

# PROJECT DATA

## PROJECT DESCRIPTION

10 BROOK BAY IS AN EXISTING TWO-STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE & COVERED EXTERIOR ENTRY STAIR. PROJECT PROPOSES REMODEL OF THE EXISTING LOWER LEVEL W/ EXTERIOR ALTERATIONS, TO RAISE & REBUILD THE MAIN LEVEL & ROOF; EXISTING COVERED EXTERIOR ENTRY STAIR TO BE CONVERTED TO INT SPACE; EXISTG PATIOS & UNCOVERED DECKS TO BE REBUILT.

## PROJECT ADDRESS

10 BROOK BAY  
MERCER ISLAND, WA 98040

## LEGAL DESCRIPTION

LOT 10, BROOK BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 83 OF PLATS, PAGES 40-44, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## EXISTG. VARIANCE

VAR01-017: VARIANCE TO ALLOW CONSTRUCTION WITHIN 15' OF REAR YARD PROPERTY.

## PROTECTIVE COVENANTS, RESTRICTIONS (CCR)

REVISED DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS AND AGREEMENTS WITH RESPECT TO PLAT OF BROOK BAY, DATED NOV 13, 1967

## PROJECT INFO

YEAR BUILT: 1973 (FROM KC DEPT OF ASSESSMENTS)  
LOT SQ FT: 17439 SF +/-  
BLDG FOOTPRINT (EXTENT OF ROOF):  
• EXISTG BLDG FOOTPRINT: 2748 SF +/-  
• PROPOSED BLDG FOOTPRINT: 2487 SF  
PROPERTY IS ZONED R-15  
PARCEL NUMBER: 13700-0100  
CONSTRUCTION TYPE: V-B

## MAPPED CRITICAL HAZARD AREAS

- LANDSLIDE HAZARD AREA
- PROTECTED SLOPE AREA
- PIPED & UNPIPED WATERCOURSE W/ BUFFER SETBACK
- TYPE F WATERCOURSE; REQUIRES 120' PROTECTIVE BUFFER
- WIND EXPOSURE
- WIND SPEED-UP
- POTENTIAL SLIDE
- SEISMIC
- EROSION

# LAND USE ANALYSIS

MAX LOT COVERAGE: 30%

## SETBACKS

## CITY OF MERCER ISLAND REQ. SETBACKS

- FRONT YARD: 20' MIN
- REAR YARD: 25' MIN
- SIDE YARD: FOR LOTS WITH A WIDTH OF 90', THE SIDE YARDS WIDTH SHALL BE A WIDTH THAT IS EQUAL TO AT LEAST 17% OF THE LOT WIDTH
- MINIMUM SIDE YARD WIDTH: 5' OR 33% OF THE AGGREGATE SIDE YARD TOTAL, WHICHEVER IS GREATER
- VARIABLE SIDE YARD DEPTH REQUIREMENT: MIN SIDE YARD DEPTH ABUTTING AN INT LOT LINE SHALL BE THE GREATER OF MIN SIDE YARD DEPTH OR:
  - FOR NONGABLE ROOF END BLDGS, THE HEIGHT IS MORE THAN 15' MEASURED FROM EXISTING FINISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF THE EXT WALL FACADE ADJOINING THE SIDE YARD.
  - FOR GABLED ROOF END BUILDINGS, THE HEIGHT IS MORE THAN 18' FROM EXISTING/FIN GRADE, WHICHEVER IS LOWER, TO THE TOP OF THE GABLED ROOF END ADJOINING THE SIDE YARD.
- DWELLINGS WITH A HEIGHT OF MORE THAN 25' MEASURED FROM THE EXISTING/FIN GRADE, WHICHEVER IS LOWER, TO THE TOP OF THE EXT WALL FACADE ADJOINING THE SIDE YARD SHALL PROVIDE A MIN SIDE YARD DEPTH OF 10' YARD INTRUSIONS:
  - 3' MAX INTO ANY REAR YARD PORCHES, CHIMNEYS, WINDOW WELLS, UNROOFED UNENCLOSED OUTSIDE STAIRWAYS & DECKS
  - 18' MAX INTO ANY REAR YARD EAVES
  - NO PENETRATION ALLOWED INTO THE MIN SIDE YARD SETBACK ABUTTING AN INT LOT LINE
  - DRIVEWAYS, HARDSCAPE & OTHER STRUCTURES NOT MORE THAN 30" ABOVE EXISTG/FIN GRADE (WHICHEVER IS LOWER) ALLOWED
  - FENCES, RETAINING WALLS & ROCKERES ALLOWED
  - GARAGES & ACCESSORY BLDGS NOT ALLOWED
  - HEAT PUMPS/AC NOT WITHIN 3' OF LOT LINE
  - ARCH. FEATURES NOT EXCEEDING 42" IN HEIGHT ARE ALLOWED

## CCR REQ. SETBACKS & INTRUSIONS, MOST RESTRICTIVE

- FRONT YARD: 25'
- SIDE YARD: 25' IF ABUTS A STREET OR ROADWAY
- REAR YARD: 25'
- OTHER BOUNDARY LINE: 10'
- NO RESIDENCE, GARAGE OR ATTACHED STRUCTURE, INCLUDING EAVES AND OVERHANGS CAN INTRUDE INTO SETBACKS
- FENCE & BOUNDARY WALLS SHALL NOT EXCEED 6' IN HEIGHT ABOVE FINISHED GRADE
- TERRACES & SIMILAR LOW UNROOFED & UNSCREENED CONSTRUCTION MAY NOT BE CONSTRUCTED WITHIN 10' OF SIDE LOT LINES

## CITY OF MERCER ISLAND BUILDING HT. LIMIT: (SEE A03)

- MAX HEIGHT: HEIGHT SHALL NOT EXCEED 30' FROM AVG BLDG ELEV TO HIGHEST POINT OF ROOF
- MAX BLDG HEIGHT ON DOWNHILL FACADE: MAX HT ON DOWNHILL SIDE OF SLOPING LOT SHALL NOT EXCEED 30'; FACADE HT IS MEASURED FROM EXISTG/FIN GRADE, WHICHEVER IS LOWER, AT THE FURTHEST DOWNHILL EXTENT OF THE PROPOSED BLDG TO THE TOP OF EXT WALL FACADE SUPPORTING THE ROOF FRMG

## CCR HEIGHT LIMIT:

- NO DWELLING SHALL EXCEED TWO STORES
- NO DWELLING SHALL BE MORE THAN 12' IN HEIGHT MEASURED FROM THE HIGHEST POINT OF THE ROOF BASED ON A PERPENDICULAR MEASUREMENT FROM THE HIGHEST PT OF THE NATURAL GRADE OF THE EASTERLY BOUNDARY OF THE SITE.
- SITE HIGHEST PT = 756' AT SE CORNER OF LOT.
- 756' + 12' = 876' HEIGHT NOT TO EXCEED

# ZONING NARRATIVE

PRE-APP PROJECT REVIEW CONDUCTED BY MI PLANNING DIRECTOR TIM MORGAN ON 4/29/22 & 5/10/22. SEE PLANNING NOTES.

## REQUEST THAT PERMIT APPLICATION BE REVIEWED UNDER DC1 22-003.

**PIPED WATERCOURSE:**  
ER MCC 19(0150D.1B) RELATING TO PIPED WATERCOURSE BUFFER "IN NO EVENT SHALL THE ALTERATION OR ENLARGEMENT INCREASE ANY EXISTING NONCONFORMING ASPECT OF THE DWELLING OR CREATE ANY NEW NONCONFORMANCE" IN THE SETBACK, SINCE NO NEW LOT COVERAGE ENCLOSES INTO THE PIPED WATERCOURSE SETBACK, THE PROPOSAL COMPLES PER MCC 19(0780C.8), THE FOLLOWING IS PERMITTED IN THE SETBACK: LANDSCAPING, UNCOVERED DECKS LESS THAN 30" ABOVE EXISTING OR FINISHED GRADE, 18" MAX BUILDING OVERHANGS, SUBGRADE COMPONENTS OF FOUNDATIONS.

**HARDSCAPE (SEE A04)**  
SECTION G2 OF DC 122-003 STATES THAT "SITES THAT 1) ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM LOT COVERAGE OR HARDSCAPE COVERAGE; AND 2) HAVE LOT COVERAGE OR HARDSCAPE WITHIN THE WETLAND AND/OR WATERCOURSE BUFFERS THAT WAS CONSTRUCTED ON OR BEFORE JANUARY 1, 2005"  
THE ABOVE SECTION APPLIES TO 10 BROOK BAY. THE SITE 1) SITS ENTIRELY WITHIN A WATERCOURSE BUFFER (TYPE F STREAM REQUIRING 120' SETBACK). 2) EXCEEDS THE ZONE ALLOWABLE HARDSCAPE AREA (SEE A04), AND 3) WAS CONSTRUCTED PRIOR TO JANUARY 2005.

SECTION G2A FINDS "BECAUSE LOT COVERAGE AND HARDSCAPE HAVE EQUIVALENT IMPACTS ON THE FUNCTION OF WATERCOURSE BUFFERS, NEW LOT COVERAGE AND/OR HARDSCAPE CAN BE ADDED INTERCHANGEABLY WITHIN BUFFERS BY REMOVING EXISTING LOT COVERAGE AND/OR HARDSCAPE AT A 1:2 RATIO (IE ONE NEW SQUARE FOOT OF NEW FOR EVERY TWO SQUARE FEET OF REMOVED)."

**SECTION E7A ANALYSIS:**  
XI SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM LOT COVERAGE OR HARDSCAPE COVERAGE ARE NOT REQUIRED TO COME INTO FULL COMPLIANCE WHEN ADDING ADDITIONAL LOT COVERAGE OR HARDSCAPE COVERAGE.

XI SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM HARDSCAPE COVERAGE CAN ADD NEW HARDSCAPE BY REMOVING EXISTING HARDSCAPE AT A 1:2 RATIO (IE ONE NEW SQUARE FOOT OF HARDSCAPE FOR EVERY TWO SQUARE FEET OF REMOVED HARDSCAPE).

MERCER ISLAND DIFFERENTIATES BETWEEN NEW AND EXISTING, REPLACED AND REMOVED HARDSCAPE. NEW HARDSCAPE IS THAT WHICH MAY (OR MAY NOT) BE ADDED TO THE TOTAL EXISTING HARDSCAPE AREA ON A PARCEL. REPLACED HARDSCAPE IS THAT WHICH IS EITHER RELOCATED ON SITE OR REBUILT IN THE SAME LOCATION. REMOVED HARDSCAPE IS THAT WHICH IS REMOVED AND REPLACED OR REMOVED AND RESTORED TO SOFTSCAPE.

THE CALCULATIONS ON A04 ILLUSTRATE THAT THE PROJECT WILL REPLACE LESS THAN THE HARDSCAPE TO BE REMOVED. REFER TO A04 FOR CALCULATIONS. THE REST OF THE REMOVED HARDSCAPE WILL BE RESTORED TO SOFTSCAPE. IN DOING SO, THE PROJECT PROPOSES TO BRING THE TOTAL AMOUNT OF HARDSCAPE CLOSER TO COMPLIANCE WITH THE TOTAL PERCENT OF PROJECT HARDSCAPE AREA ALLOWABLE IN THE ZONE.

## LOT COVERAGE (SEE A05)

MERCER ISLAND DISTINGUISHES BETWEEN EXISTING, REMOVED AND NEW LOT COVERAGE. EXISTING LOT COVERAGE MAY BE REMOVED AND REBUILT OR RELOCATED ON THE SITE. NEW LOT COVERAGE IS THAT AMOUNT OF LOT COVERAGE THAT ADDS TO THE TOTAL AMOUNT OF EXISTING LOT COVERAGE. THE PROJECT PROPOSES NO NET NEW LOT COVERAGE AND IS THEREFORE OKAY.

## GFA (SEE A06 & A07)

PER DC 122-003G, INTERPRETATION 1 & B: FOR LEGALLY NONCONFORMING BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 2005 LOCATED WITHIN WETLANDS AND/OR WATERCOURSES BUFFERS:  
B. EXPANSION OF GROSS FLOOR AREA THAT DOES NOT INCREASE BUILDING FOOTPRINT OR LOT COVERAGE WITHIN THE BUFFER IS NOT LIMITED TO 200 SF AND IS NOT RESTRICTED TO THE OUTER 25% OF THE BUFFER.

THE PROJECT PROPOSES AN INCREASE IN GFA (NOT EXCEEDING THE ZONE ALLOWABLE MAX). THE PROJECT DOES NOT PROPOSE TO INCREASE LOT COVERAGE OR BUILDING FOOTPRINT. THEREFORE, THE GFA INCREASE IS OKAY.

# PROJECT CONTACTS LEGEND

**OWNER:**  
BALSA & MINA LABAN  
10 BROOK BAY  
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**ARCHITECT:**  
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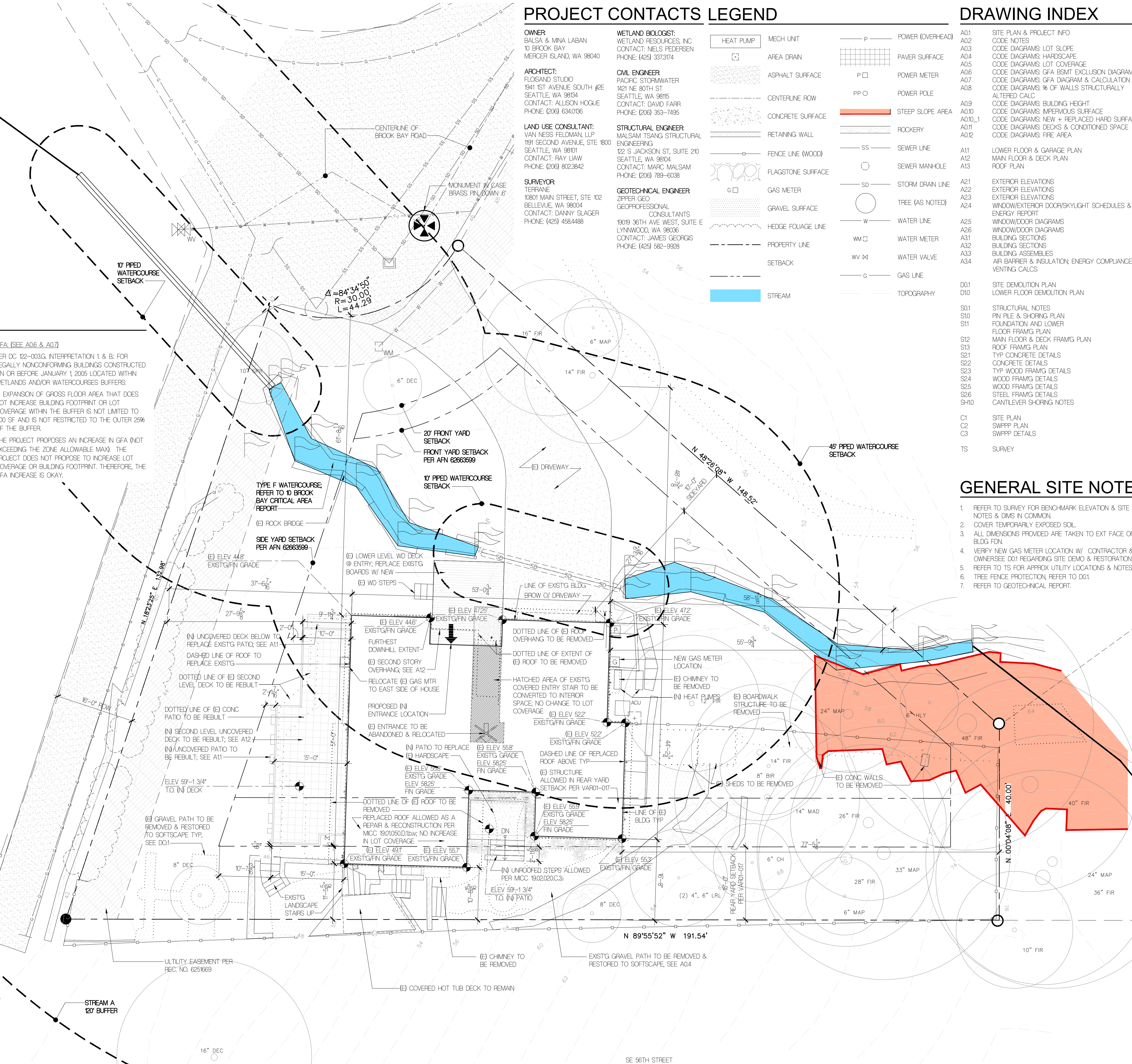
HEAT PUMP	MECH UNIT	POWER (OVERHEAD)	A01	SITE PLAN & PROJECT INFO
AREA DRAIN	ASPHALT SURFACE	PAVER SURFACE	A02	CODE NOTES
CENTERLINE ROW	CONCRETE SURFACE	POWER METER	A03	CODE DIAGRAMS LOT SLOPE
RETAINING WALL	FLAGSTONE SURFACE	POWER POLE	A04	CODE DIAGRAMS HARDSCAPE
FENCE LINE (WOOD)	GAS METER	STEEP SLOPE AREA	A05	CODE DIAGRAMS LOT COVERAGE
SETBACK	HEDGE FOULAGE LINE	ROCKERY	A06	CODE DIAGRAMS GFA BSMT EXCLUSION DIAGRAMS
STREAM	PROPERTY LINE	SEWER LINE	A07	CODE DIAGRAMS GFA DIAGRAM & CALCULATION
		SEWER MANHOLE	A08	CODE DIAGRAMS % OF WALLS STRUCTURALLY ALTERED CALC
		STORM DRAIN LINE	A09	CODE DIAGRAMS BUILDING HEIGHT
		TREE (AS NOTED)	A10	CODE DIAGRAMS IMPERVIOUS SURFACE
		WATER LINE	A10.1	CODE DIAGRAMS NEW + REPLACED HARD SURFACE
		WATER METER	A11	CODE DIAGRAMS DECKS & CONDITIONED SPACE
		WATER VALVE	A12	CODE DIAGRAMS FIRE AREA
		GAS LINE	A13	LOWER FLOOR & GARAGE PLAN
		TOPOGRAPHY	A14	MAIN FLOOR & DECK PLAN
			A15	ROOF PLAN
			A21	EXTERIOR ELEVATIONS
			A22	EXTERIOR ELEVATIONS
			A23	EXTERIOR ELEVATIONS
			A24	WINDOW/EXTERIOR DOORS/SKYLIGHT SCHEDULES & ENERGY REPORT
			A25	WINDOW/DOOR DIAGRAMS
			A26	WINDOW/DOOR DIAGRAMS
			A31	BUILDING SECTIONS
			A32	BUILDING SECTIONS
			A33	BUILDING ASSEMBLIES
			A34	AIR BARRIER & INSULATION; ENERGY COMPLIANCE & VENTING CALCUS
			D01	SITE DEMOLITION PLAN
			D10	LOWER FLOOR DEMOLITION PLAN
			S01	STRUCTURAL NOTES
			S10	PI N PILE & SHORING PLAN
			S11	FOUNDATION AND LOWER FLOOR FRAMG PLAN
			S12	MAIN FLOOR & DECK FRAMG PLAN
			S13	ROOF FRAMG PLAN
			S21	TYP CONCRETE DETAILS
			S22	CONCRETE DETAILS
			S23	TYP WOOD FRAMG DETAILS
			S24	WOOD FRAMG DETAILS
			S25	WOOD FRAMG DETAILS
			S26	STEEL FRAMG DETAILS
			SH10	CANTILEVER SHORING NOTES
			C1	SITE PLAN
			C2	SWPPP PLAN
			C3	SWPPP DETAILS
			TS	SURVEY

# DRAWING INDEX

A01	SITE PLAN & PROJECT INFO
A02	CODE NOTES
A03	CODE DIAGRAMS LOT SLOPE
A04	CODE DIAGRAMS HARDSCAPE
A05	CODE DIAGRAMS LOT COVERAGE
A06	CODE DIAGRAMS GFA BSMT EXCLUSION DIAGRAMS
A07	CODE DIAGRAMS GFA DIAGRAM & CALCULATION
A08	CODE DIAGRAMS % OF WALLS STRUCTURALLY ALTERED CALC
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S25	WOOD FRAMG DETAILS
S26	STEEL FRAMG DETAILS
SH10	CANTILEVER SHORING NOTES
C1	SITE PLAN
C2	SWPPP PLAN
C3	SWPPP DETAILS
TS	SURVEY

# GENERAL SITE NOTES

1. REFER TO SURVEY FOR BENCH-MARK ELEVATION & SITE NOTES & DIMS IN COMMON
2. COVER TEMPORARILY EXPOSED SOIL
3. ALL DIMENSIONS PROVIDED ARE TAKEN TO EXT FACE OF BLDG FIN
4. VERIFY NEW GAS METER LOCATION W/ CONTRACTOR & OWNER. D01 REGARDING SITE DEMO & RESTORATION
5. REFER TO TS FOR APPROX. UTILITY LOCATIONS & NOTES
6. TREE FENCE PROTECTION, REFER TO D01
7. REFER TO GEOTECHNICAL REPORT.



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## OWNER

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# LABAN REMODEL

10 BROOK BAY  
MERCER ISLAND, WA 98040

## PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT  
Allison W. Hogue  
STATE OF WASHINGTON

## BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4/14/23
PRE-APPLICATION FOLLOW UP	5/10/22
PRE-APPLICATION FOLLOW UP	4/29/22
PRE-APPLICATION FOLLOW UP	10/5/21
PRE-APPLICATION MTG	10/31/21
PRE-APPLICATION NOTES	10/5/21

# SITE PLAN & PROJECT INFO

# A0.1

# SITE PLAN

1" = 10'

## GENERAL NOTES

- ALL WORK TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE WITH CITY & STATE AMENDMENTS.
- ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
- GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
- DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.
- THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
- DO NOT SCALE DRAWINGS.

## JOB SITE SAFETY / ASBESTOS

- THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
- ASBESTOS FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION II, ARTICLE 4, AIR POLLUTION CONTROL AGENCY) REQUIRE THAT AN ASBESTOS SURVEY BE CONDUCTED PRIOR TO BEGINNING WORK ON MOST RENOVATIONS AND ON ALL DEMOLITION PROJECTS. THIS REQUIRED SURVEY MUST BE POSTED AT THE WORK SITE. THE PUGET SOUND CLEAN AIR AGENCY ALSO REQUIRES A NOTICE OF INTENT TO PERFORM A DEMOLITION BE FILED WITH THE CLEAN AIR AGENCY BEFORE ANY DEMOLITION PROJECT MAY BE STARTED. IF ANY ASBESTOS IS IDENTIFIED IN THE WORK AREA, IT MUST EITHER BE PROPERLY ABATED PRIOR TO ANY WORK IN THE AREA, OR NOT DISTURBED BY THE RENOVATION OR DEMOLITION ACTIVITIES. ALL ASBESTOS MUST BE PROPERLY REMOVED IN COMPLIANCE WITH THE REGULATIONS PRIOR TO ANY FULL DEMOLITION OF A STRUCTURE.

## SITE WORK

- ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OR MATERIAL TO ADJACENT PROPERTIES.
- NEW FOOTING DRAINS TO BE SEPARATE FROM ROOF AND STORMWATER DRAIN.
- NEW DOWNSPOUT DRAINS TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE.
- NEW FOOTING DRAINS, AS REQUIRED BY CITY OFFICIALS, TO BE 4" DIAMETER PERFORATED PIPE UNLESS NOTED OTHERWISE.

## EARTH WORK

- FOUNDATION NOTES, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE GEOTECHNICAL AND STRUCTURAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL AT LEAST 18" BELOW LOWEST FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE STRUCTURAL NOTES AND GEOTECHNICAL REPORT.

TEMPORARY EXCAVATION SLOPES PER GEOTECHNICAL.

- FINAL GRADES SHALL SLOPE AWAY FROM HOUSE. CONCENTRATED RUNOFF ON SOFTSCAPE SURFACE SHALL BE AVOIDED.
- SOILS EXPOSED DURING CONSTRUCTION SHALL BE STABILIZED BY PERMANENT SEEDING AND PLANTING.

## SEASONAL DEVELOPMENT LIMITATION

- LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 ON SLOPES CONSIDERED AS AN EROSION, POTENTIAL SLIDE, OR STEEP SLOPE HAZARD. A WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION MAY BE GRANTED IF COMPELLING JUSTIFICATION IS DEMONSTRATED AND SUPPORTED BY A GEOTECHNICAL EVALUATION OF THE SITE AND PROPOSED CONSTRUCTION ACTIVITIES.
- NO CUTTING OF TREES LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:
  - AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED, OR
  - IT IS REQUIRED DUE TO AN EMERGENCY SITUATION INVOLVING IMMEDIATE DANGER TO LIFE OR PROPERTY. THE CITY ARBORIST MAY GRANT AN ADMINISTRATIVE WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION IF THE CITY ARBORIST DETERMINES THAT SUCH ENVIRONMENTALLY SENSITIVE AREAS WILL NOT BE ADVERSELY IMPACTED BY THE PROPOSED CUTTING AND THE APPLICANT PROVIDES SATISFACTORY JUSTIFICATION BY A GEOTECHNICAL EVALUATION OF THE SITE. THE CITY ARBORIST MAY REQUIRE HYDROLOGY, SOILS AND STORM WATER RETENTION STUDIES, EROSION CONTROL MEASURES, RESTORATION PLANS, AND/OR AN INDEMNIFICATION/RELEASE AGREEMENT. (MCC 19.10.10)

## ENERGY NOTES

- ALL WORK TO COMPLY WITH 2018 WASHINGTON STATE ENERGY CODE.
- APPENDIX C: DESIGN CONDITIONS FOR SIZING HVAC. OUTSIDE DESIGN TEMP HEATING IS 24 DEGREES FAHRENHEIT. OUTDOOR DESIGN TEMP COOLING IS 83 DEGREES FAHRENHEIT.
- R303.11 INSULATION CERTIFICATION. CONTRACTOR TO PROVIDE CERTIFICATION LISTING TYPE, MFR & R-VALUE OF INSULATION.
- R303.11.1 INSULATION MARKERS. THICKNESS OF BLOWN IN INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS EVERY 300 SF MIN THROUGHOUT ATTIC.
- R401.3: A PERMANENT COMPLIANCE CERTIFICATE SHALL BE POSTED IN MECHANICAL CLOSET.
- TABLE 402.11 FOOTNOTE "6" CEILING R VALUE: INSUL MAY BE REDUCED TO R-38 @ SINGLE RAFTER OR JOIST-VAULTED CLGs WHERE FULL DEPTH INSUL EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.
- TABLE 402.11 FOOTNOTE "1" INTERMEDIATE FRMG DENOTES FRMG & INSUL PER SECTION A10322 INCL STANDARD FRMG 16" OC, 78% OF WALL CAVITY INSULATED. ALL EXTERIOR HEADERS TO BE INSULATED W/ MIN R-10 INSULATION.
- R402.21 CLGs W/ ATTIC SPACES: R-38 MAY BE INSTALLED WHERE FULL DEPTH INSUL EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.
- R402.21.1 LOOSE FILL INSUL IN ATTIC: OPEN-BLOWN OR LOOSE FILL INSUL MAY BE USED WHERE CLG SLOPE DOES NOT EXCEED 3:2 & MIN 30" FROM T.O. CLG JOIST/BOTTOM CHORD TO U/S OF ROOF SHTG.
- R402.23 EAVE BAFFLE: A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT & EAVE VENTS WHERE AIR PERMEABLE INSUL USED IN VENTED ATTICS.
- R402.24 ACCESS HATCHES & DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED & INSULATED TO LEVEL EQUIVALENT TO ADJACENT INSUL.
- R402.27 FLOORS: FLOOR INSUL SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT W/ THE U/S OF THE SUBFLR INSUL SUPPORTS INSTALLED MAX 24" OC. FDN VENTS SHALL BE PLACED SO TOP OF VENT IS BELOW FLR INSUL.
- R402.27 FLOORS EXCEPTION: A PERMANENTLY ATTACHED BAFFLE MAY BE INSTALLED AT A 30 DEGREE ANGLE FROM HORIZ WHERE FDN VENTS ARE NOT BELOW THE FLR INSUL.
- R402.31 U-FACTOR AN AREA WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS.
- R402.33 GLAZED FENESTRATION EXCEPTION: MAX 15 SF OF GLAZED FENESTRATION MAY BE EXEMPT FROM R402.11.
- R402.34 OPAQUE DOOR EXEMPTION: ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SF MAY BE EXEMPT FROM R402.11.
- TABLE 402.4.11 AIR BARRIER & INSUL INSTALLATION REQUIREMENTS: AIR BARRIERS AND INSUL MUST BE INSTALLED IN ACCORDANCE WITH THE TABLE; REFER TO **2/A34**.
- R402.4.12 TESTING: DWELLING UNIT SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR.
- R402.4.21 GAS FIREPLACE EFFICIENCY: GAS VENTED HEATERS RATED TO ANSI Z2188 SHALL BE LISTED & LABELED WITH FE OF 50% OR GREATER. REPLACE GAS FIREPLACES CERTIFIED TO ANSI Z2150 SHALL BE LISTED & LABELED.
- R402.44 COMBUSTION AIR OPENINGS: APPLIANCES & COMBUSTION AIR OPENINGS SHALL BE LOCATED OUTSIDE THERMAL ENVELOPE OR IN A SEALED & INSULATED ROOM ISOLATED FROM THERMAL ENVELOPE PER R402.11. COMBUSTION AIR DUCTS SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MIN R-8.
  - EXCEPTIONS: DIRECT VENT APPLIANCES WITH BOTH INTAKE/EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE.
- R402.45 RECESSED LIGHTING: ALL RECESSED LUMINARES SHALL BE TYPE IC-RATED & SEALED WITH A GASKET OR CALK BTWIN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE.
- R403.11 PROGRAMMABLE THERMOSTATS FOR FORCED AIR FURNACES: AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MIN, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY.
- R403.31 DUCT INSUL: DUCTS OUTSIDE THE THERMAL ENVELOPE SHALL BE INSULATED TO A MIN OF R-8.
- R403.32 SEALING: DUCTS, AIR HANDLERS, & FILTER BOXES SHALL BE SEALED PER IMC OR IRC.
- R403.33 DUCT TESTING: DUCTS SHALL BE LEAK TESTED IN ACCORDANCE W/ WSJ RS-33 USING THE MAX DUCT LEAKAGE RATES SPECIFIED.
  - EXCEPTIONS: TOTAL LEAKAGE TEST NOT RECD IF DUCTS & AIR HANDLERS ARE LOCATED ENTIRELY IN THERMAL ENVELOPE. FOR FORCED AIR DUCTS, A MAX OF 10 LINEAR FT OF RETURN & 5 LINEAR FT OF SUPPLY DUCTS MAY BE LOCATED OUTSIDE OF CONDITIONED SPACE. JOINTS OF METALLIC DUCTS MUST BE SEALED WITH MASTIC. FLEX DUCTS MAY NOT BE SPLICED & CONNECTIONS MUST BE MADE WITH NYLON STRAPS. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY.
  - A WRITTEN REPORT OF RESULTS SHALL BE SIGNED BY THE TESTING PARTY & PROVIDED TO THE CODE OFFICAL.
- R403.35 BUILDING CAVITIES: INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- R403.36 DUCTS BURIED W/IN CLG INSULATION: SUPPLY/RETURN DUCTS SHALL BE INSULATED TO NO LESS THAN R-8 & THE SUM OF CLG INSULATION ABOVE & BELOW THE DUCT SHALL NOT BE LESS THAN R-9, EXCLUDING THE DUCT INSUL.
- EXCEPTION: SUPPLY DUCT LESS THAN 3" FROM SUPPLY OUTLET ARE NOT RECD TO COMPLY.
- R403.37 DUCTS LOCATED IN CONDITIONED SPACE: TO BE CONSIDERED IN CONDITIONED SPACE, DUCTS SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - ALL DUCT SYSTEMS LOCATED COMPLETELY WITHIN THE CONT AIR BARRIER & THERMAL ENVELOPE.
  - ALL HEATING, COOLING, & VENTING COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. COMBUSTION EQUIP TO BE DIRECT VENT OR SEALED COMBUSTION.
  - FOR FORCED AIR, A MAX OF 10 LINEAR FT OF RETURN & 5 LINEAR FT OF SUPPLY DUCT INSULATED TO R-8 IS PERMITTED OUTSIDE THE CONDITIONED SPACE. METALLIC DUCT JOINTS TO BE SEALED WITH MASTIC. FLEX DUCTS MAY NOT CONTAIN SPLICES & CONNECTIONS MUST BE MADE W/ NYLON STRAPS.
- R403.53 HOT WATER PIPE INSUL: INSUL FOR HOT WATER PIPE SHALL HAVE A MIN THERMAL RESISTANCE OF R-3. AN IBC INTERPRETATION STATES THAT INSUL CAN BE DISCONTINUOUS WHERE PASSING THROUGH FRAMING MEMBERS OR WHERE NECESSARY TO PASS ANOTHER PIPE IN A STUD SPACE.
- R403.55 ELECTRIC WATER HEATER INSULATION: ALL ELECTRIC WATER HEATERS IN UNHEATED SPACE OR ON CONC FLRS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MIN OF R-10.
- R403.61 MECHANICAL VENTILATION: SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHINGTON STATE AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- R404.1 LIGHTING EQUIPMENT: A MIN OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY.
- 2018 WSEC & IRC PRESCRPTIVE ENERGY CODE COMPLIANCE: REFER TO **A34**.
- WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS: REFER TO **A34**.
- REFER TO 6/A011 FOR CONDITIONED ADDITIONAL SPACE TO BE ADDED.

## MECHANICAL & VENTILATION NOTES

- ALL WORK TO COMPLY WITH 2018 INTERNATIONAL MECHANICAL CODE OPT 4 AND 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
- LOCAL EXHAUST FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS. PER IRC M1507.4, BATHROOMS, TOILET ROOMS, INDOOR SWIMMING POOLS AND SPAS SHALL HAVE A MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. KITCHENS SHALL HAVE AN EXHAUST RATE OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS. DUCTING SHALL TERMINATE OUTSIDE THE BUILDING.
- INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM PER IRC M507.3.5. WHOLE HOUSE VENTILATION SYSTEM TO OPERATE INTERMITTENTLY PER 2015 IMC M1507.33 (2) WITH A RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT OF 33% AND FACTOR OF 3. MECH VENTILATION SYSTEM FAN EFFICACY PER TABLE R403.61 @ MINIMUM AIR FLOW RATE OF 90 CFM, MIN EFFICACY TO BE 28 CFM/WATT.
- LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 IRC M502.
- PER R303.5:1 OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
- PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
  - NOT LESS THAN 3' FROM PROPERTY LINES.
  - 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING
  - 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
- ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED WITH A MIN. OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
- FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.

## GLAZING NOTES

- ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.
- ALL SAFETY GLASS TO BE LABELED.

## SHOP DRAWINGS

- SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
- THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
- SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

## MOISTURE PROTECTION

- PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
- PROVIDE MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
- PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
- PROVIDE MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
- PROVIDE MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
- CAULK ALL OPENINGS THOROUGHLY.
- FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- ROOF VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED STEEL OVER 36" WIDE #5 UNDERLAYMENT.
- ALL ROOF FLASHING TO EXTEND 4" MINIMUM UNDERNEATH ADJACENT MATERIALS.
- MOISTURE CONTROL AT CRAWLSPACE: CONCRETE WALLS, UNO. APPLY TWO COATS OF ASPHALT EMULSION TO EXTERIOR OF ALL BELOW-GRADE CONCRETE WALLS. APPLY TO CLEAN, DRY SURFACE AND EXTEND 6" ABOVE TOP OF GRADE. USE "MIRAF" OR EQUAL DRAIN MATERIAL AT BASEMENT WALLS WHERE REQUIRED TO PROVIDE PROTECTION AGAINST MOISTURE.
- PROVIDE LIQUID FLASHING WRAPS AT ALL EXTERIOR OPENINGS TO MAKE THEM WEATHERTIGHT.

## IMPORTANT NOTE:

CODE CITATIONS & NOTES ARE PROVIDED FOR REFERENCE. THEY ARE NOT COMPREHENSIVE NOR ARE THEY A SUBSTITUTE FOR THE CODE ITSELF. ALL APPLICABLE CODES & REGULATIONS TAKE PRECEDENCE OF NOTES PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE MOST RECENT CODE REQUIREMENTS.

## FIRE PROTECTION

- FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
- DOORS SEPARATING THE GARAGE AND LIVING SPACES TO BE SELF CLOSING AND SOLID CORE NOT LESS THAN 1 3/8" THICK OR 20 MINUTE FIRE RATED.
- PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
- SMOKE DETECTORS SHALL BE HARDWIRED TO BUILDING POWER. SHALL HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE UNIT.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
- LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 IRC M502.
- PER R303.5:1 OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
- PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
  - NOT LESS THAN 3' FROM PROPERTY LINES.
  - 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING
  - 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
- ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED WITH A MIN. OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
- FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.
- ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PPES, DUCTS, ETC.
- EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
 

CLEAR OPEN WIDTH	20" (MINIMUM)
CLEAR OPEN HEIGHT	24" (MINIMUM)
CLEAR OPEN AREA	57 SF. (MINIMUM)/FC (5.0 SF. MIN @ GRND LEVEL)
SILL HEIGHT	44" (MAXIMUM)
- PREFABRICATED FIREPLACES SHALL BEAR UL OR ICC SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.
- 130 RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. A 1" MIN WATER METER & 1" MIN SERVICE LINE IS RECD. A WATER FLOW ALARM SHALL BE REQUIRED.**

CONCEALED SPACE AT ALL FLOOR AND CEILING LEVELS AND AT 10 FT INTERVALS ALONG THE LENGTH OF THE WALL.

INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (IE SOFFITS).

CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

CLEAR OPEN WIDTH 20" (MINIMUM)  
CLEAR OPEN HEIGHT 24" (MINIMUM)  
CLEAR OPEN AREA 57 SF. (MINIMUM)/FC (5.0 SF. MIN @ GRND LEVEL)  
SILL HEIGHT 44" (MAXIMUM)

PREFABRICATED FIREPLACES SHALL BEAR UL OR ICC SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.

**130 RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. A 1" MIN WATER METER & 1" MIN SERVICE LINE IS RECD. A WATER FLOW ALARM SHALL BE REQUIRED.**

## ABBREVIATIONS

#	NUMBER	EW	EACH WAY
+/-	PLUS OR MINUS	EXISTG/TE	EXISTING
@	AT	EXT	EXTERIOR
AB	ANCHOR BOLT	FC	FACE
ABV	ABOVE	FDN	FOUNDATION
ADDL	ADDITIONAL	FF	FINISH FLOOR
ADJ	ADJUSTABLE OR ADJACENT	FRN	FINISH
AFF	ABOVE FINISH FLOOR	FLASHG	FLASHING
ALT	ALTERNATE	FLR	FLOOR
ALUM	ALUMINIUM	FO	FACE OF
APPROX	APPROXIMATE	FRMG	FRAMING
ARCHL, ARCH	ARCHITECTURAL, ARCHITECT	FT	FEET
BTWN	BETWEEN	FTB	FLUSH TO BOTTOM
BLDG	BUILDING	FTS	FOOTING
BKLG	BLOCKING	GEN	GENERAL
BLW	BELOW	GALV	GALVANIZED
BM	BEAM	GFI	GROUND FAULT INTERRUPTER
A.O.	BOTTOM OF	GLB	GLU-LAM BEAM
A.O.E.	BOTTOM OF EXCAVATION	GR	GRADE
BOT	BOTTOM	GR	GYP/SUM WALL BOARD
BTWIN	BETWEEN	HDR	HEADER
BSBL	BUILDING SETBACK LINE	HF	HEM FR
CAB	CABINET	HORIZ	HORIZONTAL
CL	CENTERLINE	HSS	HOLLOW STRUCTURAL SECTION
CTRD	CENTERLINE	HT	HEIGHT
CLG	CEILING	IEC	INTERNATIONAL BUILDING CODE
COL	COLUMN	INCH	INCH
COLC	COLUMN CONCRETE	INFO	INFORMATION
CONC	CONCRETE	INSUL	INSULATION
CONN/CONNEX	CONNECT/CONNECTION	INT	INTERIOR
CONST	CONSTRUCTION	K	KPS (1000 POUNDS)
CONT	CONTINUOUS	KSP	KPS PER SQ FT
CPT	CARPET	L	ANGLE
CS	CRAWLSPACE	L	LENGTH
DBL	DOUBLE	LEBS	LEADS
DEMO	DEMOLISH	LWR	LOWER
DF	DOUGLAS FIR	MAX	MAXIMUM
DTL	DETAIL	MAF	MECHANICALLY ATTACHED
DIA	DIAMETER		FLASHING
DIAG	DIAGONAL	MAX	MAXIMUM
DM	DIMENSION	MB	MACHINE BOLT
DN	DOWN	MFR	MANUFACTURER
DO	DITTO	MIN	MINIMUM
DP	DEEP/DEPTH	MISC	MISCELLANEOUS
DS	DOWNSPOUT	MTL	METAL
DWG (S)	DRAWING (S)	MIN	MINIMUM
(E)	EXISTING	MVS	MASONRY VENEER INSTALLATION SYSTEM (THRU BRCK)
EA	EACH	NC	NOT IN CONTRACT
ELEC	ELECTRICAL	NTS	NOT TO SCALE
EL/ELEV	ELEVATION	O/	OVER
EMBED	EMBEDMENT	OC	ON CENTER
ENGR	ENGINEER	OPP	OPPOSITE
EO	EQUAL	OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
			PERP
			PL
			PL
			PLY
			PSF
			PSI
			PT
			PTD
			R
			REINF
			RECD
			RM
			RO
			SC
			SCHED
			SF
			SHTG
			SHM
			SOG
			SO
			STD
			STL
			STRUCT
			SUBFLR
			SW
			TBD
			TEMP
			THRU
			T.O.
			T.O.W.
			TYP
			UPR
			UNO
			VERT
			VF
			W
			W/
			W/O
			WHS
			WN
			WFB
			WWF
			WTS
			PERPENDICULAR
			PLATE
			PROPERTY LINE
			PLYWOOD
			POUNDS PER SQUARE FOOT
			POUNDS PER SQUARE INCH
			PRESSURE TREATED LUMBER
			PAINTED
			RADIUS
			REINFORCEMENT
			REQUIRED
			ROOM
			ROUGH OPENING
			SCHEDULE
			SCHEDULE
			SQUARE FEET
			SHAFTING
			SIMILAR
			SLAB ON GRADE
			SQUARE
			STAINED
			STEEL
			STRUCTURAL
			SUBFLOOR
			SHEARWALL
			TO BE DETERMINED
			TEMPORARY
			THROUGH
			TOP OF
			TOP OF WALL
			TYPICAL
			UPPER
			UNLESS NOTED OTHERWISE
			VAPOR BARRIER
			VERTICAL
			VERTICAL GRAIN
			VERIFY IN FIELD
			WIDE OR WIDTH
			WITH
			WITHOUT
			WOOD
			WELDED HEADED STUD
			WINDOW

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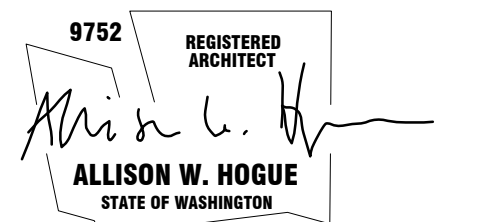
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PROFESSIONAL STAMP



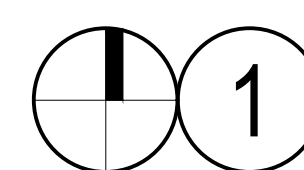
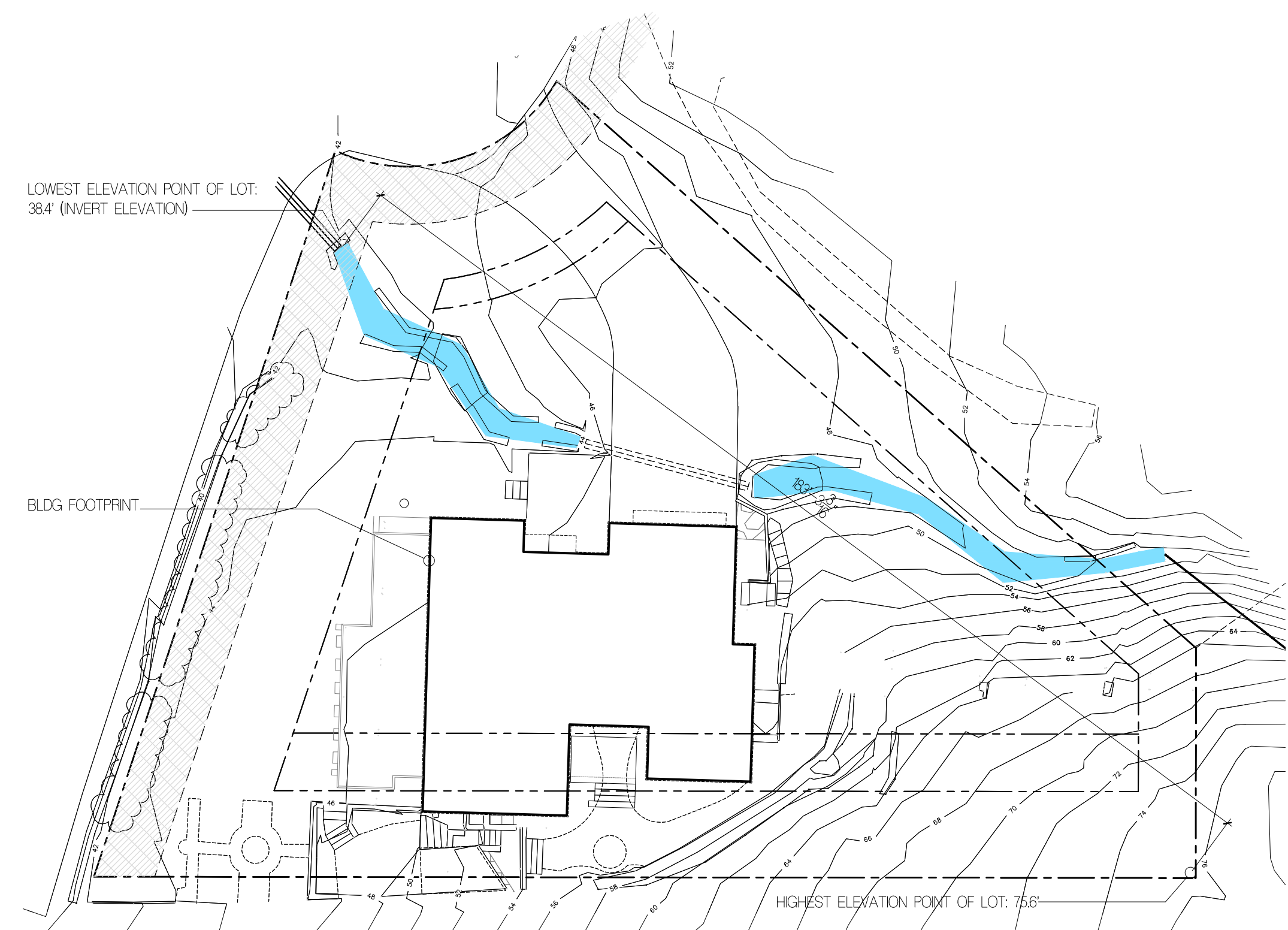
BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS:  
 LOT SLOPE

**A0.3**

LOT SLOPE CALCULATIONS	FT
HIGHEST POINT OF LOT	75.6
LOWEST ELEVATION POINT OF LOT	38.4
ELEVATION DIFFERENCE	37.2
HOZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	183.27
LOT SLOPE	20.30%



LOT SLOPE  
 1" = 20'

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F. TOTAL EXIST'G HARDSCAPE AREA (ITEMIZED)	EXIST'G AREA	EXIST'G SUBTOTALS	G. (TOTAL HARDSCAPE AREA REMOVED) (ITEMIZED)	AREA REMOVED	REMOVED SUBTOTALS	H. TOTAL REPLACED HARDSCAPE AREA (ITEMIZED)	AREA REPLACED	REPLACED SUBTOTALS	HARDSCAPE CALCULATIONS	MULTIPLIER
<b>F1. UNCOVERED DECKS</b>	SF		<b>G1. UNCOVERED DECKS</b>	SF		<b>H1. UNCOVERED DECKS</b>			A GROSS LOT AREA	17,439
EXIST'G WEST DECK UPPER (a+b)	382		EXIST'G WEST DECK UPPER (a+b)	-24		UNCOVERED DECK (PREVIOUSLY LOT			B NET LOT AREA	17439
EXIST'G ENTRY DECK LOWER	223		EXIST'G ENTRY DECK LOWER	-36.5		COVERAGE NOW HARDSCAPE)	96.8		C AREA BORROWED FROM LOT COVERAGE	0
EXIST'G EAST DECK 1	126.5		EXIST'G EAST DECK 1	-126.5		WEST DECK UPPER (a+b)(21+38)	59		D ALLOWED HARDSCAPE AREA %	9%
EXIST'G EAST DECK 2	50		EXIST'G EAST DECK 2	-50		WEST DECK LOWER	11.4		E ALLOWED HARDSCAPE AREA	1569.51
EXIST'G GAZEBO DECK	11		EXIST'G GAZEBO DECK	0		TOTAL REPLACED UNCOVERED DECKS		167.2	F TOTAL EXISTING HARDSCAPE	2288.3
<b>TOTAL EXIST'G UNCOVERED DECKS</b>		<b>792.5</b>	<b>TOTAL REMOVED UNCOVERED DECKS</b>		<b>-237</b>	<b>H2. UNCOVERED PATIOS</b>			G TOTAL EXISTING HARDSCAPE %	13.12174
<b>F2. UNCOVERED PATIOS</b>			<b>G2. UNCOVERED PATIOS</b>			WEST PAVER PATIO	25.5		H TOTAL HARDSCAPE AREA REMOVED	-918
WEST CONC PATIO (a+b)	75		EXIST'G WEST PATIO (NOT UNDER DECK)	-15		SOUTH CONC PATIO	123.5		I TOTAL REPLACED HARDSCAPE AREA	2x316.2 632.4
EAST CONC PATIO BY ELEC METER	36		EAST CONC PATIO BY METER	0		TOTAL REPLACED UNCOVERED PATIOS		149	J 632.4 SF < 918 SF THEREFORE OKAY	
<b>TOTAL EXIST'G UNCOVERED PATIOS</b>		<b>111</b>	<b>TOTAL REMOVED UNCOVERED PATIOS</b>		<b>-15</b>	<b>H3. WALKWAYS</b>				
<b>F3. WALKWAYS</b>			<b>G3. WALKWAYS</b>			H4. STAIRS	0			
SOUTH GRAVEL PATH 1	425		SOUTH GRAVEL PATH 1	-425		H5. ROCKERIES & RETAINING WALLS	0			
SOUTH GRAVEL PATH 2	109		SOUTH GRAVEL PATH 2	-109		H6. OTHER	0			
SOUTH GRAVEL PATH 4	126		SOUTH GRAVEL PATH 4	-126		<b>TOTAL PROPOSED REPLACED HARDSCAPE</b>		<b>316.2</b>		
<b>TOTAL EXIST'G WALKWAYS</b>		<b>660</b>	<b>TOTAL REMOVED WALKWAYS</b>		<b>-660</b>					
<b>F4. STAIRS</b>			<b>G4. STAIRS</b>							
SOUTH CONC STAIRS 1	30		SOUTH CONC STAIRS 1	0		<b>GENERAL NOTES</b>				
SOUTH CONC STAIRS 2	24		SOUTH CONC STAIRS 2	0		1. COVERED MEANS A BLDG ROOF OR CANOPY; AN IMPERVIOUS DECK IS NOT CONSIDERED A ROOF PER 2/2/22 CORRESP. W/ TIM MCHARG, PRINCIPAL PLANNER, CITY OF MERCER ISLAND				
SOUTH CONC STAIRS 3	17		SOUTH CONC STAIRS 3	0		2. NEW HARDSCAPE MAY BE ADDED ONLY BY REMOVAL/ RESTORATION OF 2 SF OF NEW FOR EVERY 1 SF OF EXIST'G REMOVED.				
SOUTH CONC STAIRS 4	10		SOUTH CONC STAIRS 4	0		3. REMOVED HARDSCAPE OFFSET AT 2:1 RATIO MUST BE RESTORED TO SOFTSCAPE. FOR INSTANCE, A GRAVEL PATH (HARDSCAPE) MAY BE CONVERTED TO A WOODCHIP PATH (SOFTSCAPE).				
<b>TOTAL EXIST'G STAIRS</b>		<b>81</b>	<b>TOTAL EXIST'G REMOVED STAIRS</b>		<b>0</b>	4. PER 19.16.010 DEFINITIONS, HARDSCAPE IS THE SOLID, HARD, ELEMENTS OR STRUCTURES THAT ARE INCORPORATED INTO LANDSCAPING. THE HARDSCAPE INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES OTHER THAN BUILDINGS, PAVED AREAS OTHER THAN DRIVING SURFACES, STAIRS, WALKWAYS, DECKS, PATIOS, AND SIMILAR CONSTRUCTED ELEMENTS.				
<b>F5. ROCKERIES &amp; RETAINING WALLS</b>			<b>G5. ROCKERIES &amp; RETAINING WALLS</b>			5. MEASUREMENTS PER SURVEY				
NORTH ROCKERY 1	8.5		NORTH ROCKERY 1	0						
NORTH ROCKERY 2	39		NORTH ROCKERY 2	0						
NORTH ROCKERY 3	17.8		NORTH ROCKERY 3	0						
NORTH ROCKERY 4	21.3		NORTH ROCKERY 4	0						
NORTH ROCKERY 5	6.4		NORTH ROCKERY 5	0						
NORTH ROCKERY 6	5		NORTH ROCKERY 6	0						
EAST ROCKERY 1	105		EAST ROCKERY 1	0						
EAST ROCKERY 2	25		EAST ROCKERY 2	0						
EAST ROCKERY 3	34		EAST ROCKERY 3	0						
EAST ROCKERY 4	20		EAST ROCKERY 4	0						
EAST ROCKERY 5	13		EAST ROCKERY 5	0						
SOUTH ROCKERY 1	83		SOUTH ROCKERY 1	0						
SOUTH ROCKERY 2	196		SOUTH ROCKERY 2	0						
<b>TOTAL EXIST'G ROCKERIES</b>		<b>574</b>	<b>TOTAL EXIST'G ROCKERIES</b>		<b>0</b>					
SOUTH RETAINING WALL 1	9		SOUTH RETAINING WALL 1	0						
SOUTH RETAINING WALL 2	13		SOUTH RETAINING WALL 2	0						
SOUTH RETAINING WALL 3	3.5		SOUTH RETAINING WALL 3	0						
SOUTH RETAINING WALL 4	5		SOUTH RETAINING WALL 4	0						
WEST RETAINING WALL 1	18		WEST RETAINING WALL 1	0						
WEST RETAINING WALL 2	15.3		WEST RETAINING WALL 2	0						
<b>TOTAL EXIST'G RETAINING WALLS</b>		<b>63.8</b>	<b>TOTAL EXIST'G RETAINING WALLS</b>		<b>0</b>					
<b>TOTAL EXIST'G ROCKERY &amp; RETAINING WALLS</b>		<b>637.8</b>	<b>TOTAL REMOVED ROCKERIES &amp; RETAINING WALLS</b>		<b>0</b>					
<b>F6. OTHER</b>			<b>G6. OTHER</b>							
EAST CONC 1	3		EAST CONC 1	-3						
EAST CONC 2	3		EAST CONC 2	-3						
<b>TOTAL EXIST'G OTHER</b>		<b>6</b>	<b>TOTAL EXIST'G REMOVED OTHER</b>		<b>-6</b>					
<b>TOTAL EXIST'G HARDSCAPE AREA</b>		<b>2288.3</b>	<b>TOTAL EXIST'G REMOVED HARDSCAPE AREA</b>		<b>-918</b>					

HARDSCAPE CODE ANALYSIS

SECTION G2 OF DC 122-003 STATES THAT "SITES THAT (I) ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM LOT COVERAGE OR HARDSCAPE COVERAGE; AND (II) HAVE LOT COVERAGE OR HARDSCAPE WITHIN THE WETLAND AND/OR WATERCOURSE BUFFERS THAT WAS CONSTRUCTED ON OR BEFORE JANUARY 1, 2005"  
THE ABOVE SECTION APPLIES TO 10 BROOK BAY. THE SITE (I) SITS ENTIRELY WITHIN A WATERCOURSE BUFFER (TYPE F STREAM REQUIRING 120' SETBACK), 2) EXCEEDS THE ZONE ALLOWABLE HARDSCAPE AREA (SEE A04); AND 3) WAS CONSTRUCTED PRIOR TO JANUARY 2005.

SECTION G2A FINDS "BECAUSE LOT COVERAGE AND HARDSCAPE HAVE EQUIVALENT IMPACTS ON THE FUNCTION OF WATERCOURSE BUFFERS, NEW LOT COVERAGE AND/OR HARDSCAPE CAN BE ADDED INTERCHANGEABLY WITHIN BUFFERS BY REMOVING EXISTING LOT COVERAGE AND/OR HARDSCAPE AT A 12 RATIO (IE, ONE NEW SQUARE FOOT OF NEW FOR EVERY TWO SQUARE FEET OF REMOVED).

SECTION E7A ANALYSIS

XI. SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM LOT COVERAGE OR HARDSCAPE COVERAGE ARE NOT REQUIRED TO COME INTO FULL COMPLIANCE WHEN ADDING ADDITIONAL LOT COVERAGE OR HARDSCAPE COVERAGE.

XII. SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM HARDSCAPE COVERAGE CAN ADD NEW HARDSCAPE BY REMOVING EXISTING HARDSCAPE AT A 12 RATIO (IE, ONE NEW SQUARE FOOT OF HARDSCAPE FOR EVERY TWO SQUARE FEET OF REMOVED HARDSCAPE).

MERCER ISLAND DIFFERENTIATES BETWEEN NEW AND EXISTING, REPLACED AND REMOVED HARDSCAPE. NEW HARDSCAPE IS THAT WHICH MAY (OR MAY NOT DEPENDING ON SETBACK) BE ADDED TO THE TOTAL EXISTING HARDSCAPE AREA ON A PARCEL. REPLACED HARDSCAPE IS THAT WHICH IS EITHER RELOCATED ON SITE OR REBUILT IN THE SAME LOCATION. REMOVED HARDSCAPE IS THAT WHICH IS REMOVED AND REPLACED OR REMOVED AND RESTORED TO SOFTSCAPE.

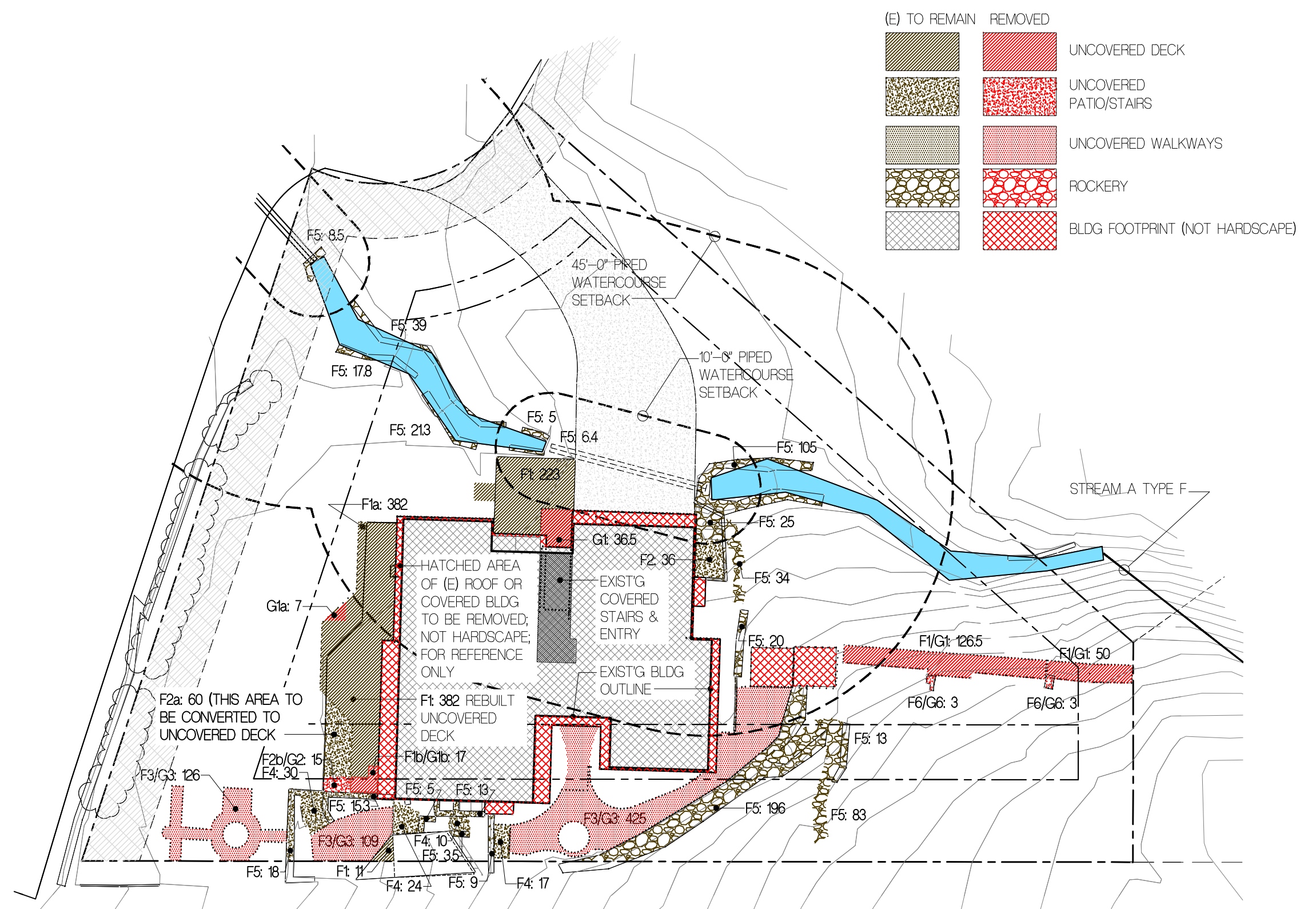
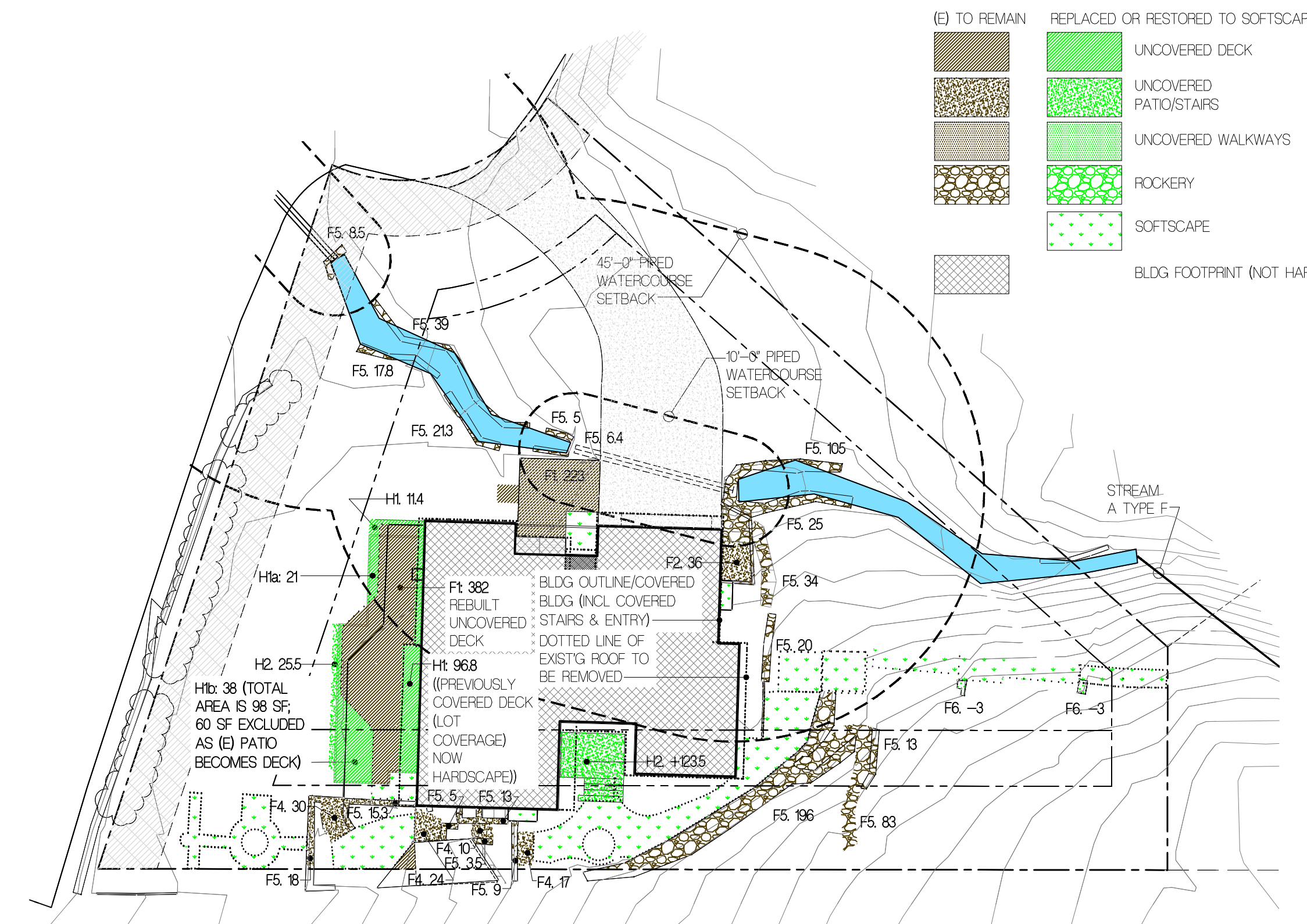
THE CALCULATIONS ON A04 ILLUSTRATE THAT THE PROJECT WILL REPLACE 316 SF OF THE 918 SF OF HARDSCAPE TO BE REMOVED. DCI 22-003 FINDS THAT SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM HARDSCAPE COVERAGE CAN ADD NEW HARDSCAPE BY REMOVING EXISTING HARDSCAPE AT A 12 RATIO.

316 SF OF NEW HARDSCAPE x 2 = 632 SF  
632 SF IS LESS THAN 918 SF OF REMOVED HARDSCAPE THEREFORE OK

THE REST OF THE REMOVED HARDSCAPE WILL BE RESTORED TO SOFTSCAPE. IN DOING SO, THE PROJECT PROPOSES TO BRING THE TOTAL AMOUNT OF HARDSCAPE CLOSER TO COMPLIANCE WITH THE TOTAL PERCENT OF PROJECT HARDSCAPE AREA ALLOWABLE IN THE ZONE.

4 HARDSCAPE CODE ANALYSIS NTS

3 HARDSCAPE CALCULATIONS NTS



2 (E) HARDSCAPE TO REMAIN, BE RESTORED TO SOFTSCAPE OR REBUILT T = 20'

1 (E) HARDSCAPE TO REMAIN & BE REMOVED T = 20'

PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT  
ALLISON W. HOGUE  
STATE OF WASHINGTON

BUILDING DEPT STAMP

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PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.15.21

CODE DIAGRAMS: HARDSCAPE

A0.4

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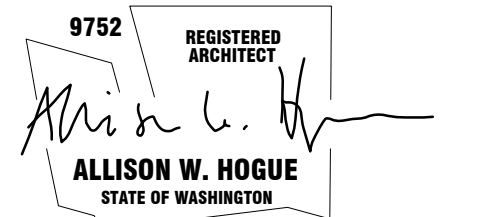
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**LABAN REMODEL**

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PROFESSIONAL STAMP



BUILDING DEPT STAMP

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PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS:  
LOT COVERAGE

**A0.5**

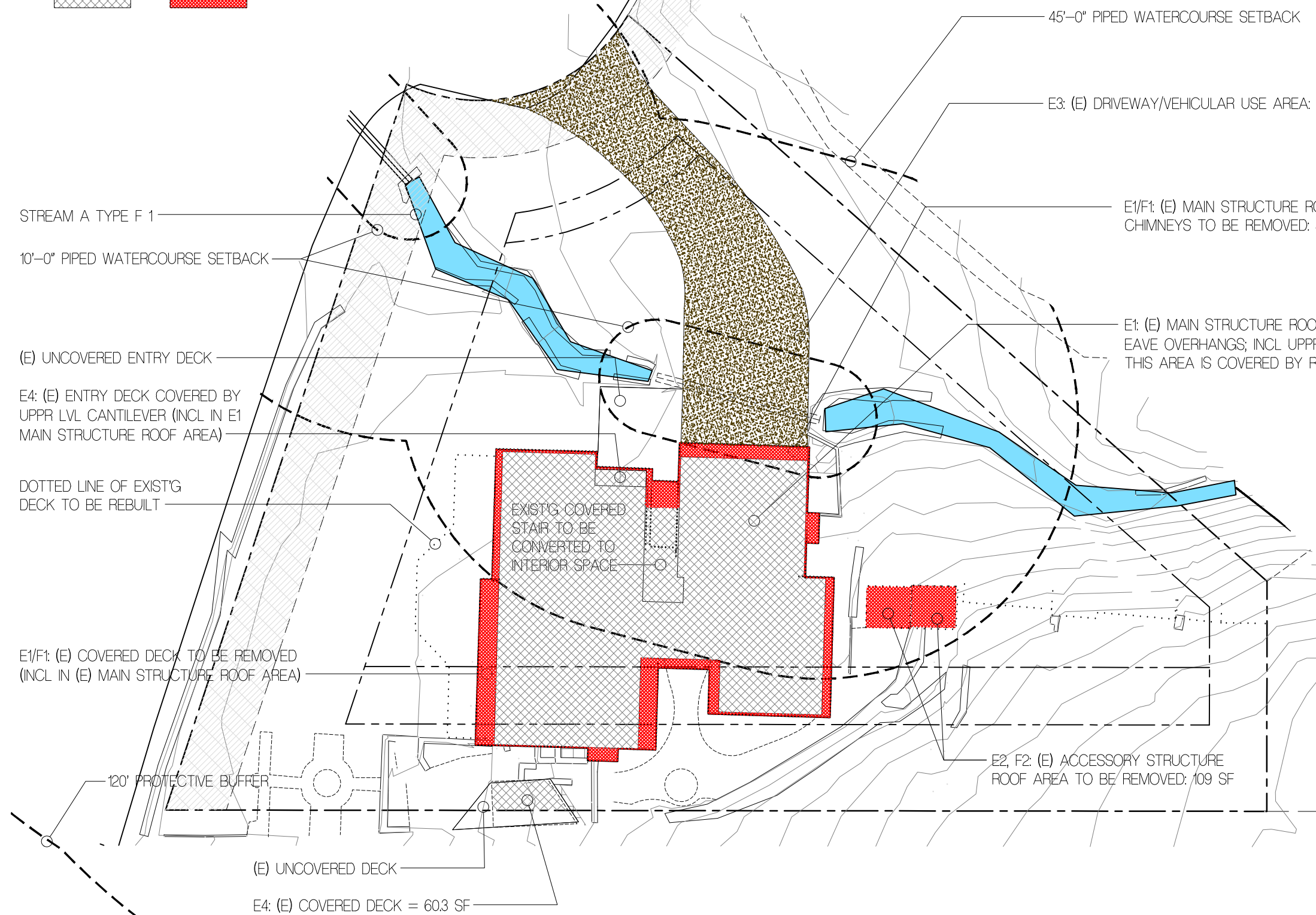
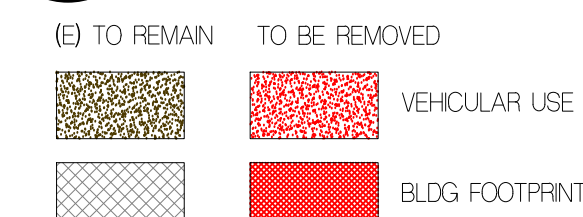
LOT COVERAGE	SF
A. GROSS LOT AREA	17,439
B. NET LOT AREA	17,439
C. ALLOWED LOT COVERAGE AREA	6,103.65
D. ALLOWED LOT COVERAGE	35% OF LOT
E. EXISTING LOT COVERAGE (SEE DIAGRAM 1/A0.5)	
1. MAIN STRUCTURE ROOF AREA (2406.5+365)	2,771.50
2. ACCESSORY BUILDING ROOF AREA	109
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING)	1359
4. COVERED PATIOS AND COVERED DECKS	60.3
5. TOTAL EXISTING LOT COVERAGE (E1 + E2 + E3 + E4)	4,299.80
F. (TOTAL LOT COVERAGE AREA REMOVED) (SEE DIAGRAM 1/A0.5)	
1. MAIN STRUCTURE ROOF AREA TO BE REMOVED	-365
2. ACCESSORY BUILDING ROOF AREA	-109
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING)	0
4. COVERED PATIOS AND COVERED DECKS	0
5. TOTAL EXISTING LOT COVERAGE REMOVED/REBUILT (F1 + F2 + F3 + F4)	-474
G. PROPOSED ADJUSTMENT FOR SINGLE STORY AREA	0
H. PROPOSED ADJUSTMENT FOR FLAG LOT	0
I. TOTAL NEWLY REBUILT LOT COVERAGE AREA (SEE DIAGRAM 2/A0.5)	
1. MAIN STRUCTURE ROOF AREA (THIS AREA PREVIOUSLY COVERED BY EAVES)	61
2. ACCESSORY BUILDING ROOF AREA	0
3. VEHICULAR USE (NOT NEW; WAS PREVIOUSLY COVERED BY ROOF)	46
4. COVERED PATIOS AND COVERED DECKS	0
5. TOTAL REBUILT LOT COVERAGE (I1 + I2 + I3 + I4)	107
J. TOTAL PROJECT LOT COVERAGE = (E5 - F) + I5	3,932.80
K. PROPOSED LOT COVERAGE = (J)/B x 100	22.55%
REQUIRED LANDSCAPE AREA	65%
22.55% IS LESS THAN 35%; THEREFORE OK	

LOT COVERAGE NOTES FROM 10 BROOK BAY\_PFE21-045

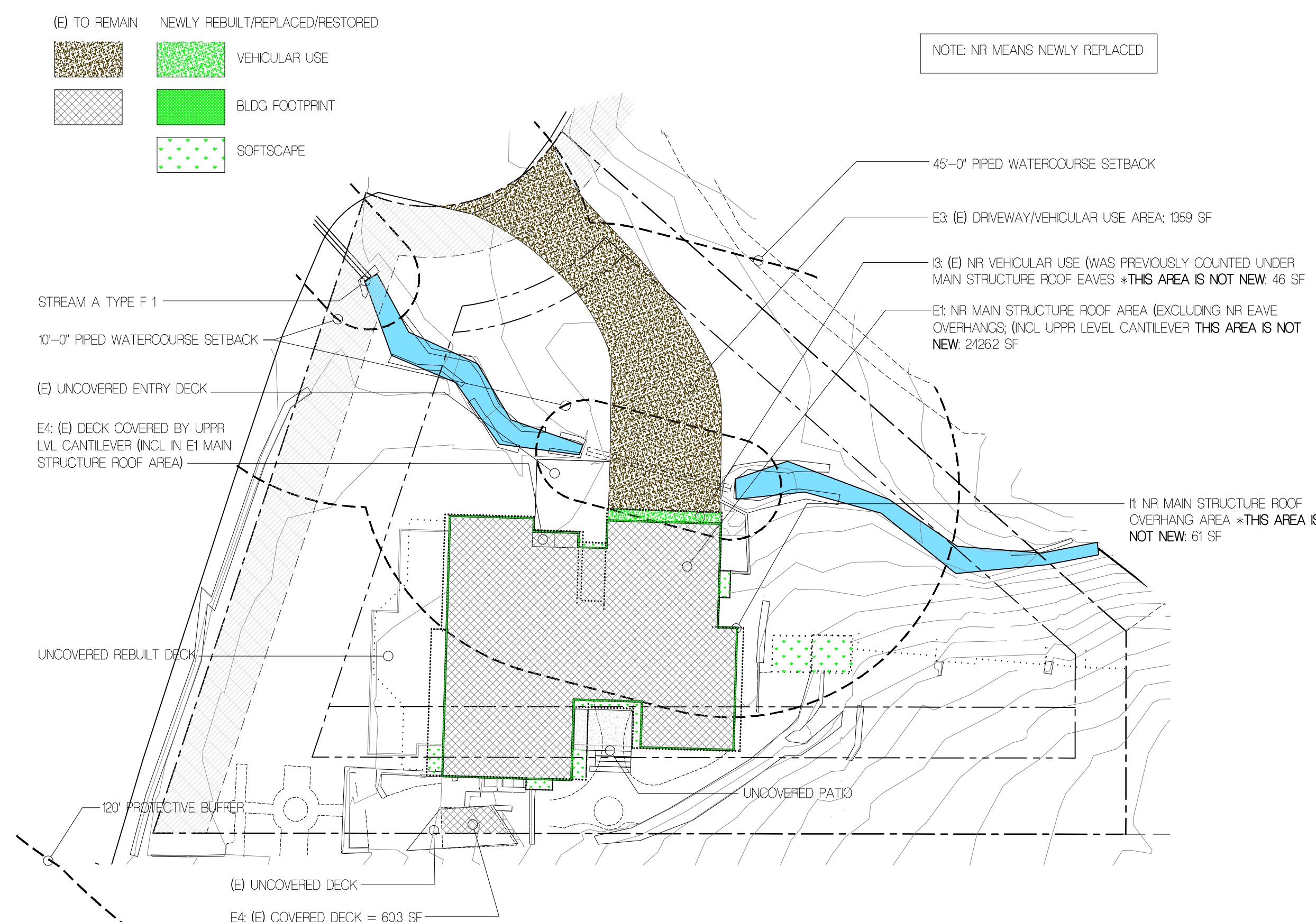
MERCER ISLAND DISTINGUISHES BETWEEN EXISTING, REMOVED AND NEW LOT COVERAGE. EXISTING LOT COVERAGE MAY BE REMOVED AND REBUILT OR RELOCATED ON THE SITE. NEW LOT COVERAGE IS THAT AMOUNT OF LOT COVERAGE THAT ADDS TO THE TOTAL AMOUNT OF EXISTING LOT COVERAGE. THE PROJECT PROPOSES NO NET NEW LOT COVERAGE AND IS THEREFORE OKAY.

GENERAL NOTES:  
LOT COVERAGE IS MEASURED TO FACE OF EXT CLADDING OR ROOF EDGE, WHICHEVER IS GREATER.  
COVERED MEANS A BUILDING ROOF OR AWNING; AN IMPERVIOUS DECK IS NOT CONSIDERED A ROOF.  
PER DC 122-013 NEW LOT COVERAGE MAY BE ADDED BY REMOVING EXISTING LOT COVERAGE AT 1:1 RATIO;  
RESULTING LOT COVERAGE TO RESULT IN NET TO NO CHANGE OR LESS FROM EXISTING.

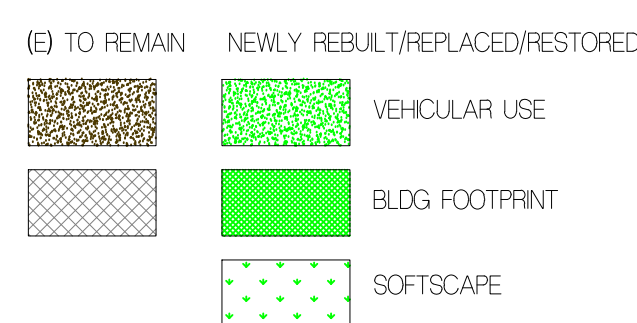
**4 LOT COVERAGE NOTES** NTS



**1 EXIST'G LOT COVERAGE** T = 20'



**2 PROPOSED LOT COVERAGE** T = 20'



NOTE: NR MEANS NEWLY REPLACED

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9752 REGISTERED ARCHITECT  
*Allison W. Hogue*  
ALLISON W. HOGUE  
STATE OF WASHINGTON

BUILDING DEPT STAMP

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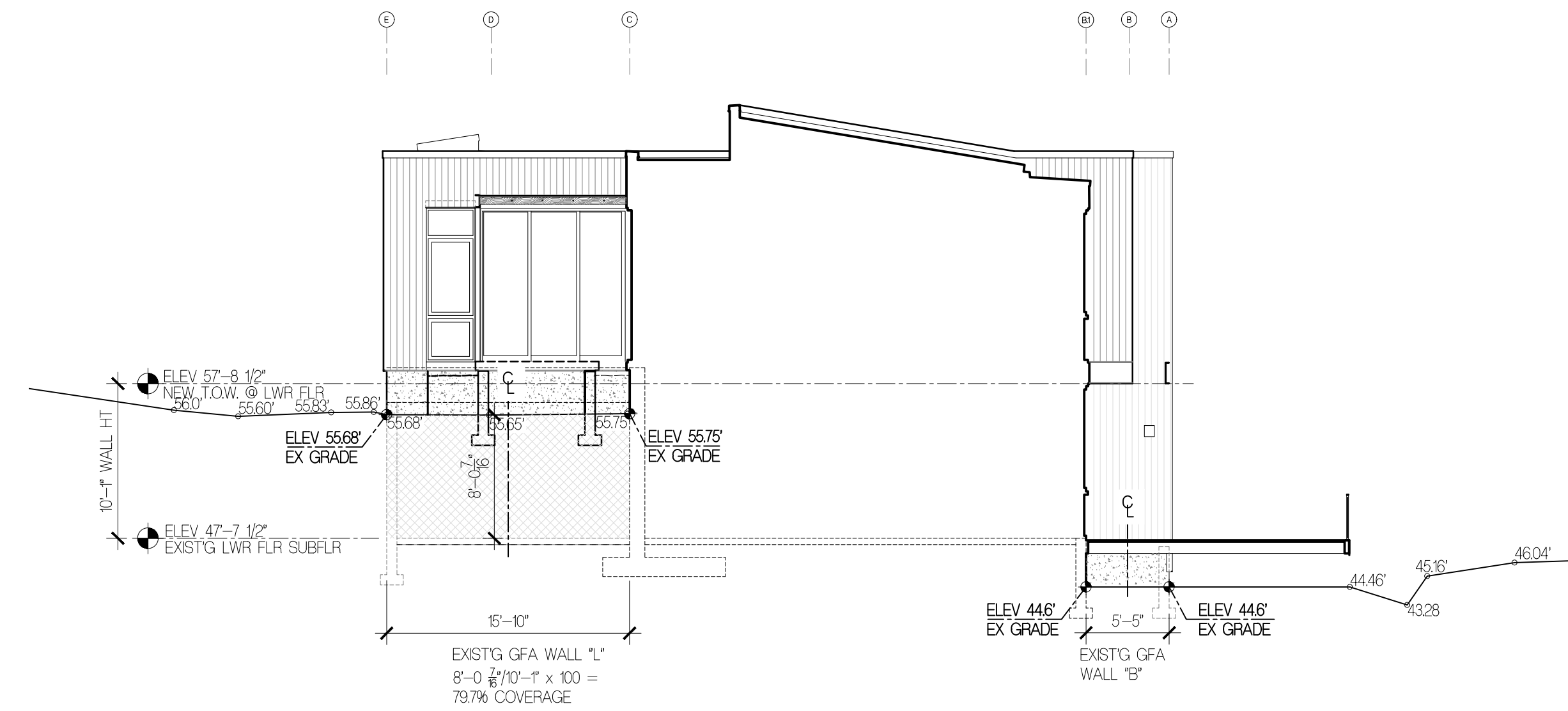
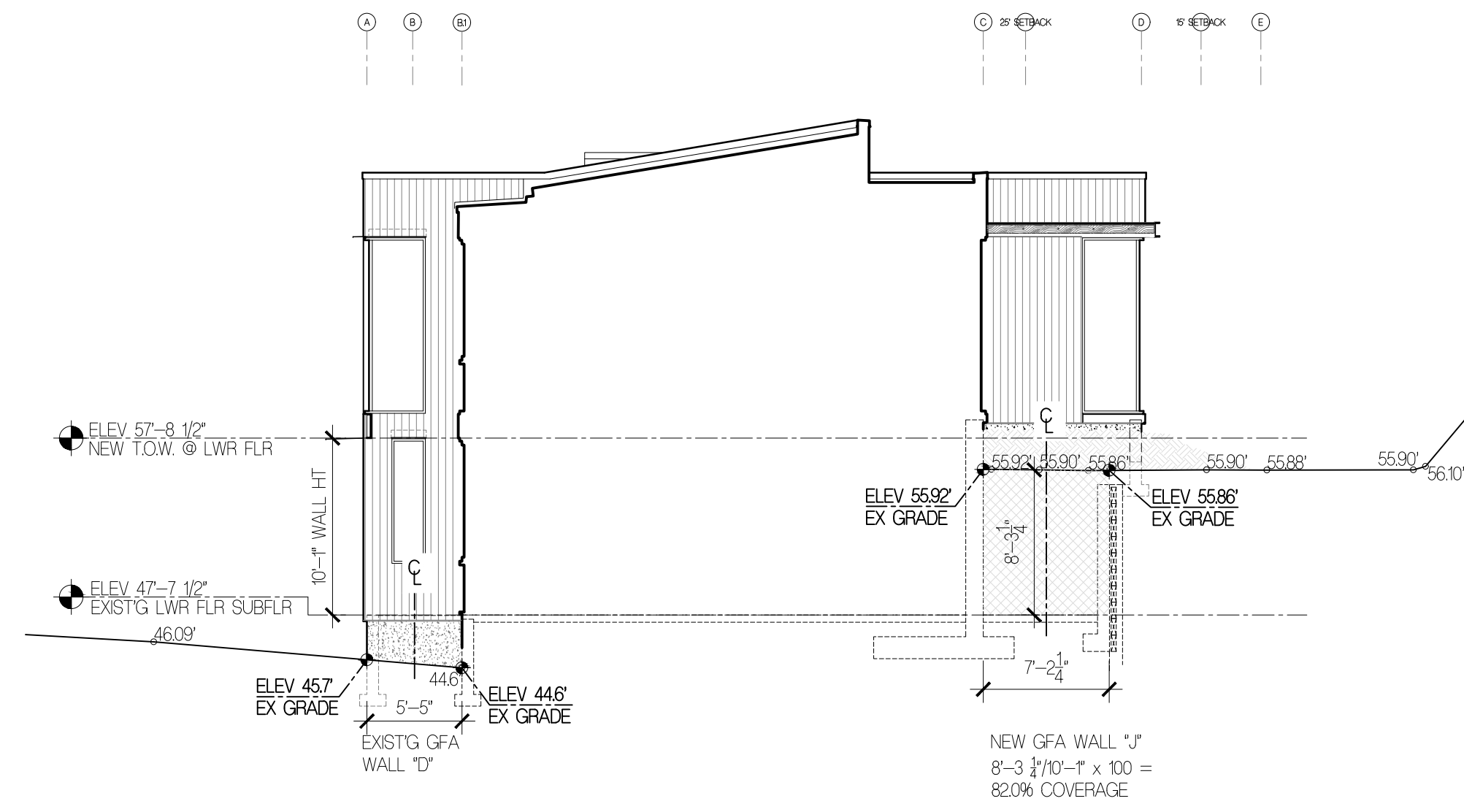
CODE DIAGRAMS:  
GFA & BSMT EXCLUSION

A0.6

PROPOSED BASEMENT GFA EXCLUSION CALCULATION			
WALL SEGMENT	LENGTH (FT)	COVERAGE	RESULT
A	16.2	0%	0
B	5.4	0%	0
C	14.8	0%	0
D	5.4	0%	0
E	22.1	0%	0
F	20.4	34%	6.9768
G	3.8	79%	2.9906
H	21.9	64%	13.9941
I	16.1	81%	13.0088
J	7.2	82%	5.904
K	13.8	82%	11.2884
L	15.8	80%	12.64
M	25.1	61%	15.311
N	51	0%	0
TOTALS	239	N/A	82.1137

PORTION OF EXCLUDED BASEMENT FLOOR AREA:	0.34357197
TOTAL BASEMENT FLOOR AREA:	2337.1
PROPOSED BASEMENT FLOOR AREA EXCLUDED FROM GROSS FLOOR AREA:	802.962043



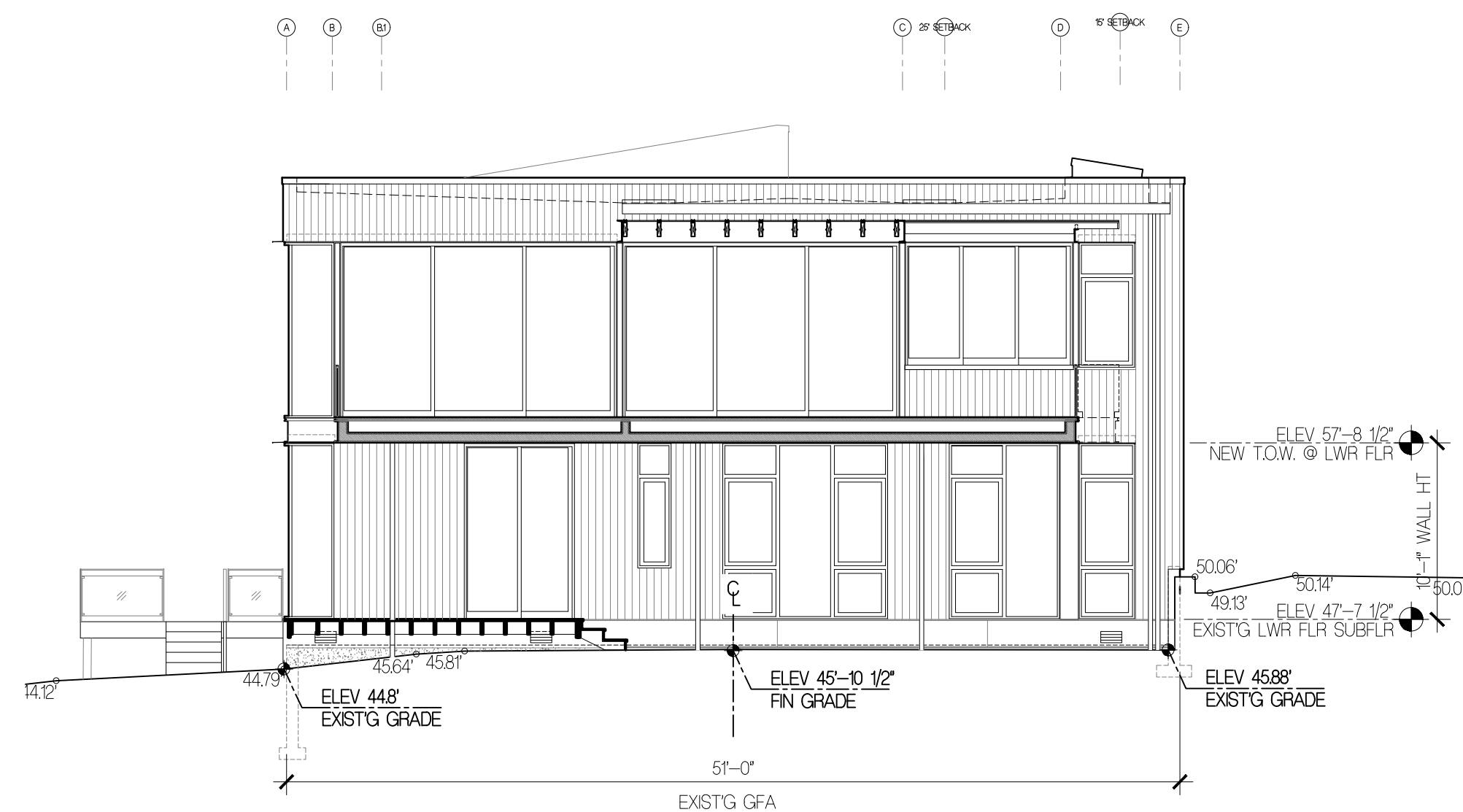
8 EXIST'G & PROPOSED BSMT GFA EXCLUSION CALC 1/8" = 1'-0"

7 GFA BASEMENT EXCLUSION DIAGRAM - WEST ELEVATION 1/8" = 1'-0"

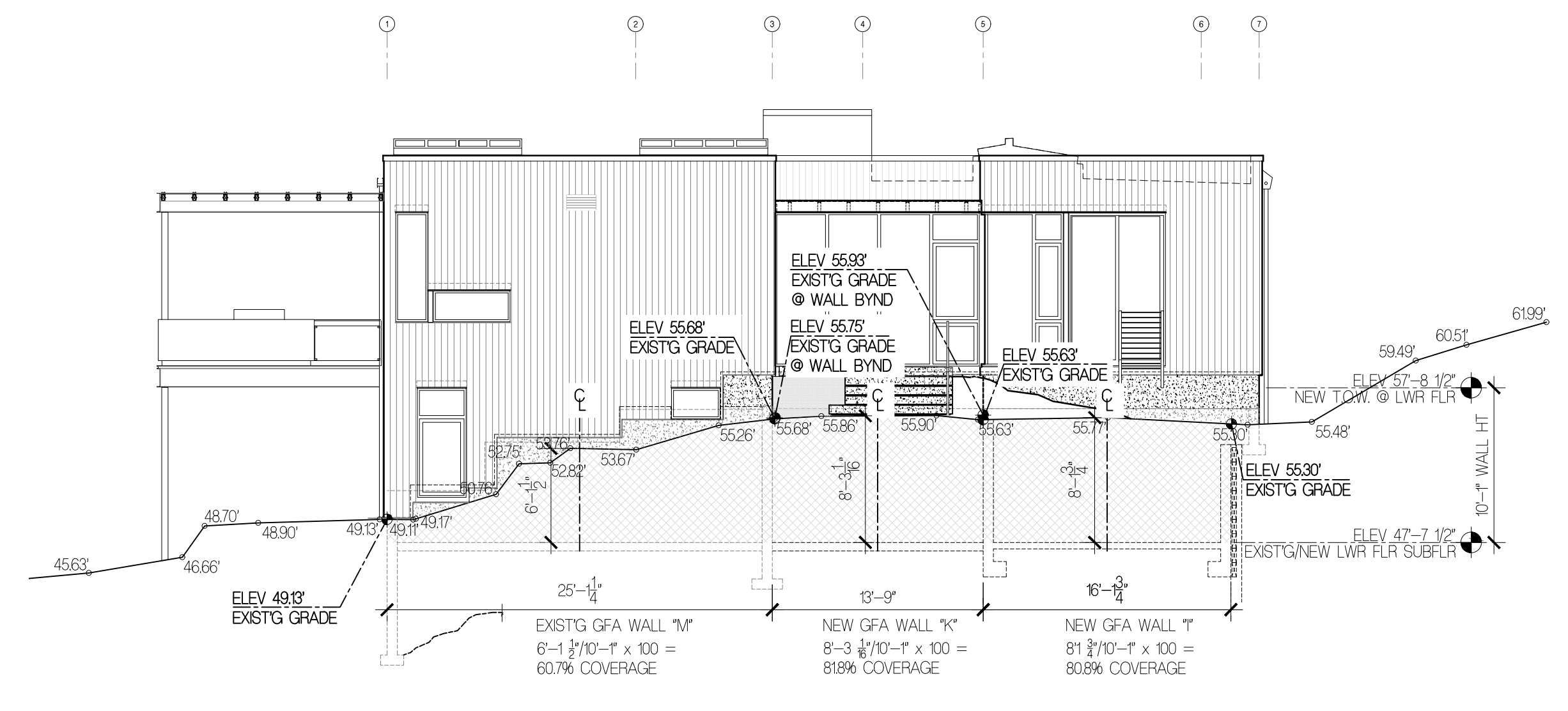
6 GFA BASEMENT EXCLUSION DIAGRAM - EAST ELEVATION 1/8" = 1'-0"

- LEGEND**
- EXISTING / PROPOSED GRADE
  - ▨ BELOW GRADE BASEMENT AREA

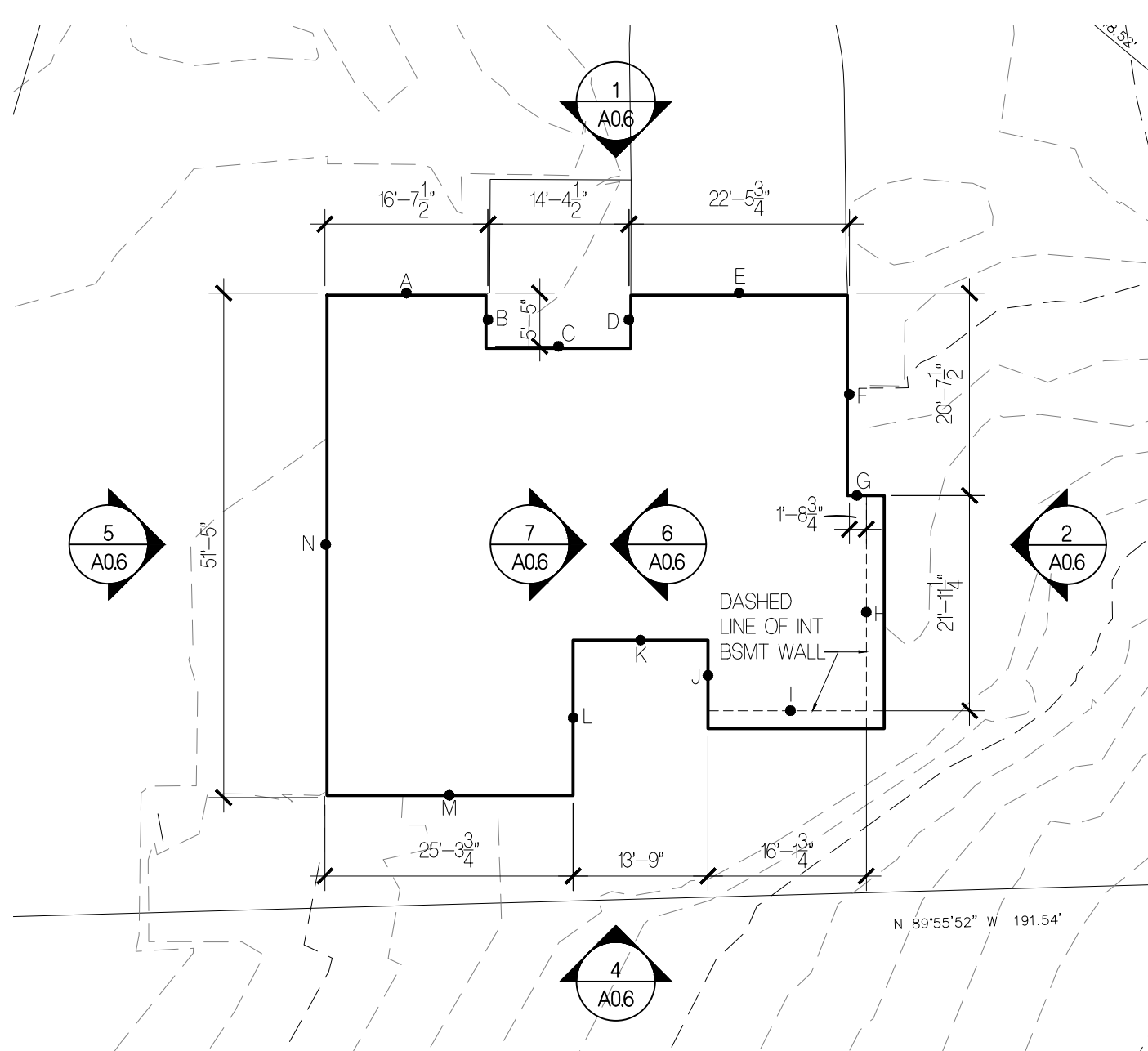
- NOTES**
- GRADE SHOWN IS EXISTING OR PROPOSED, WHICHEVER IS LOWER
  - ALL MEASUREMENTS TAKEN FROM EXTERIOR FACE OF FRM/GCONC BASEMENT WALL



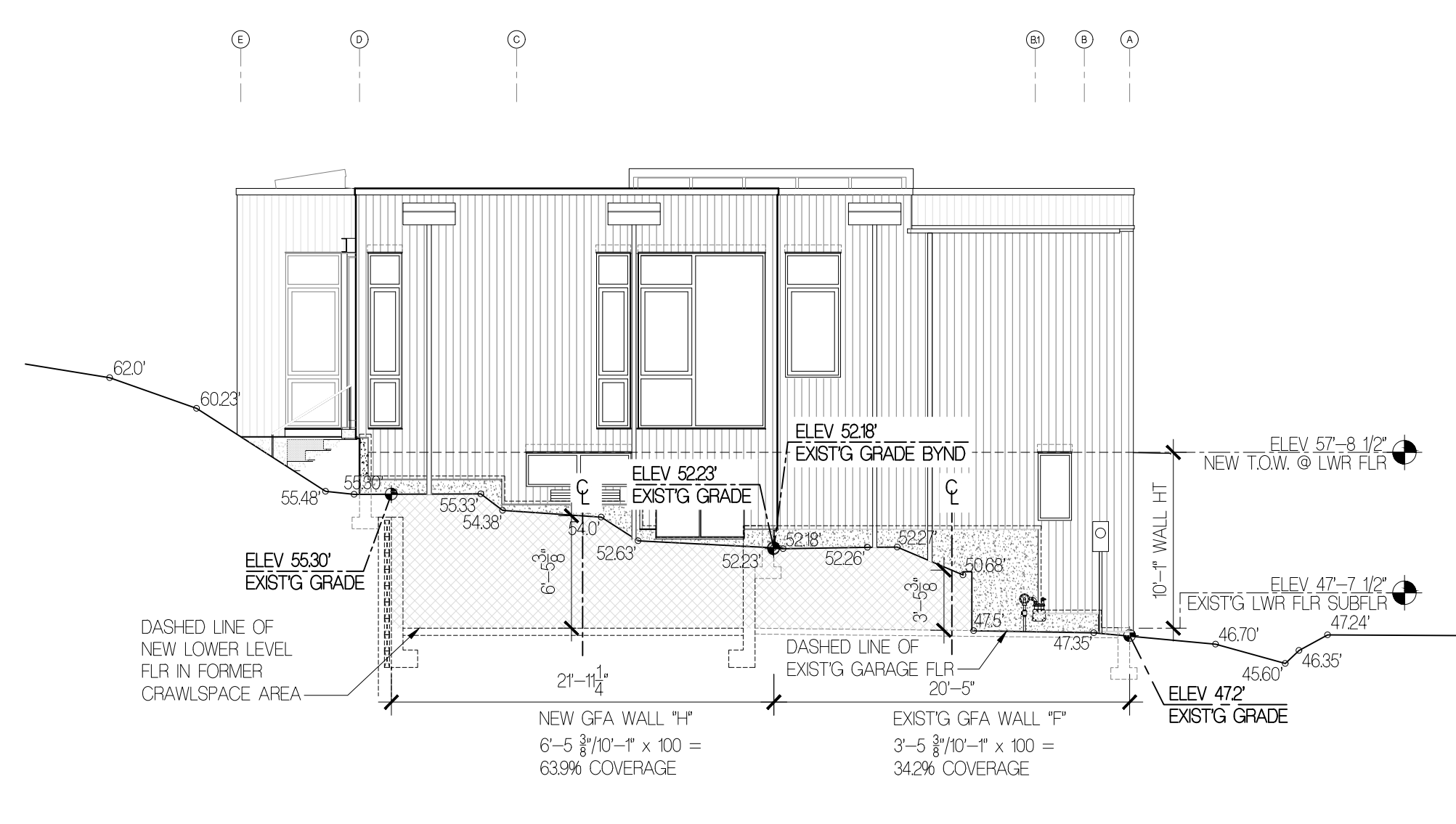
5 GFA BASEMENT EXCLUSION DIAGRAM - WEST ELEVATION 1/8" = 1'-0"



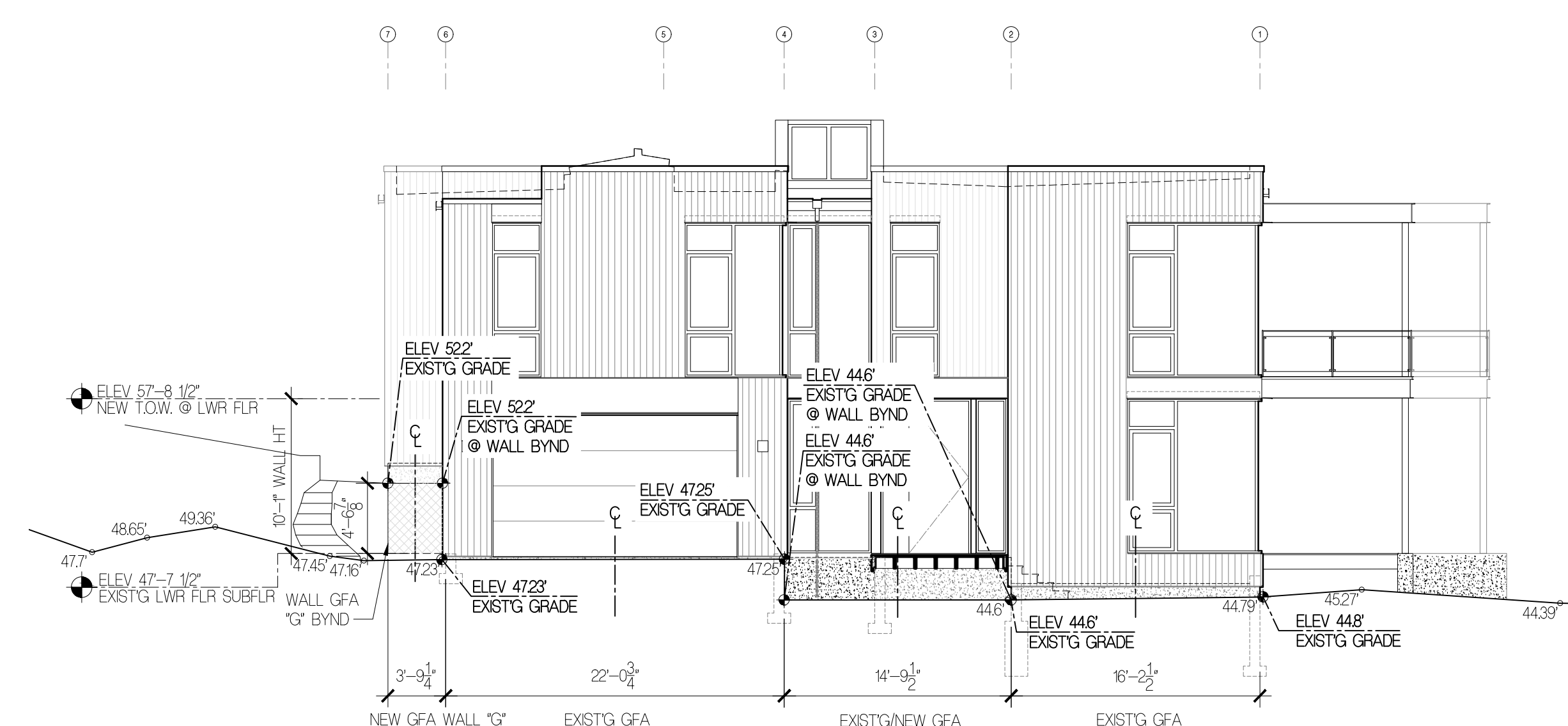
4 GFA BASEMENT EXCLUSION DIAGRAM - SOUTH ELEVATION 1/8" = 1'-0"



3 GFA BSMT EXCLUSION DIAGRAM 1/16" = 1'-0"



2 GFA BASEMENT EXCLUSION DIAGRAM - EAST ELEVATION 1/8" = 1'-0"



1 GFA BASEMENT EXCLUSION DIAGRAM - NORTH ELEVATION 1/8" = 1'-0"

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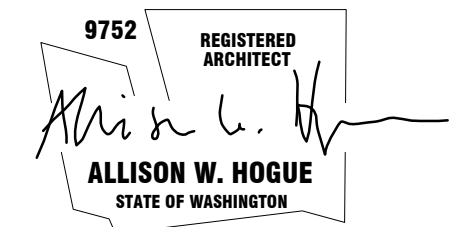
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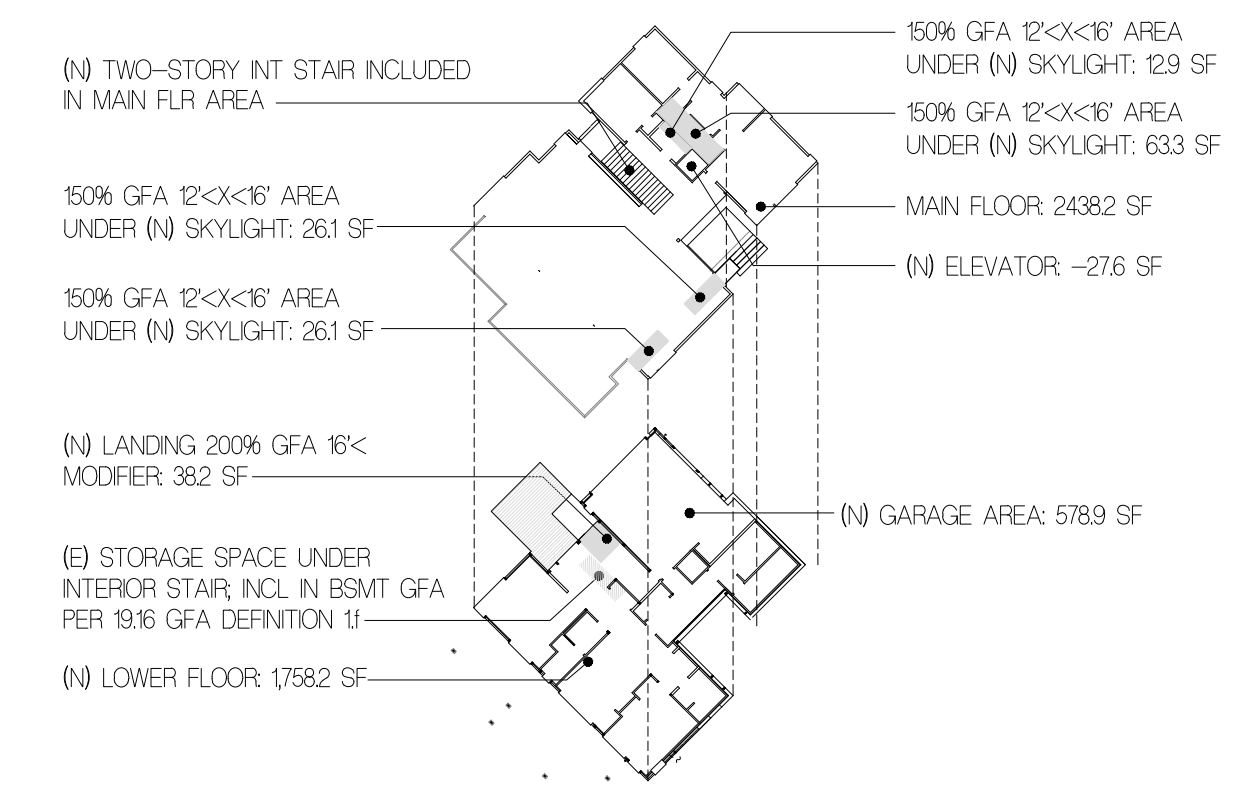
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CODE DIAGRAMS:  
GFA DIAGRAM & CALCS

**A0.7**

**NOTES**

- GRADE SHOWN IS EXISTING OR PROPOSED, WHICHEVER IS LOWER
- ALL GFA PLAN MEASUREMENTS TAKEN FROM EXTERIOR FACE OF WALL CLADDING.
- REFER TO A06 FOR PROPOSED GFA BSMT EXCLUSION; SEE HATCHED AREA
- NOTE: PER 1916010 DEFINITIONS, GROSS FLOOR AREA IS THE TOTAL SQUARE FOOTAGE OF FLOOR AREA BOUNDED BY THE EXTERIOR FACES OF THE BUILDING. PER 1916010B, GFA INCLUDES DETACHED ACCESSORY BUILDINGS WITH A GROSS FLOOR AREA OVER 120 SF.
- PER DC 122-003G, INTERPRETATION 1 & B: FOR LEGALLY NONCONFORMING BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 2005 LOCATED WITHIN WETLANDS AND/OR WATERCOURSES BUFFERS, EXPANSION OF GROSS FLOOR AREA THAT DOES NOT INCREASE BUILDING FOOTPRINT OR LOT COVERAGE WITHIN THE BUFFER IS NOT LIMITED TO 200 SF AND IS NOT RESTRICTED TO THE OUTER 25% OF THE BUFFER. THE PROJECT PROPOSES AN INCREASE IN GFA (NOT EXCEEDING THE ZONE ALLOWABLE MAX). THE PROJECT DOES NOT PROPOSE TO INCREASE LOT COVERAGE OR BUILDING FOOTPRINT. THEREFORE, THE GFA INCREASE IS OKAY.

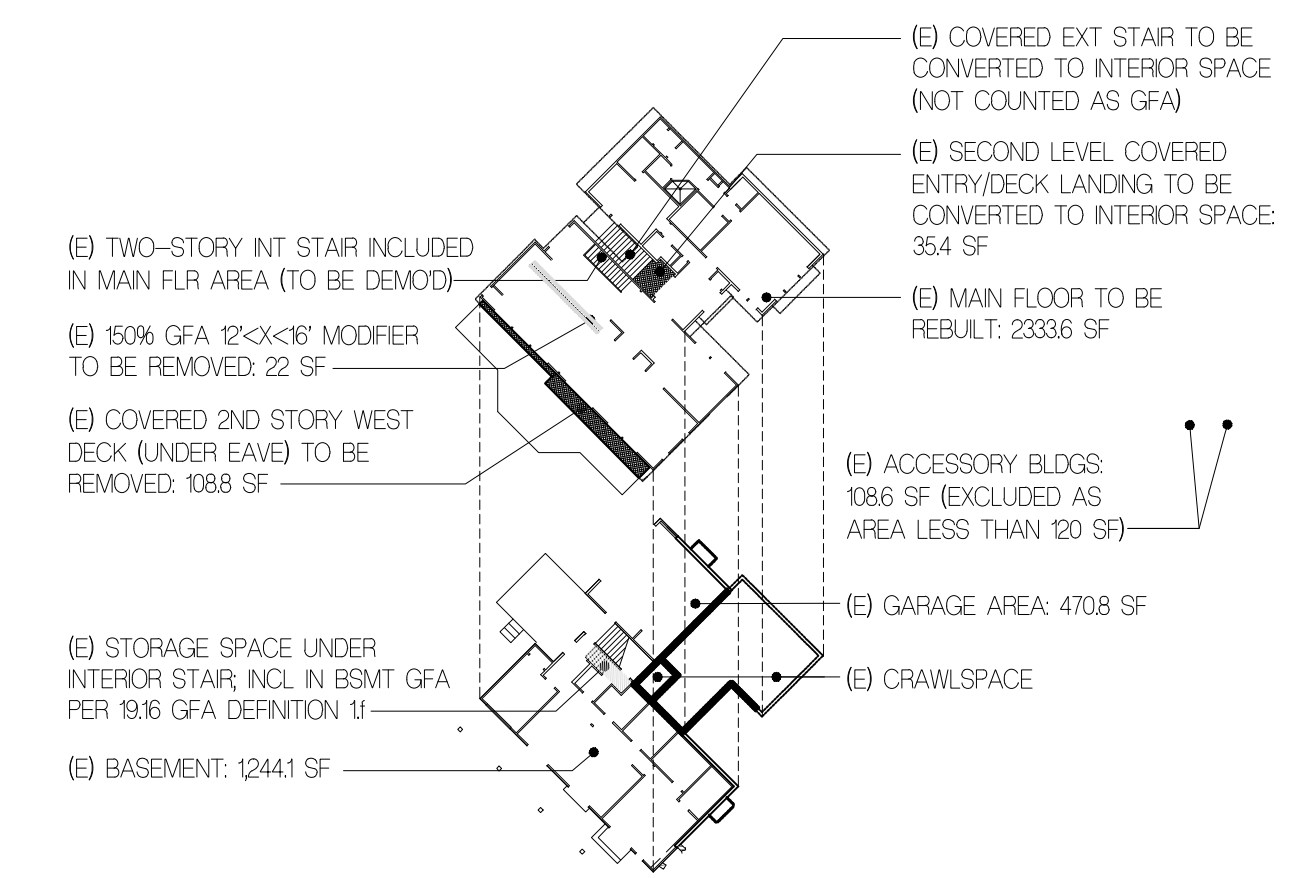


**3** PROPOSED GFA DIAGRAM  
1" = 40'-0"

GFA CALCULATION				
BLDG AREA	EXISTING AREA SF	REMOVED AREA SF	NEW/ADDITION AREA	TOTAL SF
GROSS LOWER FLOOR AREA	1244.1	0	514.1	1758.2
GARAGE/CARPORT	470.8	0	108.1	578.9
MAIN FLOOR (MF)	2333.6	0	104.6	2438.2
<b>TOTAL FLOOR AREA</b>	<b>4048.5</b>	<b>0</b>	<b>726.8</b>	<b>4775.3</b>
ADU	0	0	0	0
2ND & 3RD STORY ROOFED DECKS				
EXISTING ENTRY DECK	35.4	-35.4	0	0
EXISTING WEST DECK	108.8	-108.8	0	0
BASEMENT AREA EXCLUDED	-583.5	0	-219.46	-802.96
150% GFA MODIFIER				
PROPOSED MF KITCHEN SKYLIGHT (26.1x50%) ①	0	0	13.1	13.1
PROPOSED MF KITCHEN SKYLIGHT (26.1x50%) ①	0	0	13.1	13.1
PROPOSED MF MASTER BATH SKYLIGHT (63.3x50%) ①	0	0	31.67	31.67
PROPOSED MF POWDER SKYLIGHT (12.9x50%) ①	0	0	6.5	6.5
EXISTING MF LIVING (22.x150%)	11	-11	0	0
200% GFA MODIFIER	0	0	76	76
ENTRY W/ CEILINGS OVER 20' (38.2x100%) ①	0	0	38.2	38.2
STAIRCASE GFA MODIFIER *(x2 FOR A 3 STORY, x3 FOR 4 STORY)	0	0	0	0
<b>TOTAL BUILDING AREA</b>	<b>3620.2</b>	<b>-155.2</b>	<b>685.91</b>	<b>4150.91</b>
A: LOT AREA				17,439
B: ZONE				R-15
C: ALLOWED GROSS FLOOR AREA				6975.6
D: ALLOWED GROSS FLOOR AREA %				40%
E: PROPOSED GROSS FLOOR AREA				4150.91
F: PROPOSED GROSS FLOOR AREA %				0.238024543 23.80%

① FLOOR AREA ALREADY COUNTED @ 100% IN FLOOR AREA; MODIFIERS REDUCED BY 100% TO AVOID DOUBLE COUNT

**2** PROPOSED GFA CALCULATION  
1" = 40'-0"



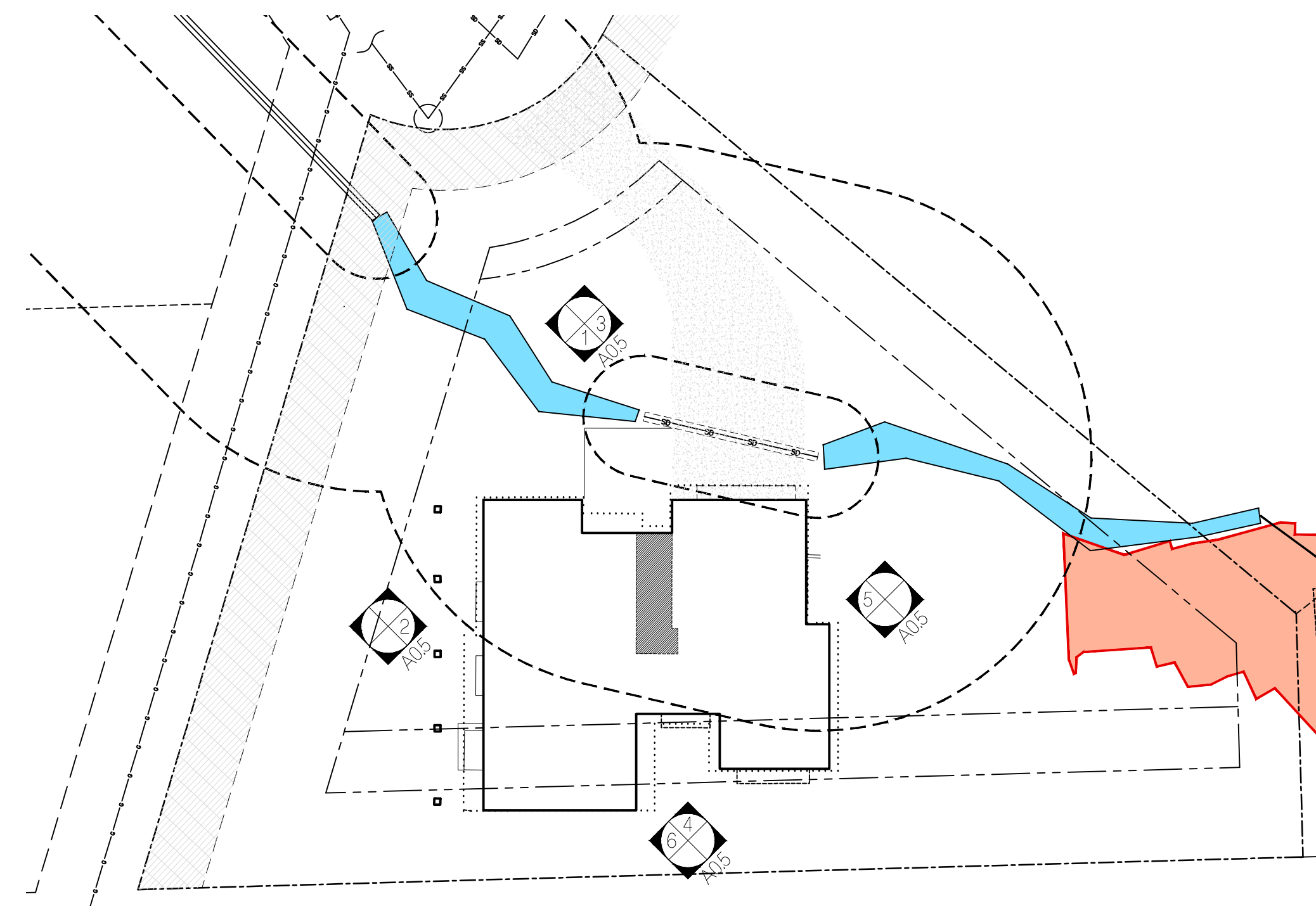
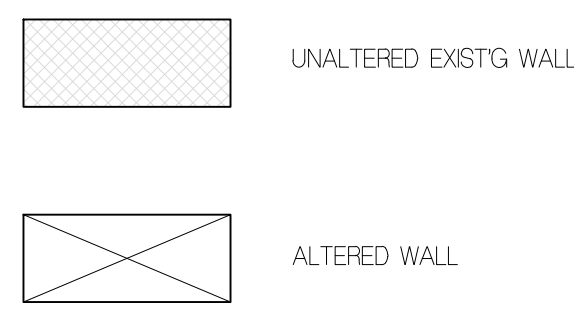
**1** EXISTING GFA DIAGRAM  
1" = 40'-0"

ISSUE	DATE
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

**GENERAL NOTES**

- PER MICC 1901050.D.1b: A LEGALLY NONCONFORMING DETACHED SINGLE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40% OF THE LENGTH OF THE DWELLINGS EXISTING EXTERIOR WALLS IS STRUCTURALLY ALTERED.
- (c) FOR THE PURPOSES OF THIS SUBSECTION, A WALL SEGMENT IS "COMPLETELY DEMOLISHED" WHEN ANY PORTION OF THE WALL IS COMPLETELY REMOVED, SUCH THAT NO STRUCTURAL ELEMENTS REMAIN.
- PER MICC 1901050.D.1b: FOR THE PURPOSES OF DETERMINING THE PERCENTAGE OF EXTERIOR WALLS OF A NONCONFORMING STRUCTURE THAT IS BEING STRUCTURALLY ALTERED, THE FOLLOWING CALCULATION APPLIES:  
  
FORMULA: PERCENTAGE OF EXTERIOR WALLS ALTERED = (SUM OF THE LENGTH OF EXISTING EXTERIOR WALLS TO BE STRUCTURALLY ALTERED) / (SUM OF THE LENGTH OF EXISTING EXTERIOR WALLS)
- PER 050922 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF M, BASEMENT FOUNDATION WALLS ENCLOSING GFA SHALL BE CONSIDERED EXTERIOR WALL SEGMENTS PER MICC 1901050.D.1b.i.c.
- PER 032422 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF M, EXTERIOR WALLS ARE CONSIDERED ALTERED IF THEY ARE COMPLETELY REMOVED DOWN TO THE CONCRETE FOUNDATION.

**LEGEND**

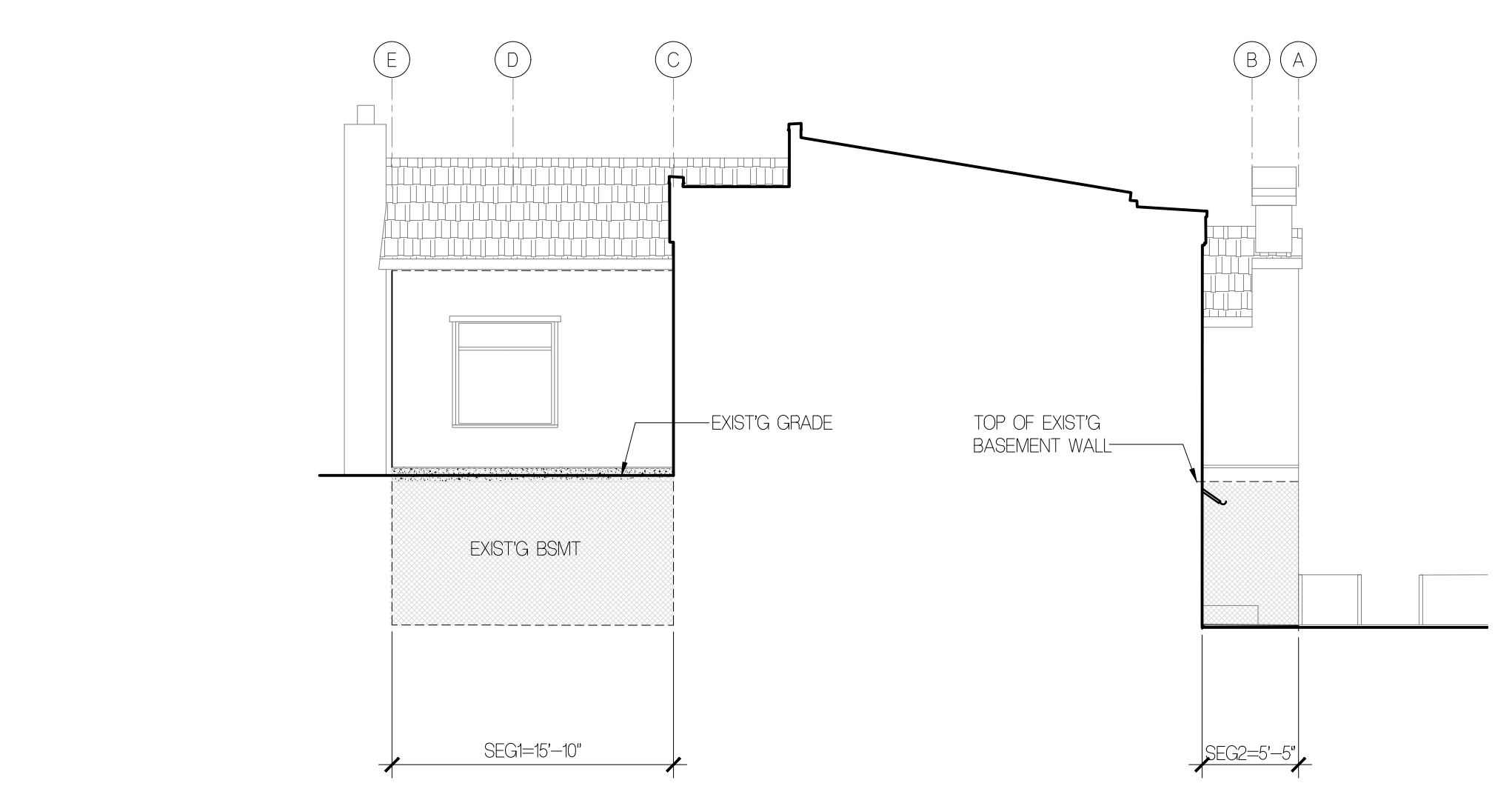


8 WALL LOCATION DIAGRAM NTS

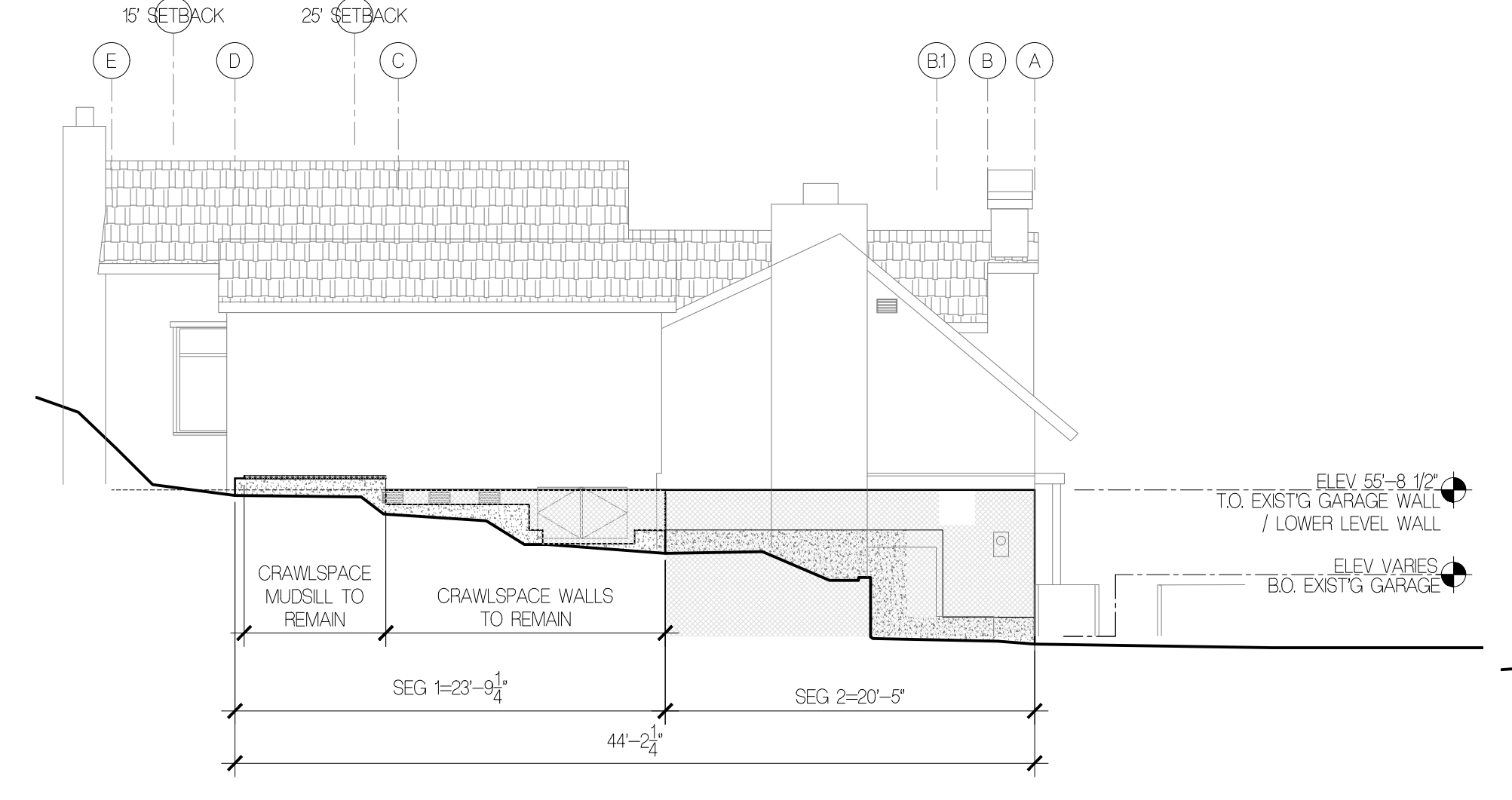
MARK	LENGTH OF WALL SEGMENT	LENGTH OF WALL SEGMENT TO REMAIN	LENGTH OF WALL SEGMENT TO BE STRUCTURALLY ALTERED
<b>NORTH WALL</b>			
SEGMENT 1	3.75	3.75	0
SEGMENT 2	22	19.75	2.25
SEGMENT 3	5.9	0	5.9
SEGMENT 4	8.9	0	8.9
SEGMENT 5	16.25	16.25	0
TOTAL	56.8	39.75	17.05
<b>WEST WALL</b>			
	51	51	0
<b>EAST WALL COURTYARD/ENTRY</b>			
SEGMENT 1	5.5	5.5	0
SEGMENT 2	9	0	9
TOTAL	14.5	5.5	9
<b>SOUTH WALL</b>			
SEGMENT 1	25.1	25.1	0
SEGMENT 2	13.75	0	13.75
SEGMENT 3	17.9	0	17.9
TOTAL	56.75	25.1	31.65
<b>EAST WALL</b>			
SEGMENT 1	23.75	23.75	0
SEGMENT 2	20.4	20.4	0
TOTAL	44.15	44.15	0
<b>WEST WALL ENTRY/COURTYARD</b>			
SEGMENT 1	15.9	15.9	0
SEGMENT 2	5.4	5.4	0
TOTAL	21.3	21.3	0
<b>TOTAL LENGTH OF ALL WALLS:</b>			
	244.5	186.8	57.7

PERCENTAGE OF WALLS TO BE STRUCTURALLY ALTERED: 23.60%  
PERCENTAGE OF WALLS TO REMAIN: 76.40%

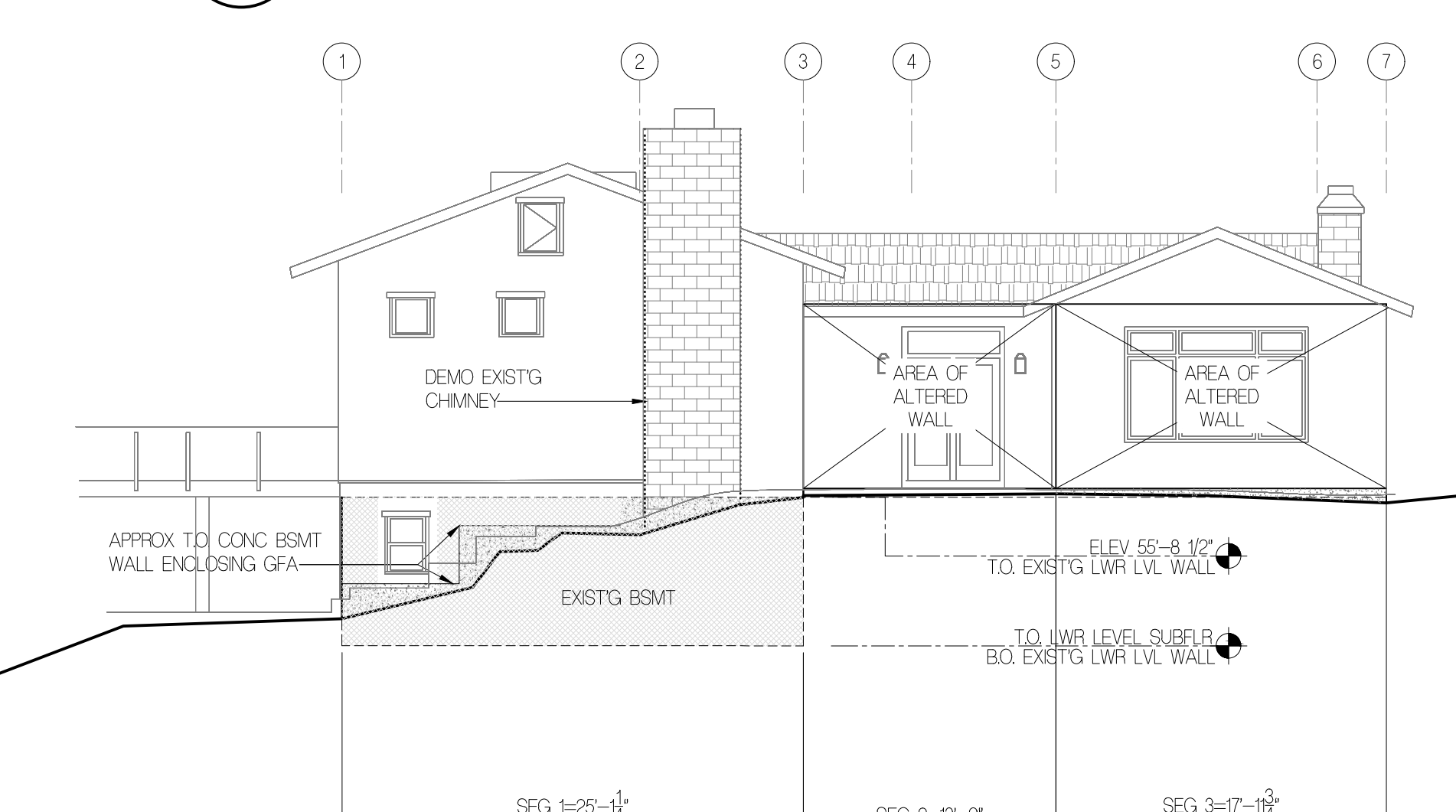
7 PERCENT OF WALLS STRUCTURALLY ALTERED CALC NTS



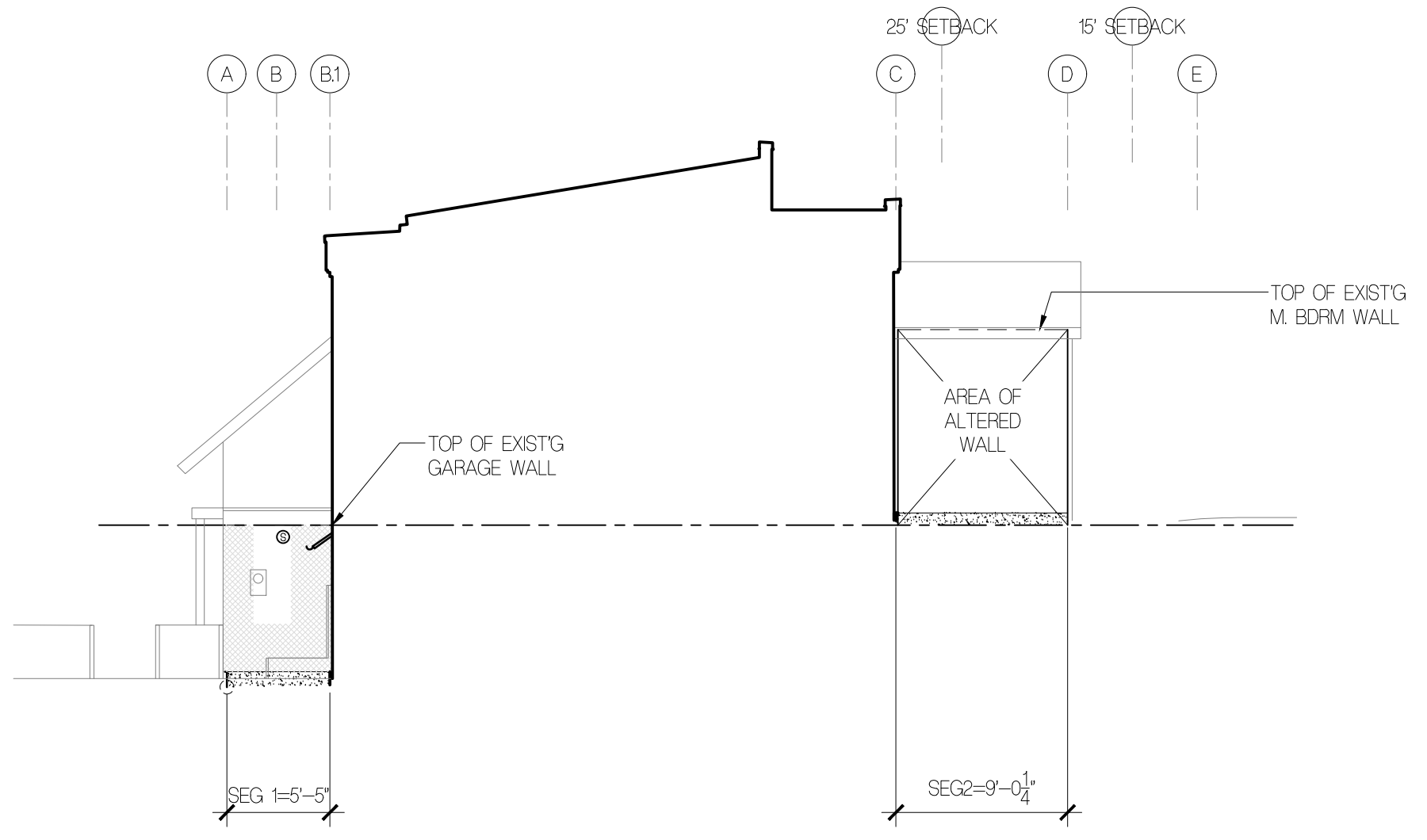
6 EAST WALL 2 1/8" = 1'-0"



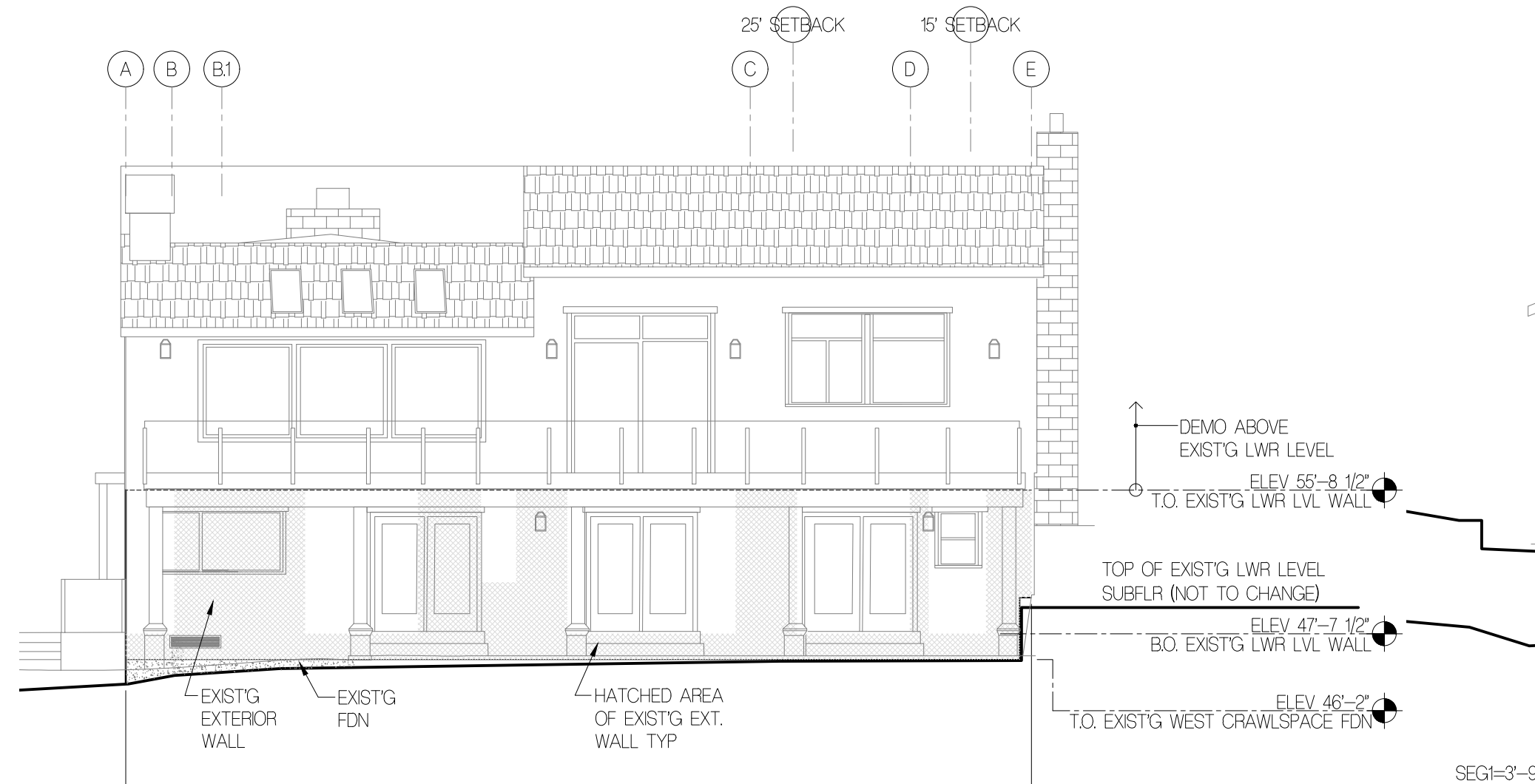
5 EAST WALL 1 1/8" = 1'-0"



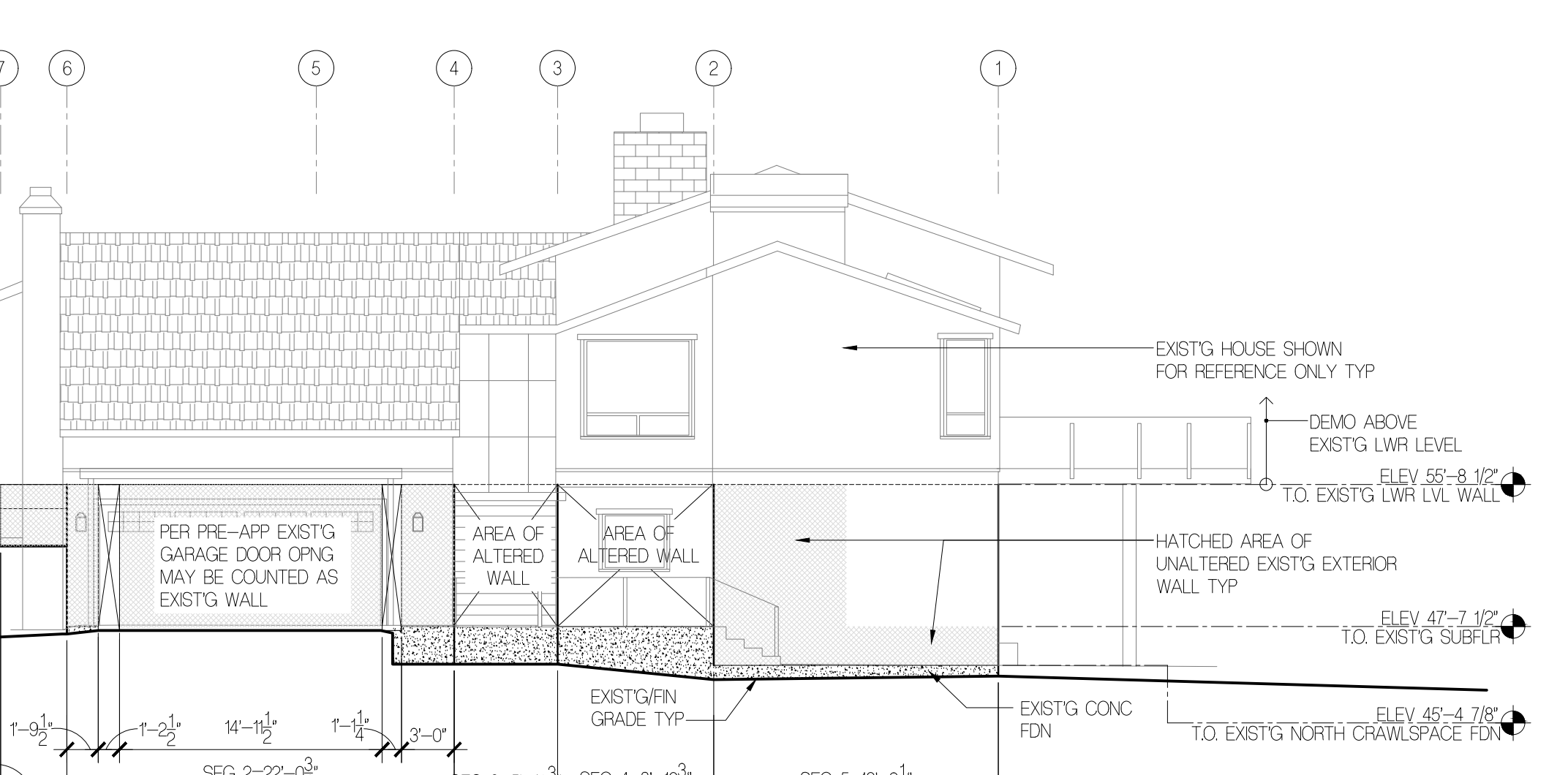
4 SOUTH WALL 1/8" = 1'-0"



3 WEST WALL 2 1/8" = 1'-0"

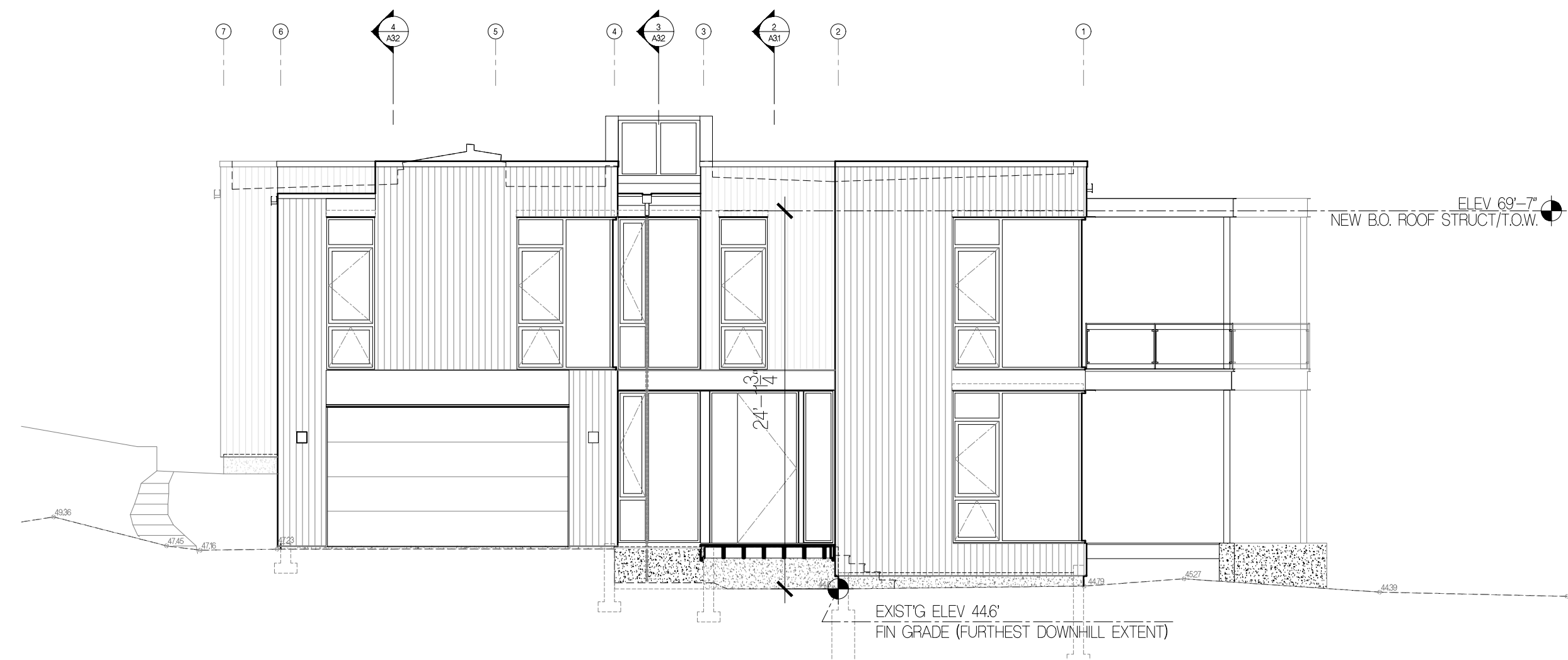


2 WEST WALL 1 1/8" = 1'-0"



1 NORTH WALL 1/8" = 1'-0"





**3** MAXIMUM BUILDING FACADE HEIGHT DIAGRAM  
NTS

MAX BUILDING HEIGHT CALCULATION		FT	FT	WEIGHTED SUM OF MID POINT ELEVATIONS
WALL SEGMENT	(IST'G WHICHEVER IS LO)	LOWEST GRADE	WALL SEGMENT LENGTH	
A	FINISH	45.9	51	2340.90
B	EXISTING	44.7	16.25	726.38
C	EXISTING	44.6	2.6	115.96
D	EXISTING	44.6	8.9	396.94
E	EXISTING	44.6	2.8	124.88
F	EXISTING	44.6	5.9	263.14
G	EXISTING	44.6	5.4	240.84
H	EXISTING	47.29	22.1	1045.11
I	EXISTING	50.7	20.5	1039.35
J	EXISTING	52.2	3.8	198.36
K	EXISTING	54.1	23.8	1287.58
L	EXISTING	55.8	18	1004.40
M	EXISTING	55.75	9	501.75
N	EXISTING	55.9	13.75	768.63
O	EXISTING	55.6	15.8	878.48
P	EXISTING	52.8	25.1	1325.28
<b>TOTALS</b>		<b>793.74</b>	<b>244.7</b>	<b>12257.97</b>

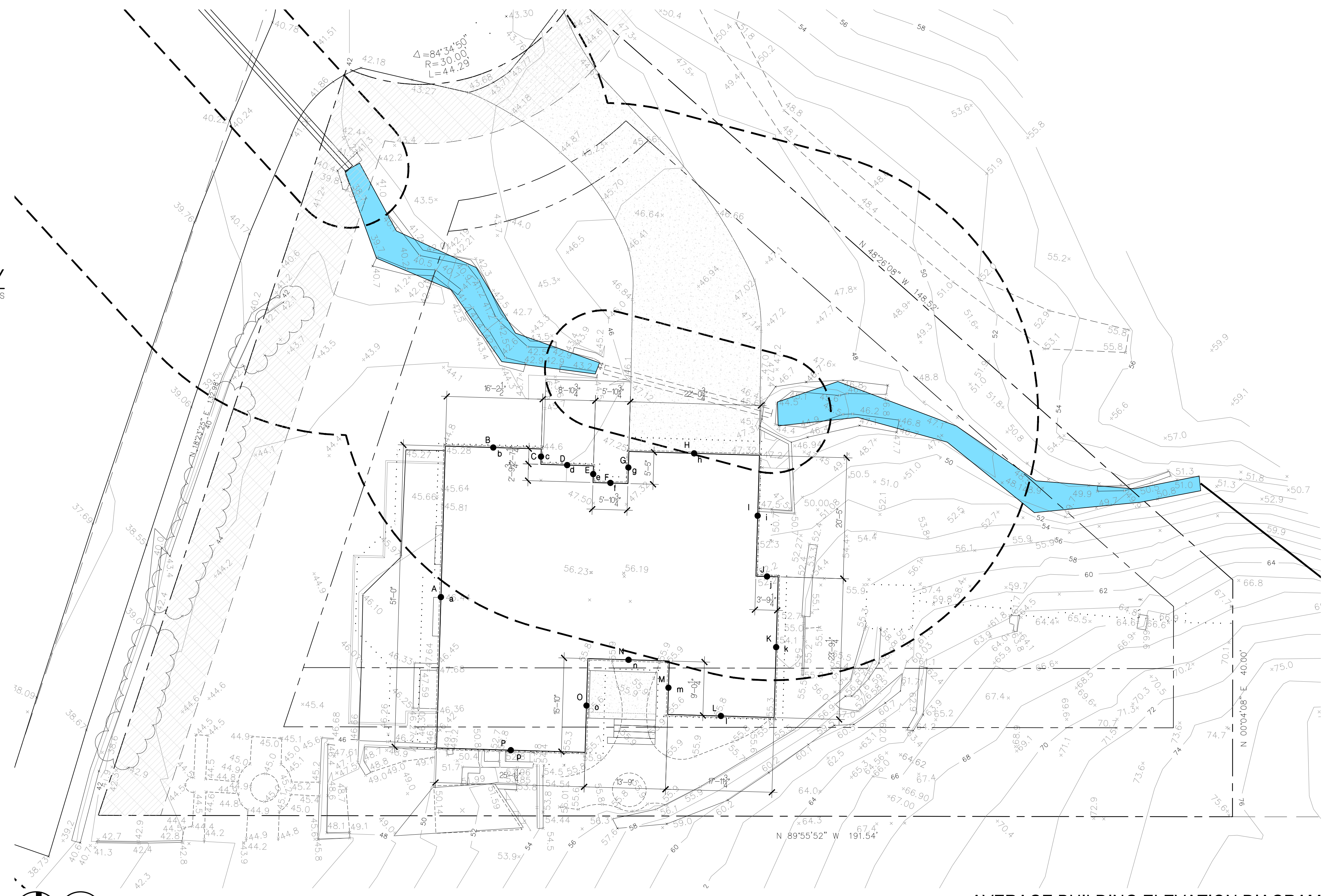
Average Building Elevation Formula:  $\text{Weighted Sum of Mid Point Elevations} / \text{Total Length of Wall}$

50.09386596 50.09386596 AVERAGE BUILDING ELEVATION  
30  
80.09386596 MAX HEIGHT ABOVE ABE

**2** AVERAGE BUILDING ELEVATION & MAXIMUM HEIGHT CALCULATION  
NTS

A. AVG BLDG ELEVATION (ABE) CALCULATIONS LOCATED ON SHEET #	A09
B. ALLOWABLE BUILDING HEIGHT (ABE + 30 FT)	80 FT
C. PROPOSED BUILDING HEIGHT	75'-11"
D. BENCHMARK ELEVATION	43.39'
E. DESCRIBE BENCHMARK LOCATION	MONUMENT IN CASE BRASS PIN @ NE PROP CORNER
F. SLOPING LOT (DOWNHILL SIDE) - MAX HEIGHT OF TOP OF EXTERIOR WALL FACADE ABOVE LOWEST EXIST'G GRADE (30' MAX)	LOWEST EXIST'G GRADE @ DOWNHILL SIDE = 44.6; 44.6 + 30' = 74.6; ACTUAL HT = 24'-11"
G. ABE AND ALLOWABLE BLDG HEIGHT SHOWN ON ELEV PLAN SHEET #	A09
H. TOPO-SURVEY ACCURACY ATTESTED ON PLAN SHEET #	TS

**4** ABE, MAX HEIGHT & MAX FACADE SUMMARY  
NTS



**1** AVERAGE BUILDING ELEVATION DIAGRAM  
F = 17

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seattle, wa 98134  
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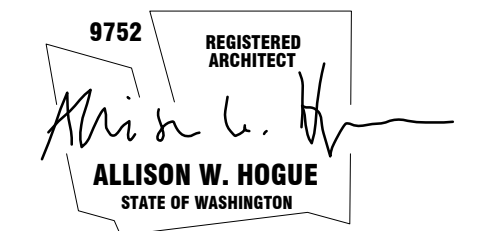
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**LABAN REMODEL**

10 BROOK BAY  
MERCER ISLAND, WA 98040

**PROFESSIONAL STAMP**



**BUILDING DEPT STAMP**

ISSUE	DATE
PERMIT SET	4/14/23
PRE-APPLICATION FOLLOW UP	5/10/22
PRE-APPLICATION FOLLOW UP	4/29/22
PRE-APPLICATION FOLLOW UP	10/15/21
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PRE-APPLICATION NOTES	10/5/21

**CODE DIAGRAMS:  
BLDG HEIGHT**

**A0.9**

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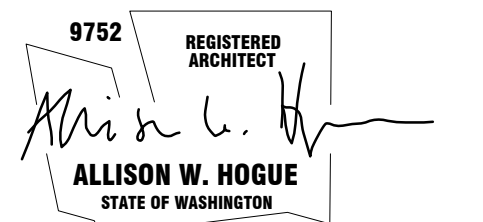
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**LABAN REMODEL**

10 BROOK BAY  
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE DATE  
 PERMIT SET 4.14.23

CODE DIAGRAMS:  
 IMPERVIOUS SURFACE

**A0.10**

A1: EXIST'G IMPERVIOUS SURFACE TO REMAIN (ITEMIZED)	EXIST'G AREA	A2: EXIST'G IMPERVIOUS SURFACE TO BE REMOVED (ITEMIZED)	AREA REMOVED	A3: EXIST'G IMPERVIOUS SURFACE TO BE REPLACED (ITEMIZED)	AREA REPLACED	A4: NEW IMPERVIOUS SURFACE (ITEMIZED)	AREA REPLACED
A1. BLDG/ROOF	SF	A2. BLDG/ROOF	SF	A3. BLDG/ROOF		A4. NEW BUILDING/ROOF/BROW	
BLDG FOOTPRINT	2427	NORTHWEST ROOF	-1.3	EAST ROOF TO BECOME MASTER BATH/BED BROW	6.6	NORTH BROW	4.1
A1. DRIVEWAY	1392	NORTH STAIR ROOF	-6	SOUTHWEST ROOF TO BECOME PATIO & BROW	24.2	ENTRY BROW & BM	6.3
A1. UNCOVERED PATIOS		EAST CHIMNEY	-10	A3. UNCOVERED DECKS		MASTER BATH BROW	1.9
EAST CONC PATIO BY ELEC METER	36	SOUTHEAST ROOF	-22.5	IMPERV PATIO TO BECOME IMPERV DECK	442	MASTER BEDROOM BROW	5.3
A1. WALKWAYS	0	SOUTH ROOF	-30	A3. UNCOVERED PATIOS & WALKWAYS		KITCHEN BROW & ROOF	7.1
A1. LANDSCAPE STAIRS		SOUTH CHIMNEY	-10.9	SOUTH WALKWAY TO BECOME PATIO	61.7	A4. UNCOVERED DECKS	
SOUTH CONC STAIRS 1	30	SOUTHWEST ROOF	-14.5	A3. WALKWAYS		WEST DECK UPPER	124.4
SOUTH CONC STAIRS 2	24	ACCESSORY STRUCTURES	-109	A3. STAIRS		WEST LOWER DECK SUPPORT WALL	2.8
SOUTH CONC STAIRS 3	17	A2. PATIO		A3. ROCKERIES & RETAINING WALLS		A4. UNCOVERED PATIOS	
SOUTH CONC STAIRS 4	10	NORTHWEST PATIO	-11.3	A3. OTHER		WEST PATIO	14.3
A1. ROCKERIES & RETAINING WALLS		SOUTHWEST PATIO	-43	<b>TOTAL REPLACED IS</b>	534.5	SOUTH PATIO	38.7
NORTH ROCKERY 1	8.5	A2. WALKWAYS				A4. WALKWAYS	
NORTH ROCKERY 2	39	SOUTH GRAVEL PATH 1	-362			A4. LANDSCAPE STAIRS	
NORTH ROCKERY 3	17.8	SOUTH GRAVEL PATH 2	-109			A4. ROCKERIES & RETAINING WALLS	
NORTH ROCKERY 4	21.4	SOUTH GRAVEL PATH 4	-126			A4. OTHER	
NORTH ROCKERY 5	5	A2. LANDSCAPE STAIRS	0			<b>TOTAL NEW IMPERVIOUS SURFACE</b>	<b>204.9</b>
NORTH ROCKERY 6	6.4	A2. ROCKERIES & RETAINING WALLS	0				
EAST ROCKERY 1	104.7	A2. OTHER					
EAST ROCKERY 2	25	EAST CONC 1	-3				
EAST ROCKERY 3	34	EAST CONC 2	-3				
EAST ROCKERY 4	20						
EAST ROCKERY 5	13	<b>TOTAL EXIST'G REMOVED IS</b>	-861.5				
SOUTH ROCKERY 1	83						
SOUTH ROCKERY 2	196						
SOUTH RETAINING WALL 1	9						
SOUTH RETAINING WALL 2	13						
SOUTH RETAINING WALL 3	3.5						
SOUTH RETAINING WALL 4	5						
WEST RETAINING WALL 1	18						
WEST RETAINING WALL 2	15.3						
TOTAL EXIST'G ROCK. & RET. WALLS	637.6						
A1. OTHER							
EAST CONC 1	3						
EAST CONC 2	3						
<b>TOTAL EXIST'G IS AREA TO REMAIN</b>	<b>5217.2</b>						

**IMPERVIOUS SURFACE CALCULATION:**

A1: EXIST'G IMPERV SURF AREA TO REMAIN	5217.2
A3: EXIST'G IMPERV SURF AREA TO BE REPLACED	534.5
<b>TOTAL EXIST'G IMPERVIOUS SURFACE AREA TO REMAIN OR BE REPLACED</b>	<b>5751.7</b>
A2: TOTAL EXIST'G IMPERV SURF AREA TO BE REMOVED	-861.5
A4: TOTAL IMPERV SURF AREA TO BE ADDED	204.9
<b>NET DECREASE IN IMPERVIOUS SURFACE AREA</b>	<b>-656.6</b>

NOTE: PER 19.16.010 DEFINITIONS, IMPERVIOUS SURFACES INCLUDE WITHOUT LIMITATION THE FOLLOWING:

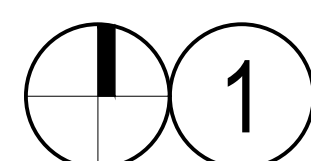
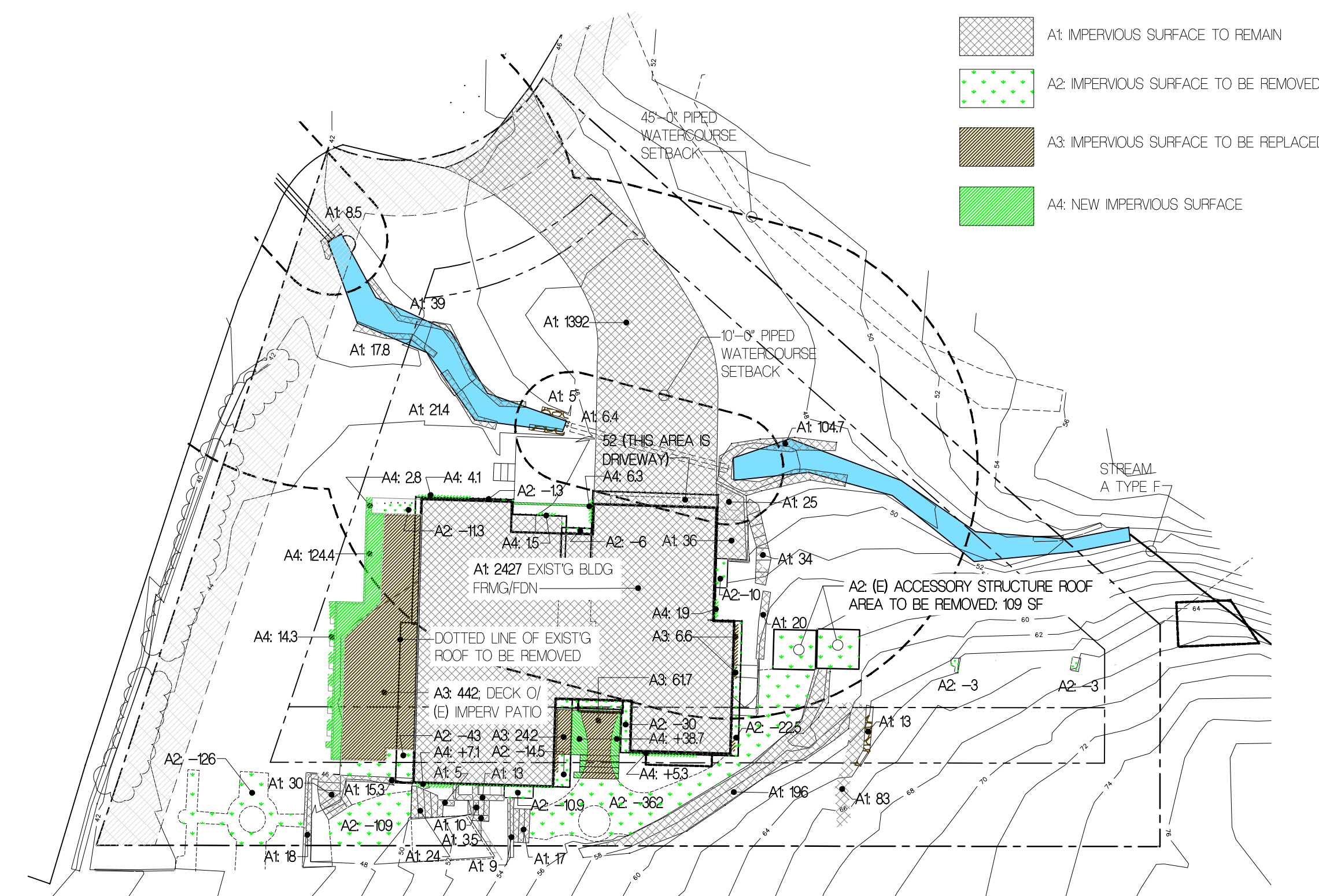
- BUILDINGS - THE FOOTPRINT OF THE BUILDING AND STRUCTURES INCLUDING ALL LEAVES;
- VEHICULAR USE - DRIVEWAYS, STREETS, PARKING AREAS AND OTHER AREAS, WHETHER CONSTRUCTED OF GRAVEL, PAVERS, PAVEMENTS, CONCRETE OR OTHER MATERIALS, THAT CAN REASONABLY ALLOW VEHICULAR TRAVEL;
- SIDEWALKS - PAVED PEDESTRIAN WALKWAYS, SIDEWALKS AND BIKE PATHS;
- RECREATION FACILITIES - DECKS, PATIOS, PORCHES, TENNIS COURTS, SPORT COURTS, POOLS, HOT TUBS, AND OTHER SIMILAR RECREATIONAL FACILITIES;
- MISCELLANEOUS - ANY OTHER STRUCTURE OR HARD SURFACE WHICH EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL MANTLE AS UNDER NATURAL CONDITIONS PRIOR TO DEVELOPMENT, OR CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM PRESENT FLOW RATE UNDER NATURAL CONDITIONS PRIOR TO DEVELOPMENT.

NOTE: PER OCTOBER 26, 2020 EMAIL WITH RUJII DING, SENIOR DEVELOPMENT ENGINEER, UNCOVERED, PERVIOUS WOOD DECK OVER GRASS/DIRT IS NOT CONSIDERED AS IMPERVIOUS SURFACE.

NOTE: PER NOVEMBER 3, 2020 EMAIL WITH RUJII DING, SENIOR DEVELOPMENT ENGINEER, ROOF EDGE IS MEASURED TO EAVE (EXCLUDES GUTTERS).

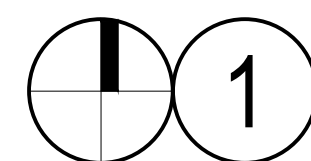
**ABBREVIATION**

IMPERVIOUS SURFACE = IS



**IMPERVIOUS SURFACE CALCULATIONS**

T = 40'



**IMPERVIOUS SURFACE DIAGRAM**

T = 40'

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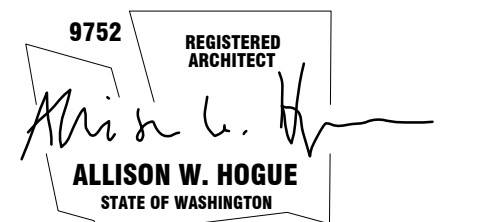
**CIVIL ENGINEER**  
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 1421 NE 80TH ST  
 SEATTLE, WA 98115  
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**GEOTECHNICAL ENGINEER**  
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 PHONE: (425) 582-9928  
 CONTACT: JAMES GEORGIS

**LABAN REMODEL**

10 BROOK BAY  
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
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PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

**NEW + REPLACED HARD SURFACE**

**A0.10\_1**

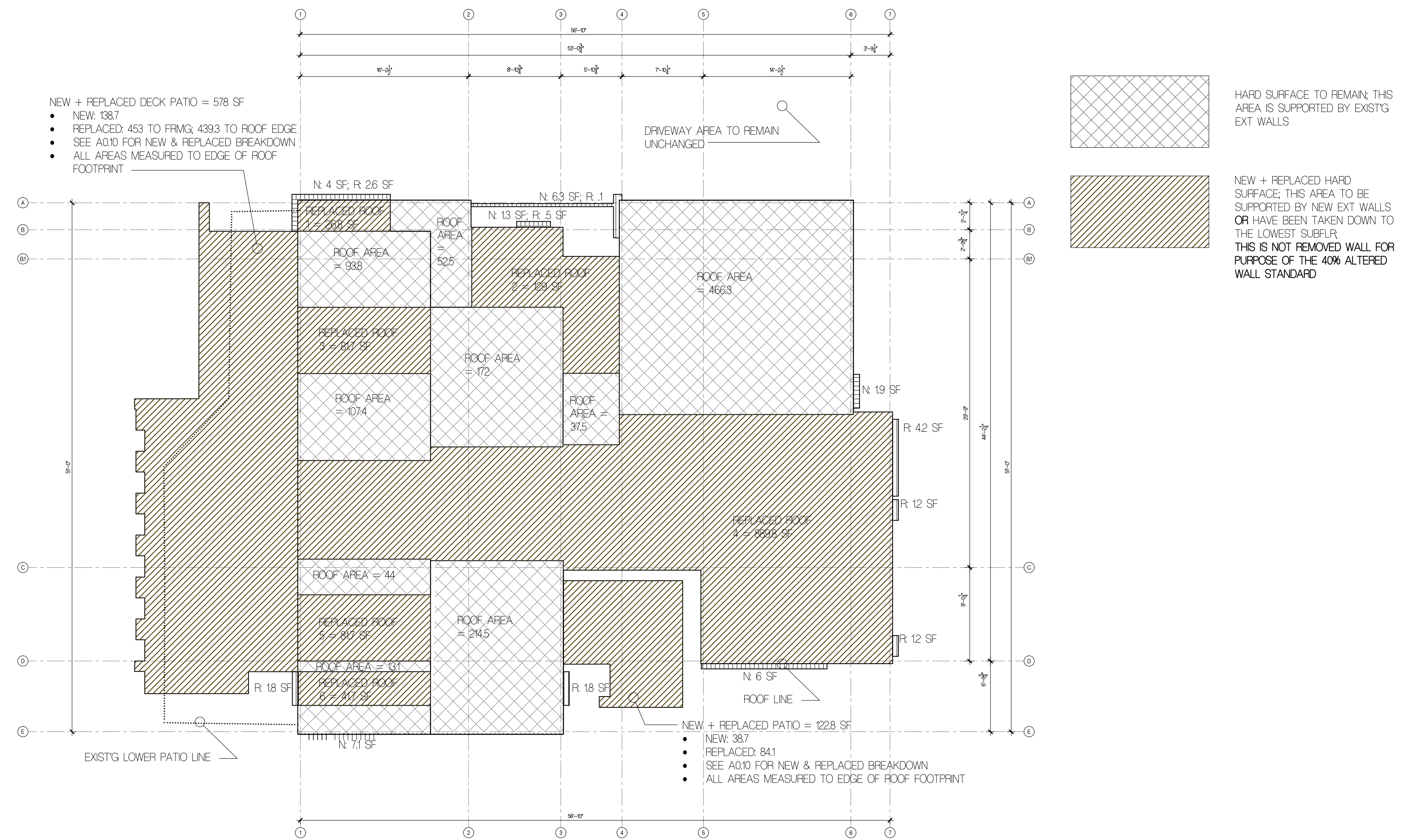
NEW + REPLACED HARD SURFACE	SF
EXIST'G BLDG FOOTPRINT (ROOF LINE)	2767
PROPOSED BLDG FOOTPRINT (ROOF LINE)	2487

NEW + REPLACED HARD SURFACE	SF
ROOF AREA TO BE REPLACED	26.8
2	129
3	81.7
4	889.8
5	81.7
6	41.7
TOTAL ROOF TO BE REPLACED	1250.7
NEW OR REPLACED BROW	
NW BROW NEW	4
NW BROW REPLACED	2.6
ENTRY BM & BROW NEW	6.3
ENTRY BM & BROW REPLACED	0.1
NORTH BROW NEW	1.3
NORTH BROW REPLACED	0.5
CLOSET BROW NEW	1.9
BATH BROW REPLACED	4.2
BEDROOM BROW REPLACED	2.4
SOUTH BEDROOM BROW NEW	6
KITCHEN BROW REPLACED	1.8
SOUTH KITCHEN BROW & ROOF NEW	7.1
WEST KITCHEN BROW REPLACED	1.8
TOTAL NEW OR REPLACED BROW	40
NEW + REPLACED SOUTH PATIO	122.8
NEW + REPLACED WEST DECK & PATIO	578
TOTAL NEW + REPLACED HARD SURFACE	1991.5

NOTE: NUMBERS MAY NOT EXACTLY MATCH NUMBERS ON IMPERVIOUS SURFACE DIAGRAM AS IN SOME CASES THESE WERE MEASURED FROM FACE OF ROOF WHILE IMPERVIOUS WAS MEASURED TO FACE OF FRAMING FOR DRAWING CLARITY

NEW HARD SURFACE	1	REPLACED HARD SURFACE	1
NEW BROW		REPLACED BROW	
NW BROW NEW	4	NW BROW REPLACED	2.6
ENTRY BM & BROW NEW	6.3	ENTRY BM & BROW REPLACED	0.1
NORTH BROW NEW	1.3	NORTH BROW REPLACED	0.5
CLOSET BROW NEW	1.9	REPLACED BATH BROW	4.2
SOUTH BEDROOM BROW NEW	6	BEDROOM BROW REPLACED	1.2
SO KITCHEN BROW & ROOF NEW	7.1	BEDROOM BROW REPLACED	1.2
TOTAL NEW BROW	26.6	KITCHEN BROW REPLACED	1.8
NEW SOUTH PATIO	38.7	KITCHEN BROW REPLACED	1.8
NEW WEST DECK & PATIO	138.7	TOTAL REPLACED BROW	13.4
TOTAL NEW HARD SURFACE	204	NEW SOUTH PATIO	84.1
		NEW WEST DECK & PATIO	439.3
		TOTAL NEW HARD SURFACE	536.8

1991.5 SF < 2000 SF NEW PLUS REPLACED HARD SURFACE; THEREFORE OKAY  
 • NOTE: MERCER ISLAND BASES REPLACED HARD SURFACE ON REMOVAL OF EXTERIOR WALLS DOWN TO THE FOUNDATION OR SUBFLR  
 • ROOF EDGE MEASURED TO EAVE



**2 NEW + REPLACED HARD SURFACE CALC**

**1**

**NEW + REPLACED HARD SURFACE DIAGRAM**

1/8" = 1'-0"

1941 1st avenue south, 2e  
 seattle, wa 98134  
 ph 206.634.0136

**OWNER**  
 Balsa & Mina Laban  
 PHONE: 524862931

**ARCHITECT**  
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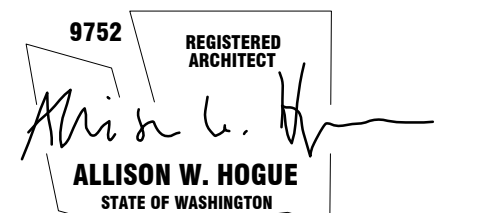
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BUILDING DEPT STAMP

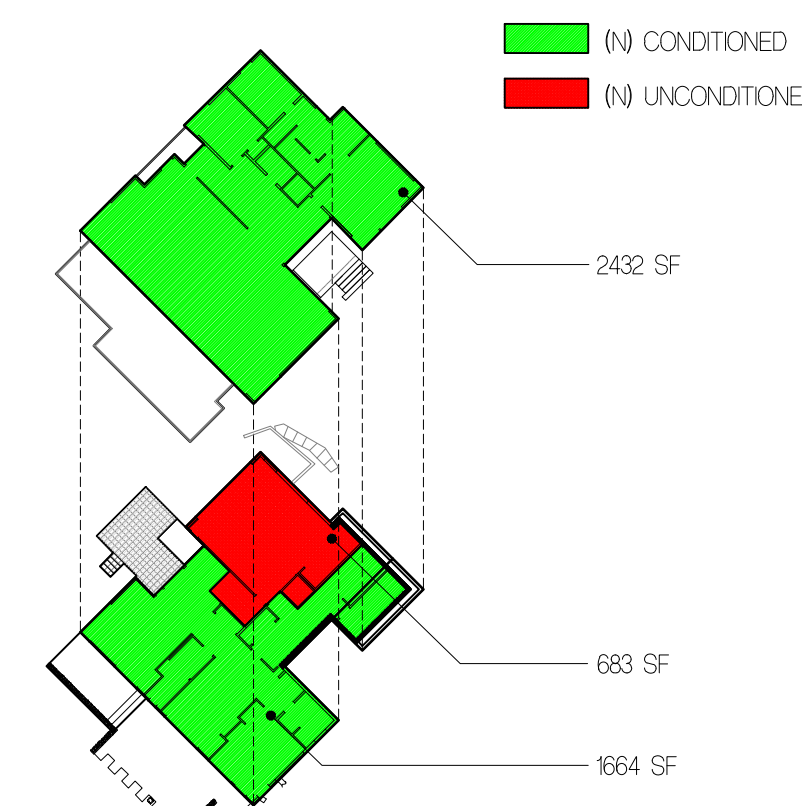
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CODE DIAGRAMS:  
 DECKS & CONDIT. SPACE

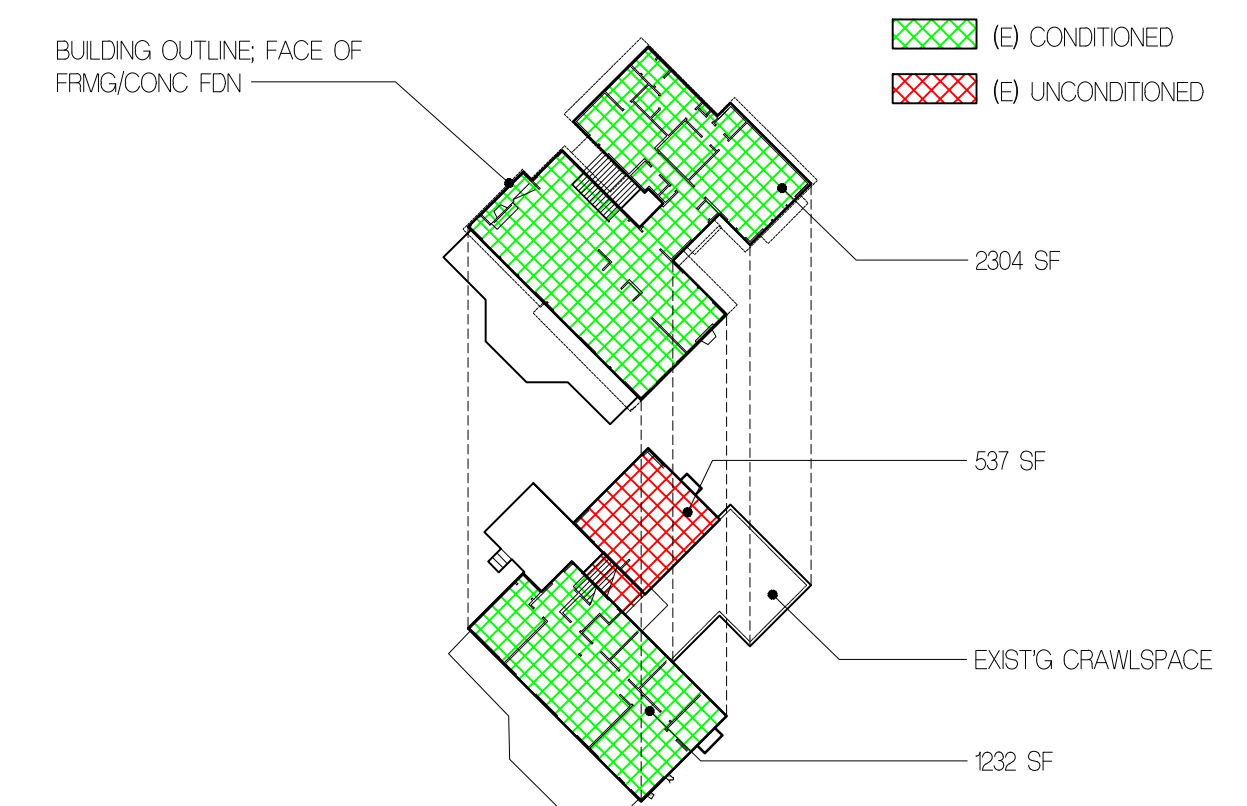
PROPOSED	CONDITIONED SF	UNCONDITIONED SF	EXISTING	CONDITIONED SF	UNCONDITIONED SF
(N) FIRST FLOOR	1644 SF	683 SF	(E) FIRST FLOOR	1232 SF	537 SF
(N) SECOND FLOOR	2432 SF	0 SF	(E) SECOND FLOOR	2304 SF	0 SF
TOTAL	4076 SF	683 SF	TOTAL	3536 SF	537 SF
NET CHANGE IN CONDITIONED SPACE			4076 SF - 3536 SF = 540 SF ADDITIONAL CONDITIONED SPACE *		
NET CHANGE IN UNCONDITIONED SPACE			683 SF - 537 SF = 146 SF ADDITIONAL UNCONDITIONED SPACE		

\* 540 SF OF (N) CONDITIONED SPACE = 30 ENERGY CREDITS REQD

6 PROPOSED & EXIST'G (UN)+CONDITIONED SPACE CALCS  
NTS



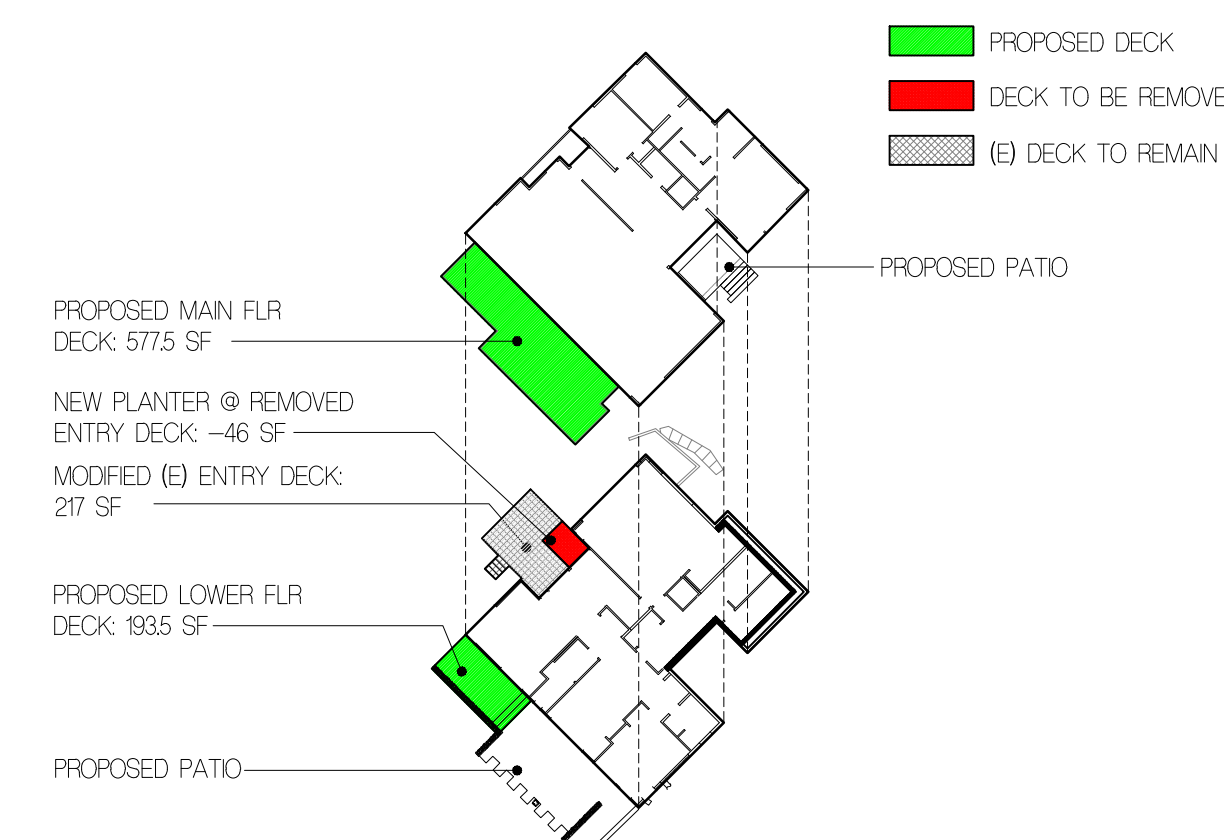
5 PROPOSED (UN)+CONDITIONED SPACE  
1" = 40'



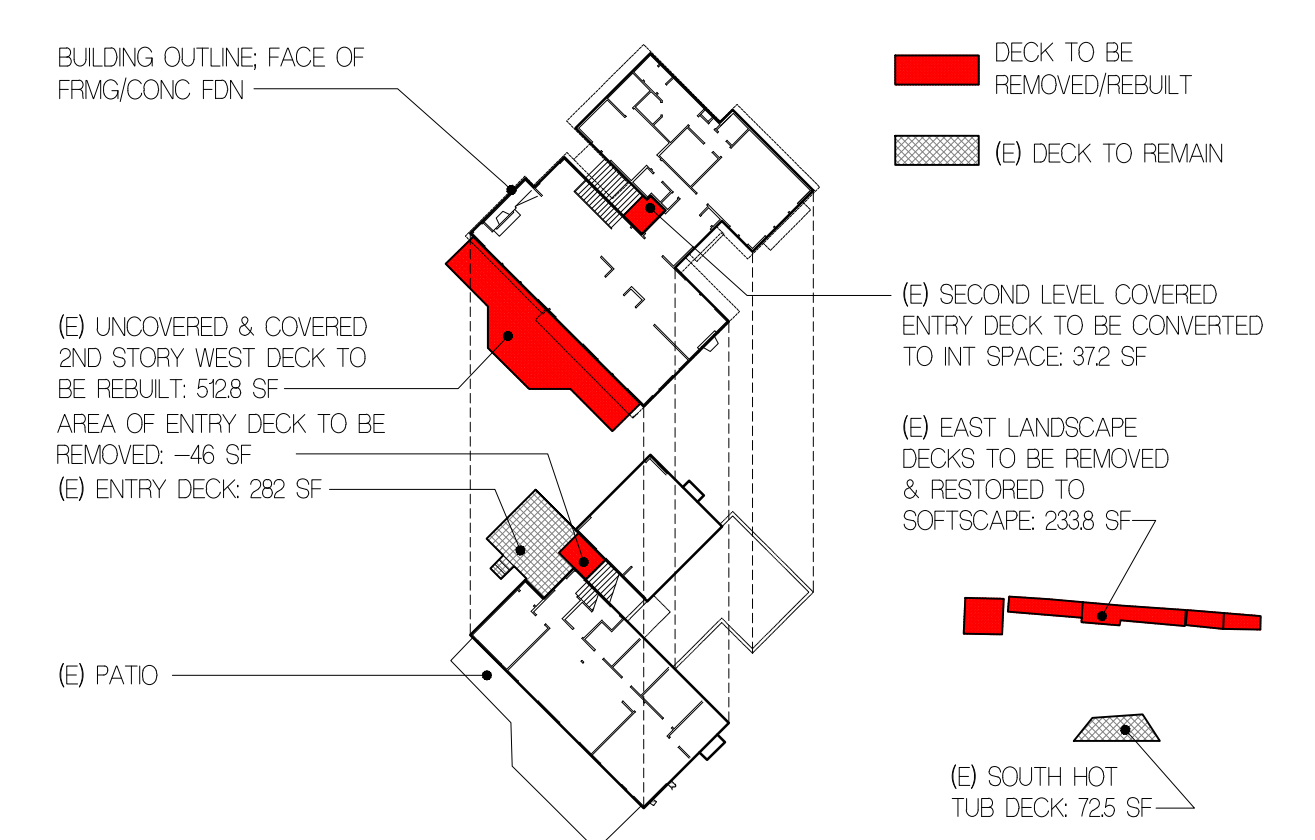
4 EXIST'G (UN)+CONDITIONED SPACE  
1" = 40'

(UN)+COVERED DECK SF	EXISTING SF	FINAL SF
LWR LEVEL ENTRY DECK	282	217
UPPER LEVEL ENTRY LANDING	37.2	0
EAST SHED DECK/DECKS	233.8	0
UPPER LEVEL WEST DECK	512.8	577.5
SOUTH HOT TUB DECK	72.5	72.5
LOWER LEVEL WEST DECK	0	193.5
TOTALS	1138.3	1060.5

3 EXISTING & PROPOSED DECK CALC  
NTS



2 PROPOSED DECK DIAGRAM  
1" = 40'



1 EXIST'G DECK DIAGRAM  
1" = 40'

**FLOISAND STUDIO**

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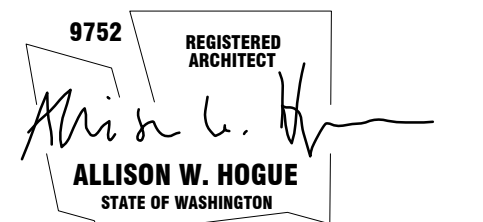
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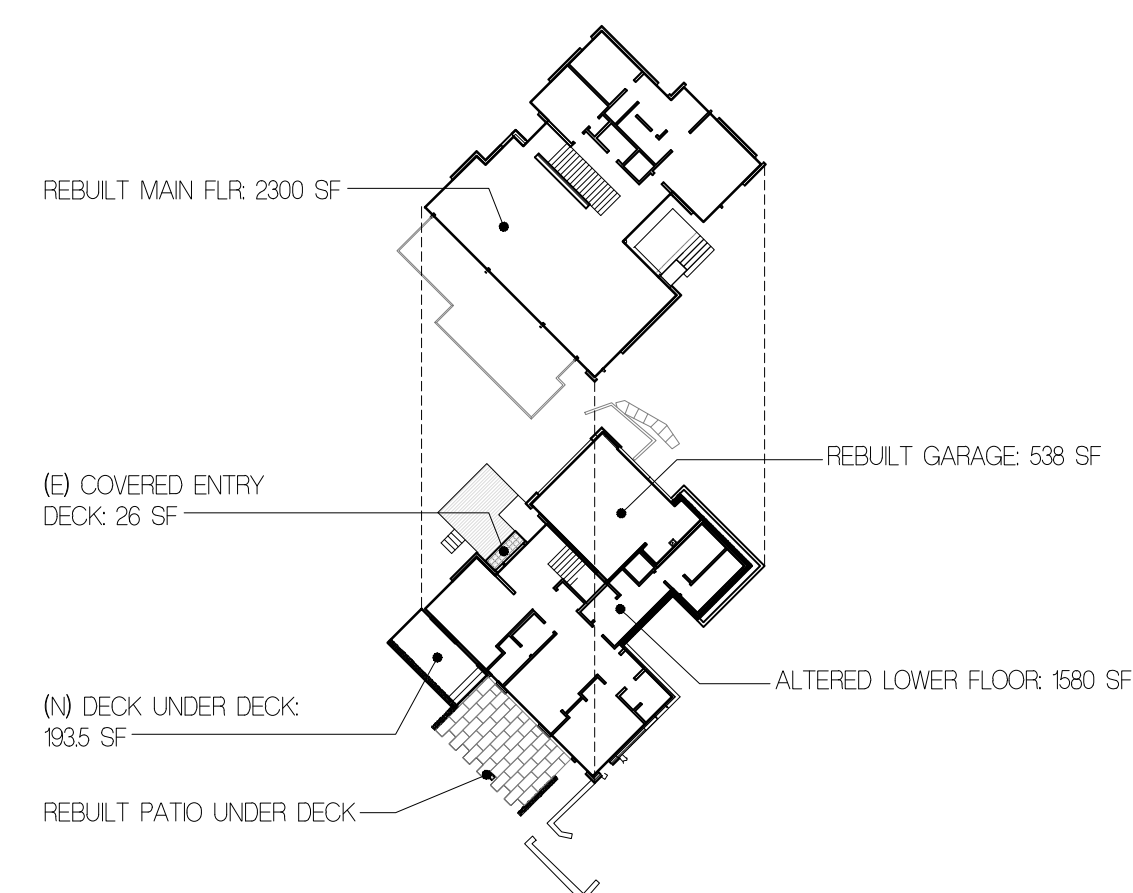
CODE DIAGRAMS  
 FIRE AREA

**A0.12**

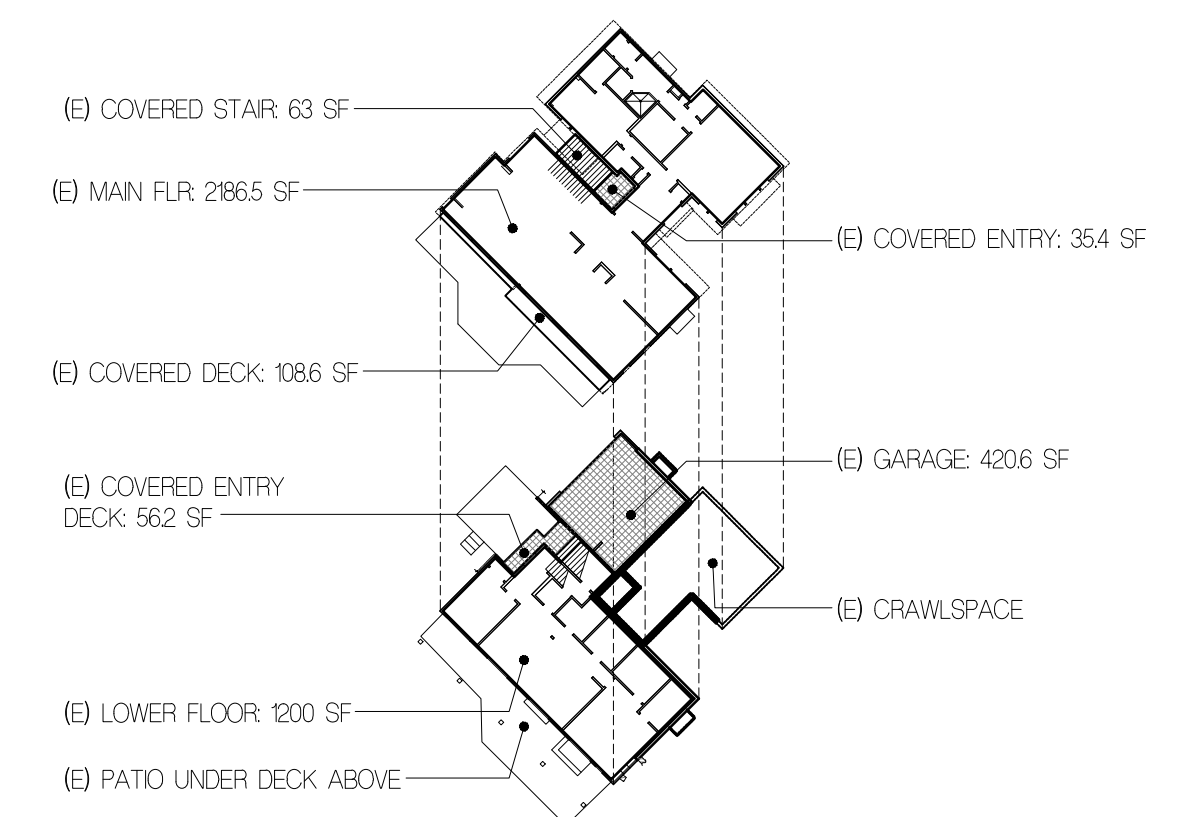
NOTE: 13D FIRE SPRINKLER SYSTEM REQD. REFER TO FIRE PROTECTION NOTE #14 ON A02

FIRE AREA	CURRENT SQUARE FOOTAGE	EXIST'G SQUARE FOOTAGE	ADDITION/FINAL SQUARE FOOTAGE
MAIN FLOOR INTERIOR		2186.5	2300
LOWER FLOOR INTERIOR		1200	1580
OTHER FLOORS INTERIOR		0	0
BASEMENT INTERIOR (INCL IN LWR FLR)		0	0
ATTACHED GARAGE INTERIOR		420.6	583
COVERED DECKS INTERIOR		164.8	219.5
OTHER INTERIOR (ENTRY STAIR & LANDING)		98.4	0
TOTALS		<b>4070.3</b>	<b>4682.5</b>

**3** FIRE AREA: CALCULATIONS  
 1" = 40'



**2** FIRE AREA: PROPOSED  
 1" = 40'



**1** FIRE AREA: EXISTING  
 1" = 40'

# LEGEND

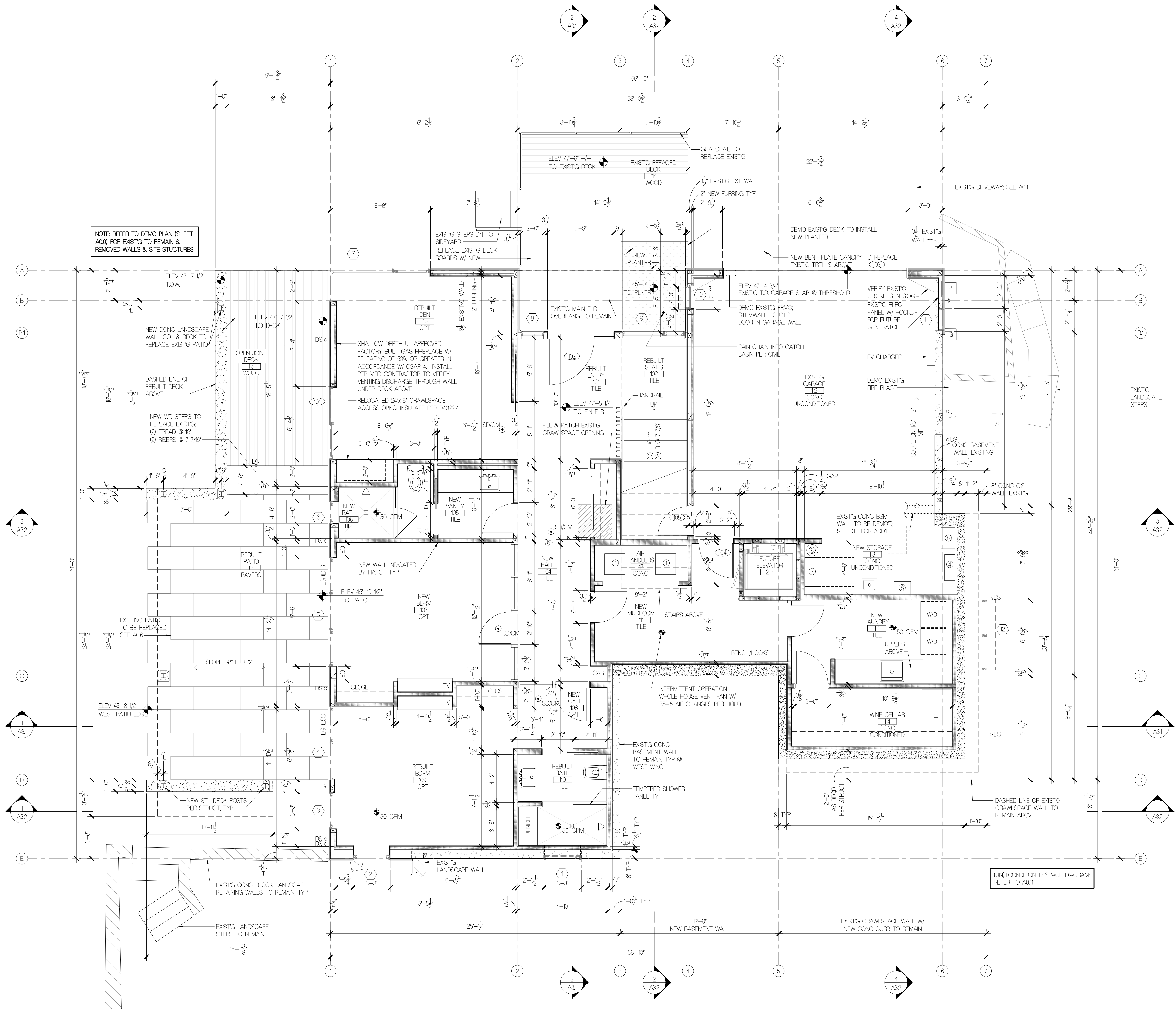
- NEW 2x... STUD WALL OR FURRING @ 16" OC @ INT W/  
R-23 BATT INSUL @ EXTERIOR (UNO)
- EXISTING WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL
- DOWNSPOUT
- WINDOW/SYLIGHT; SEE SCHEDULE A24; REFER  
TO A24 FOR EGRESS WINDOW CALLOUT
- \* INDICATES SAFETY GLASS
- NEW DOOR, EXTERIOR DOOR SCHEDULE 2/A24
- COMBINED SMOKE DETECTOR/  
CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- DUCTWORK
- RADIANT MANIFOLD

# GENERAL NOTES

1. SEE A02 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE 1/2" AIR SPACE MIN BTWN WOOD FRAMING & CONC WALLS.
3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
4. RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E288 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.
6. EXISTING 2x4 WALLS DIMENSIONED AS 2x6; CONTRACTOR TO ADD 2" FURRING TO INTERIOR FACE OF FRAMING TO INSULATE WALLS TO R-21 MIN, TYP.
7. DOORS BETWEEN A GARAGE & DWELLING MUST BE SELF-CLOSING & 1 3/8" THICK MIN SOLID WOOD OR STEEL OR BE A 20 MIN FIRE-RATED DOOR.
8. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE PER AV072. SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13D.

# HVAC & EQUIP SCHEDULE:

MARK	EQUIP TYPE	SERVICE AREA	EQUIP LOCATION	SPECIFICATION
1	ZONED & DUCTED AIR HANDLER	ALL FLOORS	AIR HANDLER CLOSET	INGERSOLL RAND VARIABLE SPEED CONVERTIBLE AIR HANDLER 5 TON TAM9AD060V5DA
2	HEAT PUMP	ALL FLOORS	OUTSIDE	AMERICAN STANDARD SIDE DISCHARGE VARIABLE SPEED HP 446L906DAICOTA
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIABLES SEE A31-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	IBC CONDENSING BOILER MODEL: SL 28-160; AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	ELEVATOR CONTROL & PUMP	ELEVATOR	NEW STORAGE 113	
8	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVEN-240A (EF 099) TANKLESS GAS WATER HEATER



LOWER FLOOR & GARAGE PLAN

1/4" = 1'-0"

# FLOISAND STUDIO

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**ARCHITECT**  
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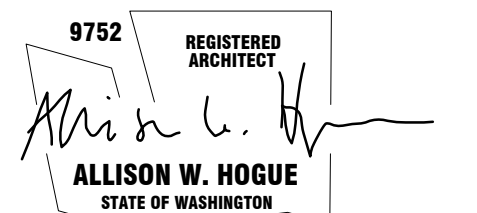
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# LABAN REMODEL

10 BROOK BAY  
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

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# LOWER FLOOR & GARAGE PLAN

# A1.1

# LEGEND

- NEW 2x STUD WALL OR FURRING @ 16" OC @ INT W/ R-23 BATT INSUL @ EXTERIOR (UNO)
- EXISTING WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- ROOM #  
ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL
- DOWNSPOUT
- WINDOW/SKYLIGHT; SEE SCHEDULE A24; REFER TO A24 FOR EGRESS WINDOW CALLOUT
- \* INDICATES SAFETY GLASS
- NEW DOOR; EXTERIOR DOOR SCHEDULE 2/A24

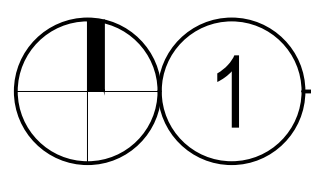
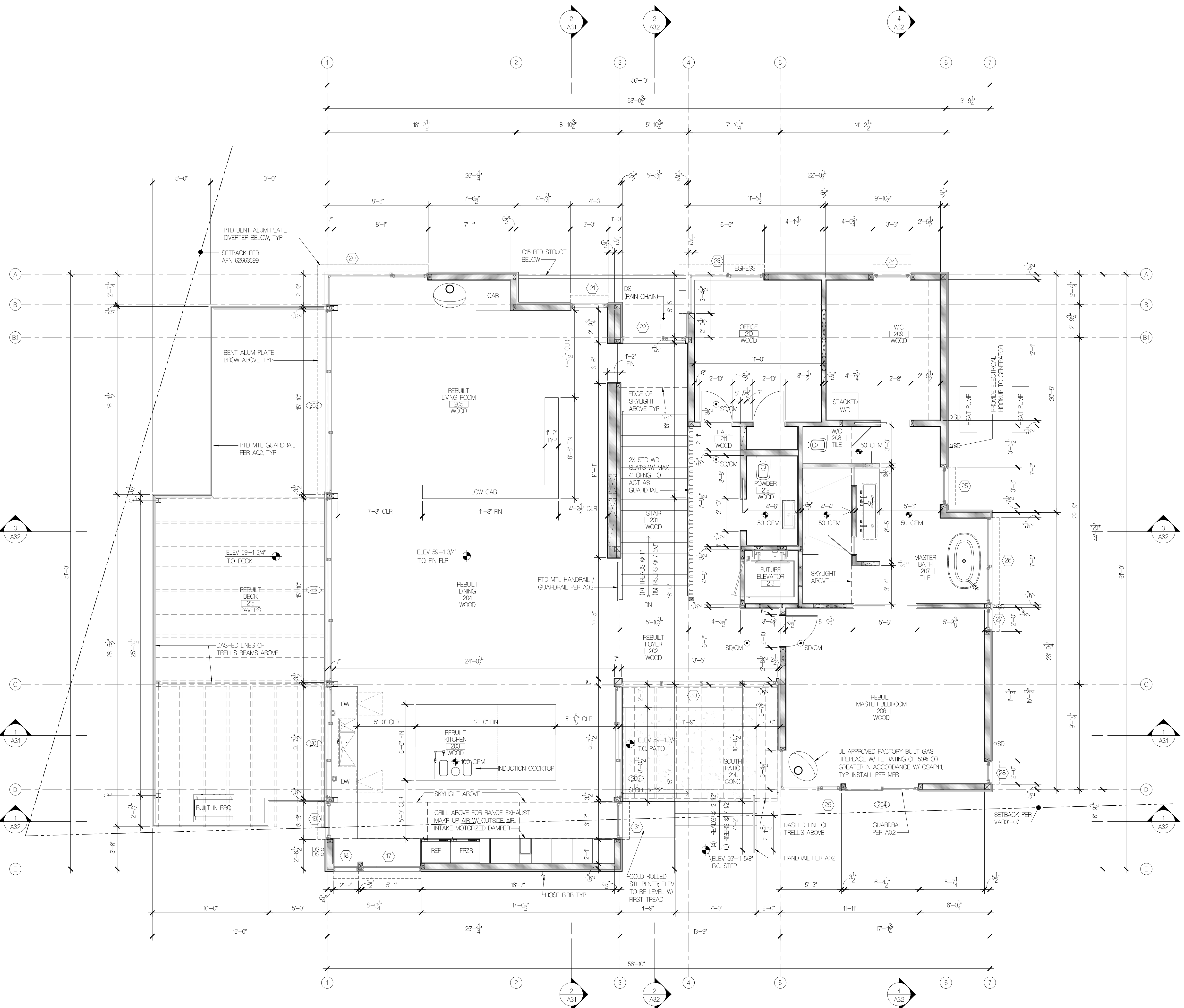
- COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- X CFM EXHAUST FAN
- DUCTWORK
- RADIANT MANIFOLD

# GENERAL NOTES

1. SEE A02 FOR EGRESS, STAIR HANDRAIL/GUARDRAIL REQ.
2. PROVIDE 1/2" AIR SPACE MIN BTWN WOOD FRAMING & CONC WALLS.
3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
4. RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E283 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.
6. EXISTING 2X4 WALLS DIMENSIONED AS 2X6; CONTRACTOR TO ADD 2" FURRING TO INTERIOR FACE OF FRAMING TO INSULATE WALLS TO R-21 MIN. TYP.
7. DOORS BETWEEN A GARAGE & DWELLING MUST BE SELF-CLOSING & 1 3/8" THICK MIN SOLID WOOD OR STEEL OR BE A 20 MIN FIRE-RATED DOOR.
8. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE PER AV1072. SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13D.

# HVAC & EQUIP SCHEDULE:

MARK	EQUIP TYPE	SERVICE AREA	EQUIP LOCATION	SPECIFICATION
1	ZONED & DUCTED AIR HANDLER	ALL FLOORS	AIR HANDLER CLOSET	INGERSOLL RAND VARIABLE SPEED CONVERTIBLE AIR HANDLER 5 TON TAMBA0080VSDA
2	HEAT PUMP	ALL FLOORS	OUTSIDE	AMERICAN STANDARD SIDE DISCHARGE VARIABLE SPEED HP 4A6L3060A/COTATA
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIES; SEE A31-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	IBC CONDENSING BOILER MODEL: SL 28-160; AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	ELEVATOR CONTROL & PUMP	ELEVATOR	NEW STORAGE 113	
8	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVEN-240A (EF 0.95); TANKLESS GAS WATER HEATER



MAIN FLOOR & DECK PLAN

1/4" = 1'-0"

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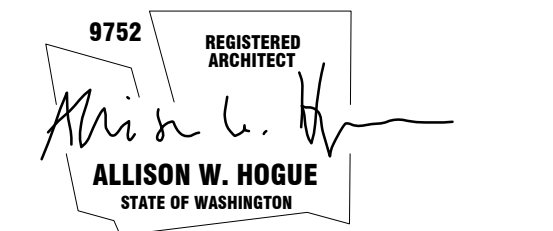
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# MAIN FLOOR & DECK PLAN

# A1.2

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 CONTACT: MARC MALSAM

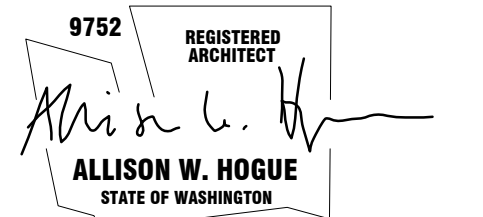
**CIVIL ENGINEER**  
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 1421 NE 80TH ST  
 SEATTLE, WA 98115  
 PHONE: (206) 353-7495  
 CONTACT: DAVID FARR

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 ZIPPERGEO  
 1909 36TH AVE W, STE E  
 LYNNWOOD, WA 98036  
 PHONE: (425) 582-9928  
 CONTACT: JAMES GEORGIS

**LABAN REMODEL**

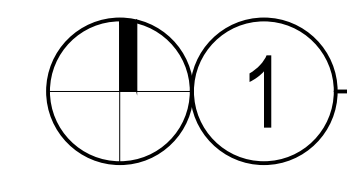
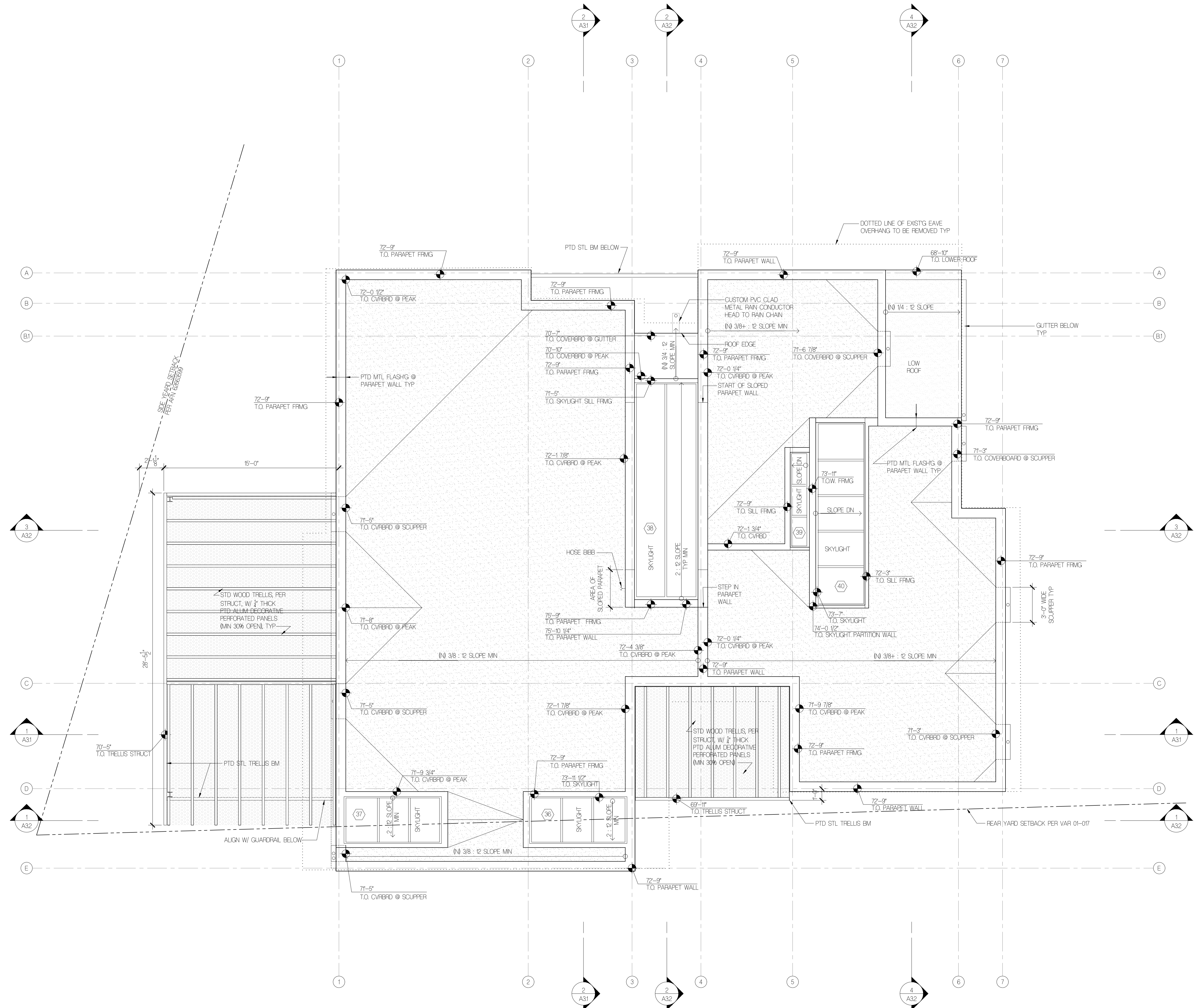
10 BROOK BAY  
 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE DATE  
 PERMIT SET 4.14.23

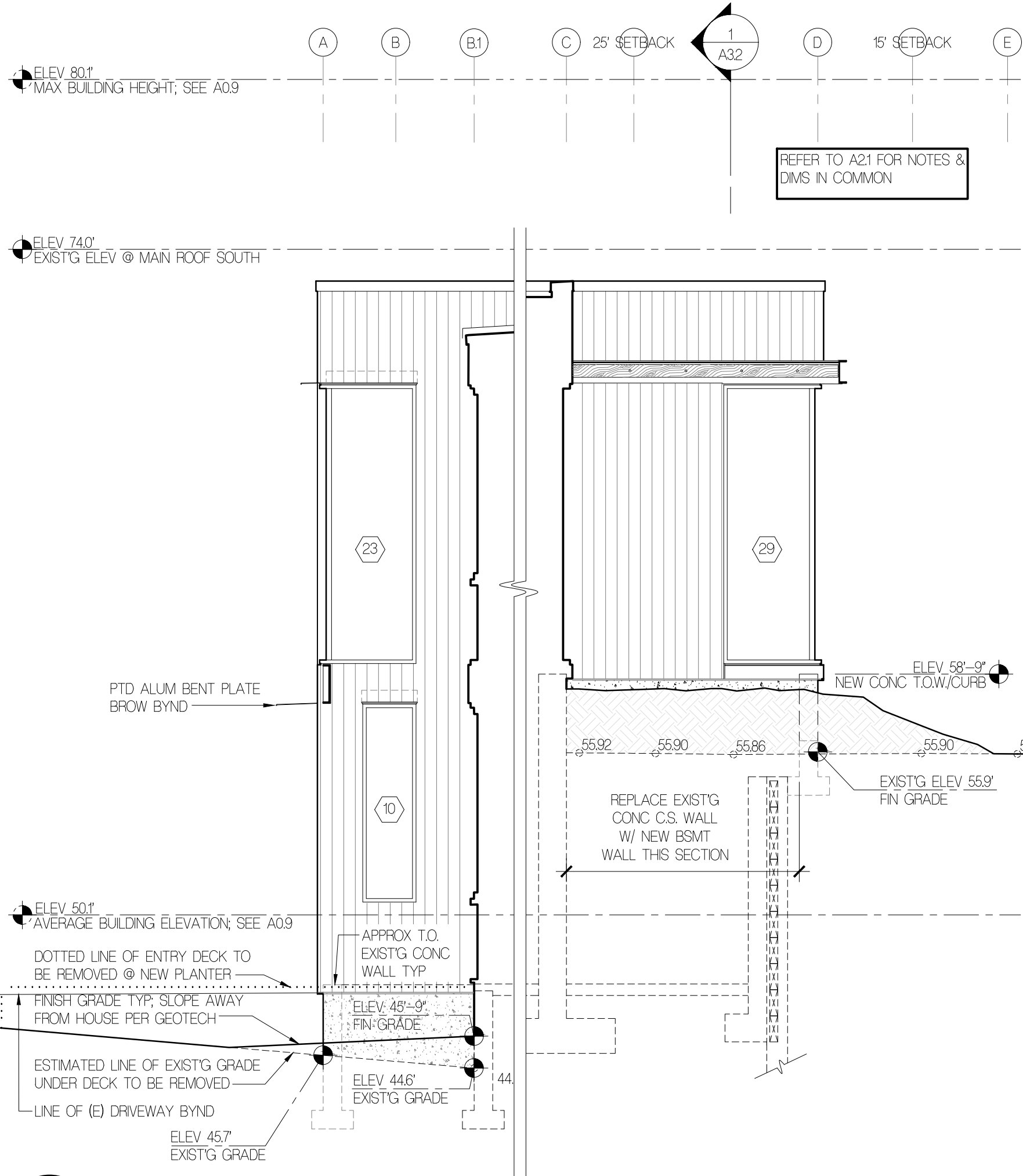


ROOF PLAN  
 1/4" = 1'-0"

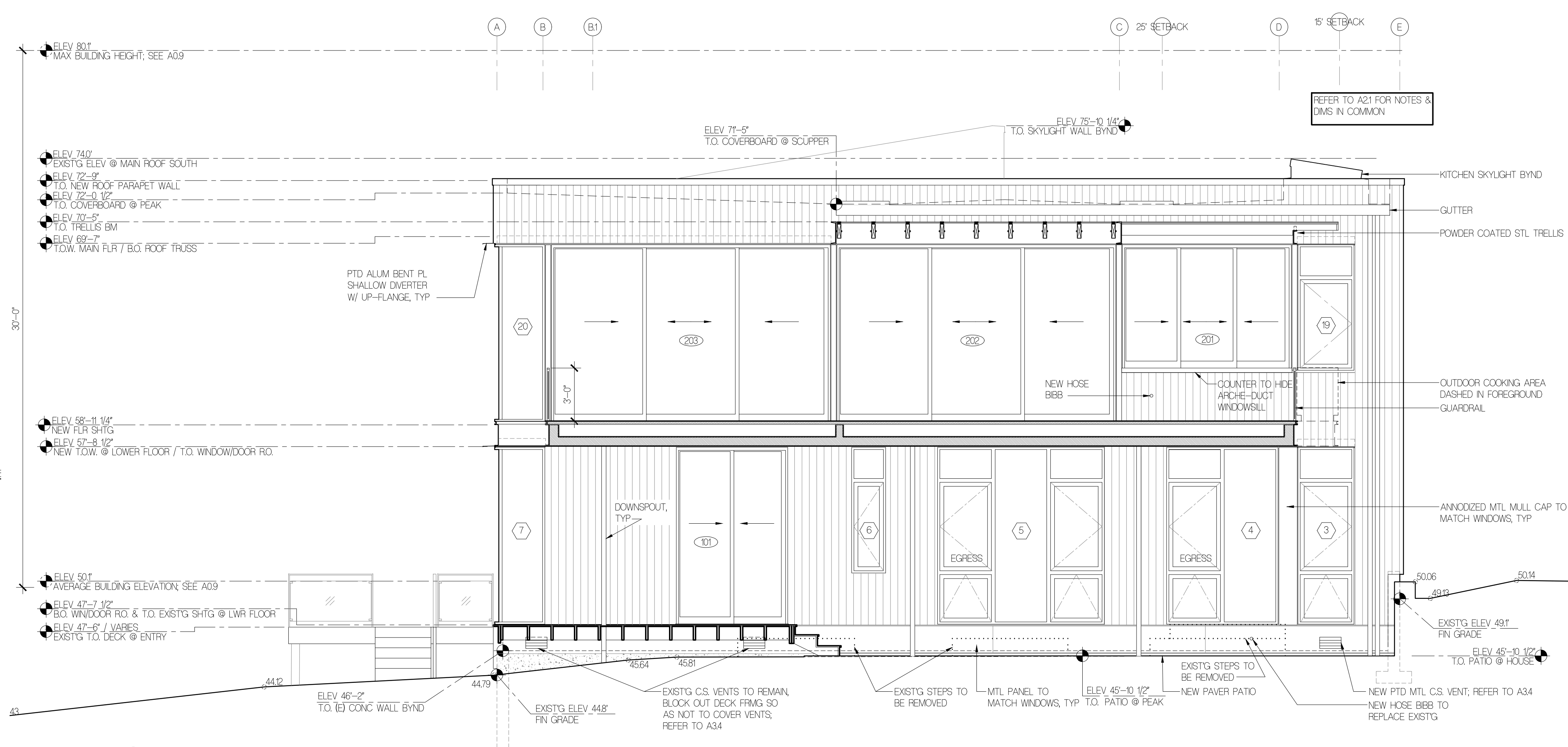
**A1.3**



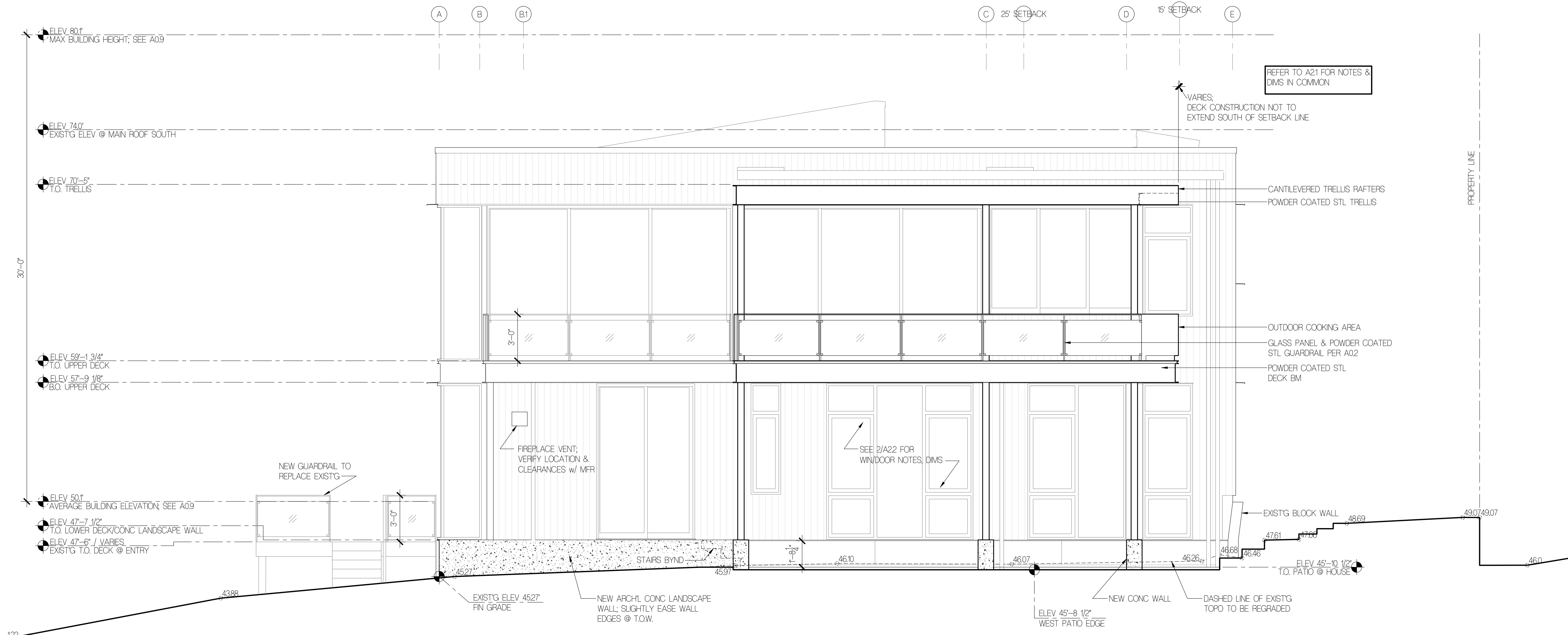




**WEST ELEVATION**  
1/4" = 1'-0"



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



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

**FLOISAND STUDIO**

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seattle, wa 98134  
ph 206.634.0136

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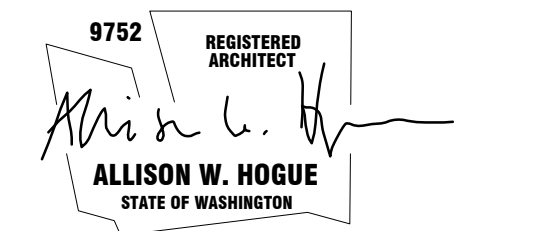
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**LABAN REMODEL**

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PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

**EXTERIOR ELEVATIONS**

**A2.2**





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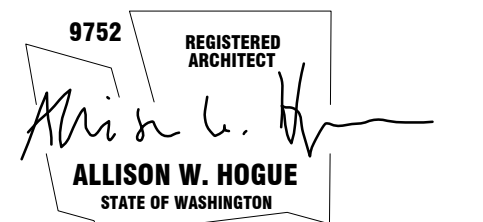
**CIVIL ENGINEER**  
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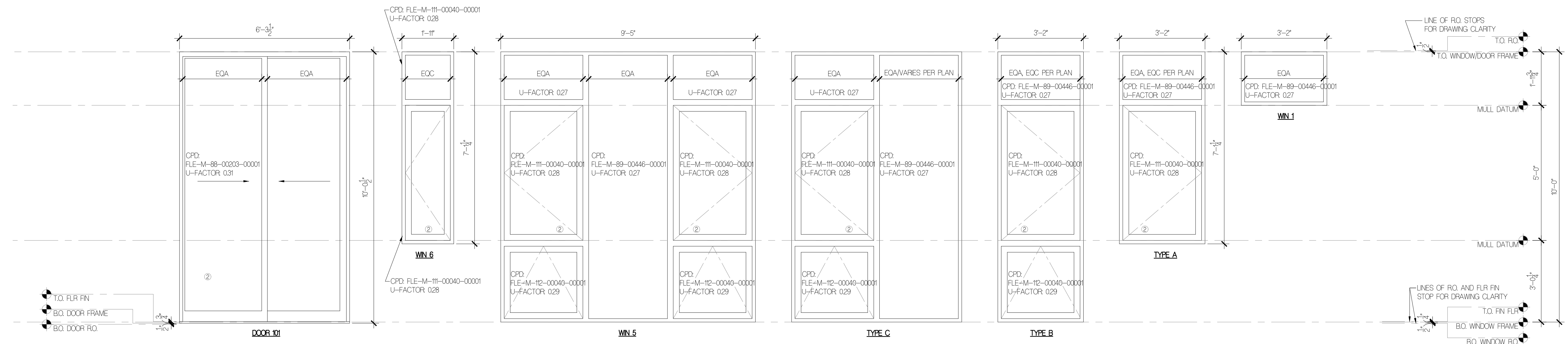
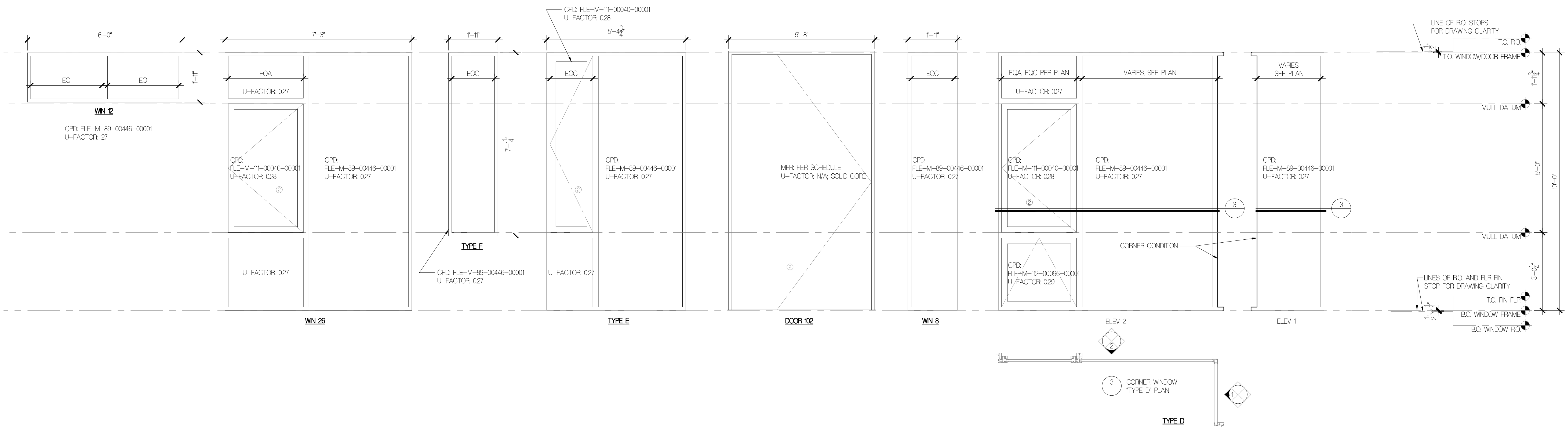


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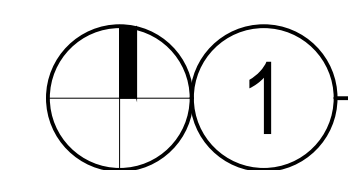
**WINDOW/DOOR DIAGRAMS**

**A2.5**



- NOTES:
1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WINDOW MANUFACTURER.
  2. WINDOW SWING DIRECTION REFERENCED ON EXTERIOR ELEVATIONS.
  3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING WINDOWS, WHERE WINDOW JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQD CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
  4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IFC.
  5. VERIFY THAT ALL EGRESS WINDOWS MEET IRC REQUIREMENTS: MIN. 5.7 SF; 20" CLEAR OPEN WIDTH; 24" MIN CLEAR OPEN HEIGHT; 44" MAX SILL HEIGHT.
  6. INCLUDES 1/2" SHIM FOR RO. @ EACH JAMB; 1" OVERALL SHIM @ HEAD & SILL.
  7. WINDOW HARDWARE COLOR TO BE MATTIE BLACK.
  8. WINDOW SCREEN COLOR TO BE EBONY.
  9. REFER TO PLANS FOR CONDITIONED SPACE REQUIREMENTS.
  10. INTERIOR GLAZING PROFILE TO BE SQUARE.
  11. INSTALLATION METHOD TO BE W/ NAILING FIN.
  12. REFER TO A2.4 & A2.5 FOR NET FRAME DIAGRAMS.
  13. REFER TO A2.4 ENERGY REPORT FOR U-FACTOR, AREA, UA, GLASS TYPE AND CPD NUMBERS.
  14. BLACK FINISH NOTED REFERS TO CLASS 1 BLACK ANODIZED.

**WINDOW AND DOOR DIAGRAM**  
1/2" = 1'-0"



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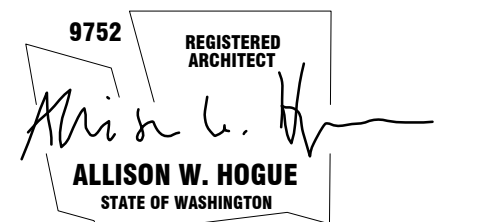
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**LABAN REMODEL**

10 BROOK BAY  
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PROFESSIONAL STAMP

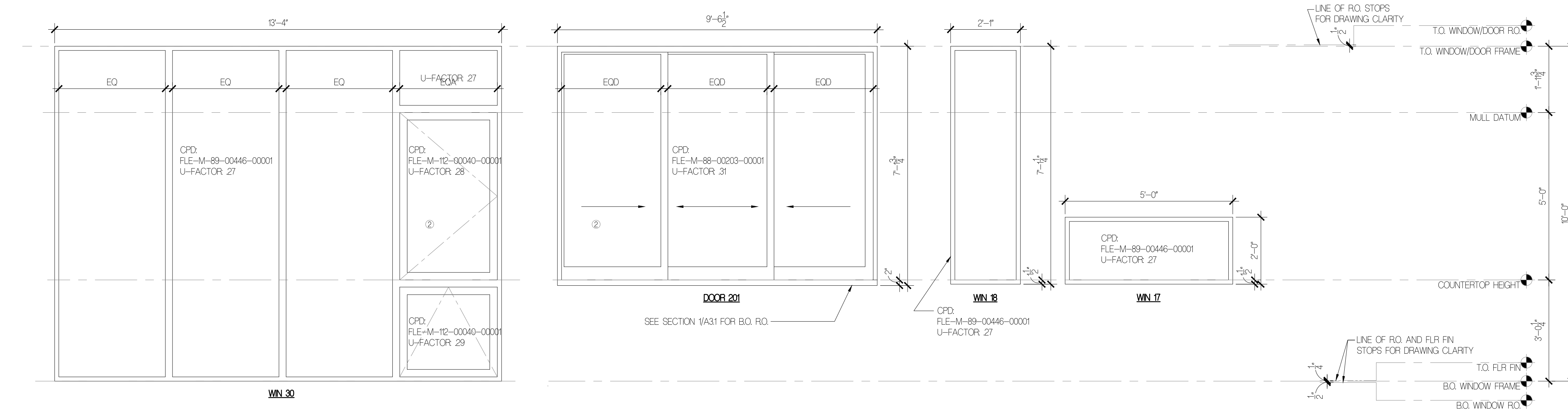
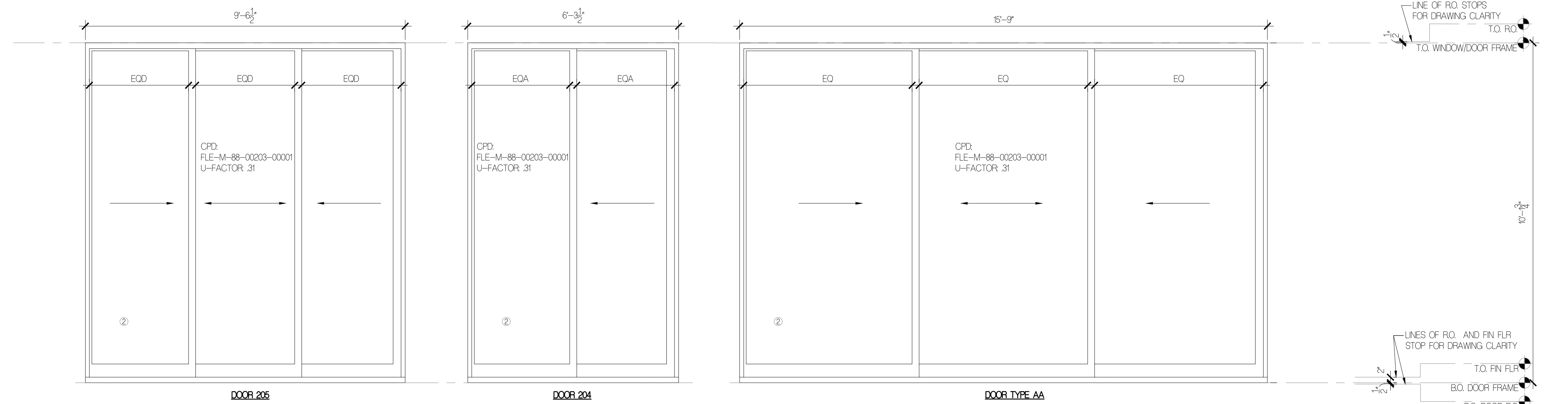


BUILDING DEPT STAMP

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PERMIT SET 4/14/23

**WINDOW/DOOR DIAGRAMS**

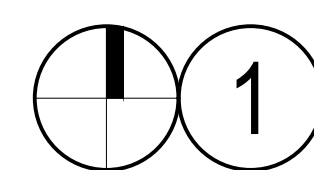
**A2.6**



- NOTES:
1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WINDOW MANUFACTURER.
  2. WINDOW SWING DIRECTION REFERENCED ON EXTERIOR ELEVATIONS.
  3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING WINDOWS, WHERE WINDOW JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
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  6. INCLUDES 1/2" SHIM FOR RO. @ EACH JAMB; 1" OVERALL SHIM @ HEAD & SILL.
  7. WINDOW HARDWARE COLOR TO BE MATTIE BLACK.
  8. WINDOW SCREEN COLOR TO BE EBONY.
  9. REFER TO PLANS FOR CONDITIONED SPACE REQUIREMENTS.
  10. INTERIOR GLAZING PROFILE TO BE SQUARE.
  11. INSTALLATION METHOD TO BE W/ NAILING FIN.
  12. REFER TO A24 & A25 FOR NET FRAME DIAGRAM.
  13. REFER TO A24 ENERGY REPORT FOR U-FACTOR, AREA, UA, GLASS TYPE AND CPD NUMBERS.
  14. BLACK FINISH NOTED REFERS TO CLASS 1 BLACK ANODIZED.

**WINDOW AND DOOR DIAGRAM**

1/2" = 1'-0"



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**LABAN REMODEL**

10 BROOK BAY  
MERCER ISLAND, WA 98040

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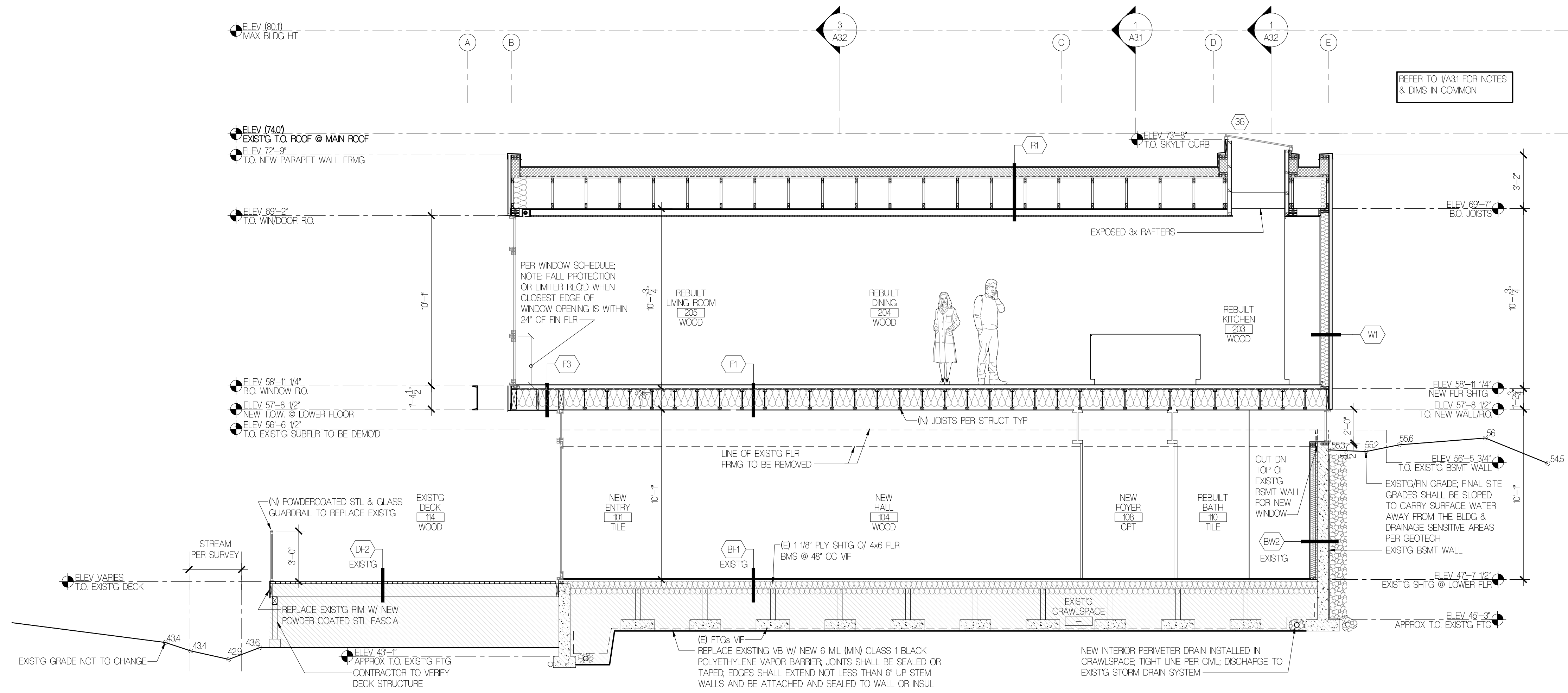
9752 REGISTERED ARCHITECT  
*Allison W. Hogue*  
ALLISON W. HOGUE  
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
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PRE-APPLICATION NOTES	10.5.21

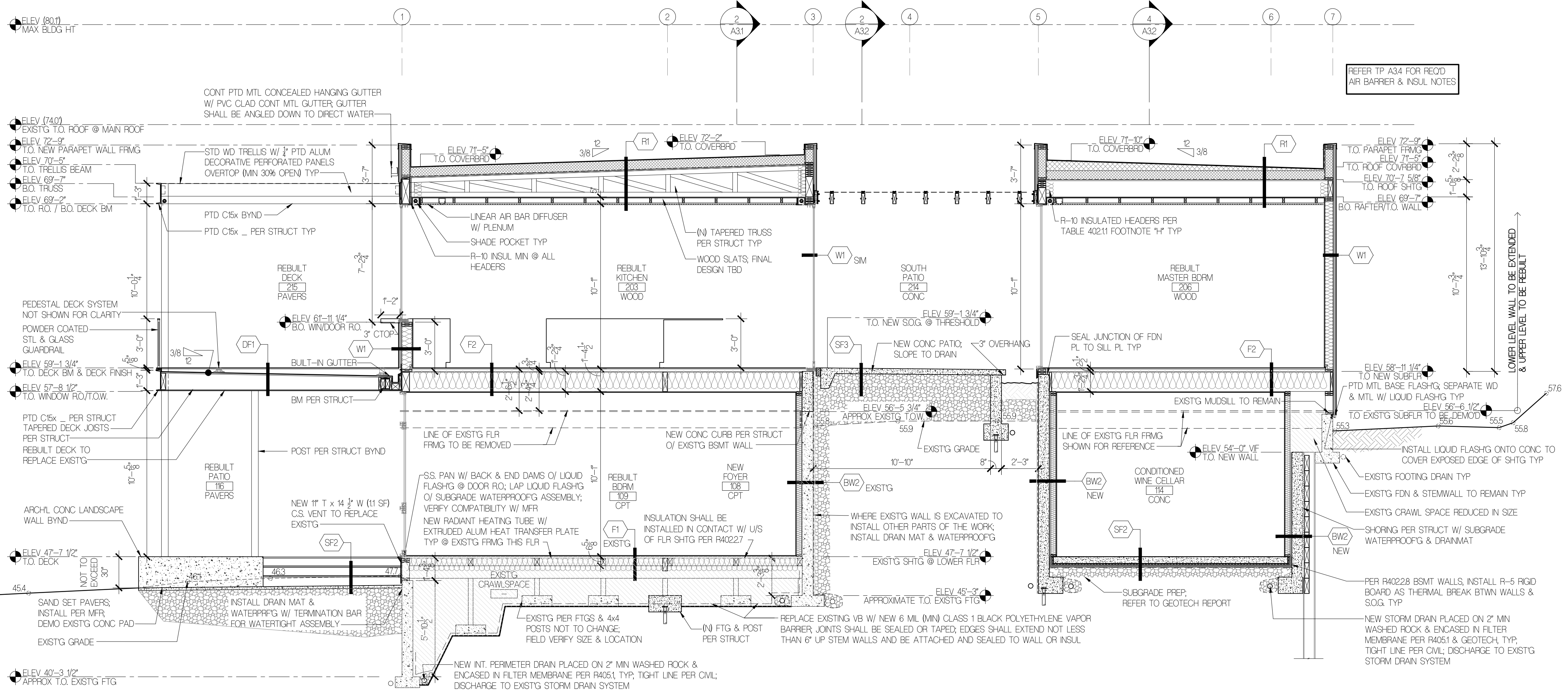
**BUILDING SECTIONS**

**A3.1**



**BUILDING SECTION**

1/4" = 1'-0"



**BUILDING SECTION**

1/4" = 1'-0"

NOTE: ALL EXISTG FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL @ CEILINGS AND FLOORS; REFER TO GENERAL NOTES & CALLOUTS THESE DRAWINGS.

NOTE: EXISTG WALL CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE INSULATED AS FOLLOWS: 2x4 FRAMED WALLS SHALL BE FILLED W/ MIN R-15 MINERAL FIBER BATT INSUL AND R-21 MINERAL FIBER BATT INSUL MIN IN 5 1/2" WALLS

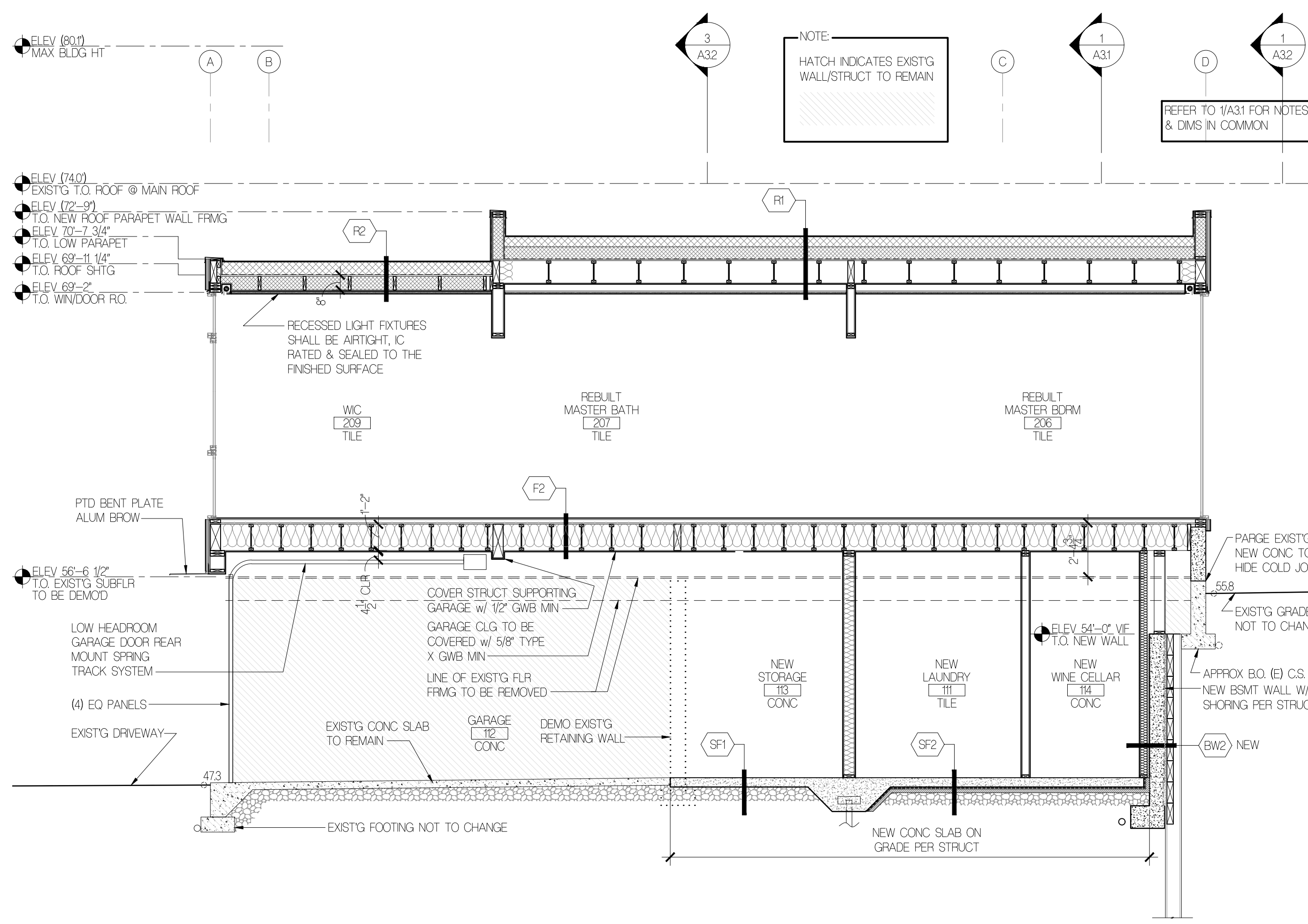
NOTE: REFER TO A33 FOR ALL WALL, ROOF & FLOOR ASSEMBLIES.

**LEGEND**

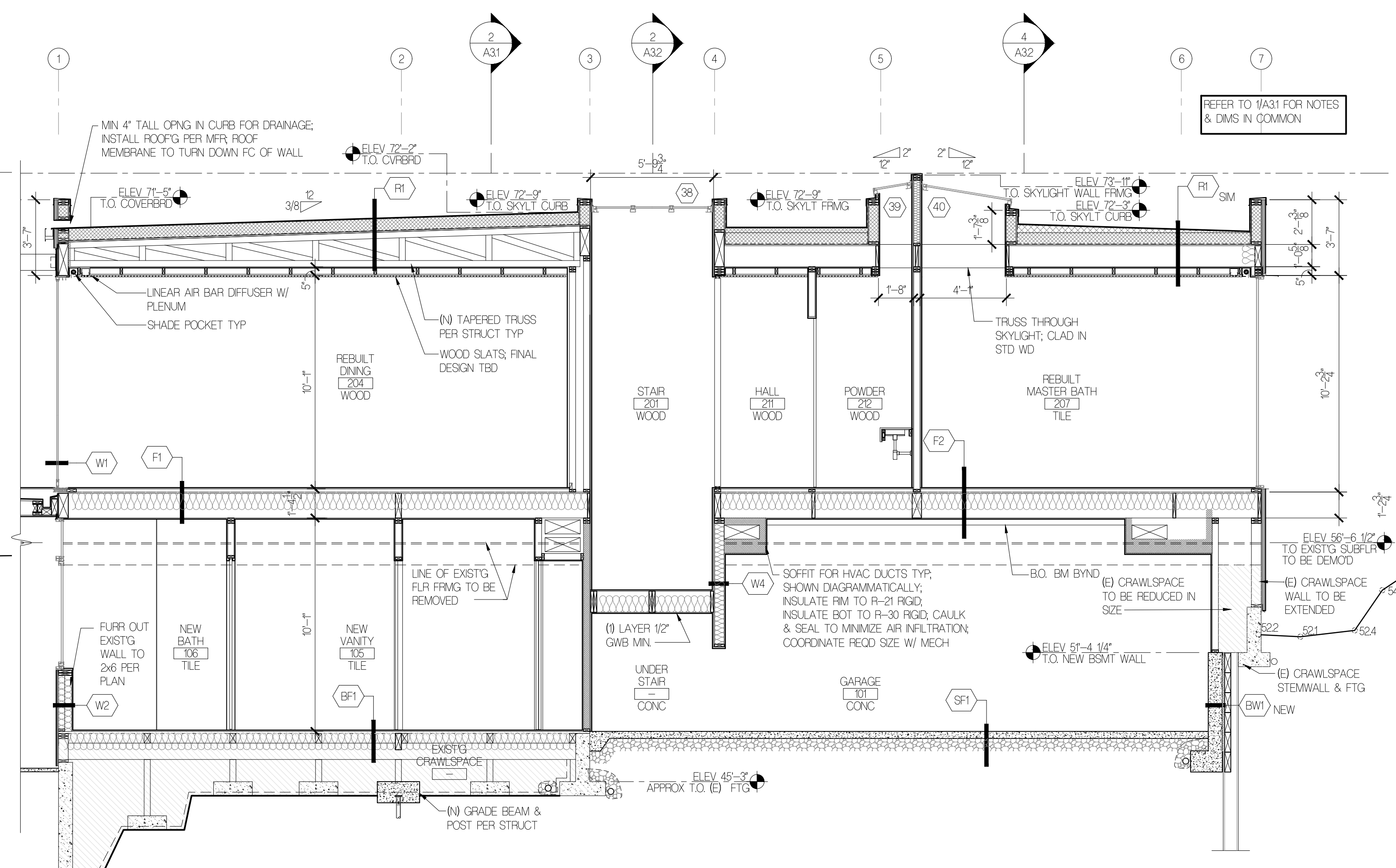
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- HATCH INDICATES EXISTG WALL STRUCT/AREA TO REMAIN
- PTD C15K BYND
- PTD C15K PER STRUCT TYP
- REBUILT DECK TO REPLACE EXISTG
- ARCH'L CONC LANDSCAPE WALL BYND
- SAND SET PAVERS
- EXISTG GRADE

1

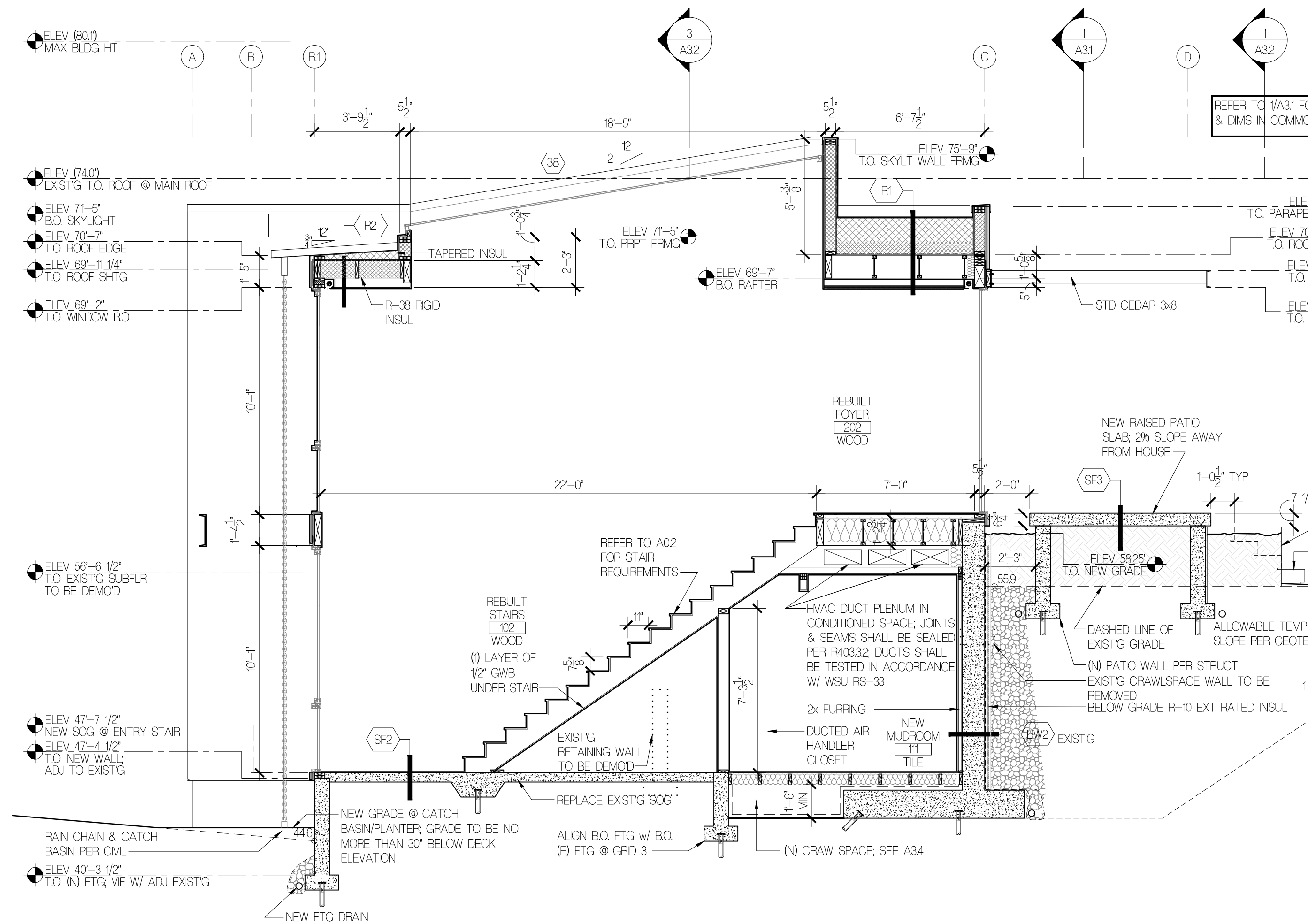
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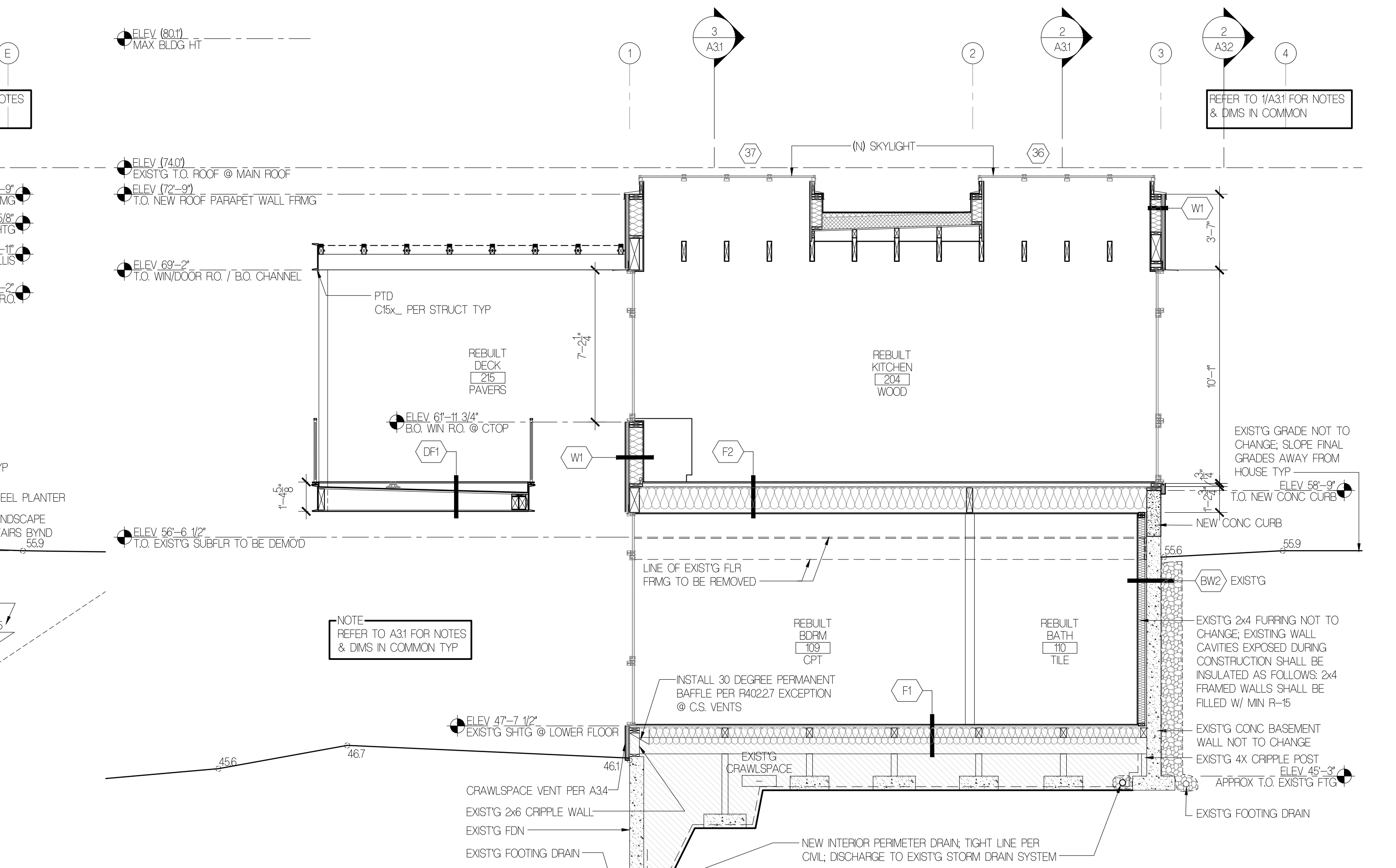
**BUILDING SECTION**  
 1/4" = 1'-0"



**BUILDING SECTION**  
 1/4" = 1'-0"



**BUILDING SECTION**  
 1/4" = 1'-0"



**BUILDING SECTION**  
 1/4" = 1'-0"



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PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT  
Allison W. Hogue  
STATE OF WASHINGTON

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**BUILDING ASSEMBLIES**

ROOF ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(R1)	<b>REBUILT MAIN ROOF</b> ② (N) SINGLE MEMBRANE ROOFING, INSTALL PER MFR (N) 1/4" PROTECTION BOARD (N) SLOPED POLYISO RIGID INSULATION (1/4" PER T-O) (N) POLYISO RIGID INSULATION R-38 ⑥ (N) SELF-ADHERED VAPOR BARRIER (N) SH-TG PER STRUCT (N) TAPERED TRUSSES OR RAFTERS PER STRUCT (N) 5/8" GWB W/ PVA UNDERLAYMENT (N) 3 5/8" CAVITY W/ 2x4 FURRING JOIST & 1/8" SHM SPACE (N) 3/4" PTD PLY UNDERLAYMENT (N) 1/2 STD WHITE OAK BOARDS SPACED W/ 1/4" GAPS, NO VISIBLE FASTENERS ④	
(R2)	<b>REBUILT LOW ROOF</b> (N) SINGLE MEMBRANE ROOFING, INSTALL PER MFR (N) 1/4" PROTECTION BOARD (N) SLOPED POLYISO RIGID INSULATION (3/8" PER T-O MIN) (N) POLYISO RIGID (2 LAYERS ADHERED) INSULATION R-38 WHERE OCCURS ⑥ (N) SELF-ADHERED VAPOR BARRIER (N) SH-TG PER STRUCT (N) RAFTERS PER STRUCT (N) CEILING ASSEMBLY PER F1 ⑤	

- SEE OTHER ARCH-DWG'S FOR ADDL EXT & ASSEMBLY DETAILS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- SINGLE RAFTER CEILING: PER TABLE R402.11 FOOTNOTE e; THE INSULATION MAY BE REDUCED TO R-38 IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL
- DEPTH OF CEILING TREATMENT SUBJECT TO DESIGN DEVELOPMENT
- NO SLAT TREATMENT AT SM; 5/8" GWB ONLY W/ PVA VAPOR BARRIER PRIMER
- R303.11 EXCEPTION FOR ROOF INSUL. INSTALLED ABOVE THE DECK THE R-VALUE SHALL BE LABELED AS REQ'D BY THE MATL. STANDARDS SPECIFIED IN TABLE R306.2 OF THE IRC

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(SF1)	<b>(N) UNCONDITIONED SOG. FLOOR</b> SOG.; SLOPE AS REQ'D PER ARCH-L ④ 15 MIL THICK CLASS A VAPOR RETARDER TAPE & OVERLAP JOINTS PER GEOTECH 4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH SUBGRADE TO BE FIRM & NON-YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH	
(SF2)	<b>(N) CONDITIONED SOG. FLOOR</b> FINISH PER PLAN SOG. PER STRUCT W/ HYDRONIC TUBE HEATING ② ④ R-10 CONTINUOUS INSULATION W/ THERMAL BREAK ② 15 MIL THICK CLASS A PUNCTURE RESISTANT VAPOR RETARDER PER GEOTECH 4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH SUBGRADE TO BE FIRM & NON-YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH	
(SF3)	<b>NEW SOG. PATIO</b> SOG. PER STRUCT; SLOPE PER ARCH-L ④ 4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH SUBGRADE TO BE FIRM & NON-YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH	
(DF1)	<b>REBUILT DECK - IMPERVIOUS</b> (N) 3/4" PORCELAIN SLAB PAVERS W/ 1/8" JOINTS (N) ADJ. BASE LEVELERS W/ ISOLATION PADS (N) 60 MIL (MIN) SINGLE MEMBRANE ROOFG (N) 1/4" GLASS-MAT FACED GYPSUM COVERBOARD (N) SH-TG PER STRUCT (N) TAPERED JOISTS PER STRUCT SLOPED TO DRAIN (N) 1/4" STD CEDAR T&G SOFFIT	
(DF2)	<b>(E) OR (N) DECK - PERVIOUS</b> (N) 5/4x4 IPE BOARDS W/ 1/8" JOINTS (E) OR (N) 2x PT FRMG PER STRUCT	

- SEE OTHER ARCH-L DWGS FOR ADDL EXT & ASSEMBLY DETAILS
- THERMAL BREAK BETWEEN FLOOR SLAB & BASEMENT WALL
- INSULATED FLOOR PER R402.27; FLOOR FRMG CAVITY INSUL. SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLR DECKING; INSUL. SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- CONTROL JOINTS PER STRUCT; VERIFY LAYOUT WITH ARCH PRIOR TO FABRICATION.

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F1)	<b>(N) OR (E) WOOD FRAMED FLOOR - INSULATED</b> (N) 3/4" WD FURRING OR OTHER PER PLAN (E) 1 1/8" PLY SUBFLR OR (N) 3/4" PLY SUBFLR PER STRUCTURAL (E) 4x6 BEAMS @ 48" OC +/- OR (N) 2x PT JOISTS PER STRUCTURAL W/ R-30 BATT OR RIGID INSUL. & RADIAN HEATING TUBES W/ ALUM TRACKS ①	
(F2)	<b>(N) WOOD FRAMED FLOOR W/ RADIAN</b> (N) 3/4" ENGINEERED WOOD FLOORING W/ 1/8" VENEER LAYER MIN (N) BOND COAT (N) CLEAVAGE MEMBRANE (N) 1 3/4" (-) THICK GYPSUM UNDERLAYMENT W/ HYDRONIC TUBE HEATING (N) SUBFLR PER STRUCT (N) JOISTS PER STRUCT W/ STONE WOOL SEMI-RIGID BATT INSUL FOR SOUND ATTENUATION (N) 5/8" GWB	
(F3)	<b>(N) INSULATED WOOD FRAMED FLOOR W/ RADIAN</b> (N) 3/4" ENGINEERED WOOD FLOORING W/ 1/8" VENEER LAYER MIN (N) BOND COAT (N) CLEAVAGE MEMBRANE (N) 1 1/4" THICK GYPSUM UNDERLAYMENT W/ HYDRONIC TUBE HEATING (N) SUBFLR PER STRUCT (N) JOISTS PER STRUCT W/ R-30 STONE WOOL SEMI-RIGID BATT INSUL ① 1" AIRSPACE MIN FOR VENTING WHERE OCCURS STD 1x4 CEDAR T&G	

- INSULATED FLOOR PER R402.27; FLOOR FRMG CAVITY INSUL. SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLR DECKING; INSUL. SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- EXISTG FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL.

(N) OUTDOOR PAVEMENT ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(PF1)	(N) CONC PAVERS (2" THICK) W/ PENETRATING SEALER & 3/16" JOINTS; SLOPE PER PLAN; FLL JOINTS W/ SAND (N) 1" THICK LAYER OF BEDDING SAND (N) BASE COURSE	

WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(W1)	<b>REBUILT EXT WALL TYPICAL</b> (N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER, SEE INT ELEV FOR ADDL FINISHES (N) 2x WOOD STUDS PER PLAN W/ R-21 STONE WOOL SEMI-RIGID BATT INSUL (N) SHEATHING PER STRUCT (N) SELF-ADHERED VAPOR PERMEABLE, WATER RESISTIVE AIR BARRIER SHEET MEMBRANE W/ LIQUID FLASHINGS (N) 1/2" THICK VINYL BATTEN, ALIGN O/ WD STUDS (N) 3/4" HORZ FURRING STRIP @ 24" OC. (N) 3/4" x VARIED FACTORY-STAINED VERTICAL STK CEDAR T&G. INSTALL W/ S.S. FASTENERS; EMBED FASTENERS INTO SOLID WOOD A MINIMUM OF 1 1/4"; STAIN ALL CUT END PRIOR TO INSTALL	
(W2)	<b>EXISTG EXT WALL W/ FURRING</b> REFER TO W1 FOR INT FINISH ASSEMBLY (E) 2x WOOD STUDS PER PLAN W/ (N) 2x STUDS SISTERED OR 2" VERTICAL FURRING STRIPS AS REQ'D W/ R-21 STONE WOOL SEMI-RIGID BATT INSUL (N) SHEATHING PER STRUCT REFER TO W1 FOR REMAINING WALL ASSEMBLY	
(BW1)	<b>TYP (E) OR (N) BELOW GRADE UNCONDITIONED BASEMENT WALL</b> (N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER, WHERE OCCURS PER PLAN (N) 2x4 FURRING STUDS, WHERE OCCURS PER PLAN (N) 1/2" AIR SPACE MIN, WHERE OCCURS PER PLAN (E) OR (N) CONCRETE WALL PER STRUCT AT (N) WALLS, INSTALL THERMOPLASTIC WATERPROOFING MEMBRANE W/ ACTIVE POLYMER CORE O/ SHEET DRAINAGE COMPOSITE; REFER TO BW2 FOR DRAIN ASSEMBLY @ SHORING (E) OR (N) DRAINAGE AGGREGATE ZONE	
(BW2)	<b>TYP (E) OR (N) BELOW GRADE CONDITIONED BASEMENT WALL</b> (N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER (N) 2x4 FURRING STUDS W/ R-13 CAVITY INSUL (R402.11 10/15/21 + TB) OR 2x FLAT FRMD PER PLAN (N) 1 1/4" AIR SPACE W/ R-5 CONT INSUL OR 1/2" AIRSPACE PER PLAN (E) CONCRETE WALL W/ (N) CONC CURB PER STRUCT OR (N) CONC WALL PER STRUCT AT (N) WALLS W/O SHORING: INSTALL THERMOPLASTIC WATERPROOFING MEMBRANE W/ ACTIVE POLYMER CORE O/ R-10 RIGID INSUL O/ SHEET DRAINAGE COMPOSITE; CONNECT BASE DRAINAGE TO DRAIN PIPE; CONNECT TO DISCHARGE SYSTEM PER CIVL ③ AT (N) WALLS W/ SHORING: INSTALL THERMOPLASTIC WATERPROOFING MEMBRANE W/ ACTIVE POLYMER CORE O/ SHEET DRAINAGE COMPOSITE; INSTALL BASE DRAINAGE @ BOTTOMS OF FDN WHEN INSTALLED AGAINST SHORING; CONNECT BASE DRAINAGE TO DRAIN PIPE; CONNECT TO DISCHARGE SYSTEM PER CIVL (N) SHORING PER STRUCT WHERE OCCURS (E) OR (N) DRAINAGE AGGREGATE ZONE	

- UNQ. IN INTERIOR ELEVATIONS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- R402.28 BASEMENT WALLS: BELOW-GRADE EXTERIOR WALL INSULATION USED ON THE EXT (COLD) SIDE OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW GRADE WALL TO THE TOP OF THE FOOTING AND SHALL BE APPROVED FOR BELOW-GRADE USE.

2018 Washington State Energy Code - Residential  
Prescriptive Energy Code Compliance for All Climate Zones in Washington  
Single Family - New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category	User Notes
5.1	Efficient Water Heating	0.5	
5.2	Efficient Water Heating	0.5	
5.3	Efficient Water Heating	1.0	Navien NPE-240A
5.4	Efficient Water Heating	1.5	
5.5	Efficient Water Heating	2.0	
5.6	Efficient Water Heating	2.5	
6.1	Renewable Electric Energy (3 credits max)	1.0	
7.1	Appliance Package	0.5	
Total Credits		3.5	Clear Form

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.  
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)  
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)  
d. You cannot select more than one option from any category EXCEPT in category 5, Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.  
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.  
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

For Building Officials Only

3

2018 Washington State Energy Code - Residential  
Prescriptive Energy Code Compliance for All Climate Zones in Washington  
Single Family - New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: 3 credits  
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- Medium Dwelling Unit: 6 credits  
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits  
Dwelling units exceeding 5,000 sf of conditioned floor area
- Additions less than 500 square feet: 1.5 credits  
All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2 and 406.3

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA <sup>a</sup>	0.0	
2	Heat pump <sup>a</sup>	1.0	A.S.-HP 4A6L9060A1COTA
3	Electric resistance heat only - furnace or zonal	-1.0	
4	DHP with zonal electric resistance per option 3.4	-0.5	
5	All other heating systems	-1.0	

Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category	User Notes
1.1	Efficient Building Envelope	0.5	
1.2	Efficient Building Envelope	1.0	
1.3	Efficient Building Envelope	0.5	
1.4	Efficient Building Envelope	1.0	
1.5	Efficient Building Envelope	2.0	
1.6	Efficient Building Envelope	3.0	
1.7	Efficient Building Envelope	0.5	
2.1	Air Leakage Control and Efficient Ventilation	0.5	
2.2	Air Leakage Control and Efficient Ventilation	1.0	
2.3	Air Leakage Control and Efficient Ventilation	2.5	
2.4	Air Leakage Control and Efficient Ventilation	2.0	
3.1*	High Efficiency HVAC	1.0	
3.2	High Efficiency HVAC	1.0	
3.3*	High Efficiency HVAC	1.5	
3.4	High Efficiency HVAC	1.5	
3.5.1	High Efficiency HVAC	1.5	A.S.-HP 4A6L9060A1COTA
3.5.2	High Efficiency HVAC	1.5	
3.6*	High Efficiency HVAC	2.0	
4.1	High Efficiency HVAC Distribution System	0.5	
4.2	High Efficiency HVAC Distribution System	1.0	

3 SINGLE FAMILY PRESCRIPTIVE ENERGY CODE COMPLIANCE

2018 Washington State Energy Code - Residential  
Prescriptive Energy Code Compliance for All Climate Zones in Washington  
Single Family - New & Additions (effective February 1, 2021) Version 1.2

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
Laban Remodel 10 Brook Bay, Mercer Island, WA 98040	Floisand Studio Architects Allison Hogue - allison@floisandstudio.com

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative: Allison Hogue  
Digitally signed by Allison Hogue  
Date: 2023.04.06 12:16:25 -0700 Date: 04/06/2023

All Climate Zones (Table R402.1.1)	R-Value *	U-Factor †
Fenestration U-Factor <sup>a</sup>	n/a	0.30
Skylight U-Factor <sup>b</sup>	n/a	0.50
Glazed Fenestration SHGC <sup>b,c</sup>	n/a	n/a
Ceiling <sup>e</sup>	49	0.026
Wood Frame Wall <sup>d,h</sup>	21 int	0.056
Floor	30	0.029
Below Grade Wall <sup>g,h</sup>	10/15/21 int + TB	0.042
Slab <sup>d,g</sup> R-Value & Depth	10, 2 ft	n/a

R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

The fenestration U-factor column excludes skylights.

\*10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the basement wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall on the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

For single rafter- or joist-rafter ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

TABLE R402.4.1.1 (continued)  
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA <sup>a</sup>	INSULATION CRITERIA <sup>a</sup>
Rim joints	Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in inverted crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

IC = insulation contact  
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

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2

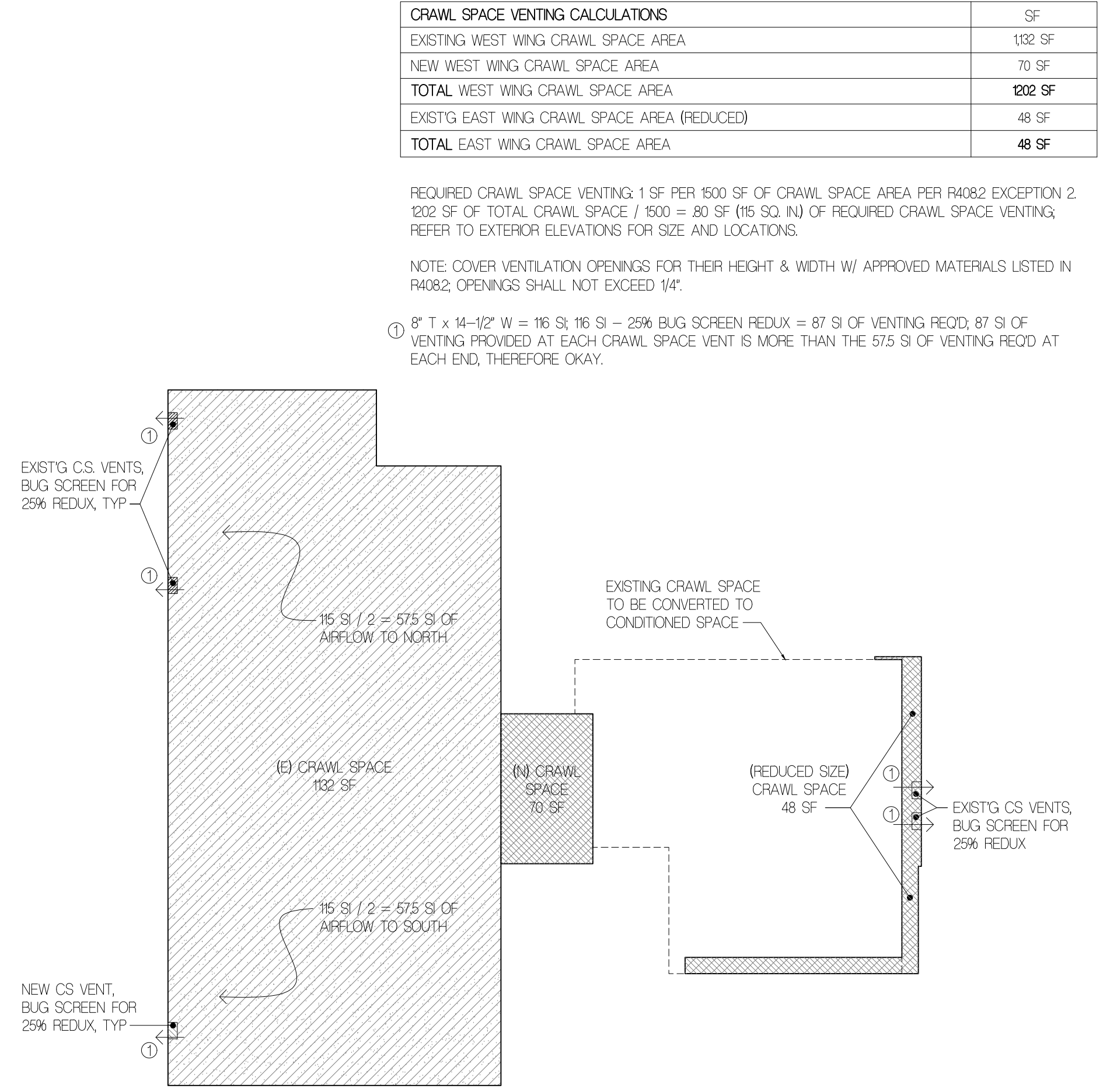
TABLE R402.4.1.1  
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA <sup>a</sup>	INSULATION CRITERIA <sup>a</sup>
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Cavity insulation installation		All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturer's product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturer's specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturer's density recommendation.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for frame walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	

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AIR BARRIER & INSULATION NOTES

1



CRAWL SPACE VENTING CALCS

107 = 1-07

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LABAN REMODEL

10 BROOK BAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP  
9752 REGISTERED ARCHITECT  
Allison Hogue  
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE DATE  
PERMIT SET 4.14.23

ENERGY CODE COMPL. & VENT CALCS

A3.4

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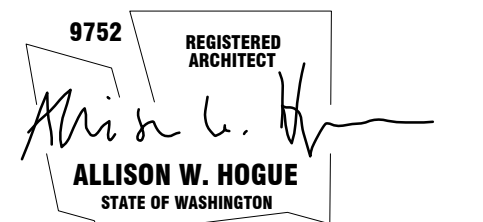
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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23

**DEMO SITE PLAN**

**D0.1**

**LEGEND**

	STREAM		TO BE DEMO'D
	TOPOGRAPHY		STRUCTURE TO BE REMOVED
	TREE PROTECTION FENCE		

**TREE PROTECTION AREA (TPZ)**

**KEEP OUT!**

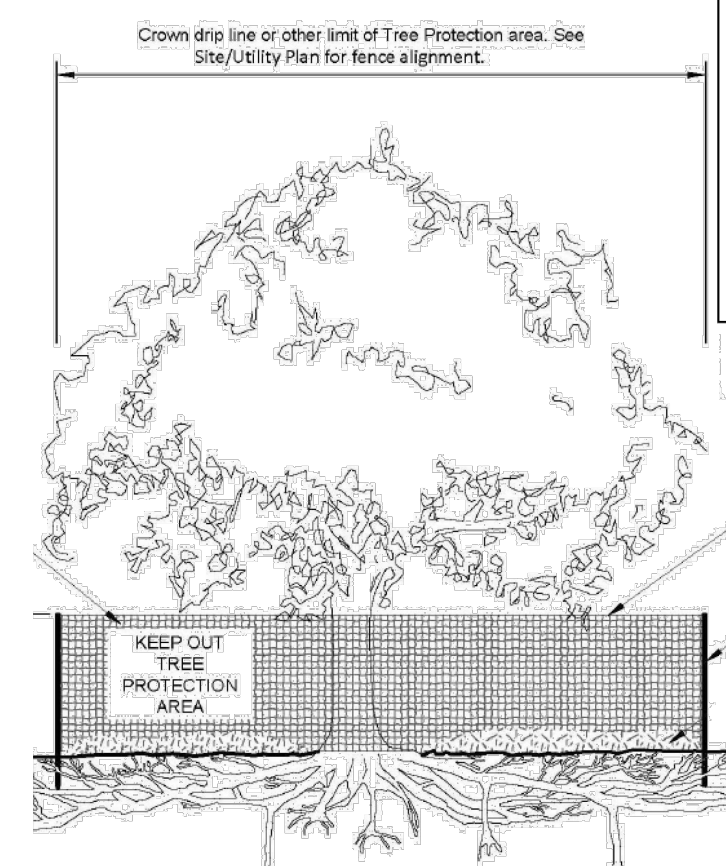
**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees
3. Arborist reports recommending mitigation

**Notes**

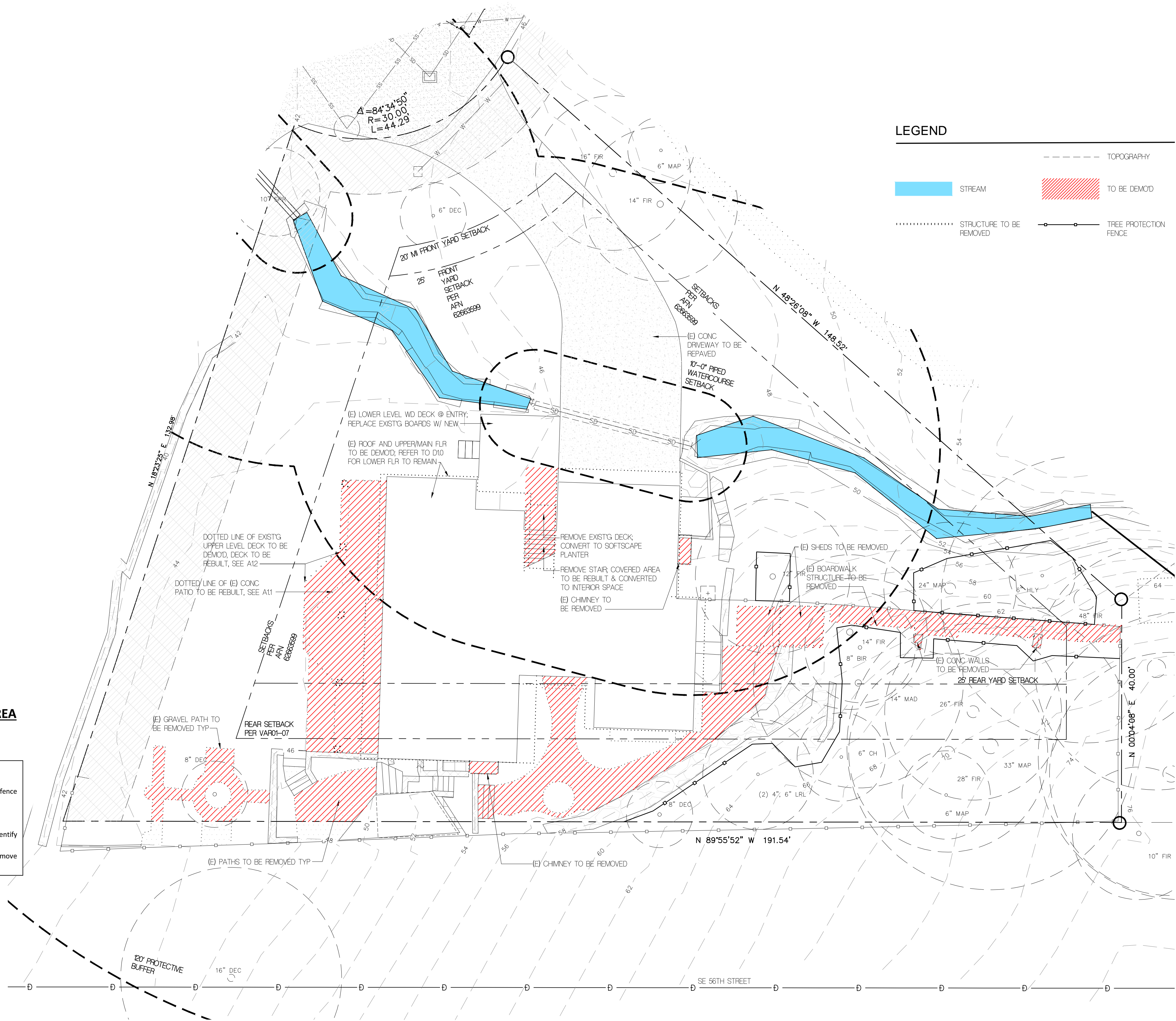
1. No pruning shall be performed unless under the direction of an arborist
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
3. No storage of materials shall occur inside the protective fencing
4. Refer to Site/Utility Plan for allowable modifications to the tree protection area.
5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist



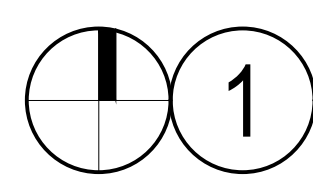
Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans









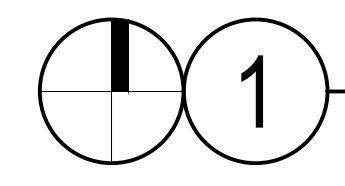
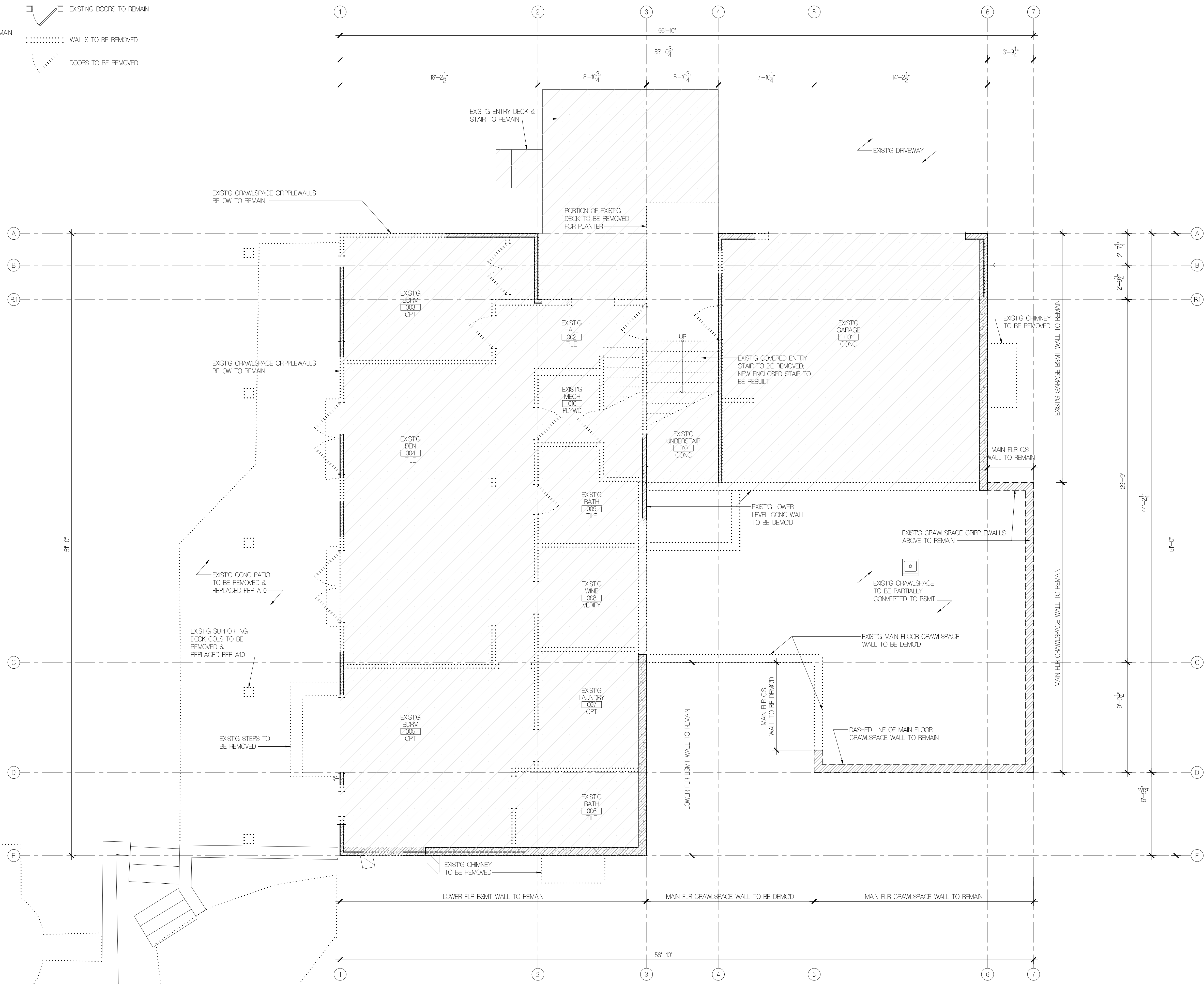
Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)



DEMO SITE PLAN  
1" = 10'

**LEGEND**

-  EXISTING WALLS TO REMAIN
-  EXISTING CONCRETE WALL TO REMAIN
-  EXISTING FLOOR AREA TO REMAIN
-  EXISTING DOORS TO REMAIN
-  WALLS TO BE REMOVED
-  DOORS TO BE REMOVED



**LOWER FLOOR DEMO PLAN**

1/4" = 1'-0"

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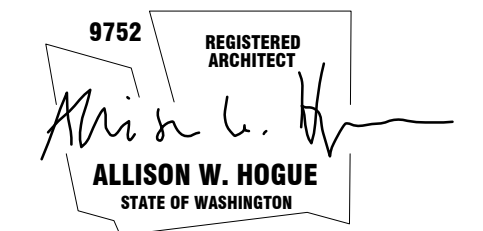
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

**LOWER FLOOR DEMO PLAN**

**D1.0**

# GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

### CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION.

### 2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)	60 PSF
SNOW	25 PSF
WIND	METHOD – DIRECTIONAL PROCEDURE
	Kz=10, GC=0.9, 97 MPH (RISK CATEGORY II), EXPOSURE 'C', Kzt=1.60
EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE	
LATERAL SYSTEM LIGHT FRAMED SHEAR WALLS	
SDC D, SITE CLASS F, Ie=10, Ss=1461, Sh=0.507,	
Sds=0.974, SD1=Null, Cs=0.150, R=6.5,	
SEISMIC DESIGN BASE SHEAR Vsb=2350 KIPS (ULTIM)	

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. 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"

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY 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.

7. 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.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS:

- STRUCTURAL STEEL
- GLUED LAMINATED MEMBERS
- MANUFACTURED LUMBER (PSLs, LSLs, LVLs)
- PLYWOOD WEB JOISTS
- CONNECTOR PLATE WOOD ROOF TRUSSES
- PFEMANUFACTURED CANOPY/AWNING

APPROVED SETS OF SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED BY THE JURISDICTION. IF THERE IS A DOUBT WHETHER OR NOT A POST-PERMIT SUBMITTAL IS NECESSARY OR WILL BE ACCEPTED, CONSULT THE BUILDING CODE REVIEWER FOR THE ORIGINAL PERMIT. NO DRAWING SHOULD BE SUBMITTED TO THE BUILDING OFFICIAL THAT STILL BEARS THE DISPOSITION OF "REVISE AND RESUBMIT" OR SIMILAR LANGUAGE.

11. SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (COPY, REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2)WEEKS OF RECEIPT, WITH A NOTATION INDICATING THAT SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL AS REQUIRED BY THE JURISDICTION.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE UTILIZED AND INSTALLED, AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED, EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

### QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 10, 104 AND 105 OF THE IBC 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 TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PERFORMED:

SOL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER SOLS REPORT
PILE OR PER FOUNDATIONS	PER SOLS REPORT
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER
STRUCTURAL STEEL FABRICATION & ERECTION	PER ASC 300

13. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 10406 OF THE IBC FOR THE FOLLOWING BUILDING ELEMENTS:

- STRUCTURAL STEEL CONSTRUCTION
- SHEARWALLS
- HOLLOWAYS

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL

OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED IN SECTION 10 OR SPECIAL INSPECTIONS IN SECTION 1005 OR OTHER SECTIONS OF THE IBC.

THE OWNER SHALL EMPLOY THE STRUCTURAL ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNERS REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVERS KNOWLEDGE, HAVE NOT BEEN RESOLVED.

### GEOTECHNICAL

14. SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOLS REPORT OR AS DIRECTED BY THE SOLS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOLS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOLS REPORT.

SEISMIC SURCHARGE	144 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	56 PCF/35 PCF
PASSIVE PRESSURE	250 PCF
2" DIAMETER EXTRA-STRONG GALV PIPE PILE CAPACITY	3 TONS

SOLS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT OF PROPOSED LABAN RESIDENCE IMPROVEMENTS LOCATED AT 10 BROOK BAY ROAD, MERGER ISLAND, WASHINGTON, 98040, PREPARED BY ZPFERGED, REPORT NUMBER ZG4 256001, DATED FEBRUARY 27, 2023.

15. 2" DIAMETER EXTRA STRONG GALV PIPE PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL SHALL BE DEFINED AS LESS THAN 1" PENETRATION IN (30)SECONDS DURING CONTINUOUS DRIVING OF A 90-LB JACK HAMMER UNDER THE FULL EFFORT OF THE OPERATOR. PIPE PILES SHALL BE INSTALLED IN STRICT ACCORDANCE TO SOLS ENGINEERS REQUIREMENTS. STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE A OR B, Fy=35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS SHOULD NOT BE WELDED TOGETHER. PILES SHALL BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

### RENOVATION

16. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

17. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR 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 20 PSF.

18. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

19. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOMELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING UNO.

20. WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

21. DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNSUBSQUAD CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE EXISTING FOOTINGS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

### CONCRETE

22. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 308 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF fc = 2500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 3" OR LESS. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE: F1, S3, W3, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 308-14, TABLE 19.331.

23. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 80 KSI.

24. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 305-98 AND 308-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 308-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE 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.

25. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPALLS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE) GREATER OF BAR DIAMETER PLUS	1/8" OR 3/4"

# ANCHORAGE

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-IT" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAPMO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

27. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2719 AND ESR-1256, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

28. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

29. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (POPWAL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2188. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

### STEEL

30. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE BASED ON:

- A. ASC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.
- B. APRIL 142010 AISI CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DETECTION OF PARAGRAPH 441 AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 31.
- C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.

31. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:		
TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. HP-SHAPES	A572 (GRADE 50)	50 KSI
C. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
D. STRUCTURAL PIPE	A53 (GRADE B)	35 KSI
E. HOLLOW STRUCTURAL SECTIONS		
SQUARE OR RECTANGULAR	A500 (GRADE C)	50 KSI
ROUND	A500 (GRADE C)	46 KSI
F. CONVENTIONAL HIGH-STRENGTH BOLTS (3/4" ROUND, UNO)	F325 (GRADE A325)	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554 (GRADE 36)	
I. HEADED SHEAR STUDS	A108	

32. ARCHITECTUALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISI CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

33. ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION. DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PILES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AWS AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD	
35. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:	

JOISTS AND BEAMS (2x, 3x, 4x MEMBERS)	DOUGLAS FIR-LARCH NO 2	MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS (6x AND LARGER)	DOUGLAS FIR-LARCH NO 2	MINIMUM BASE VALUE, Fb = 875 PSI
POSTS (4x MEMBERS)	DOUGLAS FIR-LARCH NO 2	MINIMUM BASE VALUE, Fc = 1550 PSI
(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2	MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MSC FRAMING	DOUGLAS FIR-LARCH NO 2	

36. GLULAM MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSIA/ITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2800 PSI, Fb = 2000 PSI, E = 1800 KSI.

37. MANUFACTURED LUMBER PSL, LVL AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1887 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAN PARALLEL, WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (20E)	Fb = 2300 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (20E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (155E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (18E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC

APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

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.

38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARES MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOISTS HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

39. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DCS P5-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LEAF OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" OR 1/2" (NOMINAL) WITH SPAN RATING 2/4/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/2/4

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/2/4

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/2/4

ROOF SHEATHING SHALL BE 1/2" OR 7/16" (NOMINAL) WITH SPAN RATING 3/2/6 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

40. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

41. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND PFE TREATED) SHALL BE TREATED PER AWWA STANDARDS. PRESERVE-TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SALT SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SB3) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACO-3A TO A RETENTION LEVEL OF 0.40 PCF, CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF) SHALL BE 308S OR A8S HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A663. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACO-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH AC2A TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL 1x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ML" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) 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.

43. WOOD FASTENERS				
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:	SIZE	TYPE	LENGTH	DIAMETER
	8d	COMMON	2-1/2"	0.131"
	10d	GN	3"	0.131"
	12d	GN	3-1/4"	0.131"
	16d	GN	3-1/2"	0.131"

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.

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 SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 80-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. SDS AND SDSW SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

44. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

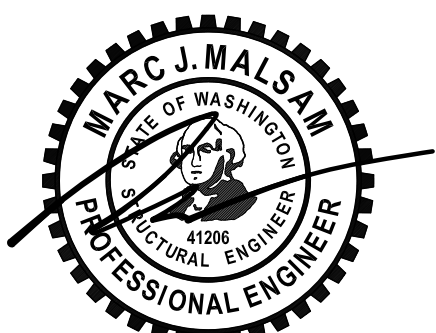
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "WOOD CONSTRUCTION MANUAL," AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." MINIMUM NAILING SHALL CONFORM TO TABLE 2304.01.01 OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

B. WALL FRAMING REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2) 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. (2)x6 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. 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.

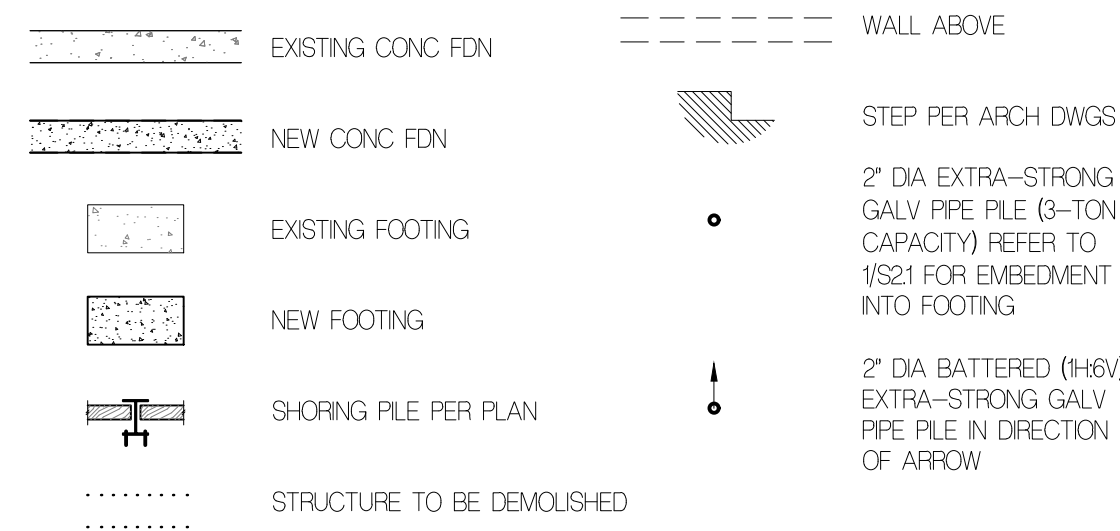
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (8)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (2)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS

NOT



STRUCTURAL LEGEND



PILE SPECIFICATIONS

- 2" DIAMETER EXTRA-STRENGTH GALVANIZED PIPE PILES SHALL BE DRIVEN TO REFUSAL WITH A 90-LB PNEUMATIC JACK HAMMER AS DEFINED BY THE GEOTECHNICAL ENGINEER.
- PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE SOILS ENGINEERS REQUIREMENTS INCLUDING THE APPROPRIATE ANALYSIS/EVALUATION AND TESTING REQUIREMENTS.
- GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING.
- THE GEOTECHNICAL ENGINEER OF RECORD OR THEIR REPRESENTATIVE SHALL PROVIDE FULL TIME OBSERVATION OF PILE INSTALLATION.
- STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS.
- PIPE PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

PIPE PILE PLAN NOTES

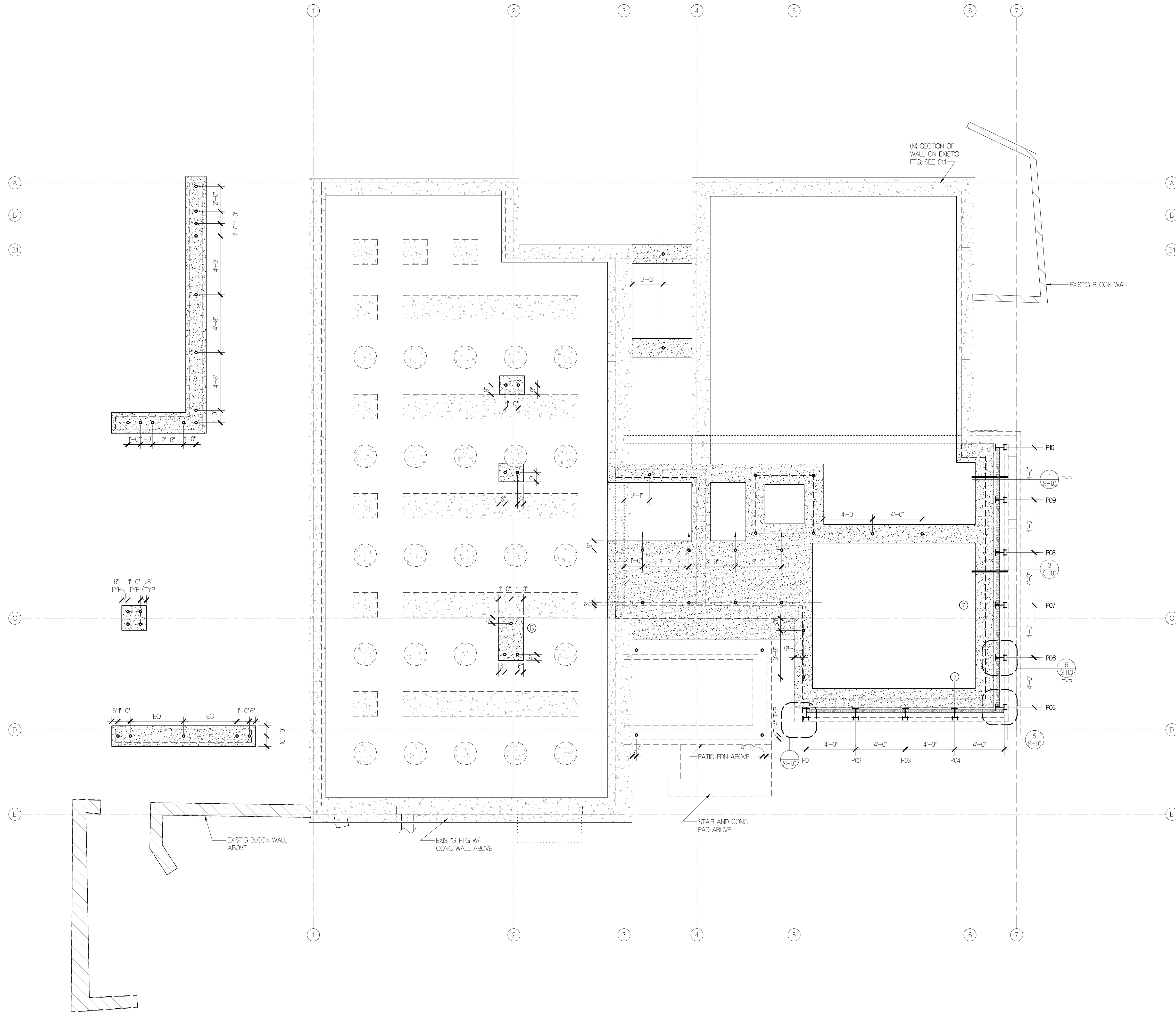
- REFER TO GENERAL STRUCTURAL NOTES SHEET S01 FOR ADDITIONAL REQUIREMENTS.
- REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

SHORING NOTES

- REFER TO GENERAL SHORING NOTES SHEET SH-10 FOR ADDITIONAL REQUIREMENTS.
- REFER TO SOILS REPORT FOR ADDITIONAL SHORING INSTALLATION REQUIREMENTS.
- REFER TO SHEET SH-10 FOR TYPICAL SHORING DETAILS.
- CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- ALL SHORING ELEMENTS IN RIGHT-OF-WAY SHALL BE REMOVED TO A DEPTH OF AT LEAST 4 FEET BELOW FINISH GRADE IN THE RIGHT-OF-WAY ONCE THEY ARE NO LONGER NEEDED FOR CONSTRUCTION.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- TOPS OF PILES ARE TO MATCH THE TOP OF EXISTING FOOTINGS - TOP OF PILE SHALL BE VERIFIED IN THE FIELD TO DETERMINE ACTUAL LENGTH OF PILE REQUIRED.

SHORING PILE SCHEDULE

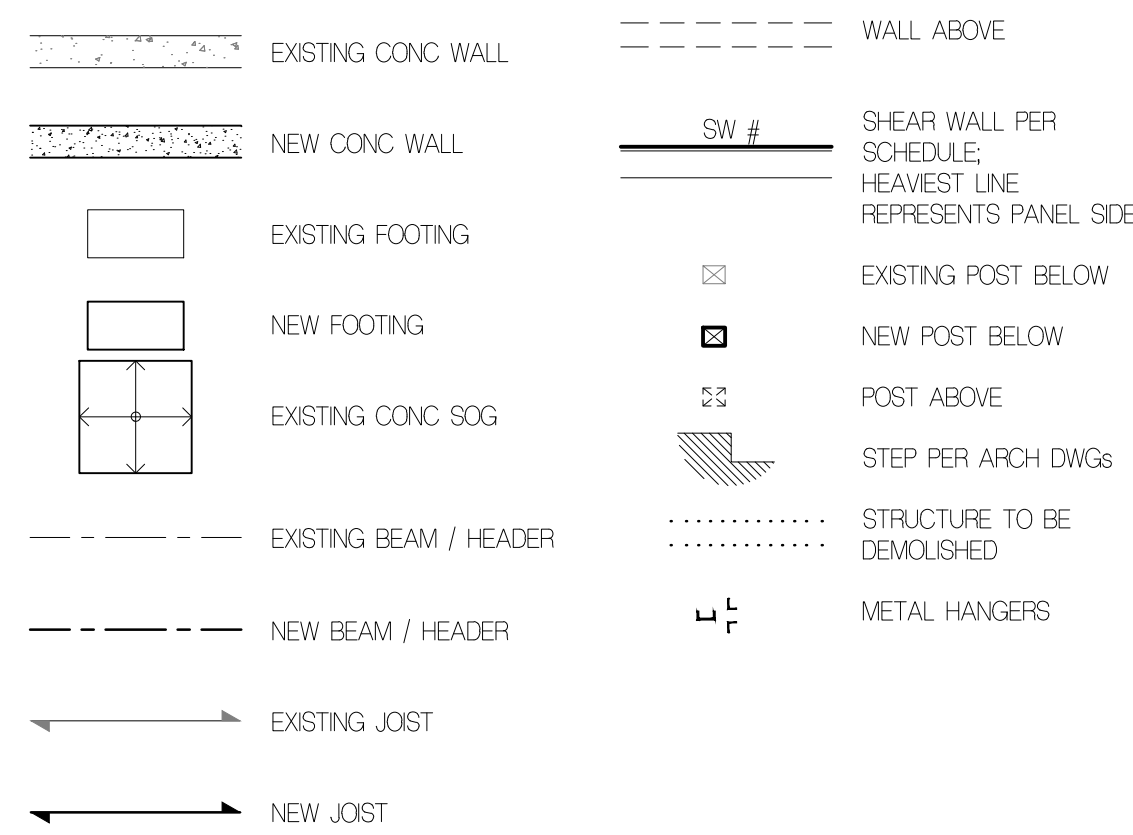
PILE MARK	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	MAX HEIGHT 'H'	MIN DEPTH 'D'	TYPE	LOADING DIAGRAM	DETAIL
P01	W8x48	33.5'	45.5'	54.0'	10.0'	12.0'	PERMANENT	2/SH-10	6/SH-10
P05				54.0'					
P06				53.0'					
P07				52.0'					
P08				52.0'					
P09				51.0'					
P10	W8x48	33.5'	45.5'	51.0'					



**PLAN NOTES:** (TYPICAL, UNLESS NOTED OTHERWISE)

- BOTTOM OF ALL NEW FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
- ALL NEW SLAB ON GRADE SHALL BE 5" MINIMUM THICKNESS. REINFORCE WITH #4 AT 18"OC EW CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER RIGID INSULATION AT INTERIOR SPACES PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FLL PER SOILS ENGINEER.
- REFER TO SHEET S21 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
- EXISTING CRAWLSPACE FLOOR FRAMING SYSTEM CONSISTS OF 1 1/8" FLOOR SHEATHING OVER SHIP LAP OVER BEAM/POST/FOOTING PER PLAN, UNO.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S01 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

**STRUCTURAL LEGEND**

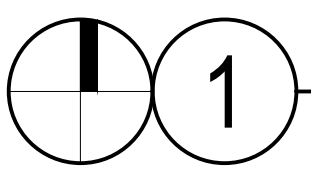
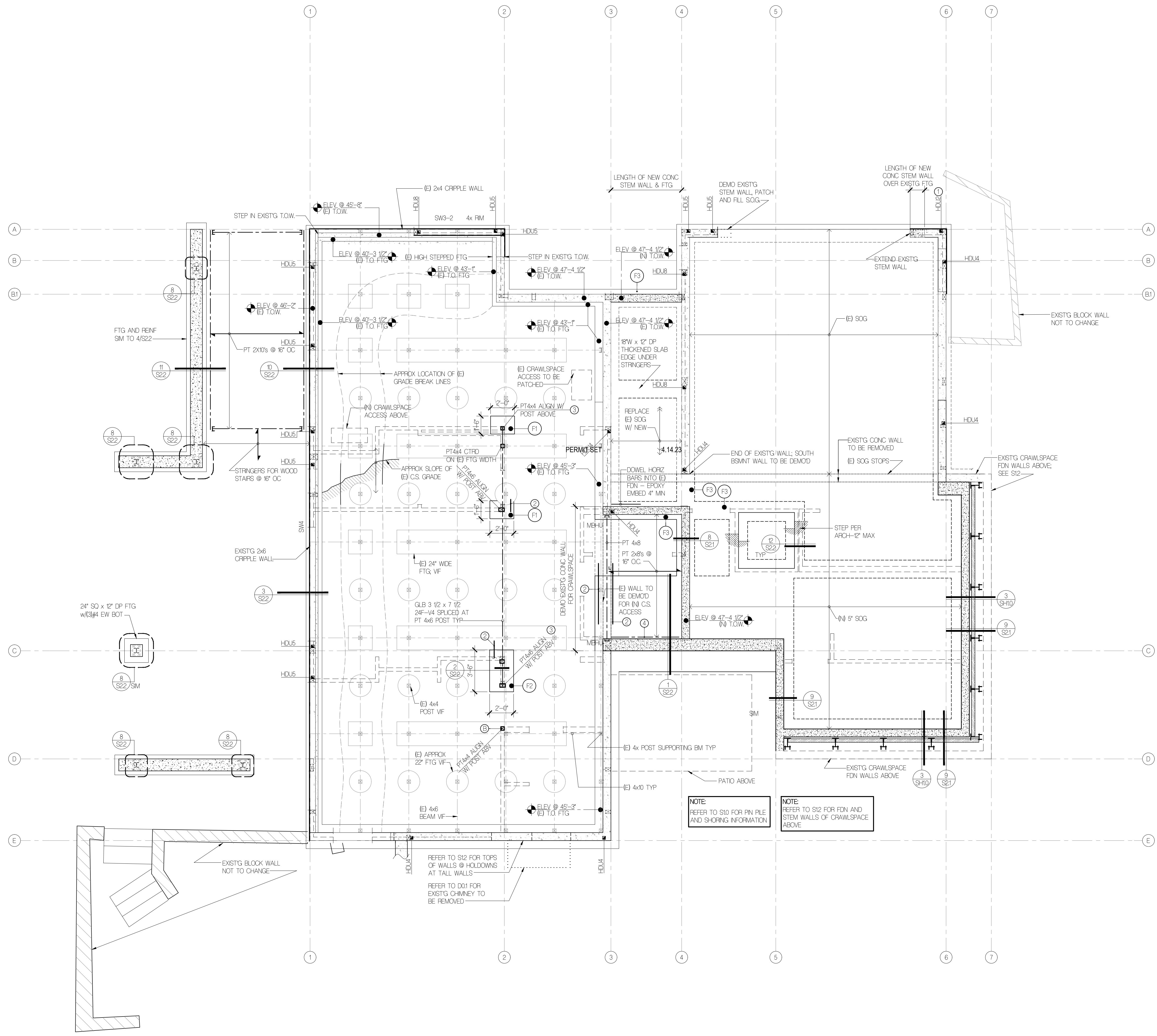


**FOOTNOTES** (PLAN S1)

- ALIGN HOLDDOWN WITH STRAPS ABOVE.
- DRILL AND EPOXY #4 REINFORCING BARS INTO EXISTING FOOTING/FOUNDATION WALL WITH 4" OF EMBEDMENT. USE 5/8" DIAM DRILL BIT AND SIMPSON EPOXY-TIE "SET-XP" OR "SET-3G" FOR ADHESIVE.
- INSTALL PT POST PER PLAN SNUG FIT TO UNDERSIDE OF EXISTING SUB-FLOOR AND NAIL THRU FLOOR SHEATHING TO TOP OF PT POST WITH (3)16d GALV. NAILS AND BOTTOM OF POST TO FOOTING CONNECTION PER S22.
- PROVIDE PT 2x LEDGER w/ 5/8" DIA x 5" TITEN HD SCREW @ 24"oc

**FOOTING SCHEDULE**

- F1 12" THICK FTG w/ (3)#4 EW. BOTTOM
- F2 REMOVE AND REPLACE (E) FTG w/ FTG PER PLAN x 12" THK w/ #4 @ 18" OC. EW. BOTTOM
- F3 18"W x 12" DP FTG



FOUNDATION & LOWER FLOOR FRAMING PLAN

1/4" = 1'-0"

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FDN & LOWER FLOOR FRMG PLAN

**S1.1**

# PLAN NOTES

1. TYPICAL NEW FLOOR FRAMING CONSISTS OF 3/4" WOOD FLOORING OVER 1 3/4" GYPSUM UNDERLAYMENT W/ HYDRO-TUBING PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 1" T.J. 210s AT 16" OC UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL NEW WATER PROOF DECK FRAMING CONSISTS OF 3/4" PORCELAIN SLAB (94 PSF MAX) PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER (2)x2x12 DF#1s AT 16" OC UNO. JOISTS CAN BE TAPERED TO A MINIMUM DEPTH OF 8".
3. GLUE AND NAIL NEW FLOOR AND DECK SHEATHING w/ 8d AT 6" OC AT FRAMED PANEL EDGES AND AT 12" OC IN THE FIELD, UNO.
4. "SW\_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S23 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED NEW HEADERS SHALL BE (2)x8, UNO. REFER TO DETAIL 8/S23 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL EXISTING AND NEW HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER UNO.
7. WHERE EXISTING AND NEW POSTS OCCUR PROVIDE SOLID VERTICAL GRAN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL EXISTING AND NEW WALL FRAMING CONSISTS OF 2x4s OR 2x6s AT 16" OC AT EXTERIOR WALLS AND 2x4s OR 2x6s AT 16" OC AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S23 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S01 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

# STRUCTURAL LEGEND

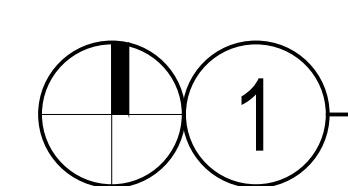
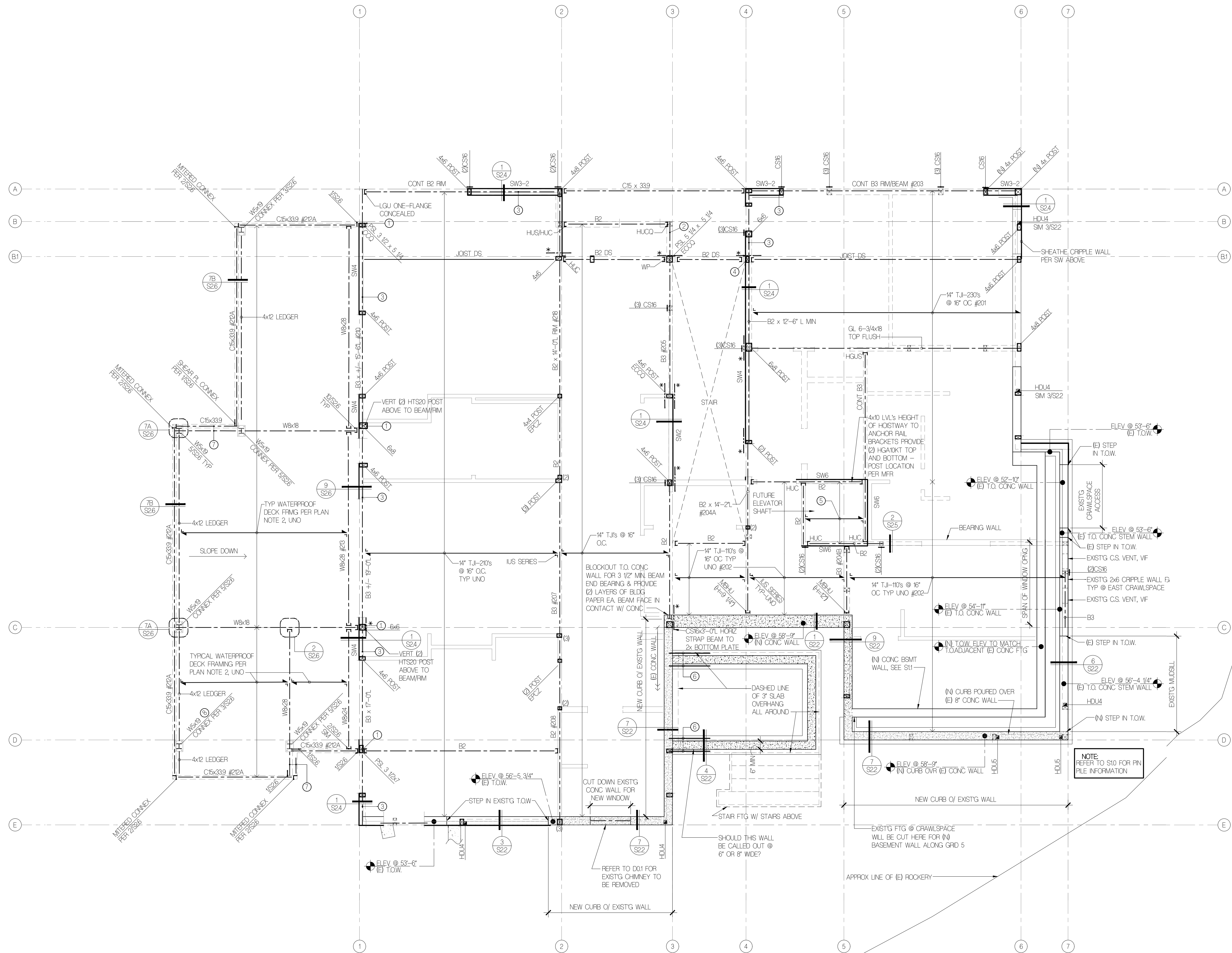
	WALL ABOVE		SHEAR WALL: SEE 4/S23 HEAVIEST LINE REPRESENTS PANEL SIDE
	STRUCTURAL WALL BELOW		POST PER PLAN
	NEW JOIST/RAFTER		POST ABOVE
	NEW BEAM / HEADER		METAL STRAP
	EXIST'G BEAM / HEADER		DROPPED BEAM / HEADER
	HORIZ CS16 x 3'-0" LONG - TOP FLUSH BEAM TO DOUBLE TOP PLATES OR BEAM TO RIM OR BEAM TO BEAM		DRAG STRUT - NAIL THRU SHEATHING WITH 8d NAILS @ 4" OC INTO ENTIRE LENGTH OF MEMBER
	HORIZ (2) CS16 x 3'-0" BEAM TO BEAM OR HDR TO TOP PL		NUMBER OF BUILT-UP STUDS
	HOLDOWN TENSION TIE - CONNECT MEMBERS W/ PAIR OF HOLDOWNS W/ THREADED ROD - SHIM CONNECTED MEMBERS FOR SNUG FIT BEARING		(N) CONC WALL
	HDUX		(E) CONC WALL
	METAL HANGERS		(N) CONC CURB OVER (E) CONC WALL
			KNIFE PLATE

# FOOTNOTES

1. POST ABOVE TO BEAR DIRECTLY ON TOP OF BEAM (NOTCH FLOOR SHEATHING) WITH (2) A35 BOTTOM OF POST TO TOP OF BEAM
2. NOTCH BOTTOM OF PSL BEAM 2-3/4" MAX TO FLUSH WITH TOP FLUSH 2x12 RAFTERS, DO NOT OVERCUT.
3. PROVIDE (2) 22" DIAM x 6" SDWS TIMBER SCREWS AT 24" OC THRU UNDERSIDE OF DOUBLE TOP PLATES TO BOTTOM OF BEAM/RIM.
4. SHEARWALL SHEATHING CONTINUOUS THROUGH WALL INTERSECT.
5. FRAME OUT FUTURE ELEVATOR OPENING W/ TEMPORARY 2x12s AT 16" OC W/ IUS HANGER EA END TO TEMPORARY 2x12 LEDGER W/ (2) 20" DIA x 4" SDWS SCREWS AT 16" OC
6. DRILL AND EPOXY #4 REINFORCING BARS INTO EXISTING FOOTING/FOUNDATION WALL WITH 4" OF EMBEDMENT, USE 5/8" DIA DRILL BIT AND SIMPSON EPOXY-TIE "SET-XP" OR "SET-3G" FOR ADHESIVE.
7. FIELD WELD TOP AND BOTTOM FLANGE W/ 3/16" FILLET WELD TO C-CHANNEL.
8. POST SHALL BE CONTINUOUS FROM FOUNDATION TO TOP OF ROOF FRAMING - TOP OF POST TO MATCH TOP OF C-CHANNEL AT TRELLIS FRAMING.

# FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER-UNO
B1	LSL 1-3/4 x 14	2	HUS181/10
B2	LSL 3-1/2 x 14	2	HUS4100
B3	PSL 5-1/4 x 14	3	HGUS550/12
B4	PSL 7 x 14	4	HGUS725/12



MAIN FLOOR/CRAWL SPACE FRAMING PLAN

1/4" = 1'-0"

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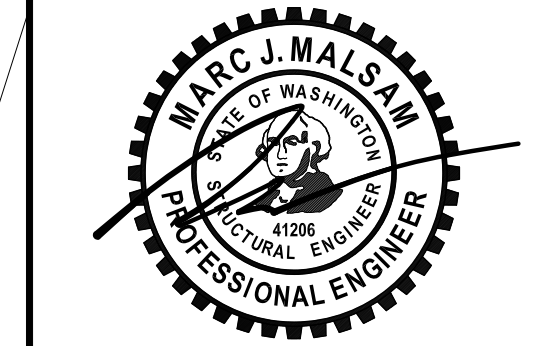
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# MAIN FLR & UPPER CRAWL FRAMING PLAN

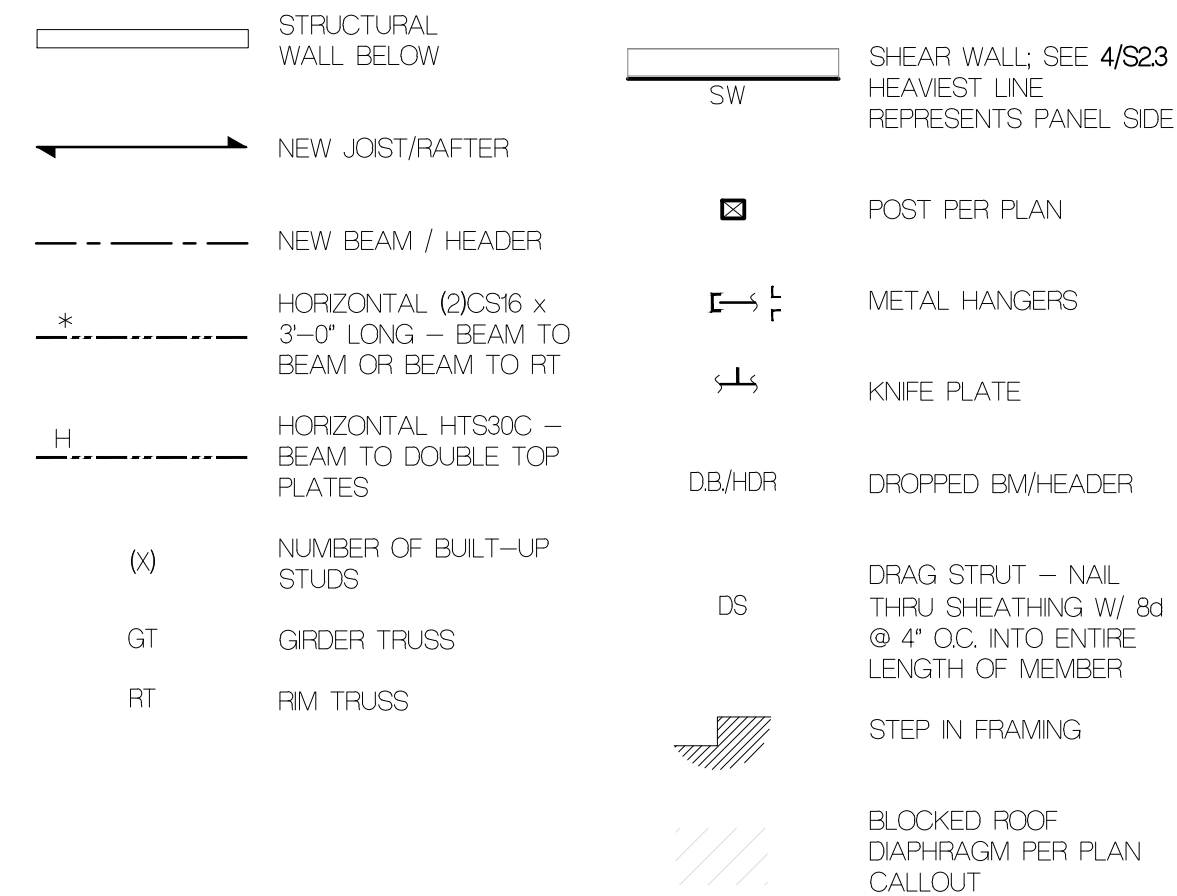
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# PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

- TYPICAL ROOF FRAMING CONSISTS OF TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER PREFABRICATED TRUSSES AT 24" OC. UNO. TOP CHORD OF TRUSS TO SLOPE A MIN OF 3/8" PER 1'-0" PER ARCH. TRUSSES TO BE A MIN DEPTH OF 14". PROVIDE H25A EACH END OF ALL TRUSSES, H25A EACH SIDE OF ALL MULTIPLE TRUSSES. UNO. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS PROFILE.
- TYPICAL FLAT ROOF FRAMING OVER STAIR AREA CONSISTS OF TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI-200s AT 24" OC. UNO. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS OR BEAM. UNO.
- NAIL ROOF SHEATHING W/ 8d AT 6" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" OC IN THE FIELD. UNO.
- SW\_\* INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S23 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6. UNO.
- ALL REQUIRED NEW HEADERS SHALL BE (2)2x8. UNO. REFER TO DETAIL 8/S23 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GRCER TRUSSES 6'-0" IN LENGTH AND OVER UNO.
- WHERE EXISTING AND NEW POSTS OCCUR PROVIDE SOLID VERTICAL GRAN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW.
- TYPICAL EXISTING AND NEW WALL FRAMING CONSISTS OF 2x6s AT 16" OC AT EXTERIOR WALLS AND 2x4s OR 2x6s AT 16" OC AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- REFER TO SHEET S23 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S01 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

# STRUCTURAL LEGEND



# FOOTNOTES

- PROVIDE HORIZ. CS16 OVER ROOF SHEATHING - LAP RAFTER 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 FLAT BLOCKING BETWEEN TRUSS TOP CHORD.
- HANGER PER PLAN INSTALL UPSIDE DOWN.
- FURR TOP OF BEAM WITH 2x6 FLAT AS REQUIRED TO MATCH REQUIRED DEPTH FACE NAIL EACH PLY WITH 10d AT 6" OC STAGGERED.
- PROVIDE 0.22" DIAM. x 6" SDWS TIMBER SCREWS AT 24" OC THRU UNDERSIDE OF DOUBLE TOP PLATES TO BOTTOM OF BEAM/IRM.
- SHEAR WALL SHEATHING CONTINUOUS THROUGH WALL INTERSECT.
- INSTALL HEADER DIRECTLY OVER WINDOW ROUGH OPENING.
- TRUSS MANUFACTURER VERTICAL MEMBER 5 1/2" WIDE MIN. TO RECEIVE HWC HANGER NAILS.
- POST SHALL BE CONTINUOUS FROM FOUNDATION TO TOP OF ROOF FRAMING - TOP OF POST TO MATCH TOP OF C-CHANNEL AT TRELLIS FRAMING.

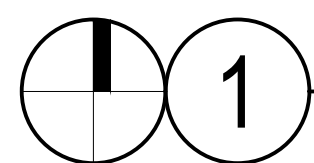
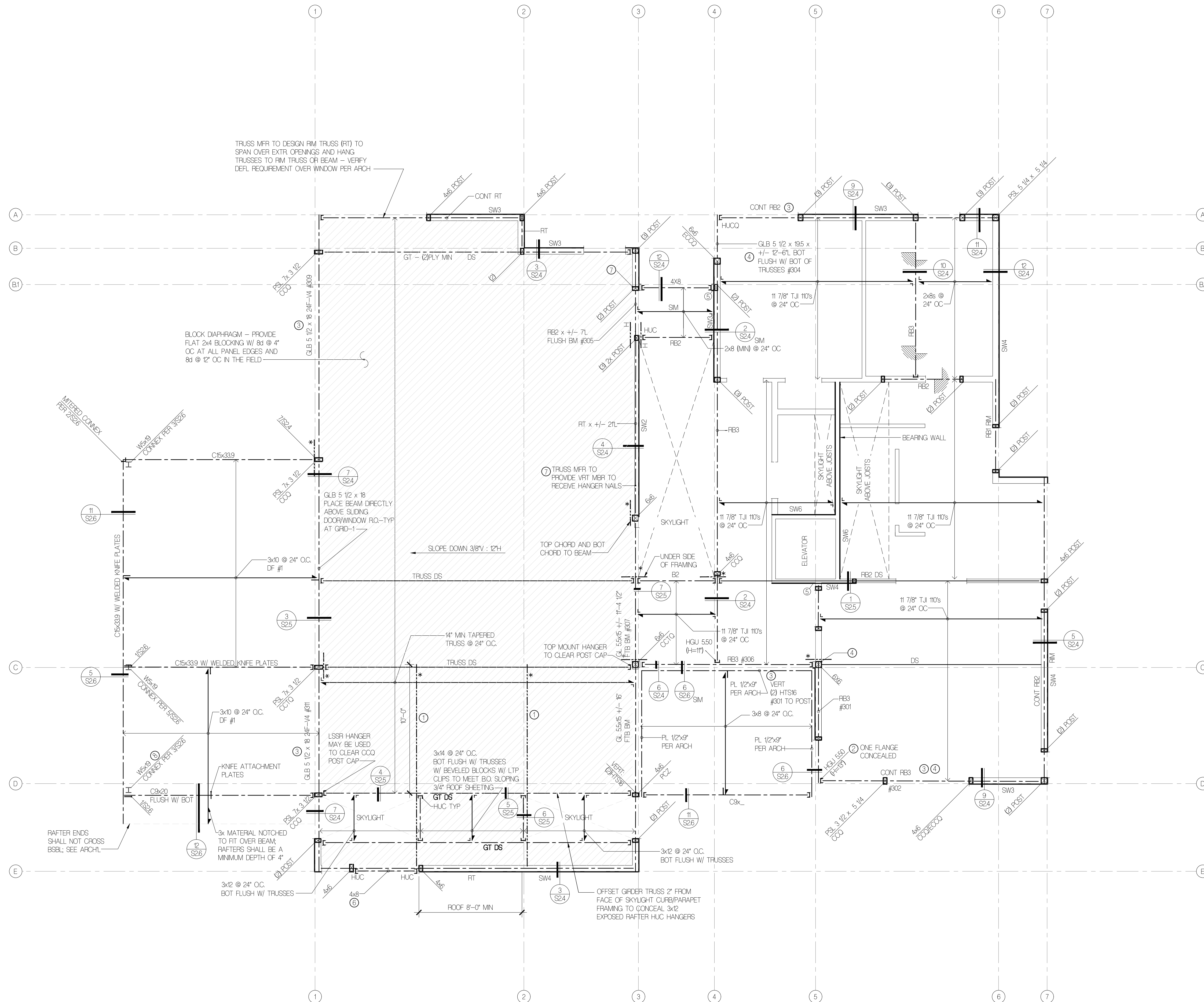
# FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER-UNO
B1	LSL 1-3/4 x 14	2	HUS181/10
B2	LSL 3-1/2 x 14	2	HHUS100
B3	PSL 5-1/4 x 14	3	HGUS550/12
B4	PSL 7 x 14	4	HGUS225/12

# ROOF BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
RB1	LSL 1-3/4 x 11-7/8	2	HUS181/10
RB2	LSL 3-1/2 x 11-7/8	2	HHUS140(D)
RB3	PSL 5-1/4 x 11-7/8	3	HGUS550/10
RB4	PSL 7 x 11-7/8	4	HGUS225/10

① PROVIDE HUC410 WHERE REQUIRED - UNO



# ROOF FRAMING PLAN

1/4" = 1'-0"

# FLOISAND STUDIO

1941 1st avenue south, 2e  
seattle, wa 98134  
ph 206.634.0136

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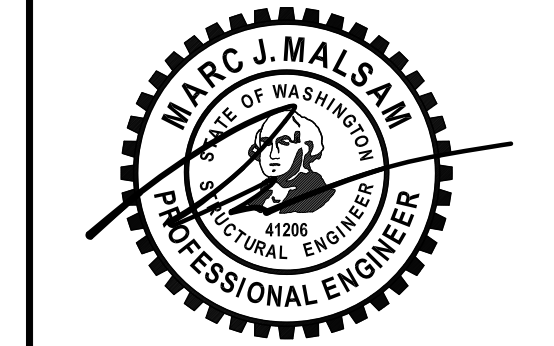
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# LABAN REMODEL

10 BROOK BAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



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# ROOF FRAMING PLAN

# S1.3

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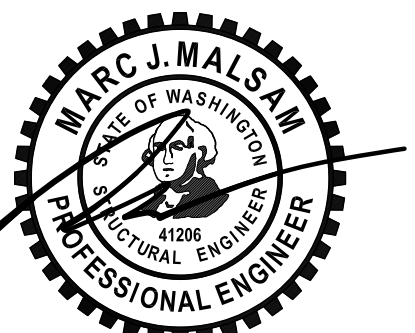
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**LABAN REMODEL**

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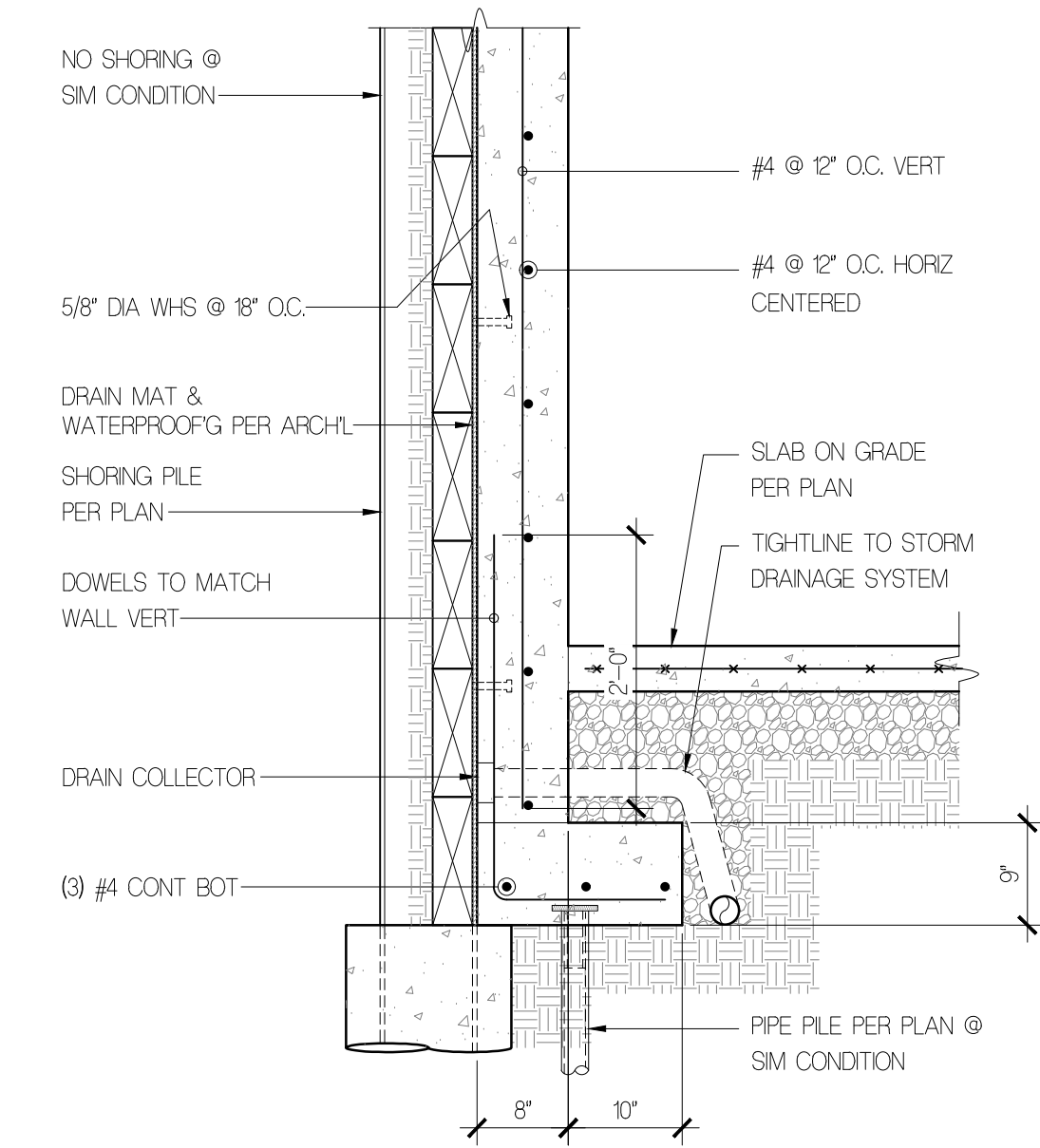
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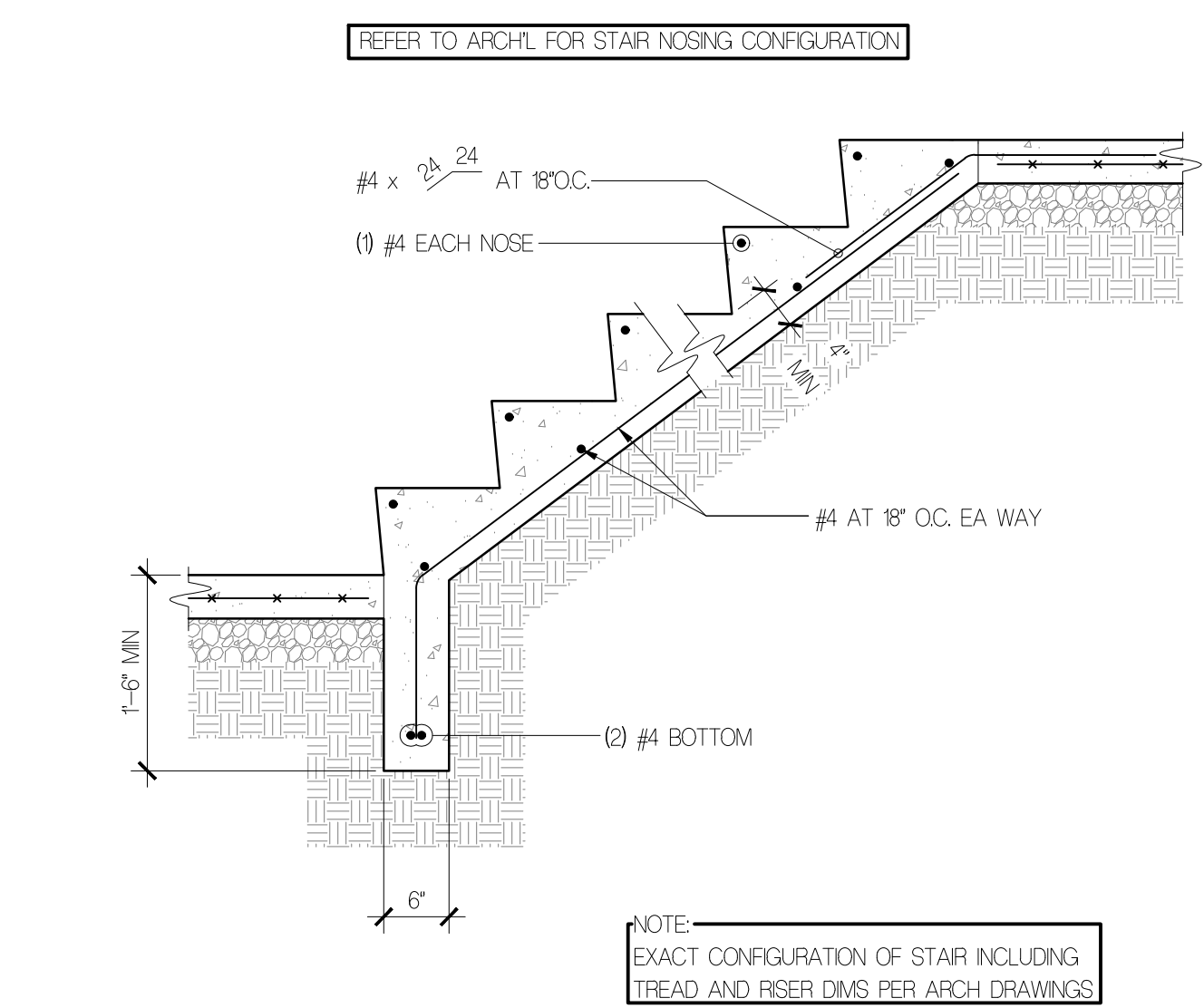
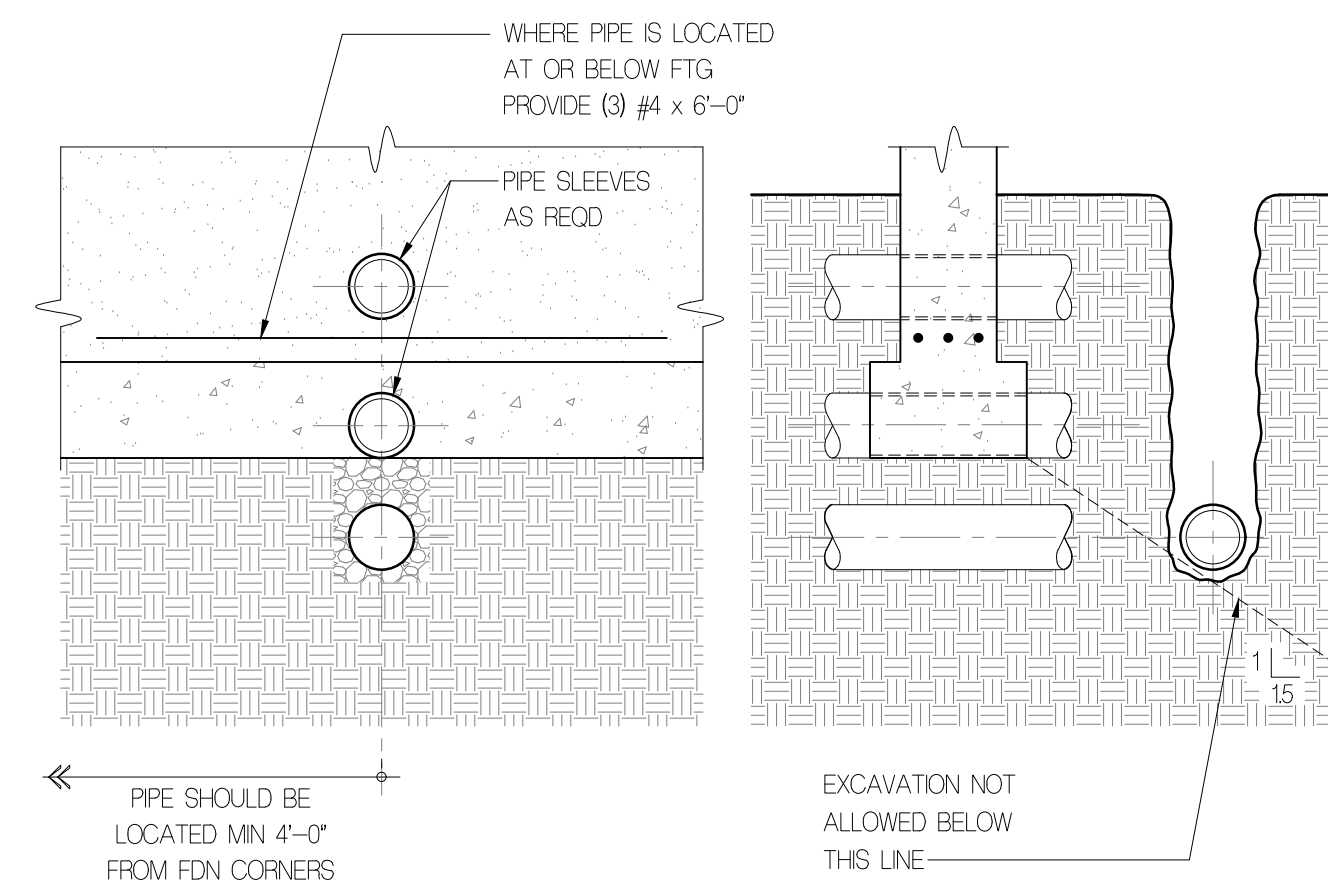
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TYP CONC  
DETAILS

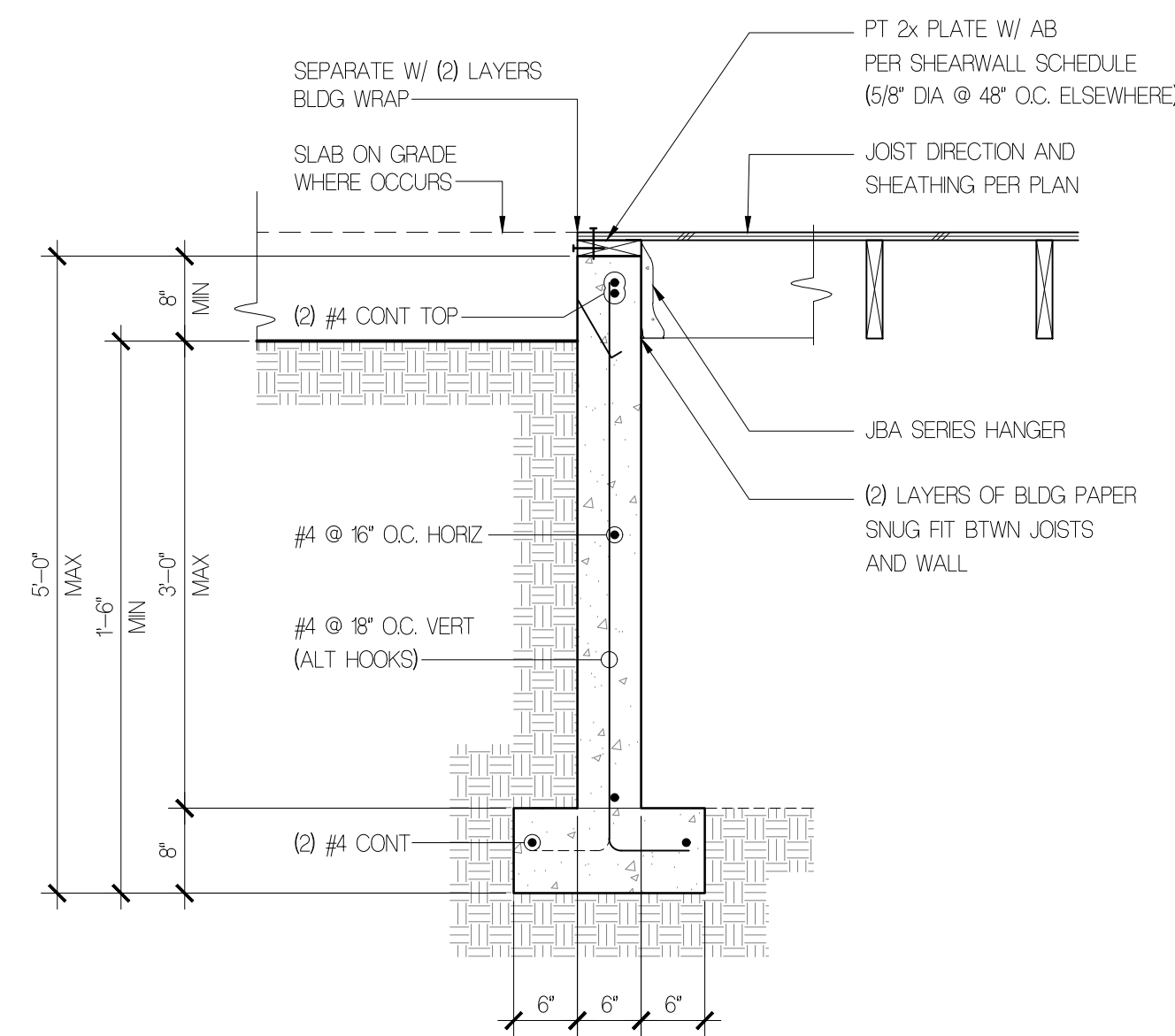
**S2.1**



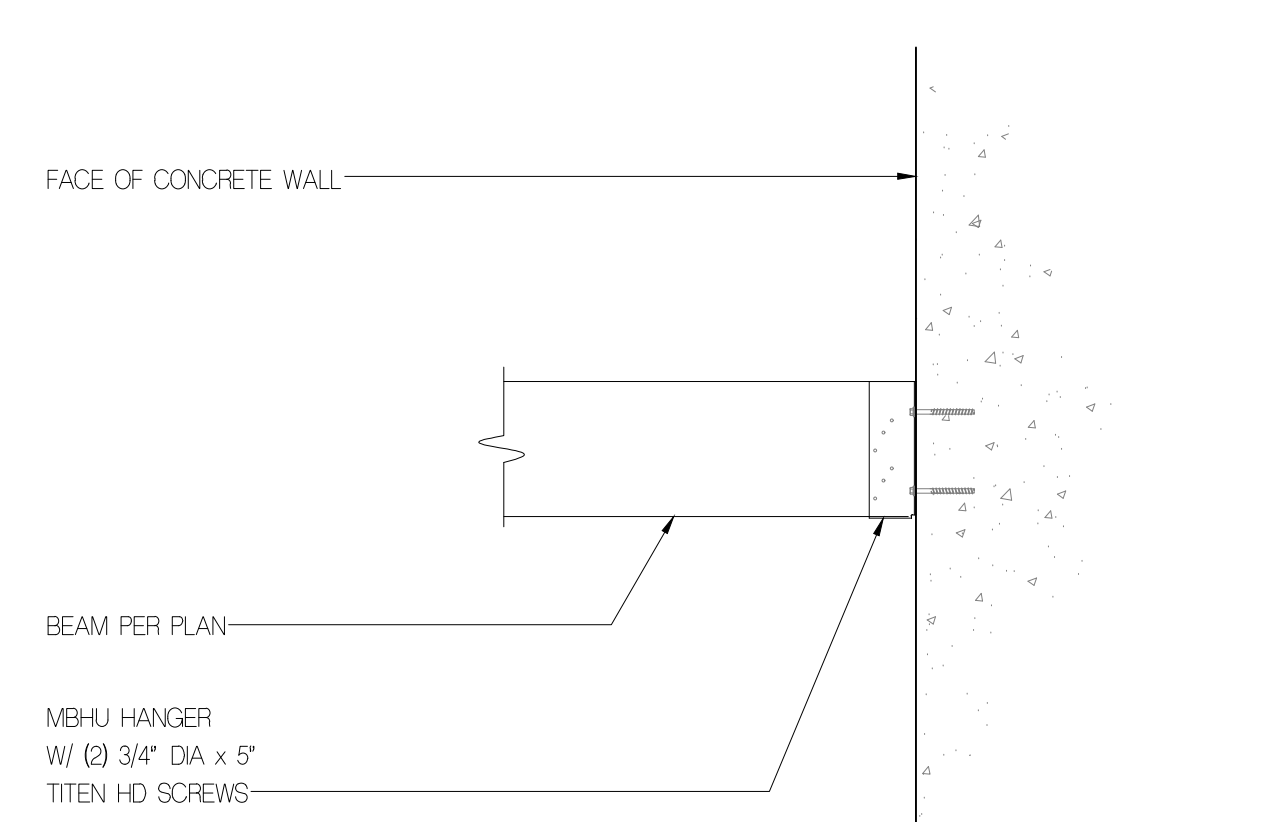
**9 CONCRETE WALL AT SHORING**  
3/4" = 1'-0"



**5 TYPICAL STAIR ON GRADE**  
3/4" = 1'-0"

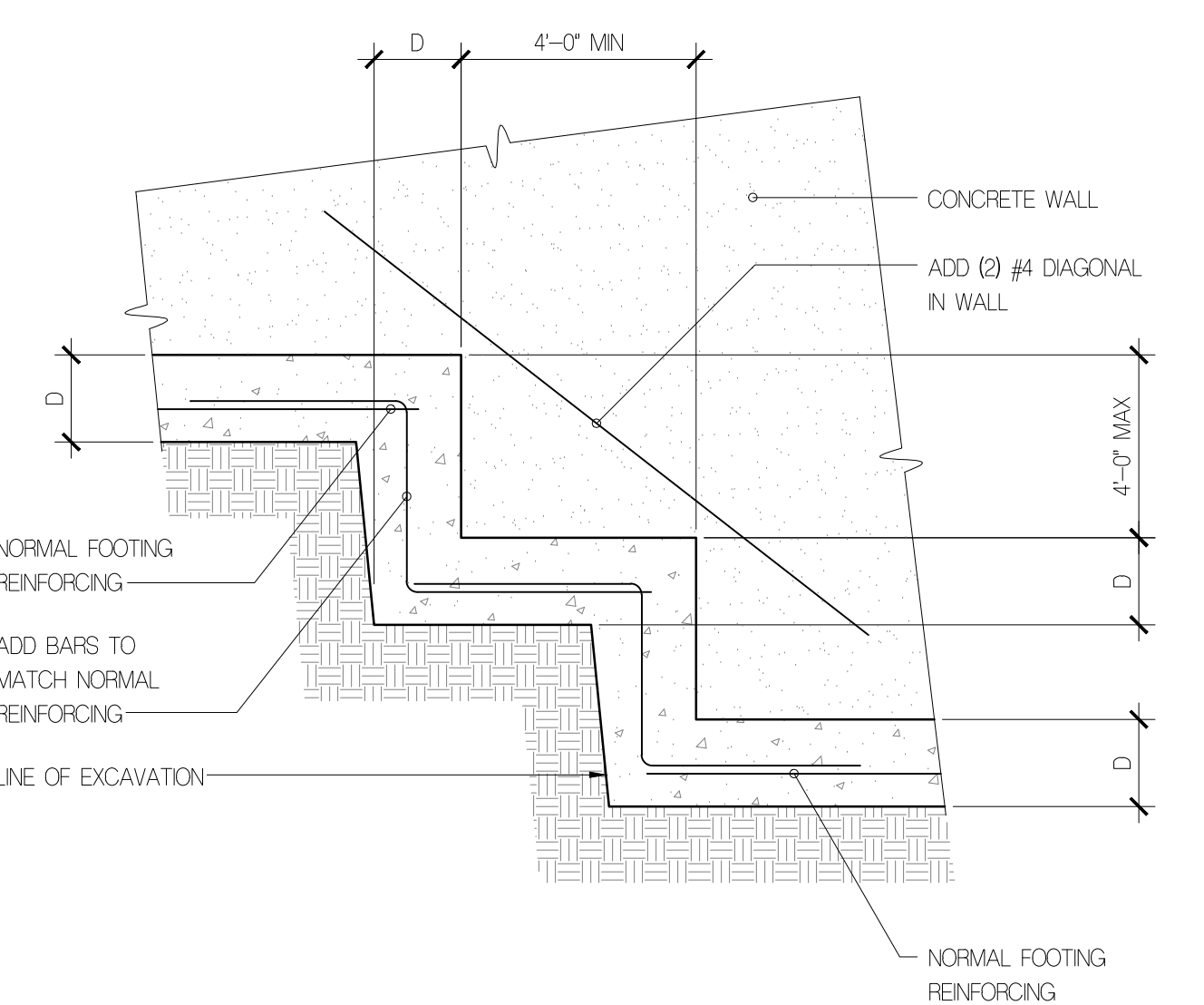


**8 CRAWLSPACE @ STEMWALL - GRID 4**  
3/4" = 1'-0"

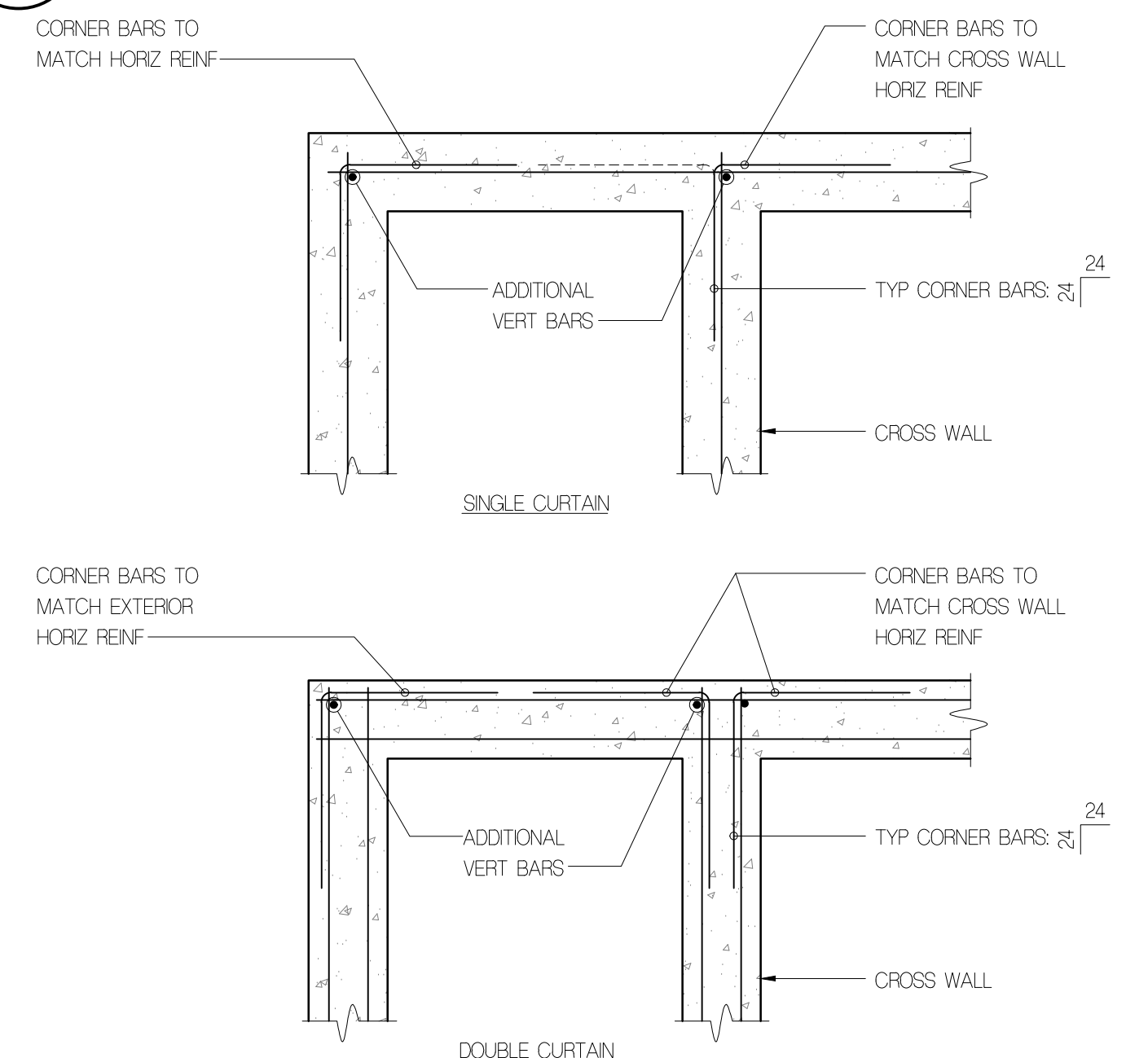


**7 BEAM CONNECTION TO CONCRETE WALL**  
3/4" = 1'-0"

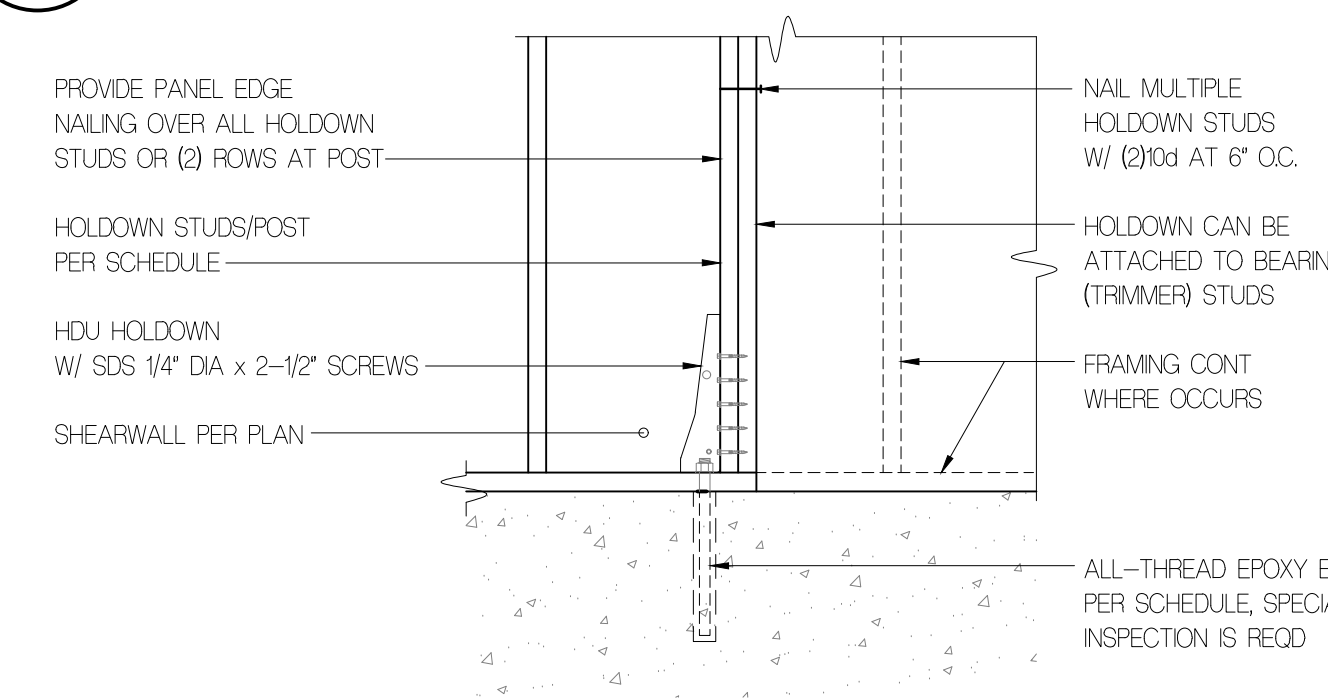
**6 PIPE AND TRENCH LOCATIONS**  
3/4" = 1'-0"



**4 TYPICAL STEPPED FOOTING**  
3/4" = 1'-0"



**3 TYP CORNER BARS @ CONC WALLS & FTGS**  
3/4" = 1'-0"

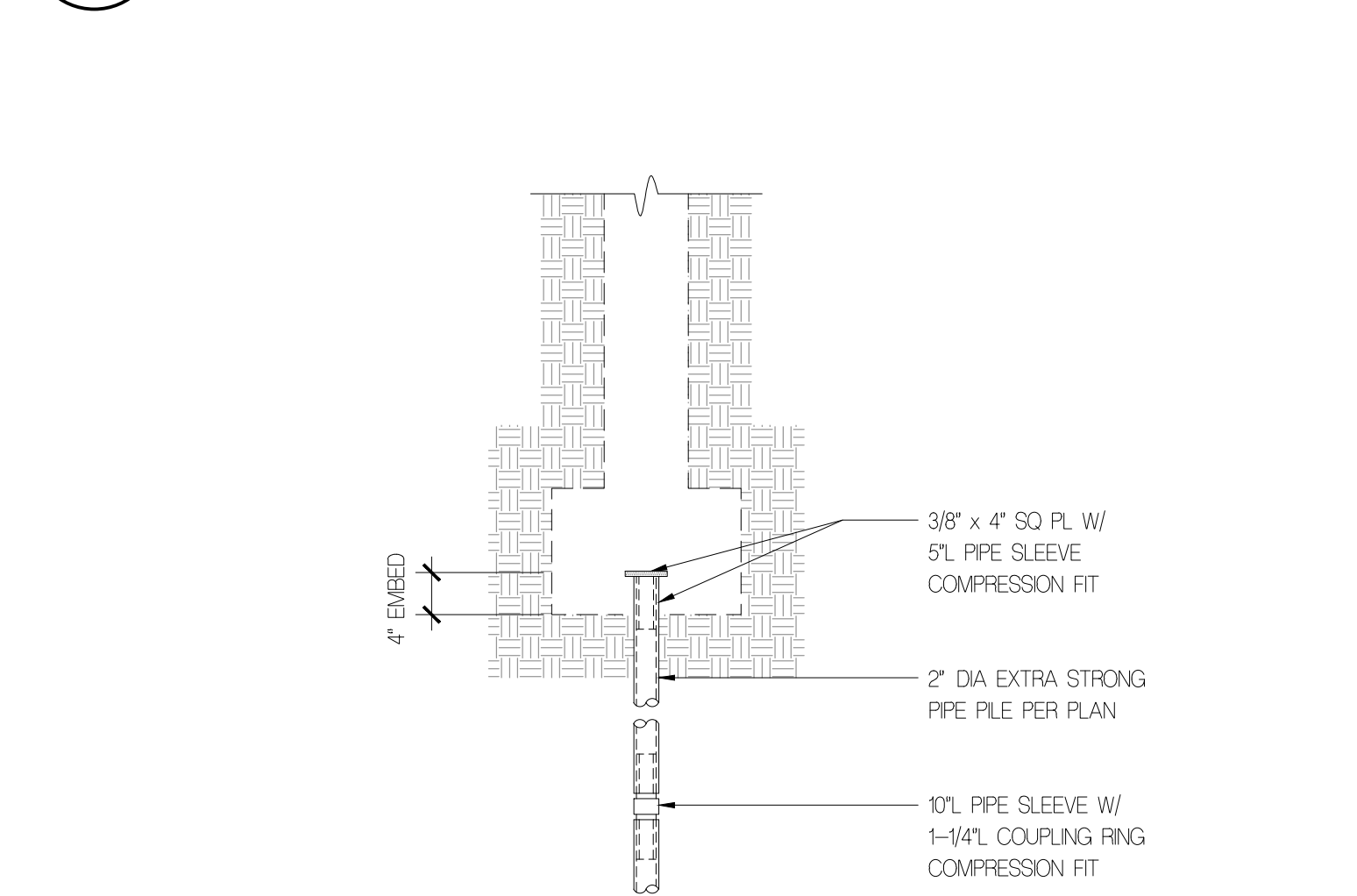


**HDU HOLDDOWN SCHEDULE**

PLAN MARK	AT STEMWALL		AT FOOTING ③		HD POST ②	
	AB ①	EMBED	ALL-THREAD	EMBED	4x WALL	6x WALL
HDU.2	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU.4	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU.5	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU.8	7/8" DIA ALL-THREAD	16"	-	-	4x6	6x6

① A307 ALL-THREAD AND MAINTAIN 1-3/4" EDGE DISTANCE  
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS  
③ MINIMUM 1'-6" WIDE x 1'-0" DEEP FOOTING

**2 TYPICAL HDU HOLDDOWN RETROFIT**  
3/4" = 1'-0"



**1 TYPICAL 2" PIPE PILE**  
3/4" = 1'-0"

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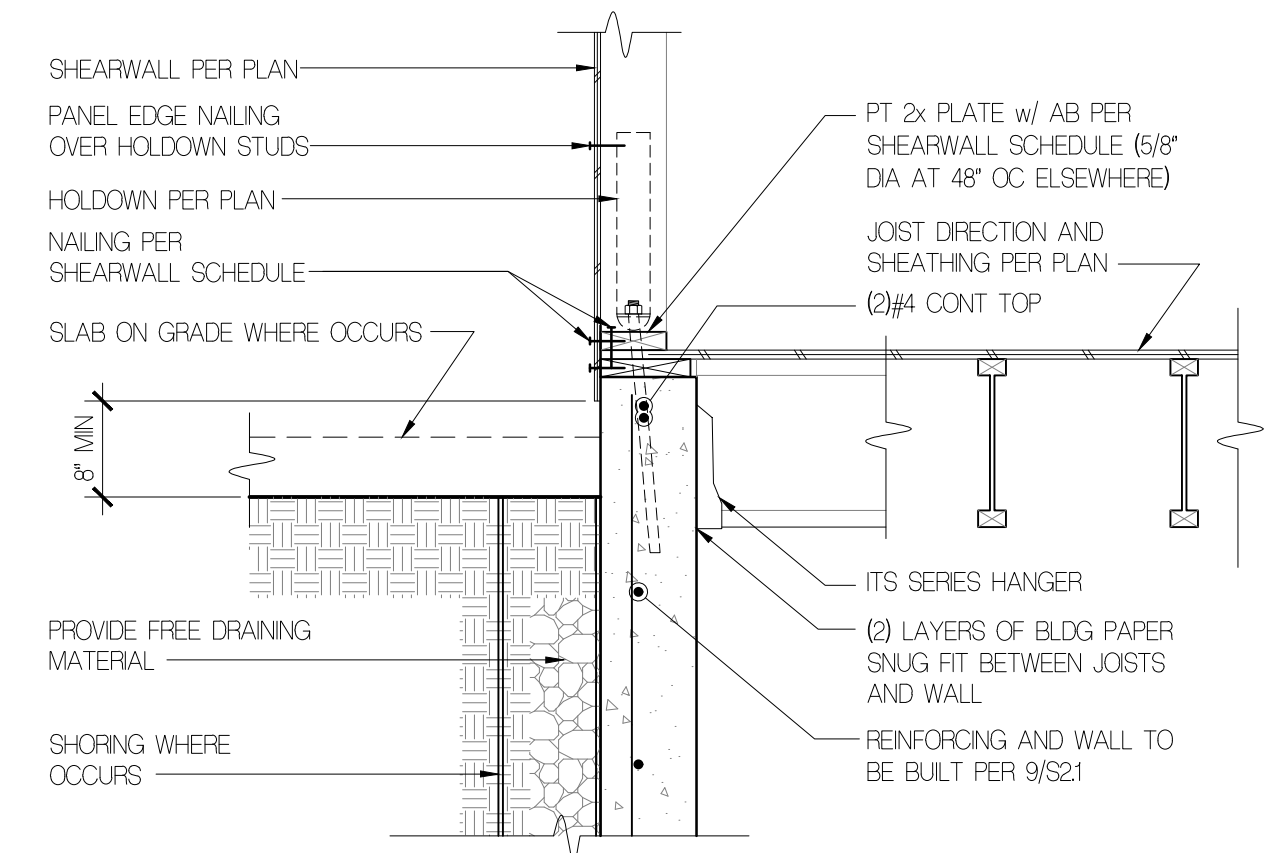
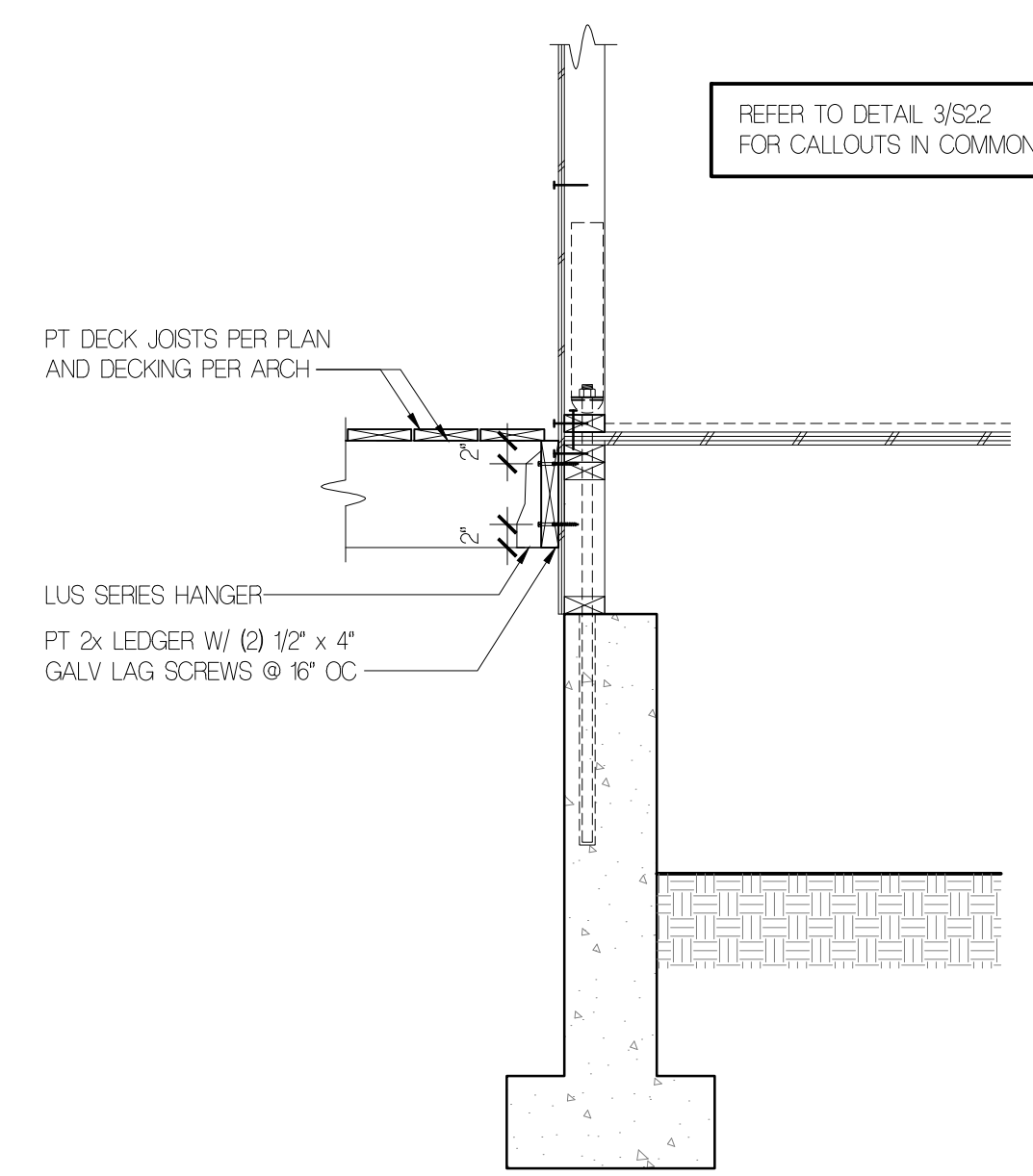
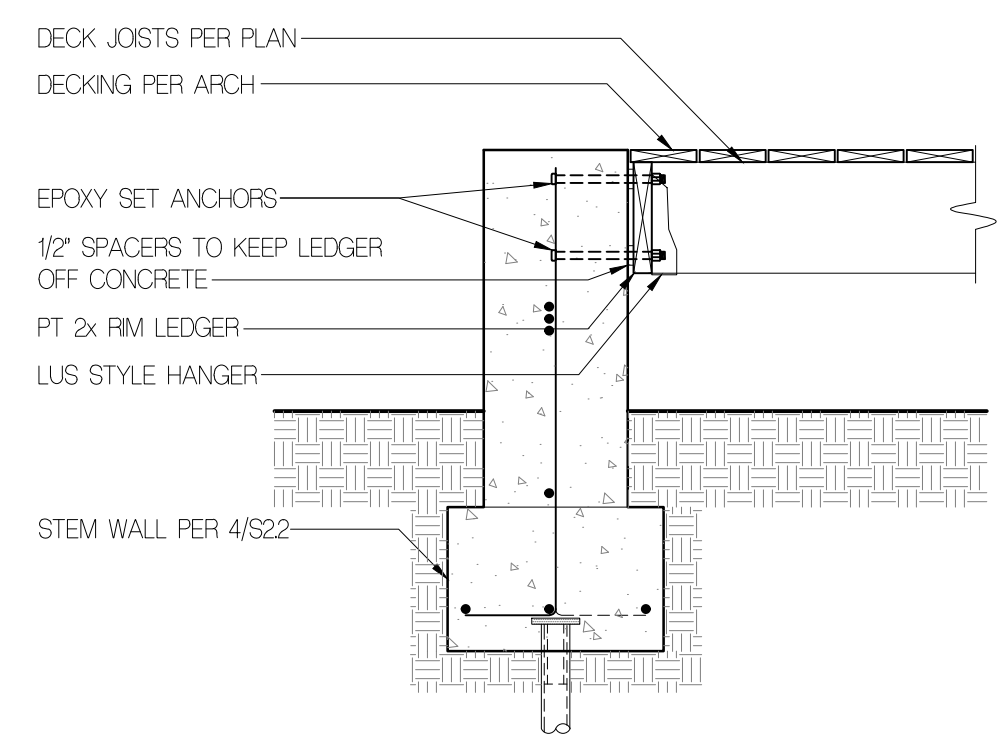
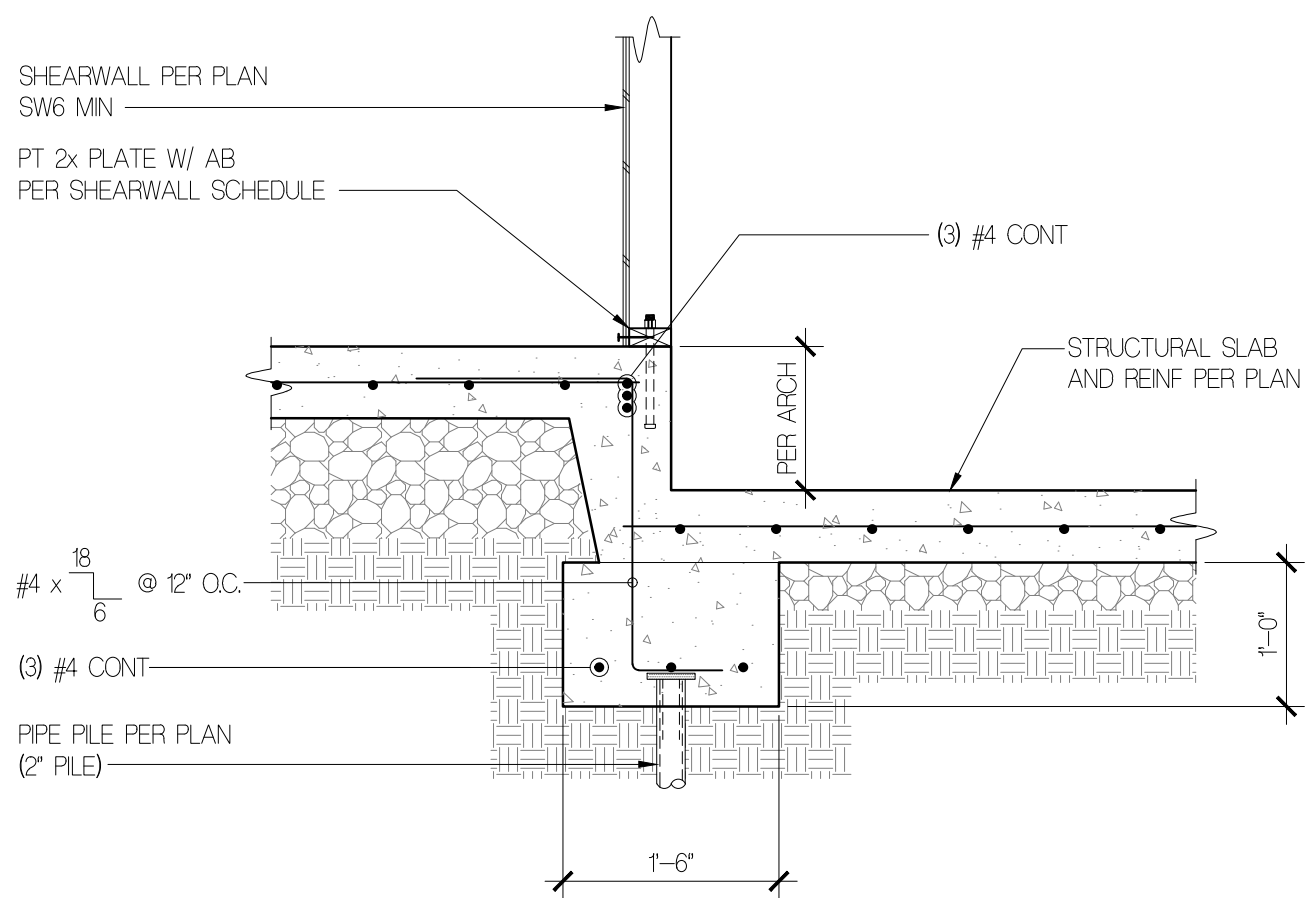
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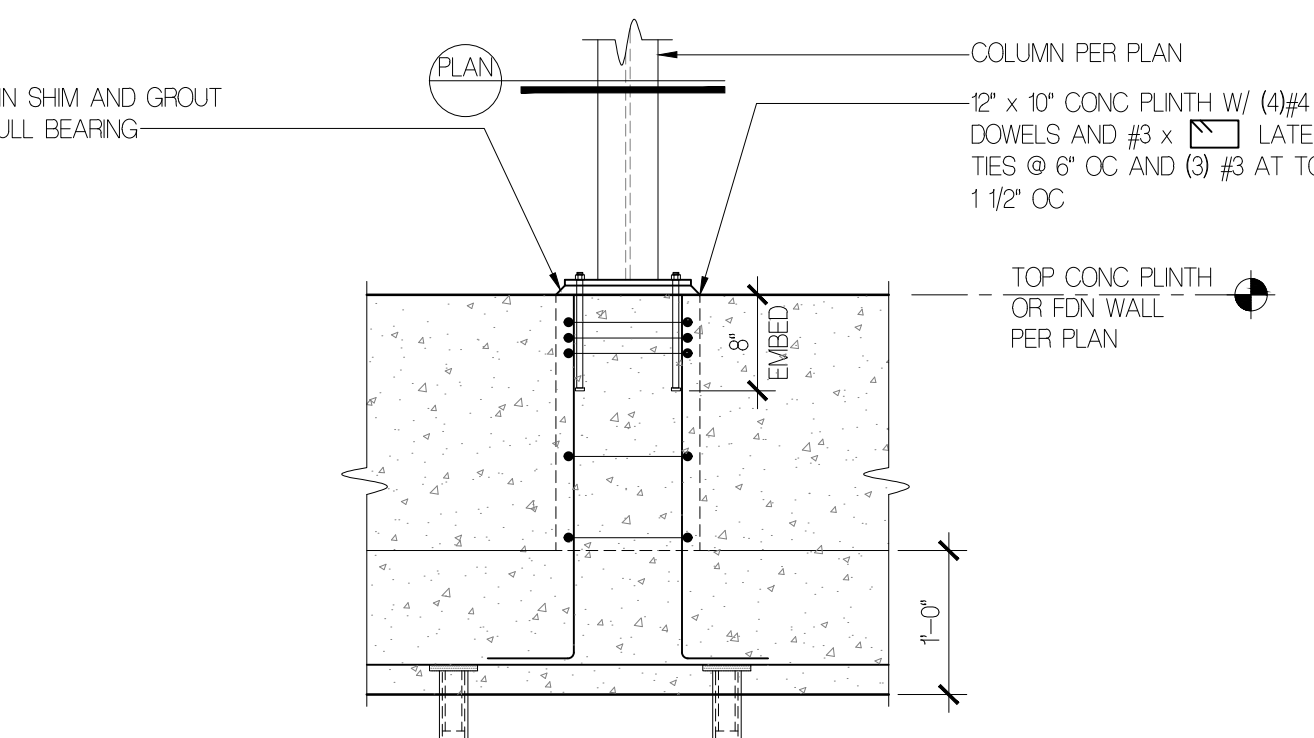
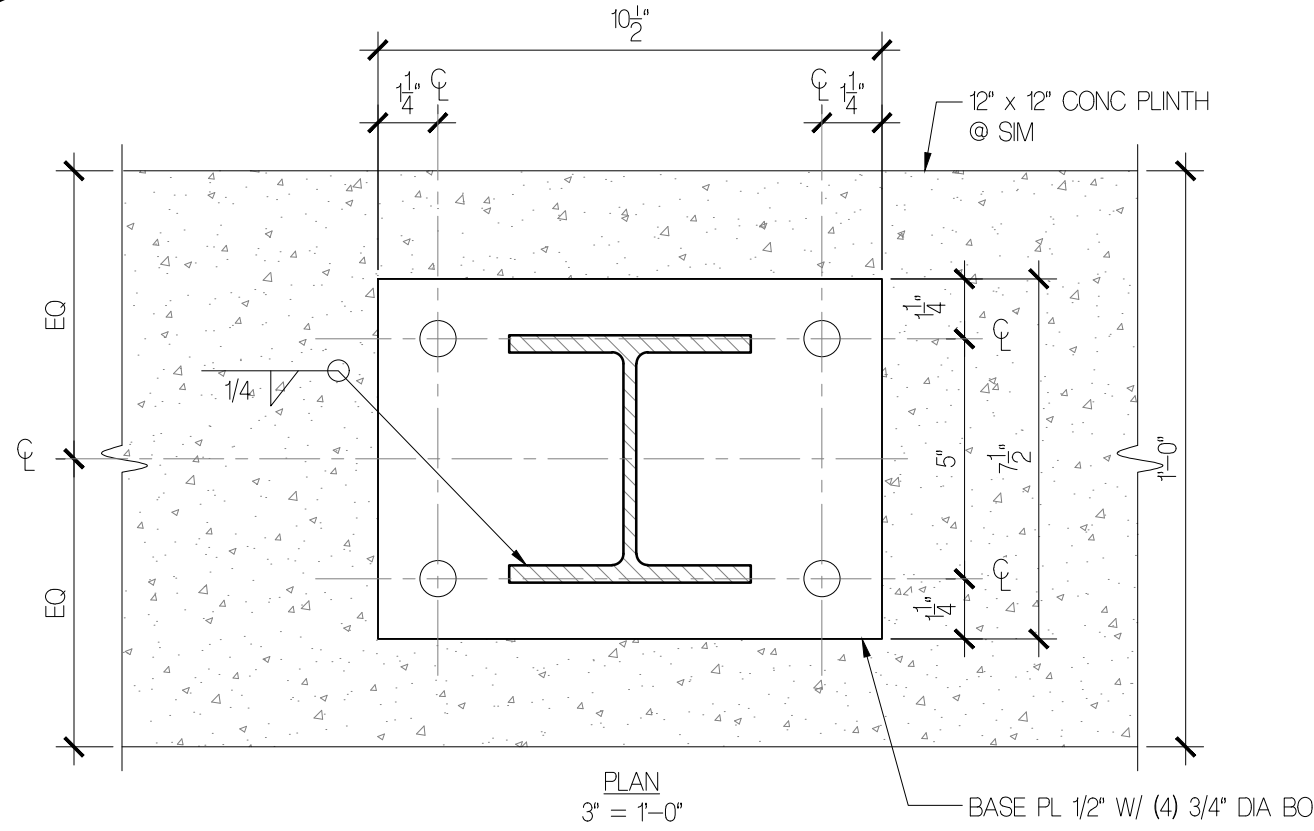
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CONCRETE  
DETAILS

**S2.2**

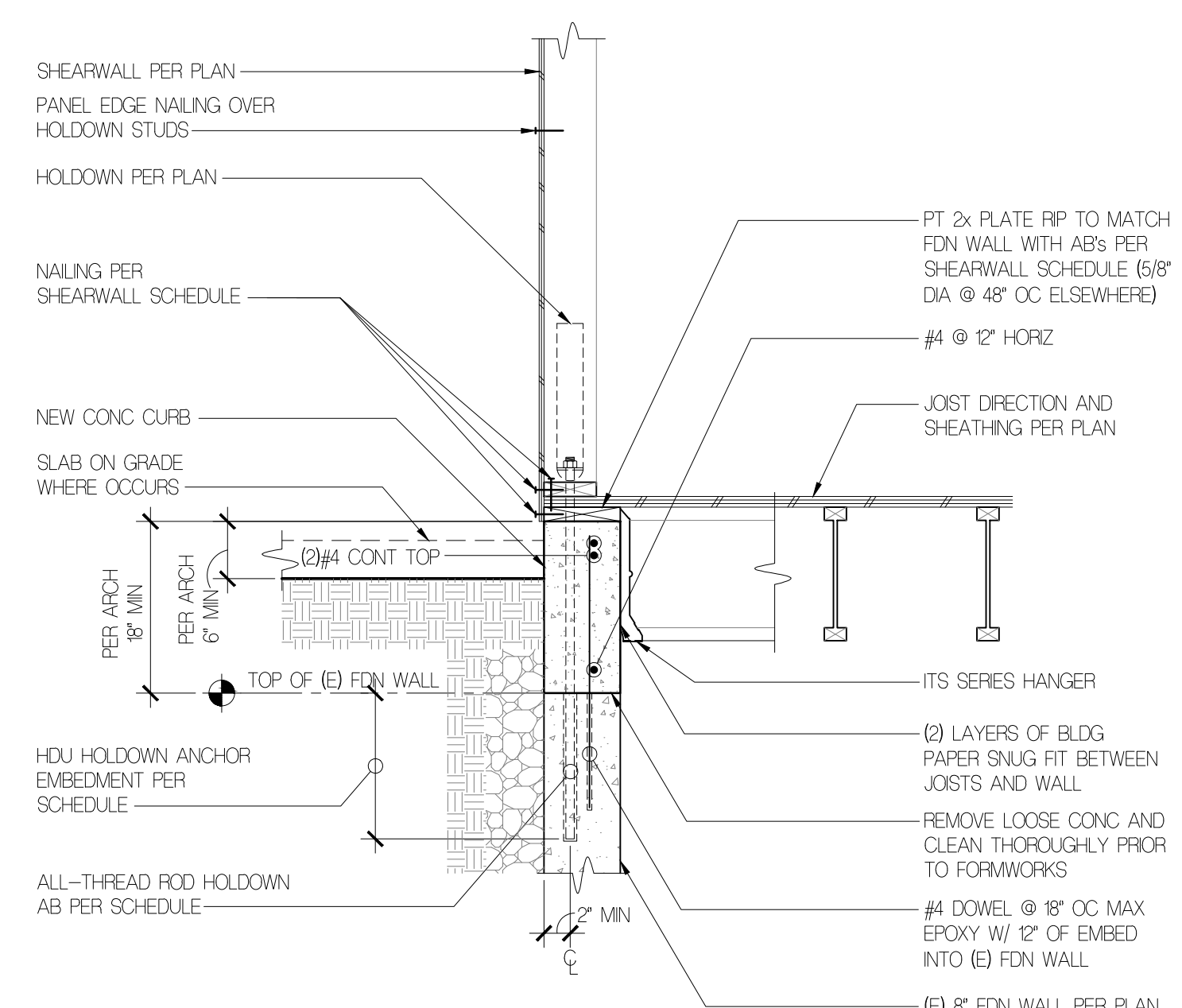


**12** ELEVATOR PIT  $3/4" = 1'-0"$



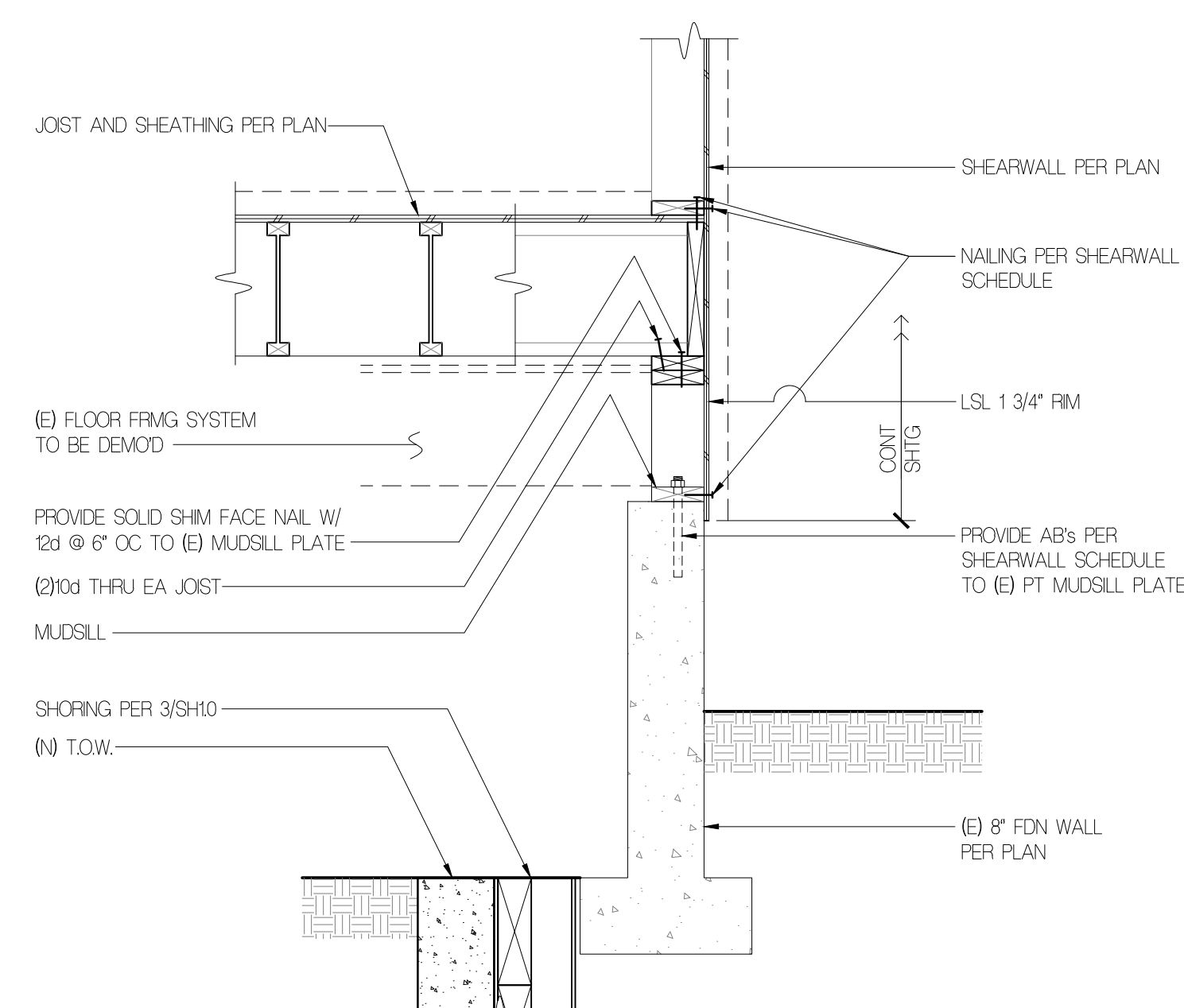
**8** COL DTL @ NEW CONC PATIO  $3/4" = 1'-0"$

**11** DECK FRMG @ LANDSCAPE WALL  $3/4" = 1'-0"$



**7** NEW CONC CURB @ (E) WALL  $3/4" = 1'-0"$

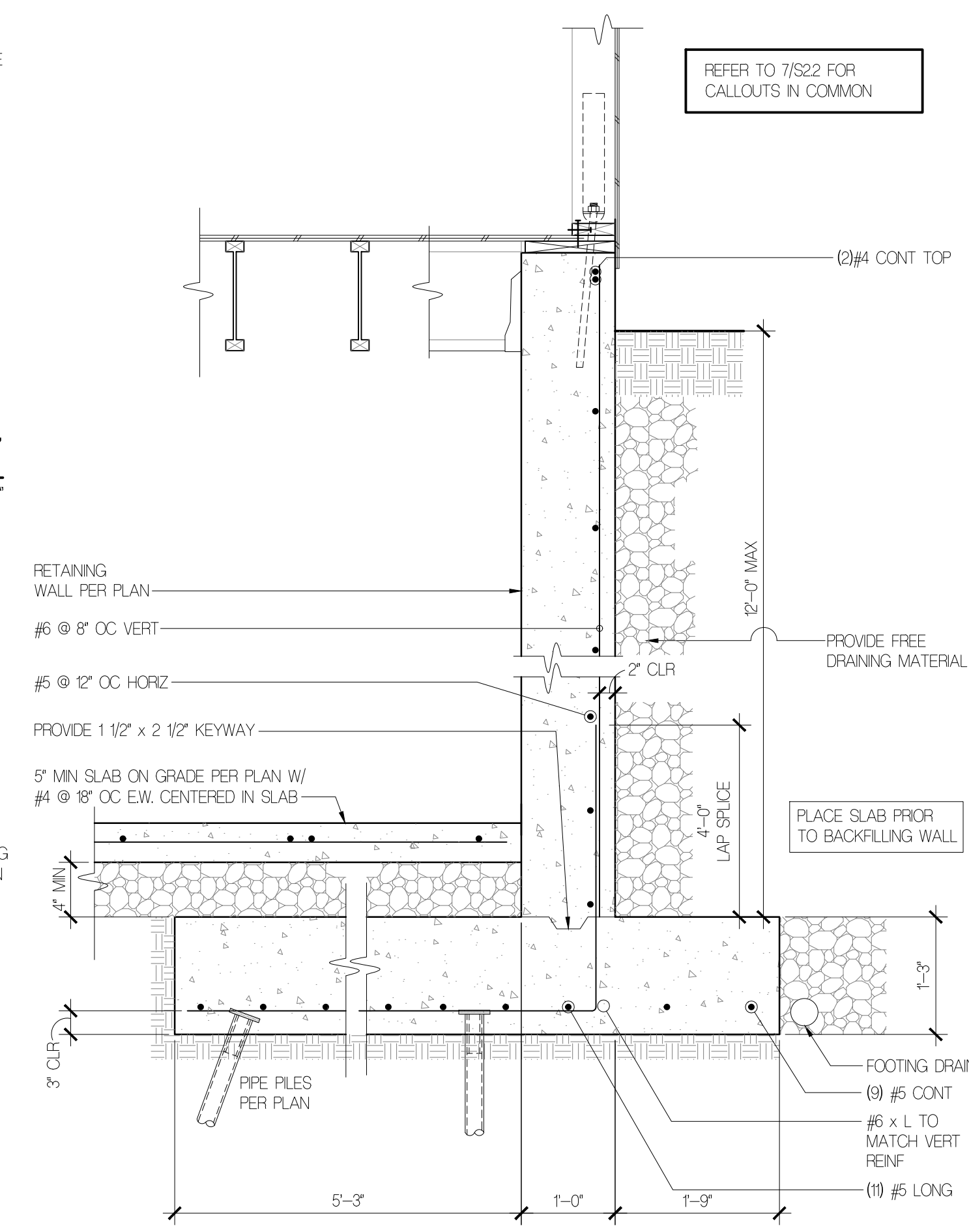
**10** FLOOR FRAMING AT SHORING WALL  $3/4" = 1'-0"$



**6** FLOOR FRAMING @ (E) FDN ALONG GRID 7  $3/4" = 1'-0"$

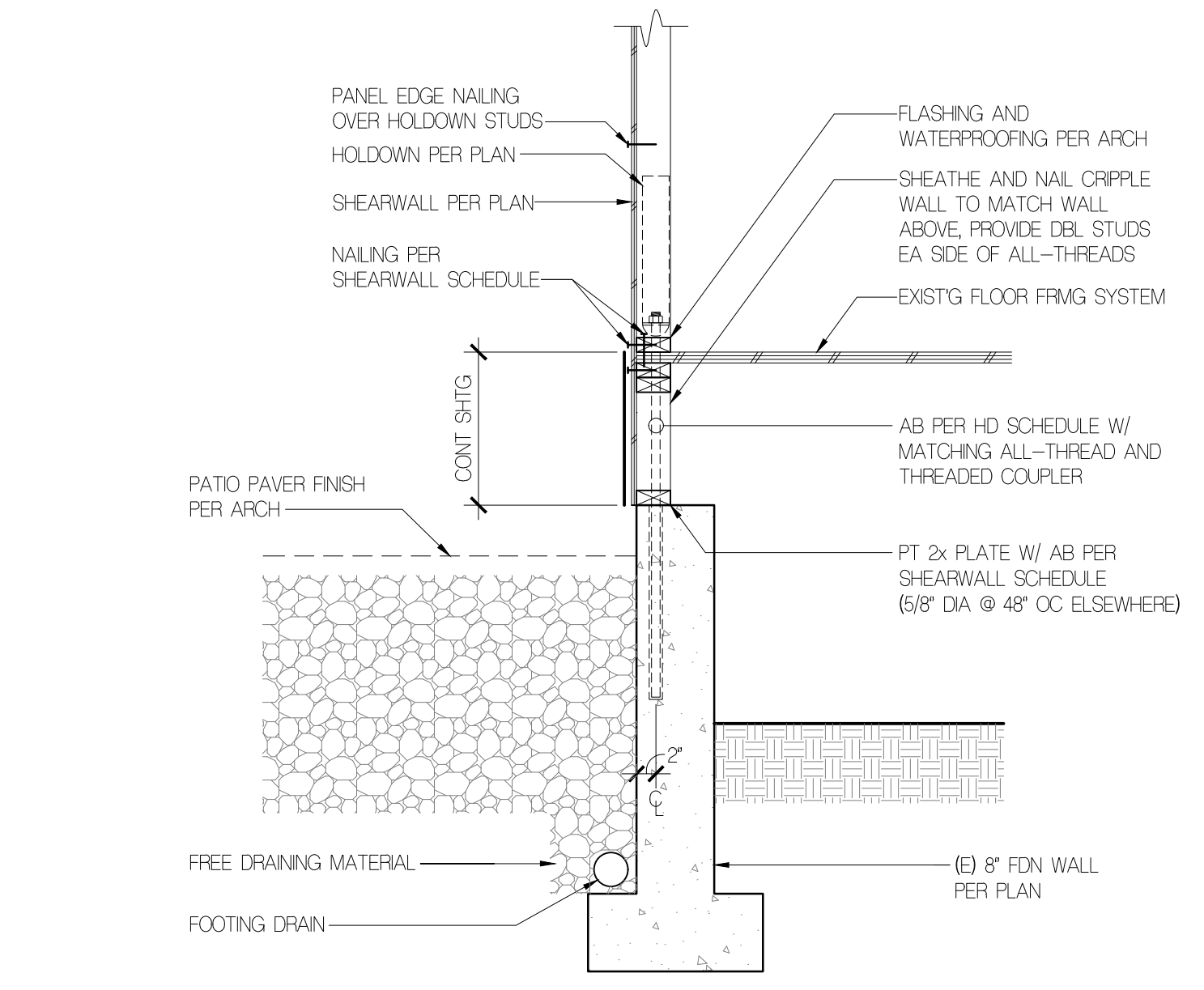
**9** FLOOR FRAMING AT SHORING WALL  $3/4" = 1'-0"$

**5** NOT USED  $3/4" = 1'-0"$



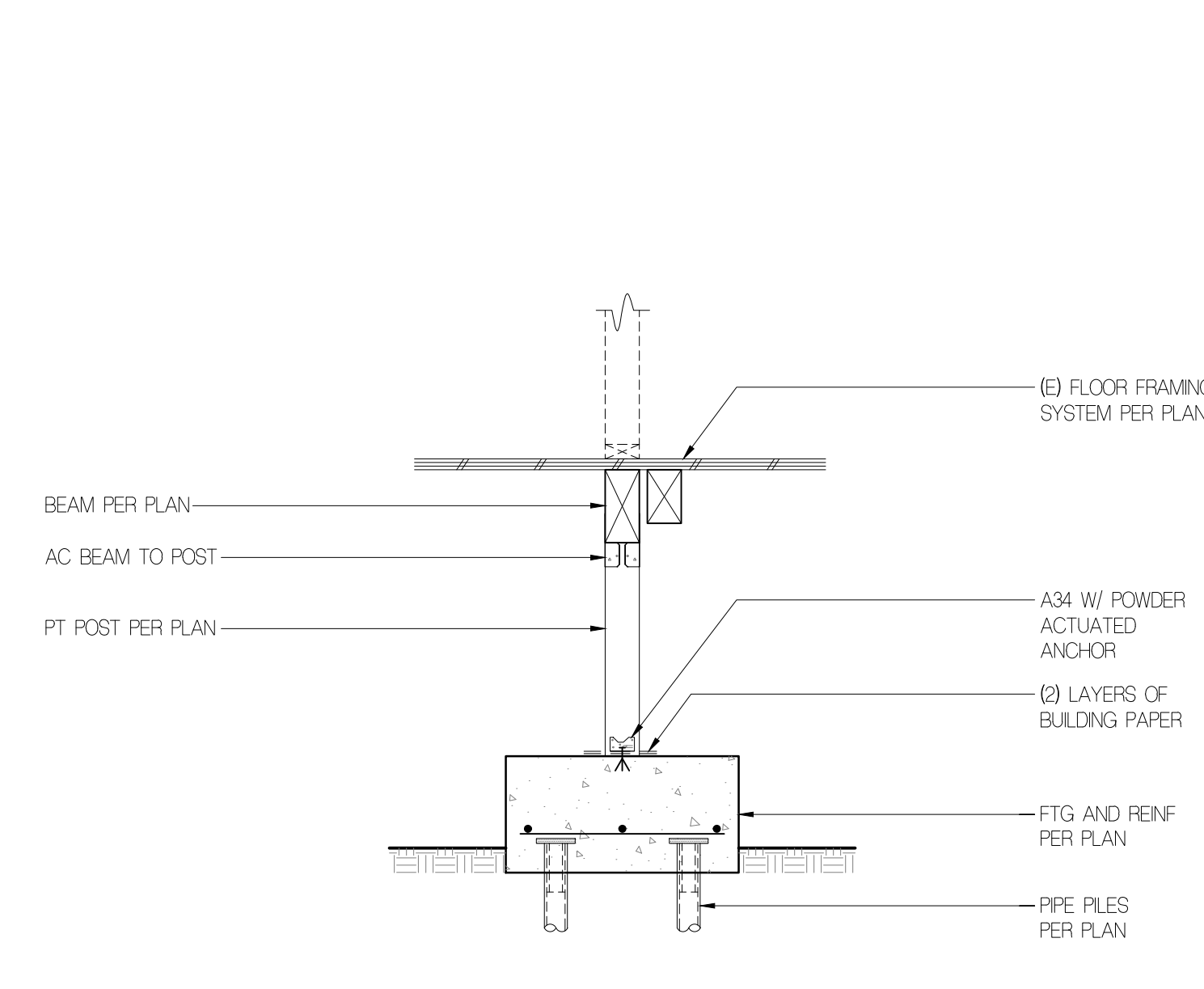
**1** NEW FDN @ GRID C & GRID E RETAINING WALL  $3/4" = 1'-0"$

**7** NEW CONC CURB @ (E) WALL  $3/4" = 1'-0"$

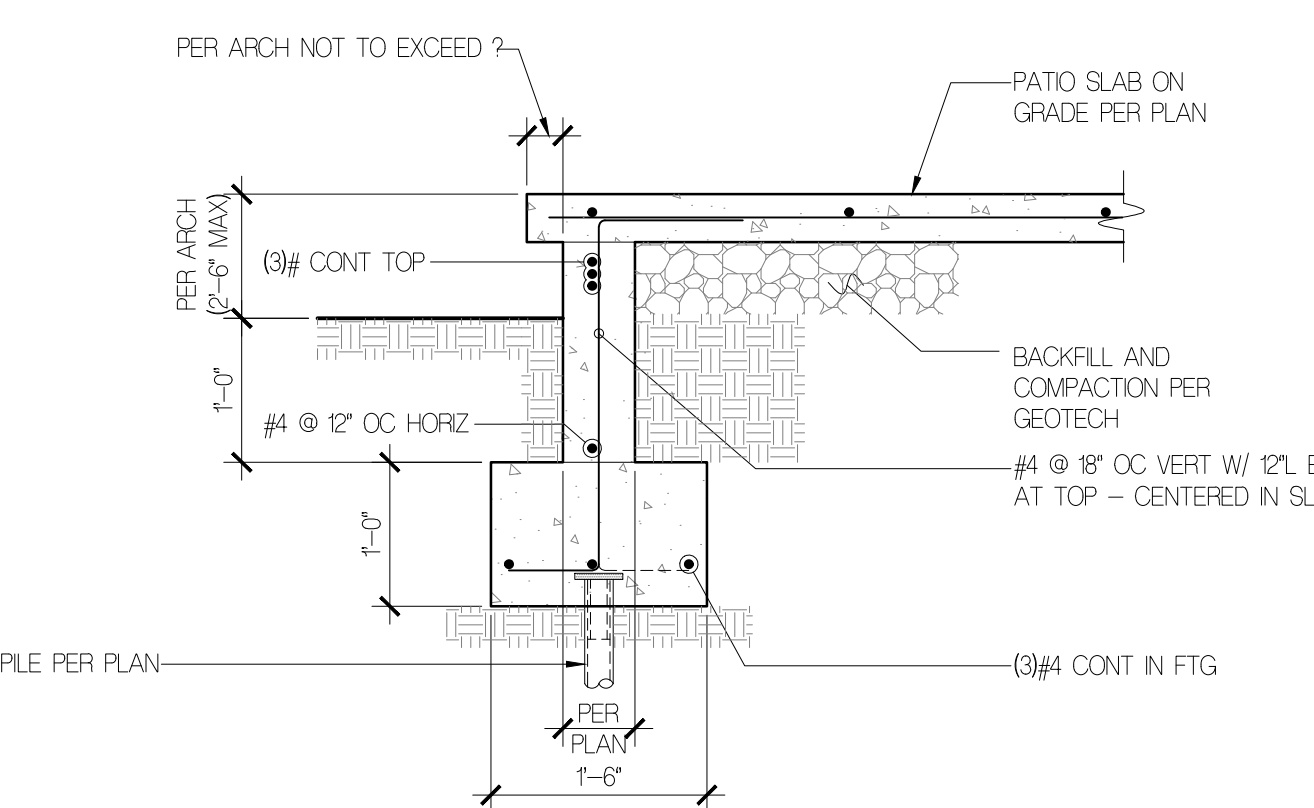


**3** EXIST'G FTG @ GRID 1  $3/4" = 1'-0"$

**6** FLOOR FRAMING @ (E) FDN ALONG GRID 7  $3/4" = 1'-0"$



**2** NEW FTG @ GRID 2  $3/4" = 1'-0"$



**4** FTG @ NEW CONC PATIO  $3/4" = 1'-0"$

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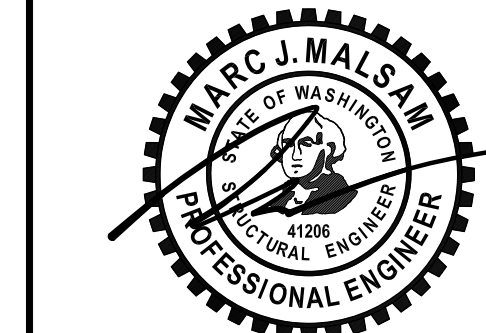
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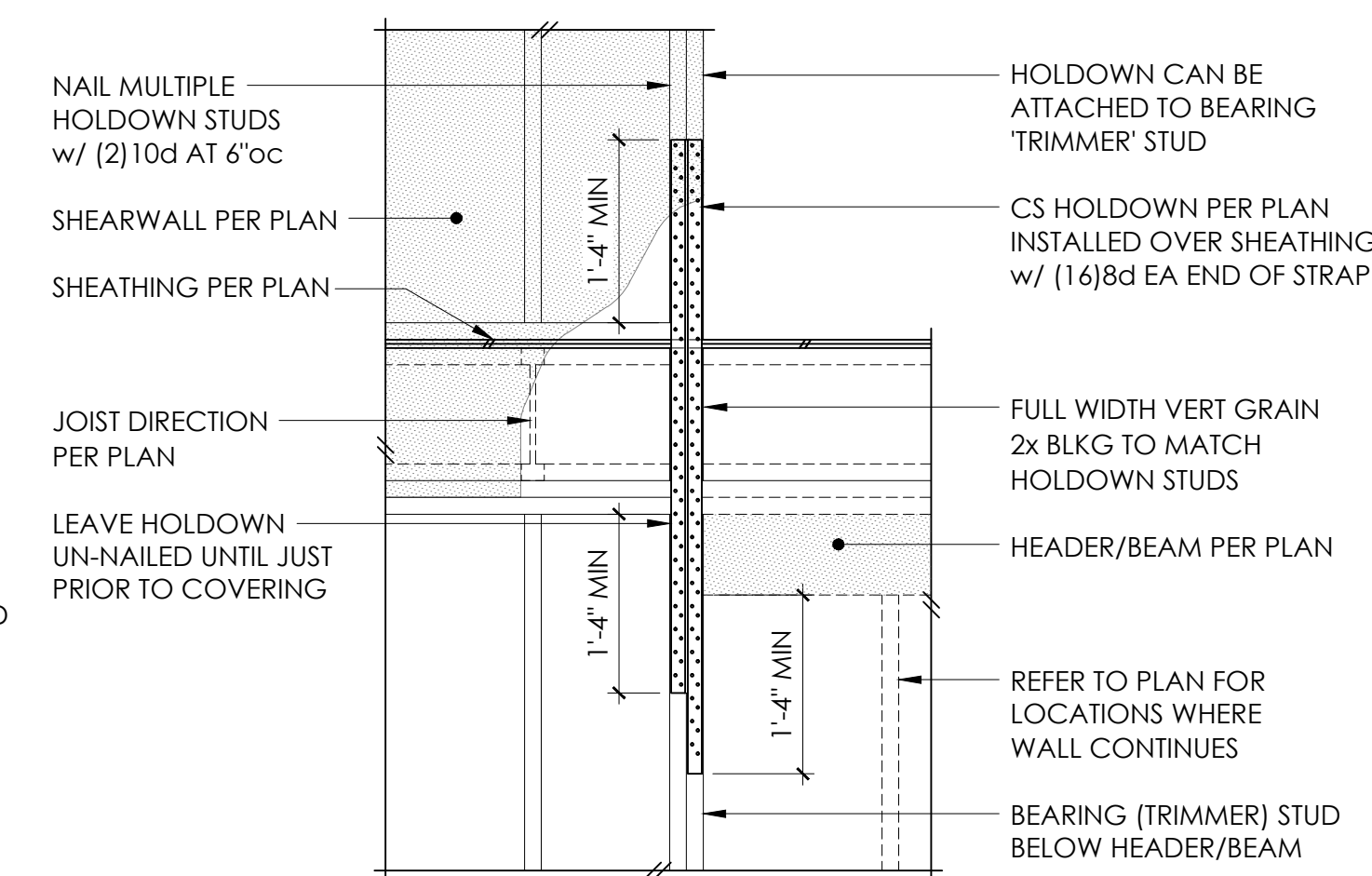
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TYPICAL WOOD  
FRAMING DETAILS

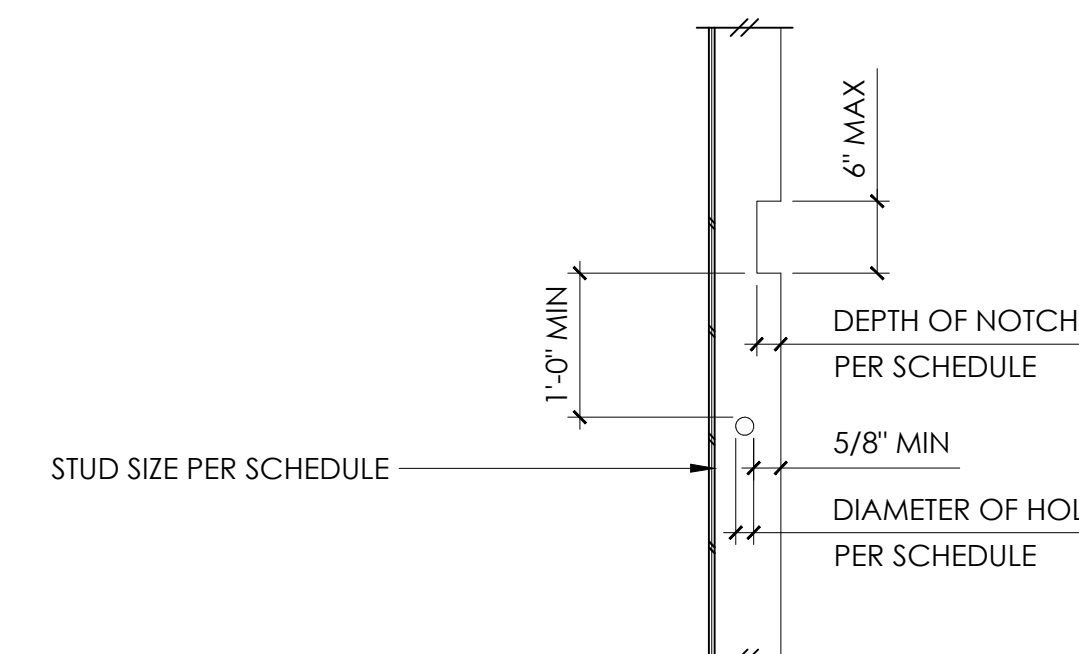
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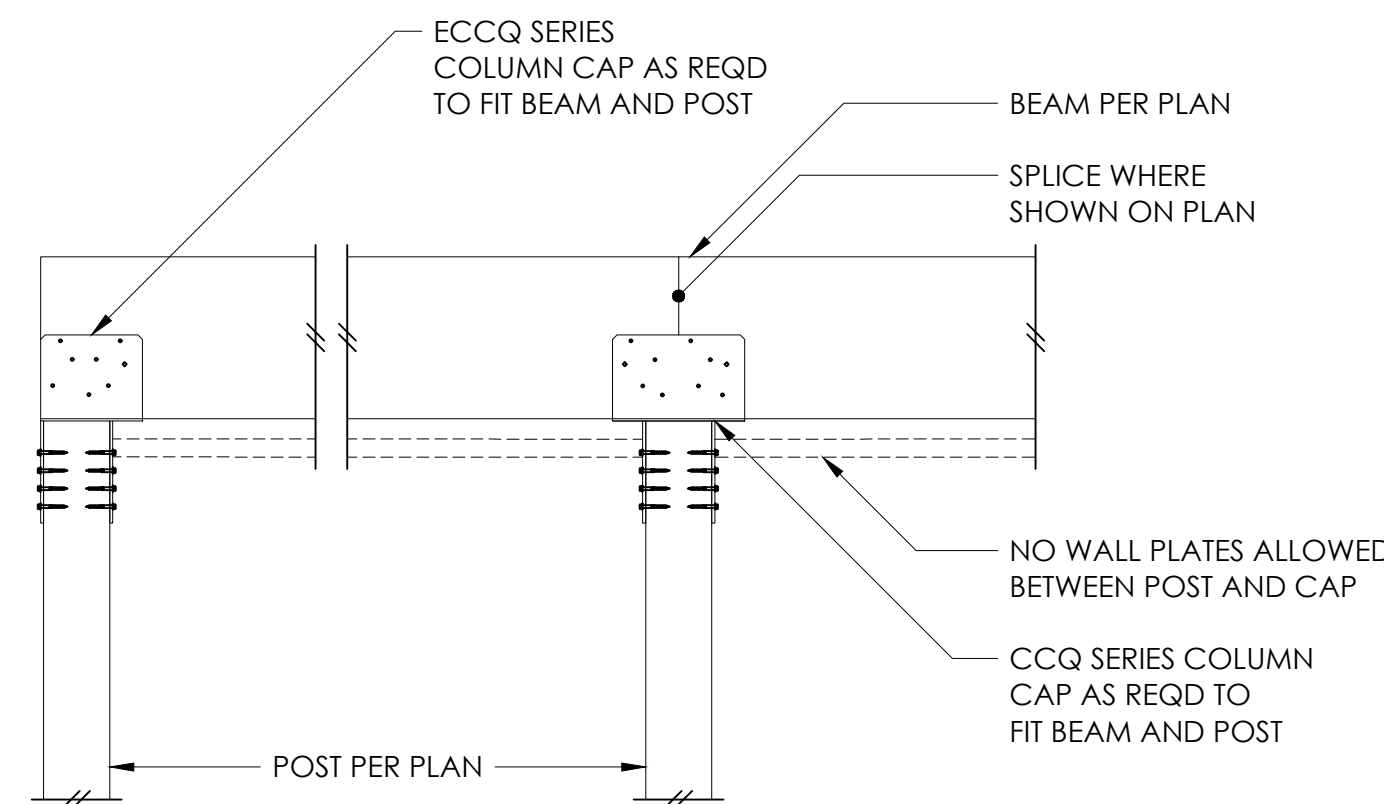
**9** TYPICAL CS16 HOLDDOWN 3/4" = 1'-0"

BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

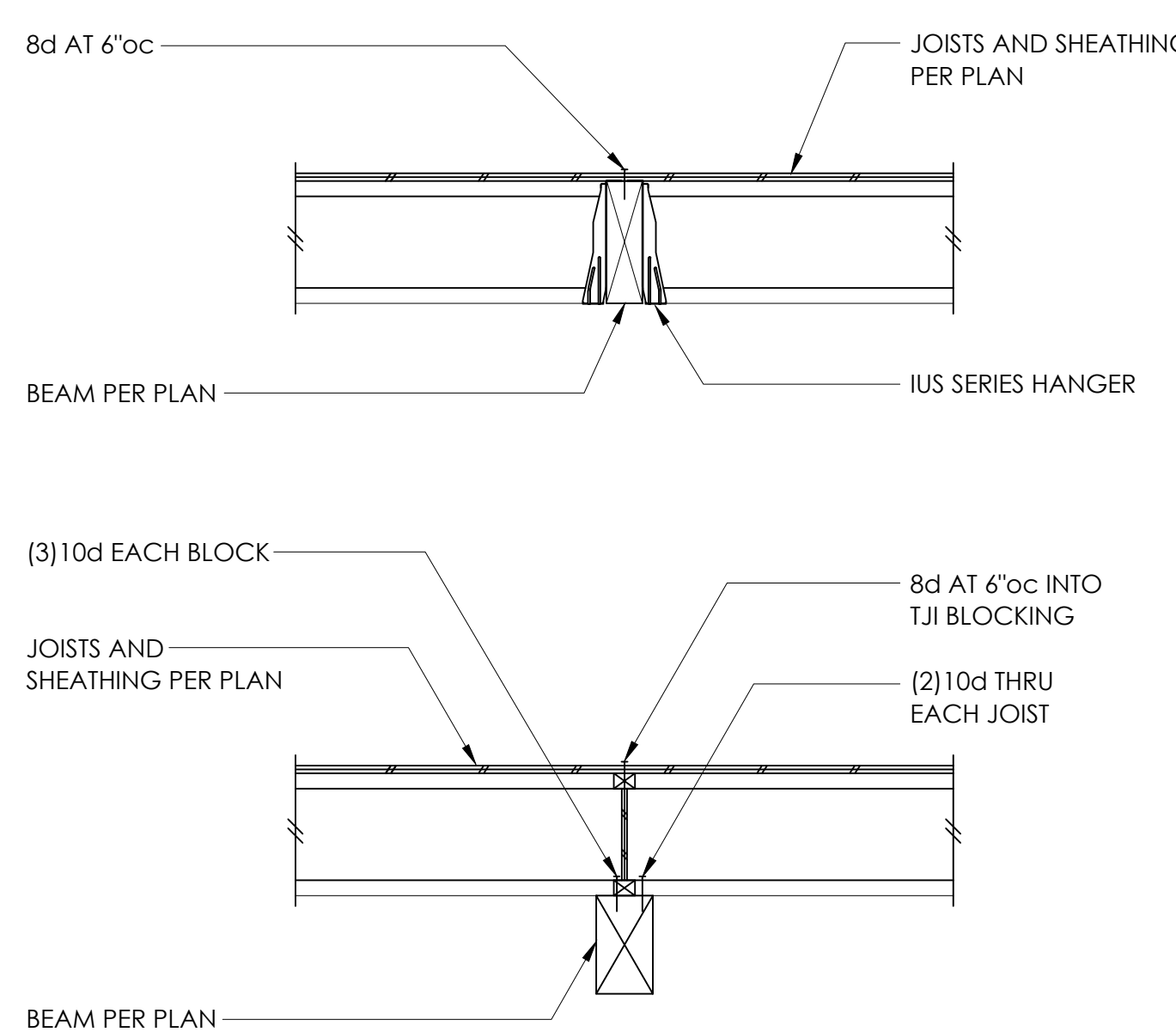
HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. DOUBLE STUDS SHALL BE LIMITED TO TWO SUCCESSIVE STUDS.



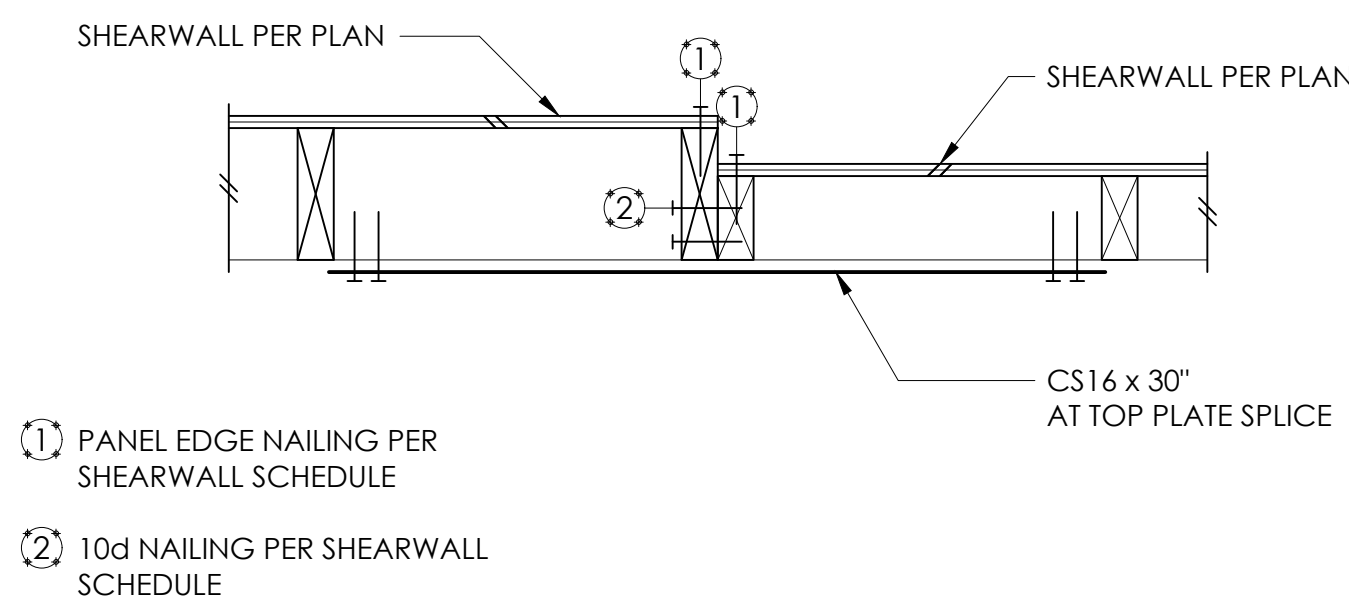
**5** TYP ALLOWABLE HOLES & NOTCHES 3/4" = 1'-0"



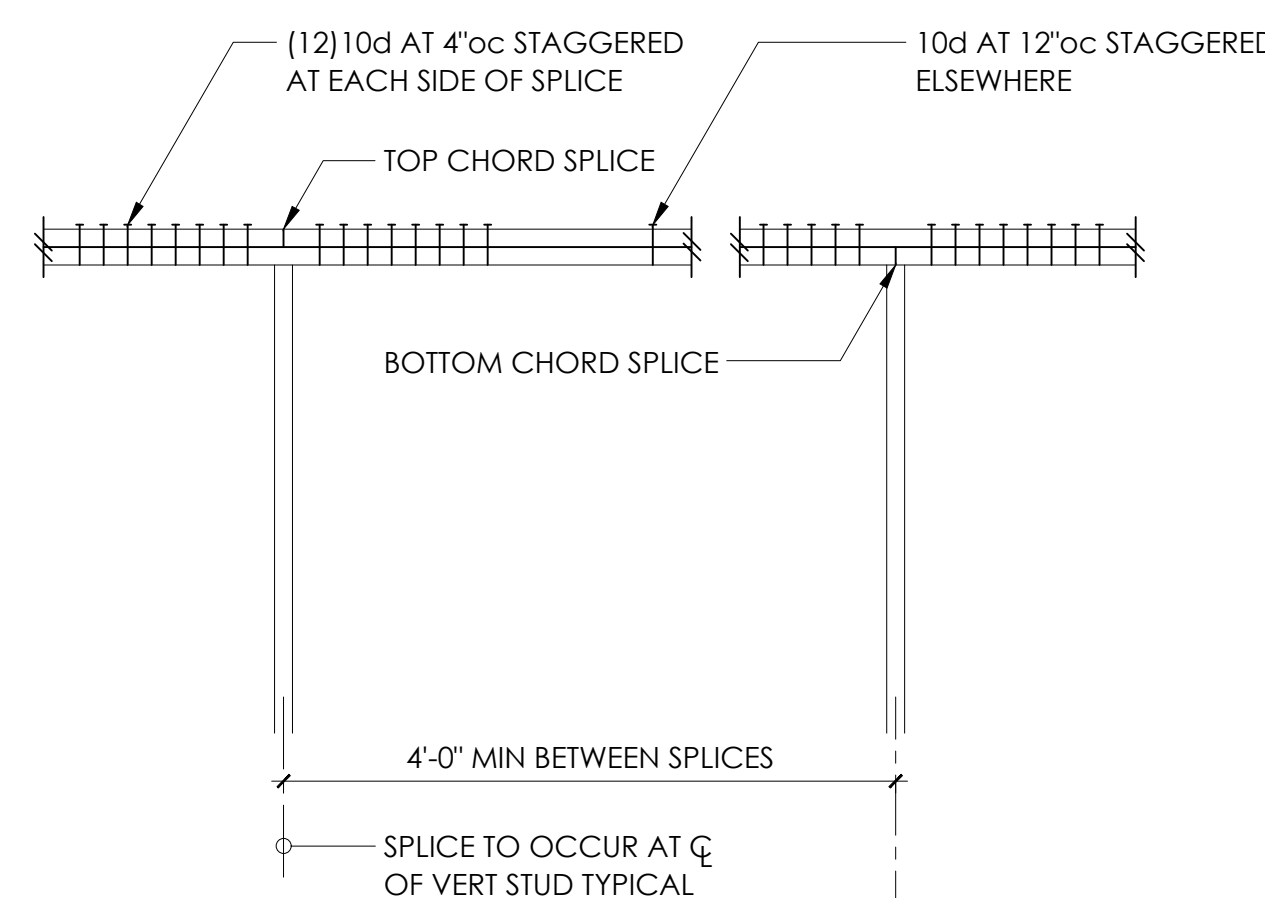
**10** CCQ/ECCQ SERIES CONNECTION 3/4" = 1'-0"



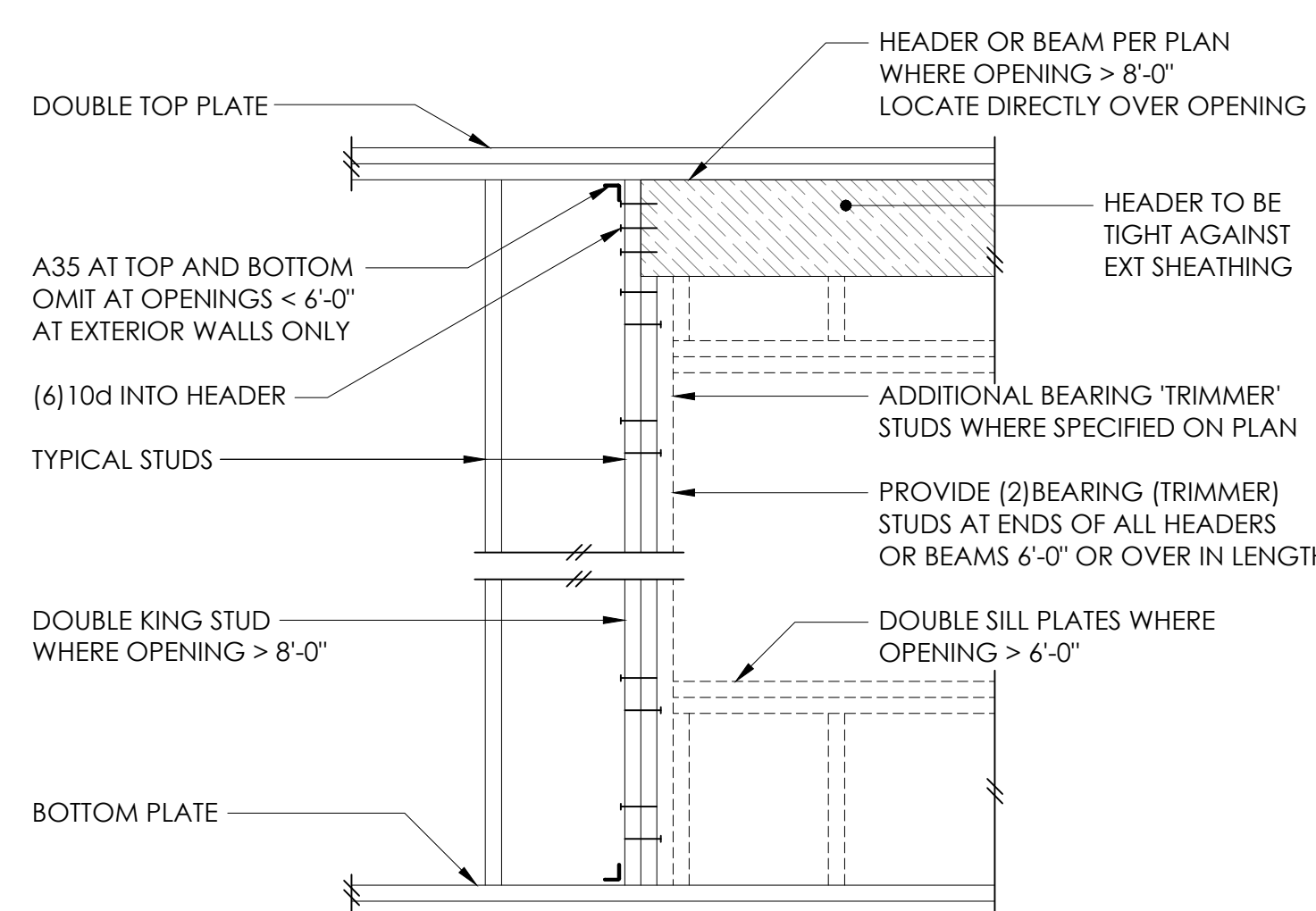
**6** TYPICAL FLUSH AND DROPPED BEAM 3/4" = 1'-0"



**11** TYPICAL SHEARWALL TRANSITION 3/4" = 1'-0"



- NOTE:**
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
  2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
  3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"



**8** TYPICAL HEADER SUPPORT 3/4" = 1'-0"

**7** TYPICAL TOP PLATE SPLICE AT SHEARWALLS 3/4" = 1'-0"

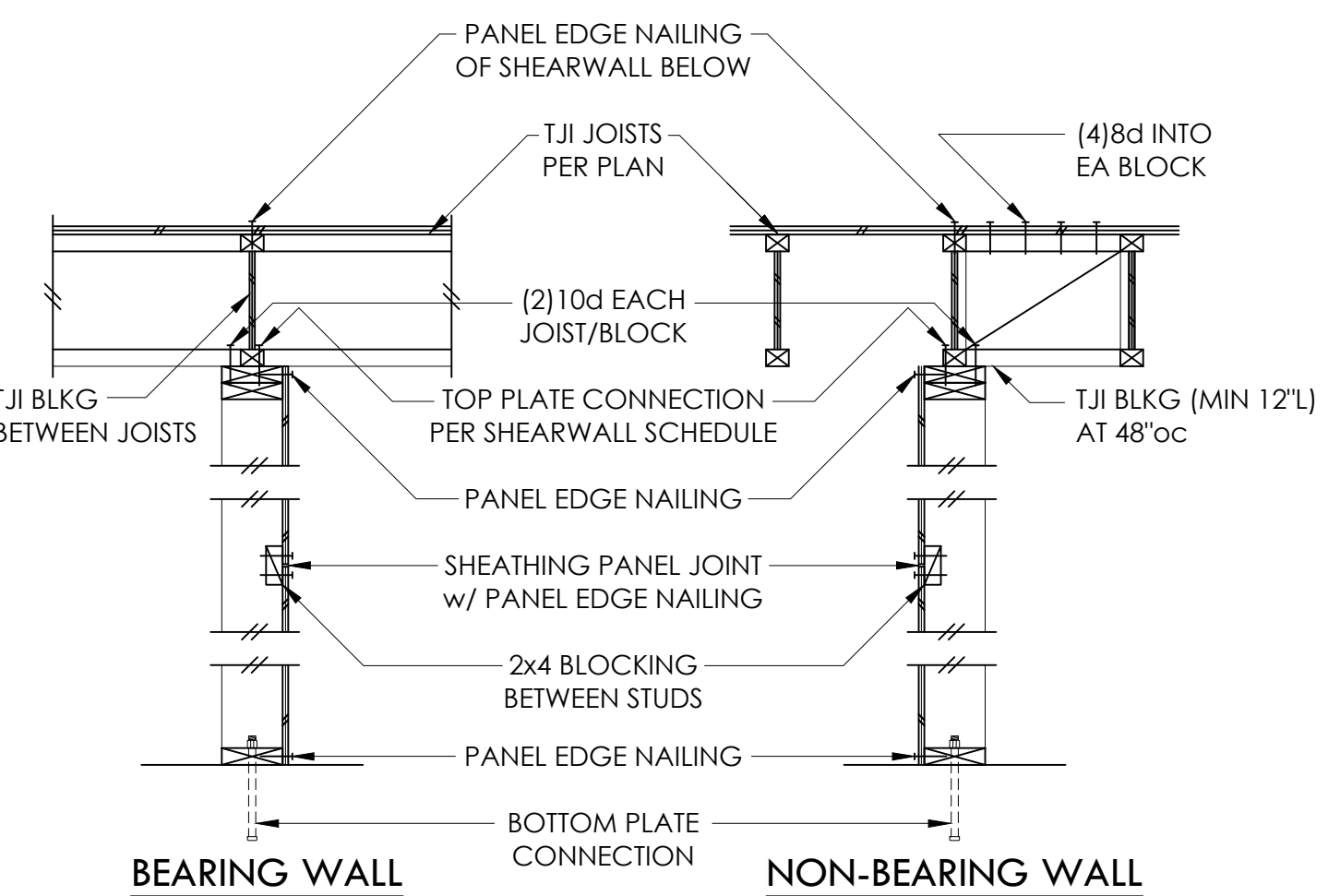
**SHEARWALL SCHEDULE**

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI/2x	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

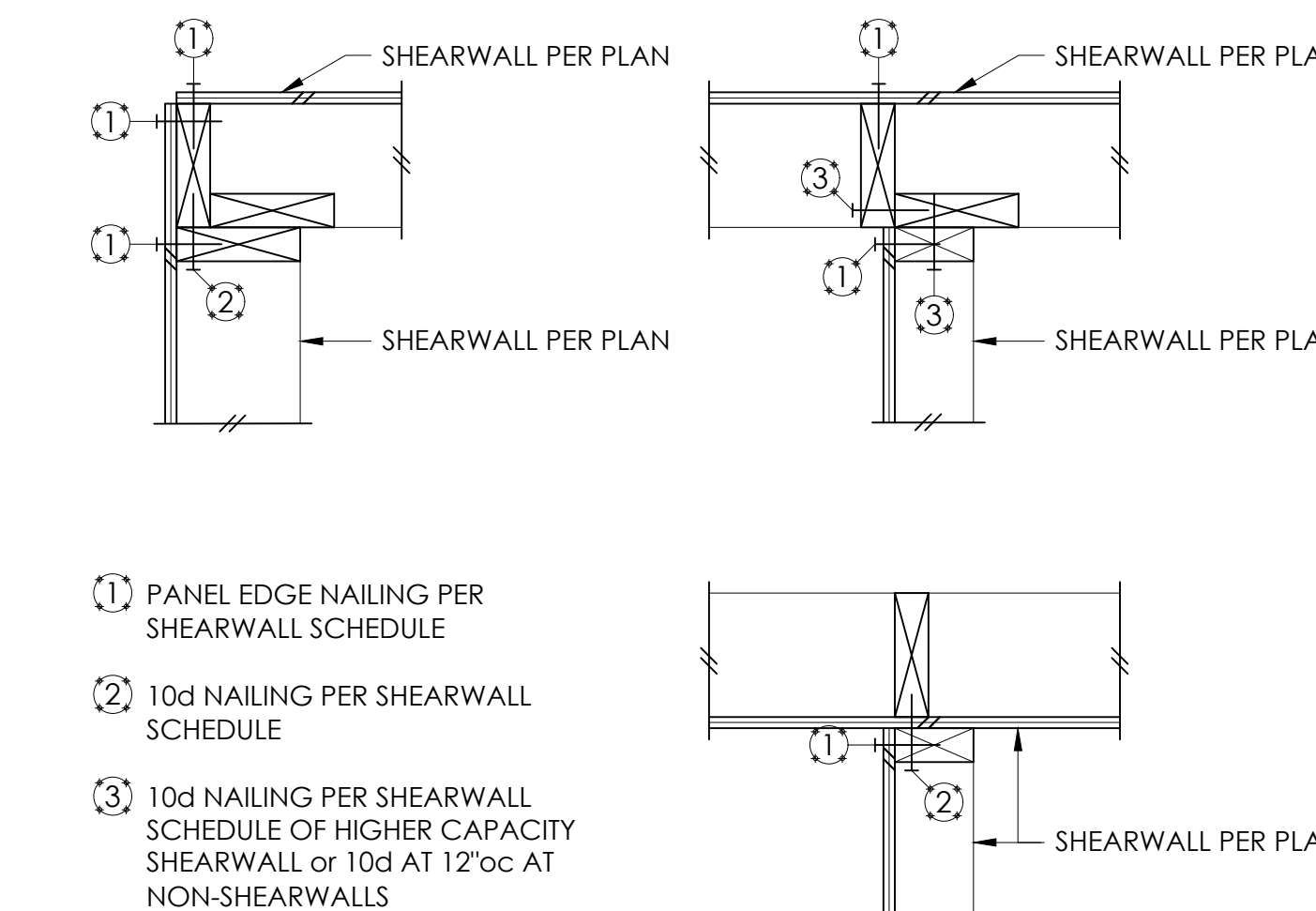
1. BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
2. 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
3. EMBED CAST IN PLACE ANCHOR BOLTS AT LEAST 7". EPOXY EMBED POST INSTALLED 5/8"Ø THREADED ROD 5" MIN w/ SET-XP OR USE 5/8"Ø x 8" TITEN HD SCREWS, UNO. ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
4. 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
5. TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
6. ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
7. NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
8. LTP4'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
9. A35'S OR LTP4'S MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

**2** SHEARWALL SCHEDULE EPOXY BOLTS - SW1-SW6 3/4" = 1'-0"

**2** TYPICAL SHEARWALL CONSTRUCTION W/ TJI'S 3/4" = 1'-0"

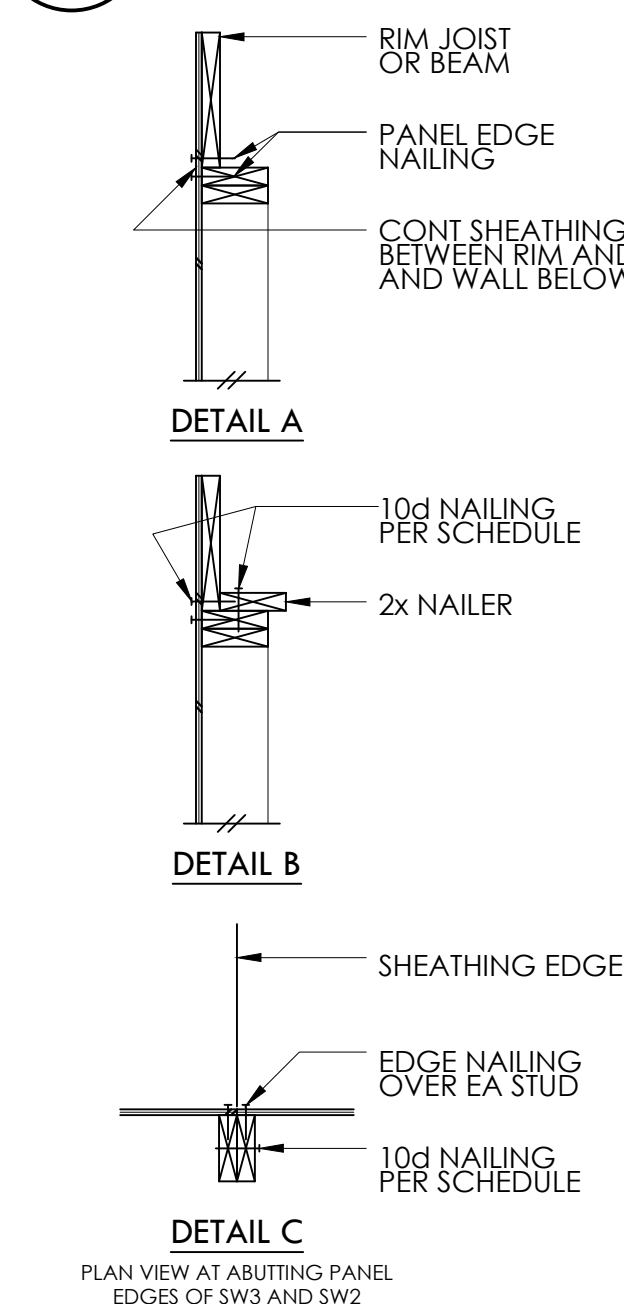


**NOTE:**  
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

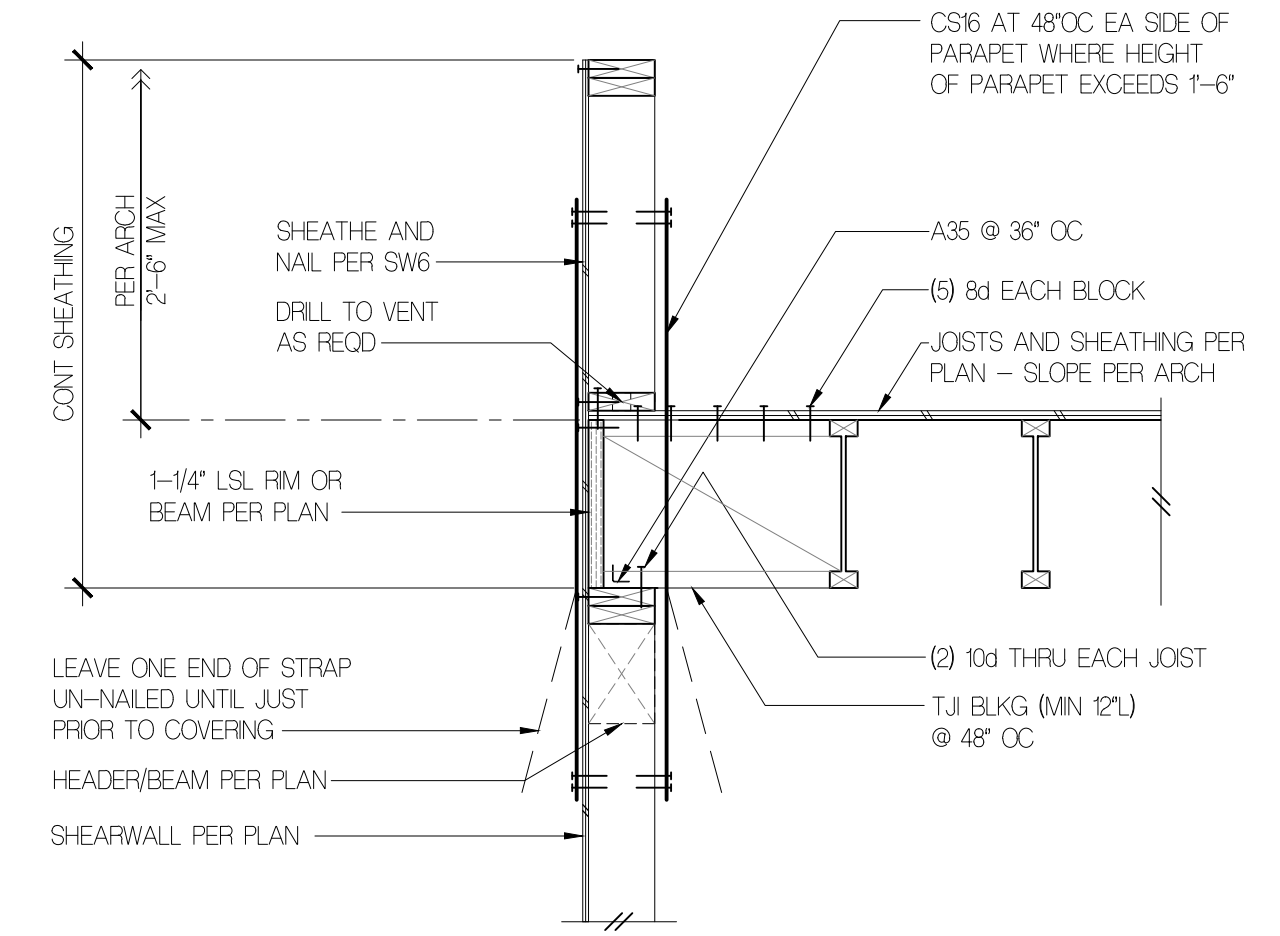
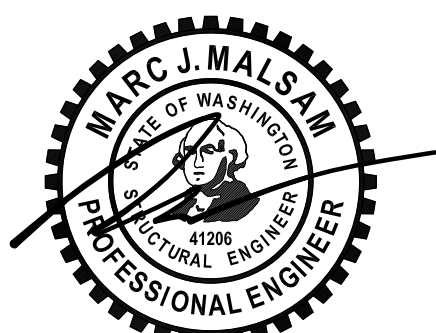


1. PANEL EDGE NAILING PER SHEARWALL SCHEDULE
2. 10d NAILING PER SHEARWALL SCHEDULE
3. 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL OR 10d AT 12"oc AT NON-SHEARWALLS

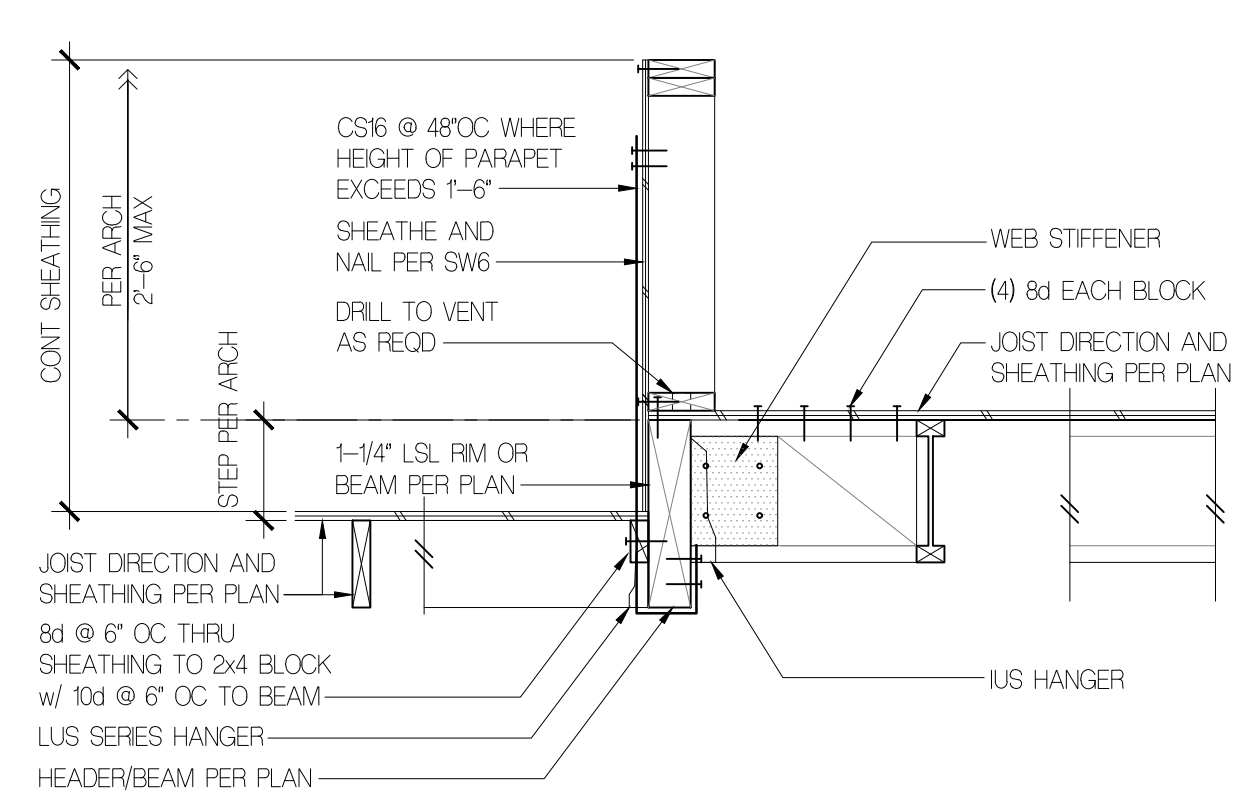
**1** TYPICAL SHEARWALL INTERSECTIONS 3/4" = 1'-0"



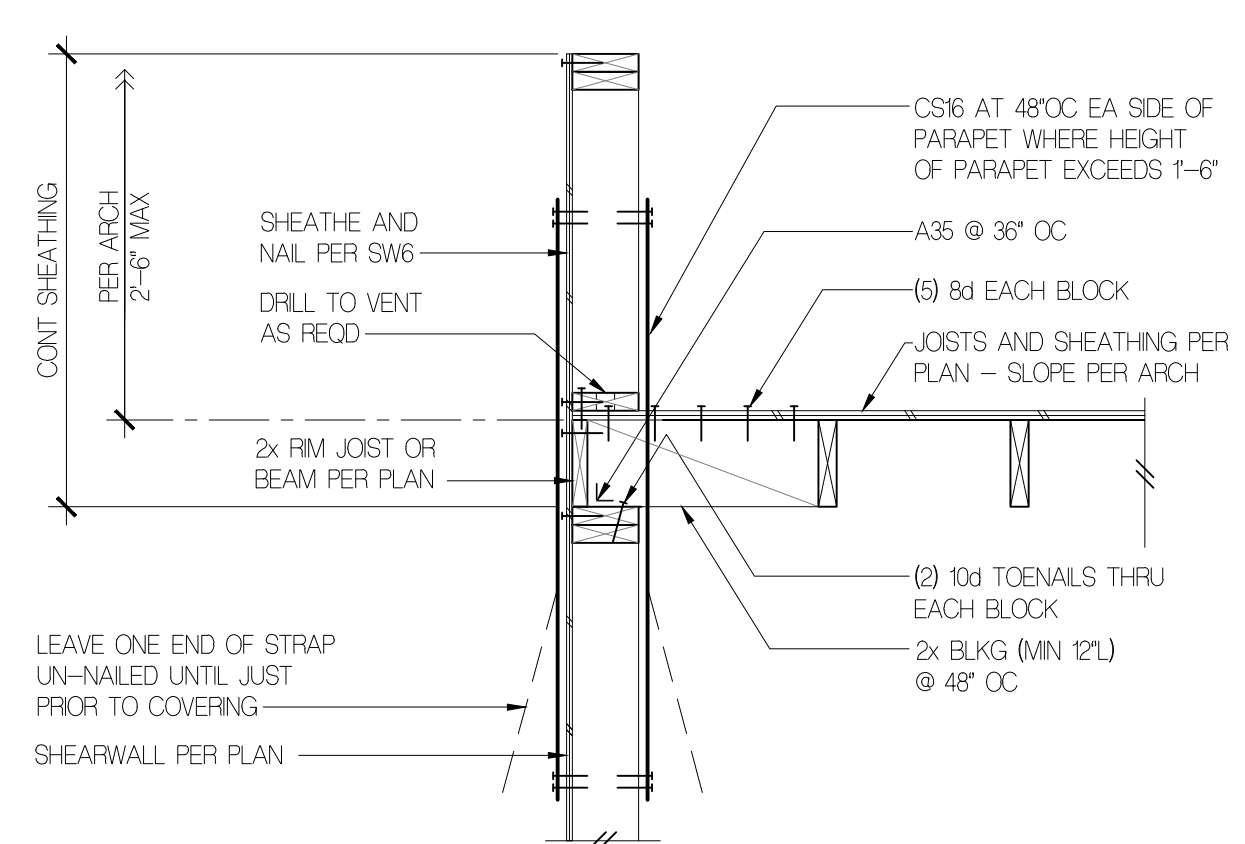
**4** SHEARWALL SCHEDULE EPOXY BOLTS - SW1-SW6 3/4" = 1'-0"



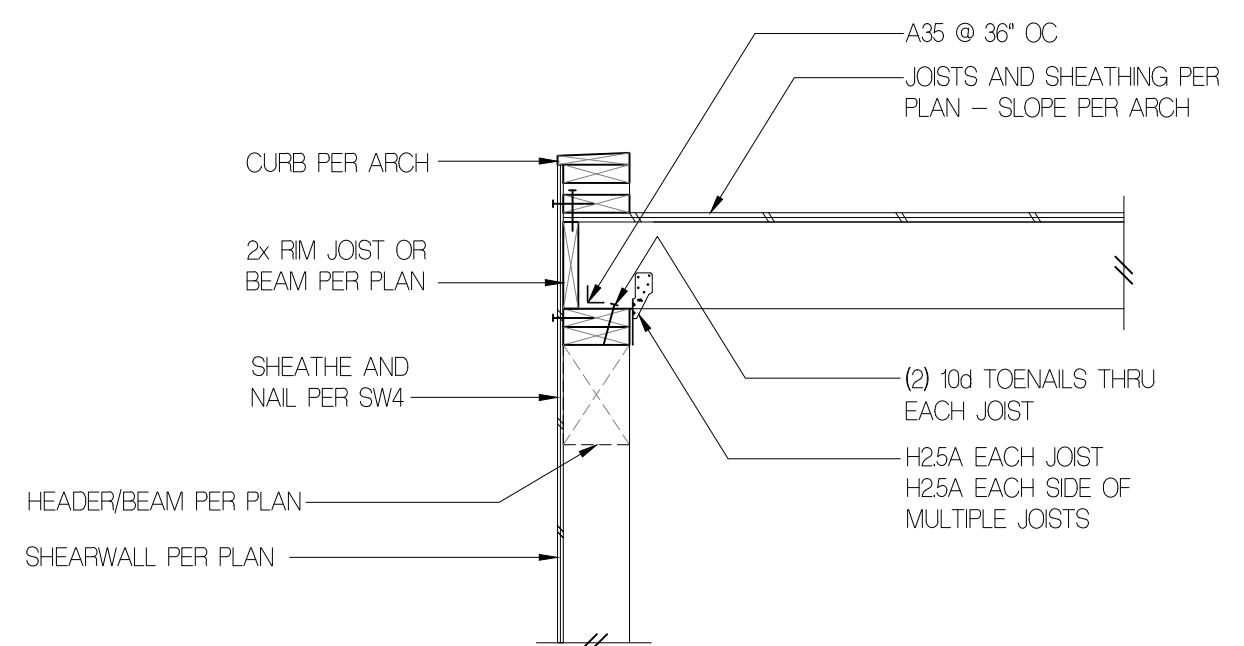
**9** FLAT ROOF PARAPET - 30" MAX NON-BEARING  $3/4" = 1'-0"$



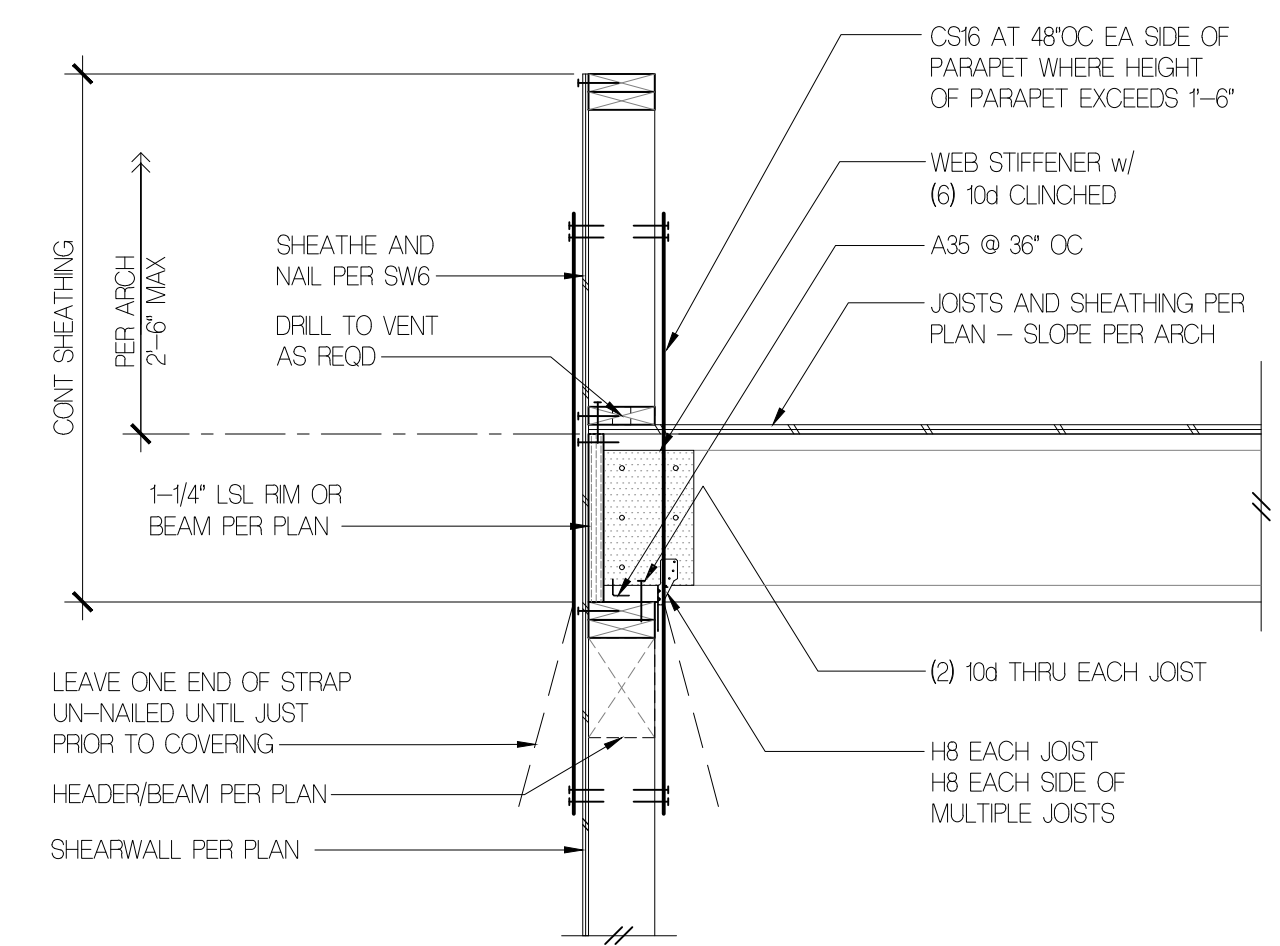
**10** INTERIOR DIAPHRAGM AT BUILDING STEP  $3/4" = 1'-0"$



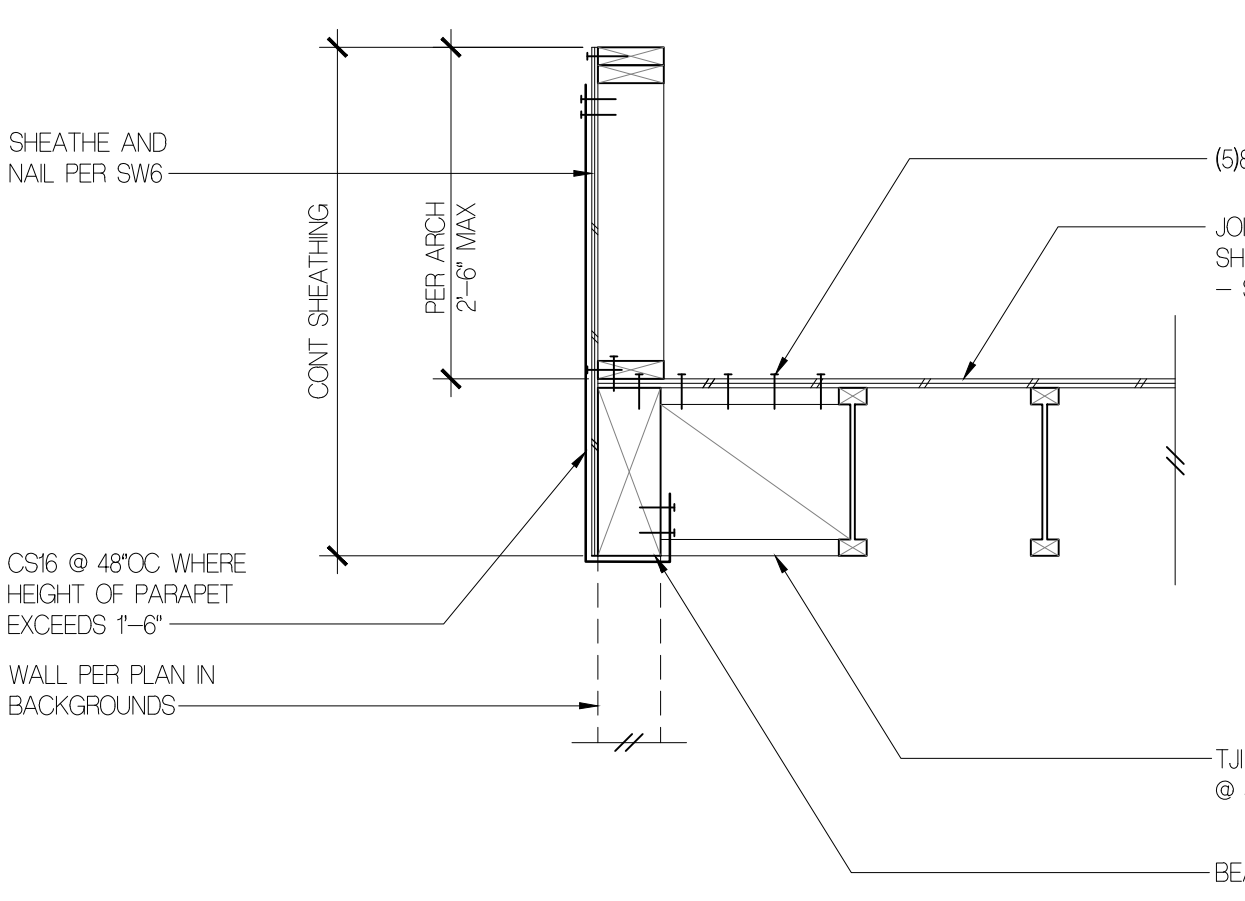
**11** FLAT ROOF PARAPET - NON-BEARING WALL  $3/4" = 1'-0"$



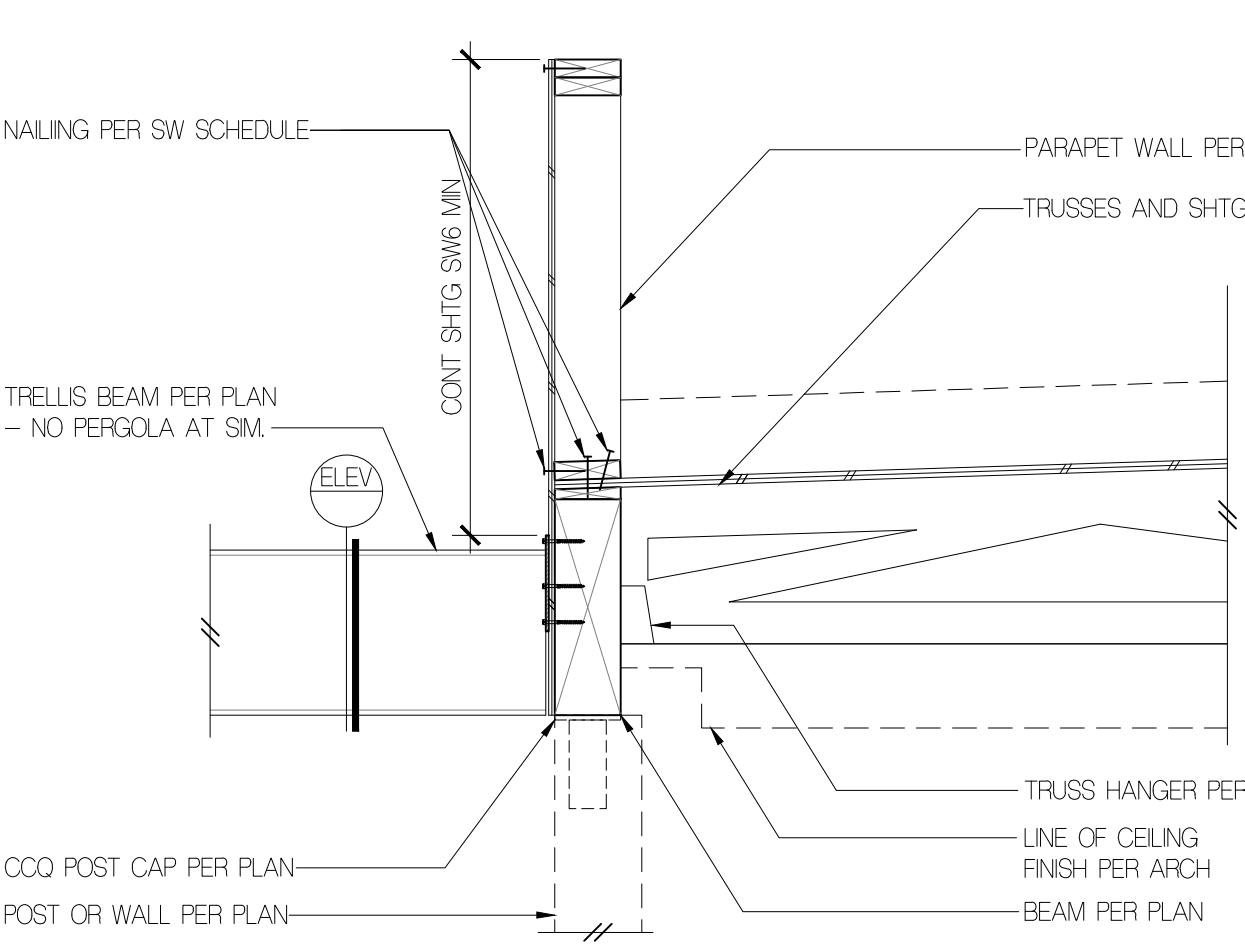
**12** FLAT ROOF PARAPET - BEARING WALL  $3/4" = 1'-0"$



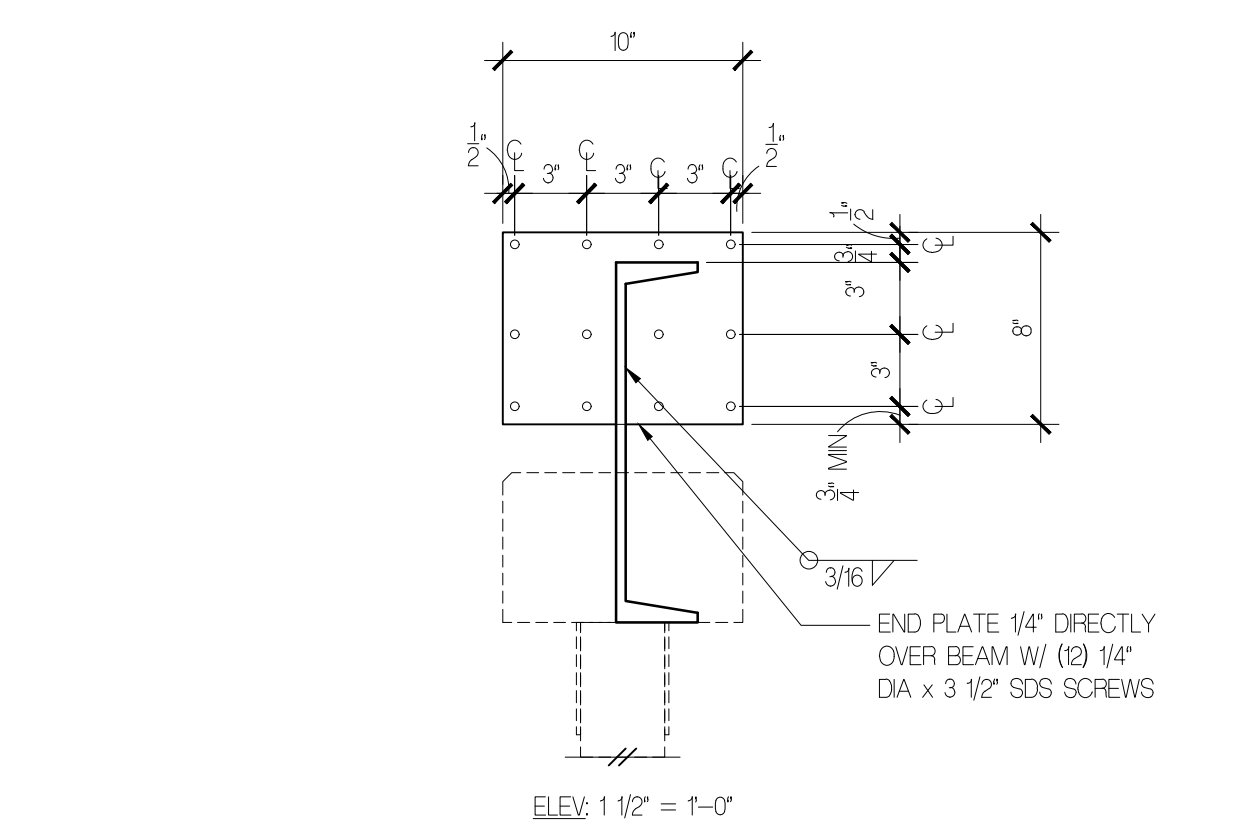
**5** FLAT ROOF PARAPET - BEARING WALL  $3/4" = 1'-0"$



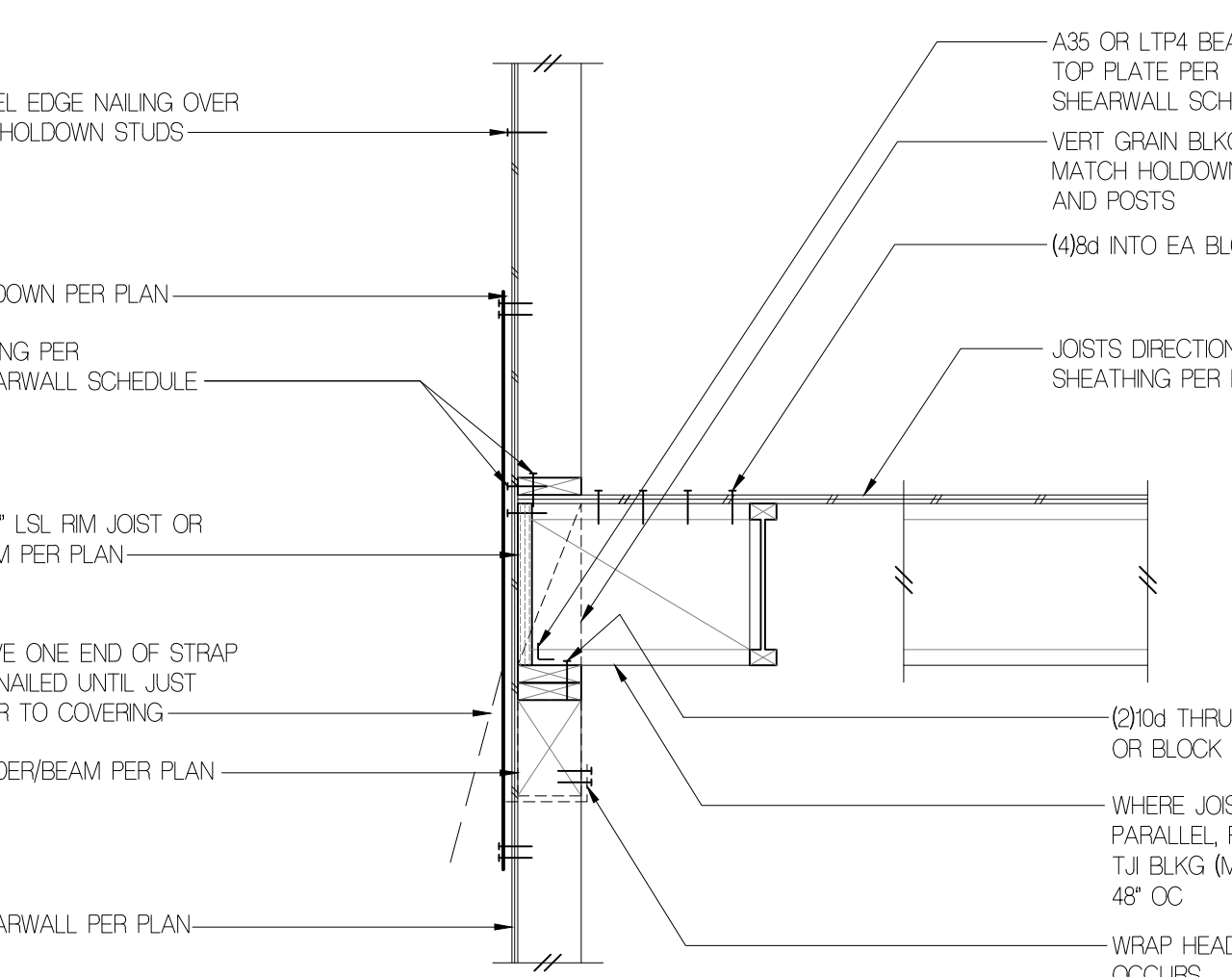
**6** FLAT ROOF PARAPET - NON-BEARING w/ TJI's  $3/4" = 1'-0"$



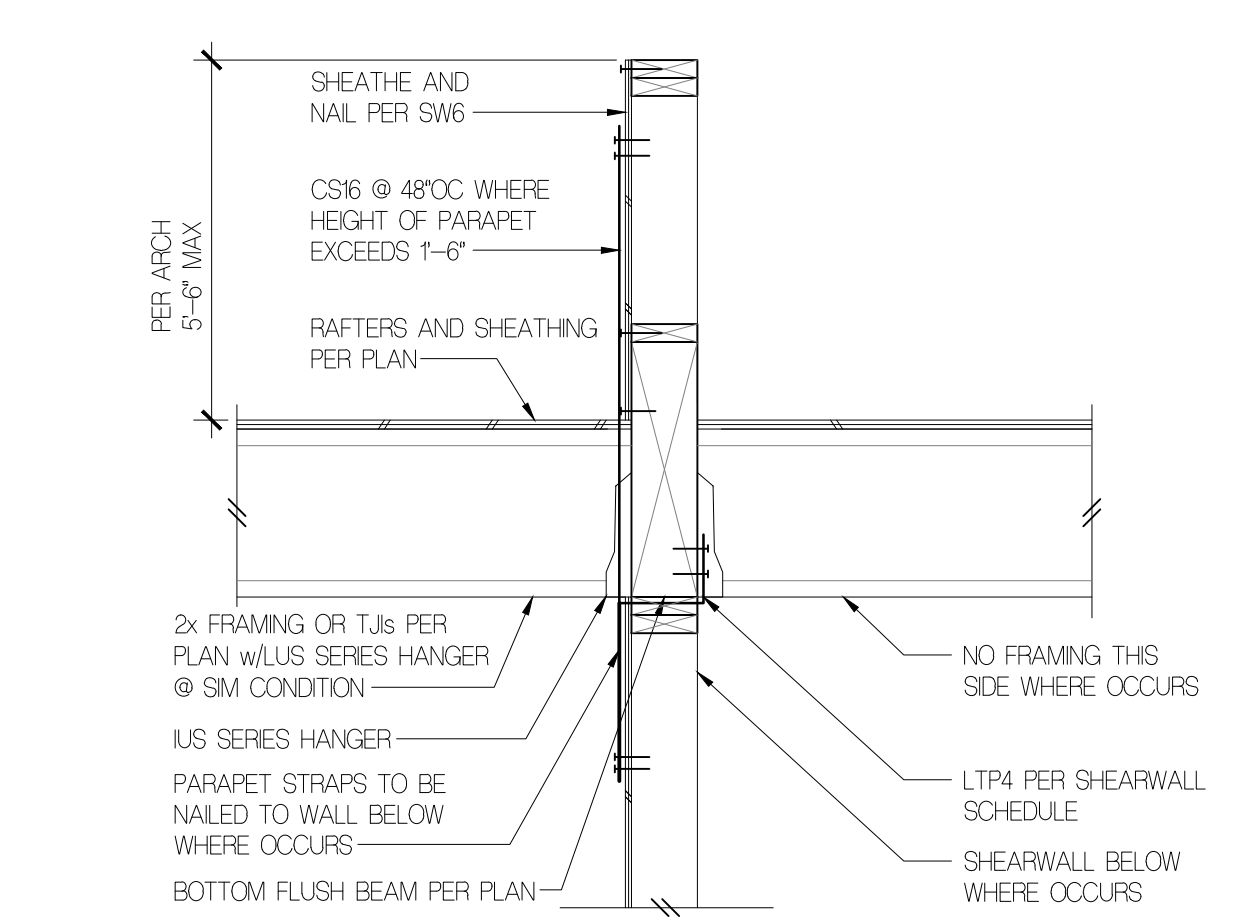
**7** TYPICAL HEADER SUPPORT  $3/4" = 1'-0"$



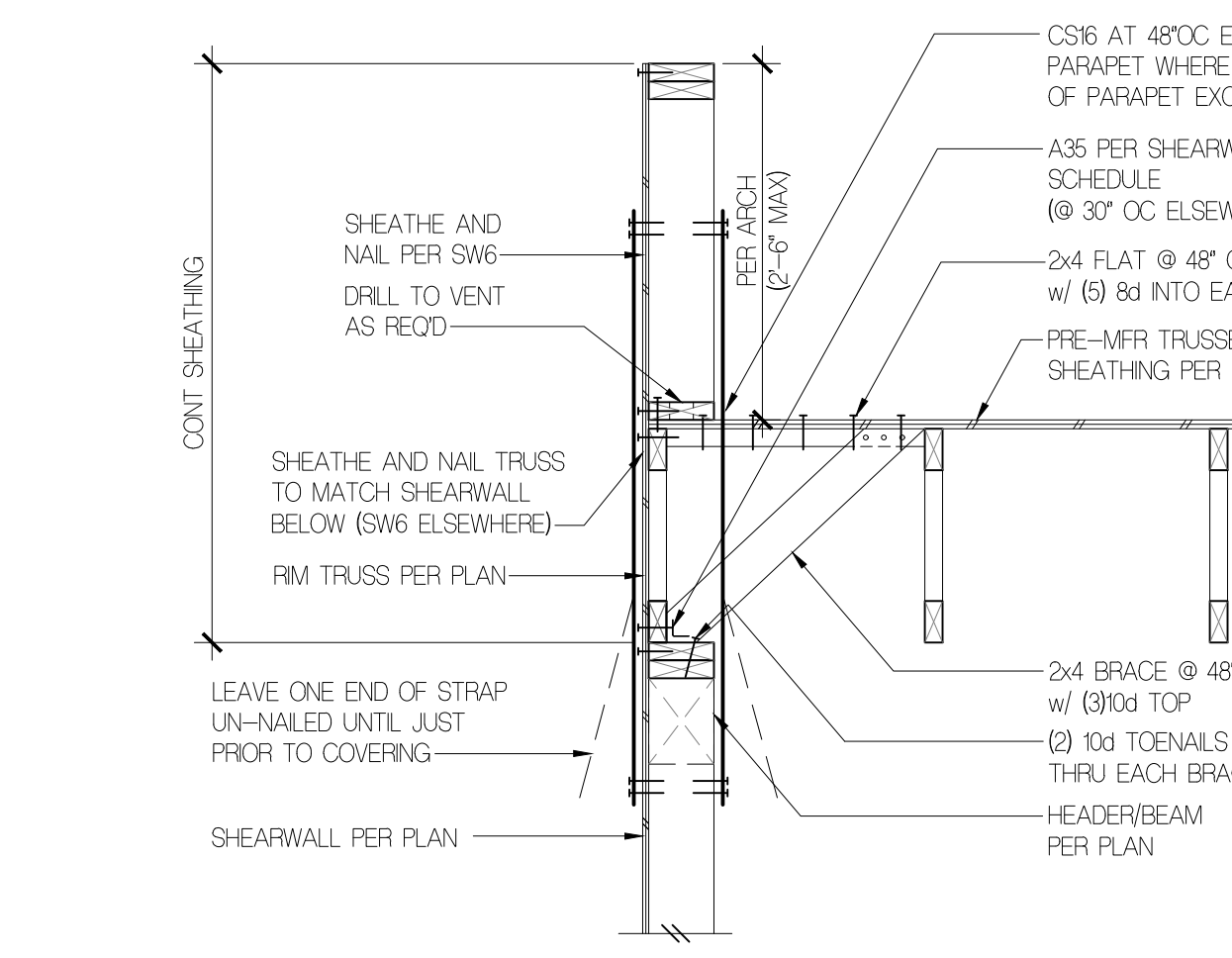
**4** TRUSS TO RAFTER @ GRID 3  $3/4" = 1'-0"$



**1** FLOOR FRAMING W/ TJI's  $3/4" = 1'-0"$



**2** TRUSS & RAFTER CONNEX @ GRID 4  $3/4" = 1'-0"$



**3** GIRDER TRUSS W/ EXT WALL ABOVE  $3/4" = 1'-0"$

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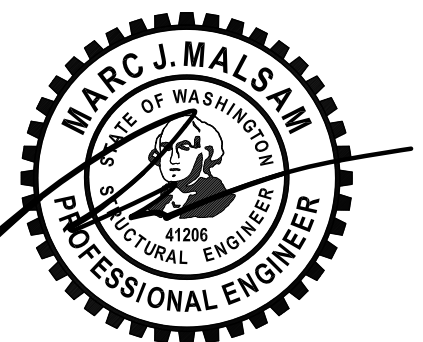
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CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



STRUCTURAL CONTENTS ONLY

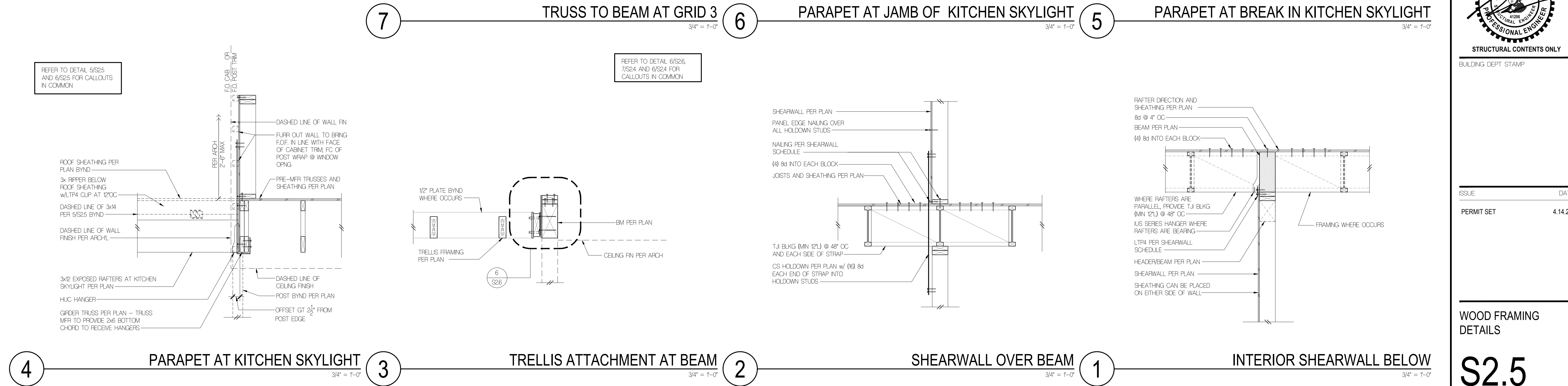
BUILDING DEPT STAMP

ISSUE DATE

PERMIT SET 4.14.23

WOOD FRAMING  
DETAILS

S2.5



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PROFESSIONAL STAMP



STRUCTURAL CONTENTS ONLY

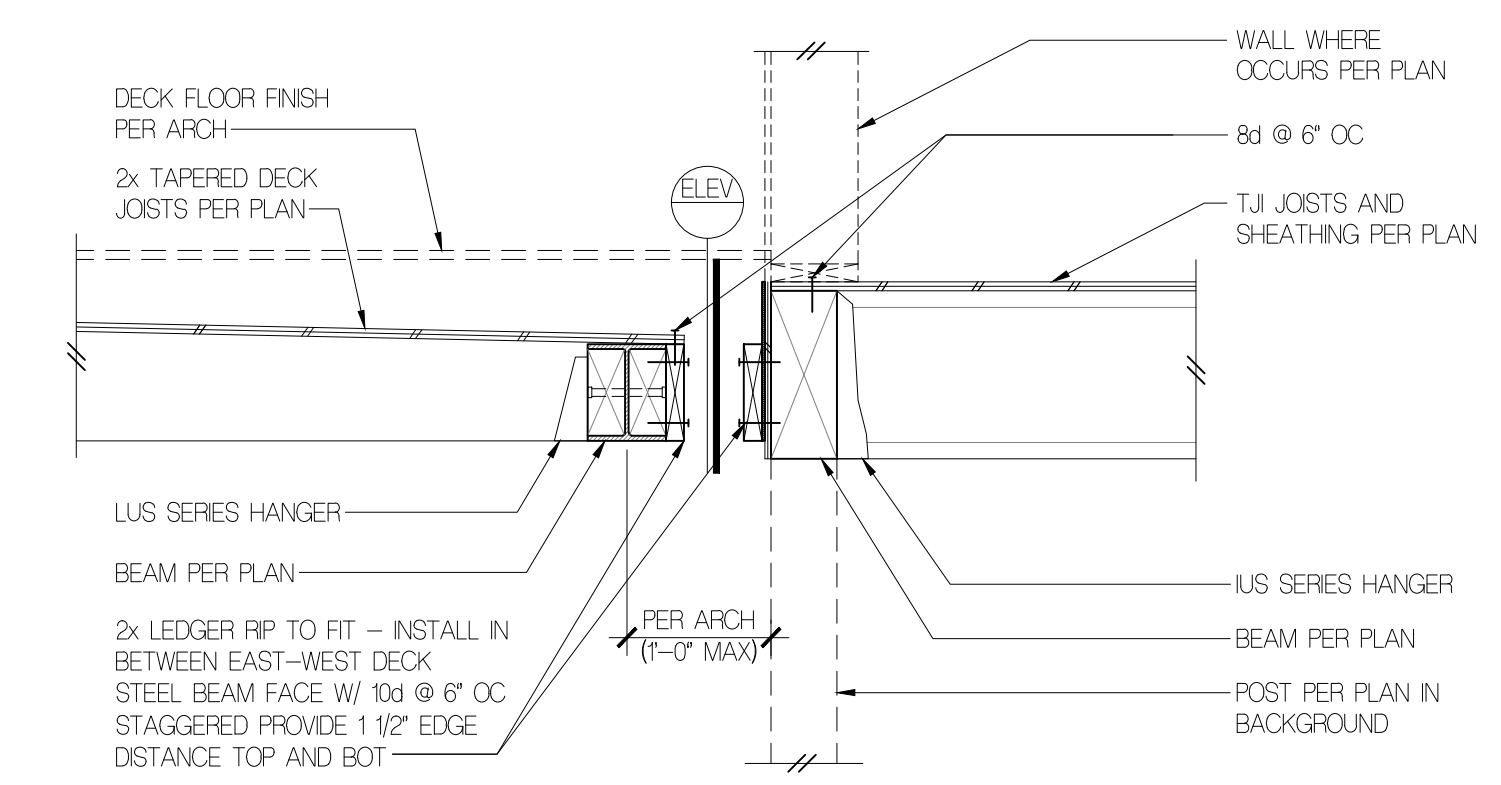
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ISSUE DATE

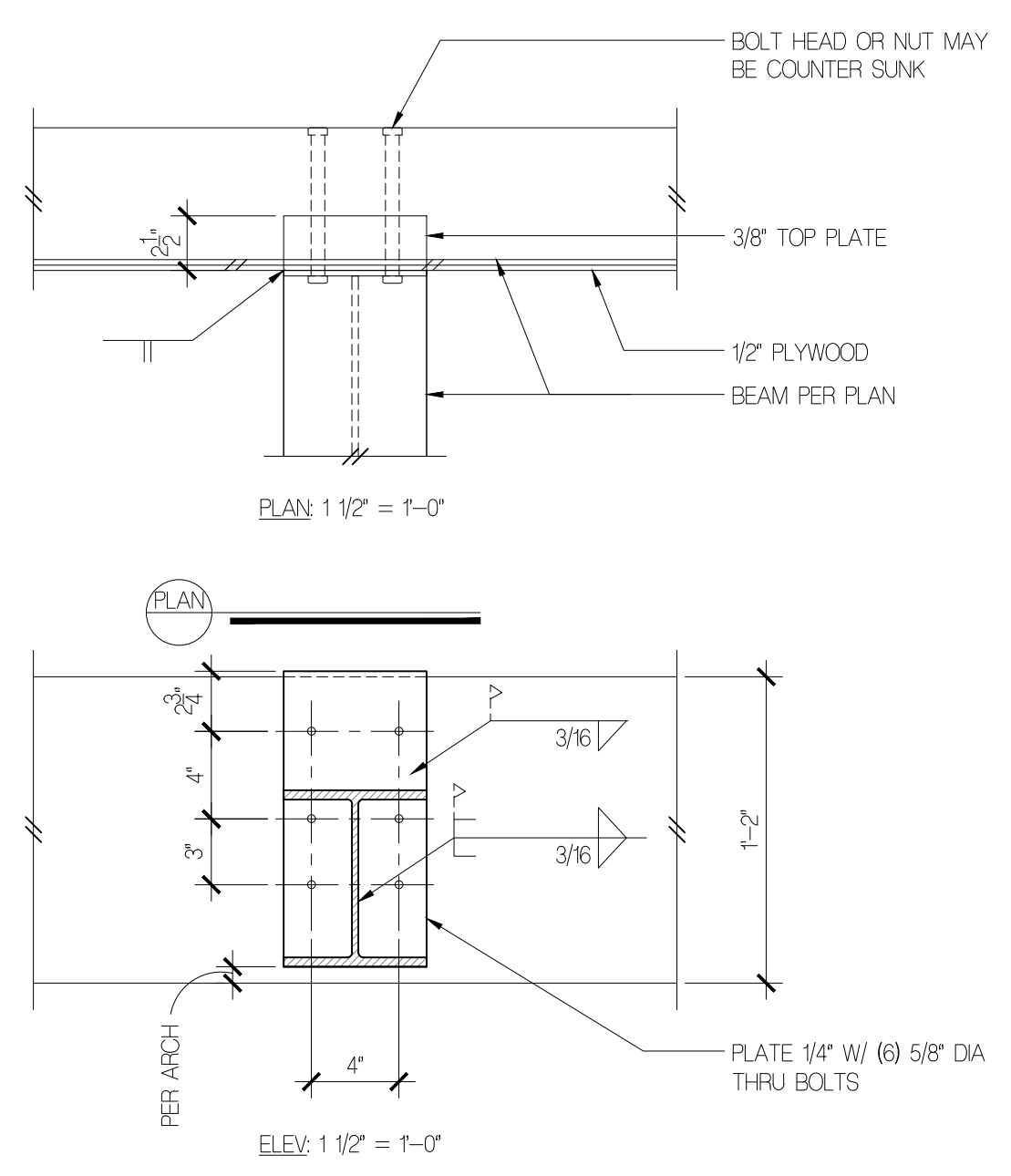
PERMIT SET 4.14.23

**STEEL FRAMING DETAILS**

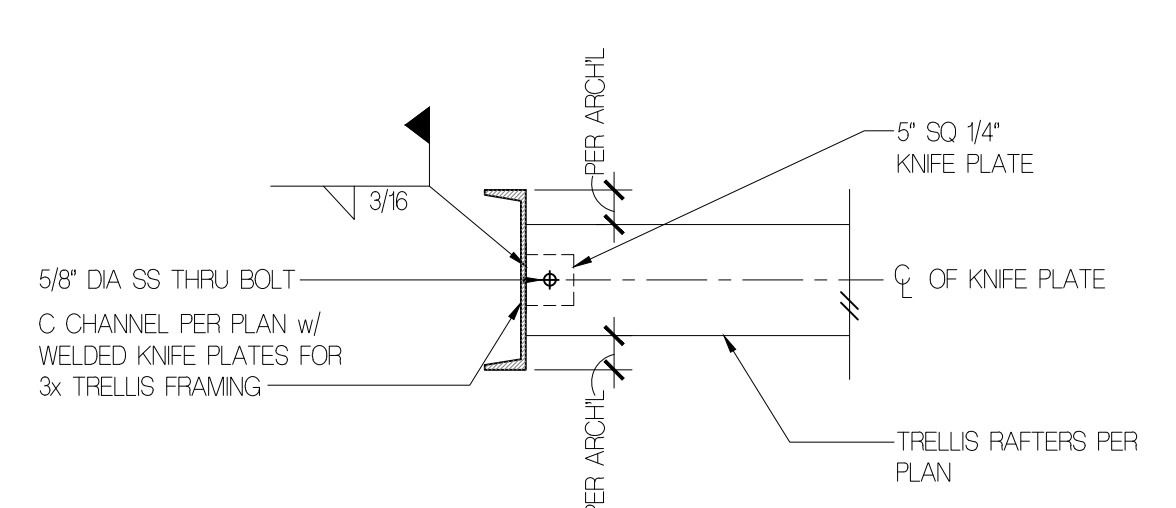
**S2.6**



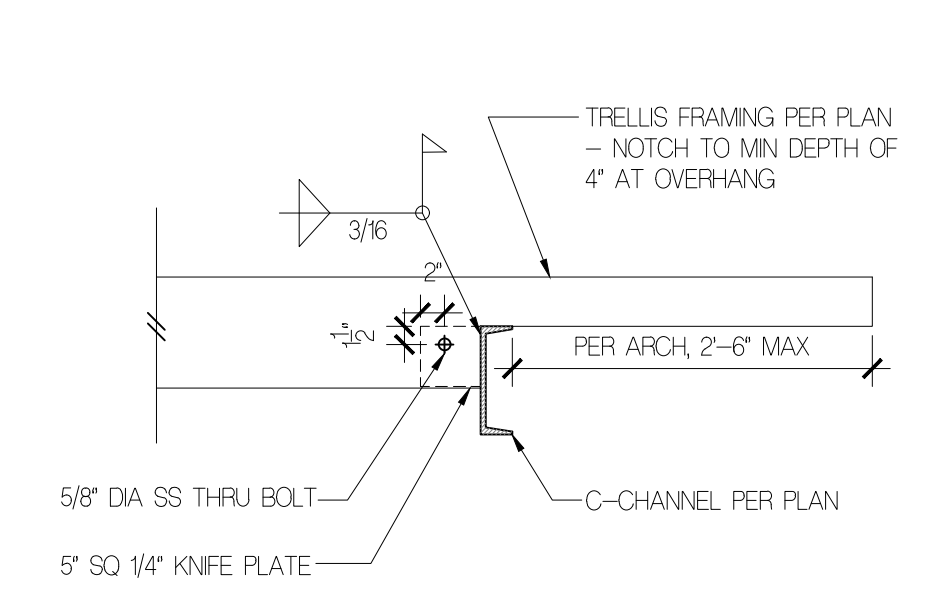
**9 DECK GUTTER DTL @ GRID 1**  
3/4" = 1'-0"



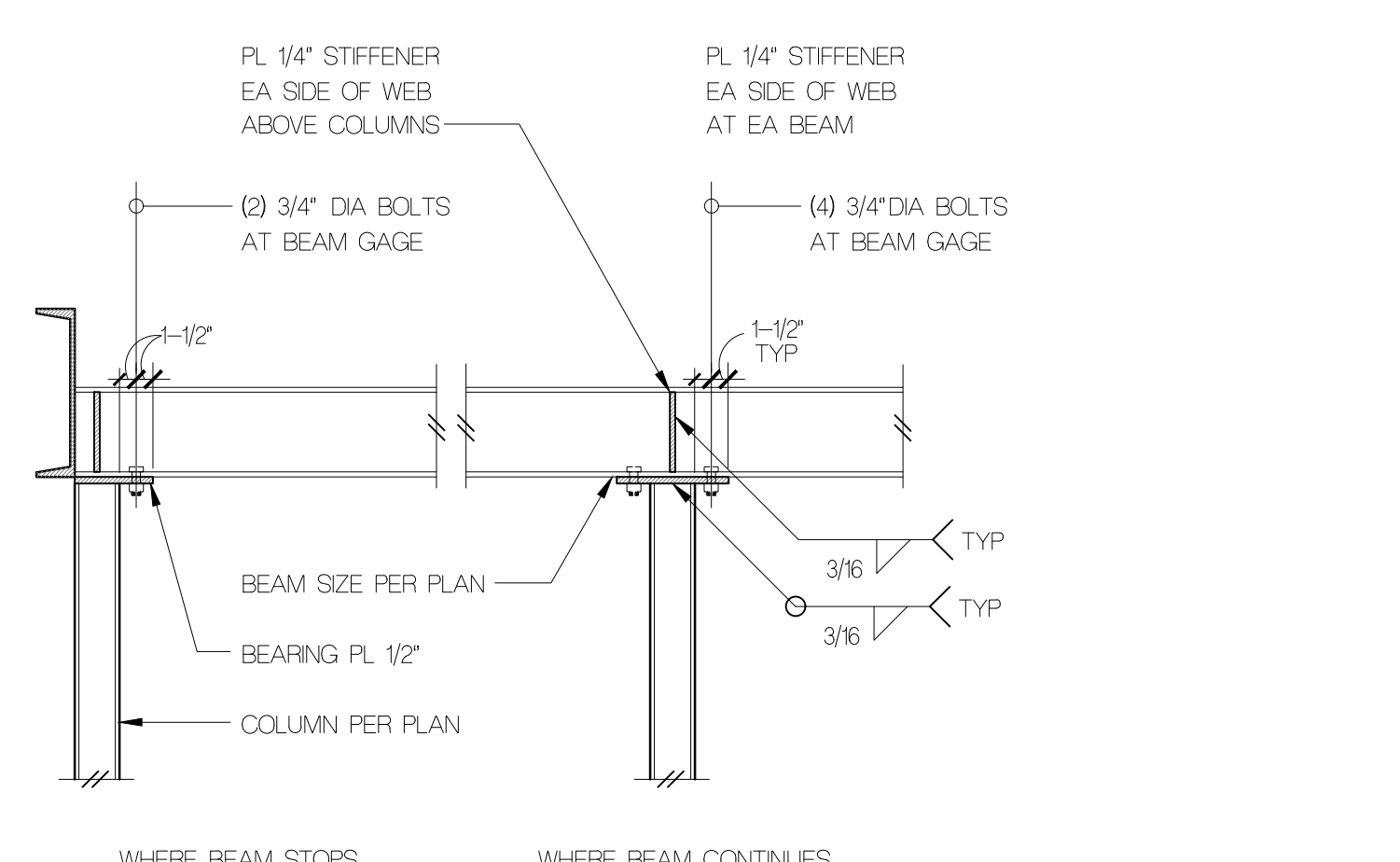
**10 TRELLIS TO BM CONNEX DTL**  
3/4" = 1'-0"



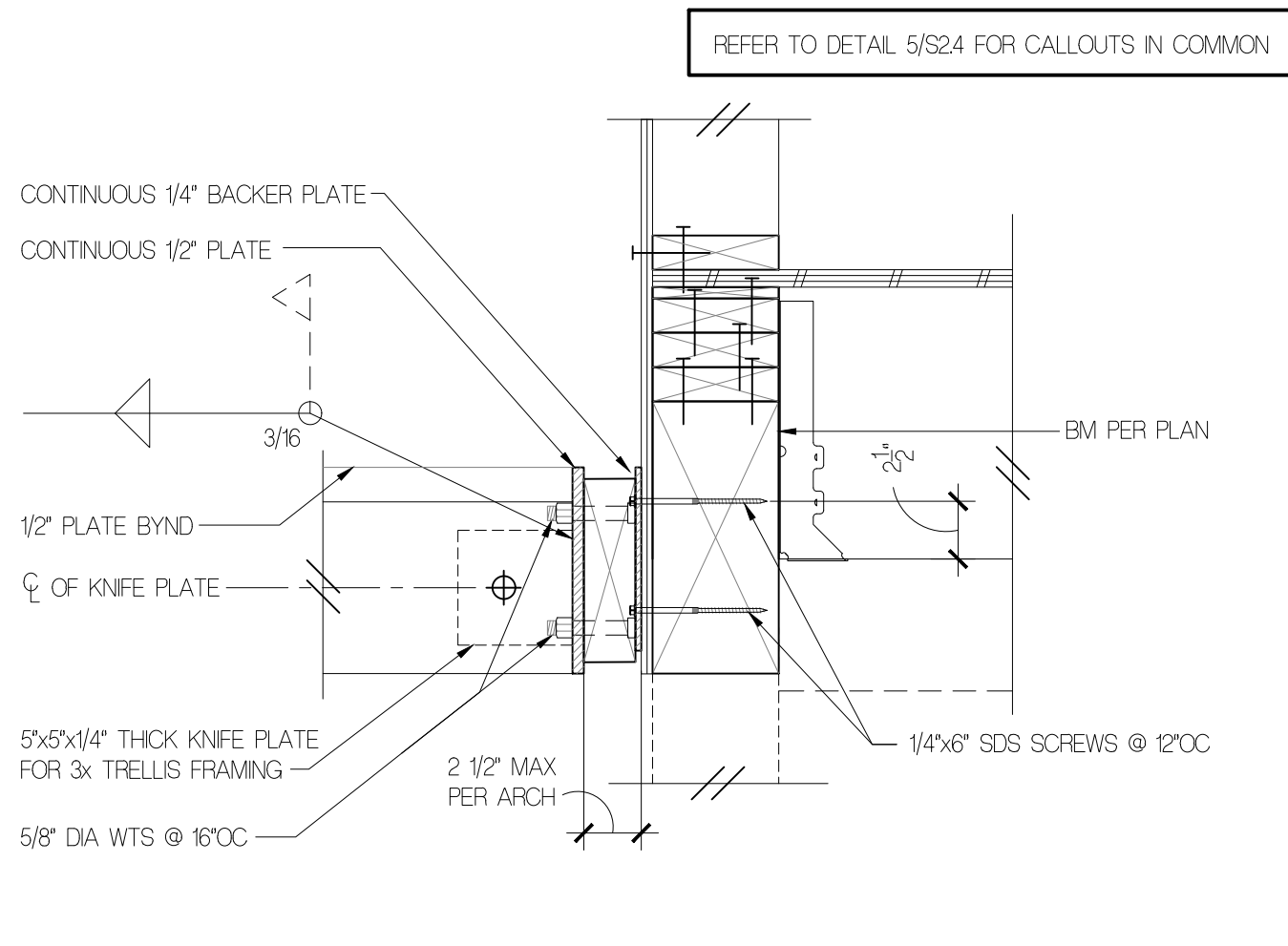
**11 TRELLIS FRAMING AT DROPPED C-CHANNEL**  
3/4" = 1'-0"



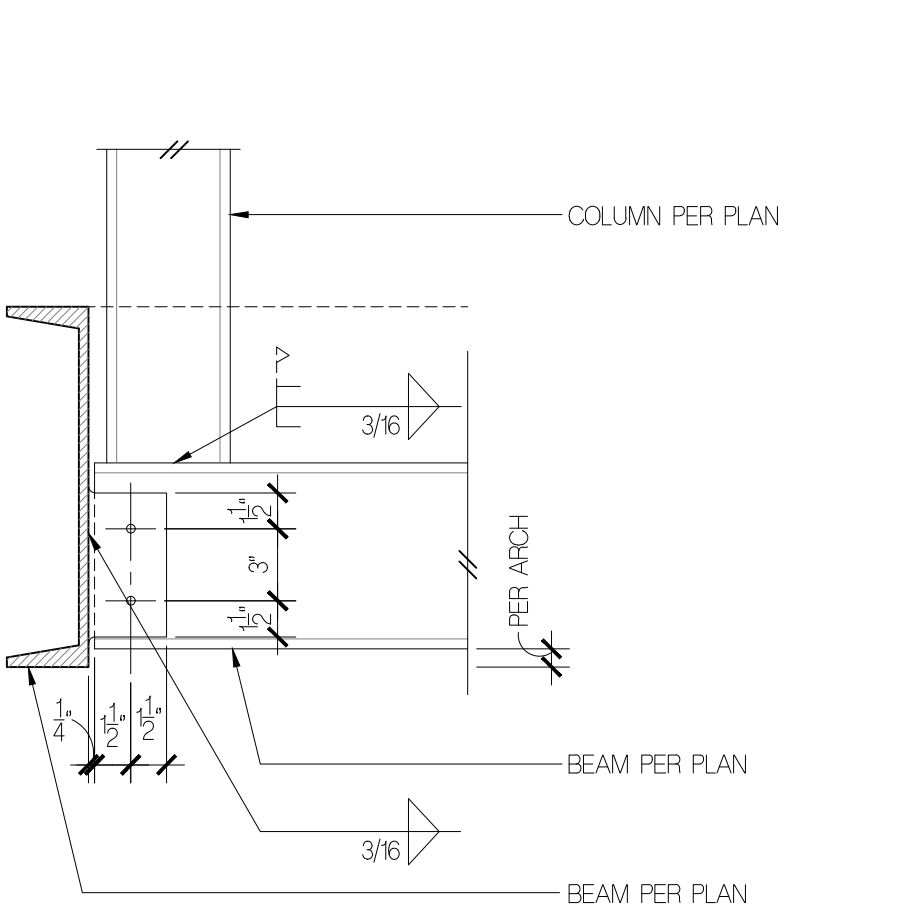
**12 TYPICAL STEEL BEAM PENETRATIONS**  
3/4" = 1'-0"



**5 W\_COL DECK BM TO COL DTL**  
3/4" = 1'-0"



**6 TRELLIS DTL**  
1 1/2" = 1'-0"



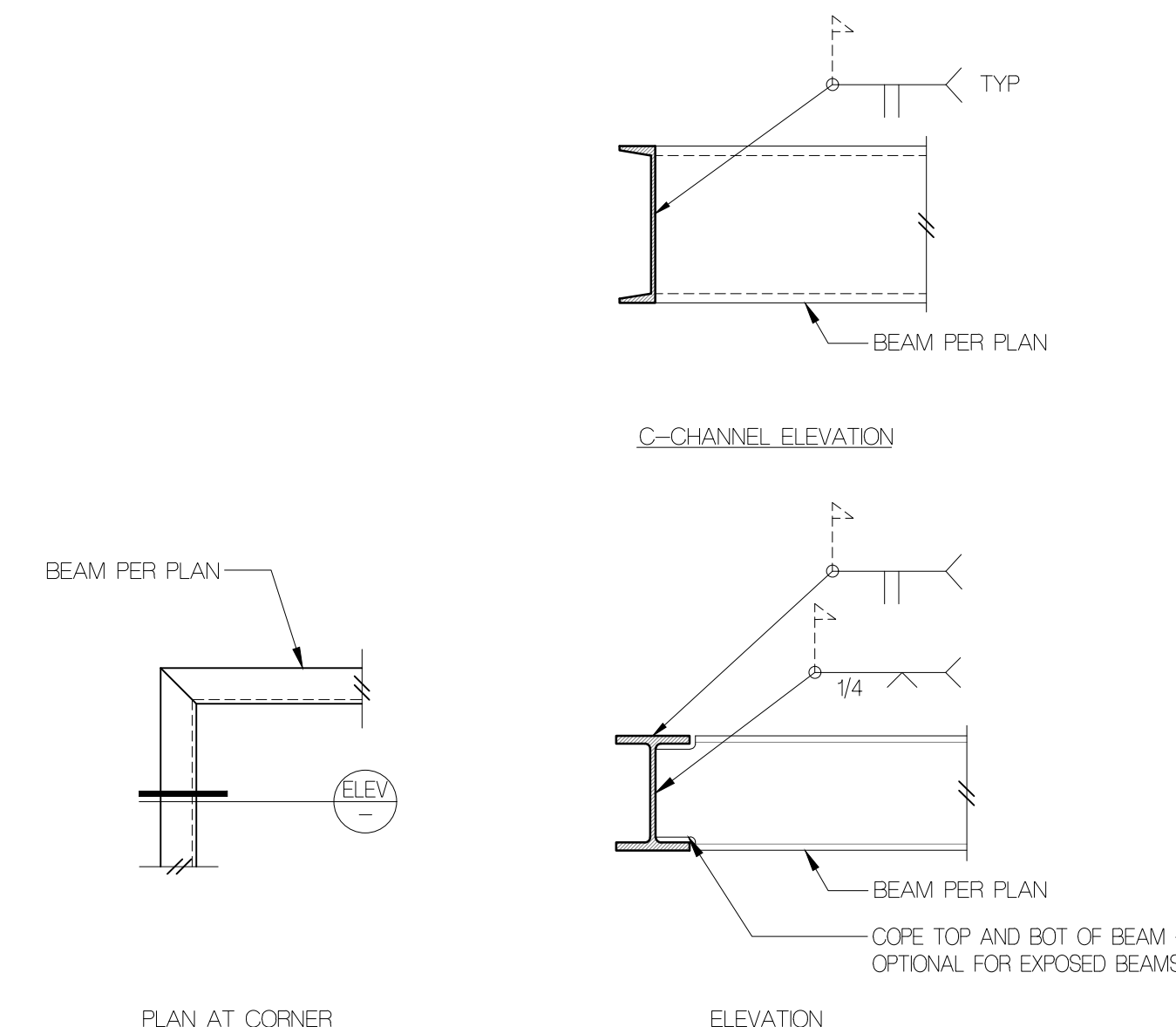
**7 DECK FRMG TO BM DTL**  
1 1/2" = 1'-0"

**SHEAR PLATE SCHEDULE**

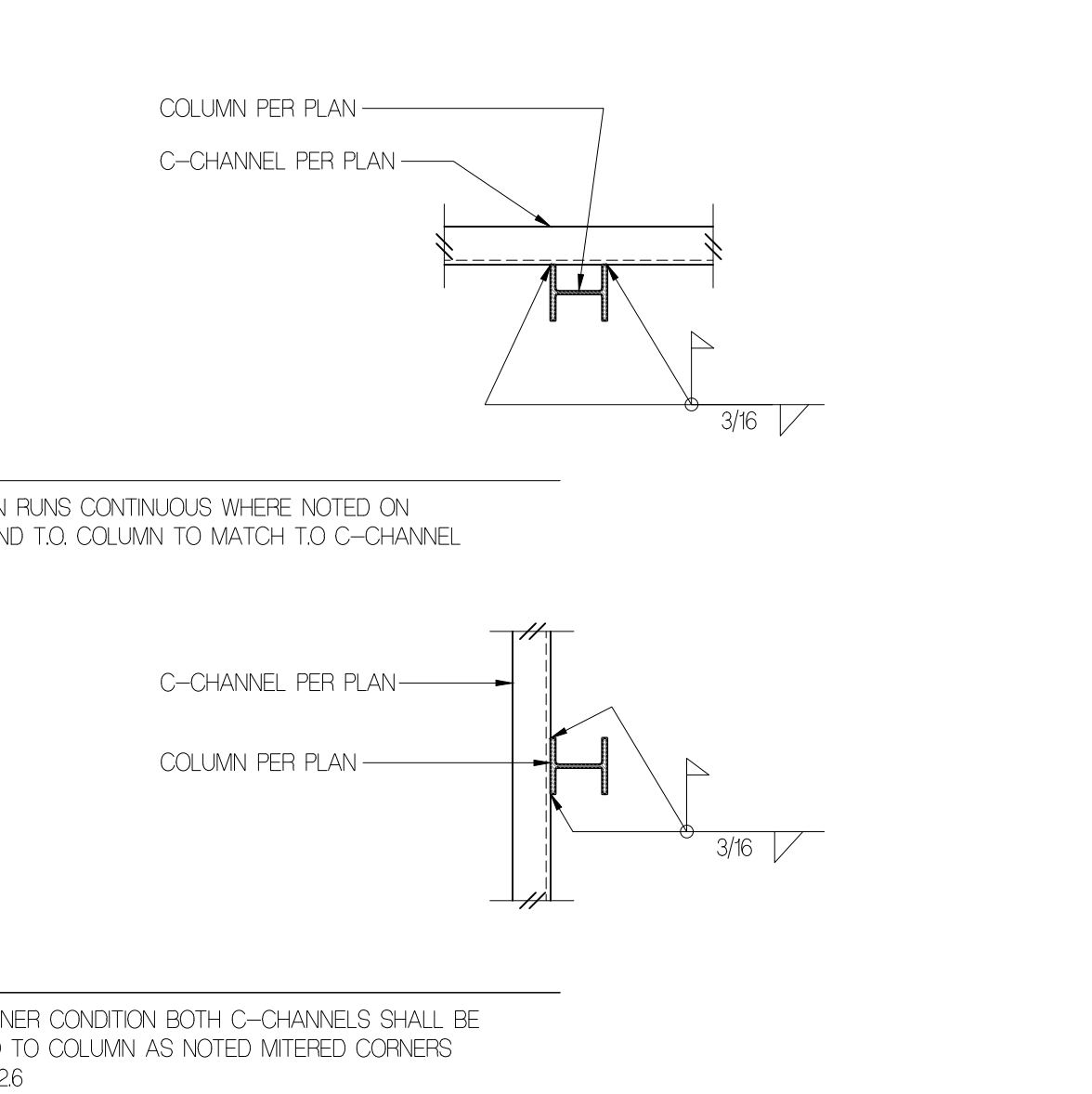
BEAM SIZE	NO OF BOLTS	BOLT SIZE	PLATE THK	WELD SIZE	CAP
W8/W10/C9	2	7/8" DIA	5/16"	1/4"	218k
W12	3	7/8" DIA	5/16"	1/4"	326k
W14/C15	3	7/8" DIA	5/16"	1/4"	326k
W16	4	7/8" DIA	5/16"	1/4"	435k
W18	5	7/8" DIA	5/16"	1/4"	544k

BOLT TYPE - A325N  
PLATE MATERIAL - A36  
CAPACITY LISTED PER AISC MANUAL, FIFTEENTH EDITION, TABLE 10-10a

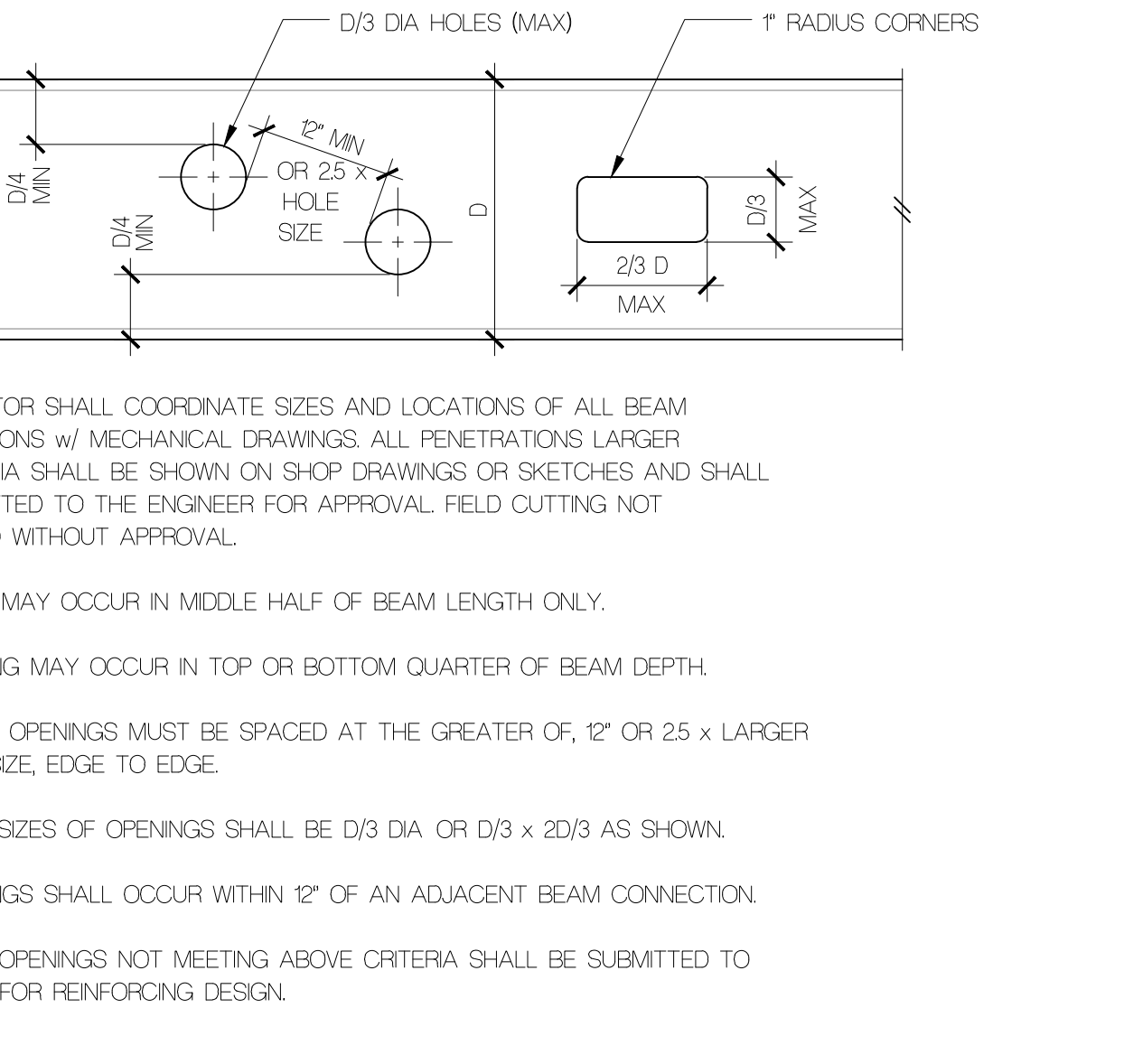
**1 TYP SINGLE SHEAR PLATE CONNEX & SCHED**  
3/4" = 1'-0"



**2 CONNECTION AT MITERED CORNERS**  
3/4" = 1'-0"



**3 C-CHANNEL TO COLUMN CONNECTION**  
3/4" = 1'-0"



**4 TYPICAL STEEL BEAM PENETRATIONS**  
3/4" = 1'-0"

GENERAL SHORING NOTES

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION, FINISH.
- SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT OF PROPOSED LABAN RESIDENCE IMPROVEMENTS LOCATED AT 10 BROOK BAY ROAD, MERCER ISLAND, WASHINGTON, 98040, PREPARED BY ZIPPERGEO REPORT NUMBER ZGA 25601, DATED FEBRUARY 27, 2023.
- THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (1) COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2) WEEKS OF RECEIPT. ONCE THE DRAWINGS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS THEY WILL BE MARKED WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN INTENT.
- INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO AGENCY OF PILE SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.
- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 10, 1704, 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 TEST RESULTS. SPECIAL INSPECTION SHALL BE PROVIDED ON THE FOLLOWING TYPES OF CONSTRUCTION:

- CONCRETE CONSTRUCTION
- STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
- Augercast, Caisson, Drilled, or Driven Pile Installation

- THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.

- SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28-DAY.

	(f)	MINIMUM CEMENT PER CUBIC YARD
PILE LEAN CONCRETE	100 PSI	1-1/2 SACKS

- ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17, FURNISH TO THE FOLLOWING MINIMUM STANDARDS

4x12 TIMBER LAGGING	HEM-FR NO 1 DOUGLAS FIR-LARCH NO 2	Fb = 975 PSI Fb = 900 PSI
6x TIMBER LAGGING	HEM-FR NO 2 DOUGLAS FIR-LARCH NO 2	Fb = 675 PSI Fb = 875 PSI

TIMBER LAGGING SHALL BE TREATED PER AWPA STANDARDS TO A MINIMUM RETENTION OF 0.40 PCF. LAGGING SHALL BE 4x12 UNO.

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

- AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.
- APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVERSE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. HP-SHAPES	A572 (GRADE 50)	50 KSI
D. STRUCTURAL PIPE	A53 (GRADE B)	35 KSI
E. HOLLOW STRUCTURAL SECTIONS SQUARE OR RECTANGULAR	A500 (GRADE B)	46 KSI
ROUND	A500 (GRADE B)	42 KSI
F. CONVENTIONAL HIGH-STRENGTH BOLTS (3/4" ROUND, UNO)	A325	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554, GRADE 36	
I. HEADED SHEAR STUDS	A108	

- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CIVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREE(S)F AND 40 FT-LBS AT 70 DEGREE(S)F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

SHORING MONITORING NOTES

SHORING MONITORING NOTES

- SURVEY MONITORING OF THE SHORING WALLS SHALL BE PERFORMED TO DETERMINE THE VERTICAL AND HORIZONTAL MOVEMENT OF THE MONITORING POINTS. THE MEASURING SYSTEM SHALL HAVE AN ACCURACY OF AT LEAST 0.01 FEET. THE MONITORING PROGRAM SHALL BE DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR BUT AT A MINIMUM SHALL INCLUDE THE FOLLOWING:

ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL ON ADJACENT CRITICAL STRUCTURES OR BUILDINGS WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL, AND ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS OR ALLEYS. SURVEY POINTS SHOULD BE SPACED NO MORE THAN EVERY 20'-0" ALONG THE WALL. AT SOLDIER PILES, PLACE MONITORING POINTS AT THE TOP OF AT LEAST EVERY OTHER SOLDIER PILE. ESTABLISH A BASELINE READING OF MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING. THE GEOTECHNICAL ENGINEER, CONTRACTOR, AND SURVEYOR SHALL COORDINATE LOCATIONS OF THESE MONITORING POINTS PRIOR TO THE BEGINNING OF EXCAVATION.

A LICENSED SURVEYOR THAT IS NOT THE CONTRACTOR MUST PERFORM THE SURVEYING AT LEAST ONCE A WEEK. MONITORING POINTS ESTABLISHED ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5".

THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND THE SURVEY DATA TO THE STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT ON AT LEAST A WEEKLY BASIS. THIS WEEKLY REVIEW MUST CONTAIN A GRAPHICAL PRESENTATION OF THE WALL MOVEMENT VERSUS TIME.

IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT IF UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS, IF 0.5" OF MOVEMENT OCCURS BETWEEN (2) CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACHES 0.5". IF MOVEMENT EXCEEDS 0.5", THE ENGINEERS AND SHORING DESIGNER SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENT TO 1". ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARD IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENT TO WHAT IS CONSIDERED AS ACCEPTABLE BY THE DESIGN TEAM AND BUILDING DEPARTMENT (1" MAXIMUM).

SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND THE EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AND IS COMPLETED UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER REVIEW AND APPROVAL BY BUILDING DEPARTMENT, AND SHALL BE BASED ON THE SHORING PERFORMANCE.

CONTRACTOR SHALL COMPLETE A PHOTO SURVEY OF ALL STRUCTURES WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL PRIOR TO DEWATERING, EXCAVATION AND INSTALLATION OF THE SHORING SYSTEM. THE PHOTO SURVEY SHALL INCLUDE BUT IS NOT LIMITED TO DOCUMENTING THE NEIGHBORING BUILDINGS, FOUNDATION WALLS, RETAINING WALLS, FREESTANDING WALLS, SIDEWALKS, DRIVE SURFACES, AND THE ENTIRE FACADE OF MASONRY STRUCTURES. ALL EXISTING CRACKS SHOULD BE MEASURED AND DOCUMENTED. PROVIDE VIBRATION MONITORING PER GEOTECHNICAL RECOMMENDATIONS AS REQUIRED.

PILE AND LAGGING CONSTRUCTION

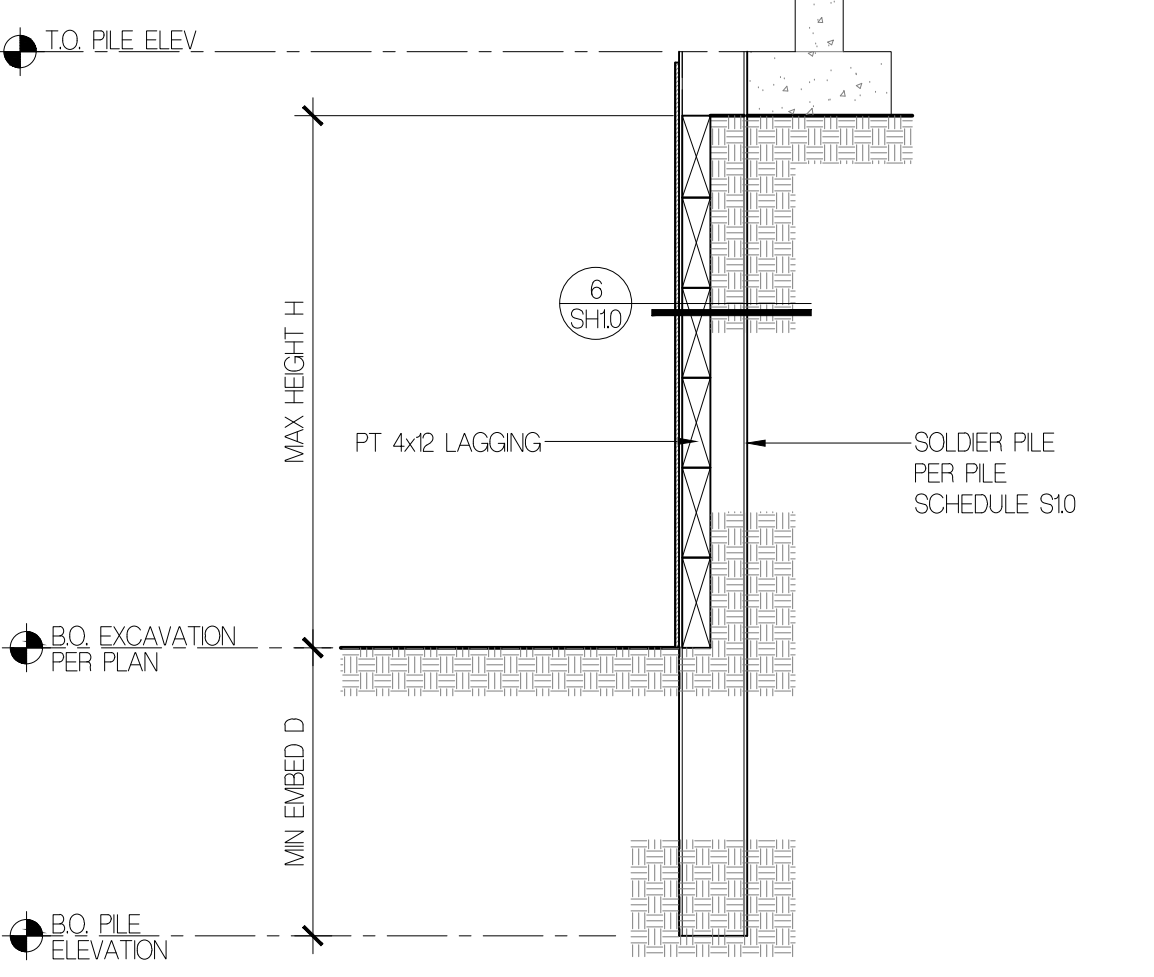
- SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.
  - DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION.
  - PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.
  - STEEL PILE PLACEMENT TOLERANCES
- 1' INSIDE PERPENDICULAR TO SHORING WALL  
1' OUTSIDE PERPENDICULAR TO SHORING WALL  
3" Laterally
- TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IF COF BACKFILL IS USED LIMIT LIFTS TO A MAXIMUM HEIGHT OF 2'-0". DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4'-0" IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

#	NUMBER	EW	EACH WAY
+/-	PLUS OR MINUS	EXIST'G/E	EXISTING
@	AT	EXT	EXTERIOR
AB	ANCHOR BOLT	FC	FACE
ABV	ABOVE	FDN	FOUNDATION
ADDL	ADDITIONAL	FF	FINISH FLOOR
ADJ	ADJUSTABLE	FN	FINISH
AF	ABOVE FINISH FLOOR	FLASHG	FLASHING
ALT	ALTERNATE	FLR	FLOOR
ALUM	ALUMINUM	FO	FACE OF FRAMING
APPROX	APPROXIMATE	FRMG	FRAMING
ARCHL	ARCHITECTURAL, ARCHITECT	FT	FEET
B/TWN	BETWEEN	FTB	FLUSH TO BOTTOM FOOTING
BLDG	BUILDING	FTG	FOOTING
BLKG	BLOCKING	GEN	GENERAL
BLW	BELOW	GALV	GALVANIZED
BM	BEAM	GI	GROUND FAULT INTERRUPTER
AO	BOTTOM OF	GLB	GLU-LAM BEAM
A.O.E.	BOTTOM OF EXCAVATION	GR	GRADE
BOT	BOTTOM	GR	GYPSUM WALL BOARD
B/TWN	BETWEEN	HRI	HEADER
BSBL	BUILDING SETBACK LINE	HF	HEM FR
CAB	CABINET	HORIZ	HORIZONTAL
CL	CENTERLINE	HSS	HOLLOW STRUCTURAL SECTION
CTRD	CENTERED	HT	HEIGHT
CLG	CEILING	IBC	INTERNATIONAL BUILDING CODE
CLR	CLEAR		
COL	COLUMN		
CONC	CONCRETE	IN	INCH
CONN	CONNECT/CONNECTION	INFO	INFORMATION
CONST	CONSTRUCTION	INSUL	INSULATION
CONT	CONTINUOUS	INT	INTERIOR
CPT	CARPET	K	KIPS (1000 POUNDS)
CS	CRAWLSPACE	KSP	KIPS PER SQ FT
DBL	DOUBLE	L	ANGLE
DEMO	DEMOLISH	L	LENGTH
DF	DOUGLAS FIR	LBS	POUNDS
DTL	DETAIL	LWR	LOWER
DIA	DIAMETER	MAX	MAXIMUM
DIAG	DIAGONAL	MAX	MECHANICALLY ATTACHED
DM	DIMENSION	MAX	FLASHING
DN	DOWN	MAX	MAXIMUM
DO	DITTO	MB	MACHINE BOLT
DP	DEEP/DEPTH	MFR	MANUFACTURER
DS	DOWNSPOUT	MIN	MINIMUM
DWG (S)	DRAWING(S)	MISC	MISCELLANEOUS
(E)	EXISTING	MTL	METAL
EA	EACH	MIN	MINIMUM
ELEC	ELECTRICAL	MVS	MASONRY VENEER
EL/ELEV	ELEVATION		INSTALLATION SYSTEM (THIN BRICK)
EMBED	EMBEDMENT		
ENGR	ENGINEER	NC	NOT IN CONTRACT
EQ	EQUAL	NTS	NOT TO SCALE
		O/	OVER
		OC	ON CENTER
		OPP	OPPOSITE
		OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED

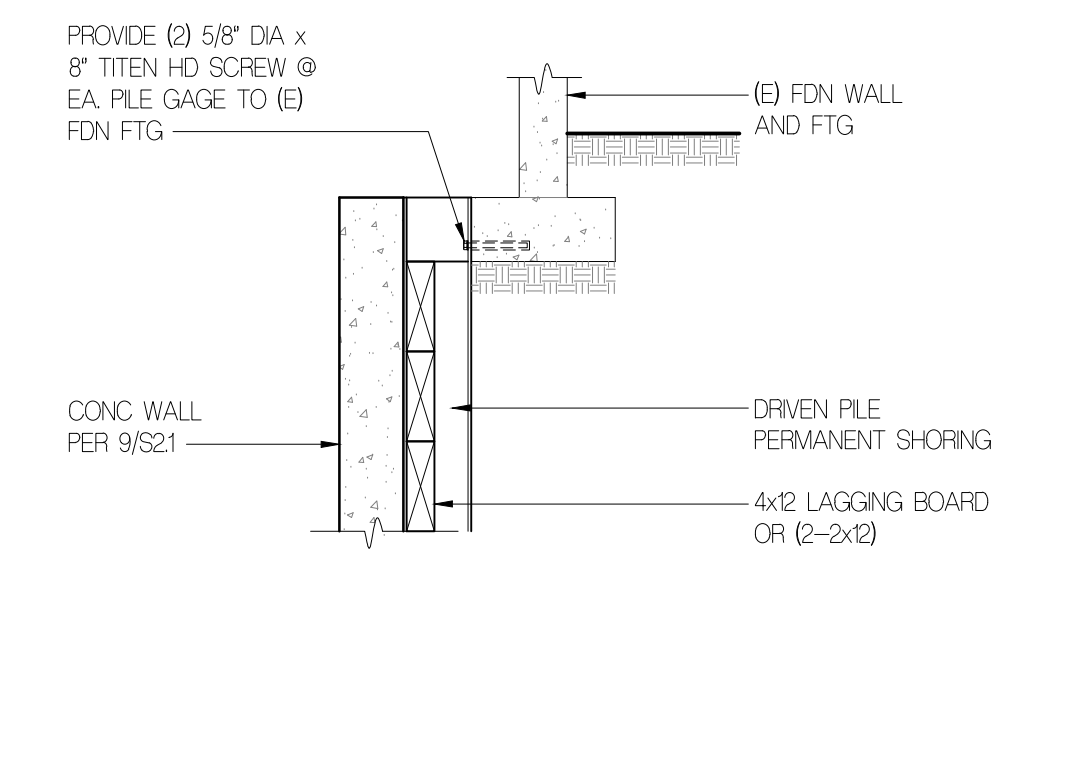


6 TYP SHORING PLAN DTL 3/4" = 1'-0"

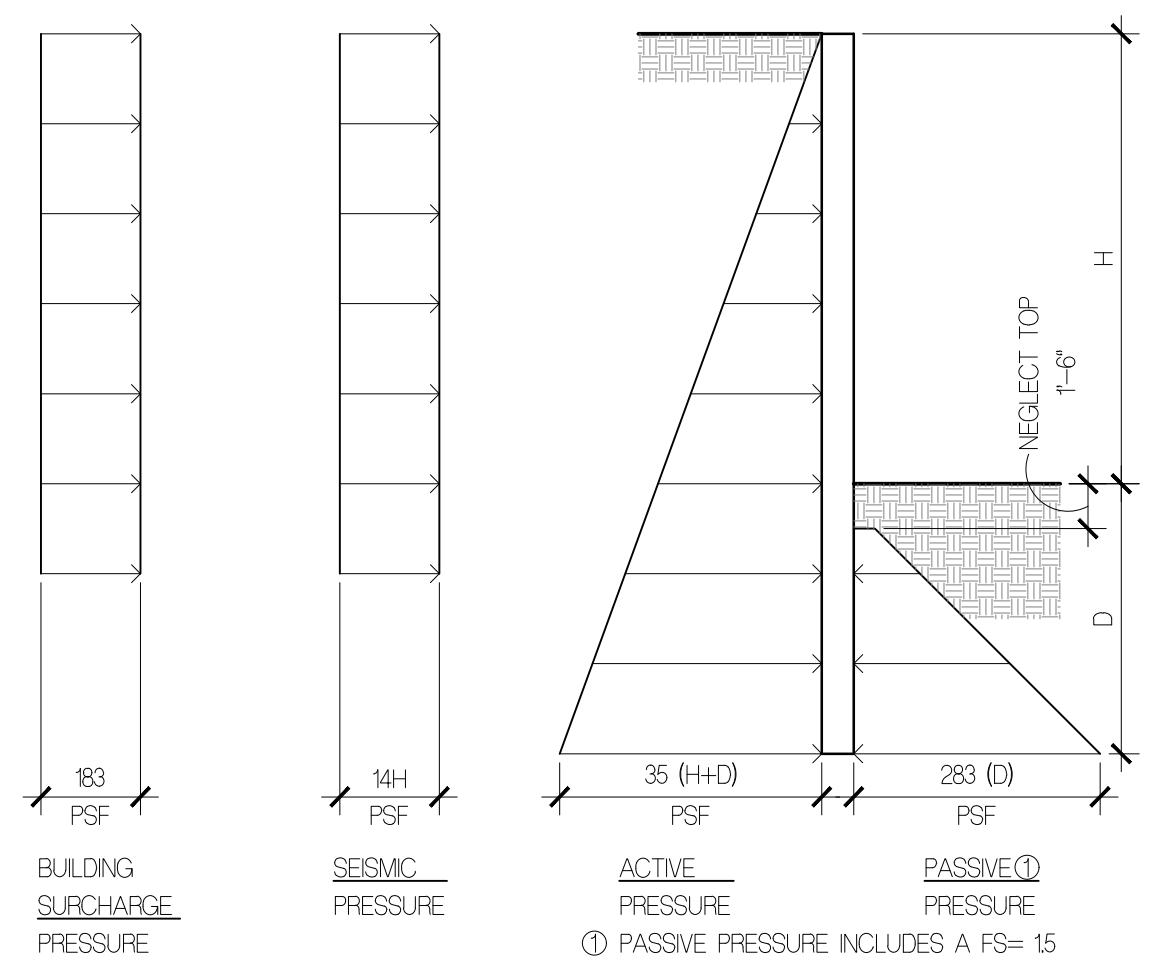
5 CORNER SHORING PLAN DTL 3/4" = 1'-0"



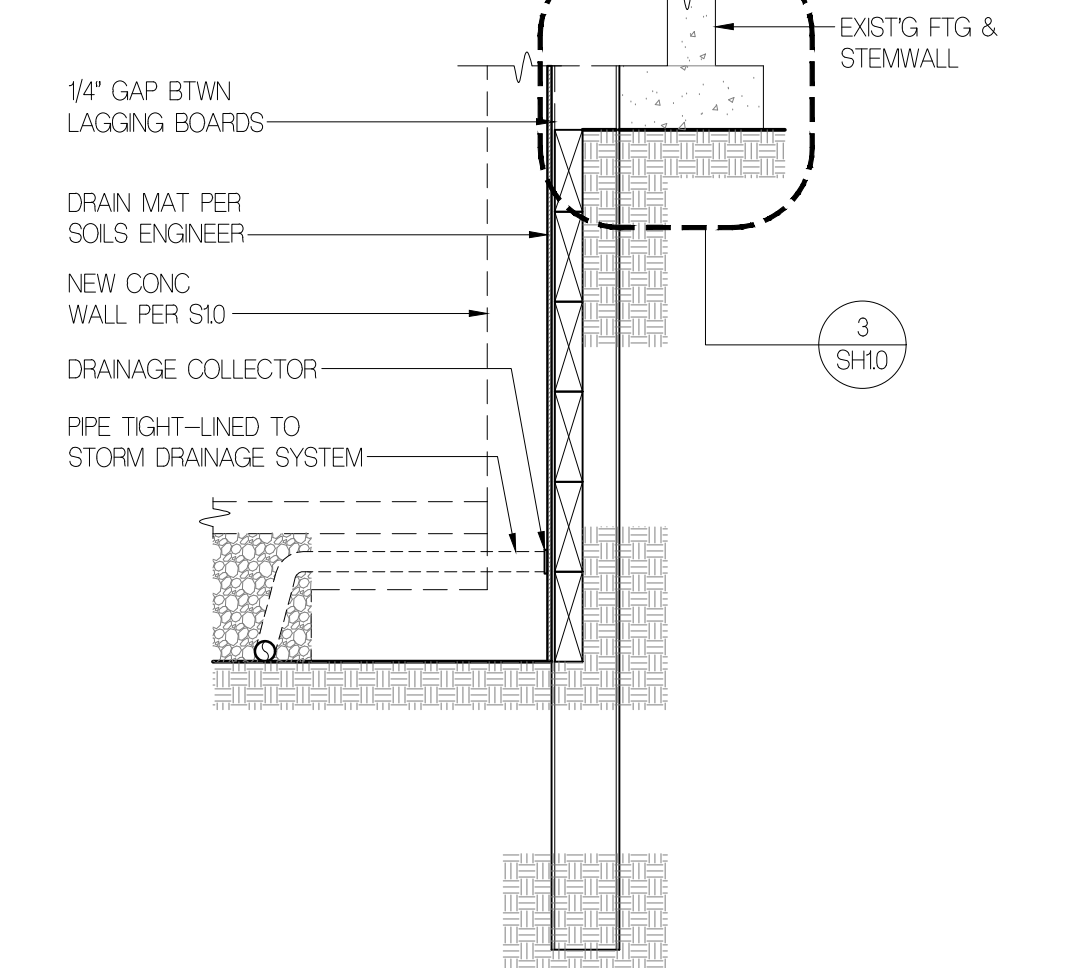
4 CANTILEVER PILE 1/2" = 1'-0"



3 T.O. SHORING TO EXIST'G FTG DTL 1/2" = 1'-0"



2 PILE LOADING DIAGRAM 1/2" = 1'-0"



1 TYP SHORING DRAINAGE 1/2" = 1'-0"

FLOISAND STUDIO

1941 1st avenue south, 2e  
seattle, wa 98134  
ph 206.634.0136

OWNER

BALSA & MINA LABAN  
PHONE: 524662931

ARCHITECT

FLOISAND STUDIO  
1941 FRST AVENUE SOUTH #2E  
SEATTLE, WA 98134  
PHONE: 206.634.0136  
CONTACT: ALLISON HOGUE

SURVEYOR

TERRANE  
1001 MAIN STREET, SUITE 112  
BELLEVUE, WA 98004  
PHONE: 425.458.4488  
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST

WETLAND RESOURCES, INC  
9505 19TH AVE SE, STE 106  
EVERETT, WA 98209  
PHONE: 425.337.3714  
CONTACT: NELS PEDERSEN

LAND USE CONSULTANT

VAN NESS FELDMAN LLP  
191 SECOND AVE, STE 1800  
SEATTLE, WA 98104  
PHONE: 206.614.1275

STRUCTURAL

MALSAM TSANG STRUCTURAL ENGINEERING  
122 S JACKSON ST #210  
SEATTLE, WA 98104  
PHONE: 206.498.2674  
CONTACT: MARC MALSAM

CIVIL ENGINEER

PACIFIC STORMWATER  
1421 NE 80TH ST  
SEATTLE, WA 98115  
PHONE: (206) 353-7495  
CONTACT: DAVID FARR

GEOTECHNICAL ENGINEER

ZIPPERGEO  
1909 36TH AVE W, STE E  
LYNNWOOD, WA 98036  
PHONE: (425) 582-9928  
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY  
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



STRUCTURAL CONTENTS ONLY

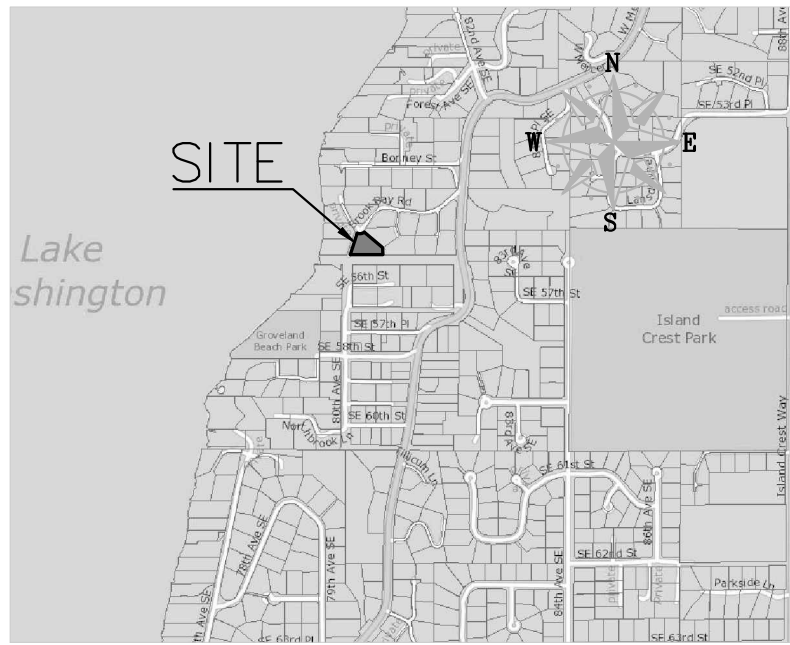
BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23

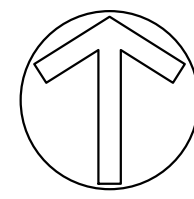
CANTILIVER SHORING NOTES

SH1.0





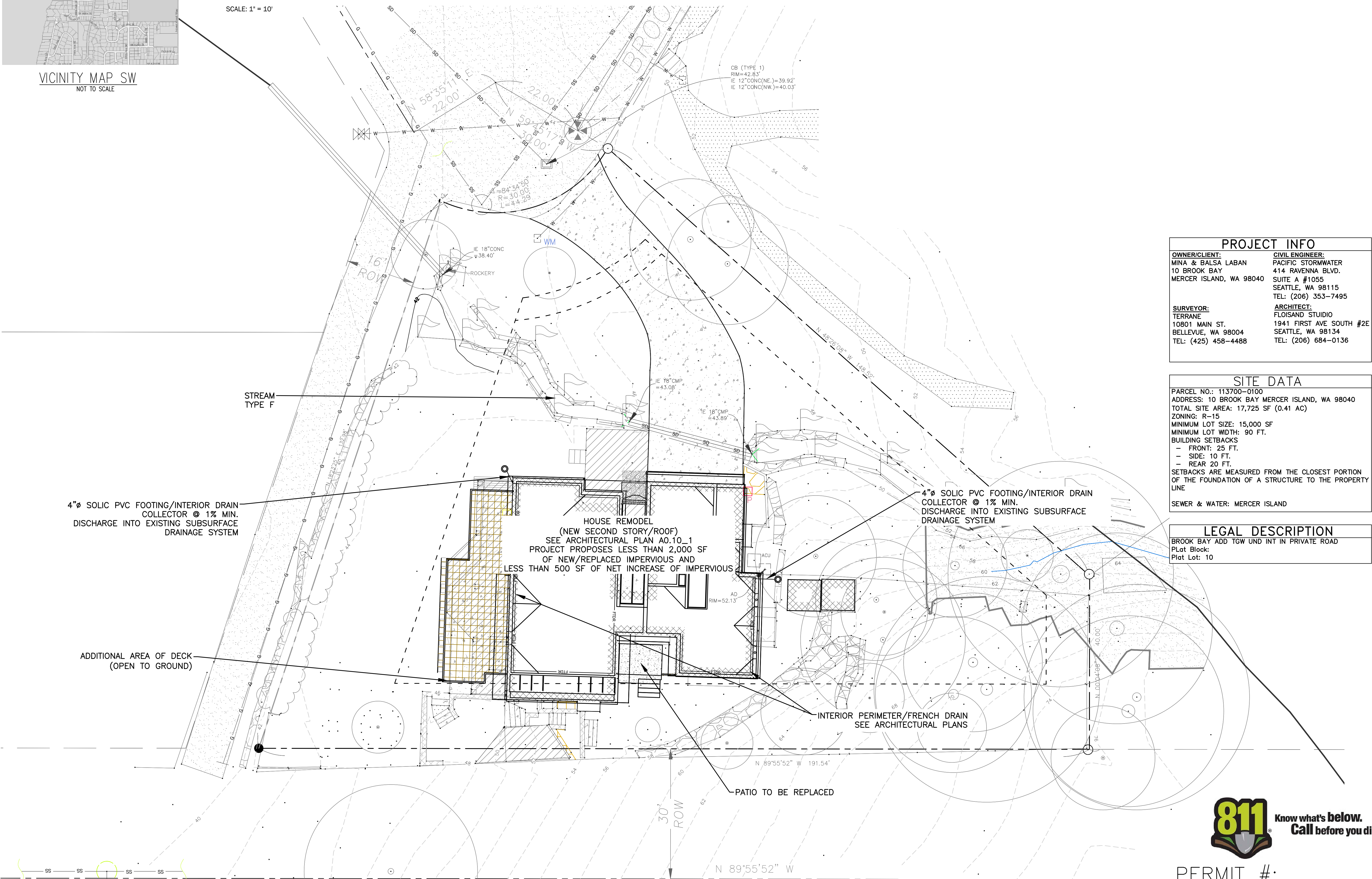
VICINITY MAP SW  
NOT TO SCALE



SCALE: 1" = 10'

# LABAN RESIDENCE SITE PLAN

A PTN OF THE SE 1/4 OF SEC. 24, TWP. 24 NORTH, RGE. 4 EAST, W.M.  
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



PROJECT INFO	
<b>OWNER/CLIENT:</b> MINA & BALSA LABAN 10 BROOK BAY MERCER ISLAND, WA 98040	<b>CIVIL ENGINEER:</b> PACIFIC STORMWATER 414 RAVENNA BLVD. SUITE A #1055 SEATTLE, WA 98115 TEL: (206) 353-7495
<b>SURVEYOR:</b> TERRANE 10801 MAIN ST. BELLEVUE, WA 98004 TEL: (425) 458-4488	<b>ARCHITECT:</b> FLOISAND STUDIO 1941 FIRST AVE SOUTH #2E SEATTLE, WA 98134 TEL: (206) 684-0136

SITE DATA	
PARCEL NO.: 113700-0100	ADDRESS: 10 BROOK BAY MERCER ISLAND, WA 98040
TOTAL SITE AREA: 17,725 SF (0.41 AC)	ZONING: R-15
MINIMUM LOT SIZE: 15,000 SF	MINIMUM LOT WIDTH: 90 FT.
<b>BUILDING SETBACKS</b>	
- FRONT: 25 FT.	- SIDE: 10 FT.
- REAR 20 FT.	
SETBACKS ARE MEASURED FROM THE CLOSEST PORTION OF THE FOUNDATION OF A STRUCTURE TO THE PROPERTY LINE	
SEWER & WATER: MERCER ISLAND	

LEGAL DESCRIPTION	
BROOK BAY ADD TGV UND INT IN PRIVATE ROAD	
Plat Block:	
Plat Lot: 10	



**PACIFIC STORMWATER**  
414 NE RAVENNA BLVD.  
SUITE A #1055  
SEATTLE, WA 98115  
WWW.PACIFICSW.COM

PREPARED FOR:  
MINA & BALSA LABAN  
10 BROOK BAY RD.  
MERCER ISLAND, WA 98040

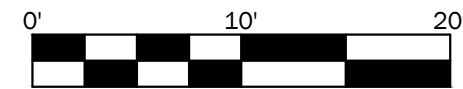
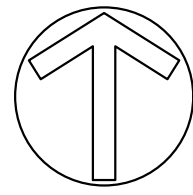
LABAN RESIDENCE  
10 BROOK BAY RD.  
MERCER ISLAND, WA 98040  
SITE PLAN



PERMIT #:

SHEET  
1  
OF  
3  
C-1

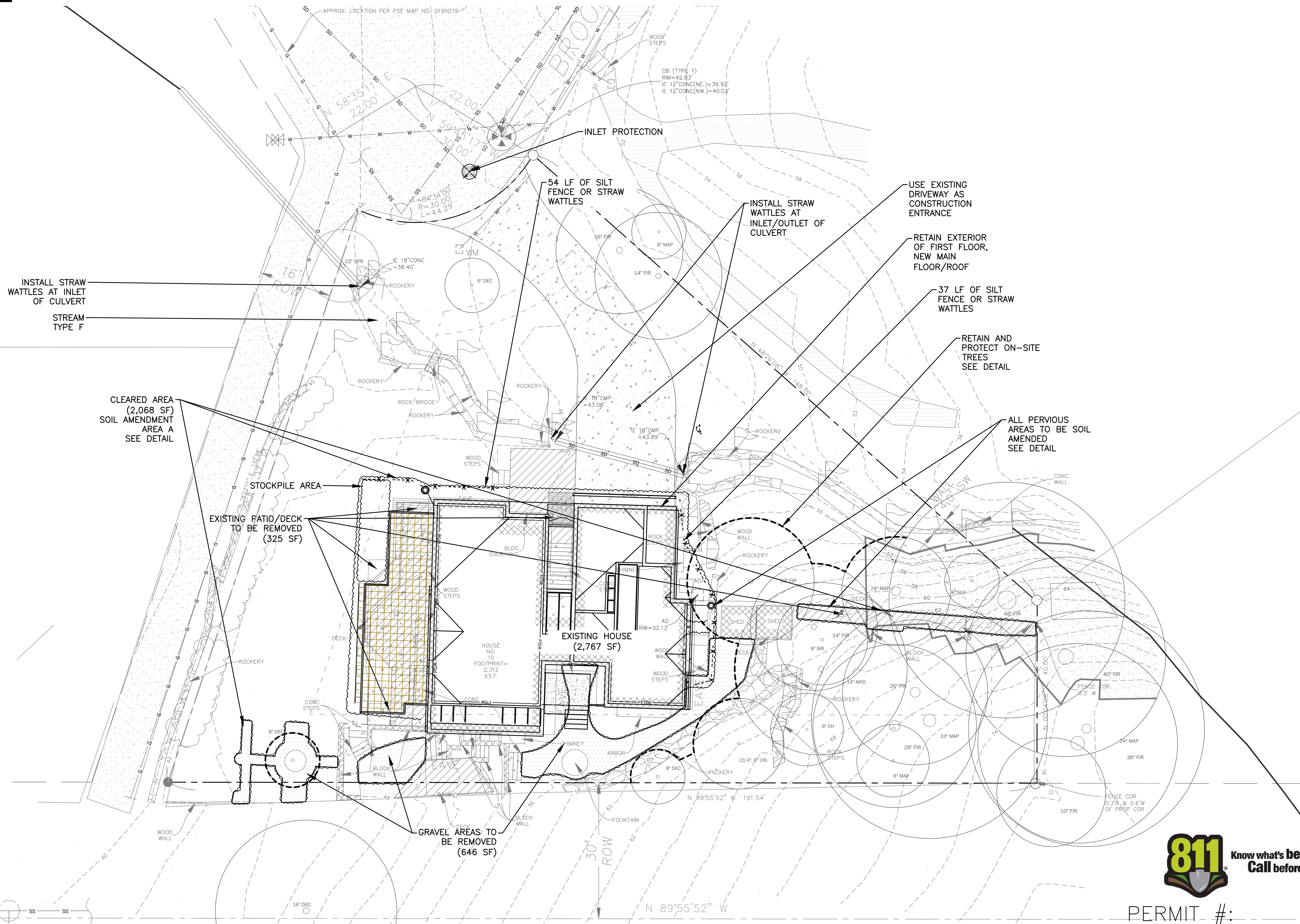
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THESE SERVICES WERE PROVIDED. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FORMAL WAIVER OF THESE RESTRICTIONS.



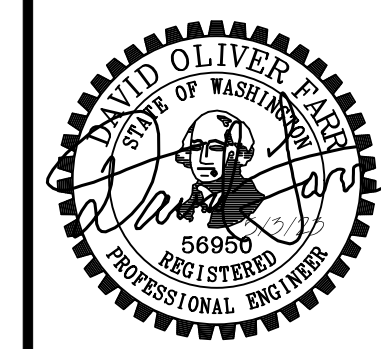
SCALE: 1" = 10'

# LABAN RESIDENCE SWPPP PLAN

A PTN OF THE SE 1/4 OF SEC. 24, TWP. 24 NORTH, RGE. 4 EAST, W.M.  
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



PERMIT #:



**PACIFIC STORMWATER**  
 414 NE RAVENNA BLVD.  
 SUITE A #1055  
 SEATTLE, WA 98115  
 WWW.PACIFICSW.COM

PREPARED FOR:  
 MINA & BALSALABAN  
 10 BROOK BAY RD.  
 MERCER ISLAND, WA 98040

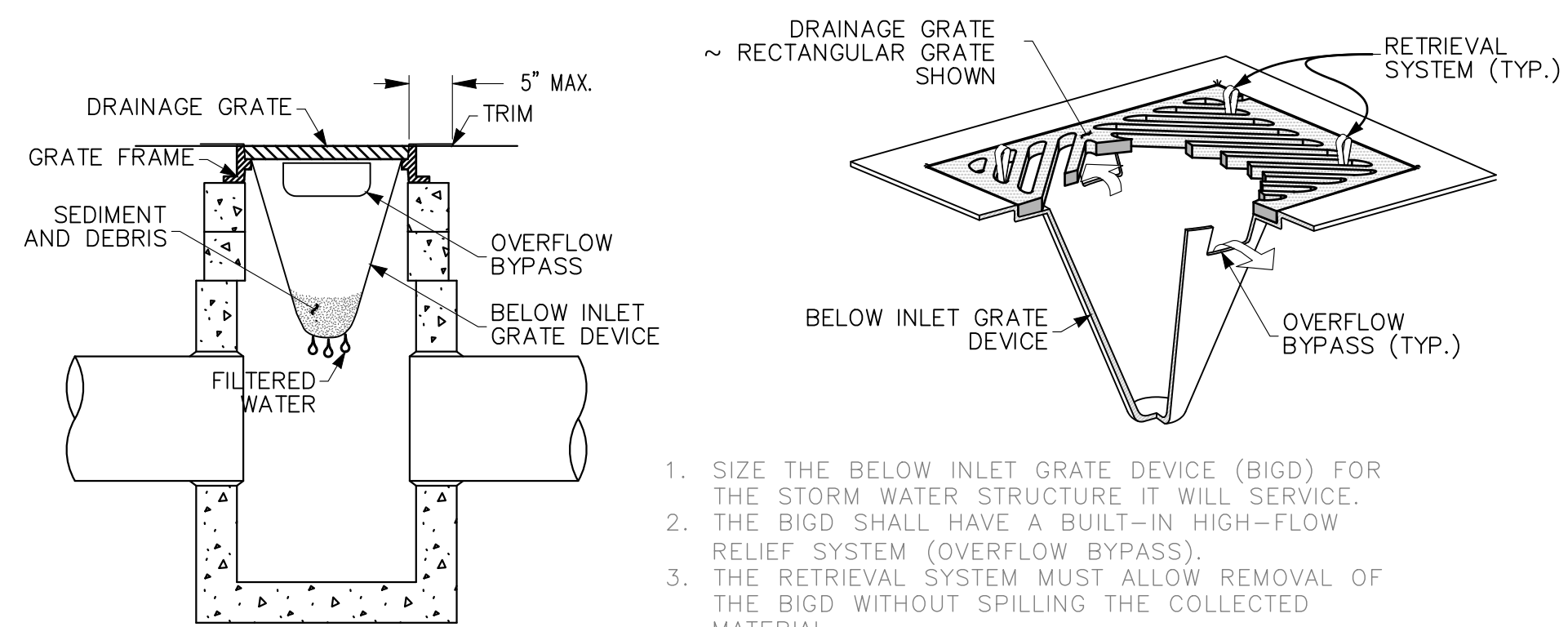
LABAN RESIDENCE  
 10 BROOK BAY RD.  
 MERCER ISLAND, WA 98040  
 SWPPP PLAN

SHEET  
 2  
 OF  
 3  
 C-2

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PARTIALITY, INTEREST, OR LIABILITY SHALL BE ASSUMED BY ANY ENGINEER OR ARCHITECT IN MAKE OR IN PART. IT IS PROHIBITED TO REPRODUCE, COPY, OR TRANSMIT THESE PLANS AND SPECIFICATIONS IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT. THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A COMPLETE CONTRACT AND NO OTHER CONTRACT SHALL BE BINDING UNLESS IT IS IN WRITING AND SIGNED BY THE ENGINEER OR ARCHITECT.

# LABAN RESIDENCE SWPPP DETAILS

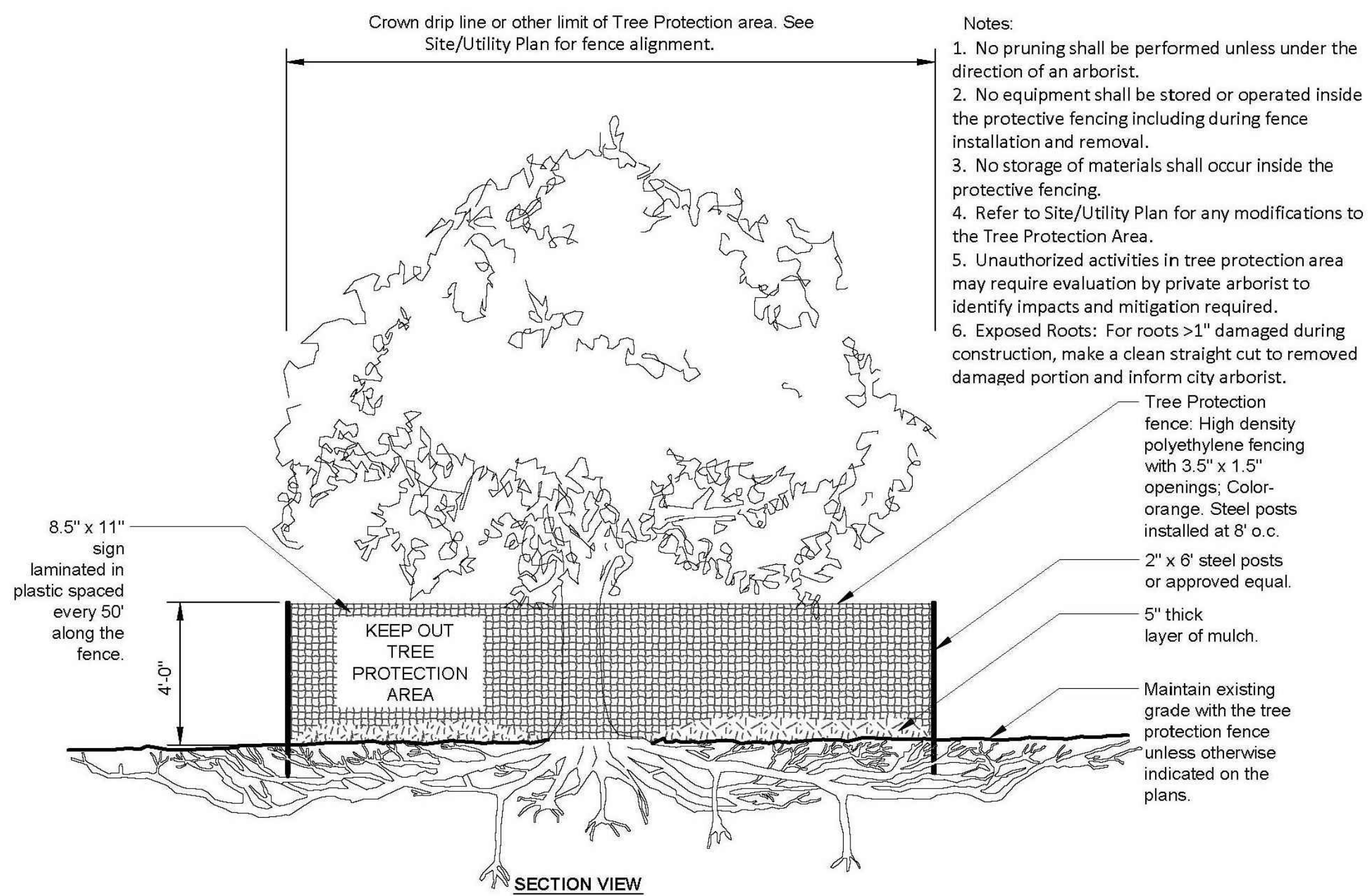
A PTN OF THE SE 1/4 OF SEC. 24, TWP. 24 NORTH, RGE. 4 EAST, W.M.  
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

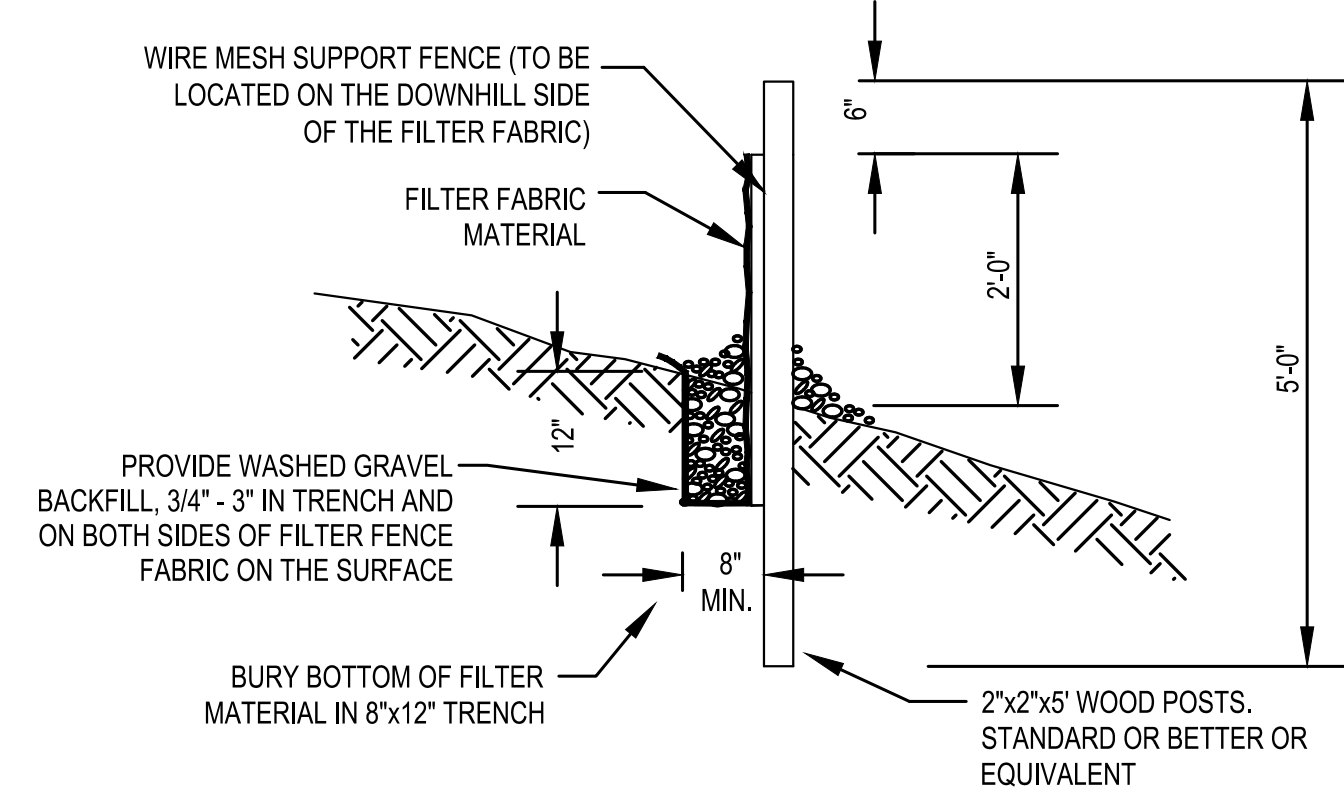
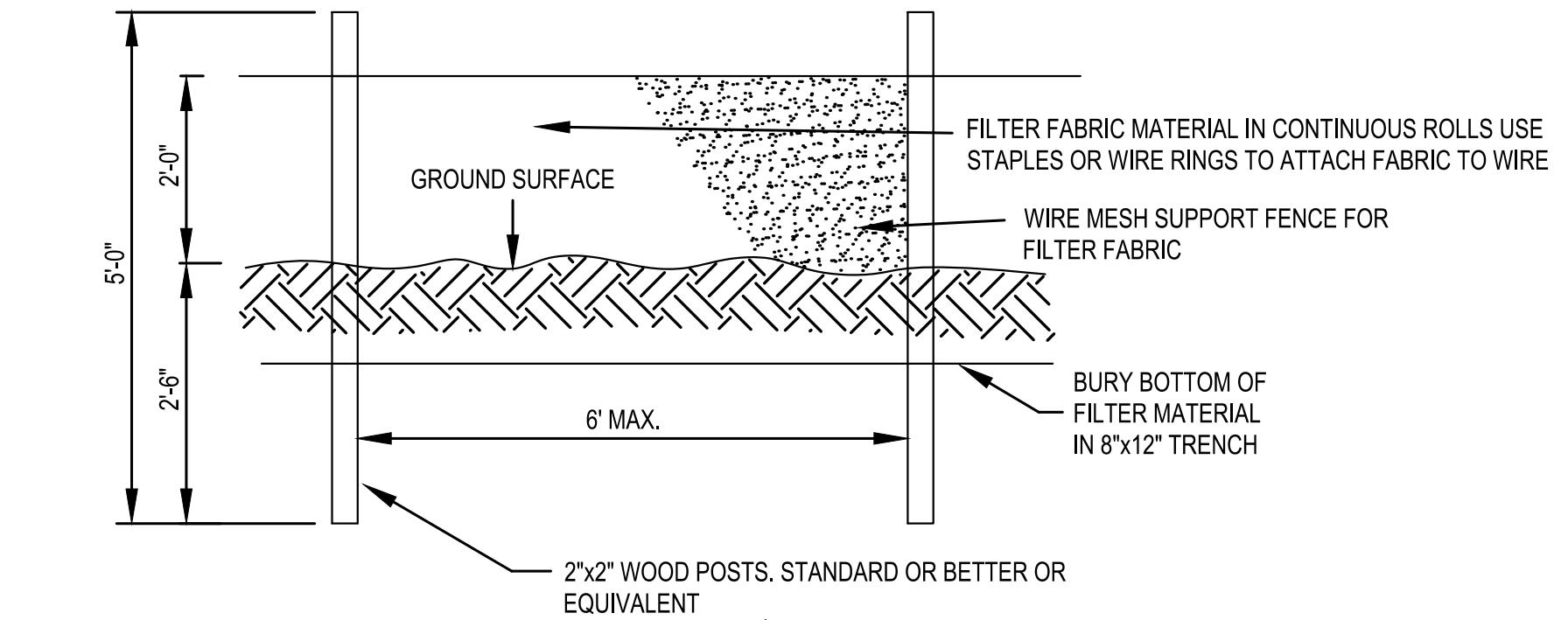
**CATCH BASIN INLET PROTECTION DETAIL**

NTS



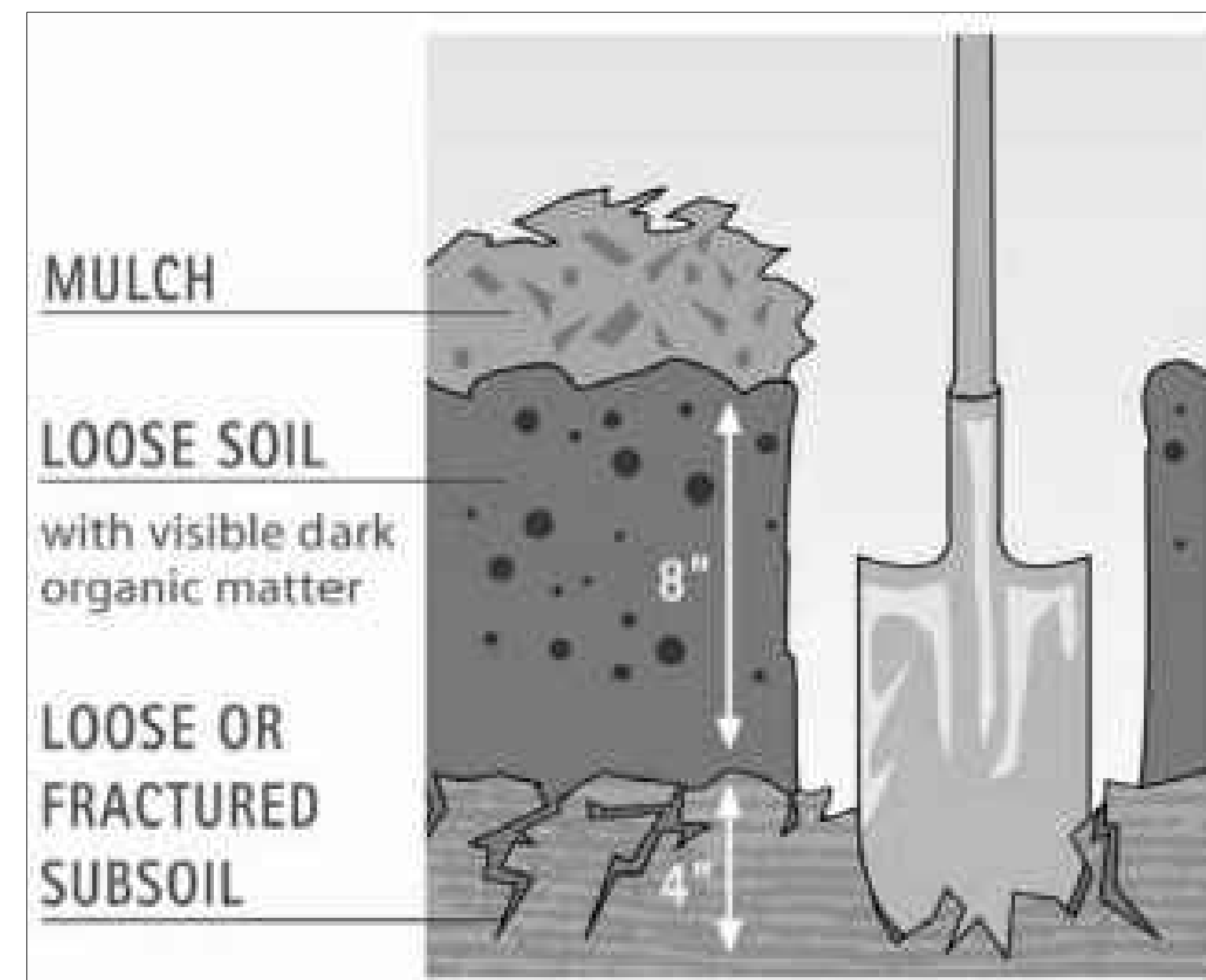
- Notes:
1. No pruning shall be performed unless under the direction of an arborist.
  2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
  3. No storage of materials shall occur inside the protective fencing.
  4. Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
  5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
  6. Exposed Roots: For roots >1" damaged during construction, make a clean straight cut to removed damaged portion and inform city arborist.

**TREE PROTECTION DETAIL**



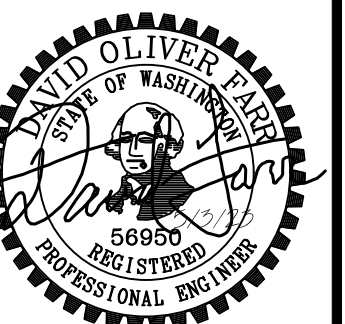
**FILTER FABRIC FENCE DETAIL**

NTS



**SOIL AMENDMENT DETAIL**

NTS



**PACIFIC STORMWATER**  
414 NE RAVENNA BLVD.,  
SUITE A #1055  
SEATTLE, WA 98115  
WWW.PACIFICSW.COM

PREPARED FOR:  
MINA & BALSALABAN  
10 BROOK BAY RD.  
MERCER ISLAND, WA 98040

LABAN RESIDENCE  
10 BROOK BAY RD.  
MERCER ISLAND, WA 98040  
SWPPP DETAILS

SHEET  
**3**  
OF  
**3**  
C-3

PERMIT #:

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THESE SERVICES AND PRODUCTS WERE DESIGNED. ANY REPRODUCTION OR REUSE OF THESE PLANS OR PRODUCTS IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. LEGAL COUNSEL SHALL CONSTITUTE FROM THESE PLANS AND SPECIFICATIONS IN THE ACCORDANCE OF THESE RESTRICTIONS.

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

LOT 10, BROOK BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 83 OF PLATS, PAGES 40 THROUGH 44, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

HELD A BEARING OF N 49°26'10" E BETWEEN FOUND MONUMENTS AS CALCULATED PER PLAT.

## REFERENCES

R1. RECORD OF SURVEY, VOL. 336, PG. 172, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

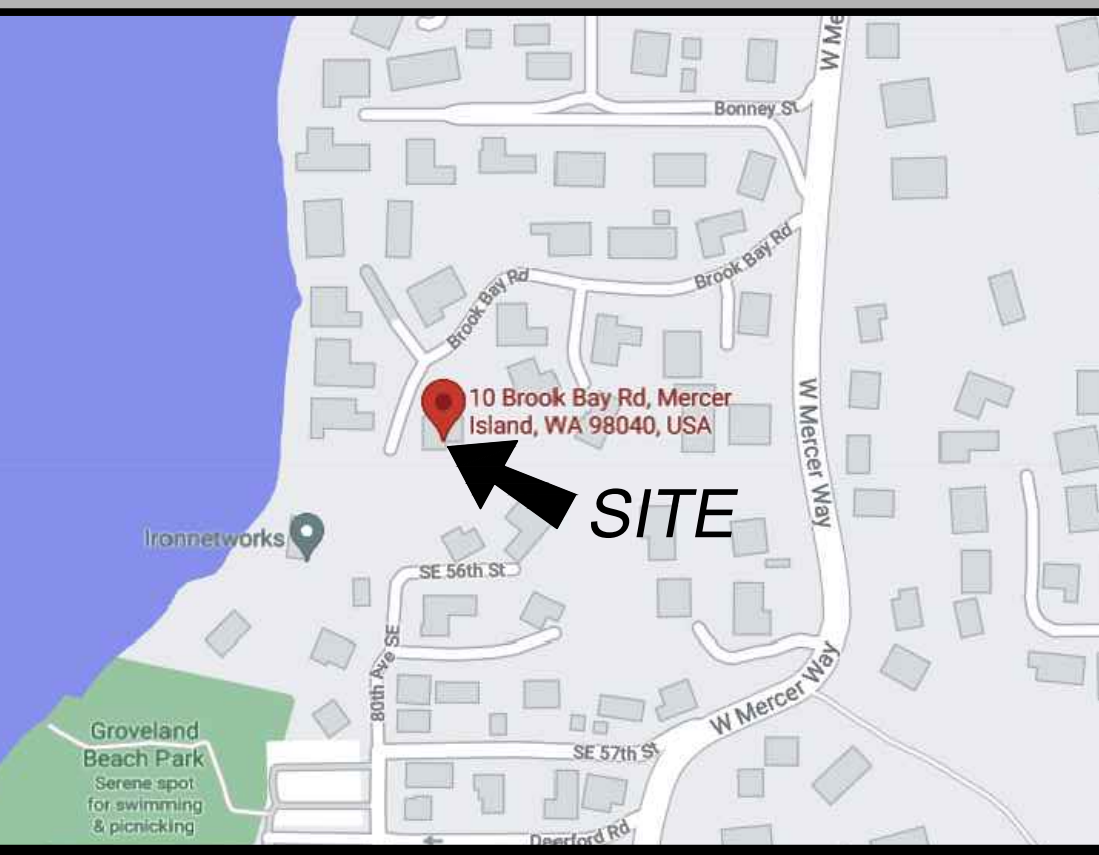
## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 113700-0100.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 17,439 ±S.F. (0.40 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC TITLE COMMITMENT NO. 5207173604-DK, WITH AN EFFECTIVE DATE OF APRIL 1, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## LEGEND

ACU	AC UNIT	X	NAIL AS NOTED
AD	AREA DRAIN	P	POWER (OVERHEAD)
AS	ASPHALT SURFACE	PP	PAVER SURFACE
B	BUILDING	PM	POWER METER
CL	CENTERLINE ROW	PO	POWER POLE
COL	COLUMN	IP	IRON PIPE AS NOTED (FOUND)
CUL	CULVERT PIPE	RC	REBAR & CAP (SET)
CS	CONCRETE SURFACE	SS	SEWER LINE
RW	RETAINING WALL	SM	SEWER MANHOLE
D	DECK	SD	STORM DRAIN LINE
FL	FENCE LINE (WOOD)	T	TREE (AS NOTED)
FS	FLAGSTONE SURFACE	W	WATER LINE
GM	GAS METER	WM	WATER METER
GS	GRAVEL SURFACE	WV	WATER VALVE
HFL	HEDGE FOLIAGE LINE	G	GAS LINE
I	INLET (TYPE 1)	W	WETLAND FLAG
M	MONUMENT IN CASE (FOUND)		

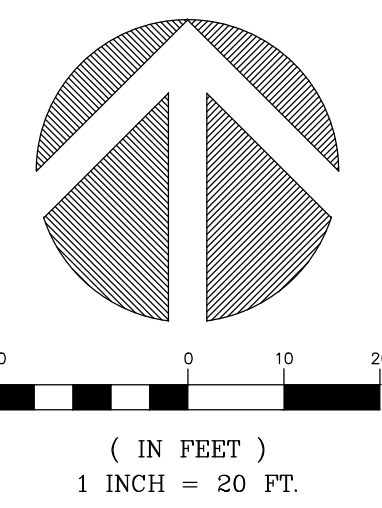
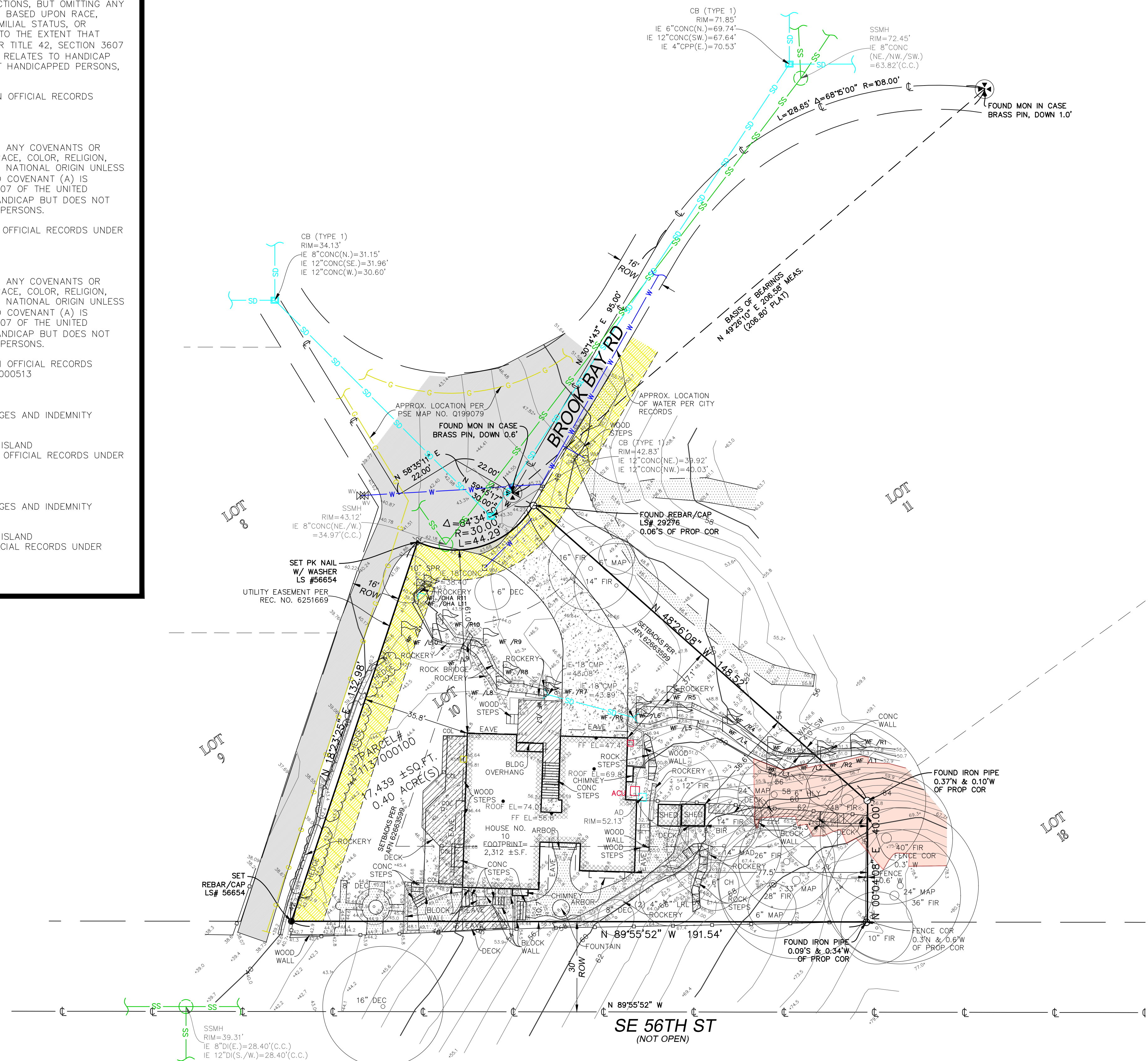
## VICINITY MAP N.T.S.



## SCHEDULE B ITEMS

8. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF BROOK BAY, RECORDED OCTOBER 18, 1967 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 6251669. REFER TO THE PLAT FOR FULL PARTICULARS.  
(EASEMENT PLOTTED - OTHER RESTRICTIONS APPLY)
9. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.  
RECORDED: NOVEMBER 13, 1967 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 6263599  
(SETBACKS PLOTTED)  
MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.  
RECORDED: JANUARY 19, 2006 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20060119002146  
(BLANKET IN NATURE)  
MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.  
RECORDED: DECEMBER 31, 2015 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20151231000513  
(BLANKET IN NATURE)
10. A WAIVER OF ANY CLAIMS FOR DAMAGES AND INDEMNITY AGREEMENT.  
IN FAVOR OF : CITY OF MERCER ISLAND  
RECORDED: FEBRUARY 7, 2003 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20030207002049  
(BLANKET IN NATURE)
11. A WAIVER OF ANY CLAIMS FOR DAMAGES AND INDEMNITY AGREEMENT.  
IN FAVOR OF : CITY OF MERCER ISLAND  
RECORDED: JUNE 13, 2011 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20110613001232  
(BLANKET IN NATURE)

**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



TOPOGRAPHIC & BOUNDARY SURVEY

LABAN RESIDENCE  
10 BROOK BAY RD  
MERCER ISLAND, WA 98040



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4498 support@terrane.net www.terrane.net

JOB NUMBER:	210911
DATE:	06/24/21
DRAFTED BY:	IDV/GKD
CHECKED BY:	JGM
SCALE:	1" = 20'
<b>REVISION HISTORY</b>	
08/16/21	TITLE REVIEW
08/20/21	BSBL CORRECTION
04/20/23	TREE UPDATE
<b>SHEET NUMBER</b>	
1 OF 1	

<b>INDEXING INFORMATION</b>			
NW	NE	SE	SW
SECTION: 24			
TOWNSHIP: 24N			
RANGE: 04E, W.M.			
COUNTY: KING			

measure success