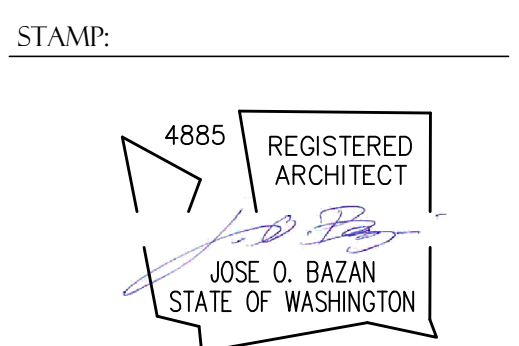


BELADY GARAGE

7627 79TH AVE SE, MERCER ISLAND, WA 98040



PROJECT:
BELADY GARAGE / ACCESSORY BUILDING
 7627 79TH AVE SE
 MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS
 2000 - 116TH AVENUE NE
 SUITE 4
 BELLEVUE, WA 98004
 PHONE: 425.637.0831
 FAX: 425.637.1878

PERMIT

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REVISIONS: DATE
 1. CITY UPDATES 07/22/2020
 2. PLANNING UPDATES 01/11/2021

DRAWN BY **SBO**
 CHECKED BY **J. BAZAN**

PROJECT # **18-116**
 SET ISSUE DATE **12.23.2019**

SHEET TITLE

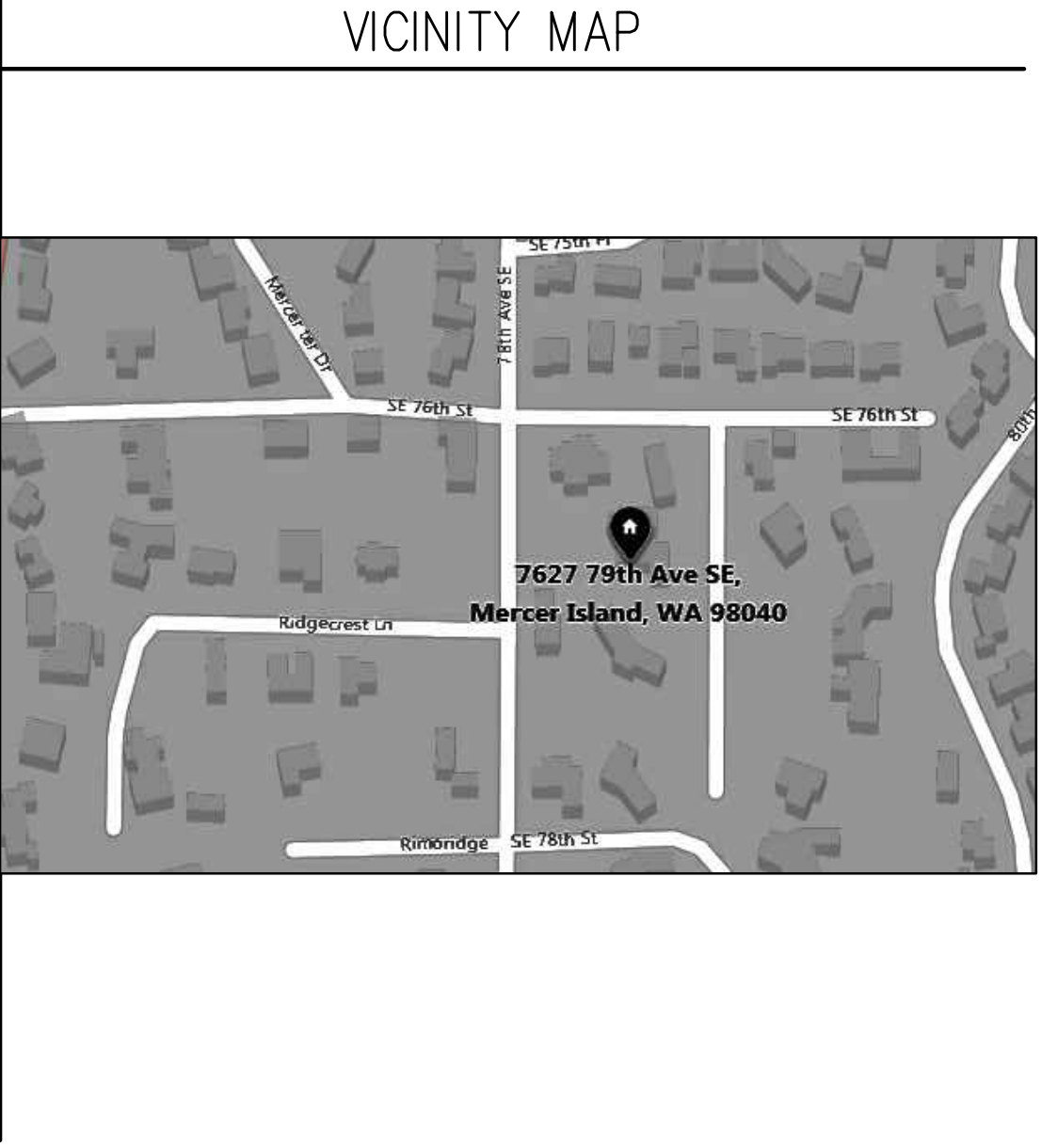
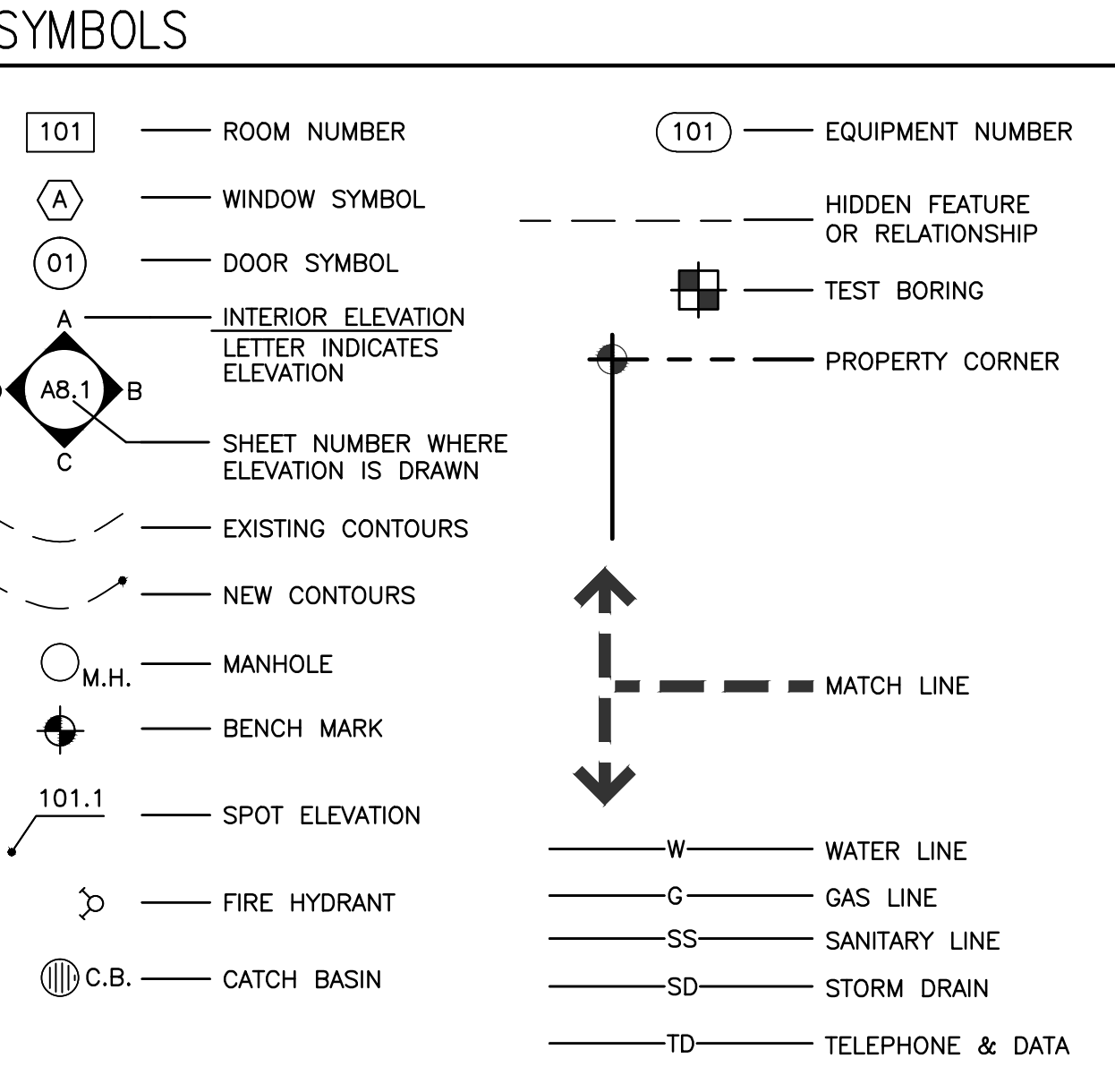
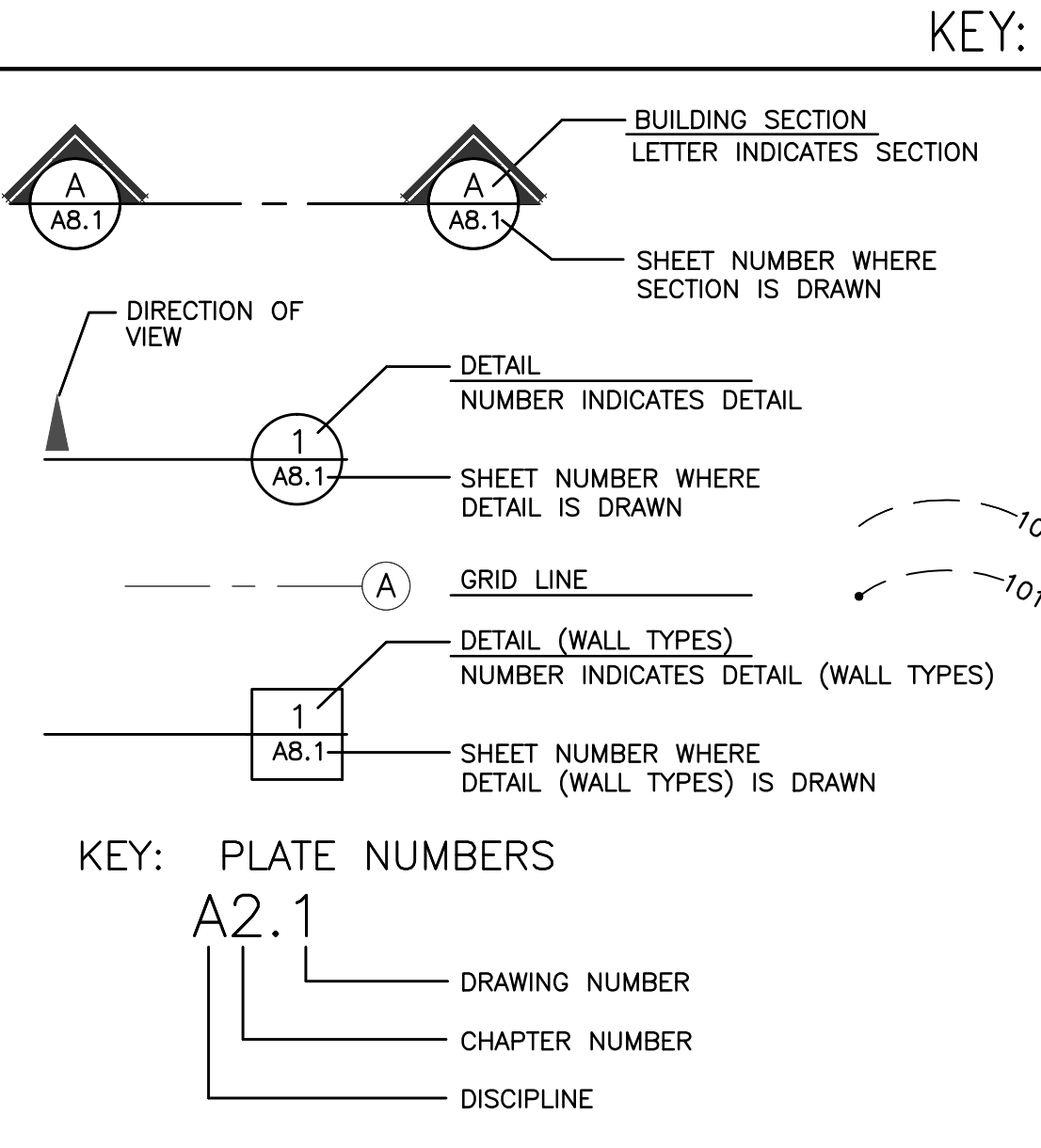
GENERAL

SHEET #

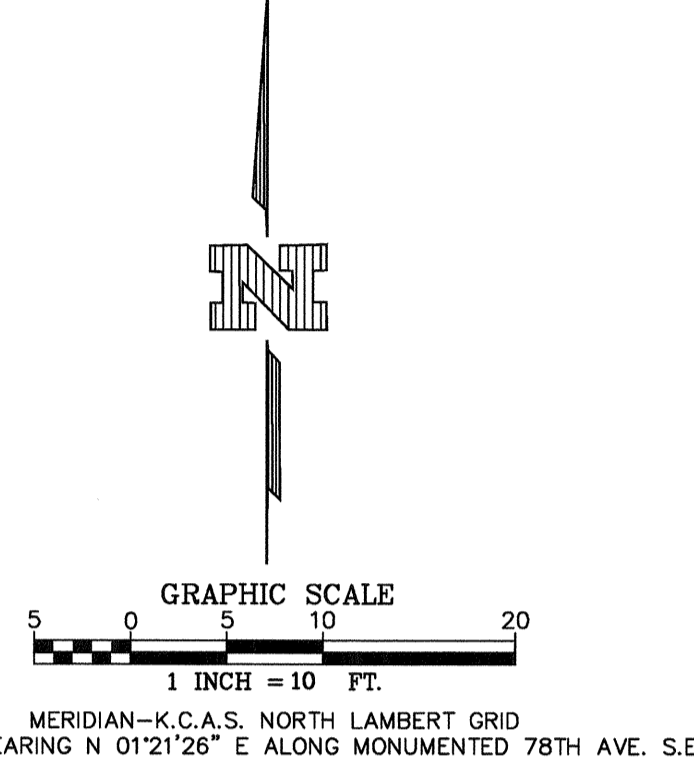
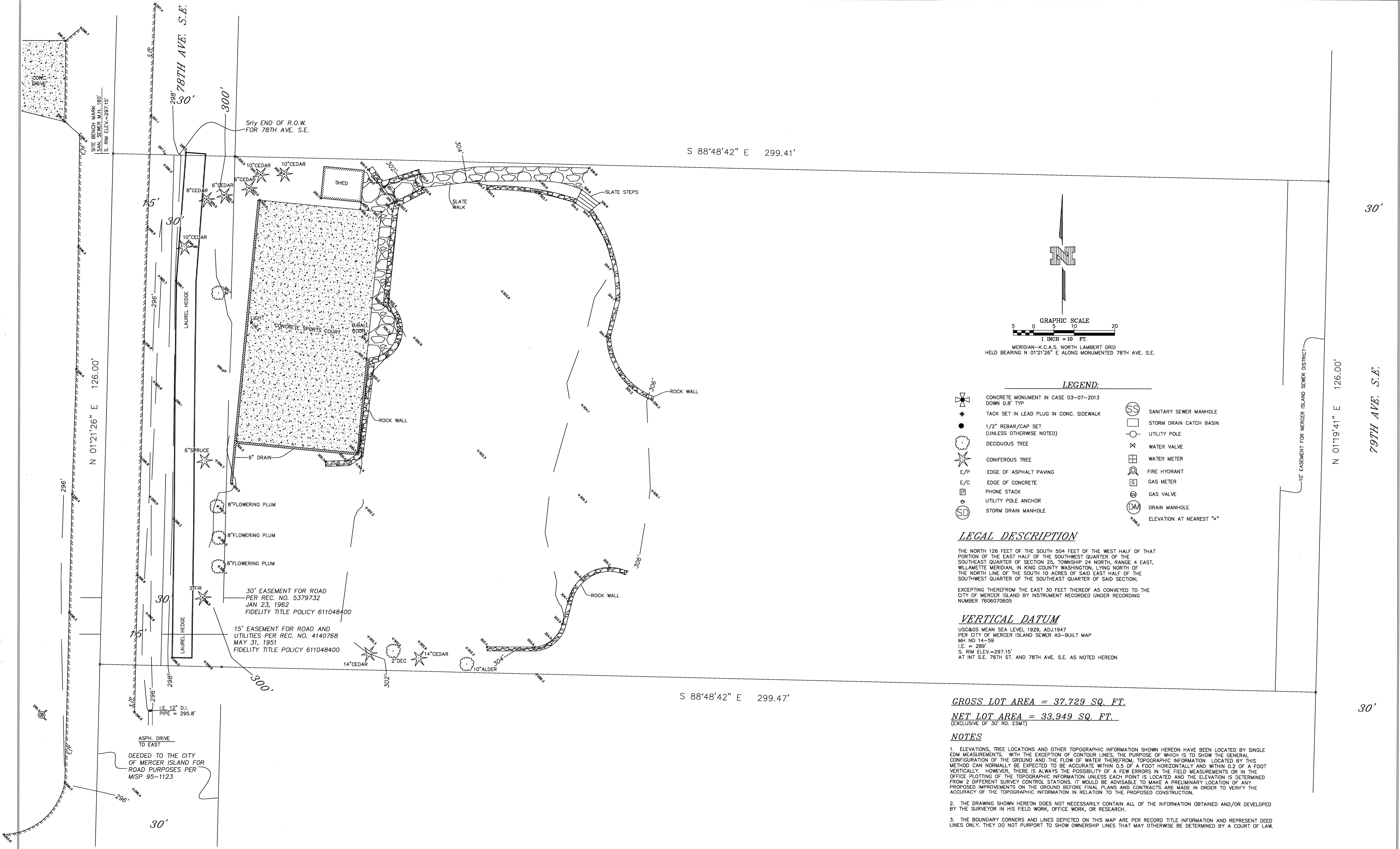
GO.01

ABBREVIATIONS		SHEET INDEX		GENERAL INFORMATION	
<p>AND AT CENTERLINE DIAMETER PENNY POUND OR NUMBER TEE PROPERTY LINE SQUARE FEET OR SQUARE FOOTAGE PERCENT PLUS OR MINUS</p> <p>ANCHOR BOLT APPROVED BY SUBMITAL ALTERNATING CURRENT ACOUSTICAL CEILING TILE AIR CONDITIONING AC AREA DRAIN AMERICANS WITH DISABILITIES ACT (GUIDELINES) ADJUSTABLE ADJACENT ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALTERNATE ANCHORAGE APPROVED APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT AUTOMATIC AVERAGE</p> <p>BOARD BETWEEN BITUMINOUS+ BULL NOSE BUILDING BEAM BOTTOM BEARING BASEMENT BUILT UP ROOF</p> <p>COURSES CABINET CAPILLARY CATCH BASIN CEMENT CERAMIC CUBIC FOOT CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CAST IRON CONTROL JOINT CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT COUNTER CLEANOUT COLUMN COMPOSITION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CARPET CERAMIC TILE CENTER CUBIC YARD</p> <p>DEEP, DEPTH, DEGREE DOUBLE DIRECT CURRENT DEMOLISH, DEMOLITION DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DISPOSAL DIVISION DOWN DAMPROOF DOWNPOUT DRY STANDPIPE DISHWASHER DRAWING DRAWER</p> <p>EXISTING EAST EACH EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANELBOARD ETHYLENE-PROPYLENE-DIENE MONOMER EQUIPMENT EACH WAY ELECTRIC WATER COOLER EXCAVATE EXHAUST EXISTING EXPANSION EXPOSED EXTERIOR</p> <p>FIRE ALARM FABRICATE FACE BRICK FLOOR DRAIN</p>	<p>FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FACTORY FINISH FINISH FLOOR LINE FIRE HOSE CABINET FINISH FLOOR FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FACE OF SHEATHING FIRE PROOF FRAMING FOOT, FEET FOOTING FURRING FUTURE GAUGE GALVANIZED GALV BAR GENERAL GROUND FAULT INTERRUPTER GLASS GLUE LAMINATED BEAM GLAZED MASONRY UNIT GROUND GRADE GYPSUM WALL BOARD GYPSUM</p> <p>HIGH HOSE BIBB HOLLOW CORE HEAD HARDWARE HARDWOOD HORIZONTAL HEATING HEATING VENTILATION AIR CONDITIONING HOT WATER TANK</p> <p>INTERNATIONAL BUILDING CODE INSIDE DIAMETER INCLUDE INFORMATION INSULATION INTERIOR INTERCOMMUNICATION INTERNATIONAL RESIDENTIAL CODE</p> <p>JANITOR JOIST JOINT KITCHEN</p> <p>LENGTH, LONG LABORATORY LAMINATE LAVATORY LOCKER LIVE LOAD LITE, LEFT LOUVER</p> <p>MACHINE MATERIAL MAXIMUM MEMBER MEDICINE CABINET MECHANICAL MEDIUM MEMBRANE MEZZANINE MANUFACTURER MANHOLE MILITARY MINIMUM MIRROR MISCELLANEOUS MARK MASONRY OPENING MOUNTED METAL MULLION</p> <p>NORTH NATURAL NATIONAL ELECTRIC CODE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE, NOT TO SURE OVER-ALL OBSOLETE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE ORIGINAL ORIENTED STRAND BOARD</p> <p>PARALLEL PRECAST PERFORATED PERPENDICULAR PLASTIC LAMINATE PLATE PLASTER PLUMBING PLYWOOD PANEL POSITIVE PAIR PREFABRICATED</p>	<p>PREFINISHED PROJECT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE PAVEMENT QUARY TILE RISER, RADIUS ROOF DRAIN ROOF DRAIN OVERFLOW REBAR RECEIVED REFERENCE REFLECTED REFRIGERATOR REINFORCE (D,ING) REQUIRED SOUTH SPLASHBLOCK SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER, STORM DRAIN SIDING SECTION SLIDING GLASS DOOR SQUARE FEET SHELVES SHOWER SHEET SHEATHING SQUARE INCHES SIMILAR SHEET METAL AND AIRCONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE SERVICE SINK STAINLESS STEEL, SANITARY SEWER STANDARD STEEL STORAGE STRUCTURAL SUBSTITUTE SUSPENDED SYMMETRICAL SYSTEM</p> <p>TREAD TANGENT TOWEL BAR TELEPHONE TEMPORARY TERRAZO TONGUE AND GROOVE THICK THROUGH TILE TOP OF CURB TOP OF FOOTING TOP OF SLAB TOTAL TOP OF PAVEMENT TOILET TISSUE DISPENSER TUBE STEEL TEMPERED SAFETY GLASS TELEVISION TOP OF WALL TYPICAL</p> <p>UNIFORM FEDERAL ACCESSIBILITY UNFINISHED UNLESS NOTED OTHERWISE URINAL VAPOR BARRIER, VINYL BASE VINYL COMPOSITION TILE VENTILATE VERIFY VERTICAL VESTIBULE VOLUME VINYL</p> <p>WEST, WIDE, WIDTH WIDTH WATER CLOSET, WALL COVERING WOOD WINDOW WALL HUNG WITHOUT WATERPROOF WAINSCOT WEATHER BARRIER WEATHER STRIPPING WEIGHT WATER WELDED WIRE FABRIC WASHINGTON STATE ENERGY CODE</p>	<p>COVER SHEET</p> <p>SITE SURVEY</p> <p>DEMO SITE PLAN</p> <p>SITE PLAN, TOTAL LOT COVERAGE CALCULATIONS & IMPERVIOUS SURFACE COVERAGE.</p> <p>FLOOR PLANS, CLERESTORY WINDOW PLANS</p> <p>TRUSS PLANS, ROOF PLANS</p> <p>INTERIOR ELEVATIONS</p> <p>EXTERIOR ELEVATIONS</p> <p>SECTIONS</p> <p>WALL TYPES, DETAILS</p> <p>DOOR & WINDOW SCHEDULE</p> <p>LIGHTING PLAN, ELEC. PLAN</p> <p>STRUCTURE GENERAL NOTES AND SPECIFICATIONS</p> <p>FRAMING PLAN</p> <p>FRAMING PLAN</p> <p>FRAMING DETAILS</p> <p>FRAMING DETAILS</p>	<p>OWNERS' ADDRESS: CHRISTIAN AND JOAN BELADY 7627 79TH AVE SE MERCER ISLAND, WA 98040 206.979.2210</p> <p>ARCHITECT: BAZAN ARCHITECTS, INC. 2000 116TH AVENUE NORTHEAST BELLEVUE, WA 98004 CONTACT: JOSE BAZAN 425.637.0831</p> <p>STRUCTURAL: B2 ENGINEERS BASRI BASRI PE, SE 425.318.7047</p>	<p>SITE INFORMATION:</p> <p>SITE ADDRESS: 7627 79TH AVE SE MERCER ISLAND, WA 98040</p> <p>PARCEL TAX No: 252404-9150</p> <p>LEGAL DESCRIPTION: THE NORTH 126 FEET OF THE SOUTH 504 FEET OF THE WEST HALF OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, LYING NORTH OF THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;</p> <p>EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS CONVEYED TO THE CITY OF MERCER ISLAND BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7606070605.</p> <p>GROSS LOT AREA: 37,548 SQ. FT.</p> <p>ZONING: SINGLE FAMILY(RE USE/ZONE)</p> <p>BUILDING HEIGHT FOR ACCESSORY BUILDING:</p> <p>ALLOWABLE: 17.0' ACTUAL: 14.8' (10.7' OVER EXISTING GRADE)</p> <p>IMPERVIOUS AREA:</p> <p>NEW GARAGE AREA + DRIVEWAY: 1969 SQ.FT.</p>

SHEET INDEX		GENERAL INFORMATION	
G0.01	COVER SHEET	OWNERS' ADDRESS:	CHRISTIAN AND JOAN BELADY 7627 79TH AVE SE MERCER ISLAND, WA 98040 206.979.2210
A1.01	DEMO SITE PLAN	ARCHITECT:	BAZAN ARCHITECTS, INC. 2000 116TH AVENUE NORTHEAST BELLEVUE, WA 98004 CONTACT: JOSE BAZAN 425.637.0831
A1.03	SITE PLAN, TOTAL LOT COVERAGE CALCULATIONS & IMPERVIOUS SURFACE COVERAGE.	STRUCTURAL:	B2 ENGINEERS BASRI BASRI PE, SE 425.318.7047
A2.01	FLOOR PLANS, CLERESTORY WINDOW PLANS	PROJECT DESCRIPTION	
A2.03	TRUSS PLANS, ROOF PLANS	TO REPLACE EXISTING SPORTS COURT WITH A NEW GARAGE (UNHEATED) AND RELATED SITE WORK, ON A SINGLE FAMILY LOT WITH EXISTING HOUSE, GARDEN SHED AND LANDSCAPING.	
A3.01	INTERIOR ELEVATIONS	NOTES	
A4.01	EXTERIOR ELEVATIONS	1. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS INDICATE UNVERIFIED DISTANCE BETWEEN EXISTING REFERENCE AND ARE APPROXIMATE.	
A5.01	SECTIONS	2. ALL DRAWING CONFLICTS OR CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION. IF CONFLICTS AMONG DRAWINGS SHOULD OCCUR THE LARGER SCALE DRAWING SHALL GOVERN. CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE GOVERNED BY THE SPECIFICATIONS.	
A5.05	WALL TYPES, DETAILS	3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD, U.N.O.	
A7.01	DOOR & WINDOW SCHEDULE	4. DOOR OPENINGS ARE LOCATED 3" FROM FACE OF WALL TO THE DOOR JAMB, U.N.O.	
E1.01	LIGHTING PLAN, ELEC. PLAN	5. ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE LATEST EDITION OF STANDARD CODES AND SPECIFICATIONS AS PUBLISHED AND ADOPTED BY THE GOVERNING AUTHORITY. IF A CONFLICT OCCURS BETWEEN THE DRAWINGS AND THE CODES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING WITH GOVERNING CODES.	
S-0	STRUCTURE GENERAL NOTES AND SPECIFICATIONS	KEY: SYMBOLS	
S-1	FRAMING PLAN	<p>101 — ROOM NUMBER</p> <p>(101) — EQUIPMENT NUMBER</p> <p>(A) — WINDOW SYMBOL</p> <p>(O1) — DOOR SYMBOL</p> <p>A — INTERIOR ELEVATION LETTER INDICATES ELEVATION</p> <p>D AB.1 B — SHEET NUMBER WHERE ELEVATION IS DRAWN</p> <p>101 — HIDDEN FEATURE OR RELATIONSHIP</p> <p>101 — PROPERTY CORNER</p> <p>101 — TEST BORING</p> <p>101 — MATCH LINE</p> <p>101.1 — SPOT ELEVATION</p> <p>101.1 — BENCH MARK</p> <p>101.1 — FIRE HYDRANT</p> <p>101.1 C.B. — CATCH BASIN</p> <p>W — WATER LINE</p> <p>G — GAS LINE</p> <p>SS — SANITARY LINE</p> <p>SD — STORM DRAIN</p> <p>TD — TELEPHONE & DATA</p>	
S-2	FRAMING PLAN		
S-3	FRAMING DETAILS		
S-4	FRAMING DETAILS		



STAMP:



- LEGEND:**
- ✦ CONCRETE MONUMENT IN CASE 03-07-2013 DOWN 0.8' TYP
 - ◆ TACK SET IN LEAD PLUG IN CONC. SIDEWALK
 - 1/2" REBAR/CAP SET (UNLESS OTHERWISE NOTED)
 - DECIDUOUS TREE
 - ✪ CONIFEROUS TREE
 - E/P EDGE OF ASPHALT PAVING
 - E/C EDGE OF CONCRETE
 - ☐ PHONE STACK
 - UTILITY POLE ANCHOR
 - SD STORM DRAIN MANHOLE
 - SS SANITARY SEWER MANHOLE
 - STORM DRAIN CATCH BASIN
 - UTILITY POLE
 - ⊗ WATER VALVE
 - ⊕ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊞ GAS METER
 - ⊗ GAS VALVE
 - DM DRAIN MANHOLE
 - ⊙ ELEVATION AT NEAREST "x"

LEGAL DESCRIPTION

THE NORTH 126 FEET OF THE SOUTH 504 FEET OF THE WEST HALF OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, LYING NORTH OF THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS CONVEYED TO THE CITY OF MERCER ISLAND BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7606070605

VERTICAL DATUM

USC&GS MEAN SEA LEVEL 1929, ADJ. 1947
 PER CITY OF MERCER ISLAND SEWER AS-BUILT MAP
 MH NO. 14-59
 I.E. = 295'
 S. RIM ELEV. = 297.15'
 AT INT S.E. 78TH ST. AND 78TH AVE. S.E. AS NOTED HEREON

GROSS LOT AREA = 37,729 SQ. FT.
NET LOT AREA = 33,949 SQ. FT.
 (EXCLUSIVE OF 30' RD. ESMT)

- NOTES**
- ELEVATIONS, TREE LOCATIONS AND OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN LOCATED BY SINGLE EDM MEASUREMENTS, WITH THE EXCEPTION OF CONTOUR LINES, THE PURPOSE OF WHICH IS TO SHOW THE GENERAL CONFIGURATION OF THE GROUND AND THE FLOW OF WATER THEREFROM. TOPOGRAPHIC INFORMATION LOCATED BY THIS METHOD CAN NORMALLY BE EXPECTED TO BE ACCURATE WITHIN 0.5 OF A FOOT HORIZONTALLY AND WITHIN 0.2 OF A FOOT VERTICALLY. HOWEVER, THERE IS ALWAYS THE POSSIBILITY OF A FEW ERRORS IN THE FIELD MEASUREMENTS OR IN THE OFFICE PLOTTING OF THE TOPOGRAPHIC INFORMATION UNLESS EACH POINT IS LOCATED AND THE ELEVATION IS DETERMINED FROM 2 DIFFERENT SURVEY CONTROL STATIONS. IT WOULD BE ADVISABLE TO MAKE A PRELIMINARY LOCATION OF ANY PROPOSED IMPROVEMENTS ON THE GROUND BEFORE FINAL PLANS AND CONTRACTS ARE MADE IN ORDER TO VERIFY THE ACCURACY OF THE TOPOGRAPHIC INFORMATION IN RELATION TO THE PROPOSED CONSTRUCTION.
 - THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
 - THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

REVISION	APPR

T.M.M. 10-31-2013
 Drawn by _____
 T.M.M.
 Checked by _____

Approved by _____
 1"=10'
 Scale _____



M. W. MARSHALL
 PROFESSIONAL LAND SURVEYOR

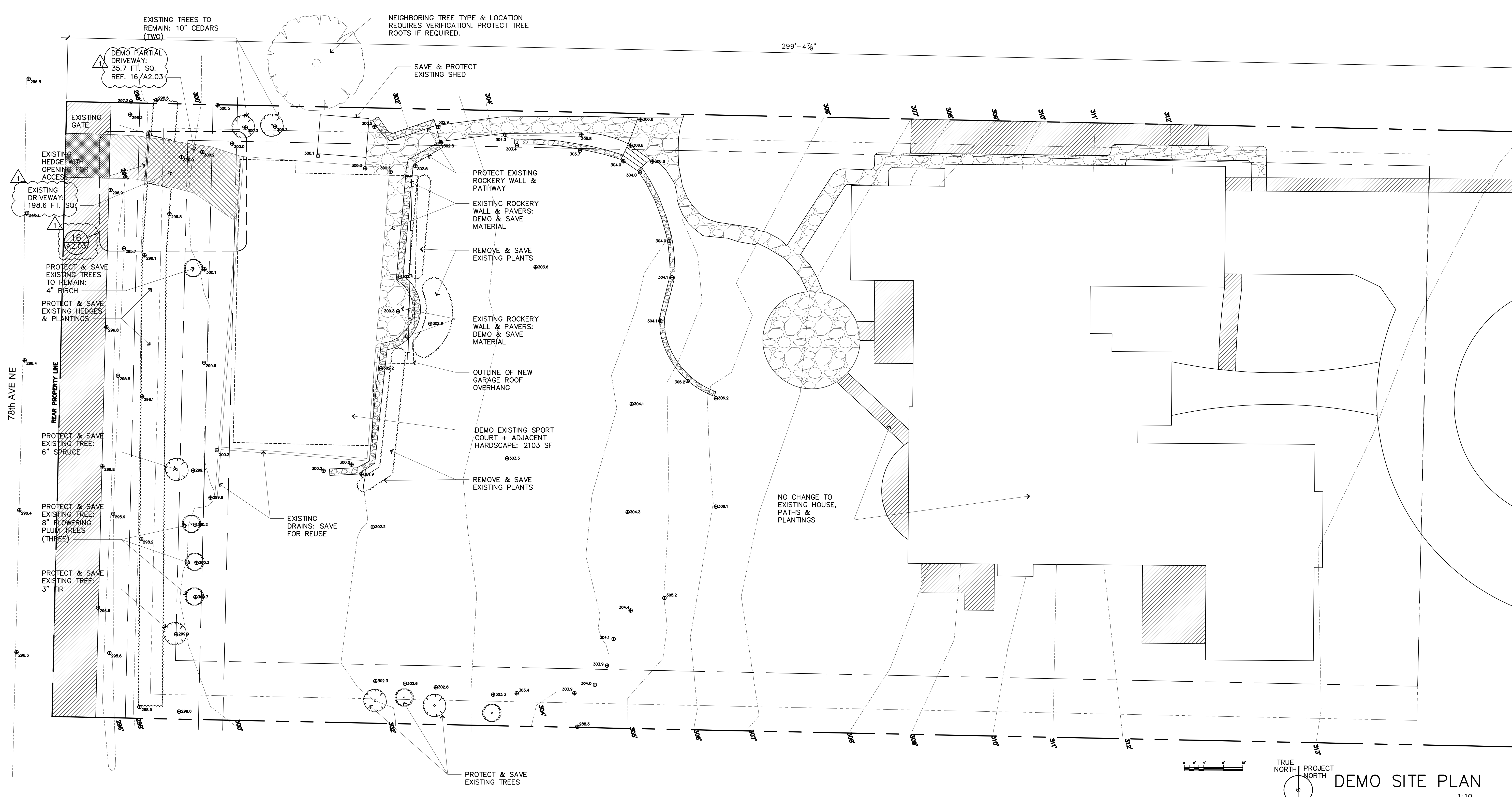
7834 S.E. 32ND ST. MERCER ISLAND, WASHINGTON 98040 TEL: (206) 232 - 5282

BELADY RESIDENCE
 7627 79TH AVE. S.E.
 MERCER ISLAND WA 98040

TOPOGRAPHIC SURVEY
 OF
 A PTN. OF THE SW 1/4 OF THE
 SE 1/4 OF SEC. 25, T.24N.,
 R.4E., W.M.

JOB NUMBER
5001

SHEET 1 OF 1



STAMP:
 4885 REGISTERED ARCHITECT
 JOSE O. BAZAN
 STATE OF WASHINGTON

PROJECT:
BELADY GARAGE/ ACCESSORY BUILDING
 7627 79TH AVE SE
 MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS
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 1 CITY UPDATES 07/22/2020

TRUE NORTH PROJECT NORTH
DEMO SITE PLAN
 1:10

GROSS FLOOR AREA (GFA)

GROSS FLOOR AREA CALCULATIONS				
Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper floor	0	0	0	0
Main floor	3,350	0	0	3,350
Gross Basement Area	1,460	0	0	1,460
Garage/Carport	580	0	0	580
Total Floor Area	5,390	0	0	5,390
Accessory Buildings	30	0	0	30

Accessory Dwelling Unit	0	0	0	0
2nd & 3rd Story Roofed Decks	0	0	0	0
Basement Area Excluded	0	0	0	0
150% GFA Modifier* (main and upper floor)	0	0	0	0
200% GFA Modifier* (main and upper floor)	0	0	1273	1273
Staircase GFA Modifier* (2 for a three story staircase, x3 for a four story staircase)	0	0	0	0
TOTAL Building Area	5360	0	1273	6633

*Enter the actual room area

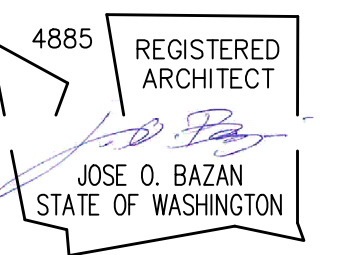
A. Lot Area	37,729	Square Feet
B. Zone R-2.4	16,822	Square Feet
C. Allowed Gross Floor Area (refer to "allowed GFA")	13,000	Square Feet
D. Allowed Gross Floor Area	33	% of Lot
E. Proposed Gross Floor Area	6757	Square Feet
F. Proposed Gross Floor Area	23.2	% of Lot

Gross floor area calculations found on Plan Sheet # _____
 Basement exclusion calculations found on Plan Sheet # _____

DRAWN BY **SBO**
 CHECKED BY **J. BAZAN**
 PROJECT # **18-116**
 SET ISSUE DATE: **12.23.2019**
 SHEET TITLE

DEMO SITE PLAN GROSS FLOOR AREA TABLE

A1.01



PROJECT:

BELADY GARAGE / ACCESSORY BUILDING

7627 79TH AVE SE
MERCER ISLAND, WASHINGTON
98040

BAZAN ARCHITECTS

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DRAWN BY **SBO**

CHECKED BY **J. BAZAN**

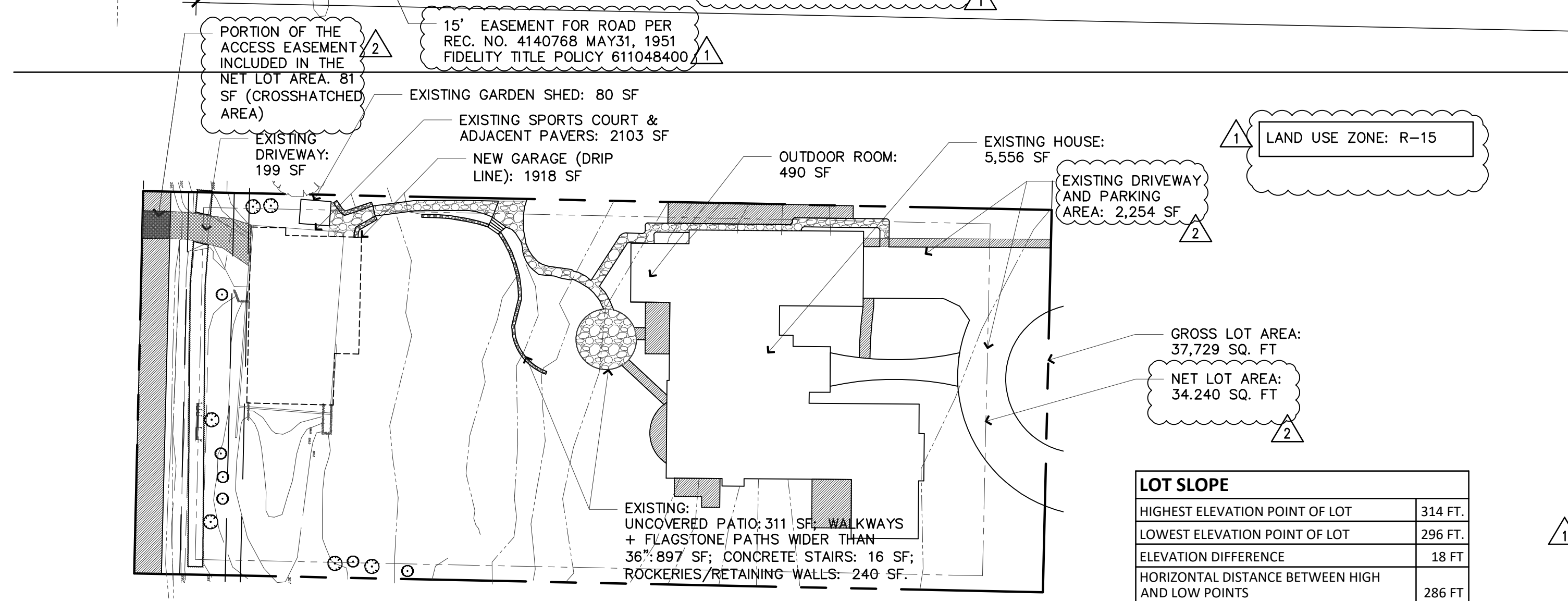
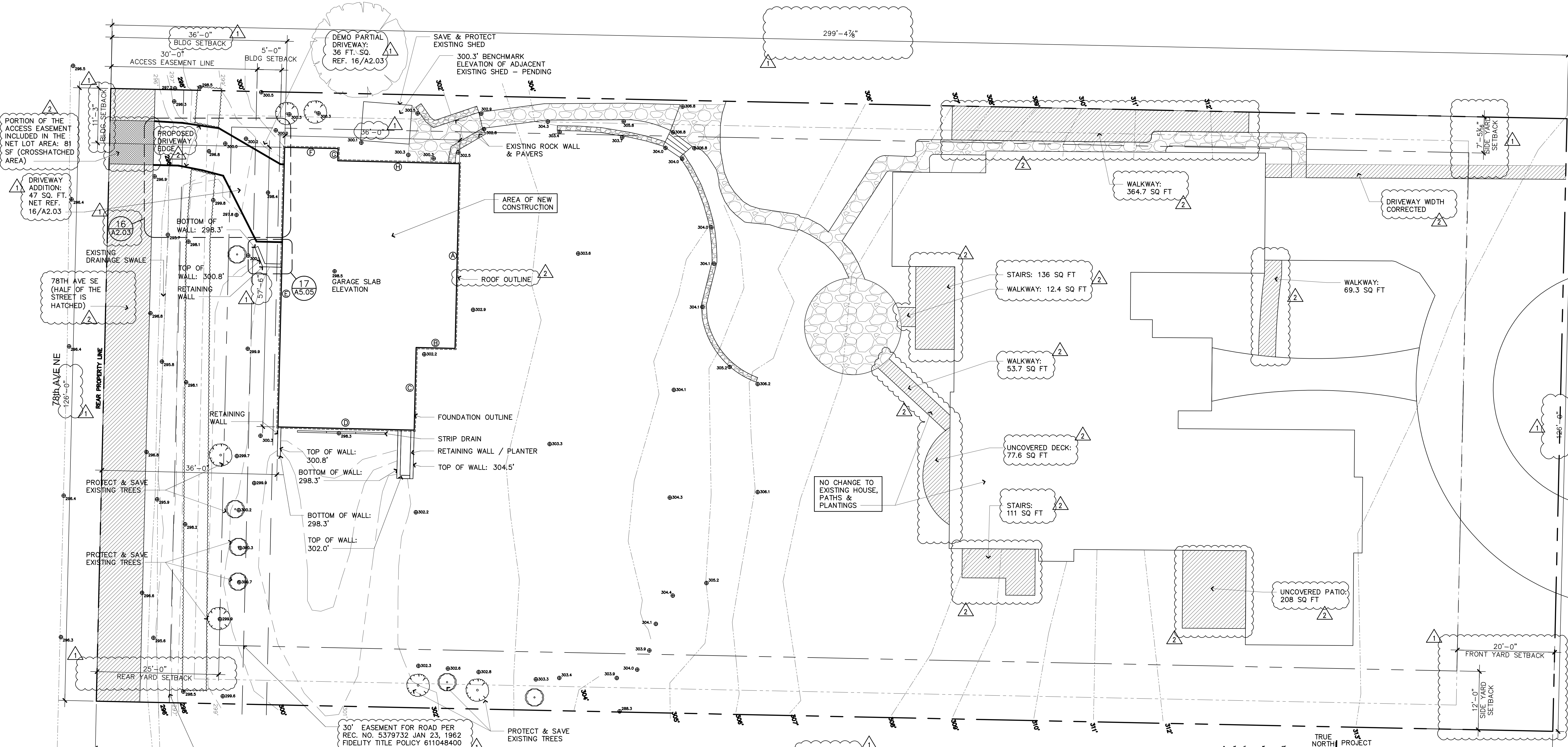
PROJECT # **18-116**

SET ISSUE DATE: **12.23.2019**

SHEET TITLE

**SITE PLAN
IMPERVIOUS SURFACE
CALCULATION
TOTAL LOT COVERAGE +
HARDSCAPE CALC.**
SHEET #

A1.03



LOT COVERAGE CALCULATION DIAGRAM
NOT TO SCALE

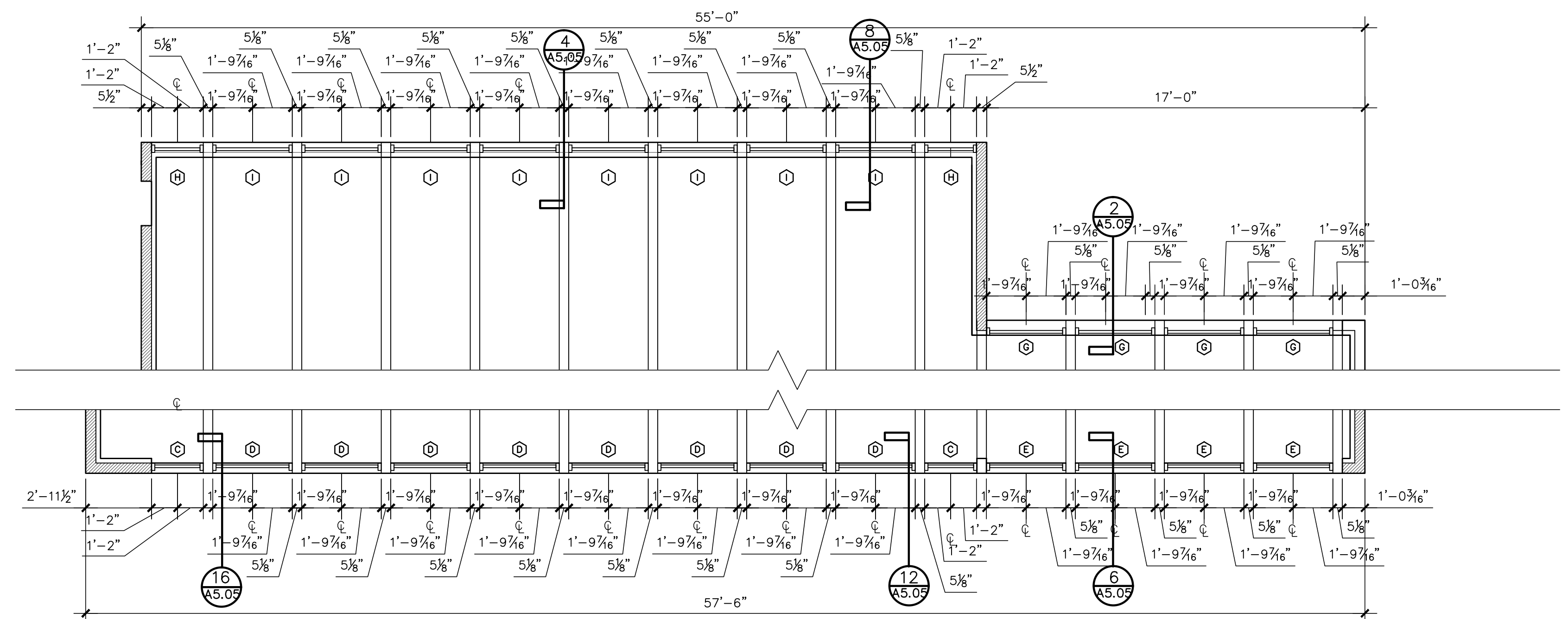
LOT SLOPE	
HIGHEST ELEVATION POINT OF LOT	314 FT.
LOWEST ELEVATION POINT OF LOT	296 FT.
ELEVATION DIFFERENCE	18 FT.
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	286 FT.
LOT SLOPE: (18/286) X 100	6.3%

IMPERVIOUS SURFACE CALCULATION	SQ. FT.
REMOVAL OF SPORTS COURT & ADJACENT PAVERS	2,103
REMOVAL OF DRIVEWAY - PARTIAL	36
TOTAL IMPERVIOUS SURFACE REMOVED	2,139
NEW GARAGE (ROOF DRIP LINE)	1,918
ADDITIONAL DRIVEWAY AREA	51
NEW TOTAL IMPERVIOUS SURFACE:	1,969
NET LOSS OF IMPERVIOUS AREA: 2,139 - 1,969 =	-170

NOTE: THE RESULT IS A NET LOSS OF IMPERVIOUS AREA. BECAUSE THE NEW GARAGE/DRIVEWAY TOTAL IMPERVIOUS AREA IS LESS THAN THE EXISTING SPORTS COURT AREA THAT IT IS REPLACING, THERE A NET LOSS OF IMPERVIOUS SURFACE OF 170 SQ. FT. IN ADDITION, THE WEST DRIVEWAY IS EXISTING AND IS NOT INCLUDED IN A NEW IMPERVIOUS SURFACE TOTAL. PART OF THE EXISTING DRIVEWAY IS REMOVED (36 SQ. FT.), AND THE DRIVEWAY IS EXPANDED BY 87 SQ. FT. WITH A NET CHANGE OF 51 SQ. FT. WHICH IS INCLUDED IN THE REVISED IMPERVIOUS SURFACE TOTAL.

LOT COVERAGE	SQ. FT.
A. GROSS LOT AREA:	37,729
B. NET LOT AREA:	34,230
C. ALLOWED LOT COVERAGE AREA (34,230 X 40%)	13,692
D. ALLOWED LOT COVERAGE - LOT SLOPE >15% (THEREFORE 40%)	40%
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	5,556
2. ACCESSORY BUILDING ROOF AREA	80
3. VEHICULAR USE - INCLUDING EXISTING DRIVEWAYS ON EAST SIDE (GARAGE DRIVEWAY + CIRCULAR DRIVE = 2,254 SF) AND WEST SIDE (OFF 78TH AVE NE = 199 SF + 81 SF) OF LOT	2,534
4. COVERED PATIOS AND COVERED DECKS	490
5. TOTAL EXISTING LOT COVERAGE AREA (E1 + E2 + E3 + E4)	8,660
F. TOTAL LOT COVERAGE AREA REMOVED: PARTIAL AREA OF WEST DRIVEWAY REMOVED	36
G. PROPOSED ADJUSTMENT FOR SINGLE STORY (AREA)	0
H. PROPOSED ADJUSTMENT FOR FLAG LOT	0
I. TOTAL NEW LOT COVERAGE AREA:	
1. MAIN STRUCTURE ROOF AREA	0
2. ACCESSORY STRUCTURE ROOF AREA - GARAGE	1,918
3. VEHICULAR USE - DRIVEWAY ADDITION TO WEST DRIVEWAY (NET)	47
4. COVERED PATIOS AND COVERED DECKS	0
5. TOTAL NEW LOT COVERAGE (I1 + I2 + I3 + I4)	1,965
J. TOTAL PROJECT LOT COVERAGE AREA = (E5 - F) + I5	10,589
K. PROPOSED LOT COVERAGE AREA = (I)/B X 100	30.93%

HARDSCAPE CALCULATION	SQ. FT.
A. GROSS LOT AREA	37,729
B. NET LOT AREA	34,230
C. AREA BORROWED FROM LOT COVERAGE	0
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C	9%
E. ALLOWED HARDSCAPE AREA	3,081
F. TOTAL EXISTING HARDSCAPE AREA:	
1. UNCOVERED DECKS	78
2. UNCOVERED PATIOS	519
3. WALKWAYS	1,405
4. STAIRS	263
5. ROCKERIES AND RETAINING WALLS	240
6. OTHER: SPORTS COURT	2,103
7. TOTAL EXISTING HARDSCAPE AREA (F1 + F2 + F3 + F4 + F5 + F6)	4,344
G. TOTAL HARDSCAPE AREA REMOVED	2,103
H. TOTAL NEW HARDSCAPE AREA:	
1. UNCOVERED DECKS	0
2. UNCOVERED PATIOS	0
3. WALKWAYS	0
4. STAIRS	0
5. ROCKERIES AND RETAINING WALLS	0
6. OTHER	0
7. TOTAL EXISTING HARDSCAPE AREA (H1 + H2 + H3 + H4 + H5 + H6)	0
I. TOTAL PROJECT HARDSCAPE AREA = (F7 - G) + H7	2,241
J. TOTAL PROJECT HARDSCAPE AREA = (I)/B X 100	6.55%

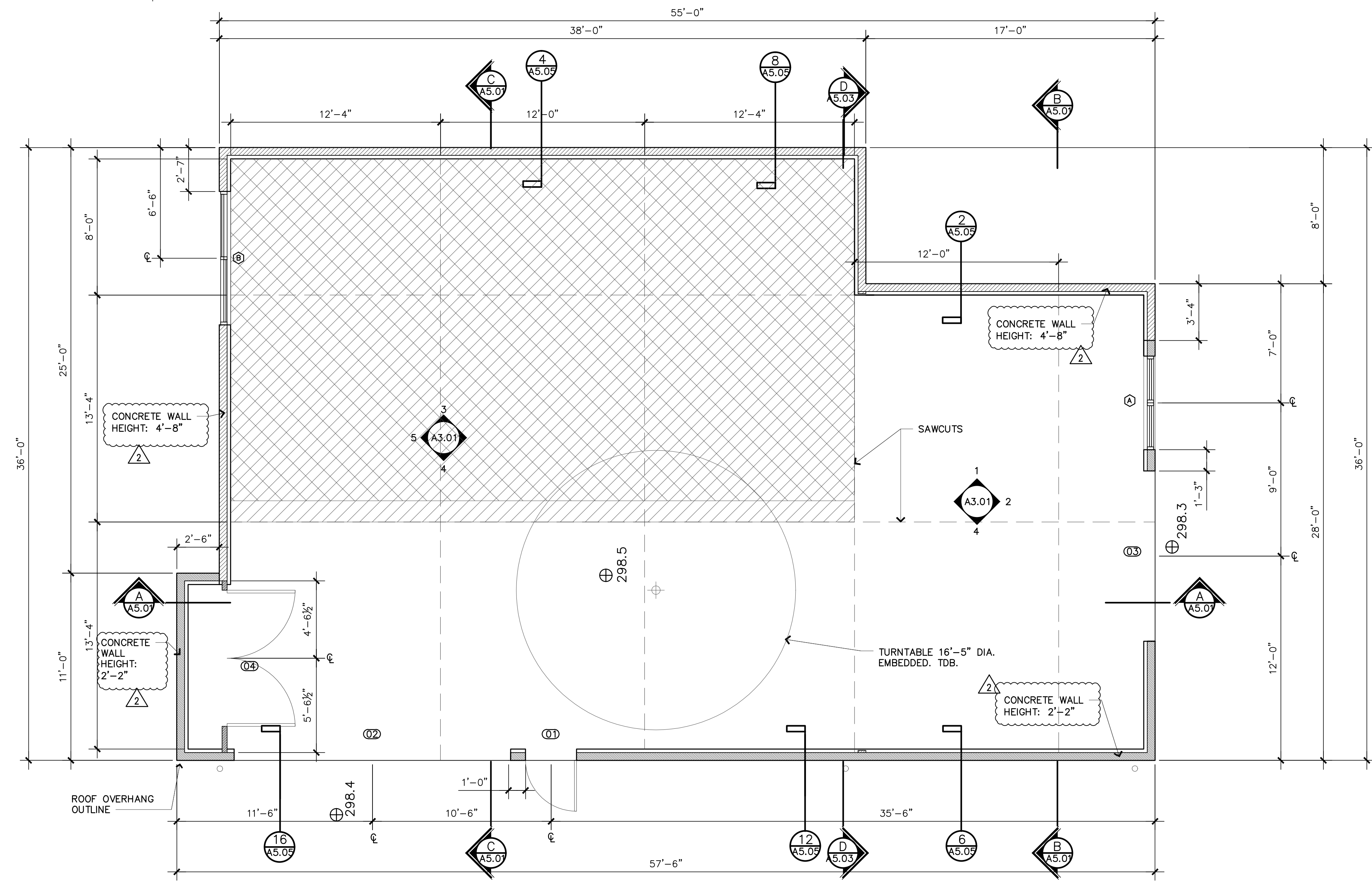


CLERESTORY WINDOW PLAN
1/4" = 1'-0"

KEY:

AREA WITH CEILING HEIGHT GREATER THAN 12' BUT LESS THAN 16'

AREA OF THICKER SLAB REFER TO STRUCTURAL DRAWINGS



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

STAMP:
4885 REGISTERED ARCHITECT
JOSE O. BAZAN
STATE OF WASHINGTON

PROJECT:
BELADY GARAGE/ ACCESSORY BUILDING
7627 79TH AVE SE
MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS
2000 - 116TH AVENUE NE
SUITE 4
BELLEVUE, WA 98004
PHONE: 425.637.0831
FAX: 425.637.1878

PERMIT

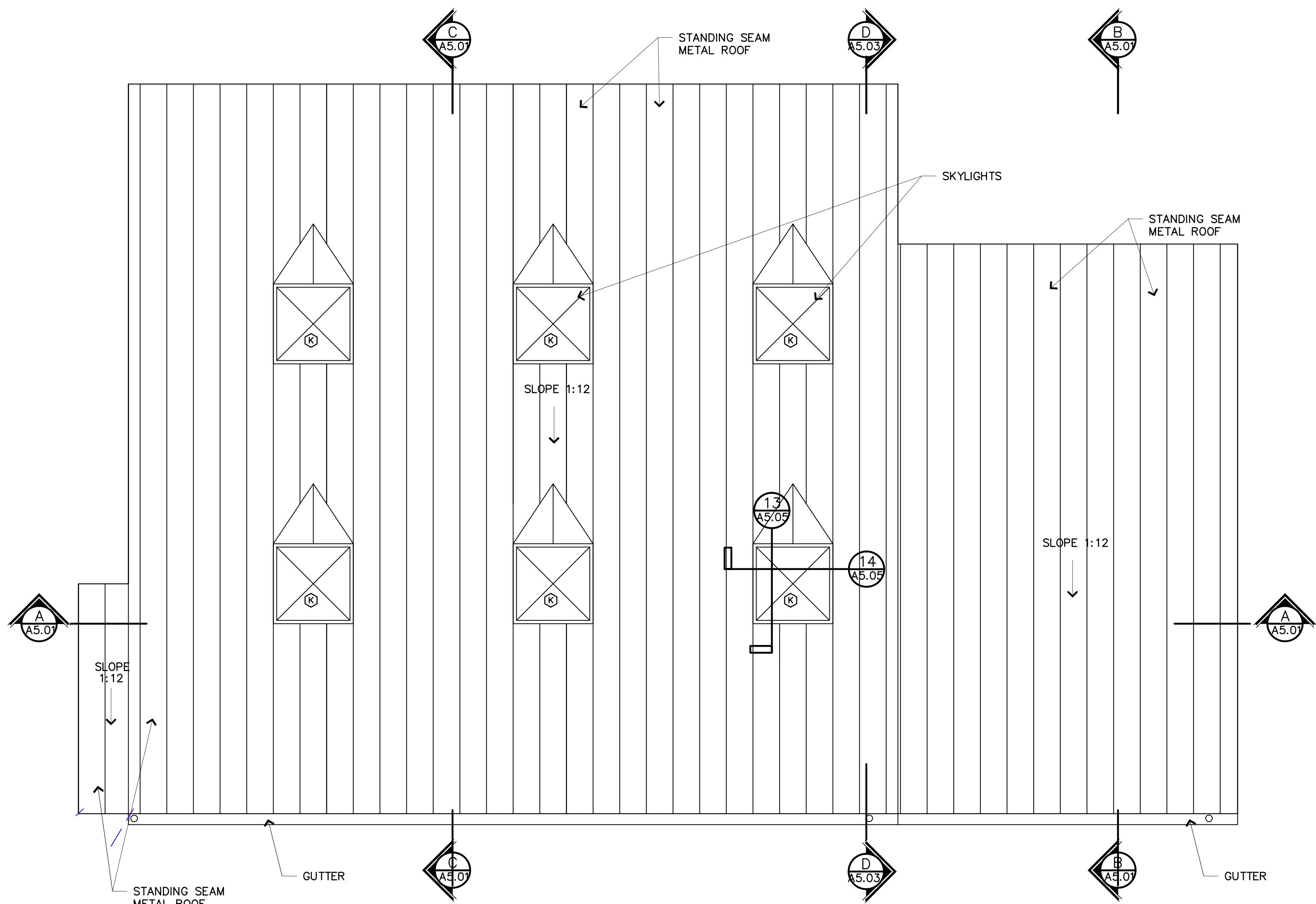
NOTE:
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2. NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET.

REVISIONS	DATE
2 PLANNING UPDATES	01/11/2021

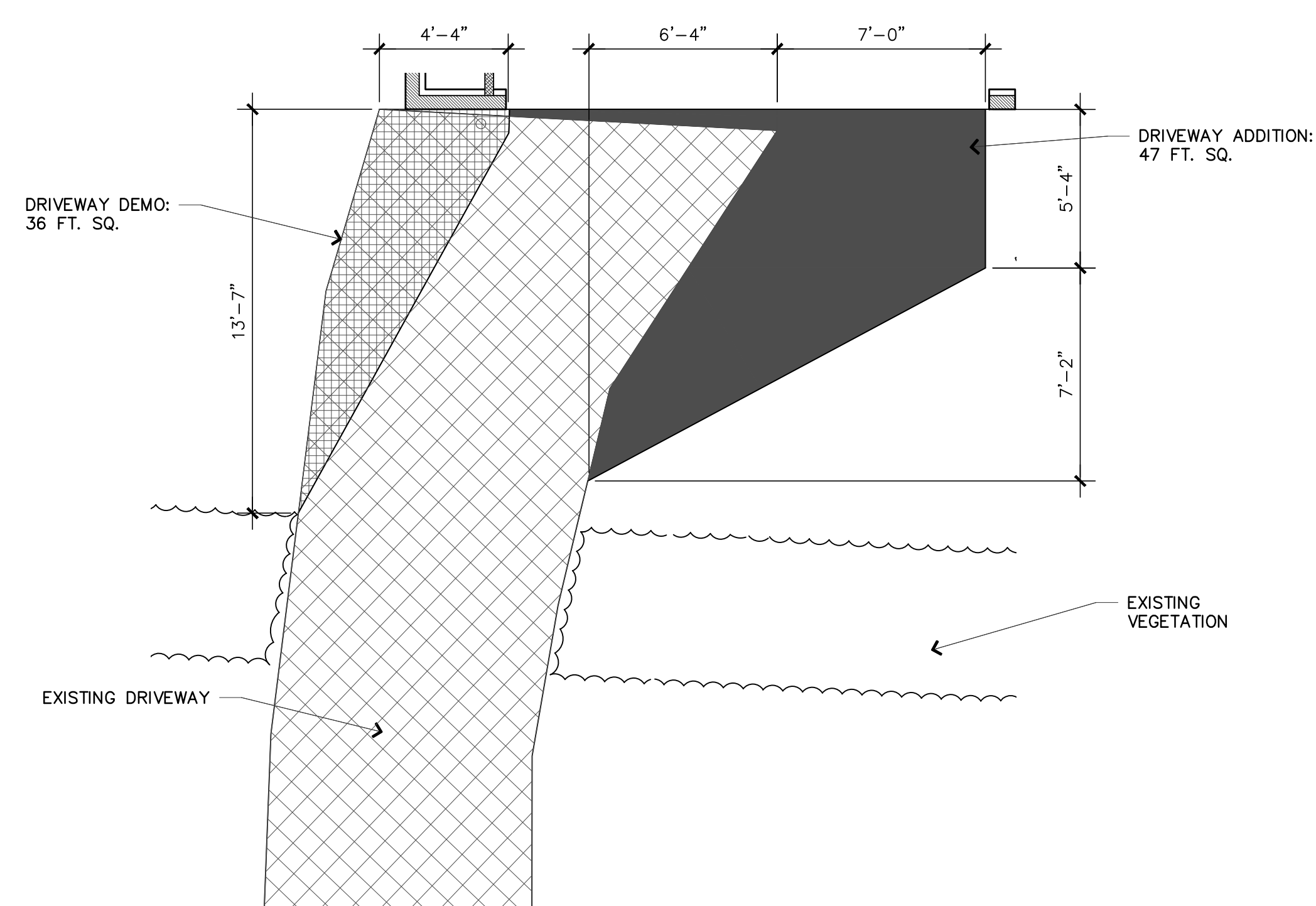
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CHECKED BY **J. BAZAN**
PROJECT # **18-116**
SET ISSUE DATE: **12.23.2019**

SHEET TITLE
FLOOR PLAN + CLERESTORY WINDOW PLAN
SHEET #

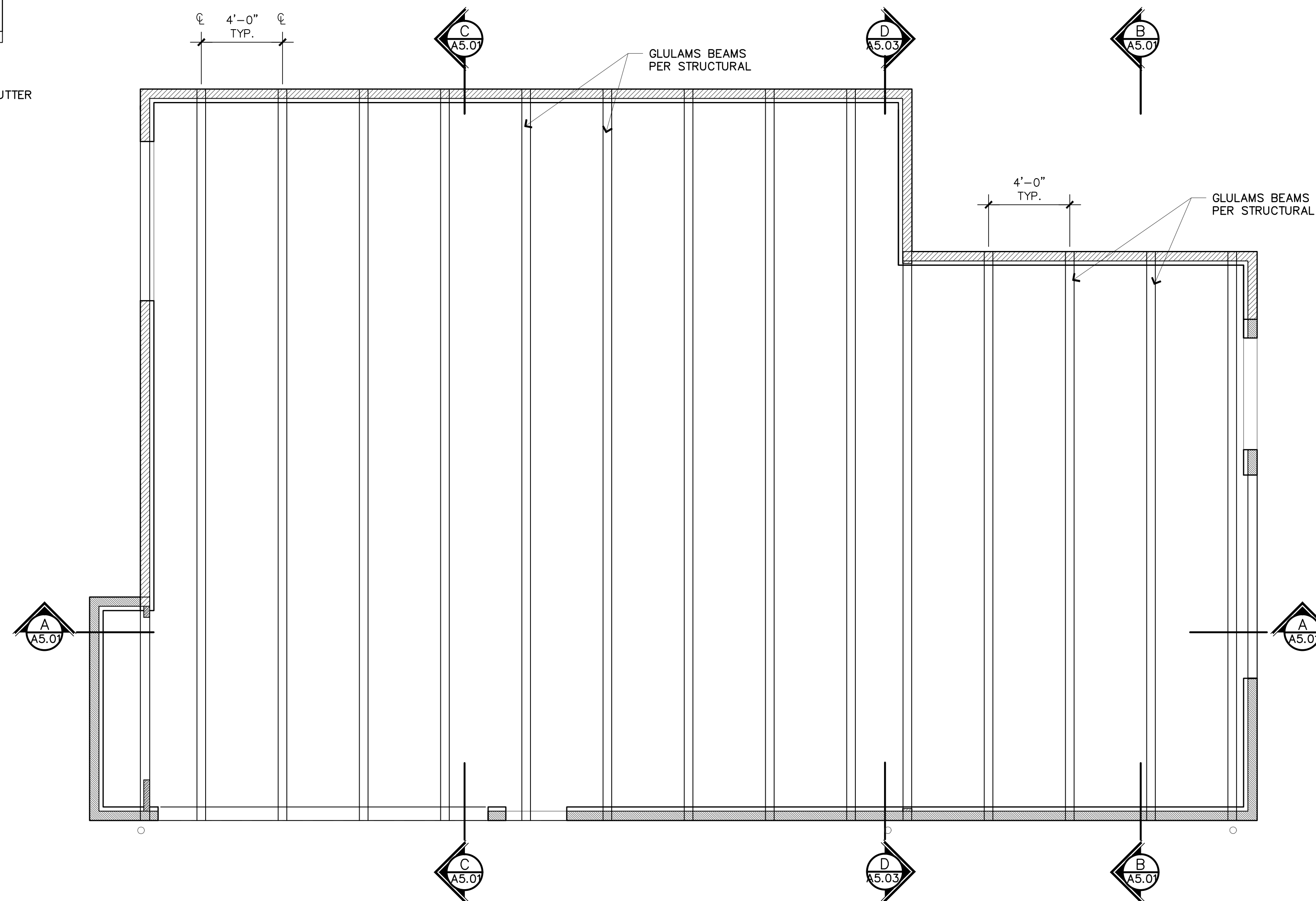
A2.01



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

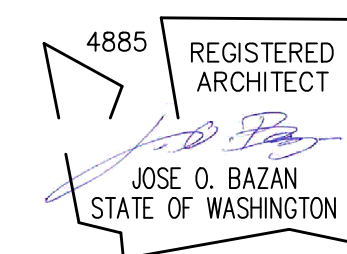


DRIVEWAY DIMENSIONS
1/4" = 1'-0"



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

STAMP:



PROJECT:

BELADY GARAGE / ACCESSORY BUILDING

7627 79TH AVE SE
MERCER ISLAND, WASHINGTON
98040

BAZAN ARCHITECTS

2000 - 116TH AVENUE NE
SUITE 4
BELLEVUE, WA 98004
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FAX: 425.637.8787

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PROJECT #: **18-116**

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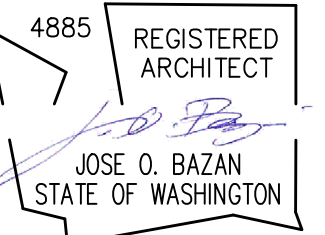
SHEET TITLE:

**ROOF PLAN
TRUSS PLAN**

SHEET #

A2.03

STAMP:



PROJECT:

BELADY GARAGE / ACCESSORY BUILDING

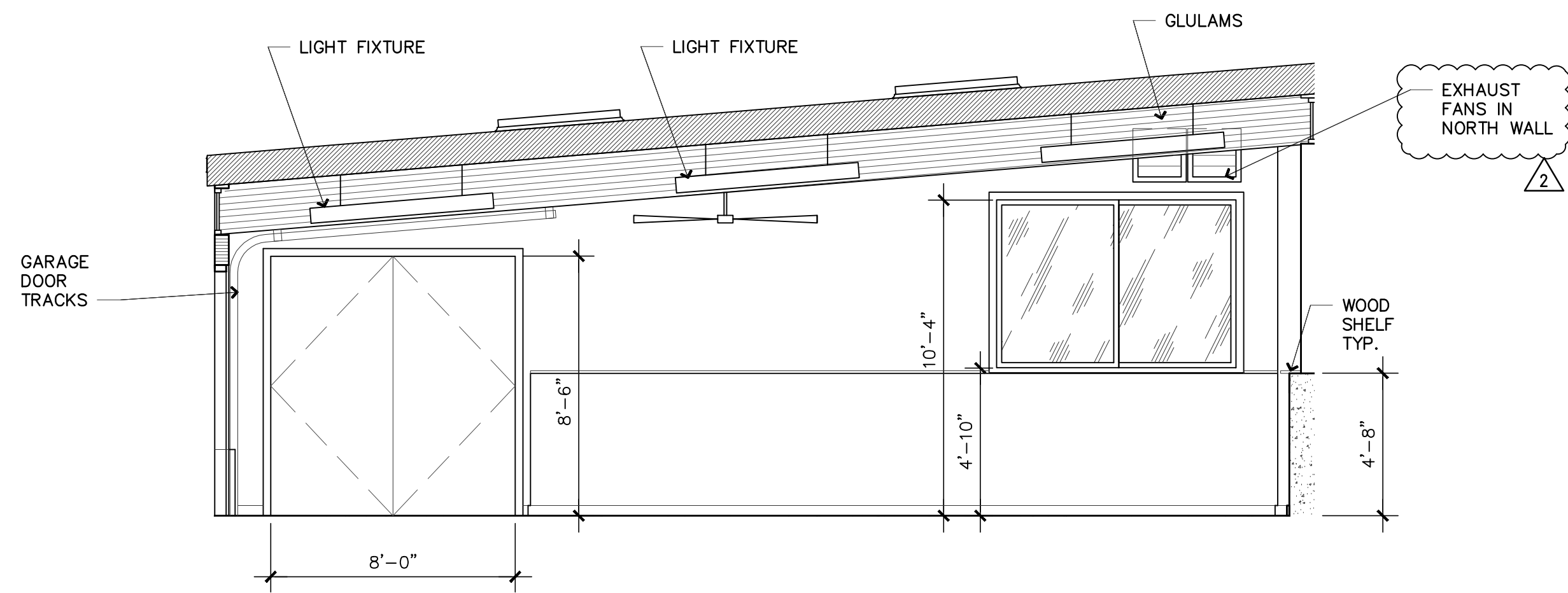
7627 79TH AVE SE
MERCER ISLAND, WASHINGTON
98040

BAZAN ARCHITECTS

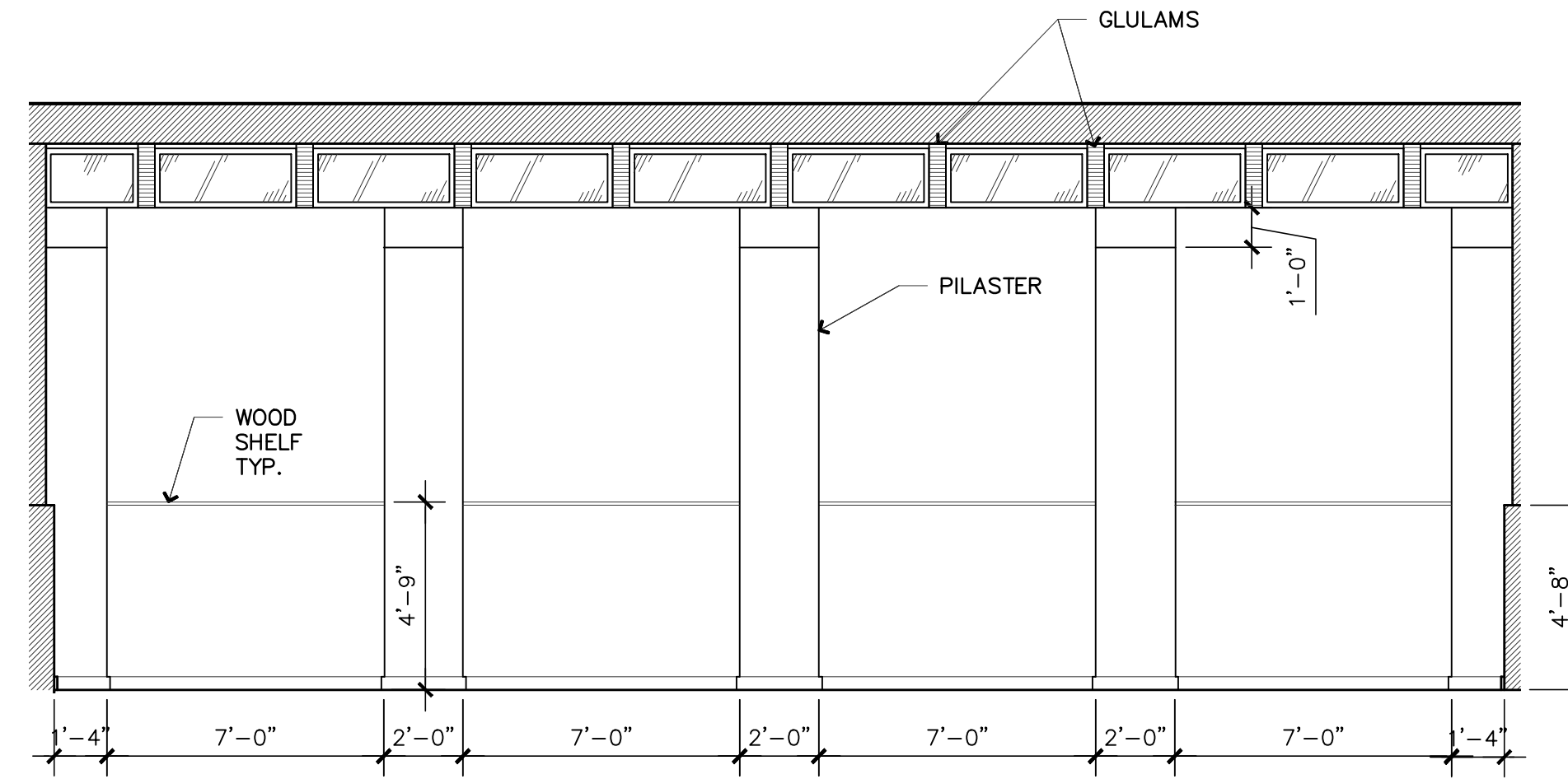
2000 - 116TH AVENUE NE
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BELLEVUE, WA 98004

PHONE: 425.637.0831
FAX: 425.637.878

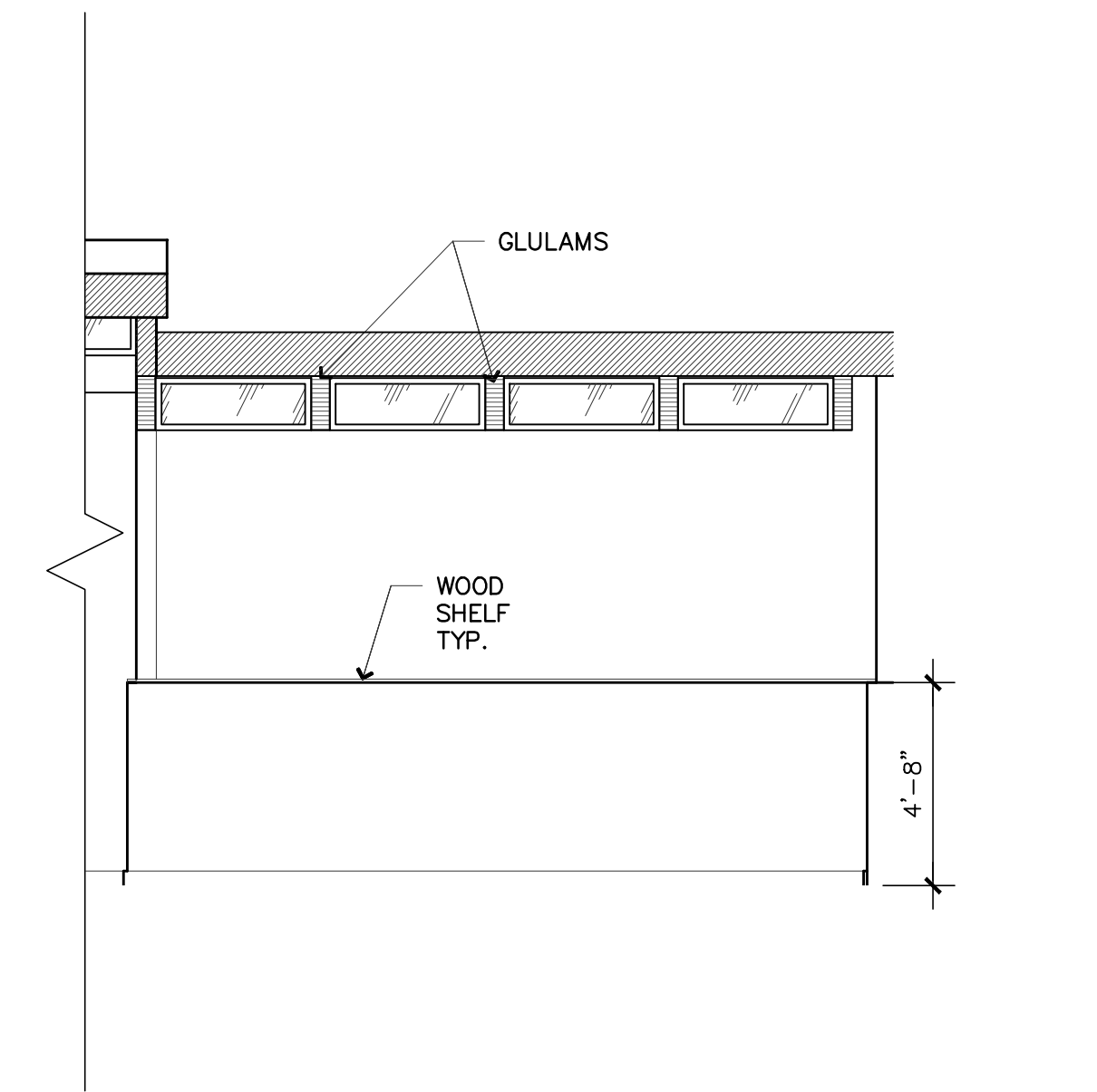
PERMIT



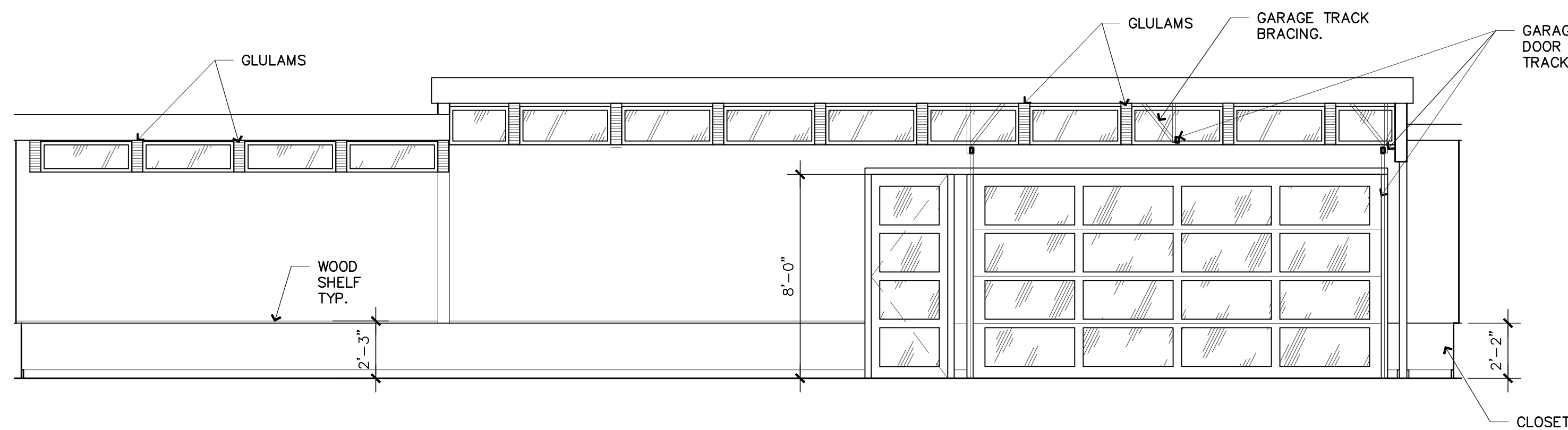
5 INTERIOR ELEVATION
A3.01 1/4" = 1'-0"



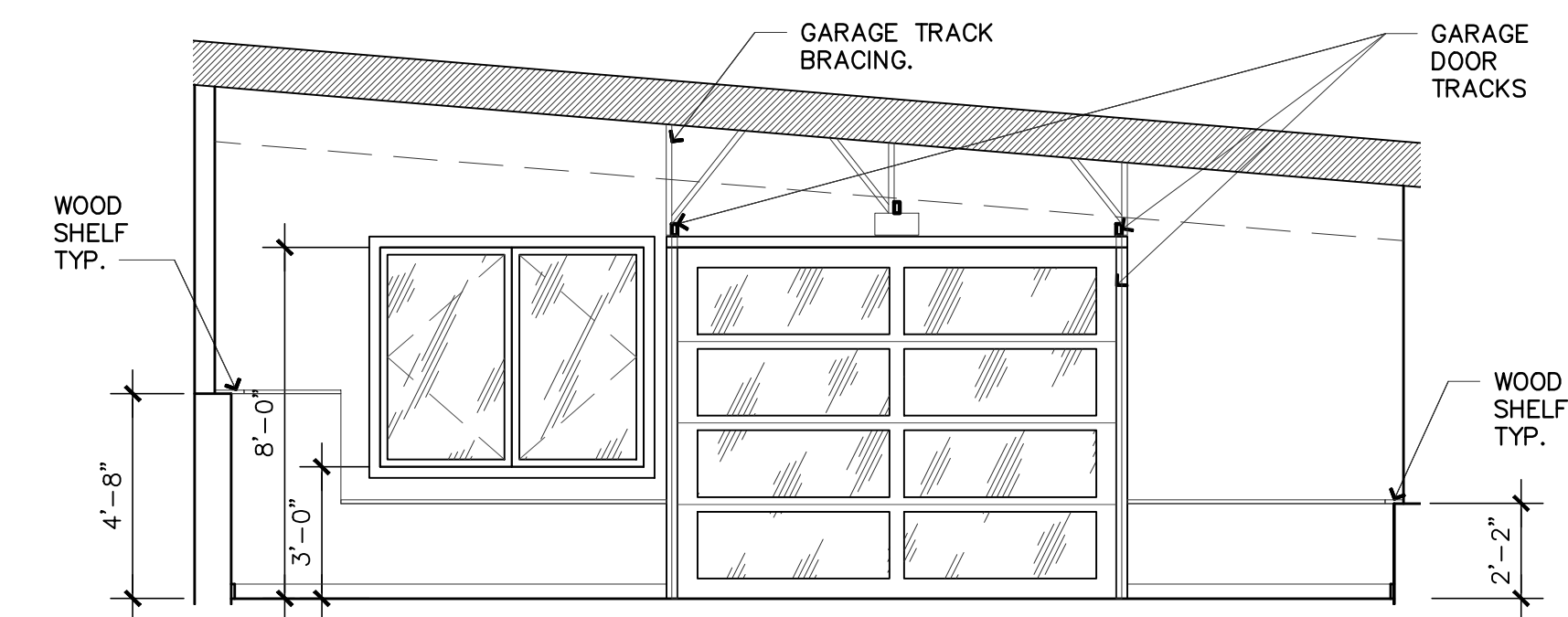
3 INTERIOR ELEVATION
A3.01 1/4" = 1'-0"



1 INTERIOR ELEVATION
A3.01 1/4" = 1'-0"



4 INTERIOR ELEVATION
A3.01 1/4" = 1'-0"



2 INTERIOR ELEVATION
A3.01 1/4" = 1'-0"

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REVISIONS	DATE
2	PLANNING UPDATES 01/11/2021

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PROJECT # **18-116**
SET ISSUE DATE: **12.23.2019**

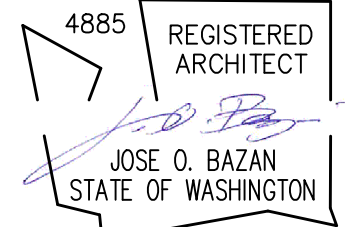
SHEET TITLE

INTERIOR ELEVATIONS

SHEET #

A3.01

STAMP:



PROJECT:

BELADY GARAGE / ACCESSORY BUILDING

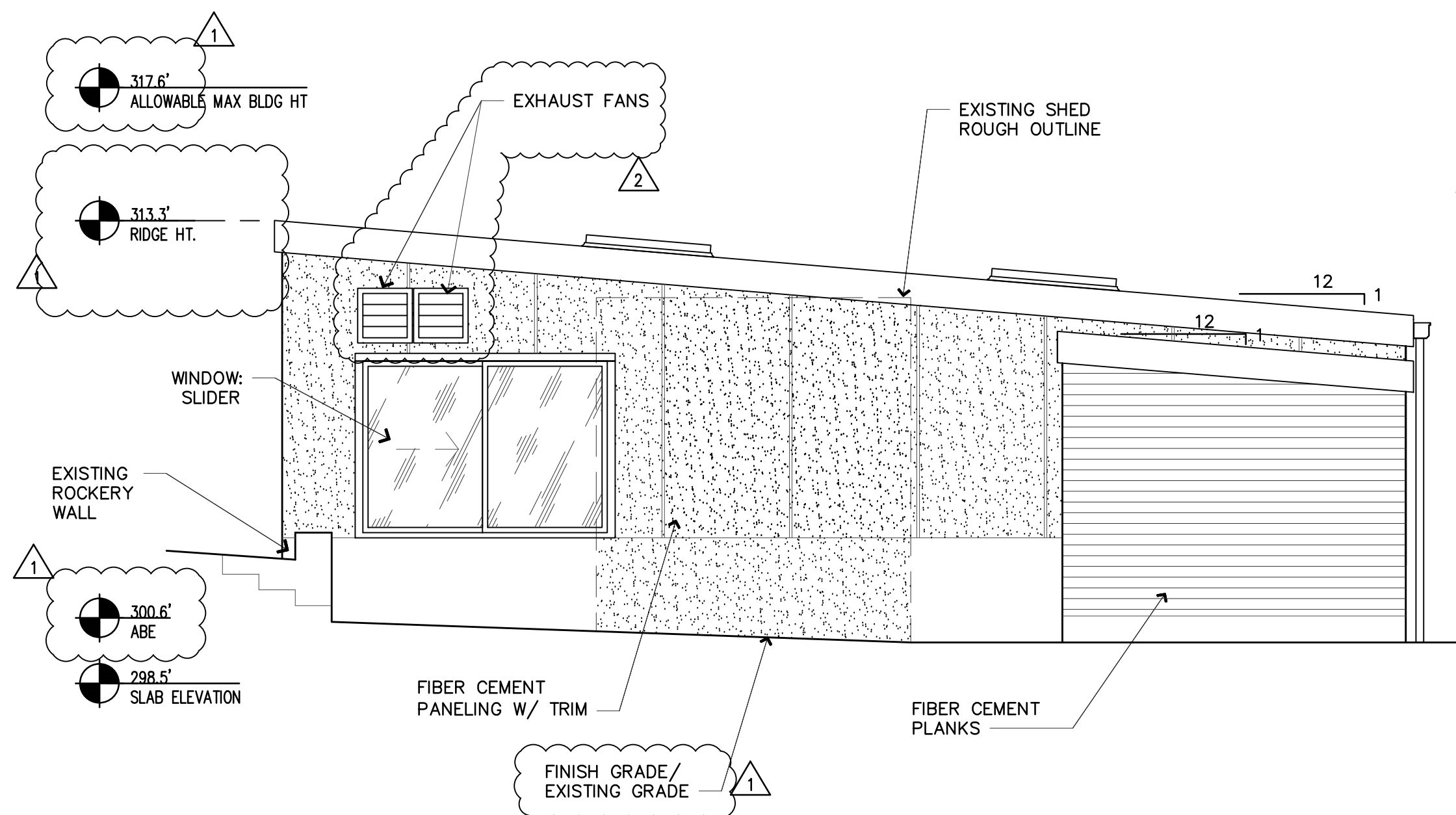
7627 79TH AVE SE
MERCER ISLAND, WASHINGTON
98040

BAZAN ARCHITECTS

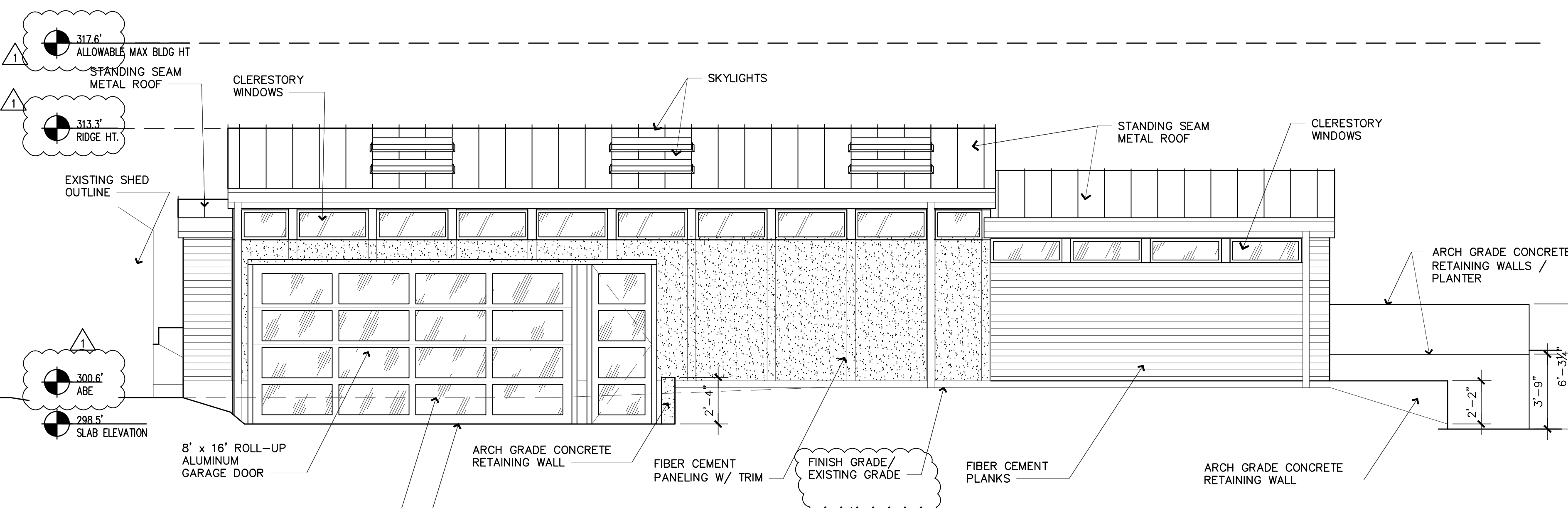
2000 - 116TH AVENUE NE
SUITE 4
BELLEVUE, WA 98004

PHONE: 425.637.0831
FAX: 425.637.1878

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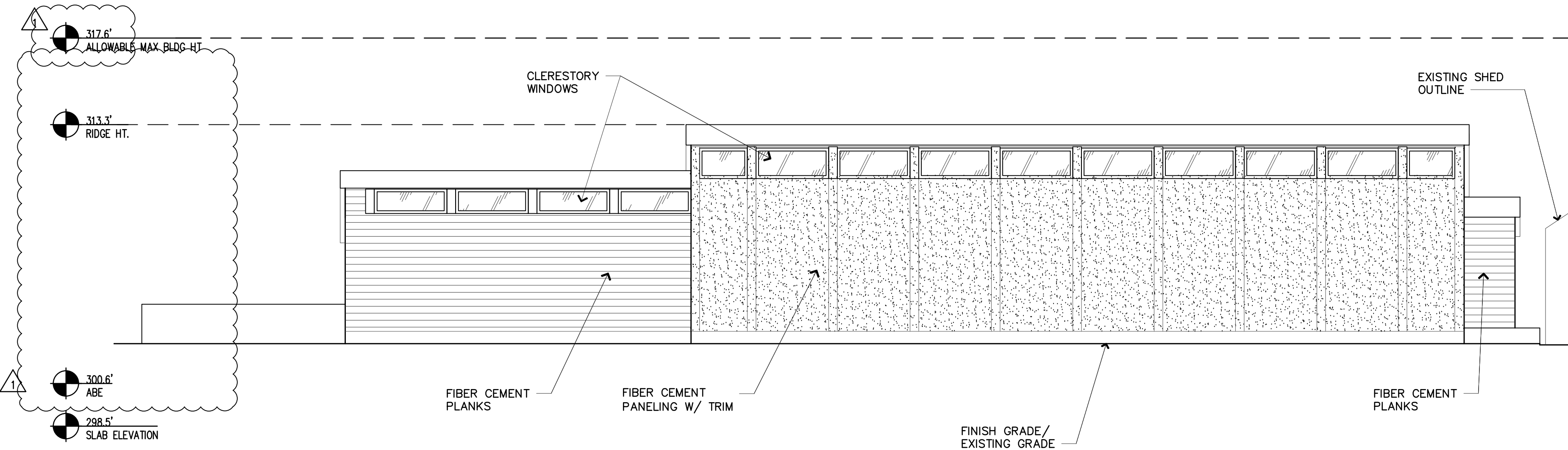
NORTH ELEVATION
1/4" = 1'-0"



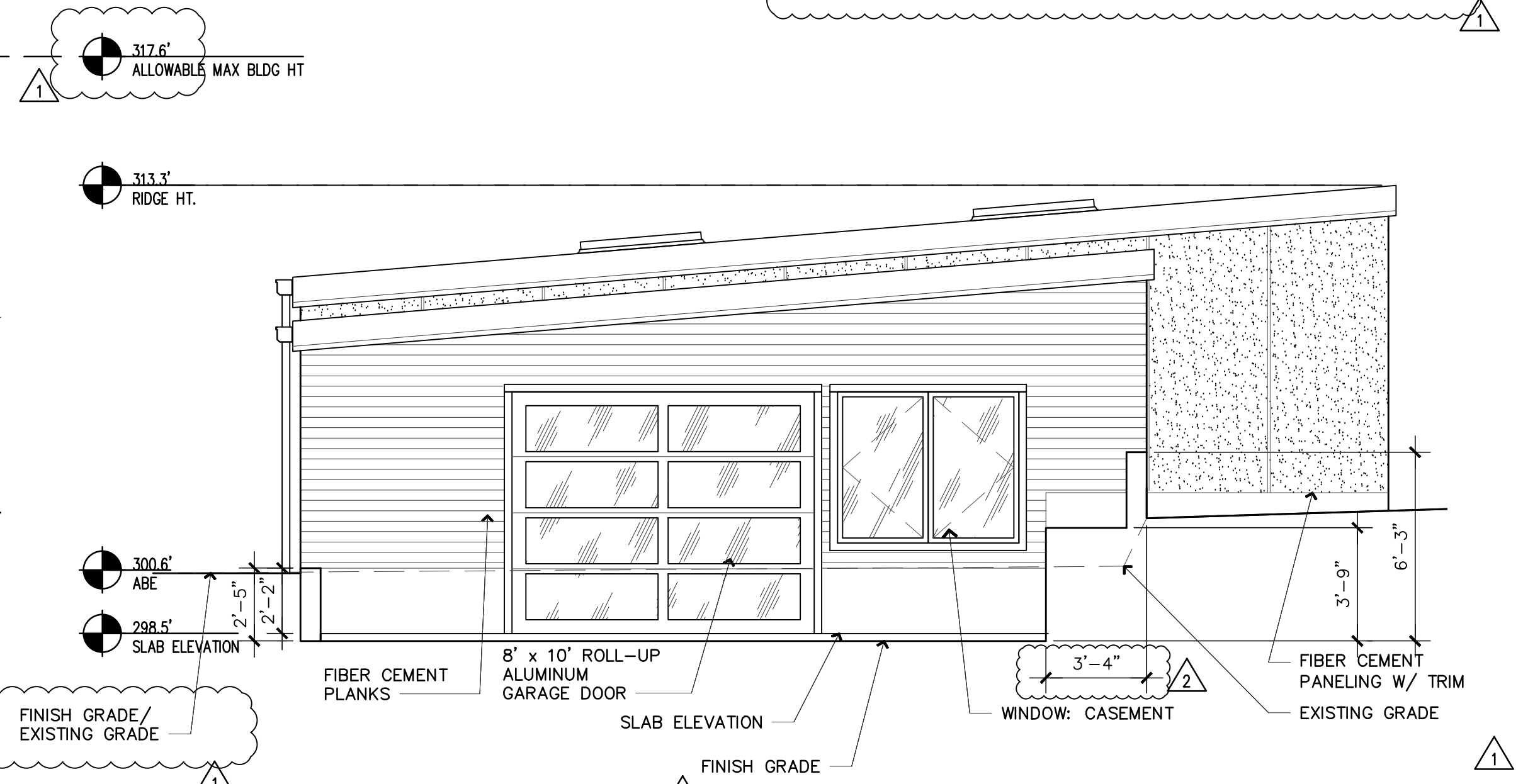
WEST ELEVATION
1/4" = 1'-0"

AVERAGE BUILDING ELEV DETERMINATION			
	MID-POINT ELEV	WALL LENGTH	MID-POINT ELEV X WALL LENGTH
A	302.7	38.0'	11,502.6
B	302.4	8.0'	2,419.2
C	302.2	17.0'	5,137.4
D	298.3	28.0'	8,352.4
E	299.9	57.5'	17,244.3
F	300.0	11.0'	3,300.0
G	300.1	2.5'	750.3
H	300.3	25.0'	7,507.5
TOTAL		187.0'	56,213.6
ABE	56,213.60/187 = 300.6' ABE		
FORMULA:	300.6' ABE + 17' = 317.6' Allowable Max Bldg Height		

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



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

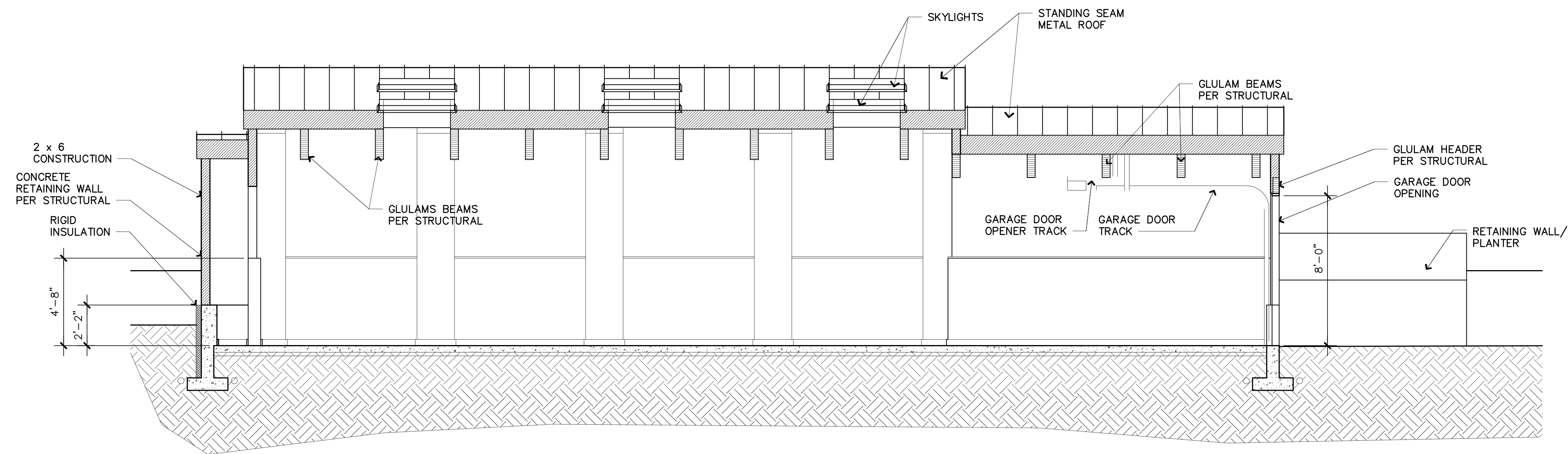
REVISIONS:	DATE
1 CITY UPDATES	
2 PLANNING UPDATES	01/11/2021

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PROJECT # **18-116**
SET ISSUE DATE **12.23.2019**
SHEET TITLE

ELEVATIONS

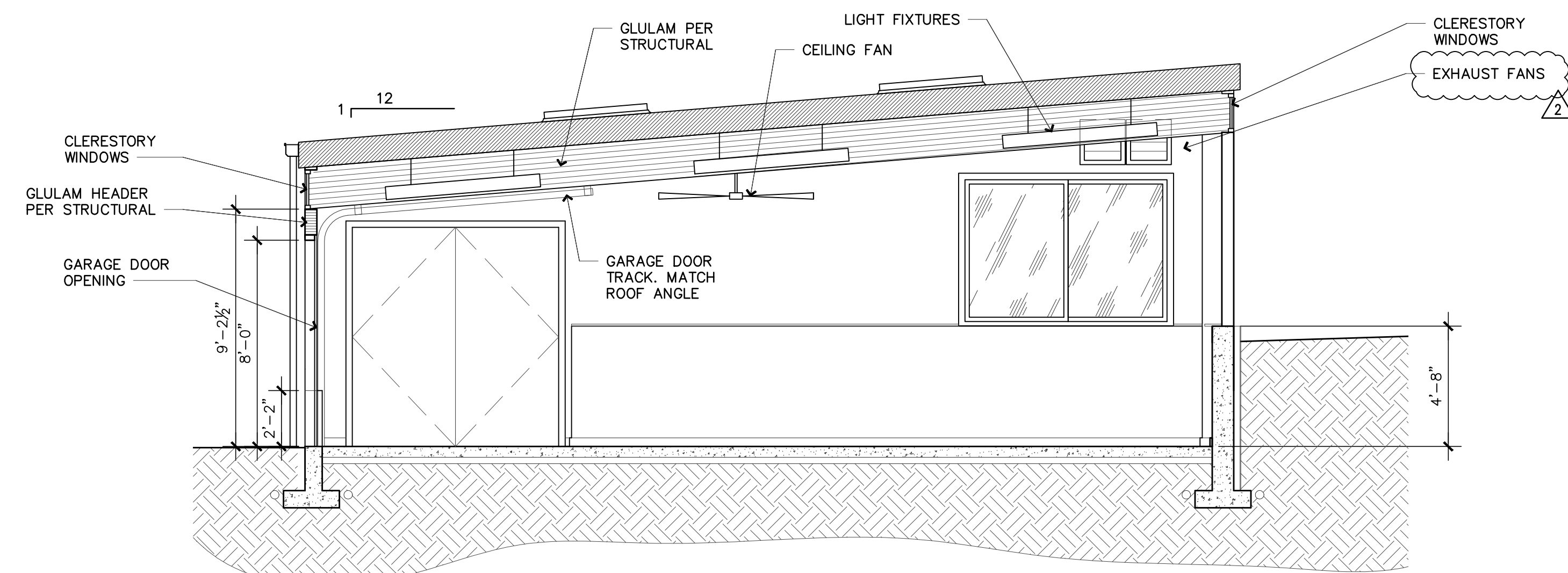
SHEET #

A4.01



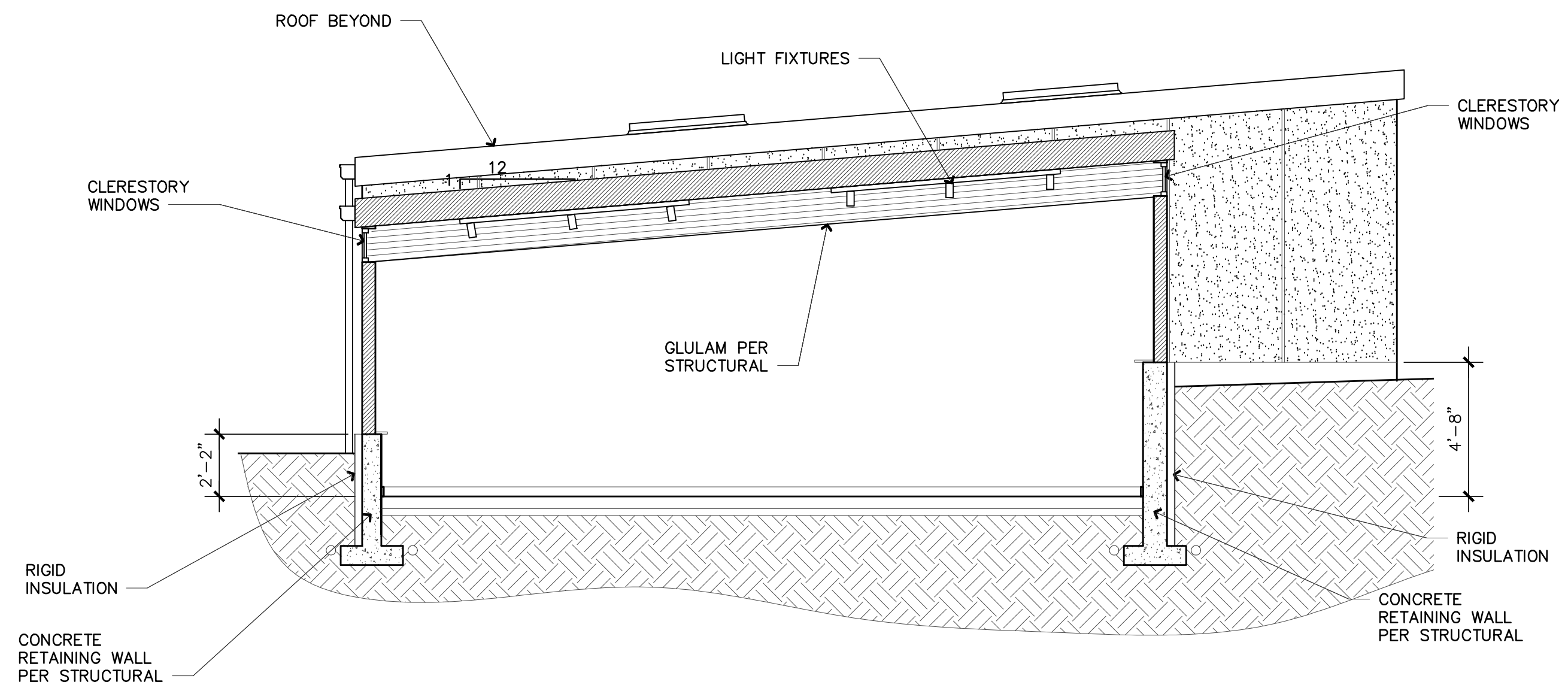
A SECTION

1/4" = 1'-0"



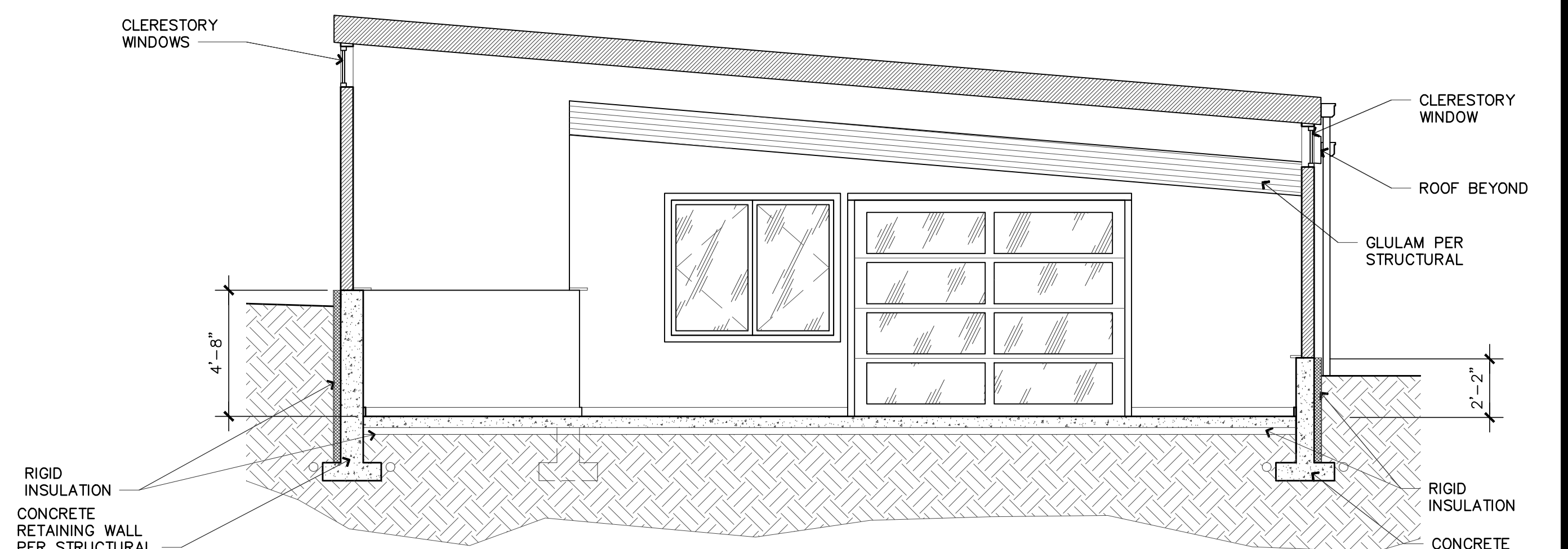
C SECTION

1/4" = 1'-0"



B SECTION

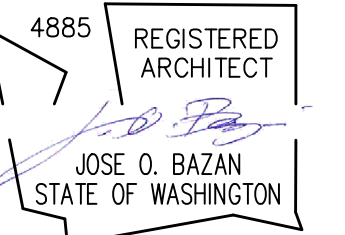
1/4" = 1'-0"



D SECTION

1/4" = 1'-0"

STAMP:



PROJECT:

BELADY GARAGE / ACCESSORY BUILDING

7627 79TH AVE SE
MERCER ISLAND, WASHINGTON
98040

BAZAN ARCHITECTS

2000 - 116TH AVENUE NE
SUITE 4
BELLEVUE, WA 98004

PHONE: 425.637.0831
FAX: 425.637.8788

PERMIT

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REVISIONS	DATE
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PROJECT # **18-116**

SET ISSUE DATE: **12.23.2019**

SHEET TITLE

SECTIONS

SHEET #

A5.01

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REVISIONS	DATE
2	PLANNING UPDATES 01/11/2021

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PROJECT # **18-116**

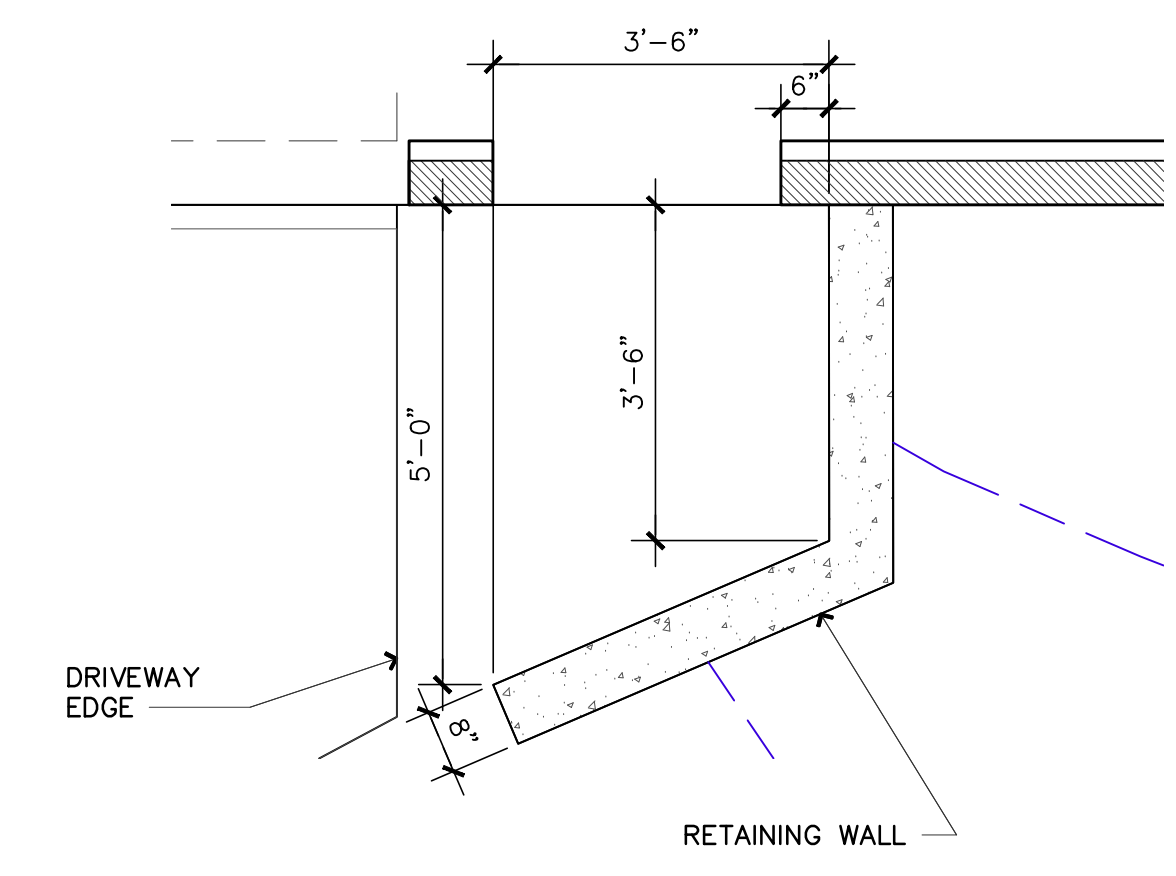
SET ISSUE DATE: **12.23.2019**

SHEET TITLE

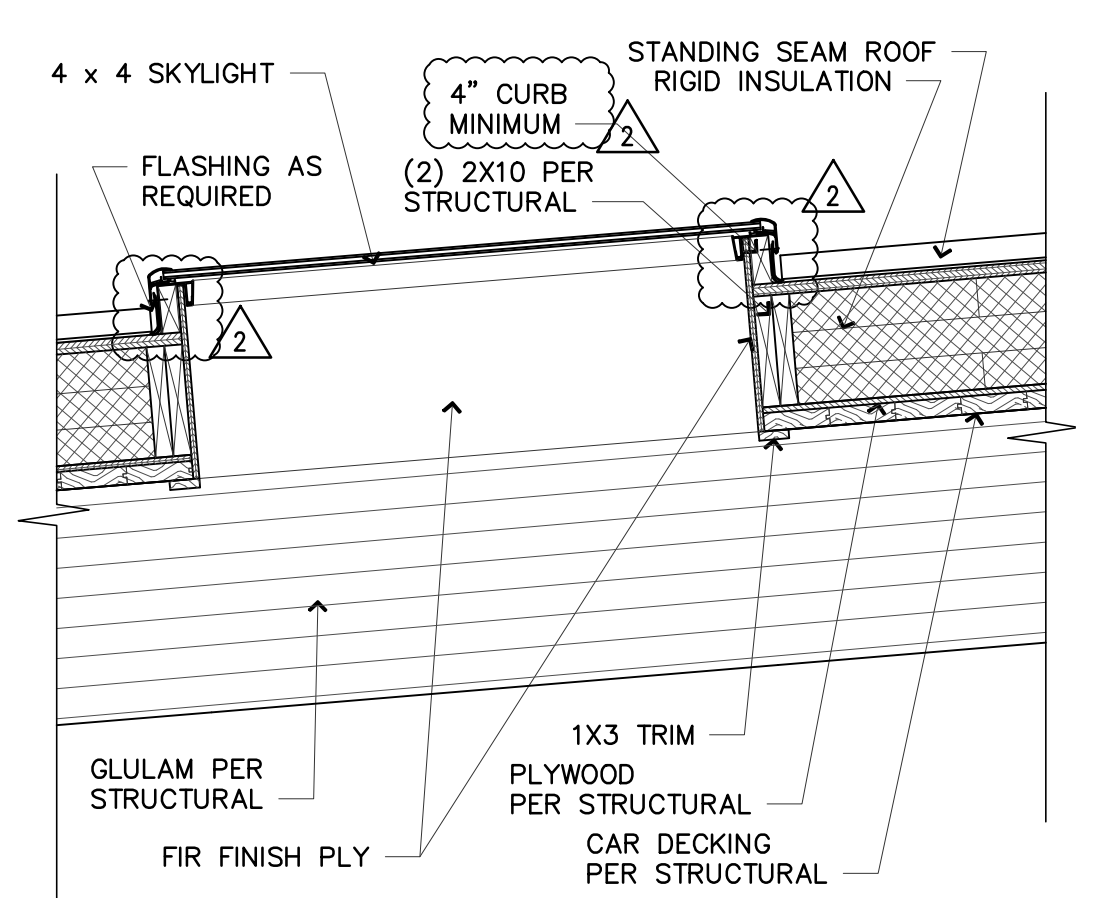
WALL SECTIONS

SHEET #

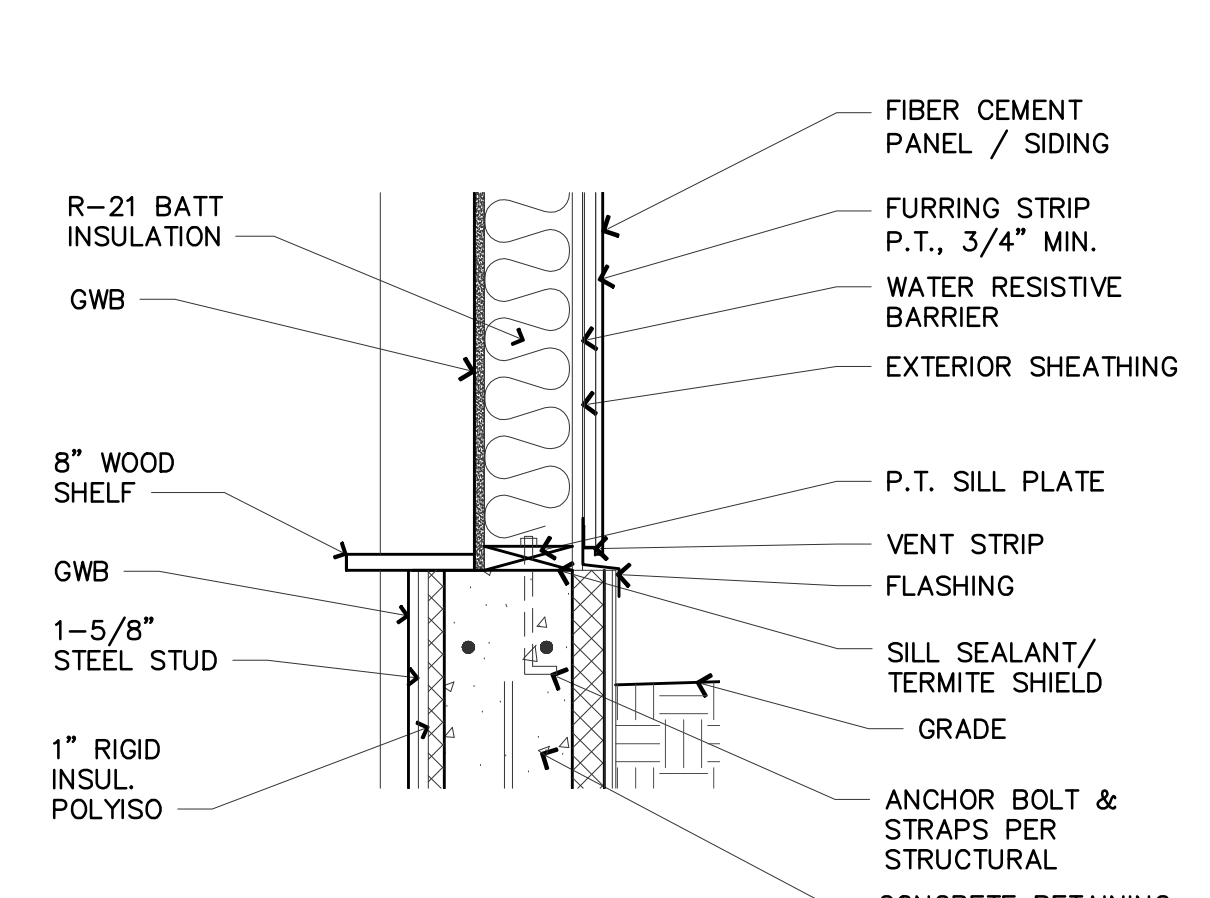
A5.05



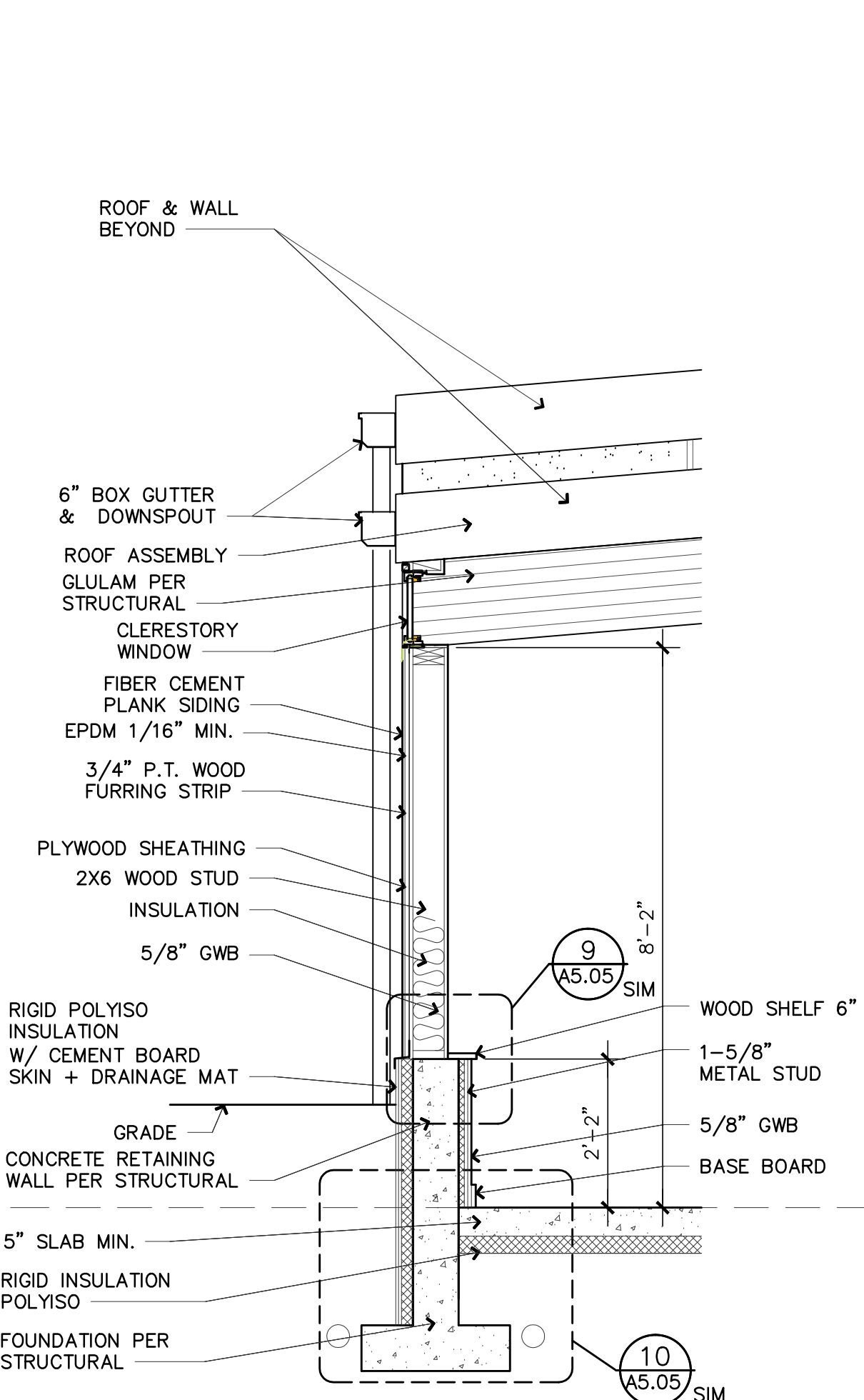
17 RETAINING WALL 1
 3/4" = 1'-0"



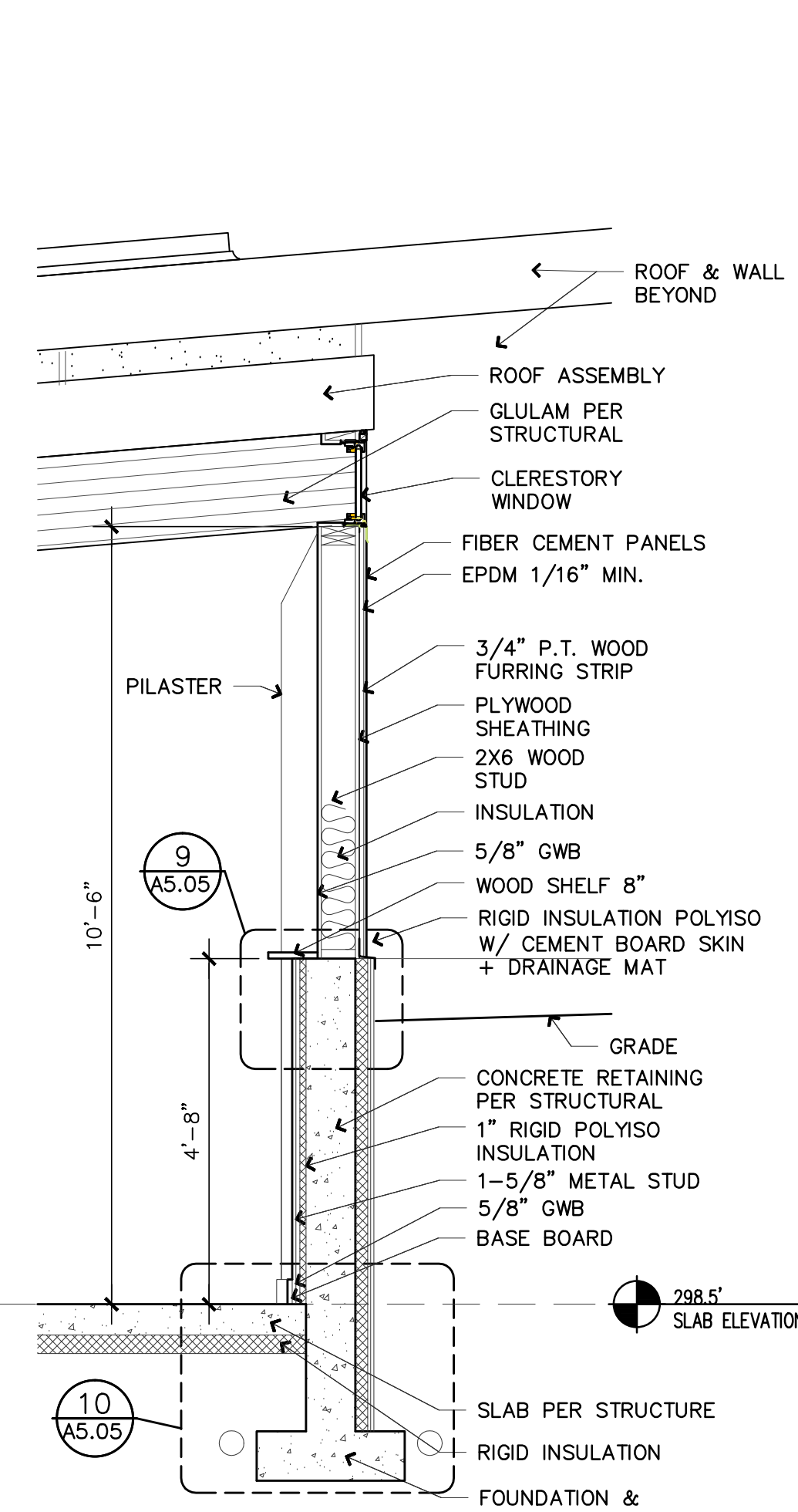
13 SKYLIGHT DETAIL
 3/4" = 1'-0"



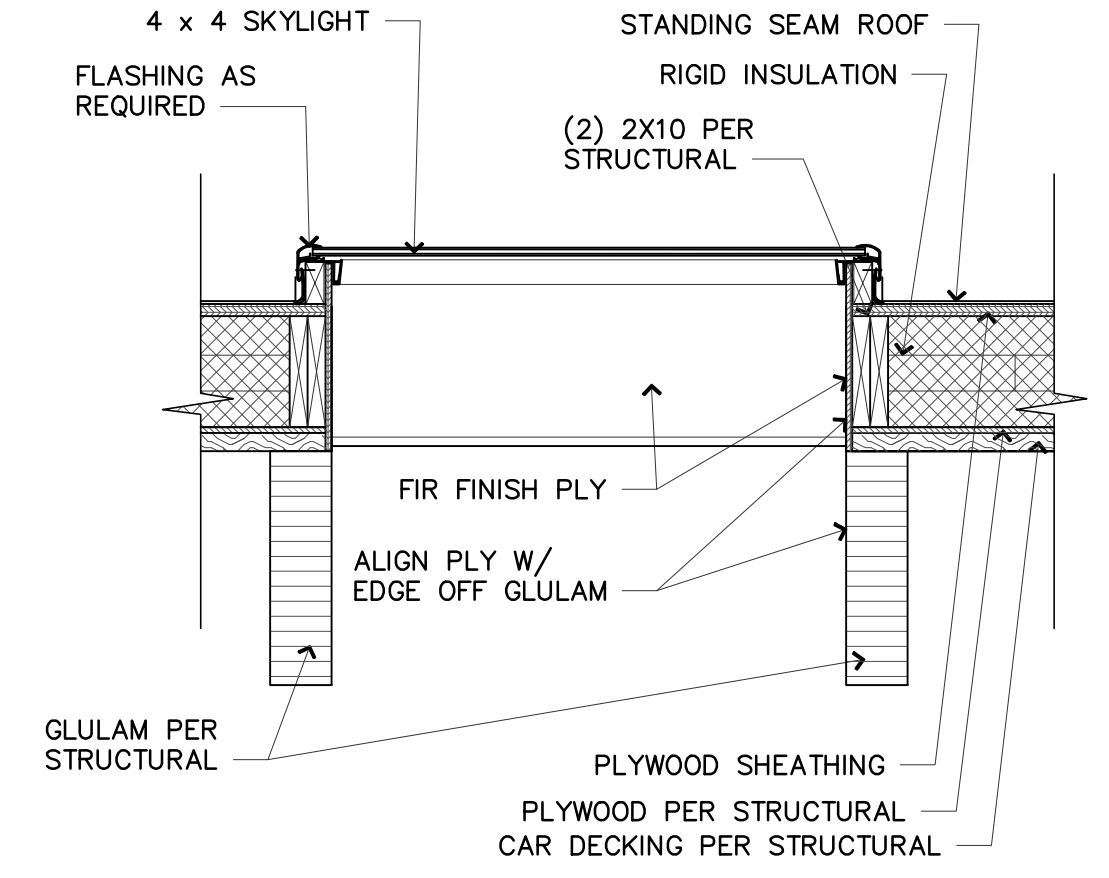
9 WALL SECTION
 1" = 1'-0"



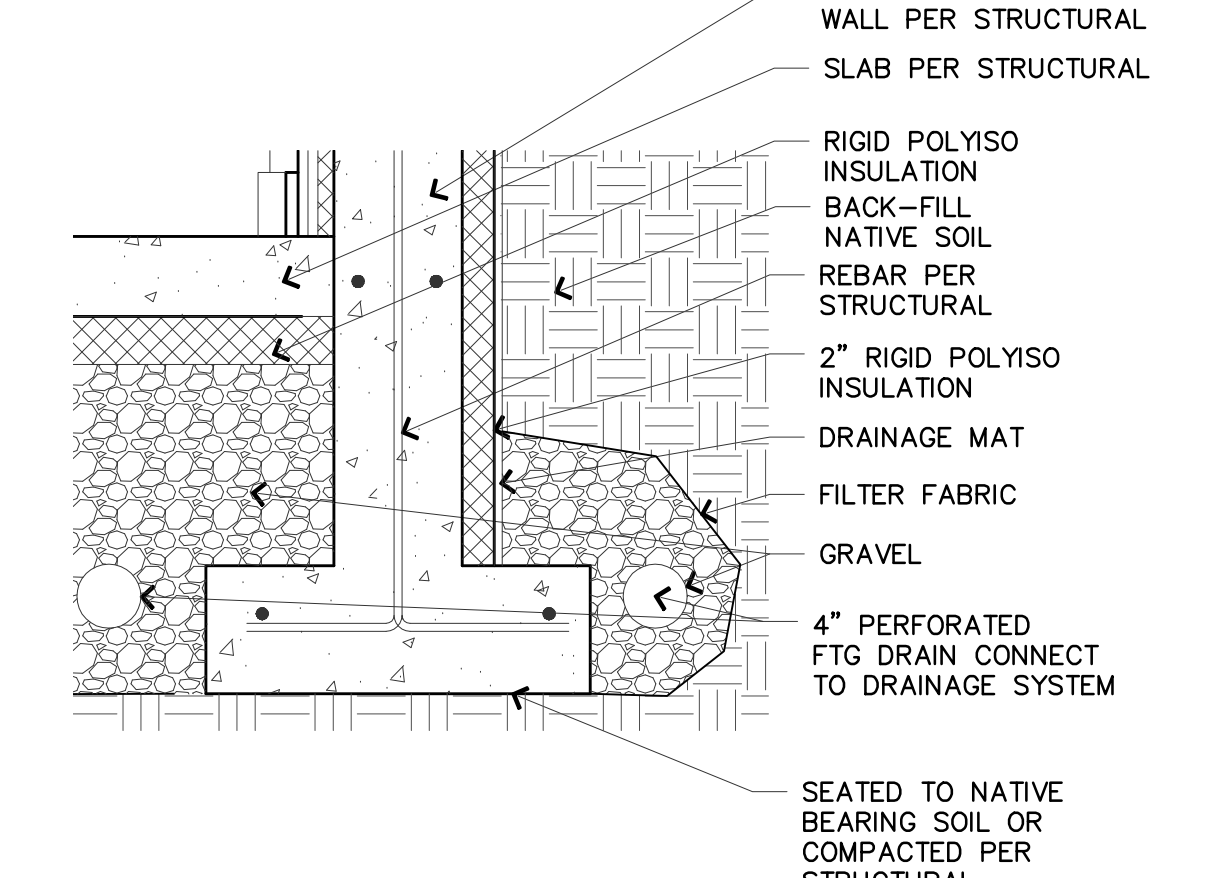
6 WALL SECTION
 1/2" = 1'-0"



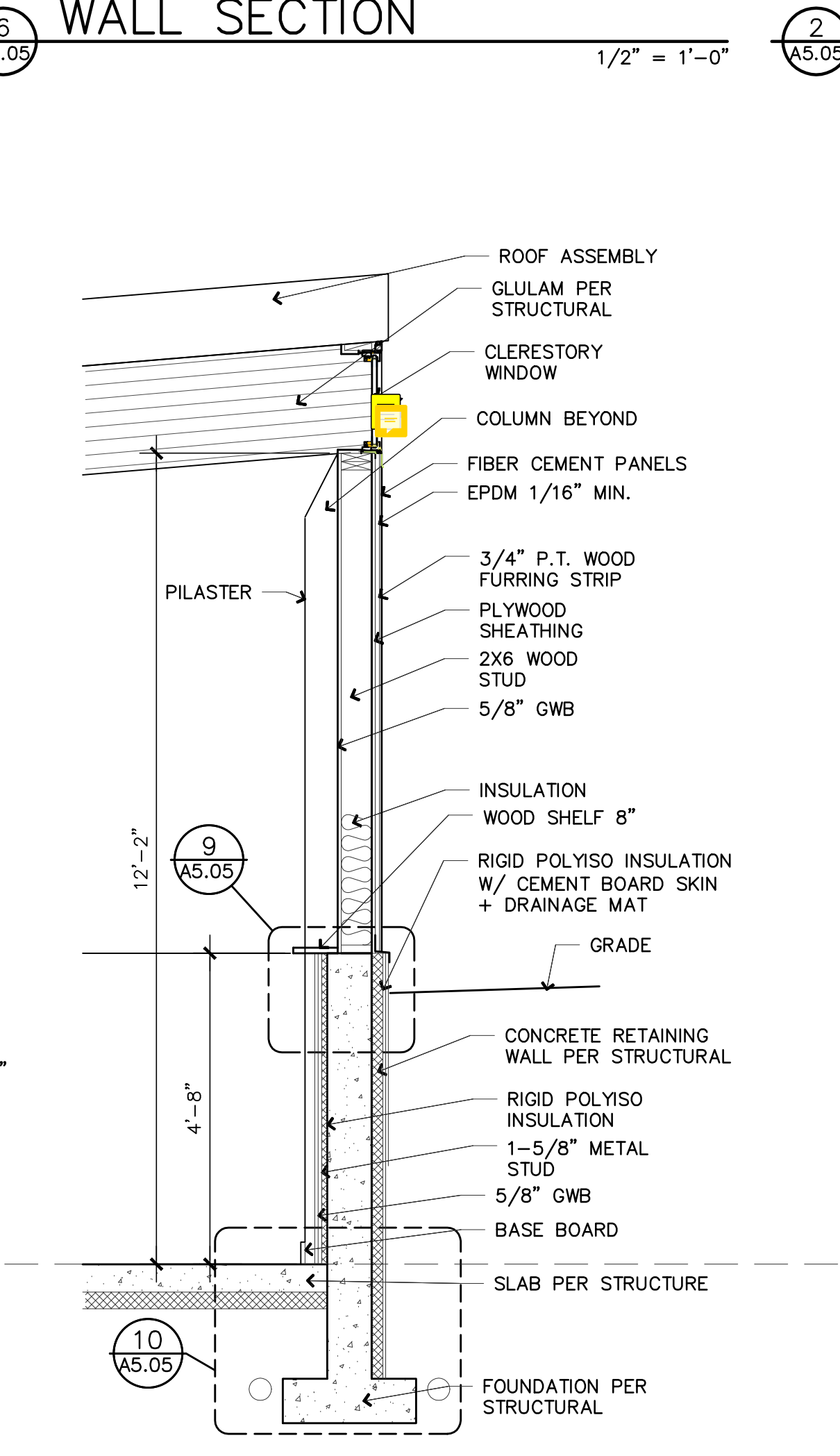
2 WALL SECTION
 1/2" = 1'-0"



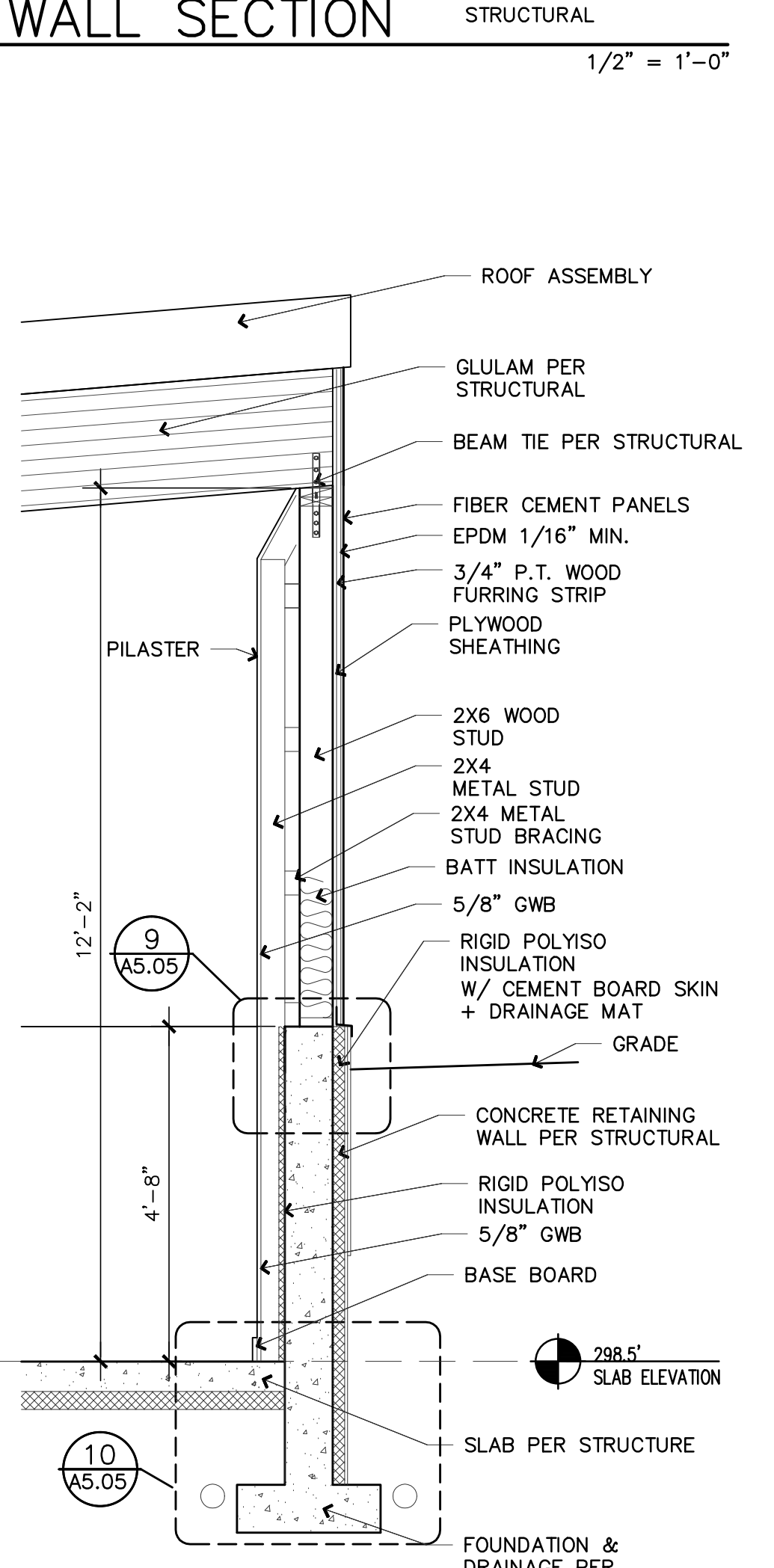
14 SKYLIGHT DETAIL
 3/4" = 1'-0"



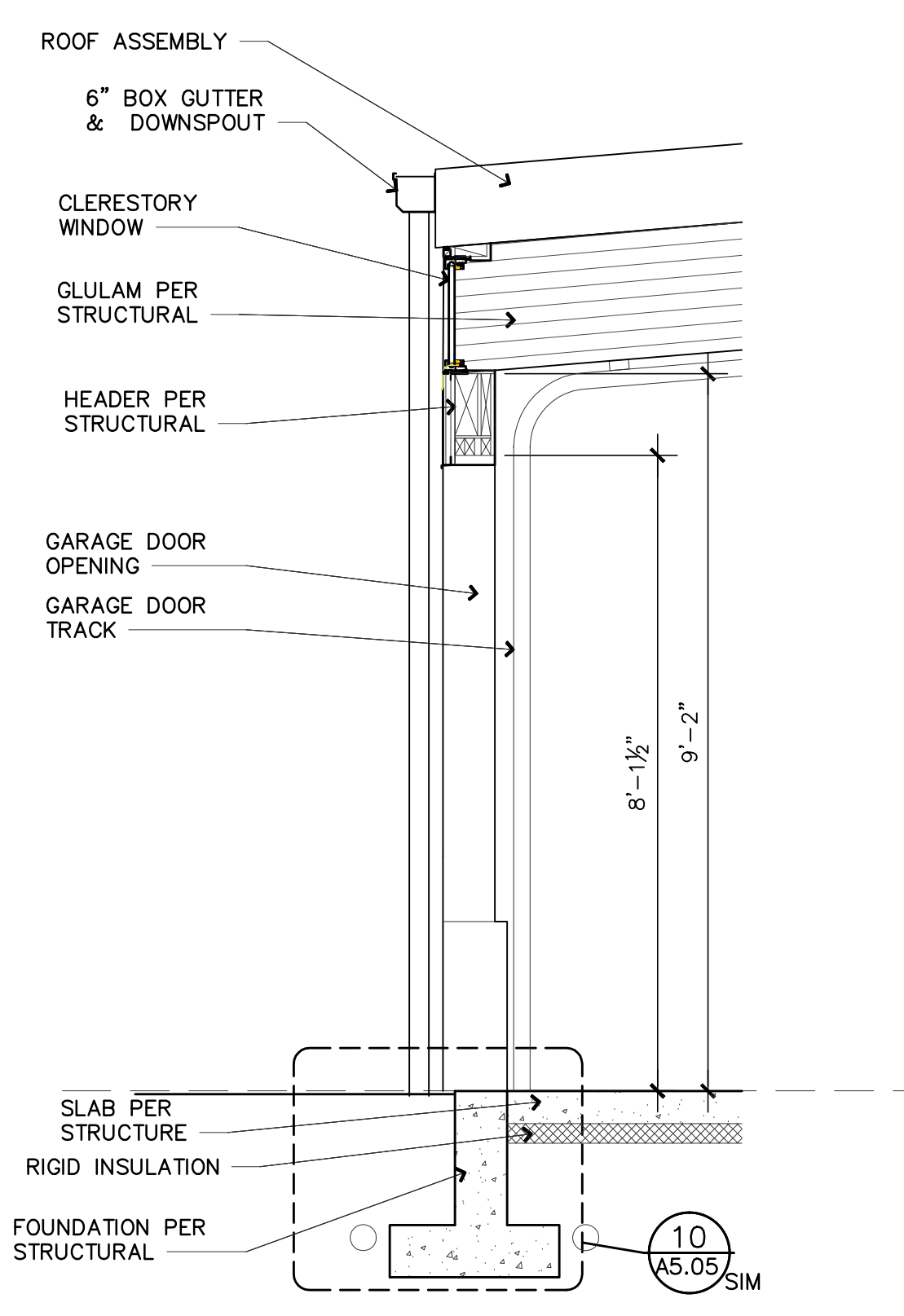
10 WALL SECTION
 1" = 1'-0"



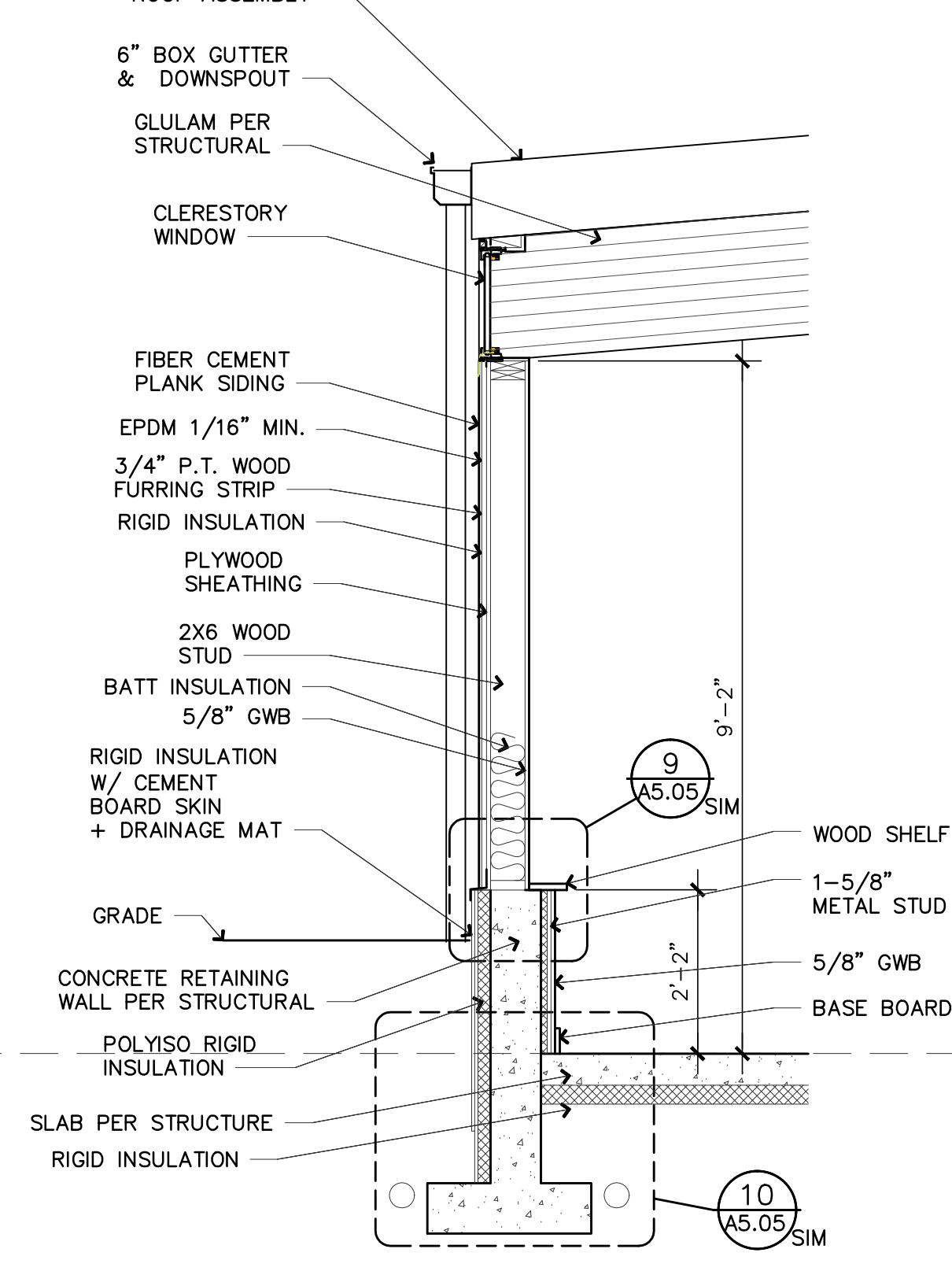
8 WALL SECTION
 1/2" = 1'-0"



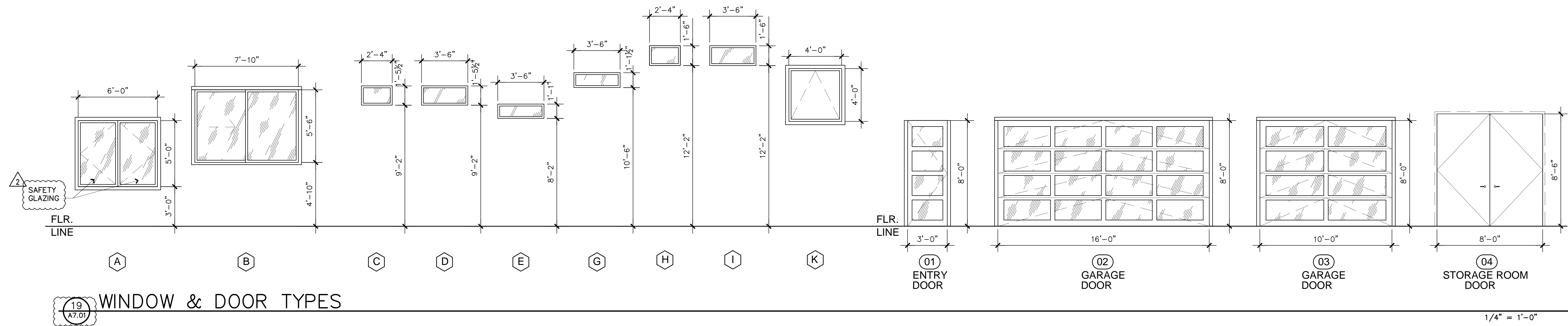
4 WALL SECTION
 1/2" = 1'-0"



16 WALL SECTION
 1/2" = 1'-0"



12 WALL SECTION
 1/2" = 1'-0"



STAMP:
 4885 REGISTERED ARCHITECT
 JOSE O. BAZAN
 STATE OF WASHINGTON
 PROJECT:
BELADY GARAGE / ACCESSORY BUILDING
 7627 79TH AVE SE
 MERCER ISLAND, WASHINGTON 98040

BAZAN ARCHITECTS 1" = 1'-0"
 2000 - 116TH AVENUE NE
 SUITE 4
 BELLEVUE, WA 98004
 PHONE: 425.637.0831
 FAX: 425.637.878

PERMIT

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REVISIONS: DATE

2	PLANNING UPDATES	01/11/2021
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 PROJECT # **18-116**
 SET ISSUE DATE: **12.23.2019**
 SHEET TITLE

WINDOW + DOOR SCHEDULES
 SHEET #
A7.01

19 WINDOW & DOOR TYPES
 A7.01

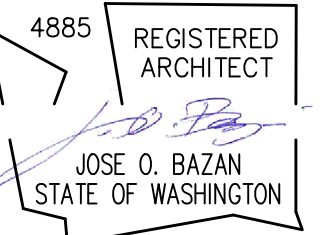
1/4" = 1'-0"

WINDOW SCHEDULE												
SYMBOL	REQUIRE EGRESS	WIDTH	WINDOW HEIGHT	TYPE	SAFETY GLASS	FRAME	FIRE RATING	SQ. FT.	U-VALUE	SHGC	QUAN	REMARKS
A	NO	6'-0"	5'-0"	CASEMENT	YES	THERMAL STEEL	NR	24.9			1	PELLA IMPERVIA FIBERGLASS
B	NO	7'-10"	5'-6"	SLIDER	NO	THERMAL STEEL	NR	37.9			1	PELLA IMPERVIA FIBERGLASS
C	NO	2'-4"	1'-5 1/2"	FIXED	NO	THERMAL STEEL	NR	2.4			2	PELLA IMPERVIA FIBERGLASS
D	NO	3'-6"	1'-5 1/2"	FIXED	NO	THERMAL STEEL	NR	3.7			8	PELLA IMPERVIA FIBERGLASS
E	NO	3'-6"	1'-1"	FIXED	NO	THERMAL STEEL	NR	2.5			4	PELLA IMPERVIA FIBERGLASS
G	NO	3'-6"	1' 1 1/2"	FIXED	NO	THERMAL STEEL	NR	2.7			4	PELLA IMPERVIA FIBERGLASS
H	NO	2'-4"	1'-6"	FIXED	NO	THERMAL STEEL	NR	2.5			2	PELLA IMPERVIA FIBERGLASS
I	NO	3'-6"	1'-6"	FIXED	NO	THERMAL STEEL	NR	3.9			8	PELLA IMPERVIA FIBERGLASS
K	NO	4'-0"	4'-0"	SKYLIGHT-FIXED	NO	WOOD CURB	NR	13.4	NA	NA	6	VELUX

DOOR SCHEDULE												
MARK	ROOM NAME	SIZE: WIDTH	SIZE: HEIGHT	TYPE	CORE	MATERIAL	FRAME	SQ. FT.	U-VALUE	SHGC	QUAN	REMARKS
01	GARAGE	3'-0"	8'-0"	SWING	INSUL	GLASS (1)	AL				1	TBD
02	GARAGE	16'-0"	8'-0"	OVERHEAD	INSUL	GLASS (1)	AL				1	TBD
03	GARAGE	8'-0"	8'-0"	OVERHEAD	INSUL	GLASS (1)	AL				1	TBD
04	STORAGE	8'-0"	8'-6"	SWING	WOOD	WOOD	WOOD				1	TBD

NOTES:
 (1) SAFETY GLAZING

STAMP:



PROJECT:

**BELADY
GARAGE/
ACCESSORY BUILDING**

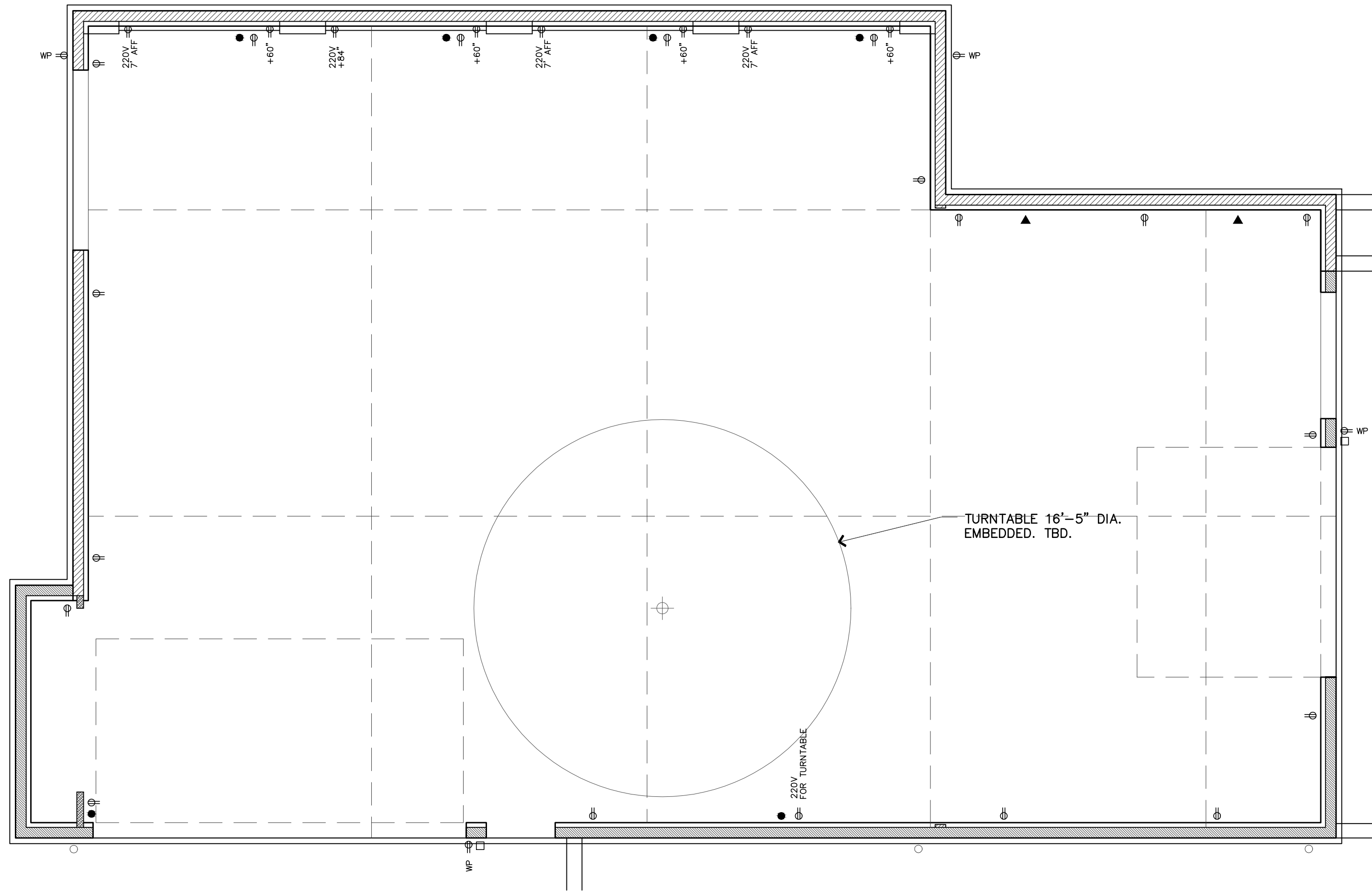
7627 79TH AVE SE
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**BAZAN
ARCHITECTS**

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PHONE: 425.637.0831
FAX: 425.637.1878

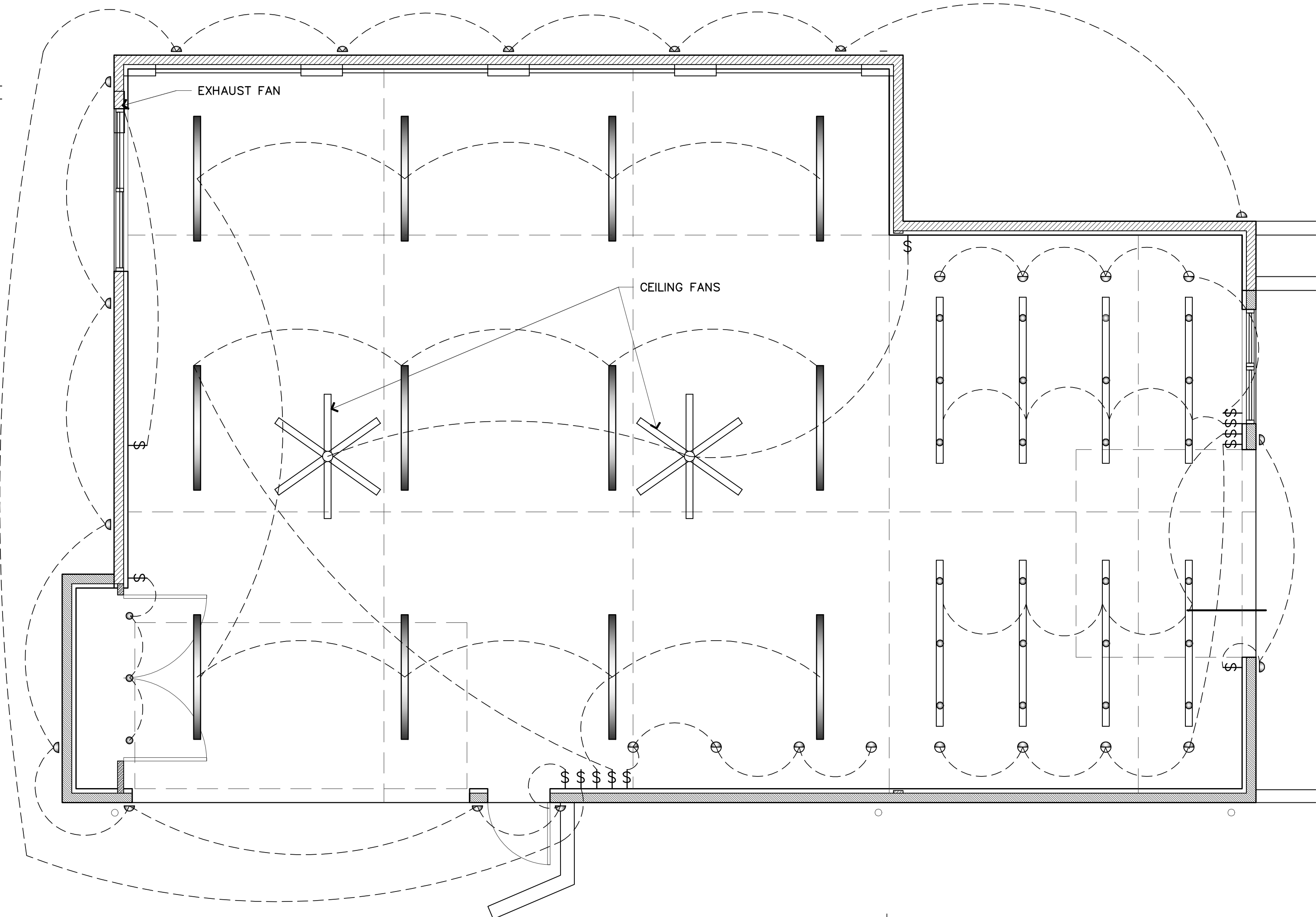
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FIXTURE SCHEDULE:				
TYPE	DESCRIPTION	LAMPS	WATTAGE	MANUFACTURER
	LINEAR LIGHTS SUSPENDED DOWN LED	TBD		
	TRACK LIGHTING LED	TBD		
	4" LED-WHITE	TBD		
	4" LED-WHITE WALL WASHER	TBD		
	EXTERIOR WALL SCONCE	TBD		

LEGEND:	
	DUPLEX OUTLET @ 18" U.N.O.
	DUPLEX OUTLET 220V
	DUPLEX OUTLET AT DESIGNATED HEIGHT
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET W/ WEATHER PROOF COVER
	TELEPHONE / DATA JACK / TV CABLE JACK
	ENTRY KEYPAD
	AIR COMPRESSOR TAKE-OFF

ELECTRICAL PLAN
1/4" = 1'-0"
PROJECT



LIGHTING PLAN
1/4" = 1'-0"
PROJECT

NOTE:
1. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CIVIL, LANDSCAPE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS. ANY DISCREPANCIES, CONTRADICTIONS, OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR FABRICATION OF THE ITEM(S) IN QUESTION.
2. NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET.

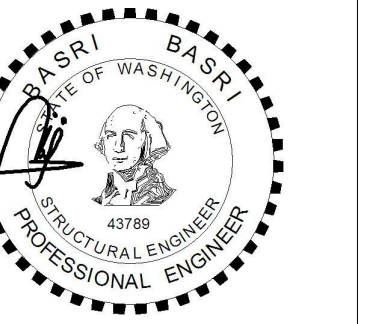
REVISIONS:	DATE

DRAWN BY **SBO**
CHECKED BY **J. BAZAN**
PROJECT # **18-116**
SET ISSUE DATE: **12.23.2019**

SHEET TITLE
**ELECTRICAL PLAN
LIGHTING PLAN**

SHEET #

E1.01



BELADY GARAGE

7627 79TH AVE SE,
MERCER ISLAND, WA
98040

DRAWING INFO

ISSUE DATE 02-04-21

ISSUED FOR PERMIT

PROJECT NO. 19207

ENGINEER BB

REVISION SCHEDULE

Table with 3 columns: NO., DATE, DESCRIPTION

DRAWING LIST table with columns: SHEET NUMBER, SHEET NAME, ISSUE DATE

Grand total: 5

GENERAL NOTES AND SPECIFICATIONS

S-0

Main drawing specifications table with columns: CODE, REQUIRED?, MATERIAL / ACTIVITY, EXTENT, REQUIRED? (Y/N), MATERIAL / ACTIVITY, EXTENT. Contains sections for Loadings, Wind Criteria, Seismic Criteria, Structural Design, General Conditions, Foundation, Dimensional Lumber, Concrete and Reinforcing, and Steel.



BELADY GARAGE

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MERCER ISLAND, WA
98040

DRAWING INFO

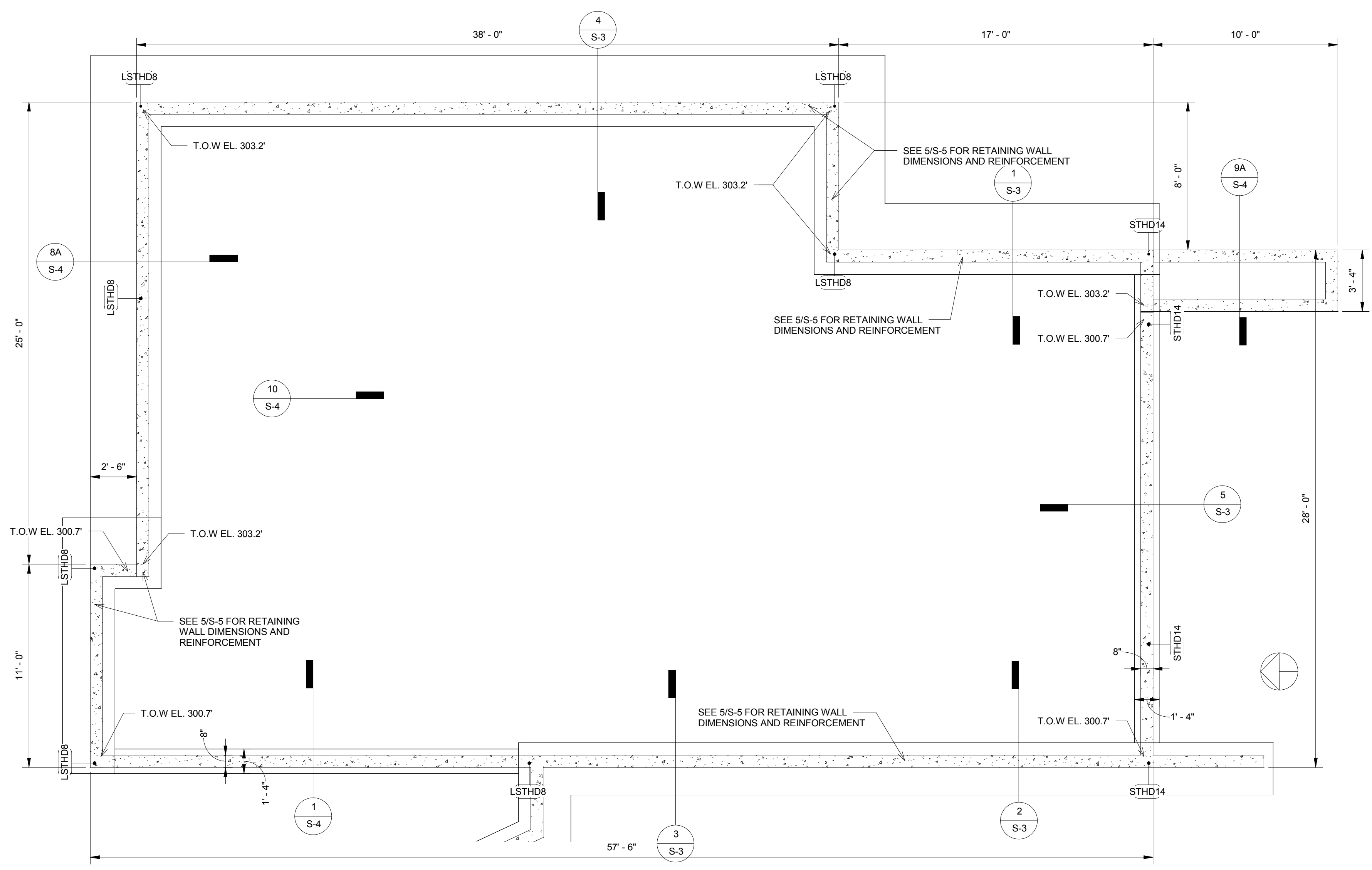
ISSUE DATE 02-04-21
ISSUED FOR PERMIT
PROJECT NO. 19207
ENGINEER BB

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

FRAMING PLAN

S-1

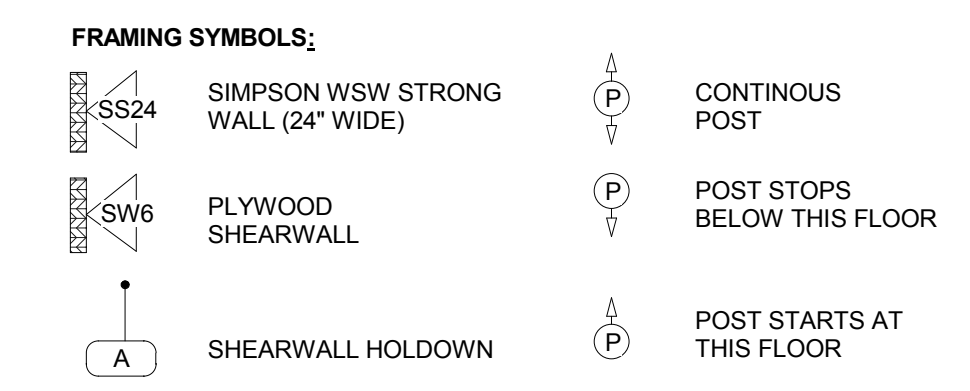


1 FOUNDATION PLAN
1/4" = 1'-0"

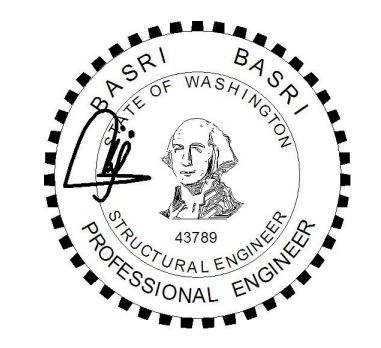
IMPORTANT NOTES FOR CONTRACTOR:
CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS AND FIELD VERIFY ALL RELATED EXISTING FRAMING & DIMENSIONS PRIOR TO ANY FIELD WORK. NOTIFY THE ENGINEER/OWNER ANY DISCREPANCIES FOUND IN THE FIELD. STRUCTURAL DRAWINGS MAY NOT CORRECTLY REFLECT ALL EXISTING FRAMING DUE TO LIMITED ACCESS TO THE SITE AND EXISTING DRAWINGS.
CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE ENGINEER/OWNER OF EXISTING MECHANICAL DUCTS, PLUMBING PIPES, ELECTRICAL WIRES THAT MAY INTERFERE WITH STRUCTURAL WORKS FOR COST CONSIDERATIONS PRIOR TO ANY FIELD WORK.

- IMPORTANT FOUNDATION AND FRAMING NOTES:**
1. ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.
 2. FOR FRAMING LUMBER TYPES AND GRADES, AND CONCRETE MIX REQUIREMENTS PLEASE SEE S-0
 3. FOR PLYWOOD/OSB SHEARWALL SCHEDULE, PLEASE SEE S-5
 4. FOR COMMON HEADER FRAMING DETAIL AND HEADER SIZE, SEE S-5
 5. PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN
 6. SLAB ON GRADE SHALL BE 4" CONCRETE SLAB WITH #3 AT 18" EACH WAY (MID-DEPTH) ON 6" COMPACTED CRUSHED ROCK. PROVIDE 1" SAWCUT JOINT AT 15 FT MAX. SPACING (EACH WAY)
 7. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT EDGES AND AT 12" AT FIELD
 8. ROOF SHEATHING SHALL BE 1/2" APA PLYWOOD WITH 16d (3.5" LONG) AT 6" NAILING AT BEAMS AND 10d (2" LONG) AT 12" FIELD NAILING

- IMPORTANT NOTES ON TRUSS AND FLOOR FRAMING DESIGN AND SHOP DRAWING:**
1. TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
 2. TRUSS FRAMING PROFILE/LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO TRUSS DESIGN WORK.
 3. TRUSS DEFLECTION CRITERIAS:
FLOOR/DECK TOTAL LOAD = L/480
FLOOR/DECK LIVE LOAD = L/600
ROOF TOTAL LOAD = L/240
ROOF SNOW LOAD = L/300
 4. FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION



LEGEND AND NOTES
1/4" = 1'-0"



BELADY GARAGE

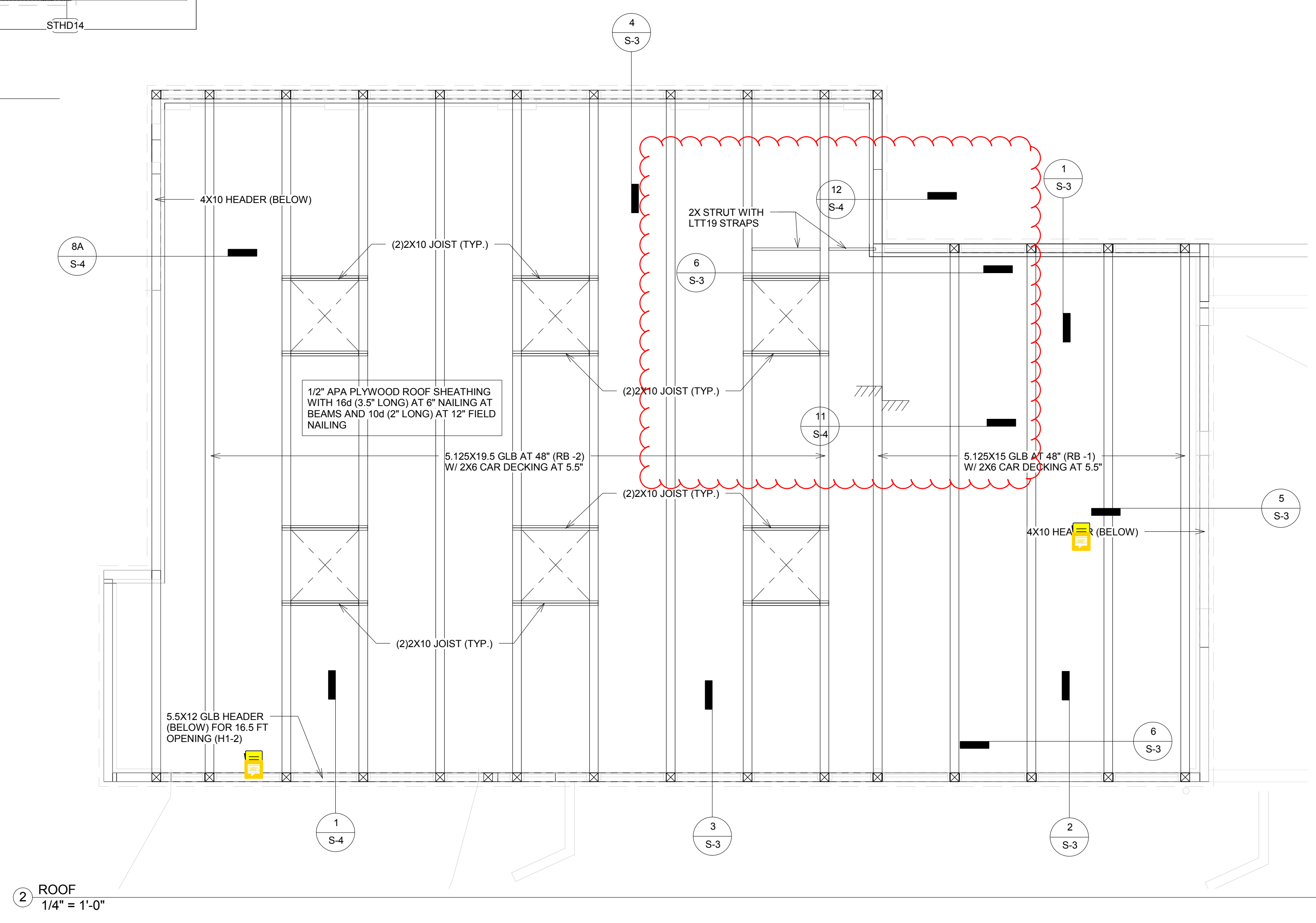
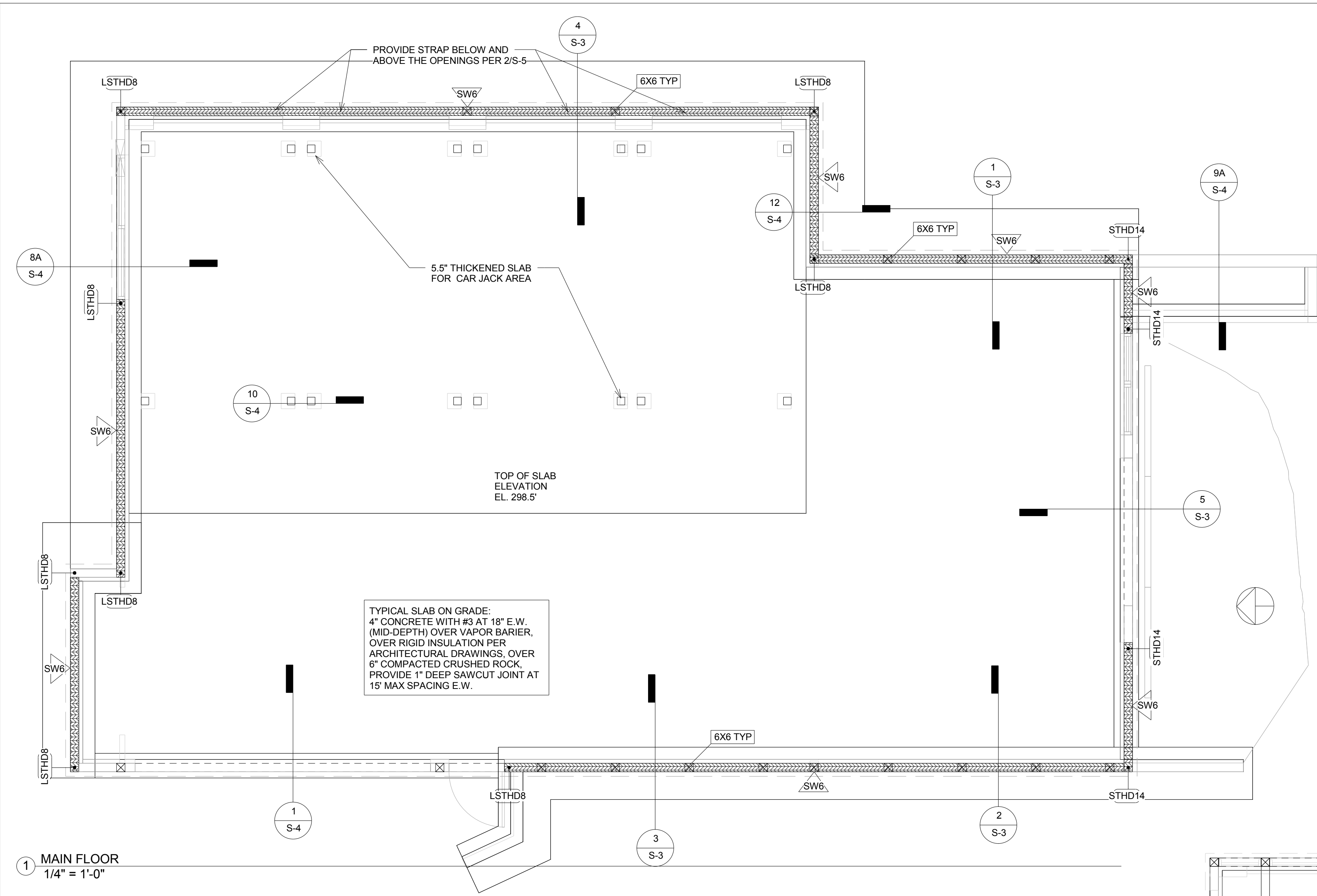
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98040

DRAWING INFO

ISSUE DATE	02-04-21	
ISSUED FOR	PERMIT	
PROJECT NO.	19207	
ENGINEER	BB	
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

FRAMING PLAN

S-2





BELADY GARAGE

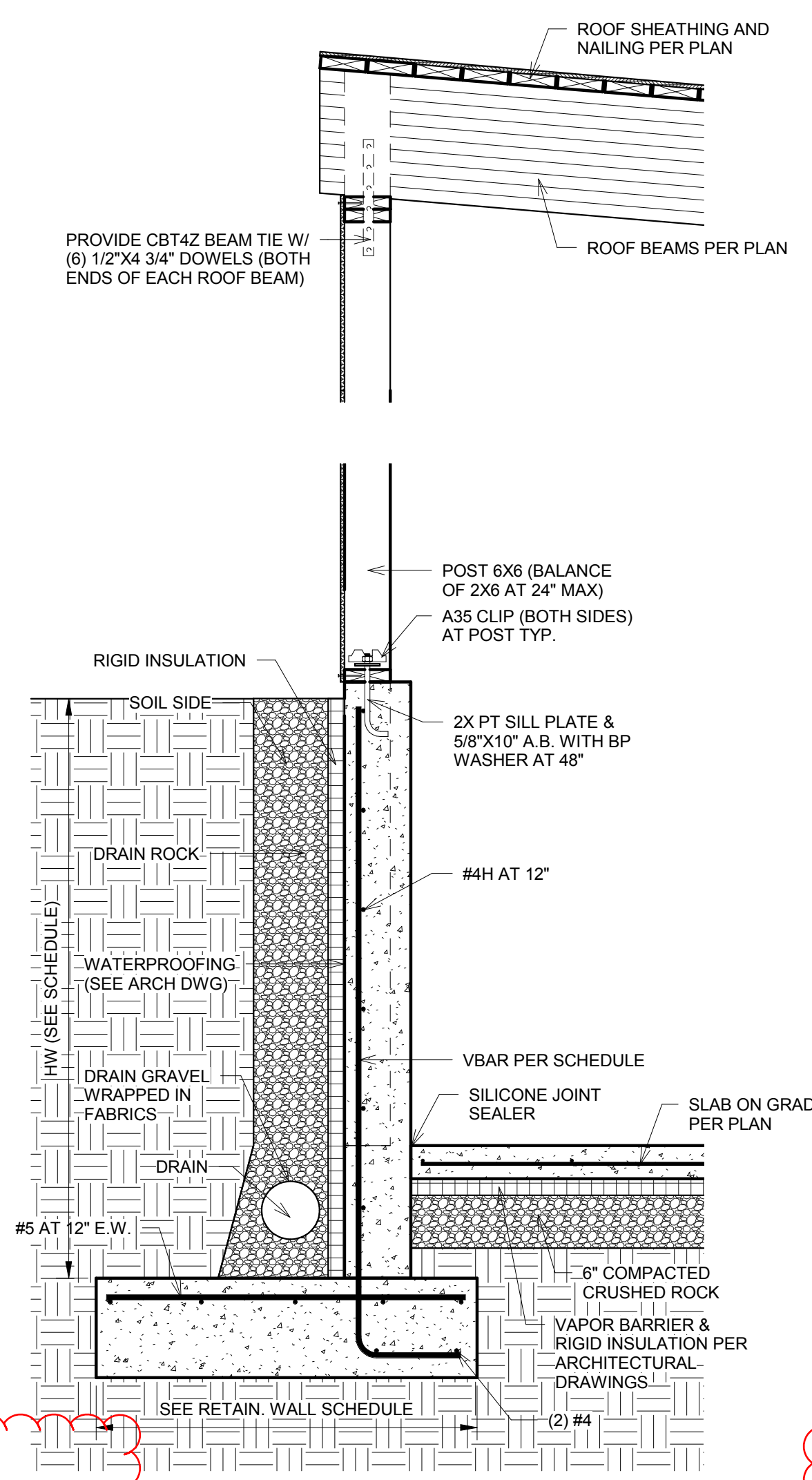
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98040

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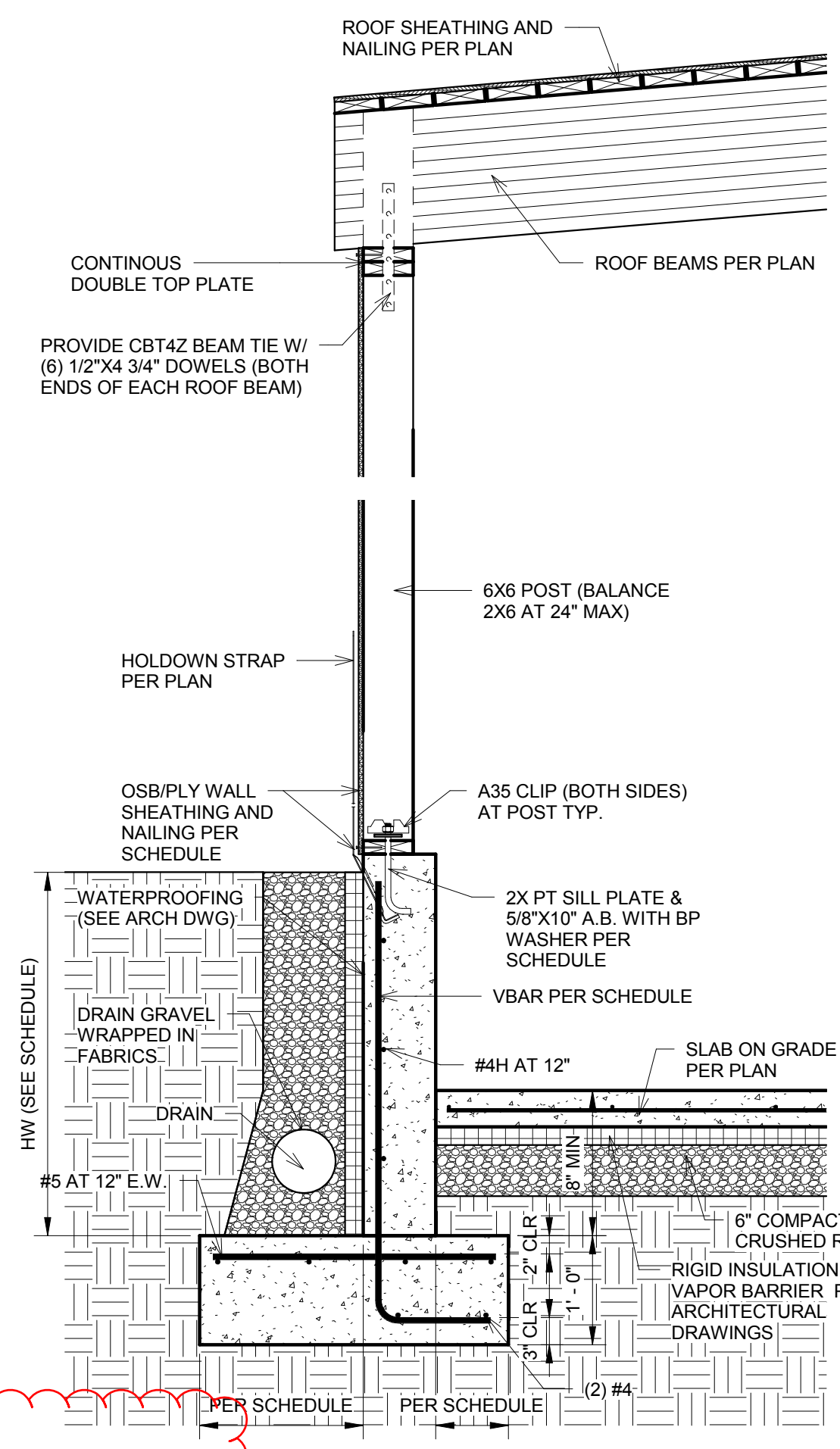
ISSUE DATE	02-04-21	
ISSUED FOR	PERMIT	
PROJECT NO.	19207	
ENGINEER	BB	
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

FRAMING DETAILS

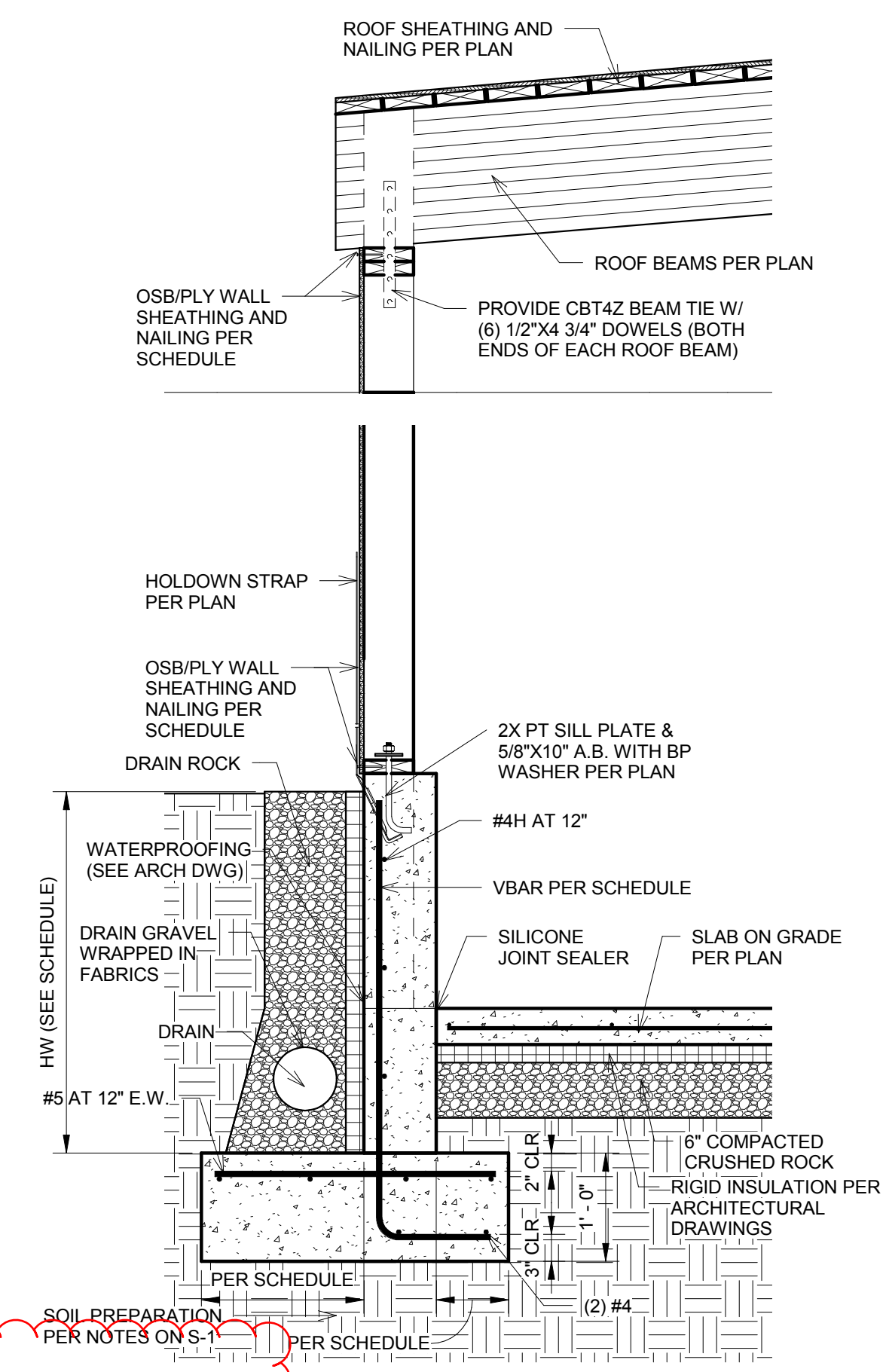
S-3



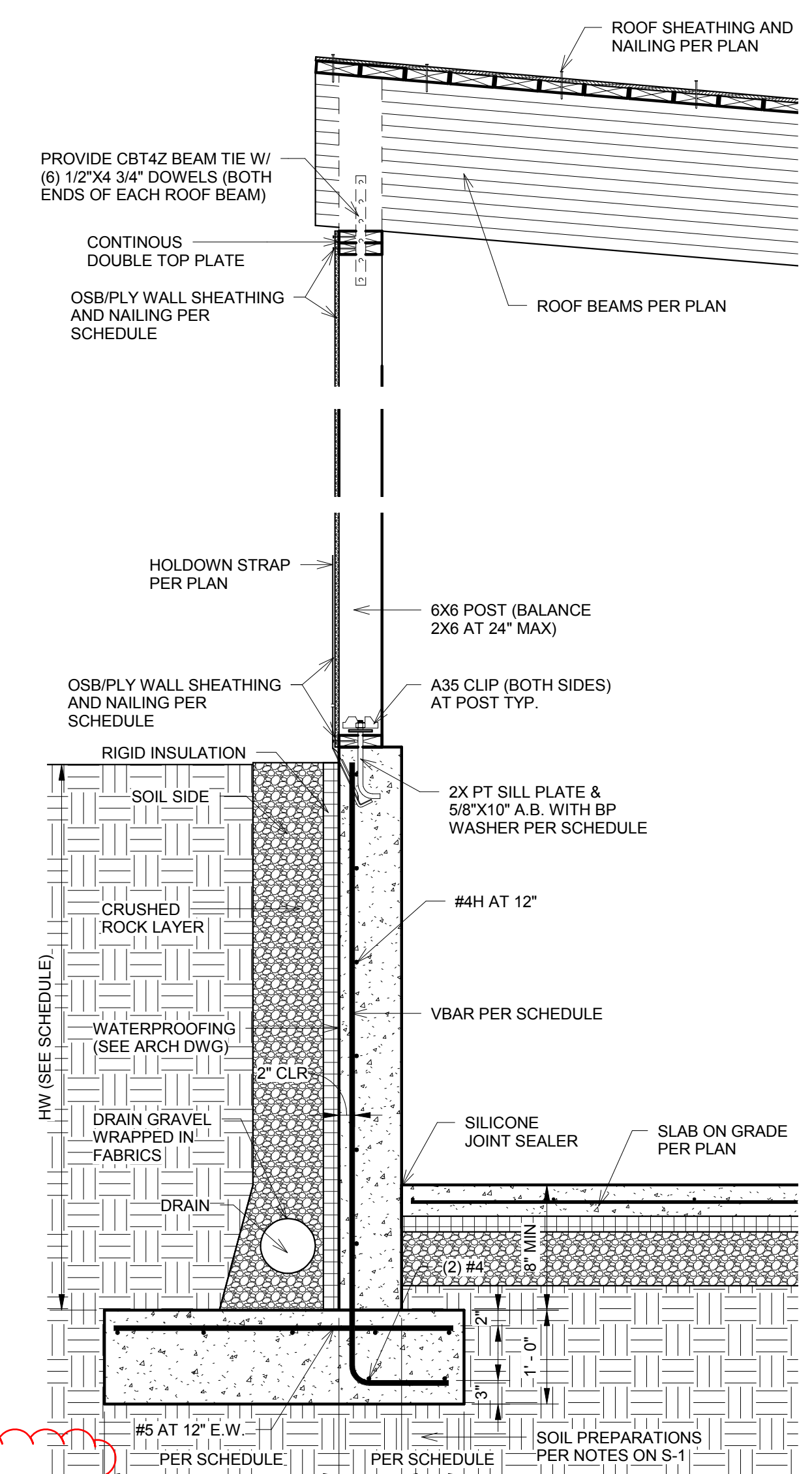
1 Detail 1
3/4" = 1'-0"



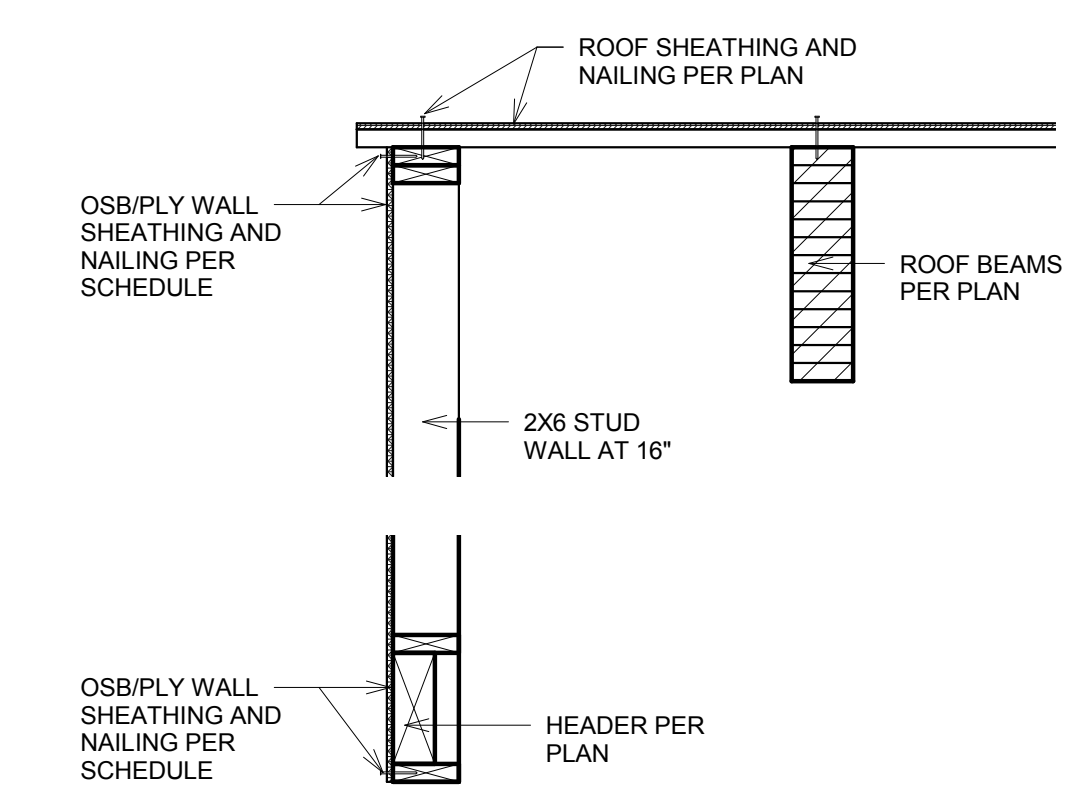
2 Detail 2
3/4" = 1'-0"



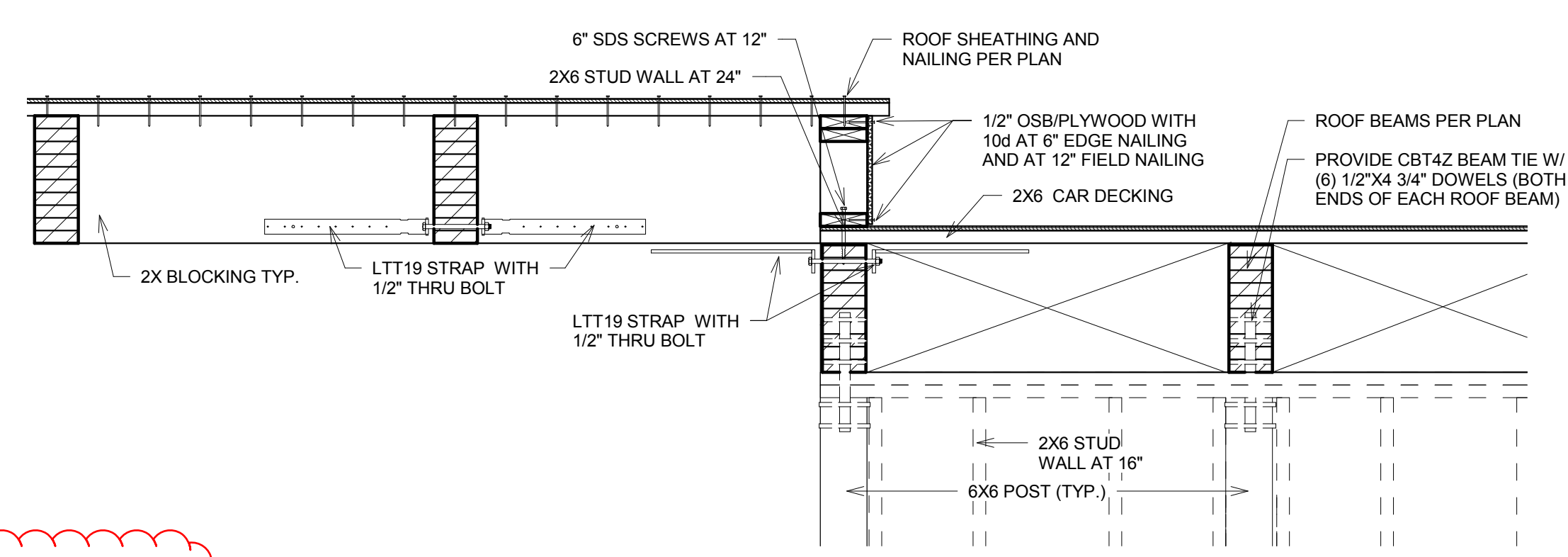
3 Detail 3
3/4" = 1'-0"



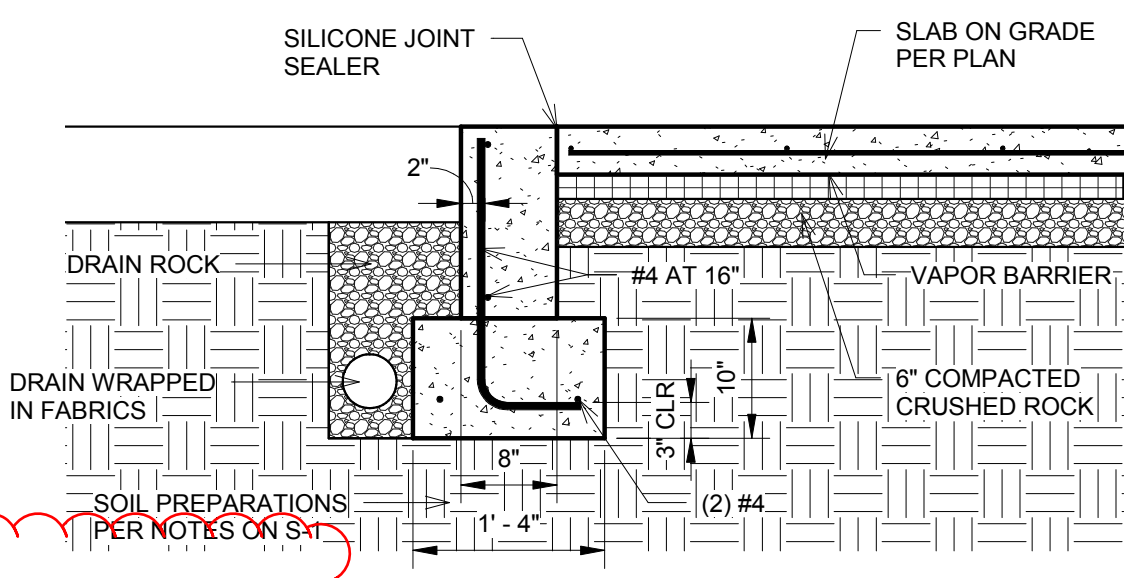
4 Detail 4
3/4" = 1'-0"

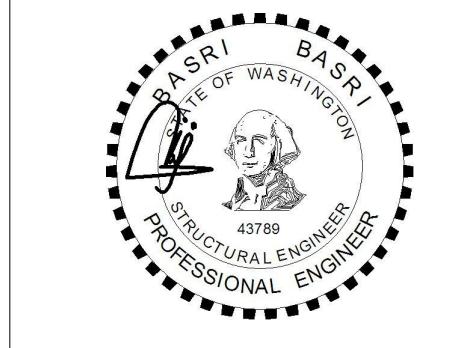


5 Detail 5
3/4" = 1'-0"



6 Detail 6
3/4" = 1'-0"





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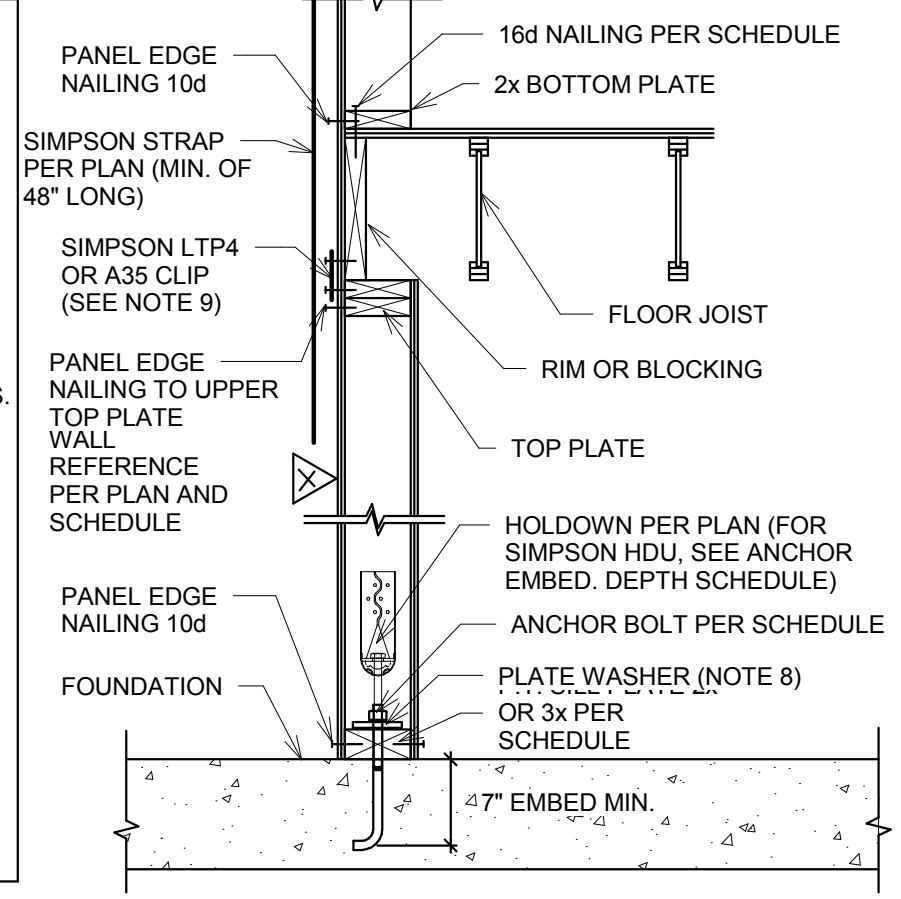
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ISSUED FOR	PERMIT	
PROJECT NO.	19207	
ENGINEER	BB	
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

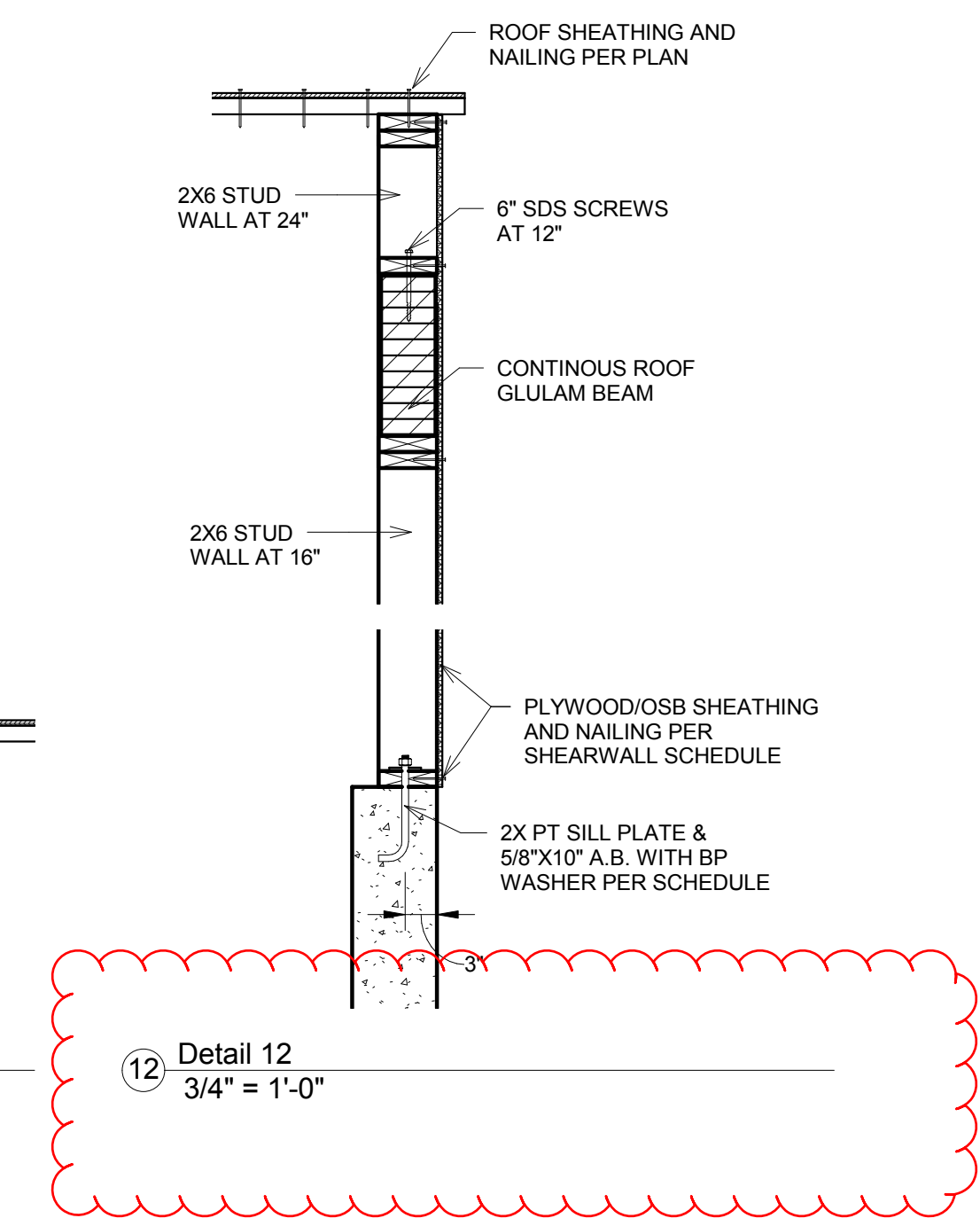
FRAMING DETAILS

TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/ RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/ RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	5/8" AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	5/8" AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	5/8" AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x	5/8" AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	5/8" AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	5/8" AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

- SHEARWALL SCHEDULE NOTES:**
- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
 - NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
 - ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.
(2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.
NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
 - COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
 - FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3x OR (2) 2x NAILED TOGETHER WITH 16d AT 6"
 - WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.
PROVIDE HOLD-DOWNS PER PLAN AT EACH END OF WALL. UNO.
PROVIDE (2) 2x STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12" PROVIDE PANEL EDGE NAILING IN EACH HOLD-DOWN STUD AT END OF WALL.
 - ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH 1/4" x 3" x 3" PLATE WASHER OR SIMPSON'S BPI/BPS PLATE.
END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 9" FROM END OF THE PLATE.
 - WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.



5 SHEARWALL SCHEDULE
3/4" = 1'-0"

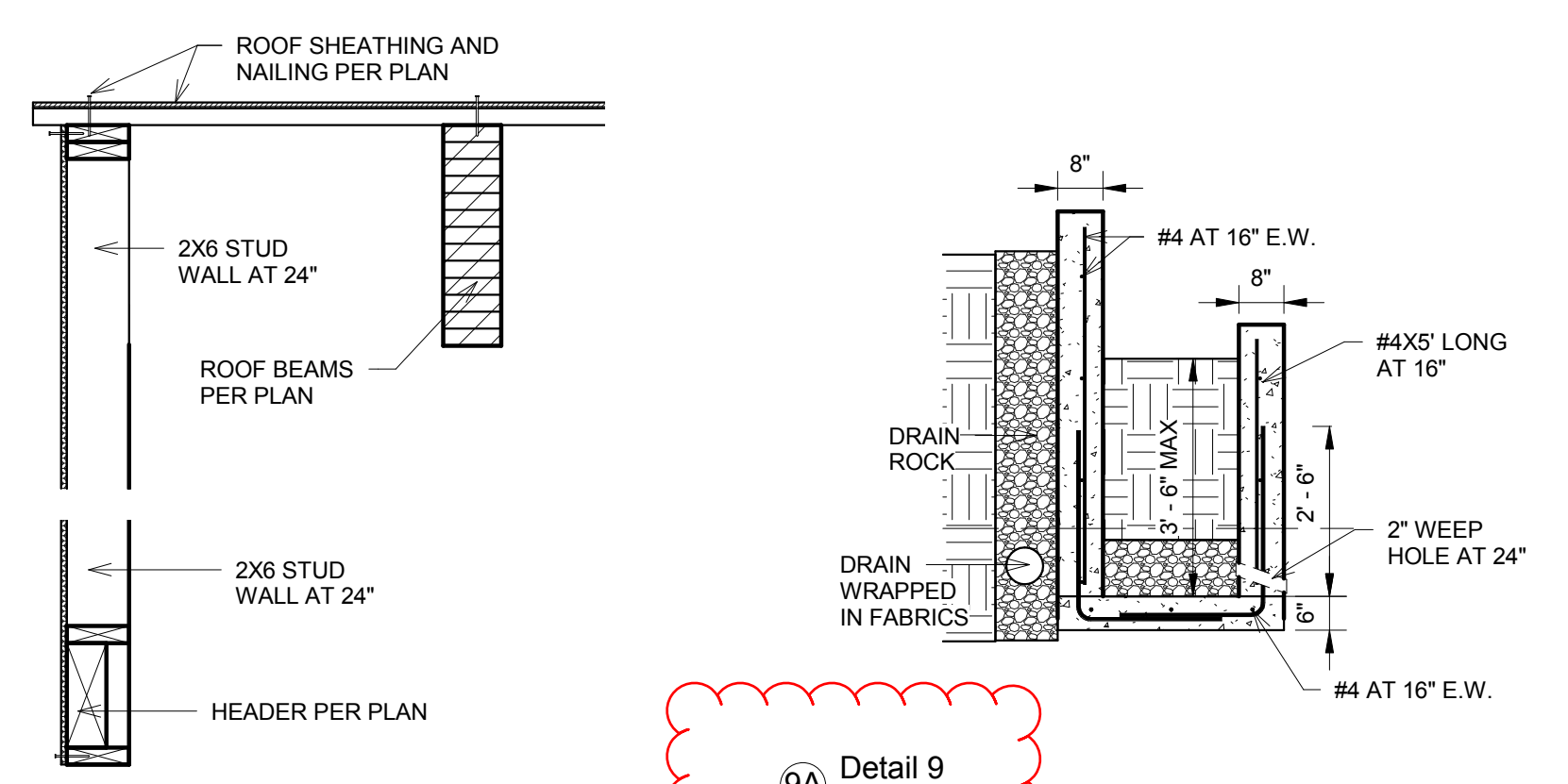


12 Detail 12
3/4" = 1'-0"

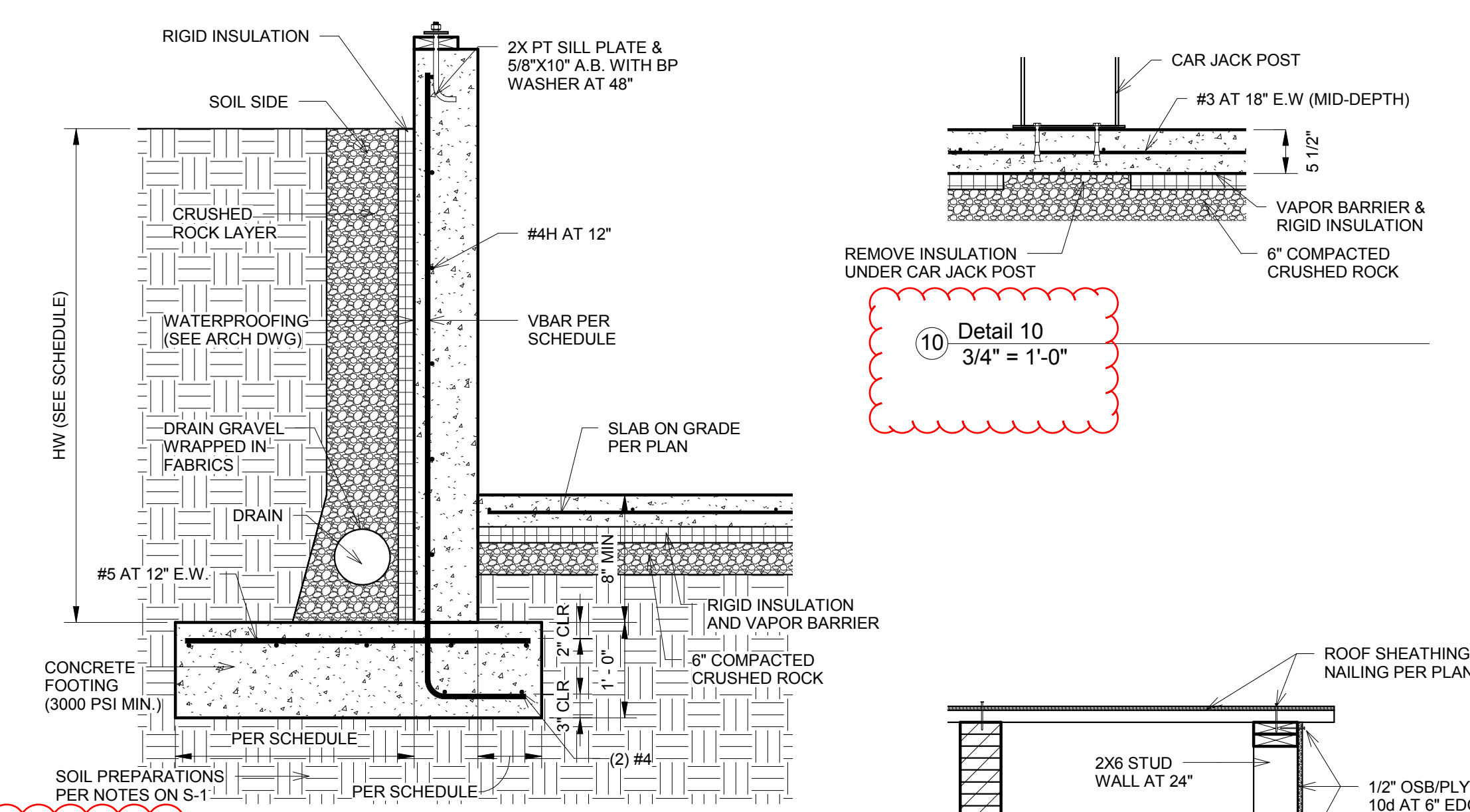
HW	W1	W2	VBAR	CBAR
4'	8"	16"	#4 AT 12"	#4X4 AT 12"
6'	8"	26"	#4 AT 12"	#5X4X4 AT 12"
8'	12"	36"	#5 AT 12"	#5X6X6 AT 12"
10'	18"	48"	#5 AT 6"	#5X8X8 AT 6"

- IMPORTANT NOTES:**
- BACKFILL THE WALLS PRIOR TO FRAMING THE FLOOR ABOVE
 - THE WALLS ARE NOT DESIGNED FOR WATER PRESSURE. IF RUNNING WATER IS ENCOUNTERED DURING EXCAVATION, PLEASE NOTIFY THE STRUCTURAL ENGINEER.
 - THE WALL CONCRETE STRENGTH SHALL BE MIN. 2500 PSI.
 - THE FOOTING CONCRETE STRENGTH SHALL BE MIN. 2500 PSI
 - DO NOT HESITATE TO CALL THE STRUCTURAL ENGINEER AT 425-296-2993 FOR ANY QUESTIONS

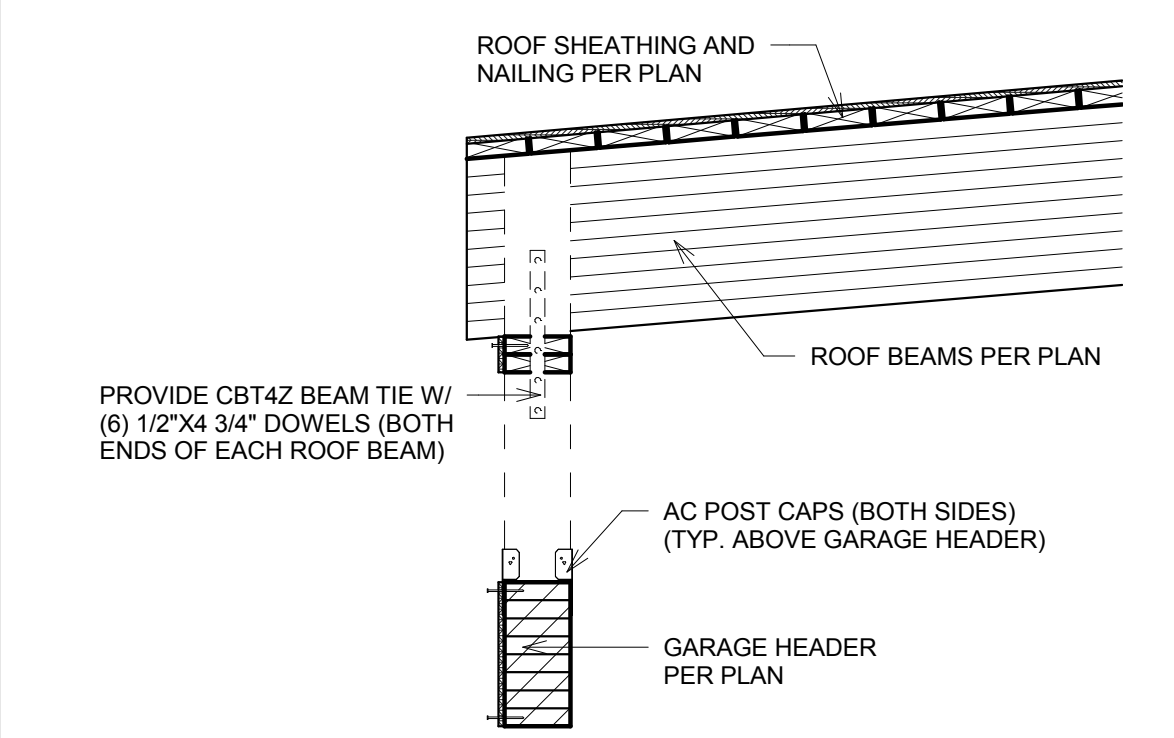
9 RETAINING WALL SCHEDULE
3/4" = 1'-0"



9A Detail 9
3/8" = 1'-0"

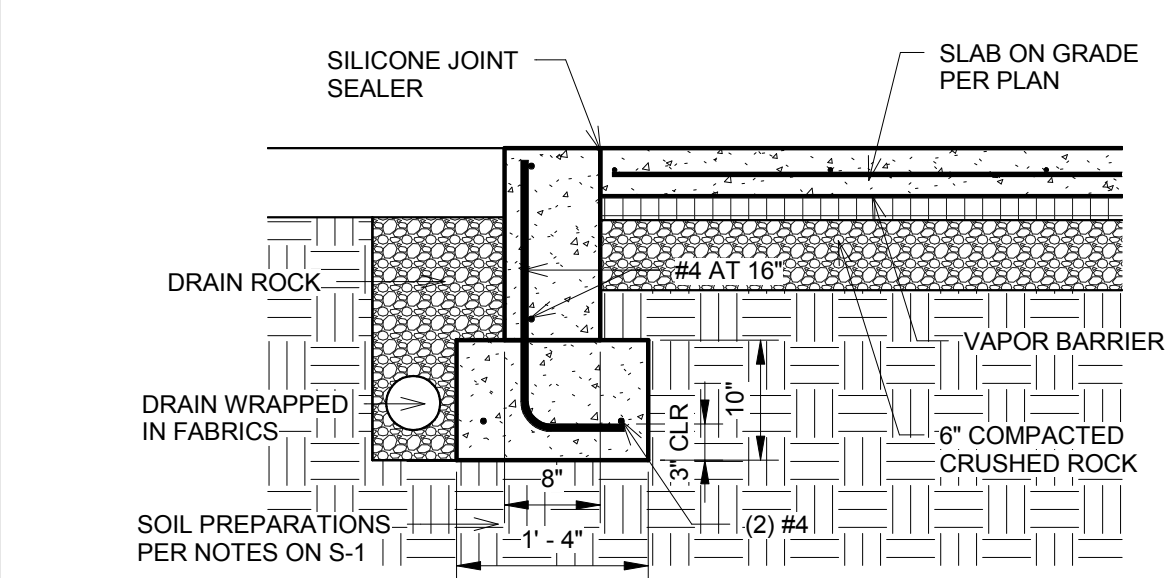


10 Detail 10
3/4" = 1'-0"

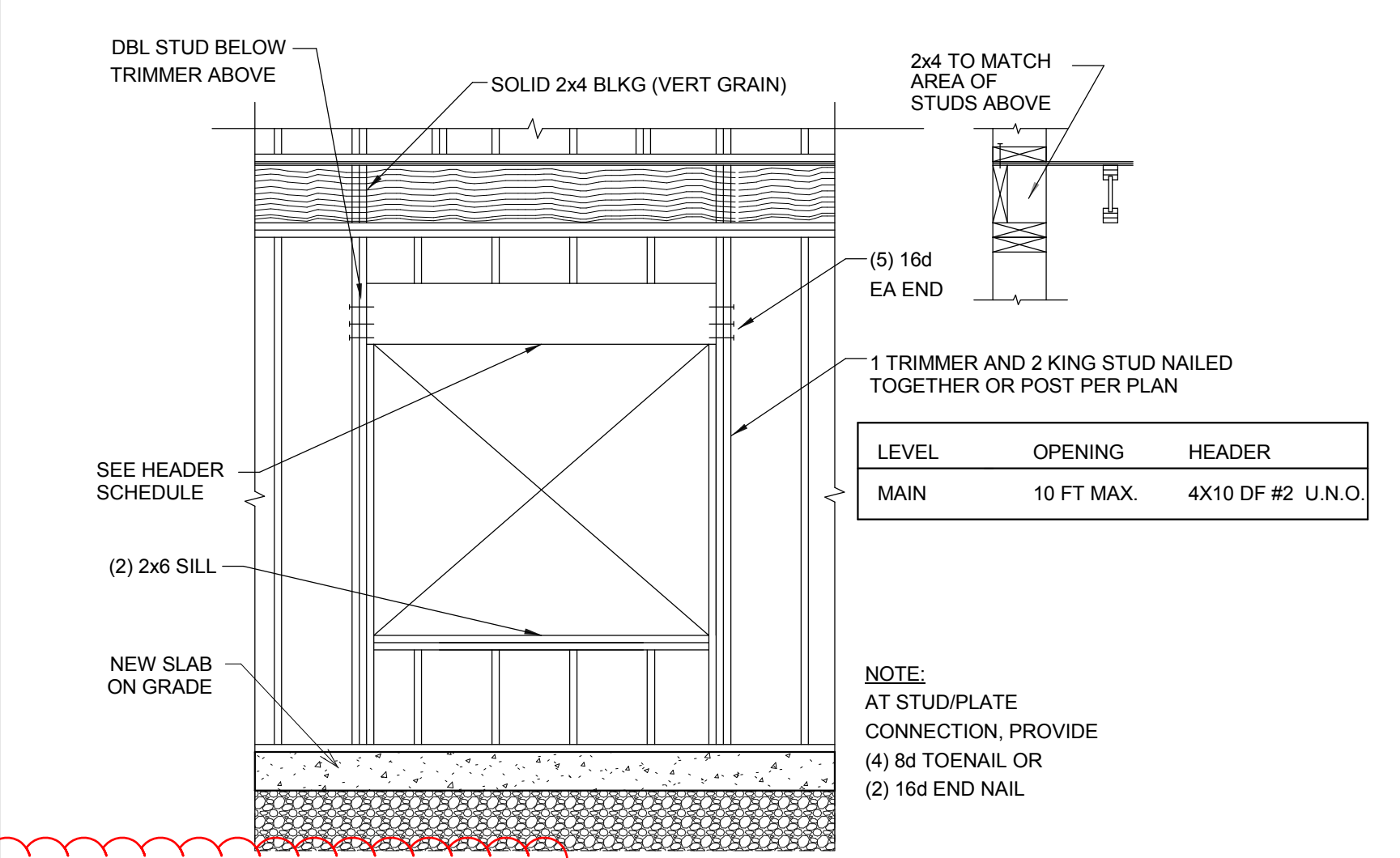


PROVIDE CBT4Z BEAM TIE W/ (6) 1/2"x4 3/4" DOWELS (BOTH ENDS OF EACH ROOF BEAM)

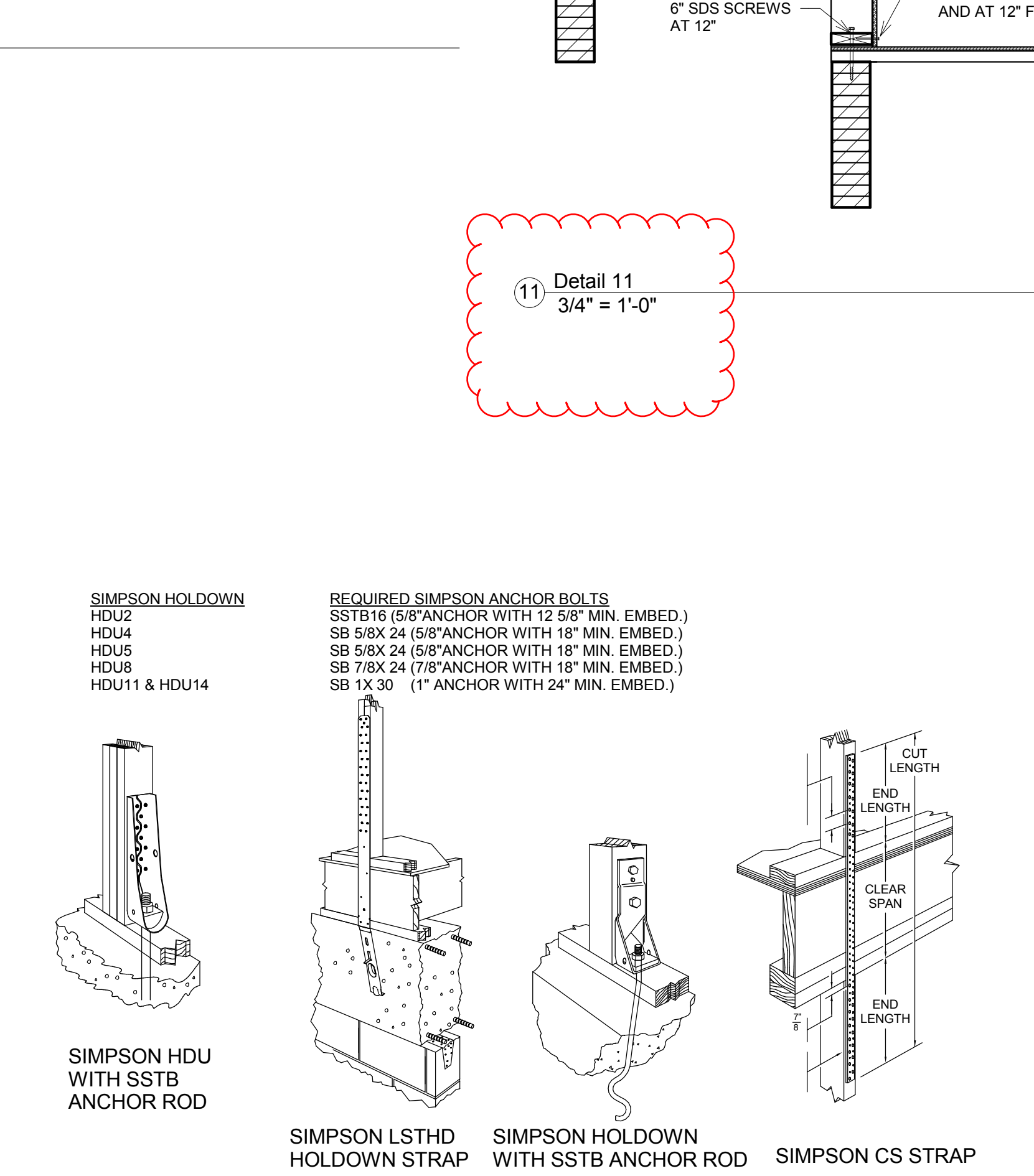
1 Detail 7
3/4" = 1'-0"



8A Detail 8
3/4" = 1'-0"



7 TYP. WALL OPENING FRAMING
3/4" = 1'-0"



8 HOLD-DOWN DETAILS & ANCHOR SCHEDULE
3" = 1'-0"

REQUIRED SIMPSON ANCHOR BOLTS
SSTB16 (5/8" ANCHOR WITH 12 5/8" MIN. EMBED.)
SB 5/8X 24 (5/8" ANCHOR WITH 18" MIN. EMBED.)
SB 5/8X 24 (5/8" ANCHOR WITH 18" MIN. EMBED.)
SB 7/8X 24 (7/8" ANCHOR WITH 18" MIN. EMBED.)
SB 1X 30 (1" ANCHOR WITH 24" MIN. EMBED.)

SIMPSON HDU WITH SSB ANCHOR ROD
SIMPSON LSTD HOLD-DOWN STRAP
SIMPSON HOLD-DOWN WITH SSB ANCHOR ROD
SIMPSON CS STRAP