

TAX LOT NUMBER

PARCEL #545600-0385

ADDRESS OF PROPERTY

4244 SHORECLUB DRIVE MERCER ISLAND WA 98040

LEGAL DESCRIPTION

MERCER WOOD ADD
PLat Block: L
Plat Lot: 2

OWNER OF PROPERTY

GALOTTO JILL RENEE & OSTRO

PREPARED BY

ANNALEA OVERA
AXIOM DESIGN BUILD
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STRUCTURAL ENGINEER

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1801 18TH AVENUE SOUTH
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SCOPE OF WORK

MAJOR REMODEL OF (E) SFR AND NEW 2ND STORY ADDITION

ZONING

R-8.4

CONSTRUCTION TYPE

VB; SMOKE DETECTORS

GROSS FLOOR AREA

ALLOWABLE FLOOR AREA = 5,000 SQ. FT. OR 40% OF LOT AREA WHICHEVER IS LESS

11,254 SQ. FT. x .40% = 4501.6 SQ. FT TOTAL ALLOWABLE

EXISTING GROSS FLOOR AREA:

(E) BASEMENT TO REMAIN: 1550 SF
-1,023 SF
(PORTION EXCLUDED PER GFA CALC)
= 527 SF

(E) MAIN FLOOR: 1649 SF

TOTAL (E) GROSS FLOOR AREA= 2176 SF

PROPOSED GROSS FLOOR AREA:

(E) BASEMENT TO REMAIN: 1550 SF
(INCLUDING INTERIOR STAIRWELL FOOTPRINT)

-1,023 SF
(PORTION EXCLUDED PER GFA CALC)
= 527 SF

PROPOSED MAIN FLOOR: 2202 SF
(INCLUDING GARAGE, EXCLUDING INTERIOR STAIRWELL FOOTPRINT)

PROPOSED UPPER FLOOR: 1040.54 SF

(INCLUDING INTERIOR STAIRWELL FOOTPRINT)

COVERED 2ND STORY DECK: 106 SF

TOTAL PROPOSED GROSS FLOOR AREA= 3875.54 SF

AVERAGE GRADE

80.8'

BUILDING HEIGHT

TOTAL ALLOWABLE 30'-0" FROM AVG. GRADE
(E) BUILDING HEIGHT 13'-11 1/4"

PROPOSED BUILDING HEIGHT 25'-2"

LOT COVERAGE

TOTAL LOT AREA 11,254 SF
35% ALLOWABLE 405 SF
LOT COVERAGE =3938 SF

EXISTING

(E) SFR & CARPORT ROOF AREA 2708 SF
(E) PAVED DRIVEWAY 405 SF

TOTAL (E) LOT COVERAGE 3113 SF

PROPOSED

SFR AND ATTACHED GARAGE ROOF AREA 2385 SF
(E) PAVED DRIVEWAY (NEW PAVEMENT) 405 SF
COVERED PATIOS 220 SF

TOTAL (E) LOT COVERAGE REMOVED 336 SF
TOTAL PROPOSED LOT COVERAGE 3019 SF

TOTAL REMAINING LOT COVERAGE 919 SF

(E) HARDSCAPE

(E) ELEVATED DECK 115 SF
(E) PATIO/WALKWAY 838 SF
(E) STAIRS 45 SF
(E) ROCKERIES 308 SF

TOTAL (E) HARDSCAPE AREA 1306 SF

PROPOSED HARDSCAPE

(E) STAIRS TO REMAIN 45 SF
(E) ROCKERIES TO REMAIN 308 SF
PATIO (REVISED) 402 SF
WALKWAY (REVISED) 200 SF

TOTAL PROPOSED HARDSCAPE AREA 955 SF

LOT WIDTH

PER MICC 19.16.010-SINCE THE LOT SHAPE IS IRREGULAR, THE LOT WIDTH SHALL BE DETERMINED BY A LOT WIDTH CIRCLE. THE CIRCLE SHALL BE THE LARGEST CIRCLE THAT CAN BE FULLY ACCOMMODATED WITHIN THE BOUNDARIES OF THE LOT

LOT WIDTH: 95'-11 1/4"

ROOF VENTILATION

PER IRC R806.1-1 SF OF VENTING PER 150 SF OF ROOF (PER 300 IF ROOF VENTILATORS ARE USED)

ROOF 1: 1328 SF NEW ROOF TO BE VENTED 1328 SF / 150 SF= 8.85 SF (1274.4 SQ. INCHES) REQUIRED

(18'-7" + 16'-8 3/4" + 17'-9 1/2" + 17'-11 1/2") = 71' x 1 1/2" CONTINUOUS VENTING STRIP = 8.875 SF = 1278 SQ. INCHES PROVIDED FROM ROOF 1

ROOF 2: 264 SF NEW ROOF TO BE VENTED 264 SF / 150 SF=1.76 SF (253.4 SQ. INCHES) REQUIRED

(13'-6" + 17'-6 1/2") = 31'-0 1/2" X 1 1/2" CONTINUOUS VENTING STRIP = 3.88 SF = 558 SQ. INCHES PROVIDED FROM ROOF 2

NOTE: EACH RAFTER MUST BE VENTILATED AS PER IRC R806

SEE ROOF PLAN A1.4

SETBACKS

FRONT: 20'-0"
REAR: 25'-0"

LOT WIDTH SIDE YARD CALCULATION PER MIC 19.16.010:
THE AGGREGATE/COMBINED SIDE SETBACKS ARE 17% THE LOT WIDTH AND THE MINIMUM INDIVIDUAL SIDE SETBACK IS 33% OF THE AGGREGATE/COMBINED SIDE SETBACKS

LOT WIDTH 95'-11 1/4" x .17 = 16'-3" FOR COMBINED SIDE YARD SETBACKS

16'-3" x .33 = 5'-4" MINIMUM SIDE YARD SETBACK

VARIABLE SIDE YARD SETBACK CALCULATION PER MICC 19.02.020.C.1.c.iii:

FOR ANY PORTION OF THE SIDE FACADE OF A NONGABLED ROOF END STRUCTURE THAT IS BETWEEN 15 AND 25 FEET FROM EXISTING OR FINISHED GRADE, THE MINIMUM INDIVIDUAL SIDE SETBACK INCREASES TO 7.5 FEET.

SIDE YARDS BASED ON ALL APPLICABLE CALCULATIONS PER CODE:

EAST SIDE YARD : 8'-9"
WEST SIDE YARD : 7'-6" MINIMUM
AGGREGATE/COMBINED SIDE YARDS: 16'-3"

INDOOR AIR QUALITY

-VENTILATION PER SRC M1507
-ALL NEW EXHAUST DUCTS TO MEET REQUIREMENTS.
-NEW SOURCE SPECIFIC VENTILATION LOCATION
*SEE PLANS FOR ACTUAL SIZING
-SOURCE SPECIFIC VENTILATION CONTROLLED BY MANUAL SWITCHES AND/OR TIMERS

MECHANICAL VENTILATION PER M1507.3.2(1)
HEATED FLOOR AREA = 4,067
OF BEDROOMS = 3

(CONTINUOUS) AIRFLOW REQ'D. = 75 CFM

HABITABLE ROOMS TO BE VENTILATED w/FRESH-AIR INTAKE, TYP.

(5) PANASONIC FV-GKF3251 INLETS * 18CFM = 90 CFM AIRFLOW PROVIDED

-LAUNDRY EXHAUST FAN TO PROVIDE WHOLE-HOUSE VENTILATION PER SRC M1507.3.4. PROVIDE VENTILATION CONTROLS PER SRC M1507.3.2, WITH INTERMITTENT VENTILATION OPERATING AT LEAST ONE HOUR OUT OF EVERY TWO.
-ALL EXHAUSTS SHALL TERMINATE OUTSIDE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE/NON-OPERABLE OPENINGS INTO BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES, EXCEPT WHERE OPENING

ENERGY SPECIFICATIONS

CLIMATE ZONE 4C KING COUNTY

-ADDITIONS TO EXISTING BUILDINGS THAT ARE GREATER THAN 500 SF OF HEATED FLOOR AREA BUT LESS THAN 1500 SF-3 CREDITS REQUIRED FROM TABLE R406.2

-1.3- EFFICIENT BUILDING ENVELOPE =0.5 CREDITS CLAIMED
-3.2- HIGH EFFICIENCY HVAC = 1 CREDIT CLAIMED
-5.2- EFFICIENT WATER HEATING = .05 CREDITS CLAIMED
= 3 TOTAL CREDITS REQUIRED AND CLAIMED

-REMODEL & NEW COMPONENTS SHALL COMPLY W/TABLE WSEC R402.1.1
-PER WSEC R401 A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
-PER WSEC 403.1 EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
-PER WSEC 402.4 THE BUILDING THERMAL ENVELOPE OF THE REMODEL SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF WSEC R402.1.1 THROUGH R402.4.4.
-PER R403.2.2 DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE IMC OR THE IRC AS APPLICABLE.
-REMODEL TO REPLACE LESS THAN 60% OF EXISTING LIGHTING.
-MINIMUM 75% OF ALL LUMINARIES SHALL BE HIGH EFFICACY LUMINARIES

SMOKE DETECTORS

BATTERY OPERATED, BUILDING OWNER OCCUPIED, BUILDING UNDERGOING ONLY RENOVATION SRC 314.4. EXISTING SMOKE DETECTOR LOCATIONS ARE INDICATED ON PLANS BY "ESD" AND NEW SMOKE DETECTOR LOCATIONS INDICATED BY "SD." CARBON MONOXIDE ALARMS INDICATED ON PLANS AS "CM."

VAPOR RETARDERS

VAPOR RETARDING PAINT WHEN LISTED FOR THIS APPLICATION TO BE USED ON INTERIOR SIDE OF ALL EXTERIOR WALLS AND CEILINGS.

BUILDING CODES

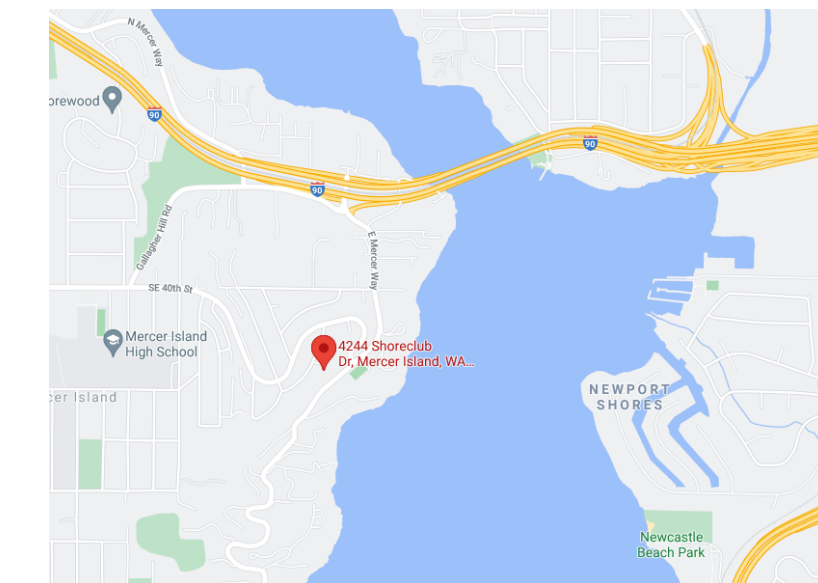
INTERNATIONAL RESIDENTIAL CODE 2018 (ARCH), INTERNATIONAL BUILDING CODE 2018 (STRL), WA STATE ENERGY CODE 2018, INTERNATIONAL MECHANICAL CODE 2018, 2018 UNIFORM PLUMBING CODE.

STAIR GUARDRAIL

STAIRWAYS W/ 4 OR MORE RISERS TO HAVE CONTINUOUS HANDRAIL.
HANDRAIL TO BE 34" TO 38" ABOVE NOSING BALUSTERS/INTERMEDIATE RAILS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. GUARDRAIL HAND GRIP PORTION TO BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION HANDRAIL SHALL BE 1 1/2" FROM WALL RETURN HANDRAIL TO NEWEL POST OR WALL.
-CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION

| SHEET INDEX | |
|-------------|---------------|
| ID | Name |
| A0.0 | COVER SHEET |
| A0.1 | SITE PLAN |
| A0.2 | SITE SURVEY |
| A0.3 | CALCULATIONS |
| A1.0 | DEMO PLANS |
| A1.1 | DEMO PLANS |
| A1.2 | FLOOR PLANS |
| A1.3 | FLOOR PLANS |
| A1.4 | FLOOR PLANS |
| A1.5 | ROOF PLAN |
| A1.6 | FRAMING PLANS |
| A1.7 | FRAMING PLANS |
| A1.8 | FRAMING PLANS |
| A1.9 | HVAC PLAN |
| A2.0 | EXT ELEV |
| A2.1 | EXT. ELEV. |
| A3.0 | BLDG. SECTION |
| A3.1 | BLDG. SECTION |
| A3.2 | DETAILS |
| A3.3 | DETAILS |

| A6.0 | SCHEDULES |
|------|-------------|
| S1.0 | STRUCTURALS |
| S1.1 | STRUCTURALS |
| S2.0 | STRUCTURALS |
| S2.1 | STRUCTURALS |
| S2.2 | STRUCTURALS |
| S2.3 | STRUCTURALS |
| S3.0 | STRUCTURALS |
| S3.1 | STRUCTURALS |
| S3.2 | STRUCTURALS |
| S3.3 | STRUCTURALS |



LOCATION MAP
NOT TO SCALE



TREE PROTECTION AREA

TREE PROTECTION FENCING REQUIRED AROUND ENTIRE DRIP LINE ON THE PERMIT SITE (THE TREE PROTECTION AREA - TPA):
-FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE;
-KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION;
-MODIFICATIONS BY APPROVAL OF PROJECT PLANNER ONLY
-NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN A FENCED AREA(S), SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE / STOCKPILING, PARKING, DUMPING OR WASHING.

FIRE SPRINKLERS

NEW FIRE SPRINKLERS REQUIRED THROUGHOUT. REMODELS EXCEEDING 50% VALUATION ARE REQUIRED TO INSTALL A NFPA 13d SPRINKLER SYSTEM.

CRITICAL AREA REVIEW

CRITICAL AREA REVIEW TYPE 2 - CA022-004 HAS BEEN APPROVED BY THE CITY OF MERCER ISLAND

GENERAL NOTES

-CONTACT ARCHITECT IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
-ALL APPLICABLE CODES, ORDINANCES, AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWING NOTES, SPECIFICATIONS, AND SIZES
-VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK
-DO NOT SCALE DRAWINGS
-PROVIDE APPROVED DRAFTSTOPPING IN CONCEALED SPACE BETWEEN CEILING AND FLOOR PER IRC.
-PROVIDE SOLID WOOD BLOCKING FOR SUPPORT AT ALL WALL MOUNTED FIXTURES
-FLASH ALL OPENINGS WITH MINIMUM 26 GAUGE GALVANIZED OR ALUMINUM
-ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
-SPRAY-FOAM INSULATION TO BE ICYNENE CLASSIC MAX (E9R-1826) OR SIMILAR.
-SPRAY-FOAM INSULATION SHALL BE INSTALLED BY A CERTIFIED INSTALLER. A COPY OF THE INSTALLERS CERTIFICATE SHALL BE ON SITE.
-EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FARMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MIN. OF R-21.

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9256 REGISTERED ARCHITECT
JOHN ALFRED CASHMAN
STATE OF WASHINGTON

OSTROFF GALOTTO
4244 SHORECLUB DRIVE MERCER ISLAND WA 98040

PROJECT NUMBER:

A2834

CONSTRUCTION

PERMIT NUMBER:

DRAWING SET DATE:

03/20/23

REVISIONS:

Permit Intake: 06/08/22

Round 1 Corrections: 09/23/22

Round 2 Corrections: 10/31/22

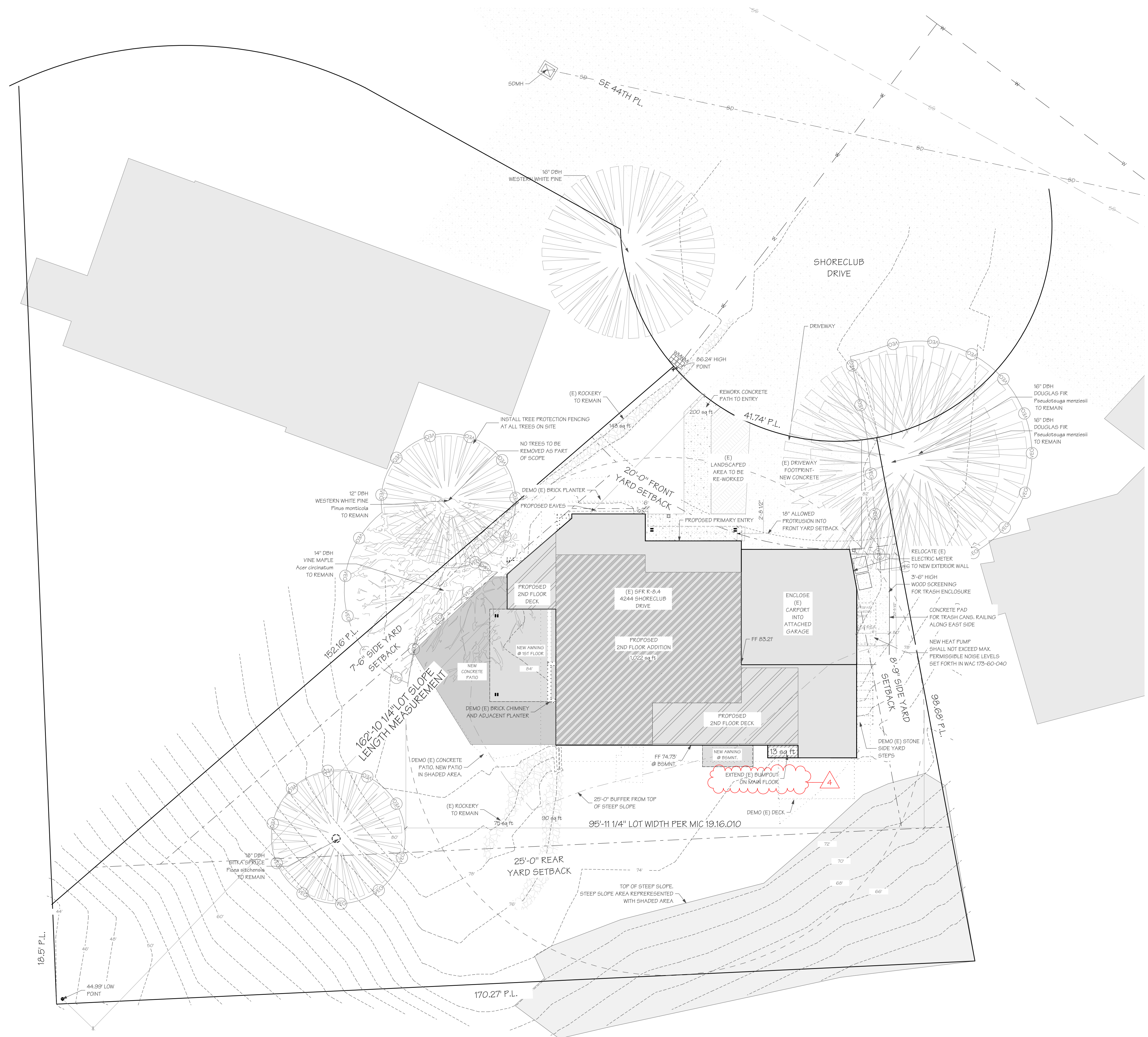
Revision 1: 12/23/22

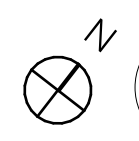
Revision 2: 03/20/23

A0.0

COVER SHEET

DCI SEAL




1
SITE PLAN
SCALE: 1" = 10'

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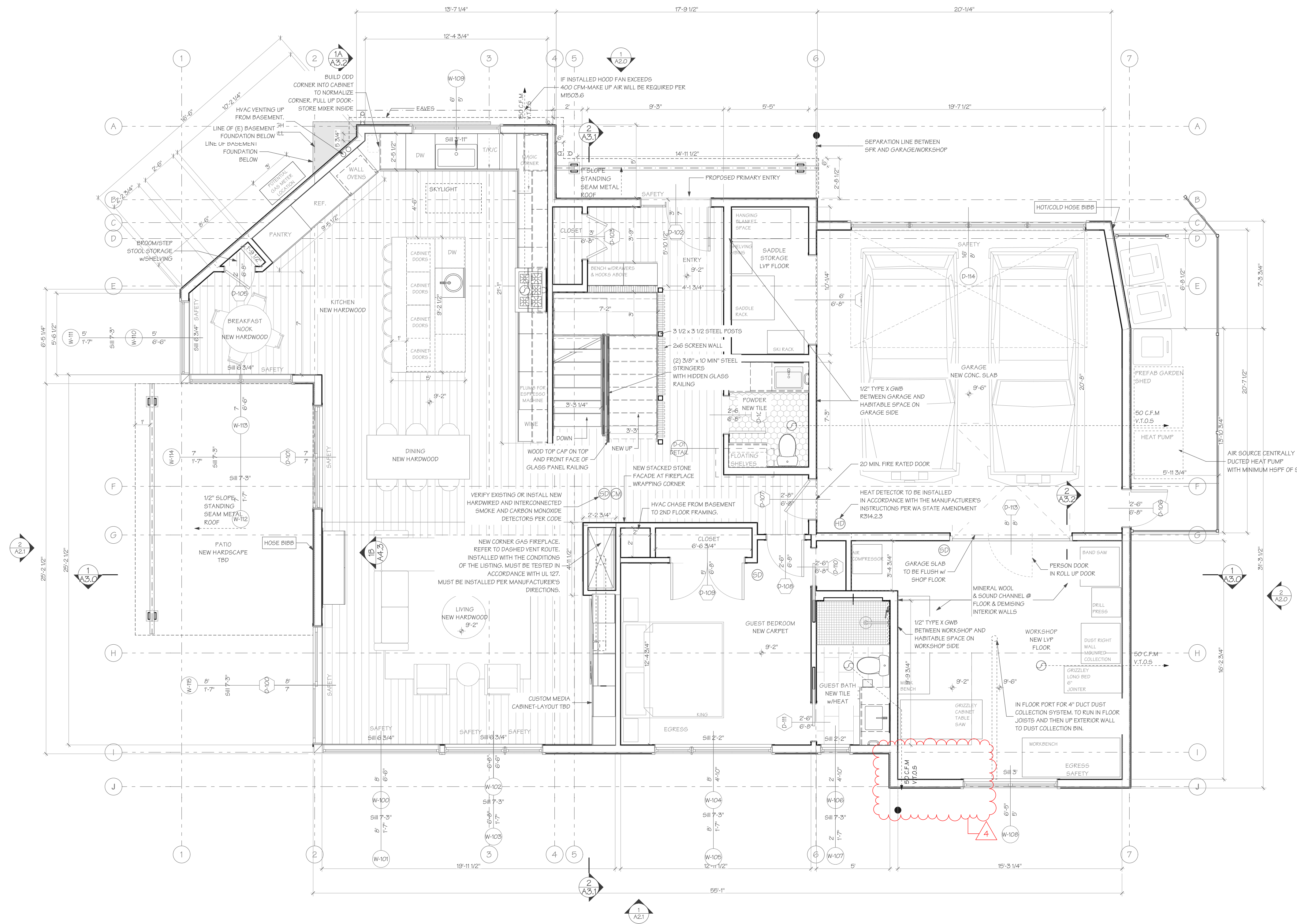
- REVISIONS:
 Permit Intake: 06/08/22
 Round 1 Corrections: 09/23/22 1
 Round 2 Corrections: 10/31/22 2
 Revision 1: 12/23/22 3
 Revision 2: 03/20/23 4

A0.1

SITE PLAN

DCI SEAL

| WALL TYPES | |
|------------|--------------------|
| | (E) WALL TO REMAIN |
| | DEMO & REMOVE |
| | NEW WALL |



1
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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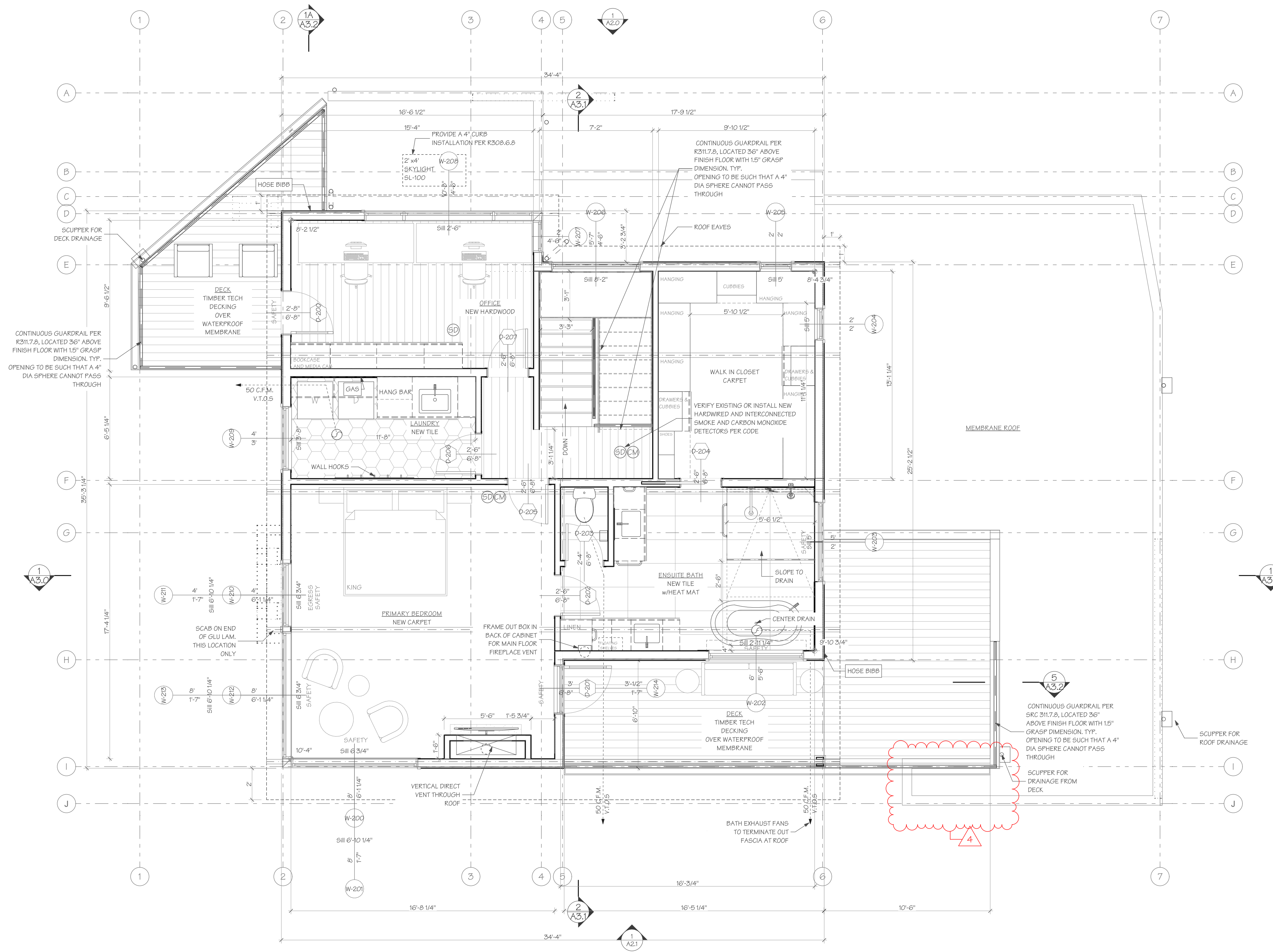
Revision 2: 03/20/23

A1.3

FLOOR PLANS

DCI SEAL

| WALL TYPES | |
|------------|--------------------|
| | (E) WALL TO REMAIN |
| | DEMO & REMOVE |
| | NEW WALL |



1 2ND FLOOR PLAN

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

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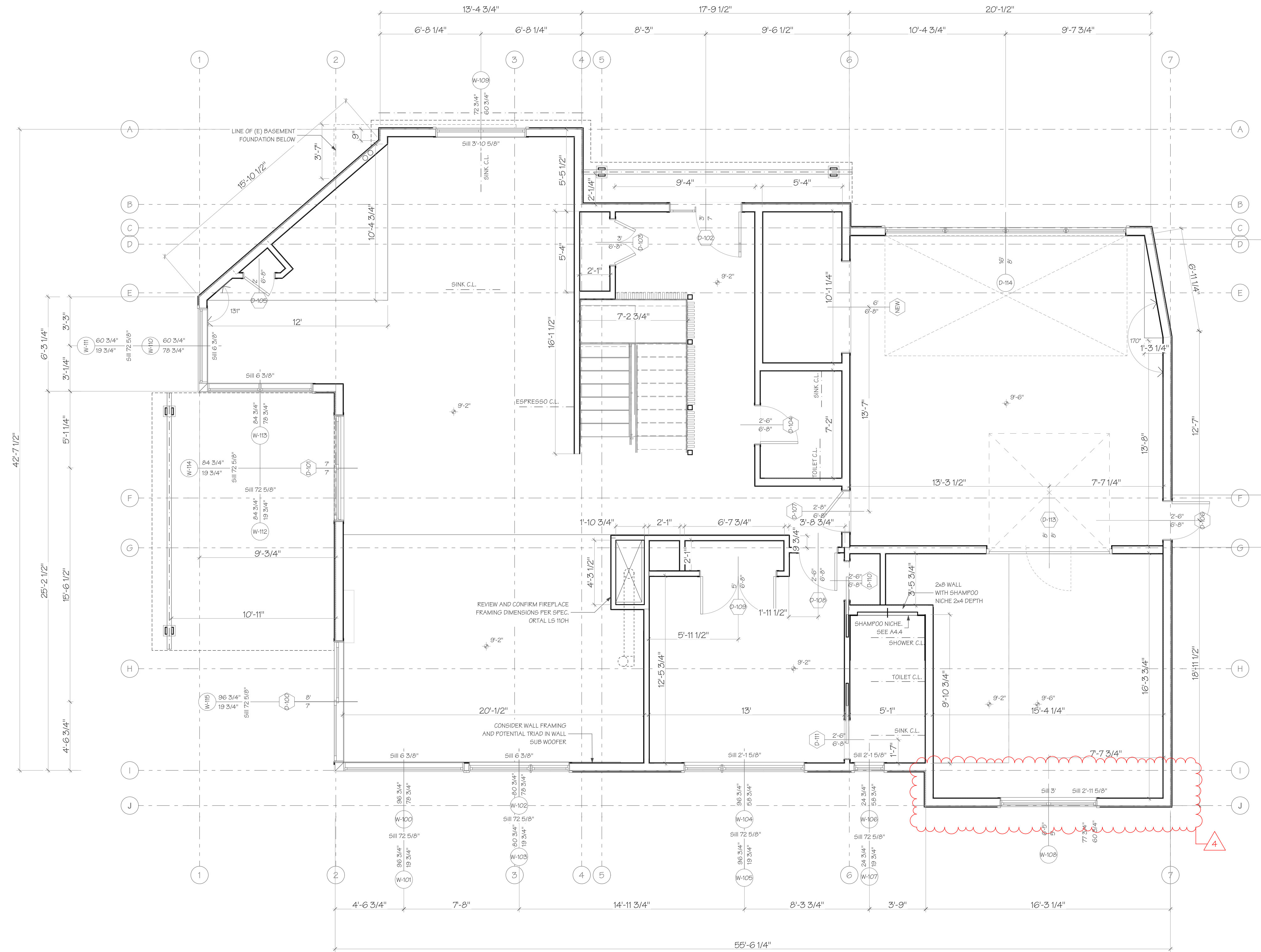
- REVISIONS:
 Permit Intake: 06/08/22
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 Round 2 Corrections: 10/31/22
 Revision 1: 12/23/22
 Revision 2: 03/20/23

A1.4

FLOOR PLANS

DCI SEAL

| WALL TYPES | |
|------------|--------------------|
| | (E) WALL TO REMAIN |
| | DEMO & REMOVE |
| | NEW WALL |



1 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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Revision 2: 03/20/23

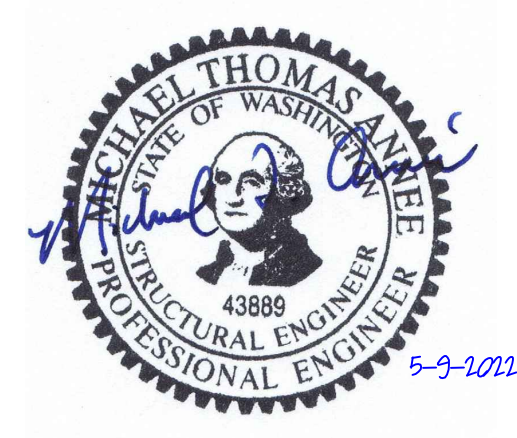
A1.7
FRAMING PLANS

DCI SEAL

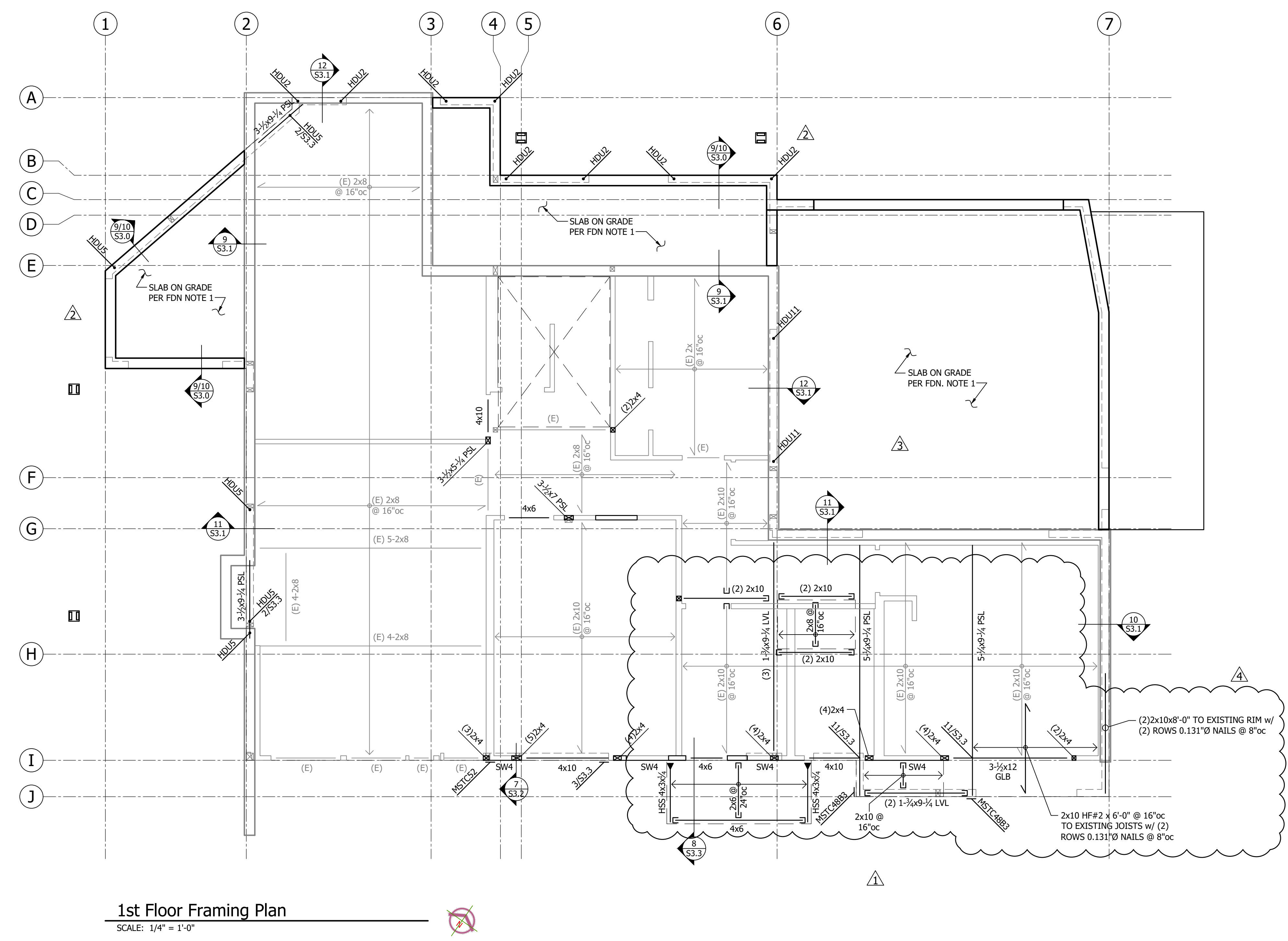


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Ostroff Galiotto
4244 Shoreclub Drive, Mercer Island, WA 98040



1st Floor Framing Plan
SCALE: 1/4" = 1'-0"

GENERAL FRAMING NOTES:

- ALL 14" BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS, TYP. UNO.
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16" OC, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SWx - INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING NOTES:

- FLOOR SHEATHING SHALL BE MIN. 3/4" APA RATED SHEATHING (48/24). NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/ 0.113" @ 6" OC AND 12" OC TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- EXISTING FLOOR FRAMING IS 2x10 JOISTS @ 16" OC, DIRECTION PER PLAN.
- GI - INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.

| HANGER SCHEDULE | |
|--------------------|----------------|
| MEMBER | HANGER |
| 2x10/2x12 | LUS210 |
| (2)2x10 | LUS210-2 |
| (2)1-3/4x9-1/4 LVL | HUCQ410 |
| 14" TJI/230 | IUS/ITS2.37/14 |
| (2)14" TJI/230 | MIU4.75/14 |
| 14" TJI/360 | IUS/ITS2.37/14 |
| 1-3/4x14 LSL/LVL | HUS1.81/10 |
| 3-1/2x14 LSL/PSL | HHUS410 |
| 5-1/4x14 PSL | MGU5.50-SDS |
| 7x14 PSL | HGU7.25-SDS |

Revision Issue Date Drawing Set

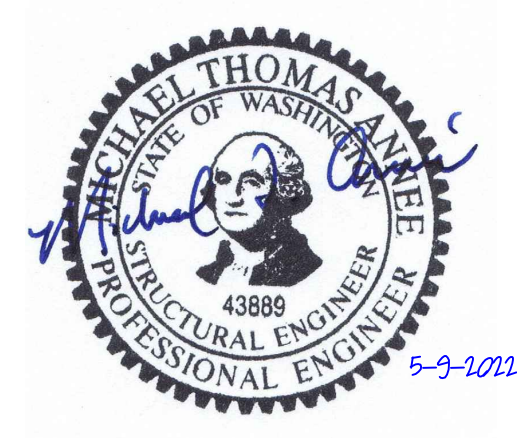
- 5/9/2022 Permit Set
- 1 9/23/2022 Review Corrections
- 2 12/14/2022 Revisions to Permit
- 3 2/6/2023 Revisions to Permit
- 4 3/10/2023 Revisions to Permit

1st Floor Framing Plan



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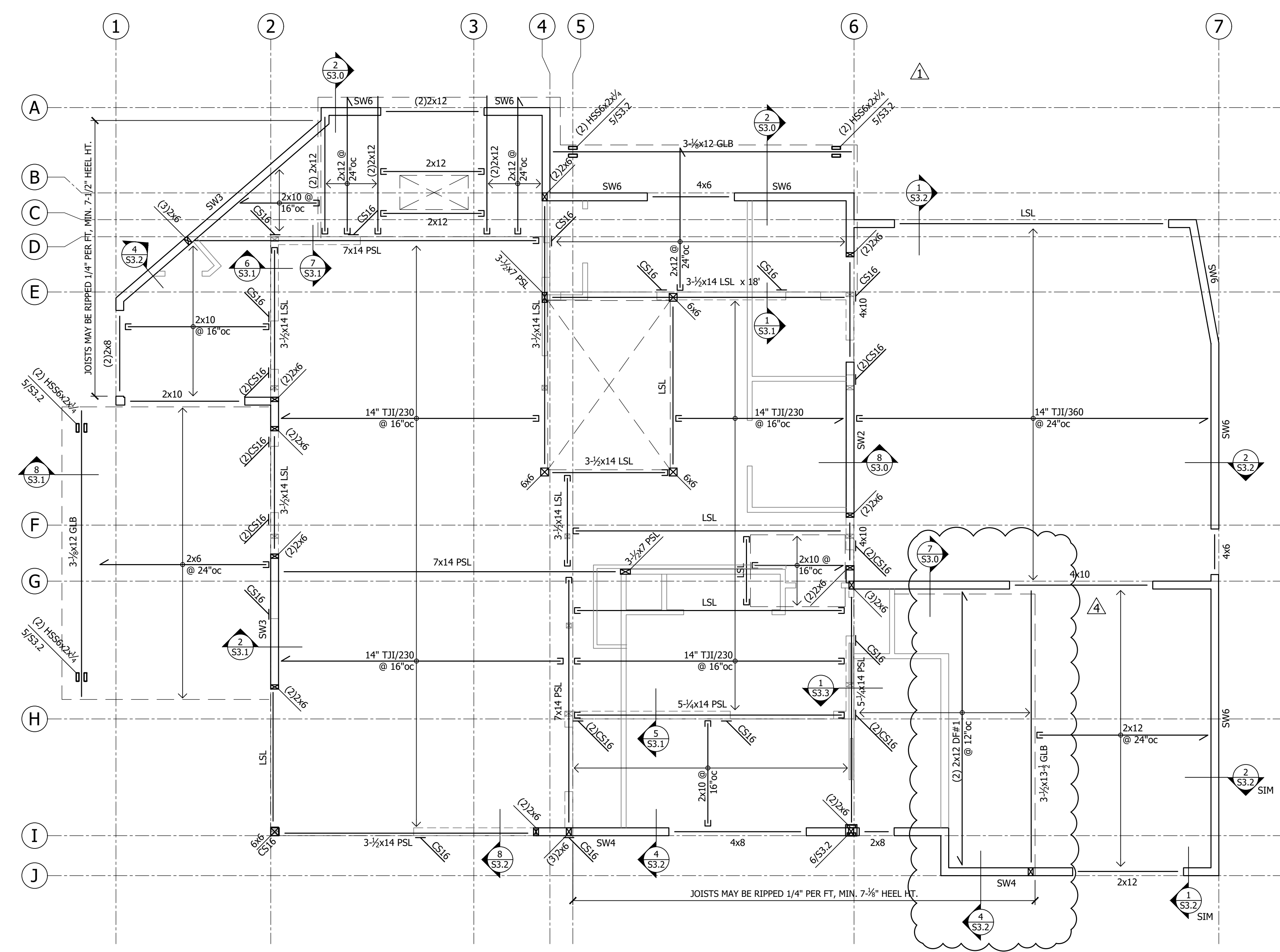
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Ostroff Galiotto
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2nd Floor Framing Plan
SCALE: 1/4" = 1'-0"

GENERAL FRAMING NOTES:

- ALL 14" BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.

FLOOR FRAMING NOTES:

- FLOOR SHEATHING SHALL BE MIN 3/4" APA RATED SHEATHING (48/24). NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/0.113"φ @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL FLOOR FRAMING SHALL BE 14" TJI/230 @ 16"oc, DIRECTION PER PLAN. JOIST TO SPAN CONTINUOUS AS INDICATED ON PLAN.
- LSL - INDICATES FLUSH-FRAMED 1-1/2"x14" LSL BEAM. ALL JOISTS AND 14" DEEP BEAMS SHALL BE FLUSH-FRAMED & ALL 4x HEADERS/GLULAM BEAMS SHALL BE DROPPED UNO.
- DS - INDICATES 1-1/2"x14" LSL DRAG STRUT UNO; ATTACH SHEATHING ALONG ENTIRE LENGTH w/ 0.131"φ @ 4"oc

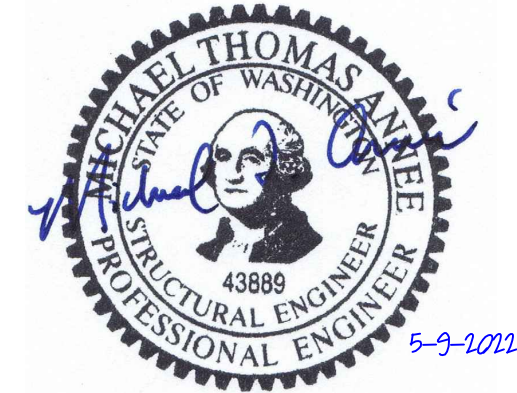
- INDICATES HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
- INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.

| HANGER SCHEDULE | |
|-------------------|----------------|
| MEMBER | HANGER |
| 2x10/2x12 | LUS210 |
| (2)2x10 | LUS210-2 |
| 14" TJI/230 | IUS/ITS2.37/14 |
| (2)14" TJI/230 | MIU4.75/14 |
| 14" TJI/360 | IUS/ITS2.37/14 |
| 1-1/2"x14 LSL/LVL | HUS1.81/10 |
| 3-1/2"x14 LSL/PSL | HHUS410 |
| 5-1/2"x14 PSL | MGU5.50-SDS |
| 7x14 PSL | HGU7.25-SDS |

S2.2



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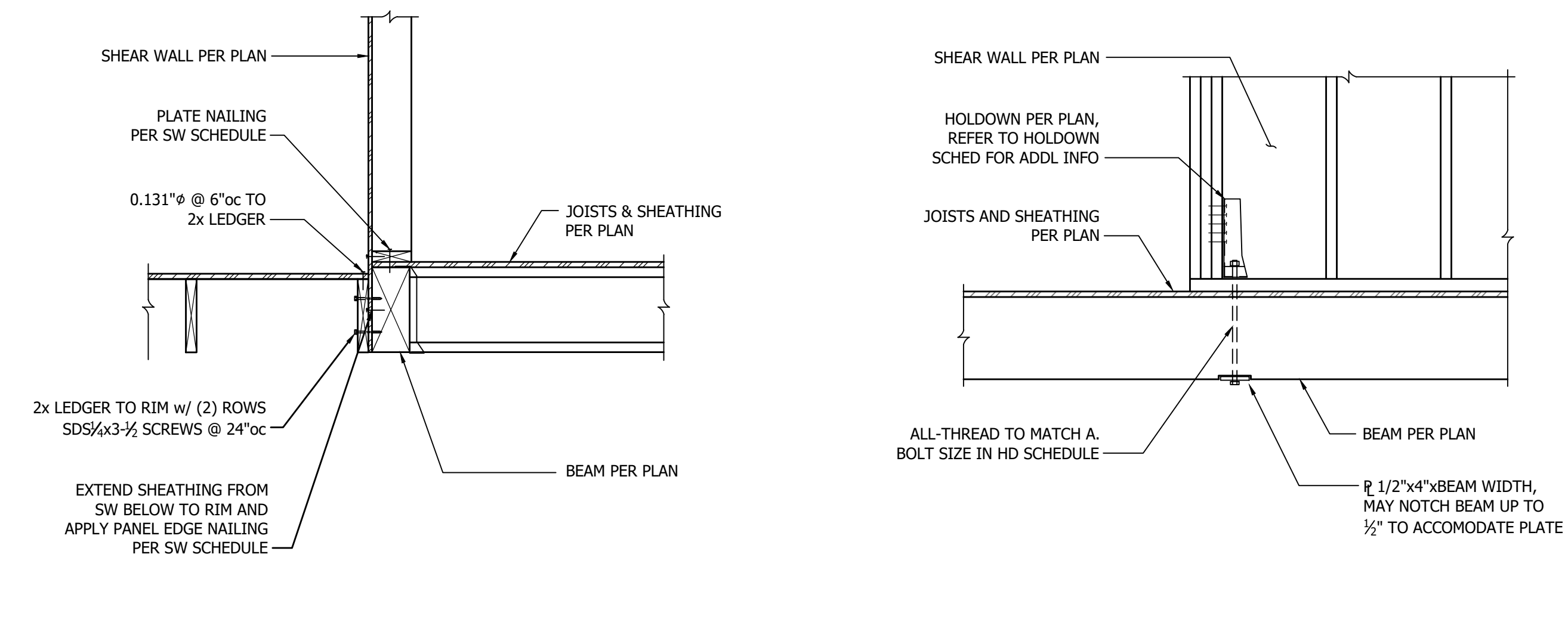
Ostroff Galiotto
 4244 Shoreclub Drive, Mercer Island, WA 98040

Revision Issue Date Drawing Set

- 5/9/2022 Permit Set
- ① 9/23/2022 Review Corrections
- ② 12/14/2022 Revisions to Permit
- ③ 2/6/2023 Revisions to Permit
- ④ 3/10/2023 Revisions to Permit

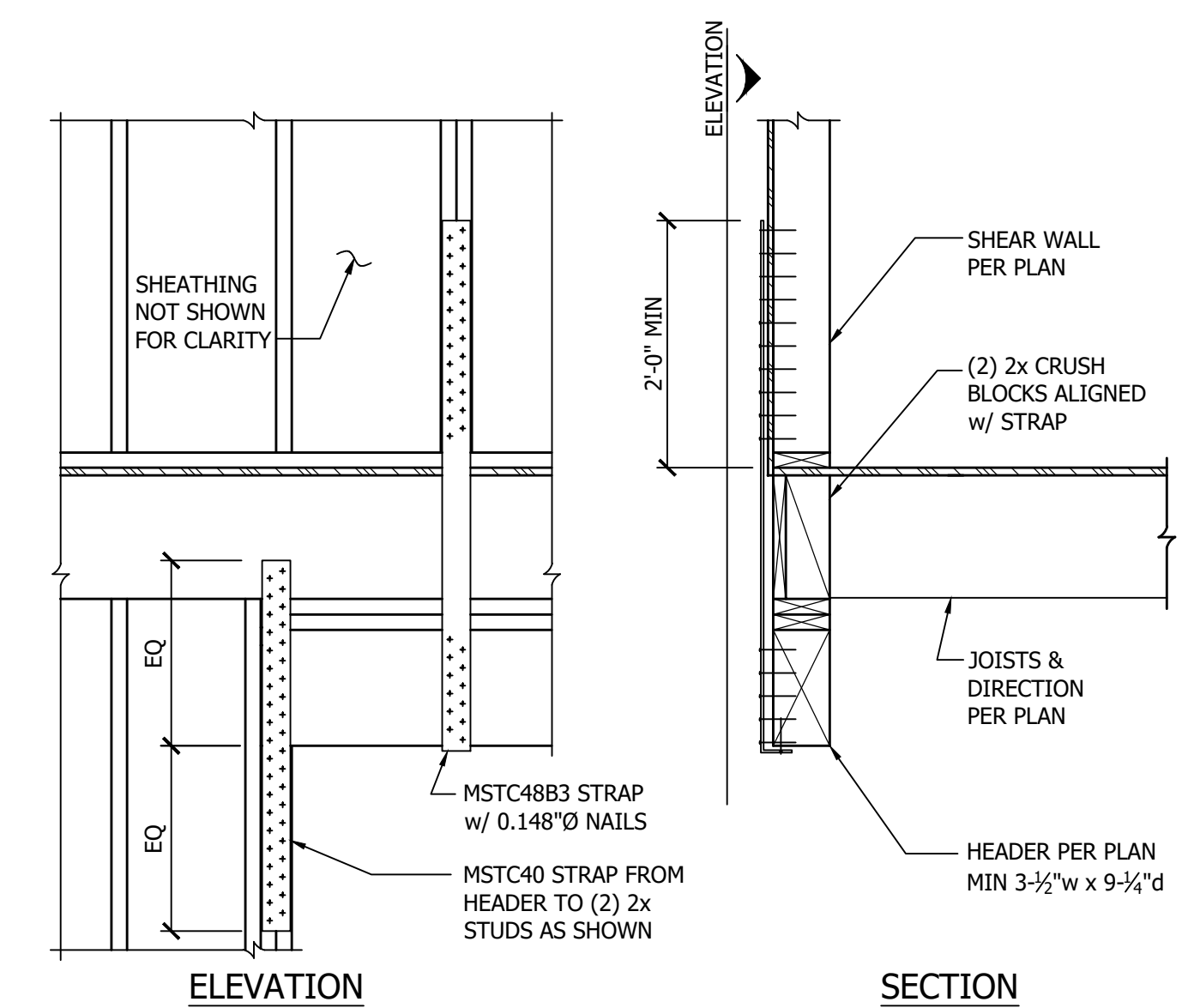
Structural Details

S3.3

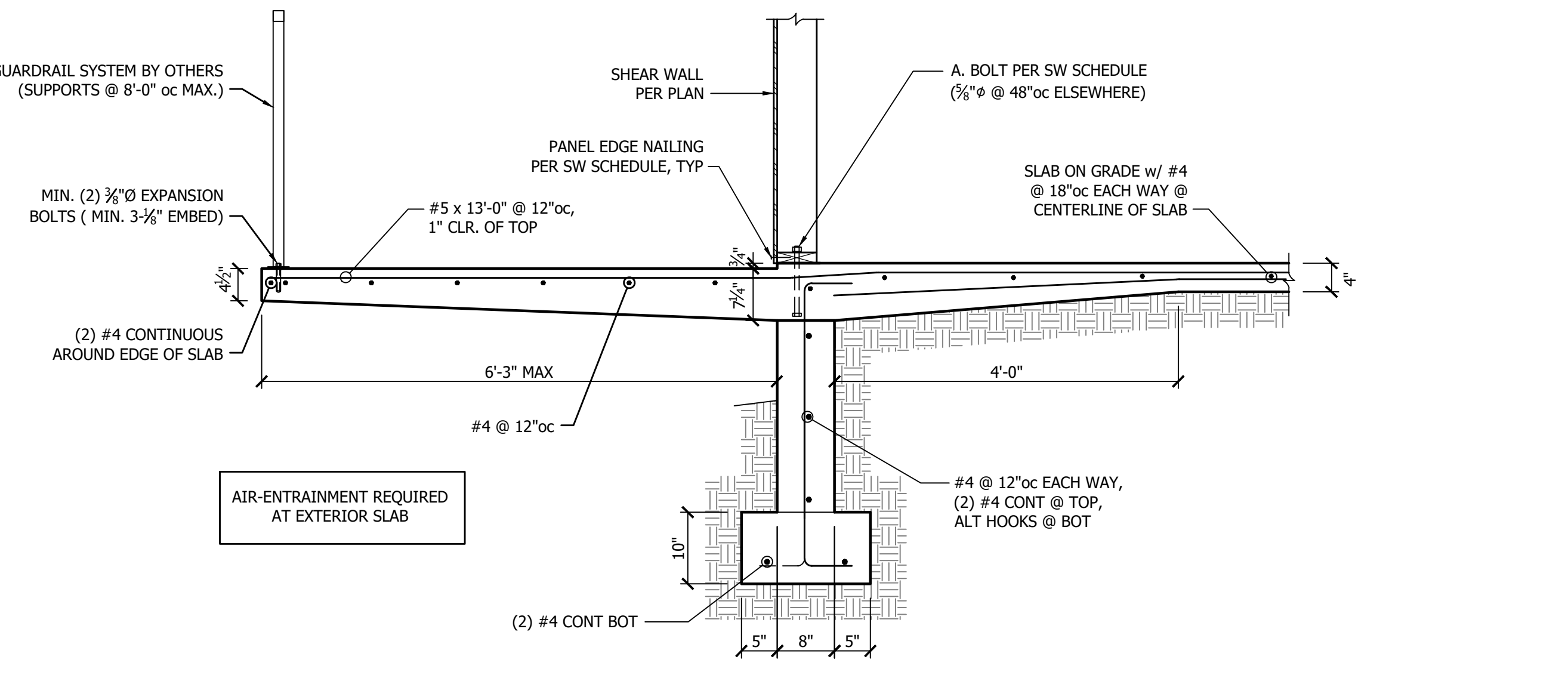
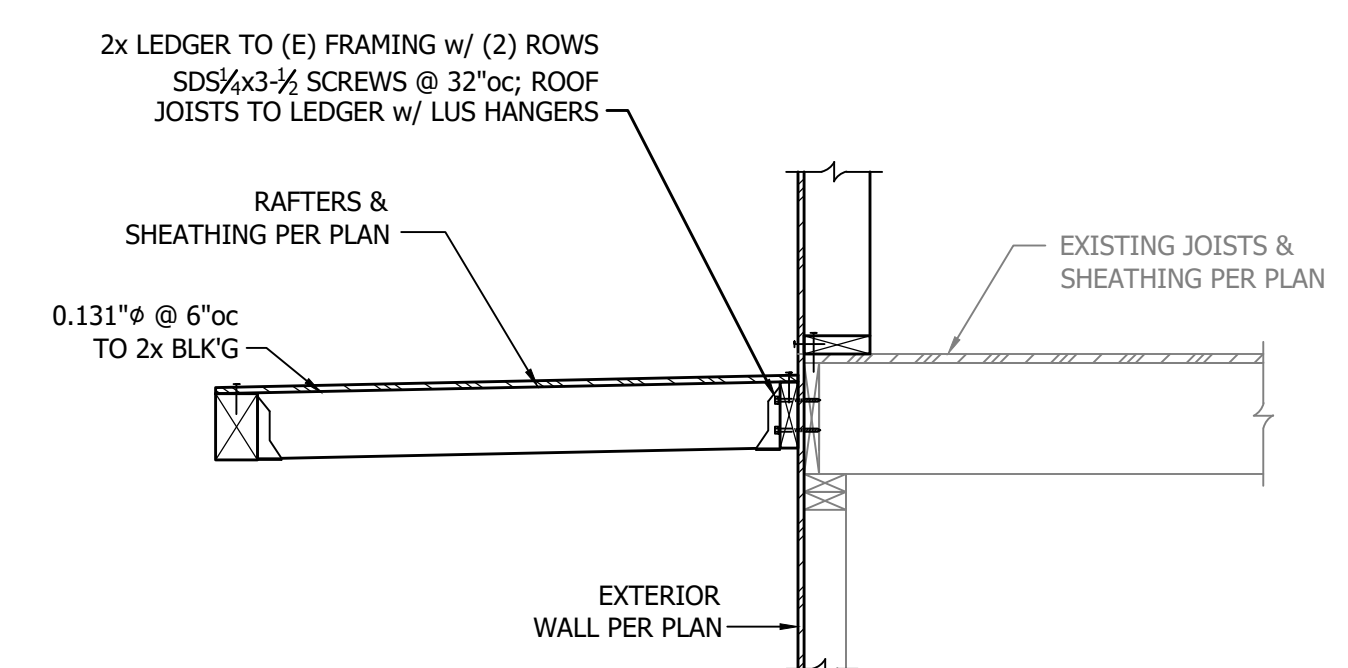


1 Deck Joists Parallel to Floor Framing
 3/4" = 1'-0"

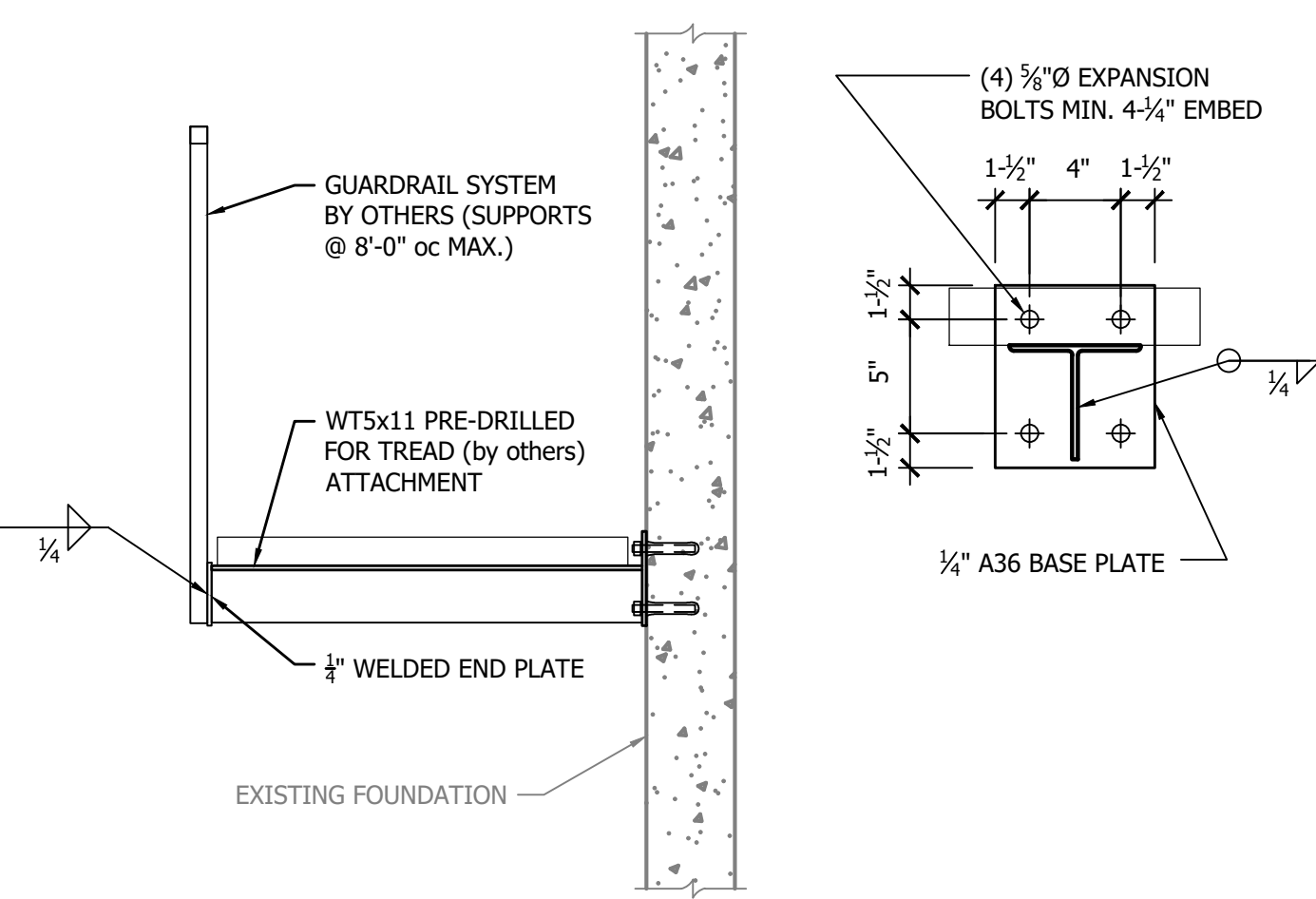
2 HD-to-Beam
 3/4" = 1'-0"



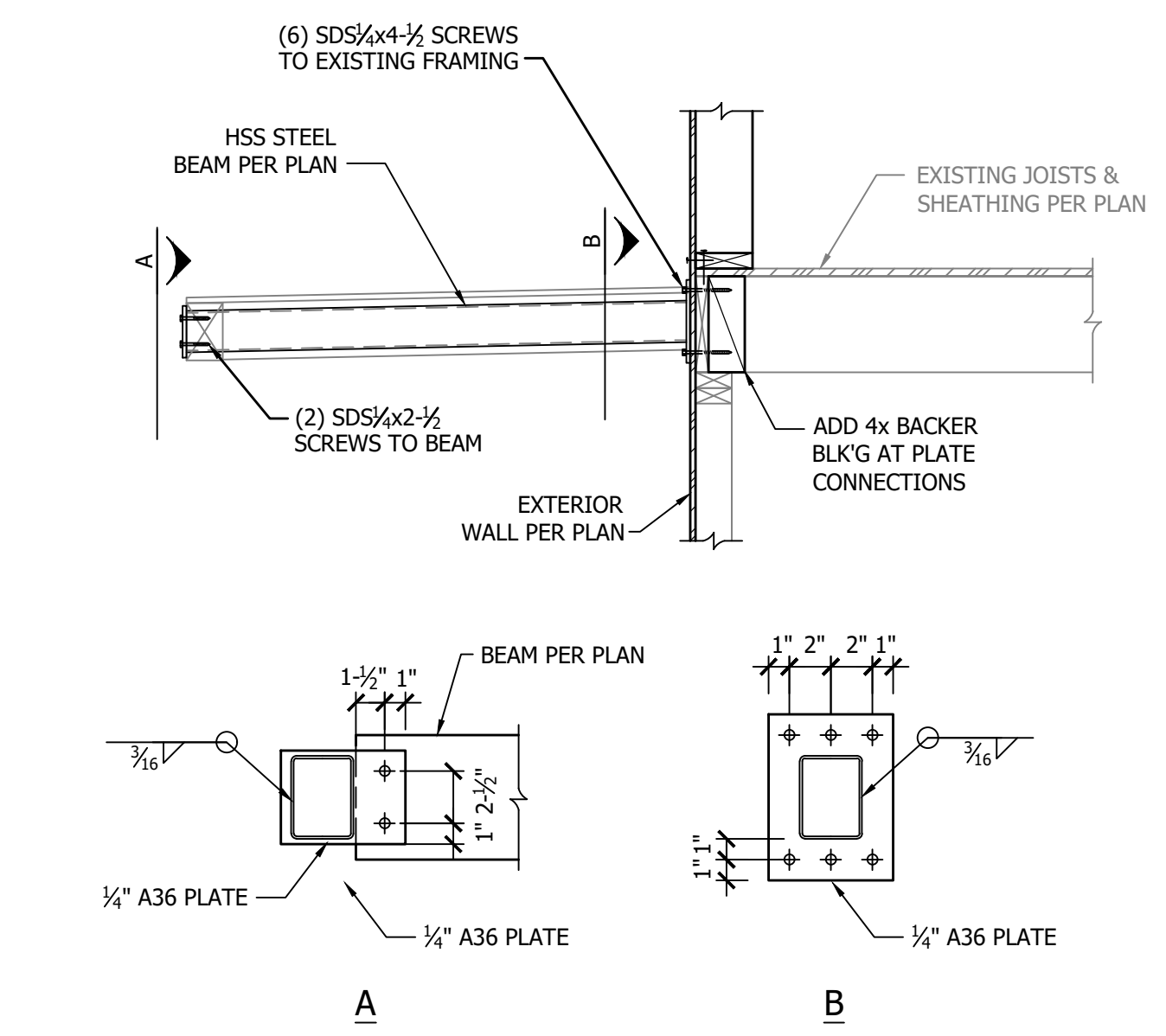
3 Strap to Header, Typ.
 3/4" = 1'-0"



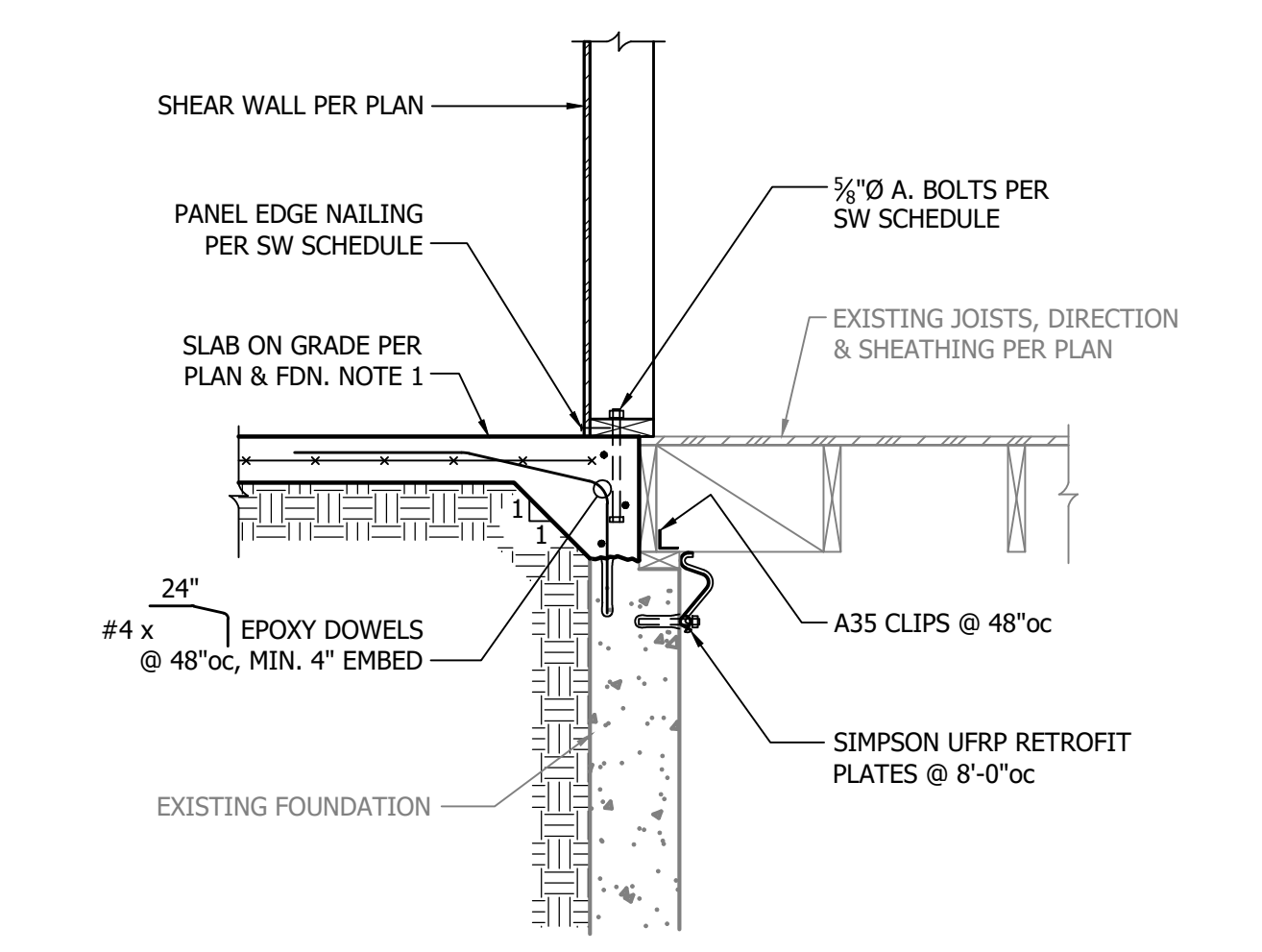
5 Cantilevered Structural Slab
 3/4" = 1'-0"



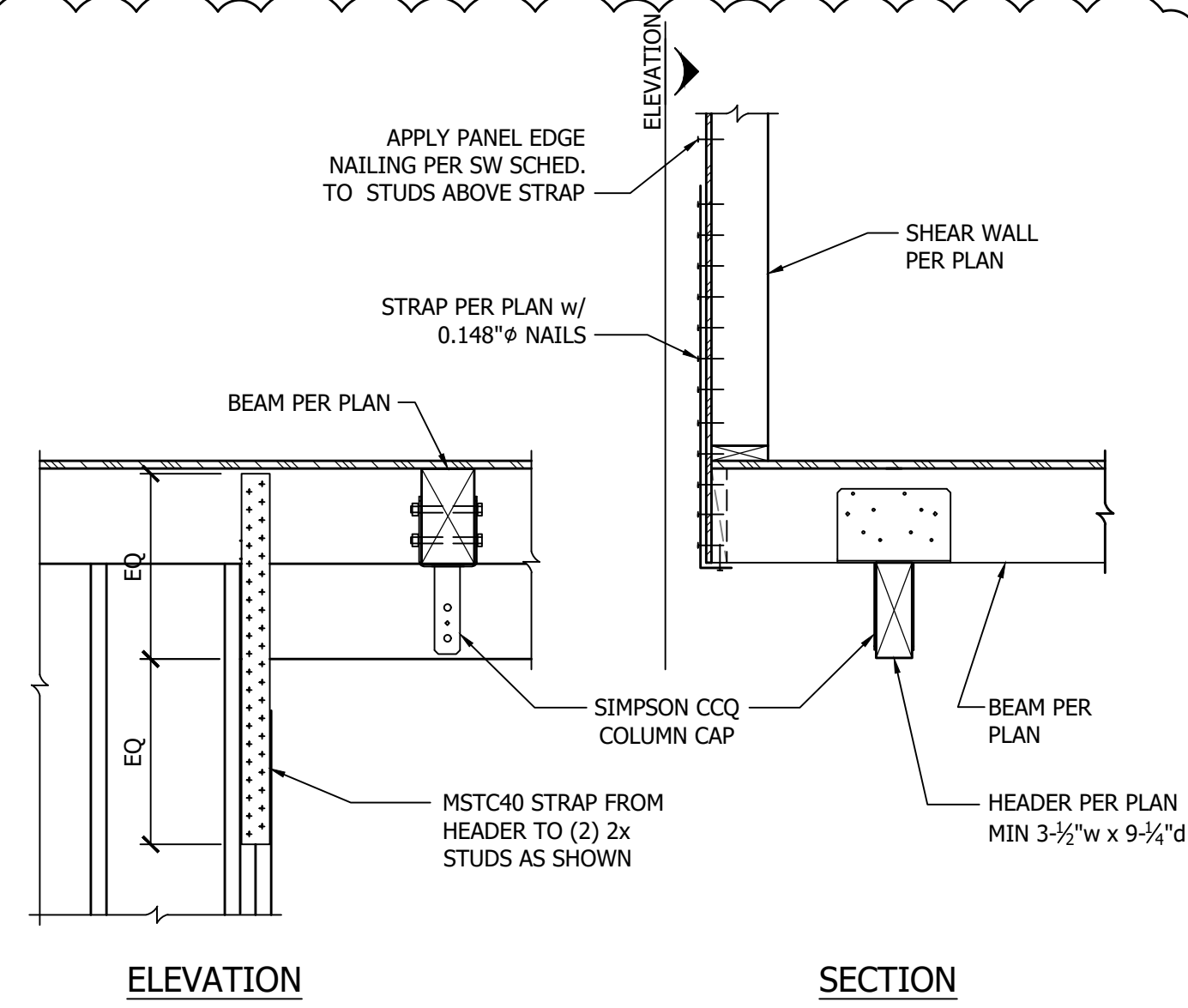
7 Cantilevered Stair Treads
 3/4" = 1'-0"



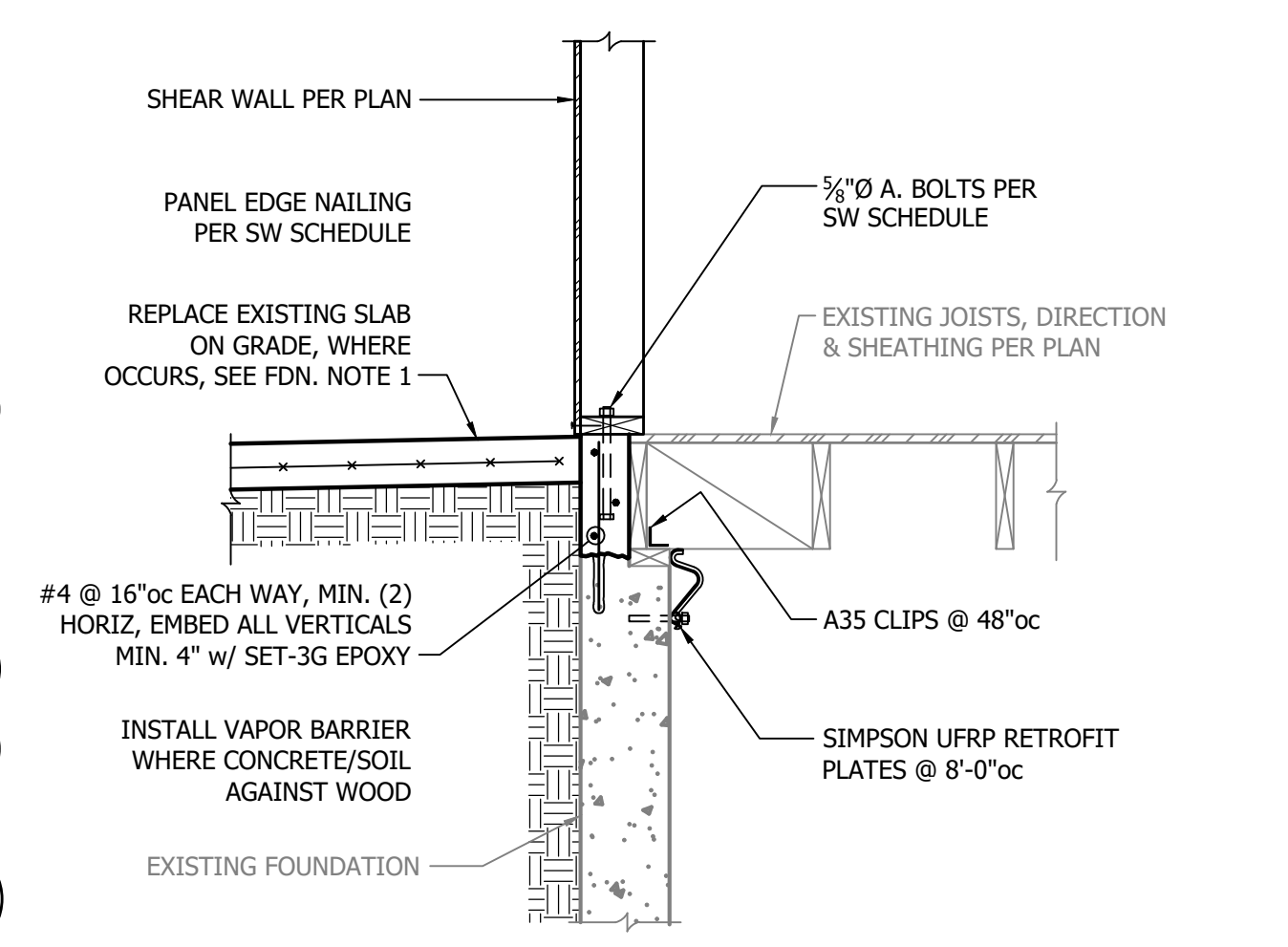
8 Cantilevered Steel Awning Supports
 3/4" = 1'-0"



9 New Slab on Grade Adjacent to (E) Floor Framing
 3/4" = 1'-0"



11 Column Cap at Cantilevered Beam to Header
 3/4" = 1'-0"



12 Replacement Foundation Extension
 3/4" = 1'-0"