

PROJECT DATA

PROJECT DESCRIPTION

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

PROJECT ADDRESS

10 BROOK BAY
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION

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

EXISTG. VARIANCE

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

PROTECTIVE COVENANTS, RESTRICTIONS, (CCR),

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

PROJECT INFO

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

MAPPED CRITICAL HAZARD AREAS

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

LAND USE ANALYSIS

MAX LOT COVERAGE: 30%

SETBACKS

CITY OF MERCER ISLAND REQ. SETBACKS

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

CCR REQ. SETBACKS & INTRUSIONS, MOST RESTRICTIVE

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

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

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

CCR HEIGHT LIMIT:

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

ZONING NARRATIVE

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

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

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

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

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

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

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

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

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

LOT COVERAGE (SEE A05)

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

GFA (SEE A06 & A07)

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

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

PROJECT CONTACTS LEGEND

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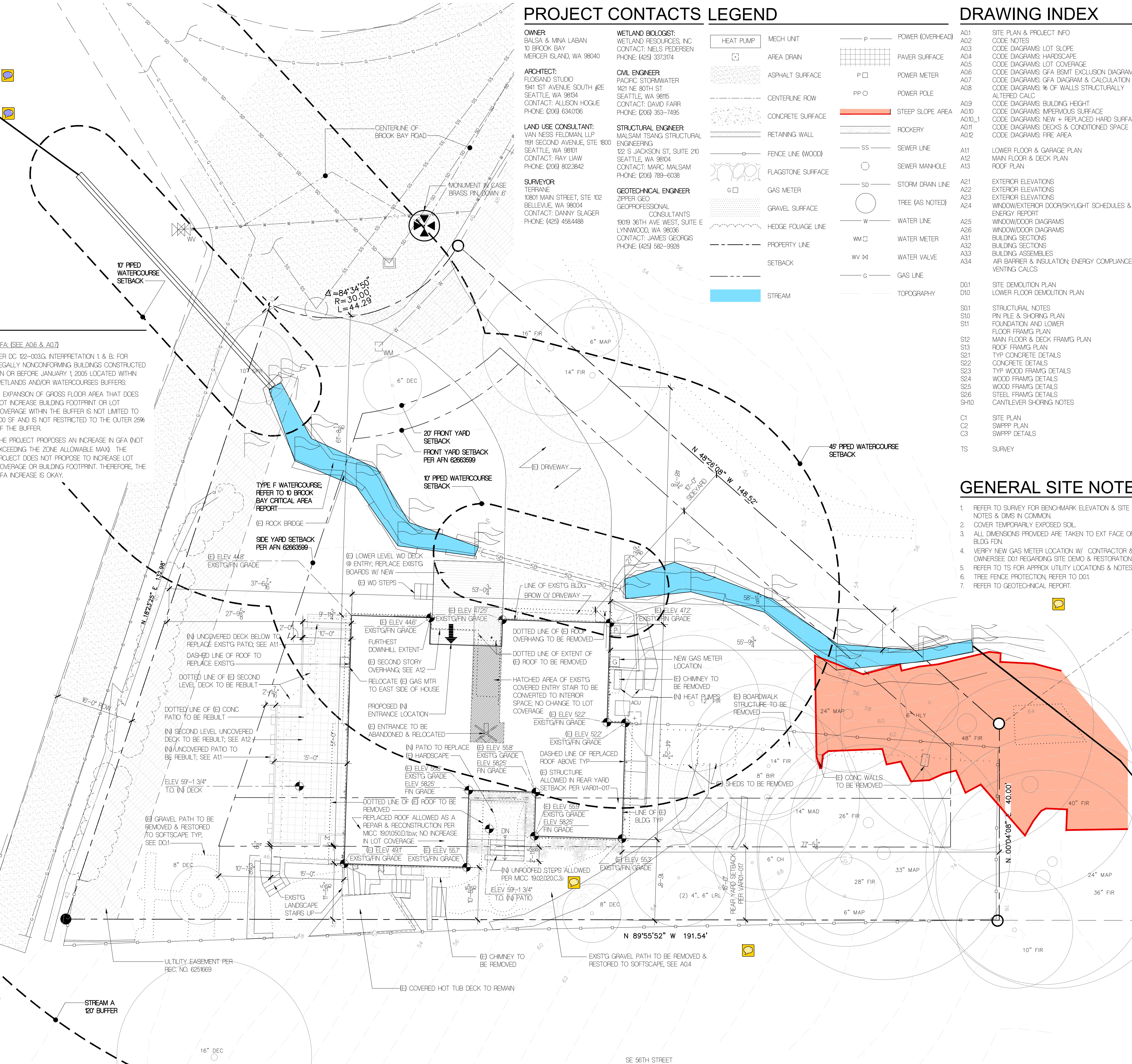
HEAT PUMP	MECH UNIT	POWER (OVERHEAD)
AREA DRAIN	PAVER SURFACE	POWER METER
ASPHALT SURFACE	POWER POLE	ROCKERY
CENTERLINE ROW	STEEP SLOPE AREA	SEWER LINE
CONCRETE SURFACE	SEWER MANHOLE	SEWER VALVE
RETAINING WALL	STORM DRAIN LINE	GAS LINE
FENCE LINE (WOOD)	TREE (AS NOTED)	TOPOGRAPHY
FLAGSTONE SURFACE	WATER LINE	
GAS METER	WATER METER	
GRAVEL SURFACE	WATER VALVE	
HEDGE FOULAGE LINE		
PROPERTY LINE		
SETBACK		
STREAM		

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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 FIN
4. VERIFY NEW GAS METER LOCATION W/ CONTRACTOR & OWNER. D01 REGARDING SITE DEMO & RESTORATION
5. REFER TO TS FOR APPROX. UTILITY LOCATIONS & NOTES
6. TREE FENCE PROTECTION, REFER TO D01
7. REFER TO GEOTECHNICAL REPORT.



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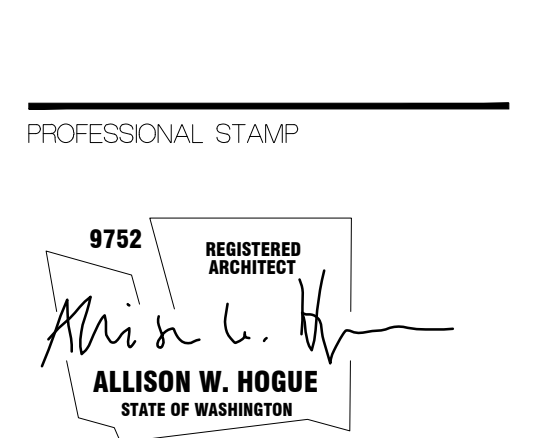
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE DATE

PERMIT SET	4/14/23
PRE-APPLICATION FOLLOW UP	5/10/22
PRE-APPLICATION FOLLOW UP	4/29/22
PRE-APPLICATION FOLLOW UP	10/5/21
PRE-APPLICATION MTG	10/3/21
PRE-APPLICATION NOTES	10/5/21

SITE PLAN & PROJECT INFO

A0.1

SITE PLAN

" = 10'

GENERAL NOTES

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

JOB SITE SAFETY / ASBESTOS

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

SITE WORK

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

EARTH WORK

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

TEMPORARY EXCAVATION SLOPES PER GEOTECHNICAL.

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

SEASONAL DEVELOPMENT LIMITATION

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

ENERGY NOTES

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

MECHANICAL & VENTILATION NOTES

- ALL WORK TO COMPLY WITH 2018 INTERNATIONAL MECHANICAL CODE OPT 4 AND 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
 - LOCAL EXHAUST FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS. PER IRC M1507.4, BATHROOMS, TOILET ROOMS, INDOOR SWIMMING POOLS AND SPAS SHALL HAVE A MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. KITCHENS SHALL HAVE AN EXHAUST RATE OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS. DUCTING SHALL TERMINATE OUTSIDE THE BUILDING.
- INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM PER IRC M507.3.5. WHOLE HOUSE VENTILATION SYSTEM TO OPERATE INTERMITTENTLY PER 2015 IMC M1507.33 (2) WITH A RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT OF 33% AND FACTOR OF 3. MECH VENTILATION SYSTEM FAN EFFICACY PER TABLE R403.61 @ MINIMUM AIR FLOW RATE OF 90 CFM, MIN EFFICACY TO BE 28 CFM/WATT.
- LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 IRC M1502.
- PER R303.5:1 OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
- PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
 - NOT LESS THAN 3' FROM PROPERTY LINES.
 - 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING
 - 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
- ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED WITH A MIN. OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
- FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERDRAFT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.

GLAZING NOTES

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

SHOP DRAWINGS

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

MOISTURE PROTECTION

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

IMPORTANT NOTE:

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

FIRE PROTECTION

- FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
- DOORS SEPARATING THE GARAGE AND LIVING SPACES TO BE SELF CLOSING AND SOLID CORE NOT LESS THAN 1 3/8" THICK OR 20 MINUTE FIRE RATED.
- PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
- SMOKE DETECTORS SHALL BE HARDWIRED TO BUILDING POWER. SHALL HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE UNIT.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
- LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 IRC M1502.
- PER R303.5:1 OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
- PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
 - NOT LESS THAN 3' FROM PROPERTY LINES.
 - 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING
 - 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
- ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED WITH A MIN. OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
- FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERDRAFT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR COVERING.
- ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PPES, DUCTS, ETC.
- EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

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

CONCEALED SPACE AT ALL FLOOR AND CEILING LEVELS AND AT 10 FT INTERVALS ALONG THE LENGTH OF THE WALL.
INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (IE SOFFITS).
CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PPES, DUCTS, ETC.

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

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--

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--

130 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.
--

ABBREVIATIONS

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

SAFETY AND SECURITY

- DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
- DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
- WINDOWS WITHIN 10"-0" OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- 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)
- @ 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.
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE; @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 $\frac{1}{2}$ ". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
- PER TABLE R301.5: GUARD IN-FILL COMPONENTS, BALUSTERS AND PANEL FILLS 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.
- 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 R317.8 HANDRAILS. PROVIDE A CONTINUOUS HANDRAIL FOR STAIRWAYS OF 4 OR MORE RISERS.
- RETURN HANDRAIL TO NEWELL POST OR WALL UNO. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BTWIN WALL AND HANDRAILS. SLIGHTLY EASE ALL HANDRAIL EDGES TO NOT LESS THAN A RADIUS OF .01".
- INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.
- BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING.
- 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 REQD FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
- 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.
- 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.

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PROFESSIONAL STAMP

9752 REGISTERED ARCHITECT

ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

ISSUE DATE

PERMIT SET 41423

CODE NOTES

ISSUE DATE

PERMIT SET 41423

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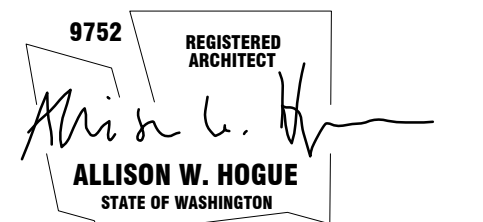
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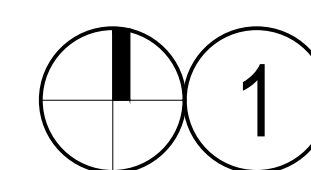
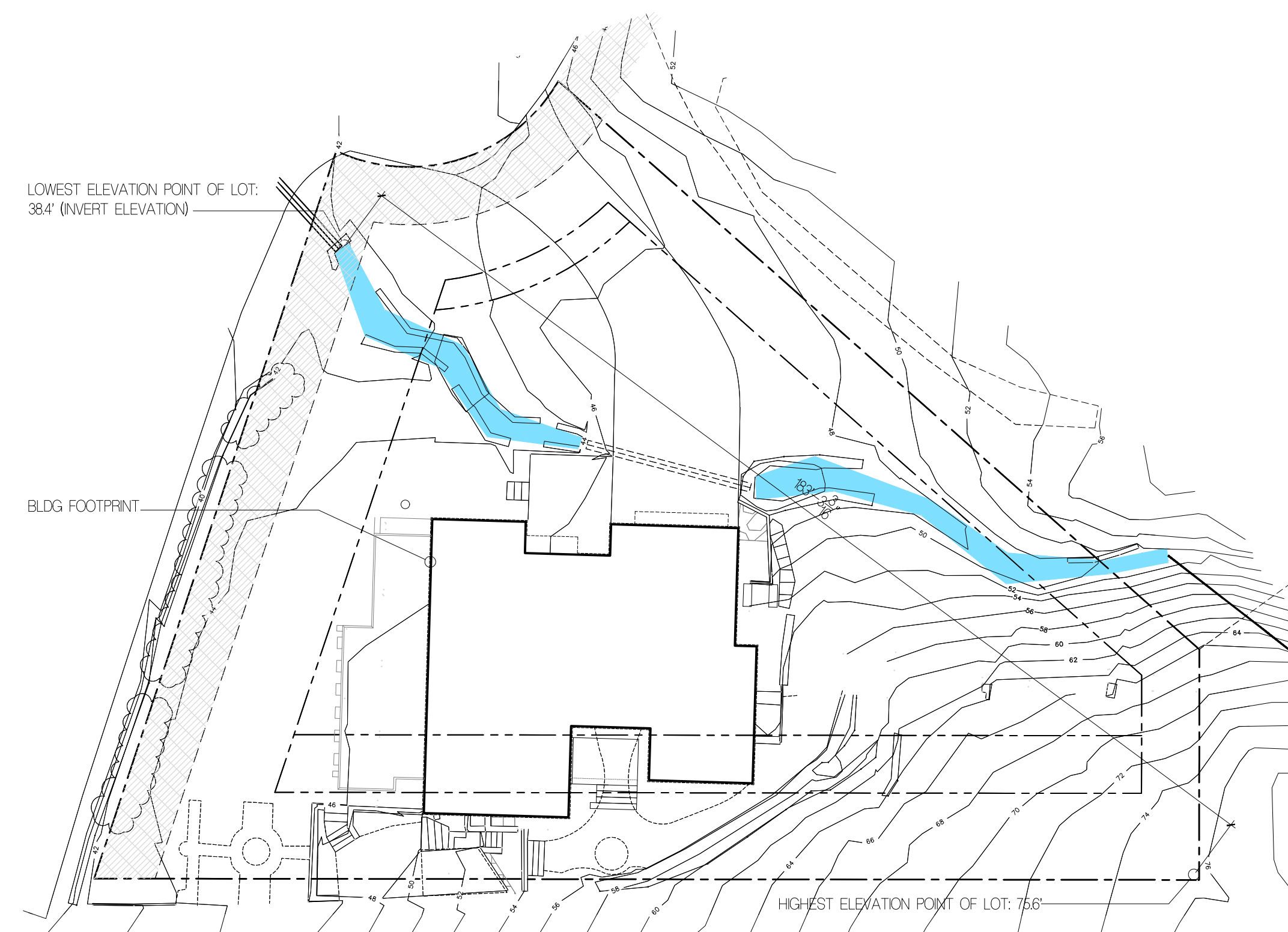
BUILDING DEPT STAMP

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

CODE DIAGRAMS:
 LOT SLOPE

A0.3

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



LOT SLOPE
 1" = 20'

OWNER

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F. TOTAL EXIST'G HARDSCAPE AREA (ITEMIZED)	EXIST'G AREA	EXIST'G SUBTOTALS	G. (TOTAL HARDSCAPE AREA REMOVED) (ITEMIZED)	AREA REMOVED	REMOVED SUBTOTALS	H. TOTAL REPLACED HARDSCAPE AREA (ITEMIZED)	AREA REPLACED	REPLACED SUBTOTALS	HARDSCAPE CALCULATIONS	MULTIPLIER
F1. UNCOVERED DECKS	SF		G1. UNCOVERED DECKS	SF		H1. UNCOVERED DECKS			A GROSS LOT AREA	17,439
EXIST'G WEST DECK UPPER (a+b)	382		EXIST'G WEST DECK UPPER (a+b)	-24		UNCOVERED DECK (PREVIOUSLY LOT COVERAGE NOW HARDSCAPE)	96.8		B NET LOT AREA	17439
EXIST'G ENTRY DECK LOWER	223		EXIST'G ENTRY DECK LOWER	-36.5		WEST DECK UPPER (a+b)(21+38)	59		C AREA BORROWED FROM LOT COVERAGE	0
EXIST'G EAST DECK 1	126.5		EXIST'G EAST DECK 1	-126.5		WEST DECK LOWER	11.4		D ALLOWED HARDSCAPE AREA %	9%
EXIST'G EAST DECK 2	50		EXIST'G EAST DECK 2	-50		TOTAL REPLACED UNCOVERED DECKS		167.2	E ALLOWED HARDSCAPE AREA	1569.51
EXIST'G GAZEBO DECK	11		EXIST'G GAZEBO DECK	0		TOTAL EXISTING HARDSCAPE			F TOTAL EXISTING HARDSCAPE	2288.3
TOTAL EXIST'G UNCOVERED DECKS		792.5	TOTAL REMOVED UNCOVERED DECKS		-237	H2. UNCOVERED PATIOS			G TOTAL HARDSCAPE AREA REMOVED	-918
F2. UNCOVERED PATIOS			G2. UNCOVERED PATIOS			EXIST'G WEST PATIO (NOT UNDER DECK)	-15		H TOTAL REPLACED HARDSCAPE AREA	2x316.2 632.4
WEST CONC PATIO (a+b)	75		EXIST'G WEST PATIO (NOT UNDER DECK)	-15		SOUTH CONC PATIO	123.5		I TOTAL PROJECT HARDSCAPE AREA	2002.7
EAST CONC PATIO BY ELEC METER	36		EAST CONC PATIO BY METER	0		TOTAL REPLACED UNCOVERED PATIOS		149	J TOTAL PROJECT HARDSCAPE AREA %	11.48403
TOTAL EXIST'G UNCOVERED PATIOS		111	TOTAL REMOVED UNCOVERED PATIOS		-15	H3. WALKWAYS				
F3. WALKWAYS			G3. WALKWAYS			H4. STAIRS	0			
SOUTH GRAVEL PATH 1	425		SOUTH GRAVEL PATH 1	-425		H5. ROCKERIES & RETAINING WALLS	0			
SOUTH GRAVEL PATH 2	109		SOUTH GRAVEL PATH 2	-109		H6. OTHER	0			
SOUTH GRAVEL PATH 4	126		SOUTH GRAVEL PATH 4	-126		TOTAL PROPOSED REPLACED HARDSCAPE		316.2		
TOTAL EXIST'G WALKWAYS		660	TOTAL REMOVED WALKWAYS		-660					
F4. STAIRS			G4. STAIRS							
SOUTH CONC STAIRS 1	30		SOUTH CONC STAIRS 1	0						
SOUTH CONC STAIRS 2	24		SOUTH CONC STAIRS 2	0						
SOUTH CONC STAIRS 3	17		SOUTH CONC STAIRS 3	0						
SOUTH CONC STAIRS 4	10		SOUTH CONC STAIRS 4	0						
TOTAL EXIST'G STAIRS		81	TOTAL EXIST'G REMOVED STAIRS		0					
F5. ROCKERIES & RETAINING WALLS			G5. ROCKERIES & RETAINING WALLS							
NORTH ROCKERY 1	8.5		NORTH ROCKERY 1	0						
NORTH ROCKERY 2	39		NORTH ROCKERY 2	0						
NORTH ROCKERY 3	17.8		NORTH ROCKERY 3	0						
NORTH ROCKERY 4	21.3		NORTH ROCKERY 4	0						
NORTH ROCKERY 5	6.4		NORTH ROCKERY 5	0						
NORTH ROCKERY 6	5		NORTH ROCKERY 6	0						
EAST ROCKERY 1	105		EAST ROCKERY 1	0						
EAST ROCKERY 2	25		EAST ROCKERY 2	0						
EAST ROCKERY 3	34		EAST ROCKERY 3	0						
EAST ROCKERY 4	20		EAST ROCKERY 4	0						
EAST ROCKERY 5	13		EAST ROCKERY 5	0						
SOUTH ROCKERY 1	83		SOUTH ROCKERY 1	0						
SOUTH ROCKERY 2	196		SOUTH ROCKERY 2	0						
TOTAL EXIST'G ROCKERIES		574	TOTAL EXIST'G ROCKERIES		0					
SOUTH RETAINING WALL 1	9		SOUTH RETAINING WALL 1	0						
SOUTH RETAINING WALL 2	13		SOUTH RETAINING WALL 2	0						
SOUTH RETAINING WALL 3	3.5		SOUTH RETAINING WALL 3	0						
SOUTH RETAINING WALL 4	5		SOUTH RETAINING WALL 4	0						
WEST RETAINING WALL 1	18		WEST RETAINING WALL 1	0						
WEST RETAINING WALL 2	15.3		WEST RETAINING WALL 2	0						
TOTAL EXIST'G RETAINING WALLS		63.8	TOTAL EXIST'G RETAINING WALLS		0					
TOTAL EXIST'G ROCKERY & RETAINING WALLS		637.8	TOTAL REMOVED ROCKERIES & RETAINING WALLS		0					
F6. OTHER			G6. OTHER							
EAST CONC 1	3		EAST CONC 1	-3						
EAST CONC 2	3		EAST CONC 2	-3						
TOTAL EXIST'G OTHER		6	TOTAL EXIST'G REMOVED OTHER		-6					
TOTAL EXIST'G HARDSCAPE AREA		2288.3	TOTAL EXIST'G REMOVED HARDSCAPE AREA		-918					

HARDSCAPE CODE ANALYSIS

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

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

SECTION E7A ANALYSIS

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

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

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

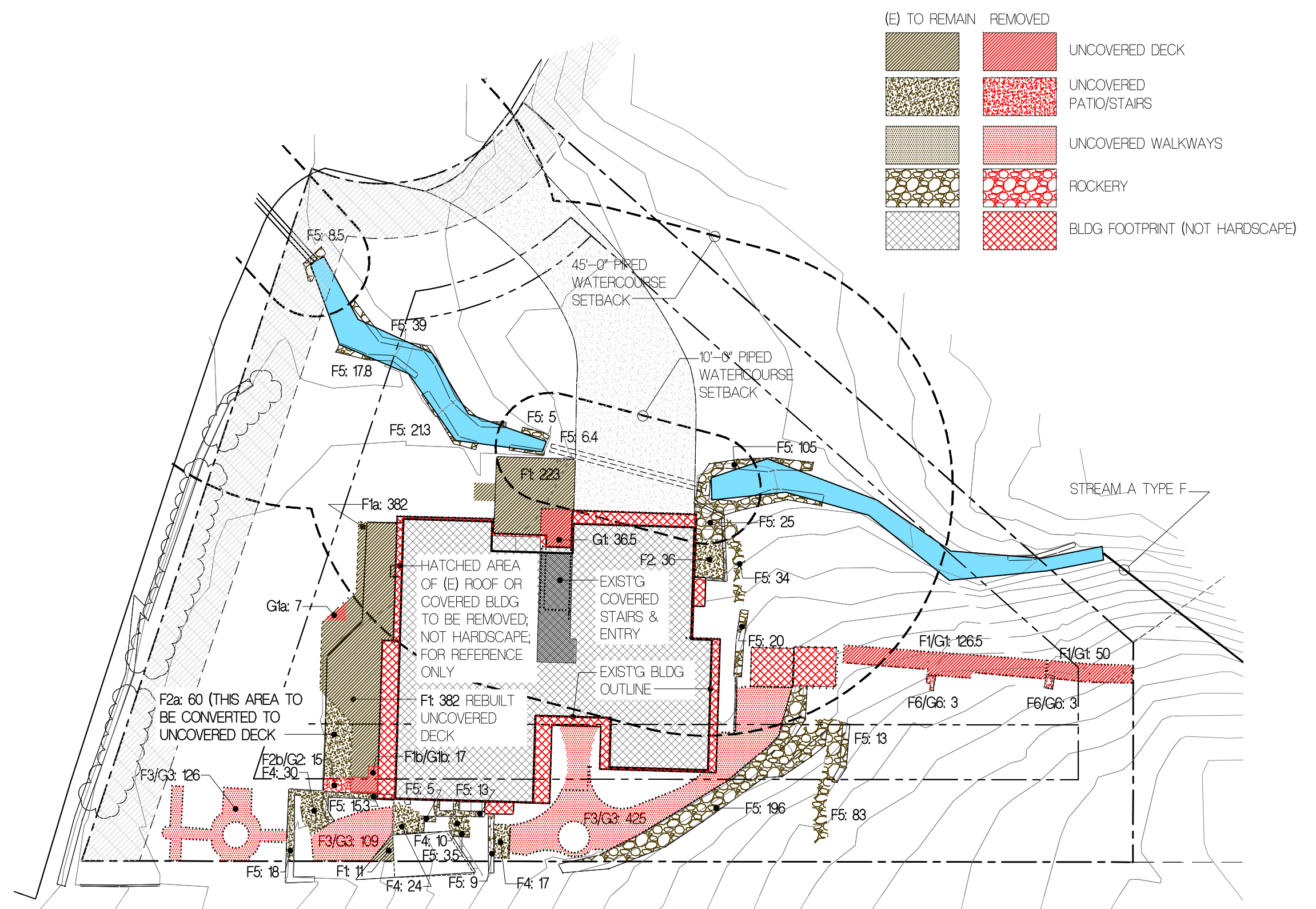
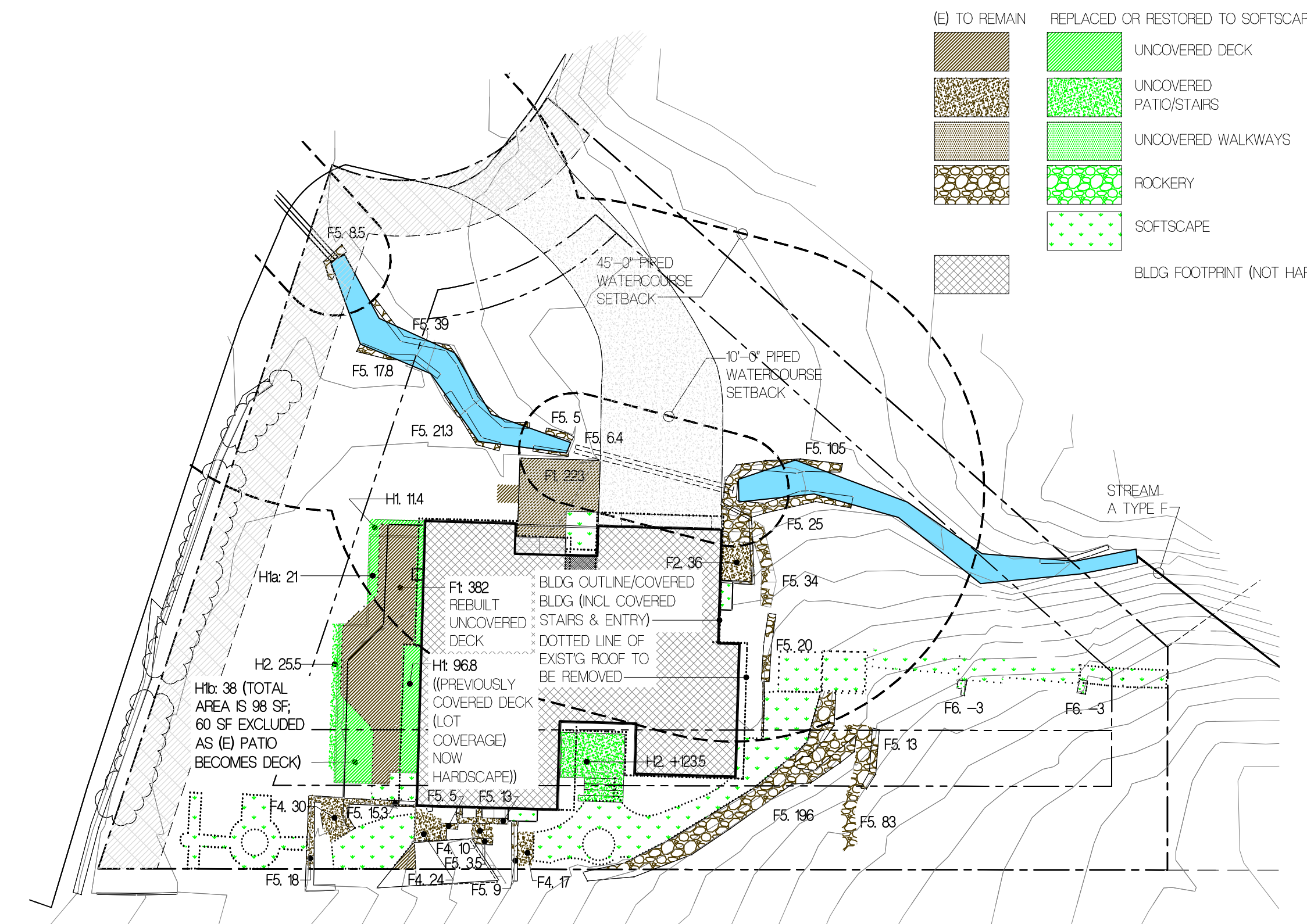
THE CALCULATIONS ON A04 ILLUSTRATE THAT THE PROJECT WILL REPLACE 316 SF OF THE 918 SF OF HARDSCAPE TO BE REMOVED. DCI 22-003 FINDS THAT SITES THAT ARE LEGALLY NONCONFORMING BECAUSE THEY EXCEED MAXIMUM HARDSCAPE COVERAGE CAN ADD NEW HARDSCAPE BY REMOVING EXISTING HARDSCAPE AT A 12 RATIO.

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

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

4 HARDSCAPE CODE ANALYSIS NTS

3 HARDSCAPE CALCULATIONS NTS



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

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

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BUILDING DEPT STAMP

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PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.15.21

CODE DIAGRAMS: HARDSCAPE

A0.4

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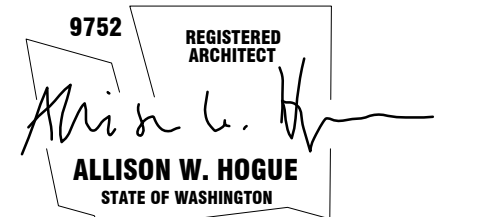
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BUILDING DEPT STAMP

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PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS:
LOT COVERAGE

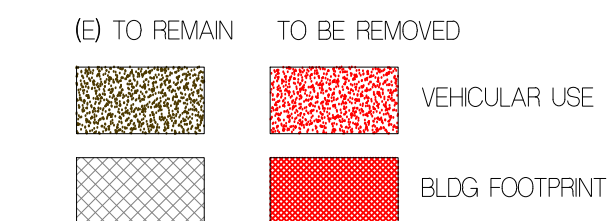
A0.5

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

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

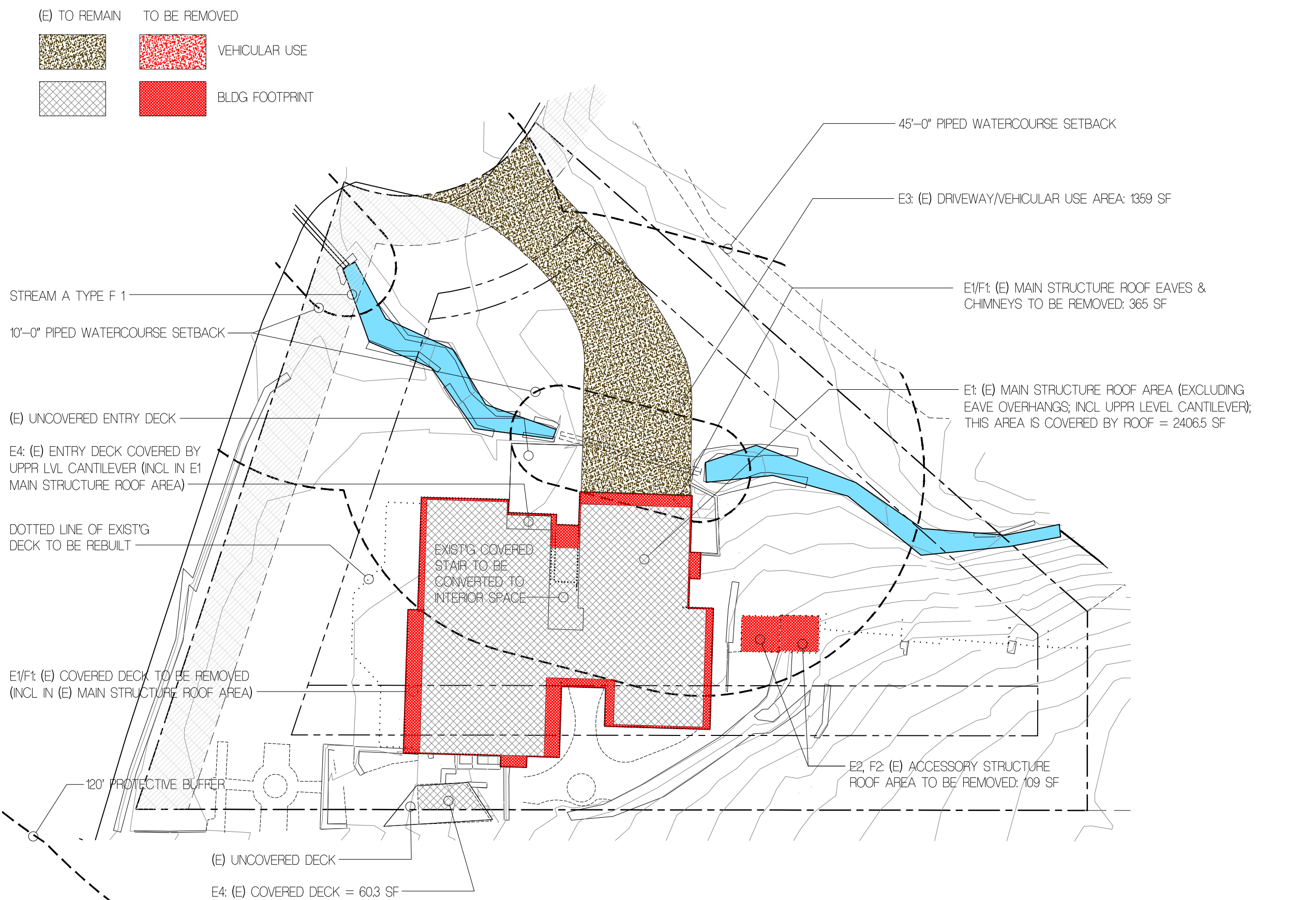
LOT COVERAGE NOTES FROM 10 BROOK BAY_PFE21-045
MERCER ISLAND DISTINGUISHES BETWEEN EXISTING, REMOVED AND NEW LOT COVERAGE. EXISTING LOT COVERAGE MAY BE REMOVED AND REBUILT OR RELOCATED ON THE SITE. NEW LOT COVERAGE IS THAT AMOUNT OF LOT COVERAGE THAT ADDS TO THE TOTAL AMOUNT OF EXISTING LOT COVERAGE. THE PROJECT PROPOSES NO NET NEW LOT COVERAGE AND IS THEREFORE OKAY.

4 LOT COVERAGE NOTES

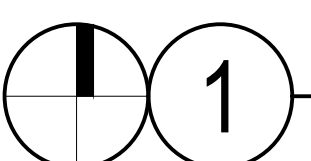
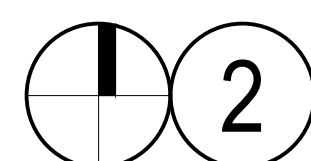


PROPOSED LOT COVERAGE

3 LOT COVERAGE CALCULATIONS



EXIST'G LOT COVERAGE



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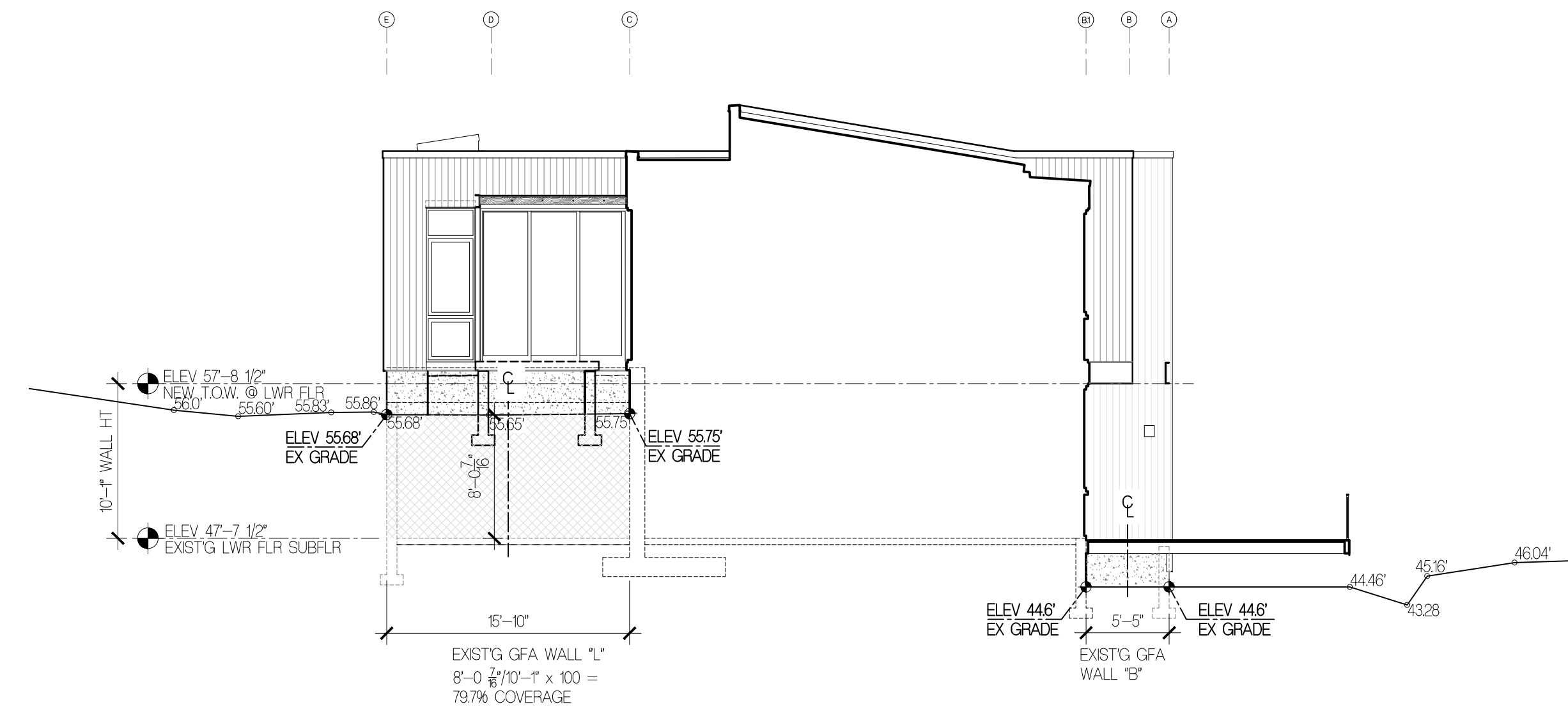
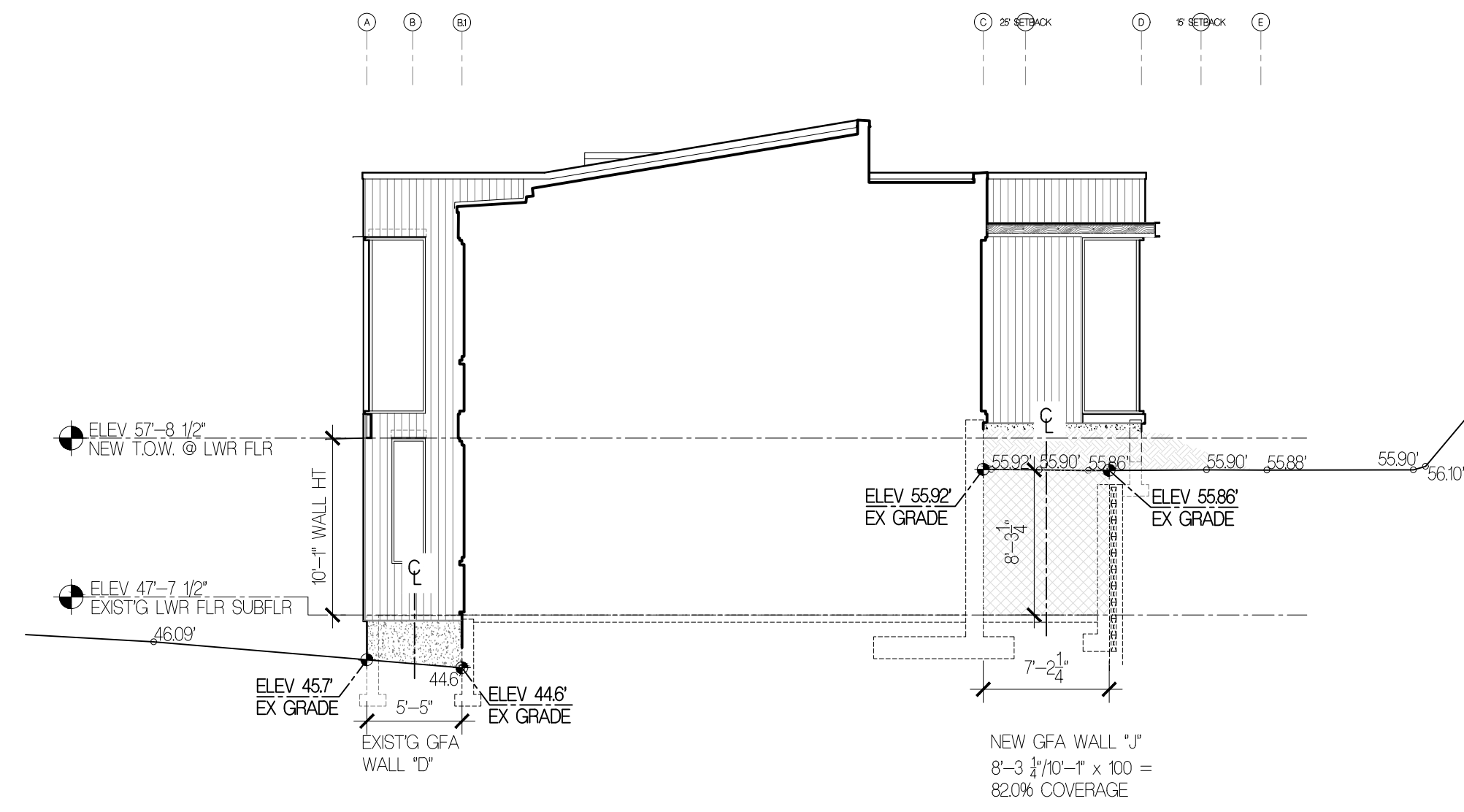
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CODE DIAGRAMS:
GFA & BSMT EXCLUSION

A0.6

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

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

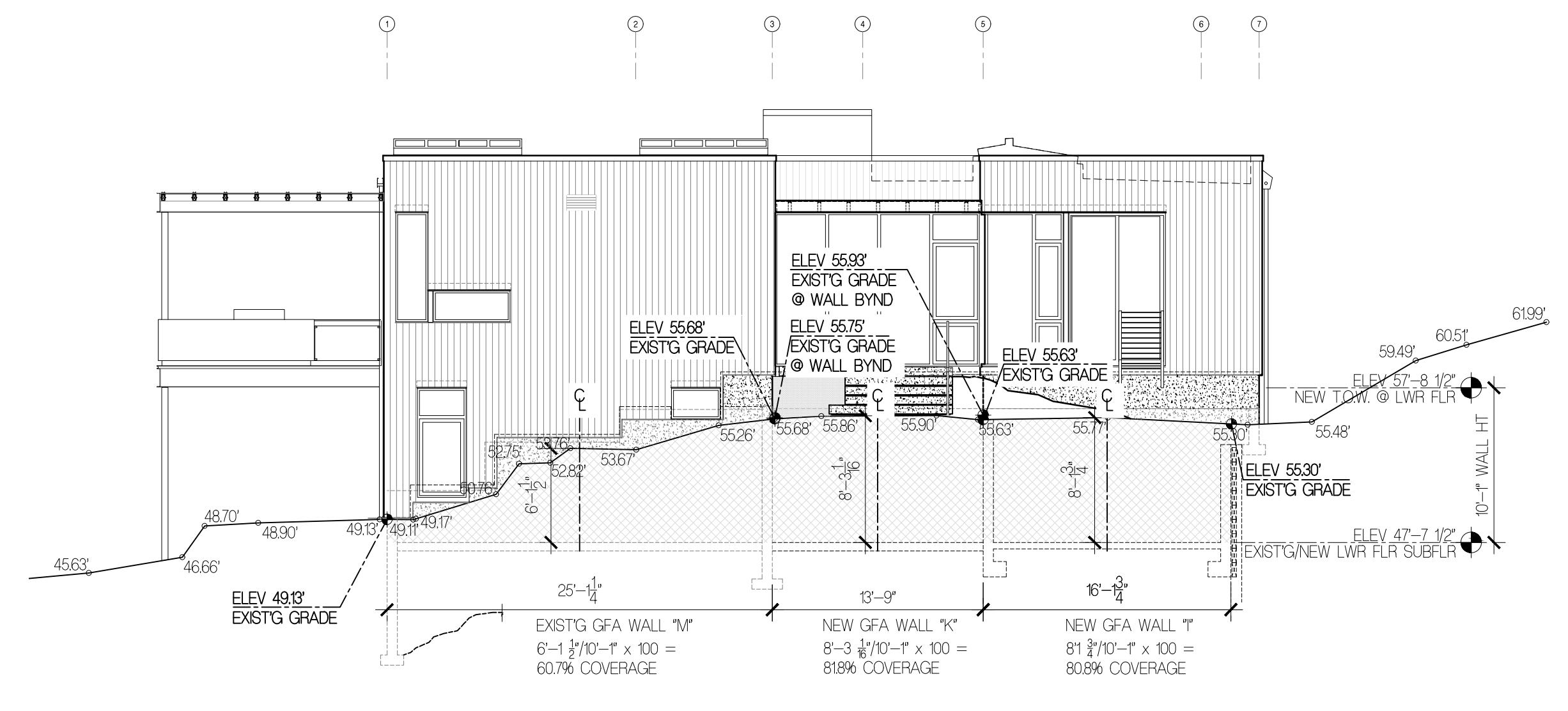
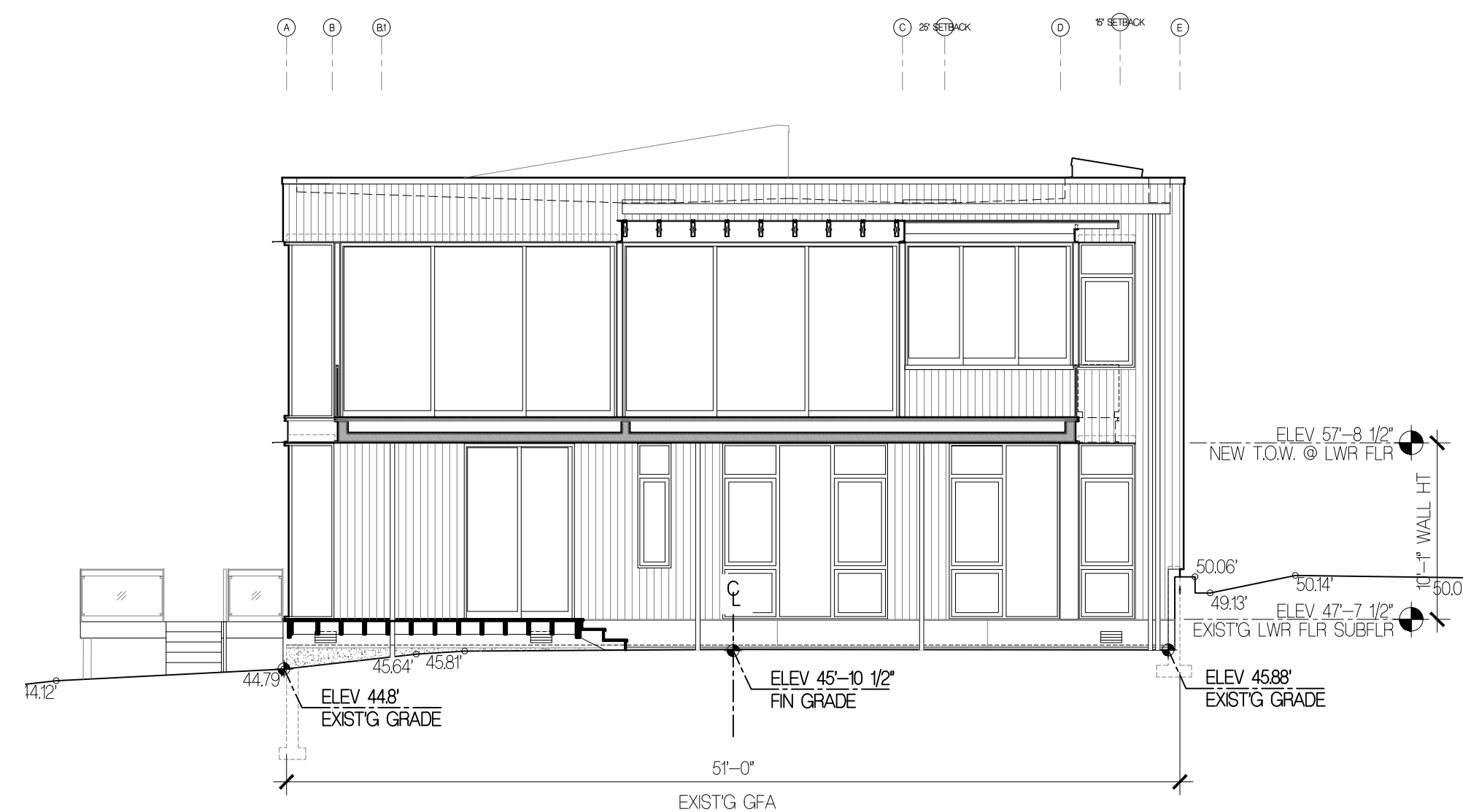


8 EXIST'G & PROPOSED BSMT GFA EXCLUSION CALC 7 GFA BASEMENT EXCLUSION DIAGRAM - WEST ELEVATION 1/8" = 1'-0"

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

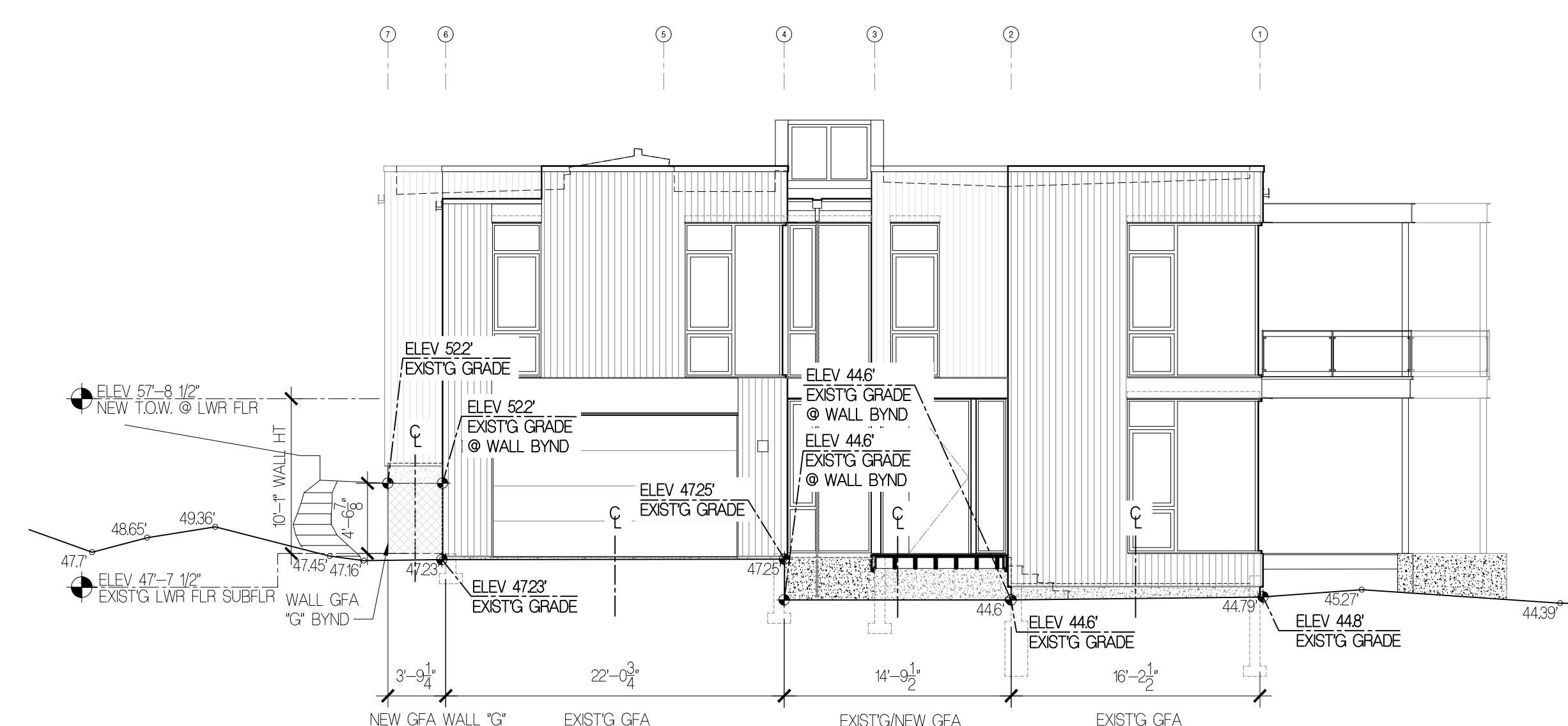
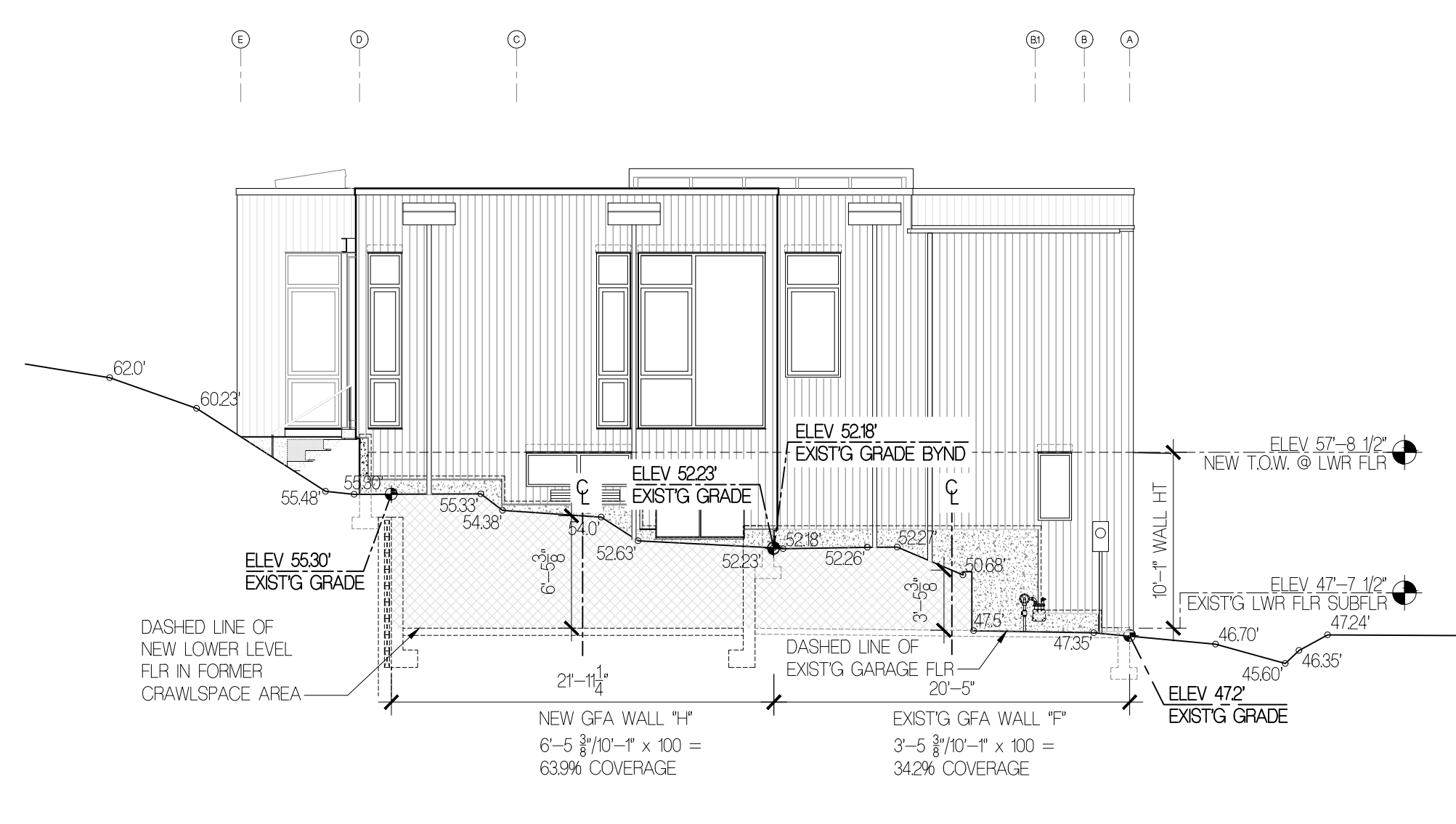
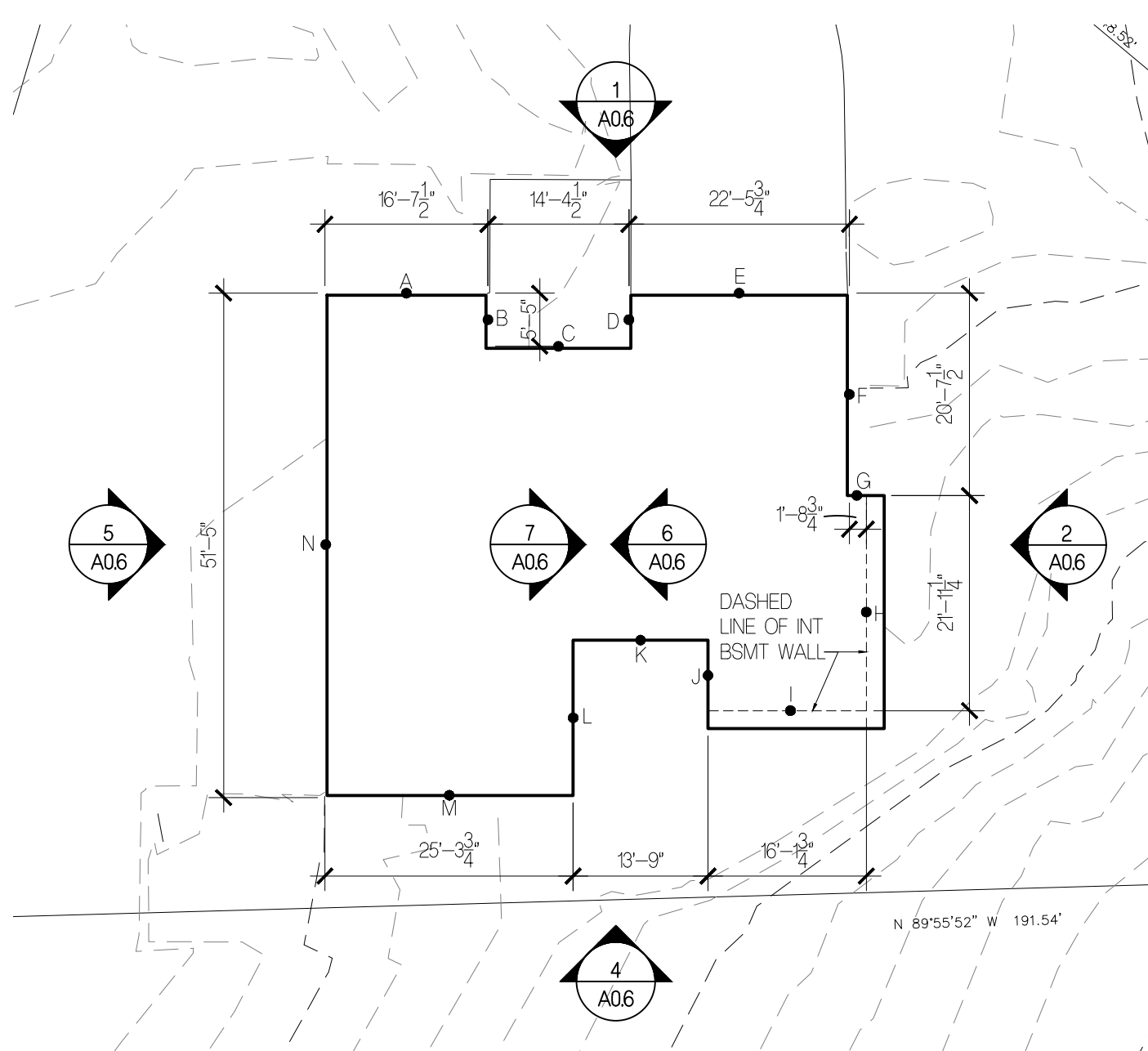
- LEGEND**
- EXISTING / PROPOSED GRADE
 - ▨ BELOW GRADE BASEMENT AREA

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



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

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



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

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

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

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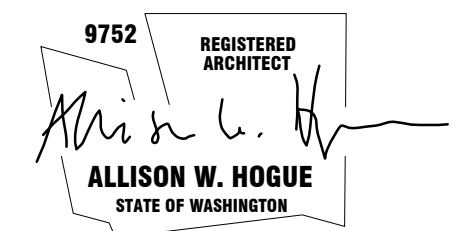
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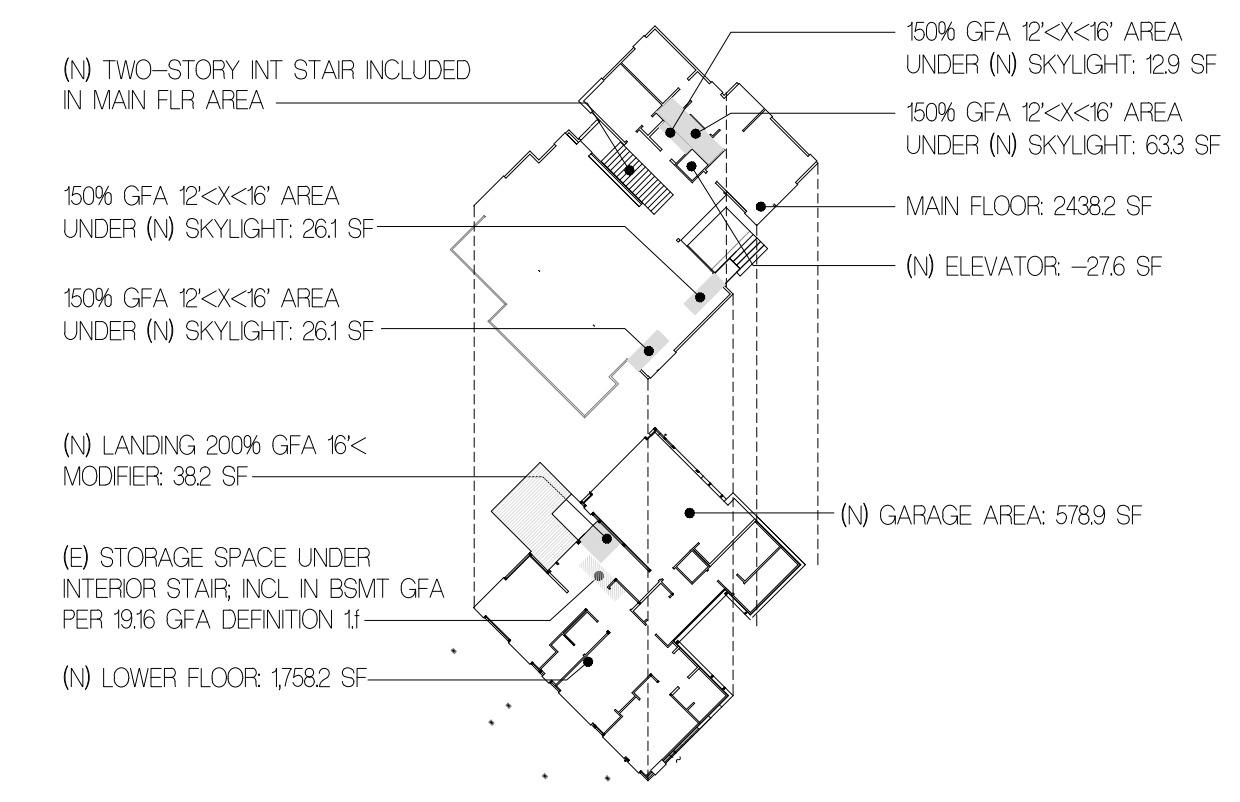
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CODE DIAGRAMS:
GFA DIAGRAM & CALCS

A0.7

NOTES

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

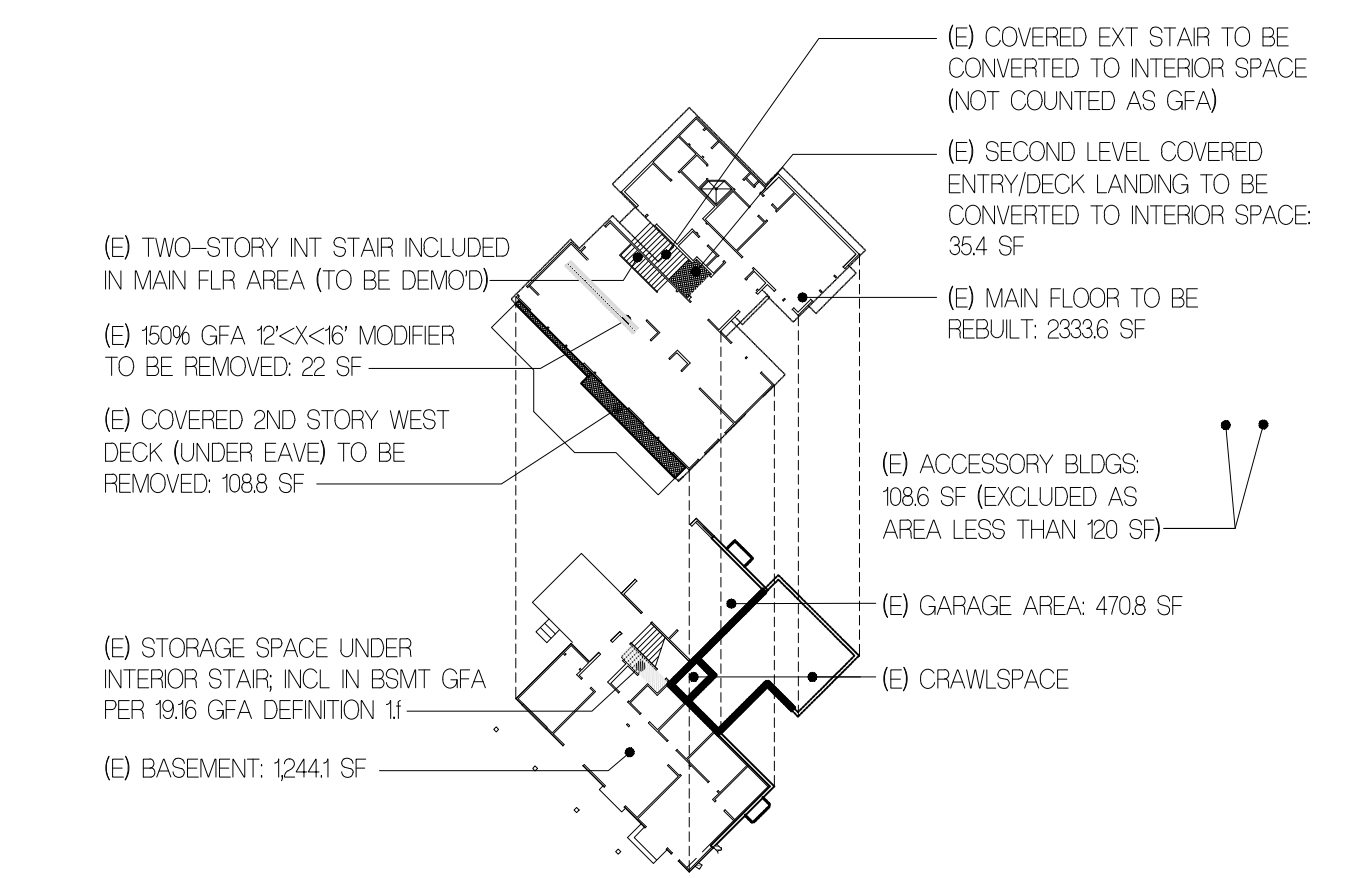


3 PROPOSED GFA DIAGRAM
T = 40'-0"

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

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

2 PROPOSED GFA CALCULATION
T = 40'-0"



1 EXISTING GFA DIAGRAM
T = 40'-0"

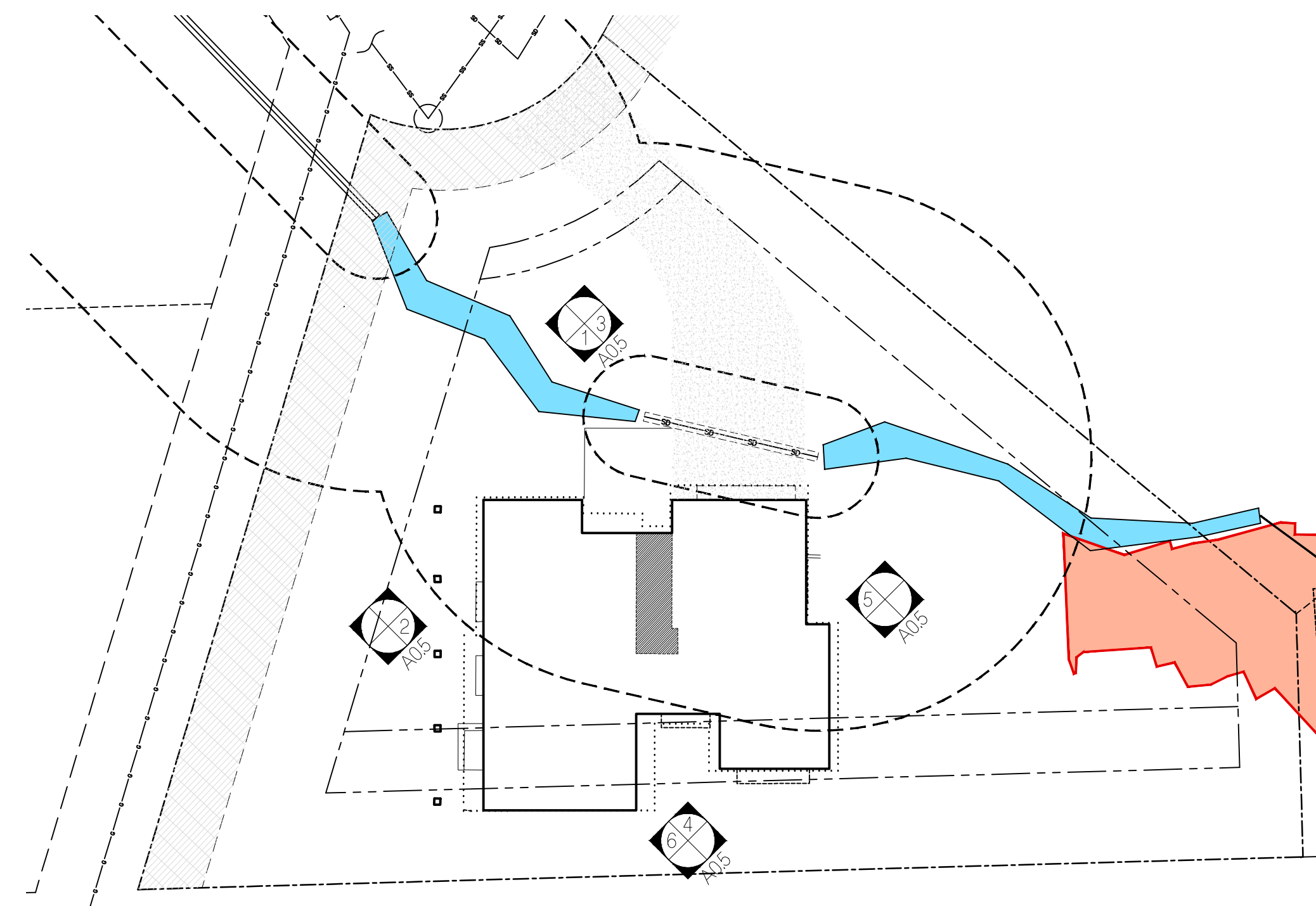
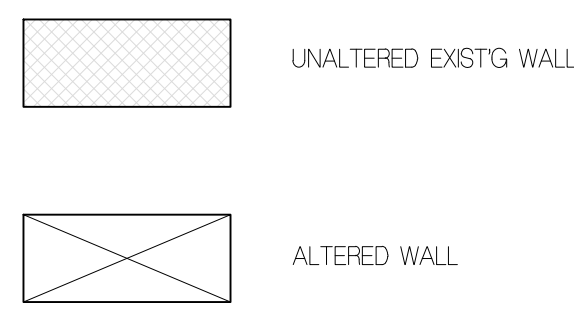
ISSUE	DATE
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PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

GENERAL NOTES

- PER MICC 1901050.D.1b: A LEGALLY NONCONFORMING DETACHED SINGLE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40% OF THE LENGTH OF THE DWELLINGS EXISTING EXTERIOR WALLS IS STRUCTURALLY ALTERED.
- (c) FOR THE PURPOSES OF THIS SUBSECTION, A WALL SEGMENT IS "COMPLETELY DEMOLISHED" WHEN ANY PORTION OF THE WALL IS COMPLETELY REMOVED, SUCH THAT NO STRUCTURAL ELEMENTS REMAIN.
- PER MICC 1901050.D.1b: FOR THE PURPOSES OF DETERMINING THE PERCENTAGE OF EXTERIOR WALLS OF A NONCONFORMING STRUCTURE THAT IS BEING STRUCTURALLY ALTERED, THE FOLLOWING CALCULATION APPLIES:

FORMULA: PERCENTAGE OF EXTERIOR WALLS ALTERED = (SUM OF THE LENGTH OF EXISTING EXTERIOR WALLS TO BE STRUCTURALLY ALTERED) / (SUM OF THE LENGTH OF EXISTING EXTERIOR WALLS)
- PER 050922 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF M, BASEMENT FOUNDATION WALLS ENCLOSING GFA SHALL BE CONSIDERED EXTERIOR WALL SEGMENTS PER MICC 1901050.D.1b.i.c.
- PER 032422 EMAIL WITH TIM McHARG, PRINCIPAL PLANNER @ CITY OF M, EXTERIOR WALLS ARE CONSIDERED ALTERED IF THEY ARE COMPLETELY REMOVED DOWN TO THE CONCRETE FOUNDATION.

LEGEND

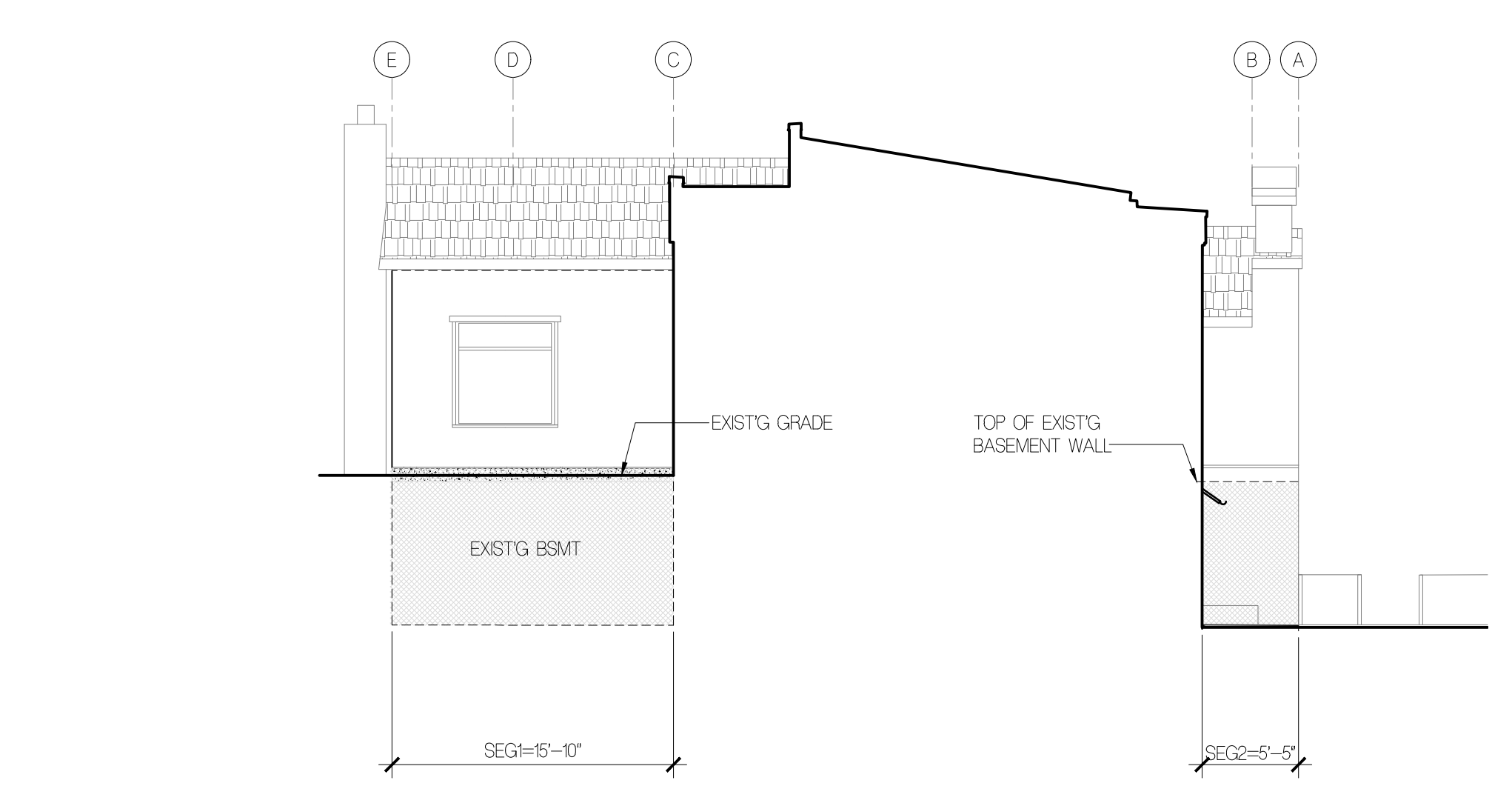


8 WALL LOCATION DIAGRAM NTS

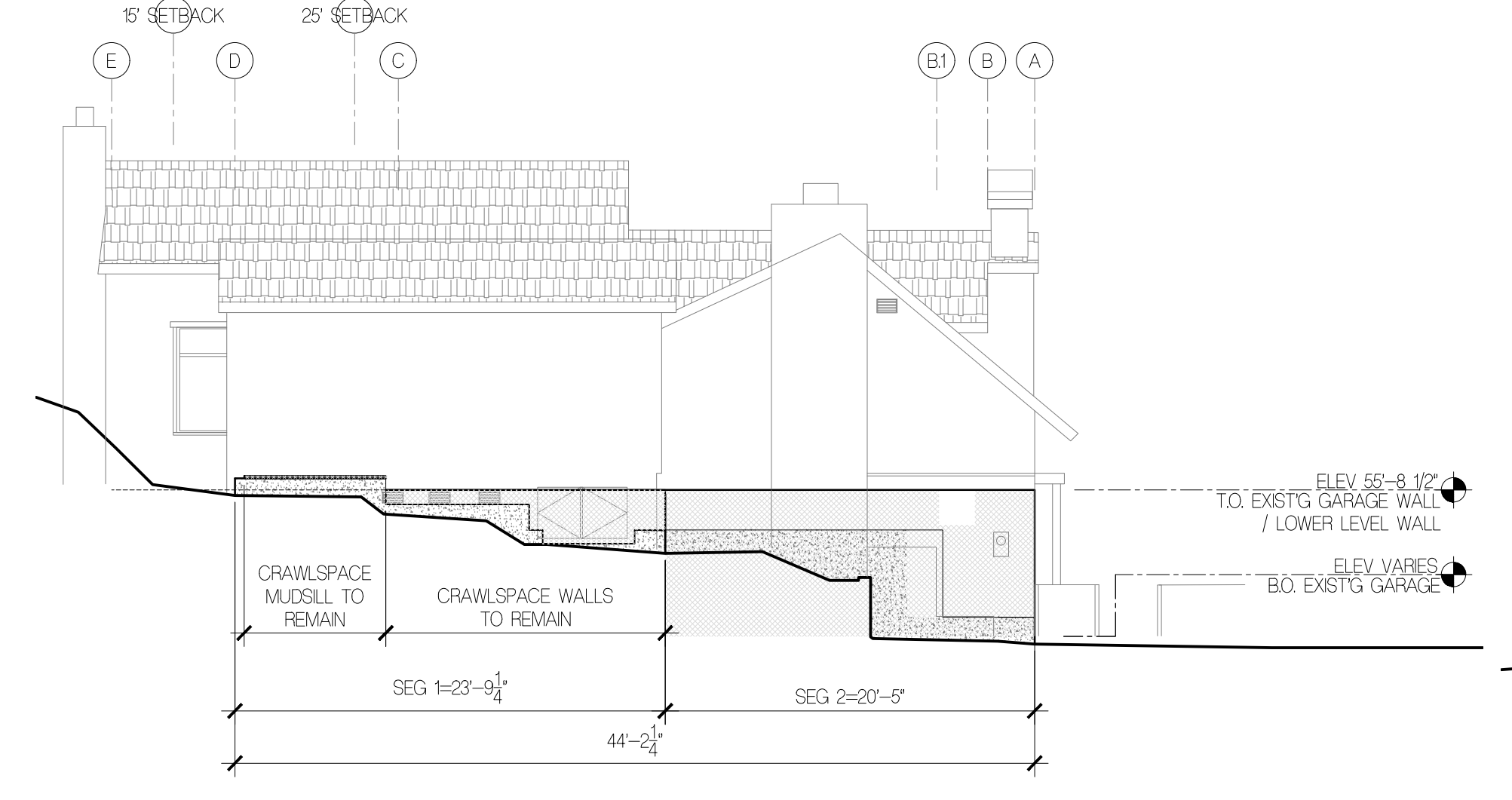
MARK	LENGTH OF WALL SEGMENT	LENGTH OF WALL SEGMENT TO REMAIN	LENGTH OF WALL SEGMENT TO BE STRUCTURALLY ALTERED
NORTH WALL			
SEGMENT 1	3.75	3.75	0
SEGMENT 2	22	19.75	2.25
SEGMENT 3	5.9	0	5.9
SEGMENT 4	8.9	0	8.9
SEGMENT 5	16.25	16.25	0
TOTAL	56.8	39.75	17.05
WEST WALL			
	51	51	0
EAST WALL COURTYARD/ENTRY			
SEGMENT 1	5.5	5.5	0
SEGMENT 2	9	0	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	23.75	0
SEGMENT 2	20.4	20.4	0
TOTAL	44.15	44.15	0
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	186.8	57.7

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

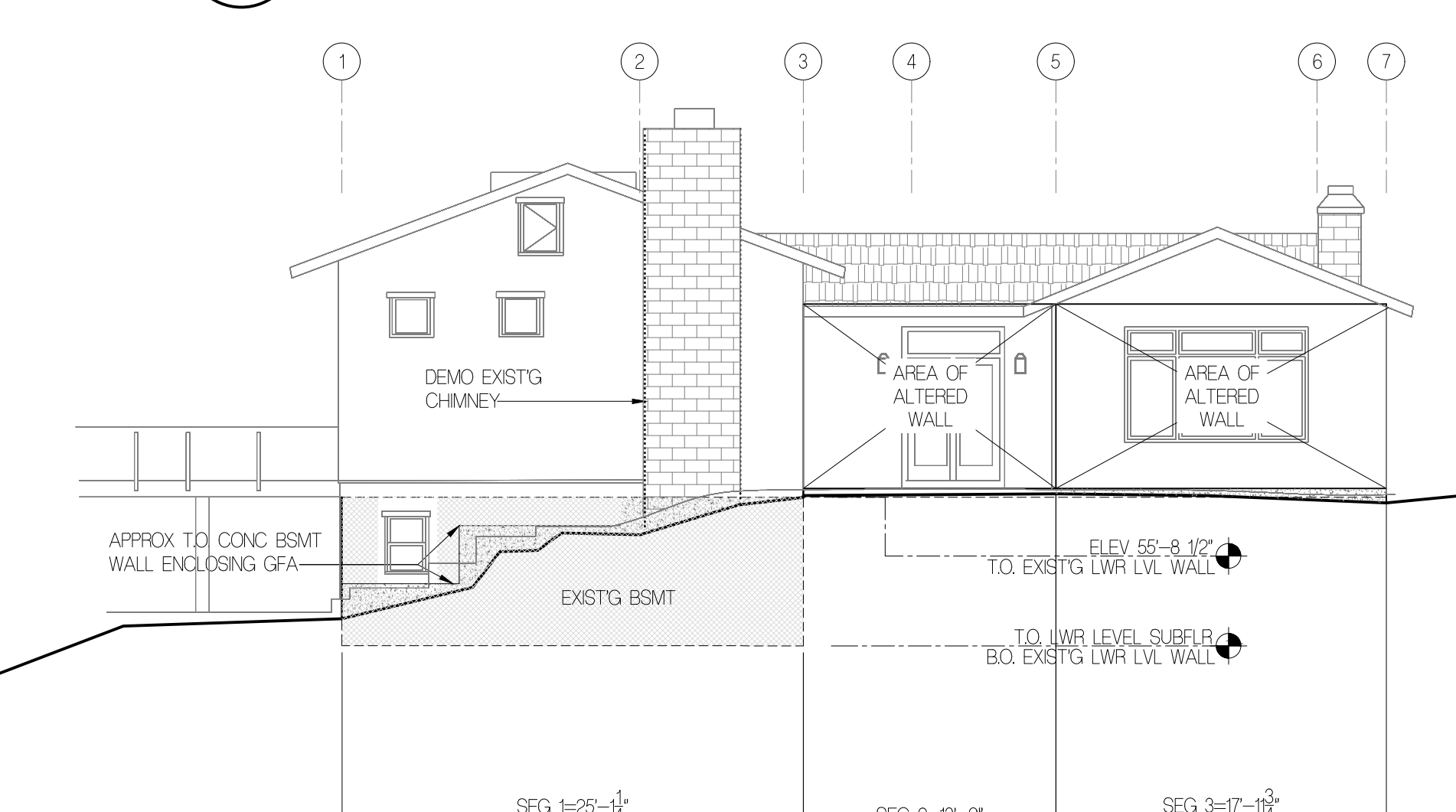
7 PERCENT OF WALLS STRUCTURALLY ALTERED CALC NTS



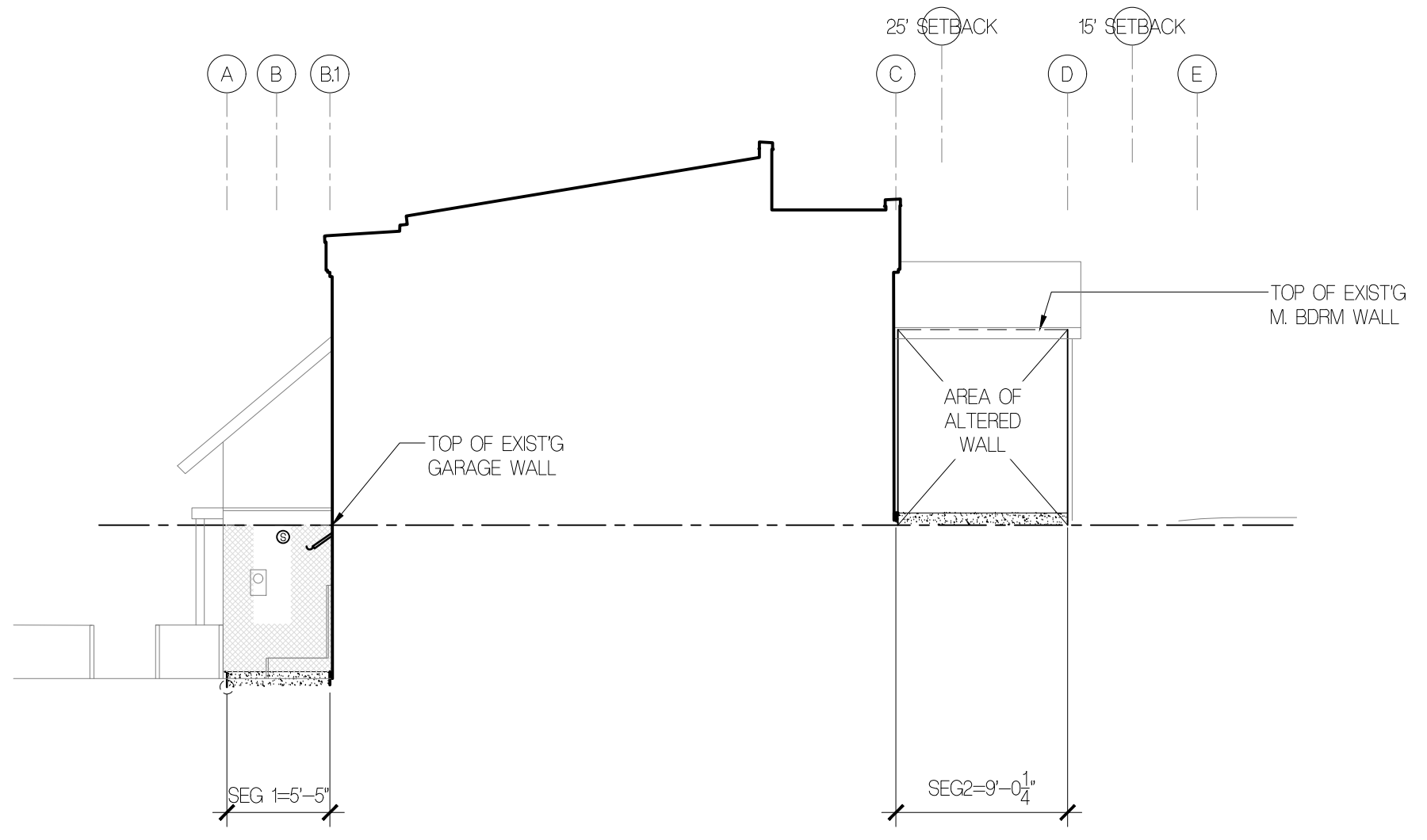
6 EAST WALL 2 1/8" = 1'-0"



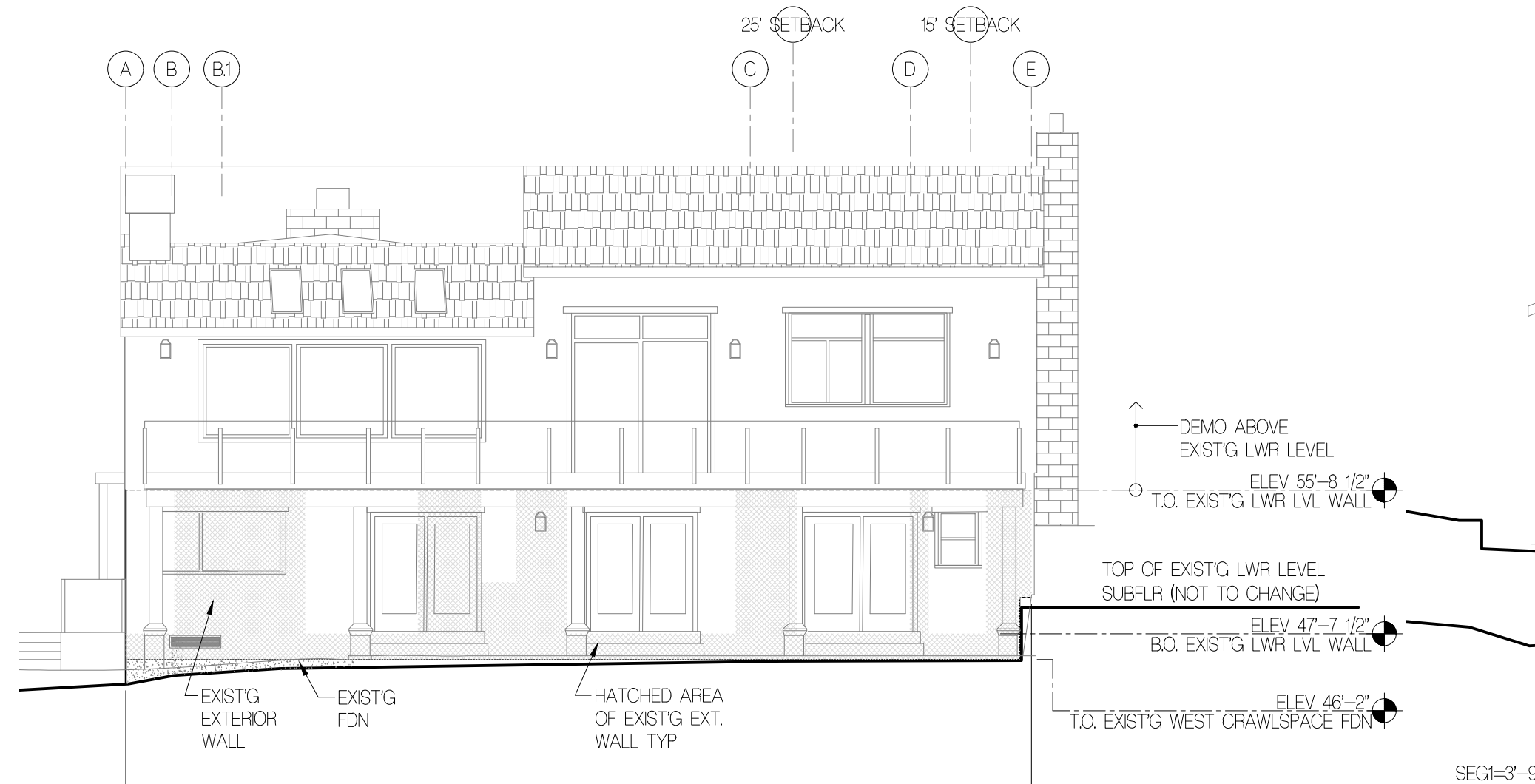
5 EAST WALL 1 1/8" = 1'-0"



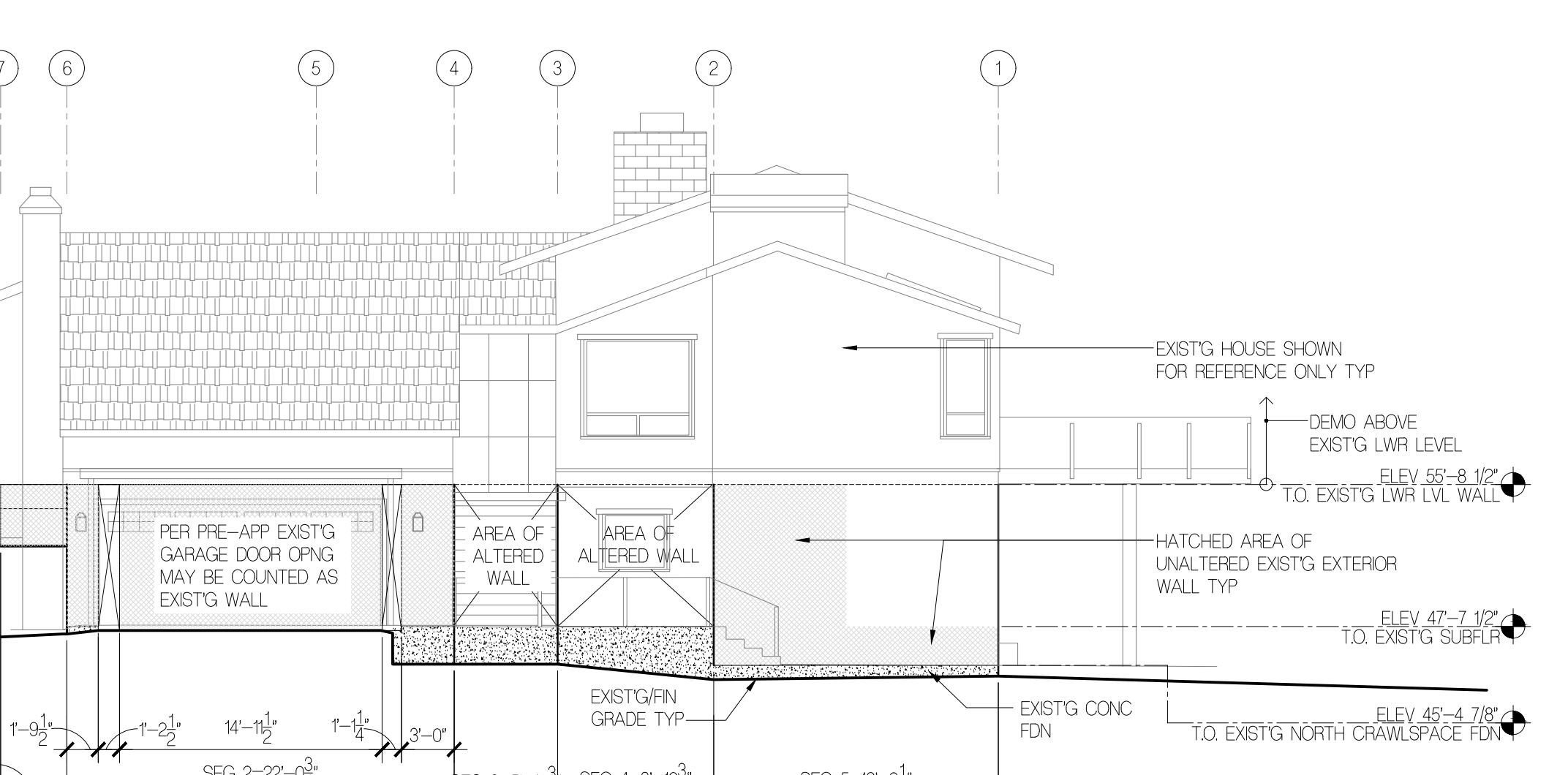
4 SOUTH WALL 1/8" = 1'-0"



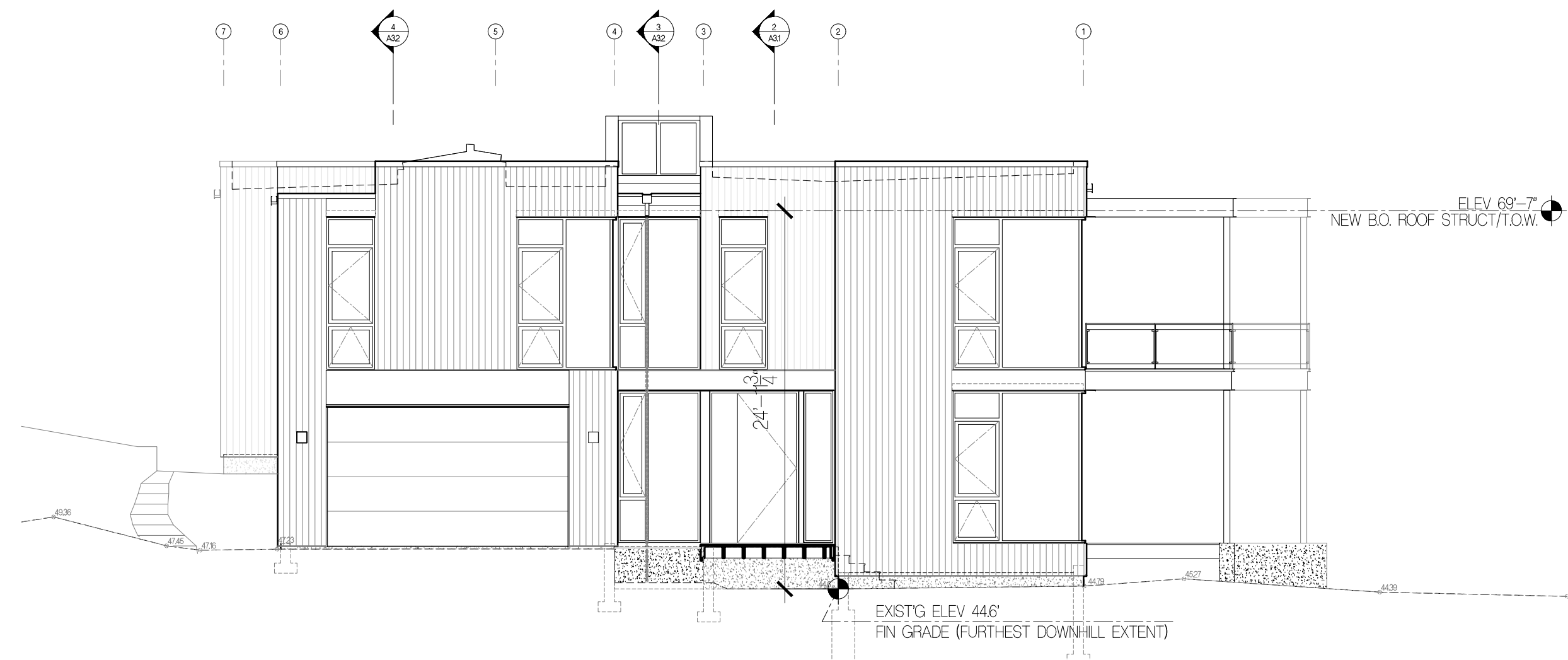
3 WEST WALL 2 1/8" = 1'-0"



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



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



3 MAXIMUM BUILDING FACADE HEIGHT DIAGRAM
NTS

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

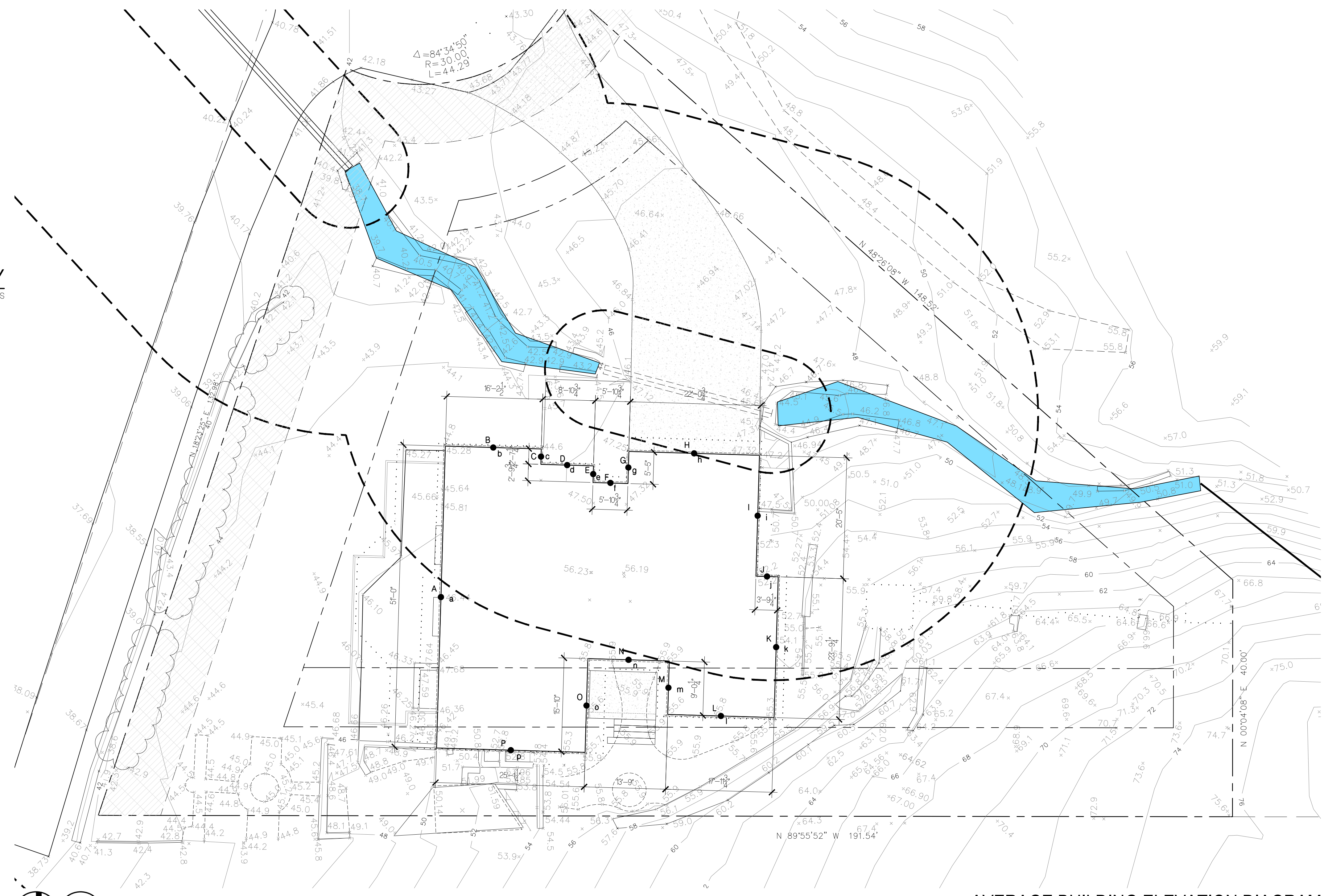
Average Building Elevation Formula: $\text{Weighted Sum of Mid Point Elevations} / \text{Total Length of Wall}$

50.09386596 50.09386596 AVERAGE BUILDING ELEVATION
30
80.09386596 MAX HEIGHT ABOVE ABE

2 AVERAGE BUILDING ELEVATION & MAXIMUM HEIGHT CALCULATION
NTS

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

4 ABE, MAX HEIGHT & MAX FACADE SUMMARY
NTS



1 AVERAGE BUILDING ELEVATION DIAGRAM
F = 17

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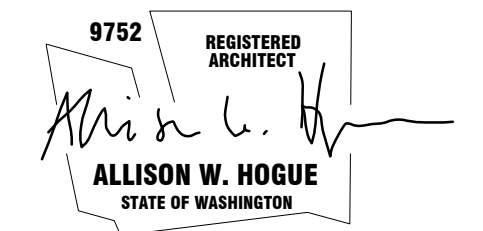
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4/14/23
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CODE DIAGRAMS:
BLDG HEIGHT

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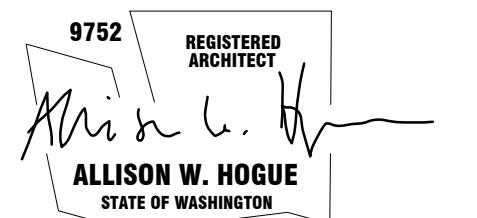
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BUILDING DEPT STAMP

ISSUE	DATE
PERMIT SET	4.14.23

CODE DIAGRAMS:
 IMPERVIOUS SURFACE

A0.10

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

IMPERVIOUS SURFACE CALCULATION:	
A1: EXIST'G IMPERV SURF AREA TO REMAIN	5217.2
A3: EXIST'G IMPERV SURF AREA TO BE 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	-861.5
A4: TOTAL IMPERV SURF AREA TO BE ADDED	204.9
NET DECREASE IN IMPERVIOUS SURFACE AREA	-656.6

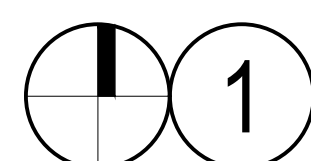
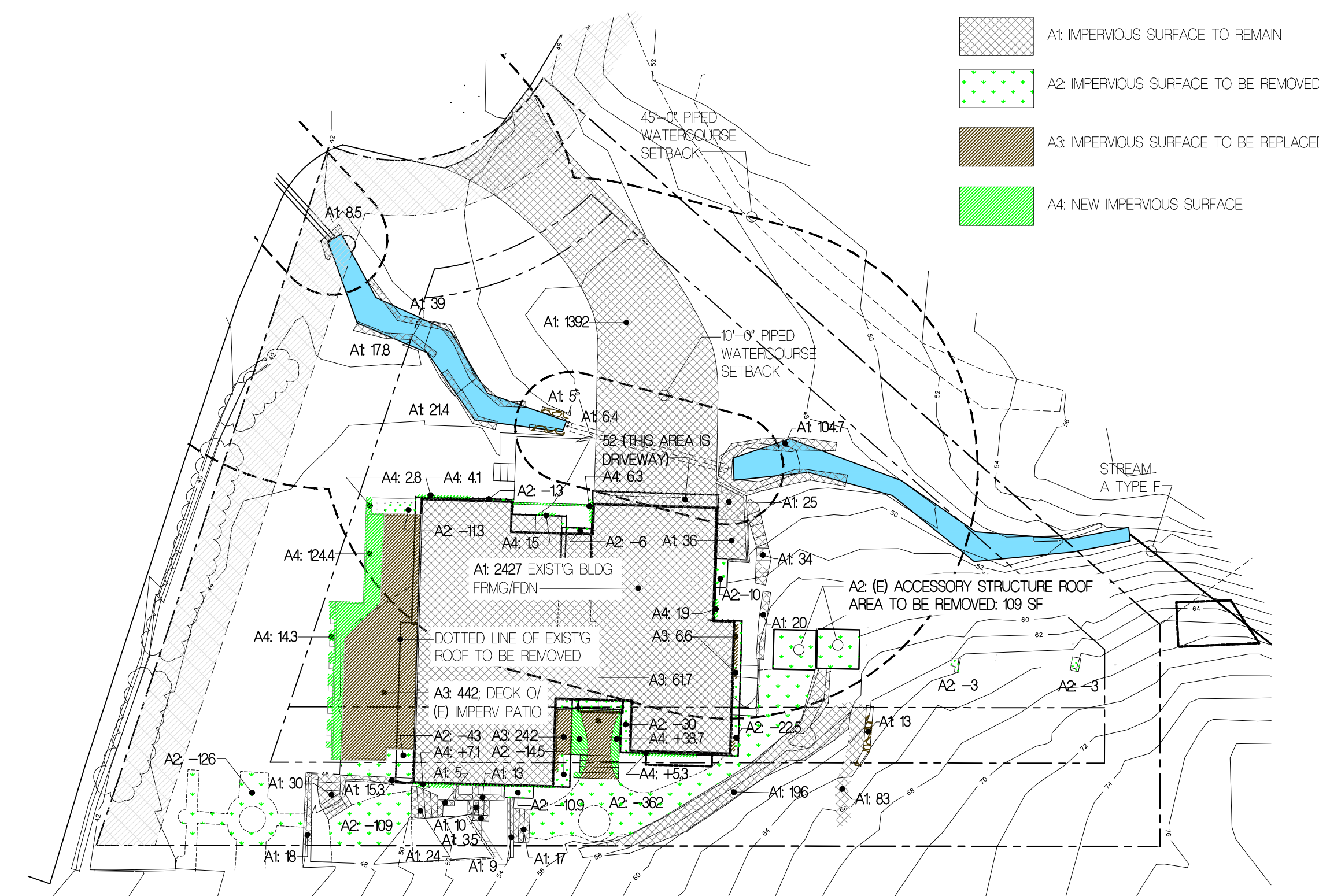
NOTE: PER 19.16.010 DEFINITIONS, IMPERVIOUS SURFACES INCLUDE WITHOUT LIMITATION THE FOLLOWING:

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

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

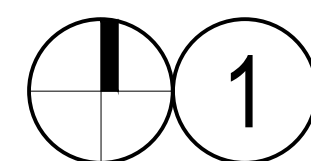
NOTE: PER NOVEMBER 3, 2020 EMAIL WITH RUJI DING, SENIOR DEVELOPMENT ENGINEER, ROOF EDGE IS MEASURED TO EAVE (EXCLUDES GUTTERS).

ABBREVIATION
 IMPERVIOUS SURFACE = IS



IMPERVIOUS SURFACE CALCULATIONS

T = 40'



IMPERVIOUS SURFACE DIAGRAM

T = 40'

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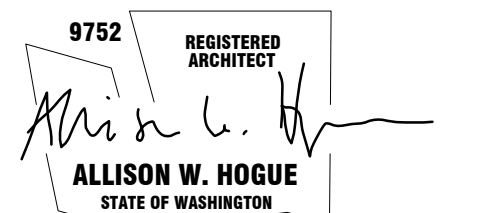
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NEW + REPLACED HARD SURFACE

A0.10_1

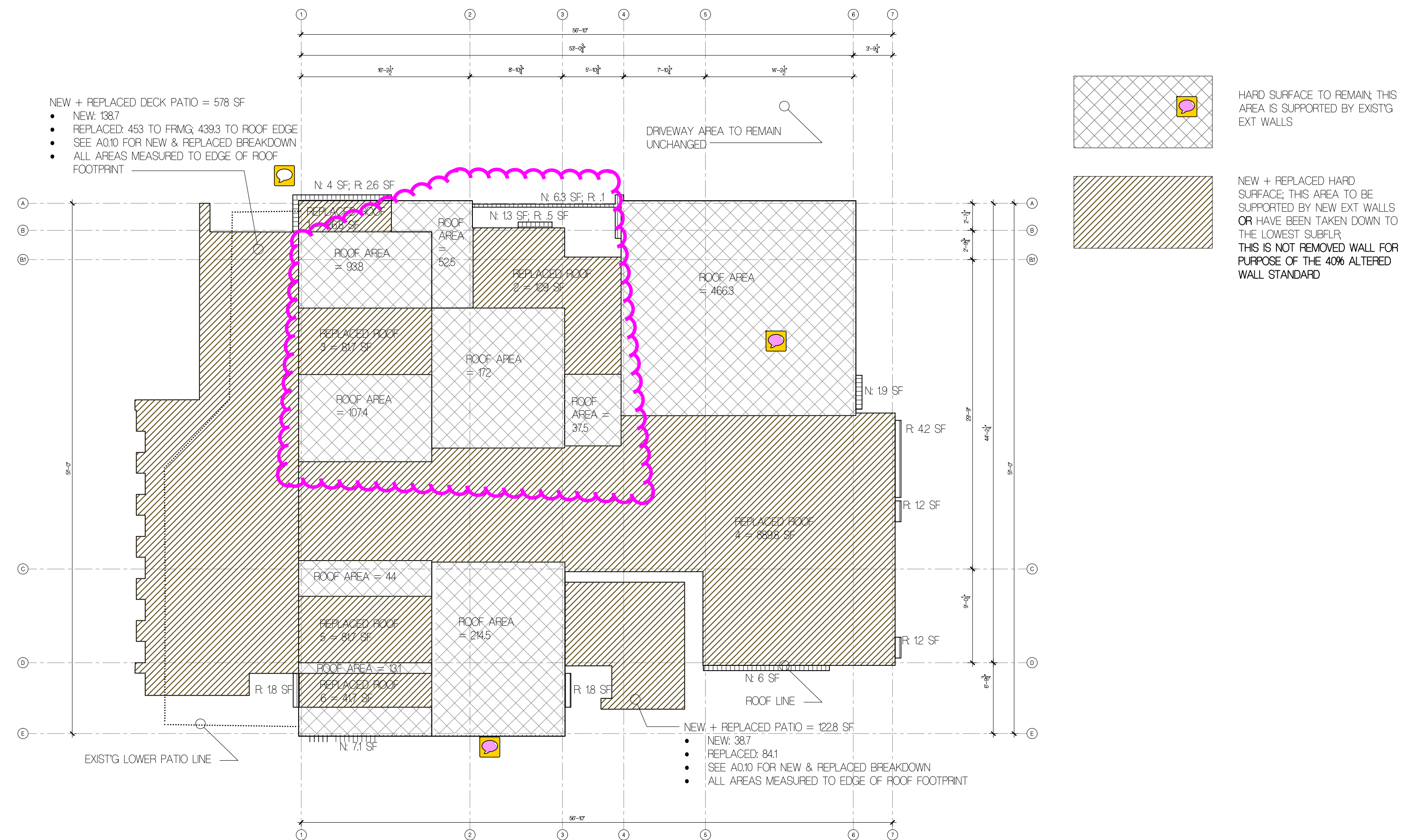
NEW + REPLACED HARD SURFACE	SF
EXIST'G BLDG FOOTPRINT (ROOF LINE)	2767
PROPOSED BLDG FOOTPRINT (ROOF LINE)	2487

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

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

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

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



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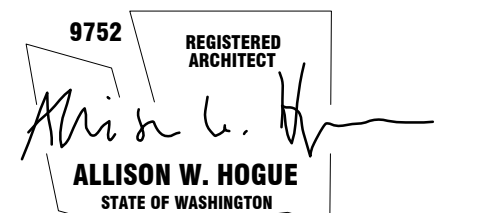
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

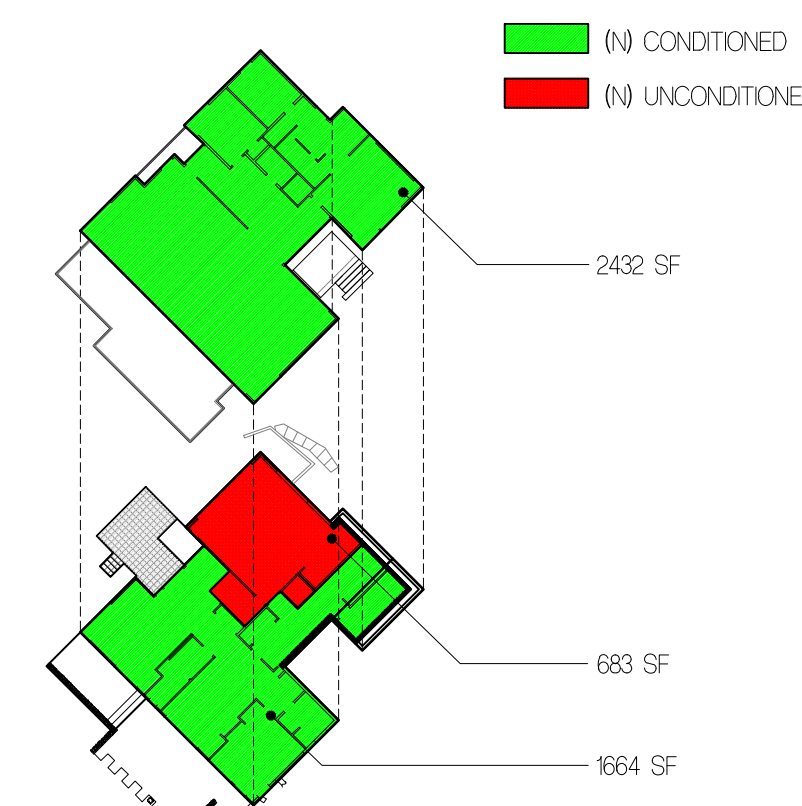
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PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

CODE DIAGRAMS:
DECKS & CONDIT. SPACE

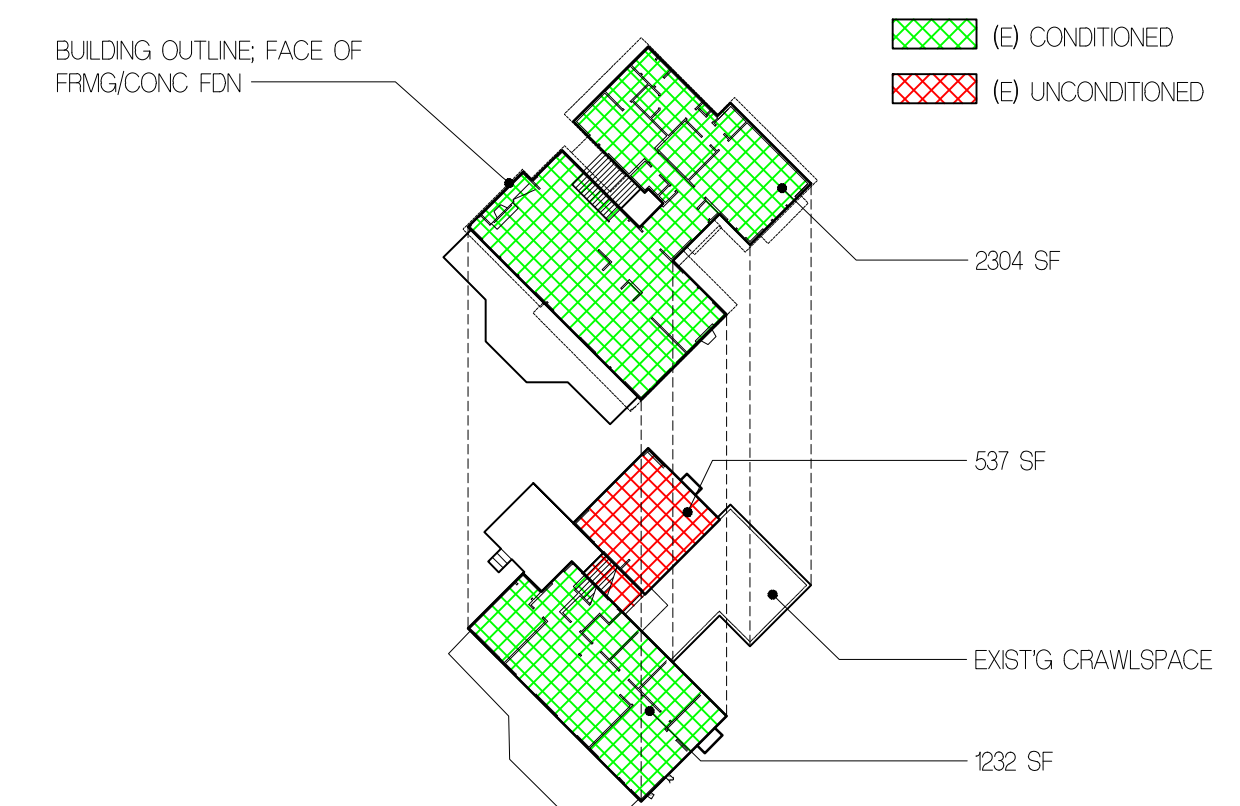
PROPOSED	CONDITIONED SF	UNCONDITIONED SF	EXISTING	CONDITIONED SF	UNCONDITIONED SF
(N) FIRST FLOOR	1644 SF	683 SF	(E) FIRST FLOOR	1232 SF	537 SF
(N) SECOND FLOOR	2432 SF	0 SF	(E) SECOND FLOOR	2304 SF	0 SF
TOTAL	4076 SF	683 SF	TOTAL	3536 SF	537 SF
NET CHANGE IN CONDITIONED SPACE			4076 SF - 3536 SF = 540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

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

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



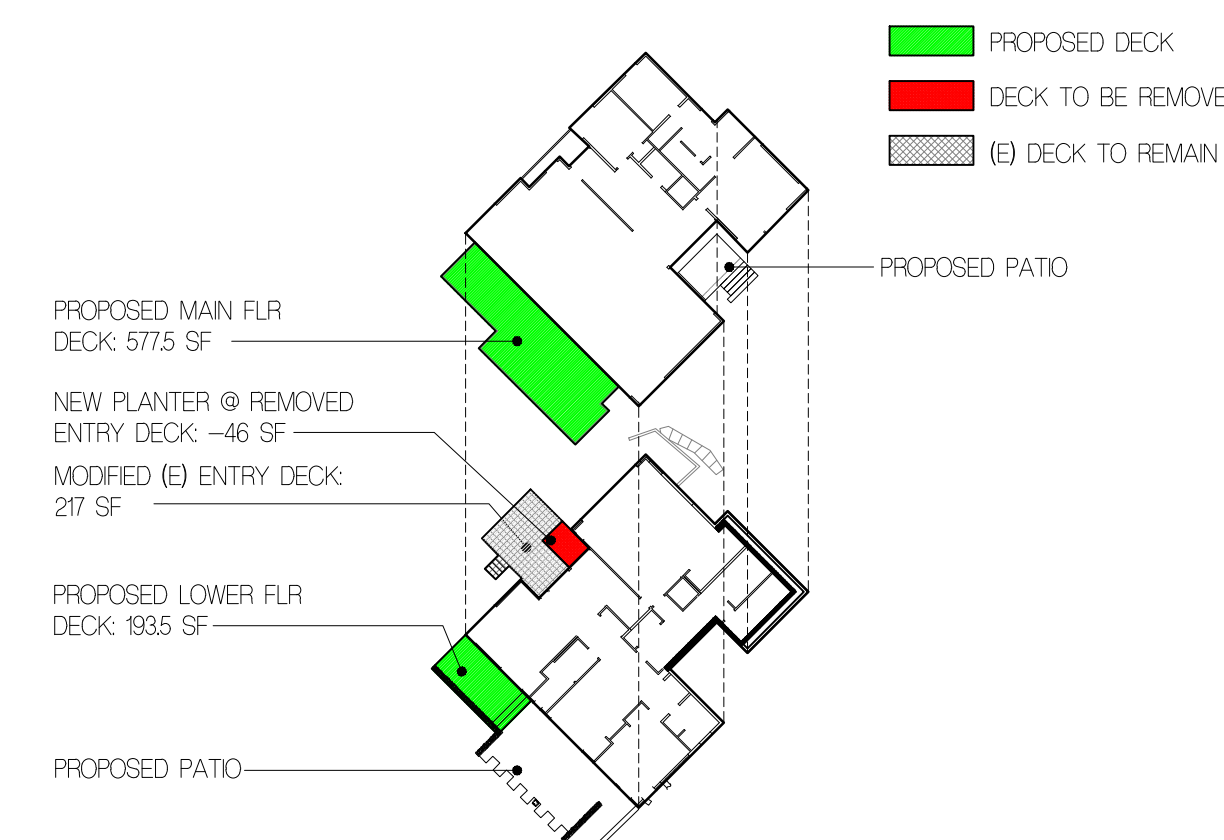
5 PROPOSED (UN)+CONDITIONED SPACE
1" = 40'



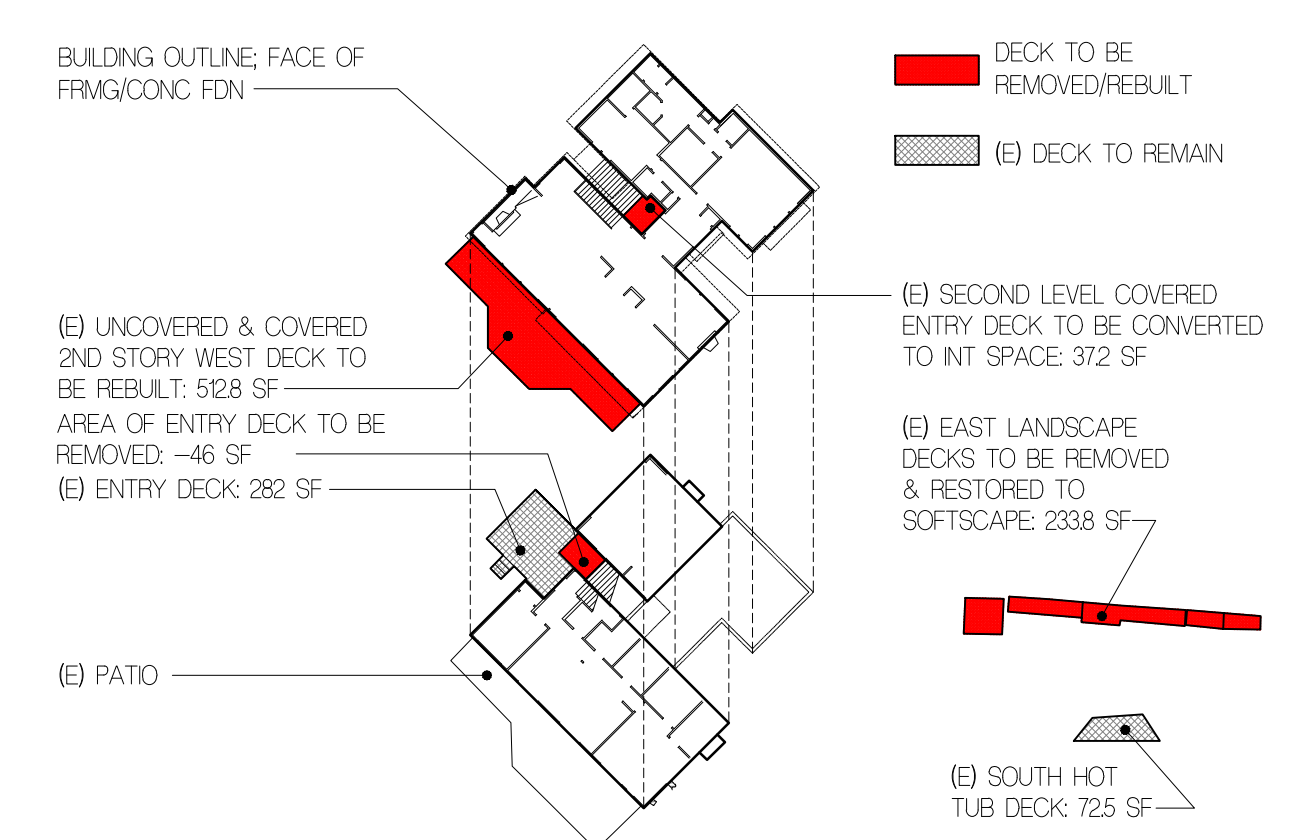
4 EXIST'G (UN)+CONDITIONED SPACE
1" = 40'

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

3 EXISTING & PROPOSED DECK CALC
NTS



2 PROPOSED DECK DIAGRAM
1" = 40'



1 EXIST'G DECK DIAGRAM
1" = 40'

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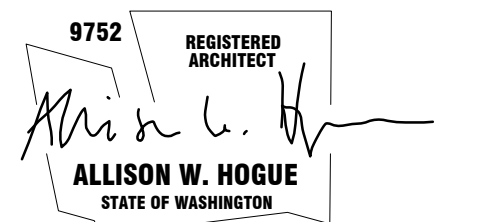
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LABAN REMODEL

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PROFESSIONAL STAMP



BUILDING DEPT STAMP

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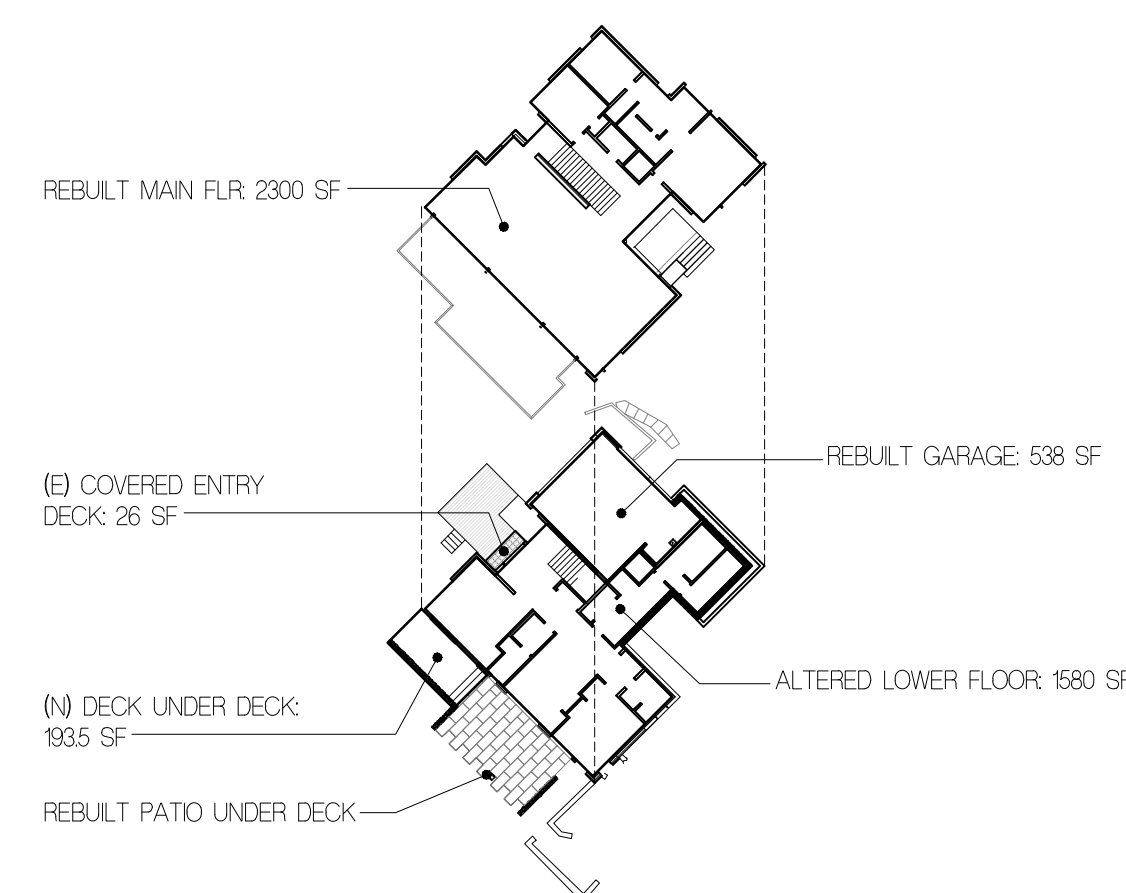
CODE DIAGRAMS
 FIRE AREA

A0.12

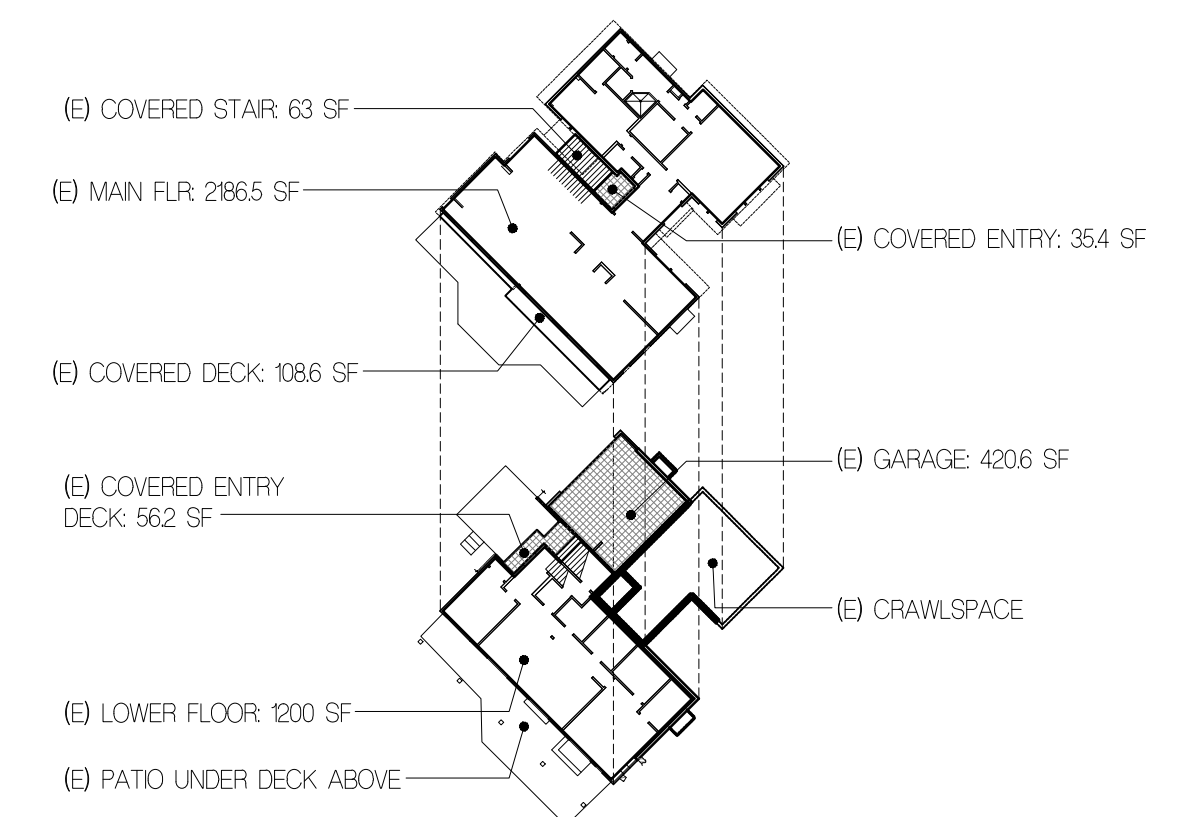
NOTE: 13D FIRE SPRINKLER SYSTEM REQD. REFER TO FIRE PROTECTION NOTE #14 ON A02

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

3 FIRE AREA: CALCULATIONS
 1" = 40'



2 FIRE AREA: PROPOSED
 1" = 40'



1 FIRE AREA: EXISTING
 1" = 40'

LEGEND

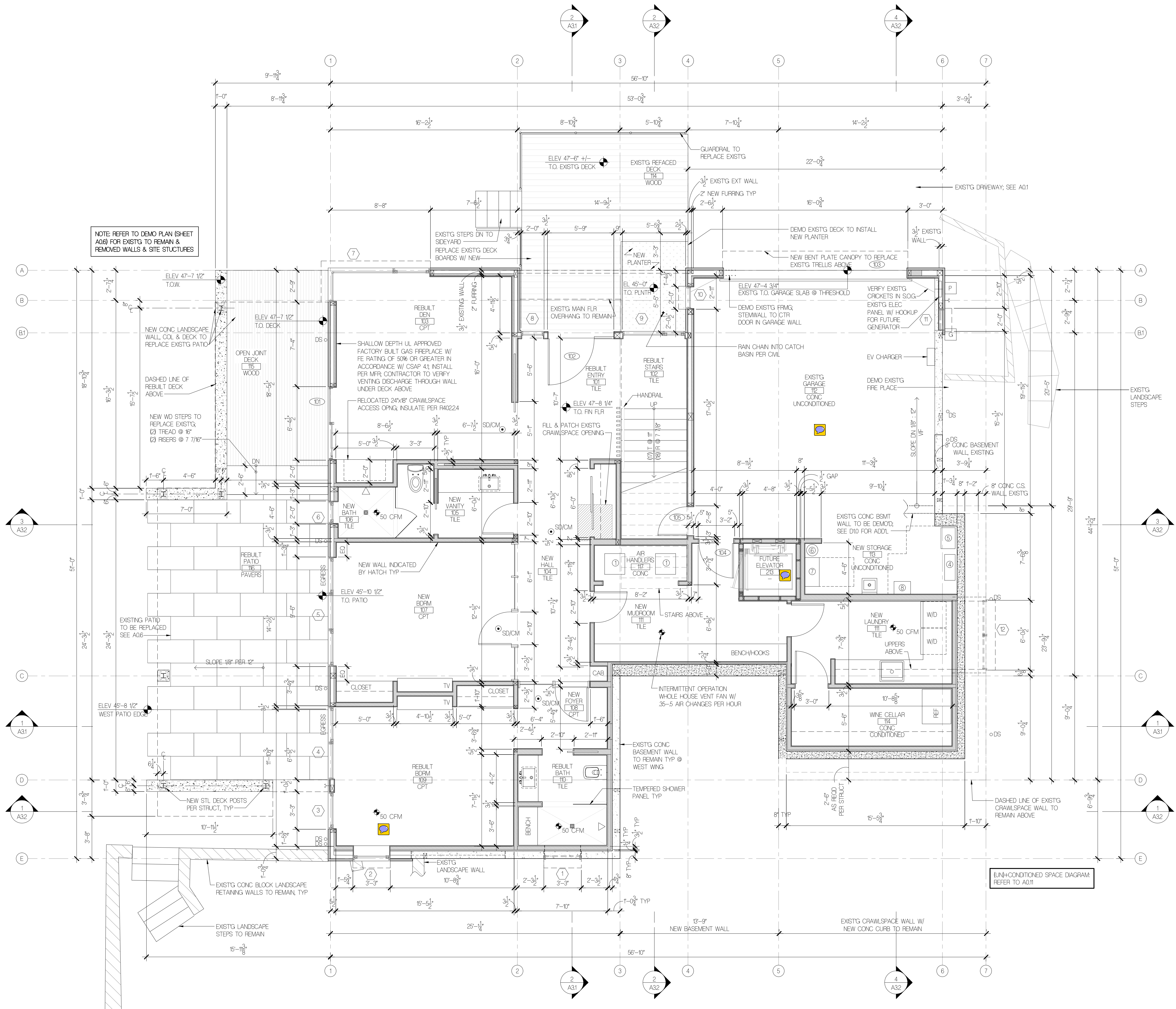
- NEW 2x... STUD WALL OR FURRING @ 16" OC @ INT W/
R-23 BATT INSUL @ EXTERIOR (UNO)
- EXISTING WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL
- DOWNSPOUT
- WINDOW/SYLIGHT; SEE SCHEDULE A2.4; REFER
TO A2.4 FOR EGRESS WINDOW CALLOUT
- * INDICATES SAFETY GLASS
- NEW DOOR, EXTERIOR DOOR SCHEDULE 2/A2.4
- COMBINED SMOKE DETECTOR/
CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- DUCTWORK
- RADANT MANIFOLD

GENERAL NOTES

1. SEE A02 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
2. PROVIDE 1/2" AIR SPACE MIN BTWN WOOD FRAMING & CONC WALLS.
3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
4. RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E283 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.
6. EXISTING 2x4 WALLS DIMENSIONED AS 2x6; CONTRACTOR TO ADD 2" FURRING TO INTERIOR FACE OF FRAMING TO INSULATE WALLS TO R-21 MIN, TYP.
7. DOORS BETWEEN A GARAGE & DWELLING MUST BE SELF-CLOSING & 1 3/8" THICK MIN SOLID WOOD OR STEEL OR BE A 20 MIN FIRE-RATED DOOR.
8. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE PER AV072. SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13D.

HVAC & EQUIP SCHEDULE:

MARK	EQUIP TYPE	SERVICE AREA	EQUIP LOCATION	SPECIFICATION
1	ZONED & DUCTED AIR HANDLER	ALL FLOORS	AIR HANDLER CLOSET	INGERSOLL RAND VARIABLE SPEED CONVERTIBLE AIR HANDLER 5 TON TAMBA060V5DA
2	HEAT PUMP	ALL FLOORS	OUTSIDE	AMERICAN STANDARD SIDE DISCHARGE VARIABLE SPEED HP 446L906DAICOTA
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIABLES SEE A31-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	IBC CONDENSING BOILER MODEL: SL 28-160; AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	ELEVATOR CONTROL & PUMP	ELEVATOR	NEW STORAGE 113	
8	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVEN-240A (EF 099) TANKLESS GAS WATER HEATER



LOWER FLOOR & GARAGE PLAN

1/4" = 1'-0"

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PROFESSIONAL STAMP

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

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LOWER FLOOR & GARAGE PLAN

A1.1

LEGEND

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

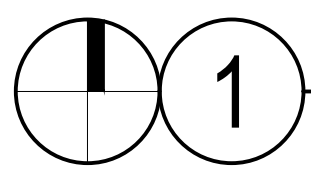
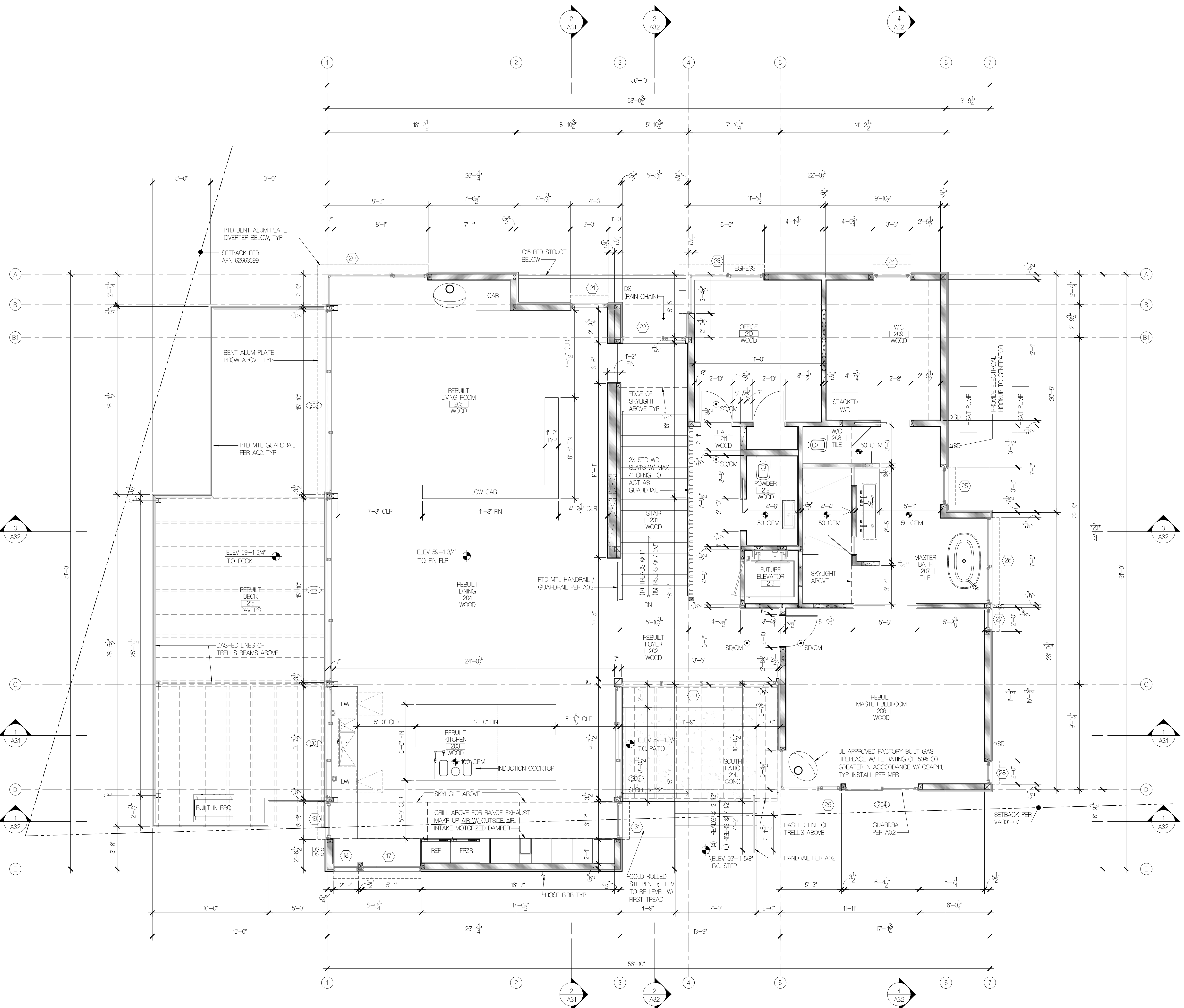
- SD/CM
COMBINED SMOKE DETECTOR/
CARBON MONOXIDE DETECTOR
- X CFM
EXHAUST FAN
- DUCTWORK
- RADIANT MANIFOLD

GENERAL NOTES

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7. DOORS BETWEEN A GARAGE & DWELLING MUST BE SELF-CLOSING & 1 3/8" THICK MIN SOLID WOOD OR STEEL OR BE A 20 MIN FIRE-RATED DOOR.
8. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE PER AV1072. SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13D.

HVAC & EQUIP SCHEDULE:

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1	ZONED & DUCTED AIR HANDLER	ALL FLOORS	AIR HANDLER CLOSET	INGERSOLL RAND VARIABLE SPEED CONVERTIBLE AIR HANDLER 5 TON TAMBA0080V5DA
2	HEAT PUMP	ALL FLOORS	OUTSIDE	AMERICAN STANDARD SIDE DISCHARGE VARIABLE SPEED HP 4A6L3060A/COTATA
4	IN-FLR RADIANT HEAT	ALL FLOORS EXCEPT GARAGE	VARIES; SEE A31-3	
5	BOILER FOR RADIANT HEAT	WHOLE HOUSE	NEW STORAGE 113	IBC CONDENSING BOILER MODEL: SL 28-160; AFUE =95%
6	CENTRAL VACUUM	WHOLE HOUSE	NEW STORAGE 113	
7	ELEVATOR CONTROL & PUMP	ELEVATOR	NEW STORAGE 113	
8	HOT WATER HEATER	WHOLE HOUSE	NEW STORAGE 113	NAVEN-240A (EF 0.95); TANKLESS GAS WATER HEATER



MAIN FLOOR & DECK PLAN

1/4" = 1'-0"

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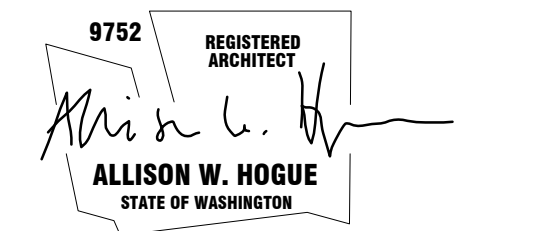
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PROFESSIONAL STAMP



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MAIN FLOOR & DECK PLAN

A1.2

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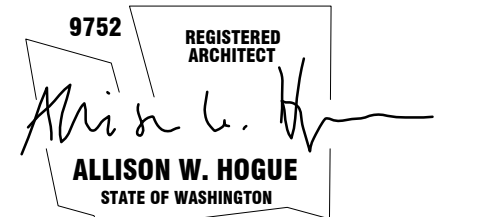
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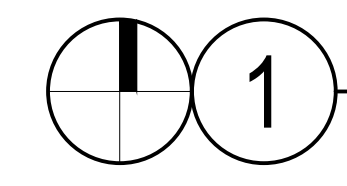
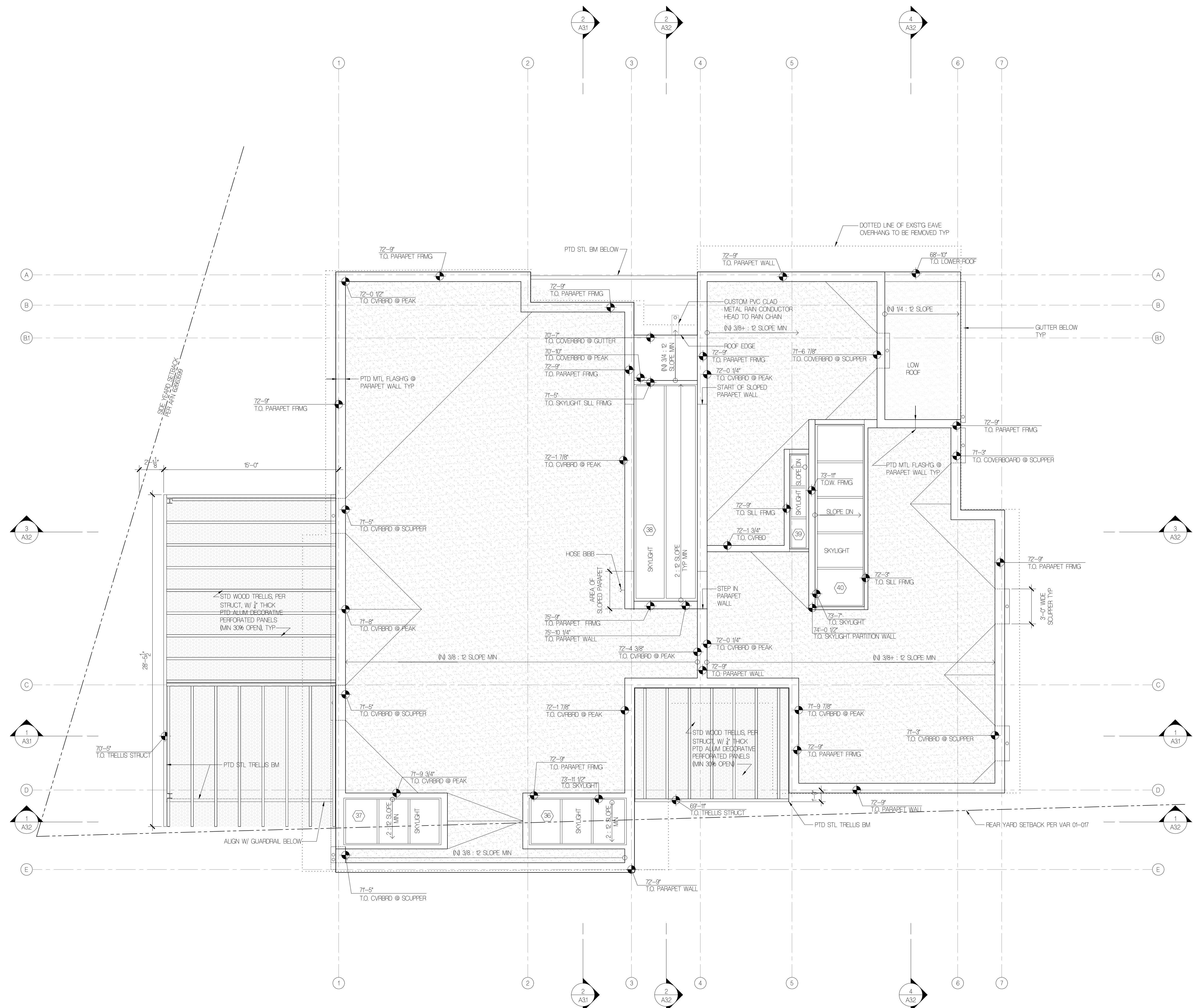
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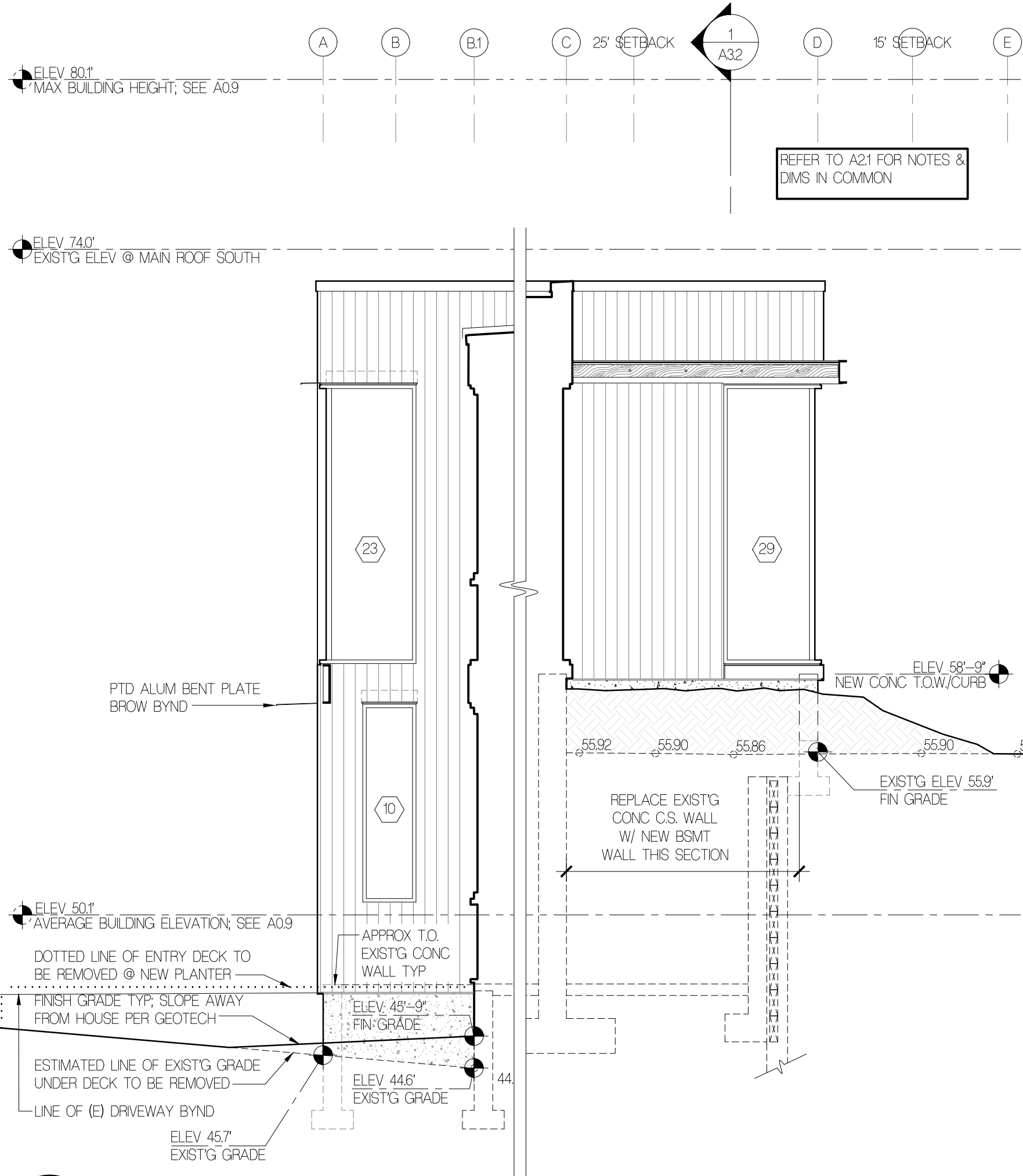
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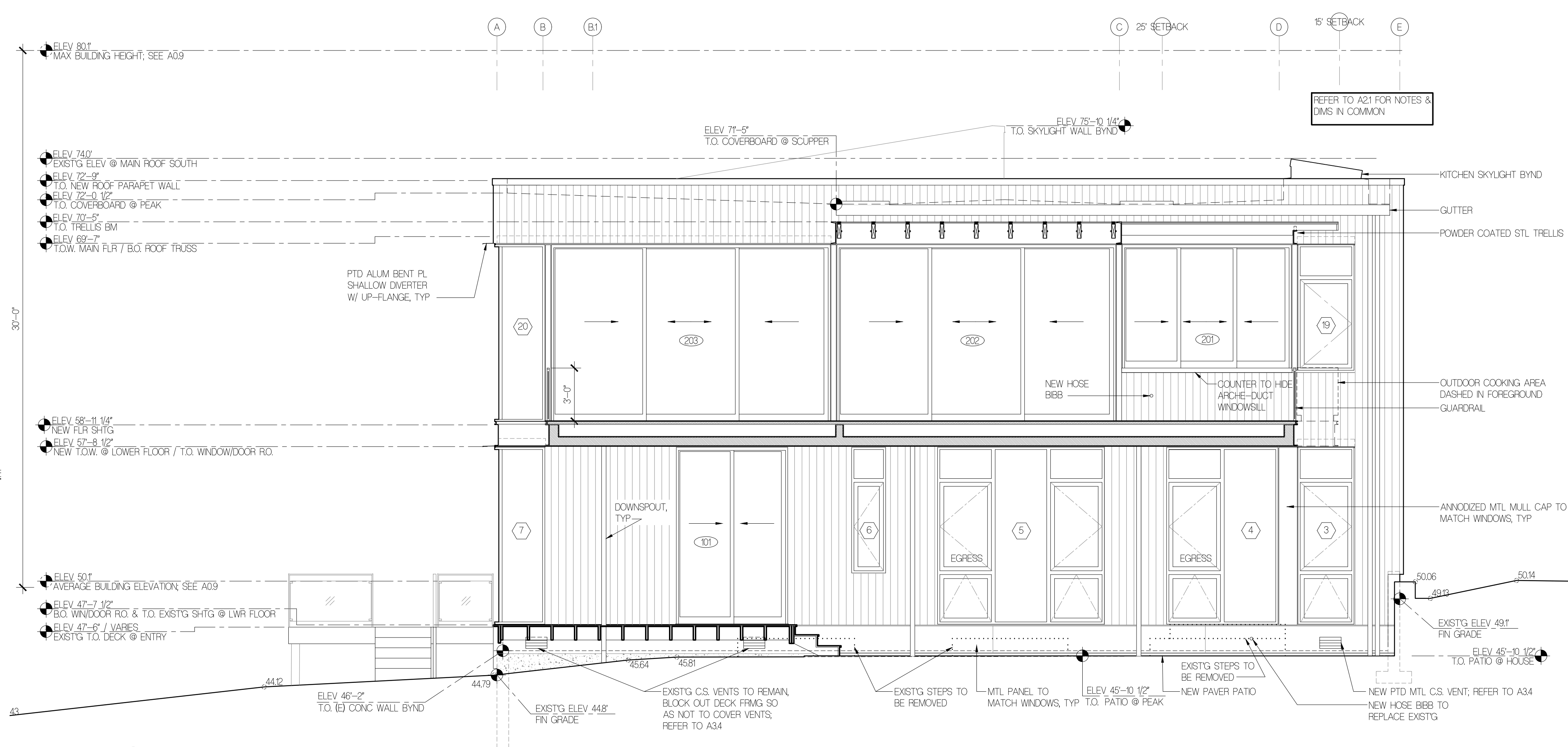
ROOF PLAN
 1/4" = 1'-0"

ROOF PLAN

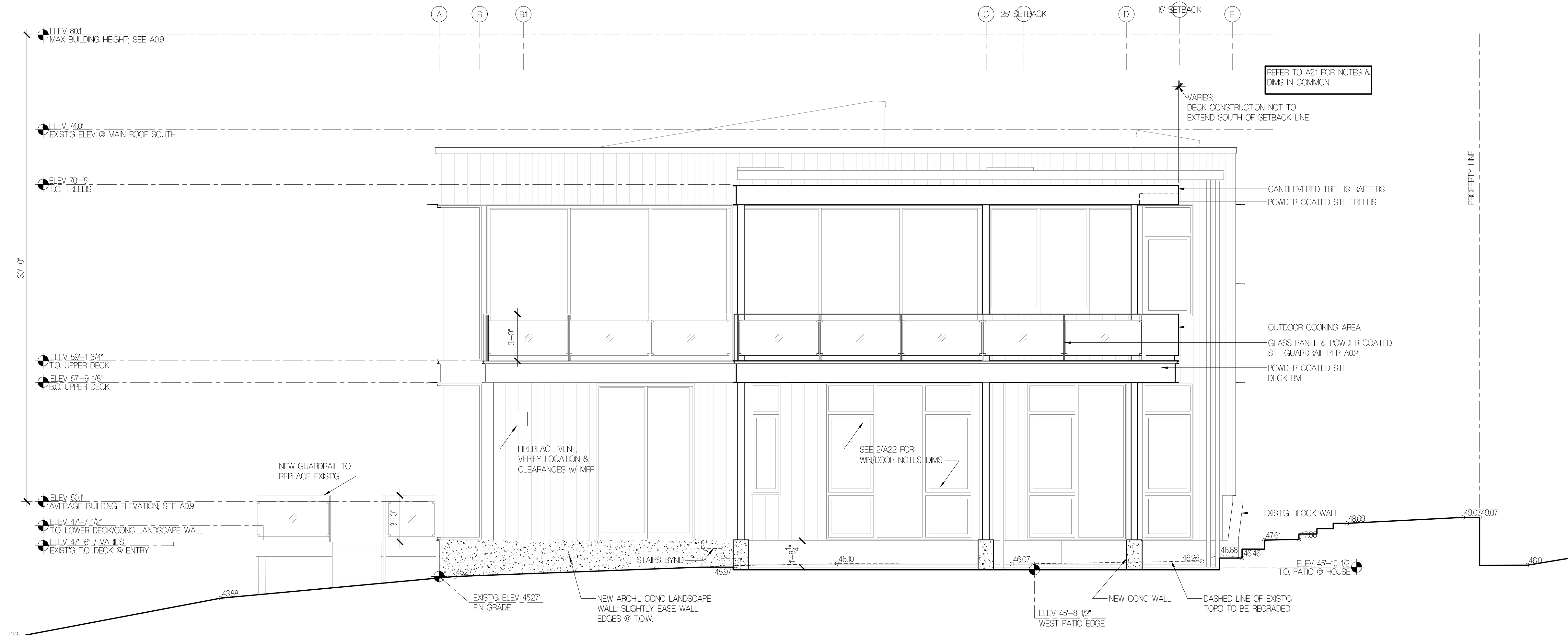
A1.3



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



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



WEST ELEVATION
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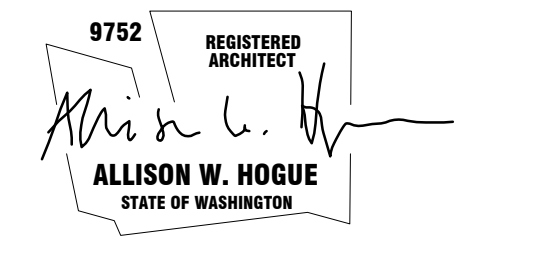
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PROFESSIONAL STAMP



BUILDING DEPT STAMP

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

EXTERIOR ELEVATIONS

A2.2

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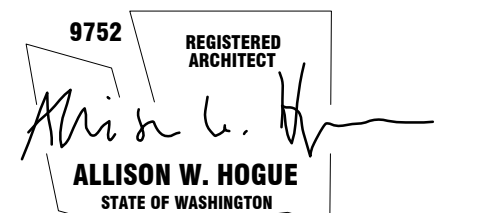
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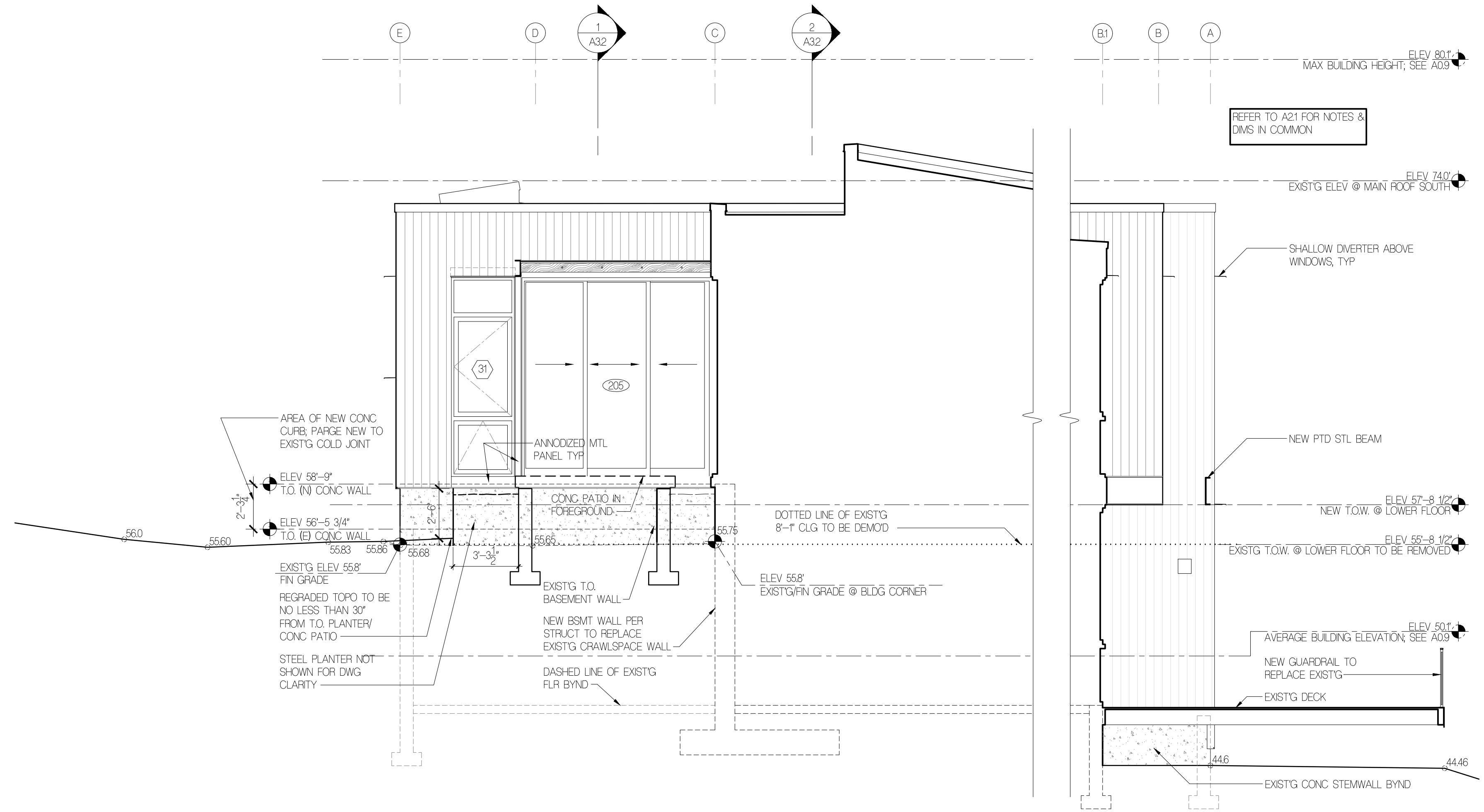


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EXTERIOR ELEVATIONS

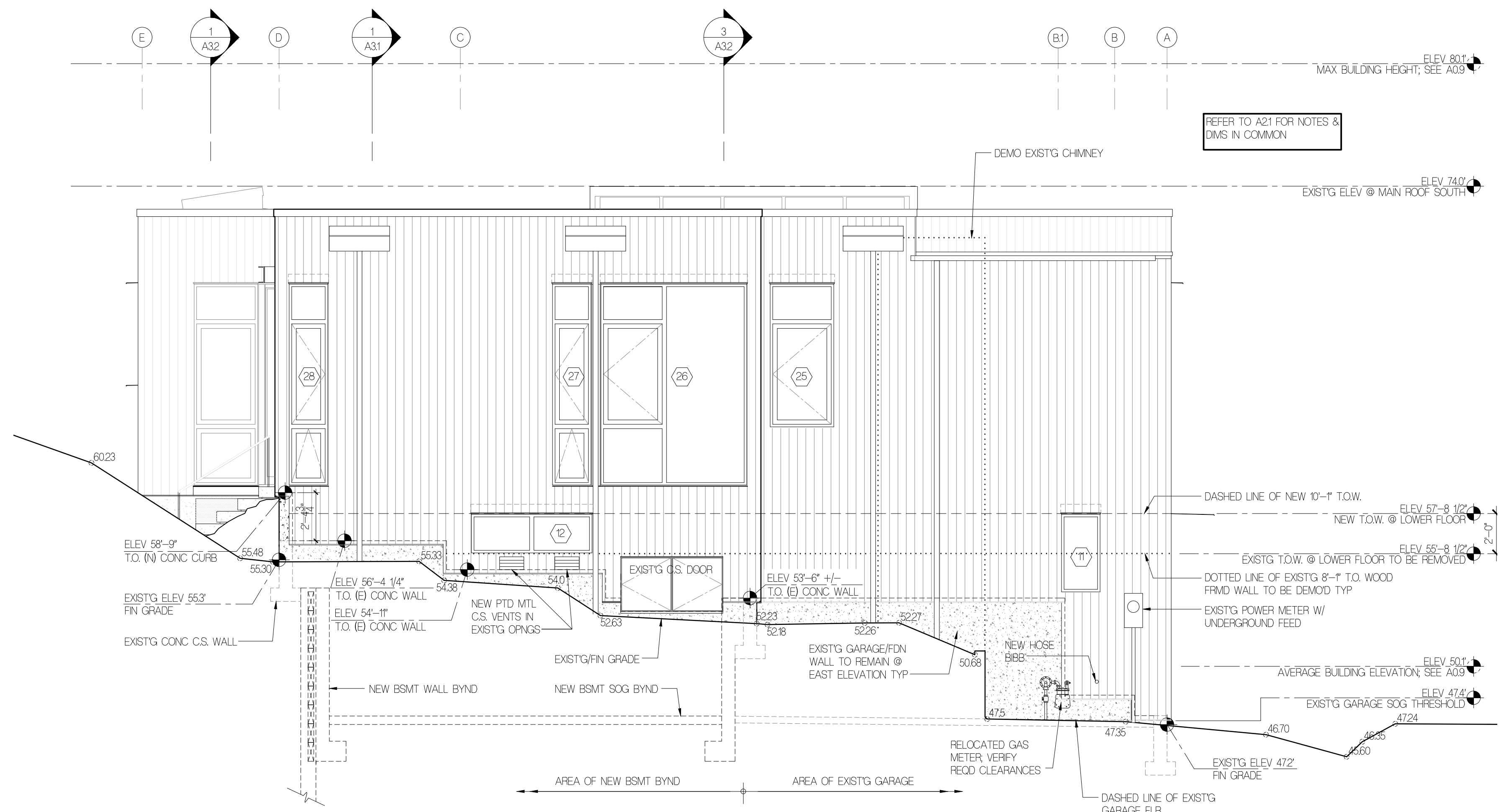
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EAST ELEVATION

1/4" = 1'-0"

2



EAST ELEVATION

1/4" = 1'-0"

1

FLEETWOOD WINDOWS & DOORS 4/13/2023

Job Name: LABAN
Customer: Mercer Builders
Quote: #205

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	Simulated Performance Alternative	Glazing Area (ft ²) Qty:
DOOR	Series 3070-T	20-0	C	0.47	0.31 0.21	0.32 0.21	63.18 [75.5x120.5]1
DOOR	Series 3070-T	21-0	C	0.47	0.31 0.21	0.31 0.21	68.18 [114.5x85.75]1
DOOR	Series 3070-T	22-0	C	0.47	0.31 0.21	0.27 0.23	320.25 [189x122]2
DOOR	Series 3070-T	23-0	C	0.47	0.31 0.21	0.32 0.21	63.18 [75.5x120.5]1
DOOR	Series 3070-T	24-0	C	0.47	0.31 0.21	0.29 0.22	97.01 [114.5x123]1

DOOR Weighted Average (ft²): 611.8

NFRC: U-Factor: 0.31 SHGC: 0.21
Simulated Performance Alternative: 0.29 0.222

Category:	Series:	Item:	Glazing:	VT:	NFRC	Simulated Performance Alternative	Glazing Area (ft ²) Qty:
WINDOW	Series 3800-T	11-0	A	0.55	0.27 0.24	0.40 0.23	27.23 [23x85.25]2
WINDOW	Series 3800-T	10-0	A	0.55	0.27 0.24	0.41 0.22	10.00 [60x21]1
WINDOW	Series 3800-T	12-0	A	0.55	0.27 0.24	0.39 0.23	14.80 [25x85.25]1
WINDOW	Series 3800-T	217-0	A	0.55	0.27 0.24	0.26 0.25	77.94 [103.5x120]1
WINDOW	Series 3800-T	26-0	A	0.55	0.27 0.24	0.40 0.22	11.50 [72x21]1
WINDOW	Series 3800-T	1-0	C	0.55	0.27 0.24	0.44 0.22	6.27 [38x23.75]1
WINDOW	Series 3800-T	2-0	C	0.55	0.27 0.24	0.34 0.24	26.34 [38x85.25]3
WINDOW	Series 3800-T	73-0	C	0.55	0.27 0.24	0.32 0.24	71.88 [39x120]4
WINDOW	Series 3800-T	74-0	C	0.55	0.27 0.24	0.28 0.25	39.60 [72.5x120]1
WINDOW	Series 3800-T	75-0	C	0.55	0.27 0.24	0.26 0.25	50.75 [113x120]1
WINDOW	Series 3800-T	76-0	C	0.55	0.27 0.24	0.39 0.23	5.91 [34x85.25]1
WINDOW	Series 3800-T	8-0	C	0.55	0.27 0.24	0.39 0.23	19.17 [23x120]1
WINDOW	Series 3800-T	79-0	C	0.55	0.27 0.24	0.28 0.25	85.58 [84.75x120]2
WINDOW	Series 3800-T	214-0	C	0.55	0.27 0.24	0.39 0.23	11.15 [23x120]1

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WINDOW	Series	Item	Glazing	VT	NFRC	Simulated Performance Alternative	U-Factor / SHGC	U-Factor / SHGC	Weighted Average	(ft ²) Qty:
WINDOW	Series 3800-T	215-0	C	0.55	0.27 0.24	0.27 0.25	51.42	[88x120]1		
WINDOW	Series 3800-T	216-0	C	0.55	0.27 0.24	0.39 0.23	11.15	[23x120]1		
WINDOW	Series 3800-T	218-0	C	0.55	0.27 0.24	0.25 0.26	110.17	[160x120]1		
WINDOW	Series 3800-T	19-0	C	0.55	0.27 0.24	0.38 0.23	20.00	[94x120]1		
WINDOW	Series 3800-T	77-0	E	0.55	0.28 0.24	0.26 0.26	184.51	[137x120]2		
WINDOW	Series 3800-T	1213-0	E	0.55	0.28 0.24	0.26 0.25	78.84	[118.5x120]1		
WINDOW	Series 450-T	9-1	A	0.44	0.28 0.2	0.31 0.19	22.34	[19.93x85.68]2		
WINDOW	Series 450-T	17-4	A	0.44	0.28 0.2	0.31 0.18	8.31	[20.93x85.125]1		
WINDOW	Series 450-T	18-5	A	0.44	0.28 0.2	0.28 0.21	14.65	[36.93x85.125]1		
WINDOW	Series 450-T	18-6	A	0.44	0.29 0.2	0.30 0.19	8.51	[36.93x33.188]1		
WINDOW	Series 450-T	2-2	C	0.44	0.28 0.2	0.28 0.21	41.15	[34.68x56.938]3		
WINDOW	Series 450-T	3-2	C	0.44	0.28 0.2	0.28 0.21	58.12	[36.68x56.625]4		
WINDOW	Series 450-T	4-2	C	0.44	0.28 0.2	0.28 0.20	13.17	[33.188x71.125]1		
WINDOW	Series 450-T	4-3	C	0.44	0.29 0.2	0.30 0.19	7.65	[33.188x33.188]1		
WINDOW	Series 450-T	5-2	C	0.44	0.28 0.2	0.28 0.21	13.73	[34.60x45.125]1		
WINDOW	Series 450-T	5-3	C	0.44	0.29 0.2	0.30 0.19	7.98	[34.60x33.188]1		
WINDOW	Series 450-T	5-4	C	0.44	0.28 0.2	0.28 0.21	13.73	[34.60x45.125]1		
WINDOW	Series 450-T	5-7	C	0.44	0.29 0.2	0.30 0.19	7.98	[34.60x33.188]1		
WINDOW	Series 450-T	6-2	C	0.44	0.28 0.2	0.31 0.18	8.40	[20.68x56.438]1		
WINDOW	Series 450-T	13-2	C	0.44	0.28 0.2	0.28 0.21	13.86	[34.93x85.125]1		
WINDOW	Series 450-T	13-3	C	0.44	0.29 0.2	0.30 0.19	8.05	[34.93x33.188]1		
WINDOW	Series 450-T	14-2	C	0.44	0.28 0.2	0.32 0.18	8.02	[19.68x56.625]1		
WINDOW	Series 450-T	15-2	C	0.44	0.28 0.2	0.28 0.21	13.86	[34.93x85.125]1		
WINDOW	Series 450-T	15-3	C	0.44	0.29 0.2	0.30 0.19	8.05	[34.93x33.188]1		
WINDOW	Series 450-T	16-2	C	0.44	0.28 0.2	0.32 0.18	8.02	[19.68x56.625]1		
WINDOW	Series 450-T	7-2	D	0.44	0.29 0.2	0.28 0.21	27.72	[34.93x85.125]2		
WINDOW	Series 450-T	7-3	E	0.44	0.29 0.2	0.31 0.19	16.10	[34.93x33.188]2		

WINDOW Weighted Average (ft²): 1241.51

NFRC: U-Factor: 0.275 SHGC: 0.229
Simulated Performance Alternative: 0.29 0.236

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	Total Glazing Area
NFRC: U-Factor: 0.29 SHGC: 0.22	(ft ²): 1853.31
Simulated Performance Alternative: 0.29 0.23	

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-lit glass. Tint on glass will further reduce the SHGC values.

Glazing Type:	Description:	U-Factor	SHGC
A CLR5366189G	1" Clear Cardinal 366 6mm-R, 0.5argon, Clear Cardinal 189 6mm-R	0.19	0.26
B CLR5366189TG	1" Clear Cardinal 366 6mm-T, 0.5argon, Clear Cardinal 189 6mm-T	0.19	0.26
C CLR5366189TG	1" Clear Cardinal 366 6mm-T, 0.5argon, Clear Cardinal 189 6mm-T	0.19	0.26
D CLR6366189G	1.25" Clear Cardinal 366 6mm-R, 0.75argon, Clear Cardinal 189 6mm-R	0.2	0.26
E CLR6366189GT	1.25" Clear Cardinal 366 6mm-T, 0.75argon, Clear Cardinal 189 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

NOTES:
1. Light-by-Light glazing may affect energy values.

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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 F40211 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 (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 I 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 I BRONZE	YES	VERIFY SIZE W/ FRMG LAYOUT
38	5'-9 3/4" x 18'-5"	FIXED	CRYSTALITE 30258	CRY-M-10-000540-00005	106.4	ALUM	.41	366 TEMP/CLEAR LAM	ANODIZED CLASS I 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 I 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 I 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 RECD 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 R308.62

EXTERIOR DOOR SCHEDULE: FOLLOW 2018 WSEC, TABLE F40211 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	Ⓢ	FLEETWOOD	SERIES 3070-T		Ⓢ	Ⓢ	Ⓢ	Ⓢ	4"	Ⓢ	BLACK	BLACK	
102	5'-9" x 10'-1"	5'-8" x 10'-0"	FNOT w/ FIXED LEAF		INSENSATION	FW FRAMELESS PIVOT ENTRANCE DOOR	375' 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 VARIES	2'-8" x VARIES	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
201	9'-7 1/2" x 7'-2 3/4"	9'-6 1/2" x 7'-1 3/4"	TRPL SLIDER	Ⓢ	FLEETWOOD	SERIES 3070-T W/ ARCHE-DUCT		Ⓢ	Ⓢ	Ⓢ	Ⓢ	6 1/16"	Ⓢ	BLACK	BLACK	
202	15'-10" x 10'-2 3/4"	15'-9" x 10'-1 3/4"	TRPL SLIDER	Ⓢ	FLEETWOOD	SERIES 3070-T W/ ARCHE-DUCT	TYPE AA	Ⓢ	Ⓢ	Ⓢ	Ⓢ	6 1/16"	Ⓢ	BLACK	BLACK	
203	15'-10" x 10'-2 3/4"	15'-9" x 10'-1 3/4"	TRPL SLIDER	Ⓢ	FLEETWOOD	SERIES 3070-T W/ ARCHE-DUCT	TYPE AA	Ⓢ	Ⓢ	Ⓢ	Ⓢ	6 1/16"	Ⓢ	BLACK	BLACK	
204	6'-4 1/2" x 10'-1 1/2"	6'-3 1/2" x 10'-0 1/2"	SINGLE SLIDER	Ⓢ	FLEETWOOD	SERIES 3070-T W/ ARCHE-DUCT		Ⓢ	Ⓢ	Ⓢ	Ⓢ	4"	Ⓢ	BLACK	BLACK	
205	9'-7 1/2" x 10'-2 3/4"	9'-6 1/2" x 10'-1 3/4"	TRPL SLIDER	Ⓢ	FLEETWOOD	SERIES 3070-T W/ ARCHE-DUCT		Ⓢ	Ⓢ	Ⓢ	Ⓢ	6 1/16"	Ⓢ	BLACK	BLACK	

TOTAL VERTICAL GLAZING U-VALUE: REFER TO 2/A24

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 ROGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS, WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM RECD 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 R402.34, 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 RO. @ EACH JAMB; † OVERALL SHIM @ HEAD & SILL.
7. INSTALLATION OPTION TO BE NAIL FIN WHERE AVAILABLE.
8. INTERIOR GLAZING PROFILE TO BE SQUARE.
9. REFER TO A25 & A26 FOR NET FRAME DIAGRAMS.
10. REFER TO A24 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 F40211 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
1	3'-3" x 2'-0 3/4"	3'-2" x 1'-11 3/4"	FIXED	Ⓢ	FLEETWOOD	SERIES 3800-T W/ 450-T INSERTS		Ⓢ	Ⓢ	Ⓢ	Ⓢ	4 1/2"	Ⓢ	BLACK	BLACK	
2	3'-3" x 7'-2 1/4"	3'-2" x 7'-1 1/4"	OUTSWING	Ⓢ	FLEETWOOD	SERIES 3800-T W/ 450-T INSERTS	TYPE A	Ⓢ	Ⓢ	Ⓢ	Ⓢ	4 1/2"	Ⓢ	BLACK	BLACK	
3	3'-3" x 10'-1"	3'-2" x 10'-1"	OUTSWING	Ⓢ	FLEETWOOD	SERIES 3800-T W/ 450-T INSERTS	TYPE B	Ⓢ	Ⓢ	Ⓢ	Ⓢ	4 1/2"	Ⓢ	BLACK	BLACK	
4	6'-1 1/2" x 10'-1"	6'-0 1/2" x 10'-0"	OUTSWING	Ⓢ	FLEETWOOD	SERIES 3800-T W/ 450-T INSERTS	TYPE C	Ⓢ	Ⓢ	Ⓢ	Ⓢ	4 1/2"	Ⓢ	BLACK	BLACK	
5	9'-6" x 10'-1"	9'-5" x 10'-0"	OUTSWING	Ⓢ	FLEETWOOD	SERIES 3800-T W/ 450-T INSERTS										

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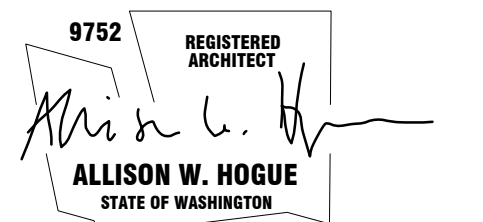
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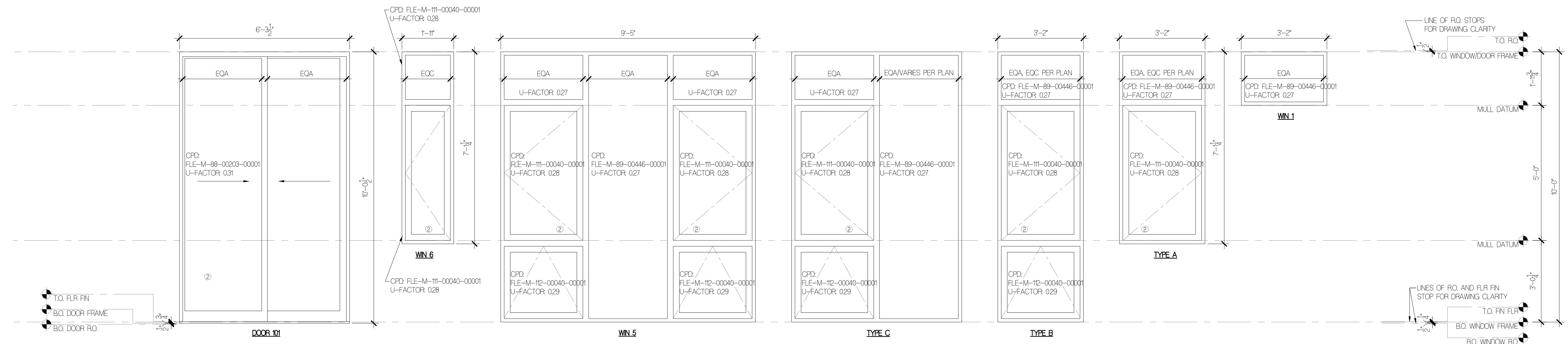
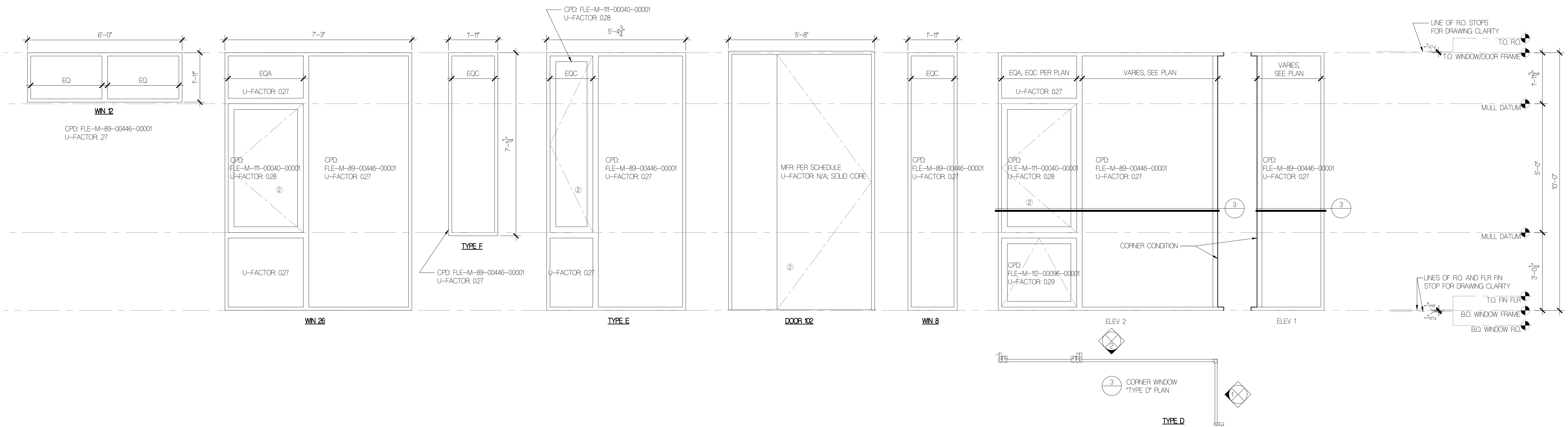


BUILDING DEPT STAMP

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 REQD CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.
 4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IFC.
 5. VERIFY THAT ALL EGRESS WINDOWS MEET IRC REQUIREMENTS: MIN. 5.7 SF; 20" CLEAR OPEN WIDTH; 24" MIN CLEAR OPEN HEIGHT; 44" MAX SILL HEIGHT.
 6. INCLUDES 1/2" SHIM FOR RO. @ EACH JAMB; 1" OVERALL SHIM @ HEAD & SILL.
 7. WINDOW HARDWARE COLOR TO BE MATTIE BLACK.
 8. WINDOW SCREEN COLOR TO BE EBONY.
 9. REFER TO PLANS FOR CONDITIONED SPACE REQUIREMENTS.
 10. INTERIOR GLAZING PROFILE TO BE SQUARE.
 11. INSTALLATION METHOD TO BE W/ NAILING FIN.
 12. REFER TO A2.4 & A2.5 FOR NET FRAME DIAGRAMS.
 13. REFER TO A2.4 ENERGY REPORT FOR U-FACTOR, AREA, UA, GLASS TYPE AND CPD NUMBERS.
 14. BLACK FINISH NOTED REFERS TO CLASS 1 BLACK ANODIZED.

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

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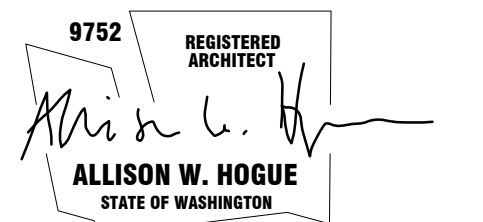
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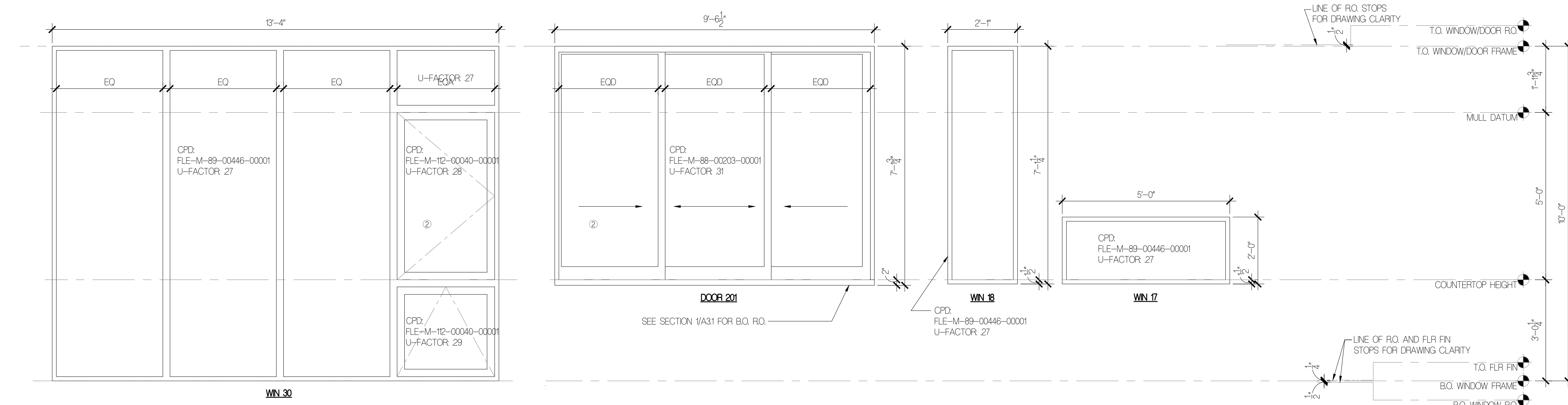
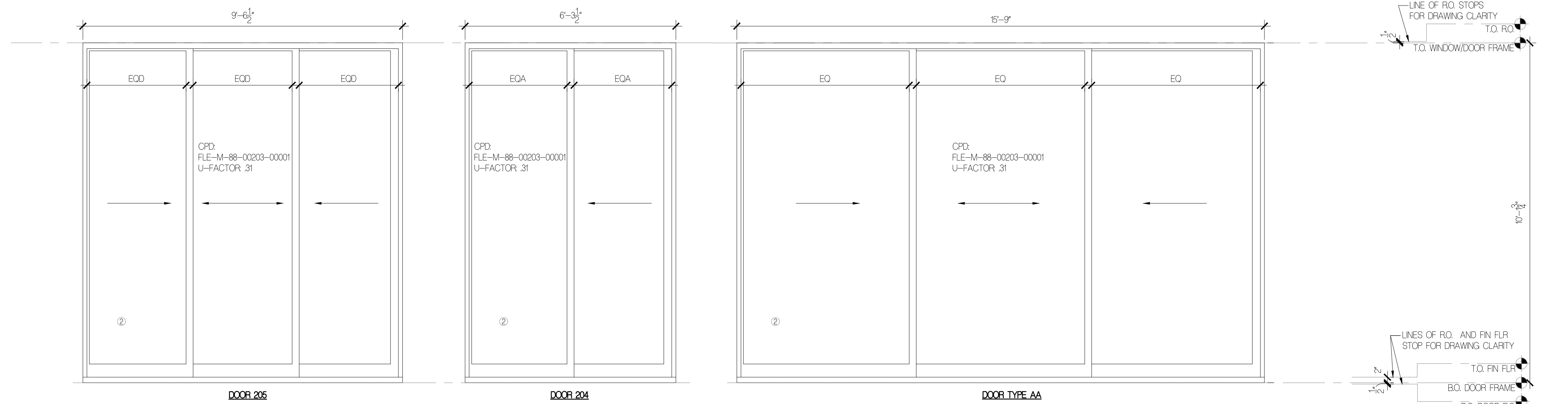


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ISSUE DATE
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WINDOW/DOOR DIAGRAMS

A2.6

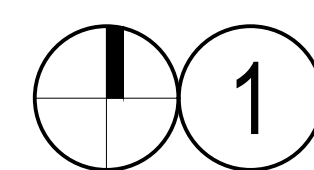


- NOTES:
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 2. WINDOW SWING DIRECTION REFERENCED ON EXTERIOR ELEVATIONS.
 3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING WINDOWS, WHERE WINDOW JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D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

WINDOW AND DOOR DIAGRAM

1/2" = 1'-0"



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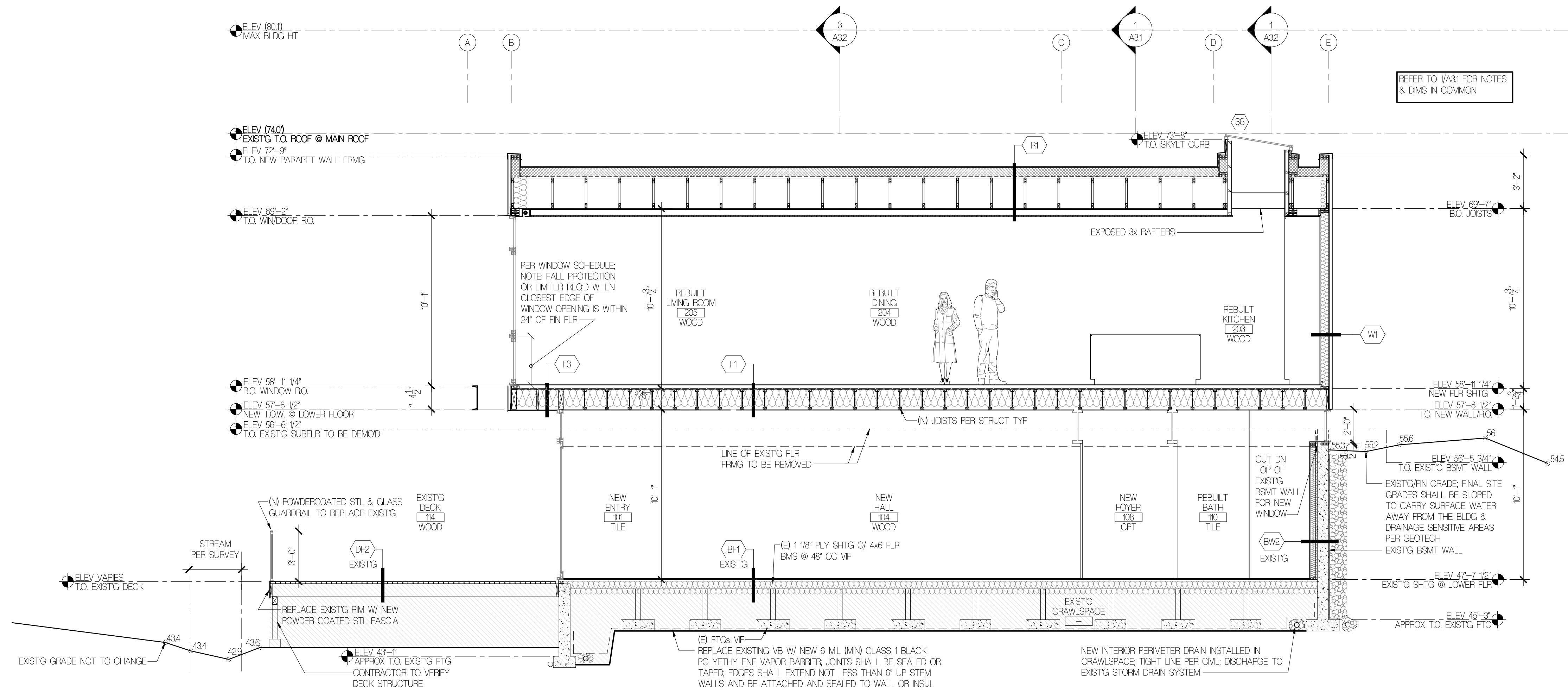
9752 REGISTERED ARCHITECT
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BUILDING DEPT STAMP

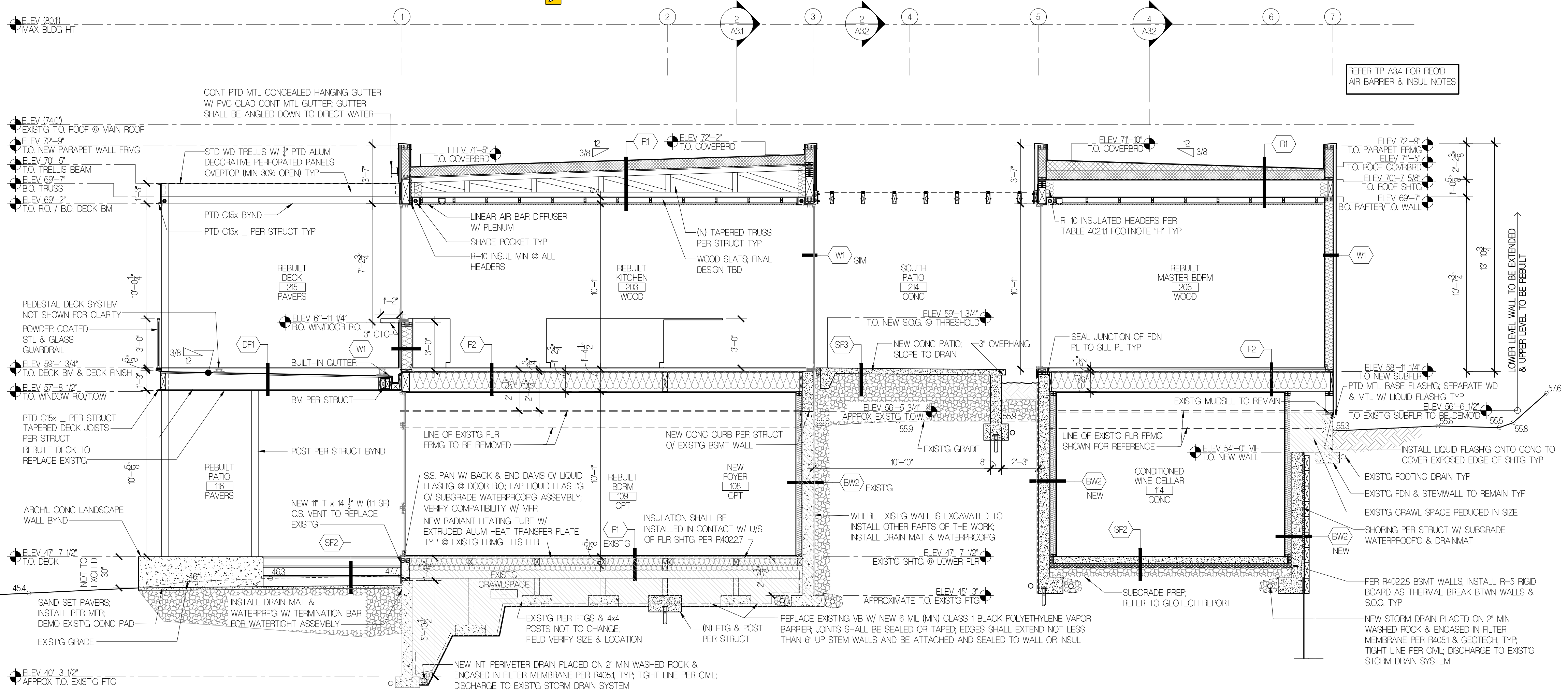
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PRE-APPLICATION FOLLOW UP	5.10.22
PRE-APPLICATION FOLLOW UP	4.29.22
PRE-APPLICATION FOLLOW UP	10.15.21
PRE-APPLICATION MTG	10.14.21
PRE-APPLICATION NOTES	10.5.21

BUILDING SECTIONS

A3.1



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



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

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

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

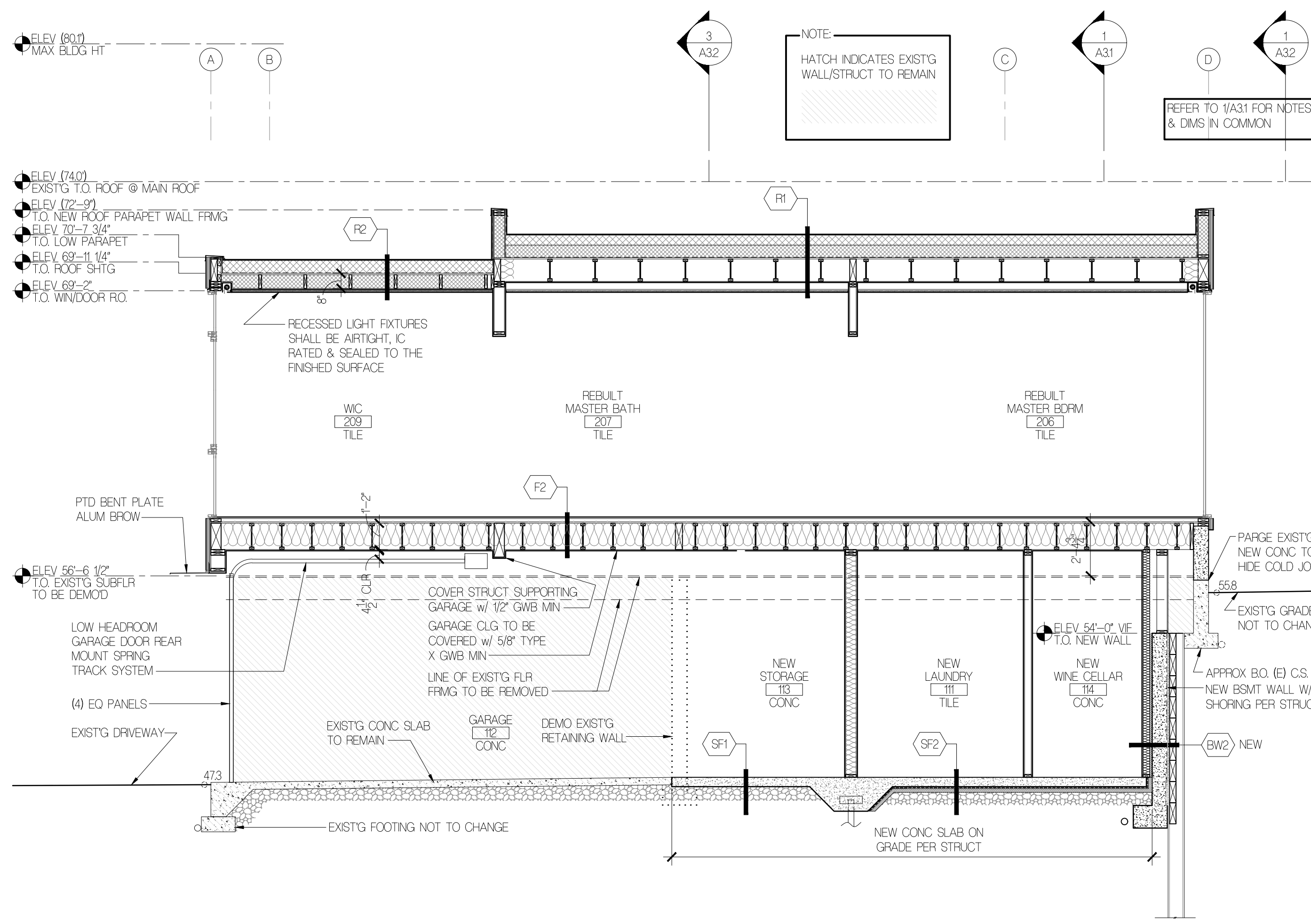
NOTE: REFER TO A33 FOR ALL WALL, ROOF & FLOOR ASSEMBLIES.

LEGEND

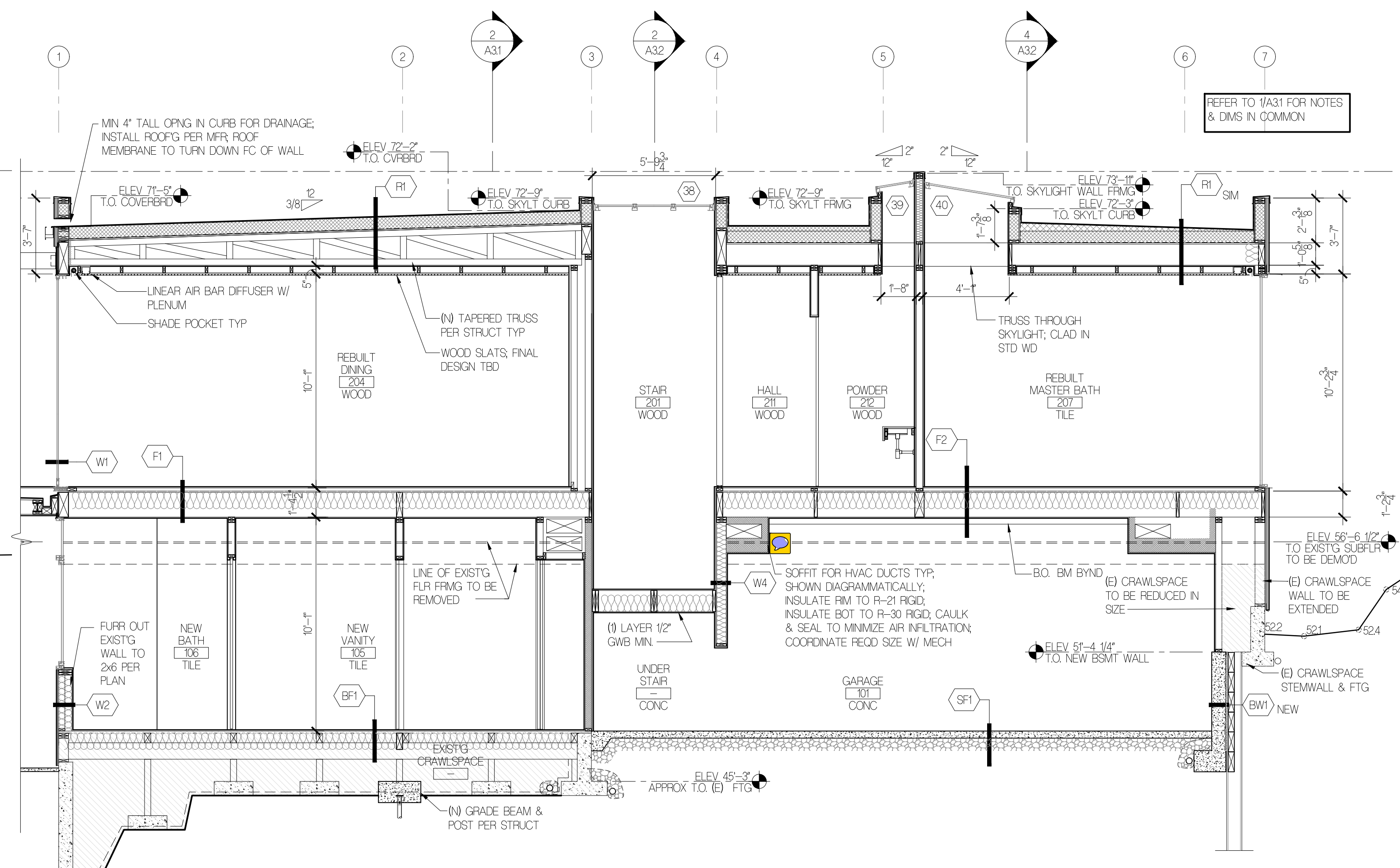
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- HATCH INDICATES EXISTG WALL STRUCT/AREA TO REMAIN
- PTD C15K BYND
- PTD C15K PER STRUCT TYP
- REBUILT DECK TO REPLACE EXISTG
- ARCH'L CONC LANDSCAPE WALL BYND
- SAND SET PAVERS
- EXISTG GRADE

1

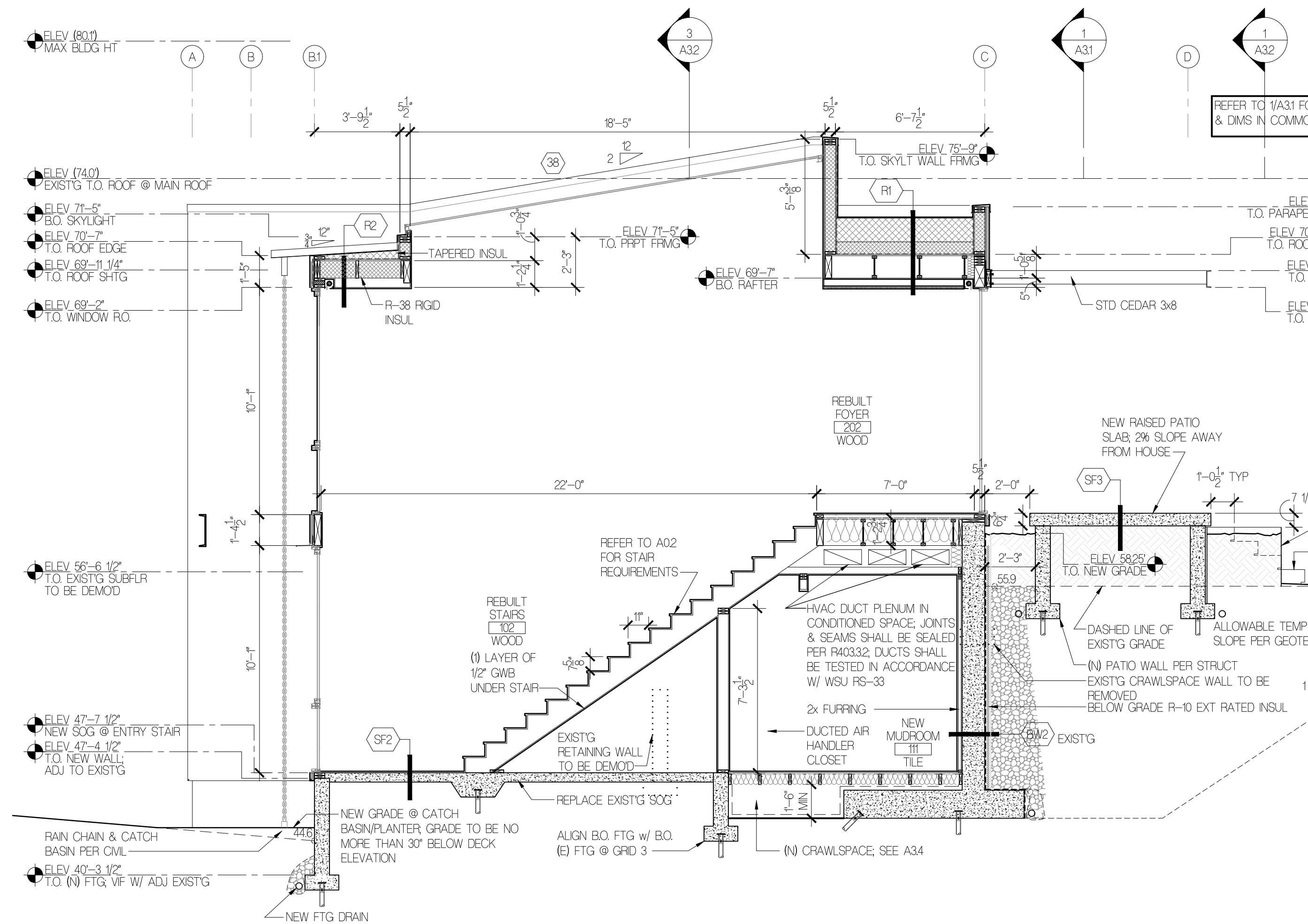
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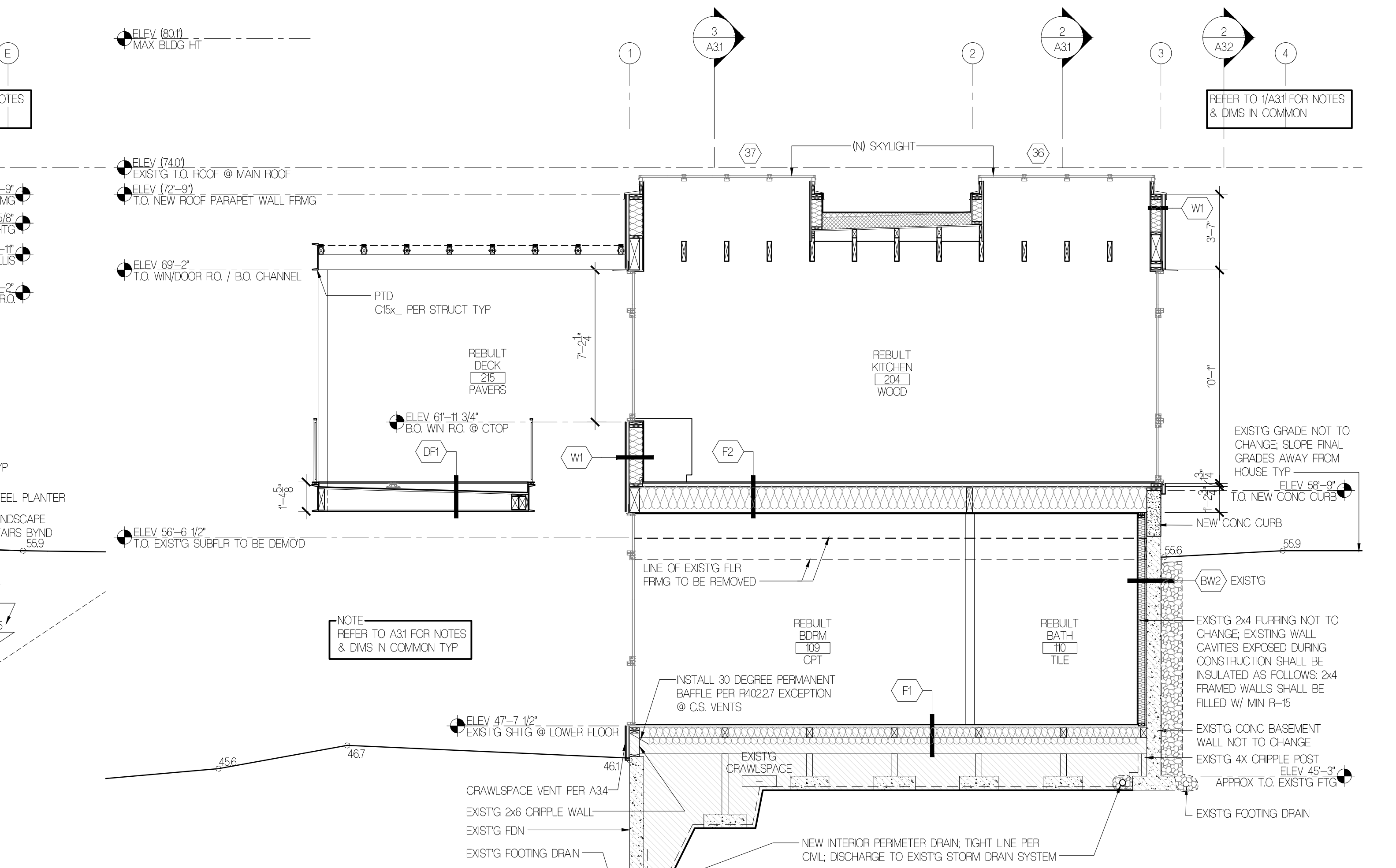
BUILDING SECTION
 1/4" = 1'-0"



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



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9752 REGISTERED ARCHITECT
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ALLISON W. HOGUE
STATE OF WASHINGTON

BUILDING DEPT STAMP

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PRE-APPLICATION NOTES	10.5.21

BUILDING ASSEMBLIES

A3.3

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

ROOF ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(R2)	REBUILT LOW ROOF	
EXT	(N) SINGLE MEMBRANE ROOFING INSTALL PER MFR	
	(N) 1/4" PROTECTION BOARD	
	(N) SLOPED POLYISO RIGID INSULATION (3/8" PER T-O MIN)	
	(N) POLYISO RIGID (2 LAYERS ADHERED) INSULATION R-38 WHERE OCCURS ⑥	
	(N) SELF-ADHERED VAPOR BARRIER	
	(N) SH-TG PER STRUCT	
	(N) RAFTERS PER STRUCT	
INT	(N) CEILING ASSEMBLY PER F1 ⑤	

- SEE OTHER ARCH-DWG FOR ADDL EXT & ASSEMBLY DETAILS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- SINGLE RAFTER CEILING PER TABLE R40211 FOOTNOTE e; THE INSULATION MAY BE REDUCED TO R-38 IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL
- DEPTH OF CEILING TREATMENT SUBJECT TO DESIGN DEVELOPMENT
- NO SLAT TREATMENT AT SIM, 5/8" GWB ONLY W/ PVA VAPOR BARRIER PRIMER
- R30311 EXCEPTION FOR ROOF INSUL INSTALLED ABOVE THE DECK THE R-VALUE SHALL BE LABELED AS REQD BY THE MATL STANDARDS SPECIFIED IN TABLE R3062 OF THE IRC

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(SF1)	(N) UNCONDITIONED SOG FLOOR	
INT	SOG; 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	

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

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(SF3)	NEW SOG 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	

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(DF1)	REBUILT DECK - IMPERVIOUS	
EXT	(N) 3/4" PORCELAIN SLAB PAVERS W/ 1/8" JOINTS	
	(N) ADJ BASE LEVELERS W/ ISOLATION PADS	
	(N) 60 MIL (MIN) SINGLE MEMBRANE ROOFG	
	(N) 1/4" GLASS-MAT FACED GYPSUM COVERBOARD	
	(N) SH-TG PER STRUCT	
	(N) TAPERED JOISTS PER STRUCT SLOPED TO DRAIN	
EXT	(N) 1/4 STD CEDAR T&G SOFFIT	

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

- SEE OTHER ARCH-L DWGS FOR ADDL EXT & ASSEMBLY DETAILS
- THERMAL BREAK BETWEEN FLOOR SLAB & BASEMENT WALL
- INSULATED FLOOR PER R40227; FLOOR FRMG CAVITY INSUL SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLR DECKING; INSUL SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- CONTROL JOINTS PER STRUCT; VERIFY LAYOUT WITH ARCH PRIOR TO FABRICATION.

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F1)	(N) OR (E) WOOD FRAMED FLOOR - INSULATED	
INT	(N) 3/4" WD FURRING 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-30 BATT OR RIGD INSUL & RADIAN HEATING TUBES W/ ALUM TRACKS ①	
INT	CRAWLSPACE	

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F2)	(N) WOOD FRAMED FLOOR W/ RADIAN	
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-RIGD BATT INSUL FOR SOUND ATTENUATION	
INT	(N) 5/8" GWB	

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F3)	(N) INSULATED WOOD FRAMED FLOOR W/ RADIAN	
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-30 STONE WOOL SEMI-RIGD BATT INSUL ①	
	1" AIRSPACE MIN FOR VENTING WHERE OCCURS	
EXT	STD 1x4 CEDAR T&G	

- INSULATED FLOOR PER R40227; FLOOR FRMG CAVITY INSUL SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLR DECKING; INSUL SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- EXISTG FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL.

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F4)	(N) OUTDOOR PAVER ASSEMBLY	
EXT	(N) CONC PAVERS (2" THICK) W/ PENETRATING SEALER & 3/16" JOINTS; SLOPE PER PLAN; FLL JOINTS W/ SAND	
	(N) 1" THICK LAYER OF BEDDING SAND	
	(N) BASE COURSE	

FLOOR ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(F5)	(N) OUTDOOR PAVER ASSEMBLY	
EXT	(N) CONC PAVERS (2" THICK) W/ PENETRATING SEALER & 3/16" JOINTS; SLOPE PER PLAN; FLL JOINTS W/ SAND	
	(N) 1" THICK LAYER OF BEDDING SAND	
	(N) BASE COURSE	

- UNQ. IN INTERIOR ELEVATIONS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- R40228 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.

WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(W1)	REBUILT EXT WALL TYPICAL	
INT	(N) 5/8" GWB W/ PVA PRIMER VAPOR BARRIER SEE INT ELEV FOR ADDL FINISHES	
	(N) 2x WOOD STUDS PER PLAN W/ R-21 STONE WOOL SEMI-RIGD 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 OJ W/ STUDS	
	② (N) 3/4" HORZ FURRING STRIP @ 24" OC.	
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	

WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(W2)	EXISTG 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 REQD W/ R-21 STONE WOOL SEMI-RIGD BATT INSUL	
	(N) SHEATHING PER STRUCT	
EXT	REFER TO W1 FOR REMAINING WALL ASSEMBLY	

- UNQ. IN INTERIOR ELEVATIONS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- WALLS SEPARATING GARAGE & DWELLING; 5/8" GWB (REFER TO A02 FIRE PROTECTION NOTES @ A02
- WHERE WALLS SEPARATE CONDITIONED & UNCONDITIONED SPACE, INSTALL IRC REQURED STONE WOOL SEMI-RIGD BATT OR RIGD INSUL
- EXISTG FRMG CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED W/ FULL DEPTH INSUL.

SUBGRADE WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(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 OJ SHEET DRAINAGE COMPOSITE; REFER TO BW2 FOR DRAIN ASSEMBLY @ SHORING	
EXT	(E) OR (N) DRAINAGE AGGREGATE ZONE	

SUBGRADE WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(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 (R402.11 10/15/21 + TB) OR 2x FLAT FRMD PER PLAN	
	(N) 1 1/4" AIR SPACE W/ R-5 CONT INSUL OR 1/2" AIRSPACE PER PLAN	
	(E) CONCRETE WALL W/ (N) CONC CURB PER STRUCT OR (N) CONC WALL PER STRUCT	
	AT (N) WALLS W/O SHORING: INSTALL THERMOPLASTIC WATERPROOFING MEMBRANE W/ ACTIVE POLYMER CORE OJ R-10 RIGD INSUL OJ SHEET DRAINAGE COMPOSITE; CONNECT BASE DRAINAGE TO DRAIN PIPE; CONNECT TO DISCHARGE SYSTEM PER CIVL ③	
	AT (N) WALLS W/ SHORING: INSTALL THERMOPLASTIC WATERPROOFING MEMBRANE W/ ACTIVE POLYMER CORE OJ SHEET DRAINAGE COMPOSITE; INSTALL BASE DRAINAGE @ BOTTOMS OF FDN WHEN INSTALLED AGAINST SHORING; CONNECT BASE DRAINAGE TO DRAIN PIPE; CONNECT TO DISCHARGE SYSTEM PER CIVL	
EXT	(E) OR (N) DRAINAGE AGGREGATE ZONE	

- UNQ. IN INTERIOR ELEVATIONS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- R40228 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.

WALL ASSEMBLY		
MARK	ASSEMBLY MATERIALS	ASSEMBLY SKETCH
(W3)	EXISTG 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 REQD W/ R-21 STONE WOOL SEMI-RIGD BATT INSUL	
	(N) SHEATHING PER STRUCT	
EXT	REFER TO W1 FOR REMAINING WALL ASSEMBLY	

- UNQ. IN INTERIOR ELEVATIONS
- INSTALL ALL WEATHER & WATERPROOFING SYSTEMS PER MFR
- R40228 BASEMENT WALLS: BELOW-GRADE EXTERIOR WALL INSULATION USED ON THE EXT (COLD) SIDE OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW GRADE WALL TO THE TOP OF THE FOOTING AND SHALL BE APPROVED FOR BELOW-GRADE USE.

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

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category ¹	User Notes
5.1 ^a	Efficient Water Heating	0.5	
5.2	Efficient Water Heating	0.5	
5.3	Efficient Water Heating	1.0	Navien, NPE-240A
5.4	Efficient Water Heating	1.5	
5.5	Efficient Water Heating	2.0	
5.6	Efficient Water Heating	2.5	
6.1 ^b	Renewable Electric Energy (3 credits max)	1.0	
7.1	Appliance Package	0.5	
Total Credits		3.5	Clear Form

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

For Building Officials Only

Prescriptive Path - Single Family | 2018 Washington State Energy Code-R | 3

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

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

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

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

Summary of Table R406.2 and 406.3

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

Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category ¹	User Notes
1.1	Efficient Building Envelope	0.5	
1.2	Efficient Building Envelope	1.0	
1.3	Efficient Building Envelope	0.5	
1.4	Efficient Building Envelope	1.0	
1.5	Efficient Building Envelope	2.0	
1.6	Efficient Building Envelope	3.0	
1.7	Efficient Building Envelope	0.5	
2.1	Air Leakage Control and Efficient Ventilation	0.5	
2.2	Air Leakage Control and Efficient Ventilation	1.0	
2.3	Air Leakage Control and Efficient Ventilation	2.5	
2.4	Air Leakage Control and Efficient Ventilation	2.0	
3.1*	High Efficiency HVAC	1.0	
3.2	High Efficiency HVAC	1.0	
3.3*	High Efficiency HVAC	1.5	
3.4	High Efficiency HVAC	1.5	
3.5.1	High Efficiency HVAC	1.5	A.S.-HP 4A6L9060A1COTA
3.5.2	High Efficiency HVAC	1.5	
3.6 ^b	High Efficiency HVAC	2.0	
4.1	High Efficiency HVAC Distribution System	0.5	
4.2	High Efficiency HVAC Distribution System	1.0	

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2018 Washington State Energy Code - Residential
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Single Family - New & Additions (effective February 1, 2021) | Version 1.2

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

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

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

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

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

All Climate Zones (Table R402.1.1)	R-Value ^a	U-Factor [†]
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,c,d}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{2h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{4h}	10/15/21 int + TB	0.042
Slab ^{4f} R-Value & Depth	10, 2 ft	n/a

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

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-rafter 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 | 1

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SINGLE 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 joints	Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in 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 available space shall extend behind piping and wiring.
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 manufacturer's product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturer's specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturer's density recommendation.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for 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

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AIR BARRIER & INSULATION NOTES

1

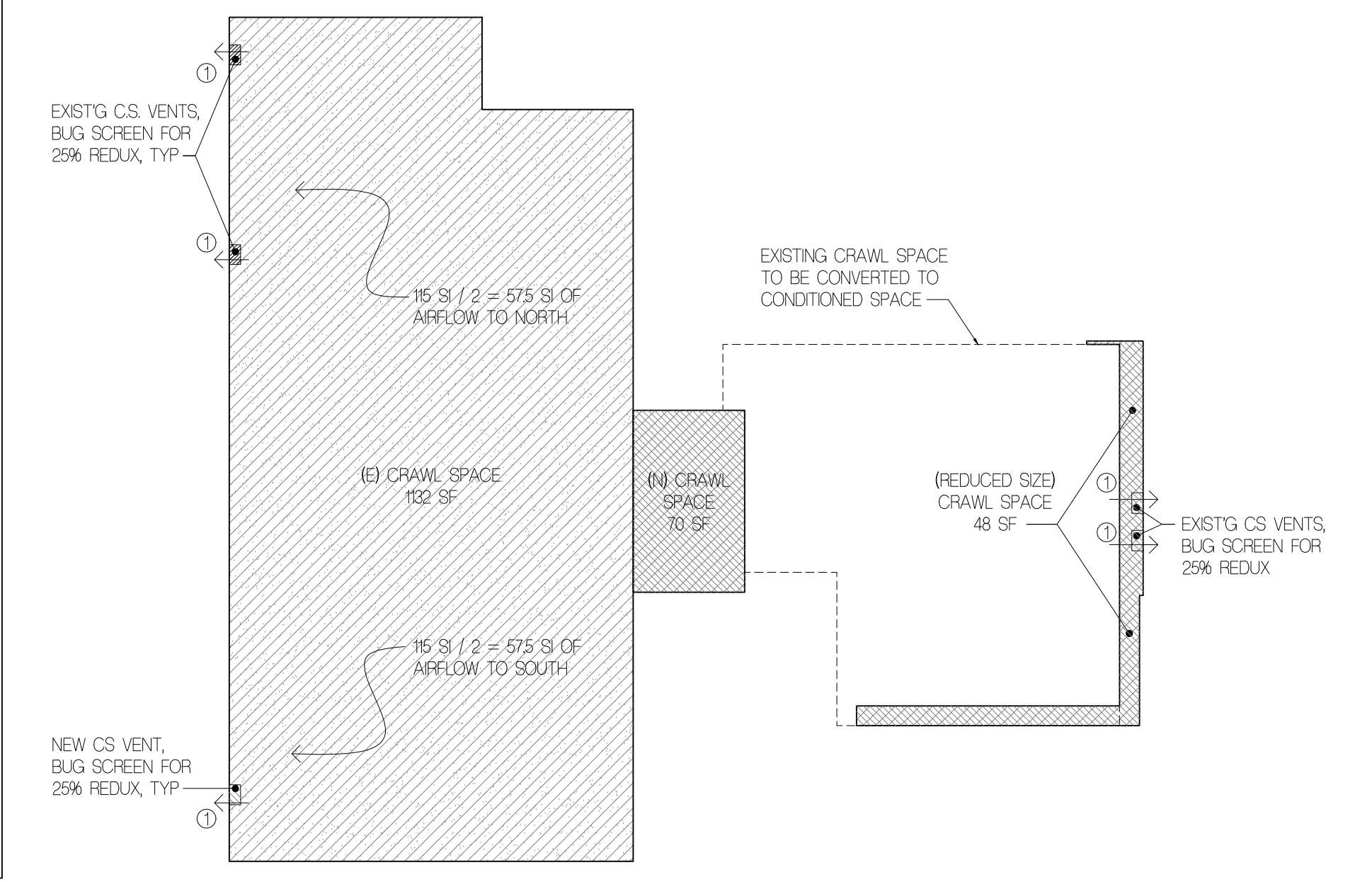
CRAWL SPACE VENTING CALCULATIONS

EXISTING WEST WING CRAWL SPACE AREA	102 SF
NEW WEST WING CRAWL SPACE AREA	70 SF
TOTAL WEST WING CRAWL SPACE AREA	172 SF
EXISTG EAST WING CRAWL SPACE AREA (REDUCED)	48 SF
TOTAL EAST WING CRAWL SPACE AREA	48 SF

REQUIRED CRAWL SPACE VENTING: 1 SF PER 1500 SF OF CRAWL SPACE AREA PER R402.6 EXCEPTION 2
172 SF OF TOTAL CRAWL SPACE / 1500 = 80 SF (116 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 R402.6 OPENINGS SHALL NOT EXCEED 1/4".

8" x 14"-12" W = 16 SQ. 16 S - 25% BUG SCREEN REDUX = 87 SQ. IN. OF VENTING REQD. 87 SQ. IN. OF VENTING PROVIDED AT EACH CRAWL SPACE VENT IS MORE THAN THE 57.5 SQ. IN. OF VENTING REQD AT EACH END, THEREFORE OKAY.



CRAWL SPACE VENTING CALCS

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LABAN REMODEL

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MERCER ISLAND, WA 98040

PROFESSIONAL STAMP
9752 REGISTERED ARCHITECT
Allison Hogue
STATE OF WASHINGTON







BUILDING DEPT STAMP

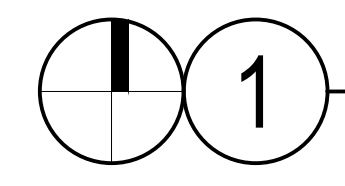
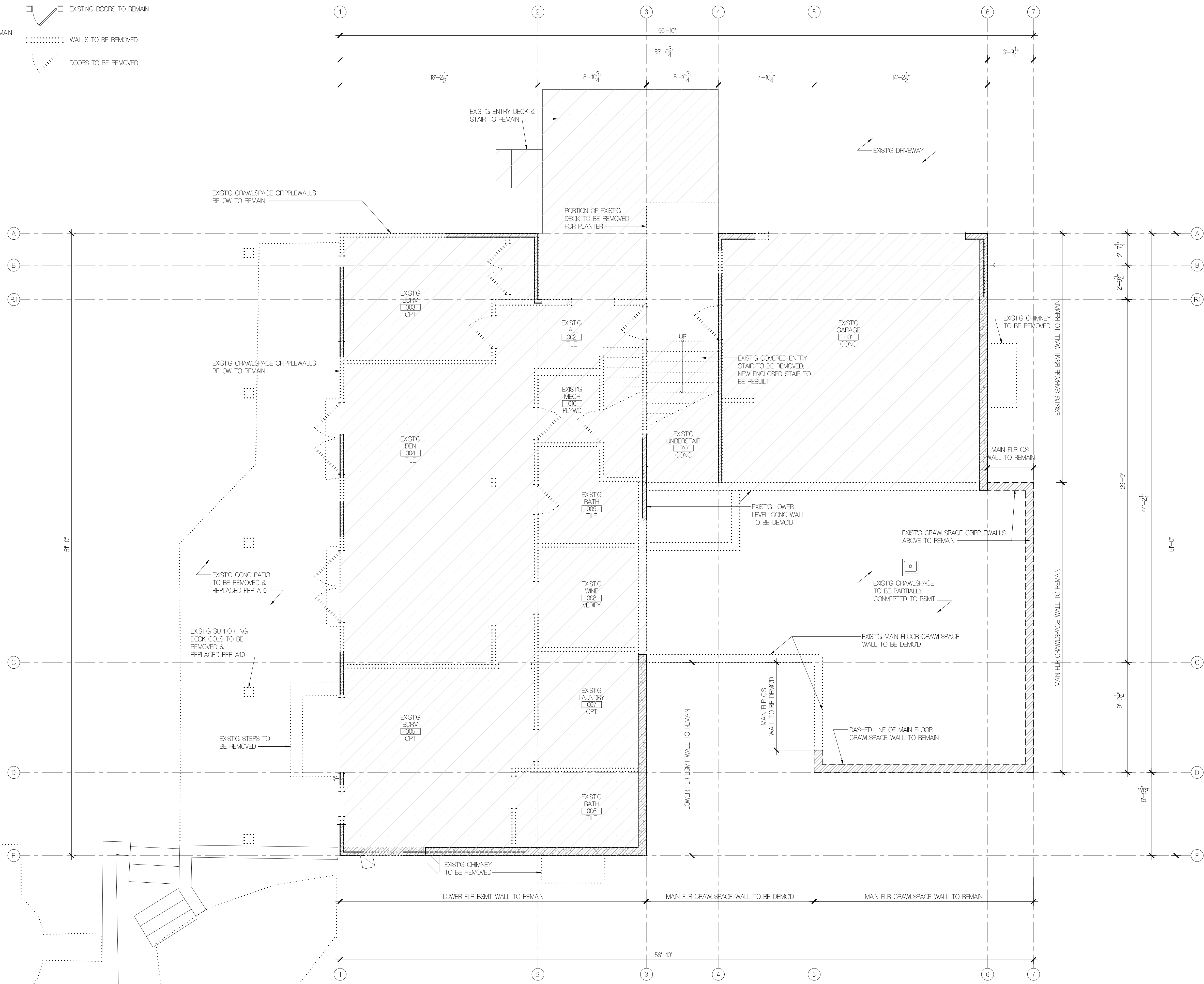
ISSUE DATE
PERMIT SET 4.14.23

ENERGY CODE COMPL. & VENT CALCS

A3.4

LEGEND

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



LOWER FLOOR DEMO PLAN

1/4" = 1'-0"

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 seattle, wa 98134
 ph 206.634.0136

OWNER

BALSA & MINA LABAN
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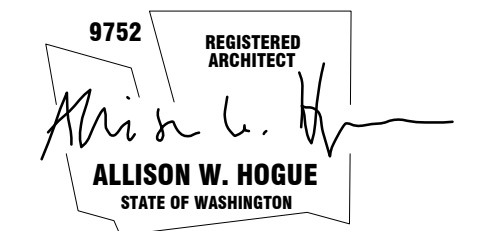
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LABAN REMODEL

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 MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

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

LOWER FLOOR DEMO PLAN

D1.0

GENERAL STRUCTURAL NOTES		ANCHORAGE	
(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		
	Kz1=10, GCp=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=10, Ss=1461 SH=0.507,			
Sds=0.974, SD1=Minimum, Cs=0.150, R=6.5,			
SEISMIC DESIGN BASE SHEAR Vsb=2350 KIPS (ULTIM)			
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BUILDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.			
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.			
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION"			
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.			
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL. PRIOR TO FABRICATION OR CONSTRUCTION, CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.			
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.			
9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.			
10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.			
STRUCTURAL STEEL			
GLUED LAMINATED MEMBERS			
MANUFACTURED LUMBER (PSLS, LSLs, LVLs)			
PLYWOOD WEB JOISTS			
CONNECTOR PLATE WOOD ROOF TRUSSES			
PFEMANUFACTURED CANOPY/AWNING			
APPROVED SETS OF SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED BY THE JURISDICTION. IF THERE IS A DOUBT WHETHER OR NOT A POST-PERMIT SUBMITTAL IS NECESSARY OR WILL BE ACCEPTED, CONSULT THE BUILDING CODE REVIEWER FOR THE ORIGINAL PERMIT. NO DRAWING SHOULD BE SUBMITTED TO THE BUILDING OFFICIAL THAT STILL BEARS THE DISPOSITION OF "REVISE AND RESUBMIT" OR SIMILAR LANGUAGE.			
11. SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2)WEEKS OF RECEIPT, WITH A NOTATION INDICATING THAT SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL AS REQUIRED BY THE JURISDICTION.			
SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE UTILIZED AND INSTALLED, AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED, EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.			
QUALITY ASSURANCE			
12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 10, 104 AND 105 OF THE IBC BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PERFORMED.			
SOL CONDITIONS, FULL PLACEMENT, AND DENSITY	PER SOLS REPORT		
FILE OR PER FOUNDATIONS	PER SOLS REPORT		
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER		
STRUCTURAL STEEL FABRICATION & ERECTION	PER ASC 300		
13. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 10406 OF THE IBC FOR THE FOLLOWING BUILDING ELEMENTS			
STRUCTURAL STEEL CONSTRUCTION			
SHEARWALLS			
HOLLOWINGS			
THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.			
STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL			
OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED IN SECTION 10 OR SPECIAL INSPECTIONS IN SECTION 1005 OR OTHER SECTIONS OF THE IBC.			
THE OWNER SHALL EMPLOY THE STRUCTURAL ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNERS REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVERS KNOWLEDGE, HAVE NOT BEEN RESOLVED.			
GEOTECHNICAL			
14. SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOLS REPORT OR AS DIRECTED BY THE SOLS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOLS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOLS REPORT.			
SEISMIC SURCHARGE	144 PSF		
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	56 PCF/35 PCF		
PASSIVE PRESSURE	250 PCF		
2" DIAMETER EXTRA-STRONG GALV PIPE PILE CAPACITY	3 TONS		
SOLS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT OF PROPOSED LABAN RESIDENCE IMPROVEMENTS LOCATED AT 10 BROOK BAY ROAD, MERCER ISLAND, WASHINGTON, 98040, PREPARED BY ZPFERGED, REPORT NUMBER ZG4 256001, DATED FEBRUARY 27, 2023.			
15. 2" DIAMETER EXTRA-STRONG GALV PIPE PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL SHALL BE DEFINED AS LESS THAN 1" PENETRATION IN 60SECONDS DURING CONTINUOUS DRIVING OF A 90-LB. JACK HAMMER UNDER THE FULL EFFORT OF THE OPERATOR. PIPE PILES SHALL BE INSTALLED IN STRICT ACCORDANCE TO SOLS ENGINEERS REQUIREMENTS. STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE A OR B, Fy=35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS SHOULD NOT BE WELDED TOGETHER. PILES SHALL BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.			
RENOVATION			
16. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.			
17. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.			
18. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.			
19. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.			
A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.			
B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.			
C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.			
D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING UNO.			
20. WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.			
21. DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN 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.			
22. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 308 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF Fc = 2500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 3" OR LESS. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF Fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE: F1, S3, W3, AND C1.			
ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR Frost-Resistant Concrete SHALL BE IN ACCORDANCE WITH ACI 308-14, TABLE 19.3.11.			
23. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.			
24. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 305-98 AND 308-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 308-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.			
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.			
25. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:			
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH			
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	3"		
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	2"		
COLUMN TIES OR SPALLS AND BEAM STIRRUPS	1-1/2"		
SLABS AND WALLS (INT. FACES) GREATER OF BAR DIAMETER PLUS	1/8" OR 3/4"		
36. GULLIAM MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSII/AISC 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 GULLIAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GULLIAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2800 PSI, Fv = 2000 PSI, E = 1800 KSI.			
37. MANUFACTURED LUMBER PSYL, 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 PSYL, 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 GRAN PARALLEL, WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:			
PSL (20E)	Fb = 2300 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (20E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (155E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (18E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI
DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC			
APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.			
MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.			
38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARES MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.			
39. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DCS P-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LEAF OF PLYWOOD.			
WALL SHEATHING SHALL BE 7/16" OR 1/2" (NOMINAL) WITH SPAN RATING 24/0			
FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/24			
WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/24			
FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 4/24			
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			
40. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.			
41. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND PFE TREATED) SHALL BE TREATED PER AWWA STANDARDS. 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 (SB3) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACO-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 308S OR A8S HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A663. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACO-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH AC2A TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.			
42. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.			
ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL T&G JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MLU" SERIES JOIST HANGERS.			
WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.			
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED			
43. WOOD FASTENERS			
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:			
SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GLN	3"	0.131"
12d	GLN	3-1/4"	0.131"
16d	GLN	3-1/2"	0.131"
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.			
NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.			
B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 80-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.			
C. SDS AND SDSWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.			
44. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:			
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL," AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING SHALL CONFORM TO TABLE 2304.01.01 OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.			
B. WALL FRAMING REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2) STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.			
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (8)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (2)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.			
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" 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 BLOCKINGS 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. TONENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL T&G 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. TONENAIL JOIST TO TOP PLATE WITH 10d AT 6"oc. TONENAIL 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 GRAN 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 JOIST SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TONENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.			
45. 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 WITHN 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 MANUFACTURERS RECOMMENDATIONS.			
46. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).			
47. 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. CANTILEVER IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (IE. 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			
48. 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", ANSII/T1.1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:			
TOP CHORD SNOW LOAD	25 PSF		
TOP CHORD DEAD LOAD	15 PSF		
BOTTOM CHORD DEAD LOAD	10 PSF		
TOTAL LOAD	50 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 BC 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 SHARES, BEARING POINTS, INTERSECTIONS, HPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HP, VALLEY, AND INTERSECTION AREAS, USE OF GROSS 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 GROSS TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.			
PROFESSIONAL STAMP			
STRUCTURAL CONTENTS ONLY			
BUILDING DEPT STAMP			
ISSUE		DATE	
PERMIT SET		4.14.23	

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GEOTECHNICAL ENGINEER

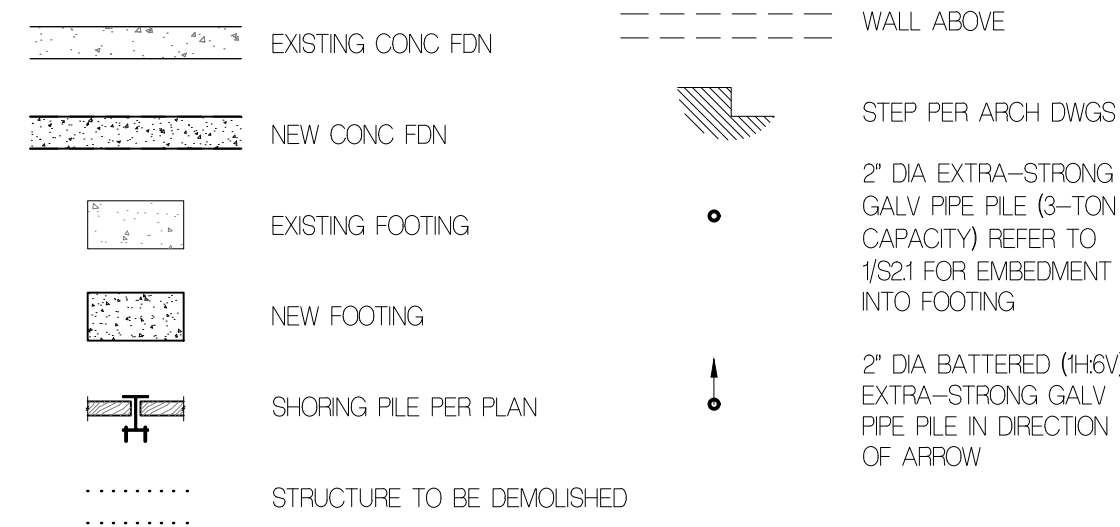
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CONTACT: JAMES GEORGIOS

LABAN REMODEL

10 BROOK BAY
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STRUCTURAL LEGEND



PILE SPECIFICATIONS

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

PIPE PILE PLAN NOTES

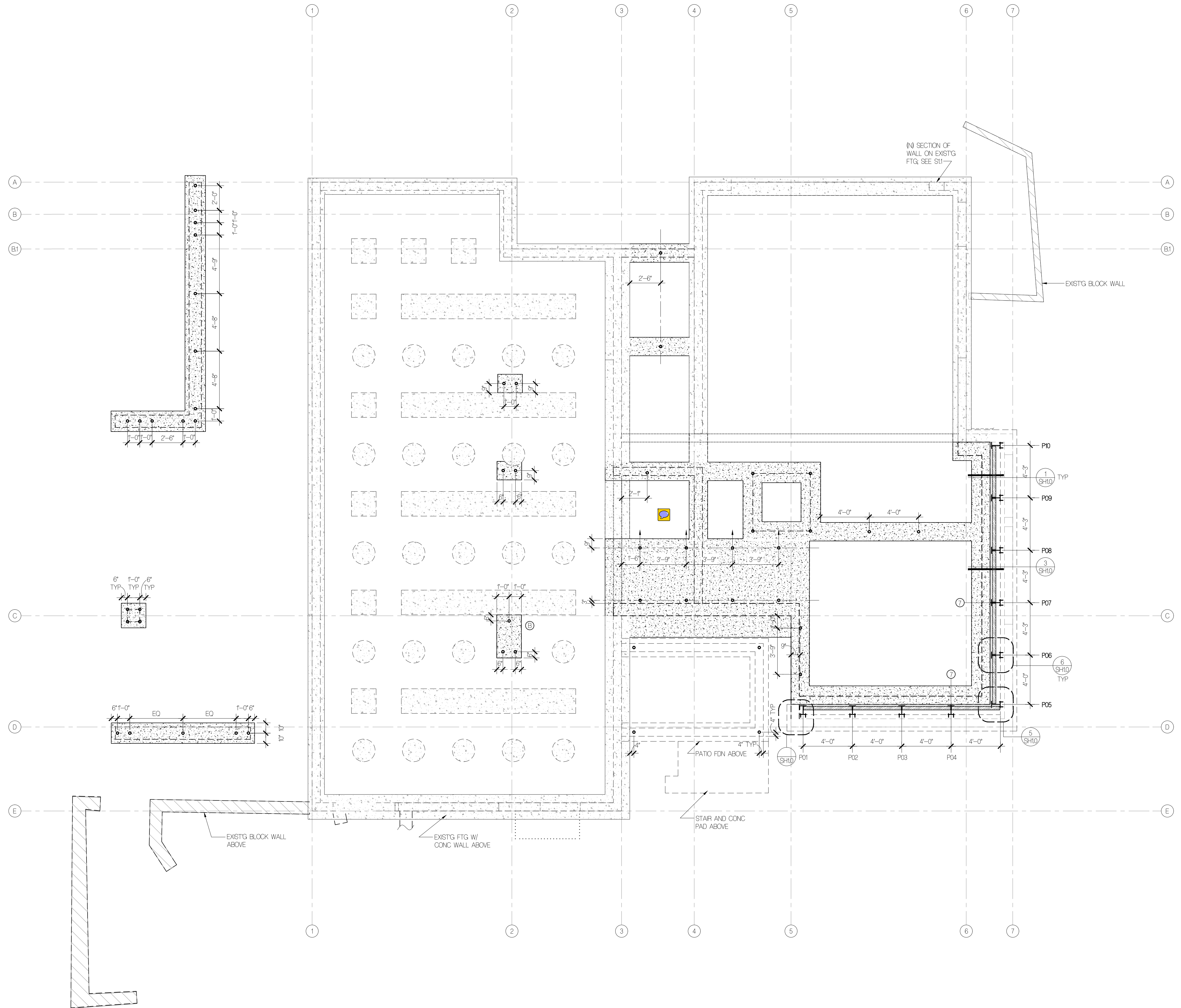
- REFER TO GENERAL STRUCTURAL NOTES SHEET S01 FOR ADDITIONAL REQUIREMENTS.
- REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- DO NOT SCALE DRAWINGS. REFER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

SHORING NOTES

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

SHORING PILE SCHEDULE

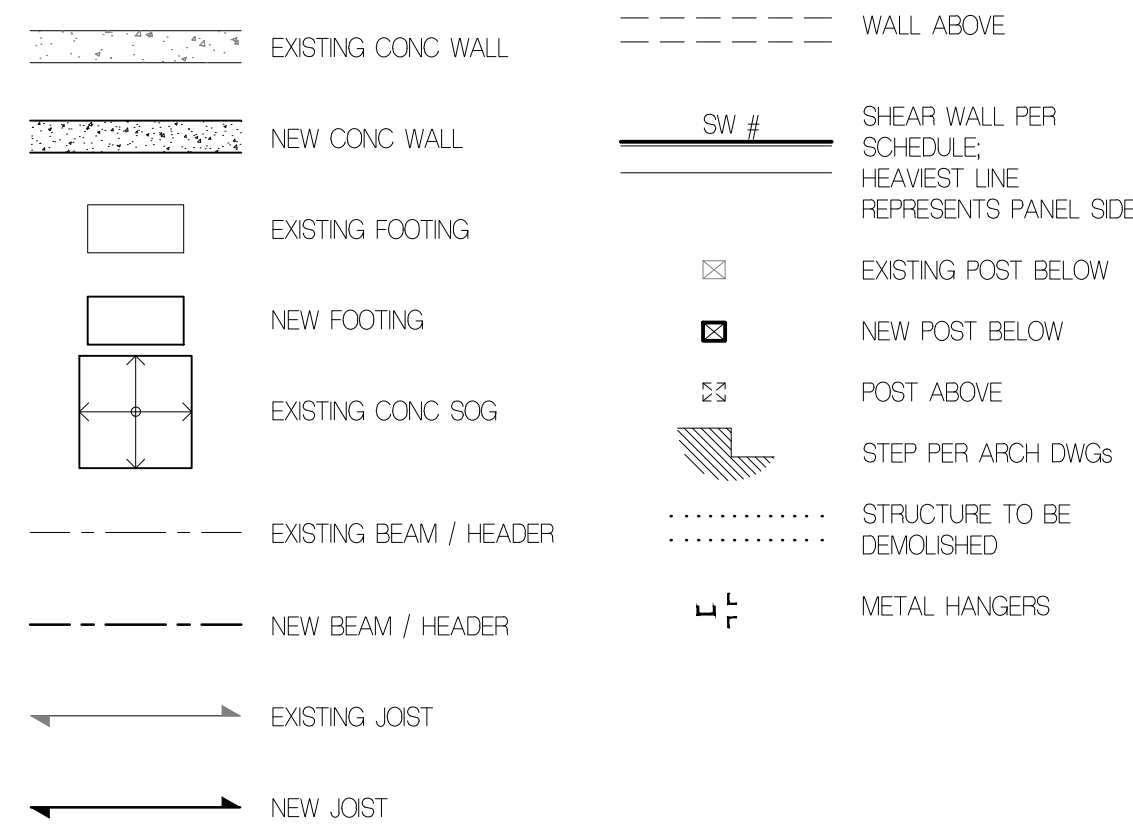
PILE MARK	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	MAX HEIGHT 'H'	MIN DEPTH 'D'	TYPE	LOADING DIAGRAM	DETAIL
P01	W8x48	33.5'	45.5'	54.0'	10.0'	12.0'	PERMANENT	2/SH-10	6/SH-10
P05				54.0'					
P06				53.0'					
P07				52.0'					
P08				52.0'					
P09				51.0'					
P10	W8x48	33.5'	45.5'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



PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)

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

STRUCTURAL LEGEND

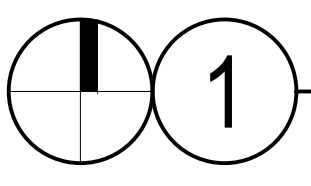
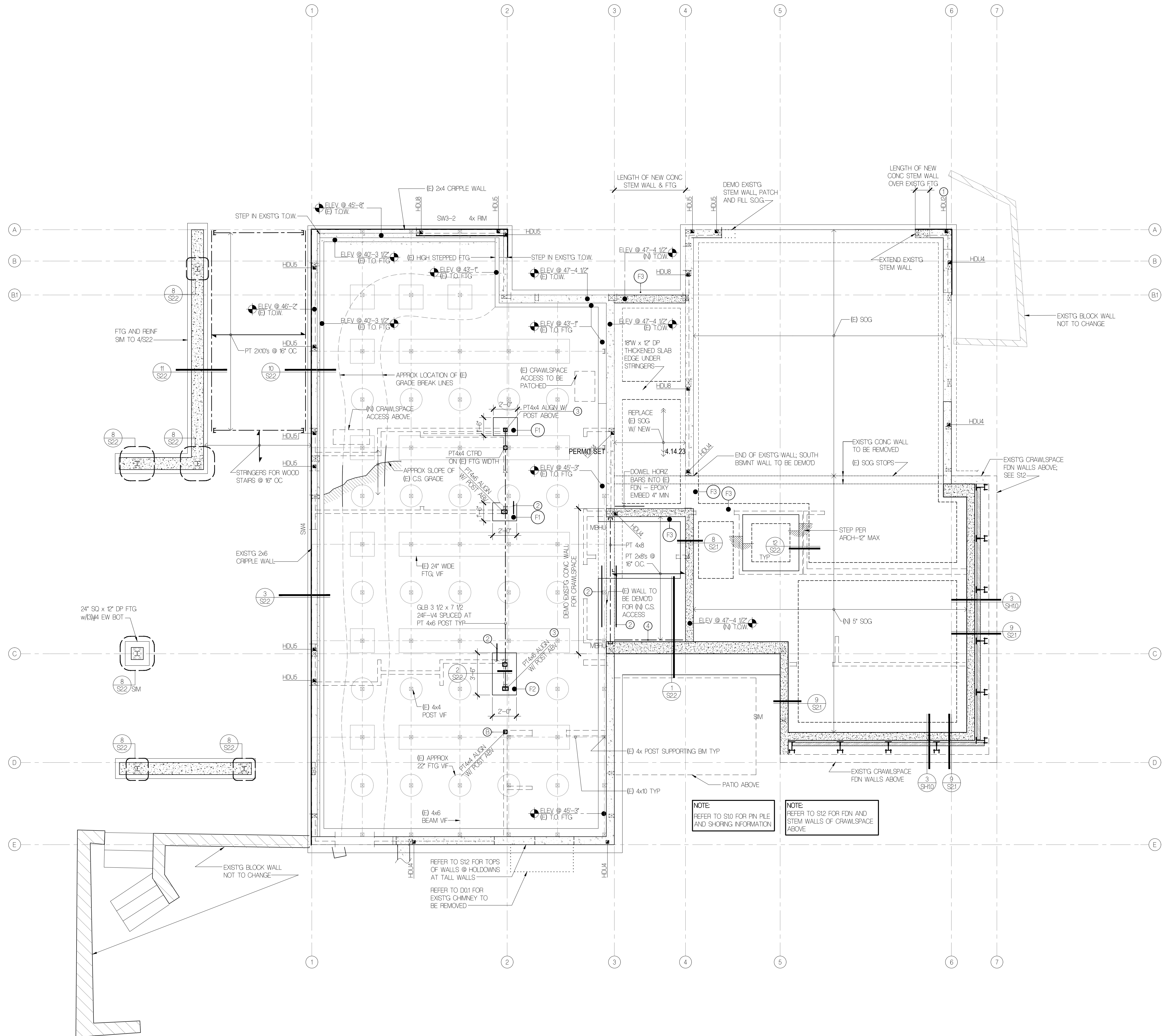


FOOTNOTES (PLAN S1)

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

FOOTING SCHEDULE

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



FOUNDATION & LOWER FLOOR FRAMING PLAN

1/4" = 1'-0"

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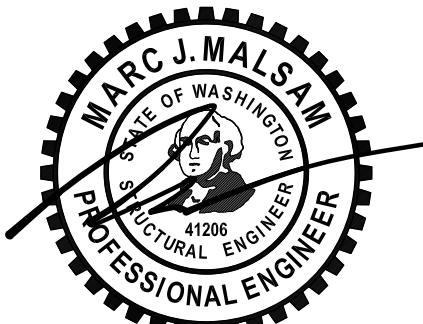
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FDN & LOWER
FLOOR FRMG PLAN

S1.1

PLAN NOTES

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

STRUCTURAL LEGEND

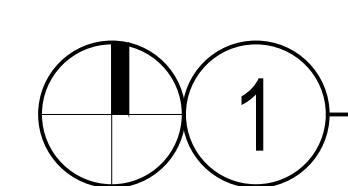
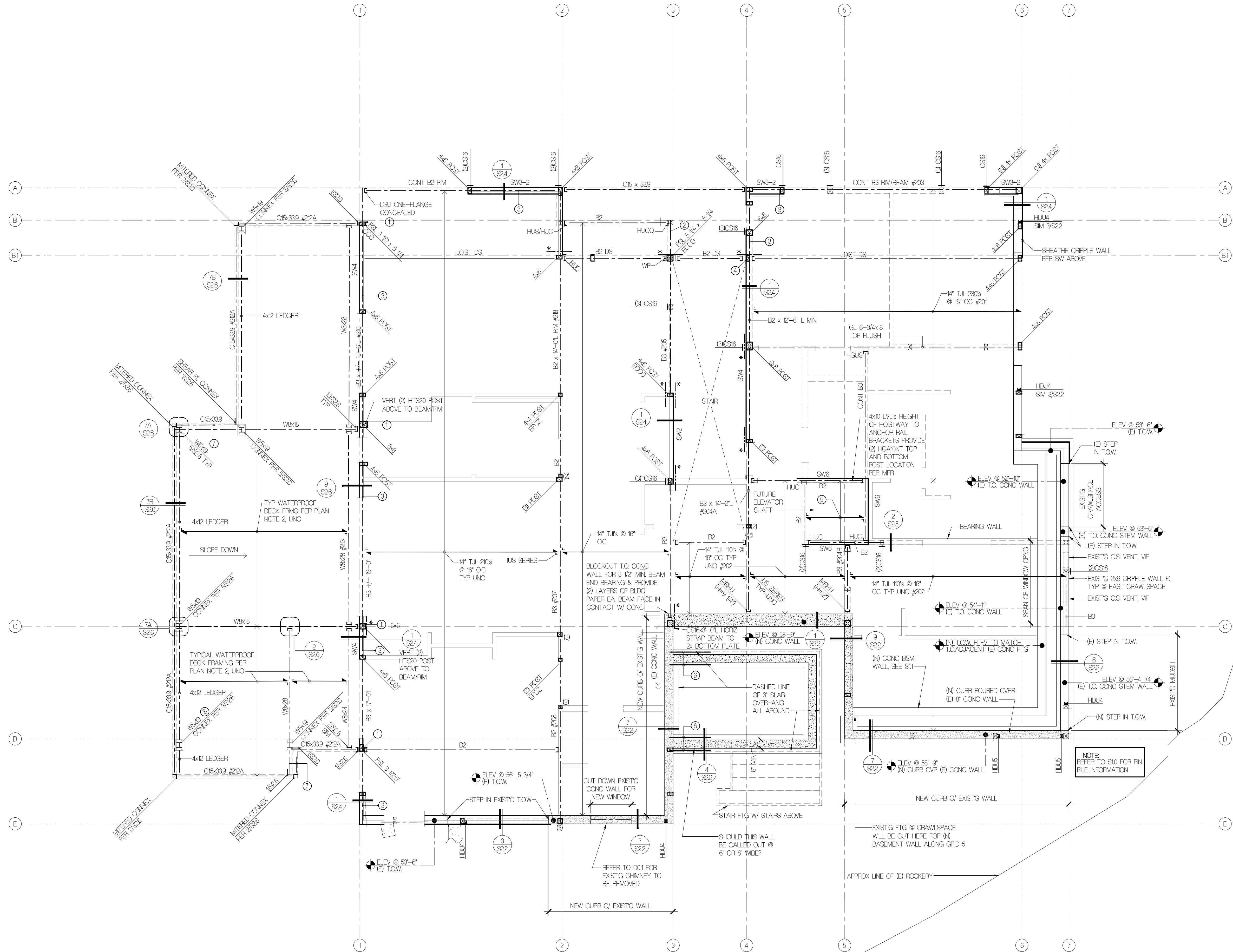
	WALL ABOVE		SHEAR WALL: SEE 4/S23 HEAVIEST LINE REPRESENTS PANEL SIDE
	STRUCTURAL WALL BELOW		POST PER PLAN
	NEW JOIST/RAFTER		POST ABOVE
	NEW BEAM / HEADER		METAL STRAP
	EXIST'G BEAM / HEADER		DROPPED BEAM / HEADER
	HORIZ CS16 x 3'-0" LONG - TOP FLUSH BEAM TO DOUBLE TOP PLATES OR BEAM TO RIM OR BEAM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

FOOTNOTES

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

FLUSH BEAM SCHEDULE

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



MAIN FLOOR/CRAWL SPACE FRAMING PLAN

1/4" = 1'-0"

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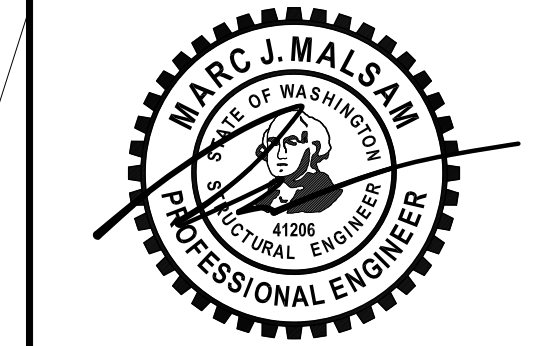
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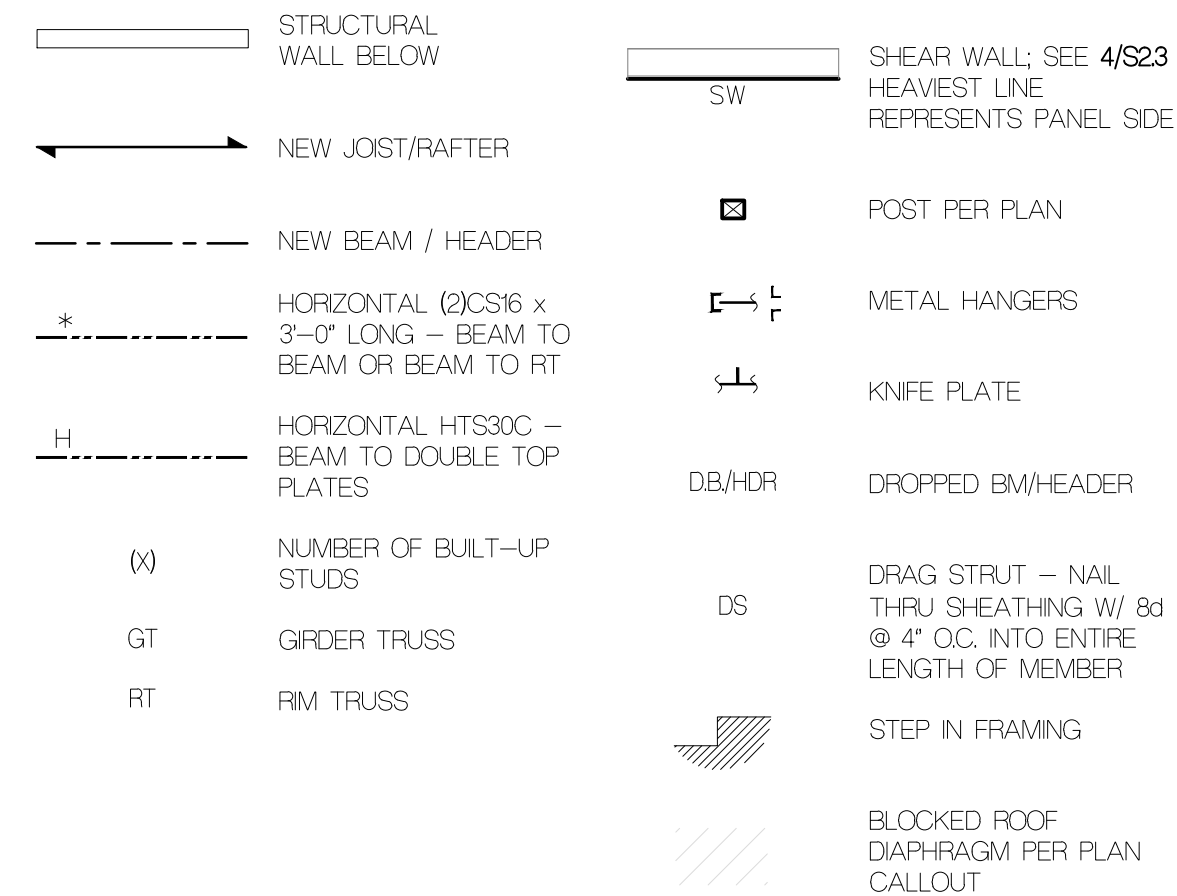
MAIN FLR & UPPER CRAWL FRAMING PLAN

S1.2

PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

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

STRUCTURAL LEGEND



FOOTNOTES

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

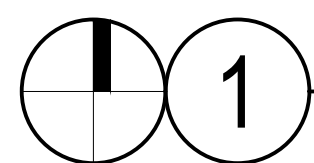
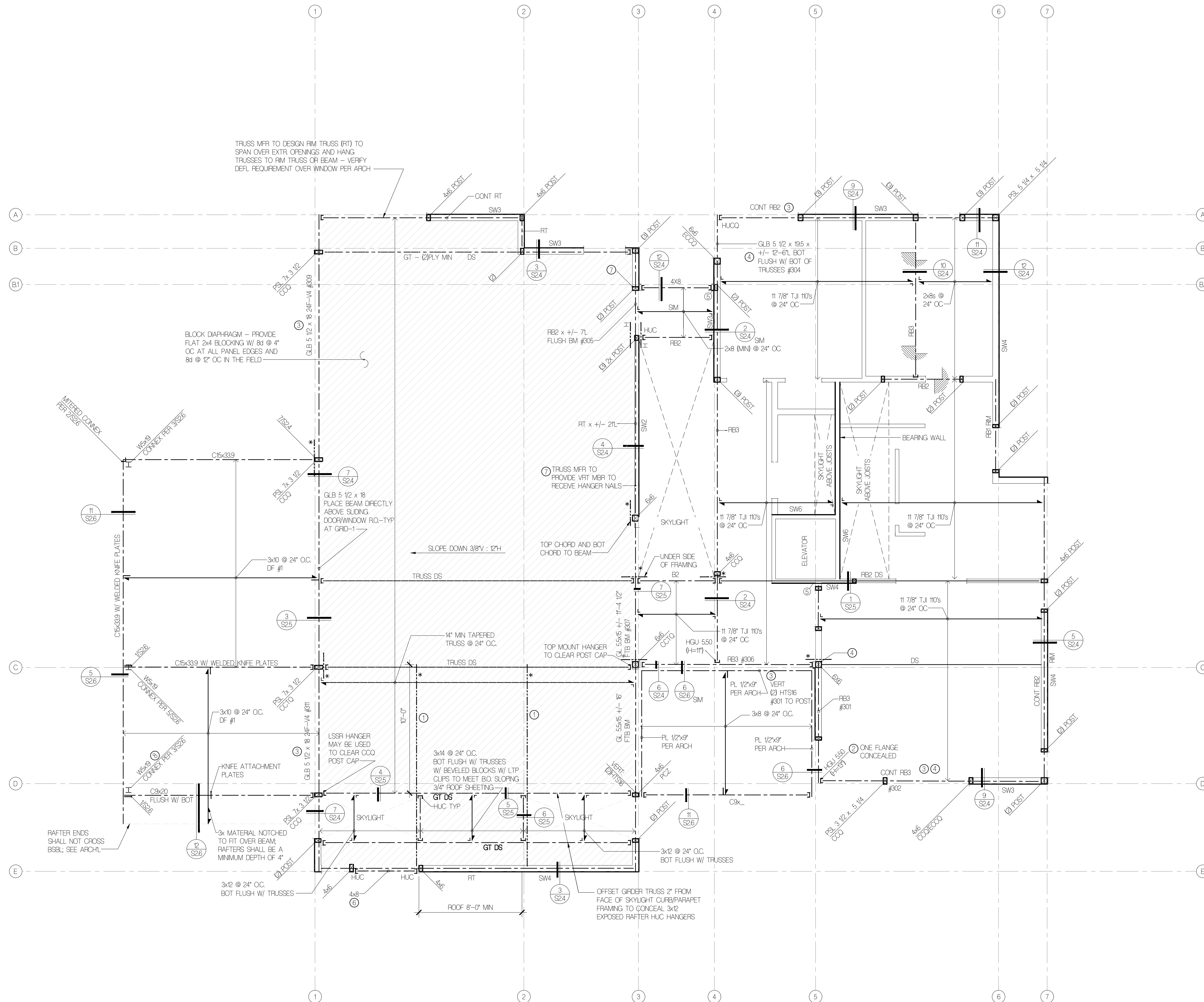
FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER-UNO
B1	LSL 1-3/4 x 14	2	HUS181/10
B2	LSL 3-1/2 x 14	2	HHUS100
B3	PSL 5-1/4 x 14	3	HGUS550/12
B4	PSL 7 x 14	4	HGUS725/12

ROOF BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
RB1	LSL 1-3/4 x 11-7/8	2	HUS181/10
RB2	LSL 3-1/2 x 11-7/8	2	HHUS140(D)
RB3	PSL 5-1/4 x 11-7/8	3	HGUS550/10
RB4	PSL 7 x 11-7/8	4	HGUS725/10

① PROVIDE HUC410 WHERE REQUIRED - UNO



ROOF FRAMING PLAN

1/4" = 1'-0"

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ROOF FRAMING PLAN

S1.3

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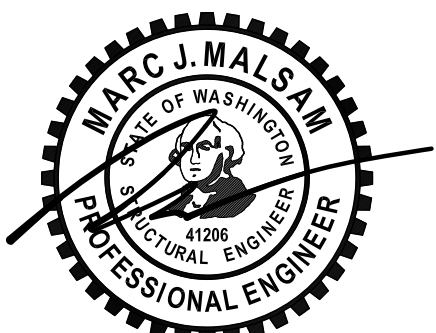
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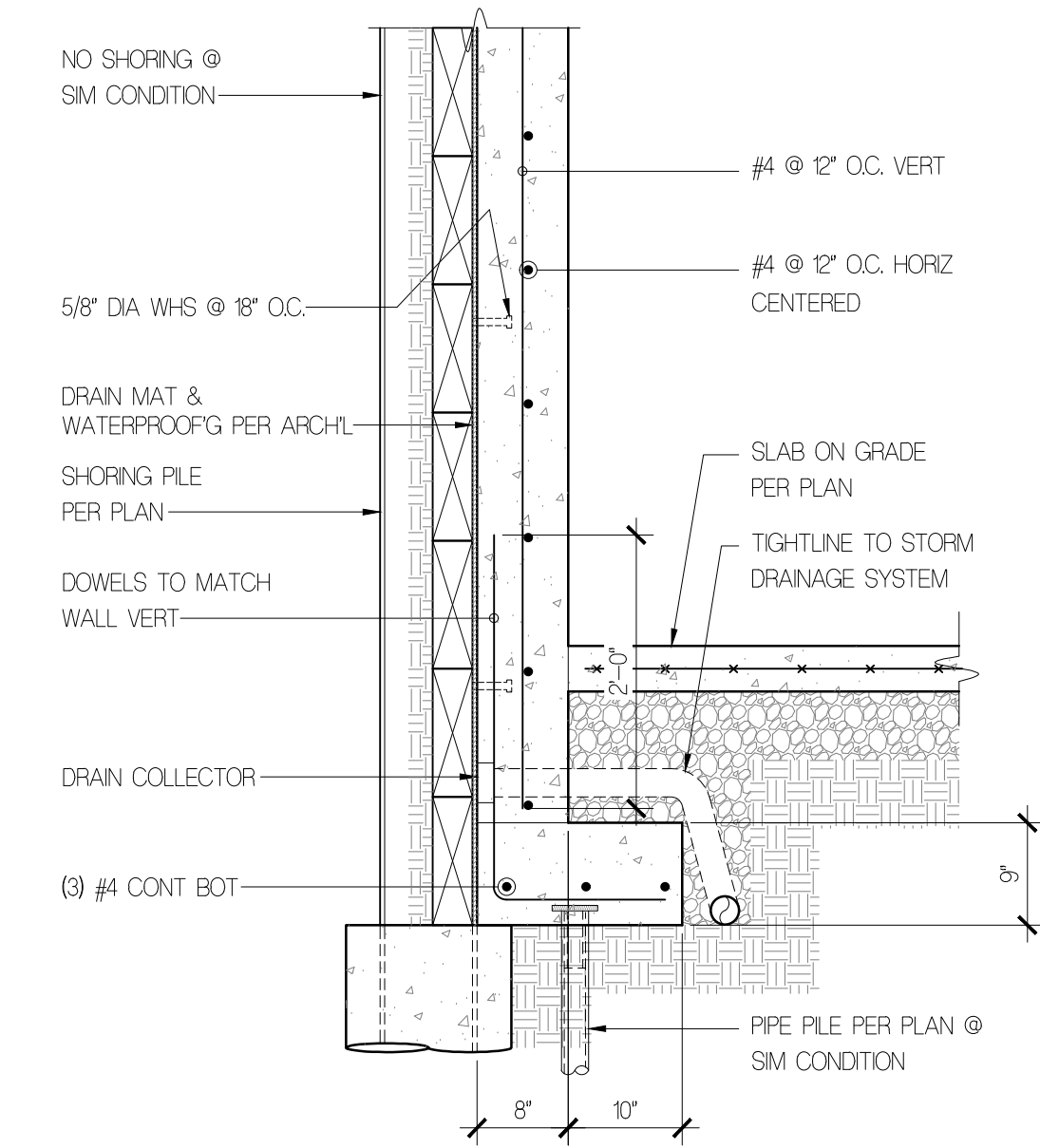
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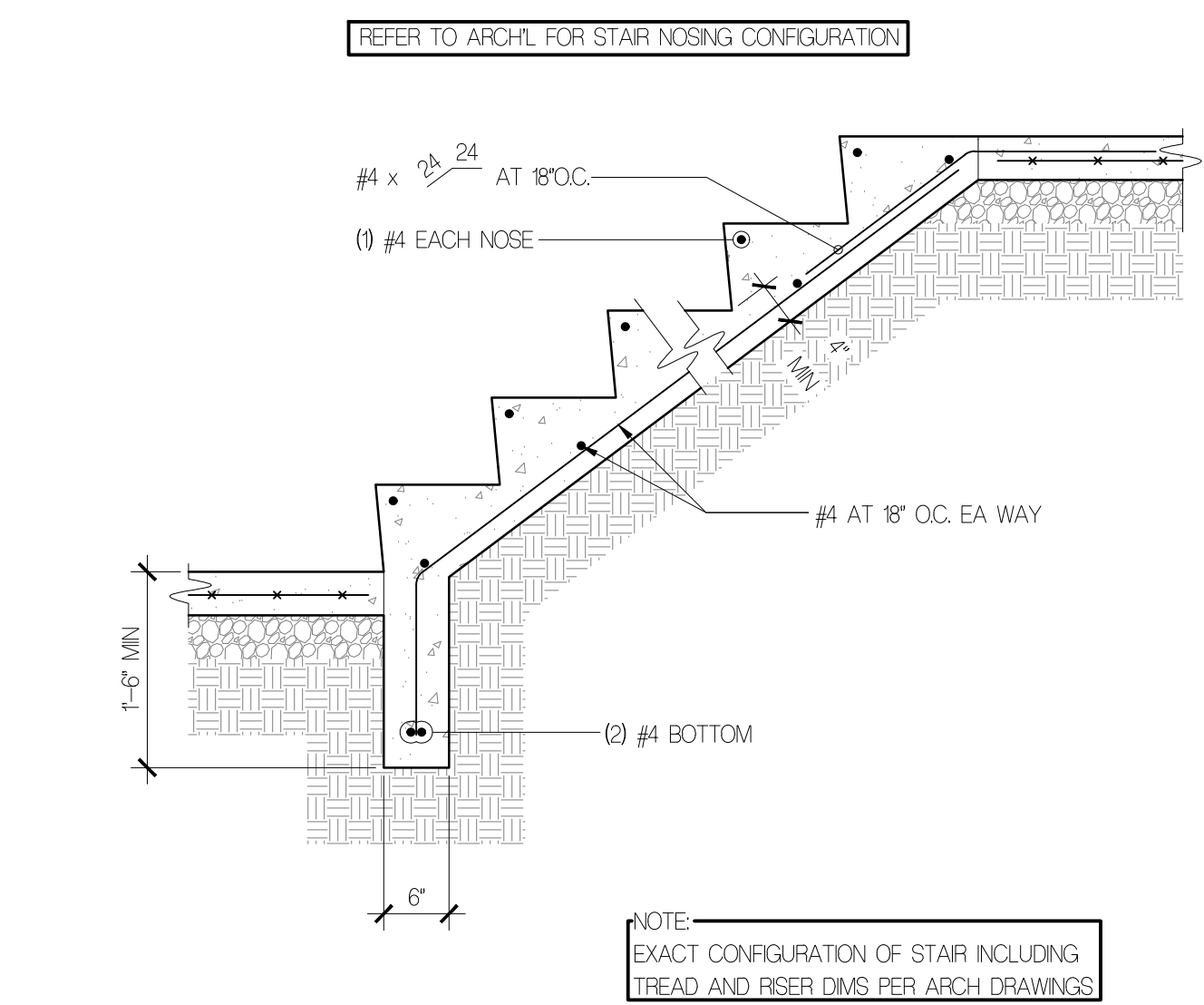
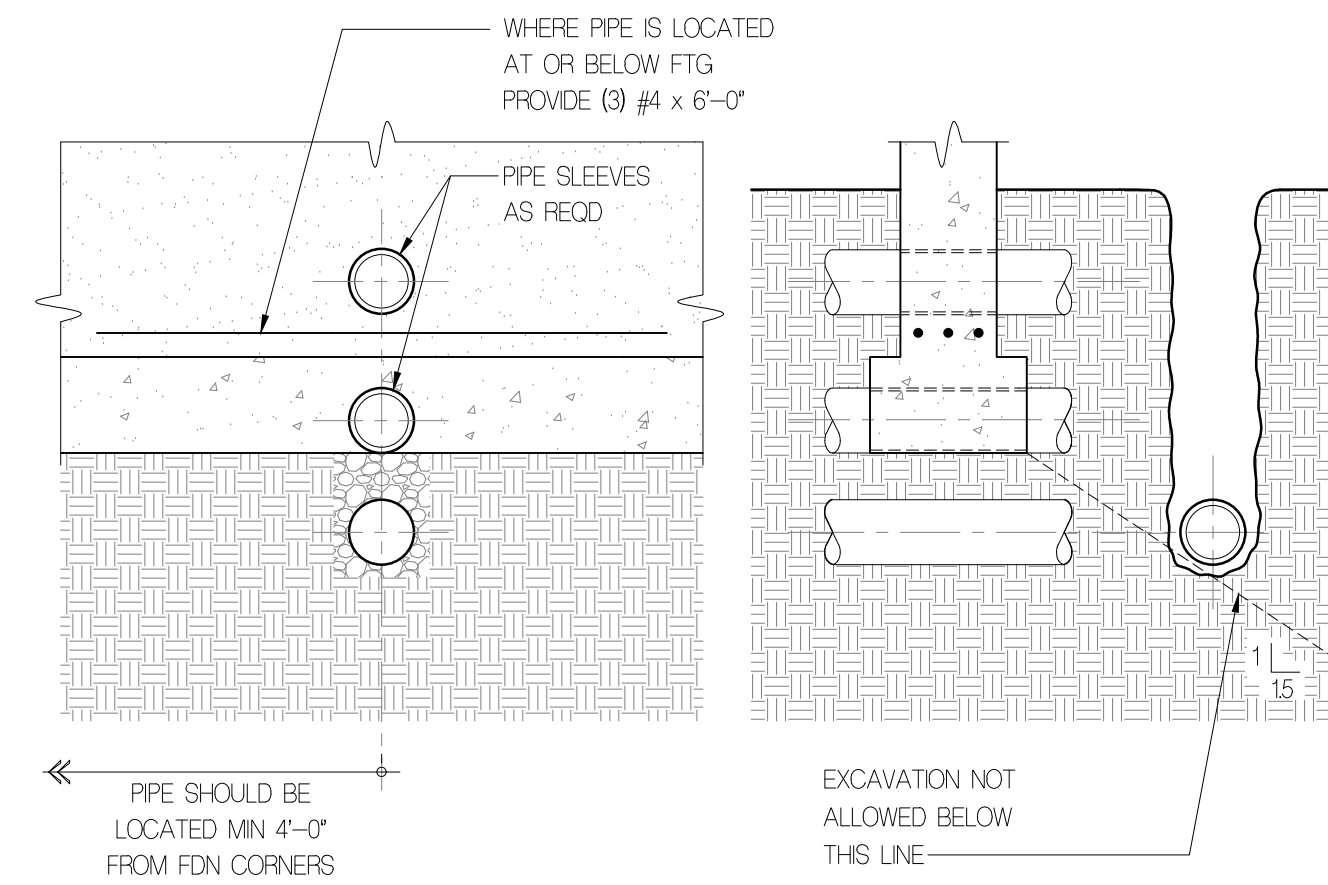
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TYP CONC
DETAILS

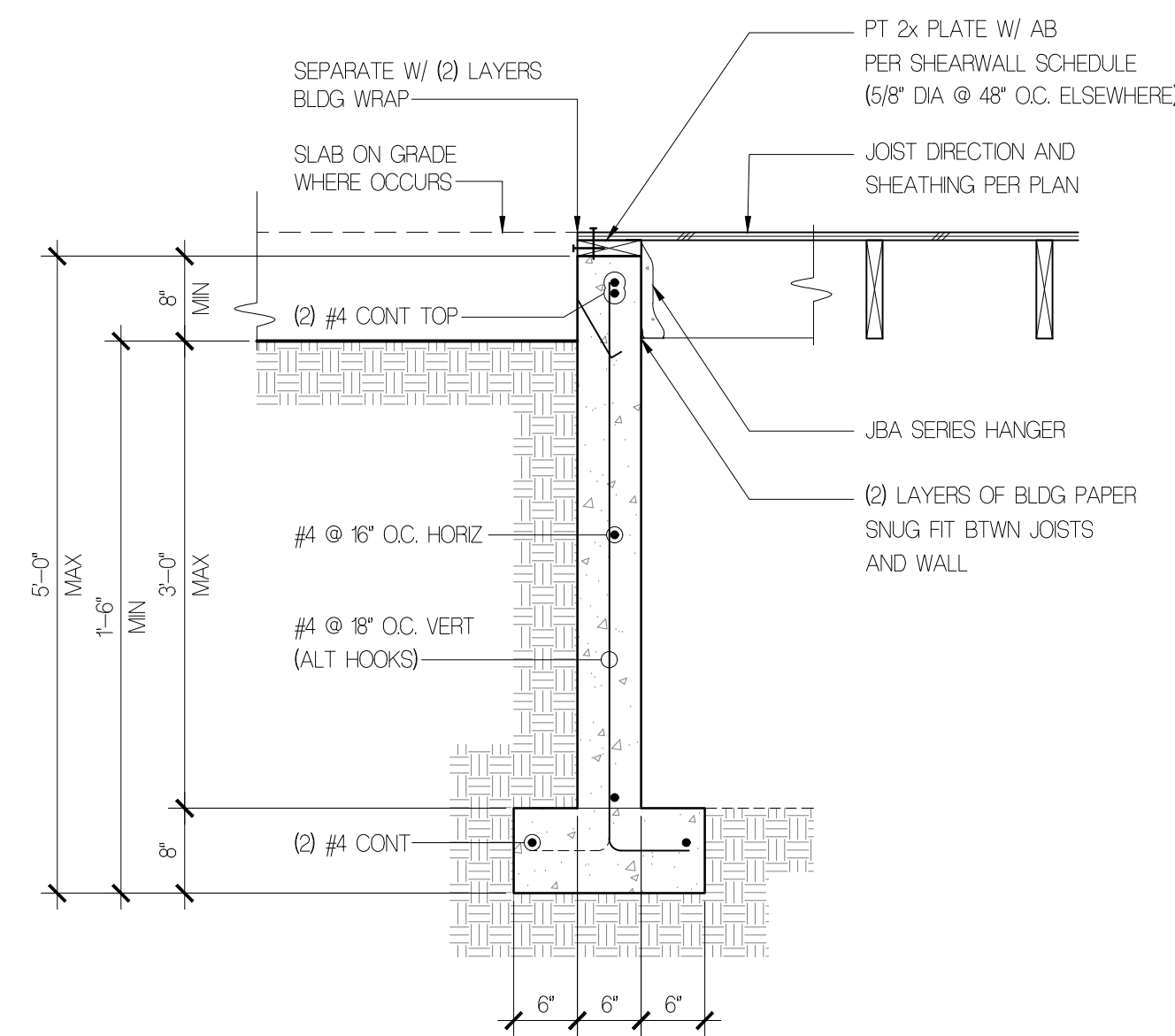
S2.1



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

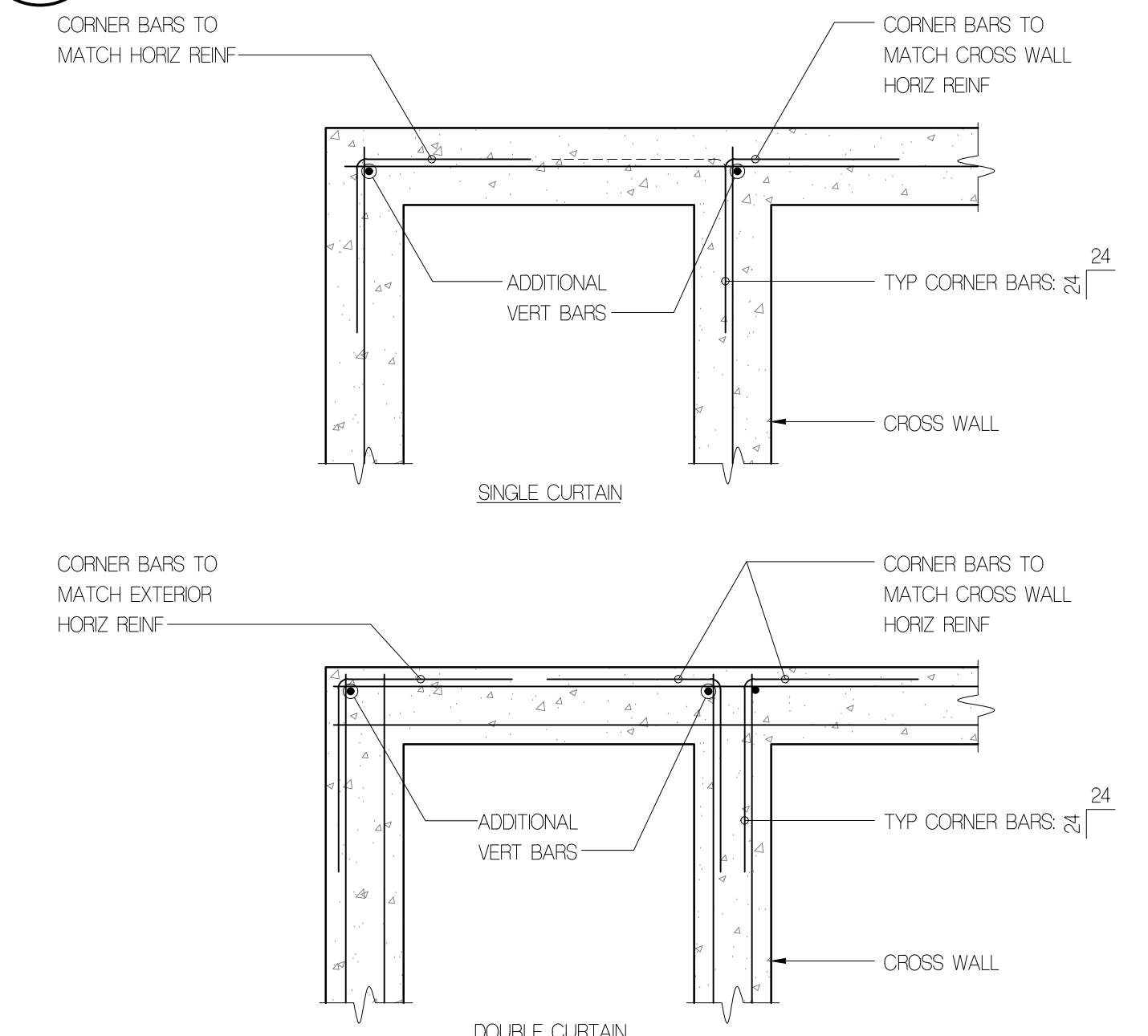


5 TYPICAL STAIR ON GRADE
3/4" = 1'-0"

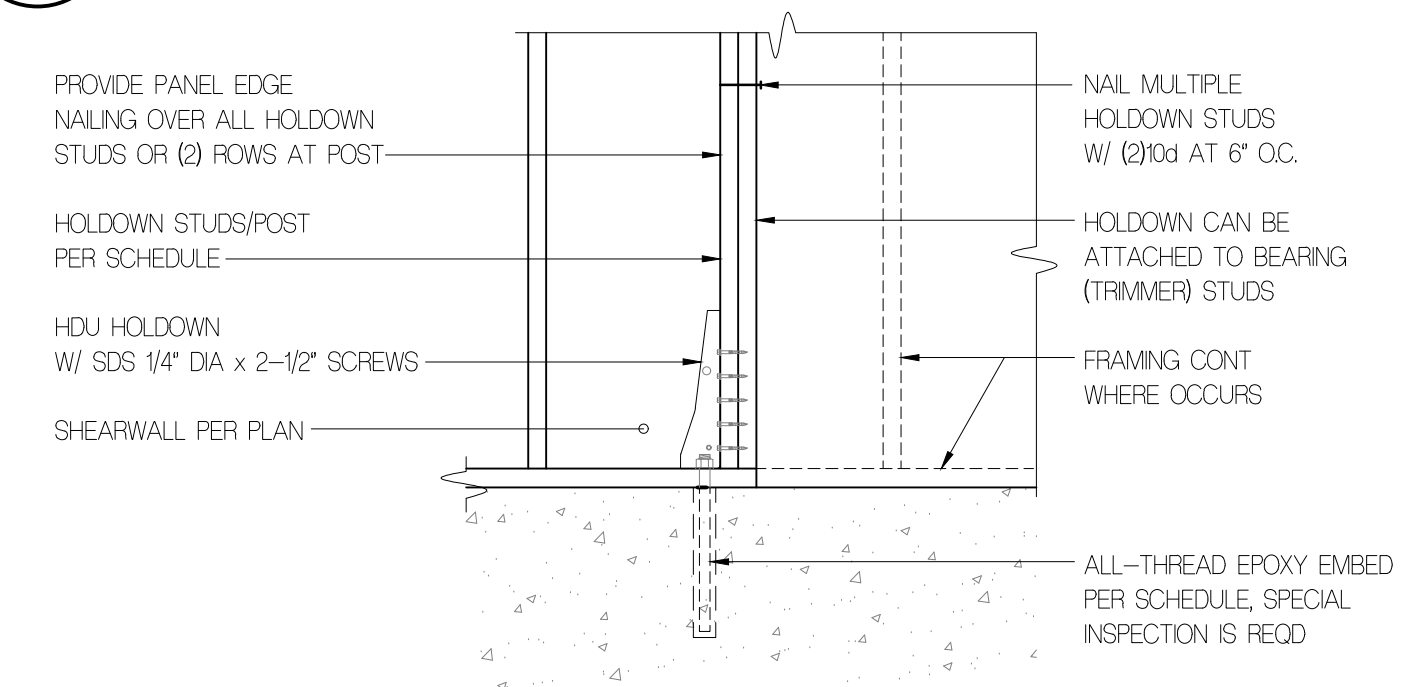


8 CRAWLSPACE @ STEMWALL - GRID 4
3/4" = 1'-0"

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



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



HDU HOLDDOWN SCHEDULE

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

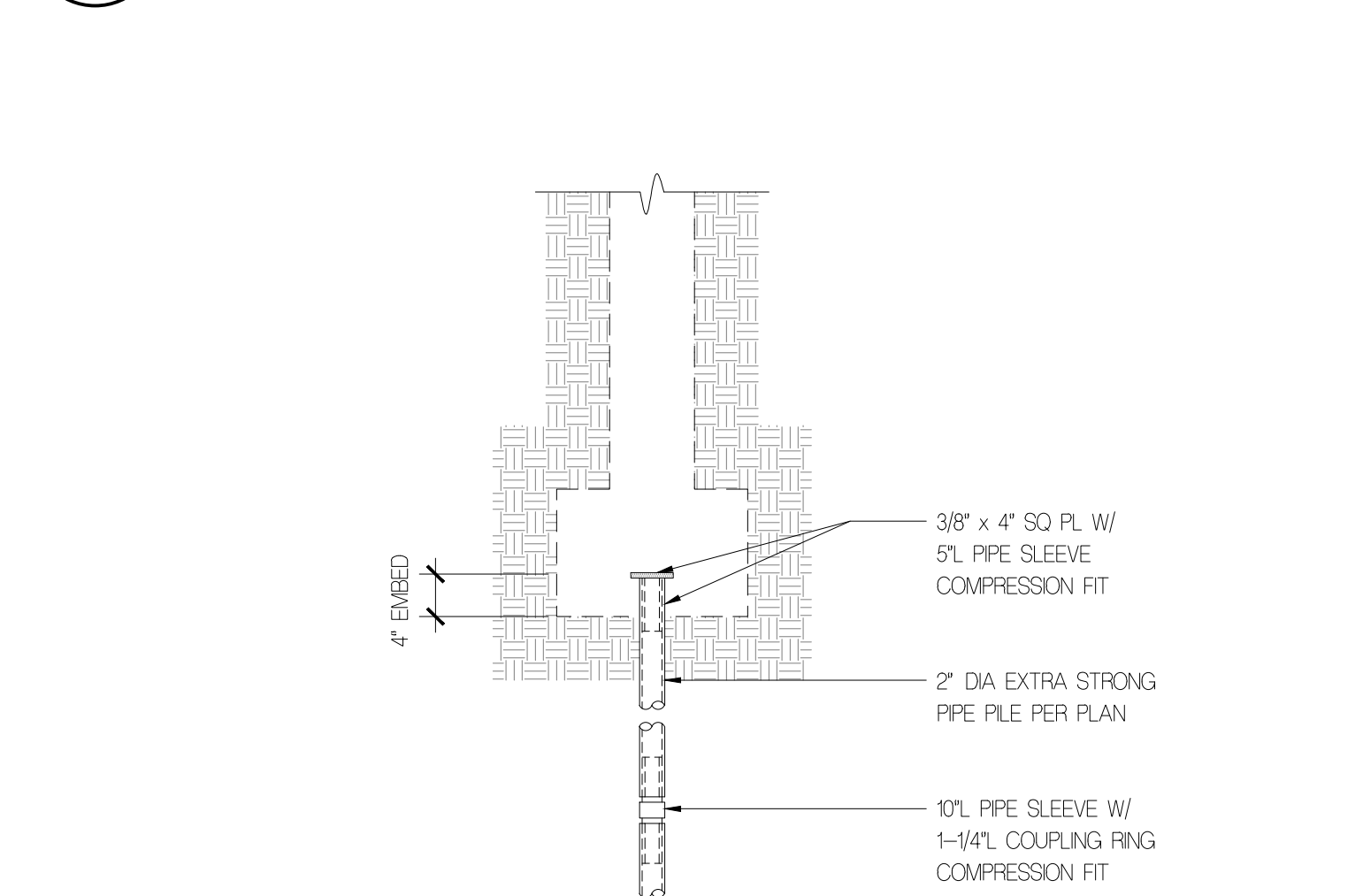
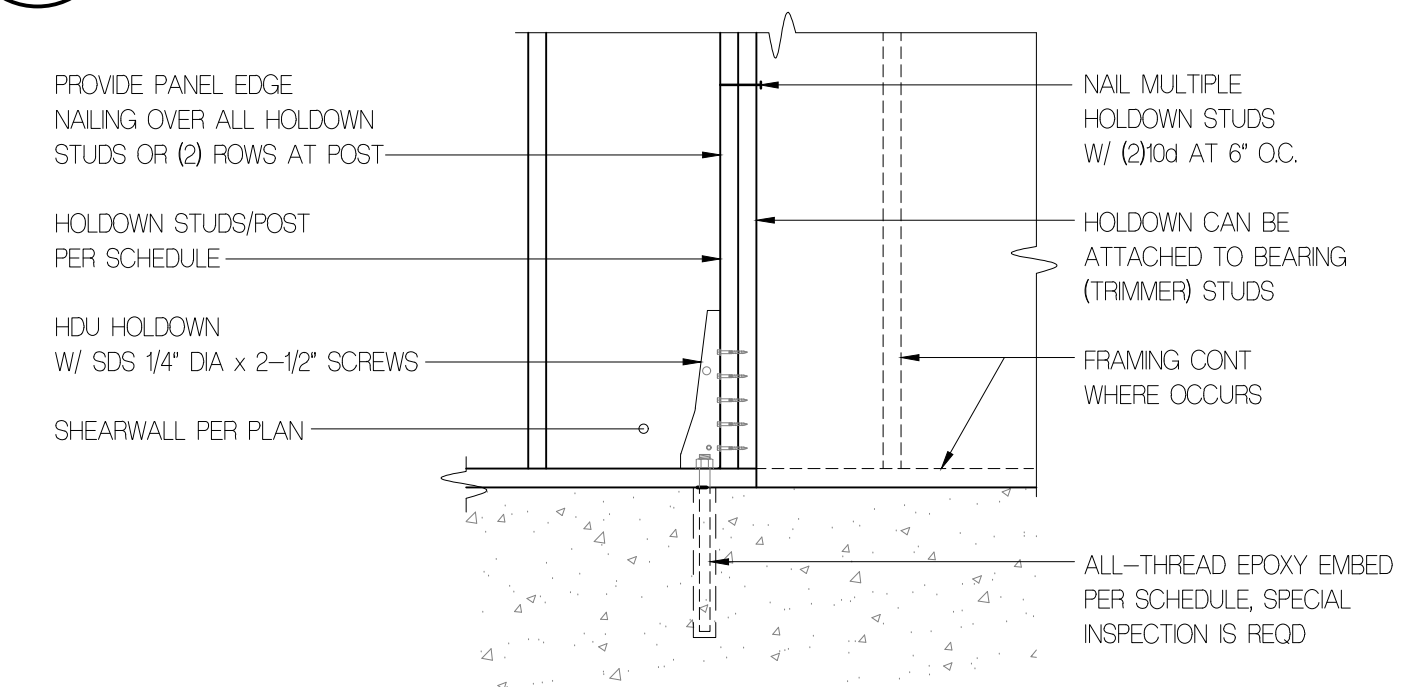
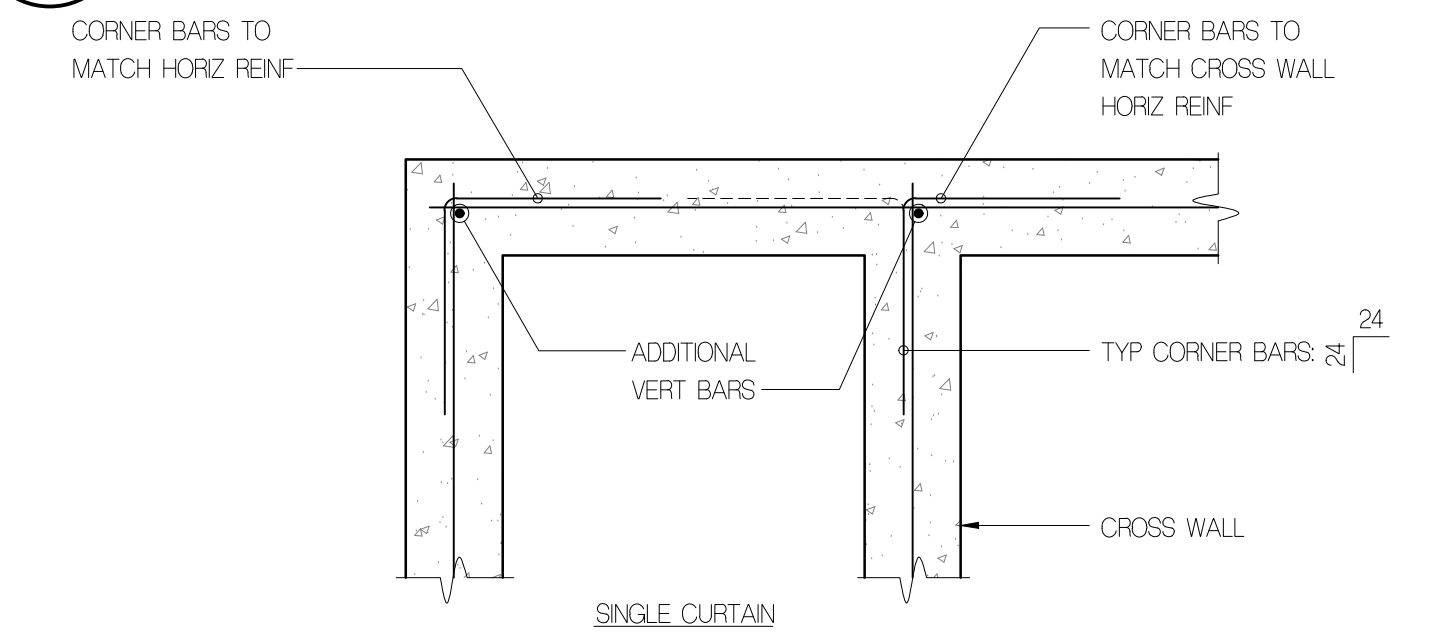
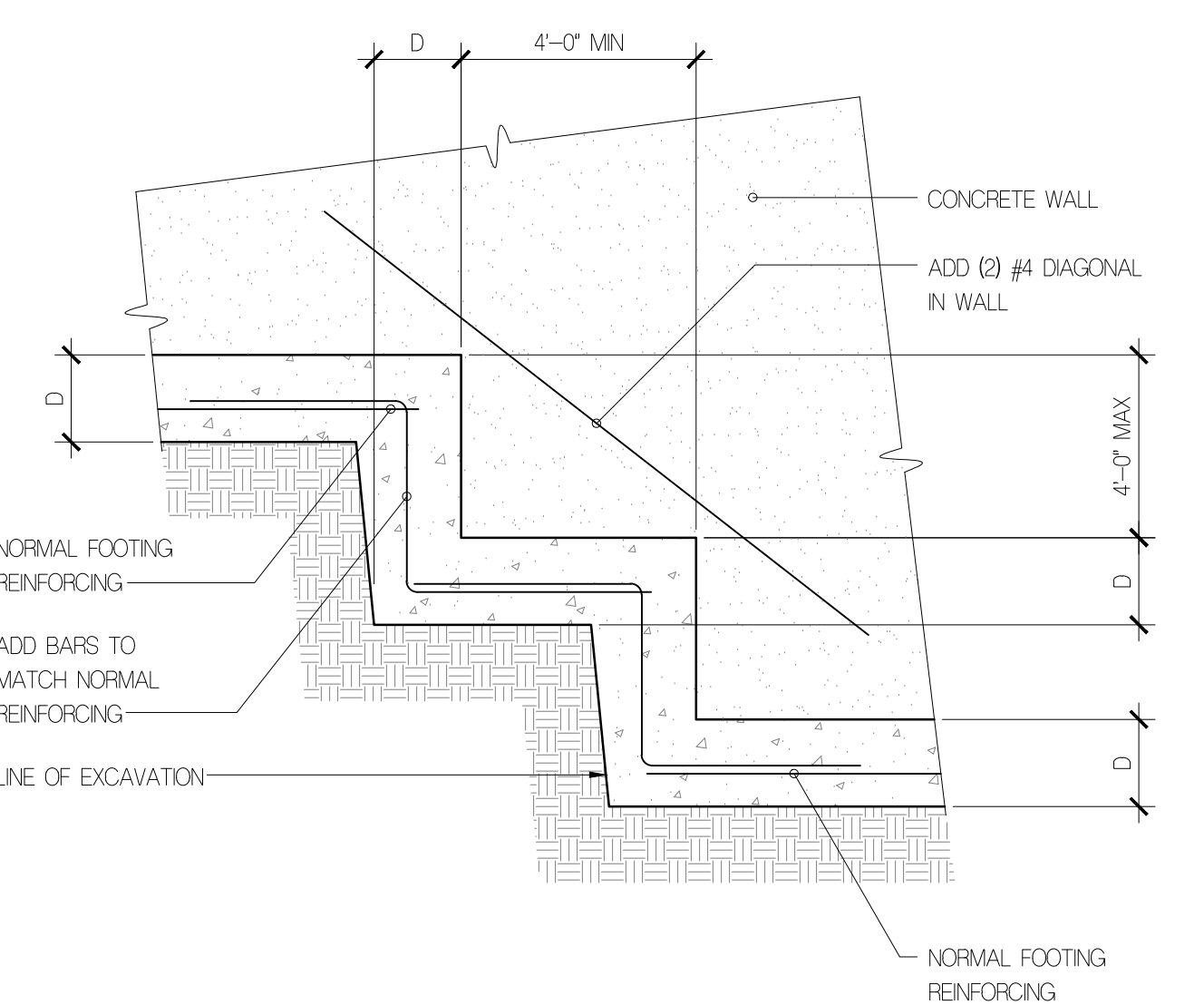
- ① A307 ALL-THREAD AND MAINTAIN 1-3/4" EDGE DISTANCE
- ② MINIMUM SIZE OF POST UNO ON FRAMING PLANS
- ③ MINIMUM 1'-6" WIDE x 1'-0" DEEP FOOTING

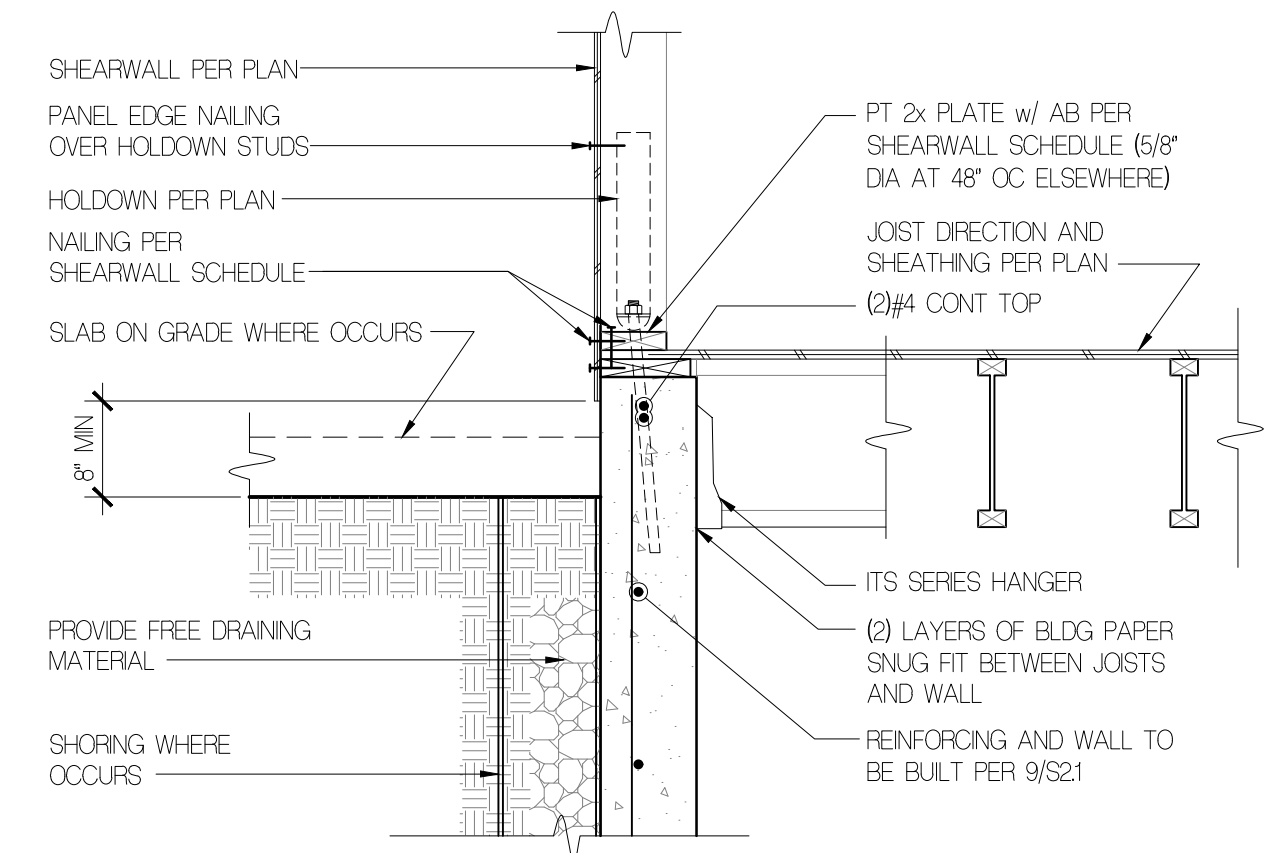
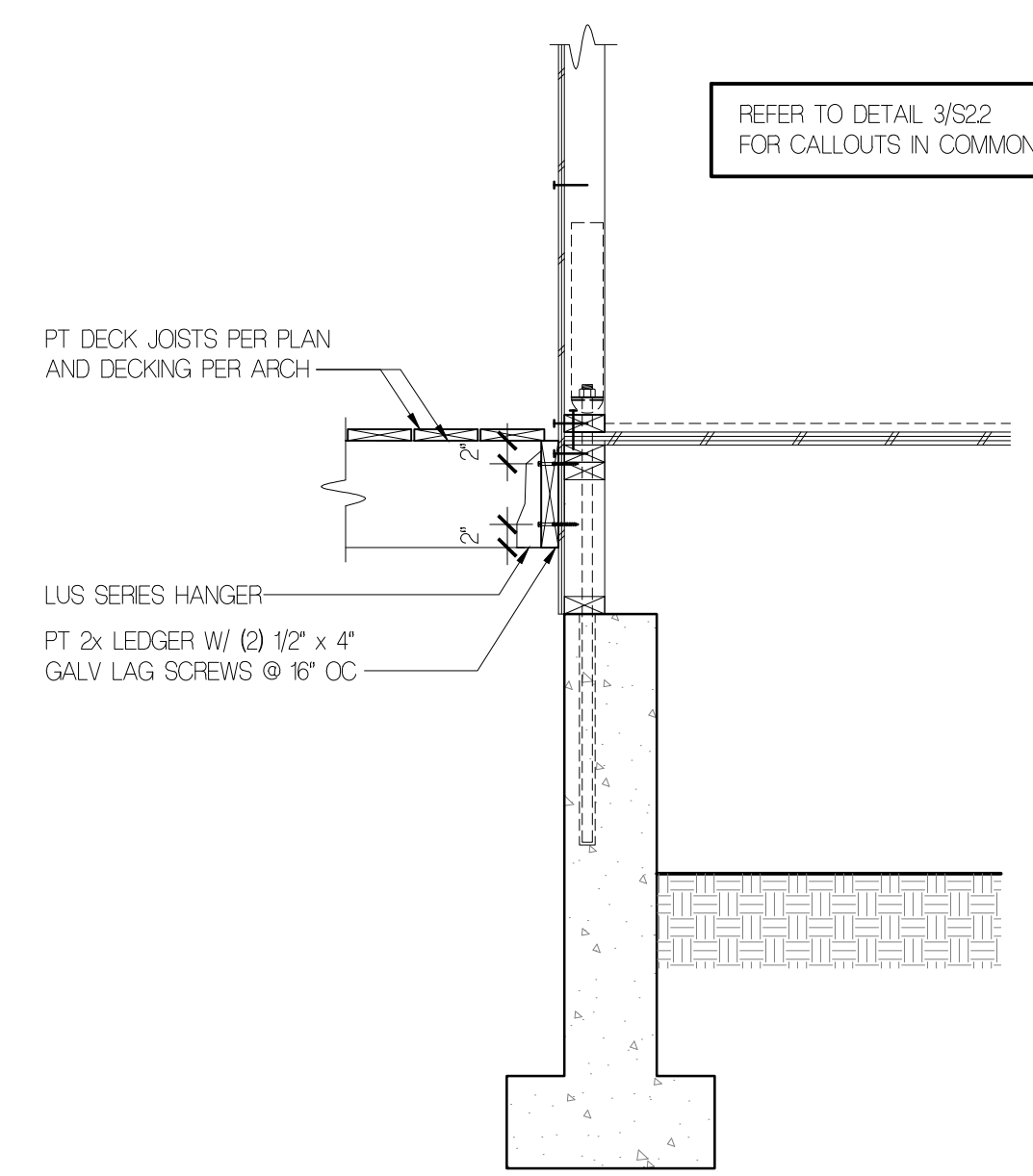
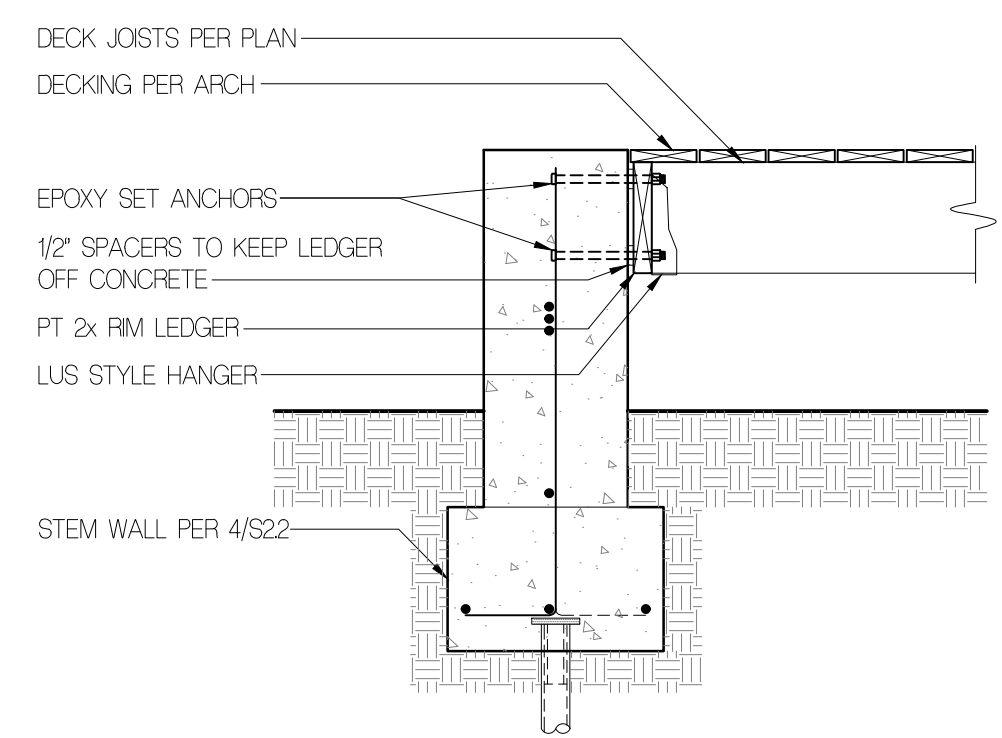
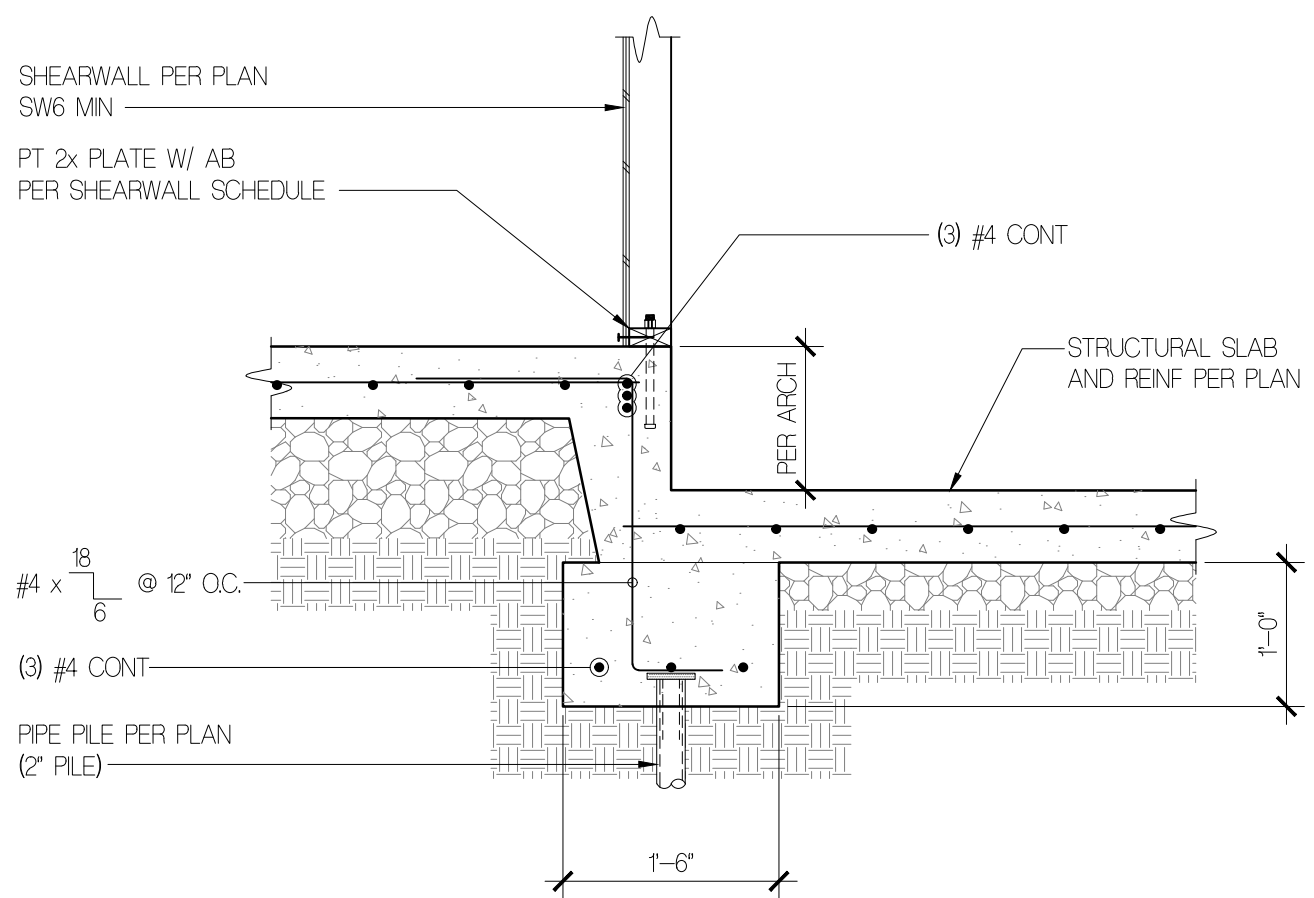
4 TYPICAL STEPPED FOOTING
3/4" = 1'-0"

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

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

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



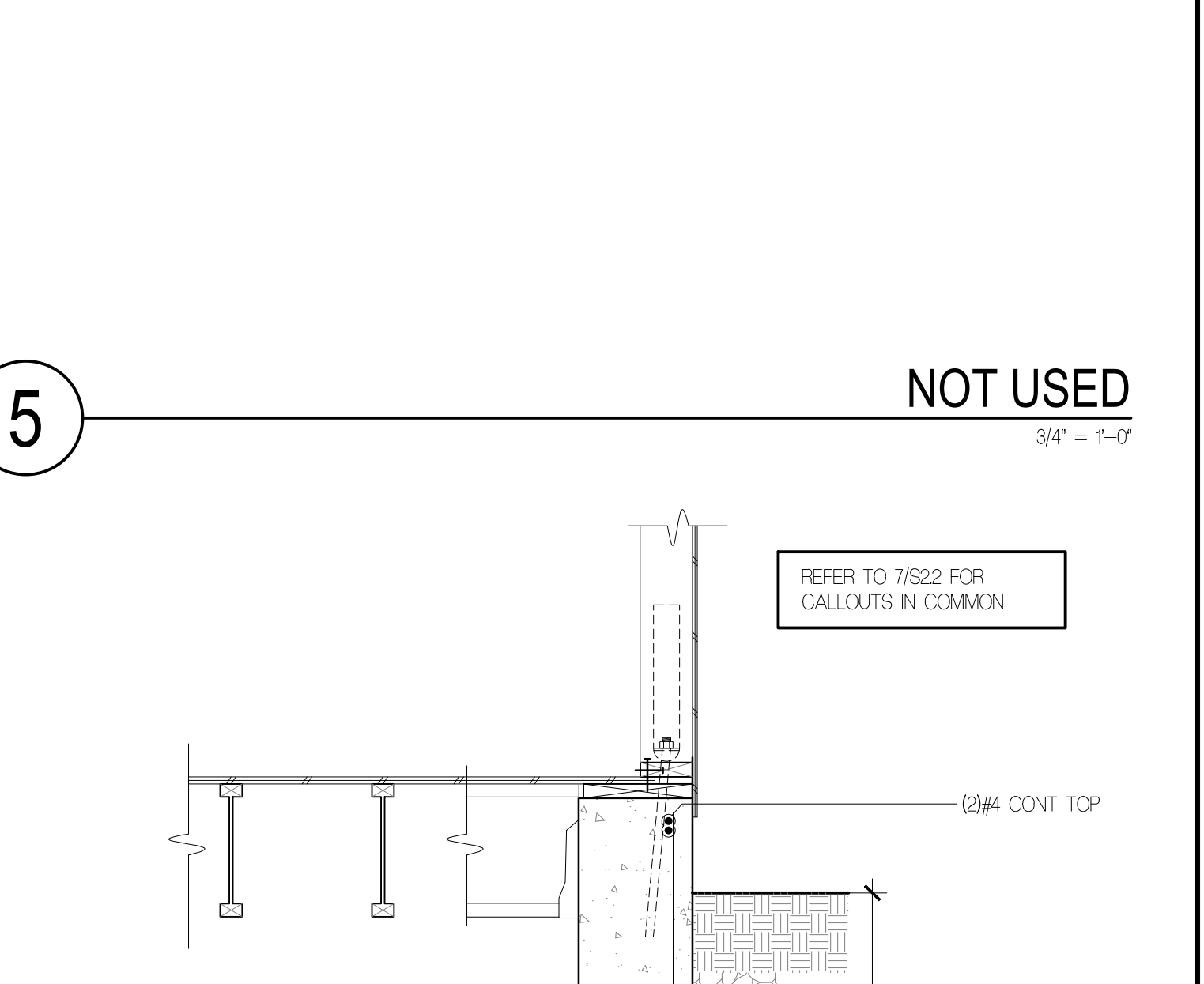
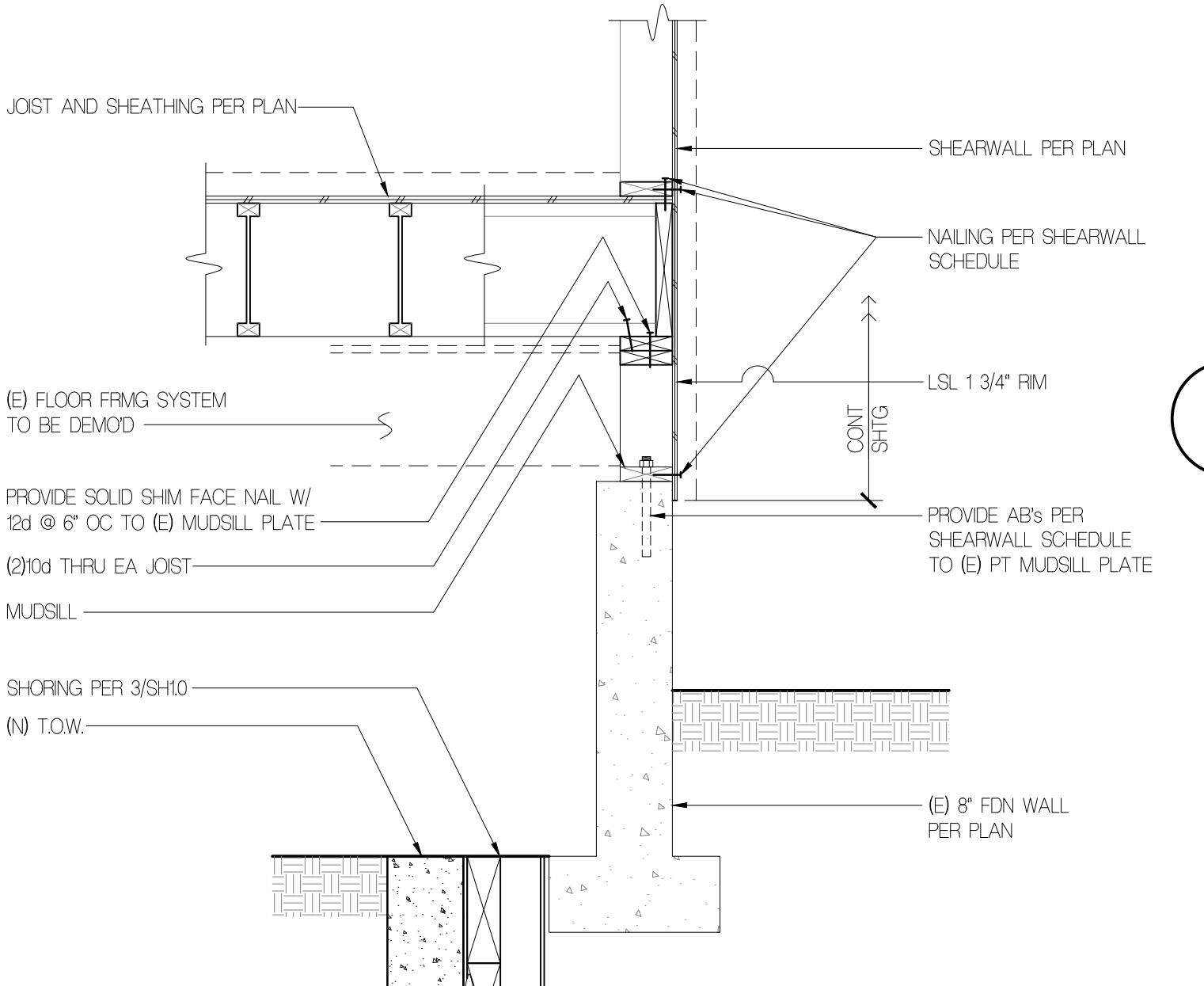
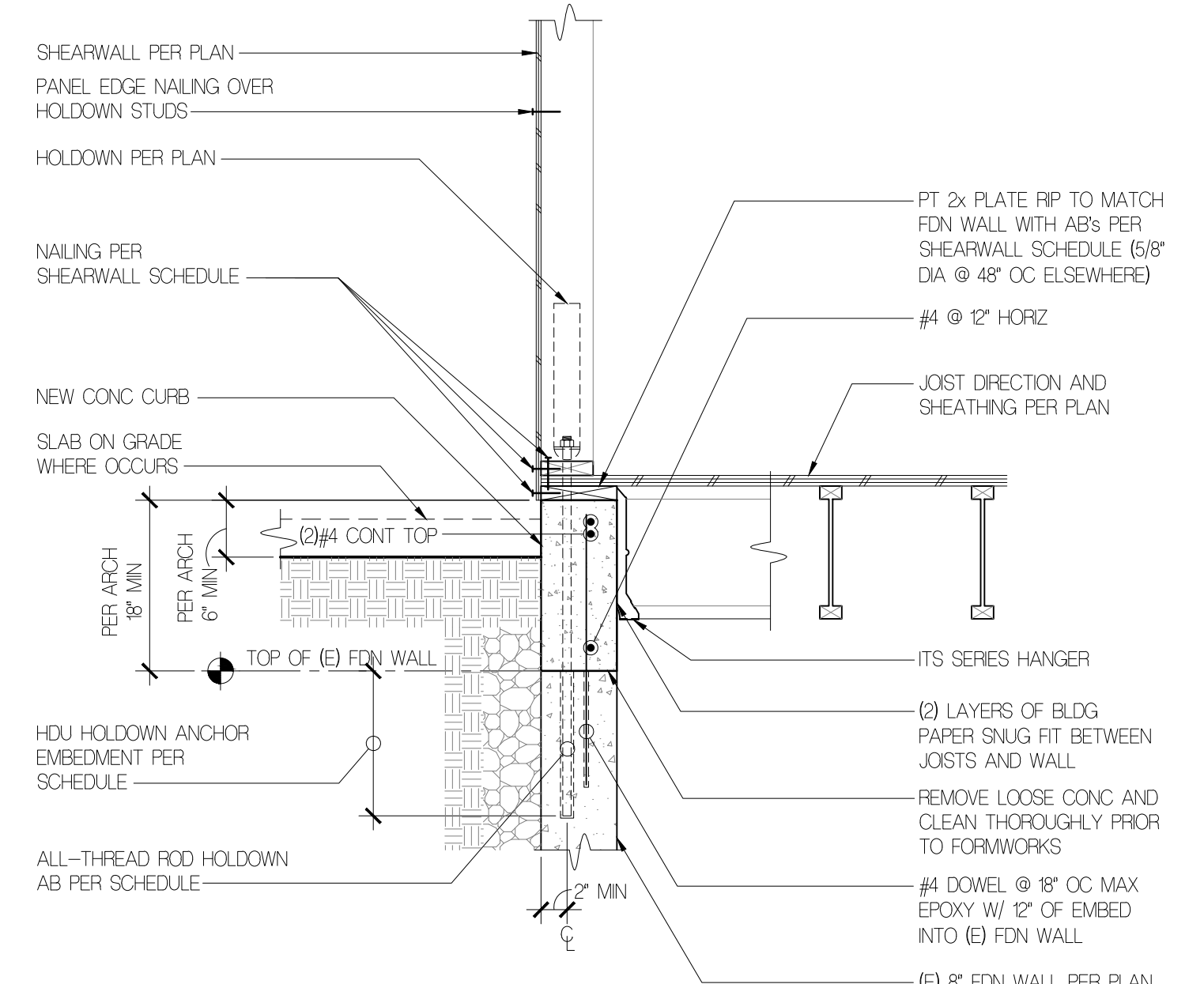
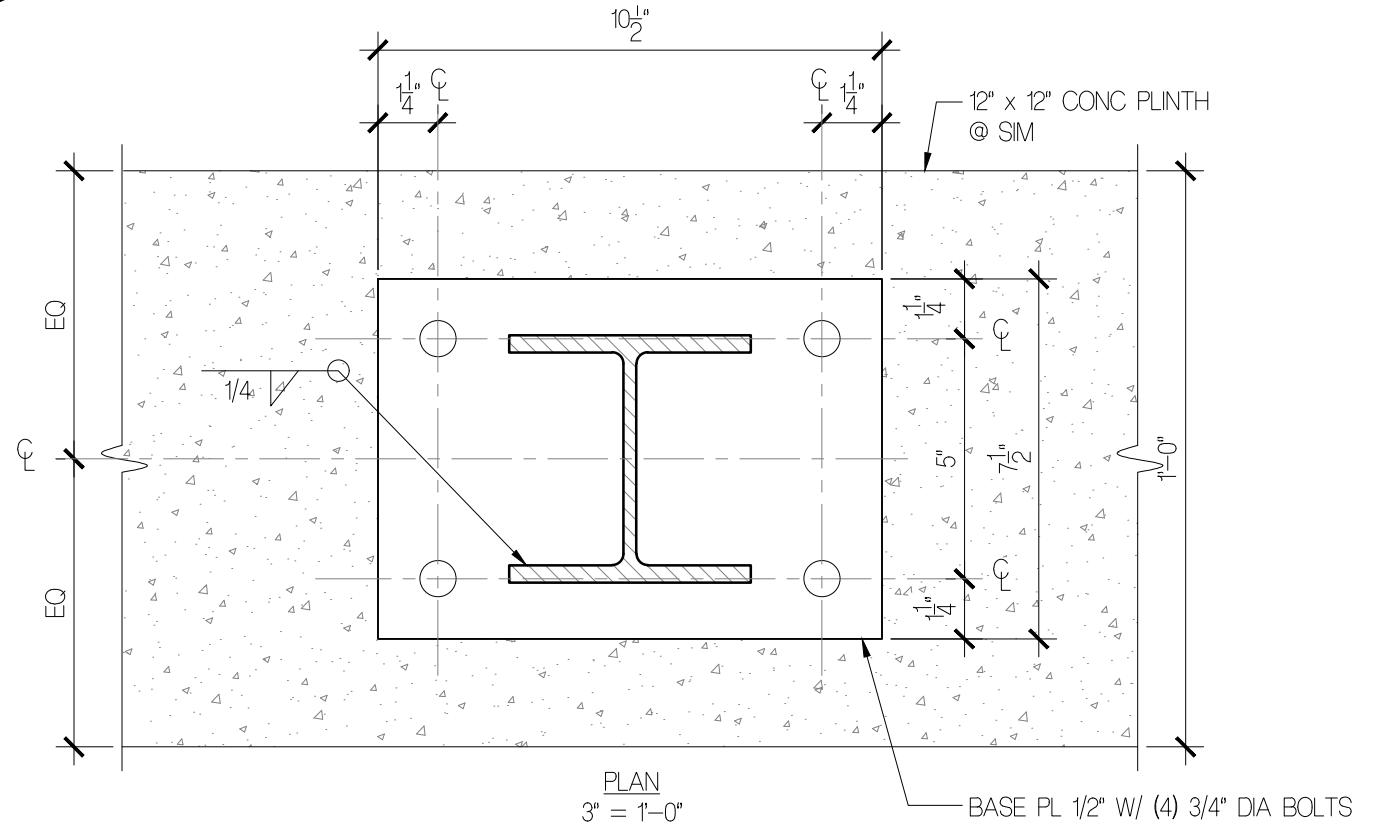


12 ELEVATOR PIT 3/4" = 1'-0"

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

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

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

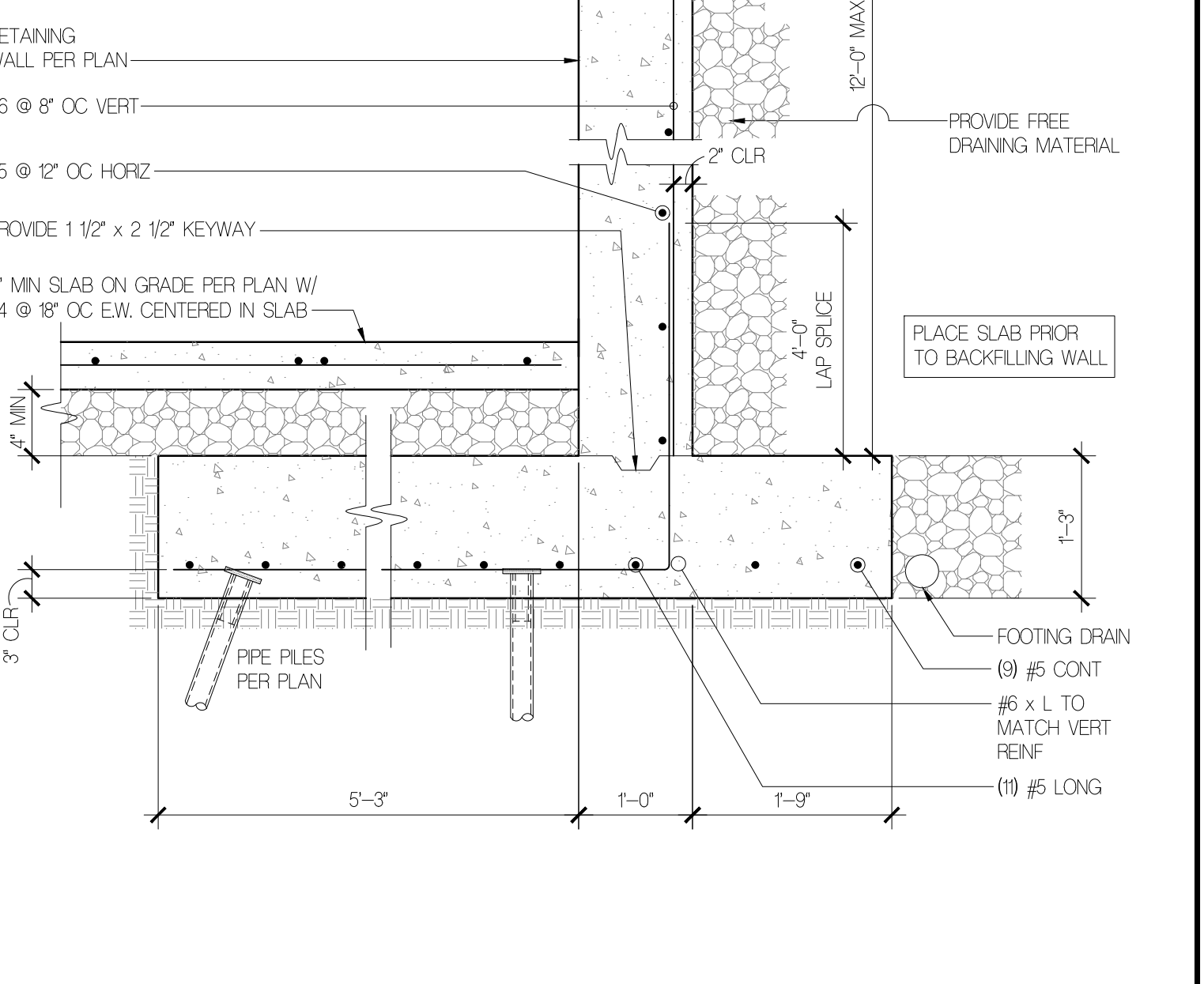
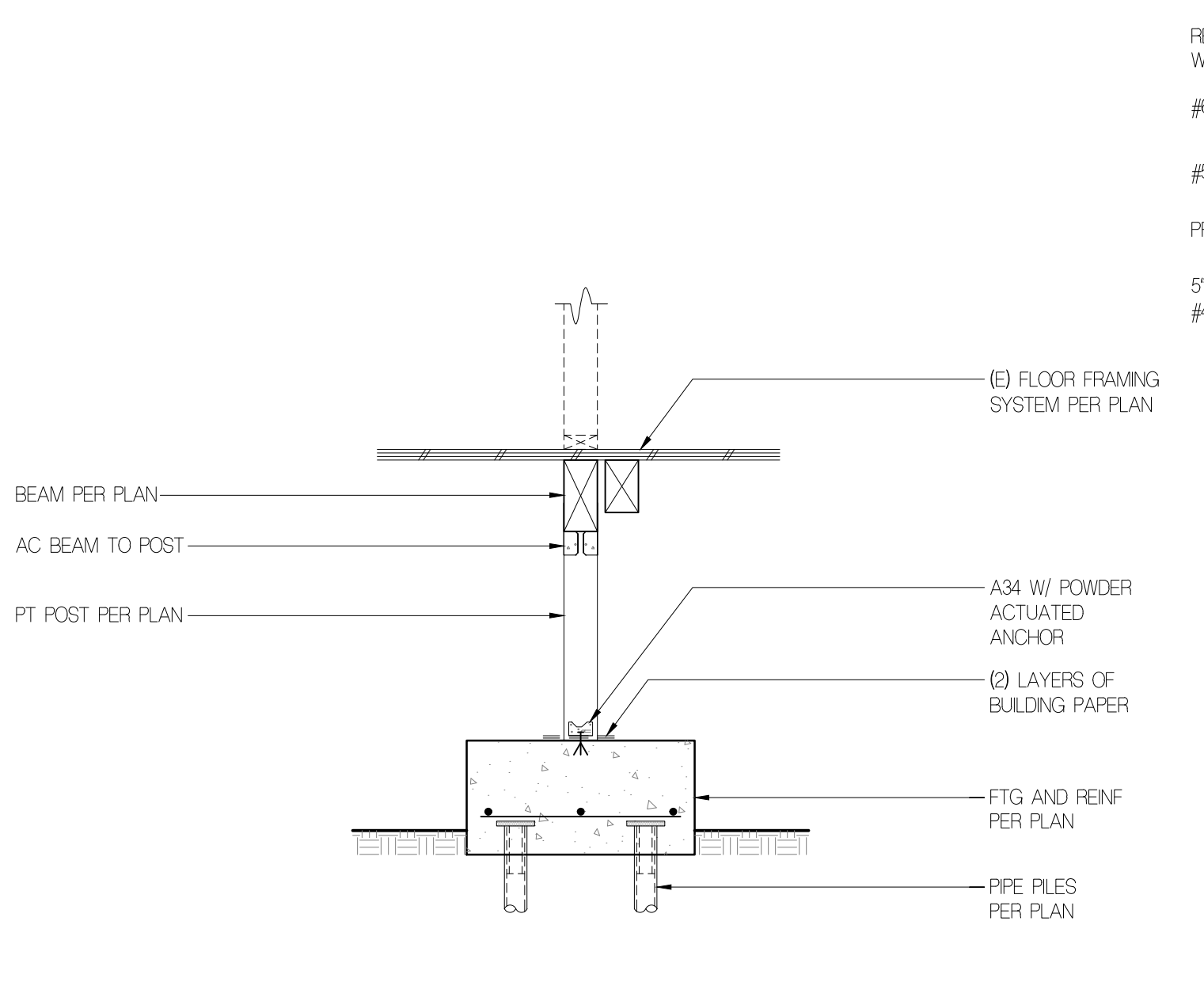
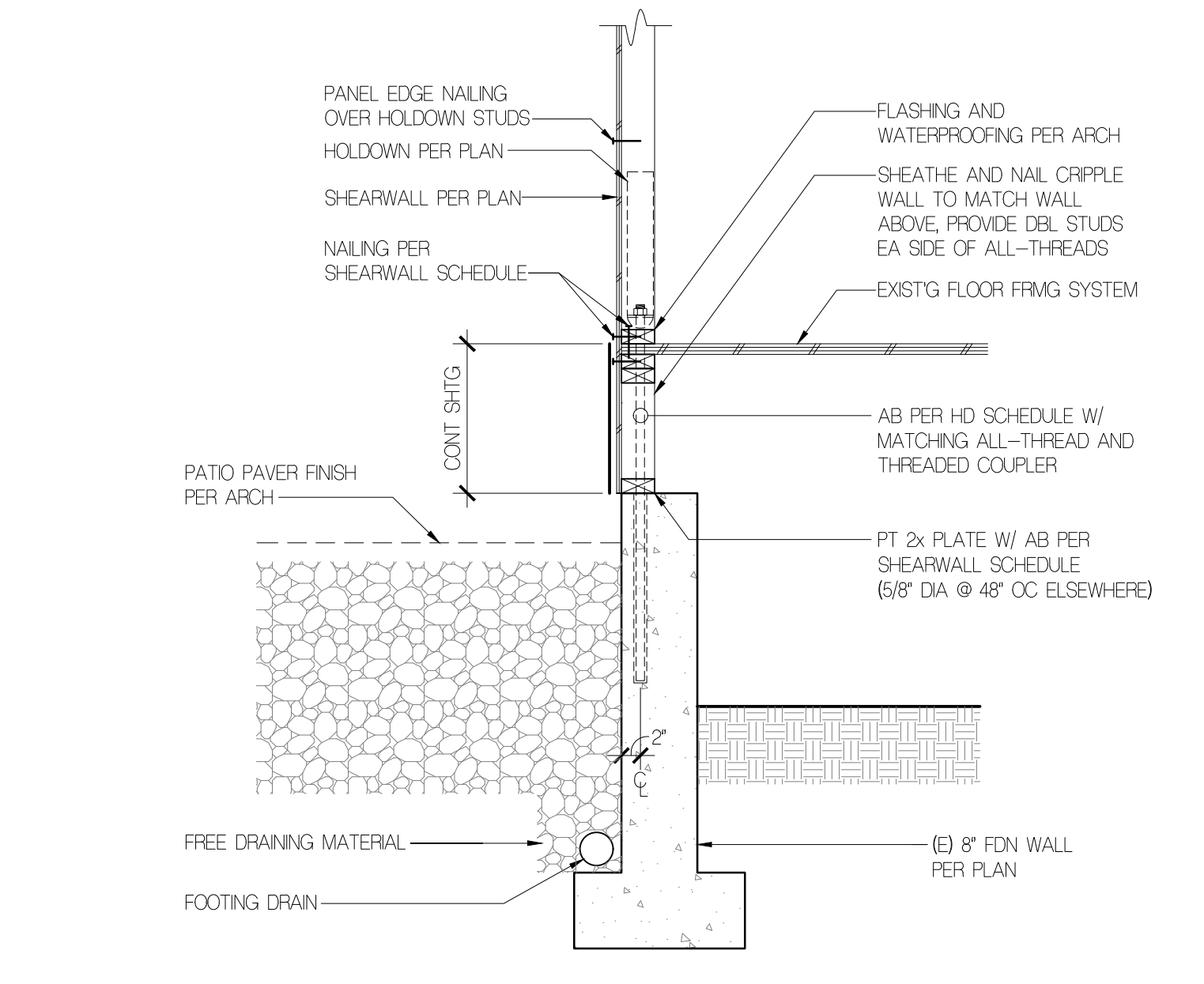
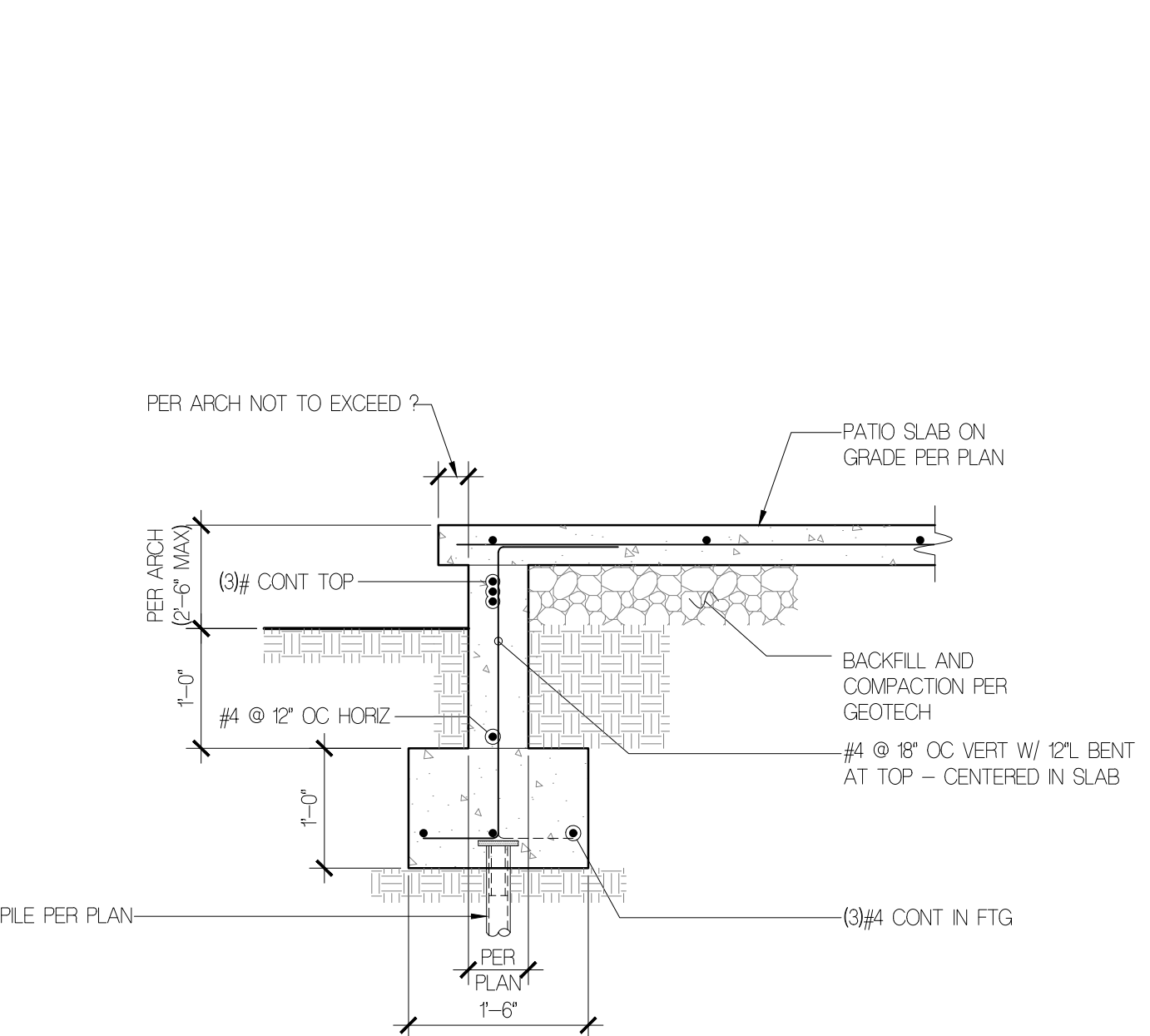


8 COL DTL @ NEW CONC PATIO 3/4" = 1'-0"

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

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

5 NOT USED 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 & GRID E RETAINING WALL 3/4" = 1'-0"

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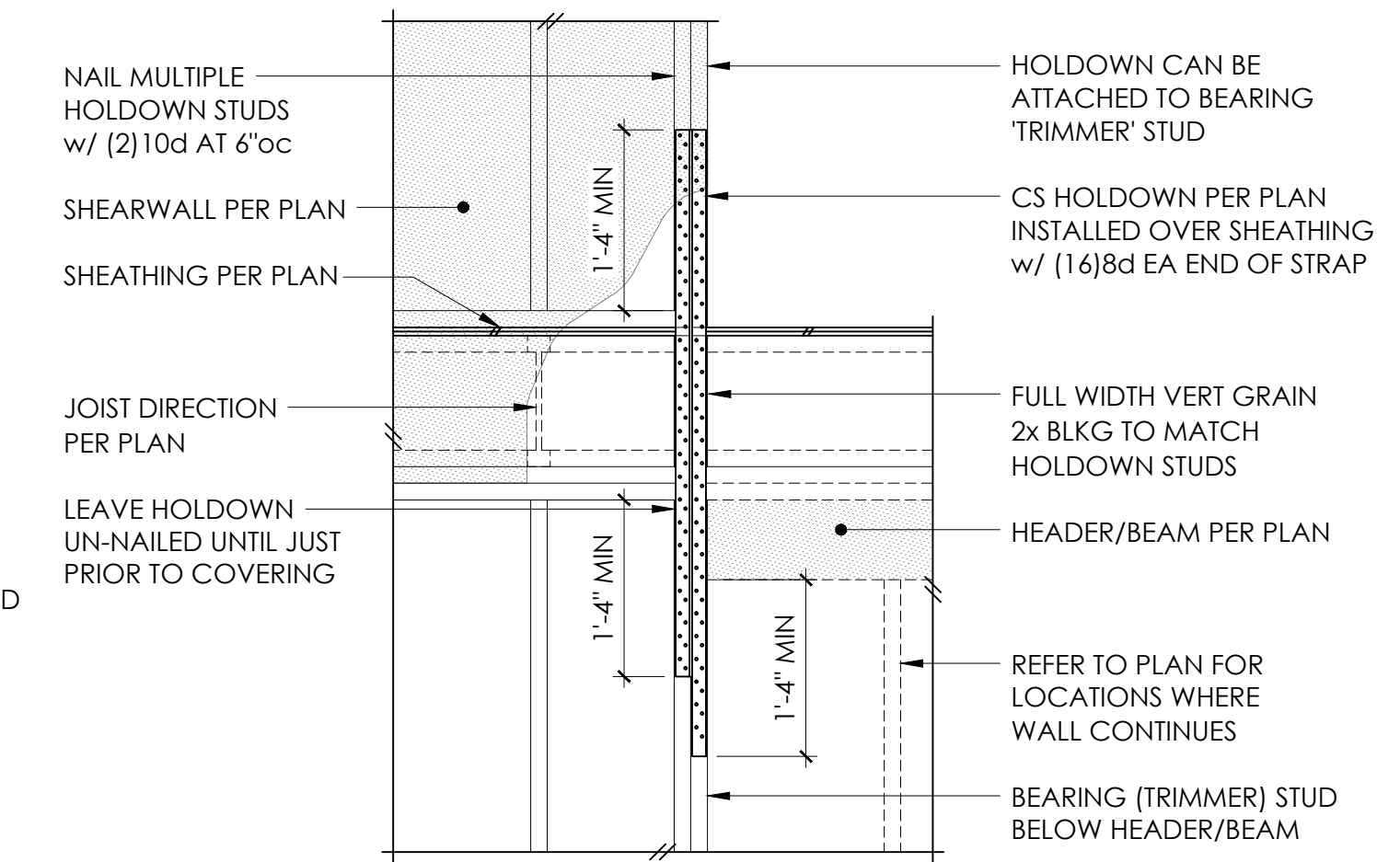
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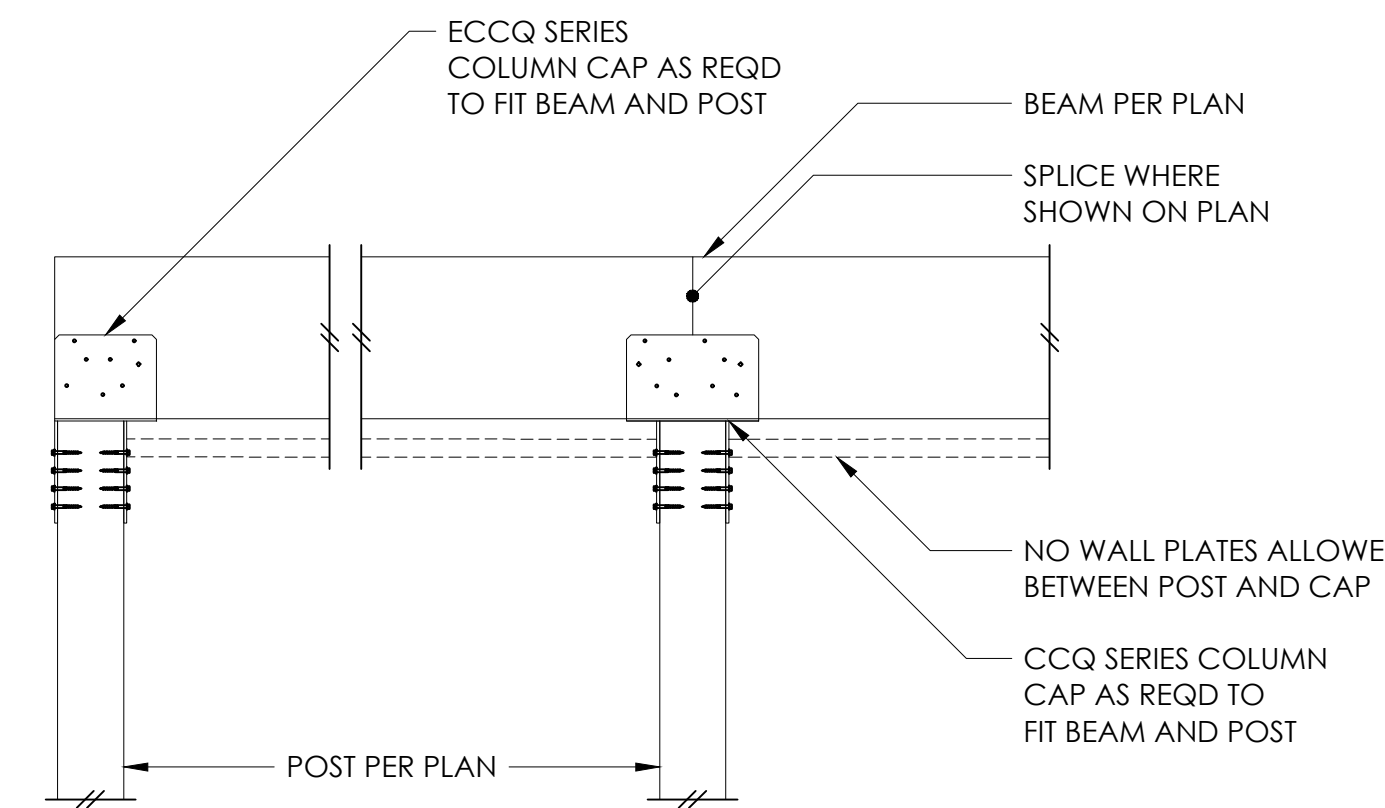
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TYPICAL WOOD FRAMING DETAILS

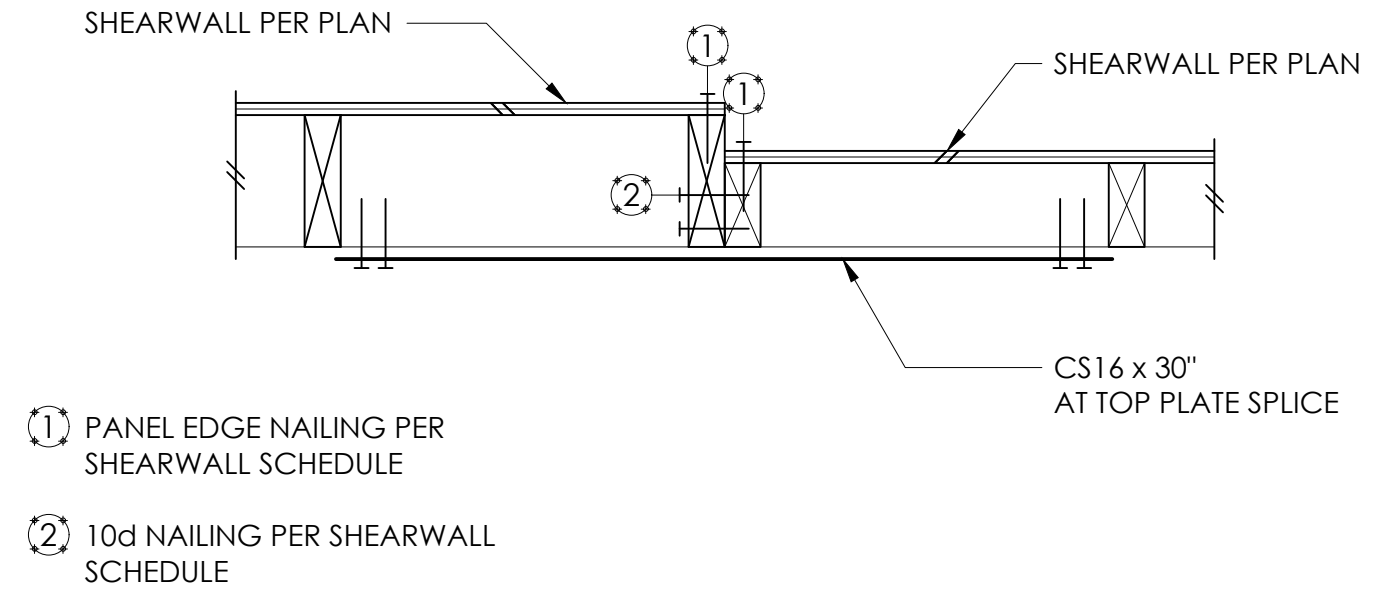
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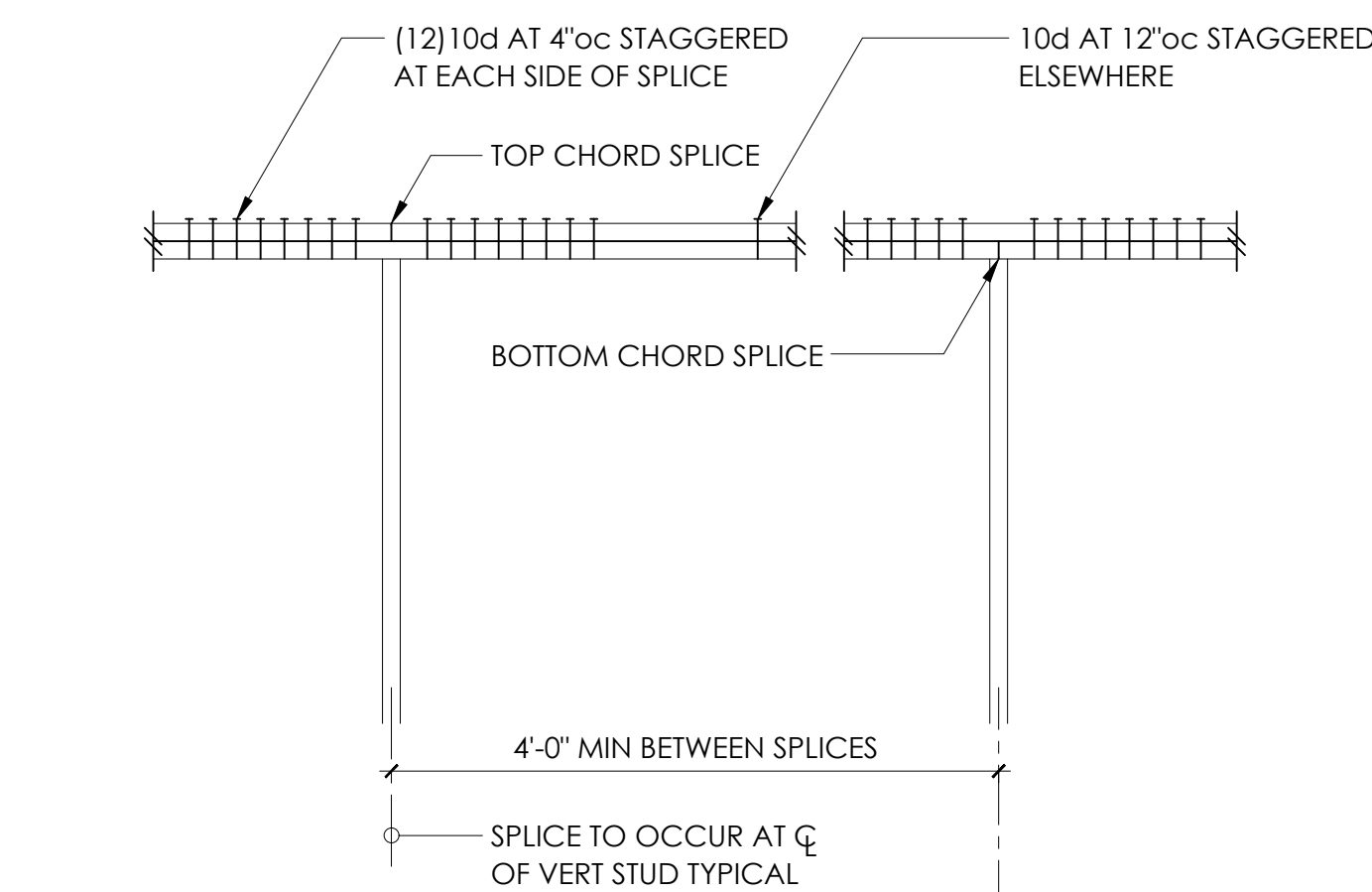
9 TYPICAL CS16 HOLDDOWN 3/4" = 1'-0"



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

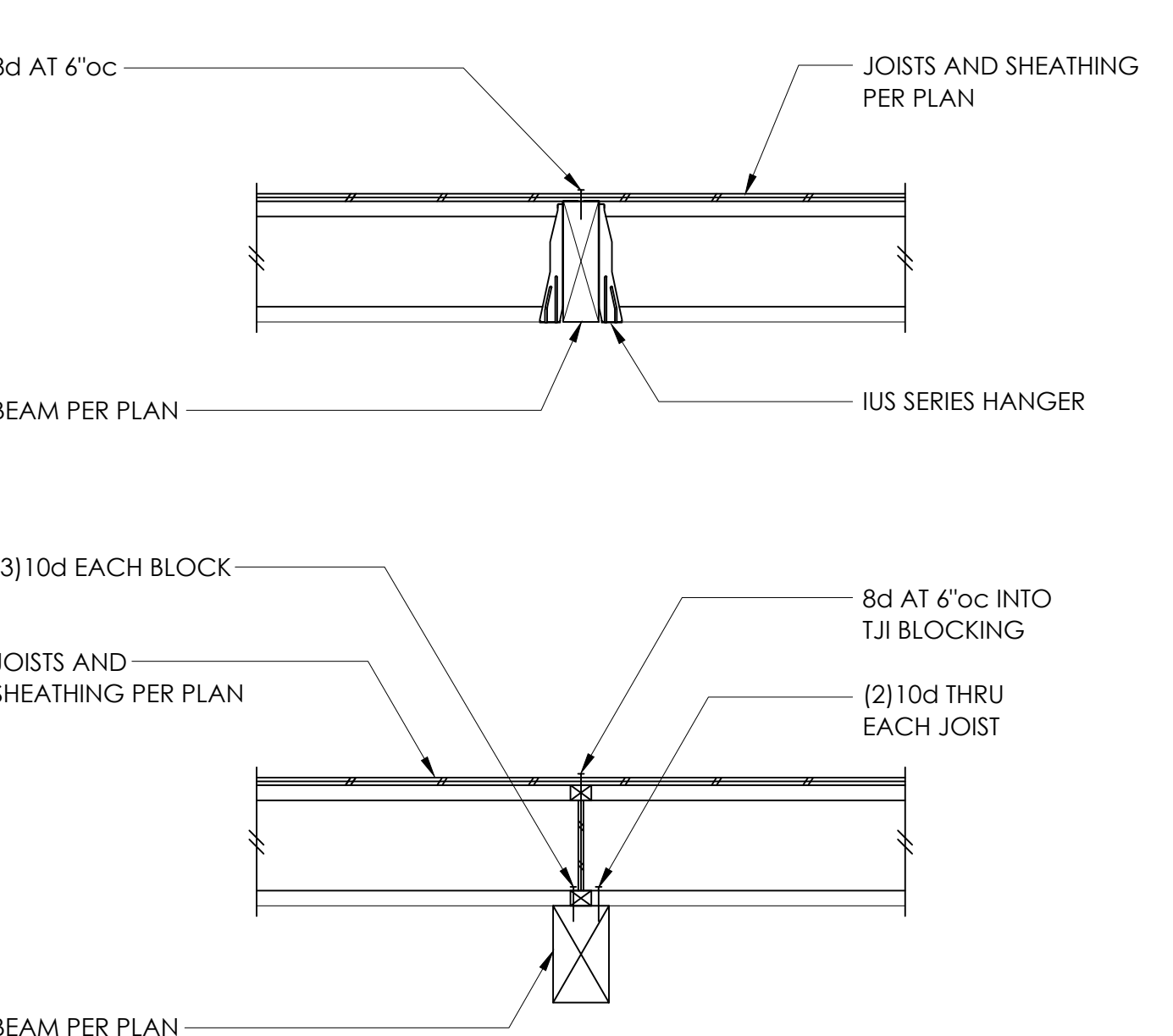


11 TYPICAL SHEARWALL TRANSITION 3/4" = 1'-0"



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

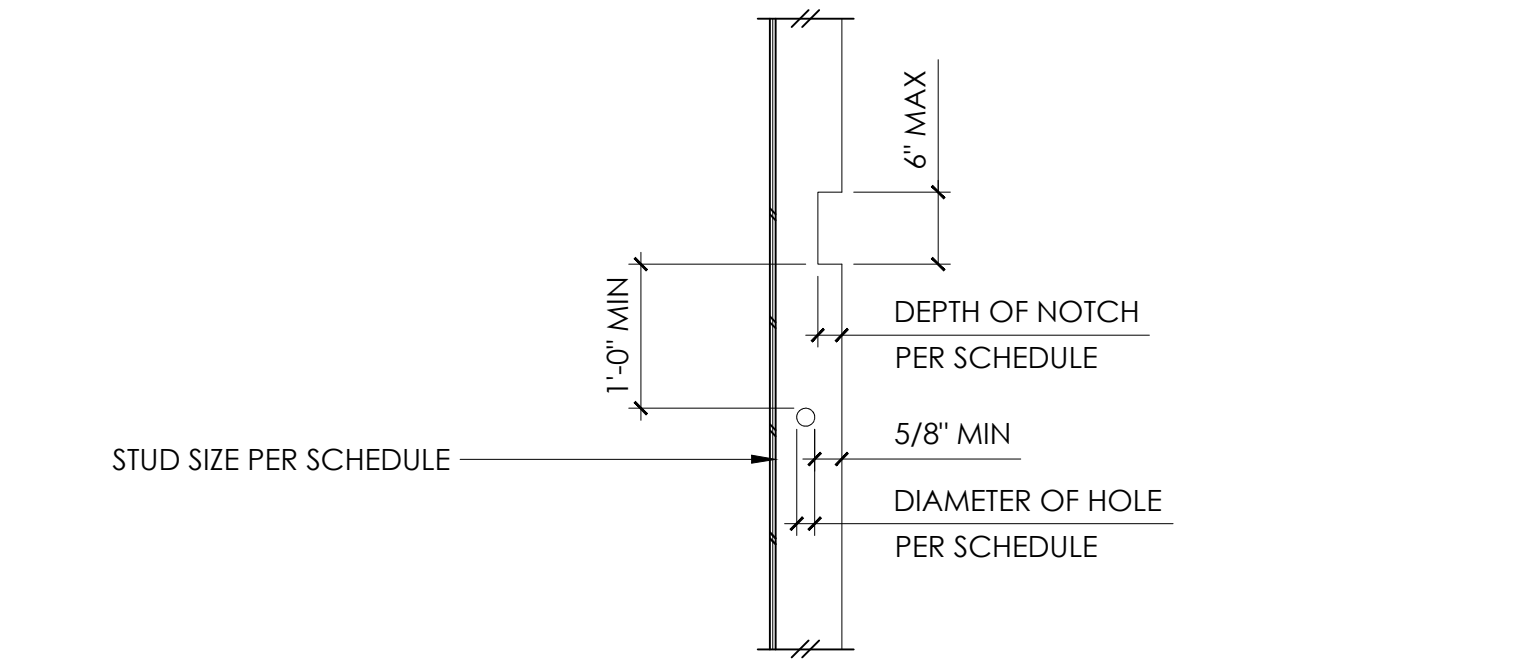
7 TYPICAL TOP PLATE SPLICE AT SHEARWALLS 3/4" = 1'-0"



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

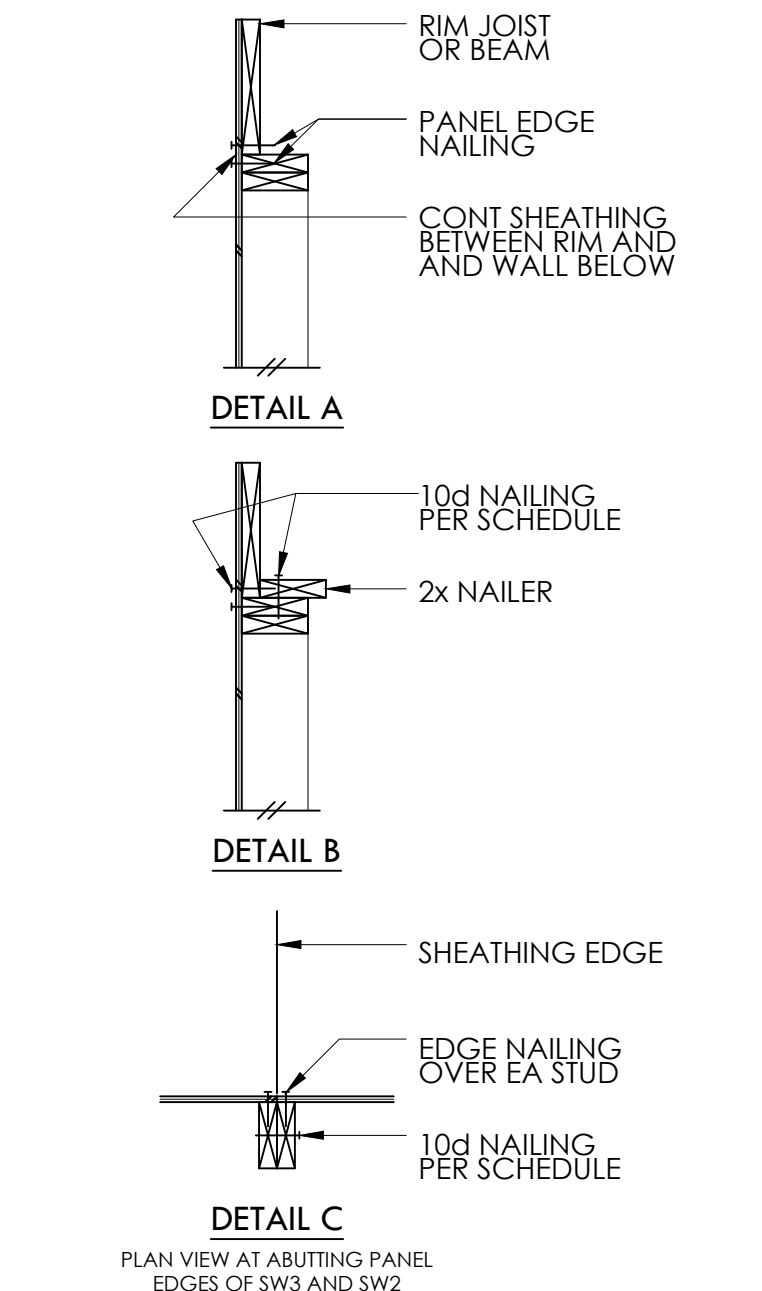
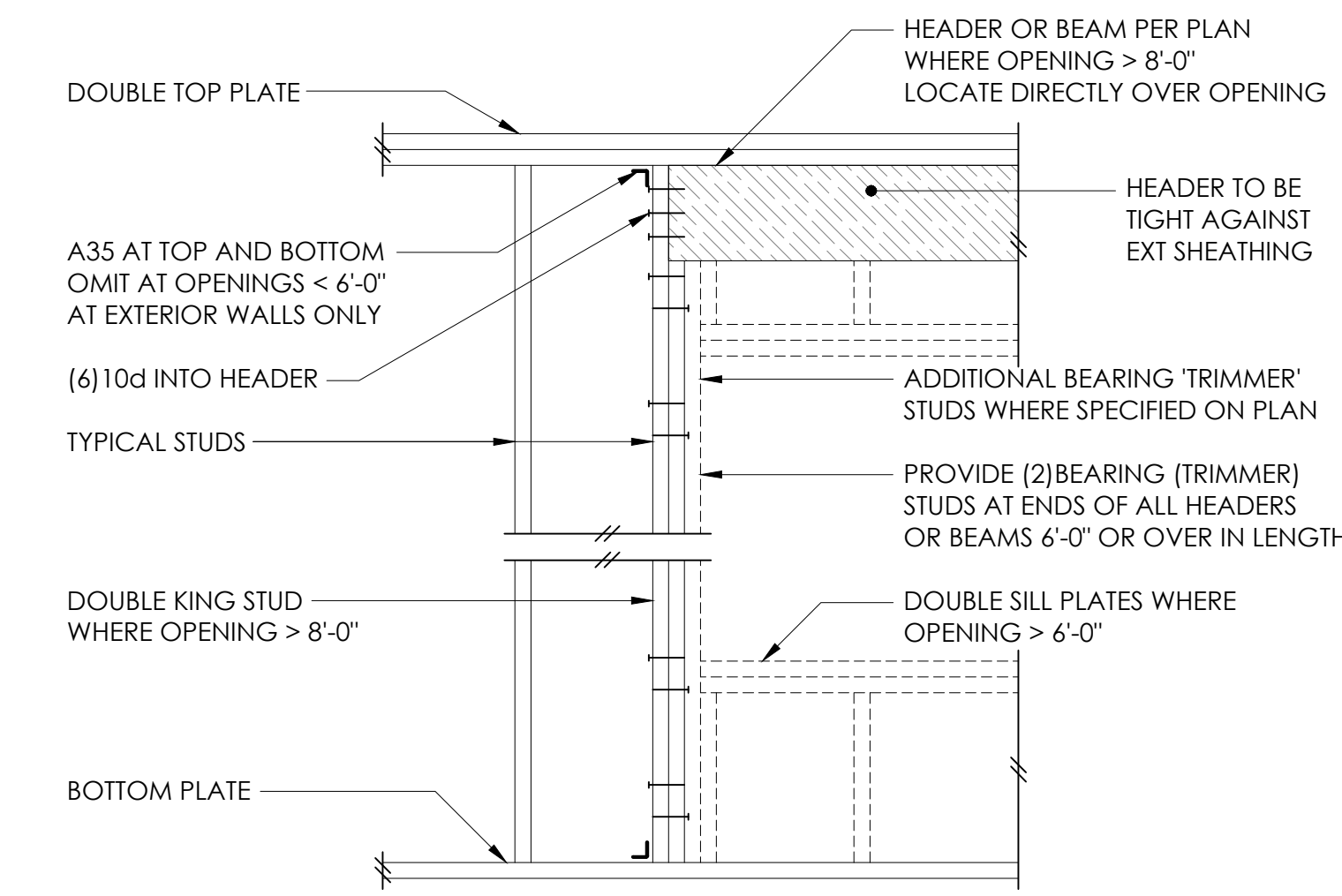
BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

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"

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



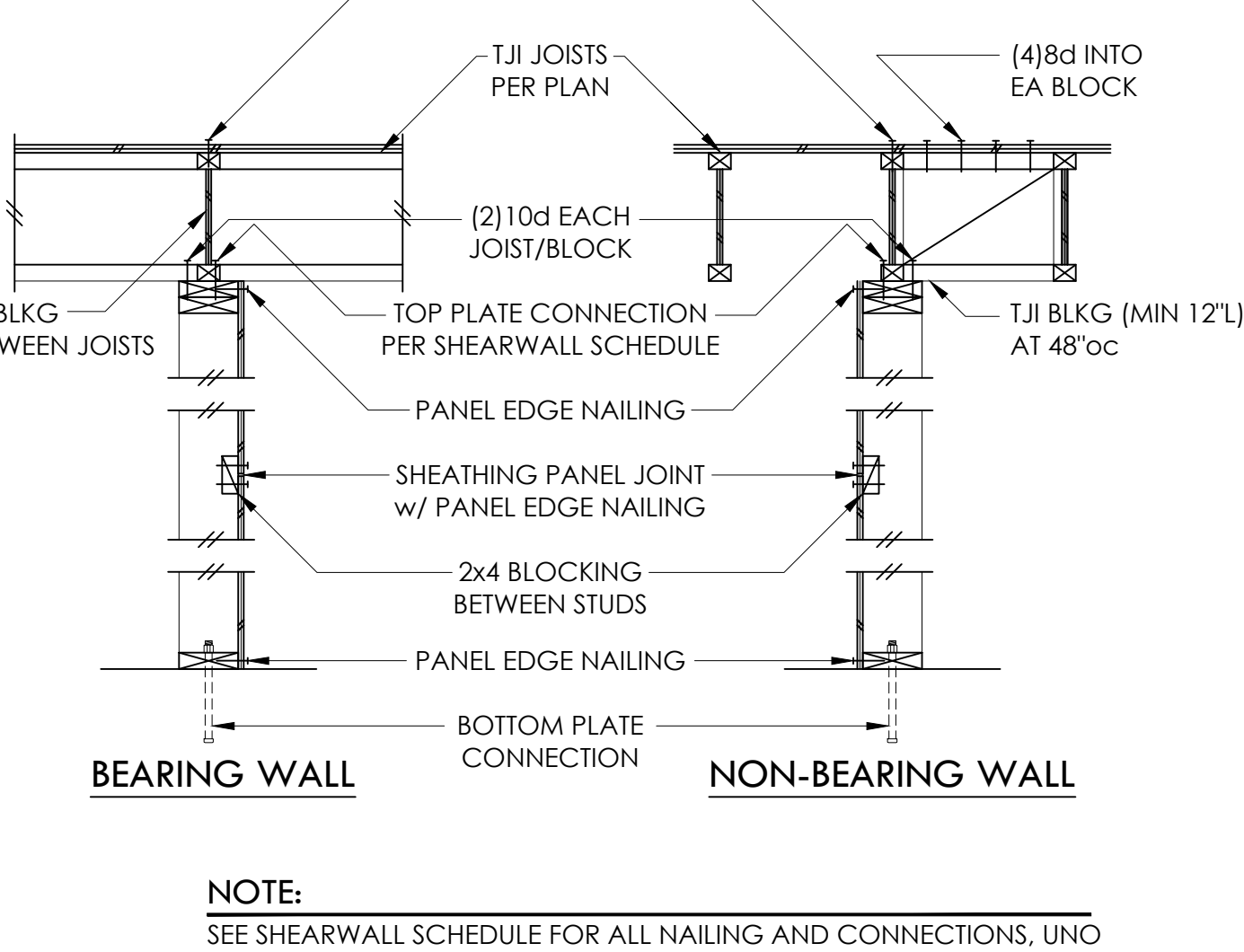
SHEARWALL SCHEDULE

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

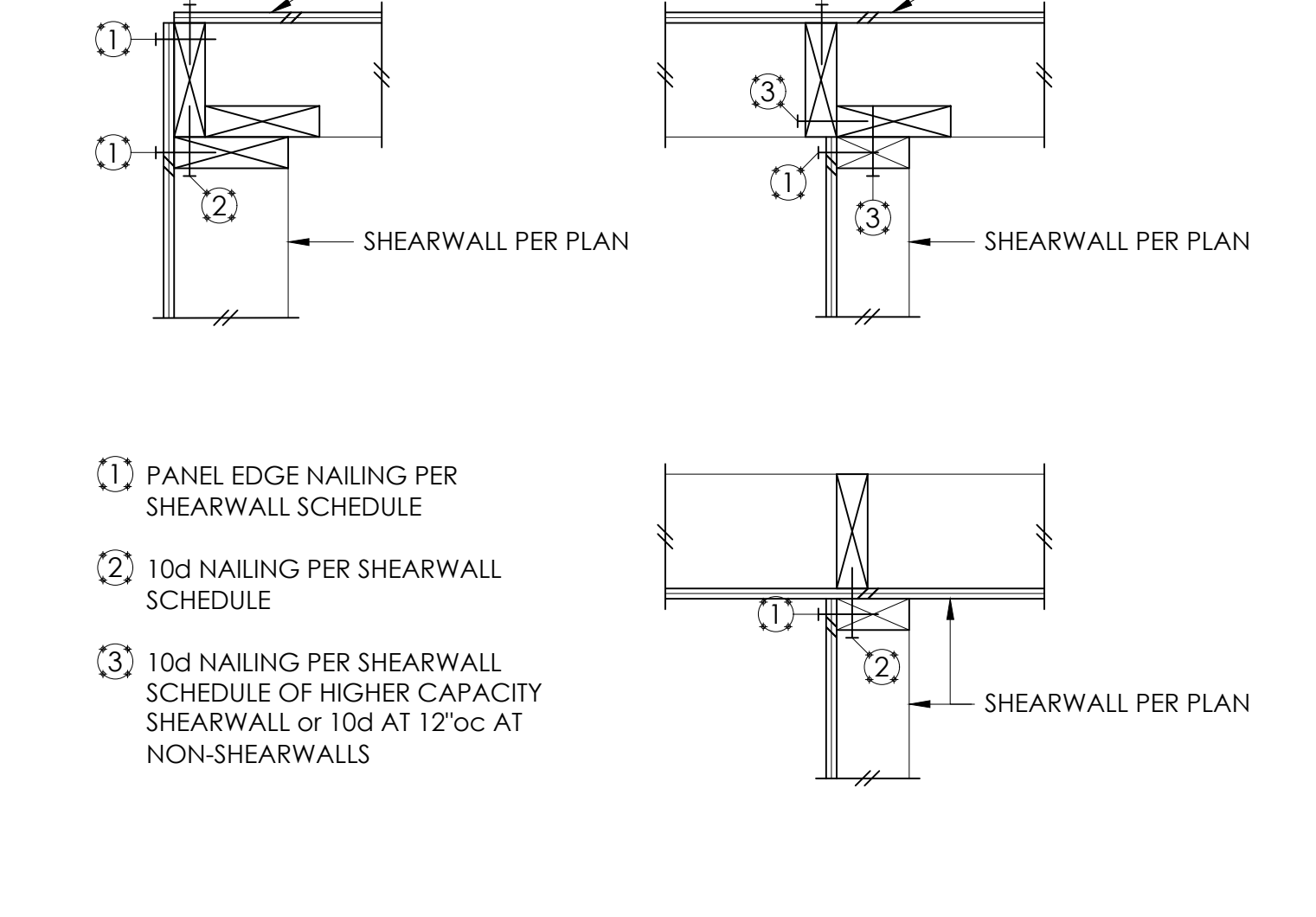
- 1 BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 2 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- 3 EMBED CAST IN PLACE ANCHOR BOLTS AT LEAST 7". EPOXY EMBED POST INSTALLED 5/8"Ø THREADED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

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

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



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



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

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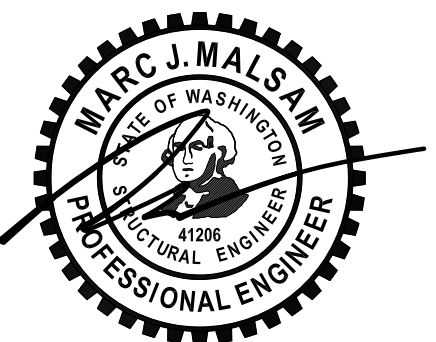
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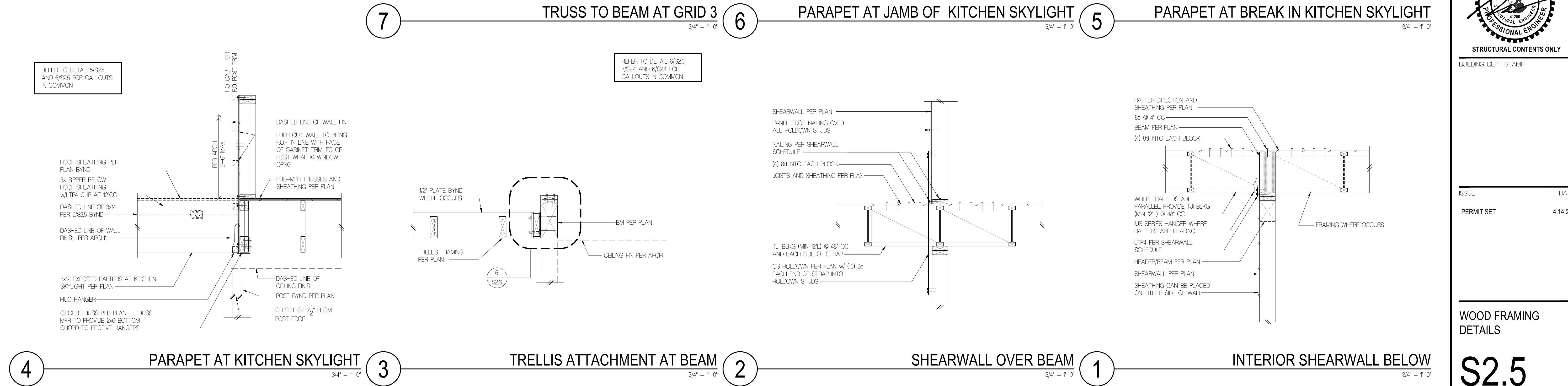
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WOOD FRAMING
DETAILS

S2.5



REFER TO DETAIL 4/S25
AND 5/S25 FOR CALLOUTS
IN COMMON

REFER TO DETAIL 4/S25
AND 6/S25 FOR CALLOUTS
IN COMMON

REFER TO DETAIL 5/S25
AND 6/S25 FOR CALLOUTS
IN COMMON

REFER TO DETAIL 6/S26,
7/S24 AND 8/S24 FOR
CALLOUTS IN COMMON

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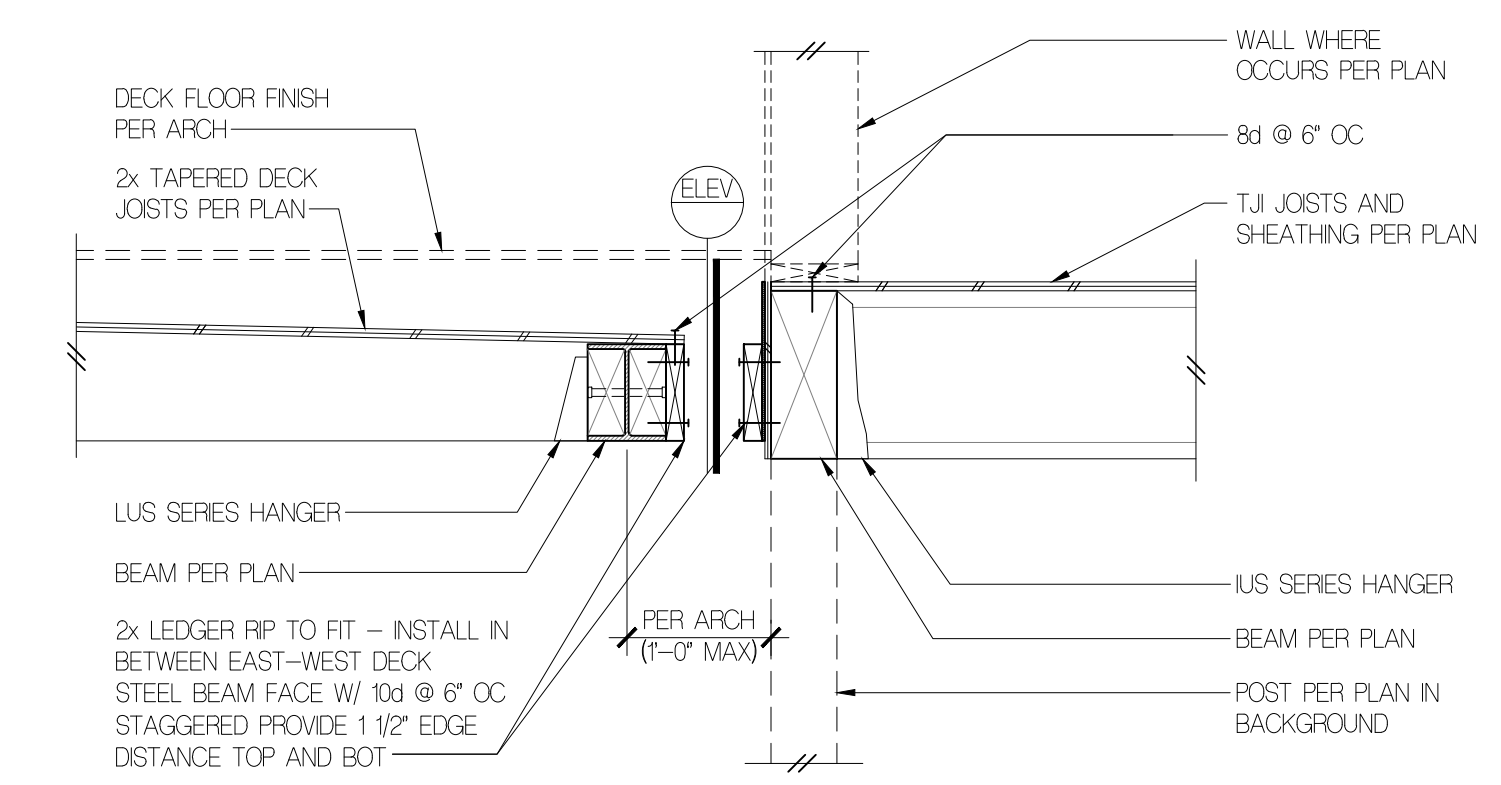
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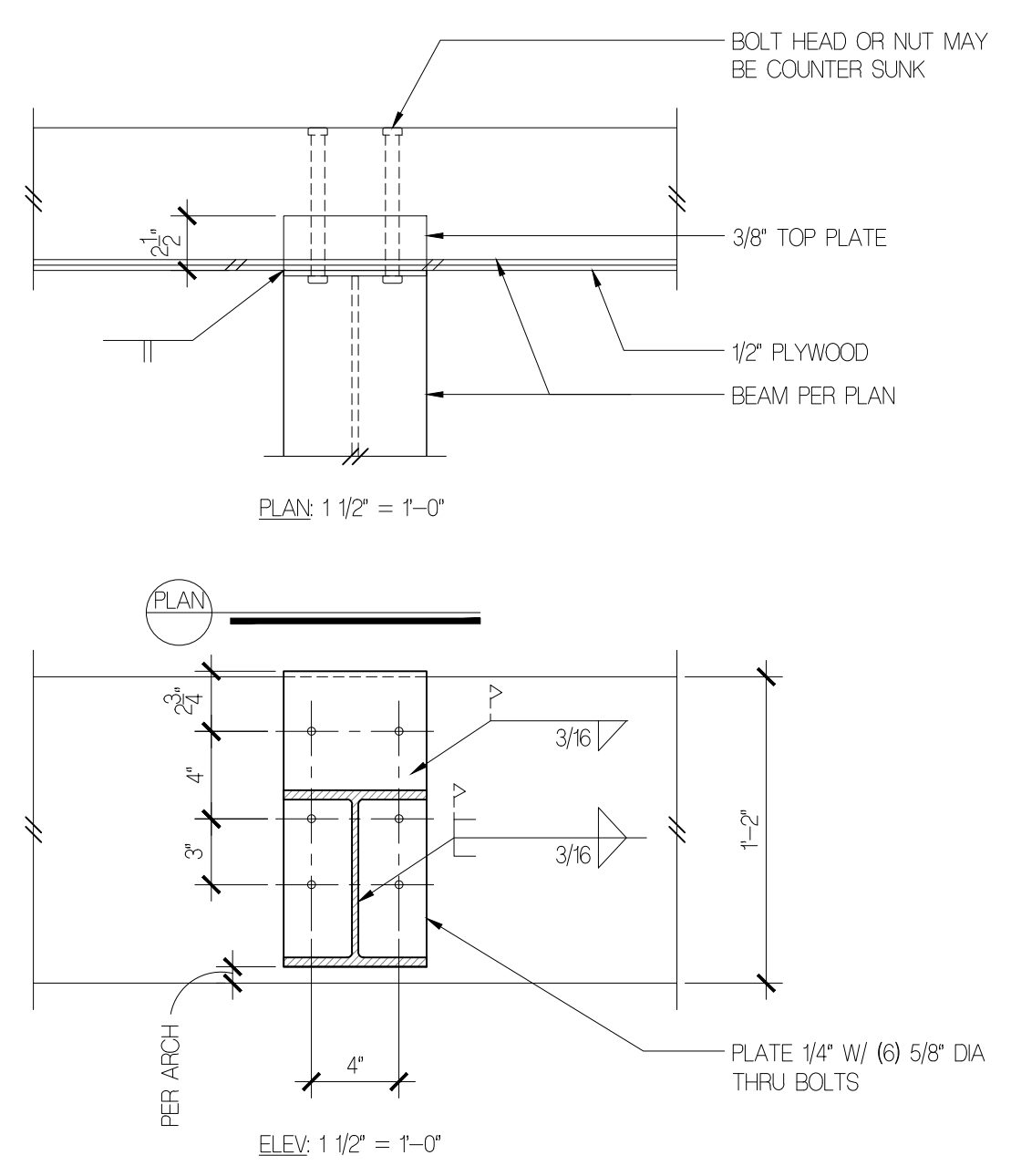
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STEEL FRAMING DETAILS

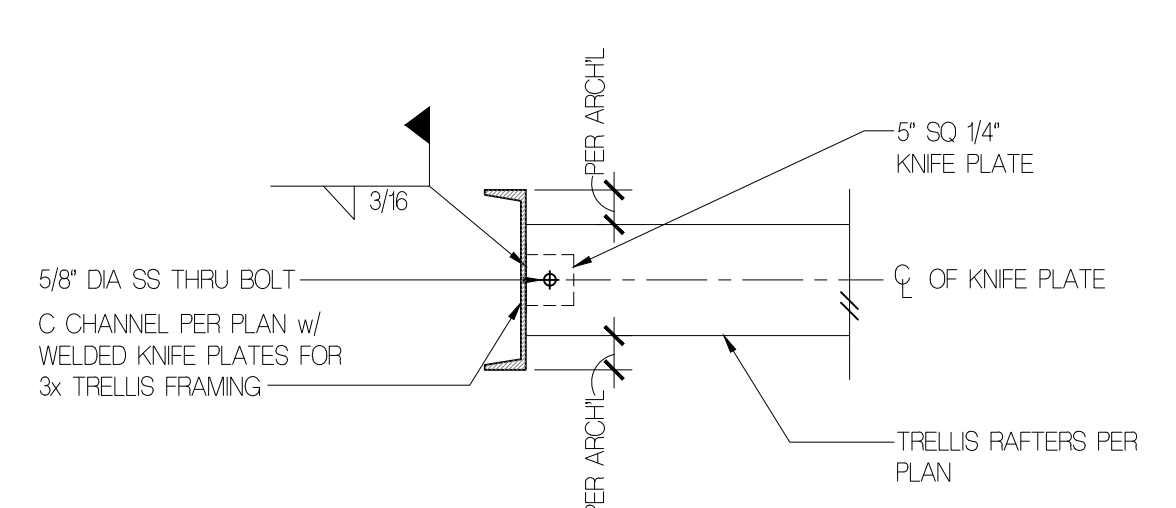
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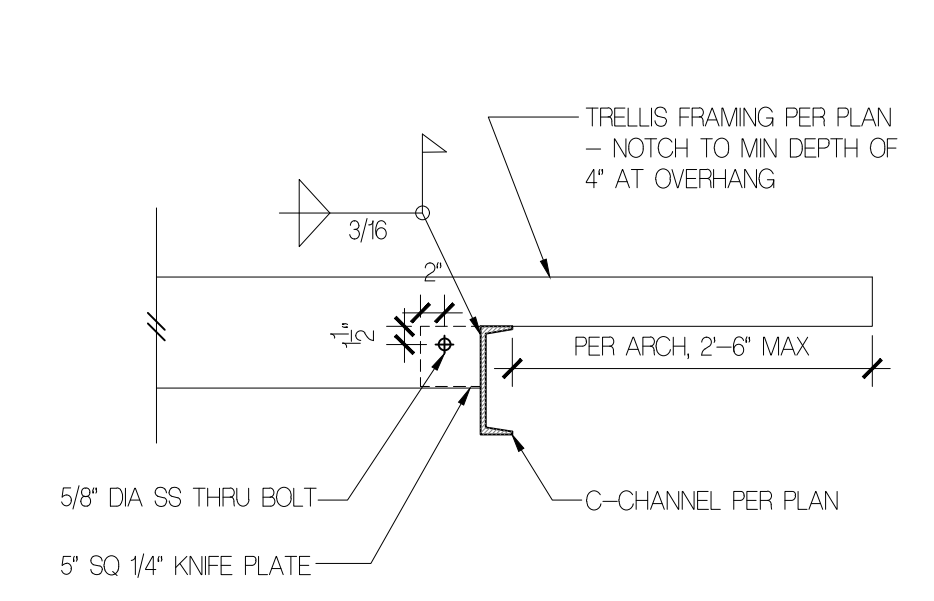
9 DECK GUTTER DTL @ GRID 1
3/4" = 1'-0"



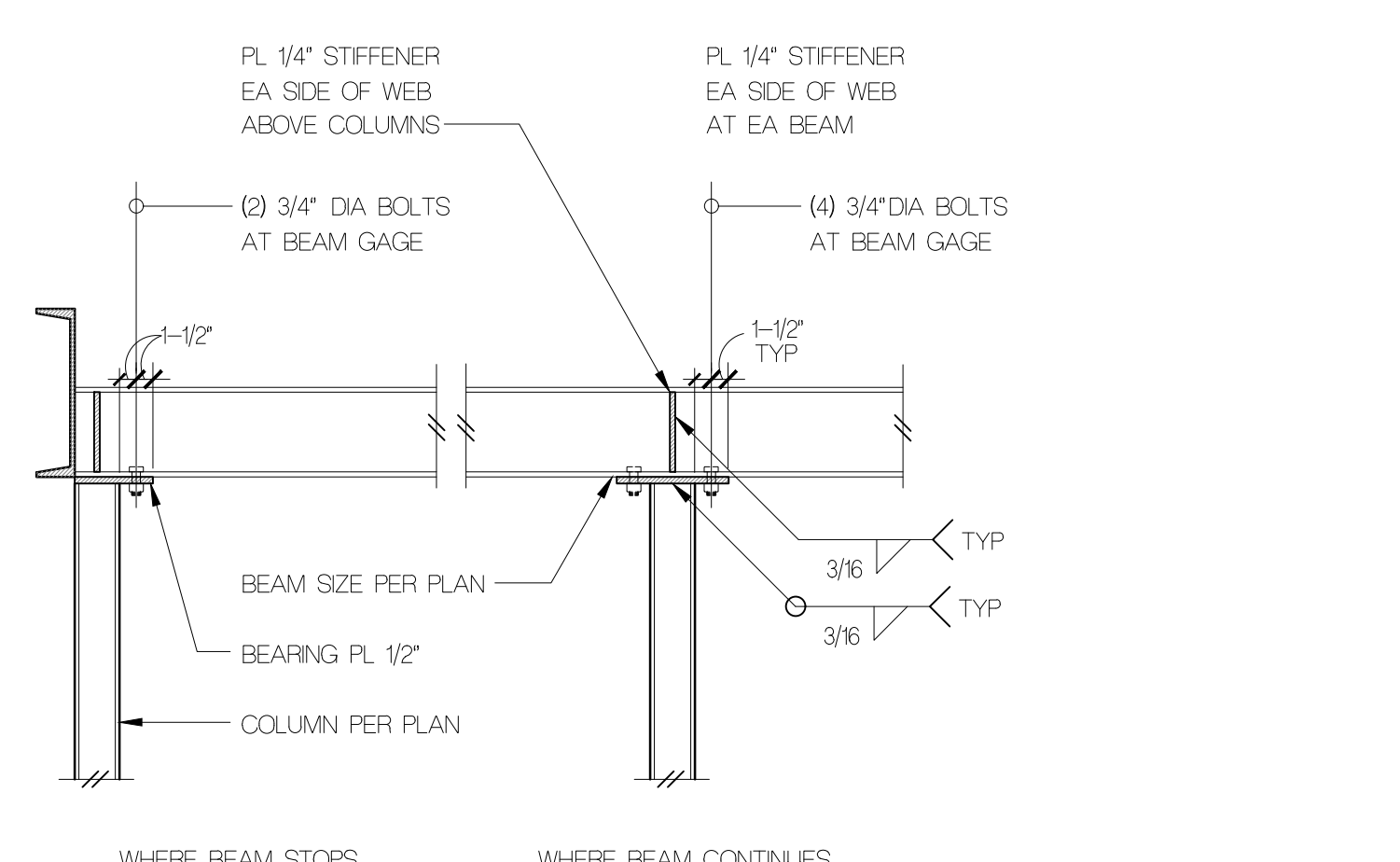
10 TRELLIS TO BM CONNEX DTL
3/4" = 1'-0"



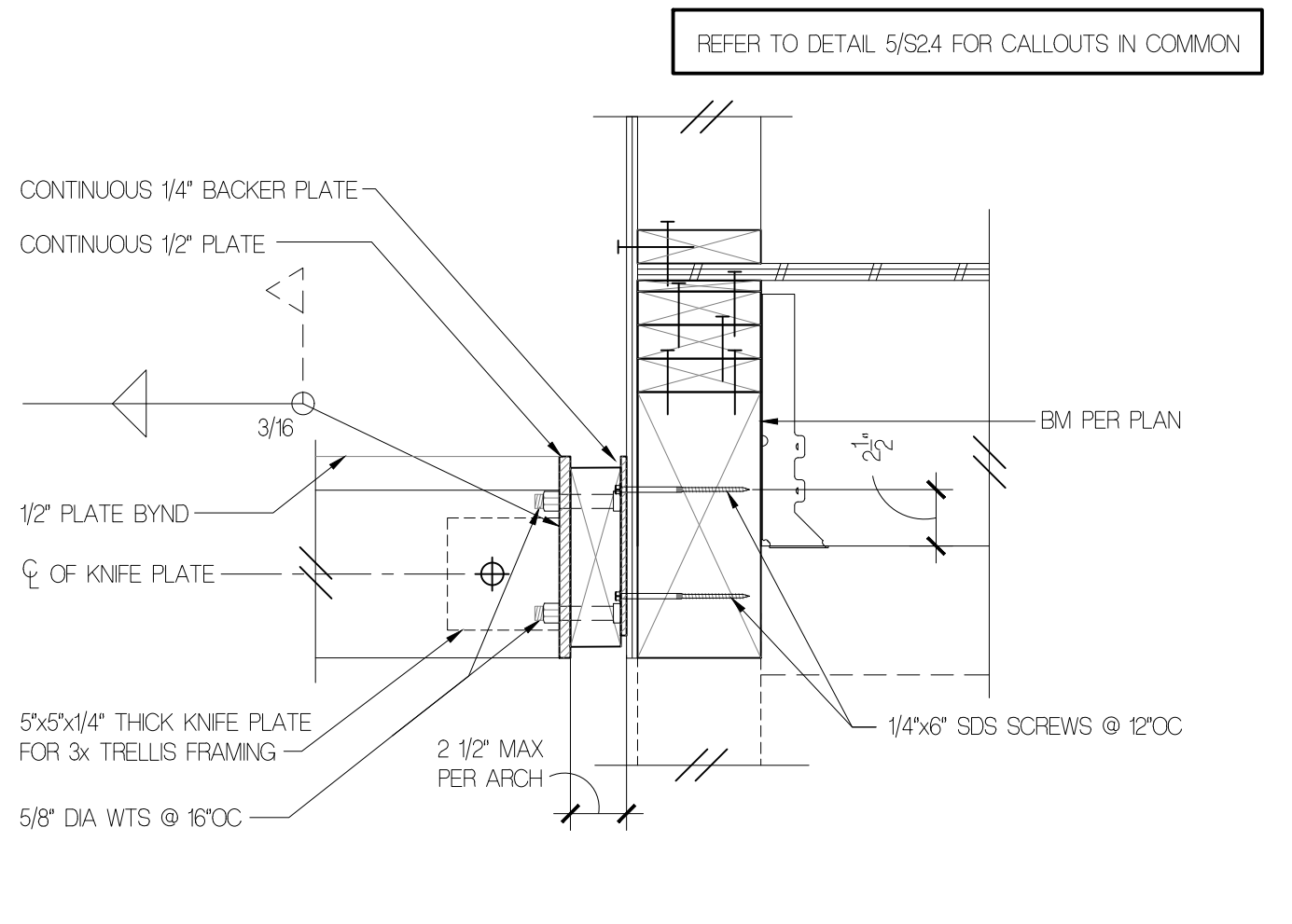
11 TRELLIS FRAMING AT DROPPED C-CHANNEL
3/4" = 1'-0"



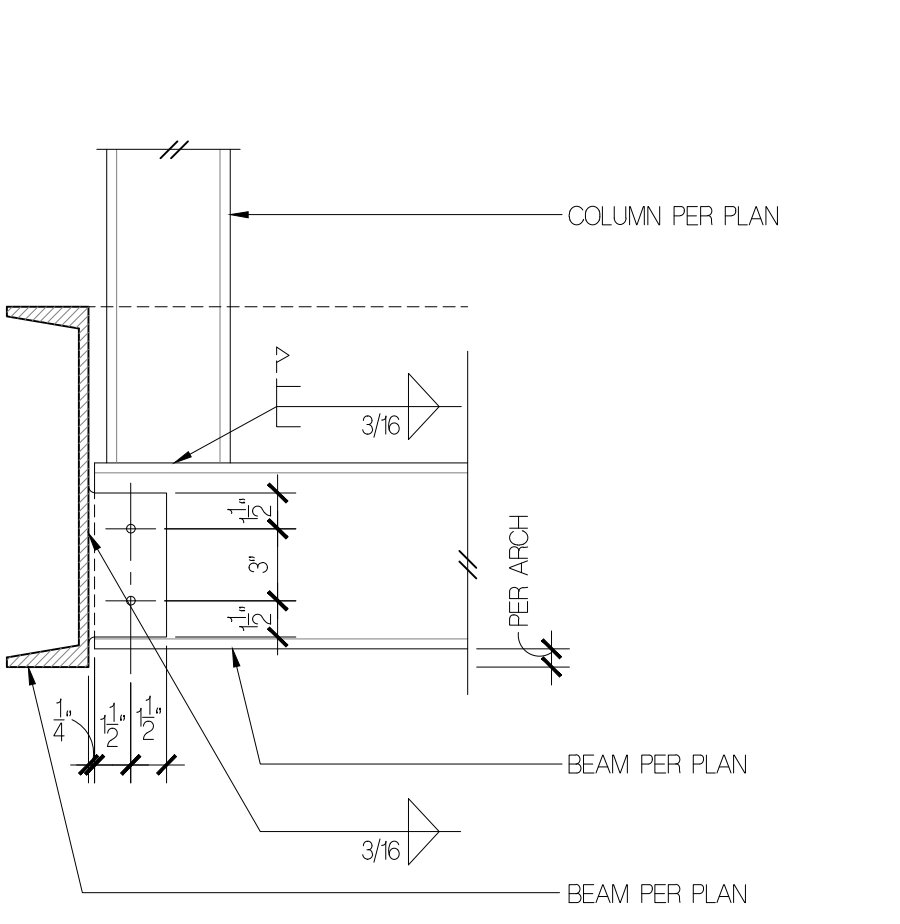
4 TYPICAL STEEL BEAM PENETRATIONS
3/4" = 1'-0"



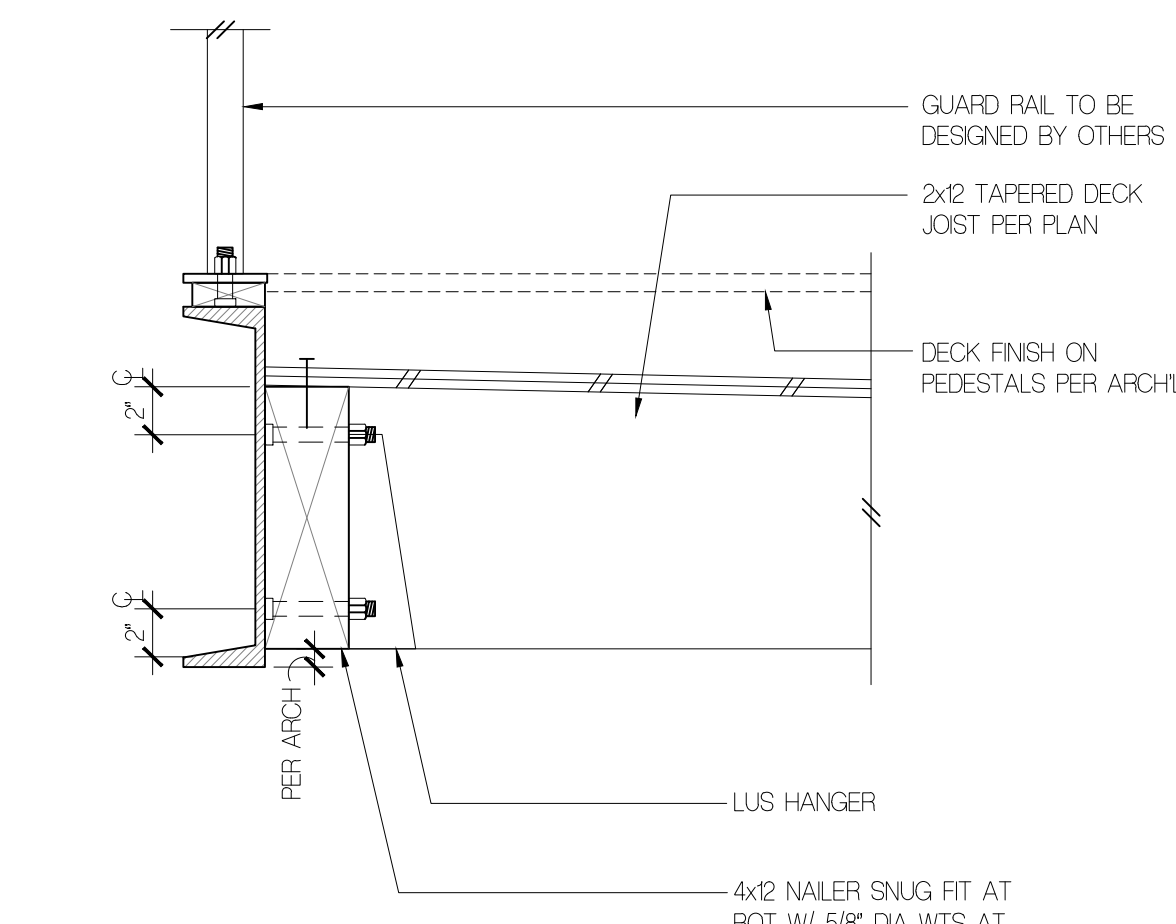
5 W_COL DECK BM TO COL DTL
3/4" = 1'-0"



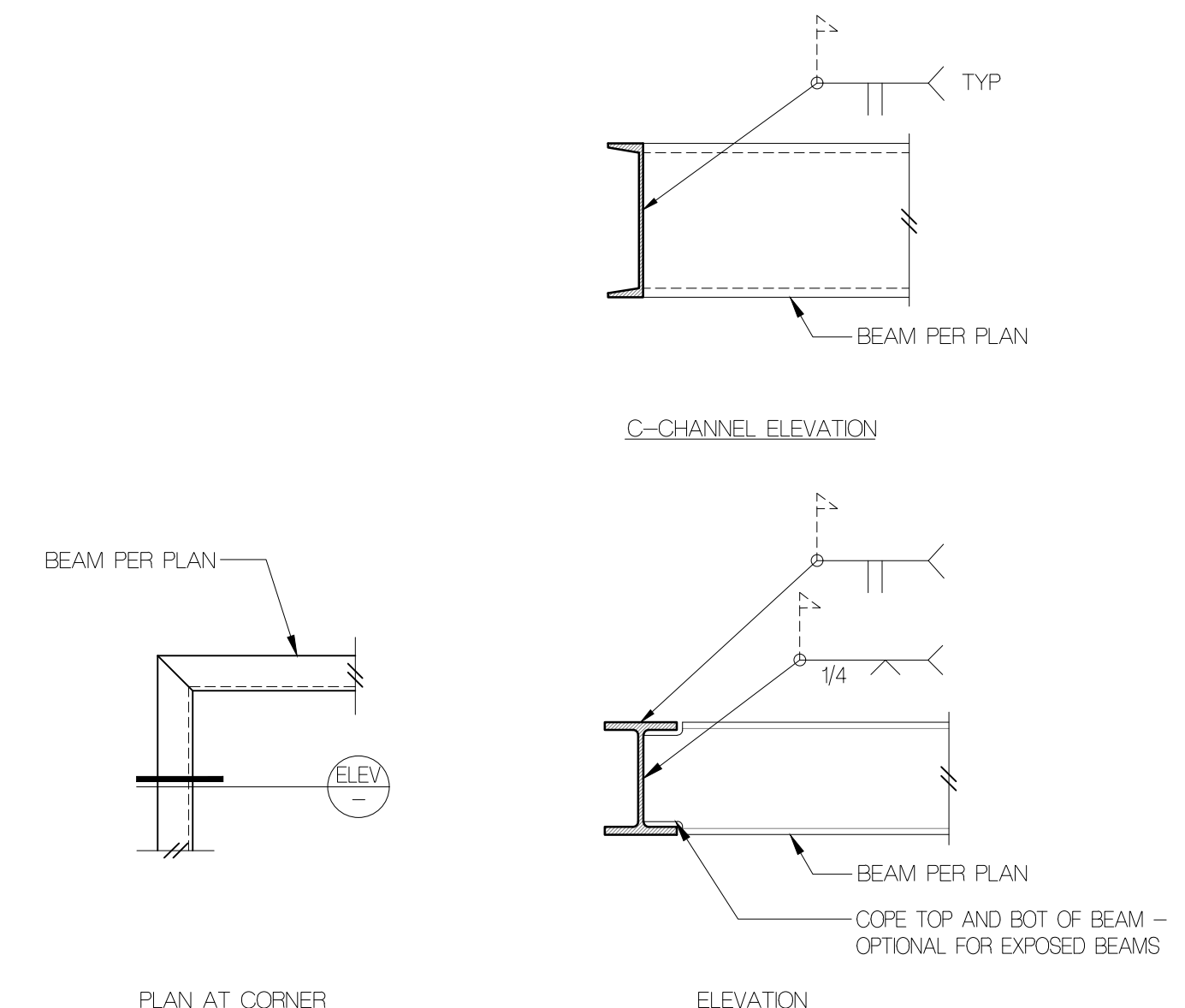
6 TRELLIS DTL
1 1/2" = 1'-0"



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



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



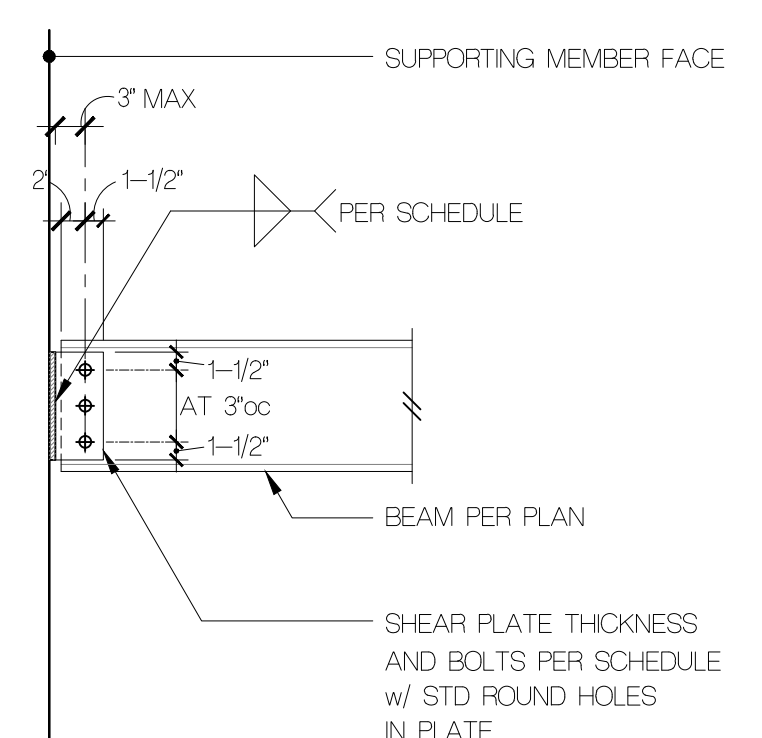
1 CONNECTION AT MITERED CORNERS
3/4" = 1'-0"

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"	218k
W12	3	7/8" DIA	5/16"	1/4"	326k
W14/C15	3	7/8" DIA	5/16"	1/4"	326k
W16	4	7/8" DIA	5/16"	1/4"	435k
W18	5	7/8" DIA	5/16"	1/4"	544k

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

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



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

GENERAL SHORING NOTES

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION, FINISH.
- SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT OF PROPOSED LABAN RESIDENCE IMPROVEMENTS LOCATED AT 10 BROOK BAY ROAD, MERCER ISLAND, WASHINGTON, 98040, PREPARED BY ZIPFERGEO REPORT NUMBER ZGA 25601, DATED FEBRUARY 27, 2023.
- THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR CONTRACTOR SHALL REVIEW 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.
- INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO AGENCY OF PILE SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.
- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 10, 17.04, AND 17.05 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)
- ALUCAST, CASSON, DRILLED, OR DRIVEN PILE INSTALLATION

- THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.
- SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28-DAY.

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

- ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17, FURNISH TO THE FOLLOWING MINIMUM STANDARDS
- | | | |
|---------------------|------------------------|--------------------------|
| 4x12 TIMBER LAGGING | HEM-FR NO 1 | F _b = 975 PSI |
| | DOUGLAS FIR-LARCH NO 2 | F _b = 900 PSI |
| 6x | TIMBER LAGGING | HEM-FR NO 2 |
| | DOUGLAS FIR-LARCH NO 2 | F _b = 875 PSI |

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

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

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

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

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

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

SHORING MONITORING NOTES

SHORING MONITORING NOTES

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

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

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

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

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

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

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

PILE AND LAGGING CONSTRUCTION

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

- | | |
|--------|---------------------------|
| 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 |
| RECD | REQUIRED |
| RM | ROOM |
| RO | ROUGH OPENING |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SF | SQUARE FEET |
| SHGT | SHEATHING |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| SO | SQUARE |
| STD | STAINED |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| SUBFLR | SUBFLOOR |
| SW | SHEARWALL |
| TBD | TO BE DETERMINED |
| TEMP | TEMPORARY |
| THRU | THROUGH |
| TO | TOP OF |
| T.O.W | TOP OF WALL |
| TYP | TYPICAL |
| UPR | UPPER |
| UNO | UNLESS NOTED OTHERWISE |
| VB | VAPOR BARRIER |
| VERT | VERTICAL |
| VG | VERTICAL GRAIN |
| VF | 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 |

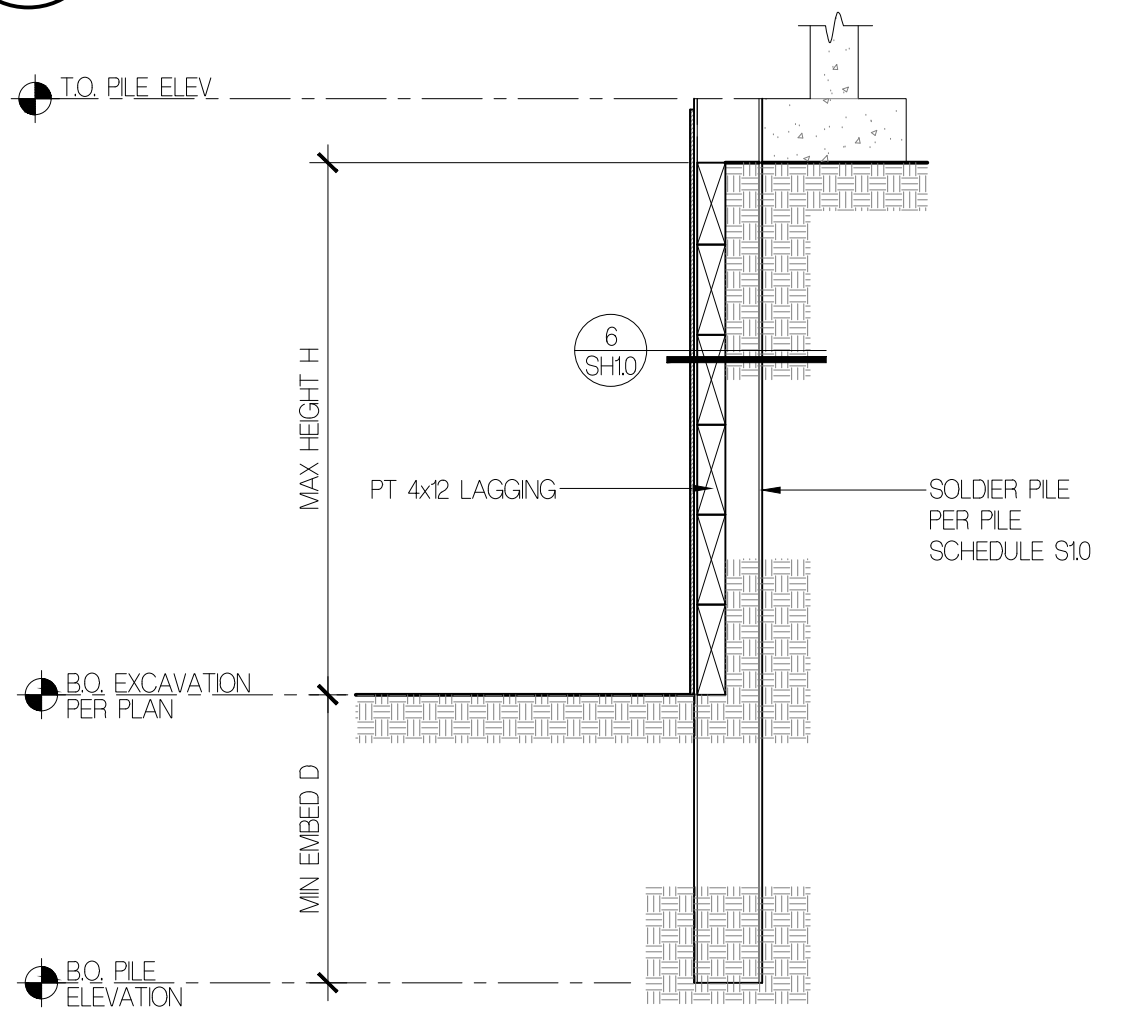
ABBREVIATIONS

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

6

TYP SHORING PLAN DTL

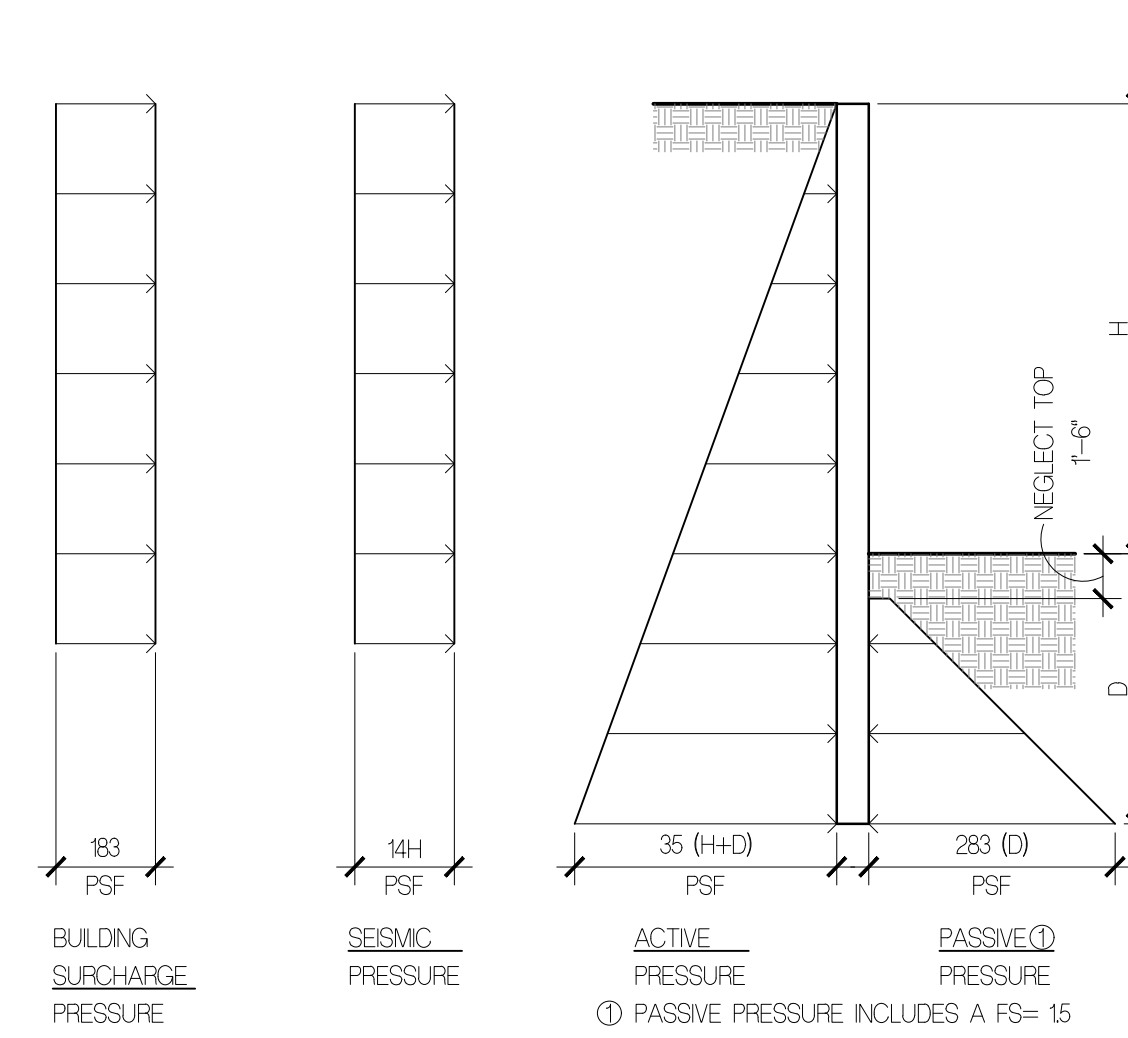
3/4" = 1'-0"



4

CANTILEVER PILE

1/2" = 1'-0"



2

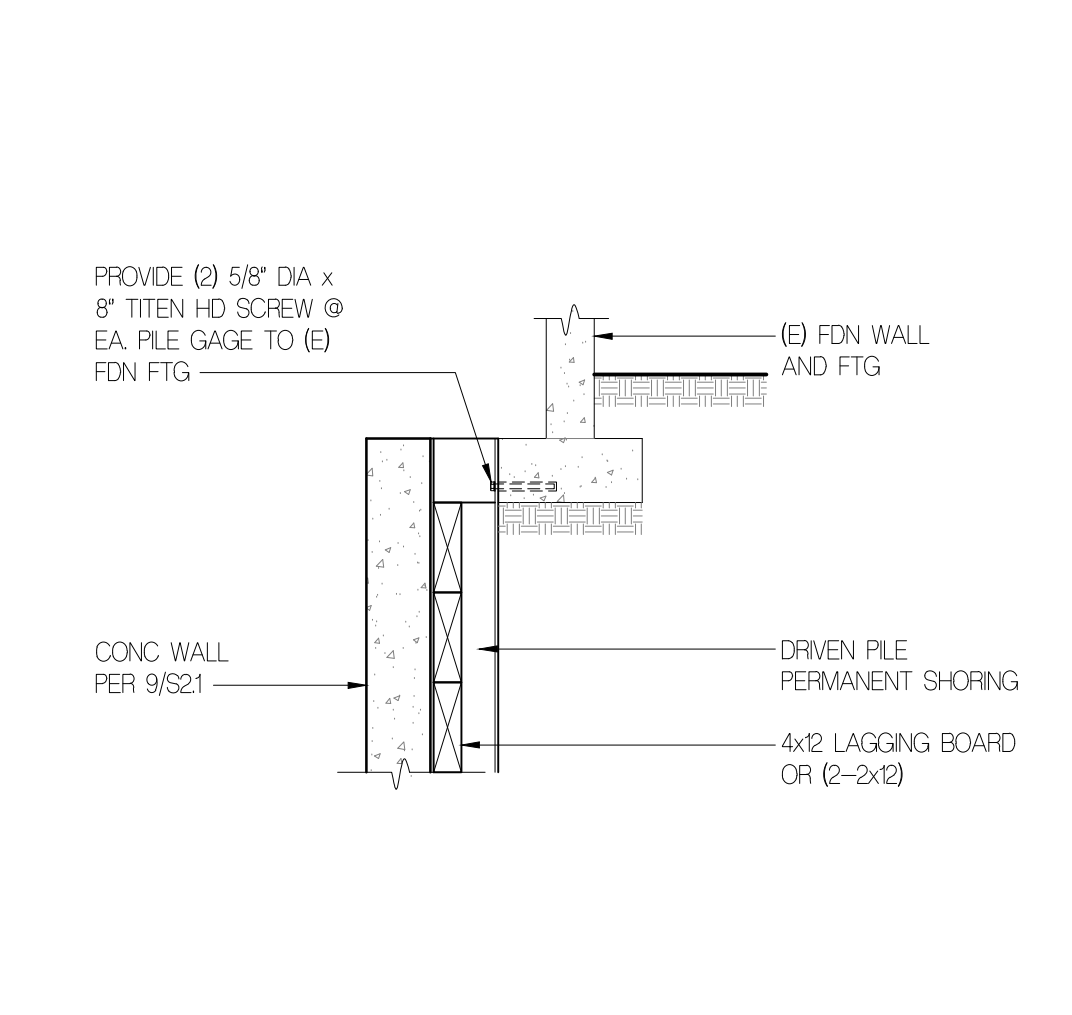
PILE LOADING DIAGRAM

1/2" = 1'-0"

5

CORNER SHORING PLAN DTL

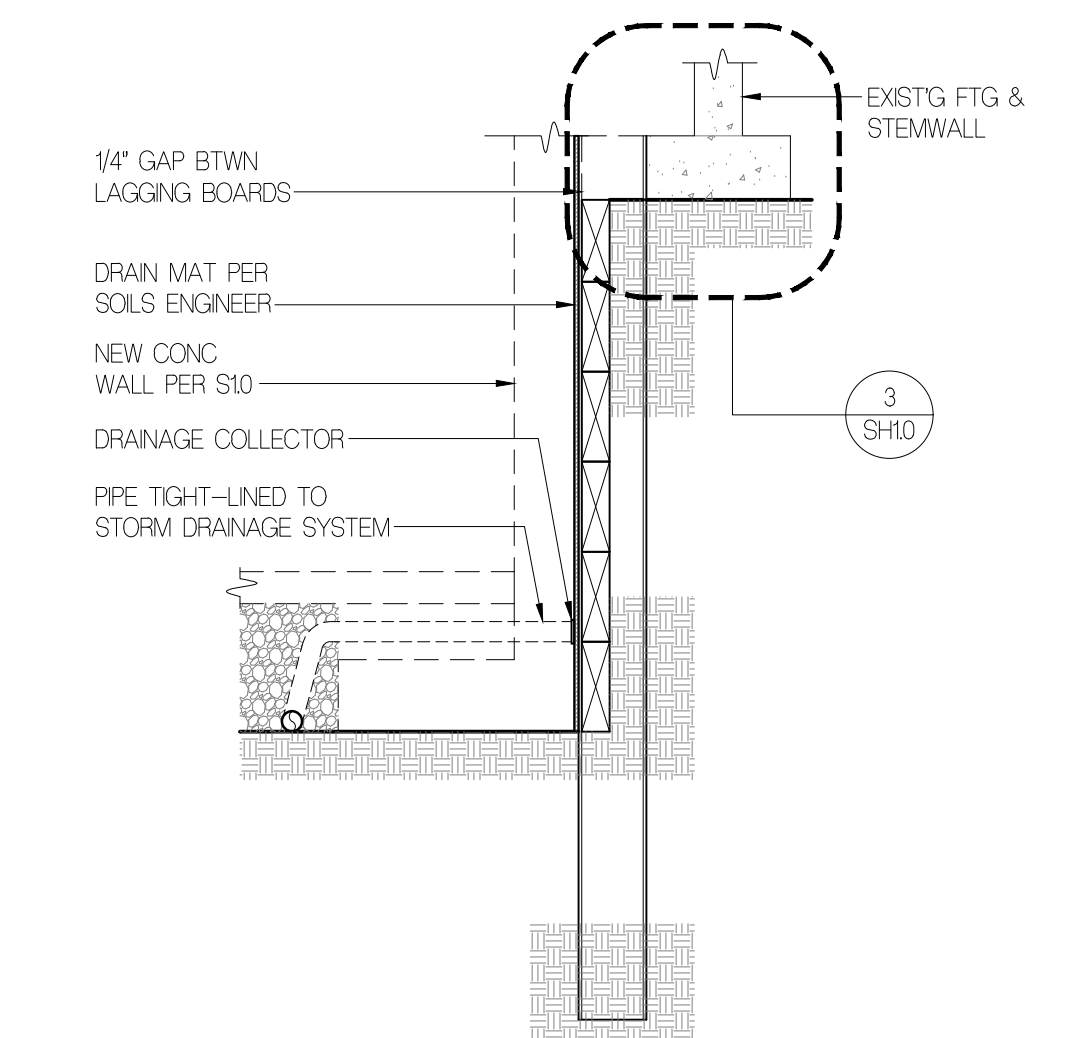
3/4" = 1'-0"



3

T.O. SHORING TO EXIST'G FTG DTL

1/2" = 1'-0"



1

TYP SHORING DRAINAGE

1/2" = 1'-0"

FLOISAND STUDIO

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

OWNER

BALSA & MINA LABAN
PHONE: 524662931

ARCHITECT

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

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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

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

LABAN REMODEL

10 BROOK BAY
MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



STRUCTURAL CONTENTS ONLY

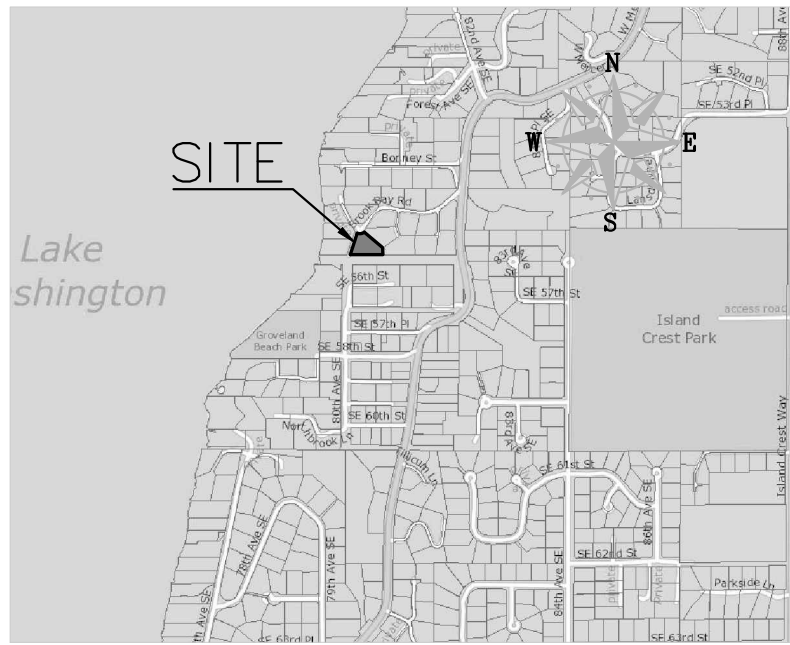
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ISSUE DATE

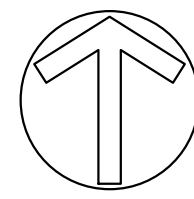
PERMIT SET 4.14.23

CANTILIVER SHORING NOTES

SH1.0



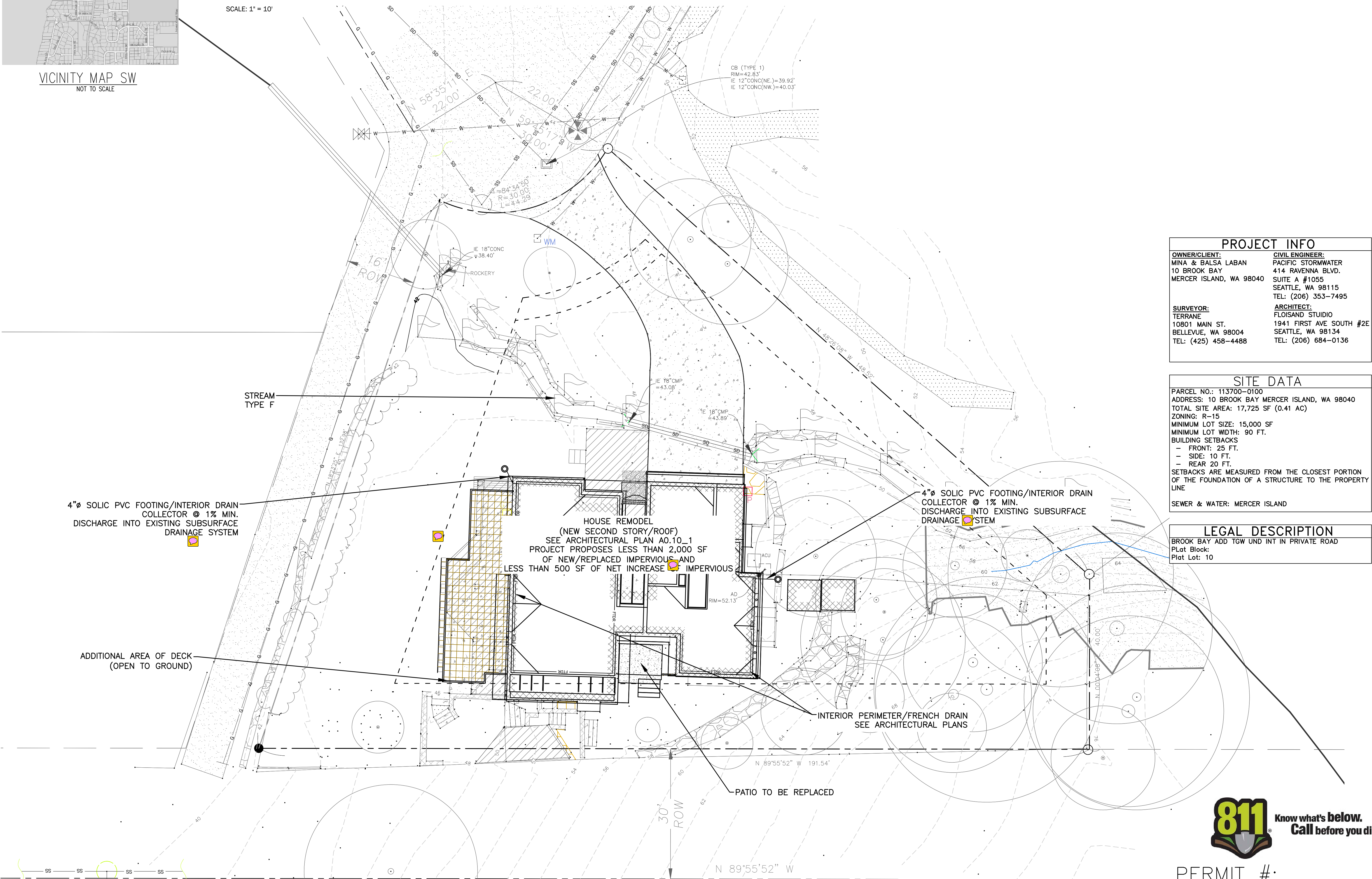
VICINITY MAP SW
NOT TO SCALE



SCALE: 1" = 10'

LABAN RESIDENCE SITE PLAN

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



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

SITE DATA	
PARCEL NO.: 113700-0100	ADDRESS: 10 BROOK BAY MERCER ISLAND, WA 98040
TOTAL SITE AREA: 17,725 SF (0.41 AC)	ZONING: R-15
MINIMUM LOT SIZE: 15,000 SF	MINIMUM LOT WIDTH: 90 FT.
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 TGV UND INT IN PRIVATE ROAD	
Plat Block:	
Plat Lot: 10	



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

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

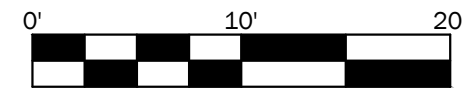
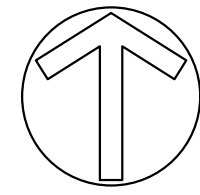
LABAN RESIDENCE
10 BROOK BAY RD.
MERCER ISLAND, WA 98040
SITE PLAN



PERMIT #:

SHEET
1
OF
3
C-1

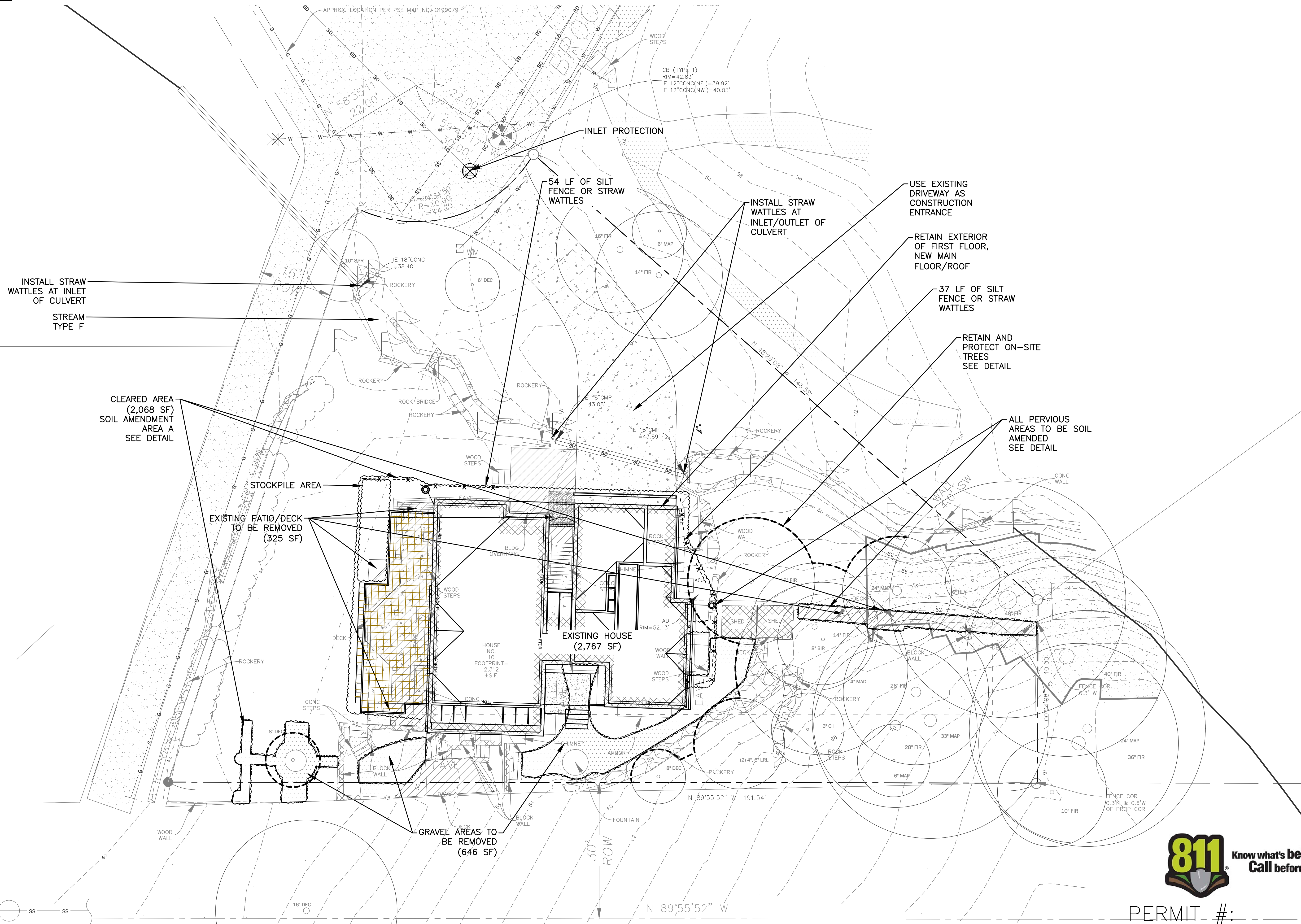
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SCALE: 1" = 10'

LABAN RESIDENCE SWPPP PLAN

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



PERMIT #:



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

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

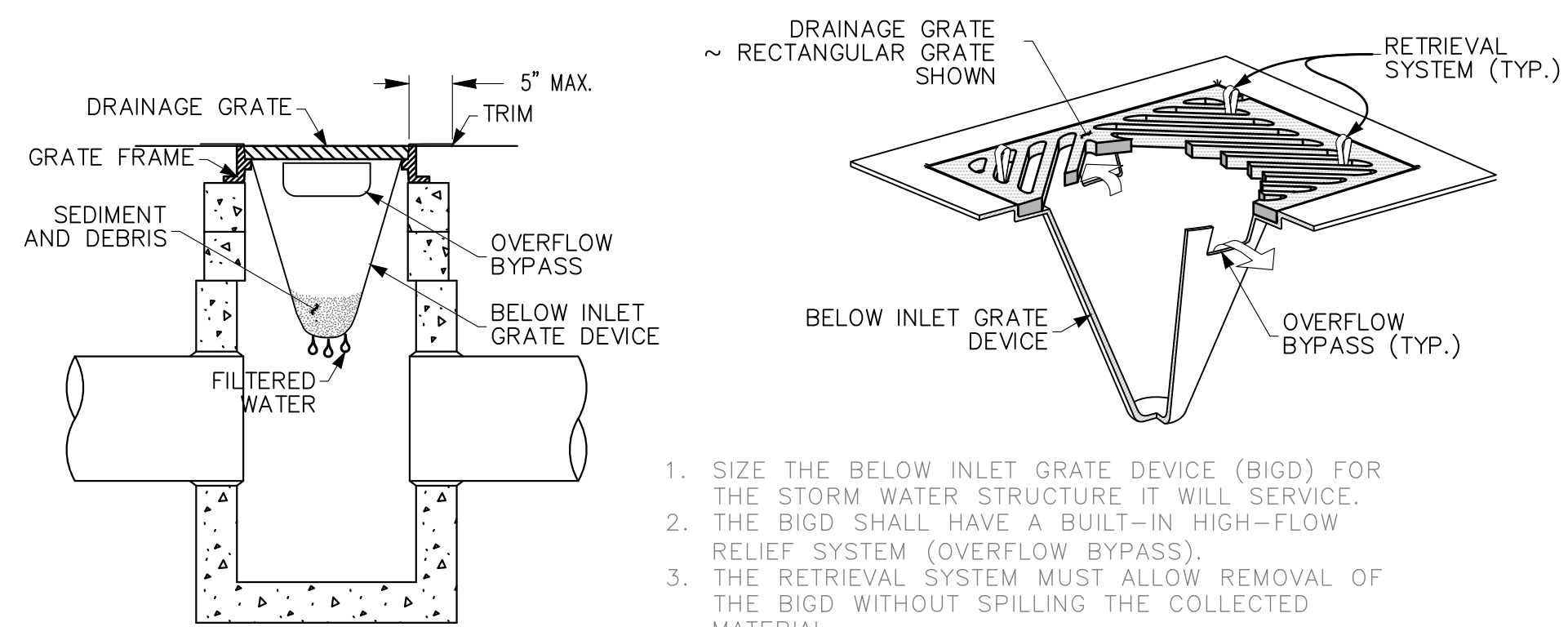
LABAN RESIDENCE
 10 BROOK BAY RD.
 MERCER ISLAND, WA 98040
 SWPPP PLAN

SHEET
 2
 OF
 3
 C-2

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PARTIALITY, INTEREST, OR LIABILITY SHALL BE ASSUMED BY ANY PERSON IN MAKING OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VERBAL CONTRACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE NO VALID EVIDENCE OF THE ACCORDANCE OF THESE RESTRICTIONS.

LABAN RESIDENCE SWPPP DETAILS

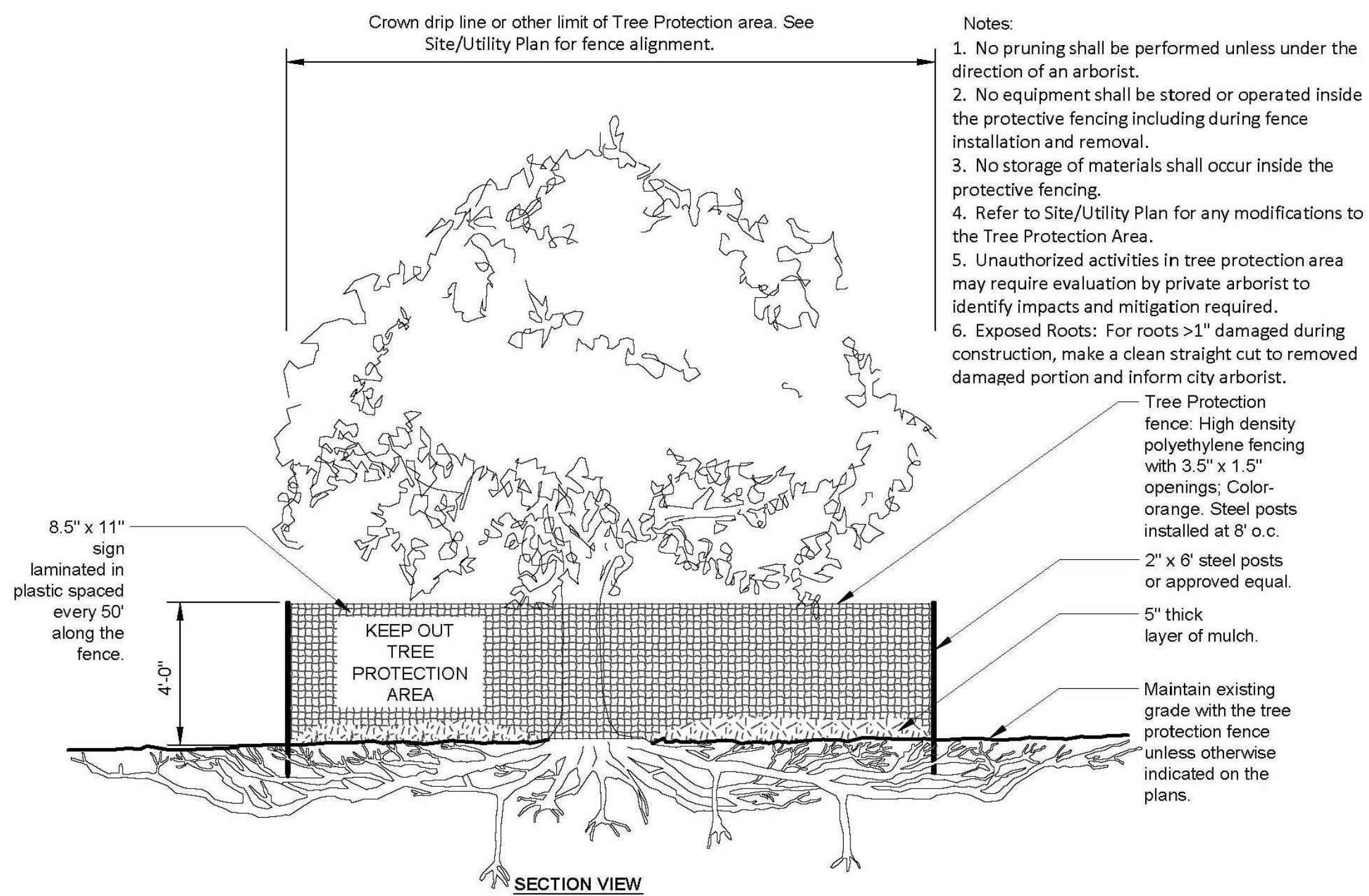
A PTN OF THE SE 1/4 OF SEC. 24, TWP. 24 NORTH, RGE. 4 EAST, W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON



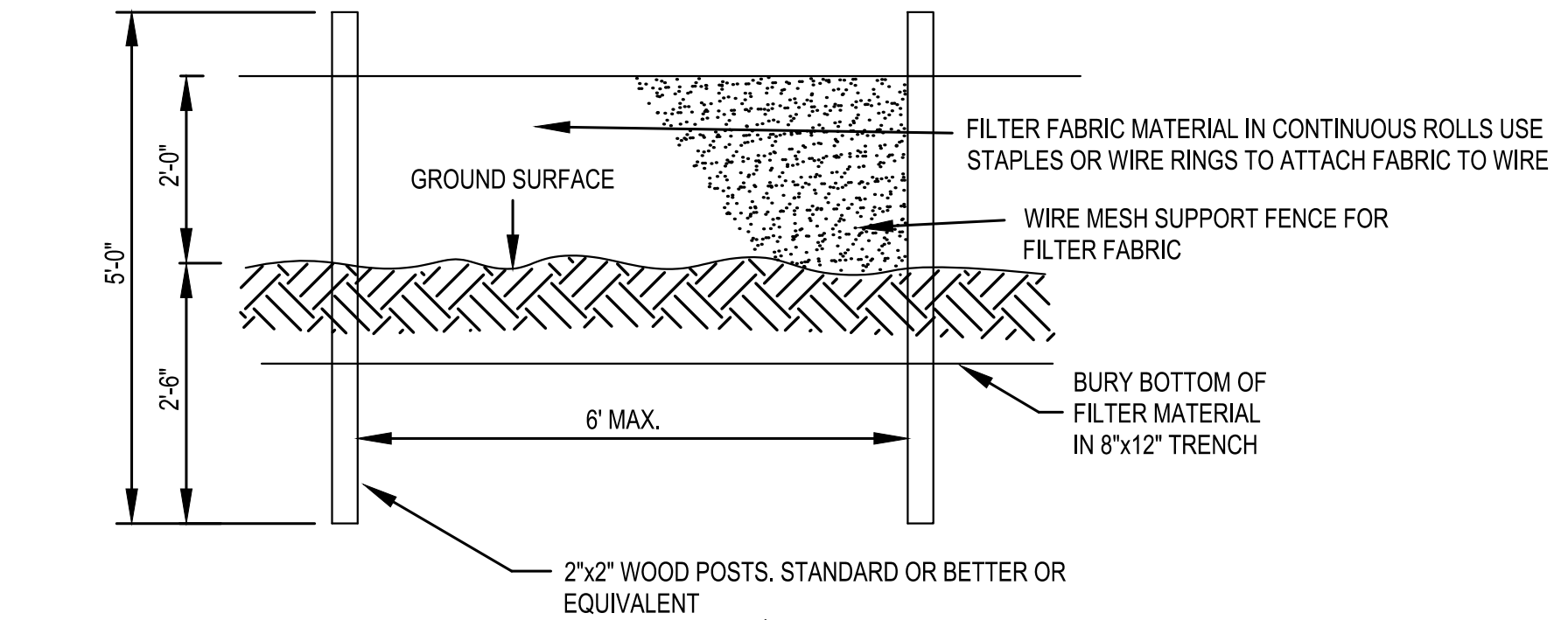
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE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

CATCH BASIN INLET PROTECTION DETAIL

NTS

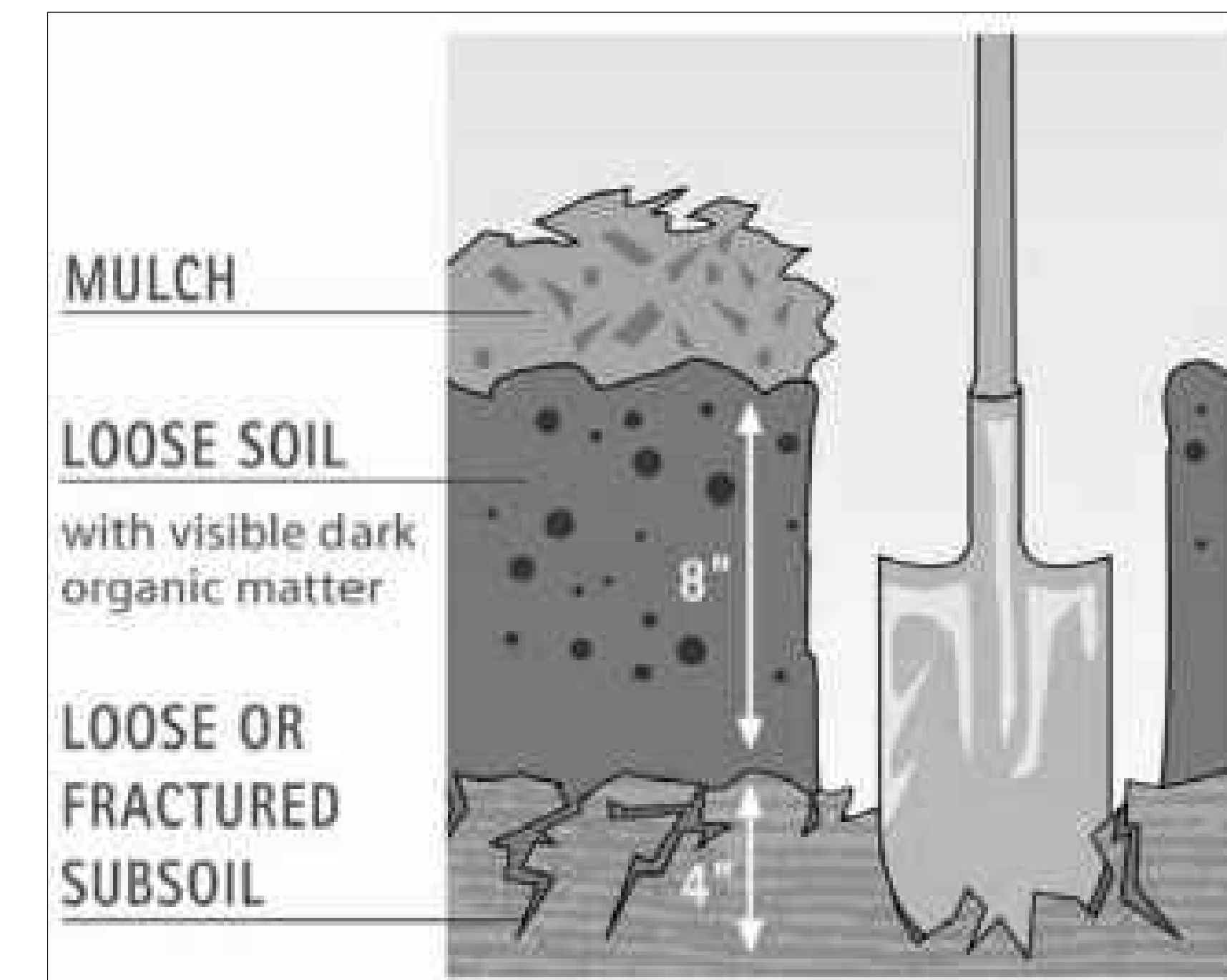


TREE PROTECTION DETAIL



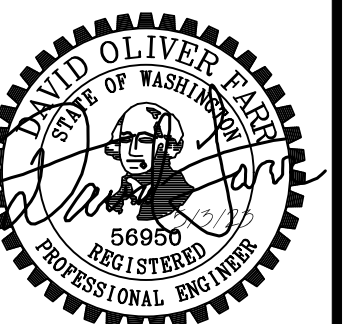
FILTER FABRIC FENCE DETAIL

NTS



SOIL AMENDMENT DETAIL

NTS



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

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

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

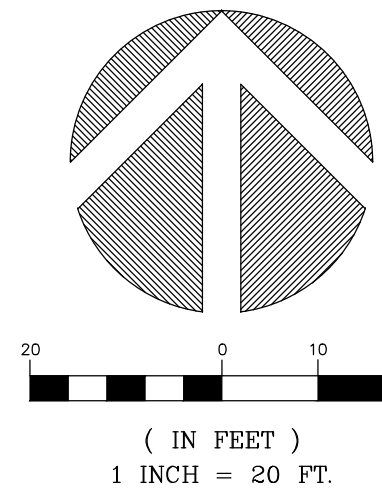
SHEET
3
OF
3
C-3

PERMIT #:

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

TOPOGRAPHIC & BOUNDARY SURVEY

measure success



LEGAL DESCRIPTION

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

BASIS OF BEARINGS

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

REFERENCES

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

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

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

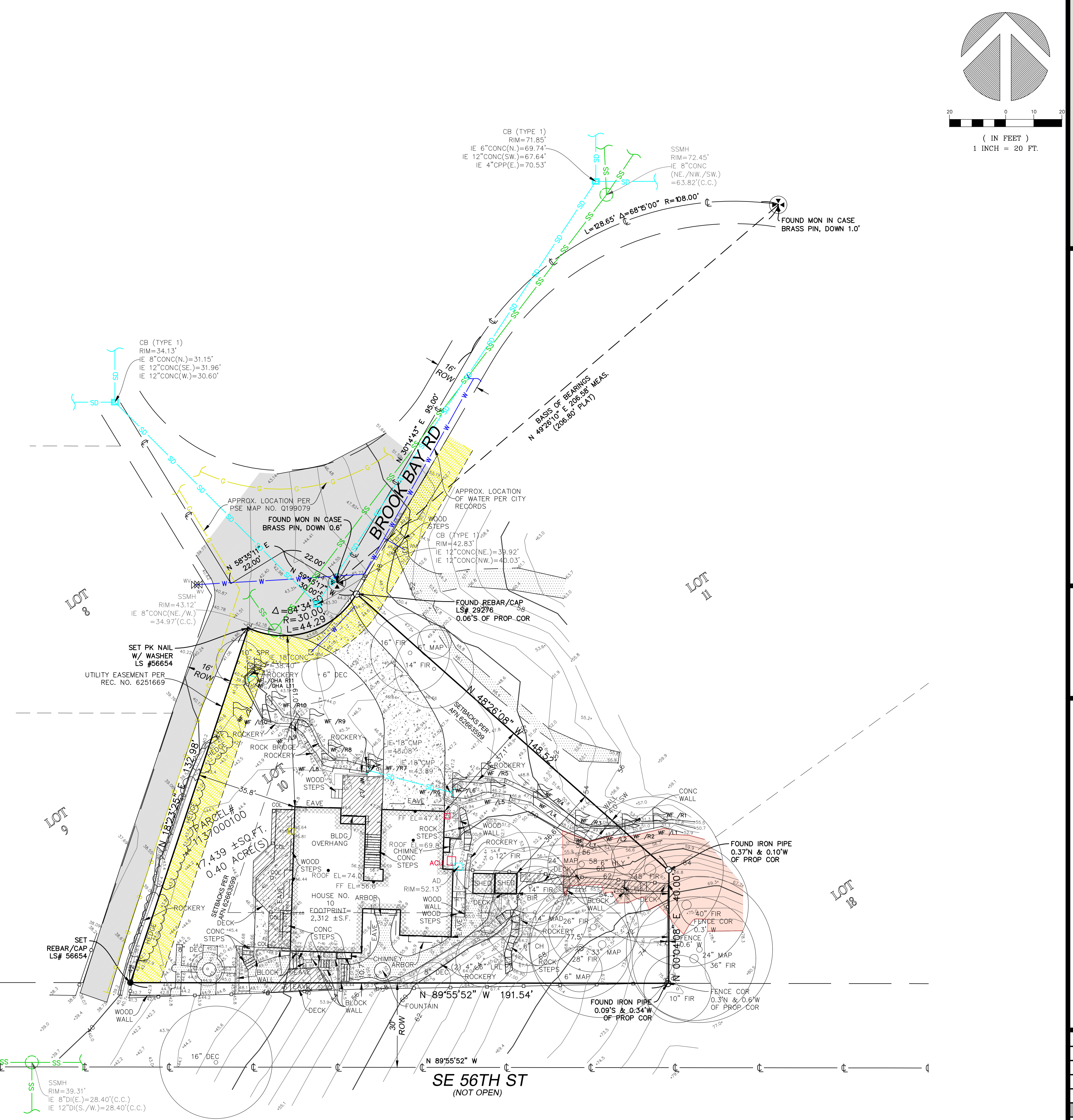
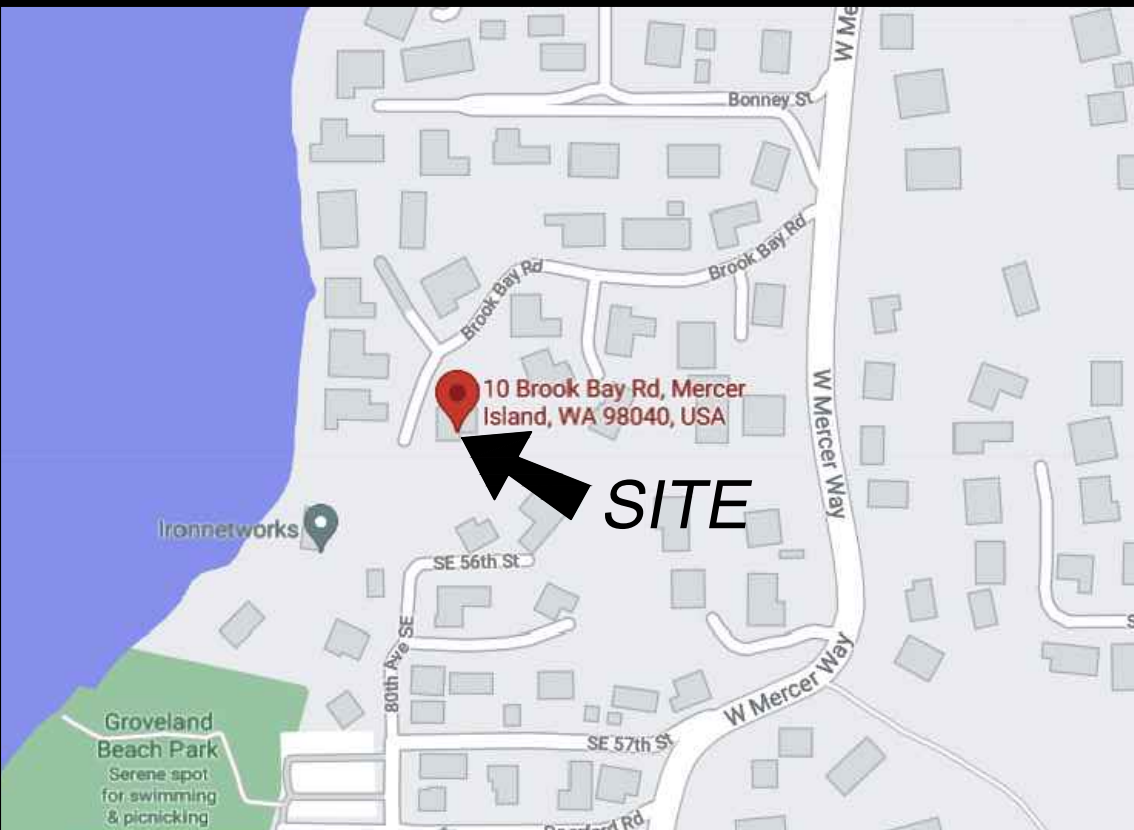
SCHEDULE B ITEMS

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

LEGEND

AC UNIT	NAIL AS NOTED
AREA DRAIN	POWER (OVERHEAD)
ASPHALT SURFACE	PAVER SURFACE
BUILDING	POWER METER
CENTERLINE ROW	POWER POLE
COLUMN	IRON PIPE AS NOTED (FOUND)
CULVERT PIPE	REBAR & CAP (SET)
CONCRETE SURFACE	STEEP SLOPE AREA
RETAINING WALL	ROCKERY
DECK	SEWER LINE
FENCE LINE (WOOD)	SEWER MANHOLE
FLAGSTONE SURFACE	STORM DRAIN LINE
GAS METER	TREE (AS NOTED)
GRAVEL SURFACE	WATER LINE
HEDGE FOLIAGE LINE	WATER METER
INLET (TYPE 1)	WATER VALVE
MONUMENT IN CASE (FOUND)	GAS LINE
	WETLAND FLAG

VICINITY MAP N.T.S.



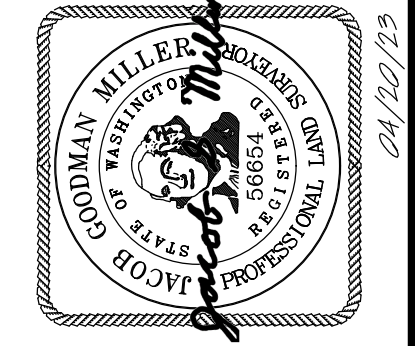
STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY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

INDEXING INFORMATION	
	NE 1/4 SE 1/4
	SECTION: 24
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

TOPOGRAPHIC & BOUNDARY SURVEY

LABAN RESIDENCE

10 BROOK BAY RD
MERCER ISLAND, WA 98040



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

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