

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

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PHONE: 206.298.4412
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ARBORIST:
TREE SOLUTIONS INC
2940 WESTLAKE AVE N
SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

DRAWING INDEX

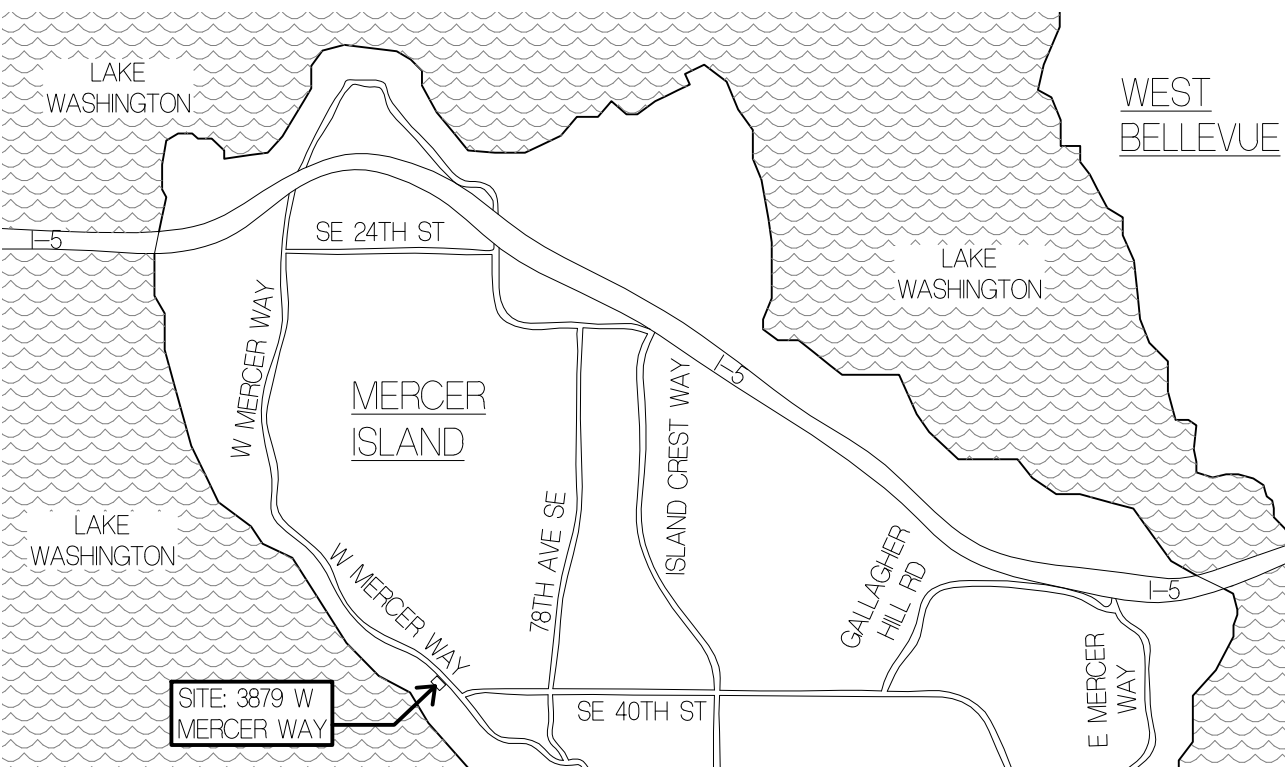
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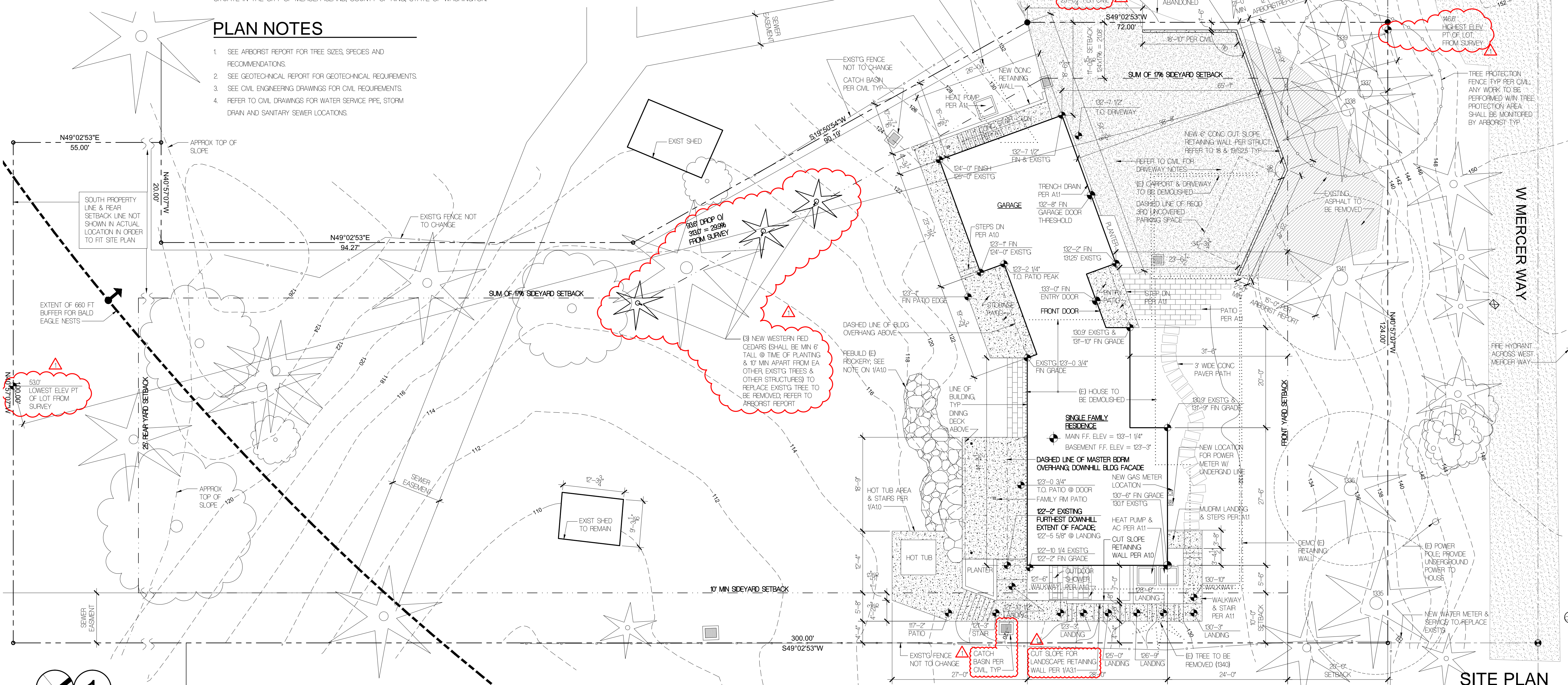
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LEGEND

- FENCE
- PROPERTY LINE
- BUILDING OUTLINE
- (E) TOPOGRAPHY
- NEW TOPOGRAPHY
- 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'

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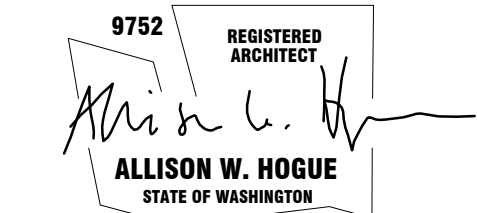
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3879 WEST MERCER WAY
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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

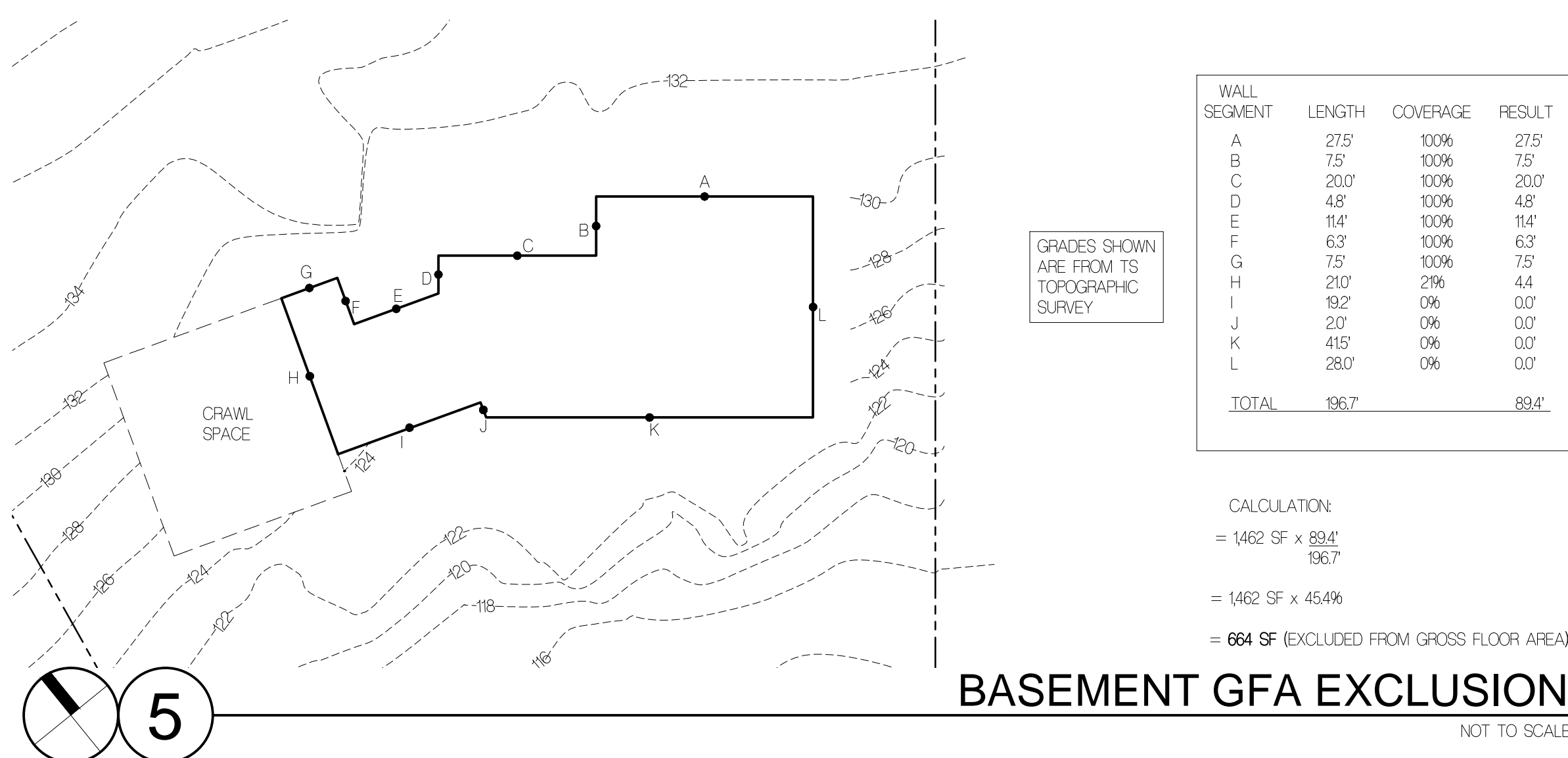
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GENERAL INFO & SITE PLAN

A0.1

PROJECT ABBREVIATIONS

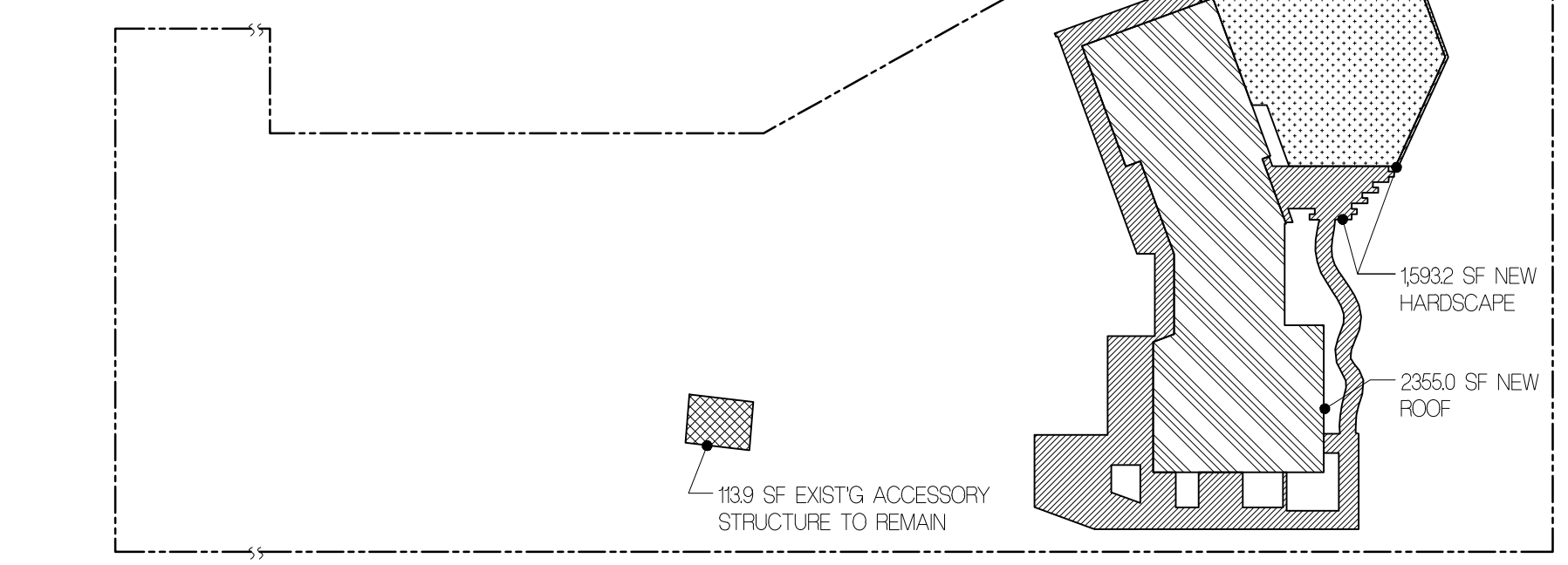
#	NUMBER	EW	EACH WAY	PL	PLATE
@	AT	EXSTG/E	EXISTING	PLY	PLYWOOD
AB	ANCHOR BOLT	EXT	EXTERIOR	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	FC	FACE	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	R	RADIUS
ALT	ALTERNATE	FIN	FINISH	REINF	REINFORCEMENT
ALUM	ALUMINUM	FLASHG	FLASHING	REQD	REQUIRED
ARCHTL	ARCHITECTURAL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



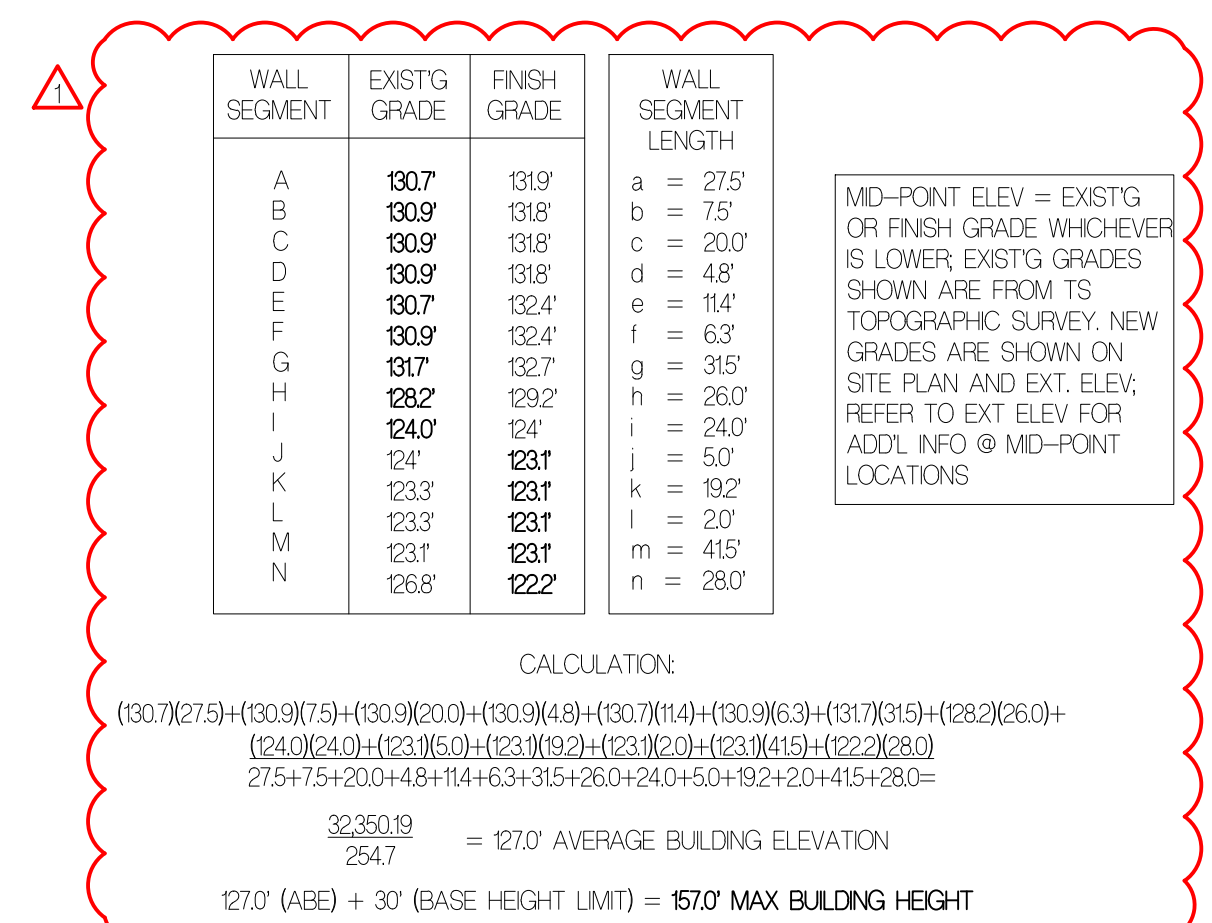
LOT COVERAGE:
 EXISTING TO BE REPLACED: 43773 SF
 TOTAL LOT COVERAGE AREA REMOVED: 1024 SF
 NEW + EXISTING TO BE REPLACED (18060 SF + 23850 SF + 1139 SF) 42749 SF
 10,500 SF ALLOWABLE; 10,500 SF > 42749 SF; THEREFORE OK

HARDSCAPE:
 HARDSCAPE = 15932 SF
 9% OF NET LOT ALLOWABLE FOR HARDSCAPE
 30,000 x .09 = 2,700 SF
 15932 < 2,700 SF; THEREFORE OK

LANDSCAPE AREA:
 LANDSCAPE AREA = 24,139 SF
 15% LESS THAN 30% LOT SLOPE; 65% OF LOT REQ FOR LANDSCAPING
 30,000 SF LOT x 65% = 19,500 SF
 24,139 SF > 19,500 SF; THEREFORE OK



3 LOT COVERAGE DIAGRAM
NOT TO SCALE



2 AVERAGE BUILDING ELEVATION
NOT TO SCALE

DEVELOPMENT STANDARDS

LOT SIZE = 30,000 SF
 ZONE R-5
 ALLOWED LOT COVERAGE = 35% OR 10,500 SF

REFER TO MCC 19.02(200) FOR LARGE LOT REGULATIONS. THE PROPOSED HOUSE IS LOCATED TO THE NORTH OF THE LOT TO AVOID STEEP SLOPE AND COULD POTENTIALLY BE DEVELOPED TO THE SOUTH. HOWEVER, WITH CURRENT CODE REGULATIONS THE NET LOT AREA MINIMUM IS 15,000 SF AND IF THE LOT WERE TO BE SUBDIVIDED IN THE FUTURE, THE SECOND LOT WOULD REQUIRE AN ACCESS EASEMENT ACROSS LOT 1, THUS NOT MEETING THE MINIMUM NET LOT AREA. THUS, THE LOT IS NOT SUB-DIVIDABLE WITH TODAY'S CURRENT STANDARDS DUE TO NOT BEING ABLE TO MEET MINIMUM NET LOT AREA REQUIREMENTS. NET LOT AREA IS THE GROSS LOT AREA MINUS THE AREA OF THE LOT ENCUMBERED BY AN ACCESS EASEMENT. THUS THE PROPOSAL IS IN COMPLIANCE WITH THE LARGE LOT STANDARDS SET FORTH IN MCC 19.02(200).

MAXIMUM HARDSCAPE AREA:
 = 9% x 30,000 SF (NET LOT AREA) = 2,700 SF (INCLUDES WALKWAYS, DECKS, RETAINING WALLS, PATIOS, ROCKERIES, UNCOVERED STEPS). REFER TO 3/A02

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

YARD REQUIREMENTS:

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

YARD DETERMINATION:

PER MCC 19.16 YARD DEF. 1 # 2:

- THE FRONT YARD IS THE YARD ABUTTING THE ENTRANCE OF A BLDG AND EXTENDING THE FULL WIDTH OF THE LOT
- REFER TO A01 FOR FRONT DOOR LOCATION

INTRUSIONS INTO REQ'D YARDS:

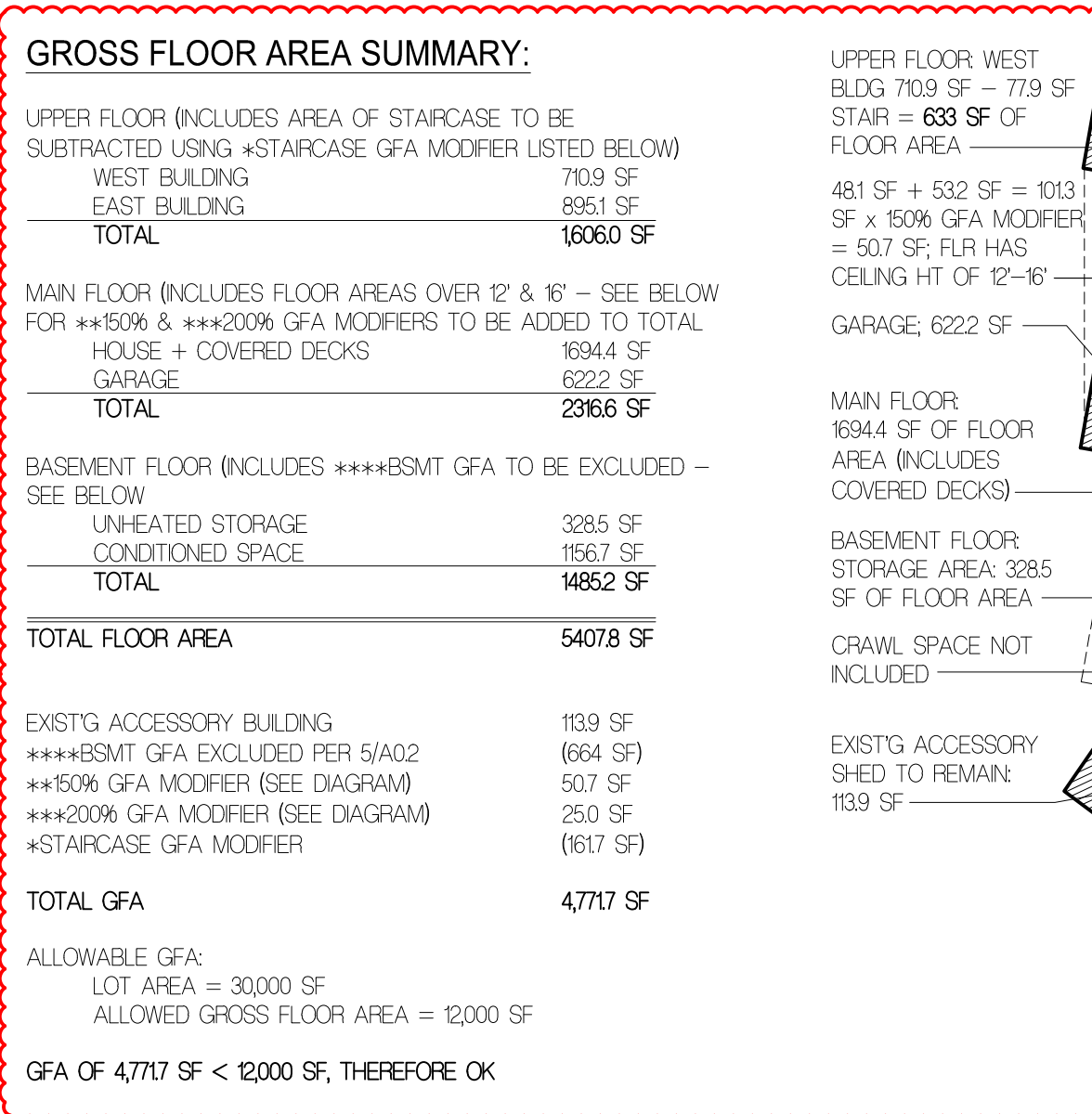
- MINOR BLDG ELEMENTS: MAX 3' OF UNROOFED, UNENCLOSED OUTSIDE STAIRWAYS AND DECKS OK
- HARDSCAPE AND DRIVEWAYS CAN NOT BE MORE THAN 30" ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER
- FENCES, RETAINING WALLS AND ROCKERIES ALLOWED SUBJECT TO MCC 19.02(50)
- HEAT PUMPS, AC UNITS ALLOWED PROVIDED THEY DO NOT EXCEED MAX PERMISSIBLE NOISE LEVELS PER WAC 173-60-040

GROSS FLOOR AREA:

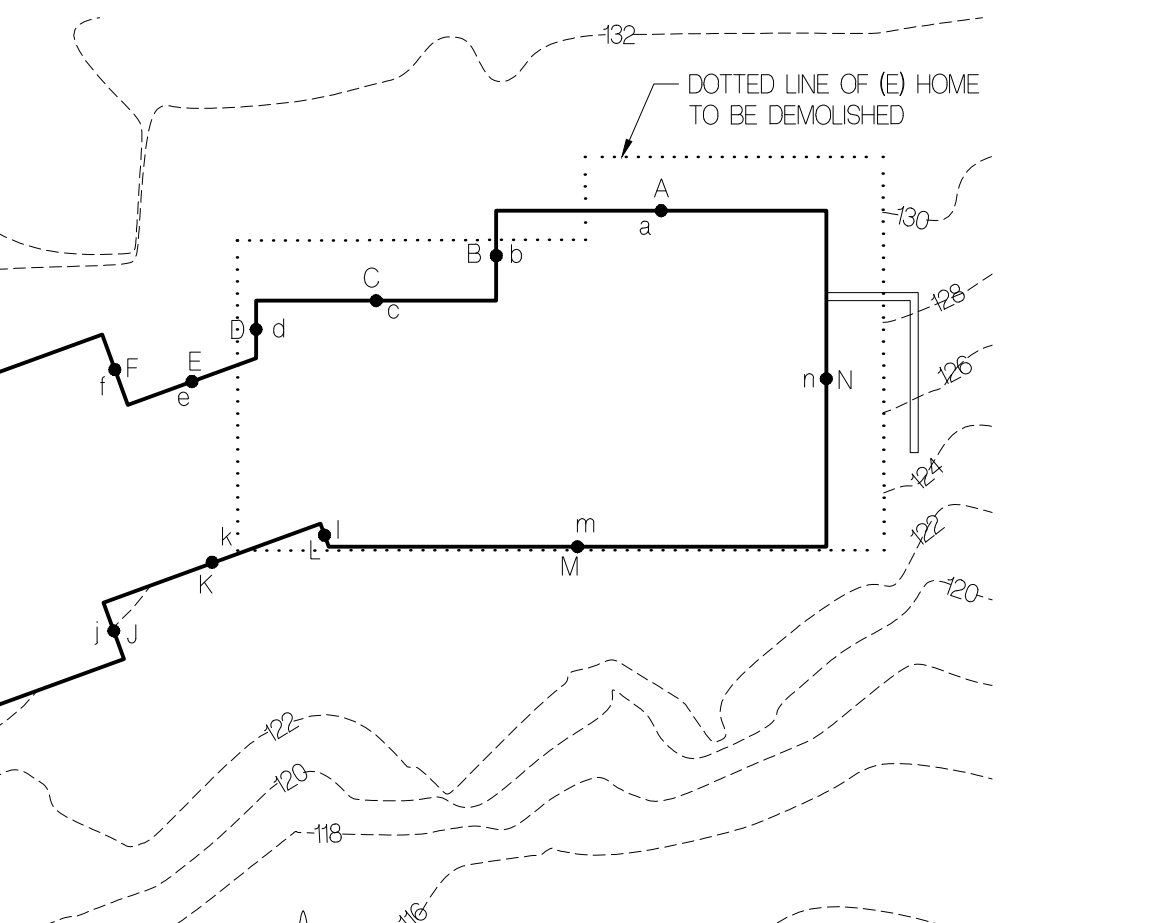
- GFA SHALL NOT EXCEED 12,000 SF FOR R-5
- REFER TO GFA DIAGRAM 4 & 5/A02

BUILDING HEIGHT LIMIT:

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



4 GROSS FLOOR AREA DIAGRAM
NOT TO SCALE



1 CONDITIONED SPACE DIAGRAM
NOT TO SCALE

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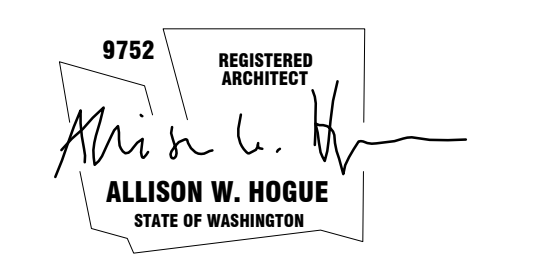
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TALERMAN RESIDENCE

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
CORRECTIONS	04.01.19

CODE NOTES & DIAGRAMS

A0.2

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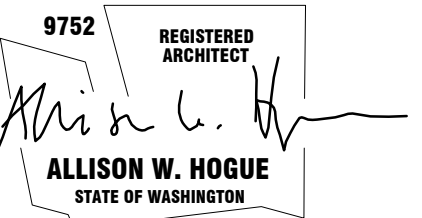
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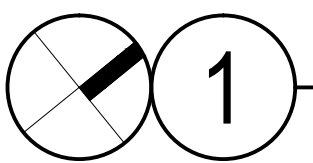
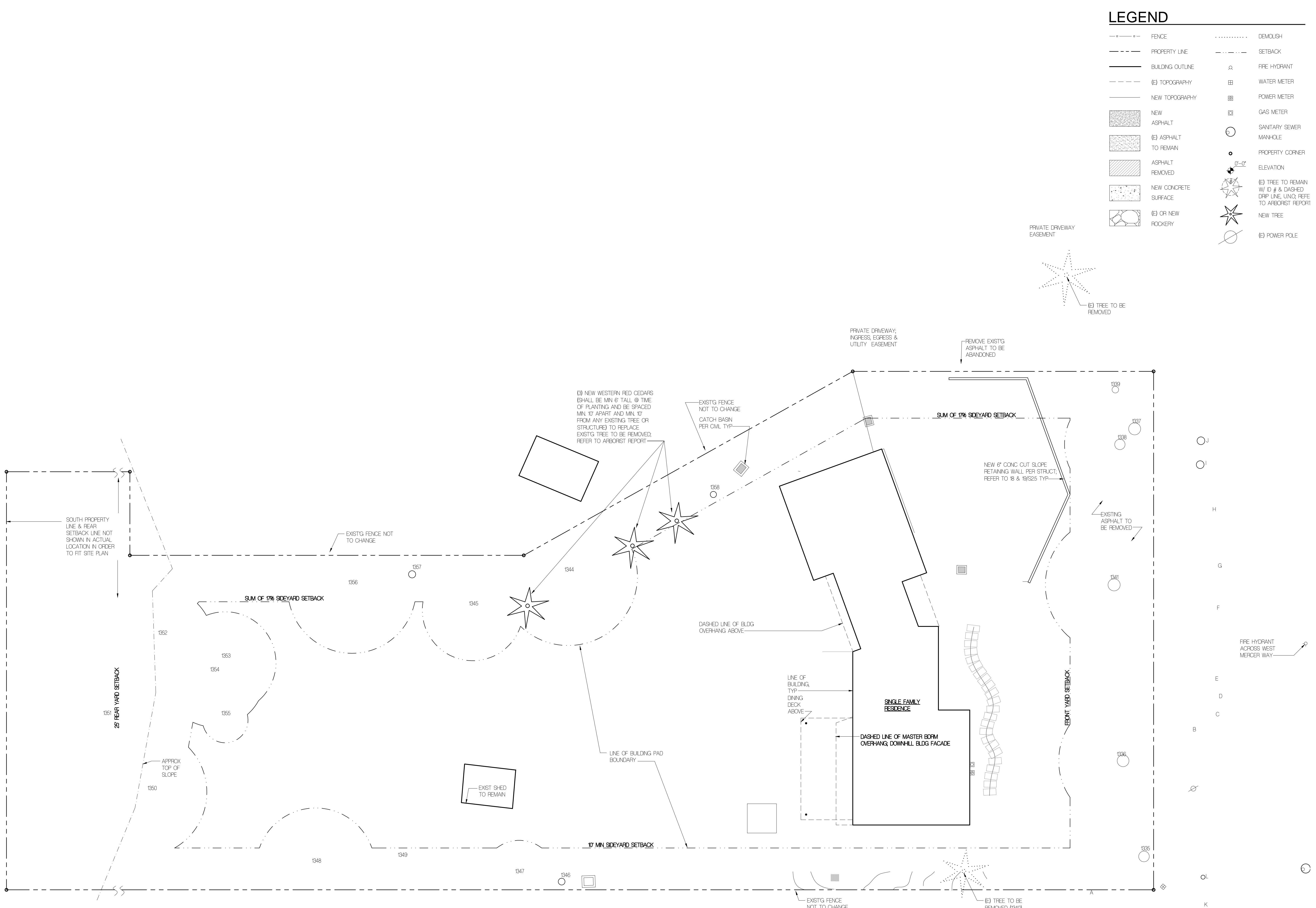
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CORRECTIONS	05.15.19

BUILDING PAD PLAN

A0.4

LEGEND

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



BUILDING PAD PLAN
 1" = 10'

REQUIRED CRAWL SPACE VENTING

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

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

GENERAL NOTES

- SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
- PROVIDE 1 1/4" GAP BETWEEN WOOD FRAMING & CONC WALLS TYP. 1/2" MIN WHERE INSUL NOT REQ'D TO BE CONTINUOUS.
- MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXISTING SHALL BE HIGH EFFICACY LUMINAIRES.
- RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E283 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.

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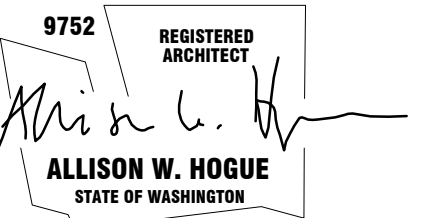
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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

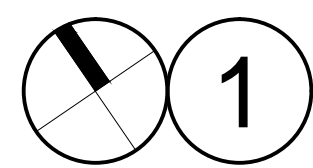
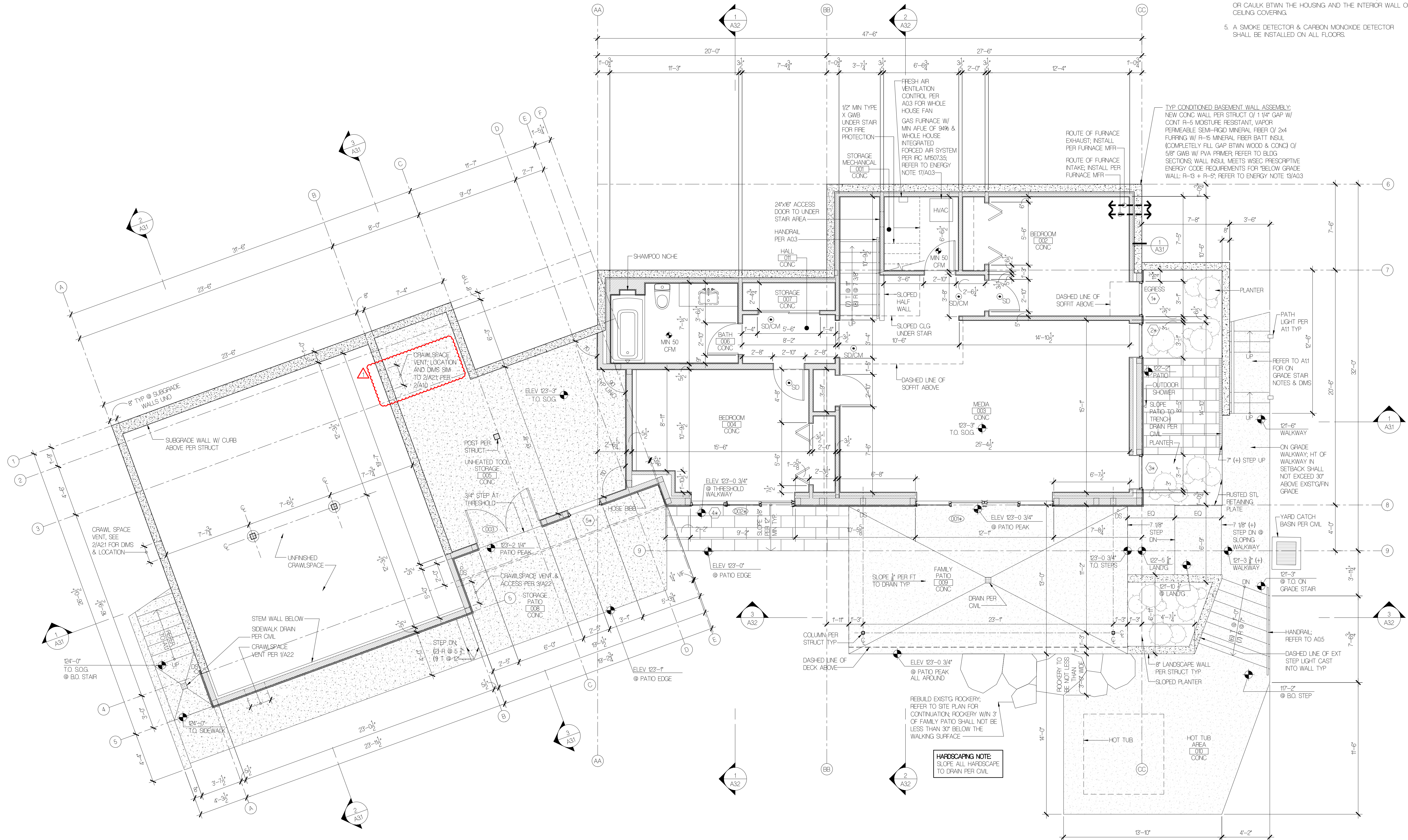


BUILDING DEPT. STAMP

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

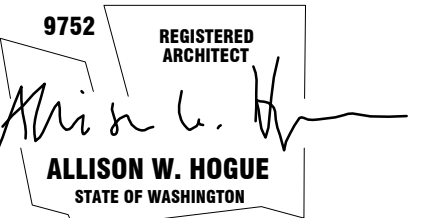
BASEMENT PLAN & CS VENT CALCS

A1.0



BASEMENT PLAN

1/4" = 1'-0"



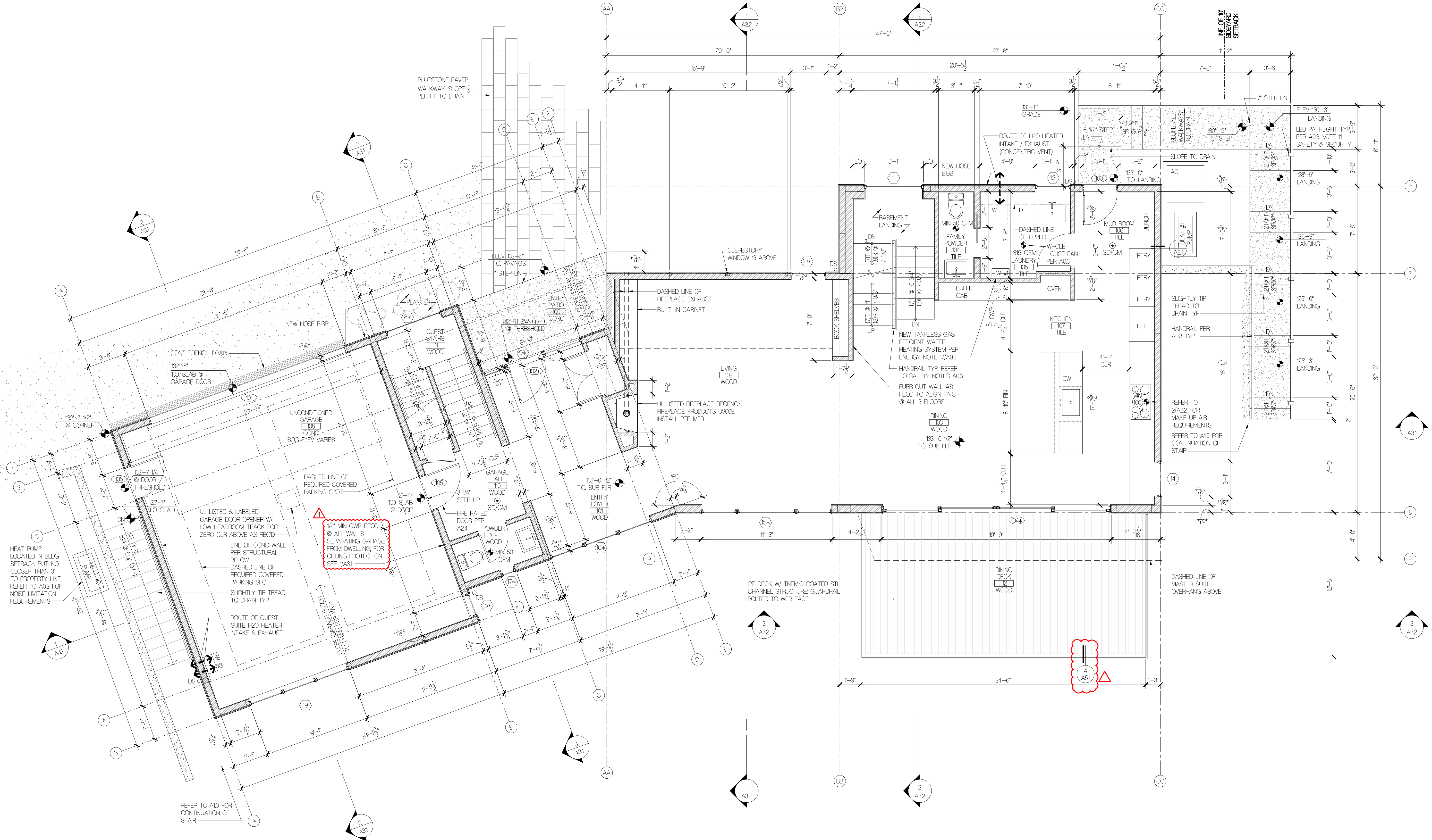
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LEGEND

- 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

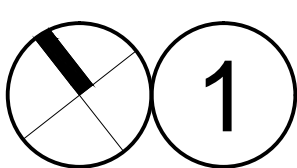
GENERAL NOTES

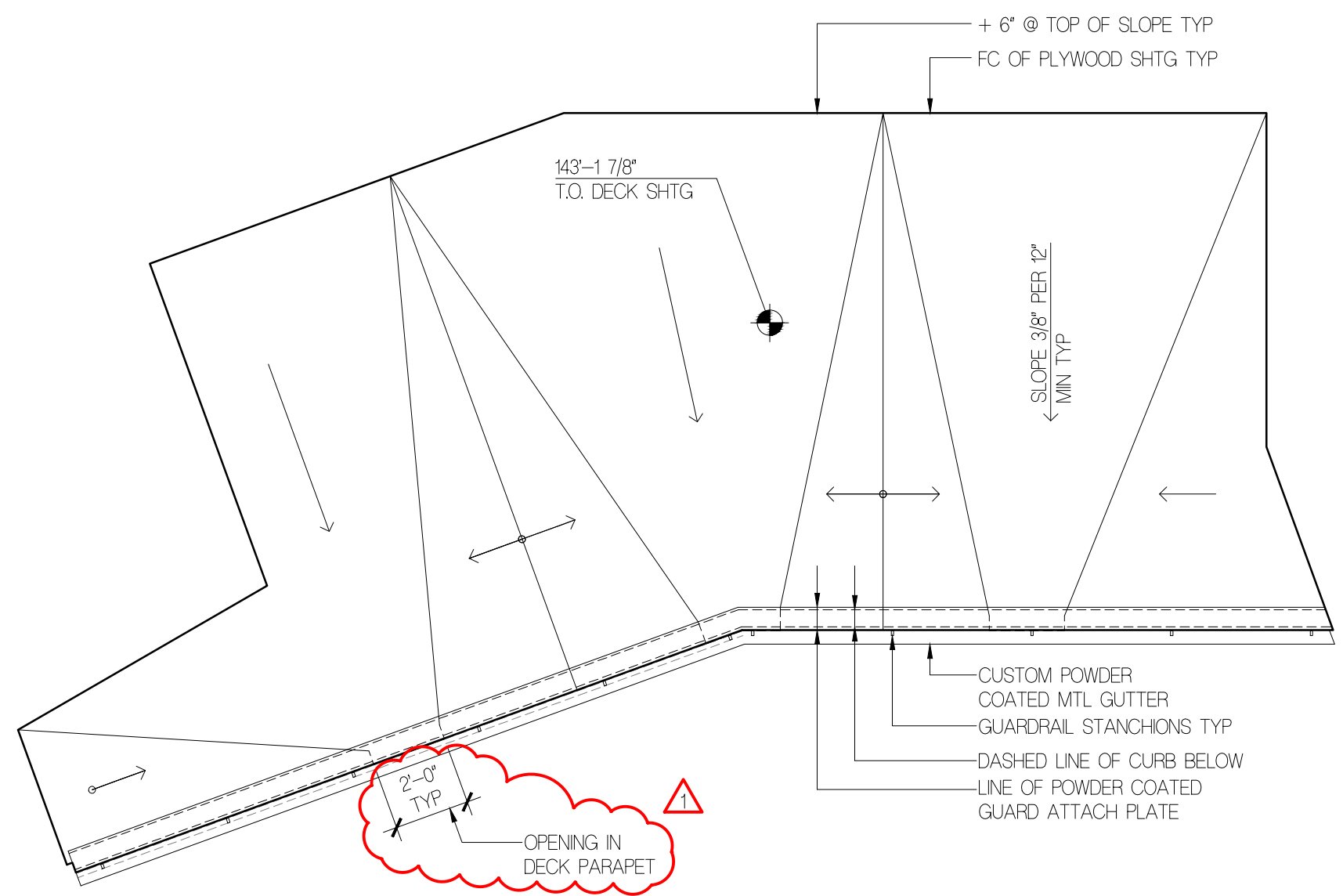
- SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
- PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC. WALLS PER A10.
- MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
- REFER TO A03 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS.
- VERIFY WINDOW & DOOR R/Os (PRIOR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



MAIN FLOOR PLAN

1/4" = 1'-0"





DECK SLOPE PLAN
1/4" = 1'-0"

LEGEND

- 2x4 STUD WALL @ 16" O.C. @ INT.
2x6 W/ R-21 BATT INSUL @ EXTERIOR (UNO)
- WINDOW, SEE SCHEDULE A23
- DOOR, SEE SCHEDULE A24
- CONC WALL
- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- INTERMITTENT EXHAUST FAN
- * INDICATES SAFETY GLASS

GENERAL NOTES

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

FLOISAND STUDIO

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

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DYAN SIMON
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19079 36TH AVE WEST
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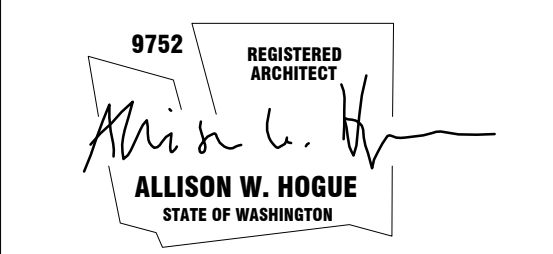
ARBORIST:
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CIVIL:
TEC ENGINEERING
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TALERMAN RESIDENCE

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PROFESSIONAL STAMP

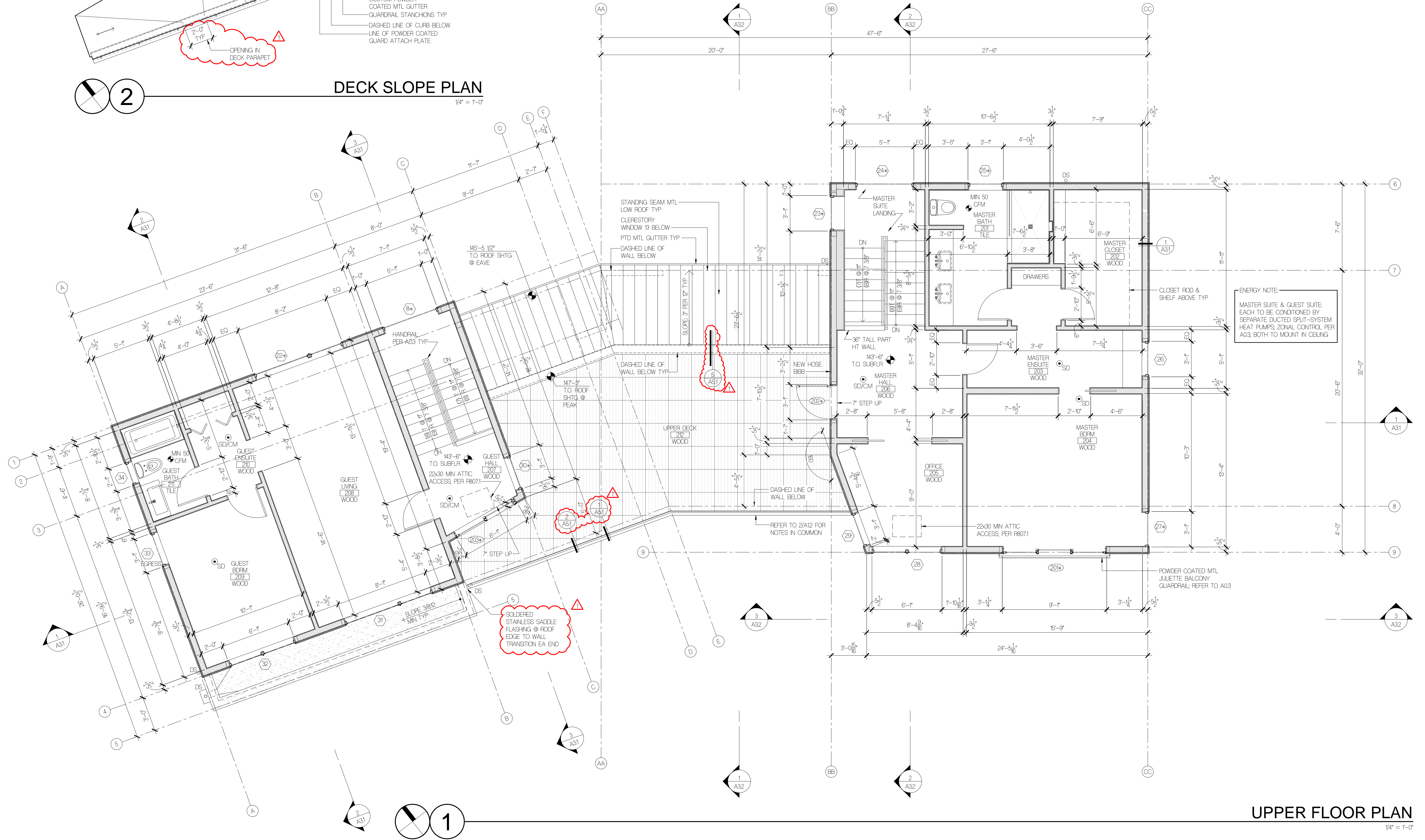


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UPPER FLOOR PLAN

A1.2



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

REQUIRED ROOF VENTING NFVA = NET FREE VENT AREA

ROOF 1
 ROOF AREA: 867 SF = 124,848 SI
 REQD ROOF VENTING: 124,848 SI / 300 = 416 SI
 USEABLE VENT AREA REQD @ PEAK & EAVE: 416 SI / 2 = 208 SI EACH

**** AT PEAK & EAVE RIMS, PROVIDE (13) 28 SI VEE NOTCHES PER DTL 4/A13**
 (13) VEE NOTCHES PROVIDED @ 21 SI NFVA = 273 SI
 273 SI > 208 SI REQD THEREFORE OK

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

**** AT PEAK & EAVE RIMS, PROVIDE (14) 85 SI VEE NOTCHES PER DTL 5/A13**
 (14) VEE NOTCHES PROVIDED @ 85 SI NFVA = 119 SI
 119 SI PROVIDED > 56 SI REQD THEREFORE OK

ROOF 3
 ROOF AREA: 420 SF = 60,480 SI
 REQD ROOF VENTING: 60,480 SI / 300 = 202 SI
 USEABLE VENT AREA REQD @ EA END: 202 SI / 2 = 101 SI

**** AT GRIDS 8 & 4, PROVIDE (20) 7 SI VEE NOTCHES PER DTL 5/A13 MIN**
 (20) VEE NOTCHES PROVIDED @ 525 SI NFVA = 105 SI
 105 SI PROVIDED > 101 SI REQD THEREFORE OK

**** AT SHARED VENT WALL PER 1/A32, PROVIDE 1 1/2" x 14 1/2" VENT CHASE @ EA STUD BAY FOR LENGTH OF DECK**
 1 1/2" x 14 1/2" WIDE VERTICAL VENTING CHASE = 2175 SI
 2175 SI x 24 BAYS = 522 SI
 522 SI x 25% BUG SCREEN REDUX = 3915 SI NFVA
 3915 SI NFVA > 101 SI REQUIRED THEREFORE OK

ROOF 4 OVER UNHEATED SPACE SO NOT REQUIRED TO PROVIDE VENTING

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

ROOF 5
 ROOF AREA: 693 SF = 99,792 SI
 REQD ROOF VENTING: 99,792 SI / 300 = 332.6 SI
 USEABLE VENT AREA REQD @ PEAK & EAVE: 332.6 SI / 2 = 166.3 SI EACH

**** AT PEAK & EAVE RIMS, PROVIDE (11) 28 SI VEE NOTCHES PER DTL 4/A13**
 (11) VEE NOTCHES PROVIDED @ 21 SI NFVA = 231 SI
 231 SI > 208 SI REQD THEREFORE OK

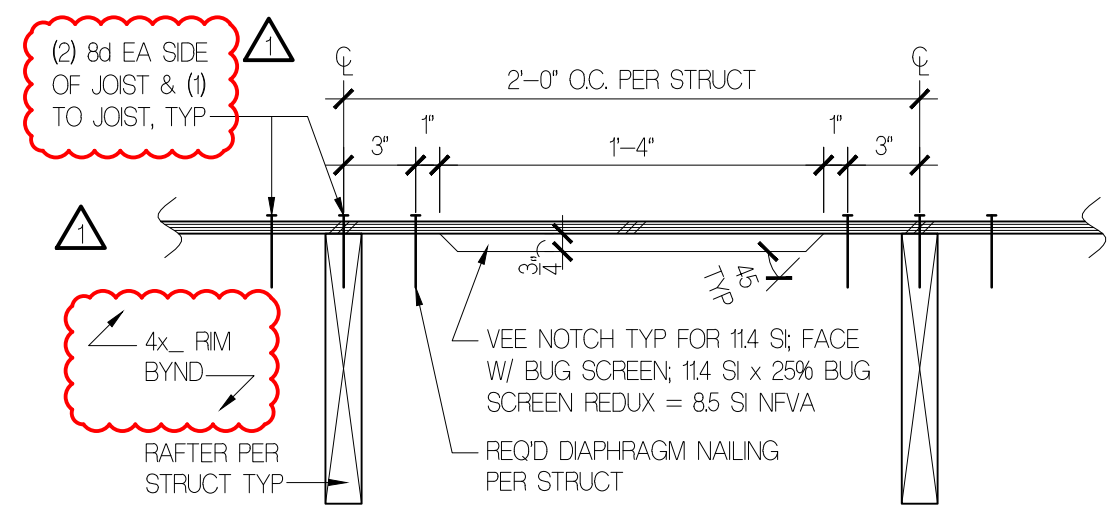
2 ROOF VENT CALCS

LEGEND

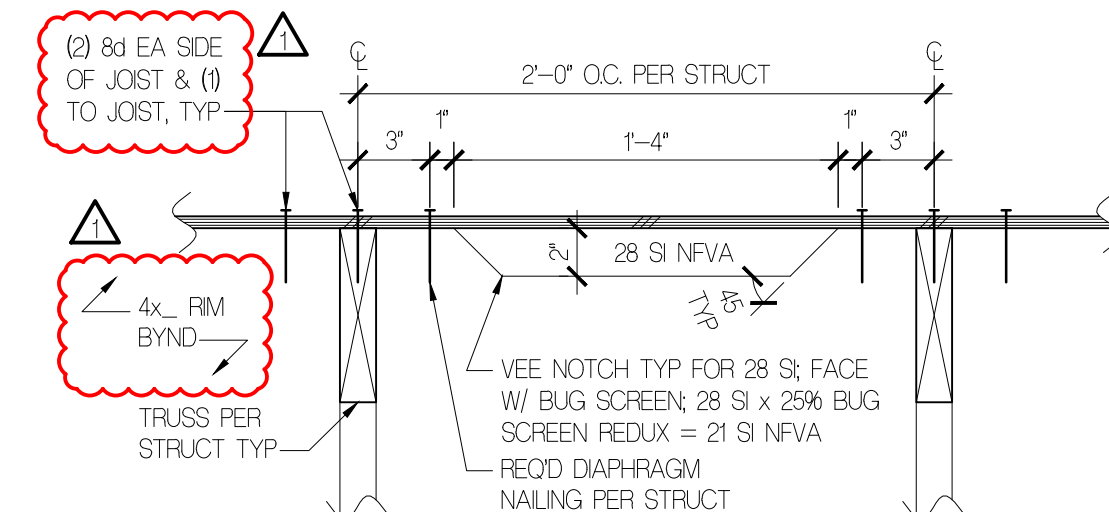
- VENTED ROOF ASSEMBLY TYPE
- ROOF VENT SIZE OR DTL & ORIENTATION
- DOWNSPOUT

GENERAL NOTES

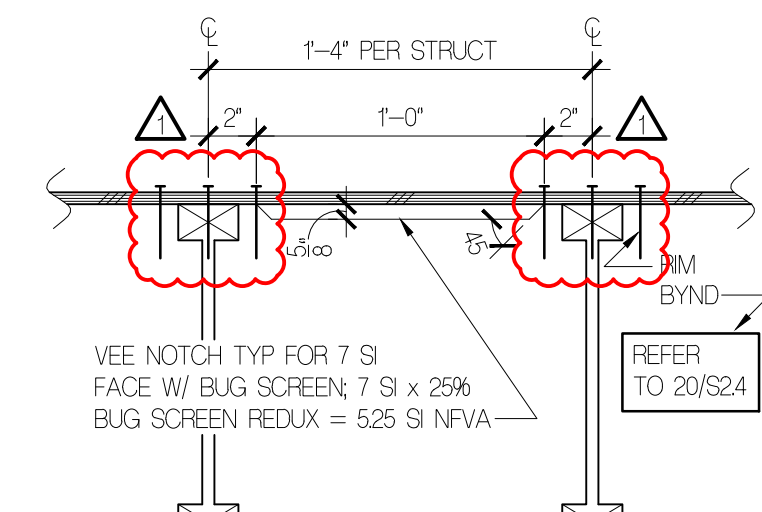
1. SEE A03 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONG WALLS PER A10.
3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
4. REFER TO A03 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS.
5. VERIFY WINDOW & DOOR R0s (PRIOR TO ORDERING) THAT BUT INTO ADJ BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.



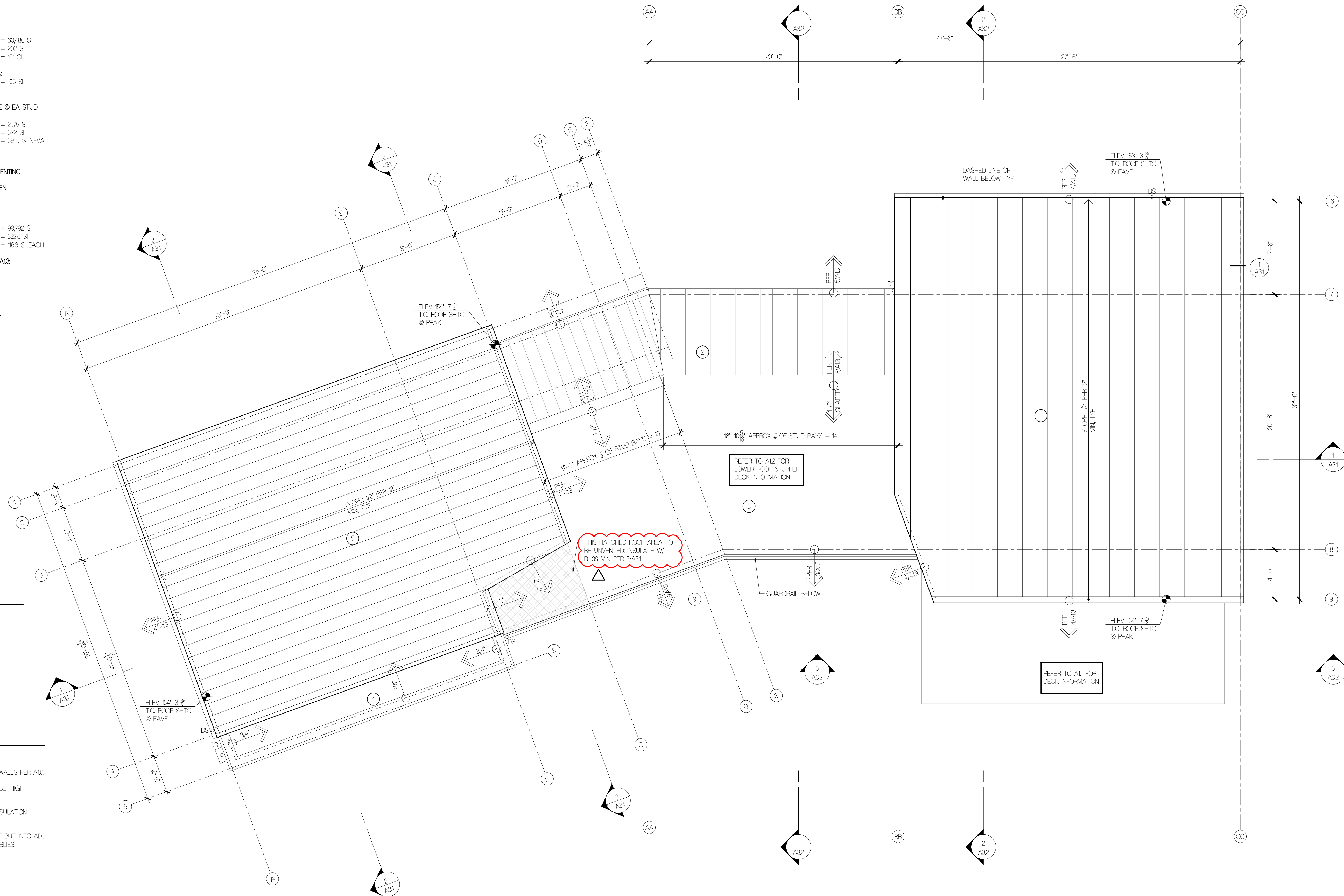
5 TYP LOWER RF VENT'G "VEE" NOTCH DTL
 1 1/2" = 1'-0"



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



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



1

ROOF PLAN & VENT CALCS
 1/4" = 1'-0"

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GEOTECH:
 ZIPPER GEO
 3009 36TH AVE WEST
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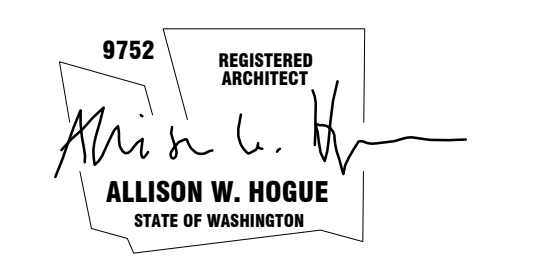
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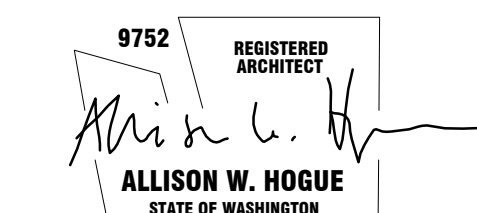


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ROOF PLAN & VENT CALCS

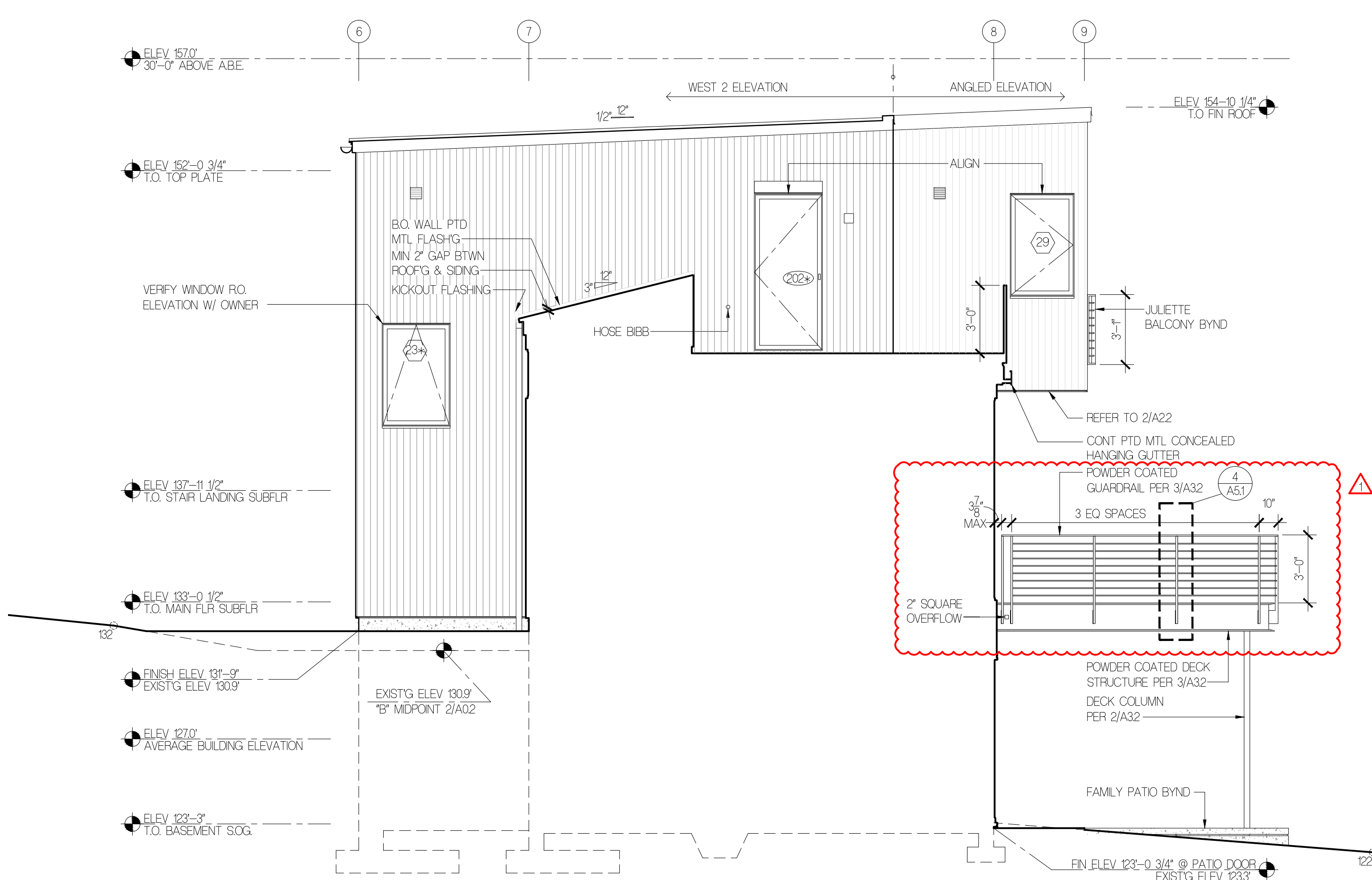
A1.3



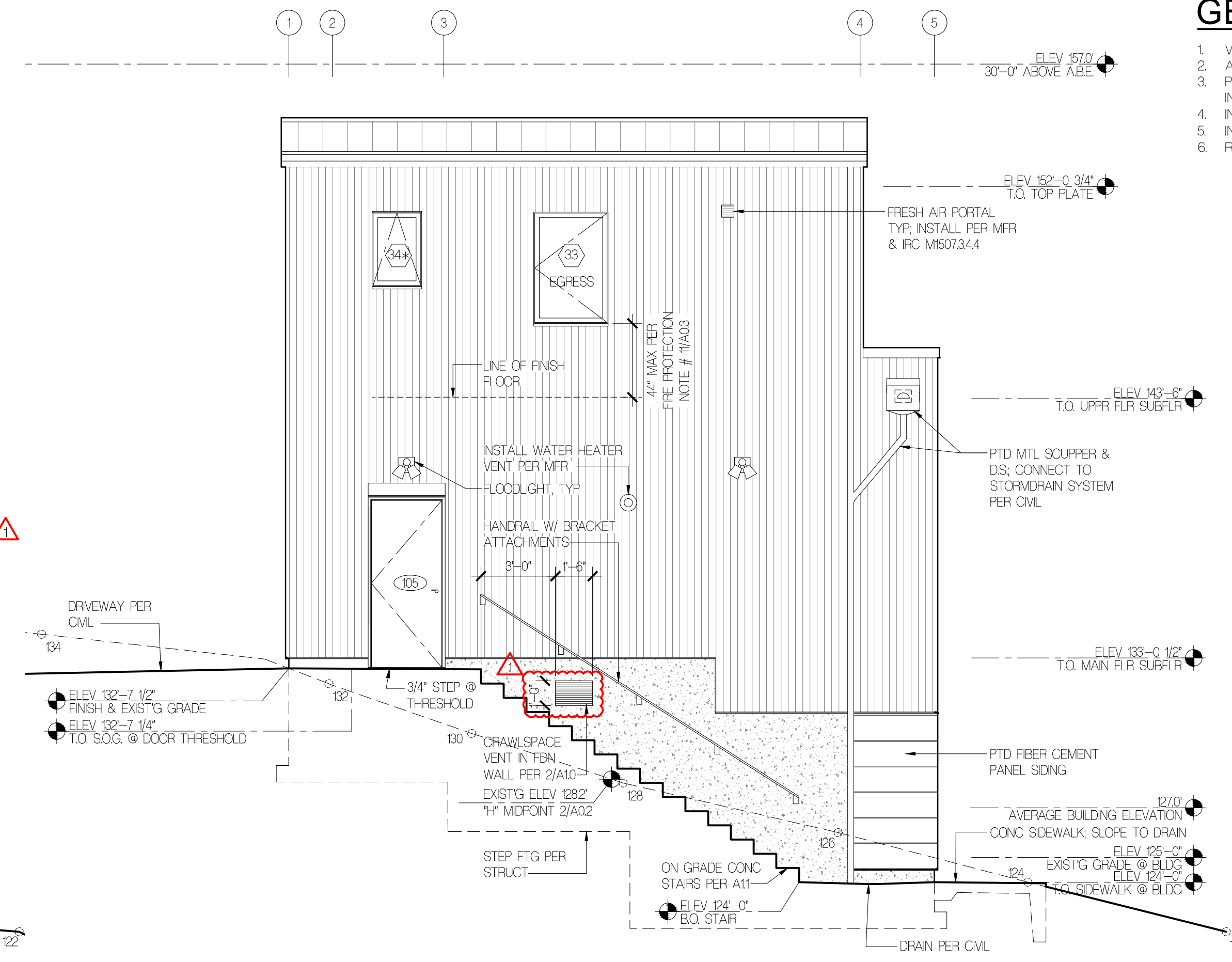
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GENERAL NOTES

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.



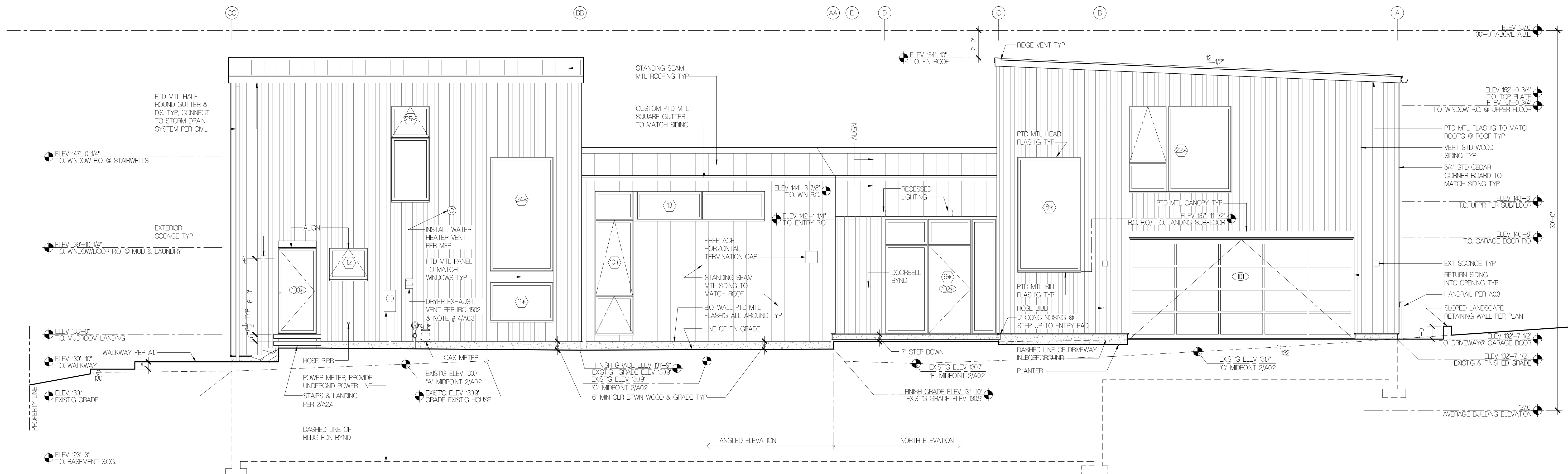
WEST ELEVATION
 1/4"=1'-0"



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

3

2



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

1

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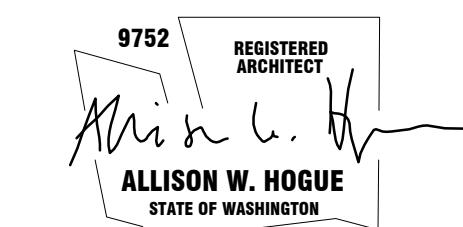
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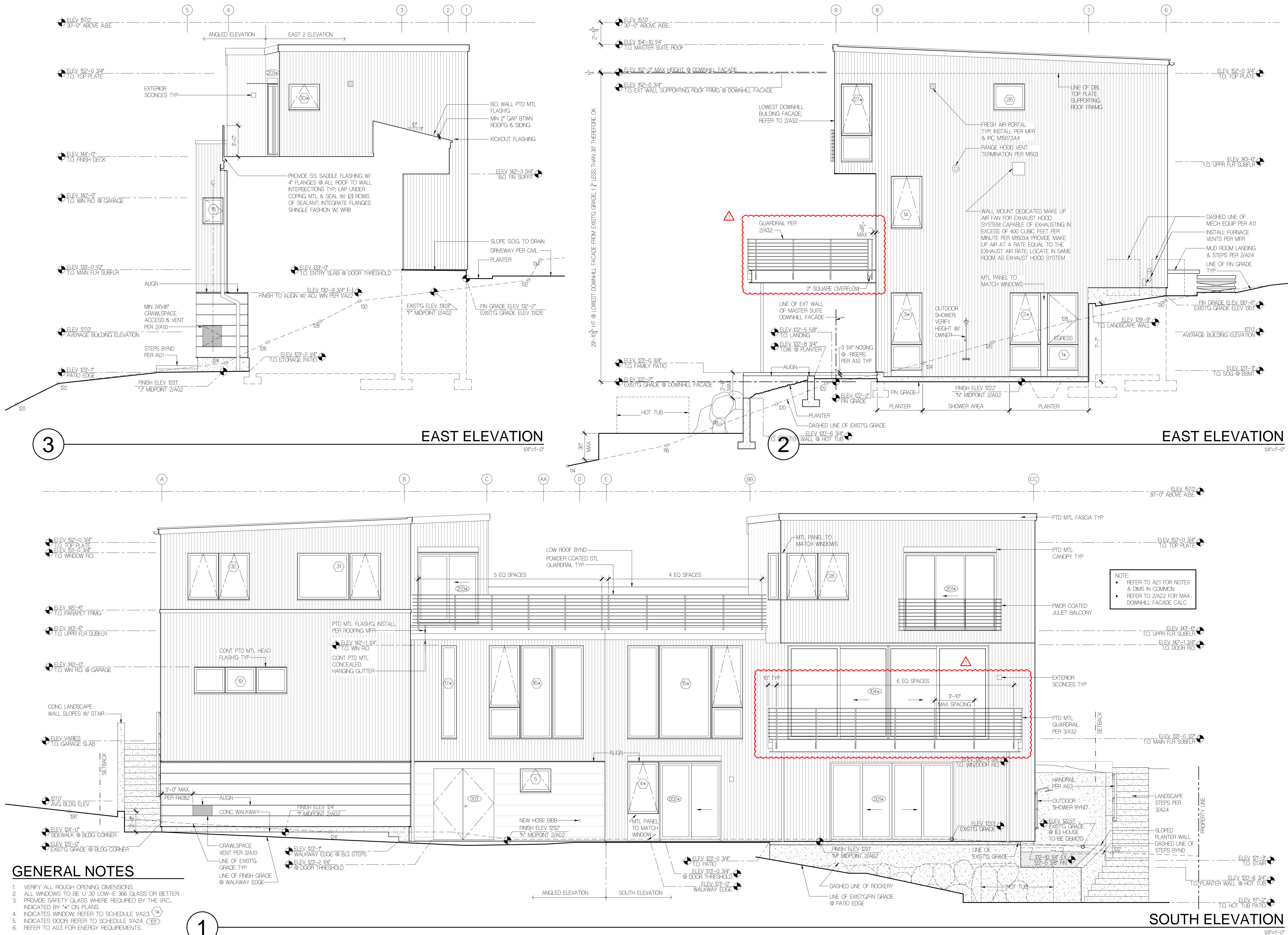
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EXTERIOR ELEVATIONS





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

**MANUFACTURER
ENERGY REPORT**

Job Specific Summary

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

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

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

Category:	Series:	Item:	Glazing:	VT:	NFRC U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Glazing Area (ft ²) QTY:
DOOR	Series 3000-T	1-0	A	0.49	0.35 / 0.22	0.27 / 0.24	178.64 (238x109)1
DOOR Weighted Average							(ft²): 178.64
					NFRC U-Factor: 0.35	SHGC: 0.22	
					Simulated Performance Alternative U-Factor: 0.27	SHGC: 0.24	

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

The overall product U-Factor combines the center-of-glass, product frame and edge-of-glass U-Factors in a frame model. Note: All U-factors and SHGC values are shown with non-tinted glass. Tint on glass will further reduce the SHGC values.

*Glazing Type:	Description:	U-Factor	SHGC
A CLR5B366189TG	1": Clear Cardinal 366 6mm-T, 0.5argon, Clear Cardinal 189 6mm-T	0.19	0.26

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

- References:**
U-Factor: The rated Winter U-Factor of the fenestration product, in Bluh/r-t2-F.
SHGC: Solar Heat Gain Coefficient.
VT: Visible Transmittance.
Area (ft²): The area of the surface in square feet.
NFRC: National Fenestration Rating Council.
IECC: International Energy Conservation Code.

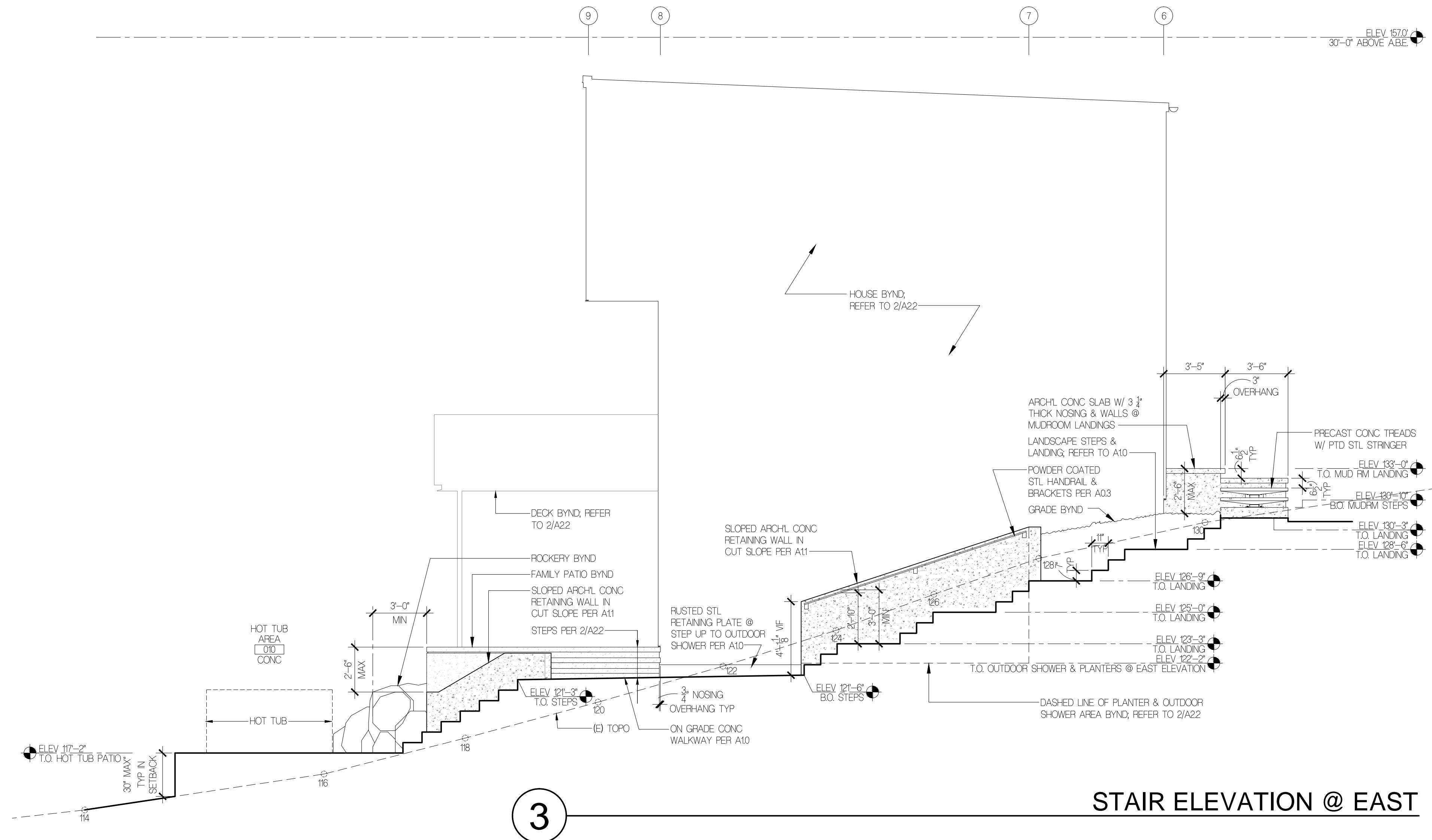
QTE: 79 ver: 1 Print: 8/30/2018 10:41:53 A Quote Date: 8/20/2018 Snapshot: d:\www\ver: 202192.1.82714432.8890.144 8550.396603
Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)

4 **NFRC PERFORMANCE DATA** NO SCALE

TOTAL FLEETWOOD GLAZED DOOR AREA (SEE 4/A24): **178.64 SF** TOTAL UA FOR FLEETWOOD GLAZED DOOR (SEE 4/A24): 178.64 SF x .35 U VALUE = **62.52 UA**
TOTAL E-SERIES GLAZED DOOR & WINDOW AREA (SEE 3/A23): **1084.35 SF** TOTAL UA FOR E-SERIES GLAZED DOORS & WINDOWS (SEE 3/A23): 270.754 UA
TOTAL VERTICAL GLAZING AREA: 178.64 SF + 1084.35 SF = **1263.0 SF** TOTAL UA FOR VERTICAL GLAZING: 62.52 + 270.754 = **333.06 UA**

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

2 **AVG U-VALUE CALCS FOR VERT. GLAZING** NO SCALE



3 **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 OF 20 MINUTE FIRE RATED, W/ SELF CLOSING DEVICE & WEATHERSTRIPPING
201	9'-1\" x 7'-6 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26/0.27	DP30	EBONY	DESIGNER BLACK	YES	SP5
202	3'-1\" x 6'-11 3/4"	OUTSWING	AND-N-168-03108-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.29	DP30	EBONY	DESIGNER BLACK	YES	SP5
203	6'-1\" x 6'-11 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	DP30	EBONY	DESIGNER BLACK	YES	SP5

TOTAL VERTICAL GLAZING U-VALUE: REFER TO 4/A23

- NOTES:**
1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WIN/DOOR MFR AND/OR WSEC.
2. DOORS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL ROIS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS, WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQD CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2\" THROW.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE BC/IPC.
6. PER WSEC R402.3.4, ONE UNLABELED OR UNTESTED EXTERIOR SWINGING DOOR W/ MAX AREA OF 24 SF MAY BE INSTALLED PER UNIT.
7. LOW E2 WITH ARGON STANDARD, UNO.
8. DOOR HARDWARE COLOR TO BE MATTIE BLACK @ E SERIES DOORS.
9. INSTALLATION OPTION TO BE NAL FIN.
10. INTERIOR GLAZING PROFILE TO BE SQUARE.
11. REFER TO 2/A23 WINDOW/DOOR DIAGRAMS FOR NET FRAME SIZES, OPERATION, CPDs & U-VALUES.

1 **EXTERIOR DOOR SCHEDULE** NO SCALE

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PHONE: 206.298.4412
CONTACT: THOMAS WOLDENDORP

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

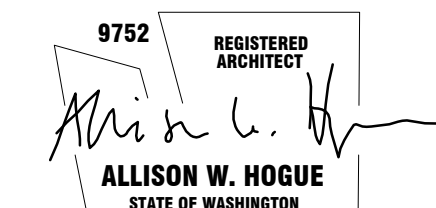
ARBORIST:
TREE SOLUTIONS INC
2940 WESTLAKE AVE N
SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

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

**TALERMAN
RESIDENCE**

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



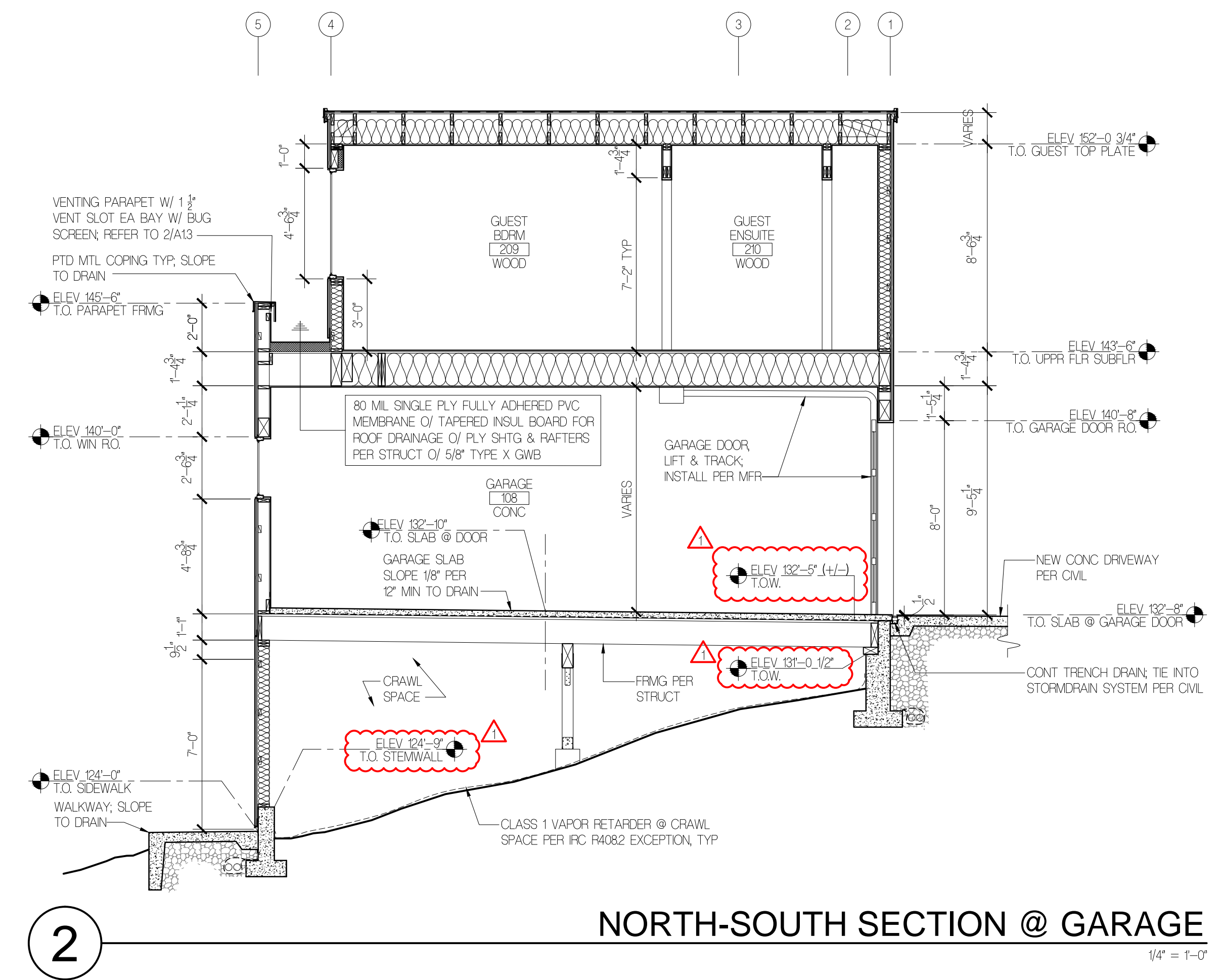
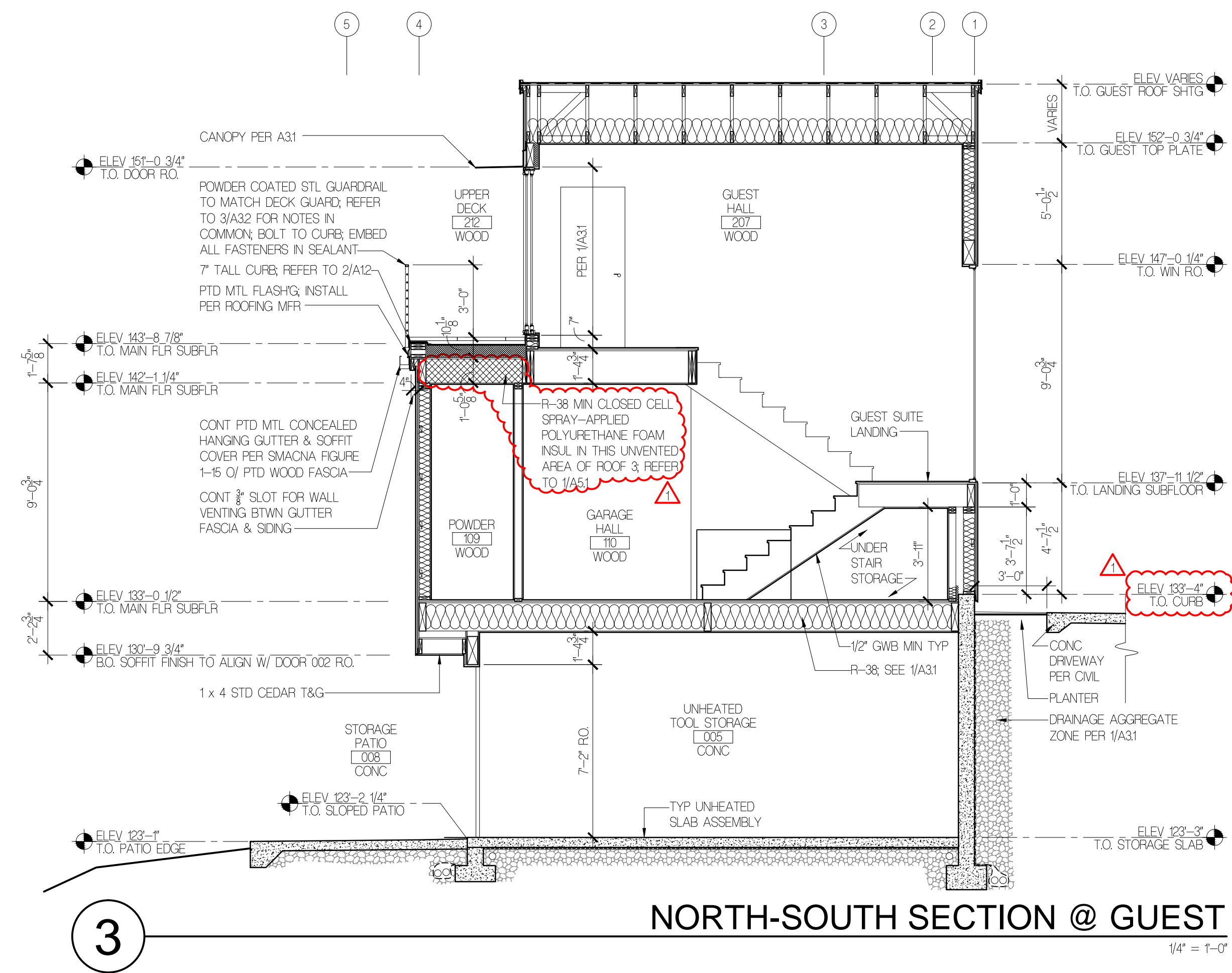
BUILDING DEPT STAMP

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

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

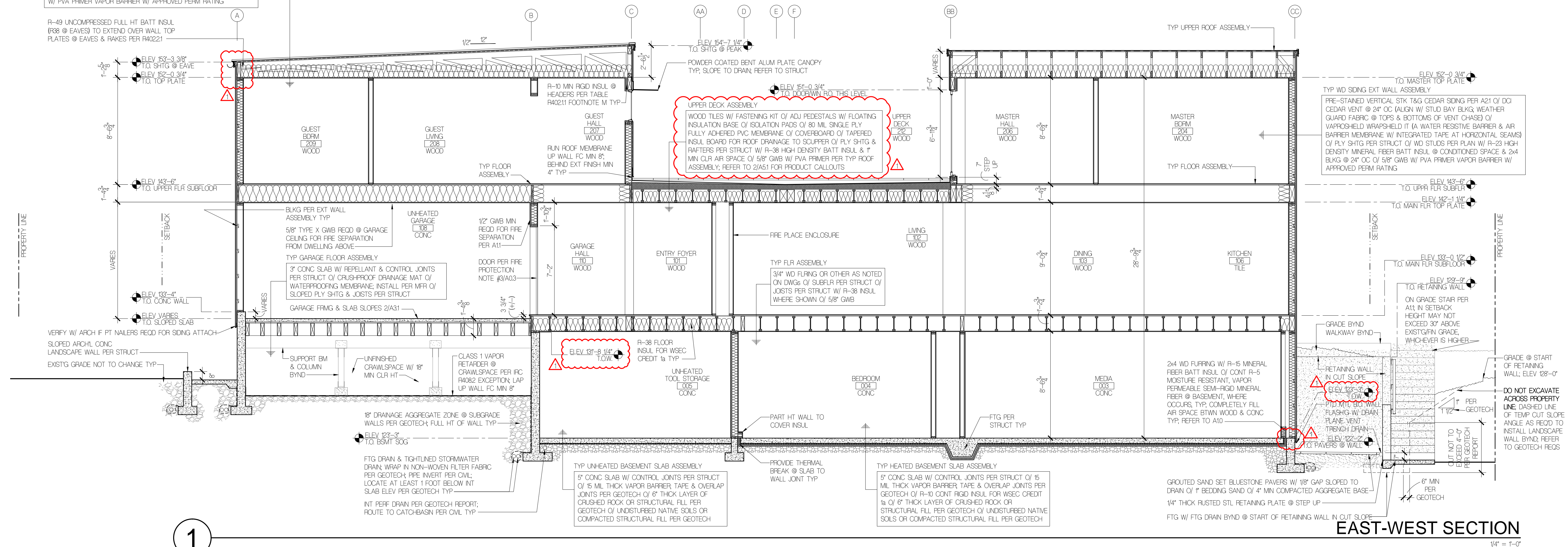
A2.4

ISSUE	DATE
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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

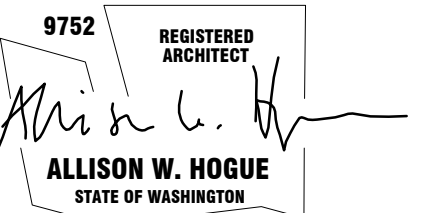
TYP WD SIDING EXT WALL ASSEMBLY
 PRE-STAINED VERTICAL STK T&G CEDAR SIDING PER A21 O/ DOI CEDAR VENT @ 24" OC (ALIGN W/ STUD BAY BLKG WEATHER GUARD FABRIC @ TOPS & BOTTOMS OF VENT CHASE) O/ VAPORSHIELD WRAPSHIELD IT (A WATER RESISTIVE BARRIER & AIR BARRIER MEMBRANE W/ INTEGRATED TAPE AT HORIZONTAL SEAMS) 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

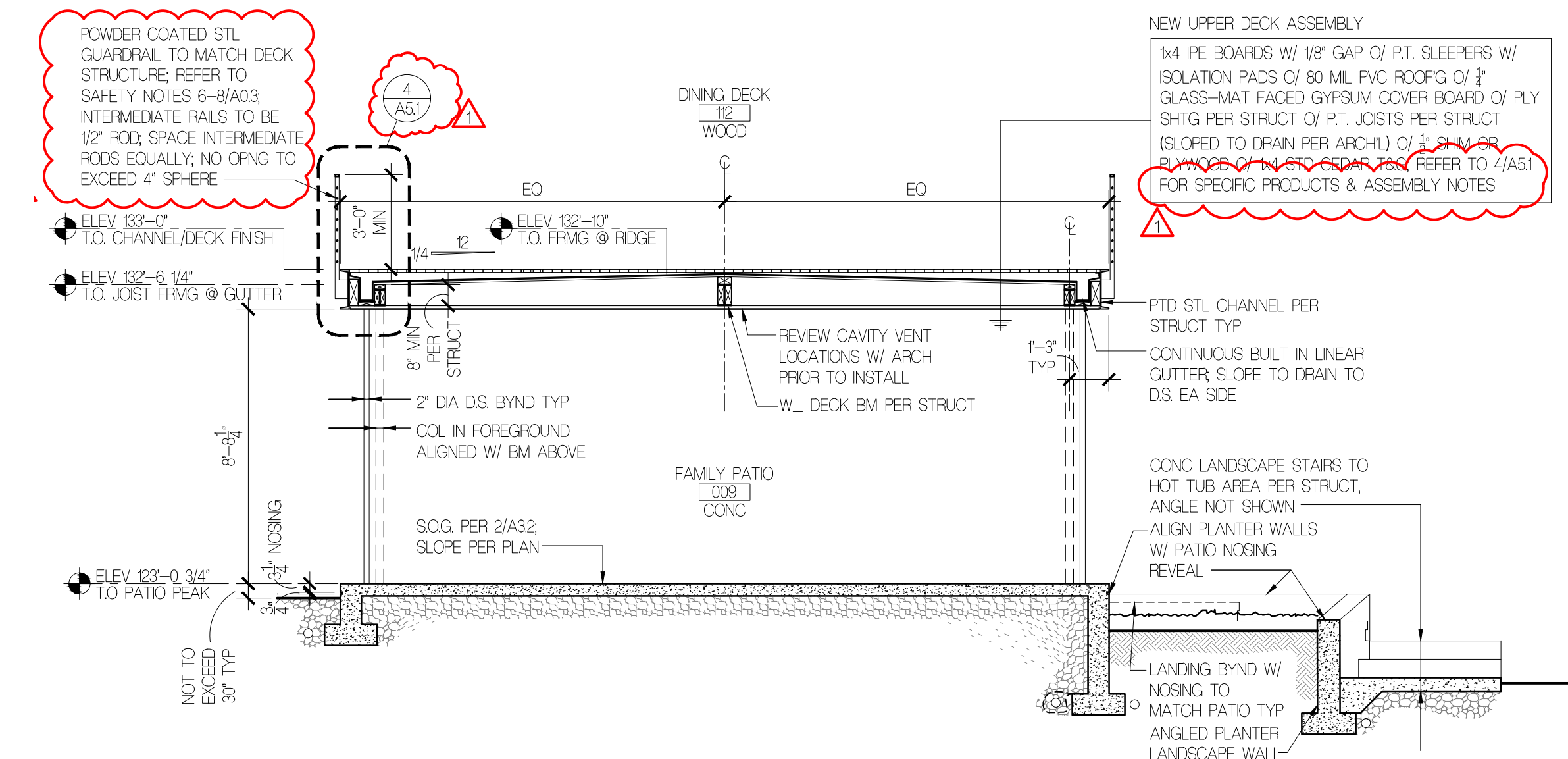
TYP HEATED BASEMENT SLAB ASSEMBLY
 5" CONC SLAB W/ CONTROL JOINTS PER STRUCT O/ 15 MIL THICK VAPOR BARRIER TAPE & OVERLAP JOINTS PER GEOTECH O/ R-10 CONT RIGD INSUL FOR WSEC CREDIT 1/2 O/ 6" THICK LAYER OF CRUSHED ROCK OR STRUCTURAL FILL PER GEOTECH O/ UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL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

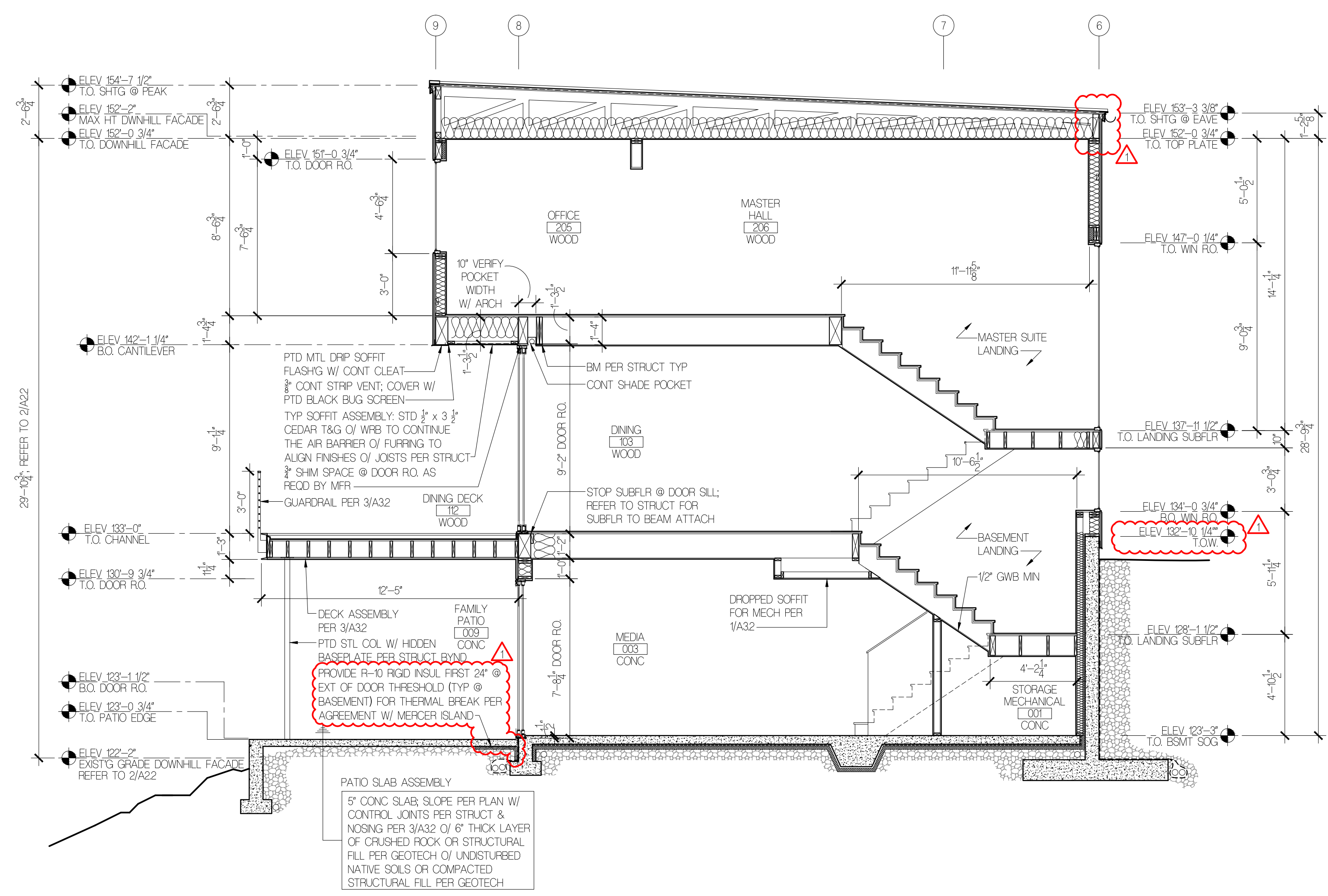
DO NOT EXCAVATE ACROSS PROPERTY LINE. DASHED LINE OF TEMP CUT SLOPE ANGLE AS REQD TO INSTALL LANDSCAPE WALL BYND. REFER TO GEOTECH RECS



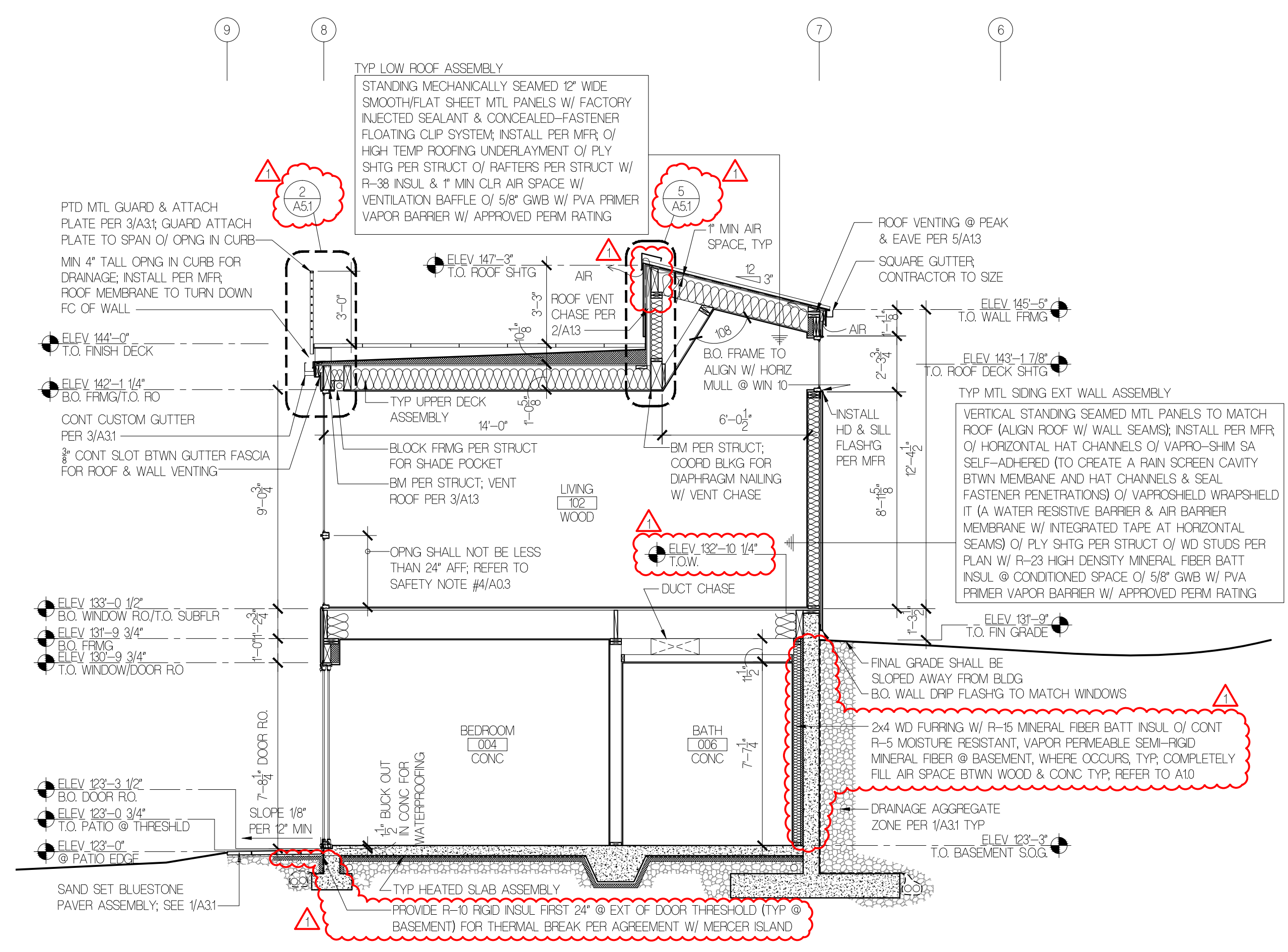
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3 SECTION THRU DINING DECK & FAMILY PATIO
1/4" = 1'-0"



2 NORTH-SOUTH SECTION @ DINING
1/4" = 1'-0"



1 NORTH-SOUTH SECTION @ LIVING
1/4" = 1'-0"

FLOISAND STUDIO

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 seattle, wa 98134
 ph 206.634.0136

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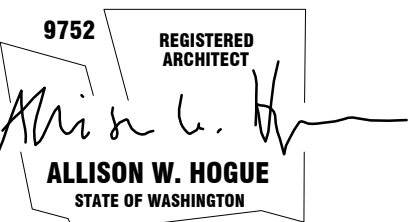
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 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

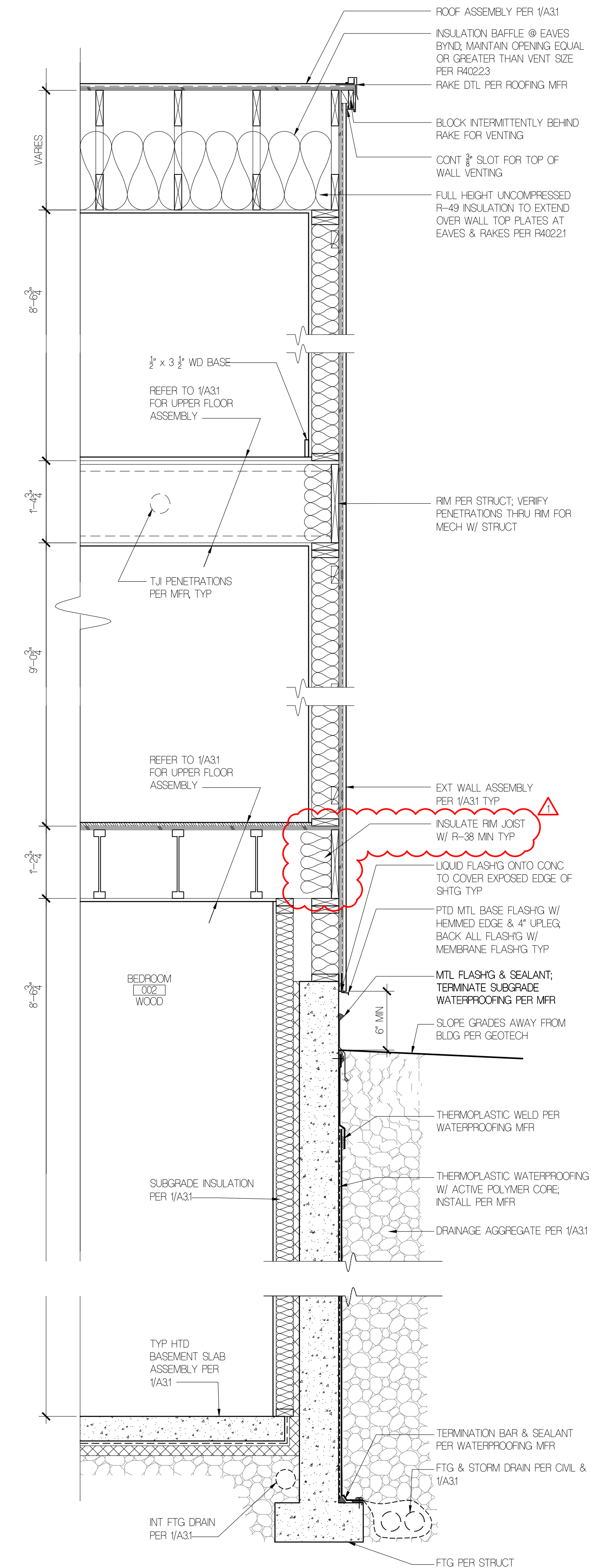


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WALL SECTION

A3.3

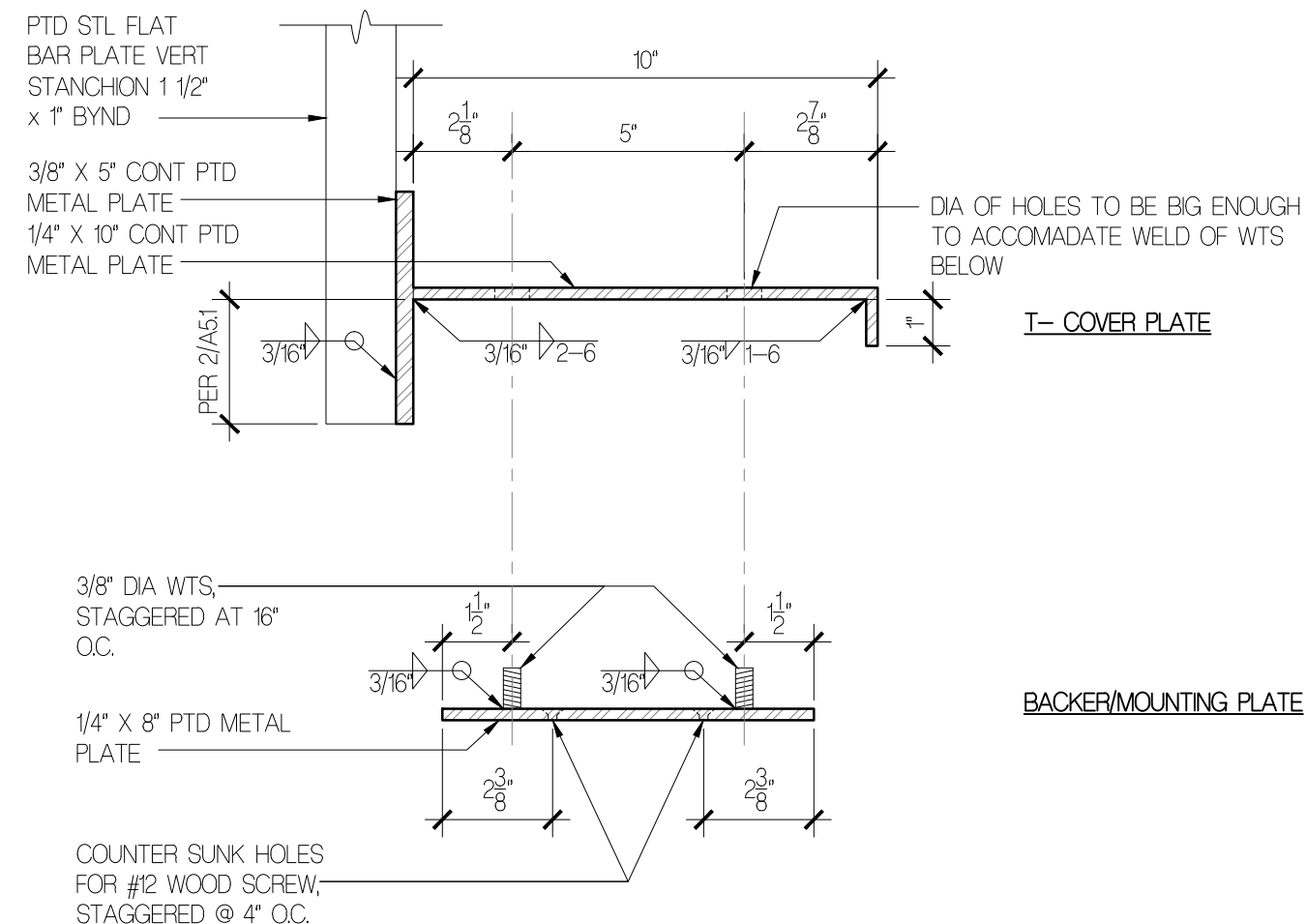


1 WALL SECTION
 3/4" = 1'-0"

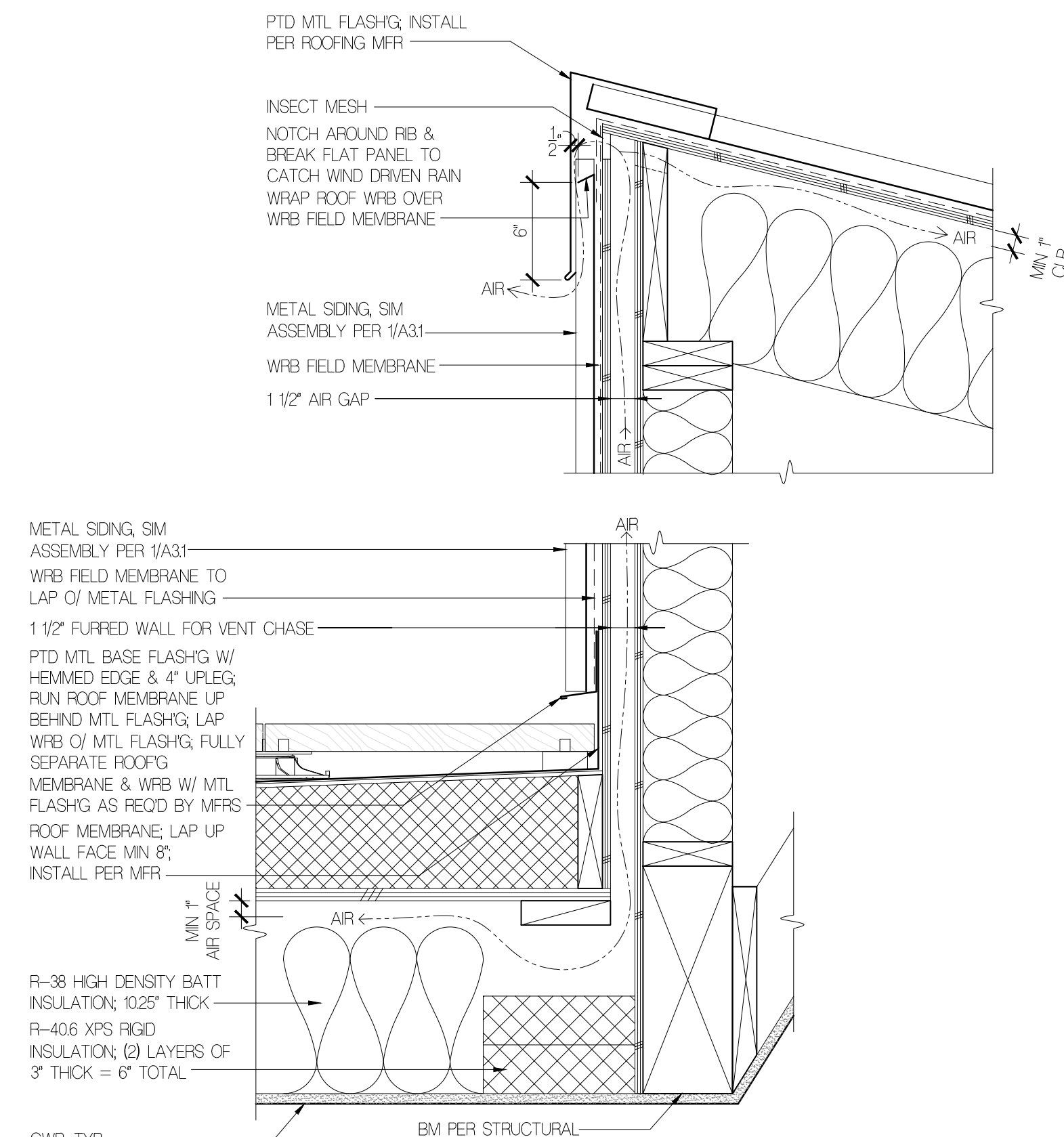
GENERAL NOTES

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

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

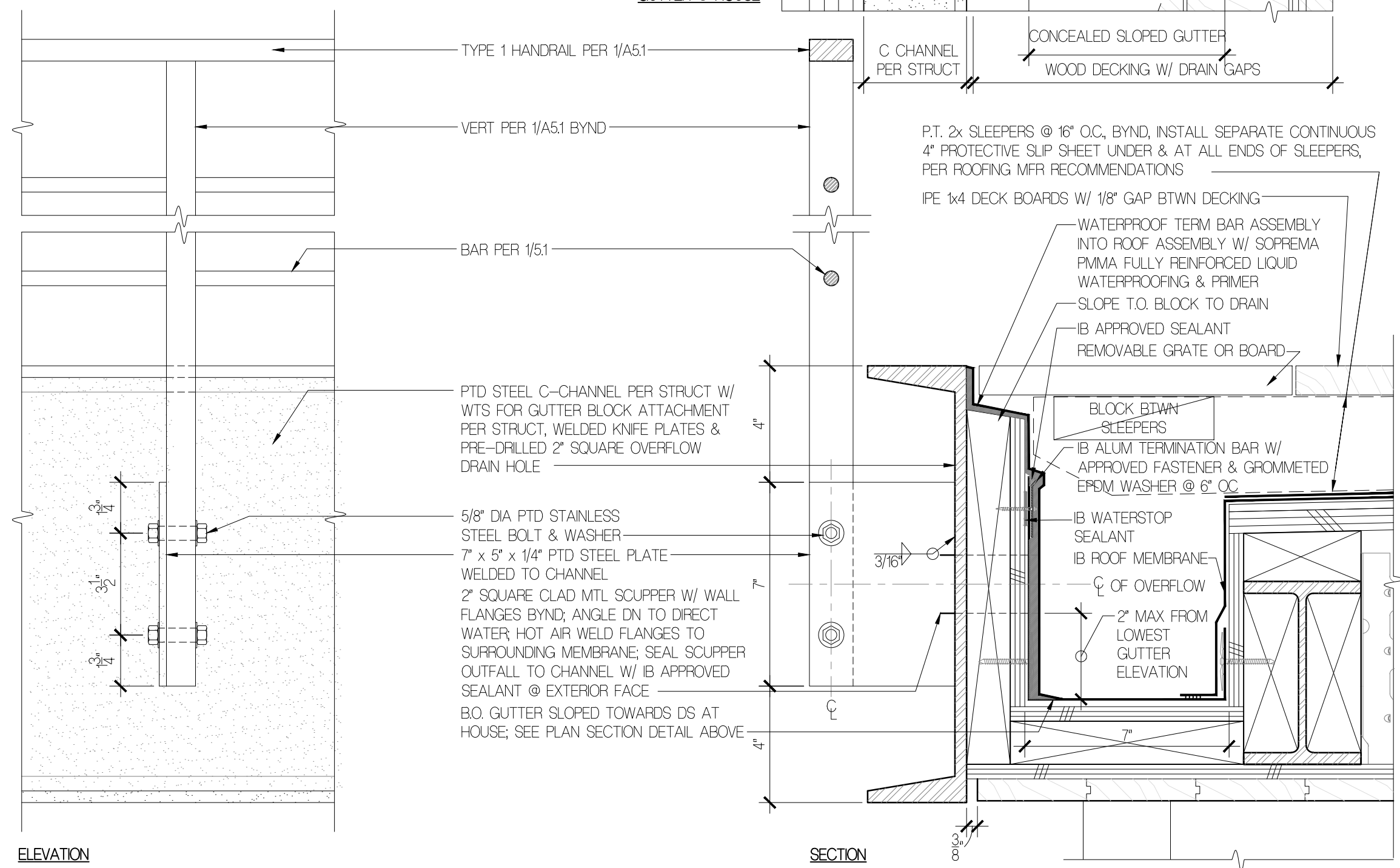


6 T-COVER & BACKER TO STANCHION GUARD RAIL WELD DETAIL
3" = 1'-0"

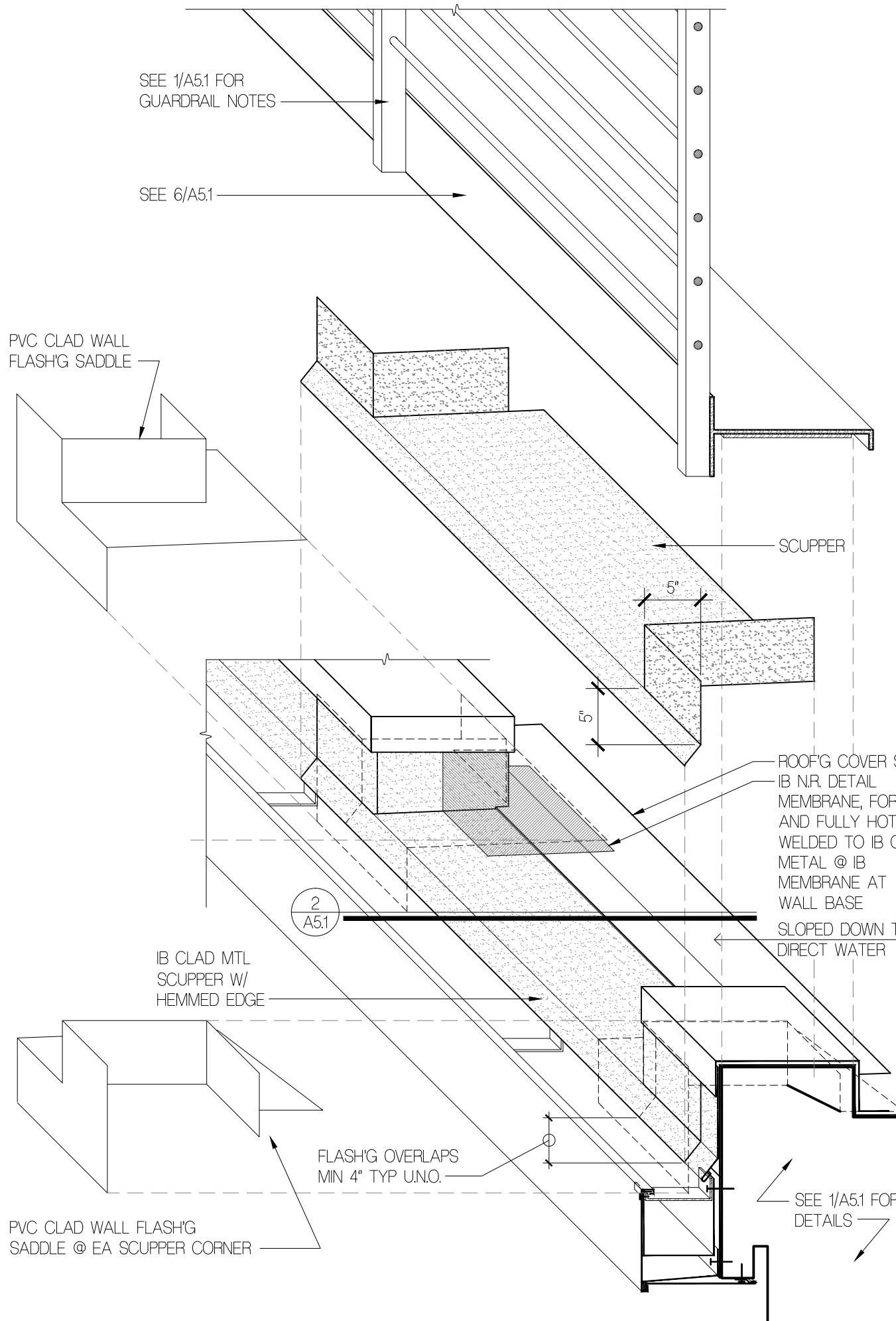


5 SECTION AT DECK/WALL
1 1/2" = 1'-0"

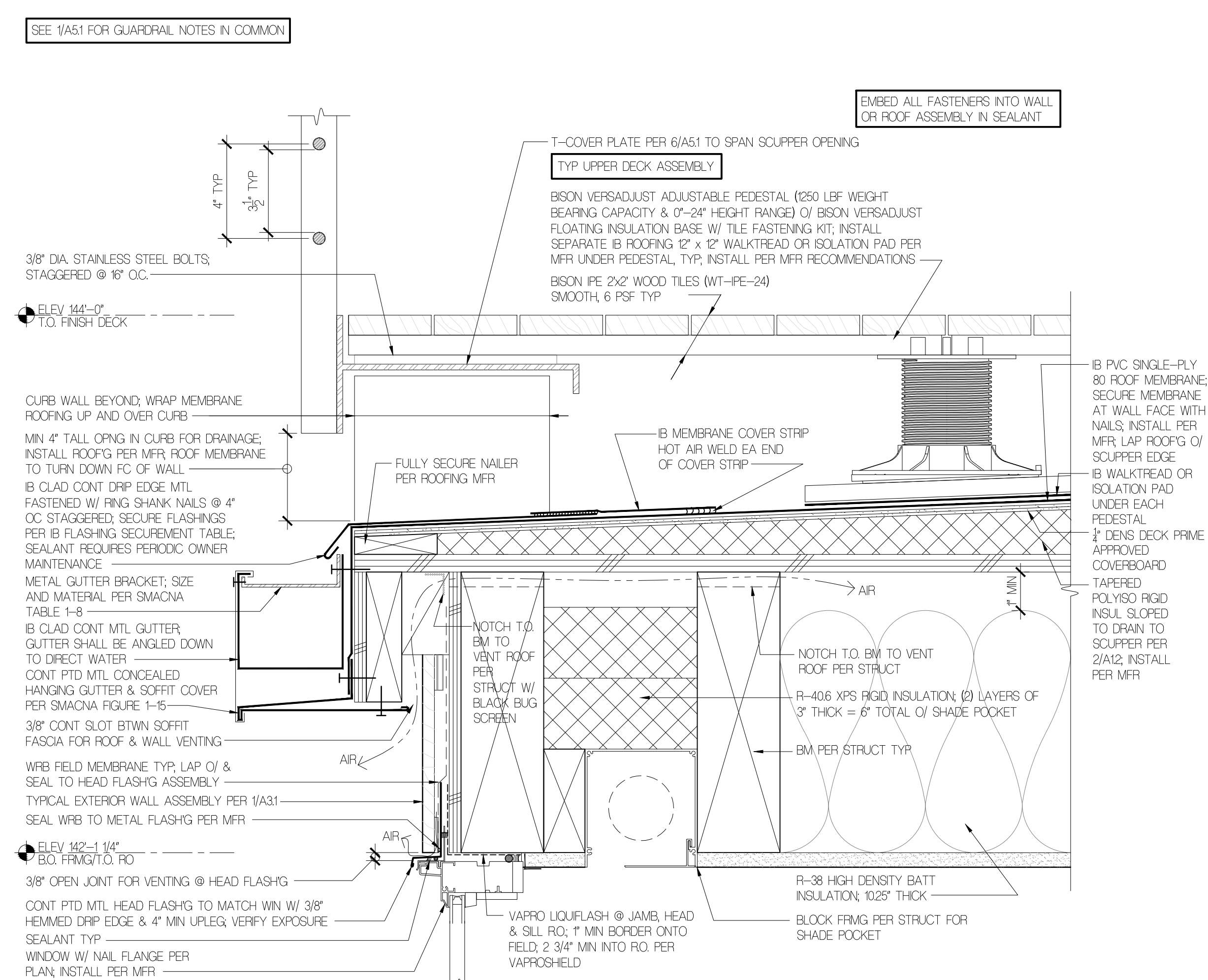
SEE 1/A5.1 FOR NOTES IN COMMON



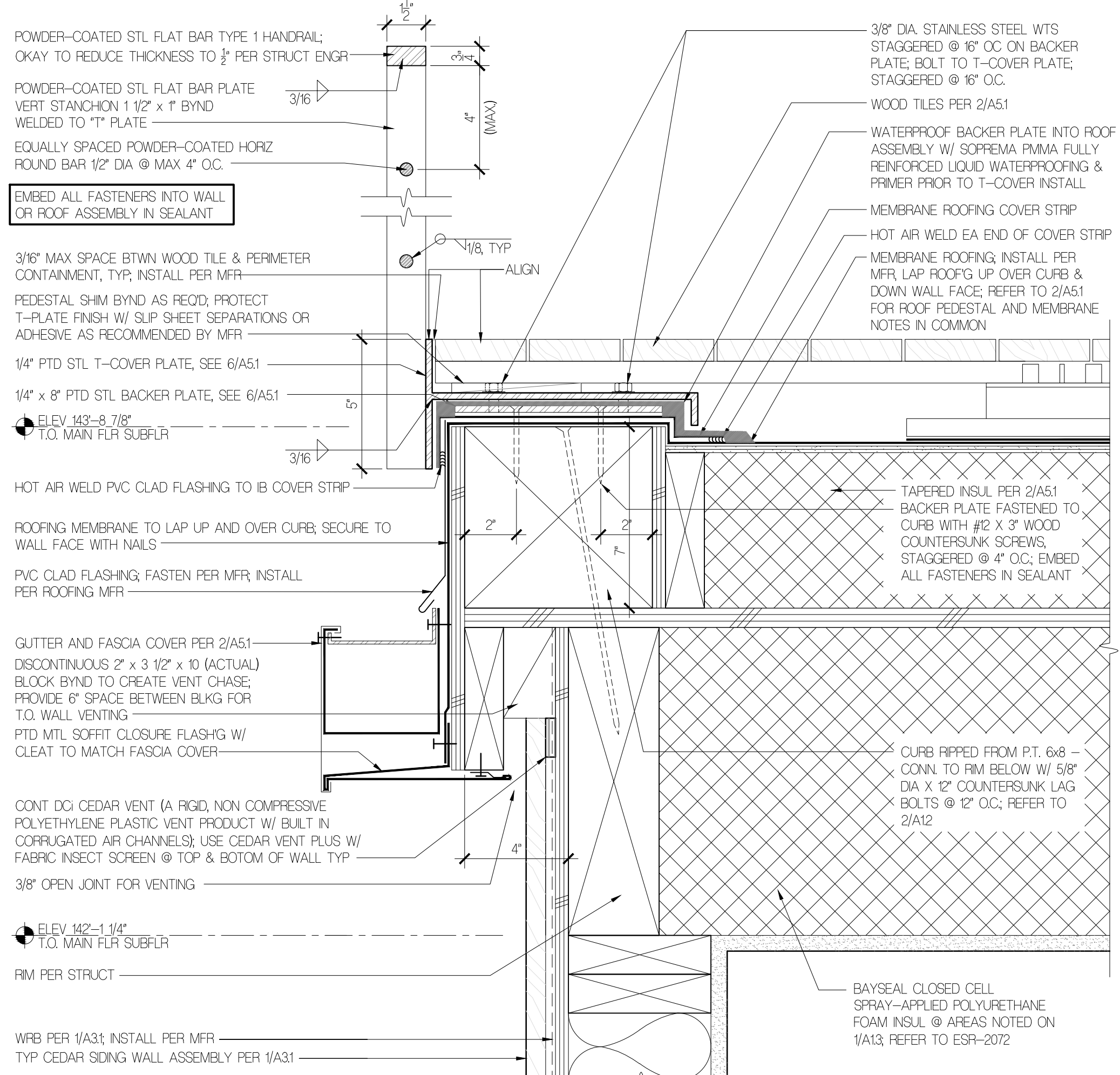
4 GUARDRAIL SECTION, ELEVATION AND PLAN DETAIL
3" = 1'-0"



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



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

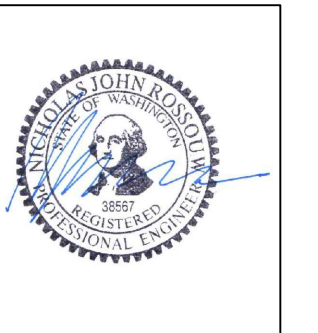


1 TYP GUARDRAIL TO DECK CURB DTL
3" = 1'-0"

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FOUNDATION PLAN
FTG SCHEDULE

S1.1

STRUCTURAL LEGEND

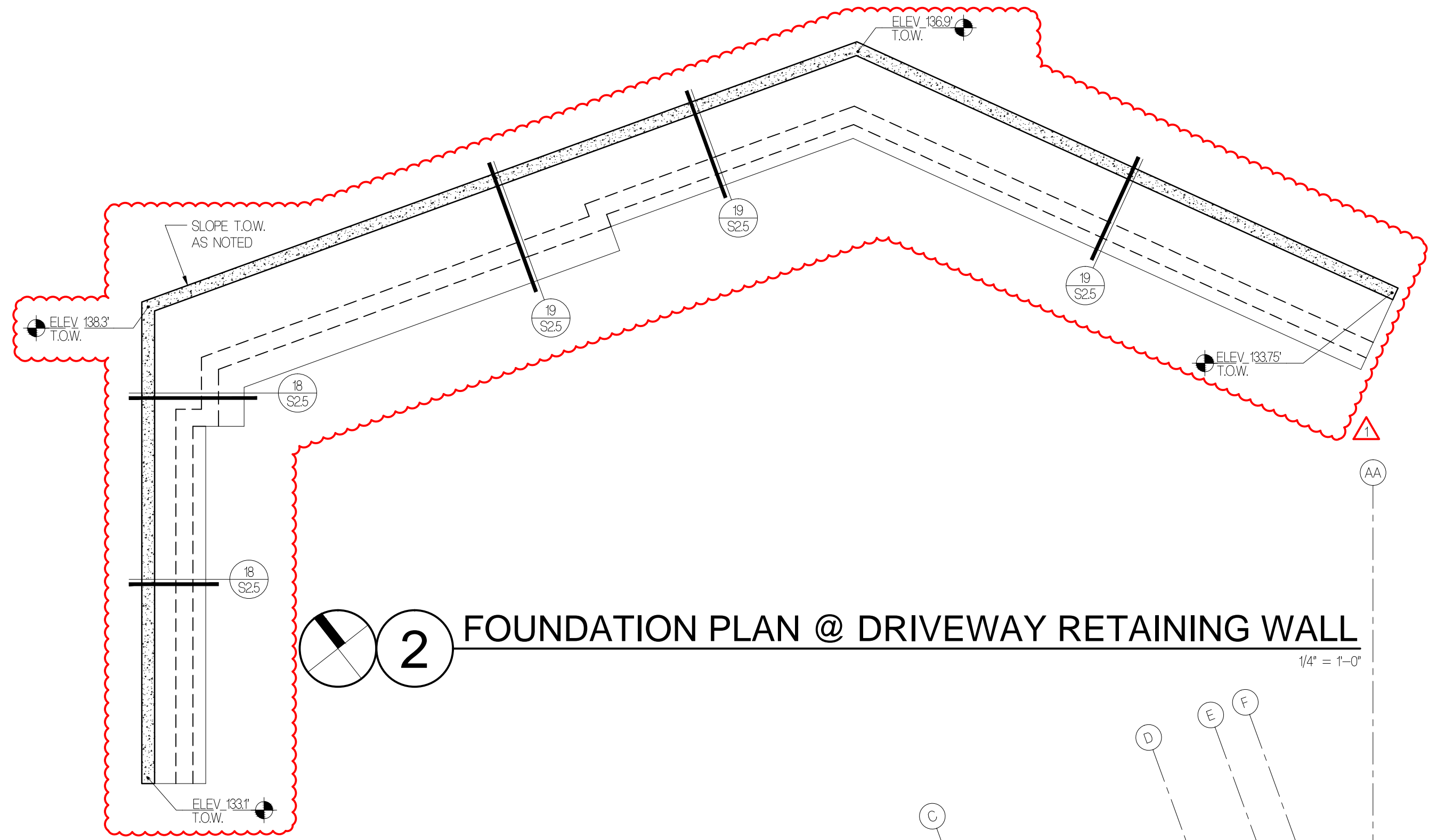
- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW SHEAR WALL; SEE 12/S21
HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- METAL STRAP
- HOLDOWN, SEE DETAIL 12/S21
- FOOTING PER PLAN
- DB DROPPED BEAM
- BLOCKING

STRUCTURAL LEGEND

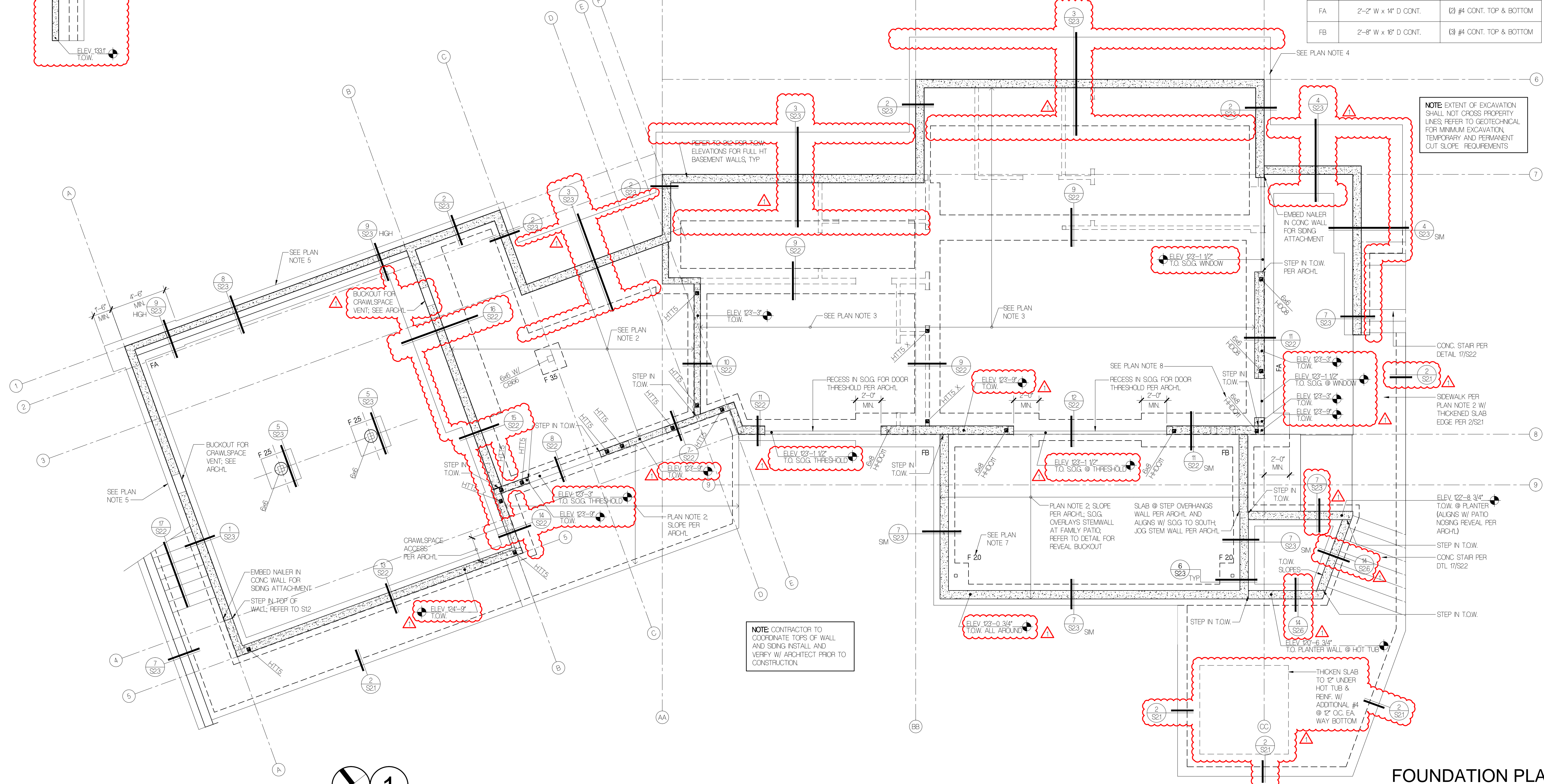
- WALL ABOVE
- WALL BELOW
- CONC WALL
- JOIST/RAFTER
- BEAM/HEADER
- SW SHEAR WALL; SEE 12/S21
HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER STRUCTURAL
- POST ABOVE
- METAL HANGERS
- METAL STRAP
- HOLDOWN, SEE DETAIL 12/S21
- FOOTING PER PLAN
- DB DROPPED BEAM
- BLOCKING

FOOTING SCHEDULE:

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



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



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

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

1

FOUNDATION PLAN

1/4" = 1'-0"

JOIST AND FLUSH BEAM SCHEDULE

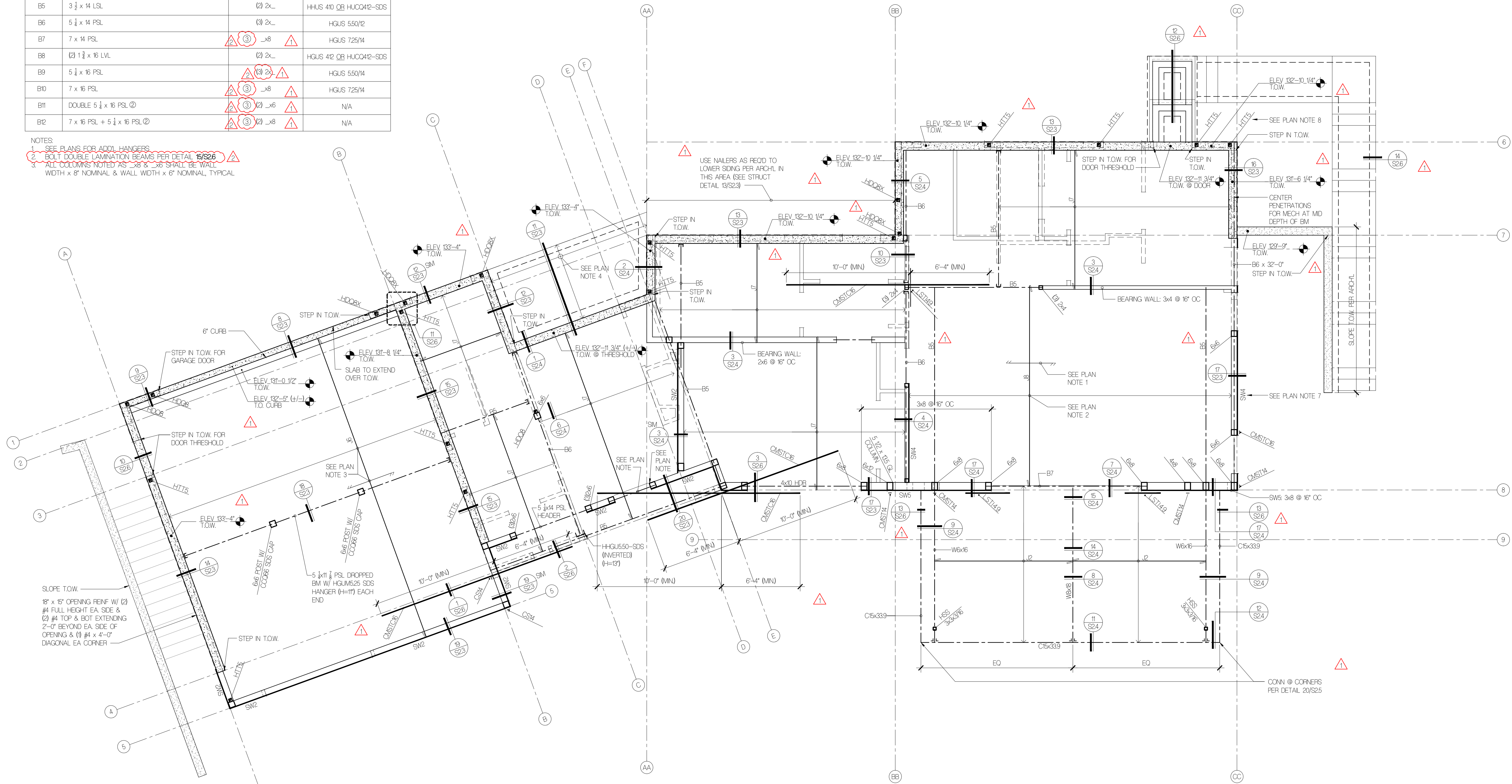
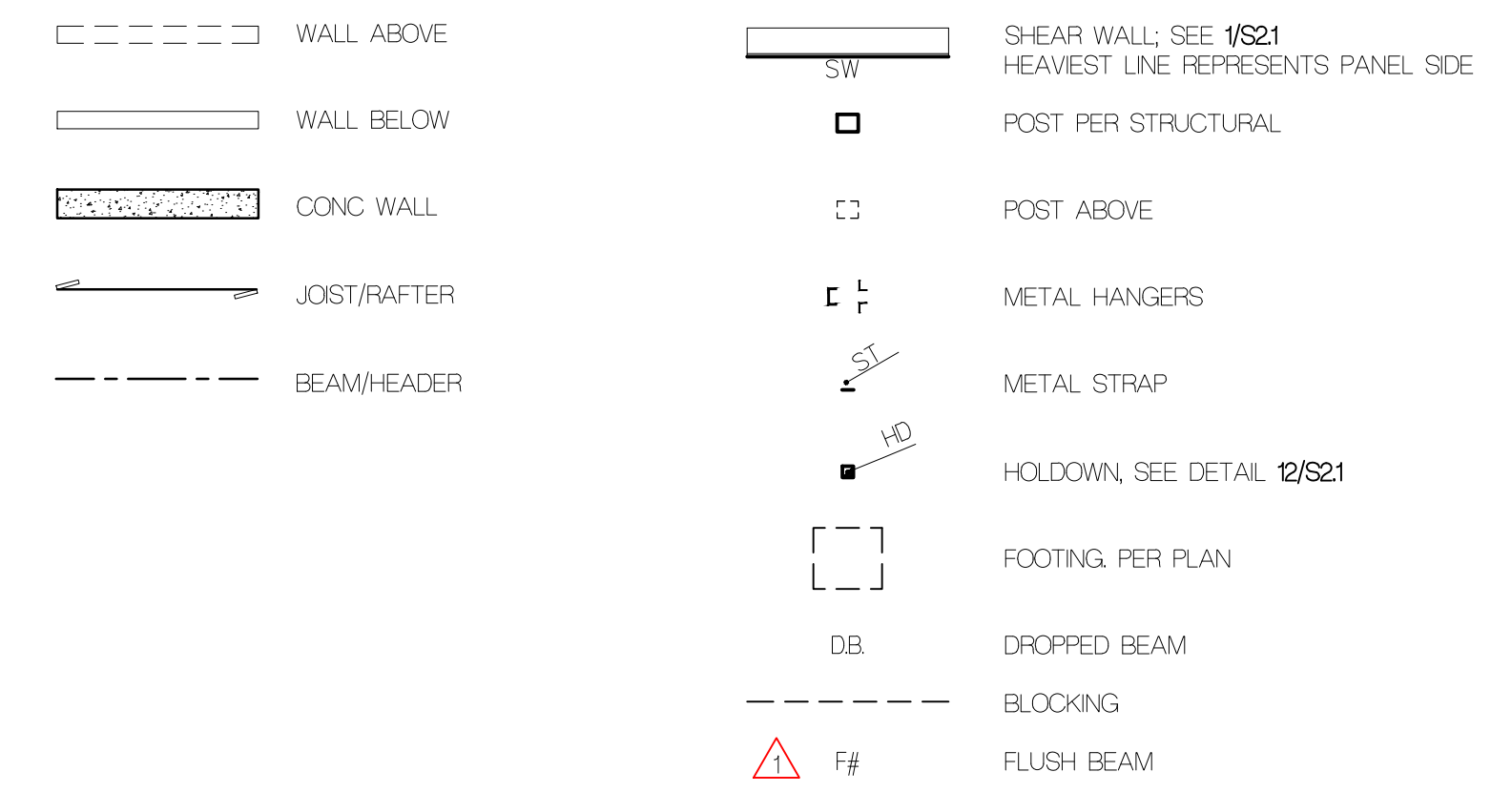
MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/10 @ 16" O.C.	NA	LUS 181/18 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/10 @ 16" O.C.	NA	IUS181/14
J8	14" TJI/210 @ 16" O.C.	NA	IUS206/14
J9	16" TJI/210 @ 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 HUC0412-SDS
B2	5 1/2" x 11 3/8" PSL	(2) 2x	HHUS 550/10 CB HUC0612-SDS
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-SDS
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-SDS
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 DOUBLE LAMINATION BEAMS PER DETAIL 15/S26.
 3. ALL COLUMNS NOTED AS "8" & "6" SHALL BE WALL WIDTH X 8" NOMINAL & WALL WIDTH X 6" NOMINAL, TYPICAL.

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

- FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24) GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"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.
- 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"oc.
- 5" CONCRETE SLAB OVER 6" PER GEOTECH CRUSHED ROCK OR GRAVEL ON FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL. REINFORCE WITH #4 @ 18"oc. EACH WAY.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM STRAP ABOVE AND BELOW OPENINGS NOTED AS "4" THUS PER DETAIL 4/S22.
- COLUMNS SHALL BE DOUBLE STUDS MINIMUM BEAR BEAM FULLY ON COLUMN.
- SW # INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
- H/O INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 12/S21, 13/S21, 2/S22 & 3/S22 FOR INSTALLATION REQUIREMENTS.
- SEE SHEET S11 FOR REMAINDER OF FOUNDATIONS.
- SEE ARCHITECTURAL FOR ALL DIMENSIONS.

STRUCTURAL LEGEND



FLOISAND STUDIO

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

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 DYAN SIMON
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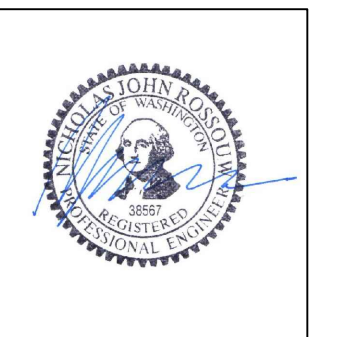
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MAIN FLOOR FRAMING PLAN

MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

S1.2

JOIST AND FLUSH BEAM SCHEDULE

MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/10 @ 16" O.C.	NA	LUS 181/128 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 1/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/10 @ 16" O.C.	NA	LUS181/14
J8	14" TJI/20 @ 16" O.C.	NA	LUS206/14
J9	16" TJI/20 @ 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 1/8" LSL	(2) 2x	HHUS410 CB HUC0412-SOS
B2	5 1/2" x 11 1/8" PSL	(3) 2x	HHUS 550/10 CB HUC0612-SOS
B3	7 x 11 1/8" PSL	(3) 2x	HGUS725/12
B4	DOUBLE 7 x 11 1/8" 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	(3) 2x	HGUS 550/12
B7	7 x 14 PSL	(3) 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	(3) 2x	HGUS 550/14
B10	7 x 16 PSL	(3) 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

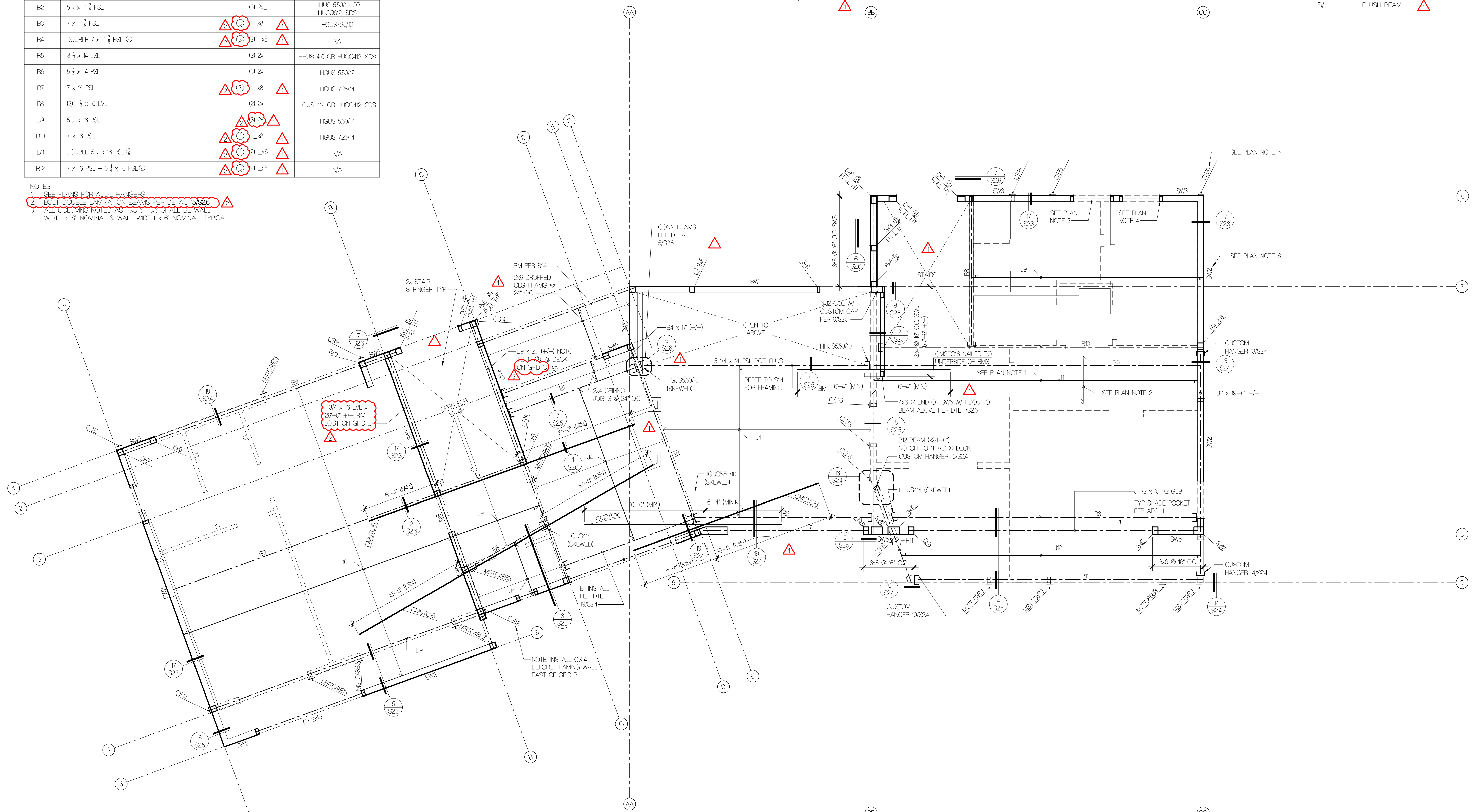
- NOTES:
 1. SEE PLANS FOR ADDL HANGERS.
 2. BOLT DOUBLE LAMINATION BEAMS PER DETAIL 16/S26
 3. ALL COLUMNS NOTED AS 2x6 & 2x8 SHALL BE WALL WIDTH x 8" NOMINAL & WALL WIDTH x 6" NOMINAL, TYPICAL

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



FLOISAND STUDIO

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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

ISSUE	DATE
ML PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18
PERMIT CORRECTIONS	04.01.19
PERMIT CORRECTIONS	05.15.19

UPPER FLOOR FRAMING PLAN

S1.3

UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

JOIST AND FLUSH BEAM SCHEDULE

MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/10 @ 16" O.C.	NA	LUS 181/18 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 1/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/10 @ 16" O.C.	NA	LUS181/14
J8	14" TJI/20 @ 16" O.C.	NA	LUS206/14
J9	16" TJI/20 @ 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 1/8" LSL	(2) 2x	HHUS410 CB HUC0412-SDS
B2	5 1/2" x 11 1/8" PSL	(2) 2x	HHUS 550/10 CB HUC0612-SDS
B3	7 x 11 1/8" PSL	(2) 2x	HGUS725/12
B4	DOUBLE 7 x 11 1/8" PSL (2)	(2) 2x	NA
B5	3 1/2" x 14 LSL	(2) 2x	HHUS 410 CB HUC0412-SDS
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-SDS
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

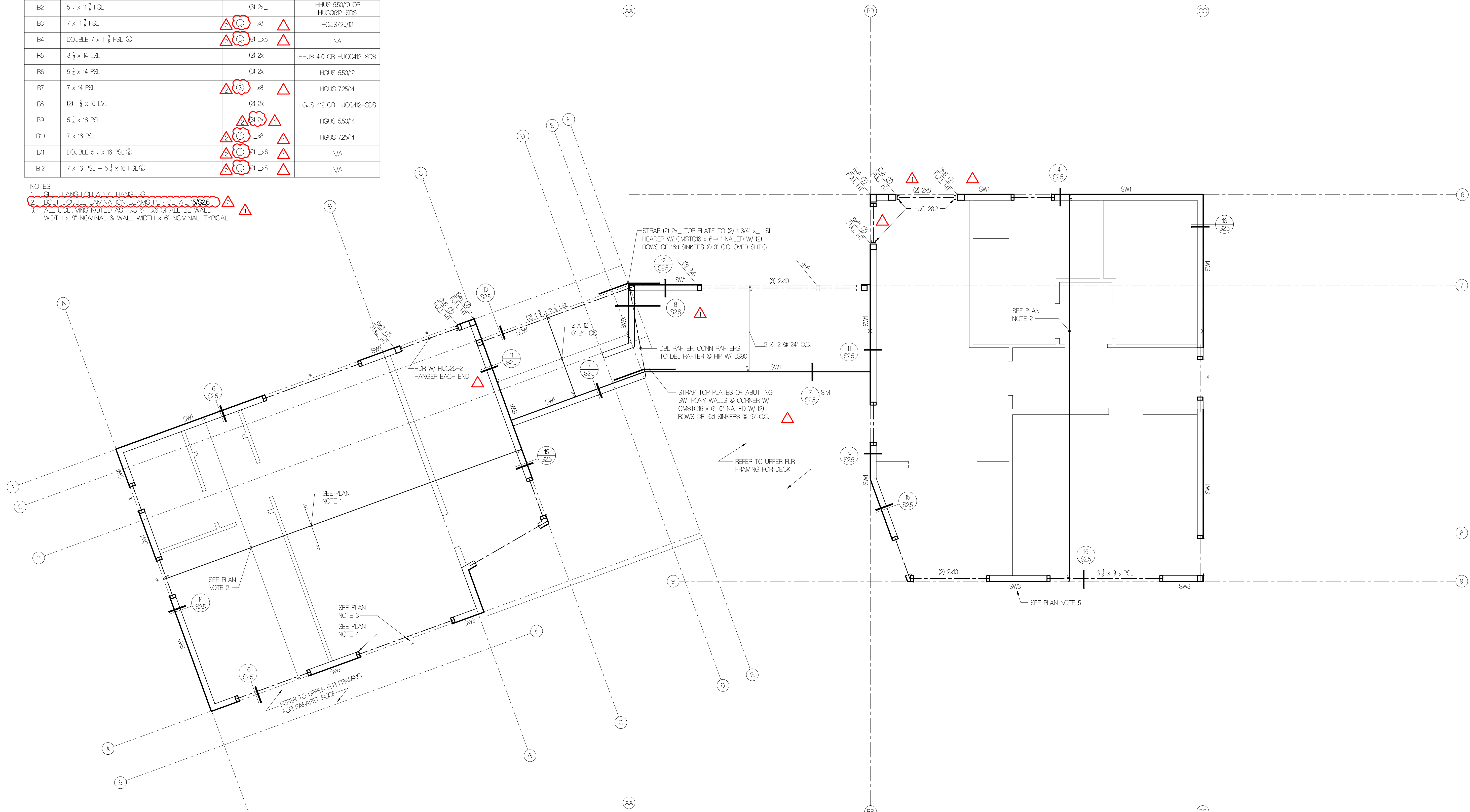
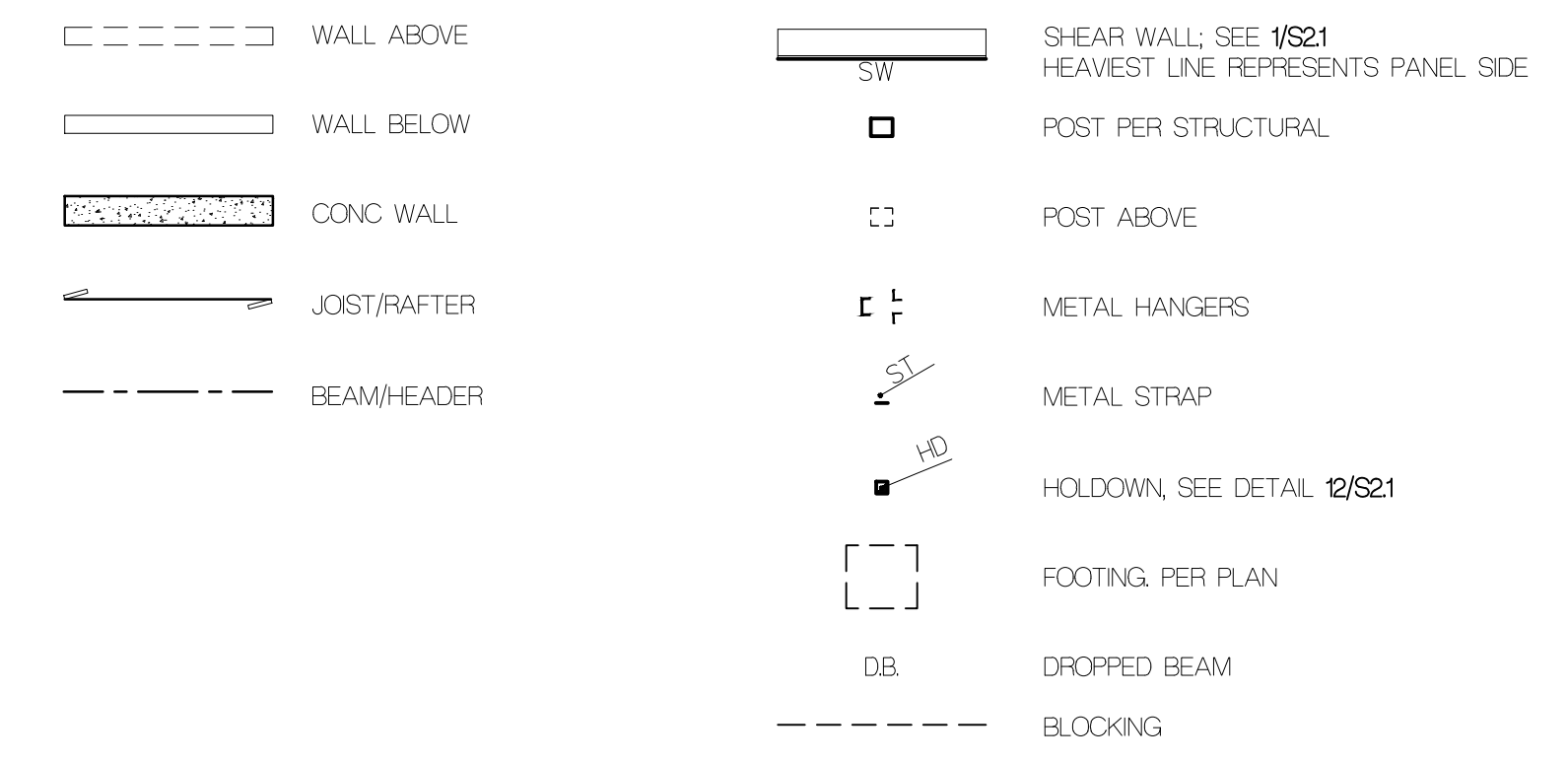
NOTES:
 1. SEE PLANS FOR ADD'L HANGERS.
 2. BOLT DOUBLE LAMINATION BEAMS PER DETAIL 5/S26.
 3. ALL COLUMNS NOTED AS 2x8 & 2x6 SHALL BE WALL WIDTH x 8" NOMINAL & WALL WIDTH x 6" NOMINAL, TYPICAL.

ROOF FRAMING PLAN NOTES:

(TYPICAL, UNLESS NOTED OTHERWISE)

- ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 24/16), NAILED AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"oc AND TO ALL INTERMEDIATE FRAMING @ 12"oc.
- ROOF FRAMING SHALL BE PREFABRICATED CONNECTOR PLATE ROOF TRUSSES @ 24"oc. SEE GENERAL STRUCTURAL NOTE # 9/7 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



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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

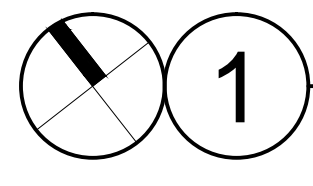
ISSUE	DATE
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ROOF FRAMING PLAN

ROOF FRAMING PLAN

1/4" = 1'-0"

S1.4



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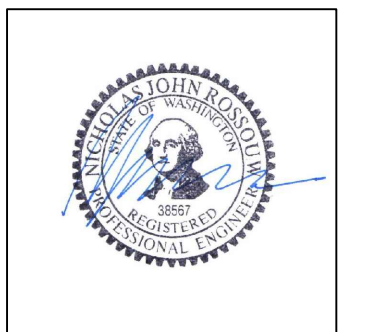
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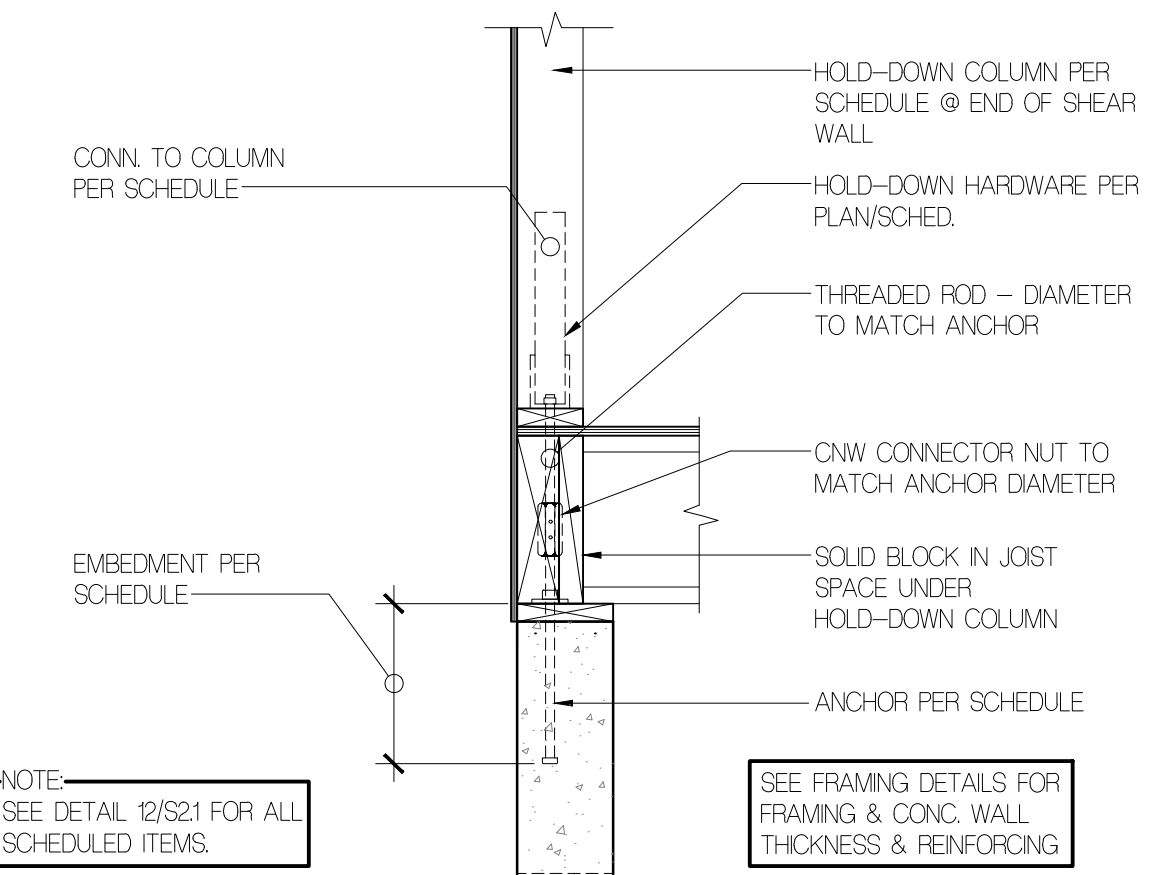


BUILDING DEPT. STAMP

ISSUE DATE
M1 PRE-APP MEETING 02/12/18
PERMIT SET 10/04/18
PERMIT CORRECTIONS 04/01/19

STRUCTURAL DETAILS

S2.1

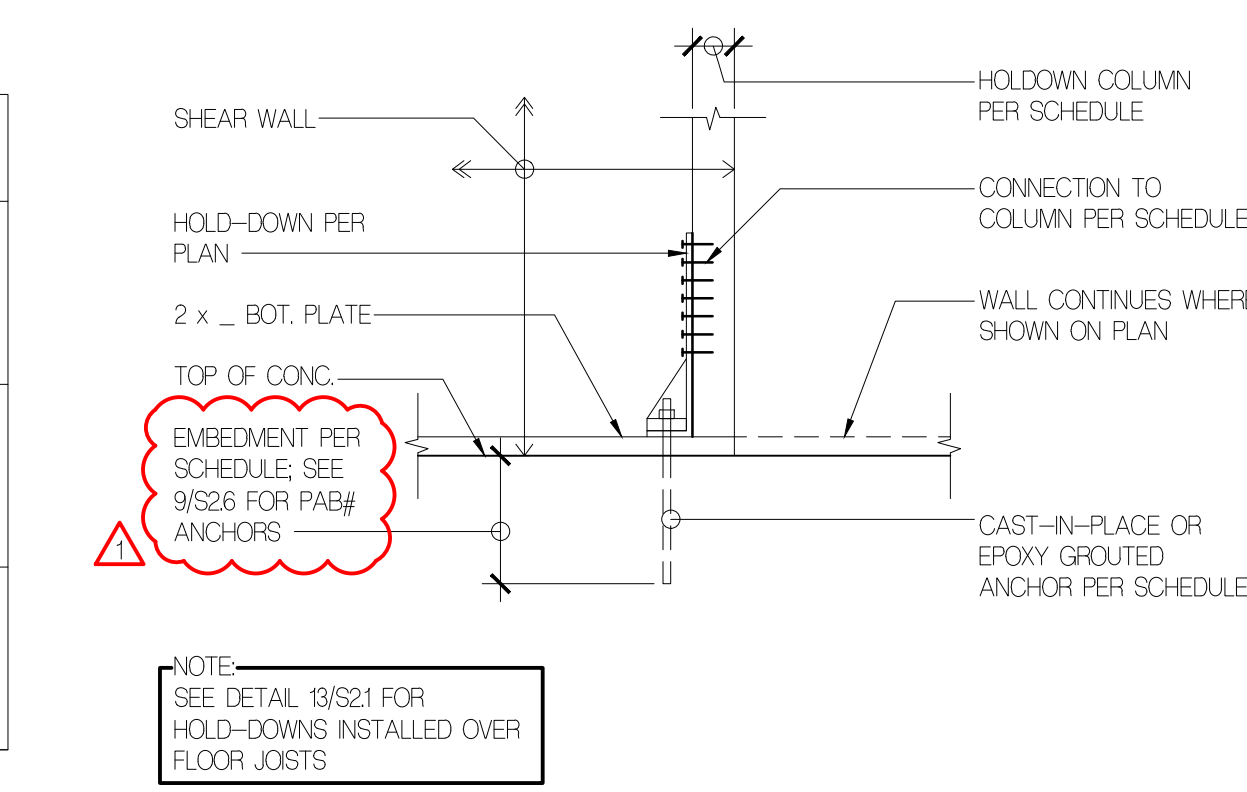


HOLD-DOWN SCHEDULE:

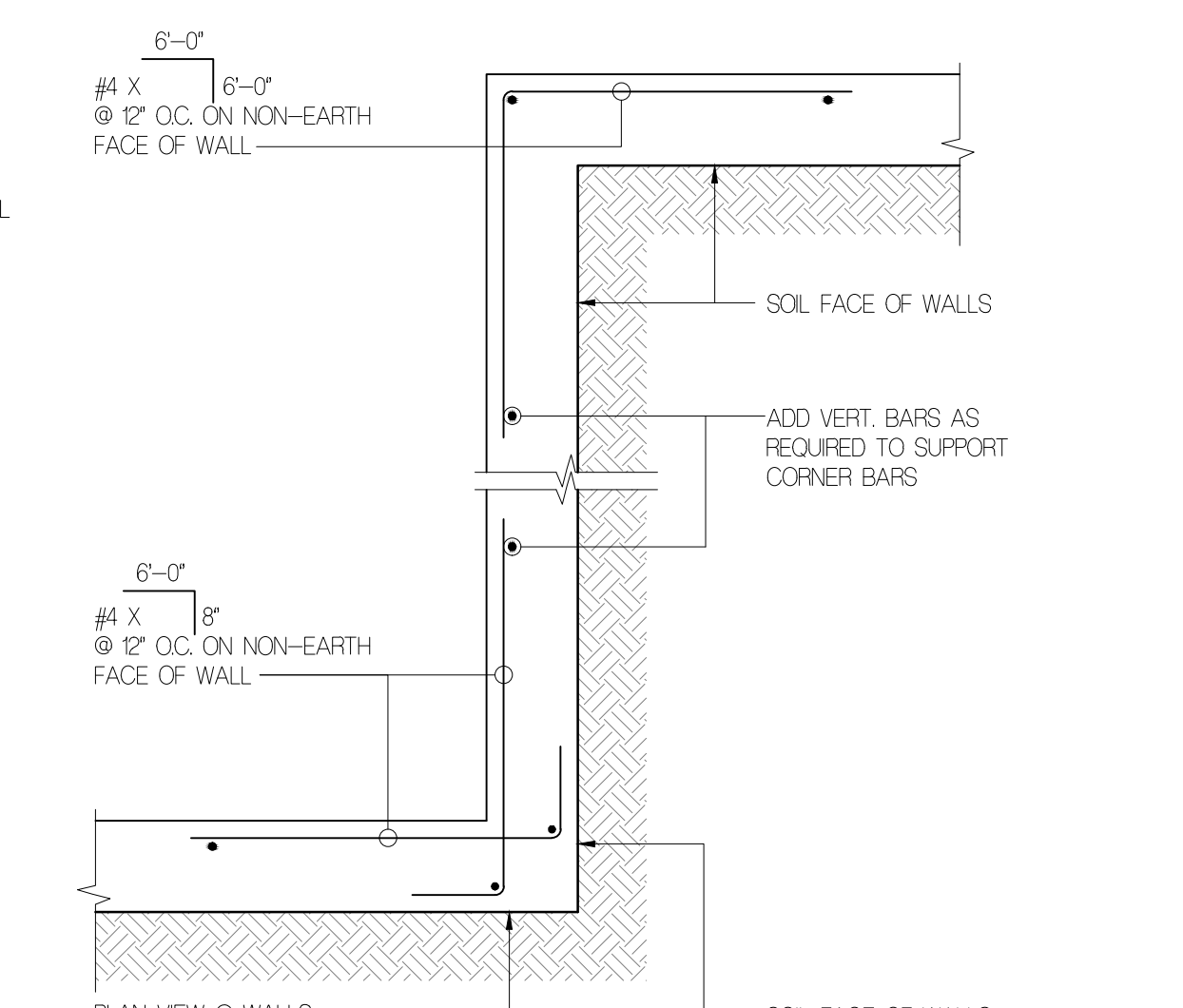
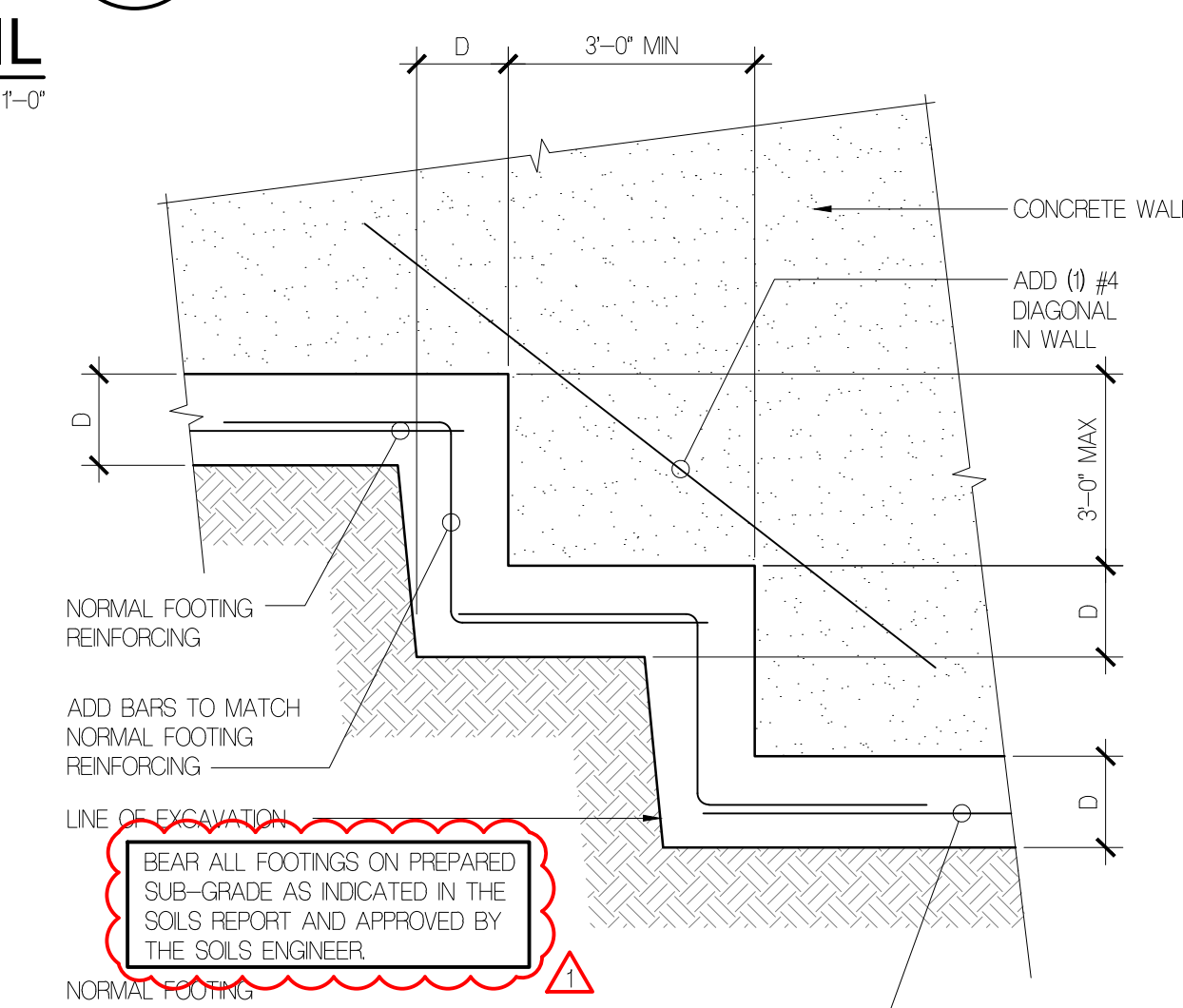
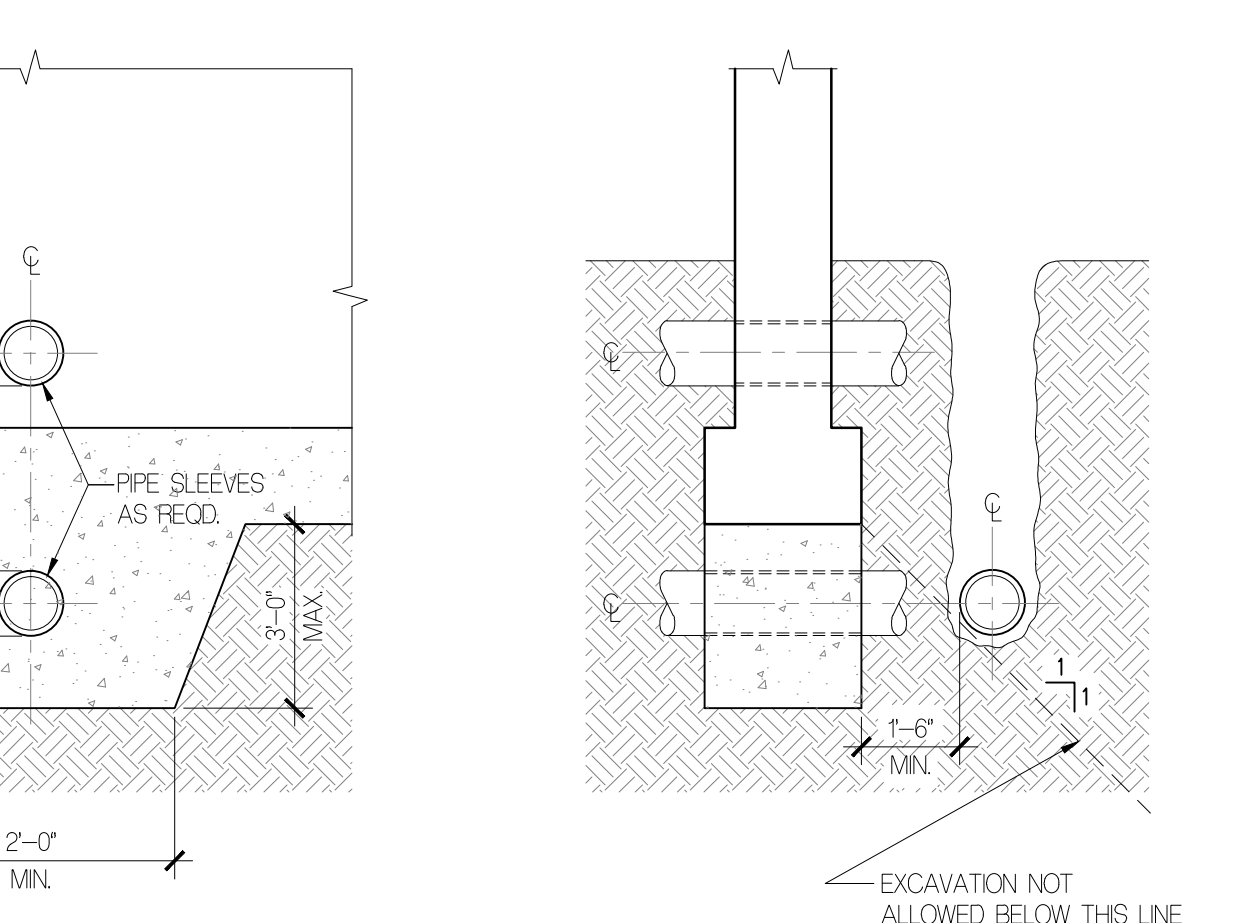
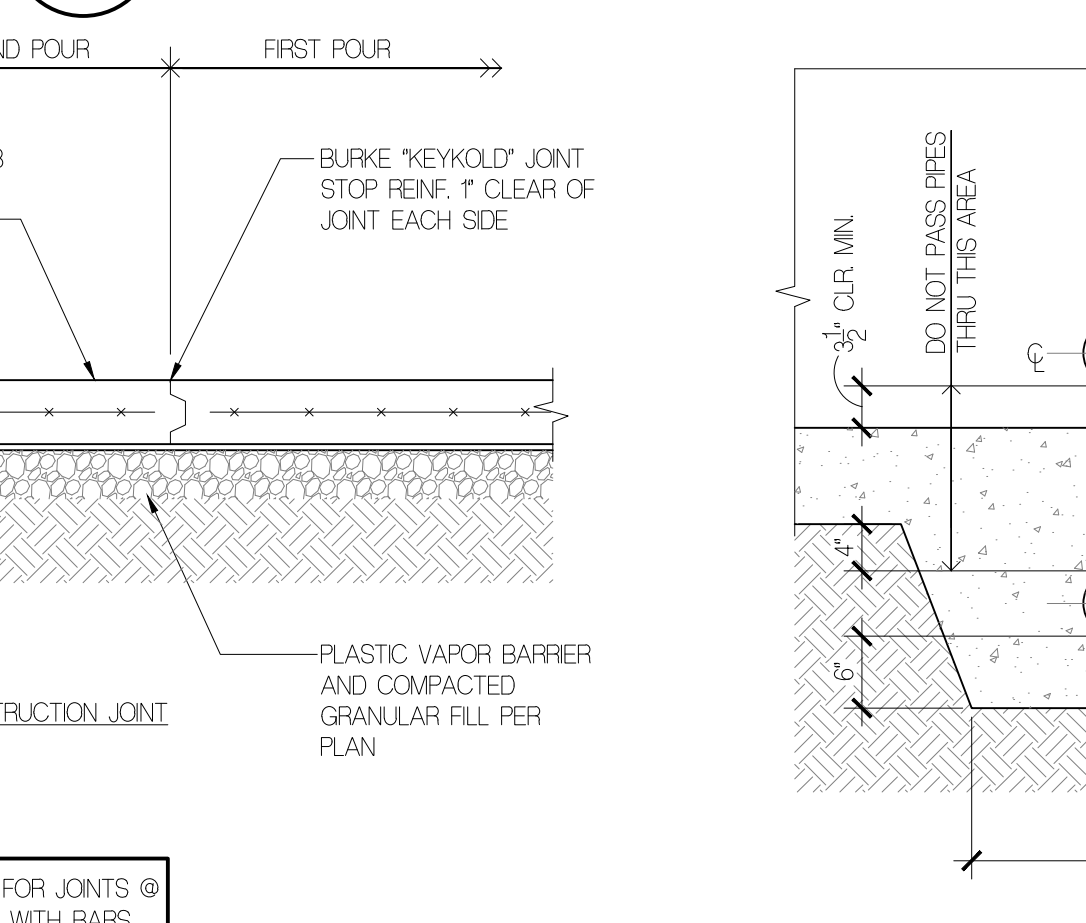
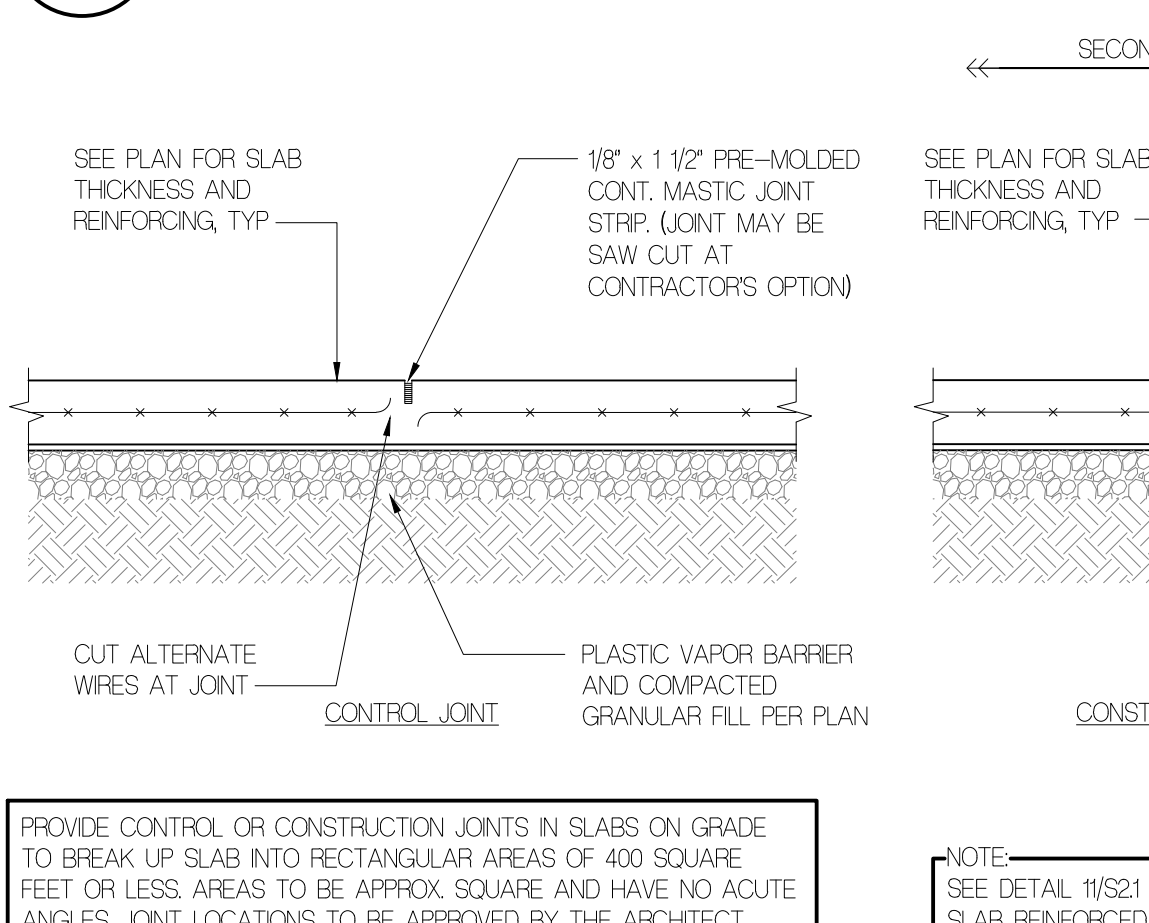
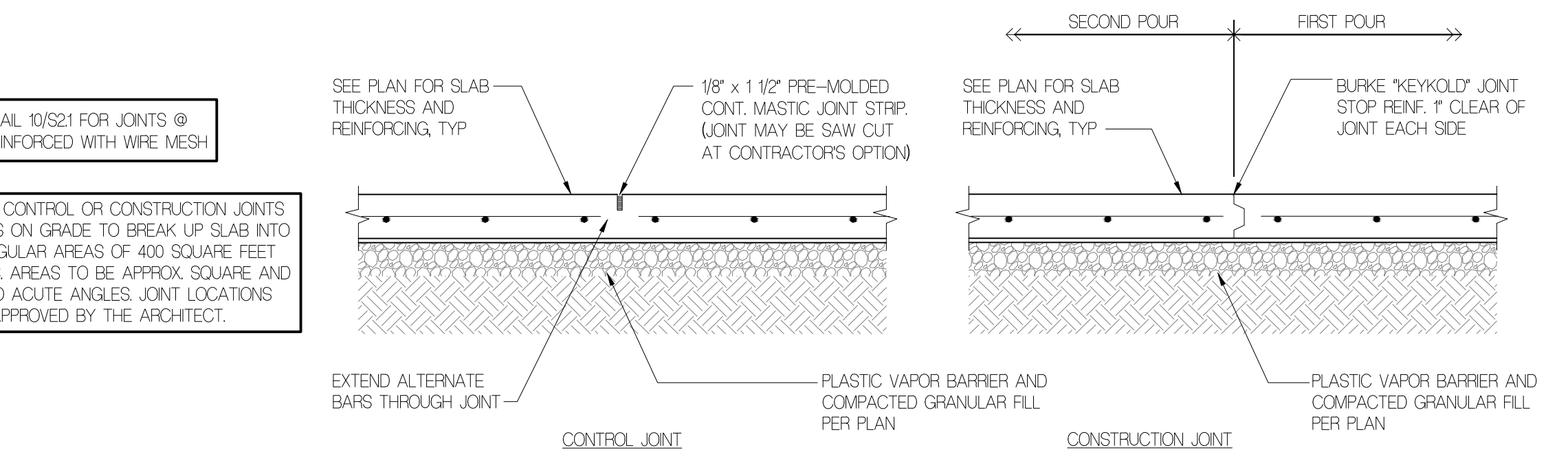
HARDWARE	CAST-IN-PLACE	EPOXY GROUTED	HOLD-DOWN (MIN)	CONN. TO COLUMN
H1T5	SSTE24 W/ 20 5/8" EMBED.	N/A	22x	(2)16d x 2 1/2"
H1T5X	PAB#			
H008	PAB#	N/A	4x	(2)S25000
H008X	SB7/8 x 24 W/ 18" EMBED.			
H4011	PAB#	N/A	6x	(4)S2522
H4011X	SB1x30 W/ 24" EMBED.			

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

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



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



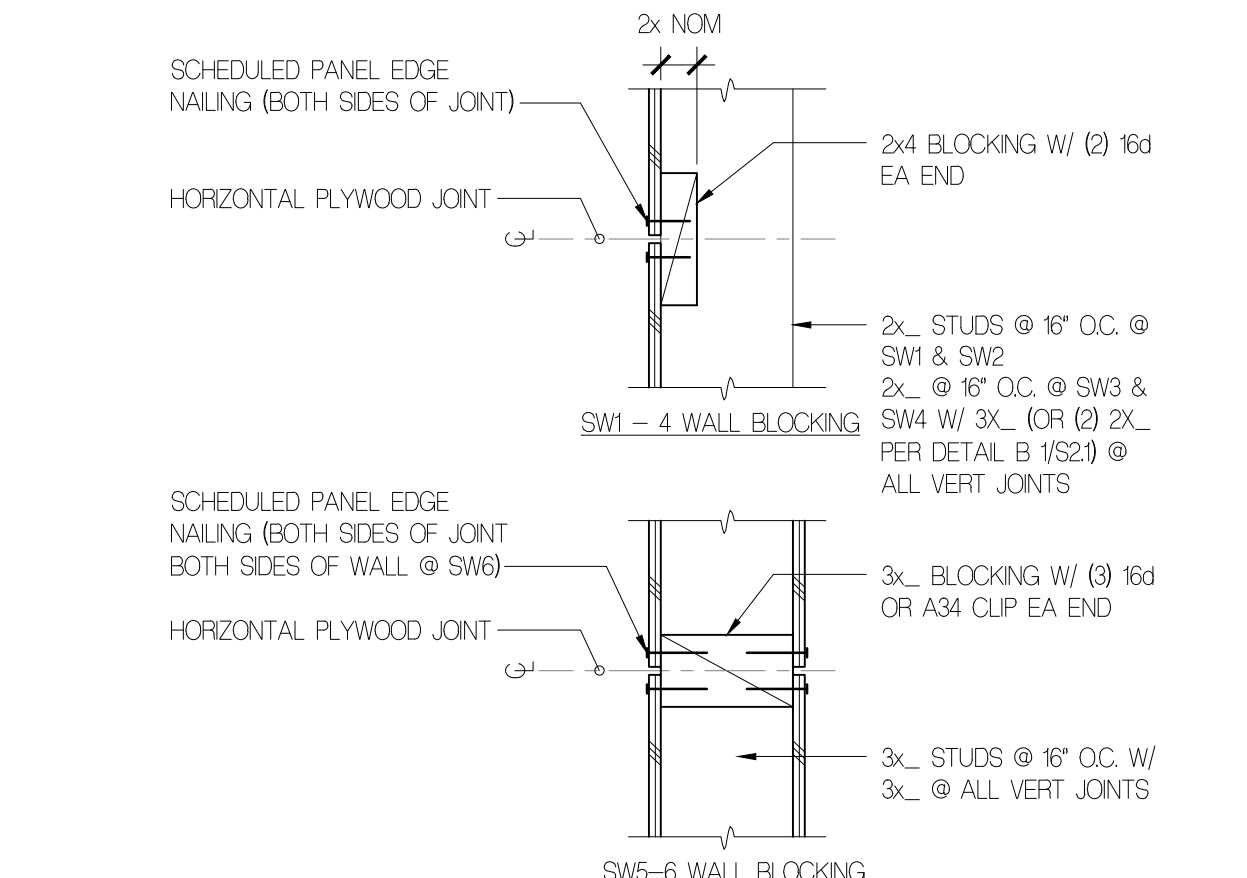
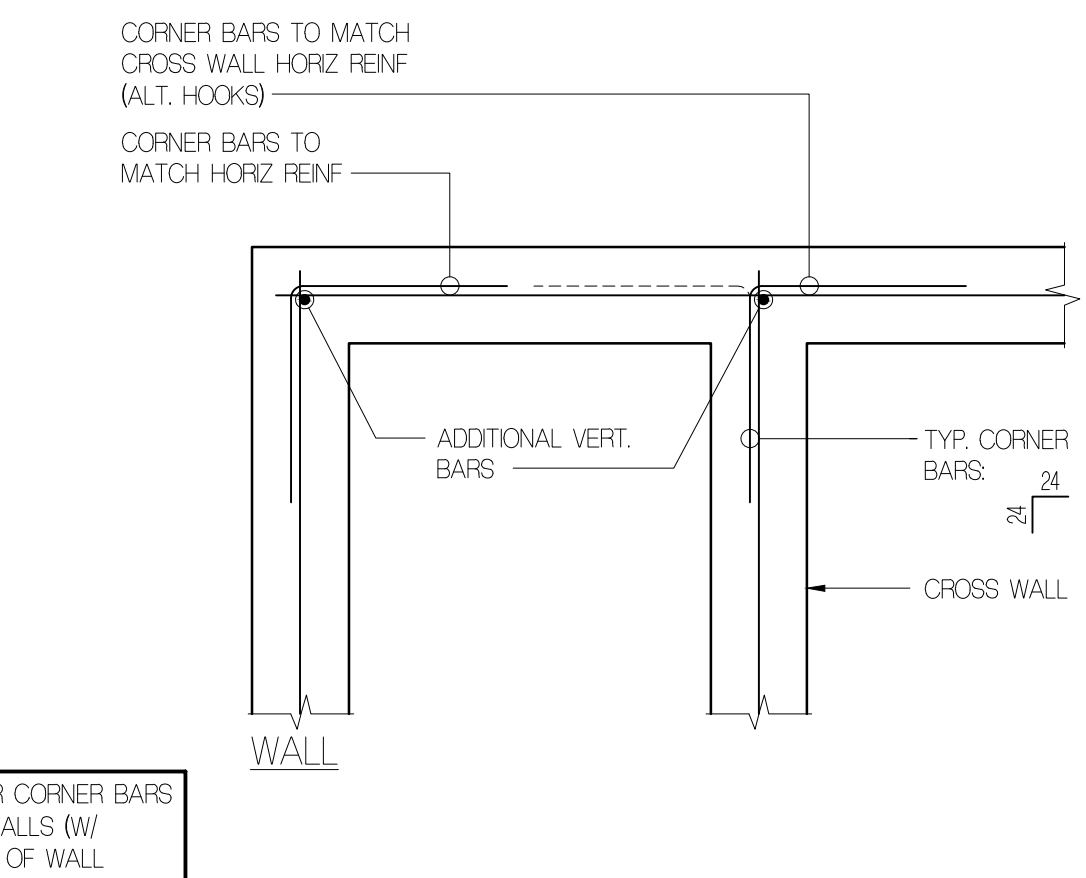
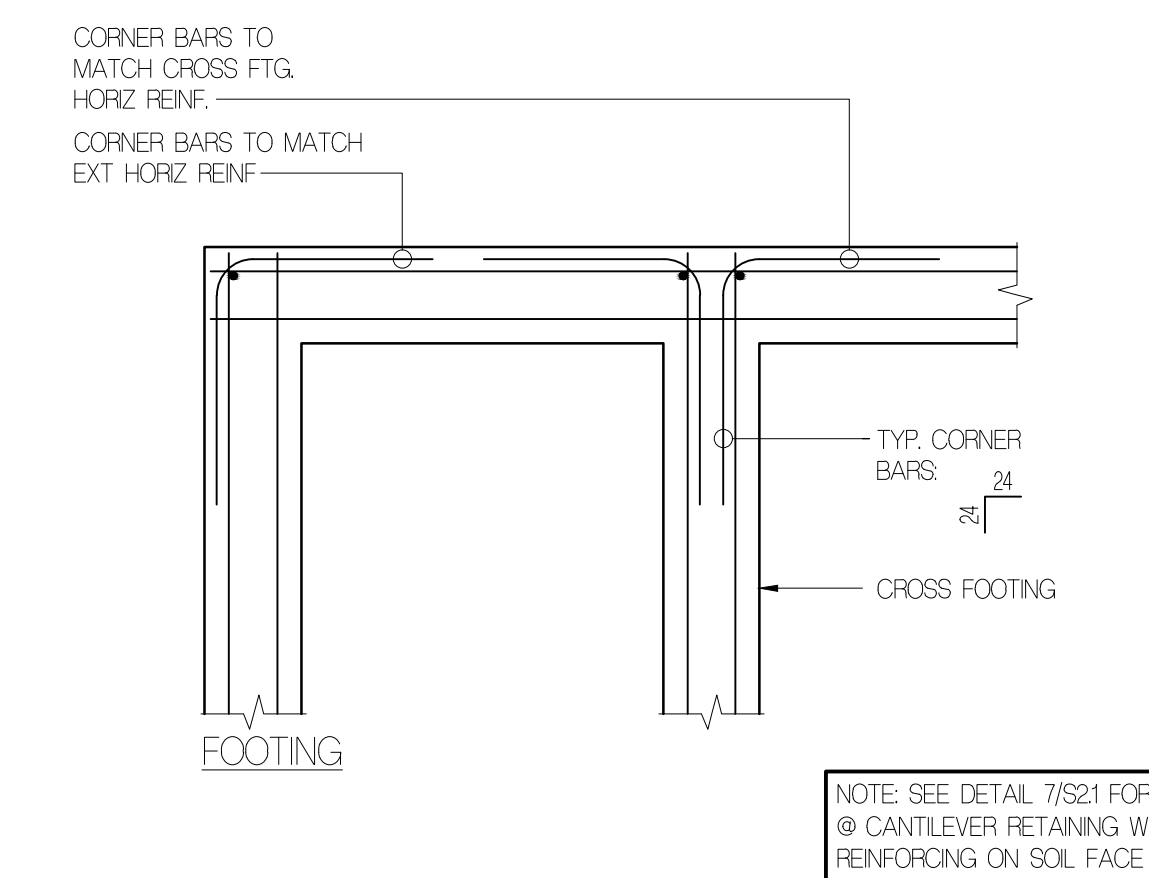
10 TYP SLAB JOINTS (W.W.M.) 3/4" = 1'-0"

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

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

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

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



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

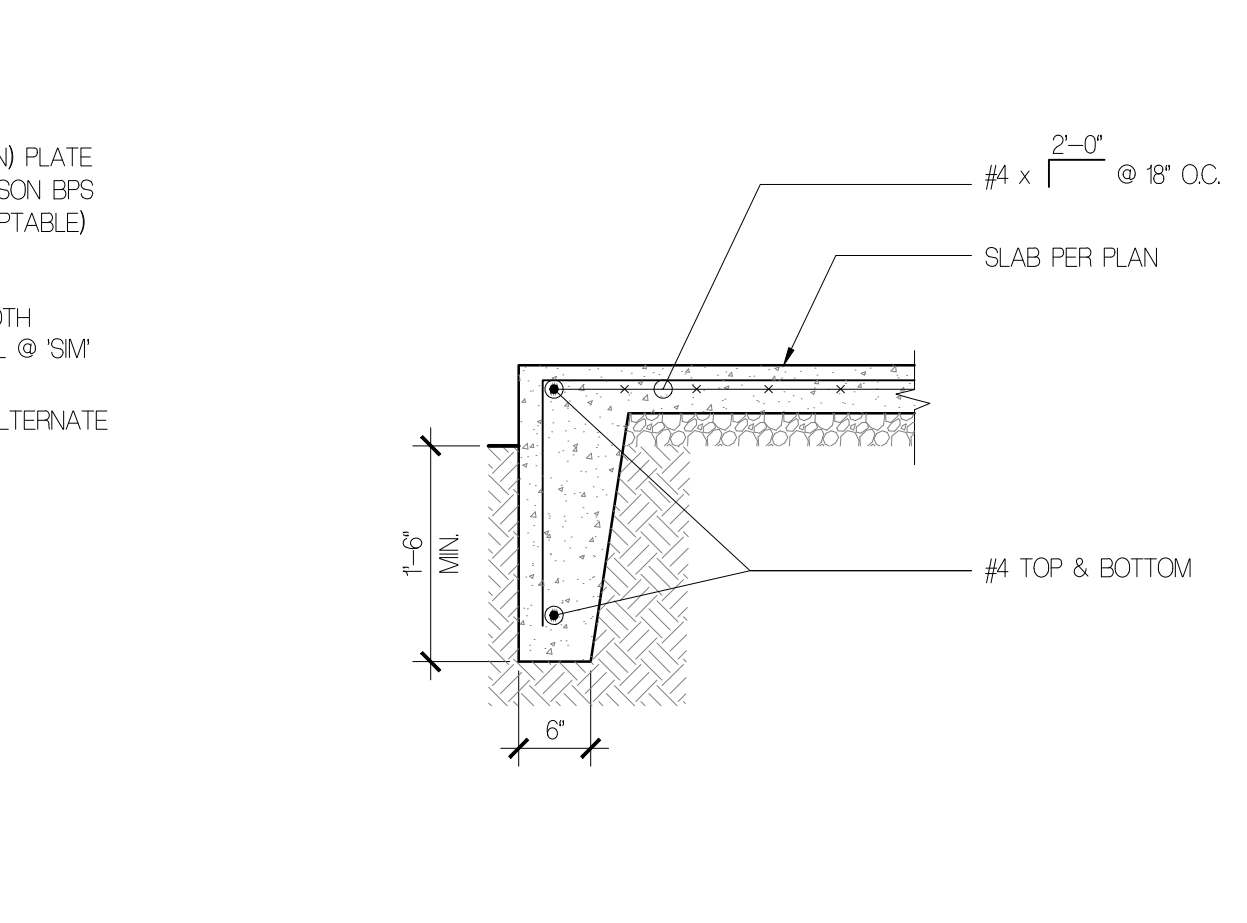
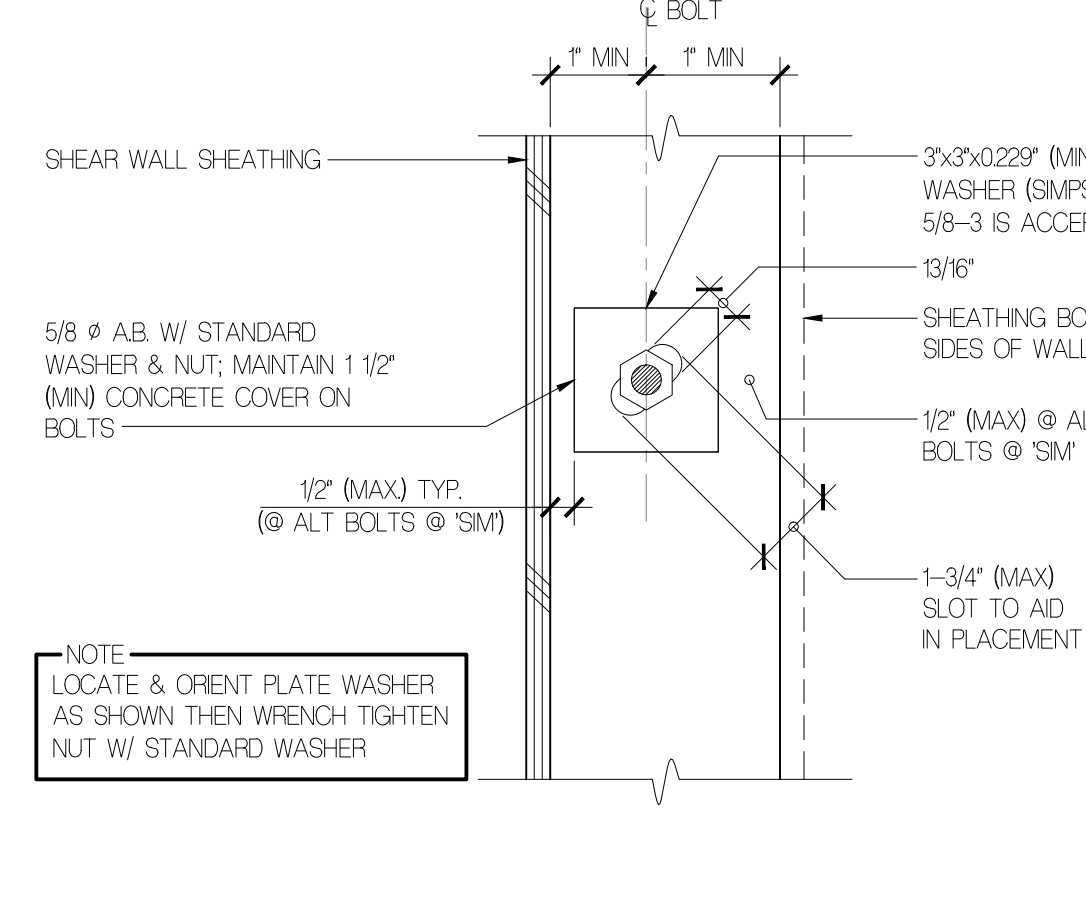
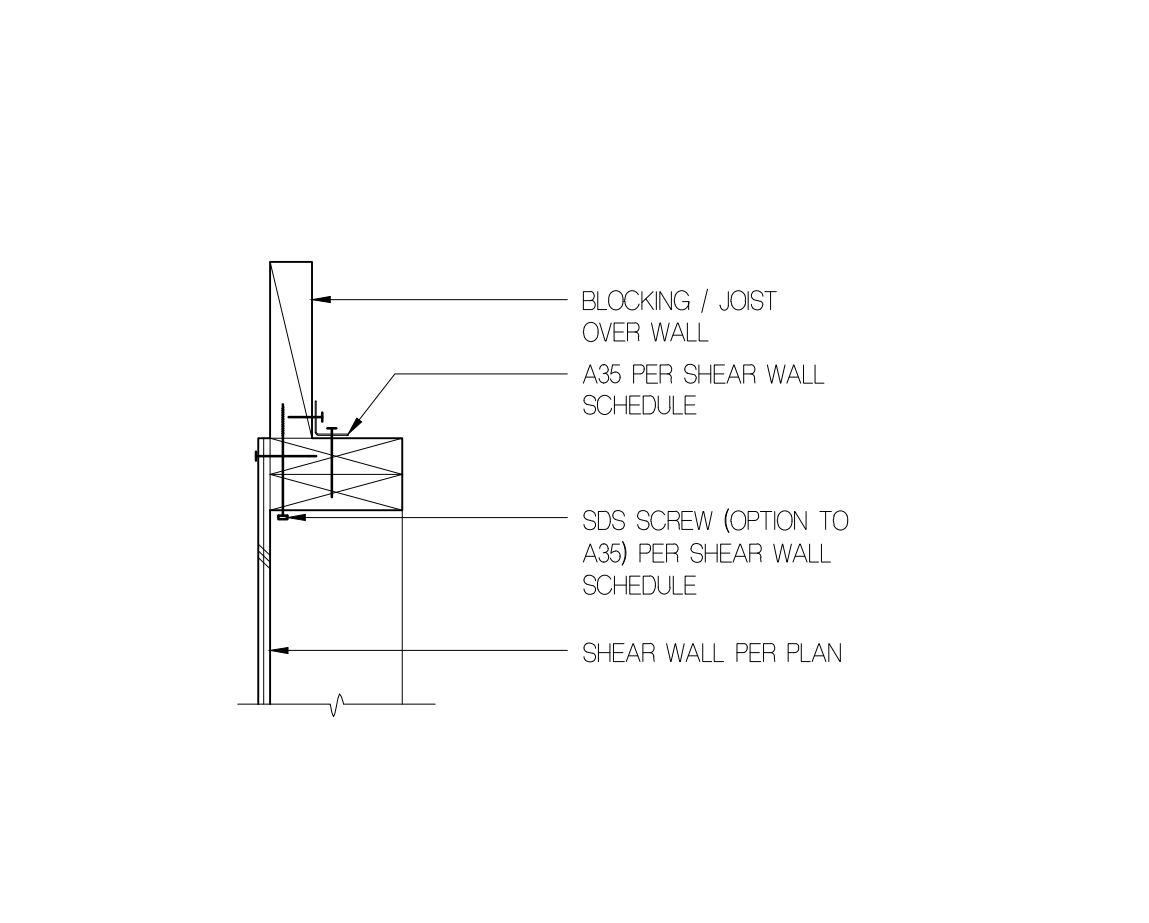
12 HOLD-DOWN SCHEDULE 3/4" = 1'-0"

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

SHEAR WALL SCHEDULE: ① ② ③ ④ ⑤

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

- ① BLOCK PANEL EDGES WITH 2x MIN LAD FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" O.C.
- ② 8d NAILS SHALL BE 0.09" DIA x 2 1/2" (COMMON) - 16d NAILS SHALL BE 0.135" DIA x 3 1/2" (BOX) - 10d NAILS SHALL BE 0.148" DIA x 3" (COMMON).
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE WASHERS PER DETAIL 3/S21.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 AND SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. ALL FRAMING SHALL BE D/FL IN SW5 & 6.
- ⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ⑦ ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE.
- ⑧ 7/16" OSB. MAY BE SUBSTITUTED FOR 1/2" CDX.
- ⑨ LTRPS MAY BE SUBSTITUTED FOR A35S AT CONTRACTORS OPTION.
- ⑩ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35S AT CONTRACTORS OPTION.
- ⑪ SEE DETAIL 5/S21 FOR BLOCKING @ HORIZONTAL JOINTS IF REQD.
- ⑫ USE SDS25600 @ (2) 2x_ TOP PLATE. USE SDS25312 @ (1) 2x_ TOP PLATE.
- ⑬ SEE DETAIL 4/S21 FOR TOP PLATE CONNECTIONS OPTIONS.
- ⑭ OPTION: USE 1/2" STRUCT. 1 PLYWOOD IN LEU OF 5/8" CDX AT SW5 WALL.

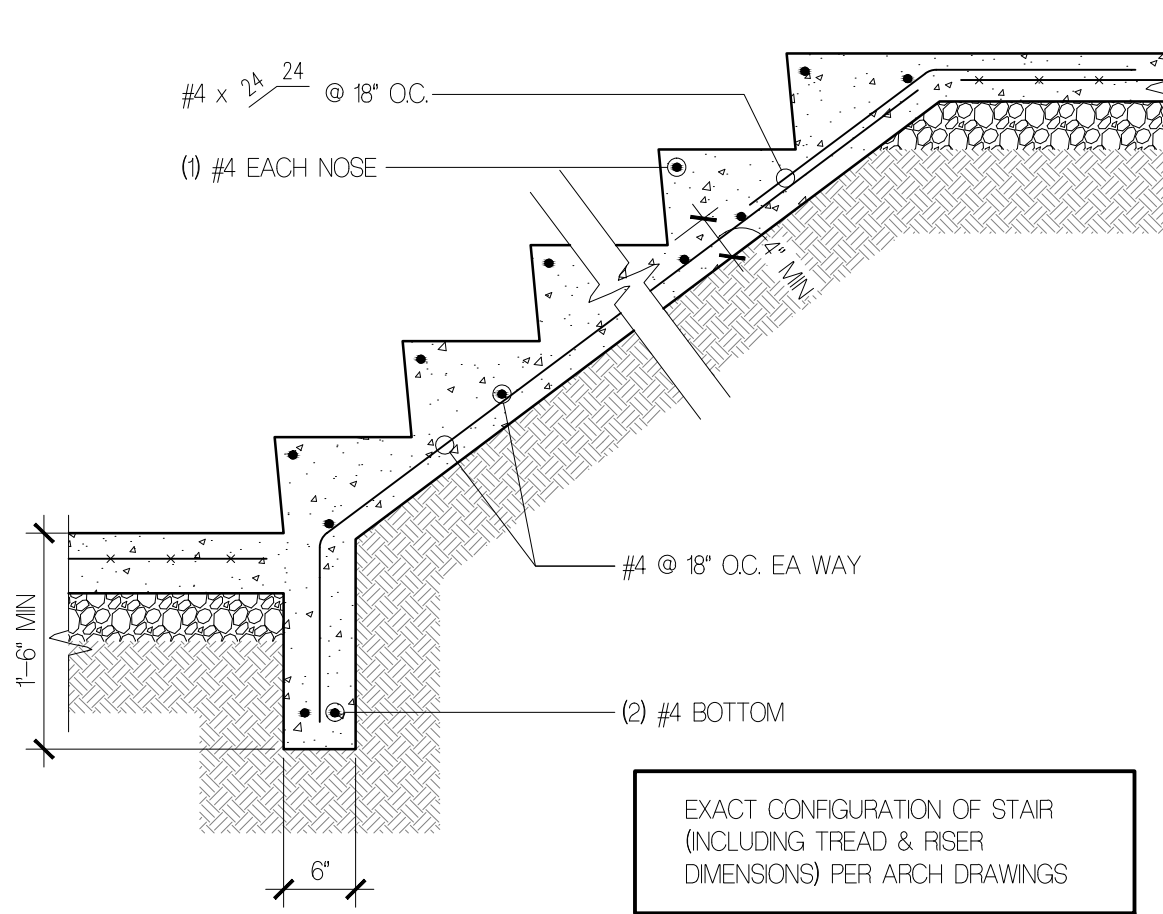


4 JOIST OVER SHEAR WALL 1 1/2" = 1'-0"

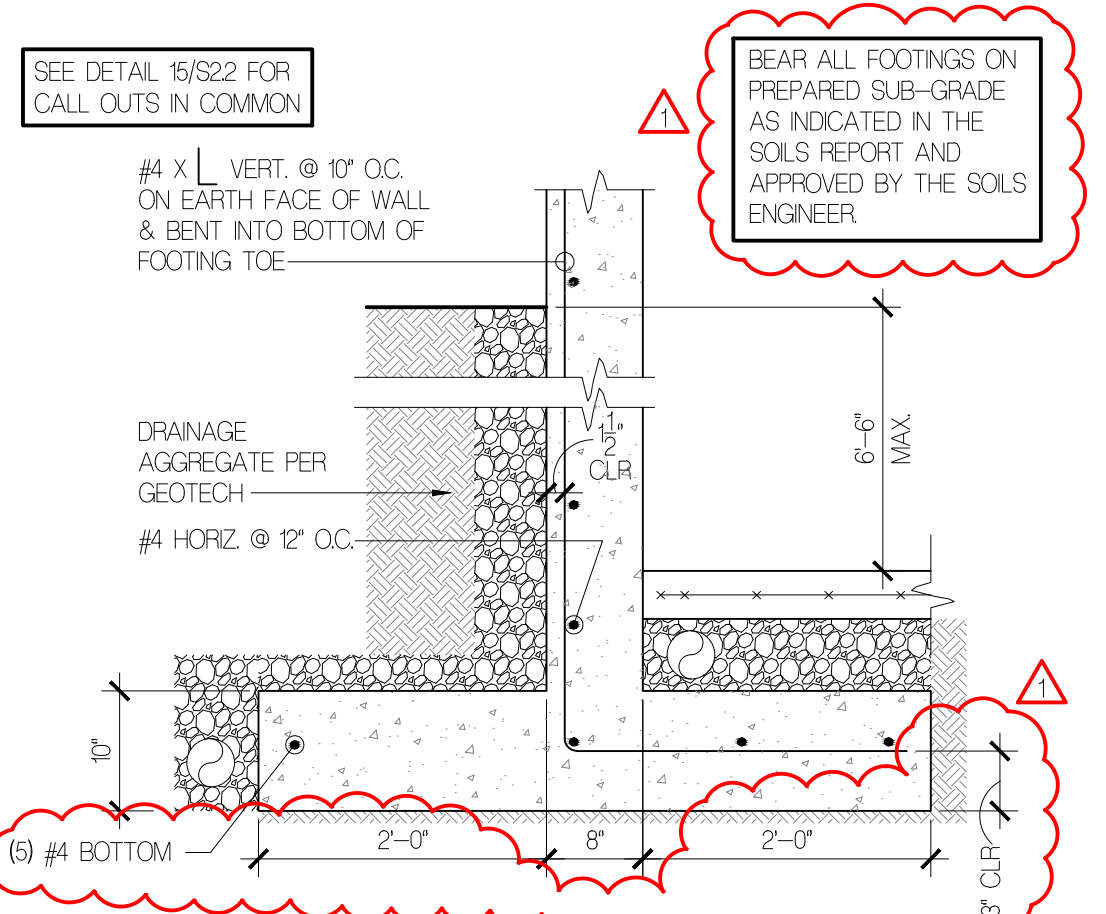
3 HOLD-DOWN WASHER PLATE 3" = 1'-0"

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

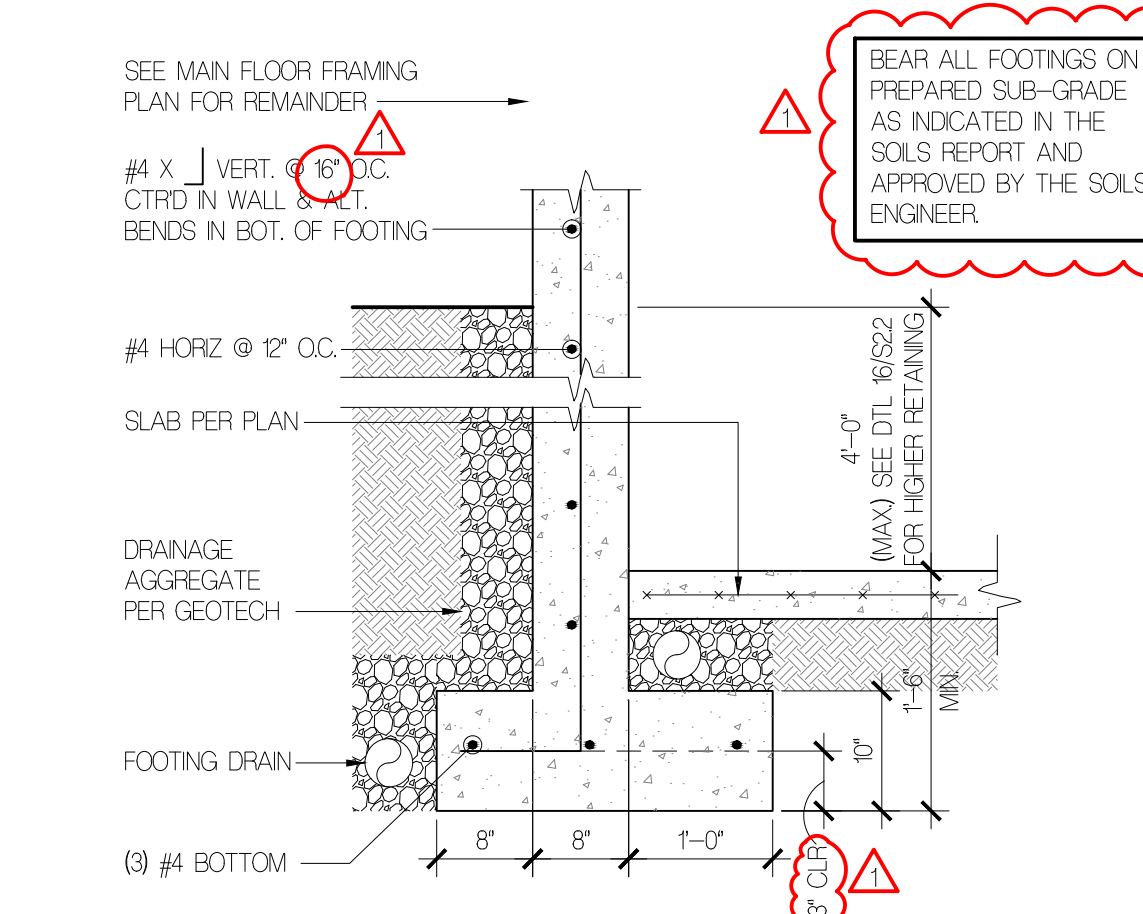
1 SHEARWALL SCHEDULE N.T.S.



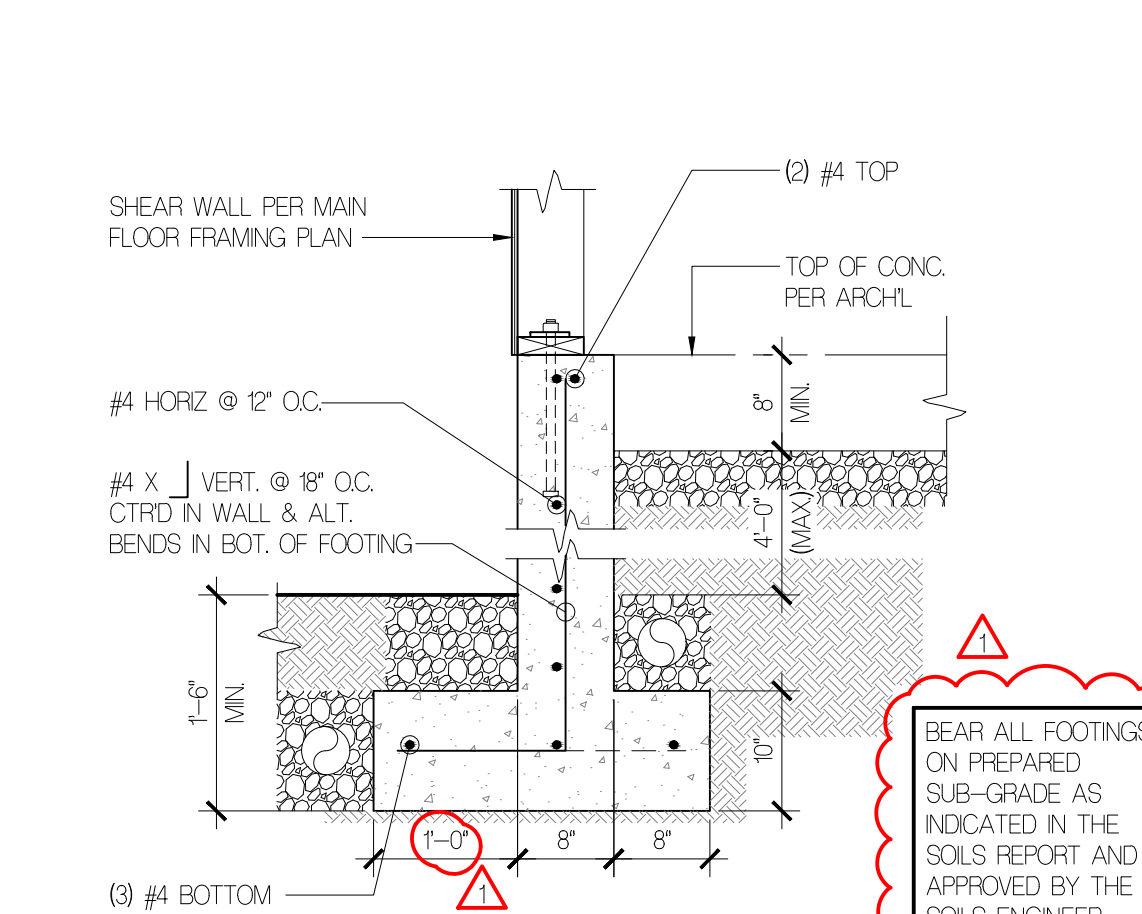
17 TYP STAIR ON GRADE
3/4" = 1'-0"



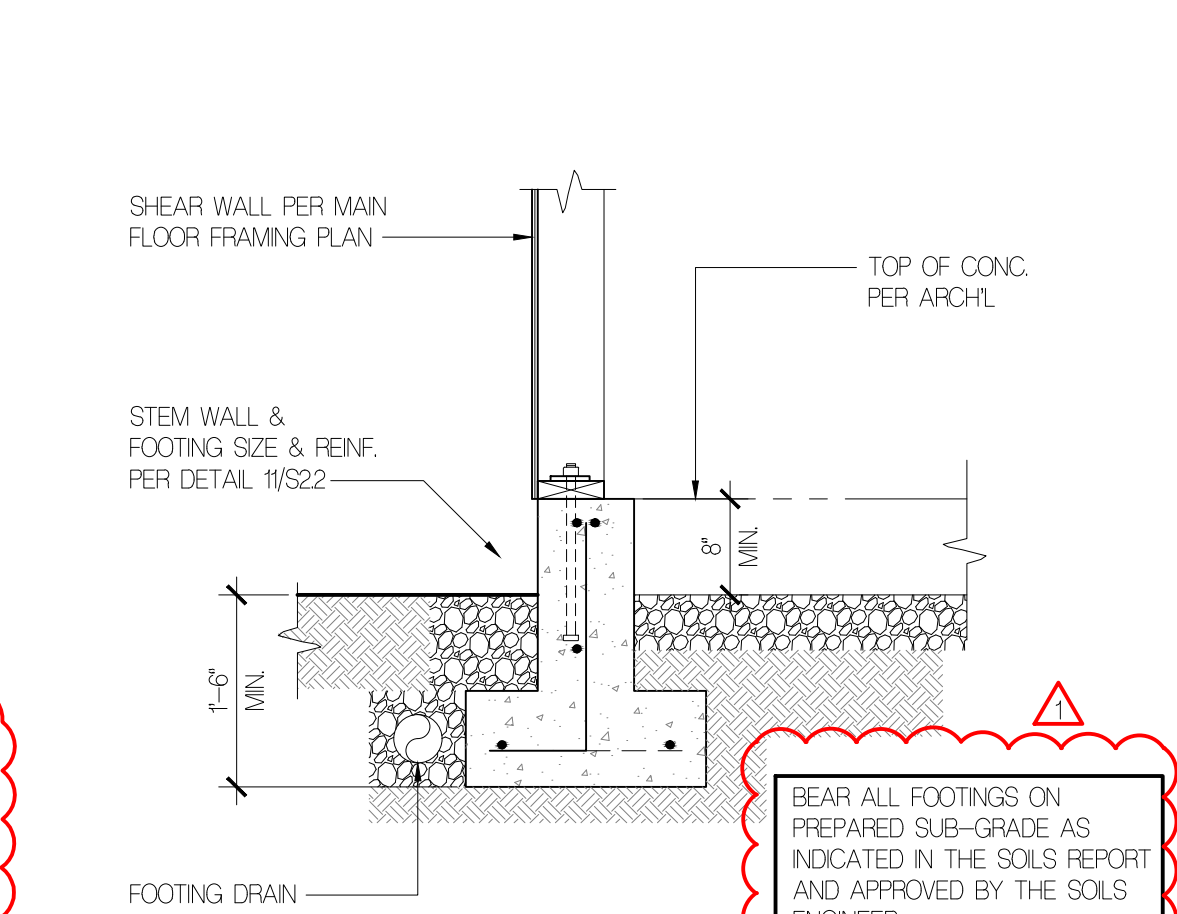
16 TALL FDN WALL @ GARAGE
3/4" = 1'-0"



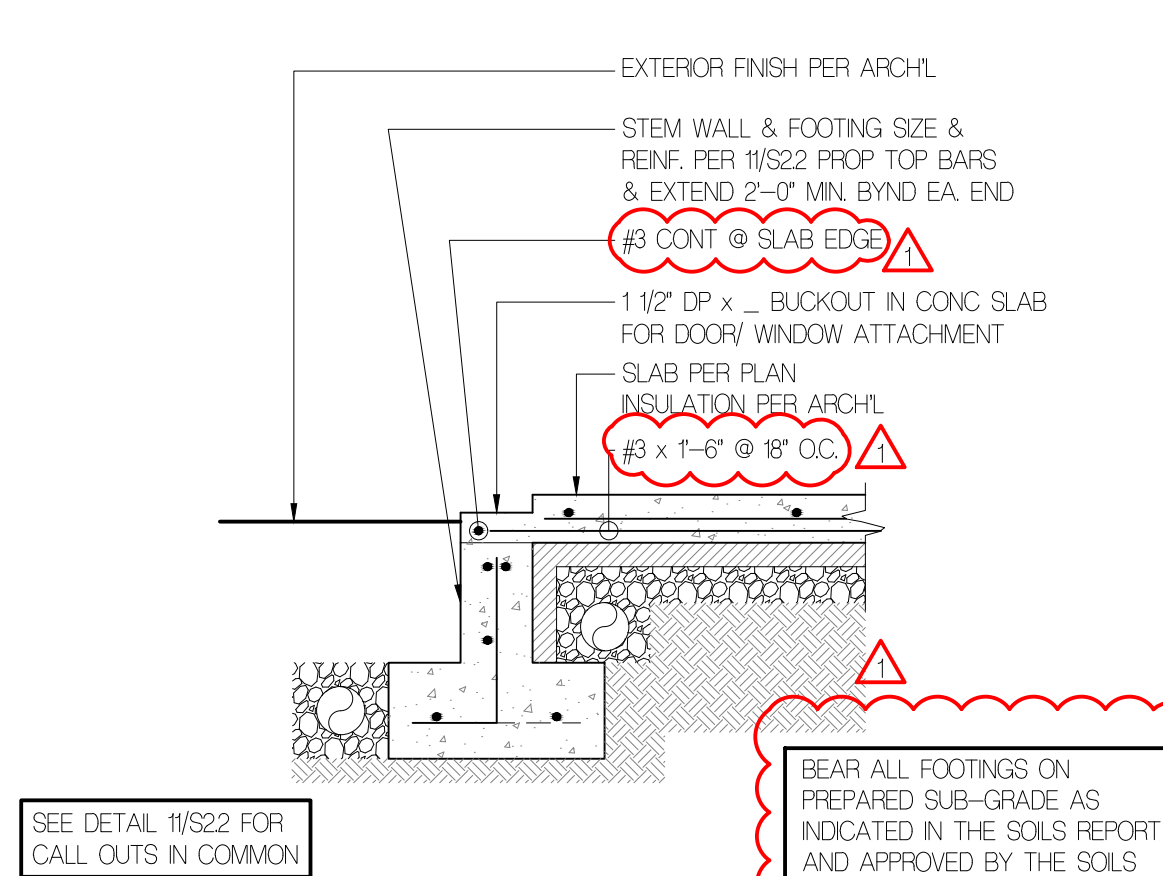
15 MAX 48" TALL FDN WALL @ G.
3/4" = 1'-0"



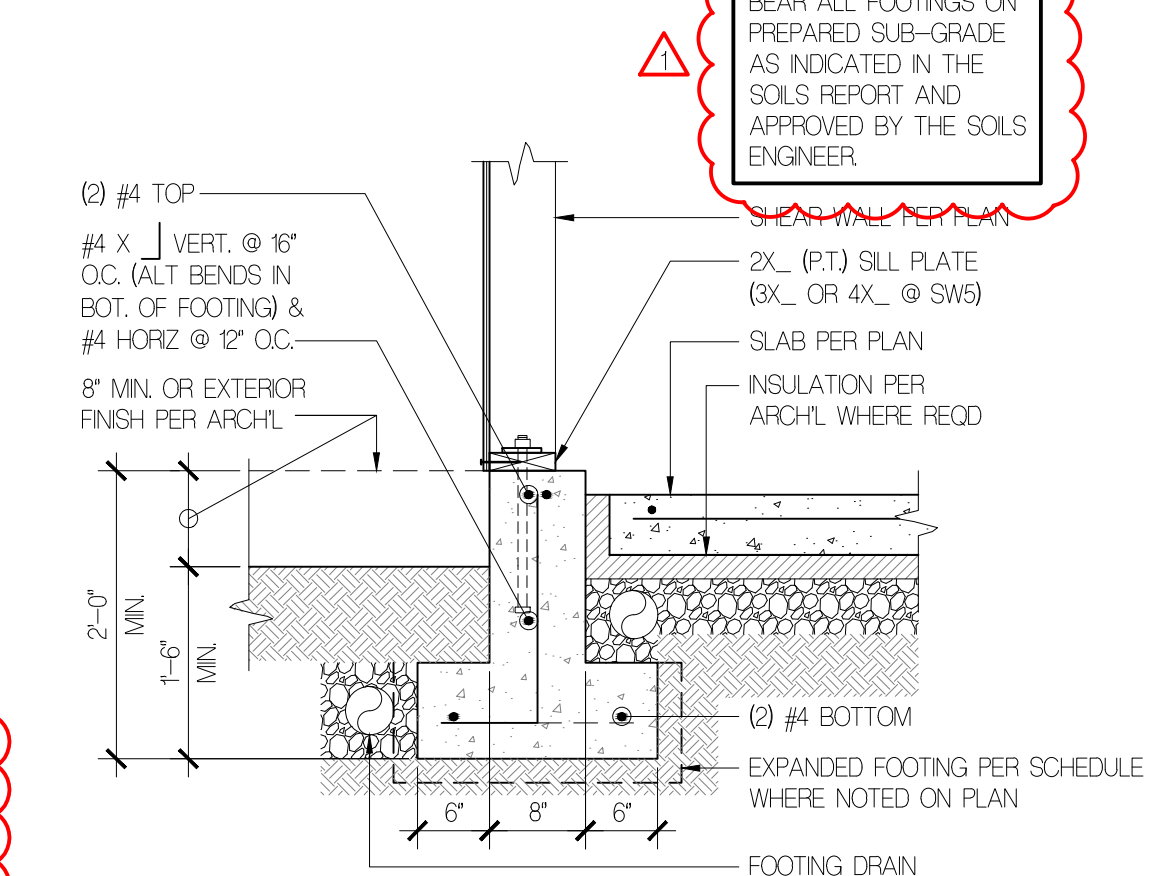
14 FDN @ CRAWL SPACE
3/4" = 1'-0"



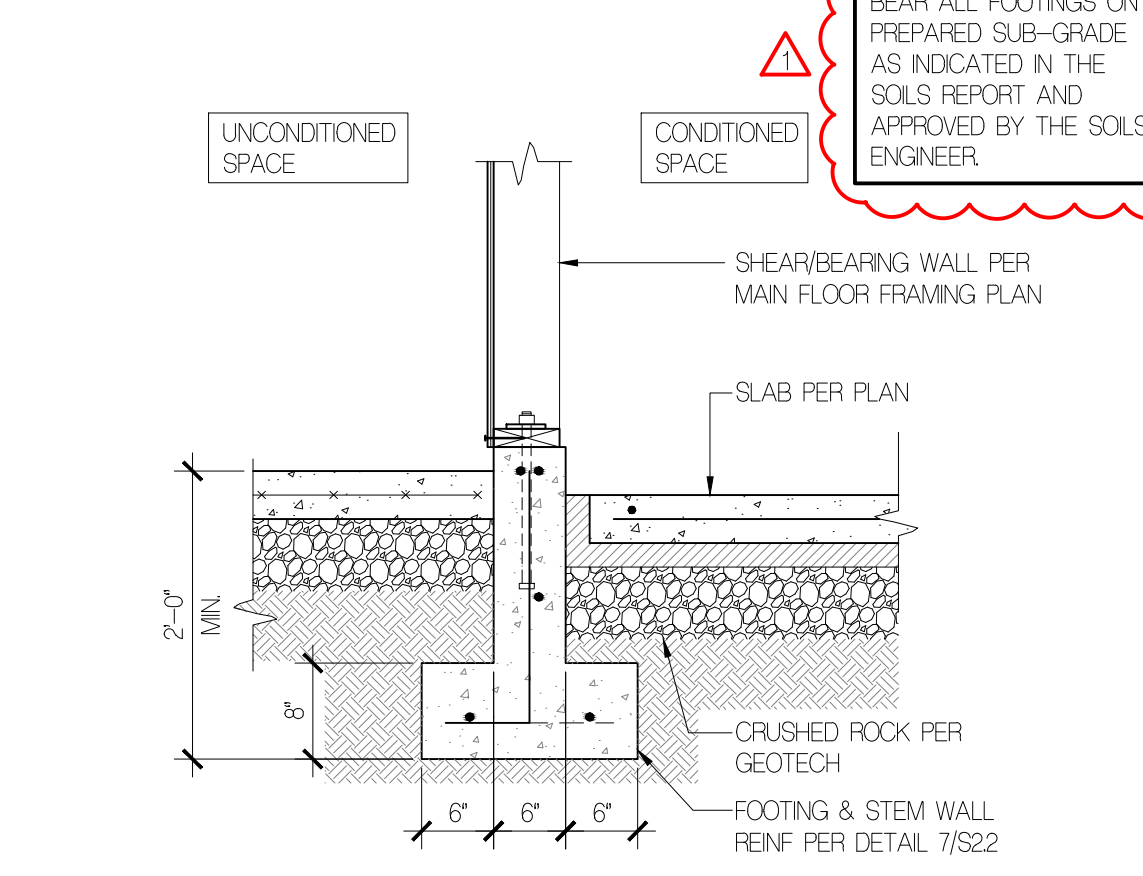
13 FDN @ CRAWL SPACE
3/4" = 1'-0"



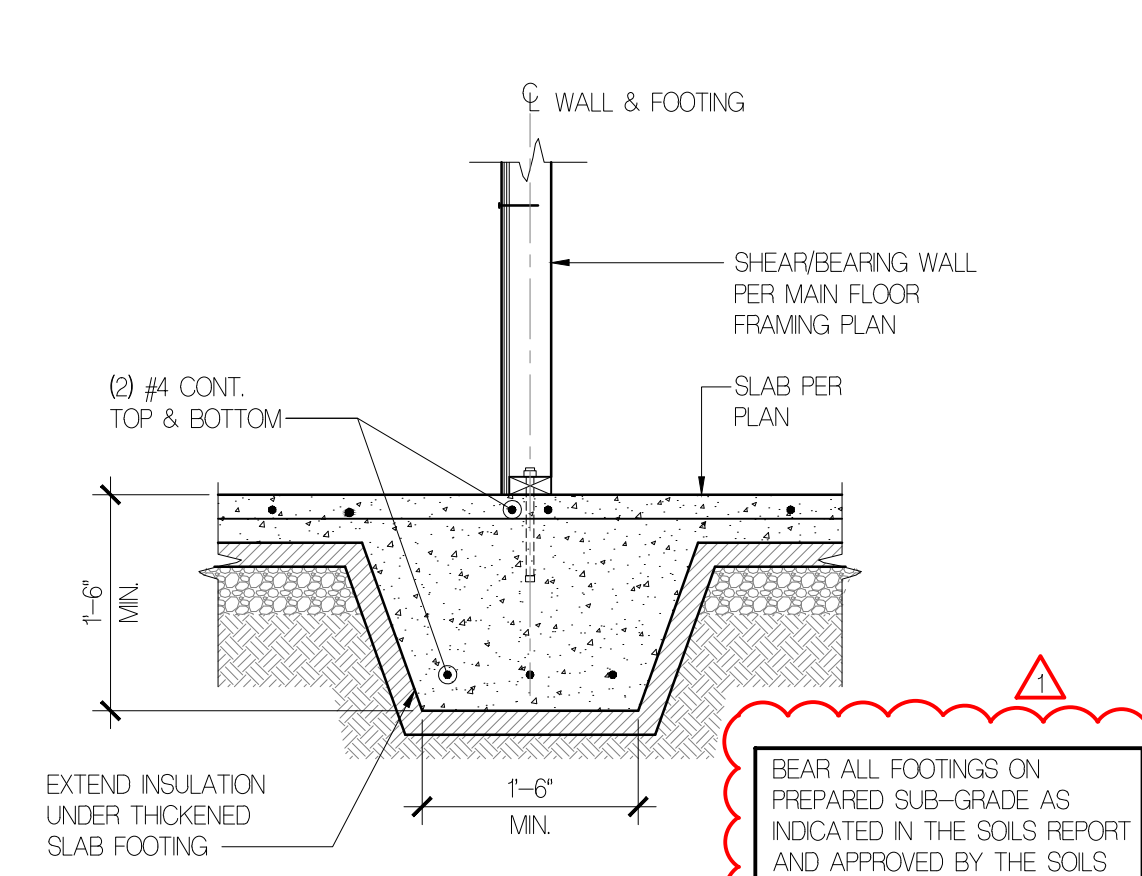
12 TYP SILL COND. FDN WALL
3/4" = 1'-0"



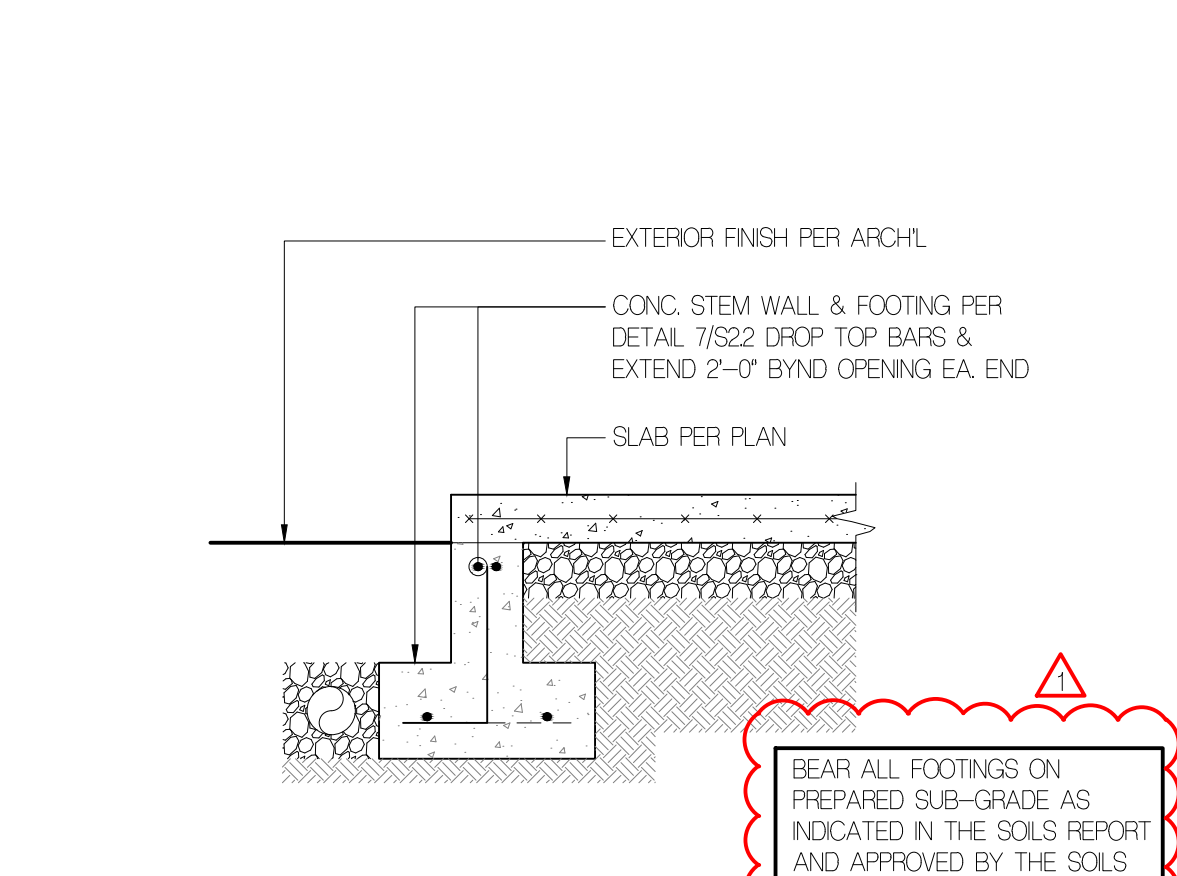
11 TYP 8" WALL @ COND. SPACE
3/4" = 1'-0"



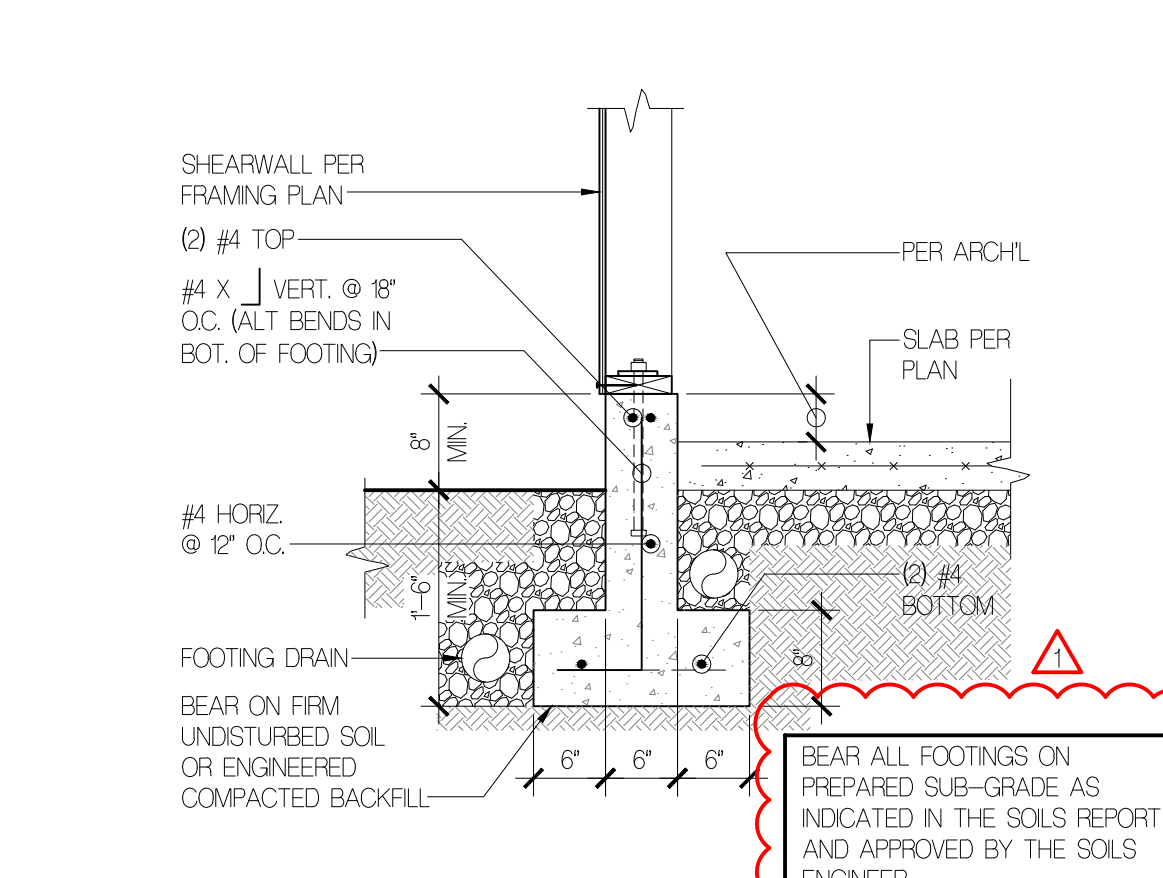
10 TYP 6" WALL @ COND SPACE
3/4" = 1'-0"



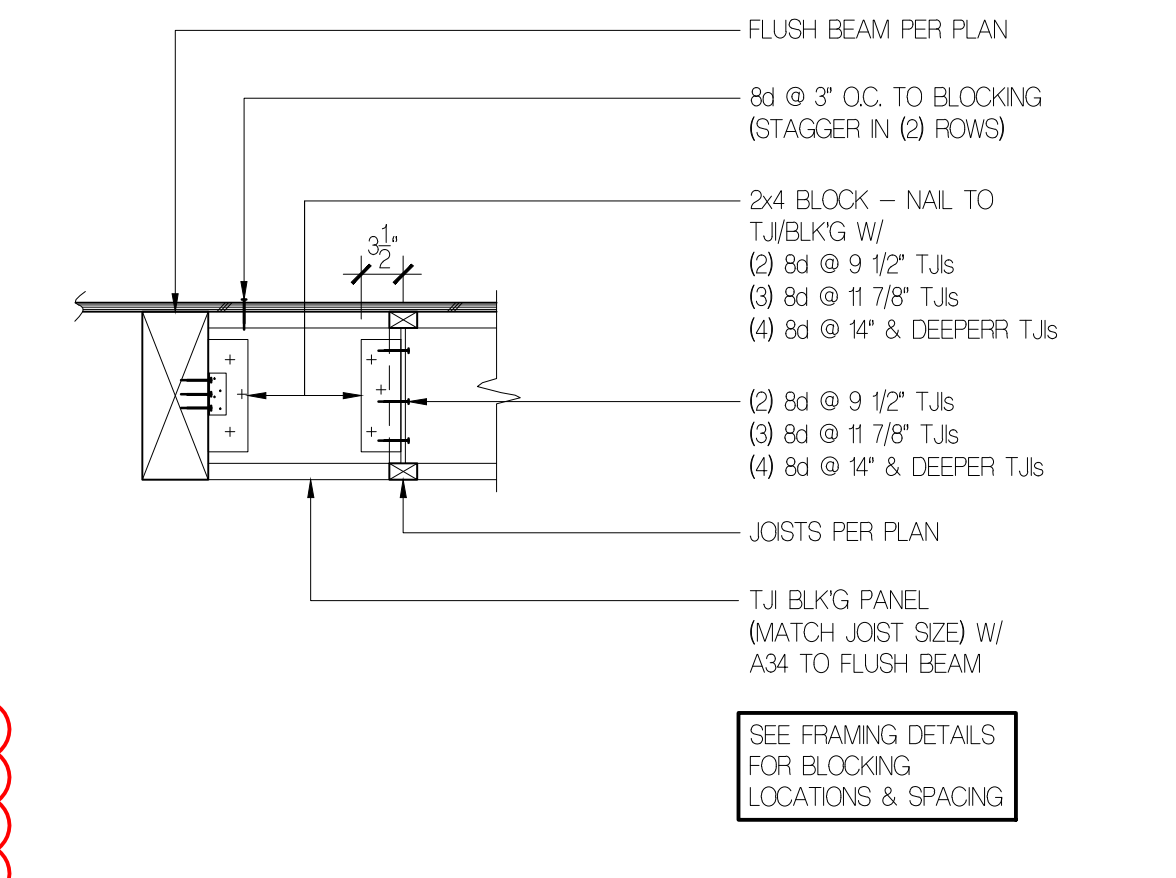
9 TYP CONT. SPREAD FTL
3/4" = 1'-0"



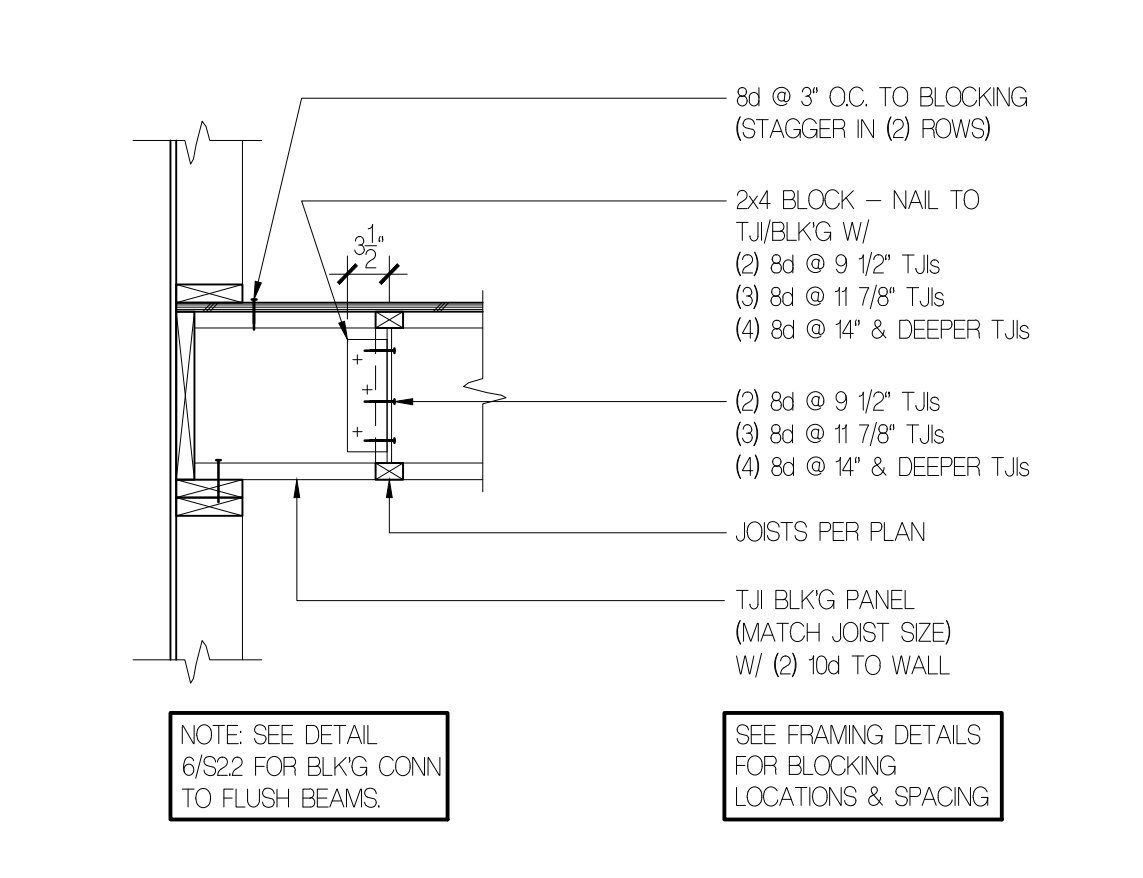
8 FDN @ TOOL STORAGE DOOR
3/4" = 1'-0"



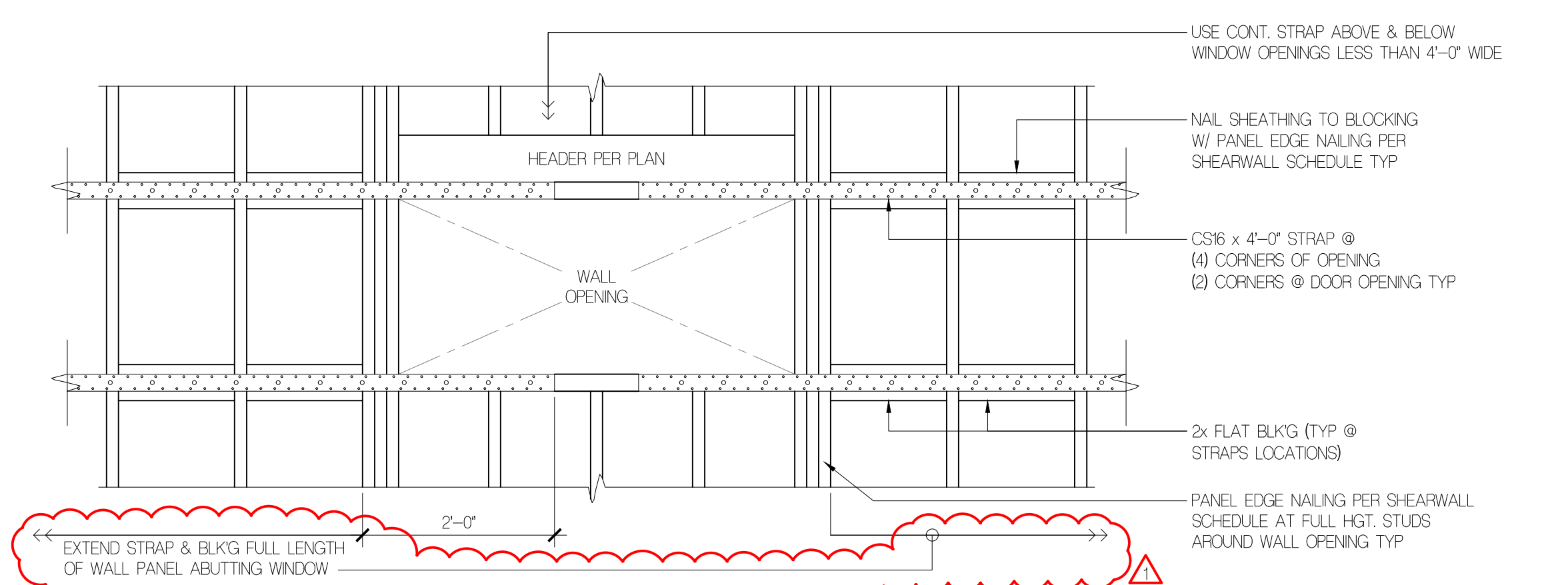
7 TYP 6" WALL @ COND. SPACE
3/4" = 1'-0"



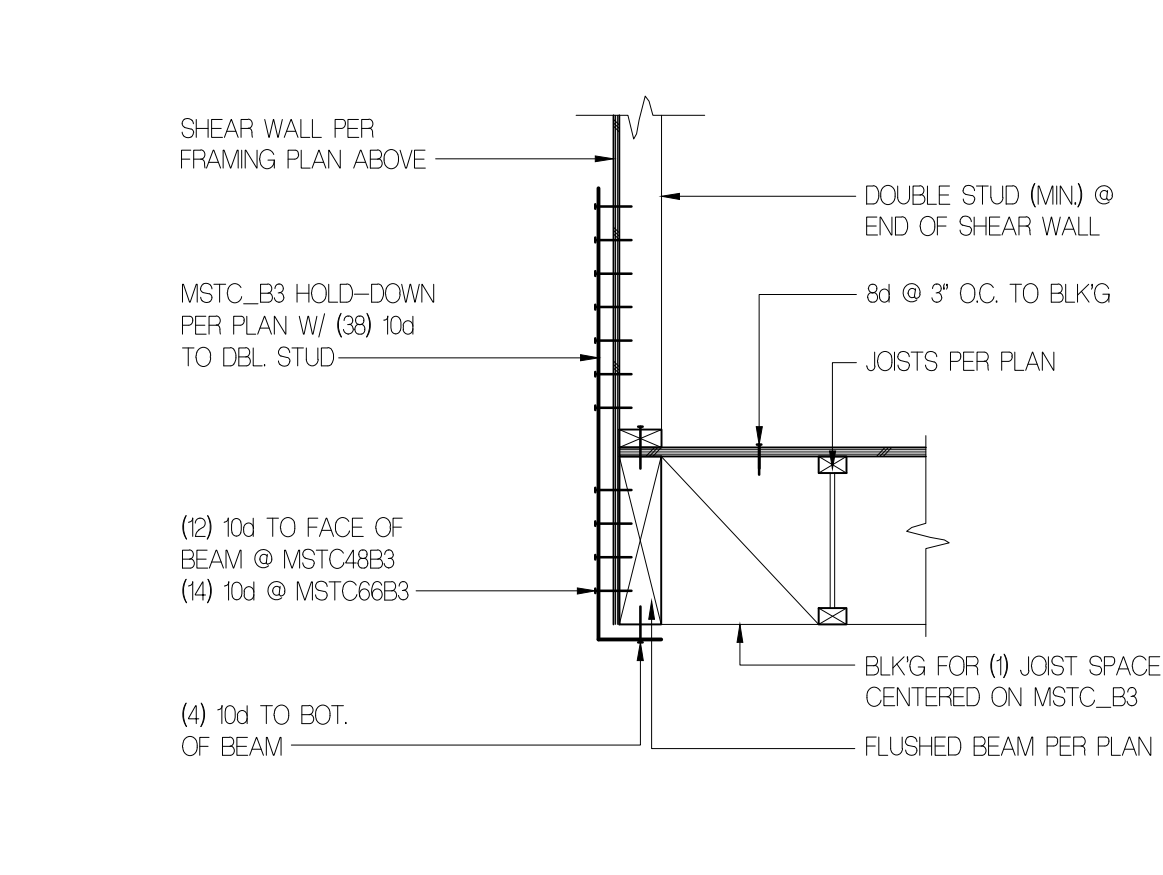
6 TJI BLOCK'G INSTALLATION
3/4" = 1'-0"



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



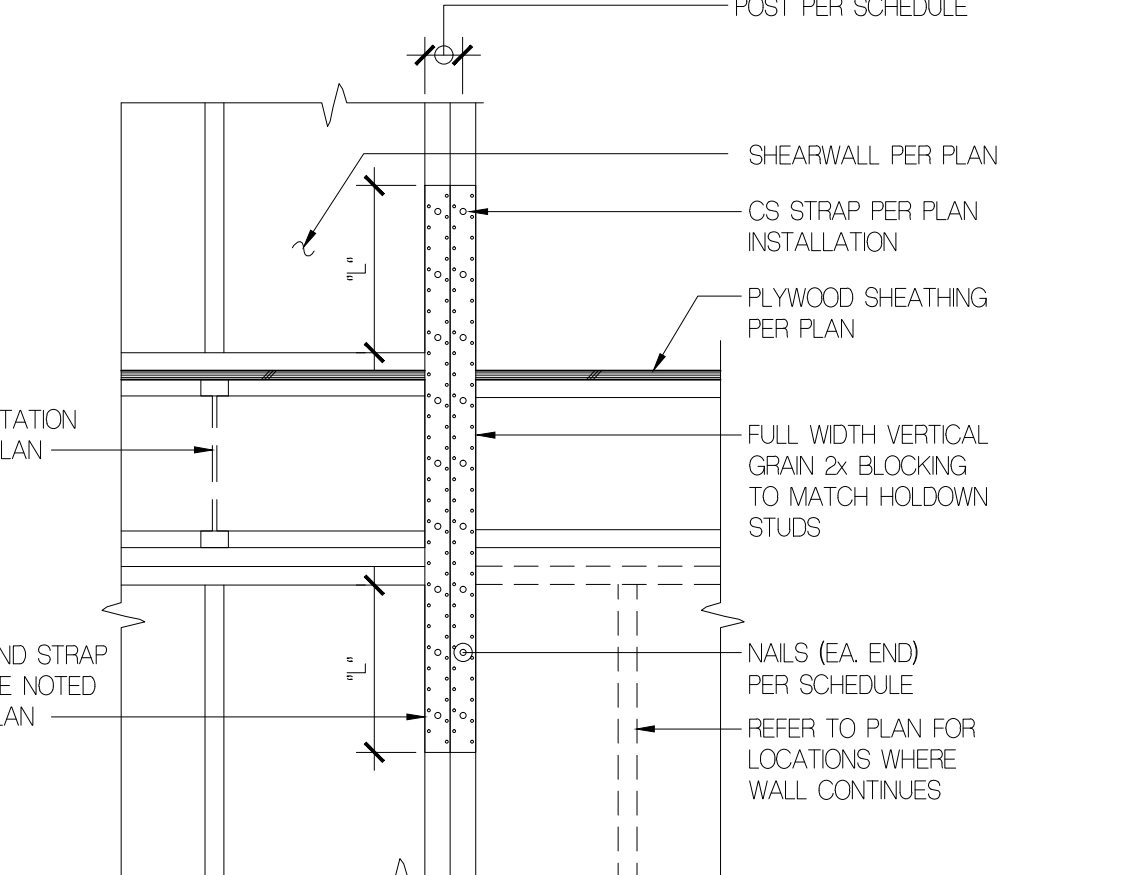
4 STRAPS @ WALL OPENING ABOVE & BELOW
3/4" = 1'-0"



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

SCHEDULE

STRAP	POST (MIN)	"L" (MIN)	NAILS (MIN)
CS6	(2) 2x	1'-2"	(13) 8d
CS4	(2) 2x	1'-7"	(18) 8d
CMSTC16	4x	2'-7"	(29) 16d SINKER
CMST14	4x	2'-10"	(38) 10d
CMST12	6x	3'-8"	(49) 10d



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

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

① MIN. STRAIGHT DEVELOPMENT LENGTH (L _d)			① MINIMUM LAP SPLICE LENGTHS (L _s)			① MINIMUM EMBEDMENT LENGTHS (L _{eh}) FOR STANDARD END HOOKS	
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	LENGTH
#3	21"	16"	#3	28"	21"	#3	9"
#4	28"	22"	#4	37"	28"	#4	11"
#5	36"	27"	#5	46"	36"	#5	14"
#6	43"	33"	#6	56"	43"	#6	17"
#7	62"	48"	#7	81"	62"	#7	20"
#8	71"	55"	#8	93"	71"	#8	22"
#9	80"	62"	#9	104"	80"	#9	25"
#10	90"	70"	#10	118"	90"	#10	28"
#11	100"	77"	#11	131"	100"	#11	31"

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

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

1 REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE
NTS

FLOISAND STUDIO

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

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

ARCHITECT:
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SEATTLE, WA 98134
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CONTACT: ALLISON HOGUE

STRUCTURAL ENGINEER:
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SEATTLE, WA 98115
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CONTACT: NC. ROSSOUIV

SURVEYOR:
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2929 NE 11TH STREET
SAMMAMISH, WA 98040
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CONTACT: THOMAS WOLDENDORFF

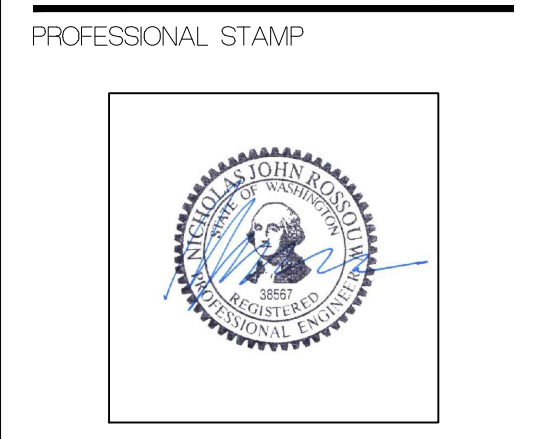
GEOTECH:
ZIPPER GEO
1909 36TH AVE WEST
SUITE E
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CONTACT: TOM JONES

ARBORIST:
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SUITE 200 SEATTLE, WA 98109
PHONE: 206.528.4670

CIVIL:
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CONTACT: BILL TAYLOR

TALERMAN RESIDENCE

3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

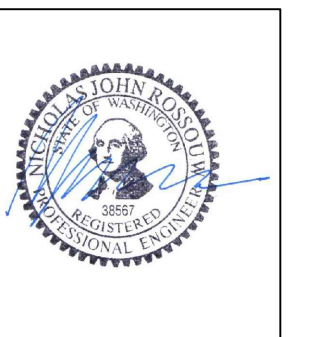


BUILDING DEPT. STAMP

ISSUE

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

STRUCTURAL DETAILS



ISSUE	DATE
ML PRE-APP MEETING	02/12/18
PERMIT SET	10/04/18
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20 MAIN FLR OVERHANG @ GRID 4
3/4" = 1'-0"

19 GARAGE FLR TO GRID 5
3/4" = 1'-0"

18 BM TO POST @ GARAGE
3/4" = 1'-0"

17 EXT FLR FRMG W/ TJI'S
3/4" = 1'-0"

16 T.O.W. TO GARAGE/HALL FRMG
3/4" = 1'-0"

15 T.O.W. TO FRMG @ GARAGE
3/4" = 1'-0"

14 T.O.W. DTL @ LIVING
3/4" = 1'-0"

13 FDN DTL @ ENTRY
3/4" = 1'-0"

12 CONNEX @ GRID 7 & BB
3/4" = 1'-0"

11 T.O.W. TO GARAGE
3/4" = 1'-0"

10 T.O.W. TO FLR @ GARAGE DOOR
3/4" = 1'-0"

9 RETAINING WALL @ EXT S.O.G.
3/4" = 1'-0"

8 DECK COLUMN BASE & FTG
3/4" = 1'-0"

7 PIER FTG @ GARAGE
3/4" = 1'-0"

6 T.O.W. TO GARAGE
3/4" = 1'-0"

5 FDN DTL @ TALL SUBGRADE WALLS
3/4" = 1'-0"

4 FDN DTL @ GARAGE
3/4" = 1'-0"

3

2

1

SCHEDULE	HEIGHT 1 ¹	1 ²	1 ³	1 ⁴	1 ⁵
4'-0" (MAX)	8"	1'-8"	#4 @ 18" O.C. CTBD	(4) #4 BOTTOM	
6'-0" (MAX)	1'-0"	2'-4"	#4 @ 12" O.C. ON EARTH FACE	(2) #4 TOP (3) #4 BOTTOM	#4 @ 10" O.C.
8'-0" (MAX)	1'-6"	3'-3"	#5 @ 8" O.C. ON EARTH FACE	(3) #4 TOP & (3) #4 BOTTOM	#4 @ 8" O.C.

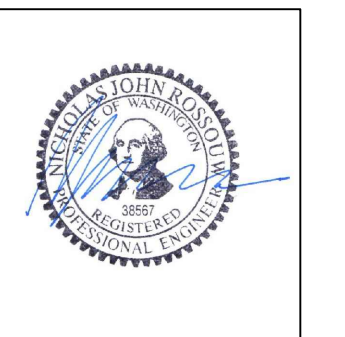
BEAR ALL FOOTINGS ON PREPARED SUB-GRADE AS INDICATED IN THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER.

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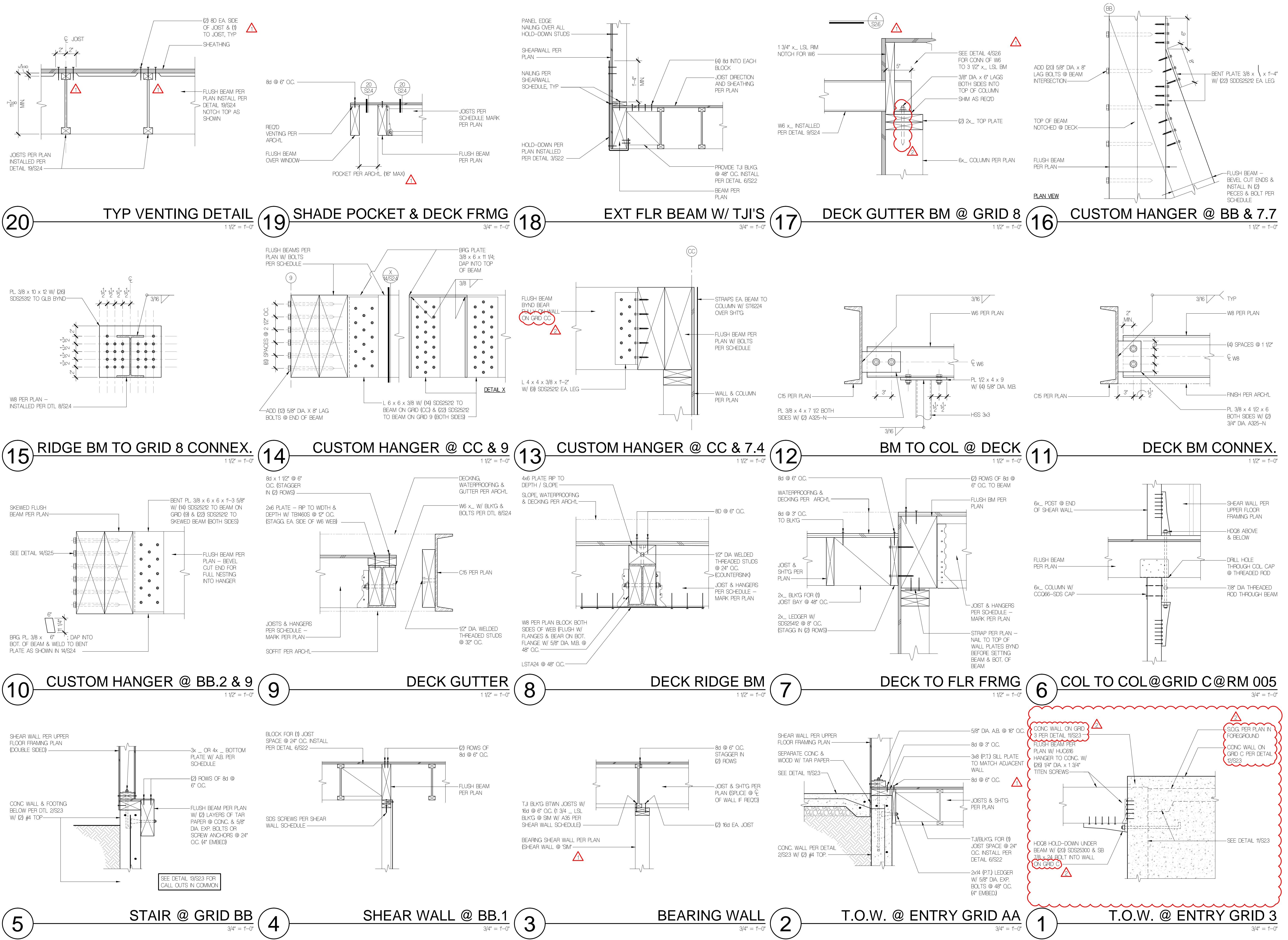
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ML PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18
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PERMIT CORRECTIONS	05.15.19



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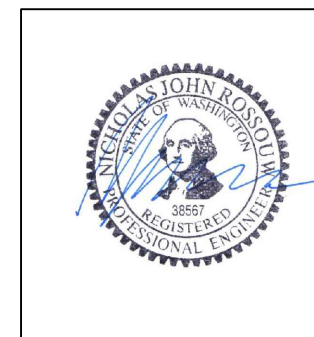
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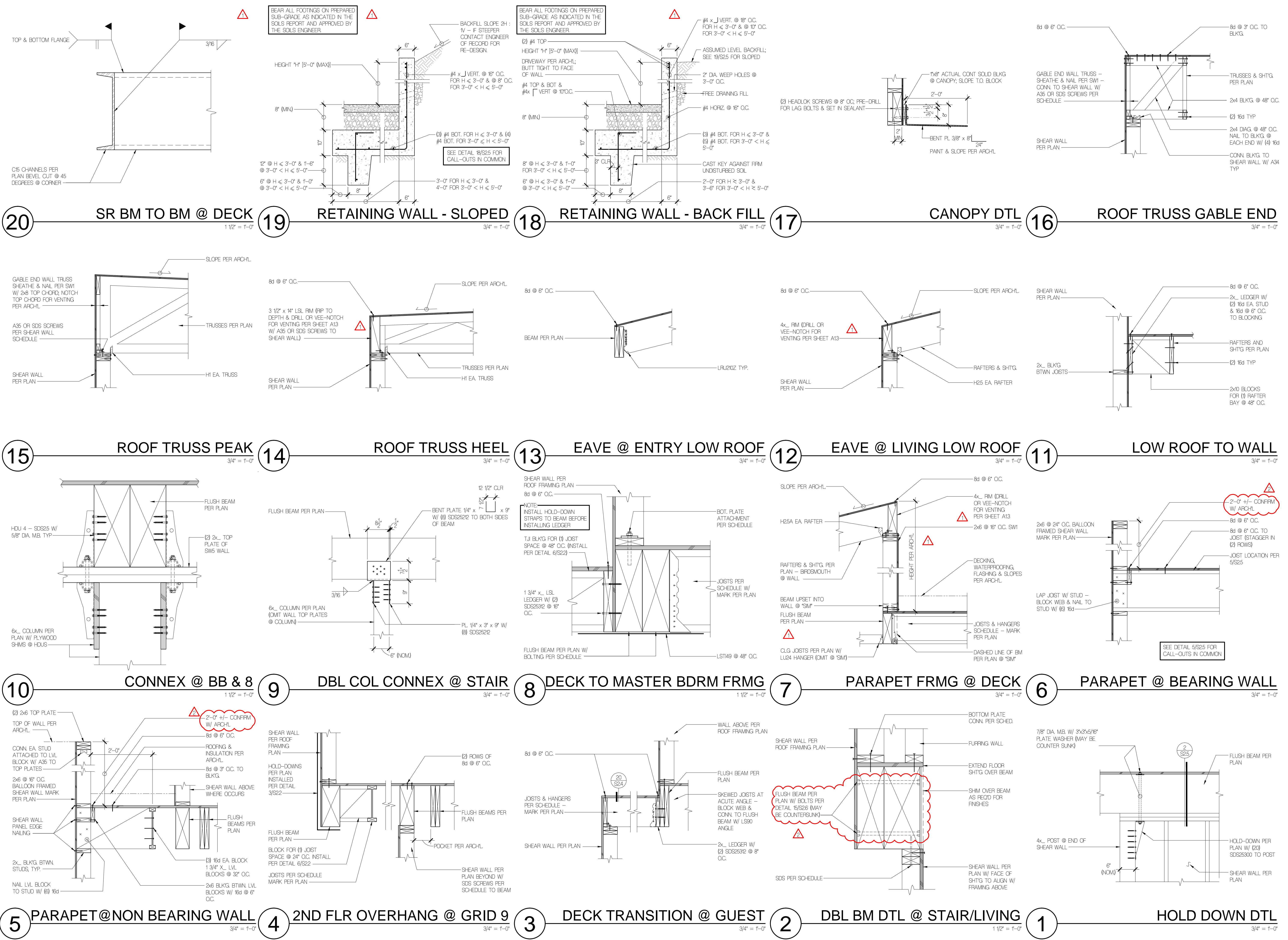
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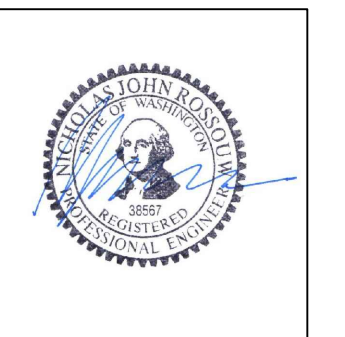


BUILDING DEPT. STAMP

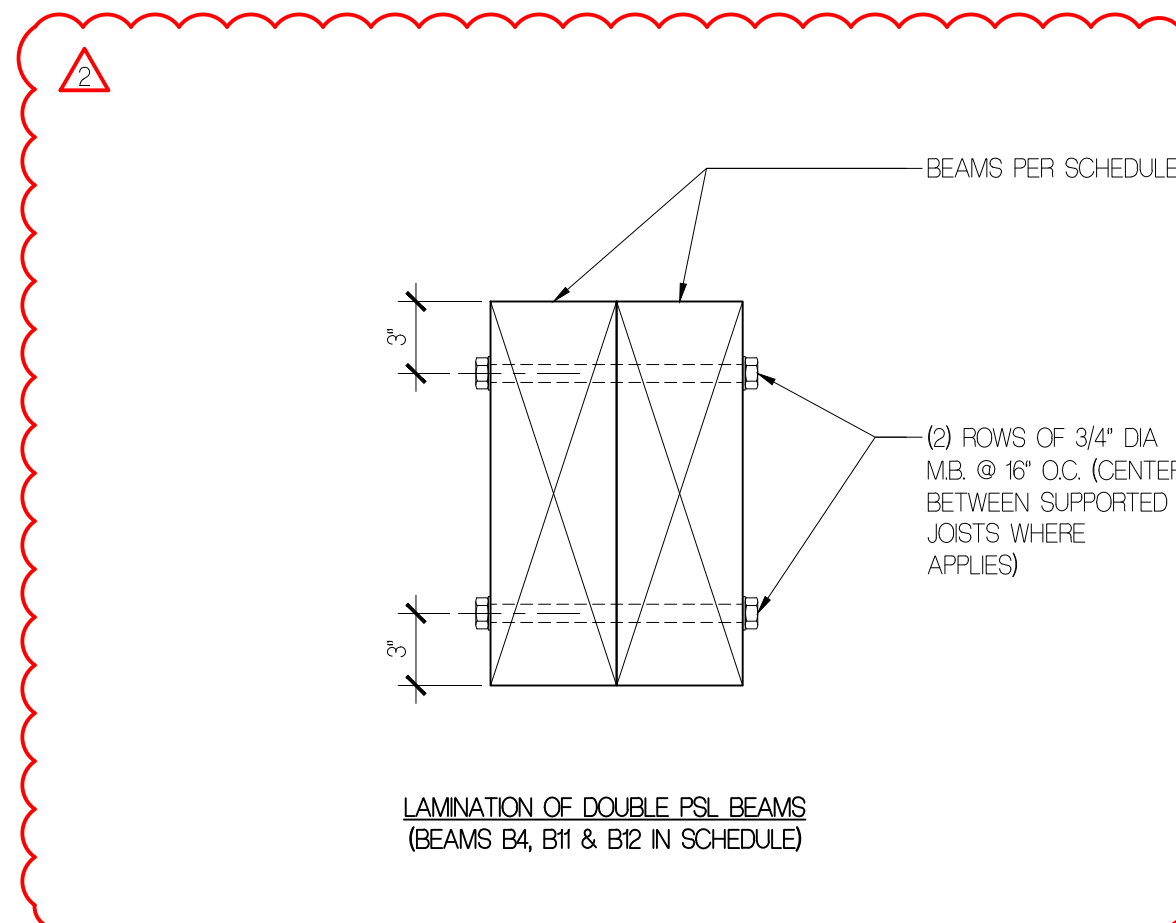
ISSUE	DATE
M.L. PRE-APP MEETING	02.12.18
PERMIT SET	10.04.18
PERMIT CORRECTIONS	04.01.19
PERMIT CORRECTIONS	05.15.19

STRUCTURAL DETAILS

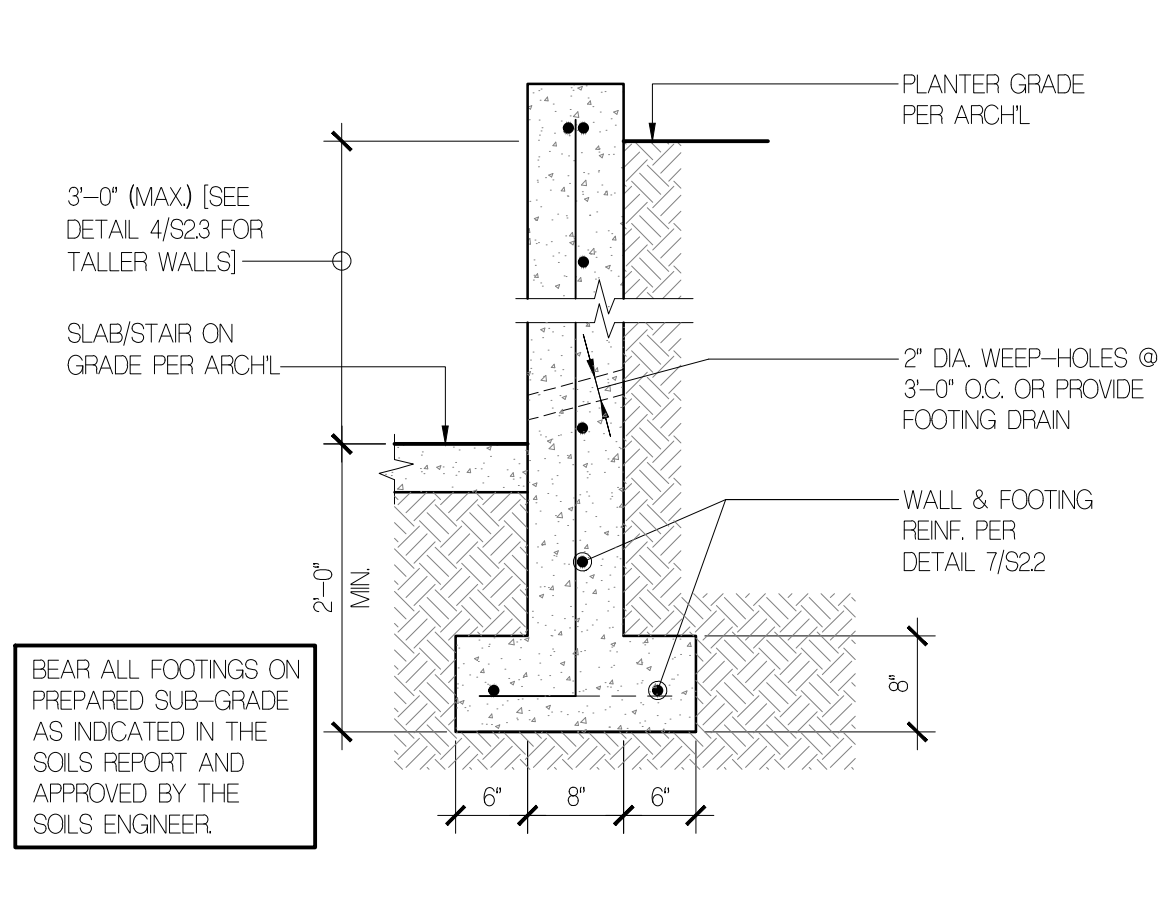




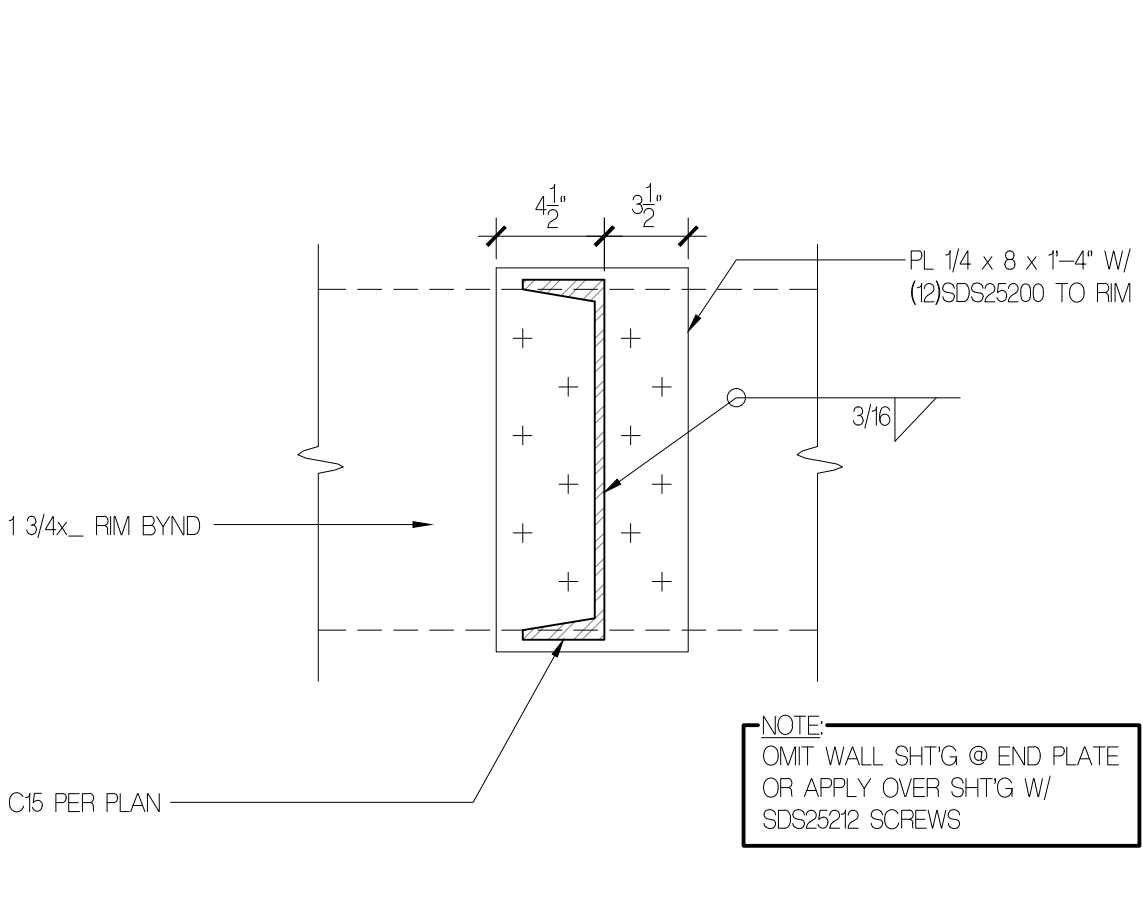
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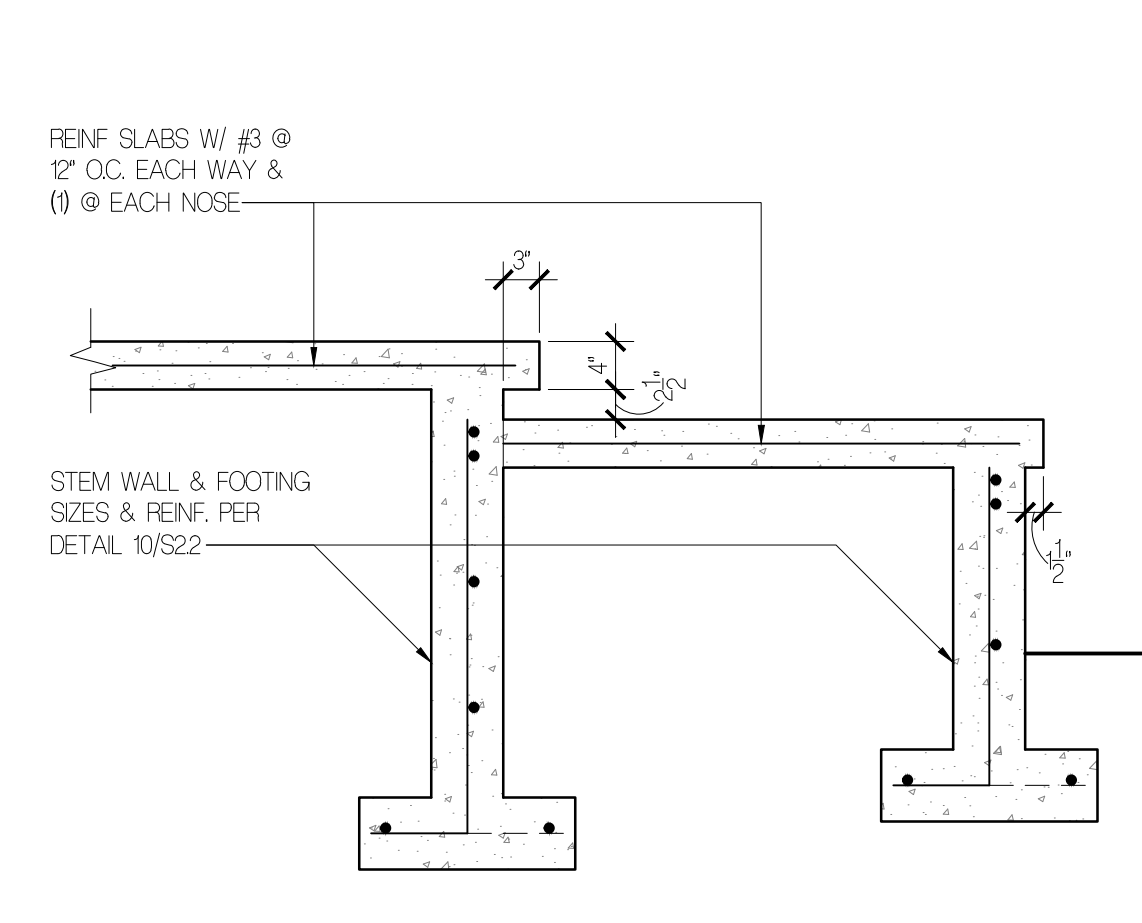
15 LAMINATION OF DBL PSL BMS
1 1/2" = 1'-0"



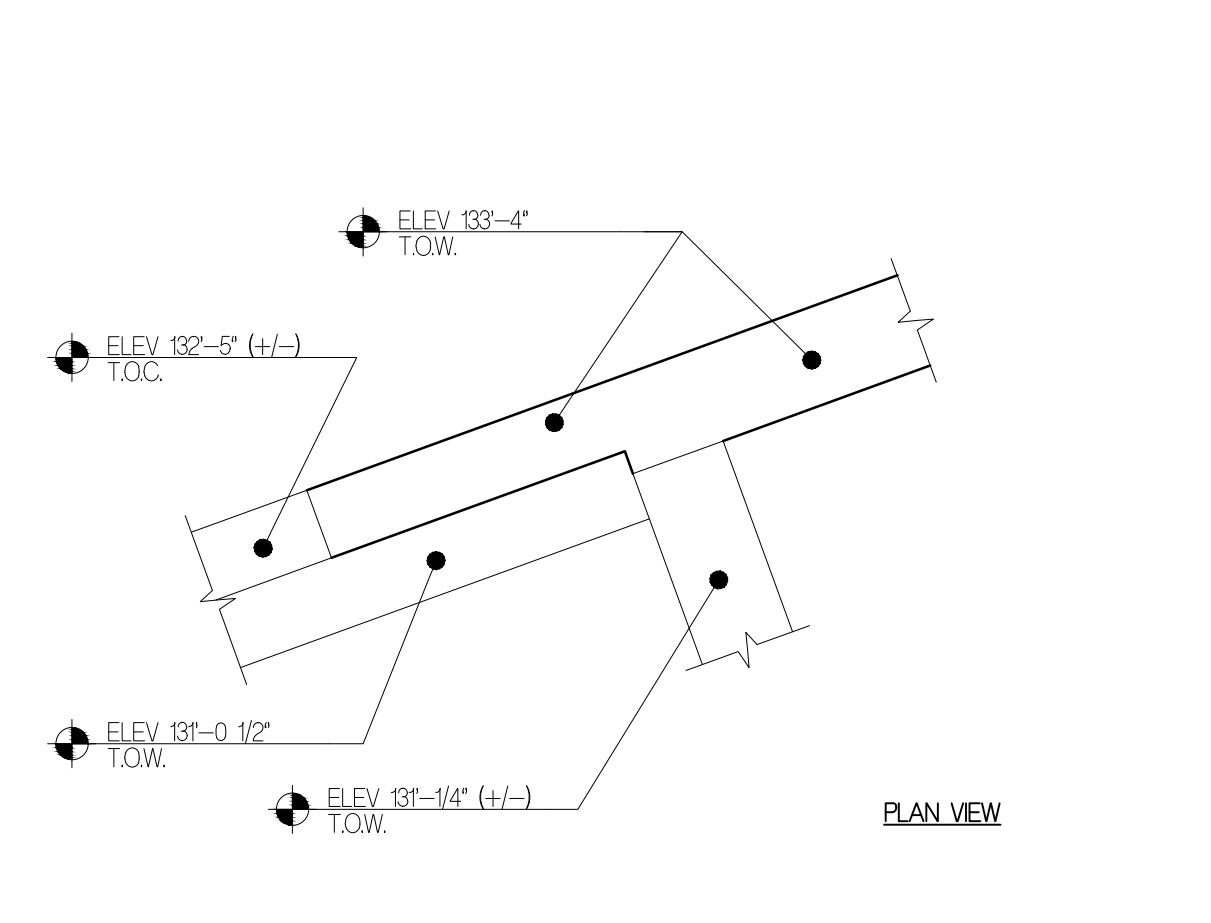
14 FOOT'G W/ THICKENED SLAB
3/4" = 1'-0"



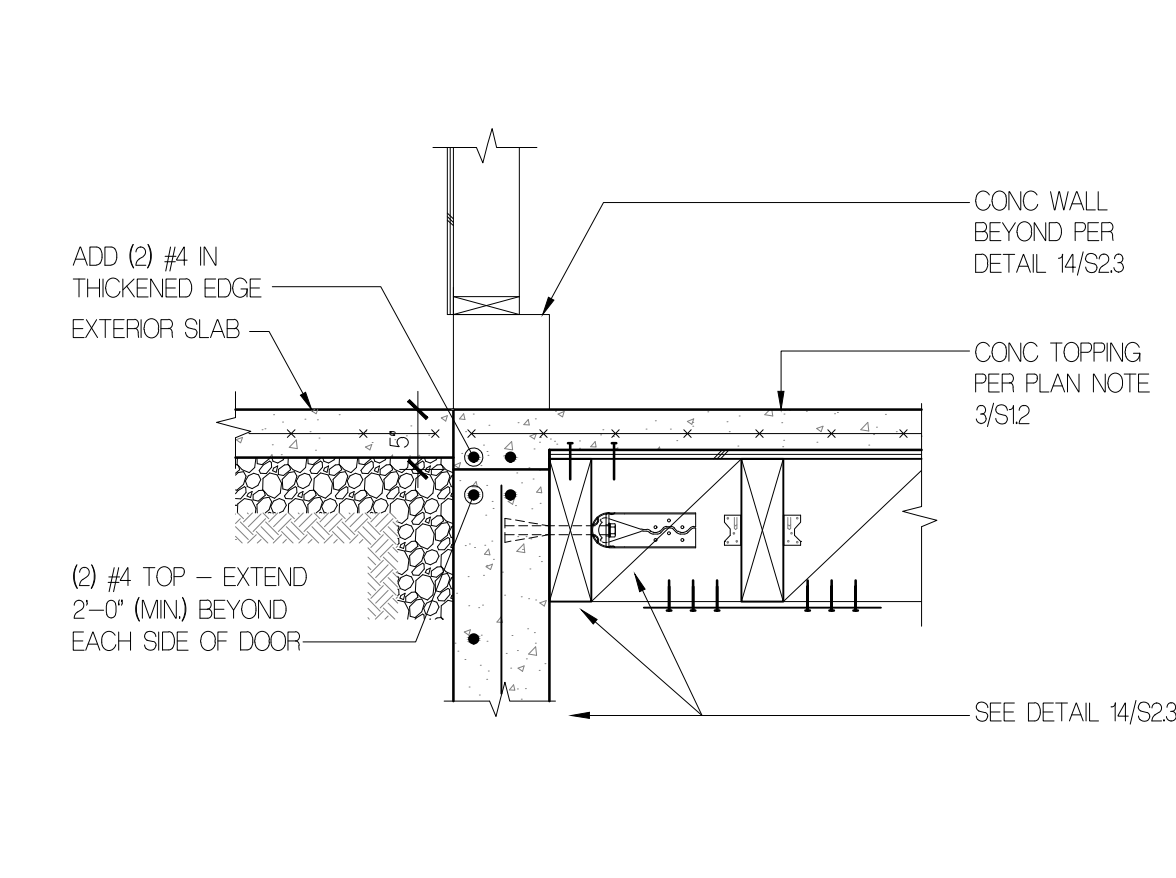
13 FOOT'G @ MUD ROOM STEPS
1 1/2" = 1'-0"



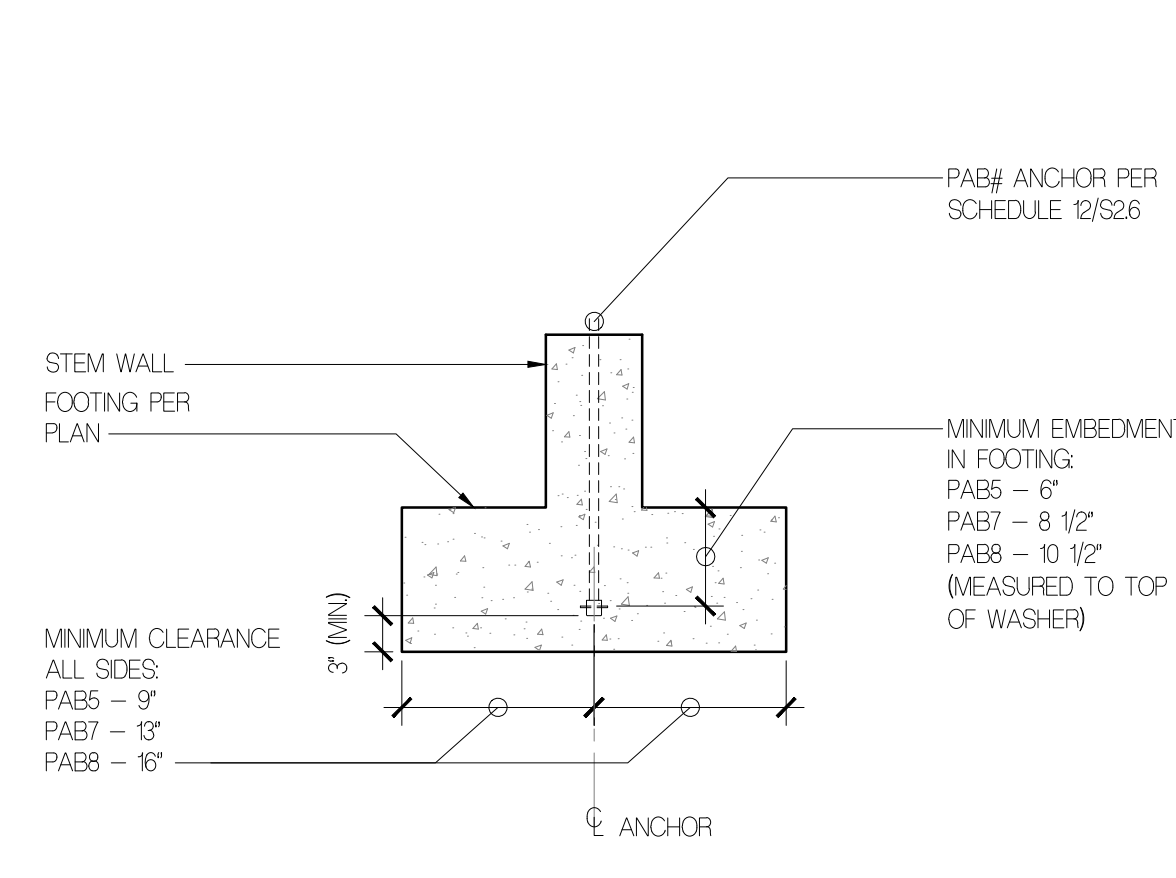
12 FOOT'G @ MUD ROOM STEPS
3/4" = 1'-0"



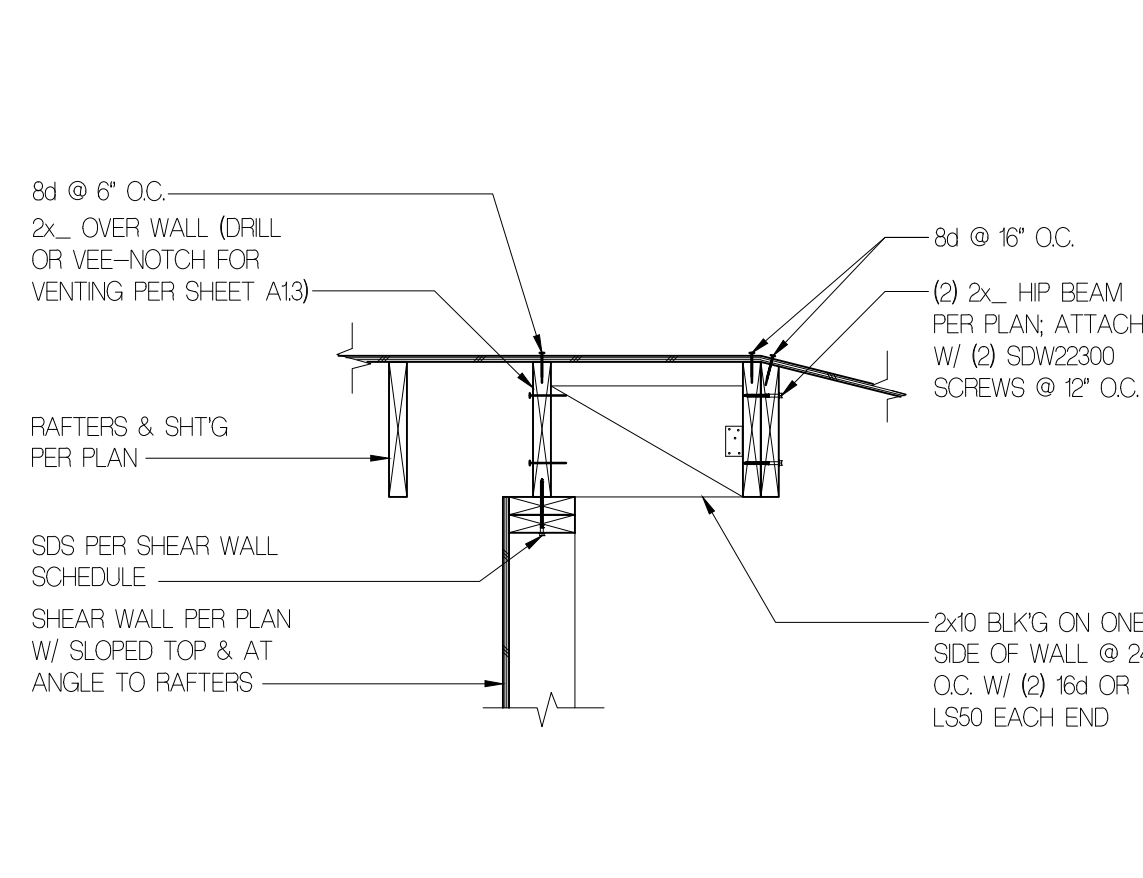
11 TOP OF CONC DTL PLAN
3/4" = 1'-0"



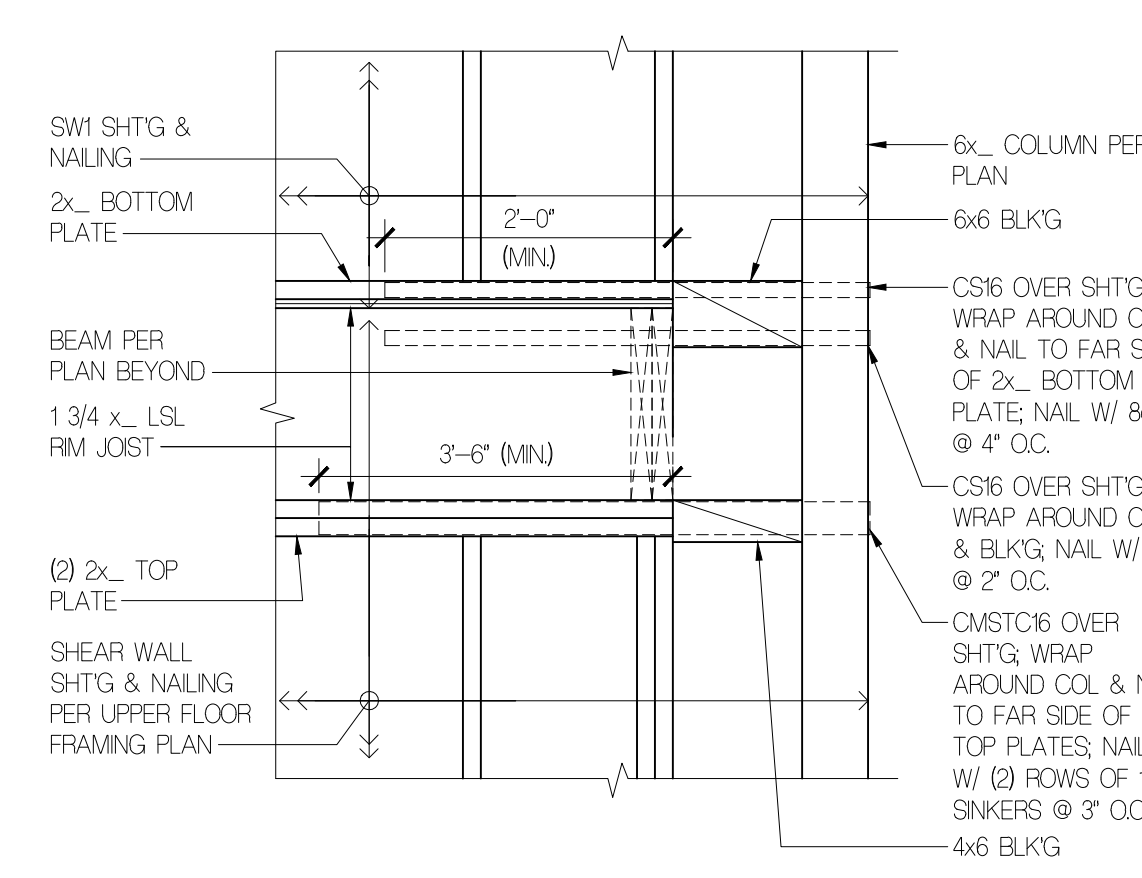
10 PAB# ANCHOR EMBED
3/4" = 1'-0"



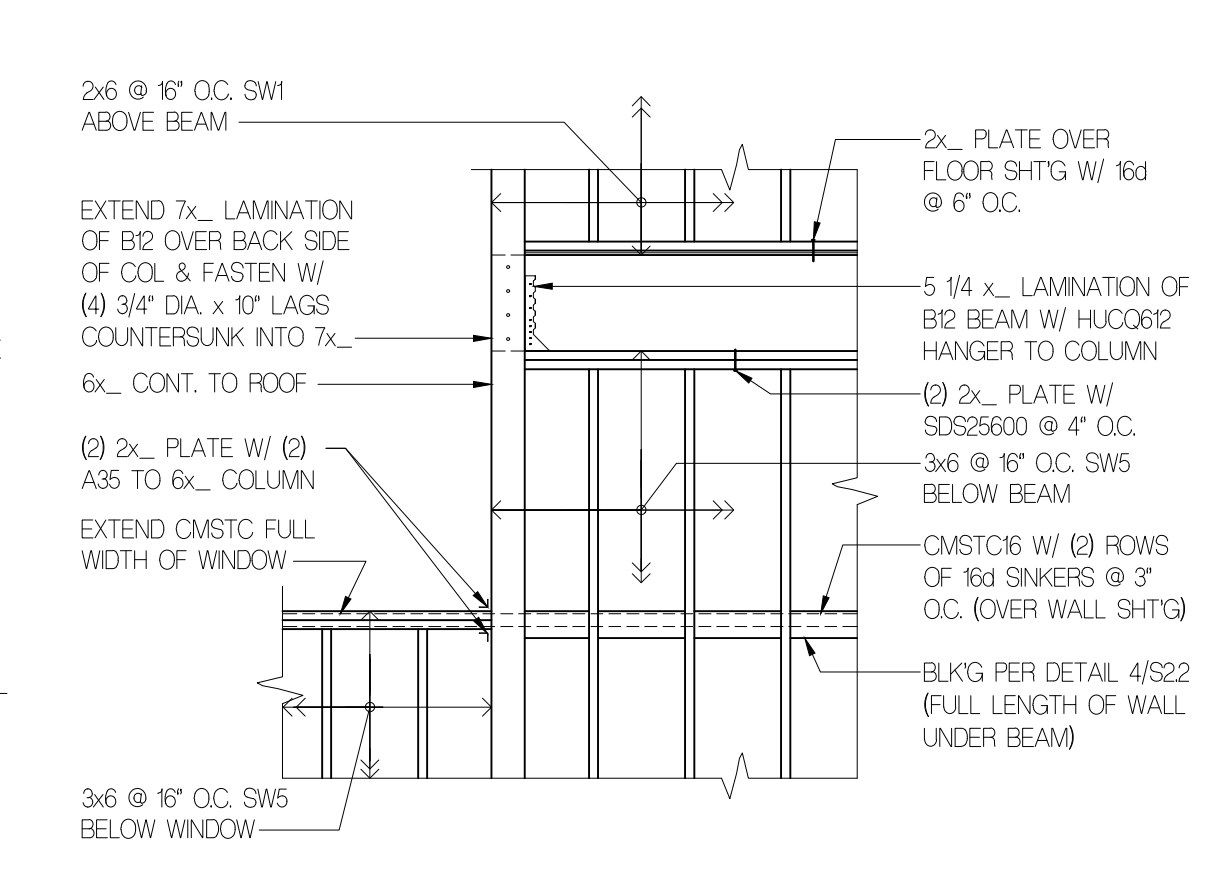
9 RAFTER FRMG @ LOW ROOF
NOT TO SCALE



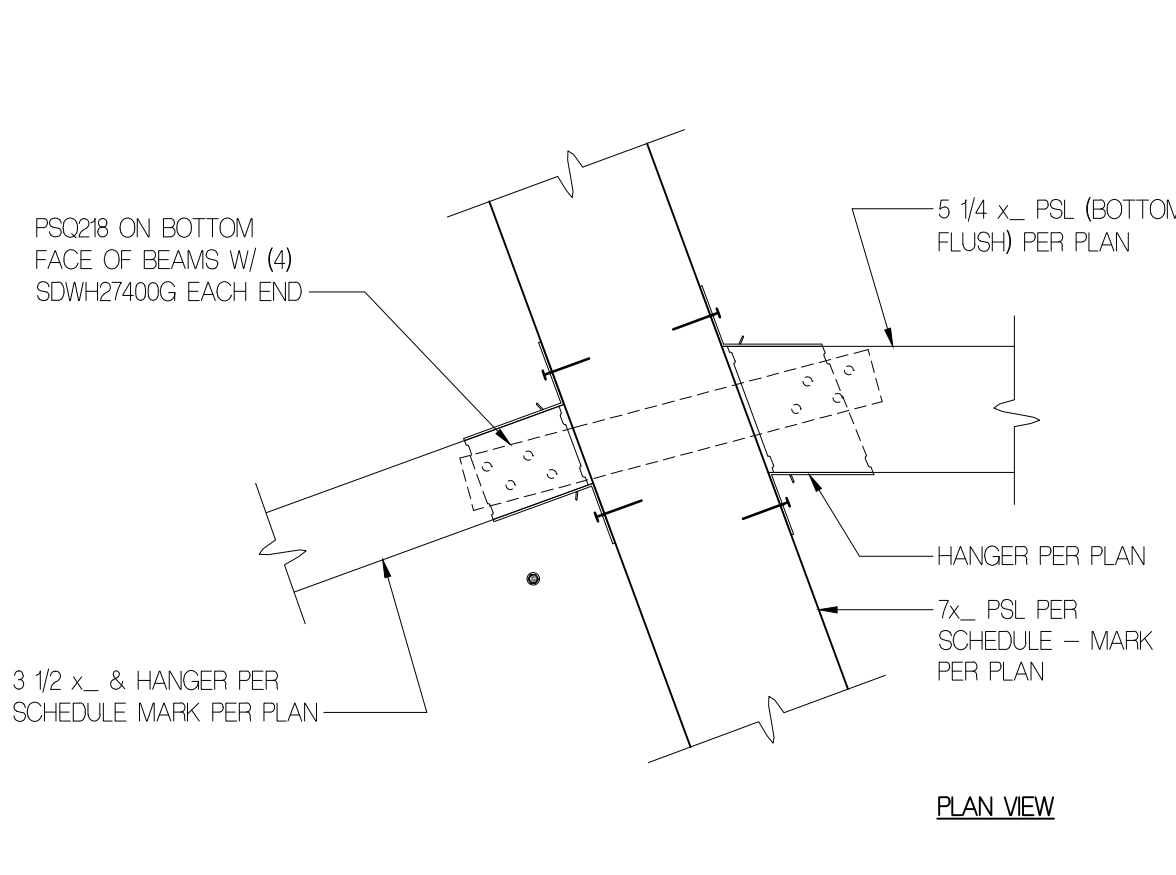
8 ELEV DTL SW @ 6 & BB.5
3/4" = 1'-0"



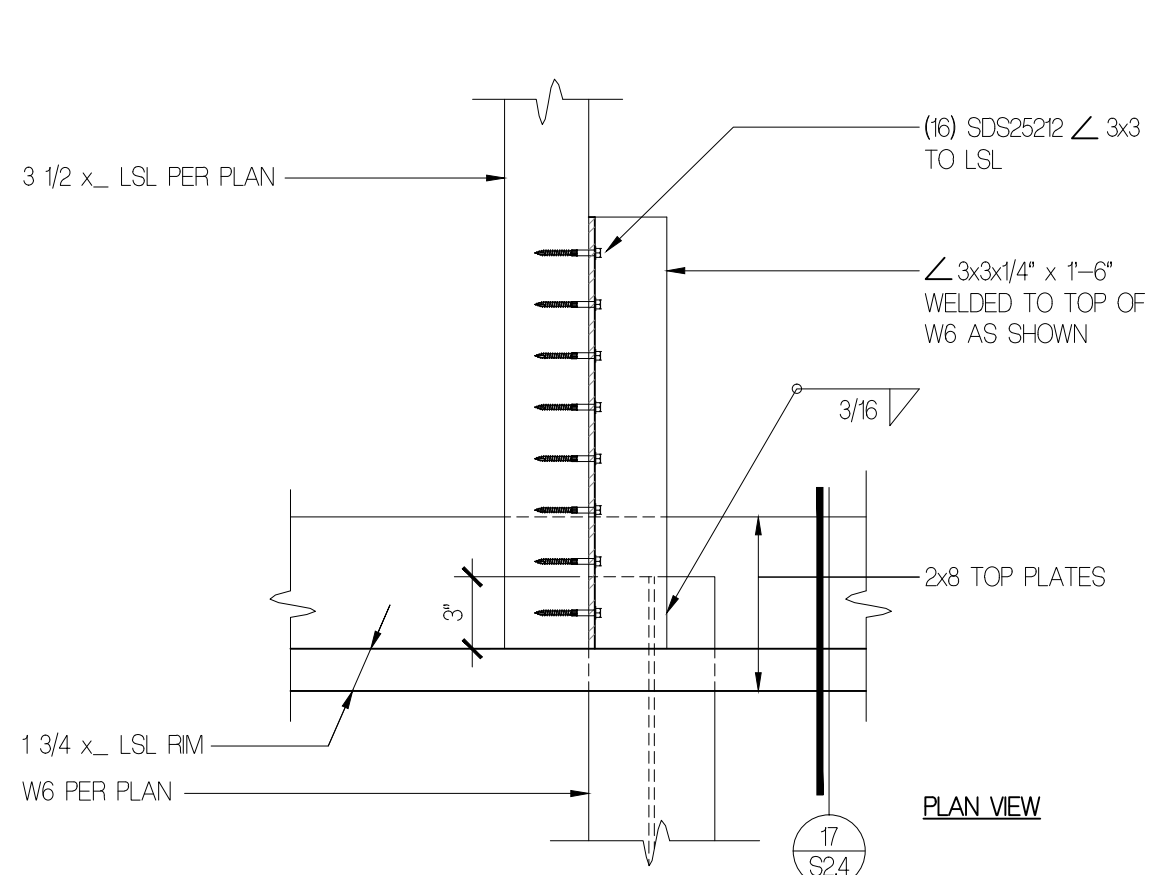
7 ELEV DTL SW @ BB & 6/7
3/8" = 1'-0"



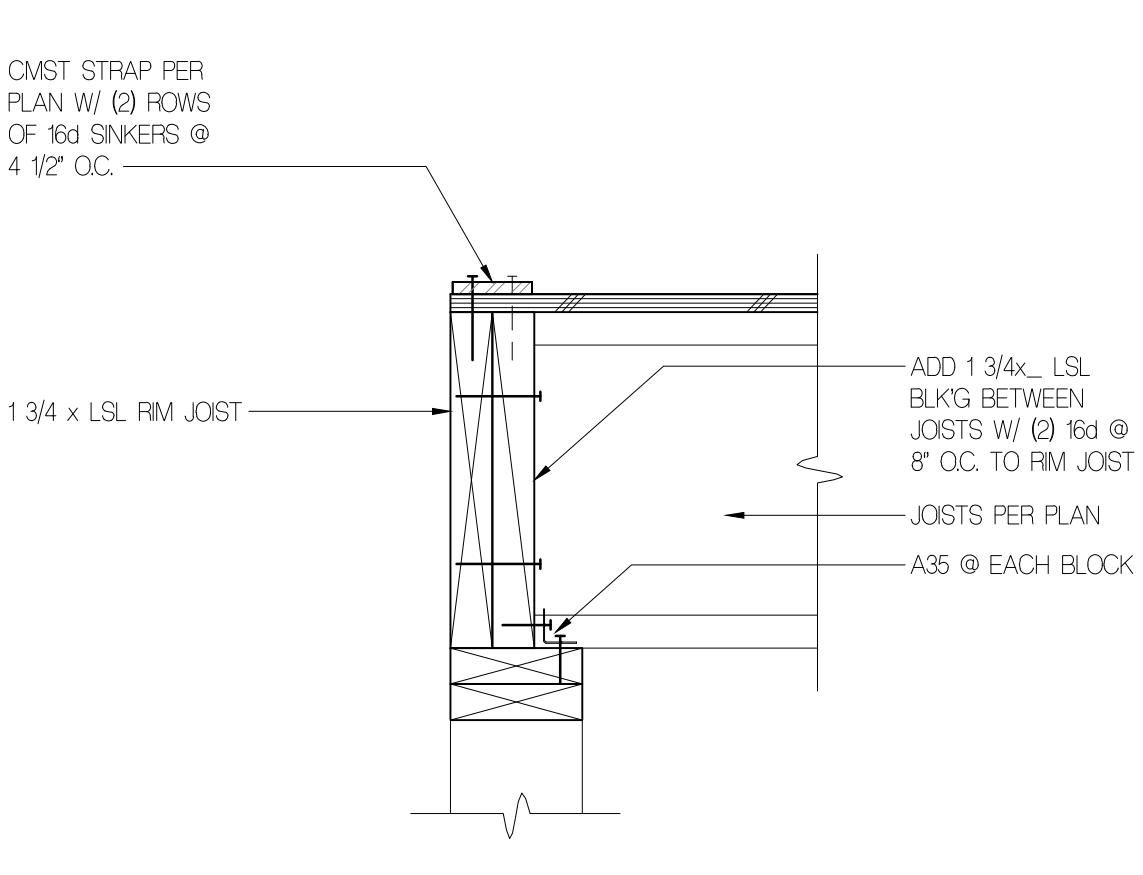
6 DECK BM @ GRID 8 PLAN
1 1/2" = 1'-0"



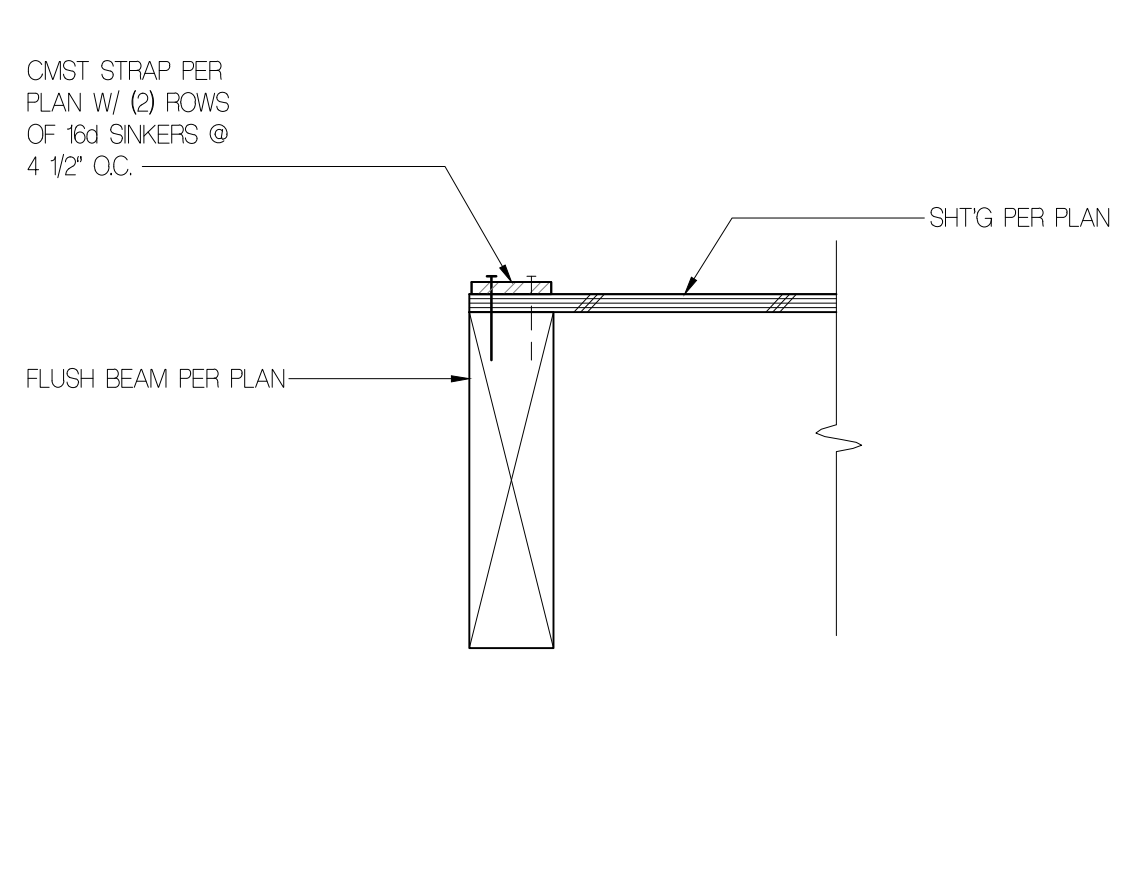
5 CMST STRAP
1 1/2" = 1'-0"



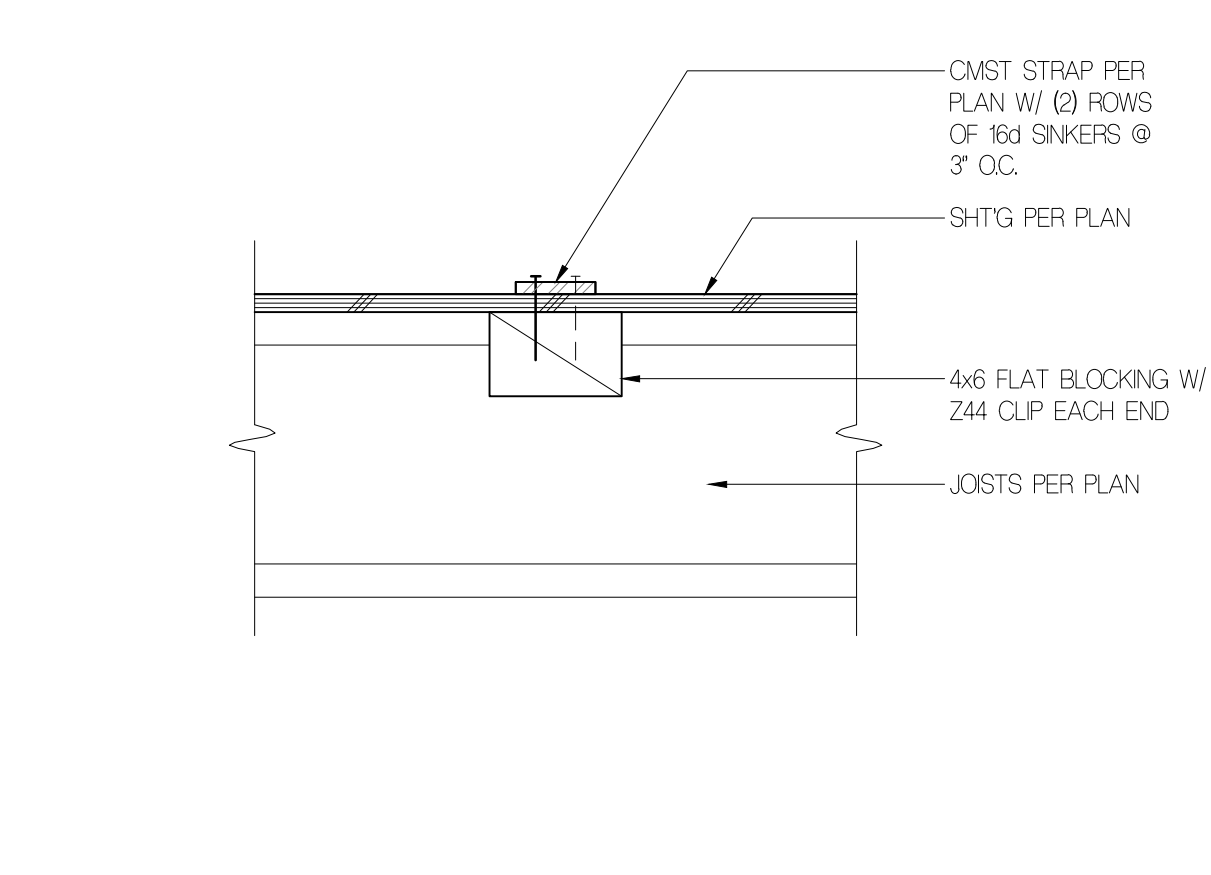
4 CMST STRAP
1 1/2" = 1'-0"



3 DECK BM @ GRID 8 PLAN
1 1/2" = 1'-0"



2 CMST STRAP
1 1/2" = 1'-0"



1 CMST STRAP
1 1/2" = 1'-0"