

# PROJECT DATA

## PROJECT DESCRIPTION:

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

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

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

AN EXISTING SEWER LINE AND EASEMENT EXISTS AND WILL BE REUSED FOR THE NEW DEVELOPMENT. THE SITE SLOPES AWAY FROM WEST MERCER STREET. A STEEP SLOPE, AS DEFINED BY M CODE IS AT THE MOST SOUTHWEST PORTION OF THE SITE. THE NEW HOUSE WILL BE CONSTRUCTED OVER 15' AWAY FROM THE TOP OF THE STEEP SLOPE. SEE THE ATTACHED GEOTECHNICAL REPORT.

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

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

## PROJECT ADDRESS:

3879 WEST MERCER  
MERCER ISLAND, WA 98040

## PROJECT INFO:

PROPERTY IS ZONED R-15  
PARCEL NUMBER 776700-0010  
CONSTRUCTION TYPE: V-B  
MAPPED CRITICAL HAZARD AREAS: LANDSLIDE; STEEP SLOPE; SEISMIC; EROSION.  
PROPERTY IS BETWEEN 330 FT TO 660FT OF EAGLE'S NEST; 660 FT EAGLE NEST BUFFER

## LEGAL DESCRIPTION:

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

# PLAN NOTES

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

# PROJECT CONTACTS

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

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

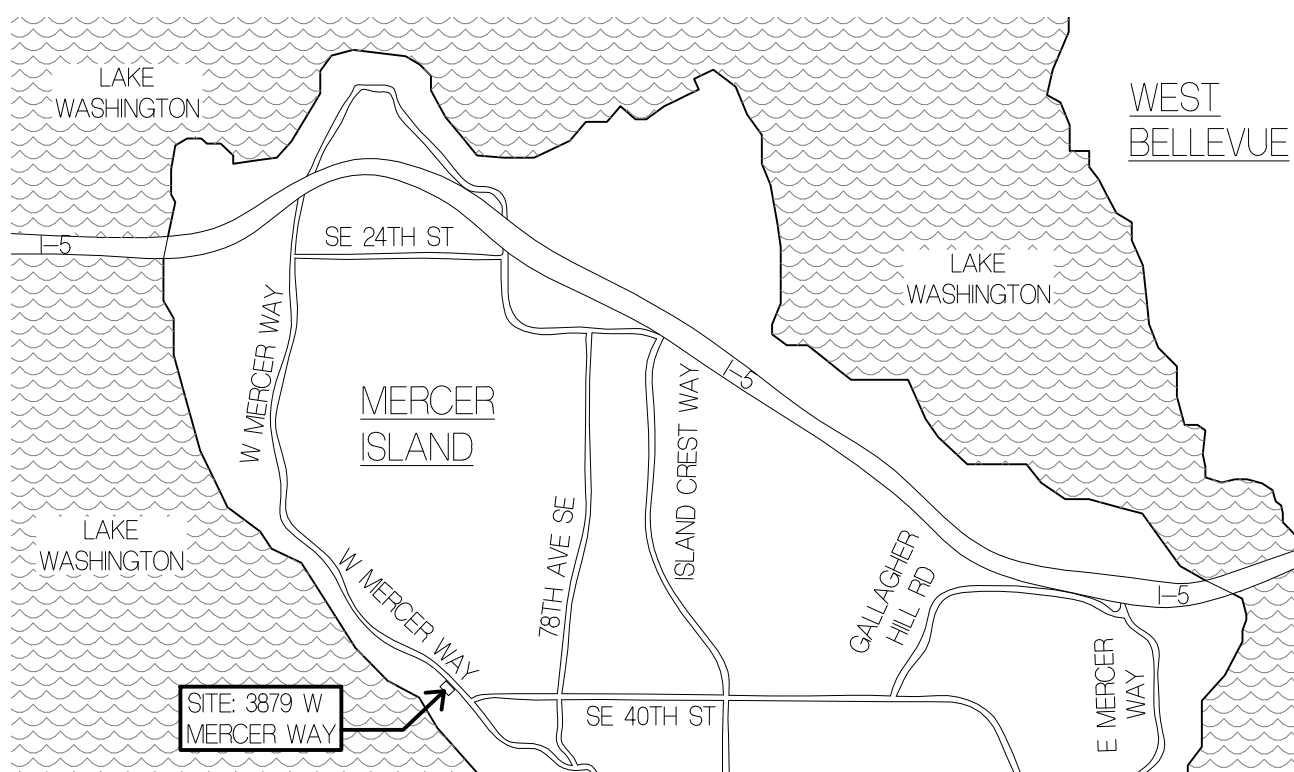
**GEOTECH:**  
ZIPPER GEO  
19019 36TH AVE WEST  
SUITE E  
LYNNWOOD, WA 98036  
PHONE: 425.582.9928  
CONTACT: TOM JONES

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

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

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

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



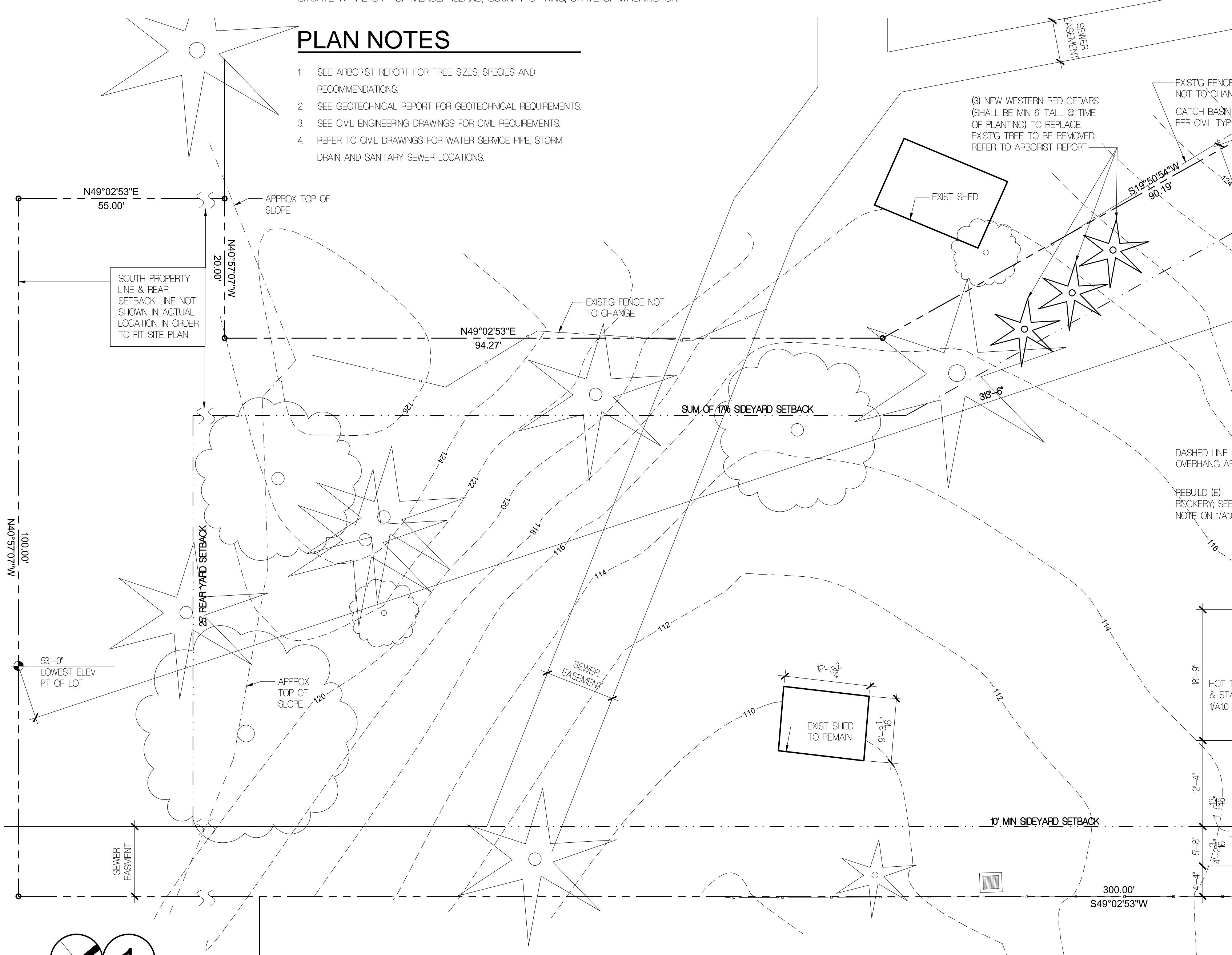
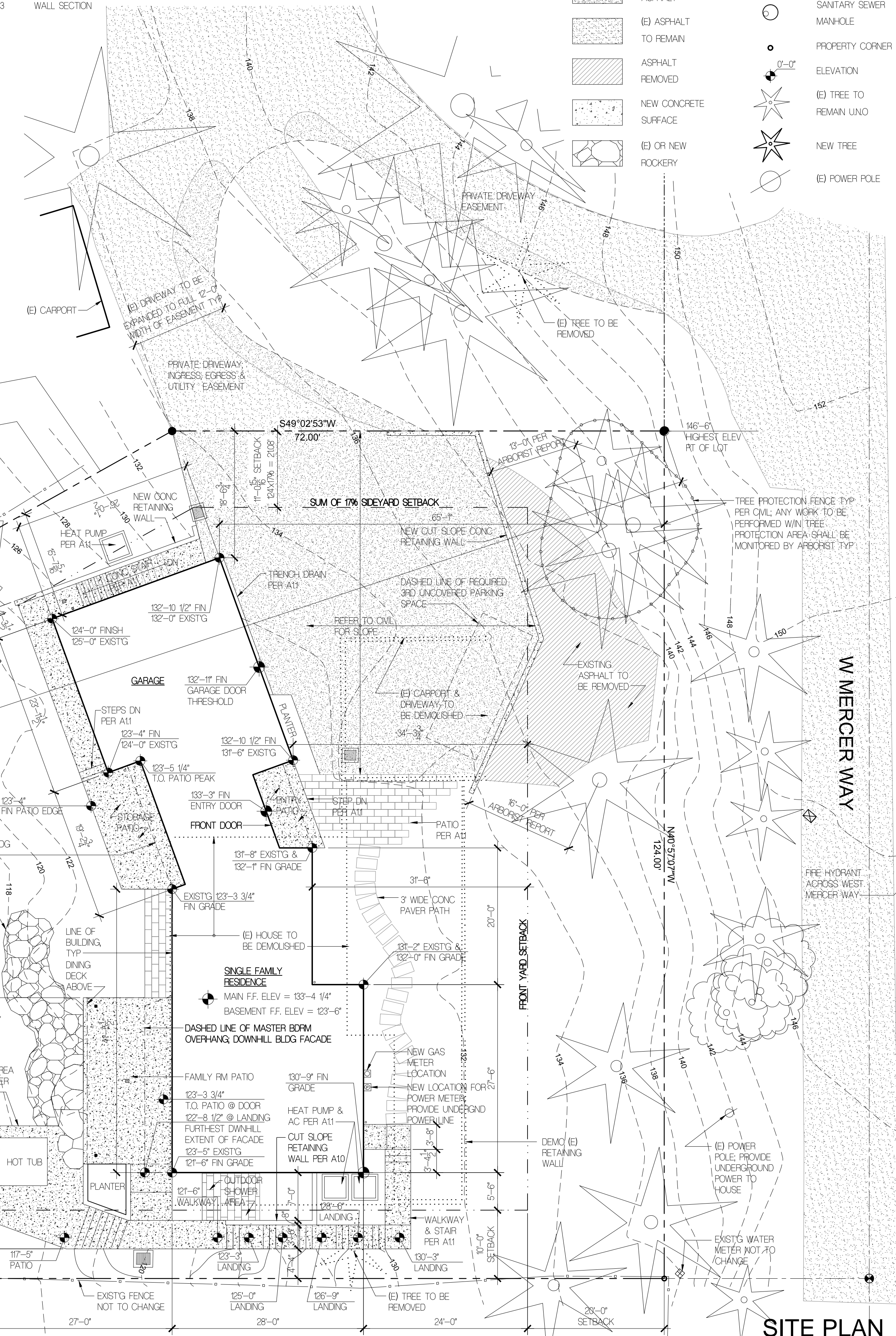
**VICINITY MAP**  
NOT TO SCALE

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# LEGEND

---	FENCE	.....	DEMOLISH
---	PROPERTY LINE	---	SETBACK
---	BUILDING OUTLINE	⊕	FFE HYDRANT
---	(E) TOPOGRAPHY	⊕	WATER METER
---	NEW TOPOGRAPHY	⊕	POWER METER
---	NEW ASPHALT	⊕	GAS METER
---	(E) ASPHALT TO REMAIN	⊕	SANITARY SEWER MANHOLE
---	ASPHALT REMOVED	⊕	PROPERTY CORNER
---	NEW CONCRETE SURFACE	⊕	ELEVATION
---	(E) OR NEW ROCKERY	⊕	(E) TREE TO REMAIN UNDO
		⊕	NEW TREE
		⊕	(E) POWER POLE



# FLOISAND STUDIO

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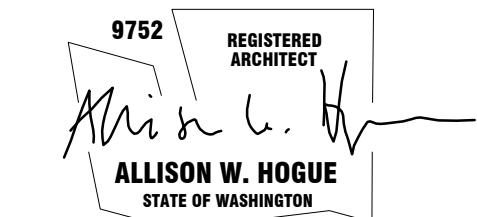
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PROFESSIONAL STAMP



BUILDING DEPT. STAMP

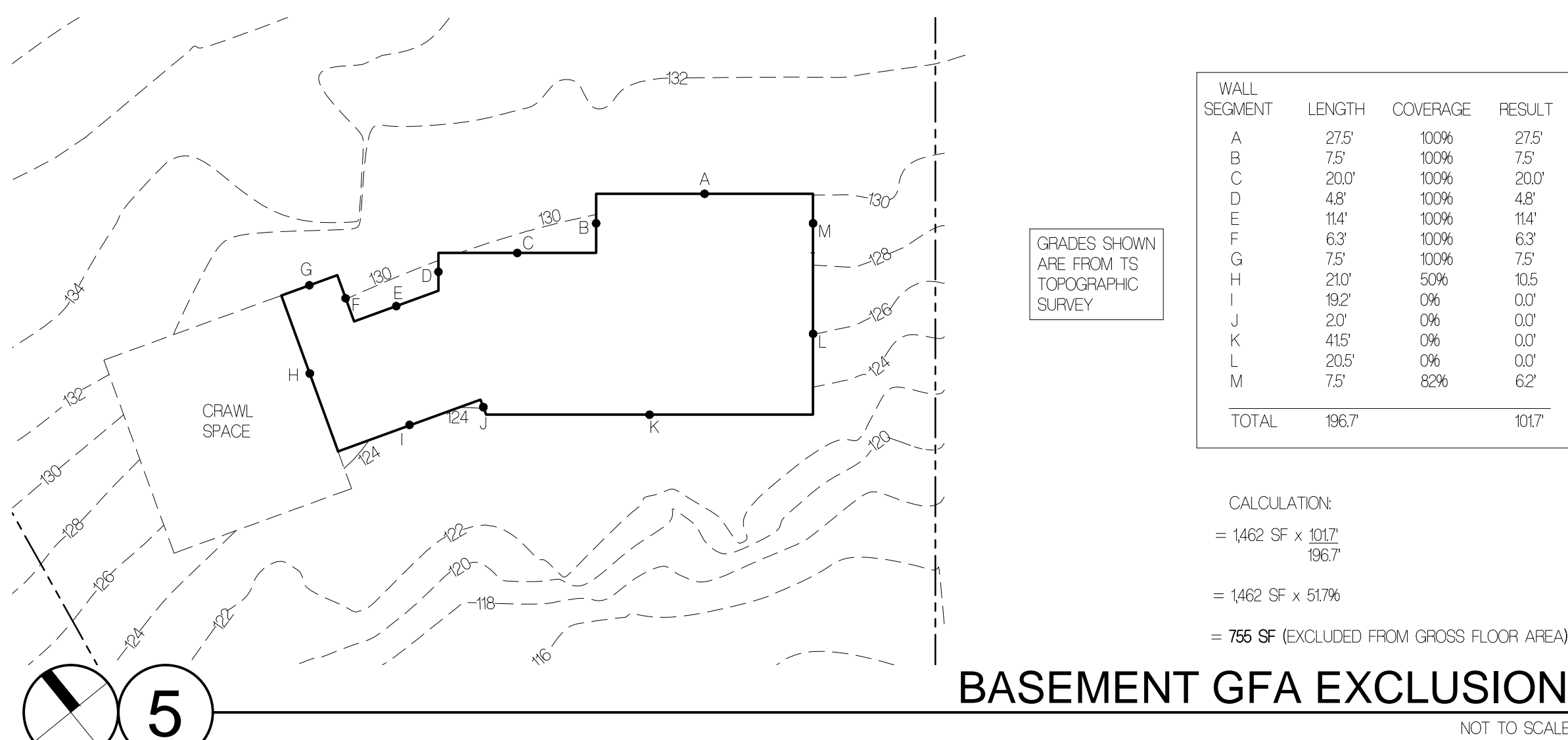
ISSUE	DATE
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PERMIT SET	08/28/18

# GENERAL INFO & SITE PLAN

# A0.1

# PROJECT ABBREVIATIONS

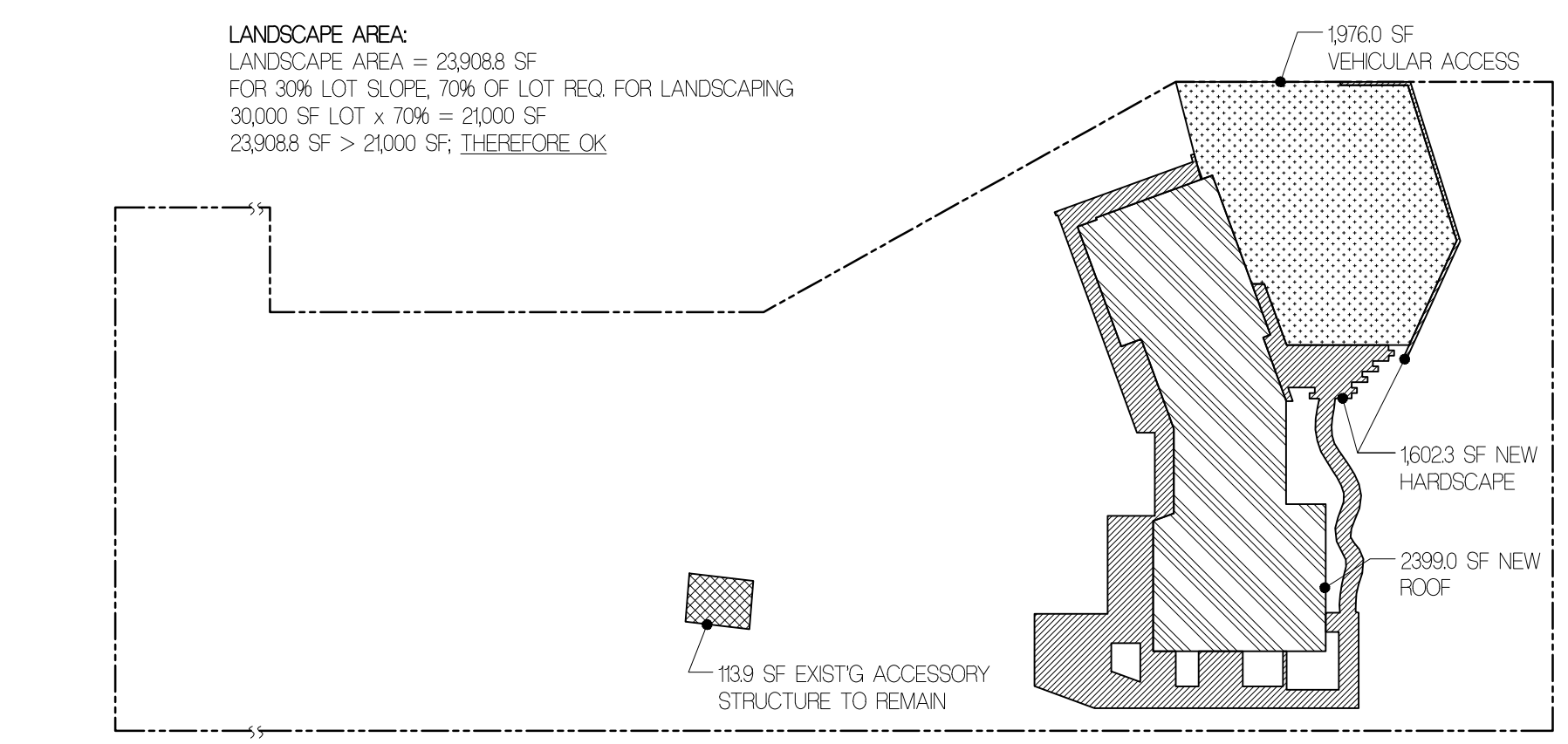
#	NUMBER	EW	EACH WAY	PL	PLATE
@	AT	EXIST'G/E	EXISTING	PLY	PLYWOOD
AB	ANCHOR BOLT	EXT	EXTERIOR	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	FC	FACE	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	R	RADIUS
ALT	ALTERNATE	FIN	FINISH	REINF	REINFORCEMENT
ALUM	ALUMINUM	FLASHG	FLASHING	REQD	REQUIRED
ARCHTL	ARCHITECTURAL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



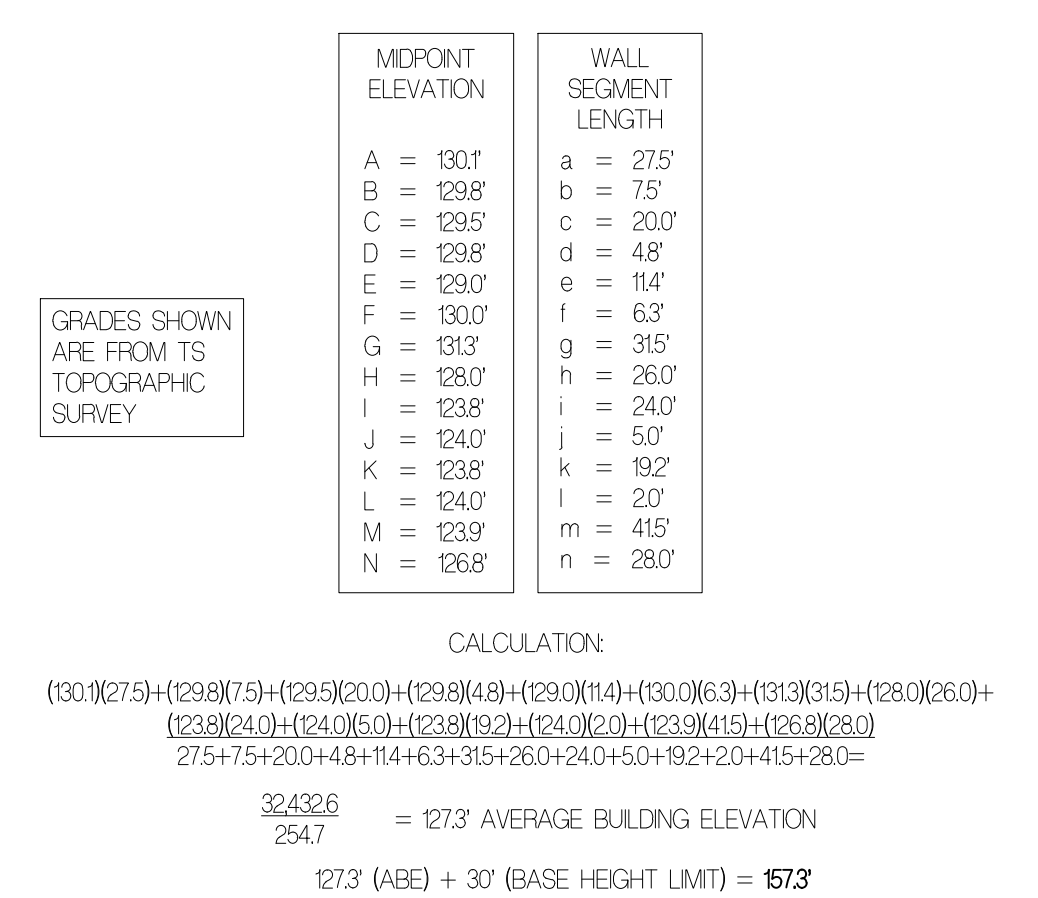
**LOT COVERAGE:**  
 EXISTING TO BE REPLACED: 4,377.3 SF  
 NEW LOT COVERAGE: 116 SF  
 NEW + EXISTING TO BE REPLACED (1976 SF + 2,399 SF + 139 SF) 4,489.9 SF  
 15,000 SF ALLOWABLE; 15,000 SF > 4,489.9 SF; THEREFORE OK

**HARDSCAPE:**  
 HARDSCAPE = 1602.3 SF  
 9% OF NET LOT ALLOWABLE FOR HARDSCAPE  
 30,000 x .09 = 2,700 SF  
 1602.3 < 2,700 SF; THEREFORE OK

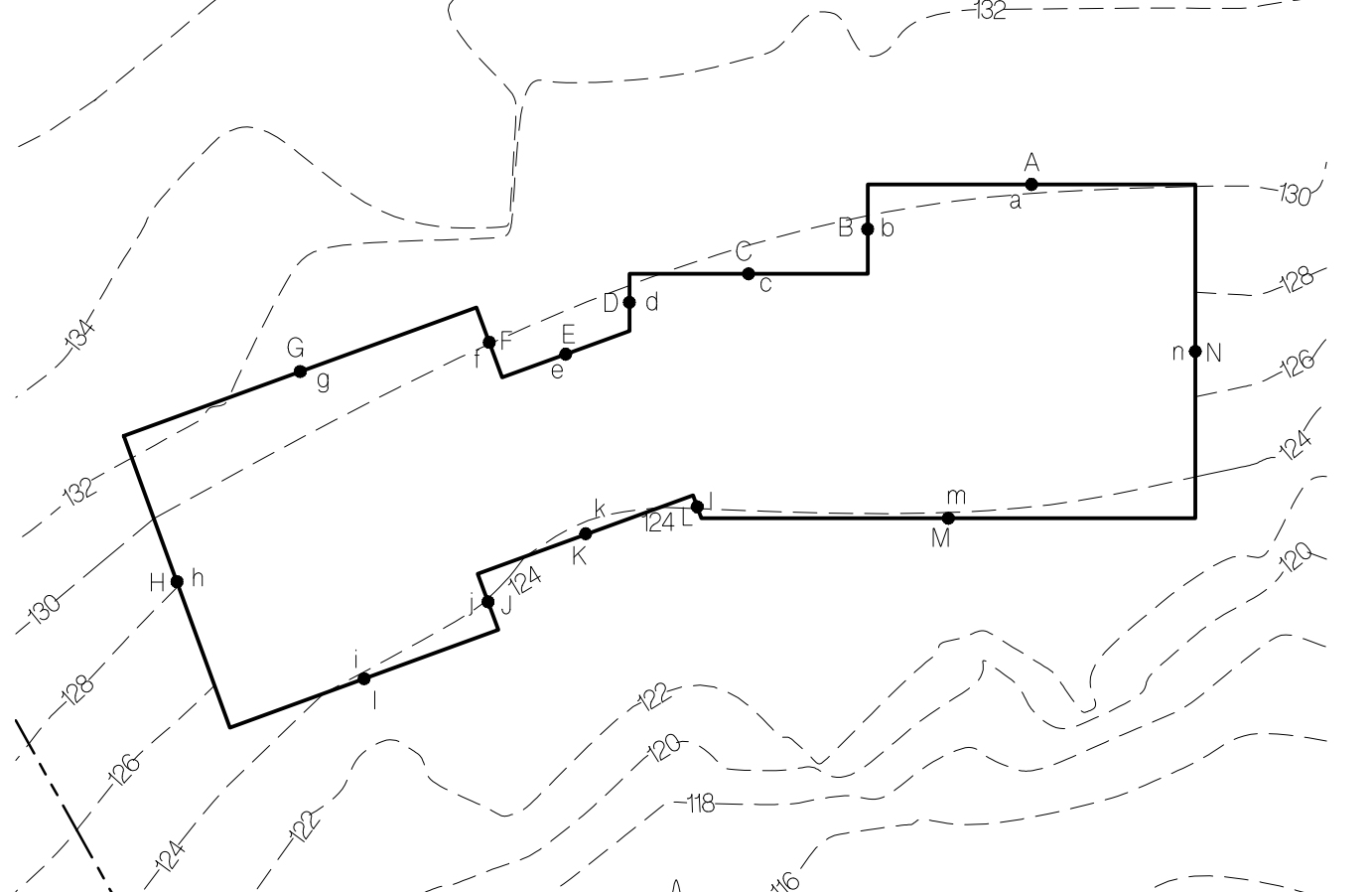
**LANDSCAPE AREA:**  
 LANDSCAPE AREA = 23,908.8 SF  
 FOR 30% LOT SLOPE, 70% OF LOT REQ. FOR LANDSCAPING  
 30,000 SF LOT x 70% = 21,000 SF  
 23,908.8 SF > 21,000 SF; THEREFORE OK



**3 LOT COVERAGE DIAGRAM**  
 NOT TO SCALE



**2 AVERAGE BUILDING ELEVATION**  
 NOT TO SCALE



**1 CONDITIONED SPACE DIAGRAM**  
 NOT TO SCALE

# DEVELOPMENT STANDARDS

LOT SIZE = 30,000 SF  
 ZONE R-5  
 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/A02

**REQUIRED LANDSCAPING AREA:**  
 = 70% OF LOT; REFER TO 3/A02

**YARD REQUIREMENTS:**  
 • FRONT YARD DEPTH: 20'; REFER TO A01  
 • REAR YARD DEPTH: 25'; REFER TO A01  
 • SIDE YARD DEPTH: REFER TO A01

**YARD DETERMINATION:**  
 PER MCC 19.16 YARD DEF. 1 # 2:  
 • THE FRONT YARD IS THE YARD ABUTTING THE ENTRANCE OF A BLDG AND EXTENDING THE FULL WIDTH OF THE LOT  
 • REFER TO A01 FOR FRONT DOOR LOCATION

**GROSS FLOOR AREA SUMMARY:**

FLOOR	DESCRIPTION	AREA (SF)
UPPER FLOOR	WEST BUILDING	6330
UPPER FLOOR	EAST BUILDING	8113
TOTAL		14443
MAIN FLOOR	BUILDING	2366.6
MAIN FLOOR	COVERED DECKS	150.6
TOTAL		2366.6
BASEMENT FLOOR	BUILDING	1485.2
BASEMENT FLOOR	EXCLUDED GFA PER 5/A02	755
TOTAL		7302
EXIST'G ACCESSORY SHED		139.9
GROSS FLOOR AREA		4605.0

ALLOWABLE GFA:  
 LOT AREA = 30,000 SF  
 ALLOWED GROSS FLOOR AREA = 12,000 SF  
 GFA OF 4605 SF < 12,000 SF; THEREFORE OK

# INTRUSIONS INTO REQ'D YARDS:

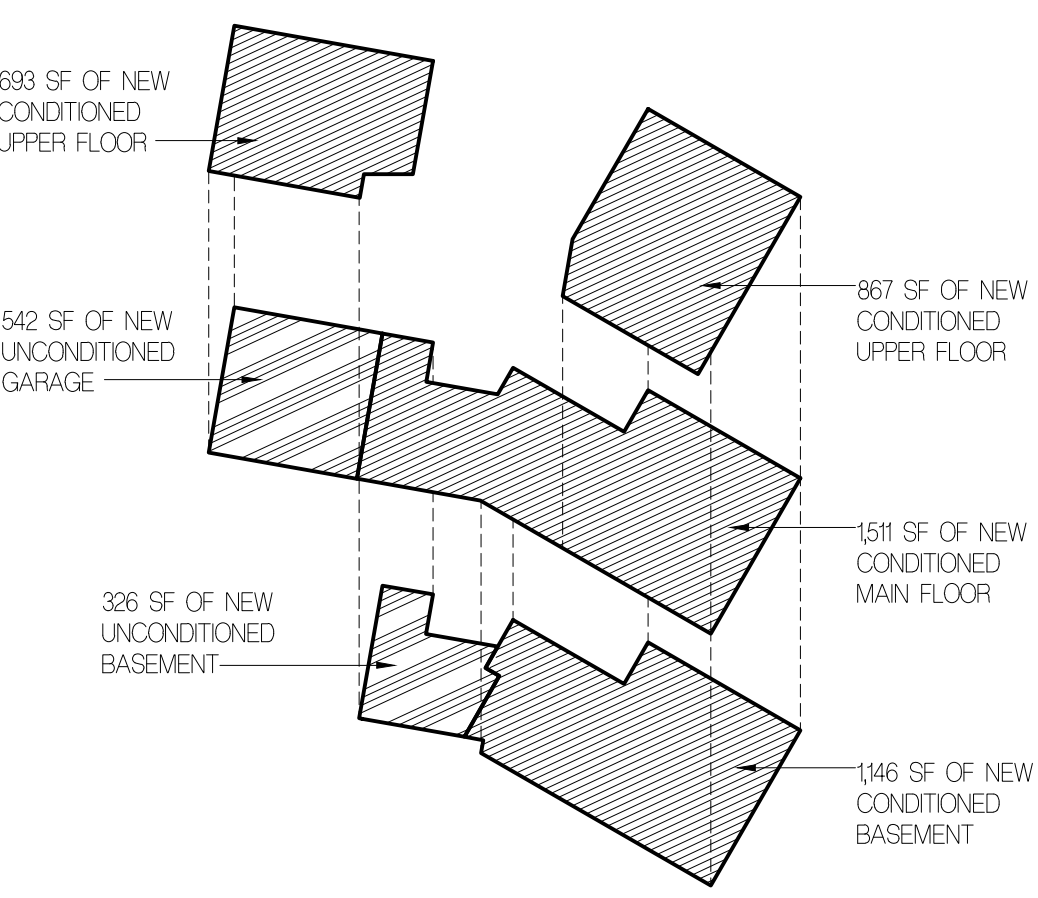
- MINOR BLDG ELEMENTS: MAX 3' OF UNROOFED, UNENCLOSED OUTSIDE STAIRWAYS AND DECKS OK
- HARDSCAPE AND DRIVEWAYS: CAN NOT BE MORE THAN 30' ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER
- FENCES, RETAINING WALLS AND ROCKERIES: ALLOWED SUBJECT TO MCC 19.02.050
- HEAT PUMPS, AC UNITS: ALLOWED PROVIDED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

**GROSS FLOOR AREA:**  
 • GFA SHALL NOT EXCEED 12,000 SF FOR R-5  
 • REFER TO GFA DIAGRAM 4 & 5/A02

- BUILDING HEIGHT LIMIT:**
- MAX BLDG HEIGHT: NO BLDG SHALL EXCEED 30' IN HEIGHT ABOVE THE ABE TO THE HIGHEST POINT OF ROOF
  - MAX BLDG HEIGHT ON DOWN HILL FAÇADE: SHALL NOT EXCEED 30' IN HEIGHT MEASURED FROM EXIST'G OR FINISHED GRADE, WHICHEVER IS LOWER
  - LOWEST GRADE @ DOWNHILL FAÇADE = 123'-0" EXIST'G; 122'-8 1/2" FINISH
  - MAX ALLOWABLE BLDG DOWNHILL FAÇADE HEIGHT = 122'-8 1/2" + 3' = 125'-8 1/2"
  - BLDG DOWNHILL FAÇADE HEIGHT = 122'-3 3/4"; 122'-3 3/4" < 125'-8 1/2" THEREFORE OK



**4 GROSS FLOOR AREA DIAGRAM**  
 NOT TO SCALE



**1 CONDITIONED SPACE DIAGRAM**  
 NOT TO SCALE

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 ph 206.634.0136

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**SURVEYOR:**  
 SITE SURVEY AND MAPPING  
 2123 NE 11TH STREET  
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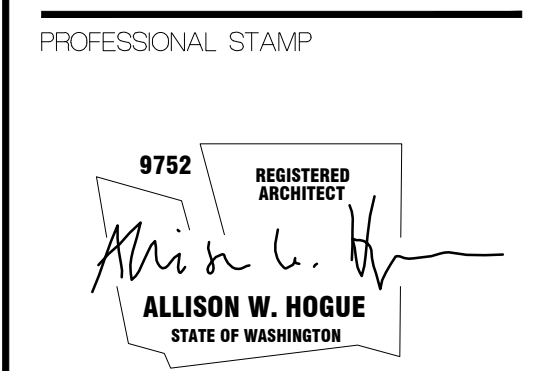
**GEOTECH:**  
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 3009 36TH AVE WEST  
 SUITE E  
 LYNNWOOD, WA 98036  
 PHONE: 425.582.9328  
 CONTACT: TOM JONES

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 CONTACT: BILL TAYLOR

# TALERMAN RESIDENCE

3879 WEST MERCER WAY  
 MERCER ISLAND, WA 98040



BUILDING DEPT STAMP

ISSUE	DATE
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# CODE NOTES & DIAGRAMS

# A0.2



# REQUIRED CRAWL SPACE VENTING

CRAWL SPACE TOTAL AREA PER PLAN	= 56185 SF
56185 SF / 160 = 351 SF (5385 SI) OF RECD VENTING	= 5385 SI
5385 SI + 50% SCREENED OPENING NFVA	= 8077.5 SI
8077.5 SI / 3 VENTS	= 2692.5 SI

VENTILATION OPENINGS SHALL BE COVERED BY A SCREEN MATERIAL W/ OPENINGS NOT TO EXCEED 1/4" PER R4082

REFER TO EXTERIOR ELEVATIONS FOR VENT LOCATIONS

## 2 CRAWLSPACE VENT CALCS

# LEGEND

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

# GENERAL NOTES

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

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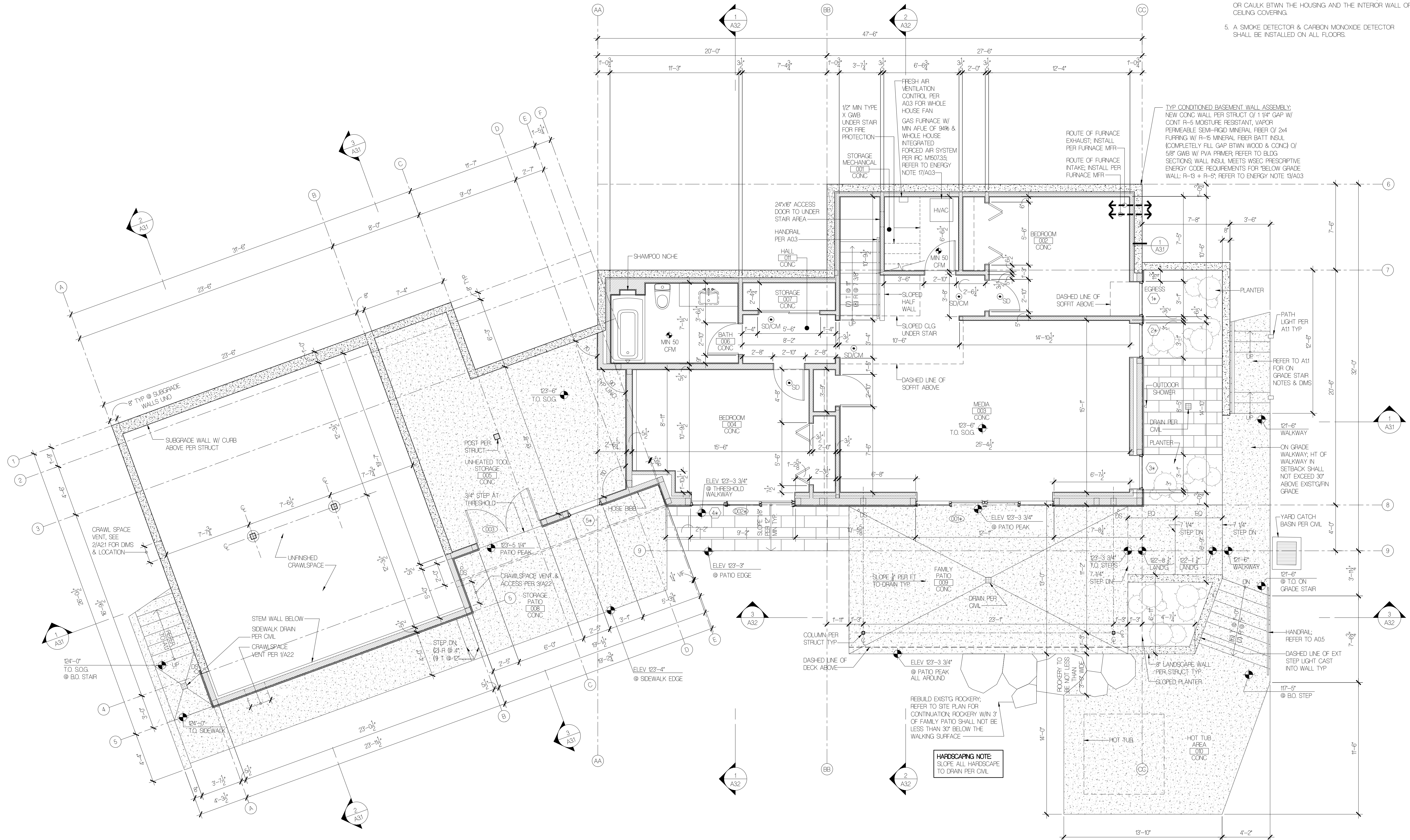
9752 REGISTERED ARCHITECT  
*Allison W. Hogue*  
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STATE OF WASHINGTON

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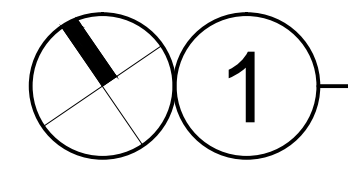
# BASEMENT PLAN & CS VENT CALCS

# A1.0




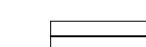






# BASEMENT PLAN

1/4" = 1'-0"



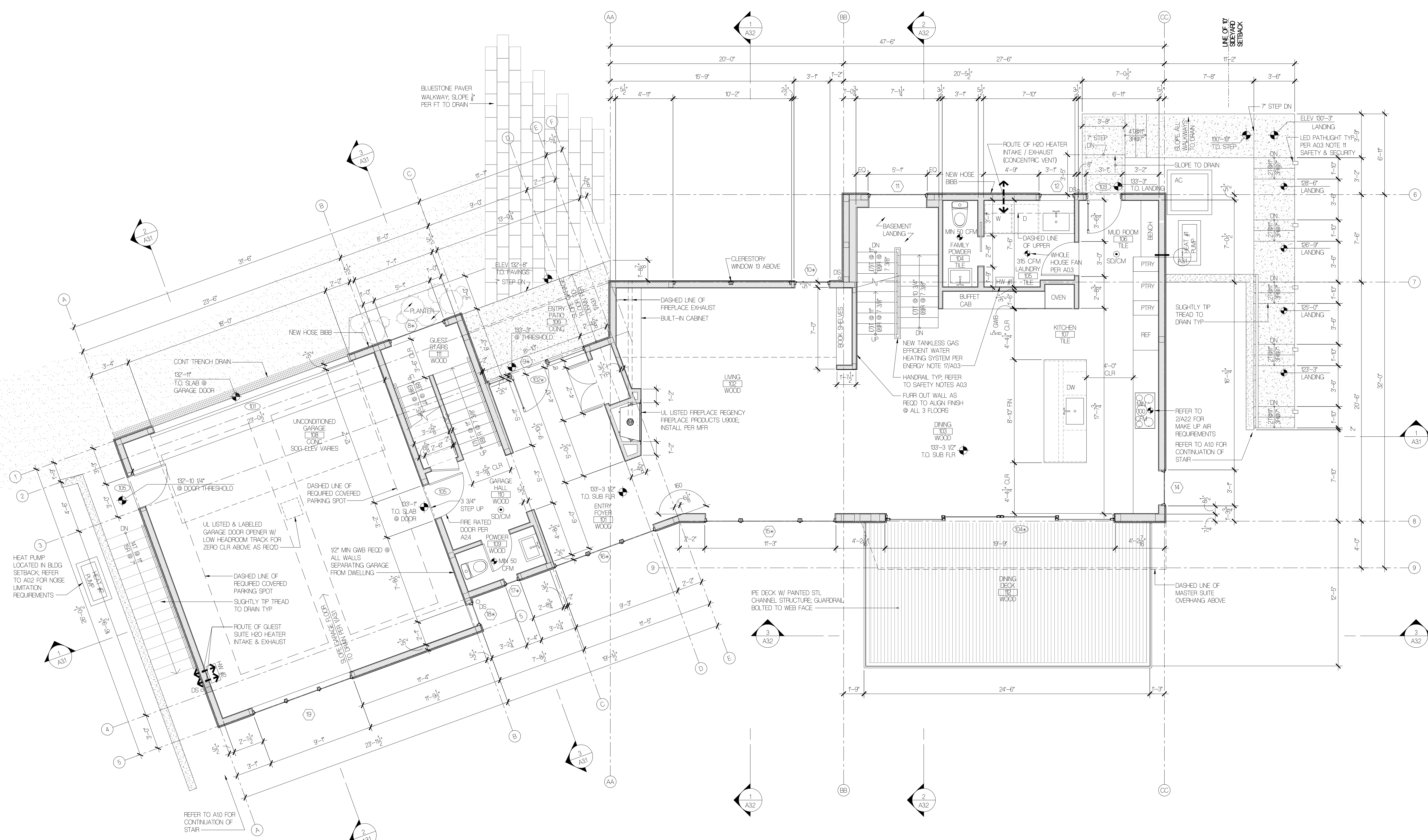
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**LEGEND**

-  2x4 STUD WALL @ 16" O.C. @ INT.
-  WINDOW; SEE SCHEDULE A23
-  DOOR; SEE SCHEDULE A24
-  CONC WALL
-  \* INDICATES SAFETY GLASS
-  SMOKE DETECTOR
-  COVERED SMOKE & CARBON MONOXIDE DETECTOR
-  INTERMITTANT EXHAUST FAN

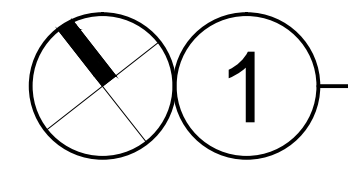
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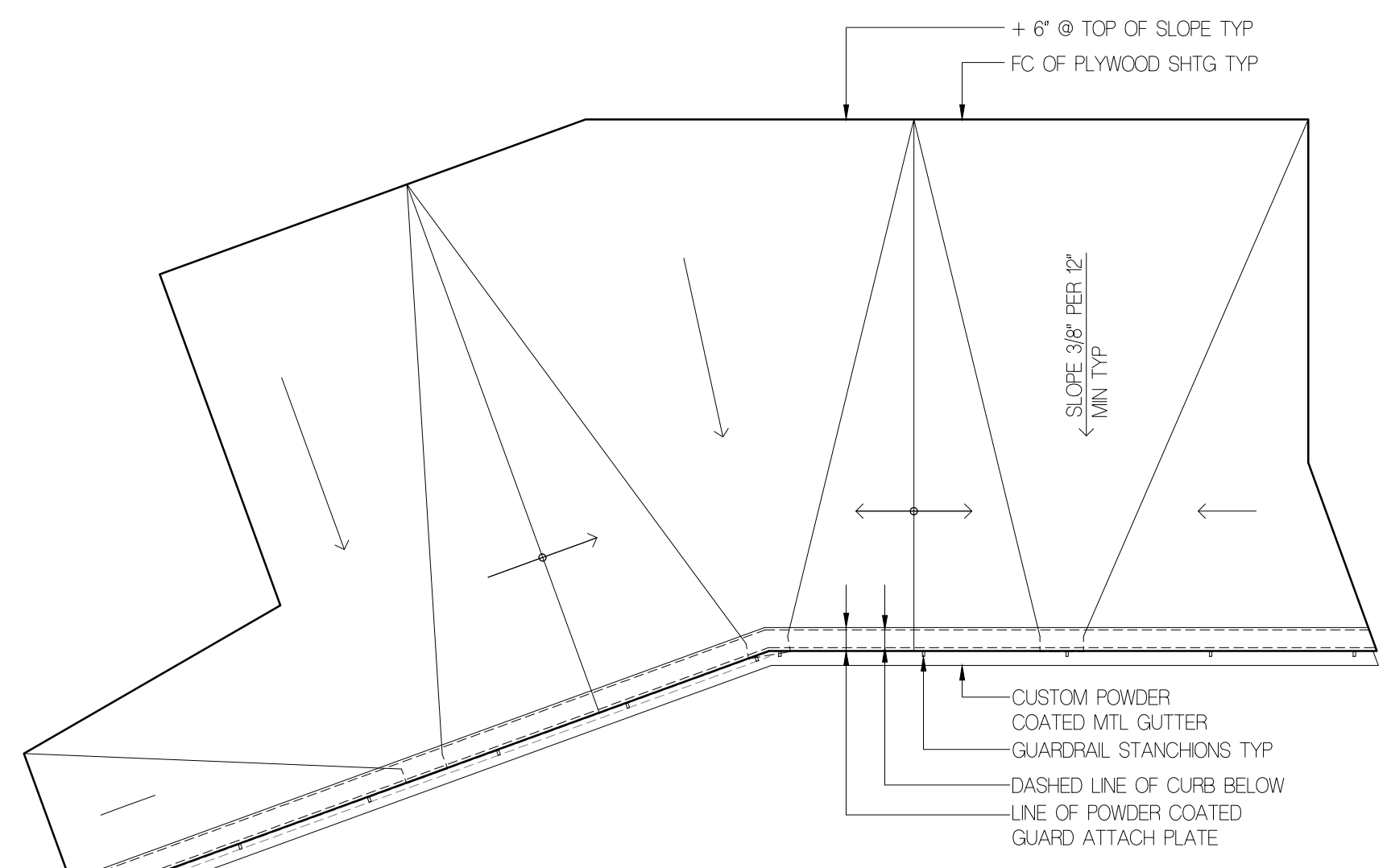
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- PROVIDE AIR SPACE BETWEEN WOOD FRAMING & CONC. WALLS PER A10.
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- REFER TO A03 FOR ABOVE & BELOW GRADE MINIMUM INSULATION VALUE REQUIREMENTS.
- VERIFY WINDOW & DOOR R/Os (PRIOR TO ORDERING) THAT BUT INTO ADJ. BLDG CORNERS W/ BUILDUP OF EXTERIOR CLADDING ASSEMBLIES.



MAIN FLOOR PLAN

1/4" = 1'-0"





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

**LEGEND**

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

**GENERAL NOTES**

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

**FLOISAND STUDIO**

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

**OWNER:**  
EDWARD TALERMAN AND  
DYAN SIMON  
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**STRUCTURAL ENGINEER:**  
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CONTACT: THOMAS WOLDENDORF

**GEOTECH:**  
ZIPPER GEO  
13019 36TH AVE WEST  
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PHONE: 425.822.9928  
CONTACT: TOM JONES

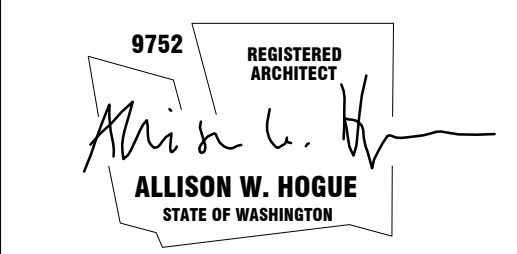
**ARBORIST:**  
TREE SOLUTIONS INC  
2340 WESTLAKE AVE N  
SUITE 200 SEATTLE, WA 98109  
PHONE: 206.528.4670

**CIVIL:**  
TEC ENGINEERING  
485 RAINIER BLVD NORTH  
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CONTACT: BILL TAYLOR

**TALERMAN RESIDENCE**

3879 WEST MERCER WAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

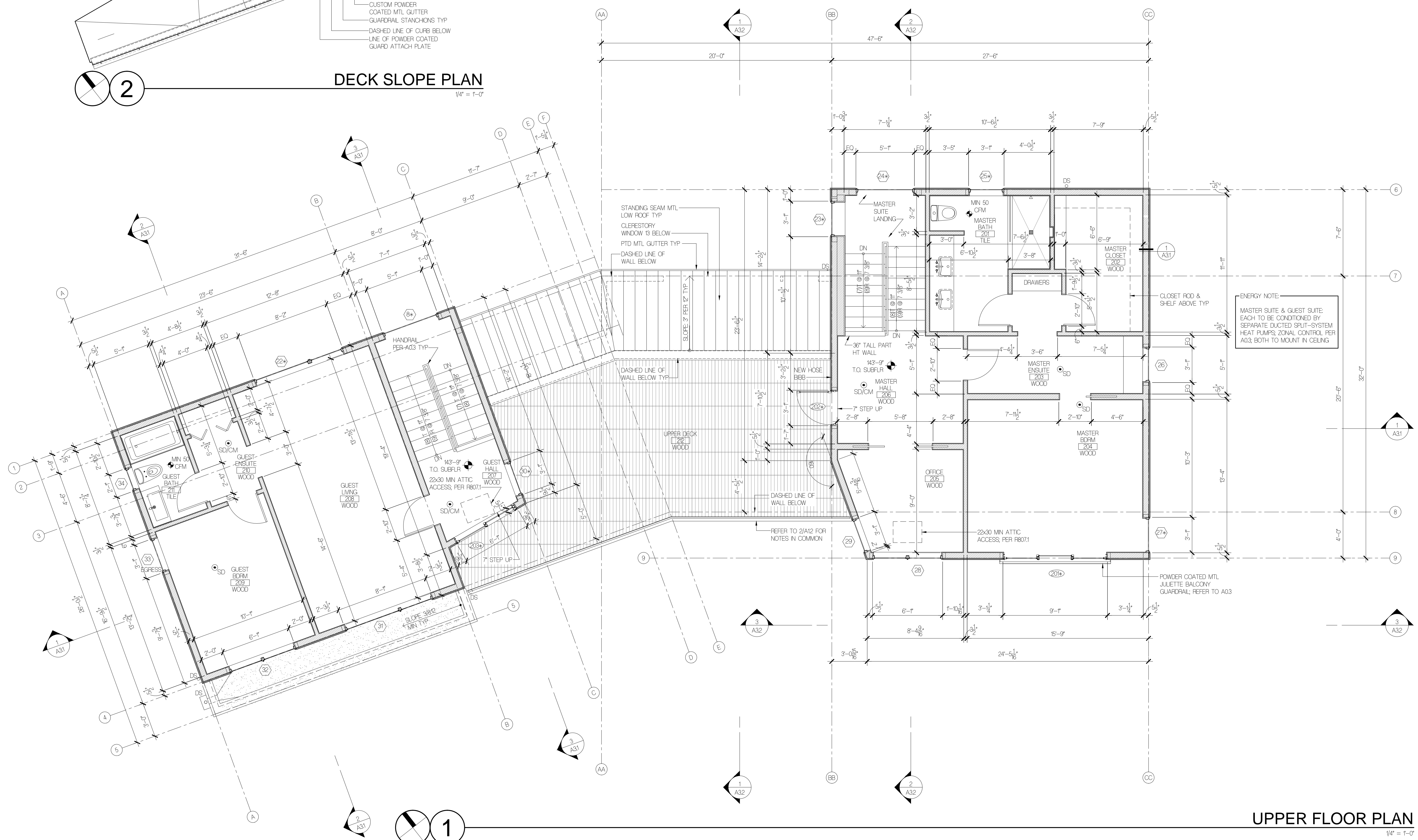


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**UPPER FLOOR PLAN**

**A1.2**



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

**REQUIRED ROOF VENTING** NFVA = NET FREE VENT AREA

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

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

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

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

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

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

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

**ROOF 4 OVER UNHEATED SPACE SO NOT REQUIRED TO PROVIDE VENTING**

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

**ROOF 5**  
 ROOF AREA: 638 SF = 99,792 SI  
 RECD ROOF VENTING: 99,792 SI / 300 = 332.6 SI  
 USEABLE VENT AREA RECD @ PEAK & EAVE: 332.6 SI / 2 = 166.3 SI EACH

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

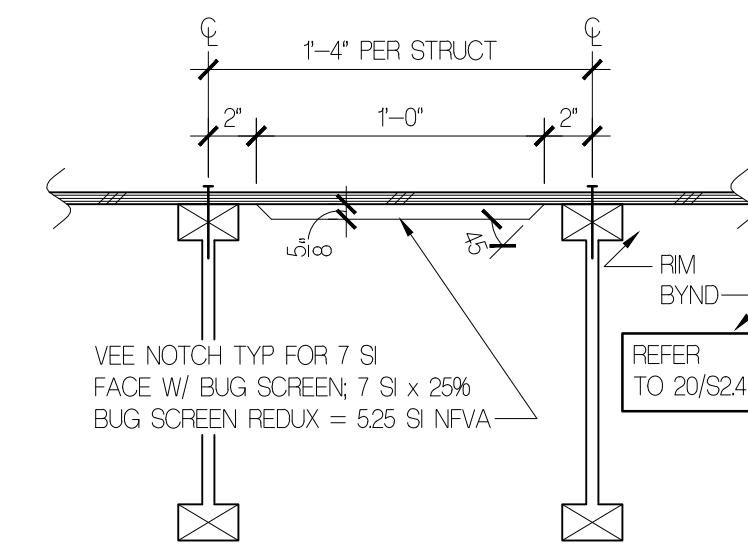
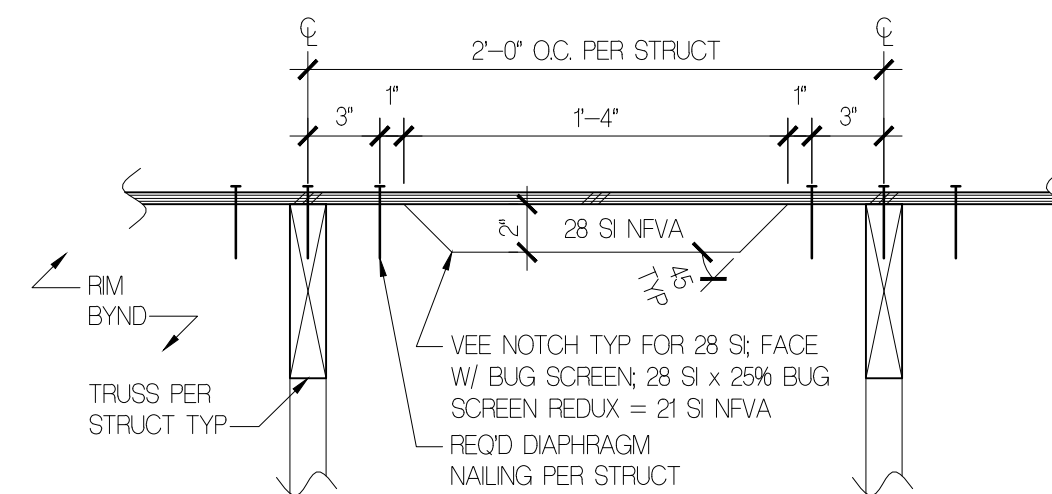
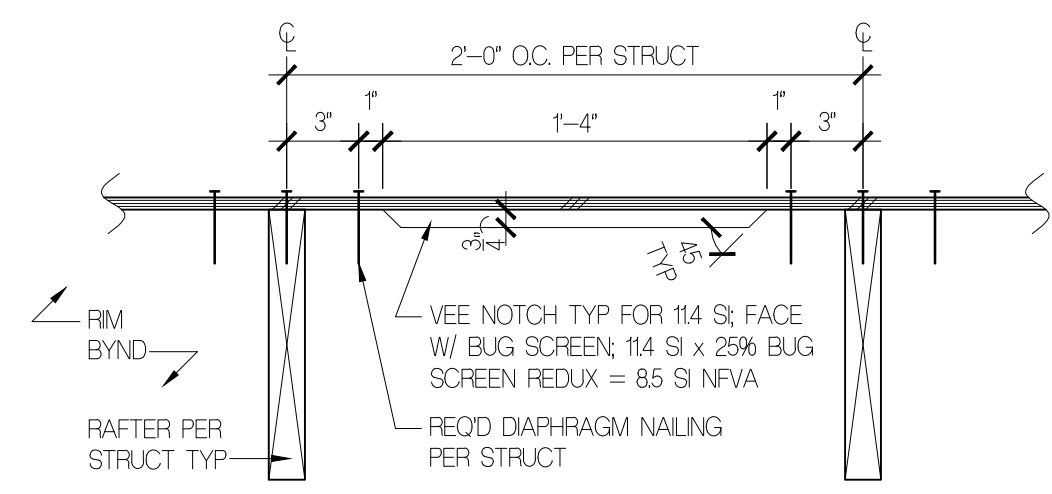
**2 ROOF VENT CALCS**

**LEGEND**

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

**GENERAL NOTES**

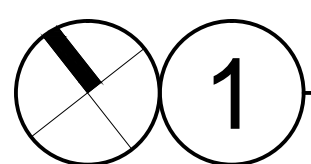
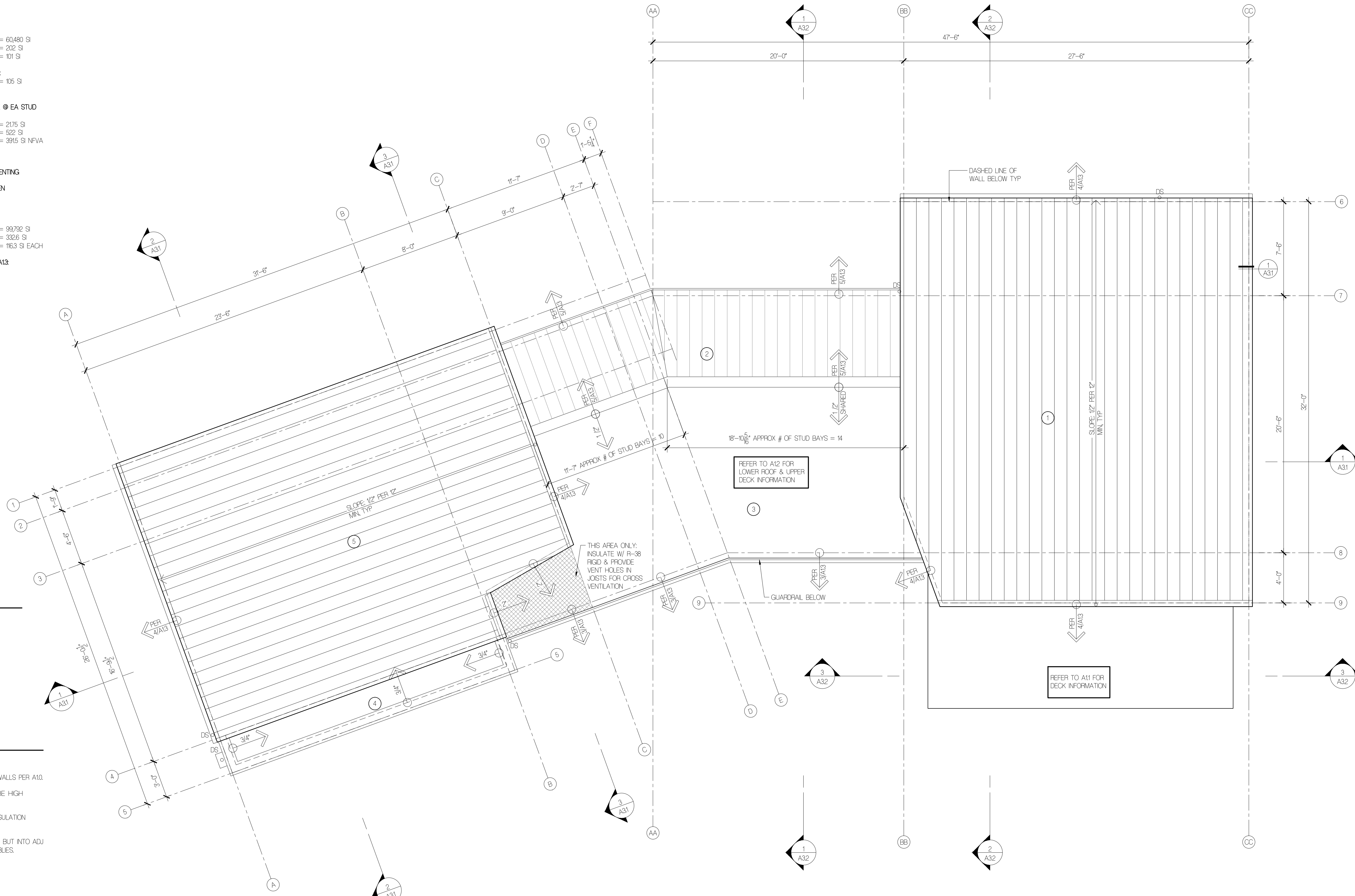
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**5 TYP LOWER RF VENT'G "VEE" NOTCH DTL** 1 1/2" = 1'-0"

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

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



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

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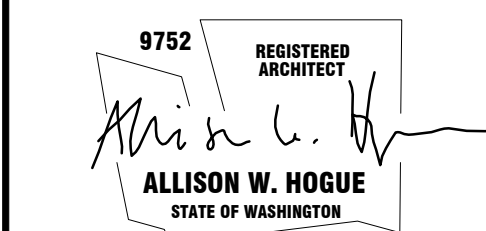
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 PHONE: 206.528.4670

**CIVIL:**  
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PROFESSIONAL STAMP

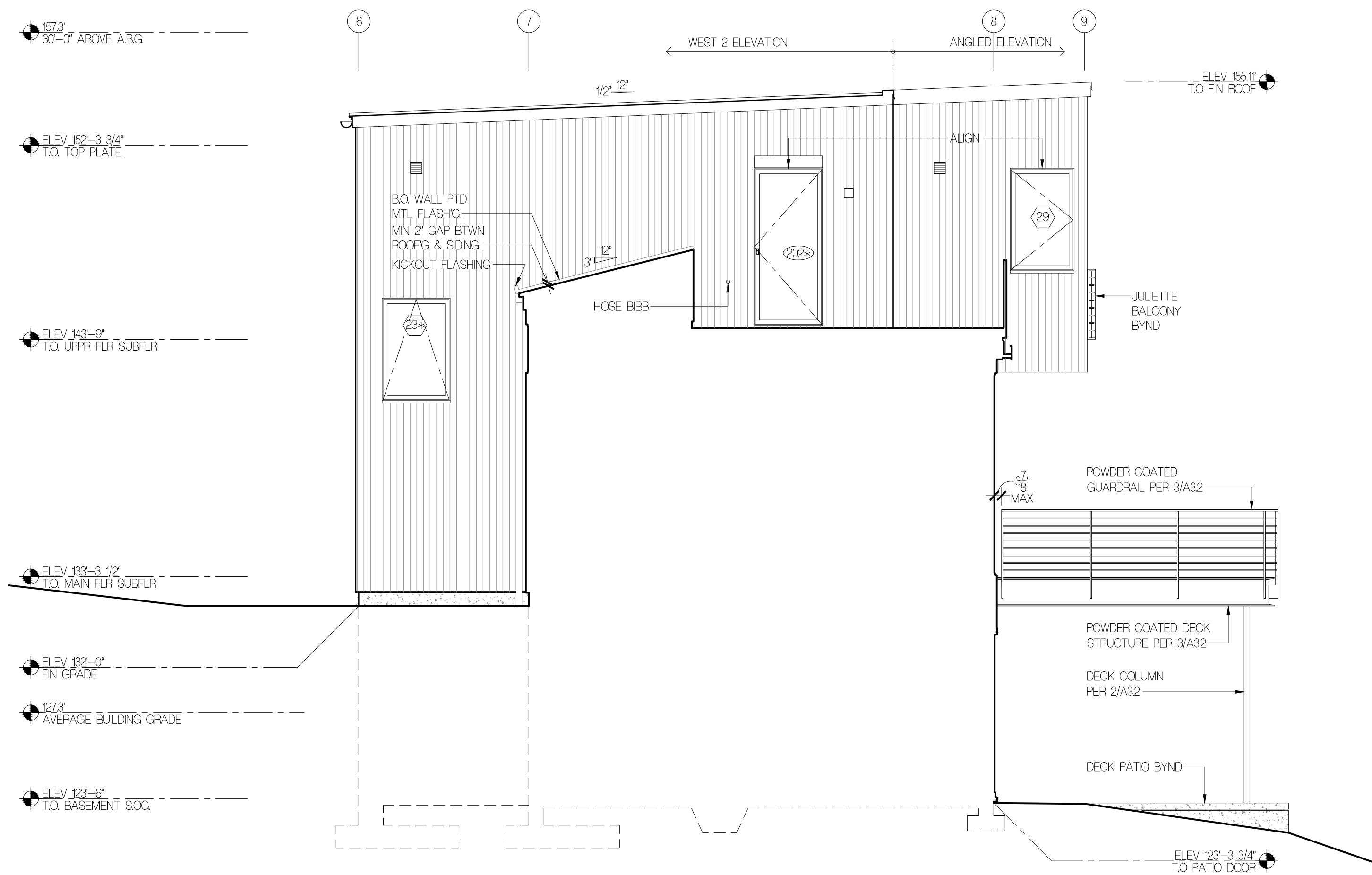


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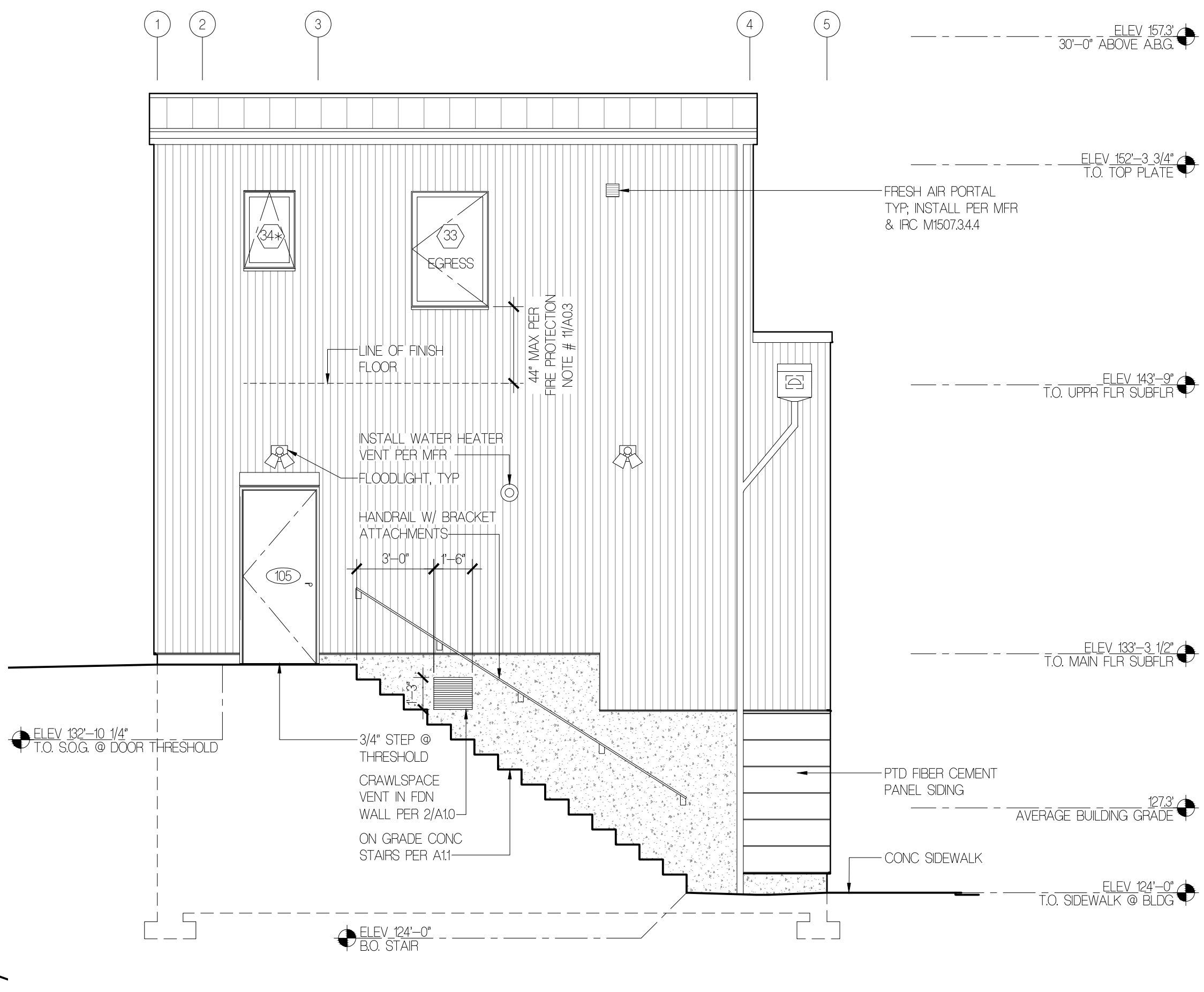
**ROOF PLAN & VENT CALCS**

**A1.3**



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

3

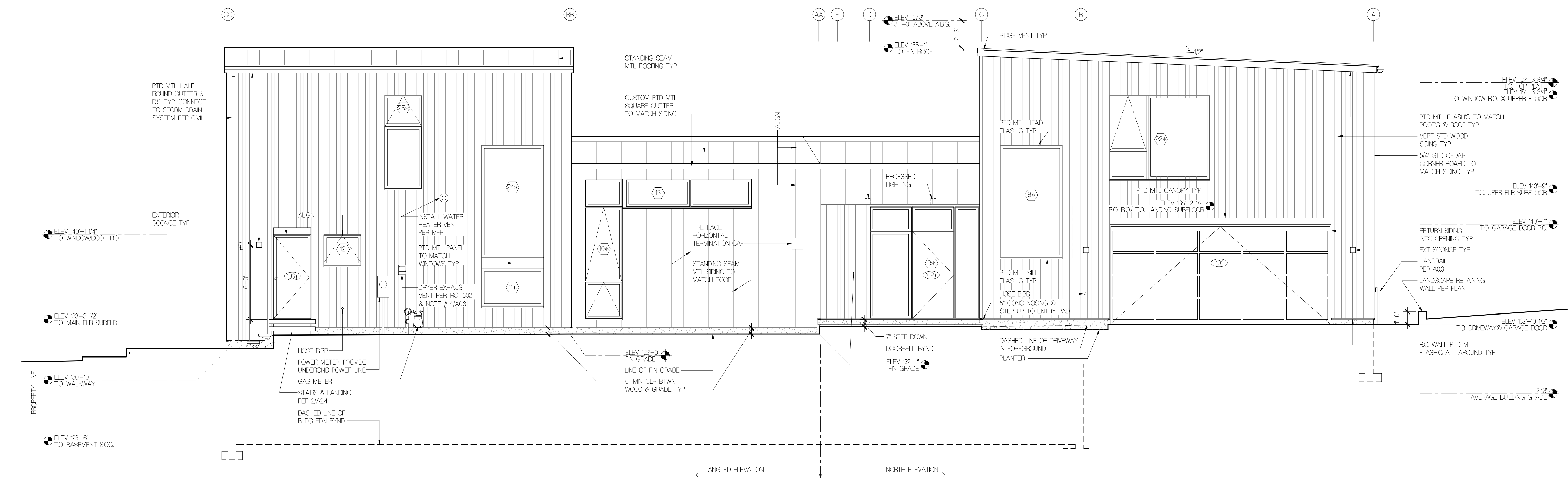


WEST ELEVATION  
1/4"=1'-0"

2

**GENERAL NOTES**

1. VERIFY ALL ROUGH OPENING DIMENSIONS.
2. ALL WINDOWS TO BE U-30 LOW-E 366 GLASS OR BETTER.
3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE IRC, INDICATED BY "4" ON PLANS.
4. INDICATES WINDOW; REFER TO SCHEDULE 1/A2.3 (14)
5. INDICATES DOOR; REFER TO SCHEDULE 1/A2.4 (11)
6. REFER TO A03 FOR ENERGY REQUIREMENTS.



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

1

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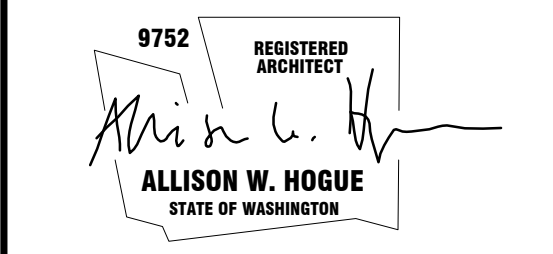
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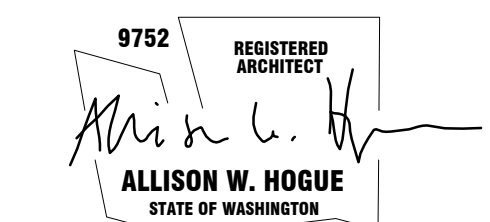
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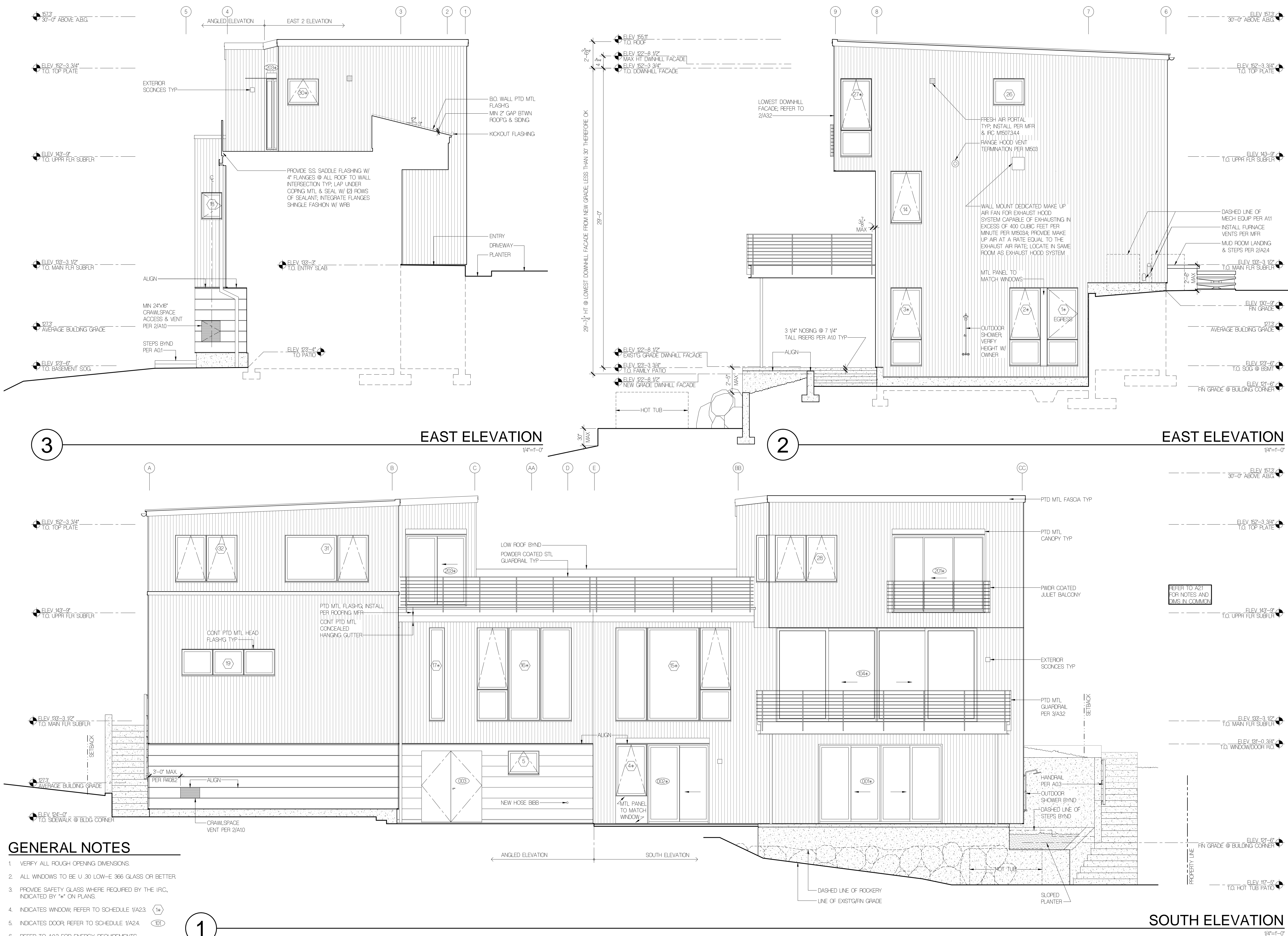
**EXTERIOR ELEVATIONS**

**A2.1**





ISSUE	DATE
ML PRE-APP MEETING	02/2/18
PERMIT SET	08/28/18



- GENERAL NOTES**
1. VERIFY ALL ROUGH OPENING DIMENSIONS.
  2. ALL WINDOWS TO BE U-30 LOW-E 366 GLASS OR BETTER.
  3. PROVIDE SAFETY GLASS WHERE REQUIRED BY THE I.R.C. INDICATED BY "\*" ON PLANS.
  4. INDICATES WINDOW; REFER TO SCHEDULE 1/A2.3 (14)
  5. INDICATES DOOR REFER TO SCHEDULE 1/A2.4 (10)
  6. REFER TO A03 FOR ENERGY REQUIREMENTS.

1





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

**MANUFACTURER  
ENERGY REPORT**

**Job Specific Summary**

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

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

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

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

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

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

*Glazing Type:	Description:	U-Factor	SHGC
A CLR58366189TG	1": Clear Cardinal 366 6mm-T, 0.5argon, Clear Cardinal 189 6mm-T	0.19	0.26

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

**References:**  
U-Factor: The rated Winter U-Factor of the fenestration product, in Bluih-ft<sup>2</sup>-F.  
SHGC: Solar Heat Gain Coefficient.  
VT: Visible Transmittance.  
Area (ft<sup>2</sup>): The area of the surface in square feet.  
NFRC: National Fenestration Rating Council.  
IECC: International Energy Conservation Code.

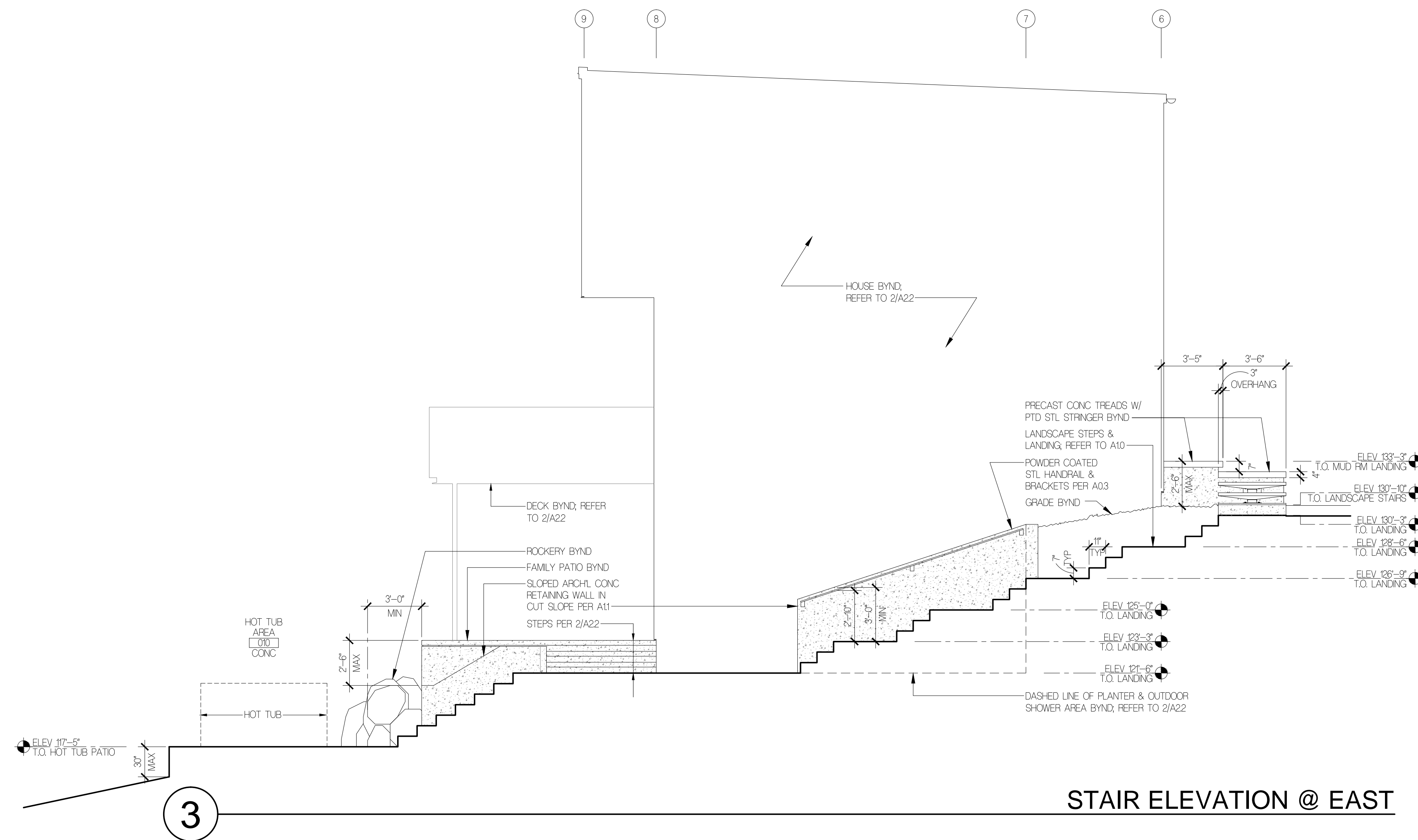
QTE: 79 ver: 1      Print: 8/30/2018 10:41:53 A      Quote Date: 8/20/2018      Snapshot: d:\www\ver: 202192.1.82714432.8890.144 8550.396603  
Fleetwood Aluminum Products, Inc. DBA Fleetwood Windows and Doors (PO Box 1086, Corona, CA)

**4**      **NFRC PERFORMANCE DATA**      NO SCALE

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

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

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



**STAIR ELEVATION @ EAST**

**EXTERIOR DOOR SCHEDULE:** FOLLOW 2015 WSEC, TABLE R402.1: BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x H) ROUGH OPENING	OPERATION	CPD	MFR	TYPE/MTL	GLASS TYPE	FRAME DEPTH	U-FACTOR	DP RATING	EXT FINISH	INT FINISH	SAFETY GLASS	REMARKS
001	2'-1\" x 7'-8 1/4"	BI-PART GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	DP-25	EBONY	DESIGNER BLACK	YES	SP5
002	6'-0\" x 7'-8 1/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	DP-30	BLACK ANODIZED	PAINTED	YES	SP5
003	6'-0\" x 7'-2"	DOUBLE INSWING	NA	PER CONTRACTOR	FIBERGLASS	N/A		N/A	N/A	PAINTED	PAINTED	N/A	
101	18'-0\" x 8'-0"	OVERHEAD	NA	NORTHWEST DOOR	ALUM GLASS	WHITE LAMINATED		N/A	N/A	BLACK ANODIZED	BLACK ANODIZED	YES	
102	PER WINDOW 9 DIAGRAM	⊕	⊕	ANDERSEN E-SERIES FRAME ONLY	ALUM CLAD	LOW E2 W/ ARGON		⊕	N/A	EBONY FRAME ONLY	DESIGNER BLACK FRAME ONLY	YES	W/ PAINTED CUSTOM WOOD DOOR SLAB, MFR TO PREP FRAME FOR HINGES, CONTRACTOR TO PROVIDE HINGES
103	3'-1\" x 6'-9 3/4"	INSWING	AND-N-165-03607-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.25	DP-30	EBONY	DESIGNER BLACK	N/A	SP5
104	19'-9\" x 9'-2"	BI-PART SLIDING	FLE-M-75-0055-00001	FLEETWOOD SERIES 3000-T	ALUM W/ TB	REFER TO ENERGY REPORT	4 1/2"	0.35		CLASS DARK BRONZE ANODIZED	CLASS DARK BRONZE ANODIZED	YES	STANDARD MESH SCREEN, NARROW 3073 STYLE
105	3'-0\" x 7'-2"	INSWING FIRE RATED	NA	PER CONTRACTOR	WOOD	N/A		N/A	N/A	PAINTED	PAINTED	N/A	1 3/8\" THICK MIN OR 20 MINUTE FIRE RATED, W/ SELF CLOSING DEVICE & WEATHERSTRIPPING
201	9'-1\" x 7'-6 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26/0.27	DP30	EBONY	DESIGNER BLACK	YES	SP5
202	3'-1\" x 6'-11 3/4"	OUTSWING	AND-N-168-03108-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.29	DP30	EBONY	DESIGNER BLACK	YES	SP5
203	6'-1\" x 6'-11 3/4"	GLIDING	AND-N-154-01042-00001	ANDERSEN E-SERIES	ALUM CLAD	LOW E2 W/ ARGON		0.26	DP30	EBONY	DESIGNER BLACK	YES	SP5

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

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

**1**      **EXTERIOR DOOR SCHEDULE**      NO SCALE

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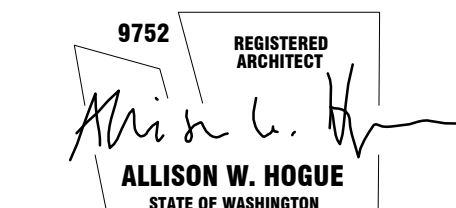
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PHONE: 206.628.4670

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

**TALERMAN  
RESIDENCE**

3879 WEST MERCER WAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

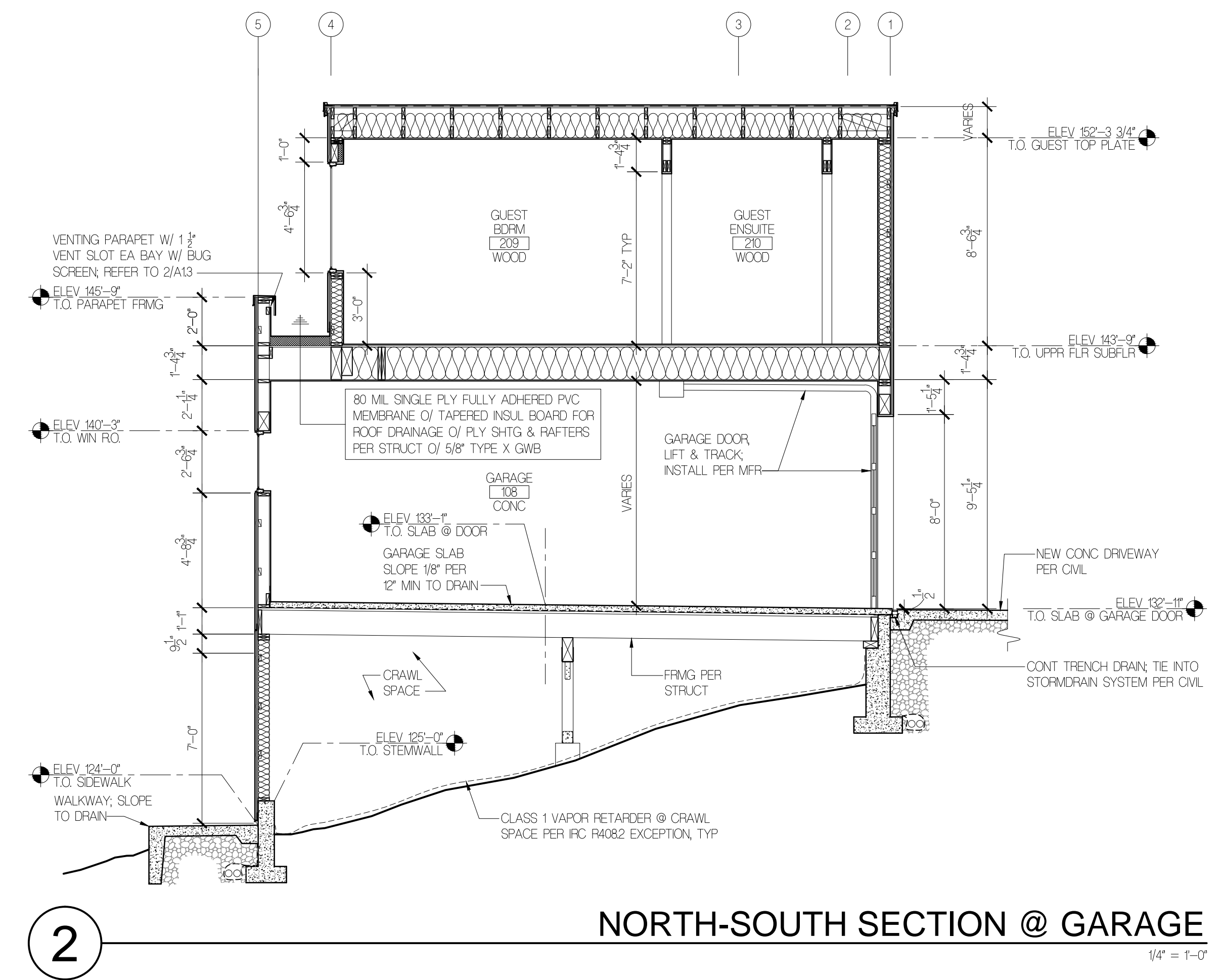
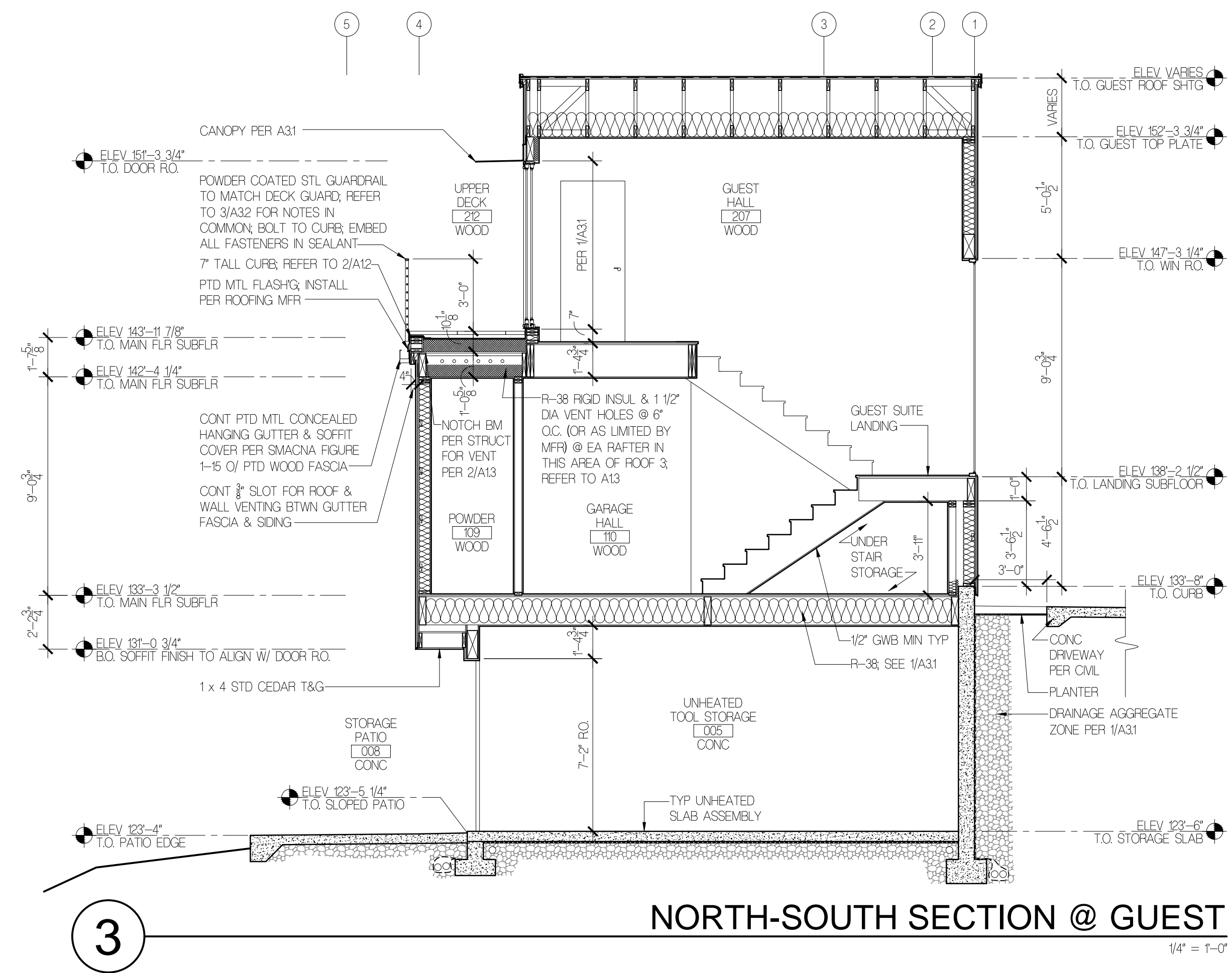


BUILDING DEPT STAMP

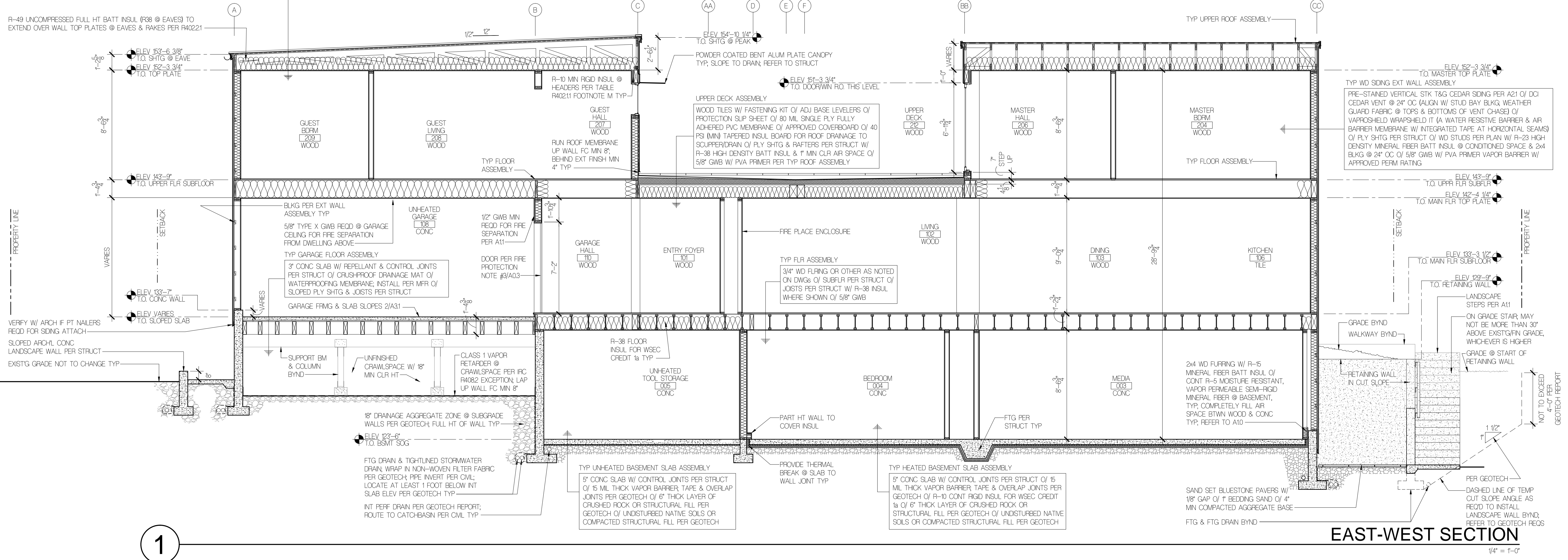
ISSUE	DATE
ML PRE-APP MEETING	02/18
PERMIT SET	08/28/18

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

**A2.4**



**TYP UPPER ROOF ASSEMBLY**  
STANDING MECHANICALLY SEALED 16" 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/ TRUSSES PER STRUCT W/ UNCOMPRESSED R-49 INSUL & 1" MIN CLR AIR SPACE O/ 5/8" GWB W/ PVA PRIMER VAPOR BARRIER W/ APPROVED PERM RATING



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

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

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

**SURVEYOR:**  
SITE SURVEY AND MAPPING  
2929 NE 11TH STREET  
SAMMAMISH, WA 98074  
PHONE: 206.298.4412  
CONTACT: THOMAS WOLDENDORF

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

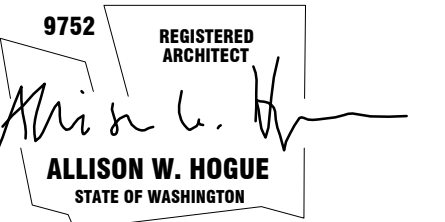
**ARBORIST:**  
TREE SOLUTIONS INC  
2940 WESTLAKE AVE N  
SUITE 200 SEATTLE, WA 98109  
PHONE: 206.528.4670

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

**TALERMAN RESIDENCE**

3879 WEST MERCER WAY  
MERCER ISLAND, WA 98040

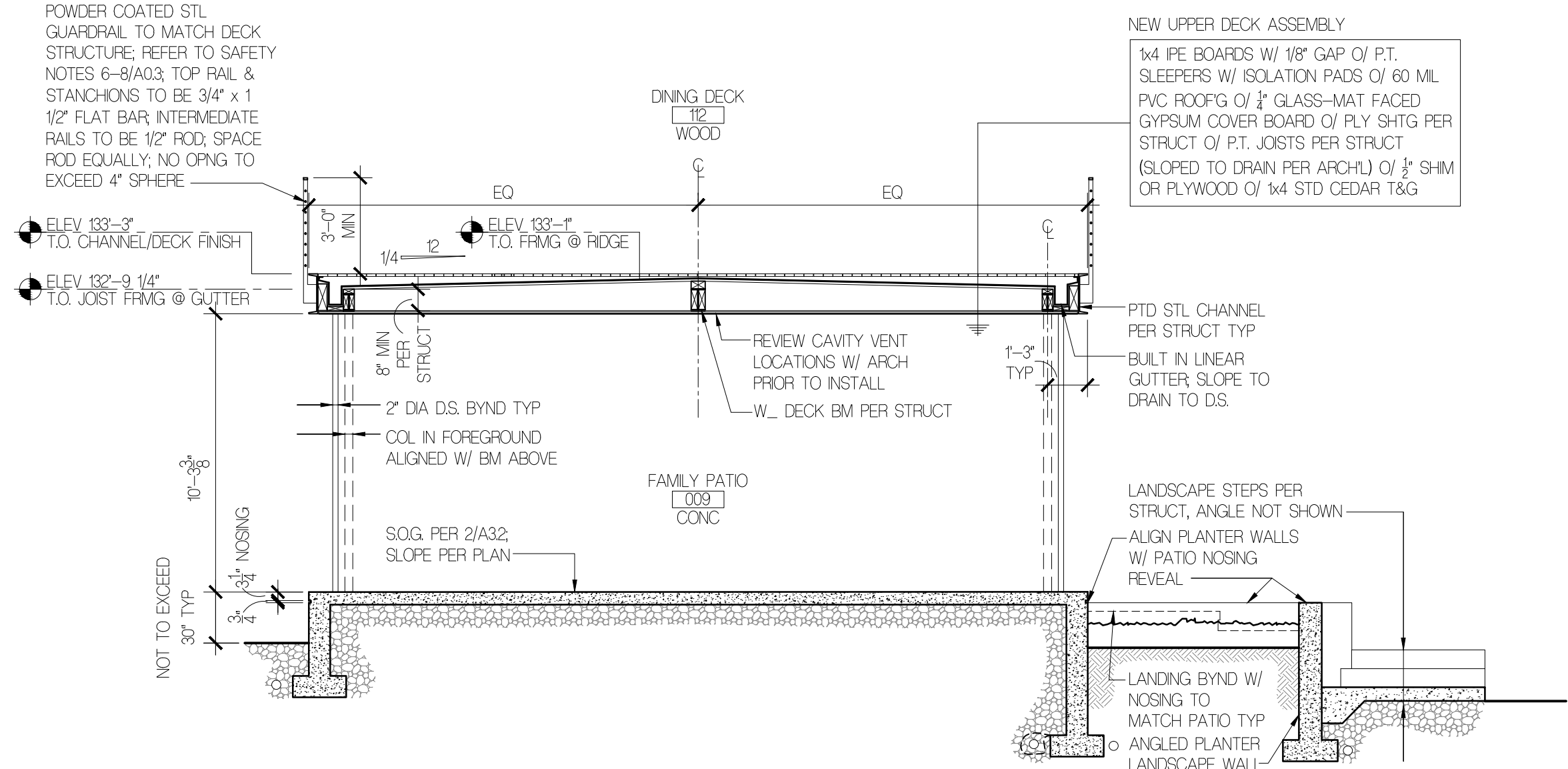
PROFESSIONAL STAMP



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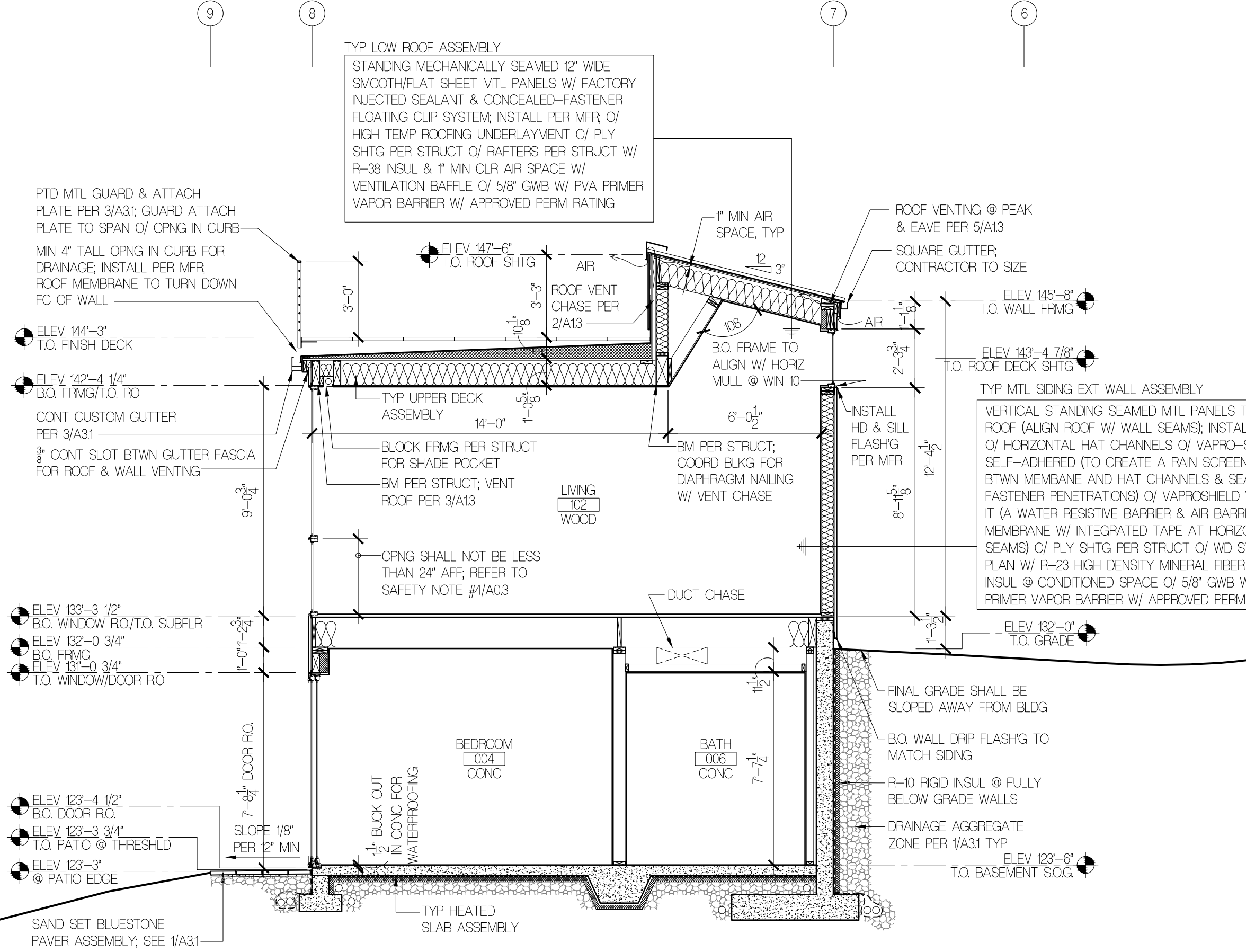
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**SECTIONS**



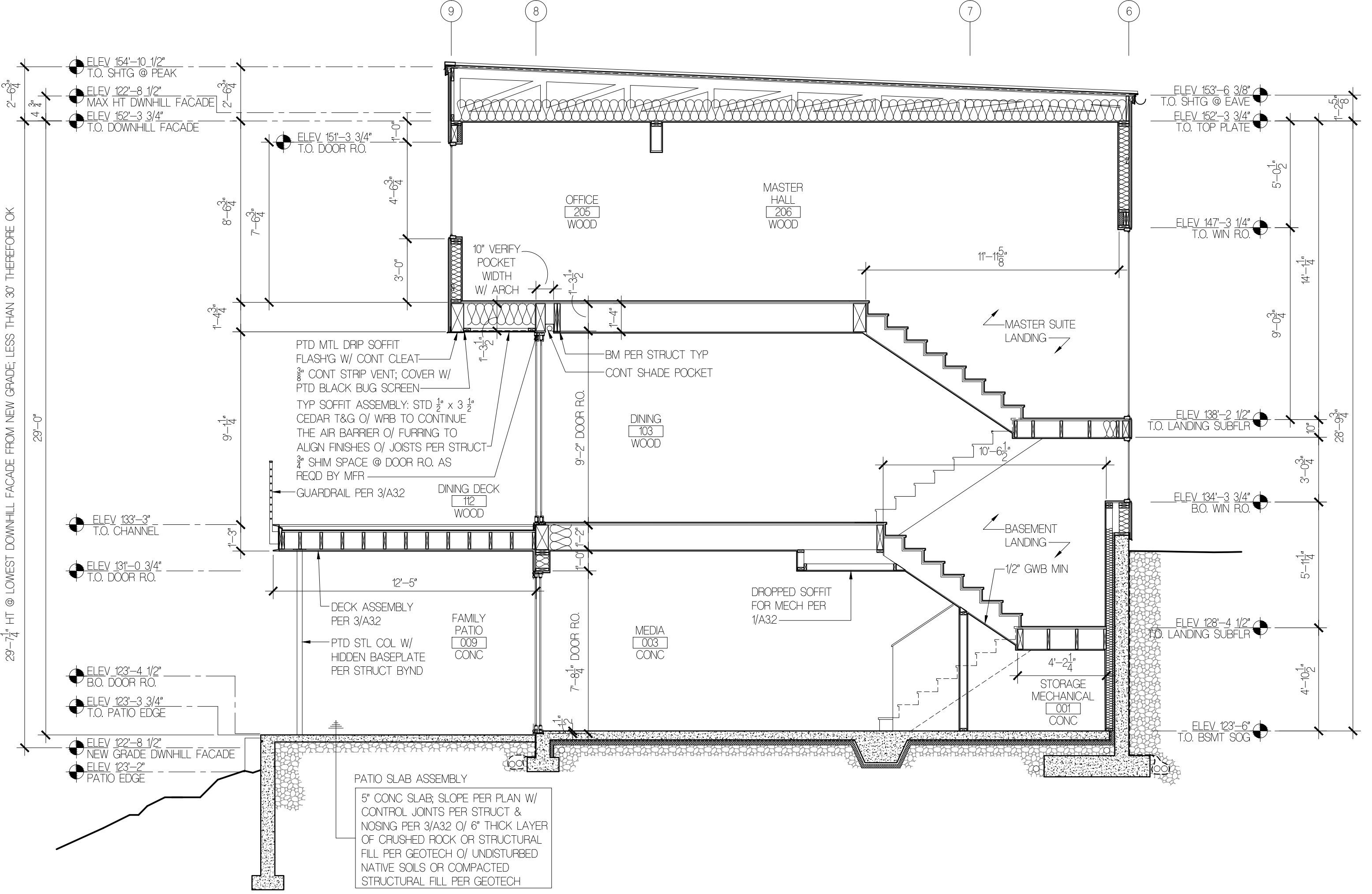
**SECTION THRU DINING DECK & FAMILY PATIO**  
1/4" = 1'-0"

**3**



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

**1**



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

**2**

**FLOISAND STUDIO**

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

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

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

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

**SURVEYOR:**  
 SITE SURVEY AND MAPPING  
 23223 NE 11TH STREET  
 SAMMAMISH, WA 98074  
 PHONE: 206.298.4412  
 CONTACT: THOMAS WOLDENDORF

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

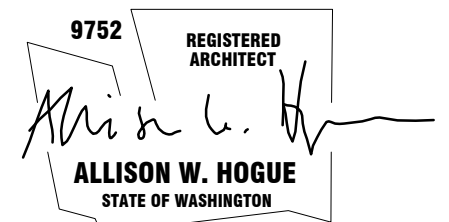
**ARBORIST:**  
 TREE SOLUTIONS INC  
 2940 WESTLAKE AVE N  
 SUITE 200 SEATTLE, WA 98109  
 PHONE: 206.528.4670

**CIVIL:**  
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 485 RAINIER BLVD NORTH  
 SUITE 201  
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**TALERMAN  
 RESIDENCE**

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 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

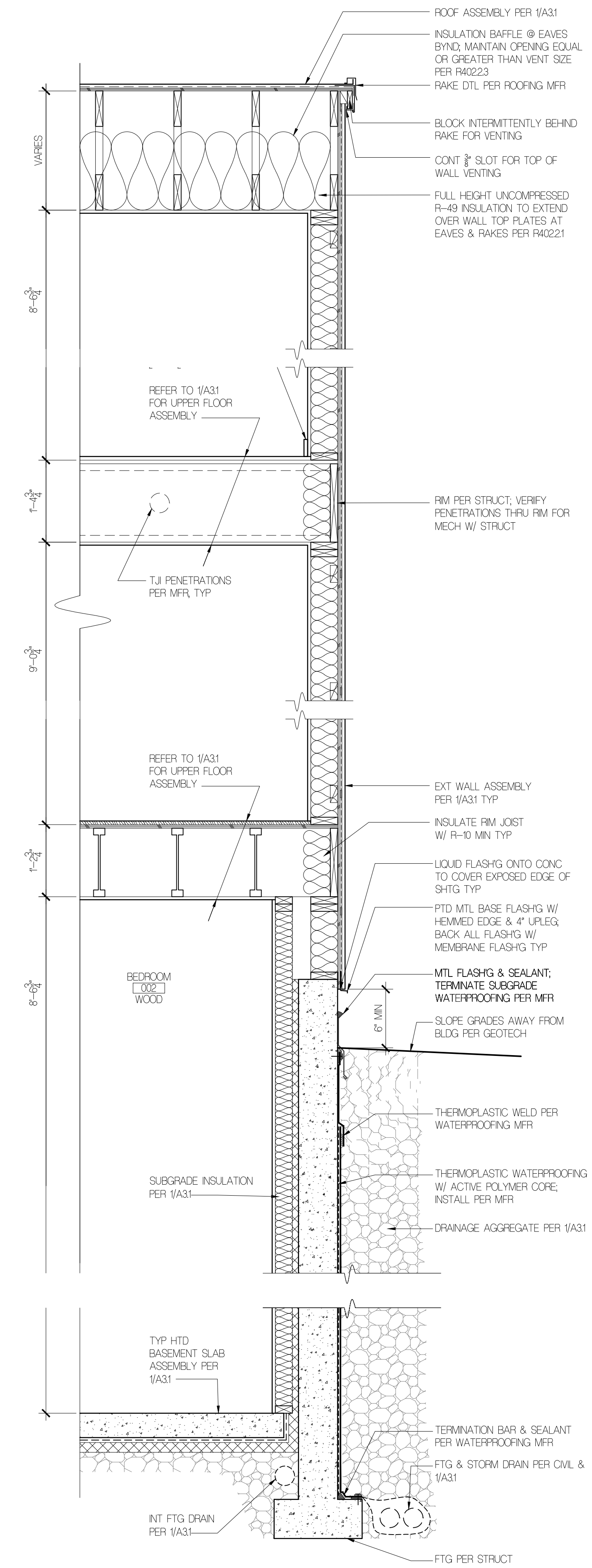


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**WALL SECTION**

**A3.3**



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



**FOOTING SCHEDULE:**

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

**FOUNDATION PLAN NOTES:**

(TYPICAL, UNLESS NOTED OTHERWISE)

- SEE REINFORCING SPLICE LENGTH AND DEVELOPMENT LENGTH SCHEDULE FOR REINFORCING DETAILS.
- 4" CONCRETE SLAB REINFORCED WITH #6 W14W14 WWF OVER INSULATION PER ARCHITECTURAL ON 5 MIL VAPOR RETARDER OVER INSULATION PER ARCHITECTURAL ON 6" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. SEE DETAIL 10/S21 FOR CONSTRUCTION/CONTROL JOINTS IN SLAB. OMIT VAPOR RETARDER AT EXTERIOR SLABS.
- 5" CONCRETE SLAB REINFORCED WITH #4 @ 18" OC EACH WAY (RADIANT HEATING MAY BE INSTALLED PER OWNER) OVER INSULATION PER ARCHITECTURAL ON 5 MIL VAPOR RETARDER OVER INSULATION PER ARCHITECTURAL ON 6" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. SEE DETAIL 11/S21 FOR CONSTRUCTION/CONTROL JOINTS IN SLAB.
- PROVIDE CORNER BARS PER DETAIL 6/S21 & 7/S21 AT ALL WALL AND FOOTING INTERSECTIONS.
- STEP FOOTINGS AS REQUIRED PER DETAIL 8/S21.
- SEE DETAIL 9/S21 FOR ALL PIPES AND TRENCHES ADJACENT TO AND THROUGH FOOTINGS.
- F # INDICATES FOOTING MARK. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
- INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAIL 12/S21 FOR INSTALLATION REQUIREMENTS. SEE S12 FOR HOLD-DOWNS AT TOP OF WALLS AT MAIN FLOOR LEVEL.
- SEE SHEET S12 FOR REMAINDER OF FOUNDATIONS.
- SEE ARCHITECTURAL FOR ALL DIMENSIONS.

**STRUCTURAL LEGEND**

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

**FLOISAND STUDIO**

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13039 36TH AVE WEST  
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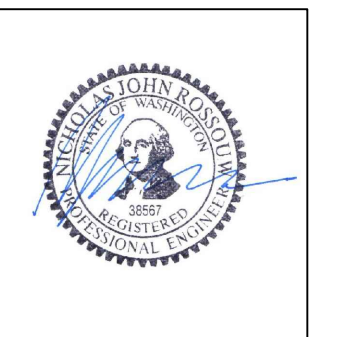
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**TALERMAN RESIDENCE**

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

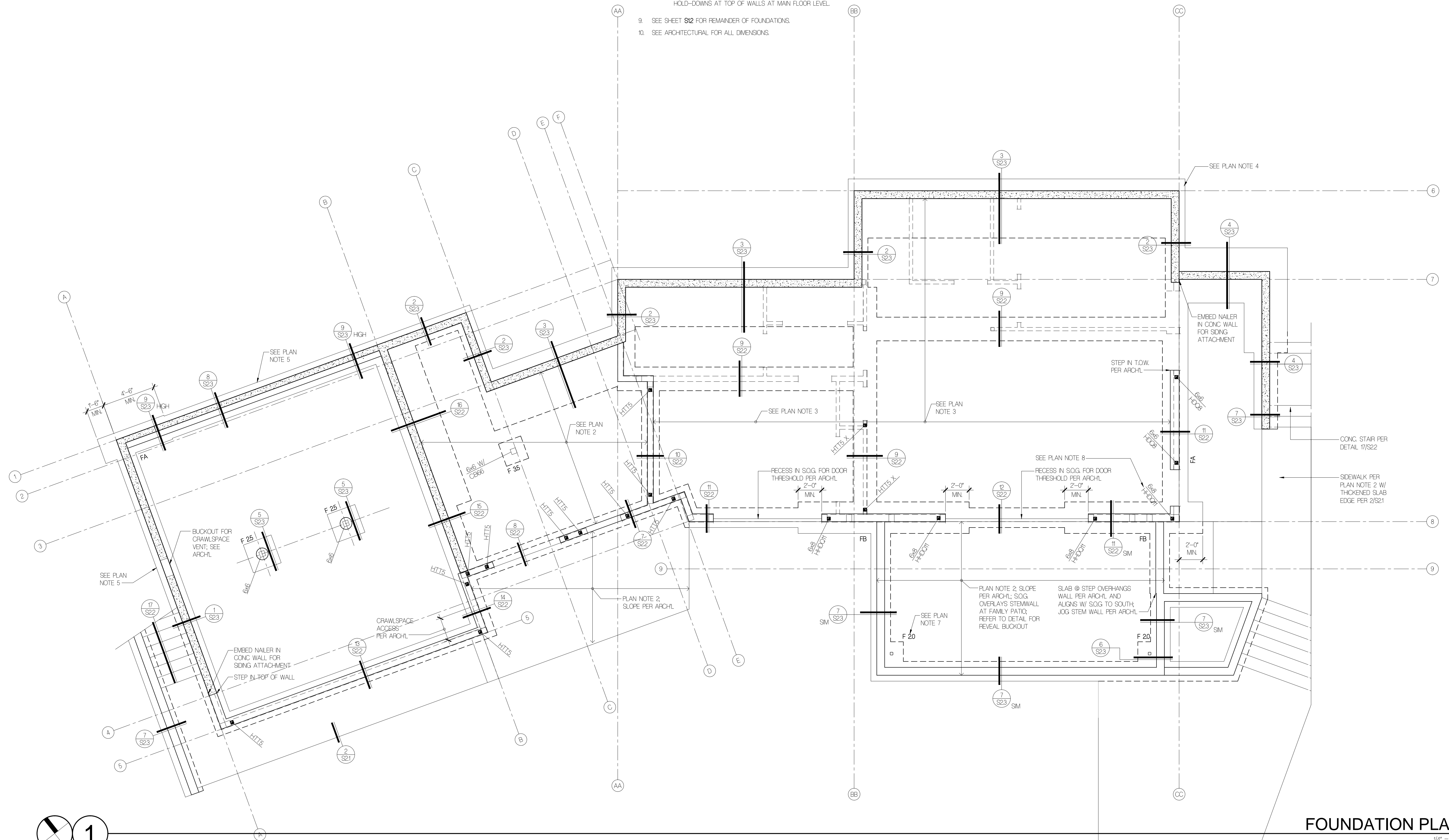


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**FOUNDATION PLAN  
FTG SCHEDULE**

**S1.1**



1

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



# JOIST AND FLUSH BEAM SCHEDULE

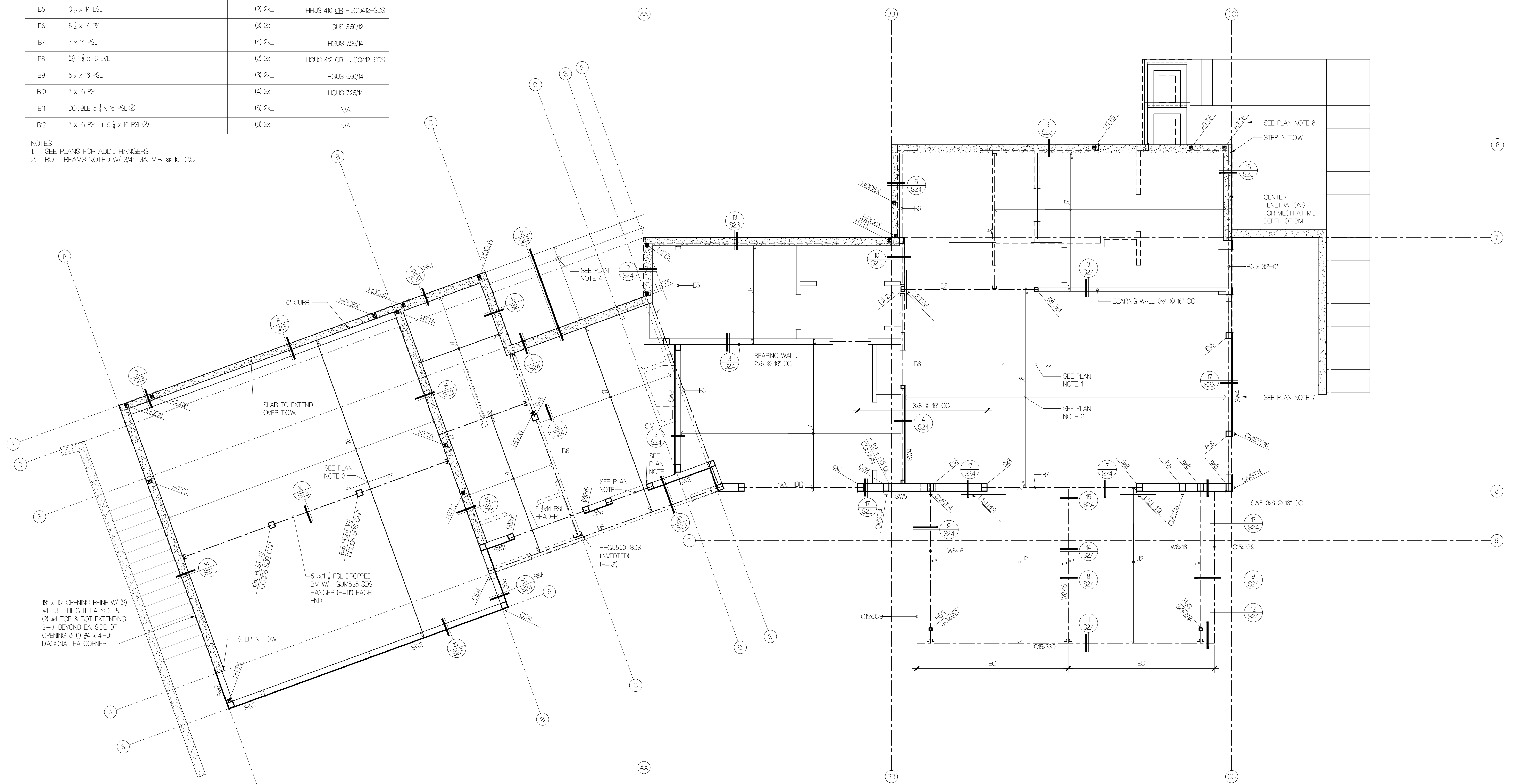
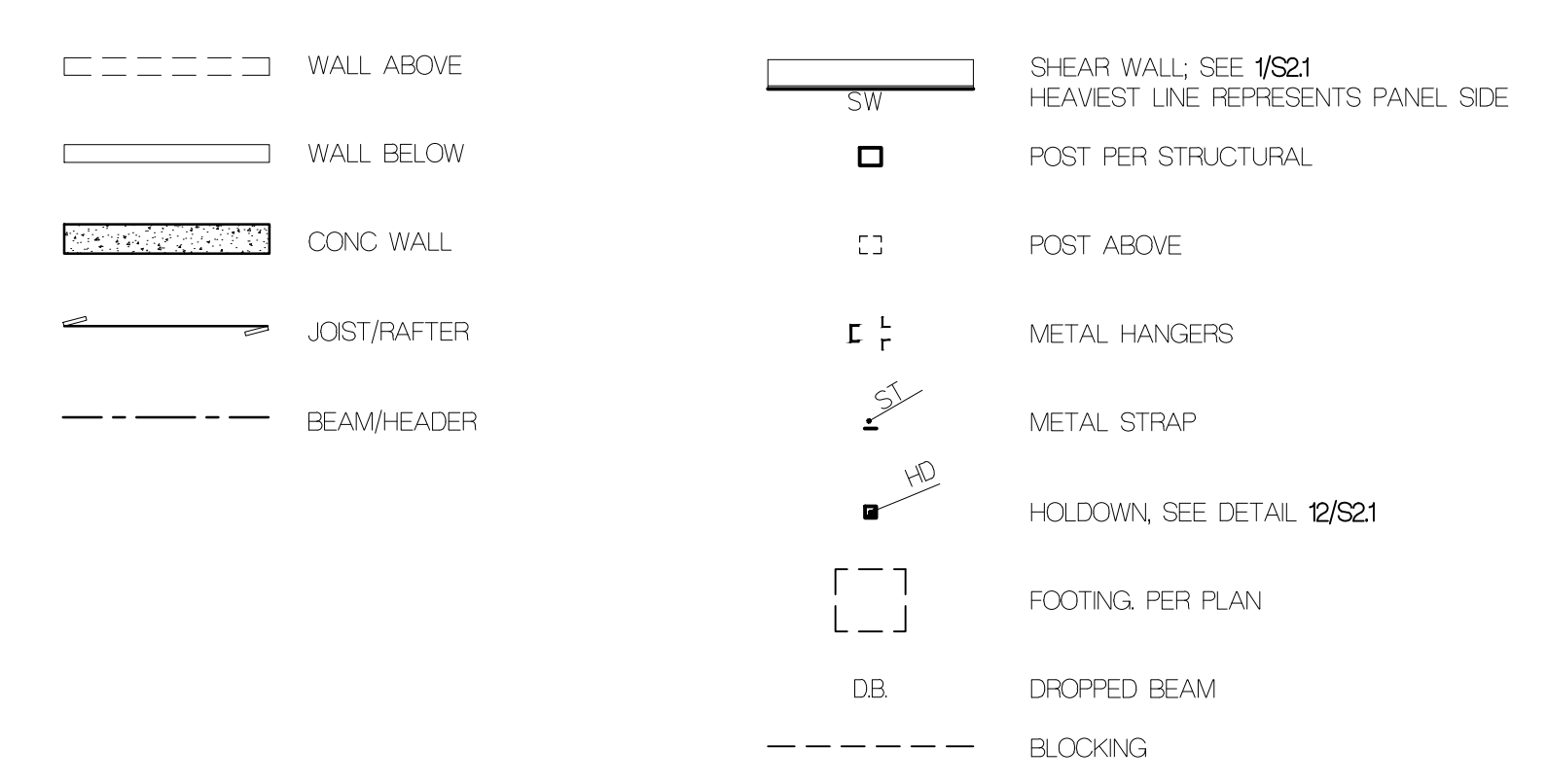
MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/110 @ 16" O.C.	NA	LUS 181/128 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/170 @ 16" O.C.	NA	IUS181/14
J8	14" TJI/210 @ 16" O.C.	NA	IUS206/14
J9	16" TJI/210 @ 16" O.C.	NA	IUS206/16
J10	16" TJI/360 @ 16" O.C.	NA	IUS237/16
J11	16" TJI/560 @ 16" O.C.	NA	IUS356/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	IUS356/14 LSSU 410 @ SKEWED
B1	3 1/2" x 11 3/8" LSL	(2) 2x	HHUS410 QB HUC0412-SDS
B2	5 1/2" x 11 3/8" PSL	(3) 2x	HHUS 550/10 QB HUC0612-SDS
B3	7 x 11 3/8" PSL	(4) 2x	HGUS725/12
B4	DOUBLE 7 x 11 3/8" PSL @	(8) 2x	NA
B5	3 1/2" x 14" LSL	(2) 2x	HHUS 410 QB HUC0412-SDS
B6	5 1/2" x 14" PSL	(3) 2x	HGUS 550/12
B7	7 x 14" PSL	(4) 2x	HGUS 725/14
B8	(2) 1 1/2" x 16" LVL	(2) 2x	HGUS 412 QB HUC0412-SDS
B9	5 1/2" x 16" PSL	(3) 2x	HGUS 550/14
B10	7 x 16" PSL	(4) 2x	HGUS 725/14
B11	DOUBLE 5 1/2" x 16" PSL @	(6) 2x	N/A
B12	7 x 16" PSL + 5 1/2" x 16" PSL @	(8) 2x	N/A

NOTES  
 1. SEE PLANS FOR ADDL. HANGERS  
 2. BOLT BEAMS NOTED W/ 3/4" DIA. MB. @ 16" O.C.

# MAIN FLOOR FRAMING PLAN NOTES:

- (TYPICAL, UNLESS NOTED OTHERWISE)
- FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6" O.C. AND TO ALL INTERMEDIATE FRAMING @ 12" O.C.
  - FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE. **J #** INDICATES JOIST MARK. **B #** INDICATES FLUSH BEAM MARK.
  - SLOPE GARAGE FLOOR FRAMING TO DRAIN PER ARCHITECTURAL. PROVIDE 3" CONCRETE TOPPING REINFORCED WITH 6x6 W14 x W14 MESH OR FIBERMESH OVER 1 1/8" T&G CDX PLYWOOD (EXPOSURE 1, SPAN RATING 60/48) GLUE AND NAIL TO ALL FRAMING WITH 10d @ 6" O.C.
  - 5" CONCRETE SLAB OVER 6" PER GEOTECH CRUSHED ROCK OR GRAVEL ON FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL. REINFORCE WITH #4 @ 18" O.C. EACH WAY.
  - HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "x" THUS PER DETAIL 4/S22.
  - COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
  - SW #** INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE **SW 1** MINIMUM.
  - HD** INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 12/S21, 13/S21, 2/S22 & 3/S22 FOR INSTALLATION REQUIREMENTS.
  - SEE SHEET S11 FOR REMAINDER OF FOUNDATIONS.
  - SEE ARCHITECTURAL FOR ALL DIMENSIONS.

# STRUCTURAL LEGEND



MAIN FLOOR FRAMING PLAN

# FLOISAND STUDIO

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

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

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

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

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

GEOTECH:  
 ZIPPER GEO  
 1909 36TH AVE WEST  
 SUITE E  
 LYNNWOOD, WA 98036  
 PHONE: 425.822.9928  
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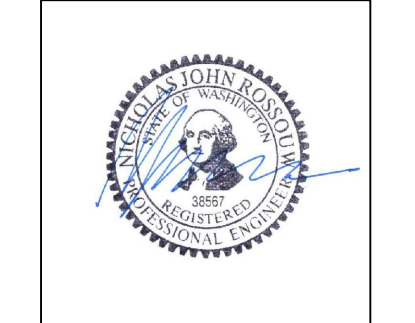
ARBORIST:  
 TREE SOLUTIONS INC  
 2940 WESTLAKE AVE N  
 SUITE 200 SEATTLE, WA 98109  
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CIVIL:  
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 ISSAQUAH, WA 98027  
 PHONE: 425.391.1415  
 CONTACT: BILL TAYLOR

# TALERMAN RESIDENCE

3879 WEST MERCER WAY  
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



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# MAIN FLOOR FRAMING PLAN

# S1.2

1/4" = 1'-0"

# JOIST AND FLUSH BEAM SCHEDULE

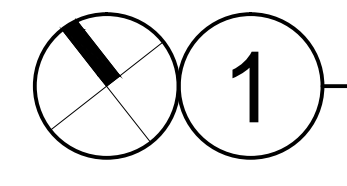
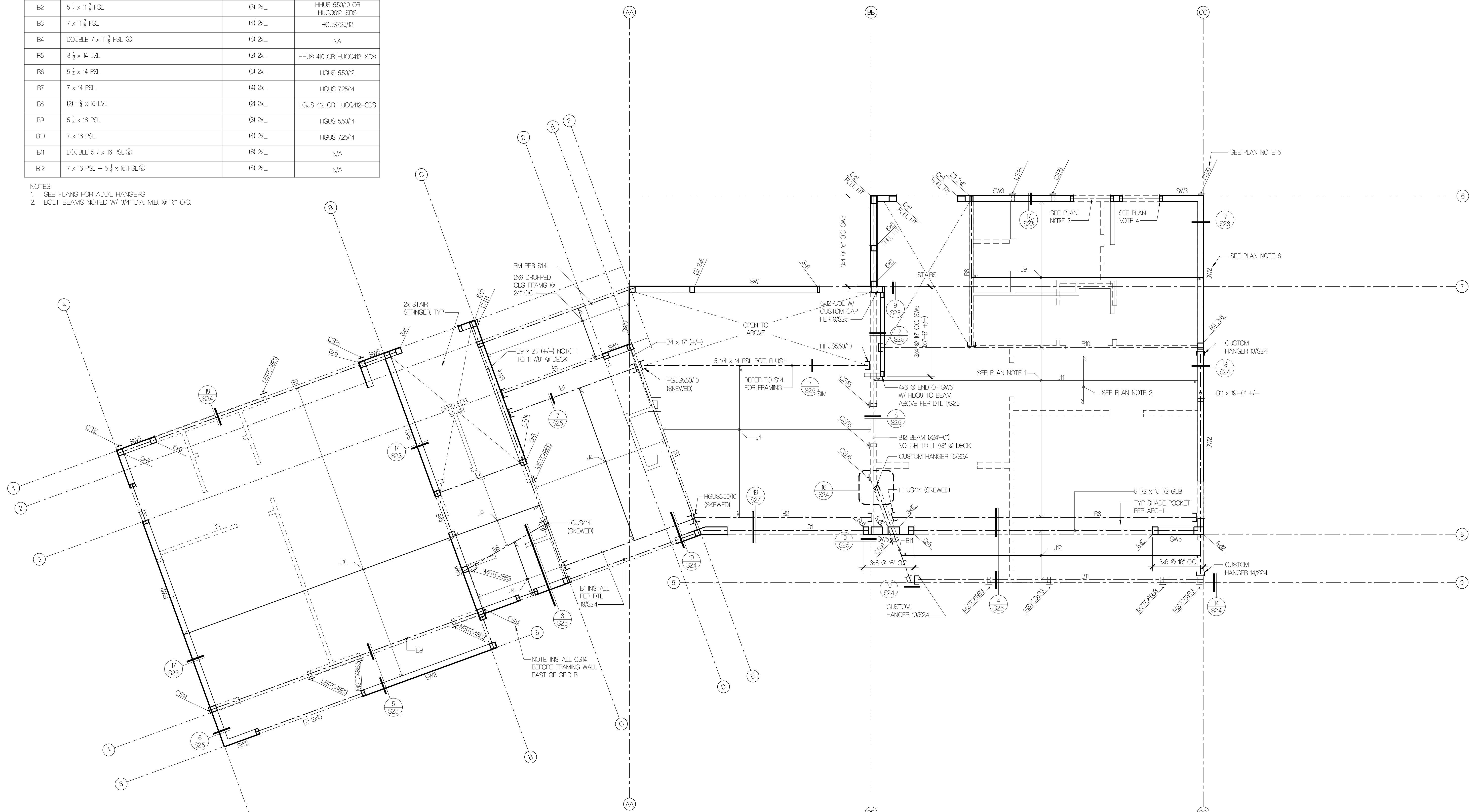
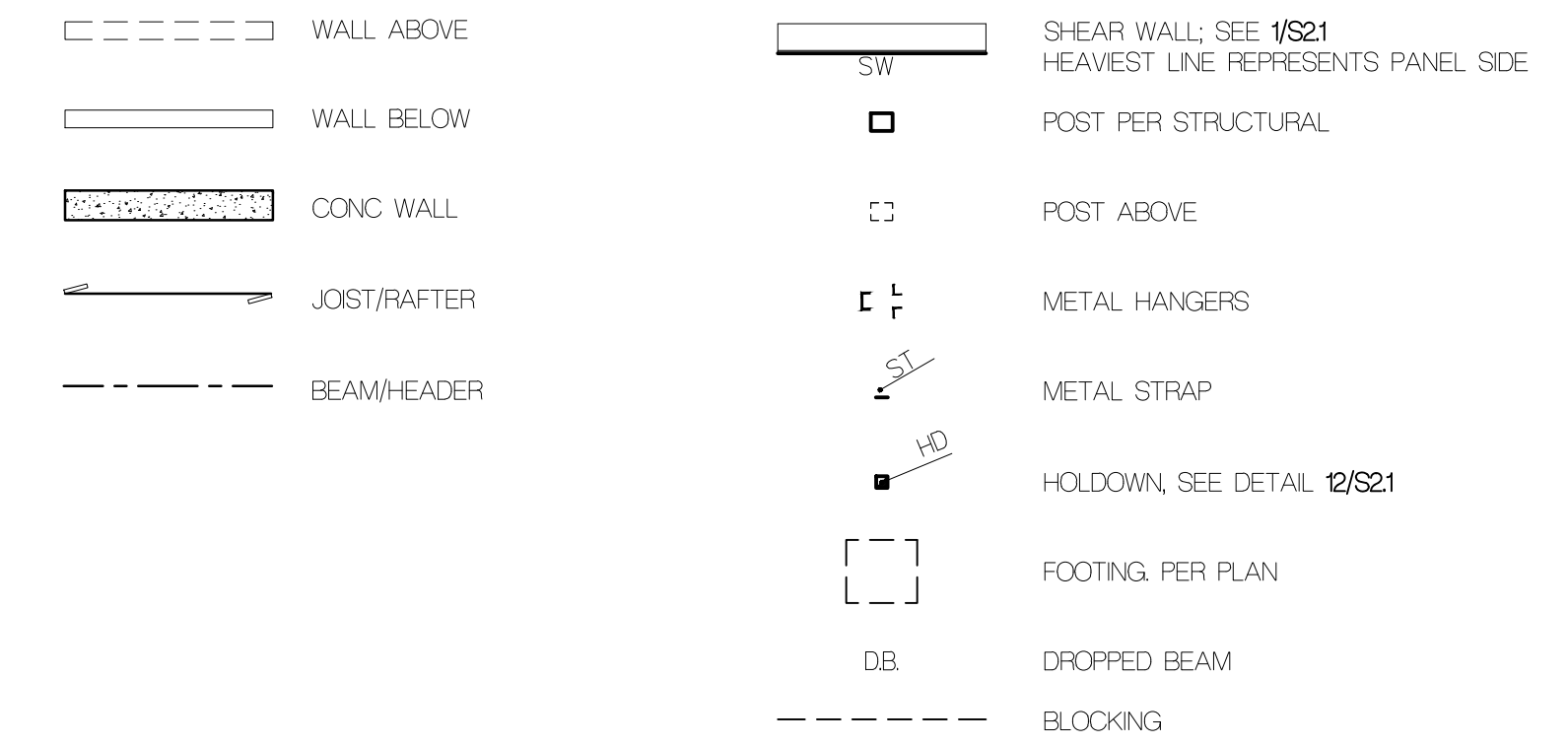
MARK	SIZE & SPACING	COL (MIN)	HANGER (UNLESS NOTED OTHERWISE)
J1	NOT USED		
J2	2x12 @ 16" O.C. (RIP TO SLOPE W/ 8" MIN DEPTH)	NA	LUS 28 @ SHALLOW END LUS 210 @ DEEP END
J3	NOT USED		
J4	11 1/2" TJI/110 @ 16" O.C.	NA	LUS 181/188 @ TYP LSSU 125 @ SKEWED
J5	2x12 @ 16" O.C.	NA	LUS210
J6	3 1/2" x 11 3/8" PSL @ 16" O.C.	NA	HHUS410
J7	14" TJI/110 @ 16" O.C.	NA	LUS181/114
J8	14" TJI/210 @ 16" O.C.	NA	LUS206/14
J9	16" TJI/210 @ 16" O.C.	NA	LUS206/16
J10	16" TJI/360 @ 16" O.C.	NA	LUS237/16
J11	16" TJI/560 @ 16" O.C.	NA	LUS356/16 LSSU 410 @ SKEWED
J12	14" TJI/560 @ 12" O.C.	NA	LUS356/14 LSSU 410 @ SKEWED
B1	3 1/2" x 11 3/8" LSL	(2) 2x	HHUS410 CB HUC0412-SDS
B2	5 1/2" x 11 3/8" PSL	(3) 2x	HHUS 550/10 CB HUC0612-SDS
B3	7 x 11 3/8" PSL	(4) 2x	HGUS725/12
B4	DOUBLE 7 x 11 3/8" PSL @	(8) 2x	NA
B5	3 1/2" x 14 LSL	(2) 2x	HHUS 410 CB HUC0412-SDS
B6	5 1/2" x 14 PSL	(3) 2x	HGUS 550/12
B7	7 x 14 PSL	(4) 2x	HGUS 725/14
B8	(2) 1 1/2" x 16 LVL	(2) 2x	HGUS 412 CB HUC0412-SDS
B9	5 1/2" x 16 PSL	(3) 2x	HGUS 550/14
B10	7 x 16 PSL	(4) 2x	HGUS 725/14
B11	DOUBLE 5 1/2" x 16 PSL @	(6) 2x	N/A
B12	7 x 16 PSL + 5 1/2" x 16 PSL @	(8) 2x	N/A

NOTES  
 1. SEE PLANS FOR ADDL HANGERS  
 2. BOLT BEAMS NOTED W/ 3/4" DIA. MB @ 16" O.C.

# UPPER FLOOR & ROOF DECK FRAMING PLAN NOTES:

- FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 16" O.C. AND TO ALL INTERMEDIATE FRAMING @ 2' O.C.
- FLOOR JOISTS SHALL BE AS NOTED ON PLAN AND SCHEDULE. **J #.** INDICATES JOIST MARK. **B #.** INDICATES FLUSH BEAM MARK.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM. STRAP ABOVE AND BELOW OPENINGS NOTED AS "S" PER DETAIL 4/S22.
- COLUMNS SHALL BE DOUBLE STUDS MINIMUM BEAR BEAM FULLY ON COLUMN.
- INDICATES HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE DETAILS 2/S22 & 3/S22 FOR INSTALLATION REQUIREMENTS.
- SW #.** INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS. EXTERIOR WALLS SHALL BE SW 1 MINIMUM.
- SEE ARCHITECTURAL FOR ALL DIMENSIONS.

# STRUCTURAL LEGEND



UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

# FLOISAND STUDIO

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 seattle, wa 98134  
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 CONTACT: NIC ROSSOUW

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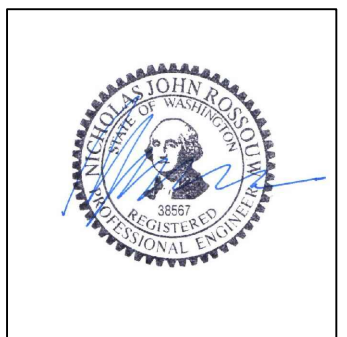
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 2940 WESTLAKE AVE N  
 SUITE 200 SEATTLE, WA 98109  
 PHONE: 206.528.4670

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

# TALERMAN RESIDENCE

3879 WEST MERCER WAY  
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT. STAMP

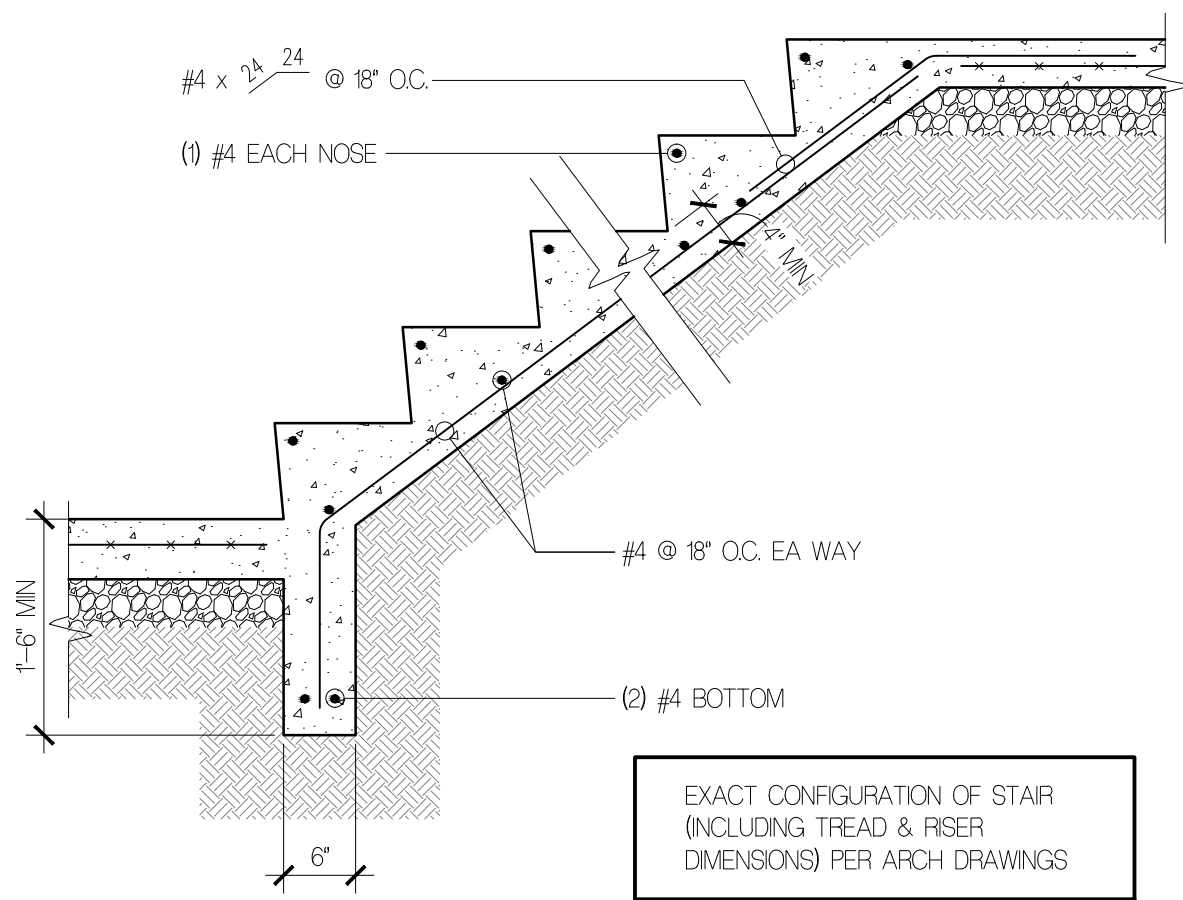
ISSUE	DATE
ML PRE-APP MEETING	02.12.18
PERMIT SET	08.28.18

# UPPER FLOOR FRAMING PLAN

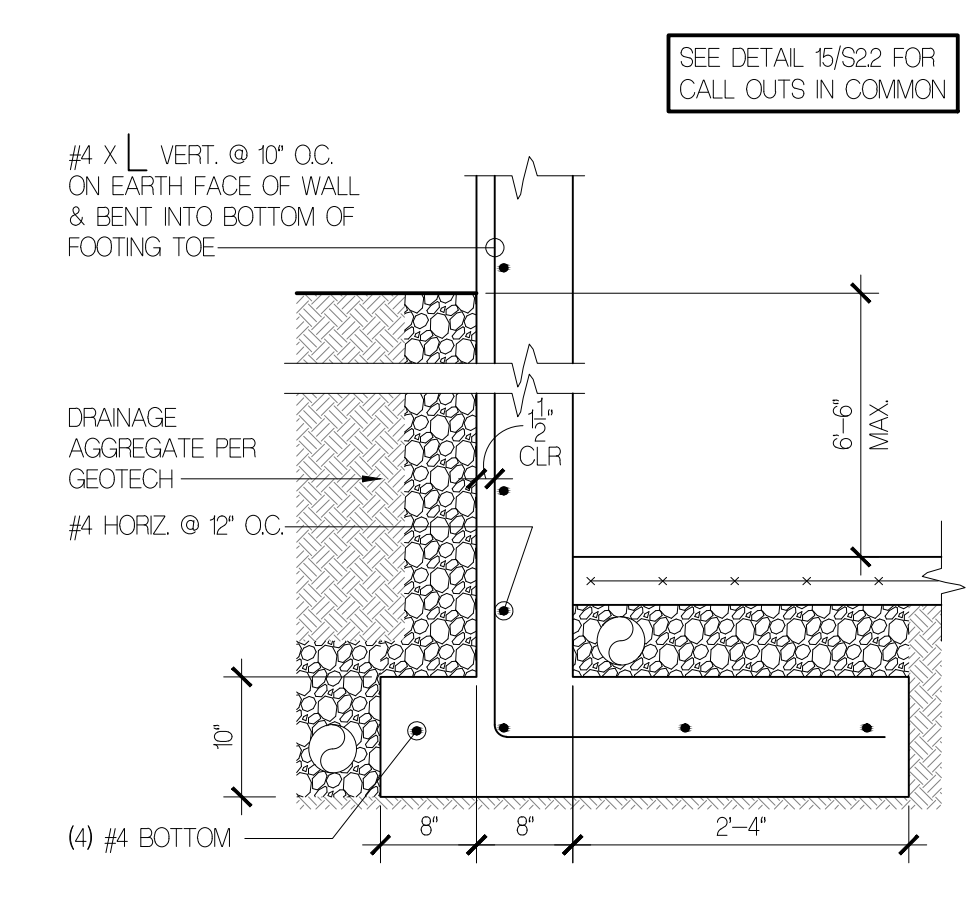
# S1.3



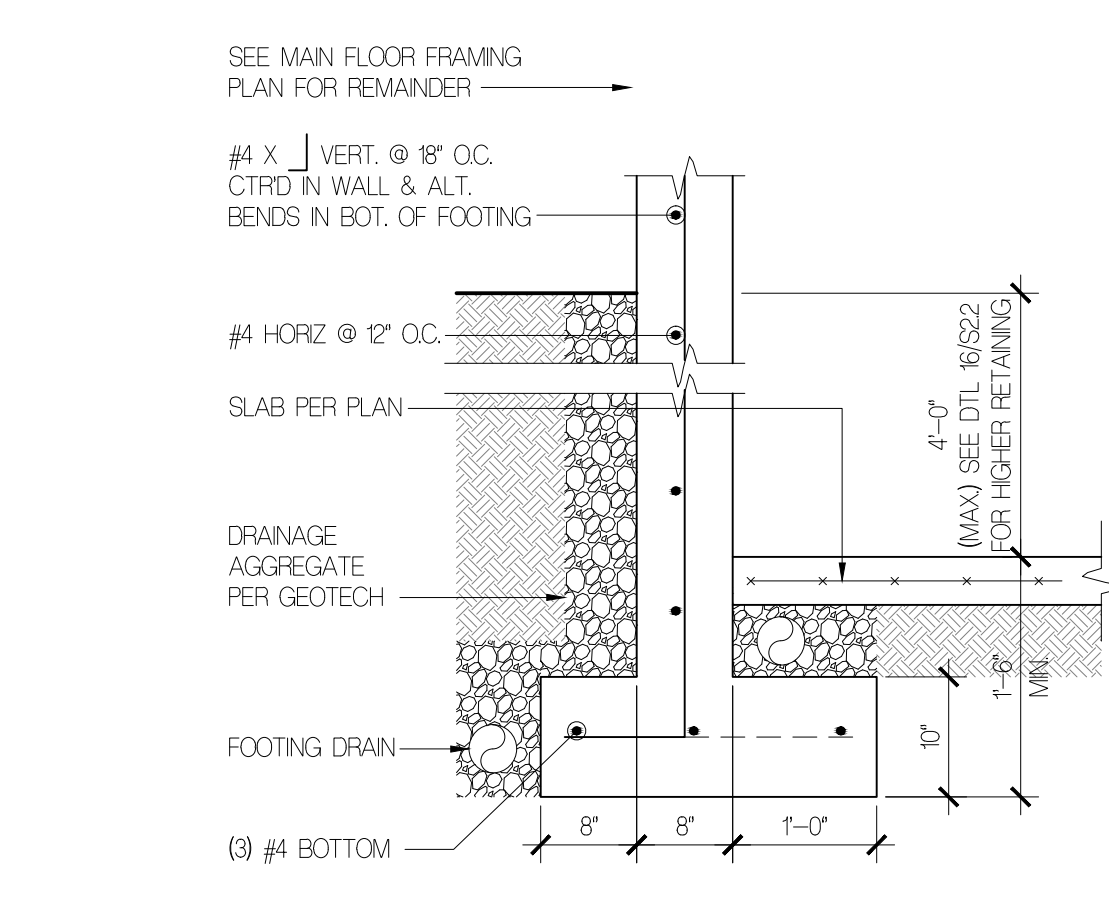




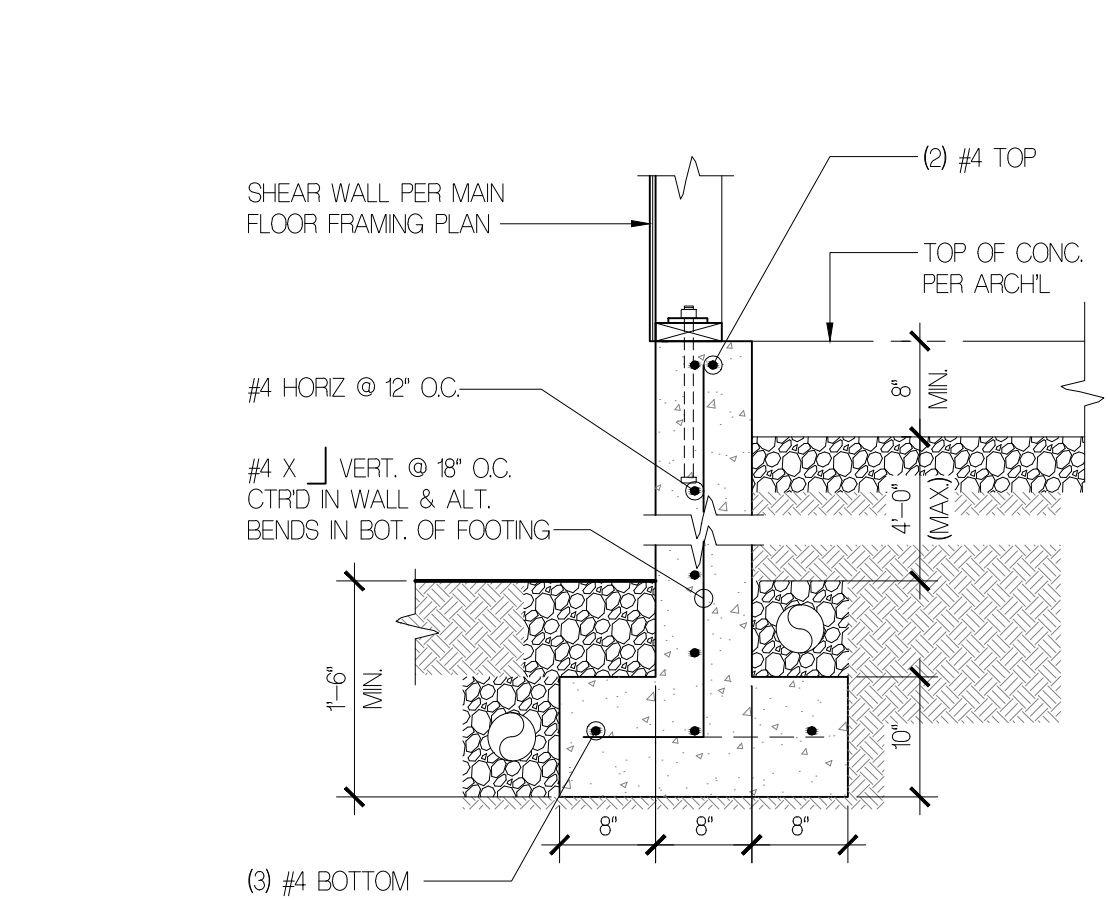
**17 TYP STAIR ON GRADE**  
3/4" = 1'-0"



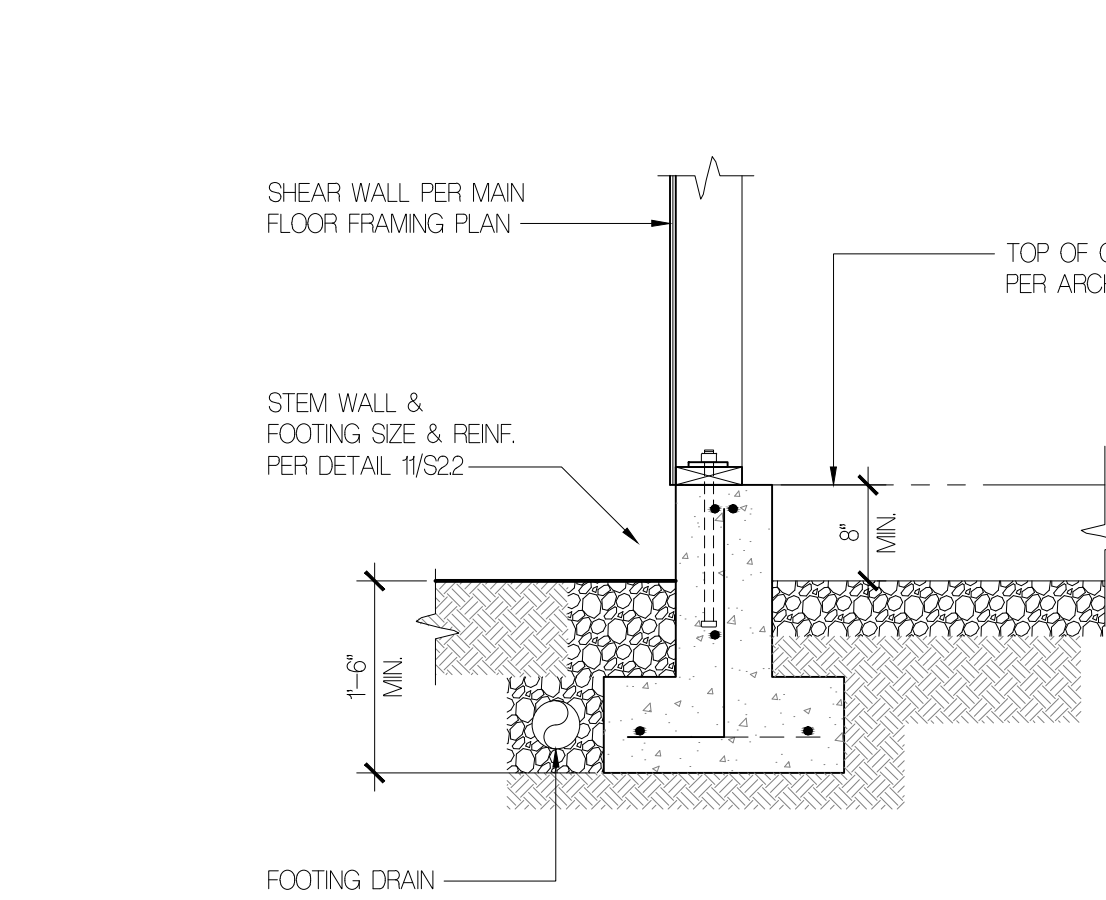
**16 TALL FDN WALL @ GARAGE**  
3/4" = 1'-0"



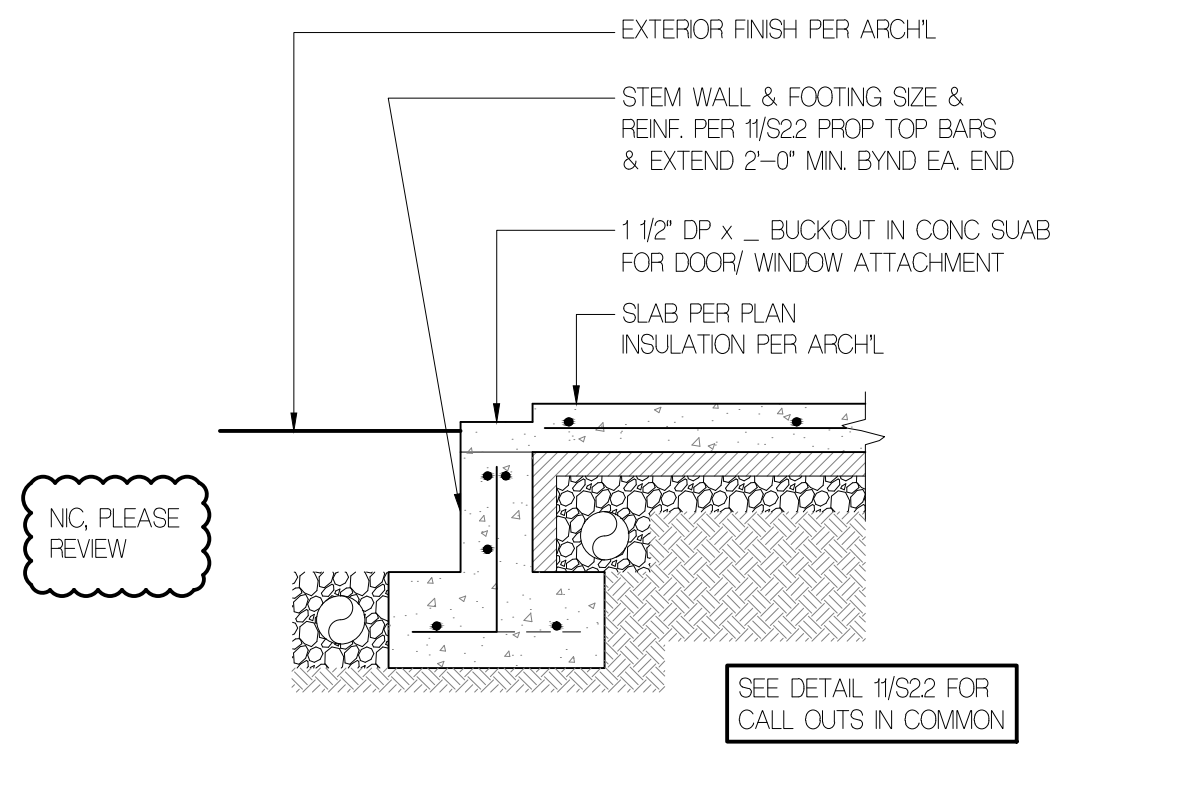
**15 MAX 48" TALL FDN WALL @ G.**  
3/4" = 1'-0"



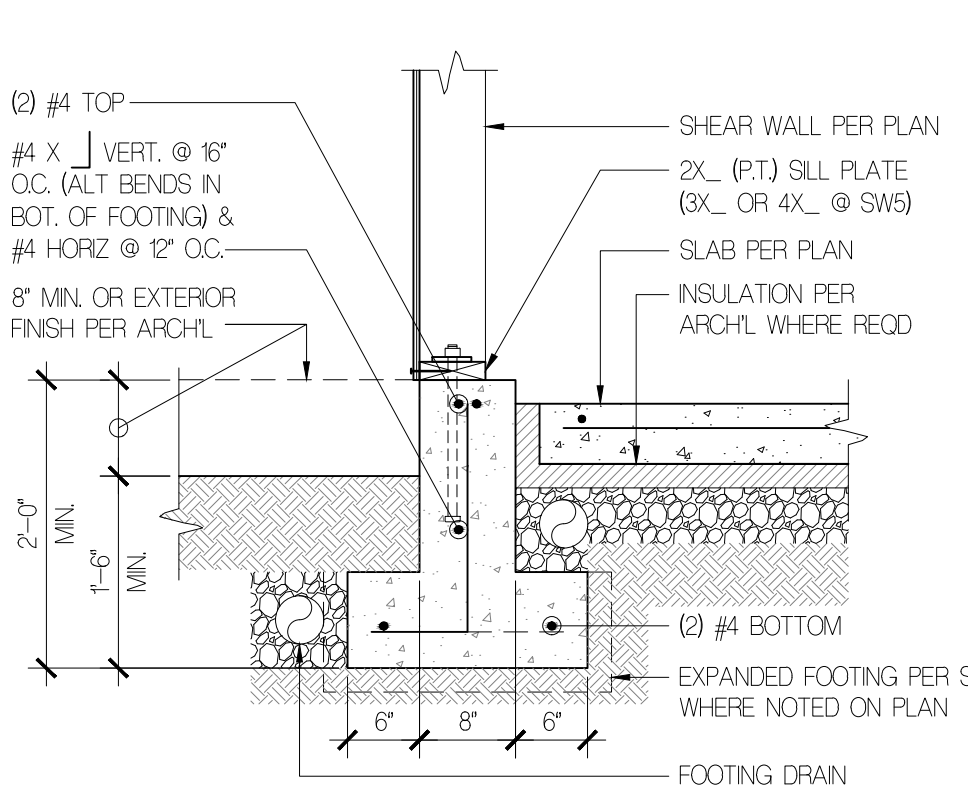
**14 FDN @ CRAWL SPACE**  
3/4" = 1'-0"



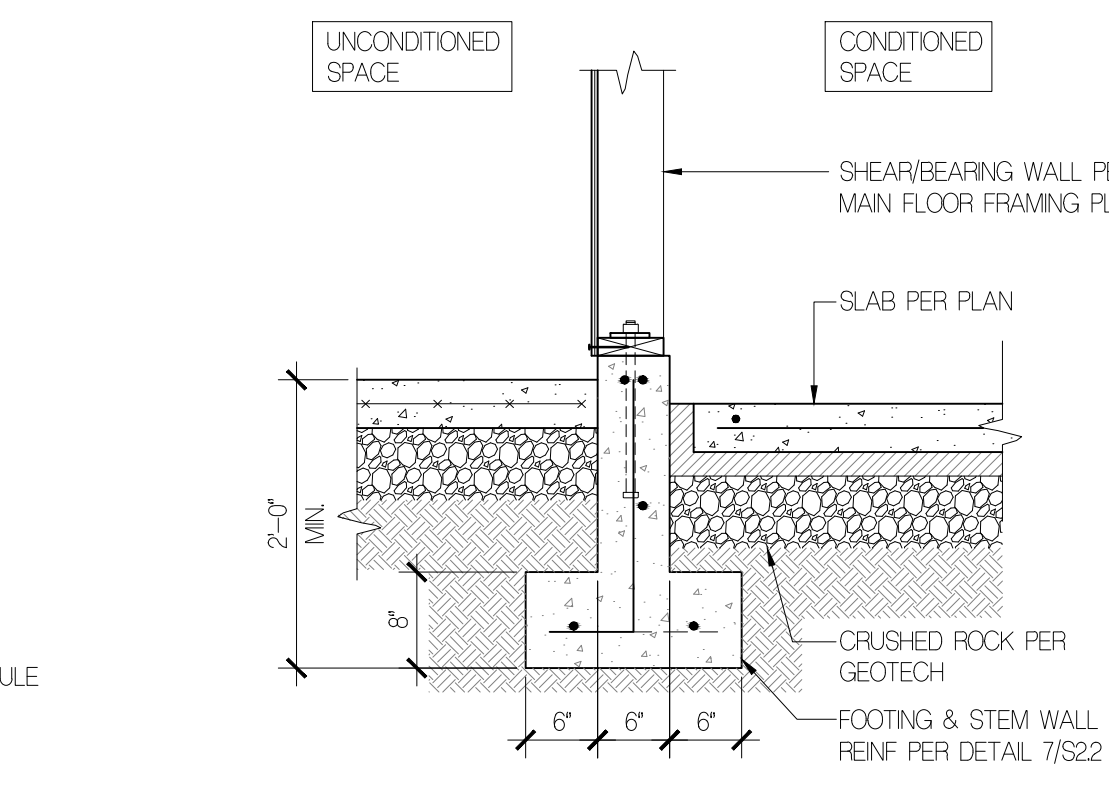
**13 FDN @ CRAWL SPACE**  
3/4" = 1'-0"



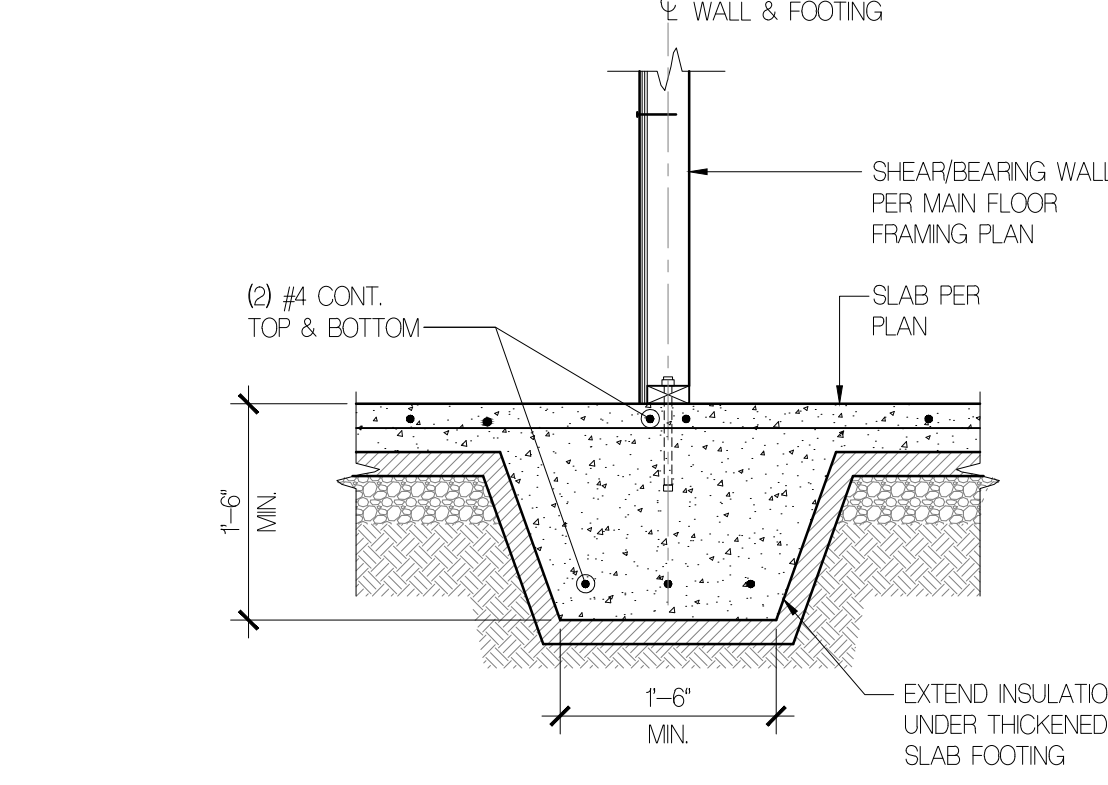
**12 TYP SILL COND. FDN WALL**  
3/4" = 1'-0"



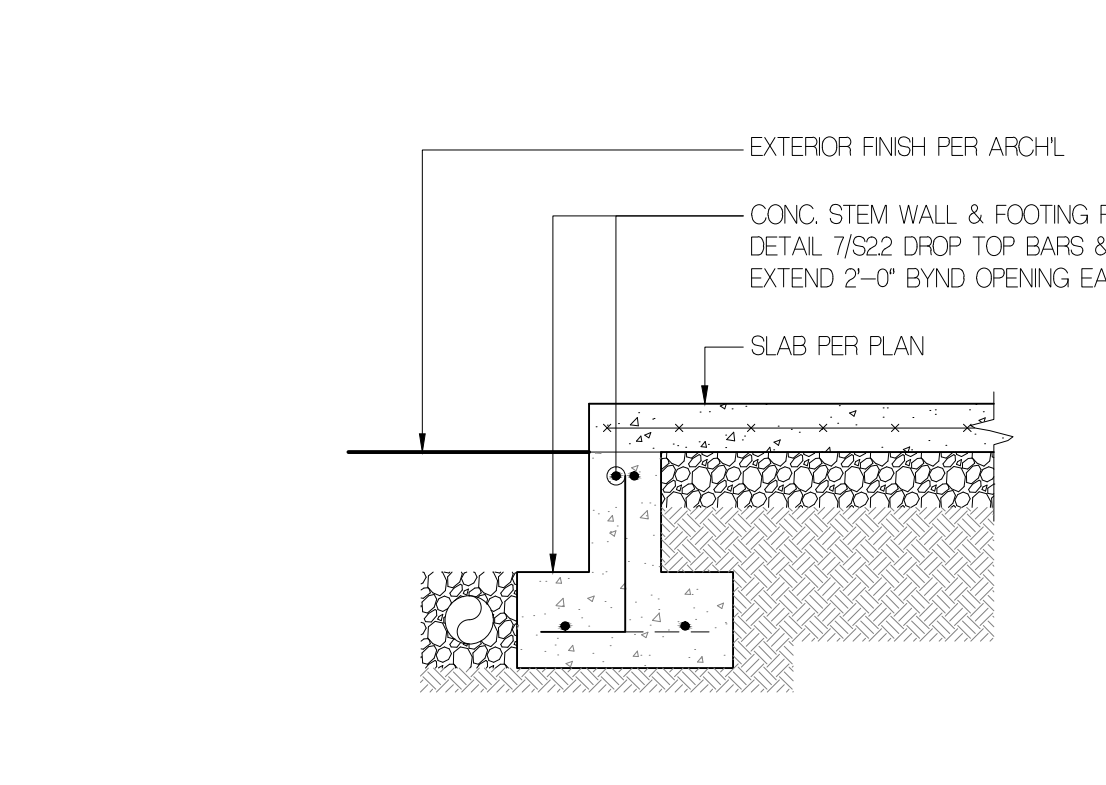
**11 TYP 8" WALL @ COND. SPACE**  
3/4" = 1'-0"



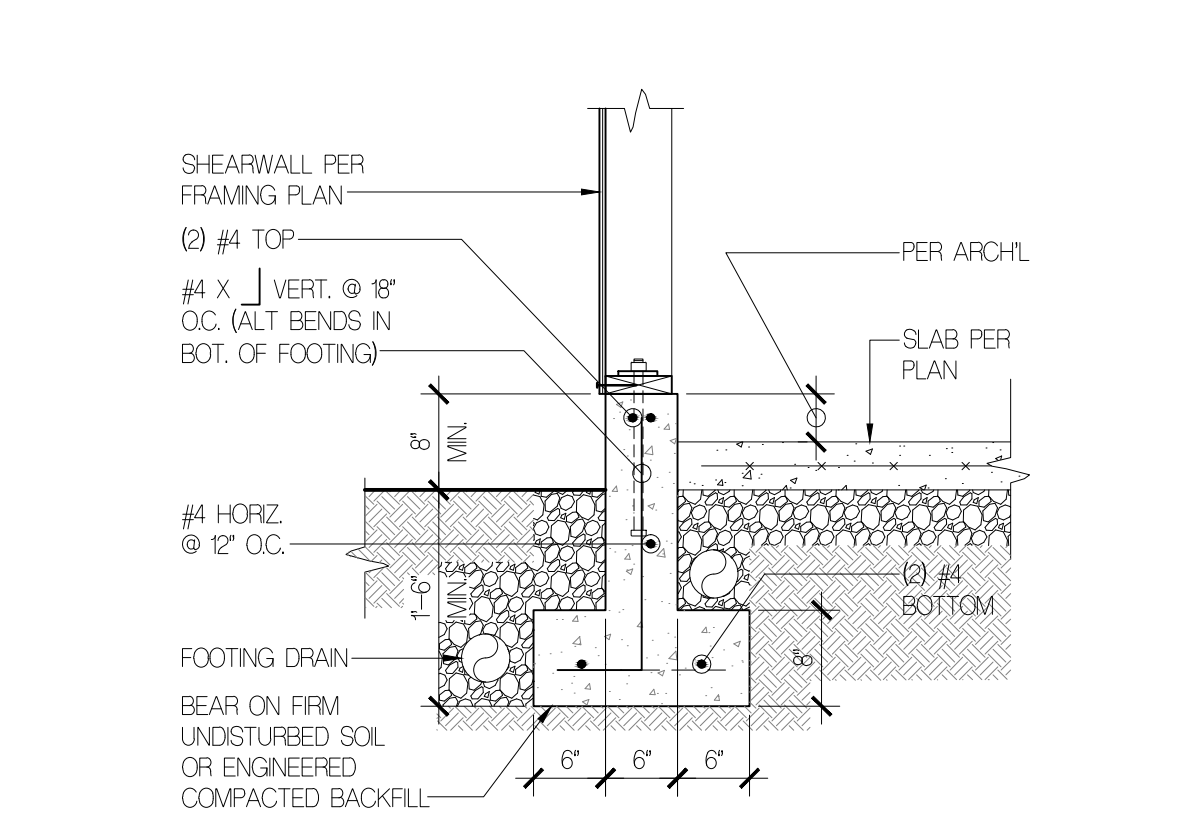
**10 TYP 6" WALL @ COND SPACE**  
3/4" = 1'-0"



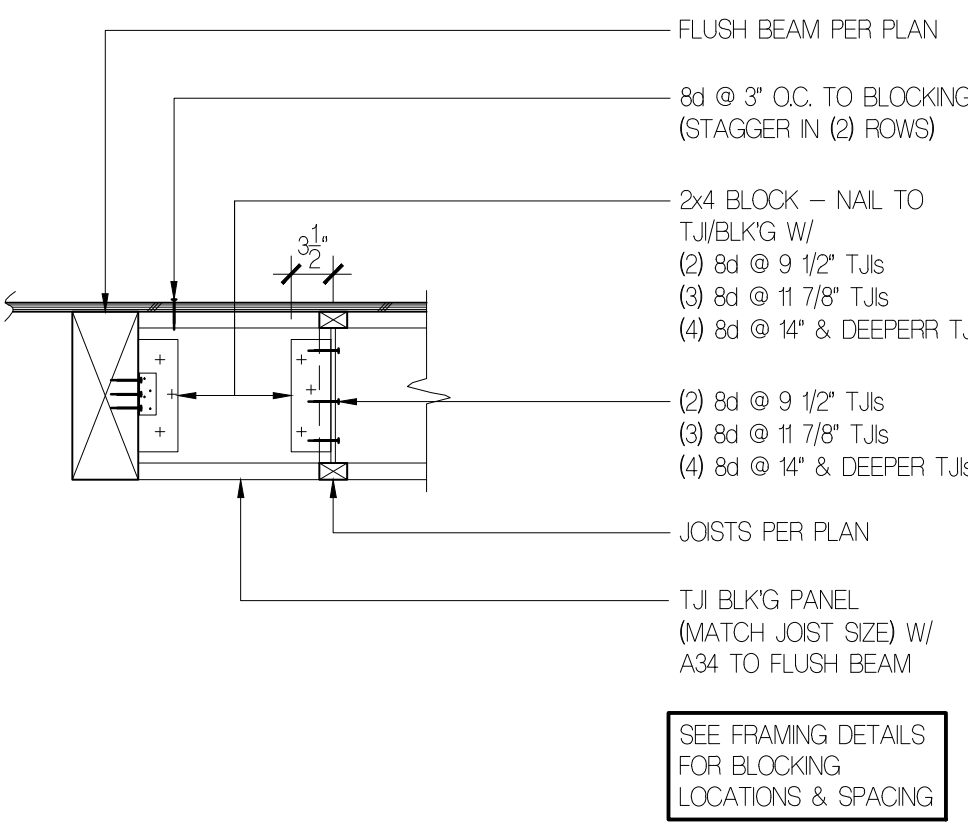
**9 TYP CONT. SPREAD FTL**  
3/4" = 1'-0"



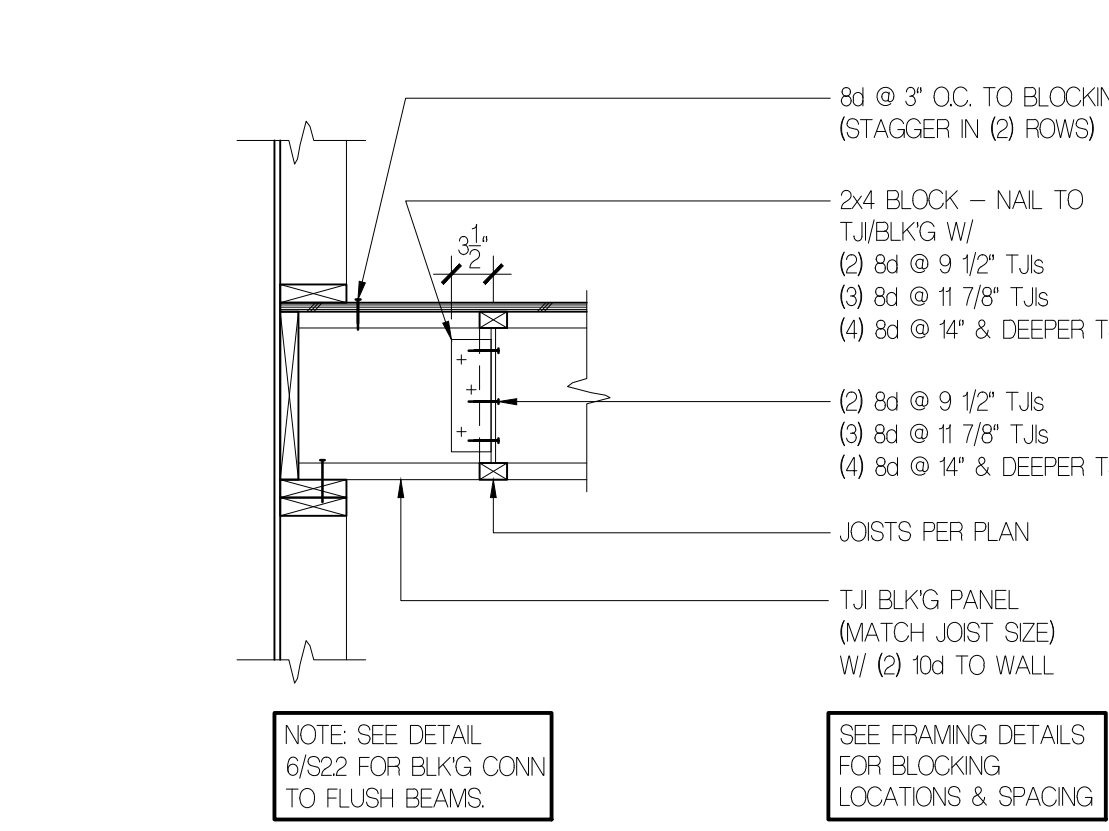
**8 FDN @ TOOL STORAGE DOOR**  
3/4" = 1'-0"



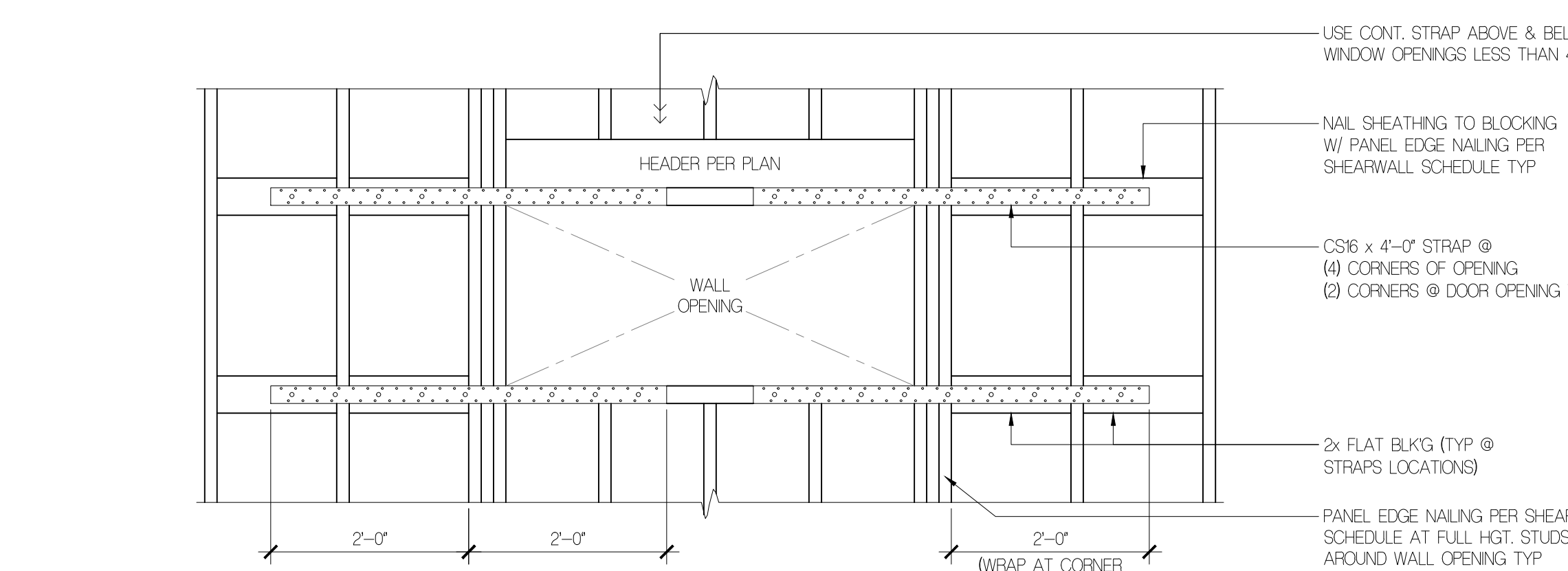
**7 TYP 6" WALL @ COND. SPACE**  
3/4" = 1'-0"



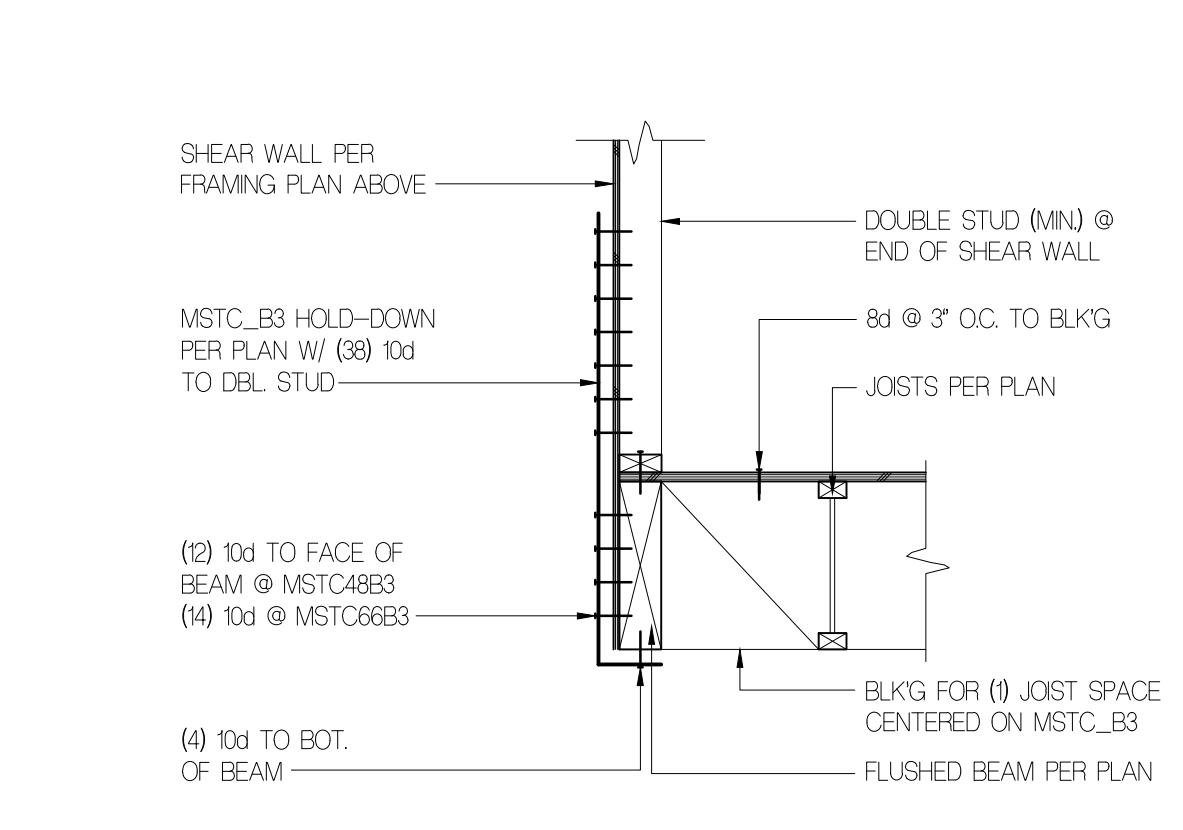
**6 TJI BLOCK'G INSTALLATION**  
3/4" = 1'-0"



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



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

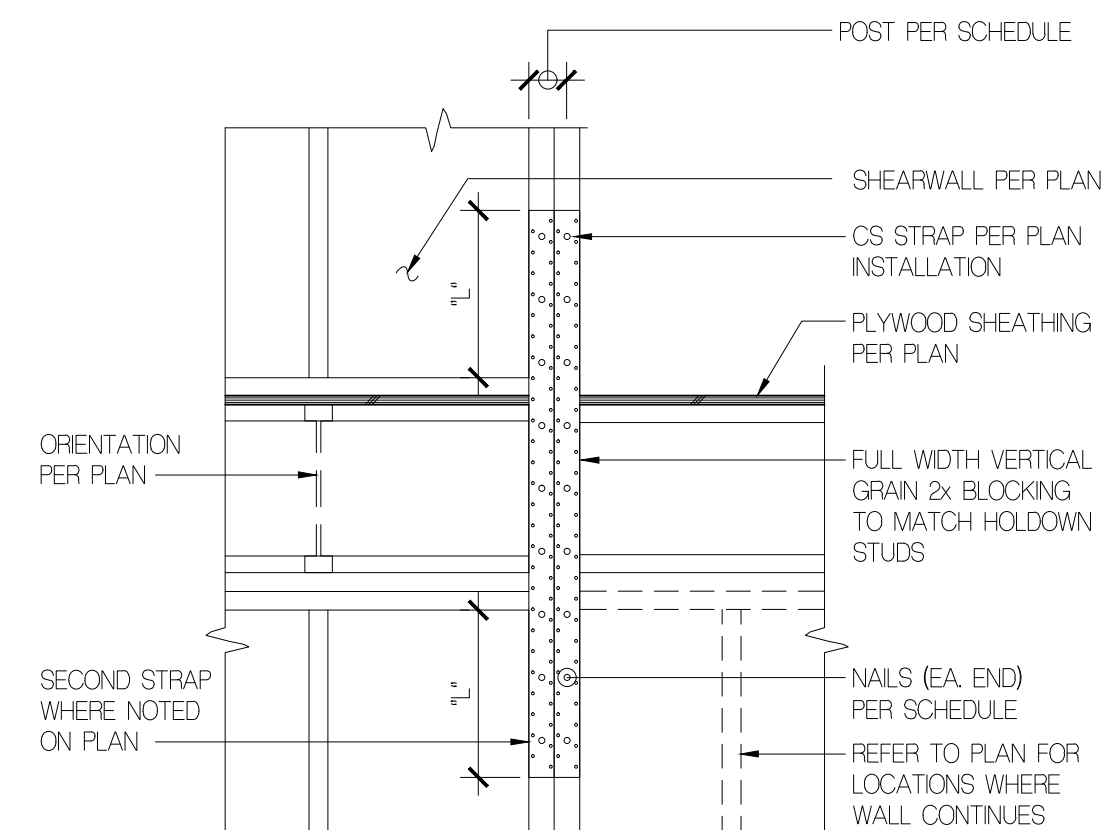


**3 INSTAL OF MSTC HOLD-DOWN**  
3/4" = 1'-0"

**SCHEDULE**

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

**2**



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

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

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

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

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

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

**FLOISAND STUDIO**

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

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

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

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

**SURVEYOR:**  
SITE SURVEY AND MAPPING  
2929 NE 11TH STREET  
SAMMAMISH, WA 98074  
PHONE: 206.298.4412  
CONTACT: THOMAS WOLDENDORFF

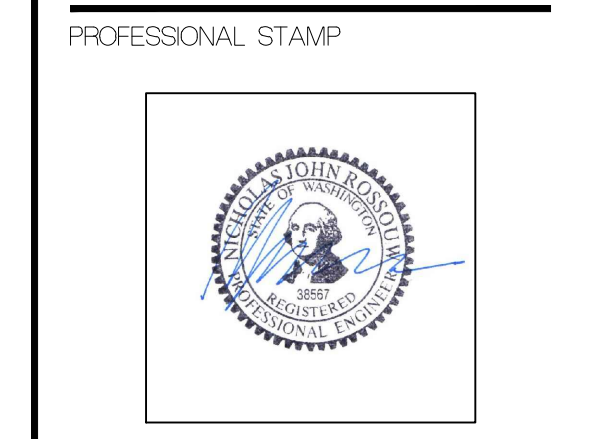
**GEOTECH:**  
ZIPPER GEO  
1909 36TH AVE WEST  
SUITE E  
LYNNWOOD, WA 98036  
PHONE: 425.822.9928  
CONTACT: TOM JONES

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

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

**TALERMAN RESIDENCE**

3879 WEST MERCER WAY  
MERCER ISLAND, WA 98040

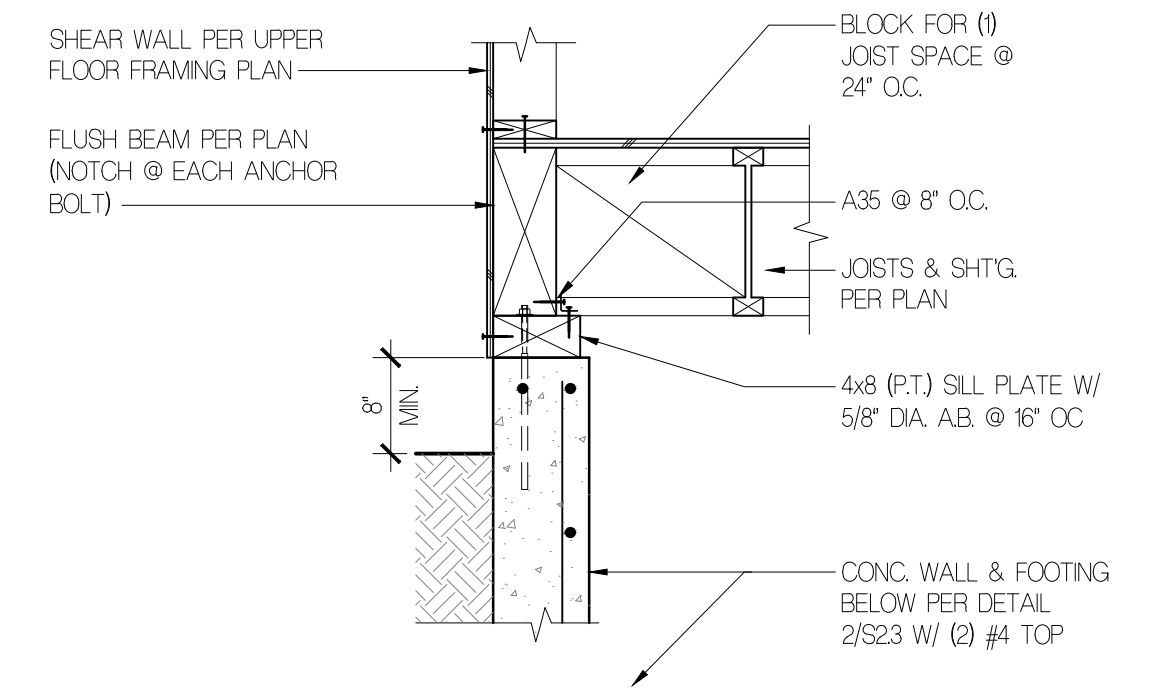
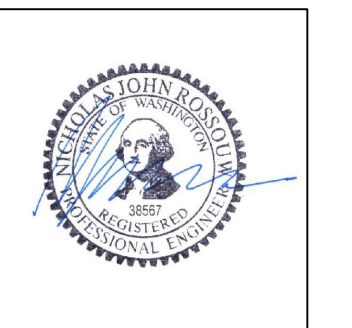


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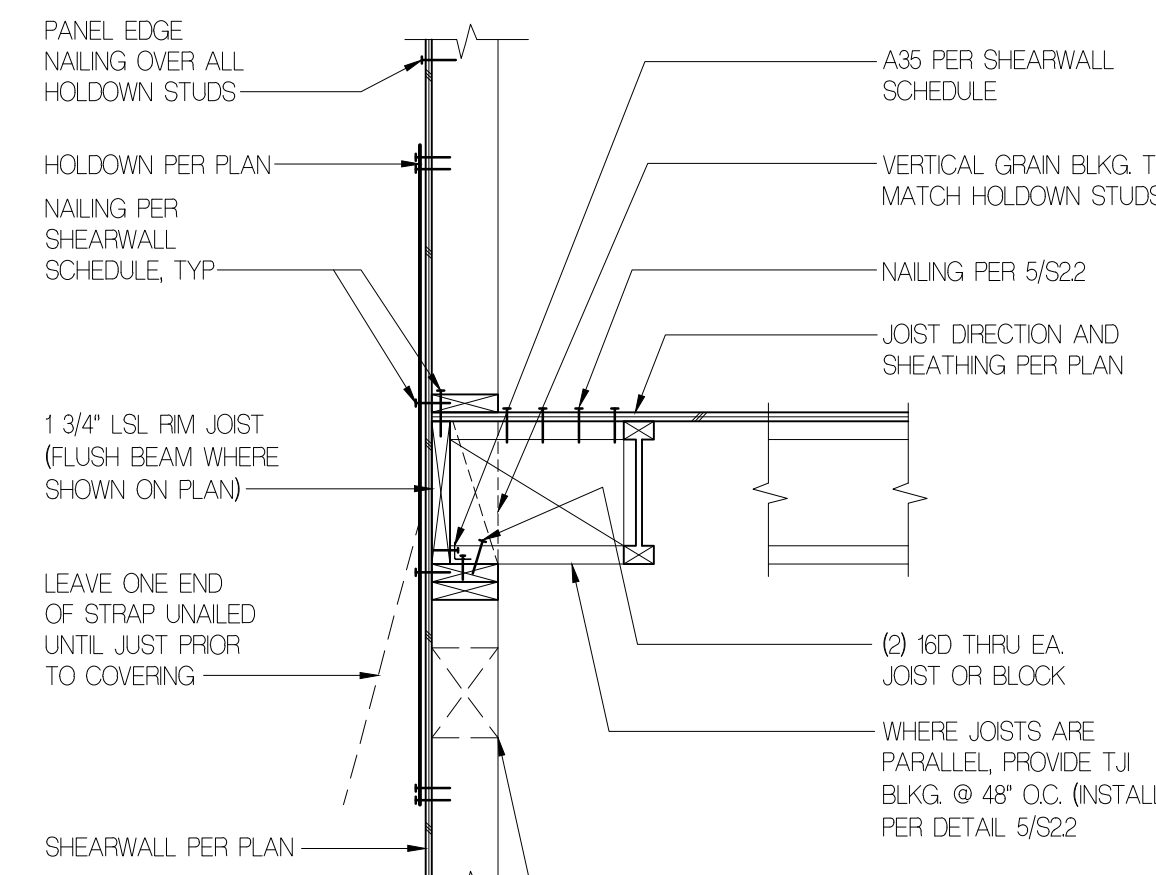
**STRUCTURAL DETAILS**

**S2.2**



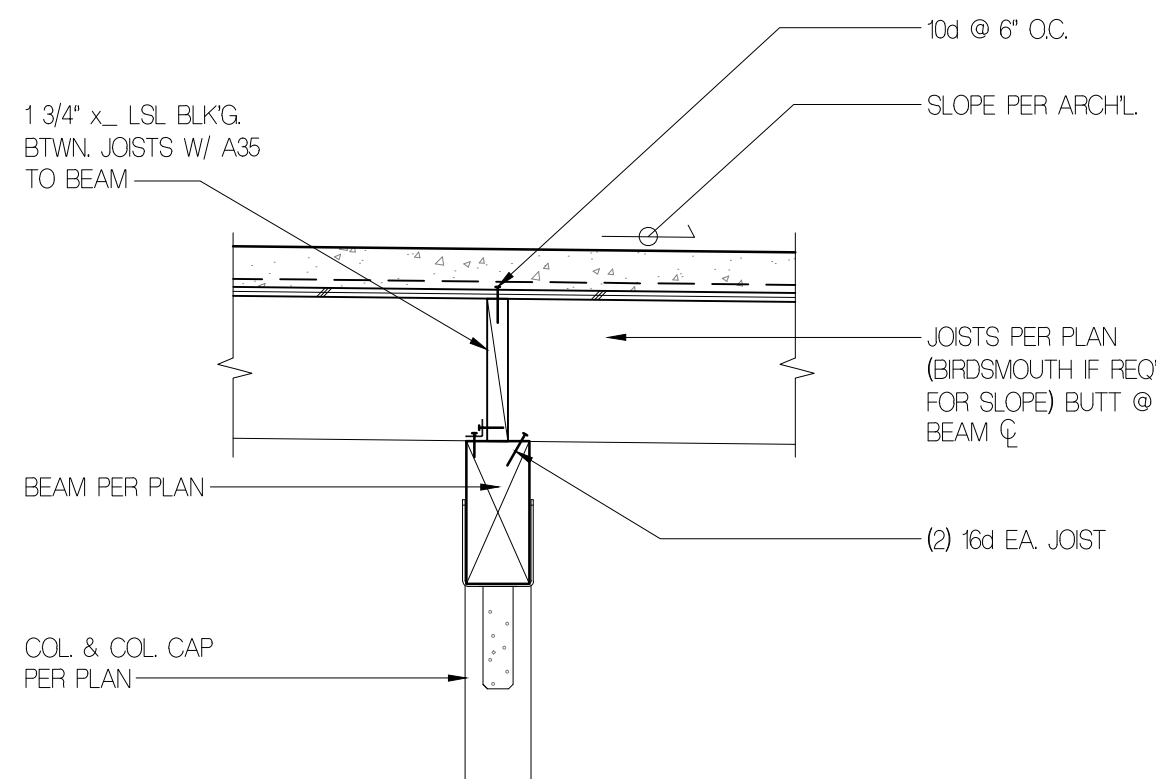
**16**

3/4" = 1'-0"



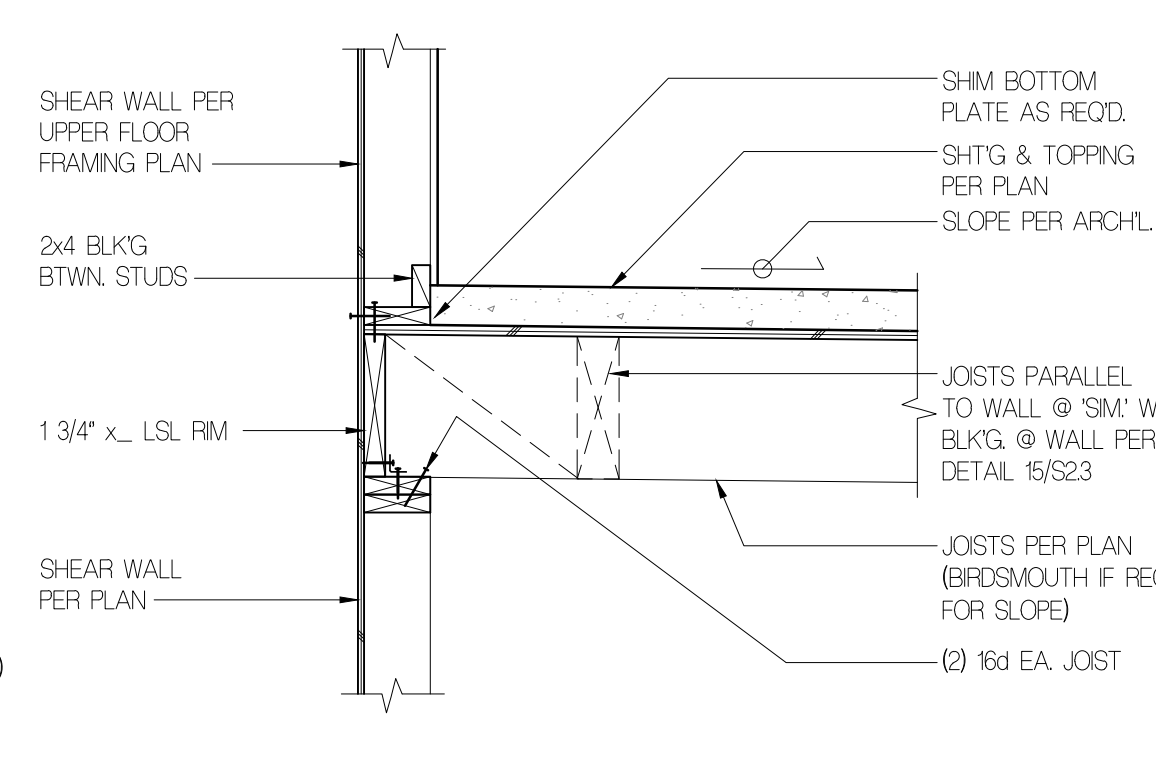
**17**

3/4" = 1'-0"



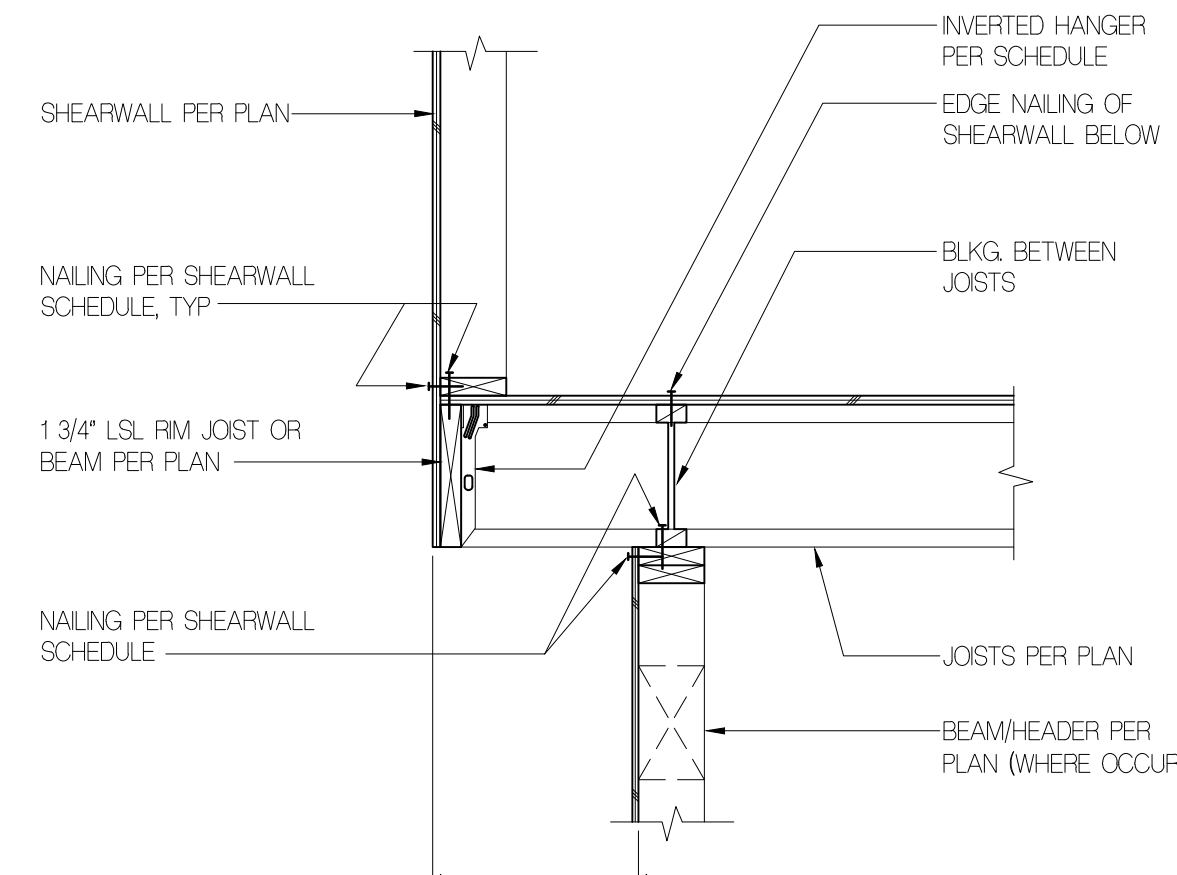
**18**

3/4" = 1'-0"



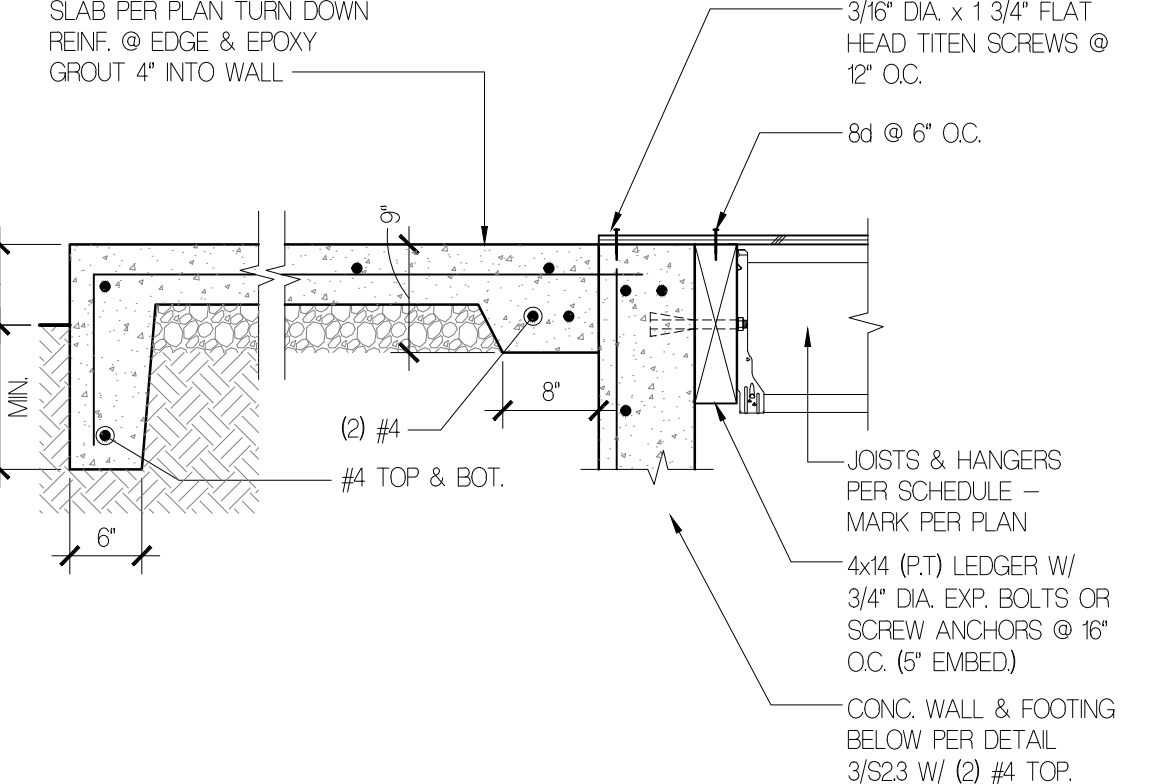
**19**

3/4" = 1'-0"



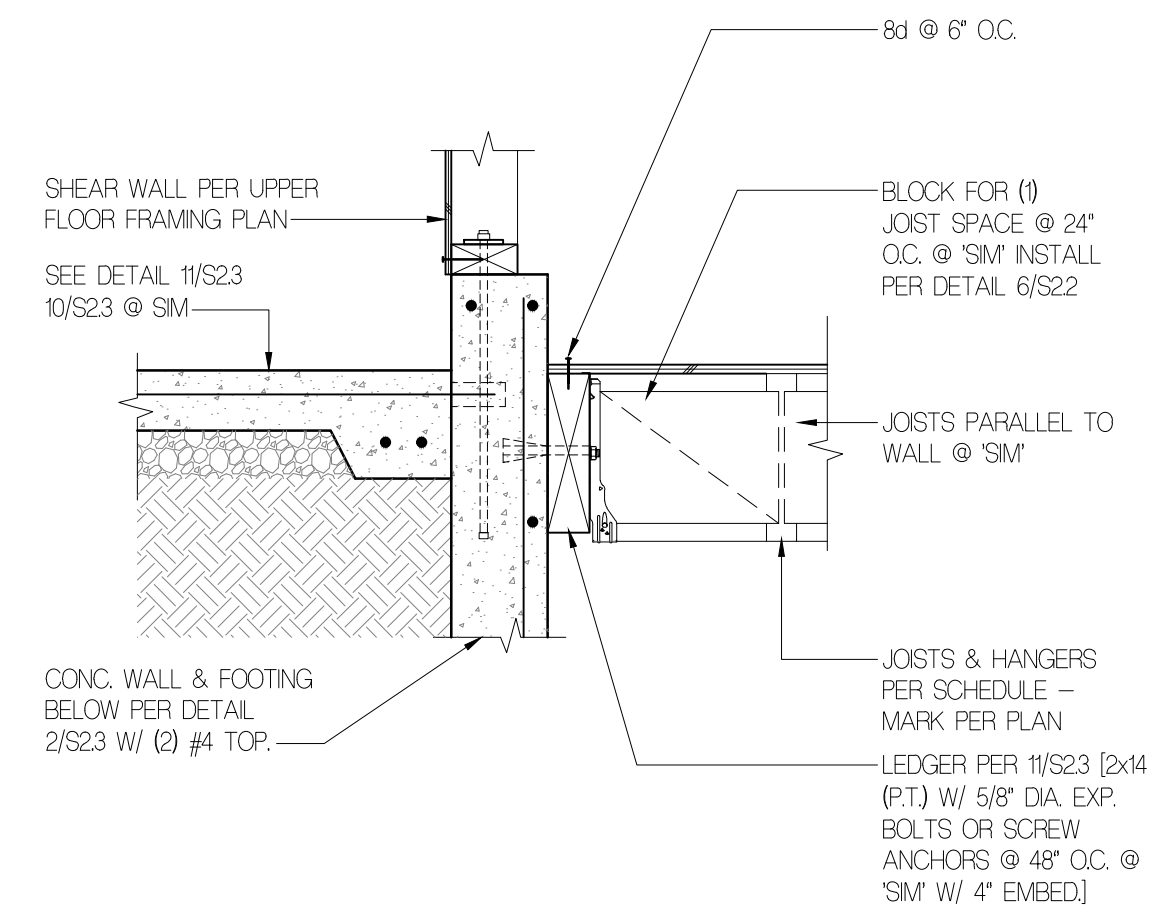
**20**

3/4" = 1'-0"



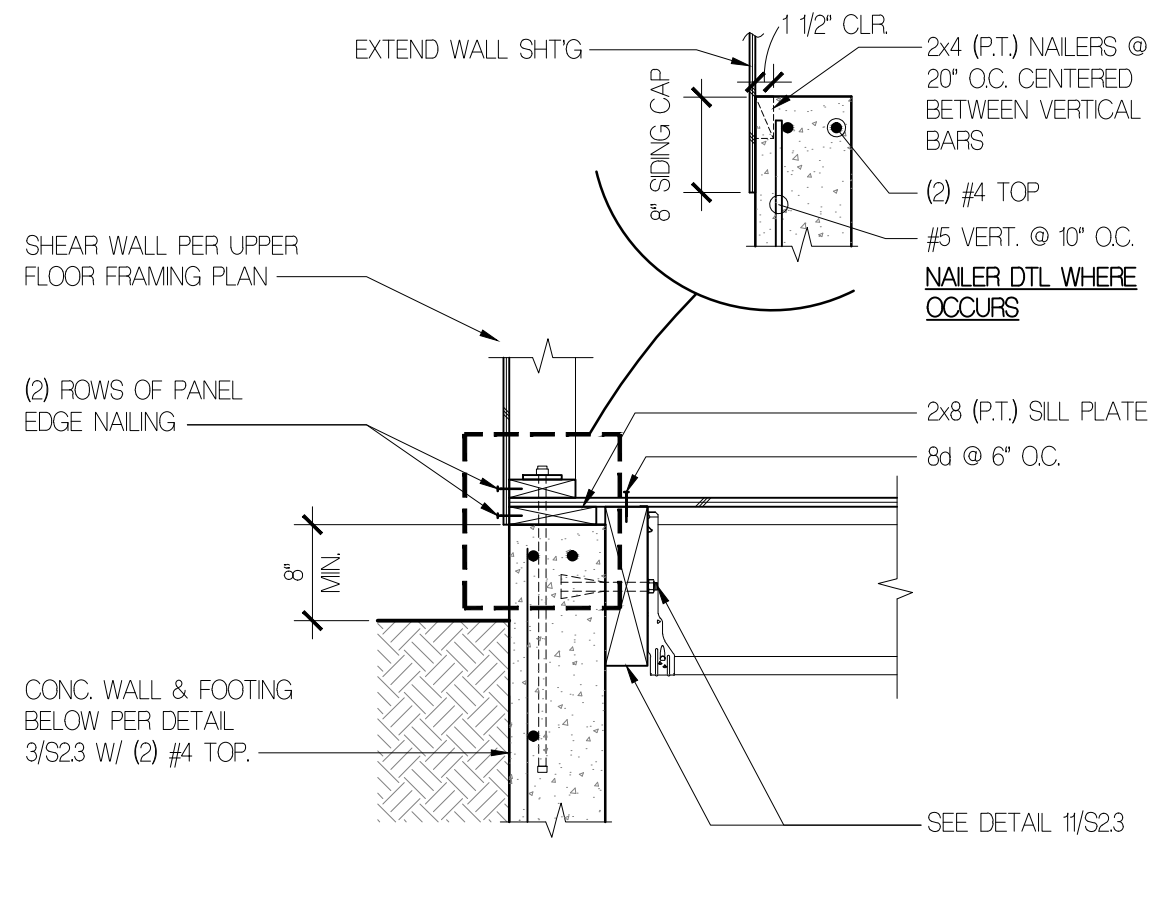
**11**

3/4" = 1'-0"



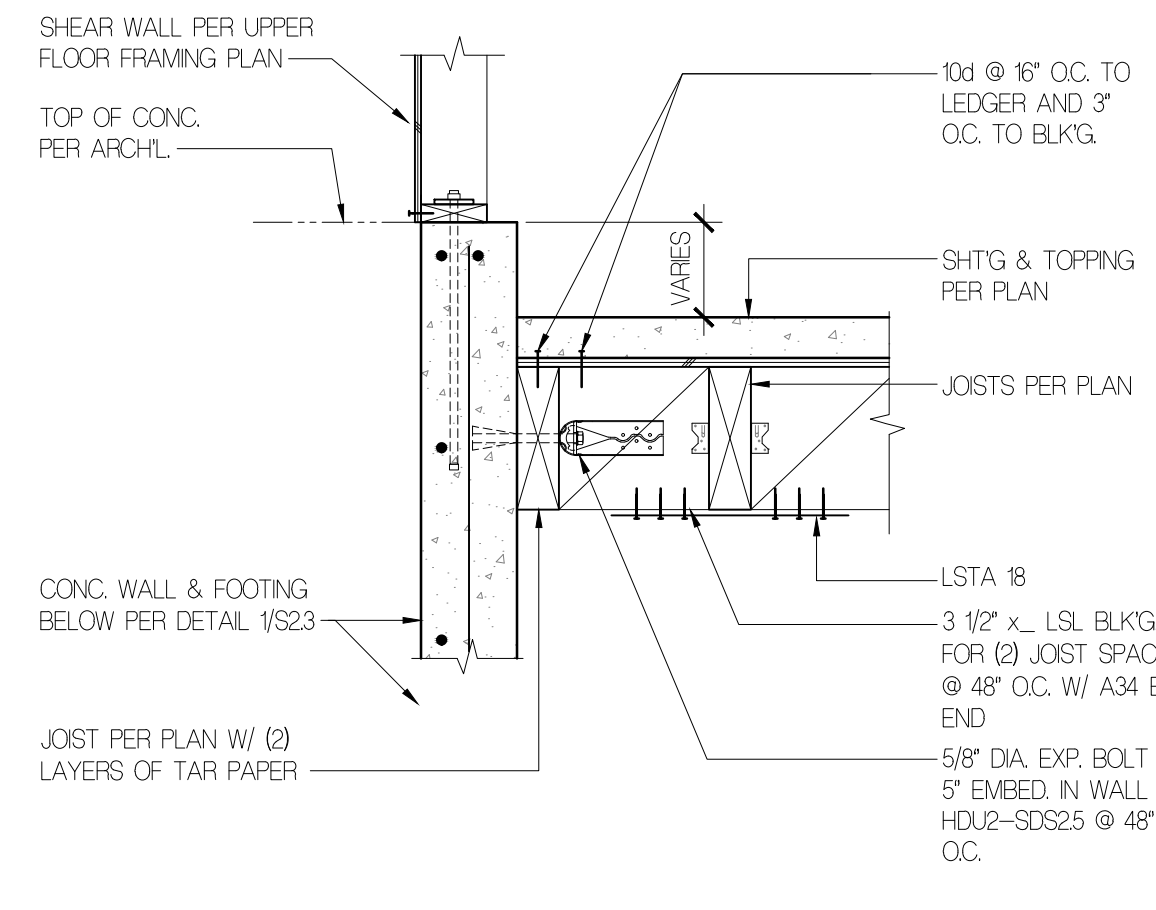
**12**

3/4" = 1'-0"



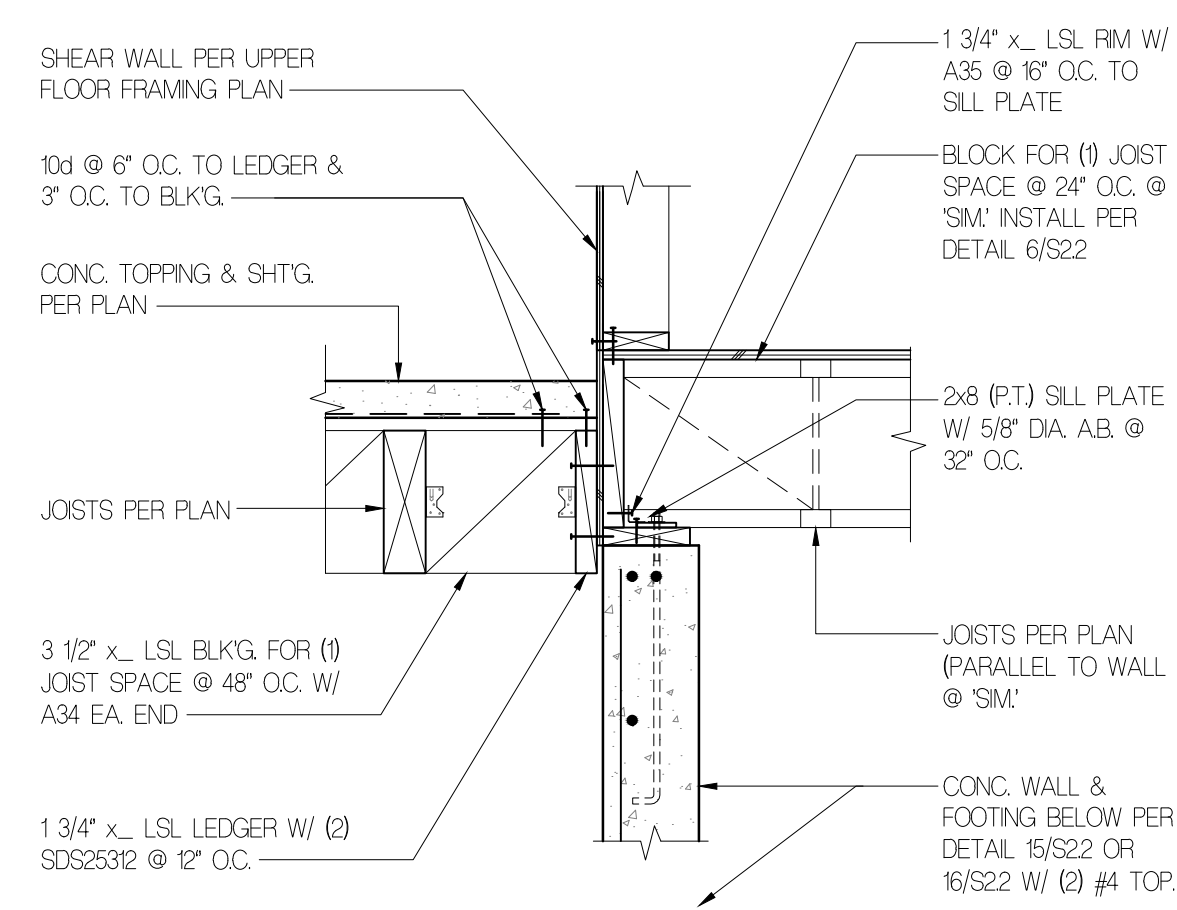
**13**

3/4" = 1'-0"



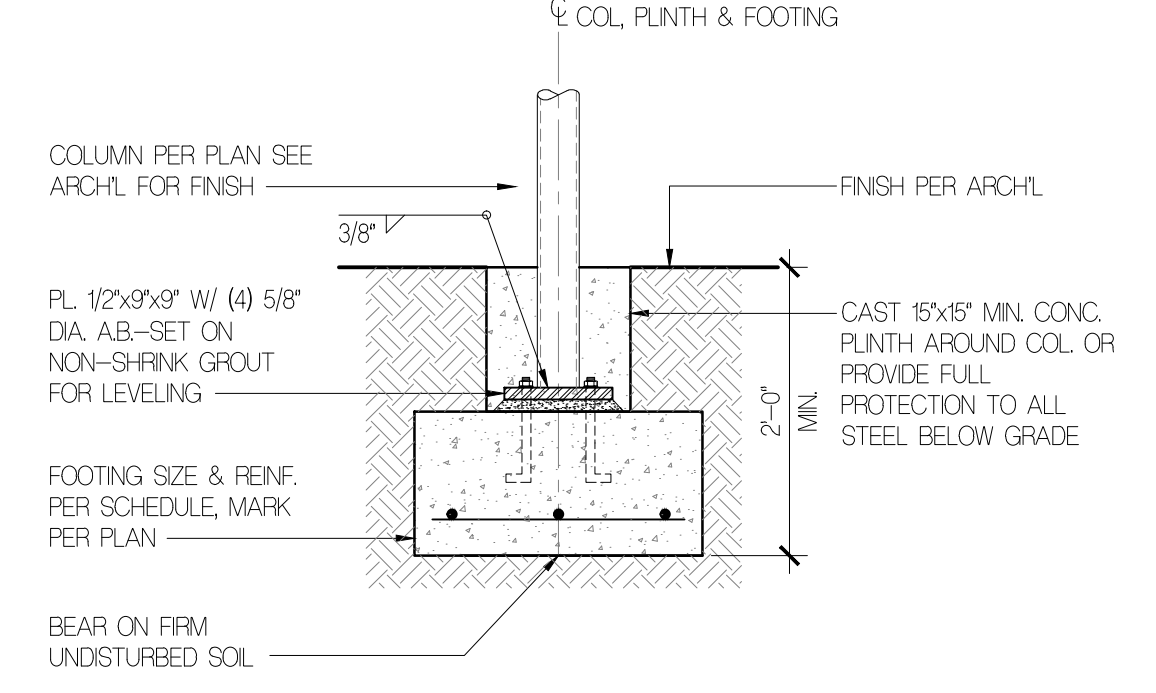
**14**

3/4" = 1'-0"



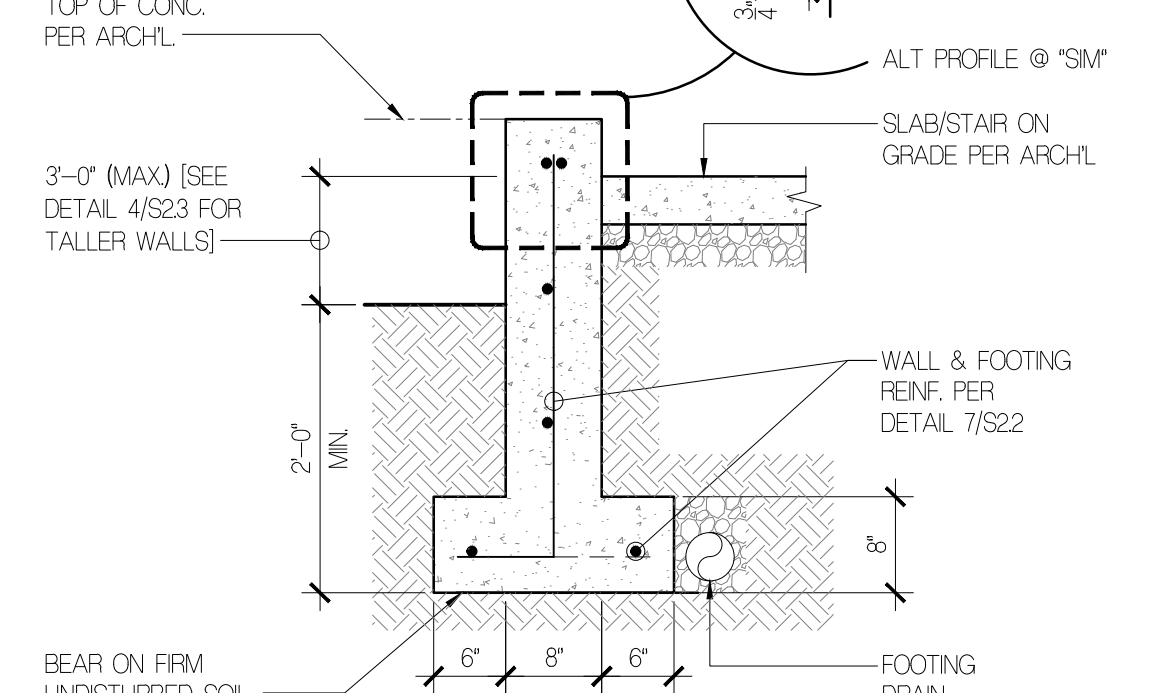
**15**

3/4" = 1'-0"



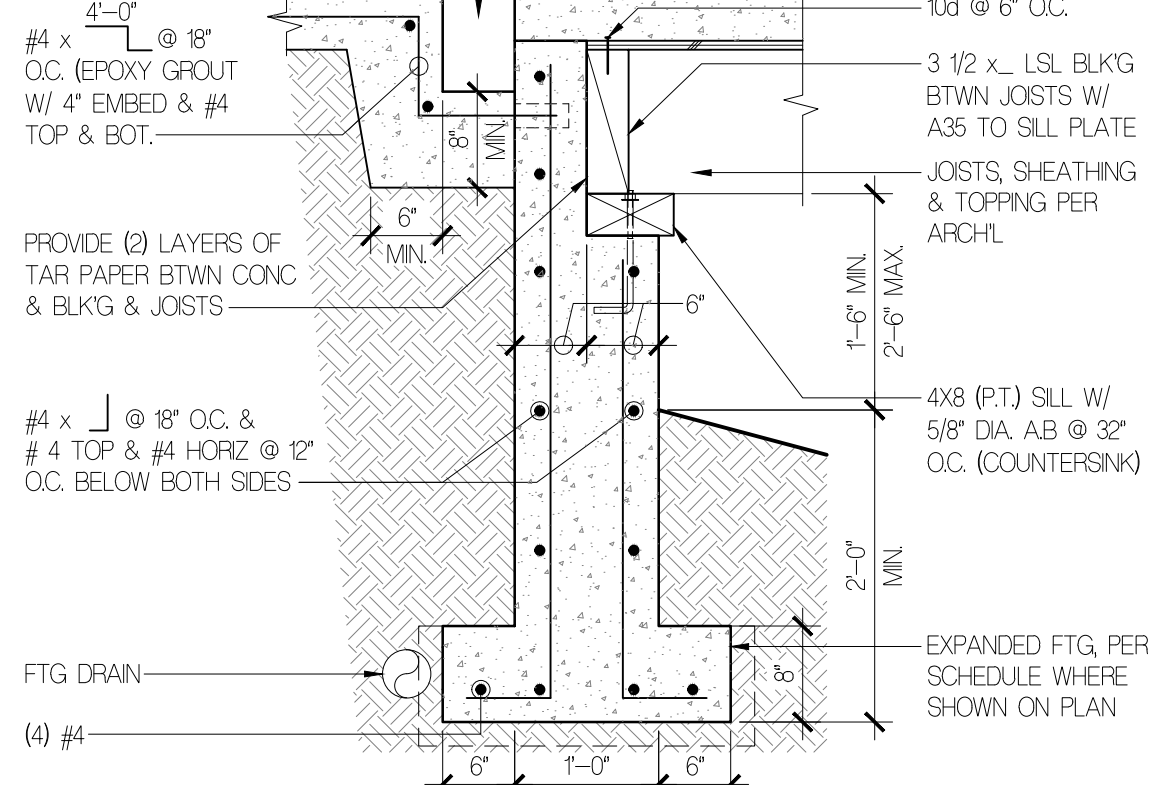
**6**

3/4" = 1'-0"



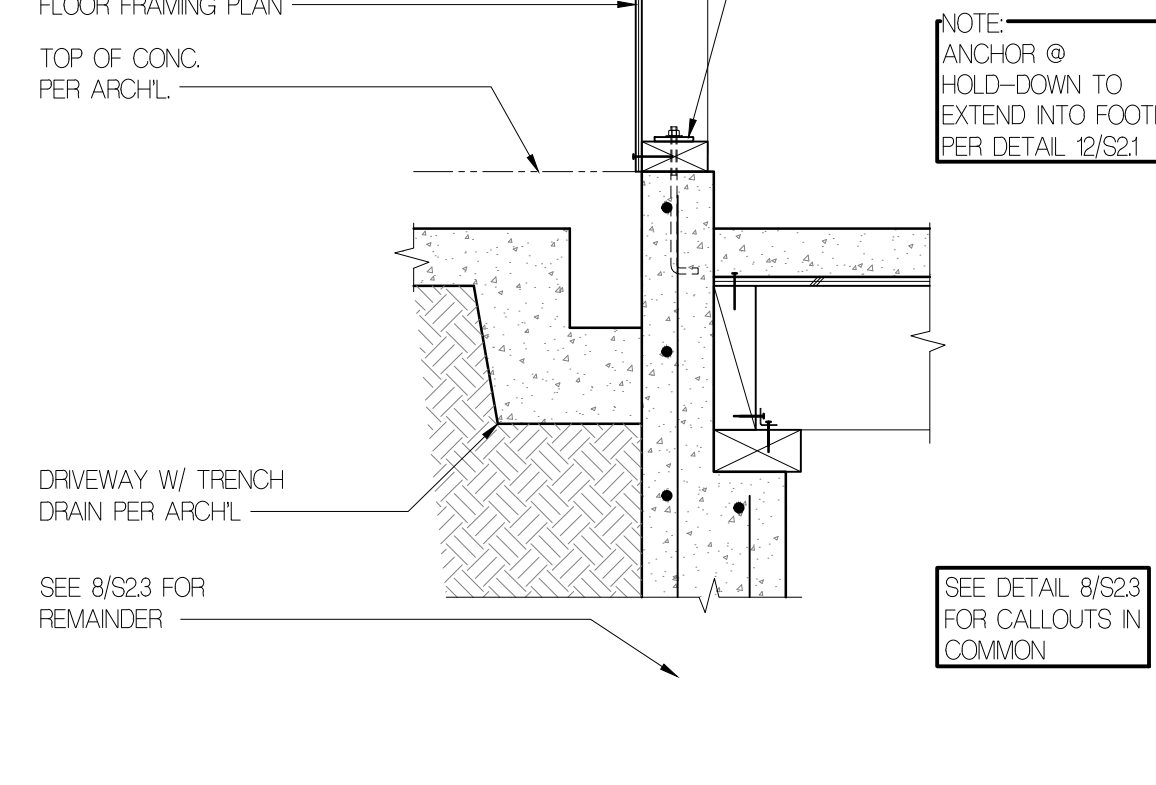
**7**

3/4" = 1'-0"



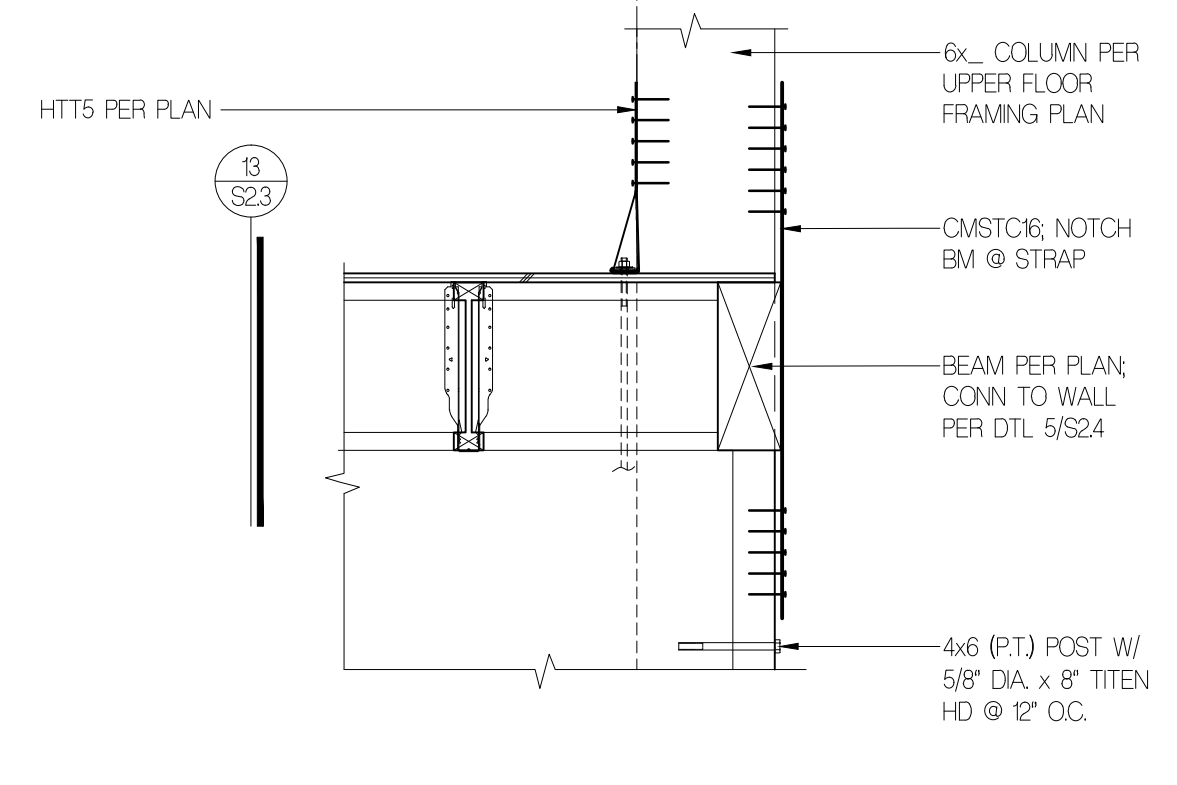
**8**

3/4" = 1'-0"



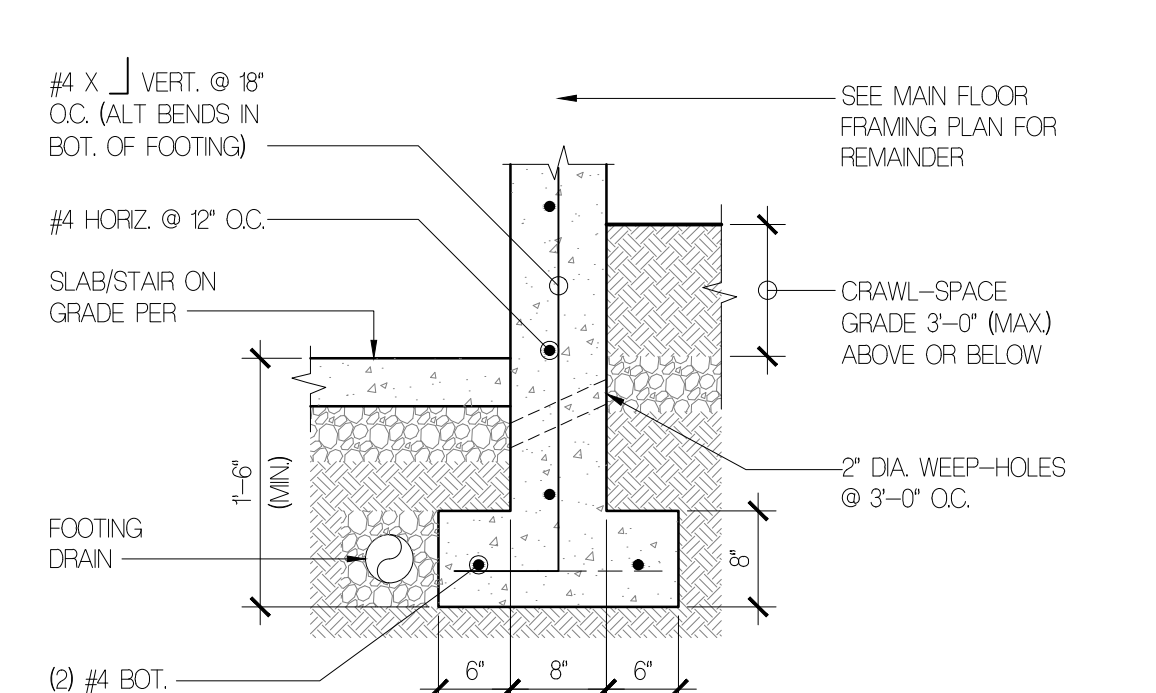
**9**

3/4" = 1'-0"



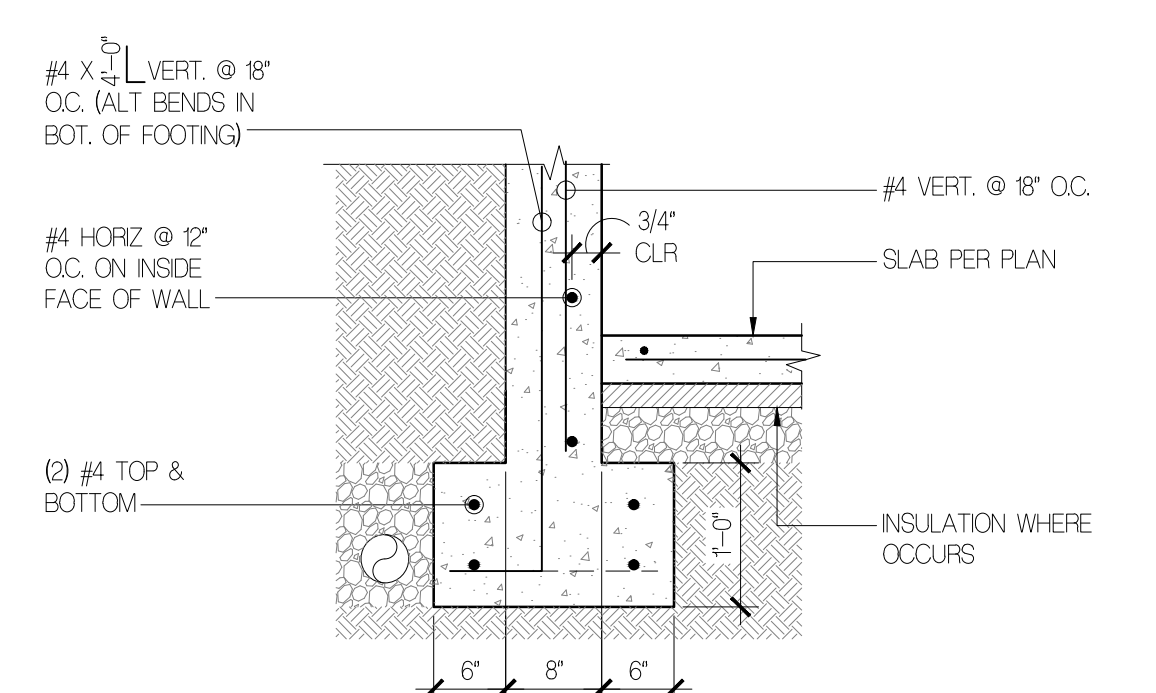
**10**

3/4" = 1'-0"



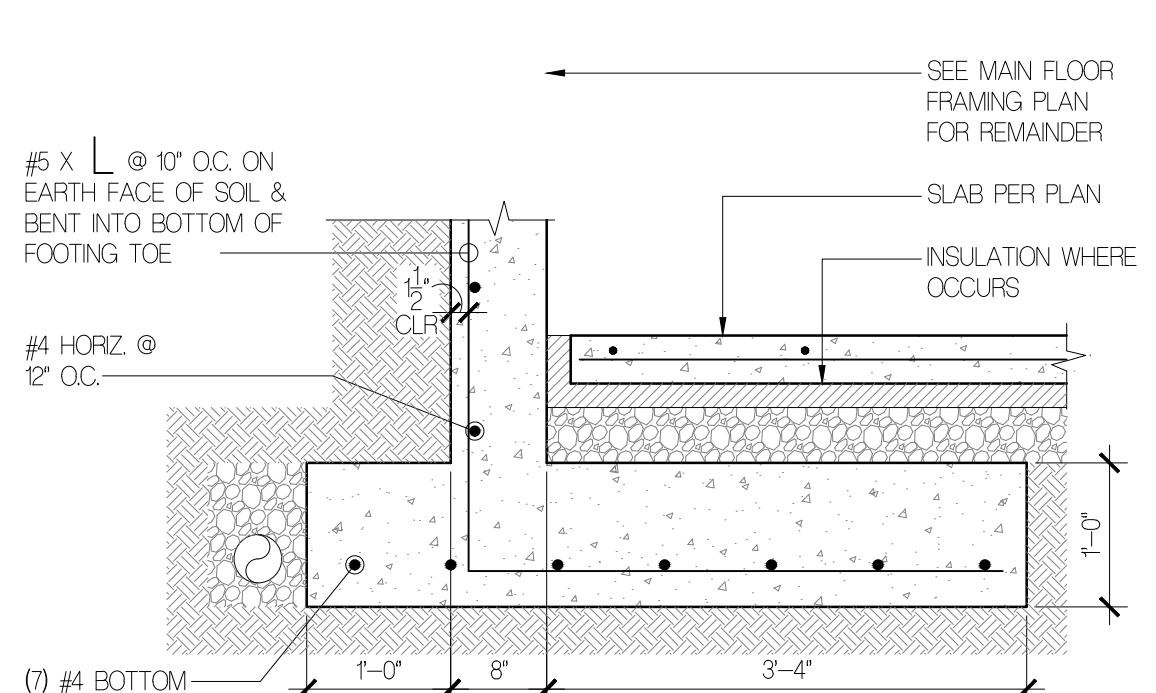
**2**

3/4" = 1'-0"



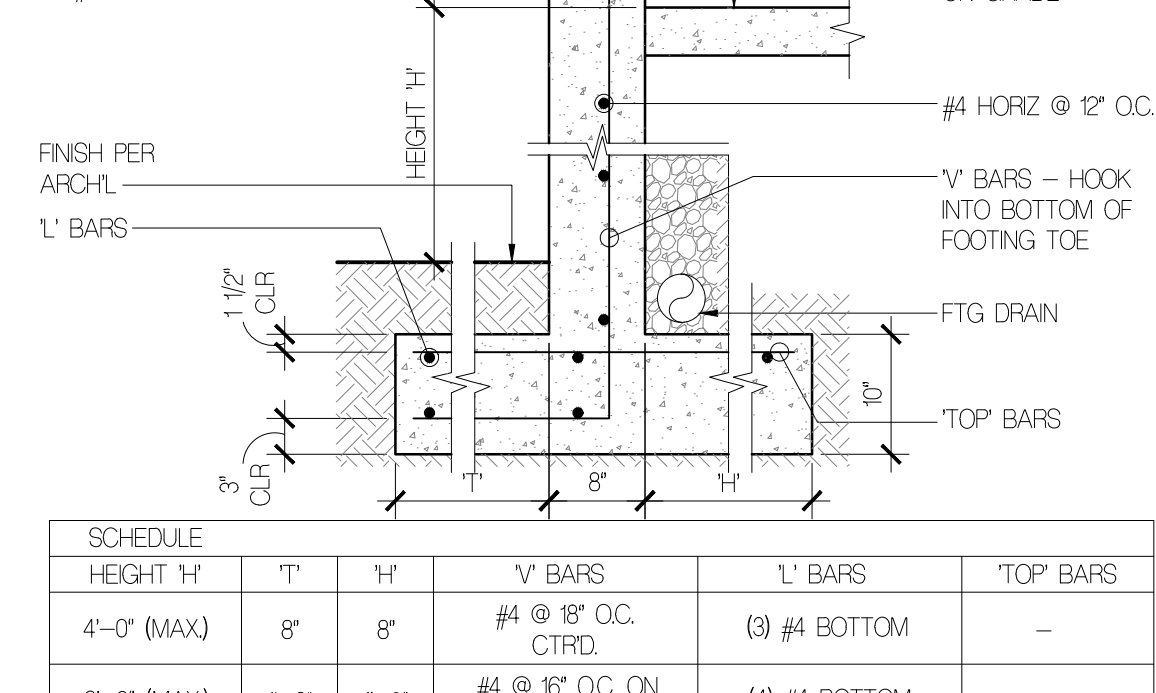
**3**

3/4" = 1'-0"



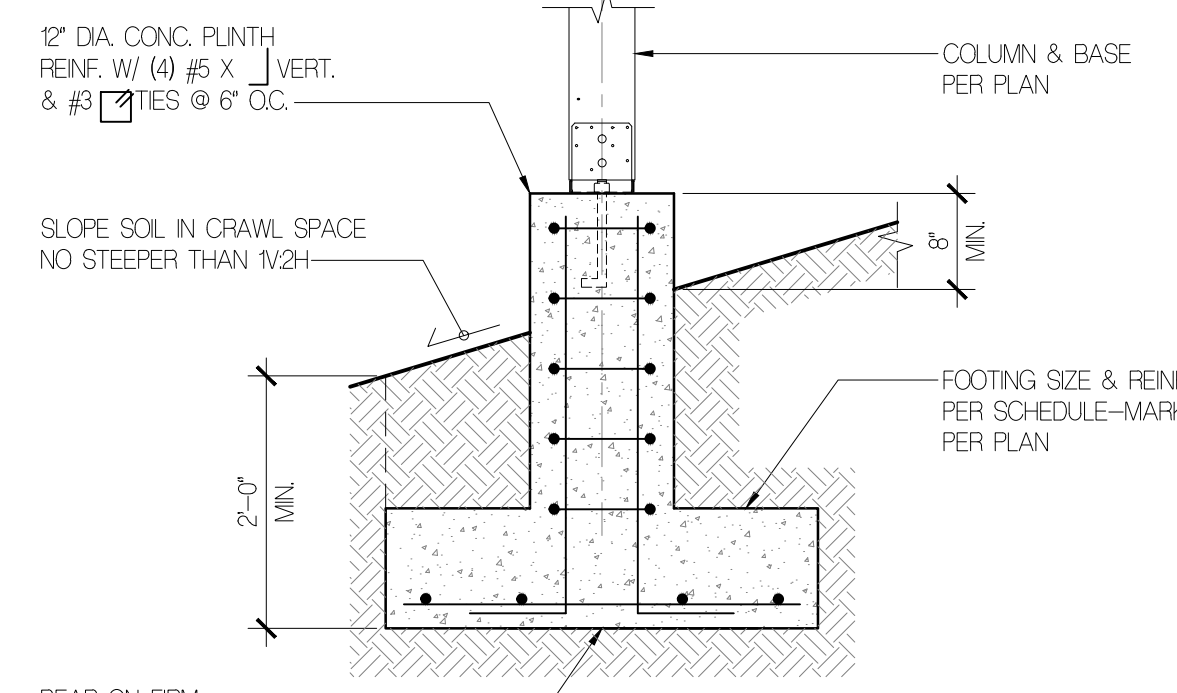
**5**

3/4" = 1'-0"



**4**

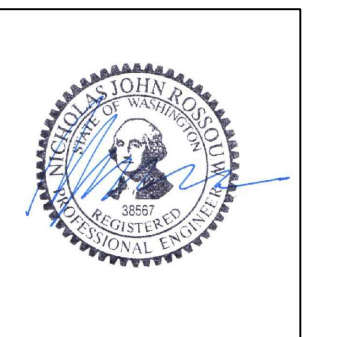
3/4" = 1'-0"



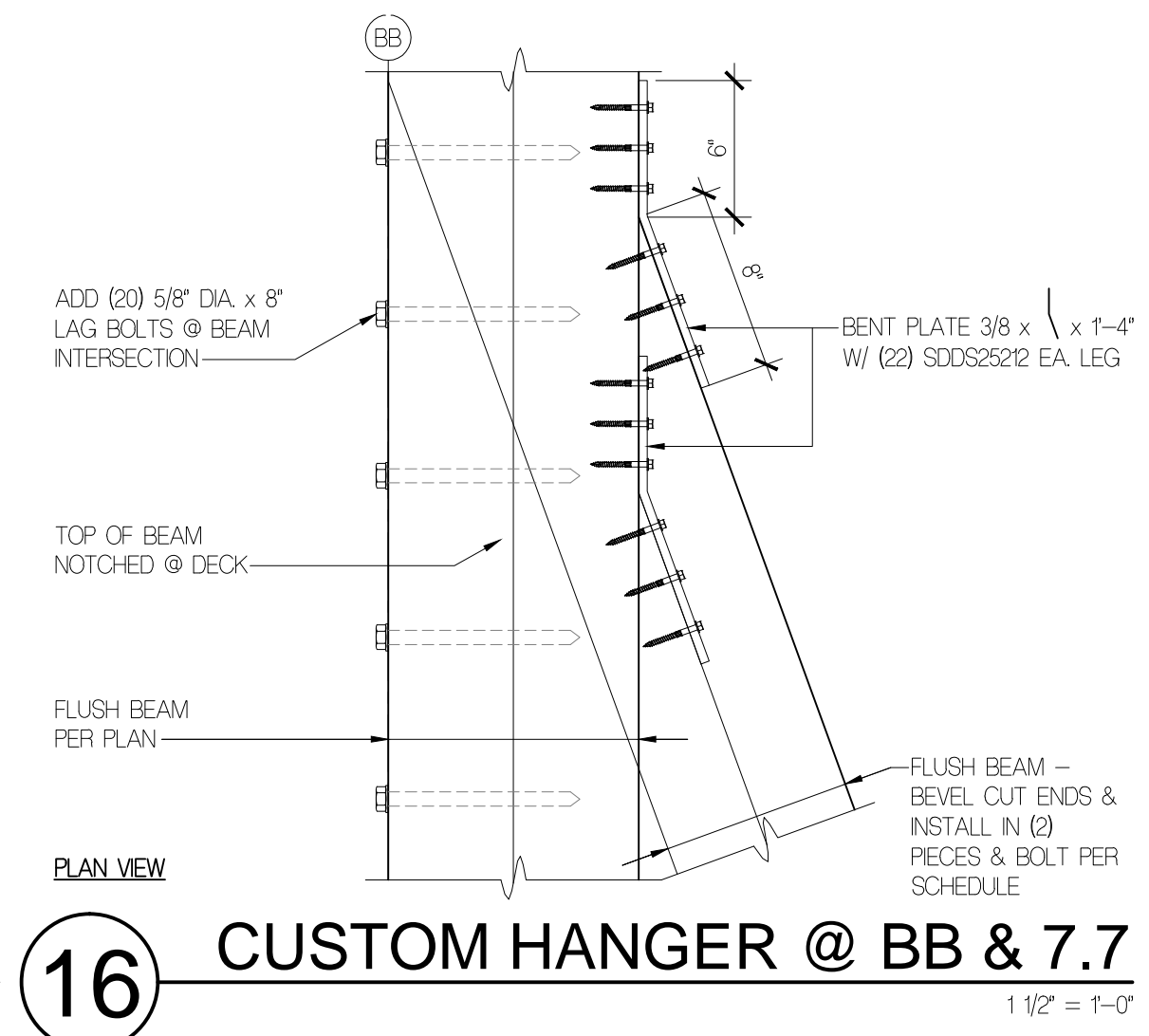
**1**

3/4" = 1'-0"

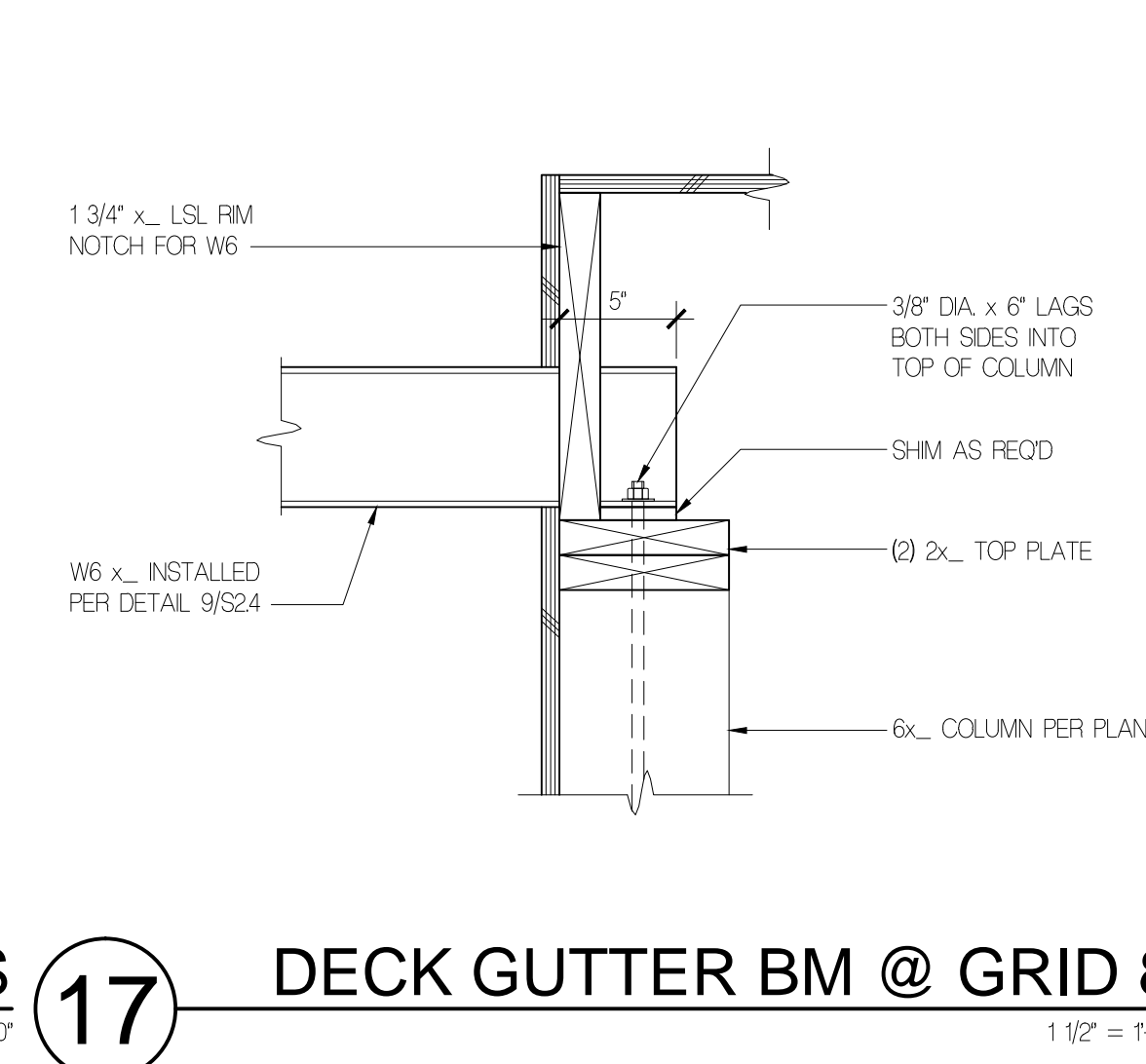
SCHEDULE	HEIGHT 1'	T'	1'	V BARS	L' BARS	TOP BARS
	4'-0" (MAX)	8"	8"	#4 @ 18" O.C. CTRD.	(3) #4 BOTTOM	-
	6'-0" (MAX)	1'-0"	1'-0"	#4 @ 15" O.C. ON EARTH FACE	(4) #4 BOTTOM	-
	8'-0" (MAX)	2'-0"	2'-0"	#5 @ 12" O.C. ON EARTH FACE	(3) #4 TOP & (3) #4 BOTTOM	#4 @ 18" O.C.



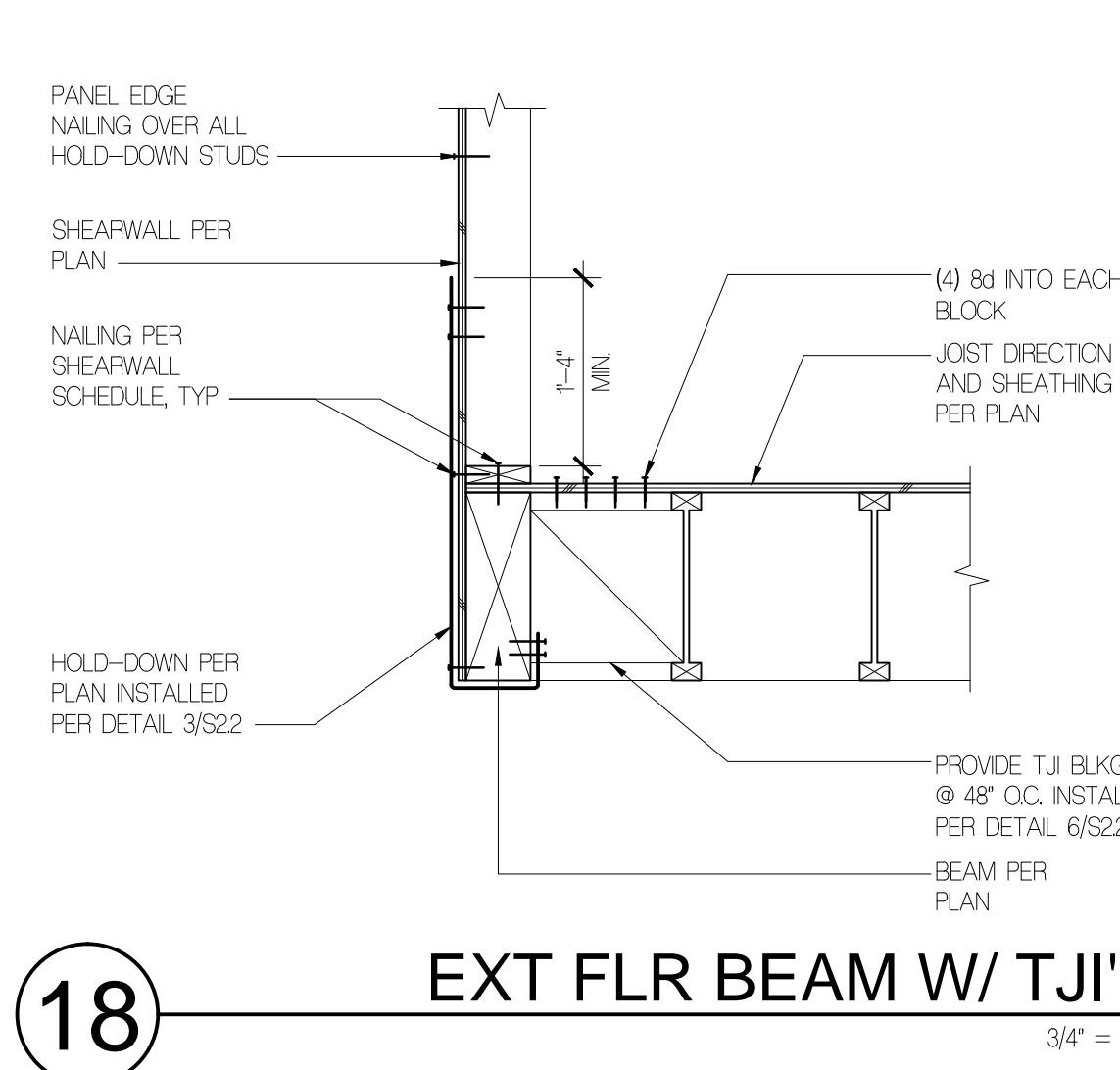
ISSUE	DATE
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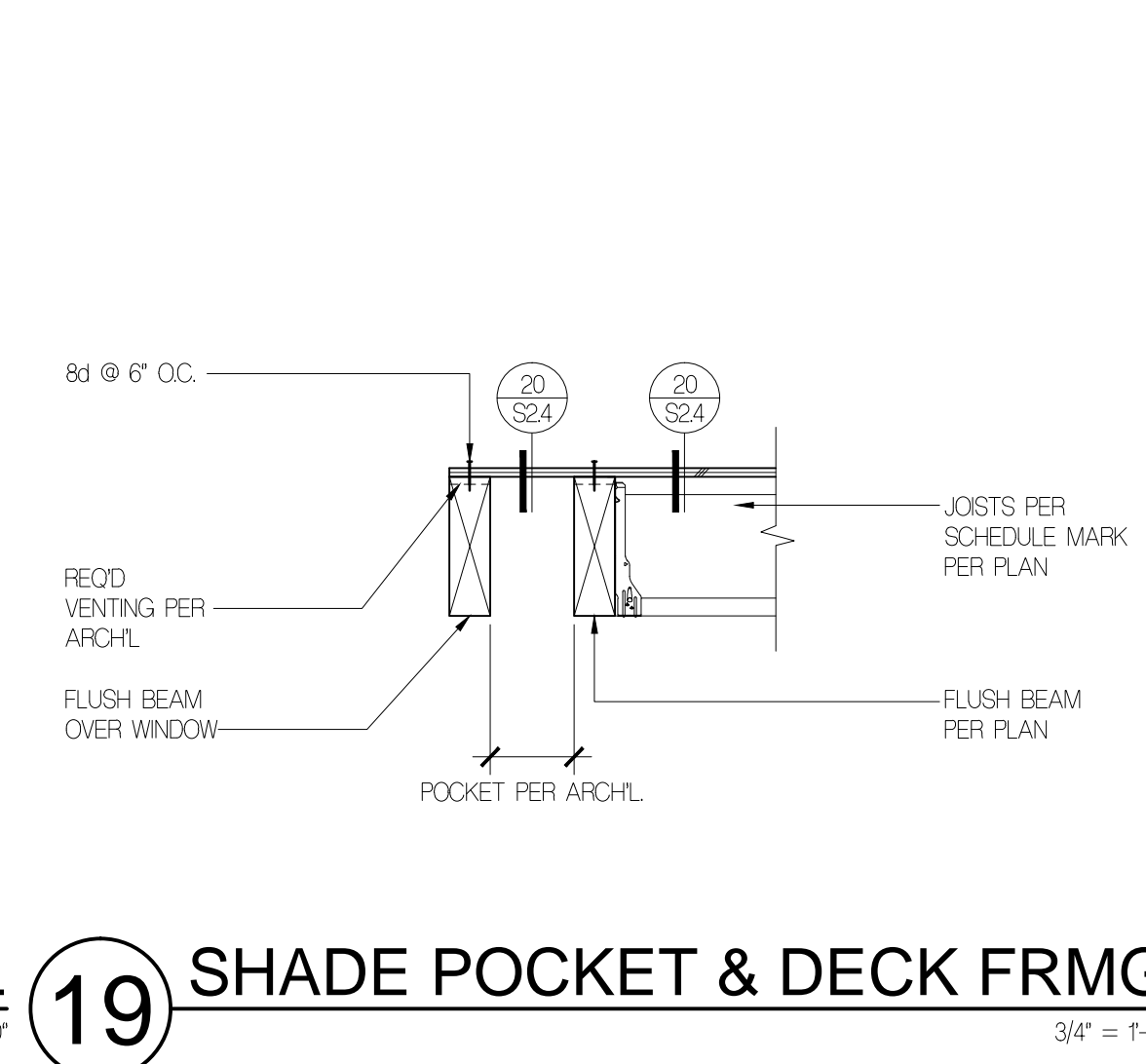
**16** CUSTOM HANGER @ BB & 7.7  $1/12'' = 1'-0''$



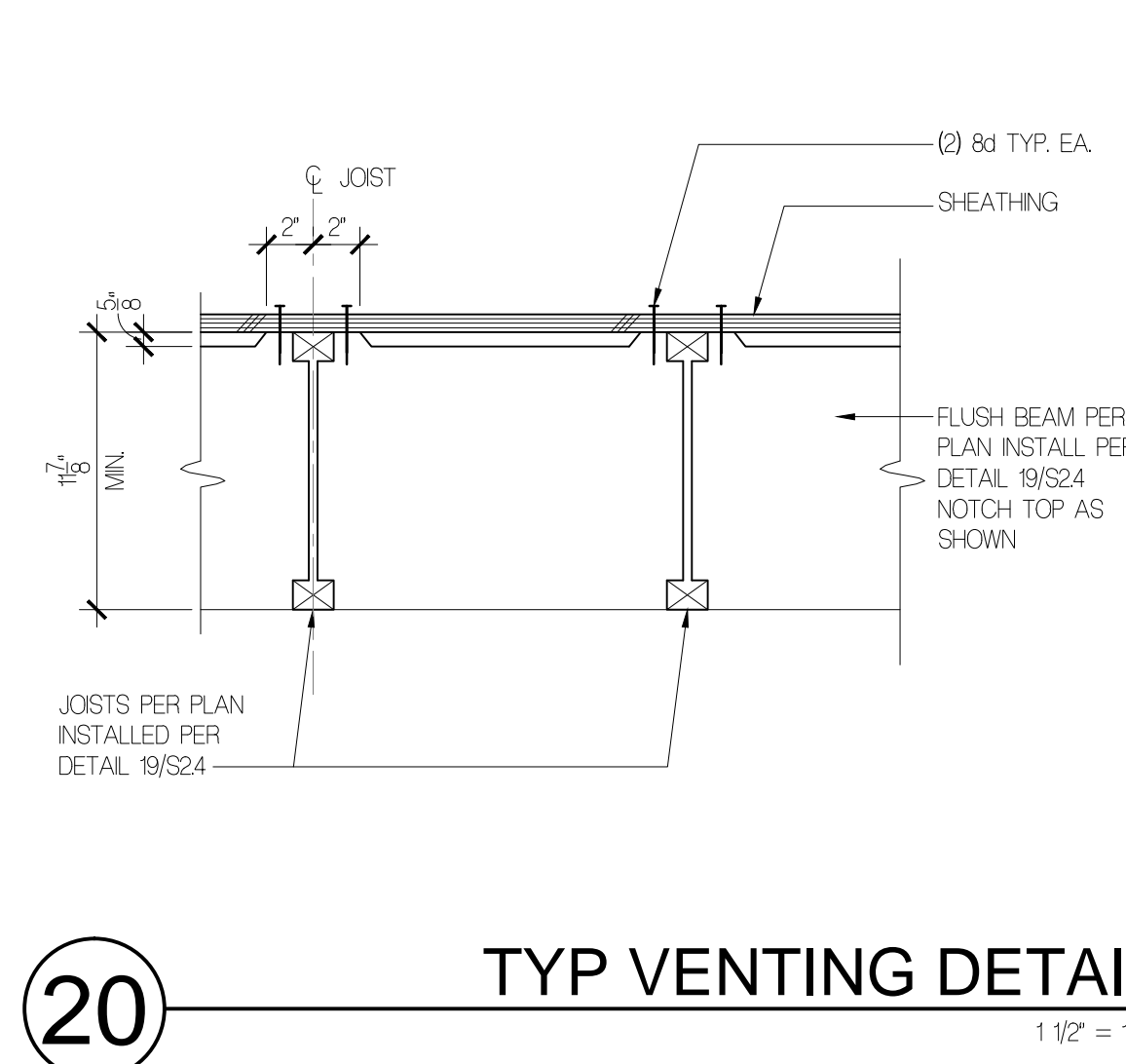
**17** DECK GUTTER BM @ GRID 8  $3/4'' = 1'-0''$



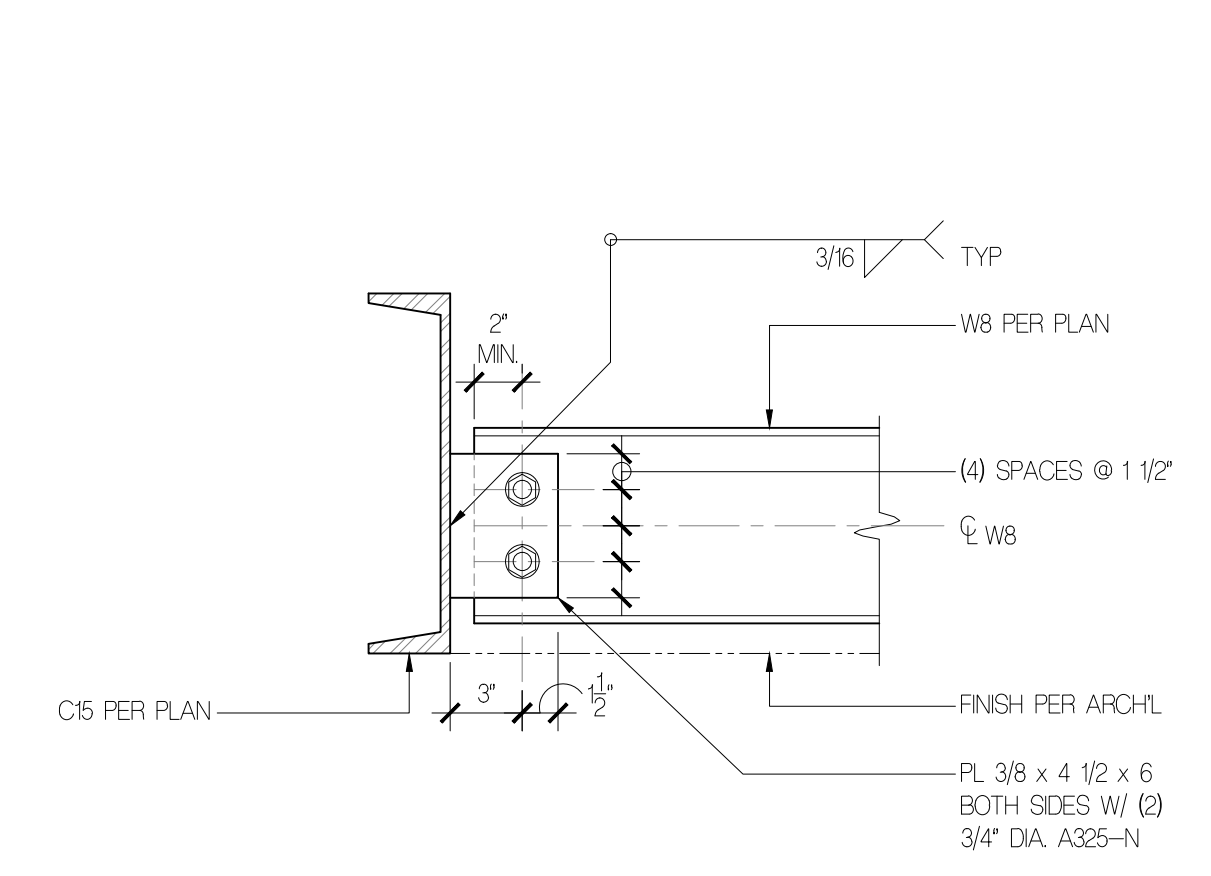
**18** EXT FLR BEAM W/ TJI'S  $3/4'' = 1'-0''$



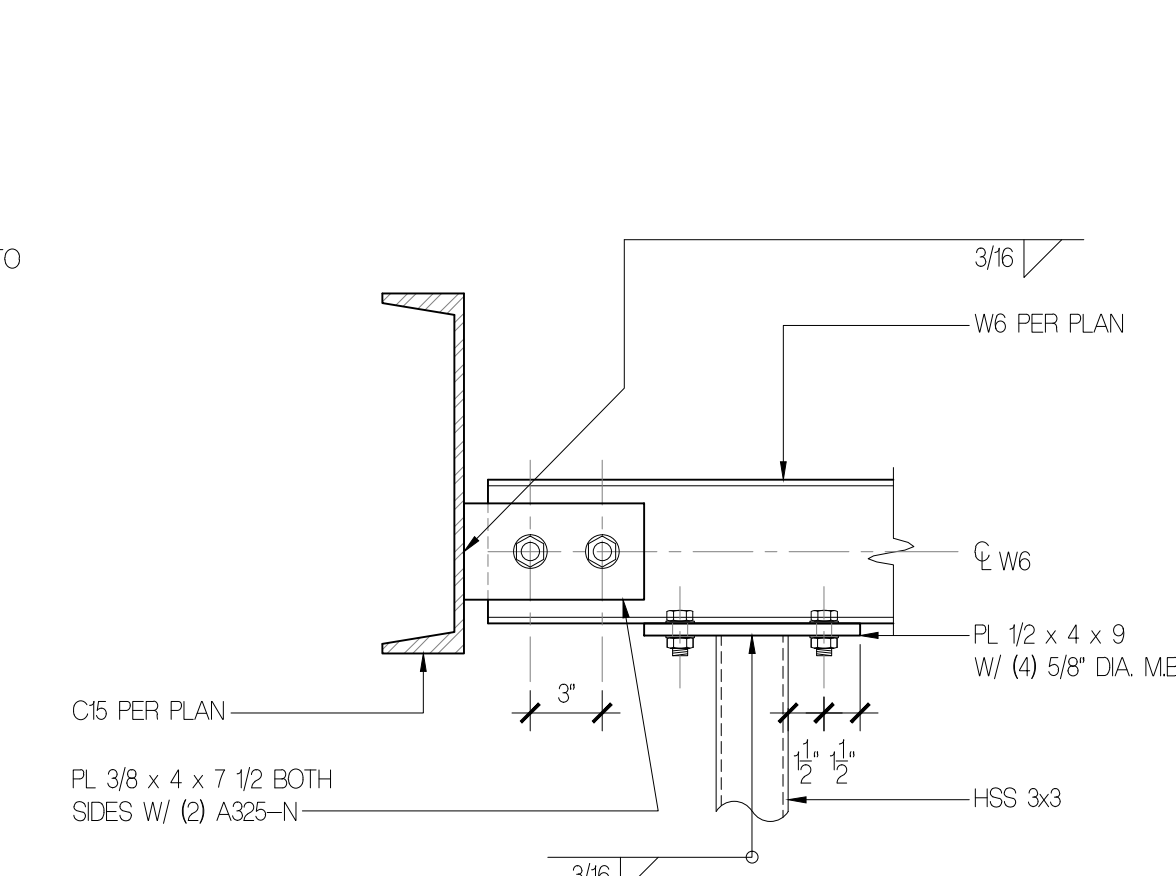
**19** SHADE POCKET & DECK FRMG  $3/4'' = 1'-0''$



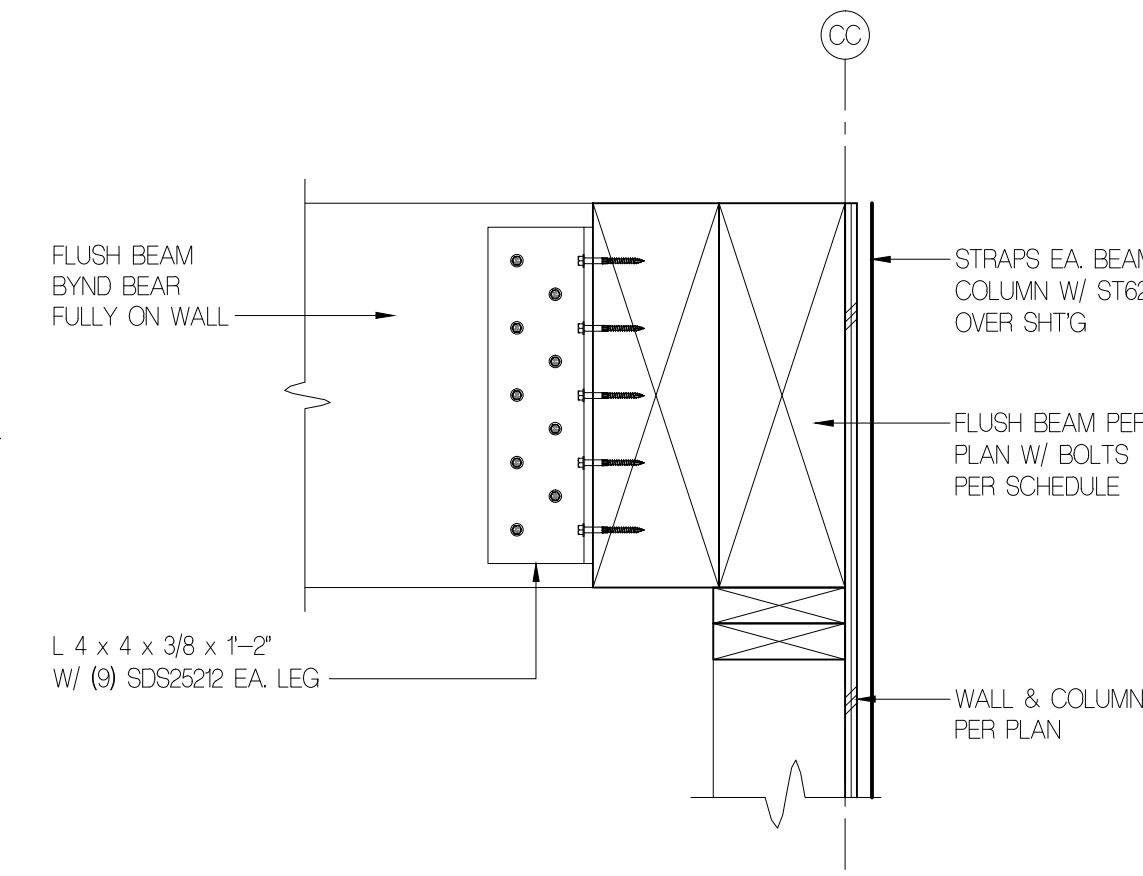
**20** TYP VENTING DETAIL  $1/12'' = 1'-0''$



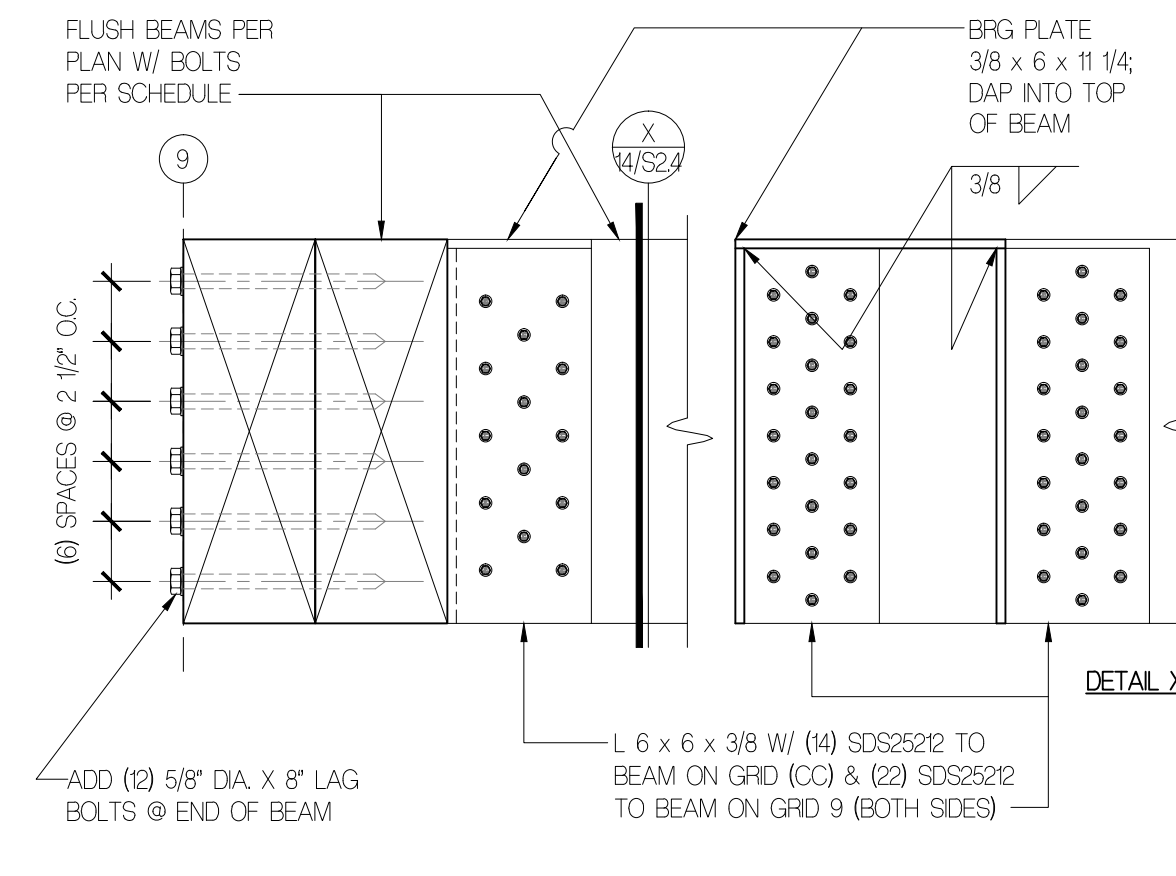
**11** DECK BM CONNEX.  $1/12'' = 1'-0''$



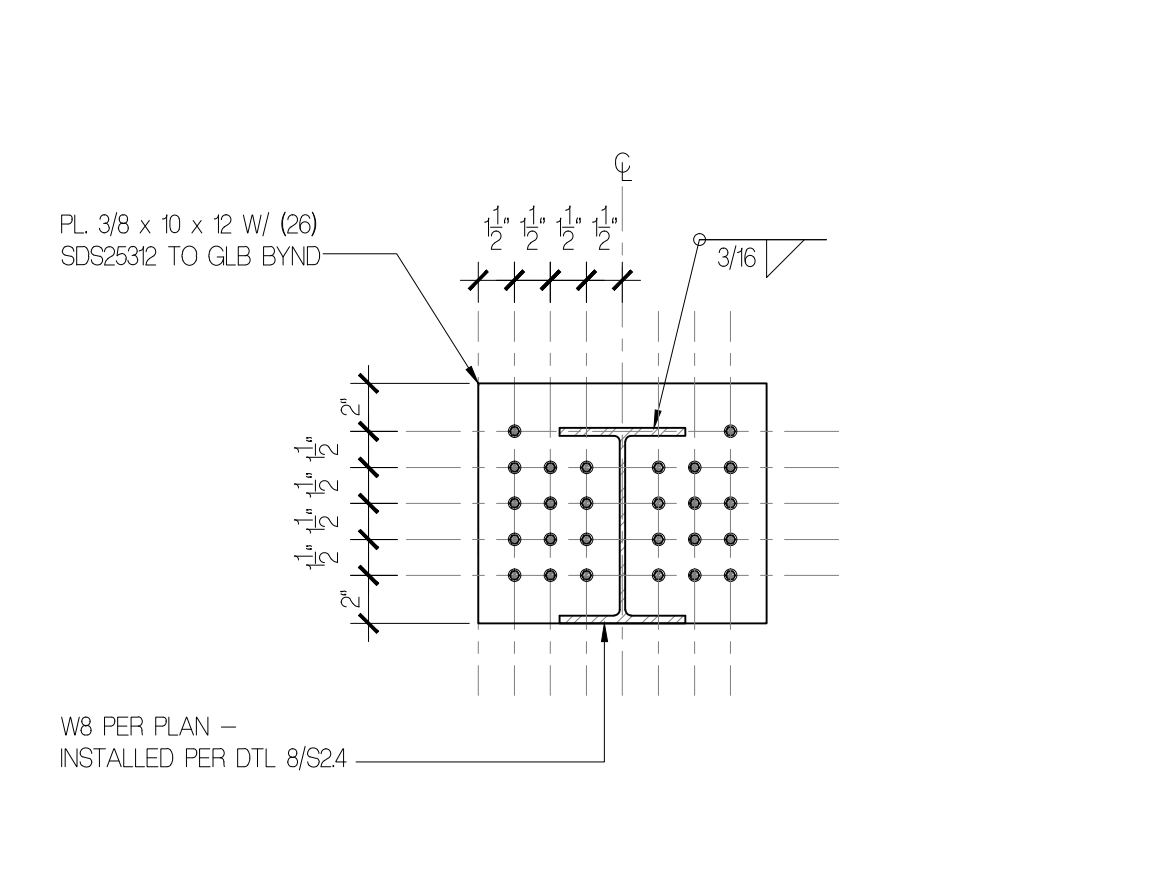
**12** BM TO COL @ DECK  $1/12'' = 1'-0''$



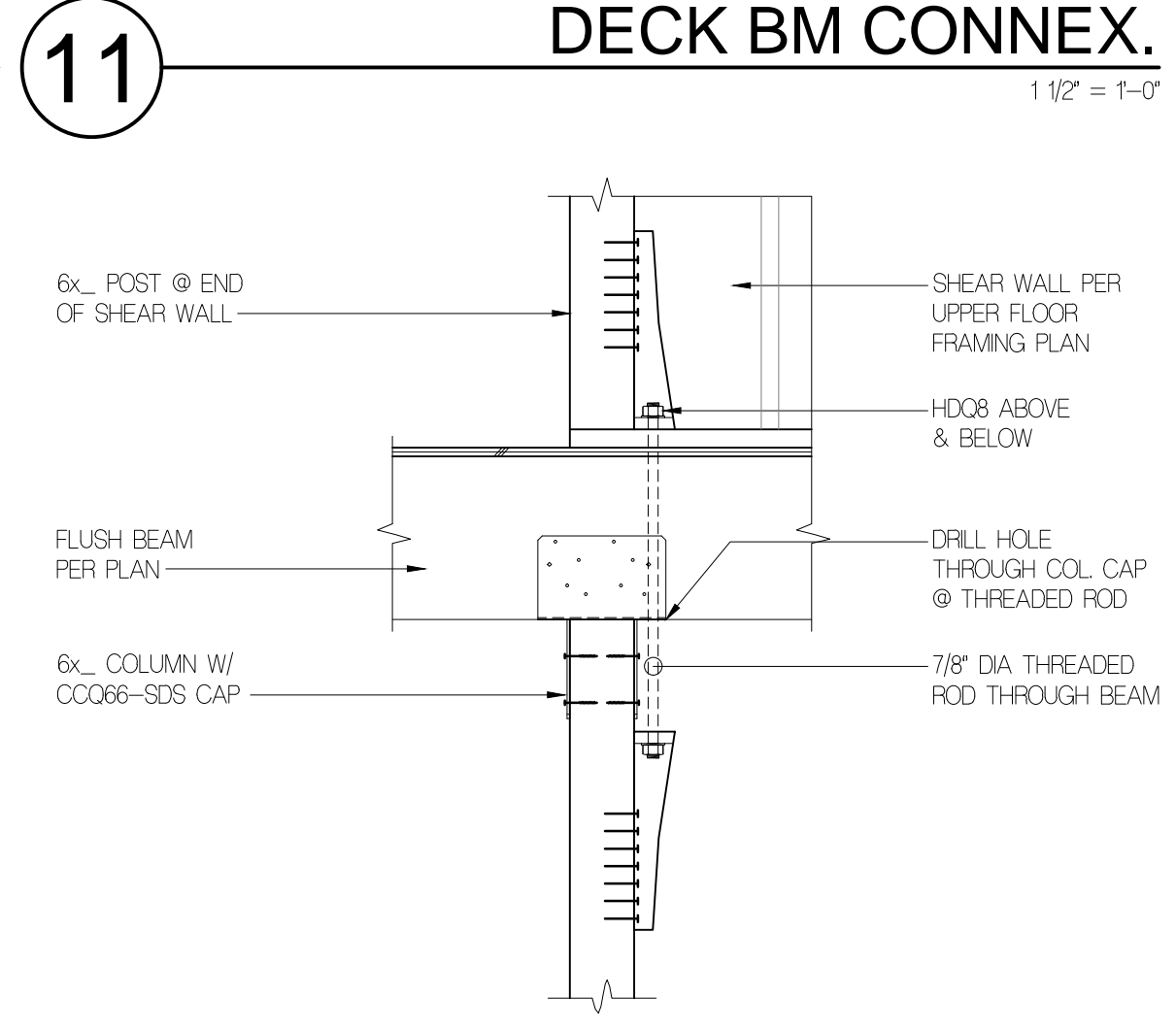
**13** CUSTOM HANGER @ CC & 7.4  $1/12'' = 1'-0''$



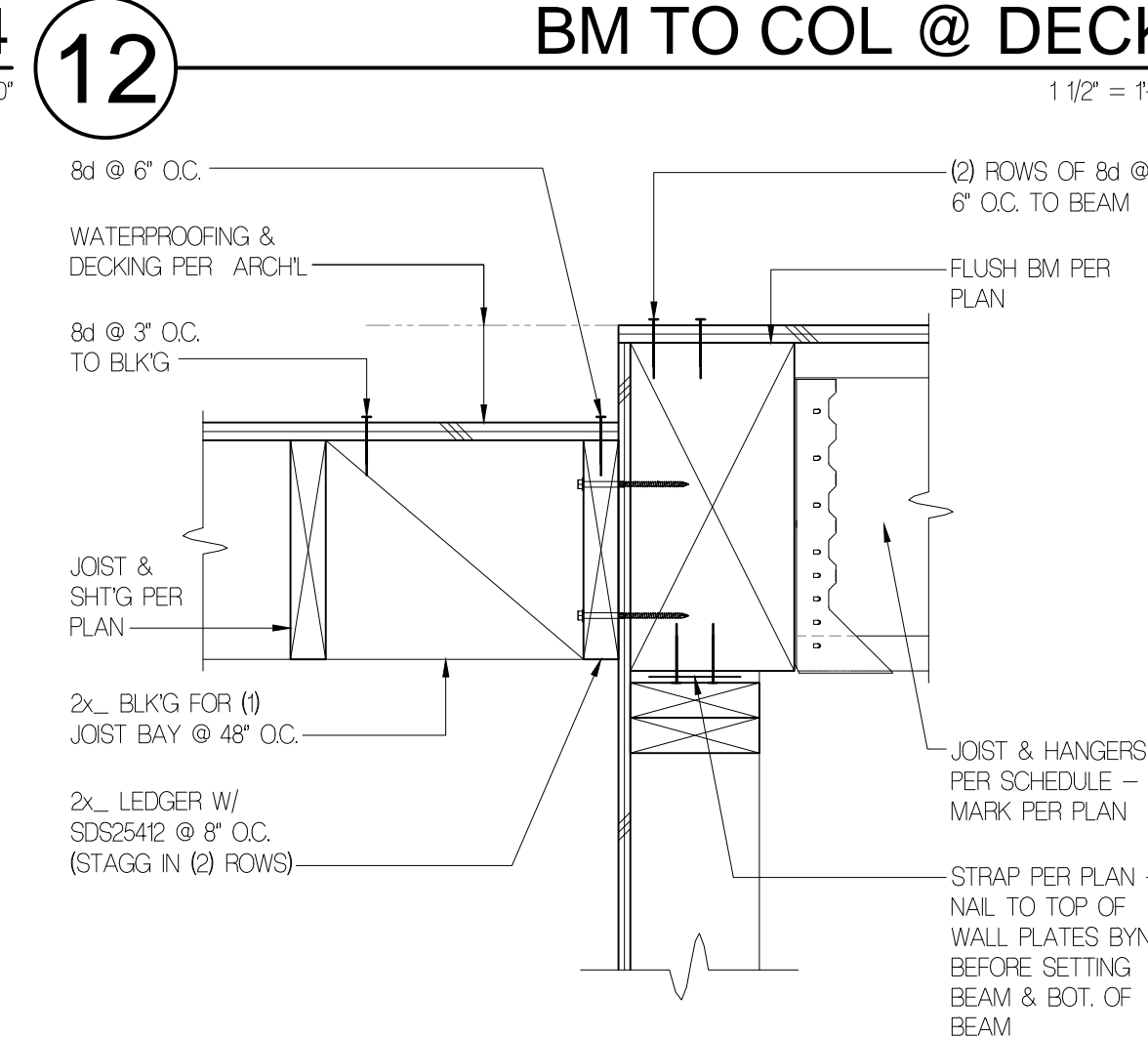
**14** CUSTOM HANGER @ CC & 9  $1/12'' = 1'-0''$



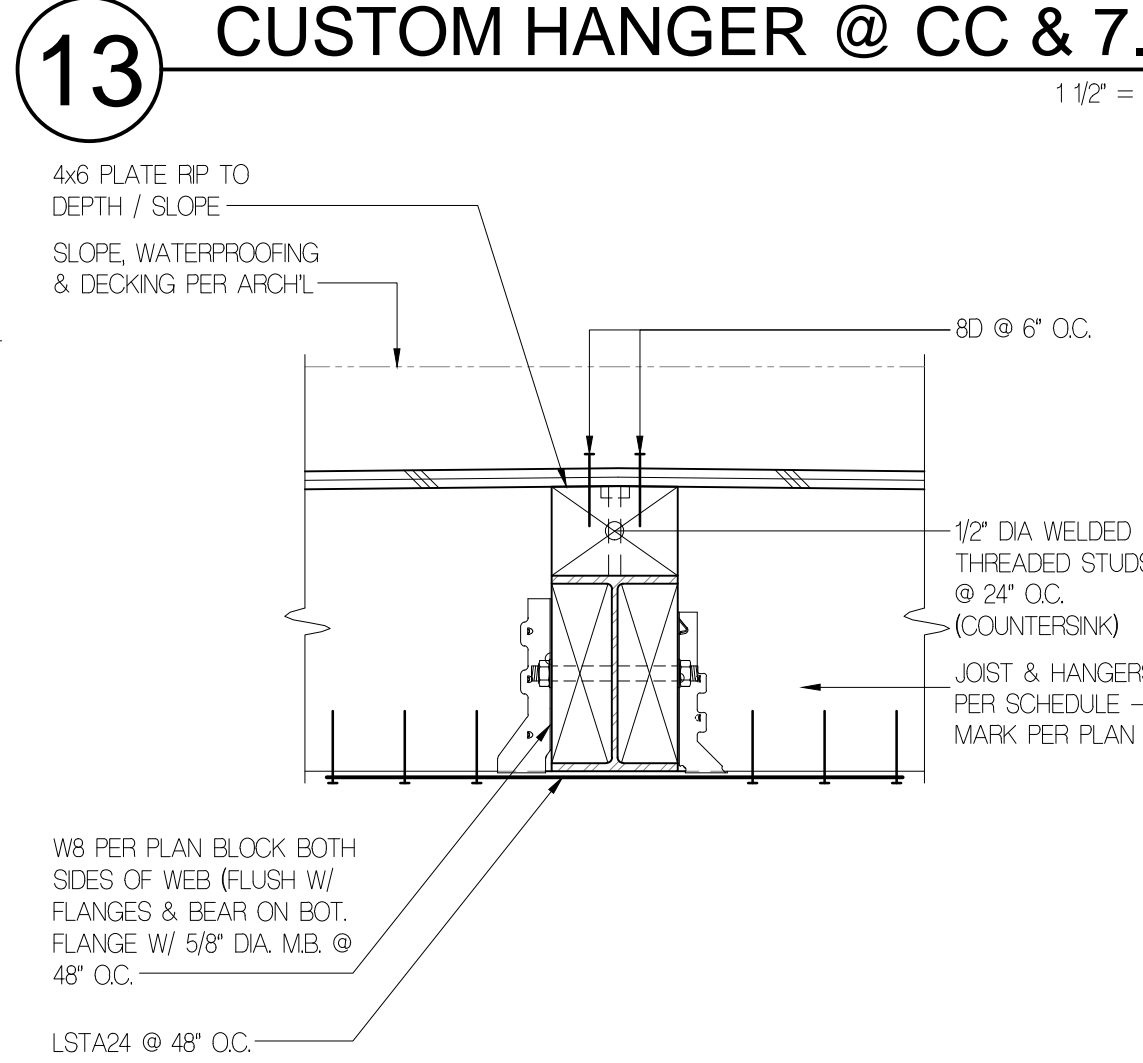
**15** RIDGE BM TO GRID 8 CONNEX.  $1/12'' = 1'-0''$



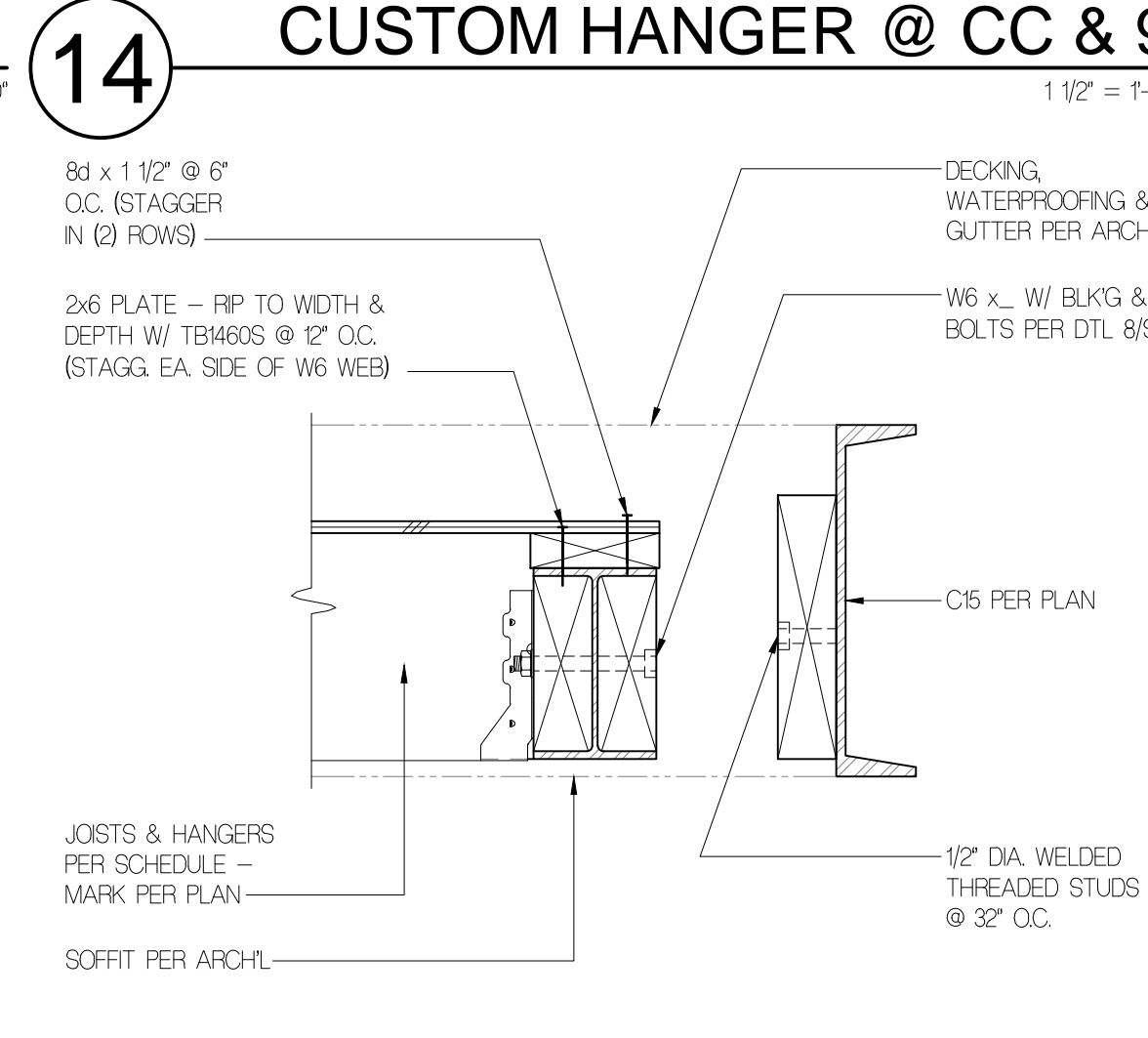
**6** COL TO COL @ GRID C @ RM 005  $3/4'' = 1'-0''$



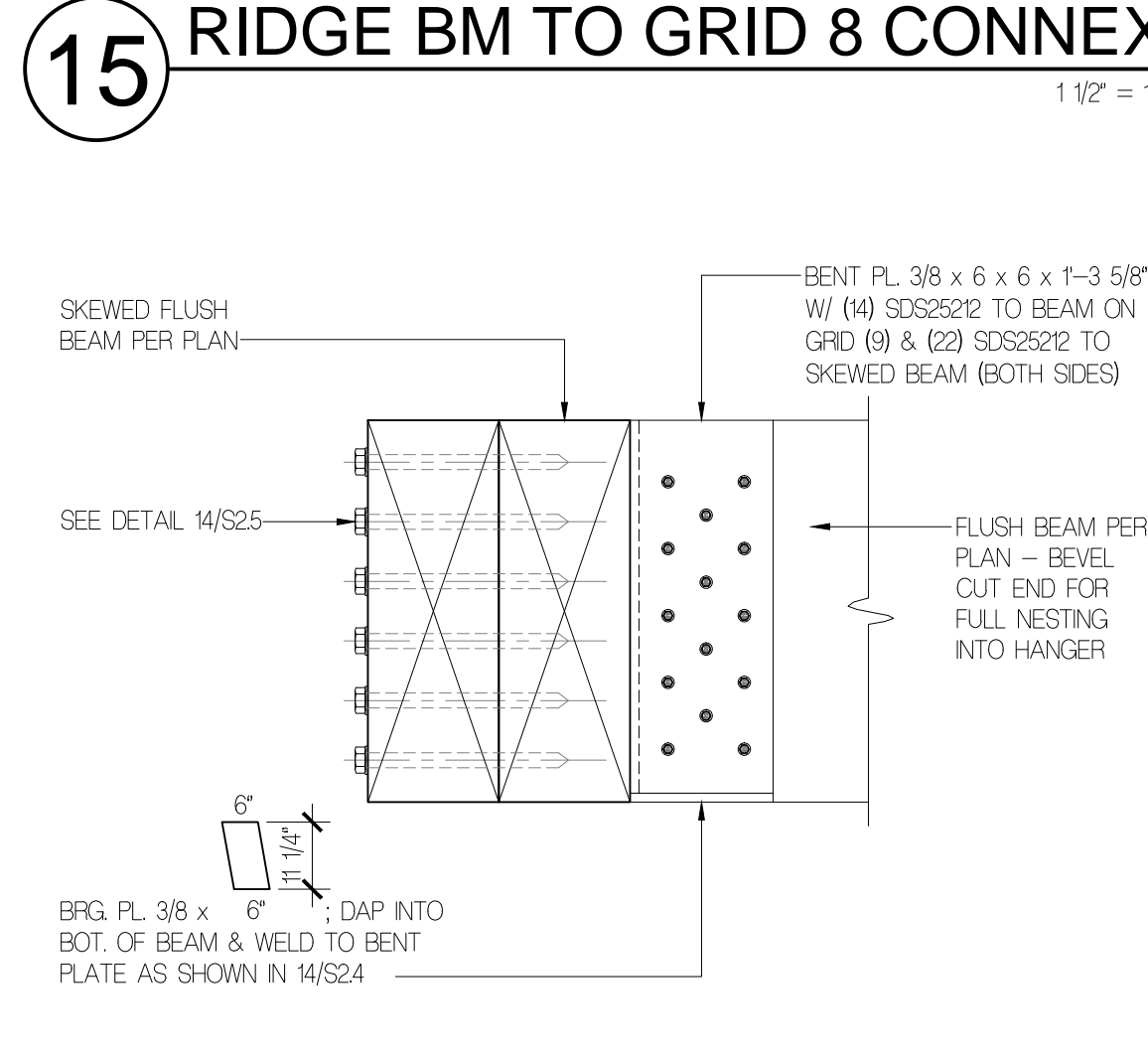
**7** DECK RIDGE BM  $1/12'' = 1'-0''$



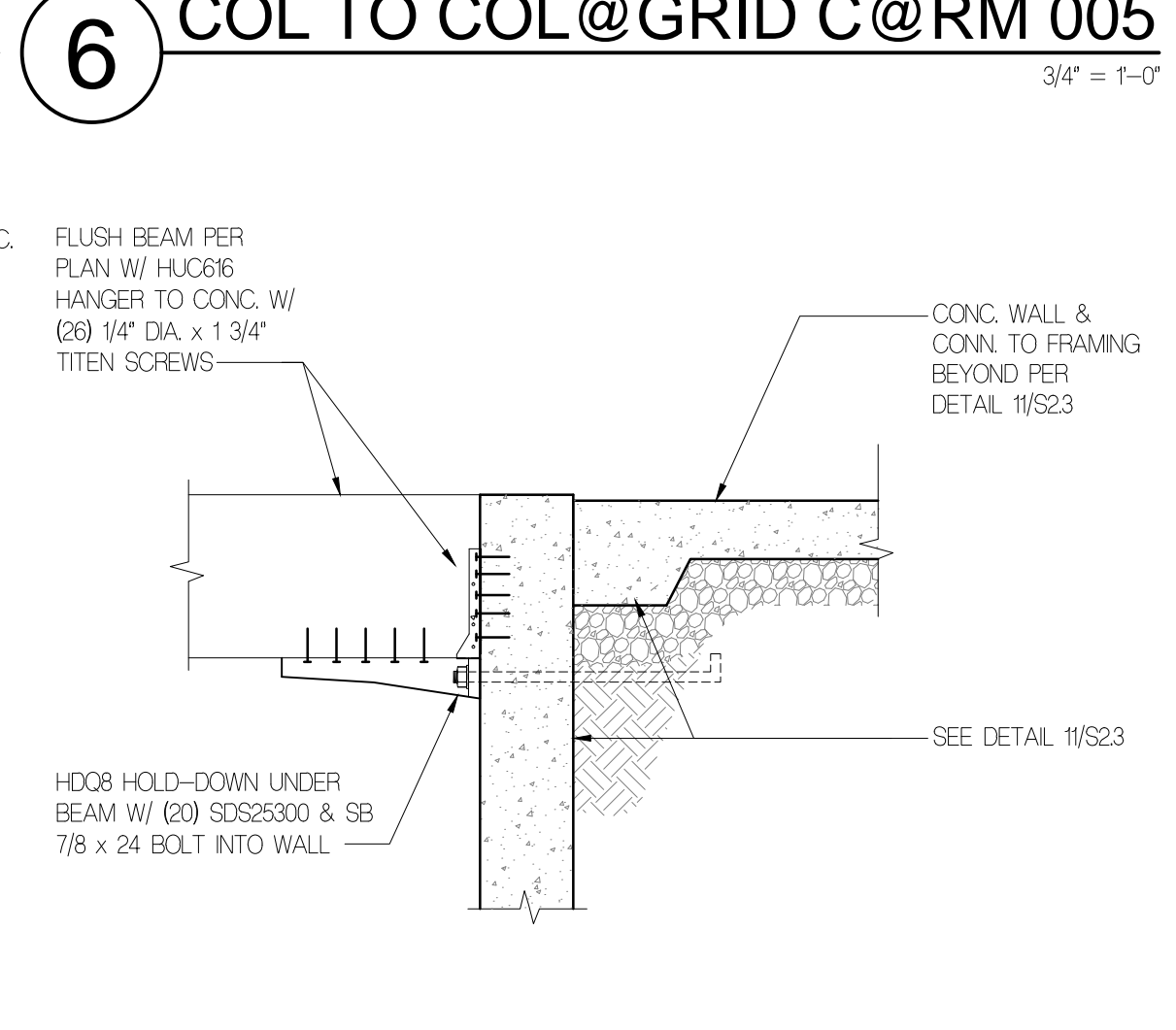
**8** DECK GUTTER  $1/12'' = 1'-0''$



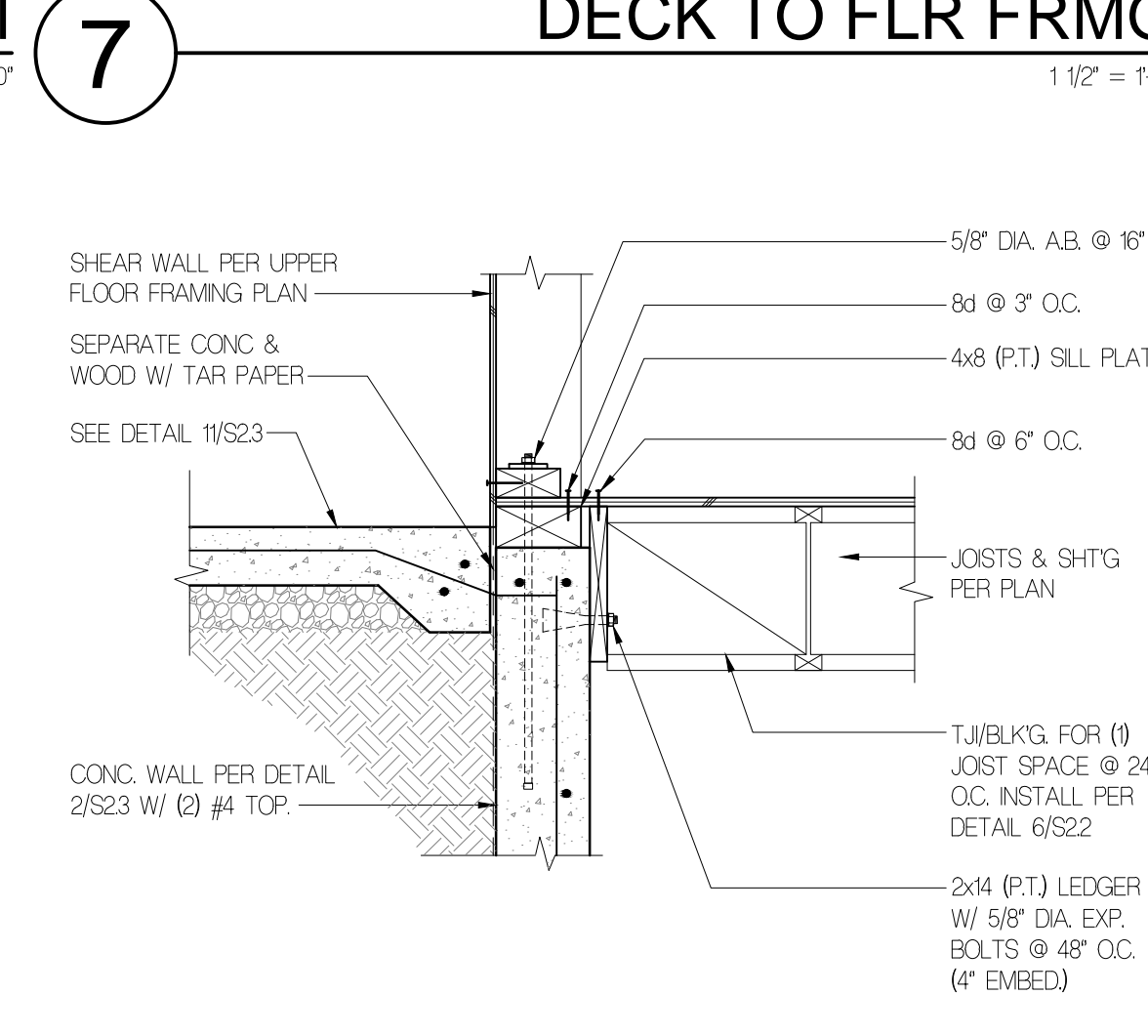
**9** DECK GUTTER  $1/12'' = 1'-0''$



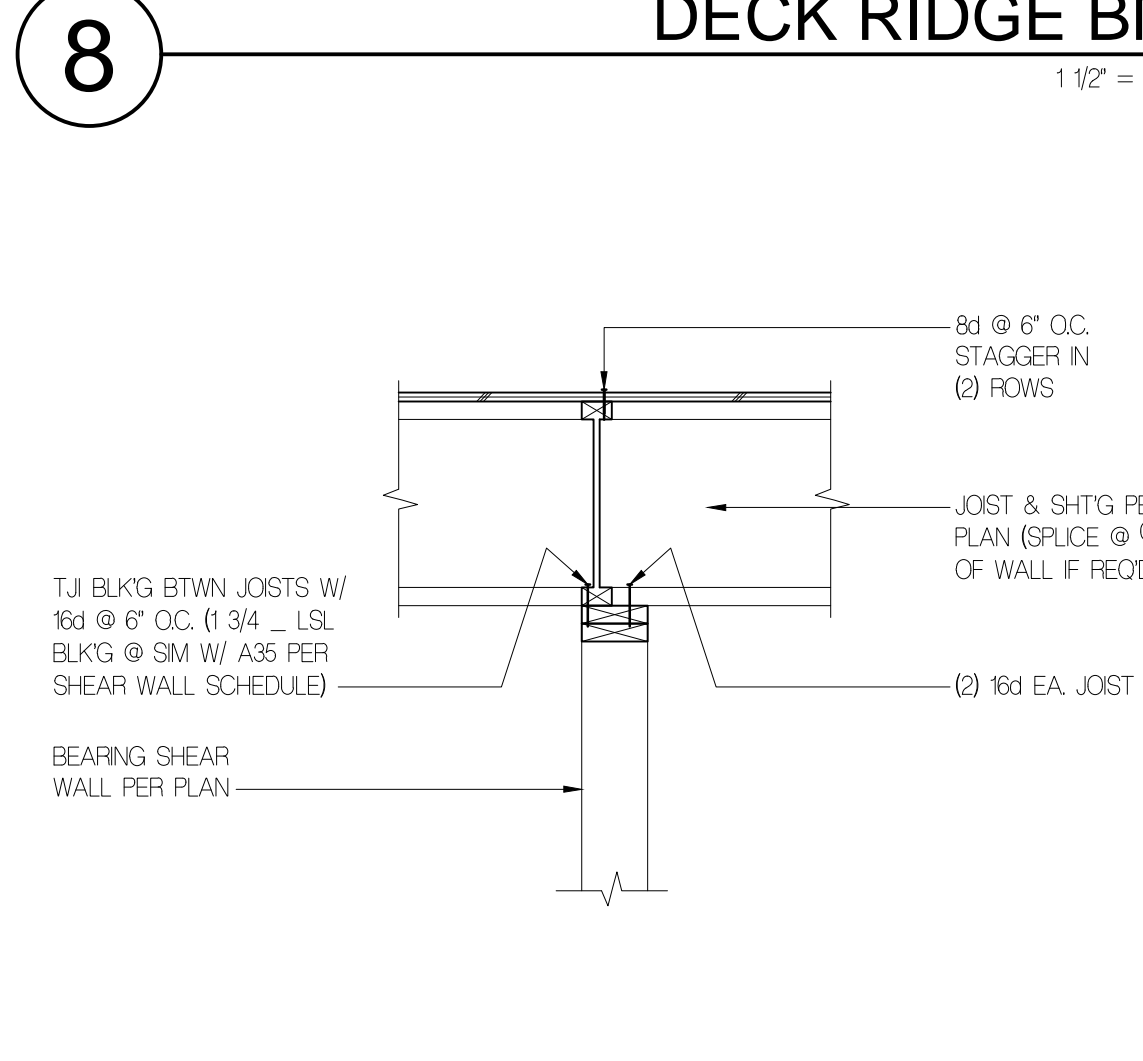
**10** CUSTOM HANGER @ BB.2 & 9  $1/12'' = 1'-0''$



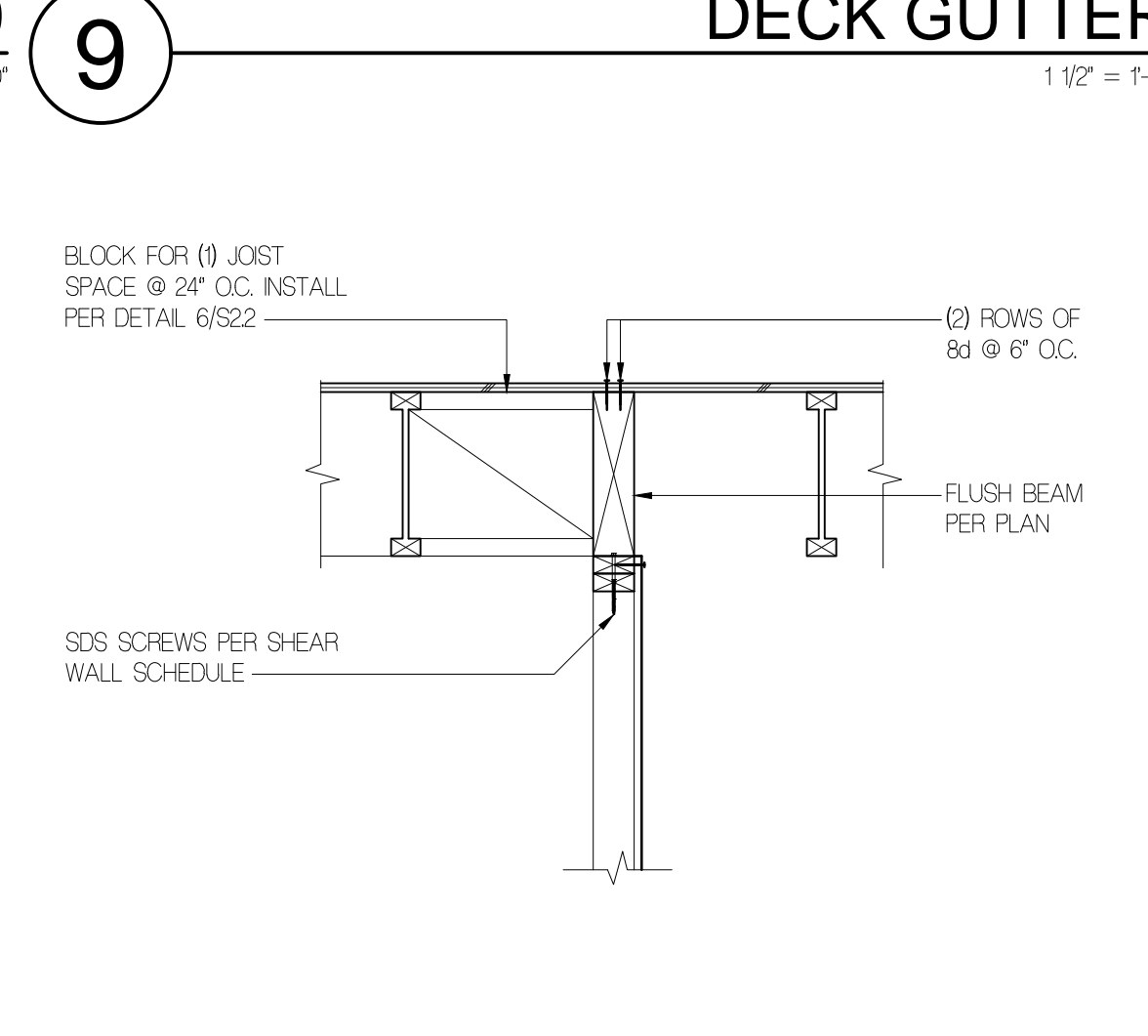
**5** STAIR @ GRID BB  $3/4'' = 1'-0''$



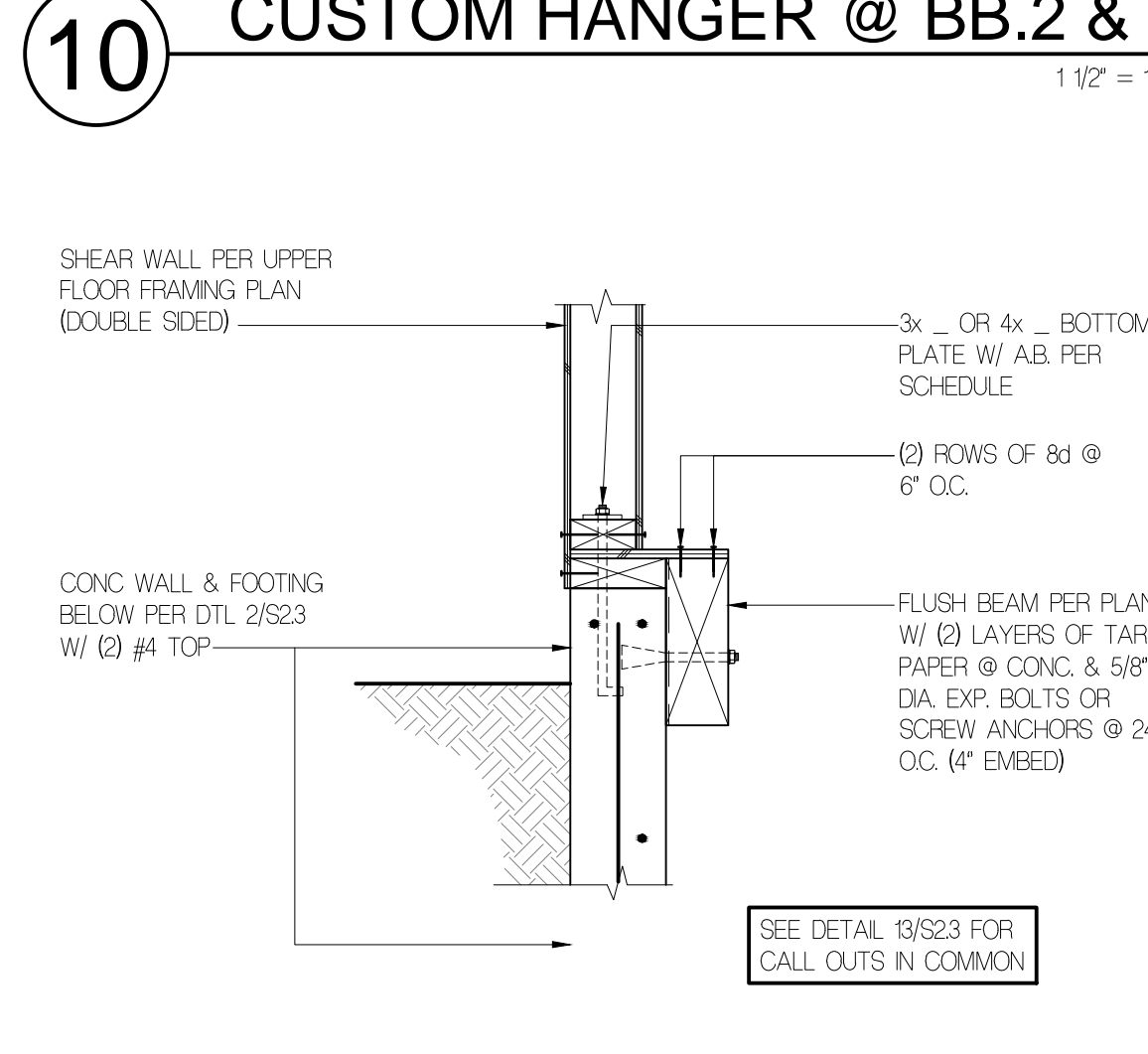
**2** BEARING WALL  $3/4'' = 1'-0''$



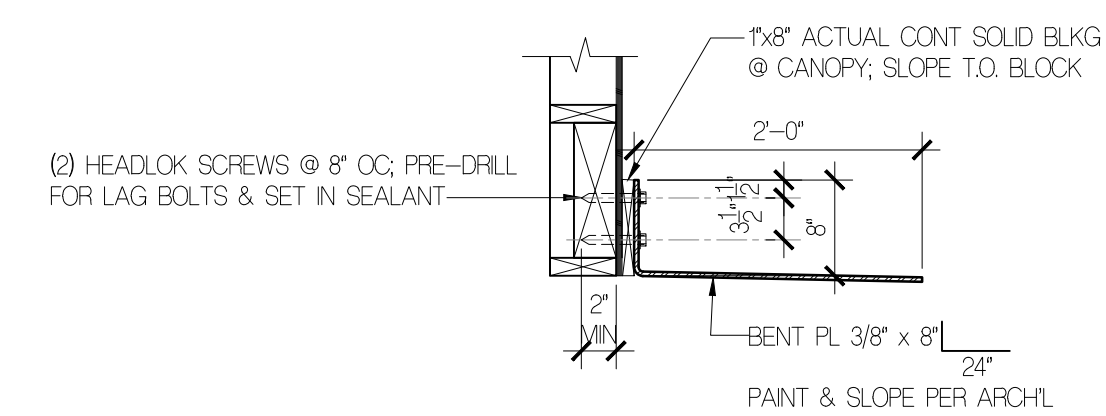
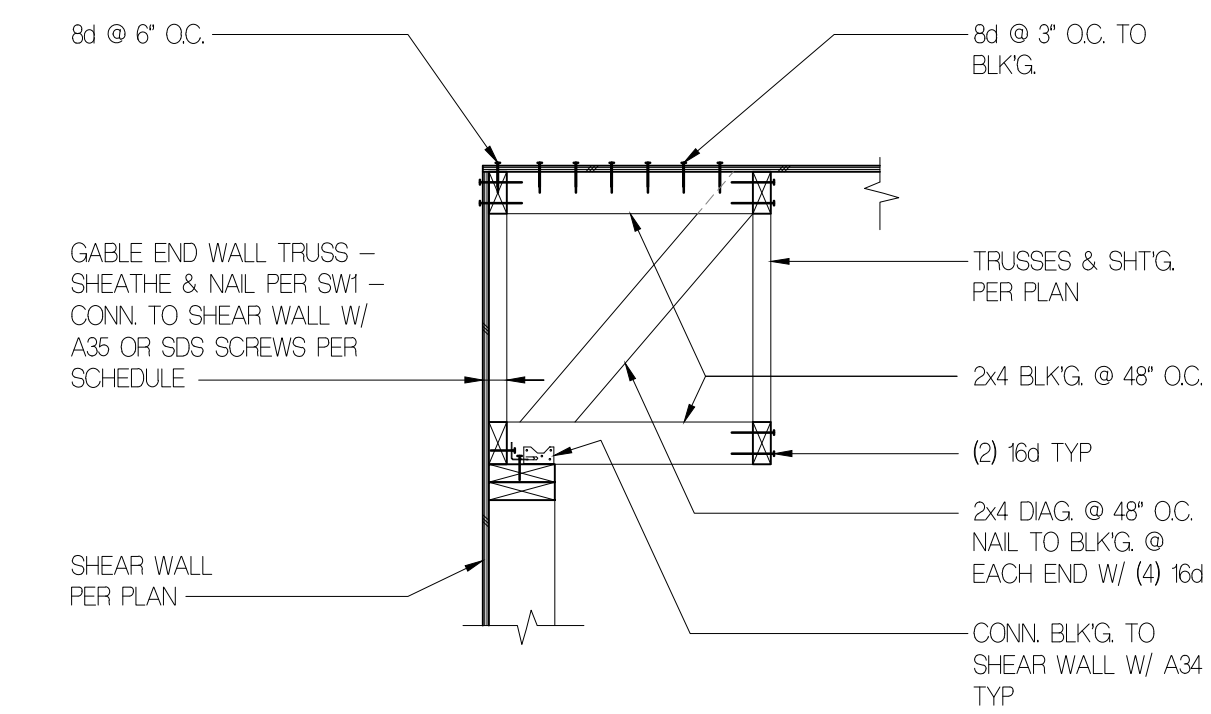
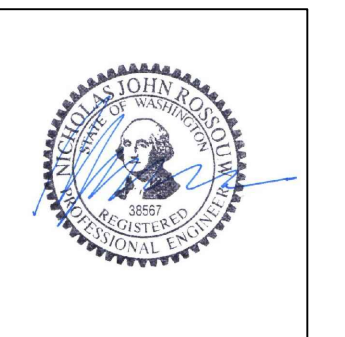
**3** SHEAR WALL @ BB.1  $3/4'' = 1'-0''$



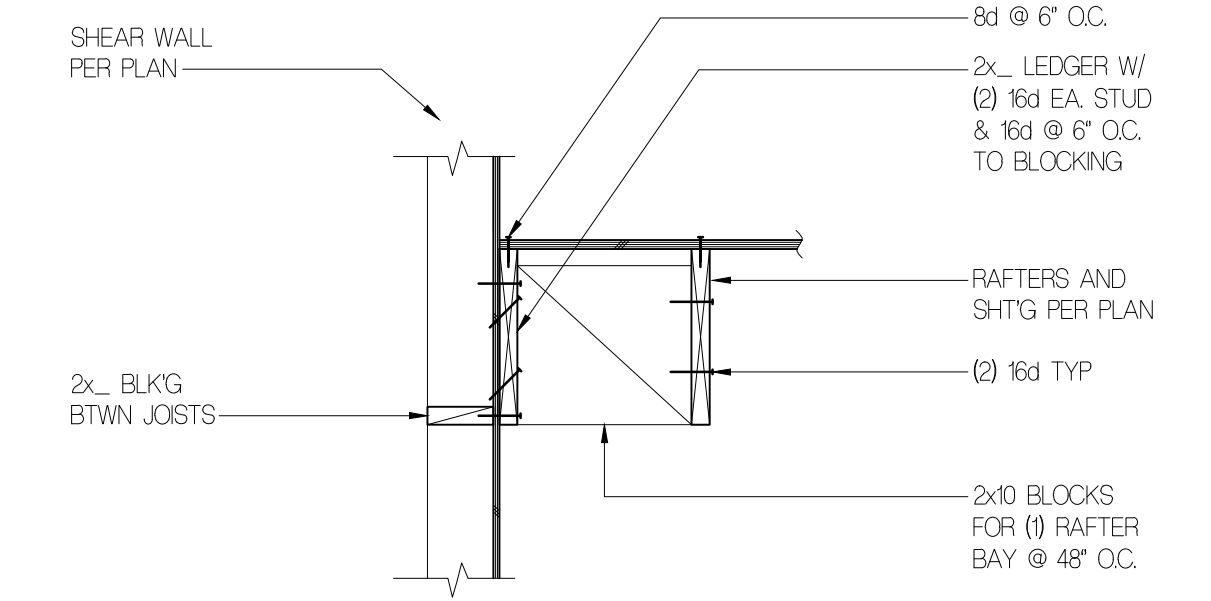
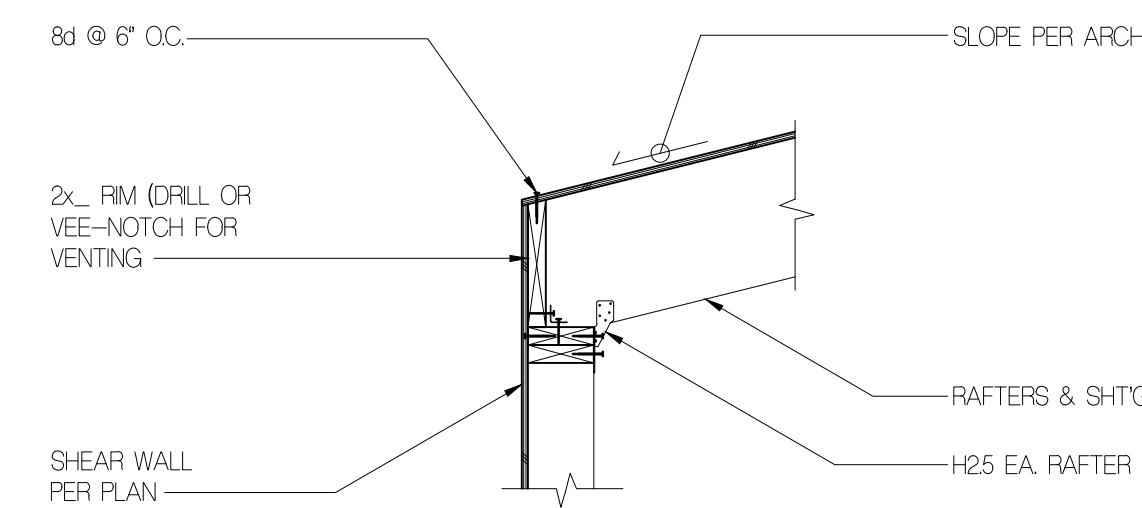
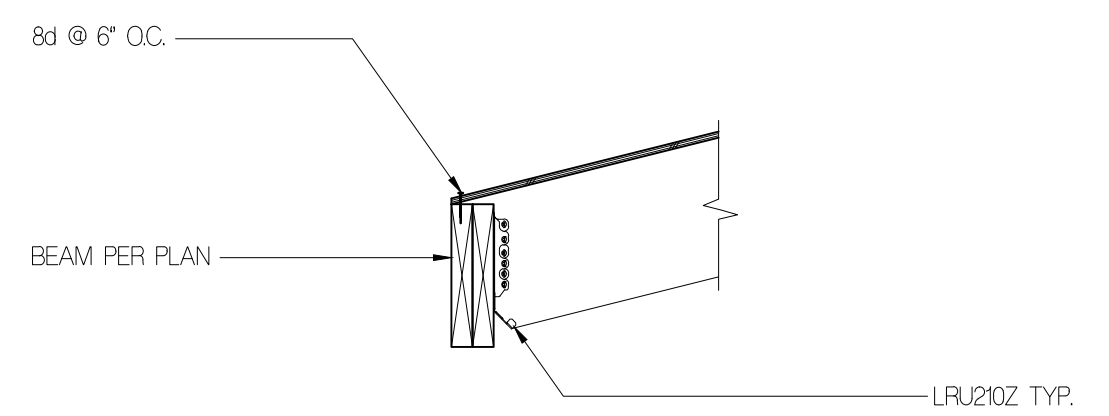
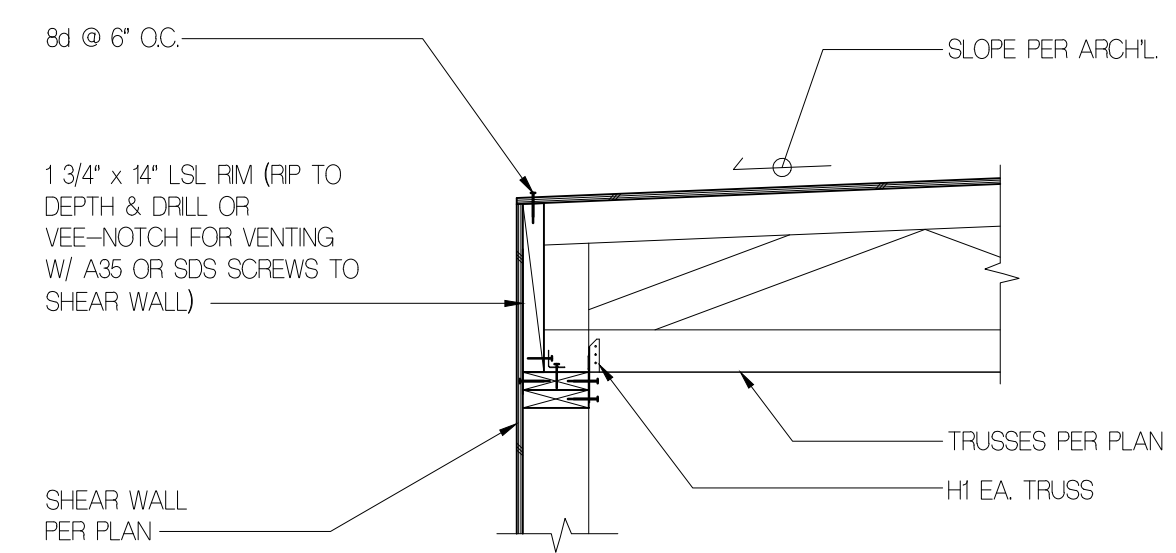
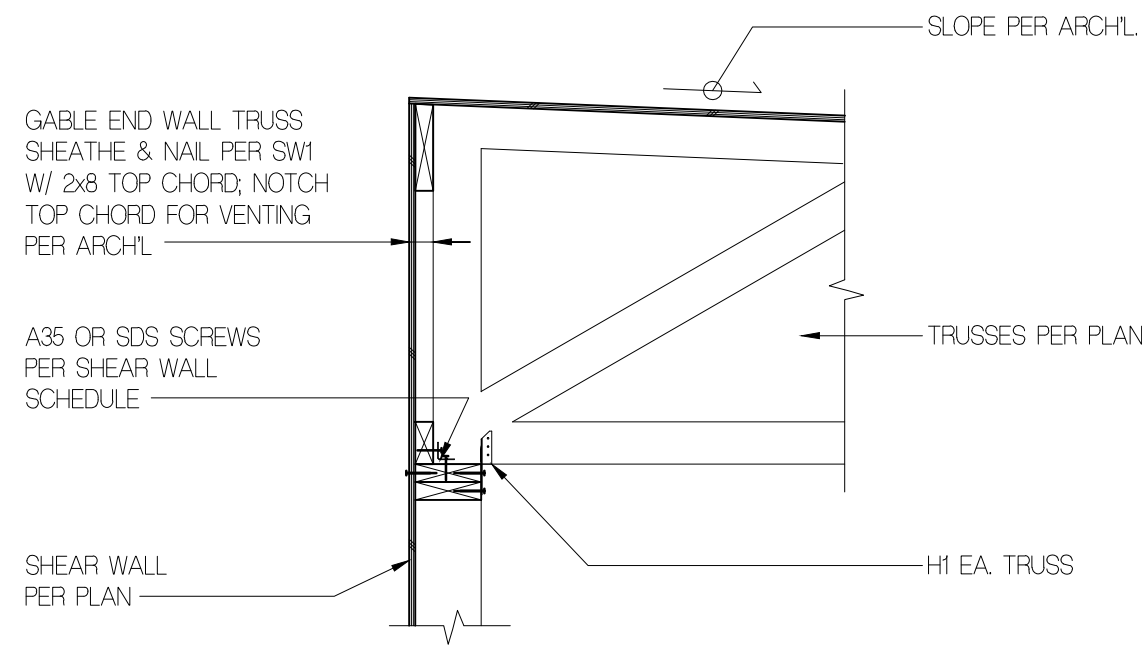
**4** SHEAR WALL @ BB.1  $3/4'' = 1'-0''$



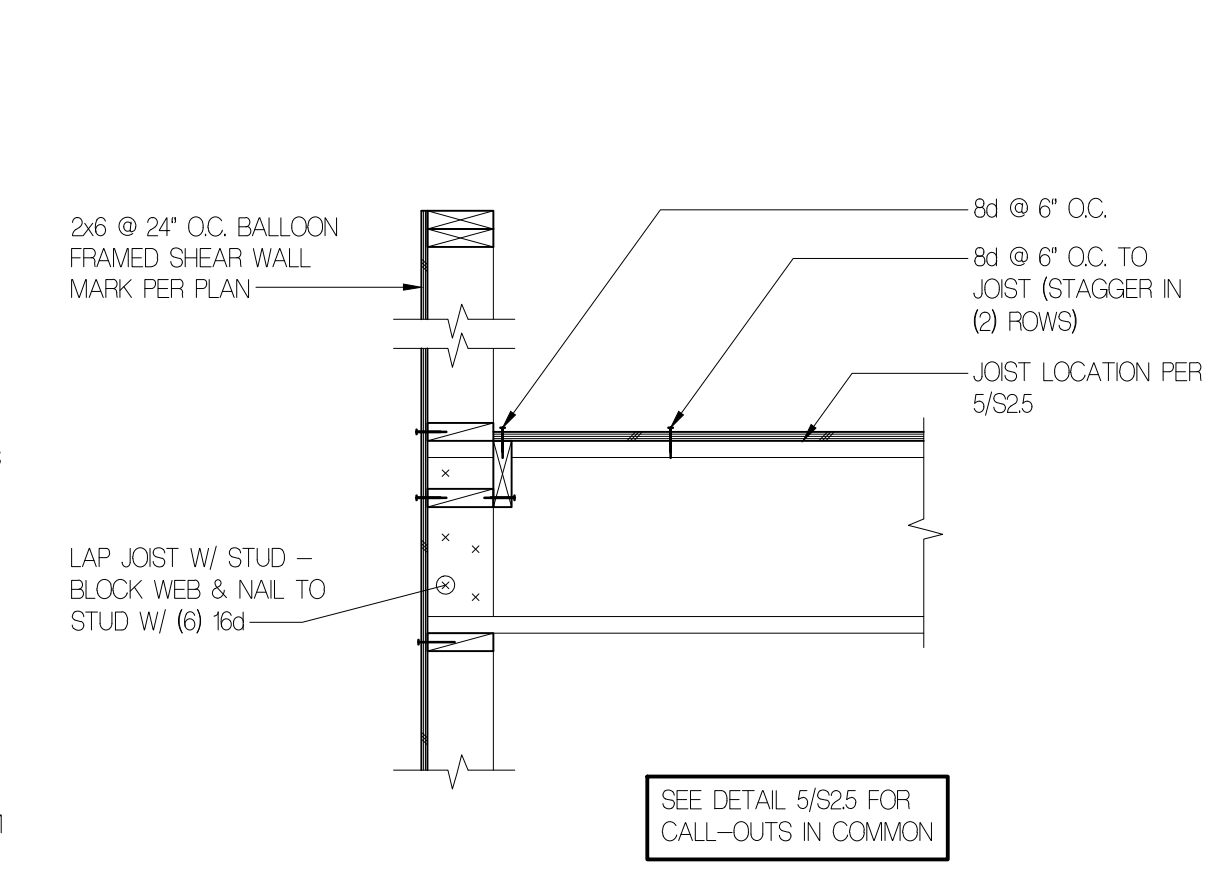
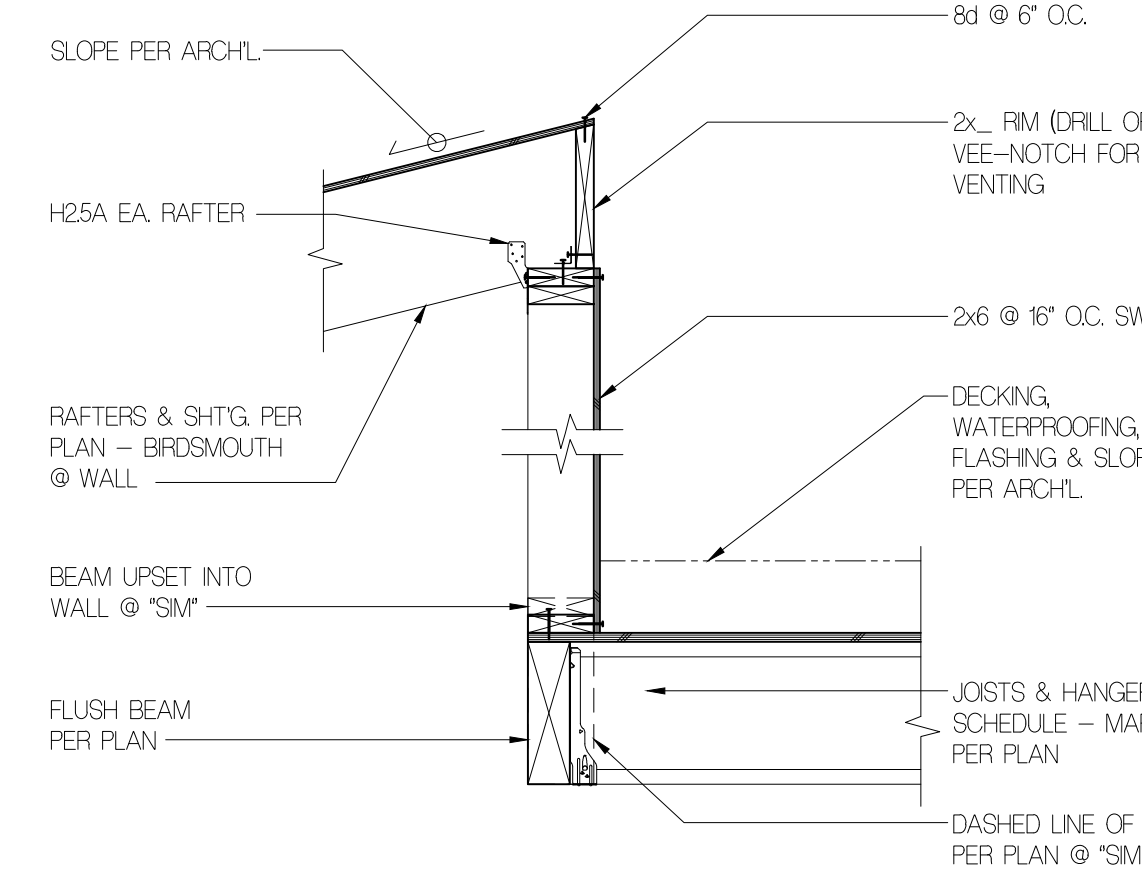
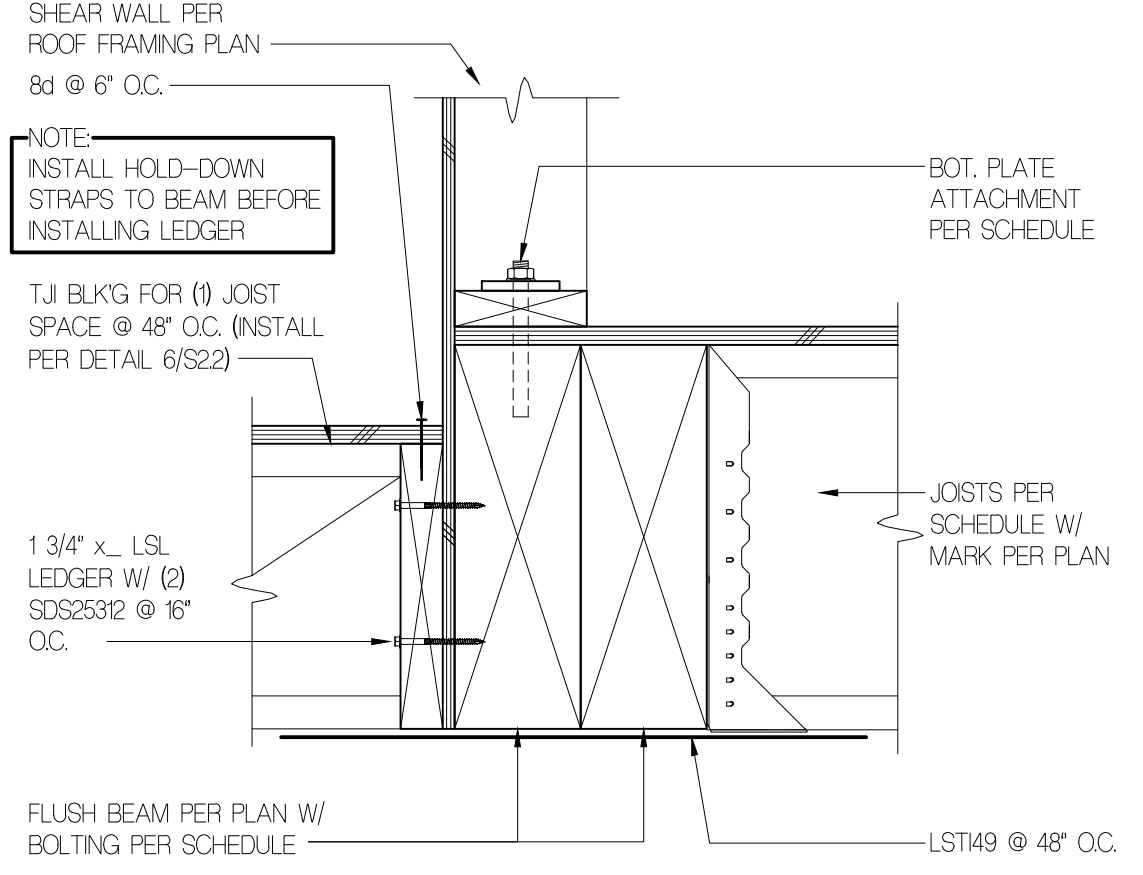
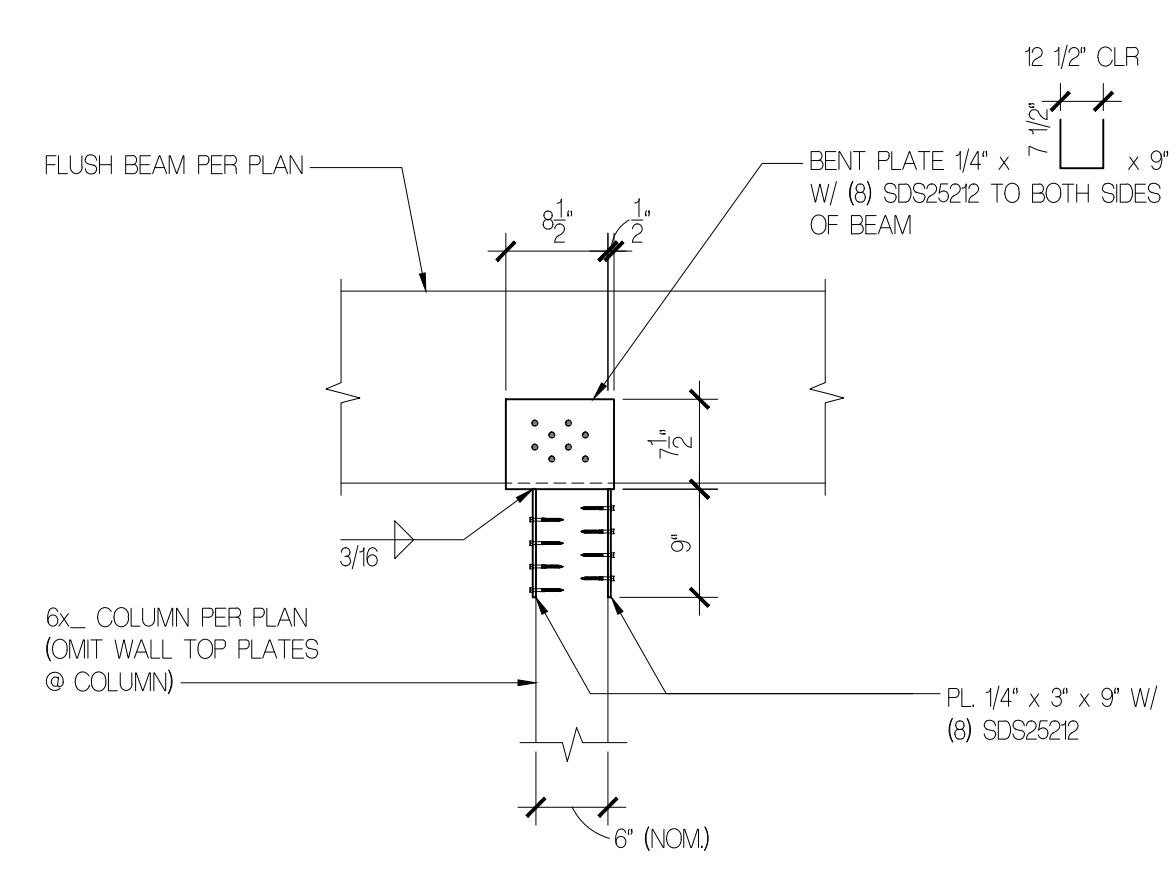
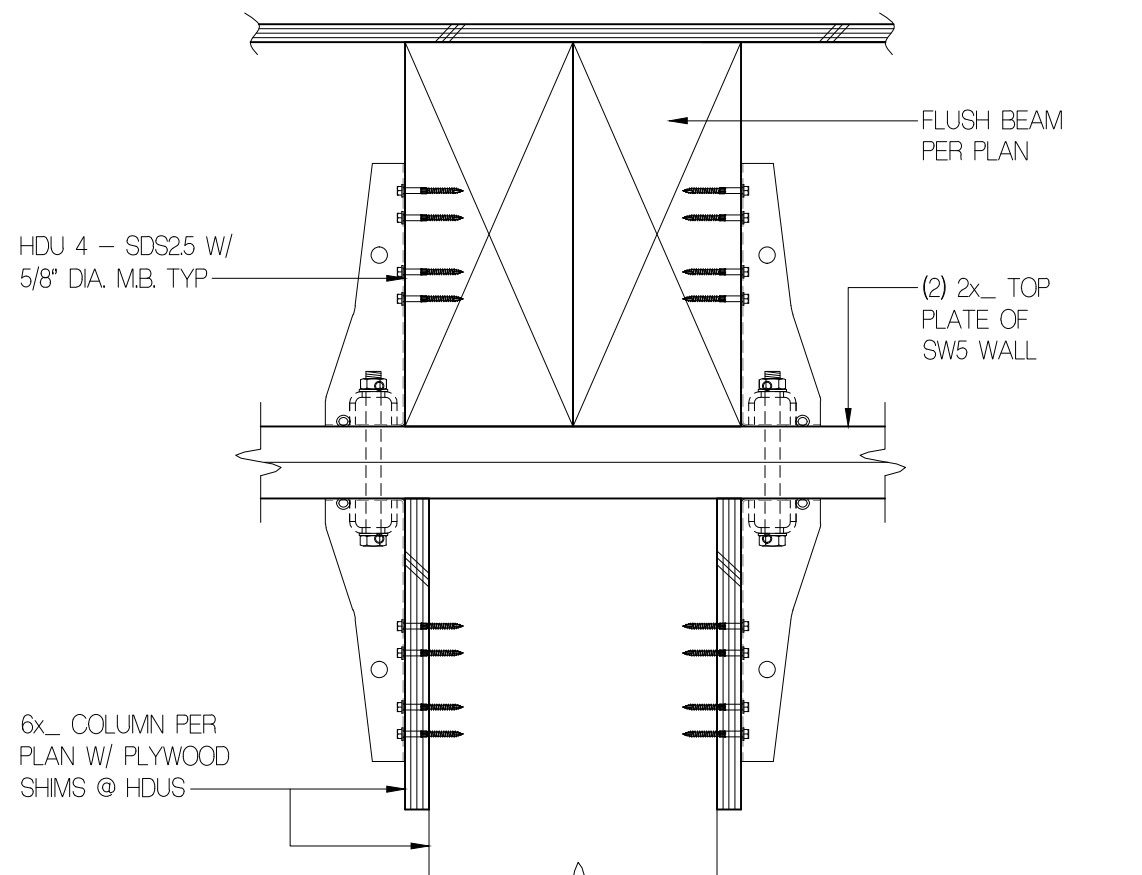
**1** BEARING WALL  $3/4'' = 1'-0''$



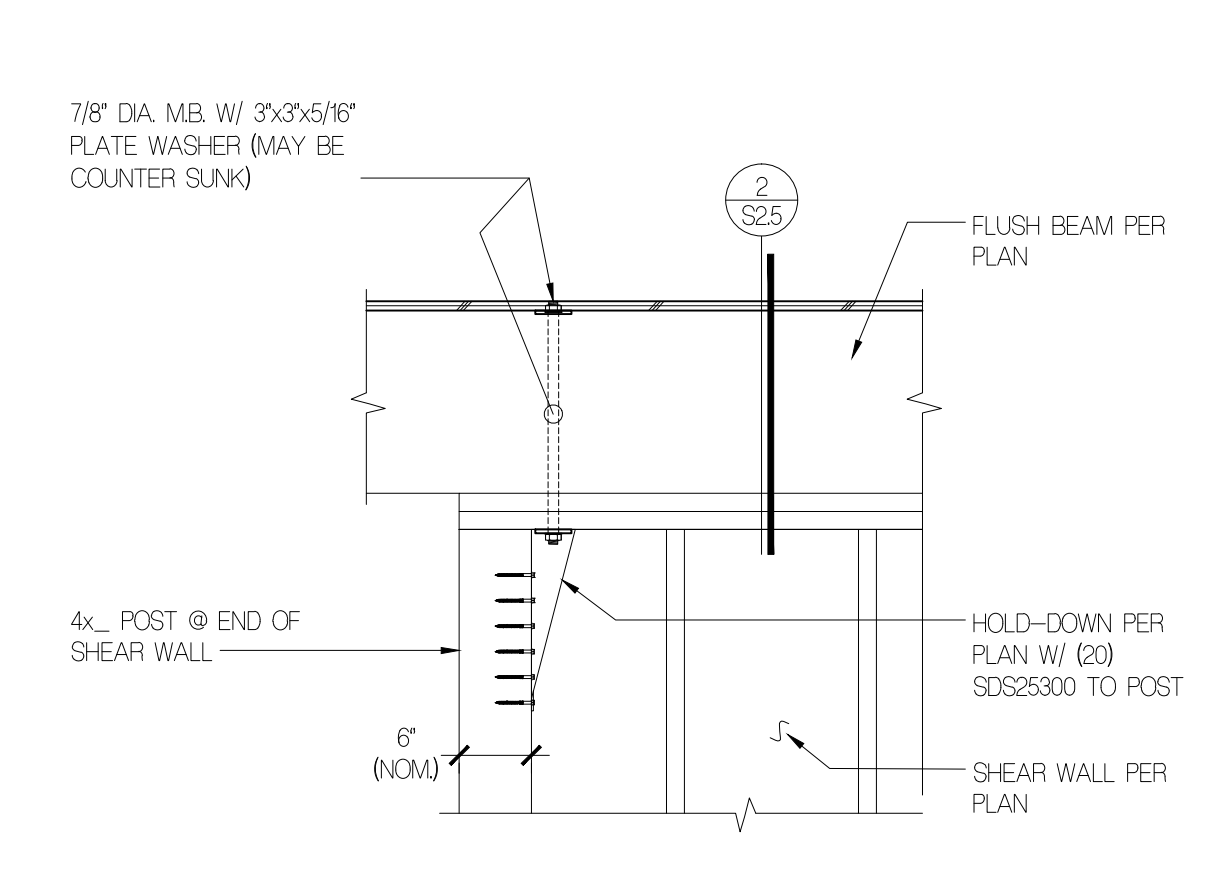
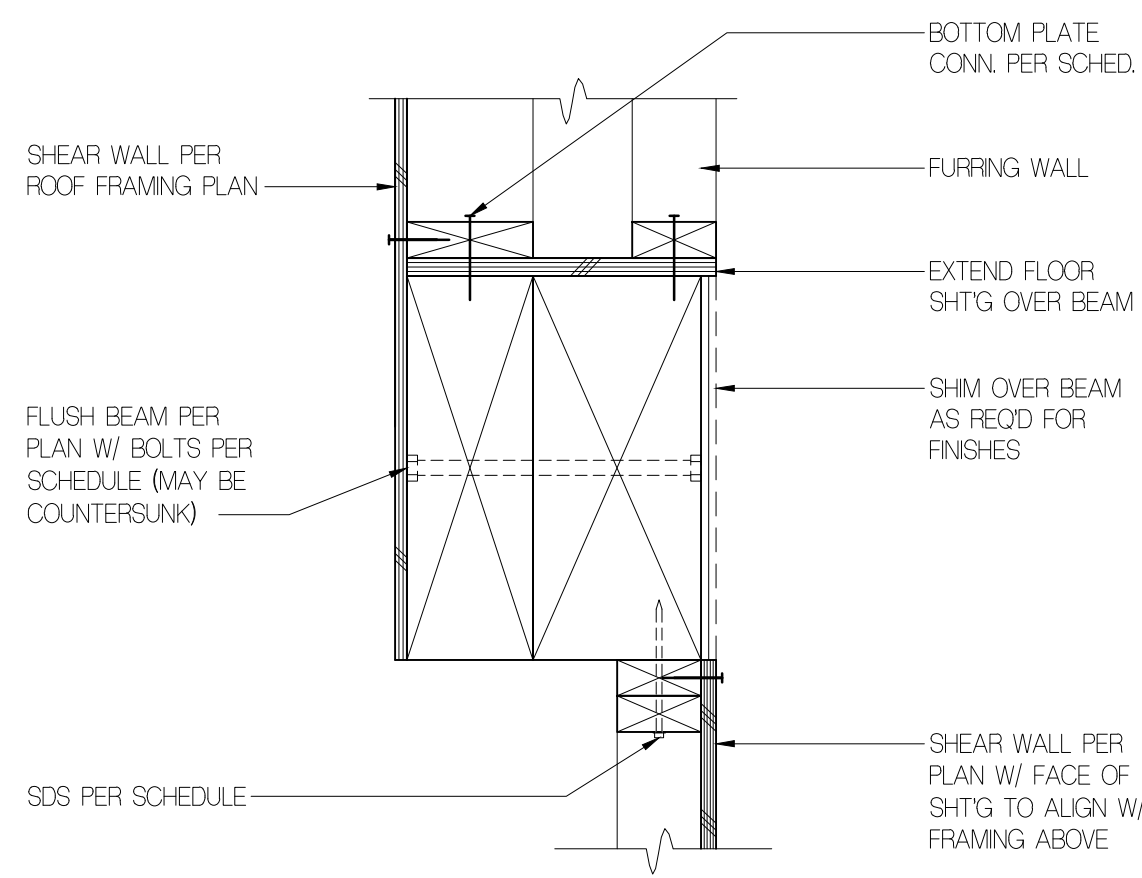
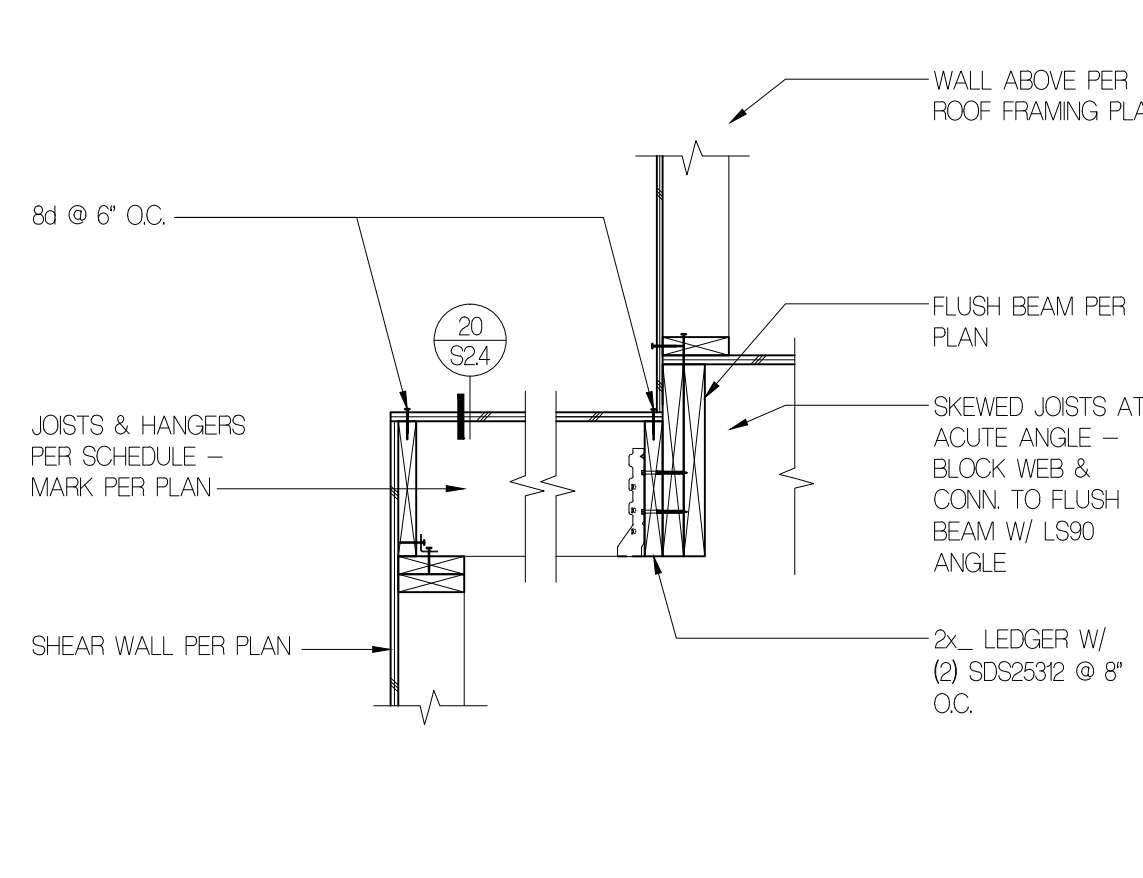
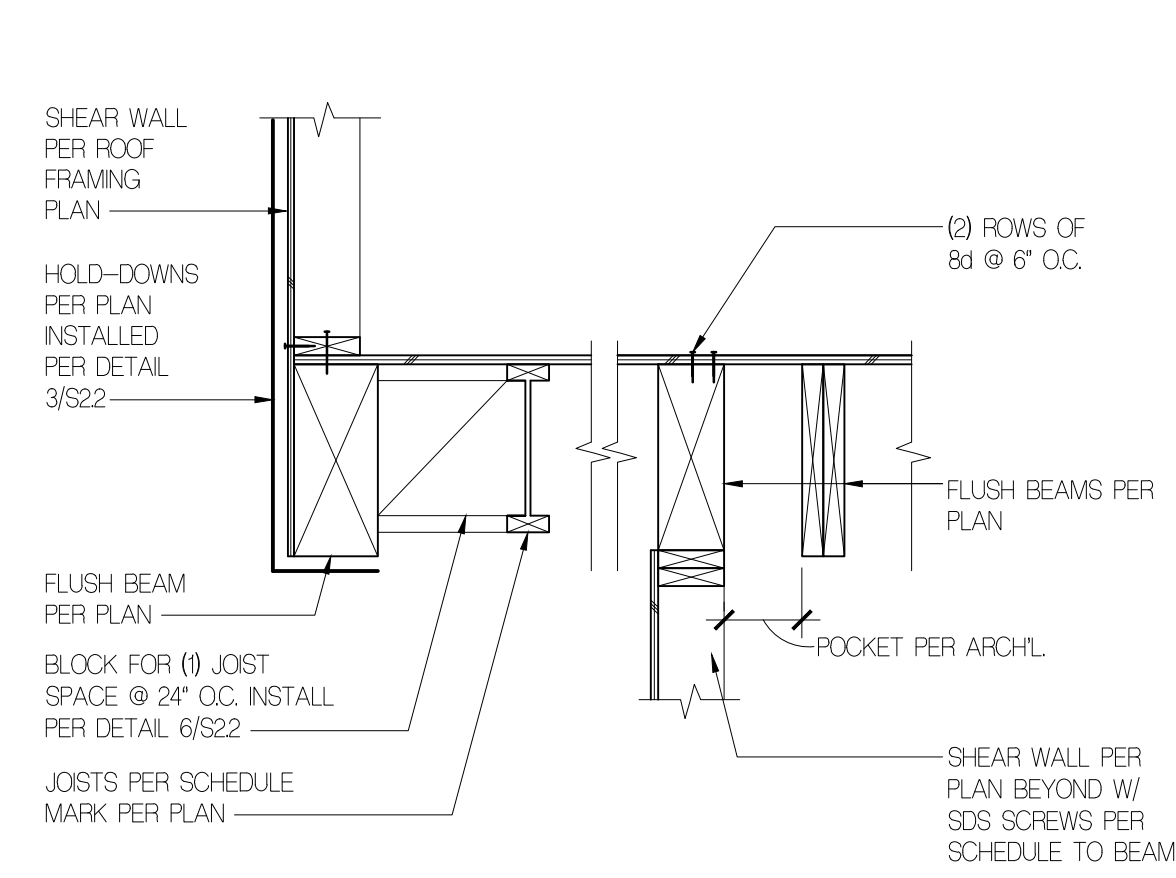
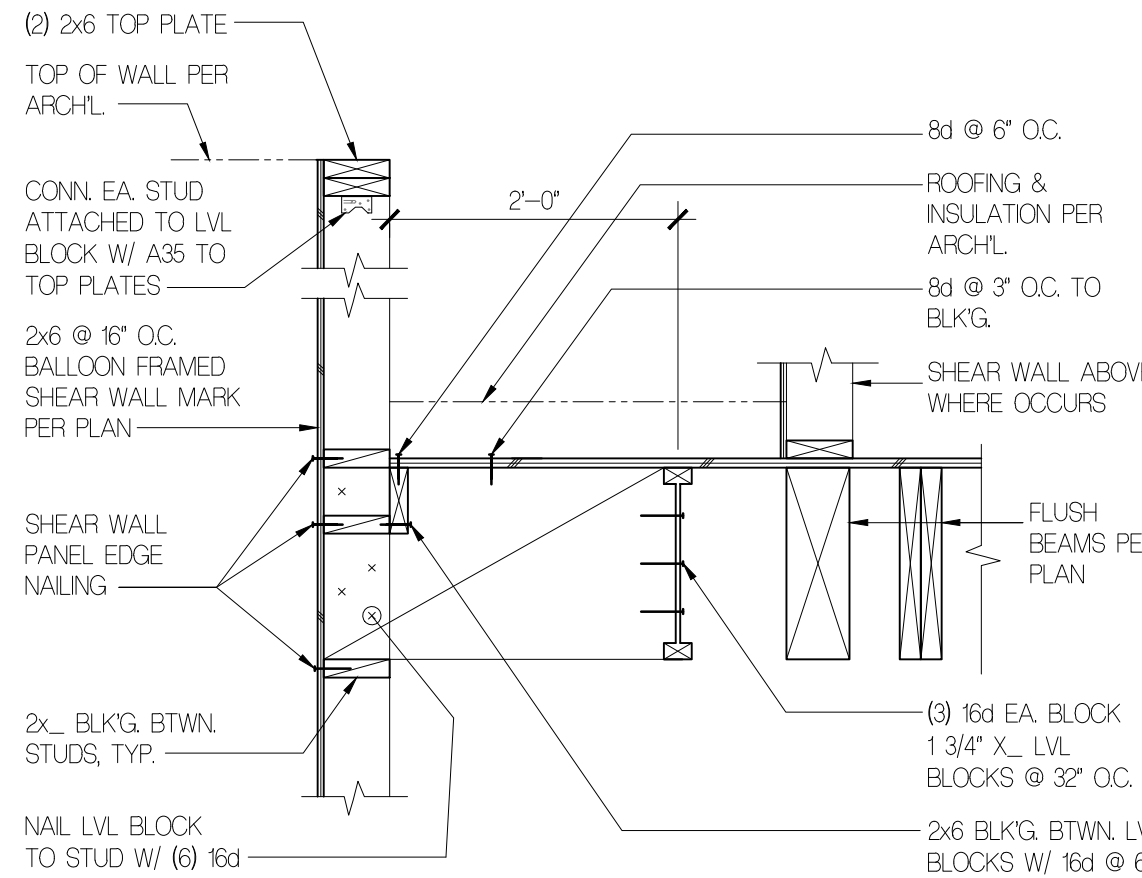
**17** CANOPY DTL **16** ROOF TRUSS GABLE END  
3/4" = 1'-0"



**15** ROOF TRUSS PEAK **14** ROOF TRUSS HEEL **13** EAVE @ ENTRY LOW ROOF **12** EAVE @ LIVING LOW ROOF **11** LOW ROOF TO WALL  
3/4" = 1'-0"



**10** CONNEX @ BB & 8 **9** DBL COL CONNEX @ STAIR **8** DECK TO MASTER BDRM FRMG **7** PARAPET FRMG @ DECK **6** PARAPET @ BEARING WALL  
1 1/2" = 1'-0"



**5** PARAPET @ NON BEARING WALL **4** 2ND FLR OVERHANG @ GRID 9 **3** DECK TRANSITION @ GUEST **2** DBL BM DTL @ STAIR/LIVING **1** HOLD DOWN DTL  
3/4" = 1'-0"