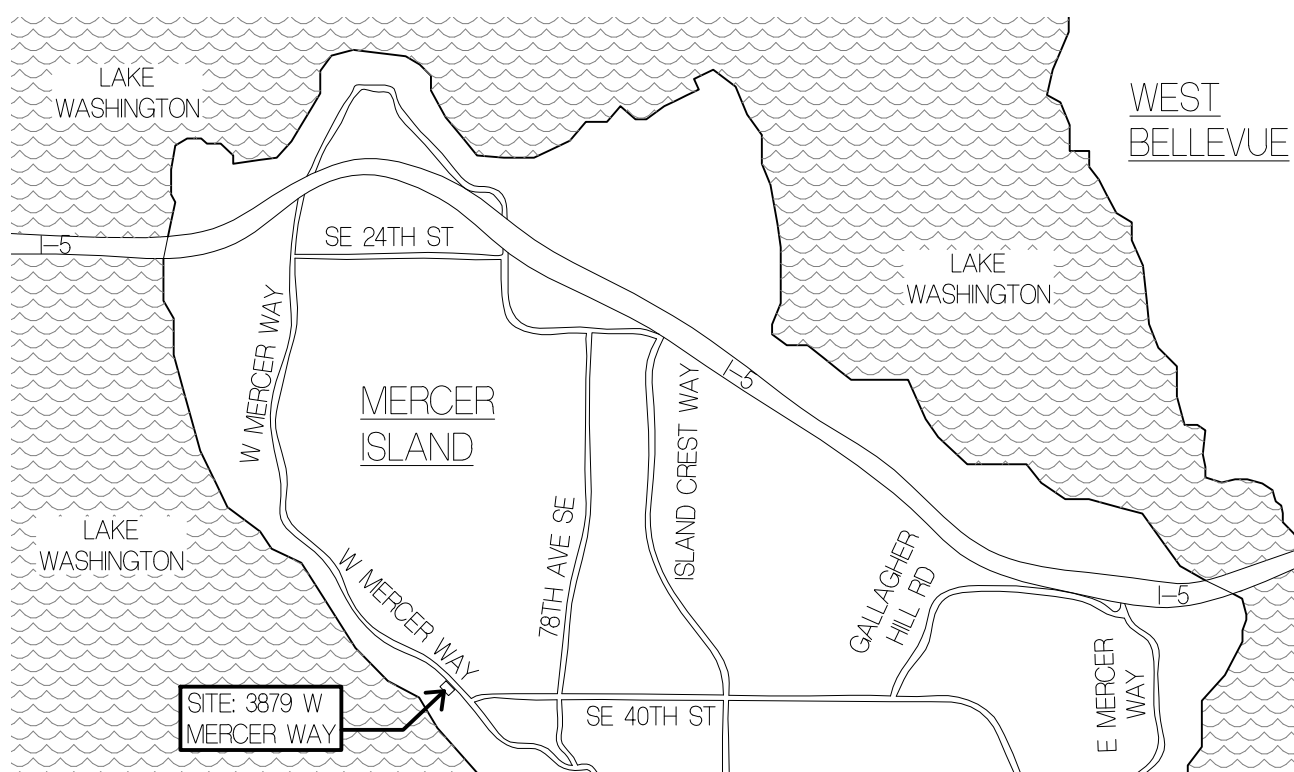
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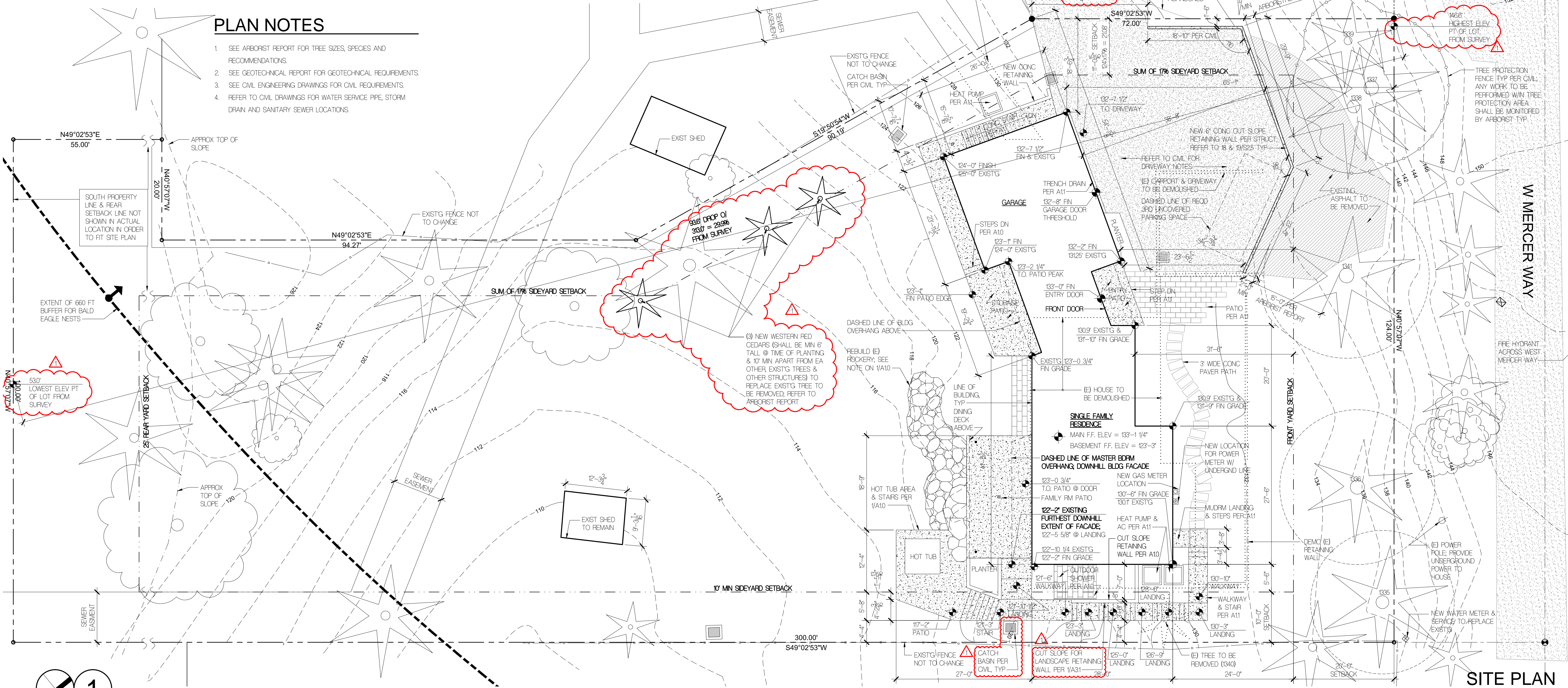
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- TS1 TOPOGRAPHIC SURVEY
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LEGEND

- 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

SITE PLAN
1" = 10'

FLOISAND STUDIO

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

OWNER:
EDWARD TALERMAN AND
DYAN SIMON
902 SE 59TH STREET
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CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
Allison W. Hogue
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT. STAMP

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

GENERAL INFO & SITE PLAN

A0.1

GENERAL NOTES

- ALL WORK TO COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE WITH CITY & STATE AMENDMENTS.
- ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
- GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
- DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
- 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.
- THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
- DO NOT SCALE DRAWINGS

JOB SITE SAFETY / ASBESTOS

- THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- 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.
- ASBESTOS, FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION III, 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

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

EARTH WORK

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACT 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.
- TEMPORARY EXCAVATION SLOPES NOT TO EXCEED 1 1/2 HORIZONTAL : 1 VERTICAL (AS PER GEOTECHNICAL REPORT).
- FINAL GRADES SHALL SLOPE AWAY FROM HOUSE. CONCENTRATED RUNOFF ON SOFTSCAPE SURFACE SHALL BE AVOIDED.
- SOILS EXPOSED DURING CONSTRUCTION SHALL BE STABILIZED BY PERMANENT SEEDING AND PLANTING.

SEASONAL DEVELOPMENT LIMITATION

- 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.
- NO CUTTING OF TRESS LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:

- AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED, OR
- 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. (MCC 19.1010)

ENERGY NOTES

- ALL WORK TO COMPLY WITH 2015 WASHINGTON STATE ENERGY CODE.
- HEATING UNIT(S) TO MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT.
- AIR BARRIER NOTES PER TABLE R402.4(1)

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE – VAPROSHIELD "WRAPSHIELD IT" IS AN APPROVED AIR BARRIER THAT PASSES ASTM E278

BREAKS IN THE AIR BARRIER SHALL BE SEALEDACCESS OPENINGS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALEDTHE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALEDTHE SPACE BETWEEN WINDOW/DOOR JAMBES AND FRAMING SHALL BE SEALEDRIM JOISTS SHALL INCLUDE THE AIR BARRIERTHE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATIONDUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALEDRECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL, SHALL BE AIRTIGHT AND IC RATEDTHE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLEDHVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
- R403.11 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.
- R403.33 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 W5U PS-33, USING THE MAX DUCT LEAKAGE RATES SPECIFIED.
- R403.53 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.
- R403.31 DUCT INSULATION: DUCTS IN ATTICS SHALL BE INSULATED TO A MIN OF R-8
- R403.33 BUILDING CAVITIES: INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- R303.111 INSULATION MARKERS: THE THICKNESS OF BLOW-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.
- 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.
- EXPOSED FOUNDATION INSULATION TO BE WEATHER PROTECTED PER W5EC R303.21.
- TABLE 402.11 FOOTNOTE "M" INTERMEDIATE FRAMING: ALL EXTERIOR HEADERS IN STANDARD 16 INCH FRAMING TO BE INSULATED W/ MIN R-10 INSULATION.
- 2015 W5EC & IRC PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

CEILING W/ ATTIC CATHEDRAL CEILING	R-49 MIN (1" CLEAR VENT SPACE) R-38 MIN (1" CLEAR VENT SPACE)
INTERMEDIATE WOOD FRAMED WALL ABOVE GRADE MASS WALL BELOW GRADE WALL: R-10 BELOW GRADE WALL: R-15 BELOW GRADE WALL: R-21 + TB	R-21 MIN W/ R-10 HEADERS R-21 MIN R-10 CONT INSULATION ON THE EXTERIOR SIDE OF THE WALL R-15 CONT INSULATION ON THE INTERIOR SIDE OF THE WALL R-21 CAVITY INSULATION PLUS A THERMAL BREAK BTWN THE SLAB AND BSMINT WALL ON THE INT OF BSMINT WALL R-13 CAVITY INSULATION ON THE INT OF BSMINT WALL + R-5 CONT INSULATION ON THE INT OR EXT OF WALL
BELOW GRADE WALL: R-13 + R-5	
FRAMED FLOOR SLAB ON GRADE – UNHEATED SLAB SLAB ON GRADE – HEATED SLAB	R-38 MIN (COVER UNCONDITIONED SPACE) R-10 FIRST 2" CONTINUOUS
VERTICAL FENESTRATION OVER-HEAD FENESTRATION EXTERIOR DOORS	U-FACTOR .28 OR BETTER U-FACTOR .30 OR BETTER SEE W5EC TABLE R303.13(2)

- 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.
- 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 W5EC 402.4.12 EXCEPTION 2. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 2 INCHES WG. PER W5EC R402.4.12.
- 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)

- WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS:

CONDITIONED SPACE BY FLOOR LEVEL: SEE 1(A)02 CONDITIONED SPACE DIAGRAM

3257 SF OF NEW UNCONDITIONED BASEMENT
1455 SF OF NEW CONDITIONED BASEMENT
5415 SF OF NEW UNCONDITIONED GARAGE
1507 SF OF NEW CONDITIONED MAIN FLOOR
6928 SF OF NEW CONDITIONED UPPER FLOOR
8670 SF OF NEW CONDITIONED UPPER FLOOR

4216 SF TOTAL CONDITIONED FLOOR AREA

CREDIT ALLOCATION:

EFFICIENT BUILDING ENVELOPE 1s (05 CREDIT)
 - VERTICAL FENESTRATION U = 0.28, REFER TO 2(A)24 FOR VERTICAL GLAZING WEIGHTED AVERAGE
 - FLOOR INSULATION R-38, REFER TO A31
 - SOG W/ R-10 UNDER ENTIRE SLAB, REFER TO A31**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2s (05 CREDIT)**
 - REDUCE TESTED AIR LEAKAGE TO 30 ACH
 - WHOLE HOUSE FAN PER MECHANICAL & VENTILATION NOTE 3(A)03 REFER TO A11 FOR LOCATION
 - WHOLE HOUSE FAN CONTROLS TO BE HONEYWELL W850A100/U, REFER TO A10**HIGH EFFICIENCY HVAC EQUIPMENT 3s GAS FURNACE W/ MIN AFUE OF 92% (10 CREDIT)**
 - BASEMENT & MAIN FLOORS ONLY CONDITIONED BY FURNACE. TRANS S9X28040L2 – VARIABLE SPEED 967% AFUE 40000 BTU GAS FURNACE
 - UPPER FLOORS CONDITIONED BY (2) MIN-SPLIT HEAT PUMPS WITH MIN HSPF: (2) MITSUBISHI MZ2-2220VAH2 W/ SEZ-KD09 INTERIOR UNITS, HSPF = 113 = 98**EFFICIENT WATER HEATING: OPTION 5c GAS WATER HEATER WITH A MINIMUM EF OF 0.91 (15 CREDIT)**

TANKLESS WATER HEATER #1 RINAI RUC98N WITH EF OF .95
TANKLESS WATER HEATER #2 RINAI RUC30N WITH EF OF .95**R402.2 REQUEST THAT MEDIUM DWELLING UNITS ACHIEVE 35 CREDITS. 35 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

- ALL WORK TO COMPLY WITH 2015 INTERNATIONAL MECHANICAL CODE CPT 4 AND 2015 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
- 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.
- 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 A11 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 28 CFM/WATT.
- LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2015 IRC M1502.
- 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.
- 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.
- 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.
- FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.

GLAZING NOTES

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

SHOP DRAWINGS

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

MOISTURE PROTECTION

- PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
- PROVIDE MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
- PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
- PROVIDE MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
- PROVIDE MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
- CAULK ALL OPENINGS THOROUGHLY.
- FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- ROOF VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED STEEL OVER 36" WIDE #5 UNDERLAYMENT.
- ALL ROOF FLASHING TO EXTEND 4" MINIMUM UNDERNEATH ADJACENT MATERIALS.
- MOISTURE CONTROL AT CRAWLSPACE CONCRETE WALLS, UNO: 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 MIPAFI OR EQUAL DRAIN MATERIAL AT BASEMENT WALLS WHERE REQUIRED TO PROVIDE PROTECTION AGAINST MOISTURE.
- PROVIDE LIQUID FLASHING WRAPS AT ALL EXTERIOR OPENINGS TO MAKE THEM WEATHERTIGHT.

FIRE PROTECTION

- FFIE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
- 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.
- PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
- 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.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
- A MINIMUM OF (1) SMOKE DETECTOR AND (1) CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON EACH FLOOR.
- FFRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
- FFRESTOPPING 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.
- ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PPES, DUCTS, ETC.
- EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

CLEAR OPEN WIDTH 20" (MINIMUM)
CLEAR OPEN HEIGHT 24" (MINIMUM)
CLEAR OPEN AREA 57 SF. (MINIMUM)IRC (50 SF. MIN @ GROUND LEVEL)
SILL HEIGHT 44" (MAXIMUM)
- PREFABRICATED FIREPLACES SHALL BEAR UL OR ICBO SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.
- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ APPENDIX Q.

PLUMBING NOTES

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

TOILETS 16 GALLONS PER FLUSH (MAX)
SHOWERS 25 GPM. (MAX)
LAVATORY FAUCETS 25 GPM. (MAX)
- 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

- DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
- DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
- WINDOWS WITHIN 10'-0" OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- 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)
- @ 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.
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE. @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 3/8". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
- PER TABLE R301.5 GUARD IN-FILL COMPONENTS, BALUSTERS AND PANEL FILERS 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.
- 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.
- RETURN HANDRAIL TO NEWELL POST OR WALL UNO. 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".
- INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.
- BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING.
- 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 REQD FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
- 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.
- 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.

FLOISAND STUDIO

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DYAN SIMON
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PHONE: 206.620.4836

ARCHITECT:

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CONTACT: TOM JONES

ARBORIST:

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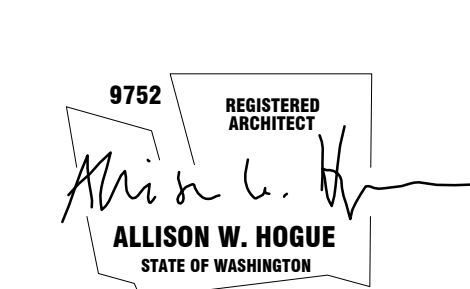
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PO BOX 1787
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PHONE: 425.391.4145
CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
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CODE NOTES ENERGY CREDITS

A0.3

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 RESIDENCE**

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PROFESSIONAL STAMP

BUILDING DEPT. STAMP

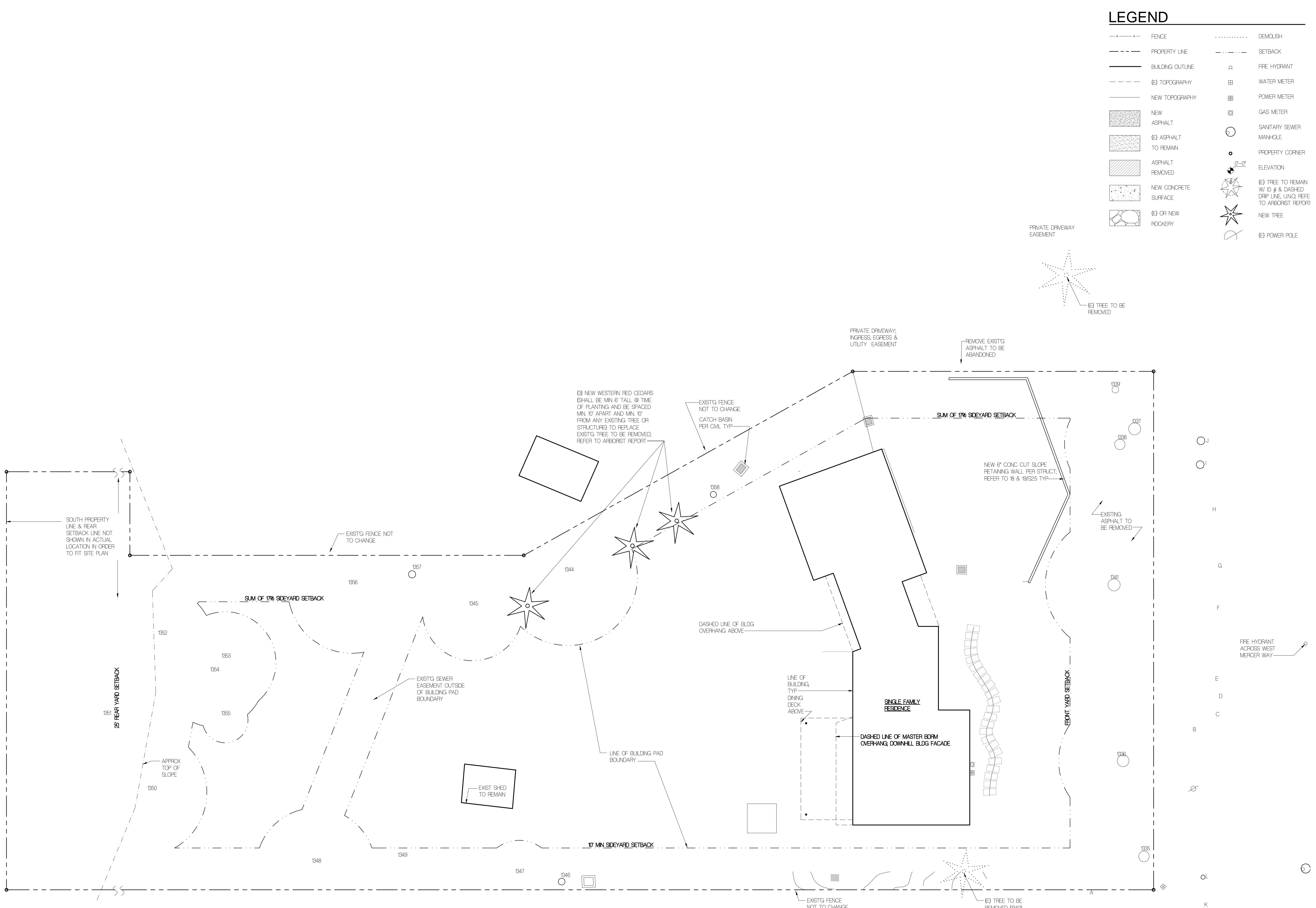
ISSUE	DATE
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BUILDING PAD PLAN

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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TALERMAN RESIDENCE

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

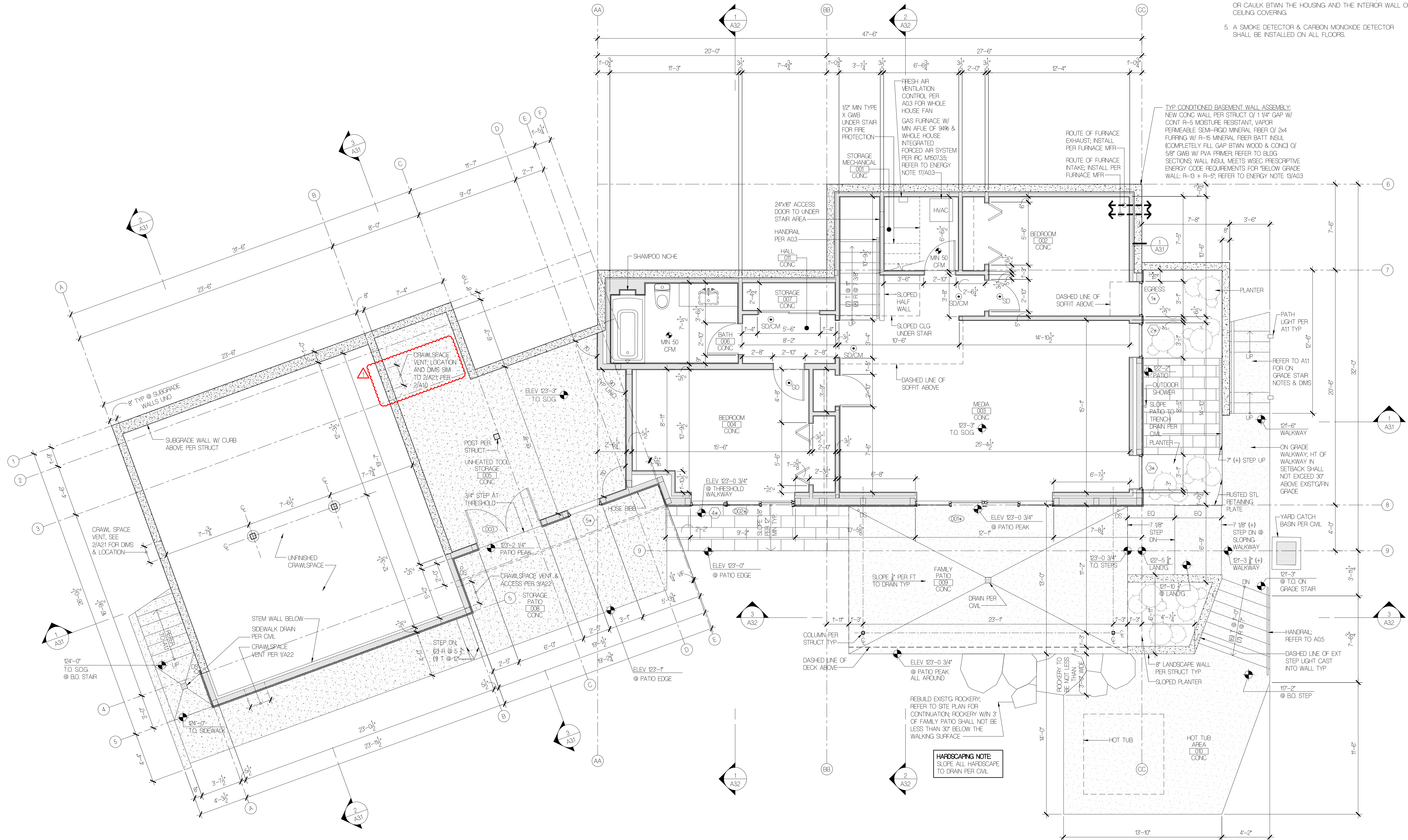
9752 REGISTERED ARCHITECT
Allison W. Hogue
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT. STAMP

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

BASEMENT PLAN & CS VENT CALCS

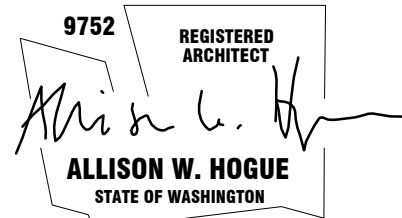
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1

BASEMENT PLAN

1/4" = 1'-0"



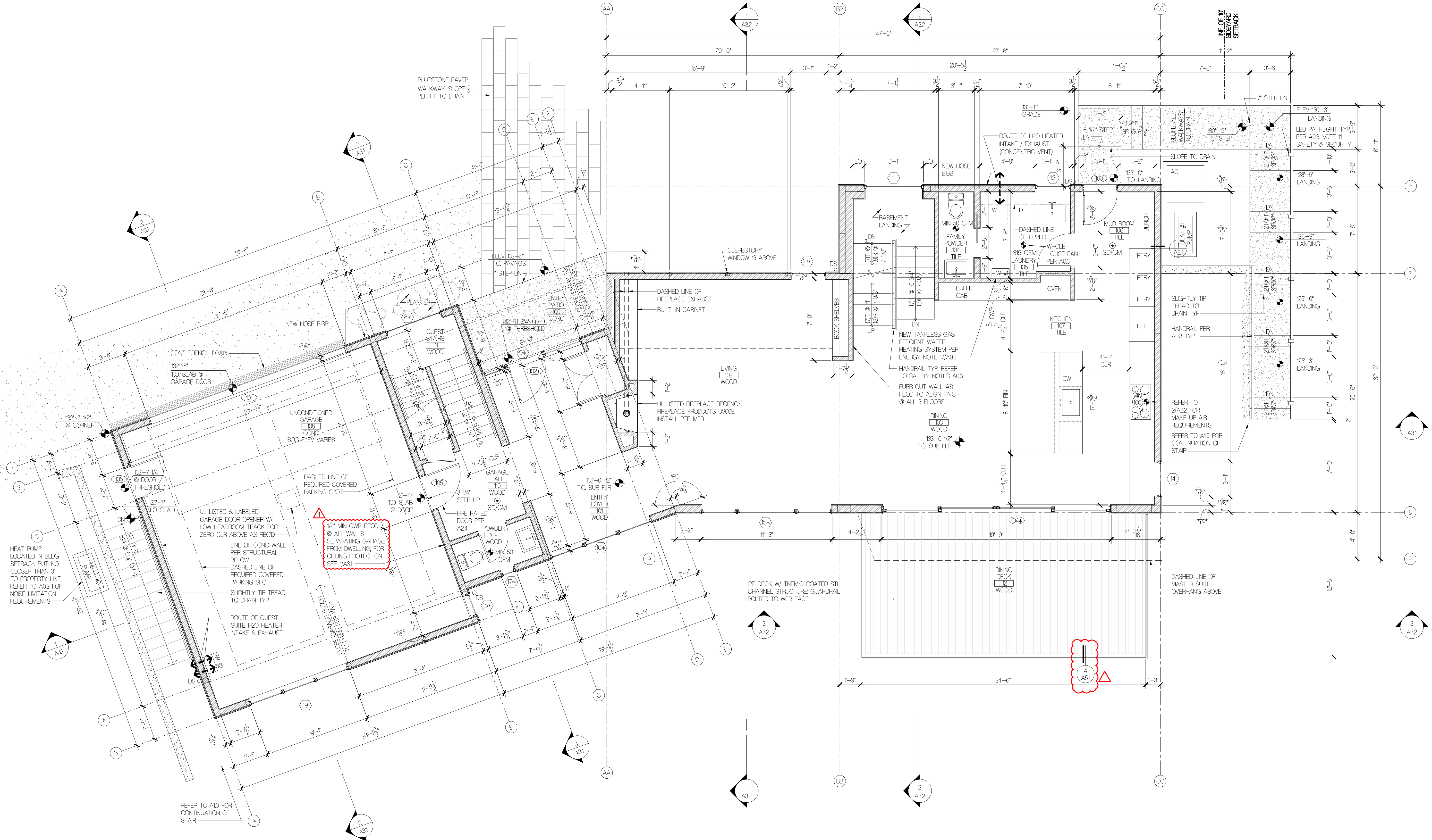
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LEGEND

- 2x4 STUD WALL @ 1/2" 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

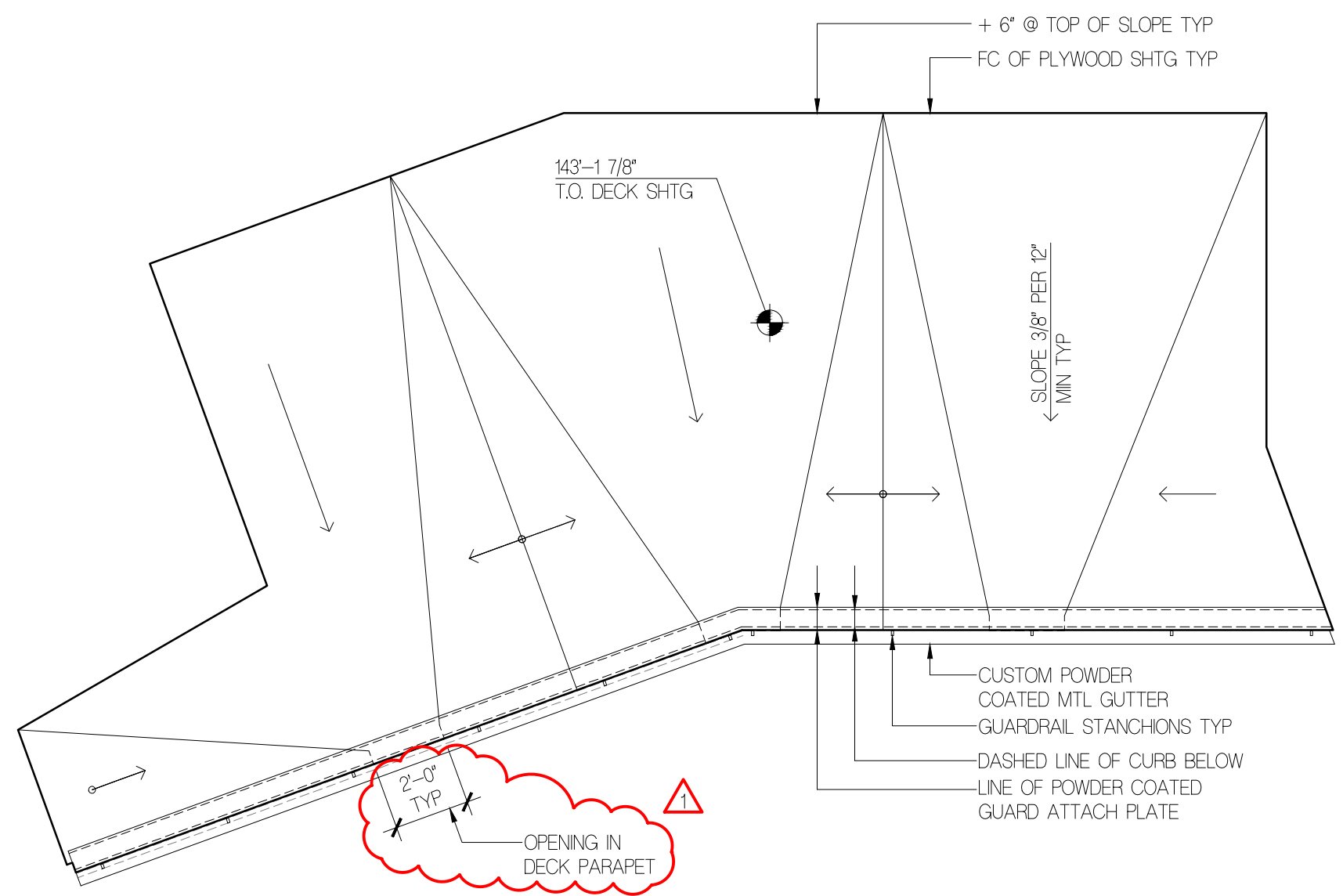
GENERAL NOTES

- SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
- PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC. WALLS PER A10.
- MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
- REFER TO A03 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS.
- 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
- INDICATES SAFETY GLASS
- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- INTERMITTENT EXHAUST FAN

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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5. VERIFY WINDOW & DOOR RFDs (PRIOR TO ORDERING) THAT BUT INTO ADJ BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.

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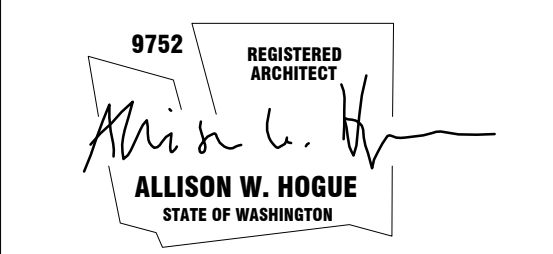
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PROFESSIONAL STAMP

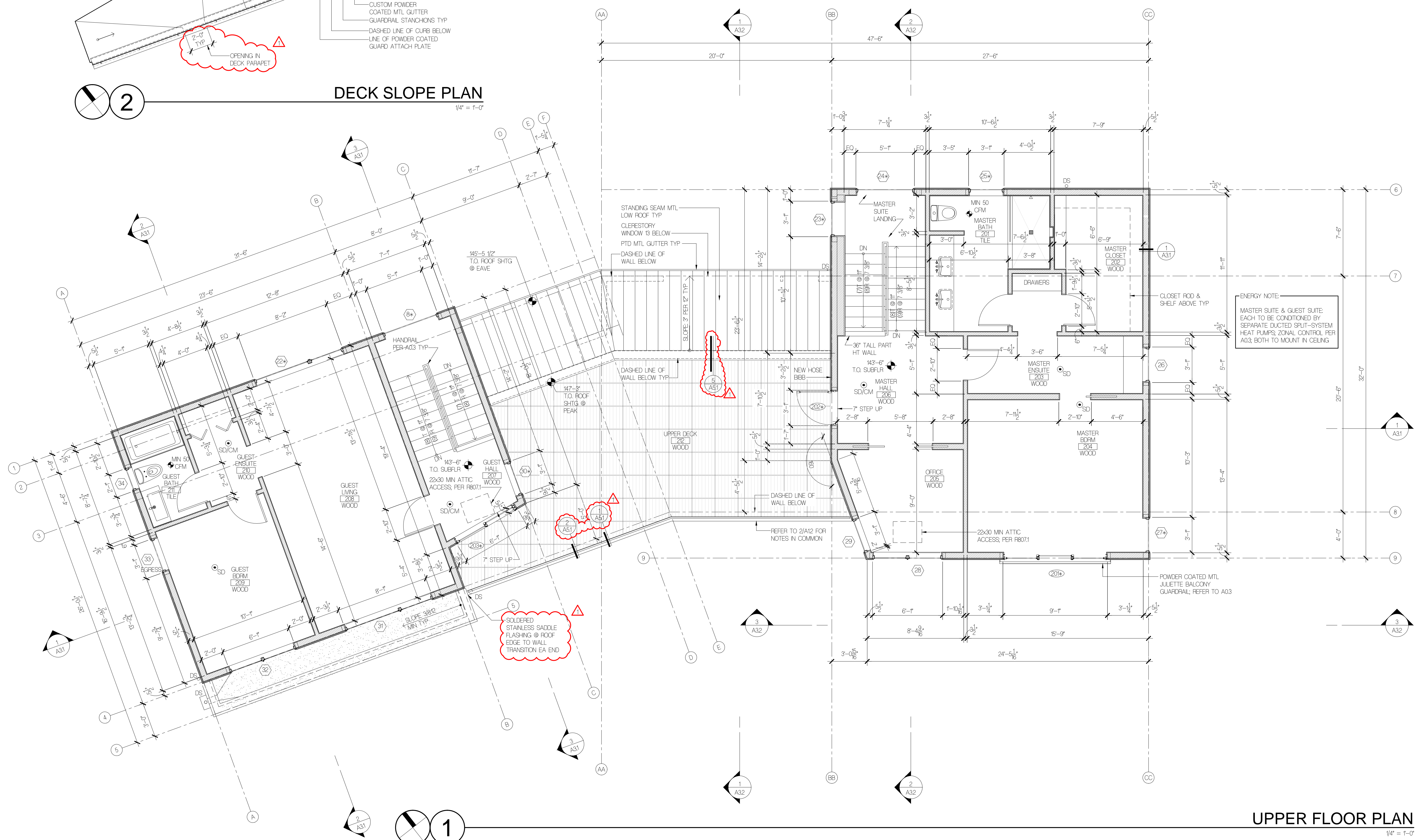


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UPPER FLOOR PLAN

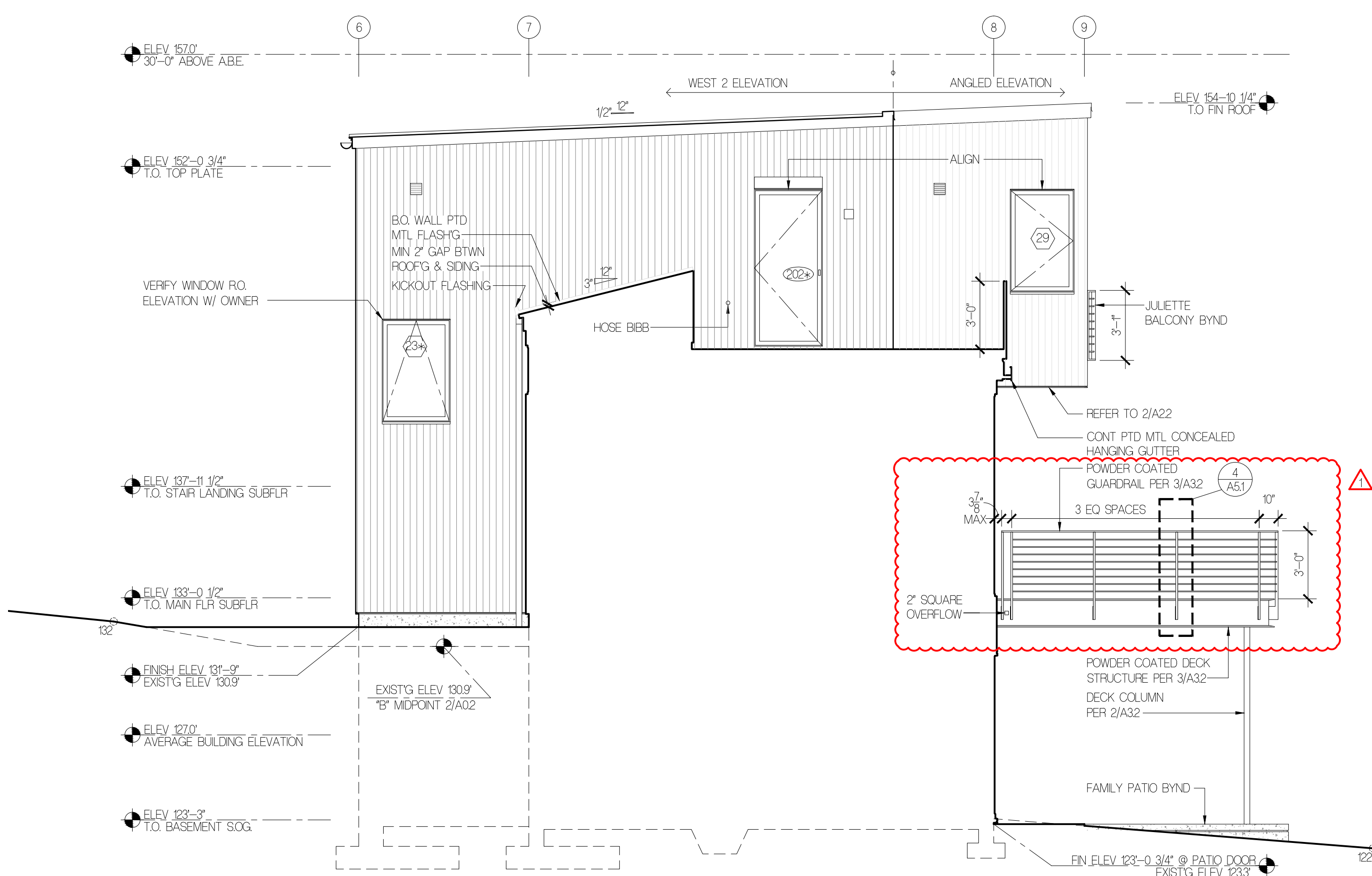
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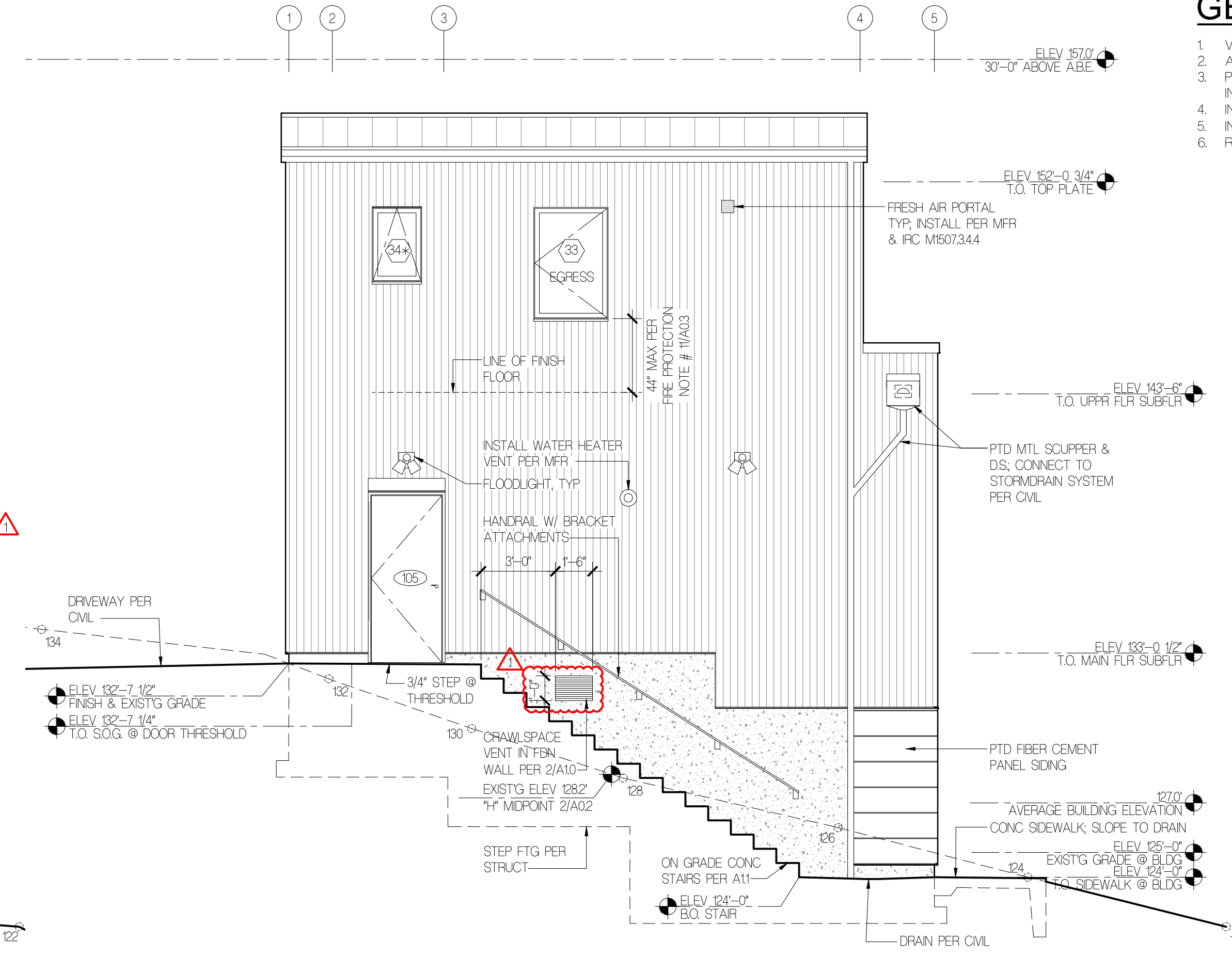
UPPER FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

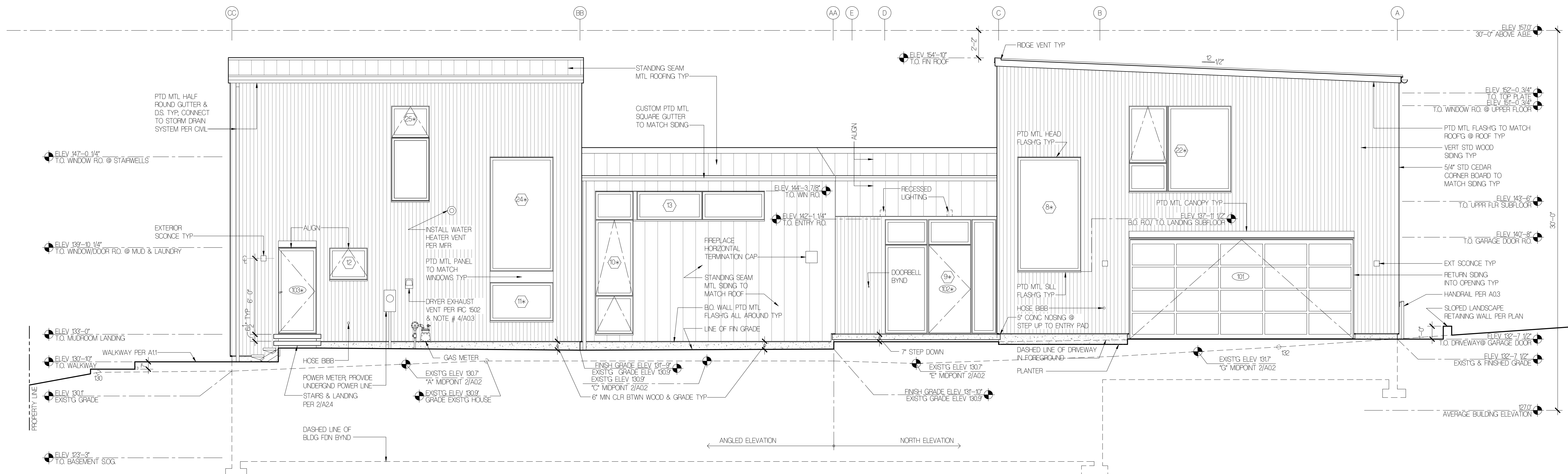
1. VERIFY ALL ROUGH OPENING DIMENSIONS.
2. ALL WINDOWS TO BE U-30 LOW-E 366 GLASS OR BETTER.
3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE IRC, INDICATED BY "S" ON PLANS.
4. INDICATES WINDOW, REFER TO SCHEDULE 1/A2.3 (14)
5. INDICATES DOOR, REFER TO SCHEDULE 1/A2.4 (17)
6. REFER TO A03 FOR ENERGY REQUIREMENTS.



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



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



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

3

2

1

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

REDMOND WA 98052
Job Name: Talerman Residence Quote: 1536423



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/GEOMETRIC	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/GEOMETRIC	36	60	15	15	0.27	0.19	0.42	17	4.05	AND-N-159-00529-00004
1	300	1	CLAD AWNING/AUXILIARY/GEOMETRIC	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/GEOMETRIC	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/GEOMETRIC	36	36	9	9	0.27	0.19	0.42	17	2.43	AND-N-179-00414-00004
1	1300	2	CLAD AWNING/AUXILIARY/GEOMETRIC	36	72	18	18	0.27	0.19	0.42	17	4.86	AND-N-179-00414-00004
1	1300	3	CLAD AWNING/AUXILIARY/GEOMETRIC	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-179-00414-00004
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/GEOMETRIC	36	36	9	9	0.23	0.23	0.54	25	2.07	AND-N-159-00529-00004
1	2100	2	CLAD AWNING/AUXILIARY/GEOMETRIC	36	72	18	18	0.27	0.19	0.42	17	4.86	AND-N-159-00529-00004
1	2200	1	CLAD AWNING/AUXILIARY/GEOMETRIC	36	36	9	9	0.23	0.23	0.54	25	2.07	AND-N-159-00529-00004
1	2200	2	CLAD AWNING/AUXILIARY/GEOMETRIC	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

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	0	-1	22.167	0
Totals: 1084.3543														
Weighted Average: 0.2497														

Non-Rated Units with Applied default U-Factors: Single Glazed, Double Glazed
2006 IECC Table 102.1.3(1)

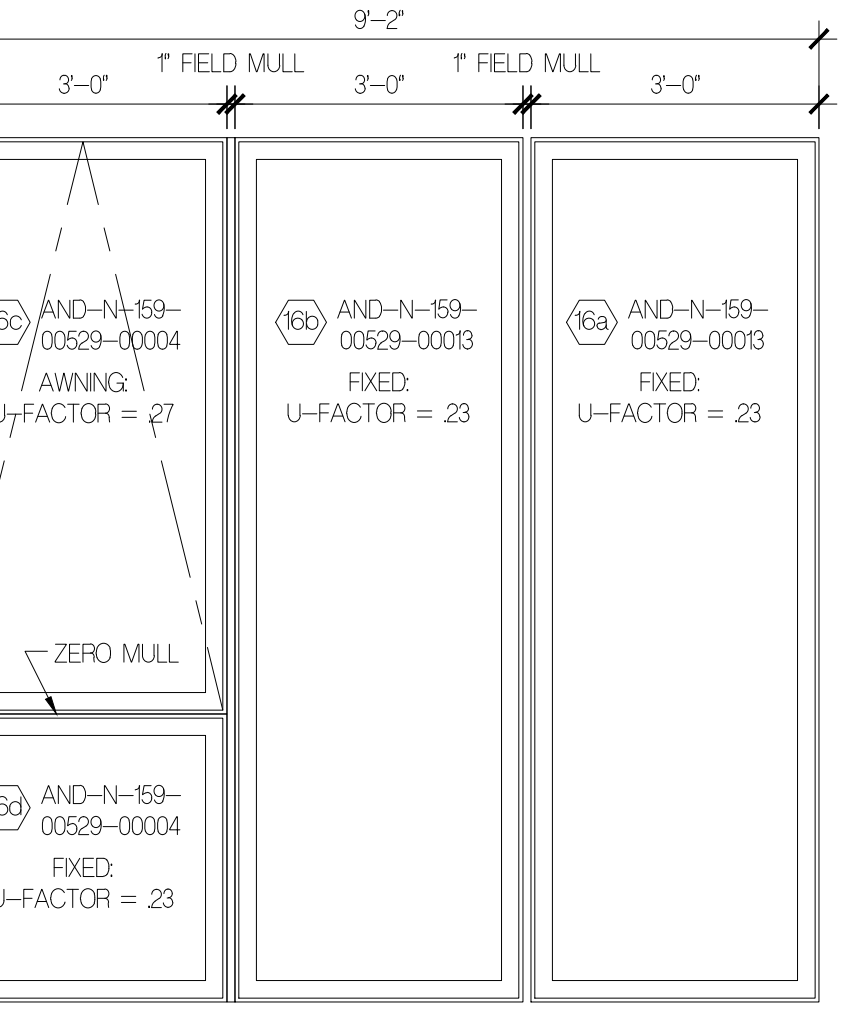
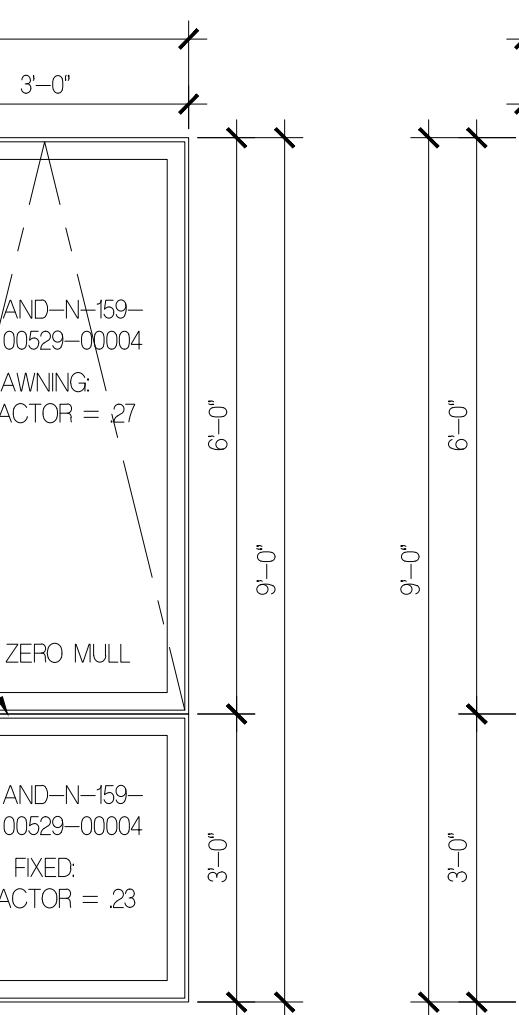
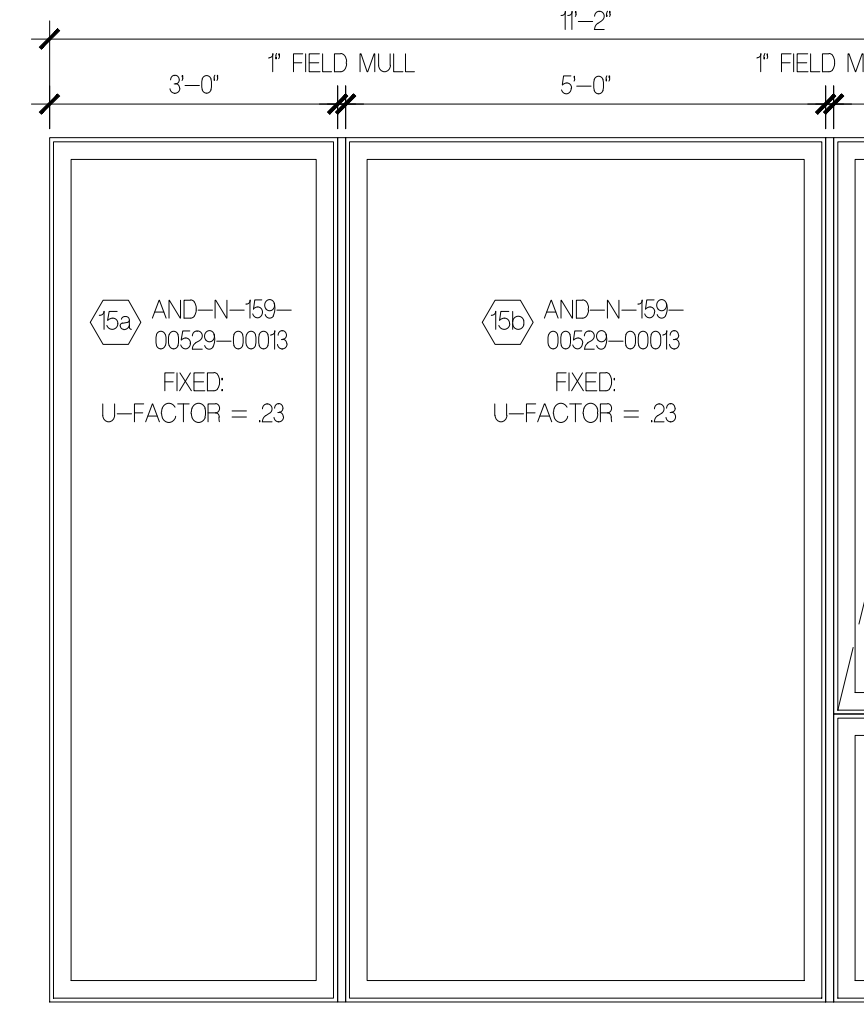
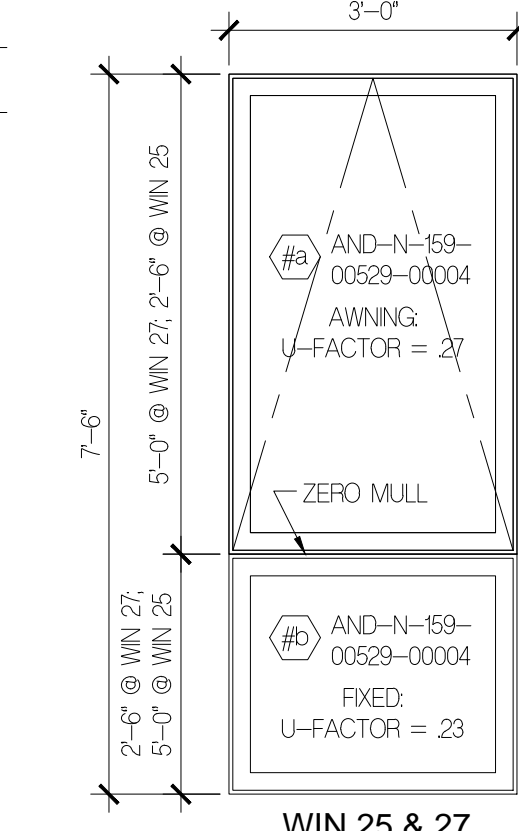
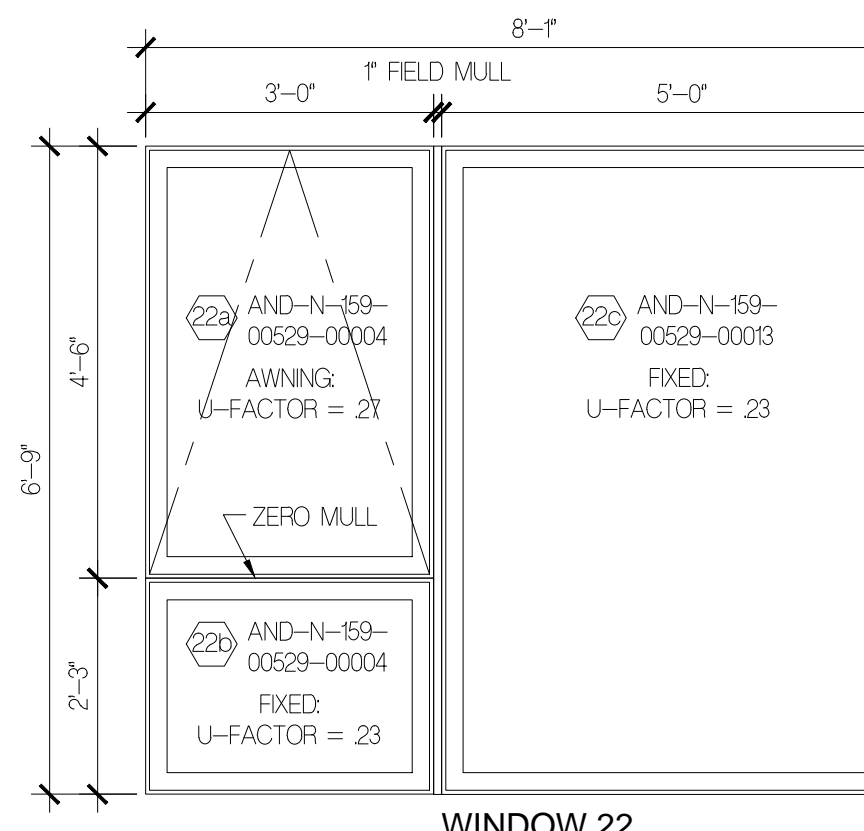
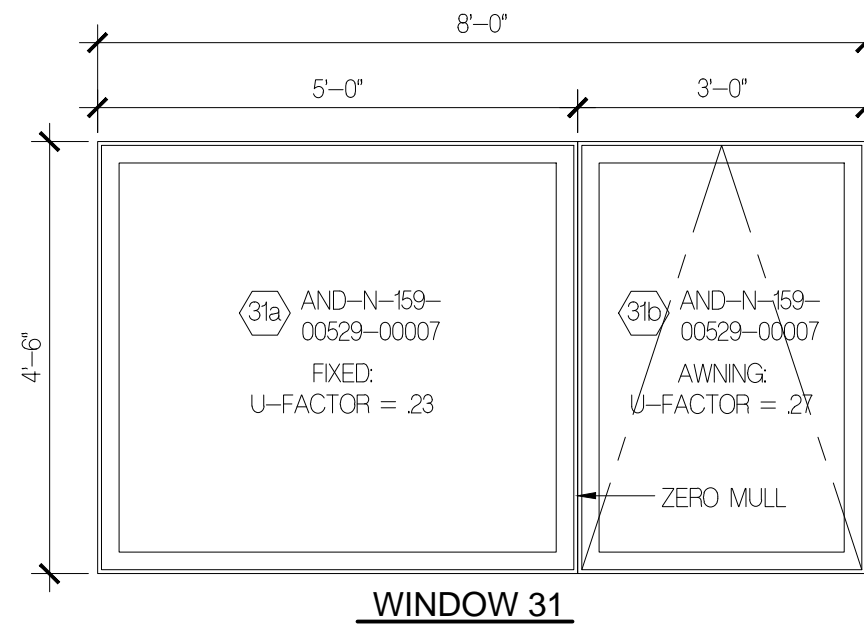
Operable (including sliding and swinging glass doors)	Single Glazed	Double Glazed
0.95	0.55	0.55
Fixed	0.95	0.55

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	0	-1	22.167	0
Totals: 23.3333														
Weighted Average: 0.95														

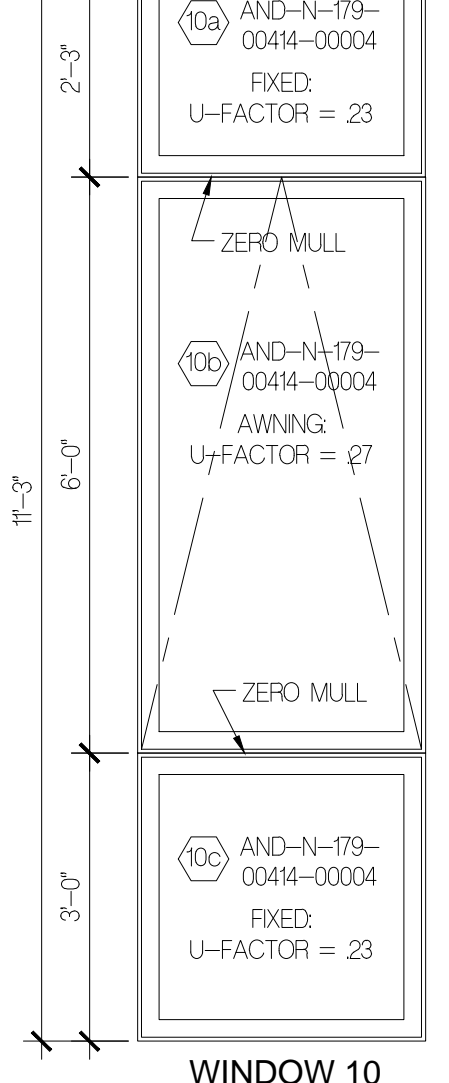
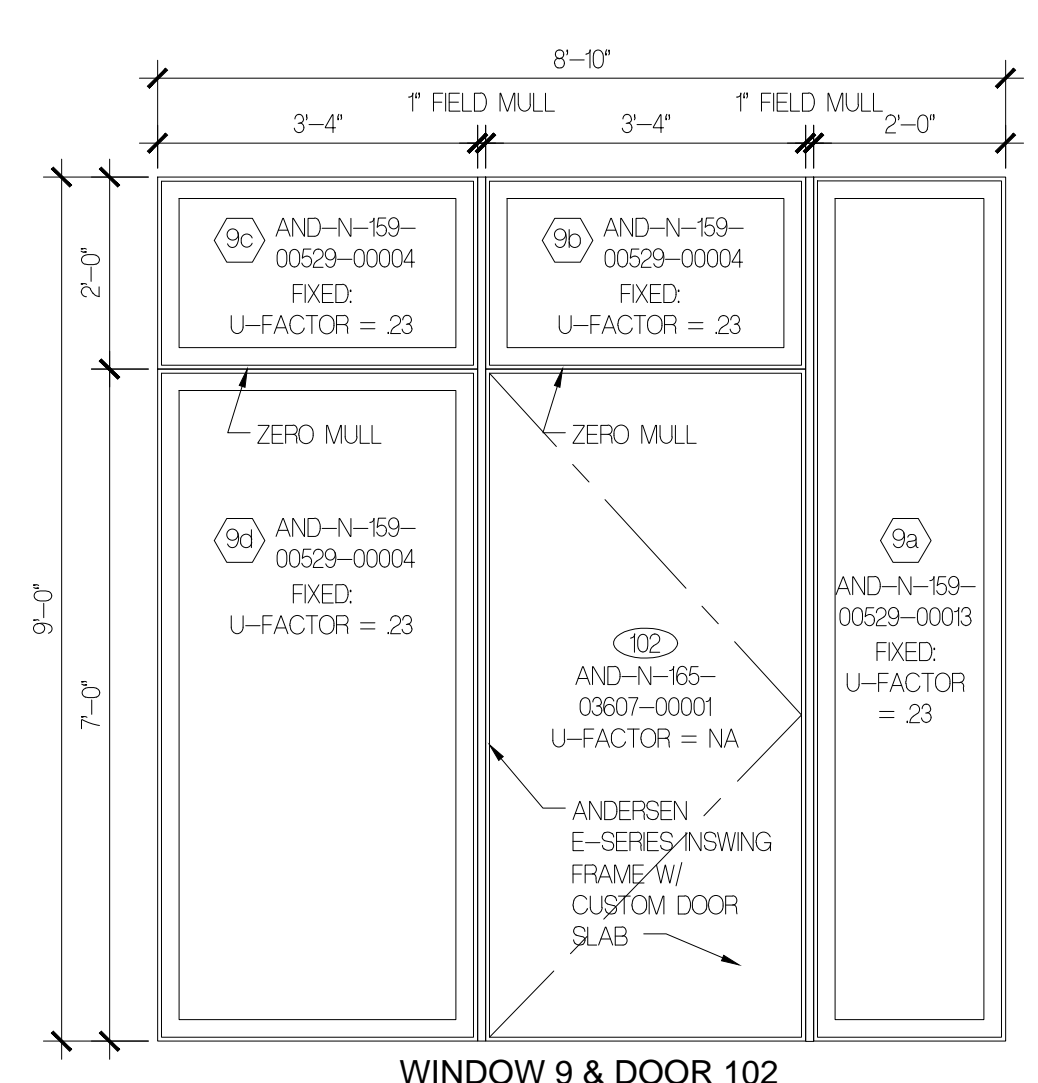
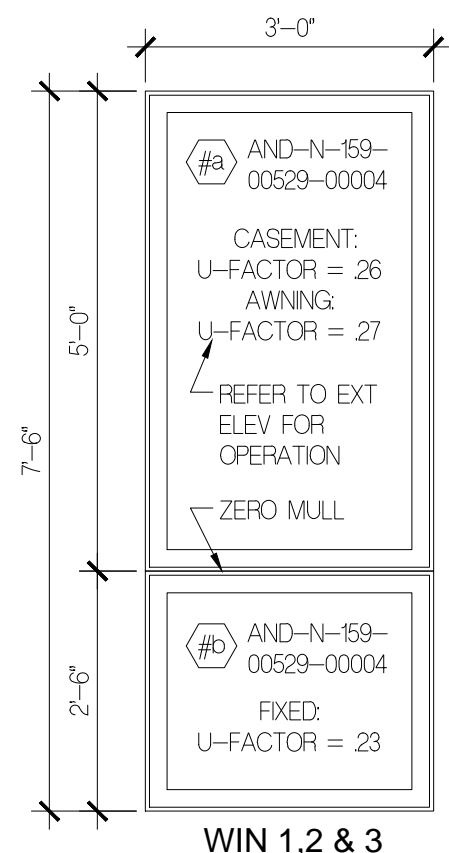
Job Total With Applied Default U-Factors on Non-Rated Units: 1107.6875
Percent of Job Non-Rated: 2.11 %
Weighted Average: 0.2644

NFRC PERFORMANCE DATA
NO SCALE

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



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



EXTERIOR WINDOW SCHEDULE: FOLLOW 2016 WSEC, TABLE R402t1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x H) ROUGH OPENING	OPERATION	CPD	MFR	TYPE/MTL	U-FACTOR	GLASS TYPE	FRAME DEPTH	MULL	DP RATING	EXT FINISH	INT FINISH	SAFETY GLAZING	REMARKS
1	3'-1" x 7'-6 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	
2	3'-1" x 7'-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	YES	
3	3'-1" x 7'-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	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"		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	YES	
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 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	
10	3'-1" x 11'-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	
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	YES	
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	YES	
13	10'-2" x 2'-3 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	YES	(2) EO 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"		PG-30	EBONY	DESIGNER BLACK	YES	
15	11'-3" 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	
16	9'-3" 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	
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	YES	(3) EO LITES
20	(NOT USED)													
21	(NOT USED)													
22	8'-2" x 6'-9 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	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	YES	
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"	AWNING	AND-N-159-00529-00004	ANDERSEN E-SERIES	ALUM CLAD	0.27	LOW E2 W/ ARGON	4 9/16"		PG-30	EBONY	DESIGNER BLACK	YES	
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	YES	
27	3'-1" x 7'-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	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	YES	(2) EO 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	YES	
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"	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	YES	
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	YES	(2) EO 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	YES	
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	YES	

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 JAMB BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQD 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. 57 SF, 20" CLEAR OPEN WIDTH; 24" MIN CLEAR OPEN HEIGHT; 44" MAX SILL HEIGHT.
6. INCLUDES 1/2" SHIM FOR RO @ EACH JAMB; 3/4" 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.

WINDOW & DOOR DIAGRAMS
1/2" = 1'-0"

WINDOW SCHEDULE
NO SCALE</



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	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:	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.

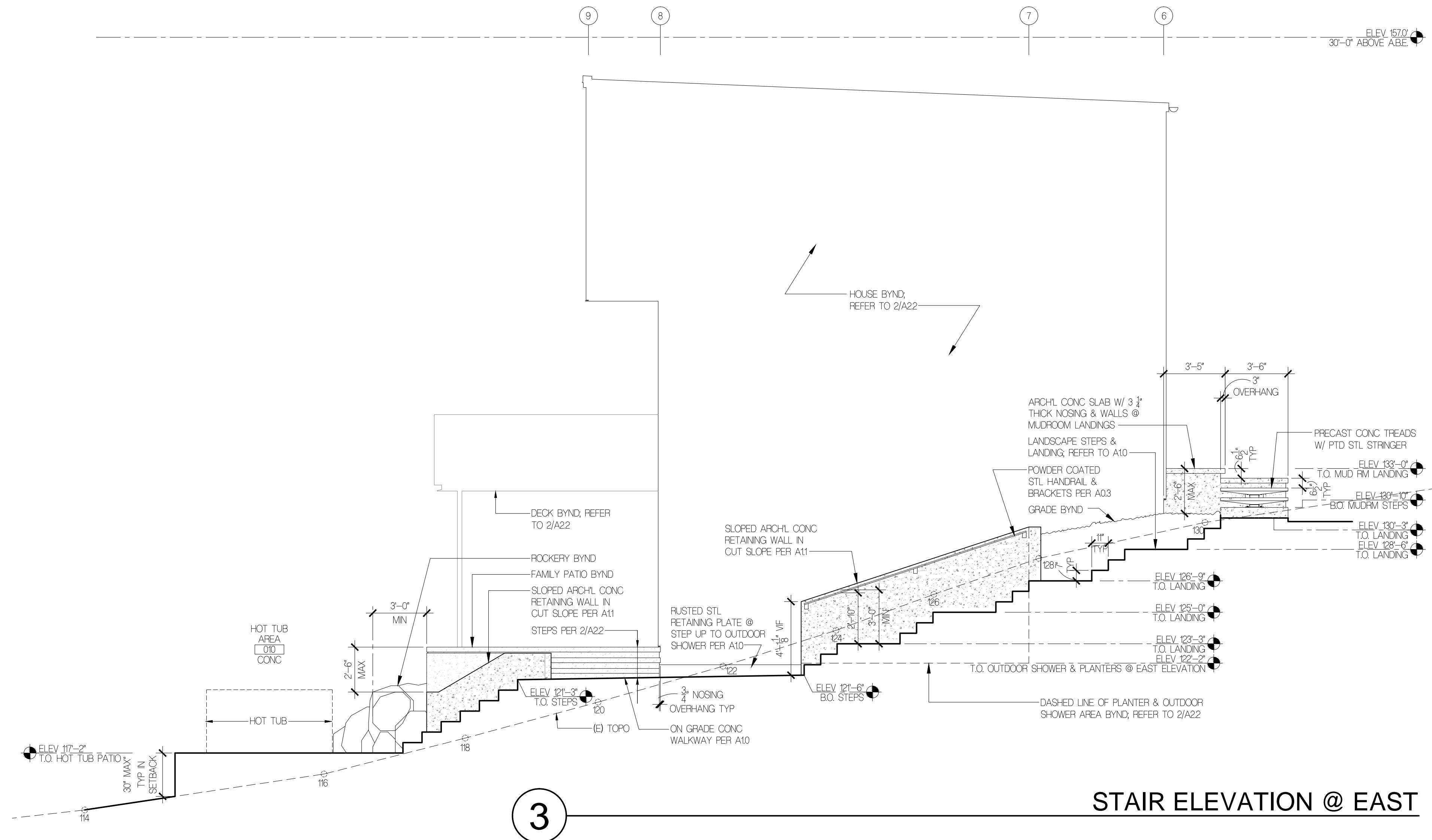
QTE: 79 ver: 1 Print: 8/30/2018 10:41:53 A Quote Date: 8/20/2018 Snapshot: d:\www\ver: 202192.1.82714432.8890.144 8550.396603
Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)

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 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/A23

- NOTES:**
- U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WIN/DOOR MFR AND/OR WSEC.
 - DOORS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
 - 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.
 - ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2\" THROW.
 - PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE BC/IPC.
 - PER WSEC R402.3.4, ONE UNLABELED OR UNTESTED EXTERIOR SWINGING DOOR W/ MAX AREA OF 24 SF MAY BE INSTALLED PER UNIT.
 - LOW E2 WITH ARGON STANDARD, UNO.
 - DOOR HARDWARE COLOR TO BE MATTIE BLACK @ E SERIES DOORS.
 - INSTALLATION OPTION TO BE NAL FIN.
 - INTERIOR GLAZING PROFILE TO BE SQUARE.
 - 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

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PHONE: 206.621.0060
CONTACT: NIC ROSSOUW

SURVEYOR:
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SAMMAMISH, WA 98074
PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORP

GEOTECH:
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**TALERMAN
RESIDENCE**

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



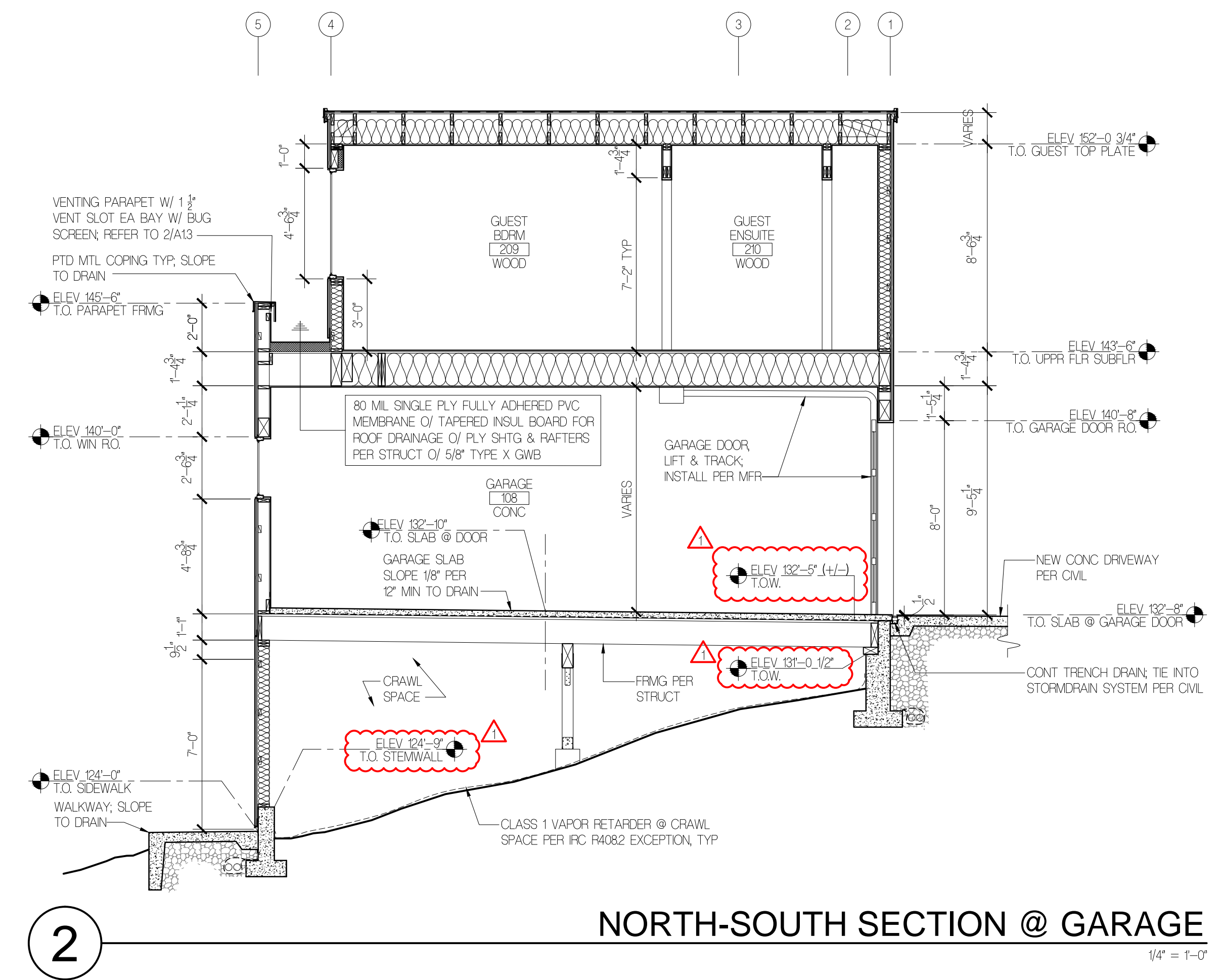
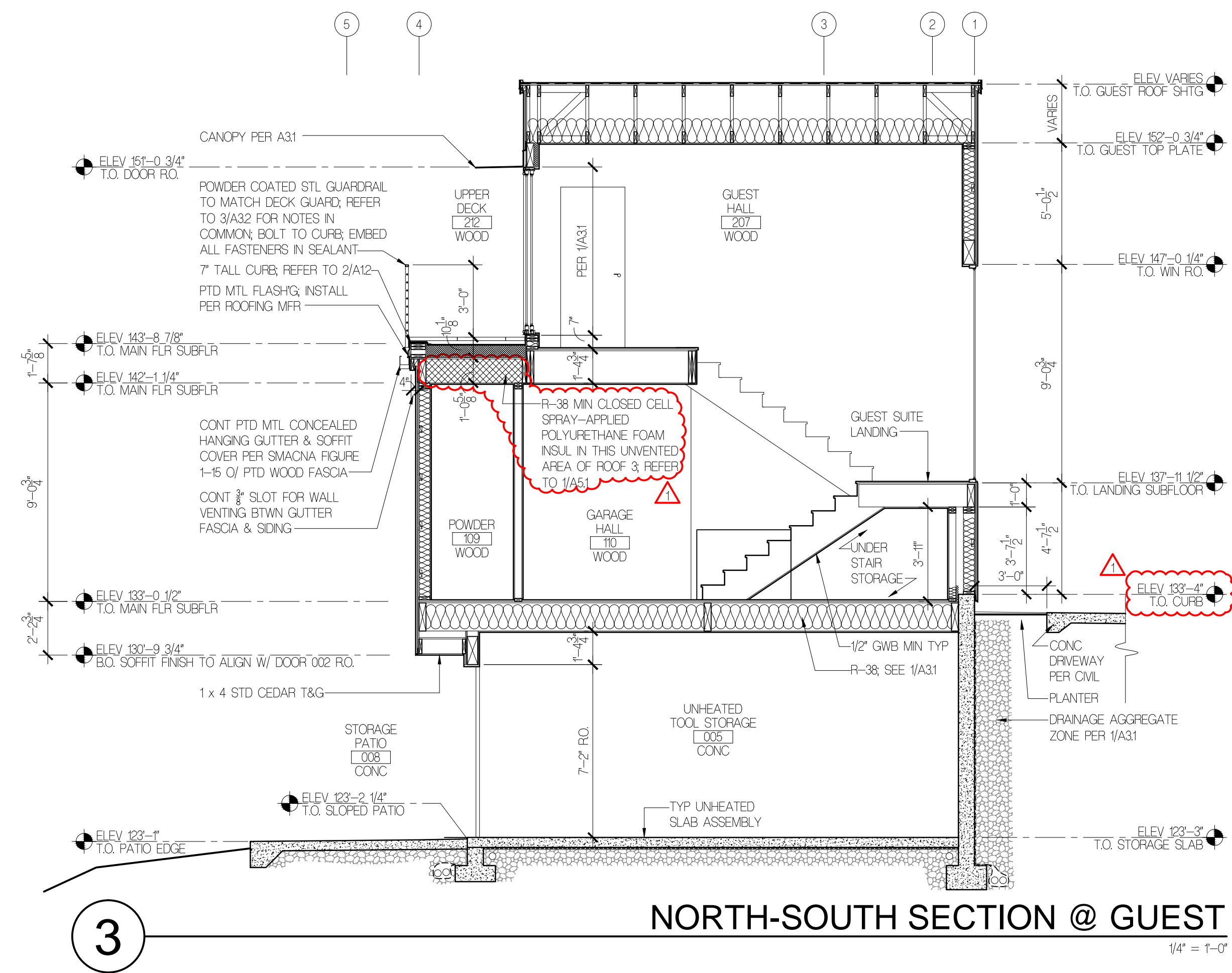
BUILDING DEPT STAMP

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

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

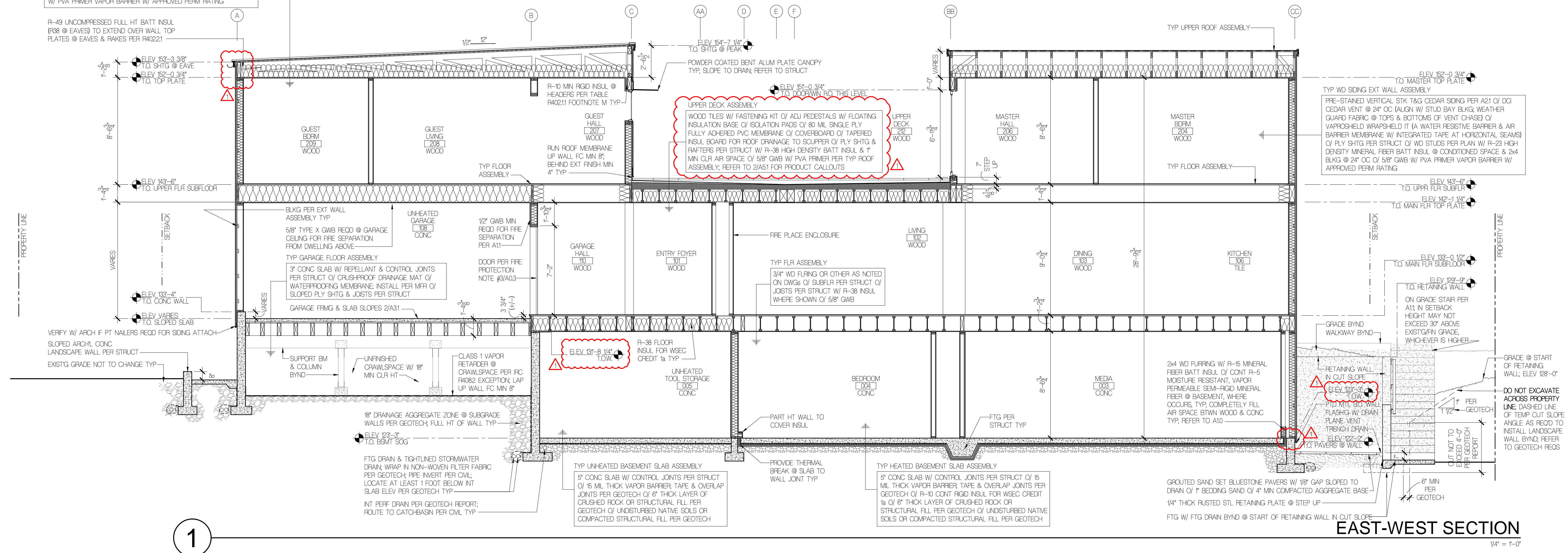
A2.4

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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

TYP UNHEATED BASEMENT SLAB ASSEMBLY
 5" CONC SLAB W/ CONTROL JOINTS PER STRUCT O/ 15 MIL THICK VAPOR BARRIER TAPE & OVERLAP JOINTS PER GEOTECH O/ R-10 CONT RIGD INSUL FOR WSEC CREDIT 1/2 O/ 6" THICK LAYER OF CRUSHED ROCK OR STRUCTURAL FILL PER GEOTECH O/ UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL PER GEOTECH

TYP HEATED BASEMENT SLAB ASSEMBLY
 5" CONC SLAB W/ CONTROL JOINTS PER STRUCT O/ 15 MIL THICK VAPOR BARRIER TAPE & OVERLAP JOINTS PER GEOTECH O/ R-10 CONT RIGD INSUL FOR WSEC CREDIT 1/2 O/ 6" THICK LAYER OF CRUSHED ROCK OR STRUCTURAL FILL PER GEOTECH O/ UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL PER GEOTECH

GRADED SAND SET BLUESTONE PAVERS W/ 1/8" GAP SLOPED TO DRAIN O/ 1" BEDDING SAND O/ 4" MIN COMPACTED AGGREGATE BASE
 1/4" THICK RUSTED STL RETAINING PLATE @ STEP UP

DO NOT EXCAVATE ACROSS PROPERTY LINE. DASHED LINE OF TEMP CUT SLOPE ANGLE AS REQD TO INSTALL LANDSCAPE WALL BYND. REFER TO GEOTECH RECS

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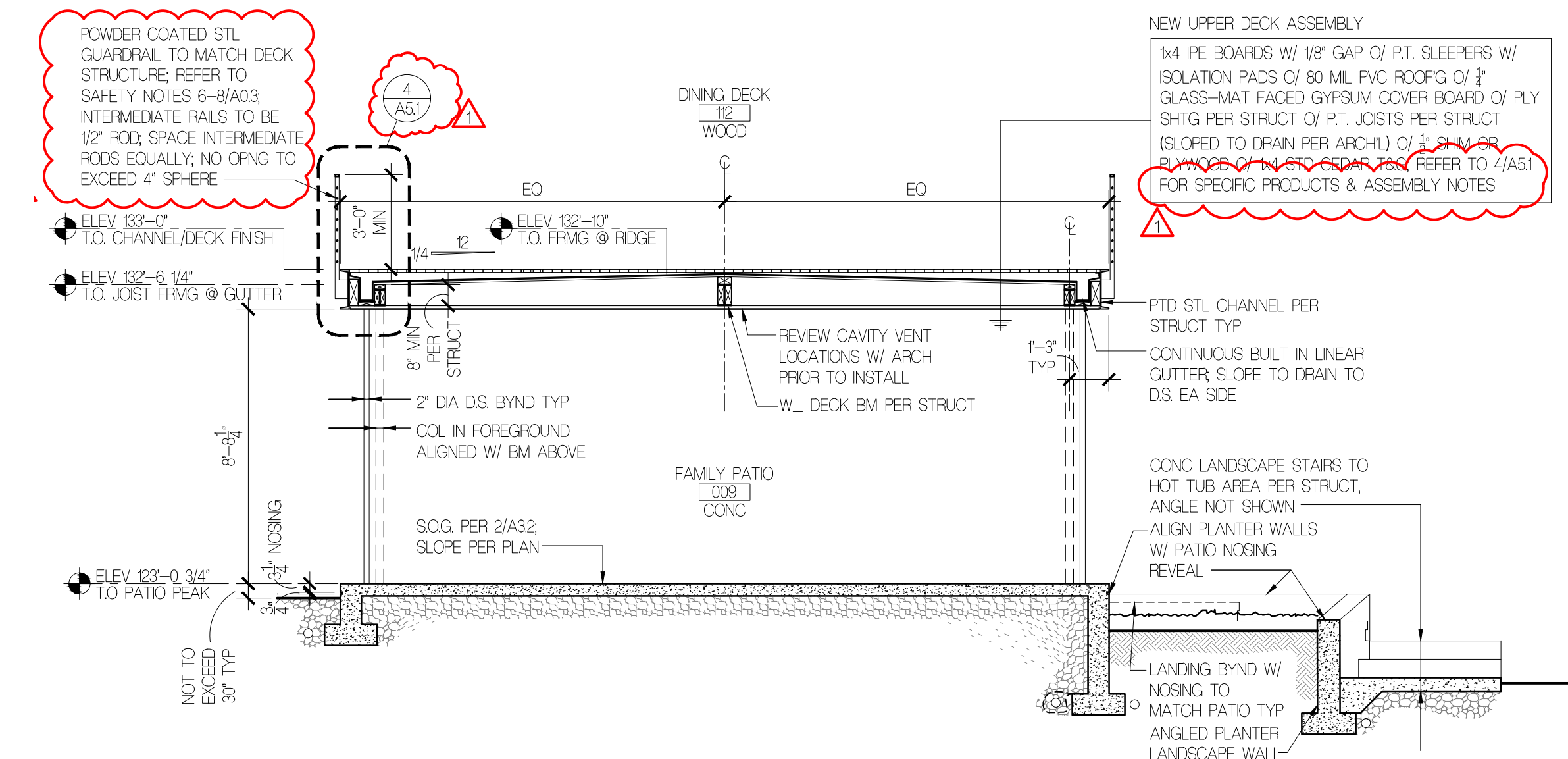
9752 REGISTERED ARCHITECT
 Allison W. Hogue
 STATE OF WASHINGTON

BUILDING DEPT. STAMP

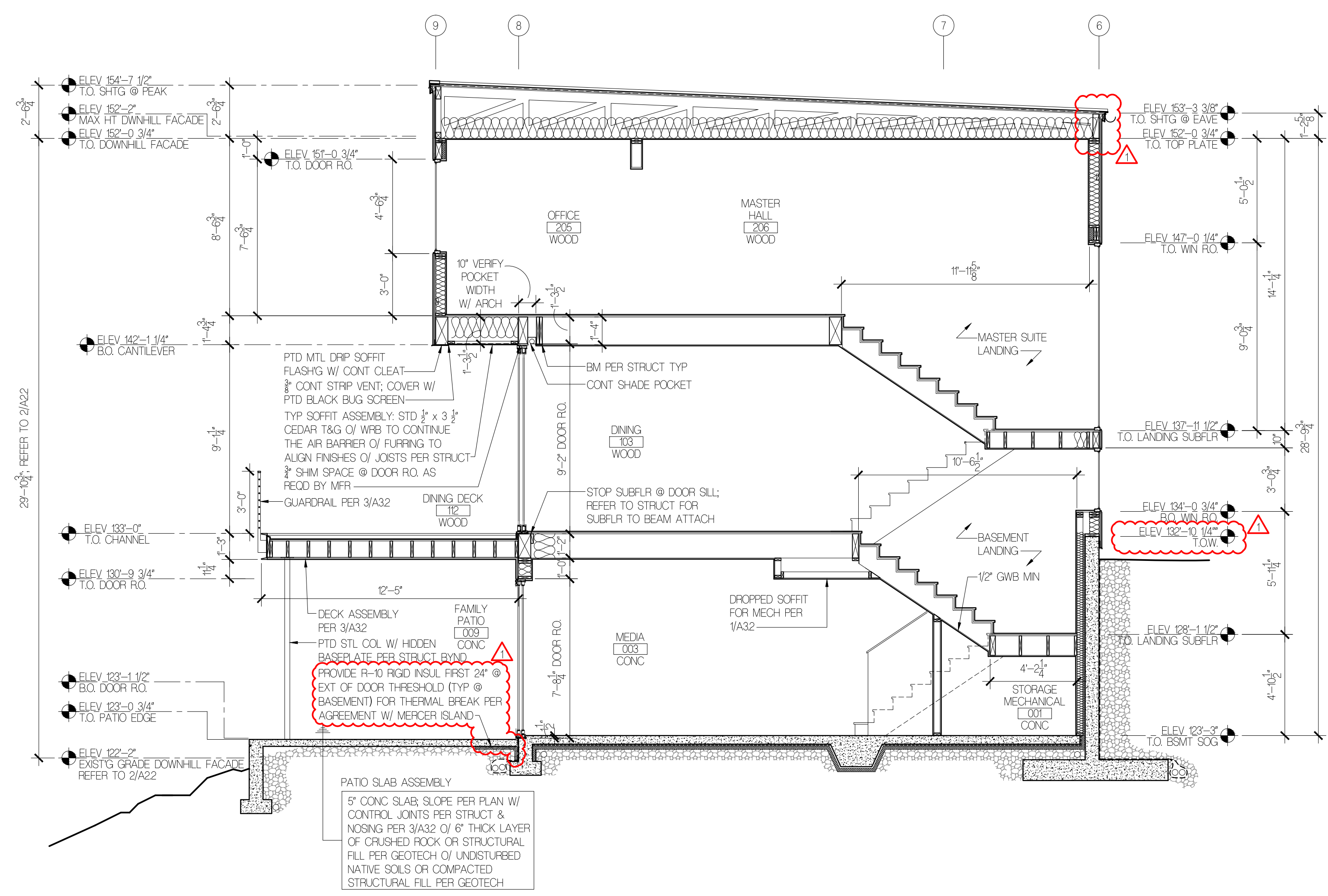
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SECTIONS

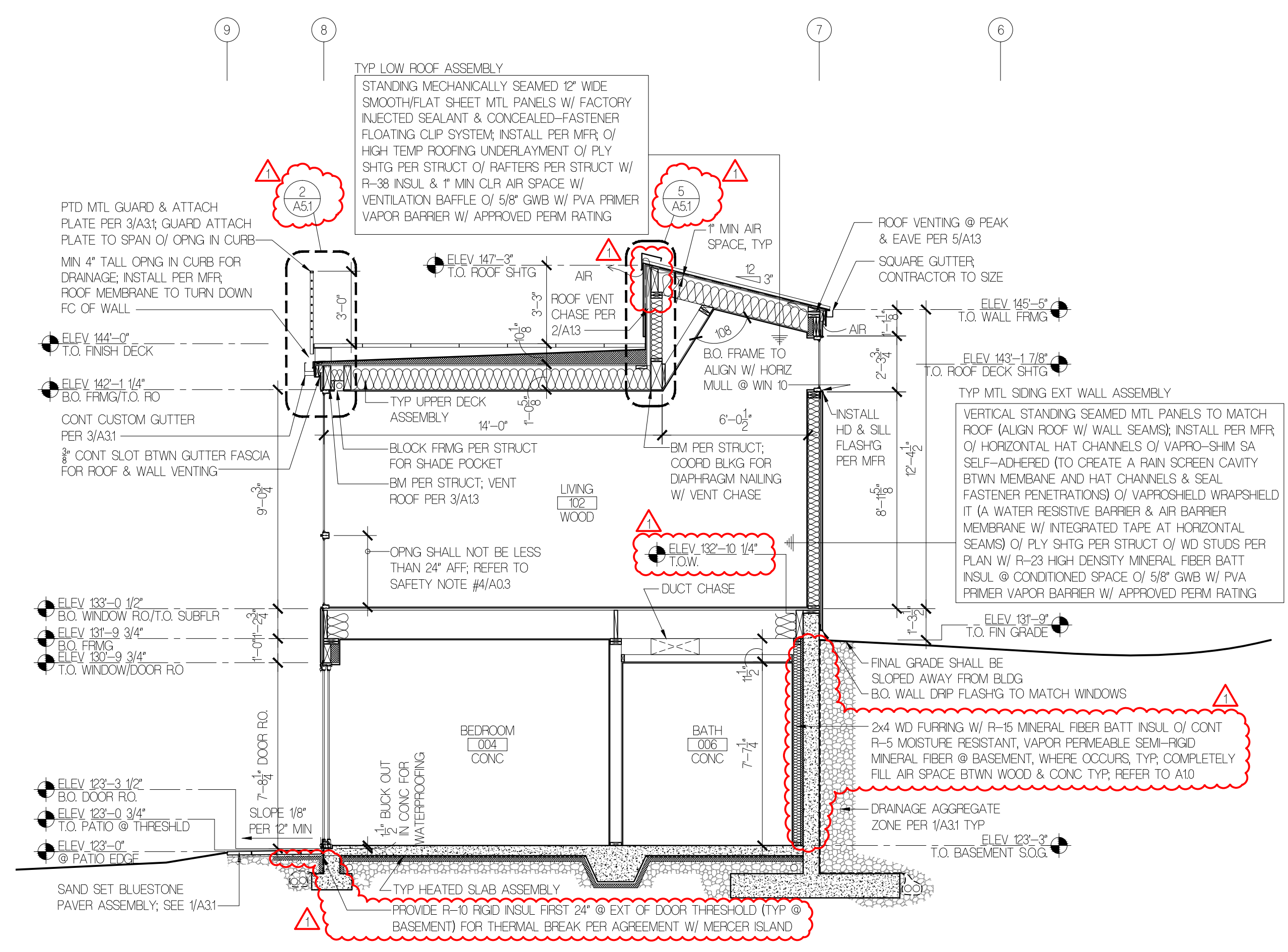
A3.2



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"

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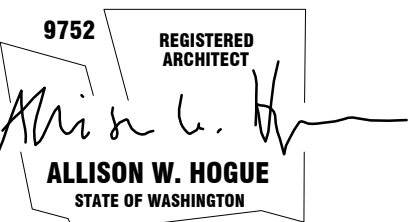
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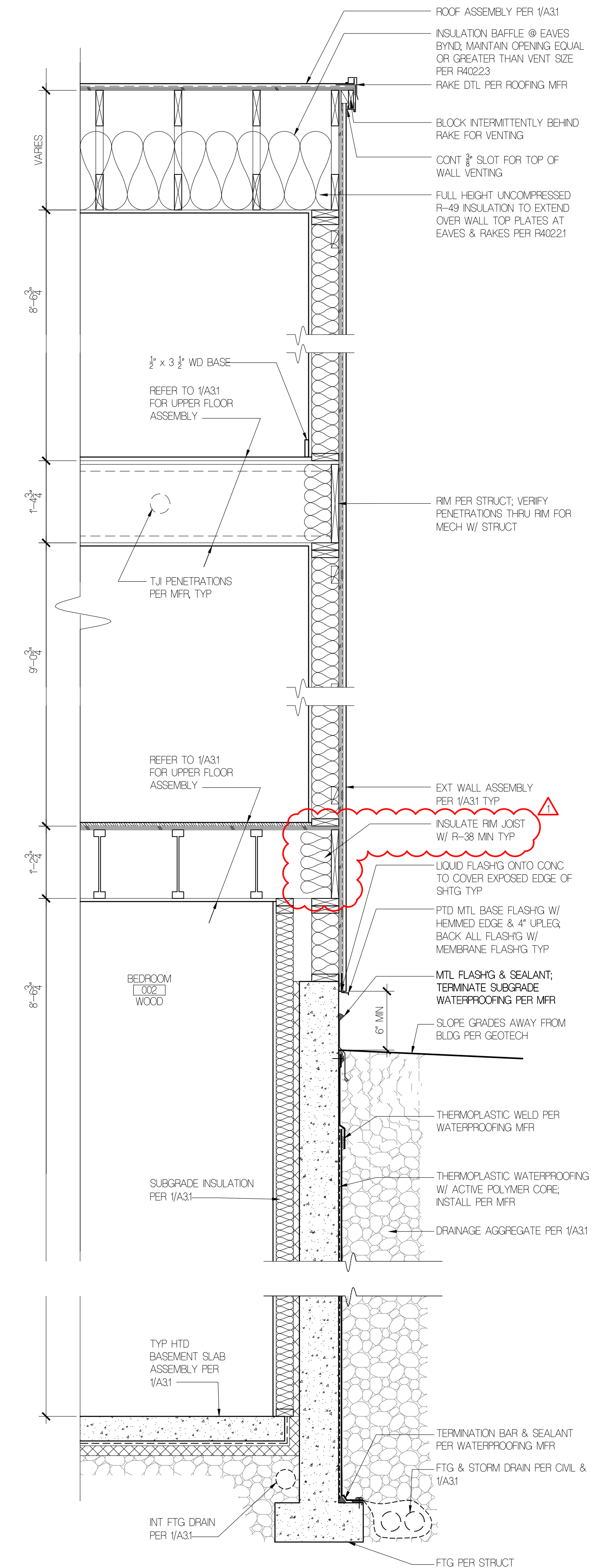


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WALL SECTION

A3.3

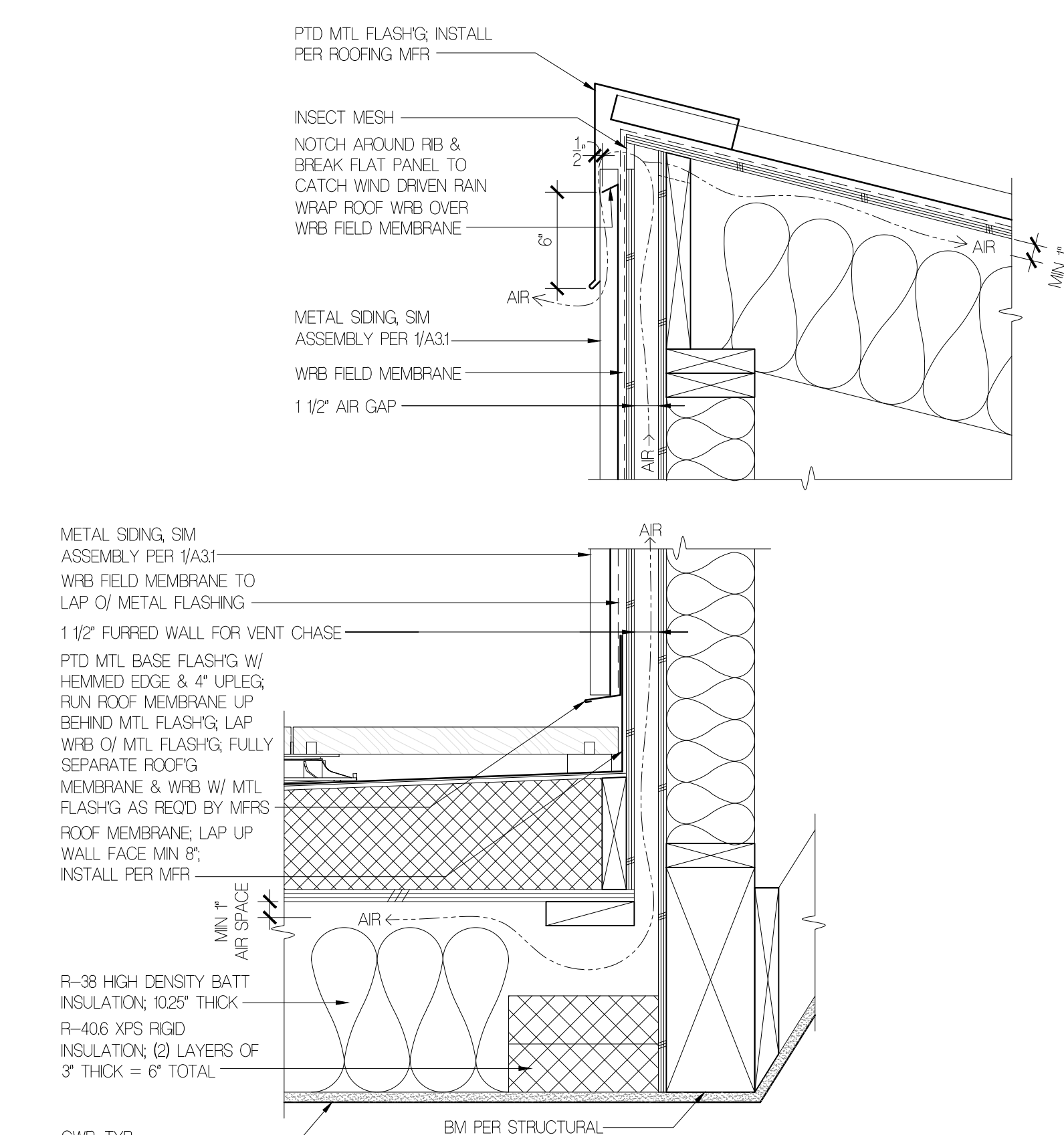
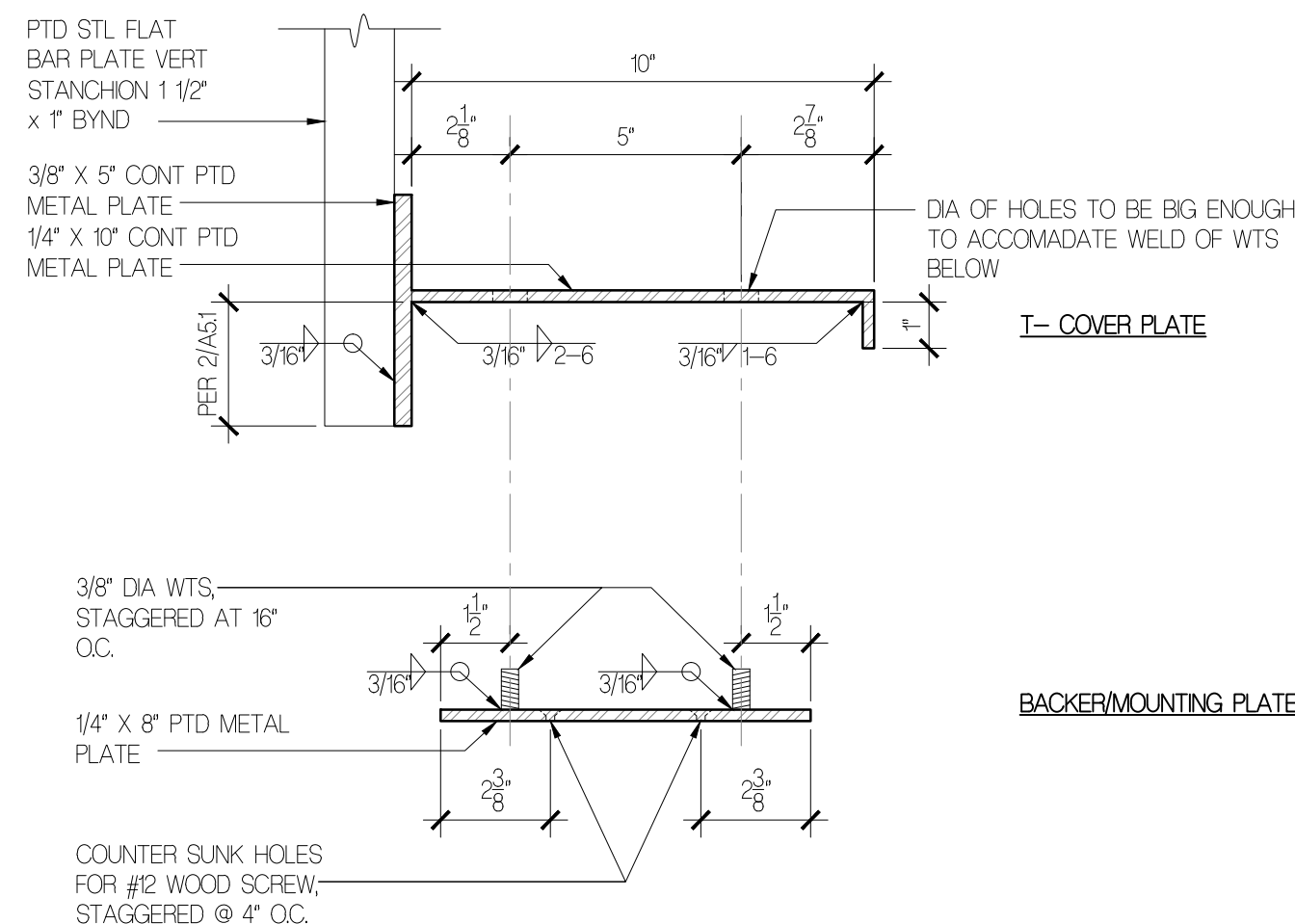


1 WALL SECTION
 3/4" = 1'-0"

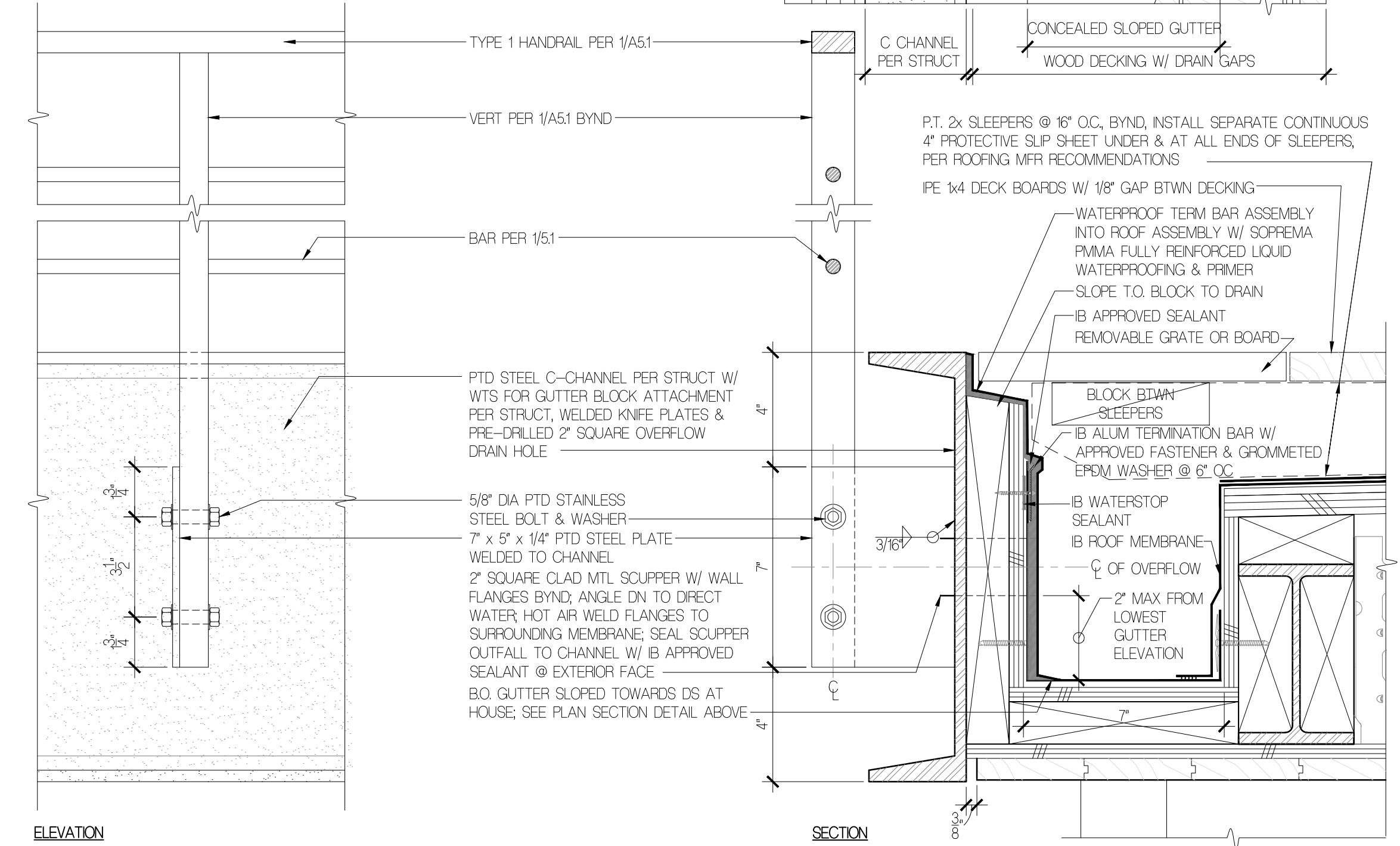
GENERAL NOTES

- 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



SEE 1/A5.1 FOR NOTES IN COMMON



6

T-COVER & BACKER TO STANCHION GUARD RAIL WELD DETAIL

3" = 1'-0"

5

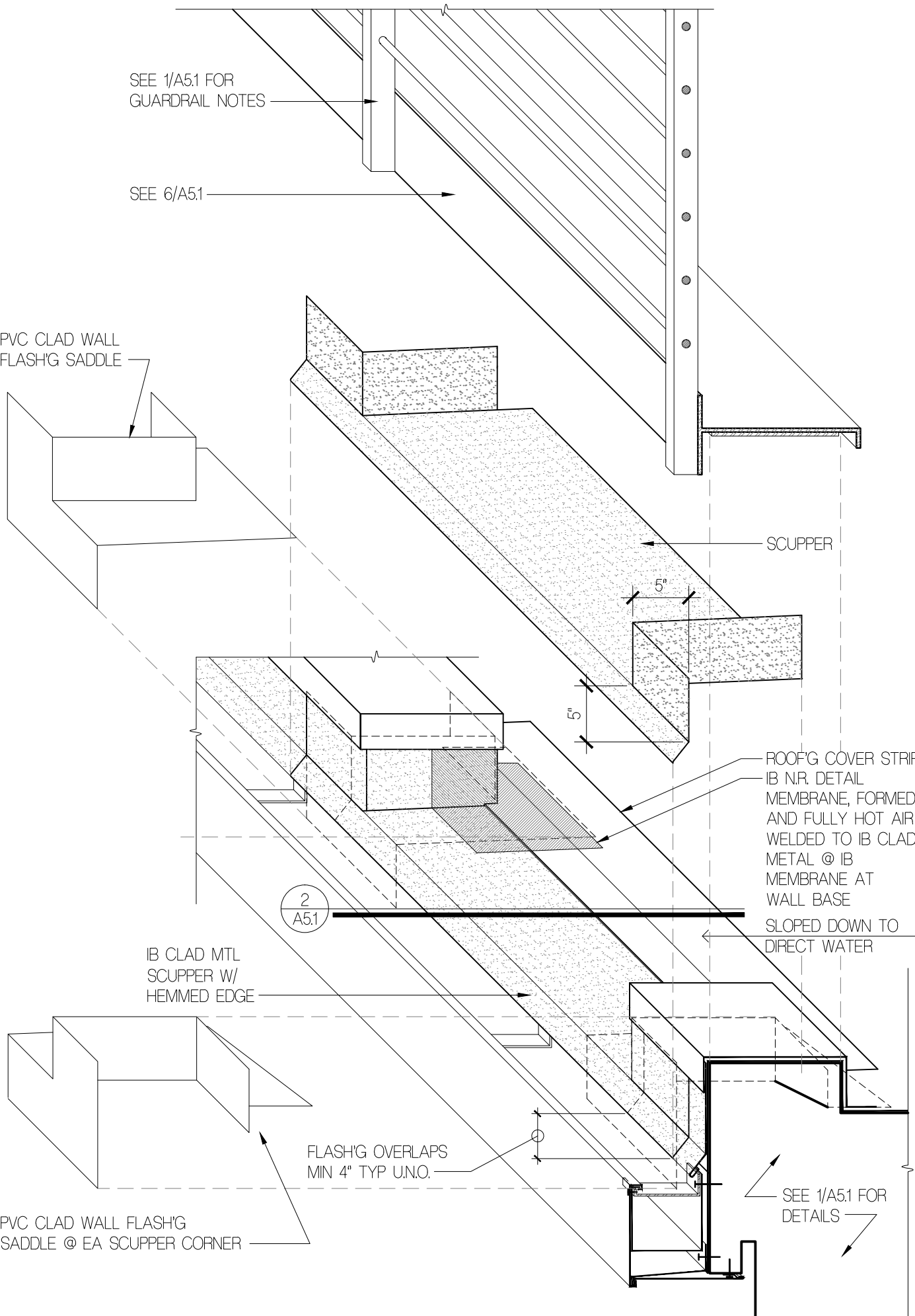
SECTION AT DECK/WALL

1 1/2" = 1'-0"

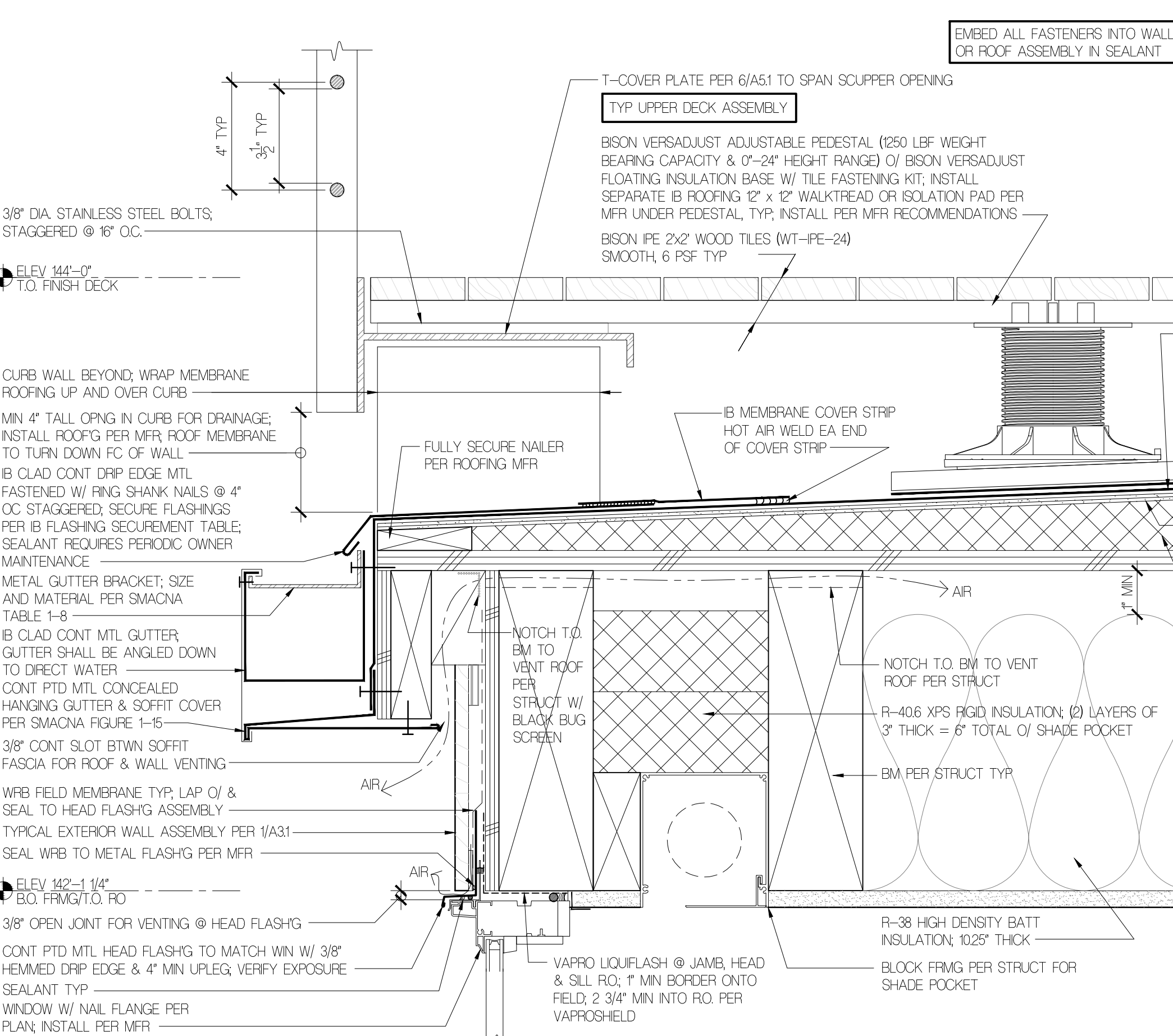
4

GUARDRAIL SECTION, ELEVATION AND PLAN DETAIL

3" = 1'-0"



SEE 1/A5.1 FOR GUARDRAIL NOTES IN COMMON



3

AXONOMETRIC @ SCUPPERS

1 1/2" = 1'-0"

2

TYP GUARDRAIL SECTION @ SCUPPERS

3" = 1'-0"

1

TYP GUARDRAIL TO DECK CURB DTL

3" = 1'-0"

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

CRITERIA

11. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
12. 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, KZ=1.13, GZF=0.8, 10 MPH EXPOSURE "B"
EARTHQUAKE: 1. SEISMIC IMPORTANCE FACTOR = 10, RISK FACTOR = II
2. SS = 1406, S1 = 541
3. SITE CLASS = D
4. SDS = 0.98, SDI = 541
5. SEISMIC DESIGN CATEGORY = D
6. LATERAL SYSTEM: LIGHT-FRAMED SHEAR WALLS
7. BASE SHEAR V (ASD) = 2020 KIPS
8. CS (ASD) = 0.1002
9. R = 65
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

13. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BUILDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. 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.
15. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
16. 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.
17. 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.
18. 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.
19. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
20. 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.
21. 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 INCORPORATED THEREON. 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. F 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.
22. 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

21. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1105 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 ASC 360
CONCRETE CONSTRUCTION	PER TABLE 1053

24. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1109 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 OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER OF RECORD SHALL BE REPORTED IN WRITING TO THE OWNERS 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 OBSERVERS KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GEOTECHNICAL

31. FOUNDATION NOTES, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH THE 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 DEPTH/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. 194500 BY ZPPER GEO DATED FEBRUARY 6, 2018

CONCRETE

51. 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 (ft)	MAXIMUM ABSOLUTE WATER-CEMENT RATIO	NON-AIR ENTRAINED CONCRETE	AIR ENTRAINED CONCRETE
A. SLABS ON GRADE & TOPPING SLABS	2500 PSI	0.58		0.46
B. ALL STRUCTURAL CONCRETE	3000 PSI	0.58		0.46
52. 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 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 C698. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 9042.2 OF THE INTERNATIONAL BUILDING CODE.

54. 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-85.
57. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPICE 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.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 4" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (4# BARS OR LARGER) 2" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (4# BARS OR SMALLER) 1-1/2"

510. 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.

513. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURERS 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

61. 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. 171, 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.
62. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUT 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.
64. SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-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 ICCB, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.

65. CONCRETE AND MASONRY SCREWS SHALL BE "TITEN SCREWS" AS MANUFACTURED BY SIMPSON STRONG-TIE. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

STEEL

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

1. EITHER AISC-LFRD, AISC 360, OR AISC-HSS AND SECTION 22052 OF THE INTERNATIONAL BUILDING CODE.
82. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI, OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL 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.
83. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
85. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE ADJOST HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.
89. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC, AND AWS STANDARDS AND ONLY BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED (AS DEFINED BY AWS) SHALL BE USED.

WOOD

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

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FR NO 2 MINIMUM BASE VALUE, Fd = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fd = 1000 PSI
	(2X, 3X & 4X PRESSURE TREATED MEMBERS)	HEM-FR NO. 2 MINIMUM BASE VALUE, Fd = 850 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fd = 1350 PSI
	(6X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FR NO. 2 MINIMUM BASE VALUE, Fd = 675 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(4X PRESSURE TREATED MEMBERS)	HEM-FR NO. 2 MINIMUM BASE VALUE, Fc = 1300 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
	(8X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FR NO2 MINIMUM BASE VALUE, Fc = 575 PSI
2 X 4 STUDS, PLATES & MISC. FRAMING: DFL OR HF STUD GRADE		
2 X 6 STUDS, PLATES & MISC. FRAMING: DFL OR HF #2		

92. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fd = 2400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fd = 2400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3/00" RADII, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.

93. MANUFACTURED LUMBER, PS, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PEECE 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 PS, 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 D2555 WITH ALL GRAIN PARALLEL, WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (20C)	Fd = 2900 PSF	E = 2000 KSI	Fv = 290 PSI
LVL (19E)	Fd = 2600 PSF	E = 1900 KSI	Fv = 285 PSI
PSL (155E)	Fd = 2250 PSF	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 16% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 20%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

95. 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 ICCB APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

97. 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, AND NOTED BY THE TRUSS PLATE INSTITUTE. FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS, LOADINGS 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 CONCURRENTLY 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 HP, VALLEY, AND INTERSECTION AREAS (USE OF GRIDER 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 GRIDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

910. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II. EXTERIOR GLUE IN CONFORMANCE WITH DOQ 3520. IDENTIFIED STRAND BOARD OR EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LEU 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.

912. 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 UNREATED 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 040 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 025 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 ABOVE-GRADE, CA-8, OR SBX TREATED WOOD SHALL BE 3088 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A663. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACCA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

913. STRUCTURAL SOFFIT/EAVE VENTS SHALL BE "RAFT-A-VENT" (PS-400) EAVE VENT AS MANUFACTURED BY COR-A-VENT AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS INSTRUCTIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.

915. 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 TYPE OF FASTENERS TO SPECIFIC MEMBERS IN CONNECTION WITH EACH MEMBER TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS 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 DRED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

916. 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"	0.165"
16d BOX	3-1/2"	0.157"
16d SHIPER	3-1/2"	0.145"
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 80 TO 100 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.

917. 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 2304.91. 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. UNDO TWO STUDS MINIMUM SHALL BE PROVIDED AT EACH CORNER AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2# 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 TOE/NAIL 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 9/8" 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 18" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

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. TIE BACK 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 SHEATHINGS 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 18" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOE/NAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

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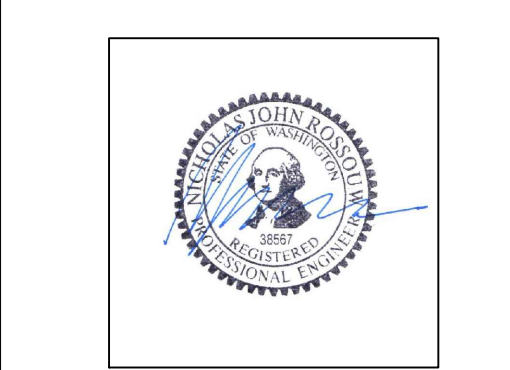
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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

ISSUE

ISSUE	DATE
ML PRE-APP MEETING	02/12/18
PERMIT SET	10/04/18
PERMIT CORRECTIONS	04/01/19

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHINGS 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 18" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOE/NAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

STRUCTURAL NOTES

S0.1

JOIST AND FLUSH BEAM SCHEDULE

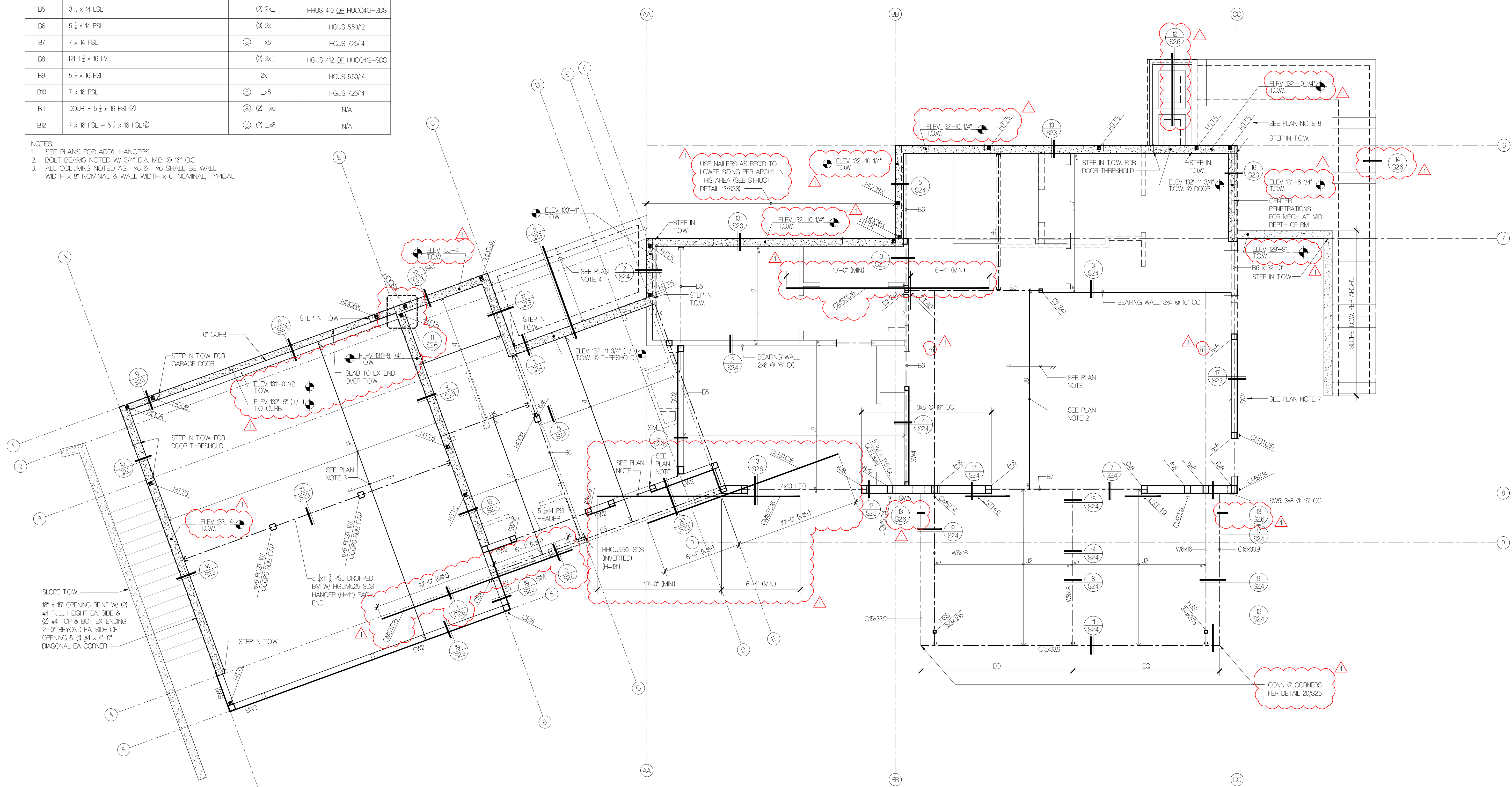
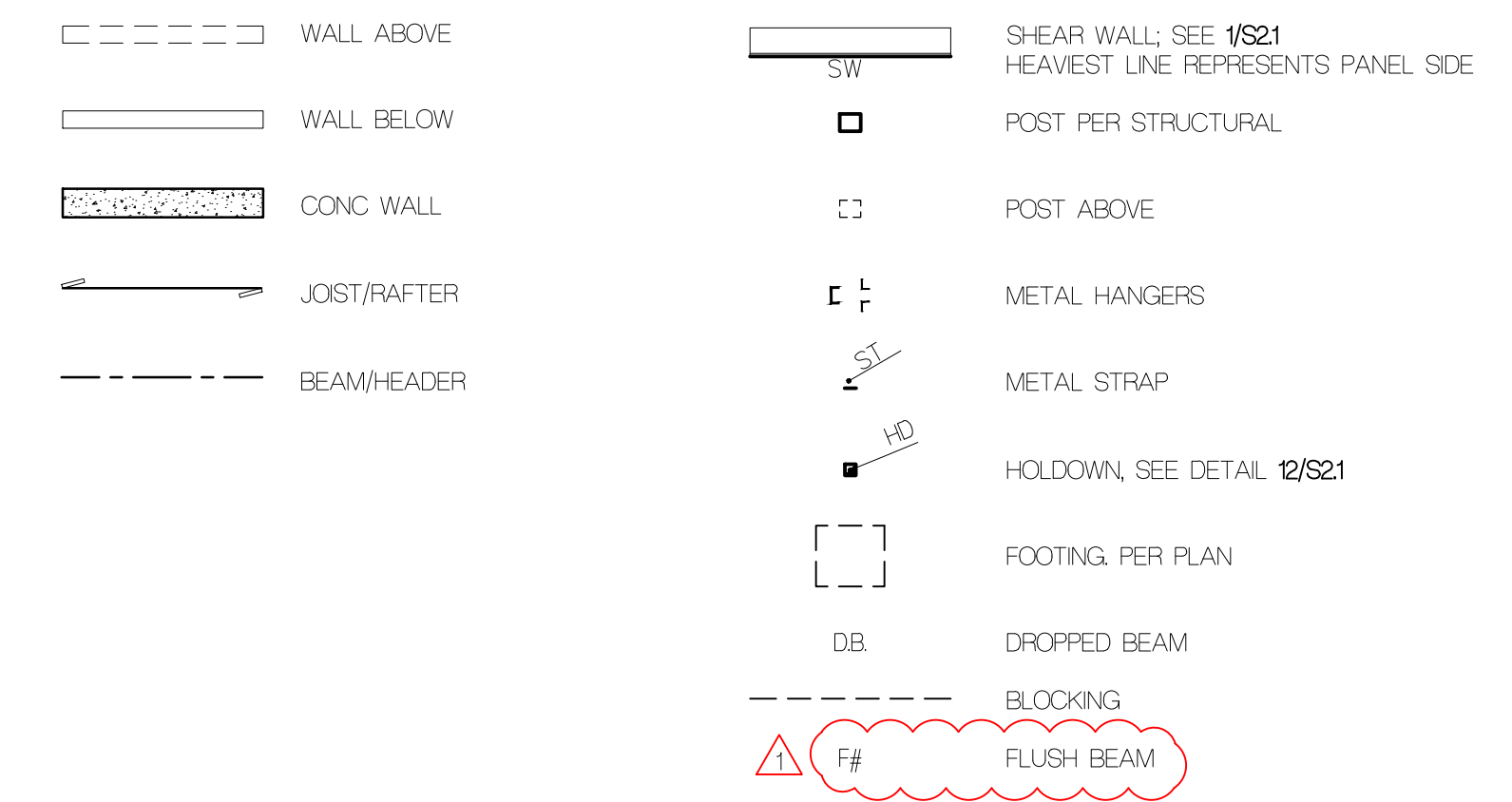
MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/10 @ 16" O.C.	NA	LUS 181/188 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/10 @ 16" O.C.	NA	IUS181/14
J8	14" TJI/20 @ 16" O.C.	NA	IUS206/14
J9	16" TJI/20 @ 16" O.C.	NA	IUS206/16
J10	16" TJI/360 @ 16" O.C.	NA	IUS237/16
J11	16" TJI/560 @ 16" O.C.	NA	IUS356/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS356/14 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:

- 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.
- 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



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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:
SATE SURVEY AND MAPPING
29223 NE 11TH STREET
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PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORFF

GEOTECH:
ZIPPER GEO
13019 36TH AVE WEST
SUITE E
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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

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)	(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)	(2) 2x	N/A
B12	7 x 16 PSL + 5 1/2" x 16 PSL (2)	(2) 2x	N/A

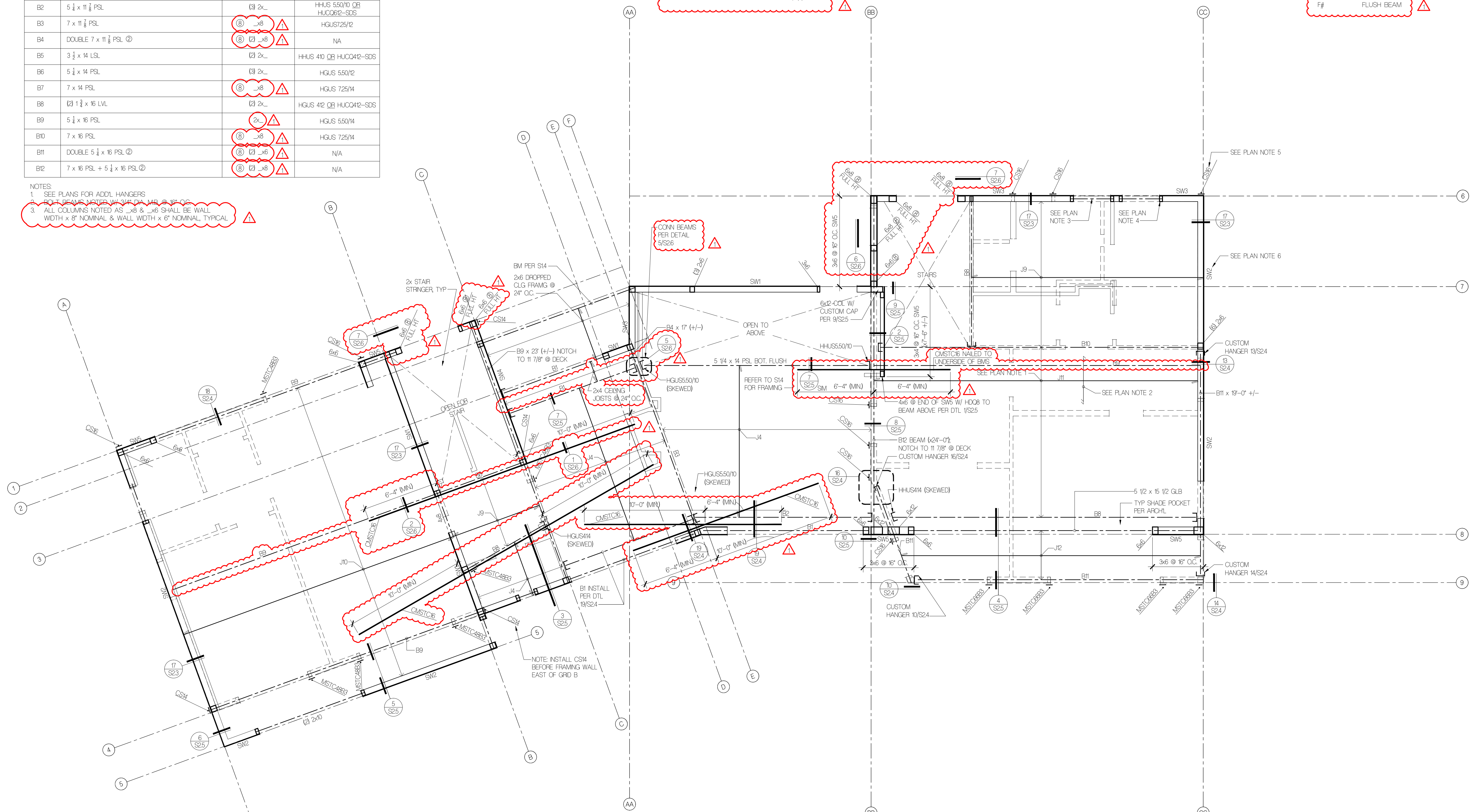
- NOTES:
 1. SEE PLANS FOR ADDL HANGERS
 2. BOLT FRAMING WITH S14 DIA. MR @ 16" OC
 3. ALL COLUMNS NOTED AS 2x8 & 2x6 SHALL BE WALL WIDTH x 8" NOMINAL & WALL WIDTH x 6" NOMINAL, TYPICAL

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" OC AND TO ALL INTERMEDIATE FRAMING @ 12" OC.
 - 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

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 seattle, wa 98134
 ph 206.634.0136

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 EDWARD TALERMAN AND
 DYAN SIMON
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 MERCER ISLAND, WA 98040
 PHONE: 206.520.4896

ARCHITECT:
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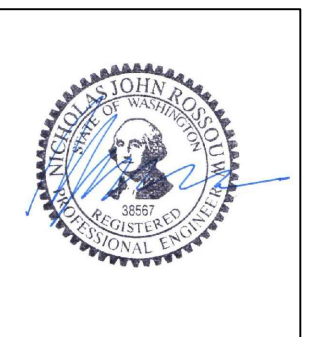
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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

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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

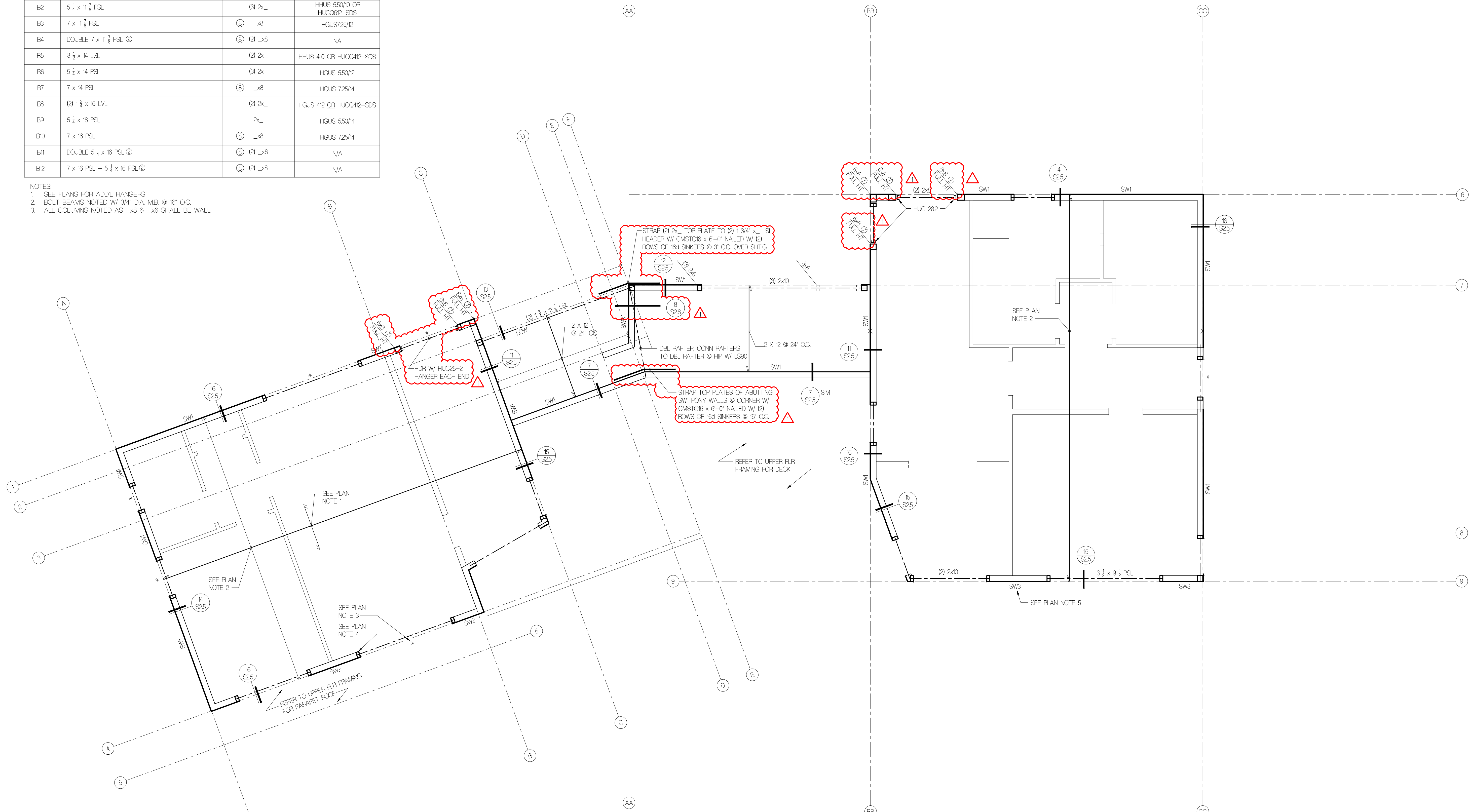
ROOF FRAMING PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

- ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 24/16), NAIL 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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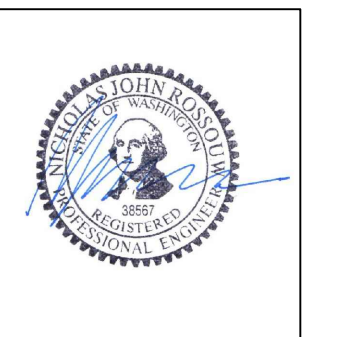
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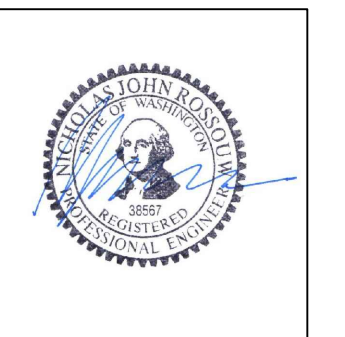
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ROOF FRAMING PLAN

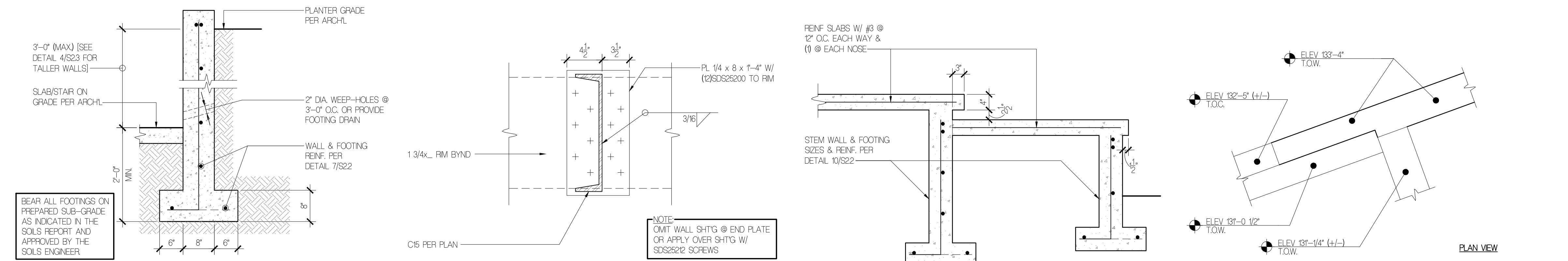
ROOF FRAMING PLAN

1/4" = 1'-0"

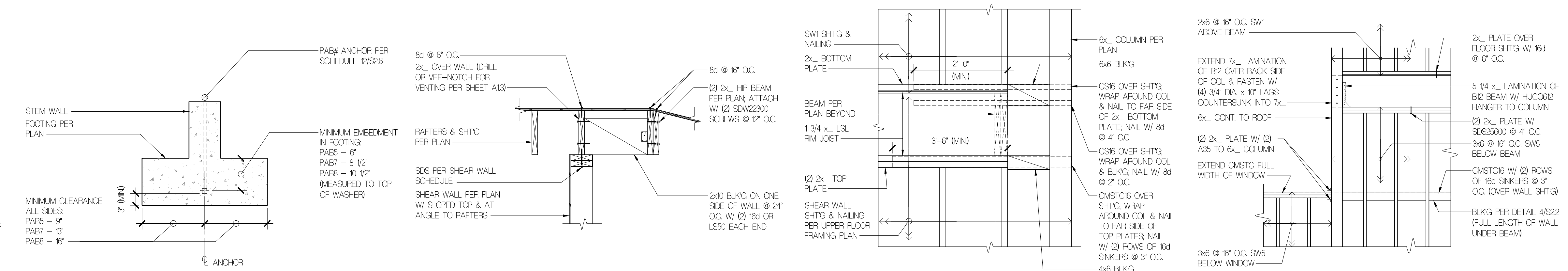
S1.4



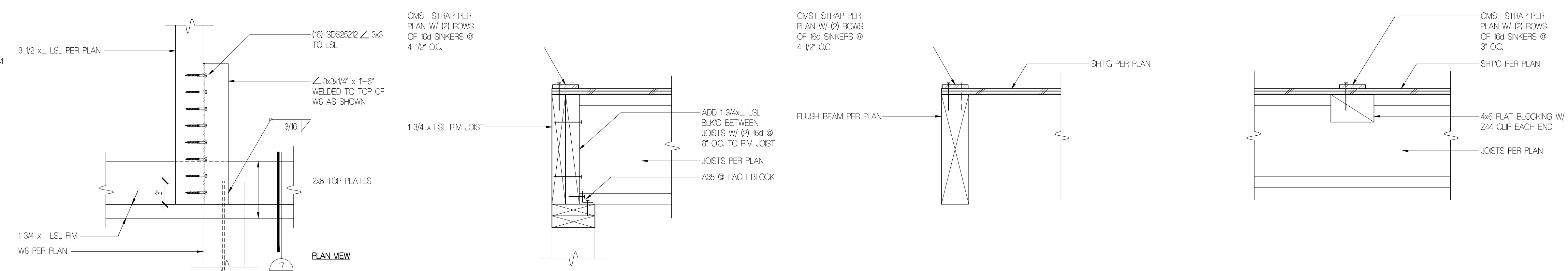
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14 FOOT'G W/ THICKENED SLAB $3/4" = 1'-0"$ **13** FOOT'G @ MUD ROOM STEPS $1/2" = 1'-0"$ **12** FOOT'G @ MUD ROOM STEPS $3/4" = 1'-0"$ **11** TOP OF CONC DTL PLAN $3/4" = 1'-0"$



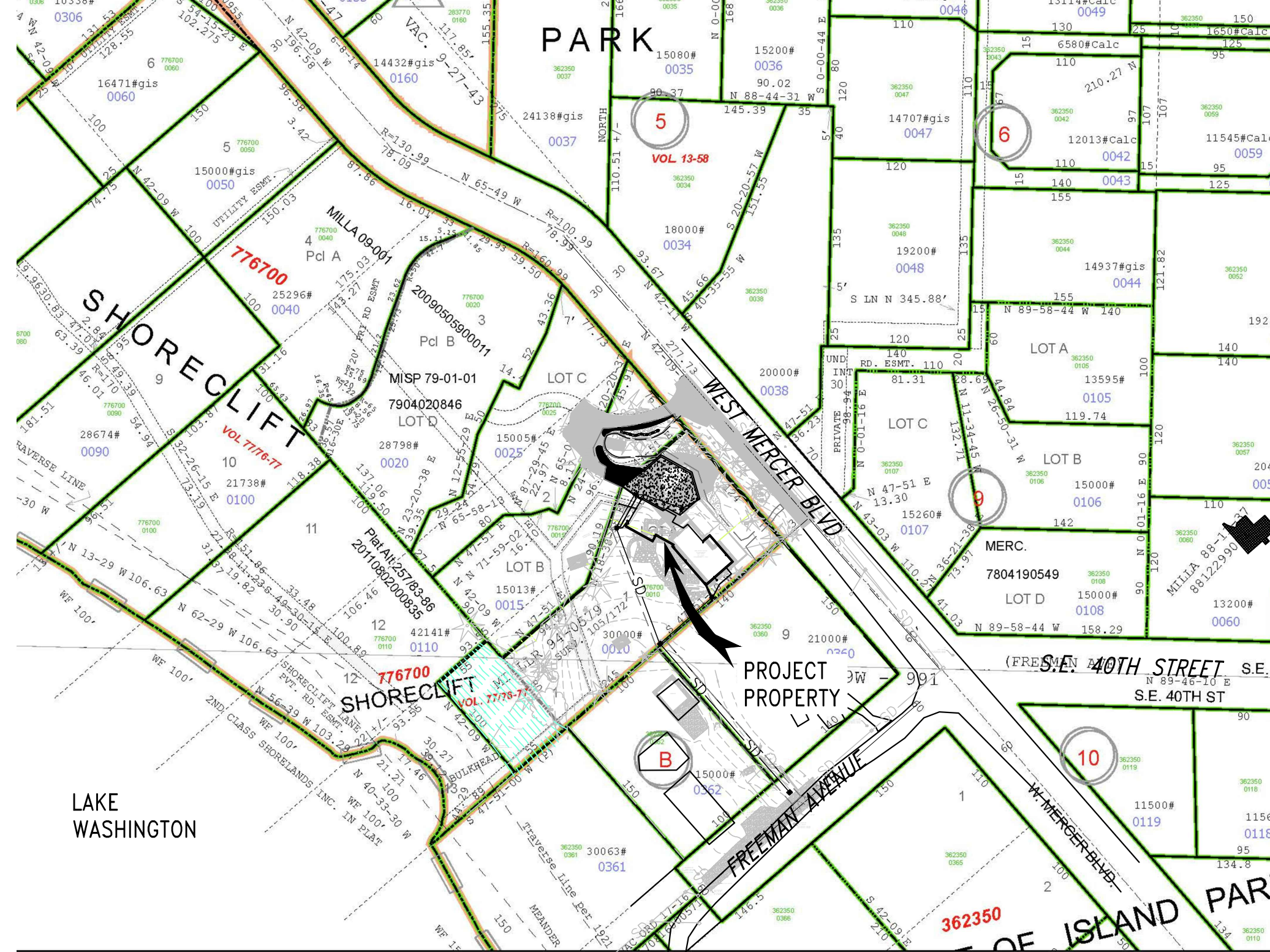
10 $3/4" = 1'-0"$ **9** PAB# ANCHOR EMBED NOT TO SCALE **8** RAFTER FRMG @ LOW ROOF $3/4" = 1'-0"$ **7** ELEV DTL SW @ 6 & BB.5 $3/4" = 1'-0"$ **6** ELEV DTL SW @ BB & 6/7 $3/8" = 1'-0"$



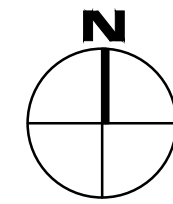
5 $1/2" = 1'-0"$ **4** DECK BM @ GRID 8 PLAN $1/2" = 1'-0"$ **3** CMST STRAP $1/2" = 1'-0"$ **2** CMST STRAP $1/2" = 1'-0"$ **1** CMST STRAP $1/2" = 1'-0"$

TALERMAN SIMON RESIDENCE - CIVIL/SITEWORK

SW 1/4, SEC. 12, TWP. 24, RGE. 4 E., W.M.



NEIGHBORHOOD PLAN
SCALE: 1"=100'

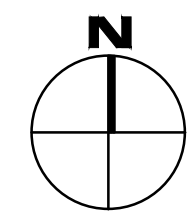


GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AGENCY DESIGN AND CONSTRUCTION STANDARDS. IF AN ELEMENT OF WORK IS NOT COVERED BY THE CITY STANDARDS THEN THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, CURRENT EDITION, SHALL APPLY UNLESS OTHERWISE INDICATED OR SPECIFIED.
- UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL WORK UNDER THIS CONTRACT SHALL BE MANAGED AND ADMINISTERED BY THE CONTRACTOR. IN ADDITION TO THE GENERAL WORK INDICATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK SITE SAFETY AND COMPLIANCE WITH THE LATEST APPLICABLE CODES AND ORDINANCES.
- PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH ALL CONDITIONS INVOLVED IN CARRYING OUT THE WORK. MAKE ARRANGEMENTS WITH OWNER FOR SITE VISIT DATE AND TIME. THE CONTRACTOR WILL PROVIDE IN HIS/HER PROPOSAL FOR ANY MISCELLANEOUS ITEMS THAT MAY NOT BE COVERED IN THE PLANS AND SPECIFICATIONS, BUT ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE PROJECT.
- PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE EASEMENTS HAVE BEEN OBTAINED BY THE OWNER. PRIOR TO STARTING ANY WORK IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE STREET USE/PUBLIC RIGHT-OF-WAY CONSTRUCTION PERMITS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION OR ORDERING OF MATERIALS.
- HALL BE RESPONSIBLE FOR THE JOINING OF HIS/HER TO THE WORK OF OTHER TRADES.
- NO PORTION OF THE WORK REQUIRING A SUBMITTAL APPROVAL SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE OWNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTAL MATERIALS.
- CONTRACTOR SHALL KEEP AREAS UNDER CONSTRUCTION CLEAR OF DIRT AND DEBRIS CAUSED BY DEMOLITION AND SHALL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN AREAS DESIGNATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL CHECK WITH OWNER'S AUTHORIZED REPRESENTATIVE FOR STAGING AREA AND SECURITY REGULATIONS.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROTECTED FROM WEATHER TO PREVENT DAMAGE AND DETRIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF MATERIALS AND/OR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SHORING, BRACING, OR OTHER TEMPORARY STRUCTURAL SUPPORTS AS MAY BE REQUIRED AND SHALL BEAR THE COSTS OF ANY ENGINEERING THAT MAY BE REQUIRED.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, AND SHALL FLAG OR MARK ALL EXISTING UTILITIES IN THE FIELD AND PROTECT THEM FROM DAMAGE.
- THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY NOT DESIGNATED FOR REMOVAL WHICH ARE DAMAGED BY OPERATIONS RELATED TO THE EXECUTION OF THIS WORK.
- ALL DISCREPANCIES FOUND AMONG DRAWINGS, SHALL BE REPORTED TO THE OWNER'S ENGINEER FOR CLARIFICATION. IN CASE OF CONFLICT, AND UNTIL OTHERWISE DIRECTED CONTRACTOR SHALL BASE HIS/HER BID PRICE ON MOST EXPENSIVE SYSTEM (UNTIL CLARIFIED IN WRITING).
- WHERE THESE DOCUMENTS ARE PRESENTED AS "CONTRACT DOCUMENTS" FOR CONSTRUCTION IT SHALL BE UNDERSTOOD THAT THEY DO NOT NECESSARILY INCLUDE ALL DETAILS AND/OR DATA REQUIRED TO COMPLETE THE WORK. REPRESENTATIVE FEATURES AND OR ELEMENTS OF CONSTRUCTION REQUIRED TO COMPLETE THE WORK AND PROVIDE A FUNCTIONING FINISHED PRODUCT MEETING THE CONCEPTS PRESENTED HEREIN SHALL BE COMPLETELY PROVIDED, EVEN IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS. CONSTRUCTION SHALL BE IF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS SHOWN OR CALLED FOR ELSEWHERE IN THE DOCUMENTS AND IN ACCORDANCE WITH STANDARDS OF THE INDUSTRY. UNLESS OTHERWISE INDICATED ALL BID PRICING SHALL BE FOR COMPLETED FINISHED WORK.
- ALL REQUIRED WORK SHALL BE FURNISHED, INSTALLED, COMPLETE AND IN OPERATING CONDITION, AND SHALL COMPLY WITH LATEST APPLICABLE CODES AND ORDINANCES.
- PROVIDE TEMPORARY SEDIMENTATION AND EROSION CONTROL AS NECESSARY TO PROTECT THE EXISTING STORM DRAIN SYSTEM AND PREVENT SOILS AND SEDIMENT FROM LEAVING THE SITE. PROTECTION MEASURES MAY INCLUDE SILT FENCING, CATCH BASIN PROTECTION, SEDIMENT TRAPS/PONDS AND OTHERS AS REQUIRED. EROSION CONTROL MEASURES WHERE INDICATED HEREIN SHALL BE CONSIDERED A REPRESENTATIVE MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE BASIC EROSION CONTROL REQUIREMENTS.
- PER MICC 19.02.020(F)(3)(d), DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.



VICINITY MAP
SCALE: 1" ~ 3,000'



CIVIL SHEET LIST:

- CO.1 CIVIL/SITEWORK COVER
- CO.2 SITE PREPARATION AND CSWPPP
- CO.3 TESC DETAILS AND NOTES
- C1.1 GRADING, DRAINAGE AND UTILITIES PLAN
- C1.2 SITE SECTIONS
- C2.1 OFF-SITE STORM DRAIN EXTENSION
- C3.1 DETAILS AND NOTES

LEGEND:

	ASPHALT PAVEMENT		FIRE HYDRANT
	CONCRETE PAVEMENT		THRUST BLOCK
	AREA DRAIN		VALVE
	CATCH BASIN TYPE 1		BEND FITTING
	CLEANOUT		WATER METER
	ROOF DRAIN		
	FOOT DRAIN		
	STORM DRAINAGE LINE		
	SANITARY SEWER SERVICE LINE		
	WATER SERVICE LINE		
	DITCH OR SWALE FLOW LINE		

ABBREVIATIONS:

AD	AREA DRAIN	LF	LINEAL FOOT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	LS	LANDSCAPE DESIGN
CB	CATCH BASIN	MAX	MAXIMUM
CO	CLEANOUT	MIN	MINIMUM
COM	CITY OF MERCER ISLAND	MJ	MECHANICAL JOINT
CSBC	CRUSHED SURFACING BASE COURSE	N	NORTH
CSTC	CRUSHED SURFACING TOP COURSE	NTS	NOT TO SCALE
DEV	DEVELOPMENT	OC	ON-CENTERS
DISP	DISPERSION	PLS	PROFESSIONAL LAND SURVEYOR
E	EAST	RD	ROOF DRAIN
ESC	EROSION AND SEDIMENT CONTROL	R/W	RIGHT-OF-WAY
EX	EXISTING	S	SOUTH
FD	FOOTING DRAIN	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
FH	FIRE HYDRANT	TYP	TYPICAL
GV	GATE VALVE	W	WATER
HYD	HYDRANT	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
IE	INVERT ELEVATION		
KC	KING COUNTY		
KCRS	KING COUNTY ROAD STANDARDS		
KCSWDM	KING COUNTY SURFACE WATER DESIGN MANUAL		

PROJECT DATA:

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.

HORIZONTAL CONTROL:

BASIS OF BEARING:
PLAT ALTERATION BY TRIAD ASSOCIATES AS RECORDED UNDER RECORDING NUMBER 20110802000835, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL CONTROL:

DATUM = NAVD 88
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.
POINT ID NO. 8003
CONCRETE MONUMENT IN CASE AT THE CENTERLINE OF W MERCER WAY, 182' NORTH OF THE INTERSECTION WITH SE 40TH STREET.
ELEVATION: 143.51 FEET NAVD 88



DRAINAGE IMPERVIOUS SURFACES:

NOTE: THESE AREAS ARE FOR DRAINAGE CONSIDERATIONS ONLY, AND ARE NOT THE SAME AS THE ZONING "LOT COVERAGE" AREAS.

EXISTING SITE IMPERVIOUS SURFACE AREA = 5,456 S.F.
PROPOSED NEW AND REPLACED SITE IMPERVIOUS SURFACE AREA = 6,272 S.F.
TOTAL SITE IMPERVIOUS SURFACE AREA INCREASE = 816 S.F.

EARTHWORK QUANTITIES:

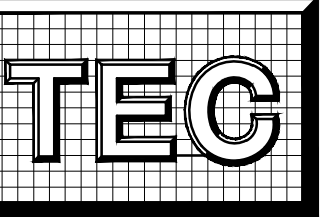
THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATED FOR ROUGH GRADING, AND DO NOT INCLUDE QUANTITIES FOR UTILITY TRENCHING (ESTIMATED FOR PERMIT REVIEW ONLY). CONTRACTOR SHALL BE RESPONSIBLE FOR INDEPENDENTLY DETERMINING ALL QUANTITIES FOR BIDDING AND CONSTRUCTION.

SITE GRADING QUANTITIES OUTSIDE THE BUILDING FOOTPRINT.

CUT 60 C.Y.
FILL 100 C.Y.
NET FILL 40 C.Y.

SITE GRADING QUANTITIES INCLUDING ROUGH BUILDING EXCAVATION, BUT EXCLUDING BUILDING FOUNDATIONS.

CUT 385 C.Y.
FILL 225 C.Y.
NET CUT 160 C.Y.



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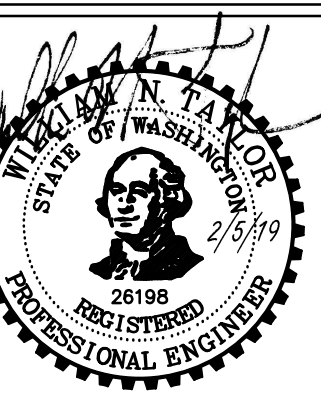
Project:
TALERMAN SIMON RESIDENCE
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

Owner/Developer:
Edward Talerman
c/o Tolson studio architects
1941 First Avenue South #2E
Seattle, WA 98134

Job Data:
TEC Job #: 724-FSA
Designed: WNT
Checked: LMT

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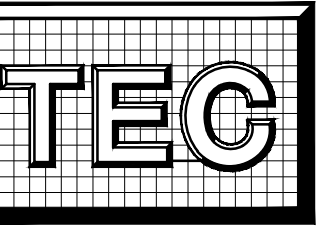
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Sheet Title:
COVER SHEET

Sheet No:
C0.1

Sheet ___ of ___

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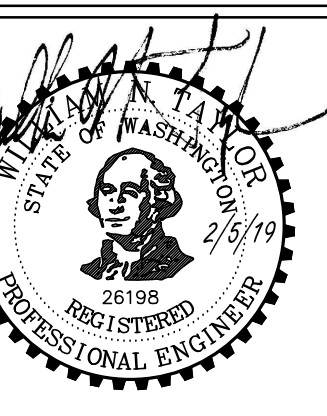
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Rev. Date

Sheet Title:
TESC DETAILS
AND NOTES

Sheet No:

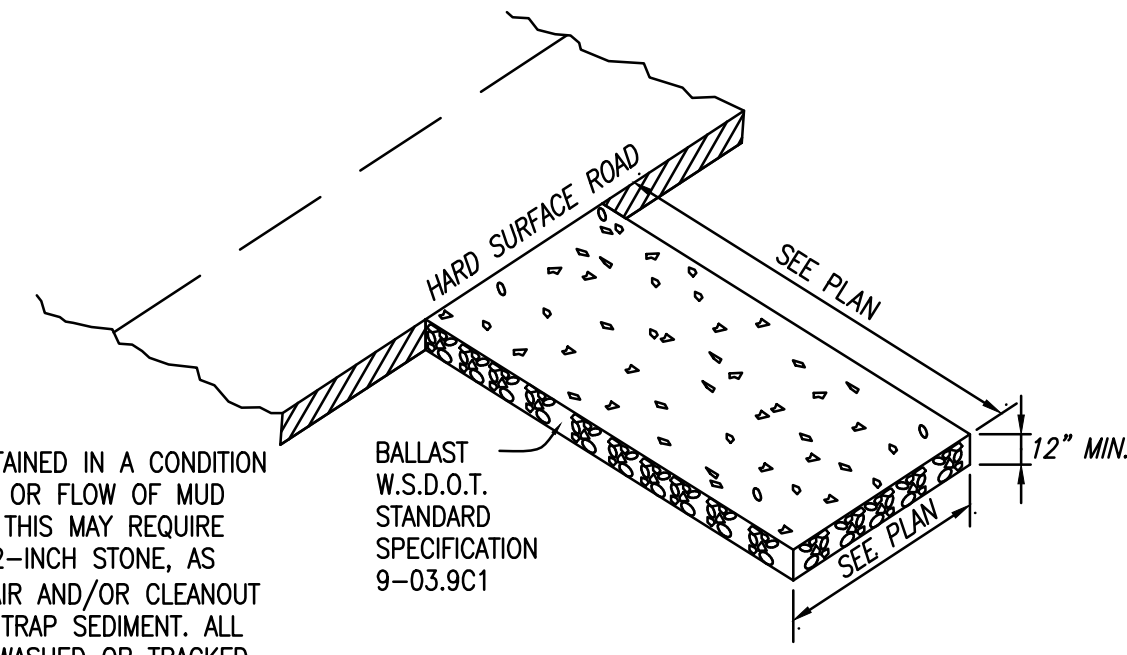
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Sheet ___ of ___

BUILDING PERMIT

CITY OF MERCER ISLAND ESC NOTES:

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMIT HOLDER/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
4. THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NONRAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND THE POTENTIAL FOR EROSION HAS PASSED.
5. ANY AREA STRIPPED OF VEGETATION INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
6. ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE INSPECTOR TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN OF SILT FROM CONSTRUCTION VEHICLES.
10. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE. (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE)
11. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
12. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
13. EROSION/SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS APPROVED BY THE CITY ENGINEER.
14. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
15. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED AND OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
16. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
17. ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED STABILIZATION METHODS AND PROVIDE ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN. EXCEPTIONS AS MODIFIED PER THE CONSTRUCTION MORATORIUM OCTOBER 1ST THROUGH APRIL 1ST.
18. OFF-SITE STREETS MUST BE CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCES AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
19. ANY CATCH BASINS COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
20. WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCES SHALL BE REPLACED AND THE FABRIC CLEANED IF CLOGGED BY SILT. ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
21. IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

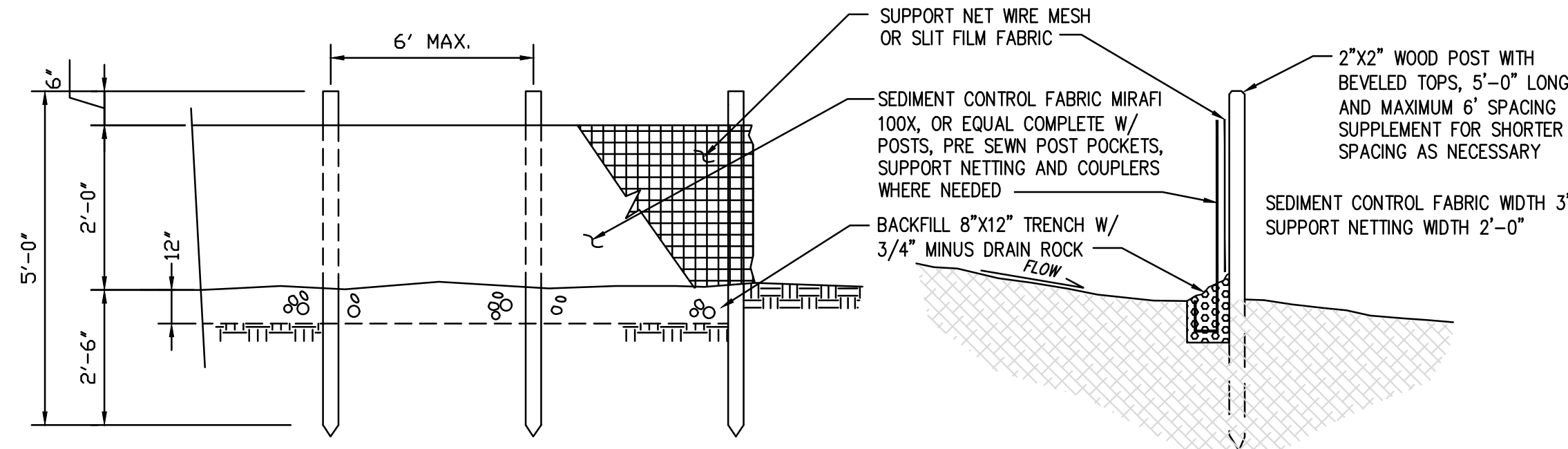


NOTE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

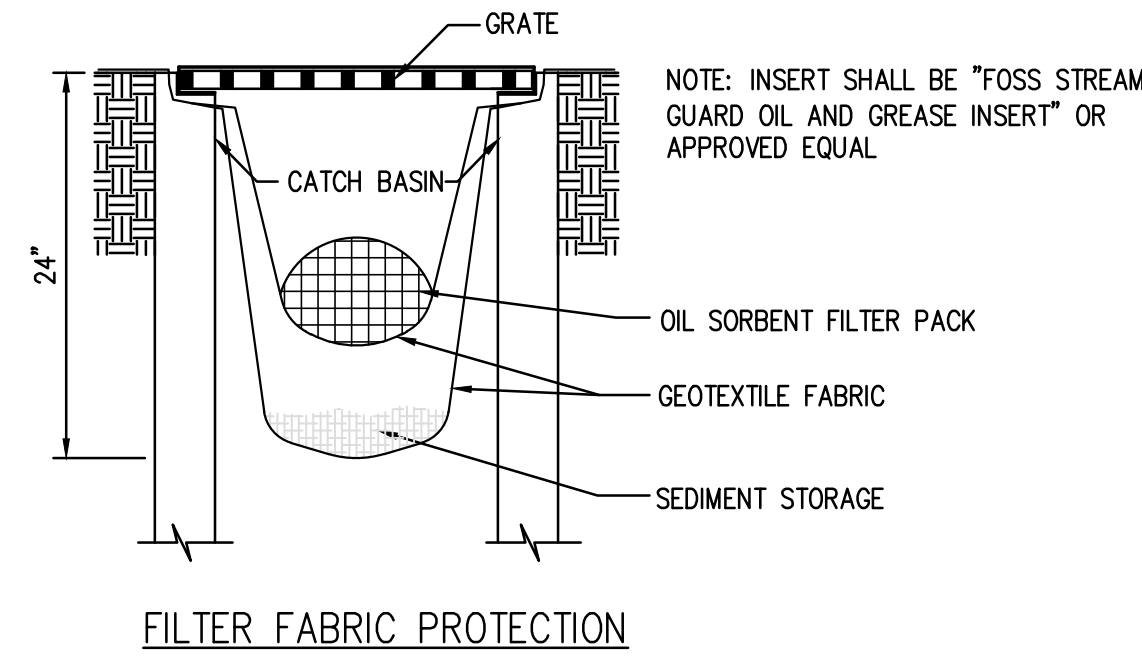
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TEMPORARY SILT FENCE

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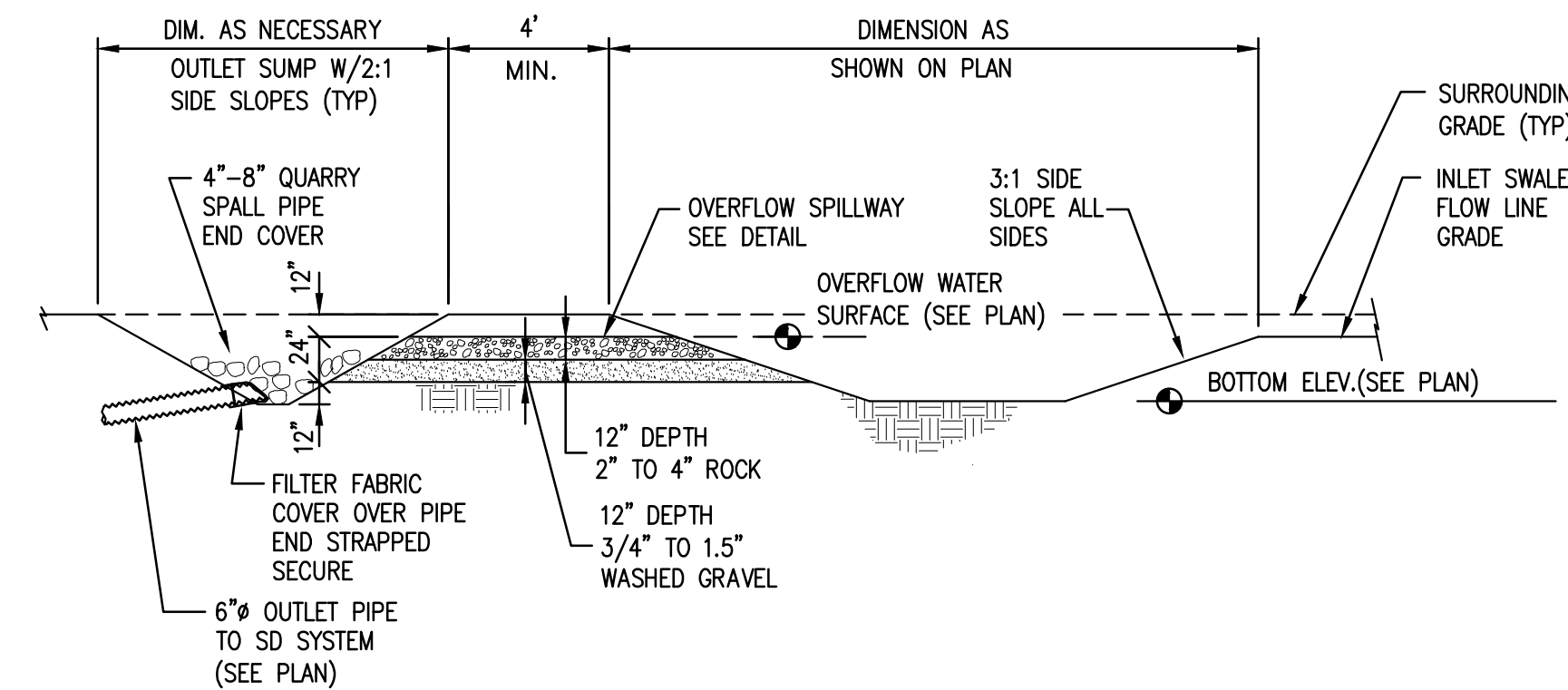
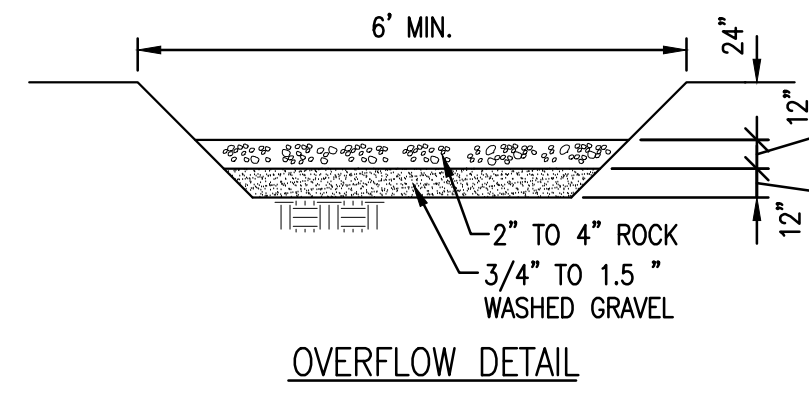
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TEMP. CB/INLET PROTECTION

SCALE: N.T.S.

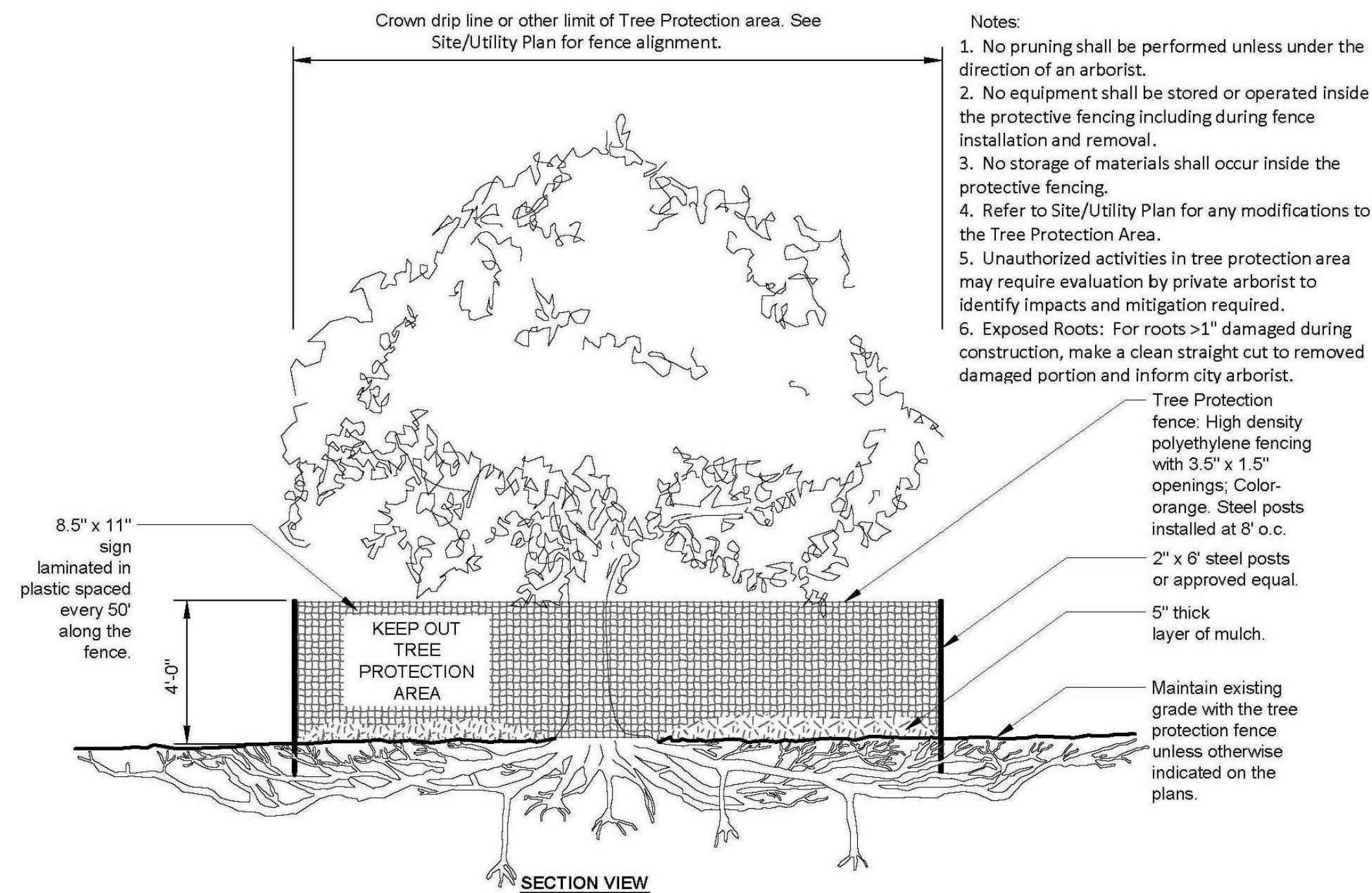
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SEDIMENT TRAP

N.T.S.

4



TREE PROTECTION DETAIL

N.T.S.

5

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CONSTRUCTION NOTES:

- 1 ROOF PER ARCHITECT
- 2 DECK PER ARCHITECT
- 3 CONCRETE DRIVEWAY PER DETAIL 1/C3.1, FINISH PER ARCHITECT
- 4 CONCRETE WALKWAY PER DETAIL 2/C3.1, FINISH PER ARCHITECT
- 5 CONCRETE PATIO PER ARCHITECT
- 6 SITE STAIR PER ARCHITECT
- 7 PAVING STONE WALKWAY PER ARCHITECT
- 8 SITE RETAINING WALL PER ARCHITECT AND STRUCTURAL
- 9 4" (MIN) SANITARY SEWER SERVICE, TRENCH PER DET 4/C3.1 (REUSE EXISTING SEWER STUB IF POSSIBLE). PROVIDE BACKFLOW PREVENTER PER CITY STANDARD.
- 10 REPLACE EXISTING WATER SERVICE AND METER, LOCATE 18" OUTSIDE PAVEMENT. THE AREA 3' AROUND NEW METER BOX SHALL BE FLAT W/ ALL VEGETATION TRIMMED BACK. (CONFIRM SIZE REQUIREMENT BY BUILDING PLUMBING DESIGNER)
- 11 1" WATER SERVICE PIPE, TUNNEL OR BORE WITHIN TREE DRIP LINES AS NEEDED (CONFIRM SIZE REQUIREMENT BY BUILDING PLUMBING DESIGNER)
- 12 4" (MIN) PVC ROOF DRAIN, PER DETAIL 3/C3.1
- 13 4" MIN PERFORATED PVC FOOTING DRAIN, PER DETAIL 3/C3.1
- 14 4" MIN PERFORATED PVC WALL DRAIN, SIMILAR TO FOOTING DRAIN
- 15 6" STORM DRAIN PIPE @ 0.020 ft/ft MIN SLOPE, TRENCH PER DETAIL 4/C3.1
- 16 4" (MIN) PVC DRAIN PIPE @ 0.020 ft/ft MIN SLOPE, TRENCH PER DETAIL 4/C3.1
- 17 CATCH BASIN TYPE 1 PER DETAIL 5/C3.1
- 18 OIL/WATER SEPARATOR ELBOW IN CB PER DETAIL 6/C3.1
- 19 PAVEMENT CHANNEL DRAIN PER DETAIL 7/C3.1
- 20 DOWNSPOUT PER ARCHITECT
- 21 PAVERS PER ARCHITECT
- 22 REBUILD EXISTING ROCKERY AS NECESSARY PER ARCHITECT
- 23 CATCH BASIN TYPE YARD PER DETAIL 8/C3.1
- 24 CATCH BASIN TYPE 1L PER DETAIL 10/C3.1
- 25 ASPHALT PAVEMENT INFILL PER DETAIL 9/C3.1
- 26 PATIO DRAIN FOR EXTERIOR WASHDOWN, PLUMBED TO BUILDING SANITARY SEWER
- 27 EXTEND HEIGHT OF EXISTING ROCKERY APPROXIMATELY 2', RECONSTRUCT AS NEEDED PER DETAIL 13/C3.1
- 28 PATIO DRAIN PER ARCHITECT
- 29 EXTRUDED ASPHALT CURB ON EXISTING PAVEMENT (TO CAPTURE DRAINAGE) PER DETAIL 15/C3.1
- 30 VERTICAL CONCRETE CURB PER DETAIL 14/C3.1
- 31 ASPHALT WEDGE CURB PER DETAIL 16/C3.1

CATCH BASIN TABLE:

ID	TYPE	RIM	IE	COMMENT
24a	TYPE 1L	109.00±	106.12	GRATED LID
17b	TYPE 1	110.70	107.15	GRATED LID
17c	TYPE 1	123.69	118.69	SOLID LID
17d	TYPE 1	132.25	129.50	GRATED LID, O/W SEPARATOR
23a	YARD	132.45	130.20	GRATED LID
23i	YARD	121.40	118.90	SOLID LID
28	PATIO	123.90	122.40	PER ARCH

DRAINAGE NOTES:

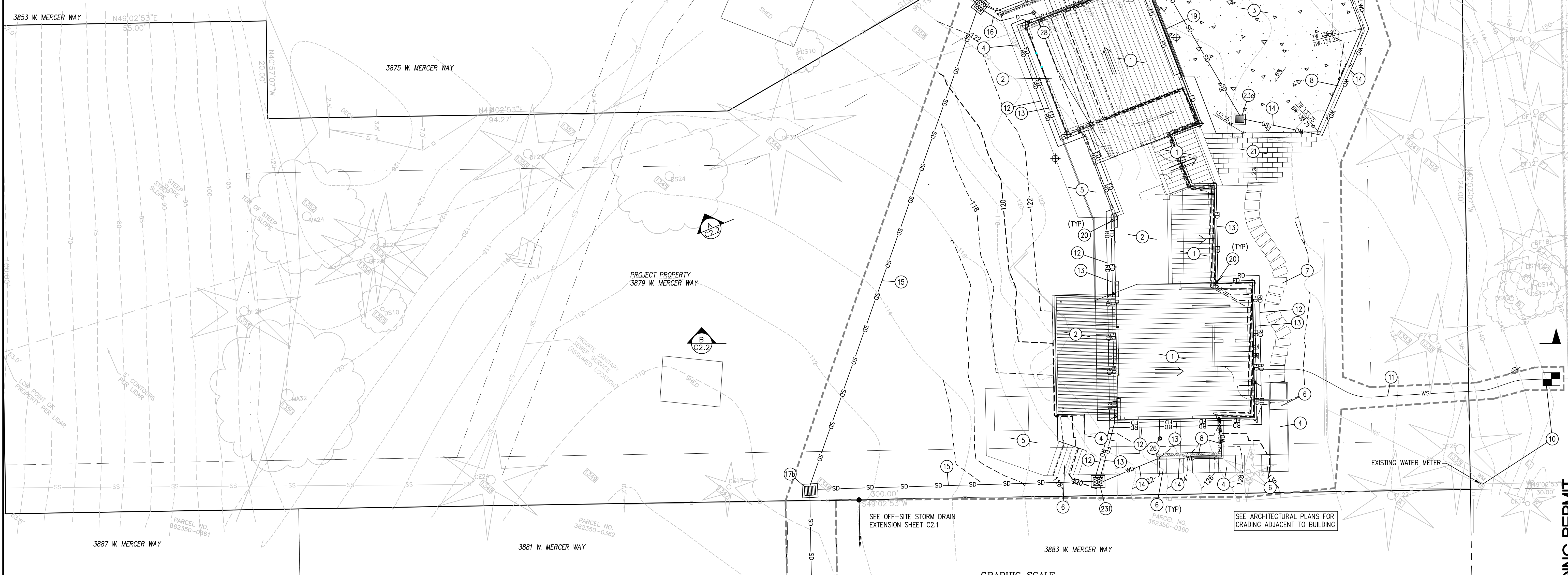
1. UNLESS OTHERWISE INDICATED, STORM DRAIN PIPE (SD) SHALL BE PVC, ASTM D3034, SDR 35 - OR CORRUGATED HIGH DENSITY POLYETHYLENE (CPEP) DOUBLE WALL SMOOTH INTERIOR BY "ADS" OR "HANCOR" OR APPROVED EQUAL.
2. FOOTING DRAINS SHALL BE 4" MINIMUM DIAMETER PVC, ASTM D2729 WITH DRILLED OR SLOTTED PERFORATIONS WHERE INTENDED FOR COLLECTING GROUND WATER AND SOLID WALL WHERE INTENDED FOR CONVEYANCE. SET FOOTING DRAINS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND CONNECT TO THE STORM DRAIN SYSTEM (BYPASSING ANY TREATMENT AND/OR DETENTION SYSTEMS).
3. ROOF DRAIN EXTENSIONS SHALL BE 4" MINIMUM DIAMETER PVC, ASTM D2729. SET ROOF DRAIN EXTENSIONS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM AS INDICATED.
4. ROOF DRAIN LEADERS ARE SHOWN TO PROVIDE SCHEMATIC LAYOUT. CONFIRM DOWNSPOUT LOCATIONS FROM ARCHITECTURAL ROOF PLAN. FIELD COORDINATE AND ADJUST LAYOUT AS NECESSARY FOR CONNECTIONS OF DOWNSPOUTS TO LEADERS.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH:

- SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCK-PILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.

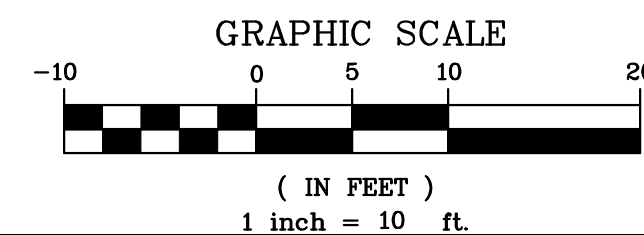
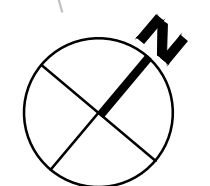
SEWER NOTES:

1. A TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CONNECTION POINT OF THE SHARED SIDE SEWER LINE IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS THAT THE SIDE SEWER IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.

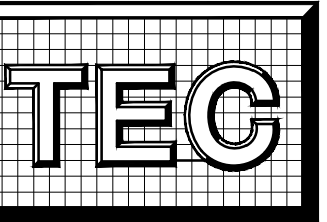


GRADING, DRAINAGE AND UTILITIES PLAN

SCALE: 1"=10'



CALL BEFORE YOU DIG
811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES



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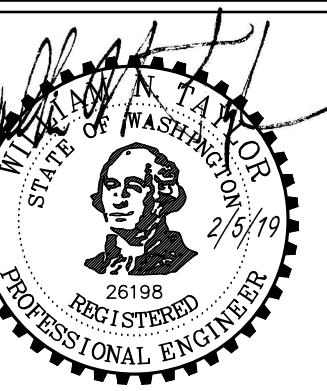
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Job Date:
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Designed: WNT
Checked: LMT

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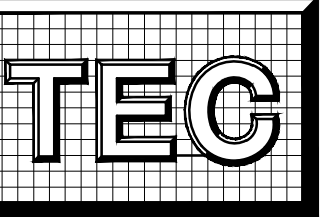
Sheet Title:
CIVIL SITEWORK PLAN

Sheet No:
C1.1

Sheet ___ of ___

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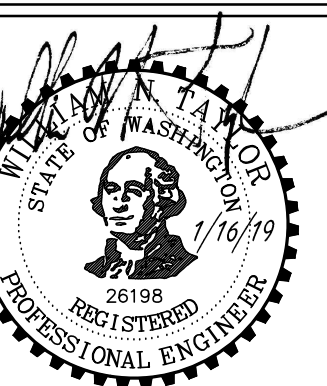
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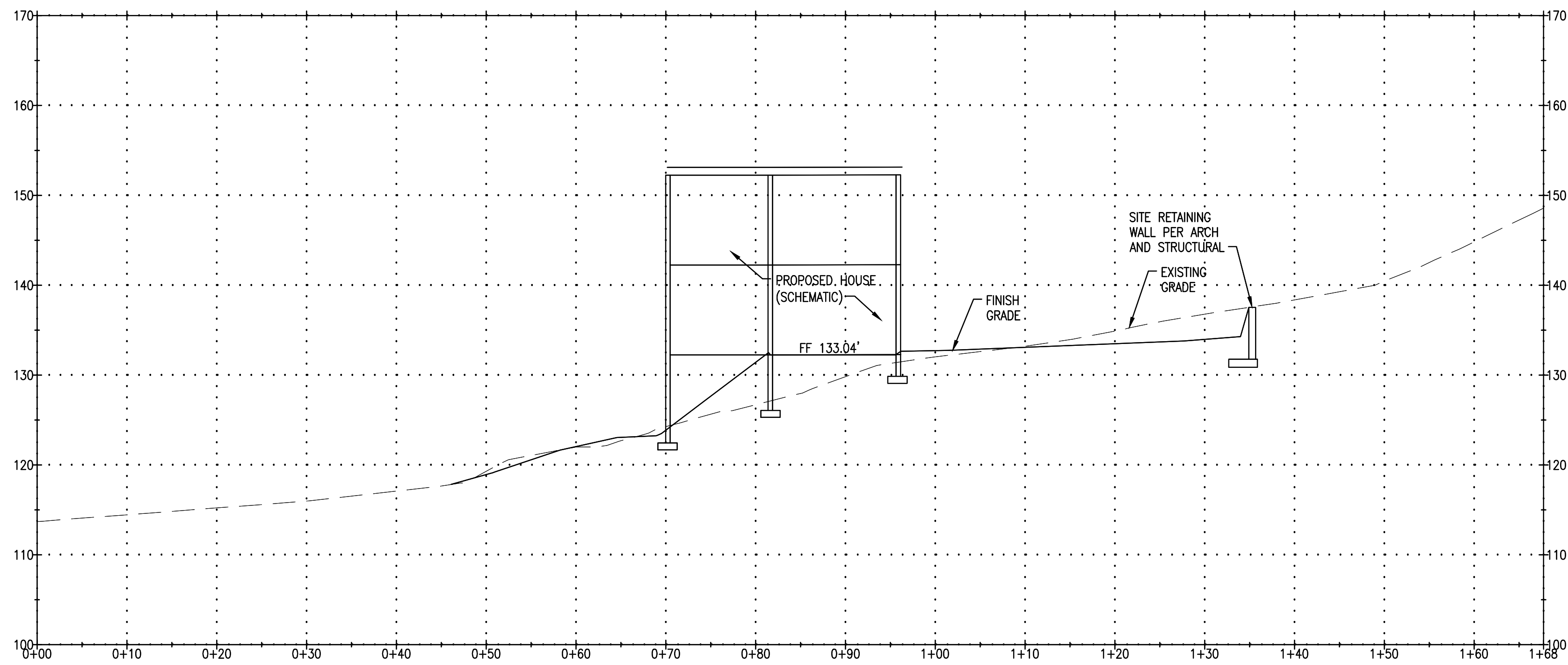
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Sheet Title:
SITE SECTIONS

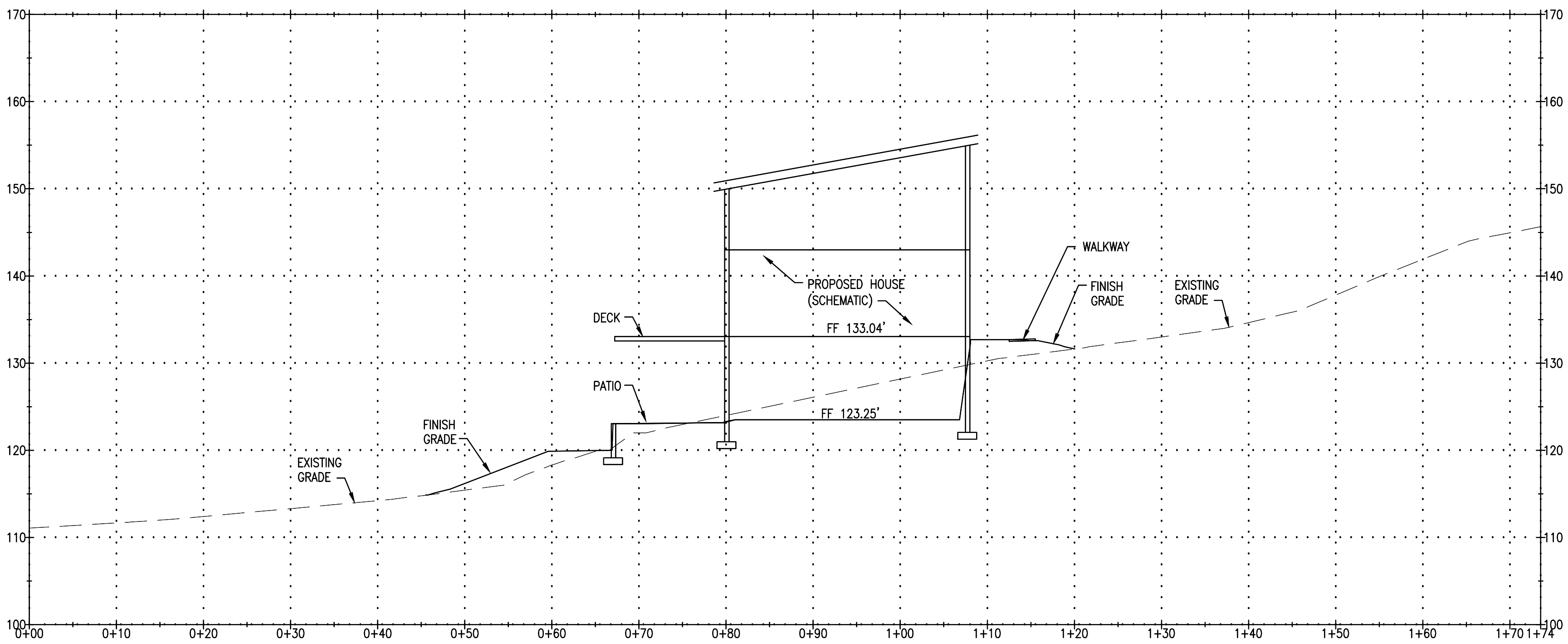
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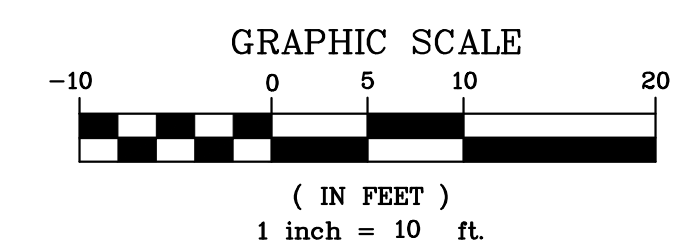


SITE SECTION A
SCALE: 1"=10'



SITE SECTION B
SCALE: 1"=10'

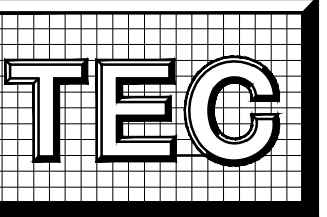
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811 FOR FIELD LOCATION OF
UNDERGROUND UTILITIES



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SW 1/4, SEC. 12, TWP. 24, RGE. 4 E., W.M.



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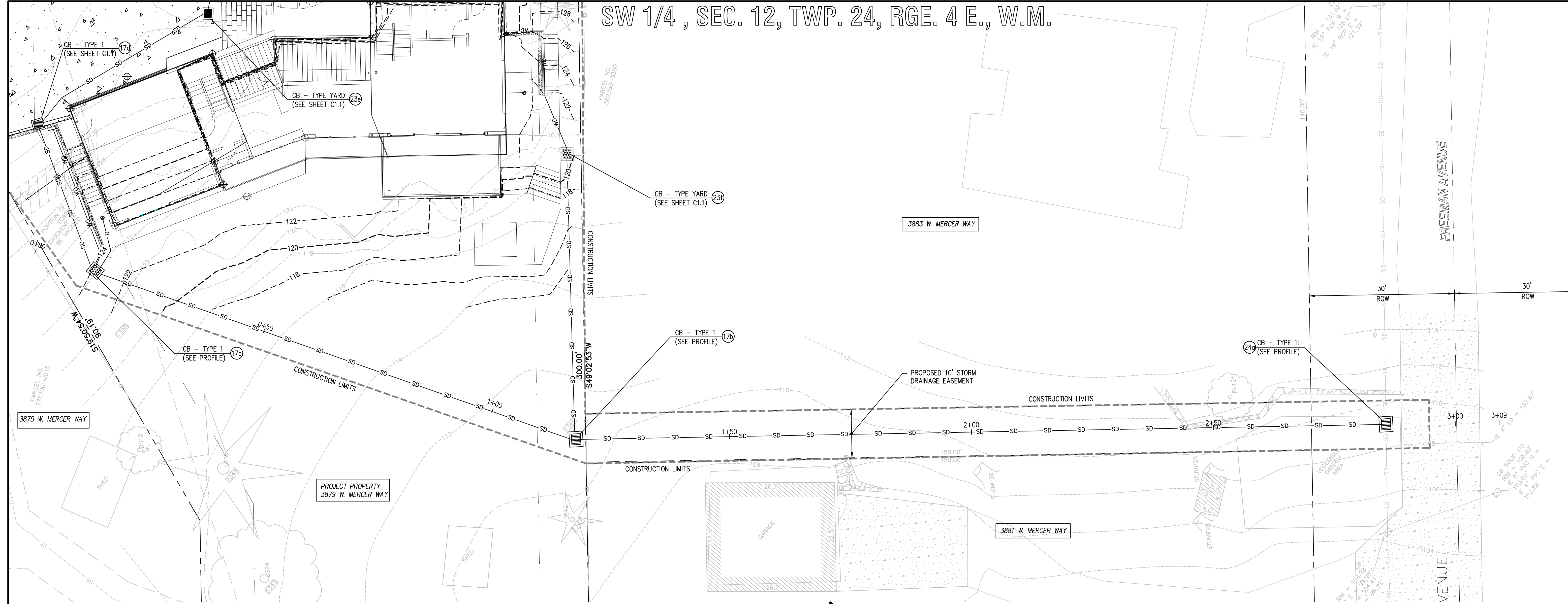
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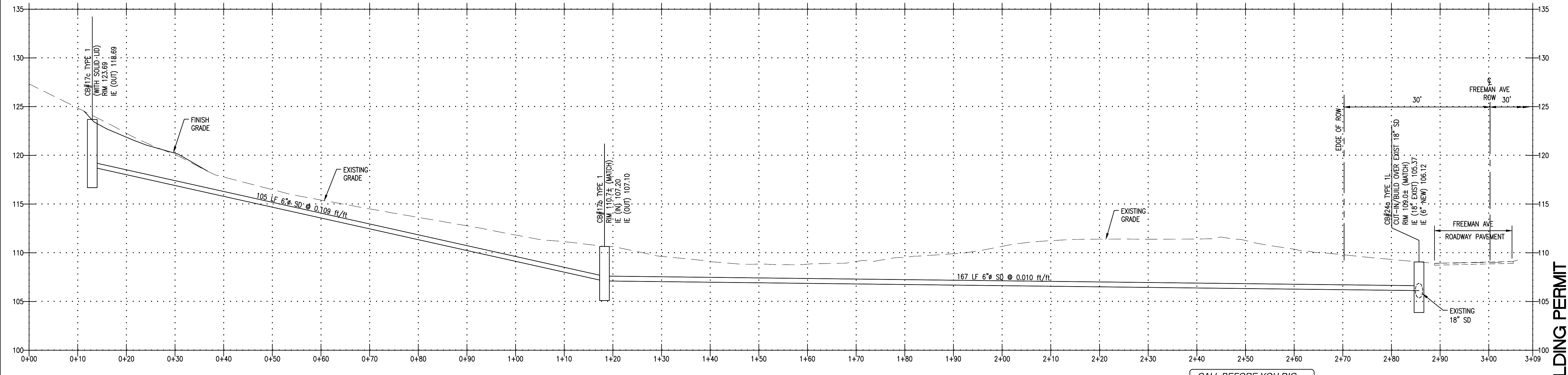
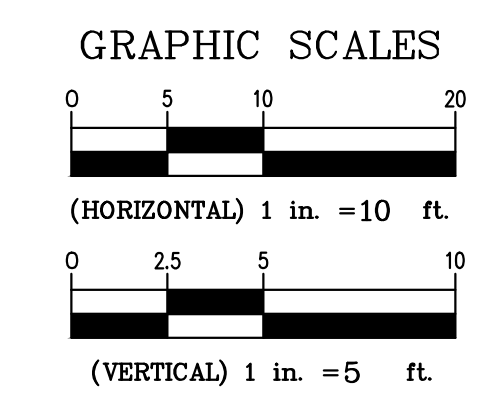
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OFF-SITE STORM DRAIN EXTENSION PLAN
 SCALE: 1"=10'



OFF-SITE STORM DRAIN EXTENSION PROFILE
 HSCALE: 1"=10' // VSCALE: 1"=5'

CALL BEFORE YOU DIG
 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES



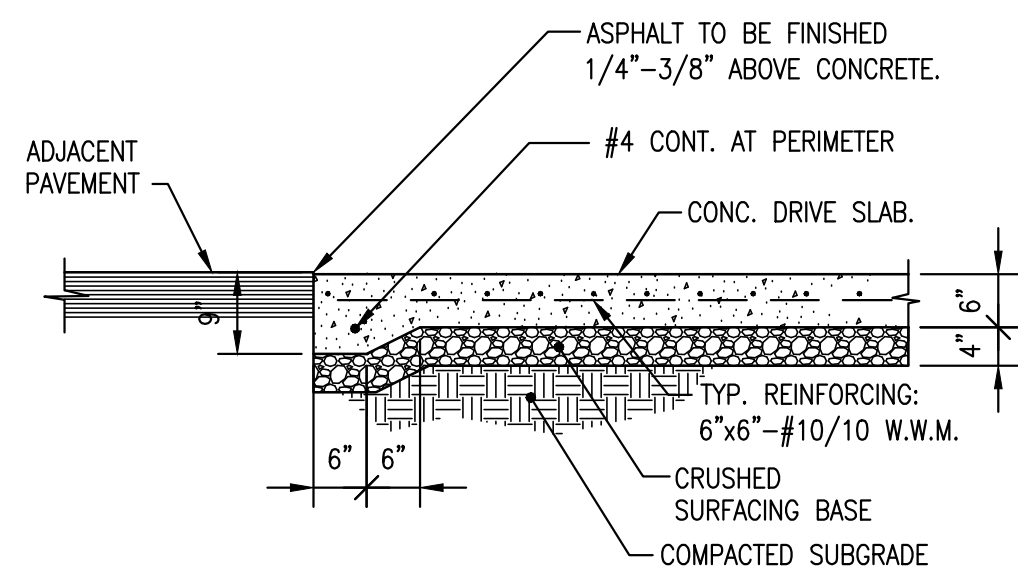
Issued for:
 PERMIT 10/03/18
 Rev. Date
 CITY COMMENTS 02/05/19

Sheet Title:
OFF-SITE STORM DRAIN EXTENSION

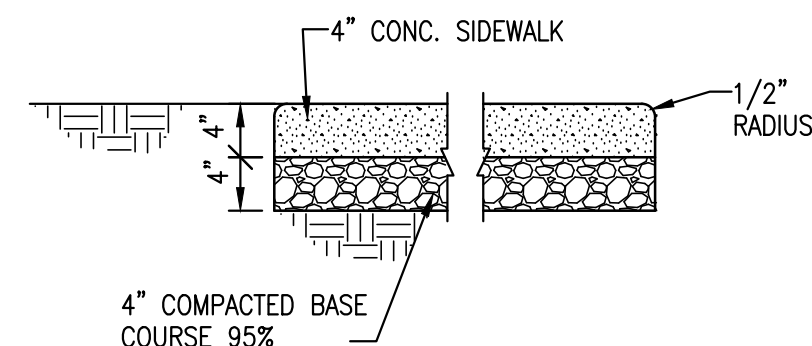
Sheet No:
C2.1

BUILDING PERMIT

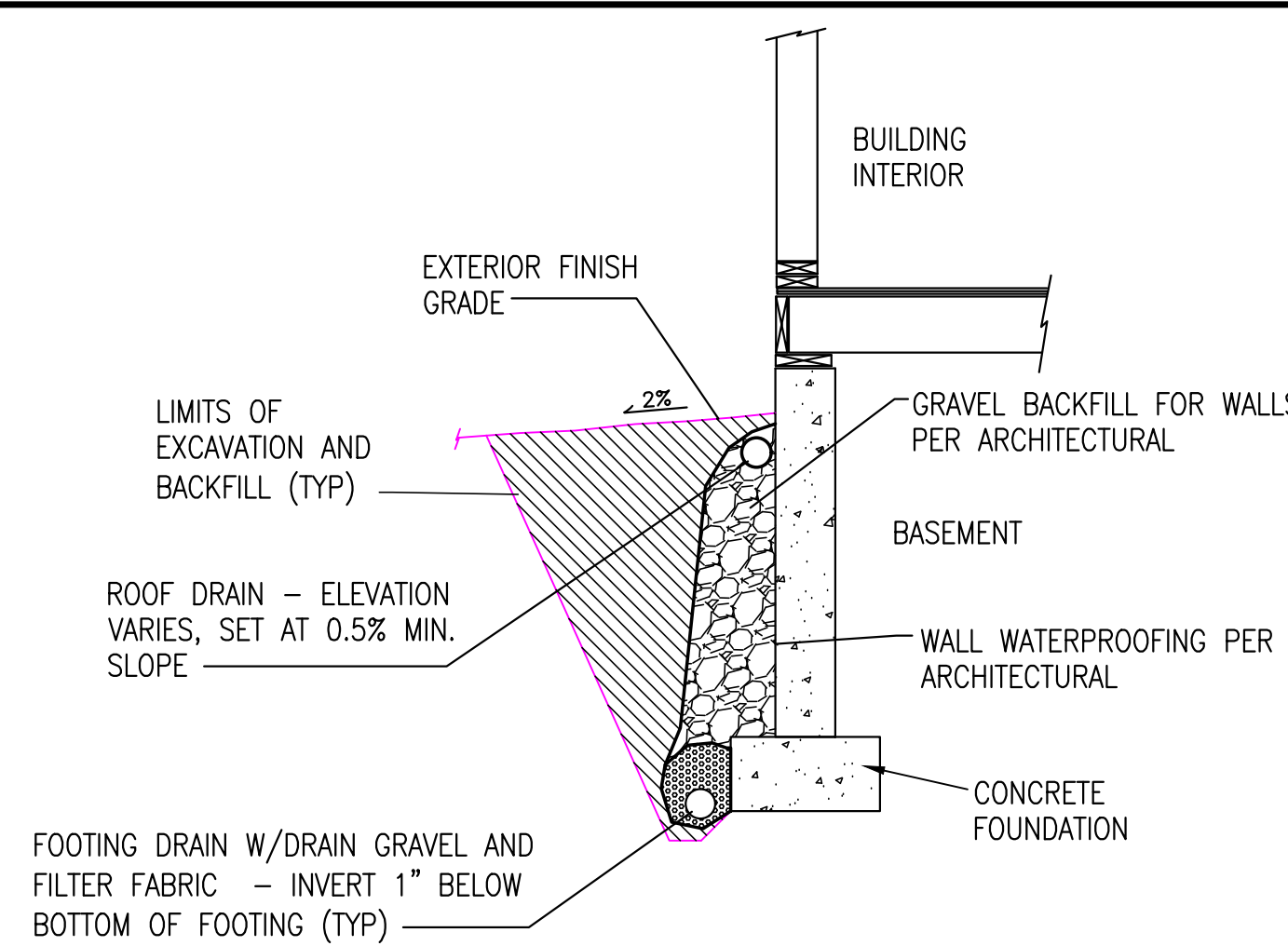
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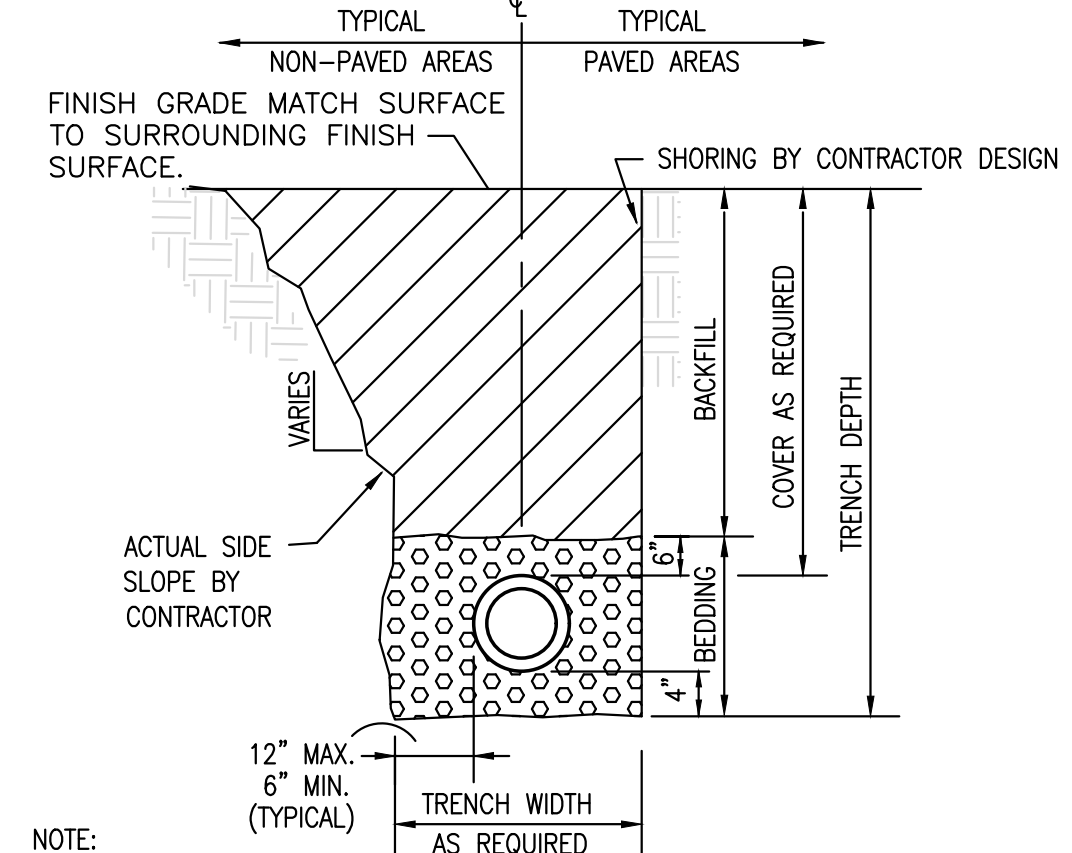
CONCRETE PAVEMENT (PRIVATE)
SCALE: N.T.S.



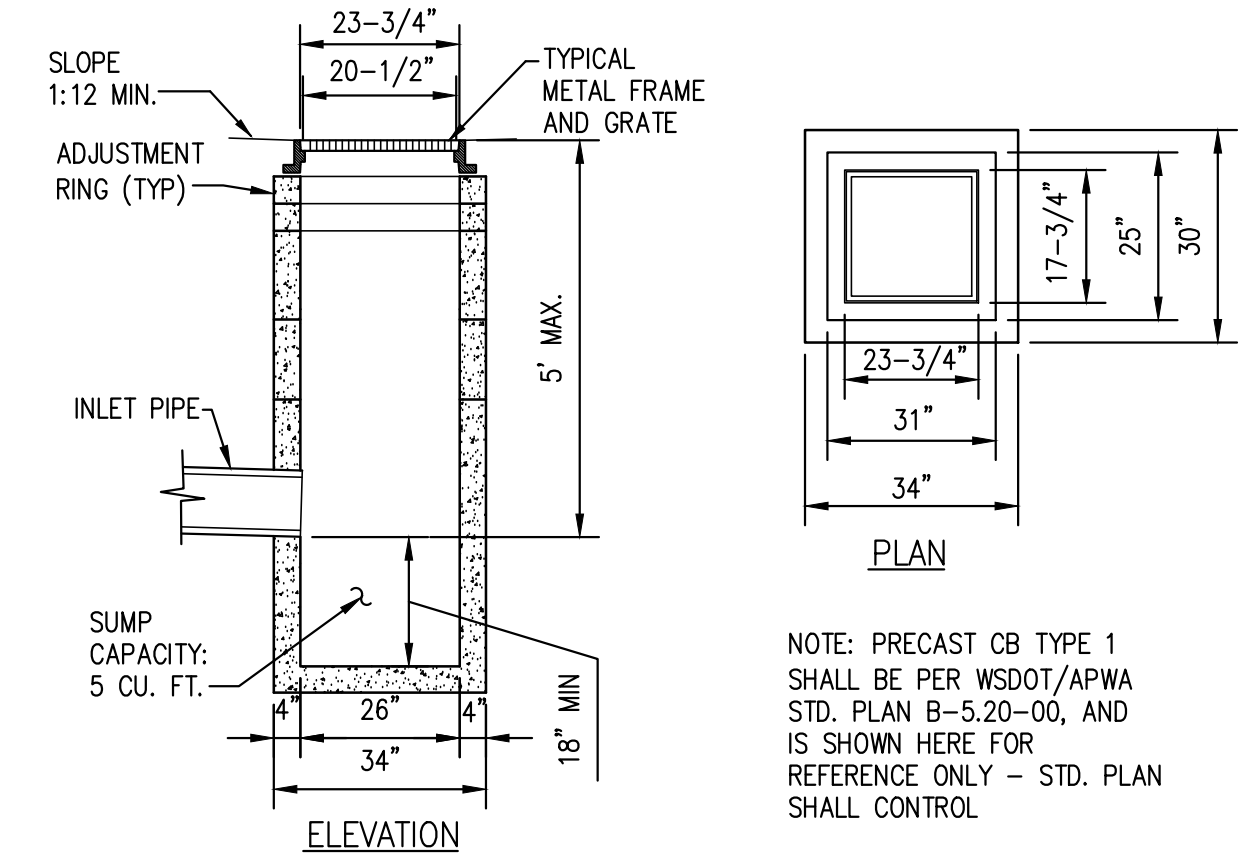
CONCRETE SIDEWALK
SCALE: N.T.S.



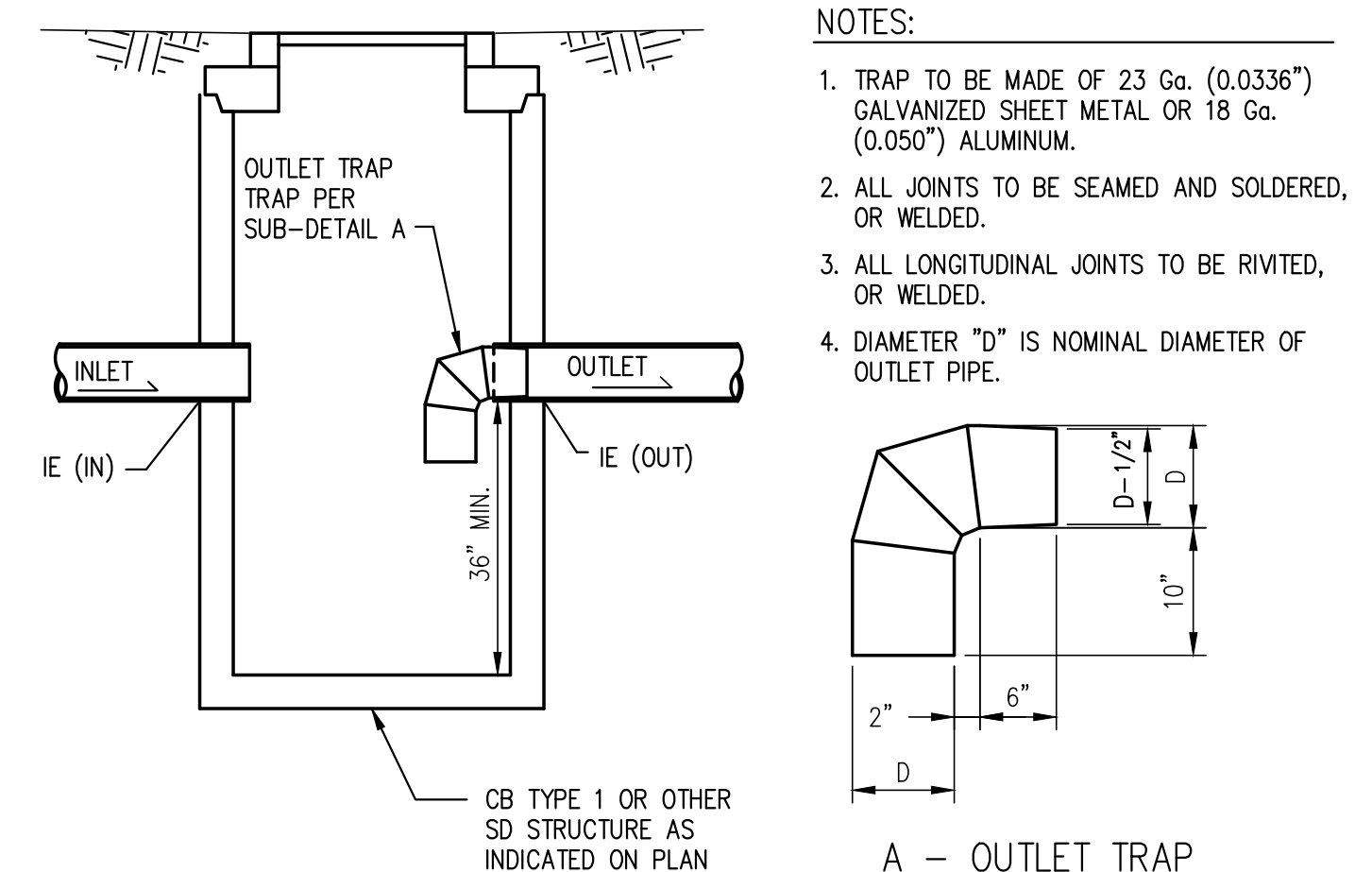
BASEMENT ROOF/FOOTING DRAIN
SCALE: N.T.S.



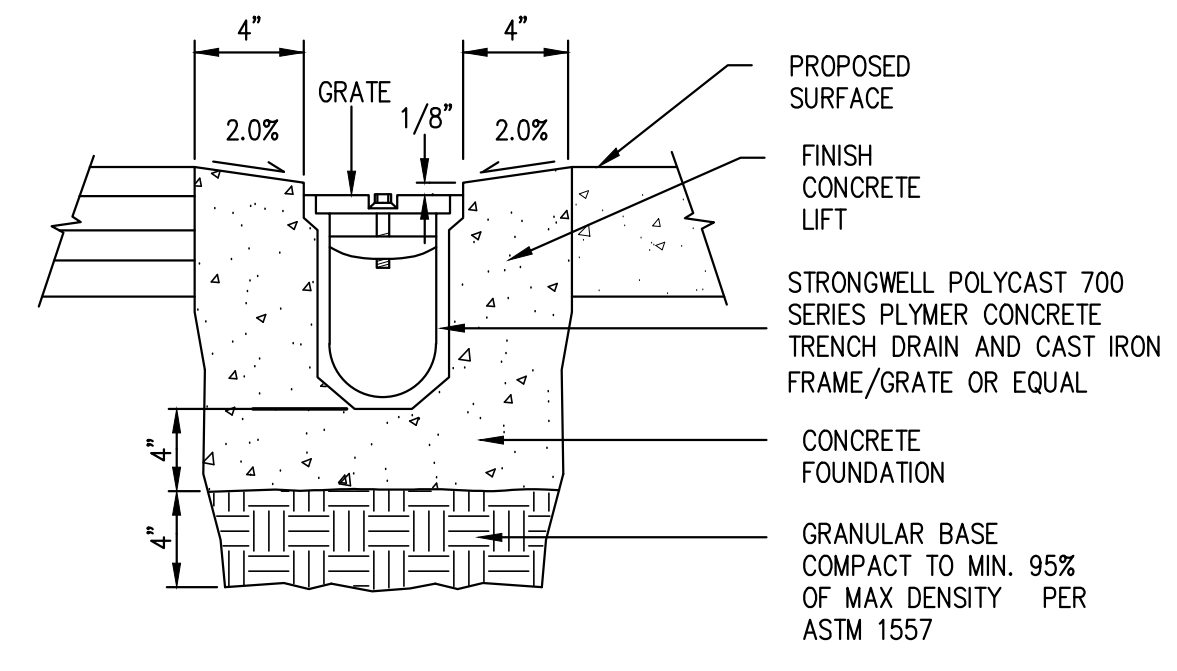
TYPICAL PIPE TRENCH
SCALE: N.T.S.



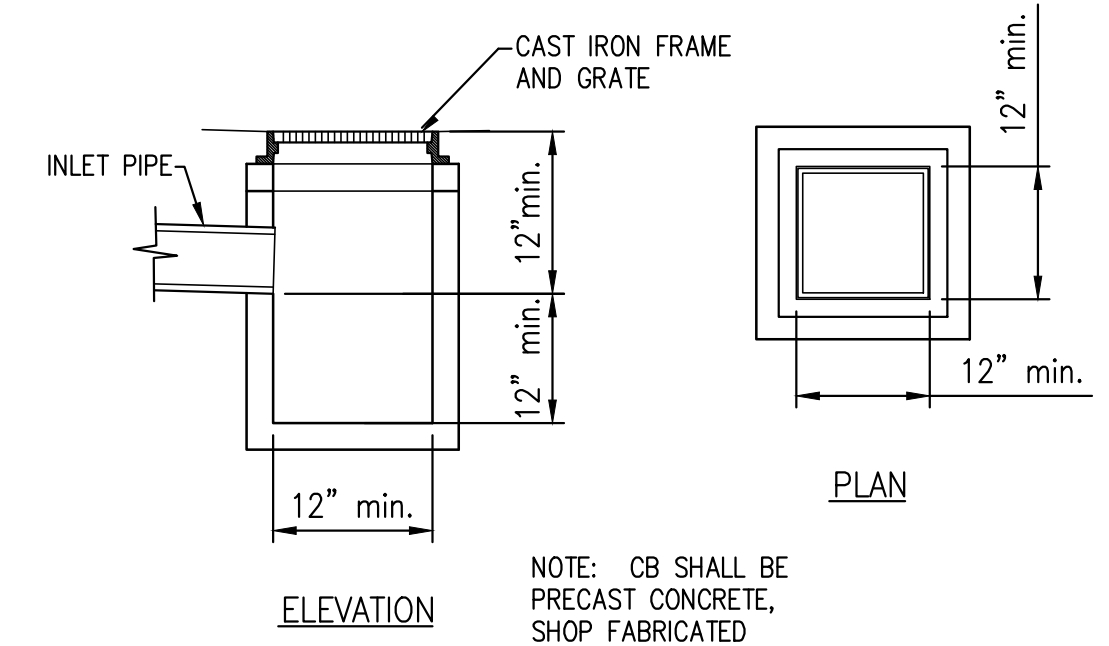
CATCH BASIN TYPE 1
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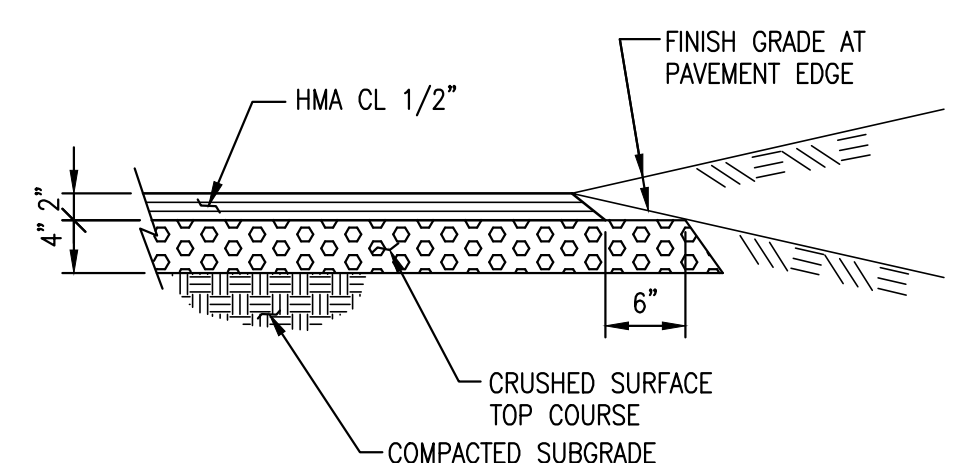
CB W/ OIL-WATER SEPARATOR ELBOW
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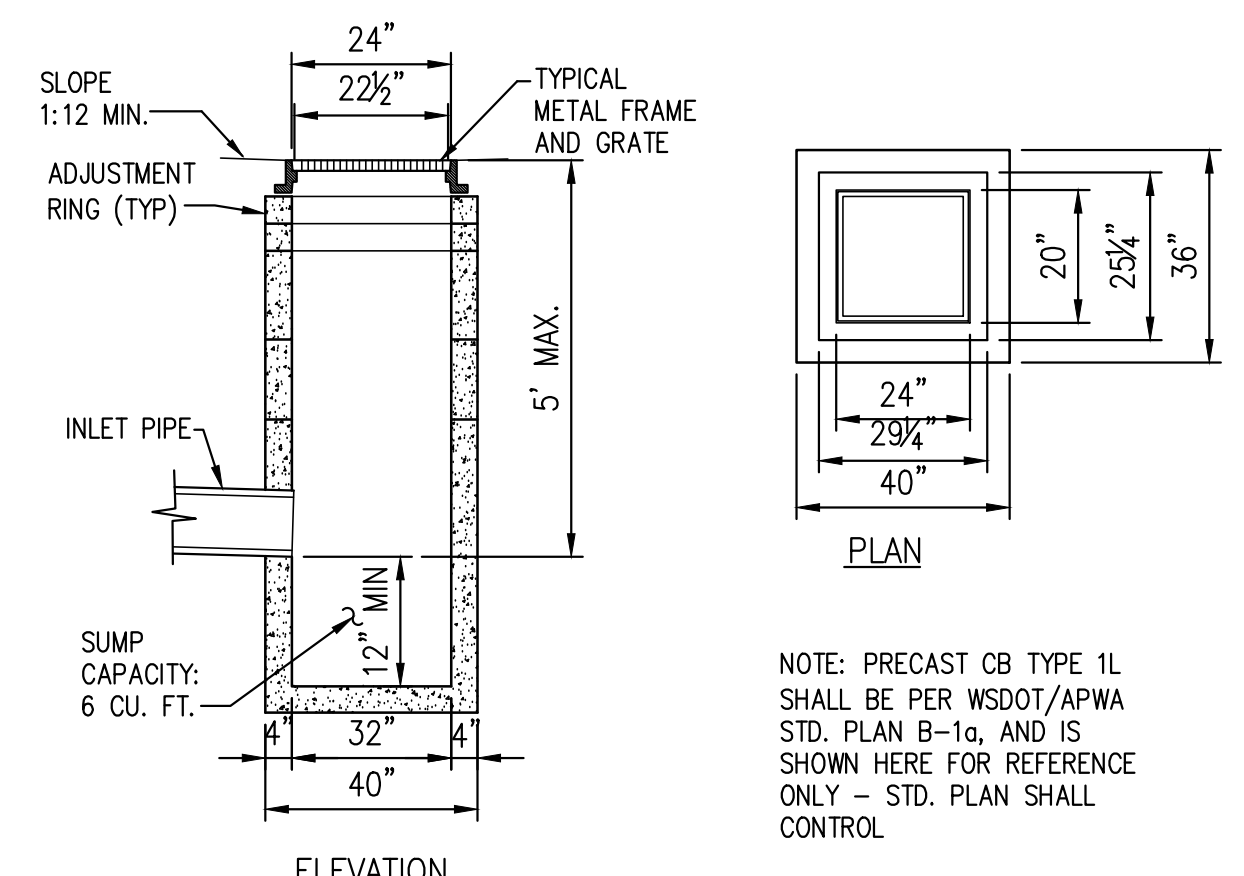
PAVEMENT CHANNEL DRAIN
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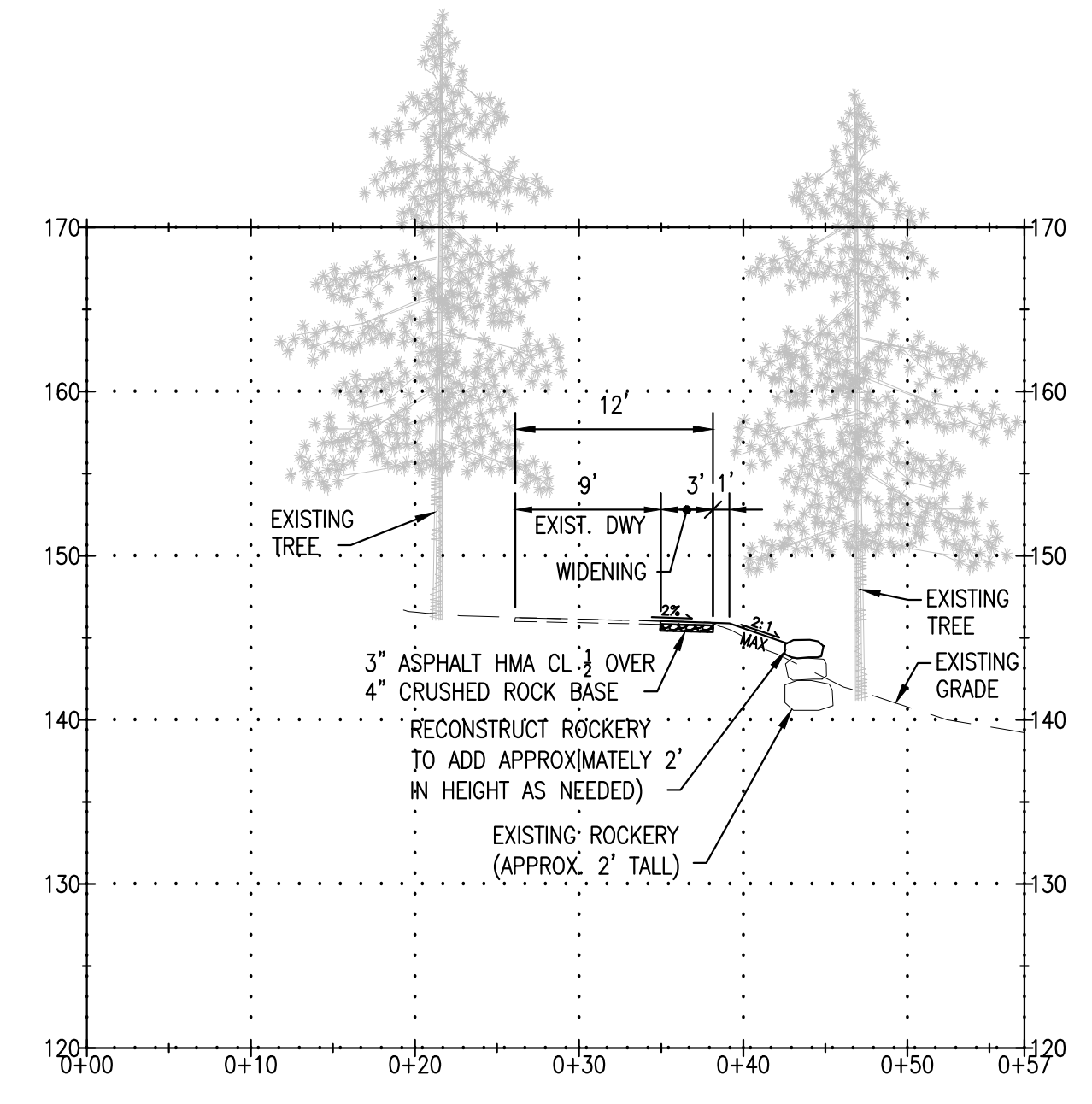
CATCH BASIN TYPE "YARD"
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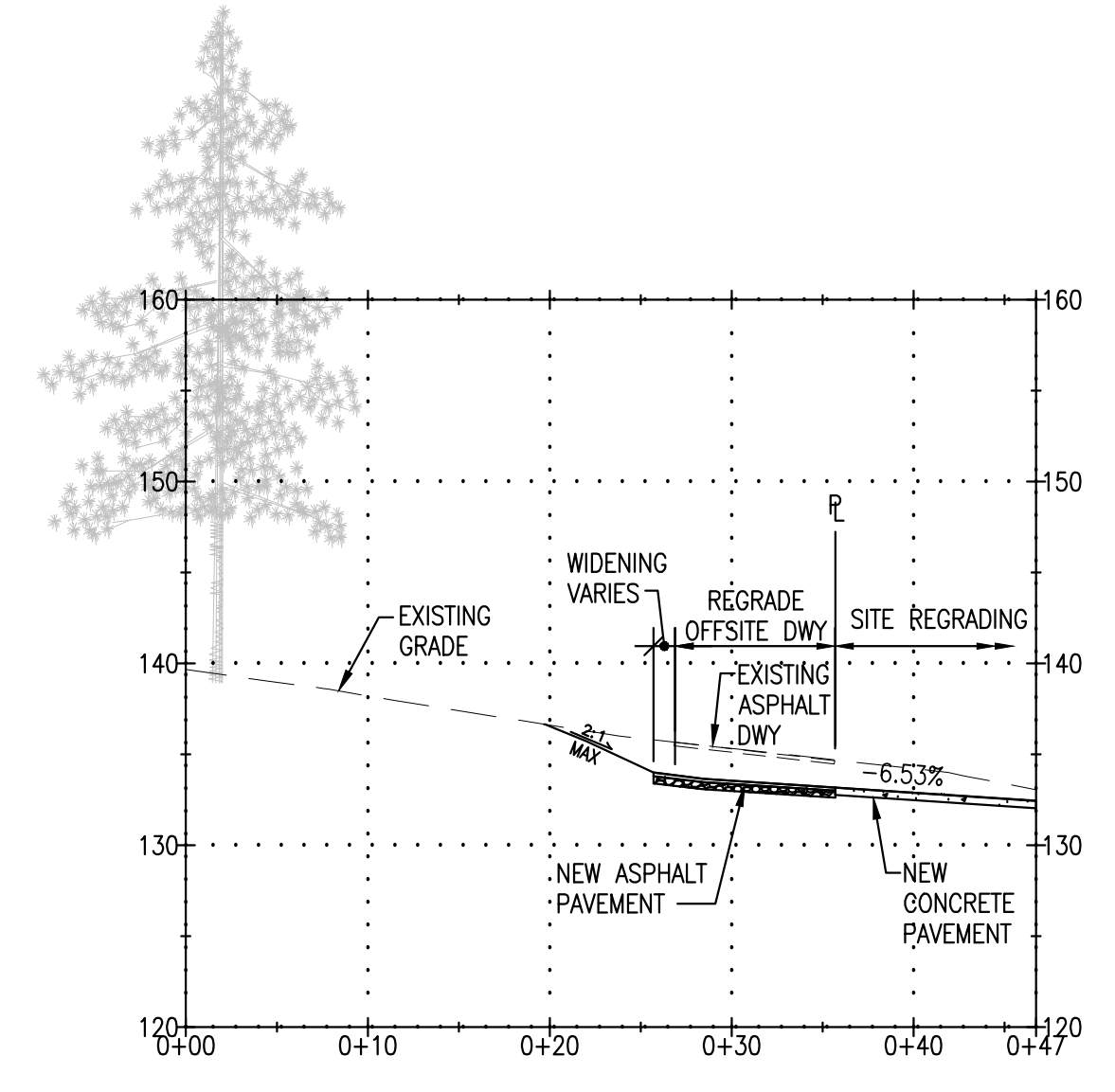
ASPHALT PAVEMENT
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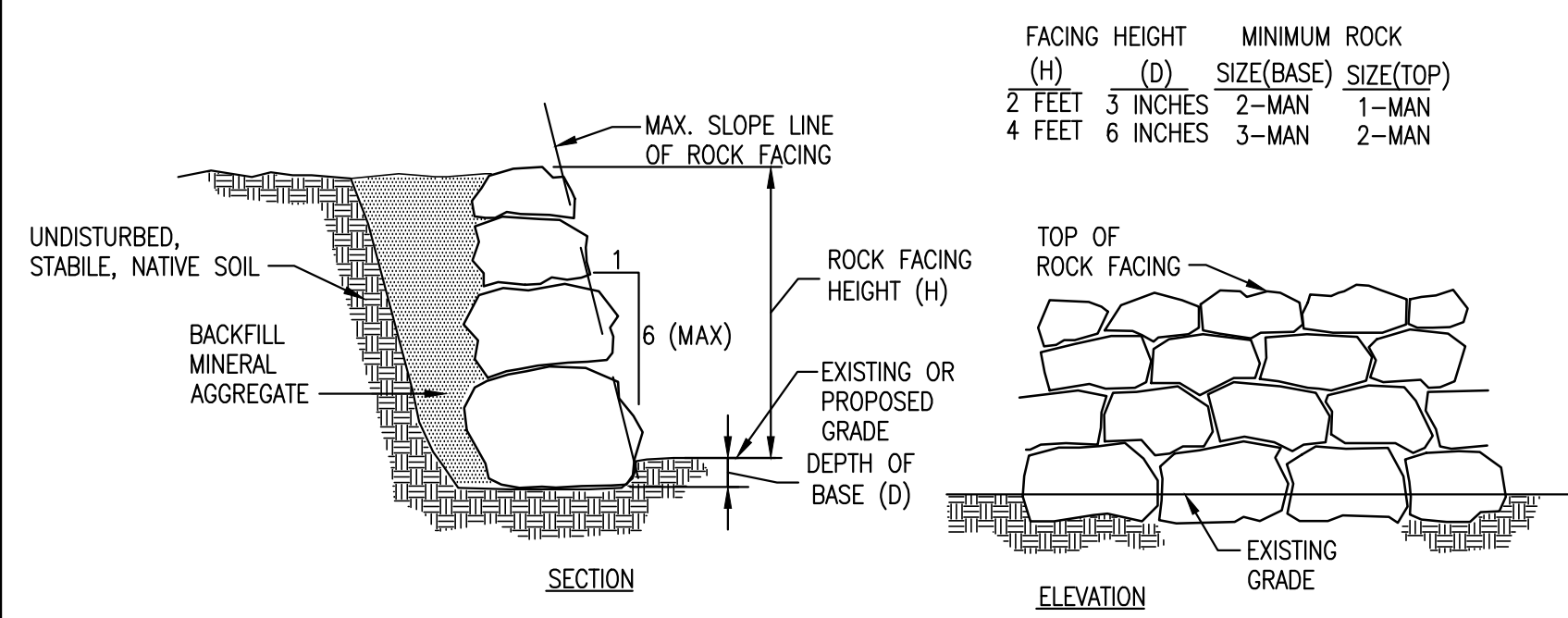
CATCH BASIN TYPE 1L
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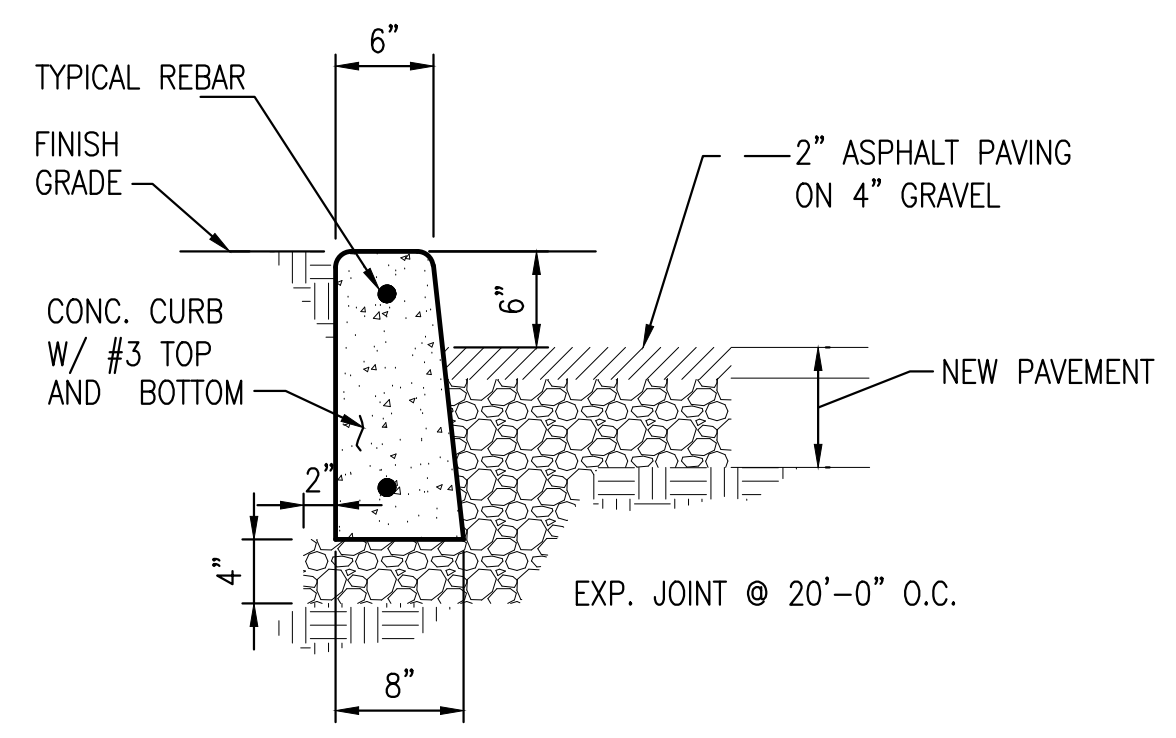
OFFSITE DRIVEWAY WIDENING SECTION A
SCALE: 1\"/>



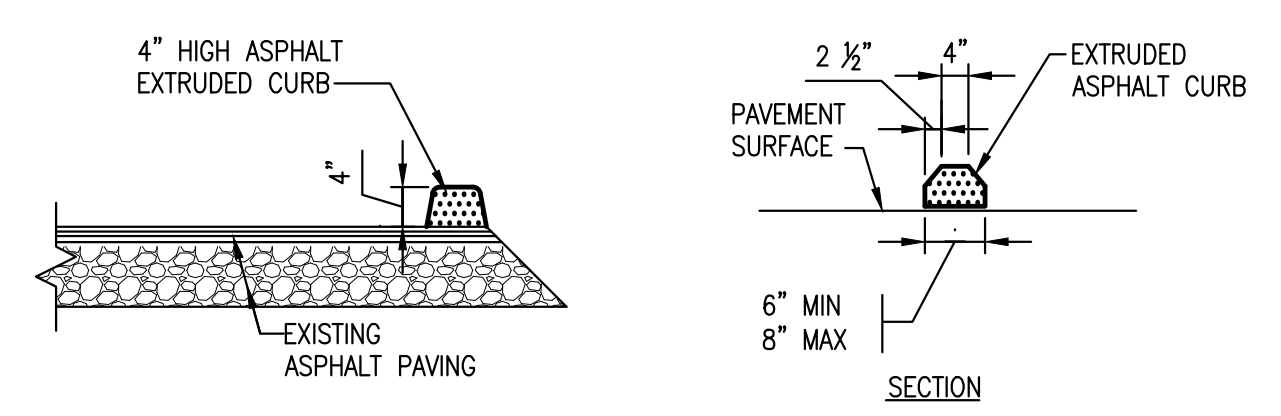
OFFSITE DRIVEWAY WIDENING SECTION B
SCALE: 1\"/>



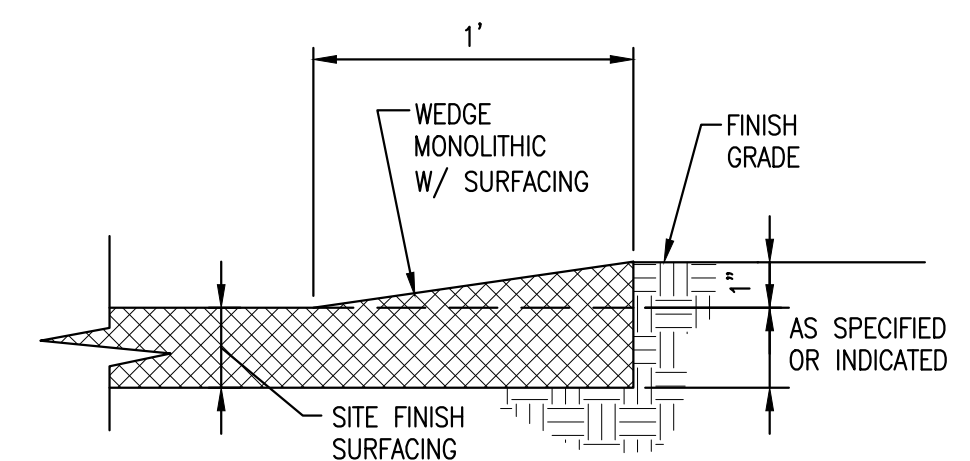
TYPICAL ROCK FACING
SCALE: N.T.S.



VERTICAL CONCRETE CURB
SCALE: N.T.S.



EXTRUDED ASPHALT CURB AND SIDEWALK
SCALE: N.T.S.

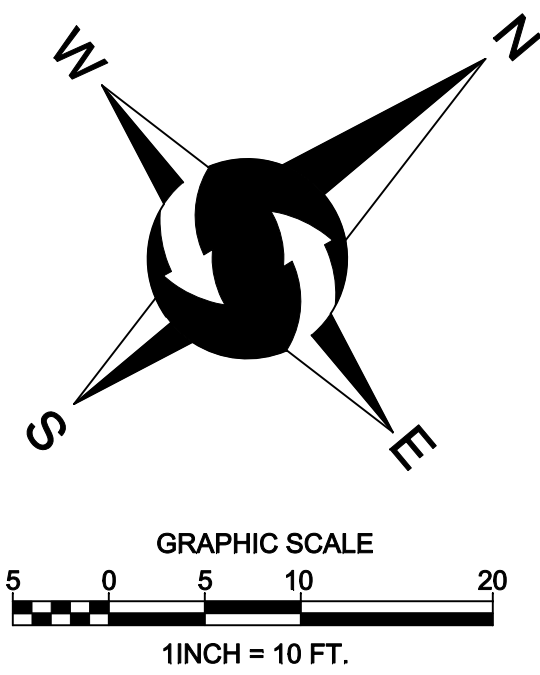


WEDGE CURB MONOLITHIC
SCALE: N.T.S.

- NOTES:
- TRAP TO BE MADE OF 23 Ga. (0.0336") GALVANIZED SHEET METAL OR 18 Ga. (0.050") ALUMINUM.
 - ALL JOINTS TO BE SEALED AND SOLDERED, OR WELDED.
 - ALL LONGITUDINAL JOINTS TO BE RIVETED, OR WELDED.
 - DIAMETER "D" IS NOMINAL DIAMETER OF OUTLET PIPE.

- NOTES:
- THE INDICATED PAVEMENT THICKNESSES SHALL DEFER TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS WHERE AVAILABLE.
 - ALL SUBGRADE AND GRAVEL PAVEMENT COURSES SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PRIOR TO PLACEMENT OF THE NEXT COURSE.

FACING HEIGHT (H)	MINIMUM ROCK SIZE (BASE)	MINIMUM ROCK SIZE (TOP)
2 FEET	3 INCHES	2-MAN
3 FEET	4 INCHES	2-MAN
4 FEET	6 INCHES	3-MAN



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.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊠ UTILITY POLE
- ⊠ GAS METER
- ⊠ SANITARY SEWER CLEANOUT
- ⊠ SANITARY SEWER MANHOLE
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ SIGN
- SS- APPROXIMATE LOCATION SANITARY SEWER LINE
- SD- APPROXIMATE LOCATION STORM DRAIN LINE
- OHP OVERHEAD POWER
- OHU OVERHEAD UTILITIES
- X CHAINLINK FENCE
- WOOD FENCE
- ▨ CONCRETE WALL
- ▨ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: EDWARD TALERMAN
3879 W MERCER WAY
MERCER ISLAND, WA 98040

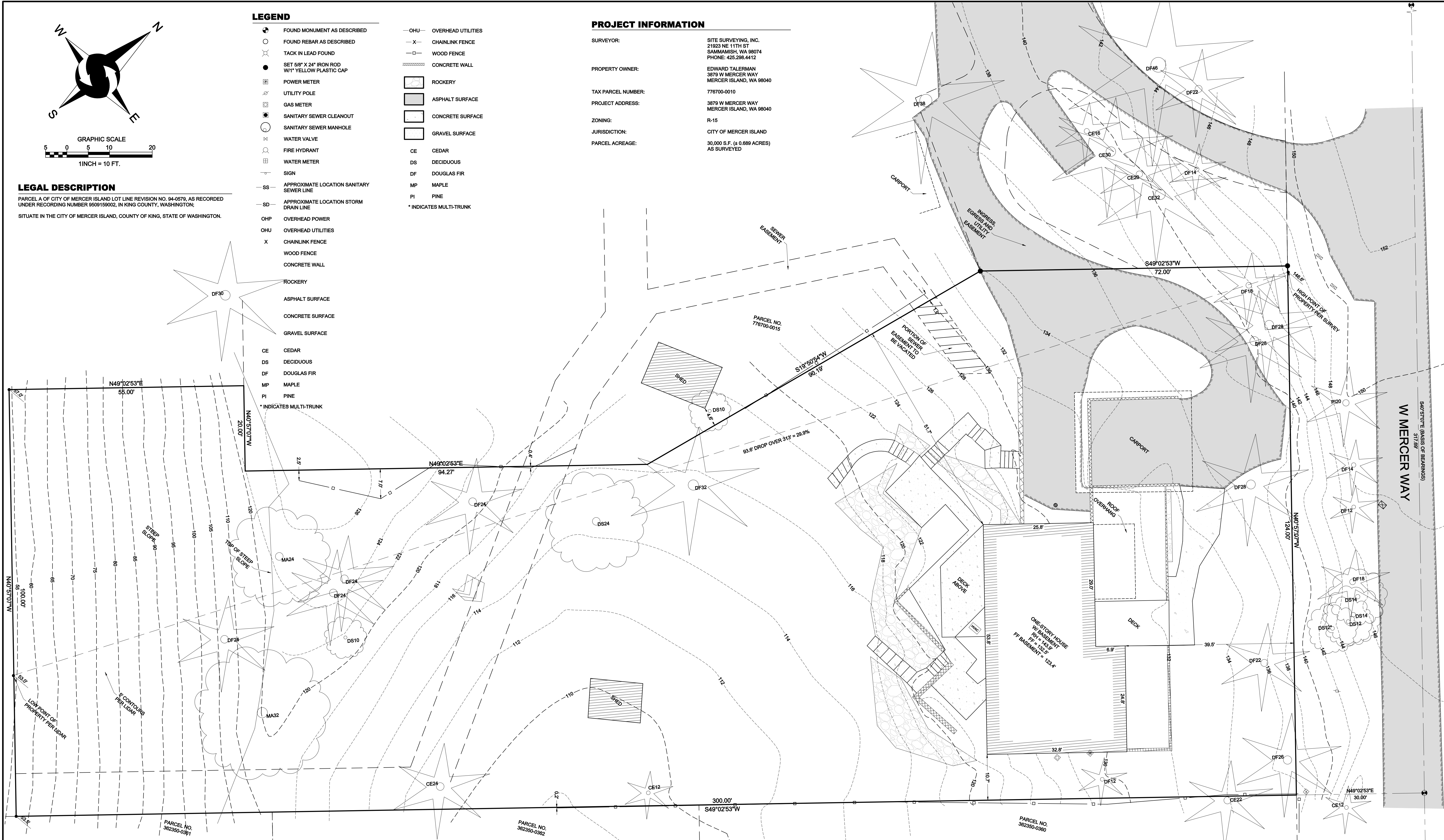
TAX PARCEL NUMBER: 776700-0010

PROJECT ADDRESS: 3879 W MERCER WAY
MERCER ISLAND, WA 98040

ZONING: R-15

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 30,000 S.F. (± 0.689 ACRES)
AS SURVEYED



BASIS OF BEARINGS

PLAT ALTERATION BY TRIAD ASSOCIATES AS RECORDED UNDER RECORDING NUMBER 20110802000635, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.

POINT ID NO. 8003
CONCRETE MONUMENT IN CASE AT THE CENTERLINE OF W MERCER WAY, 182' NORTH OF THE INTERSECTION WITH SE 40TH STREET.

ELEVATION: 143.51 FEET NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/4 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-060.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT NO. 17-332

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 12/21/18

SHEET 1 OF 2

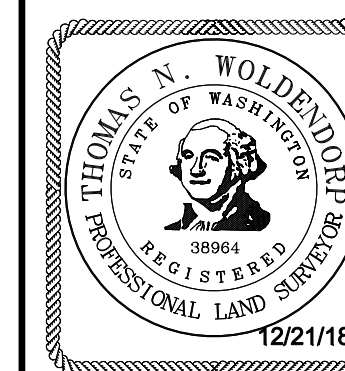
TOPOGRAPHIC SURVEY

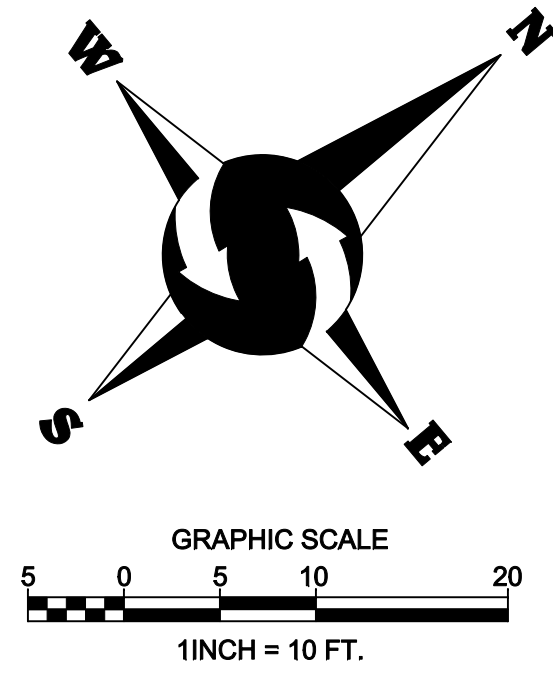
EDWARD TALERMAN
3879 W MERCER WAY
MERCER ISLAND, WA 98040

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DATE	REVISION	DRN

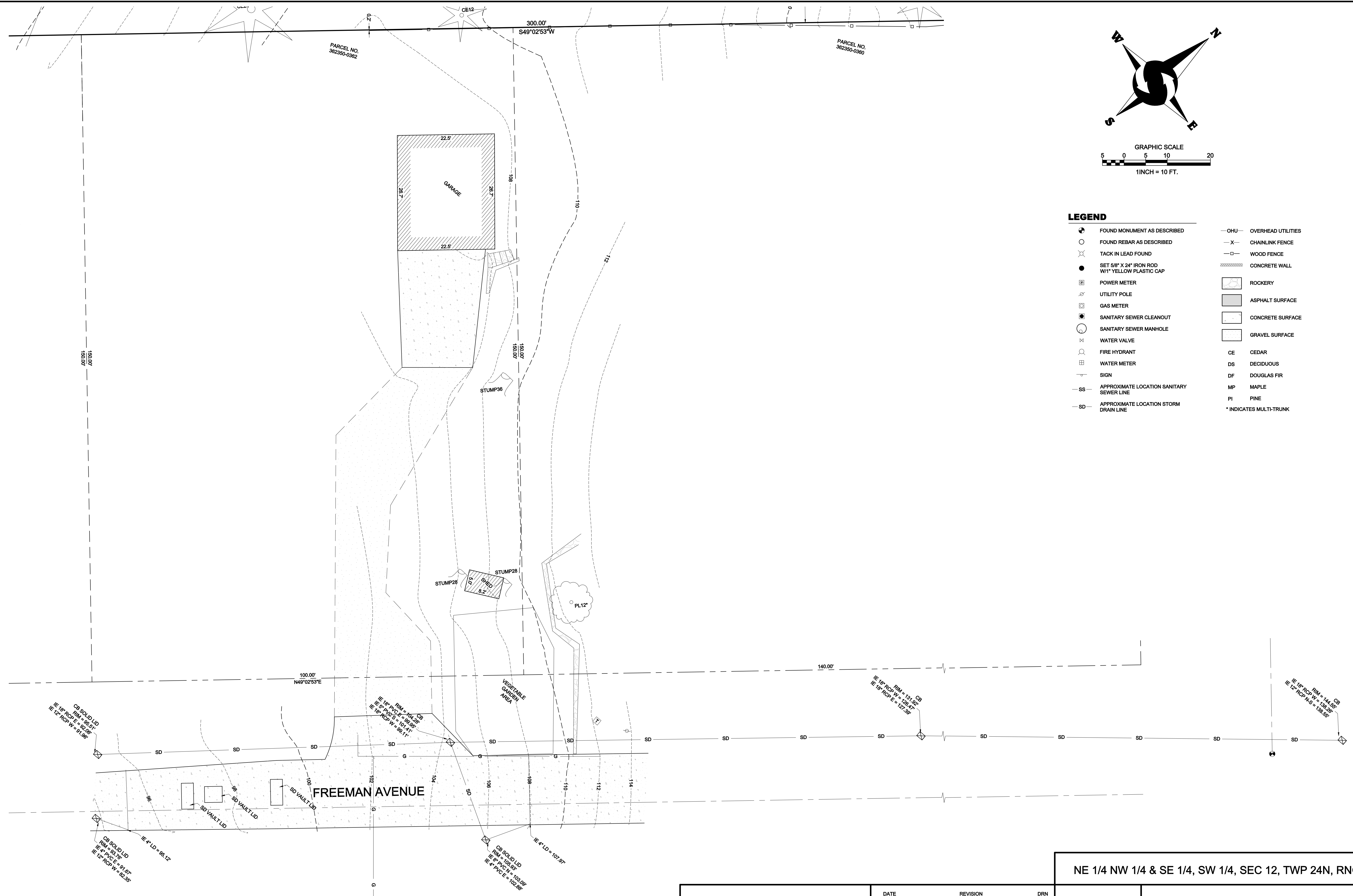
NE 1/4 NW 1/4 & SE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.





LEGEND

- | | | | |
|------|---|-------|-----------------------|
| ● | FOUND MONUMENT AS DESCRIBED | —OHU— | OVERHEAD UTILITIES |
| ○ | FOUND REBAR AS DESCRIBED | —X— | CHAINLINK FENCE |
| ⊗ | TACK IN LEAD FOUND | —□— | WOOD FENCE |
| ● | SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP | ▨ | CONCRETE WALL |
| ⊠ | POWER METER | ⊞ | ROCKERY |
| ⊡ | UTILITY POLE | ■ | ASPHALT SURFACE |
| ⊞ | GAS METER | □ | CONCRETE SURFACE |
| ⊙ | SANITARY SEWER CLEANOUT | ▤ | GRAVEL SURFACE |
| ⊚ | SANITARY SEWER MANHOLE | CE | CEDAR |
| ⊕ | WATER VALVE | DS | DECIDUOUS |
| ⊖ | FIRE HYDRANT | DF | DOUGLAS FIR |
| ⊗ | WATER METER | MP | MAPLE |
| ⊘ | SIGN | PI | PINE |
| —SS— | APPROXIMATE LOCATION SANITARY SEWER LINE | * | INDICATES MULTI-TRUNK |
| —SD— | APPROXIMATE LOCATION STORM DRAIN LINE | | |



NE 1/4 NW 1/4 & SE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

PROJECT NO.	17-332
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	12/21/18
SHEET	2 OF 2

TOPOGRAPHIC SURVEY
 EDWARD TALERMAN
 3879 W MERCER WAY
 MERCER ISLAND, WA 98040

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DATE	REVISION	DRN

