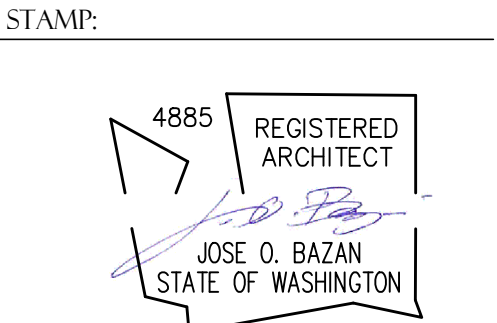


# BELADY GARAGE

7627 79TH AVE SE, MERCER ISLAND, WA 98040

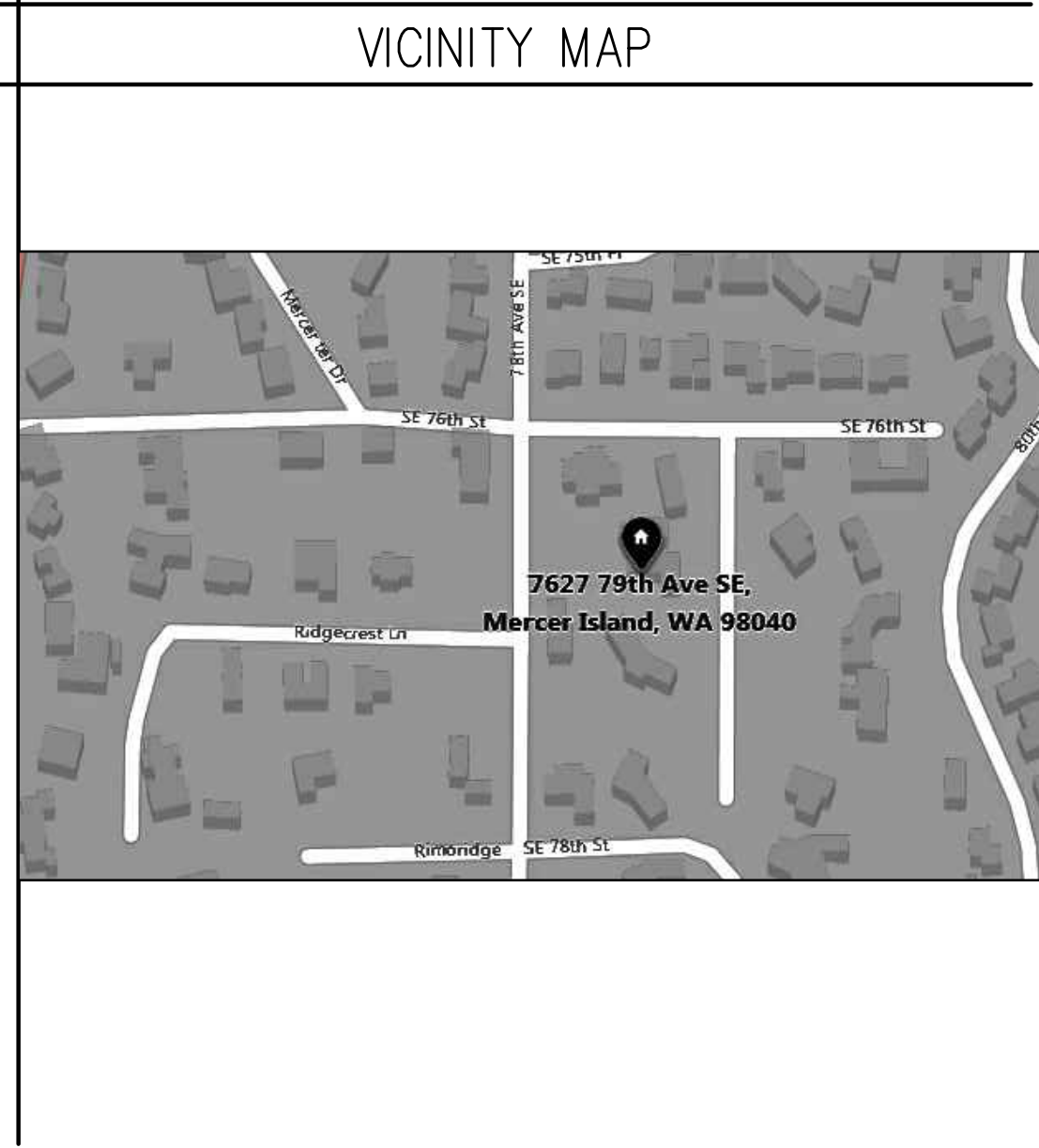
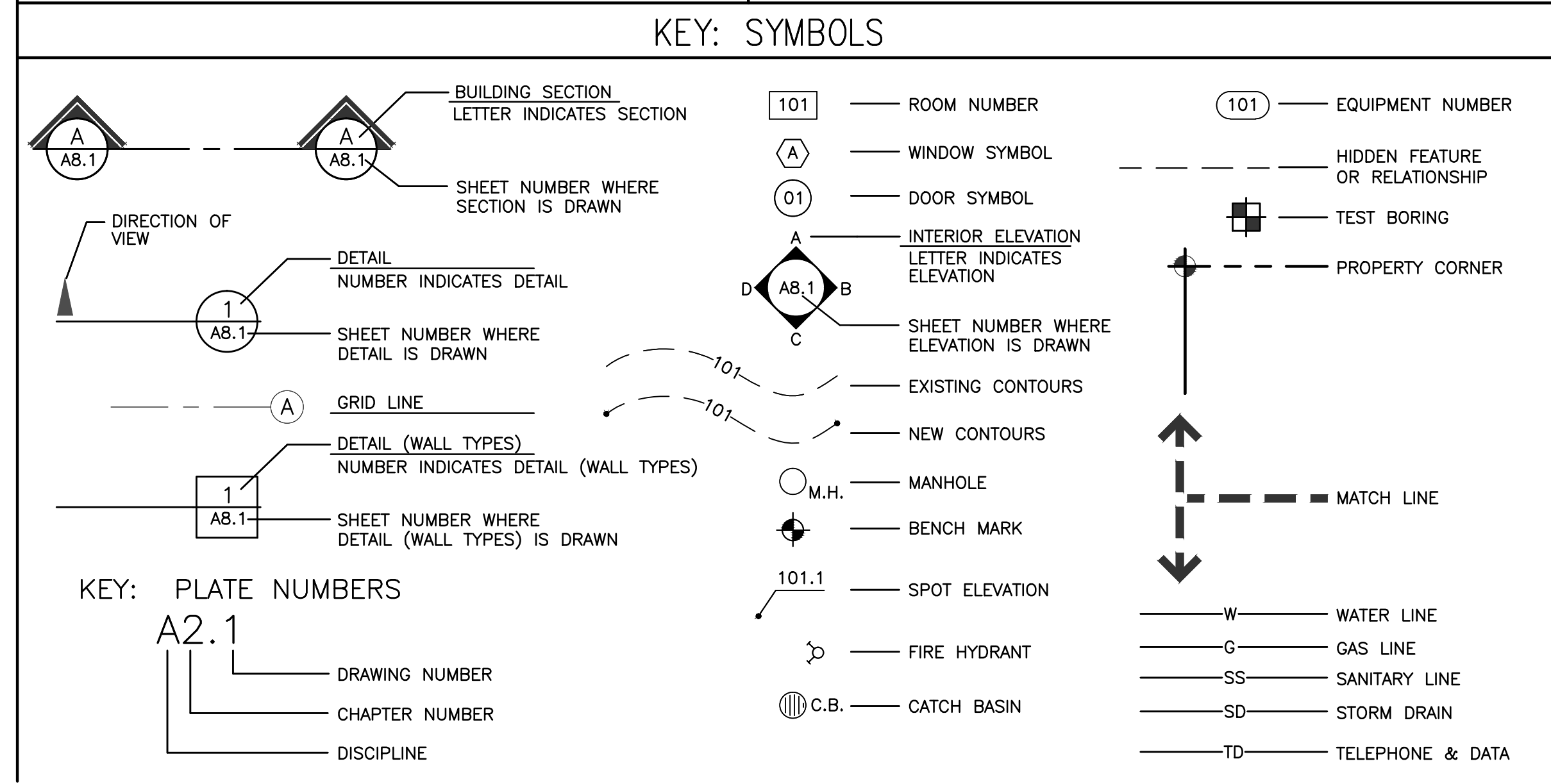


ABBREVIATIONS	
AND	FOUNDATION
AT	FIRE EXTINGUISHER
CENTERLINE	F.E.C. FIRE EXTINGUISHER CABINET
DIAMETER	F.F. FACTORY FINISH
PENNY	F.F.L. FINISH FLOOR LINE
POUND OR NUMBER	F.H.C. FIRE HOSE CABINET
TEE	FINISH
PROPERTY LINE	FL FLOOR
SQUARE FEET OR SQUARE FOOTAGE	FLSG FLASHING
PERCENT	FLG FLOORING
PLUS OR MINUS	FLUOR FLUORESCENT
	F.O.C. FACE OF CONCRETE
	F.O.F. FACE OF FINISH
AB ANCHOR BOLT	F.O.M. FACE OF MASONRY
A.B.S. APPROVED BY SUBMITAL	F.O.S. FACE OF STUD
A.C. ALTERNATING CURRENT	F.O.S.H. FACE OF SHEATHING
A.C.T. ACOUSTICAL CEILING TILE	F.P. FIRE PROOF
A/C AIR CONDITION	FRMG FRAMING
AC ACOUSTICAL	FT FOOT, FEET
A.D. AREA DRAIN	FTG FOOTING
A.D.A. AMERICANS WITH DISABILITIES ACT (GUIDELINES)	FURR FURRING
ADJ ADJUSTABLE	FUT FUTURE
ADJT ADJACENT	GA GAUGE
A.F.A. ABOVE FINISH FLOOR	GALV GALVANIZED
AGGR AGGREGATE	GB GRAB BAR
AL, ALUM ALUMINUM	GEN GENERAL
ALC ALTERNATE	G.O.I. GROUND FAULT INTERRUPTER
ANC ANCHORAGE	GL GLASS
APFD APPROVED	G.L.B. GLUE LAMINATED BEAM
APPROX APPROXIMATE	G.M.U. GLAZED MASONRY UNIT
ARCH ARCHITECTURAL	G.M. GROUT
ASB ASBESTOS	GR GRADE
ASPH ASPHALT	G.W.B. GYPSUM WALL BOARD
AUTO AUTOMATIC	GYP GYPSUM
AVG AVERAGE	
BD BOARD	H HIGH
BTW BETWEEN	HB HOSE BIBB
BTUM BITUMINOUS+	HC HOLLOW CORE
BN BULL NOSE	HD HEAD
BLDG BUILDING	HDWR HARDWARE
BM BEAM	HDWD HARDWOOD
BTM BOTTOM	HORIZ HORIZONTAL
BRG BEARING	HT HEIGHT
BSMT BASEMENT	HTG HEATING
B.U.R. BUILT UP ROOF	HVAC HEATING VENTILATION AIR CONDITIONING
	H.T.A. HOT WATER TANK
C COURSES	I.B.C. INTERNATIONAL BUILDING CODE
CAB CABINET	I.D. INSIDE DIAMETER
CAPL CAPILLARY	INCL INCLUDE
C.B. CATCH BASIN	INFO INFORMATION
CEM CEMENT	INSUL INSULATION
CER CERAMIC	INT INTERIOR
C.F. CUBIC FOOT	INTC INTERCOMMUNICATION
C.F.C.I. CONTRACTOR FURNISHED CONTRACTOR INSTALLED	IRC INTERNATIONAL RESIDENTIAL CODE
C.G. CORNER GUARD	
C.I. CAST IRON	JAN JANITOR
C.J. CONTROL JOINT	JST JOIST
CLG CEILING	JT JOINT
CLKG CAULKING	
CLO CLOSET	KIT KITCHEN
CLR CLEAR	
C.M.R. CONCRETE MASONRY UNIT	L LENGTH, LONG
C.NTR COUNTER	LAB LABORATORY
CO CLEANOUT	LAM LAMINATE
COL COLUMN	LAV LAVATORY
COMP COMPOSITION	LKR LOCKER
CONC CONCRETE	L.L. LIVE LOAD
CONN CONNECTION	LT LITE, LEFT
CONST CONSTRUCTION	LV LOUVER
CONT CONTINUOUS	
CONTR CONTRACTOR	MACH MACHINE
CORR CORRIDOR	MATL MATERIAL
CPT CARPET	MAX MAXIMUM
CT CERAMIC TILE	MBR MEMBER
CTR CENTER	MC MEDICINE CABINET
C.Y. CUBIC YARD	MECH MECHANICAL
	MED MEDIUM
D DEEP, DEPTH, DEGREE	MEMB MEMBRANE
DBL DOUBLE	MEZZ MEZZANINE
D.C. DIRECT CURRENT	MFR MANUFACTURER
DEMO DEMOLISH, DEMOLITION	MH MANHOLE
DTL DETAIL	MIL MIL
DF DRINKING FOUNTAIN	MIN MINIMUM
DIAM DIAMETER	MIR MIRROR
DIAG DIAGONAL	MISC MISCELLANEOUS
DIM DIMENSION	MK MARK
DISP DISPOSAL	M.O. MASONRY OPENING
DIV DIVISION	MT(D) MOUNTED
DN DOWN	MTL METAL
DN DAMPROOF	MUL MULLION
DR DOOR	
DS DOWNSPOUT	N NORTH
D.F. DRY STANDPIPE	NAT NATURAL
DW DISHWASHER	N.E.C. NATIONAL ELECTRIC CODE
DWG DRAWING	NIC NOT IN CONTRACT
DWR DRAWER	NO OR NUMBER
	NOM NOMINAL
(E) EXISTING	NTS NOT TO SCALE, NOT TO SURE
E EAST	OA OVER-ALL
EA EACH	OBSCURE
E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	OBS ON CENTER
E.J. EXPANSION JOINT	O.C. OUTSIDE DIAMETER
EL ELEVATION	O.D. OFFICE
ELEC ELECTRICAL	OH OVERHEAD
ELEV ELEVATOR	OPNG OPENING
EMER EMERGENCY	OPP OPPOSITE
ENCL ENCLOSURE	ORIG ORIGINAL
E.P. ELECTRICAL PANELBOARD	OSB ORIENTED STRAND BOARD
E.P.D.M. ETHYLENE-PROPYLENE-DIENE MONOMER	
EQ EQUAL	
EQUIP EQUIPMENT	PAR PARALLEL
E.W. EACH WAY	PC PRECAST
E.W.C. ELECTRIC WATER COOLER	PERF PERFORATED
EXC EXCAVATE	PERP PERPENDICULAR
EXH EXHAUST	PLAM PLASTIC LAMINATE
EXIST EXISTING	PL PLATE
EXP EXPANSION	PLAS PLASTER
EXPO EXPOSED	PLBG PLUMBING
EXT EXTERIOR	PLYWD PLYWOOD
	PNL PANEL
F.A. FIRE ALARM	POS POSITIVE
FAB FABRICATE	PR PAIR
FB FACE BRICK	PREFAB PREFABRICATED
FD FLOOR DRAIN	

SHEET INDEX	
G0.01	COVER SHEET
	SITE SURVEY
A1.01	DEMO SITE PLAN
A1.03	SITE PLAN, TOTAL LOT COVERAGE CALCULATIONS & IMPERVIOUS SURFACE COVERAGE.
A2.01	FLOOR PLANS, CLERESTORY WINDOW PLANS
A2.03	TRUSS PLANS, ROOF PLANS
A3.01	INTERIOR ELEVATIONS
A4.01	EXTERIOR ELEVATIONS
A5.01	SECTIONS
A5.05	WALL TYPES, DETAILS
A7.01	DOOR & WINDOW SCHEDULE
E1.01	LIGHTING PLAN, ELEC. PLAN
S-0	STRUCTURE GENERAL NOTES AND SPECIFICATIONS
S-1	FRAMING PLAN
S-2	FRAMING PLAN
S-3	FRAMING DETAILS
S-4	FRAMING DETAILS

GENERAL INFORMATION	
OWNERS' ADDRESS:	CHRISTIAN AND JOAN BELADY 7627 79TH AVE SE MERCER ISLAND, WA 98040 206.979.2210
ARCHITECT:	BAZAN ARCHITECTS, INC. 2000 116TH AVENUE NORTHEAST BELLEVUE, WA 98004 CONTACT: JOSE BAZAN 425.637.0831
STRUCTURAL:	B2 ENGINEERS BASRI BASRI PE, SE 425.318.7047
<b>PROJECT DESCRIPTION</b>	
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.	
<b>NOTES</b>	
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD, U.N.O.</li> <li>DOOR OPENINGS ARE LOCATED 3" FROM FACE OF WALL TO THE DOOR JAMB, U.N.O.</li> <li>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.</li> </ol>	

SITE INFORMATION:	
SITE ADDRESS:	7627 79TH AVE SE MERCER ISLAND, WA 98040
PARCEL TAX No:	252404-9150
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;
EXCEPTING THEREFROM THE EAST 30 FEET THEREOF AS CONVEYED TO THE CITY OF MERCER ISLAND BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7606070605.	
GROSS LOT AREA:	37,548 SQ. FT.
ZONING:	SINGLE FAMILY (RES USE / ZONE)
<b>BUILDING HEIGHT FOR ACCESSORY BUILDING:</b>	
ALLOWABLE:	17.0'
ACTUAL:	14.8' (10.7' OVER EXISTING GRADE)
<b>IMPERVIOUS AREA:</b>	
NEW GARAGE AREA + DRIVEWAY:	1969 SQ.FT.



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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  - NOT A FULL SIZE DRAWING UNLESS PRINTED ON 24"x36" SHEET.

REVISIONS	DATE
1 CITY UPDATES	07/22/2020
2 PLANNING UPDATES	01/11/2021
3 PLANNING UPDATES	05/06/2021

DRAWN BY **SBO**

CHECKED BY **J. BAZAN**

PROJECT # **18-116**

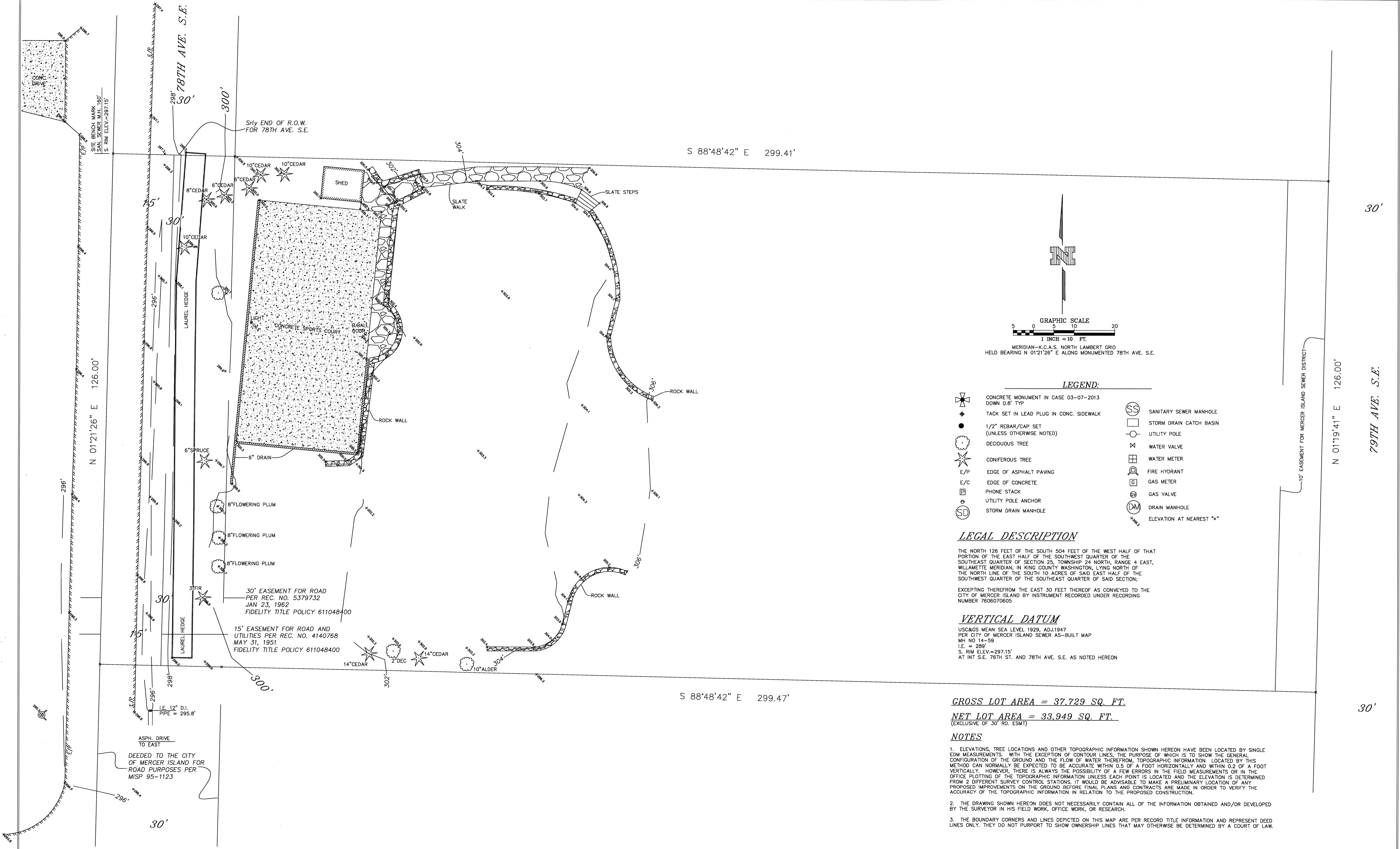
SET ISSUE DATE: **12.23.2019**

SHEET TITLE

**GENERAL**

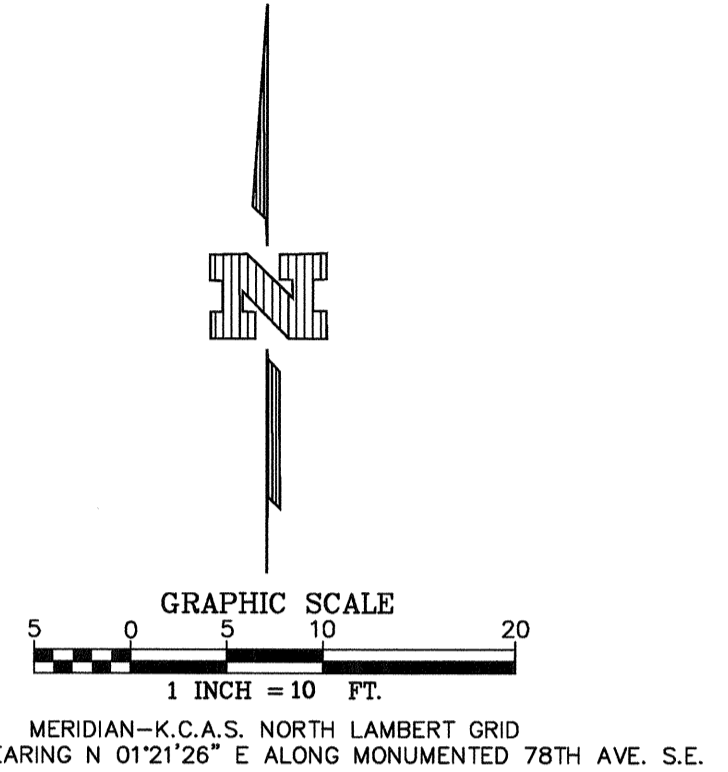
SHEET #

# GO.01



S 88°48'42" E 299.41'

S 88°48'42" E 299.47'



**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. = 289'  
 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

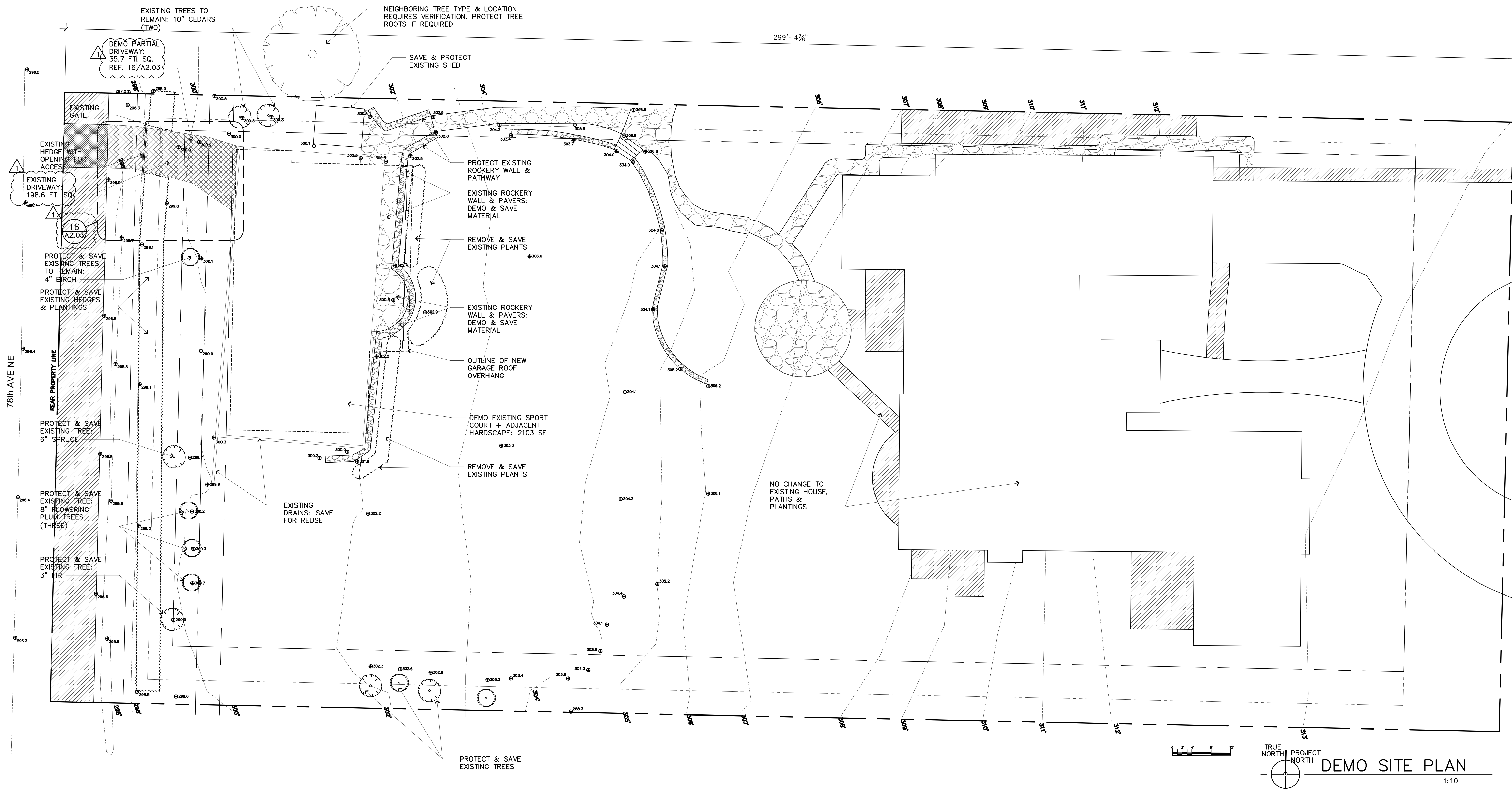
*BELADY RESIDENCE*  
 7627 79TH AVE. S.E.  
 MERCER ISLAND WA 98040

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**  
 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

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	3,389	0	0	3,389
Gross Basement Area	1,490	0	0	1,490
Garage/Carport	390	0	1,219	2,009
Total Floor Area	5,269	0	1,219	6,488
Accessory Buildings	20	0	0	20

Accessory Dwelling Unit	0	0	0	0
2nd & 3rd story roofed	0	0	0	0
Decks	0	0	0	0
Basement Area	0	0	0	0
Excluded:				
150% GFA Modifier*	0	0	0	0
(main and upper floor +2)	0	0	1273	1273
200% GFA Modifier*	0	0	0	0
(main and upper floor +2)	0	0	0	0
Staircase GFA Modifier*	0	0	0	0
(2 for a three story staircase, 1.5 for a four story staircase)	0	0	0	0
TOTAL Building Area	5,269	0	1,219	6,488

\*From the actual room area

A. Lot Area	37,729	Square Feet
B. Zone R-3.4	R-3.2	R-15
C. Allowed Gross Floor Area (refer to "allowed GFA")	12,000	Square Feet
D. Allowed Gross Floor Area	37	% of Lot
E. Proposed Gross Floor Area	3737	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**

SHEET #  
**A1.01**

STAMP:

4885 REGISTERED ARCHITECT  
 JOSE O. BAZAN  
 STATE OF WASHINGTON

PROJECT:

**BELADY GARAGE / ACCESSORY BUILDING**

7627 79TH AVE SE  
 MERCER ISLAND, WASHINGTON  
 98040

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REVISIONS: DATE  
 1. CITY UPDATES 07/22/20  
 2. PLANNING UPDATES 01/11/2022

DRAWN BY **SBO**

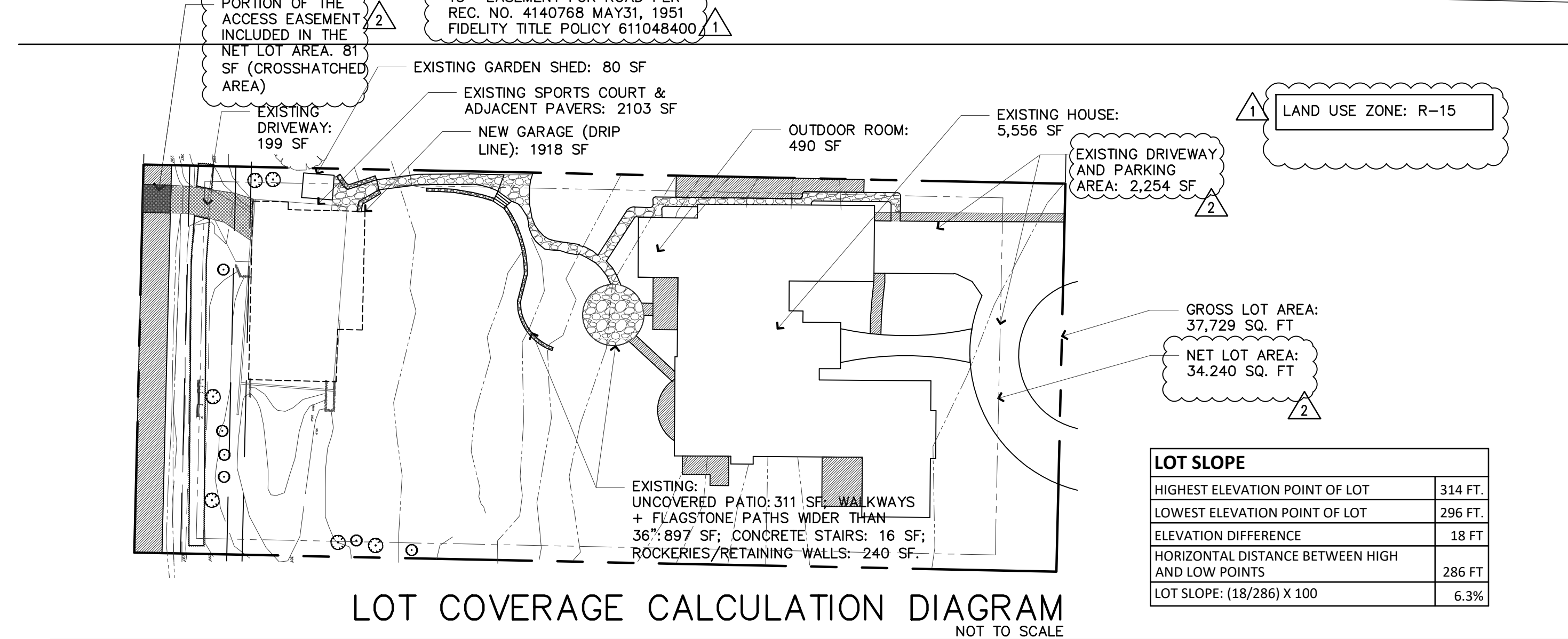
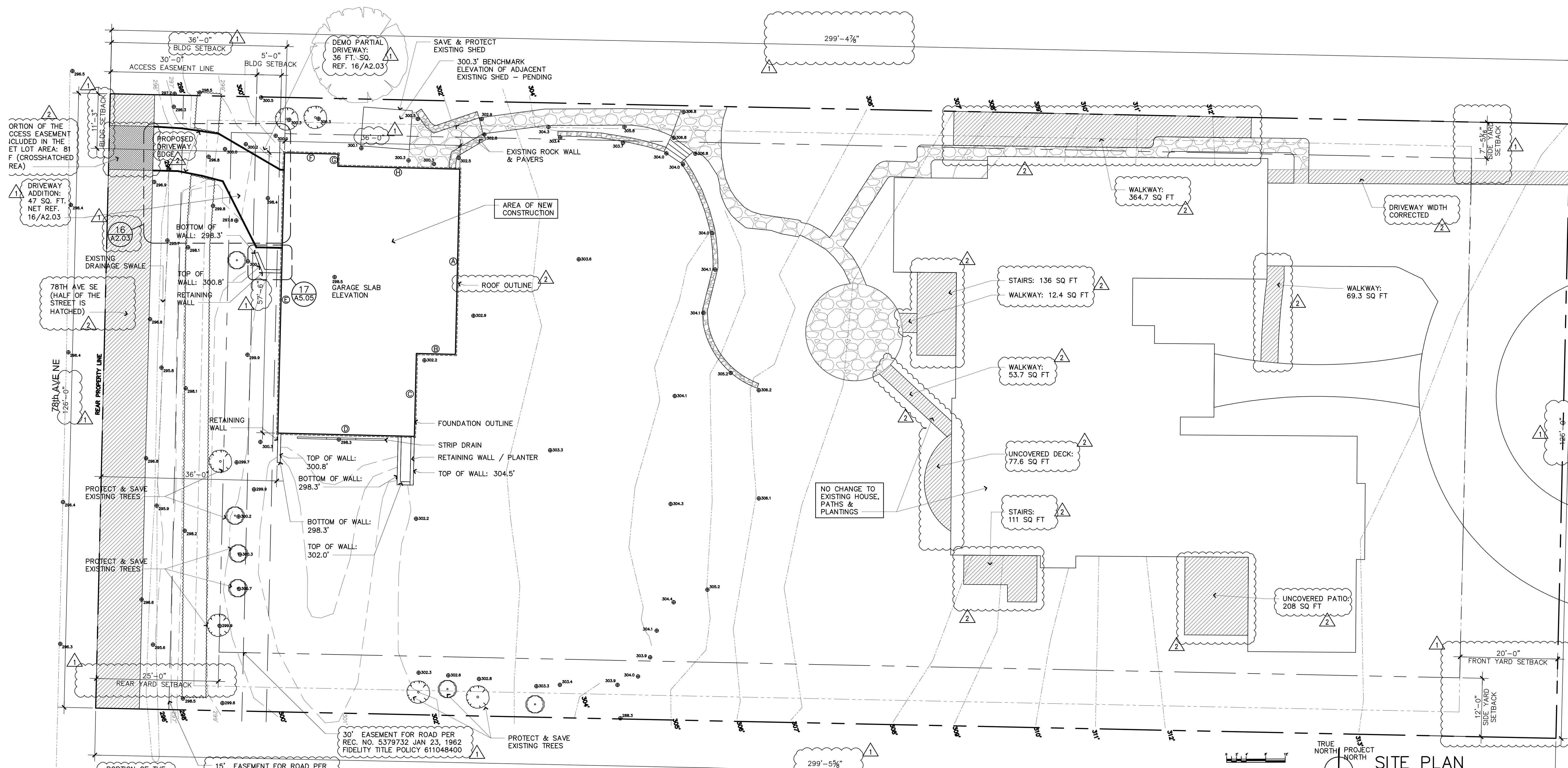
CHECKED BY **J. BAZAN**

PROJECT # **18-116**

SET ISSUE DATE: **12-23-2019**

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

**A1.03**



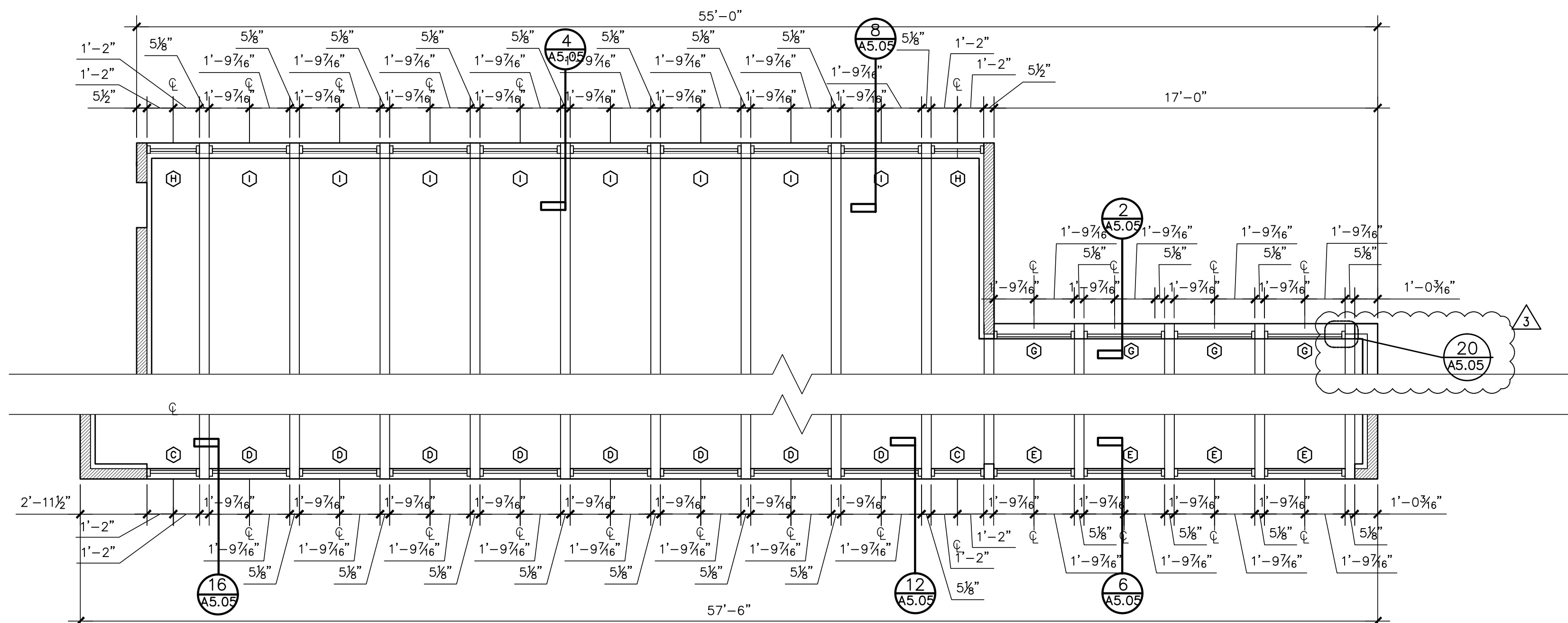
IMPERVIOUS SURFACE CALCULATION	SQ. FT.
REMOVAL OF SPORTS COURT & ADJACENT PAVERS	2,103
REMOVAL OF DRIVEWAY - PARTIAL	36
TOTAL IMPERVIOUS SURFACE REMOVED	2,139
NEW GARAGE (ROOF DRIP LINE)	1,918
ADDITIONAL DRIVEWAY AREA	51
NEW TOTAL IMPERVIOUS SURFACE:	1,969
NET LOSS OF IMPERVIOUS AREA: 2,139 - 1,969 =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

NOTE: THE RESULT IS A NET LOSS OF IMPERVIOUS 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.

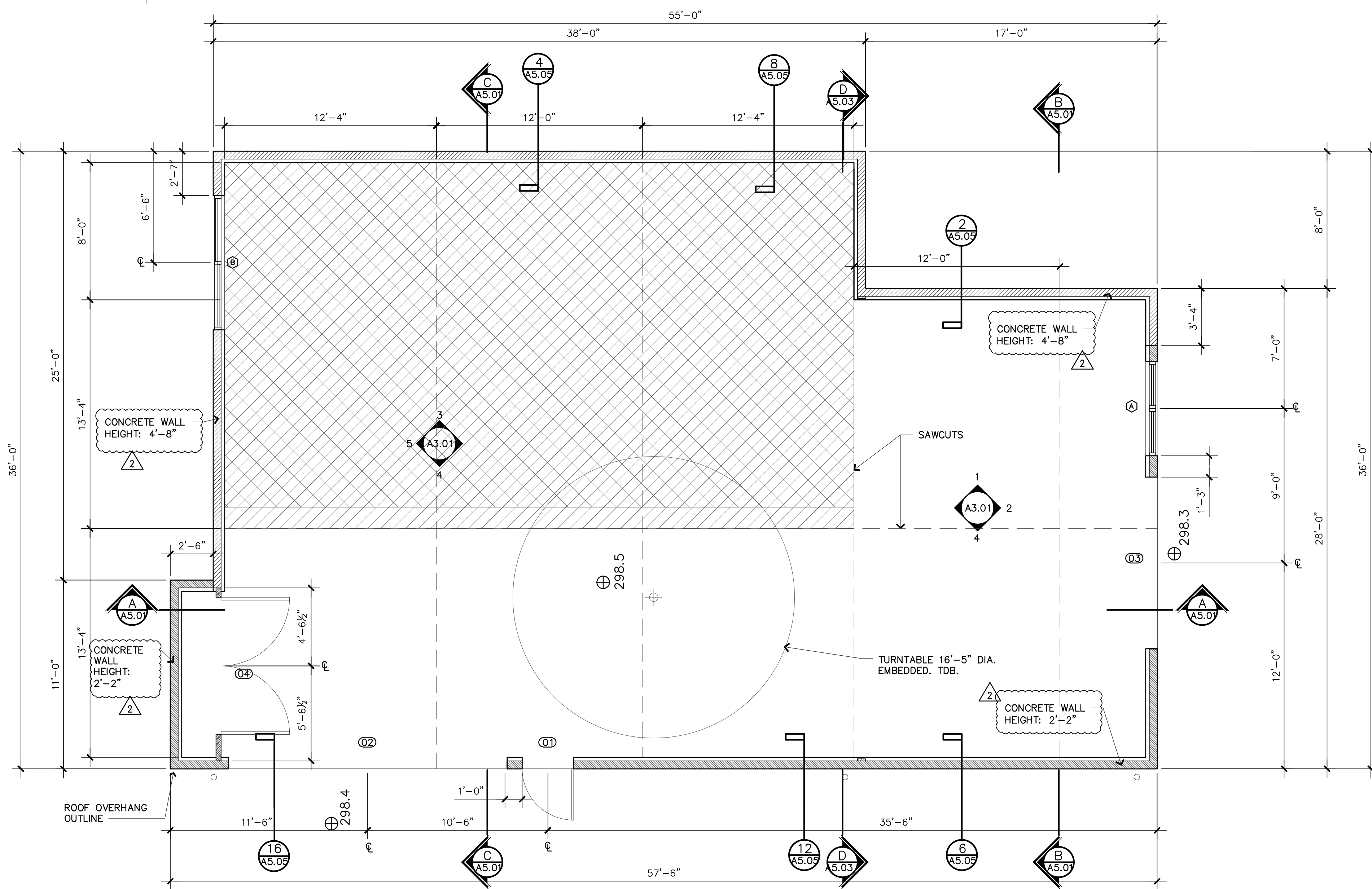
LOT SLOPE	
HIGHEST ELEVATION POINT OF LOT	314 FT.
LOWEST ELEVATION POINT OF LOT	296 FT.
ELEVATION DIFFERENCE	18 FT.
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	286 FT.
LOT SLOPE: (18/286) X 100	6.3%

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 = 2254 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"



FLOOR 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

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

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REVISIONS:	DATE
 PLANNING UPDATES	01/11/2021
 PLANNING UPDATES	05/06/2021

DRAWN BY **SBO**

CHECKED BY **J. BAZAN**

PROJECT # **18-116**

SET ISSUE DATE: **12.23.2019**

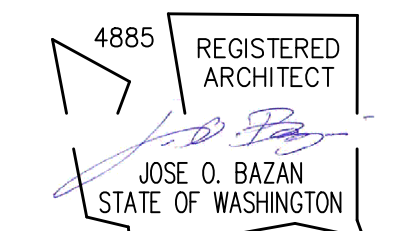
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**FLOOR PLAN + CLERESTORY WINDOW PLAN**

SHEET #

**A2.01**

STAMP:

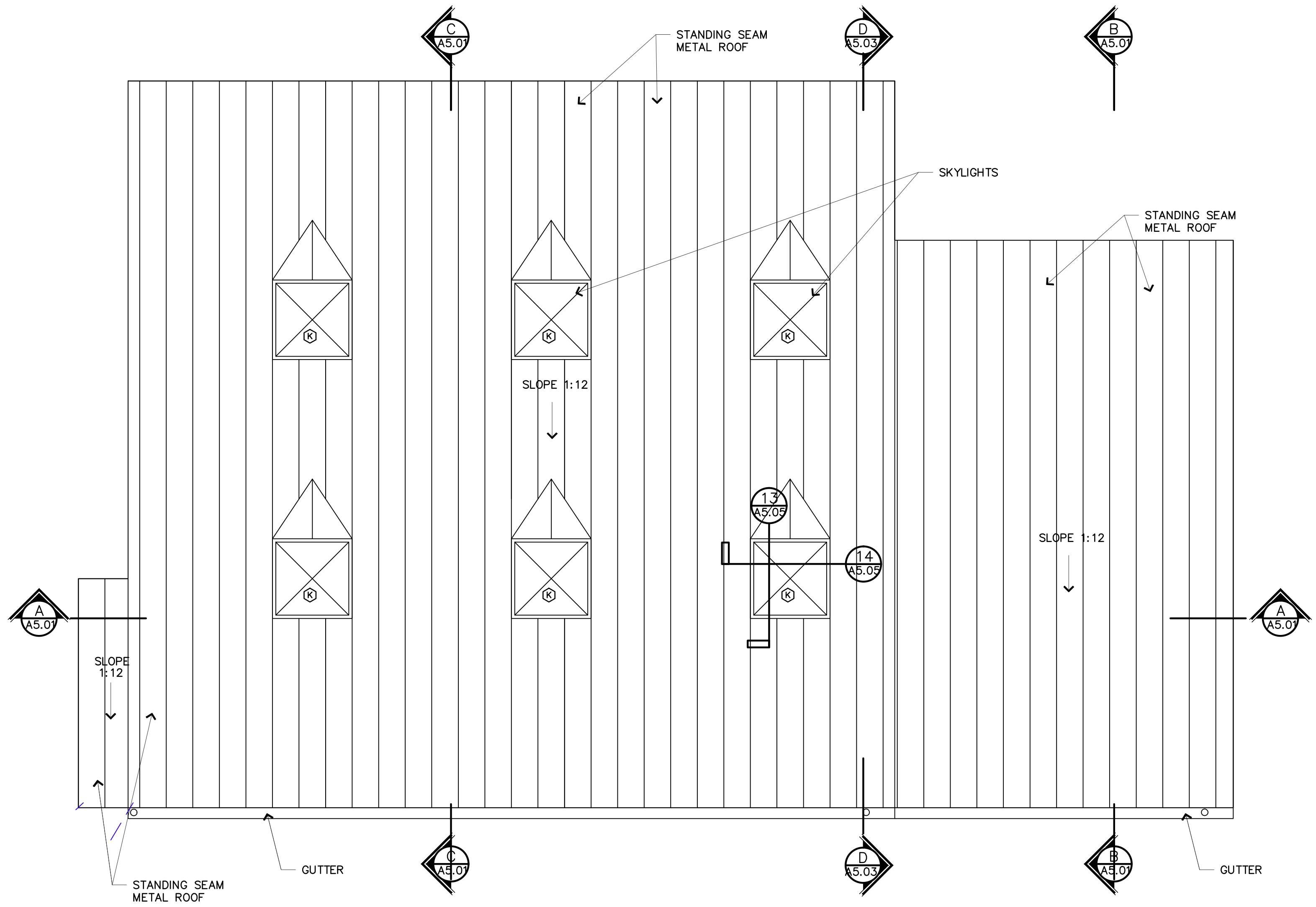


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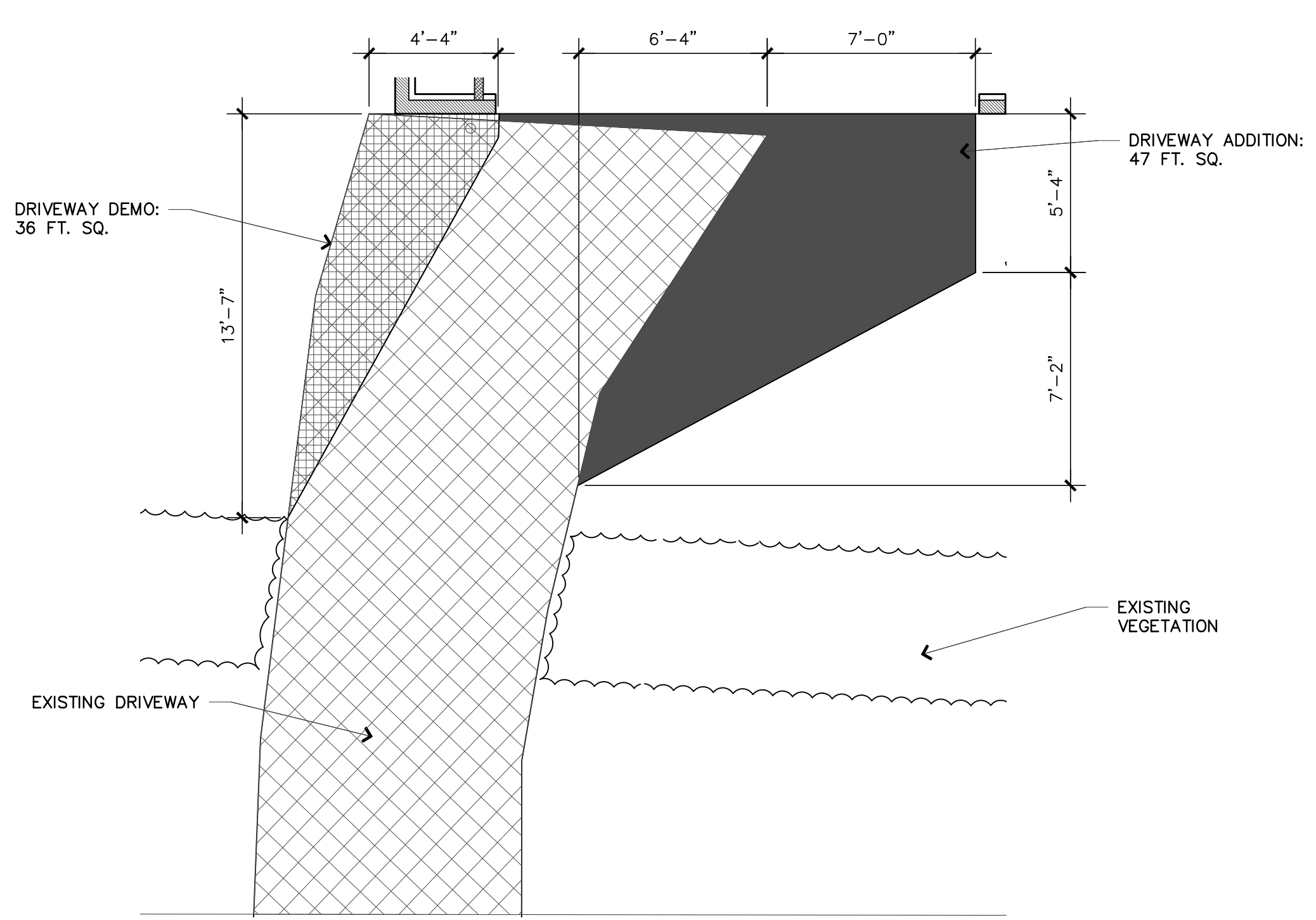
**BELADY GARAGE / ACCESSORY BUILDING**  
7627 79TH AVE SE  
MERCER ISLAND, WASHINGTON  
98040

**BAZAN ARCHITECTS**  
2000 - 116TH AVENUE NE  
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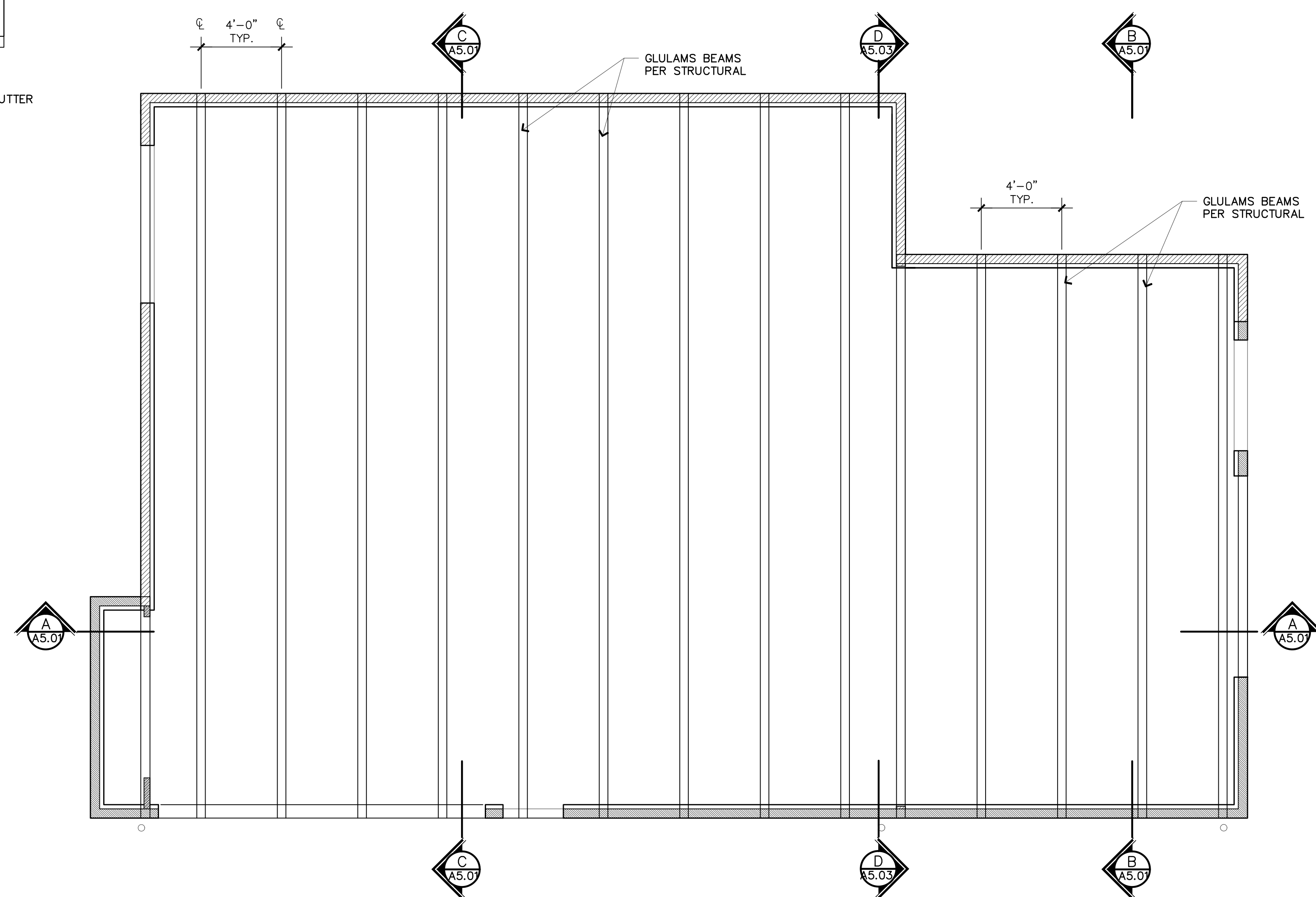
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**ROOF PLAN**  
1/4" = 1'-0"  
PROJECT



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



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

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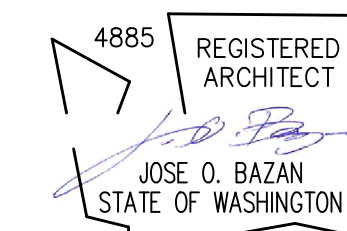
SHEET TITLE

**ROOF PLAN  
TRUSS PLAN**

SHEET #

**A2.03**

STAMP:



PROJECT:

# BELADY GARAGE / ACCESSORY BUILDING

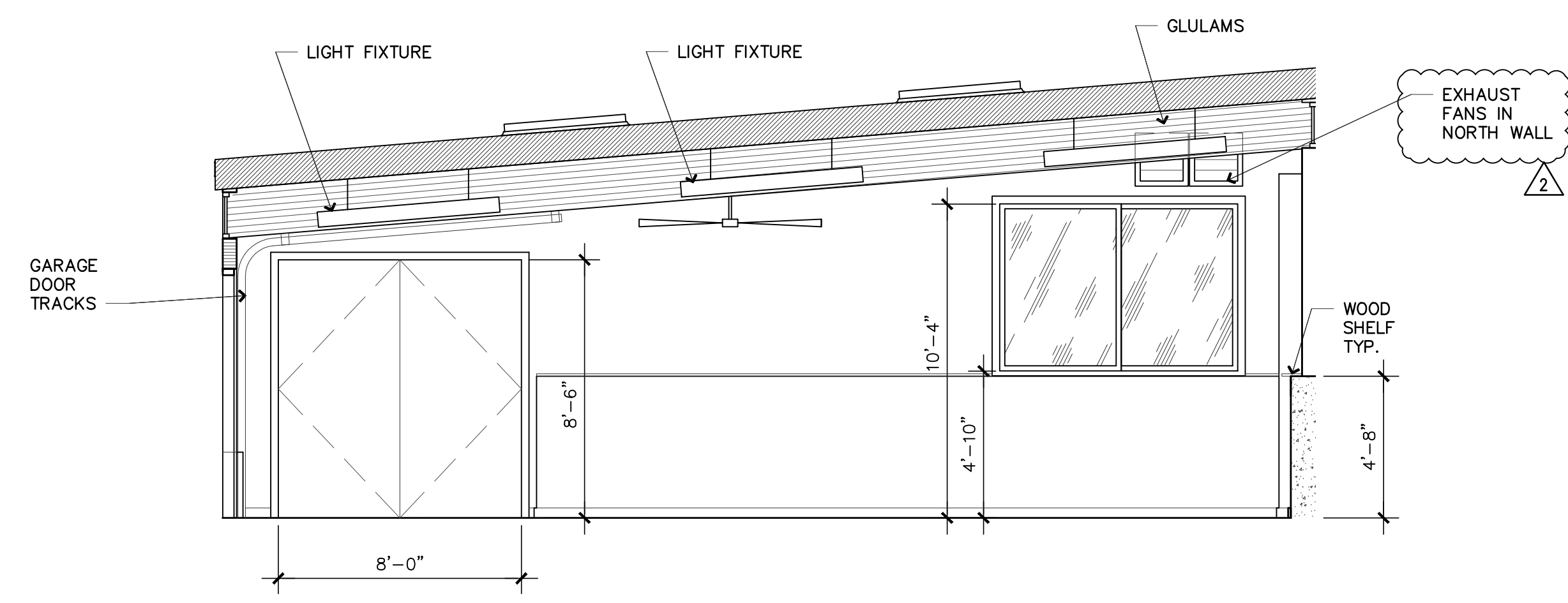
7627 79TH AVE SE  
MERCER ISLAND, WASHINGTON  
98040

## BAZAN ARCHITECTS

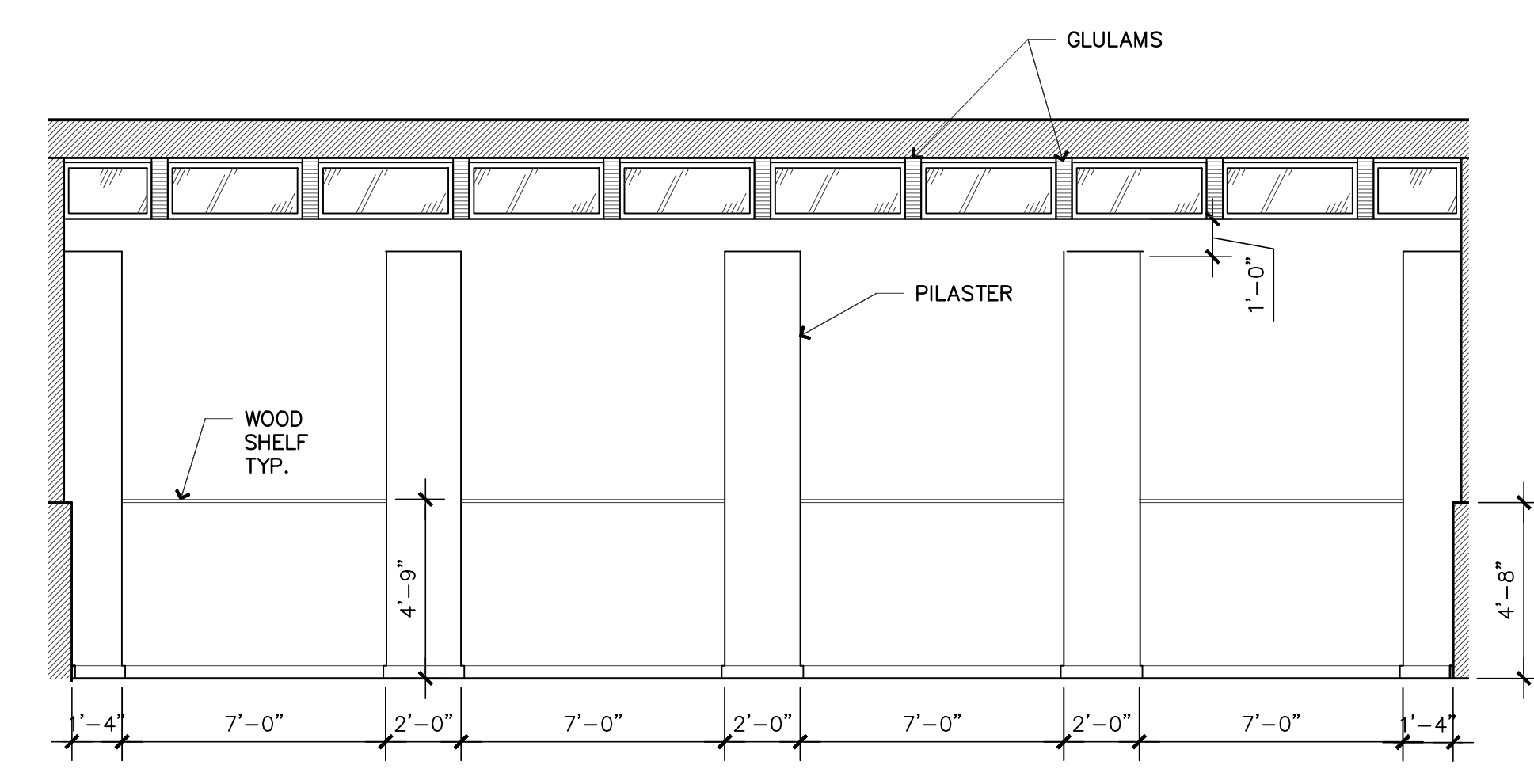
2000 - 116TH AVENUE NE  
SUITE 4  
BELLEVUE, WA 98004

PHONE: 425.637.0831  
FAX: 425.637.1878

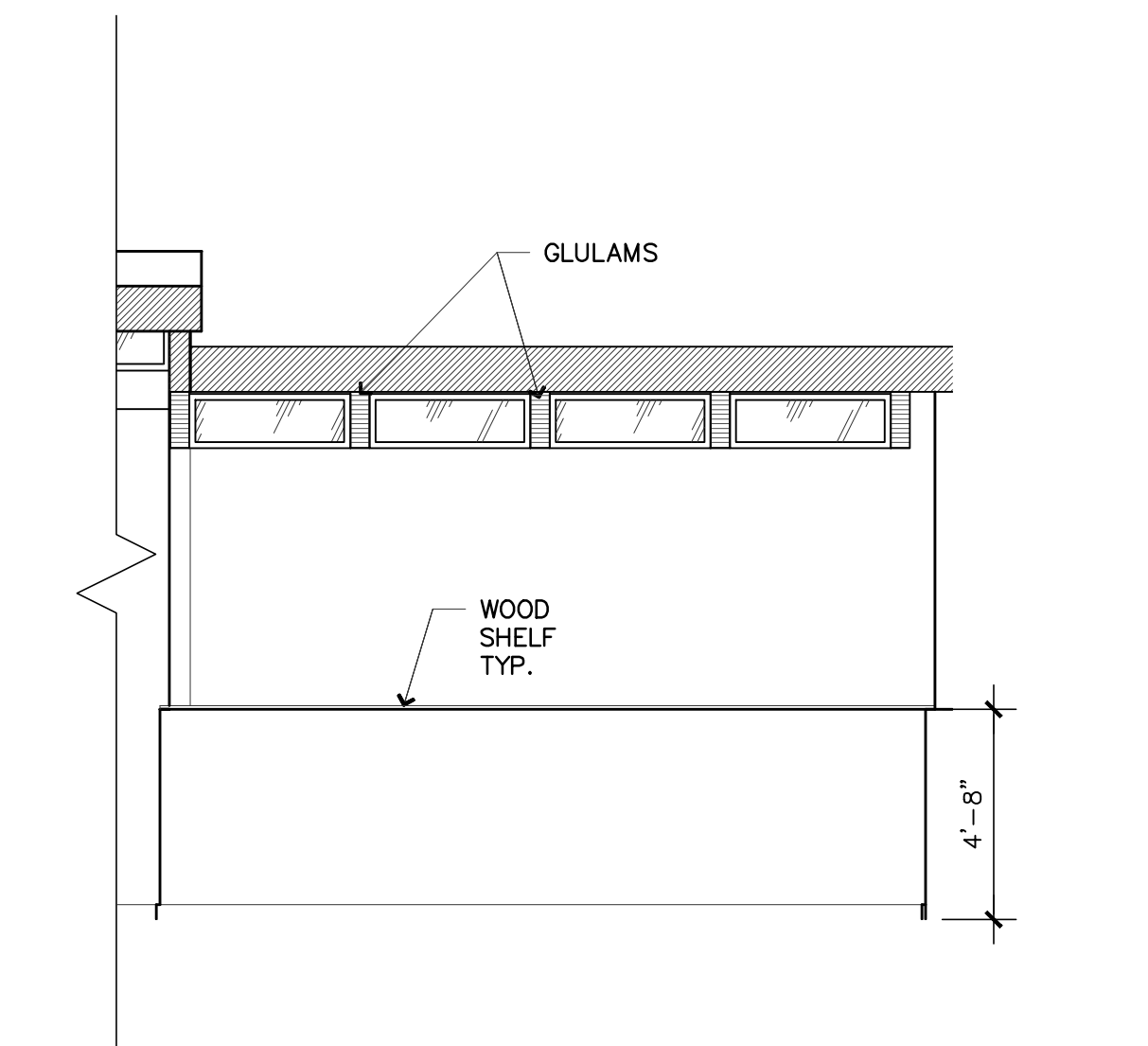
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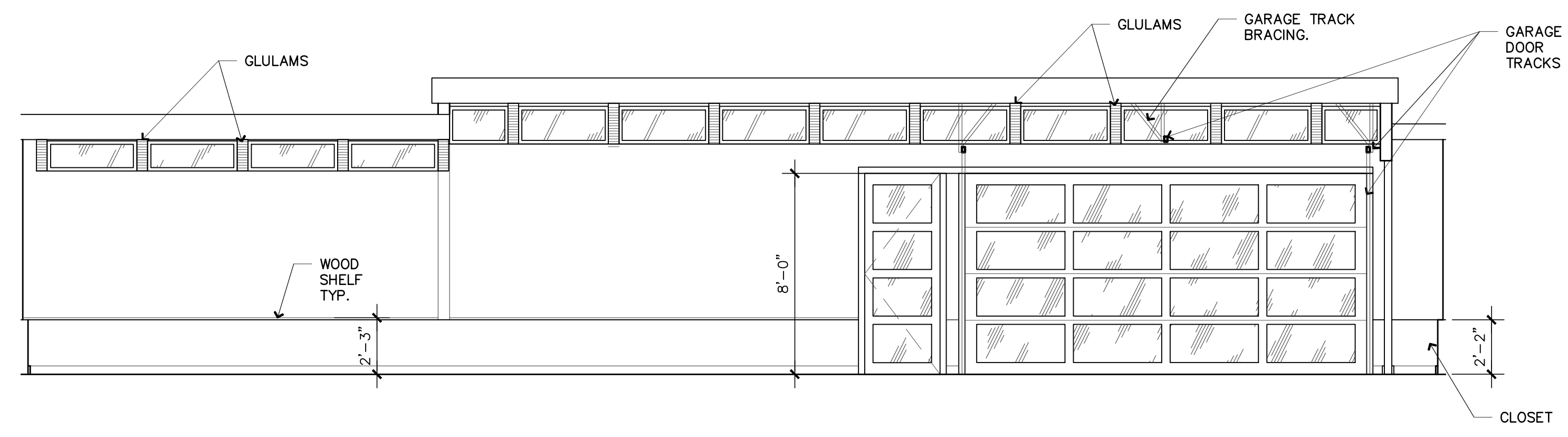
5 INTERIOR ELEVATION  
A3.01 1/4" = 1'-0"



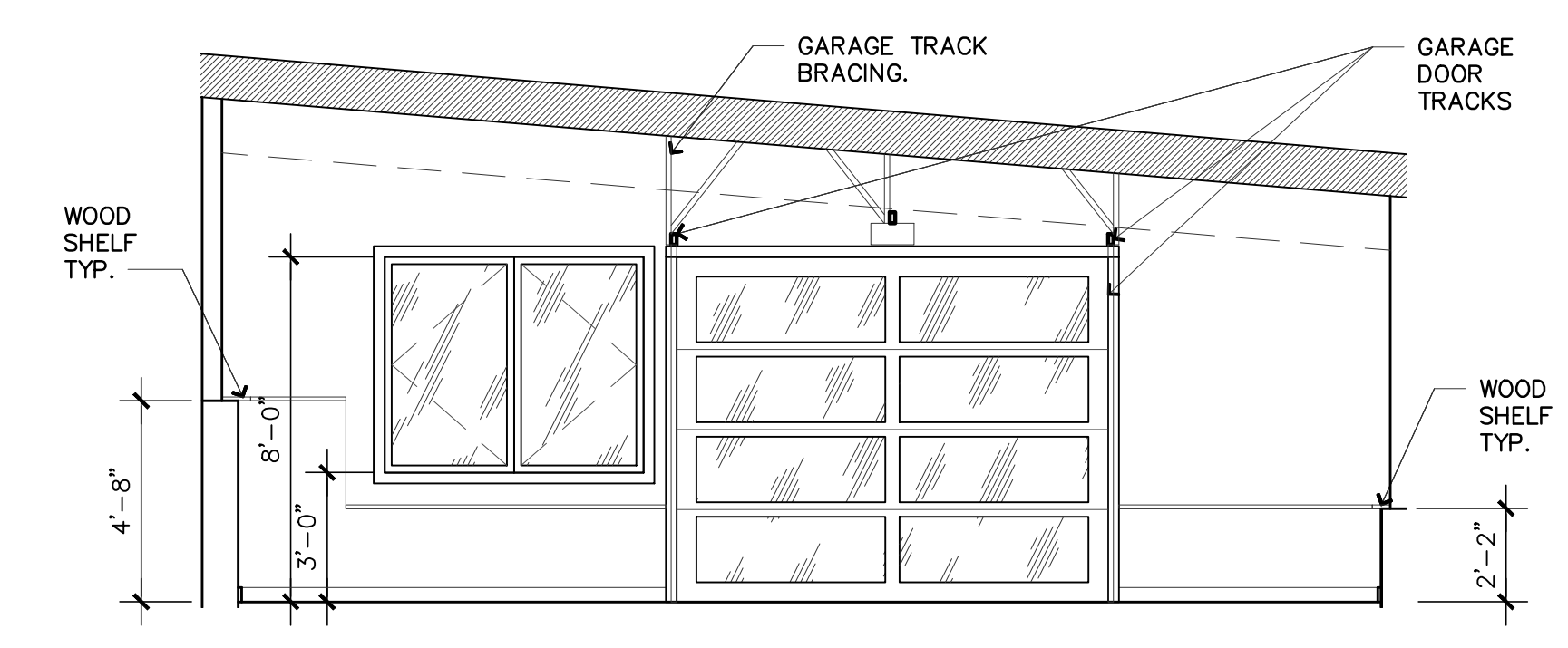
3 INTERIOR ELEVATION  
A3.01 1/4" = 1'-0"



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
1	PLANNING UPDATES 01/11/2021

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PROJECT # **18-116**

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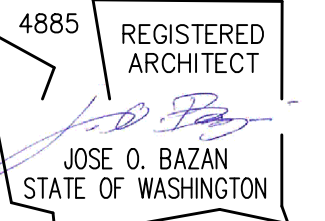
SHEET TITLE

INTERIOR ELEVATIONS

SHEET #

# A3.01

STAMP:



PROJECT:

**BELADY GARAGE / ACCESSORY BUILDING**

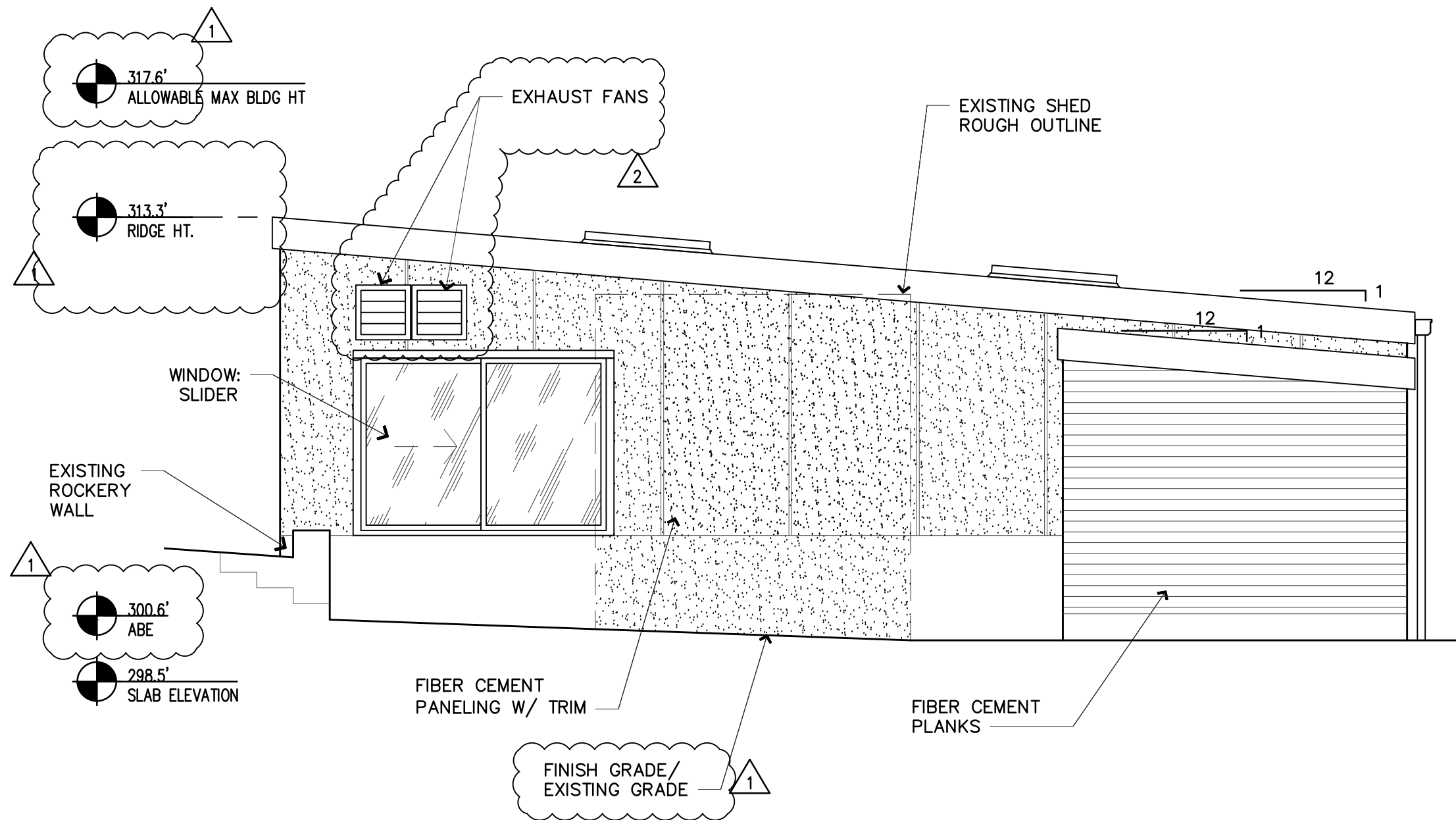
7627 79TH AVE SE  
MERCER ISLAND, WASHINGTON  
98040

**BAZAN ARCHITECTS**

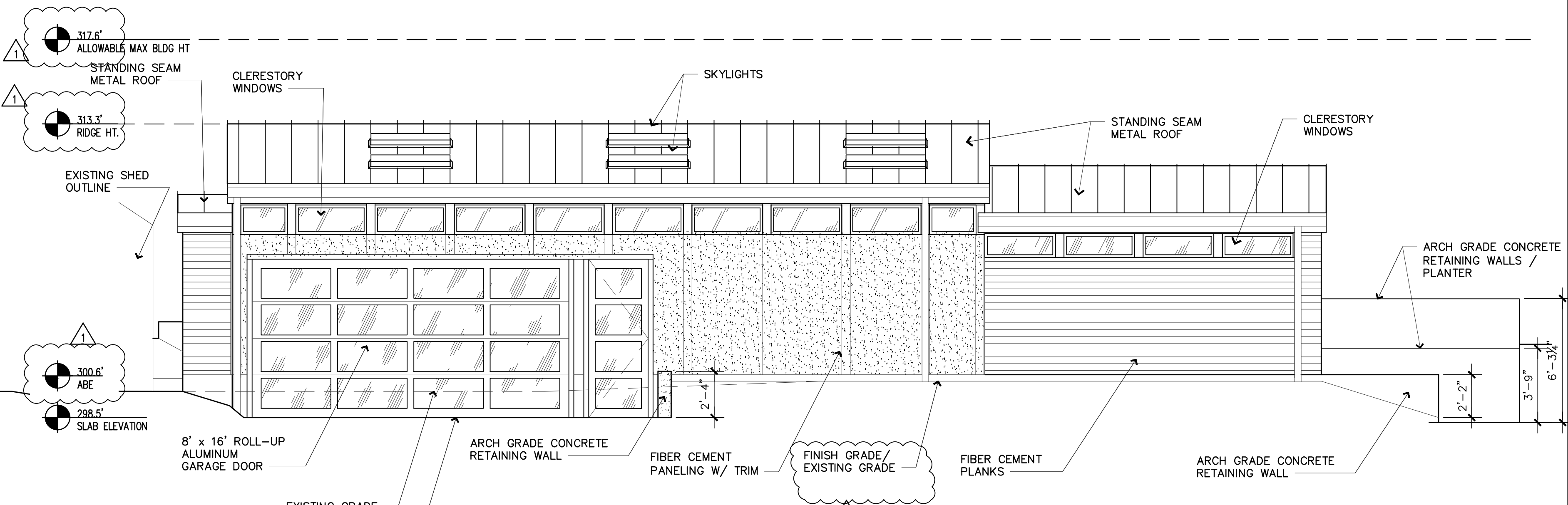
2000 - 116TH AVENUE NE  
SUITE 4  
BELLEVUE, WA 98004

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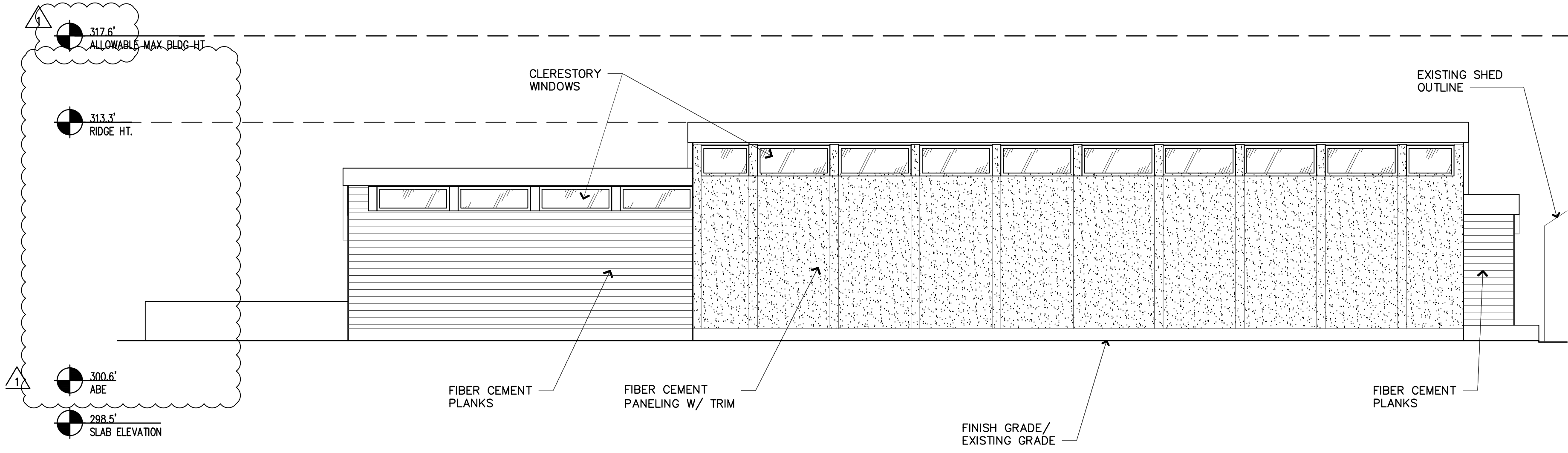
**4 NORTH ELEVATION**  
1/4" = 1'-0"



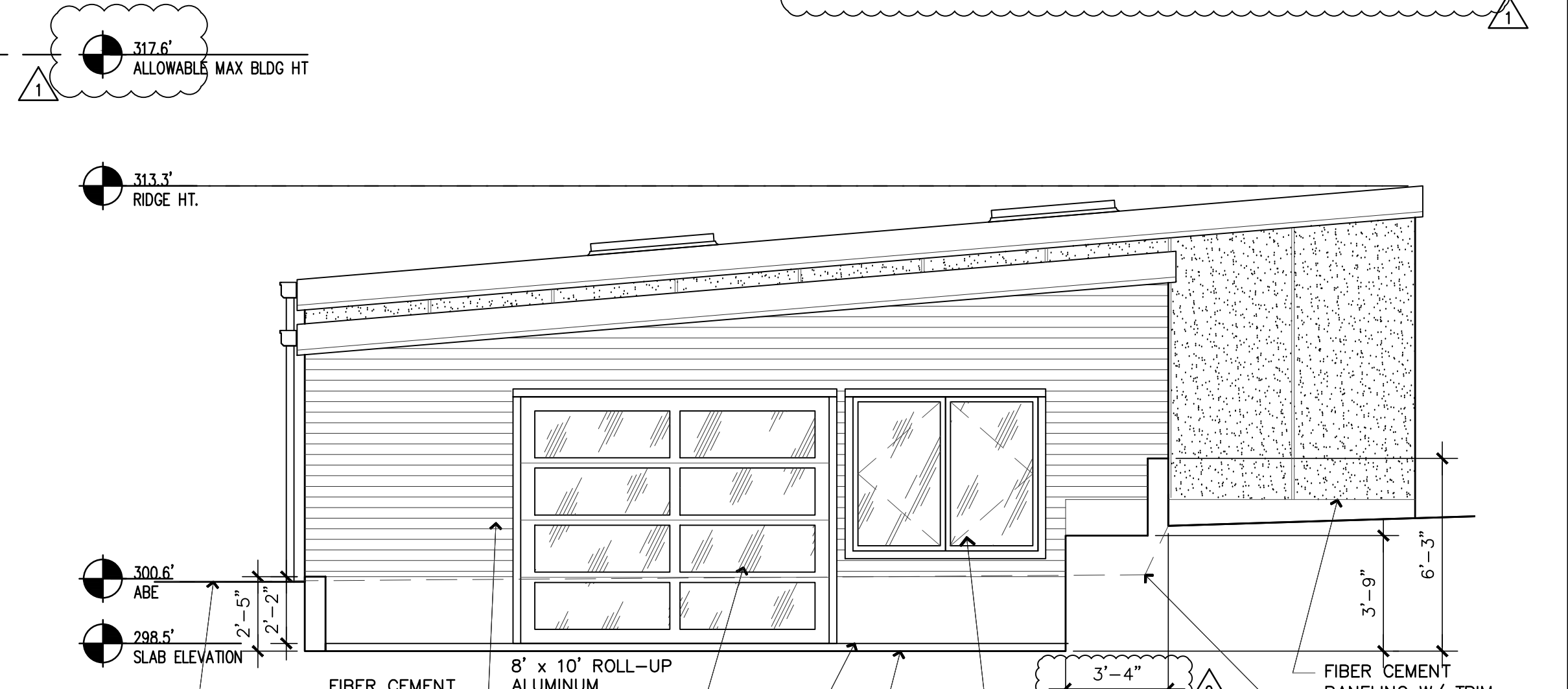
**4 WEST ELEVATION**  
1/4" = 1'-0"

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
<b>TOTAL</b>		<b>187.0'</b>	<b>56,213.6</b>
ABE	56,213.60/187 = 300.6' ABE		
FORMULA:	300.6' ABE + 17' = 317.6' Allowable Max Bldg Height		

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



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

REVISIONS	DATE
1	QTY UPDATES
2	PLANNING UPDATES 01/11/2021

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PROJECT # **18-116**

SET ISSUE DATE: **12.23.2019**

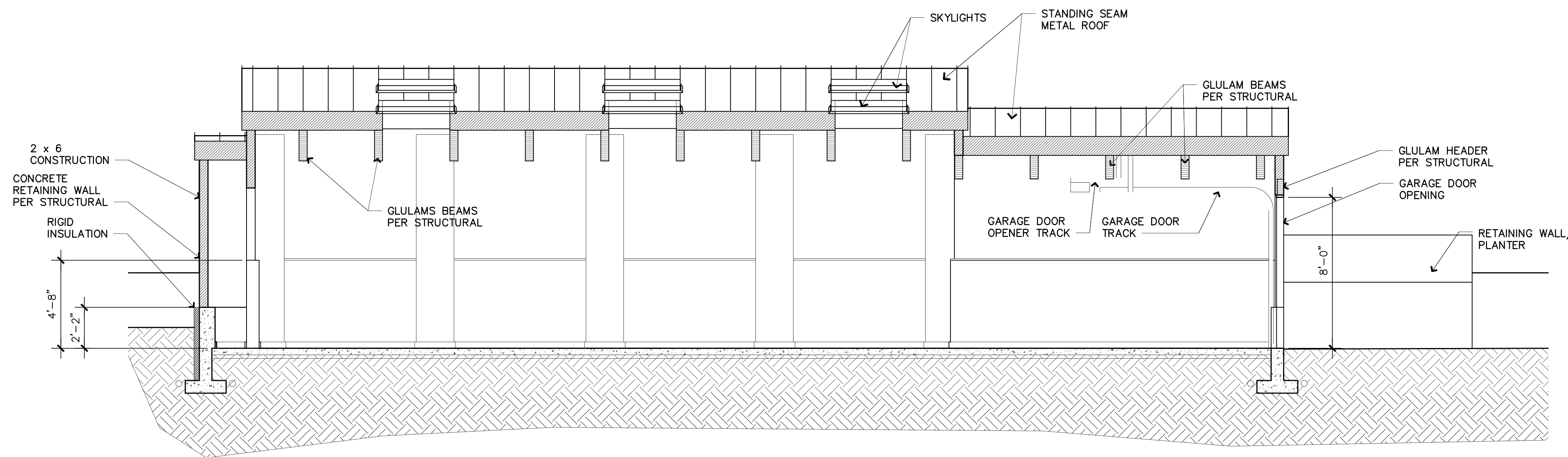
SHEET TITLE

**ELEVATIONS**

SHEET #

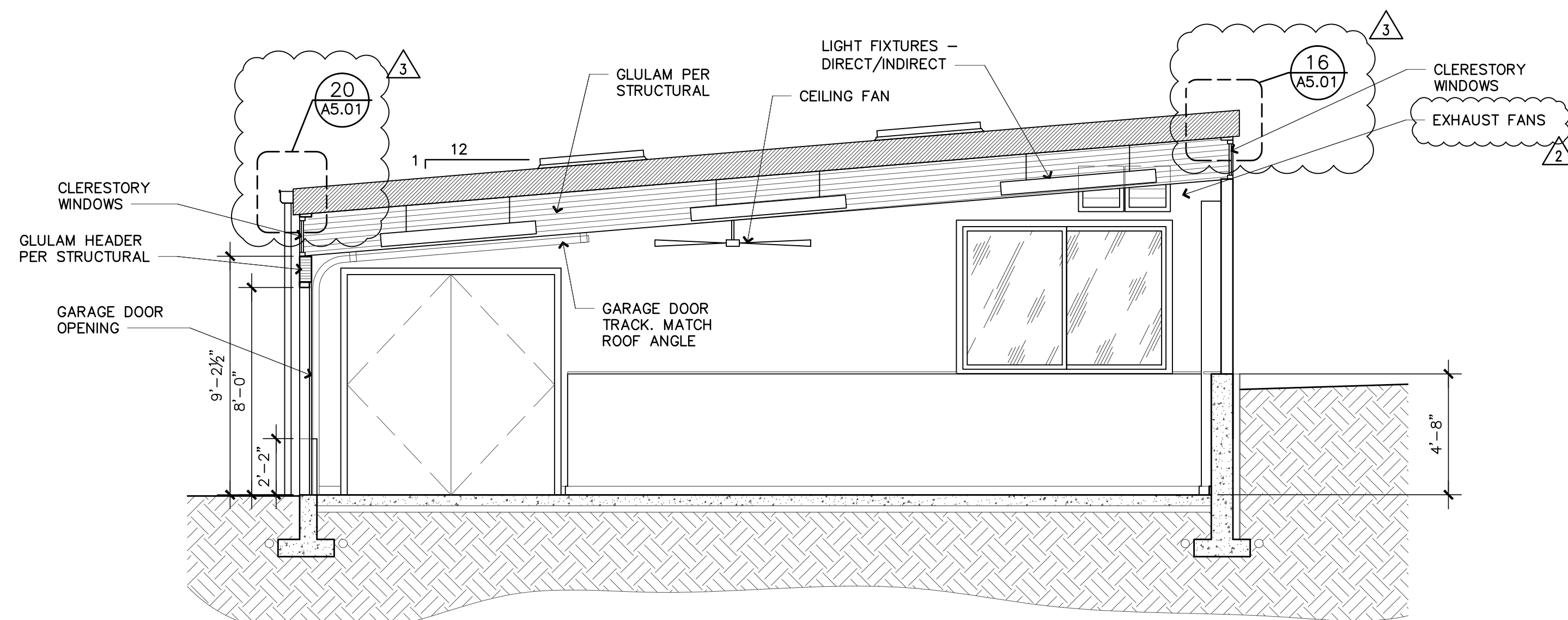
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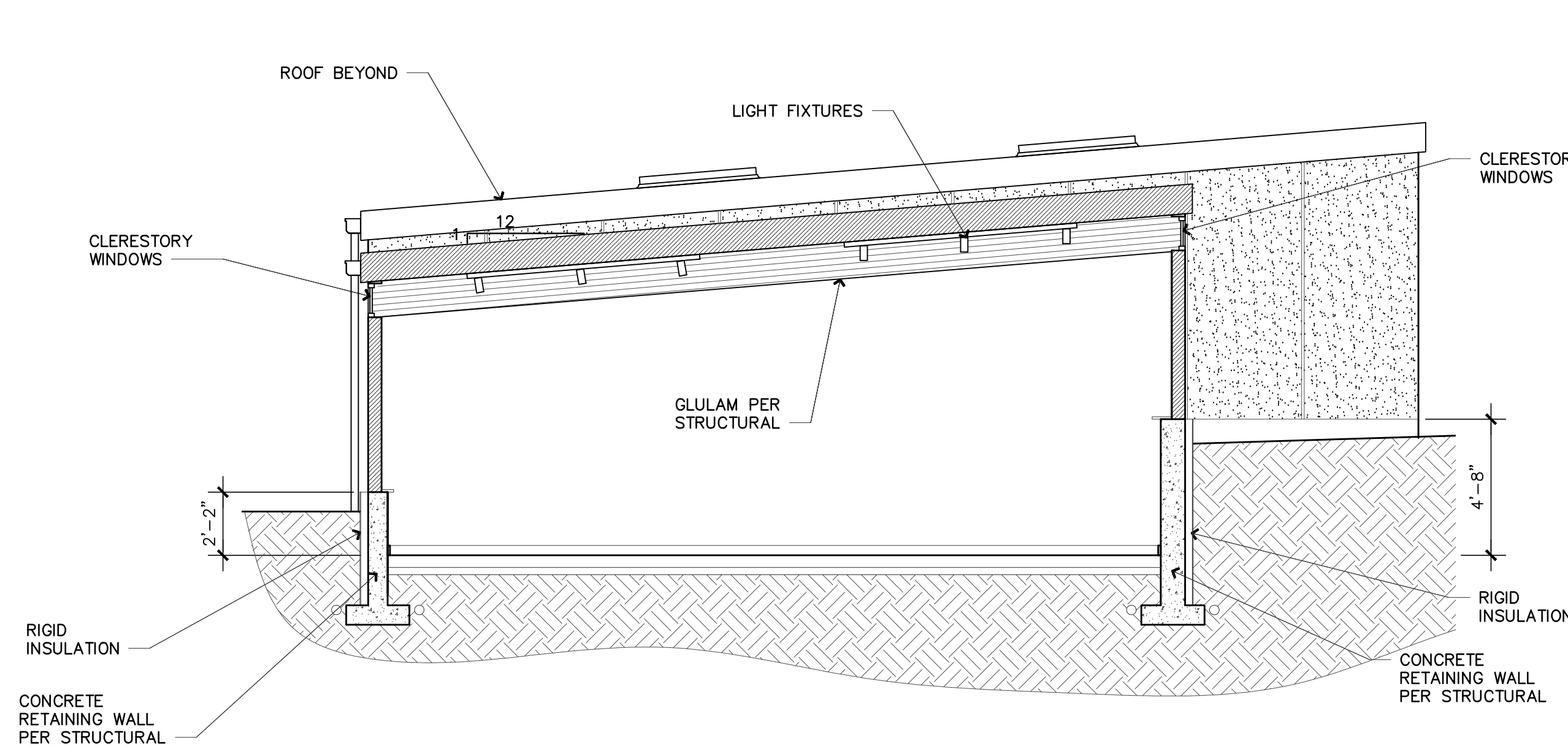
A SECTION

1/4" = 1'-0"



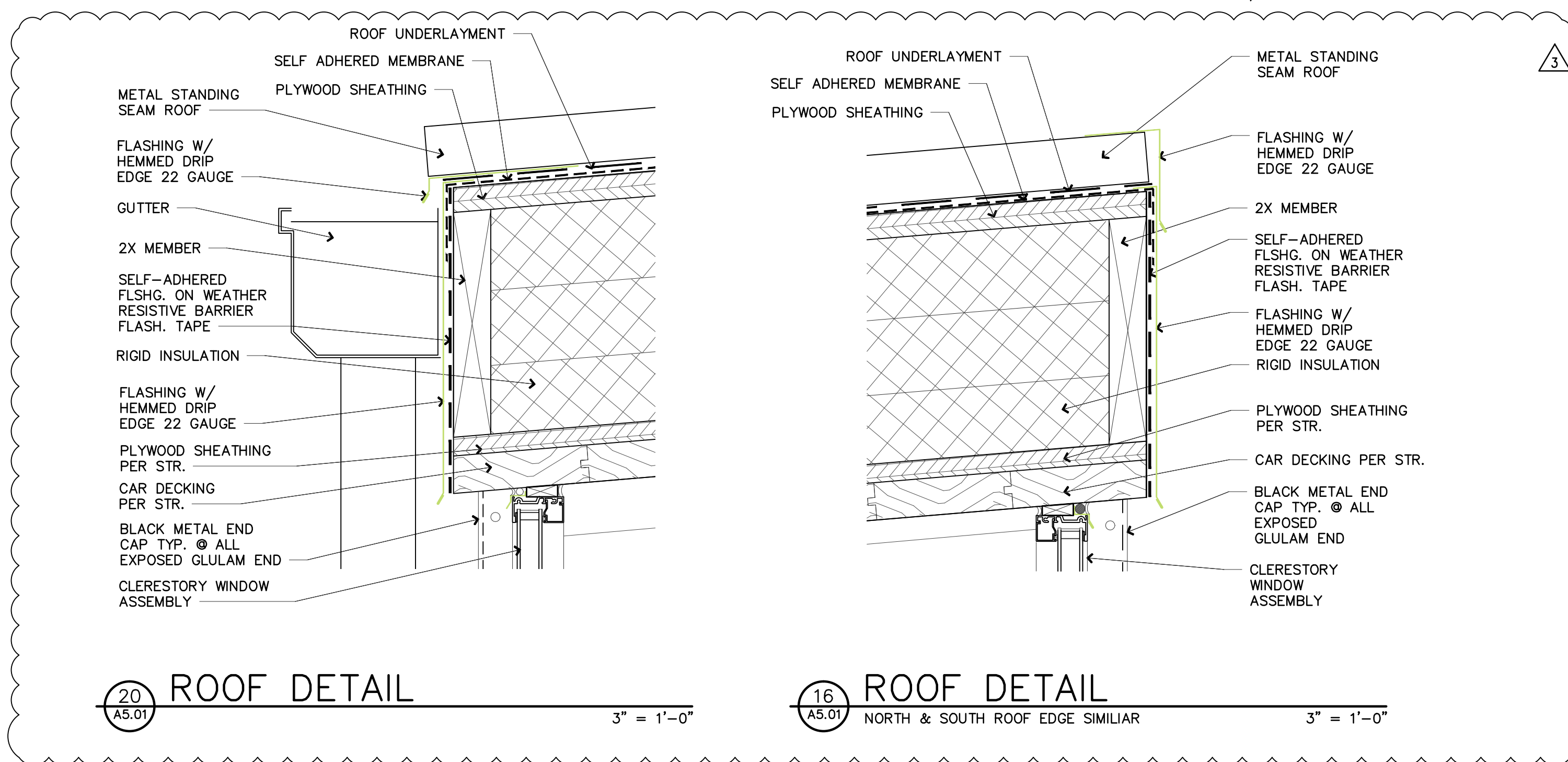
C SECTION

1/4" = 1'-0"



B SECTION

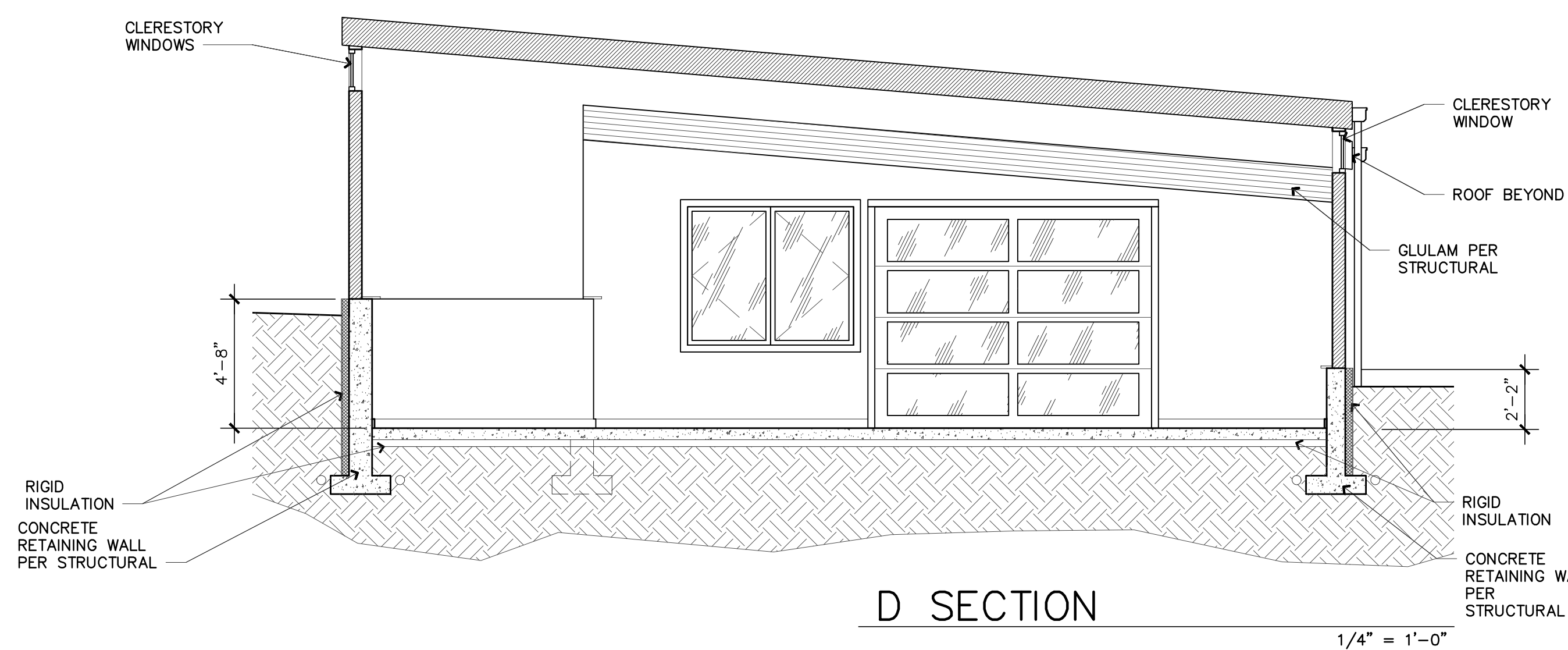
1/4" = 1'-0"



20 ROOF DETAIL

16 ROOF DETAIL

NORTH & SOUTH ROOF EDGE SIMILIAR



D SECTION

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  
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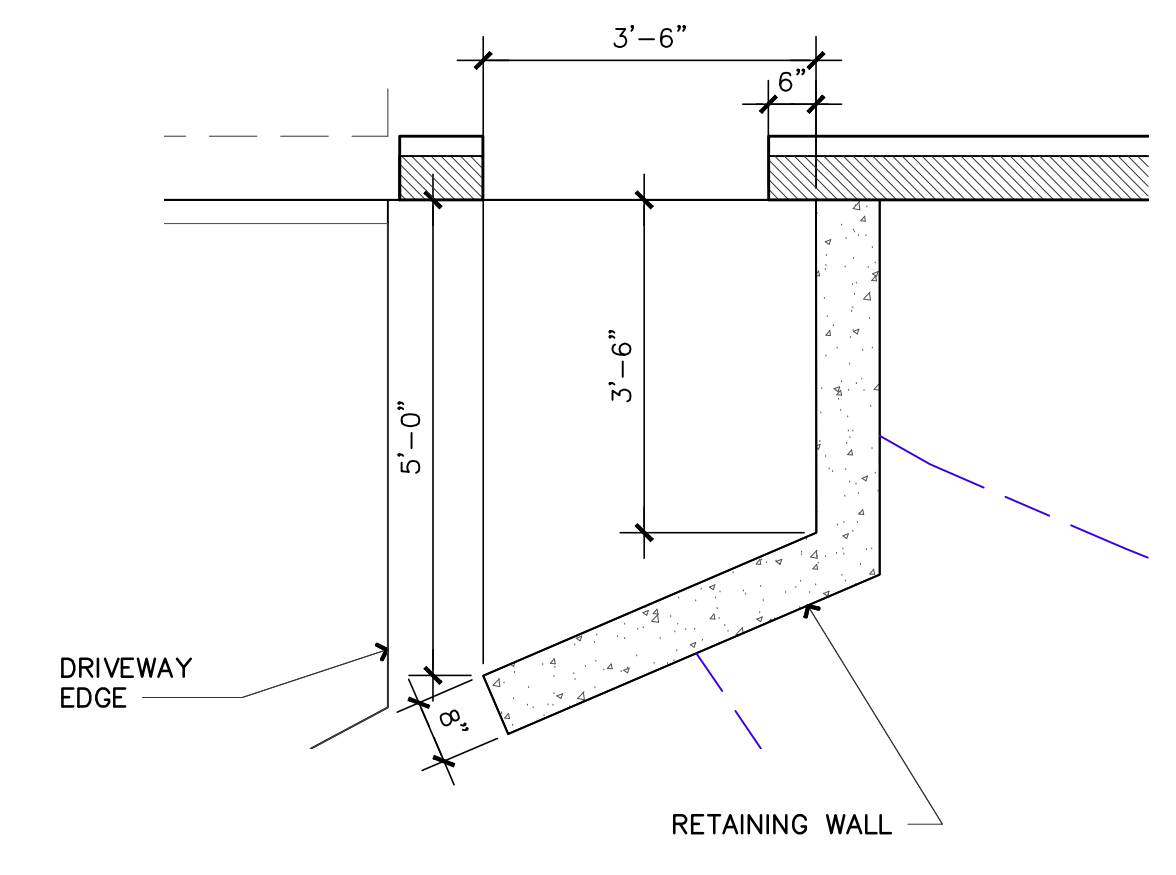
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REVISIONS: DATE  
2 PLANNING UPDATES 01/11/2021  
3 PLANNING UPDATES 05/06/2021

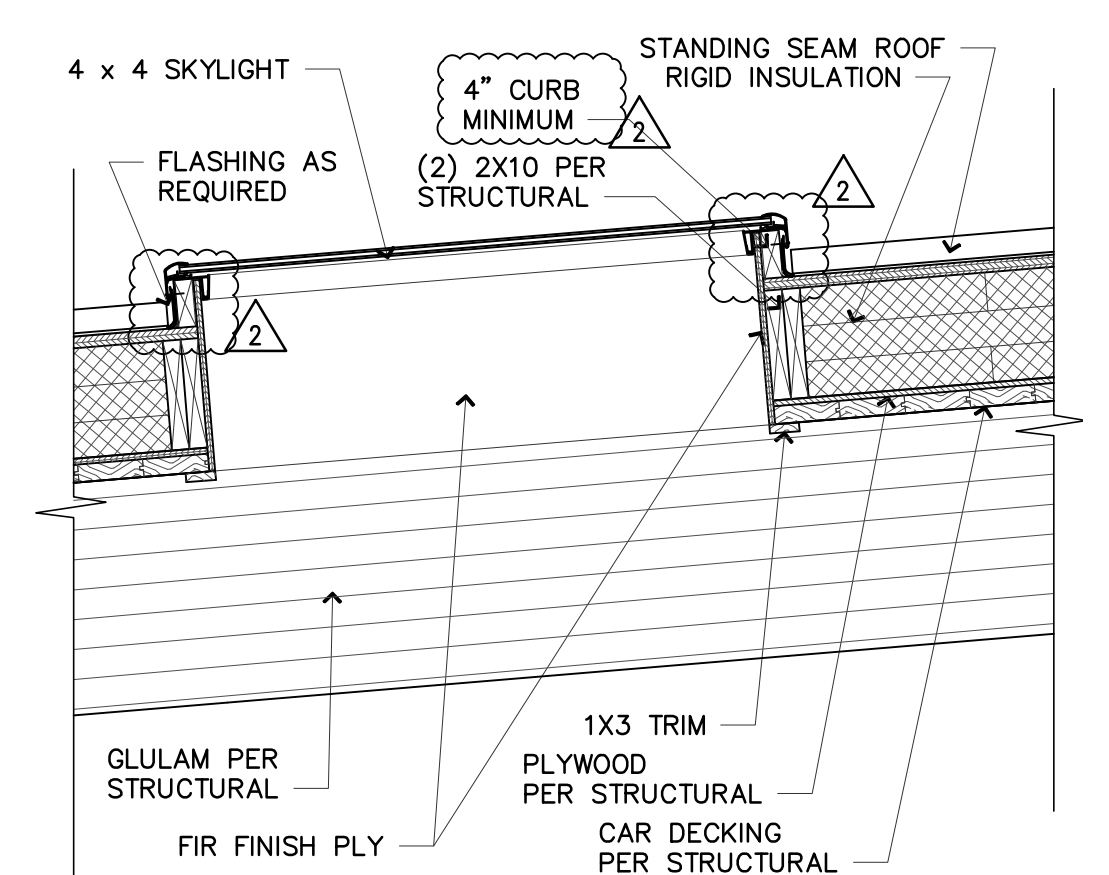
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PROJECT # **18-116**  
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SECTIONS

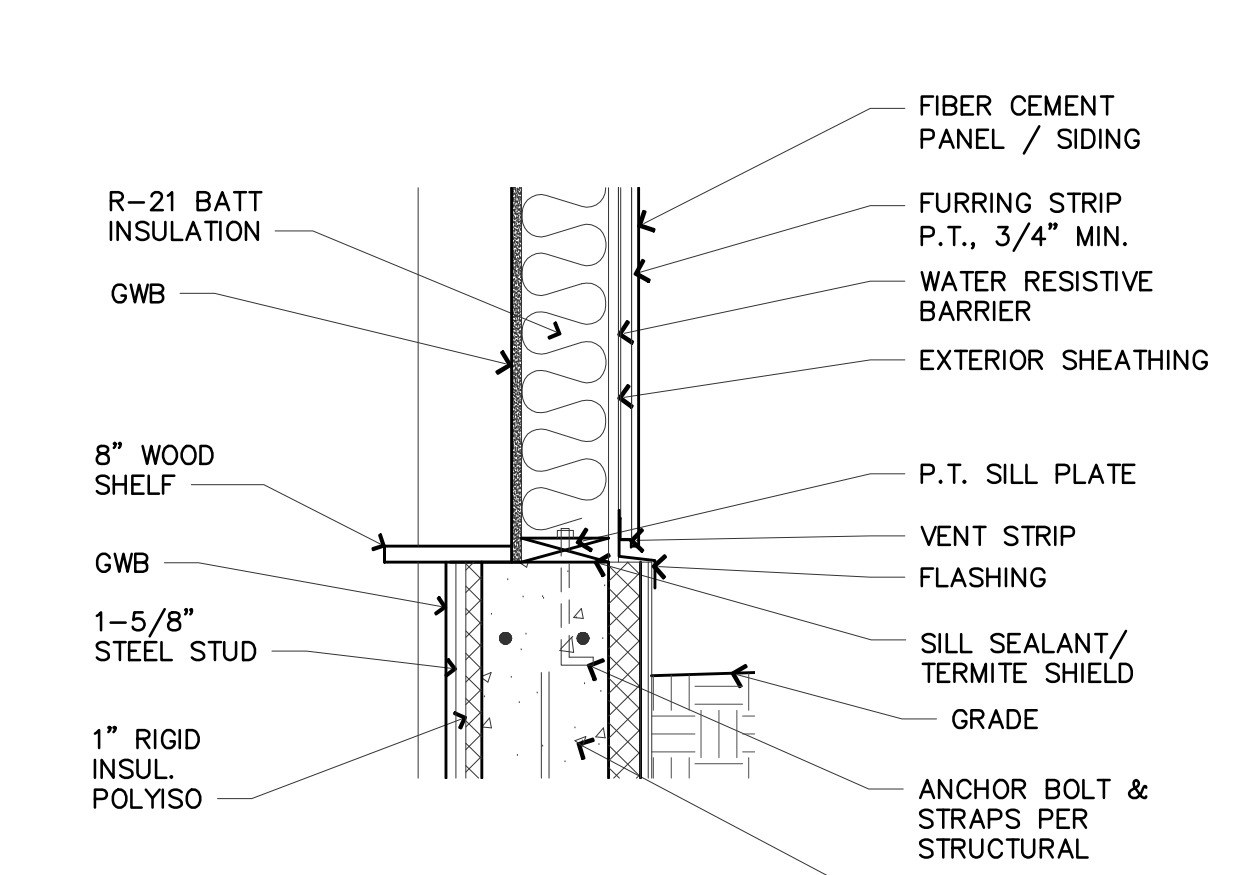
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**A5.01**



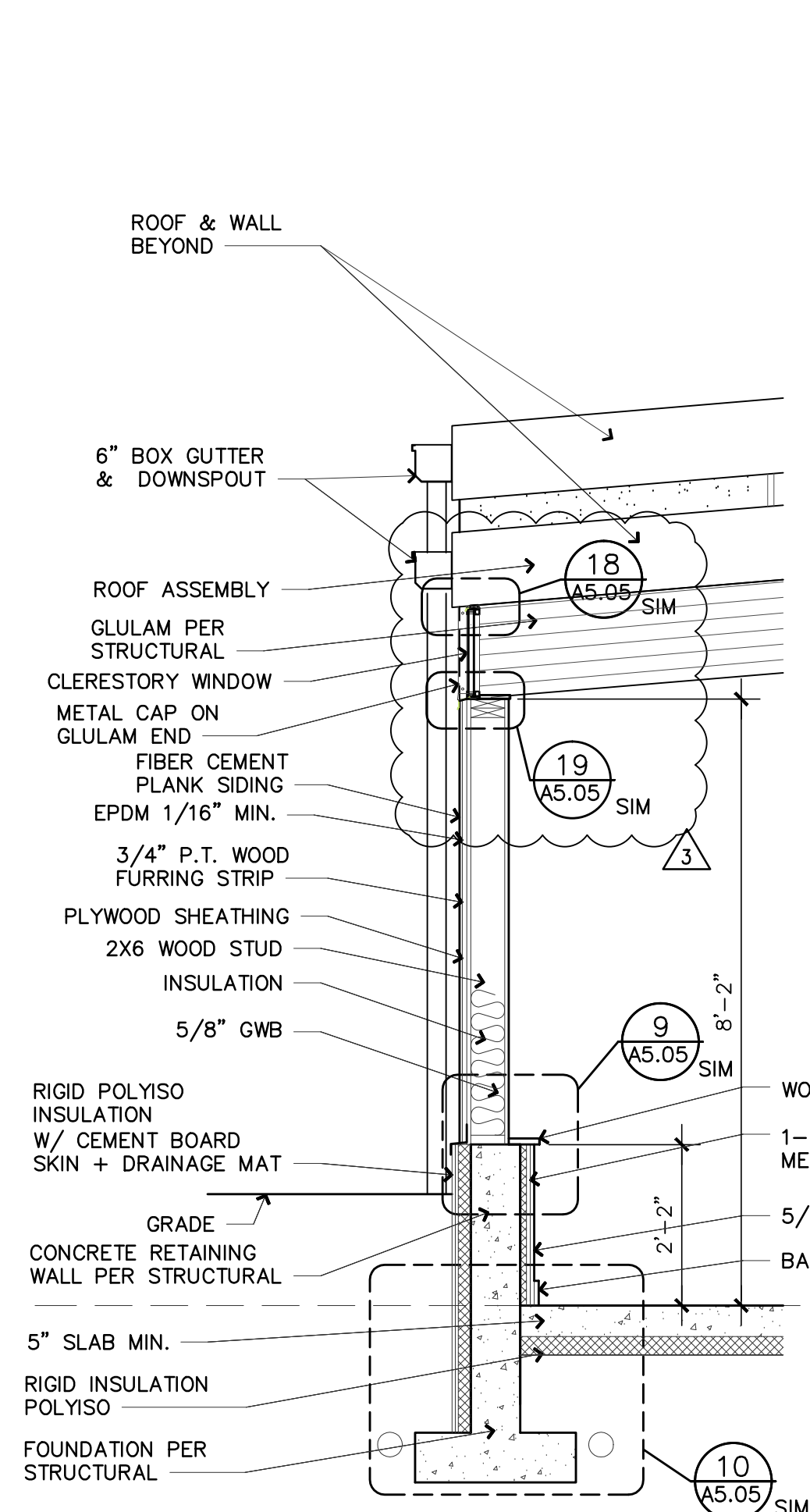
17 RETAINING WALL 1  
 3/4" = 1'-0"



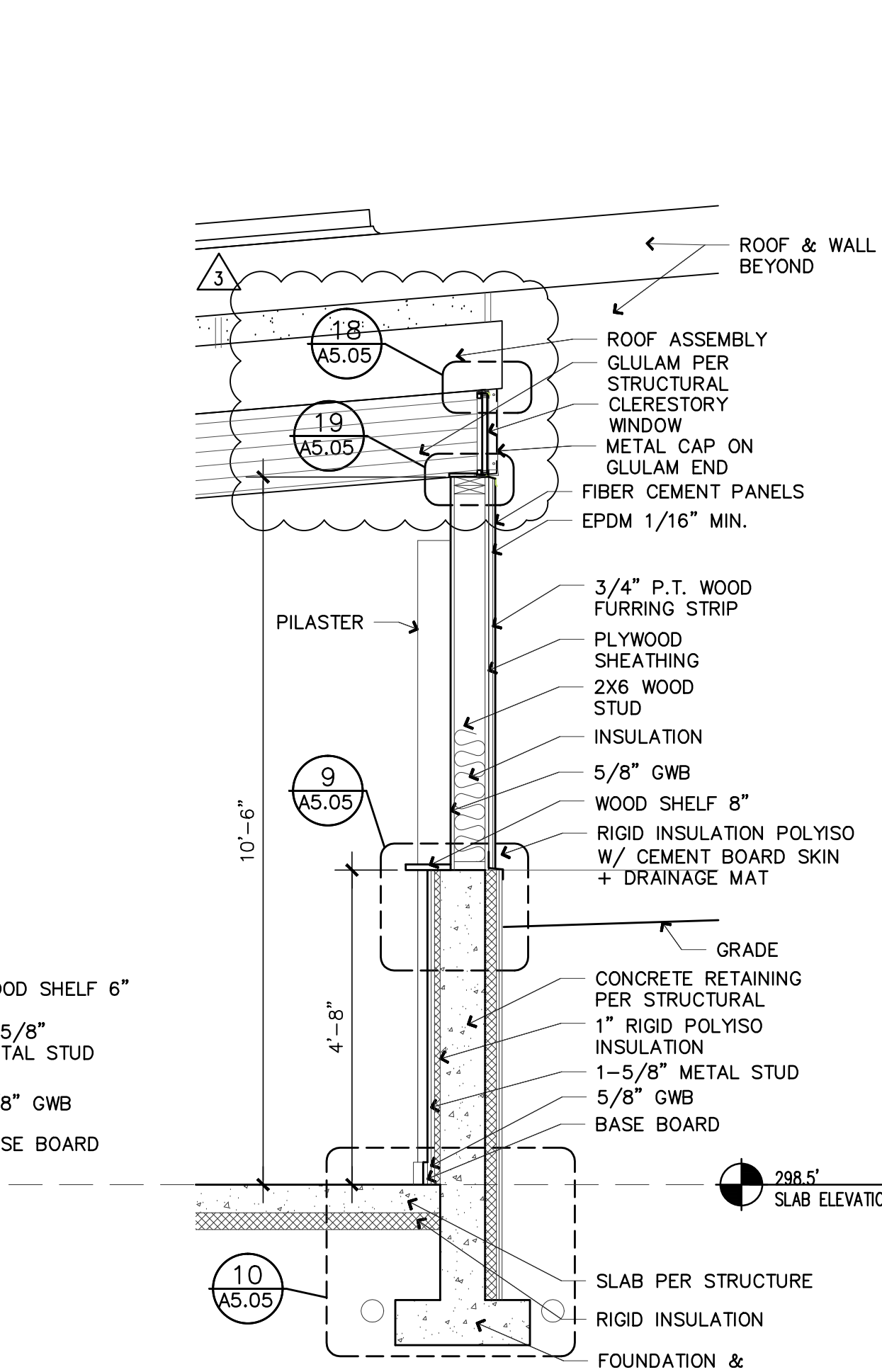
13 SKYLIGHT DETAIL  
 3/4" = 1'-0"



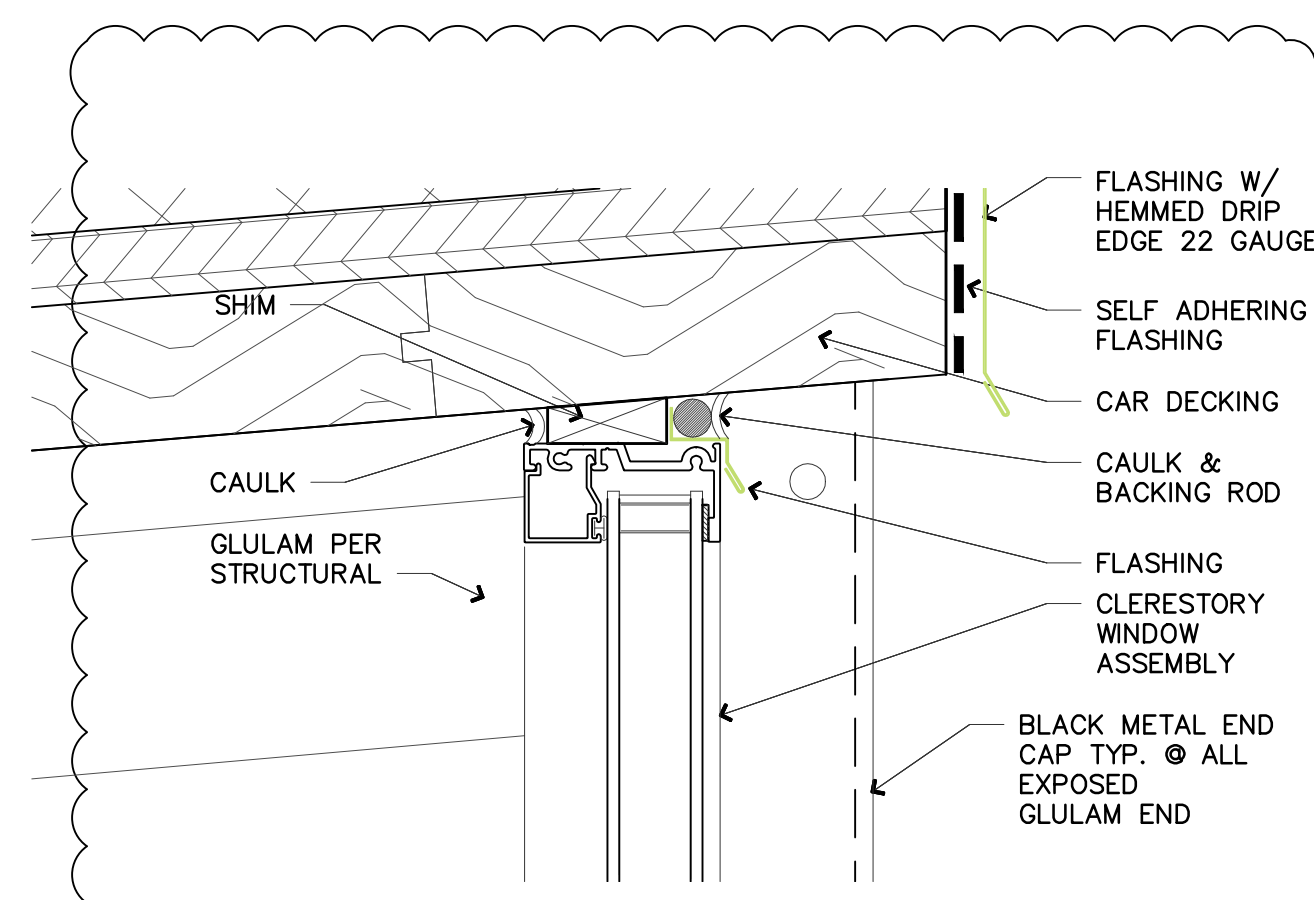
9 WALL SECTION  
 1" = 1'-0"



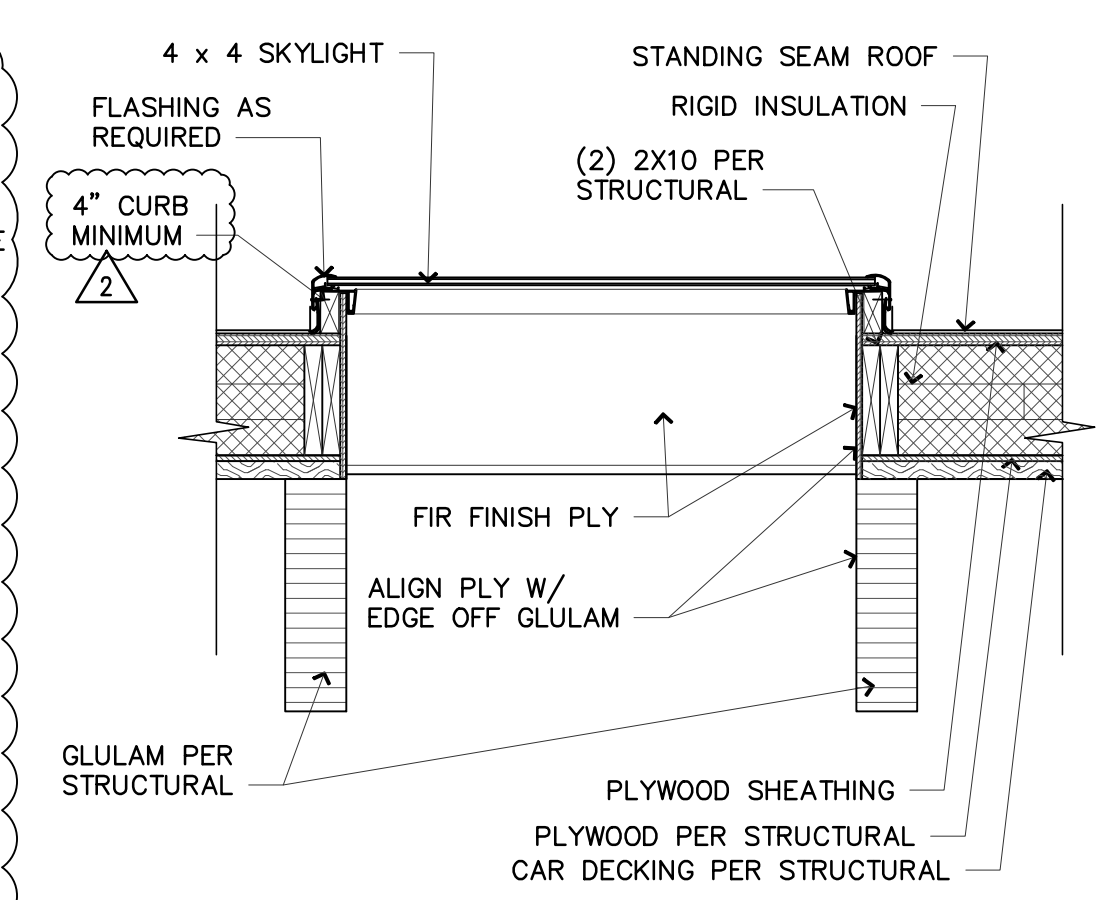
6 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



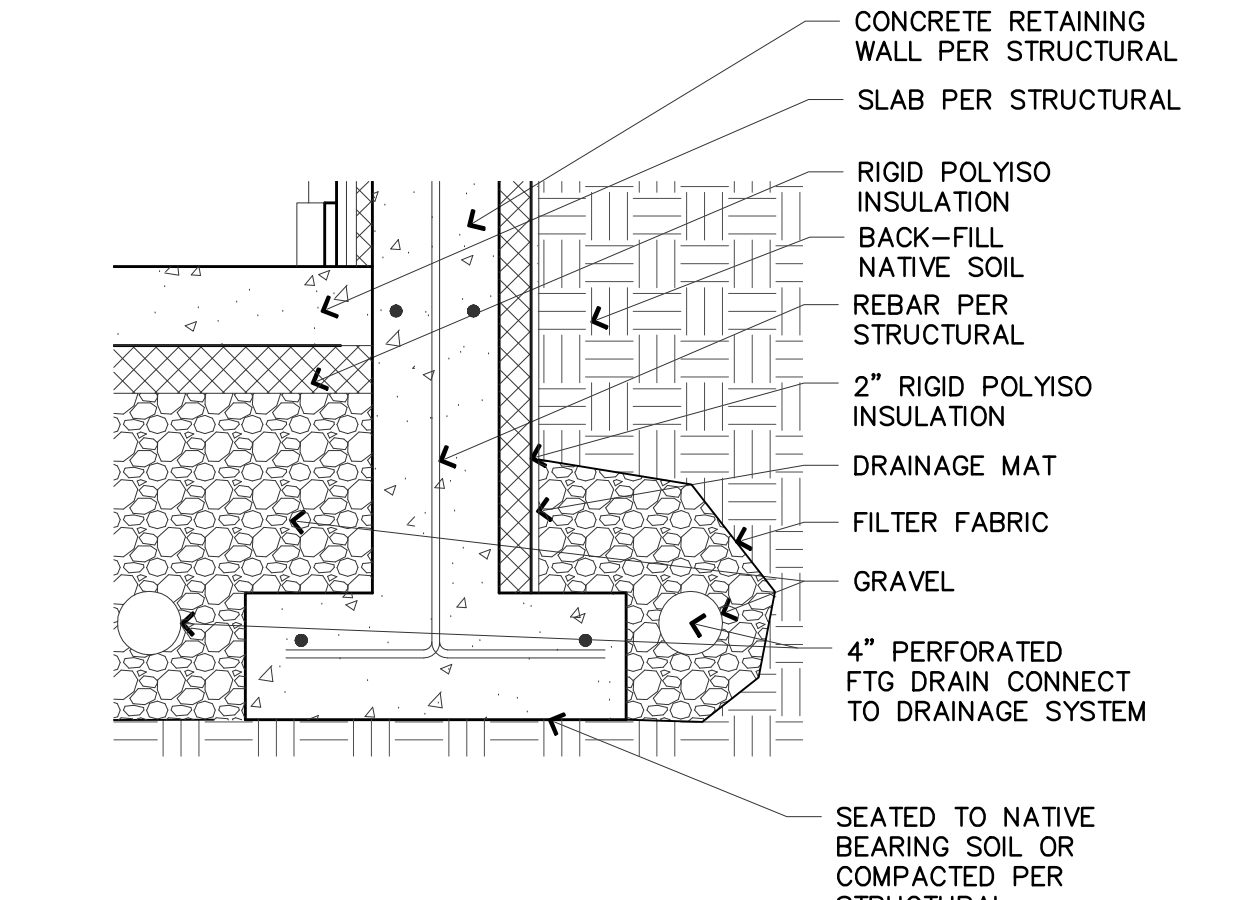
2 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



18 WINDOW DETAIL HEAD TYP.  
 6" = 1'-0"



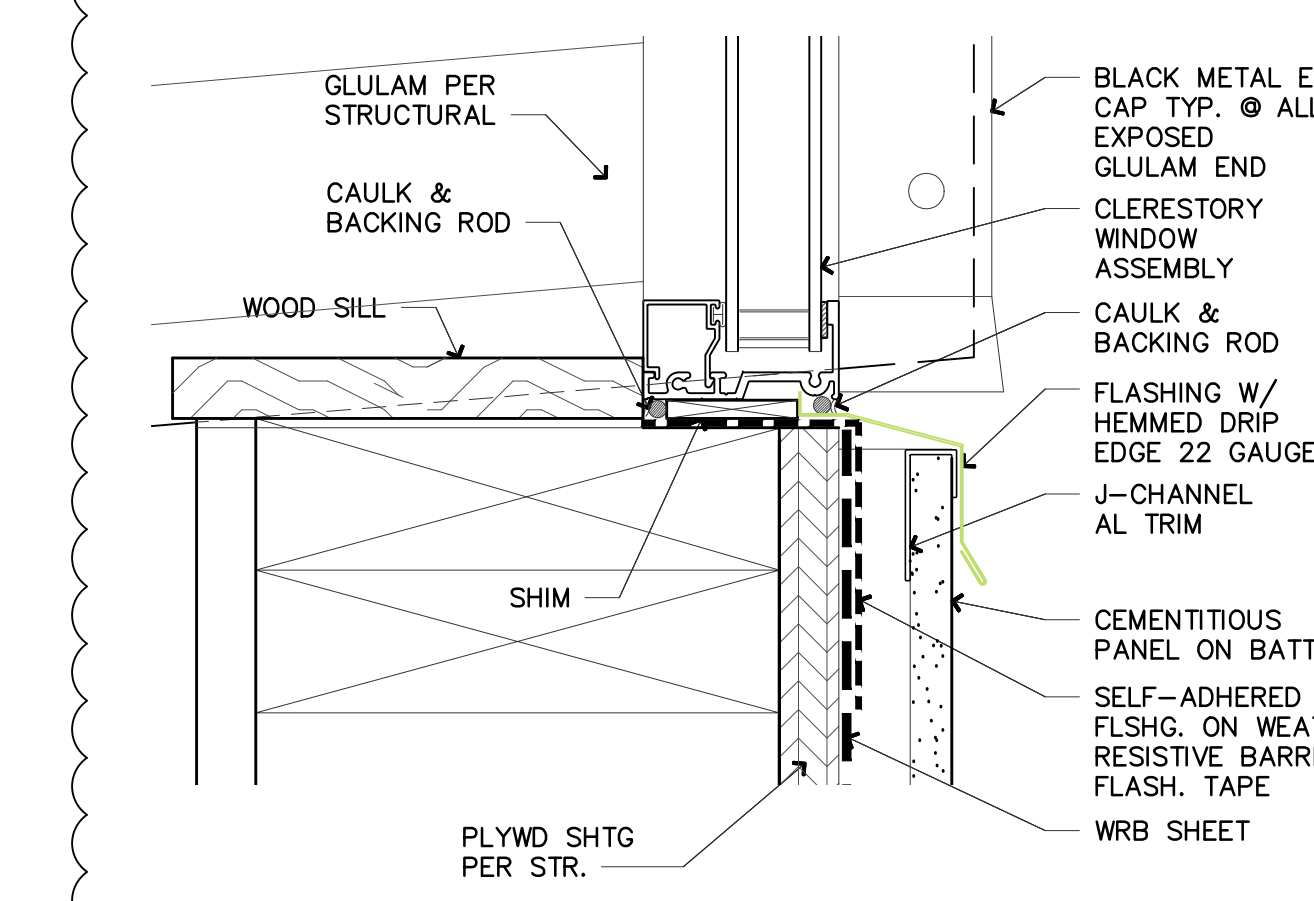
14 SKYLIGHT DETAIL  
 3/4" = 1'-0"



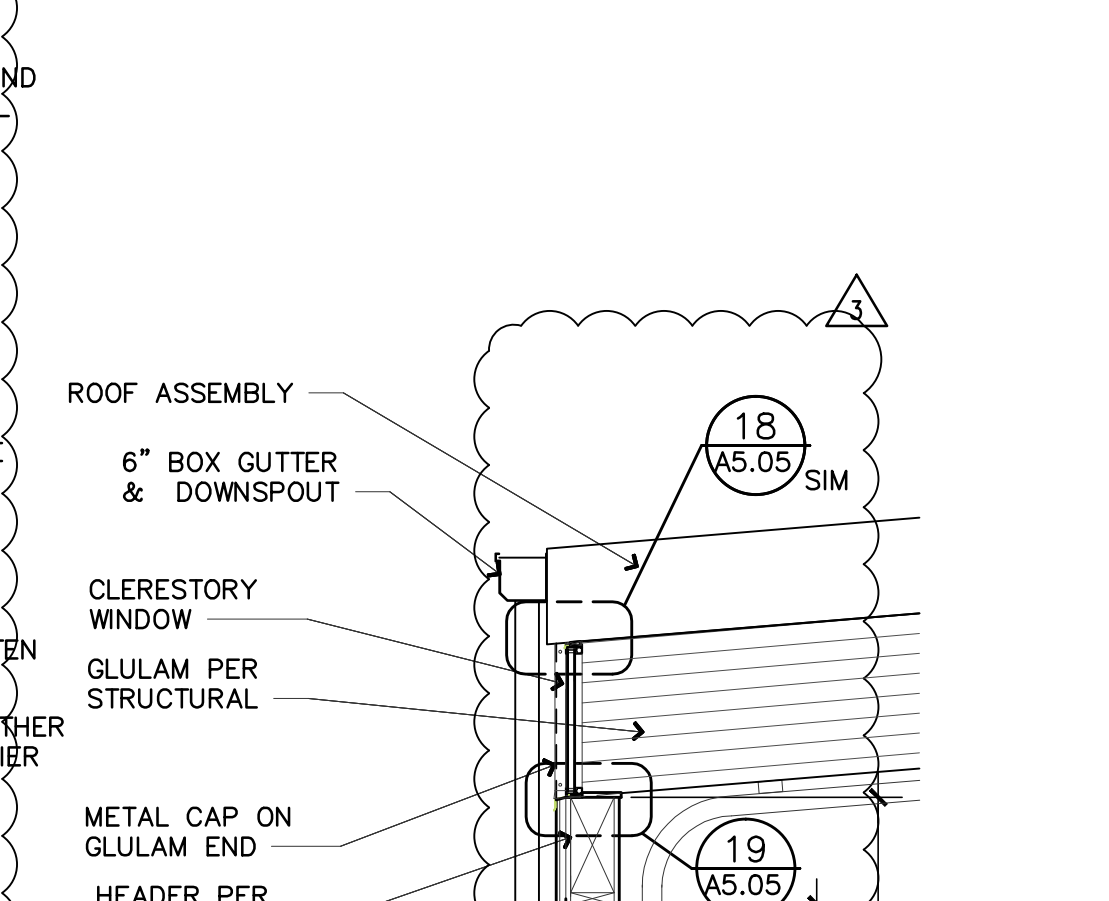
10 WALL SECTION  
 1" = 1'-0"

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

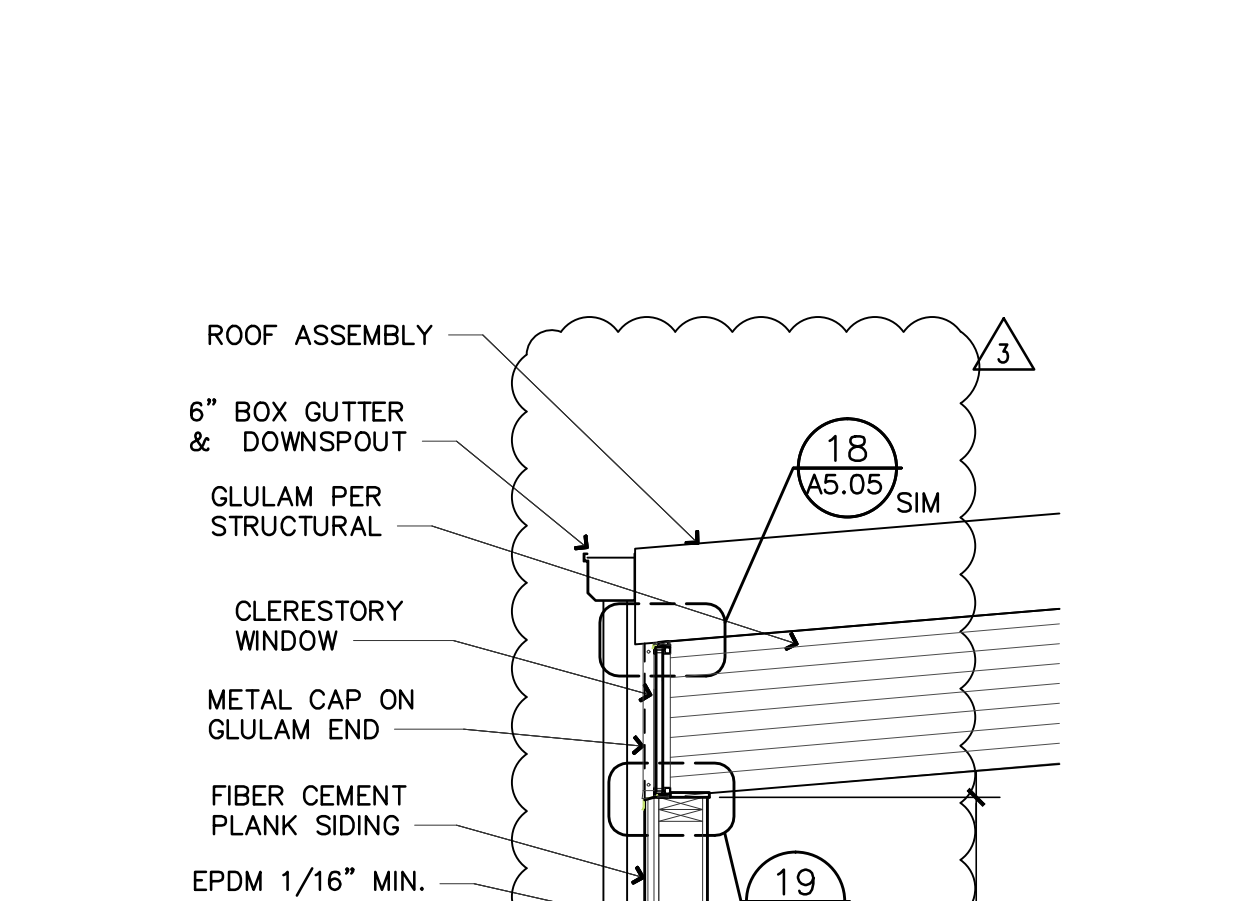
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 1/2" = 1'-0"



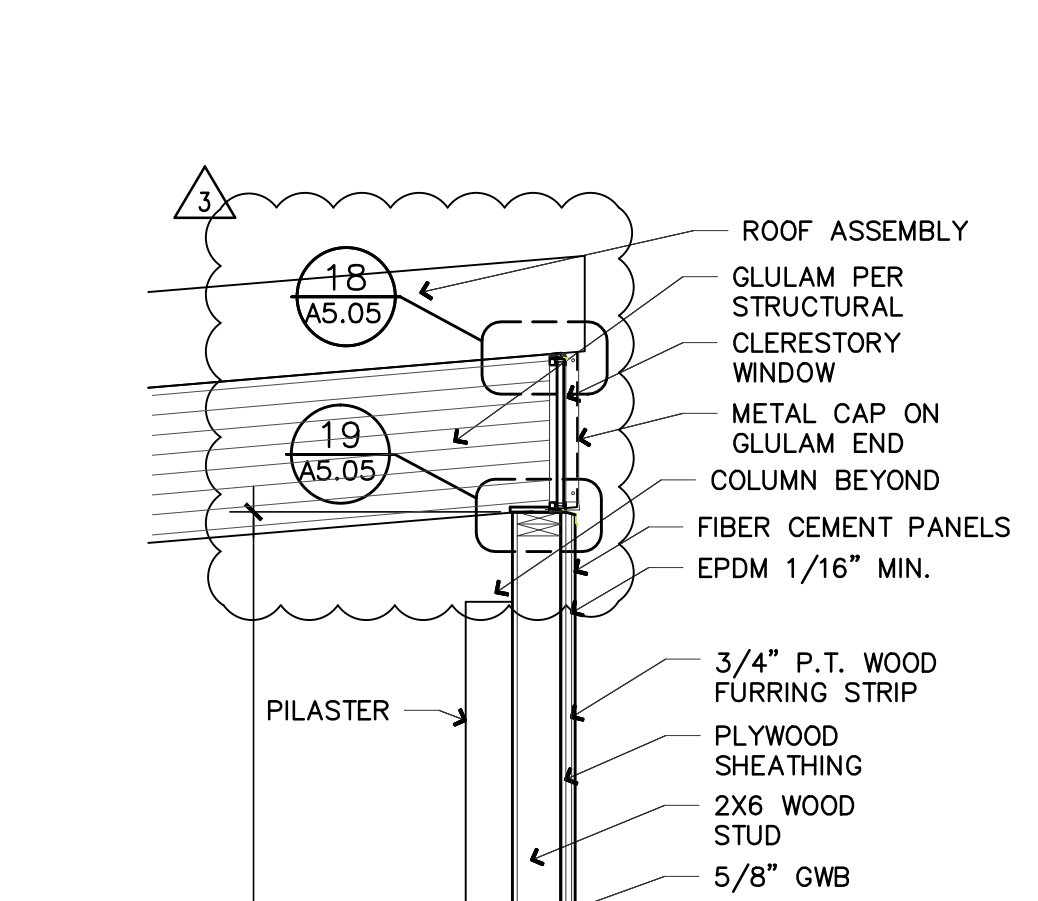
19 WINDOW DETAIL SILL TYP.  
 6" = 1'-0"



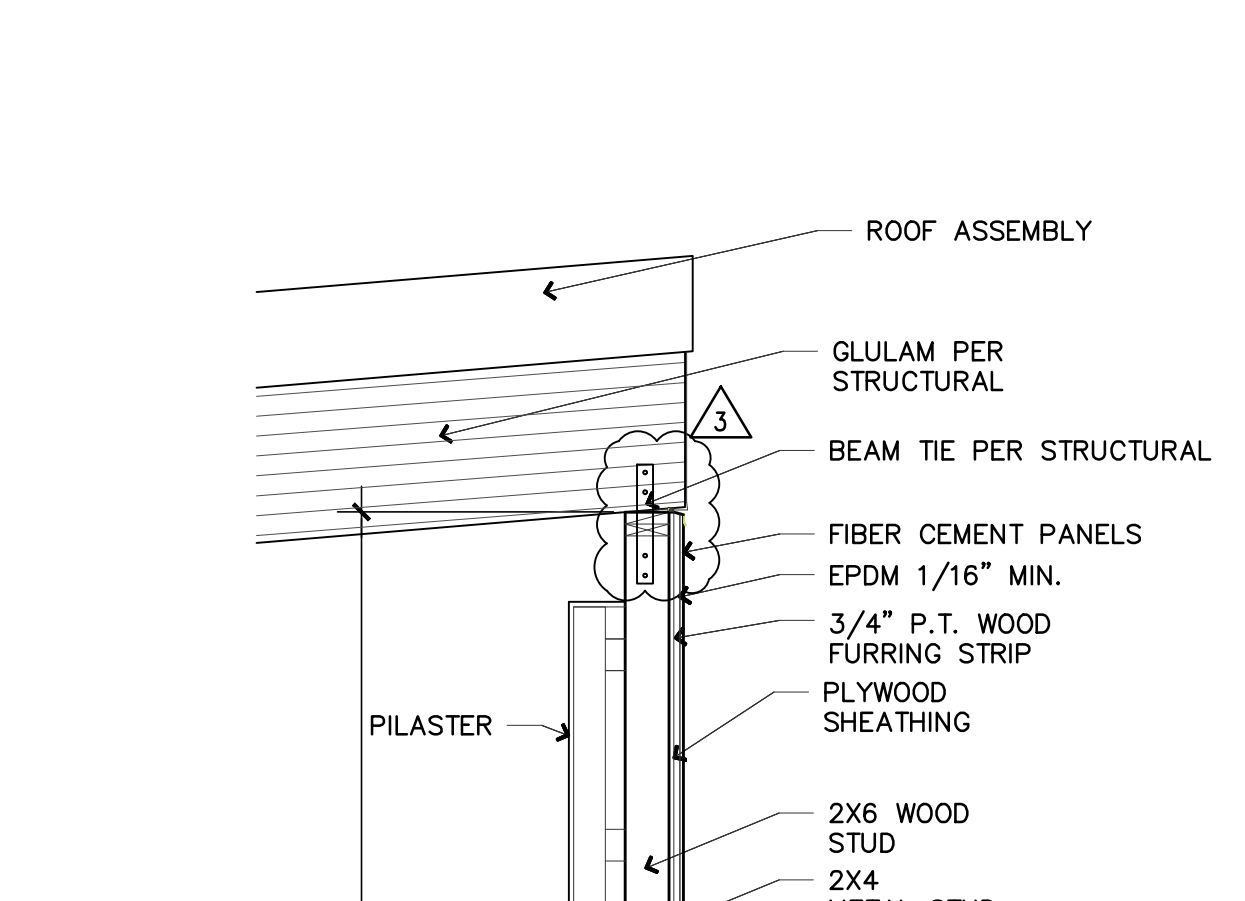
14 SKYLIGHT DETAIL  
 3/4" = 1'-0"



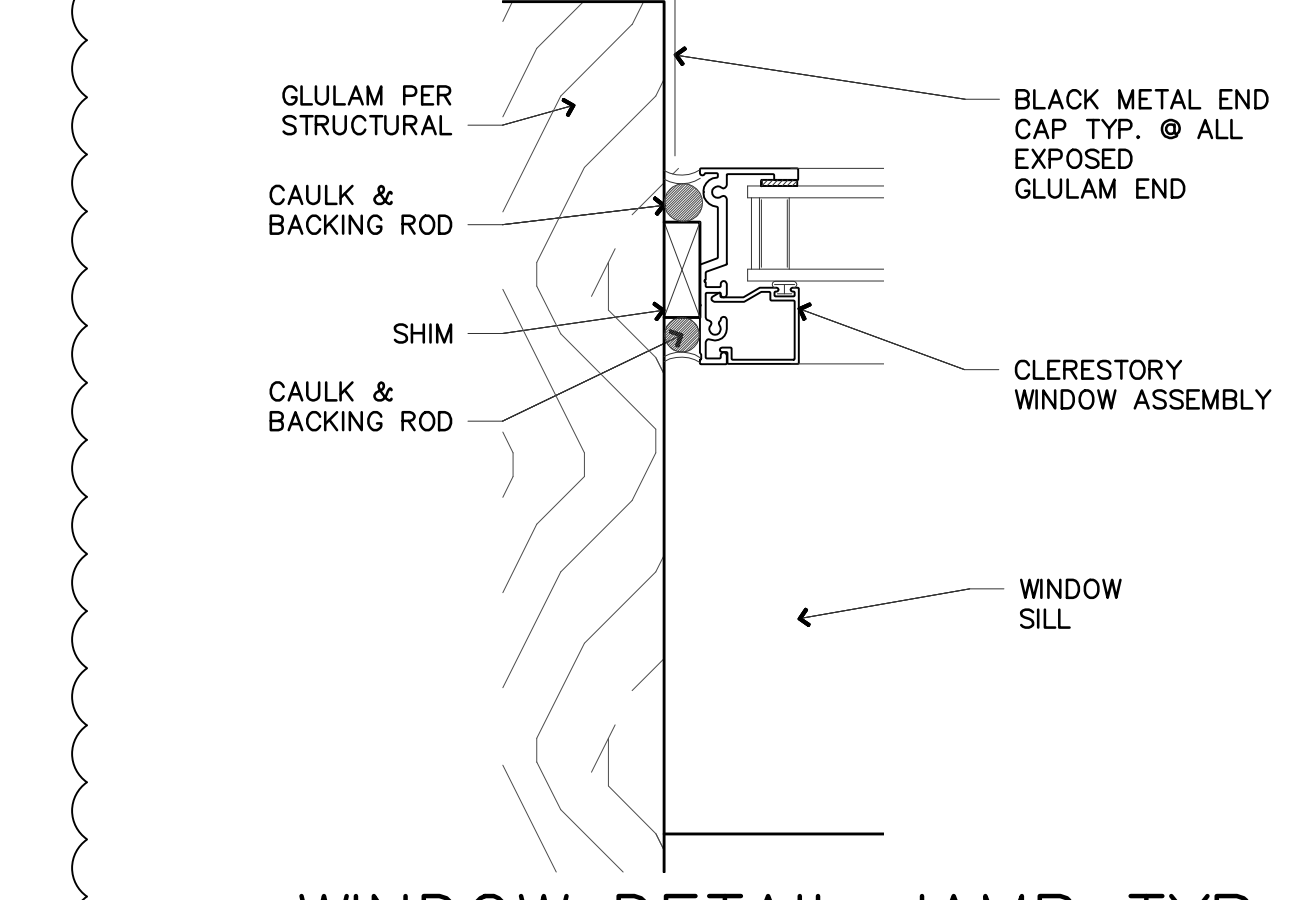
10 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



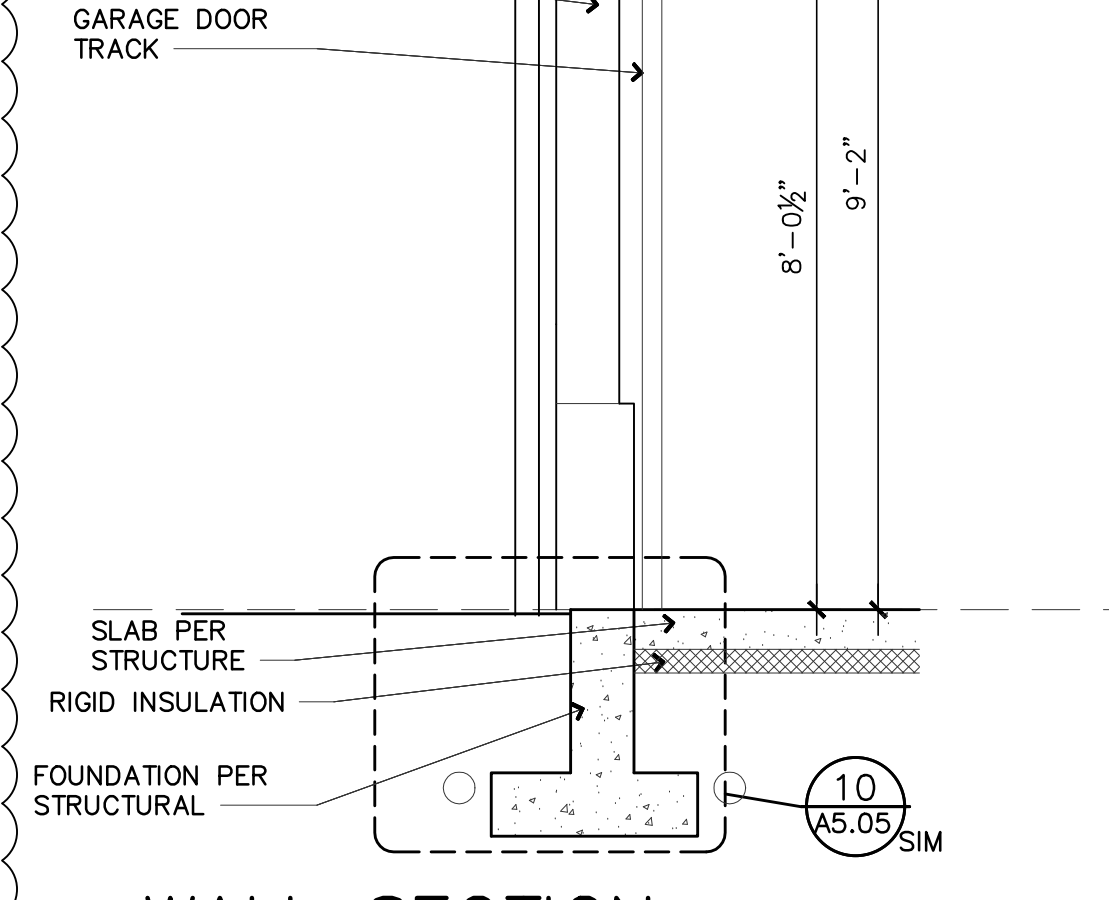
6 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



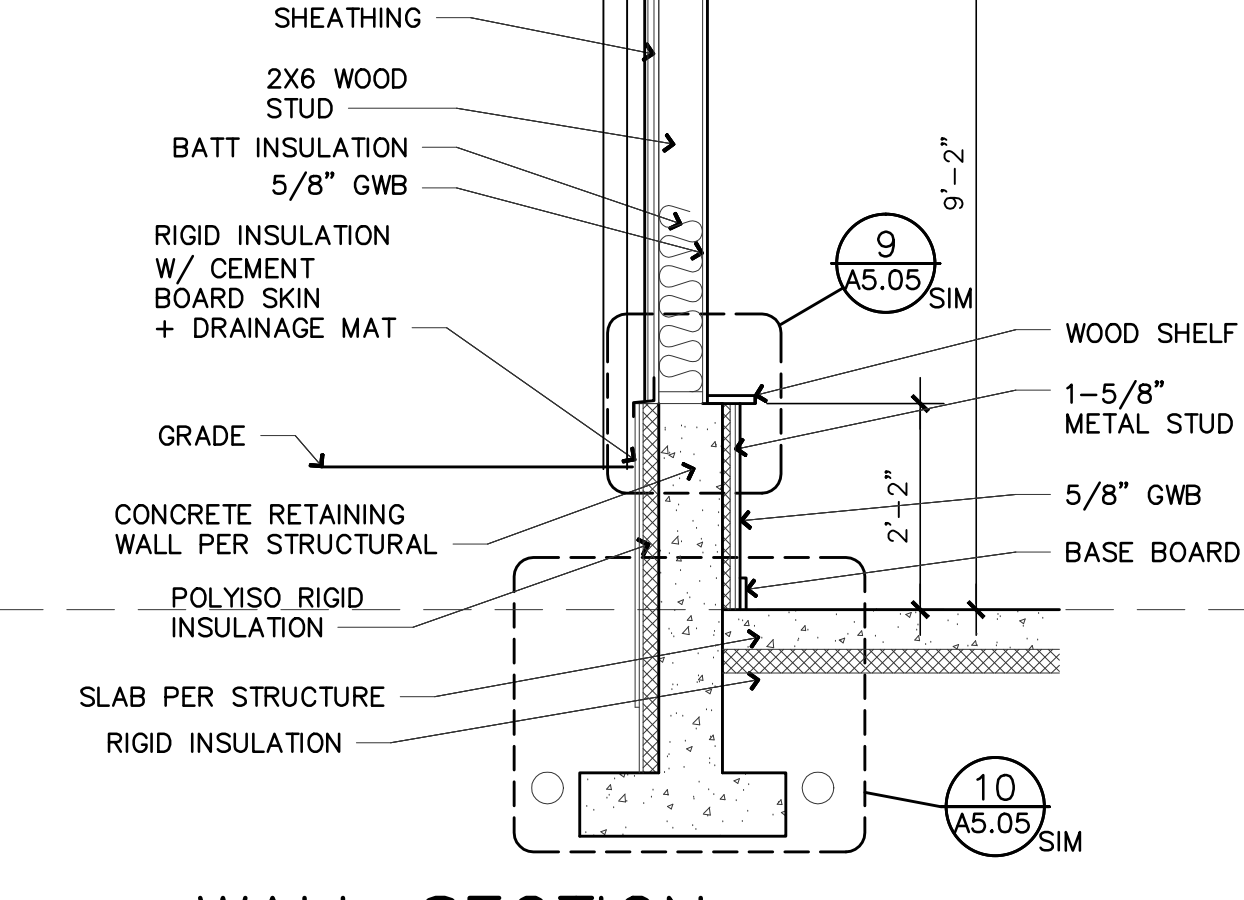
2 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



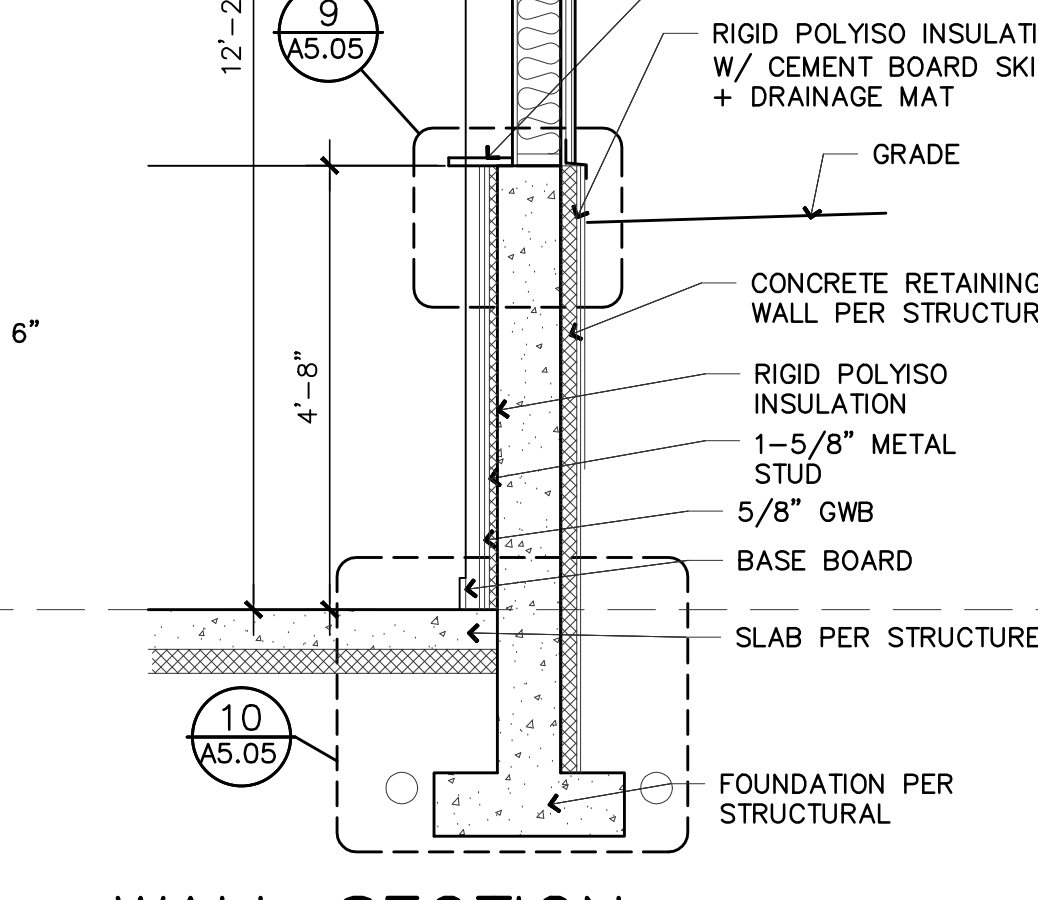
20 WINDOW DETAIL JAMB TYP.  
 6" = 1'-0"



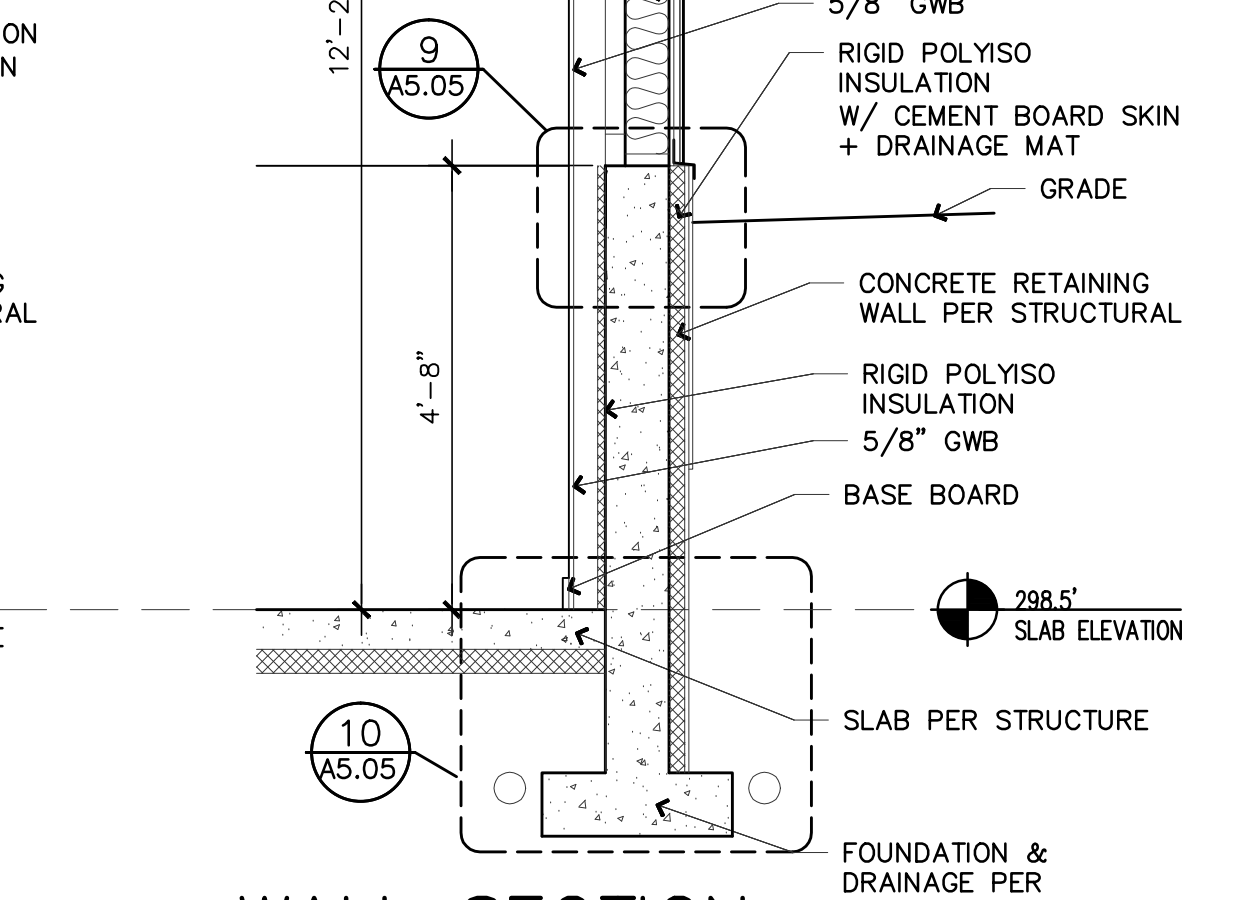
16 WALL SECTION THROUGH WINDOW  
 1/2" = 1'-0"



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



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



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

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3	PLANNING UPDATES 05/06/2021

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PROJECT # **18-116**

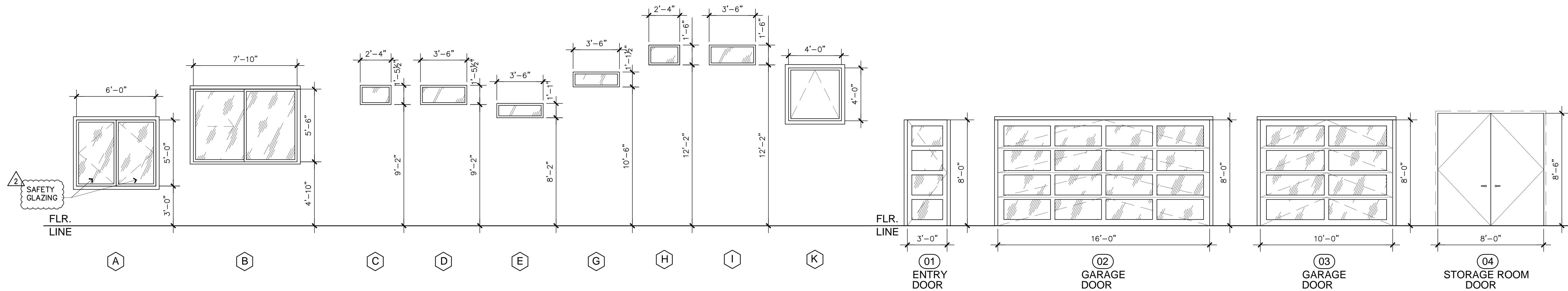
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SHEET TITLE

**WALL SECTIONS**

SHEET #

**A5.05**



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 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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 PROJECT # **18-116**  
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 SHEET TITLE

**WINDOW + DOOR SCHEDULES**  
 SHEET #  
**A7.01**

19 WINDOW & DOOR TYPES  
 A7.01

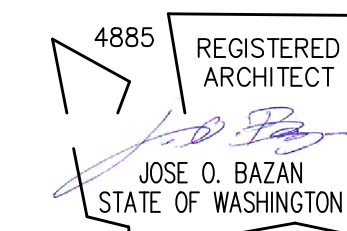
1/4" = 1'-0"

WINDOW SCHEDULE															
SYMBOL	REQUIRE	WIDTH *	HEIGHT *	WINDOW	TYPE	SAFTY	GLASS	FRAME	FIRE	RATING	SQ. FT.	U-VALUE	SHGC	QUAN	REMARKS
A	NO	6'-0"	5'-0"	5'-0"	CASEMENT	YES	GLASS (1)	ALUMINUM 150	NR	NR	24.9			1	MILGARD SERIES 710
B	NO	7'-10"	5'-6"	5'-6"	SLIDER	NO	GLASS (1)	ALUMINUM 150	NR	NR	37.9			1	MILGARD SERIES 710
C	NO	2'-4"	1'-5 1/2"	1'-5 1/2"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	2.4			2	MILGARD SERIES 710
D	NO	3'-6"	1'-5 1/2"	1'-5 1/2"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	3.7			8	MILGARD SERIES 710
E	NO	3'-6"	1'-1"	1'-1"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	2.5			4	MILGARD SERIES 710
G	NO	3'-6"	1'-1 1/2"	1'-1 1/2"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	2.7			4	MILGARD SERIES 710
H	NO	2'-4"	1'-6"	1'-6"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	2.5			2	MILGARD SERIES 710
I	NO	3'-6"	1'-6"	1'-6"	FIXED	NO	GLASS (1)	ALUMINUM 150	NR	NR	3.9			8	MILGARD SERIES 710
K	NO	4'-0"	4'-0"	4'-0"	SKYLIGHT-OPERABLE	NO	GLASS (1)	WOOD CURB	NR	NR	13.4	NA	NA	6	VELUX
NOTES:		* VERIFY ALL OPENINGS													

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:

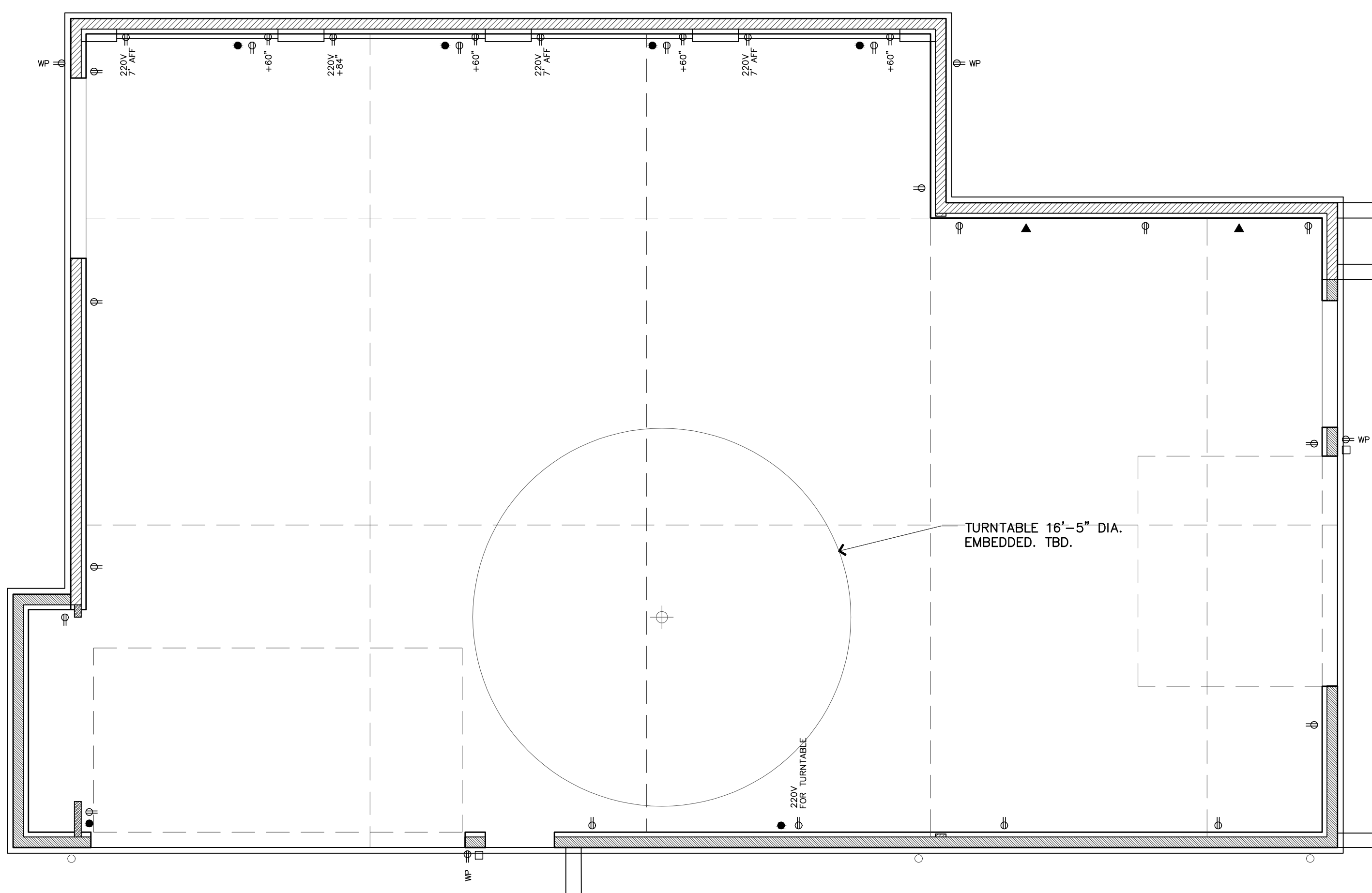


PROJECT:

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

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

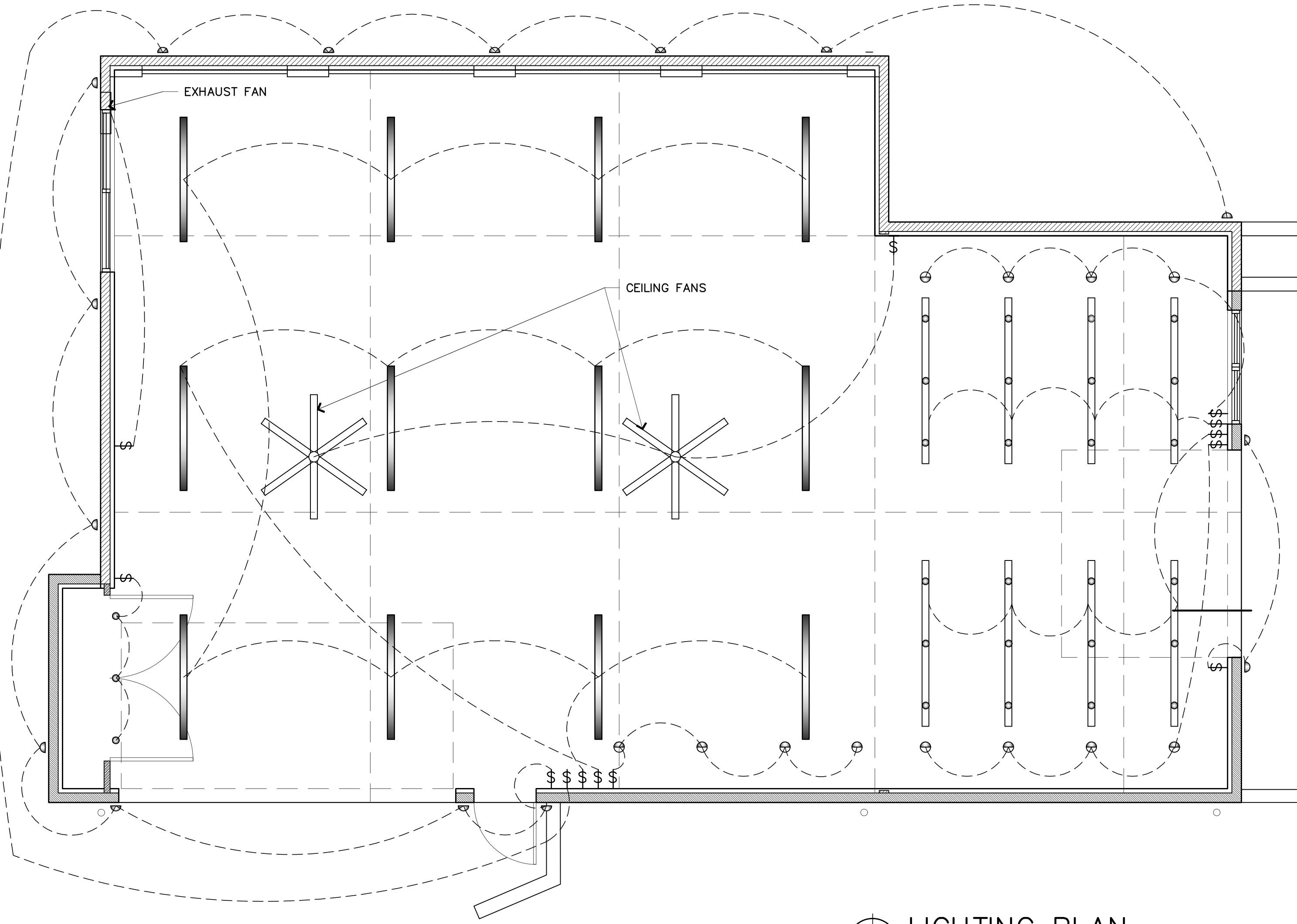
PERMIT



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

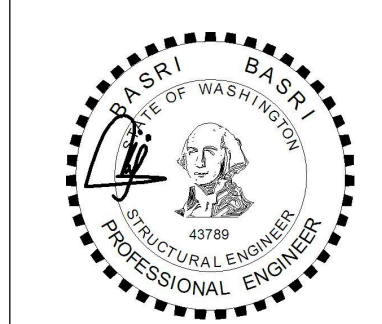
NOTE:  
 1. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS. ANY DISCREPANCIES, 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 05-04-21

ISSUED FOR PERMIT

PROJECT NO. 19207

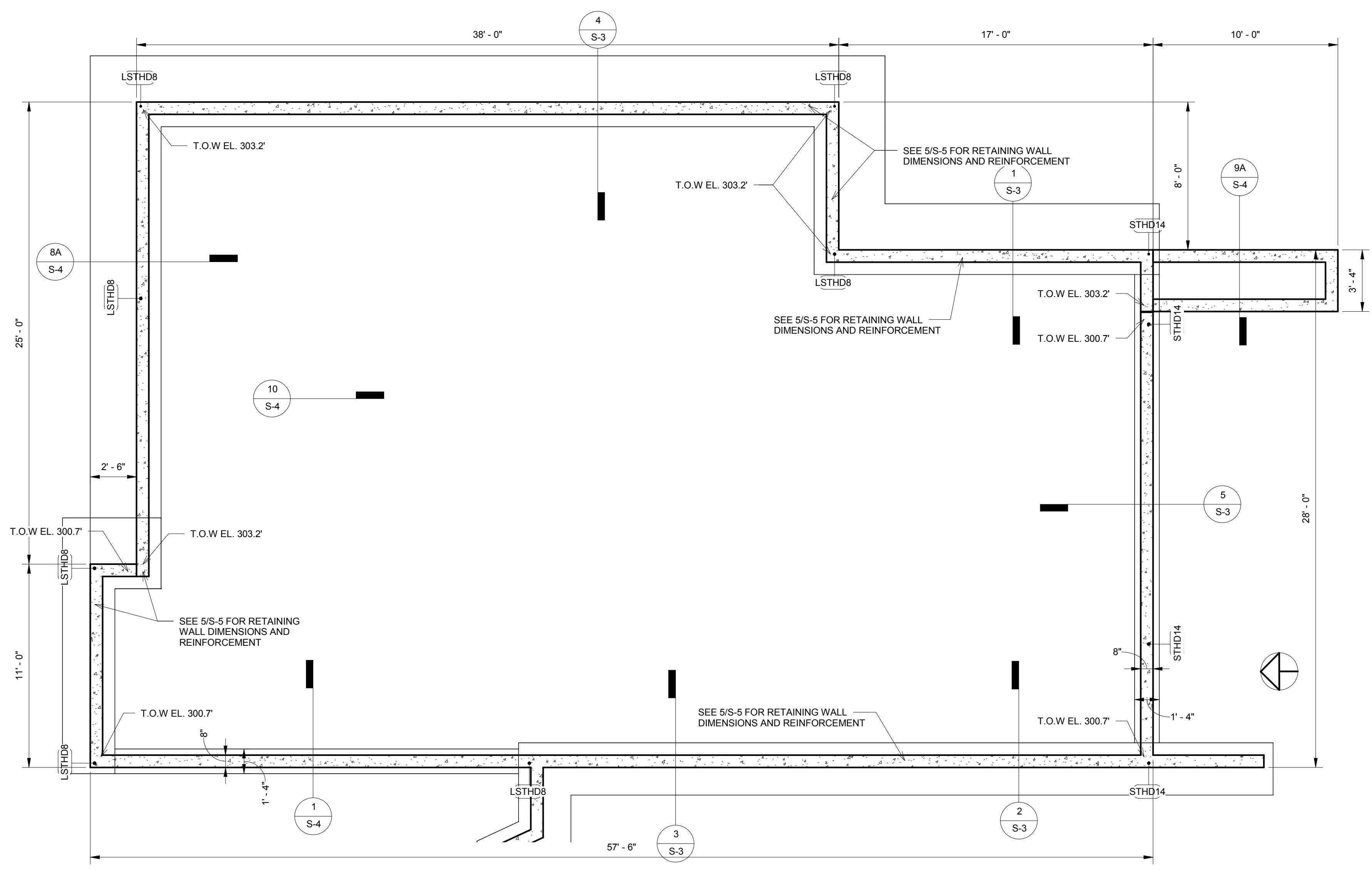
ENGINEER BB

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

**FRAMING PLAN**

**S-1**

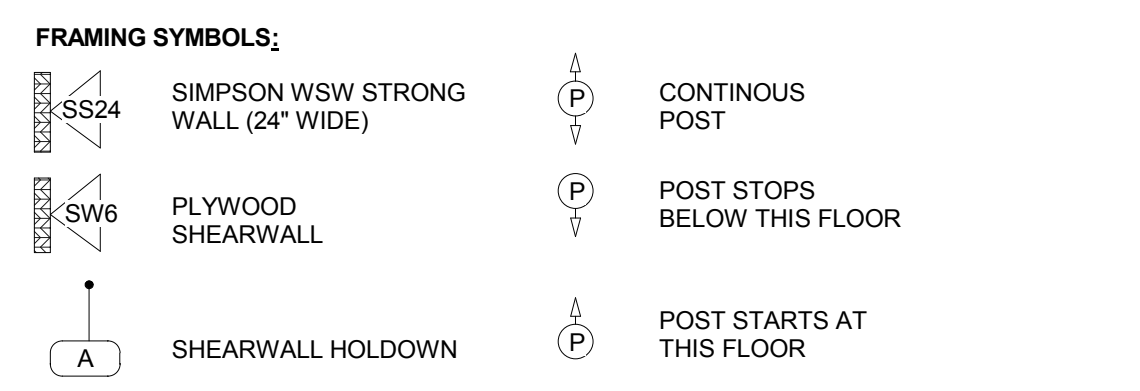


**1 FOUNDATION PLAN**  
1/4" = 1'-0"

**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  
\*\* MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
  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**

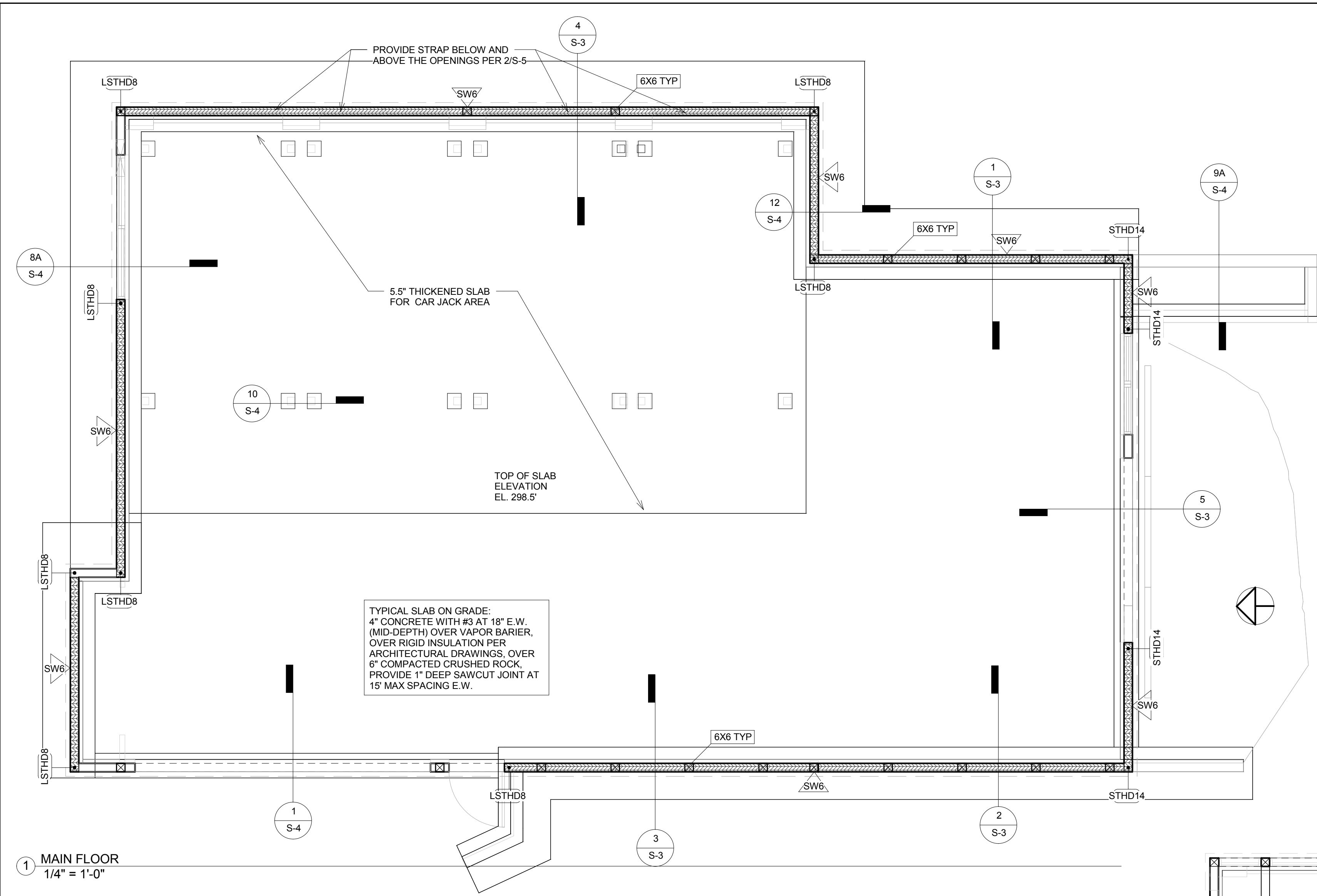
7627 79TH AVE SE,  
MERCER ISLAND, WA  
98040

**DRAWING INFO**

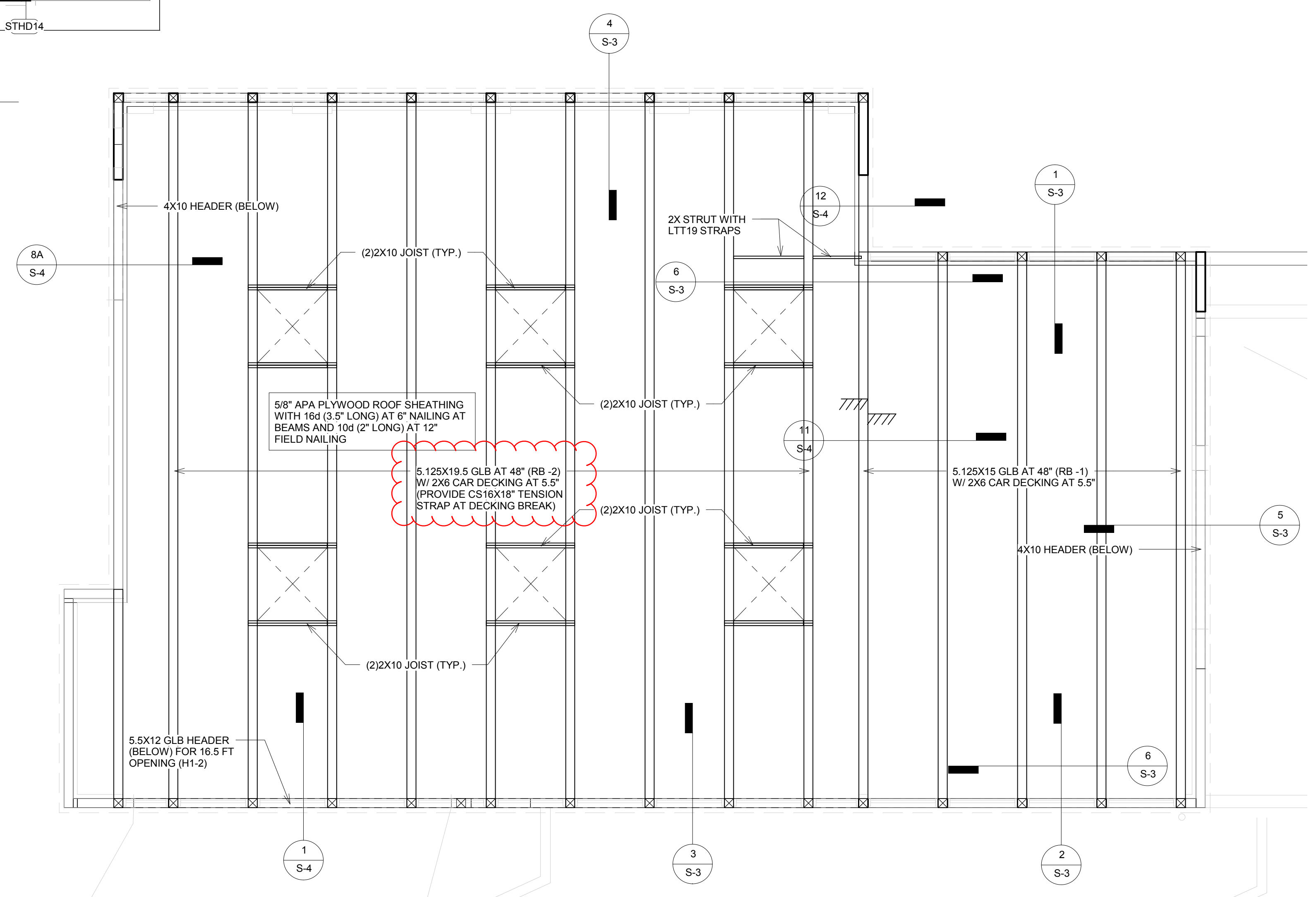
ISSUE DATE	05-04-21	
ISSUED FOR	PERMIT	
PROJECT NO.	19207	
ENGINEER	BB	
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

**FRAMING PLAN**

**S-2**



① MAIN FLOOR  
1/4" = 1'-0"



② ROOF  
1/4" = 1'-0"



**BELADY GARAGE**

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98040

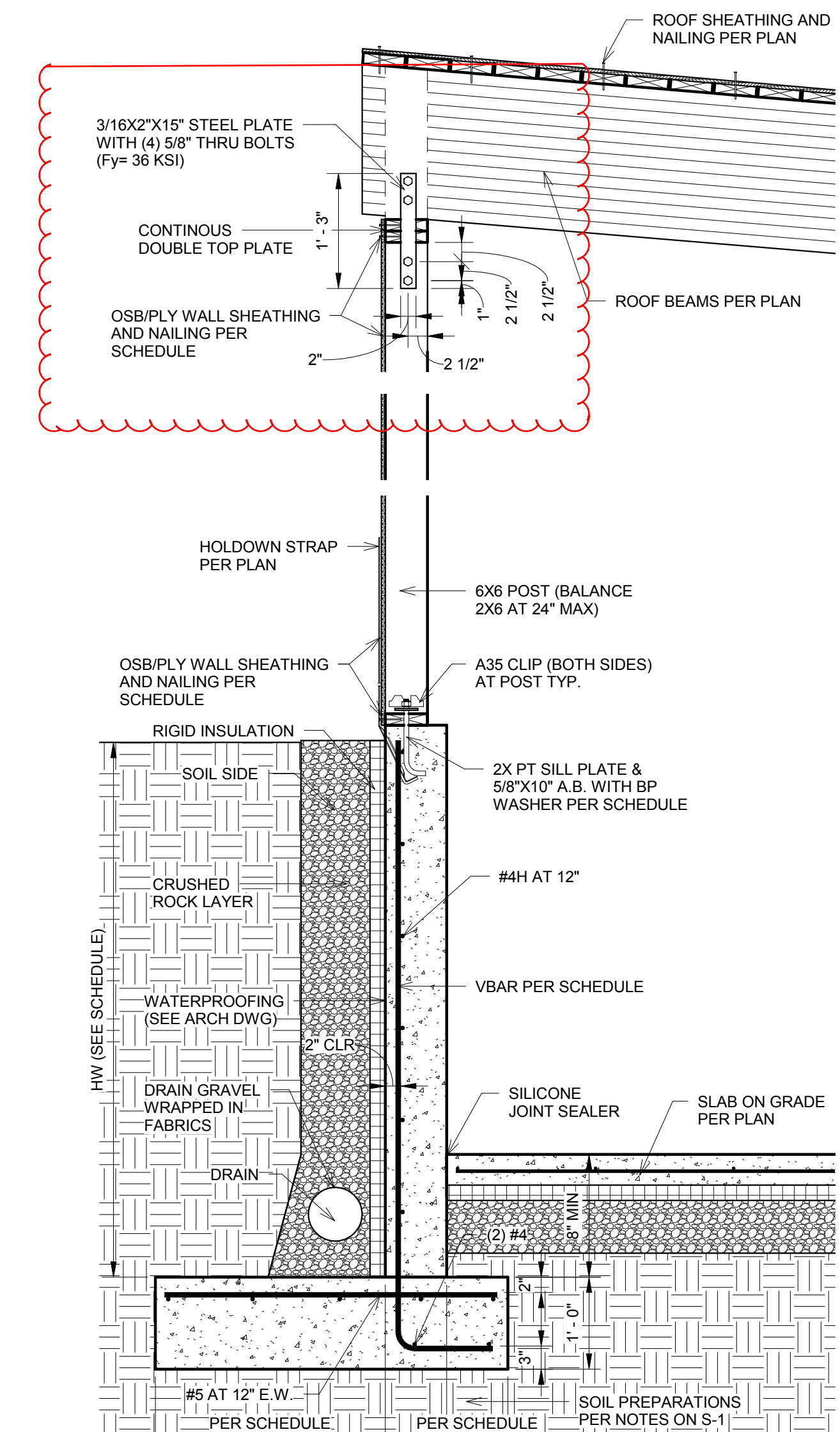
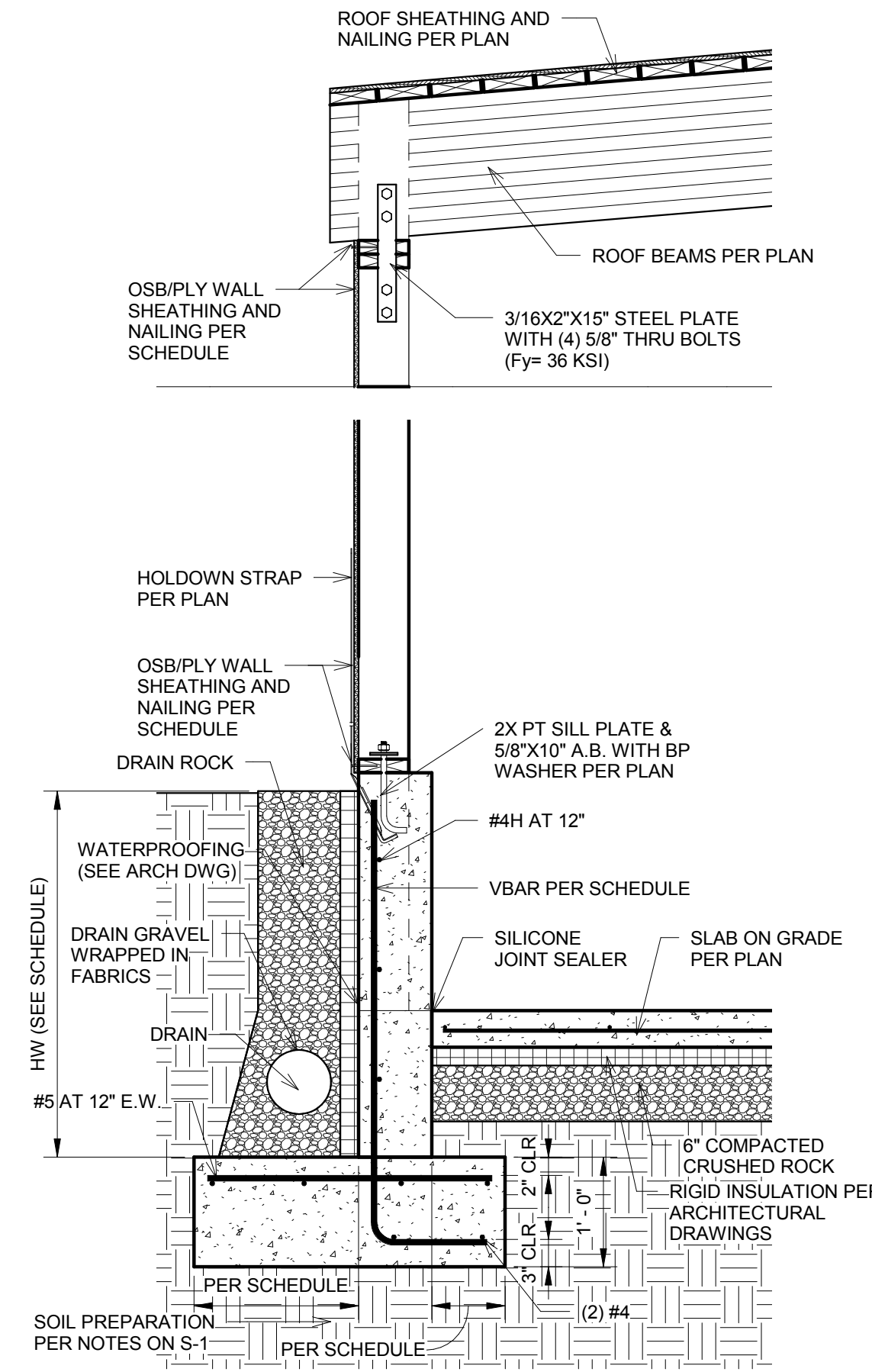
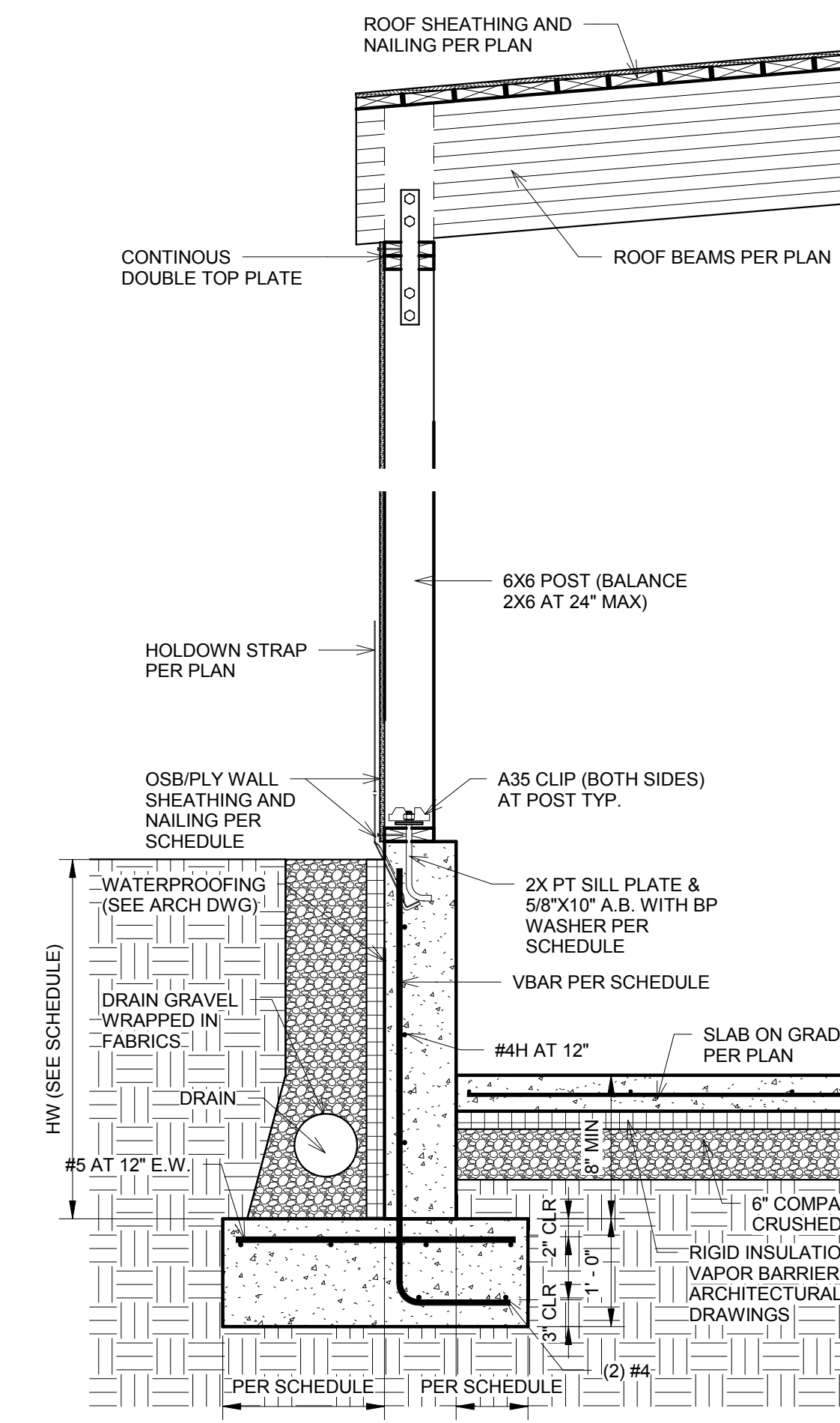
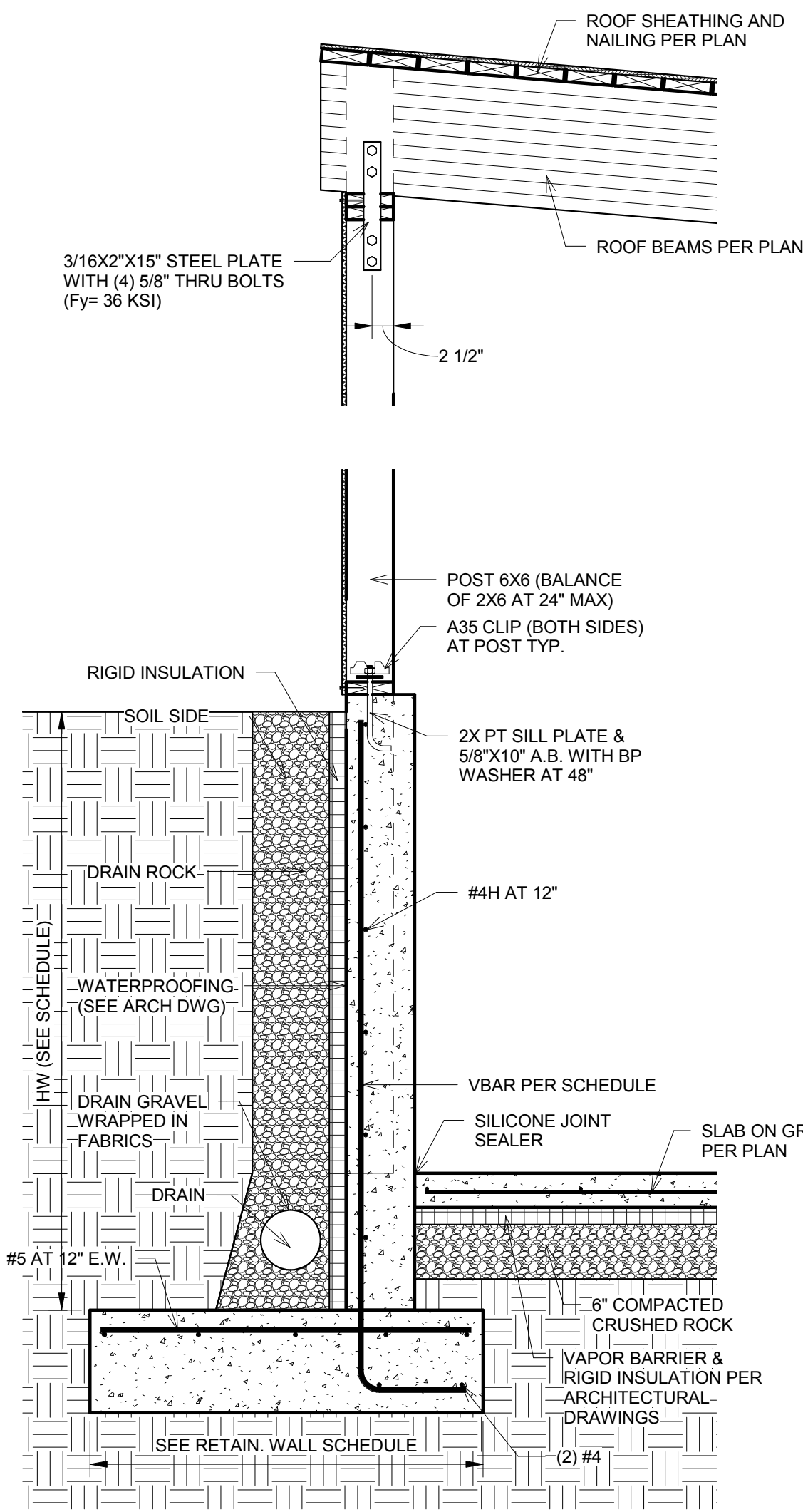
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ISSUE DATE 05-04-21  
ISSUED FOR PERMIT  
PROJECT NO. 19207  
ENGINEER BB

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

**FRAMING DETAILS**

**S-3**

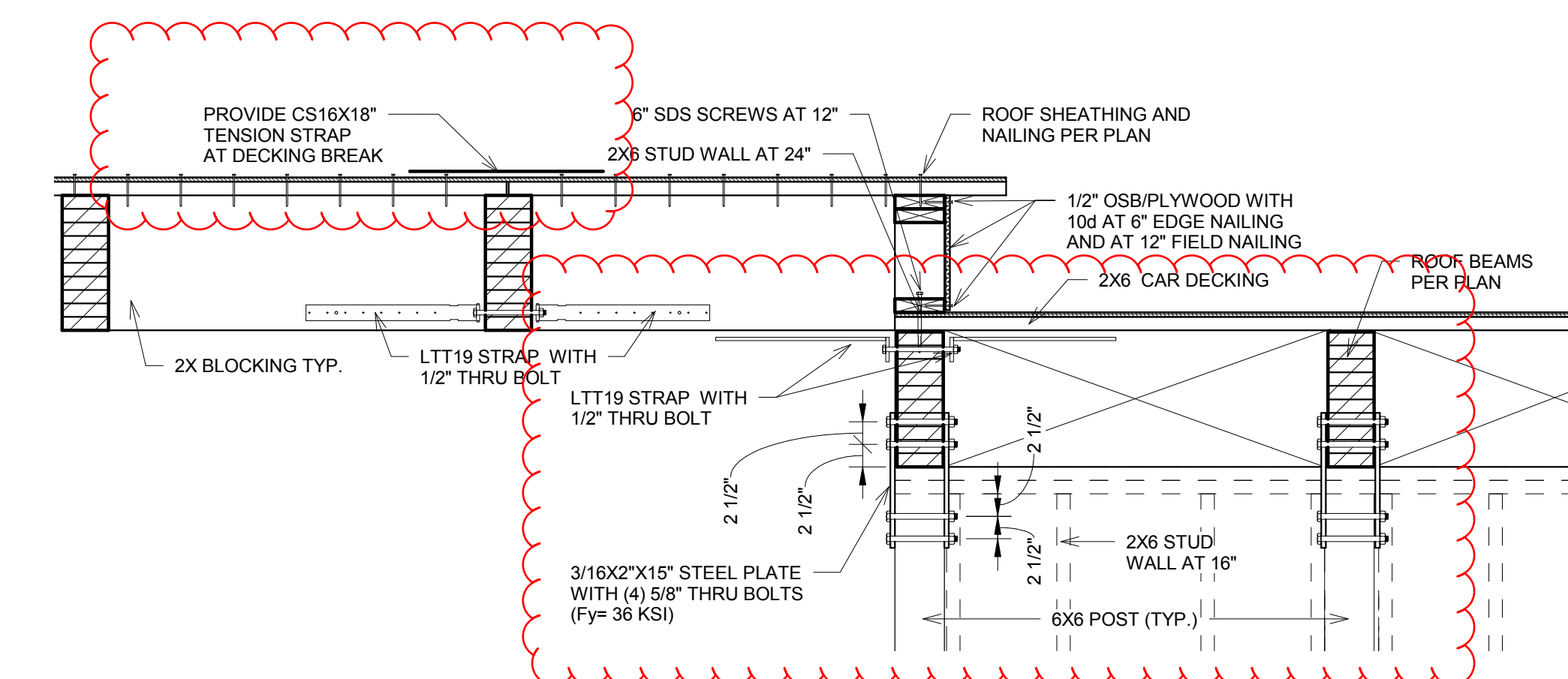
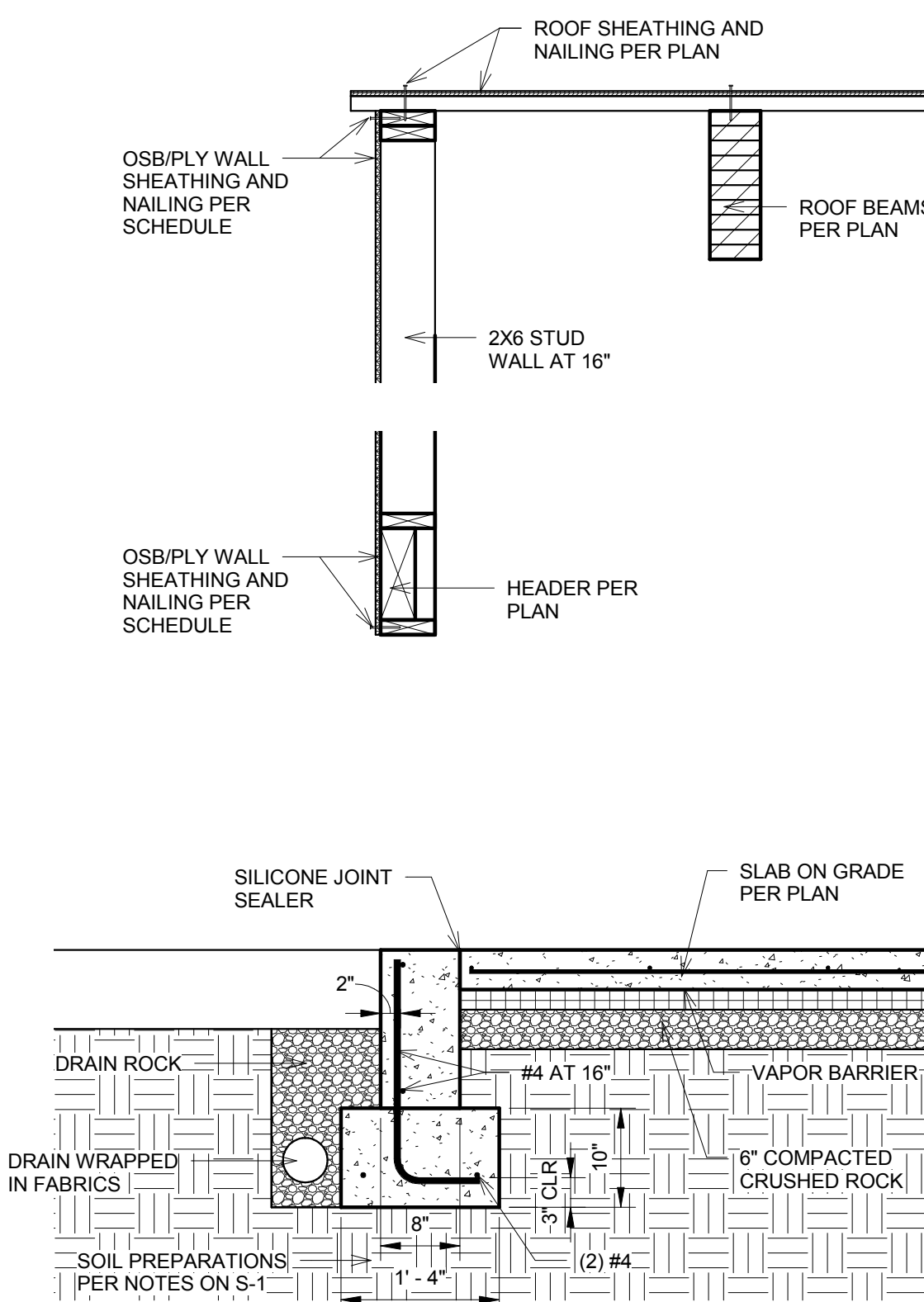


1 Detail 1  
3/4" = 1'-0"

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

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

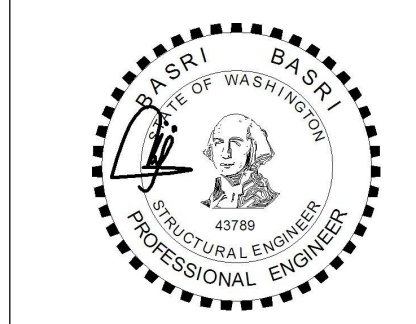
4 Detail 4  
3/4" = 1'-0"



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

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





**BELADY GARAGE**

7627 79TH AVE SE,  
MERCER ISLAND, WA  
98040

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ISSUE DATE 05-04-21  
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PROJECT NO. 19207  
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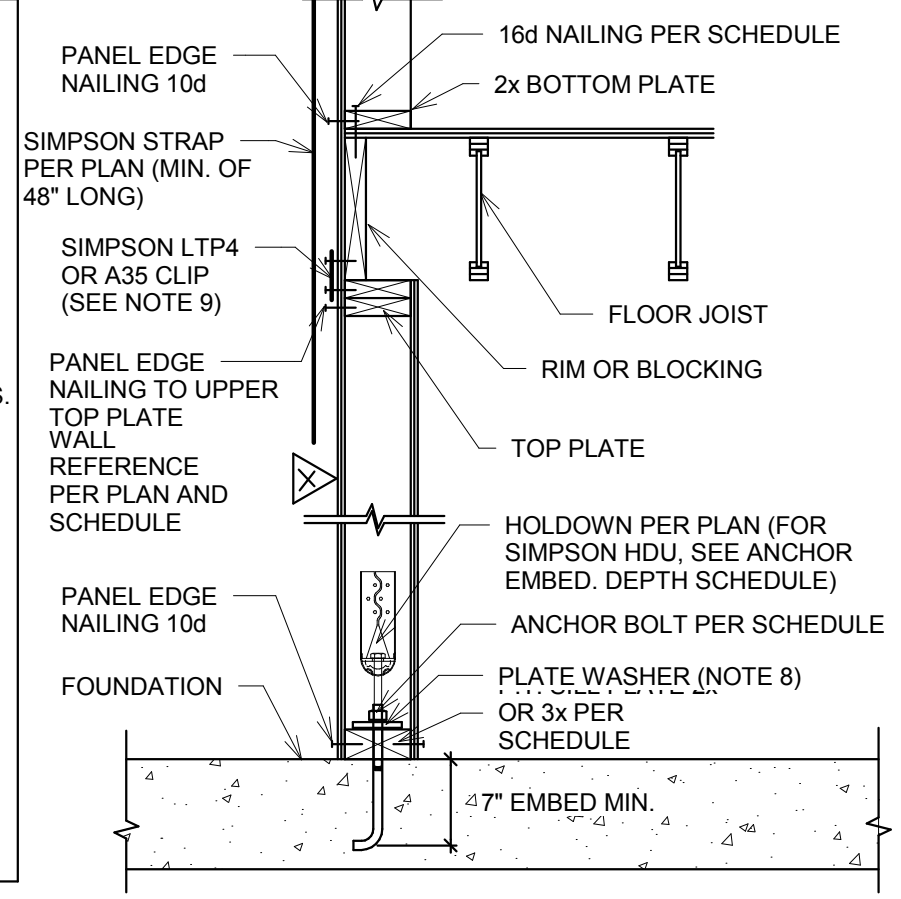
**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

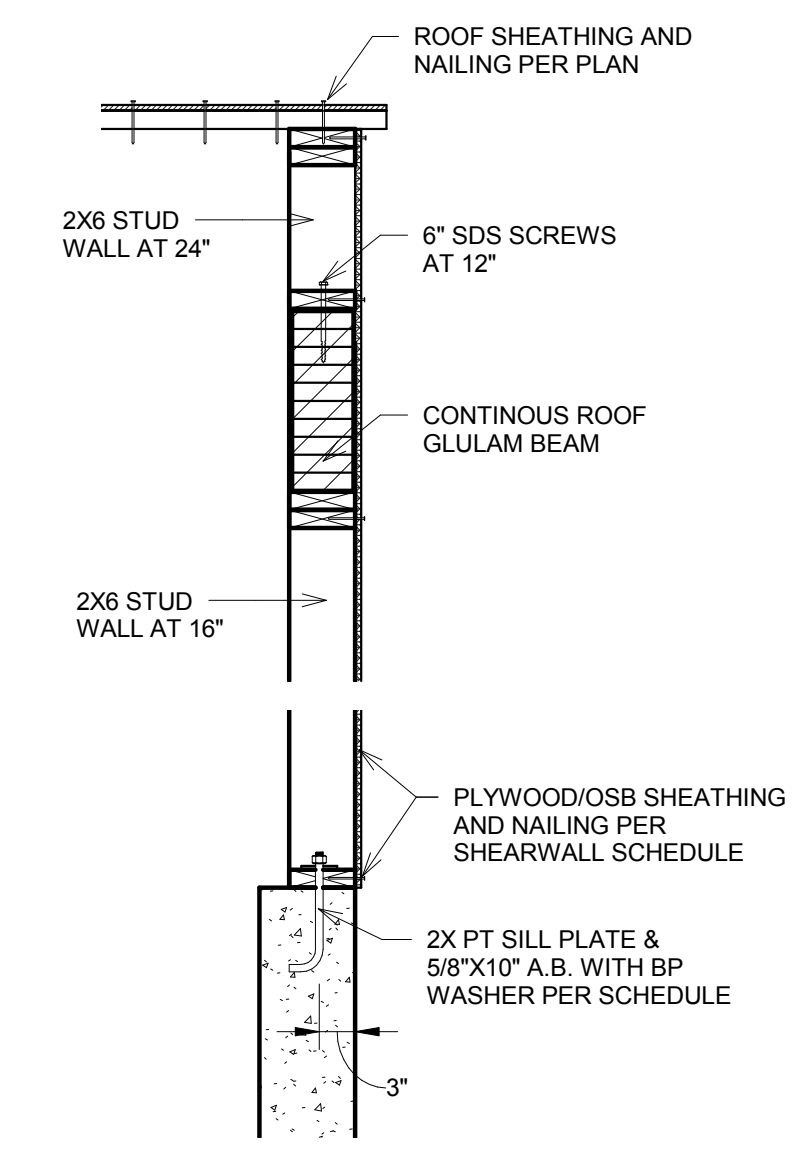
**FRAMING DETAILS**

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

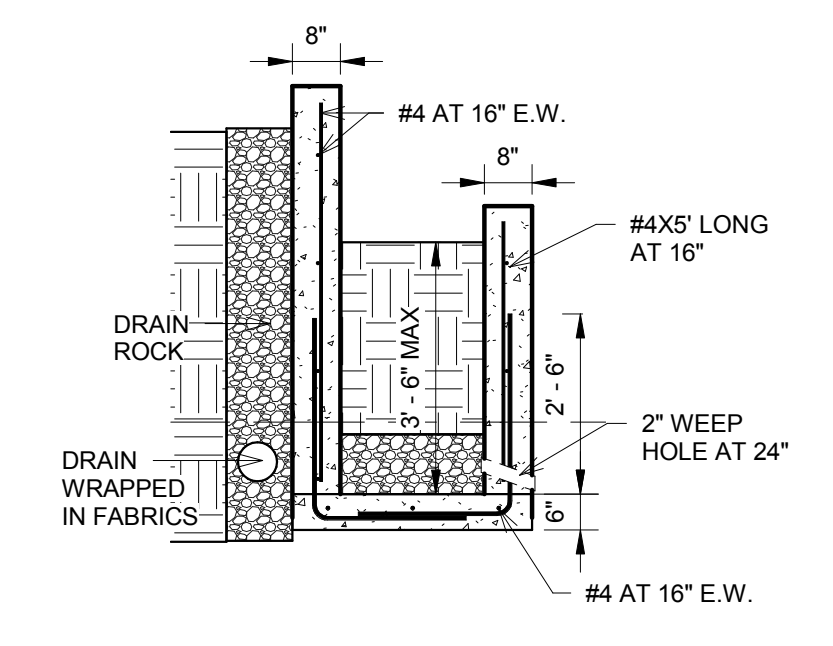
- SHEARWALL SCHEDULE NOTES:**
- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
  - NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
  - ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.  
(2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.  
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 B/P/ 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.



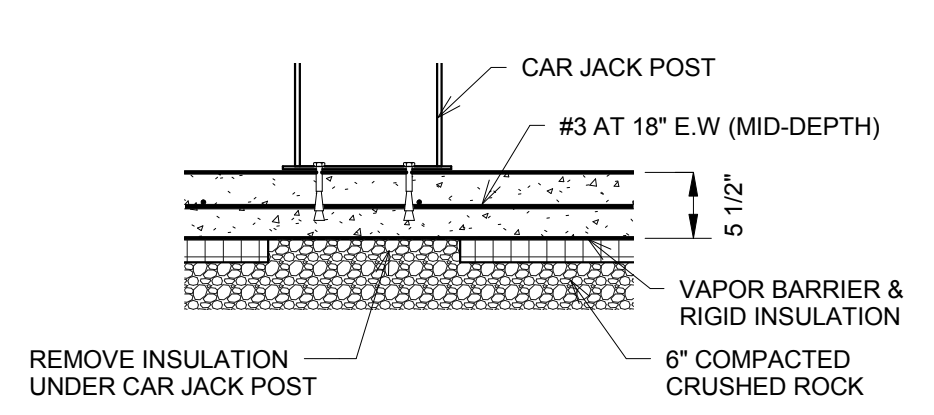
**5 SHEARWALL SCHEDULE**  
3/4" = 1'-0"



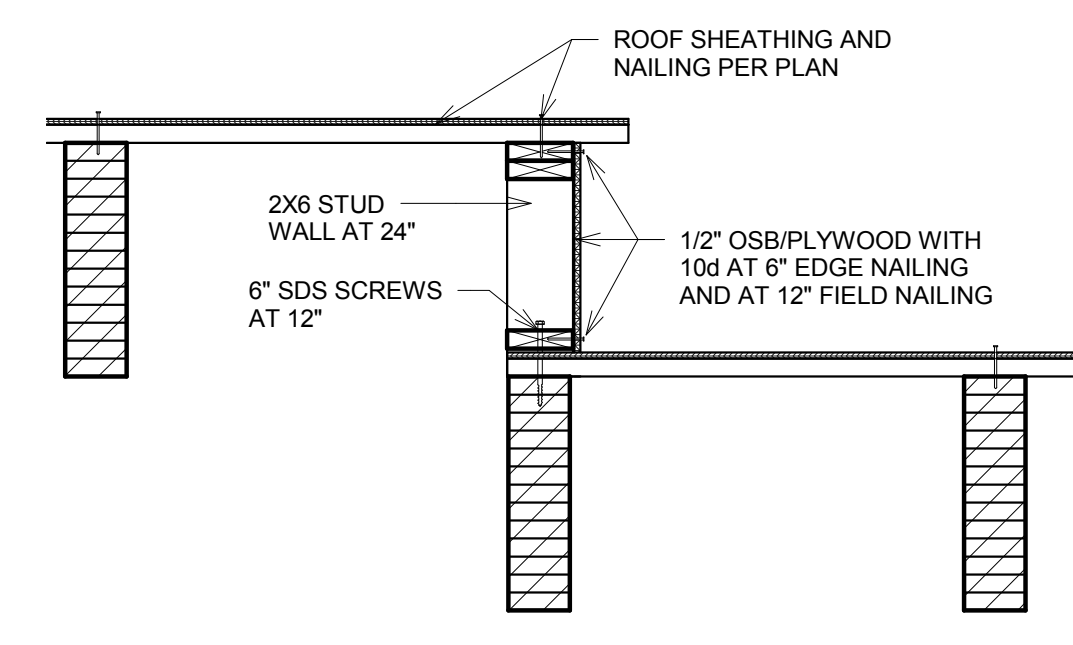
**12 Detail 12**  
3/4" = 1'-0"



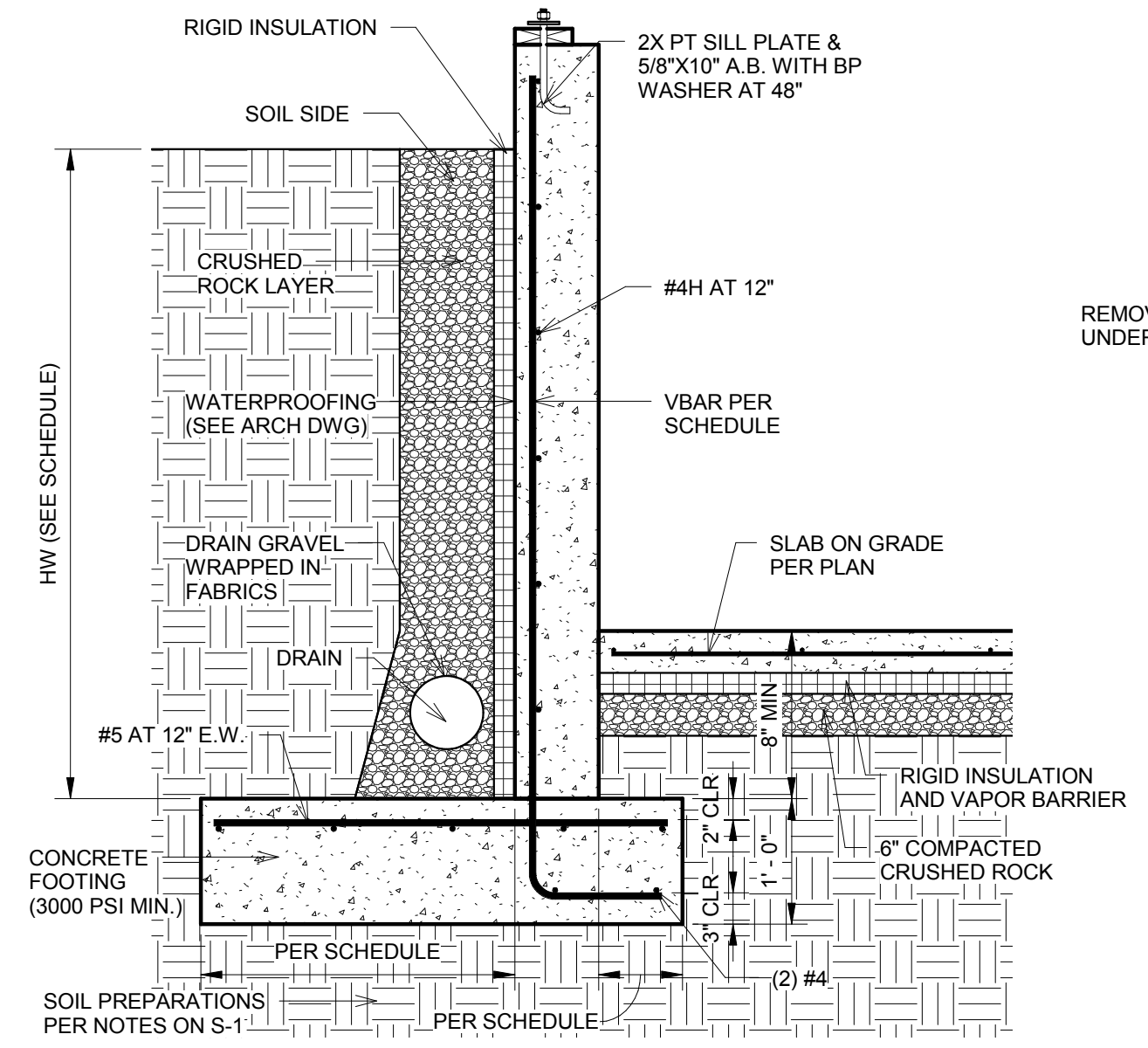
**9A Detail 9**  
3/8" = 1'-0"



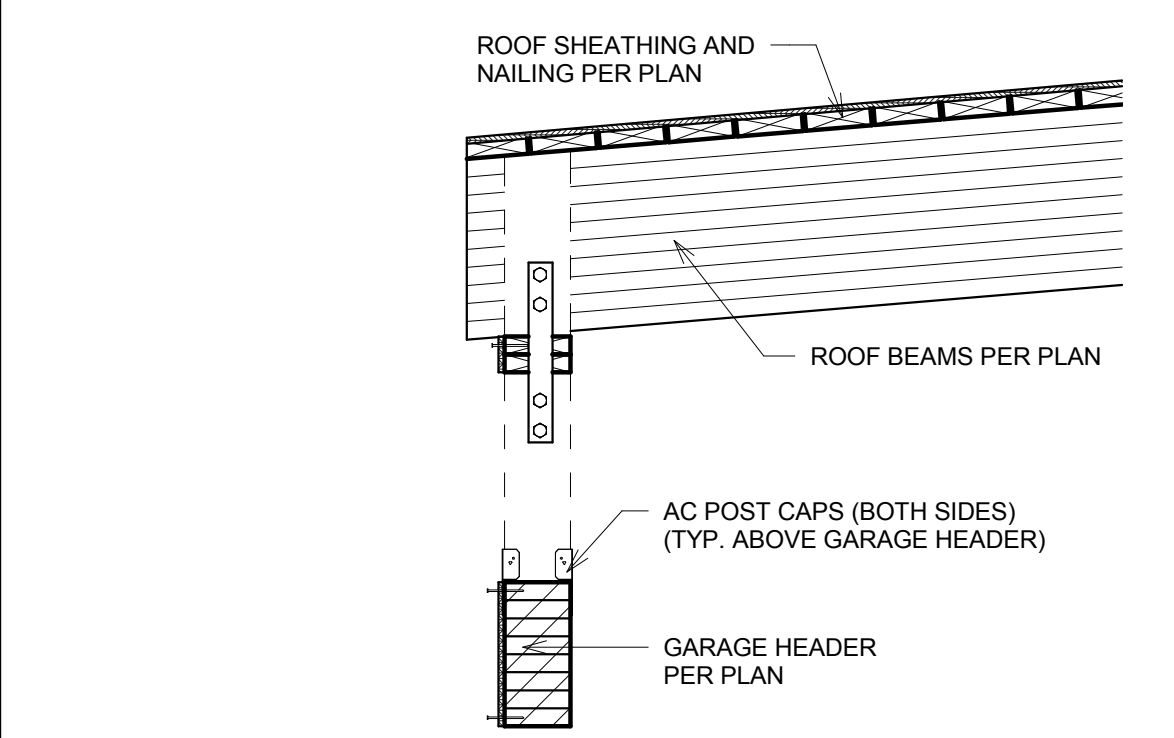
**10 Detail 10**  
3/4" = 1'-0"



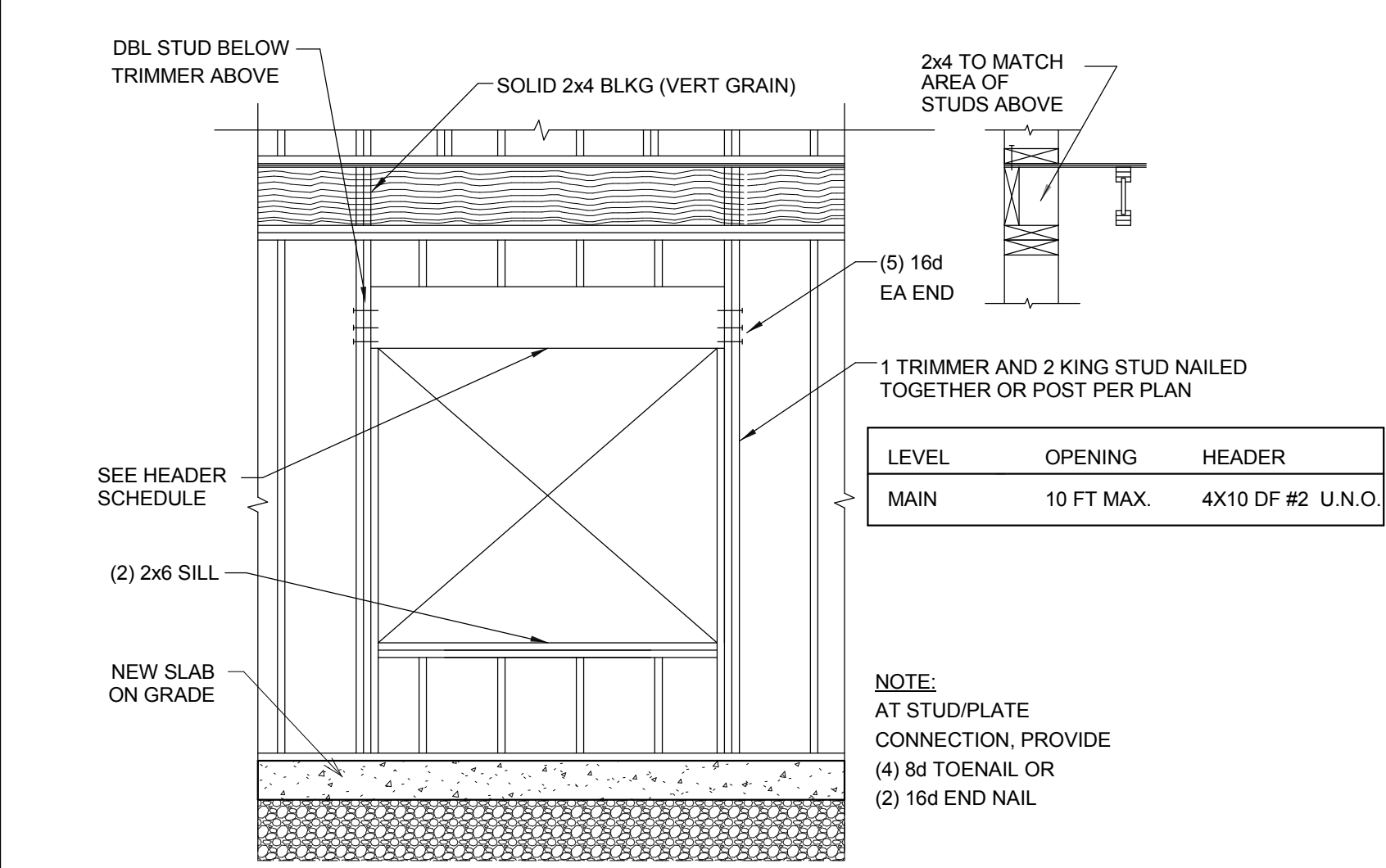
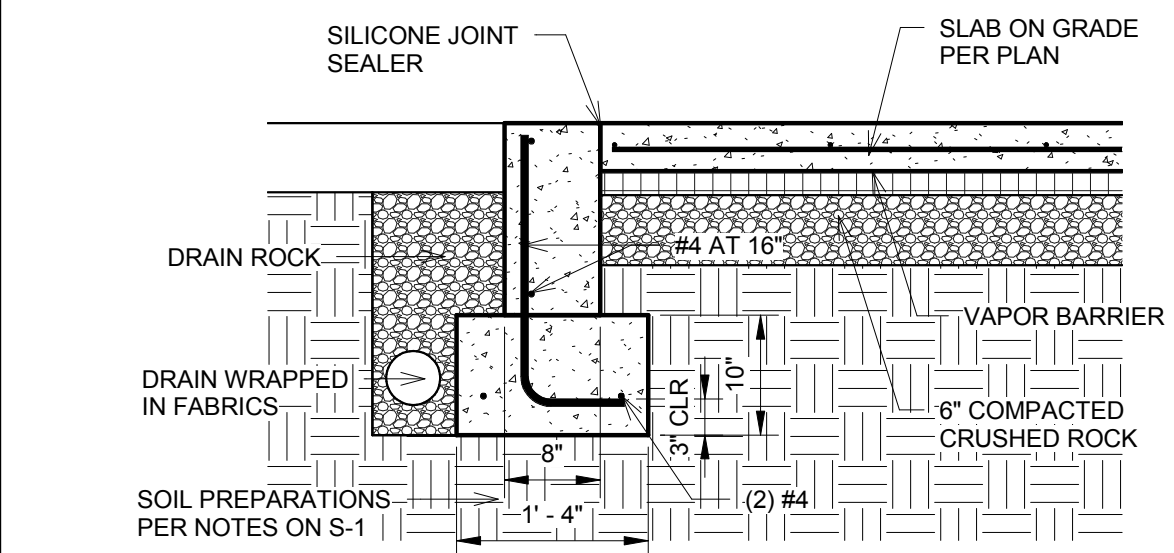
**11 Detail 11**  
3/4" = 1'-0"



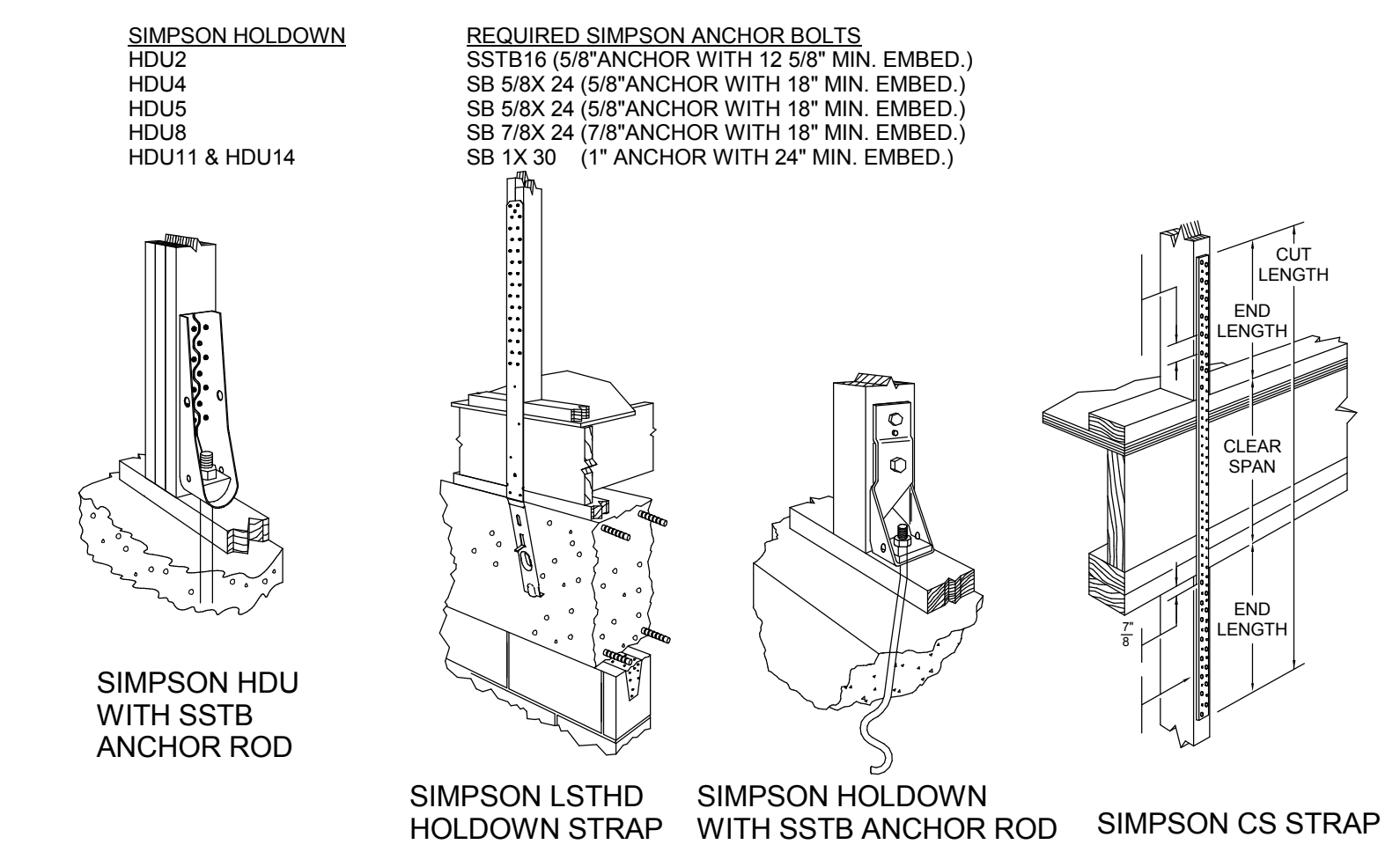
**8A Detail 8**  
3/4" = 1'-0"



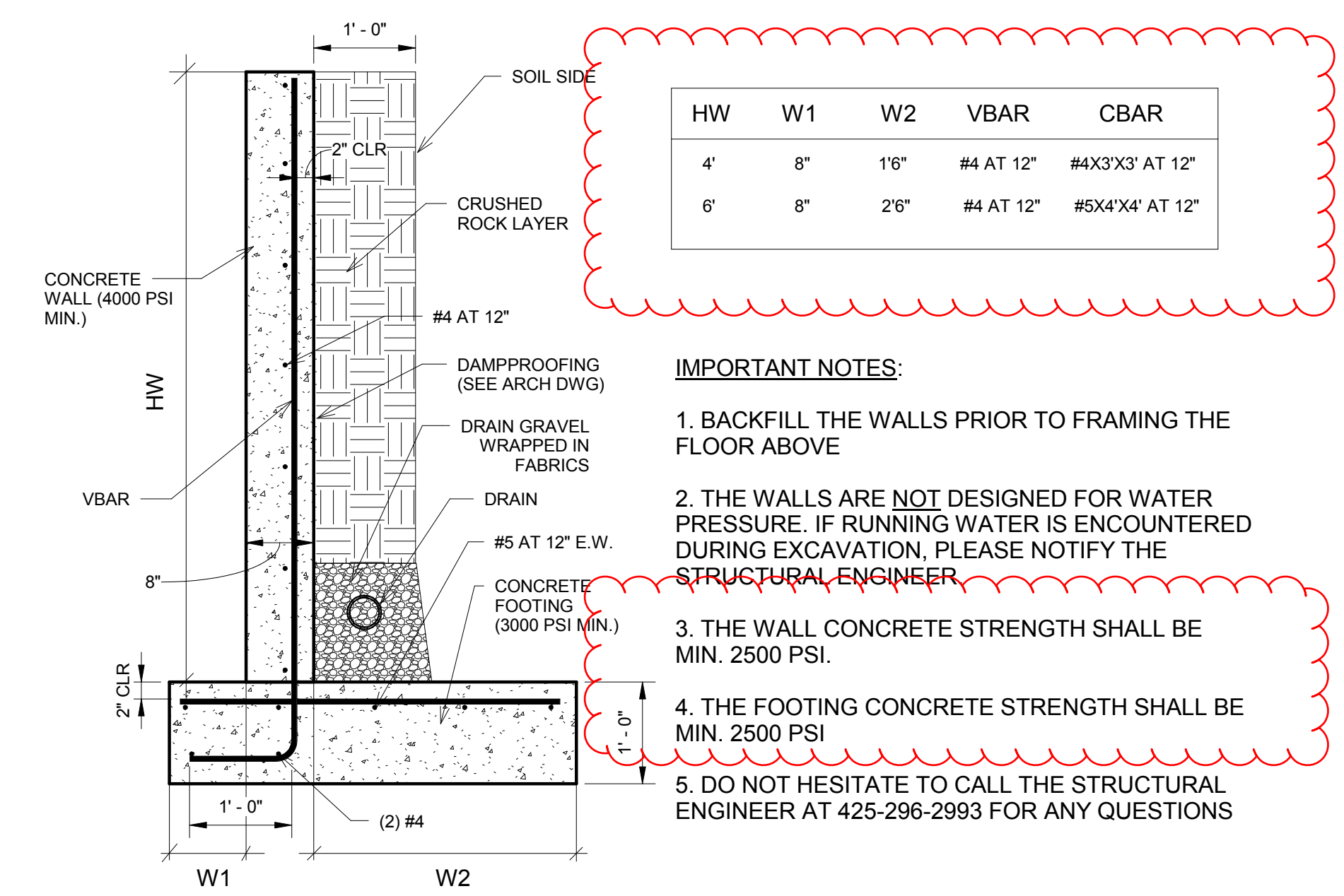
**1 Detail 7**  
3/4" = 1'-0"



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



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



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

HW	W1	W2	VBAR	CBAR
4'	8"	1'6"	#4 AT 12"	#4X3'X3' AT 12"
6'	8"	2'6"	#4 AT 12"	#5X4'X4' AT 12"

- 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