



View from 61st Avenue SW looking southwest



View from 61st Avenue SW looking northwest



View from alley looking northeast



View from alley looking southeast

IL NIDO & ALKI HOMESTEAD PATIO COVERING

DESROSIER
ARCHITECTURE PLLC
1115 YAKIMA AVE S #2
SEATTLE, WA 98144
425 638 3306

PROJECT DIRECTORY	LOT COVERAGE		CODE COMPLIANCE	DRAWING INDEX
<p><u>OWNER / CONTRACTOR</u> FIR LODGE, LLC 4150 85TH AVE SE MERCER ISLAND, WA 98040</p> <p>CONTACT: MATTHEW SCHILLING MR.MATTSCHILLING@GMAIL.COM 206 251 8894</p> <p><u>ARCHITECT</u> DESROSIER ARCHITECTURE PLLC 1115 YAKIMA AVE S #2 SEATTLE, WA 98144</p> <p>CONTACT: MEGANNE DESROSIER MEGANNEDESROSIER@GMAIL.COM 425 638 3306</p>	<p>LOT AREA 14,655 SF HEIGHT LIMIT 30 FEET HEIGHT OF BUILDING 30'-6" +/- TO PEAK OF SLOPED PARKING</p> <p>PARKING REQUIRED BY CODE 0 PARKING REQUIRED BY COVENANT 13 PARKING EXISTING 24 PARKING PROPOSED 0</p> <p><u>HARDSCAPE</u> GROSS LOT AREA 14,655 SF NET LOT AREA 14,655 SF</p> <p>TOTAL EXISTING HARDSCAPE AREA NO CHANGE TOTAL PROPOSED / ADDITION AREA 0 TOTAL EXISTING HARDSCAPE TO BE REMOVED 0</p> <p><u>GROSS FLOOR AREA</u> EXISTING BUILDING AREA UPPER FLOOR 2,600 SF MAIN FLOOR 2,919 SF TOTAL EXISTING FLOOR AREA 5,519 SF</p> <p>PROPOSED / ADDITION BUILDING AREA UPPER FLOOR NO CHANGE MAIN FLOOR NO CHANGE TOTAL PROPOSED FLOOR AREA NO CHANGE</p> <p>TOTAL GROSS FLOOR AREA 5,519 SF</p>		<p><u>CODES</u> 2018 SEATTLE BUILDING CODE (SBC) ICC A17.1-2009 2018 SEATTLE EXISTING BUILDING CODE (SEBC)</p>	<p><u>ARCHITECTURAL</u> COV COVER SHEET A001 GENERAL NOTES A002 SITE PLAN A100 FLOOR PLANS A200 EXTERIOR ELEVATIONS A300 BUILDING SECTIONS</p>
PROJECT INFORMATION				
<p><u>PROJECT DESCRIPTION</u> PURSUANT TO ORDINANCE 118235 THE FIR LODGE/ALKI HOMESTEAD RESTAURANT IS A DESIGNATED LANDMARK. A SEPARATE APPLICATION TO THE LANDMARKS BOARD HAS BEEN MADE FOR A CERTIFICATE OF APPROVAL TO MODIFY THE PORTIONS DESIGNATED IN THE ORDINANCE. DON REVIEW UNDER RECORD DONH-COA-00983-001. THE PROJECT INVOLVES DESIGN OF A DETACHED OUTDOOR/UNHEATED SHED ROOF TO REPLACE AN EXISTING VINYL TENT COVER AT THE EXISTING OUTDOOR PATIO. EXISTING OCCUPANT LOAD OF THE PATIO AREA IS REMAINING UNCHANGED AND IS APPROVED UNDER THE PREVIOUS PERMIT. NO NEW LANDSCAPING IS TO BE PROVIDED UNDER THIS PERMIT. PLEASE REFER TO 6450295-CN FOR PREVIOUS RELATED PERMIT INFORMATION.</p> <p><u>LAND USE DATA</u> ASSESSOR'S PARCEL # 762120-0006</p> <p><u>LEGAL DESCRIPTION</u> SEA SHORE ADD TO ALKI POINT ALL LOTS 5 THRU 8 TGV S 3 FT OF LOTS 1-2 & S 2 1/2 FT OF 3 SD BLK A HIST EX RCW 84.26 PLAT BLOCK: 0006 PLAT LOT: 76-21-20</p> <p><u>CONSTRUCTION TYPE</u> BUILDING AREA 5,522 SF STORIES TWO (EXISTING) BUILDING HEIGHT 30'-6" +/- (EXISTING) FIRE SPRINKLERS EXISTING FIRE SPRINKLERS THROUGHOUT FIRST FLOOR COMPLYING WITH NFPA 13, AND EXISTING FIRE SPRINKLERS THROUGHOUT SECOND FLOOR COMPLYING WITH NFPA-13R PER 6450295-CN</p> <p><u>OCCUPANCY TYPE</u> A2 (3,083.25 SF) R2 (2,438.75 SF)</p> <p><u>OCCUPANCY</u> ASSEMBLY AREA WITHOUT FIXED SEATS UNCONCENTRATED - 1852 SF NET @15/SF = 124 PATIO - UNCONCENTRATED SEATING 511 SF NET @15/SF = 34 PATIO SEATING UNCHANGED FROM PERMIT #6450295-CN COMMERCIAL KITCHEN - 803 SF GROSS @ 200/SF = 5 RESIDENTIAL - 2,438.75 GROSS @ 200/SF = 13</p> <p><u>EXITS</u> ASSEMBLY AREA - 2 EXITS REQUIRED (EXISTING) PATIO - 1 EXIT REQUIRED (EXISTING) KITCHEN - 1 EXIT REQUIRED (EXISTING) RESIDENTIAL - 1 EXIT REQUIRED (LESS THAN 4 UNITS ON SECOND FLOOR, LESS THAN 125' EXIT ACCESS TRAVEL DISTANCE, EXISTING)</p> <p><u>ZONING</u> NC1-40 (M)</p> <p><u>ZONING SETBACKS</u> FRONT YARD SETBACK 0'-0" (23.47A.014) 15'-0" MIN TRIANGLE AT ADJ RES LOT (23.47A.014) REAR YARD SETBACK 0'-0" FOR PORTIONS OF STRUCT BELOW 13'-0" (23.47A.014) 10'-0" FOR PORTIONS OF STRUCT ABOVE 13'-0" TO 65'-0" (23.47A.014) 15'-0" AT ALLEY & RES FOR PORTIONS OF STRUCT ABOVE 13'-0" TO 65'-0" (23.47A.014) SIDE YARD SETBACK 0'-0" FOR PORTIONS OF STRUCT BELOW 13'-0" (23.47A.014) 10'-0" FOR PORTIONS OF STRUCT ABOVE 13'-0" TO 65'-0" (23.47A.014)</p>	<p>FIRE SEPARATION DISTANCE PER IBC TABLE 602 (CONSTRUCTION TYPE VB, OCC A)</p> <p>(E) NORTH NEIGHBOR MAIN BLDG >30'-0" 0 FR (E) NORTH NEIGHBOR EXT STAIR 10'-0" TO 20'-0" 0 FR</p>			<p><u>ISSUE DATE</u> 2023 AUGUST 28 PERMIT SET</p> <p>REVISION 1 2023 SEPTEMBER 22 REVISION 2 2023 OCTOBER 17</p> <p>PERMIT SET</p> <p>THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO DESROSIER ARCHITECTURE, PLLC AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING, OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRE-WRITTEN CONSENT OF DESROSIER ARCHITECTURE, PLLC. ALL RIGHTS RESERVED. COPYRIGHT 2023.</p> <p>NTS</p> <p>COVER SHEET</p>
			<p>SEATTLE DCI APPROVAL STAMP</p> <p>THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS APPROVED Subject to Errors and Omissions 10/20/2023</p>	<p>SEATTLE DCI APPROVAL STAMP</p> <p>THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS APPROVED Subject to Errors and Omissions 10/20/2023</p>

IL NIDO & ALKI HOMESTEAD PATIO REMODEL
2777 61ST AVE SW
SEATTLE WA 98116

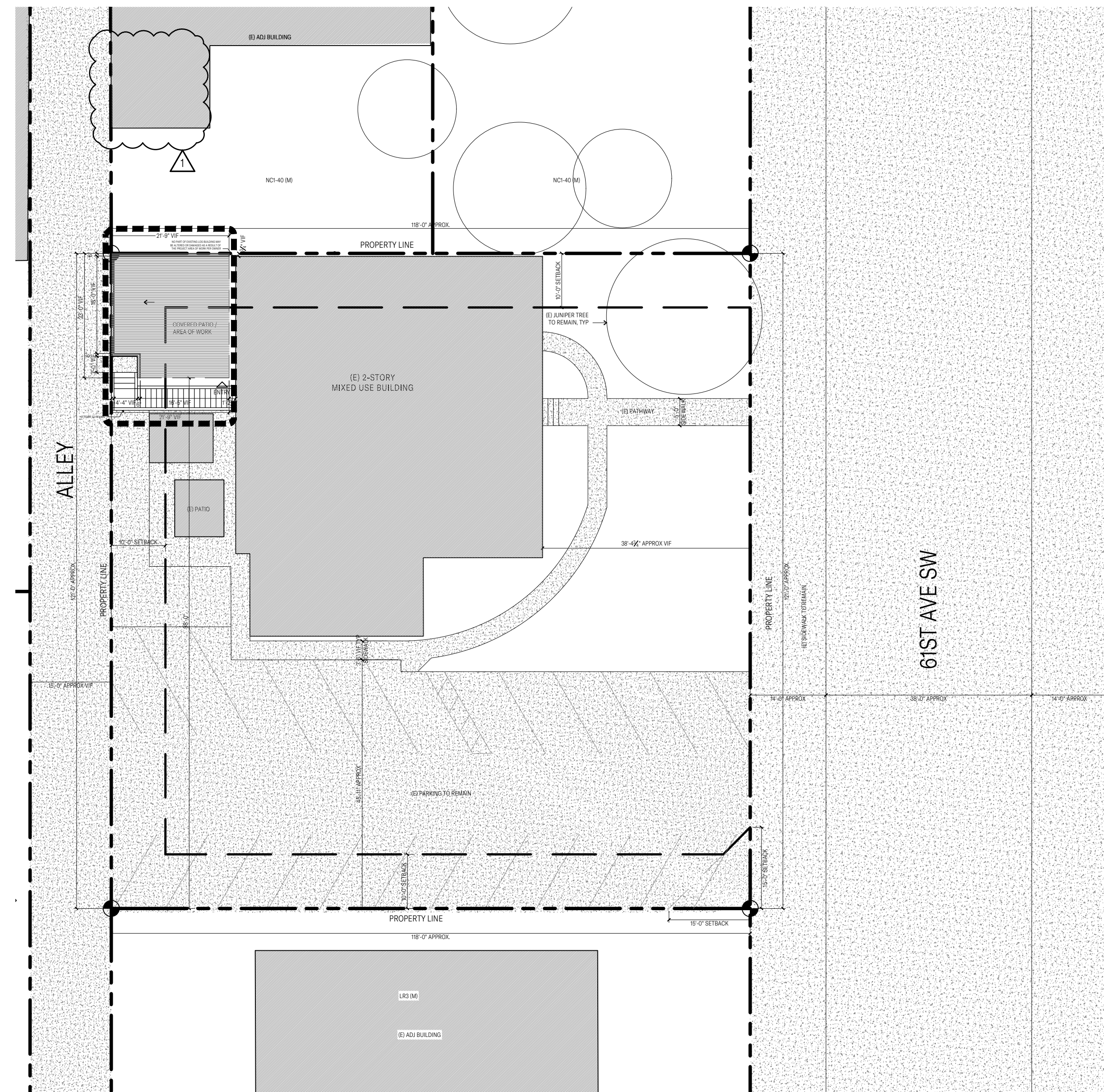
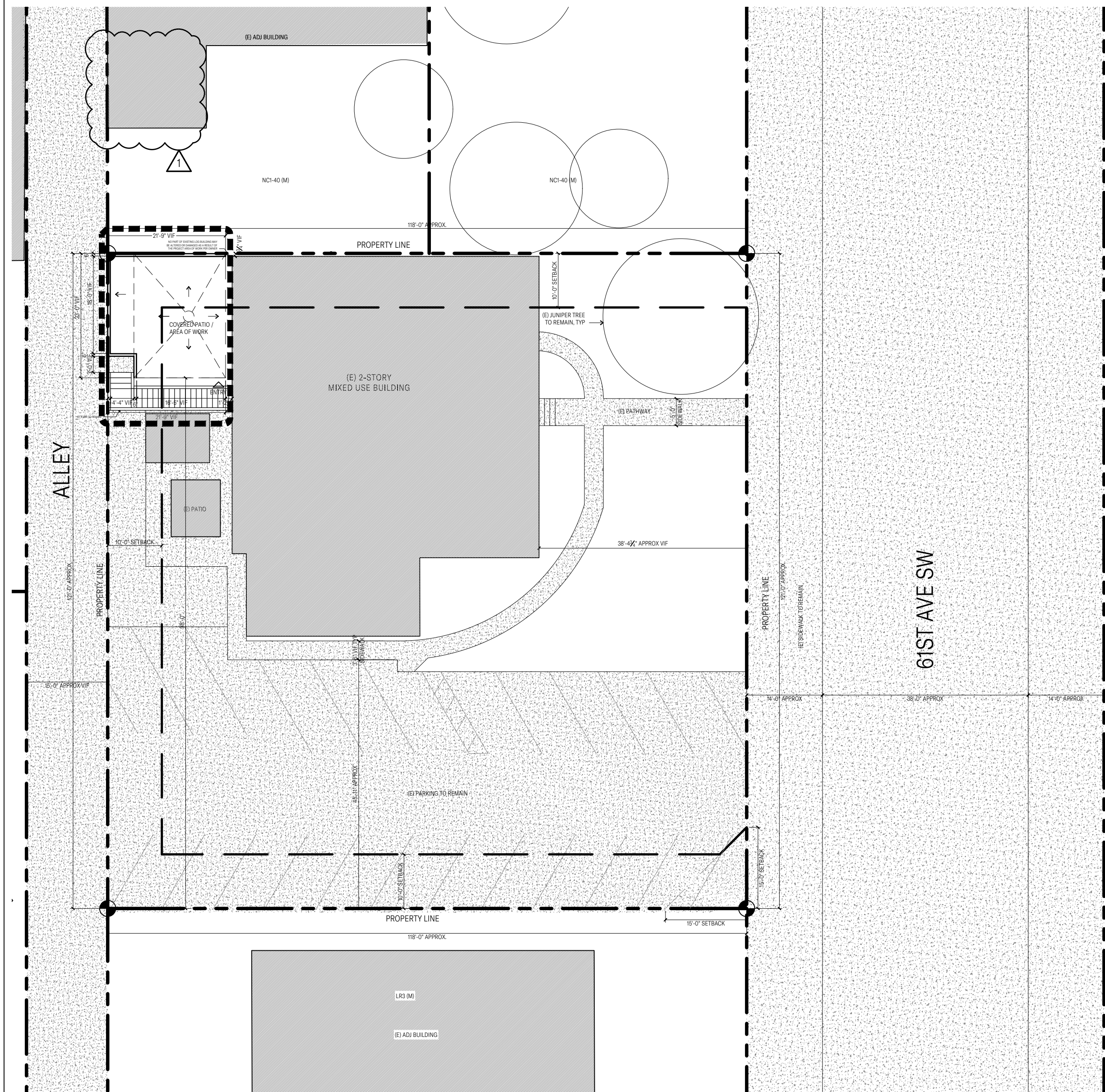
COV



ALKI HOMESTEAD HISTORIC PRESERVATION SUBMITTAL

PROJECT GOALS & HIGHLIGHTS: To permit a gazebo style covering over the outdoor patio on the south west of the building

- Project scope removes an existing unsightly vinyl tent, remnant of the renovation
- Proposed design reflects toward the original historical building, where there used to be a structure prior to renovation.
- Proposed work does not touch or interfere with the existing structure.
- The proposed design assists in the business of the existing restaurant that continues the legacy of the building and takes great care of the interior space.
- Existing materials include cedar and fir, to be painted and stained to complement the existing materiality of the building. Painted components will use the same product as the main building.
- Scope of work is on the alleyway of the building and may not be visible from the street or parking lot.
- Work to be managed or self performed by Matt Schilling, who was part of the original renovation team.



OWNER

SCHILLING MANAGEMENT
4150 85TH AVE SE
MERCER ISLAND, WA 98040

CONTACT: MATTHEW SCHILLING
MR.MATTSCHILLING@GMAIL.COM
206 251 8894

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LEGAL DESCRIPTION

SEA SHORE ADD TO ALKI POINT ALL LOTS 5 THRU 8 TGV S 3 FT OF
LOTS 1-2 & S 2 1/2 FT OF 3 SD BLK A HIST EX RCW 84.26
PLAT BLOCK: 0006
PLAT LOT: 76-21-20

PARCEL NUMBER

762120-0006

LEGEND

- AREA OF PROPOSED REMODEL
- BUILDING OUTLINE
- ROAD, HARDSCAPE OR SIM.
- COVERED PATIO

SITE PLAN NOTES

1. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK, AND SHALL NOTIFY OWNERS AND ARCHITECT OF DISCREPANCIES OR UNFORESEEN CONDITIONS PRIOR TO PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL LAYOUT & STAKE BUILDING LOCATIONS, DRIVEWAYS, UTILITIES AND OTHER SITE FEATURES FOR OWNER REVIEW PRIOR TO BEGINNING WORK.
3. THE GRADE ELEVATIONS SHOWN ARE RELATIVE, WITH AN ASSUMED ELEVATION AT THE MAIN FLOOR SUBFLOOR OF +100'-0". THE SITE GRADES INDICATED ARE APPROXIMATE. THE CONTRACTOR SHALL LAYOUT ALL GRADES FOR OWNER APPROVAL PRIOR TO PROCEEDING WITH WORK, AND SHALL PROVIDE GRADING, CUT AND FILL AS REQUIRED TO ACHIEVE THE APPROVED GRADES.
4. ALL FINISH GRADES SHALL SLOPE AWAY FROM STRUCTURES, AND DRIVES SHALL BE CROWNED OR OTHERWISE SLOPED TO DRAIN AND MINIMIZE EROSION FROM STORMWATER, SNOW-MELT, ETC.

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1/16" = 1'-0"

SITE PLAN

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2 EXISTING SITE PLAN
1/16" = 1'-0"



1 PROPOSED PRELIMINARY SITE PLAN
1/16" = 1'-0"



A002



ALKI HOMESTEAD HISTORIC PRESERVATION SUBMITTAL

PROJECT GOALS & HIGHLIGHTS:

- Project scope removes an existing unsightly vinyl tent, remnant of the renovation
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- The proposed design assists in the business of the existing restaurant that continues the legacy of the building and takes great care of the interior space.
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- Scope of work is on the alleyway of the building and may not be visible from the street or parking lot.
- Work to be managed or self performed by Matt Schilling, who was part of the original renovation team.



Above: Photos via Google

EXISTING PROPERTY PICTURES



Site photos by Matthew Schilling

GENERAL NOTES

DIMENSIONING

1. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.
2. VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.
3. CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.
4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
5. SEE STRUCTURAL DRAWINGS FOR CRAWL SPACE ACCESS

INSULATION

1. INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.
2. SOUND INSULATION SHALL BE INSTALLED AT SECOND FLOOR FLOOR JOISTS.

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LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- AREA OF PROPOSED REMODEL

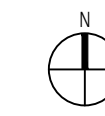
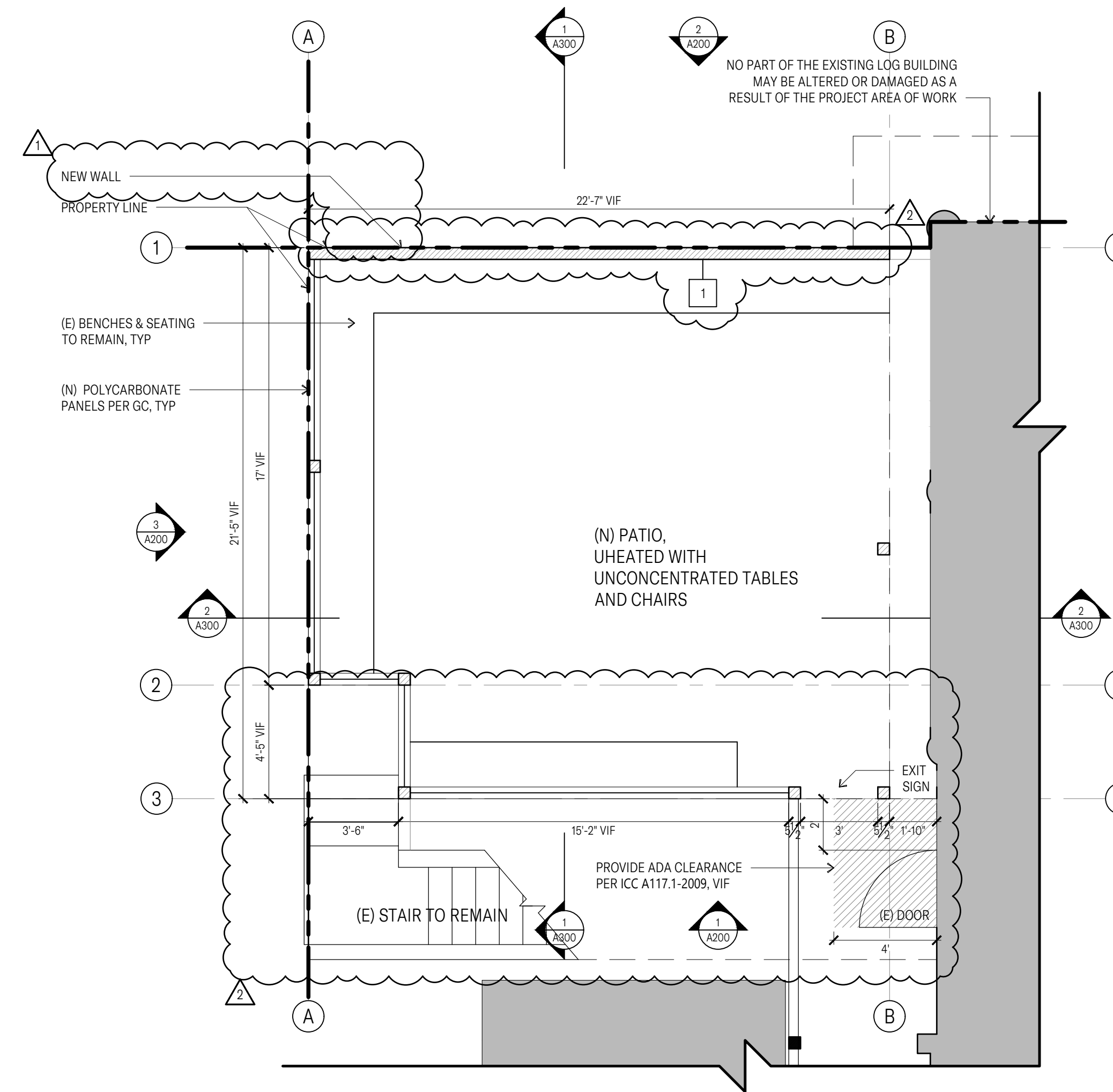
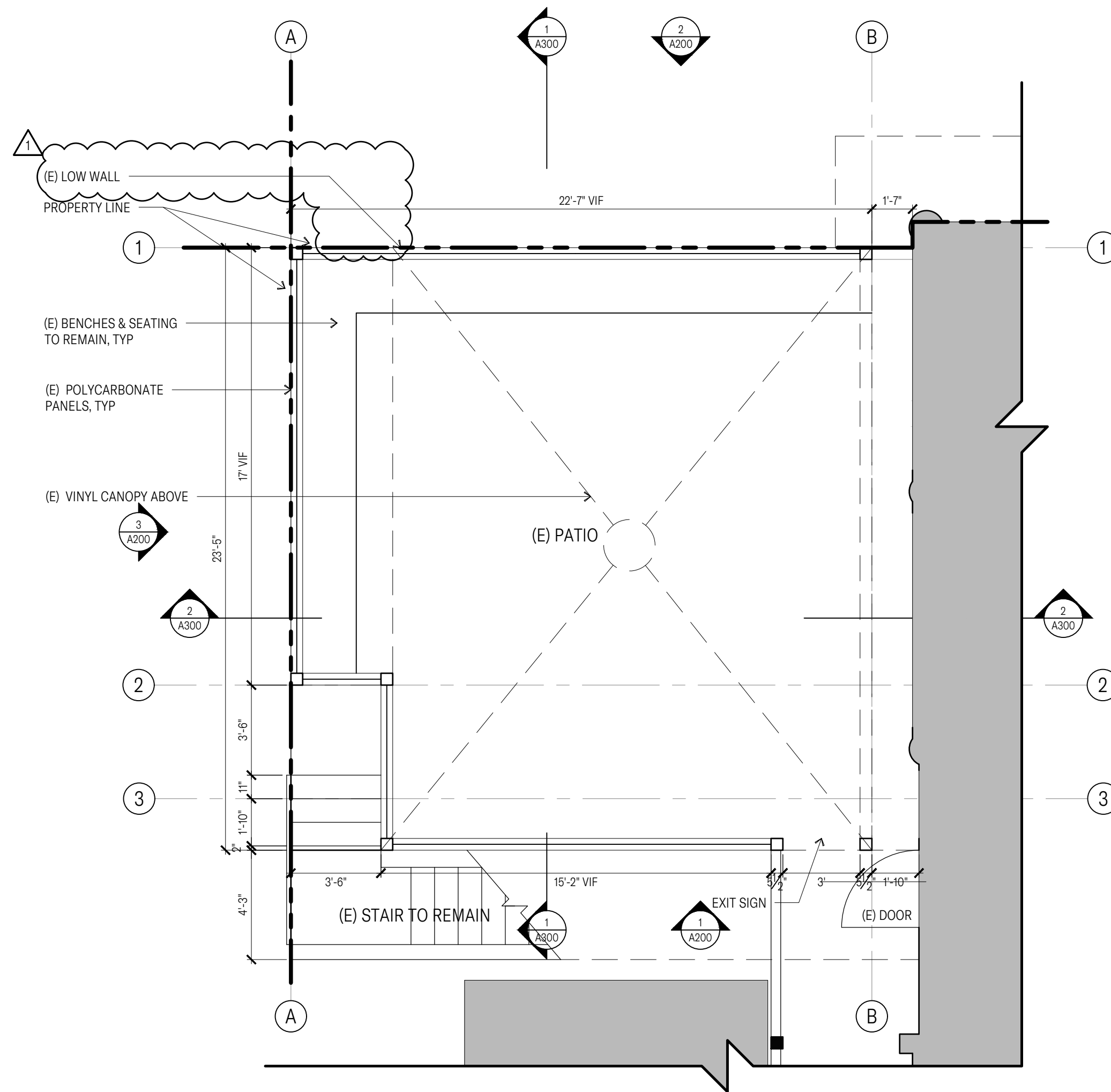
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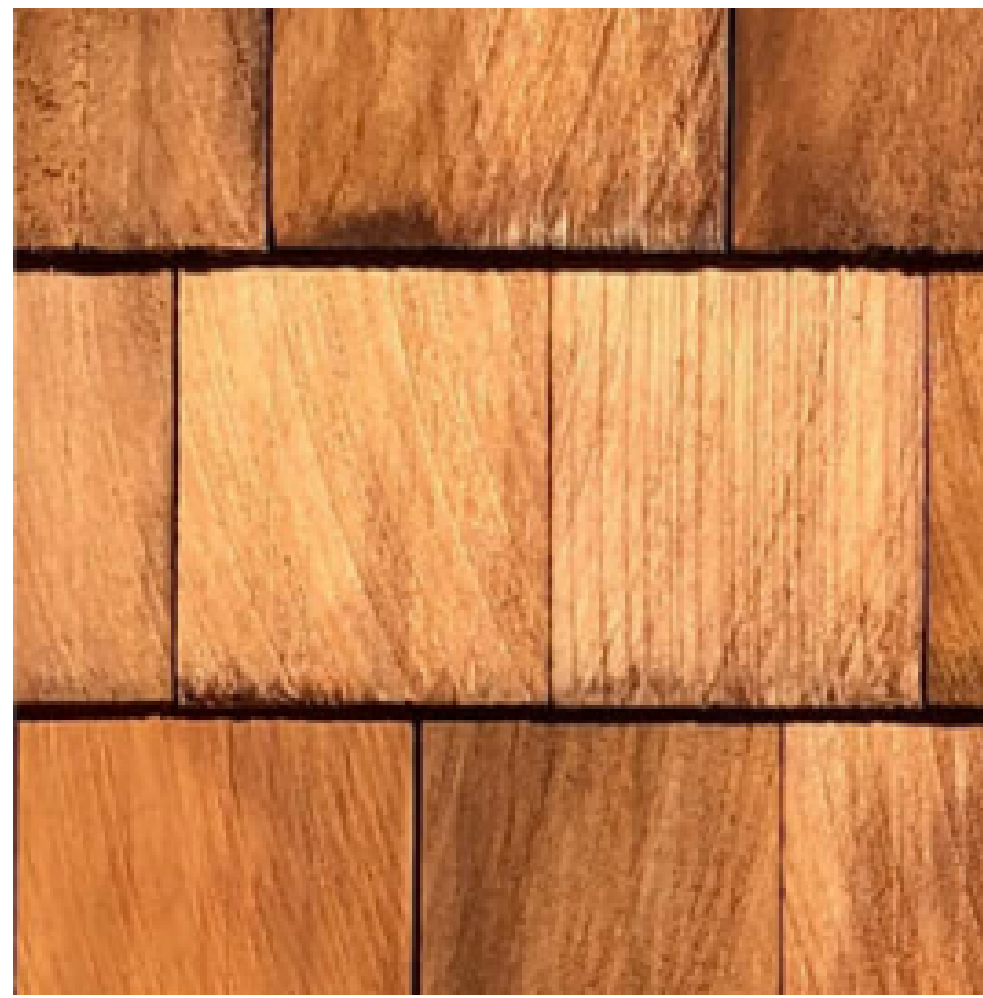
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1/4" = 1'-0"

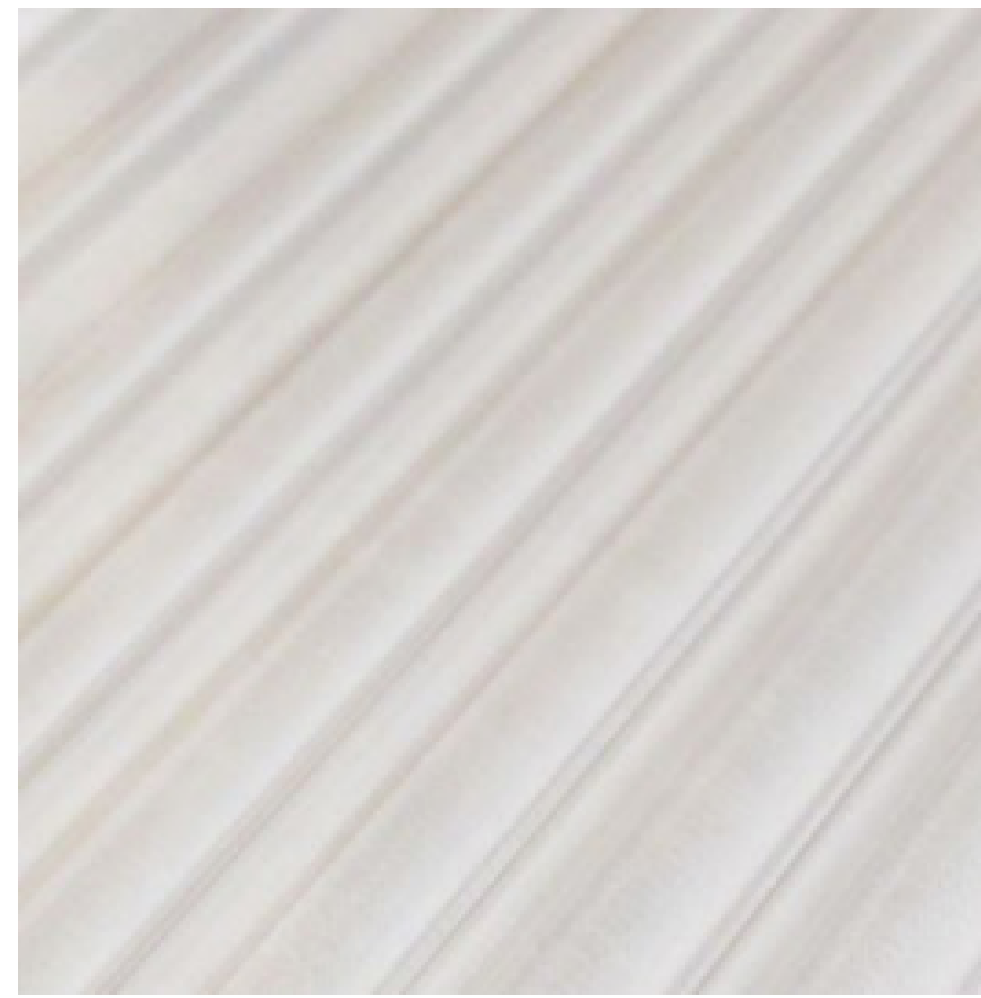
FLOOR PLANS

A100

PROPOSED MATERIALS



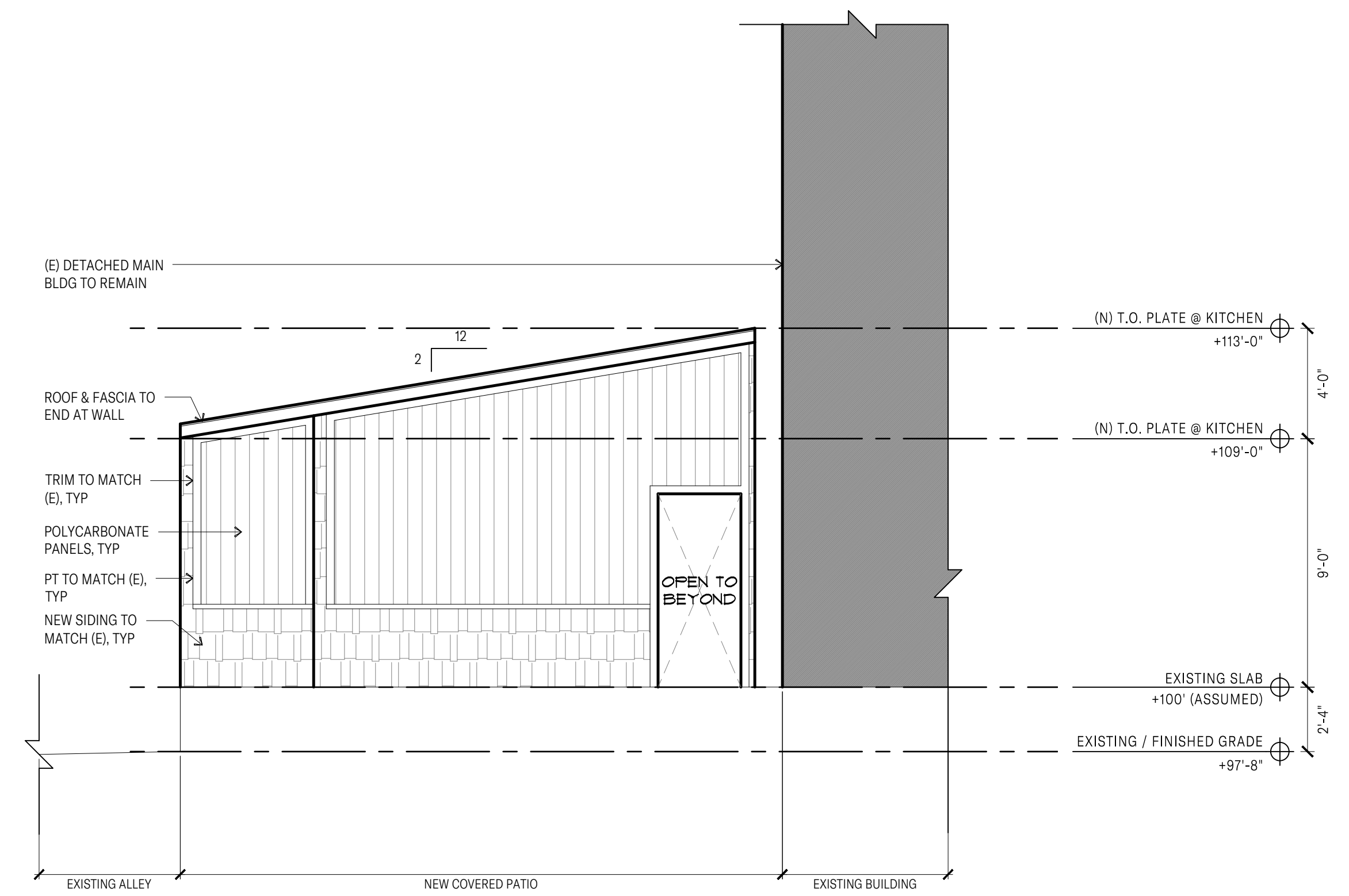
Cedar & fir siding, stained to match existing over time



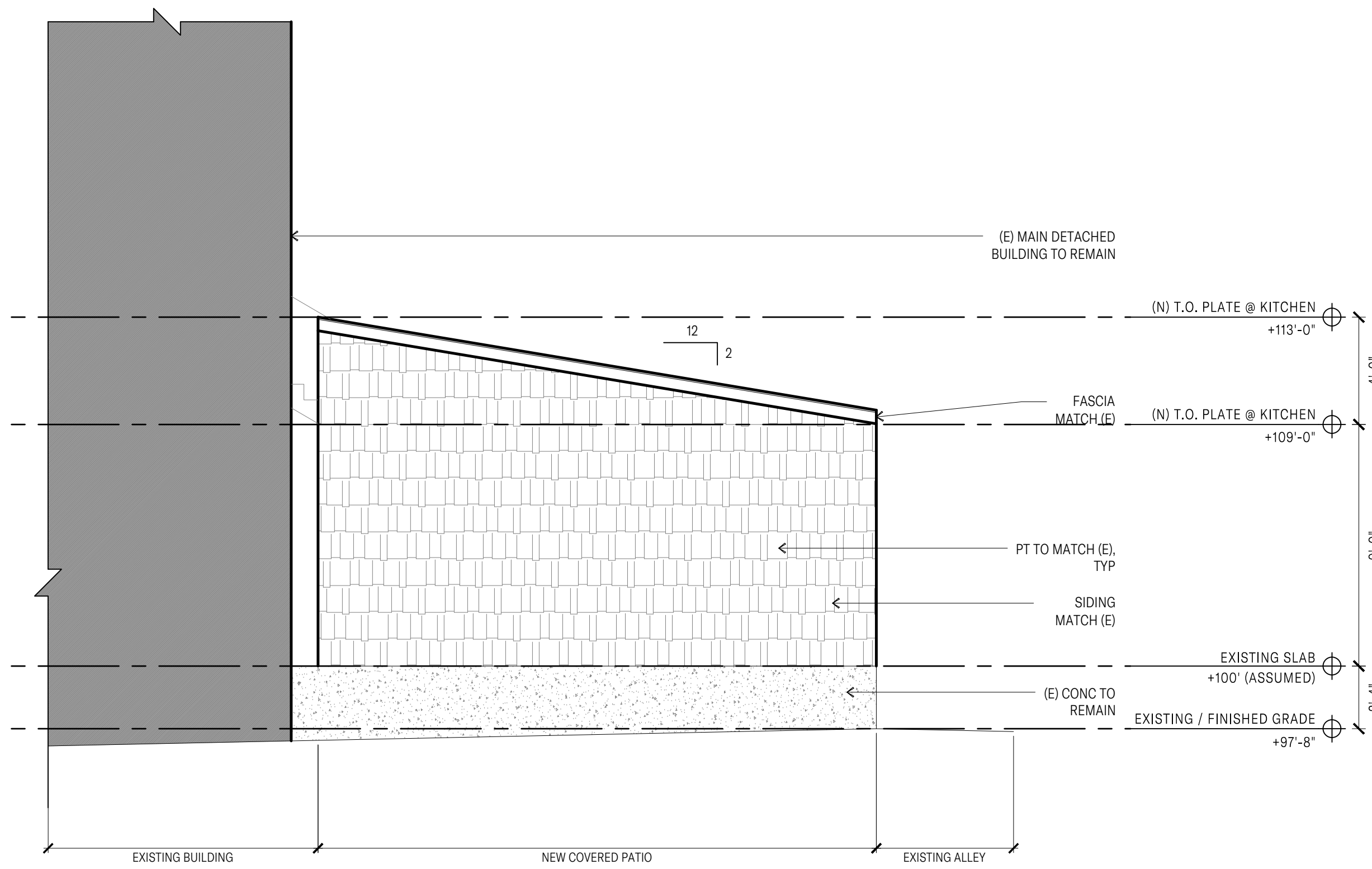
Polycarbonate panels to allow light in



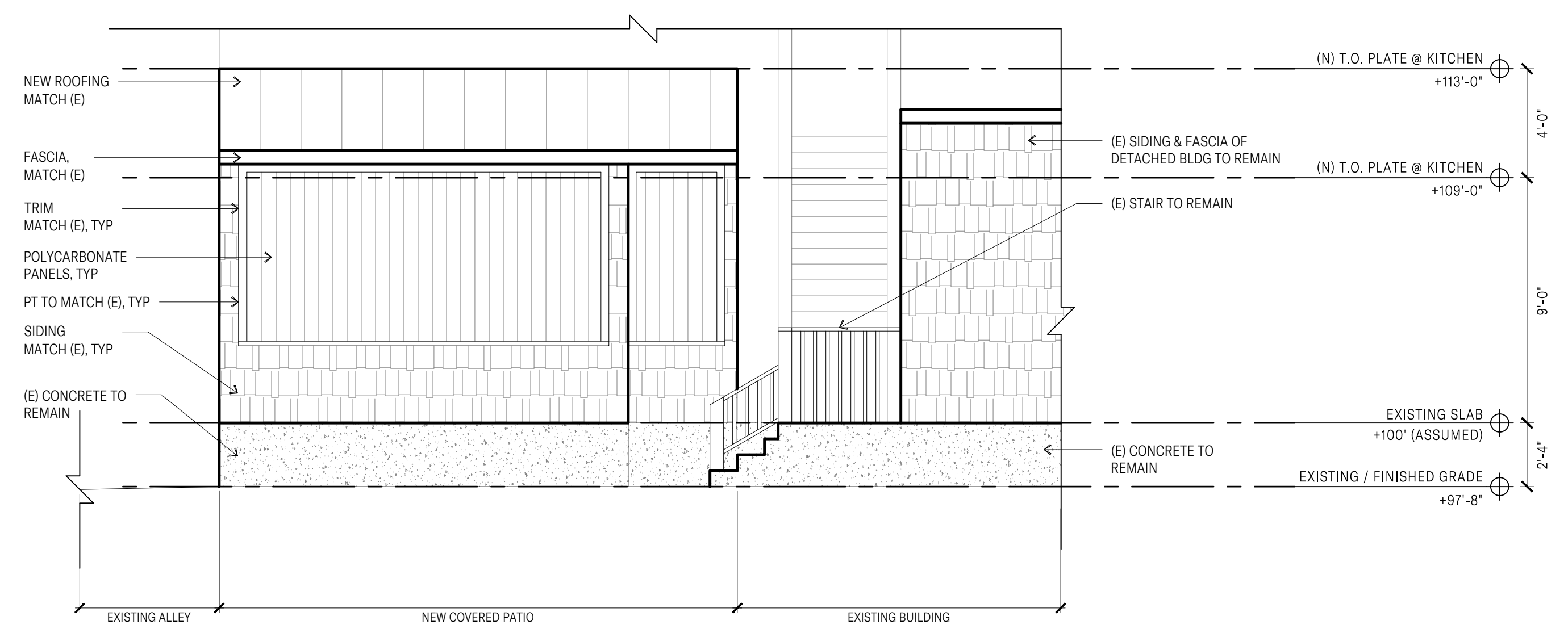
Wood Framing, complimenting existing building



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



3 NORTH ELEVATION
1/4" = 1'-0"



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

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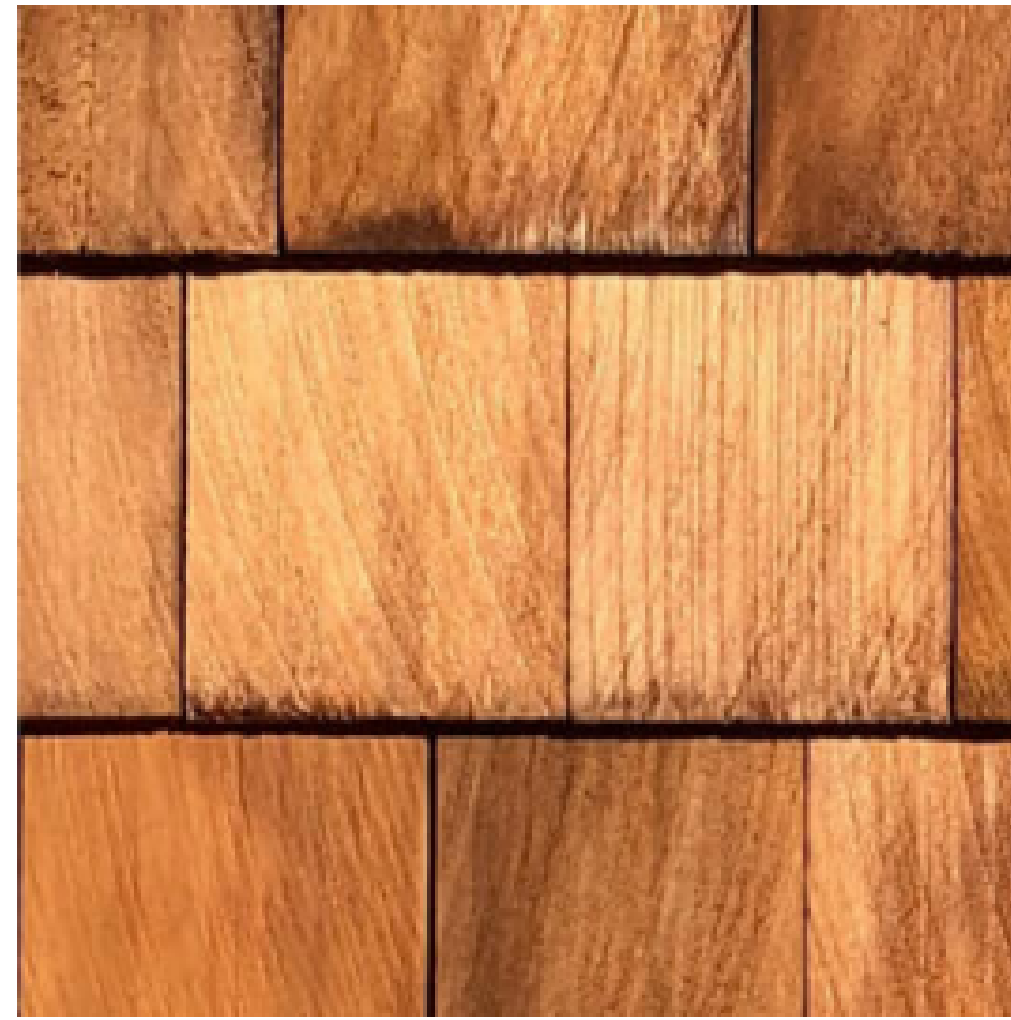
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EXTERIOR ELEVATIONS

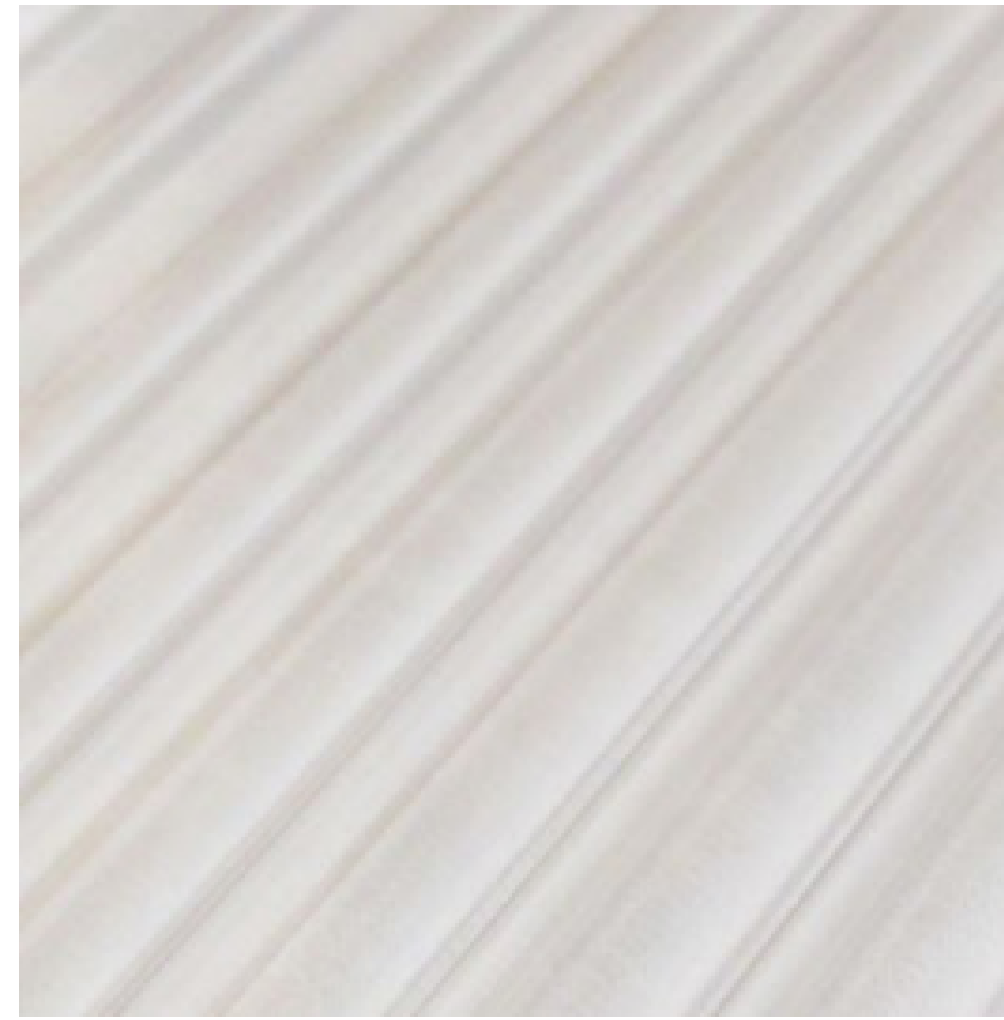
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PROPOSED MATERIALS



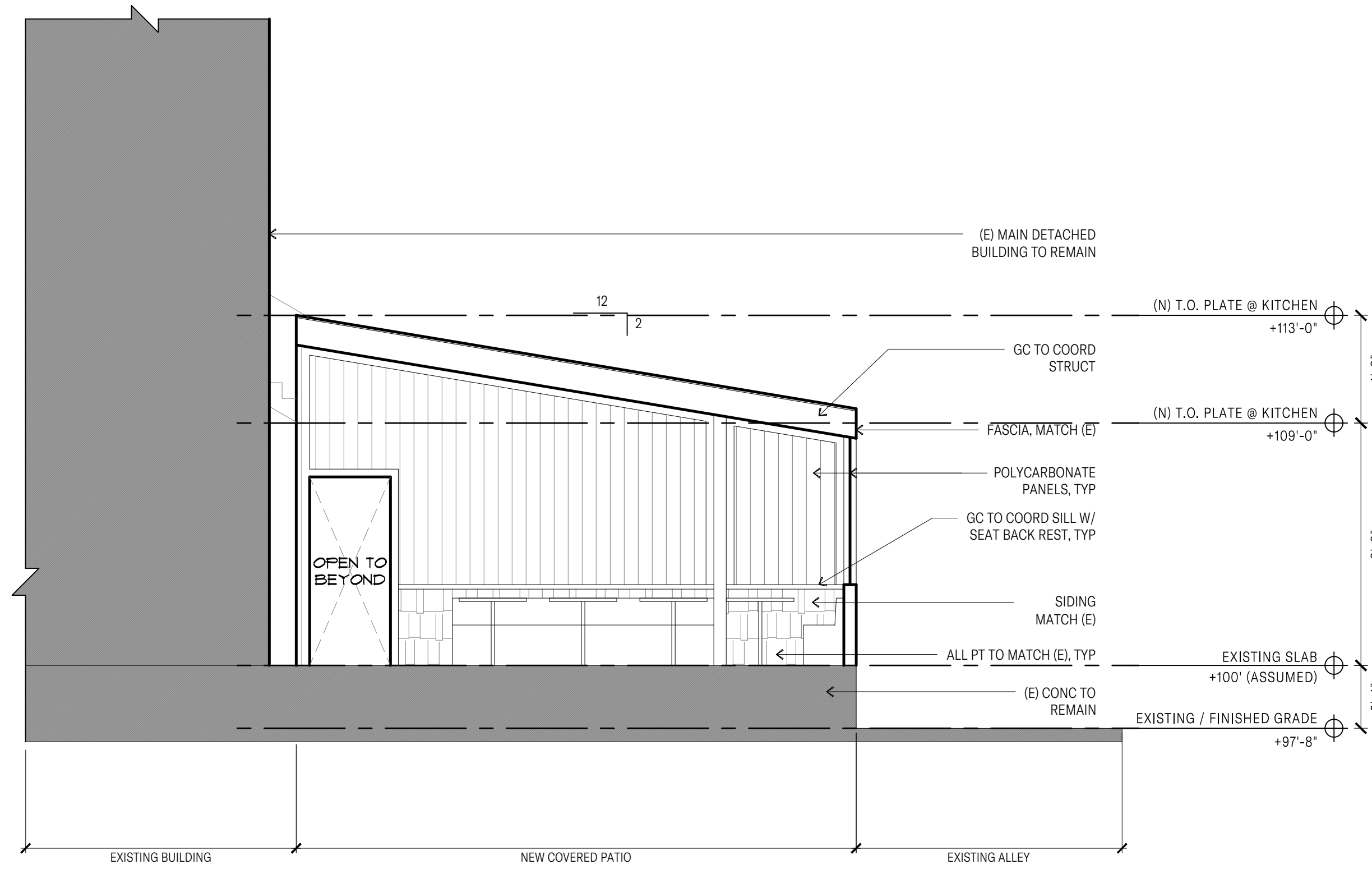
Cedar & fir siding, stained to match existing over time



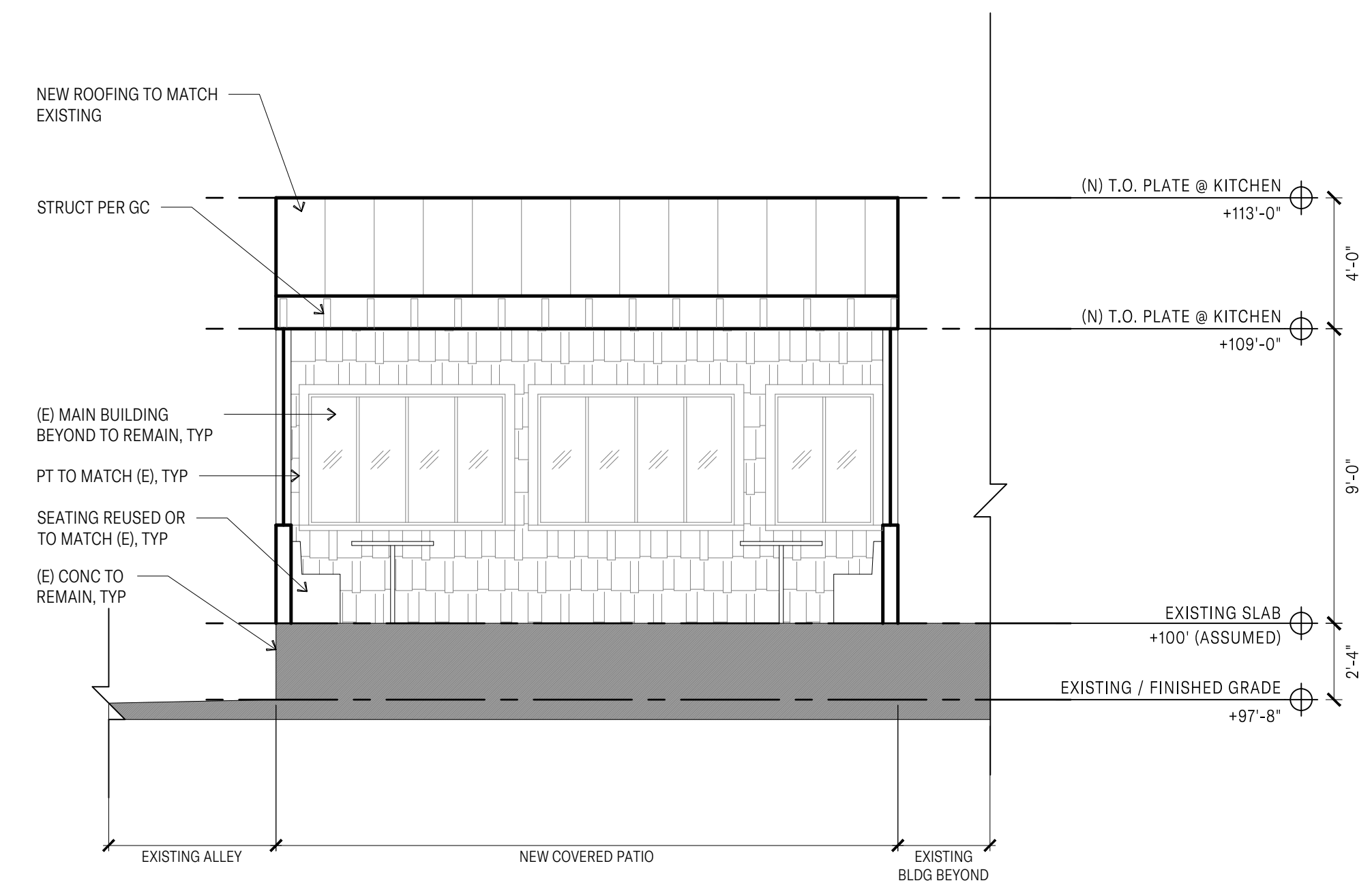
Polycarbonate panels to allow light in



Wood Framing, complimenting existing building



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



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

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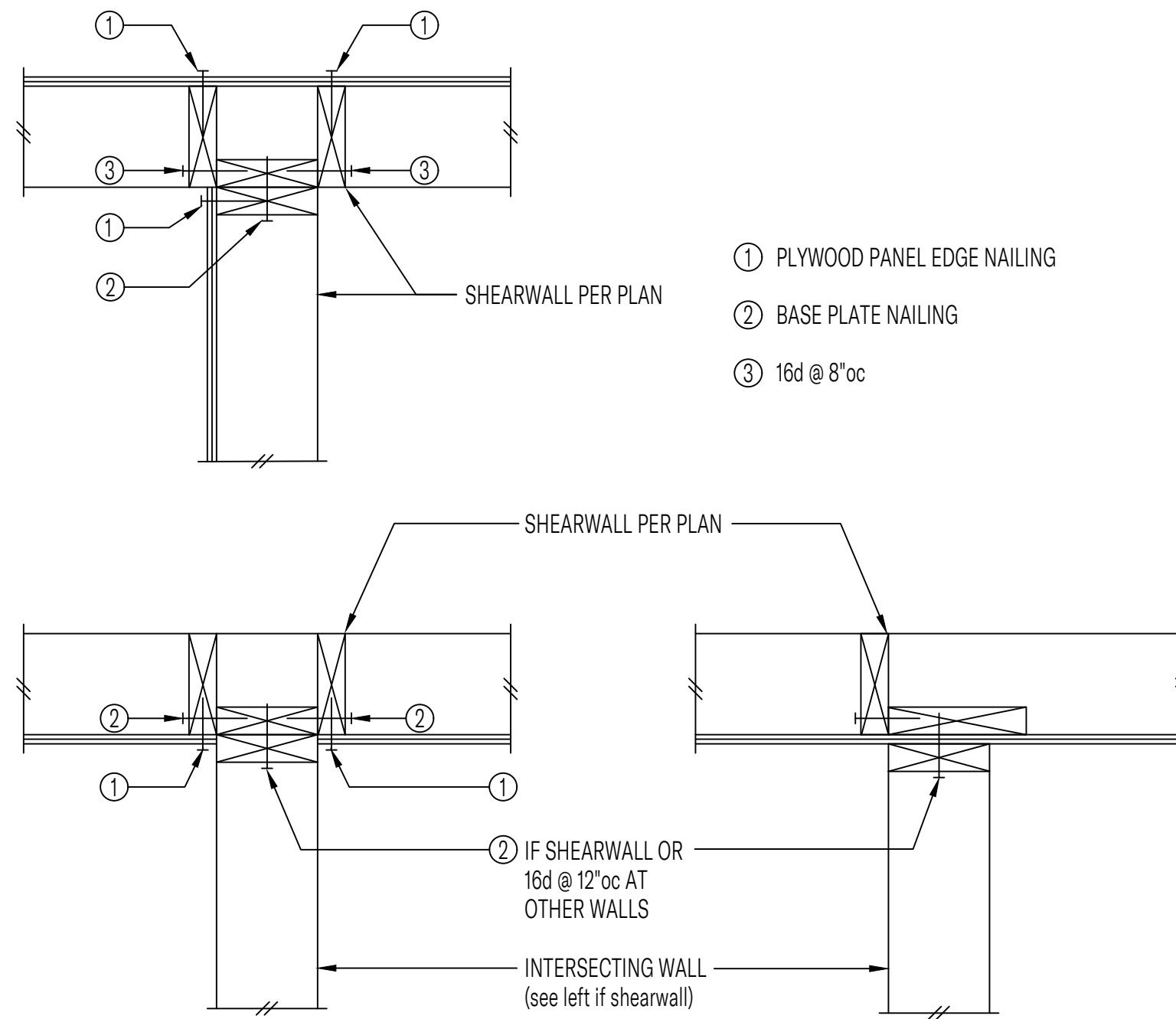
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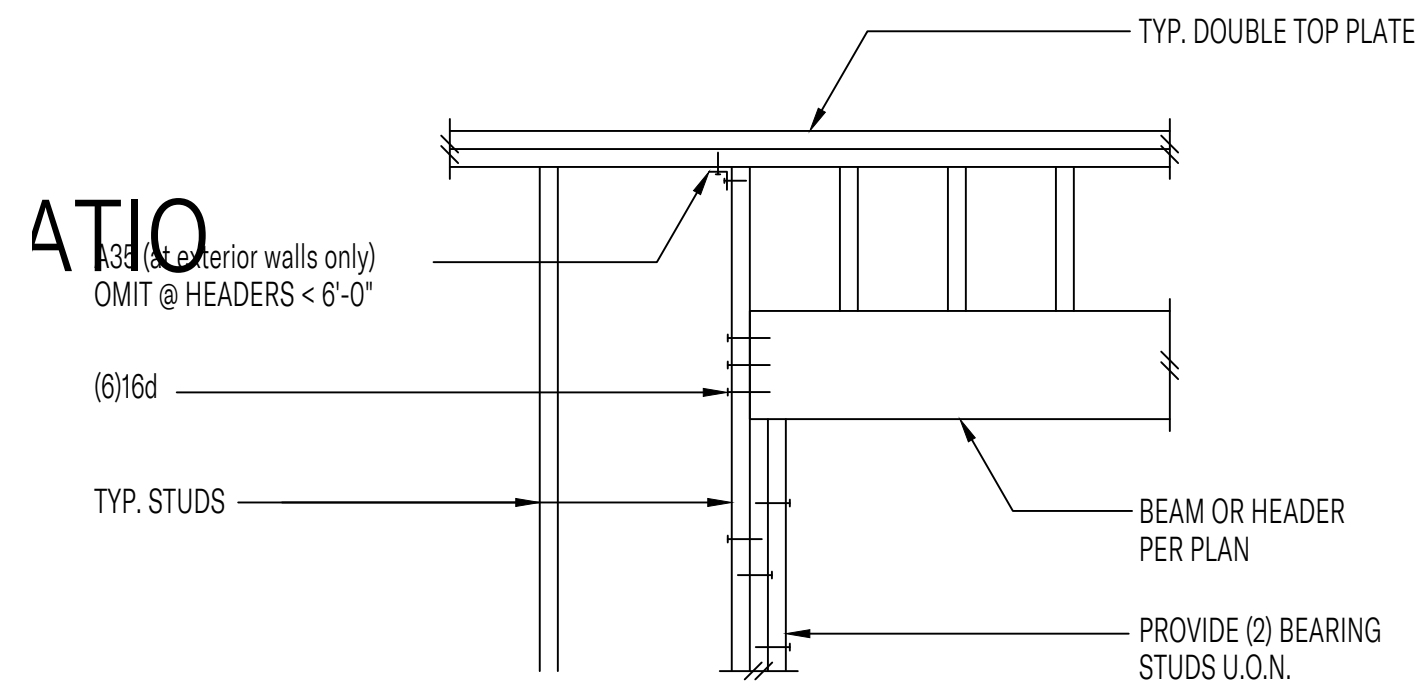
BUILDING SECTIONS

A300



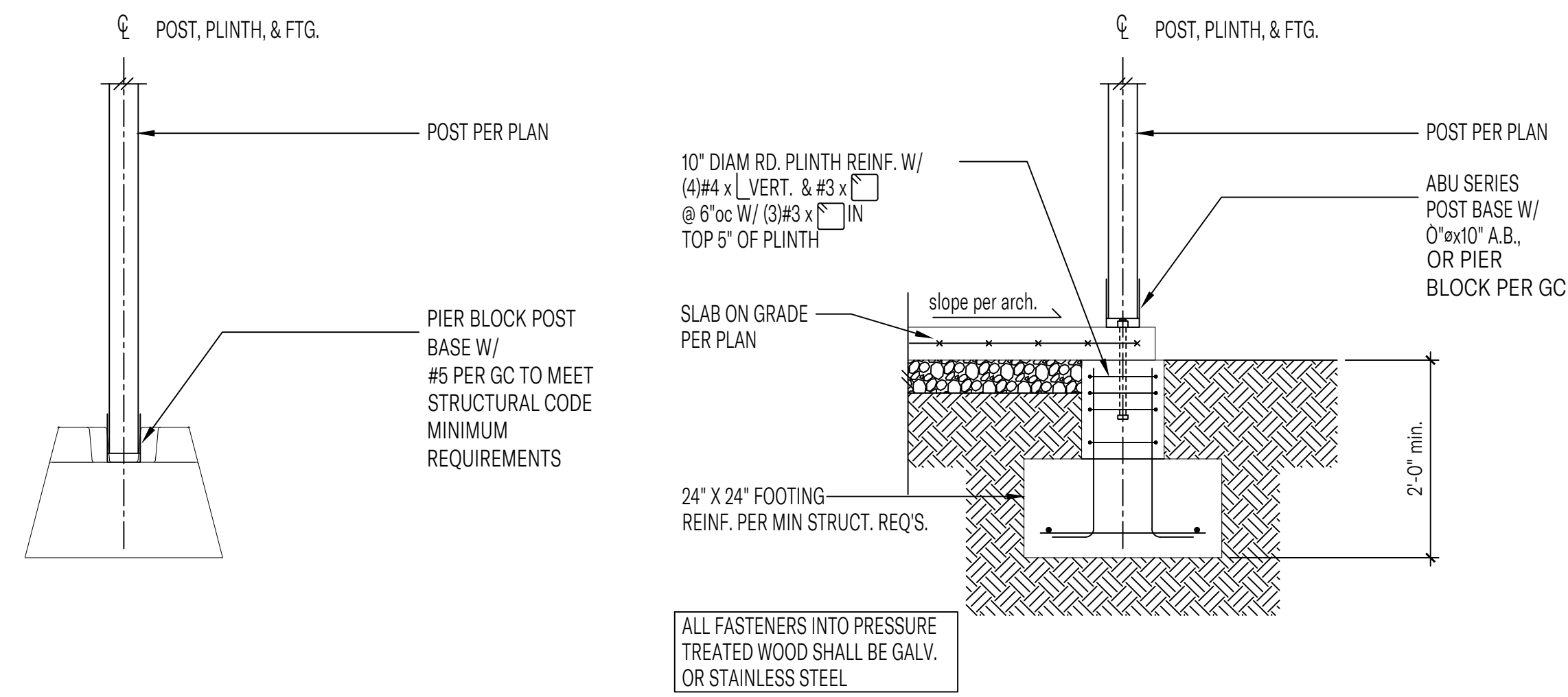
6 TYPICAL SHEARWALL INTERSECTIONS

3/4" = 1'-0"



5 TYPICAL HEADER SUPPORT WITH 2 BEARING STUDS

3/4" = 1'-0"



4 DECK OR CANOPY POST FOOTING - PIER BLOCK

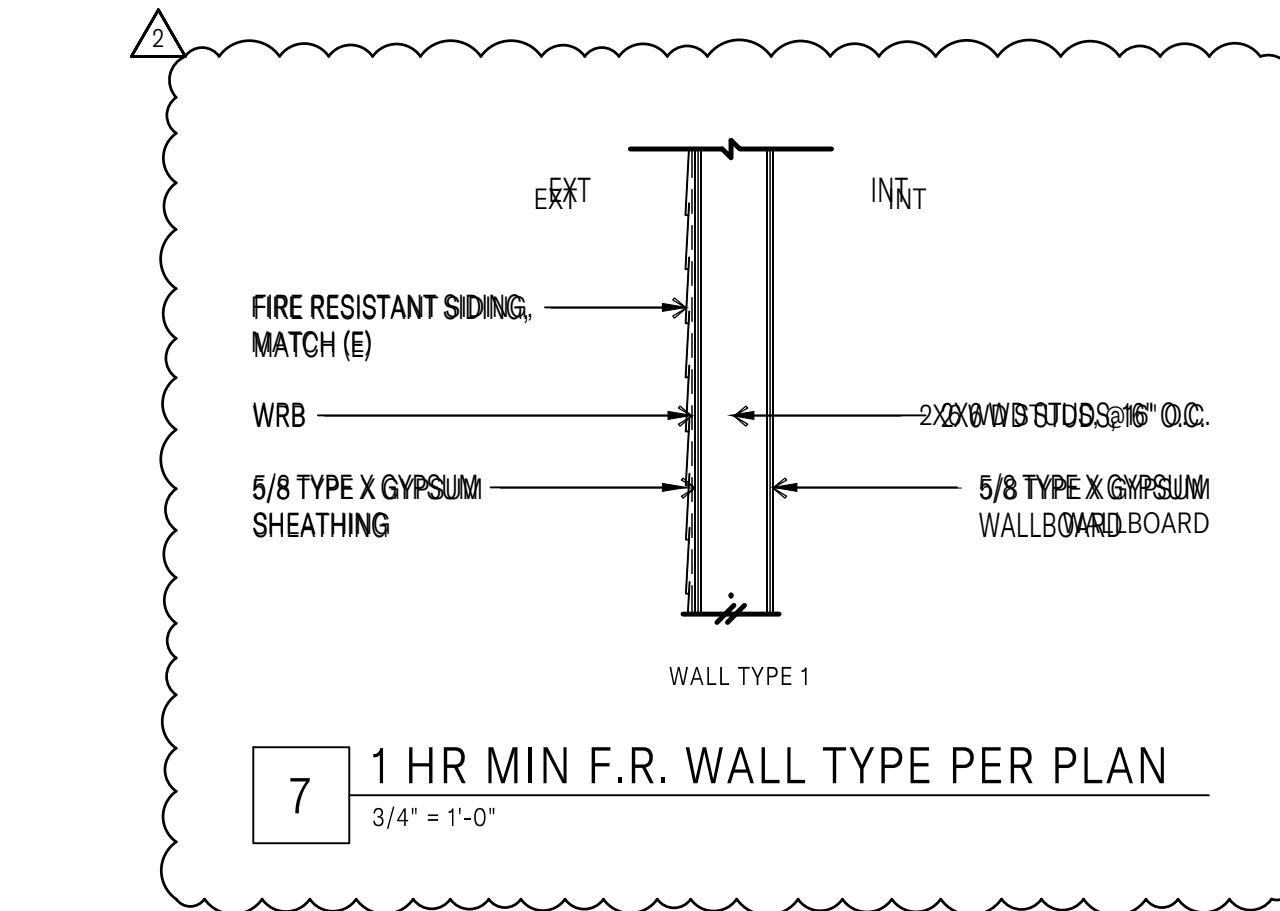
3/4" = 1'-0"

3 DECK OR CANOPY POST FOOTING - SQUARE PLINTH

3/4" = 1'-0"

2 BEAM AND POST

3/4" = 1'-0"



3/4" = 1'-0"

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. ARCHITECT WILL NOT BE HELD LIABLE REGARDING THIS PROJECT.
- DESIGN LOADING CRITERIA:
ASSEMBLY (MOVABLE SEATS)
FLOOR LIVE LOAD 100 PSF
ROOF (NOT OCCUPIABLE) LIVE LOAD 20 PSF
MISCELLANEOUS LOADS
DECKS 1.5 x AREA SERVED
DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240
ENVIRONMENTAL LOADS
RAIN 1.5 IN/HR
SNOW 20 PSF
WIND 110 MPH, RISK CATEGORY II
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK.
- 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 BY THE ARCHITECT. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
- 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.

GEOTECHNICAL

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 24" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-1B, AND GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
JOISTS AND BEAMS (2X & 3X MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
(4X MEMBERS) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
(6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

FRAMING PLAN NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- PROVIDE EPOXY GROUTED #4 X 2'-6" DOWELS EMBEDDED A MINIMUM OF 6" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE.
- PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.C.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.

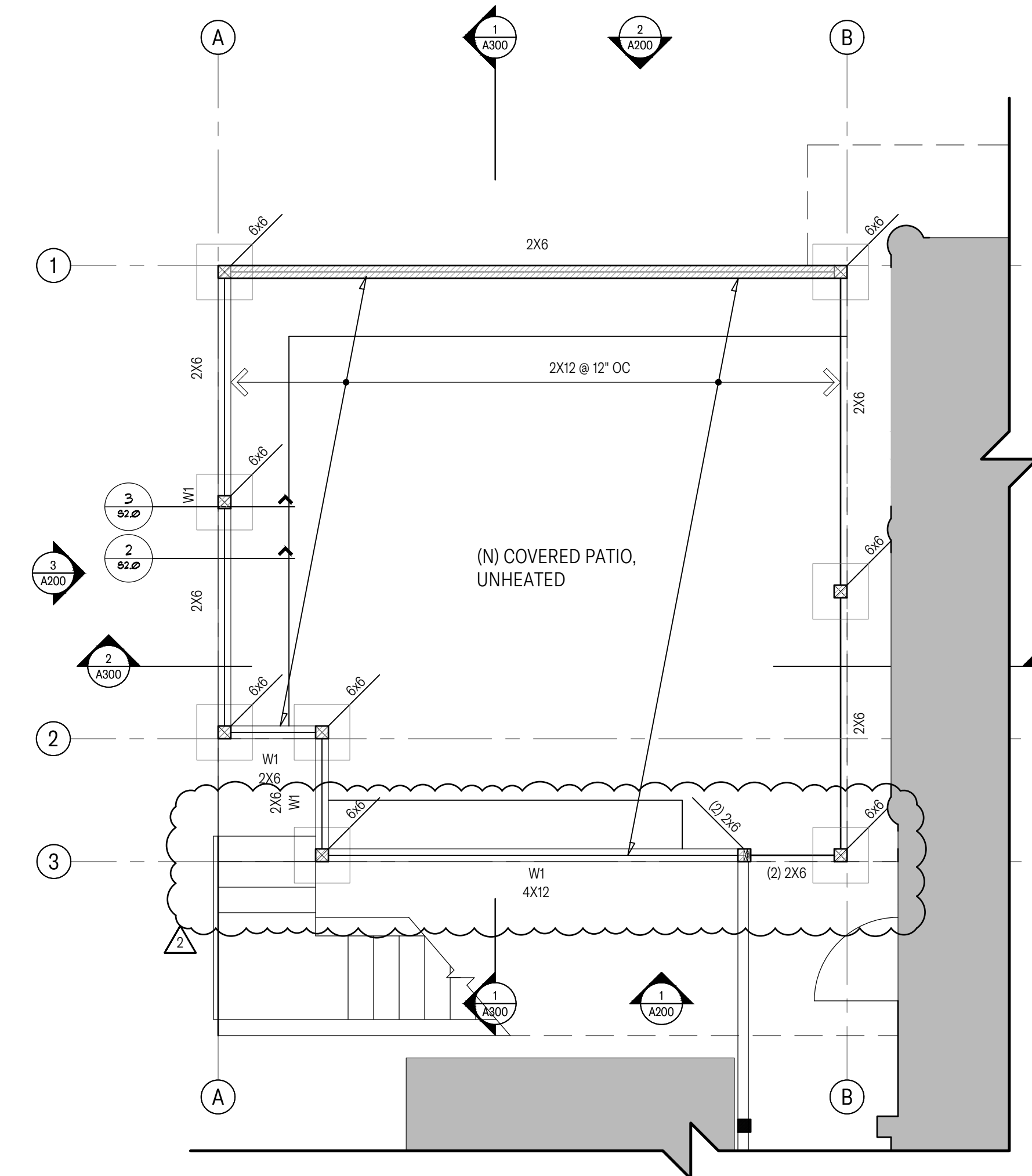
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1 ROOF FRAMING PLAN

1/4" = 1'-0"

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THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
10/20/2023

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1/4" = 1'-0"

ROOF FRAMING PLAN AND NOTES

S-2.0