

## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE ACCORDING TO GENERAL NOTES AND CALCULATIONS SUBMITTED BY STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERS, AND IN ACCORDANCE WITH MOST CURRENT APPLICABLE CODES AND ORDINANCES
- NOT USED
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DETERMINATION ON HOW TO PROCEED.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING WORK TO REMAIN. ANY SUCH ITEM DAMAGED OR DESTROYED BY THE WORK OF THIS CONTRACT IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.
- DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
- NOT USED
- WHERE ADJOINING ROOMS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, UNLESS OTHERWISE SHOWN.
- DIFFERING PARTITION TYPES (I.E. WHERE EXISTING PARTITIONS RUNS INTO NEW) SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNER FINISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW AND FUTURE WORK (FUTURE WORK ONLY IF NOTED TO CONTRACTOR IN WRITING)
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REPAIR, AND PATCH ALL EXISTING STRUCTURES AND FINISHES WHERE ALTERATIONS OR NEW CONDITIONS ABUTT, JOIN, OR INTEGRATE TO EXISTING CONDITIONS.
- AT NON-LOAD BEARING STUD PARTITIONS, STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. WHERE PARTITIONS CANNOT EXTEND TO STRUCTURE, DUE TO INTERFERENCE OF DUCTS, PIPING, ETC., PROVIDE BRACING TO STRUCTURE ABOVE TO PROVIDE FOR EQUIVALENT SUPPORT OF PARTITION.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE PRESERVATIVE TREATED, EXCEPT WHERE EXISTING FLOOR IS NOT DEMOLISHED.
- PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS, REFER TO INTERIOR ELEV.
- PROVIDE SHOP-DRAWINGS WHERE REQUIRED PER SPECIFICATIONS.

## DOOR AND WINDOW (GLAZING) NOTES:

- ALL EXISTING WINDOW AND DOOR SIZES ARE APPROXIMATE INTENDED FOR COST ESTIMATE AND ENERGY CALCULATIONS ONLY. ALL ROUGH OPENINGS OF EX. WINDOWS TO BE CONFIRMED AFTER DEMOLITION AND PRIOR TO FRAMING. THE FOLLOWING WINDOW AND DOOR SCHEDULE SHALL NOT BE USED FOR FRAMING PURPOSES.
- EGRESS REQUIRED PER SRC R329- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SF. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". FINISHED SILL HEIGHT TO BE NOT MORE THAN 44" ABV. FINISH FLR.
- SAFETY GLAZING (TEMPERED) REQUIRED PER SRC R308.4
- SECURITY DETAILS REQUIRED PER SRC R329- BUILDING ENTRANCE DOORS SHALL BE EQUIPPED W/ A DEAD-LOCKING LATCH BOLT WITH AT LEAST A 1/2" THROW WHICH PENETRATES THE STRIKER NOT LESS THAN 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE W/O UT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EVERY BUILDING ENTRANCE DOOR, OTHER THAN GARAGE DOORS, SHALL HAVE A VISOR OBSERVATION PORT OR GLASS SIDE LIGHT. OBSERVATION PORTS SHALL BE INSTALLED AT A HEIGHT OF NOT LESS THAN 54" AND NOT MORE THAN 66" FROM THE FLOOR. DEAD BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENABLE WINDOWS. THE LOCK SHALL BE INSTALLED SO THAT THE MOUNTING SCREWS FOR THE LOCK CASE ARE INACCESSIBLE FROM THE OUTSIDE.
- CONTRACTOR SHALL REFER TO JAMB, HEAD, AND SILL DETAILS TO CONFIRM ROUGH OPENING SIZES. DIMENSIONS AND MATERIAL SIZES ON JAMB HEAD AND SILL DETAILS SHALL GOVERN OVER DIMENSIONS SHOWN ON WINDOW AND DOOR SCHEDULE
- ALL GLAZING TO BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, LOW-E WITH ARGON

## HANDRAIL NOTES

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

**HEIGHT:** HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

**GRIP SIZE:** HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

**CONTINUITY:** HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCH BETWEEN THE WALL AND THE HANDRAILS.

## GUARDRAIL NOTES

**REQUIRED:** PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW WALLS HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS

**OPENING LIMITATIONS:** GUARDS ARE REQUIRED ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SHERE 4 INCHES OR MORE IN DIAMETER. (EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A 6 INCHES CANNOT PASS THROUGH)

## STAIR NOTES

**WIDTH:** STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES

**HEADROOM:** STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

**RISER HEIGHT:** THE MAXIMUM RISER HEIGHT SHALL BE 7.75 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

**TREAD DEPTH:** THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE BERTICAL PLANES OF THE

## GENERAL INFORMATION

PROPERTY OWNERS: HARVEY & ROBIN KANTER  
PROJECT ADDRESS: 12 MEADOW LANE  
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: SEE ATTACHED SURVERY

TAX PARCEL NUMBER: 252404-9255

ZONING: R-15

CONSTRUCTION TYPE: TYPE VB

PROJECT DESCRIPTION: NEW MAIN FLOOR RENOVATION & BASEMENT FLOOR ADDITION TO EXISTING SFR

## CONTACTS

DESIGN PROFESSIONAL: BRYANT & COMPANY  
P.O. BOX 99042  
SEATTLE, WA 98139  
CONTACT: MARCI BRYANT  
VMARCBRYANT@GMSN.COM  
T: 206.954.0712

STRUCTURAL ENGINEER: SWENSON SAY FAGET  
2124 THIRD AVENUE, SUITE-100  
SEATTLE, WA 98121  
CONTACT: DAN SAY, P.E.  
E: DSAY@SWENSONSAYFAGET.COM  
T: 206.956.3711

GENERAL CONTRACTOR: ISLAND CREST BUILDERS  
CONTACT: JUSTIN DAVIS  
justin@islandcrestbuilders.com  
T: 206.422.2271

## SHEET INDEX

MI COVER SHEET

ARCHITECTURAL

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A2.3 INTERIOR ELEVATIONS  
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A3.0 EXTERIOR ELEVATIONS  
A4.0 BUILDING SECTION  
E1.0 ELECTRICAL PLANS

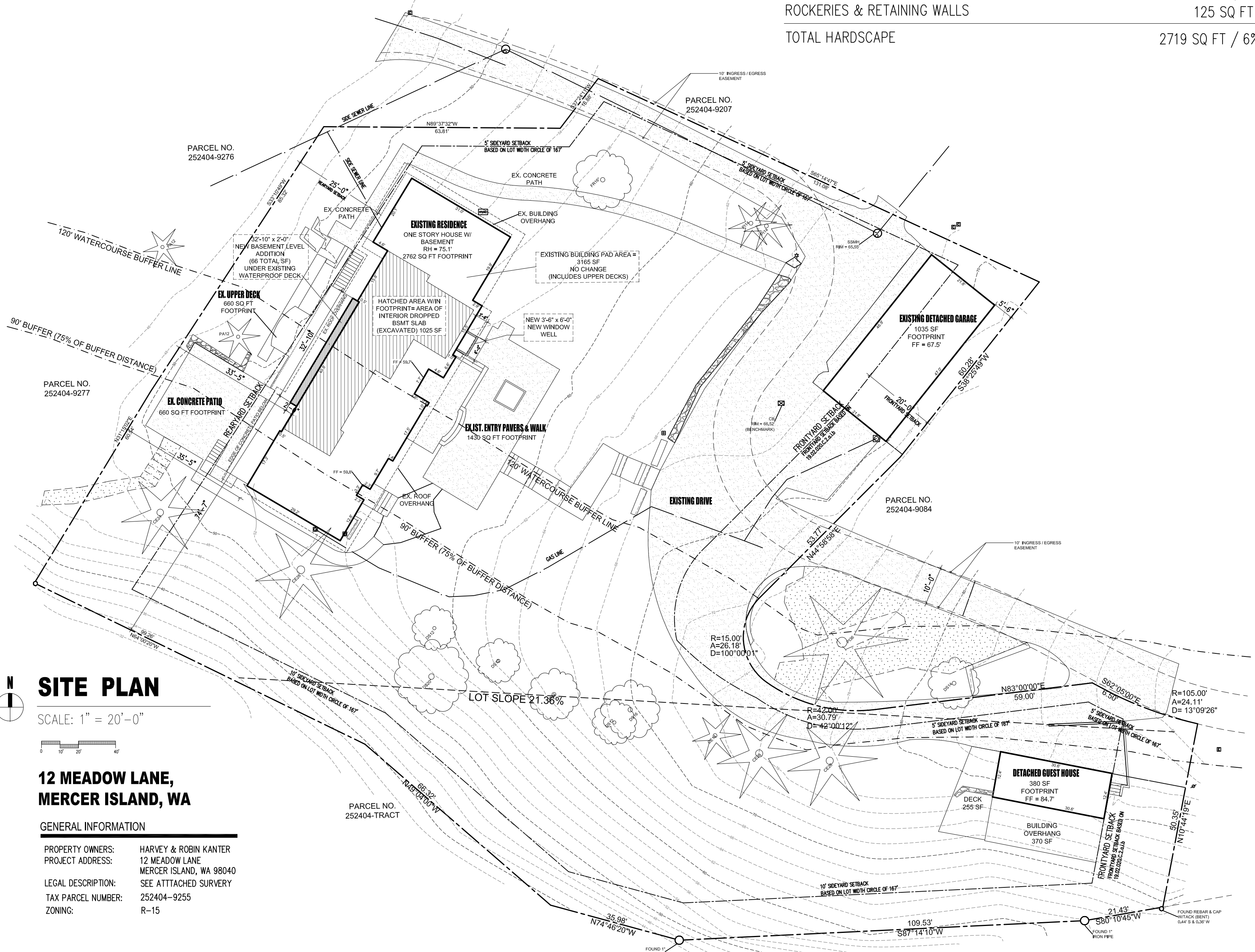
STRUCTURAL

S1.0 GENERAL STRUCTURAL NOTES  
S2.0 FOUNDATION PLAN  
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## LOT COVERAGE CALCULATIONS:

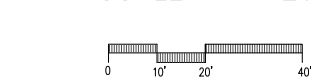
GROSS LOT AREA 41,603 SF  
NET LOT AREA 39,847 SF  
ALLOWED LOT COVERAGE AREA: (35%) = 13,946 SF

MAIN STRUCTURE ROOF AREA: 3710 SQ FT  
ACCESSORY BUILDING ROOF AREA (ADU + GARAGE): 1788 SQ FT  
VEHICLE USE: 5023 SQ FT  
COVERED PATIOS & DECKS: 680 SQ FT  
NEW TOTAL LOT COVERAGE: 11,201 SQ FT  
NEW LOT COVERAGE AS PERCENTAGE: 28.1%



## SITE PLAN

SCALE: 1" = 20'-0"



## 12 MEADOW LANE, MERCER ISLAND, WA

GENERAL INFORMATION

PROPERTY OWNERS: HARVEY & ROBIN KANTER  
PROJECT ADDRESS: 12 MEADOW LANE  
MERCER ISLAND, WA 98040  
LEGAL DESCRIPTION: SEE ATTACHED SURVERY  
TAX PARCEL NUMBER: 252404-9255  
ZONING: R-15

## GROSS FLOOR AREA

MAIN FLOOR 2765 SF  
UPPER FLOOR 2689 SF  
DETACHED GARAGE 1035 SF  
TOTAL FLOOR AREA 6489 SF

ACCESSORY DWELLING UNIT 750 SF  
2ND STORY DECKS 660 SF  
TOTAL EXISTING BUILDING AREA 7899 SF  
TOTAL NEW BUILDING AREA (+66 SQ FT ADDITION) 7965 SF

ALLOWED GROSS FLOOR AREA FOR R-15 ZONING 12,000 SF  
ALLOWED GROSS FLOOR AREA FOR R-15 ZONING 28% SF

PROPOSED GROSS FLOOR AREA 7965 SF  
PROPOSED GROSS FLOOR AREA 19% SF

## HARDSCAPE CALCULATIONS:

GROSS LOT AREA 41,603 SF  
NET LOT AREA 39,847 SF  
ALLOWED HARDSCAPE AREA: (9% OF NET LOT + LOT COV) = 14,802 SF

EXISTING HARDSCAPE TOTALS (NO CHANGES)  
UNCOVERED PATIOS 1681 SQ FT  
WALKWAYS 545 SQ FT  
STAIRS 368 SQ FT  
ROCKERIES & RETAINING WALLS 125 SQ FT  
TOTAL HARDSCAPE 2719 SQ FT / 6%

## WASHINGTON STATE ENERGY CODE REQ'D

THE PROPOSED ALTERATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF PRESCRIPTIVE APPROACH, OPTION III FOR GROUP R--OCCUPANCY, DEMONSTRATING COMPLIANCE WITH THE BUILDING ENVELOPE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE, 2012 EDITION, CLIMATE ZONE 1.

ALL NEW EXTERIOR WALLS, ROOF, AND FLOORS OVER UNHEATED SPACE WILL BE CONFORM WITH REQUIRED R-VALUES LISTED BELOW.

THE FOLLOWING ARE MINIMUM PRESCRIPTIVE REQUIREMENTS FOR OPTION III, GROUP R OCCUPANCY, CLIMATE ZONE 1, UNLIMITED GLAZING OPTION

GLAZING U-FACTOR (VERTICAL)	0.28
GLAZING U-FACTOR (OVERHEAD)	0.28
DOOR U-FACTOR	0.20
CEILING	R-49
VAULTED CEILING	R-38
WALL ABOVE GRADE	R-21
WALL BELOW GRADE (INTERIOR INSULATION)	R-21
WALL BELOW GRADE (EXTERIOR INSULATION)	R-10
FLOOR (ABOVE UNHEATED SPACE)	R-30
SLAB ON GRADE (2FT PERIMETER)	R-10

THE PROPOSED ALTERATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF PRESCRIPTIVE APPROACH, OPTION III FOR GROUP R--OCCUPANCY, DEMONSTRATING COMPLIANCE WITH THE BUILDING ENVELOPE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE, 2012 EDITION, CLIMATE ZONE 1.

**SEC 401.3-** A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

**SEC 402.4.1.2-** THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR, WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

**SEC 402.4.1.2-** A WRITTEN REPORT OF THE RESULTS OF THE DUCT LEAKAGE TEST RESULTS SHALL BE SIGNED BY PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

**SEC 403.1.1-** EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE

**SEC 404.1-** A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

**PROFILE:** THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 INCH SHALL BE PROVIDED ON THE STAIRWAYS WITH SOLID RISERS. THE GREATEST RISER NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (EXCEPTION: A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES)

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
vmarcibryant@gmsn.com  
bryantcodesign.com

BRYANT & Co.

## KANTER RESIDENCE

12 Meadow Lane  
Mercer Island, WA 98040

MI Project #

Scale: As noted  
Date: SEPTEMBER 27, 2021  
Drawn: BRYANT

Issue Record:  
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## PERMIT DOCUMENTS

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Sheet Title:

SITE PLAN AND GENERAL & CODE INFORMATION

Sheet No.

A1.0

AVERAGE BUILDING ELEVATION CALCULATIONS:

SPOT	MIDPOINT ELEVATIONS	WALL SEGMENT LENGTH	LxE
A	53.0'	31.0'	1643.0
B	56.0'	19.9'	1114.4
C	57.0'	2.9'	165.3
D	58.0'	15.5'	899.0
E	58.5'	1.0'	58.5
F	58.5'	6.6	386.1
G	58.5'	4.6'	269.1
H	58.5'	7.7'	450.5
I	58.5'	4.6'	269.1
J	58.5'	17.5'	1023.8
K	58.5'	1.4'	81.9
L	58.5'	9.7'	567.5
M	58.5'	2.3'	134.5
N	58.5'	3.3'	190.1
O	58.5'	2.3'	134.5
P	57.0'	12.8'	729.6
Q	53.0'	29.2'	1547.6
R	52.0'	17.3'	899.6
S	52.0'	.5'	26.0
T	52.0'	8.0'	416.0
U	52.0'	2.0'	104.0
V	52.0'	32.83'	1707.2
W	52.0'	1.5'	78.0
X	52.0'	15.8'	821.6
Y	52.0'	4.6'	239.2
Z	52.0'	20.1'	1045.2
TOTALS		274.93	15001.3
ABE calcs	(SUM LxE/SUM LENGTH)	15001.3/274.93 =	54.56



**BUILDING WALL LENGTHS DIAGRAM & ELEVATION POINTS**

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
vmarcibryant@msi.com  
bryantcodesign.com

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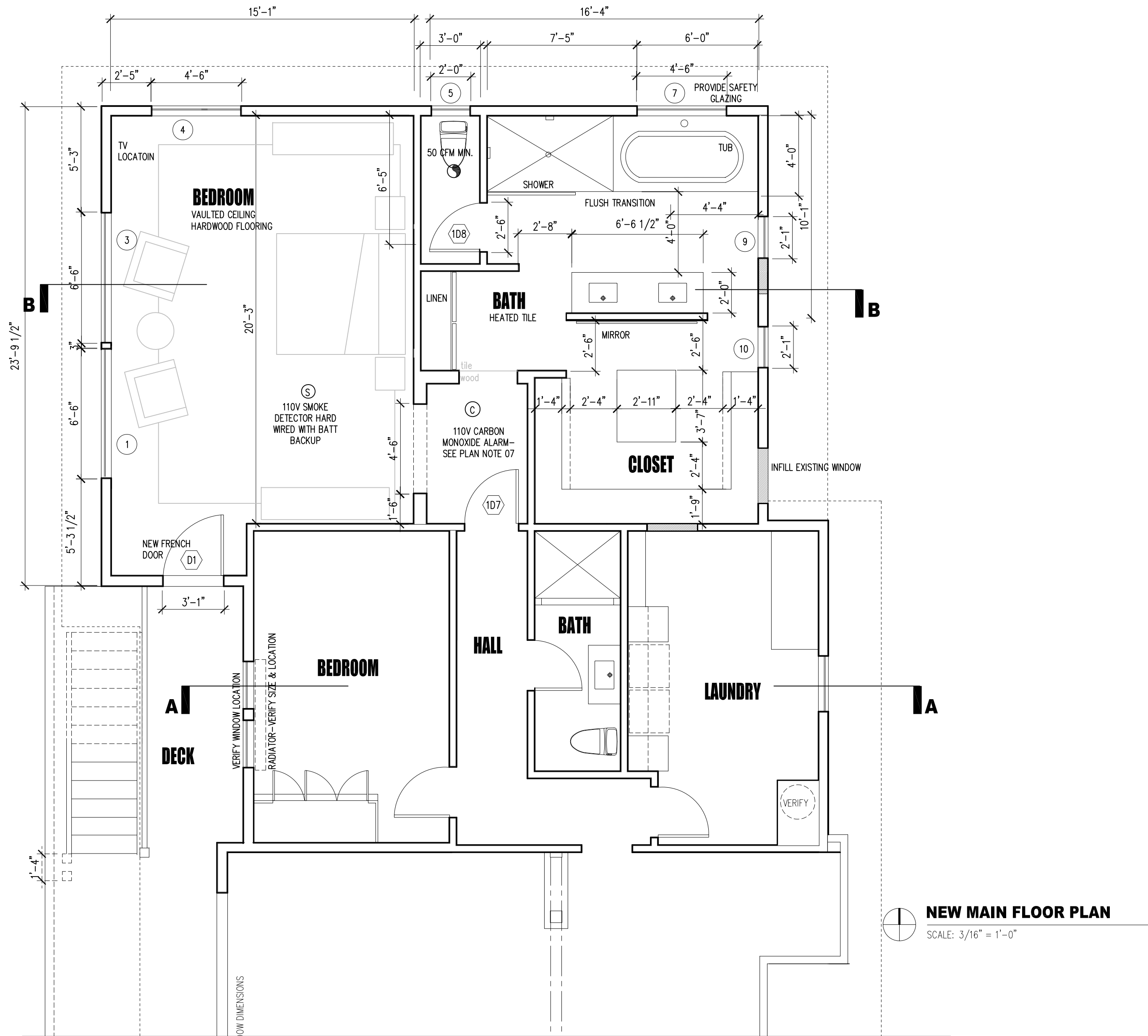
Sheet Title:  
**AVERAGE BUILDING ELEVATION CALCULATIONS**

Sheet No.

**A1.1**



**EXISTING MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

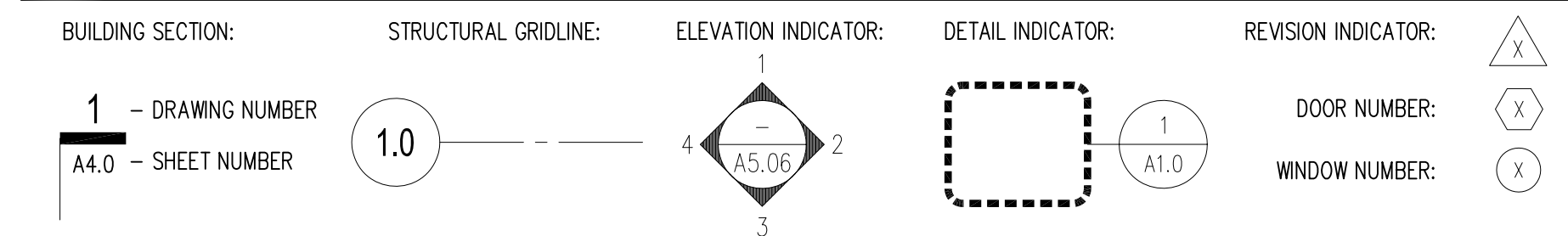


**NEW MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

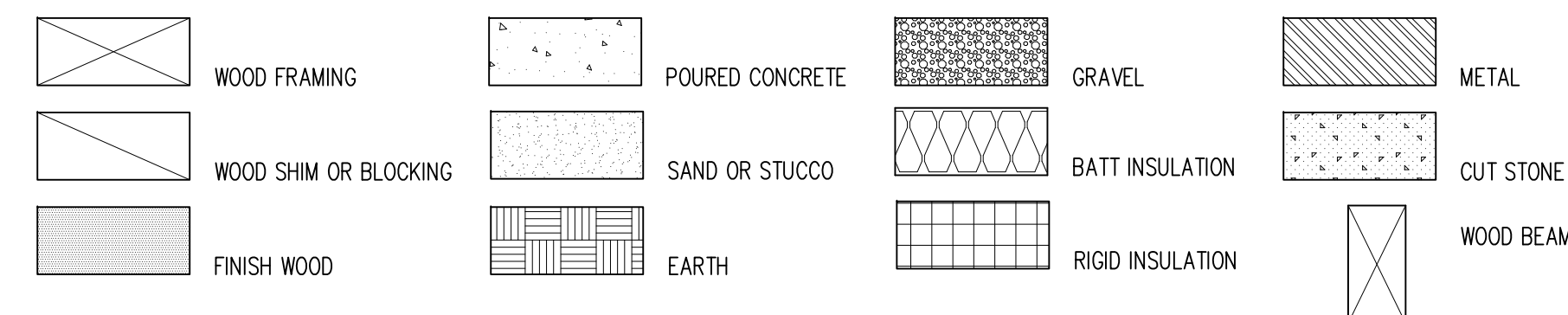
**PLAN LEGEND**

- EXISTING WALLS/ITEMS TO BE REMOVED
- EXISTING GWB AND WOOD FRAMED WALL
- NEW WOOD FRAMED WALL
- EXISTING CONCRETE WALL TO REMAIN
- NEW CONCRETE WALL
- 110 V SMOKE DETECTOR W/ BATTERY BACKUP
- 110 V CARBON MONOXIDE ALARM W/ BATTERY BACKUP
- EXHAUST FAN - VENT TO EXTERIOR (SEE PLANS FOR MINIMUM REQUIRED CFMS)
- DOOR TAG (REFER TO SCHEDULE)
- WINDOW TAG (REFER TO SCHEDULE)

**SYMBOLS**



**MATERIALS**



**GLAZING SCHEDULE** ALL GLAZING TO BE NFRC CERTIFIED ALL WINDOW SIZES TO BE VERIFIED ON SITE BEFORE ORDERING

MARK	QUANTITY	MANUFACTURER	TYPE	WIDTH R.O.	HEIGHT R.O.	GLAZ. AREA	U VAL.	AREA X U VAL. GLAZING	REMARKS
<b>WINDOWS</b>									
<b>MAIN FLOOR</b>									
1,3	2	MARVIN ULTIMATE	CASEMENT W/ FIXED CASEMENT	6'-6"	6'-0"				SEE LAYOUT ON ELEVATION SHEET, SET HEADER AT 8', GLAZING DIVIDED INTO THIRDS
4	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6"	5'-6"				GLAZING DIVIDED INTO THIRDS
5	1	MARVIN ULTIMATE	AWNING	2'-0"	2'-0"				
7	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6"	5'-6"				GLAZING DIVIDED INTO THIRDS, SAFETY GLASS, EX. HEADER
9,10	2	MARVIN ULTIMATE	CASEMENT	2'-0"	5'-6"				GLAZING DIVIDED INTO THIRDS
<b>BASEMENT</b>									
11,12, 18, & 19	4	MARVIN ULTIMATE	DBL CASEMENT	4'-6"	5'-6"				GLAZING DIVIDED INTO THIRDS
16	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6"	3'-6"				
13	1	MARVIN ULTIMATE	FIXED CASEMENT	2'-0"	5'-6"				
14	1	MARVIN ULTIMATE	AWNING	2'-0"	2'-0"				
17	1	MARVIN ULTIMATE	DBL CASEMENT	2'-6"	3'-0"				WET LOCATIOLN FIBERGLASS, SAFETY GLASS
<b>EXTERIOR DOORS</b>									
D1	1	MARVIN ULTIMATE	SINGLE FRENCH SWING	3'-0"	6'-8"				
D2	1	MARVIN ULTIMATE	DBL SLIDER	12'-0"	6'-8"				
D3	1	MARVIN ULTIMATE	SLIDER	6'-0"	6'-8"				
D6	1	MARVIN ULTIMATE	SINGLE FRENCH SWING	3'-0"	6'-8"				
<b>INTERIOR DOORS</b>									
ID7, ID8	2	TBD	SOLID CORE WOOD, MATCH EXISTING						
ID9 - ID16	8	TBD	SOLID CORE WOOD, MATCH EXISTING						

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98159  
206.954.0712  
vmarci@msn.com  
bryantcodesign.com

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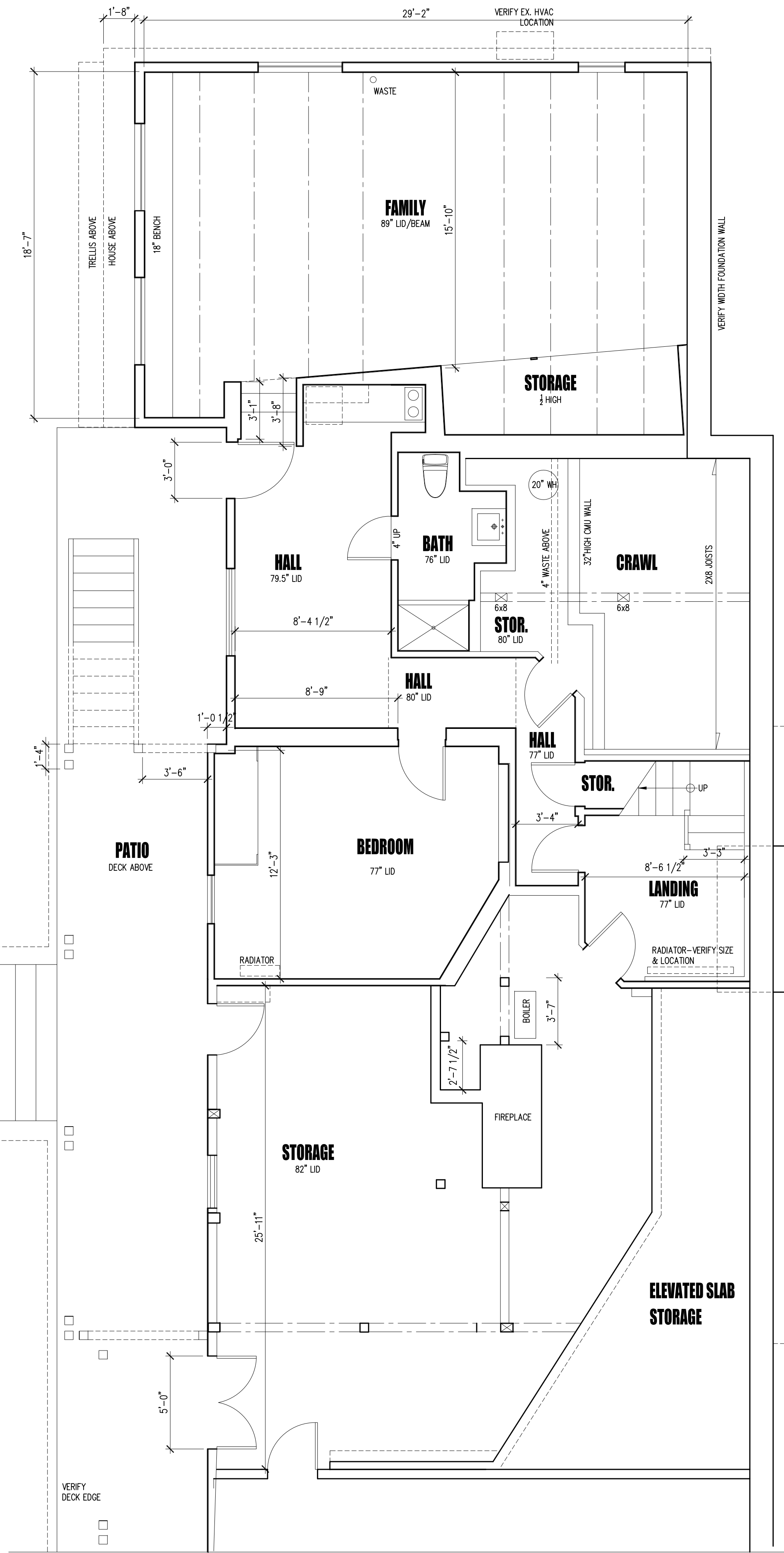
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Sheet Title:  
**EXISTING & NEW BEDROOM & BATH FLOOR PLANS**

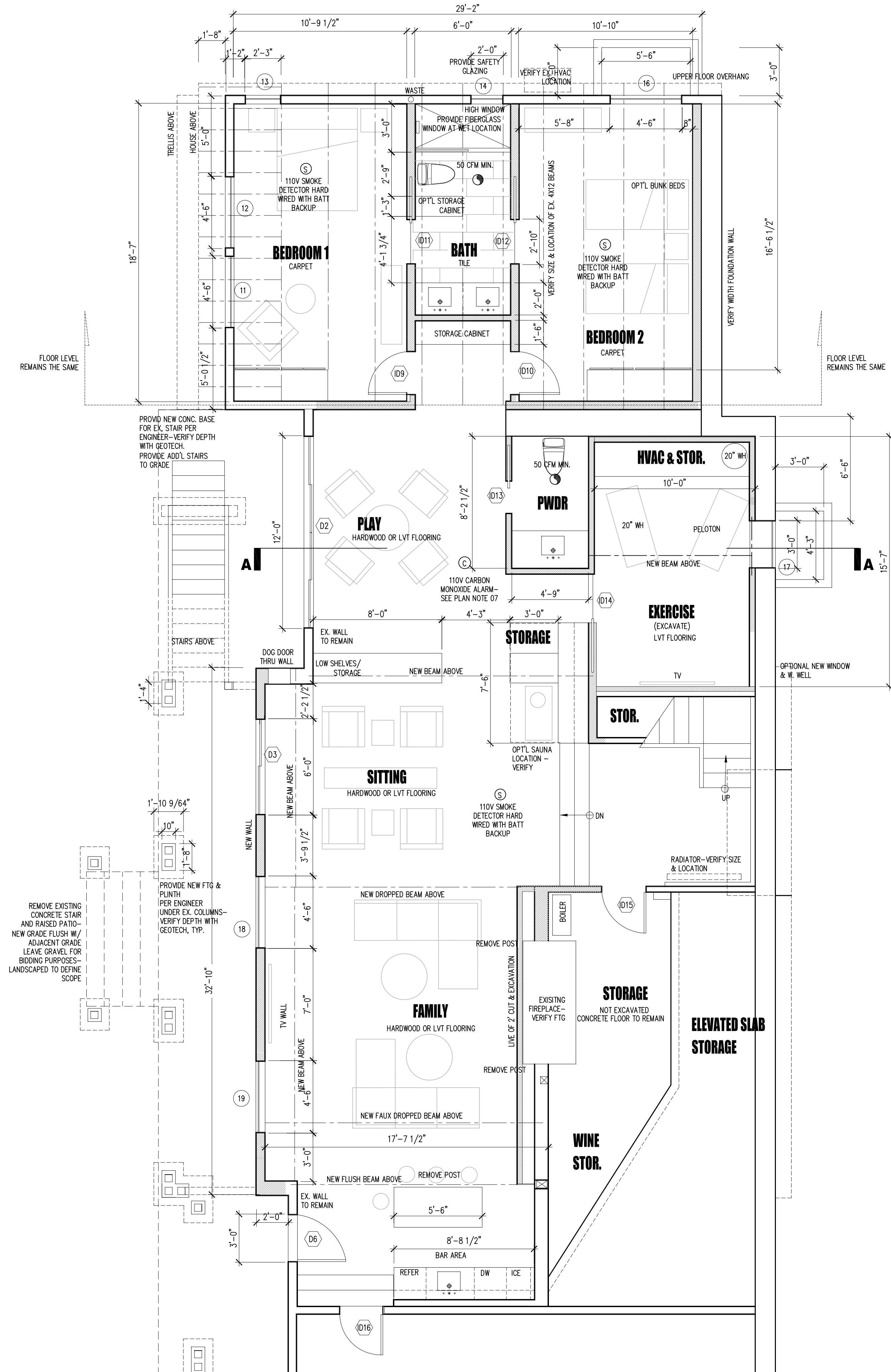
Sheet No.

**A2.0**





**EXISTING BASEMENT FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**NEW LOWER FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
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**EXISTING & NEW BASEMENT FLOOR PLANS**

Sheet Title:

Sheet No.

**A2.1**

LINE OF ALLOWABLE BUILDING HEIGHT  
ELEVATION = 84.56'

LINE OF EXISTING/PROPOSED BUILDING HEIGHT  
ELEVATION = 76.14'  
(NO CHANGE)



**WEST ELEVATION**

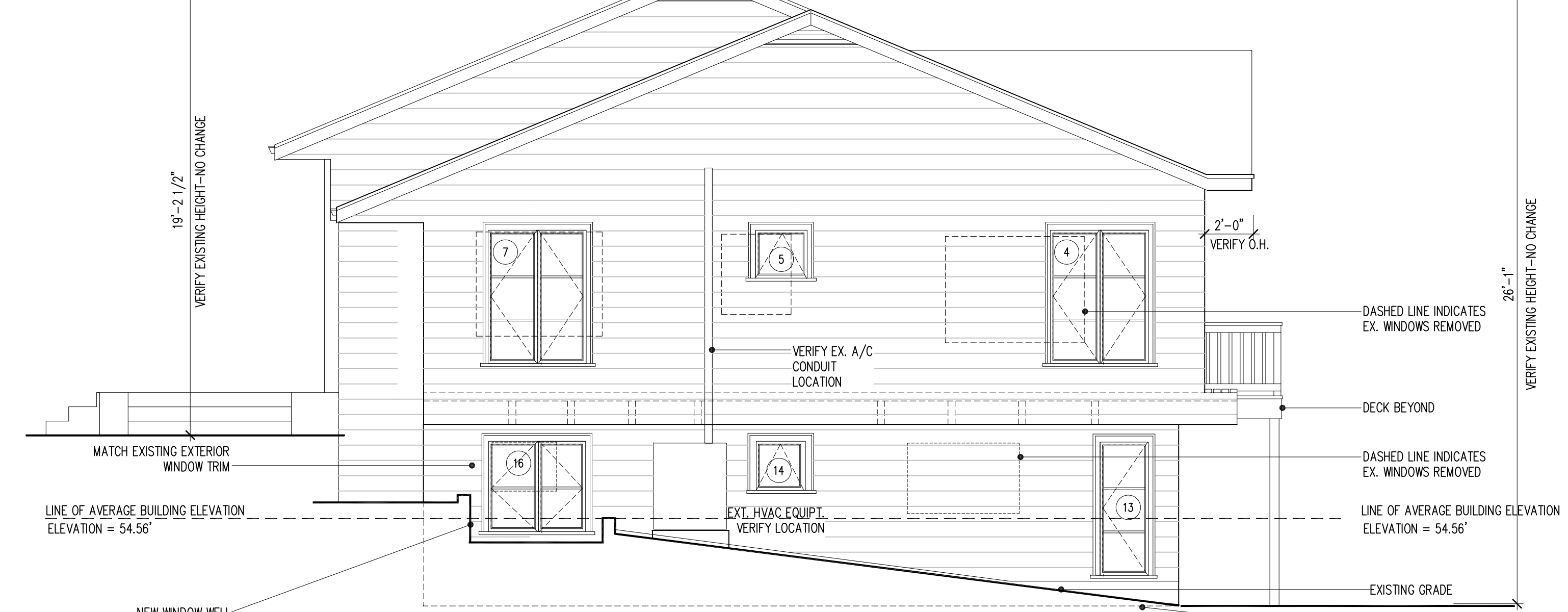
SCALE: 1/4" = 1'-0"

STAIR OMITTED FOR CLARITY

STAIR OMITTED FOR CLARITY

LINE OF ALLOWABLE BUILDING HEIGHT  
ELEVATION = 84.56'

LINE OF EXISTING/PROPOSED BUILDING HEIGHT  
ELEVATION = 76.14'  
(NO CHANGE)



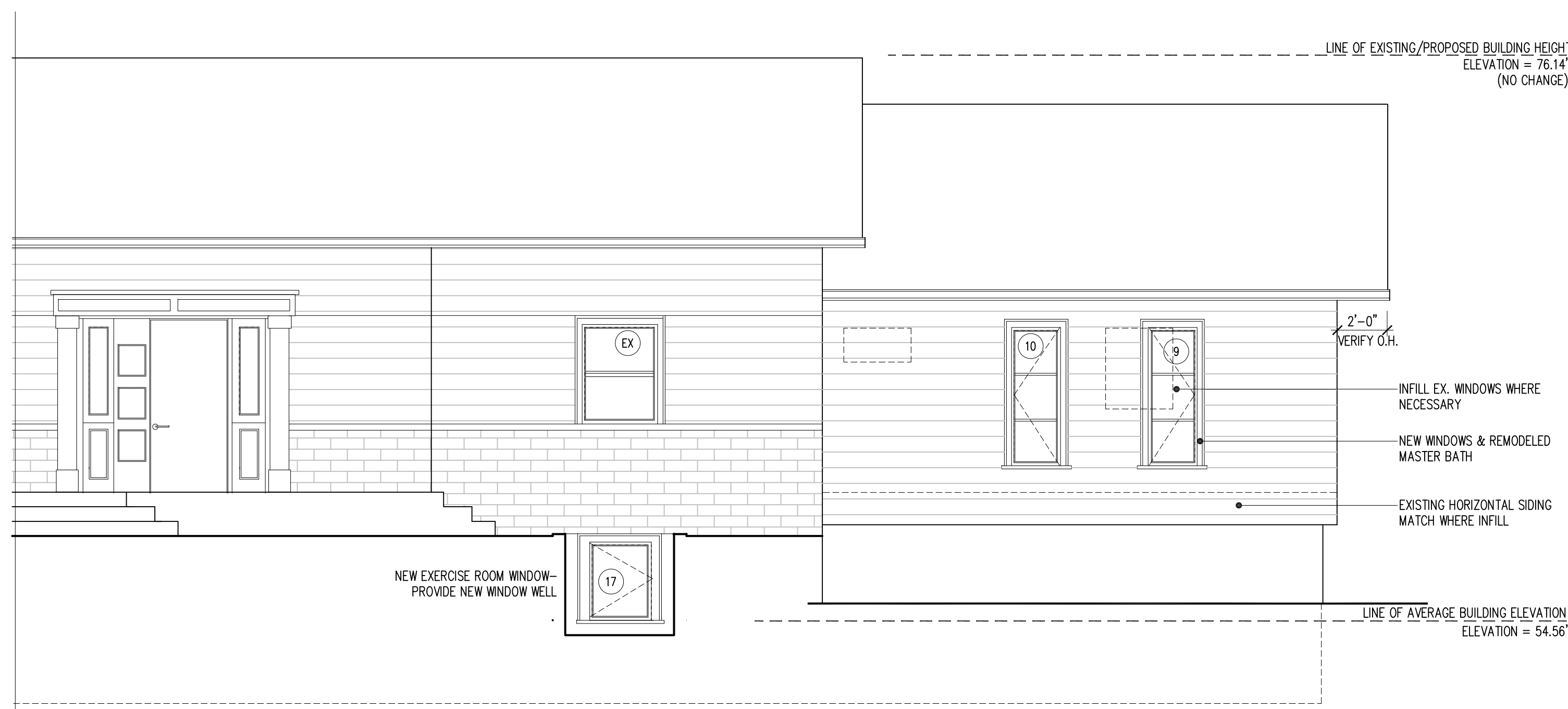
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

EX. BSMT FLOOR

LINE OF ALLOWABLE BUILDING HEIGHT  
ELEVATION = 84.56'

LINE OF EXISTING/PROPOSED BUILDING HEIGHT  
ELEVATION = 76.14'  
(NO CHANGE)



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

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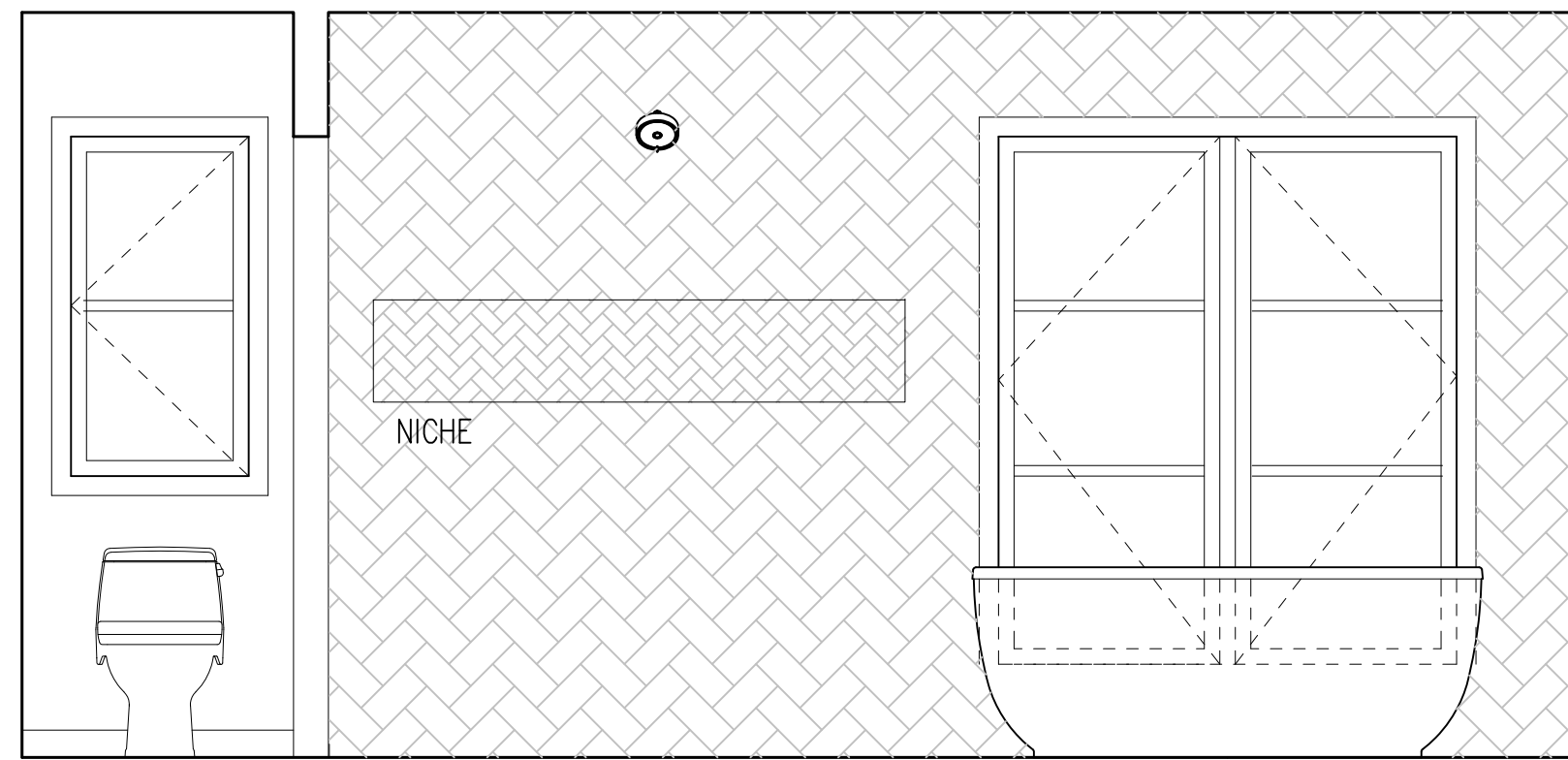
**PERMIT DOCUMENTS**  
DO NOT SCALE DRAWINGS  
**NEW EXTERIOR ELEVATIONS**

Sheet Title:

Sheet No.

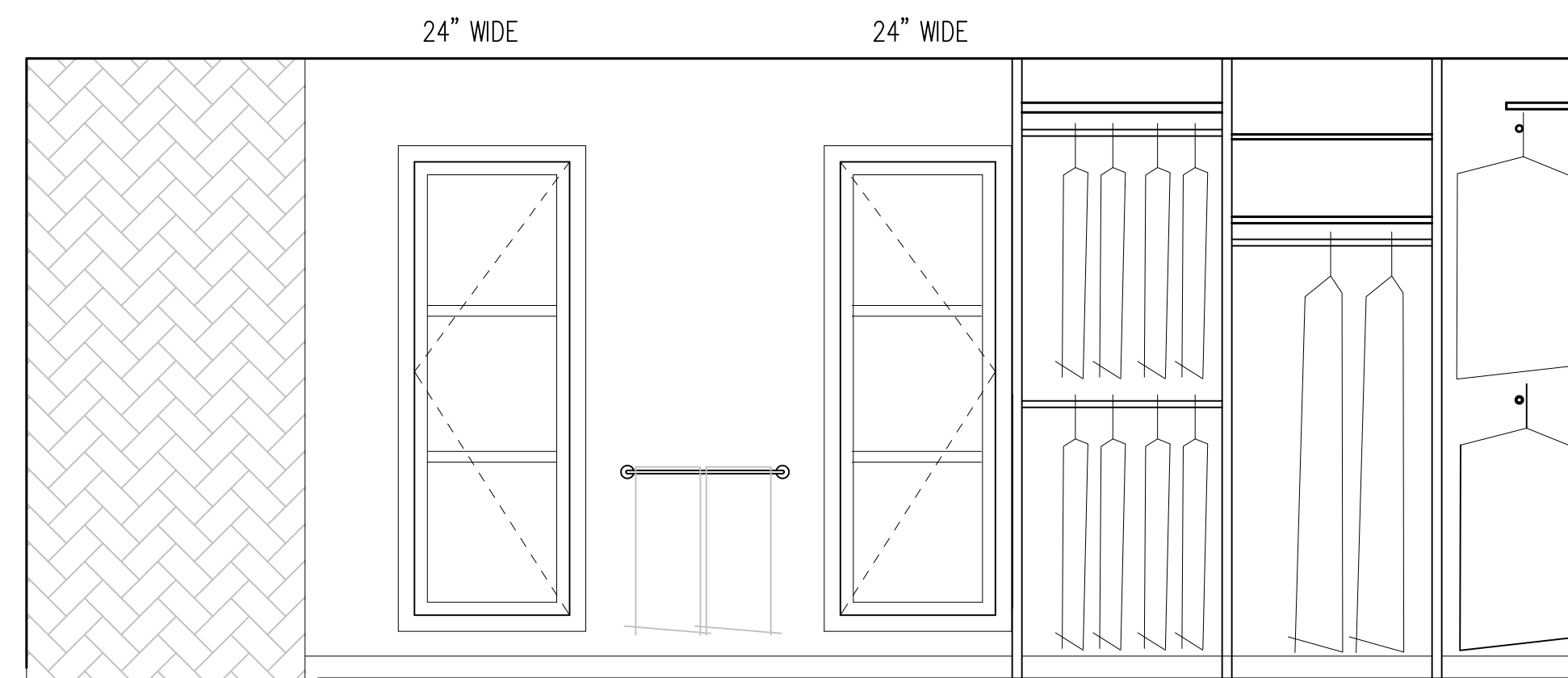
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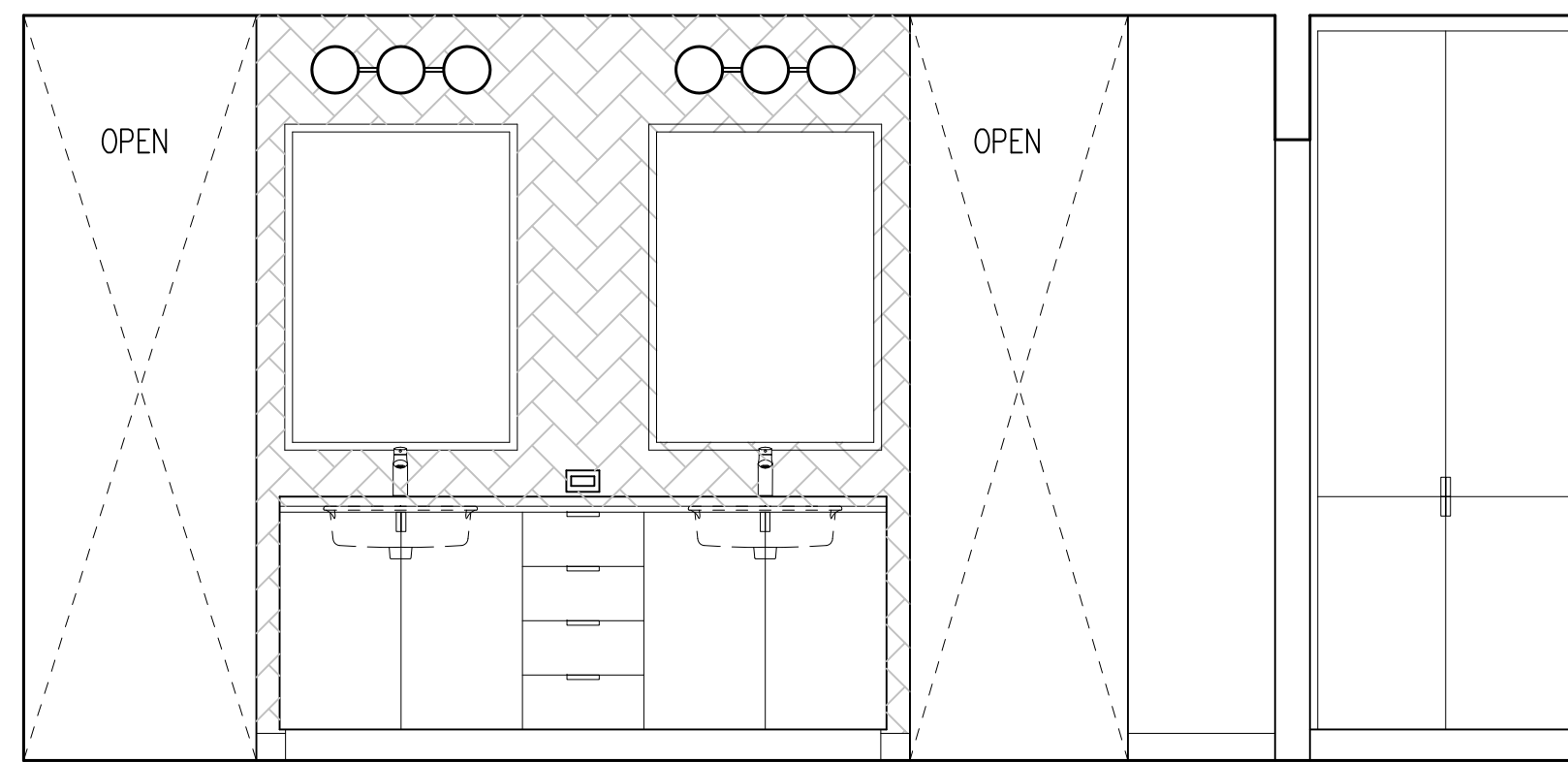
**NORTH WALL - MASTER BATH - SHOWER**

SCALE: 1/2" = 1'-0"



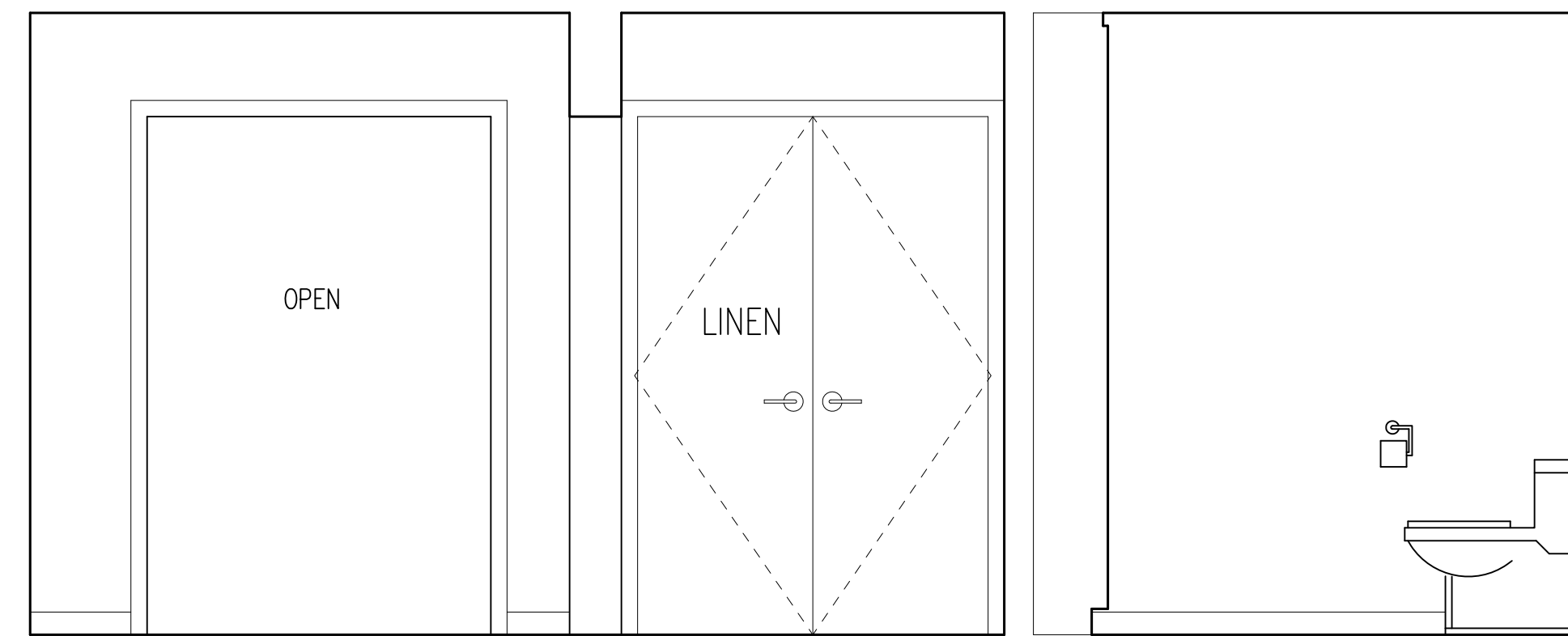
**EAST WALL - MASTER BATH**

SCALE: 1/2" = 1'-0"



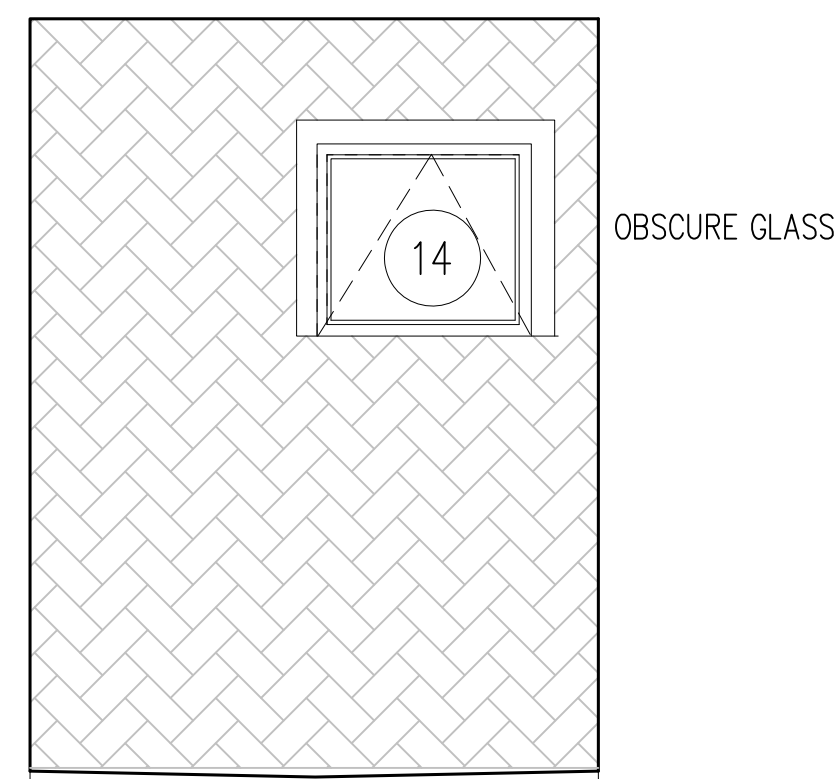
**SOUTH WALL - MASTER BATH**

SCALE: 1/2" = 1'-0"



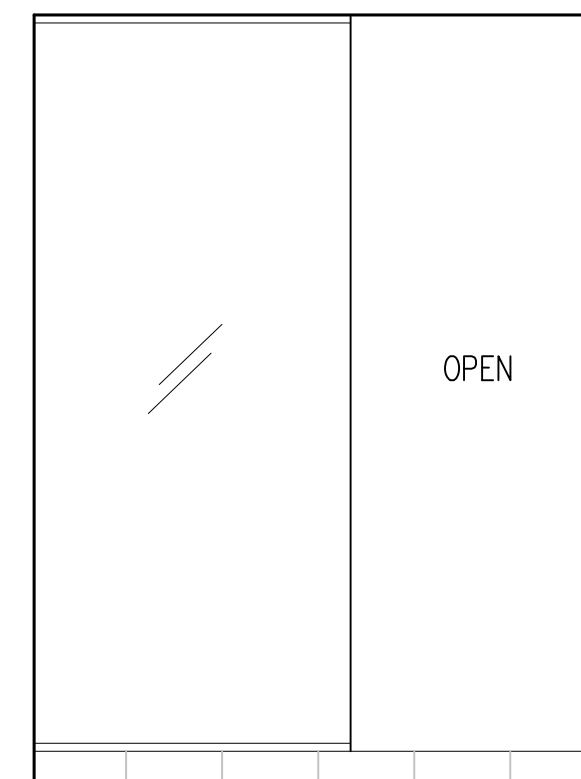
**WEST WALL - MASTER BATH**

SCALE: 1/2" = 1'-0"



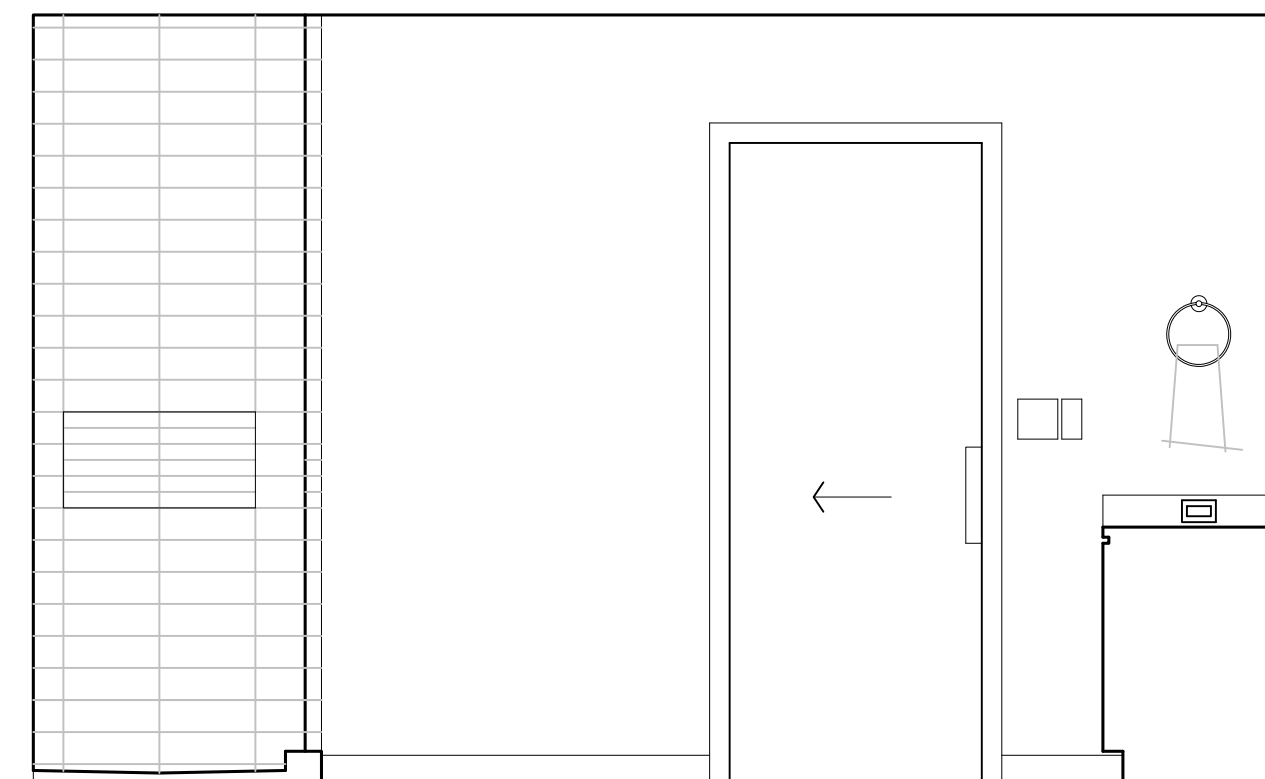
**N. WALL - LOWER BATH - SHOWER**

SCALE: 1/2" = 1'-0"



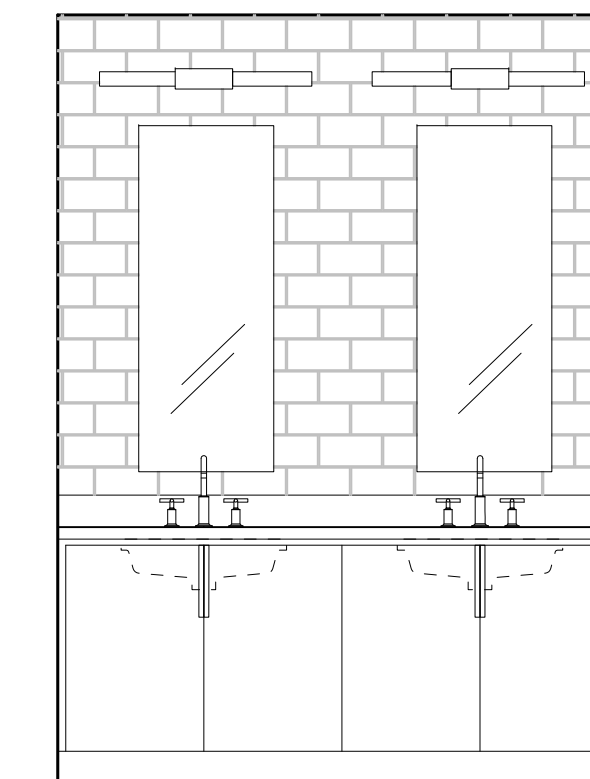
**N. WALL - LOWER BATH**

SCALE: 1/2" = 1'-0"



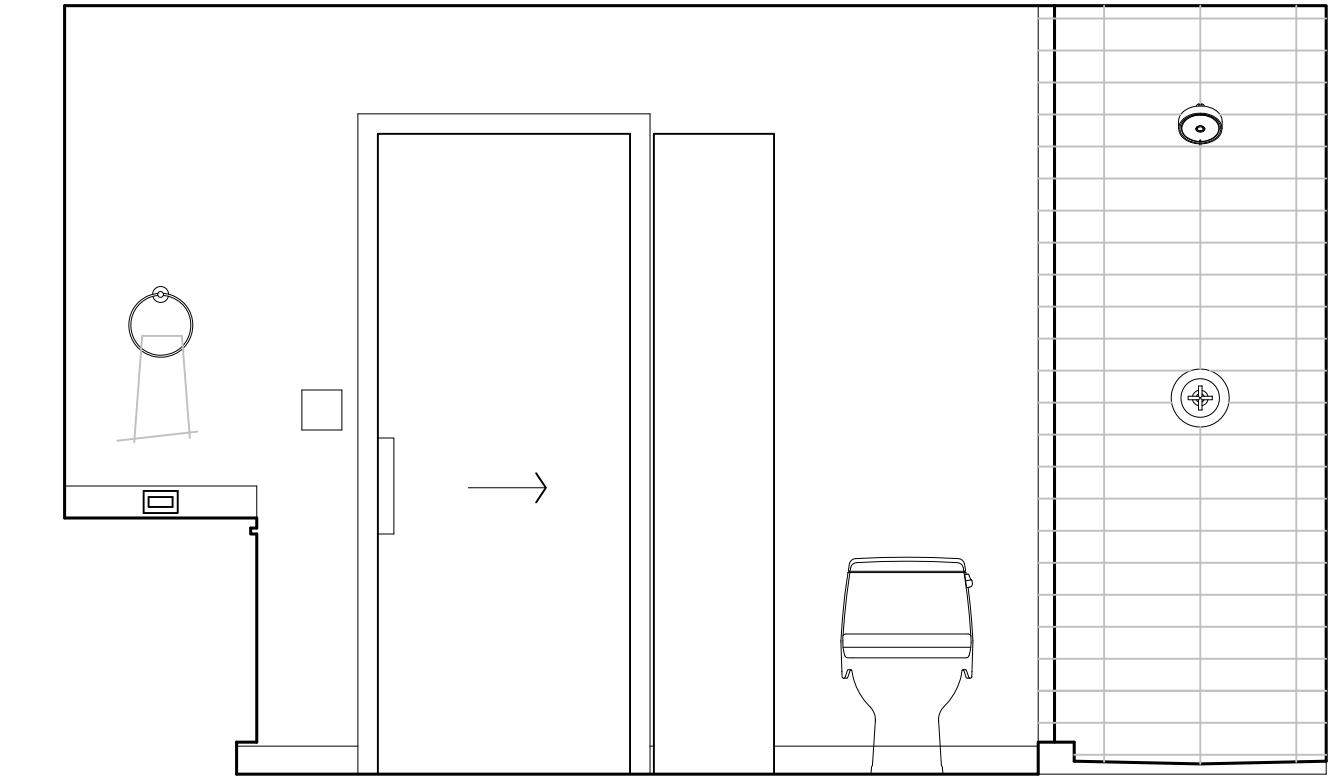
**EAST WALL - LOWER BATH**

SCALE: 1/2" = 1'-0"



**S. WALL - LOWER BATH**

SCALE: 1/2" = 1'-0"



**WEST WALL - LOWER BATH**

SCALE: 1/2" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
vmarcibryant@msn.com  
bryantcodesign.com

**BRYANT & Co.**

**KANTER RESIDENCE**

12 Meadow Lane  
Mercer Island, WA 98040  
MI Project #

Scale: As noted  
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Drawn: BRYANT

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**PERMIT DOCUMENTS**

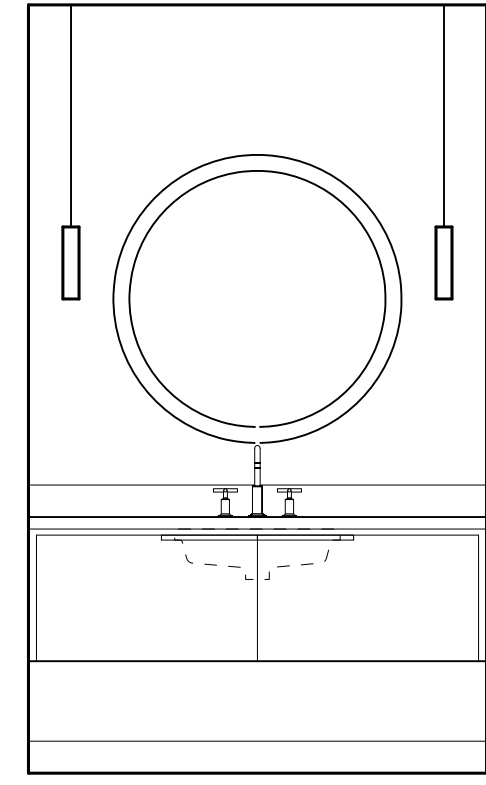
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**NEW INTERIOR ELEVATIONS**

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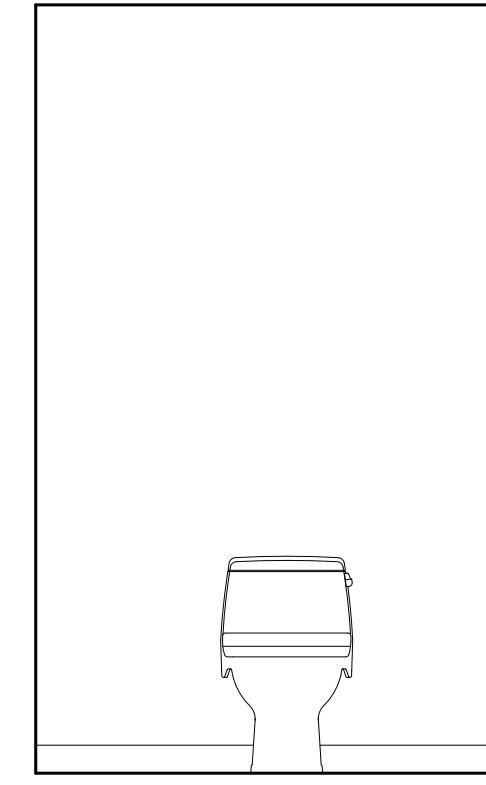
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**A5.0**



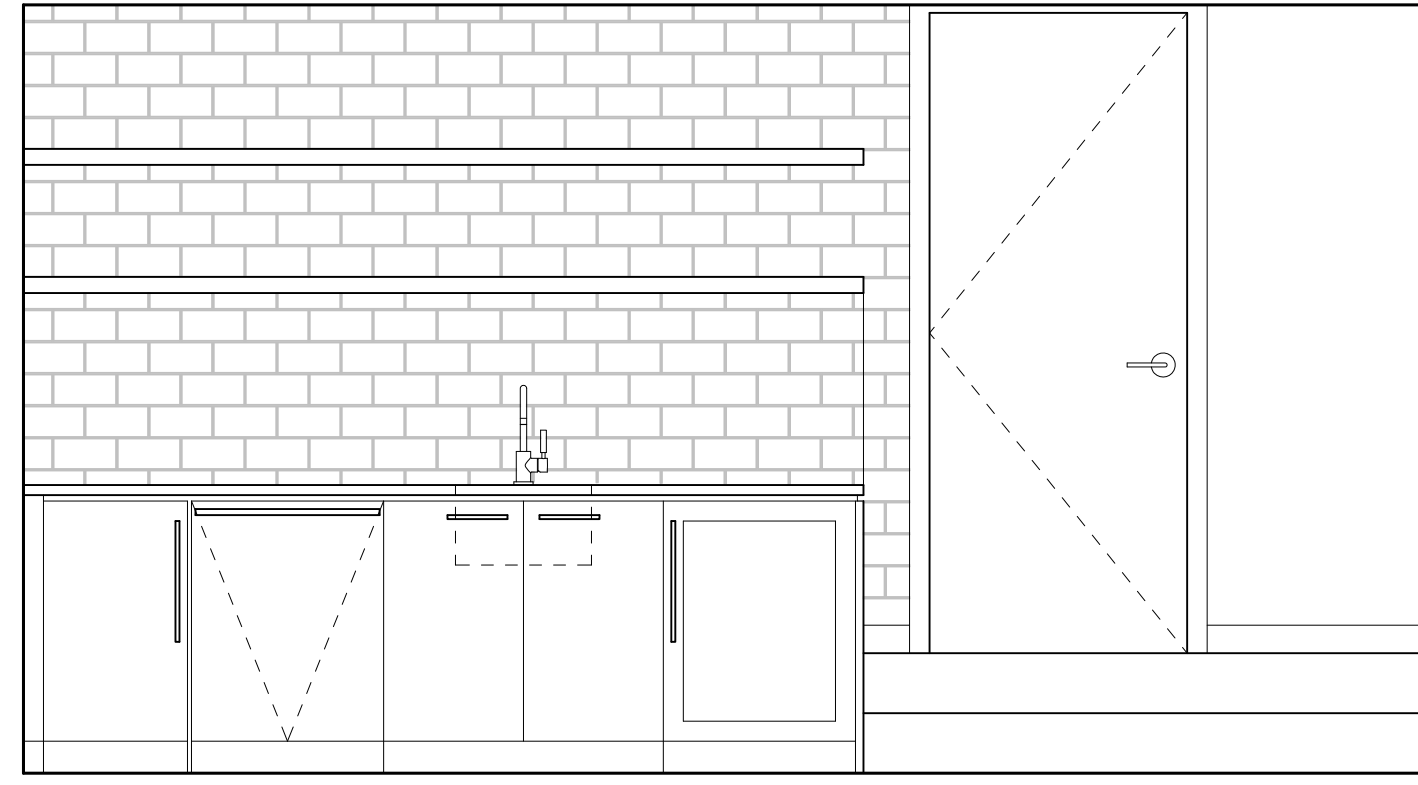
**SOUTH WALL - POWDER**

SCALE: 1/2" = 1'-0"



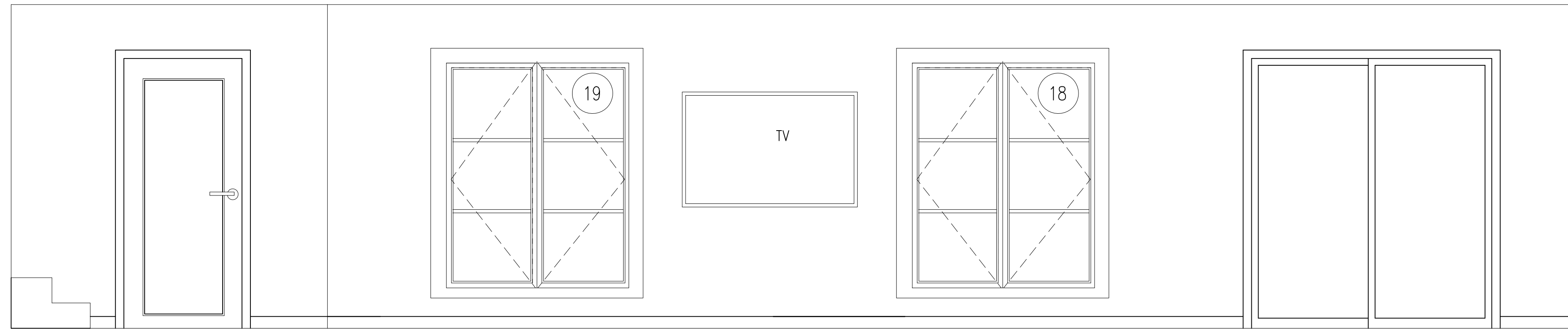
**NORTH WALL - POWDER**

SCALE: 1/2" = 1'-0"



**SOUTH WALL - BAR AREA**

SCALE: 1/2" = 1'-0"



**WEST WALL - FAMILY ROOM**

SCALE: 1/2" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.854.0712  
vmarcibryant@msr.com  
bryantcodesign.com

**BRYANT & Co.**

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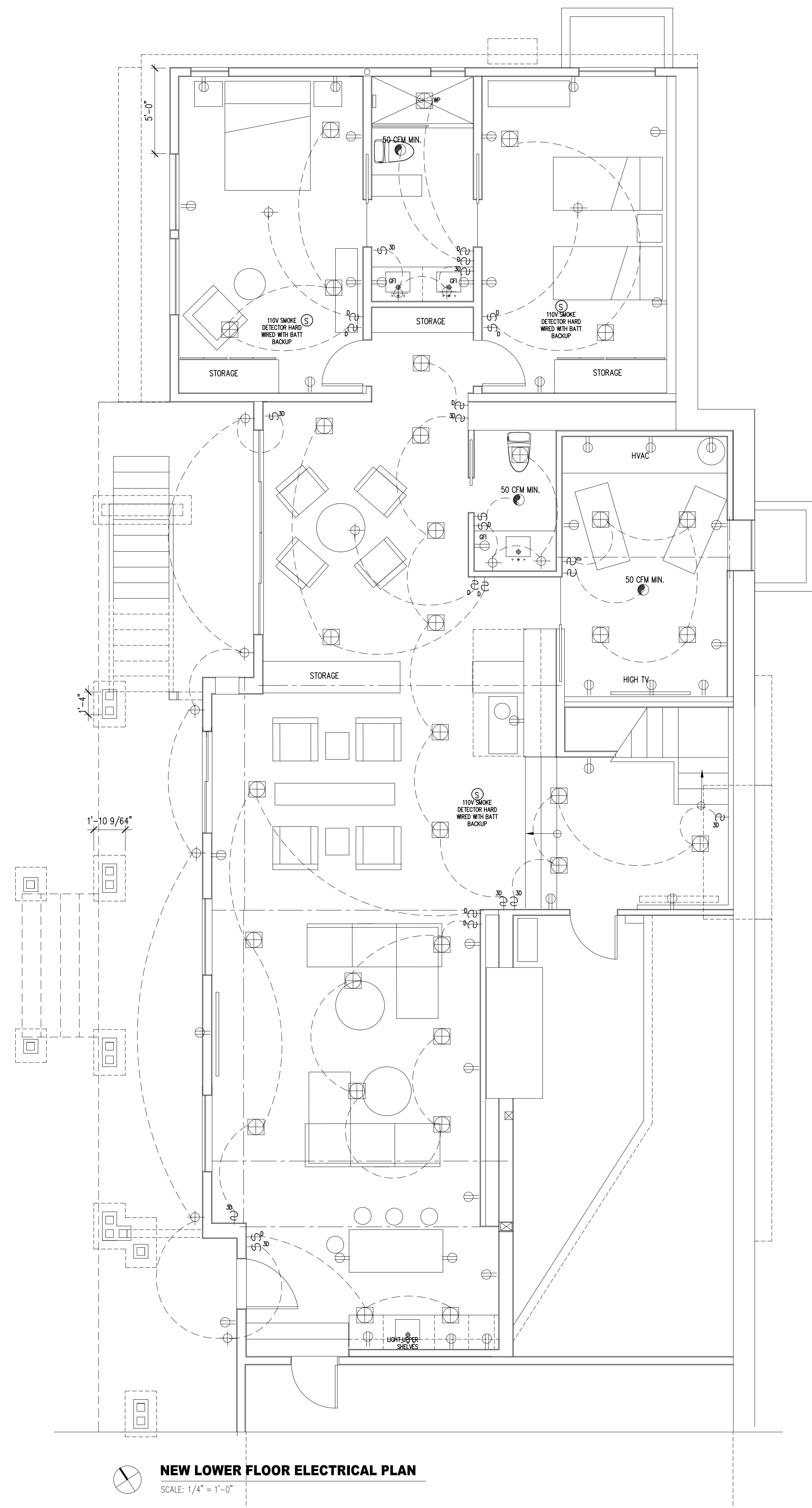
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DO NOT SCALE DRAWINGS  
**NEW INTERIOR ELEVATIONS**

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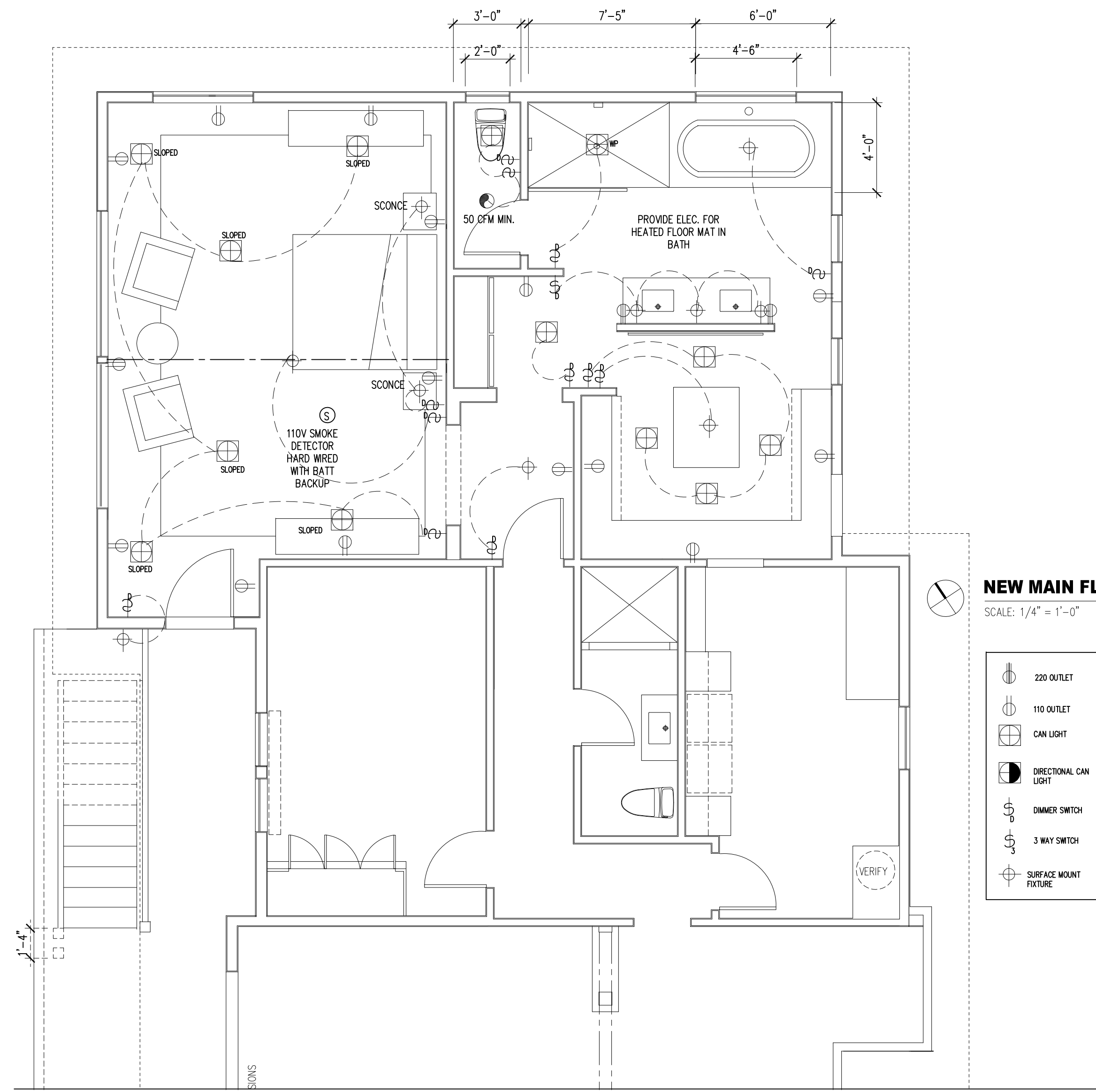
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**NEW LOWER FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

- 220 OUTLET
- 110 OUTLET
- CAN LIGHT
- DIRECTIONAL CAN LIGHT
- DIMMER SWITCH
- 3 WAY SWITCH
- SURFACE MOUNT FIXTURE



**NEW MAIN FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

- 220 OUTLET
- 110 OUTLET
- CAN LIGHT
- DIRECTIONAL CAN LIGHT
- DIMMER SWITCH
- 3 WAY SWITCH
- SURFACE MOUNT FIXTURE

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.854.0712  
vmarcibryant@msnr.com  
bryantcodesign.com

**BRYANT & Co.**

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Sheet Title:  
**LOWER & MAIN LEVEL ELECTRICAL PLANS**

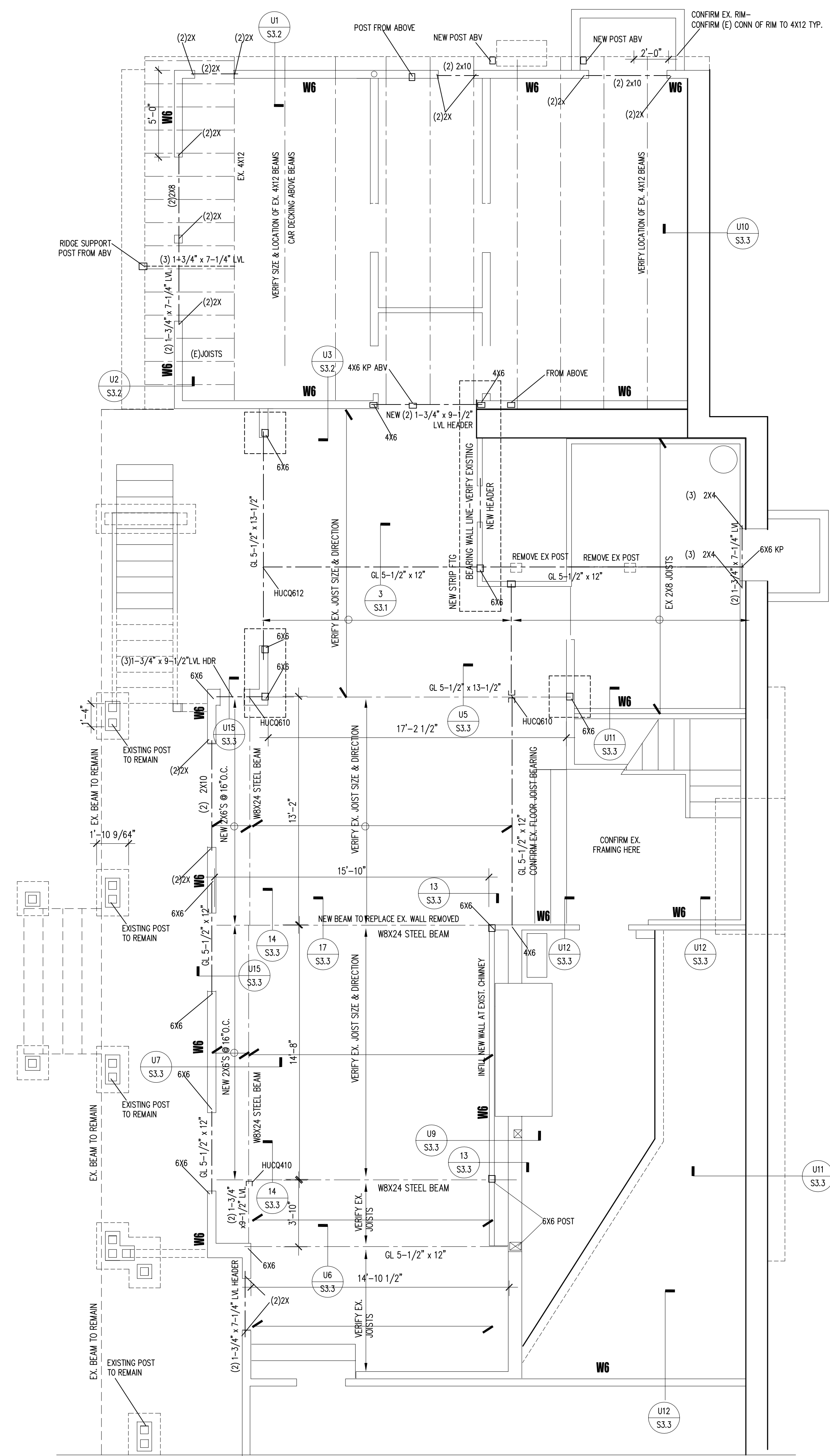
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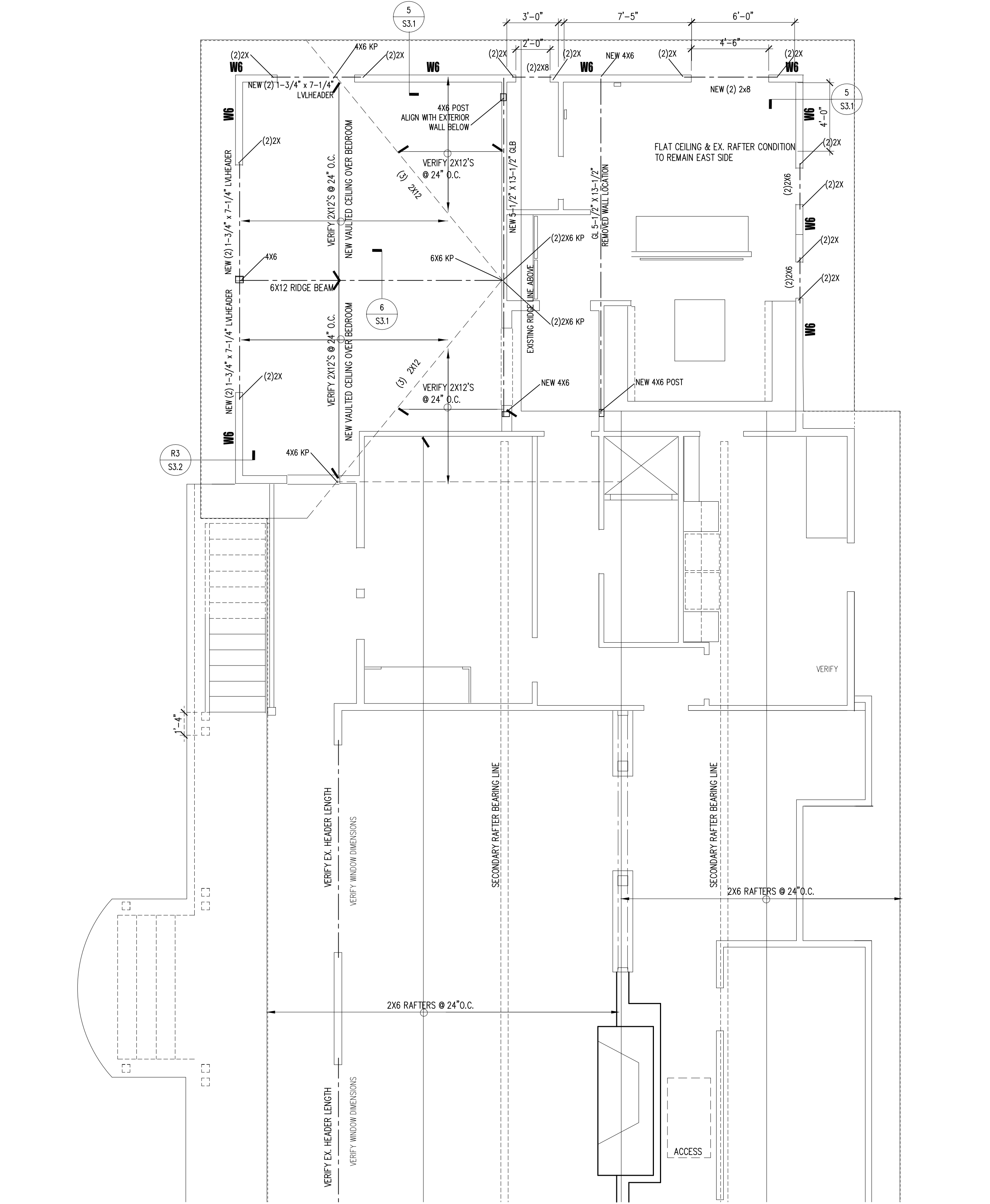
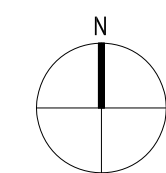






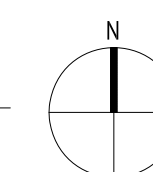
**NEW FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0"



**NEW ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"



MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
marcibryant@msr.com  
bryantcodesign.com

**BRYANT & Co.**

**KANTER RESIDENCE**

12 Meadow Lane  
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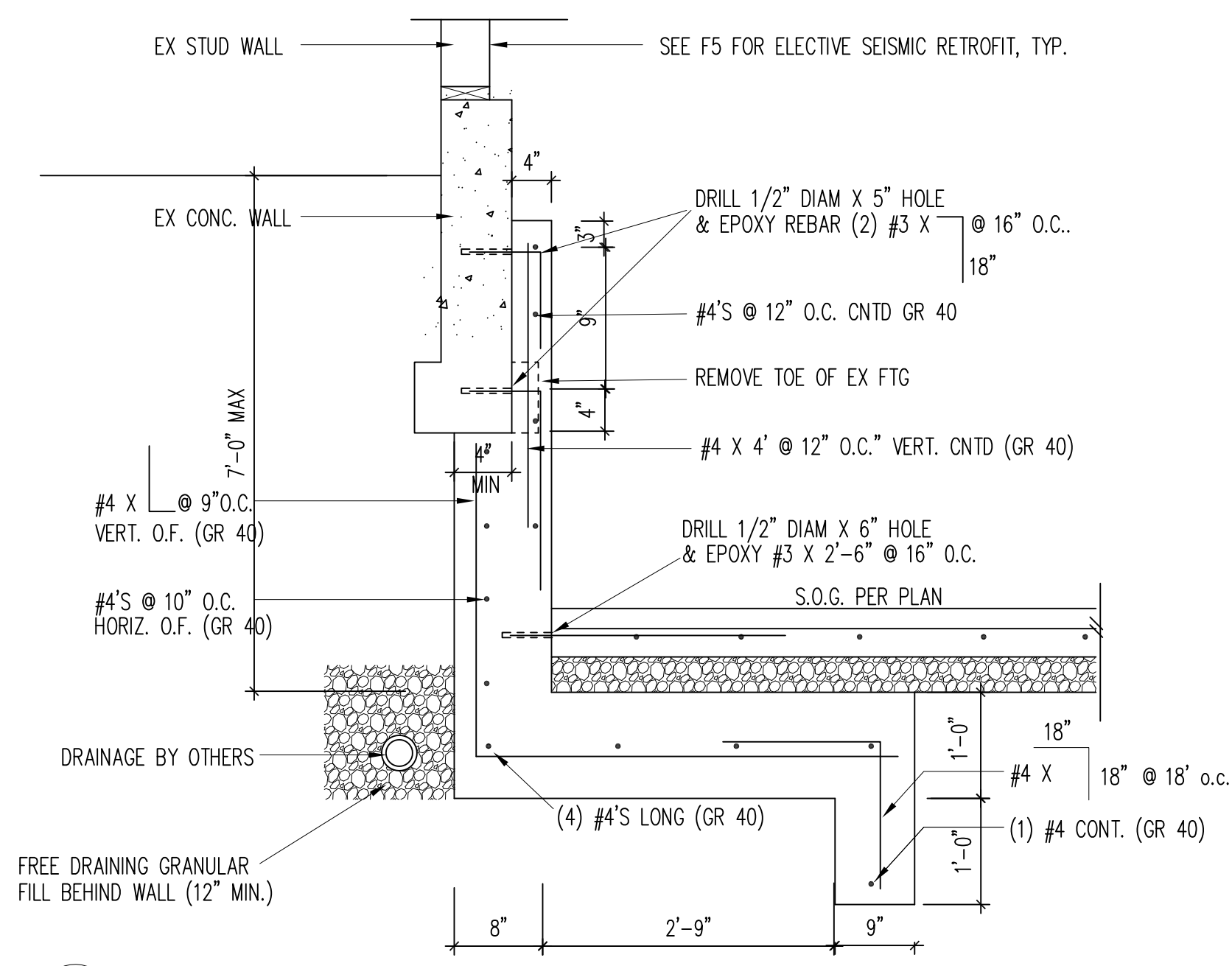


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**FRAMING PLAN**

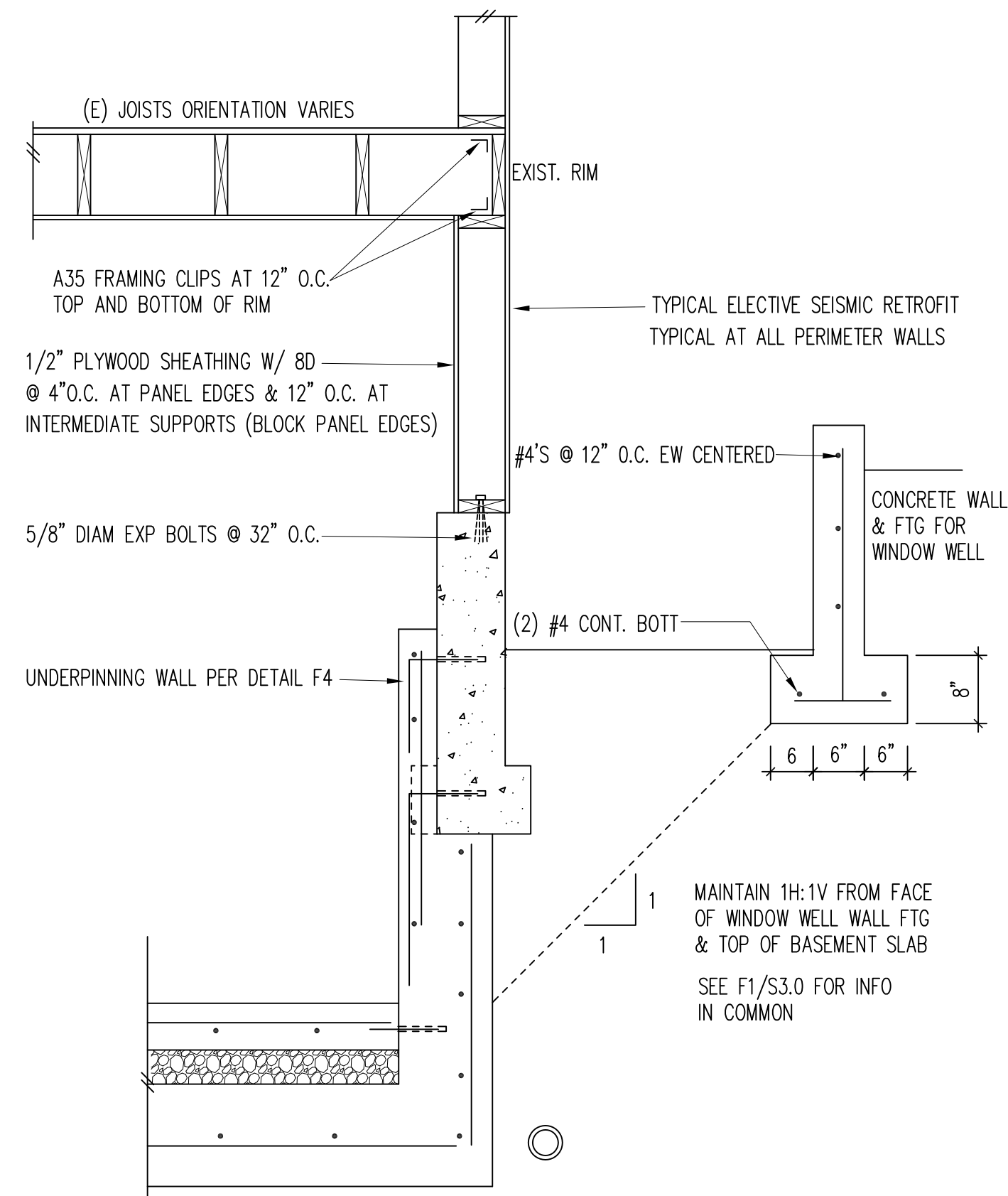
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**S2.1**



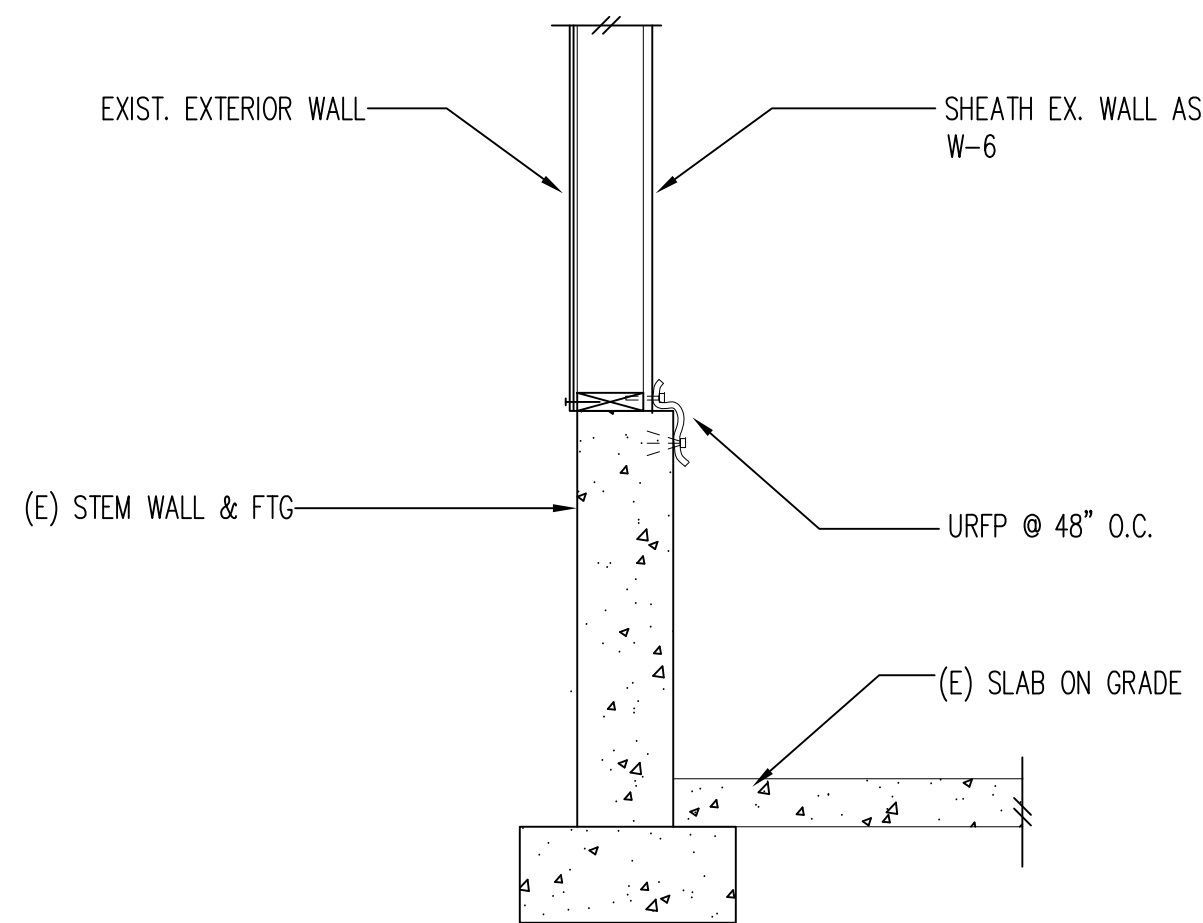
**F1** NEW UNDERPINNING DETAIL

SCALE: 3/4" = 1'-0"



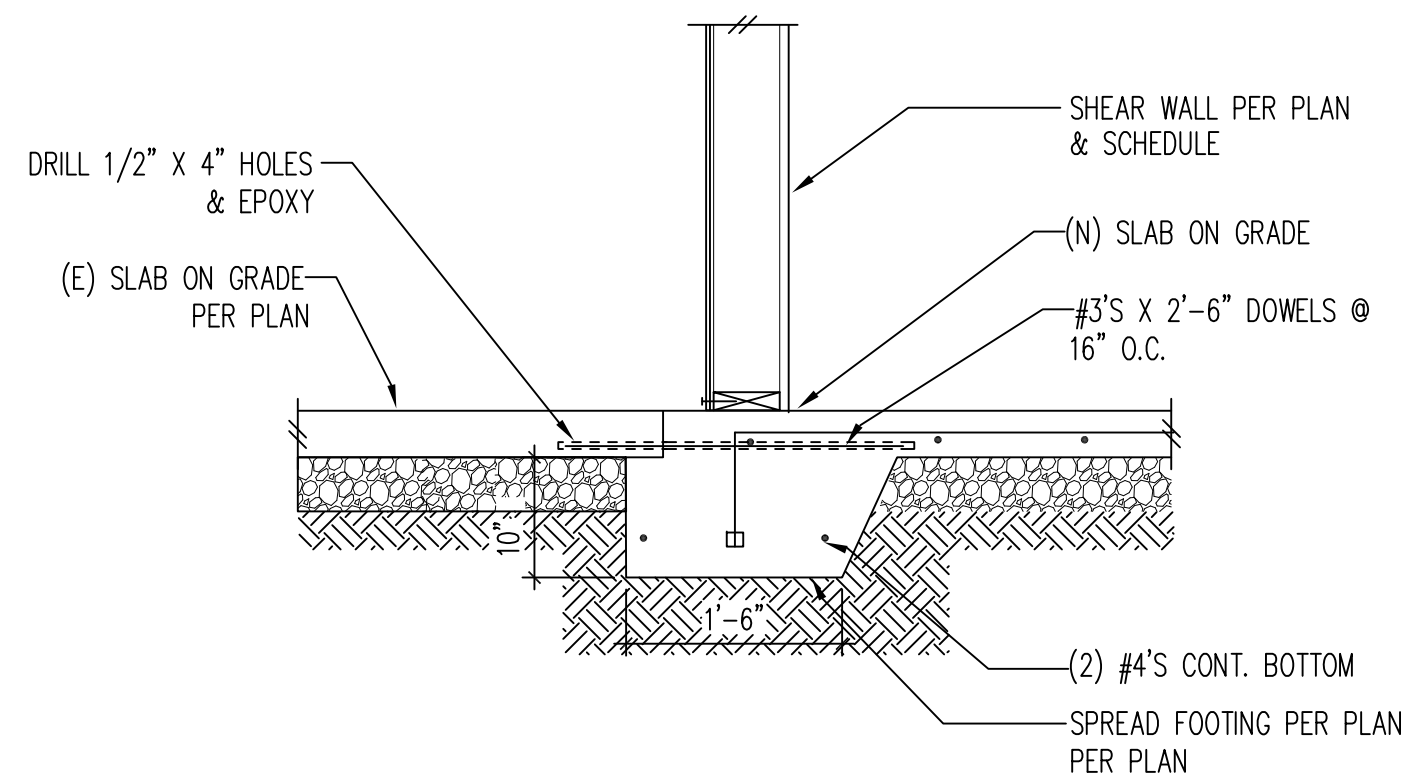
**F2** WINDOW WELL WALL DETAIL & ELECTIVE SEISMIC RETROFIT AT PERIMETER WALLS

SCALE: 3/4" = 1'-0"



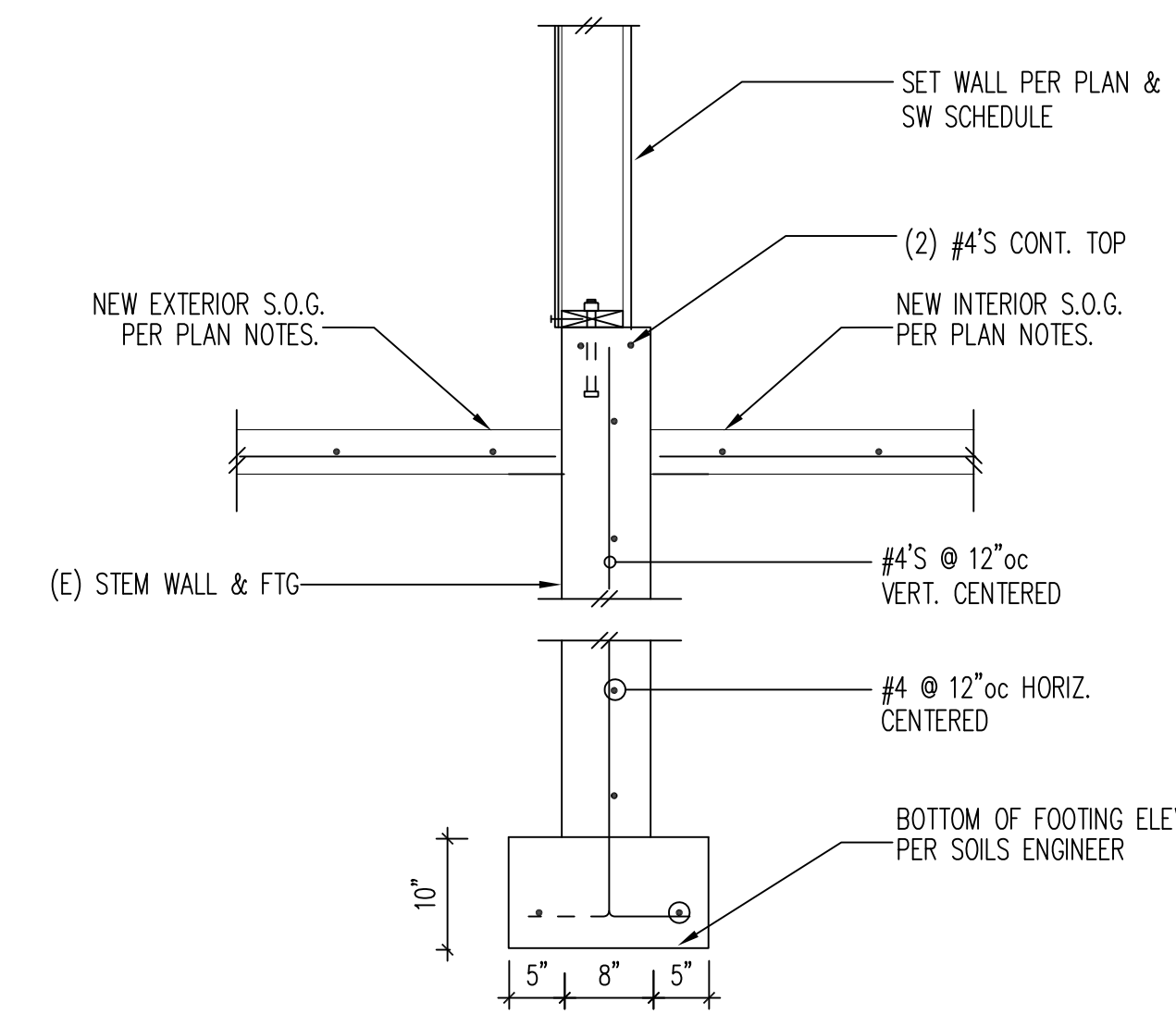
**F3A** ANCHORAGE DETAIL

SCALE: 3/4" = 1'-0"



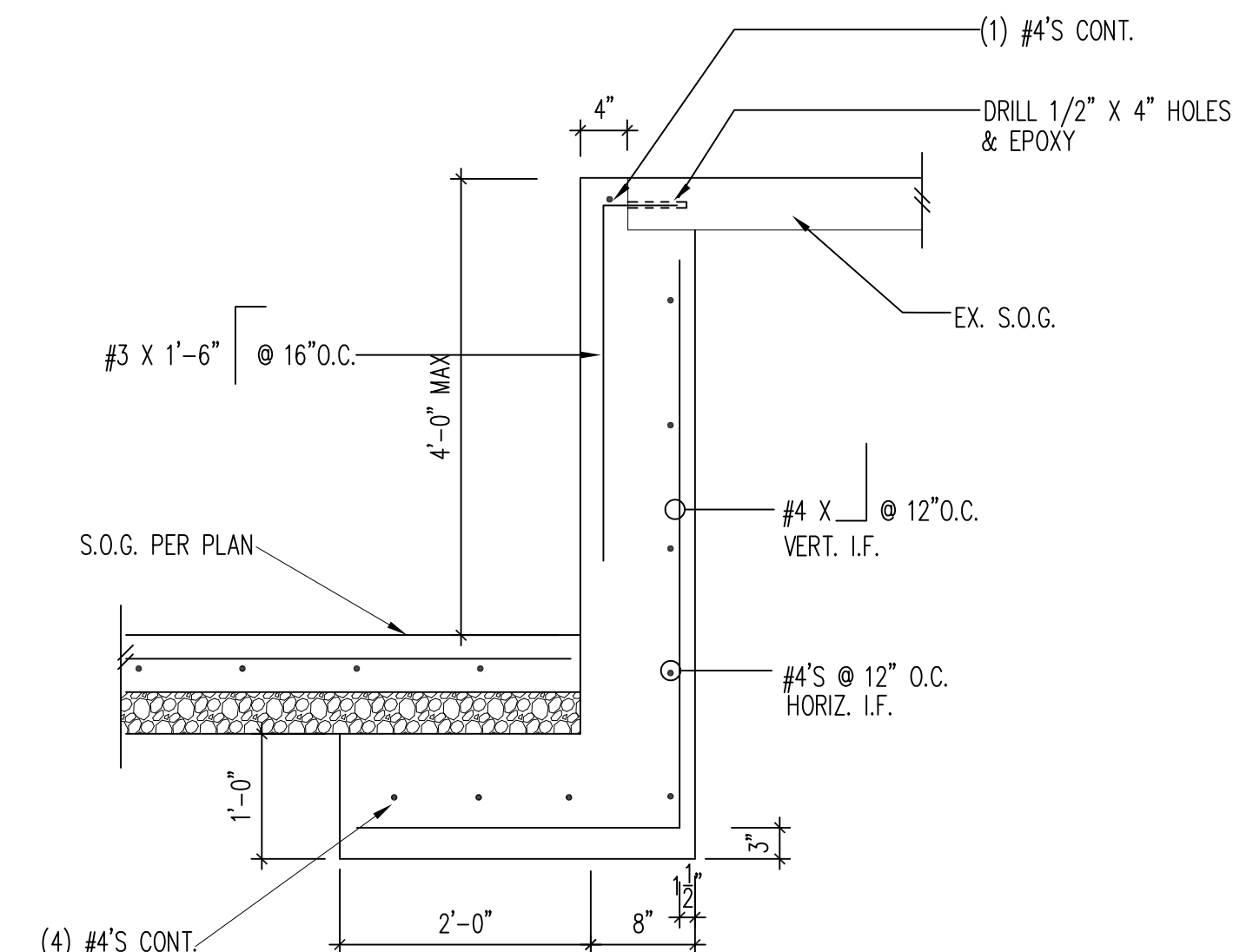
**F4A** FOOTING CONNECTION W/ SLAB ON GRADE

SCALE: 3/4" = 1'-0"



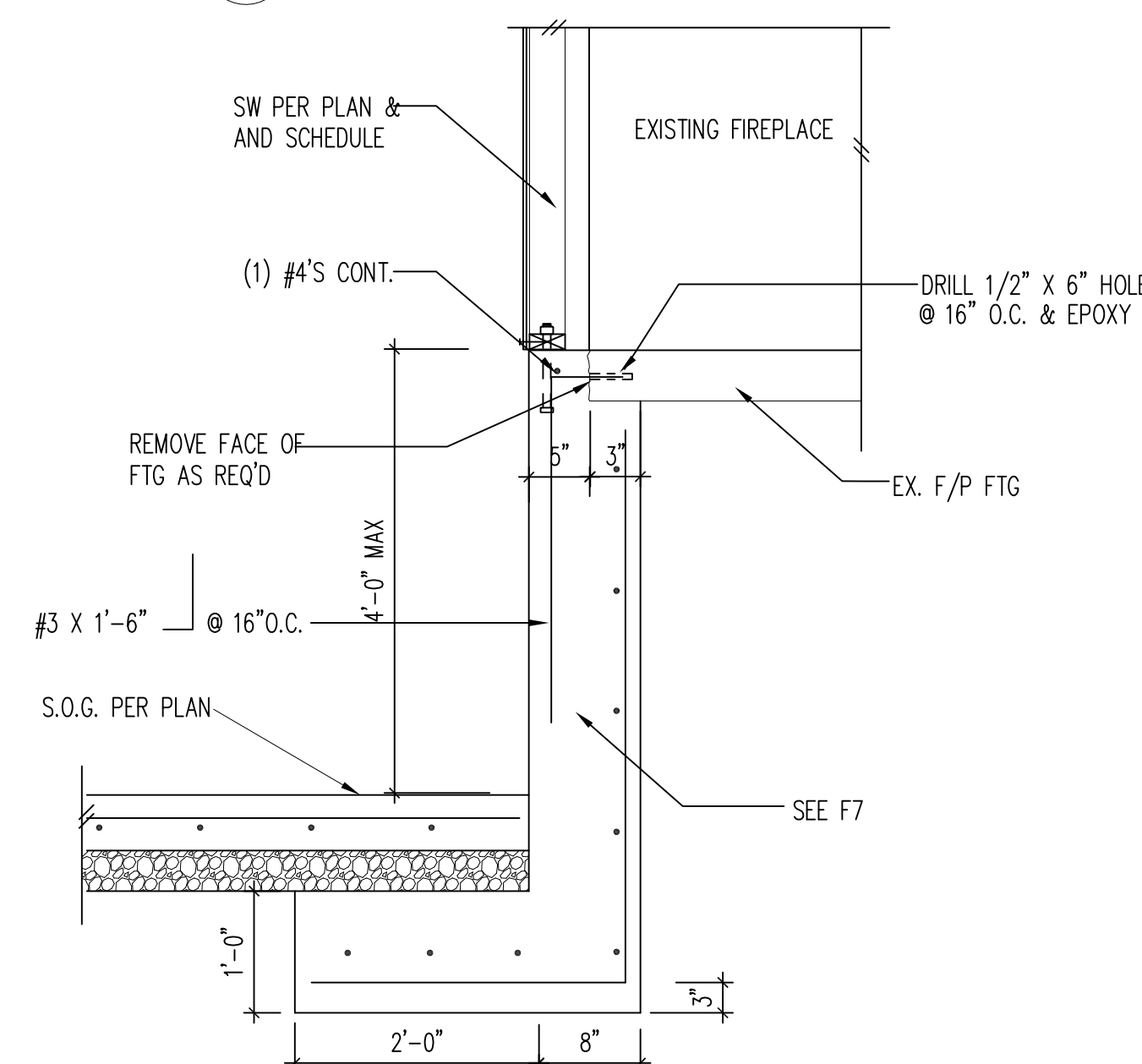
**F6** NEW FTG DETAIL

SCALE: 3/4" = 1'-0"



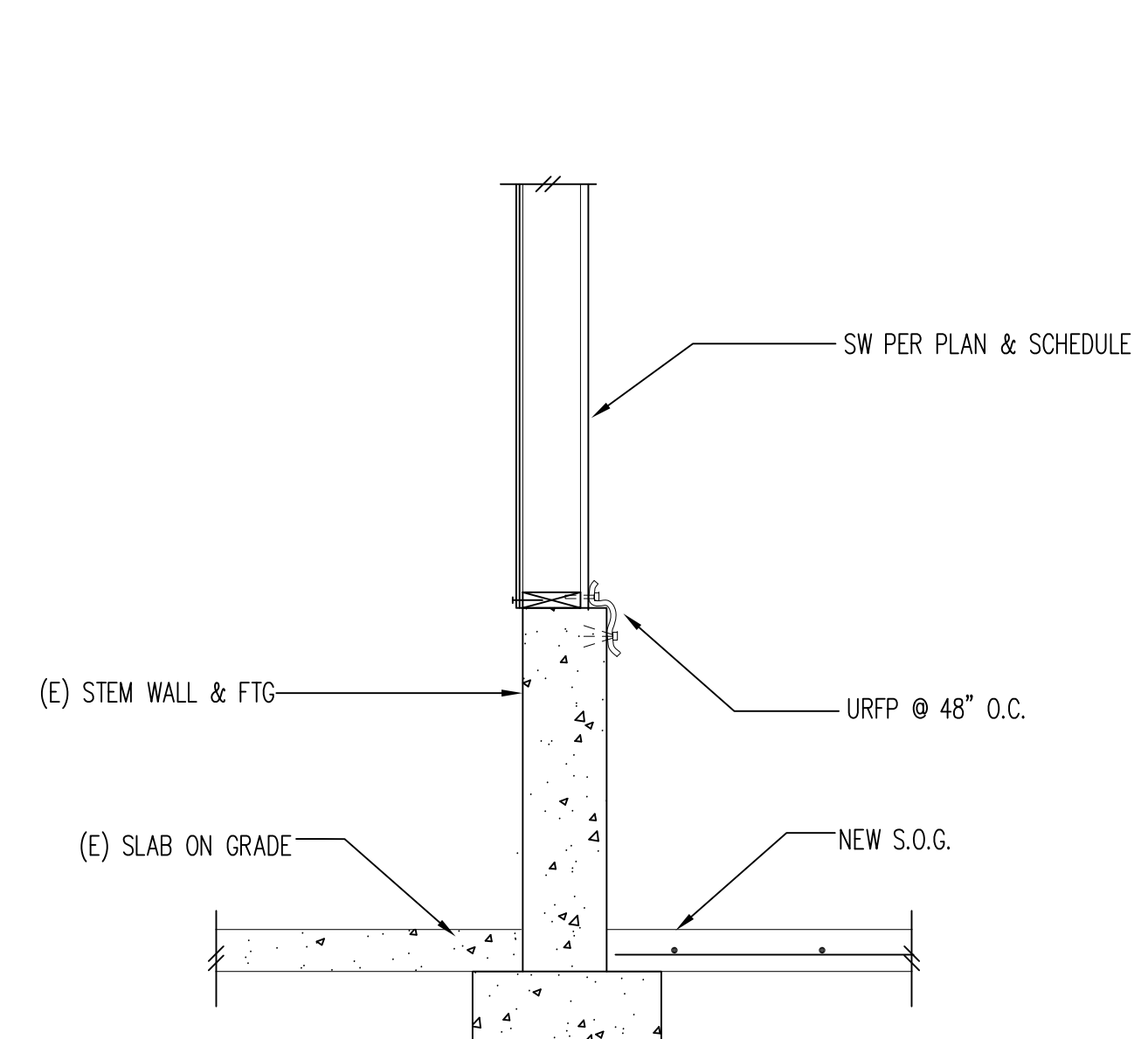
**F7** NEW FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



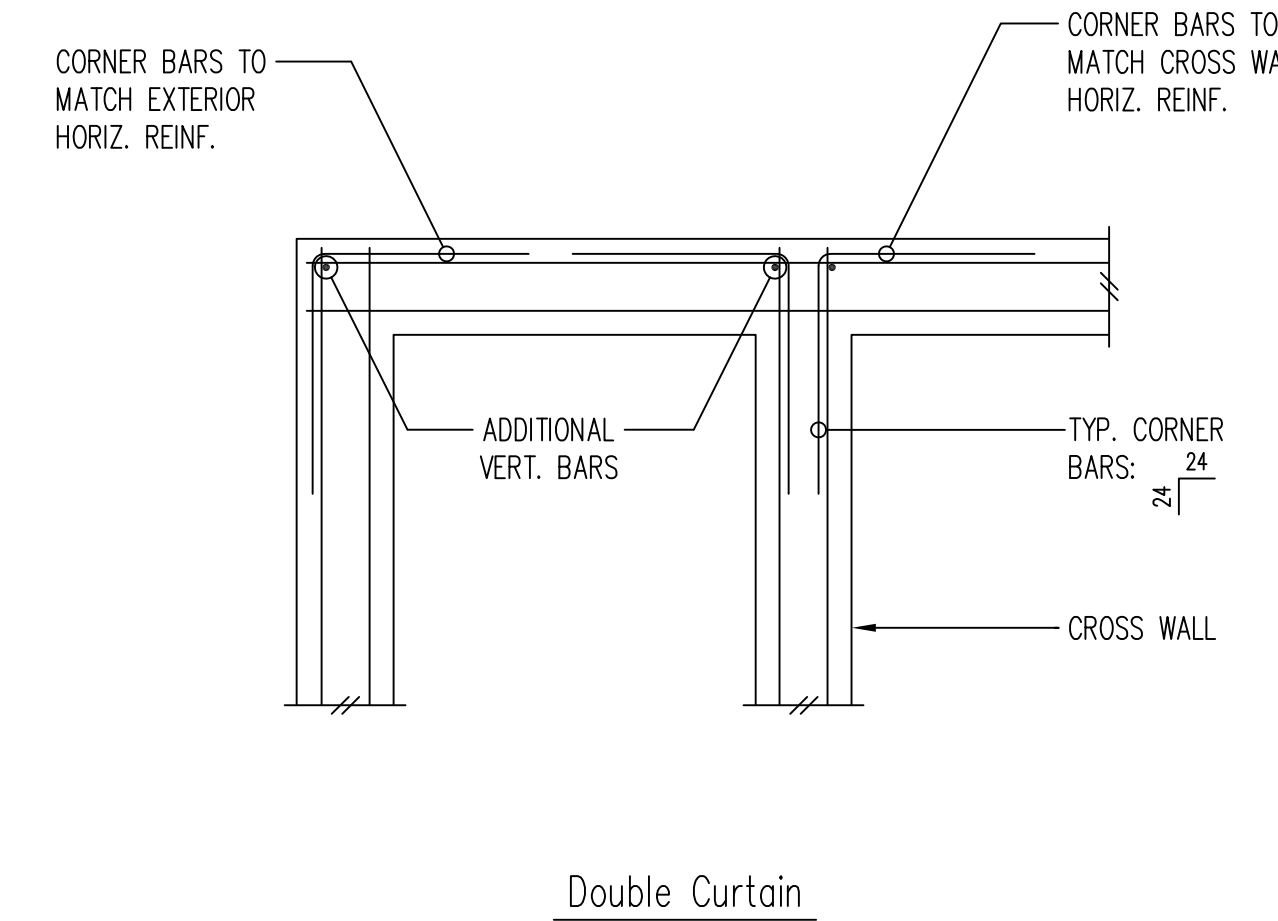
**F8** NEW FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"

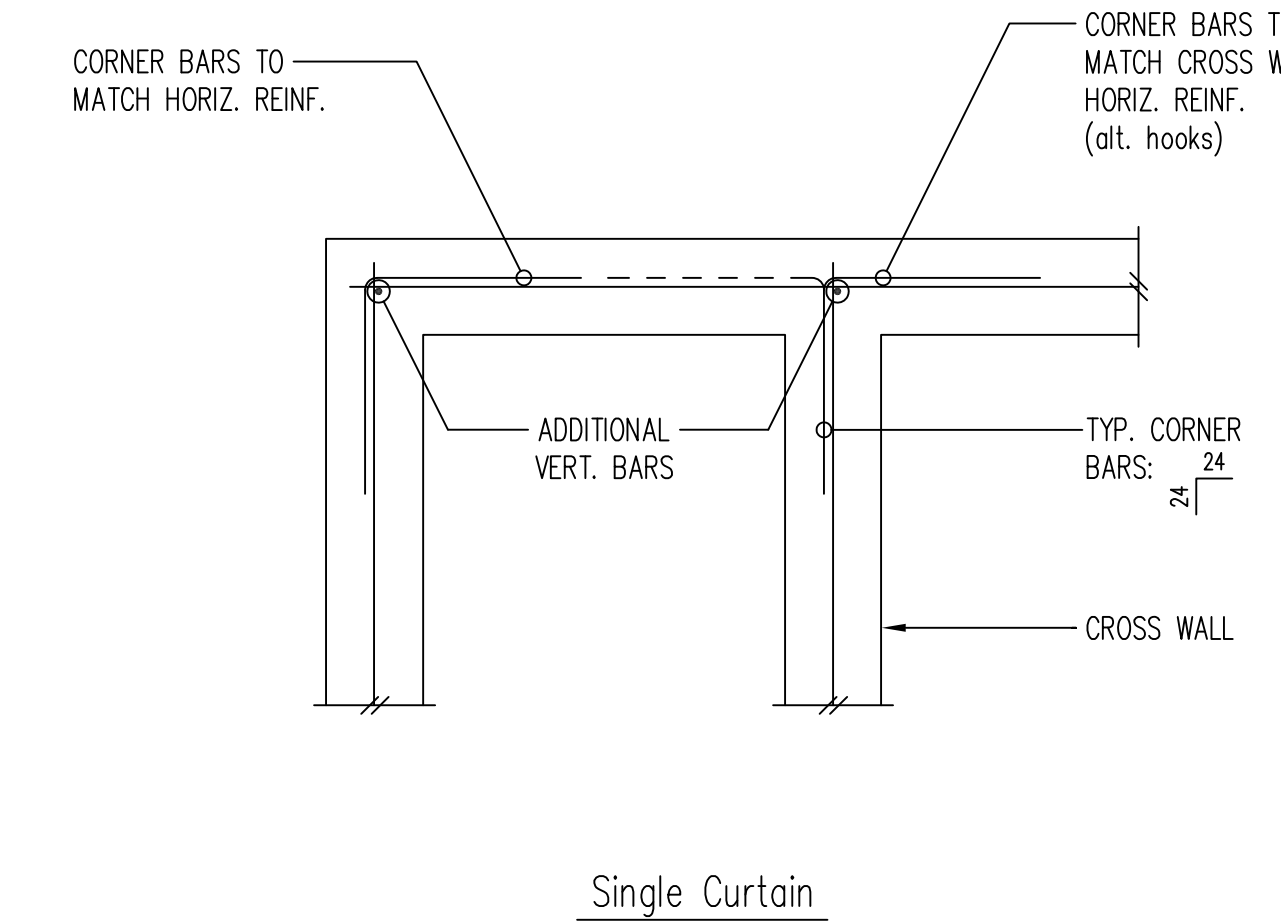


**F9** NEW S.O.G. DETAIL

SCALE: 3/4" = 1'-0"



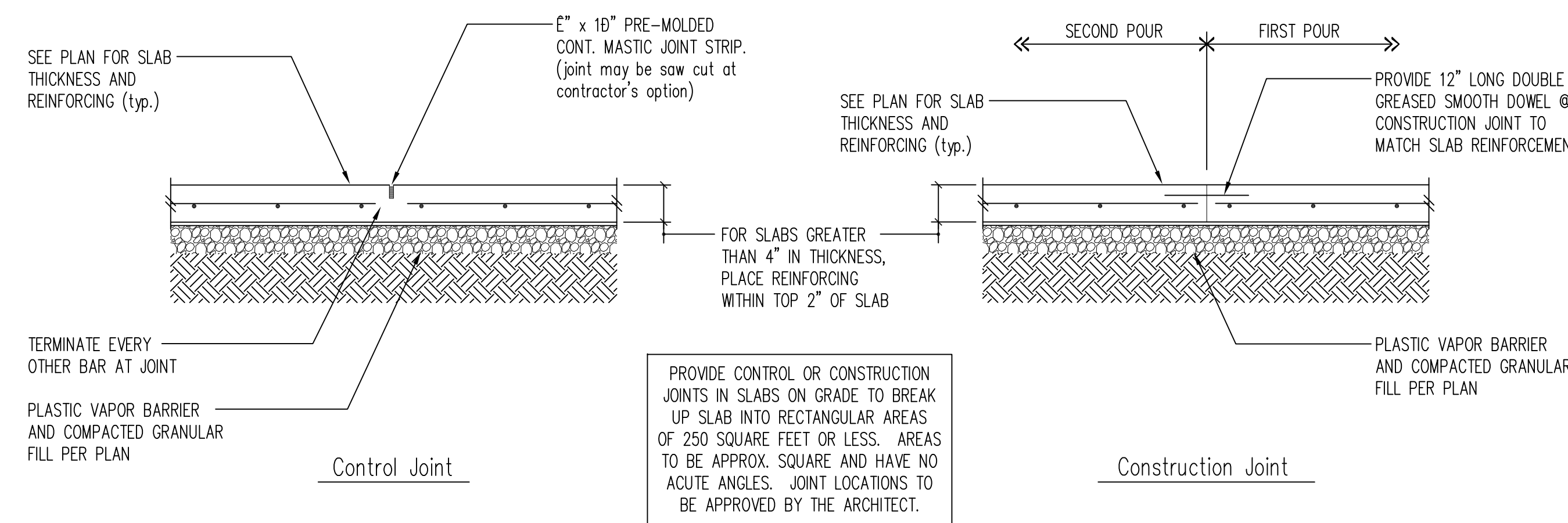
Double Curtain



Single Curtain

**F3** TYPICAL CORNER BARS AT CONCRETE WALLS & FTGS

SCALE: 3/4" = 1'-0"



Control Joint

Construction Joint

**F4** TYPICAL SLAB JOISTS

SCALE: 3/4" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
vmarcibryant@msn.com  
bryantcodesign.com

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**KANTER RESIDENCE**

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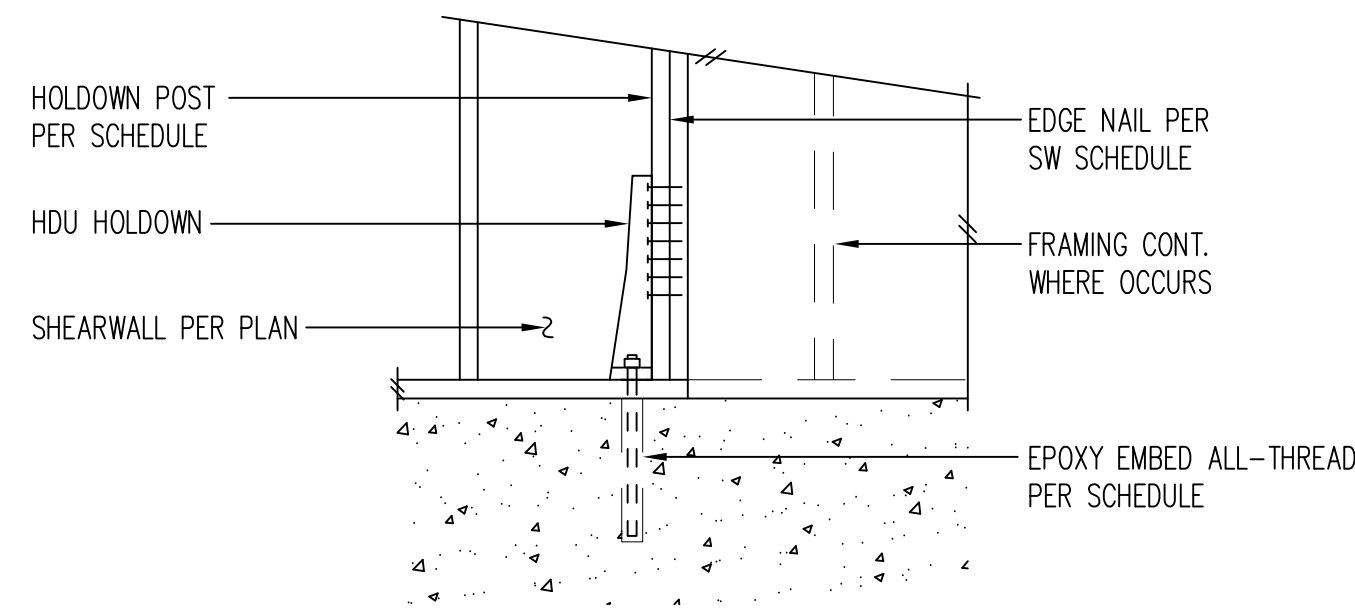
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Sheet Title:  
**STRUCTURAL DETAILS**

Sheet No.  
**S3.0**

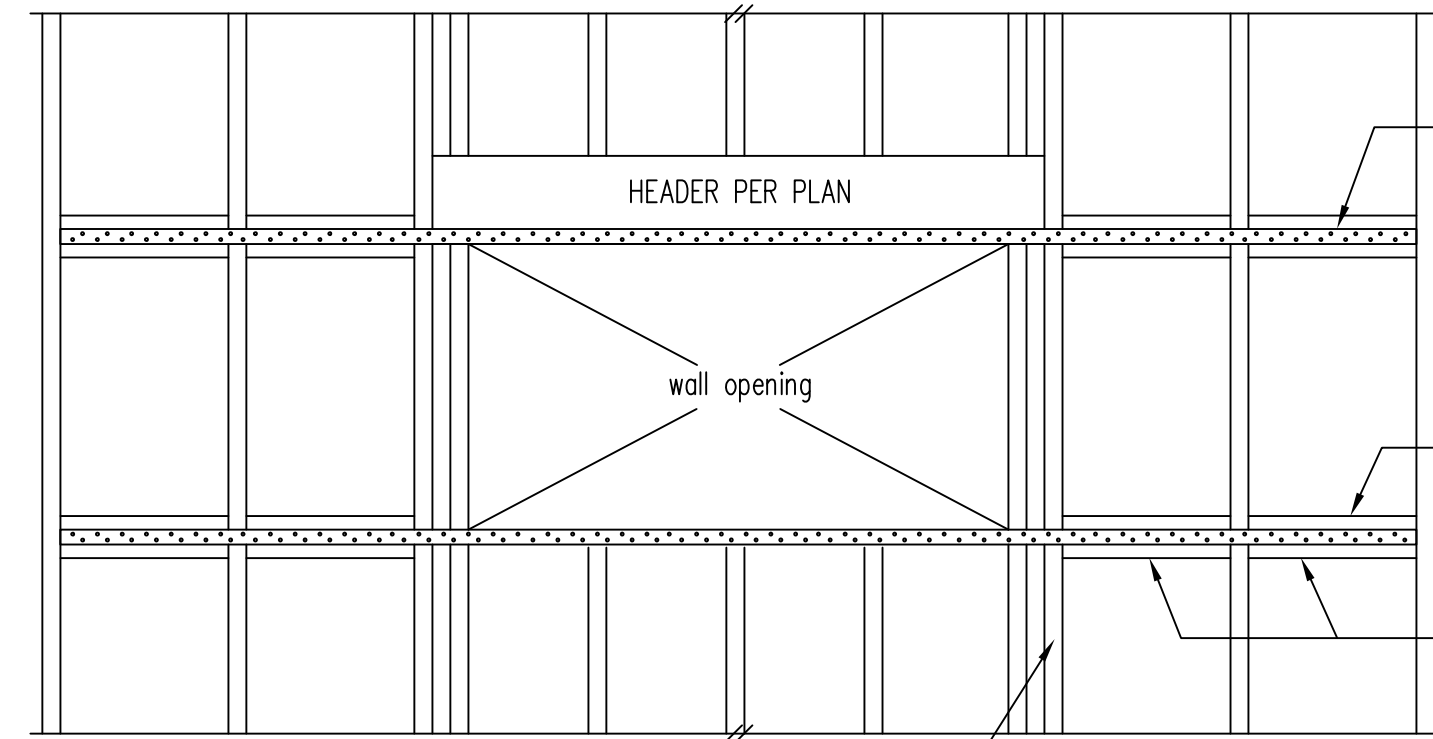




Holddown Schedule

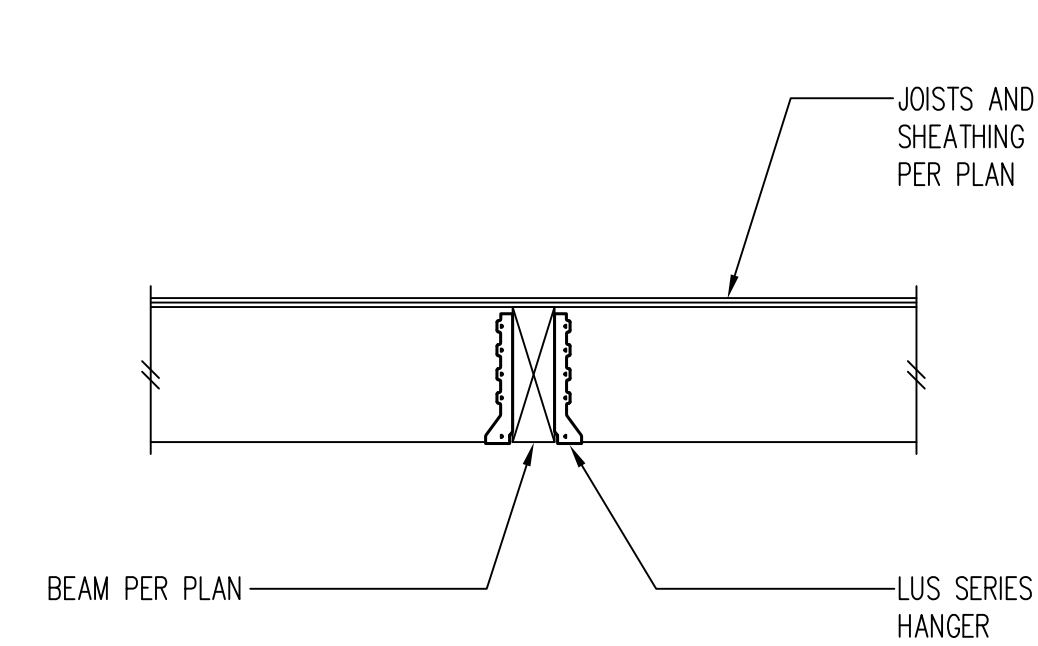
Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holddown Post	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x 2-1/2"	5/8"Ø	12"	(2) 2x4	(2) 2x6	
HDU4-SDS2.5	(10)SDS 1/4"x 2-1/2"	5/8"Ø	16"	4x4	4x6	
HDU5-SDS2.5	(14)SDS 1/4"x 2-1/2"	5/8"Ø	20"	4x6	4x6	
HDU8-SDS2.5	(20)SDS 1/4"x 2-1/2"	5/8"Ø	24"	4x8	6x6	
HDU11-SDS2.5	(30)SDS 1/4"x 2-1/2"	1"Ø	24"	4x10	6x6	
HDU14-SDS2.5	(36)SDS 1/4"x 2-1/2"	1"Ø	24"	4x12	6x8	

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.



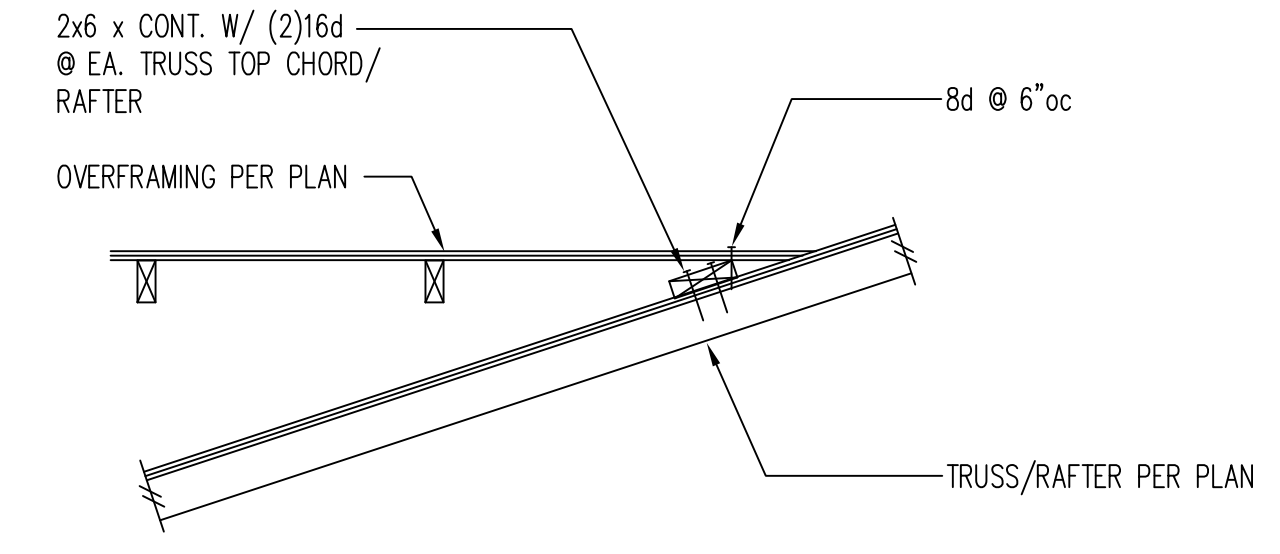
2 CONTINUOUS STRAPS AT WALL OPENING ABOVE & BELOW

SCALE: 3/4" = 1'-0"



3 TYPICAL FLUSH BEAM

SCALE: 3/4" = 1'-0"

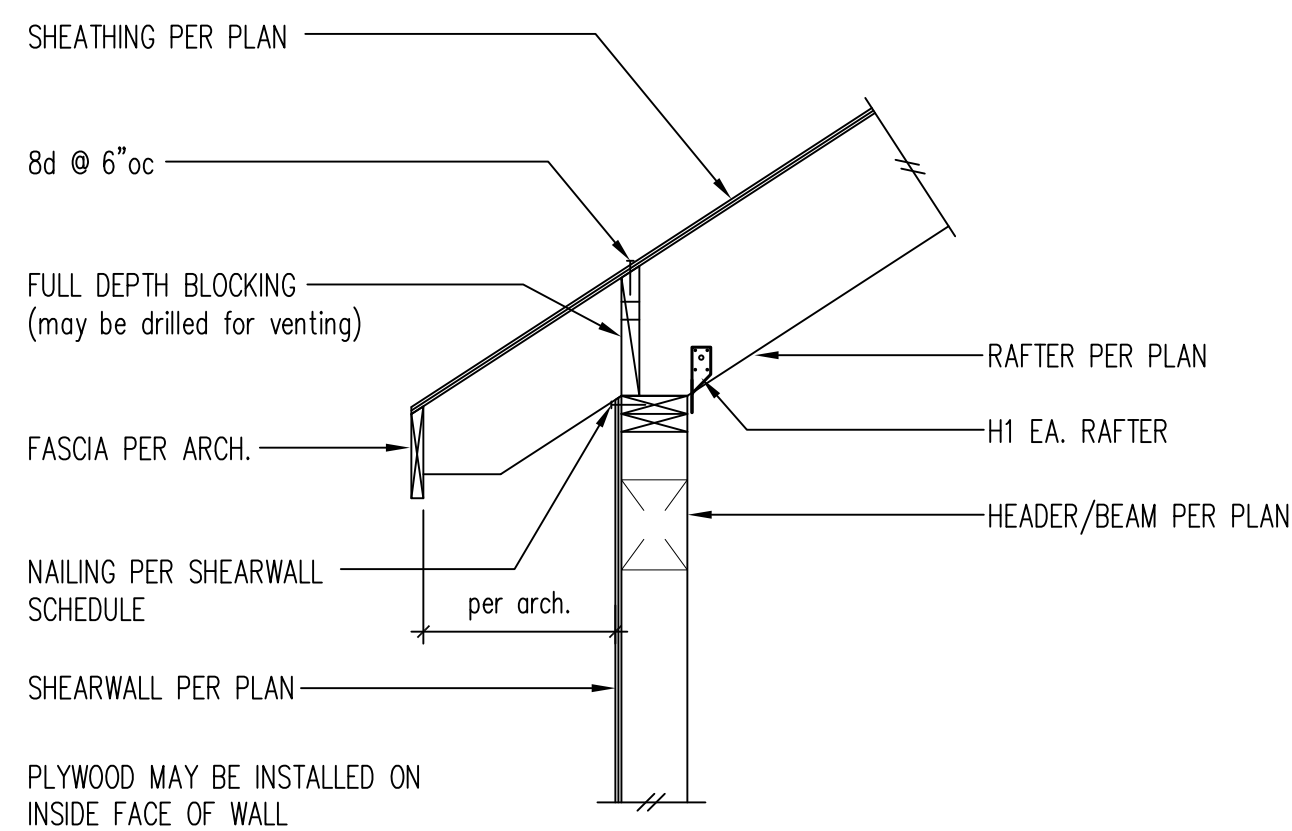


4 OVERFRAME CONNECTION

SCALE: 3/4" = 1'-0"

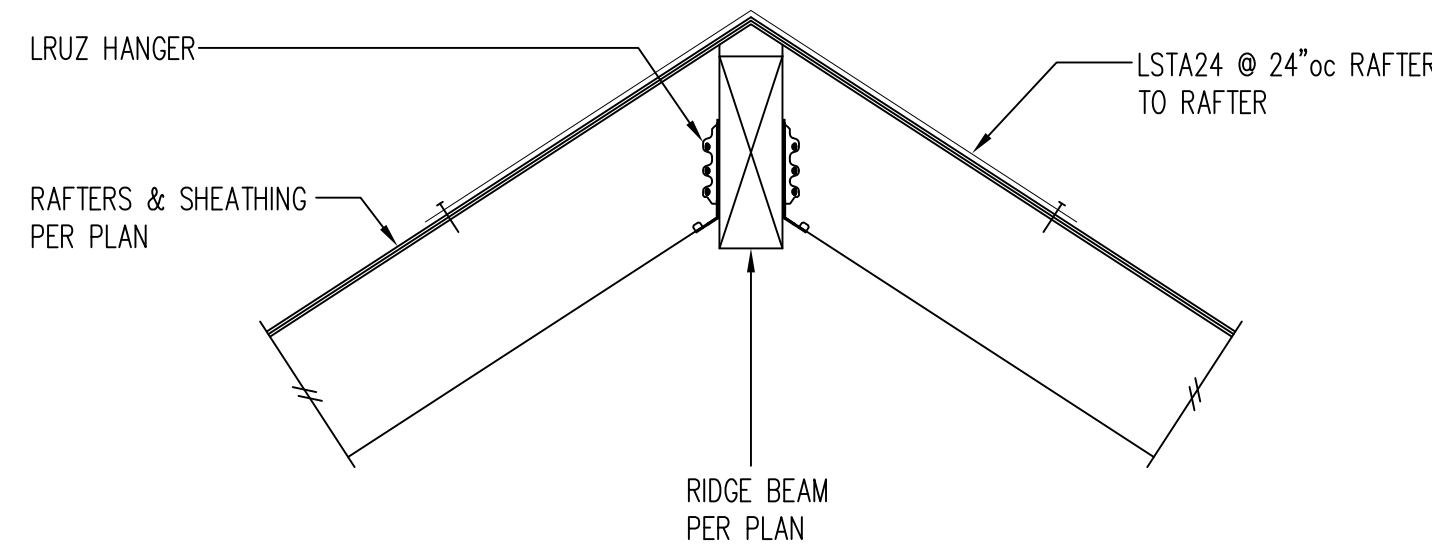
1 TYPICAL HDU HOLDDOWN

SCALE: 3/4" = 1'-0"



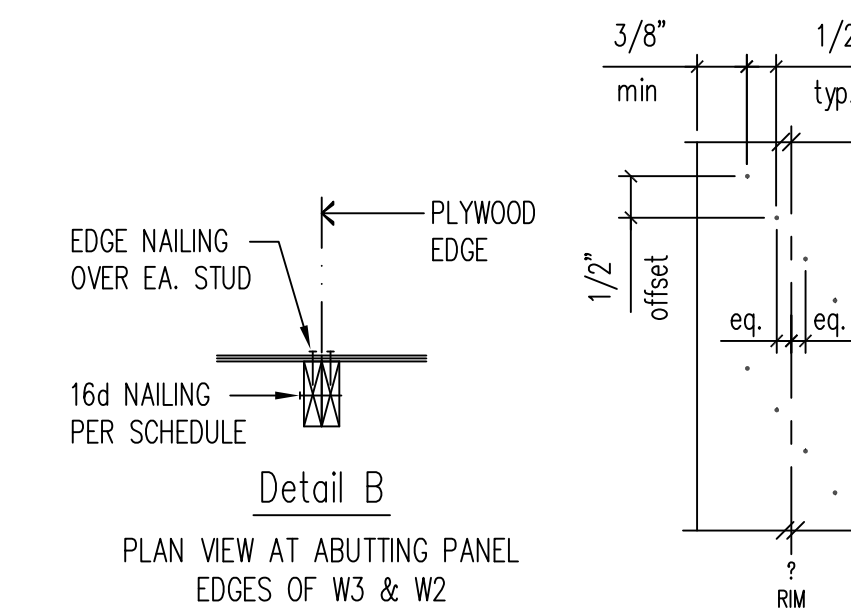
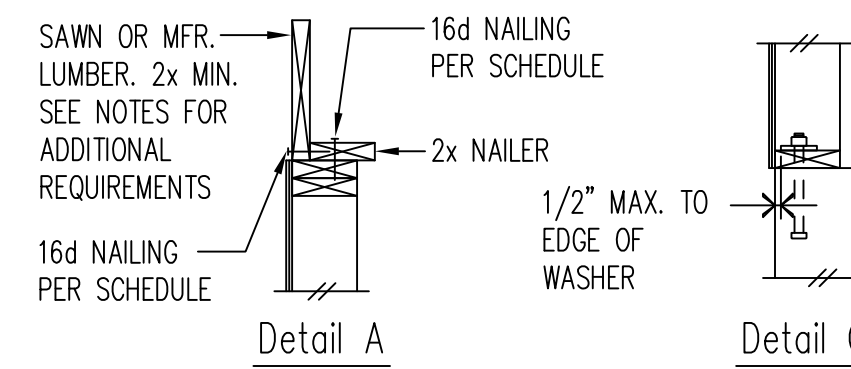
5 EXTERIOR BEARING WALL

SCALE: 3/4" = 1'-0"



6 RIDGE BEAM WITH LRU HANGERS

SCALE: 3/4" = 1'-0"



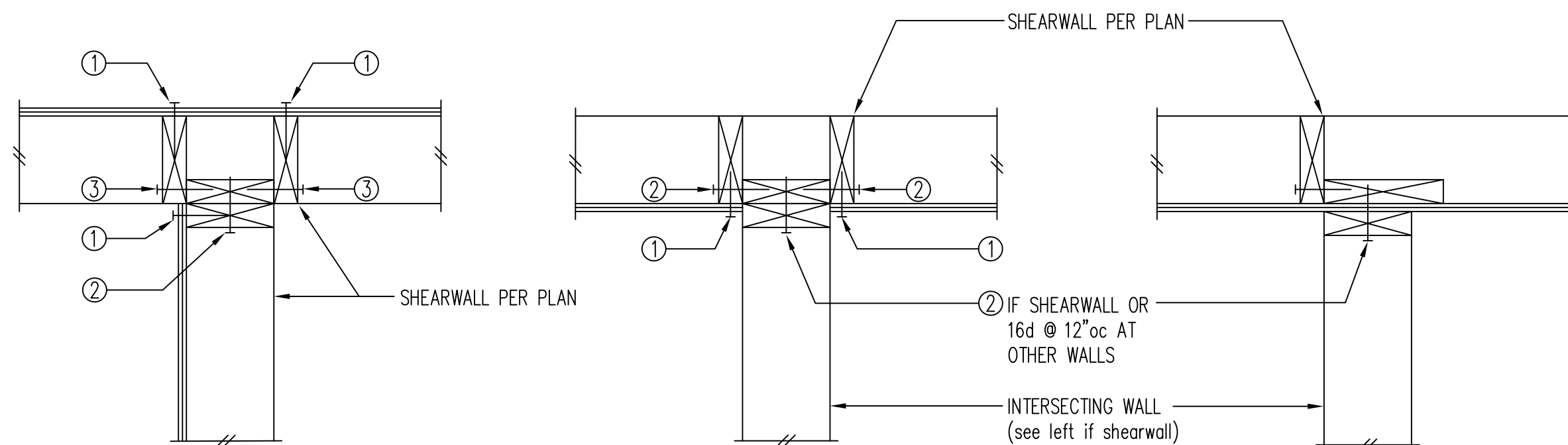
Shearwall Schedule

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood	at Wood	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8"Ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8"Ø A.B. @ 32"oc
W3	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8"Ø A.B. @ 24"oc
W2	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc	5/8"Ø A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
- ② 8d NAILS SHALL BE 0.131"DIAM x 2-1/2" (common) - 16d NAILS SHALL BE 0.135"Ø x 3-1/2" (box) - 10d NAILS SHALL BE 0.148"Ø x 3" (common).
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- ⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

7 SHEARWALL SCHEDULE - SHEATHED ONE SIDE

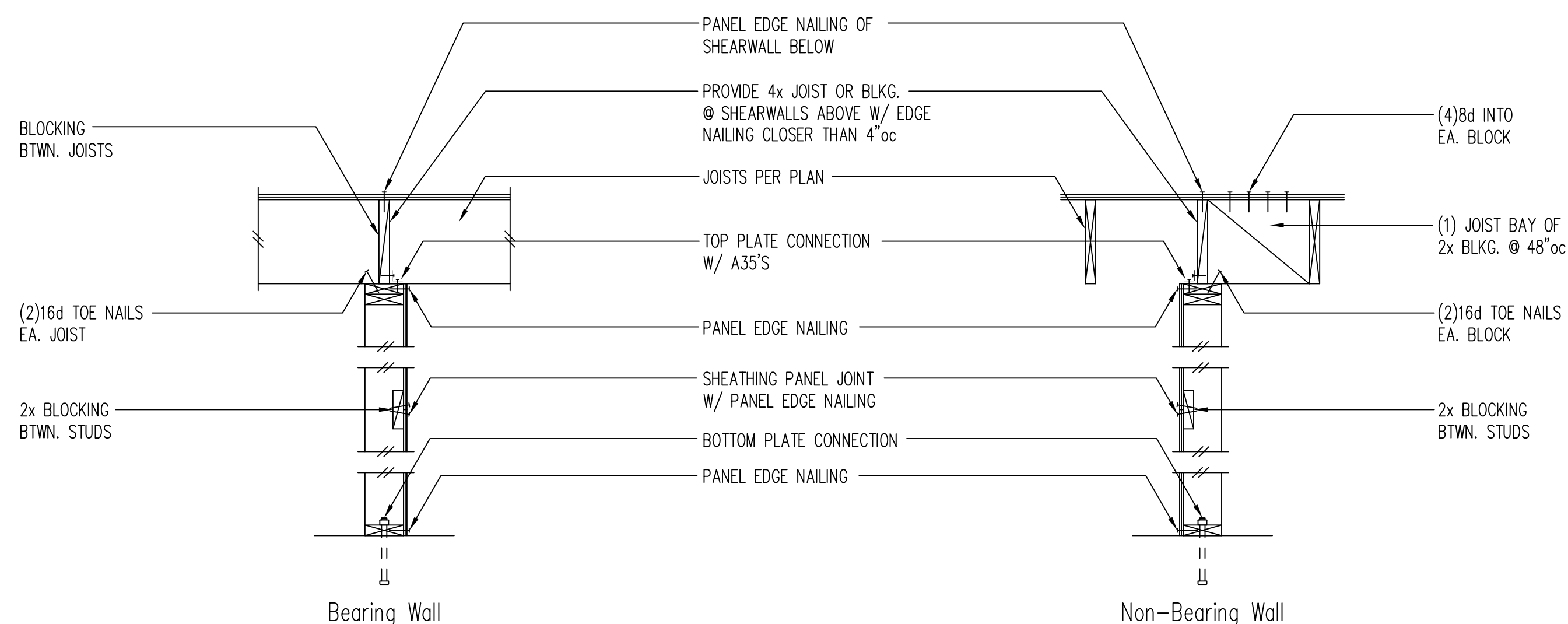
SCALE: 3/4" = 1'-0"



- ① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② BASE PLATE NAILING PER SHEARWALL SCHEDULE
- ③ 16d @ 8"oc

9 TYP SHEARWALL INTERSECTIONS

SCALE: 3/4" = 1'-0"



NOTE: SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

8 TYPICAL SHEARWALL CONSTRUCTION

SCALE: 3/4" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.354.0712  
vmarcibryant@mnsn.com  
bryantcodesign.com

BRYANT & Co.

KANTER RESIDENCE

12 Meadow Lane  
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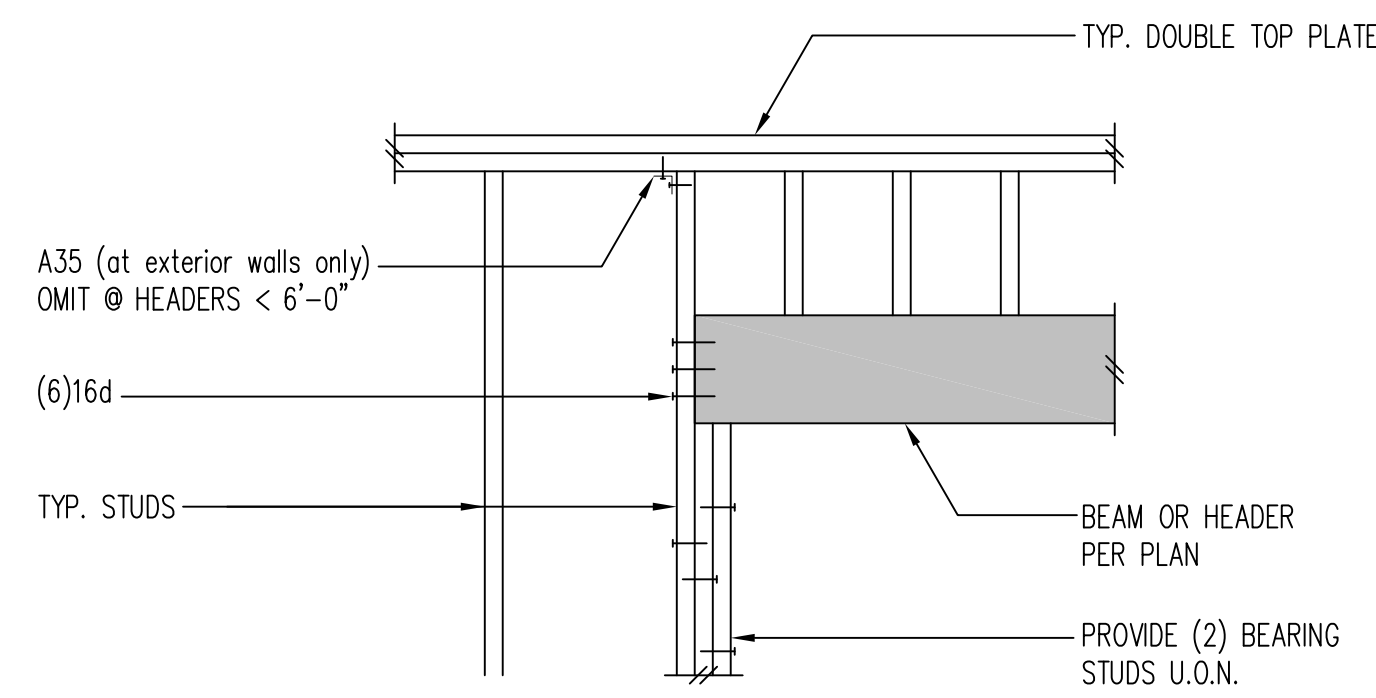
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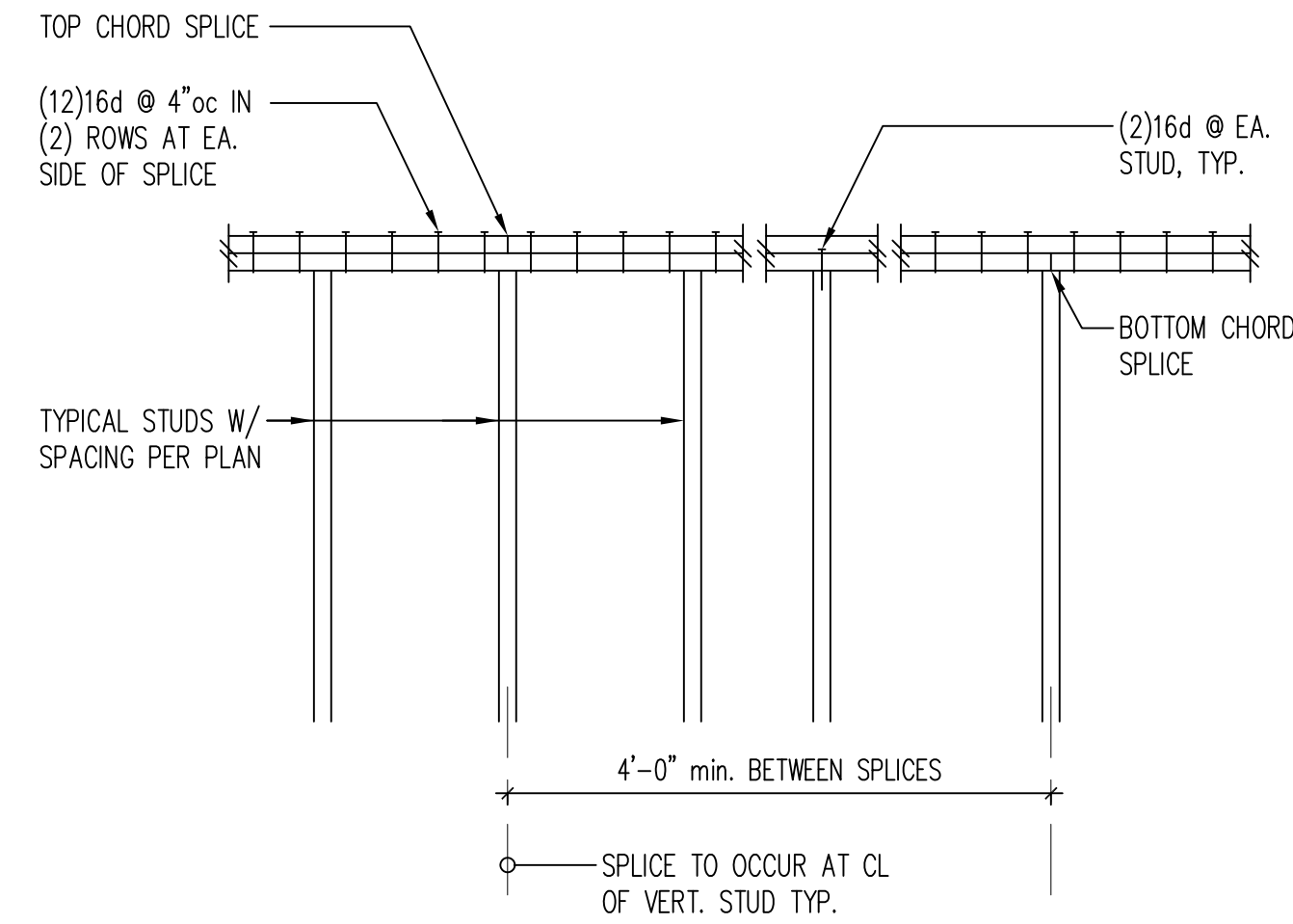
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STRUCTURAL DETAILS

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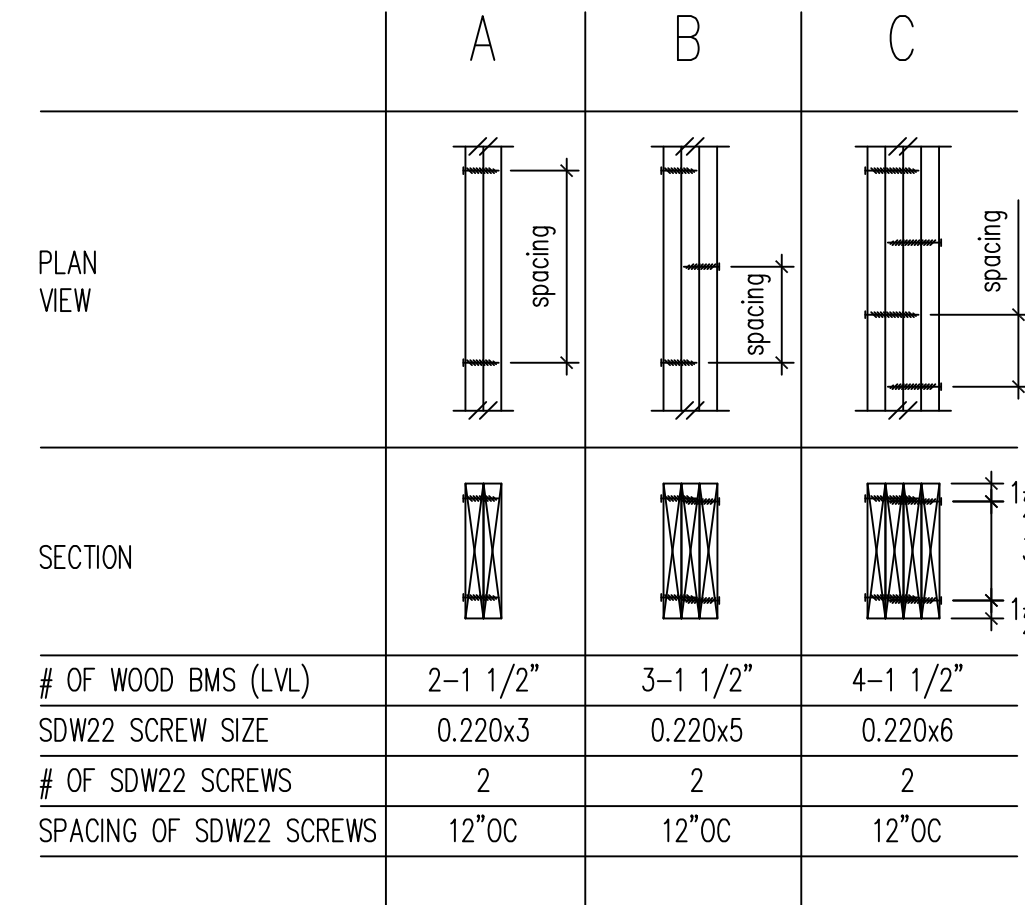
S3.1



**10** TYP HEADER SUPPORT W/ 2 BEARING STUDS DETAIL  
SCALE: 3/4" = 1'-0"

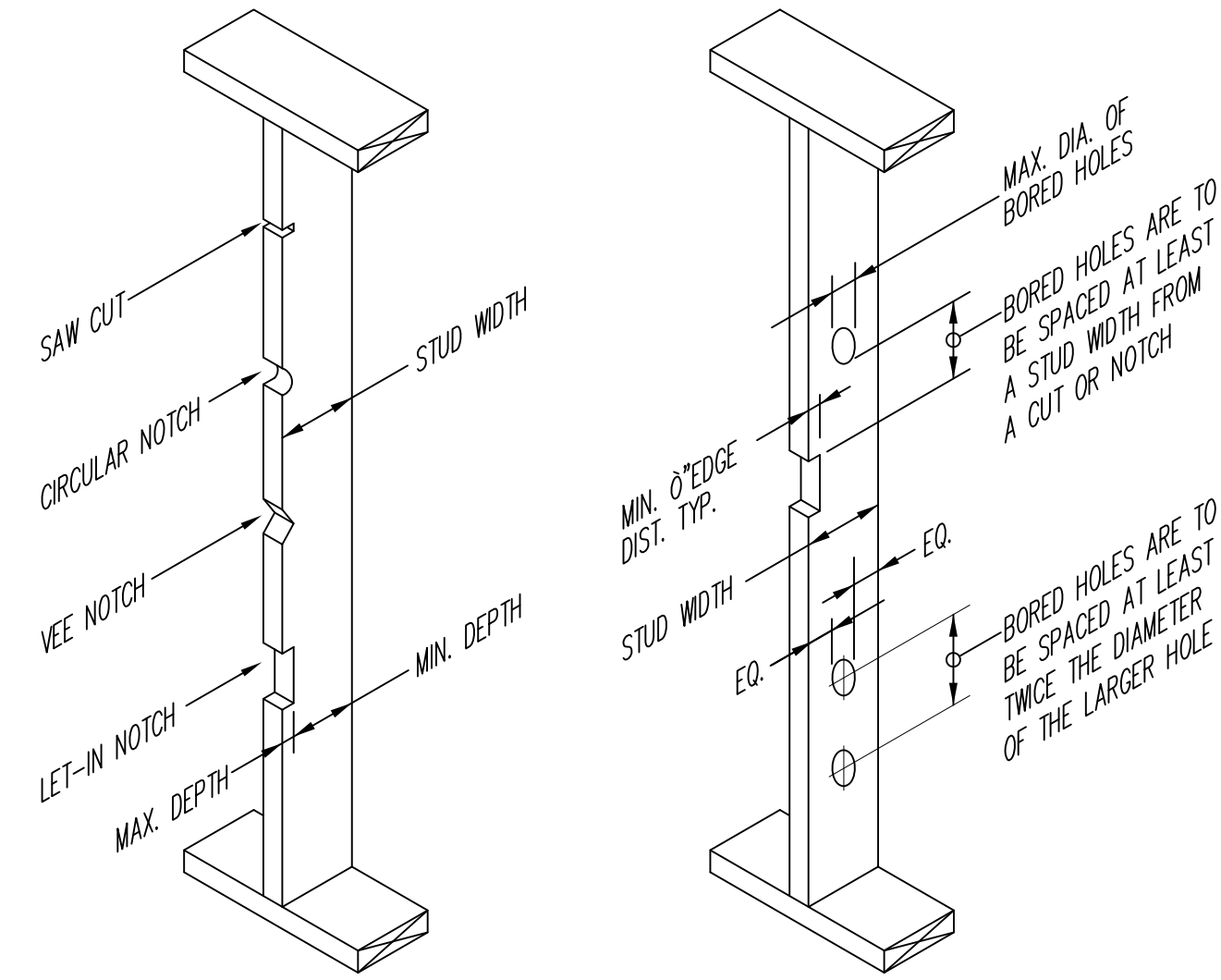


**11** TYPICAL TOP PLATE SPLICE  
SCALE: 3/4" = 1'-0"



NOTES:  
- MIN. SCREW END DISTANCE = 6"  
NOTE: MAY USE SDS 1" @ CONTRACTORS OPTION

**11** SISTERSING SCHEDULE FOR MULTI-BEAMS (SDWS)  
SCALE: 3/4" = 1'-0"



**12** TYP HOLES AND NOTCHES IN WOOD STUDS  
SCALE: 3/4" = 1'-0"

**BEARING WALL STUDS**

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	0"	20"
2x6	1"	4E"
2x8	10"	5B"

**BEARING WALL STUDS**

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1"	0" EA SIDE OF HOLE
2x6	2E"	0" EA SIDE OF HOLE
2x8	20"	0" EA SIDE OF HOLE

NOTE:  
STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD, IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

**NON-BEARING WALL STUDS**

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1"	2E"
2x6	2E"	3I"
2x8	20"	4I"

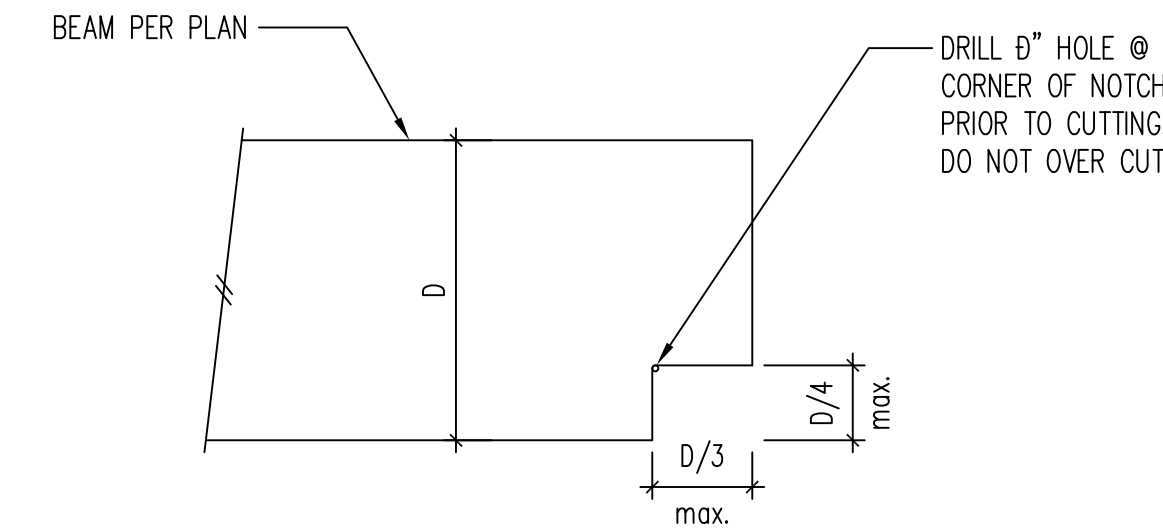
**NON-BEARING WALL STUDS**

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2E"	0" EA SIDE OF HOLE
2x6	3I"	0" EA SIDE OF HOLE
2x8	4I"	0" EA SIDE OF HOLE

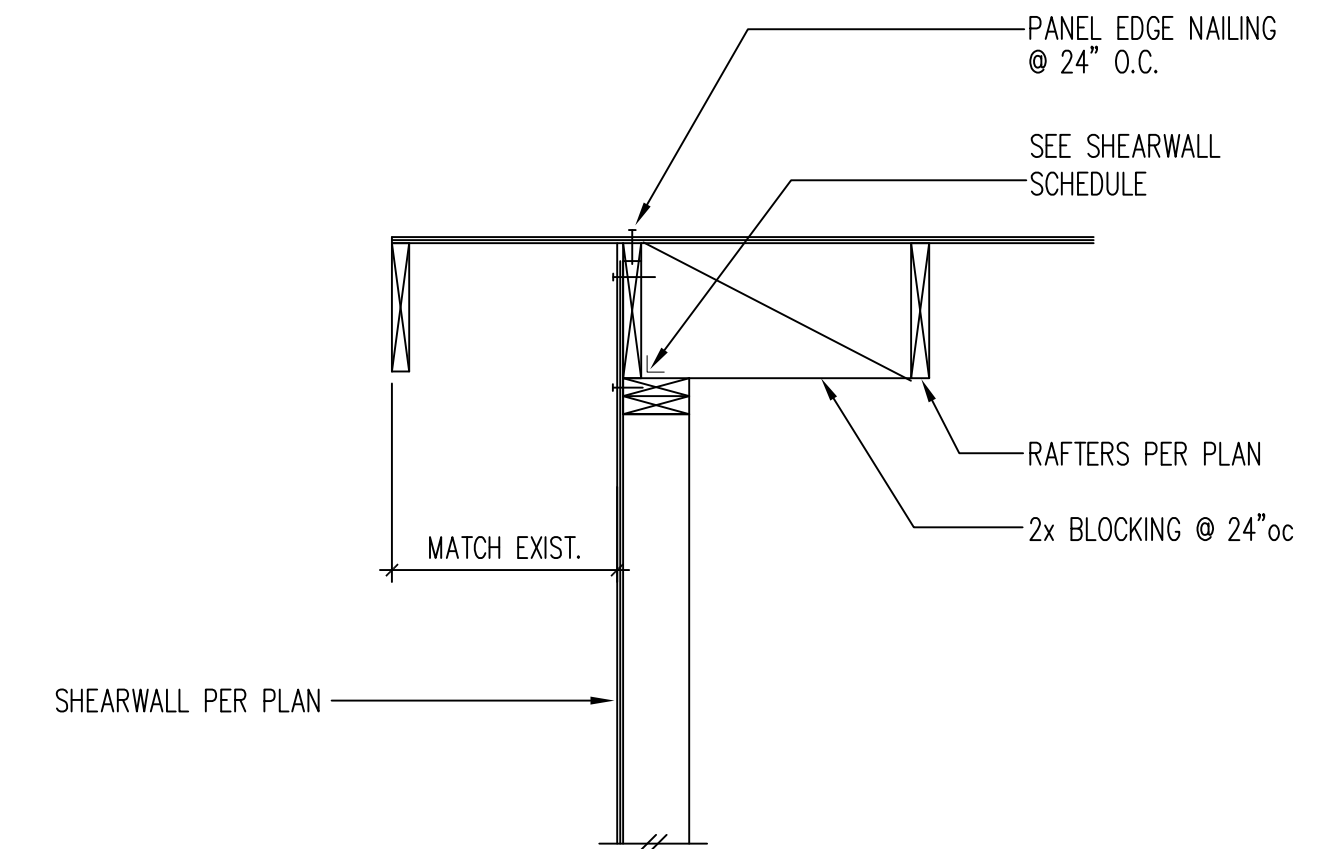
NOTE:  
STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

**CUTTING AND NOTCHING WOOD STUDS**  
NOTE:  
DO NOT NOTCH MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

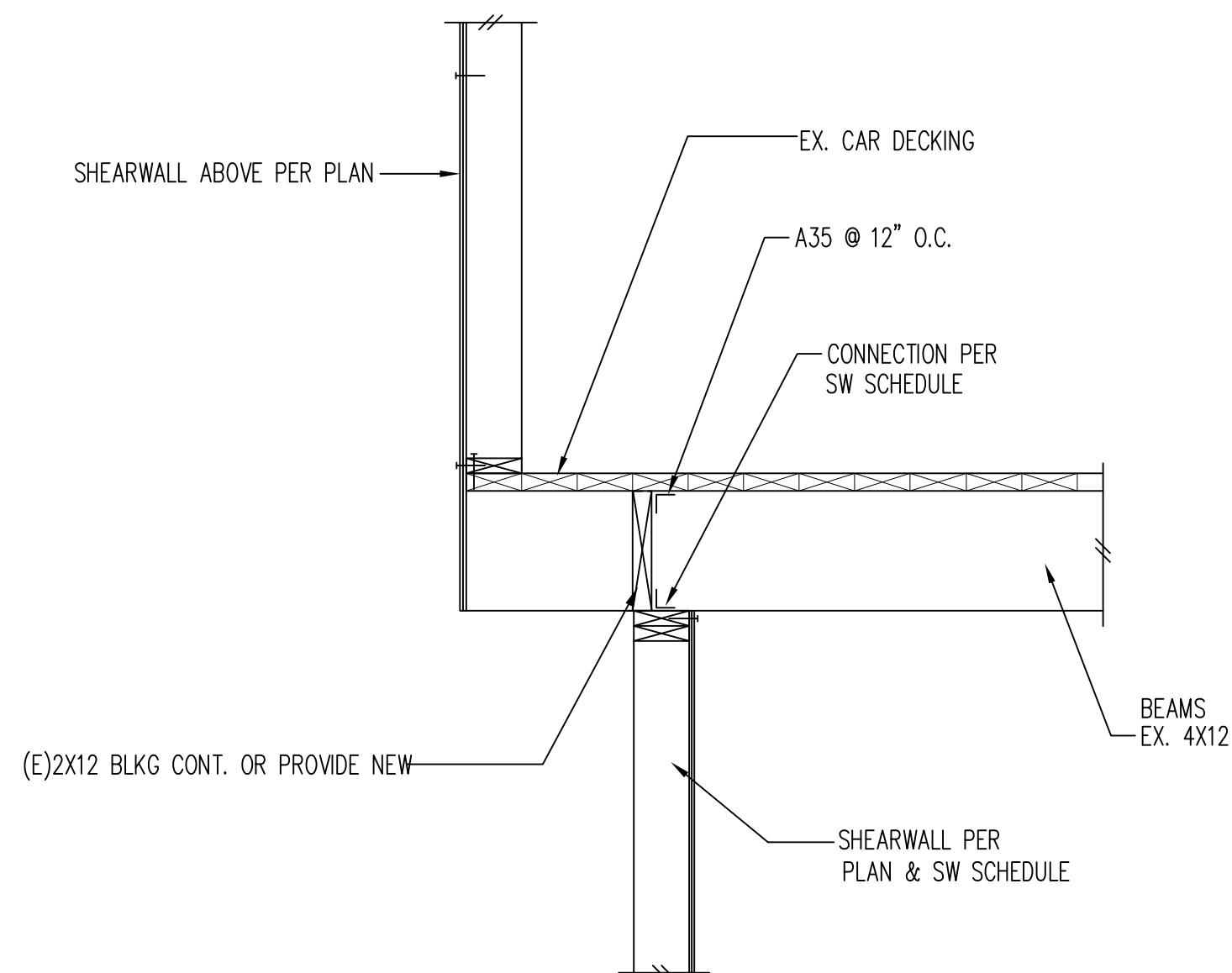
**BORED HOLES IN WOOD STUDS**  
NOTE:  
BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.



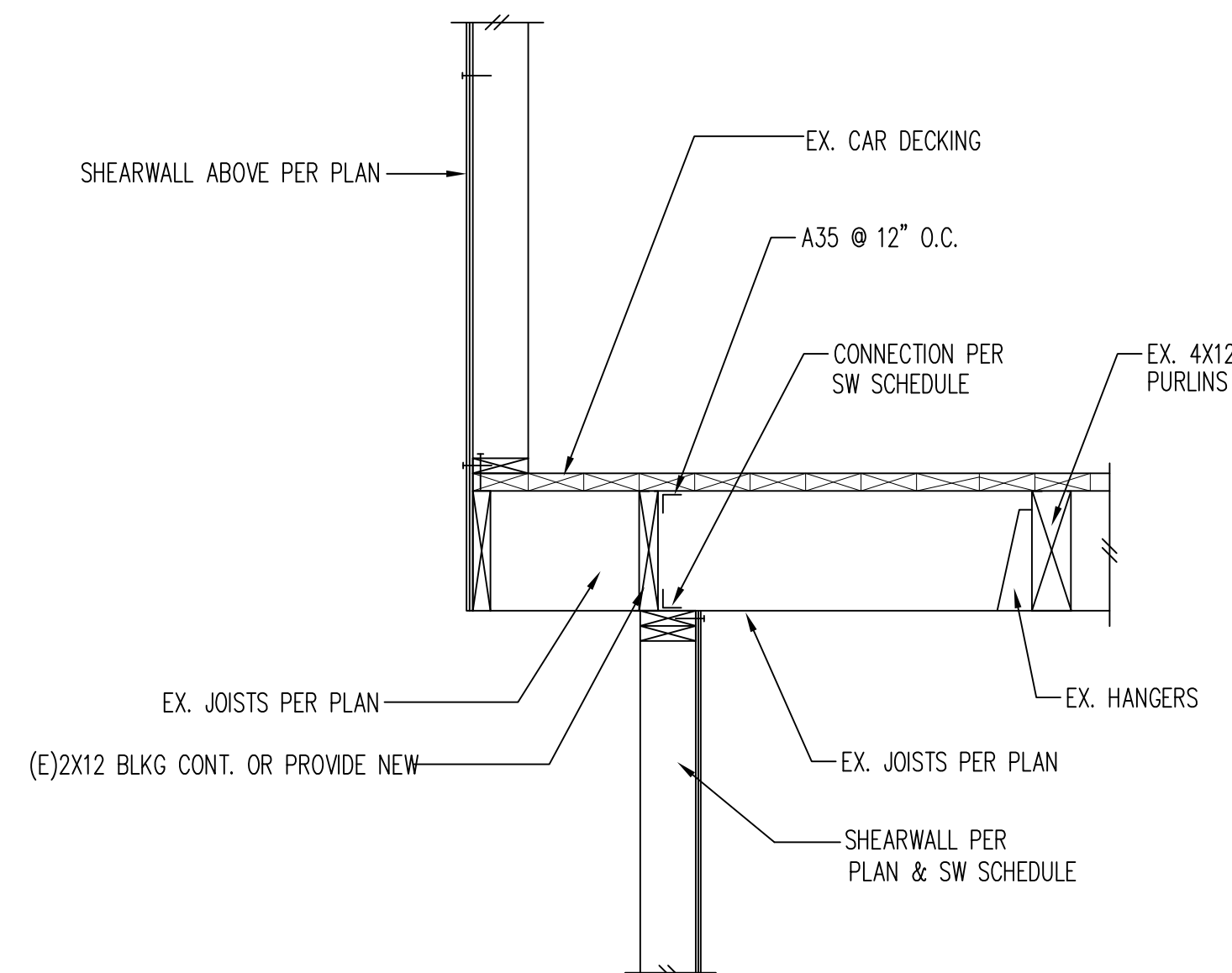
**13** TYP NOTCHES AT END OF WOOD BEAM  
SCALE: 3/4" = 1'-0"



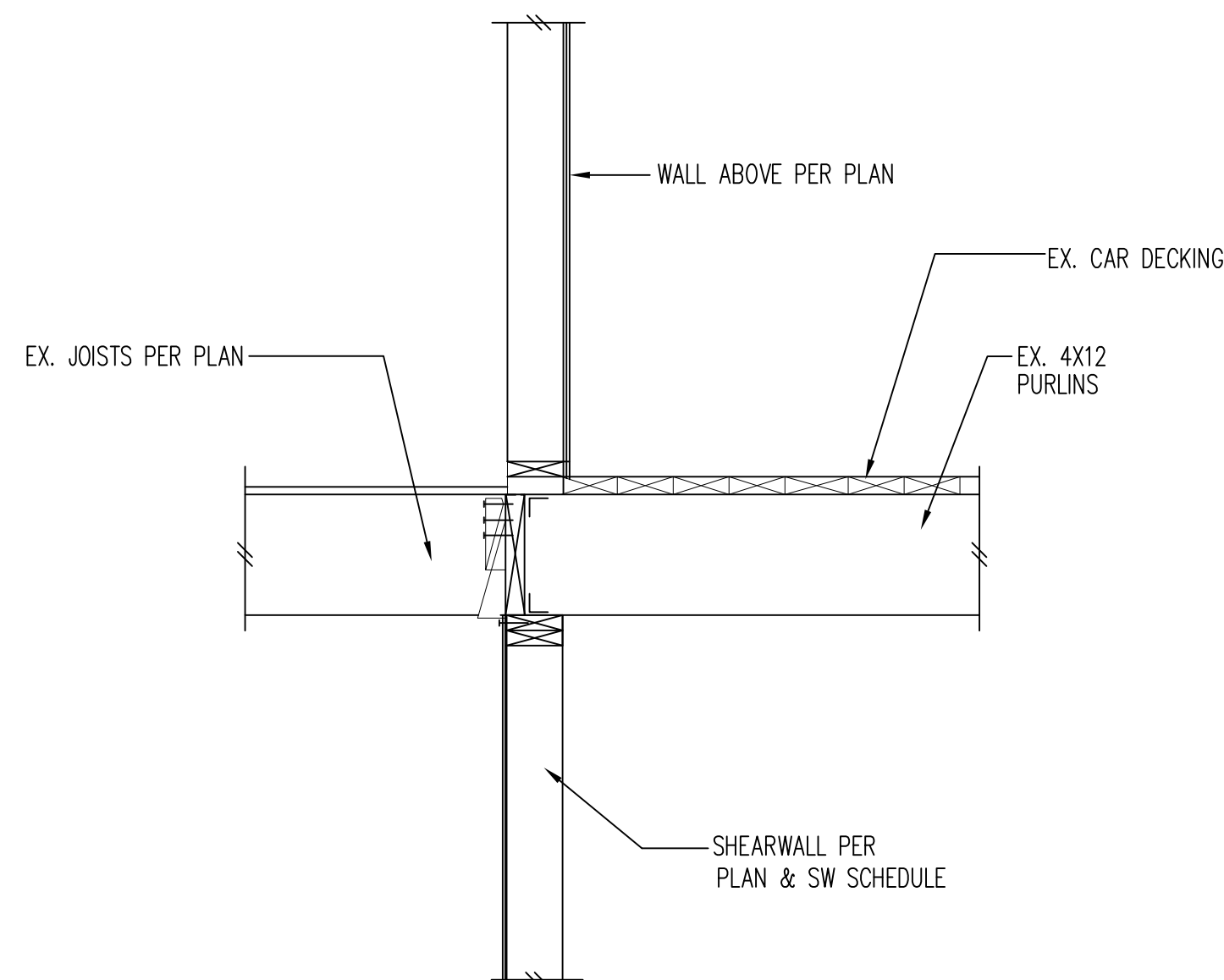
**R3** SW TO ROOF CONNECTION  
SCALE: 3/4" = 1'-0"



**U1** HOLDDOWN CONNECTION AT CANTILEVER  
SCALE: 3/4" = 1'-0"



**U2** HOLDDOWN CONNECTION AT CANTILEVER  
SCALE: 3/4" = 1'-0"



**U3** JOIST TO BEAM CONNECTION  
SCALE: 3/4" = 1'-0"

MARCI BRYANT  
P.O. BOX 99042  
SEATTLE, WA 98139  
206.954.0712  
vmarcibryant@msnr.com  
bryantcodesign.com

**BRYANT & Co.**

**KANTER RESIDENCE**

12 Meadow Lane  
Mercer Island, WA 98040  
MI Project #

Scale: As noted  
Date: SEPTEMBER 27, 2021  
Drawn: BRYANT

Issue Record:

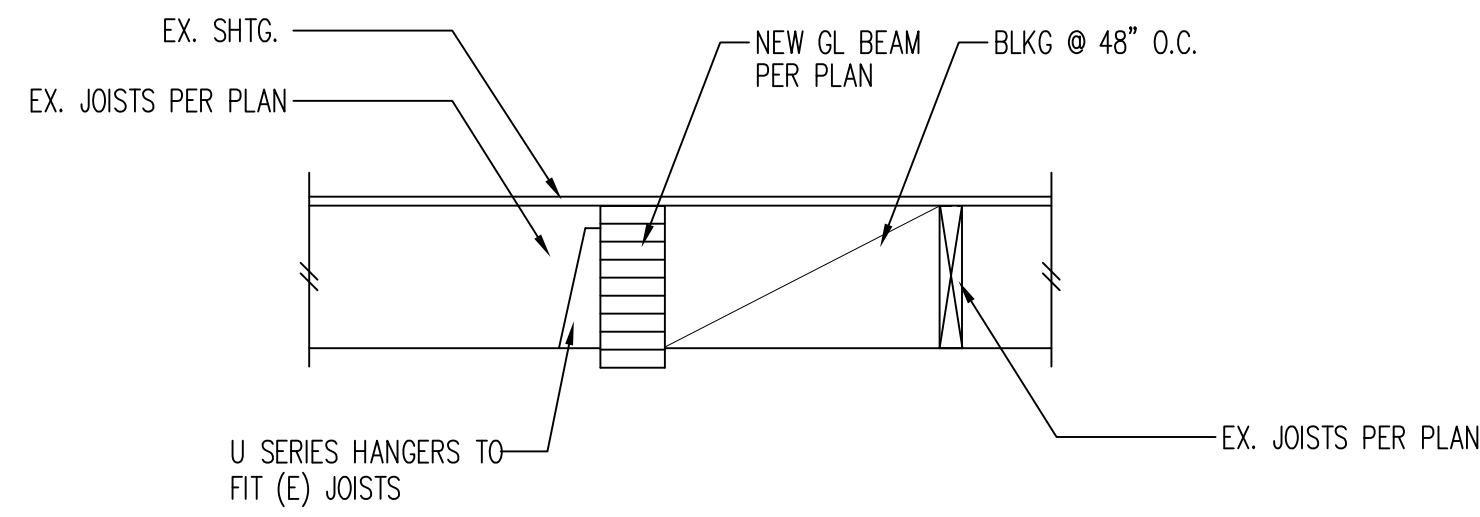
**PERMIT DOCUMENTS**  
DO NOT SCALE DRAWINGS



Sheet Title:  
**STRUCTURAL DETAILS**

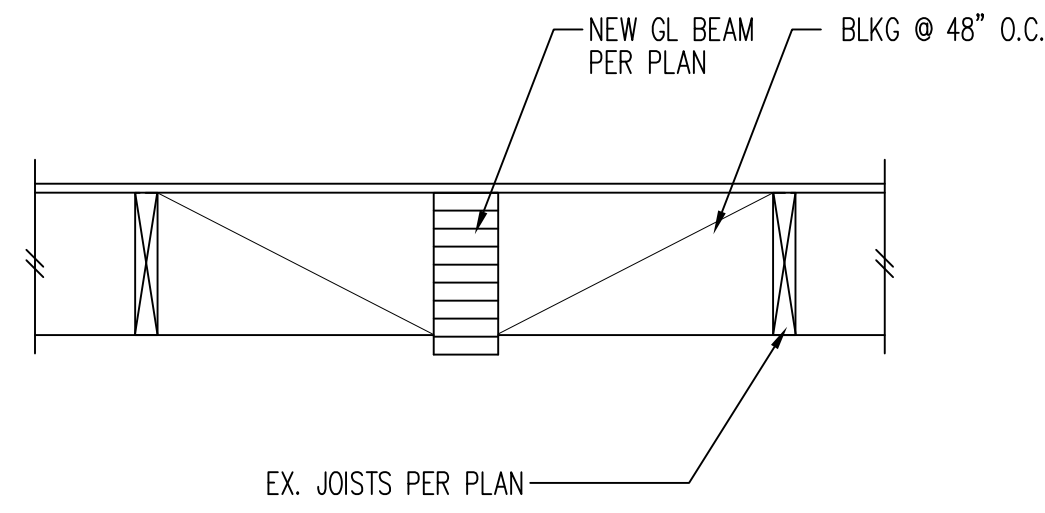
Sheet No.

**S3.2**



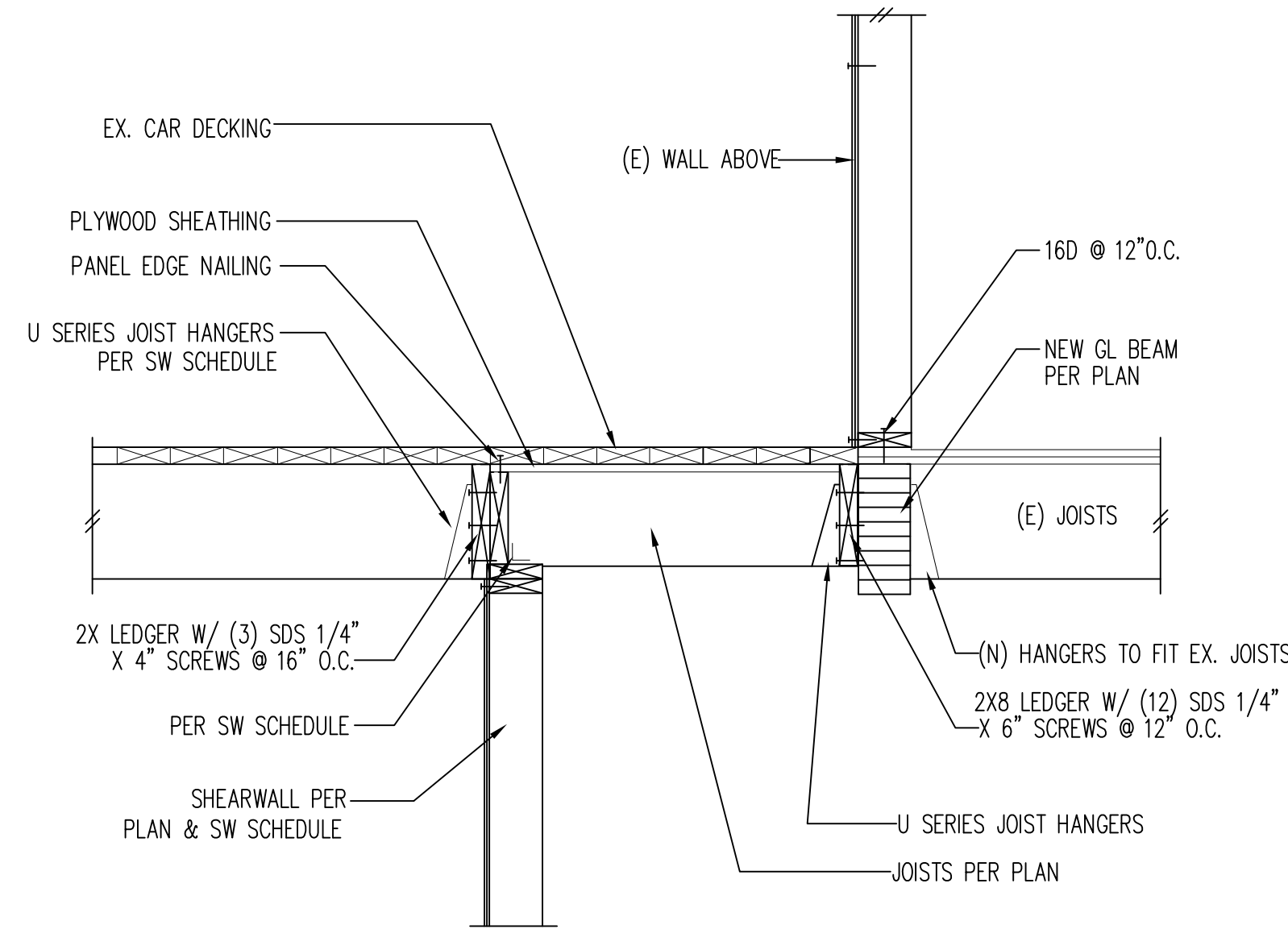
**U5** NEW GL BEAM CONNECTION

SCALE: 3/4" = 1'-0"



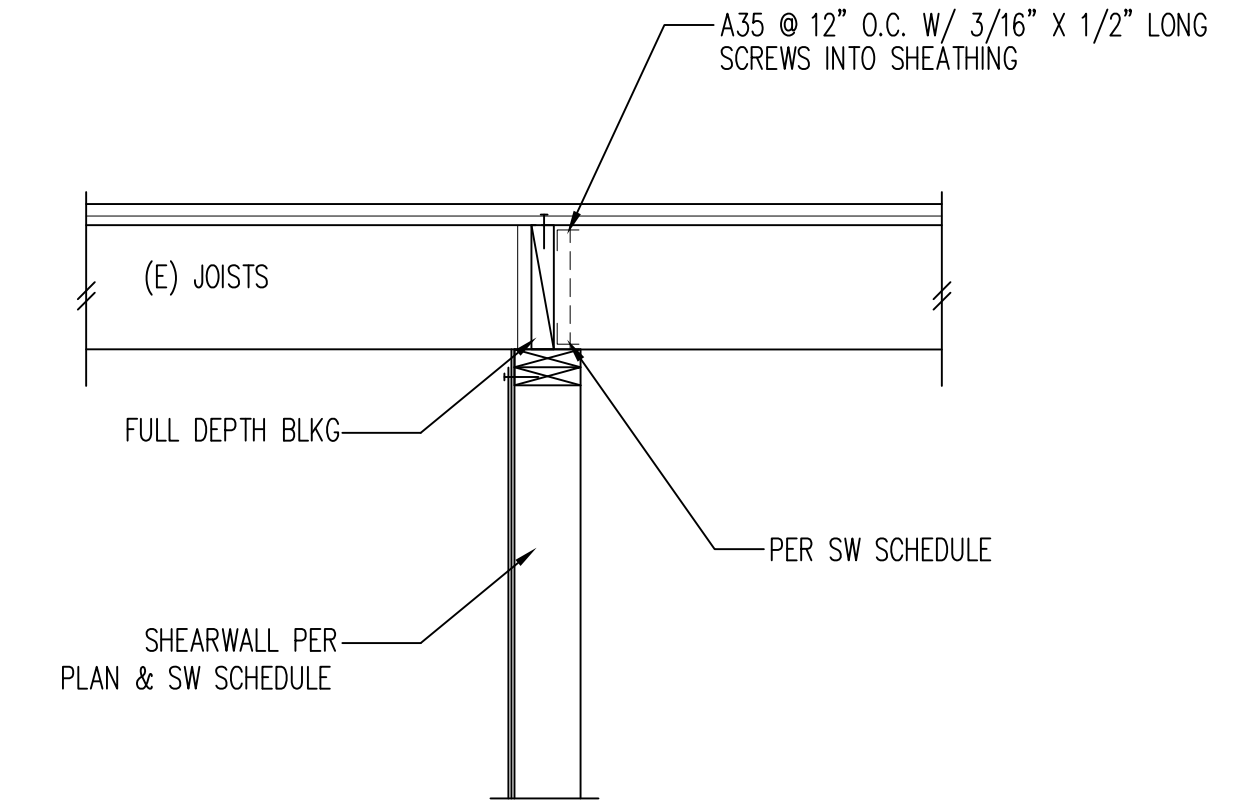
**U6** EXISTING BEAM CONNECTION

SCALE: 3/4" = 1'-0"



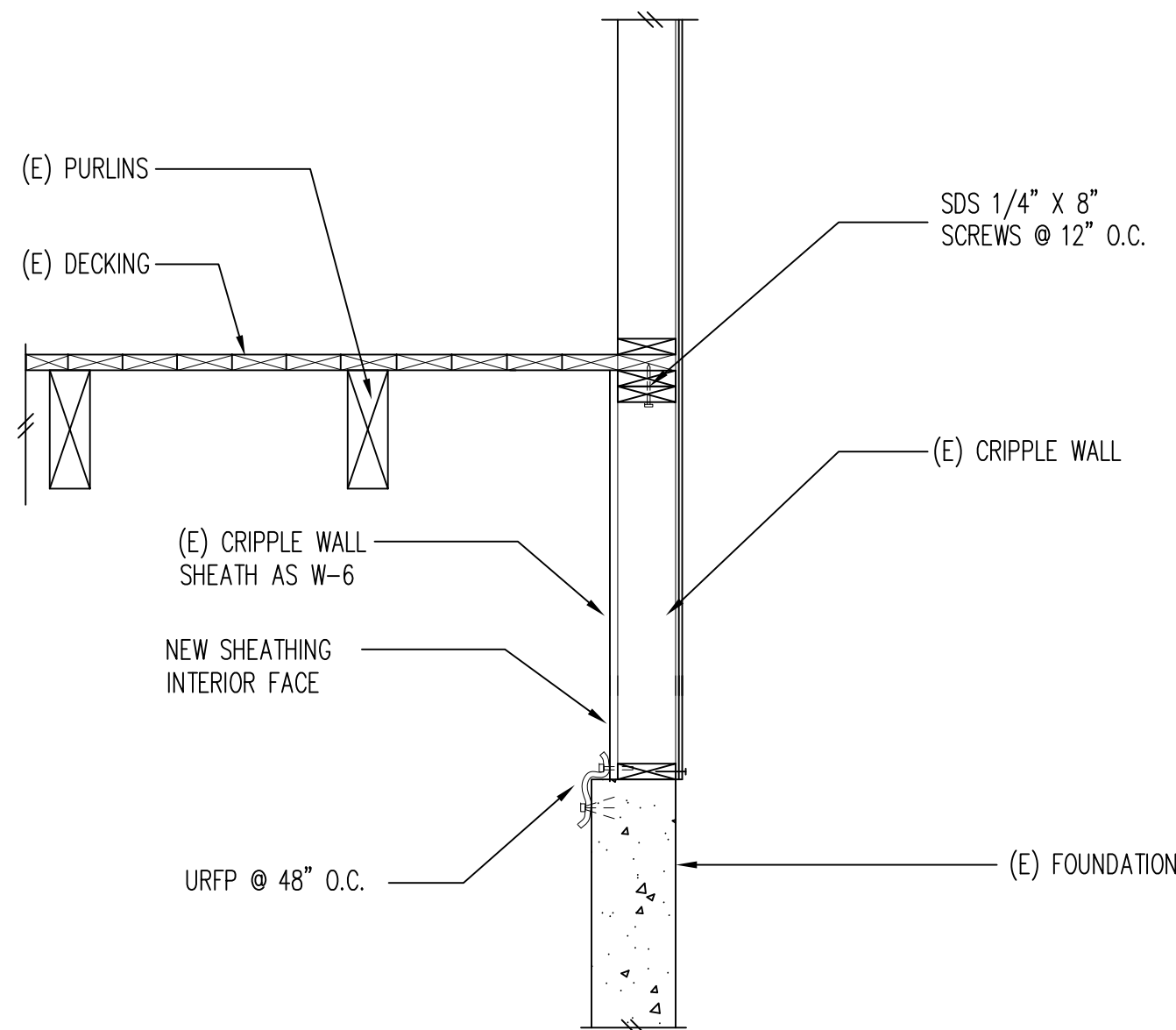
**U7** JOISTS TO BEAM CONNECTION

SCALE: 3/4" = 1'-0"



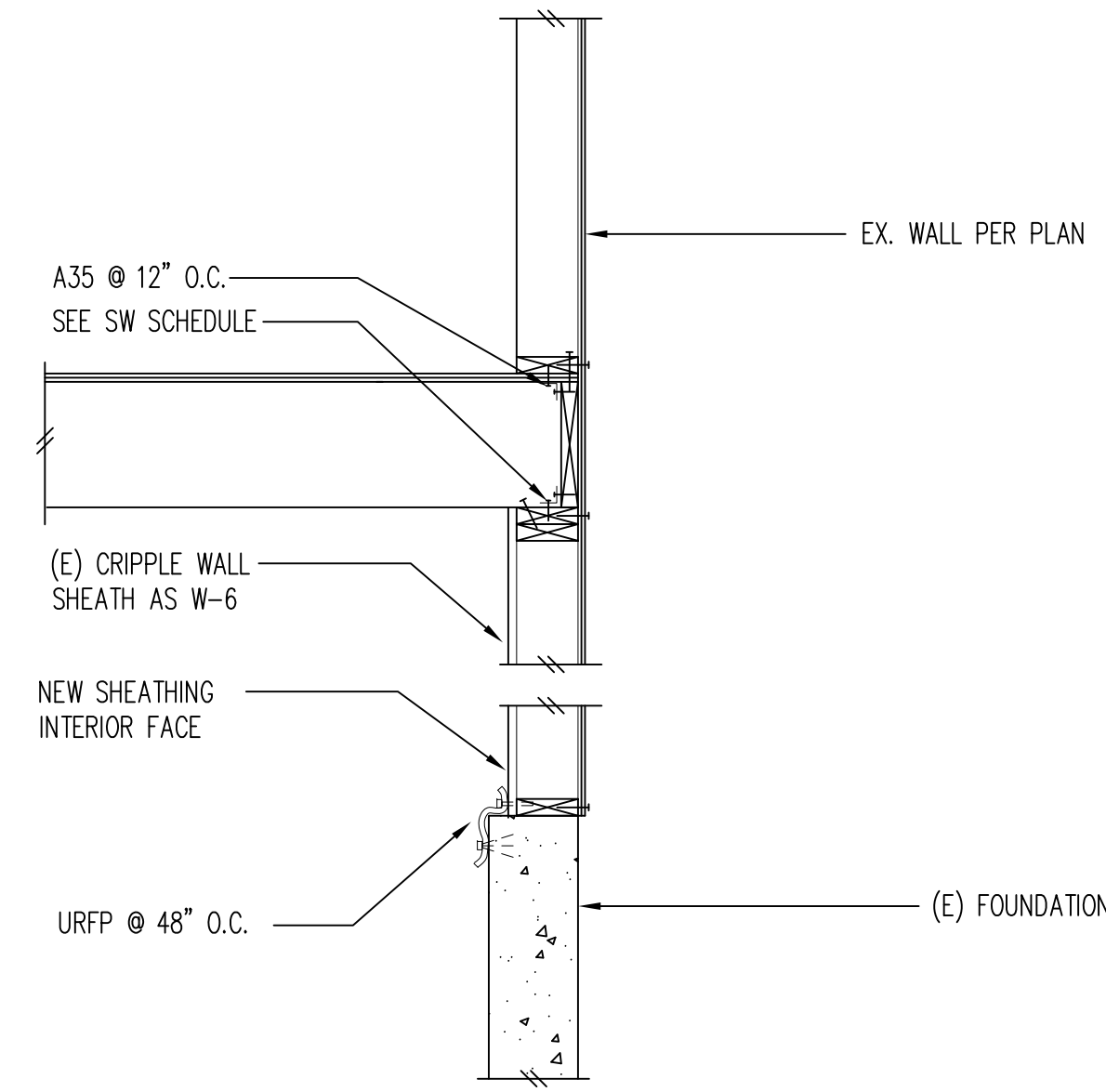
**U9** SW CONNECTION

SCALE: 3/4" = 1'-0"



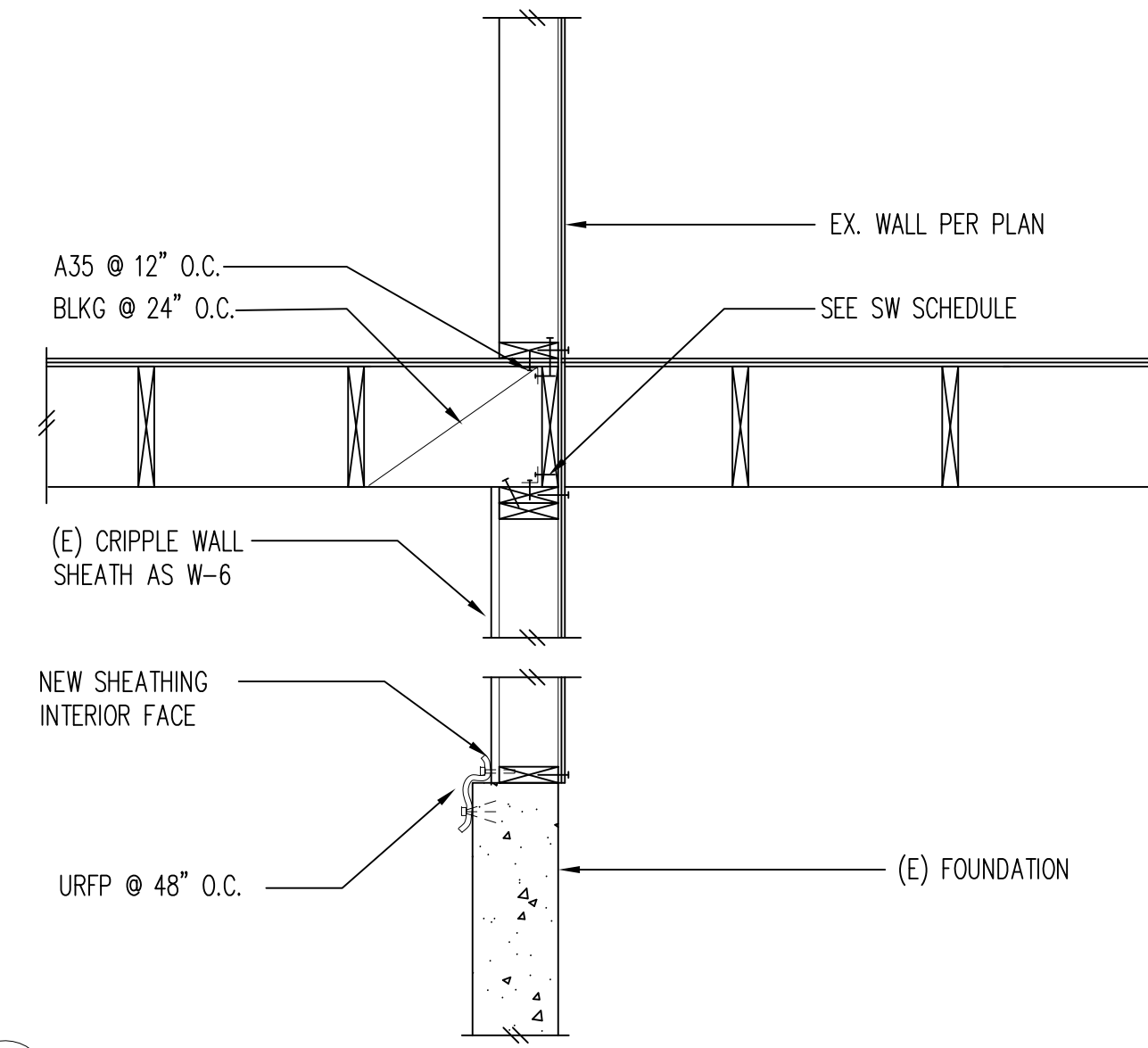
**U10** CRIPPLE WALL CONNECTION

SCALE: 3/4" = 1'-0"



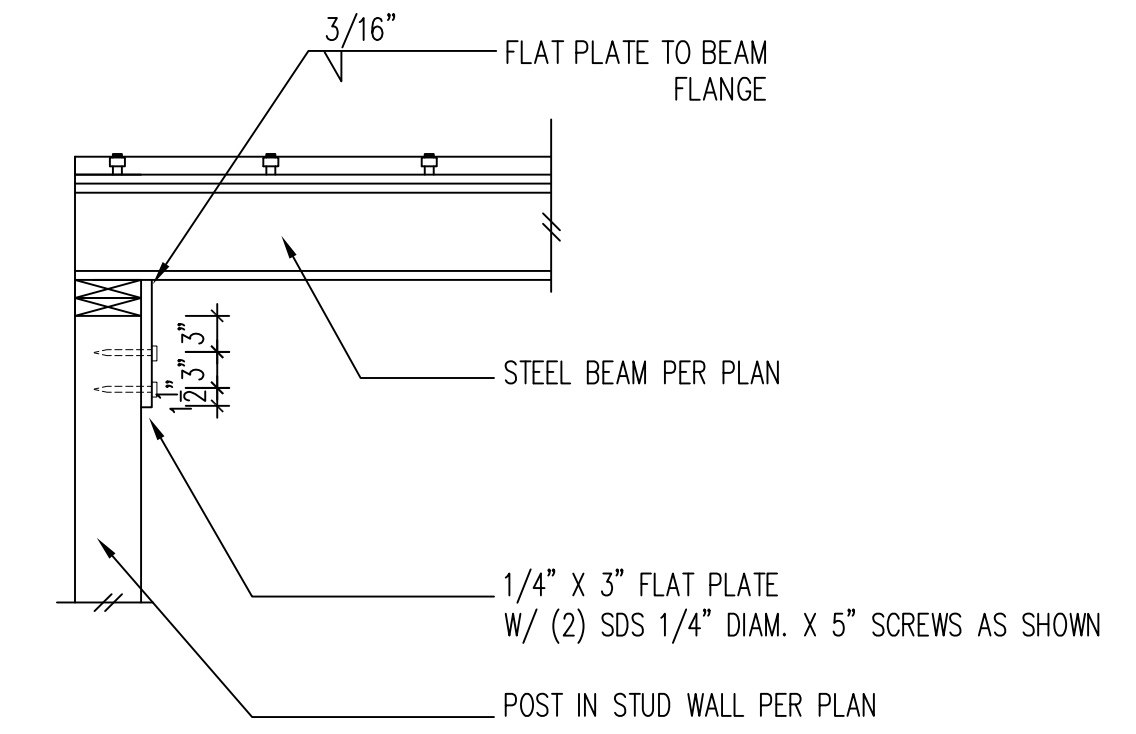
**U11** HOLDOWN DETAIL

SCALE: 3/4" = 1'-0"



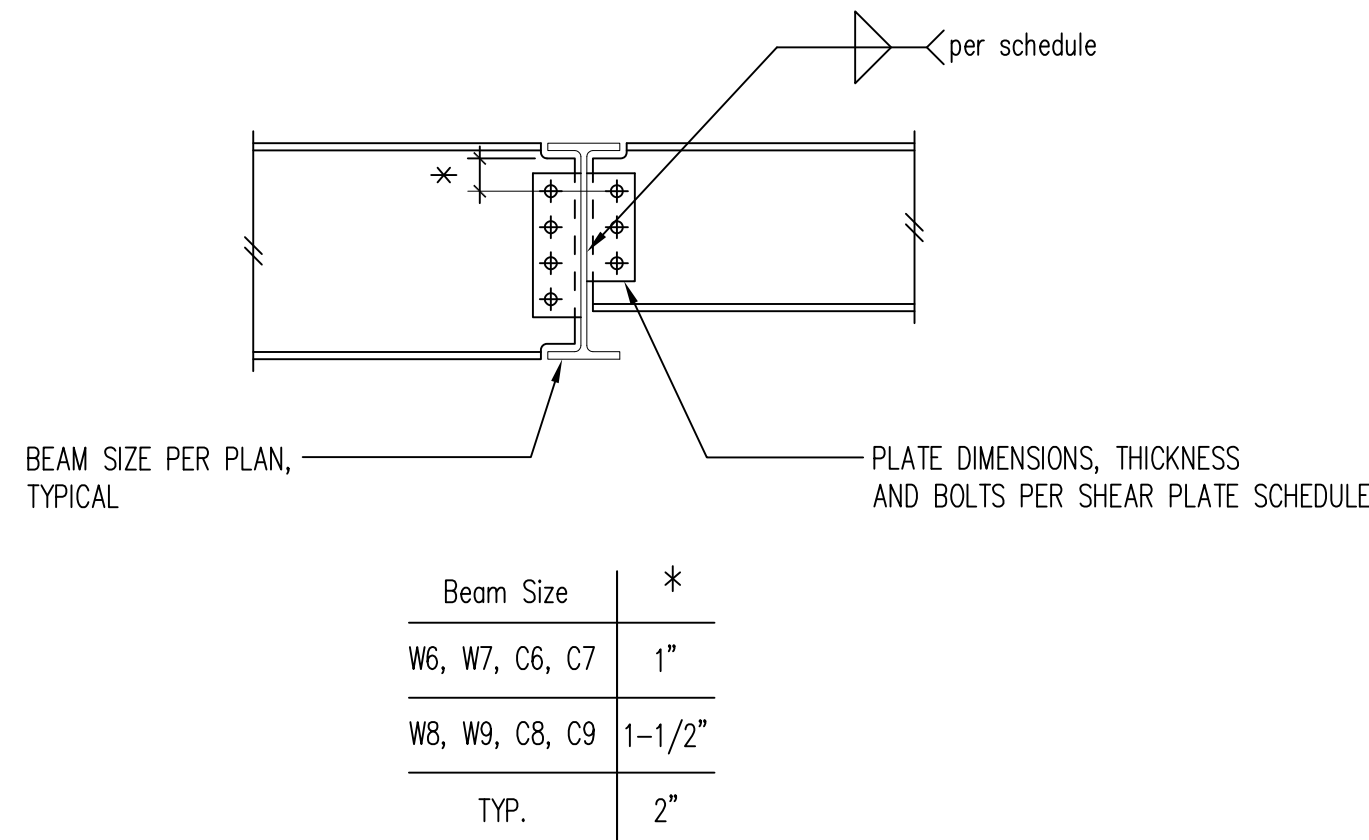
**U12** HOLDOWN DETAIL

SCALE: 3/4" = 1'-0"



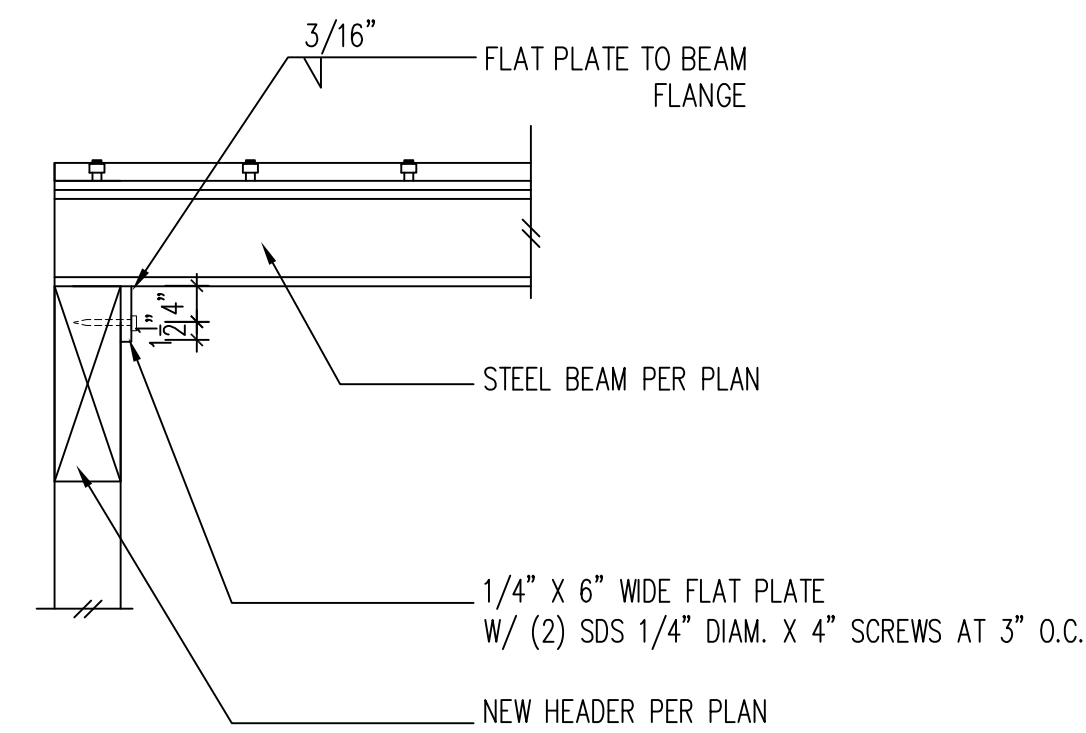
**U13** STEEL BEAM CONNECTION DETAIL

SCALE: 3/4" = 1'-0"



**U14** TYP. BEAM TO BEAM CONNECTION DETAIL

SCALE: 3/4" = 1'-0"



**U15** STEEL BEAM CONNECTION DETAIL

SCALE: 3/4" = 1'-0"

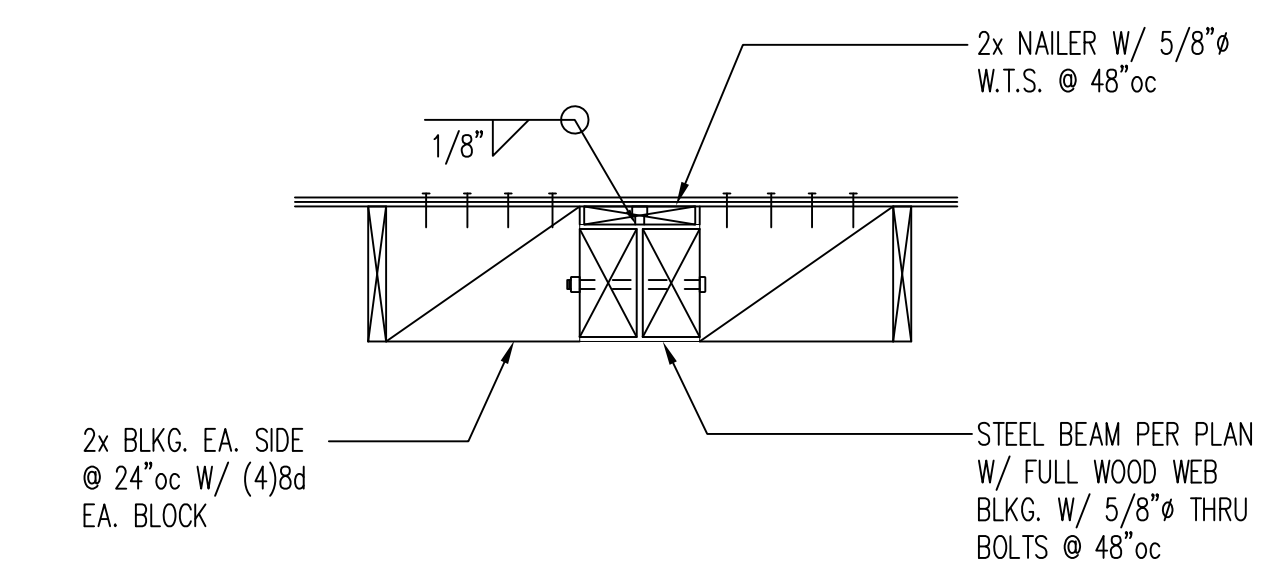
Shear Plate Schedule

Beam Size	No. of Bolts	Bolt Size*	Plate Thickness	Weld Size	Capacity
W8, W10	2	3/4"Ø	1/4"	3/16"	8k
W12	3	3/4"Ø	1/4"	3/16"	16k
W14	3	3/4"Ø	1/4"	3/16"	16k
W16	4	3/4"Ø	1/4"	3/16"	26k
W18	5	3/4"Ø	1/4"	3/16"	36k
W21	4	1"Ø	3/8"	5/16"	46k
W24	5	1"Ø	3/8"	5/16"	63k
W27	6	1"Ø	3/8"	5/16"	76k
W30	7	1"Ø	3/8"	5/16"	89k

\* BOLT TYPE - A325N  
PL MATERIAL - A36

**U16** TYP. SINGLE SHEAR PLATE CONNECTION SCHEDULE

SCALE: 3/4" = 1'-0"



**U17** STEEL BEAM PARALLEL TO FRAMING

SCALE: 3/4" = 1'-0"

MARCI BRYANT  
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Sheet No.

**S3.3**