

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

#### OWNER:

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

#### ARCHITECT:

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

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# **TALERMAN RESIDENCE**

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

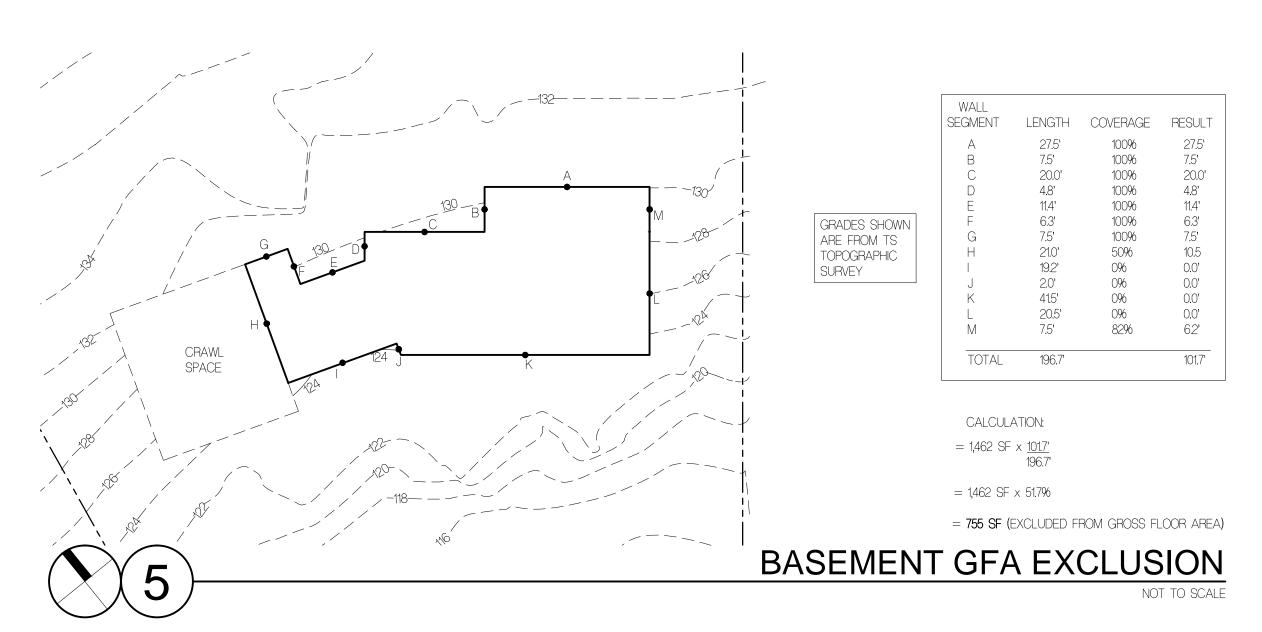
**ALLISON W. HOGUE** 

M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

**GENERAL INFO &** SITE PLAN

# PROJECT ABBREVIATIONS

| <u> </u>  | OLO I / (DDI (L V I/ (   | <u> </u>  |   |  |  |
|---|--|---|---|--|--|
| # @ AB ADJ AFF ALT ALUM ARCH'L BTWN BLDG BLKG BM BOT BSBL CAB CL CTRD CLG CONC CONC CONST CONST CONT CPT DBL DTL DIA DIM DN DS EA | NUMBER AT ANCHOR BOLT ADJUSTABLE ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECTURAL BETWEEN BUILDING BLOCKING BEAM BOTTOM BUILDING SETBACK LINE CABINET CENTERLINE CENTERED CEILING CLEAR COLUMIN CONCRETE CONNECT/CONNECTION CONSTRUCTION CONSTRUCTION CONTINUOUS CARPET DOUBLE DETAIL DIAMETER DIMENSION DOWN DOWNSPOUT EACH ELECTRICAI | EW EXIST'G/E EXT FC FDN FIN FLASH'G FLR FO FRMG FTG GEN GALV GFI GLB GWB HDR HORIZ HT INFO INSUL INT LWR MFR MAF MAF MAX MTL MIN MVIS | EACH WAY EXISTING EXTERIOR FACE FOUNDATION FINISH FLASHING FLOOR FACE OF FRAMING FOOTING GENERAL GALVANIZED GROUND FAULT INTERRUPTER GLU—LAM BEAM GYPSUM WALL BOARD HEADER HORIZONTAL HEIGHT INFORMATION INTERIOR LOWER MANUFACTURER MECHANICALLY ATTACHED FLASHING MAXIMUM METAL MINIMUM MASONRY VENEER INSTALLATION SYSTEM (THIN BRICK) NOT IN CONTRACT | PL PLY PT PTD R REINF REQD RM RO SC SF SHTG SOG STL STRUCT SUBFLR SW TBD TO TYP UPR UNO VB VERT VG VIF W/ WD W WIN WBR | PLATE PLYWOOD PRESSURE TREATED PAINTED RADIUS REINFORCEMENT REQUIRED ROOM ROUGH OPENING SOLID CORE SQUARE FEET SHEATHING SLAB ON GRADE SQUARE STAINED STEEL STRUCTURAL SUBFLOOR SHEARWALL TO BE DETERMINED TOP OF TYPICAL UPPER UNLESS NOTED OTHERWISE VAPOR BARRIER VERTICAL VERTICAL GRAIN VERIFY IN FIELD WITH WOOD WIDE WINDOW |
| DS  | DOWNSPOUT  |   | SYSTEM (THIN BRICK)   | W  | WIDE   |

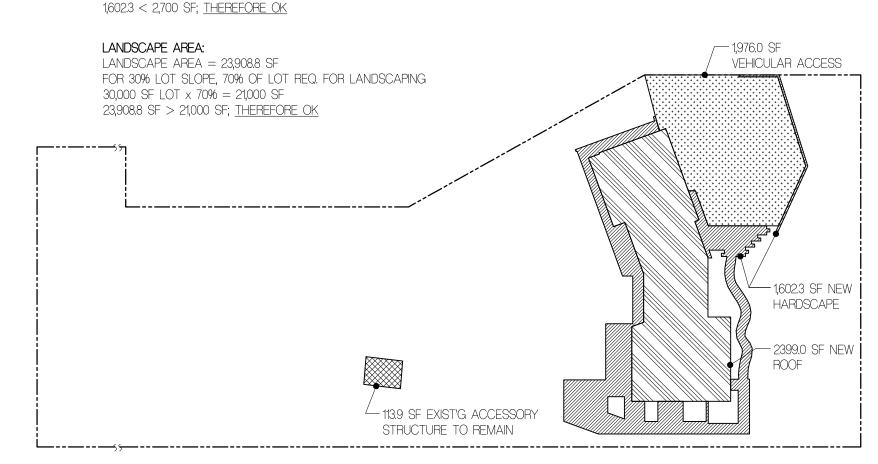


LOT COVERAGE: EXISTING TO BE REPLACED: 4,377.3 SF 111.6 SF NEW LOT COVERAGE: NEW + EXISTING TO BE REPLACED: (1,976 SF + 2,399 SF + 113.9 SF) 4,488.9 SF

15,000 SF ALLOWABLE; 15,000 SF > 4,488.9 SF; <u>THEREFORE OK</u>

HARDSCAPE: HARDSCAPE = 1,602.3 SF

9% OF NET LOT ALLOWABLE FOR HARDSCAPE  $30,000 \times .09 = 2,700 \text{ SF}$ 



#### ELEVATION SEGMENT LENGTH A = 130.1| a = 27.5'B = 129.8'b = 7.5C = 129.5'c = 20.0D = 129.8'd = 4.8'E = 129.0' | e = 11.4' F = 130.0' f = 6.3'GRADES SHOWN | G = 131.3' | g = 31.5'ARE FROM TS h = 26.0TOPOGRAPHIC i = 24.0'SURVEY $J = 124.0' \mid j = 5.0'$ $K = 123.8' \mid k = 19.2'$ $L = 124.0' \mid 1 = 2.0'$ | M = 123.9' | m = 41.5'| N = 126.8' | n = 28.0'

MIDPOINT

WALL

CALCULATION: (130.1)(27.5)+(129.8)(7.5)+(129.5)(20.0)+(129.8)(4.8)+(129.0)(11.4)+(130.0)(6.3)+(131.3)(31.5)+(128.0)(26.0)+ (123.8)(24.0)+(124.0)(5.0)+(123.8)(19.2)+(124.0)(2.0)+(123.9)(41.5)+(126.8)(28.0) 27.5+7.5+20.0+4.8+11.4+6.3+31.5+26.0+24.0+5.0+19.2+2.0+41.5+28.0=

> = 127.3' AVERAGE BUILDING ELEVATION 127.3' (ABE) + 30' (BASE HEIGHT LIMIT) = 157.3'

DEVELOPMENT STANDARDS

LOT SIZE = 30,000 SFZONE R-15 ALLOWED LOT COVERAGE = 30% OR 15,000 SF

MINIMUM HARDSCAPE AREA:

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

#### REQUIRED LANDSCAPING AREA:

=70% OF LOT; **REFER TO 3/A0.2** 

#### YARD REQUIREMENTS:

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

#### YARD DETERMINATION:

PER MICC 19.16 YARD DEF. 1 # 2:

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

GFA OF 4,605 SF < 12,000 SF, THEREFORE OK

#### GROSS FLOOR AREA SUMMARY: 1,444.3 SF OF FLOOR AREA -UPPER FLOOR WEST BUILDING 811.3 SF 1,444.3 SF EAST BUILDING TOTAL MAIN FLOOR BUILDING 2,166.0 SF MAIN FLOOR: ALL ROOMS HAVE COVERED DECKS TOTAL 150.6 SF 2,316.6 SF 2316.6 SF OF FLOOR CEILING HEIGHTS LESS AREA (INCLUDES -THAN 12' COVERED DECKS) SFs TAKEN TO EXTERIOR BASEMENT FLOOR FACES OF THE BUILDING; BUILDING DASHED LINE DENOTES BASEMENT FLOOR: EXCLUDED GFA PER 5/A0.2 FACE OF FRAMING 1485.2 SF OF FLOOR AREA — EXIST'G ACCESSORY SHED 113.9 SF CRAWL SPACE NOT INCLUDED -GROSS FLOOR AREA 4,605.0 SF - DENOTES COVERED PORTION OF ALLOWABLE GFA: EXIST'G ACCESSORY 2ND AND 3RD LEVEL DECKS / PATIO LOT AREA = 30,000 SF SHED TO REMAIN: ALLOWED GROSS FLOOR AREA = 12,000 SF - DENOTES STAIRS

# GROSS FLOOR AREA DIAGRAM

INTRUSIONS INTO REQ'D YARDS:

GFA SHALL NOT EXCEED 12,000 SF FOR R-15

EXIST'G OR FINISHED GRADE, WHICHEVER IS LOWER

• LOWEST GRADE @ DOWNHILL FACADE = 123'-0" EXIST'G; 122'-8 1/2" FINISH

• MAX ALLOWABLE BLDG DOWNHILL FACADE HEIGHT =  $122'-8 \frac{1}{2}'' + 30' = \frac{152'-8}{2}$ 

• BLDG DOWNHILL FACADE HEIGHT = 152'-3 3/4"; 152'-3 3/4" < 152'-8 1-1/2" THEREFORE OK

WHICHEVER IS LOWER

PER WAC 173-60-040

GROSS FLOOR AREA:

• REFER TO GFA DIAGRAM 4 & 5/A0.2

**BUILDING HEIGHT LIMIT** 

• 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,

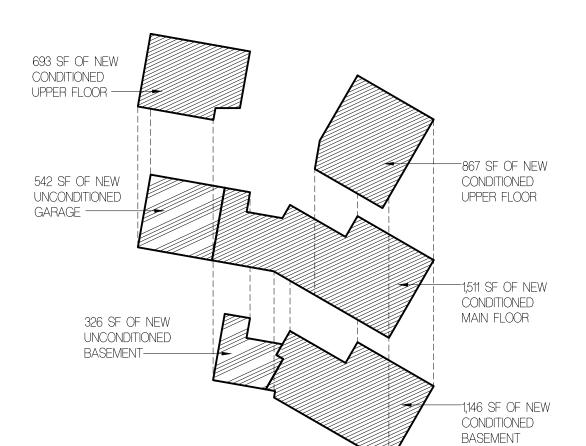
HEAT PUMPS, AC UNITS: ALLOWED PROVIDED THEY DO NOT EXCEED MAX PERMISSIBLE NOISE LEVELS

MAX BLDG HEIGHT: NO BLDG SHALL EXCEED 30' IN HEIGHT ABOVE THE ABE TO THE HIGHEST POINT.

MAX BLDG HEIGHT ON DOWN HILL FACADE: SHALL NOT EXCEED 30' IN HEIGHT MEASURED FROM

FENCES, RETAINING WALLS AND ROCKERIES: ALLOWED SUBJECT TO MICC 19.02.050

- COVERED PATIO



CONDITIONED SPACE DIAGRAM

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#### OWNER:

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#### STRUCTURAL ENGINEER:

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BUILDING DEPT STAMP

DATE ISSUE M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

CODE NOTES & DIAGRAMS

LOT COVERAGE DIAGRAM

AVERAGE BUILDING ELEVATION

## **GENERAL NOTES**

SPECIFICATIONS.

- 1. ALL WORK TO COMPLY WITH '2015 INTERNATIONAL RESIDENTIAL CODE' WITH CITY & STATE AMENDMENTS.
- 2. ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND
- 3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 4. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- 5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
- 7. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- 8. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE
- PROVIDED AS IF DRAWN IN FULL. 9. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR
- CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE. 10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL. ELECTRICAL, AND PLUMBING CONTRACTORS AND NOTIFYING THE

ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING

- 11. THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
- 12. DO NOT SCALE DRAWINGS.

# JOB SITE SAFETY / ASBESTOS

- 1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- 2. BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- 3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
- 4. ASBESTOS; FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION 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

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

## EARTH WORK

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

# SEASONAL DEVELOPMENT LIMITATION

- 1. LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 ON LOTS CONSIDERED AS AN EROSION, POTENTIAL SLIDE, OR STEEP SLOPE HAZARD. A WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION MAY BE GRANTED IF COMPELLING JUSTIFICATION IS DEMONSTRATED AND SUPPORTED BY A GEOTECHNICAL EVALUATION OF THE SITE AND PROPOSED CONSTRUCTION ACTIVITIES.
- 2. NO CUTTING OF TRESS LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:
- A. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED: OR B. IT IS REQUIRED DUE TO AN EMERGENCY SITUATION INVOLVING IMMEDIATE DANGER TO LIFE OR PROPERTY. THE CITY ARBORIST MAY GRANT AN ADMINISTRATIVE WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION IF THE CITY ARBORIST DETERMINES THAT SUCH ENVIRONMENTALLY SENSITIVE AREAS WILL NOT BE ADVERSELY IMPACTED BY THE PROPOSED CUTTING AND THE APPLICANT DEMONSTRATES COMPELLING JUSTIFICATION BY A GEOTECHNICAL EVALUATION OF THE SITE. THE CITY ARBORIST MAY REQUIRE HYDROLOGY, SOILS AND STORM WATER RETENTION STUDIES, EROSION CONTROL MEASURES, RESTORATION PLANS, AND/OR AN INDEMNIFICATION/RELEASE AGREEMENT. (MICC 19.10.110)

# **ENERGY NOTES**

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

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

BREAKS IN THE AIR BARRIER SHALL BE SEALED

ACCESS OPENINGS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED

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

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

RIM JOISTS SHALL INCLUDE THE AIR BARRIER

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

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

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

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

HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.

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

R-49 MIN (1" CLEAR VENT SPACE)

R-38 MIN (1" CLEAR VENT SPACE)

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 BSMNT WALL ON THE INT OF BSMNT WALL

R-5 CONT INSULATION ON THE INT OR EXT OF WALL

R-30 MIN (OVER UNCONDITIONED SPACE)

R-13 CAVITY INSULATION ON THE INT OF BSMNT WALL +

- 11. EXPOSED FOUNDATION INSULATION TO BE WEATHER PROTECTED PER WSEC R303.2.1.
- 12. TABLE 402.1.1 FOOTNOTE "M" INTERMEDIATE FRAMING: ALL EXTERIOR HEADERS IN STANDARD 16 INCH FRAMING TO BE INSULATED W/ MIN R-10 INSULATION.
- 13. 2015 WSEC & IRC PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

R-21 MIN

CEILING W/ ATTIC CATHEDRAL CEILING

INTERMEDIATE WOOD FRAMED WALL R-21 MIN W/ R-10 HEADERS ABOVE GRADE MASS WALL BELOW GRADE WALL: R-10 BELOW GRADE WALL: R-15

BELOW GRADE WALL: R-21 + TB BELOW GRADE WALL: R-13 + R-5

FRAMED FLOOR SLAB ON GRADE - UNHEATED SLAB R-10 (FIRST 24") SLAB ON GRADE - HEATED SLAB R-10 CONTINUOUS

VERTICAL FENESTRATION OVERHEAD FENESTRATION EXTERIOR DOORS

U-FACTOR .30 OR BETTER U-FACTOR .50 OR BETTER SEE WSEC TABLE R303.1.3(2)

- 14. VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION, EXCEPT IN BASEMENT WALLS OR THE BELOW GRADE PORTION OF ANY WALL.
- 15. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 7 AIR CHANGES PER HOUR PER WSEC 402.4.12 EXCEPTION 2. TESTING SHALL BE CONDUCTED WITH A
- 16. R404.1 A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. HIGH-EFFICACY LAMPS ARE DEFINED AS COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:

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

BLOWER DOOR AT A PRESSURE OF .2 INCHES W.G. PER WSEC R402.4.1.2.

# ENERGY NOTES (CONTINUED)

17. WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS:

CONDITIONED SPACE BY FLOOR LEVEL: SEE 1/A0.2 CONDITIONED SPACE DIAGRAM. 325.7 SF OF NEW UNCONDITIONED BASEMENT

1145.5 SF OF NEW CONDITIONED BASEMENT 541.5 SF OF NEW UNCONDITIONED GARAGE 1510,7 SF OF NEW CONDITIONED MAIN FLOOR 692.8 SF OF NEW CONDITIONED UPPER FLOOR 867.0 SF OF NEW CONDITIONED UPPER FLOOR

4216 SF TOTAL CONDITIONED FLOOR AREA

#### CREDIT ALLOCATION:

EFFICIENT BUILDING ENVELOPE 1a (0.5 CREDIT):

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

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

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

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

- BASEMENT & MAIN FLOORS ONLY CONDITIONED BY FURNACE: TRANE S9X2B040U2 - VARIABLE SPEED 96.7% AFUE 40,000 BTU GAS FURNACE
- UPPER FLOORS CONDITIONED BY (2) MINI-SPLIT HEAT PUMPS WITH MIN HSPF: (2) MITSUBISHI MXZ-2C20NAHZ W/ SEZ-KD09 INTERIOR UNITS: HSPF = 11.3 - 9.8

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

TANKLESS WATER HEATER #2 RINNAI RU130iN WITH EF OF .95 R406.2 REQUIRES THAT MEDIUM DWELLING UNITS ACHIEVE 3.5 CREDITS. 3.5

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

CREDITS PROVIDED, THEREFORE OK.

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

# **MECHANICAL & VENTILATION NOTES**

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

# **GLAZING NOTES**

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

LOCATED 3' ABOVE AN AIR INTAKE.

# SHOP DRAWINGS

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

# MOISTURE PROTECTION

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

# FIRE PROTECTION

FIRE RATED.

GARAGE.

DWELLING.

SILL HEIGHT

INSTRUCTIONS.

- 1. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- 2. ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
- 3. DOORS SEPARATING THE GARAGE AND LIVING SPACES TO BE SELF CLOSING AND SOLID CORE NOT LESS THAN 1 3/8" THICK OR 20 MINUTE
- 4. PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT
- 5. SMOKE DETECTORS SHALL BE HARDWIRED TO BUILDING POWER, SHALL HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE UNIT..
- 6. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE
- 7. A MINIMUM OF (1) SMOKE DETECTOR AND (1) CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON EACH FLOOR.
- 8. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
- CONCEALED SPACE AT ALL FLOOR AND CEILING LEVELS AND AT 10 FT

9. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING

- INTERVALS ALONG THE LENGTH OF THE WALL. INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL
- SPACES (IE SOFFITS). CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM
- OF THE RUN.
- 10. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC. 11. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING
- REQUIREMENTS: CLEAR OPEN WIDTH 20" (MINIMUM) 24" (MINIMUM) CLEAR OPEN HEIGHT CLEAR OPEN AREA 5.7 S.F. (MINIMUM)RC
- 12. PREFABRICATED FIREPLACES SHALL BEAR UL OR ICBO SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER

44" (MAXIMUM)

(5.0 S.F. MIN @ GRND LEVEL)

- 13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.
- 14. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ APPENDIX Q.

# PLUMBING NOTES

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

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

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

# SAFETY AND SECURITY

OCCUPANCIES LESS THAN 10):

TYPE 1 HANDRAIL GRASP

- 1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
- 2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- 3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
- 4. WINDOWS WITHIN 10'-0" OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- 5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS (FOR
- STAIR WIDTH 36" (MINIMUM) TREAD DEPTH 10" (MINIMUM) RISER HEIGHT 7-3/4" (MAXIMUM) HEADROOM 80" (MINIMUM) HANDRAIL HEIGHT 34"-38" ABOVE NOSING
- 6. @ OPEN SIDES OF STAIRS, GUARDS SHALL BE NOT LESS THAN 36" TALL. WHERE GUARDS SERVE AS HANDRAILS, THE TOP OF THE GUARD SHALL BE BETWEEN 34"-38". ALL MEASUREMENTS TAKEN VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

1—1/4" (MINIMUM) TO 2" (MAXIMUM)

- 7. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE: @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 3". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
- 8. PER TABLE R301.5: GUARD IN-FILL COMPONENTS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50LB ON AN AREA EQUAL TO 1 SF. GUARDS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200LB SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- 9. HANDRAILS SHALL BE CONTINUOUS WITHIN A FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER PER R311.7.8 HANDRAILS. PROVIDE A CONTINUOUS HANDRAIL FOR STAIRWAYS OF 4 OR MORE RISERS.
- 10. RETURN HANDRAIL TO NEWELL POST OR WALL 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".
- 11. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.

COMPLY WITH MINIMUM OPENING SIZES AND BE RELEASABLE OR

12. BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING. 13. SCREENS OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL

REMOVABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL

- KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQ'D FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. 14. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN OF 24" ABOVE THE FINISH FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE
- 15. AT LEAST ONE 3' WIDE EXTERIOR ENTRANCE MUST HAVE A LOCK THAT CAN BE OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL

KNOWLEDGE OR EFFORT.

WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED

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

FLOISAND STUDIO

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

### PHONE: 206.250.4896 ARCHITECT: FLOISAND STUDIO

MERCER ISLAND, WA 98040

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

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

CONTACT: NIC ROSSOUW

# SURVEYOR:

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

# **GEOTECH:** ZIPPER GEO

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

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

PHONE: 206.528.4670

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

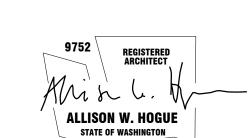
CONTACT: BILL TAYLOR

# **TALERMAN** RESIDENCE

3879 WEST MERCER WAY

PROFESSIONAL STAMP

MERCER ISLAND, WA 98040



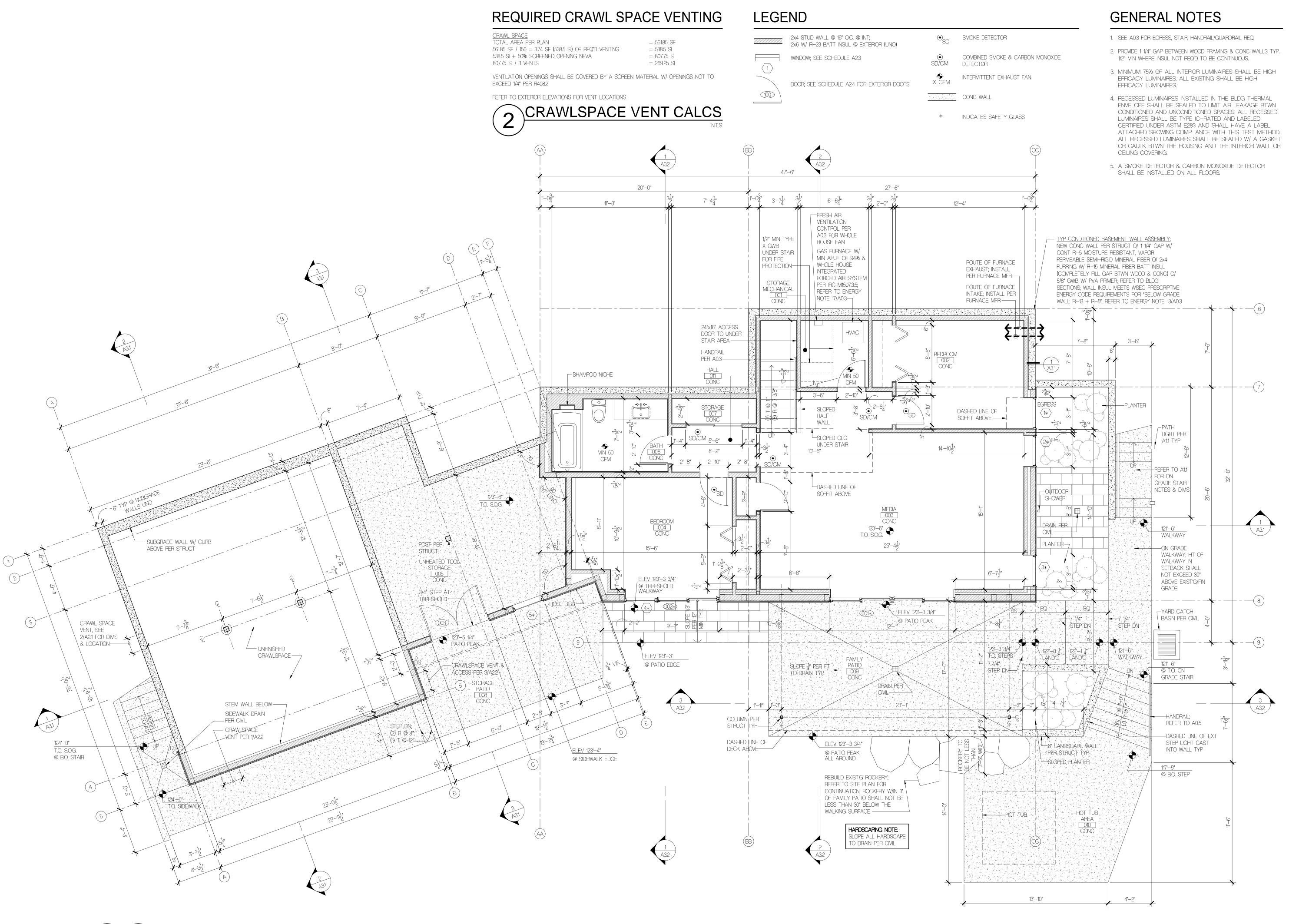
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DATE M.I. PRE-APP MEETING 02.12.18

CODE NOTES **ENERGY CREDITS** 

PERMIT SET

08.28.18



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

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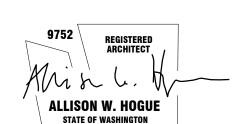
SUITE E

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

# **TALERMAN RESIDENCE**

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



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M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

**BASEMENT PLAN** & CS VENT CALCS

# LEGEND

INDICATES SAFETY GLASS

2x4 STUD WALL @ 16" O.C. @ INT; 2x6 W/ R-23 BATT INSUL @ EXTERIOR (UNO) • SMOKE DETECTOR COMBINED SMOKE & CARBON MONOXIDE WINDOW; SEE SCHEDULE A2.3 SD/CM DETECTOR INTERMITANT EXHAUST FAN DOOR; SEE SCHEDULE A2.4 101 CONC WALL

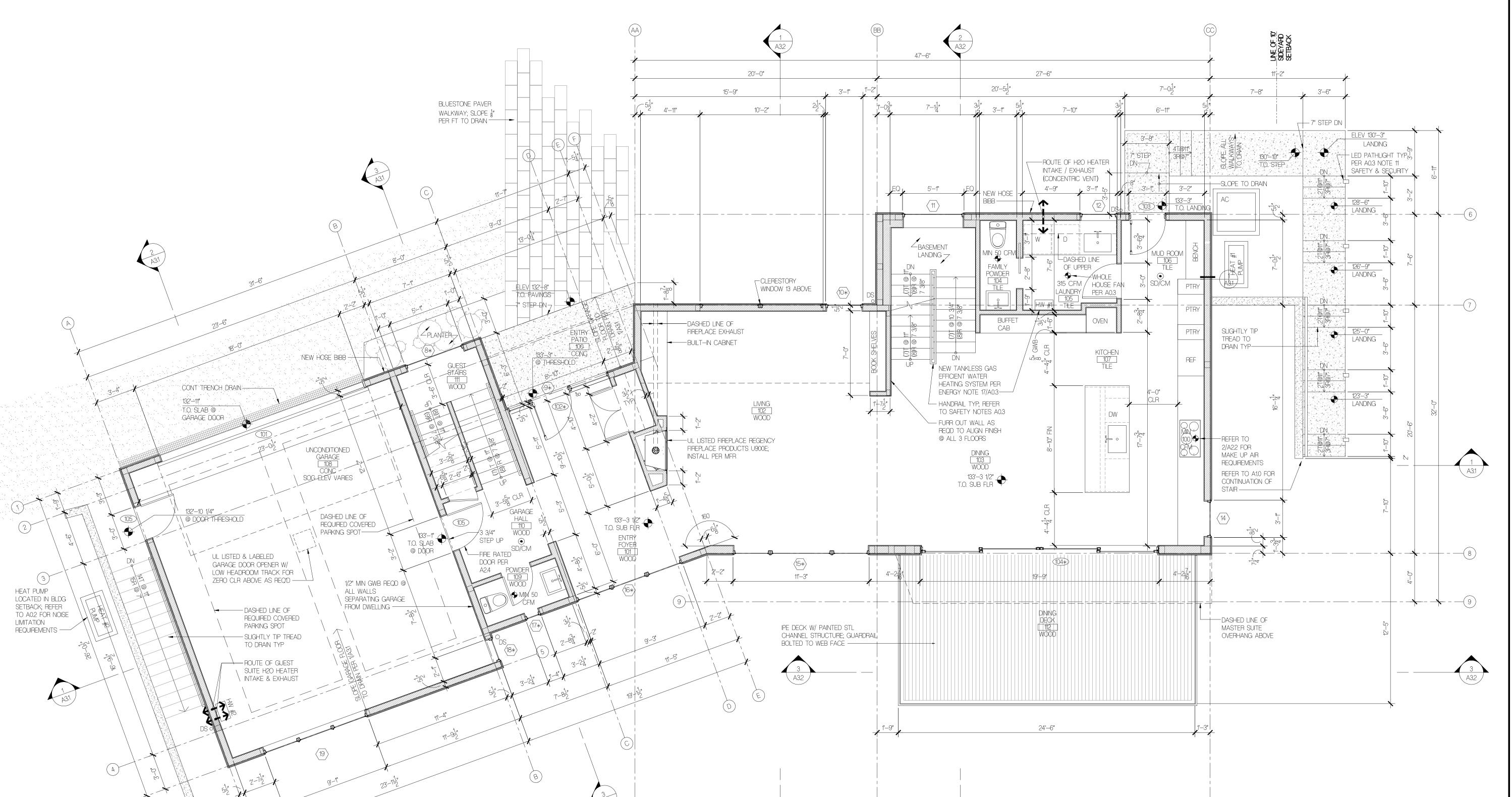
# GENERAL NOTES

1. SEE A0.3 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.

2. PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC WALLS PER A1.0. 3. MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.

4. REFER TO A0.3 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS

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



#### EDWARD TALERMAN AND DYAN SIMON 9012 SE 59TH STREET MERCER ISLAND, WA 98040 PHONE: 206,250,4896

OWNER:

seattle, wa 98134 ph 206.634.0136

**FLOISAND STUDIO** 

1941 1st avenue south, 2e

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

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#### SURVEYOR:

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GEOTECH: ZIPPER GEO 19019 36TH AVE WEST SUITE E LYNNWOOD, WA 98036

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# **TALERMAN RESIDENCE**

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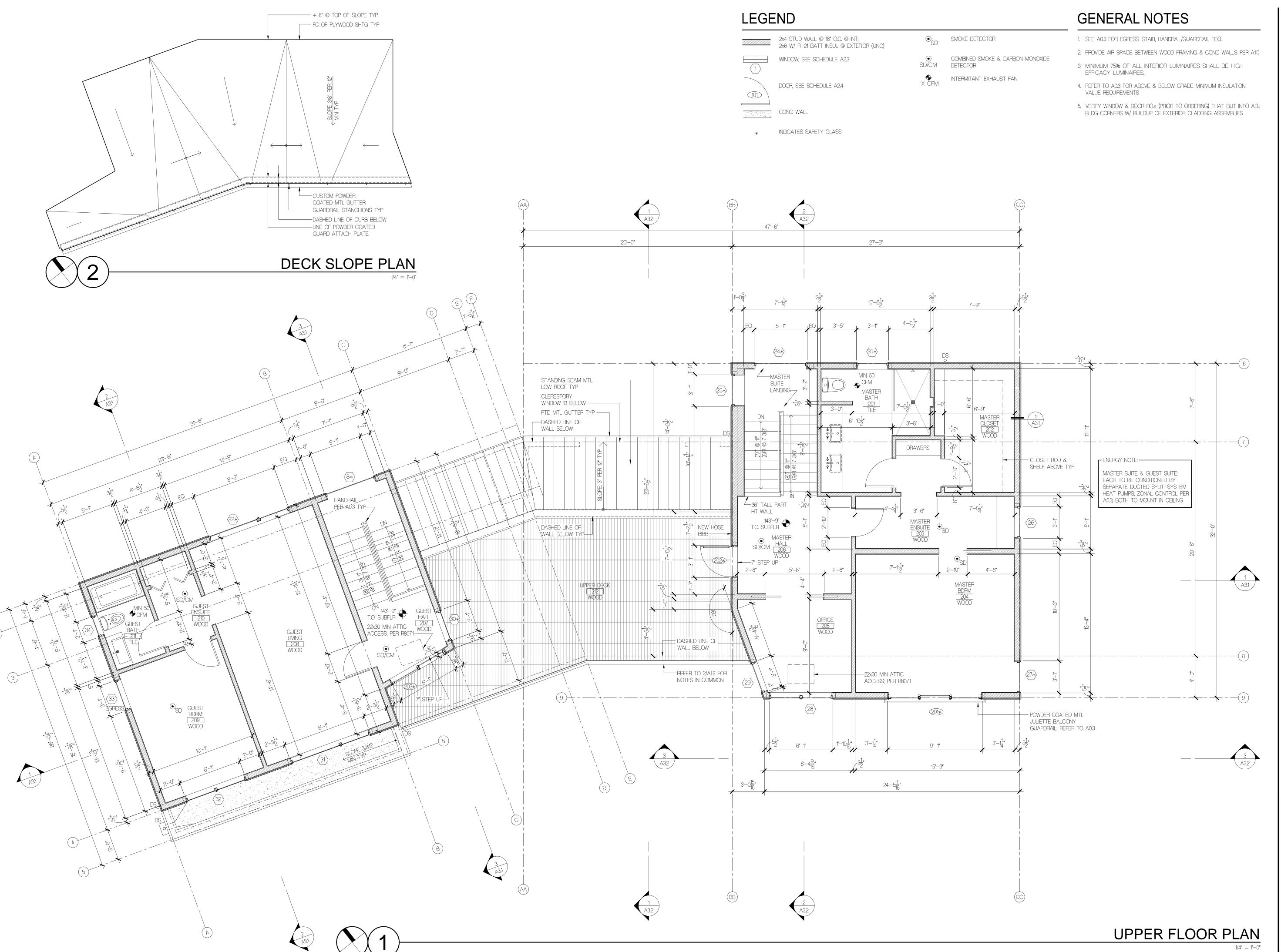
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| I. PRE-APP MEETING | 02.12.18 |
| ERMIT SET          | 08.28.18 |

MAIN FLOOR PLAN

REFER TO A1.0 FOR <sup>\</sup> CONTINUATION OF

MAIN FLOOR PLAN



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

### OWNER:

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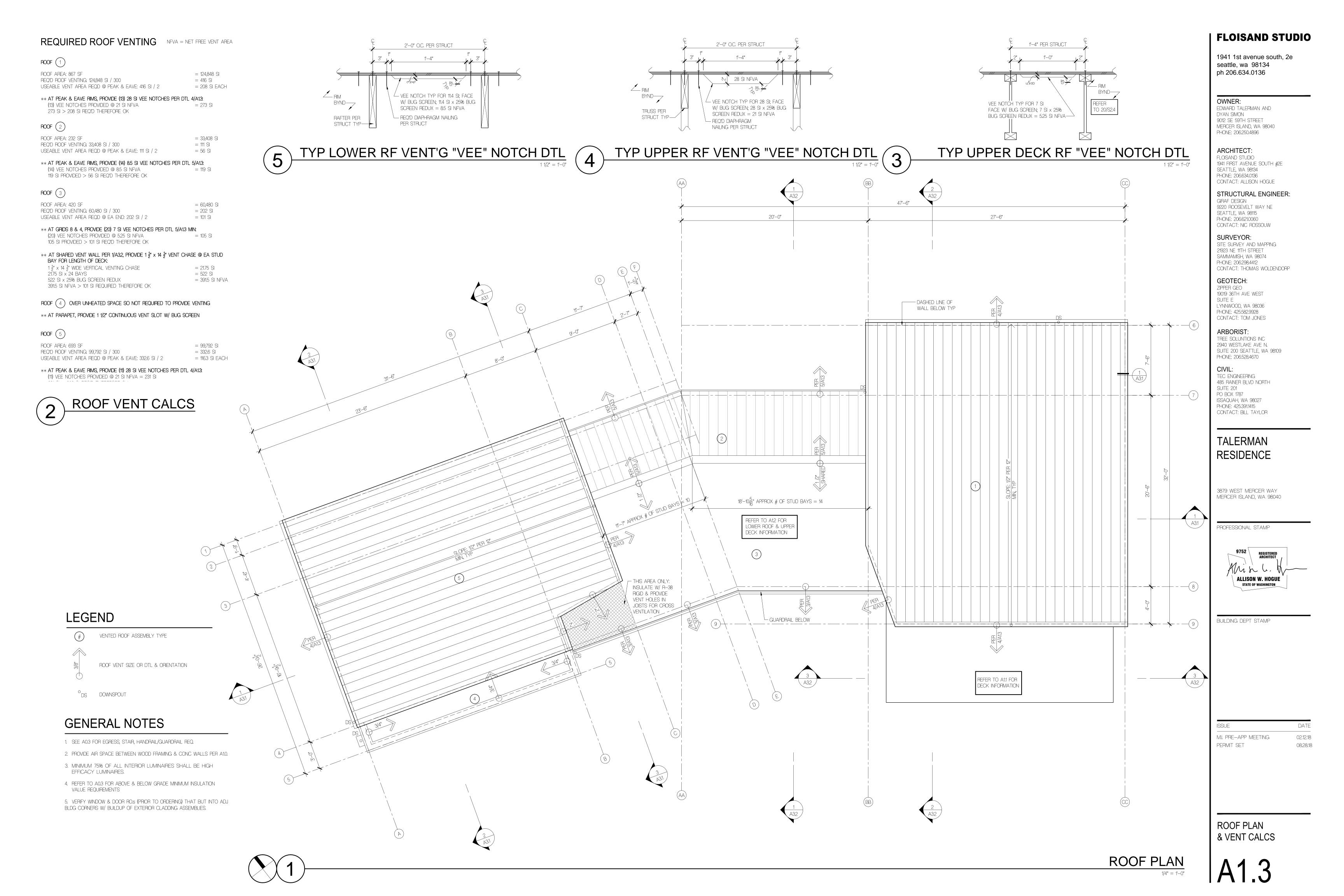


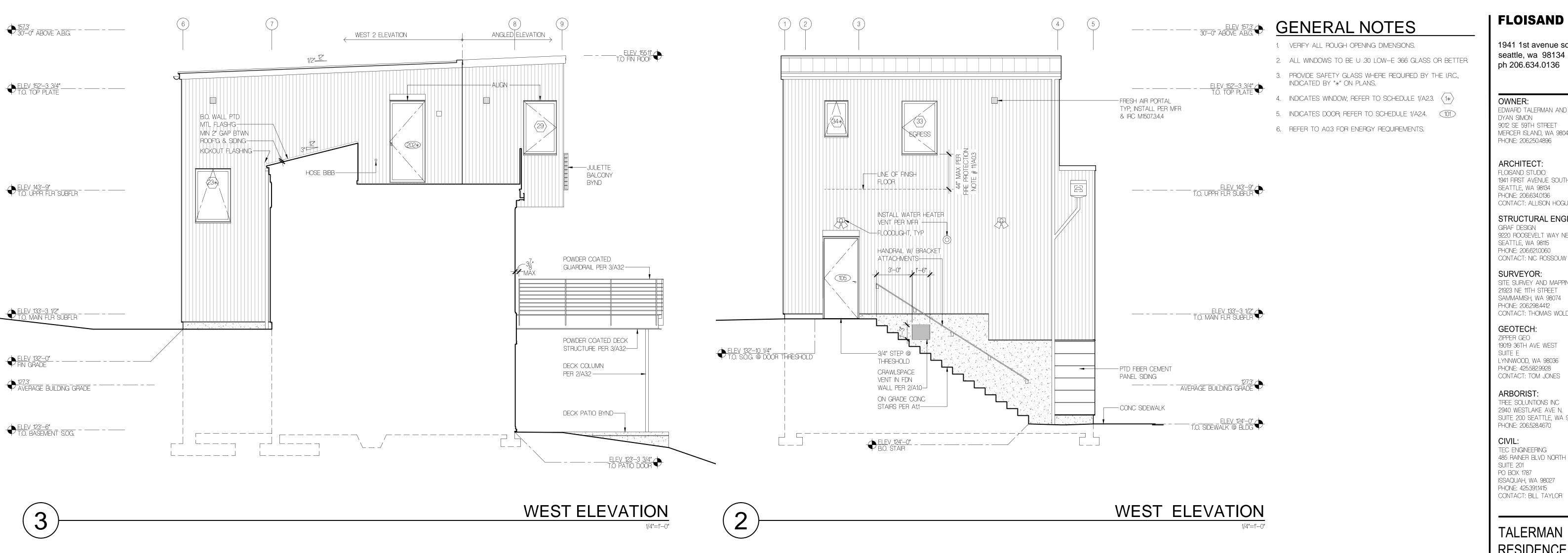
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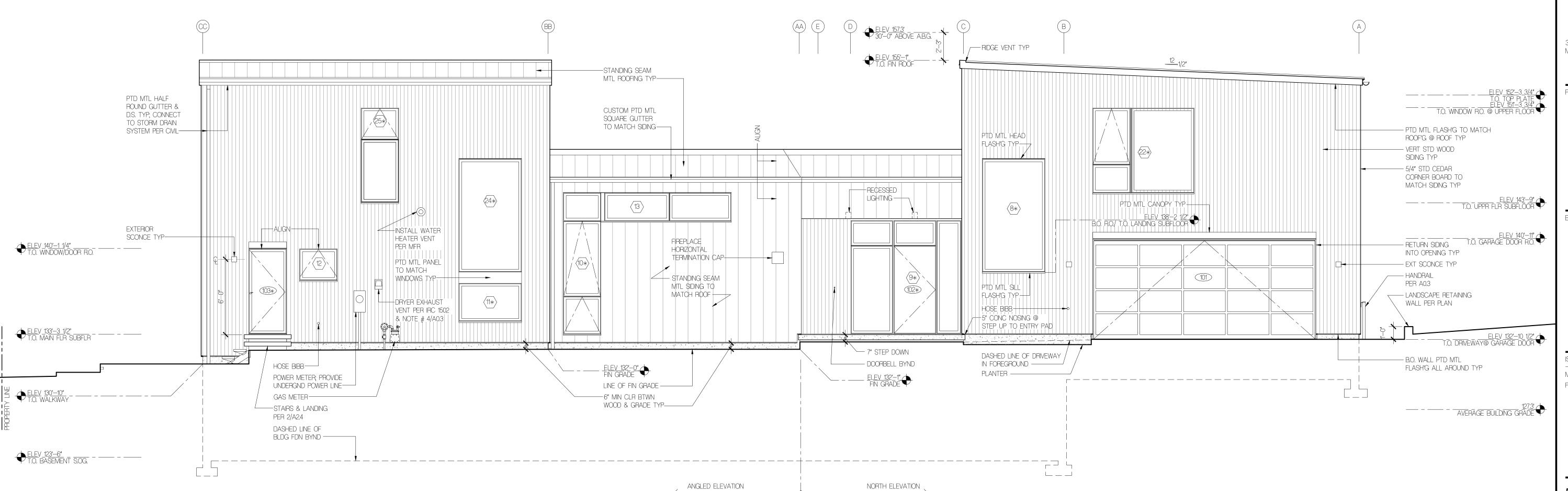
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|                     |          |

UPPER FLOOR PLAN

A1.2







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

OWNER:

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ARCHITECT:

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STRUCTURAL ENGINEER:

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GEOTECH: ZIPPER GEO

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ARBORIST:

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# **TALERMAN** RESIDENCE

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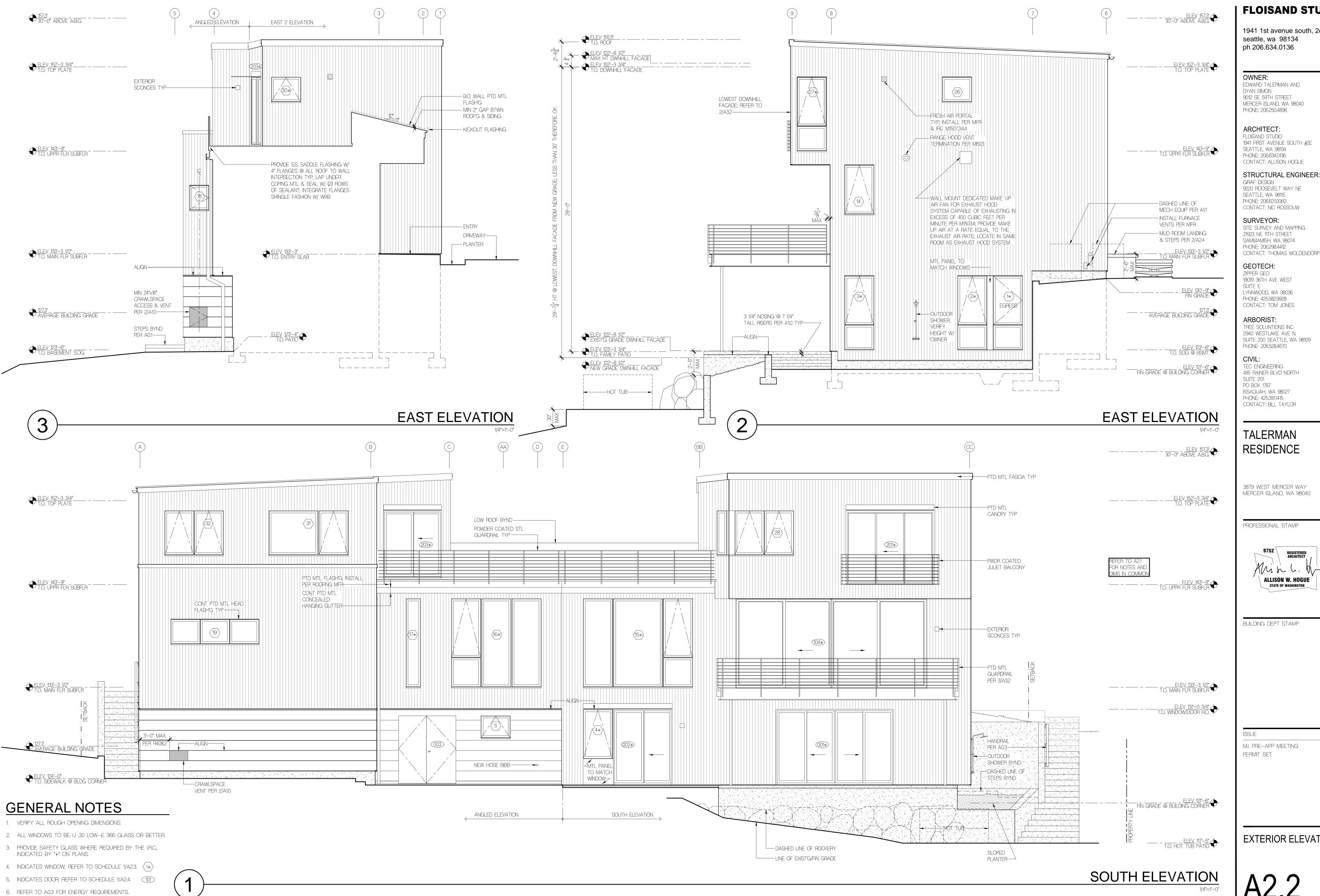
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**EXTERIOR ELEVATIONS** 

NORTH ELEVATION

1/4"=1'-0"



1941 1st avenue south, 2e

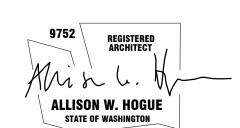
MERCER ISLAND, WA 98040

1941 FIRST AVENUE SOUTH #2E

STRUCTURAL ENGINEER:

SITE SURVEY AND MAPPING

TREE SOLUNTIONS INC 2940 WESTLAKE AVE N. SUITE 200 SEATTLE, WA 98109



DATE 02.12.18 08.28.18

**EXTERIOR ELEVATIONS** 

CUSTOM DOOR

WINDOW 9 & DOOR 102

U-FACTOR = .23

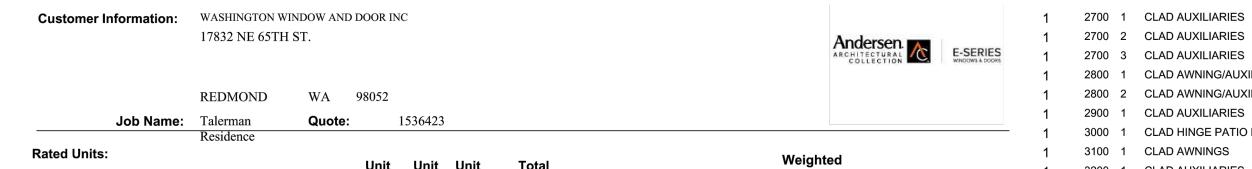
WIN 1,2 & 3

FIXED:

U-FACTOR = .23

WINDOW 10

WINDOW & DOOR DIAGRAMS



|                |     | Job N | lame:             | Talerman Quote:           |               | 1536423        |              |               |         |       |          |    |                          |                       | . 1     | 290        |
|----------------|-----|-------|-------------------|---------------------------|---------------|----------------|--------------|---------------|---------|-------|----------|----|--------------------------|-----------------------|---------|------------|
|                |     |       |                   | Residence                 |               |                |              |               |         |       |          |    |                          |                       | 1       | 300        |
| Rated L<br>Qty |     | Pos   | Unit <sup>-</sup> | Tyne                      | Unit<br>Width | Unit<br>Height | Unit<br>Saft | Total<br>Sqft | U-Value | SHGC  | VI T     | ER | Weighted<br>Contribution |                       | 1       | 310<br>320 |
| Q.y            |     | . 00  | Oilit             | , Abc                     | Width         | ricigiit       | Oqit         | Oqit          | O Value | 01100 | <b>V</b> |    | to Entire Job            | CPD Number            | 1       | 330        |
| 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       | 330        |
| 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       | 340        |
| 1              | 200 | 1     | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 30             | 7.5          | 7.5           | 0.23    | 0.23  | 0.54     | 25 | 1.725                    | AND-N-159-00529-00004 | 1       | 350        |
| 1              | 200 | 2     | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 60             | 15           | 15            | 0.27    | 0.19  | 0.42     | 17 | 4.05                     | AND-N-159-00529-00004 | 1       | 350        |
| 1              | 300 | 1     | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 30             | 7.5          | 7.5           | 0.23    | 0.23  | 0.54     | 25 | 1.725                    | AND-N-159-00529-00004 | 1       | 360        |
| 1              | 300 | 2     | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 60             | 15           | 15            | 0.27    | 0.19  | 0.42     | 17 | 4.05                     | AND-N-159-00529-00004 | 1       | 360        |
| 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       | 370        |
| 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       | 370        |
| 1              | 600 | 1     | CLAD              | AWNINGS                   | 36            | 60             | 15           | 15            | 0.27    | 0.19  | 0.42     | 17 | 4.05                     | AND-N-179-00414-00004 | 1       | 380        |
| 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       | 390        |
| 1              | 800 | 1     | CLAD              | AUXILIARIES               | 60            | 108            | 45           | 45            | 0.23    | 0.23  | 0.53     | 25 | 10.35                    | AND-N-159-00529-00013 | 1       | 400        |
| 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       | 410        |
| 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       | 410        |
| 1              | 100 | 0 1   | CLAD              | AUXILIARIES               | 40            | 24             | 6.6667       | 6.6667        | 0.23    | 0.23  | 0.54     | 25 | 1.533                    | AND-N-159-00529-00004 | 1       | 420        |
| 1              | 120 | 0 1   | CLAD              | AUXILIARIES               | 24            | 108            | 18           | 18            | 0.23    | 0.23  | 0.53     | 25 | 4.14                     | AND-N-159-00529-00013 | 1       | 420        |
| 1              | 130 | 0 1   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 36             | 9            | 9             | 0.27    | 0.19  | 0.42     | 17 | 2.43                     | AND-N-179-00414-00004 | 1       | 430        |
| 1              | 130 | 0 2   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 72             | 18           | 18            | 0.27    | 0.19  | 0.42     | 17 | 4.86                     | AND-N-179-00414-00004 | 1       | 440        |
| 1              | 130 | 0 3   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 27             | 6.75         | 6.75          | 0.23    | 0.23  | 0.54     | 25 | 1.552                    | AND-N-179-00414-00004 |         |            |
| 1              | 140 | 0 1   | CLAD              | AUXILIARIES               | 60            | 36             | 15           | 15            | 0.23    | 0.23  | 0.54     | 25 | 3.45                     | AND-N-159-00529-00004 |         |            |
| 1              | 150 | 0 1   | CLAD              | AWNINGS                   | 36            | 30             | 7.5          | 7.5           | 0.27    | 0.19  | 0.42     | 17 | 2.025                    | AND-N-179-00414-00001 |         |            |
| 1              | 160 | 0 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 | Non-Ra  | ited Ur    |
| 1              | 170 | 0 1   | CLAD              | AUXILIARIES               | 60.5          | 27             | 11.3438      | 11.3438       | 0.23    | 0.23  | 0.54     | 25 | 2.609                    | AND-N-159-00529-00004 | 2006 IE | CC Tab     |
| 1              | 170 | 0 2   | CLAD              | AUXILIARIES               | 60.5          | 27             | 11.3438      | 11.3438       | 0.23    | 0.23  | 0.54     | 25 | 2.609                    | AND-N-159-00529-00004 | Oper    | rable (ir  |
| 1              | 180 | 0 1   | CLAD              | AWNINGS                   | 36            | 60             | 15           | 15            | 0.27    | 0.19  | 0.42     | 17 | 4.05                     | AND-N-179-00414-00004 | Fixed   | d          |
| 1              | 190 | 0 1   | CLAD              | AUXILIARIES               | 36            | 108            | 27           | 27            | 0.23    | 0.23  | 0.53     | 25 | 6.21                     | AND-N-159-00529-00013 |         |            |
| 1              | 200 | 0 1   | CLAD              | AUXILIARIES               | 60            | 108            | 45           | 45            | 0.23    | 0.23  | 0.53     | 25 | 10.35                    | AND-N-159-00529-00013 | Qty     | Line       |
| 1              | 210 | 0 1   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 36             | 9            | 9             | 0.23    | 0.23  | 0.54     | 25 | 2.07                     | AND-N-159-00529-00004 | ٦.,     |            |
| 1              | 210 | 0 2   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 72             | 18           | 18            | 0.27    | 0.19  | 0.42     | 17 | 4.86                     | AND-N-159-00529-00004 | 1       | 110        |
| 1              | 220 | 0 1   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 36             | 9            | 9             | 0.23    | 0.23  | 0.54     | 25 | 2.07                     | AND-N-159-00529-00004 |         |            |
| 1              | 220 | 0 2   | CLAD              | AWNING/AUXILIARY/GEOMTRIC | 36            | 72             | 18           | 18            | 0.27    | 0.19  | 0.42     | 17 | 4.86                     | AND-N-159-00529-00004 |         |            |
| 1              | 230 | 0 1   | CLAD              | AUXILIARIES               | 36            | 108            | 27           | 27            | 0.23    | 0.23  | 0.53     | 25 | 6.21                     | AND-N-159-00529-00013 |         |            |
| 1              | 240 | 0 1   | CLAD              | AUXILIARIES               | 36            | 108            | 27           | 27            | 0.23    | 0.23  | 0.53     | 25 | 6.21                     | AND-N-159-00529-00013 |         |            |
| 1              | 250 | 0 1   | CLAD              | AUXILIARIES               | 15            | 108            | 11.25        | 11.25         | 0.23    | 0.23  | 0.53     | 25 | 2.588                    | AND-N-159-00529-00013 |         |            |

|   |      |   |                                |    |       |            |            |      | Weig | jhted A | verage   | 0.2497  |        |                  |
|---|------|---|--------------------------------|----|-------|------------|------------|------|------|---------|----------|---------|--------|------------------|
|   |      |   |                                |    | Total | s:         | 1084.354   | 43   |      |         |          | 270.754 |        | 1                |
| 1 | 4400 | 1 | CLAD AWNINGS                   | 24 | 36    | 6          | 6          | 0.27 | 0.19 | 0.42    | 17       | 1.62    | AND-N- | 179-00414-00001  |
| 1 | 4300 | 1 | CLAD CASEMENTS                 | 36 | 54    | 13.5       | 13.5       | 0.26 | 0.19 | 0.42    | 19       | 3.51    | AND-N- | 177-01093-00004  |
| 1 | 4200 | 2 | CLAD AWNINGS                   | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   | AND-N- | 179-00414-00004  |
| 1 | 4200 | 1 | CLAD AWNINGS                   | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   | AND-N- | 179-00414-00004  |
| 1 | 4100 | 2 | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   | AND-N- | 159-00529-00007  |
| 1 | 4100 | 1 | CLAD AWNING/AUXILIARY/GEOMTRIC | 60 | 54    | 22.5       | 22.5       | 0.23 | 0.23 | 0.54    | 25       | 5.175   | AND-N- | -159-00529-00007 |
| 1 | 4000 | 1 | CLAD GLIDING PATIO DOOR        | 72 | 83    | 41.5       | 41.5       | 0.26 | 0.21 | 0.49    | 19       | 10.79   | AND-N- | -154-01042-00001 |
| 1 | 3900 | 1 | CLAD AWNINGS                   | 36 | 30    | 7.5        | 7.5        | 0.27 | 0.19 | 0.42    | 17       | 2.025   | AND-N- | -179-00414-00001 |
| 1 | 3800 | 1 | CLAD CASEMENTS                 | 36 | 54    | 13.5       | 13.5       | 0.26 | 0.19 | 0.42    | 19       | 3.51    | AND-N- | -177-01093-00004 |
| 1 | 3700 | 2 | CLAD AWNINGS                   | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   | AND-N- | 179-00414-00004  |
| 1 | 3700 | 1 | CLAD AWNINGS                   | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   | AND-N- | 179-00414-00004  |
| 1 | 3600 | 2 | CLAD GLIDING PATIO DOOR        | 36 | 90    | 22.5       | 22.5       | 0.27 | 0.16 | 0.36    | 16       | 6.075   | AND-N- | -154-01042-00001 |
| 1 | 3600 |   | CLAD GLIDING PATIO DOOR        | 72 | 90    | 45         | 45         | 0.26 | 0.21 | 0.49    | 19       | 11.7    |        | -154-01042-00001 |
| 1 | 3500 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 60    | 15         | 15         | 0.27 | 0.19 | 0.42    | 17       | 4.05    |        | 159-00529-00004  |
| 1 | 3500 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 30    | 7.5        | 7.5        | 0.23 | 0.23 | 0.54    | 25       | 1.725   |        | 159-00529-00004  |
| 1 | 3400 |   | CLAD AUXILIARIES               | 36 | 30    | 7.5        | 7.5        | 0.23 | 0.23 | 0.54    | 25       | 1.725   |        | -159-00529-00004 |
| 1 | 3300 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 27    | 6.75       | 6.75       | 0.27 | 0.19 | 0.42    | 17       | 1.823   |        | 159-00529-00004  |
| 1 | 3300 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 63    | 15.75      | 15.75      | 0.23 | 0.23 | 0.54    | 25       | 3.622   |        | 159-00529-00013  |
| 1 | 3200 |   | CLAD AUXILIARIES               | 60 | 108   | 45         | 45         | 0.23 | 0.23 | 0.53    | 25       | 10.35   |        | 159-00529-00013  |
| 1 | 3100 |   | CLAD AWNINGS                   | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   |        | 179-00414-00004  |
| 1 | 3000 |   | CLAD HINGE PATIO DOOR OUTSWING | 36 | 83    | 20.75      | 20.75      | 0.29 | 0.19 | 0.42    | 15       | 6.017   |        | -168-03108-00001 |
| 1 | 2900 |   | CLAD AUXILIARIES               | 60 | 81    | 33.75      | 33.75      | 0.23 | 0.13 | 0.53    | 25       | 7.762   |        | 159-00529-00013  |
| 1 | 2800 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 54    | 13.5       | 13.5       | 0.27 | 0.19 | 0.42    | 17       | 3.645   |        | 159-00529-00004  |
| 1 | 2800 |   | CLAD AWNING/AUXILIARY/GEOMTRIC | 36 | 27    | 6.75       | 6.75       | 0.23 | 0.23 | 0.54    | 25       | 1.723   |        | -159-00529-00004 |
| 1 | 2700 |   | CLAD AUXILIARIES               | 36 | 30    | 7.5<br>7.5 | 7.5<br>7.5 | 0.23 | 0.23 | 0.54    | 25<br>25 | 1.725   |        | 159-00529-00004  |
| 1 | 2700 | 2 | CLAD AUXILIARIES               | 36 | 30    | 7.5        | 7.5        | 0.23 | 0.23 | 0.54    | 25       | 1.725   | AND N  | -159-00529-00004 |

30 7.5 7.5 0.23 0.23 0.54 25

| Non-Ra   | ted Un    | its with A   | pplied default U-Factors:      | Single | Double |           |           |           |      |     |    |                  |        |             |
|----------|-----------|--------------|--------------------------------|--------|--------|-----------|-----------|-----------|------|-----|----|------------------|--------|-------------|
| 2006 IEC | CC Table  | e 102.1.3(1  | )                              | Glazed | Glazed |           |           |           |      |     |    |                  |        |             |
| Oper     | able (inc | cluding slic | ding and swinging glass doors) | 0.95   | 0.55   |           |           |           |      |     |    |                  |        |             |
| Fixed    | d         |              |                                | 0.95   | 0.55   |           |           |           |      |     |    | 147.1.1          | 4 - 4  |             |
|          |           |              |                                | Unit   | Unit   |           |           |           |      |     |    | Weigh<br>Contrib |        | Performance |
| Qty      | Line      | Position     | Unit Type                      | Width  | Height | Unit Sqft | Total Sqf | t U-Value | SHGC | VLT | ER | to Entir         | e Job  | Class       |
| 1        | 1100      | 0 1          | CLAD HINGED PATIO DOOR INSWI   | NG     | 40     | 84        | 23.3333   | 23.3333   | 0.95 | 0   | 0  | -1               | 22.167 | 0           |
|          |           |              |                                |        |        | Totals:   | :         | 23.3333   |      |     |    | 22.              | 166635 |             |

0.95 Weighted Average

> Job Total With Applied Default U-Factors on Non-Rated Units: Percent of Job Non-Rated:

292.9206 Weighted Average: 0.2644

NFRC PERFORMANCE DATA

1.725

AND-N-159-00529-00004

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

**FLOISAND STUDIO** 

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seattle, wa 98134

EDWARD TALERMAN AND

MERCER ISLAND, WA 98040 PHONE: 206.250.4896

1941 FIRST AVENUE SOUTH #2E

CONTACT: ALLISON HOGUE

9220 ROOSEVELT WAY NE SEATTLE, WA 98115 PHONE: 206.621.0060

CONTACT: NIC ROSSOUW

SITE SURVEY AND MAPPING

CONTACT: THOMAS WOLDENDORP

21923 NE 11TH STREET

19019 36TH AVE WEST

LYNNWOOD, WA 98036

CONTACT: TOM JONES

PHONE: 425.582.9928

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STRUCTURAL ENGINEER:

9012 SE 59TH STREET

ph 206.634.0136

OWNER:

DYAN SIMON

ARCHITECT: FLOISAND STUDIO

GIRAF DESIGN

SURVEYOR:

GEOTECH:

ZIPPER GEO

ARBORIST:

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SEATTLE, WA 98134 PHONE: 206.634.0136

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# **TALERMAN RESIDENCE**

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

DATE M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

WINDOW SCHEDULE WINDOW DIAGRAMS

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

1.3

AND-N-177-01093-00004

0.26 0.19 0.42 19

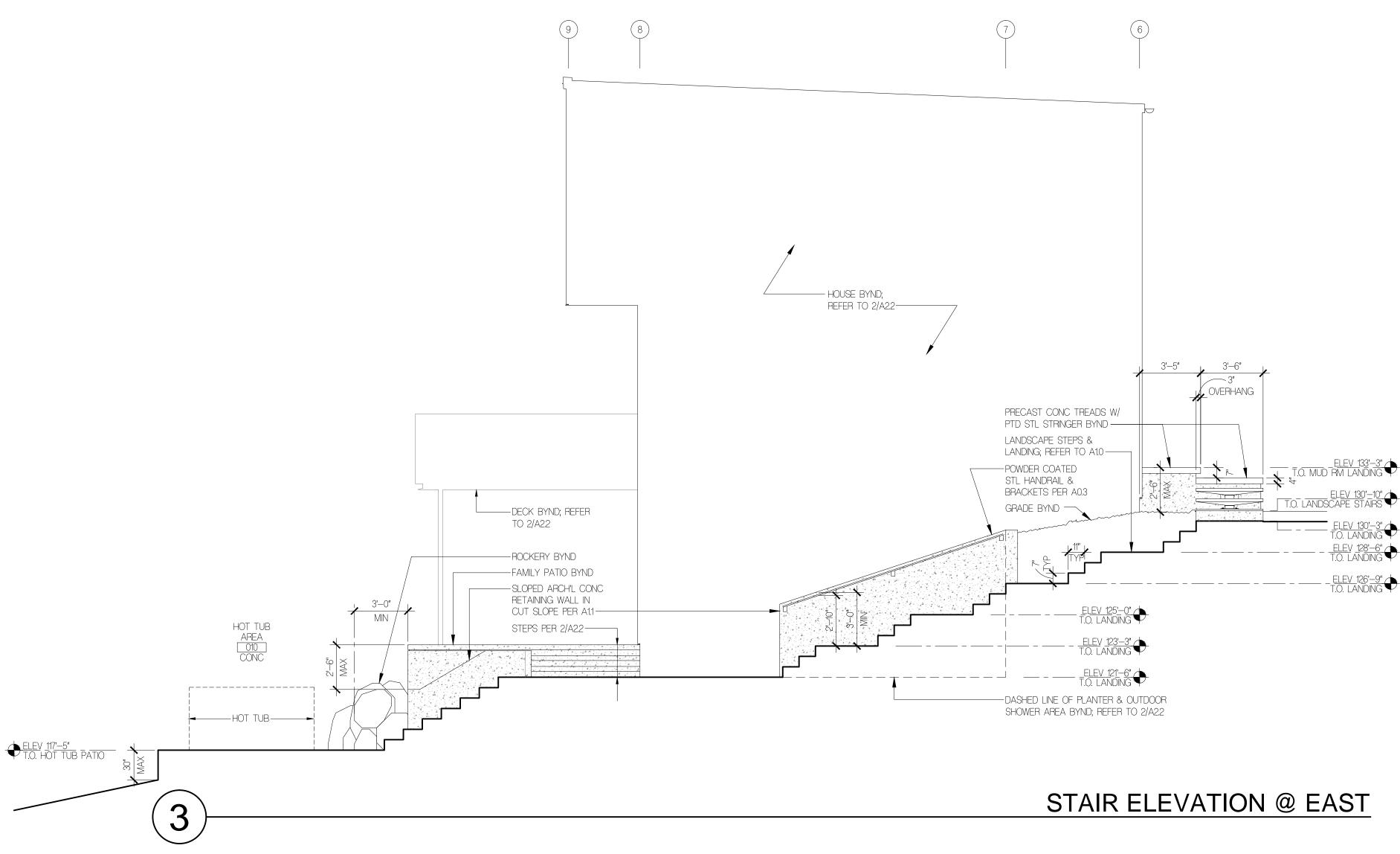
| MARK | (W x H) © ROUGH OPENING                     | OPERATION  | CPD                   | MFR               | TYPE/MTL  | U-FACTOR | GLASS TYPE      | FRAME DEPTH | MULL          | DP RATING | EXT FINISH | INT FINISH     | SAFETY 4<br>GLAZING | REMARKS      |
|------|---|------------|-----------------------|-------------------|-----------|----------|----------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

#### AVG U-VALUE FOR VERTICAL GLAZING: REFER TO 3/A2.4

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

- 8. WINDOW HARDWARE COLOR TO BE MATTE BLACK.
- 9. WINDOW SCREEN COLOR TO BE EBONY.
- 10. REFER TO 2/A2.3 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/A2.3 FOR WINDOW NET FRAME SIZES, OPERATION, CPDs & U-FACTORS.

WINDOW SCHEDULE
NO SCALE



FLEETWOOD WINDOWS & DOORS

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

#### MANUFACTURER

# **ENERGY REPORT**

Job Specific Summary

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

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

Product Type / Category Information:

(Metric/SI version available upon request.)

| Category: | Series:       | <u>ltem:</u> | Glazing*: | VT:  | NFRC                                 | Simulated Performance<br>Alternative | Glazing Area                     |
|-----------|---------------|--------------|-----------|------|--------------------------------------|--------------------------------------|----------------------------------|
| DOOR      | Series 3000-T | 1-0          | Α         | 0.49 | U-Factor / SHGC<br>0.35 0.22         | U-Factor / SHGC<br>0.27 0.24         | (ft2)*Qty:<br>178.64 [236x109]*1 |
|           |               |              |           |      |                                      | Weighted Average                     | (ft2): 178.64                    |
|           |               |              |           |      | NFRC: U-Factor:                      | 0.35 SHGC: 0.22                      |                                  |
|           |               |              |           |      | Simulated Performance<br>Alternative | 0.27 0.24                            |                                  |

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

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

| *Glazing Type:         | Description:                          |  |  |  |  |  |  |  |  |  |  |
|------------------------|---------------------------------------|--|--|--|--|--|--|--|--|--|--|
| A CLR5B366I89TG        | 1": Clear Cardinal                    | 1": Clear Cardinal 366 6mm-T_0.5argon_Clear Cardinal i89 6mm-T 0.19 0.26 |  |  |  |  |  |  |  |  |  |
|                        |                                       |  |  |  |  |  |  |  |  |  |  |
|                        |                                       |  |  |  |  |  |  |  |  |  |  |
|                        |                                       |  |  |  |  |  |  |  |  |  |  |
| NFRC Prescriptive S    | Sizoe:                                |  |  |  |  |  |  |  |  |  |  |
| IN INO I readilptive c | , , , , , , , , , , , , , , , , , , , | <del></del> ;  |  |  |  |  |  |  |  |  |  |
|                        |                                       |  |  |  |  |  |  |  |  |  |  |
| Series                 | Configuration                         | Width x Height (in)  |  |  |  |  |  |  |  |  |  |

References: *U-Factor.* The rated Winter U-Factor of the fenestration product, in Btu/hr-ft2-°F. SHGC. Solar Heat Gain Coefficient.

VT. Visible Transmittance. Area (ft2). The area of the surface in square feet. NFRC. National Fenestration Rating Council. IECC. International Energy Conservation Code.

Print: 8/30/2018 10:41:53 A Quote Date: 8/20/2018 Snapshot db\exe ver: 2928\2.1.827\14432.8860.144 QTE: 79 ver: 1 Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)



# NFRC PERFORMANCE DATA

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

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

AVG U-VALUE FOR ALL VERTICAL GLAZING (UA/AREA): 333.06/1263.0 = 0.26

0.26 AVERAGE WEIGHTED U-VALUE < 0.28 THEREFORE OKAY

# AVG U-VALUE CALCS FOR VERT. GLAZING

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

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

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

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 RO'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS; WHERE DOOR JAMBS BUT INTO

PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.

4. ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2" THROW.

5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC. 6. PER WSEC R402.3.4, ONE UNLABELED OR UNTESTED EXTERIOR SWINGING DOOR W/ MAX AREA OF 24 SF MAY BE INSTALLED PER UNIT. 7. LOW E2 WITH ARGON STANDARD, U.N.O.

8. DOOR HARDWARE COLOR TO BE MATTE BLACK @ E SERIES DOORS.

9. INSTALLATION OPTION TO BE NAIL FIN. 10. INTERIOR GLAZING PROFILE TO BE SQUARE.

11. REFER TO 2/A2.3 WINDOWN/DOOR DIAGRAMS FOR NET FRAME SIZES, OPERATION, CPDs & U-VALUES.

# EXTERIOR DOOR SCHEDULE

# **FLOISAND STUDIO**

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

OWNER:

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

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

CONTACT: ALLISON HOGUE STRUCTURAL ENGINEER:

GIRAF DESIGN 9220 ROOSEVELT WAY NE SEATTLE, WA 98115 PHONE: 206.621.0060

SURVEYOR:

CONTACT: NIC ROSSOUW

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

**GEOTECH:**ZIPPER GEO

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

ARBORIST: TREE SOLUNTIONS INC

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

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

# **TALERMAN RESIDENCE**

3879 WEST MERCER WAY MERCER ISLAND. WA 98040

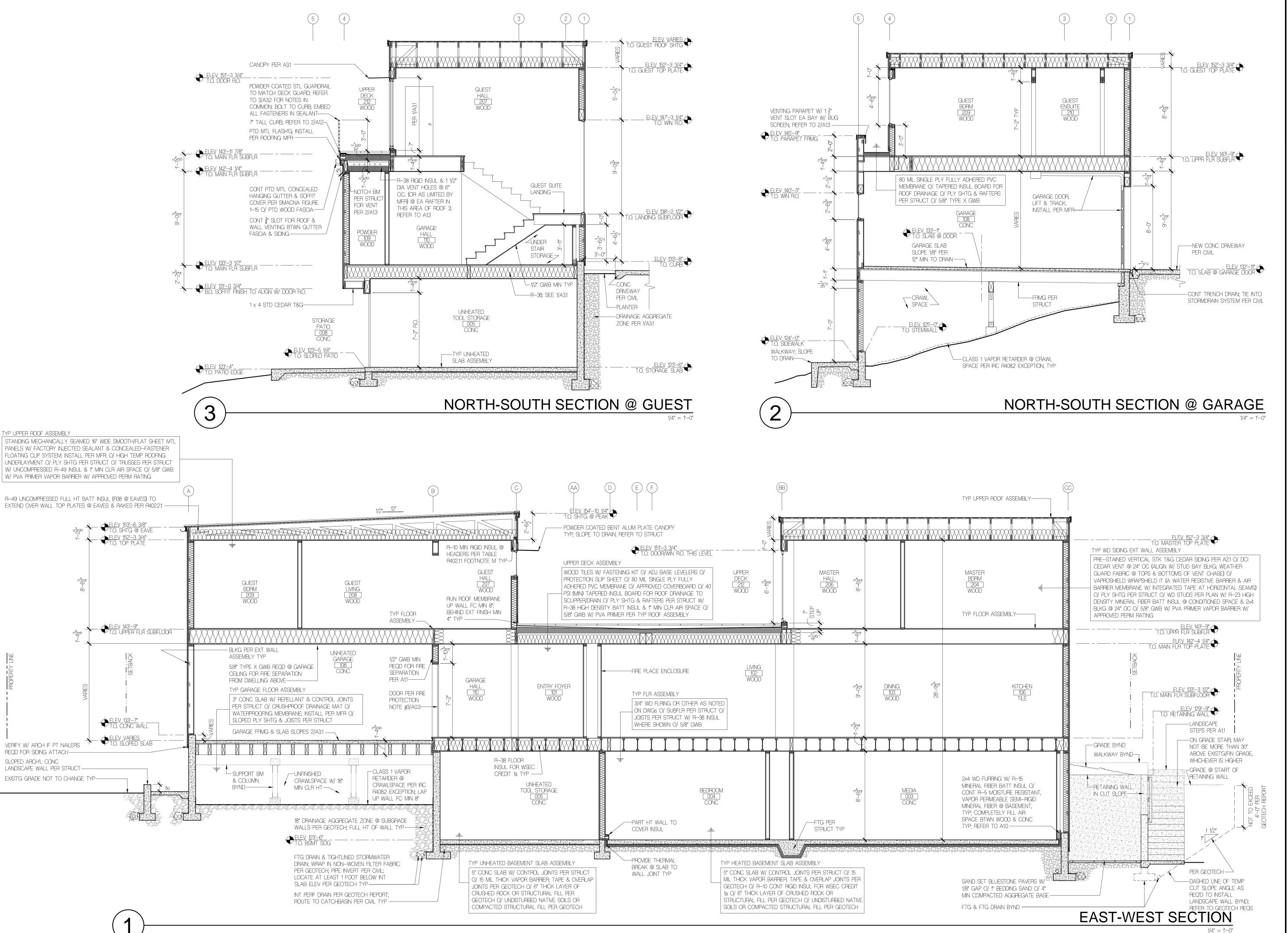
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BUILDING DEPT STAMP

ISSUE DATE M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

DOOR SCHEDULE, U-VALUE CALC, STAIR ELEV



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

#### OWNER:

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PHONE: 206.634.0136
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### CIVIL:

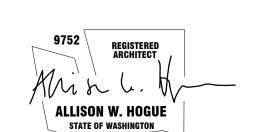
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# TALERMAN RESIDENCE

3879 WEST MERCER WAY

MERCER ISLAND, WA 98040

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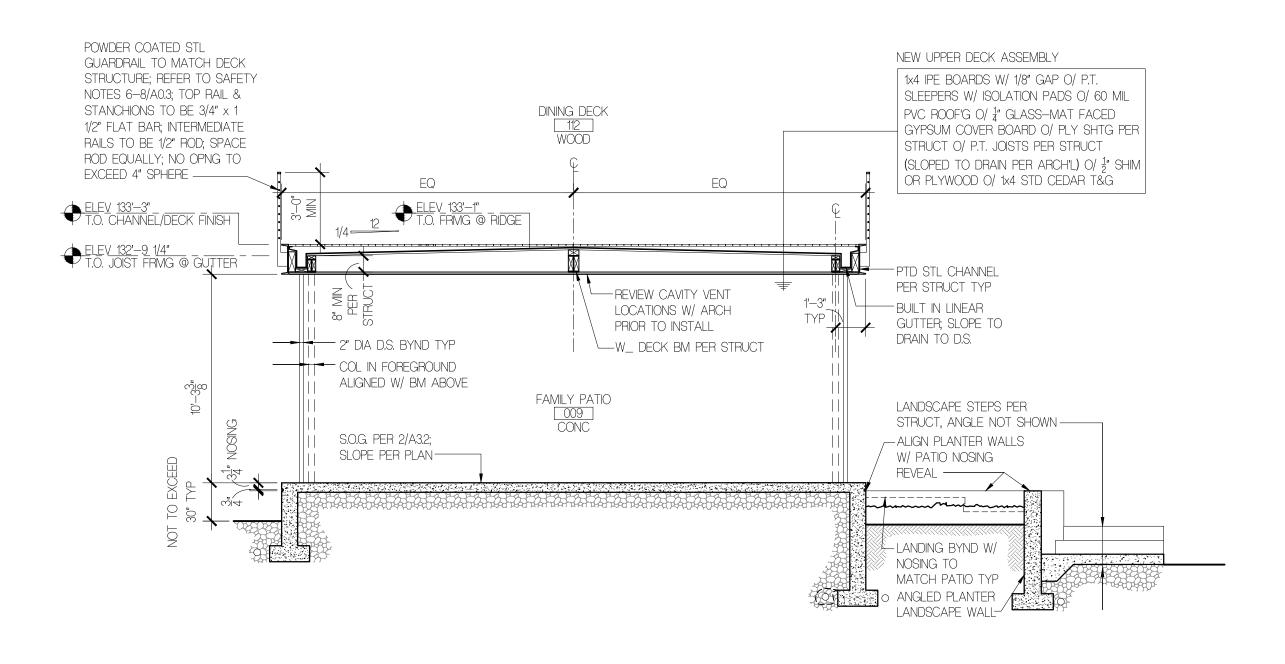


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PERMIT SET 08.28.18

SECTIONS

A3.1



#### SECTION THRU DINING DECK & FAMILY PATIO 3 STANDING MECHANICALLY SEAMED 12" WIDE SMOOTH/FLAT 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/ RAFTERS PER STRUCT W/ R-38 INSUL & 1" MIN CLR AIR SPACE W/ VENTILATION BAFFLE O/ 5/8" GWB W/ PVA PRIMER PTD MTL GUARD & ATTACH VAPOR BARRIER W/ APPROVED PERM RATING PLATE PER 3/A3.1; GUARD ATTACH \_1" MIN AIR & EAVE PER 5/A1.3 PLATE TO SPAN O/ OPNG IN CURB-SPACE, TYP MIN 4" TALL OPNG IN CURB FOR DRAINAGE; INSTALL PER MFR; ROOF MEMBRANE TO TURN DOWN — SQUARE GUTTER; CONTRACTOR TO SIZE \_\_ELEV 147'-3 1/4" \_\_\_ T.O. WIN R.O. ዮ ROOF VENT T.O. WALL FRMG FC OF WALL -⇔ CHASE PER 11'-115" ELEV 144'-3" T.O. FINISH DECK ELEV 143'-4 7/8" T.O. ROOF DECK SHTG ALIGN W/ HORIZ <u>ELEV 142'-4 1/4"</u> B.O. FRMG/T.O. RO MASTER SUITE LANDING TYP MTL SIDING EXT WALL ASSEMBLY — TYP UPPER DECK VERTICAL STANDING SEAMED MTL PANELS TO MATCH ASSEMBLY CONT CUSTOM GUTTER BM PER STRUCT TYP ROOF (ALIGN ROOF W/ WALL SEAMS); INSTALL PER MFR; PER 3/A3.1 — O/ HORIZONTAL HAT CHANNELS O/ VAPRO—SHIM SA SELF—ADHERED (TO CREATE A RAIN SCREEN CAVITY —BLOCK FRMG PER STRUCT FLASH'G BM PER STRUCT; %" CONT SLOT BTWN GUTTER FASCIA FOR ROOF & WALL VENTING COORD BLKG FOR DIAPHRAGM NAILING PER MFR FOR SHADE POCKET BTWN MEMBANE AND HAT CHANNELS & SEAL —BM PER STRUCT; VENT W/ VENT CHASE ELEV 138'-2 1/2" O. LANDING SUBFLR FASTENER PENETRATIONS) O/ VAPROSHIELD WRAPSHIELD ROOF PER 3/A1.3 DINING 103 WOOD IT (A WATER RESISTIVE BARRIER & AIR BARRIER MEMBRANE W/ INTEGRATED TAPE AT HORIZONTAL SEAMS) O/ PLY SHTG PER STRUCT O/ WD STUDS PER OPNG SHALL NOT BE LESS PLAN W/ R-23 HIGH DENSITY MINERAL FIBER BATT THAN 24" AFF; REFER TO INSUL @ CONDITIONED SPACE O/ 5/8" GWB W/ PVA SAFETY NOTE #4/A0.3 - DUCT CHASE ELEV 134'-3 3/4" B.O. WIN R.O. PRIMER VAPOR BARRIER W/ APPROVED PERM RATING BASEMENT LANDING — —1/2" GWB MIN -FINAL GRADE SHALL BE SLOPED AWAY FROM BLDG DROPPED SOFFIT FOR MECH PER └B.O. WALL DRIP FLASH'G TO BATH 006 - 14 CONC - 1 ELEV 128'-4 1/2" D. LANDING SUBFLR MATCH SIDING R-10 RIGID INSUL @ FULLY 4'-2<del>1</del>" BELOW GRADE WALLS STORAGE DRAINAGE AGGREGATE ELEV 123'-3 3/4" T.O. PATIO @ THRESHLD SLOPE 1/8" PER 12" MIN MECHANICA 001 CONC ZONE PER 1/A3.1 TYP SAND SET BLUESTONE SLAB ASSEMBLY PAVER ASSEMBLY; SEE 1/A3.1-

# FLOISAND STUDIO

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# **TALERMAN RESIDENCE**

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**SECTIONS** 

NORTH-SOUTH SECTION @ DINING

ELEV 122'-8 1/2"

MAX HT DWNHILL FACADE

ELEV 152'-3 3/4"

T.O. DOWNHILL FACADE

<u>ELEV 133'-3"</u> T.O. CHANNEL

ELEV 131'-0 3/4" \_\_\_\_ - \_\_\_

B.O. DOOR R.O.

ELEV 122'-8 1/2"
NEW GRADE DWNHILL FACADE

ELEV 123'-3 3/4" T.O. PATIO EDGE

ELEV 151'-3 3/4" - -

PTD MTL DRIP SOFFIT

REQD BY MFR -

GUARDRAIL PER 3/A3.2

FLASH'G W/ CONT CLEAT----

3" CONT STRIP VENT; COVER W/

TYP SOFFIT ASSEMBLY: STD 1 x 3 1 x

CEDAR T&G O/ WRB TO CONTINUE

THE AIR BARRIER O/ FURRING TO

 $\frac{3}{4}$ " SHIM SPACE @ DOOR R.O. AS

LDECK ASSEMBLY

---PTD STL COL W/

HIDDEN BASEPLATE

PER STRUCT BYND

PER 3/A3.2

ALIGN FINISHES O/ JOISTS PER STRUCT-

12'-5"

PATIO SLAB ASSEMBLY

5" CONC SLAB; SLOPE PER PLAN W/ CONTROL JOINTS PER STRUCT & NOSING PER 3/A3.2 O/ 6" THICK LAYER

OF CRUSHED ROCK OR STRUCTURAL FILL PER GEOTECH O/ UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL PER GEOTECH

DINING DECK 112 WOOD

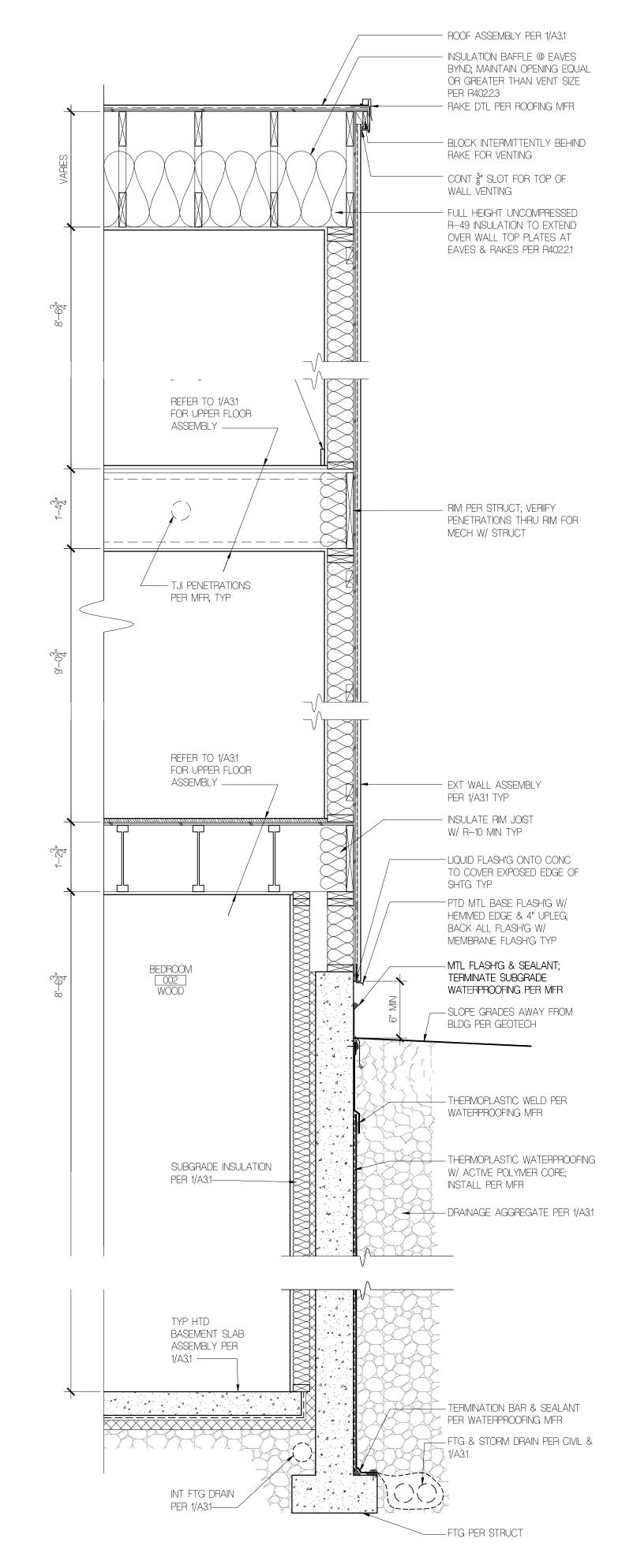
FAMILY PATIO 009 CONC

PTD BLACK BUG SCREEN-

POCKET
WIDTH
W/ ARCH

NORTH-SOUTH SECTION @ LIVING





WALL SECTION

## **FLOISAND STUDIO**

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# TALERMAN RESIDENCE

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



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| SUE                 | DATE     |
|---------------------|----------|
| .I. PRE-APP MEETING | 02.12.18 |
| ERMIT SET           | 08.28.18 |

WALL SECTION

A3.3

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

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

#### 1.2 DESIGN LOADING CRITERIA

| ROOF SNOW LOAD                            |
|---|
| SEE PLANS FOR ADDITIONAL LOADING CRITERIA |

- 1.3 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 1.4 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST
- 1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- 1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER OF RECORD HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 1.7 CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 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.
- 1.9 ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY
- 1.10 SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

#### CONNECTOR PLATE WOOD ROOF TRUSSES

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

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

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

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

#### QUALITY ASSURANCE

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

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

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

SHEARWALLS HOLDDOWNS

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

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

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

#### <u>GEOTECHNICAL</u>

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

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

SOILS REPORT REFERENCE; PROJECT NO. 1945,00 BY ZIPPER GEO DATED FEBRUARY 6, 2018

#### <u>CONCRETE</u>

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

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

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

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

- 5.4 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- 5.7 DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

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

- 5.10 CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND
- 5.13 NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

#### <u>ANCHORAGE</u>

- 6.1 EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NO. 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- 6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.
- 6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.
- 6.5 CONCRETE AND MASONRY SCREWS SHALL BE 'TITEN SCREWS' AS MANUFACTURED BY SIMPSON STONG-TIE. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- 8.1 STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:
- 1. EITHER AISC-LRFD, AISC 355, OR AISC-HSS AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
- 8.2 WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307.
- AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 8.5 ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED
- 8.9 ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2

AND BEAMS:

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

MINIMUM BASE VALUE, Fb = 850 PSI

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

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

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

- 9.2 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.
- 9.3 MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, LSL AND TJ INSULATED LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

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

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

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

- 9.5 PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER OF RECORD. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.
- 9.7 PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

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

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

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

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.

8.3 ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE 9.12 ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE— TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR

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

- 9.13 STRUCTURAL SOFFIT/EAVE VENTS SHALL BE 'RAFT-A-VENT' (RS-400) EAVE VENT AS MANUFACTURED BY 'COR-A-VENT' AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.
- 9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR

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

#### 9.16 WOOD FASTENERS

BOLTS IN EACH MEMBER.

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

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

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

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

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.
- 9.17 WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304,9:1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
- B. WALL FRAMING; REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

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

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

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

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

# **FLOISAND STUDIO**

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

#### OWNER:

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

#### **ARCHITECT:**

FLOISAND STUDIO 1941 FIRST AVENUE SOUTH #2E SEATTLE, WA 98134 PHONE: 206,634,0136 CONTACT: ALLISON HOGUE

## STRUCTURAL ENGINEER:

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

#### SURVEYOR:

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

#### GEOTECH:

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

## ARBORIST:

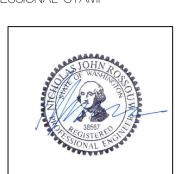
TREE SOLUNTIONS INC 2940 WESTLAKE AVE N. SUITE 200 SEATTLE, WA 98109 PHONE: 206.528.4670

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

# **TALERMAN**

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

## PROFESSIONAL STAMP



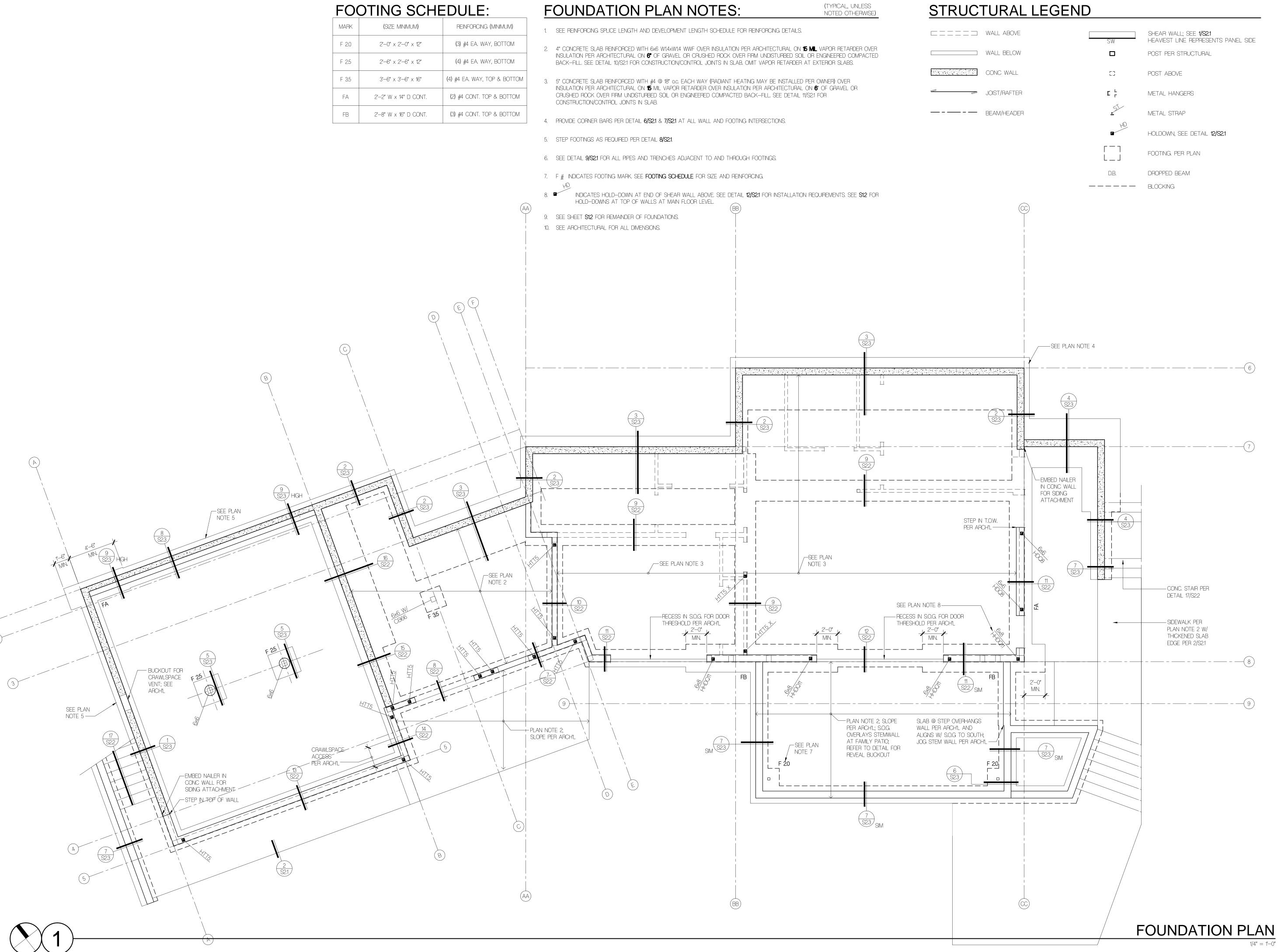
BUILDING DEPT STAMP

PERMIT SET

M.I. PRE-APP MEETING 02.12.18

08.28.18

STRUCTURAL NOTES



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

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CONTACT: NIC ROSSOUW

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

#### ARBORIST:

CONTACT: TOM JONES

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

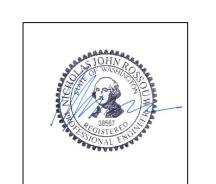
## CIVIL:

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# TALERMAN

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

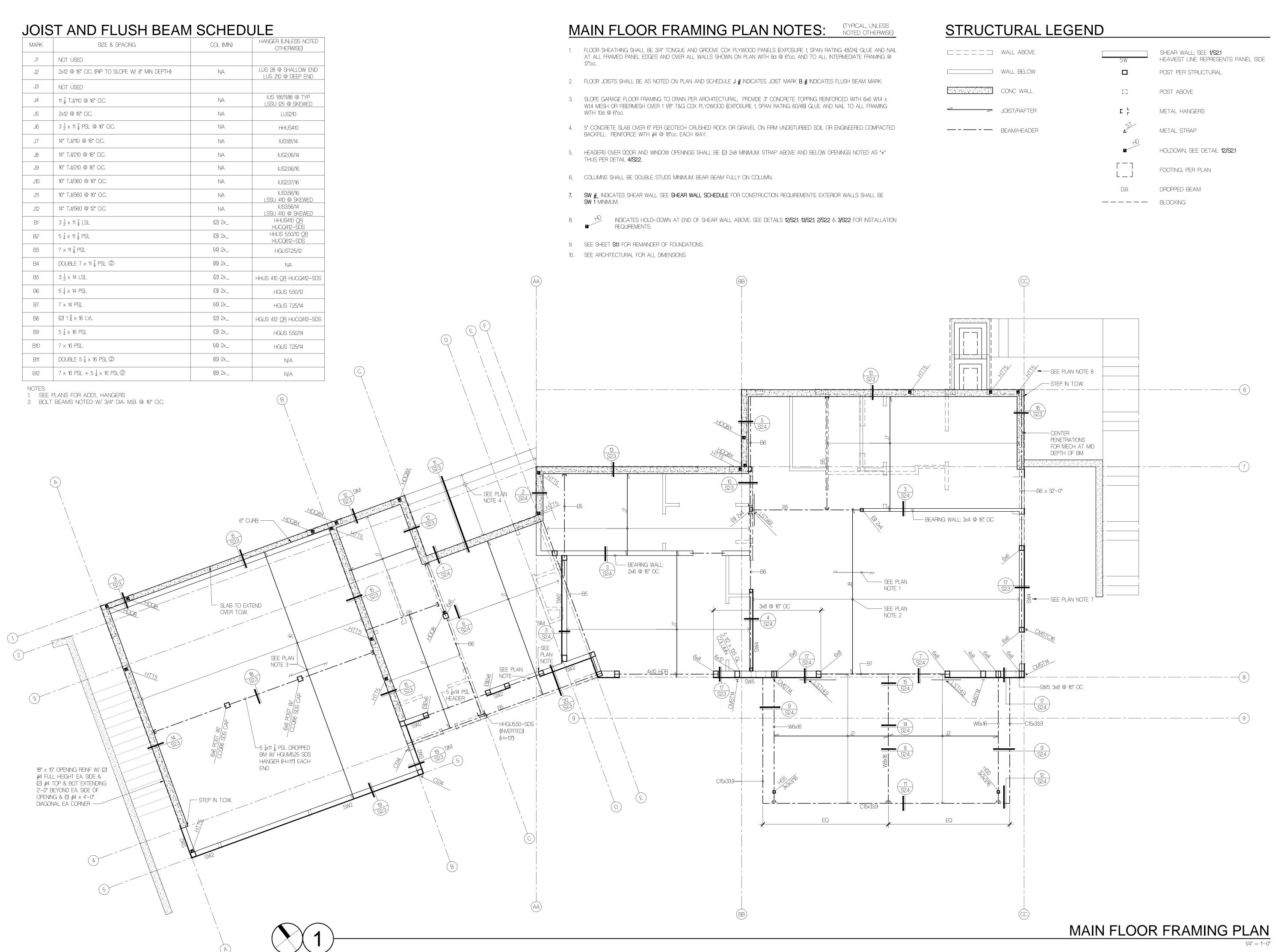
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|--------------------|----------|
| I. PRE-APP MEETING | 02.12.18 |
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FOUNDATION PLAN FTG SCHEDULE



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

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# **GEOTECH:**ZIPPER GEO

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#### ARBORIST:

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#### CIVIL:

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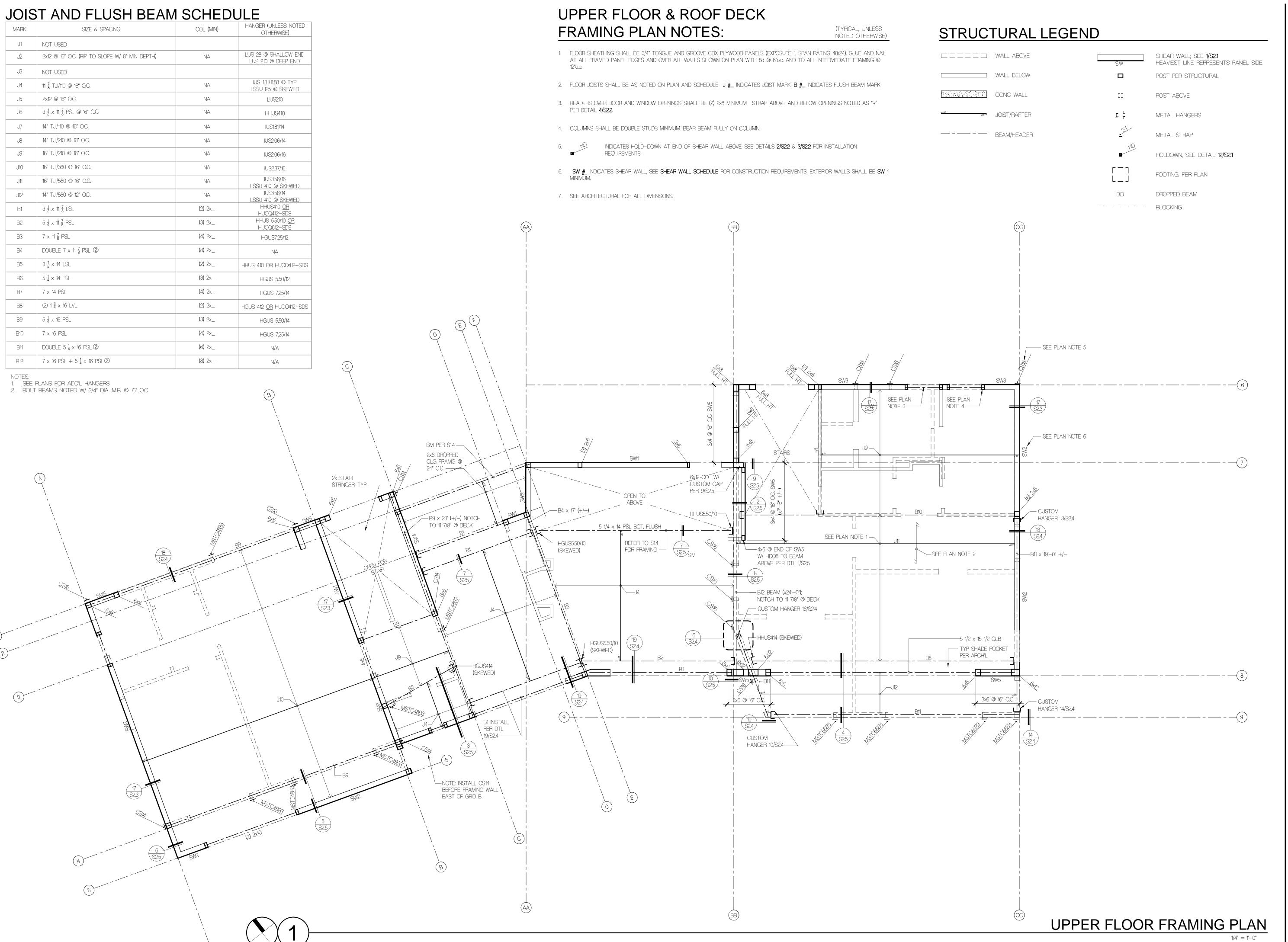


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|----------|
| 02.12.18 |
| 08.28.18 |
|          |

MAIN FLOOR FRAMING PLAN

S1.2



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

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### ARCHITECT:

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PHONE: 206.634.0136
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#### STRUCTURAL ENGINEER:

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SEATTLE, WA 98115
PHONE: 206.621.0060
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#### SURVEYOR:

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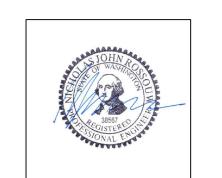
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SUITE 201
PO BOX 1787
ISSAQUAH, WA 98027
PHONE: 425.391.1415
CONTACT: BILL TAYLOR

# TALERMAN RESIDENCE

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

# PROFESSIONAL STAMP

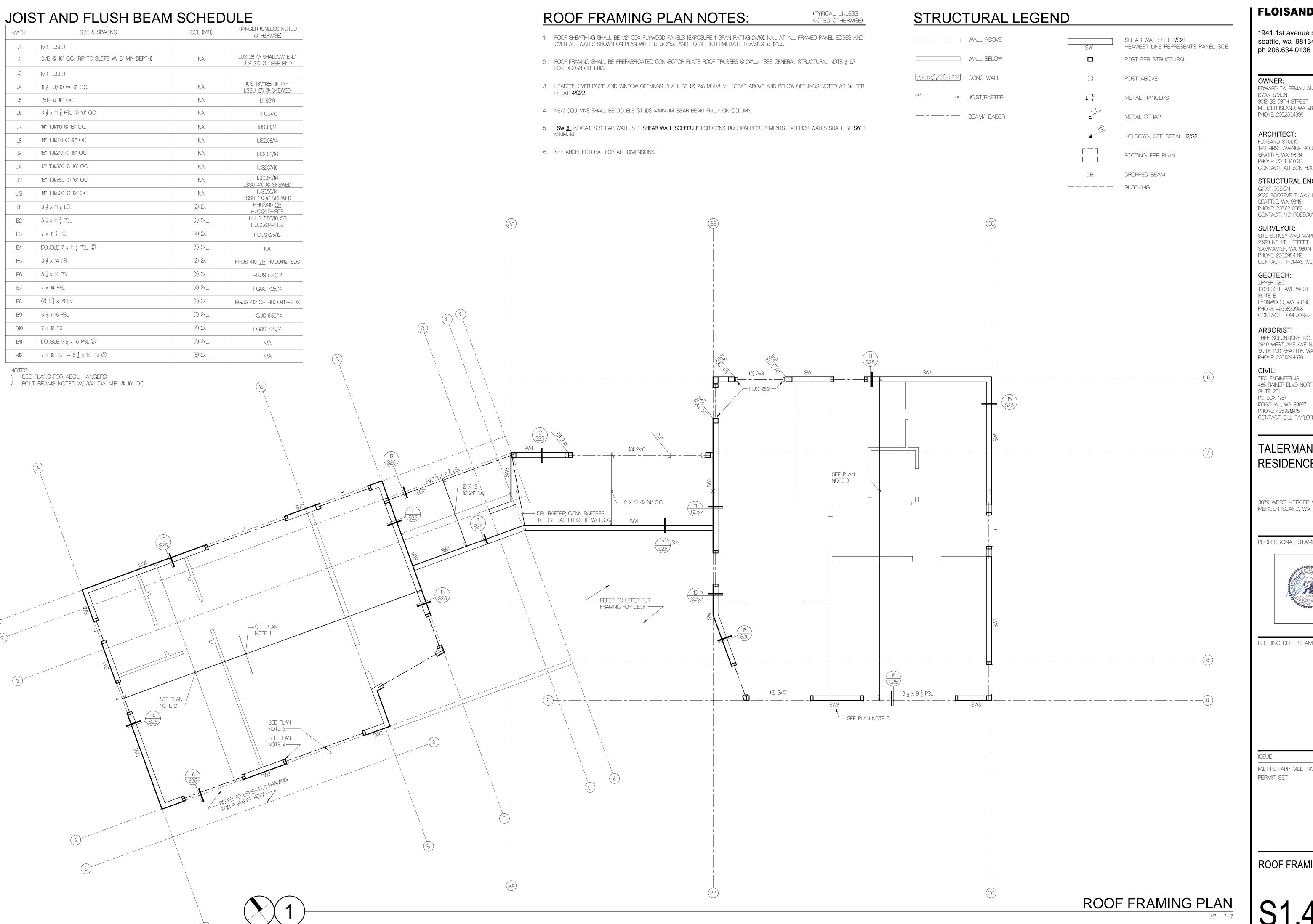


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UPPER FLOOR FRAMING PLAN

S1.3



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

## OWNER:

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### ARCHITECT:

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### STRUCTURAL ENGINEER:

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### SURVEYOR:

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

### **GEOTECH**:

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### ARBORIST:

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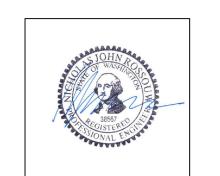
#### CIVIL:

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

# **TALERMAN RESIDENCE**

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

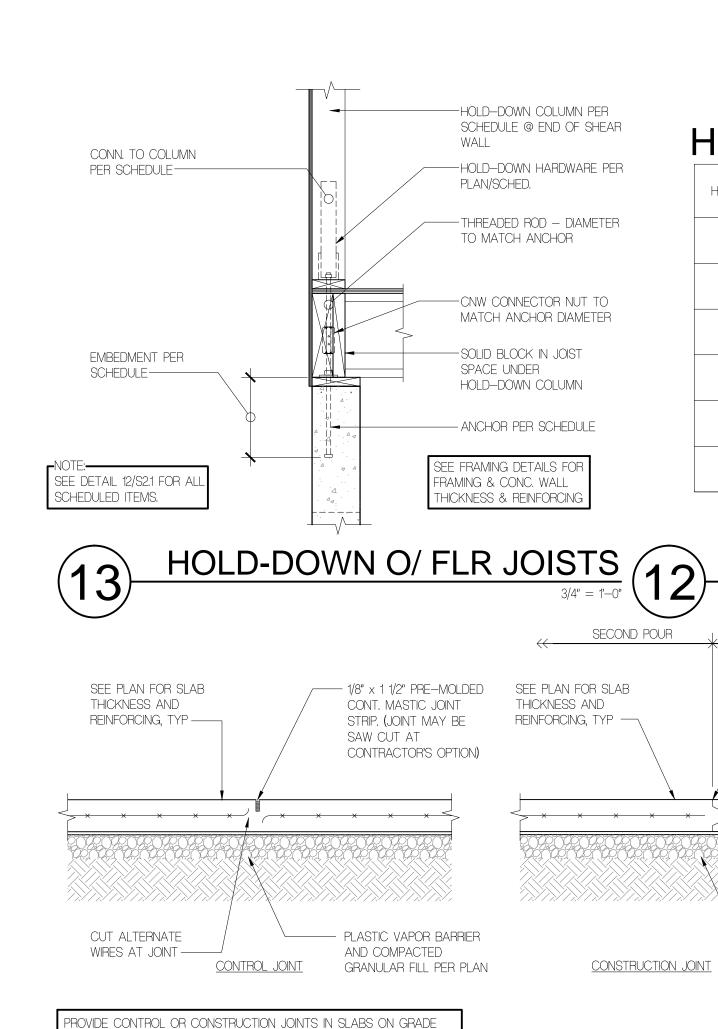
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**ROOF FRAMING PLAN** 



O BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE

ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

MATCH CROSS FTG.

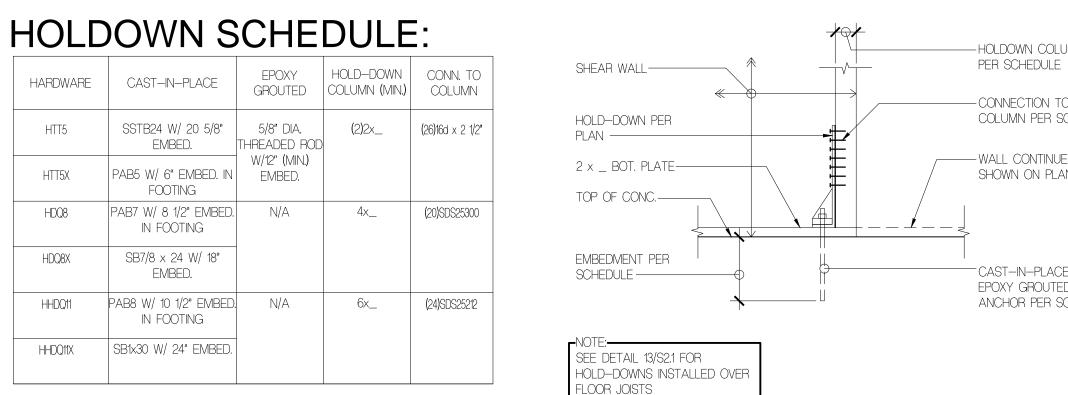
CORNER BARS TO MATCH

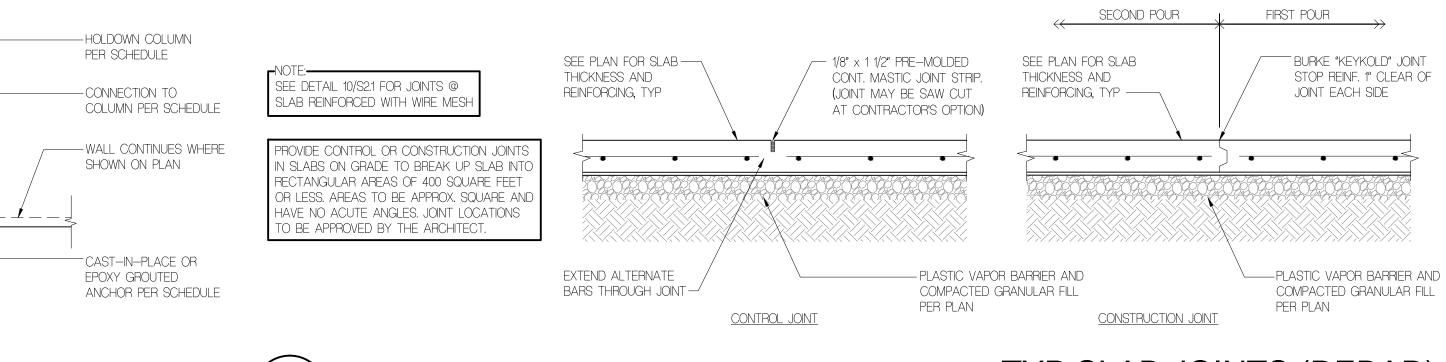
<u>FOOTING</u>

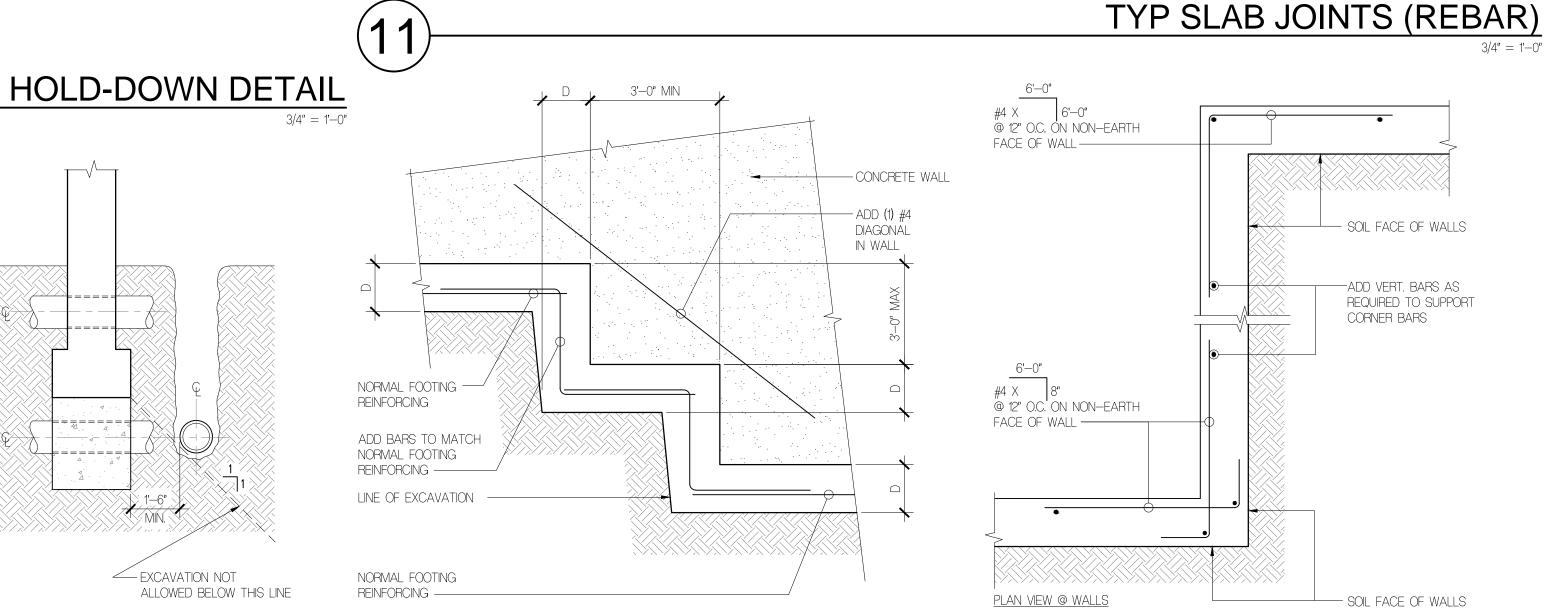
EXT HORIZ REINF----

HORIZ REINF. -

EET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE

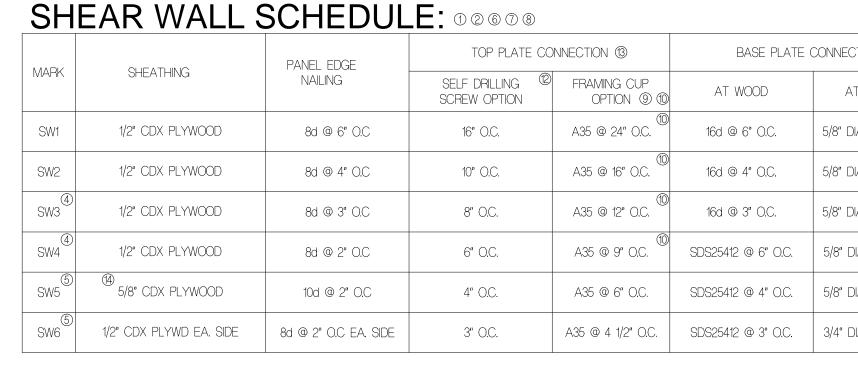






# }⊸PIPE ŞLEÉVES : AS REQD. EXCAVATION NOT ALLOWED BELOW THIS LINE PIPE & TRENCH LOCATIONS

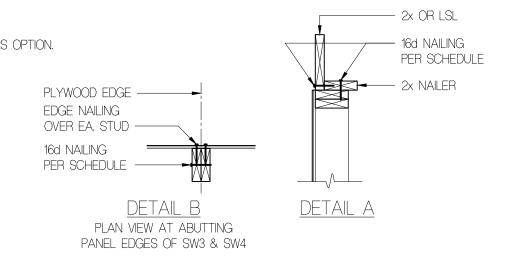
TYP STEPPED FOOTING REINF @ RETAINING WALLS





| 1 | BLOCK PANEL | EDGES | WITH 2x M | IN LAID F | LAT A | ND NA | AL PANELS | TO I | VTERMEDIATE | SUPPORTS | WITH 8d @ | 12" O.C. |
|---|-------------|-------|-----------|-----------|-------|-------|-----------|------|-------------|----------|-----------|----------|
|   |             |       |           |           |       |       |           |      |             |          |           |          |

- 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/S2.1.
- 4 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER DETAIL B. WHERE 3x STUDS ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
- STAGGER NAILS AT ADJOINING PANEL EDGES. ALL FRAMING SHALL BE DF/L IN SW5 & 6.
- ⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ① ALL EXTERIOR WALLS SHALL BE SW1, UNLESS NOTED OTHERWISE.
- 8 7/16" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.
- (9) LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- (10) A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION
- USE SDS25312 @ (1) 2X\_ TOP PLATE.
- SEE DETAIL 4/S2.1 FOR TOP PLATE CONNECTIONS OPTIONS.



|  | SHEAR WALL SHEATHING  3"x3"x0.229" (MIN) PLATE WASHER (SIMPSON BPS 5/8-3 IS ACCEPTABLE)   |
|--|---|
| BLOCKING / JOIST OVER WALL A35 PER SHEAR WALL SCHEDULE | 5/8 Ø A.B. W/ STANDARD WASHER & NUT; MAINTAIN 1 1/2" (MIN) CONCRETE COVER ON BOLTS  13/16" SHEATHING BOTH SIDES OF WALL @ 'SIM' |
| SDS SCREW (OPTION TO A35) PER SHEAR WALL SCHEDULE      | 1/2" (MAX.) TYP. (@ ALT BOLTS @ 'SIM')  1-3/4" (MAX.) SLOT TO AID   |
| <br>SHEAR WALL PER PLAN                                | NOTE IN PLACEMENT LOCATE & ORIENT PLATE WASHER AS SHOWN THEN WRENCH TIGHTEN   |

TYP CORNER BARS @ CONCRETE WALLS & FOOTINGS

FIRST POUR

- BURKE "KEYKOLD" JOINT

JOINT EACH SIDE

STOP REINF. 1" CLEAR OF

-PLASTIC VAPOR BARRIER

— ADDITIONAL VERT.

Ģ BOLT

BARS —

--- TYP. CORNER

— CROSS WALL

BARS:

AND COMPACTED

PLAN

SEE DETAIL 11/S2.1 FOR JOINTS @

TYP SLAB JOINTS (W.W.M.)

CROSS WALL HORIZ REINF

MATCH HORIZ REINF ---

(ALT. HOOKS) —

CORNER BARS TO

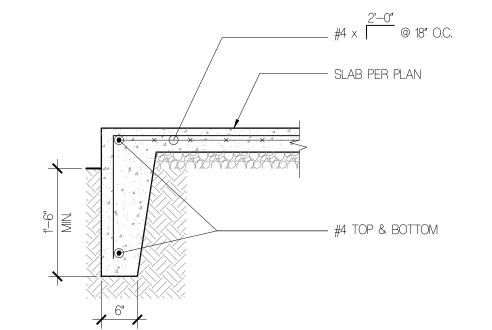
SLAB REINFORCED WITH BARS

- TYP. CORNER

--- CROSS FOOTING

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

GRANULAR FILL PER



SHEARWALL SCHEDULE

HOLD-DOWN WASHER PLATE (2 JOIST OVER SHEAR WALL

JUT W/ STANDARD WASHER

STRUCTURAL DETAILS

**FLOISAND STUDIO** 

1941 1st avenue south, 2e

seattle, wa 98134

EDWARD TALERMAN AND

MERCER ISLAND, WA 98040

1941 FIRST AVENUE SOUTH #2E

STRUCTURAL ENGINEER:

CONTACT: ALLISON HOGUE

9220 ROOSEVELT WAY NE

CONTACT: NIC ROSSOUW

SITE SURVEY AND MAPPING

CONTACT: THOMAS WOLDENDORF

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ARCHITECT:

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SURVEYOR:

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TEC ENGINEERING

ISSAQUAH, WA 98027

CONTACT: BILL TAYLOR

**TALERMAN** 

**RESIDENCE** 

3879 WEST MERCER WAY

MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

BUILDING DEPT STAMP

M.I. PRE-APP MEETING

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02.12.18

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PHONE: 425.391.1415

485 RAINER BLVD NORTH

CIVIL:

SUITE 201 PO BOX 1787

SUITE 200 SEATTLE, WA 98109

PHONE: 425.582.9928

ARBORIST:

GEOTECH:

ZIPPER GEO

SUITE E

SAMMAMISH, WA 98074

ph 206.634.0136

OWNER:

DYAN SIMON

SLAB EDGE

SHEAR WALL BLOCK'G DTL

2x4 BLOCKING W/ (2) 16d

2x\_ @ 16" O.C. @ SW3 &

SW1 & SW2

EA END

SW1 - 4 WALL BLOCKING SW4 W/ 3X\_ (OR (2) 2X\_ PER DETAIL B 1/S2.1) @ ALL VERT JOINTS 3x\_ BLOCKING W/ (3) 16d

OR A34 CLIP EA END 

SCHEDULED PANEL EDGE NAILING (BOTH SIDES OF JOINT BOTH SIDES OF WALL @ SW6)-HORIZONTAL PLYWOOD JOINT -

<u>ب</u>

SCHEDULED PANEL EDGE

NAILING (BOTH SIDES OF JOINT) ----

HORIZONTAL PLYWOOD JOINT ---

— 3x\_ STUDS @ 16" O.C. W/

3x\_ @ ALL VERT JOINTS

SW5-6 WALL BLOCKING

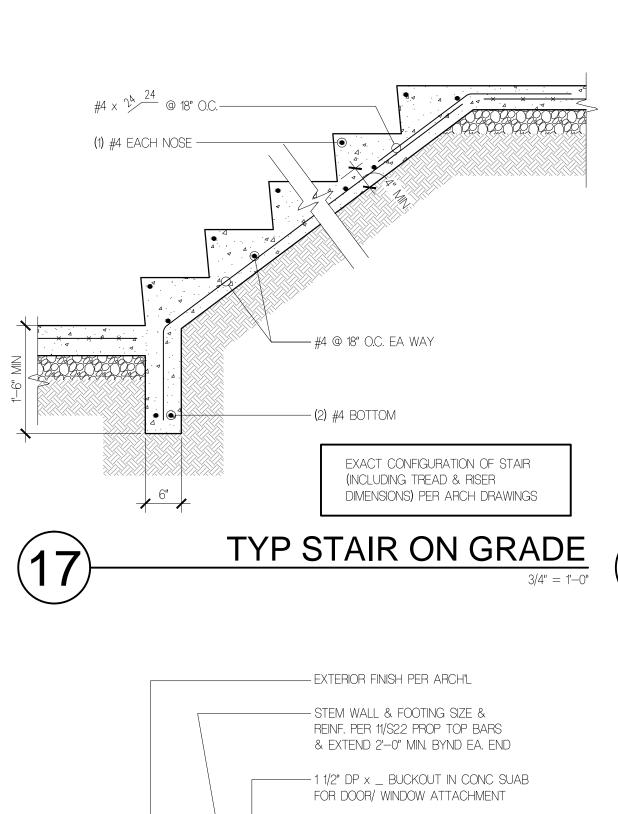
② 8d NAILS SHALL BE 0.131" DIA x 2 1/2" (COMMON) — 16d NAILS SHALL BE 0.135" DIA x 3 1/2" (BOX) — 10d NAILS SHALL BE 0.146" DIA x 3" (COMMON).

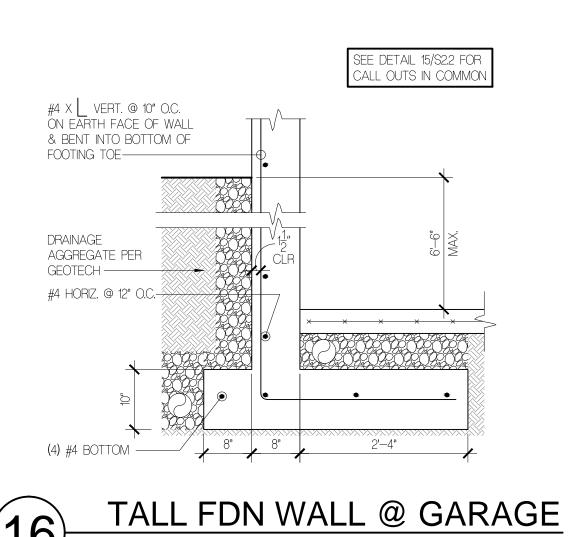
(5) 3x FOUNDATION SILL PLATES AND 3x STUDS ARE REQUIRED FOR SW5 AND SW6. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL.

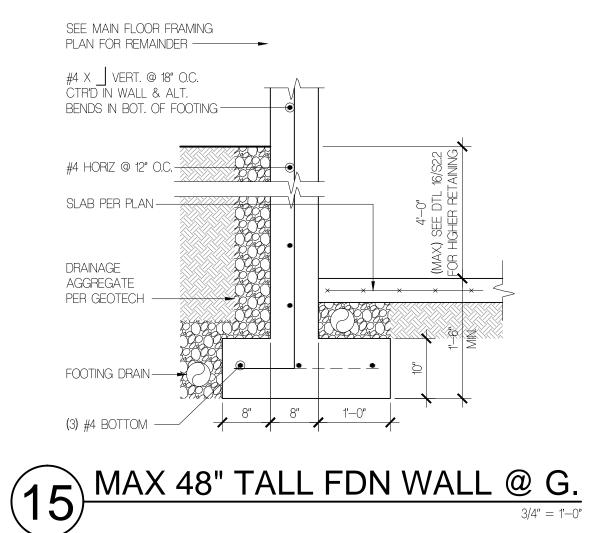
(11) SEE DETAIL 5/S2.1 FOR BLOCKING @ HORIZONTAL JOINTS IF REQ'D.

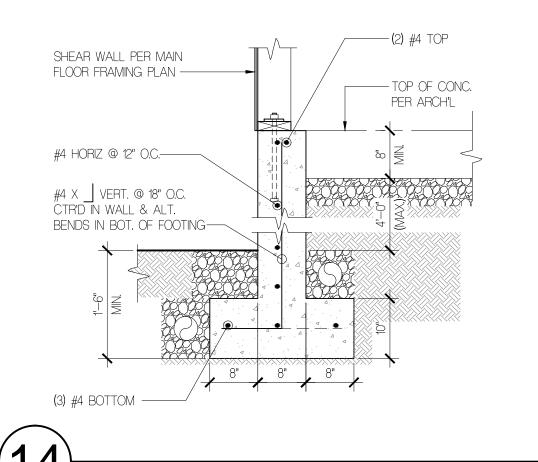
USE SDS25500 @ (2) 2X\_ TOP PLATE.

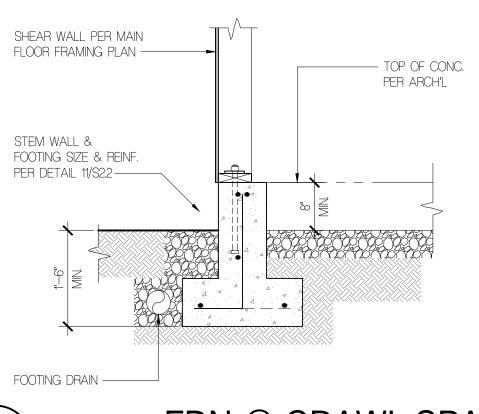
(4) OPTION: USE 1/2" STRUCT. 1 PLYWOOD IN LIEU OF 5/8" CDX AT SW5 WALL.





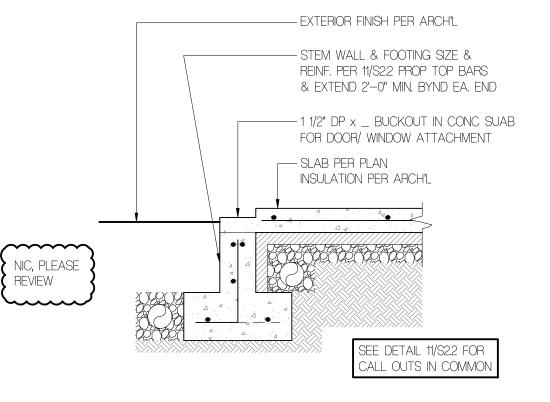


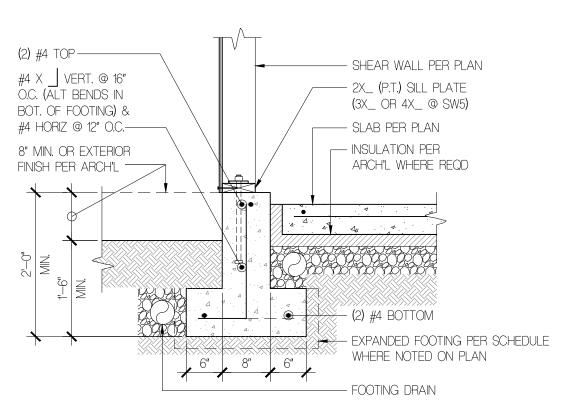


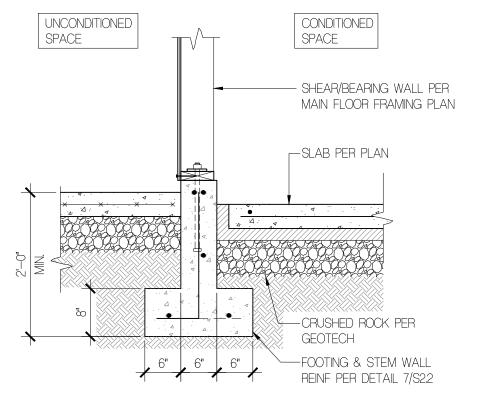


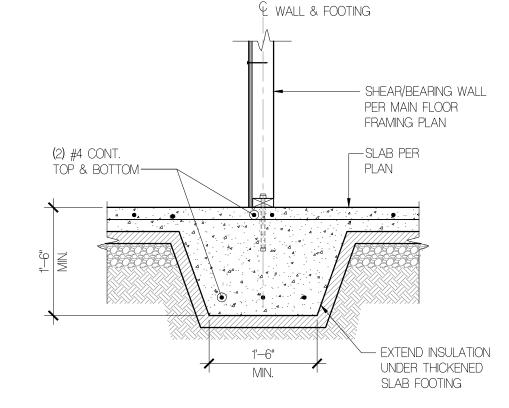
3/4" = 1'-0"

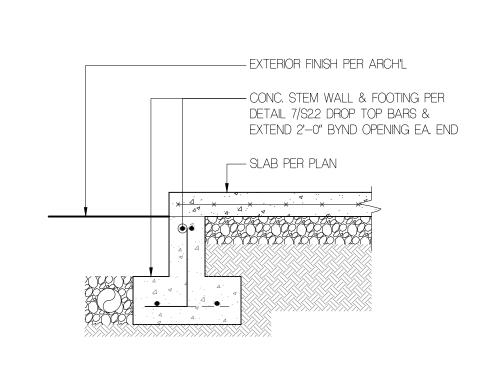
FDN @ CRAWL SPACE











TYP SILL COND. FDN WALL

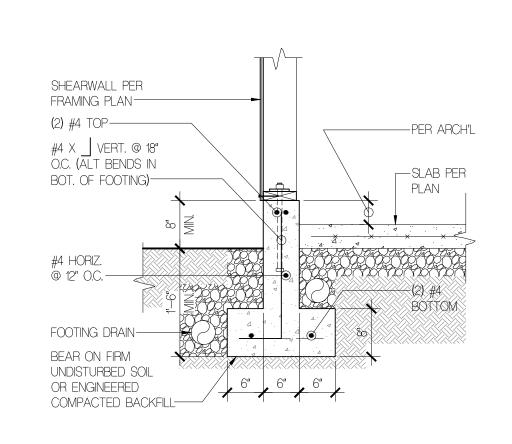
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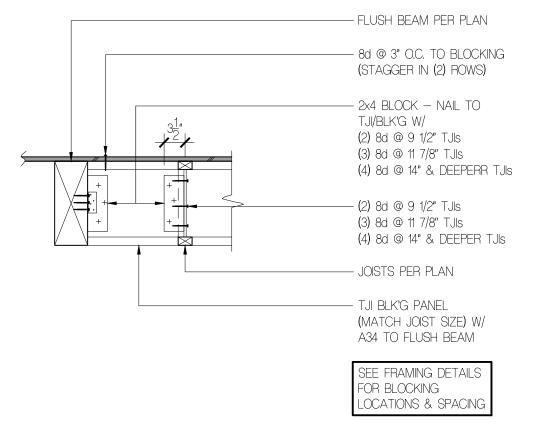


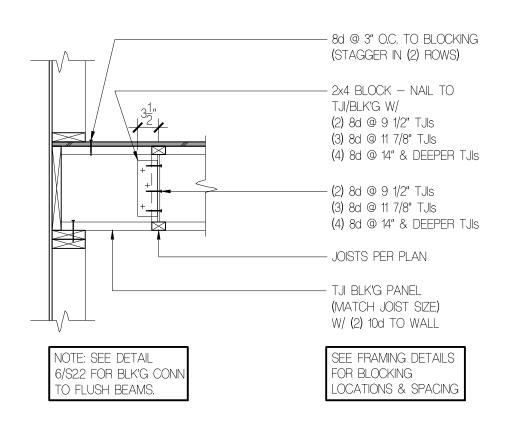


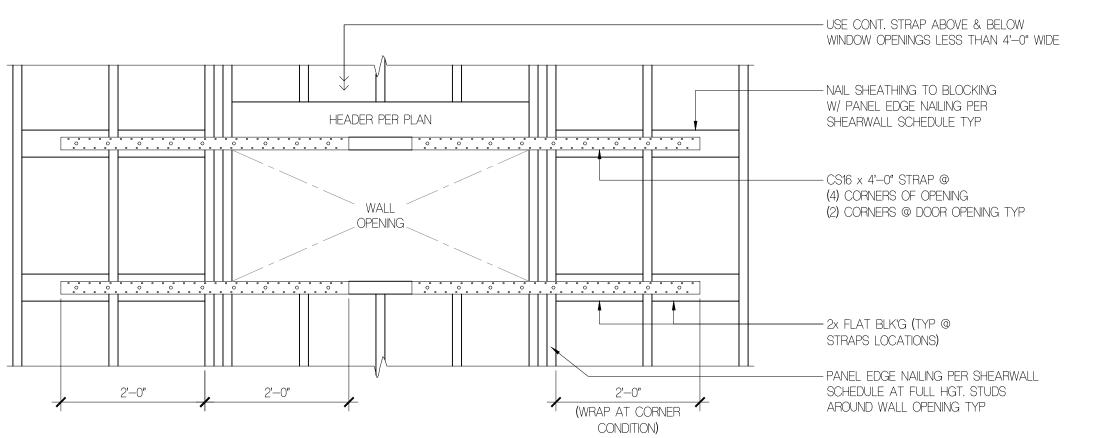












TYP 6" WALL @ COND. SPACE

3/4" = 1'-0"

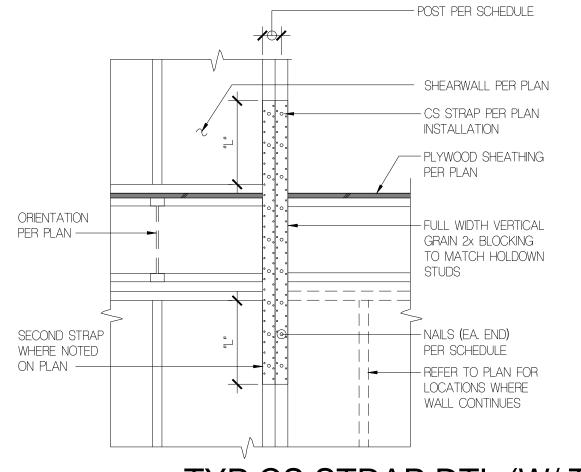




STRAPS @ WALL OPENING ABOVE & BELOW

| SHEAR WALL PER<br>FRAMING PLAN ABOVE  |   |
|---|---|
|   | DOUBLE STUD (MIN.) @ END OF SHEAR WALL        |
| MSTC_B3 HOLD—DOWN<br>PER PLAN W/ (38) 10d   | 8d @ 3" O.C. TO BLK'G                         |
| TO DBL. STUD  | JOISTS PER PLAN                               |
| (12) 10d TO FACE OF<br>BEAM @ MSTC48B3<br>(14) 10d @ MSTC66B3 ——————————————————————————————————— |   |
| (4) 10d TO BOT.   | BLK'G FOR (1) JOIST SPACE CENTERED ON MSTC_B3 |
| OF BEAM   |   |

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



| IN. STRAIGHT DEV | VELOPMENT LENGTH ( | <b>ℓ</b> d) | MINIMUM LAP SPL | LICE LENGTHS (/s) | (          | MINIMUM EMBEDMENT LENG<br>(/ dh) FOR STANDARD END HO |        |
|------------------|--------------------|-------------|-----------------|-------------------|------------|--|--------|
| 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"    |
| <b>#</b> 5       | 36"                | 27"         | #5              | 46"               | 36"        | <b>#</b> 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. 1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 21/2" IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER 2. END COVER FOR 90 DEGREE HOOKS MUST BE EQUAL TO OR THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

STRUCTURAL DETAILS

**FLOISAND STUDIO** 

1941 1st avenue south, 2e

seattle, wa 98134

EDWARD TALERMAN AND

MERCER ISLAND, WA 98040

1941 FIRST AVENUE SOUTH #2E

STRUCTURAL ENGINEER:

9220 ROOSEVELT WAY NE

CONTACT: NIC ROSSOUW

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

CONTACT: THOMAS WOLDENDORF

9012 SE 59TH STREET

PHONE: 206,250,4896

ARCHITECT:

FLOISAND STUDIO

SEATTLE, WA 98134

PHONE: 206.634.0136 CONTACT: ALLISON HOGUE

SEATTLE, WA 98115 PHONE: 206.621.0060

SURVEYOR:

GEOTECH:

ZIPPER GEO

SUITE E

19019 36TH AVE WEST

LYNNWOOD, WA 98036

CONTACT: TOM JONES

TREE SOLUNTIONS INC 2940 WESTLAKE AVE N. SUITE 200 SEATTLE, WA 98109

PHONE: 206.528.4670

TEC ENGINEERING

ISSAQUAH, WA 98027

CONTACT: BILL TAYLOR

**TALERMAN** 

**RESIDENCE** 

3879 WEST MERCER WAY MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

BUILDING DEPT STAMP

M.I. PRE-APP MEETING

PERMIT SET

02.12.18

08.28.18

PHONE: 425.391.1415

485 RAINER BLVD NORTH

PHONE: 425.582.9928

ARBORIST:

CIVIL:

SUITE 201 PO BOX 1787

GIRAF DESIGN

ph 206.634.0136

OWNER:

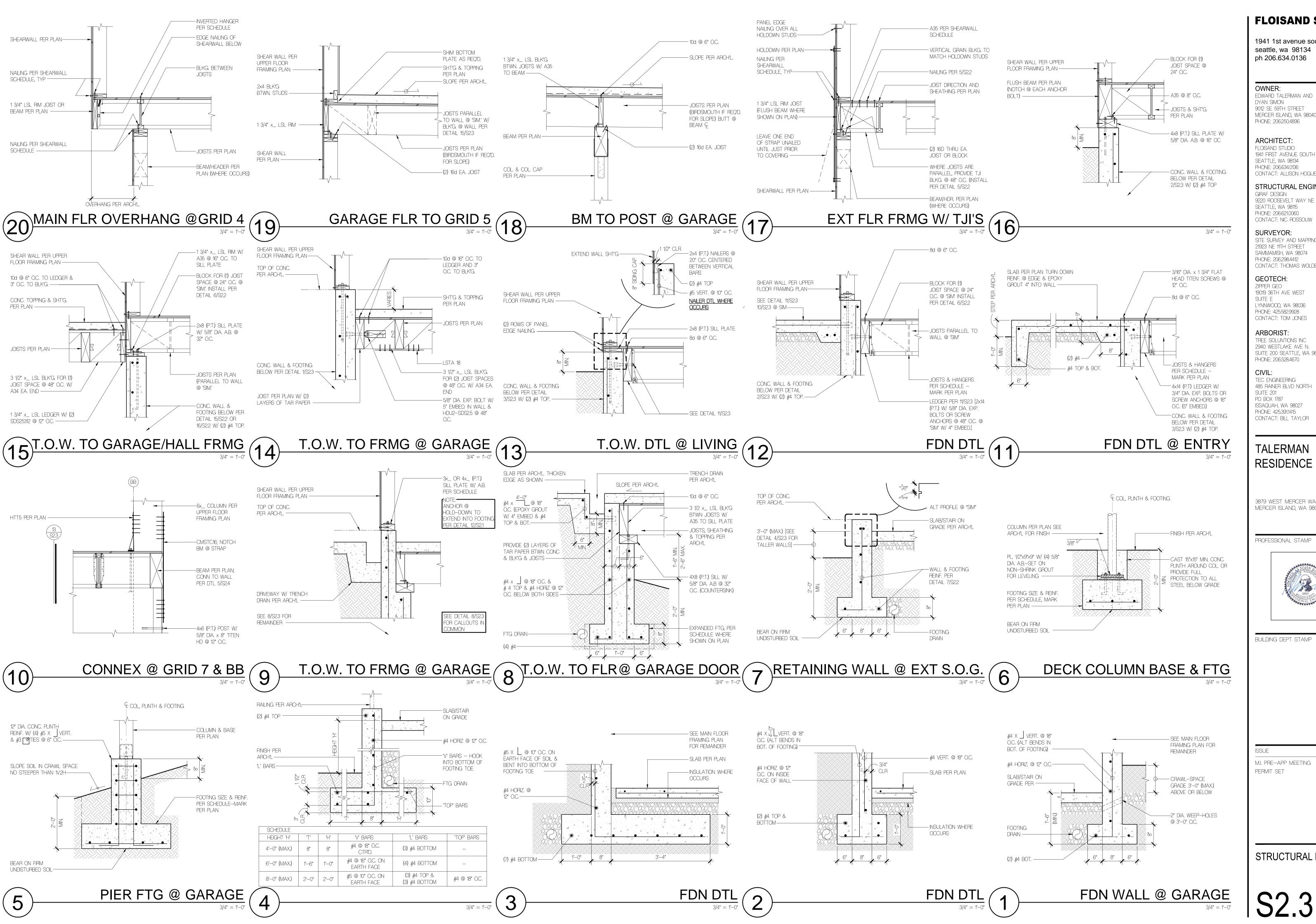
DYAN SIMON

4

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

TYP CS STRAP DTL (W/TJI)

# 3 INSTAL OF MSTC HOLD-DOWN



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

## OWNER:

EDWARD TALERMAN AND DYAN SIMON 9012 SE 59TH STREET MERCER ISLAND, WA 98040 PHONE: 206,250,4896

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

CONTACT: ALLISON HOGUE STRUCTURAL ENGINEER:

SEATTLE, WA 98115 PHONE: 206.621.0060 CONTACT: NIC ROSSOUW SURVEYOR:

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

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

## ARBORIST:

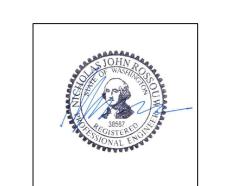
TREE SOLUNTIONS INC 2940 WESTLAKE AVE N. SUITE 200 SEATTLE, WA 98109 PHONE: 206.528.4670

# CIVIL:

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

# **TALERMAN RESIDENCE**

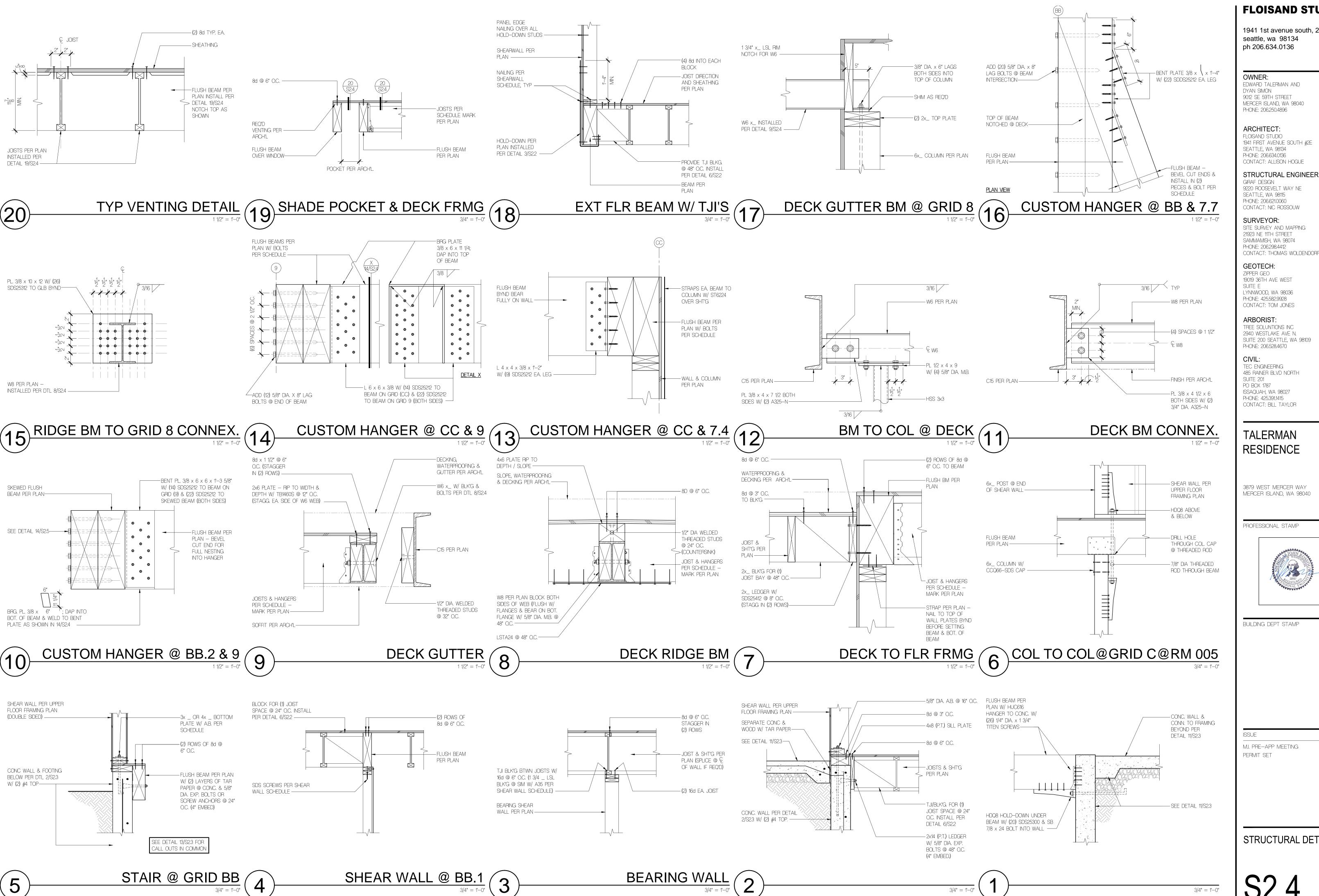
3879 WEST MERCER WAY MERCER ISLAND, WA 98040



BUILDING DEPT STAMP

| SSUE                 | DATE     |
|----------------------|----------|
| M.I. PRE-APP MEETING | 02.12.18 |
| PERMIT SET           | 08.28.18 |
|                      |          |

STRUCTURAL DETAILS



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

> EDWARD TALERMAN AND 9012 SE 59TH STREET MERCER ISLAND, WA 98040

FLOISAND STUDIO 1941 FIRST AVENUE SOUTH #2E SEATTLE, WA 98134

#### PHONE: 206.634.0136

CONTACT: ALLISON HOGUE

# STRUCTURAL ENGINEER:

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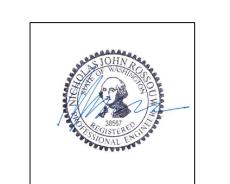
19019 36TH AVE WEST LYNNWOOD, WA 98036 PHONE: 425.582.9928

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

TEC ENGINEERING 485 RAINER BLVD NORTH ISSAQUAH, WA 98027 PHONE: 425.391.1415

# **TALERMAN**

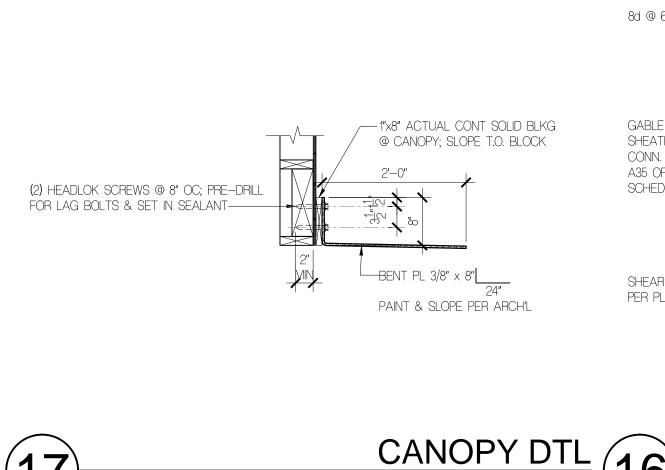
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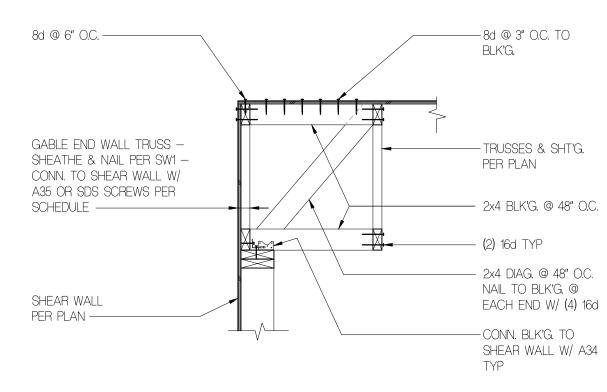


BUILDING DEPT STAMP

| SSUE                 | DATE     |
|----------------------|----------|
| M.I. PRE—APP MEETING | 02.12.18 |
| PERMIT SET           | 08,28.18 |
|                      |          |

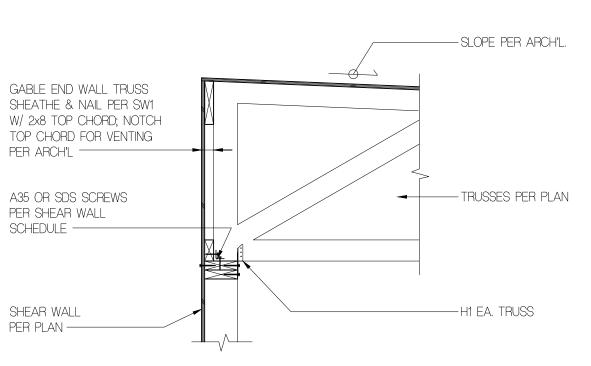
STRUCTURAL DETAILS

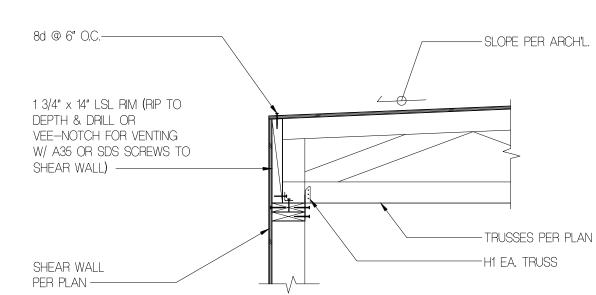


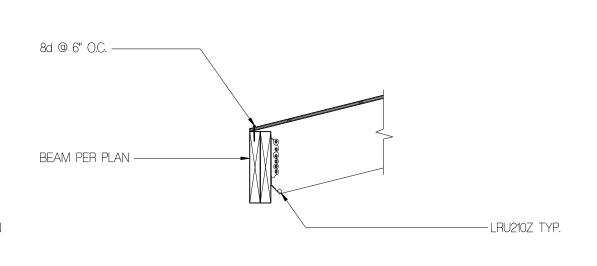


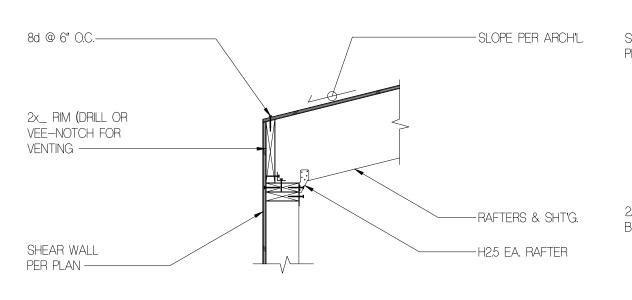
ROOF TRUSS GABLE END

LOW ROOF TO WALL

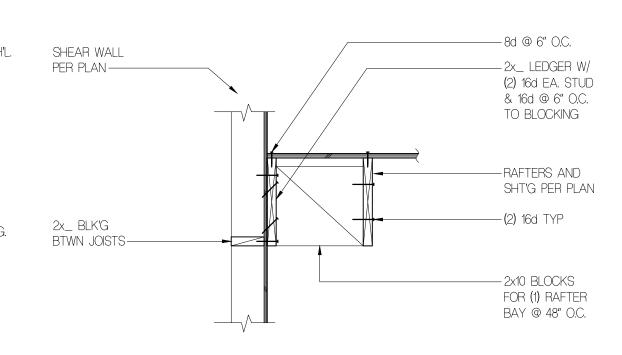


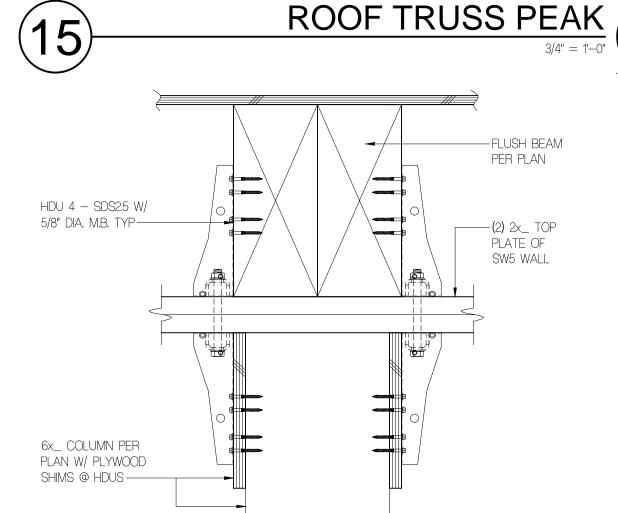


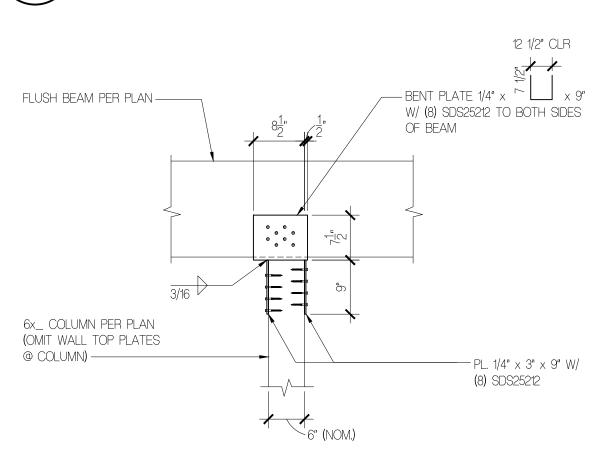




EAVE @ LIVING LOW ROOF



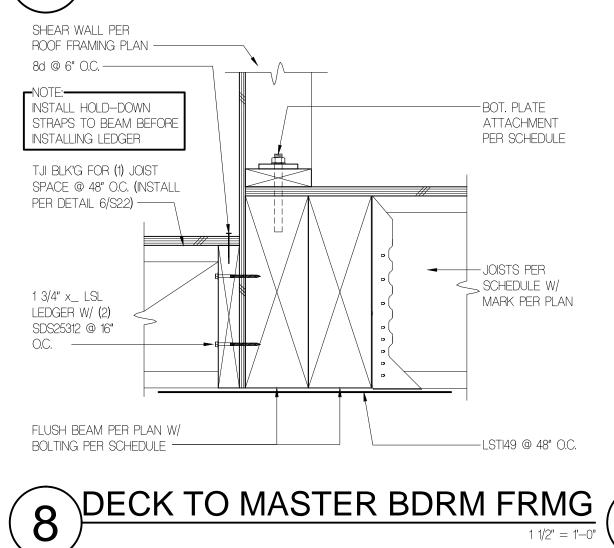




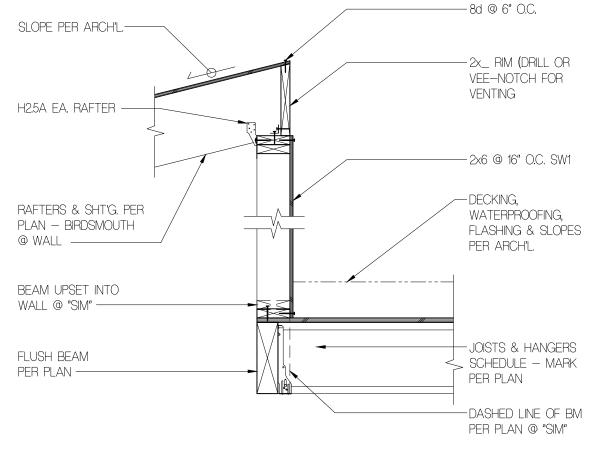
DBL COL CONNEX @ STAIR

3/4" = 1'-0"

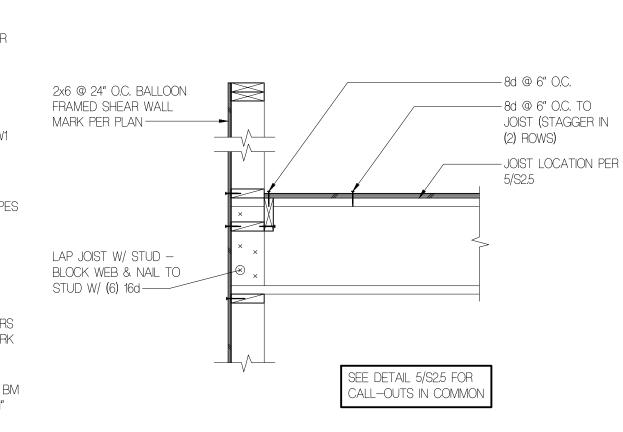
**ROOF TRUSS HEEL** 

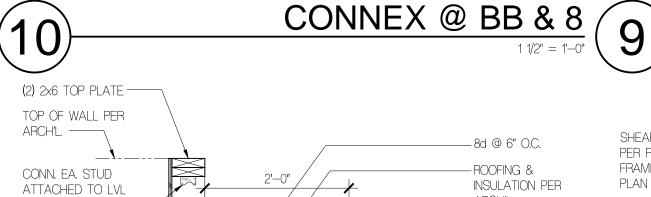


EAVE @ ENTRY LOW ROOF



PARAPET FRMG @ DECK





BLOCK W/ A35 TO

TOP PLATES ----

BALLOON FRAMED

SHEAR WALL MARK

2x6 @ 16" O.C.

PER PLAN ----

SHEAR WALL

PANEL EDGE

2x\_ BLK'G. BTWN.

STUDS, TYP. —

NAIL LVL BLOCK

TO STUD W/ (6) 16d -

NAILING ---

ARCH'L.

BLK'G.

-8d @ 3" O.C. TO

\_SHEAR WALL ABOVE

BEAMS PER

PLAN

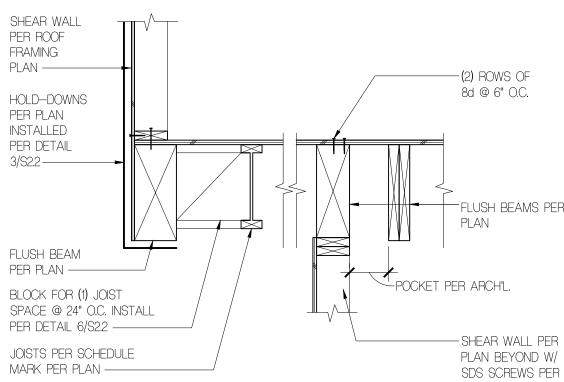
WHERE OCCURS

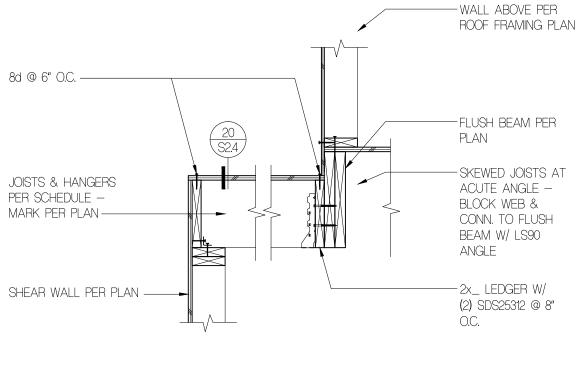
-(3) 16d EA. BLOCK

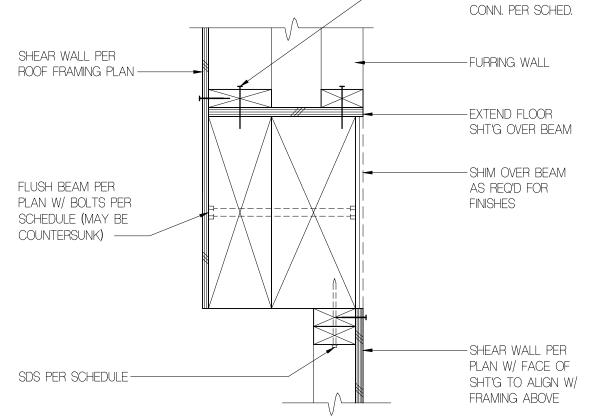
BLOCKS @ 32" O.C.

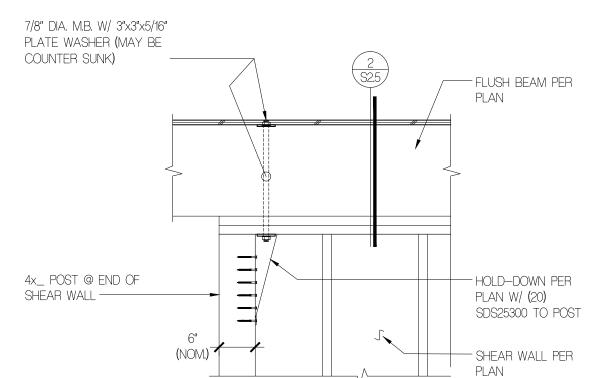
BLOCKS W/ 16d @ 6"

1 3/4" X\_ LVL









STRUCTURAL DETAILS

HOLD DOWN DTL

PARAPET @ BEARING WALL

M.I. PRE-APP MEETING 02.12.18 PERMIT SET 08.28.18

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CIVIL:

SUITE 201

PO BOX 1787

OWNER:

DYAN SIMON

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

**DECK TRANSITION @ GUEST** 

DBL BM DTL @ STAIR/LIVING