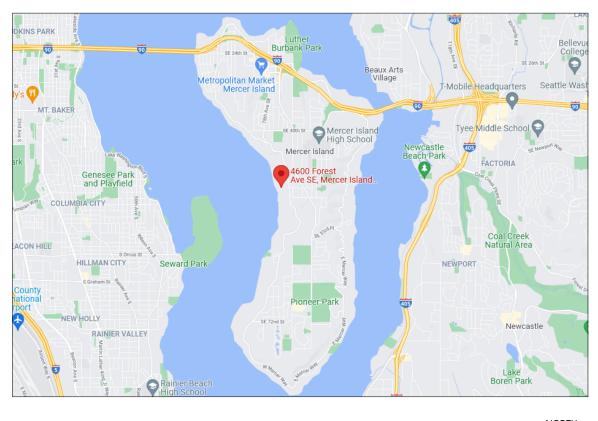
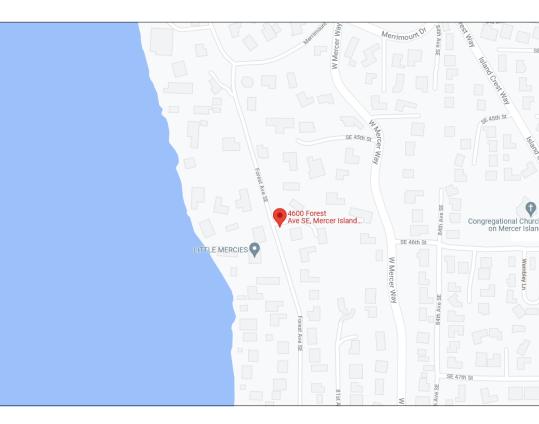
VICINITY PLAN

LOCATION PLAN

SYMBOLS KEY







ABBREVIATIONS

AFF

ADDL

ADJ

ALT

ARCH

BLW

BSMT

BTW

BLD

CAB

CALC

CLG

CLR

COL

CONC

CONST

CONT

CONTR

DEMO

DIA

DIM

DW

DBL

ELEC

ELEV

ENGR

EQUIV

GALV

GWB

HDR

HORIZ

INSUL

INT

LOC

MAX

MFR

MTL

MIN

NTS

0.C.

PLY

PT

REFR

REINF

REQD

SW

SIM

SF

SPECS

SSTL

STL

TOW

TYP UNO

VIF VERT

WP

W/ W/0

WD

WNDW

STRUCT TEMP

SCHED

PRELIM

MECH

HT

EXT

EXIST OR (E)

CL

ABOVE ABOVE FINISH FLOOR ADDITIONAL		0	
ADJUSTABLE ALTERNATE			
ARCHITECT, ARCHITECTURAL			\frown
BELOW	GRID LINES		· -(0)
ASEMENT ETWEEN			
UILDING			
CABINET			
CALCULATION CEILING			
ENTERLINE	ROOM REFERENCE	ROOM NAME -	- ROOM NAME
LEAR		101 -	- ROOM NUMBER
OLUMN			
ONCRETE ONSTRUCTION			— ROOM NUMBER
ONTINUOUS	DOOR REFERENCE	(100A)	— DOOR NUMBER
DNTRACTOR			
MOLISH AMETER	WINDOW		— ROOM NUMBER
MENSION	REFERENCE	< <u>20℃A</u>	— WINDOW NUMBER
SHWASHER			
OUBLE			
ACH LECTRIC, ELECTRICIAN			
LEVATION	EXTERIOR	(1)-	- DRAWING NUMBER
IGINEER	ELEVATIONS	A300	— SHEET NUMBER
QUIVALENT KISTING			
XISTING	-	A	
NISH FLOOR	WALL	SIM	
ALVANIZED	SECTION		- DRAWING NUMBER
/PSUM WALL BOARD EADER		A400/	— Sheet Number
EIGHT		\sim	
ORIZONTAL	CLOTION	\frown	
NSULATION	SECTION DETAIL		— DRAWING NUMBER
FERIOR CATE, LOCATION		A410/	— SHEET NUMBER
AXIMUM		U	
IANUFACTURER			
IECHANICAL IETAL	AREA DETAIL		— DRAWING NUMBER
ETAL INIMUM		A500/-	— SHEET NUMBER
OT TO SCALE			
I CENTER			
		4	
RELIMINARY RESSURE-TREATED			
ROPERTY LINE	INTERIOR		— DRAWING NUMBER
EFRIGERATOR	ELEVATION 3	4500 1	- SHEET NUMBER
INFORCE, REINFORCING QUIRED			
CHEDULE		\checkmark	
HEARWALL		2	
QUARE FOOT PECIFICATIONS	ELEVATION DATUM		- Location
TAINLESS STEEL		└ 101'-3" ◄	— Elevation
TEEL			
EMPORARY DP OF WALL		、 <u> </u>	- Finish Type: See Finish Schedule
/PICAL	FRUCH ALTERY		
NLESS NOTED OTHERWISE	FINISH MATERIAL	└──_ T-1 ──	— FINISH NUMBER
ERIFY IN FIELD			
/ERTICAL VATERPROOF, WEATHERPROOF			
VINDOW		\sim	
VITH		Y L	NOTE:
VITHOUT	REVISION BUG	$\land \$	ONLY MOST RECENT REVISION SHOW
/00D	REVISION DOO	_1	CLOUDED.
		\mathbf{k}	FOR PREVIOUS REVISIONS DELTAS RE OF REVISIONS INDICATED AT RIGHT M
		W4a	
	ASSEMBLY TYPE		R: ROOF TYPE
			W: WALL TYPE F: FLOOR TYPE
			SEE ASSEMBLIES FOR MORE INFO
	EXHAUST FAN	\bigcirc	
		\mathbf{U}	
	SMOKE DETECTOR	\odot	

GENERAL NOTES

WORK SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTIONAL LAND USE CODE, AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS)

ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND DPD REPRESENTATIVE AT THE PRE-CONSTRUCTION SITE MEETING. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB CONDITIONS RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FACE OF STUD, U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, PROVIDE ALL BUCKOUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE PROJECT MANAGER/ DESIGNER FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE PROJECT MANAGER/DESIGNER, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR SITE INSPECTIONS.

ALL TRADES SHALL REFER TO THE ARCHITECTURAL DRAWINGS REGARDING LOCATIONS OF WORK TO BE INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

GENERAL CONDITIONS

NORTH

THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION

ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE DESIGNER/OWNER FOR APPROVAL PRIOR TO FABRICATION.

ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/ DESIGNER AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES, BONDS AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER/ DESIGNER PRIOR TO ANY CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.

THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY, ALL REPAIRS SHALL MATCH EXISTING SURFACES.

CONSTRUCTION SPECIFICATIONS

NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS, NOTES, AND GENERAL CONDITIONS.

CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0' CLEAR OF UNDERSIDE OF FOOTING.

ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH SEATTLE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

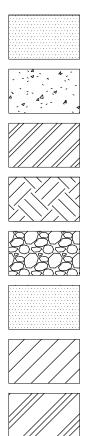
GLASS

CONCRETE

WATER

INSULATE ALL ROUGH-IN PLUMBING IN WALLS, FLOORS, AND CEILINGS FOR SOUND TRANSMISSION.

GRAPHIC KEY (NOT TO SCALE



BATT INSULATION

RIGID INSULATION

PLYWOOD

FINISH WOOD

STUCCO

SPRAY FOAM INSULATION

GYPSUM WALLBOARD

PROJECT DATA

EXISTING LOT AREA SUMMARY		
GROSS LOT AREA		28,175 SF
ACCESS EASEMENTS		0 SF
NET LOT AREA		28,175 SF
LOT SLOPE		63' / 265' = 23.8%
TREE REMOVAL		
(E) TREES		13
(E) TREES TO BE REMOVED (N) TREES TO BE PLANTED AS REPLACEMENT		1
(N) TREES TO BE PLANTED AS REPLACEMENT		I
(E) LOT COVERAGE		
(E) RESIDENCE AND OVERHANGS (E) SHED		2,528 SF 30 SF
(E) DRIVING SURFACES		3,190 SF
(E) TOTAL LOT COVERAGE		5,748 SF
		20.4% OF LOT AREA
(N) LOT COVERAGE		071.05
(N) DECK COVER		371 SF
PROPOSED TOTAL LOT COVERAGE		6,119 SF
MAX ALLOWED COVERAGE	28,175 * .35=	9,861.25 SF
(E) HARDSCAPE		710.05
DECKS ARBOR		719 SF 24 SF
STAIRS		150 SF
PATIOS/ WALKWAY		208 SF
SITE WALLS TOTAL EXISTING		<u>562 SF</u> = 5.9% OF LOT AREA
	1,000 SF	- 5.7 /0 OF LUI AKEA
DECK COVER CONVERTED TO LOT COVERAG	QE	371 SF
TOTAL DEMOLISHED	JE	371 SF 371 SF
(N) ADDED HARDSCAPE		
TOTAL ADDED		<u>0 SF</u>
TOTAL HARDSCAPE		(1,663-371) =
		1,292 SF = 4.6% OF LO
MAX ALLOWED HARDSCAPE (9% OF LOT AR	REA)	28,175 SF * .09 = 2,53
	,	
EXISTING BUILDING AREA SUMMARY (GFA) (E) UPPER LEVEL		1,485 SF
(E) MAIN LEVEL		1,778 SF
É) 200% MODIFIER		430 SF
(E) BASEMENT AND GARAGE		1,917 SF
(E) BASEMENT SF REDUCTION (E) STAIR DEDUCTION/ALLOWANCES	-4	96.62 SF -109 SF
TOTAL EXISTING BUILDING AREA (GSF)		5,004 SF
EXISTING FLOOR AREA RATIO:	5,004/28,175	= 17.7% OF LOT AREA
PROPOSED BUILDING AREA SUMMARY (GFA)		
PROPOSED UPPER LEVEL		1,506 SF
		1,778 SF
PROPOSED 200% MODIFIER PROPOSED BASEMENT AND GARAGE		430 SF 1,917 SF
		96.62 SF
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES		-109 SF
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA)		5,025 SF
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO:	5,025/28,175	5,025 SF = 17.8% OF LOT AREA
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA:		5,025 SF = 17.8% OF LOT AREA
PROPOSED BASEMENT SF REDUCTION <u>PROPOSED STAIR DEDUCTION/ALLOWANCES</u> TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: <u>SETBACKS</u>	5,025/28,175	5,025 SF = 17.8% OF LOT AREA
PROPOSED BASEMENT SF REDUCTION <u>PROPOSED STAIR DEDUCTION/ALLOWANCES</u> TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: <u>SETBACKS</u> SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010	5,025 SF = 17.8% OF LOT AREA : 11,270 SF
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2"	5,025 SF = 17.8% OF LOT AREA 11,270 SF)
PROPOSED BASEMENT SF REDUCTION <u>PROPOSED STAIR DEDUCTION/ALLOWANCES</u> TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: <u>SETBACKS</u> SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' =	5,025 SF = 17.8% OF LOT AREA 11,270 SF) 17'-1"
PROPOSED BASEMENT SF REDUCTION <u>PROPOSED STAIR DEDUCTION/ALLOWANCES</u> TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: <u>SETBACKS</u> SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii)
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16"	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii)
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20'
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE -	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE - OCCUPANT LOAD -	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25'
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD YARD WIDTH 100'-6 1/2" X 17 MINIMUM SIDE YARD YARD YARD YARD YARD YARD YARD YARD	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE - OCCUPANT LOAD - ENERGY CODE SUMMARY (2018 WSEC, RESIDENTI CLIMATE ZONE 4C PER TABLE R301.1	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010; 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15
PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE - OCCUPANT LOAD - ENERGY CODE SUMMARY (2018 WSEC, RESIDENTI CLIMATE ZONE 4C PER TABLE R301.1 PRESCRIPTIVE THERMAL ENVELOPE PER TABLE R402.1 EFFICIENT ENVELOPE OPTION XX (SECTION R406)	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010, 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF) 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15 SINGLE FAMILY
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PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINEE MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE - OCCUPANT LOAD - ENERGY CODE SUMMARY (2018 WSEC, RESIDENTI CLIMATE ZONE 4C PER TABLE R301.1 PRESCRIPTIVE THERMAL ENVELOPE PER TABLE R402.1 EFFICIENT ENVELOPE OPTION XX (SECTION R406) FENESTRATION U-FACTOR (VERTICAL): SKYLIGHT U-FACTOR (OVERHEAD):	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF) 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15 SINGLE FAMILY
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PROPOSED BASEMENT SF REDUCTION PROPOSED STAIR DEDUCTION/ALLOWANCES TOTAL PROPOSED BUILDING AREA (GSA) PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: SETBACKS SIDE YARD (DETERMINED USING LOT WIDTH CIRCLE PE LOT WIDTH CIRCLE DIAMETER= 1 TOTAL SIDE YARDS WIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD SWIDTH 100'-6 1/2" x 17 MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH (DETERMINED MINIMUM SIDE YARD WIDTH MAY BE 33% (33% X 17.09' = 5.64' OR 5'-7 11/16" FRONT YARD REAR YARD OCCUPANCY SUMMARY EXISTING TYPE - OCCUPANT LOAD - ENERGY CODE SUMMARY (2018 WSEC, RESIDENTI CLIMATE ZONE 4C PER TABLE R301.1 PRESCRIPTIVE THERMAL ENVELOPE PER TABLE R402.1 EFFICIENT ENVELOPE OPTION XX (SECTION R406) FENESTRATION U-FACTOR (VERTICAL): SKYLIGHT U-FACTOR (OVERHEAD): CEILING: VAULTED CEILING: WALL ABOVE GRADE: WALL BELOW GRADE (INT.):	5,025/28,175 28,175 SF X 0.40 = ER MICC 19.16.010 00'-6 1/2" '% = 17.09' = 0 USING MICC 19.02 OF THE AGGREGATE	5,025 SF = 17.8% OF LOT AREA 11,270 SF) 17'-1" 2.020.C.1.c.ii) SIDE YARD TOTAL WIDTI 20' 25' R-15 SINGLE FAMILY .30 .50 R-49 R-38 R-21 R-21 (INT.) OR R-10 (EX
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-10 (EXT.) ROVIDED BASED ON TABLE STRUCTURAL EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE

FILLED WITH INSULATION. 2X4 FRAME WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21. LIFE SAFETY UPGRADES CONTRACTOR SHALL VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.

CONTRACTOR TO VERIFY SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

VISION SHOWN ONS DELTAS REMAIN. DATE ED AT RIGHT MARGINS.

 \otimes

SMOKE/CARBON MONOXIDE DETECTOR

CENTERLINE

GENERAL INFORMATION

PROJECT ADDRESS

PROJECT NUMBER ASSESSOR'S PARCEL # LEGAL DESCRIPTION

PROJECT DESCRIPTION

4600 FOREST AVE SE MERCER ISLAND, WA 98040

TBD

R-15

7700100144

SEWARD ADD LOT B MI SP 87-07-13 (E-3) REC NO 8710199015 SD SP DAF - LOTS 26-27-28 SEWARD ADD TGW WLY 50.00 FT OF LOTS 24 AND 25 OF SD PLAT AS MEASURED PLT THE WEST LINE THOF - AKA "PARCEL A" OF MERCER ISLAND LOT LINE ADJUSTMENT NO. SUB 0006-003 REC NO. 20010125900006

INTERIOR REMODEL OF KITCHEN, DINING, MUDROOM, NEW DECK COVER AT REAR DECK. EXPANDING AREA OF FRONT DECK. REPLACE WINDOWS AT DINING ROOM. EXPAND TOP FLOOR CLOSET FOR LAUNDRY AREA.

ZONE BUILDING TYPE

OWNER

ARCHITECT

SINGLE FAMILY RESIDENCE **PROJECT DIRECTORY**

> JANELLE & BRAD STEWART 4600 FOREST AVE SE MERCER ISLAND, WA 98040

COLIN BRANDT BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 colin@brandtdesigninc.com

BREE MEDLEY BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 bree@brandtdesigninc.com

JAIME HSU LAKEVILLE HOMES 1247 120TH AVE NE BELLEVUE, WA 98005 425.453.8388

BRETT MOZDEN SWENSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WA 98121 206.443.6212 bmozden@ssfengineers.com

SHEET NAME

COVERSHEET SITE PLAN LOWER FLOOR DEMOLITION PLAN MAIN FLOOR DEMOLITION PLAN UPPER FLOOR DEMOLITION PLAN ROOF DEMOLITION PLAN BASEMENT FLOOR PLAN MAIN FLOOR PLAN UPPER FLOOR PLAN ROOF PLAN **EXTERIOR ELEVATIONS - NORTH EXTERIOR ELEVATIONS - EAST EXTERIOR ELEVATIONS - SOUTH EXTERIOR ELEVATIONS - WEST** BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS WALL SECTIONS WALL SECTIONS DOOR & WINDOW SCHEDULES & LEGENDS & NOTES ASSEMBLY DETAILS GENERAL STRUCTURAL NOTES FOUNDATION PLAN MAIN FLOOR FRAMING PLAN UPPER FLOOR FRAMING PLAN ROOF FRAMING PLAN FOUNDATION DETAILS TYPICAL WOOD FRAMING DETAILS WOOD FRAMING DETAILS

Brand Design Group 66 Bell Street Unit 1 Seattle, WA 98121 206.239.0850 brandtdesigninc.com 8843 REGISTERED ARCHITECT WM STATE OF WASHINGTON / S 98040 M <EN ISI E E \circ PERMIT SET DATE: 11.22.21 SHEET SIZE: D (24X36) REVISIONS NO: DATE DRAWN BY: CHECKED BY: COVERSHEET SCALE As indicated

GOF LOT AREA = 2,535.75 SF

T AREA

T AREA

l width

OWNER'S AGENT/CONTACT

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

DISCIPLINE

ARCHITECTURAL

GENERAL

SHEET INDEX

G000

A100

AD210

AD211

AD212

AD213

A210

A211

A212

A213

A300

A301

A302

A303

A400

A401

A402

A410

A411

A600

A700

S1.1

S2.1

S2.2

S2.3

S2.4

S3.1

S4.1

S4.2

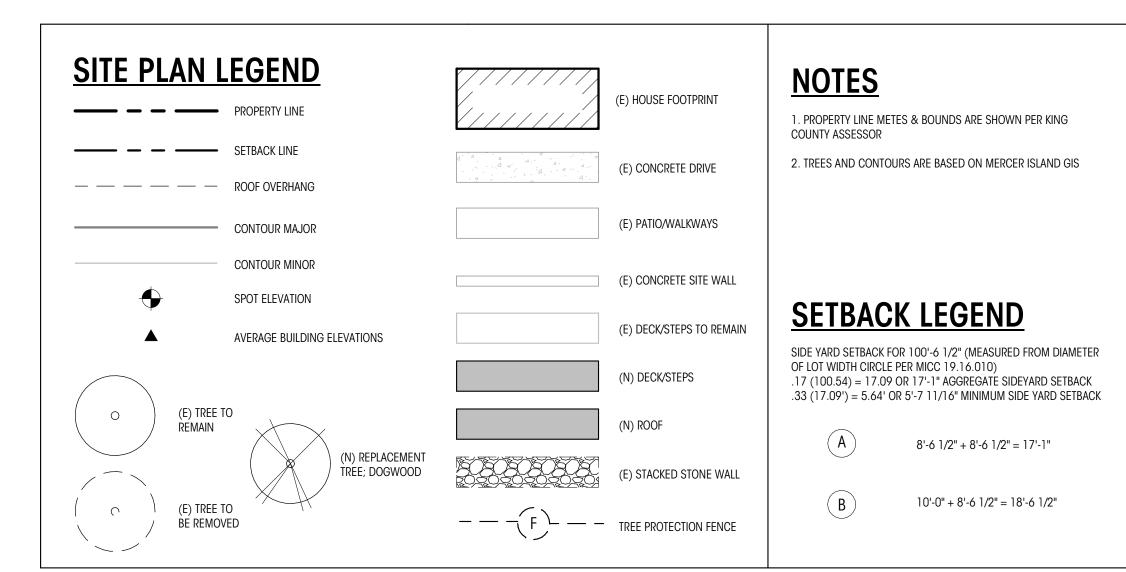
S4.3

SHEET NUMBER WOOD FRAMING DETAILS

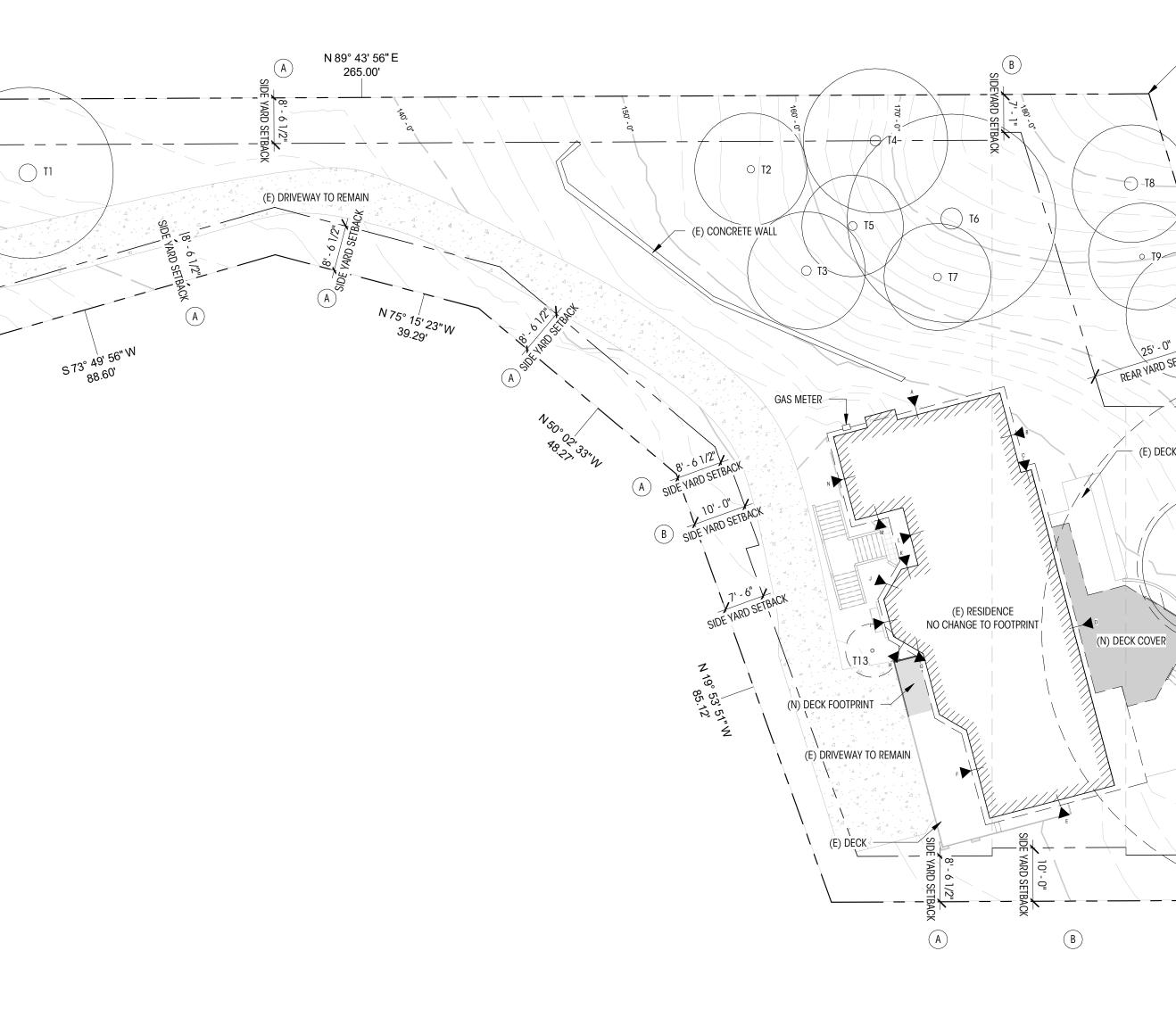
			TRE	E SCHEDULE			
Threshold	Significant (Greater than 24")	Exceptional	Key Name	DBH Size	Species	Status	Health
30"	Х	Х	T1	5'	MC MAPLE	To remain	Good
30"			T2	17"	MAPLE	To remain	Good
30"	Х		T3	24"	MAPLE	To remain	Good
30"	Х		T4	24"	CEDAR	To remain	Good
30"			T5	20"	CEDAR	To remain	Good
30"	Х	Х	T6	48"	MC MAPLE	To remain	Good
30"			T7	18"	MAPLE	To remain	Good
30"	Х	Х	T8	30"	MAPLE	To remain	Good
30"			Т9	11"	MAPLE	To remain	Good
	Х	Х	T10	30"	ALDER	To remain	Good
30"	Х		TII	28"	WESTERN RED CEDAR	Trimmed	Good
			T12	8"	ALDER	To remain	Good
			T13	8"	ALDER	To be removed	Good

123' - 9 3/8"

N 16° 54' 20" W 57.00'



1 1/16" = 1'-0"



PROPOSED SITE PLAN

AVERAGE BUILDING **HEIGHT CALCULATION**

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
E=140.63	E=24.08
F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
L=141.46	L=11.08
M=141.79	M=9.17
N=141.33	N=16
TOTAL X WSL = 33,247	SUM= 231.1

AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'

PROJECT DATA

EXISTING LOT AREA SUMMARY GROSS LOT AREA ACCESS EASEMENTS NET LOT AREA LOT SLOPE

TREE REMOVAL (E) TREES (E) TREES TO BE REMOVED (N) TREES TO BE PLANTED AS REPLACEMENT

(E) LOT COVERAGE (E) RESIDENCE AND OVERHANGS (E) SHED (E) DRIVING SURFACES (E) TOTAL LOT COVERAGE

(N) LOT COVERAGE (N) DECK COVER

PROPOSED TOTAL LOT COVERAGE MAX ALLOWED COVERAGE

28,175 SF O SF 28,175 SF 63' / 265' = 23.8%

13

2,528 SF 30 SF 3,190 SF

5,748 SF

371 SF

6,119 SF

28,175 * .35= 9,861.25 SF

20.4% OF LOT AREA

(E) HARDSCAPE DECKS

ARBOR STAIRS PATIOS/ WALKWAY SITE WALLS TOTAL EXISTING

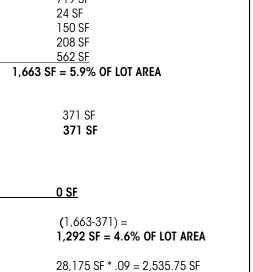
DEMOLISHED HARDSCAPE DECK COVER CONVERTED TO LOT COVERAGE TOTAL DEMOLISHED

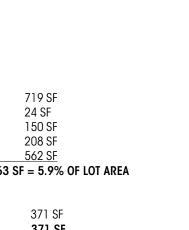
(N) ADDED HARDSCAPE

TOTAL ADDED

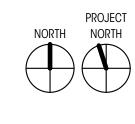
TOTAL HARDSCAPE

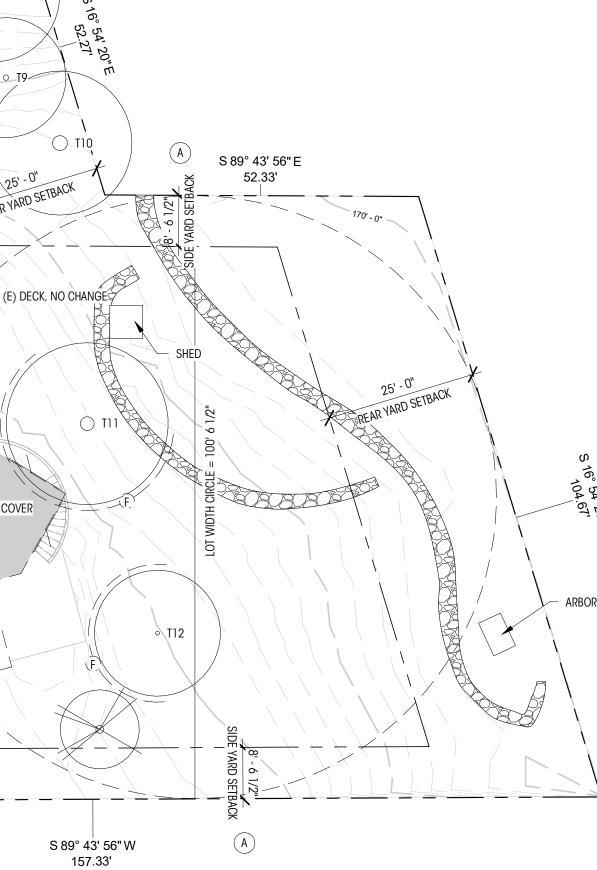
MAX ALLOWED HARDSCAPE (9% OF LOT AREA)

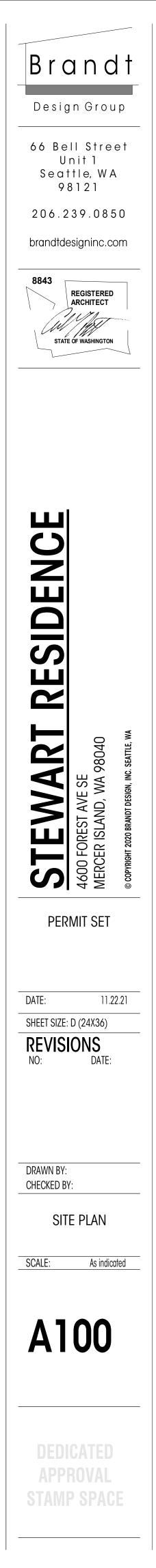


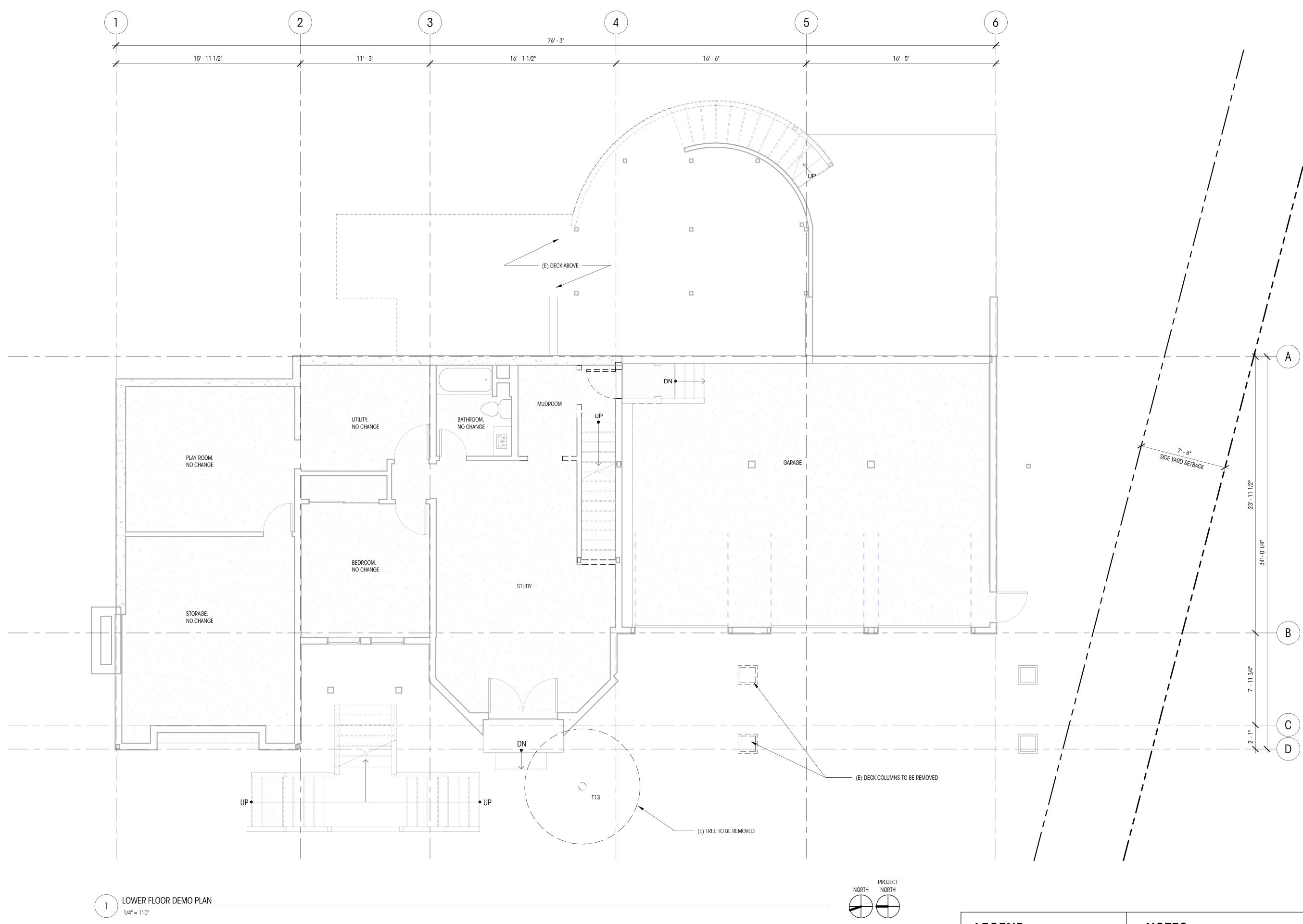


186' - 8 1/2"







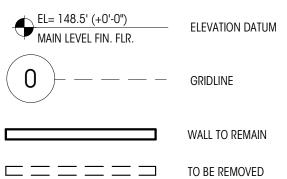


66 Bell Street Unit 1 Seattle, WA 98121 206.239.0850 brandtdesigninc.com 8843 REGISTERED ARCHITECT STATE OF WASHINGTO SIDENCE RT 98040 WA E ND 'A STEV 4600 FOREST MERCER ISLAN PERMIT SET 11.22.21 DATE: SHEET SIZE: D (24X36) REVISIONS NO: DATE: DRAWN BY: CHECKED BY: LOWER FLOOR DEMOLITION PLAN SCALE: As indicated AD210 APPROVAL

Brandt

Design Group

LEGEND



WALL TO REMAIN

TO BE REMOVED

PROPERTY LINE

<u>NOTES</u>

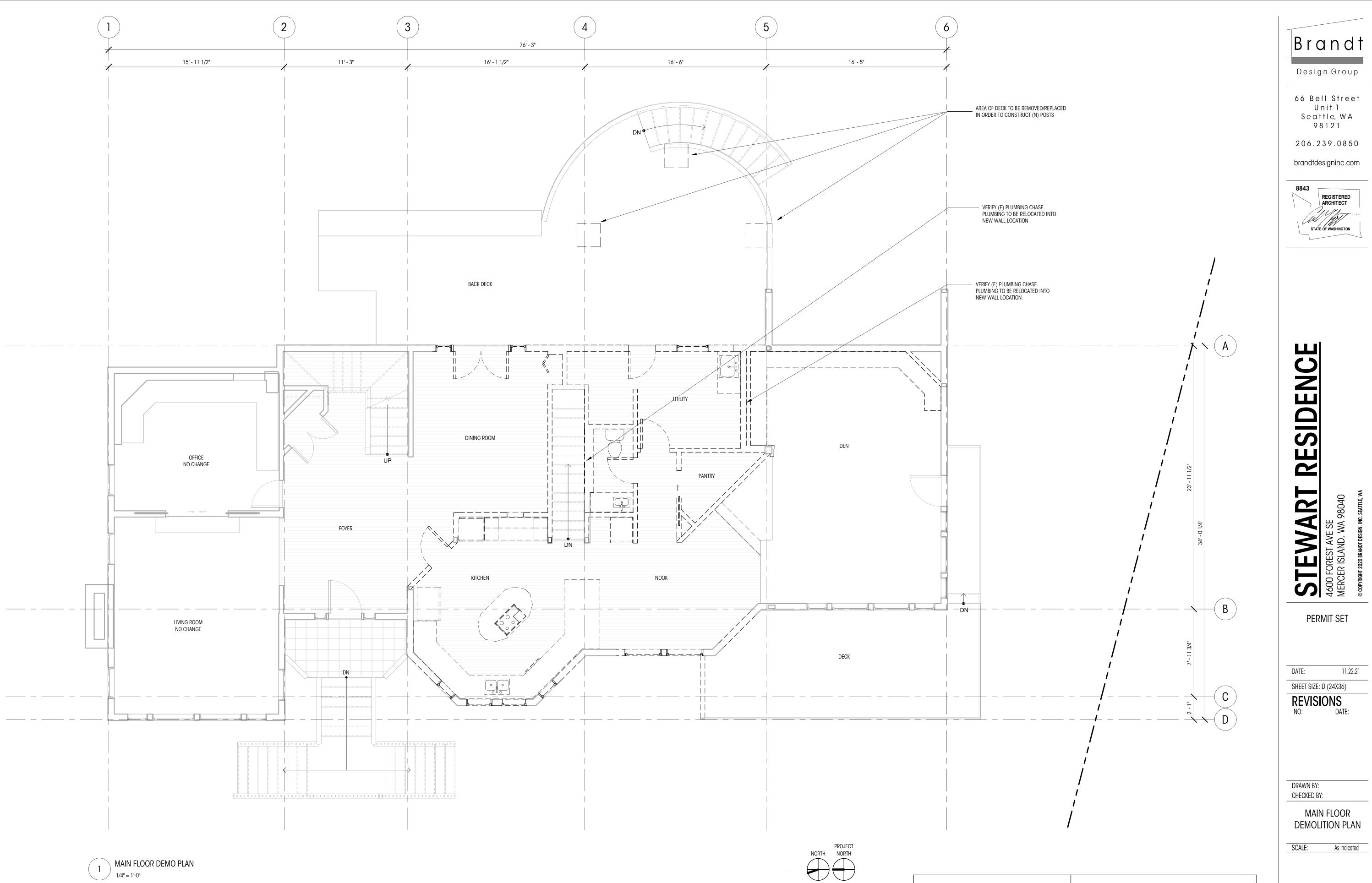
1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.

2. ALL DIMENSIONS AT INTERIOR ALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.

3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



LEGEND

EL= 148.5' (+0'-0")	ELEVATION DATUM	
MAIN LEVEL FIN. FLR.		
0	GRIDLINE	

WALL TO REMAIN

TO BE REMOVED

- - PROPERTY LINE

<u>NOTES</u>

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.

AD211

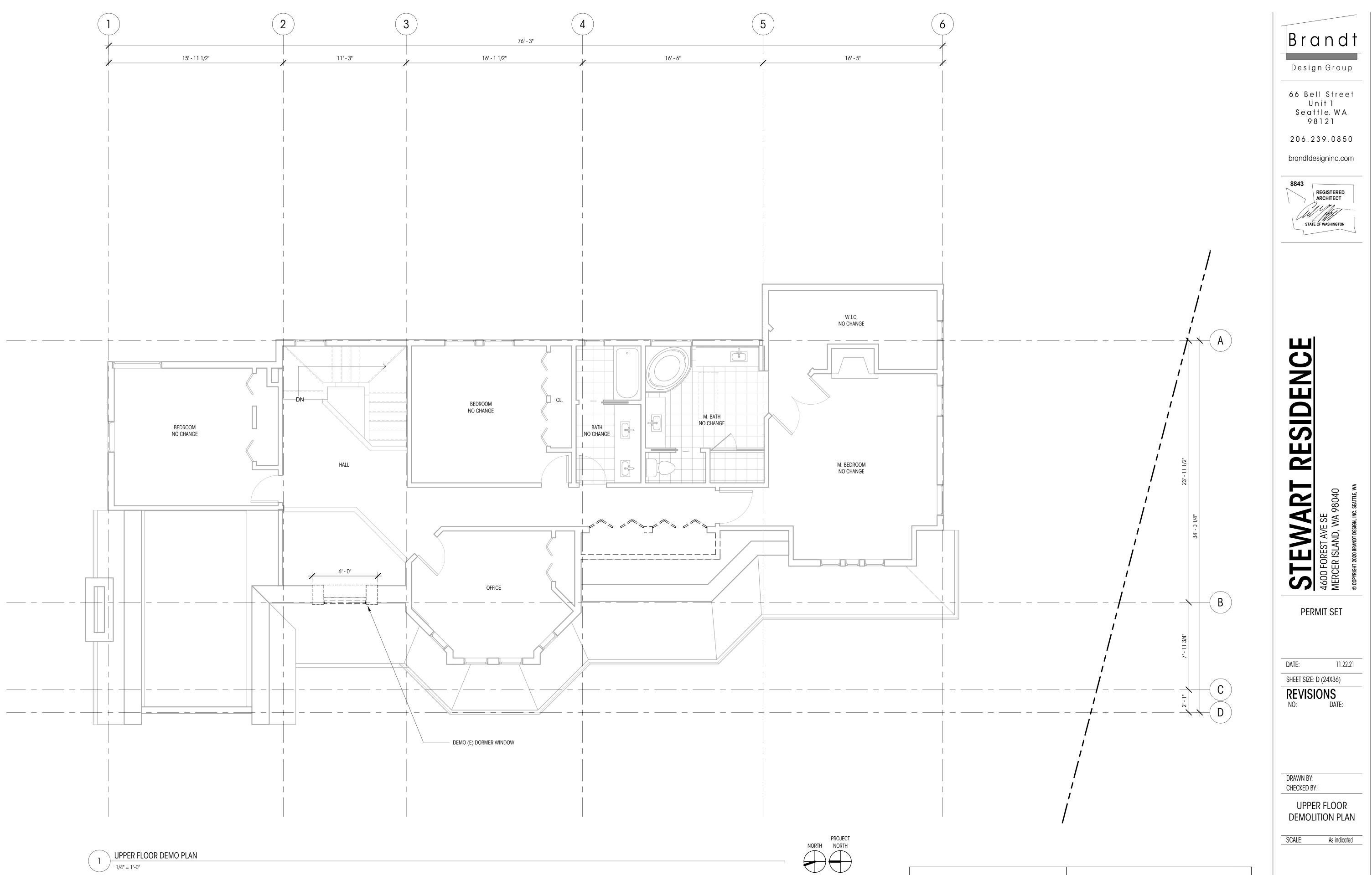
APPROVAL

2. ALL DIMENSIONS AT INTERIOR ALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.

3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



<u>LEGEND</u>

EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM
0	GRIDLINE

WALL TO REMAIN

TO BE REMOVED

PROPERTY LINE

<u>NOTES</u>

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.

AD212

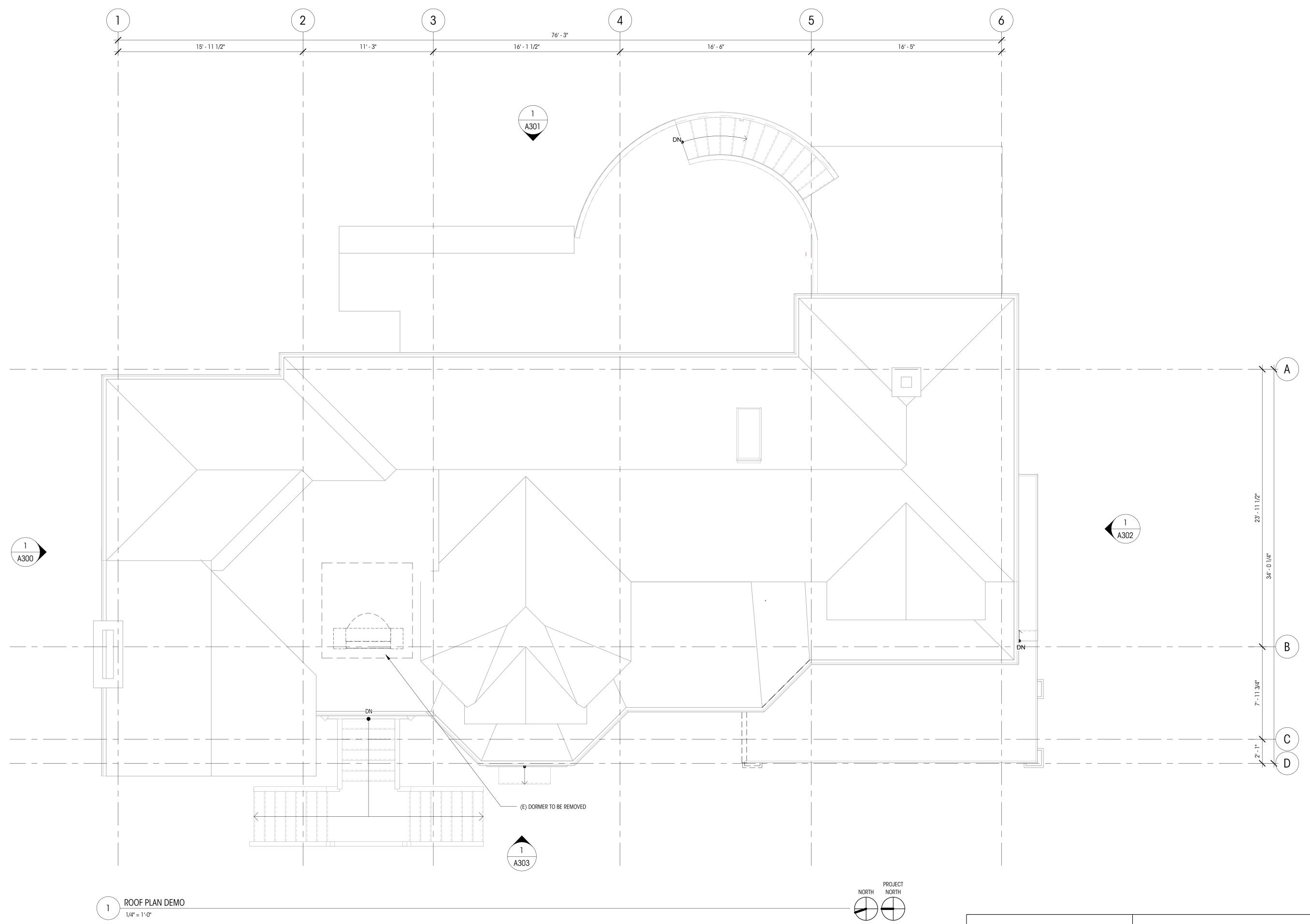
APPROVAL

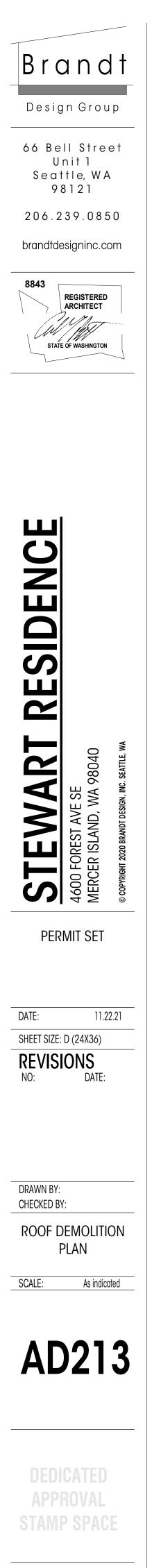
2. ALL DIMENSIONS AT INTERIOR ALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.

3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

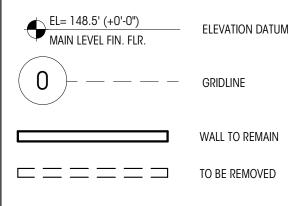
4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION





<u>LEGEND</u>



PROPERTY LINE

<u>NOTES</u>

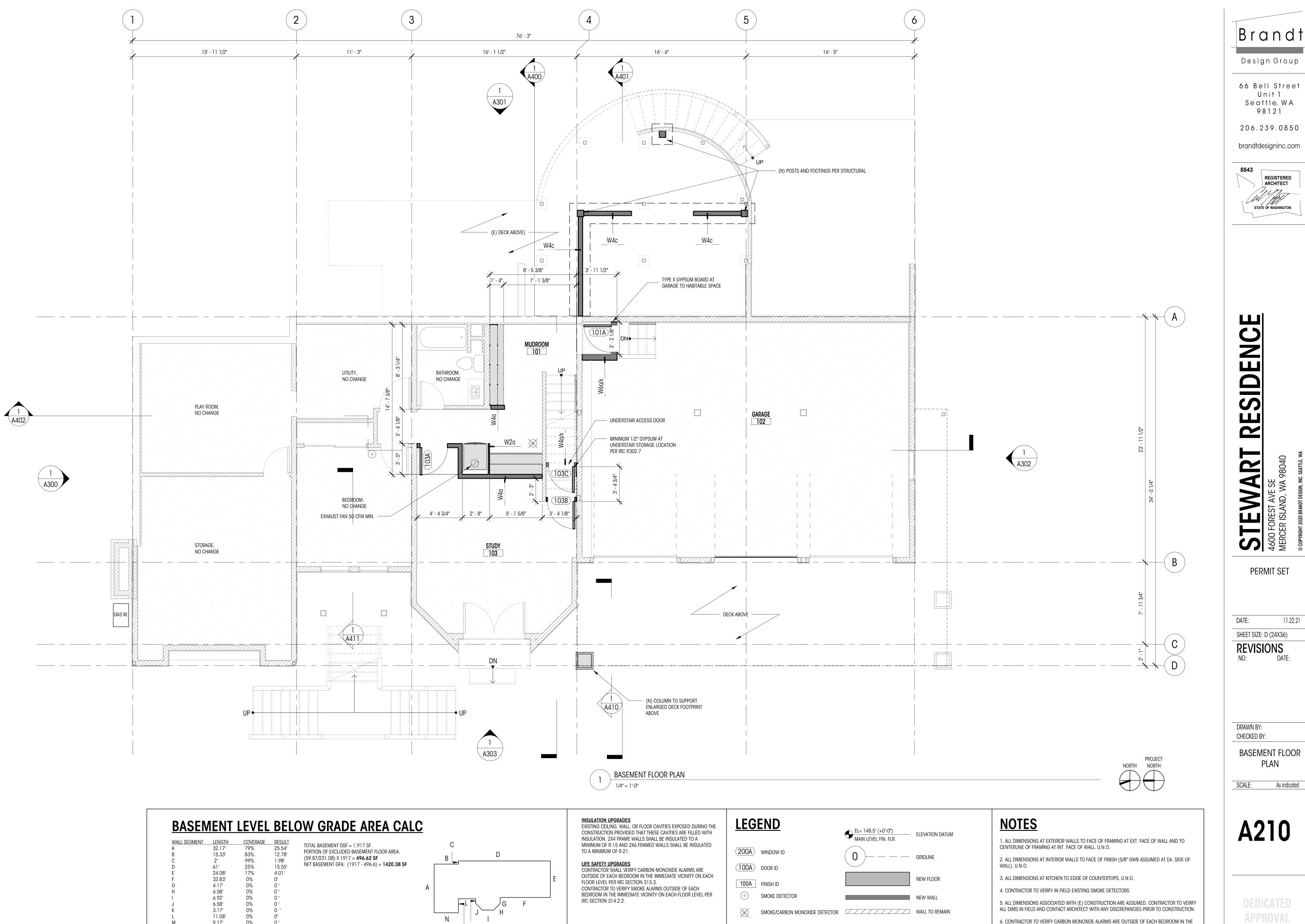
1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.

2. ALL DIMENSIONS AT INTERIOR ALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.

3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

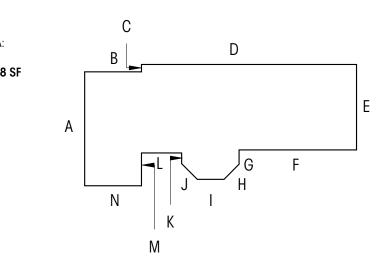
4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



WALL SLOWLIN	LLINGIII	COVERAGE	KLOULI
А	32.17'	79%	25.54'
В	15.33'	83%	12.78'
С	2'	99%	1.98'
D	61'	25%	15.55'
E	24.08'	17%	4.01'
F	32.83'	0%	0'
G	4.17'	0%	0 '
Н	6.58'	0%	0 '
I	6.92'	0%	0 '
J	6.58'	0%	0 '
K	3.17'	0%	0 '
L	11.08'	0%	0'
Μ	9.17'	0%	0 '
Ν	16'	0%	0'
TOTAL	231.08'		59.87'





			ELEVATION DATUM
200A angle	WINDOW ID	0	GRIDLINE
(A00	DOOR ID		
100A	FINISH ID		NEW FLOOR
\odot	SMOKE DETECTOR		NEW WALL
\bigotimes	SMOKE/CARBON MONOXIDE DETECTOR		WALL TO REMAIN
\bigcirc	FAN - 100 CFM U.N.O.	$\Box \equiv \equiv \equiv \equiv \equiv \exists$	TO BE REMOVED
			1-HOUR RATED ASSEMBLY

6. CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.

7. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

DRAWN BY: CHECKED BY: BASEMENT FLOOR PLAN As indicated A210

Unit 1

98121

REGISTERED ARCHITECT

98040

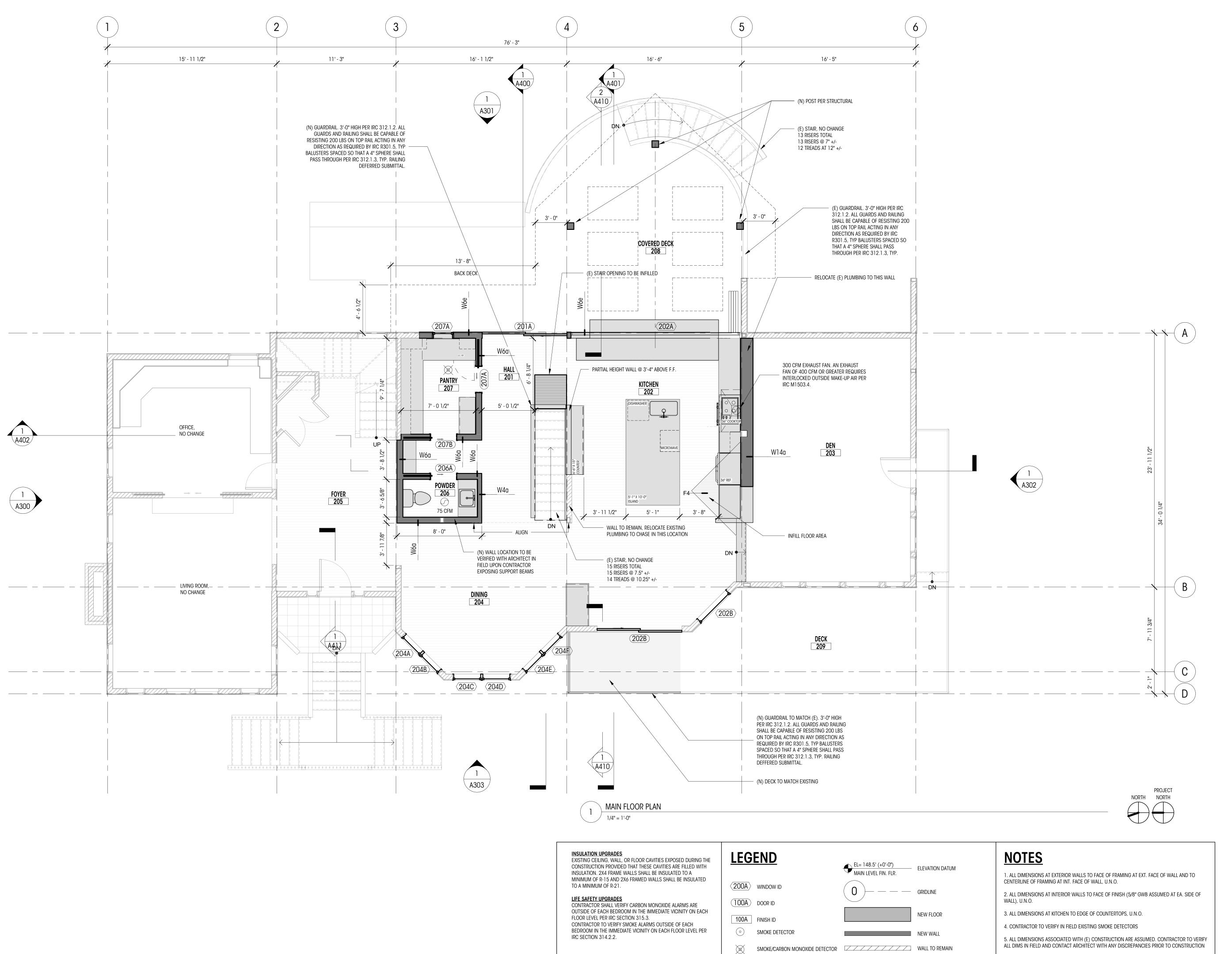
/E SE WA

ND, A

11.22.21

DATE:

STATE OF WASHINGTON



C IDEN S \sim 21 98040 MA WA \geq ₹ Ő STEV 4600 FOREST MERCER ISLAN ш PERMIT SET DATE: 11.22.21 SHEET SIZE: D (24X36) REVISIONS NO: DATE: DRAWN BY: CHECKED BY: MAIN FLOOR PLAN SCALE: As indicated A211 APPROVAL

Brandt

Design Group

66 Bell Street

Seattle, WA 98121

206.239.0850

brandtdesigninc.com

REGISTERED

What

STATE OF WASHINGTON

8843

Unit 1

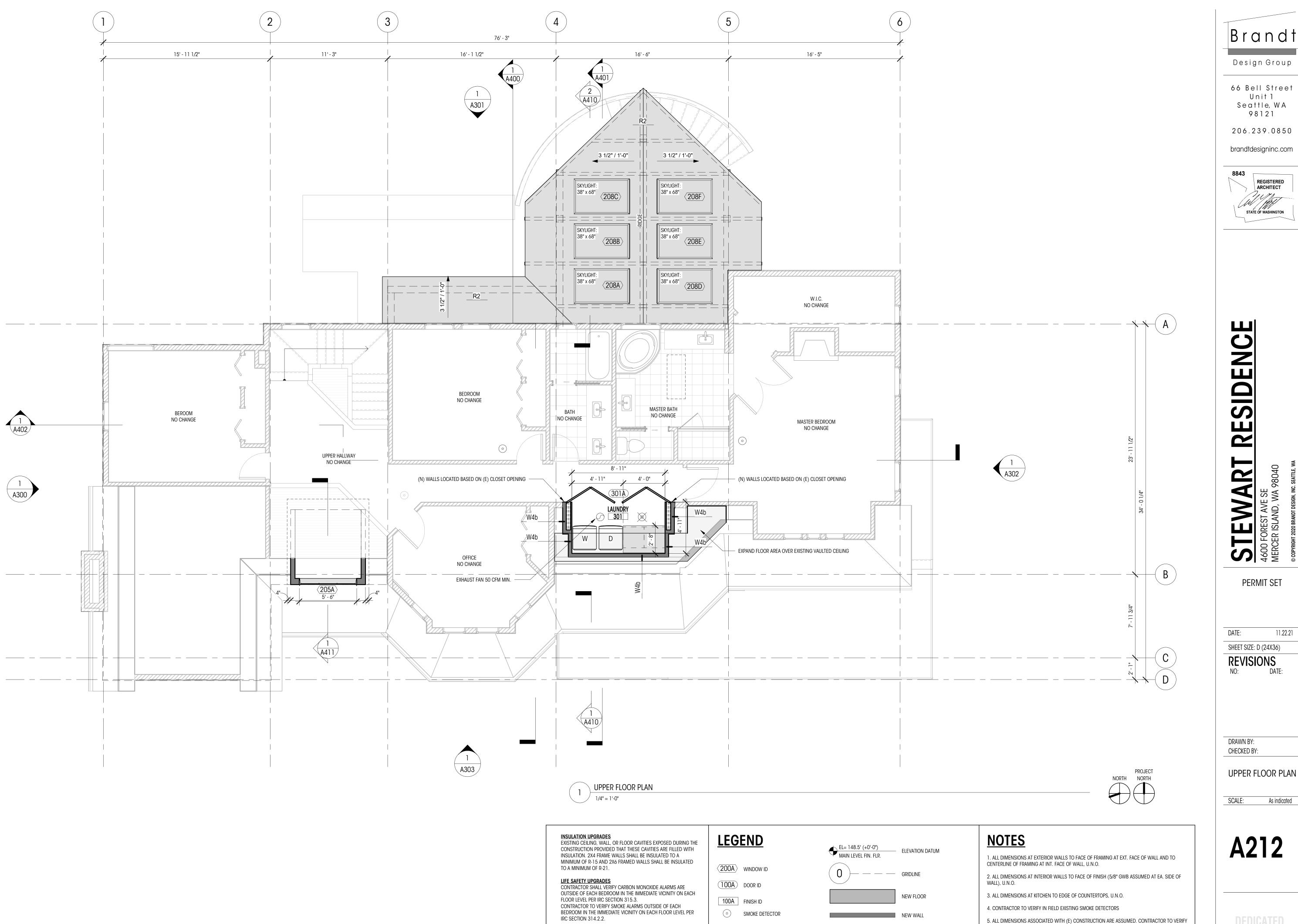
---- --- 1-HOUR RATED ASSEMBLY

FAN - 100 CFM U.N.O.

ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

6. CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.

7. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.



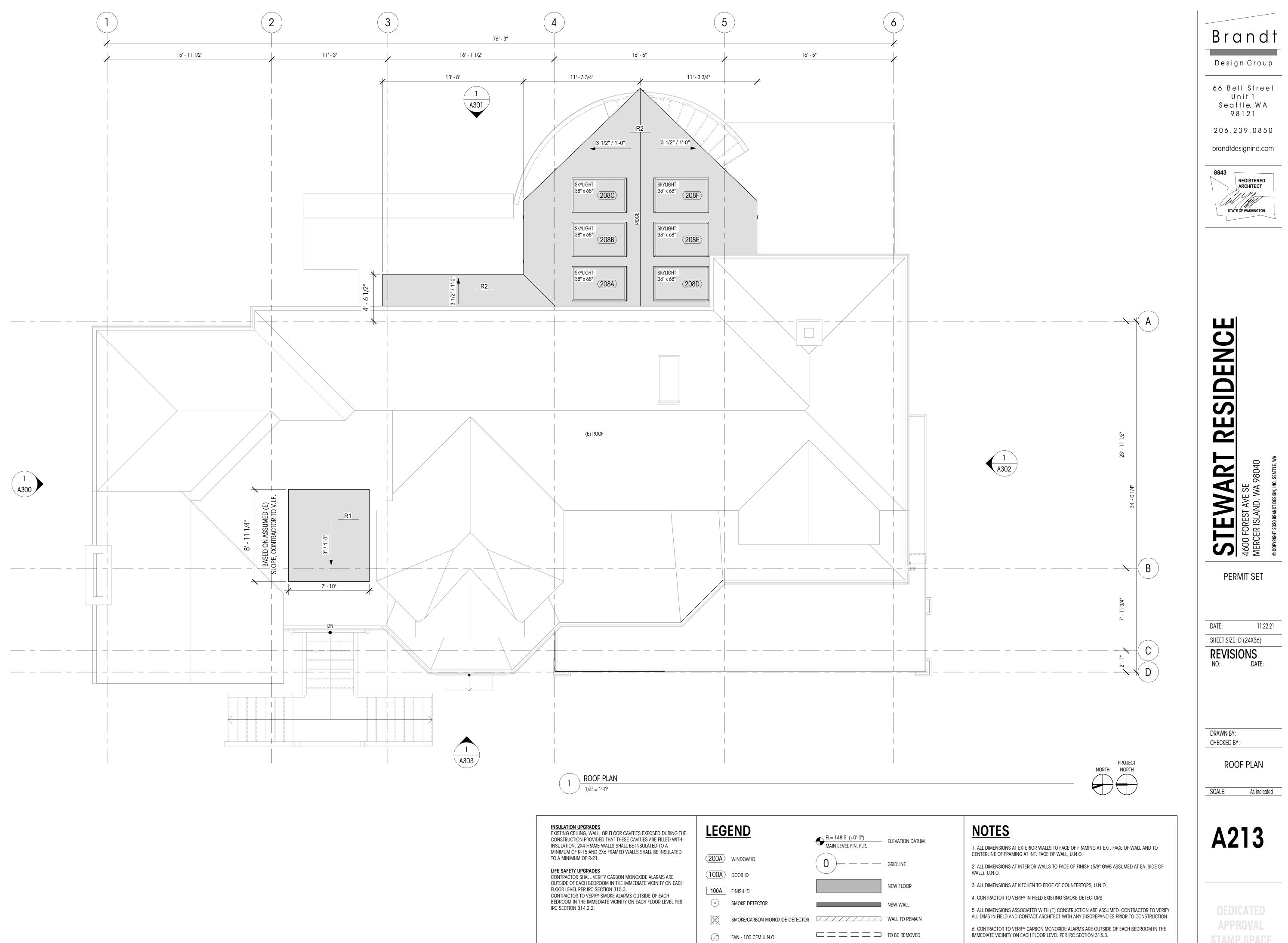
		$\bigoplus_{\text{MAIN LEVEL FIN. FLR.}}^{\text{EL}=146.5 (+0.0)}$	ELEVATION DATUM
$\overline{200A}$	WINDOW ID	0	GRIDLINE
100A)	DOOR ID		
100A	FINISH ID		NEW FLOOR
\bigcirc	SMOKE DETECTOR		NEW WALL
\bigotimes	SMOKE/CARBON MONOXIDE DETECTOR		WALL TO REMAIN
\bigcirc	FAN - 100 CFM U.N.O.	$\Box = = = = = =$	TO BE REMOVED
			1-HOUR RATED ASSEMBLY

ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

APPROVAL

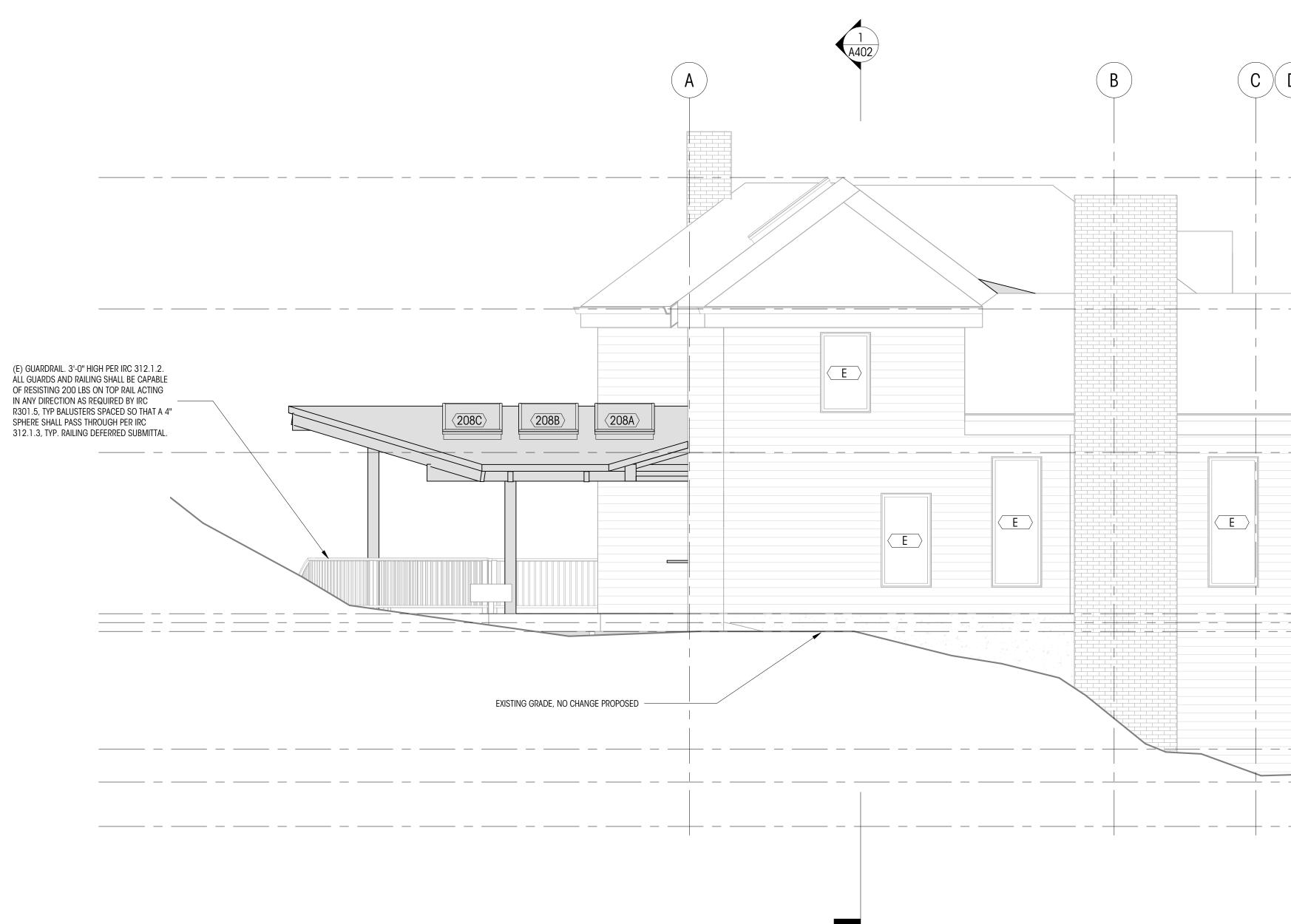
6. CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.

7. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.



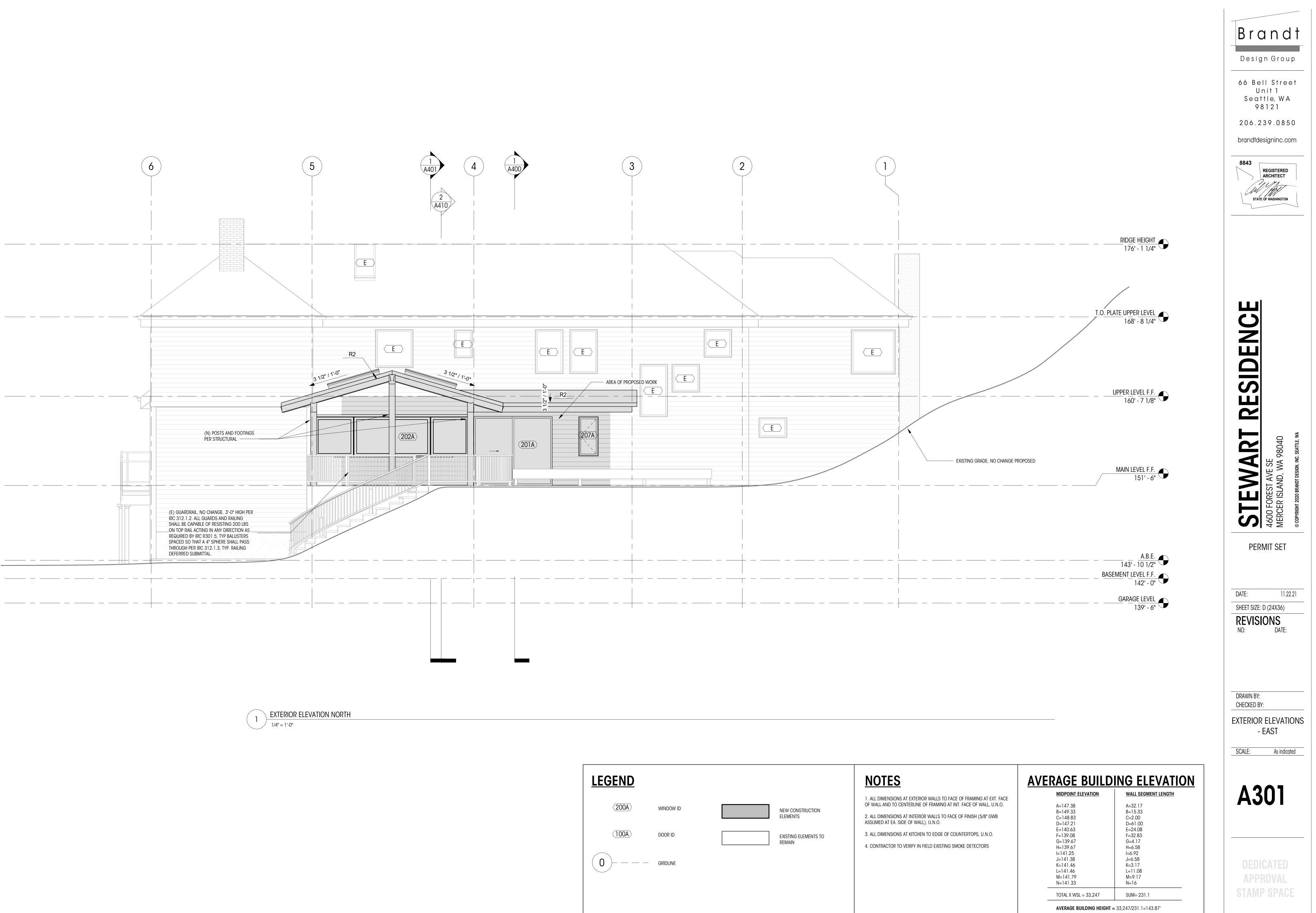
		MAIN LEVEL FIN. FLR.	ELEVATION DATUM
200A	WINDOW ID	0	GRIDLINE
100A)	DOOR ID		
100A	FINISH ID		NEW FLOOR
\bigcirc	SMOKE DETECTOR		NEW WALL
\bigotimes	SMOKE/CARBON MONOXIDE DETECTOR		WALL TO REMAIN
\bigcirc	FAN - 100 CFM U.N.O.	$\Box = = = = = =$	TO BE REMOVED
			1-HOUR RATED ASSEMBLY

7. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.



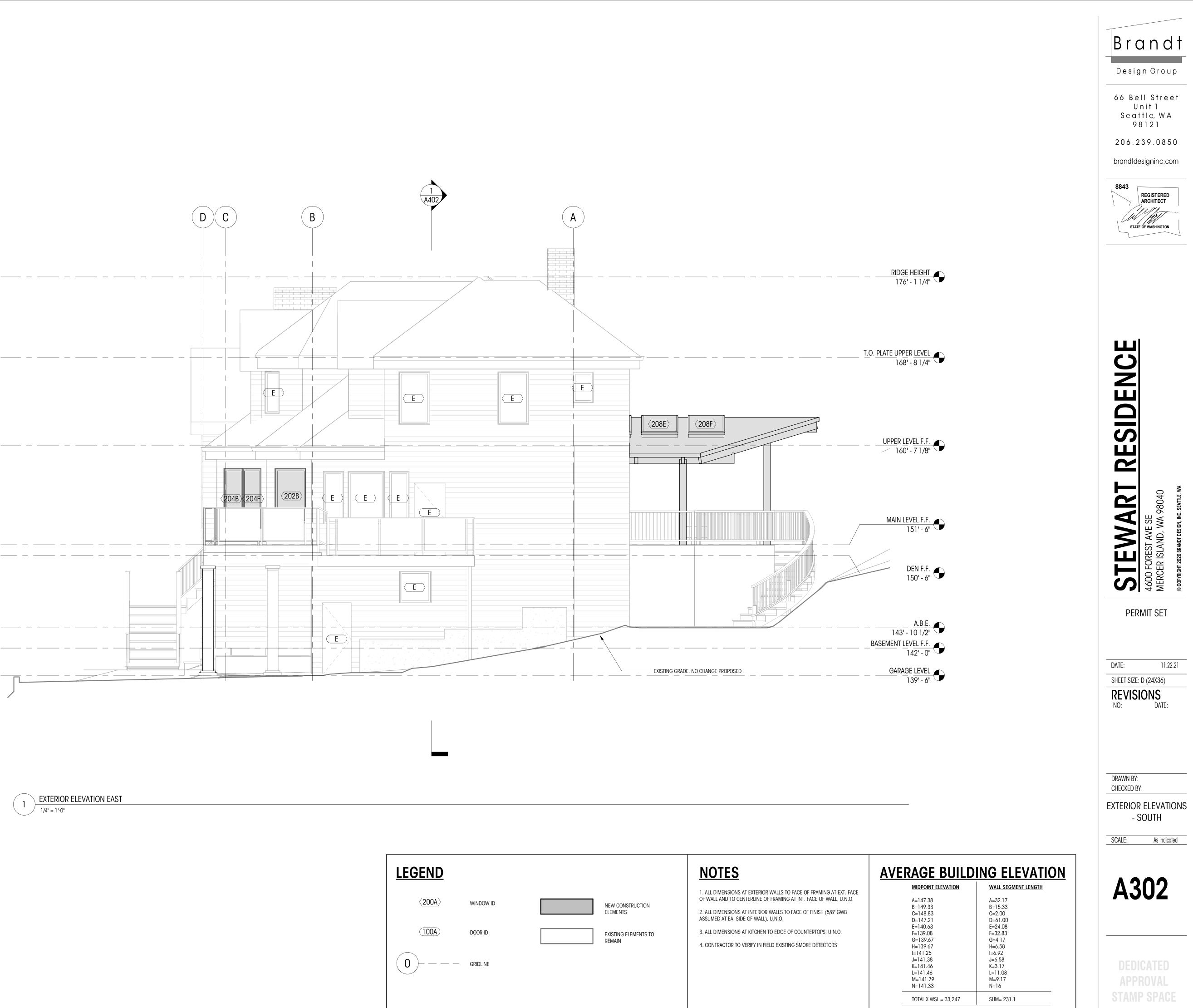


NO: DATE:			$\frac{PPER LEVEL F.F.}{160' - 7 1/8"} \textcircled$	BUBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB
NO: DATE: DRAWN BY: CHECKED BY:		BASEN	$\begin{array}{c} \text{LIVING RM F.F.} \\ 151' - 0'' \\ \hline \\ \hline \\ \text{DEN F.F.} \\ 150' - 6'' \\ \hline \\ \hline \\ 150' - 6'' \\ \hline \\ \hline \\ 143' - 101/2'' \\ \hline \\ \hline \\ \text{MENT LEVEL F.F.} \\ \hline \\ 142' - 0'' \\ \hline \end{array}$	DATE: 11.22.21 SHEET SIZE: D (24X36) DATE: DATE:





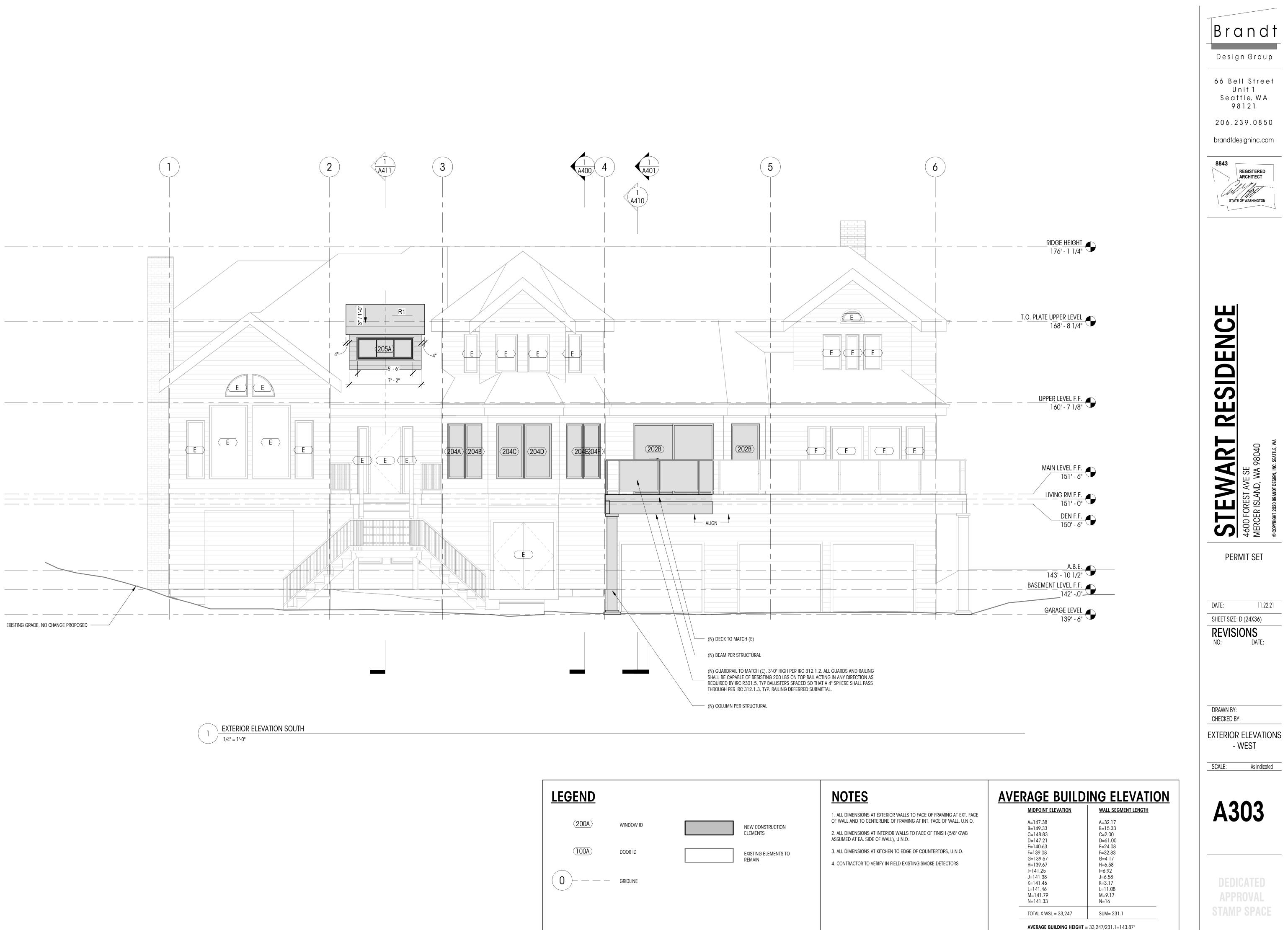
<u>LEGEND</u>			NOTES
< <u>200A</u> >	WINDOW ID	NEW CONSTRUCTION ELEMENTS	1. ALL DIMENSION OF WALL AND TO 2. ALL DIMENSION ASSUMED AT EA. S
(100A)	DOOR ID	EXISTING ELEMENTS TO REMAIN	3. ALL DIMENSION 4. CONTRACTOR T
0	GRIDLINE		





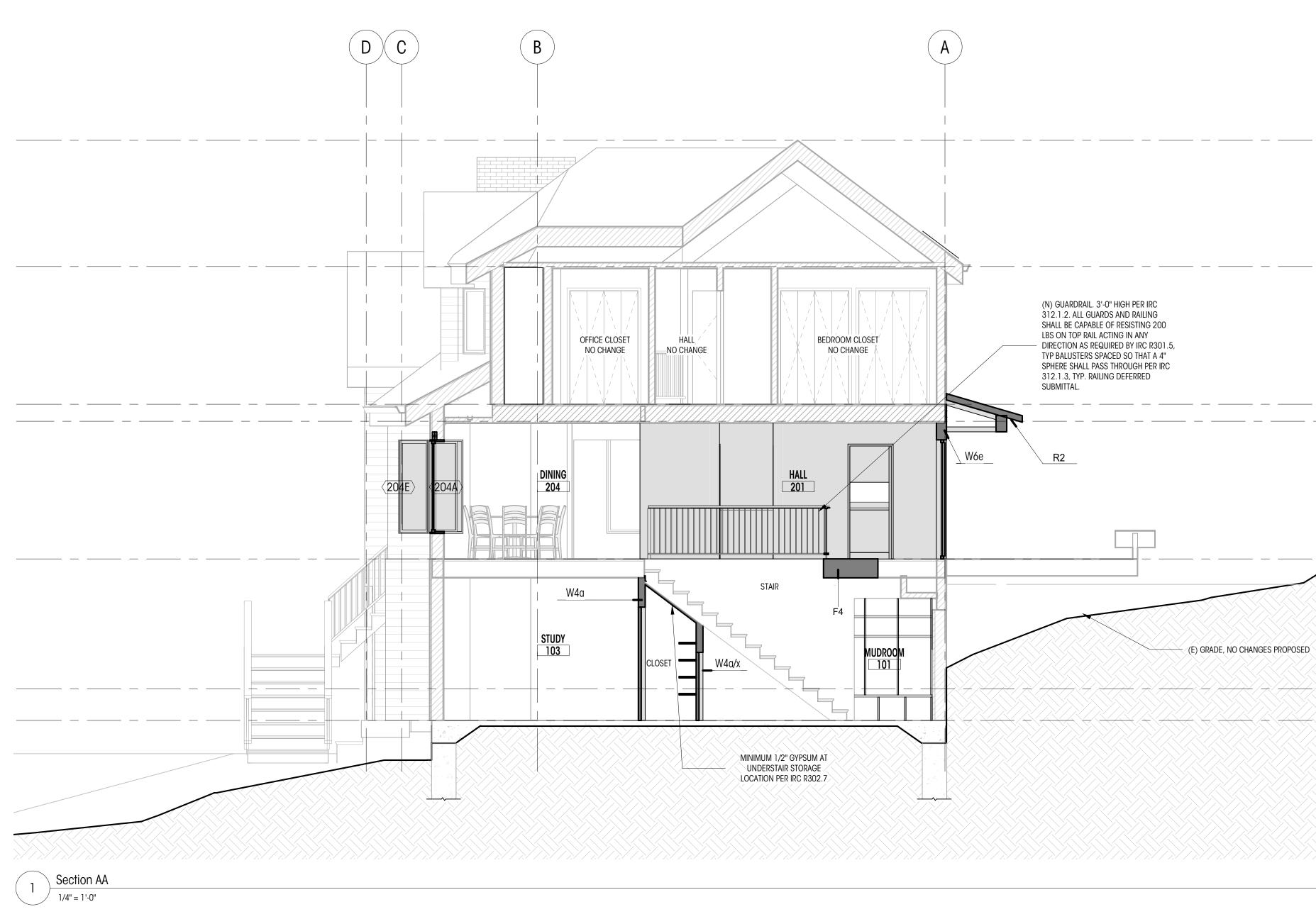
<u>LEGEND</u>			NOTES
< <u>200A</u> >	WINDOW ID	NEW CONSTRUCTION ELEMENTS	1. ALL DIMENSION OF WALL AND TO (2. ALL DIMENSION ASSUMED AT EA. S
(100A)	Door ID	Existing elements to Remain	3. ALL DIMENSION 4. CONTRACTOR T
0	GRIDLINE		

AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'





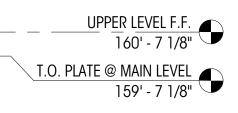
<u>LEGEND</u>			NOTES
< <u>200A</u> >	WINDOW ID	NEW CONSTRUCTION ELEMENTS	1. ALL DIMENSIO OF WALL AND TO 2. ALL DIMENSIO ASSUMED AT EA.
(100A)	Door ID	EXISTING ELEMENTS TO REMAIN	3. ALL DIMENSIO 4. CONTRACTOR
0	GRIDLINE		



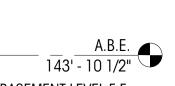
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Unit 1 Seattle, WA 98121 206.239.0850							
brandtdesigninc.com							
8843 REGISTERED ARCHITECT STATE OF WASHINGTON							
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NRT	98040	ic. Seattle, wa					
EW	rest ave se Island, wa 98040	20 BRANDT DESIGN, INC. SEATTLE, WA					
STI	4600 FOI MERCER	© COPYRIGHT 20					
PER	MIT SET						
DATE: Sheet size:	11.2 D (24X36)	2.21					
REVISI NO:							
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BUILDIN SCALE:	G SECTIO						
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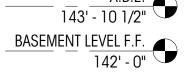




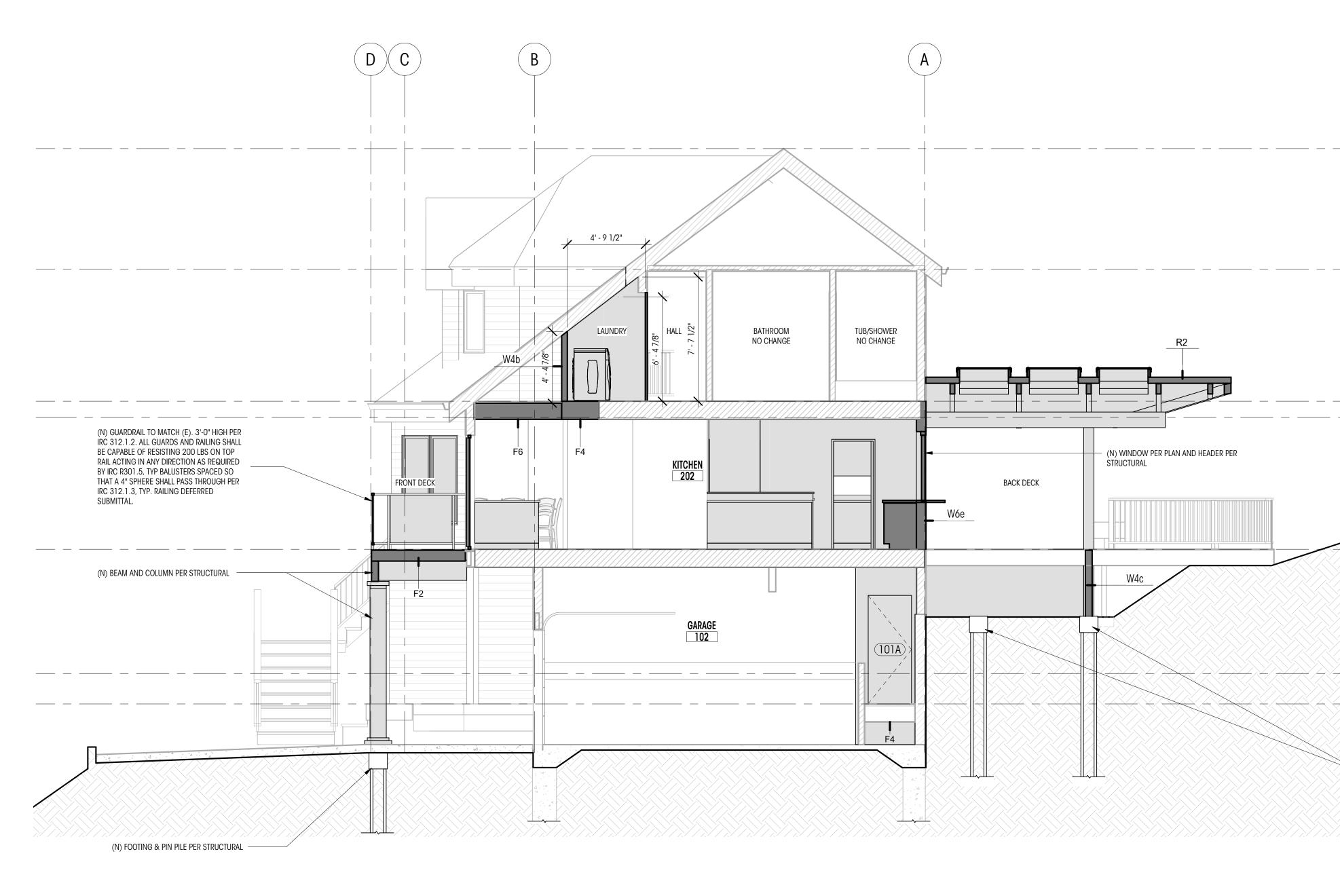








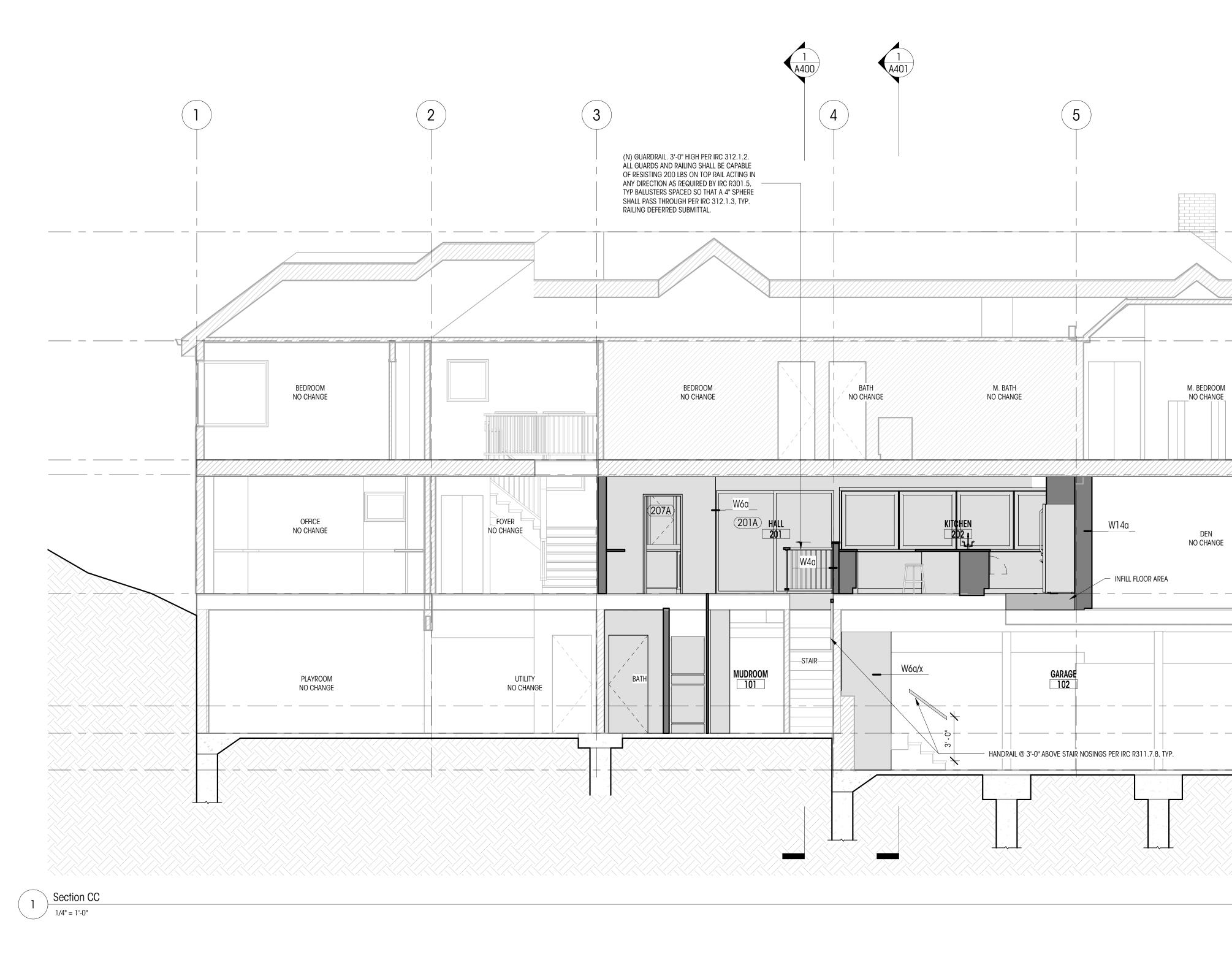


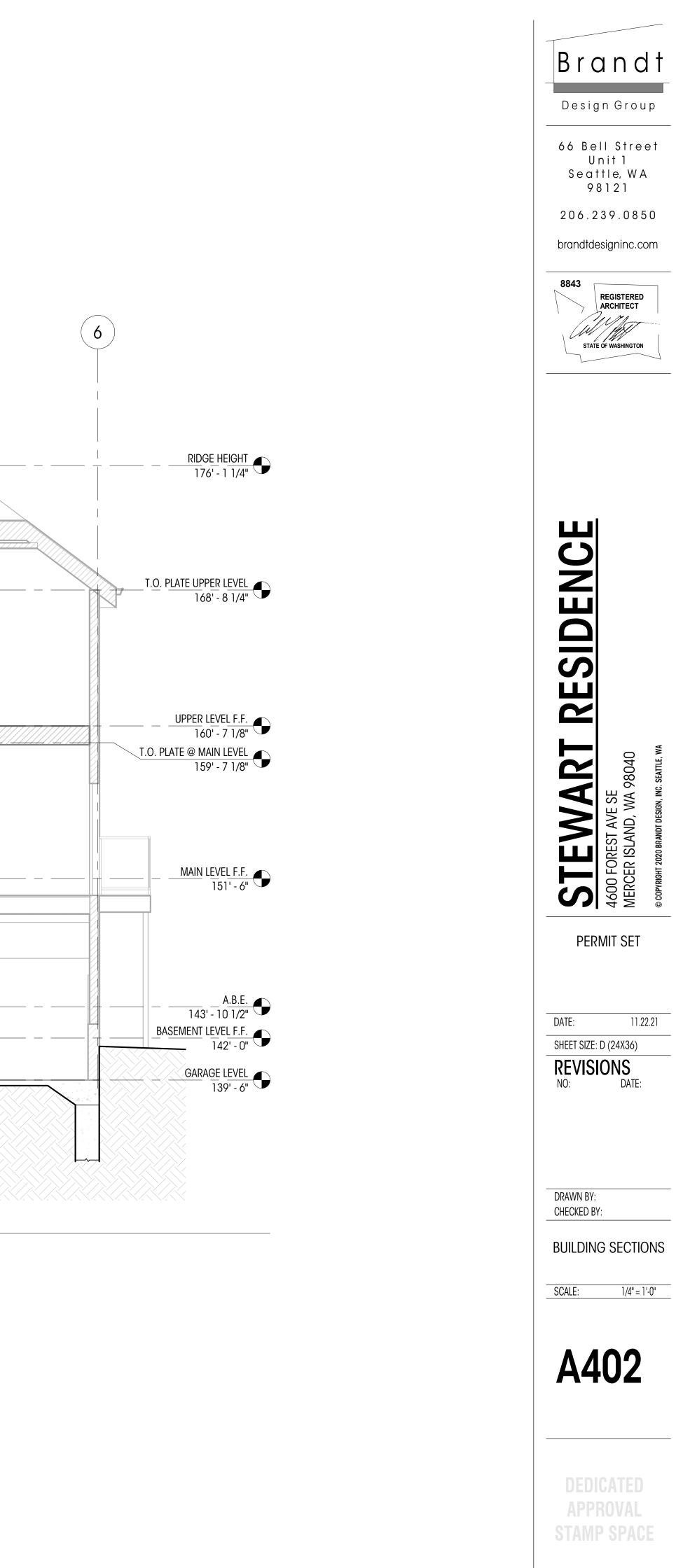


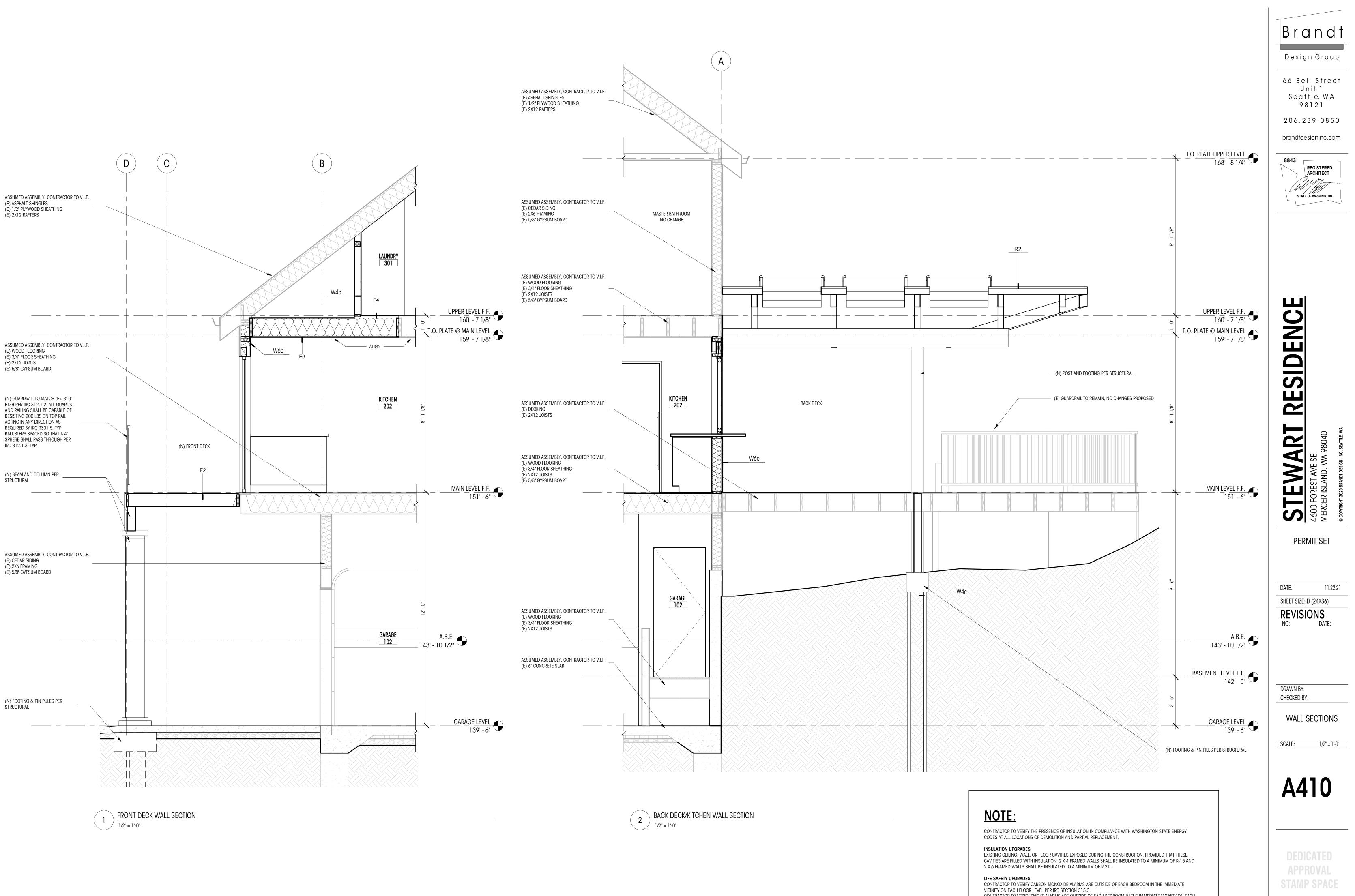
1 Section BB 1/4" = 1'-0"

		Brandt Design Group 66 Bell Street Unit 1 Seattle, WA 98121 206.239.0850 brandtdesigninc.com
 <u>Ridge Height</u> 176' - 1 1/4"		
 <u>T.O. PLATE UPPER LEVEL</u> 168' - 8 1/4"		EVART RESIDENCE REST AVE SE ISLAND, WA 98040 20 BRAND DESIGN INC. SEATLE, WA
		Ŭ Č
 $- \frac{\text{UPPER LEVEL F.F.}}{160' - 7 1/8"}$		
<u>T.O. PLATE @ MAIN LEVEL</u> 159' - 7 1/8" <u>MAIN LEVEL F.F.</u> 151' - 6"		STERVARAT 4600 FOREST AVE SE MERCER ISLAND, WA 98040 © COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA
<u>A.B.E.</u> <u>143'</u> - <u>10 1/2"</u> <u>BASEMENT LEVEL F.F.</u> <u>142'</u> - 0"		DATE: 11.22.21 SHEET SIZE: D (24X36) REVISIONS NO: DATE:
— (N) Foot & PIN PILES PER STRUCTURA	AL	
		DRAWN BY: CHECKED BY:
		BUILDING SECTIONS
		SCALE: 1/4" = 1'-0" A401 DEDICATED APPROVAL STAMP SPACE

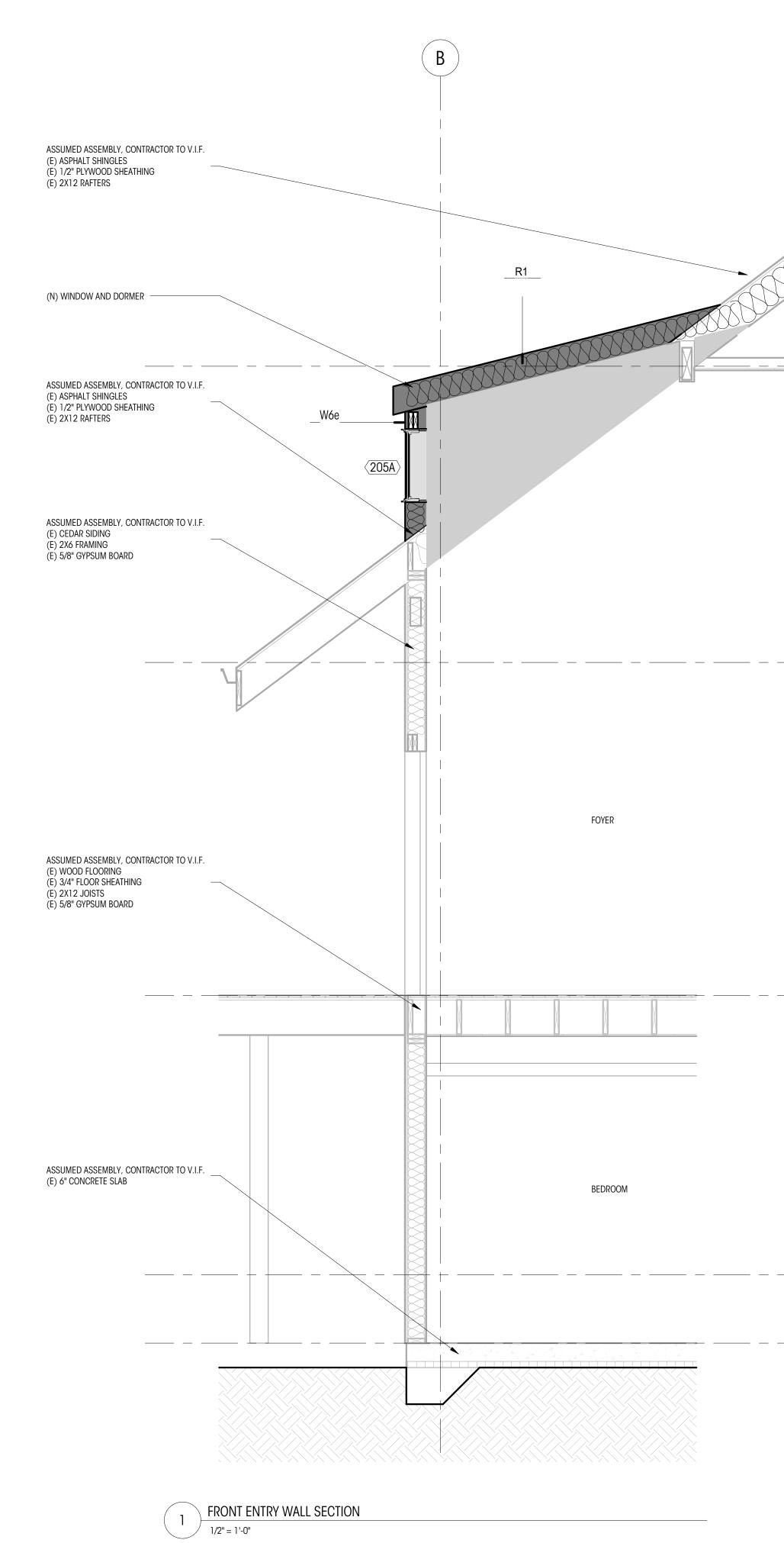
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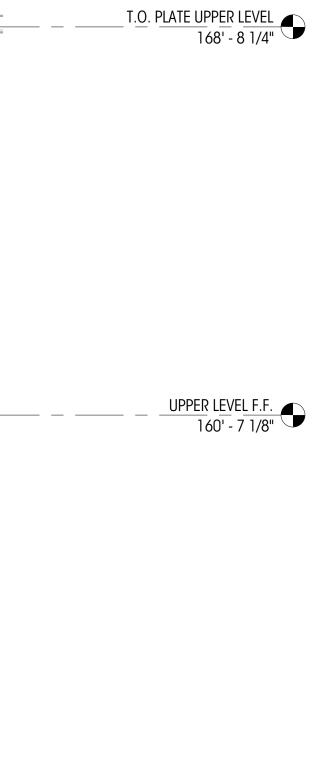




CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRCE SECTION 314.2.2.



	Brandt Design Group 66 Bell Street Unit 1 Seattle, WA 98121 206.239.0850 brandtdesigninc.com
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	DATE: 11.22.21 SHEET SIZE: D (24X36) REVISIONS NO: DATE:
	DRAWN BY: CHECKED BY: WALL SECTIONS SCALE: 1/2" = 1'-0"
IMPLIANCE WITH WASHINGTON STATE ENERGY ACEMENT. G THE CONSTRUCTION, PROVIDED THAT THESE	A411
NG THE CONSTRUCTION, PROVIDED THAT THESE S SHALL BE INSULATED TO A MINIMUM OF R-15 AND F R-21.	DEDICATED Approval



MAIN LEVEL F.F. 151' - 6"

BASEMENT LEVEL F.F. 142' - 0"

NOTE:

CONTRACTOR TO VERIFY THE PRESENCE OF INSULATION IN CODES AT ALL LOCATIONS OF DEMOLITION AND PARTIAL RE

<u>Insulation Upgrades</u> Existing Ceiling, Wall, or Floor Cavities Exposed Duri Cavities are filled with Insulation, 2 x 4 framed Walls 2 x 6 framed Walls Shall be Insulated to a Minimum O

LIFE SAFETY UPGRADES CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRCE SECTION 314.2.2.

					UNIT AREA			
Plan ID	TYPE	WIDTH (ff)	HEIGHT (ff)	HEAD HT	(sf)	U VALUE	UA	NOTES
202A	Н	15' - 11"	4' - 0"	7' - 0"	64 SF			
202R	A	4' - 0"	5' - 0"	7' - 0"	20 SF			
204A	A	2' - 5"	5' - 6"	7' - 0"	13 SF			
204B	A	2' - 5"	5' - 6"	7' - 0"	13 SF			
204C	A	2' - 9"	5' - 6"	7' - 0"	15 SF			
204D	А	2' - 9"	5' - 6"	7' - 0"	15 SF			
204E	A	2' - 5"	5' - 6"	7' - 0"	13 SF			
204F	А	2' - 5"	5' - 6"	7' - 0"	13 SF			
205A	Fixed	5' - 6"	2' - 0"	6' - 4 5/8"	11 SF			
207A	А	2' - 0"	4' - 0"	7' - 0"	8 SF			4,5
208A	E	3' - 0"	5' - 1 1/2"		15 SF			1,3
208B	E	3' - 0"	5' - 1 1/2"		15 SF			1,3
208C	E	3' - 0"	5' - 1 1/2"		15 SF			1,3
208D	E	3' - 0"	5' - 1 1/2"		15 SF			1,3
208E	E	3' - 0"	5' - 1 1/2"		15 SF			1,3
208F	E	3' - 0"	5' - 1 1/2"		15 SF			1,3

GENERAL NOTES

ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR. • CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH OWNER BEFORE ORDERING. •

ALL NEW WINDOWS TO BE NFRC CERTIFIED. •

ALL WINDOW WALL IS TEMPERED GLASS. • REFER TO PLANS AND TAGS FOR LOCATION AND SWINGS. •

ALL ELEVATIONS ARE FROM THE EXTERIOR. •

ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES • PER IBC 8310.2 ALL EGRESS OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, NET CLEAR HEIGHT •

OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20".

THE WINDOW SILL SHALL HAVE HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR • PER IRC R308.4.3, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING IN

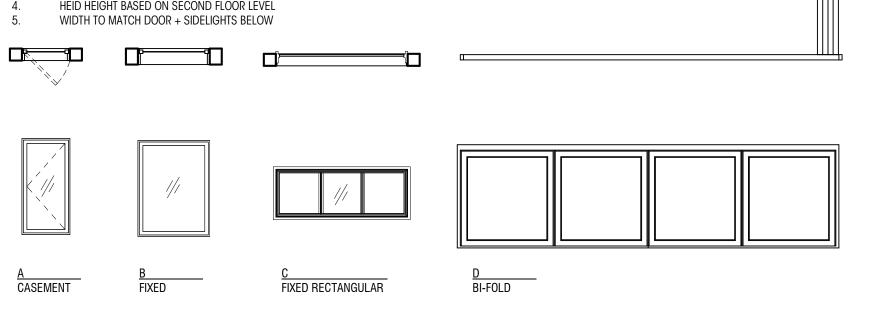
THE FOLLOWING HAZARDOUS LOCATIONS: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF,

- The Bottom edge of the glazing is less than 18" above the floor,
- The Top Edge of the glazing is more than 36 " avove the floor, and ONE OR MORE WALKING SURFACES ARE WITHING 36", MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING.

SPECIFIC NOTES

4.

- TEMPERED GLASS/SAFETY GLAZING
- SILLS FLUSH WITH COUNTERTOP SKYLIGHT 3.
- HEID HEIGHT BASED ON SECOND FLOOR LEVEL



<u>e</u> Skylight

WINDOW TYPES 1/4" = 1'-0"

DOOR SCHEDULE

PLAN ID	TYPE	WIDTH (ft.)	HEIGHT (ft.)	AREA (sf.)	U VALUE	UA	NOTES
				/ ((01.)	O WILDE	UN	NOTED
101A	A	2' - 8"	6' - 8"	18 SF			3
103A	A	2' - 8"	6' - 8"	18 SF			
103B	A	2' - 8"	6' - 8"	18 SF			7
103C	F	2' - 6"	4' - 0"	10 SF			7
201A	E	8' - 0"	7' - 0"	56 SF	0.3	17 SF	1,6
202B	E	8' - 0"	7' - 0"	56 SF	0.3	17 SF	1,6
206A	С	2' - 6"	6' - 8"	17 SF			
207A	С	2' - 6"	6' - 8"	17 SF			
207B	С	2' - 6"	6' - 8"	17 SF			
301A	D	10' - 0"	6' - 8"	67 SF			

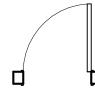
GENERAL NOTES

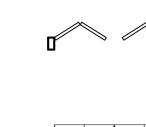
ALL NEW DOORS TO BE NFRC CERTIFIED •

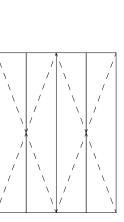
ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES • ALL NEW DOORS TO BE SOLID-CORE/ MATCH (E) STYLE •

SPECIFIC NOTES

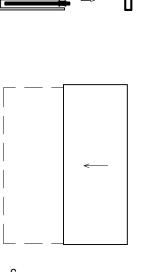
- TEMPERED GLASS/SAFETY GLAZING
- EGRESS 20-MINUTE RATED W/SELF-CLOSURE
- OVERHEAD DOOR SOLID CORE DOOR TO UNDER STAIR STORAGE 5.
- SLIDER UNDERSTAIR STORAGE 7.







<u>B</u> Interior Double Folding Door



<u>C</u> POCKET DOOR

<u>a</u> Single Flush

DOOR TYPES 1/4" = 1'-0"

DEDICATED
APPROVAL
STAMP SPACE



DRAWN BY: CHECKED BY: DOOR & WINDOW SCHEDULES & LEGENDS & NOTES 1/4" = 1'-0" SCALE:

SHEET SIZE: D (24X36) REVISIONS NO: DATE:

DATE: 11.22.21

PERMIT SET

'E SE WA Ă Á **STEV** 4600 FOREST MERCER ISLAN

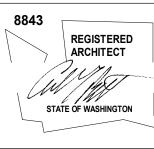
DENCI S ART 2

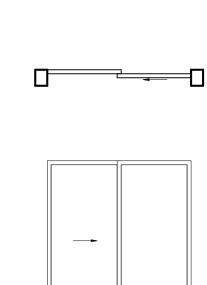
98040

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Design Group





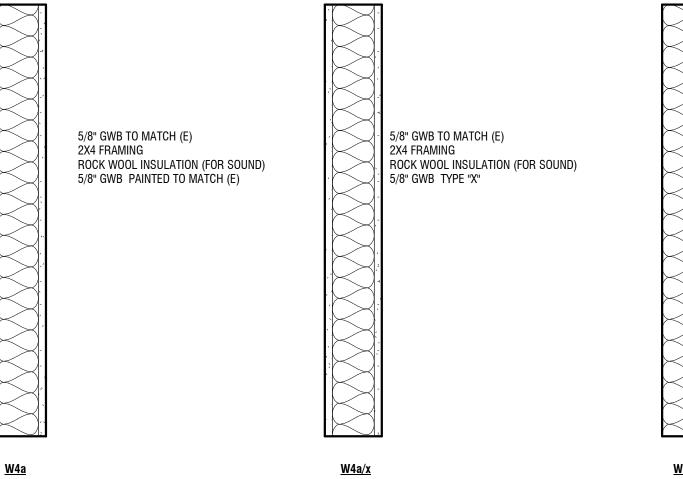


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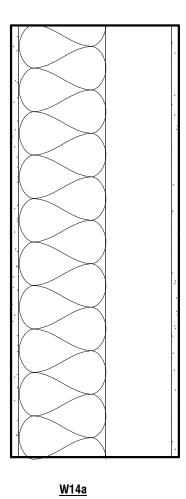
<u>e</u> Exterior sliding door

VERTICAL ASSEMBLIES



<u>W4a</u>



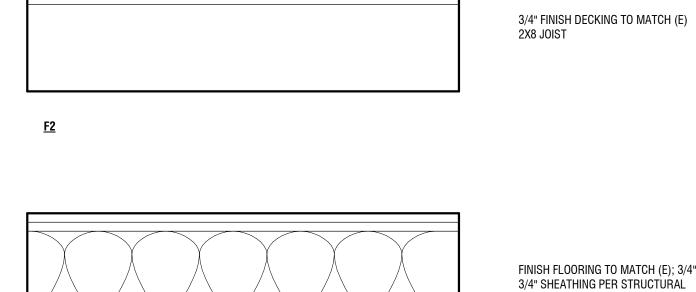


<u>F4</u>

5/8" GWB TO MATCH (E) 2X8 FRAMING 2X6 FRAMING - CONTRACTOR TO VERIFY STRUCTURAL AND PLUMBING REQUIREMENTS FOR THIS WALL DEPTH

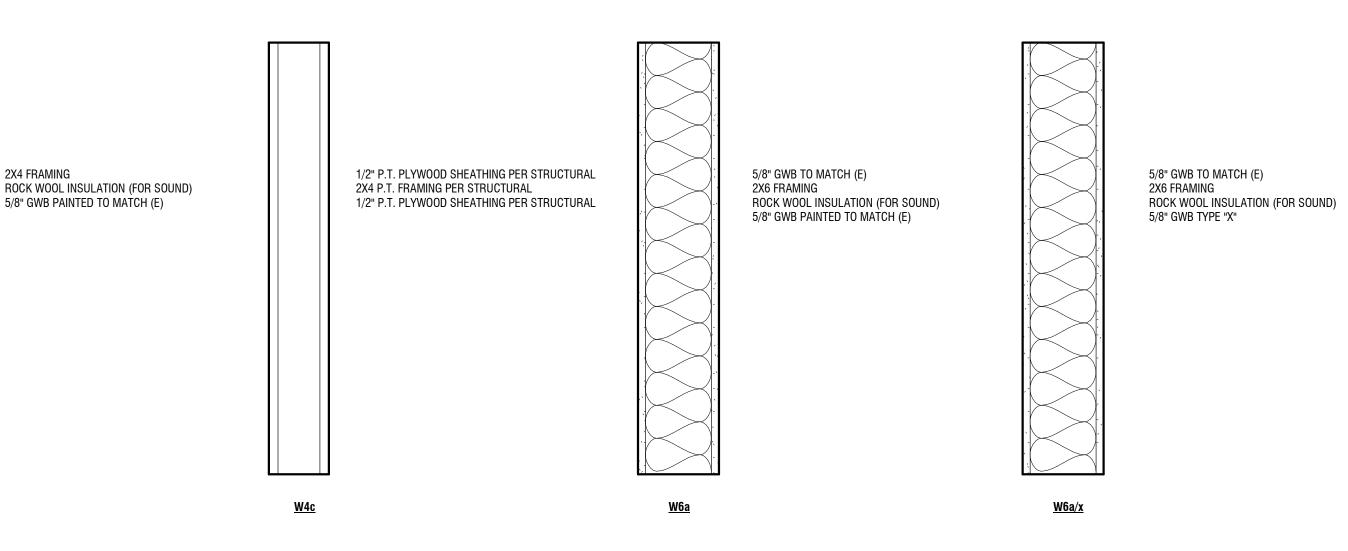
5/8" GWB PAINTED TO MATCH (E)

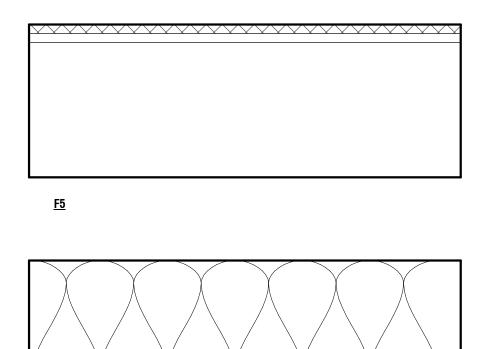
HORIZONTAL ASSEMBLIES



2X8 JOIST

FINISH FLOORING TO MATCH (E); 3/4" ASSUMED, CONTRACTOR V.I.F. 3/4" SHEATHING PER STRUCTURAL 2X12 JOIST ASSUMED, CONTRACTOR V.I.F. ROCKWOOL INSULATION GWB TO MATCH (E)

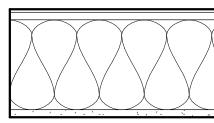




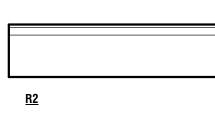
<u>F6</u>

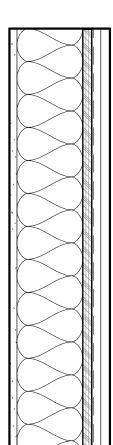
FINISH FLOORING TO MATCH (E); 3/4" ASSUMED, CONTRACTOR V.I.F. 3/4" SHEATHING PER STRUCTURAL FLOOR FRAMING OVER (E) FLOOR TO RAISE UP TO MEET ADJACENT F.F.

3/4" SHEATHING PER STRUCTURAL 2X12 JOIST ASSUMED, CONTRACTOR V.I.F. ROCKWOOL INSULATION GWB TO MATCH (E)



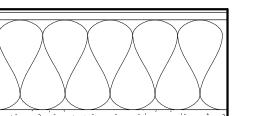
R1





<u>W6e</u>

5/8" GWB TO MATCH (E) 2X6 FRAMING RAWING R-21 MIN INSULATION 1/2" PLYWOOD SHEATHING TO MATCH (E) WRB PER CONTRACTOR SIDING TO MATCH (E)



ROOFING TO MATCH (E) WATERPROOF MEMBRANE PER CONTRACTOR 3/4" SHEATHING PER STRUCTURAL FRAMING PER STRUCTURAL RIGID INSULATION TO FILL CAVITY 5/8" GWB PAINTED, MATCH (E)

ROOFING TO MATCH (E) WATERPROOF MEMBRANE PER CONTRACTOR 3/4" SHEATHING PER STRUCTURAL 2X4 FRAMING 2X CLEAR VG DOUG FIR T & G



APPROVAL

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE 11. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE ARE 23. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- DESIGN LOADING CRITERIA: RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS ROOF ROOF LIVE LOAD MISCELLANEOUS LOADS ENVIRONMENTAL LOADS SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF

EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: SITE CLASS=D, Ss=1.44, Sds=1.15, S1=.5, SD1=.6, SDC D (DEFAULT), Ie=1.0 LIGHT FRAMED SHEAR WALLS:

Cs=0.177 R=6.5 TIMBER FRAMES: Cs=0.766 R=1.5

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS. THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE 13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE REPORTED TO THE ARCHITECT. WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
- 4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION"
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

QUALITY ASSURANCE

9. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION PER AISC 360 PER TABLE 1705.7 DRIVEN DEEP FOUNDATION

REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK

- 10. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705. 12 OF THE INTERNATIONAL BUILDING CODE.
- A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

12. PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER EXTRA-STRONG, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL 25. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. INSTRUCTIONS. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

RENOVATION

- COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
- DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING 14. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND STEEL CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND 27. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON: MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE A. AISC 360–16 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE. EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.
- B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY 15. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW DELETION OF PARAGRAPH 4.4.1. AND REVISE REFERENCE FROM "STRUCTURAL CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1. BE SAVED. C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
 - A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE 28. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL OVERCUT PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI PRIOR TO CUTTING ANY OPENINGS. (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING. CONFORM TO ASTM A307.

 - D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" 29. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF EMBED, UNLESS OTHERWISE NOTED ON PLANS. THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
 - 16. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT 30. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT. SYSTEM, UNLESS OTHERWISE NOTED.

CONCRETE

- 17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3.000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.
- ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED 18. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE 32. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR 40. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN EMBEDDED END. FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS ACCORDANCE WITH ACI 318–14. TABLE 19.3.2.1 MODERATE EXPOSURE. F1. CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR 33. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.
 - BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY == 19. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON 41. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE NOTED. DEGREES F. AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI. CERTIFICATION.
- TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION 20. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN WOOD ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT 34. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST DIAMETERS OR 2'-O" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FURNISH TO THE FOLLOWING MINIMUM STANDARDS: FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
 - NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
 - 21. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . 2" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . 1-1/2"
 - SLABS AND WALLS (INT. FACE). . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"
 - 22. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6"	WALLS	#4	@	16	HORIZ.	#4	@	18	VERTICAL	1	CURT
8"	WALLS	#4	@	12	HORIZ.	#4	@	18	VERTICAL	1	CURT
10"	WALLS	#4	@	18	HORIZ.	#4	@	18	VERTICAL	2	CURT
12"	WALLS	#4	@	16	HORIZ.	#4	@	18	VERTICAL	2	CURT

General Structural Notes THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

- RTAIN RTAIN RTAINS
- RTAINS

- DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
- 24. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED 36. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND 37. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

- 31. SHOP PRIME ALL STEEL EXCEPT:
- A. STEEL ENCASED IN CONCRETE.
- B. SURFACES TO BE WELDED. C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
- D. MEMBERS TO BE GALVANIZED.
- E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
- F. SURFACES TO RECEIVE SPRAYED FIREPROOFING. G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLAT	ES & MISC. FRAMING:	DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

- 35. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND 43. WOOD FASTENERS ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
- MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI LVL (2.0E-2600FB WS) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI LSL (1.55E) Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS. OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS. EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

- REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.
- 38. TONGUE-AND-GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE -NAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40d COMMON NAIL AND FACENAILED WITH ONE 60d COMMON NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES @ 30" O.C. (MAXIMUM) AND @ 10" (MAXIMUM) FROM THE END OF EACH PIECE. SPIKES SHALL BE NSTALLED IN PREDRILLED EDGE HOLES. DECKING SHALL BE PLACED WITH A CONTROLLED RANDOM LAYOUT UNLESS OTHERWISE NOTED AND SHALL EXTEND ACROSS A MINIMUM OF THREE SPANS. EACH PLANK SHALL BEAR ON AT LEAST ONE SUPPORT. ALL JOINTS SHALL BE END MATCHED AND ALL PLANKS NAILED TOGETHER WITHIN ONE FOOT OF EACH SIDE OF THE END JOINT. END JOINTS IN ADJACENT PLANKS SHALL BE AT LEAST TWO FEET APART AND END JOINTS IN ALTERNATE PLANKS SHALL BE MORE THAN ONE FOOT APART WHEN MEASURED ALONG THE LENGTH OF THE DECKING. END JOINTS NOT OCCURRING OVER SUPPORTS SHALL BE MATCHED TONGUED AND GROOVED OR SHALL BE CONNECTED WITH 10 GAUGE METAL SPLINES DRIVEN INTO PRE-CUT SLOTS. TONGUE AND GROOVE JOINTS SHALL BE GLUED WITH CONSTRUCTION ADHESIVE WHERE NOTED ON PLAN.
- 39. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZE
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185
		CONTINUOUS H
		PER ASTM A65
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 3
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 3
AZCA	ANY	TYPE 304 OR 3

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

42. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0. 113"
Bd	2-1/2"	0. 131"
0d	3"	0. 148"
2d	3-1/4"	0. 148"
6d BOX	3-1/2"	0. 135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS. THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

44. NOTCHES AND HOLES IN WOOD FRAMING:

- NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.
- B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.
- 45. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304. 10. 1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C., LAP TOP PLATES AT JOINTS A MINIMUM 4'-O" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER. MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

STRUCTURAL ENGINEERING 2124 Third Avenue - Suite 100 - Seattle, WA 98121 p: 206.443.6212 ssfengineers.com 934 Broadway - Tacoma, WA 98402 ssfengineers.com p: 253 284 9470

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DESIGN:	JWJ	
DRAWN:	NHD	
CHECKED:	BDM	
APPROVED:	BDM	

REVISIO)NS:		
DPD:			

PROJECT TITLE:

Stewart Residence 4600 Forest Ave SE

Mercer Island, WA 98040

ARCHITECT:

Brandt Design Group 66 Bell Street, Unit 1 Seattle, WA 98121 PH 206.239.0850 brandtdesigninc.com

PERMIT

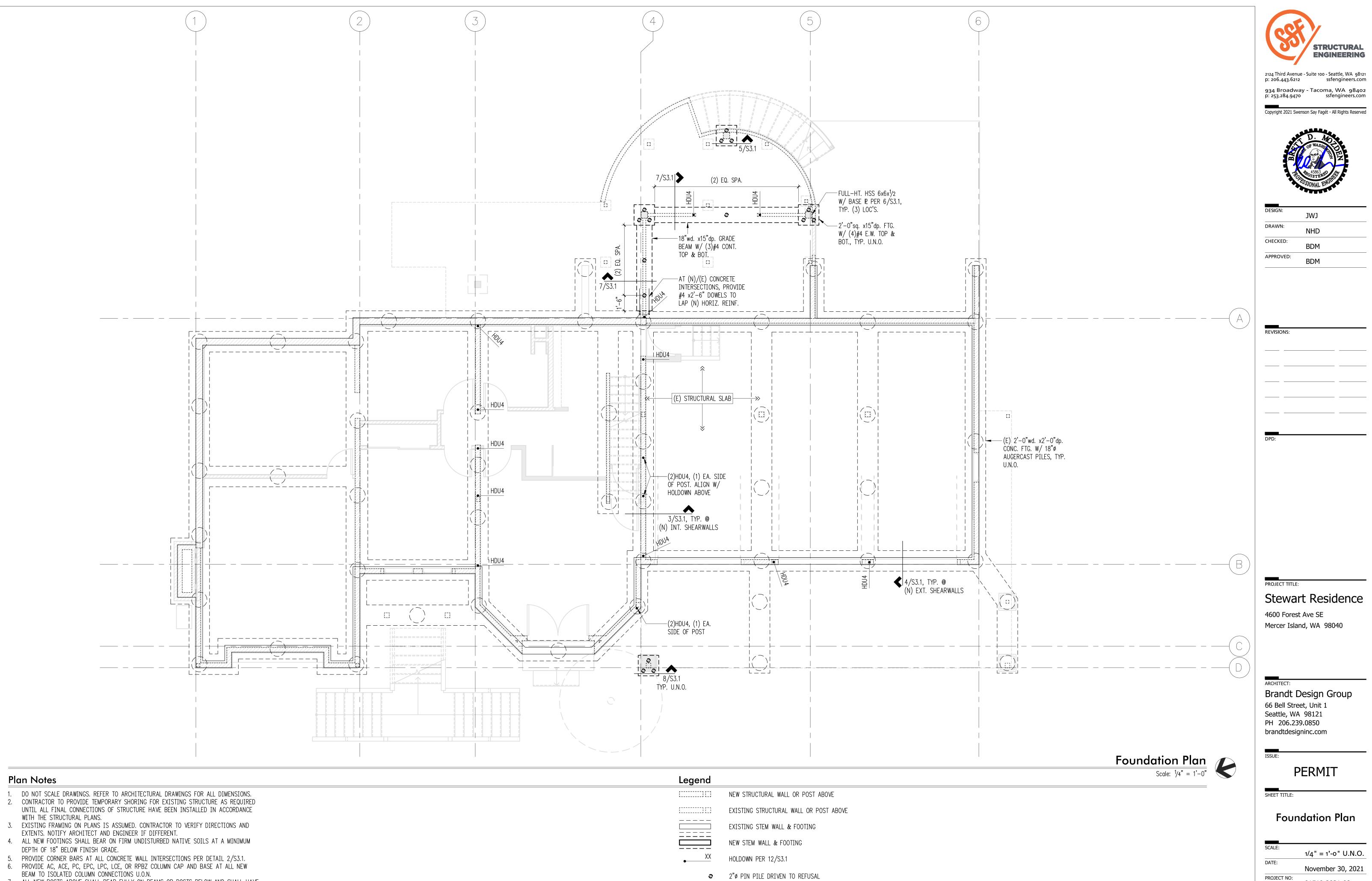
SHEET TITLE:

General Structural Notes

SCALE:	
	-
DATE:	
	November 30, 2021
PROJECT NO:	
	01519-2021-08
SHEET NO:	
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HOT DIPPED OR HOT-GALVANIZED 53 316 STAINLESS 316 STAINLESS

TYPE 304 OR 316 STAINLESS



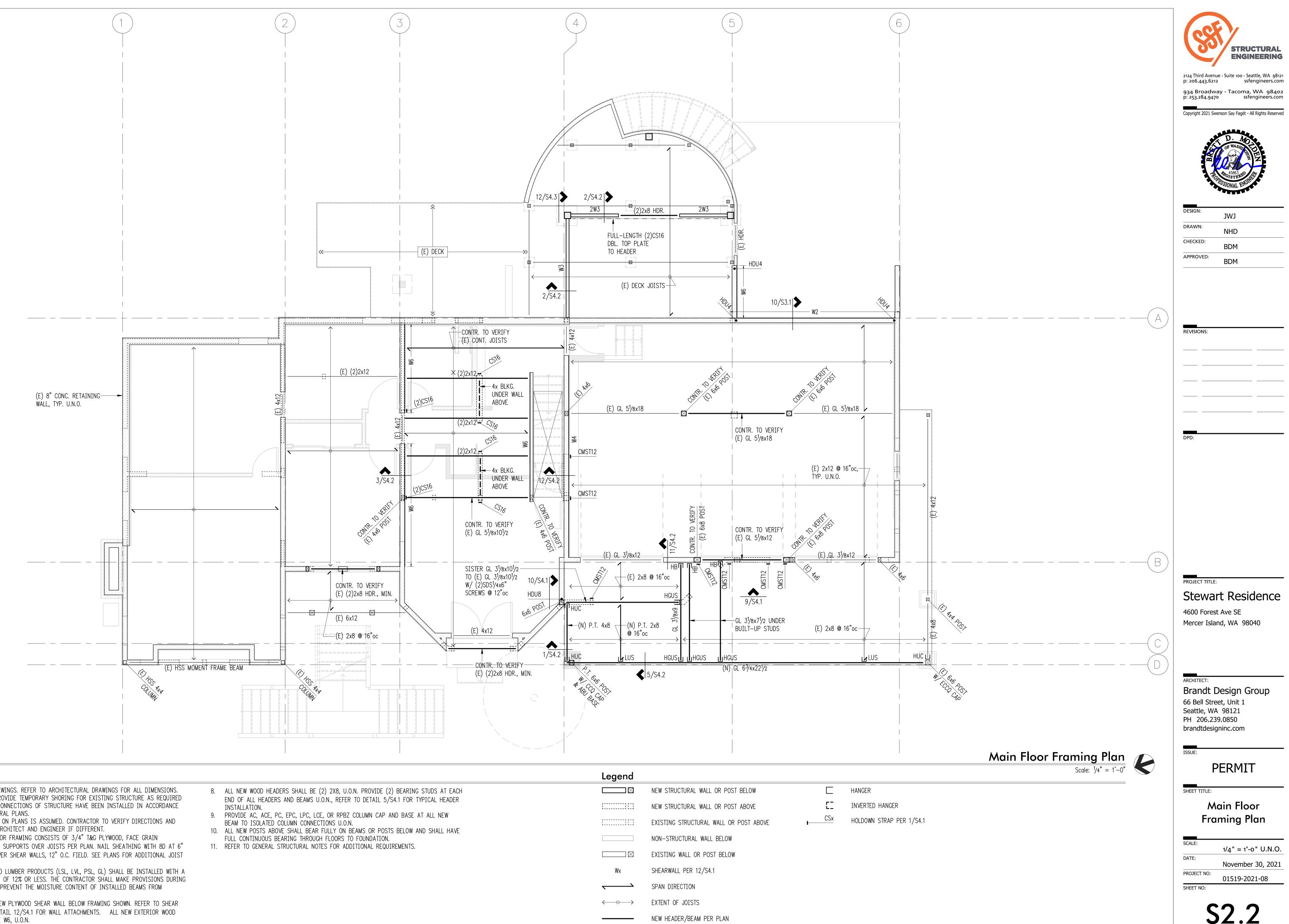
- 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. 2. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR EXISTING STRUCTURE AS REQUIRED UNTIL ALL FINAL CONNECTIONS OF STRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS.
- 3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND
- EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- DEPTH OF 18" BELOW FINISH GRADE.
- 5. PROVIDE CORNER BARS AT ALL CONCRETE WALL INTERSECTIONS PER DETAIL 2/S3.1.
- 6. PROVIDE AC, ACE, PC, EPC, LPC, LCE, OR RPBZ COLUMN CAP AND BASE AT ALL NEW
- BEAM TO ISOLATED COLUMN CONNECTIONS U.O.N. 7. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE
- FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION. 8. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

01519-2021-08

S2.

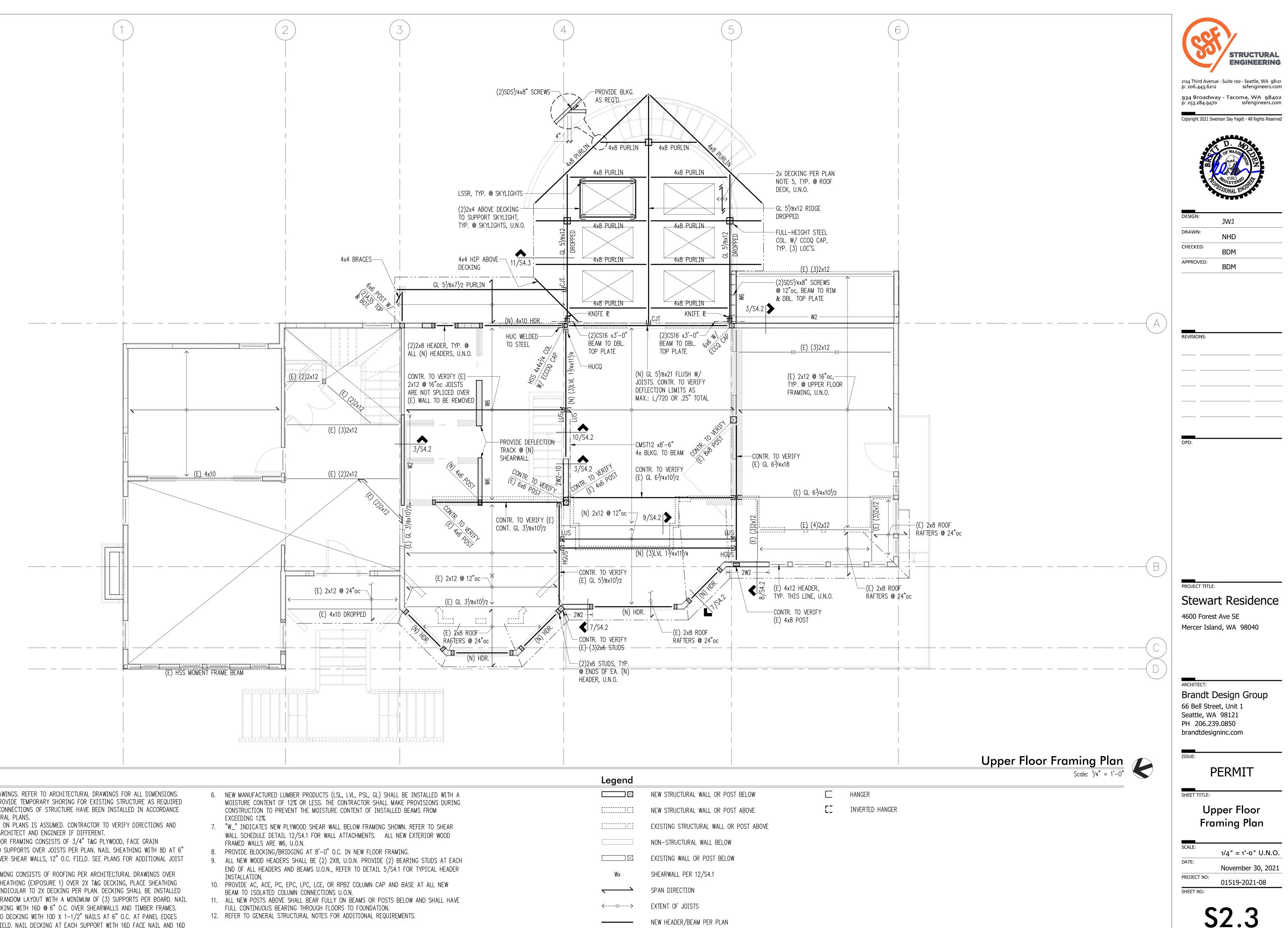
SHEET NO:

• 2"ø PIN PILE DRIVEN TO REFUSAL PER GENERAL STRUCTURAL NOTES (15 total this sheet)



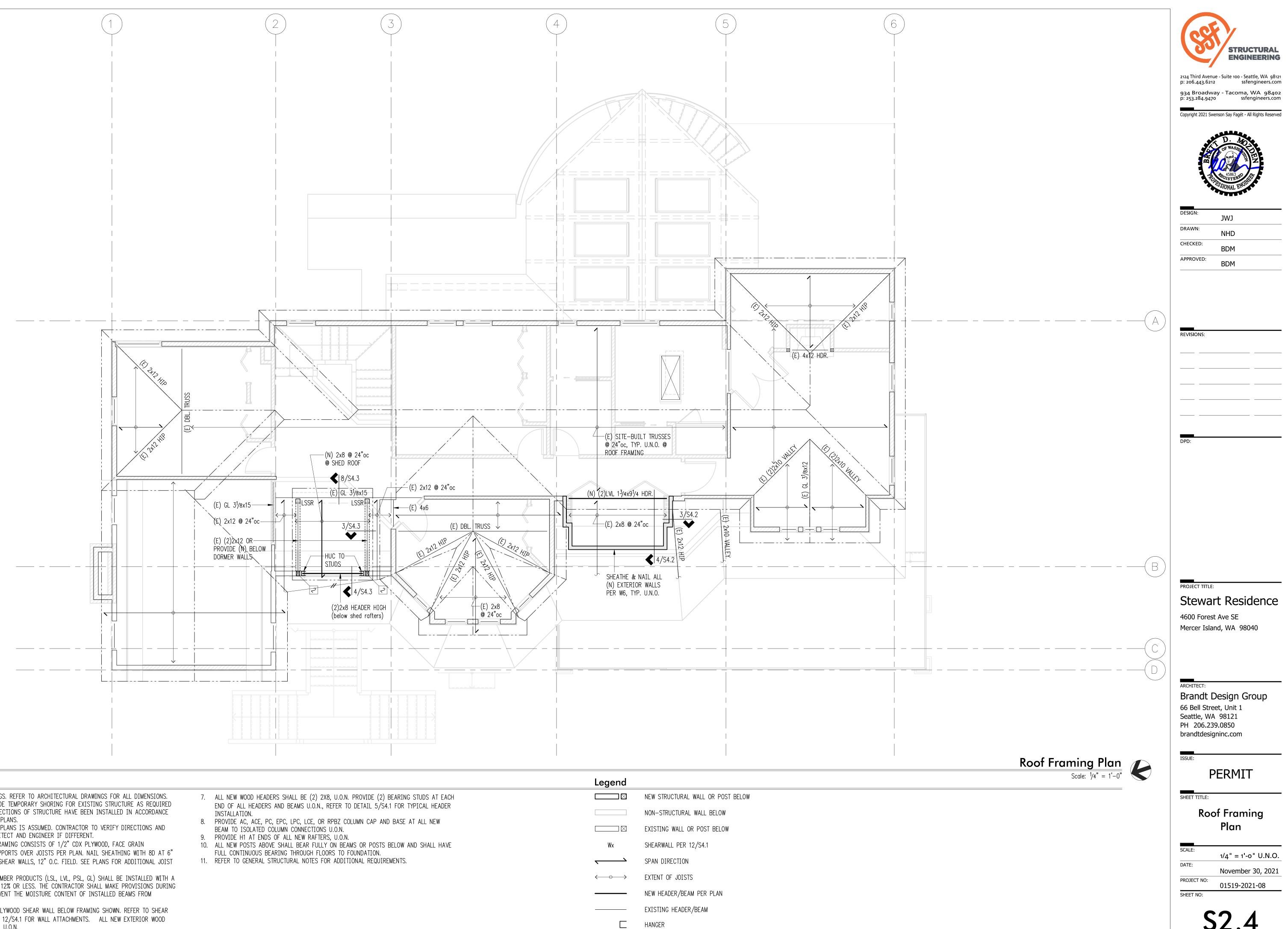
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- 3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- 4. TYPICAL WOOD FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
- 5. NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- 6. "W_" INDICATES NEW PLYWOOD SHEAR WALL BELOW FRAMING SHOWN. REFER TO SHEAR WALL SCHEDULE DETAIL 12/S4.1 FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- 7. PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN NEW FLOOR FRAMING.

NEW HEADER/BEAM PER PLAN ------ EXISTING HEADER/BEAM



- 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. 2. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR EXISTING STRUCTURE AS REQUIRED UNTIL ALL FINAL CONNECTIONS OF STRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS.
- 3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- 4. TYPICAL WOOD FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
- 5. TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" APA RATED SHEATHING (EXPOSURE 1) OVER 2X T&G DECKING, PLACE SHEATHING FACE GRAIN PERPENDICULAR TO 2X DECKING PER PLAN. DECKING SHALL BE INSTALLED IN A CONTROLLED RANDOM LAYOUT WITH A MINIMUM OF (3) SUPPORTS PER BOARD. NAIL SHEATHING TO DECKING WITH 16D @ 6" O.C. OVER SHEARWALLS AND TIMBER FRAMES. NAIL SHEATHING TO DECKING WITH 10D X 1-1/2" NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. FIELD. NAIL DECKING AT EACH SUPPORT WITH 16D FACE NAIL AND 16D TOENAIL THRU TONGUE.

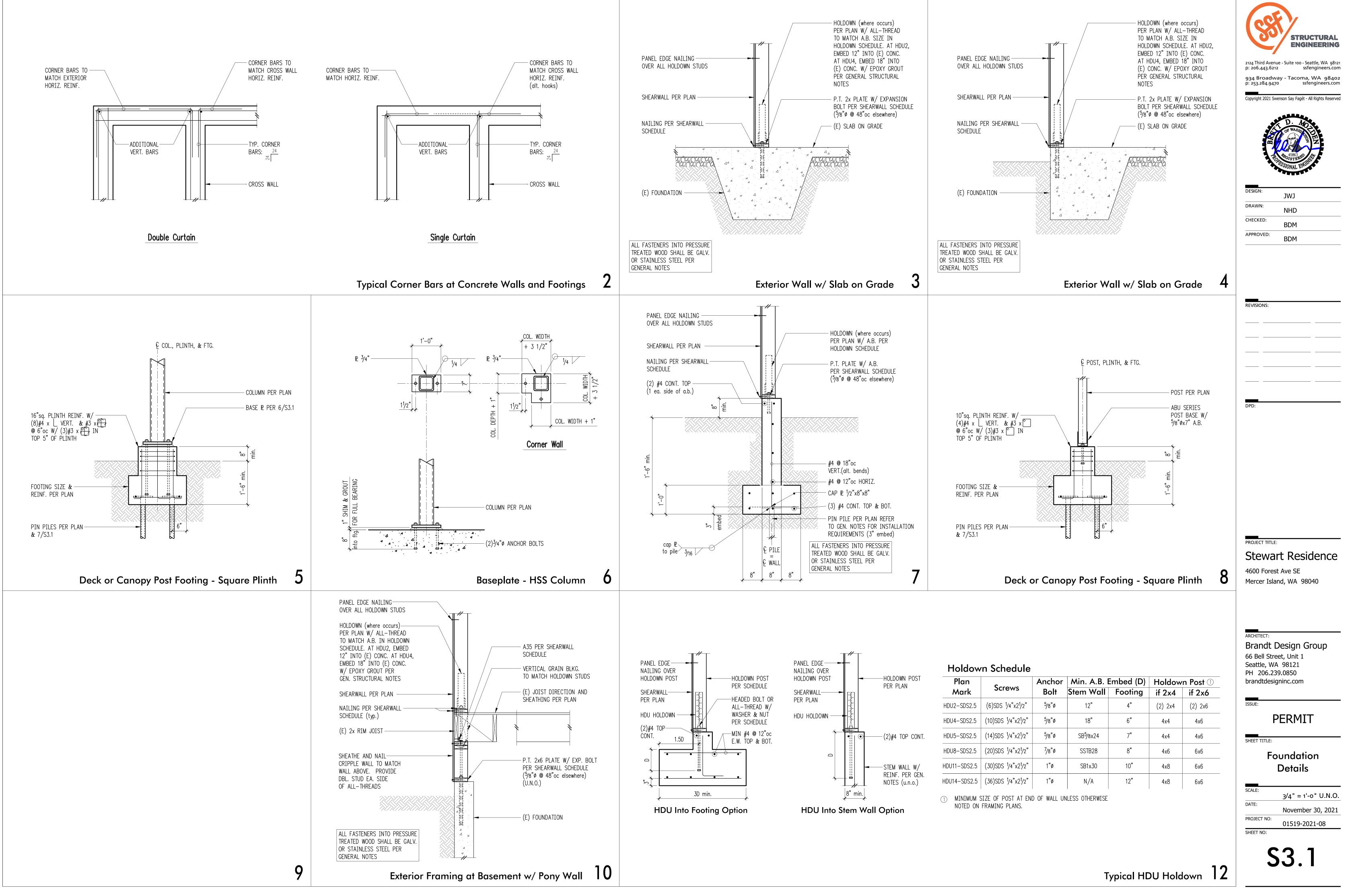
EXISTING HEADER/BEAM

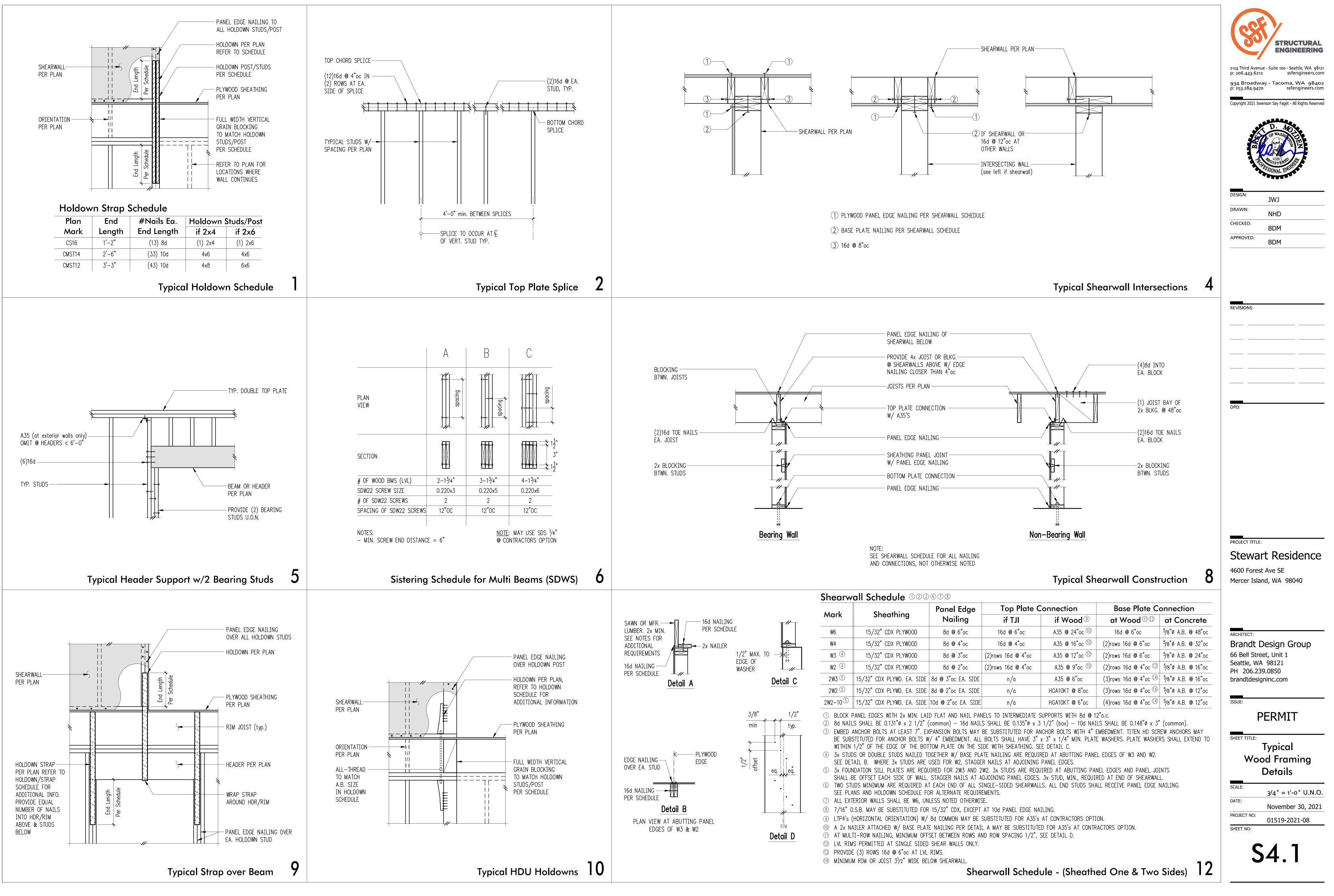


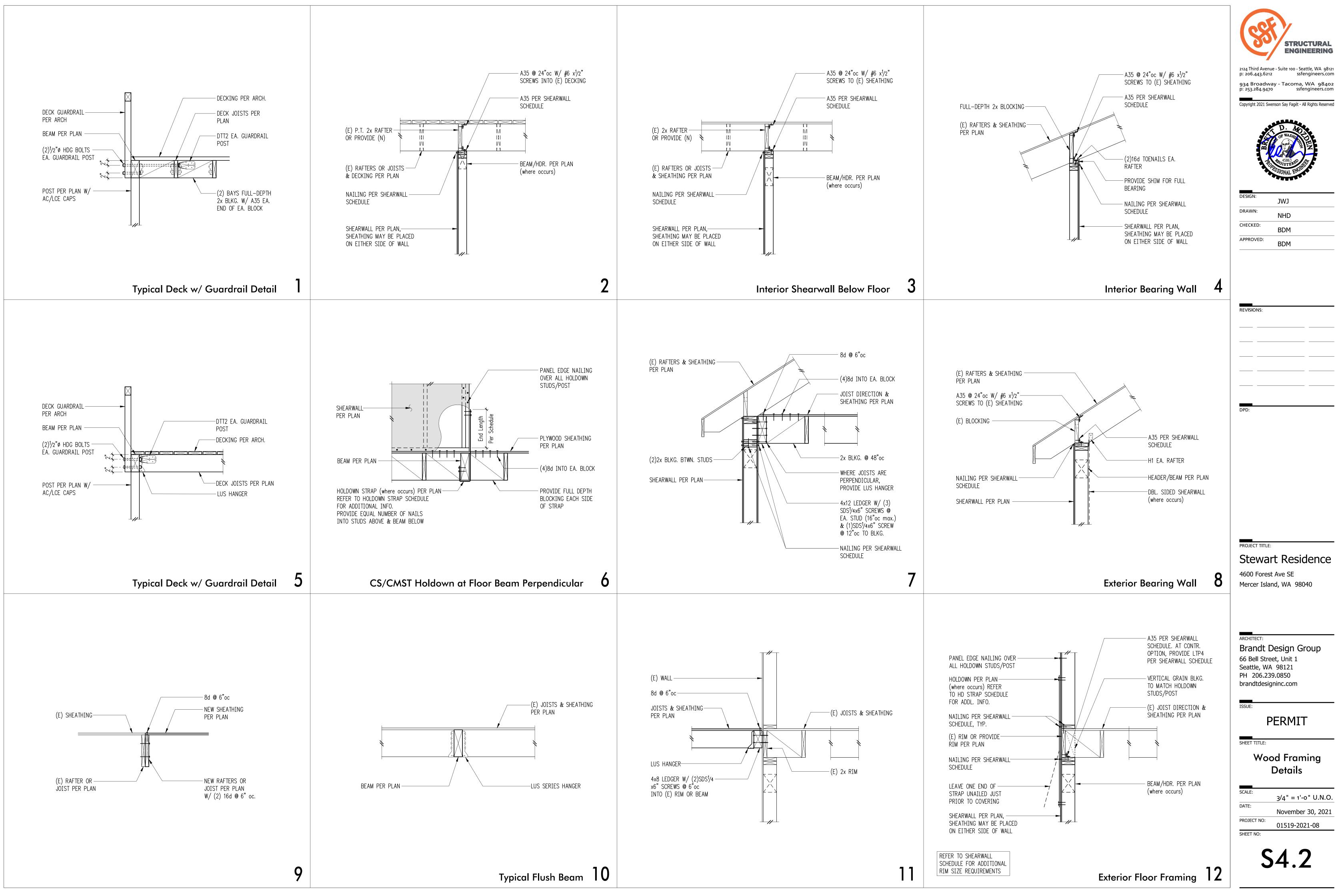
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- 4. TYPICAL WOOD ROOF FRAMING CONSISTS OF 1/2" CDX PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
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HANGER

------X> NO. OF STUDS IN MULTI-STUD COLUMN







1	
5	
9	

