

EXISTING LOT COVERAGE		EXISTING IMPERVIOUS COVERAGE			PROPOSED IMPERVIOUS COVERAGE			YARD COVERAGE		
LOT	11,946	LOT	11,946		LOT	11,946		PERCENT		
RESIDENCE	1,410	RESIDENCE	1,410		RESIDENCE	1,410				
GARAGE	480	GARAGE	480		GARAGE	480				
OPEN PORCH	210	OPEN PORCH	210		OPEN PORCH	210				
DECK	250	DRIVEWAY	430		DRIVEWAY	430				
TOTAL SQFT	2,350			TOTAL SQFT	2,530	NEW PATIO COVER	326.25	TOTAL SQFT	2,856.25	--
TOTAL %	19.67			TOTAL %	21.17		TOTAL %	23.90		

PARCEL NUMBER 228700-0140 LEGAL DESCRIPTION EL DORADO ESTATES ADD PLat Block: Plat Lot: 14	DRAWN BY ALEC SUTTON 425.633.0584 PROJECT CONTACT TONY MITCHELL 206.669.6650	SCALE 1" = 20' DATE 10/29/2020 REV. DATE XX/XX/XXXX	T20-51 NORVELL PATIO COVER NORVELL, NIKKI 5720 91ST AVE SE MERCER ISLAND, WA 98040	TIMBERLINE PATIO COVERS LLC 16910 59TH AVE NE SUITE 215 ARLINGTON, WA 98223 PH: 425.256.2176 TIMBEP831BZ, EXP 1/21	

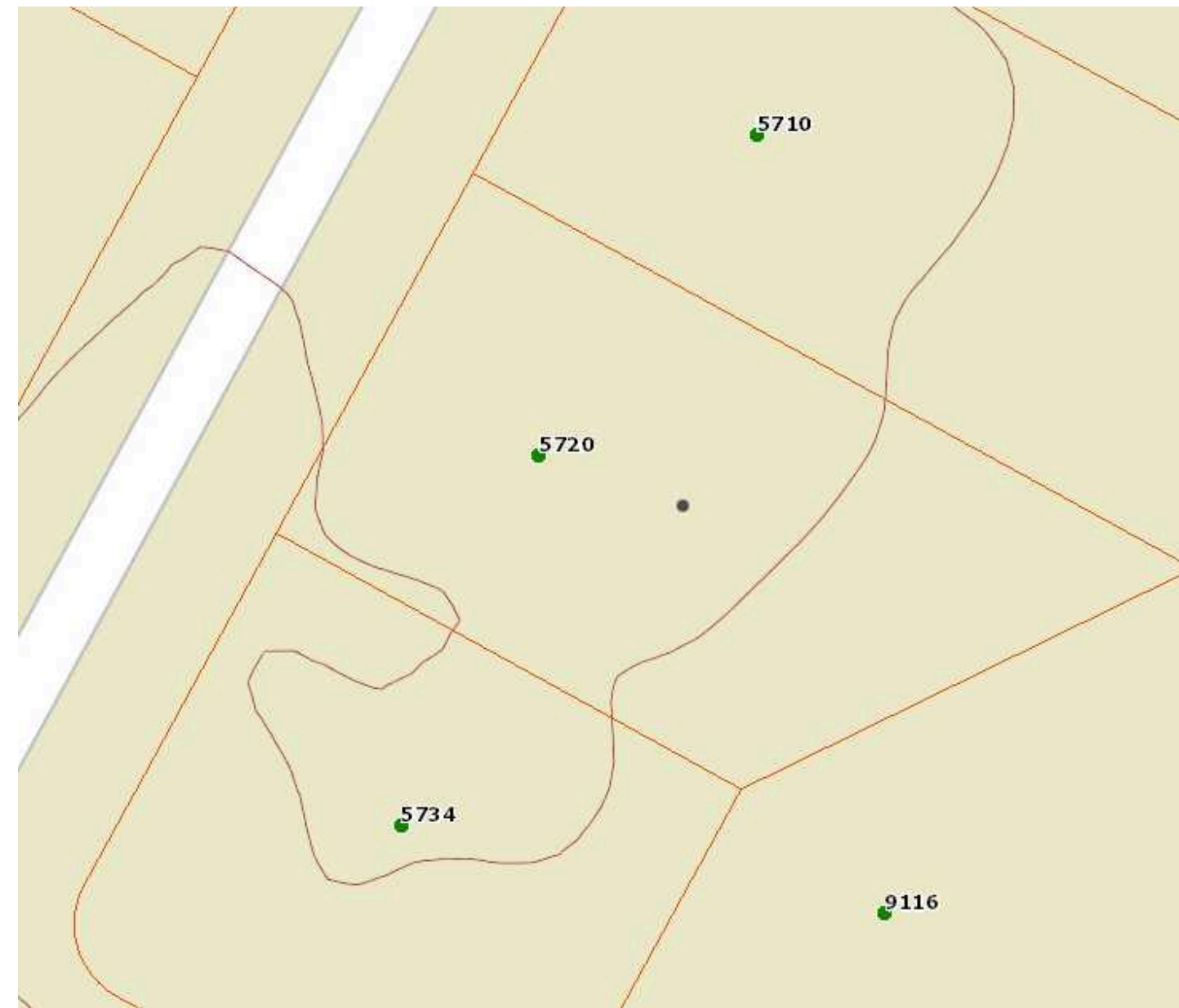
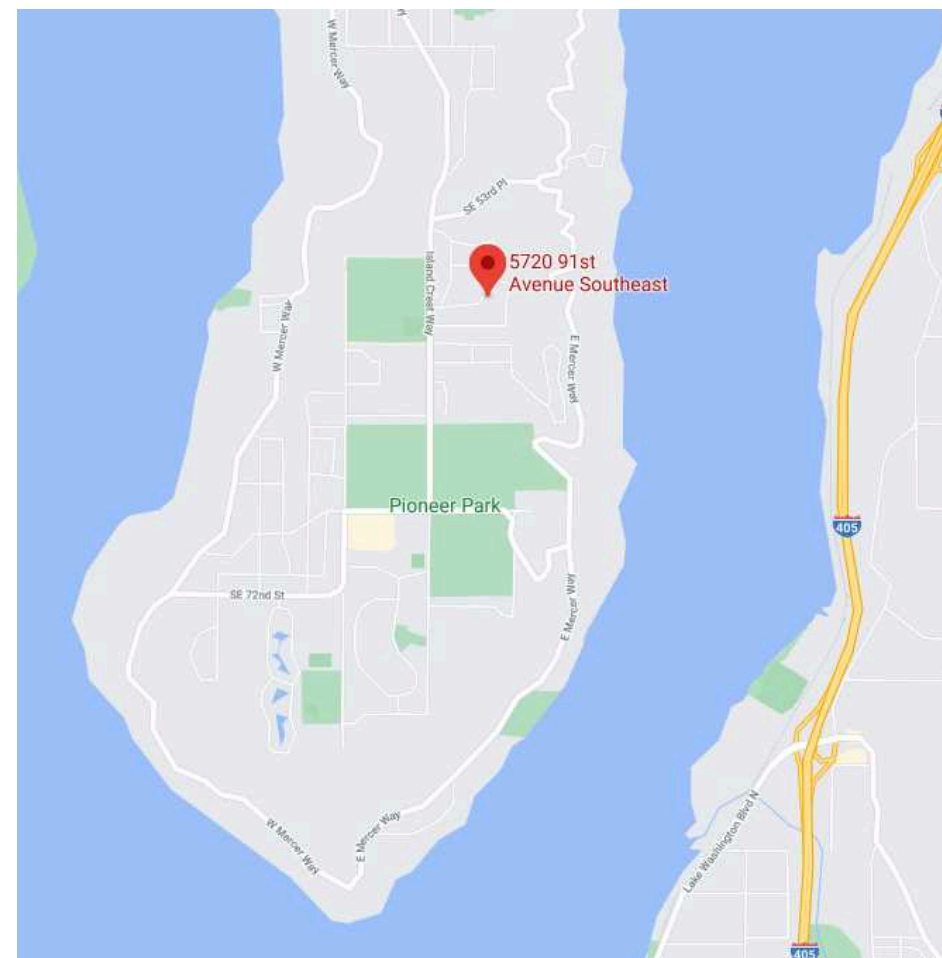
PROJECT SCOPE

WE ARE CONTRACTED TO BUILD AN ATTACHED, **275 SQFT PATIO COVER** TO THE BACK OF THE RESIDENCE.

DRAWING INDEX

- A1. DRAWING INDEX AND PROJECT SCOPE
- A2. FLOOR PLAN, FRAMING PLAN , FOUNDATION PLAN
- A3. PROJECT DETAILS
- A4. ELEVATIONS, GENERAL NOTES
- A5. ELEVATIONS

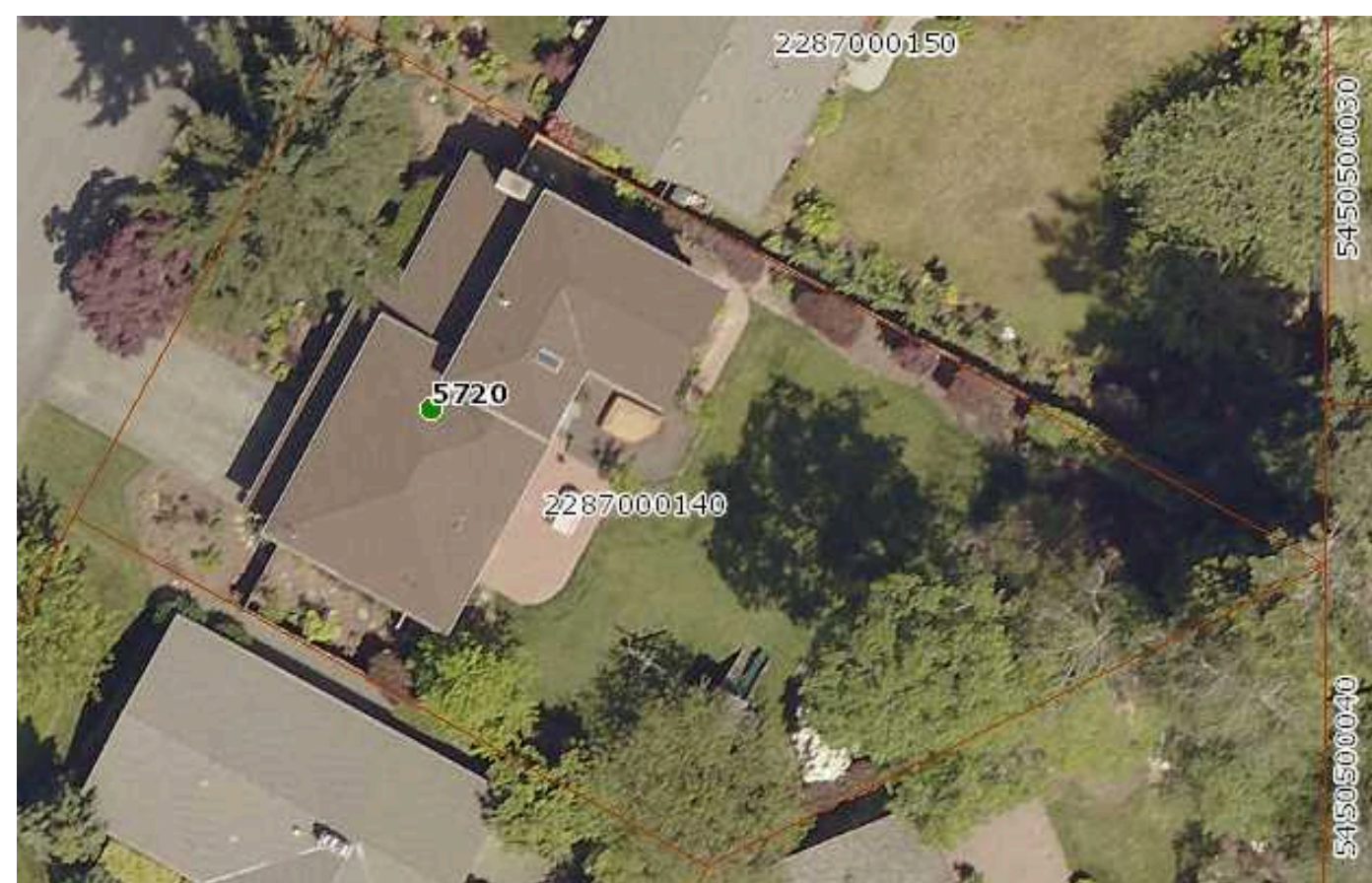
VICINITY MAP



BASE VIEW WITH ELEVATIONS
NOT TO SCALE



FRONT ELEVATION OF RESIDENCE
NOT TO SCALE



COUNTY iMAP VIEW
NOT TO SCALE



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T20-51
NORVELL PATIO COVER
NIKKI NORVELL
5720 91ST AVE SE
MERCER ISLAND, WA 98040

SCALE
1/4" = 1'
DATE
09/10/2020
REV. DATE
XX/XX/XXXX

DRAWN BY
ARI FERNANDO - 425.633.0584
PROJECT CONTACT
TONY MITCHELL - 206.669.6650
PARCEL NUMBER
228700-0140
LEGAL DESCRIPTION
EL DORADO ESTATES ADD
PLAY BLOCK:
PLAY LOT: 14



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**T20-51
NORVELL PATIO COVER**

NIKKI NORVELL
5720 91ST AVE SE
MERCER ISLAND, WA 98040

**SCALE
1/4" = 1'**

DATE

09/10/2020

REV. DATE

XX/XX/XXXX

DRAWN BY
ARI FERNANDO - 425.633.0584

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TONY MITCHELL - 206.669.6650

PARCEL NUMBER
228700-0140

LEGAL DESCRIPTION
EL DORADO ESTATES ADD
PLAT BLOCK:
PLAT LOT: 14

GENERAL FRAMING NOTES

FRAMING NOTES:
-ALL WORK TO CONFORM TO CURRENT BUILDING CODE IRC-2015

-ALL FRAMING MEMBERS TO BE PRESSURE TREATED HEM-FIR #2 OR BETTER UNLESS NOTED OTHERWISE

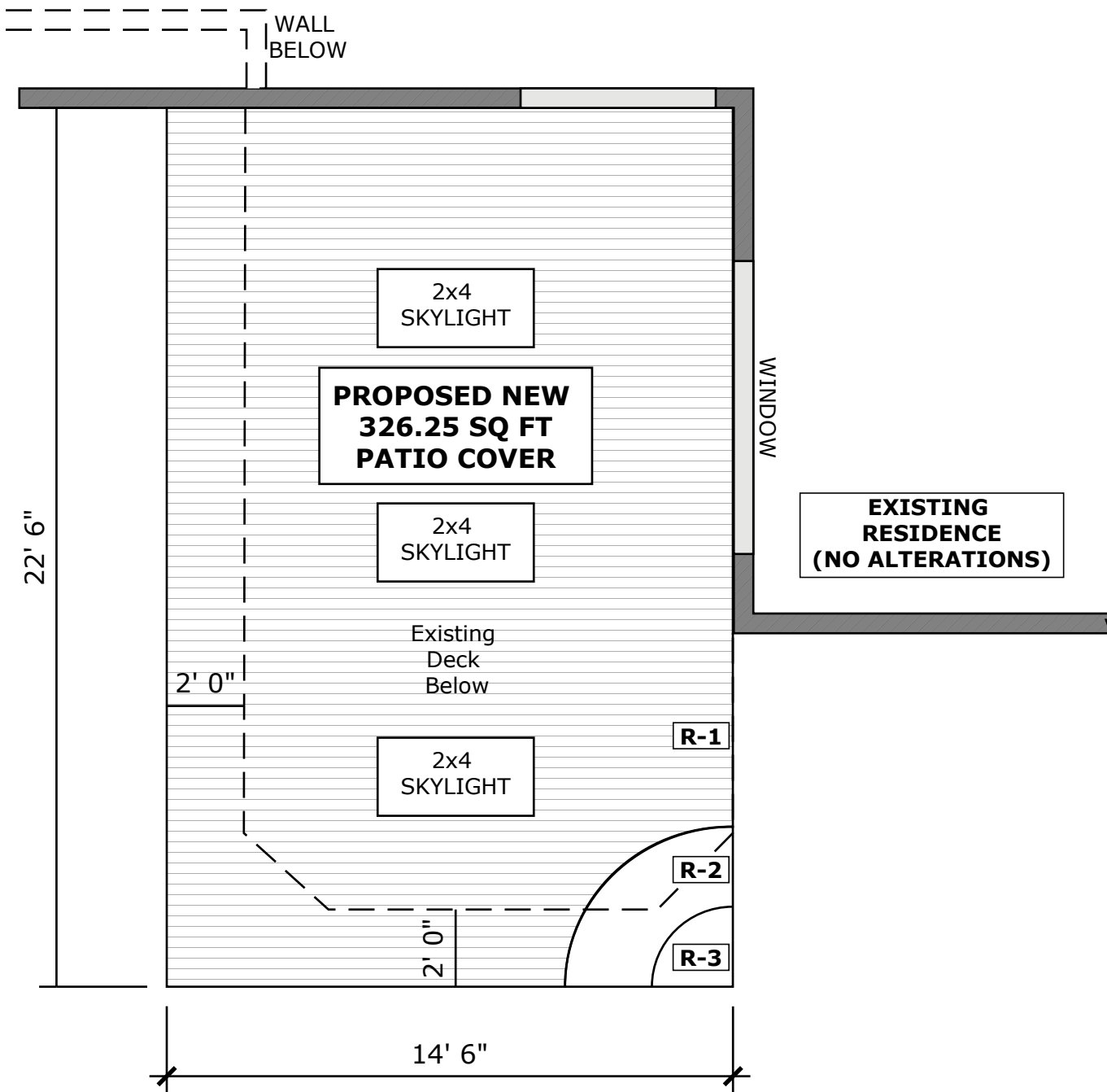
-ALL POSTS TO BE 6x6 PRESSURE TREATED HF UNLESS NOTED OTHERWISE

FASTENER NOTE:
-I.R.C. 319.3 FASTENERS FOR PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER

-"LEDGER-LOK" SCREWS SHALL BE INSTALLED PER MANUFACTURERS TECHNICAL BULLETIN AND ICC ESR REPORT #1078

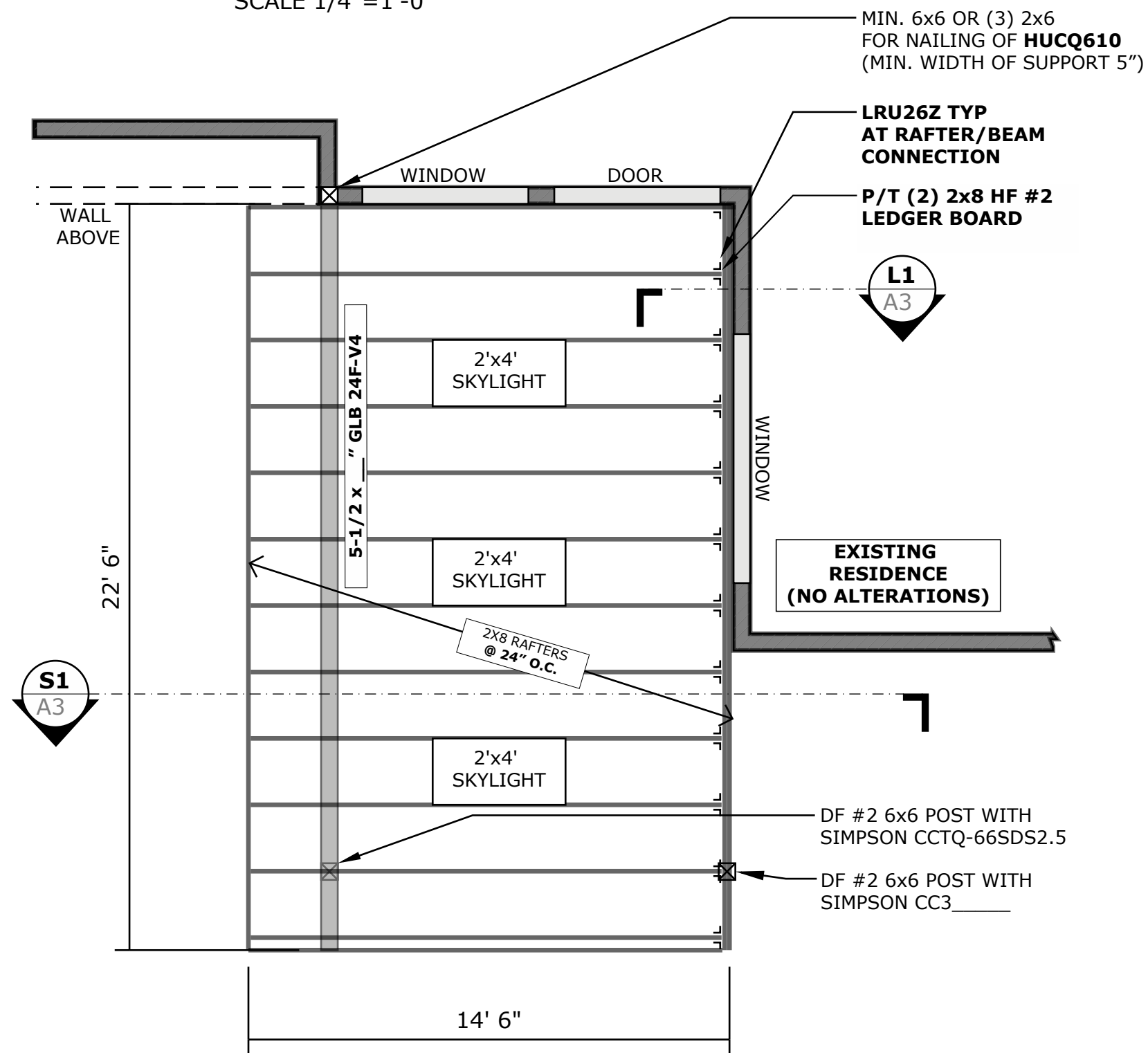
ROOF PLAN KEY NOTES

- R-1** COMPOSITE ROOFING TO MATCH EXISTING ON HOUSE
- R-2** 30 LB ROOFING PAPER
- R-3** TYPICAL ROOF SHEATHING 7/16" OSB, INDEX 32/16, BLOCKED, LAID UP W/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW, STAGGER END JOINTS. NAILS AS FOLLOWS:
DIAPHRAGM BOUNDARY AND OVER EXTERIOR WALLS AND SHEARWALLS 8D @ 6" o.c.
ALL SUPPORTED EDGES 8D @ 6" o.c.
Field 8d @ 12" o.c.



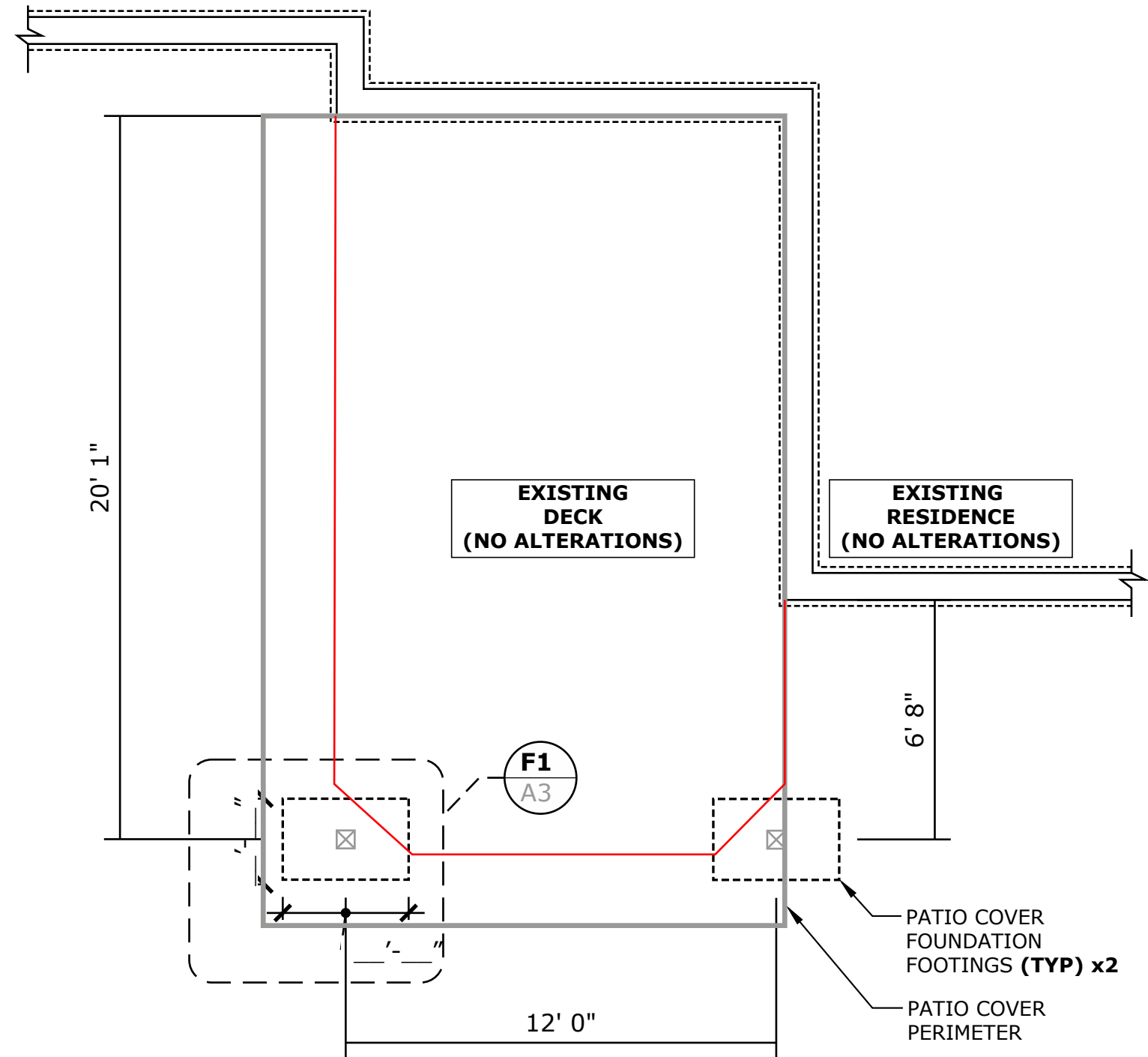
ROOF PLAN

SCALE 1/4"=1'-0"



FRAMING PLAN

SCALE 1/4"=1'-0"



FOUNDATION PLAN

SCALE 1/4"=1'-0"

A



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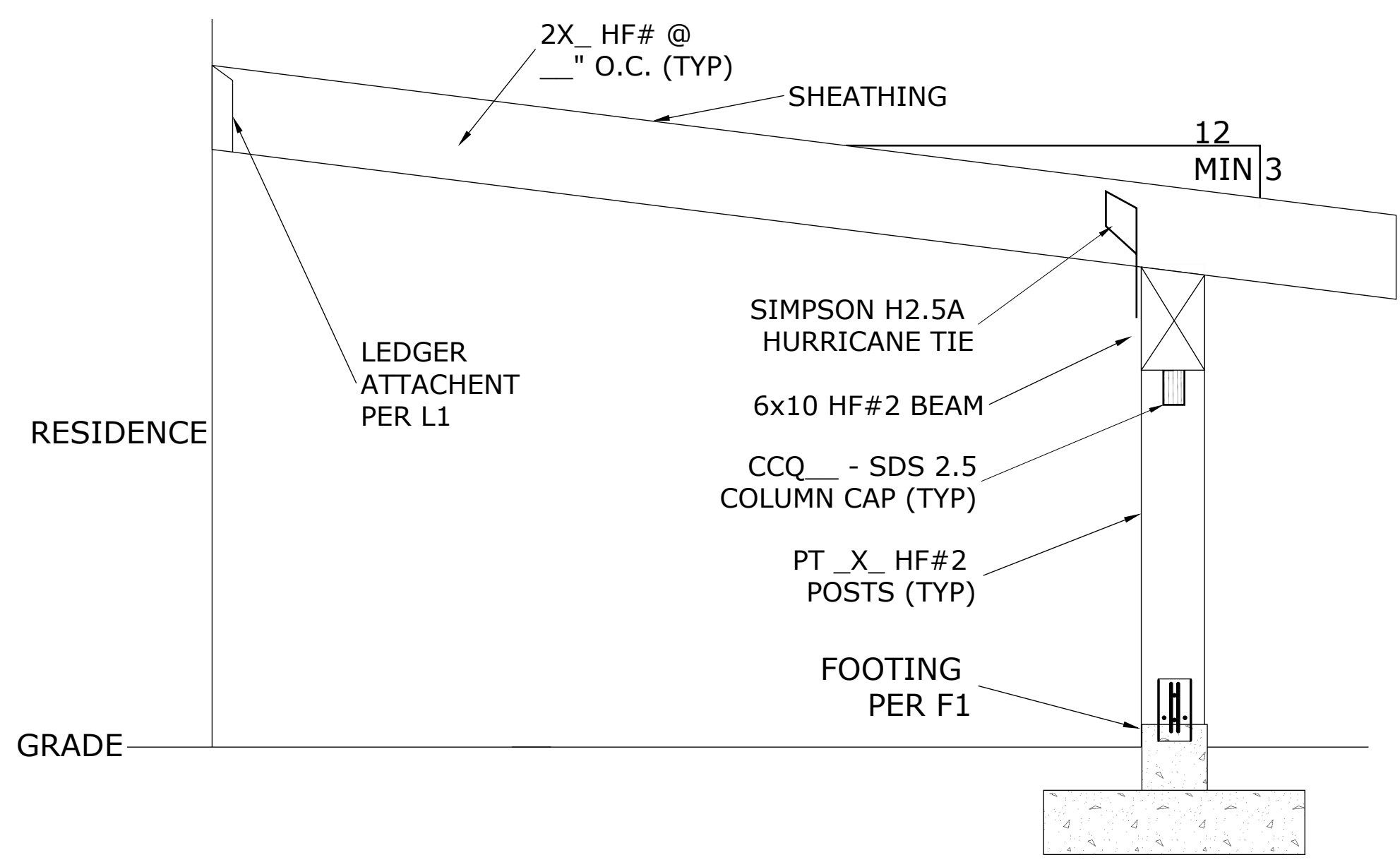
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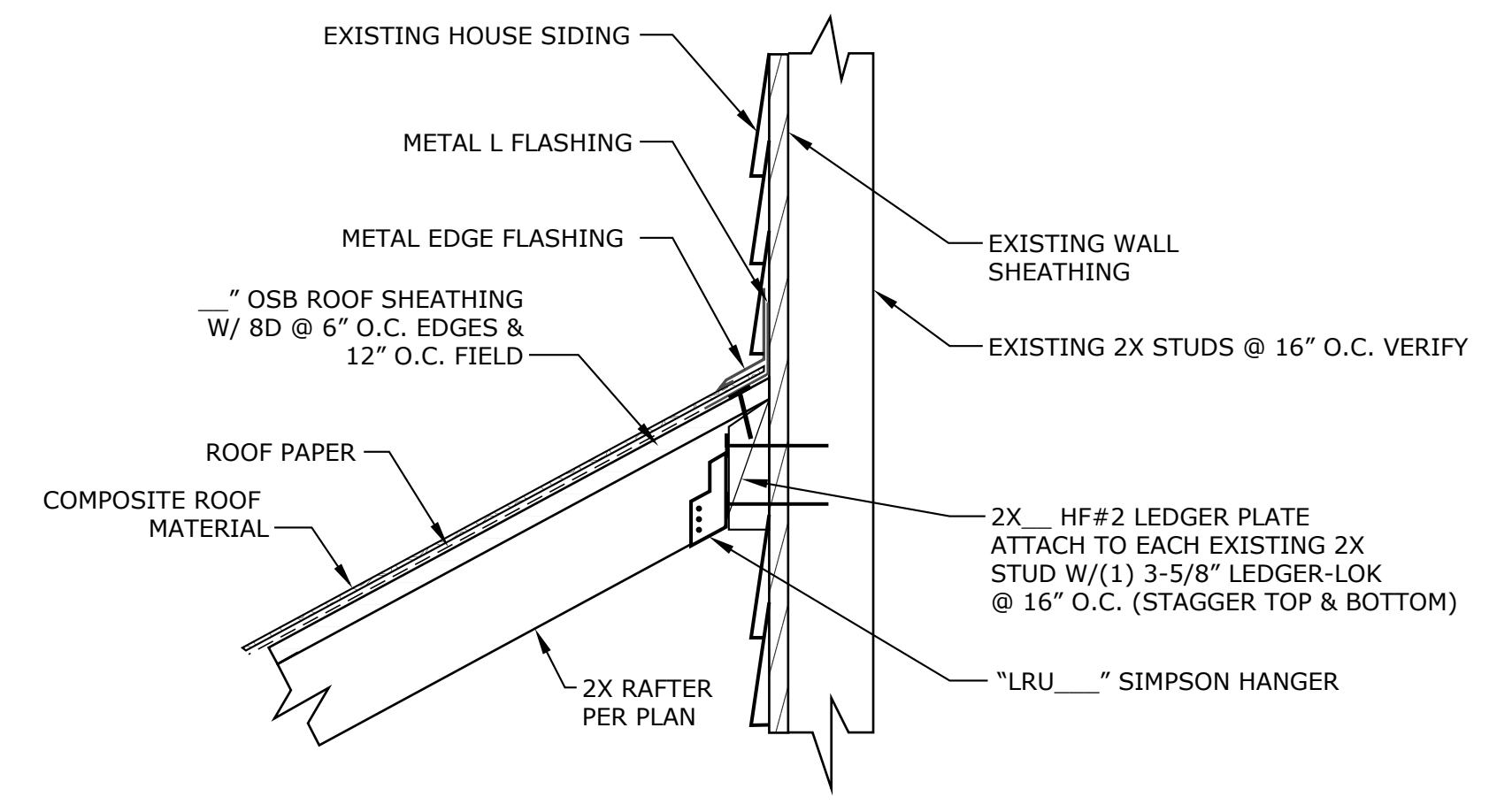
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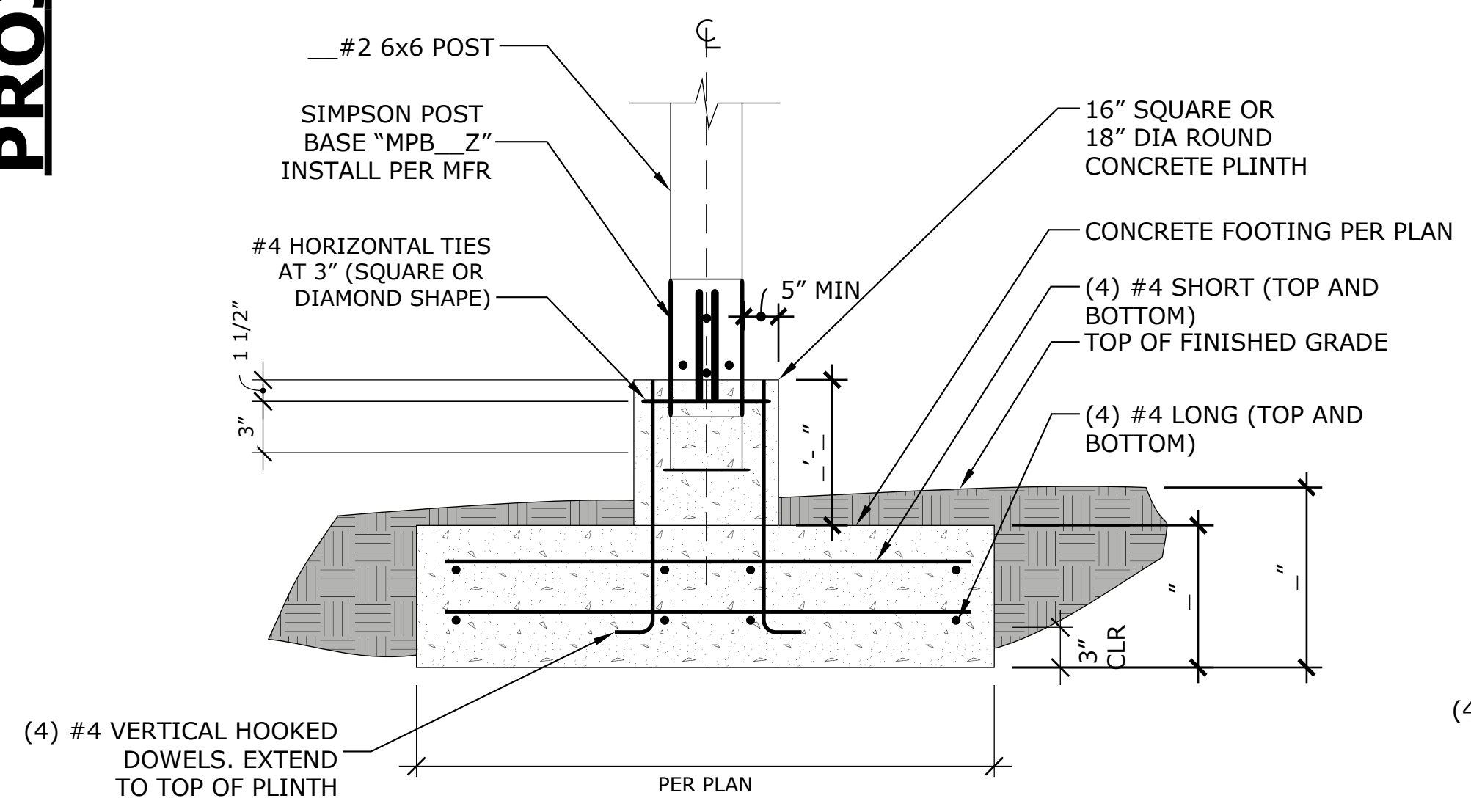
PROJECT DETAILS



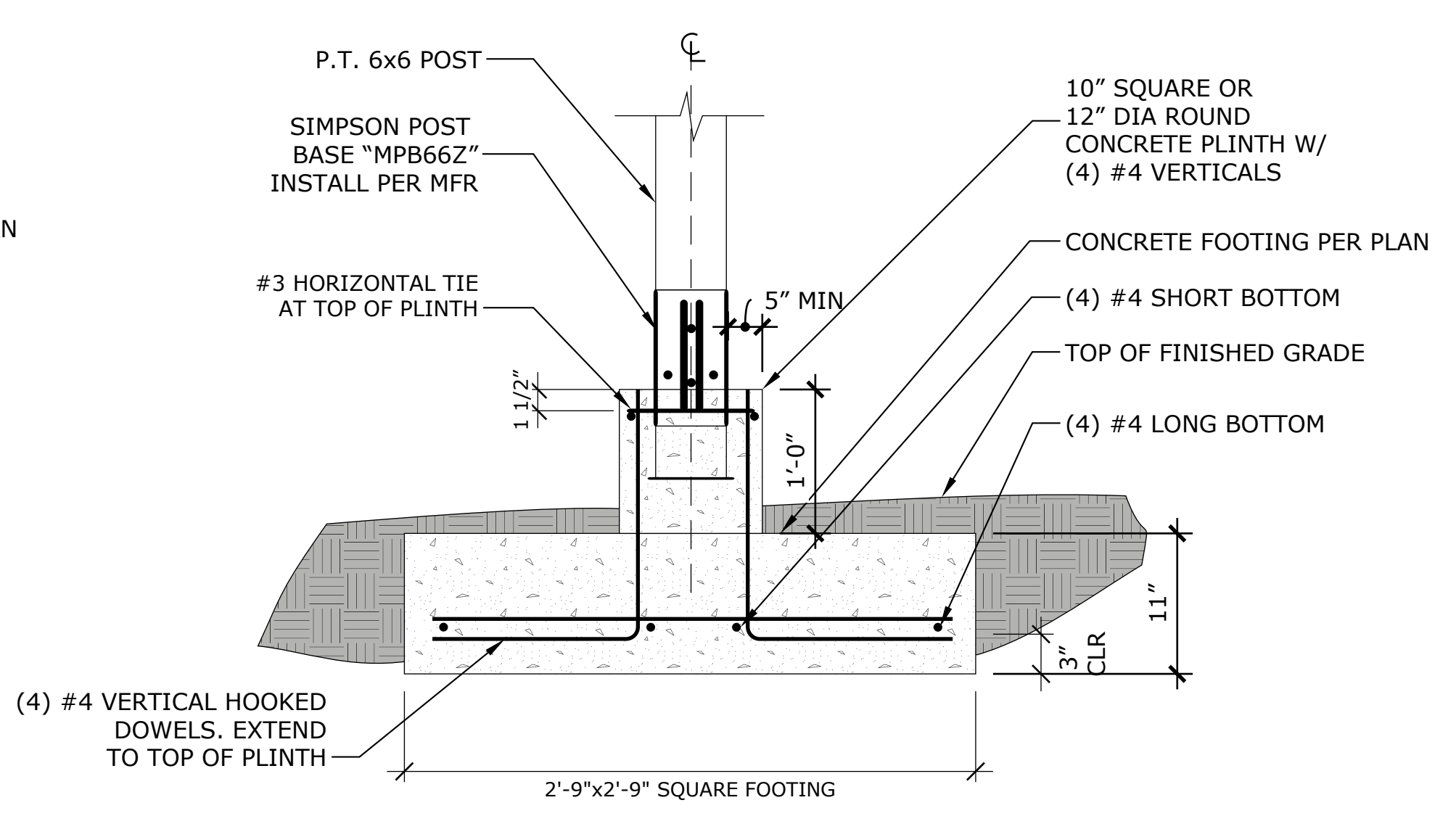
S1 PATIO COVER SECTION
NOT TO SCALE



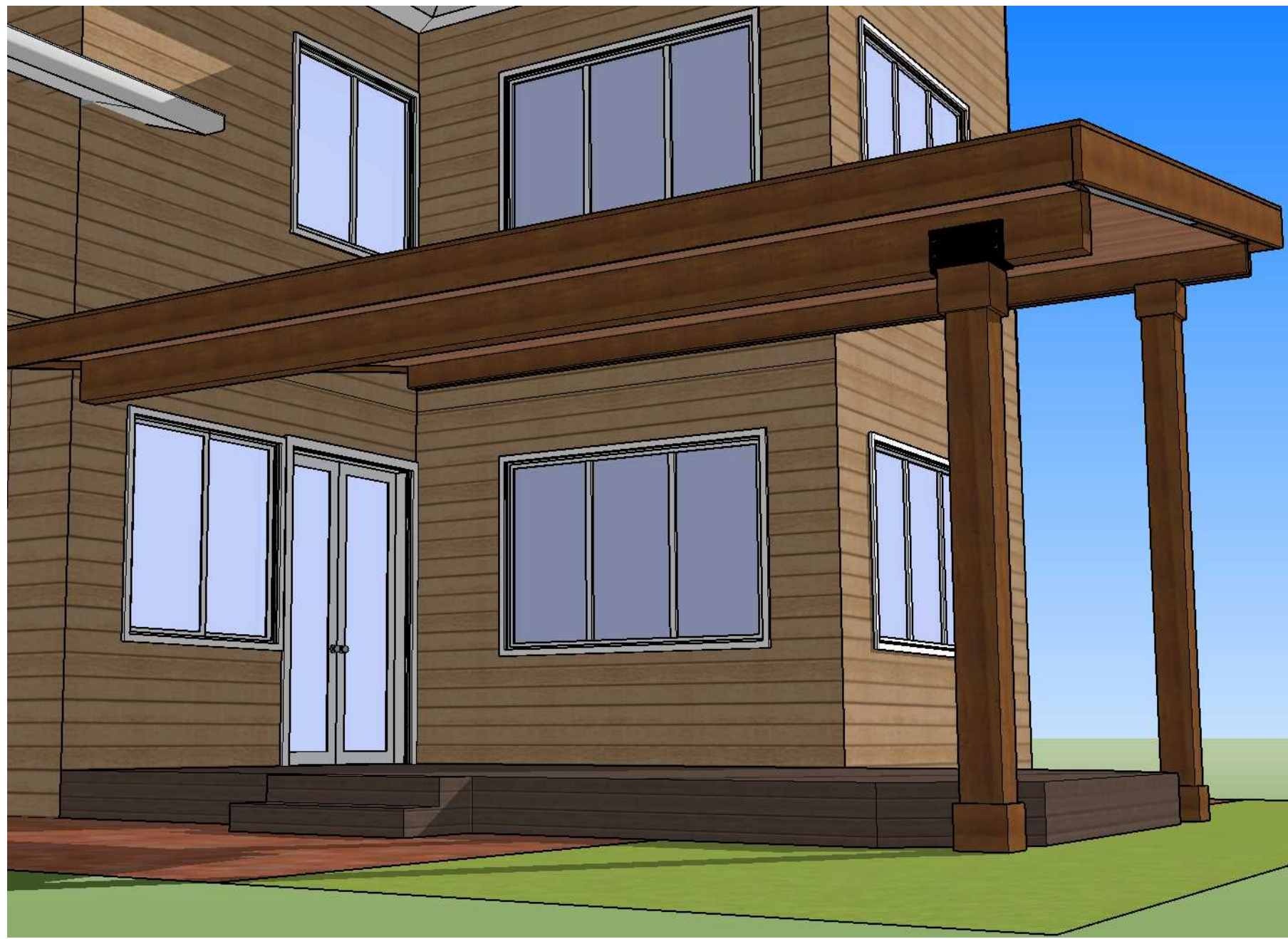
L1 ROOF LEDGER DETAIL
NOT TO SCALE



F1 PATIO COVER POST TO FOOTING CONNECTION (REINF)
NOT TO SCALE

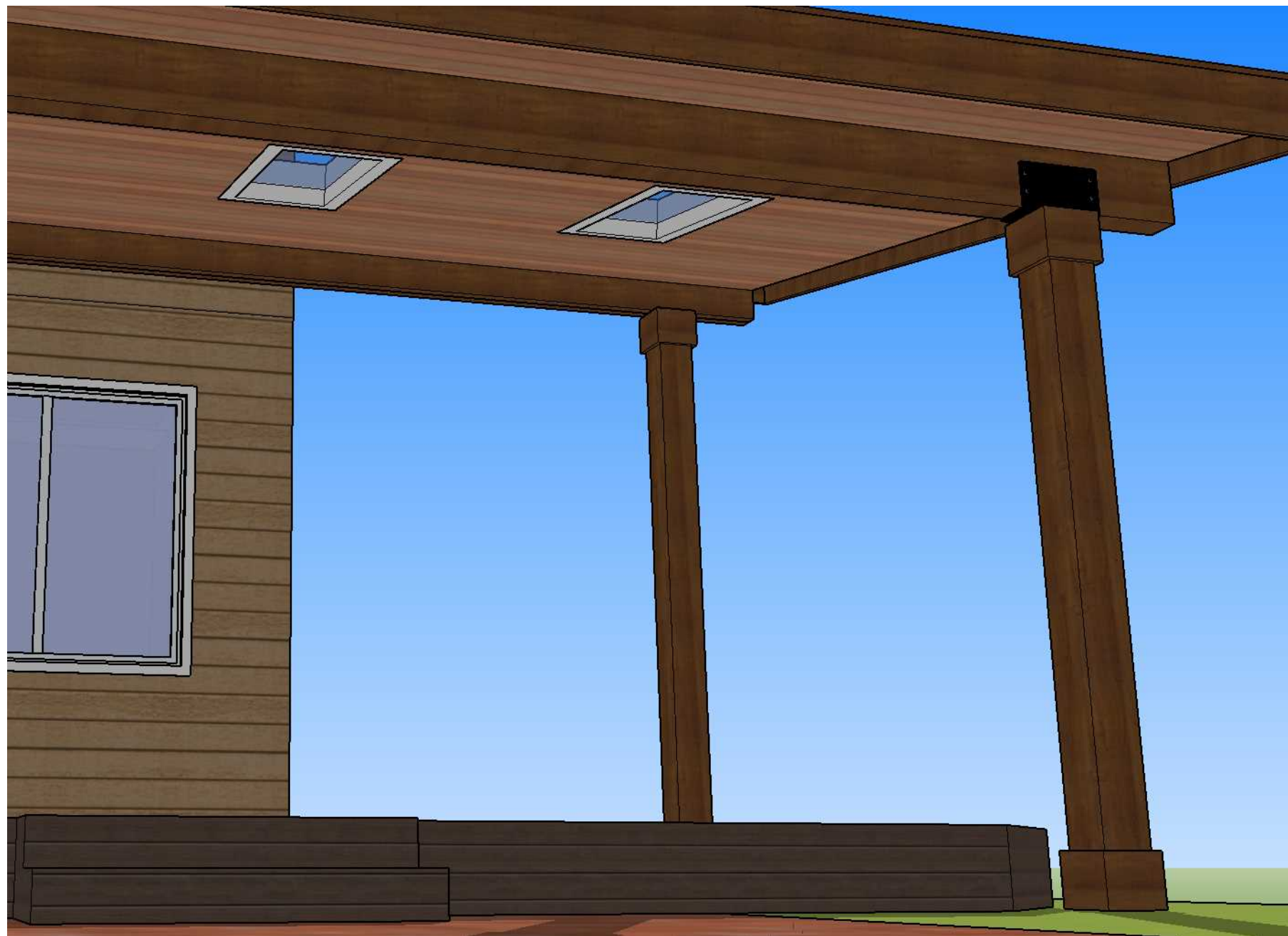


F2 PATIO COVER POST TO FOOTING CONNECTION (UNREINF)
NOT TO SCALE



ALTERNATE VIEW

NOT TO SCALE



ALTERNATE VIEW

NOT TO SCALE

GENERAL STRUCTURAL NOTES

A. GENERAL REQUIREMENTS

THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT THE DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED.

OPTIONS SHOWN ARE FOR CONTRACTOR'S CONVENIENC. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, TYPICALDESIGNS, AND GENERAL STRUCTURAL NOTES, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS AND NOTES NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS OR DETAILS SHALL APPLY NONE-THE-LESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTIONS OR MAY OMIT INFORMATION FOR CLARITY OF OTHER ITEMS SHOWN.

B. BASIS OF DESIGN

BUILDING CODE:2015 EDITION OF THE INTERNATIONAL BUILDING CODE.

DEAD LOAD: 10PSF
 ROOF LIVE LOAD: 20PSF
 FLOOR LIVE LOAD: 40PSF
 BALCONY & DECK LIVE LOAD: 60PSF
 ROOF SNOW LOAD: 25PSF

C. FOUNDATIONS

ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

BOTTOMS OF ALL FOOTINGS SHALL BE LOCATED A MINIMUM OF 12" BELOW GRADE, UNO.

MATERIALS

D. CONCRETE

CONCRETE FOR THIS PROJECT CONSISTS OF FOUNDATIONS FOR THE STRUCTURE. ALL POURED IN PLACE SHALL HAVE ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS (DESIGN BASED ON 2500PSI, NO SPECIAL INSPECTION IS REQUIRED). CONCRETE FORM TOLERANCES SHALL BE WITHIN THE SET STANDARDS OF THE AMERICAN CONCRETE INSTITUTE.

ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO THE POURING OF ANY CONCRETE.

NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATION. ALL CONDUITS IN CONCRETE WALLS TO BE WIRED TO THE WALL REINFORCING.

when CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE, THE INTERFACE FOR SHEAR TRANSFER SHALL BE CLEAN AND FREE OF LAITANCE.

E. REINFORCING STEEL

ALL REINFORCING BARS, EXCEPT STIRRUPS, SHALL CONFORM TO ASTM A615 GRADE60 (UNO) NO.2 AND NO. 3 TIES AND STIRRUPS SHALL CONFORM TO ASTM A615 GRADE 40. ALL DETAILING FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI315.

REINFORCING SHALL HAVE MINIMUM CONCRETE COVER AS FOLLOWS:
 UNFORMED SURFACES EXPOSED TO EARTH 3"
 FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER 2"

ALL SLAB REINFORCEMENT SHOULD BE SUPPORTED TO ENSURE PLACEMENT NEAR THE VERTICAL MIDPOINT OF THE CONCRETE, UNLESS NOTED OTHERWISE ON THE DETAILS. "HOOKING" IS NOT CONSIDERED AN ACCEPTABLE METHOD OF POSITIONING THE STEEL.

F. STRUCTURAL LUMBER

SOLID SAWN LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE DRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). ALL SOLID SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY. SOLID SAWN LUMBER SHALL HAVE THE FOLLOWING MINUMIM GRADES.

USE:	MATERIAL:
2X4 & 2X6 STUDS <=10' LONG	HEM FIR STUD OR BETTER
ALL OTHER 2X	HEM FIR NO. 2 OR BETTER
4X BEAMS AND POSTS	HEM FIR NO. 2 OR BETTER
6X BEAMS AND POSTS	HEM FIR NO. 1 OR BETTER

ALL STRUCTURAL FRAMING AND CONNECTIONS SHALL BE PER CHAPTER 23 OF THE BUILDING CODE. SPECIFIED CONNECTION HARDWARE BY THE SIMPSON STRONG-TIE DESIGNATION. ACTUAL CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE, USP STRUCTURAL CONNECTORS OR AN ICC APPROVED EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

GLUE-LAMINATED BEAMS (GLB) SHALL BE DOUGLAS FIR, COMBINATION 24F-V4 SIMPLE SPAN BEA,S AND 24F-V8 AT CANTILEVERED OR CONTINUOUS BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2400 PSI, Fv=265 PSI, Fc (PERPENDICULAR)=650 PSI, E=1800000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING SHALL BE PER THE LATEST AITC AND WCLA STANDARDS. ALL BEAMS SHALL BEAR THE GRADE STAMP AND AITC STAMP AND CERTIFICATE.

PLYWOOD FOR FLOORS SHALL BE AMERICAN PLYWOOD ASSOCIATE (APA) PERFORMANCE RATED SHEATHING CONFORMIN TO STANDARD PS 1-09.

LAY PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL NAILING SHALL BE WITH COMMON NAILS AND SOLID 2X BLOCKING SHALL BE PLACED AT ALL RIDGES AND VALLEYS. ALL ROOF AND FLOOR SHEATHING SHALL BE NAILED WITH BOUNDARY NAILING ALONG THE ENTIRE LENGTH OF SUPPORTING MEMBERS USED AS "DRAG" MEMBERS. A DRAG MEMBER IS DEFINED AS A TRUSS OR BEAM DESIGNED TO TRANSMIT A LATERAL FORCE AND/OR A DIAPHRAGM CHORD FORCE AS INDICATED ON THE FRAMING PLANS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE OF PRESSURE TREATED LUMBER. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FROM HOLDONWS) SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS A PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE DRIVEN SHOT PINS ACCORDING TO ALTERNATE OUTLINED HEREIN UNLESS NOTED OTHERWISE ON PLANS.

ALL BOLTS IN WOOD SHALL CONFORM TO ASTM A307 AND SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. DAMAGE THREADS AFTER INSTALLATION TO PREVEN LOOSENING.

ALL NAILS SHALL BE COMMON WIRE NAILS, UNO, WITH THE FOLLOWING CHARACTERS:

6D: 0.113" DIAMETER X 2" LONG
 8D: 0.131" DIAMETER X 2" LONG
 10D: 0.148" DIAMETER X 3" LONG
 12D: 0.148" DIAMETER X 3 1/4" LONG
 16D: 0.162" DIAMETER X 3 1/2" LONG

INTERIOR NON-BEARING WALLS <=14' HIGH SHALL BE 2X4 STUDS AT 16" O.C.

DO NOT NOTCH OR DTILLJOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. DOUBLE UP FLOOR JOISTS UNDER PARALLEL PARTTITIONS. PROVIDE TRANSVERSE BLOCKING BETWEEN TRUSSES UNDER ALL PARALLEL PARTITIONS. PROVIDE 2" NOMINAL SOLID NAILERS UNDER ALL WALLS DESIGNATED ON THE FRAMING PLANS AS SHEAR WALLS. PROVIDE2" NOMINAL SOLID BLOCKING AT SUPPORTS OF ALL JOISTS AND TRUSSES.

G. QUALITY ASSURANCE REQUIREMENTS

SPECIAL INSPECTION PER IBC SECTION 1705 SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

REINFORCING BAR OR BOLTS ANCHORED BY EPOXIES OR GROUTS



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SCALE
 1/4" = 1'

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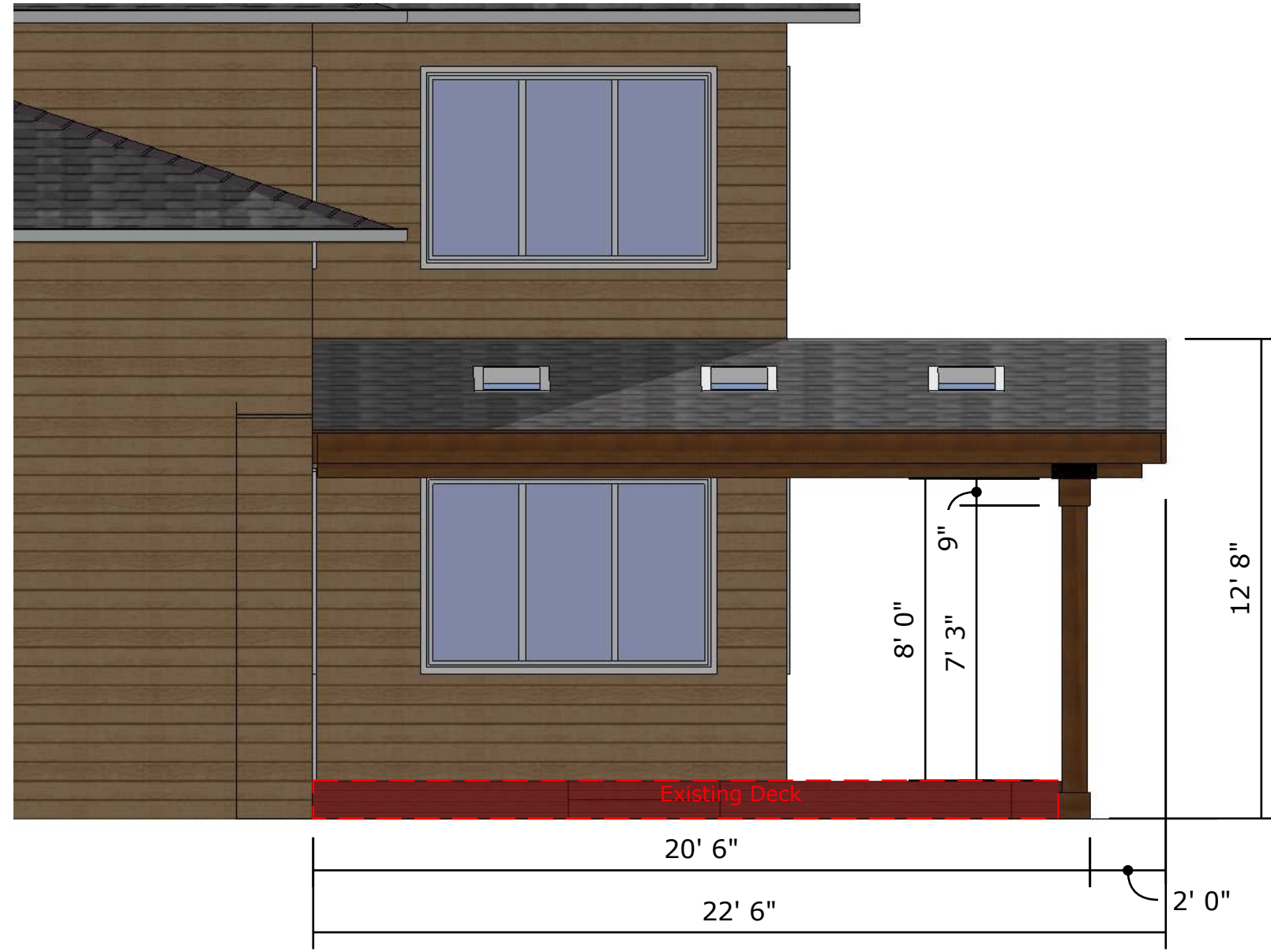
DRAWN BY
 ARI FERNANDO - 425.633.0584

PROJECT CONTACT
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PARCEL NUMBER
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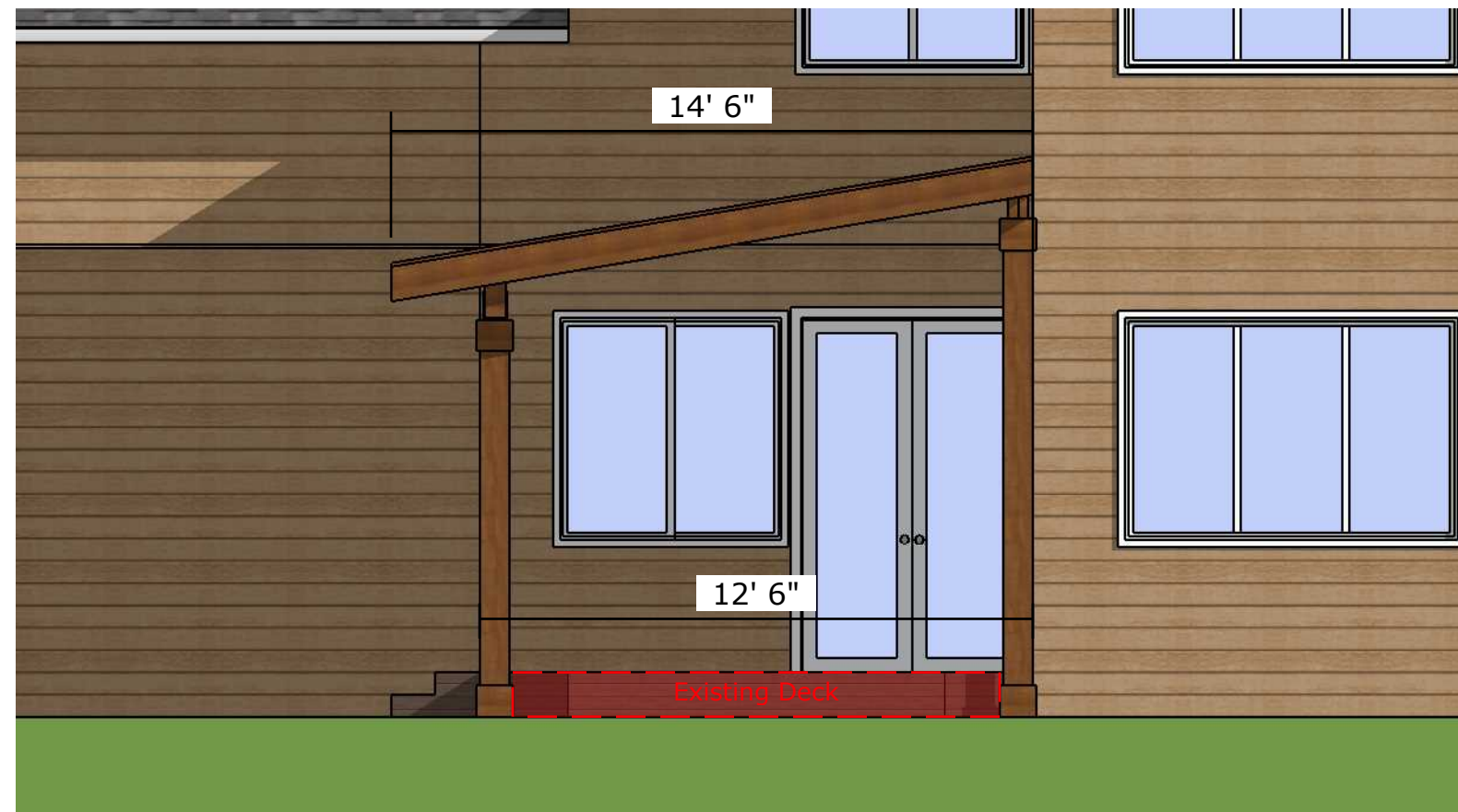
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WEST ELEVATION
SCALE 1/4"=1'-0"



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



SOUTH ELEVATION



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