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; EXIST'G COVERED EXTERIOR ENTRY STAIR TO BE CONVERTED TO INT SPACE; EXIST'G 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.

EXIST'G 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: 17,439 SF +/-
BLDG FOOTPRINT (EXTENT OF ROOF):
- EXIST'G BLDG FOOTPRINT: 2,748 SF +/-
- PROPOSED BLDG FOOTPRINT: 2,487 SF

PROPERTY IS ZONED R-15
PARCEL NUMBER: 113700-0100
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

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO:
- THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION
- THE INTERNATIONAL MECHANICAL CODE (IMC) 2018 EDITION
- THE INTERNATIONAL FUEL GAS CODE (IFGC) 2018 EDITION
- THE UNIFORM PLUMBING CODE (UPC) 2018 EDITION
- THE INTERNATIONAL FIRE CODE (IFC) 2018 EDITION.

1

LAND USE ANALYSIS

MAX LOT COVERAGE: 30%

CITY OF MERCER ISLAND REQD 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 EQ TO AT LEAST 17% OF THE LOT WIDTH
  - PER 2/A0.3 LOT WIDTH = 112.4' x 17 % = 19.1' 1
- MINIMUM SIDE YARD WIDTH: 5' OR 33% OF THE AGGREGATE SIDE YARD TOTAL, WHICHEVER IS GREATER
  - MINIMUM SIDE YARD WIDTH: 19.1' x 33% = 6.3' 1
- 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 NONGABLED 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; OR
  - 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 REQD YARD: PORCHES, CHIMNEYS, WINDOW WELLS, UNROOFED UNENCLOSED OUTSIDE STAIRWAYS & DECKS
  - 18" MAX INTO ANY REQD 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 EXIST'G/FIN GRADE (WHICHEVER IS LOWER) ALLOWED
  - FENCES, RETAINING WALLS & ROCKERIES ALLOWED
  - GARAGES & ACCESSORY BLDGS NOT ALLOWED
  - HEAT PUMPS/AC: NOT WITHIN 3' OF LOT LINE
  - ARCH'L FEATURES NOT EXCEEDING 42" IN HEIGHT ARE ALLOWED

CCR REQD 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 W/IN 10' OF SIDE LOT LINES

CITY OF MERCER ISLAND BUILDING HT LIMIT: (SEE A0.9)

- 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 EXIST'G/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 STORIES
- 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 = 75.6' AT S.E. CORNER OF LOT.
  - 75.6' + 12' = **87.6'** HEIGHT NOT TO EXCEED

ZONING NARRATIVE & COMPLIANCE

PRE-APP PROJECT REVIEW CONDUCTED BY MI PLANNING DIRECTOR TIM McHARG ON 4.29.22 & 5.10.22. SEE PLANNING NOTES.

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

PIPED WATERCOURSE:

ER MICC 19.01.050.D.1.B.i 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 ENCROACHES INTO THE PIPED WATERCOURSE SETBACK THE PROPOSAL COMPLIES. PER MICC 19.07.180.C.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 A0.4)

SECTION G.2 OF DC 122-003 STATES THAT "SITES THAT 1) 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 1) SITS ENTIRELY WITHIN A WATERCOURSE BUFFER (TYPE F STREAM REQUIRING 120' SETBACK); 2) EXCEEDS THE ZONE ALLOWABLE HARDSCAPE AREA (SEE A0.4); AND 3) WAS CONSTRUCTED PRIOR TO JANUARY 2005.

SECTION G.2.A 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 (I.E., ONE NEW SQUARE FOOT OF NEW FOR EVERY TWO SQUARE FEET OF REMOVED).

SECTION E.7.A.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 1:2 RATIO (I.E. 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 A0.4 ILLUSTRATE THAT THE PROJECT WILL REPLACE LESS THAN THE HARDSCAPE TO BE REMOVED. **REFER TO A0.4 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 A0.5)

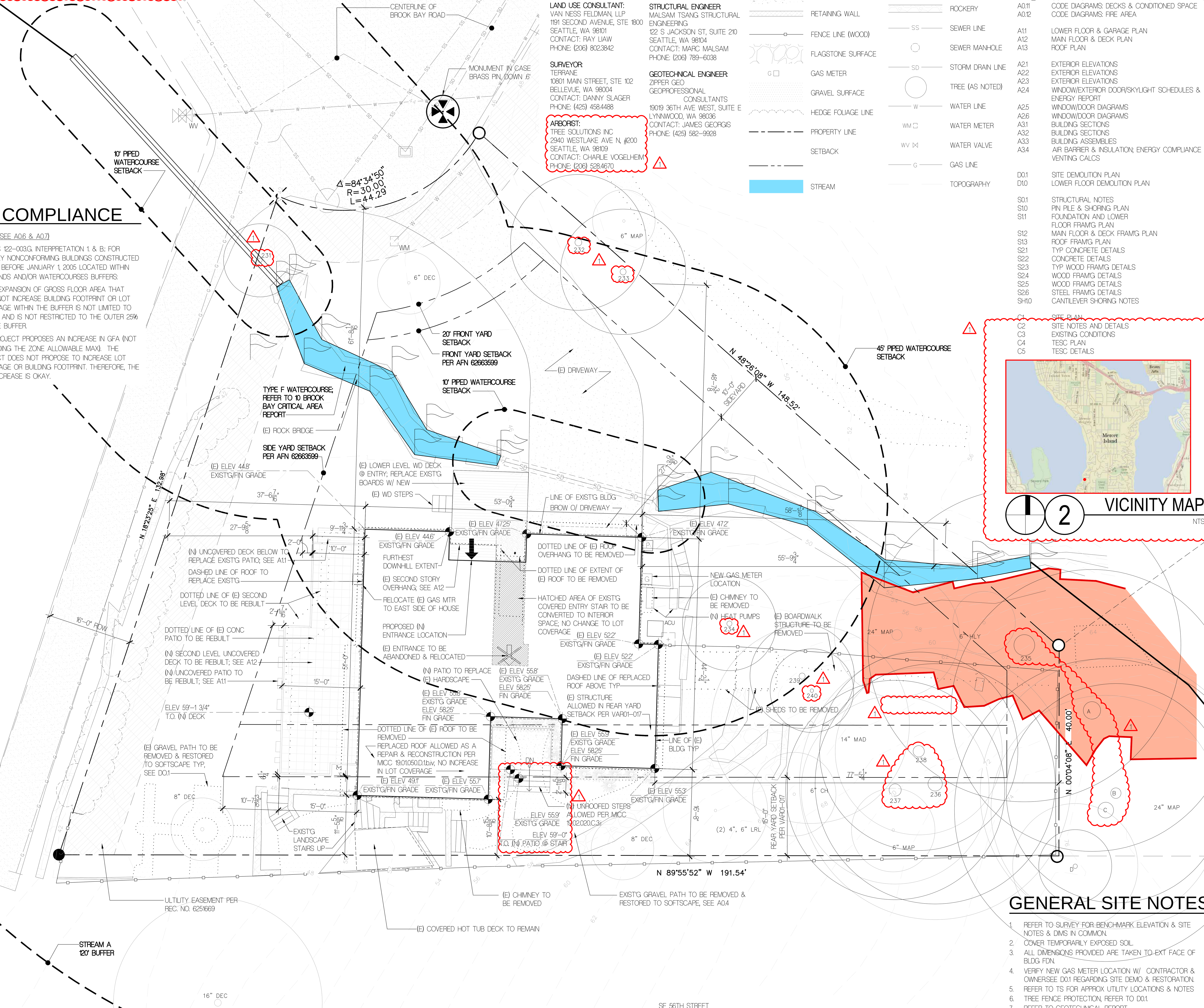
MERCER ISLAND DISTINGUISHES BETWEEN EXISTING, REMOVED AND NEW LOT COVERAGE. EXISTING LOT COVERAGE MAY BE REMOVED AND REBUILT OR RELOCATED ON THE SITE. NEW LOT COVERAGE IS THAT AMOUNT OF LOT COVERAGE THAT ADDS TO THE TOTAL AMOUNT OF EXISTING LOT COVERAGE. THE PROJECT PROPOSES NO NET NEW LOT COVERAGE AND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

GFA: (SEE A0.6 & A0.7)

PER DC 122-003.G. 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.



VICINITY MAP
NTS

2

PROJECT CONTACTS

OWNER:
BALSA & MINA LABAN
10 BROOK BAY
MERCER ISLAND, WA 98040

ARCHITECT:
FLOISAND STUDIO
1941 1ST AVENUE SOUTH #2E
SEATTLE, WA 98134
CONTACT: ALLISON HOGUE
PHONE: (206) 634.0136

LAND USE CONSULTANT:
VAN NESS FELDMAN, LLP
1191 SECOND AVENUE, STE 1800
SEATTLE, WA 98101
CONTACT: RAY LIAW
PHONE: (206) 802.3842

SURVEYOR:
TERRANE
10801 MAIN STREET, STE 102
BELLEVUE, WA 98004
CONTACT: DANNY SLAGER
PHONE: (425) 458.4488

ARBORIST:
TREE SOLUTIONS INC
2940 WESTLAKE AVE N, #200
SEATTLE, WA 98109
CONTACT: CHARLIE VOGELHEIM
PHONE: (206) 528.4670
1

WETLAND BIOLOGIST:
WETLAND RESOURCES, INC
CONTACT: NIELS PEDERSEN
PHONE: (425) 337.3174

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

STRUCTURAL ENGINEER:
MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST, SUITE 210
SEATTLE, WA 98104
CONTACT: MARC MALSAM
PHONE: (206) 789-6038

GEOTECHNICAL ENGINEER:
ZIPPER GEO
GEOPROFESSIONAL CONSULTANTS
19019 36TH AVE WEST, SUITE E
LYNNWOOD, WA 98036
CONTACT: JAMES GEORGIS
PHONE: (425) 582-9928

LEGEND

Symbol	Description	Symbol	Description
HEAT PUMP	MECH UNIT	P	POWER (OVERHEAD)
	AREA DRAIN		PAVER SURFACE
	ASPHALT SURFACE	P	POWER METER
	CENTERLINE ROW	PP	POWER POLE
	CONCRETE SURFACE		STEEP SLOPE AREA
	RETAINING WALL		ROCKERY
	FENCE LINE (WOOD)	SS	SEWER LINE
	FLAGSTONE SURFACE		SEWER MANHOLE
G	GAS METER	SD	STORM DRAIN LINE
	GRAVEL SURFACE		TREE (AS NOTED)
	HEDGE FOLIAGE LINE	W	WATER LINE
	PROPERTY LINE	WM	WATER METER
	SETBACK	WV	WATER VALVE
		G	GAS LINE
	STREAM		TOPOGRAPHY

DRAWING INDEX

1

GENERAL SITE NOTES

1. REFER TO SURVEY FOR BENCHMARK ELEVATION & SITE NOTES & DIMS IN COMMON.
2. COVER TEMPORARILY EXPOSED SOIL.
3. ALL DIMENSIONS PROVIDED ARE TAKEN TO EXT FACE OF BLDG FDN.
4. VERIFY NEW GAS METER LOCATION W/ CONTRACTOR & OWNER.SEE D0.1 REGARDING SITE DEMO & RESTORATION.
5. REFER TO TS FOR APPROX UTILITY LOCATIONS & NOTES
6. TREE FENCE PROTECTION, REFER TO D0.1.
7. REFER TO GEOTECHNICAL REPORT.

1

SITE PLAN
1" = 10'

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 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

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
CORRECTIONS #1 1	10.10.23
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

SITE PLAN & PROJECT INFO

A0.1

GENERAL NOTES

1. ALL WORK TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE' WITH CITY & STATE AMENDMENTS.
2. ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
7. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
8. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
9. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
10. 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.
11. THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
12. DO NOT SCALE DRAWINGS.

JOB SITE SAFETY / ASBESTOS

1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
2. BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
3. 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.
4. ASBESTOS; FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION III, 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

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

EARTH WORK

1. 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 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. 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.

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

SEASONAL DEVELOPMENT LIMITATION

1. LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 ON LOTS 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.
2. NO CUTTING OF TREES LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:

A. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED; OR
B. 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 DEMONSTRATES COMPELLING 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. (MICC 19.10.110)

ENERGY NOTES

1. ALL WORK TO COMPLY WITH 2018 WASHINGTON STATE ENERGY CODE.
2. APPENDIX C: DESIGN CONDITIONS FOR SIZING HVAC: OUTSIDE DESIGN TEMP HEATING IS 24 DEGREES FAHRENHEIT. OUTDOOR DESIGN TEMP COOLING IS 83 DEGREES FAHRENHEIT.
3. R303.1.1 INSULATION CERTIFICATION: CONTRACTOR TO PROVIDE CERTIFICATION LISTING TYPE, MFR & R-VALUE OF INSULATION.
4. R303.1.1.1 INSULATION MARKERS: THICKNESS OF BLOWN IN INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS EVERY 300 SF MIN THROUGHOUT ATTIC.
5. R401.3: A PERMANENT COMPLIANCE CERTIFICATE SHALL BE POSTED IN MECHANICAL CLOSET.
6. TABLE 402.1.1 FOOTNOTE "e" 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.
7. TABLE 402.1.1 FOOTNOTE "h" INTERMEDIATE FRMG: DENOTES FRMG & INSUL PER SECTION A103.2.2 INCL STANDARD FRMG 16" OC, 78% OF WALL CAVITY INSULATED. ALL EXTERIOR HEADERS TO BE INSULATED W/ MIN R-10 INSULATION.
8. R402.2.1 CLGs W/ ATTIC SPACES: R-38 MAY BE INSTALLED WHERE FULL DEPTH INSUL EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL..
9. R402.2.1.1 LOOSE FILL INSUL IN ATTIC: OPEN-BLOWN OR LOOSE FILL INSUL MAY BE USED WHERE CLG SLOPE DOES NOT EXCEED 3:12 & MIN 30" FROM T.O. CLG JOIST/BOTTOM CHORD TO U/S OF ROOF SHTG.
10. R402.2.3 EAVE BAFFLE: A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT & EAVE VENTS WHERE AIR PERMEABLE INSUL USED IN VENTED ATTICS.
11. R402.2.4 ACCESS HATCHES & DOORS: FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED & INSULATED TO LEVEL EQUIVALENT TO ADJACENT INSUL.
12. R402.2.7 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.
   - 12.1. R402.2.7 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.
13. R402.3.1 U-FACTOR: AN AREA WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS.
14. R402.3.3 GLAZED FENESTRATION EXCEPTION: MAX 15 SF OF GLAZED FENESTRATION MAY BE EXEMPT FROM R402.1.1.
15. R402.3.4 OPAQUE DOOR EXEMPTION: ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SF MAY BE EXEMPT FROM R402.1.1.
16. TABLE 402.4.1.1 AIR BARRIER & INSUL INSTALLATION REQUIREMENTS: AIR BARRIERS AND INSUL MUST BE INSTALLED IN ACCORDANCE WITH THE TABLE; REFER TO 2/A3.4.
17. R402.4.1.2 TESTING: DWELLING UNIT SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. 1
18. R402.4.2.1 GAS FIREPLACE EFFICIENCY: GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED & LABELED WITH FE OF 50% OR GREATER. VENTED GAS FIREPLACES CERTIFIED TO ANSI Z21.50 SHALL BE LISTED & LABELED.
19. R402.4.4 COMBUSTION AIR OPENINGS: APPLIANCES & COMBUSTION AIR OPENINGS SHALL BE LOCATED OUTSIDE THERMAL ENVELOPE OR IN A SEALED & INSULATED ROOM ISOLATED FROM THERMAL ENVELOPE PER R402.1.1. COMBUSTION AIR DUCTS SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MIN R-8.
   - 19.1. EXCEPTIONS: DIRECT VENT APPLIANCES WITH BOTH INTAKE/EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE.
20. R402.4.5 RECESSED LIGHTING: ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED & SEALED WITH A GASKET OR CALK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE.
21. R403.1.1 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.
22. R403.3.1 DUCT INSUL: DUCTS OUTSIDE THE THERMAL ENVELOPE SHALL BE INSULATED TO A MIN OF R-8.
23. R403.3.2 SEALING: DUCTS, AIR HANDLERS, & FILTER BOXES SHALL BE SEALED PER IMC OR IRC.
24. R403.3.3 DUCT TESTING: DUCTS SHALL BE LEAK TESTED IN ACCORDANCE W/ WSU RS-33 USING THE MAX DUCT LEAKAGE RATES SPECIFIED.
   - 24.1. EXCEPTIONS: TOTAL LEAKAGE TEST NOT REQD 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.
   - 24.2. A WRITTEN REPORT OF RESULTS SHALL BE SIGNED BY THE TESTING PARTY & PROVIDED TO THE CODE OFFICIAL.
25. R403.3.5 BUILDING CAVITIES: INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
26. R403.3.6 DUCTS BURIED W/IN CLG INSULATON: 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-19, EXCLUDING THE DUCT INSUL.
   - 26.1. EXCEPTION: SUPPLY DUCT LESS THAN 3' FROM SUPPLY OUTLET ARE NOT REQD TO COMPLY.
27. R403.3.7 DUCTS LOCATED IN CONDITIONED SPACE: TO BE CONSIDERED IN CONDITIONED SPACE, DUCTS SHALL COMPLY WITH ONE OF THE FOLLOWING:
   - 27.1. ALL DUCT SYSTEMS LOCATED COMPLETELY WITHIN THE CONT AIR BARRIER & THERMAL ENVELOPE.
   - 27.2. ALL HEATING, COOLING, & VENTING COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. COMBUSTION EQUIP TO BE DIRECT VENT OR SEALED COMBUSTION.
   - 27.3. 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.
28. R403.5.3 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.
29. R403.5.5 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.
30. R403.6.1 MECHANICAL VENTILATION: SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHINGTON STATE AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.
31. R404.1 LIGHTING EQUIPMENT: A MIN OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY.
32. 2018 WSEC & IRC PRESCRIPTIVE ENERGY CODE COMPLIANCE: REFER TO A3.4.
33. WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS: REFER TO A3.4.
34. REFER TO 6/AO.11 FOR CONDITIONED ADDITIONAL SPACE TO BE ADDED.

MECHANICAL & VENTILATION NOTES

1. ALL WORK TO COMPLY WITH 2018 INTERNATIONAL MECHANICAL CODE CPT 4 AND 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
2. 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.
3. INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM PER IRC M1507.3.5: WHOLE HOUSE VENTILATION SYSTEM TO OPERATE INTERMITTENTLY PER 2015 IMC M1507.3.3 (2) WITH A RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT OF 33% AND FACTOR OF 3. MECH VENTILATION SYSTEM FAN EFFICACY PER TABLE R403.6.1: @ MINIMUM AIR FLOW RATE OF 90 CFM, MIN EFFICACY TO BE 2.8 CFM/WATT.
4. LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 IRC M1502.
5. 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.
6. PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
   A. NOT LESS THAN 3' FROM PROPERTY LINES.
   B. 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING
   C. 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
7. 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.
8. FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.

GLAZING NOTES

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

SHOP DRAWINGS

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

MOISTURE PROTECTION

1. PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
2. PROVIDE MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
3. PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
4. PROVIDE MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
5. PROVIDE MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
6. CAULK ALL OPENINGS THOROUGHLY.
7. FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
8. ROOF VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED STEEL OVER 36" WIDE #5 UNDERLAYMENT.
9. ALL ROOF FLASHING TO EXTEND 4" MINIMUM UNDERNEATH ADJACENT MATERIALS.
10. MOISTURE CONTROL AT CRAWLSPACE CONCRETE WALLS, U.N.O.: 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 "MIRAFI" OR EQUAL DRAIN MATERIAL AT BASEMENT WALLS WHERE REQUIRED TO PROVIDE PROTECTION AGAINST MOISTURE.
11. 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

1. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
2. ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
3. 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.
4. PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
5. 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..
6. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
7. A MINIMUM OF (1) SMOKE DETECTOR AND (1) CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON EACH FLOOR.
8. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
9. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:

   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.
10. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC.
11. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

CLEAR OPEN WIDTH	20" (MINIMUM)
CLEAR OPEN HEIGHT	24" (MINIMUM)
CLEAR OPEN AREA	5.7 S.F. (MINIMUM)RC (5.0 S.F. MIN @ GRND LEVEL)
SILL HEIGHT	44" (MAXIMUM)

12. PREFABRICATED FIREPLACES SHALL BEAR UL OR ICC SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL FLOORS.
14. 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. A 1" MIN WATER METER & 1" MIN SERVICE LINE IS REQD. A WATER FLOW ALARM SHALL BE REQUIRED.

SAFETY AND SECURITY

1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
4. WINDOWS WITHIN 10'-0" OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS (FOR OCCUPANCIES LESS THAN 10):

STAIR WIDTH	36" (MINIMUM)
TREAD DEPTH	10" (MINIMUM)
RISER HEIGHT	7-3/4" (MAXIMUM)
HEADROOM	80" (MINIMUM)
HANDRAIL HEIGHT	34"-38" ABOVE NOSING
TYPE 1 HANDRAIL GRASP	1-1/4" (MINIMUM) TO 2" (MAXIMUM)

6. @ OPEN SIDES OF STAIRS, GUARDS SHALL BE NOT LESS THAN 36" TALL. WHERE GUARDS SERVE AS HANDRAILS, THE TOP OF THE GUARD SHALL BE BETWEEN 34"-38". ALL MEASUREMENTS TAKEN VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
7. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE; @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 3/8". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
8. PER TABLE R301.5: GUARD IN-FILL COMPONENTS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50LB ON AN AREA EQUAL TO 1 SF. GUARDS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200LB SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
9. HANDRAILS SHALL BE CONTINUOUS WITHIN A FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER PER R311.7.8 HANDRAILS. PROVIDE A CONTINUOUS HANDRAIL FOR STAIRWAYS OF 4 OR MORE RISERS.
10. RETURN HANDRAIL TO NEWELL POST OR WALL UNO. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BTWN WALL AND HANDRAILS. SLIGHTLY EASE ALL HANDRAIL EDGES TO NOT LESS THAN A RADIUS OF .01".
11. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.
12. BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING.
13. SCREENS OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH MINIMUM OPENING SIZES AND BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQ'D FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
14. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN OF 24" ABOVE THE FINISH FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
15. AT LEAST ONE 3' WIDE EXTERIOR ENTRANCE MUST HAVE A LOCK THAT CAN BE OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

ABBREVIATIONS

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

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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

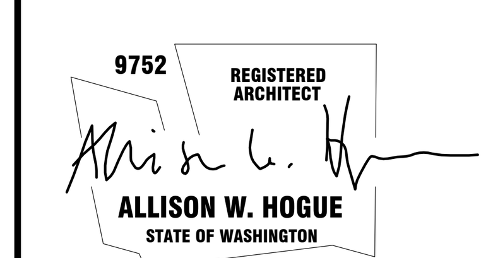
CIVIL ENGINEER
PACIFIC STORMWATER
1421 NE 80TH ST
SEATTLE, WA 98115
PHONE: (206) 353-7495
CONTACT: DAVID FARR

GEOTECHNICAL ENGINEER
ZIPPERGEO
19019 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
CORRECTIONS #1 1	10.10.23
PERMIT SET	4.14.23

CODE NOTES

A0.2

Table of Trees

10 Brook Bay Rd, Mercer Island, WA

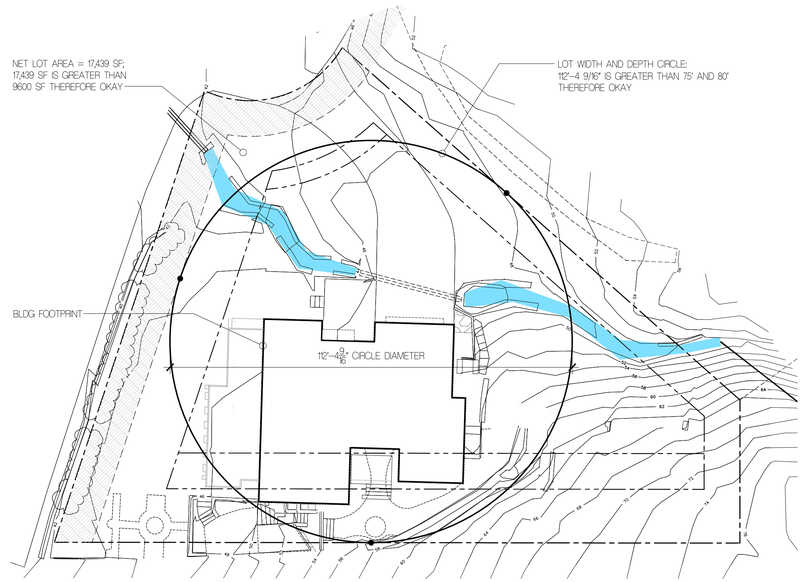
Arborist: Charlie Vogelheim
Date of Inventory: 4/25/23
Table Prepared: 4/27/23

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition , published by the Council of Tree and Landscape Appraisers.
DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Guide for Plant Appraisal, 10th Edition .
Letters are used to identify trees on neighboring property with overhanging canopies.
Minimum Limit of Disturbance (MLOD) is defined as 5 times trunk diameter or 6 feet, whichever is greater.
Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition.
Dripline is measured from the center of the tree to the outermost extent of the canopy.

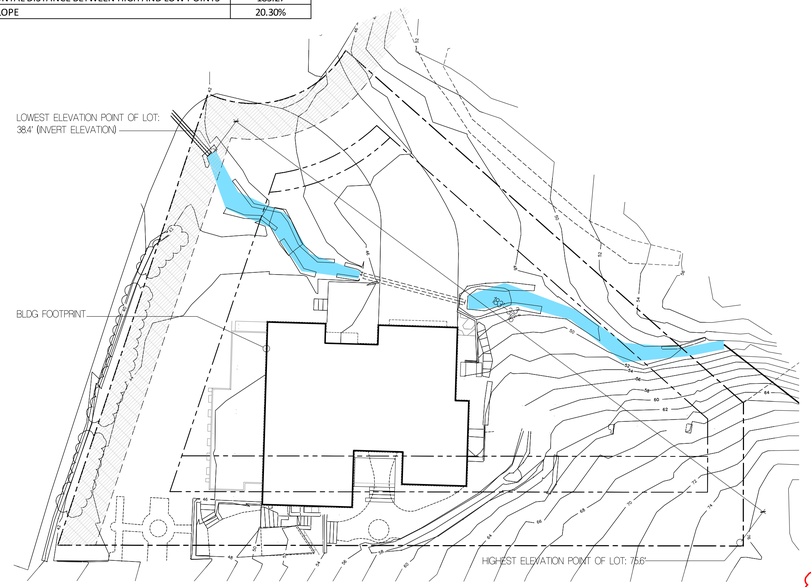
							Dripline Radius (feet)									
Tree ID	**Code**	**Scientific Name**	**Common Name**	**DSH** (inches)	**Health Condition**	**Structural Condition**	**N**	**E**	**S**	**W**	**Exceptional Threshold**	**Exceptional**	**24-Inch DSH or Greater**	**MLOD** (feet)	**RLOD** (feet)	**Proposed Action**	**Notes**
231	Pipu	*Picea pungens*	*Colorado spruce*	10.6	Good	Fair	10.4	9.4	10.4	10.4	-		-	6	7	Remove	Little foliage on north side due to recently removed trees. Topped at 16 feet.
232	Psme	*Pseudotsuga*	*Douglas-fir*	20.2	Good	Fair	13.8	6.8	7.8	16.8	*30.0*		-	8	13	Retain	Topped at 20 feet.
233	Tshe	*Tsuga heterophylla*	*Western Hemlock*	18.6	Good	Fair	9.8	10.8	12.3	18.8	*24.0*		-	8	12	Retain	Topped at 20 feet. Sealed tortional crack.
234	Psme	*Pseudotsuga*	*Douglas-fir*	13.9	Good	Fair	16.6	10.6	16.6	15.6	*30.0*		-	6	9	Retain	Topped at 20 feet.
235	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	45.5	Good	Fair	31.9	31.9	31.9	31.9	*30.0*	Exceptional - Size	Yes	19	30	Retain	Topped at 60 feet, bare on southeast side due to shade from tree A.
236	Acma	*Acer macrophyllum*	*Bigleaf Maple*	34.2	Good	Good	15.4	18.4	34.4	12.4	*30.0*	Exceptional - Size	Yes	14	23	Retain	Phototrophic lean to south. Decay cavity on a side with good reaction growth.
237	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	31.6	Good	Good	9.3	9.3	10.3	10.3	*30.0*	Exceptional - Size	Yes	13	21	Retain	
238	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	29.1	Good	Fair	22.2	22.2	22.2	9.2	*30.0*	Exceptional - Grove	Yes	12	19	Retain	Topped at 50 feet.
239	Tshe	*Tsuga heterophylla*	*Western Hemlock*	15.2	Good	Fair	12.6	12.6	12.6	12.6	*24.0*	Exceptional - Grove	-	6	10	Retain	Topped at 40 feet.
240	Arme	*Arbutus menziesii*	*Madrone*	12.5	Good	Fair	9.5	0.5	9.5	20.5	*6.0*	Exceptional - Size	-	6	8	Retain	Strong phototrophic growth toward west over house.
A	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	40.0	Good	Fair	31.7	11.7	11.7	11.7	*30.0*	Exceptional - Size	Yes	17	27	Retain	Topped at 60 feet, low crown ratio (10%)
B	Acma	*Acer macrophyllum*	*Bigleaf Maple*	32.0	Good	Good	36.3	31.3	3.3	6.3	*30.0*	Exceptional - Size	Yes	13	21	Retain	Barely overhanging property, pruning wounds up to 8 inches in upper crown
C	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	43.0	Good	Fair	31.8	31.8	31.8	21.8	*30.0*	Exceptional - Size	Yes	18	29	Retain	Topped at 50 feet, overextended upper limbs with reiterations and weak attachment points.
D	Psme	*Pseudotsuga menziesii*	*Douglas-fir*	10.0	Good	Good	12.4	12.4	12.4	12.4	*30.0*	Exceptional - Grove	-	6	7	Retain	Ivy on trunk.

3 TABLE OF TREES

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



2 MINIMUM NET LOT AREA & LOT WIDTH DIAGRAM
1" = 20'



1 LOT SLOPE
1" = 20'

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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CONTACT: ALLISON HOGUE

SURVEYOR
TERRANE
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BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

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WETLAND RESOURCES, INC
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PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS: LOT DEV & TREE SCHEDULE

A0.3

HARDSCAPE CODE ANALYSIS:

SECTION G.2 OF DC 122-003 STATES THAT "SITES THAT 1) 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 1) SITS ENTIRELY WITHIN A WATERCOURSE BUFFER (TYPE F STREAM REQUIRING 120' SETBACK), 2) EXCEEDS THE ZONE ALLOWABLE HARDSCAPE AREA (SEE A0.4), AND 3) WAS CONSTRUCTED PRIOR TO JANUARY 2005.

SECTION G.2.A 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 (I.E., ONE NEW SQUARE FOOT OF NEW FOR EVERY TWO SQUARE FEET OF REMOVED).

SECTION E.7.A.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 1:2 RATIO (I.E., 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 A0.4 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 NONCONFOMRING BECAUSE THEY EXCEED MAXIMUM HARDSCAPE COVERAGE CAN ADD NEW HARDSCAPE BY REMOVING EXISTING HARDSCAPE AT A 1:2 RATIO.

316 SF OF NEW HARDSCAPE x 2 = 632.4 SF
632.4 SF IS LESS THAN 912 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.

F. TOTAL EXIST'G HARDSCAPE AREA (ITEMIZED)	EXIST'G AREA	EXIST'G SUBTOTALS
F1. UNCOVERED DECKS	SF	
EXIST'G WEST DECK UPPER (a+b)	382	
EXIST'G ENTRY DECK LOWER	223	
EXIST'G EAST DECK 1	126.5	
EXIST'G EAST DECK 2	50	
EXIST'G GAZEBO DECK	11	
TOTAL EXIST'G UNCOVERED DECKS		792.5
F2. UNCOVERED PATIOS		
WEST CONC PATIO (a+b)	75	
EAST CONC PATIO BY ELEC METER	36	
TOTAL EXIST'G UNCOVERED PATIOS		111
F3. WALKWAYS		
SOUTH GRAVEL PATH 1	425	
SOUTH GRAVEL PATH 2	109	
SOUTH GRAVEL PATH 4	126	
TOTAL EXIST'G WALKWAYS		660
F4. STAIRS		
SOUTH CONC STAIRS 1	30	
SOUTH CONC STAIRS 2	24	
SOUTH CONC STAIRS 3	17	
SOUTH CONC STAIRS 4	10	
TOTAL EXIST'G STAIRS		81
F5. ROCKERIES & RETAINING WALLS		
NORTH ROCKERY 1	8.5	
NORTHROCKERY 2	39	
NORTH ROCKERY 3	17.8	
NORTH ROCKERY 4	21.3	
NORTH ROCKERY 5	5	
NORTH ROCKERY 6	6.4	
EAST ROCKERY 1	105	
EAST ROCKERY 2	25	
EAST ROCKERY 3	34	
EAST ROCKERY 4	20	
EAST ROCKERY 5	13	
SOUTH ROCKERY 1	83	
SOUTH ROCKERY 2	196	
TOTAL EXIST'G ROCKERIES	574	
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 RETAINING WALLS	63.8	
TOTAL EXIST'G ROCKERY & RETAINING WALLS		637.8
F6. OTHER		
EAST CONC 1	3	
EAST CONC 2	3	
TOTAL EXIST'G OTHER		6
TOTAL EXIST'G HARDSCAPE AREA		**2288.3**

G. (TOTAL HARDSCAPE AREA REMOVED) (ITEMIZED)	AREA REMOVED	REMOVED SUBTOTALS
G1. UNCOVERED DECKS	SF	
EXIST'G WEST DECK UPPER (a+b)	-24	
EXIST'G ENTRY DECK LOWER	-36.5	
EXIST'G EAST DECK1	-126.5	
EXIST'G EAST DECK2	-50	
EXIST'G GAZEBO DECK	0	
TOTAL REMOVED UNCOVERED DECKS		-237
G2. UNCOVERED PATIOS		
EXIST'G WEST PATIO (NOT UNDER DECK)	-15	
EAST CONC PATIO BY METER	0	
TOTAL REMOVED UNCOVERED PATIOS		-15
G3. WALKWAYS		
SOUTH GRAVEL PATH 1	-425	
SOUTH GRAVEL PATH 2	-109	
SOUTH GRAVEL PATH 4	-126	
TOTAL REMOVED WALKWAYS		-660
G4. STAIRS		
SOUTH CONC STAIRS 1	0	
SOUTH CONC STAIRS 2	0	
SOUTH CONC STAIRS 3	0	
SOUTH CONC STAIRS 4	0	
TOTAL EXIST'G REMOVED STAIRS		0
G5. ROCKERIES & RETAINING WALLS		
NORTH ROCKERY 1	0	
NORTHROCKERY 2	0	
NORTH ROCKERY 3	0	
NORTH ROCKERY 4	0	
NORTH ROCKERY 5	0	
NORTH ROCKERY 6	0	
EAST ROCKERY 1	0	
EAST ROCKERY 2	0	
EAST ROCKERY 3	0	
EAST ROCKERY 4	0	
EAST ROCKERY 5	0	
SOUTH ROCKERY 1	0	
SOUTH ROCKERY 2	0	
TOTAL EXIST'G ROCKERIES		0
SOUTH RETAINING WALL 1	0	
SOUTH RETAINING WALL 2	0	
SOUTH RETAINING WALL 3	0	
SOUTH RETAINING WALL 4	0	
WEST RETAINING WALL 1	0	
WEST RETAINING WALL 2	0	
TOTAL EXIST'G RETAINING WALLS		0
TOTAL REMOVED ROCKERIES & RETAINING WALLS		0
G6. OTHER		
EAST CONC 1	0	
EAST CONC 2	0	
TOTAL EXIST'G REMOVED OTHER		0
TOTAL EXIST'G REMOVED HARDSCAPE AREA		**-912**

H. TOTAL REPLACED HARDSCAPE AREA (ITEMIZED)	AREA REPLACED	REPLACED SUBTOTALS
H1. UNCOVERED DECKS		
UNCOVERRED DECK (PREVIOUSLY LOT COVERAGE NOW HARDSCAPE)	96.8	
WEST DECK UPPER (a+b)(21+38)	59	
WEST DECK LOWER	11.4	
TOTAL REPLACED UNCOVERED DECKS		167.2
H2. UNCOVERED PATIOS		
WEST PAVER PATIO	25.5	
SOUTH CONC PATIO	93.3	
TOTAL REPLACED UNCOVERED PATIOS		118.8
H3. WALKWAYS		0
H4. STAIRS		30.2
H5. ROCKERIES & RETAINING WALLS		0
H6. OTHER		0
TOTAL PROPOSED REPLACED HARDSCAPE		**316.2**

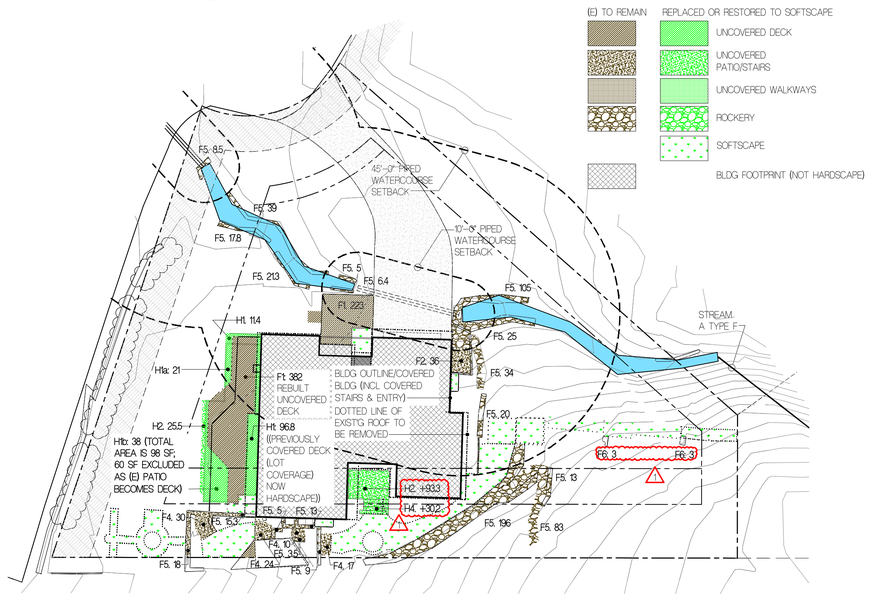
HARDSCAPE CALCULATIONS			
A	GROSS LOT AREA		17,439
B	NET LOT AREA		17439
C	AREA BORROWED FROM LOT COVERAGE		0
D	ALLOWED HARDSCAPE AREA %		9%
E	ALLOWED HARDSCAPE AREA		1569.51
F	TOTAL EXISTING HARDSCAPE		2288.3
	TOTAL EXISTING HARDSCAPE %		13.12174
G	TOTAL HARDSCAPE AREA REMOVED		-912
H	TOTAL REPLACED HARDSCAPE AREA	2x316.2	632.4
	632.4 SF < 912 SF THEREFORE OKAY		
I	TOTAL PROJECT HARDSCAPE AREA		2008.7
J	TOTAL PROJECT HARDSCAPE AREA %		11.51844

GENERAL NOTES

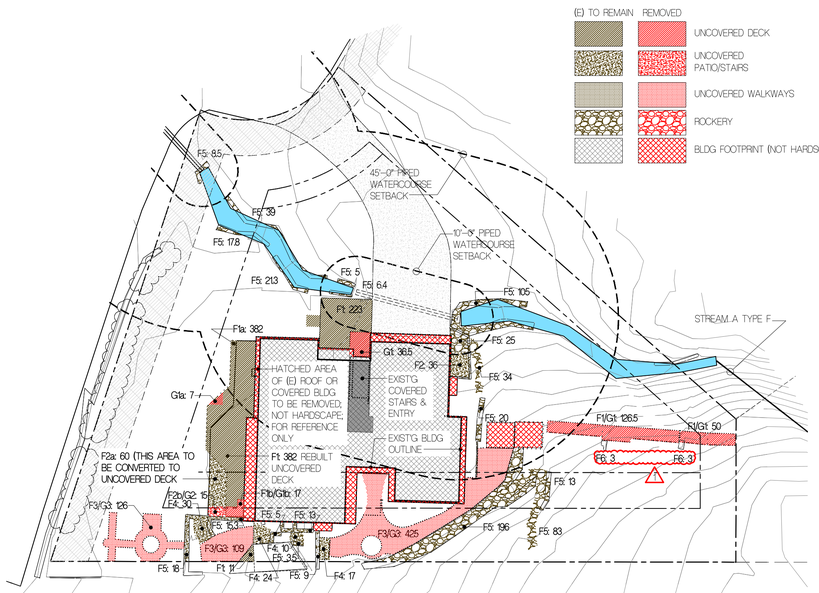
1. COVERED MEANS A BLDG ROOF OR CANOPY; AN IMPERVIOUS DECK IS NOT CONSIDERED A ROOF PER 2/2/22 CORRESP. W/ TIM McHARG, PRINCIPAL PLANNER, CITY OF MERCER ISLAND
2. NEW HARDSCAPE MAY BE ADDED ONLY BY REMOVAL/ RESTORATION OF 2 SF OF NEW FOR EVERY 1 SF OF EXIST'G REMOVED.
3. REMOVED HARDSCAPE OFFSET AT 2:1 RATIO MUST BE RESTORED TO SOFTSCAPE. FOR INSTANCE, A GRAVEL PATH (HARDSCAPE) MAY BE CONVERTED TO A WOODCHIP PATH (SOFTSCAPE).
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.
5. MEASUREMENTS PER SURVEY

4 HARDSCAPE CODE ANALYSIS
NTS

3 HARDSCAPE CALCULATIONS
NTS



2 (E) HARDSCAPE TO REMAIN, BE RESTORED TO SOFTSCAPE OR REBUILT
1" = 20'



1 (E) HARDSCAPE TO REMAIN & BE REMOVED
1" = 20'

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1941 1st avenue south, 2e
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ZIPPERGEO
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
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PROFESSIONAL STAMP

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PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS: HARDSCAPE

A0.4

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	

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 IMPERVIUOS 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.

LOT COVERAGE NOTES FROM 10 BROOK BAY_PRE21-045:

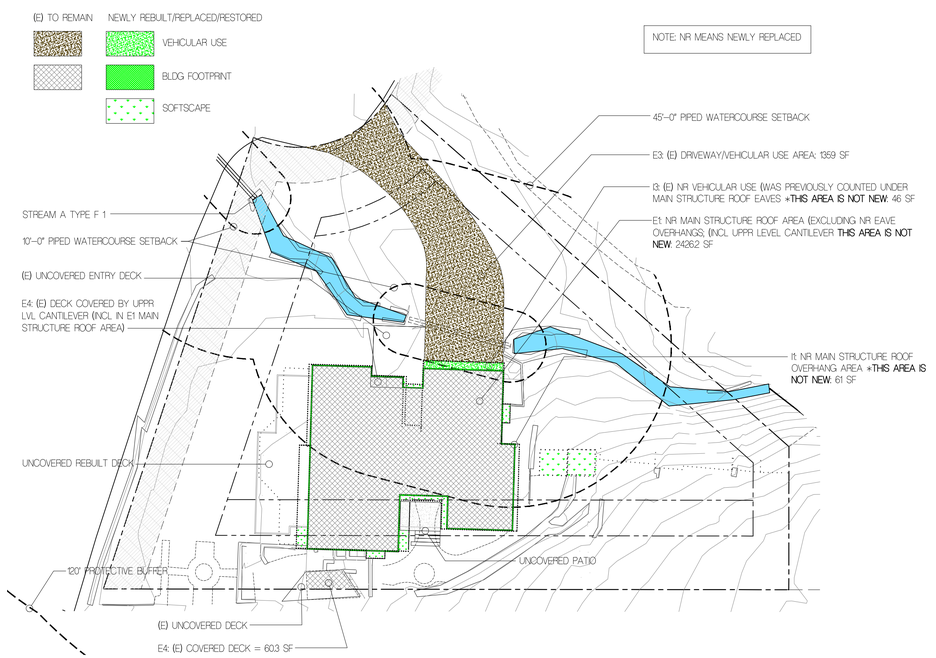
MERCER ISLAND DISTINGUISHES BETWEEN EXISTING, REMOVED AND NEW LOT COVERAGE. EXISTING LOT COVERAGE MAY BE REMOVED AND REBUILT OR RELOCATED ON THE SITE. NEW LOT COVERAGE IS THAT AMOUNT OF LOT COVERAGE THAT ADDS TO THE TOTAL AMOUNT OF EXISTING LOT COVERAGE. THE PROJECT PROPOSES NO NET NEW LOT COVERAGE AND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

4 LOT COVERAGE NOTES

NTS

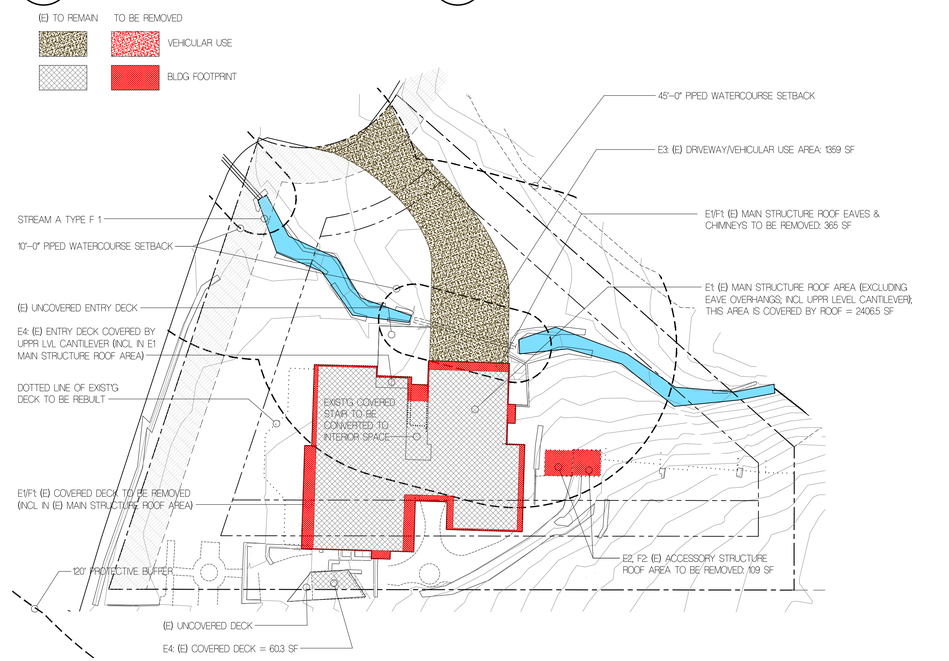
3 LOT COVERAGE CALCULATIONS

NTS



2 PROPOSED LOT COVERAGE

1" = 20'



1 EXIST'G LOT COVERAGE

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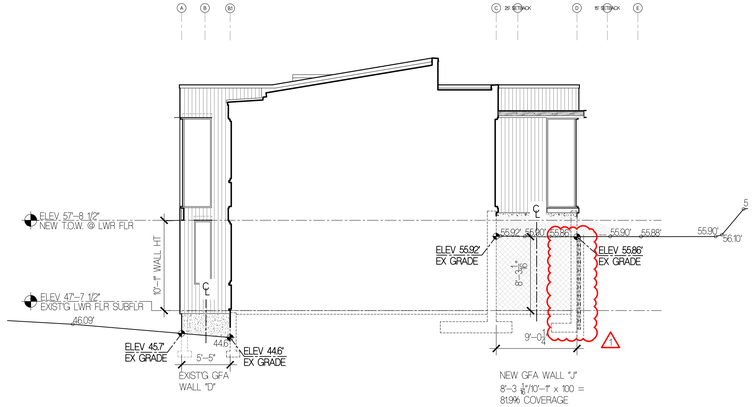
CODE DIAGRAMS:
LOT COVERAGE

A0.5

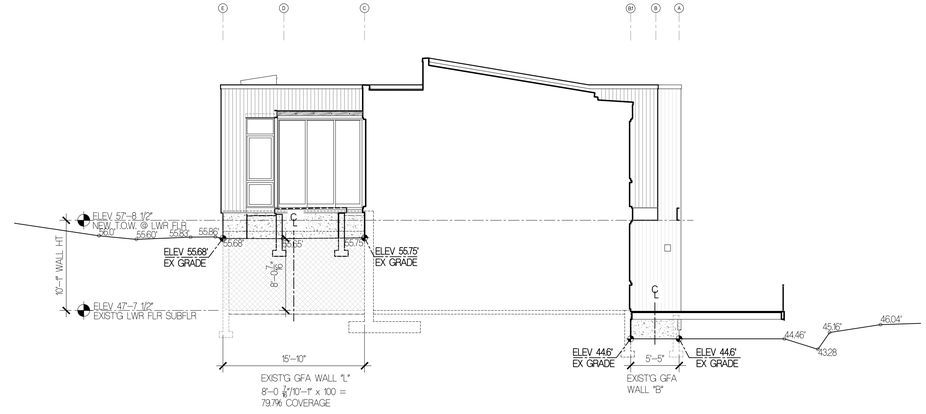
PROPOSED BASEMENT GFA EXCLUSION CALCULATION			
WALL SEGMENT	LENGTH (FT)	COVERAGE	RESULT
A	16.2	0%	0
B	5.4	0%	0
C	14.8	0%	0
D	5.4	0%	0
E	22.1	0%	0
F	20.4	34%	6.9768
G	3.8	79%	2.9906
H	23.8	65%	15.47
I	18	80%	14.4
J	9	82%	7.38
K	13.8	82%	11.2884
L	15.8	80%	12.64
M	25.1	61%	15.311
N	51	0%	0
TOTALS	244.6	N/A	86.4568
PORTION OF EXCLUDED BASEMENT FLOOR AREA:		0.35346198	
TOTAL BASEMENT FLOOR AREA:		2337.1	
PROPOSED BASEMENT FLOOR AREA EXCLUDED FROM GROSS FLOOR AREA:		**826.075991**	

8 EXIST'G & PROPOSED BSMT GFA EXCLUSION CALC



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

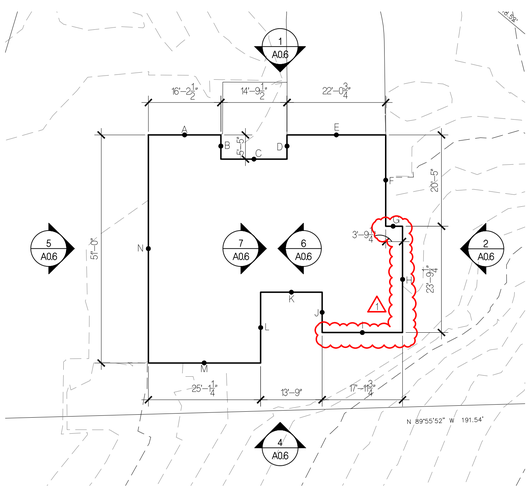
- GRADE SHOWN IS EXISTING OR PROPOSED, WHICHEVER IS LOWER
- ALL MEASUREMENTS TAKEN FROM EXTERIOR FACE OF FRMG/CONC BASEMENT WALL.

5 GFA BASEMENT EXCLUSION DIAGRAM - WEST ELEVATION

1/8" = 1'-0"

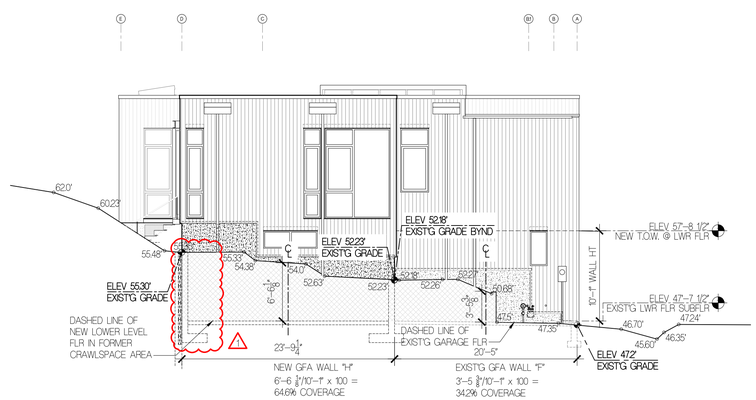
4 GFA BASEMENT EXCLUSION DIAGRAM - SOUTH ELEVATION

1/8" = 1'-0"



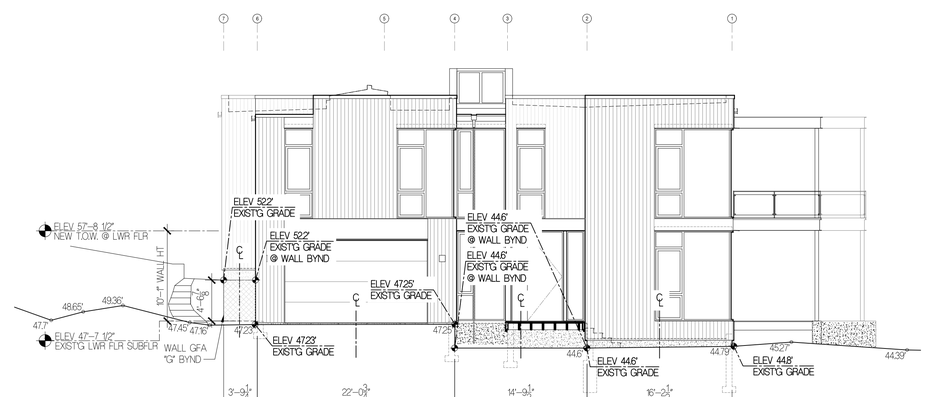
3 GFA BSMT EXCLUSION DIAGRAM

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"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
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ZIPPERGEO
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LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

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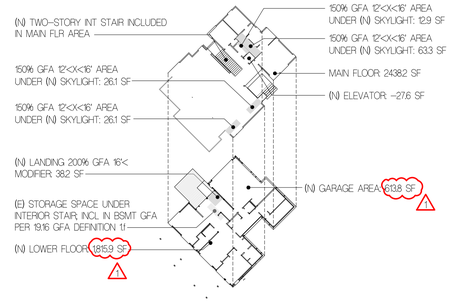
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS:
GFA & BSMT EXCLUSION

A0.6

NOTES

- GRADE SHOWN IS EXISTING OR PROPOSED, WHICHEVER IS LOWER
- ALL GFA PLAN MEASUREMENTS TAKEN FROM EXTERIOR FACE OF WALL CLADDING.
- REFER TO A0.6 FOR PROPOSED GFA BSMT EXCLUSION; SEE HATCHED AREA
- NOTE: PER 19.16.010 DEFINITIONS, GROSS FLOOR AREA IS THE TOTAL SQUARE FOOTAGE OF FLOOR AREA BOUNDED BY THE EXTERIOR FACES OF THE BUILDING. PER 19.16.010(E), GFA INCLUDES DETACHED ACCESSORY BUILDINGS WITH A GROSS FLOOR AREA OVER 120 SF.
- PER DC 122-003.G. 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"

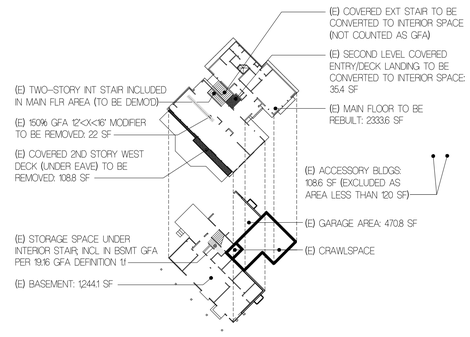
GFA CALCULATION

BLDG AREA	EXISTING AREA SF	REMOVED AREA SF	NEW/ADDITION AREA	TOTAL SF
GROSS LOWER FLOOR AREA	1244.1	0	571.8	1815.9
GARAGE/CARPORT	470.8	0	143	613.8
MAIN FLOOR (MF)	2333.6	0	104.6	2438.2
TOTAL FLOOR AREA	**4048.5**	0	819.4	**4867.9**
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	-242.58	-826.08
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	0	
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
			0	
TOTAL BUILDING AREA	3620.2	-155.2	679.39	4144.39

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		4144.39
F: PROPOSED GROSS FLOOR AREA %	0.237650668	23.77%

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

2 PROPOSED GFA CALCULATION



1 EXISTING GFA DIAGRAM

1" = 40'-0"

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CODE DIAGRAMS:
GFA DIAGRAM & CALCS

A0.7

GENERAL NOTES

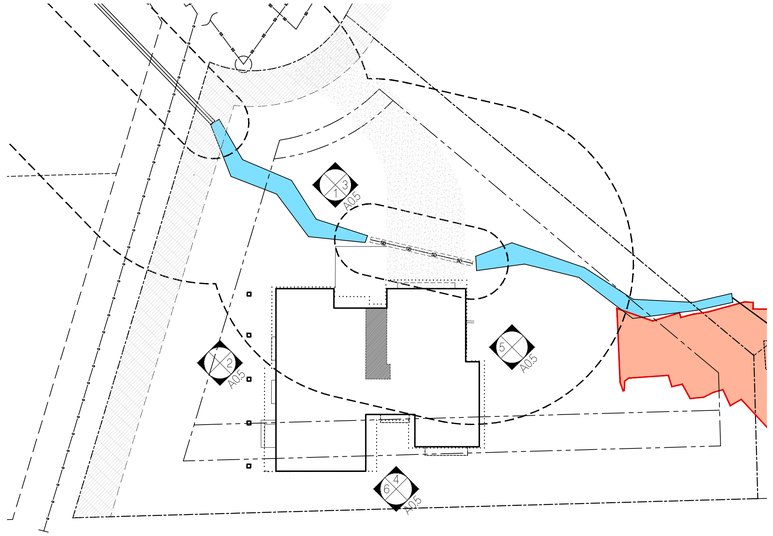
- PER MICC 19.01.050.D.1.b.i: A LEGALLY NONCONFORMING DETACHED SINGE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40% OF THE LENGTH OF THE DWELLING'S EXISTING EXTERIOR WALLS IS STRUCTURALLY ALTERED.
- (c) FOR THE PURPOSES 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 19.01.050.D.1.b.iii: 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 050622 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF MI, BASEMENT FOUNDATION WALLS ENCLOSING GFA SHALL BE CONSIDERED EXTERIOR "WALL SEGMENTS" PER MICC 19.01.050.D.1.b.iii.c.
- PER 032422 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF MI, EXTERIOR WALLS ARE CONSIDERED ALTERED IF THEY ARE COMPLETELY REMOVED DOWN TO THE CONCRETE FOUNDATION.

LEGEND

UNALTERED EXIST'G WALL

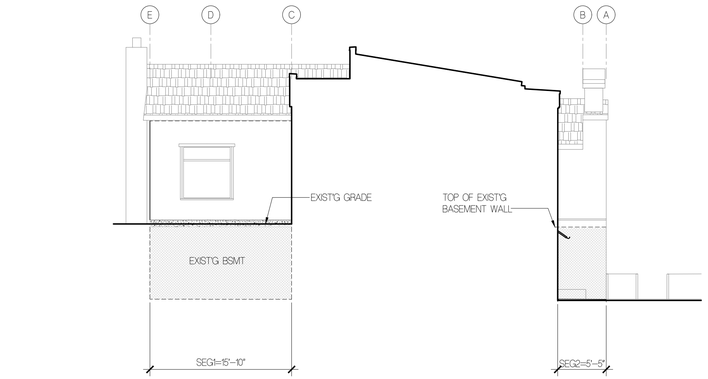
ALTERED WALL



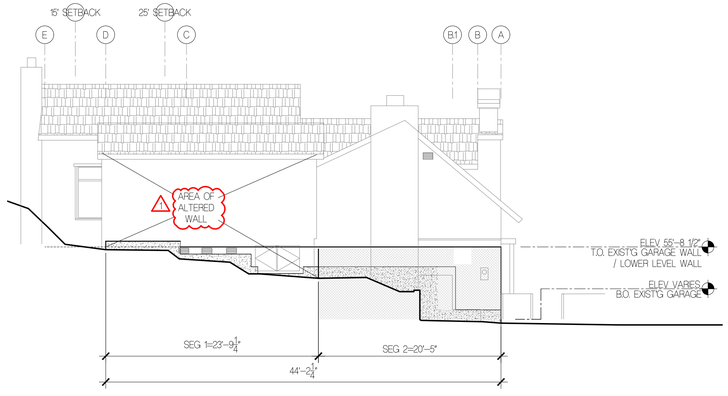
8 WALL LOCATION DIAGRAM
NTS

MARK	LENGTH OF WALL SEGMENT	LENGTH OF WALL SEGMENT TO REMAIN	LENGTH OF WALL SEGMENT TO BE STRUCTURALLY ALTERED
NORTH WALL			
SEGMENT 1	3.75	0	3.75
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	36	20.8
WEST WALL	51	51	0
EAST WALL COURTYARD/ENTRY			
SEGMENT 1	5.5	5.5	0
SEGMENT 2	9		9
TOTAL	14.5	5.5	9
SOUTH WALL			
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
EAST WALL			
SEGMENT 1	23.75	0	23.75
SEGMENT 2	20.4	20.4	0
TOTAL	44.15	20.4	23.75
WEST WALL ENTRY/COURTYARD			
SEGMENT 1	15.9	15.9	0
SEGMENT 2	5.4	5.4	0
TOTAL	21.3	21.3	0
TOTAL LENGTH OF ALL WALLS:	244.5	159.3	85.2
PERCENTAGE OF WALLS TO BE STRUCTURALLY ALTERED:			34.85%
PERCENTAGE OF WALLS TO REMAIN:			**65.15%**

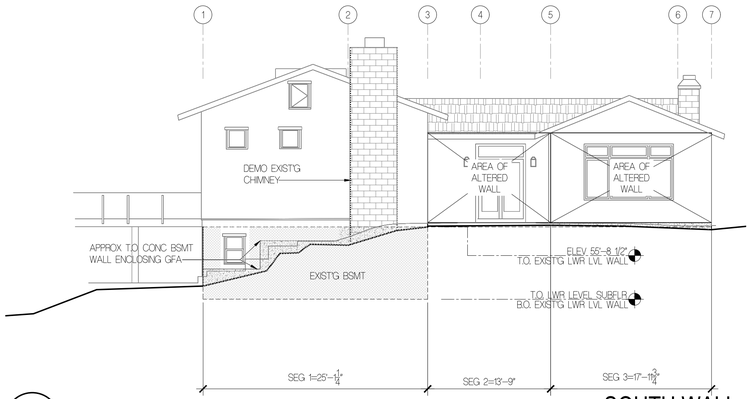
7 PERCENT OF WALLS STRUCTURALLY ALTERED CALC
NTS



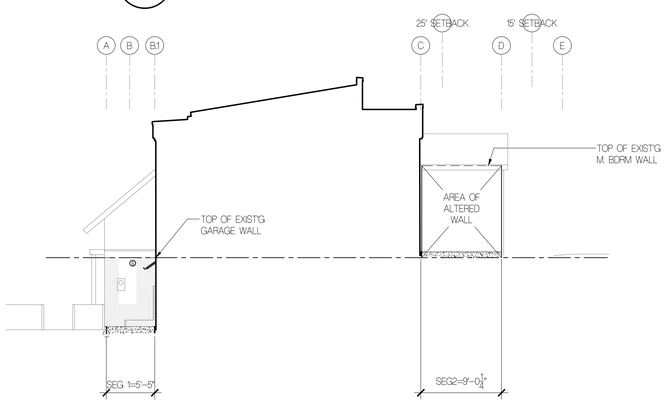
6 EAST WALL 2
1/8" = 1'-0"



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

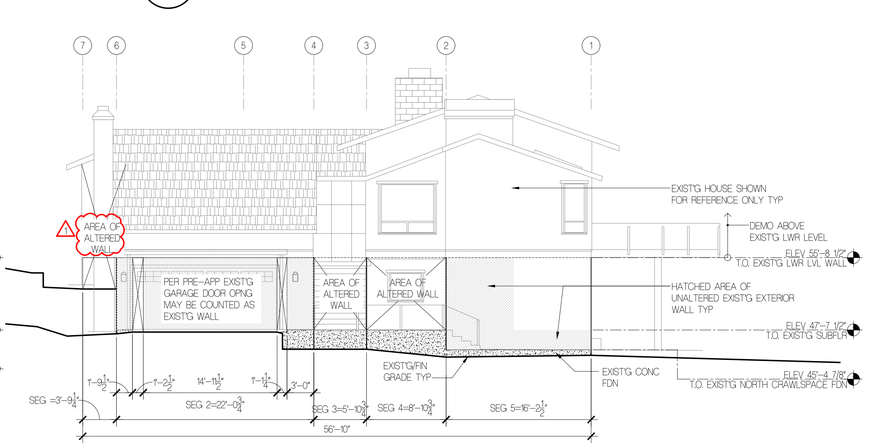


4 SOUTH WALL
1/8" = 1'-0"



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

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



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

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seattle, wa 98134
ph 206.634.0136

OWNER
BALSA & MINA LABAN
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ARCHITECT
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
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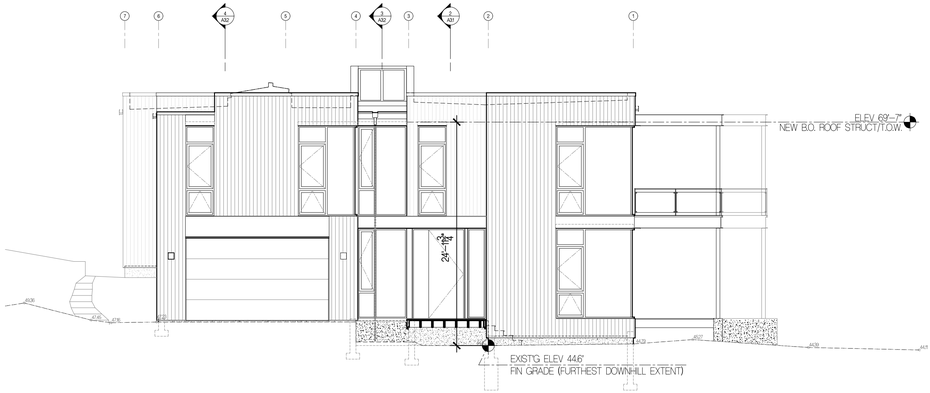
PERCENT OF WALLS STRUCT ALTERED CALC

A0.8



3 MAXIMUM BUILDING FACADE HEIGHT DIAGRAM

NTS

MAX BUILDING HEIGHT CALCULATION		FT	FT	
WALL SEGMENT	(IST'G WHICHEVER IS LO'	LOWEST GRADE	WALL SEGMENT LENGTH	WEIGHTED SUM OF MID POINT ELEVATIONS
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
TOTALS		793.74	244.7	12257.97

Average Building Elevation Formula — Weighted Sum of Mid Point Elevations / Total Length of Wall

50.09386596 — 50.09386596 AVERAGE BUILDING ELEVATION
30
80.09386596 MAX HEIGHT ABOVE ABE

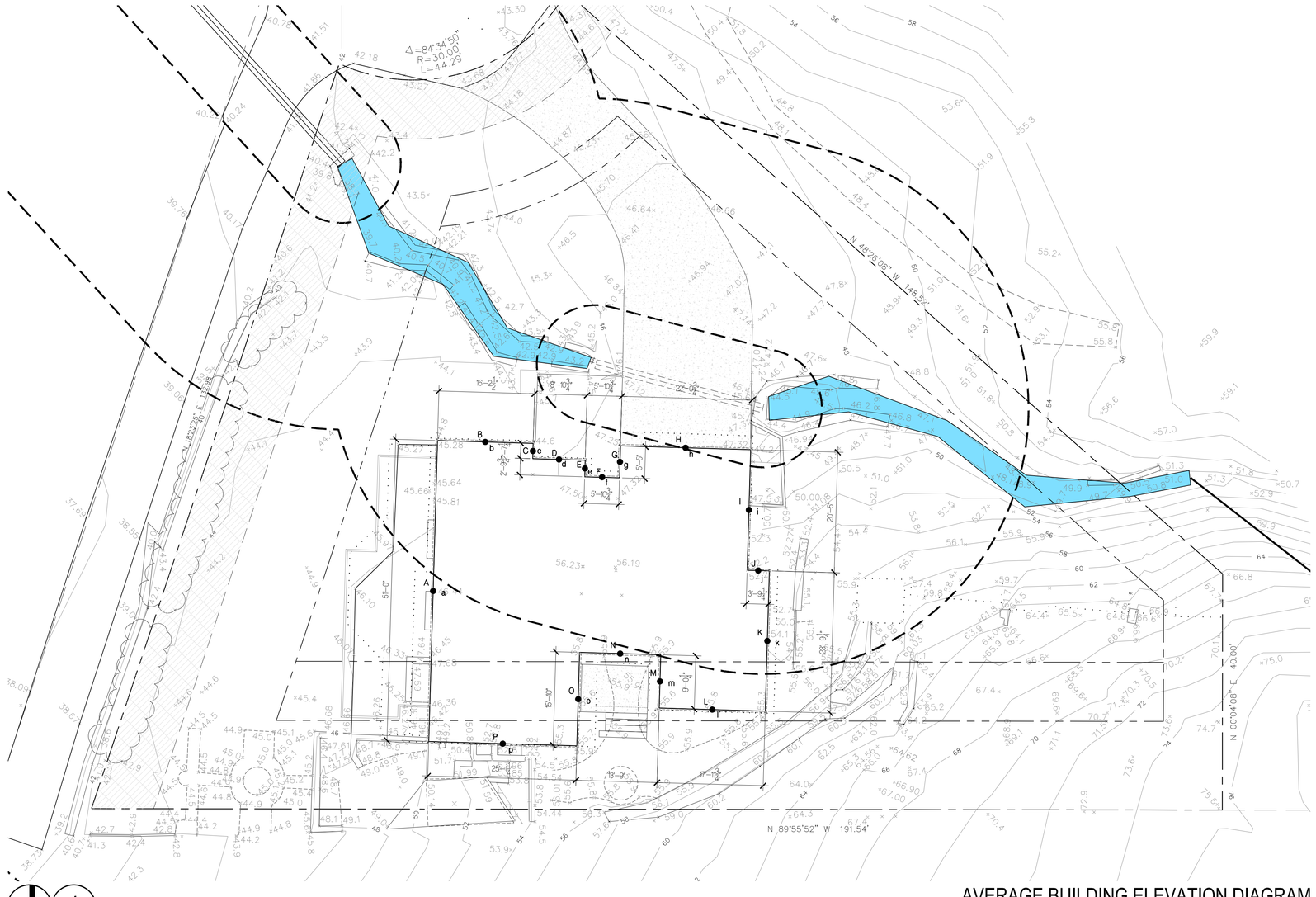
2 AVERAGE BUILDING ELEVATION & MAXIMUM HEIGHT CALCULATION

NTS

A. AVG BLDG ELEVATION (ABE) CALCULATIONS LOCATED ON SHEET #	A0.9
B. ALLOWABLE BUILDING HEIGHT (ABE + 30 FT)	80.1'
C. PROPOSED BUILDING HEIGHT	75'-11"
D. BENCHMARK ELEVATION	433.9'
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 = 446'; 446' + 30' = 746'; ACTUAL HT= 24'-11 ⅞"
G. ABE AND ALLOWABLE BLDG HEIGHT SHOWN ON ELEV PLAN SHEET #	A0.9
H. TOPO–SURVEY ACCURACY ATTESTED ON PLAN SHEET #	TS

4 ABE, MAX HEIGHT & MAX FACADE SUMMARY

NTS



1 AVERAGE BUILDING ELEVATION DIAGRAM

1" = 10'

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CODE DIAGRAMS:
BLDG HEIGHT

A0.9

A1: EXIST'G IMPERVIOUS SURFACE TO REMAIN (ITEMIZED)	EXIST'G AREA
A1. BLDG/ROOF	SF
BLDG FOOTPRINT	2427
A1. DRIVEWAY	1392
A1. UNCOVERED PATIOS	
EAST CONC PATIO BY ELEC METER	36
A1. WALKWAYS	0
A1. LANDSCAPE STAIRS	
SOUTH CONC STAIRS 1	30
SOUTH CONC STAIRS 2	24
SOUTH CONC STAIRS 3	17
SOUTH CONC STAIRS 4	10
A1. ROCKERIES & RETAINING WALLS	
NORTH ROCKERY 1	8.5
NORTHROCKERY 2	39
NORTH ROCKERY 3	17.8
NORTH ROCKERY 4	21.4
NORTH ROCKERY 5	5
NORTH ROCKERY 6	6.4
EAST ROCKERY 1	104.7
EAST ROCKERY 2	25
EAST ROCKERY 3	34
EAST ROCKERY 4	20
EAST ROCKERY 5	13
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
TOTAL EXIST'G IS AREA TO REMAIN	5217.2

A2: EXIST'G IMPERVIOUS SURFACE TO BE REMOVED (ITEMIZED)	AREA REMOVED
A2. BLDG/ROOF	SF
NORTHWEST ROOF	-1.3
NORTH STAIR ROOF	-6
EAST CHIMNEY	-10
SOUTHEAST ROOF	-22.5
SOUTH ROOF	-30
SOUTH CHIMNEY	-10.9
SOUTHWEST ROOF	-14.5
ACCESSORY STRUCTURES	-109
A2. PATIO	
NORTHWEST PATIO	-11.3
SOUTHWEST PATIO	-43
A2. WALKWAYS	
SOUTH GRAVEL PATH 1	-362
SOUTH GRAVEL PATH 2	-109
SOUTH GRAVEL PATH 4	-126
A2. LANDSCAPE STAIRS	0
A2. ROCKERIES & RETAINING WALLS	0
A2. OTHER	
EAST CONC 1	0
EAST CONC 2	0
TOTAL EXIST'G REMOVED IS	-855.5

A3: EXIST'G IMPERVIOUS SURFACE TO BE REPLACED (ITEMIZED)	AREA REPLACED
A3. BLDG/ROOF	
EAST ROOF TO BECOME MASTER BATH/BED BROW	**6.6**
SOUTHWEST ROOF TO BECOME PATIO & BROW	**24.2**
A3. UNCOVERED DECKS	
IMPERV PATIO TO BECOME IMPERV DECK	442
A3. UNCOVERED PATIOS & WALKWAYS	
SOUTH WALKWAY TO BECOME PATIO	61.7
A3. WALKWAYS	
A3. STAIRS	
A3. ROCKERIES & RETAINING WALLS	
A3. OTHER	
TOTAL REPLACED IS	534.5

A4: NEW IMPERVIOUS SURFACE (ITEMIZED)	AREA REPLACED
A4. NEW BUILDING/ROOF/BROW	
NORTH BROW	4.1
ENTRY BROW & BM	6.3
MASTER BATH BROW	1.9
MASTER BEDROOM BROW	5.3
KITCHEN BROW & ROOF	7.1
A4. UNCOVERED DECKS	
WEST DECK UPPER	124.4
WEST LOWER DECK SUPPORT WALL	2.8
A4. UNCOVERED PATIOS	
WEST PATIO	14.3
SOUTH PATIO	38.7
A4. WALKWAYS	
A4. LANDSCAPE STAIRS	
A4. ROCKERIES & RETAINING WALLS	
A4. OTHER	
TOTAL NEW IMPERVIOUS SURFACE	**204.9**

IMPERVIOUS SURFACE CALCULATION:

A1: EXIST'G IMPERV SURF AREA TO REMAIN	5217.2
A3: EXIST'G IMPERV SURF AREA TO REPLACED	534.5
TOTAL EXIST'G IMPERVIOUS SURFACE AREA TO REMAIN OR BE REPLACED	**5751.7**
A2: TOTAL EXIST'G IMPERV SURF AREA TO BE REMOVED	-855.5
A4: TOTAL IMPERV SURF AREA TO BE ADDED	204.9
NET DECREASE IN IMPERVIOUS SURFACE AREA	**-650.6**

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

1. BUILDINGS - THE FOOTPRINT OF THE BUILDING AND STRUCTURES INCLUDING ALL EAVES;
2. 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;
3. SIDEWALKS - PAVED PEDESTRIAN WALKWAYS, SIDEWALKS AND BIKE PATHS;
4. RECREATION FACILITIES - DECKS, PATIOS, PORCHES, TENNIS COURTS, SPORT COURTS, POOLS, HOT TUBS, AND OTHER SIMILAR RECREATIONAL FACILITIES;
5. 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.

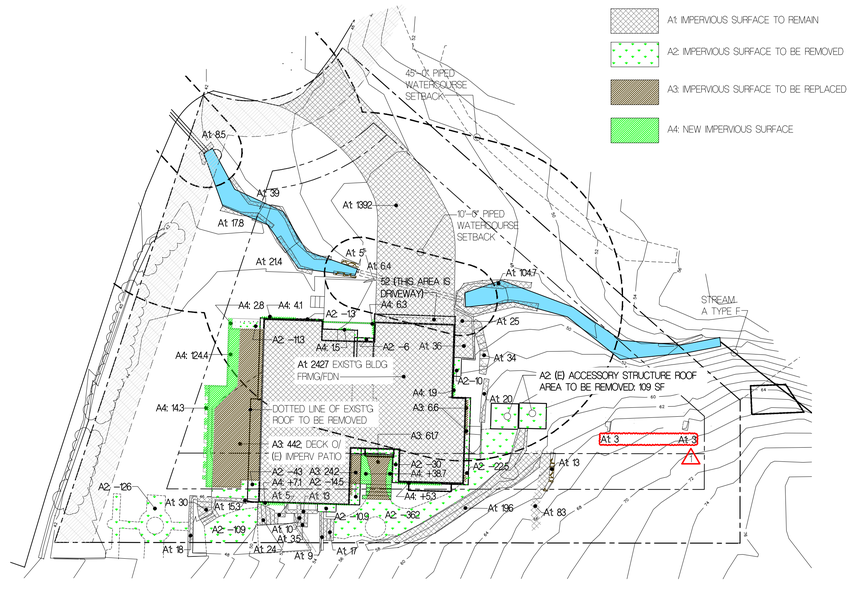
NOTE: PER OCTOBER 26, 2020 EMAIL WITH RUJI DING, SENIOR DEVELOPMENT ENGINEER, UNCOVERED, PERVIOUS WOOD DECK OVER GRASS/DIRT IS NOT CONSIDERED AS IMPERVIOUS SURFACE.
NOTE: PER NOVEMBER 3, 2020 EMAIL WITH RUJI DING, SENIOR DEVELOPMENT ENGINEER, ROOF EDGE IS MEASURED TO EAVE (EXCLUDES GUTTERS).

ABBREVIATION
IMPERVIOUS SURFACE = IS

1

IMPERVIOUS SURFACE CALCULATIONS

1" = 40'



1

IMPERVIOUS SURFACE DIAGRAM

1" = 40'

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE	DATE
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PERMIT SET	4.14.23

CODE DIAGRAMS:
IMPERVIOUS SURFACE

A0.10

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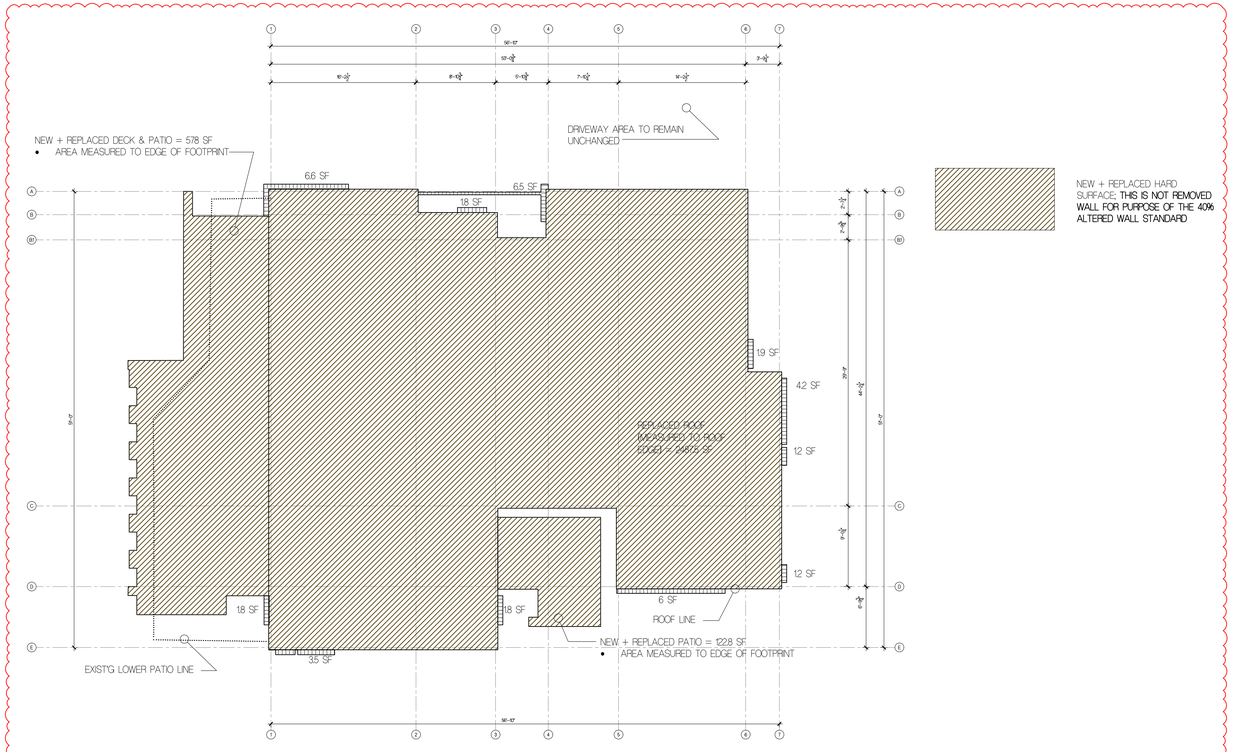
NEW + REPLACED HARD SURFACE

A0.10_1

⚠1



1 NEW + REPLACED HARD SURFACE DIAGRAM

1/8" = 1'-0"

⚠1

NEW + REPLACED HARD SURFACE	SF	
EXIST'G BLDG FOOTPRINT (ROOF LINE)	2767	
PROPOSED BLDG FOOTPRINT (ROOF LINE)	2487.5	
TOTAL ROOF TO BE REPLACED	2487.5	**2487.5**
NEW OR REPLACED BROW		
NW	6.6	
ENTRY BM & BROW	6.5	
NORTH BROW	1.8	
CLOSET BROW	1.9	
PRIMARY BATH BROW	4.2	
PRIMARY BEDROOM BROW 1	1.2	
PRIMARY BEDROOM BROW 2	1.2	
PRIMARY BEDROOM BROW 3	6	
KITCHEN BROW 1	1.8	
KITCHEN BROW & ROOF 2	3.5	
KITCHEN BROW 3	1.8	
TOTAL NEW OR REPLACED BROW	36.5	**36.5**
NEW + REPLACED SOUTH PATIO	122.8	**122.8**
NEW + REPLACED WEST DECK & PATIO	578	**578**
TOTAL NEW + REPLACED HARD SURFACE		**3224.8**

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

2 NEW + REPLACED HARD SURFACE CALC

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CODE DIAGRAMS:
DECKS & CONDIT. SPACE

A0.11

PROPOSED	CONDITIONED SF	UNCONDITIONED SF	EXISTING	CONDITIONED SF	UNCONDITIONED SF
(N) FIRST FLOOR	1702 SF	699 SF	(E) FIRST FLOOR	1232 SF	537 SF
(N) SECOND FLOOR	2432 SF	0 SF ⚠1	(E) SECOND FLOOR	2304 SF	0 SF
TOTAL	4134 SF	699 SF	TOTAL	3536 SF	537 SF
NET CHANGE IN CONDITIONED SPACE			4134 SF – 3536 SF = 598 SF ADDITIONAL CONDITIONED SPACE *		
NET CHANGE IN UNCONDITIONED SPACE			699 SF – 537 SF = 162 SF ADDITIONAL UNCONDITIONED SPACE ⚠		

* 540 SF OF (N) CONDITIONED SPACE = 3.0 ENERGY CREDITS REQ'D

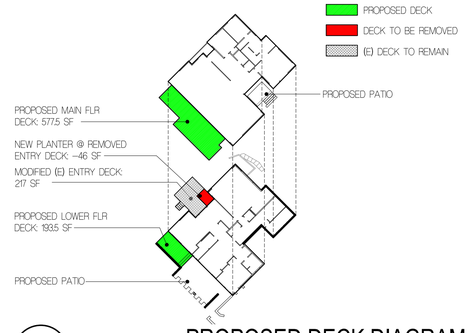
6 PROPOSED & EXIST'G (UN)+CONDITIONED SPACE CALCS
NTS

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



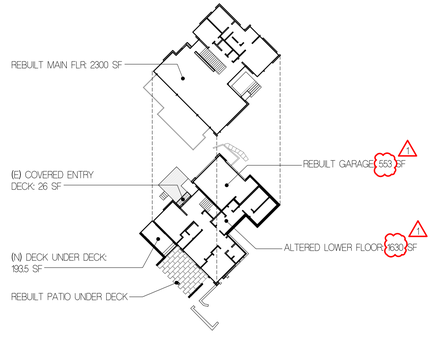
2 PROPOSED DECK DIAGRAM
1" = 40'

1 EXIST'G DECK DIAGRAM
1" = 40'

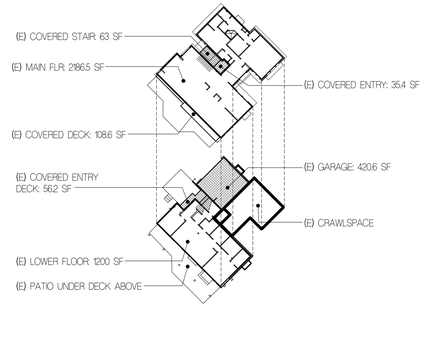
NOTE: 13D FIRE SPRINKLER SYSTEM REQD. REFER TO FIRE PROTECTION NOTE #14 ON A02

FIRE AREA CURRENT SQUARE FOOTAGE	EXIST'G SQUARE FOOTAGE	ADDITION/FINAL SQUARE FOOTAGE
MAIN FLOOR INTERIOR	2186.5	2300
LOWER FLOOR INTERIOR	1200	1630 ⚠1
OTHER FLOORS INTERIOR	0	0
BASEMENT INTERIOR (INCL IN LWR FLR)	0	0
ATTACHED GARAGE INTERIOR	420.6	553 ⚠1
COVERED DECKS INTERIOR	164.8	219.5
OTHER INTERIOR (ENTRY STAIR & LANDING)	98.4	0
TOTALS	**4070.3**	**4702.5** ⚠1

3 FIRE AREA: CALCULATIONS
1" = 40'



2 FIRE AREA: PROPOSED
1" = 40'



1 FIRE AREA: EXISTING
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seattle, wa 98134
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CODE DIAGRAMS
FIRE AREA

A0.12

LEGEND

- NEW 2x_ STUD WALL OR FURRING @ 16" OC @ INT W/ R-23 BATT INSUL @ EXTERIOR (U.N.O.)
- EXISTING WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- ROOM # / FLR MATL — ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL
- ⊙DS — DOWNSPOUT
- 1★ — WINDOW/SKYLIGHT; SEE SCHEDULE A2.4; REFER TO A2.4 FOR EGRESS WINDOW CALLOUT
- ★ — INDICATES SAFETY GLASS
- 101 — NEW DOOR; EXTERIOR DOOR SCHEDULE 2/A2.4
- SD/CM — COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- X CFM — EXHAUST FAN
- DUCTWORK
- RADIANT MANIFOLD
- HD — HEAT DETECTOR ⚠

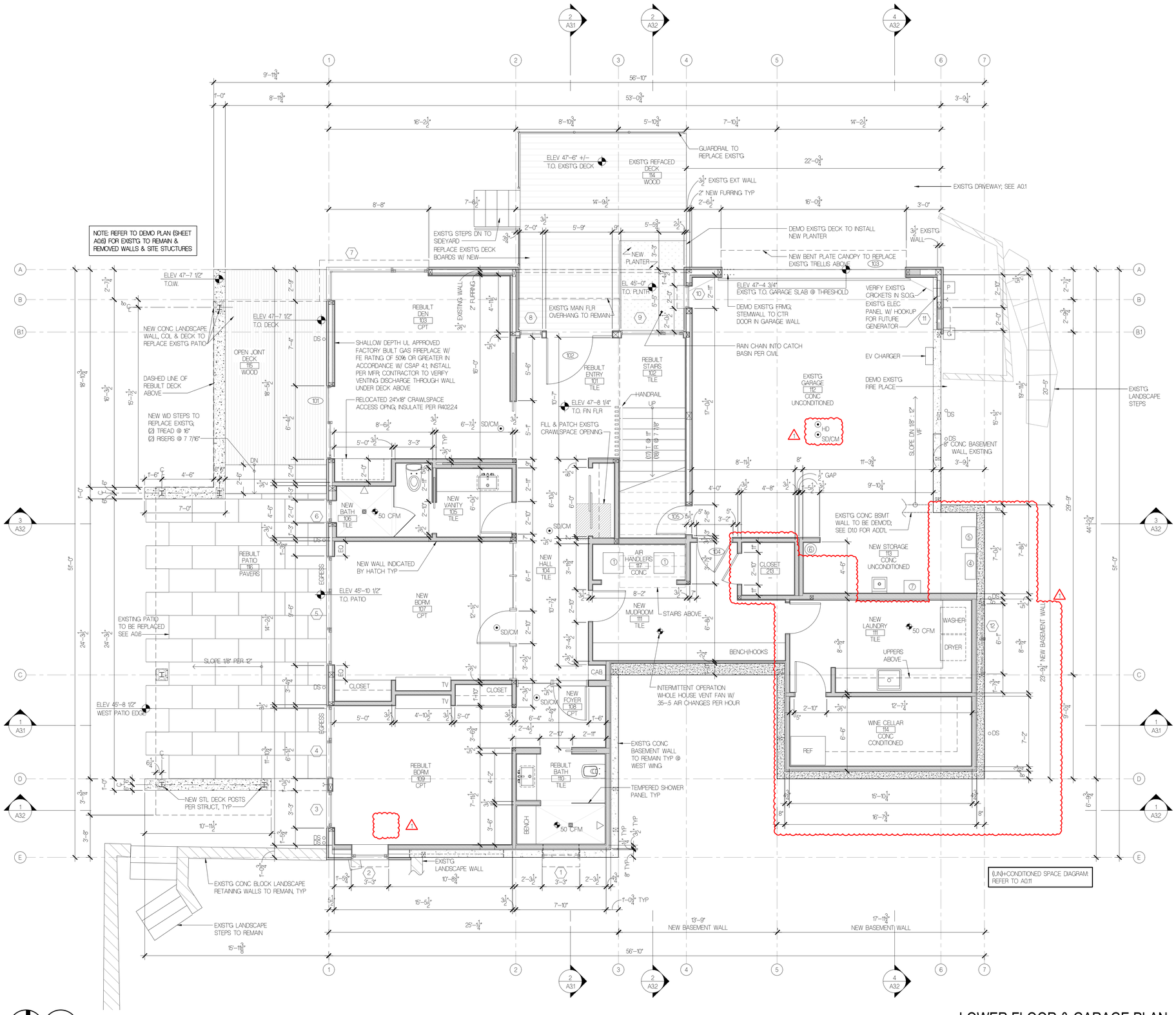
GENERAL NOTES

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 AV107.2. 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 TAM9A0C60V5/DA
2	HEAT PUMP	ALL FLOORS	OUTSIDE	AMERICAN STANDARD SIDE DISCHARGE VARIABLE SPEED HP 4A6L9060A1C0TA
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIES, SEE A3.1-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	IBC CONDENSING BOILER, MODEL: SL 14-115G3, AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVIEN-240A (EF 0.95), TANKLESS GAS WATER HEATER
	WHOLE HOUSE VENTILATION	WHOLE HOUSE	AIR HANDLER CLOSET	10-FAV-ENHANCED FRESH AIR VENTILATION SYSTEM

⚠



LOWER FLOOR & GARAGE PLAN

1/4" = 1'-0"

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LOWER FLOOR & GARAGE PLAN

A1.1

LEGEND

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- EXISTING WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- ROOM # / FLR MATL — ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL
- ODS — DOWNSPOUT
- 1x — WINDOW/SKYLIGHT; SEE SCHEDULE A24; REFER TO A24 FOR EGRESS WINDOW CALLOUT
- * — INDICATES SAFETY GLASS
- 101 — NEW DOOR; EXTERIOR DOOR SCHEDULE 2/A24
- SD/CM — COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- X CFM — EXHAUST FAN
- DUCTWORK
- RADIANT MANIFOLD

GENERAL NOTES

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2. PROVIDE 1/2" AIR SPACE MIN BTWN WOOD FRAMING & CONC WALLS.
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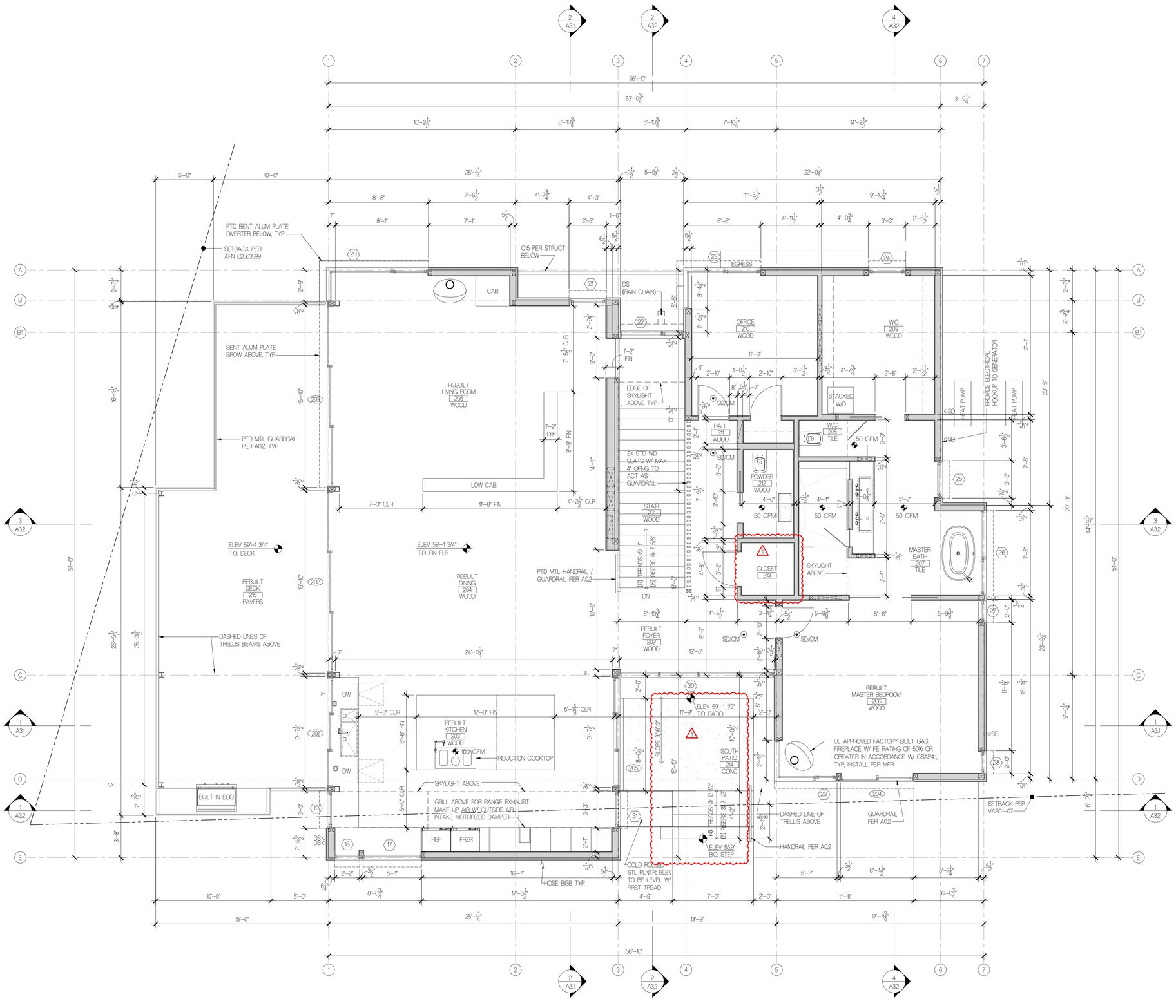
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIES, SEE A3.1-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	BC CONDENSING BOILER, MODEL: SL 14-115C3, AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVIEN-240A (EF 0.95), TANKLESS GAS WATER HEATER
	WHOLE HOUSE VENTILATION	WHOLE HOUSE	AIR HANDLER CLOSET	10-FAV-ENHANCED FRESH AIR VENTILATION SYSTEM



MAIN FLOOR & DECK PLAN

1/4" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
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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

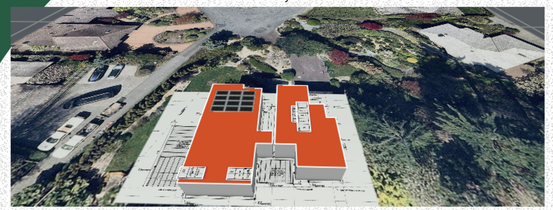
ISSUE	DATE
CORRECTIONS #1 (1)	10.10.23
PERMIT SET	4.14.23
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

MAIN FLOOR & DECK PLAN

A1.2

Solar PV System

4.86kW System



System Components

Type	Manufacturer	Model	Quantity
Module	Qcells	Q.PEAK DUO BLK ML-G10+ 405	12
Microinverter	Enphase Energy Inc.	IQ8M-72-2-US	12

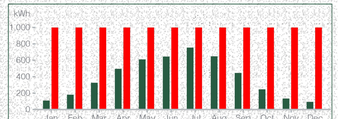
The method of attachment for your home will depend on a few factors including, what your roofing material is made of, what the supporting structure looks like, and what solar modules you choose. In some cases, we do need to get a roofer involved. In this situation, we prefer to work with the roofer you initially had install the roof.

System Performance

System Size (kWDC): 4.86

First Year Power Output (kWh): 4,691

First Year Energy Offset (%): 39



As you can see production in WA is very seasonal. Regularly monitoring your system to make sure it's operating properly ensures that you'll be producing as much power as possible year-round!

Northwest Electric & Solar

Sam Smith - n/a

2 SOLAR SPECIFICATION

NTS

1 ROOF PLAN

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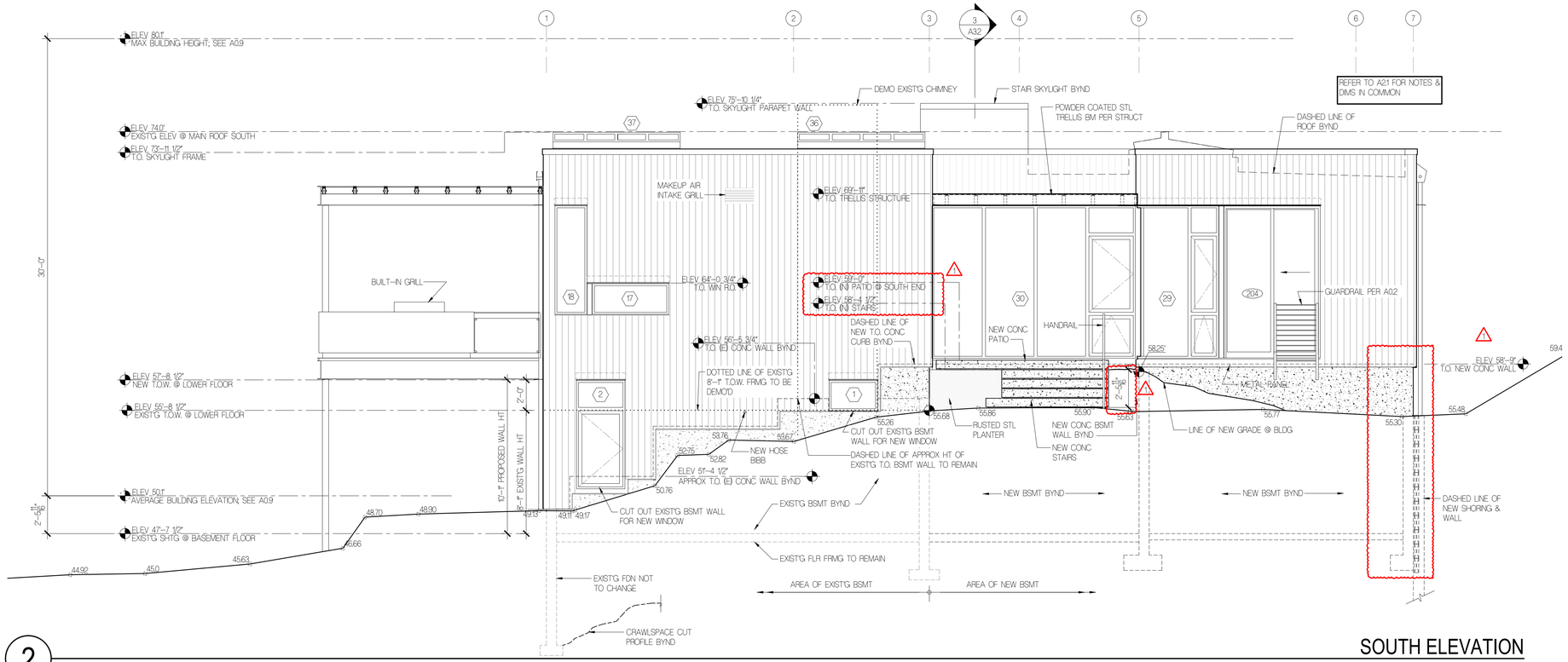
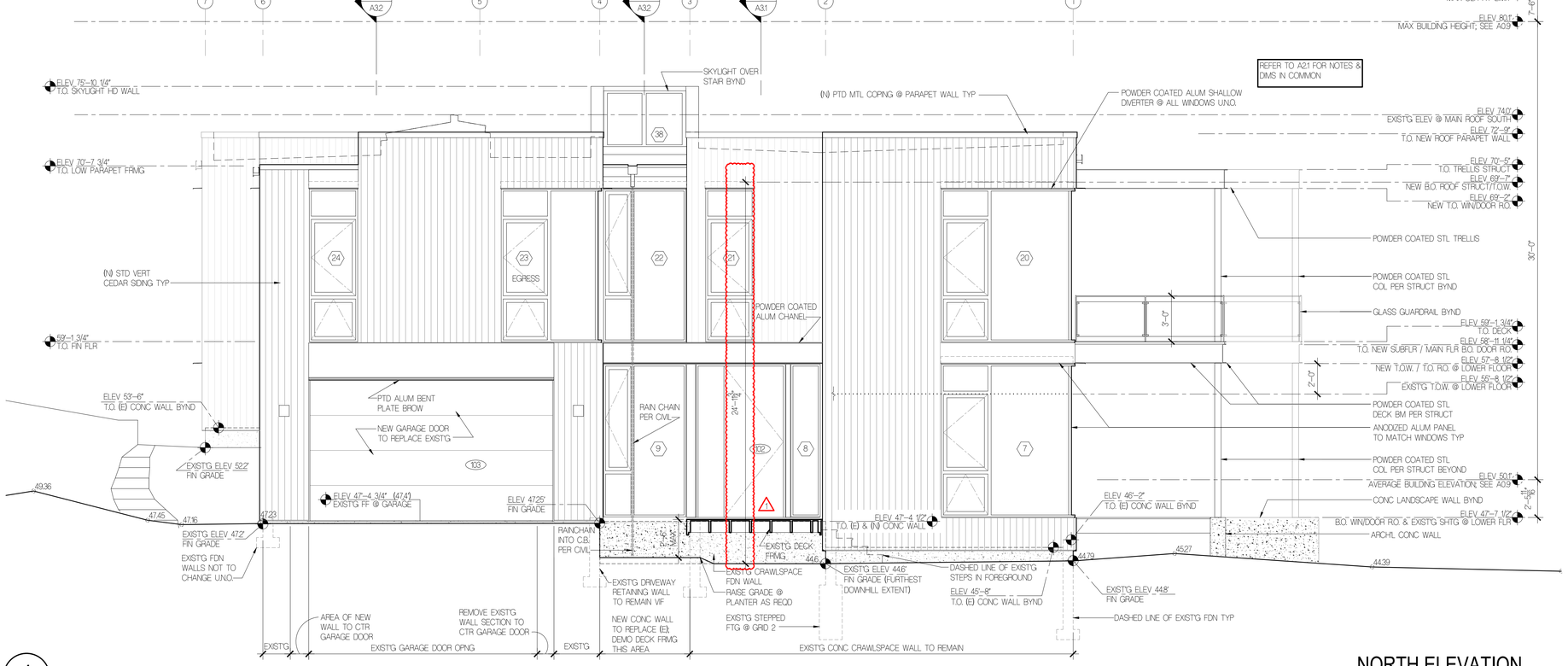
ROOF PLAN

A1.3



2 SOUTH ELEVATION

1/4" = 1'-0"



1 NORTH ELEVATION

1/4" = 1'-0"

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SURVEYOR
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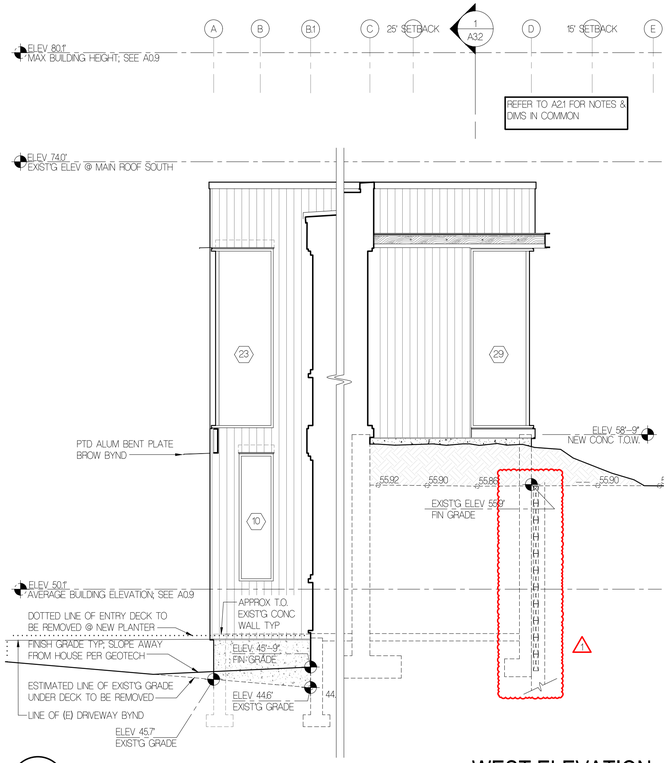
PRE-APPLICATION NOTES	10.5.21

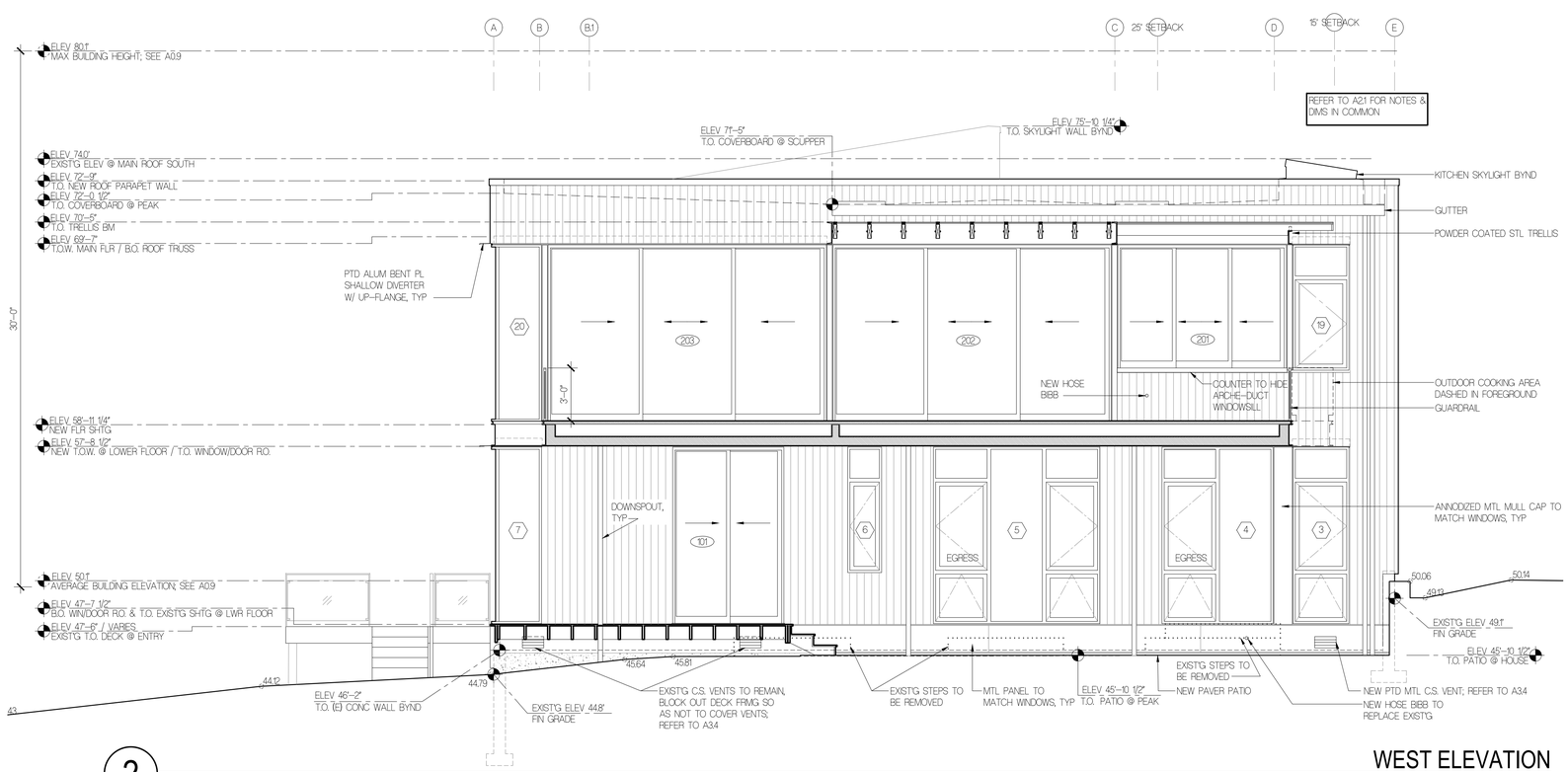
EXTERIOR ELEVATIONS

A2.1



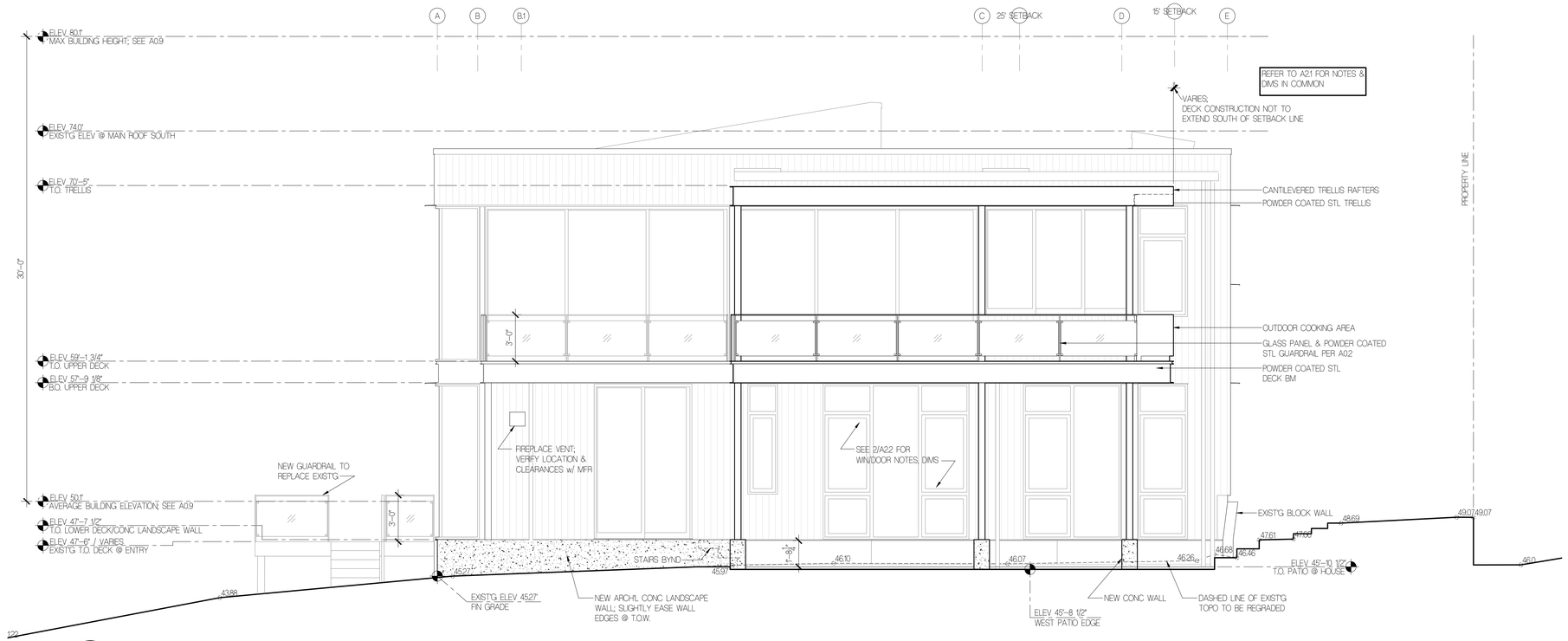
3 WEST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

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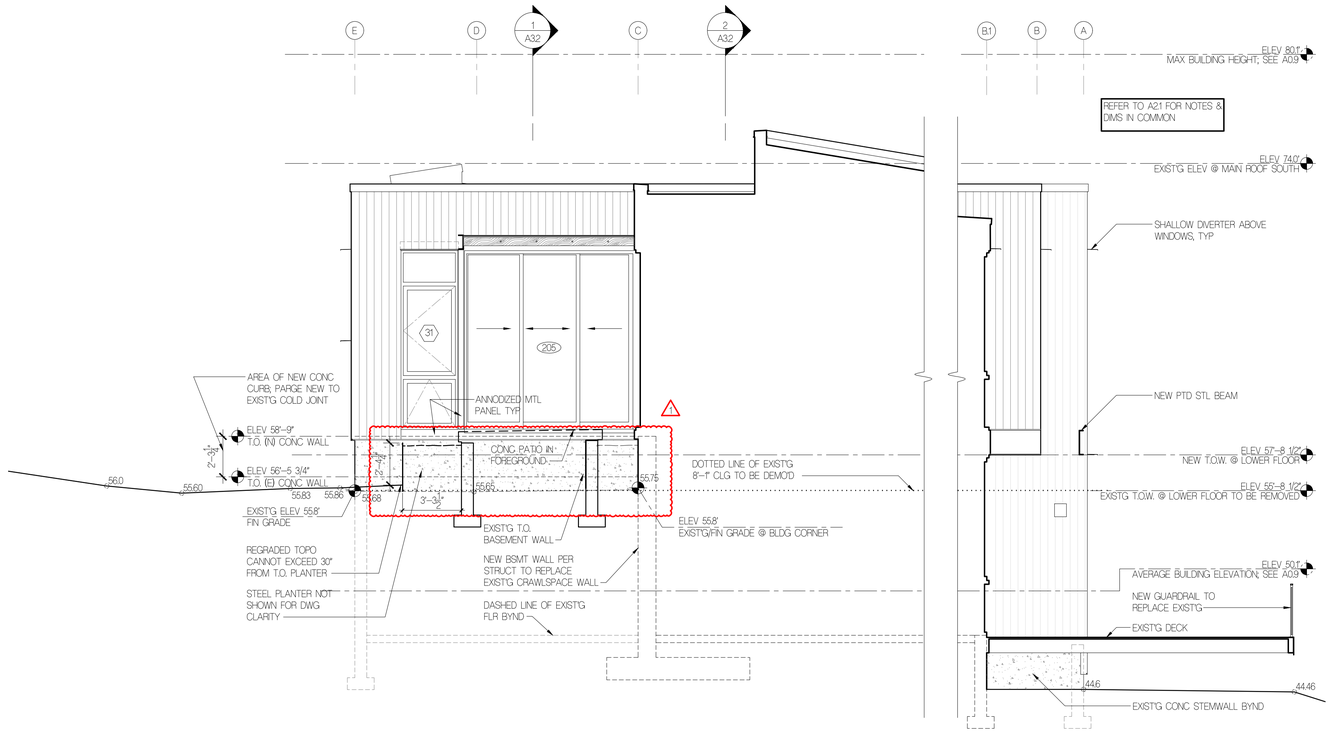
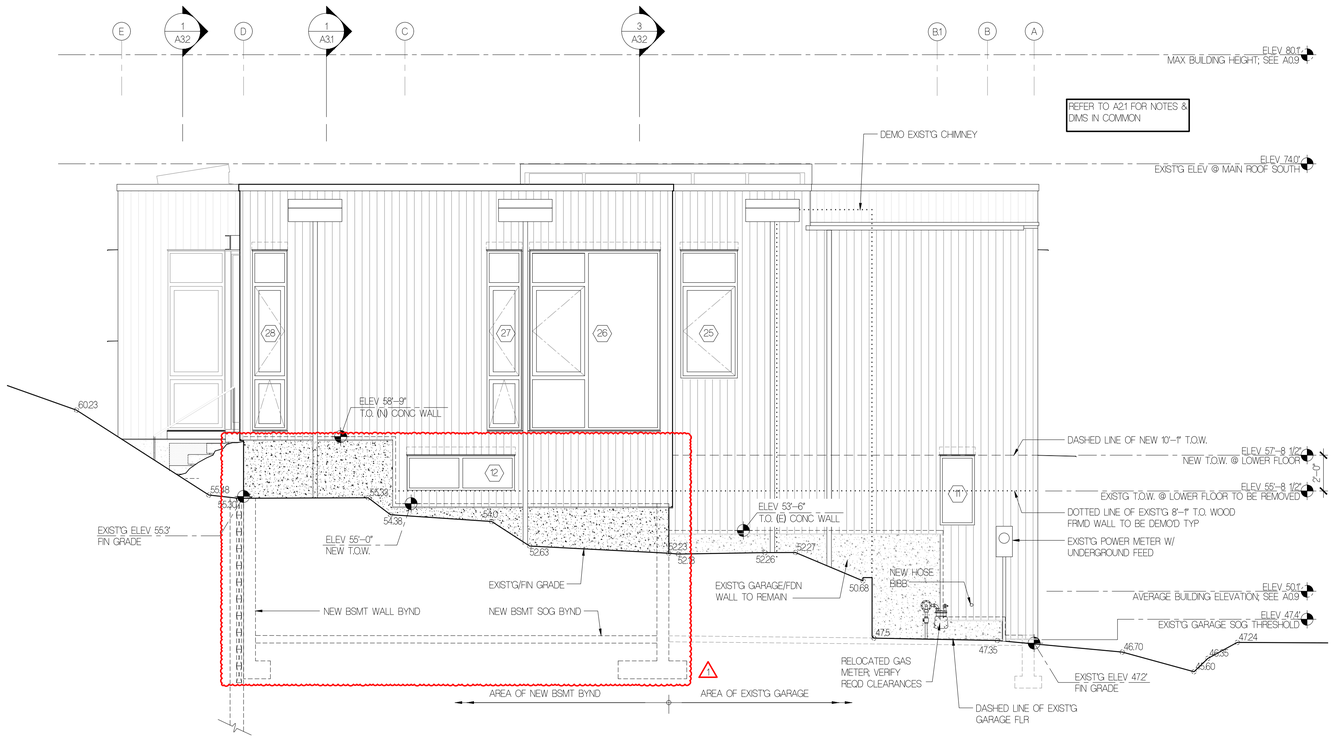
EXTERIOR ELEVATIONS

A2.2



2 EAST ELEVATION

1/4" = 1'-0"



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PRE-APPLICATION NOTES	10.5.21

EXTERIOR ELEVATIONS

A2.3

8/6/2023

Job Name: Laban
Customer: Cherry Creek
Quote: #247

MANUFACTURER

ENERGY REPORT

Code Compliance Challenges

It is imperative to involve an energy consultant with experience in metal window compliance. We provide a list of consultants online (Professionals/Energy Compliance).

Job Specific Summary

The U-Factor and SHGC values provided in this report comply with NFRC 100 and NFRC 200. A summary of these values has been presented as a Weighted Average to assist dealers in assessing the general impact if changes are made to the Window or Door order, e.g. glass type change.

Additionally, Fleetwood has provided a column of Simulated Performance Alternative energy values that may be a useful tool in illustrating how the size of a Door or Window will impact the true living conditions inside the home. By request, Fleetwood will provide Manufacturer Labels for such values. For more information about Simulated Performance Alternative, visit Fleetwood's website; under the Professionals menu, select Energy Compliance, then Energy Code Compliance.

Product Type / Category Information: (Metric/SI version available upon request.)

Category:	Series:	Item:	Glazing*:	VT:	NFRC U-Factor / SHGC	NFRC U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Glazing Area (ft2)*Qty:
DOOR	Series 3070-T	7-0	D	0.49	0.33	0.22	0.35	0.21	63.18 [75.5x120.5]*1
DOOR	Series 3070-T	18-0	D	0.47	0.31	0.21	0.31	0.21	68.18 [114.5x85.75]*1
DOOR	Series 3070-T	19-0	D	0.47	0.31	0.21	0.27	0.23	159.80 [189x121.75]*1
DOOR	Series 3070-T	20-0	D	0.47	0.31	0.21	0.27	0.23	159.80 [189x121.75]*1
DOOR	Series 3070-T	30-0	D	0.47	0.31	0.21	0.32	0.21	63.83 [75.5x121.75]*1
DOOR	Series 3070-T	33-0	D	0.47	0.31	0.21	0.29	0.22	96.81 [114.5x121.75]*1

DOOR Weighted Average — NFRC: U-Factor: 0.312 SHGC: 0.211 — Simulated Performance Alternative: 0.29 0.222 — (ft2): 611.6

Category:	Series:	Item:	Glazing*:	VT:	NFRC U-Factor / SHGC	NFRC U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Simulated Performance Alternative U-Factor / SHGC	Glazing Area (ft2)*Qty:
WINDOW	Series 3800-T	15-0	C	0.55	0.27	0.24	0.41	0.22	10.00 [60x24]*1
WINDOW	Series 3800-T	16-0	C	0.55	0.27	0.24	0.39	0.23	14.80 [25x85.25]*1
WINDOW	Series 3800-T	2 17-0	C	0.55	0.27	0.24	0.34	0.24	8.42 [38x85.25]*1
WINDOW	Series 3800-T	2 22-0	C	0.55	0.27	0.24	0.32	0.24	9.92 [38x120]*1
WINDOW	Series 3800-T	2 25-0	C	0.55	0.27	0.24	0.32	0.24	9.92 [38x120]*1
WINDOW	Series 3800-T	2 26-0	C	0.55	0.27	0.24	0.34	0.24	8.42 [38x85.25]*1
WINDOW	Series 3800-T	2 28-0	C	0.55	0.27	0.24	0.39	0.23	6.82 [23x120]*1
WINDOW	Series 3800-T	2 29-0	C	0.55	0.27	0.24	0.39	0.23	6.82 [23x120]*1
WINDOW	Series 3800-T	2 32-0	C	0.55	0.27	0.24	0.25	0.26	110.17 [160x120]*1
WINDOW	Series 3800-T	2 34-0	C	0.55	0.27	0.24	0.32	0.24	9.92 [38x120]*1
WINDOW	Series 3800-T	2 23-0	D	0.55	0.27	0.24	0.28	0.25	42.51 [64.75x120]*1
WINDOW	Series 3800-T	1 2 27-0	D	0.55	0.28	0.24	0.27	0.25	59.47 [88x120]*1
WINDOW	Series 3800-T	37-0	D	0.55	0.27	0.24	0.24	0.26	180.00 [108x240]*1
WINDOW	Series 450-T	12-0	C	0.55	0.23	0.24	0.25	0.25	13.62 [23x85.25]*1
WINDOW	Series 450-T	13-0	C	0.55	0.23	0.24	0.25	0.25	13.62 [23x85.25]*1
WINDOW	Series 450-T	14-0	C	0.55	0.23	0.24	0.25	0.24	11.50 [72x23]*1
WINDOW	Series 450-T	1-0	D	0.55	0.23	0.24	0.26	0.24	6.27 [38x23.75]*1
WINDOW	Series 450-T	10-0	D	0.55	0.23	0.24	0.25	0.25	19.17 [23x120]*1
WINDOW	Series 450-T	36-0	D	0.55	0.23	0.24	0.26	0.24	6.27 [38x23.75]*1
WINDOW	Series 450-T	9-0	E	0.55	0.24	0.24	0.22	0.27	80.83 [97x120]*1
WINDOW	Series 450-T	21-2	A	0.45	0.29	0.2	0.29	0.21	11.88 [29.938x57.125]*1
WINDOW	Series 450-T	34-2	B	0.45	0.29	0.2	0.29	0.21	13.76 [34.688x57.125]*1
WINDOW	Series 450-T	2-0	C	0.44	0.28	0.2	0.26	0.22	22.50 [38x85.25]*1
WINDOW	Series 450-T	1 3-0	C	0.44	0.28	0.2	0.26	0.22	31.67 [38x120]*1
WINDOW	Series 450-T	1 5-0	C	0.44	0.28	0.2	0.23	0.24	90.00 [108x120]*1
WINDOW	Series 450-T	1 8-0	C	0.44	0.28	0.2	0.26	0.22	31.67 [38x120]*1
WINDOW	Series 450-T	17-2	C	0.44	0.28	0.2	0.28	0.21	14.08 [34.688x58.438]*1
WINDOW	Series 450-T	22-2	C	0.44	0.28	0.2	0.28	0.21	13.76 [34.688x57.125]*1
WINDOW	Series 450-T	23-1	C	0.44	0.28	0.2	0.31	0.19	11.45 [20.438x80.688]*1
WINDOW	Series 450-T	24-2	C	0.44	0.28	0.2	0.29	0.20	11.48 [28.938x57.125]*1
WINDOW	Series 450-T	25-2	C	0.44	0.28	0.2	0.28	0.21	13.76 [34.688x57.125]*1
WINDOW	Series 450-T	26-2	C	0.44	0.28	0.2	0.28	0.21	14.08 [34.688x58.438]*1
WINDOW	Series 450-T	27-2	C	0.44	0.28	0.2	0.28	0.21	13.86 [34.938x57.125]*1
WINDOW	Series 450-T	28-2	C	0.44	0.28	0.2	0.32	0.18	7.81 [19.688x57.125]*1
WINDOW	Series 450-T	29-2	C	0.44	0.28	0.2	0.32	0.18	7.81 [19.688x57.125]*1
WINDOW	Series 450-T	1 4-0	D	0.44	0.28	0.2	0.23	0.24	60.42 [72.5x120]*1
WINDOW	Series 450-T	6-0	D	0.44	0.28	0.2	0.29	0.20	14.21 [24x85.25]*1
WINDOW	Series 450-T	11-0	D	0.44	0.28	0.2	0.24	0.23	53.96 [64.75x120]*1
WINDOW	Series 450-T	21-3	D	0.44	0.29	0.2	0.31	0.19	6.90 [29.938x33.188]*1
WINDOW	Series 450-T	22-3	D	0.44	0.29	0.2	0.30	0.19	7.99 [34.688x33.188]*1
WINDOW	Series 450-T	25-3	D	0.44	0.29	0.2	0.30	0.19	7.99 [34.688x33.188]*1
WINDOW	Series 450-T	28-3	D	0.44	0.29	0.2	0.34	0.17	4.54 [19.688x33.188]*1
WINDOW	Series 450-T	29-3	D	0.44	0.29	0.2	0.34	0.17	4.54 [19.688x33.188]*1
WINDOW	Series 450-T	31-4	D	0.44	0.28	0.2	0.32	0.18	8.11 [20.438x57.125]*1
WINDOW	Series 450-T	31-5	D	0.44	0.29	0.2	0.33	0.17	4.71 [20.438x33.188]*1
WINDOW	Series 450-T	32-5	D	0.44	0.28	0.2	0.28	0.21	14.65 [36.938x57.125]*1
WINDOW	Series 450-T	32-6	D	0.44	0.29	0.2	0.30	0.19	8.51 [36.938x33.188]*1
WINDOW	Series 450-T	34-3	D	0.44	0.29	0.2	0.30	0.19	7.99 [34.688x33.188]*1

WINDOW Weighted Average — NFRC: U-Factor: 0.271 SHGC: 0.222 — Simulated Performance Alternative: 0.26 0.238 — (ft2): 1142.56

The "Performance method" for certification is recommended; wherein envelope components can be "traded off" to allow the desired windows and doors. (See Energy Code Compliance for a list of common trade-offs.)

Total Weighted Average — NFRC: U-Factor: 0.29 SHGC: 0.22 — Simulated Performance Alternative: 0.27 0.23 — Total Glazing Area: (ft2): 1754.16

The overall product U-Factor combines the center-of-glass, product frame and edge-of-glass U-Factors in a frame model.
Note: All U-factors and SHGC values are shown with non-tinted glass. Tint on glass will further reduce the SHGC values.

*Glazing Type:	Description:		
A	CLR5A366I89G	1": Clear Cardinal 366 5mm-R_0.625argon_Clear Cardinal i89 5mm-R	0.196 0.27
B	CLR5A366I89TG	1": Clear Cardinal 366 5mm-T_0.625argon_Clear Cardinal i89 5mm-T	0.21 0.27
C	CLR5B366I89G	1": Clear Cardinal 366 6mm-R_0.5argon_Clear Cardinal i89 6mm-R	0.19 0.26
D	CLR5B366I89TG	1": Clear Cardinal 366 6mm-T_0.5argon_Clear Cardinal i89 6mm-T	0.19 0.26
E	CLR6B366I89GT	1.25": Clear Cardinal 366 6mm-T_0.75argon_Clear Cardinal i89 6mm-T	0.2 0.26

NFRC Prescriptive Sizes:

Series	Configuration	Width x Height (in)
Series 3070-T	OX or XX	78 x 78
Series 3800-T	Fixed	47 x 59
Series 450-T	Awning	59 x 23
Series 450-T	Casement	23 x 59
Series 450-T	Fixed	47 x 59

NOTES:
1: Light-by-Light glazing may affect energy values.
2: Insert glazing area deducted from mainframe glazing area.

References:
U-Factor. The rated Winter U-Factor of the fenestration product, in Btu/hr-ft2-°F.
SHGC. Solar Heat Gain Coefficient.
VT. Visible Transmittance.
Area (ft2). The area of the surface in square feet.
NFRC. National Fenestration Rating Council.
IECC.

Solar Expansion
Thermally broken aluminum may react to sun exposure by swelling slightly. In most cases, the changes go unnoticed but it can make it more challenging to operate or lock certain types of doors or windows. The factory offers mitigation techniques, which should be discussed before placing the order.

2 GLAZED WINDOW & DOOR ENERGY REPORT

SKYLIGHT SCHEDULE: FOLLOW 2015 WSEC, TABLE R402.1.1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x L) ROUGH OPENING	OPERATION	MFR	CPD NUMBER	AREA (sq ft)	TYPE/MTL	U-FACTOR	GLASS TYPE	FINISH	SAFETY ④ GLAZING	REMARKS
36	8'–3" x 3'–6"	FIXED	CRYSTALITE 4843	CRY–M–10–000547–00005	28.9	ALUM	.42	366 TEMP/CLEAR LAM	ANODIZED CLASS II BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT
37	8'–3" x 3'–6"	FIXED	CRYSTALITE 4843	CRY–M–10–000547–00005	28.9	ALUM	.42	366 TEMP/CLEAR LAM	ANODIZED CLASS II BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT
38	5'–9 3/4" x 18'–5"	FIXED	CRYSTALITE 30258	CRY–M–10–00510–00005	106.4	ALUM	.41	366 TEMP/CLEAR LAM	ANODIZED CLASS II BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT
39	8'–6" x 2'–2"	FIXED	CRYSTALITE 4843	CRY–M–10–000547–00005	18.7	ALUM	.42	366 TEMP/CLEAR LAM	ANODIZED CLASS II BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT
40	16' x 4'–9"	FIXED	CRYSTALITE 4843	CRY–M–10–000547–00005	76	ALUM	.42	366 TEMP/CLEAR LAM	ANODIZED CLASS II BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT

AVG U–VALUE FOR VERTICAL GLAZING: .42

NOTES:
1. U–VALUES PROVIDED ARE NFRC CERTIFIED & FROM WINDOW / DOOR MANUFACTURER.
2. SKYLIGHTS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING SKYLIGHT; WHERE SKYLIGHT JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
5. WHERE SKYLIGHTS EXCEED 16 SF AND/OR A HEIGHT OF 12' ABOVE A WALKING SURFACE, PROVIDE LAMINATED GLASS W/ A .030 POLYVINYL INTERLAYER ON THE INBOARD SIDE OF THE GLAZING PER IRC R308.6.2

EXTERIOR DOOR SCHEDULE: FOLLOW 2018 WSEC, TABLE R402.1.1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

MARK	(W x H) ACTUAL ROUGH OPENING	(W x H) NET FRAME SIZE	OPERATION	CPD	MFR	MODEL	TYPE/MTL	U–FACTOR	SHGC	AREA	UA	JAMB DEPTH	GLASS TYPE	EXT FINISH	INT FINISH	REMARKS
101	6'–4 1/2" x 10'–1 1/2"	6'–3 1/2" x 10'–0 1/2"	DBL SLIDER	⑬	FLEETWOOD	SERIES 3070–T		⑬	⑬	⑬	⑬	4"	⑬	BLACK	BLACK	
102	5'–9" x 10'–1"	5'–8" x 10'–0"	PIVOT W/ FIXED LEAF		INSENSATION	FVI FRAMELESS PIVOT ENTRANCE DOOR	3.75" WOOD VENEER	N/A	N/A	N/A	N/A	8 1/4"	N/A	OAK	OAK	
103	16'–0 3/4" x 9'–1 1/2"		ROLL UP	N/A	SUPER SNEAKY	FLUSH MOUNT GARAGE DOOR		N/A	N/A	N/A	N/A	N/A	N/A	MTL CLAD	MTL CLAD	LOW HEADRM
104	3'–2" x 8'–1"	3'–0" x 8'–0"	SELF CLOS'G SWING		SIMPSON	FIRE RATED DOOR	SOLID CORE	N/A	N/A	N/A	N/A		N/A	PAINTED	PAINTED	1 3/8" MIN SOLID WOOD OR 20 MINUTE FIRE RATED
105	3'–0" x 4'–0" ⚠	2'–8" x 3'–11 1/2" ⚠	SELF CLOS'G SWING		SIMPSON	FIRE RATED DOOR ⚠	⚠ 1 3/8" SOLID CORE	N/A	N/A	N/A	N/A		N/A	PAINTED	PAINTED	1 3/8" MIN SOLID WOOD OR 20 MINUTE FIRE RATED
201	9'–7 1/2" x 7'–2 3/4"	9'–6 1/2" x 7'–1 3/4"	TRPL SLIDER	⑬	FLEETWOOD	SERIES 3070–T W/ ARCHE–DUCT		⑬	⑬	⑬	⑬	6 1/16"	⑬	BLACK	BLACK	
202	15'–10" x 10'–2 3/4"	15'–9" x 10'–1 3/4"	TRPL SLIDER	⑬	FLEETWOOD	SERIES 3070–T W/ ARCHE–DUCT	TYPE AA	⑬	⑬	⑬	⑬	6 1/16"	⑬	BLACK	BLACK	
203	15'–10" x 10'–2 3/4"	15'–9" x 10'–1 3/4"	TRPL SLIDER	⑬	FLEETWOOD	SERIES 3070–T W/ ARCHE–DUCT	TYPE AA	⑬	⑬	⑬	⑬	6 1/16"	⑬	BLACK	BLACK	
204	6'–4 1/2" x 10'–1 1/2"	6'–3 1/2" x 10'–0 1/2"	SINGLE SLIDER	⑬	FLEETWOOD	SERIES 3070–T W/ ARCHE–DUCT		⑬	⑬	⑬	⑬	4"	⑬	BLACK	BLACK	
205	9'–7 1/2" x 10'–2 3/4"	9'–6 1/2" x 10'–1 3/4"	TRPL SLIDER	⑬	FLEETWOOD	SERIES 3070–T W/ ARCHE–DUCT		⑬	⑬	⑬	⑬	6 1/16"	⑬	BLACK	BLACK	

TOTAL VERTICAL GLAZING U–VALUE: REFER TO 2/A2.4

NOTES:
1. U–VALUES PROVIDED ARE NFRC CERTIFIED & FROM DOOR MFR AND/OR WSEC.
2. DOOR CONFIGURATIONS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.
3. CONTRACTOR TO VERIFY ALL RO'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS; WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2" THROW.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
6. PER WSEC R402.3.4, ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SF IS EXEMPTED FROM THE U FACTOR REQUIREMENTS IN R402.1.
6. INCLUDES 1/2" SHIM FOR R.O. @ EACH JAMB, 1" OVERALL SHIM @ HEAD & SILL.
7. INSTALLATION OPTION TO BE NAIL FIN WHERE AVAILABLE.
8. INTERIOR GLAZING PROFILE TO BE SQUARE.
9. REFER TO A2.5 & A2.6 FOR NET FRAME DIAGRAMS.
10. REFER TO A2.4 ENERGY REPORT FOR U–FACTOR, AREA, UA, GLASS TYPE AND CPD NUMBERS.
11. BLACK FINISH NOTED REFERS TO CLASS 1 BLACK ANODIZED.

EXTERIOR WINDOW SCHEDULE: FOLLOW 2018 WSEC, TABLE R402.1.1 BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

	MARK	(W x H) ACTUAL ROUGH OPENING	(W x H) NET FRAME SIZE	OPERATION	CPD	MFR	MODEL	TYPE/MTL	U–FACTOR	SHGC	AREA	UA	JAMB DEPTH	GLASS TYPE	EXT FINISH	INT FINISH	REMARKS
LOWER FLOOR WINDOWS	1	3'–3" x 2'–0 3/4"	3'–2" x 1'–11 3/4"	FIXED	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	2	3'–3" x 7'–2 1/4"	3'–2" x 7'–1 1/4"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE A	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	3	3'–3" x 10'–1"	3'–2" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	4	6'–1 1/2" x 10'–1"	6'–0 1/2" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE C	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	5	9'–6" x 10'–1"	9'–5" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	6	2'–0" x 7'–2 1/4"	1'–11" x 7'–1 1/4"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	7	CORNER WINDOW; SEE WINDOW DGRM/PLAN		OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE D	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	8	2'–0" x 10'–1"	1'–11" x 10'–0"	FIXED	⑬	FLEETWOOD	SERIES 3800–T		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	9	5'–5 3/4" x 10'–1"	5'–4 3/4" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE E	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	10	2'–0" x 7'–2 1/4"	1'–11" x 7'–1 1/4"	FIXED	⑬	FLEETWOOD	SERIES 3800–T	TYPE F	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	11	2'–0" x 7'–2 1/4"	1'–11" x 7'–1 1/4"	FIXED	⑬	FLEETWOOD	SERIES 3800–T	TYPE F	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	12	6'–1" x 2'–0"	6'–0" x 1'–11"	FIXED	⑬	FLEETWOOD	SERIES 3800–T		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	13	NOT USED															
	14	NOT USED															
	15	NOT USED															
	16	NOT USED															
UPPER FLOOR WINDOWS	17	5'–1" x 2'–1"	5'–0" x 2'–0"	FIXED	⑬	FLEETWOOD	SERIES 3800–T		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	18	2'–2" x 7'–2 1/4"	2'–1" x 7'–1 1/4"	FIXED	⑬	FLEETWOOD	SERIES 3800–T		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	19	3'–3" x 7'–2 1/4"	3'–2" x 7'–1 1/4"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE A	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	20	CORNER WINDOW; SEE WINDOW DGRM/PLAN		OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE D	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	21	3'–3" x 10'–1"	3'–2" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	22	5'–5 3/4" x 10'–1"	5'–4 3/4" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE E	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	MOTORIZED
	23	CORNER WINDOW; SEE WINDOW DGRM/PLAN		OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE D	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	24	3'–3" x 10'–1"	3'–2" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	25	3'–3" x 7'–2 1/4"	3'–2" x 7'–1 1/4"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE A	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	26	7'–5" x 10'–1"	7'–4" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	27	2'–0" x 10'–1"	1'–11" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	28	2'–0" x 10'–1"	1'–11" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	29	CORNER WINDOW; SEE WINDOW DGRM/PLAN		OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE D	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	30	13'–5" x 10'–1"	13'–4" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS		⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	
	31	3'–3" x 10'–1"	3'–2" x 10'–0"	OUTSWING	⑬	FLEETWOOD	SERIES 3800–T W/ 450–T INSERTS	TYPE B	⑬	⑬	⑬	⑬	4 1/2"	⑬	BLACK	BLACK	

AVG U–VALUE FOR VERTICAL GLAZING: REFER TO 2/A2.4

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.
4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
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 R.O. @ EACH JAMB, 1" OVERALL SHIM @ HEAD & SILL.
7. WINDOW HARDWARE COLOR TO BE MATTE 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.

1 SKYLIGHT, WINDOW AND DOOR SCHEDULE

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN, LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

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
19019 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

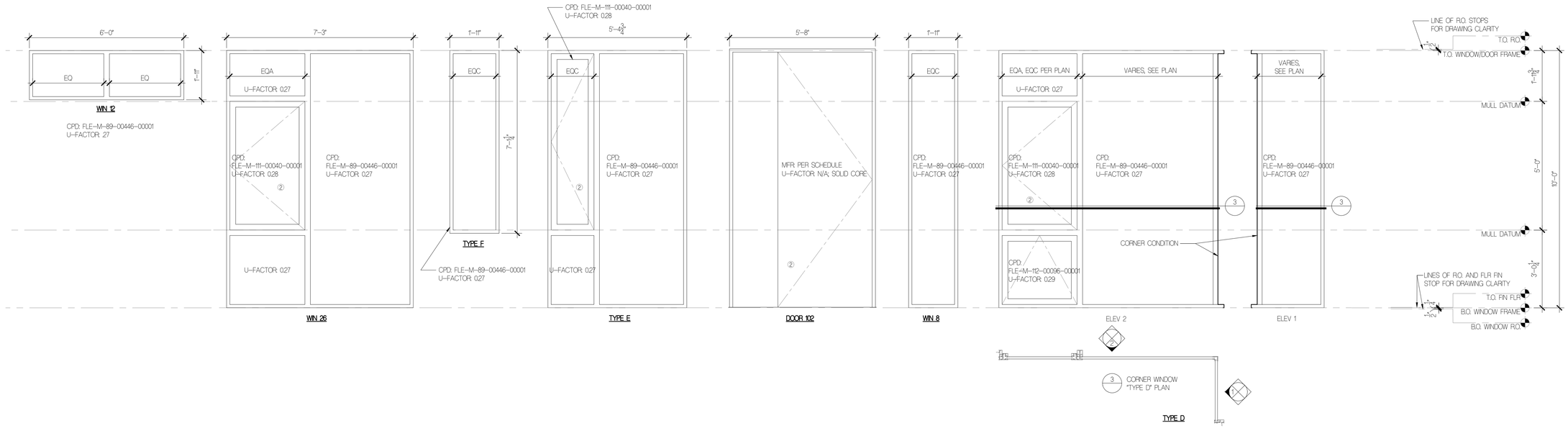
9752 REGISTERED ARCHITECT
ALLISON W. HOGUE
STATE OF WASHINGTON

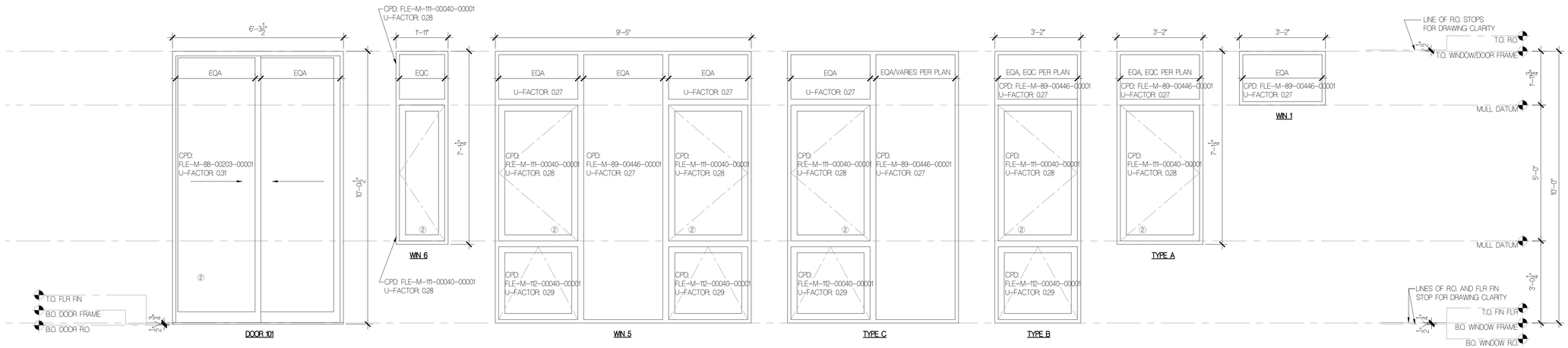
BUILDING DEPT STAMP

ISSUE	DATE
CORRECTIONS #1 ⚠	10.10.23
PERMIT SET	4.14.23

SKYLIGHT/WINDOW/DOOR SCHED. & ENERGY RPRT

A2.4





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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14. BLACK FINISH NOTED REFERS TO CLASS 1 BLACK ANODIZED.

1

WINDOW AND DOOR DIAGRAM

1/2" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

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VAN NESS FELDMAN LLP
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SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
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GEOTECHNICAL ENGINEER
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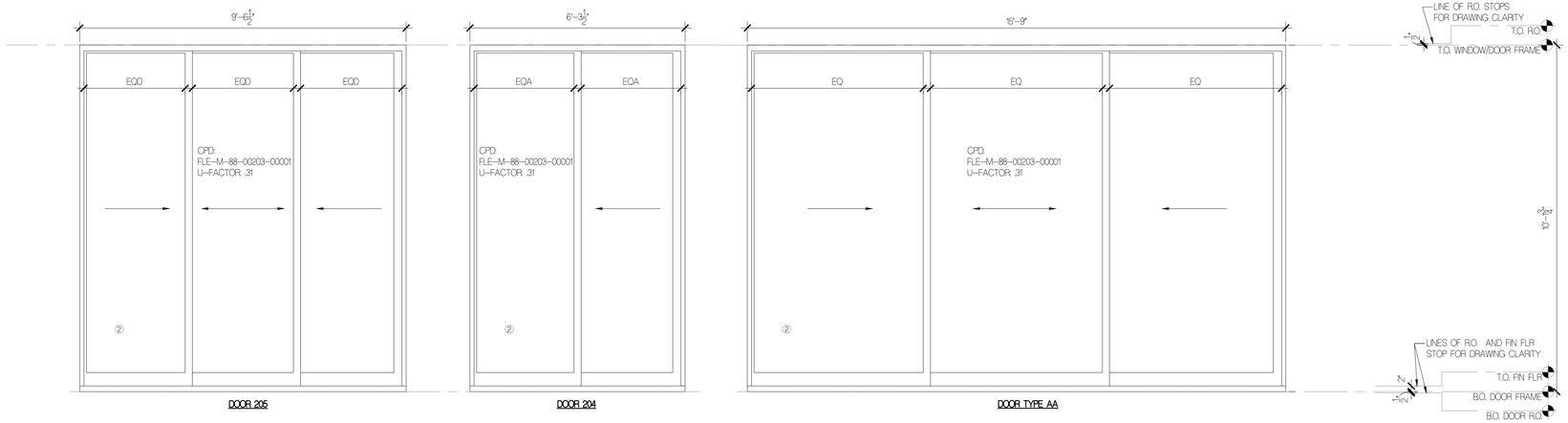
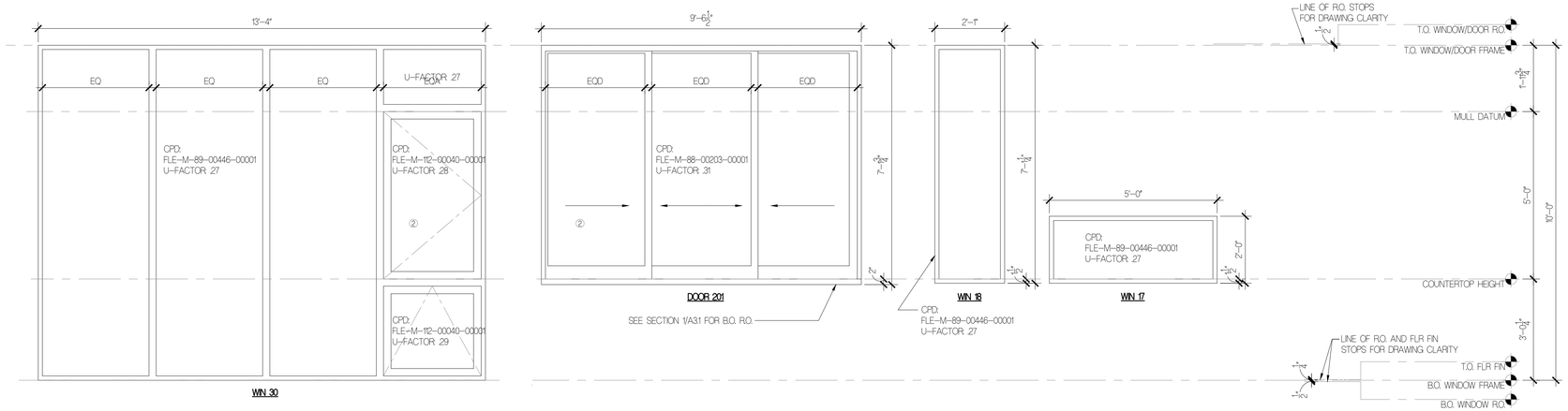
BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23

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 REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.
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 R.O. @ EACH JAMB; 1" OVERALL SHIM @ HEAD & SILL.
7. WINDOW HARDWARE COLOR TO BE MATTE 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.

1

WINDOW AND DOOR DIAGRAM

1/2" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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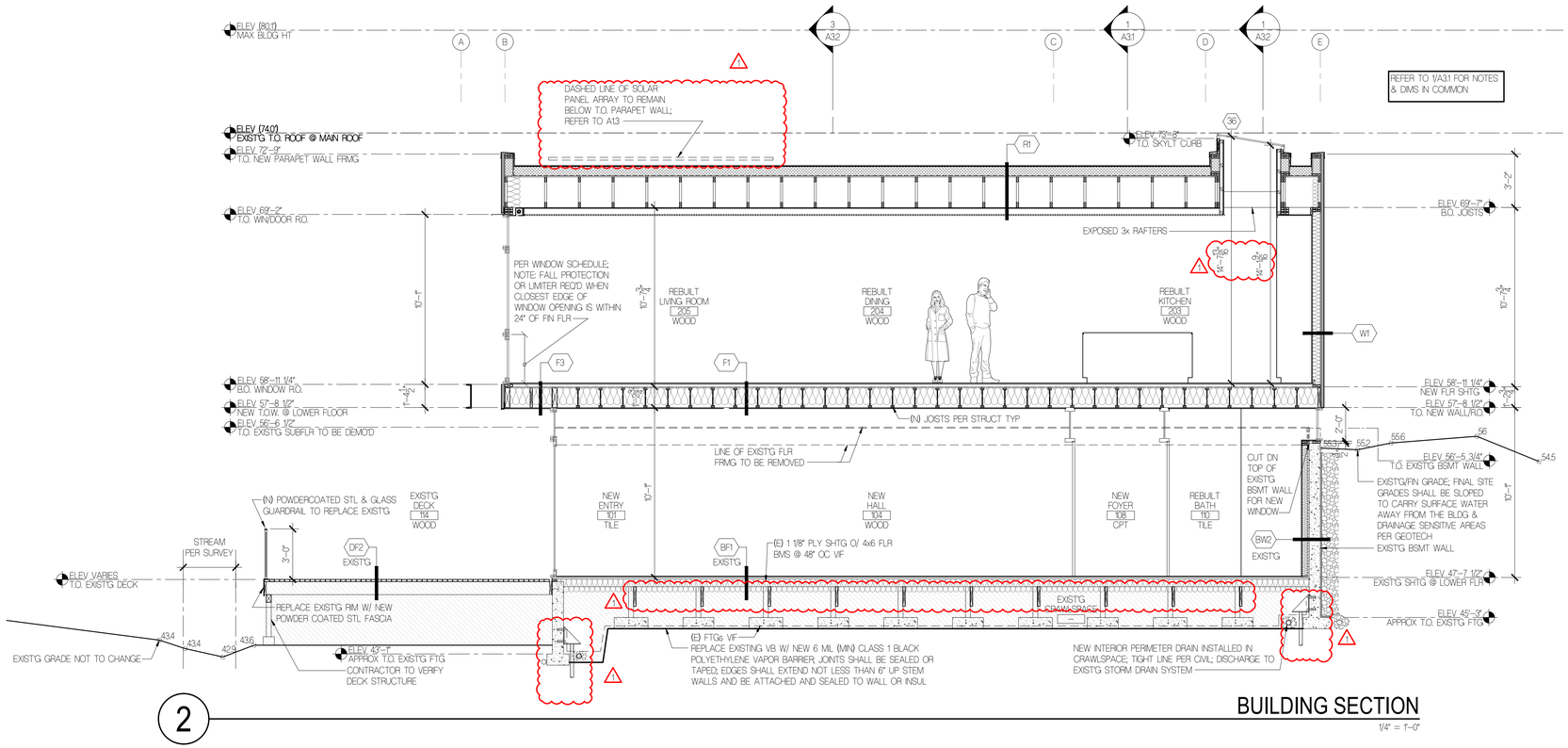
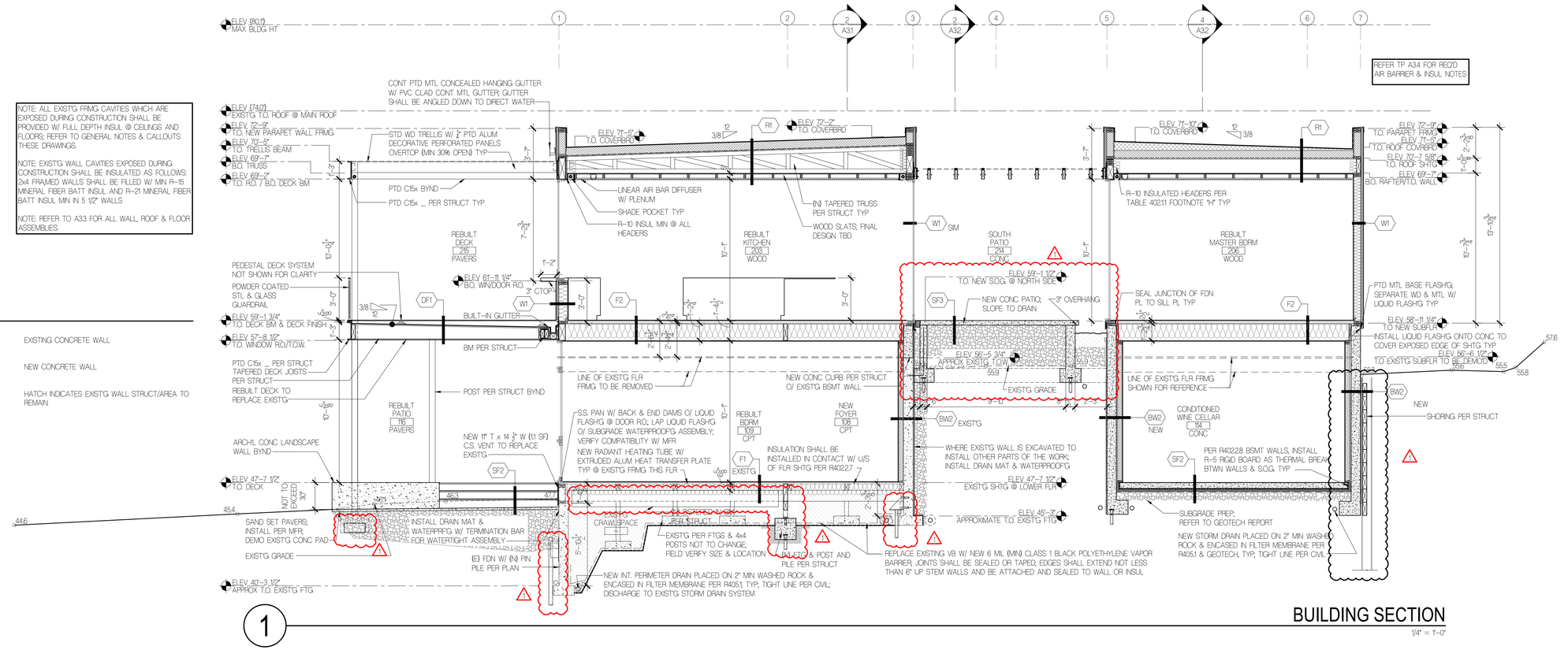
WINDOW/DOOR DIAGRAMS

A2.6



2 BUILDING SECTION

1/4" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"

NOTE: ALL EXIST'G 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: EXIST'G 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 A3.3 FOR ALL WALL, ROOF & FLOOR ASSEMBLIES.

LEGEND

- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- HATCH INDICATES EXIST'G WALL STRUCT/AREA TO REMAIN

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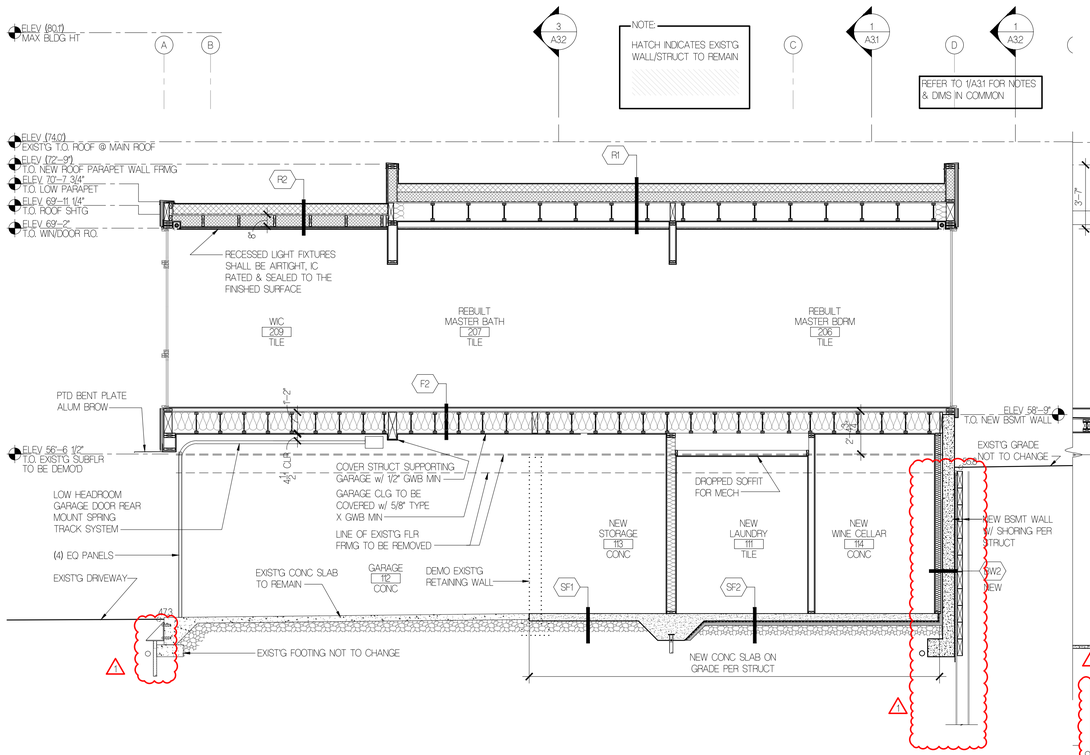
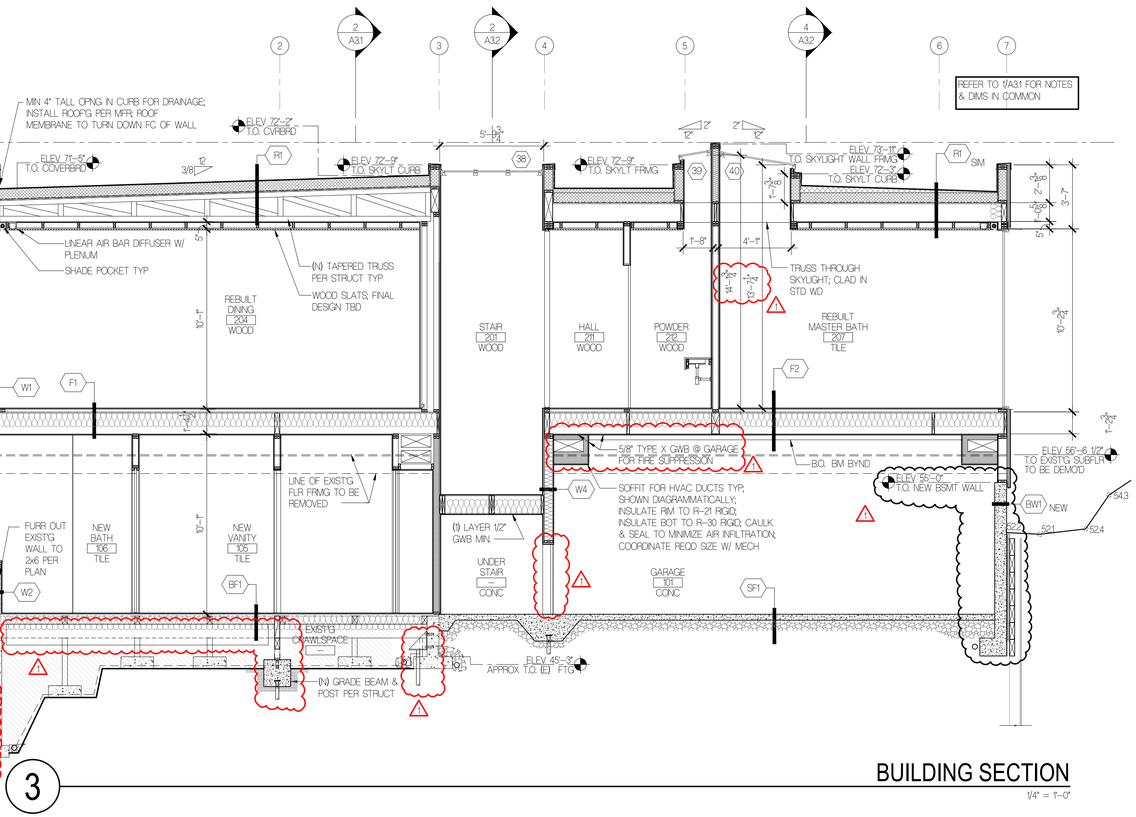
PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

BUILDING SECTIONS

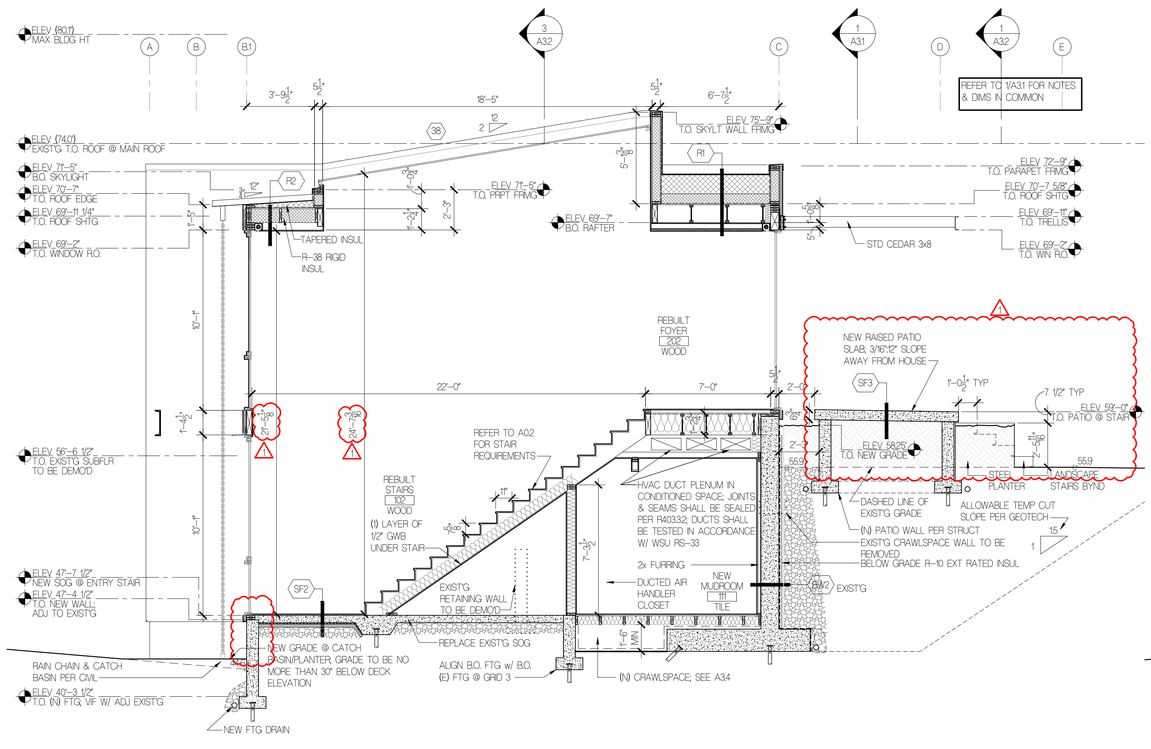
A3.1



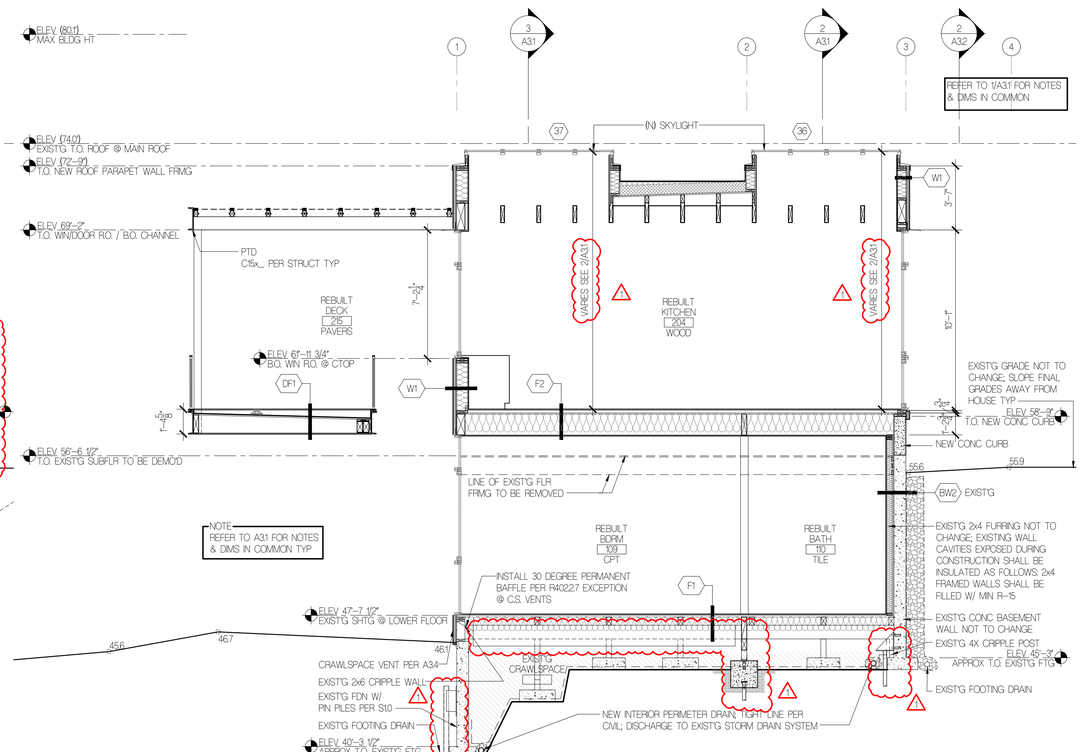
4 BUILDING SECTION
1/4" = 1'-0"



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



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



1 BUILDING SECTION
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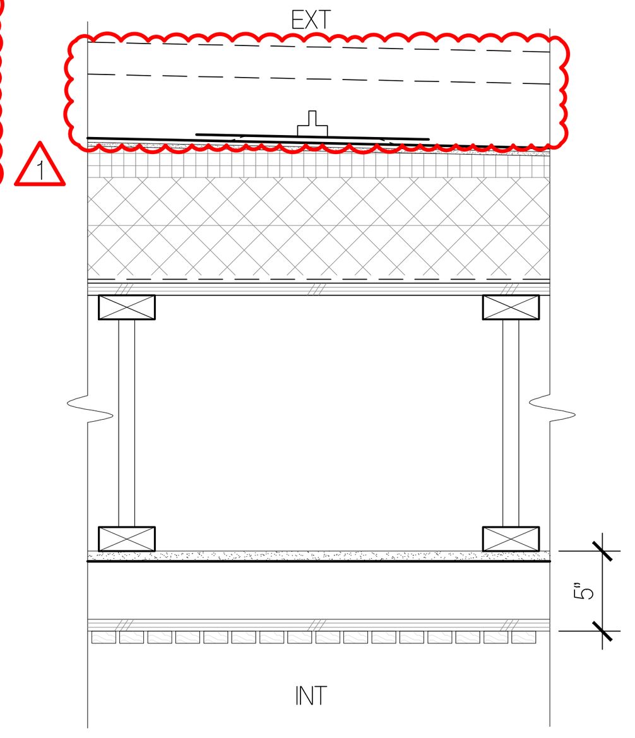
BUILDING SECTIONS

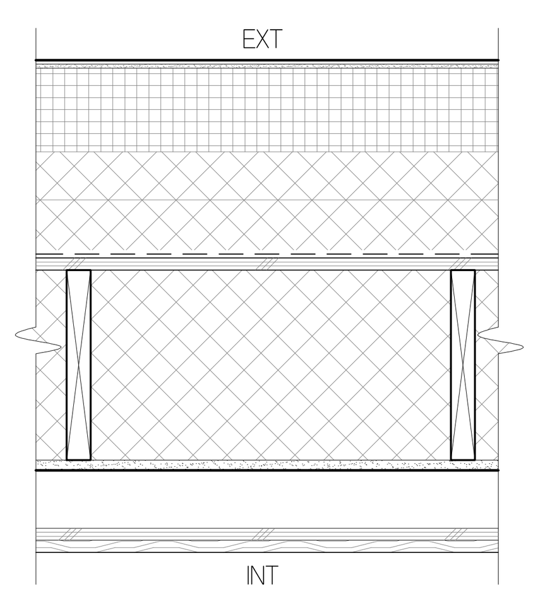
A3.2

ROOF ASSEMBLY

MARK	ASSEMBLY MATERIALS
R1	**REBUILT MAIN ROOF** ②
EXT	(N) OMG POWERGRIP PLUS STRUCTURAL ATTACHMENT SYSTEM FOR SOLAR PANELS TO ROOF MEMBRANE WHERE OCCURS, PER A1.3
	(N) DURO–LAST DL60 ADHERED PVC 60 MIL. SINGLE MEMBRANE ROOFING; INSTALL PER MFR
	(N) 1/4" PROTECTION BOARD
	(N) SLOPED POLYISO RIGID INSULATION (1/4" PER 1'–0")
	(N) POLYISO RIGID INSULATION R–38 ⑥
	(N) SELF–ADHERED VAPOR BARRIER
	(N) SHTG 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" SHIM SPACE
	(N) 3/4" PTD PLY UNDERLAYMENT
INT	(N) 1x2 STD WHITE OAK BOARDS SPACED W/ 1/4" GAPS; NO VISIBLE FASTENERS ④



MARK	ASSEMBLY MATERIALS
R2	**REBUILT LOW ROOF** 1
EXT	(N) DURO–LAST DL60 ADHERED PVC 60 MIL. SINGLE MEMBRANE ROOFING; INSTALL PER MFR
	(N) 1/4" PROTECTION BOARD
	(N) SLOPED POLYISO RIGID INSULATION (3/8" PER 1'–0" MIN)
	(N) POLYISO RIGID (2 LAYERS ADHERED) INSULATION R–38 WHERE OCCURS ⑥
	(N) SELF–ADHERED VAPOR BARRIER
	(N) SHTG PER STRUCT
	(N) RAFTERS PER STRUCT
INT	(N) CEILING ASSEMBLY PER F1 ⑤

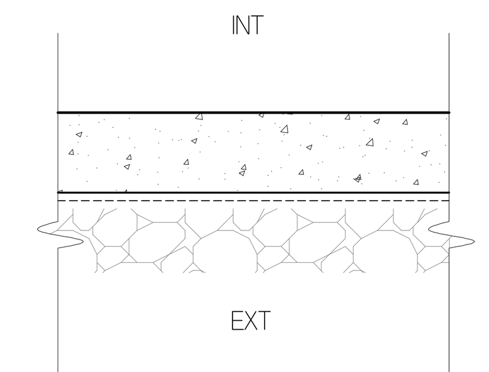


① SEE OTHER ARCH'L DWGs FOR ADD'L EXT & ASSEMBLY DETAILS
② INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
③ SINGLE RAFTER CEILINGS: PER TABLE R402.1.1 FOOTNOTE e: THE INSULATION MAY BE REDUCED TO R–38 IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.
④ DEPTH OF CEILING TREATMENT SUBJECT TO DESIGN DEVELOPMENT
⑤ NO SLAT TREATMENT AT SIM; 5/8" GWB ONLY W/ PVA VAPOR BARRIER PRIMER
⑥ R303.1.1 EXCEPTION: FOR ROOF INSUL INSTALLED ABOVE THE DECK THE R–VALUE SHALL BE LABELED AS REQ'D BY THE MAT'L STANDARDS SPECIFIED IN TABLE R906.2 OF THE IRC

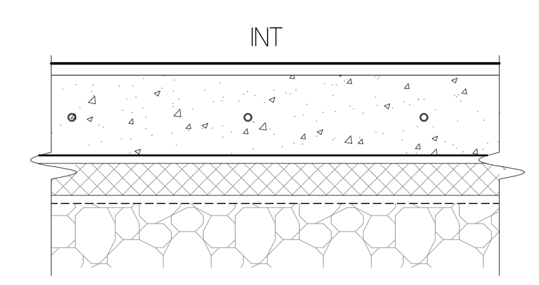
③ ROOF ASSEMBLY SCHEDULE
1" = 1'–0"

FLOOR ASSEMBLY

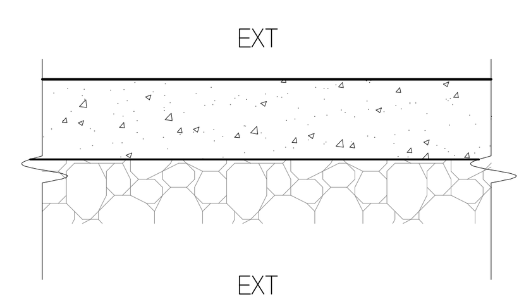
MARK	ASSEMBLY MATERIALS
SF1	**(N) UNCONDITIONED S.O.G. FLOOR**
INT	S.O.G.; SLOPE AS REQD PER ARCH'L ④
	15 MIL THICK CLASS A VAPOR RETARDER; TAPE & OVERLAP JOINTS PER GEOTECH
	4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH
EXT	SUBGRADE TO BE FIRM & NON–YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH



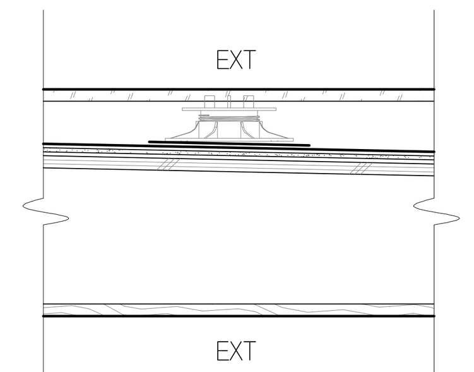
MARK	ASSEMBLY MATERIALS
SF2	**(N) CONDITIONED S.O.G. FLOOR**
INT	FINISH PER PLAN
	S.O.G. PER STRUCT W/ HYDRONIC TUBE HEATING ② ④
	R–10 CONTINUOUS INSULATION W/ ② THERMAL BREAK
	15 MIL THICK CLASS A PUNCTURE RESISITANT VAPOR RETARDER PER GEOTECH
	4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH
EXT	SUBGRADE TO BE FIRM & NON–YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH



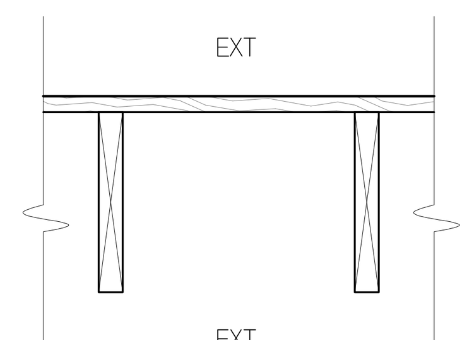
MARK	ASSEMBLY MATERIALS
SF3	**NEW S.O.G. PATIO.**
EXT	SOG PER STRUCT; SLOPE PER ARCH'L ④
	4" MIN CAPILLARY BREAK LAYER OF COMPACTED CRUSHED ROCK PER GEOTECH
EXT	SUBGRADE TO BE FIRM & NON–YIELDING; BEARING SHALL BE VERIFIED BY GEOTECH



MARK	ASSEMBLY MATERIALS
DF1	**REBUILT DECK – IMPERVIOUS**
EXT	(N) 3/4" PORCELAIN SLAB PAVERS W/ 1/8" JOINTS 1
	(N) ADJ BASE LEVELERS W/ SEPARATOR SHEET ((1) LAYER OF ROOF MEMBRANE 40 MIL OR GREATER) ⑤
	(N) DURO–LAST DL60 ADHERED PVC 60 MIL. SINGLE MEMBRANE ROOF'G; INSTALL PER MFR
	(N) 1/4" GLASS–MAT FACED GYPSUM COVERBOARD
	(N) SHTG PER STRUCT
	(N) TAPERED JOISTS PER STRUCT SLOPED TO DRAIN
EXT	(N) 1x4 STD CEDAR T&G SOFFIT



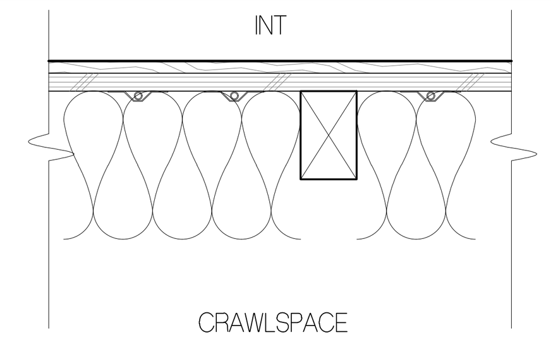
MARK	ASSEMBLY MATERIALS
DF2	**(E) OR (N) DECK – PERVIOUS**
EXT	(N) 5/4x4 IPE BOARDS W/ 1/8" JOINTS
	(E)OR (N) 2x PT FRMG PER STRUCT
EXT	



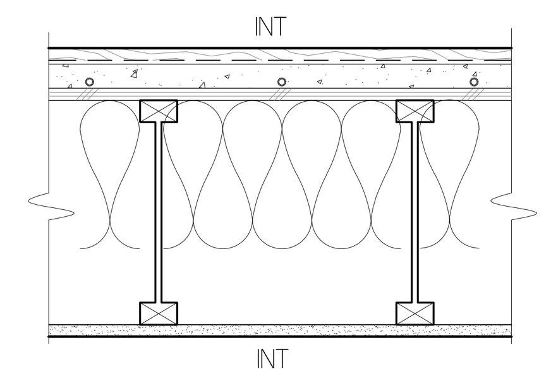
① SEE OTHER ARCH'L DWGs FOR ADD'L EXT & ASSEMBLY DETAILS
② THERMAL BREAK BETWEEN FLOOR SLAB & BASEMENT WALL
③ INSULATED FLOOR PER R402.2.7: FLOOR FRMG CAVITY INSUL SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLR DECKING. INSUL SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
④ CONTROL JOINTS PER STRUCT; VERIFY LAYOUT WITH ARCH PRIOR TO FABRICATION.
1 ⑤ ROOFER TO SAVE SCRAP ROOFING MEMBRANE FOR SEPARATOR SHEET ONCE ADJ. LEVELERS CAN BE INSTALLED. CUT SEPARATION SHEET TO 1"–2" PROUD ON ALL SIDES.

FLOOR ASSEMBLY

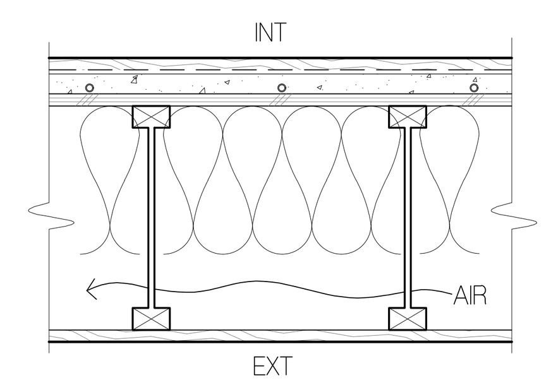
MARK	ASSEMBLY MATERIALS
F1	**(N) OR (E) WOOD FRAMED FLOOR – INSULATED**
INT	(N) 3/4" WD FLRING OR OTHER PER PLAN
	(E) 1 1/8" PLY SUBFLR OR (N) 3/4" PLY SUBFLR PER STRUCTURAL
EXT	(E) 4x6 BEAMS @ 48" OC +/– OR (N) 2x PT JOISTS PER STRUCTURAL W/ R–38 BATT OR RIGID INSUL & RADIANT HEATING TUBES W/ ALUM TRACKS ①



MARK	ASSEMBLY MATERIALS
F2	**(N) WOOD FRAMED FLOOR W/ RADIANT**
INT	(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 BAT INSUL FOR SOUND ATTENUATION
INT	(N) 5/8" GWB ③ 1

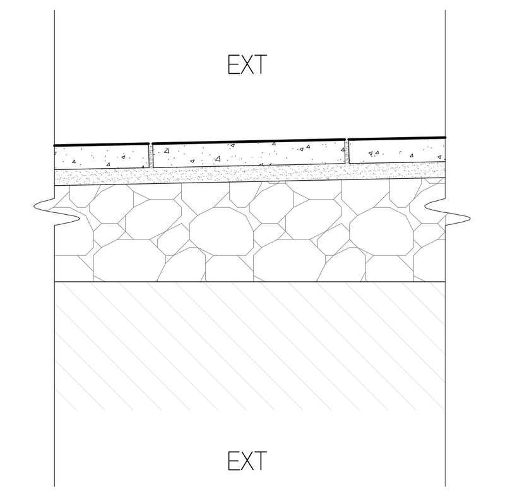


MARK	ASSEMBLY MATERIALS
F3	**(N) INSULATED WOOD FRAMED FLOOR W/ RADIANT**
INT	(N) 3/4" ENGINEERED WOOD FLOORING W/ 1/8" VENEER LAYER MIN
	(N) BOND COAT
	(N) CLEAVAGE MEMBRANE
	(N) 1 1/4" THICK GYPSUM UNDERLAYMENT W/ HYDRONIC TUBE HEATING
	(N) SUBFLR PER STRUCT
	(N) JOISTS PER STRUCT W/ R–38 STONE WOOL SEMI–RIGID BATT INSUL ①
	1" AIRSPACE MIN FOR VENTING WHERE OCCURS
EXT	STD 1x4 CEDAR T&G



① INSULATED FLOOR PER R402.2.7: 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.
② EXIST'G FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL.
③ 5/8" TYPE X GWB @ GARAGE CEILING 1

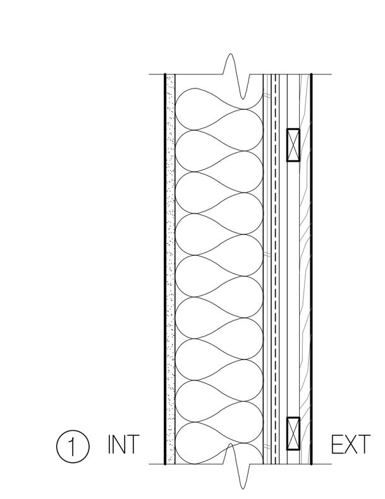
MARK	ASSEMBLY MATERIALS
PF1	**(N) OUTDOOR PAVER ASSEMBLY**
EXT	(N) CONC PAVERS (2" THICK); W/ PENETRATING SEALER & 3/16" JOINTS; SLOPE PER PLAN; FILL JOINTS W/ SAND
	(N) 1" THICK LAYER OF BEDDING SAND
	(N) BASE COURSE
EXT	



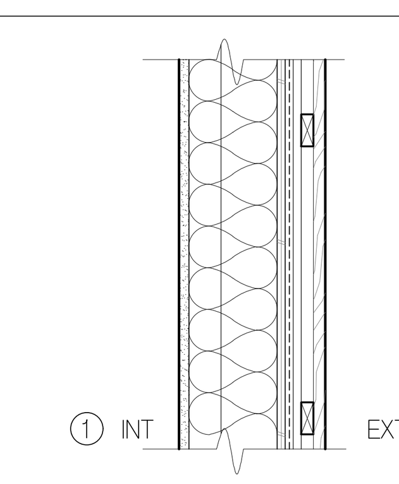
② FLOOR ASSEMBLY / HARDSCAPE SCHEDULE
1" = 1'–0"

WALL ASSEMBLY

MARK	ASSEMBLY MATERIALS
W1	**REBUILT EXT WALL TYPICAL**
INT	(N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER; SEE INT ELEV FOR ADD'L 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
	② (N) 3/4" HORIZ FURRING STRIP @ 24" O.C.
EXT	(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



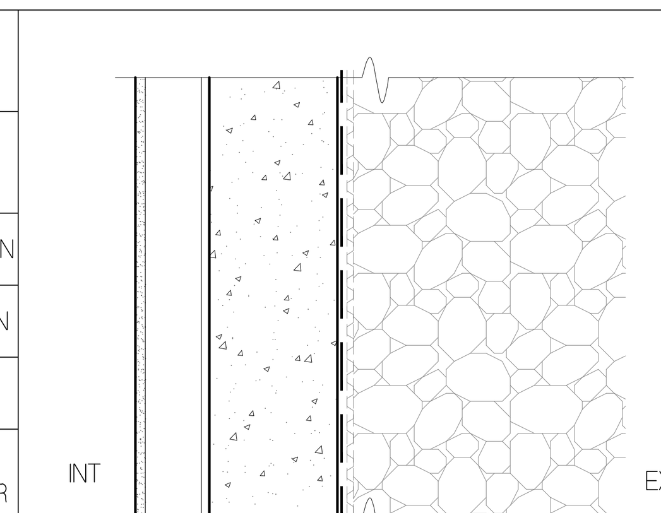
MARK	ASSEMBLY MATERIALS
W2	**EXIST'G EXT WALL W/ FURRING**
INT	REFER TO W1 FOR INT FINISH ASSEMBLY
	(E) 2x WOOD STUDS PER PLAN W/ (N) 2x STUDS SISTERED OR 2" VERTICAL FURRING STRIPS AS REQ'D W/ R–21 STONE WOOL SEMI–RIGID BATT INSUL
	(N) SHEATHING PER STRUCT
EXT	**REFER TO W1 FOR REMAINING WALL ASSEMBLY**



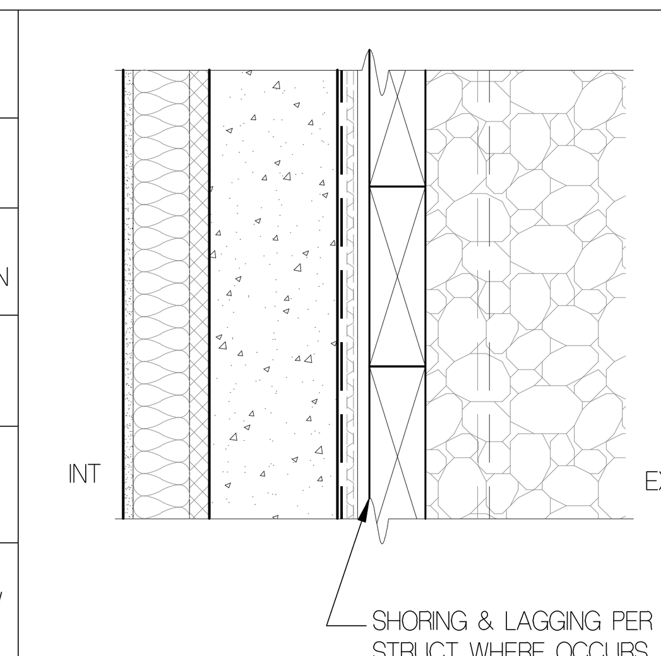
① U.N.O. IN INTERIOR ELEVATIONS
② INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
③ WALLS SEPARATING GARAGE & DWELLING; 5/8" GWB (REFER TO A0.2 FIRE PROTECTION NOTES @ A0.2
④ WHERE WALLS SEPARATE CONDITIONED & UNCONDITIONED SPACE, INSTALL IRC REQUIRED STONE WOOL SEMI–RIGID BATT OR RIGID INSUL
⑤ EXIST'G FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL.

SUBGRADE WALL ASSEMBLY

MARK	ASSEMBLY MATERIALS
BW1	**TYP (E) OR (N) BELOW GRADE UNCONDITIONED BASEMENT WALL**
INT	(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
EXT	(E) OR (N) DRAINAGE AGGREGATE ZONE



MARK	ASSEMBLY MATERIALS
BW2	**TYP (E) OR (N) BELOW GRADE CONDITIONED BASEMENT WALL**
INT	(N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER
	(N) 2x4 FURRING STUDS W/ R–13 CAVITY INSUL (R402.1.1 10/15/21 + TB) OR 2x FLAT FRMD PER PLAN
	(N) 1 1/4" AIR SPACE W/ R–5 CONT INSUL OR $\frac{1}{2}$" 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 CIVIL 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 CIVIL
	(N) SHORING PER STRUCT WHERE OCCURS
EXT	(E) OR (N) DRAINAGE AGGREGATE ZONE



① U.N.O. IN INTERIOR ELEVATIONS
② INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
③ R402.2.8 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.

① WALL ASSEMBLY SCHEDULE
1" = 1'–0"

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582–9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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[illegible]
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BUILDING DEPT STAMP

ISSUE	DATE
CORRECTIONS #1 1	10.10.23
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

BUILDING ASSEMBLIES

A3.3

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

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]		User Notes
5.1[d]	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	1.0	◉	IBC SL 14-11563
5.4	Efficient Water Heating	1.5	☐	
5.5	Efficient Water Heating	2.0	☐	
5.6	Efficient Water Heating	2.5	☐	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0	3	
7.1	Appliance Package	0.5	☐	
	Total Credits		6.0	Calculate Total / 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

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.

1. **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.
2. **Medium Dwelling Unit:** 6 credits
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit:** 7 credits
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **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[b]	0.0	☐	
2	Heat pump[c]	1.0	◉	A.S. 4A6L9060A
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 [d]**		
1.1	[illegible]	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	◉	I.R. TAM9A0C60
2.2	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.3	Air Leakage Control and Efficient Ventilation	1.5	☐	
2.4	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1[a]	High Efficiency HVAC	1.0	☐	
3.2	High Efficiency HVAC	1.0	☐	
3.3[a]	High Efficiency HVAC	1.5	☐	
3.4	High Efficiency HVAC	1.5	☐	
3.5.1	High Efficiency HVAC	1.5	☐	
3.5.2	High Efficiency HVAC	1.5	☐	
3.6[a]	High Efficiency HVAC	2.0	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
4.2	High Efficiency HVAC Distribution System	1.0	☐	

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	Floisand Studio Architects
10 Brook Bay, Mercer Island, WA 98040	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: 2023.10.04 13:07:20 -07'00' — *Date* 10/04/2023

All Climate Zones (Table R402.1.1)

	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49	0.026
Wood Frame Wall [d,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

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.
b. The fenestration *U*-factor column excludes skylights.
c. "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 wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at 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.
d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f. 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.
g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h. 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.

Prescriptive Path - Single Family 2018 Washington State Energy Code R 4

3 SIINGLE FAMILY PRESCRIPTIVE ENERGY CODE COMPLIANCE

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

COMPONENT	AIR BARRIER CRITERIA[a]	INSULATION CRITERIA[a]
Rim Joists	Rim joists shall include the air barrier.	Rim joists 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 unvented 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.

Prescriptive Checklist for the 2018 Washington State Energy Code - Residential 13

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA[a]	INSULATION CRITERIA[a]
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 manufacturers' 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 manufacturers' 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 manufacturers' 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 framed 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.	

Prescriptive Checklist for the 2018 Washington State Energy Code - Residential 12

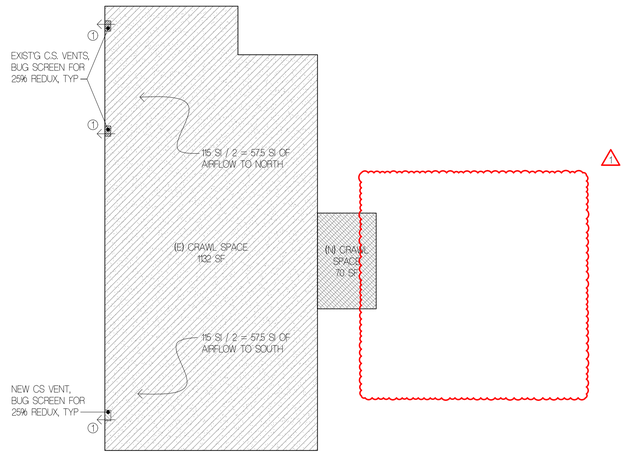
2 AIR BARRIER & INSULATION NOTES

CRAWL SPACE VENTING CALCULATIONS	SF
EXISTING WEST WING CRAWL SPACE AREA	132 SF
NEW WEST WING CRAWL SPACE AREA	70 SF
TOTAL WEST WING CRAWL SPACE AREA	202 SF

REQUIRED CRAWL SPACE VENTING: 1 SF PER 1500 SF OF CRAWL SPACE AREA PER R408.2 EXCEPTION 2. 202 SF OF TOTAL CRAWL SPACE / 1500 = .80 SF (115 SQ. IN.) OF REQUIRED CRAWL SPACE VENTING. REFER TO EXTERIOR ELEVATIONS FOR SIZE AND LOCATIONS.

NOTE: COVER VENTILATION OPENINGS FOR THEIR HEIGHT & WIDTH W/ APPROVED MATERIALS LISTED IN R408.2. OPENINGS SHALL NOT EXCEED 1/4".

① 8" T x 14-1/2" W = 116 SI; 116 SI – 25% BUG SCREEN REDUX = 87 SI OF VENTING REQ'D, 87 SI OF VENTING PROVIDED AT EACH CRAWL SPACE VENT IS MORE THAN THE 57.5 SI OF VENTING REQ'D AT EACH END, THEREFORE OKAY.



1 CRAWL SPACE VENTING CALCS
1/8" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MNA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

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VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

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10 BROOK BAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

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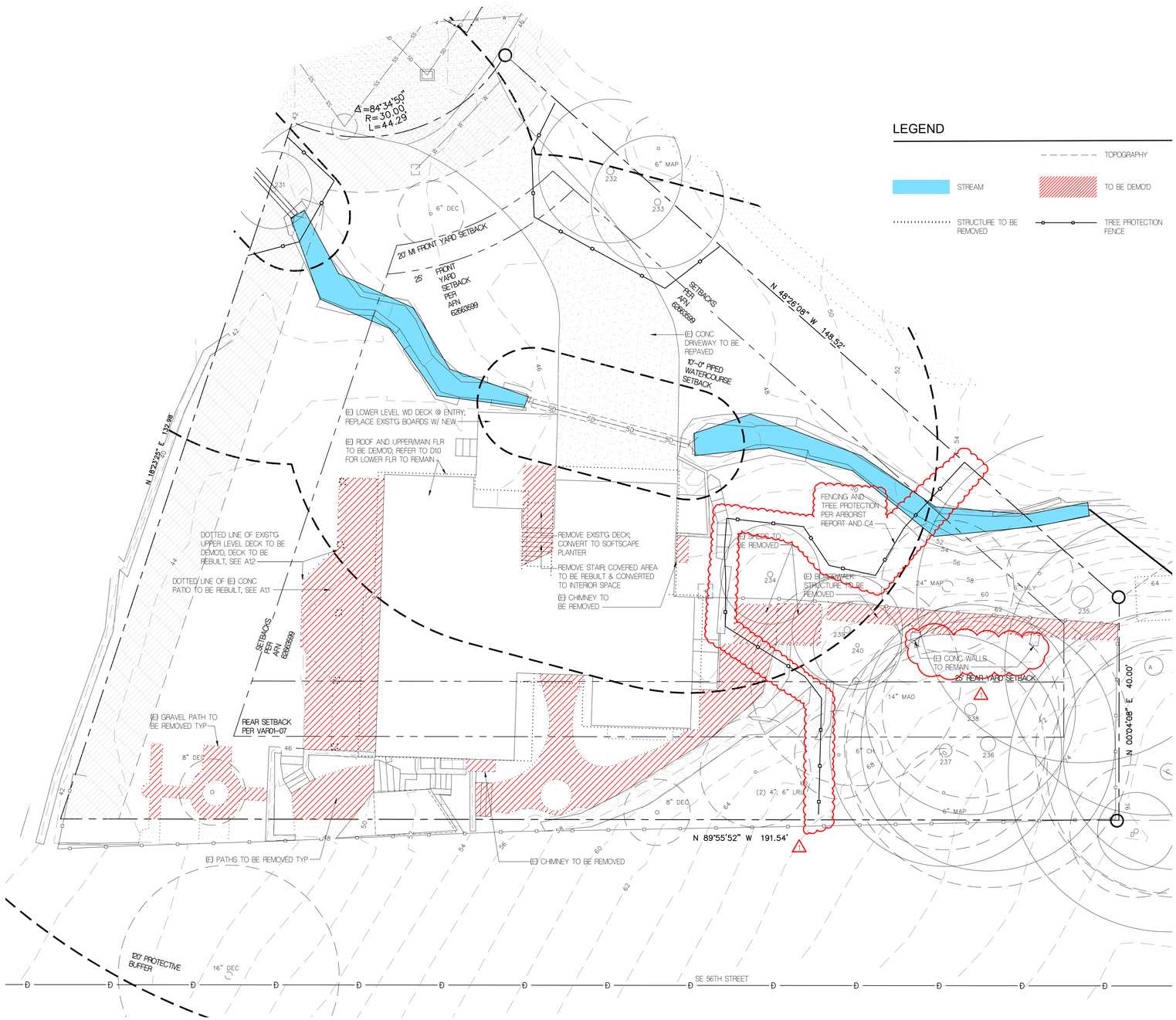
BUILDING DEPT STAMP

ISSUE	DATE
CORRECTIONS #1 ⚠1	10.10.23
PERMIT SET	4.14.23

ENERGY CODE COMPL. & VENT CALCS

A3.4



1 DEMO SITE PLAN

1" = 10'

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
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VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
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STRUCTURAL
MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST #210
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PHONE: 206.498.2674
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CIVIL ENGINEER
PACIFIC STORMWATER
1421 NE 80TH ST
SEATTLE, WA 98115
PHONE: (206) 353-7495
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GEOTECHNICAL ENGINEER
ZIPPERGEO
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
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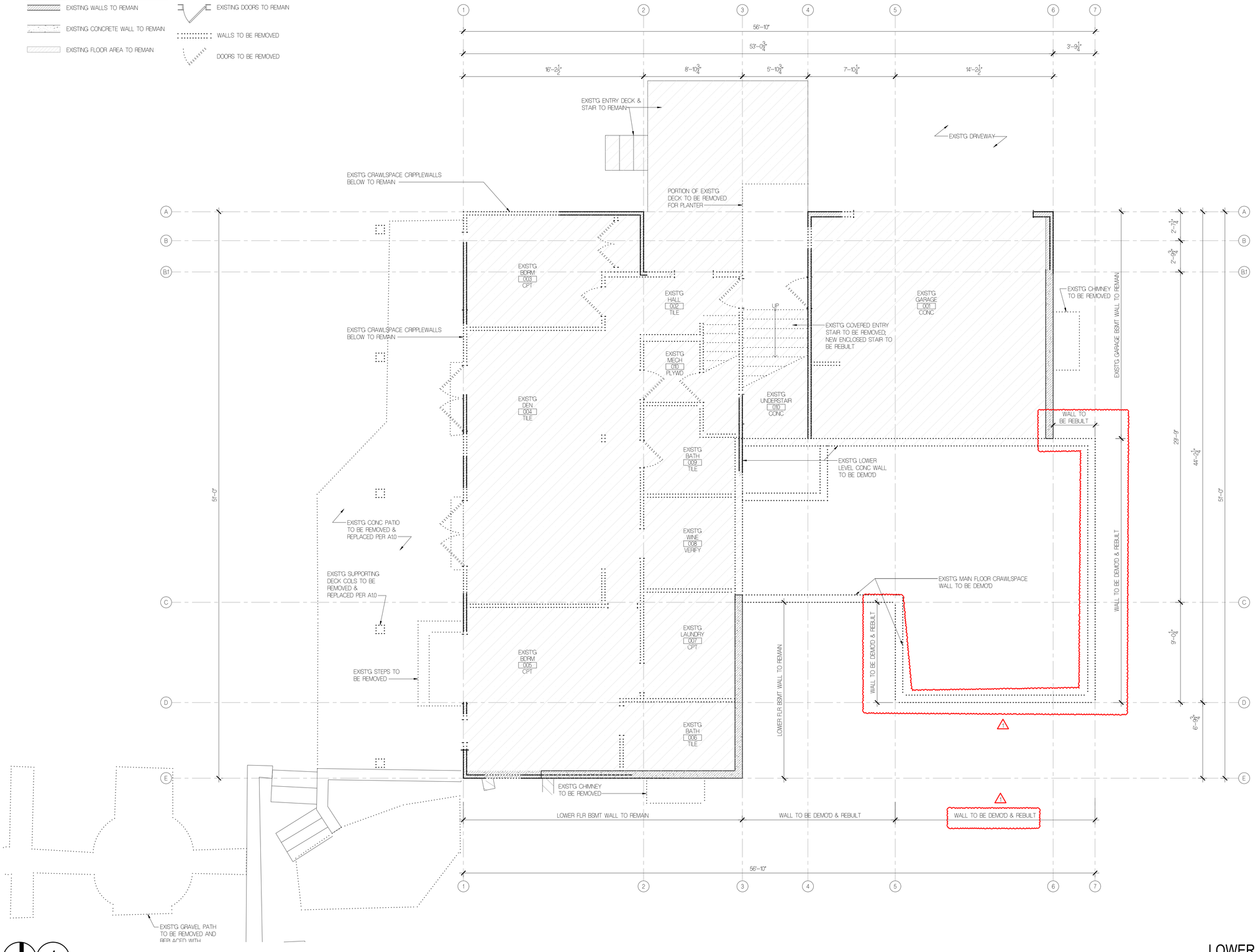
DEMO SITE PLAN

D0.1

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



1

LOWER FLOOR DEMO PLAN

1/4" = 1'-0"

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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FLOISAND STUDIO
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PHONE: 206.634.0136
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BELLEVUE, WA 98004
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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

Kzt=1.0, GCpi=0.18, 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=1.0, Ss=1.461, S1=0.507,
Sds=0.974, Sd1=NULL, Cs=0.150, R=6.5,
SEISMIC DESIGN BASE SHEAR Vsx=23.50 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 CONTRACTOR'S 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. MANUFACTURER'S 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 (PSL'S, LSL'S, LVL'S)
PLYWOOD WEB JOISTS
CONNECTOR PLATE WOOD ROOF TRUSSES
PREMANUFACTURED CANOPY/AWNING
PREMANUFACTURED GUARDRAIL SYSTEM 1

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 (1)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 FURNISHED 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 110, 1704 AND 1705 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.

SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER SOILS REPORT
PILE OR PIER FOUNDATIONS	PER SOILS REPORT
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER
STRUCTURAL STEEL FABRICATION & ERECTION	PER AISC 360

13. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.6 OF THE IBC FOR THE FOLLOWING BUILDING ELEMENTS:

STRUCTURAL STEEL CONSTRUCTION
SHEARWALLS
HOLDOWNS

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 110 OR SPECIAL INSPECTIONS IN SECTION 1705 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 OWNER'S 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 OBSERVER'S 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 SOILS REPORT OR AS DIRECTED BY THE SOILS 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 SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

SEISMIC SURCHARGE	14H PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
PASSIVE PRESSURE (RETAINING WALL/SHORING) 1	250 PCF/425 PCF
2" DIAMETER EXTRA–STRONG GALV PIPE PILE CAPACITY 1	2 TONS/3 TONS – AS NOTED ON PLAN
3" DIAMETER STD. WT. GALV PIPE PILE CAPACITY	6 TONS

SOILS REPORT REFENCE: GEOTECHNICAL ENGINEERING REPORT OF PROPOSED LABAN RESIDENCE IMPROVEMENTS LOCATED AT 10 BROOK BAY ROAD, MERCER ISLAND, WASHINGTON, 98040, PREPARED BY ZIPPERGEO, REPORT NUMBER ZGA 2560.01, DATED FEBRUARY 27, 2023, AND SUPPLEMENTAL GEOTECHNICAL ENGINEERING REPORT DATED SEPTEMBER 18, 2023.

15. 2" DIAMETER EXTRA STRONG GALV PIPE PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL SHALL BE DEFINED AS LESS THAN 1" PENETRATION IN (60)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 SOILS ENGINEER'S 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.

16. 3" DIAMETER STANDARD WEIGHT GALVANIZED PIPE PILES SHALL BE DRIVEN TO REFUSAL AS DEFINED BY THE SOILS ENGINEER. GEOTECHNICAL ENGINEER OR GEOTECHNICAL SPECIAL INPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING. TESTING OF 3" DIAMETER PILES IN ACCORDANCE WITH ASTM STANDARD D1143–81 FOR A MINIMUM OF (1) PILE OR 3% OF 3" DIAMETER PILES UP TO (5) PILES; USE OF THE QUICK LOAD TEST METHOD IN THE STANDARD IS THE MINIMUM REQUIRED. STEEL PIPE PILE 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 1

17. 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.

18. 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.

19. 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.

20. 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, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.

21. 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.

22. DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED 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

23. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28–DAY STRENGTH OF f'c = 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 5" OR LESS. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATERGORIES ARE F1, S0, W0, 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 318–14, TABLE 19.3.3.1

24. 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 = 60 KSI.

25. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315–99 AND 318–14. 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 #5 AND SMALLER 48 BAR DIAMETERS OR 2'–0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318–14, 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.

26. 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 (#5 BARS OR SMALLER)	1–1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1–1/2"
SLABS AND WALLS (INT FACE) GREATER OF BAR DIAMETER PLUS	1/8" OR 3/4"

ANCHORAGE

27. EPOXY–GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET–XP" 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.

28. 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–2713 AND ESR–1056, 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.

29. 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 CONFORMANCE 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.

30. DRIVE PINS AND OTHER POWDER–ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL–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–2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

STEEL

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

A. AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.

B. 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 REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

C. SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH–STRENGTH BOLTS.

32. 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)	F3125 (GRADE A325)	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554 (GRADE 36)	
I. HEADED SHEAR STUDS	A108	

33. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

34. ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES 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.

35. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC 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

36. ALL 2x LUMBER SHALL BE KILN DRIED OR MC–19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB 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 = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR–LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		DOUGLAS FIR–LARCH NO 2

37. GLULAM MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC 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 = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

38. 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–1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	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.

39. 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.

40. PLYWOOD SHEATHING SHALL BE GRADE C–D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS–1 OR PS–2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

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

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" OR 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

42. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ–A 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 G185 OR A185 HOT DIPPED OR CONTINUOUS HOT–GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ–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 ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

43. 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 MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE–JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE–HALF OF THE NAILS OR BOLTS IIN EACH MEMBER.

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

44. 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	GUN	3"	0.131"
12d	GUN	3–1/4"	0.131"
16d	GUN	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 60–70% 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 SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG–TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S 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.

45. 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 "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. 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)2x8 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 (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'–0" AT JOINTS AND PROVIDE (12)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 4–1/2" 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 NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1–1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" or 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN–SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI–JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

46. NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

47. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

48. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

TRUSS

49. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE–CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD (INCL. RAIN ON SNOW)	30 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD 1	10 PSF
TOTAL LOAD	55 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

REFER TO PLAN FOR ADDITIONAL LOADING

TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENING ARE SMALLER THAN 24" WIDE x 42" HIGH.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS, USE OF GIRDER TRUSSES, JACK TRUSSES, STEP–DOWN TRUSSES, ROOF OVER–FRAMING, ETC SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582–9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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GENERAL STRUCTURAL NOTES

S0.1

STRUCTURAL LEGEND

- EXISTING CONC FDN
- NEW CONC FDN
- EXISTING FOOTING
- NEW FOOTING
- DRIVEN PILE SHORING PER PLAN
- STRUCTURE TO BE DEMOLISHED
- FOOTING STEP – SEE ARCH
- WALL ABOVE
- STEP PER ARCH DWGS
- 2" DIA EXTRA-STRONG GALV PIPE PILE (2-TON AND 3-TON CAPACITY AS NOTED ON PLAN) OR 3" DIA. STD. WT. GALV. PIPE PILE (6-TON CAPACITY) PER PLAN. REFER TO 1/S2.1 FOR EMBEDMENT INTO FOOTING OR DETAILS 10/S2.1, 11/S2.1 AND 12/S2.1 FOR BRACKET CONNECTIONS INTO (E) FDN WALL
- 2" DIA BATTERED (1H:6V) EXTRA-STRONG GALV PIPE PILE IN DIRECTION OF ARROW
- SLOPING EXCAVATION (1H : 1V MAX)

PILE SPECIFICATIONS

1. PIPE PILES PER PLAN SHALL BE DRIVEN TO REFUSAL WITH 90-LB JACKHAMMER FOR 2" DIA PIPE PILE OR HYDRAULIC HAMMER FOR 3" DIA. PIPE AS DEFINED BY GEOTECHNICAL ENGINEER. SEE DRIVING SCHEDULE BELOW.
2. PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE SOILS ENGINEERS' REQUIREMENTS INCLUDING THE APPROPRIATE ANALYSIS/EVALUATION AND TESTING REQUIREMENTS.
3. GEOTECHNICAL ENGINEER OR GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING.
4. THE GEOTECHNICAL ENGINEER OF RECORD OR THEIR REPRESENTATIVE SHALL PROVIDE FULL TIME OBSERVATION OF PILE INSTALLATION.
5. 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.
6. 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

- (A) REFER TO GENERAL STRUCTURAL NOTES SHEET S0.1 FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
- (C) CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- (D) DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

SHORING NOTES

1. REFER TO GENERAL SHORING NOTES SHEET SH1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SOILS REPORT, INCLUDING SUPPLEMENTAL GEOTECHNICAL ENGINEERING REPORT, FOR ADDITIONAL SHORING INSTALLATION REQUIREMENTS.
3. REFER TO SHEET SH1.0 FOR TYPICAL SHORING DETAILS.
4. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
5. TOP PORTION OF SHORING MAY BE REMOVED TO A DEPTH OF (1) FOOT BELOW FINISH GRADE.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

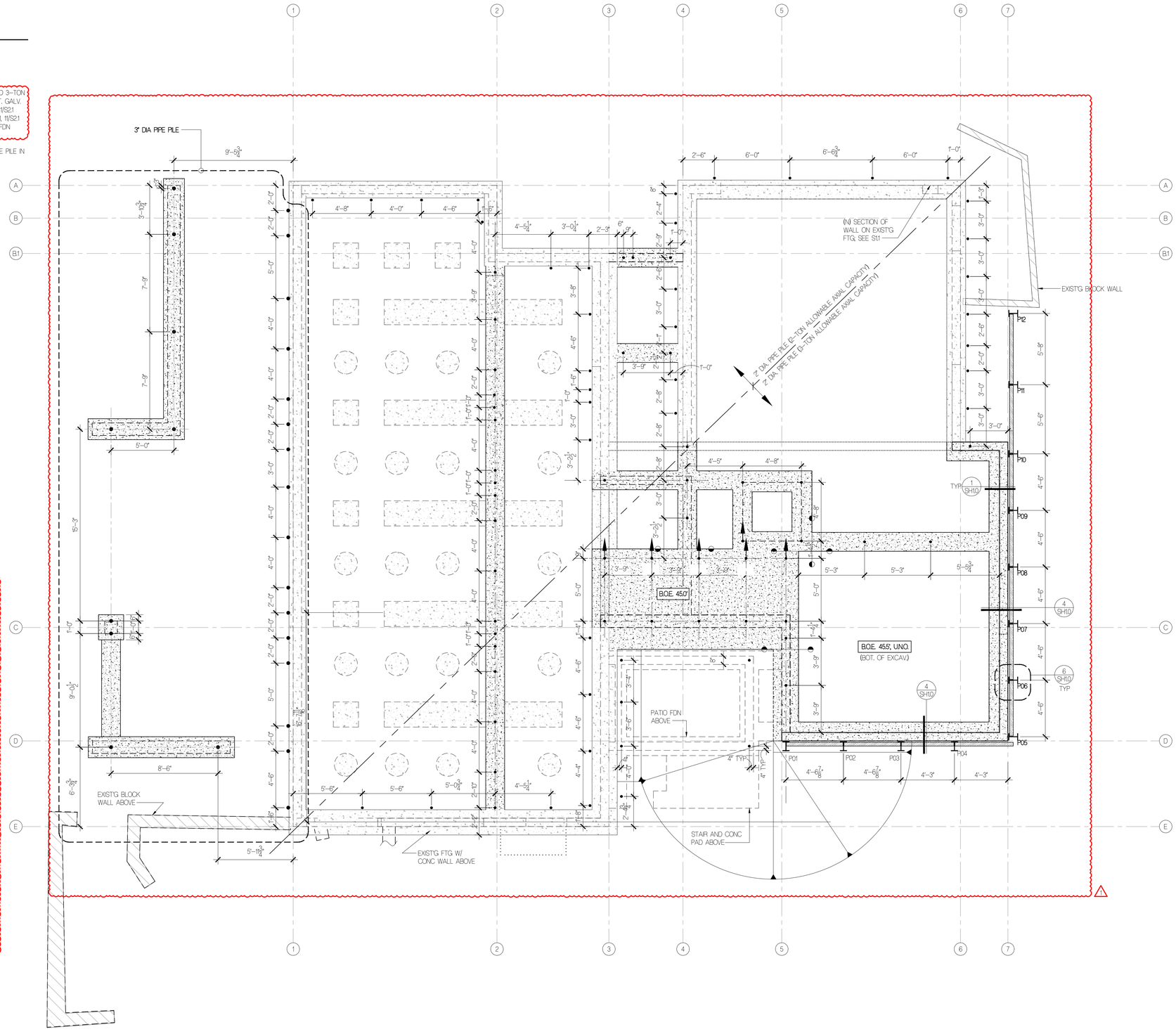
DRIVEN WF PILE SHORING SCHEDULE (A)(B)

PILE MARK	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF (C) PILE ELEV	MAX DESIGN HEIGHT 'H'	MIN EMBED DEPTH 'D'	TYPE	LOADING DIAGRAM	DETAIL
P01	W10x54	31.5'	45.5'	56.0'	10.5'	13.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P02	W10x54	31.5'	45.5'	56.0'	10.5'	13.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P03	W10x54	31.5'	45.5'	55.5'	10.5'	13.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P04	W10x54	31.5'	45.5'	55.5'	10.5'	13.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P05	W8x58	33.5'	45.5'	55.0'	10.0'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 5/SH1.0
P06	W8x58	33.5'	45.5'	55.0'	9.5'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P07	W8x58	33.5'	45.5'	54.5'	9.0'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P08	W8x58	33.5'	45.5'	54.0'	8.0'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P09	W8x58	33.5'	45.5'	53.5'	7.5'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P10	W8x48	33.5'	45.5'	53.0'	6.5'	12.0'	PERMANENT	2/SH1.0	4/SH1.0 & 9/S2.1
P11	W8x48	33.5'	45.5'	53.0'	6.5'	12.0'	TEMPORARY	2/SH1.0	4/SH1.0
P12	W8x48	35.5'	45.5'	52.0'	6.0'	10.0'	TEMPORARY	2/SH1.0	4/SH1.0

(A) CONTRACTOR SHALL REFERENCE TOP OF PILE AND BOTTOM OF PILE ELEVATIONS FOR DETERMINING THE TOTAL LENGTH OF PILE.
(B) HEIGHT "H" AND DEPTH "D" LENGTH IS FOR ENGINEERING REFERENCE PURPOSES ONLY.
(C) TOP PORTION OF SHORING MAY BE REMOVED TO A DEPTH OF 1-FOOT BELOW FINISH GRADE AT FINAL CONDITION. CONTRACTOR TO COORDINATE LOCATION OF 5/8" DIA X 6" WHS AT TOP OF PILE.

PIPE PILE DRIVING SCHEDULE

HAMMER REFUSAL CRITERIA				
HAMMER MODEL NO.	ACTUAL HAMMER WEIGHT (LBS.)	HAMMER FOOT-POUND CLASS	REFUSAL CRITERIA (SECONDS / INCH) 2" DIA	3" DIA
JACKHAMMER	90	–	60	–
TB 225	650	550	–	12
TB 325	850	850	–	10
TB 425	1100	1100	–	6



1 PIN PILE AND PERMANENT DRIVEN PILE SHORING PLAN
1/4" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 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

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
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PIN PILE AND SHORING PLAN

S1.0

PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)

1. BOTTOM OF ALL NEW FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. ALL NEW SLAB ON GRADE SHALL BE 5" MINIMUM THICKNESS. REINFORCE WITH #4 AT 18" OC EW CENTERED IN SLAB. W/ HYDRONIC TUBE HEATING, PER ARCH'L. 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 FILL PER SOILS ENGINEER.
3. REFER TO SHEET S2.1 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. EXISTING CRAWLSPACE FLOOR FRAMING SYSTEM CONSISTS OF 1 1/8" FLOOR SHEATHING OVER SHIPLAP OVER BEAM/POST/FOOTING PER PLAN, UNO.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S0.1 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

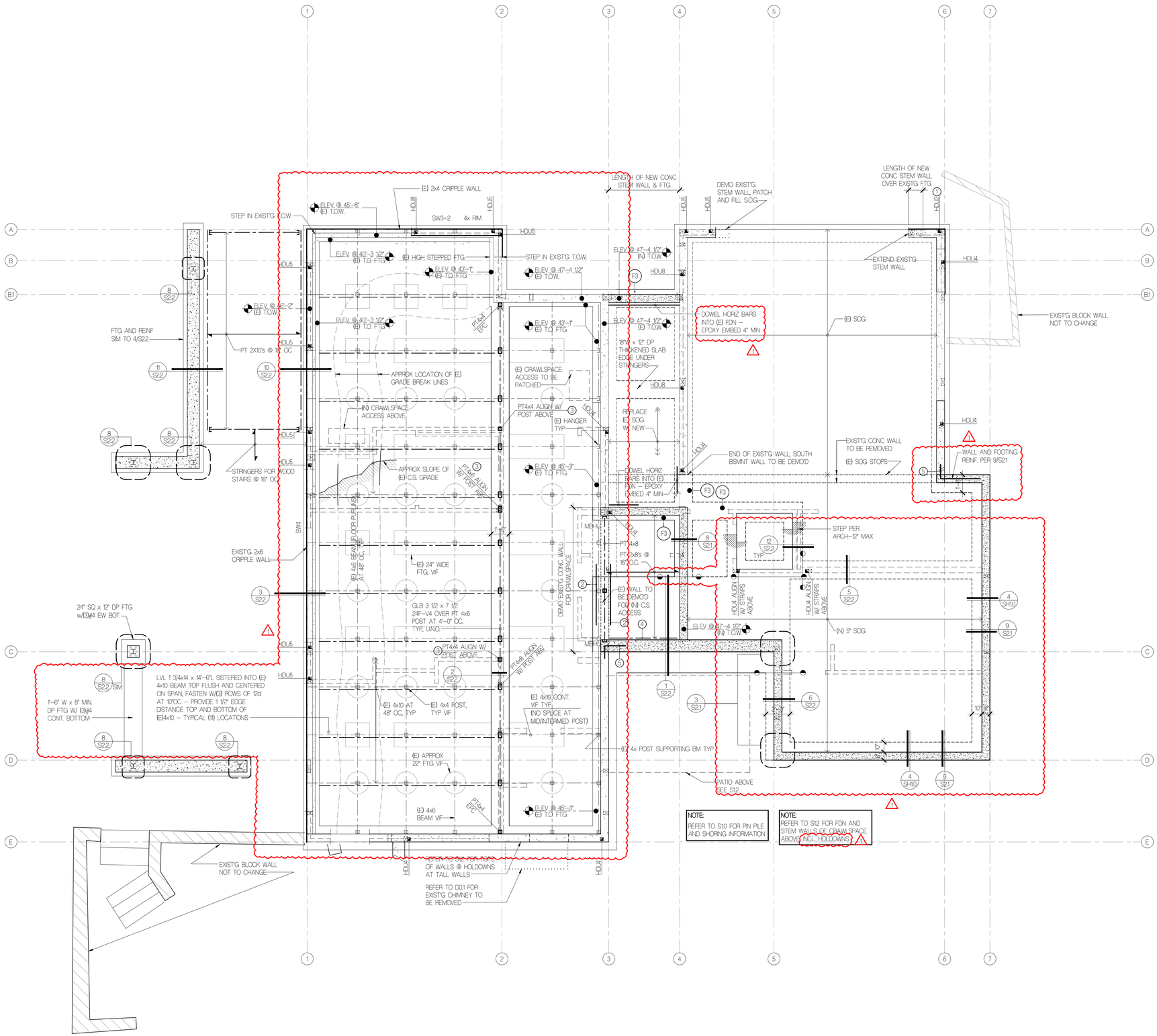
- EXISTING CONC WALL
- NEW CONC WALL
- EXISTING FOOTING
- NEW FOOTING
- EXISTING CONC SOG
- EXISTING BEAM / HEADER
- NEW BEAM / HEADER
- EXISTING JOIST
- NEW JOIST
- WALL ABOVE
- SW #: SHEAR WALL PER SCHEDULE; HEAVIEST LINE REPRESENTS PANEL SIDE
- EXISTING POST BELOW
- NEW POST BELOW
- POST ABOVE
- STEP PER ARCH DWGs
- STRUCTURE TO BE DEMOLISHED
- METAL HANGERS
- FOOTING STEP (SEE ARCH'L DWGS) ⚠1

FOOTNOTES (PLAN S1.1)

1. ALIGN HOLDOWN WITH STRAP(S) ABOVE.
2. 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.
3. PROVIDE MULTIPLE 2x VERT BLOCKING TO MATCH POST ABOVE – SNUG FIT TO UNDERSIDE OF EXISTING FLOOR SHTG TO TOP OF CRAWLSPACE GLULAM BEAM HEADER – REFER 2/S22. ⚠1
4. PROVIDE PT 2X LEDGER w/ 5/8" DIA x 5" TIMBER HD SCREW @ 24" O.C. ⚠1
5. PROVIDE #4 28" DOWEL TO MATCH HORIZ. REINF. INSTALLED CENTERED IN WALL PER PLAN – DRILL AND EPOXY WITH 4" MIN. EMBEDMENT, USE 5/8" DIA. DRILL BIT AND SIMPSON EPOXY-TIE "SET-XP" OR "SET-3G" FOR ADHESIVE. ⚠1

FOOTING SCHEDULE

- F1: 12" THICK FTG w/ (3)#4 E.W. BOTTOM
- F2: REMOVE AND REPLACE (E) FTG w/ FTG PER PLAN x 12" THK w/ #4 @ 10" O.C. E.W. BOTTOM
- F3: 18"W x 12" DP FTG



1 FOUNDATION & LOWER FLOOR FRAMING PLAN

1/4" = 1'–0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

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
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582–9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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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 14" TJI 210's 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 (9.4 PSF MAX) PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER (2)2x12 DF#/#1's 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/S2.3 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED NEW HEADERS SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S2.3 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 GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL EXISTING AND NEW WALL FRAMING CONSISTS OF 2x4's OR 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S2.3 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S0.1 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

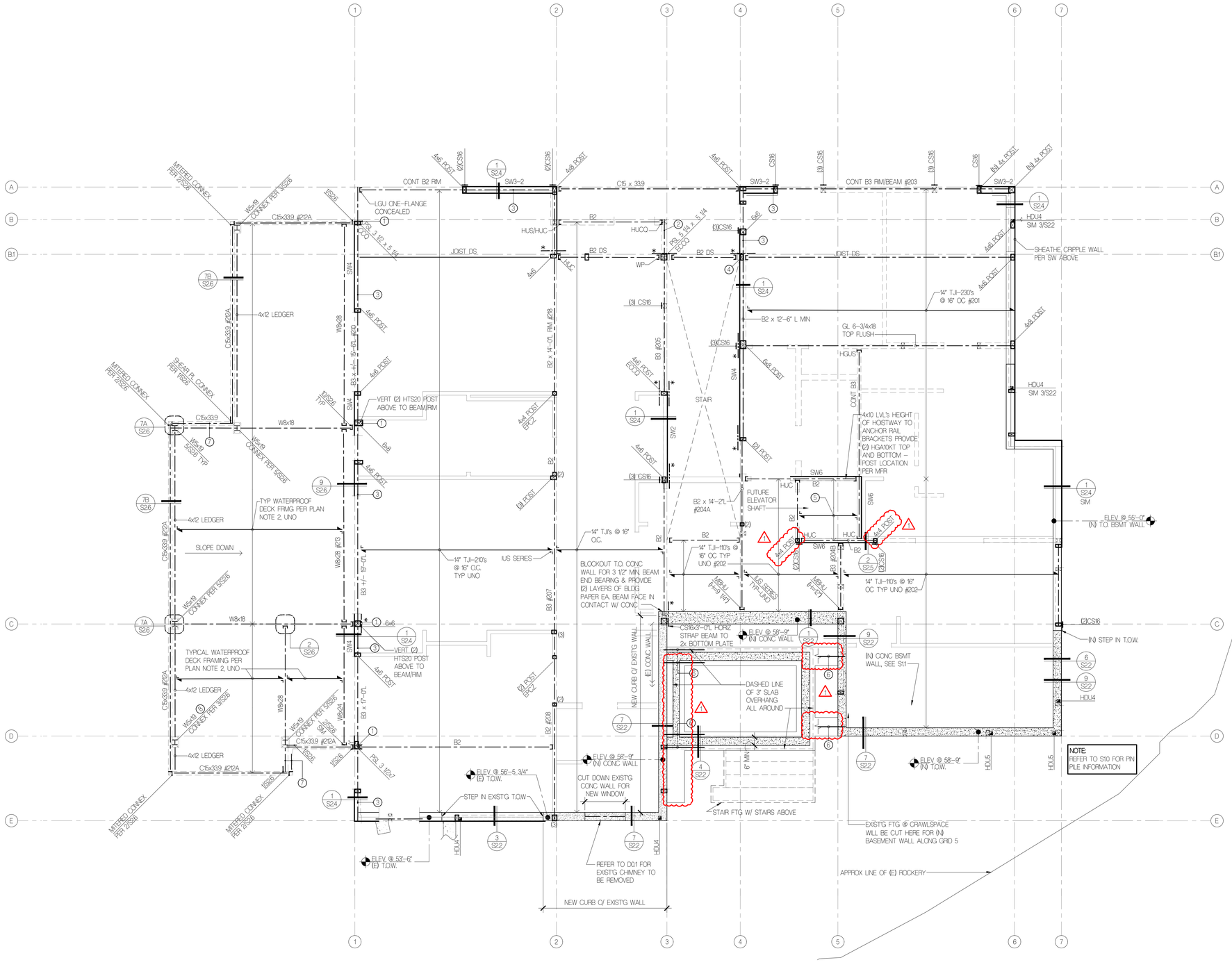
- WALL ABOVE
- STRUCTURAL WALL BELOW
- NEW JOIST/RAFTER
- NEW BEAM / HEADER
- EXIST'G BEAM / HEADER
- HORIZ CS16 x 3'–0" LONG – TOP FLUSH BEAM TO DOUBLE TOP PLATES OR BEAM TO RIM OR BEAM TO BEAM
- HORIZ (2)CS16 x 3'–0" BEAM TO BEAM OR HDR TO TOP PL
- HDU4 — HOLDOWN TENSION TIE – CONNECT MEMBERS W/ PAIR OF HOLDDOWNS W/ THREADED ROD – SHIM CONNECTED MEMBERS FOR SNUG FIT BEARING
- METAL HANGERS
- SW — SHEAR WALL; SEE 4/S2.3 HEAVIEST LINE REPRESENTS PANEL SIDE
- POST PER PLAN
- POST ABOVE
- ST — METAL STRAP
- DB/HDR — DROPPED BEAM / HEADER
- DS — DRAG STRUT – NAIL THRU SHEATHING WITH 8d NAILS @ 4"OC INTO ENTIRE LENGTH OF MEMBER
- (X) — NUMBER OF BUILT–UP STUDS
- (N) CONC WALL
- (E) CONC WALL
- (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 0.22" 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 2x12's AT 16"oc w/LUS HANGER EA END TO TEMPORARY 2x12 LEDGER w/(2)0.22" DIA x 4" SDWS SCREWS AT 16"oc
6. DRILL AND EPOXY #4 REINFORCING BARS INTO EXISTING FOOTING/FOUNDATION WALL OR PREVIOUSLY POURED FDN 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	HHUS4100
B3	PSL 5–1/4 x 14	3	HGUS5.50/12
B4	PSL 7 x 14	4	HGUS7.25/12



1 MAIN FLOOR/CRAWL SPACE FRAMING PLAN
1/4" = 1'–0"

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1941 1st avenue south, 2e
seattle, wa 98134
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OWNER
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SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
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WETLAND RESOURCES, INC
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VAN NESS FELDMAN LLP
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SEATTLE, WA 98102–2996
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SEATTLE, WA 98104
PHONE: 206.498.2674
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PHONE: (206) 353–7495
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ZIPPERGEO
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582–9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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MAIN FLR & UPPER CRAWL FRAMING PLAN

S1.2

PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

1. 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 H2.5A EACH END OF ALL TRUSSES, H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS PROFILE.
2. 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 OVER 14" TJI-210's AT 24"oc, UNO. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS OR BEAM, UNO.
3. NAIL ROOF SHEATHING W/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
4. SW_* INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S2.3 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED NEW HEADERS SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S2.3 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE EXISTING AND NEW POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW.
8. TYPICAL EXISTING AND NEW WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S2.3 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S0.1 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

STRUCTURAL WALL BELOW	SHEAR WALL; SEE 4/S2.3 (SW) HEAVIEST LINE REPRESENTS PANEL SIDE
NEW JOIST/RAFTER	POST PER PLAN
NEW BEAM / HEADER	METAL HANGERS
HORIZONTAL (2)CS16 x 3'-0" LONG – BEAM TO BEAM OR BEAM TO RT	KNIFE PLATE
H HORIZONTAL HTS30C – BEAM TO DOUBLE TOP PLATES	DB/HDR DROPPED BM/HEADER
(X) NUMBER OF BUILT-UP STUDS	DS DRAG STRUT – NAIL THRU SHEATHING W/ 8d @ 4" O.C. INTO ENTIRE LENGTH OF MEMBER
GT GIRDER TRUSS	STEP IN FRAMING
RT RIM TRUSS	BLOCKED ROOF DIAPHRAGM PER PLAN CALLOUT
PV PANELS – 5 PSF MAX ADDITIONAL DEAD LOAD. PROVIDE MISC. BLKING AS REQ'D PER PV PANEL MFR ⚠	

FOOTNOTES

① 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.

② HANGER PER PLAN. INSTALL UPSIDE DOWN.

③ FURR TOP OF BEAM WITH 2x6 FLAT AS REQUIRED TO MATCH REQUIRED DEPTH. FACE NAIL EACH PLY WITH 10d AT 6"oc STAGGERED.

④ PROVIDE 0.22" DIAM. x 6" SDWS TIMBER SCREWS AT 24"oc THRU UNDERSIDE OF DOUBLE TOP PLATES TO BOTTOM OF BEAM/RIM.

⑤ SHEAR WALL SHEATHING CONTINUOUS THROUGH WALL INTERSECT.

⑥ INSTALL HEADER DIRECTLY OVER WINDOW ROUGH OPENING.

⑦ TRUSS MANUFACTURER VERTICAL MEMBER 5 1/2" WIDE MIN. TO RECEIVE HWC HANGER NAILS.

⑧ POST SHALL BE CONTINUOUS FROM FOUNDATION TO TOP OF ROOF FRAMING – TOP OF POST TO MATCH TOP OF C-CHANNEL AT TRELLIS FRAMING.

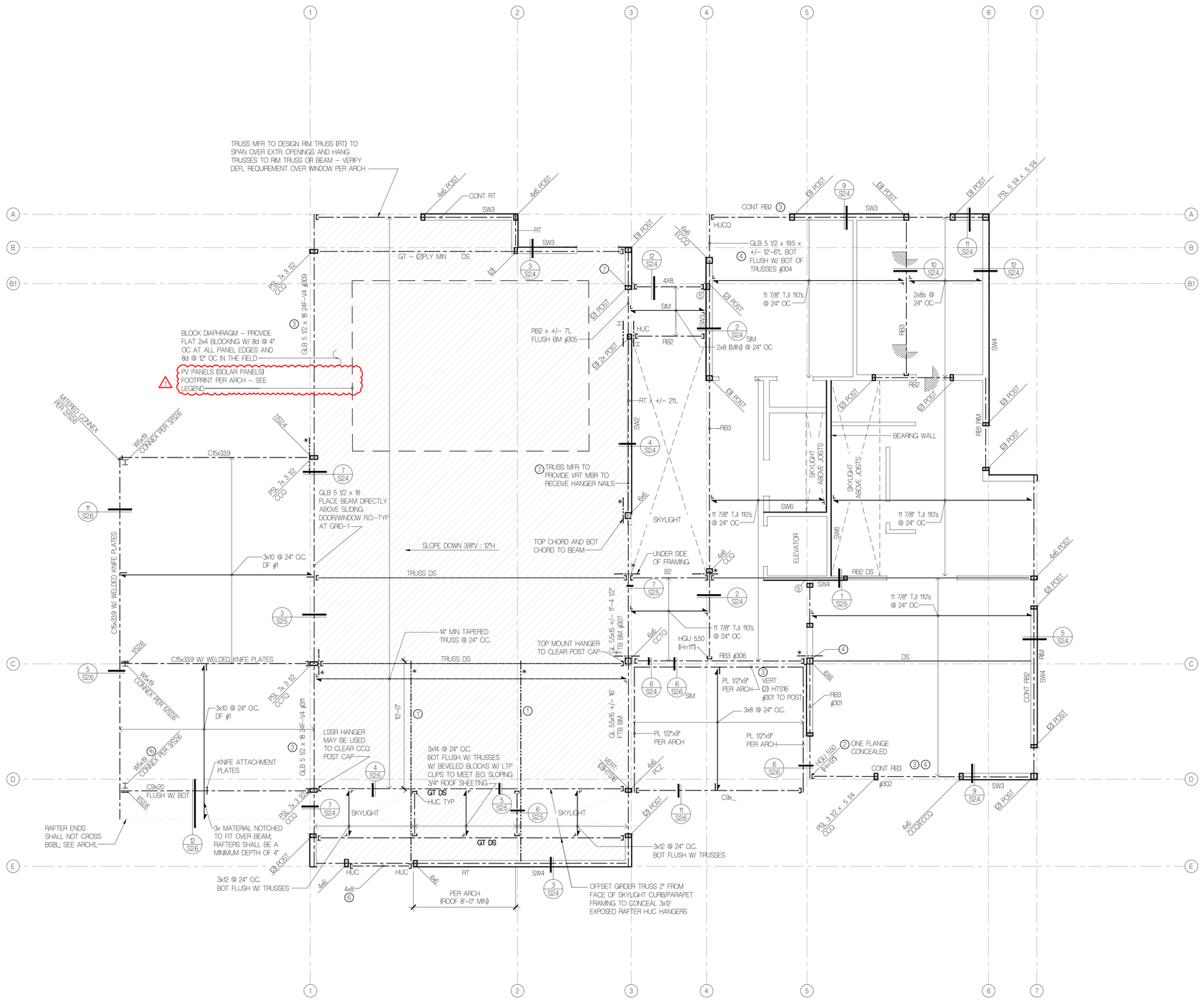
FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER-UNO
B1	LSL 1-3/4 x 14	2	HUS1.81/10
B2	LSL 3-1/2 x 14	2	HHUS4100
B3	PSL 5-1/4 x 14	3	HGUS5.50/12
B4	PSL 7 x 14	4	HGUS7.25/12

ROOF BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
RB1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
RB2	LSL 3-1/2 x 11-7/8	2	HHUS410①
RB3	PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
RB4	PSL 7 x 11-7/8	4	HGUS7.25/10

① PROVIDE HUC410 WHERE REQUIRED – UNO



FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
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LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

STRUCTURAL
MALSAM TSANG STRUCTURAL ENGINEERING
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SEATTLE, WA 98104
PHONE: 206.498.2674
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CIVIL ENGINEER
PACIFIC STORMWATER
1421 NE 80TH ST
SEATTLE, WA 98115
PHONE: (206) 353–7495
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GEOTECHNICAL ENGINEER
ZIPPERGEO
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582–9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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MARC J. MALSAM — STATE OF WASHINGTON — 41096 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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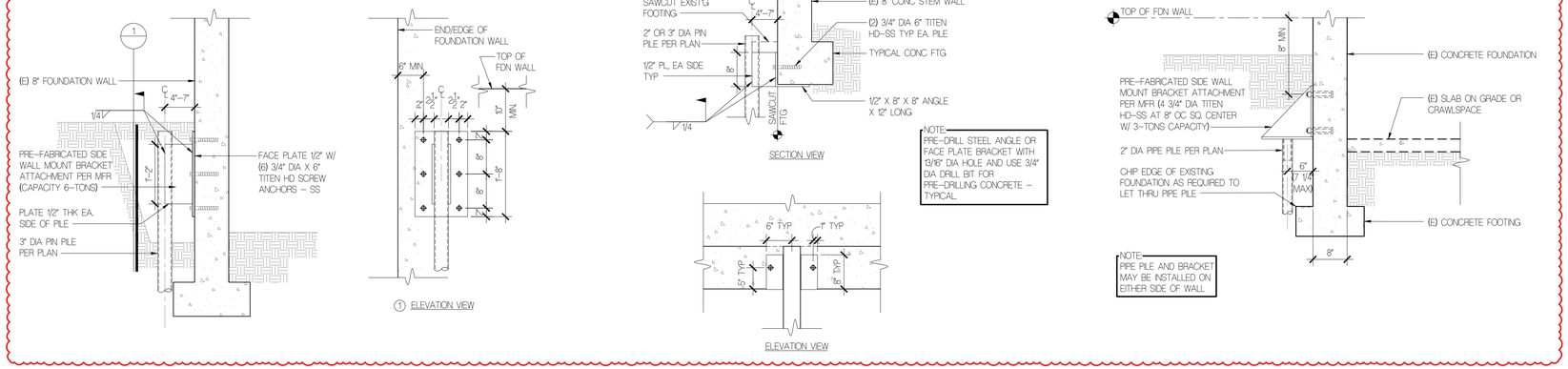
ROOF FRAMING PLAN

S1.3

1 ROOF FRAMING PLAN
1/4" = 1'–0"

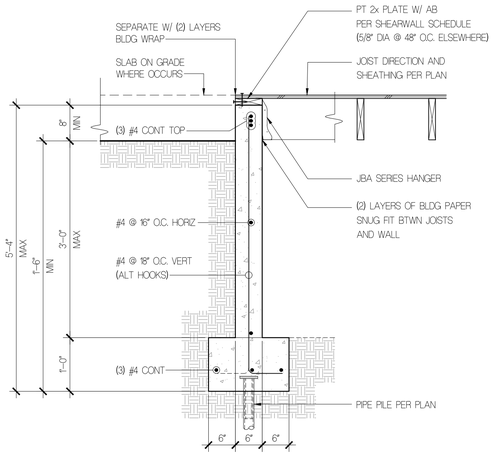


12 3" DIA PILE SIDE WALL MOUNT BRACKET 3/4" = 1'-0"

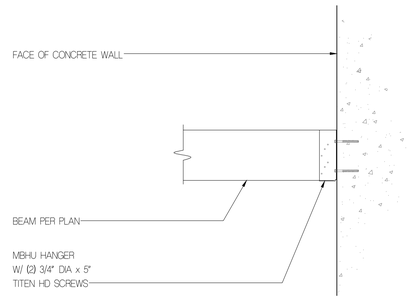
11 PIPE PILE BOT. OF (E) FTG BRACKET NTS

10 2" DIA PIPE SIDEWALL BRACKET 3/4" = 1'-0"

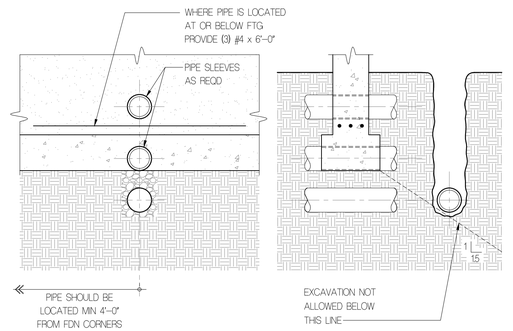
9 CONCRETE WALL AT SHORING 3/4" = 1'-0"



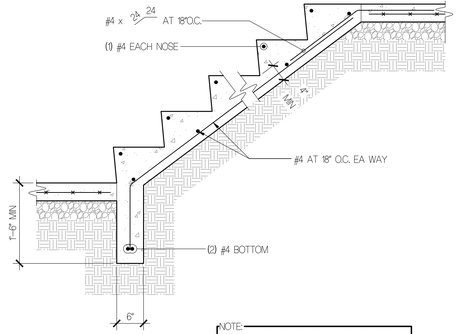
8 CRAWLSPACE @ STEMWALL - GRID 4 3/4" = 1'-0"



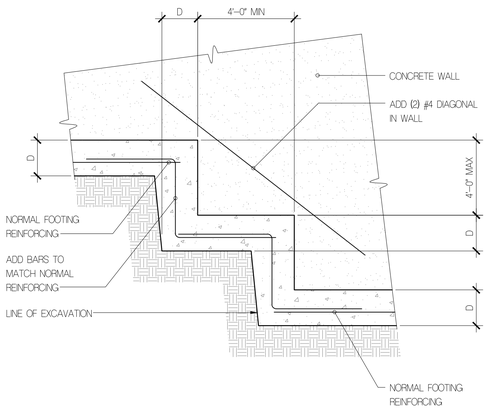
7 BEAM CONNECTION TO CONCRETE WALL 3/4" = 1'-0"



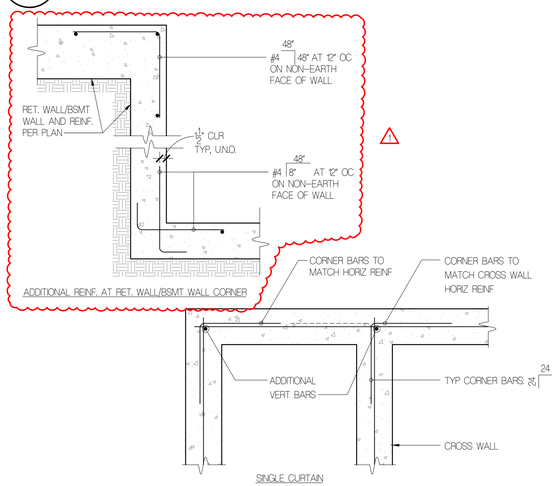
6 PIPE AND TRENCH LOCATIONS 3/4" = 1'-0"



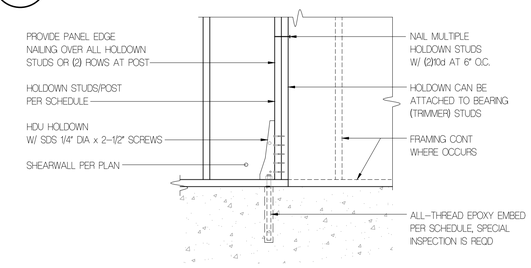
5 TYPICAL STAIR ON GRADE 3/4" = 1'-0"



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



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



HDU HOLDOWN SCHEDULE

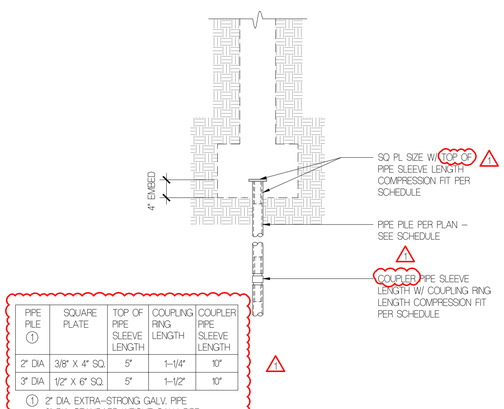
PLAN	AT STEMWALL		AT FOOTING ③		HD POST ②	
MARK	AB ①	EMBED	ALL-THREAD	EMBED	4x WALL	6x WALL
HDU2	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU4	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU5	5/8" DIA ALL-THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU8	7/8" DIA ALL-THREAD	16"	–	–	4x6	6x6

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 HOLDOWN RETROFIT 3/4" = 1'-0"



PIPE PILE ①	SQUARE PLATE	TOP OF PIPE SLEEVE LENGTH	COUPLING RING LENGTH	COUPLER PIPE SLEEVE LENGTH
2" DIA	3/8" X 4" SQ.	5"	1-1/4"	10"
3" DIA	1/2" X 6" SQ.	5"	1-1/2"	10"

① 2" DIA. EXTRA-STRONG GALV. PIPE
3" DIA. STANDARD WEIGHT GALV. PIPE

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

FLOISAND STUDIO

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

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BALSA & MINA LABAN
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TERRANE
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WETLAND RESOURCES, INC
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SEATTLE, WA 98115
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ZIPPERGEO
19019 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

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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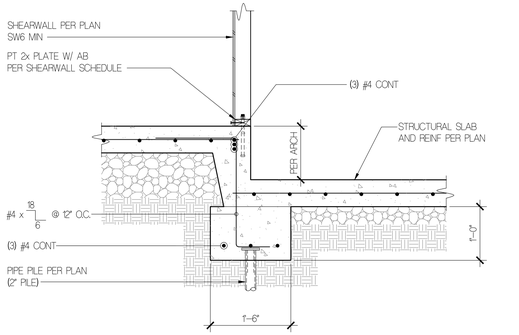
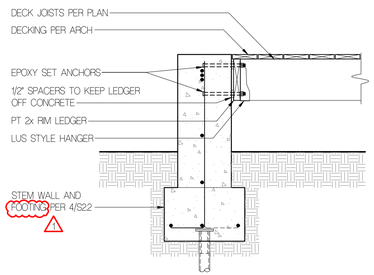
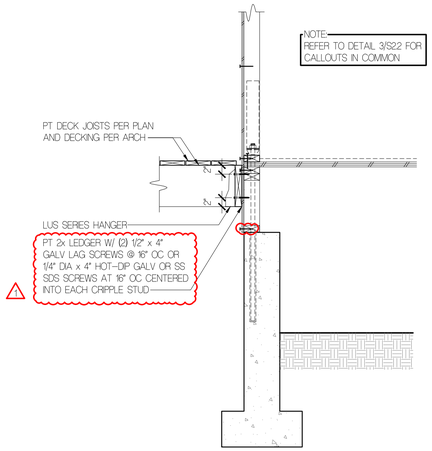
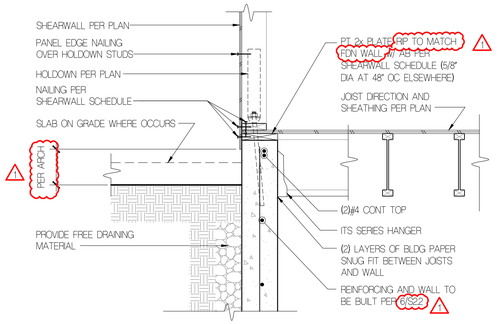
TYP CONC DETAILS

S2.1



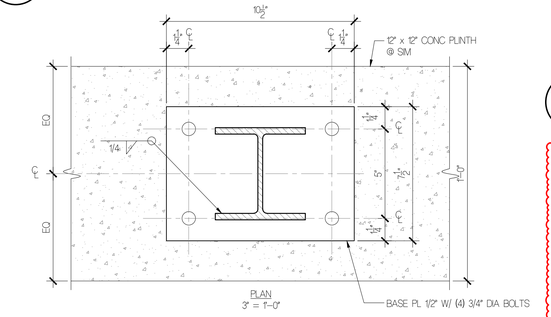






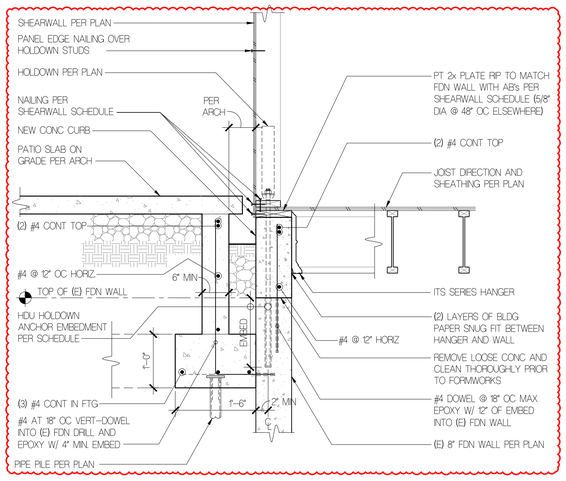
12 STEP IN SLAB

3/4" = 1'-0"



11 DECK FRMG @ LANDSCAPE WALL

3/4" = 1'-0"



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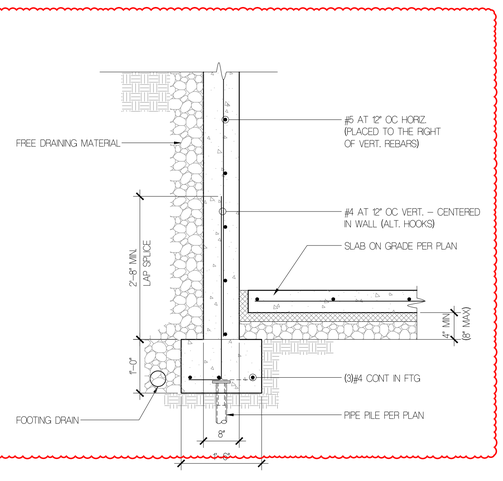
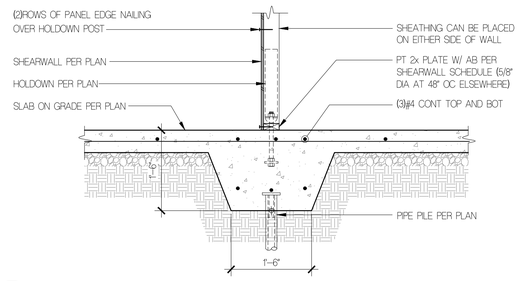
3/4" = 1'-0"



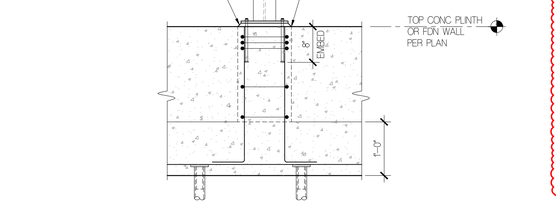
9 FLOOR FRAMING AT SHORING WALL

3/4" = 1'-0"



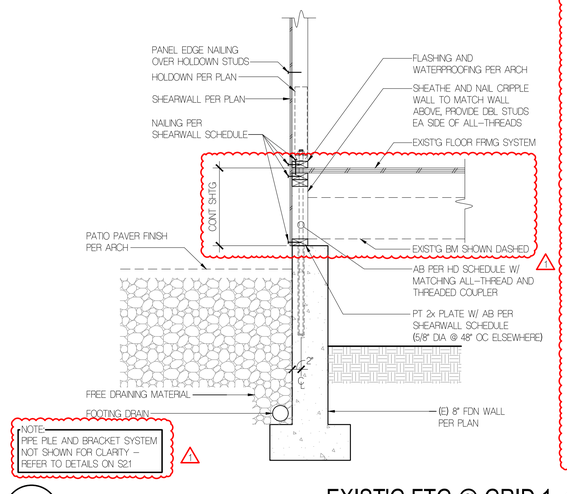
8 COL DTL @ NEW CONC PATIO

3/4" = 1'-0"



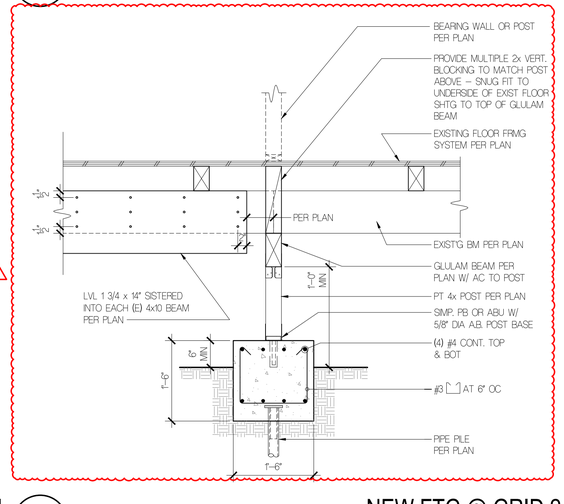
7 NEW CONC CURB @ (E) WALL

3/4" = 1'-0"



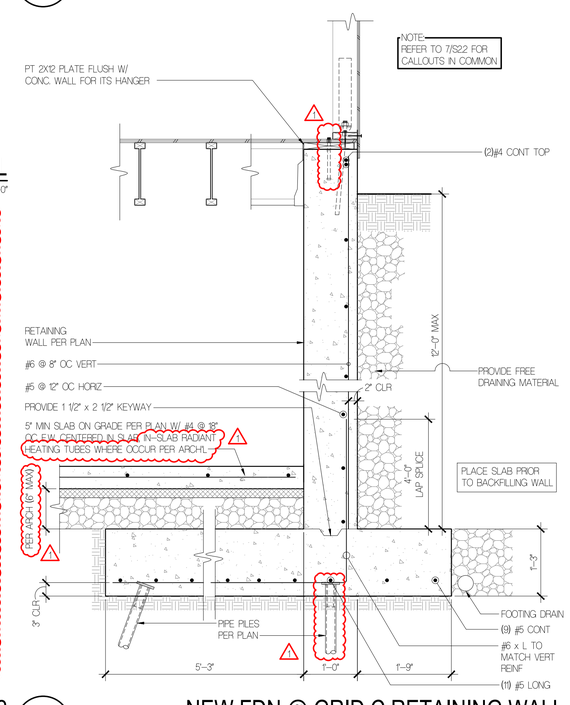
6 HORIZ. SPANNING BSMT WALL

3/4" = 1'-0"



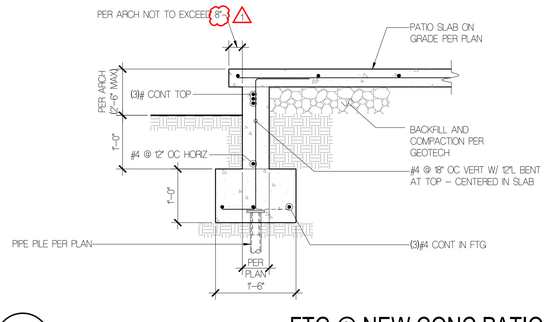
5 GRADE BEAM AT S.O.G.

3/4" = 1'-0"



4 FTG @ NEW CONC PATIO

3/4" = 1'-0"



3 EXIST'G FTG @ GRID 1

3/4" = 1'-0"

2 NEW FTG @ GRID 2

3/4" = 1'-0"

1 NEW FDN @ GRID C RETAINING WALL

3/4" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

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VAN NESS FELDMAN LLP
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SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 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

MARC J. MALSAM
STATE OF WASHINGTON
41286
REGISTERED
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

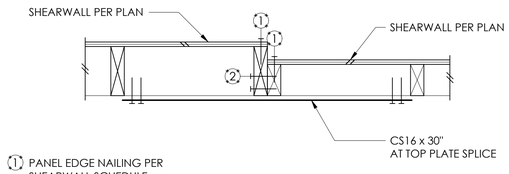
STRUCTURAL CONTENTS ONLY

BUILDING DEPT STAMP

ISSUE	DATE
CORRECTIONS #1	10.10.23
PERMIT SET	4.14.23

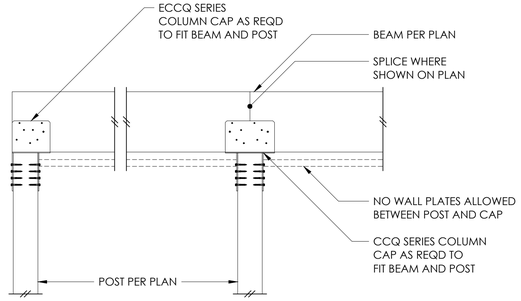
CONCRETE
DETAILS

S2.2



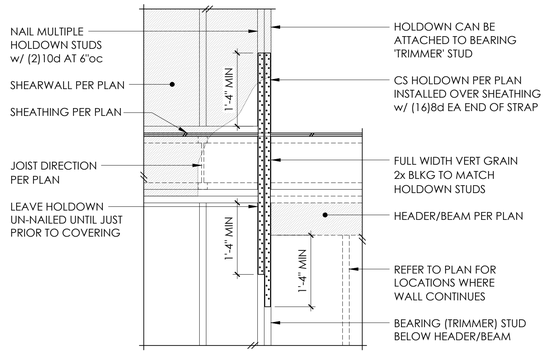
11 TYPICAL SHEARWALL TRANSITION

3/4" = 1'-0"



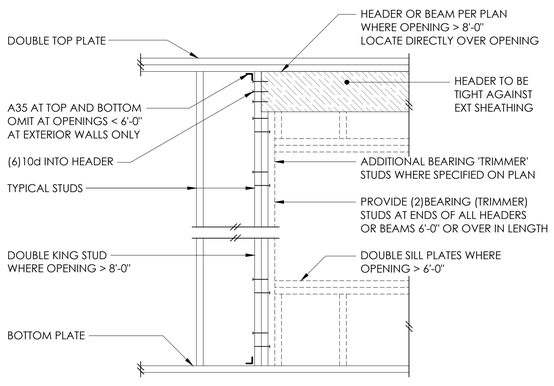
10 CCQ/ECCQ SERIES CONNECTION

3/4" = 1'-0"



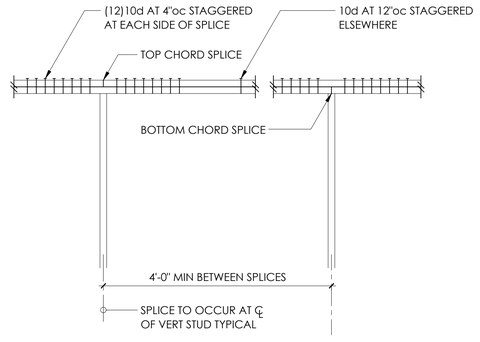
9 TYPICAL CS16 HOLDOWN

3/4" = 1'-0"



8 TYPICAL HEADER SUPPORT

3/4" = 1'-0"



NOTE:

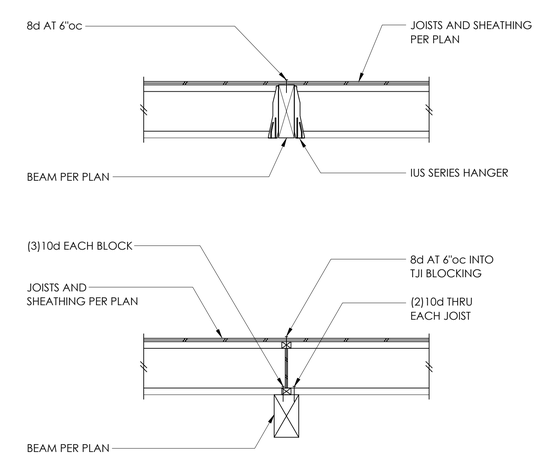
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"

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"

7 TYPICAL TOP PLATE SPLICE AT SHEARWALLS

3/4" = 1'-0"

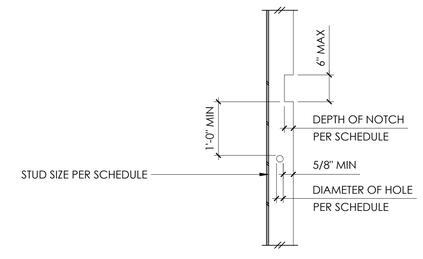


6 TYPICAL FLUSH AND DROPPED BEAM

3/4" = 1'-0"

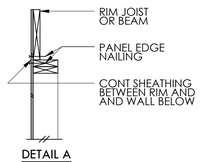
BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

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.

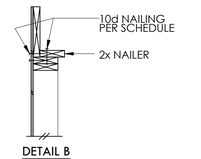


5 TYP ALLOWABLE HOLES & NOTCHES

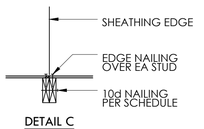
3/4" = 1'-0"



DETAIL A



DETAIL B



DETAIL C

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 AND SW2

SHEARWALL SCHEDULE①②③④⑤⑥⑦

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION TJI/2x	TOP PLATE CONNECTION RIM/BEAM ⑧	BASE PLATE CONNECTION AT WOOD	BASE PLATE CONNECTION AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc ⑨	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 ⑨	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc ⑨	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc ⑨	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2④	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
SW2-2④	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.

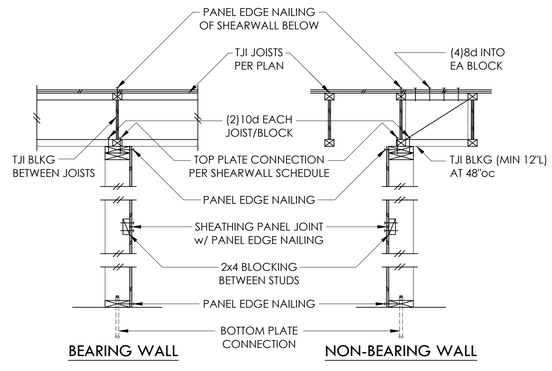
⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

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.

4 SHEARWALL SCHEDULE EPOXY BOLTS - SW1-SW6

3/4" = 1'-0"

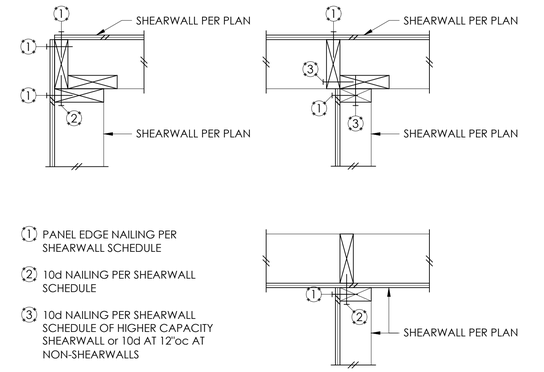


NOTE:

SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

2 TYPICAL SHEARWALL CONSTRUCTION W/ TJI's

3/4" = 1'-0"



1 TYPICAL SHEARWALL INTERSECTIONS

3/4" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
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19019 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

MARC J. MALSAM
STATE OF WASHINGTON
21006
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

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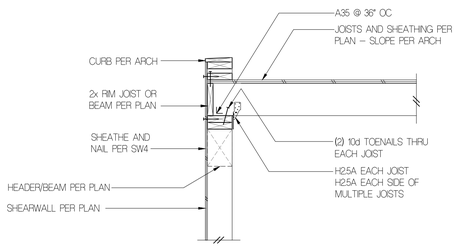
BUILDING DEPT STAMP

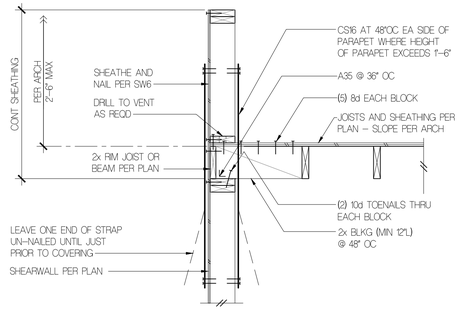
ISSUE	DATE
PERMIT SET	4.14.23

TYPICAL WOOD FRAMING DETAILS

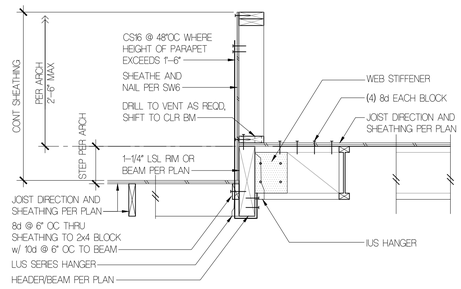
S2.3



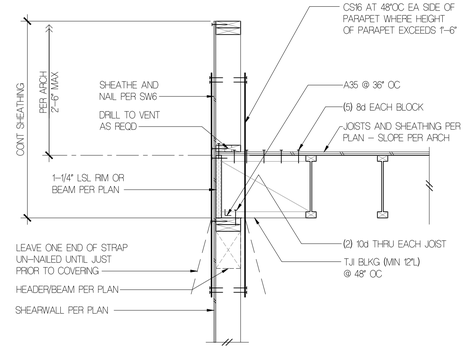
12 FLAT ROOF PARAPET - BEARING WALL
3/4" = 1'-0"



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



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

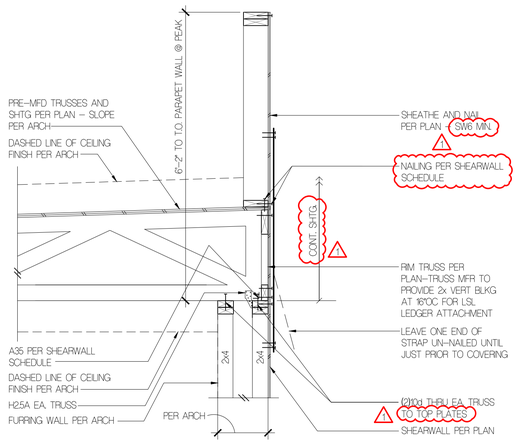


9 FLAT ROOF PARAPET - 30" MAX NON-BEARING
3/4" = 1'-0"

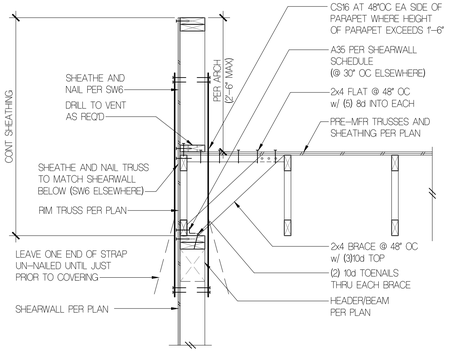
7 TYPICAL HEADER SUPPORT
3/4" = 1'-0"

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

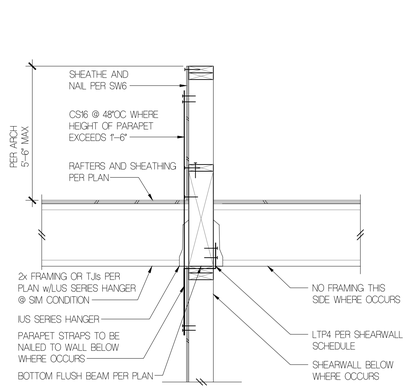
5 FLAT ROOF PARAPET - BEARING WALL
3/4" = 1'-0"



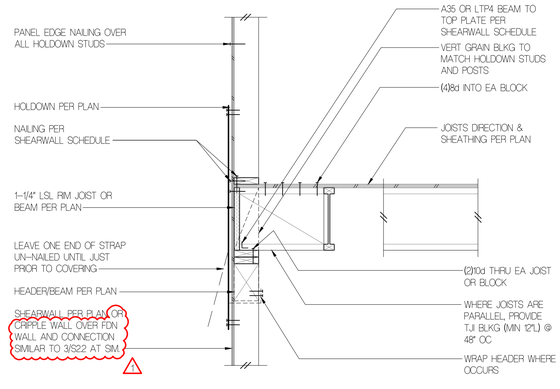
4 TRUSS TO RAFTER @ GRID 3
3/4" = 1'-0"



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



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



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

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SEATTLE, WA 98102-2996
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STRUCTURAL
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122 S JACKSON ST #210
SEATTLE, WA 98104
PHONE: 206.498.2674
CONTACT: MARC MALSAM

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

GEOTECHNICAL ENGINEER
ZIPPERGEO
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
PHONE: (425) 582-9928
CONTACT: JAMES GEORGIS

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

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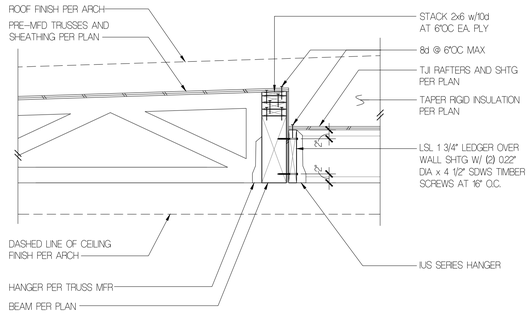
ISSUE	DATE
CORRECTIONS #1	10.10.23
PERMIT SET	4.14.23

WOOD FRAMING DETAILS

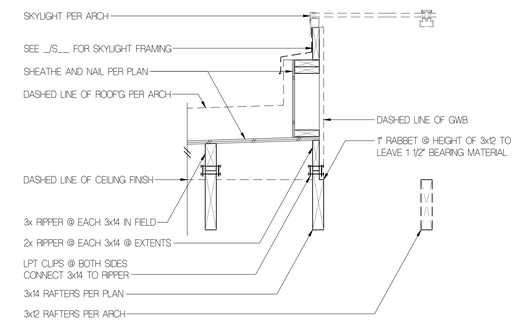
S2.4



7 TRUSS TO BEAM AT GRID 3

3/4" = 1'-0"

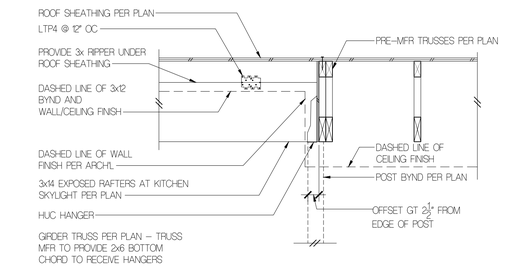
REFER TO DETAIL 4/S2.5 AND 5/S2.5 FOR CALLOUTS IN COMMON



6 PARAPET AT JAMB OF KITCHEN SKYLIGHT

3/4" = 1'-0"

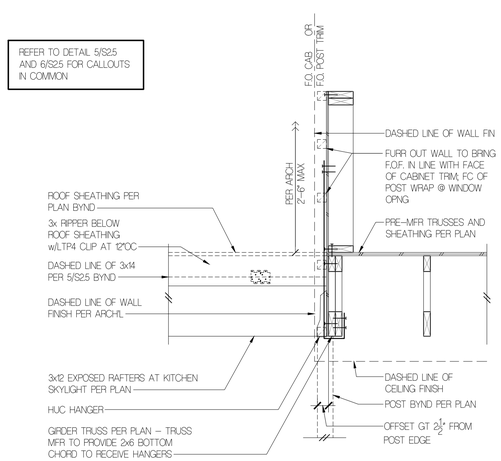
REFER TO DETAIL 4/S2.5 AND 6/S2.5 FOR CALLOUTS IN COMMON



5 PARAPET AT BREAK IN KITCHEN SKYLIGHT

3/4" = 1'-0"

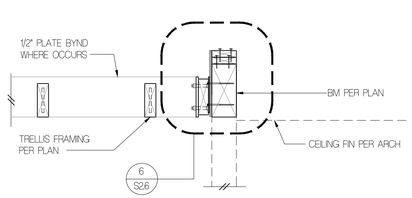
REFER TO DETAIL 5/S2.5 AND 6/S2.5 FOR CALLOUTS IN COMMON



4 PARAPET AT KITCHEN SKYLIGHT

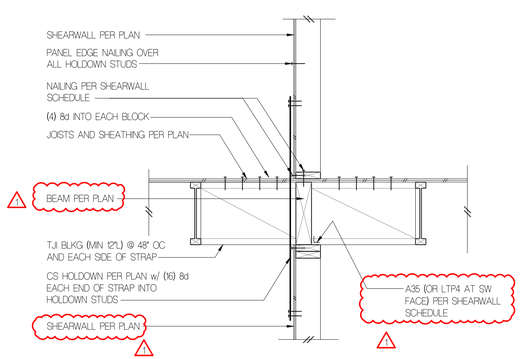
3/4" = 1'-0"

REFER TO DETAIL 6/S2.6, 7/S2.4 AND 6/S2.4 FOR CALLOUTS IN COMMON



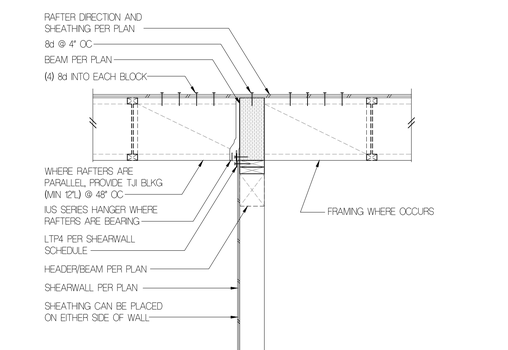
3 TRELLIS ATTACHMENT AT BEAM

3/4" = 1'-0"



2 SHEARWALL OVER BEAM

3/4" = 1'-0"



1 INTERIOR SHEARWALL BELOW

3/4" = 1'-0"

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
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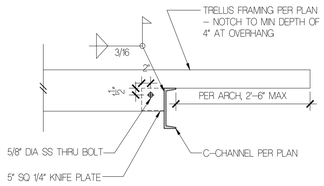
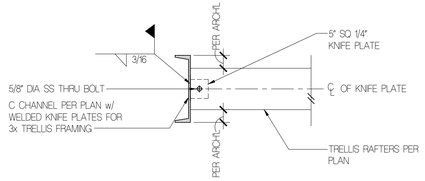
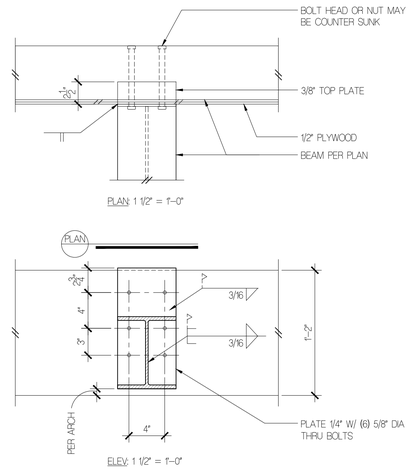
S2.5



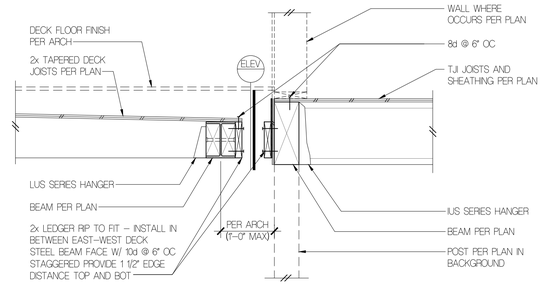
12 TRELLIS FRAMING AT DROPPED C-CHANNEL
3/4" = 1'-0"



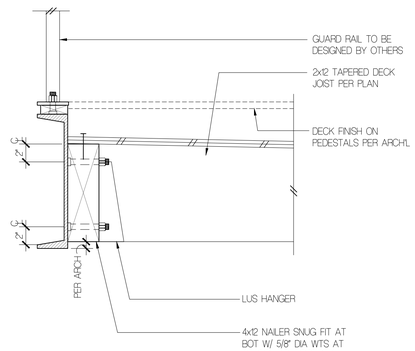
11 TRELLIS TO BM CONNEX DTL
3/4" = 1'-0"



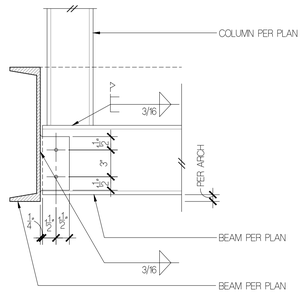
10
1 1/2" = 1'-0"



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

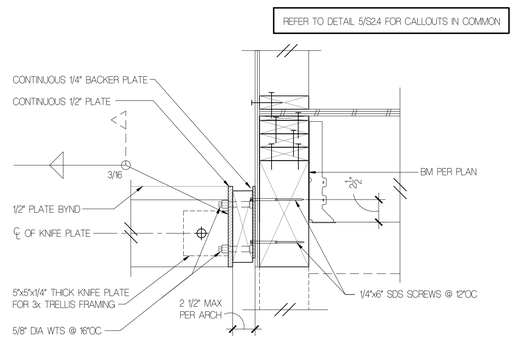


7B

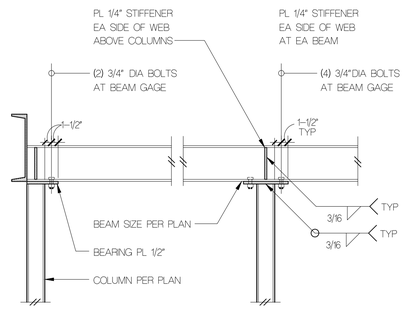


7A

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



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

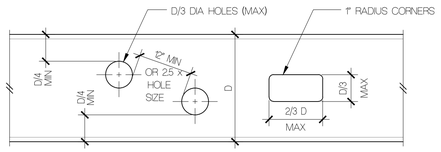


WHERE BEAM STOPS WHERE BEAM CONTINUES

NOTE

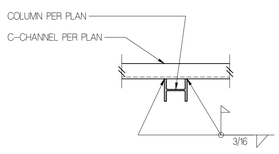
BEARING PLATE THICKNESS SHALL BE 3/4" WHERE
DEPTH OF SUPPORTED MEMBER EXCEEDS 24"

5 W_COL DECK BM TO COL DTL
3/4" = 1'-0"



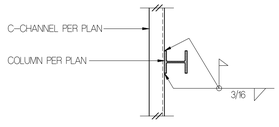
1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS w/ MECHANICAL DRAWINGS. ALL PENETRATIONS LARGER THAN 2" DIA SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE GREATER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIMUM SIZES OF OPENINGS SHALL BE D/3 DIA OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

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



NOTE

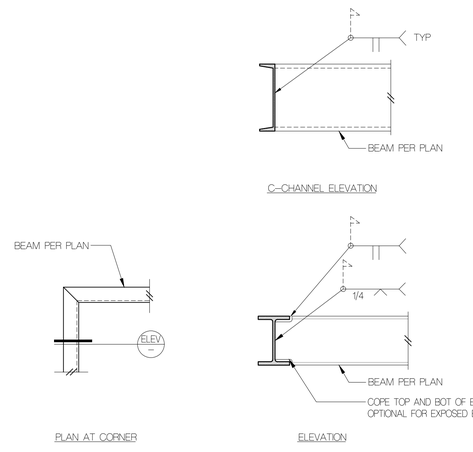
COLUMN RUNS CONTINUOUS WHERE NOTED ON
PLAN AND T.O. COLUMN TO MATCH T.O C–CHANNEL



NOTE

AT CORNER CONDITION BOTH C–CHANNELS SHALL BE
WELDED TO COLUMN AS NOTED MITERED CORNERS
PER 2/S2.6

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



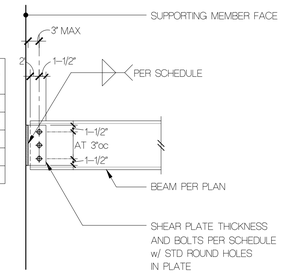
PLAN AT CORNER ELEVATION

2 CONNECTION AT MITERED CORNERS
3/4" = 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"	21.8k
W12	3	7/8" DIA	5/16"	1/4"	32.6k
W14/C15	3	7/8" DIA	5/16"	1/4"	32.6k
W16	4	7/8" DIA	5/16"	1/4"	43.5k
W18	5	7/8" DIA	5/16"	1/4"	54.4k

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



NOTE

WHERE C–CHANNEL HANGS TO WIDE FLANGE PER
PLAN PROVIDE 1/4" STIFFENER PLATE OPPOSITE OF
SHEAR TAB

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

FLOISAND STUDIO

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

OWNER
BALSA & MINA LABAN
PHONE: 512.466.2931

ARCHITECT
FLOISAND STUDIO
1941 FIRST AVENUE SOUTH #2E
SEATTLE, WA 98134
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SURVEYOR
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BELLEVUE, WA 98004
PHONE: 425.458.4488
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WETLAND RESOURCES, INC
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VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102–2996
PHONE: 206.514.1275

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

CIVIL ENGINEER
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1421 NE 80TH ST
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LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

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STEEL FRAMING DETAILS

S2.6

GENERAL SHORING NOTES

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

CRITERIA

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

2. 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.

3. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.

4. 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.

5. 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 (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.

6. 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 PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.

7. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 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

8. 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.

9. 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.

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

11. 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'c)	MINIMUM CEMENT PER CUBIC YARD
PILE LEAN CONCRETE	100 PSI	1-1/2 SACKS

12. ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

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

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

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

   A. AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.

   B. 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 REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

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

14. 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	

15. 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 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.

SHORING MONITORING NOTES

SHORING MONITORING NOTES

16. 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 FAÇADE OF MASONRY STRUCTURES. ALL EXISTING CRACKS SHOULD BE MEASURED AND DOCUMENTED. PROVIDE VIBRATION MONITORING PER GEOTECHNICAL RECOMMENDATIONS AS REQUIRED.

PILE AND LAGGING CONSTRUCTION

17. SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

18. 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.

19. 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.

20. STEEL PILE PLACEMENT TOLERANCES:

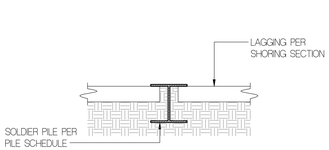
   1" INSIDE PERPENDICULAR TO SHORING WALL
   1" OUTSIDE PERPENDICULAR TO SHORING WALL
   3" LATERALLY

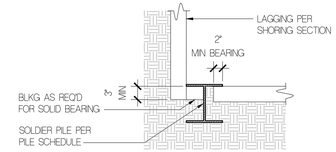
22. TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IF CDF BACKFILL IS USED LIMIT LIFTS TO A MAXIMUM HEIGHT OF 2'-0", DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY 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.

ABBREVIATIONS

#	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	FIN	FINISH
AFF	ABOVE FINISH FLOOR	FLASH'G	FLASHING
ALT	ALTERNATE	FLR	FLOOR
ALUM	ALUMINUM	FO	FACE OF
APPROX	APPROXIMATE	FRMG	FRAMING
ARCH'L, ARCH	ARCHITECTURAL, ARCHITECT	FT	FEET
BTWN	BETWEEN	FTB	FLUSH TO BOTTOM
BLDG	BUILDING	FTG	FOOTING
BLKG	BLOCKING	GEN	GENERAL
BLW	BELOW	GALV	GALVANIZED
BM	BEAM	GFI	GROUND FAULT INTERRUPTER
B.O.	BOTTOM OF	GLB	GLU-LAM BEAM
B.O.E.	BOTTOM OF EXCAVATION	GR	GRADE
BOT	BOTTOM	GWB	GYPSUM WALL BOARD
BTWN	BETWEEN	HDR	HEADER
BSBL	BUILDING SETBACK LINE	HF	HEM FIR
CAB	CABINET	HORIZ	HORIZONTAL
CL,	CENTERLINE	HSS	HOLLOW STRUCTURAL SECTION
CTRD	CENTERED		
CLG	CEILING	HT	HEIGHT
CLR	CLEAR	IBC	INTERNATIONAL BUILDING CODE
COL'C	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	MAF	MECHANICALLY ATTACHED FLASHING
DIM	DIMENSION		
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 INSTALLATION SYSTEM (THIN BRICK)
EL/ELEV	ELEVATION		
EMBED	EMBEDMENT		
ENGR	ENGINEER	NIC	NOT IN CONTRACT
EQ	EQUAL	NTS	NOT TO SCALE
		O/	OVER
		OC	ON CENTER
		OPP	OPPOSITE
		OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED

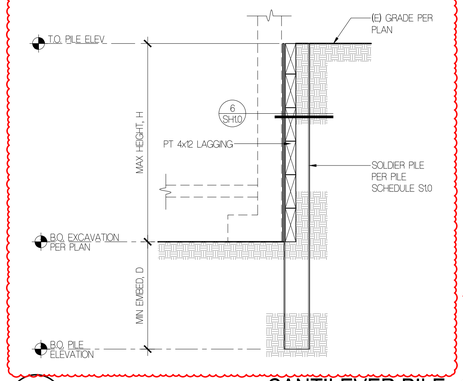
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED LUMBER
PTD	PAINTED
R	RADIUS
REINF	REINFORCEMENT
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SF	SQUARE FEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ	SQUARE
STD	STAINED
STL	STEEL
STRUCT	STRUCTURAL
SUBFLR	SUBFLOOR
SW	SHEARWALL
TBD	TO BE DETERMINED
TEMP	TEMPORARY
THRU	THROUGH
T.O.	TOP OF
T.O.W.	TOP OF WALL
TYP	TYPICAL
UPR	UPPER
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WHS	WELDED HEADED STUD
WIN	WINDOW
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC
WTS	WELDED THREADED STUD





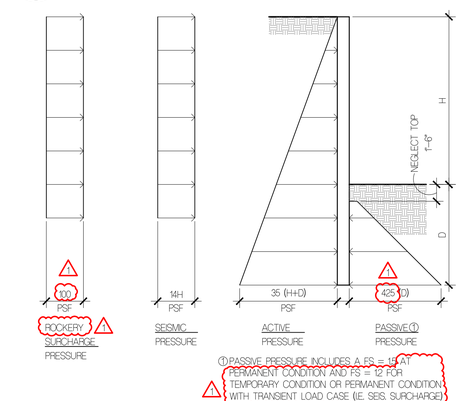
6 TYP SHORING PLAN DTL 3/4" = 1'-0"

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

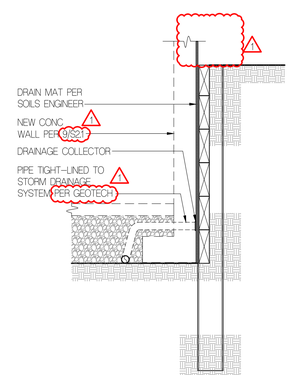


4 CANTILEVER PILE 1/2" = 1'-0"

3 NOT USED



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: 512.466.2931

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

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: KATHERINE RYG

WETLAND BIOLOGIST
WETLAND RESOURCES, INC.
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
PHONE: 425.337.3174
CONTACT: NIELS PEDERSEN

LAND USE CONSULTANT
VAN NESS FELDMAN LLP
1191 SECOND AVE, STE 1800
SEATTLE, WA 98102-2996
PHONE: 206.514.1275

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
19019 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
CORRECTIONS #1 1	10.10.23
PERMIT SET	4.14.23

CANTILIVER SHORING NOTES

SH1.0

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

VICINITY MAP SW
NOT TO SCALE

0' 10' 20'
SCALE: 1" = 10'

1" CONNECTION TO EX. WATERMAIN VIA NYLON COATED DI SADDLE/STAINLESS STRAPS PER CoMI DET W-13 EXACT LOCATION TO BE COORDINATED W/ CITY OF MERCER ISLAND

1" NEW WATER SERVICE, METER, SETTER, BOX AND ASSOCIATED COMPONENTS PER CoMI STD DET W-13

2-4" QUARRY SPALL ROCK (2'x2' PAD) AT OUTLET OF PIPE

PIPE OUTLET IE: 40.1

4"ø 11 LF SOLID PVC @ 8.0%

18" NYLOPLAST YARD DRAIN 2 RIM: 42.0 IE (SE,N): 41.0

PROPOSED GRADING (GRADE UP TO CREATE 6" MIN. COVER ABOVE PIPE)

4"ø 37 LF SOLID PVC @ 4.7%

STREAM TYPE F

SEE PIPE PROFILE TOP RIGHT INSET

18" NYLOPLAST YARD DRAIN 1 RIM: 44.8 IE IN (E,S,SE): 42.8 IE OUT (NW): 42.7

4"ø SOLIC PVC FOOTING/INTERIOR DRAIN COLLECTOR @ 1% MIN.

4"ø 50 LF SOLID PVC ROOF DRAIN COLLECTOR @ 2% MIN.

DOWNSPOUT FROM SCUPPERS ON WEST SIDE OF HOUSE (SEE ARCHITECTURAL PLANS FOR EXACT LOCATION)

ADDITIONAL AREA OF DECK (OPEN TO GROUND)

EXISTING SIDE SEWER

4"ø 99 LF SOLID PVC @ 2% MIN.

HOUSE REMODEL (NEW SECOND STORY/ROOF) 2,487.5 SF

45° TEE (ALL CONNECTIONS)

RAINCHAIN TO YARD DRAIN (18" ADS NYLOPLAST) W/ OPEN GRATE INSTALL IN SOFTSCAPE/PLANTER (SEE ARCHITECTURAL PLANS FOR EXACT LOCATION)

18" NYLOPLAST YARD DRAIN 3 RIM: 47.4 IE OUT (N): 45.4

6"ø 10 LF DUCTILE IRON SLEEVE UNDERNEATH DRIVEWAY.

4"ø 50 LF SOLID PVC ROOF DRAIN COLLECTOR @ 2% MIN.

4"ø SOLIC PVC FOOTING/INTERIOR DRAIN COLLECTOR @ 1% MIN.

18" NYLOPLAST YARD DRAIN 4 RIM: 52.1 IE IN (W,S): 47.0 IE OUT (N): 46.9

TREE ID SEE ARBORIST REPORT

INTERIOR PERIMETER/FRENCH DRAIN SEE ARCHITECTURAL PLANS

PATIO TO BE REPLACED

CB (TYPE 1) RIM=42.83' IE 12"CONC(NE.)=39.92' IE 12"CONC(NW.)=40.03'

IE 18"CONC ø 38.40'

ROCKERY

IE 18"CMP =43.08'

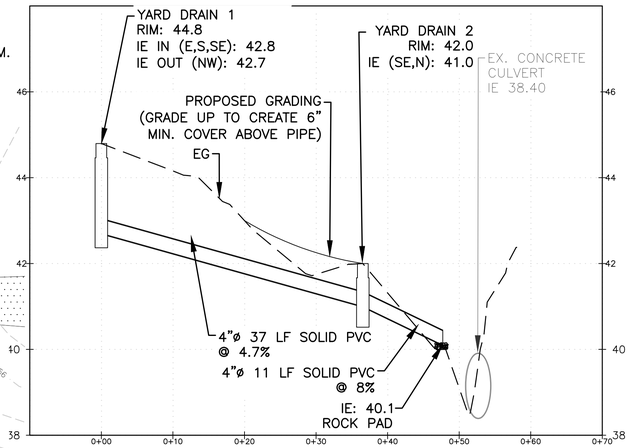
IE 18"CMP =43.89'

RIM=52.13'

N 89°55'52" W 191.54'

N 89°55'52" W

30' ROW



PROJECT INFO

OWNER/CLIENT:
MINA & BALSA LABAN
10 BROOK BAY
MERCER ISLAND, WA 98040

SURVEYOR:
TERRANE
10801 MAIN ST.
BELLEVUE, WA 98004
TEL: (425) 458-4488

CIVIL ENGINEER:
PACIFIC STORMWATER
414 RAVENNA BLVD.
SUITE A #1055
SEATTLE, WA 98115
TEL: (206) 353-7495

ARCHITECT:
FLOISAND STUIDIO
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.
BUILDING SETBACKS
- 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 TGW UND INT IN PRIVATE ROAD
Plat Block:
Plat Lot: 10

811 Know what's below. Call before you dig.

PERMIT #:

DAVID OLIVER FARR
STATE OF WASHINGTON
56950
REGISTERED
PROFESSIONAL ENGINEER

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

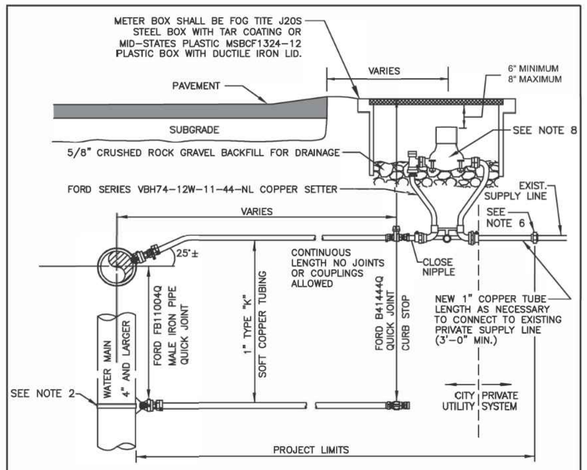
PREPARED FOR:
MINA & BALSA LABAN
10 BROOK BAY RD.
MERCER ISLAND, WA 98040

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

SHEET 1 OF 5
C-1

LABAN RESIDENCE
SITE NOTES & 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



NOTES

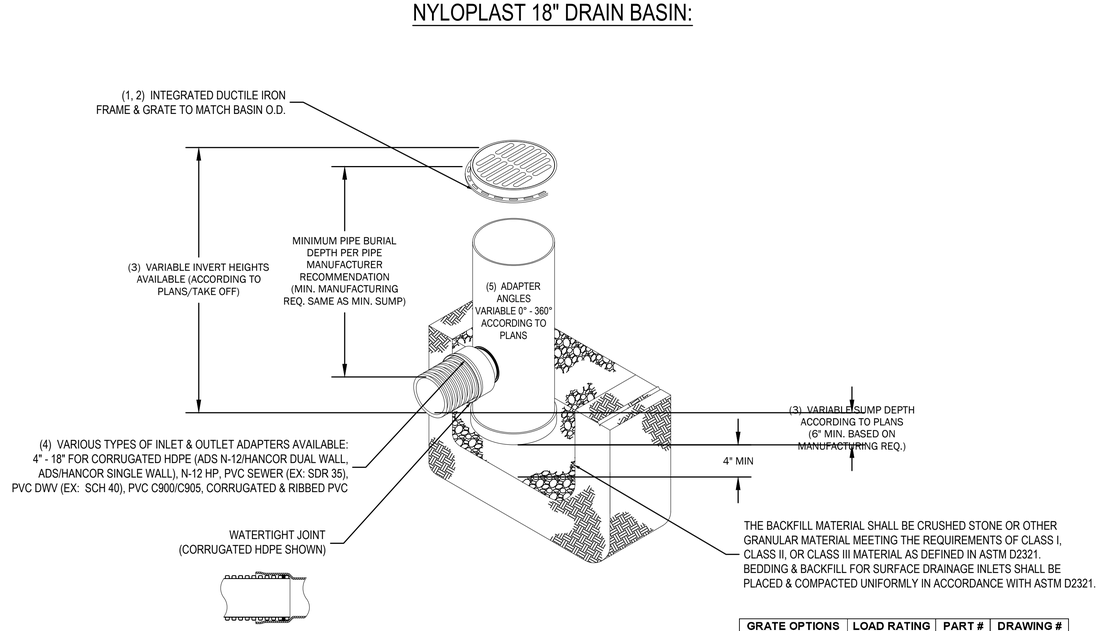
1. WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
2. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL DOUBLE STRAPS, ROMAC 202NS, OR APPROVED EQUAL.
3. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18". MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONALLY STAGGERED.
4. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
5. UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
6. WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
7. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
8. WATER METER SUPPLIED BY CITY.
9. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
10. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

1" WATER METER INSTALLATION

REV DATE						05-02-2023	NO SCALE	W-13 APPROVED

NYLOPLAST 18" DRAIN BASIN:



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:30 SHEET 1 OF 1	DWG NO. 7001-110-191	REV E

STORMWATER NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR, ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA) AND AS AMENDED BY THE COUNTY OR THE STATE.
2. TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15, AS MODIFIED BY THE APWA SUPPLEMENT, OF THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS AND THE KING COUNTY STORMWATER MANAGEMENT MANUAL.
3. CALL THE UNDERGROUND LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY CONFLICTS IN ADVANCE OF EXCAVATION. IN THE EVENT THAT UTILITY CONFLICTS OCCUR, THE ENGINEER NEEDS TO BE CONTACTED IMMEDIATELY TO DISCUSS SOLUTIONS.
4. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE CITY OF MERCER ISLAND. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM MERCER ISLAND.
5. A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF UTILITY CONFLICTS, POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.
9. FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.
10. ALL PUBLIC DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN THE TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS.
11. CONNECT ROOF DRAINS AND FOOTING DRAINS AT SUFFICIENT GRADIENT AWAY FROM HOUSE SO THAT ROOF DRAINS DO NOT DISCHARGE BACK INTO FOOTING DRAINS

PERMIT #:

DAVID OLIVER FARR
STATE OF WASHINGTON
56950
REGISTERED
PROFESSIONAL ENGINEER

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

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

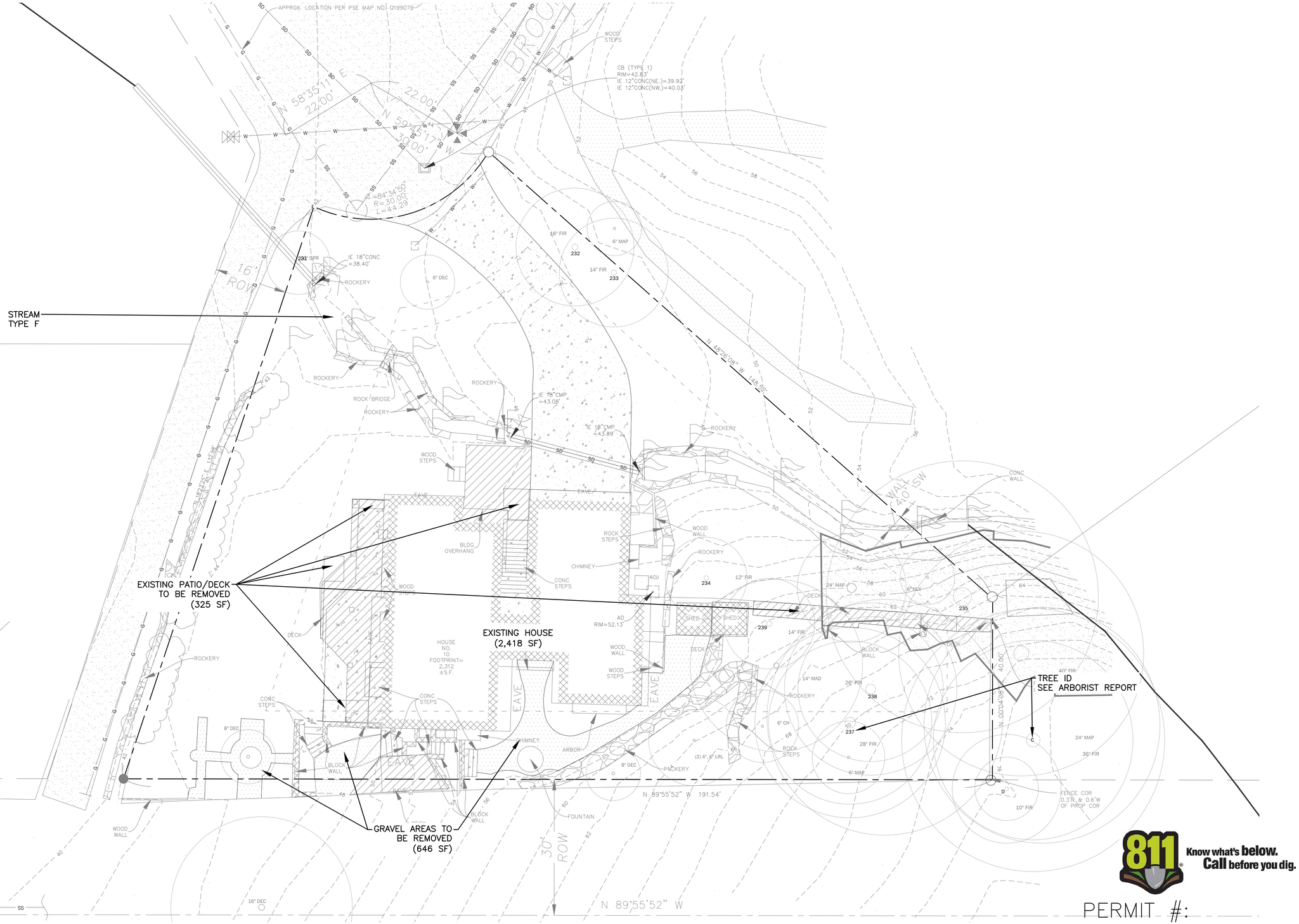
LABAN RESIDENCE
10 BROOK BAY RD.
MERCER ISLAND, WA 98040
SITE NOTES & DETAILS

SHEET 2 OF 5
C-2

LABAN RESIDENCE
EXISTING CONDITIONS

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

0' 10' 20'
SCALE: 1" = 10'



Know what's **below.** **Call** before you dig.

PERMIT #:

DAVID OLIVER PARK
STATE OF WASHINGTON
56950
REGISTERED
PROFESSIONAL ENGINEER

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

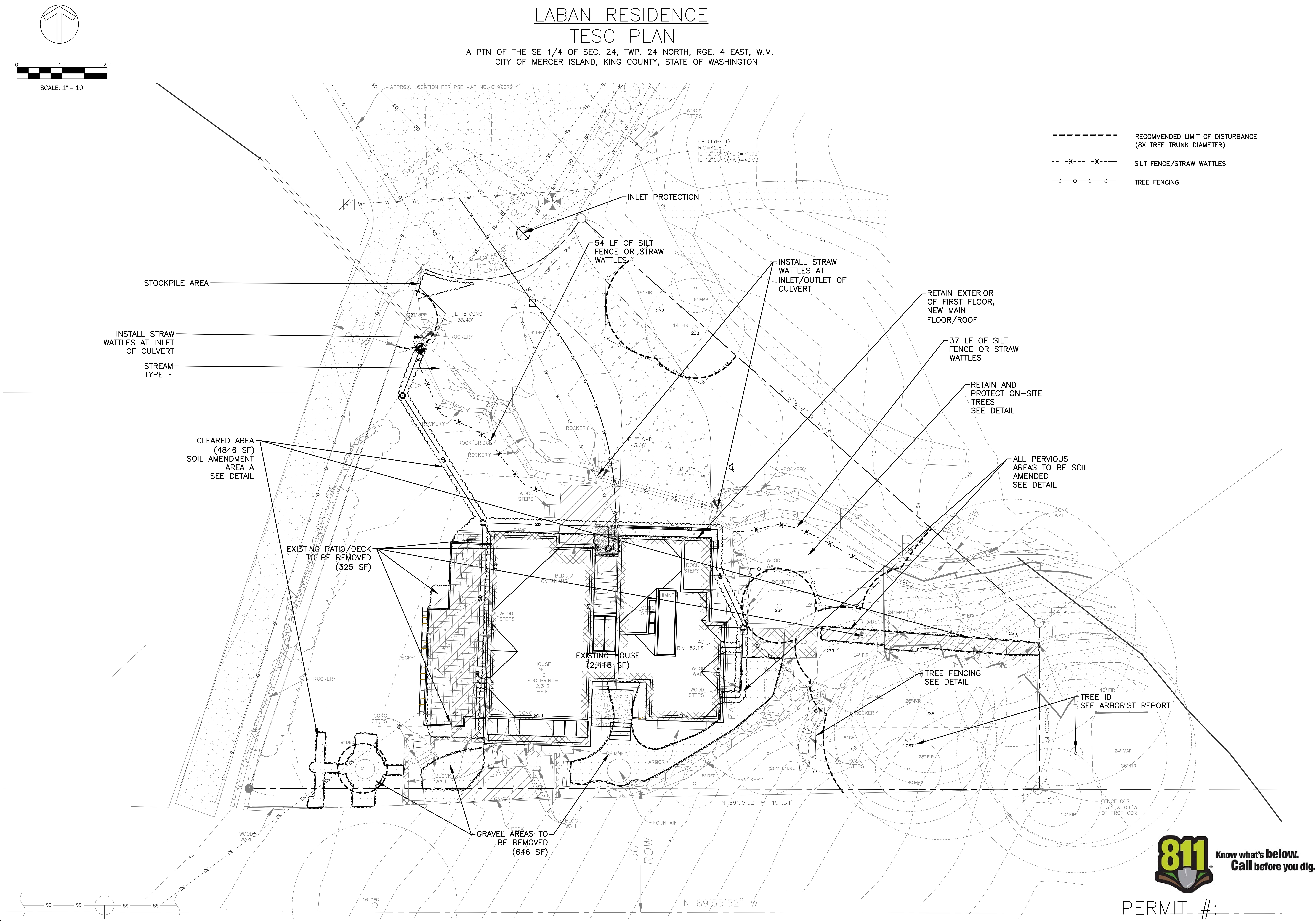
PREPARED FOR:
MINA & BALSA LABAN
10 BROOK BAY RD.
MERCER ISLAND, WA 98040

LABAN RESIDENCE
10 BROOK BAY RD.
MERCER ISLAND, WA 98040
EXISTING CONDITIONS

SHEET 3 OF 5
C-3

LABAN RESIDENCE
TESC 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 #:

DAVID OLIVER FARR
STATE OF WASHINGTON
56990
REGISTERED PROFESSIONAL ENGINEER

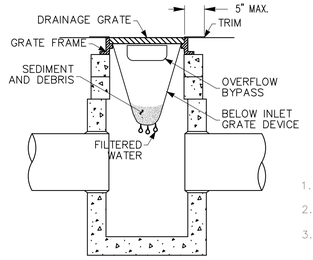
PACIFIC STORMWATER
414 NE RAVENNA BLVD.
SUITE A #1055
SEATTLE, WA 98115
WWW.PACIFICSWS.COM

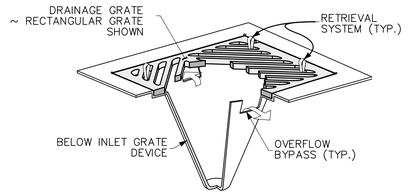
PREPARED FOR:
MINA & BALSA LABAN
10 BROOK BAY RD.
MERCER ISLAND, WA 98040

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

LABAN RESIDENCE
TESC 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

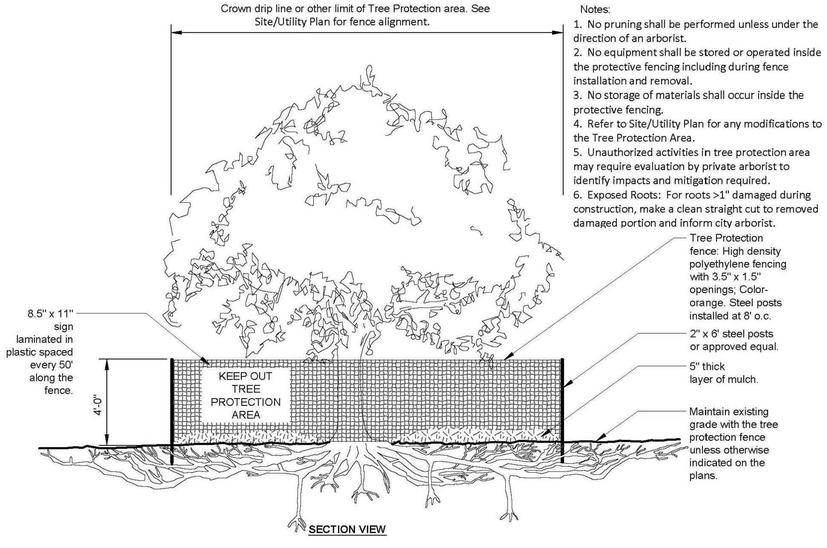




1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE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

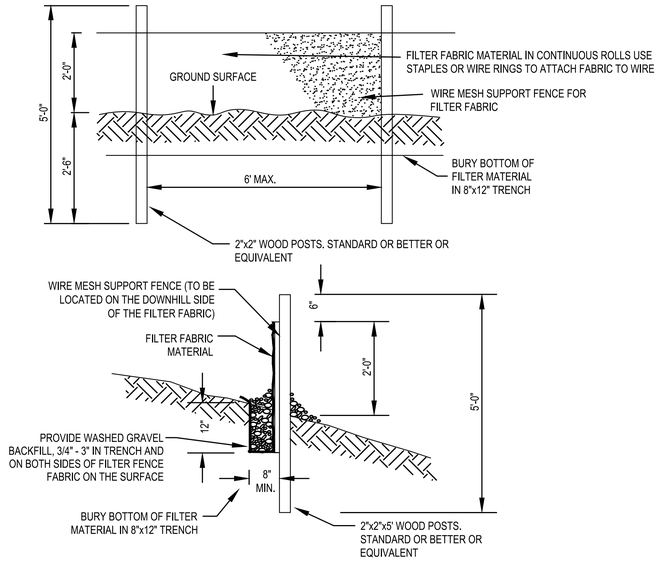
CATCH BASIN INLET PROTECTION DETAIL

NTS



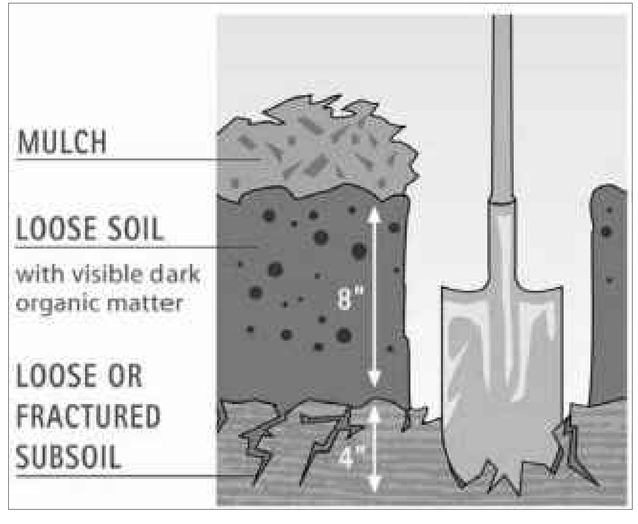
Notes:
1. No pruning shall be performed unless under the direction of an arborist.
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
3. No storage of materials shall occur inside the protective fencing.
4. Refer to Site/Utility 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

PERMIT #:

DAVID OLIVER FARR
STATE OF WASHINGTON
56950
REGISTERED
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SHEET 5 OF 5
C-5