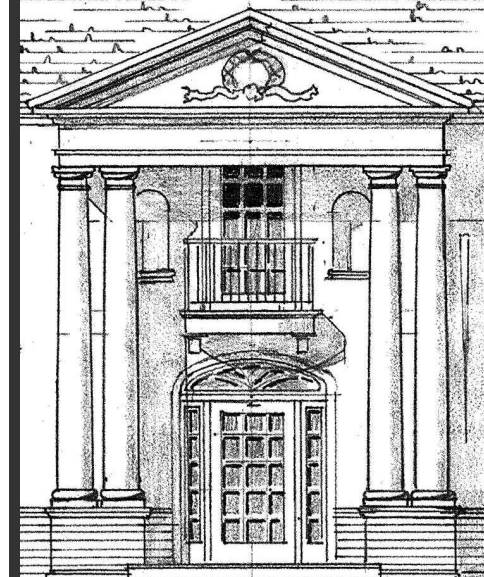


# PEREE REMODEL

Architectural Services  
Melissa Ann



**Gelotte Hommas**  
THE ART OF ARCHITECTURE  
3025 112th Ave NE, Suite 1110  
Bellevue, WA 98004  
425.828.3081 T 425.822.2152 F

**PEREE REMODEL**  
6059 77th Ave NE  
Mercer Island, WA 98040-1529



NO.	DATE	REVISION
	11/01/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
DTE  
FILE: A0.1.COVER

## A0.1

### GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. (COPYRIGHT 2017 BY GELOTTE HOMMAS ARCHITECTURE, P.A. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGILANTLY PROSECUTED.)

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE STATE OF WASHINGTON AND BE IN ACCORDANCE WITH WASHINGTON STATE LAWS, REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE PLANS. DIMENSIONS ON THE PLANS ARE TO FINISH OR CENTERLINE OF COLUPTS UNLESS NOTED OTHERWISE.

DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS NOTED OTHERWISE.

VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

### CONTRACTORS RESPONSIBILITY

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER / ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPERVISOR DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

CONTRACTOR TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL AND MECHANICAL PLANS.

### SITES

UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 14" BELOW LOWEST ADJACENT GRADE. FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

### CLARIFICATION OF CRITICAL MEASUREMENTS

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODES, INTERNATIONAL RESIDENTIAL CODE PRESENT CONDITIONS AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE ERECTED BY THE WORK.

FINAL SITE DRAINAGE MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 6" WITHIN THE FIRST 10' PER IRC R401.3.

### CRAWL SPACE

UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 50 SQ. FT. OF UNDER-FLOOR AREA. ONE OPENING SHALL BE WITHIN 3' OF EACH CORNER WHEREVER POSSIBLE. THE REQUIRED AREA OF EACH OPENING SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. IRC R408.2.

CRAWL SPACE UNOBSTRUCTED ACCESS, MINIMUM 18" x 24". IRC R408.4.

PROVIDE 18" MINIMUM CRAWL SPACE UNDER WOOD JOIST AND 2" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS. IRC R501.

A GROUND COVER VAPOR BARRIER OF MIN. 6 MIL (0.006") POLYETHYLENE (OR EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 2" EXTEND UP FOUNDATION WALL AND SECURE TO SILL PLATE WHEREVER PRACTICAL. USES 9013.1.

ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 6" OF SOILS SHALL BE PRESERVED TREATED WOOD IN COMPLIANCE WITH IRC R511.

### DOORS

SEPARATION FROM DWELLING TO GARAGE, SHOP OR SIMILAR AREAS SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. IRC R502.6.

HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL. PER IRC G240.8.2.

### FINISHES

FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, IRC R602.41 AND TESTED IN ACCORDANCE WITH UL 10.

MASONRY FIREPLACES, BARBEQUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE. FOUNDATIONS SHALL BE MIN. 12" THICK AND EXTEND MIN. 6" BEYOND MASONRY. FIREBOX WALLS MIN. 10" THICK EXCEPT MIN. 8" THICK WHERE A FIREBRICK LINING IS USED. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 1" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. MIN. 4" THICK NON-COMBUSTIBLE HEARTH EXTENDING 16" IN FRONT AND 8" TO THE SIDE OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 2" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM EACH OPENING. IRC R601-1000.3.

### CEILING DETAILS

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 80% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 6'-8". BATHROOM SHALL HAVE A MIN CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AND ITS FRONT CLEARANCE AREA. IRC R605.

### ROOFING

APPLY ROOFING IN ACCORDANCE WITH IRC R905.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER 12" (2% SLOPE) FOR DRAINAGE.



### ATTIC

PROVIDE ATTIC VENTILATION AS INDICATED ON ROOF FRAMING PLANS. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY RAVE OR CORNICE VENTS WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS COINCIDES WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. IRC R506.2.

### BATH ROOMS

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STOPS.  
ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL INCLUDING A SHOWER OR BATHUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING. IRC R508.4  
BATH TUB & SHOWER STALL NON-ABSORBENT WAINSCOTS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE FLOOR. IRC R501.2  
WATERCLOSERS SHALL HAVE MIN. 8" TO SIDE WALLS FROM CENTER OF FIXTURE, AND MIN. 21" FRONT CLEARANCE. IRC R501.1  
APPLIANCES IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE TO STRUCTURAL MEMBERS WITH STRAP ANCHORS OR SIMILAR ANCHORING METHOD. IRC G240.4.4

### DOORS

GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLAZING ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, AREAS WITHIN 60" VERTICAL AND 36" HORIZONTAL OF THE BOTTOM LANDINGS OF A STAIRWAY, STORY COORS, WALLS, SHOWER DOORS, SLIDING GLASS DOORS, AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL. IRC R508.4  
ALL EXTERIOR WALL GLAZING SHALL COMPLY WITH THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE.

### ROOF AND CEILING

INSULATED PER TABLE 6-1, OPTION III. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2X6 RAFTERS IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH 2X6 SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (IE SKYLIGHT OR AT HIP END), PROVIDE (2) 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

### FLOORS

INSULATE PER TABLE 6-1, OPTION III.

### SLAB ON GRADE

INSULATE PER TABLE 6-1, OPTION III. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION. INSULATION INSTALLED INSIDE THE FOUNDATION WALL, SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB 24" MIN. OR DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A COMBINED 24" MIN. INSULATION INSTALLED OUTSIDE THE FOUNDATION SHALL EXTEND DOWNWARD 24" MIN. OR TO THE PROFILE. USEC 901.4.8

### VAPOR BARRIERS

VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN UNITS OF INSULATION, FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR RAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 9 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE A VAPOR RETARDER INSTALLED. FACED BATT INSULATION SHALL BE FACED STUDDED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12". USEC 9013.1.

### GLAZING AND DOORS

GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED IN ACCORDANCE WITH USEC SECTIONS 901.31 AND 901.32.

### LANDSCAPE ARCHITECT

DAN DIZAZZO LANDSCAPE ARCHITECTURE  
ATTN: Dan M. Di Zazzo  
52 Lenora Street  
Seattle, WA 98101  
Phone: (206) 101-9410  
E-Mail: dan@danzazzoco.com

### GENERAL CONTRACTOR

GALLAGHER CO  
ATTN: Tom Gallagher  
3002 11th Ave SE, Ste 110  
Mercer Island, WA 98040  
Phone: (206) 849-4992  
E-Mail: tom@gallagherconest

### STRUCTURAL

DIBBLE ENGINEERS INC.  
ATTN: Sarah Schoenrup  
1029 Market St.  
Kirkland, WA 98033  
Phone: (425) 828-4200 EXT. 225  
E-Mail: sarah@dibbleengineers.com

### CEILING

EASTSIDE CONSULTANTS  
ATTN: Ron Fredericksen  
1320 NW Mill St Suite B  
Issaquah, WA 98027  
Phone: (425) 332-9351  
E-Mail: rfredericksen@eastsideconsultants.com

### REVISIONS

NO.	DATE	REVISION
910		STRUCTURAL GENERAL NOTES
911		STRUCTURAL SPECIAL INSPECTION
912		STRUCTURAL SCHEDULES & DETAILS
913		STRUCTURAL FOUNDATION/BASEMENT PLAN
914		STRUCTURAL MAIN FLOOR FRAMING PLAN
915		STRUCTURAL UPPER FLOOR FRAMING PLAN
916		STRUCTURAL ROOF FRAMING PLAN
917		STRUCTURAL GARAGE/CABANA PLANS & DETAILS
918		STRUCTURAL DETAILS & ELEVATIONS
919		STRUCTURAL DETAILS
920		STRUCTURAL DETAILS
921		STRUCTURAL DETAILS
922		STRUCTURAL DETAILS
923		STRUCTURAL DETAILS
924		STRUCTURAL DETAILS

### PRELIMINARY NOTES

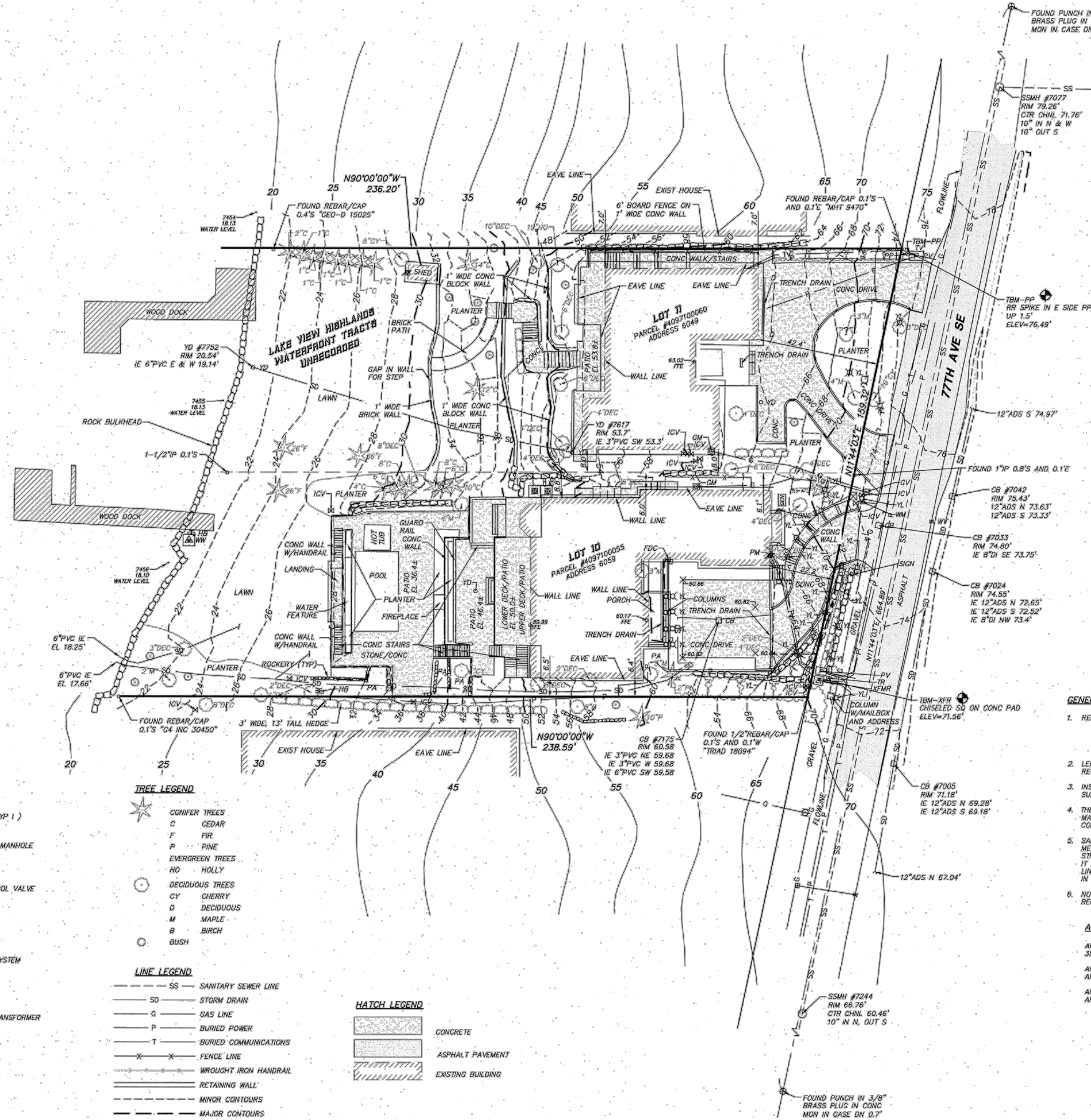
UNO UNLESS NOTED OTHERWISE  
NC NOT IN CONTRACT  
WC WATER CLOSET  
EXST EXISTING  
RFI ROOF  
NS NOT TO SCALE  
WD WOOD  
FPWB COLD WATER FROST-PROOF HOSE BIBBS  
HW-FPWB HOT WATER FROST-PROOF HOSE BIBBS  
FBOC FINISHED BY OWNER - INSTALLED BY CONTRACTOR  
SFR SINGLE FAMILY RESIDENCE

### INDEX

NO. DATE REVISION  
1 07/18/2017 PERMIT SET  
2  
3

PERMIT SET 07.18.2017

POR GOV. LOT 4, SEC 24, TWP 24 N, RGE 4 E, W.M.



**SYMBOL LEGEND**

- CB CATCH BASIN ( TYP 1 )
- YD YARD DRAIN
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊕ FH FIRE HYDRANT
- ⊖ HB HOSE BIB
- ⊖ ICV IRRIGATION CONTROL VALVE
- ⊖ WM WATER METER
- ⊖ WV WATER VALVE
- ⊖ WW WATER VAULT
- ⊖ GM GAS METER
- ⊖ HVAC H.V. AIR COND. SYSTEM
- ⊖ XL YARD LIGHT
- ⊖ PM POWER METER
- ⊖ PV POWER VAULT
- ⊖ XFR PAD MOUNTED TRANSFORMER
- ⊖ PP POWER POLE
- ⊖ TV TV RISER ASSEMBLY
- ⊖ MB MAILBOX
- ⊖ SGN SIGN
- ⊖ ROCKERY

**TREE LEGEND**

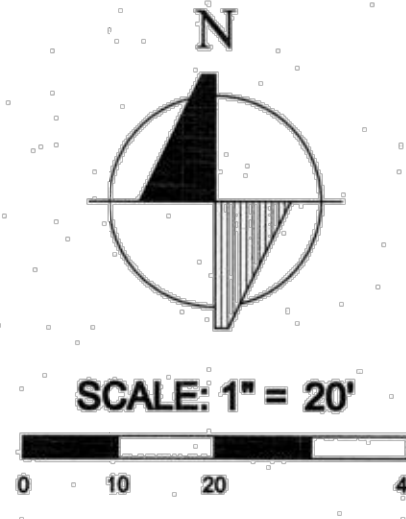
- ★ CONIFER TREES
- CEDAR
- FIR
- PINE
- EVERGREEN TREES
- HOLLY
- DECIDUOUS TREES
- CHERRY
- DECIDUOUS
- MAPLE
- BIRCH
- BUSH

**LINE LEGEND**

- SS — SANITARY SEWER LINE
- SD — STORM DRAIN
- G — GAS LINE
- B — BURIED POWER
- T — BURIED COMMUNICATIONS
- X — FENCE LINE
- W — WROUGHT IRON HANDRAIL
- R — RETAINING WALL
- M — MINOR CONTOURS
- MA — MAJOR CONTOURS

**HATCH LEGEND**

- ▨ CONCRETE
- ▨ ASPHALT PAVEMENT
- ▨ EXISTING BUILDING



**BASIS OF BEARING**

REPLAT OF LAKE VIEW HIGHLANDS VOL. 76, PG 41 AND 42, RECORDS OF KING COUNTY, WASHINGTON.

**DATUM**

NAVD88

CONTOUR INTERVAL = 2'

**ORIGINAL BENCHMARK**

WCS CONTROL POINT DESIGNATION 3114, CITY OF MERCER ISLAND, WASHINGTON TOP OF 3/8" BRASS PLUG IN CONC MON IN CASE IN E. OF 77TH AVE SE, OPPOSITE HOUSE NO. 6400 ELEVATION = 69.81'

TBM-YR CHISELED SQUARE IN NORTHWEST CORNER OF CONC PAD FOR POWER TRANSFORMER LOCATED AT THE SOUTHWEST CORNER OF LOT 11 ELEVATION = 71.56'

TBM-PP SET RAILROAD SPIKE IN EAST SIDE OF POWER POLE LOCATED AT NORTHEAST CORNER OF LOT 10

**LEGAL DESCRIPTION**

THE NORTH 78 FEET OF THE SOUTH 780 FEET OF THAT PORTION OF GOVERNMENT LOT 7 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING WEST OF A STRAIGHT LINE RUNNING FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, WHICH POINT IS 850.60 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, WHICH POINT OF 613.24 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT;

(ALSO KNOWN AS LOT 10 OF LAKE VIEW HIGHLANDS WATERFRONT TRACTS UNRECORDED); TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON; TOGETHER WITH

THE NORTH 78 FEET OF THE SOUTH 858 FEET OF THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE LAKE VIEW HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 33 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON; (ALSO KNOWN AS LOT 11, LAKE VIEW HIGHLANDS WATERFRONT TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES.

**GENERAL NOTES**

- REFERENCE DOCUMENTS:
  - A. THE REPLAT OF LAKE VIEW HIGHLANDS PER THE PLAT RECORDED IN VOLUME 76 OF PLATS, PAGES 41 AND 42.
  - B. RECORD OF SURVEY DRAWING RECORDED UNDER RECORDING NO. 2008101900003.
  - C. SURVEY BY TOUMA ENGINEERS AND LAND SURVEYORS SIGNED DECEMBER 23, 2008.
- LEGAL DESCRIPTIONS SHOWN ARE BASED ON STATUTORY WARRANTY DEEDS RECORDED UNDER RECORDING NO. 20120629001015 AND 2007081500228.
- INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 31 AND APRIL 1, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASSEMBLED THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
- NO TITLE REPORT WAS PROVIDED AND THUS NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

**AREAS**

- AREA OF BOTH LOTS COMBINED (TO THE APPROXIMATE FACE OF BULKHEAD) 35,692 SQ FT ± OR 0.819 ACRES ±
- AREA OF NORTH DOCK = 677 SQ FT ±
- AREA OF IMPERVIOUS SURFACE ON THE NORTH LOT = 6,814 SQ FT ±
- AREA OF IMPERVIOUS SURFACE ON THE SOUTH LOT = 10,106 SQ FT ±

**CAUTION:** LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-3555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

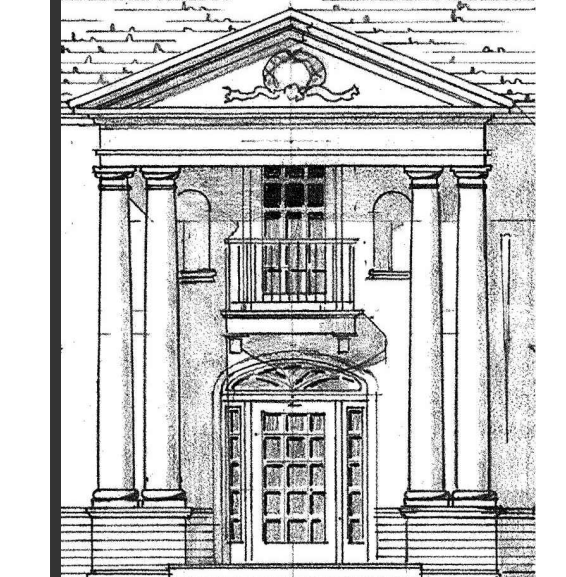
**triad**  
 20300 Woodinville Snohomish Rd NE  
 Suite A • Woodinville, WA 98072  
 p: 425.415.2000 f: 425.486.5059  
 w: triadassociates.net

**TOPOGRAPHIC SURVEY FOR**  
**SCOTT & MICHELLE PEYREE**  
**PEYREE RESIDENCE**  
 WASHINGTON  
 MERCER ISLAND

NO.	DATE	REVISION
1	4/16/15	PROJECT LANDSCAPE ARCHITECT FIRST SUBMITTAL DATE: 4/16/15
2		SCALE: HORIZ: 1"=20' VERT: 1"=2'



STAMP NOT VALID UNLESS SIGNED AND DATED  
 JOB NO. **15-047**  
 SHEET NO. **1 of 1**



**Gelotte Hommas**  
 THE ART OF ARCHITECTURE  
 3025 112th AVE NE, SUITE 1110  
 BELLEVUE, WASHINGTON 98004  
 425.828.3081 T 425.822.2152 F

**PEYREE REMODEL B**  
 6059 77th AVE SE  
 MERCER ISLAND, WA 9804013129

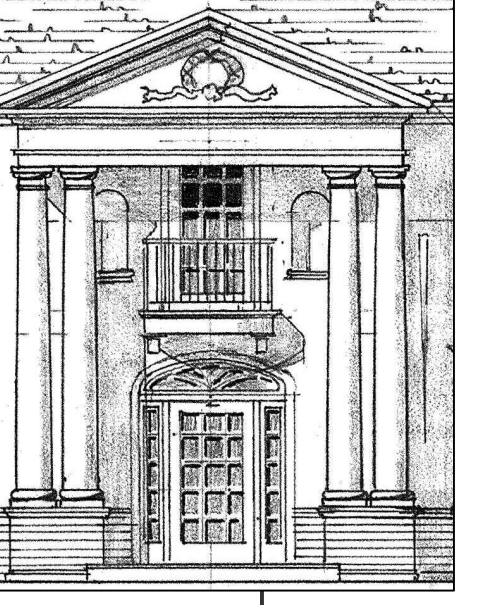


NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
 DB NUMBER: 1625  
 PM: DTS  
 FILE: A0.2 SCH0000

**A0.2**

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**Lotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLINGHAM, WASHINGTON 98204  
425.828.3081 T 425.822.2152 F



**PERE REMODEL B**

6059 77<sup>TH</sup> AVENUE SE  
MERCER WAY, WA 980403129



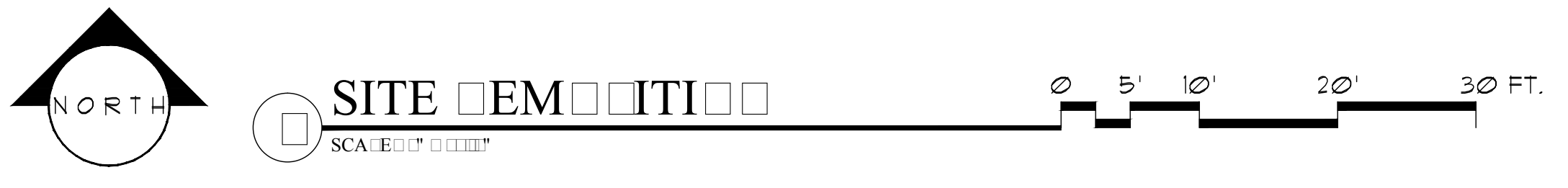
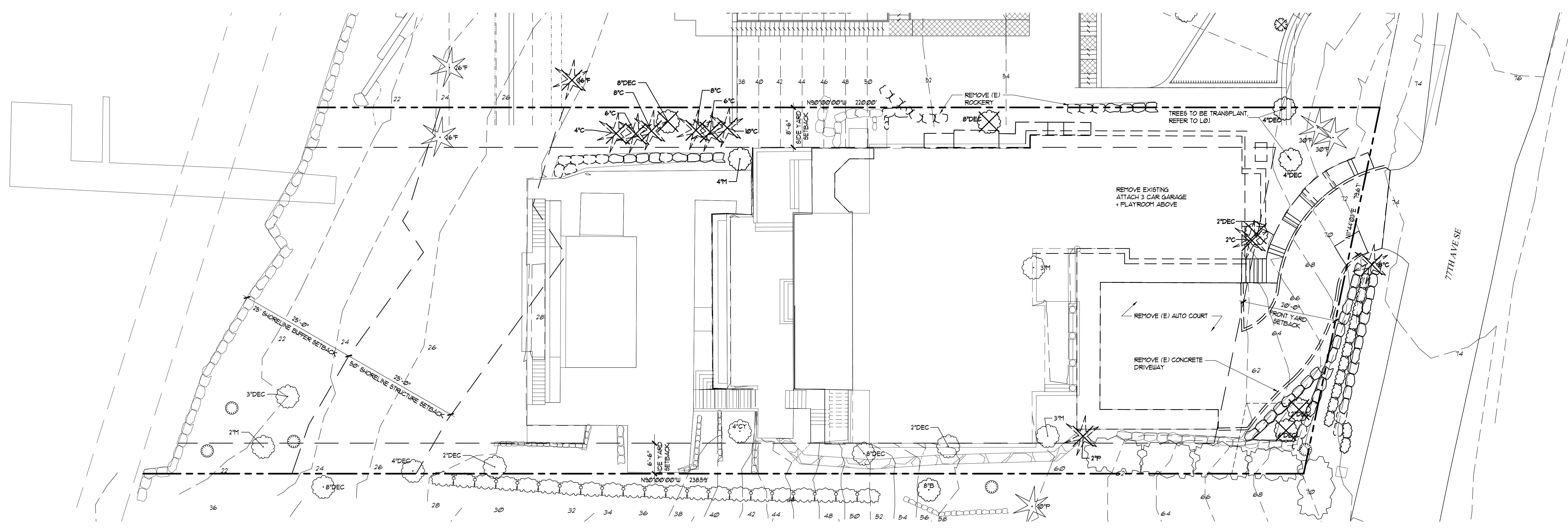
NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

SITE DEMOLITION

**A1.0**

PERMIT SET 07.18.2017

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**DEMOLITION NOTES**

- THE CONTRACT FOR CONSTRUCTION CONTAINS ALL DEMOLITION WORK REQUIRED TO PREPARE THE SITE FOR THE CONTRACTED CONSTRUCTION WORK. THE DEMOLITION DRAWINGS AND NOTES ARE PROVIDED TO OUTLINE THE GENERAL SCOPE OF WORK. ONLY THE CONTRACTOR MUST VISIT THE SITE PRIOR TO BIDDING AND DETERMINE THE FULL EXTENT OF THE WORK AND BE RESPONSIBLE FOR SAME.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE SITE PRIOR TO BEGINNING ANY DEMOLITION OR SITE IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF UTILITY ITEMS DAMAGED DURING DEMOLITION AND THROUGHOUT CONSTRUCTION.
- ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
- NO MATERIALS FROM THE DEMOLITION ARE TO BE STOCKPILED ON ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND PRODUCTS OF DEMOLITION ARE TO BE REMOVED FROM THE SITE.
- ADJUST ALL VALVE BOXES, MANHOLE RIMS AND OTHER UTILITY COVERS TO NEW GRADES. COORDINATE INSTALLATION OF NEW UTILITIES TO ENSURE PROPER GRADE AND LOCATION FOR NEW ITEMS.
- THE OWNER IS RESPONSIBLE FOR SALVAGING ANY ON-SITE MATERIALS PRIOR TO DEMOLITION OR COORDINATING SALVAGE OF ITEMS WITH THE CONTRACTOR IN A TIMELY MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY ON-SITE MATERIAL NOT INCORPORATED INTO THE NEW CONSTRUCTION.
- ALL ITEMS THAT ARE DEMOLISHED OR REMOVED FROM THE SITE AND ARE NOT TO BE SALVAGED OR RE-INCORPORATED INTO THE CONSTRUCTION ARE THE PROPERTY OF THE CONTRACTOR.
- ITEMS THAT ARE TO BE REMOVED FROM THE BUILDING AND THEN INCORPORATED INTO THE NEW CONSTRUCTION ARE TO BE SECURED BY THE CONTRACTOR ON OR NEAR THE SITE AND BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THEY ARE INCORPORATED INTO THE NEW FACILITY.
- ALL EXISTING CONCRETE FOUNDATIONS SHALL BE REMOVED OR BURIED AS REQUIRED TO PREVENT INTERFERENCE WITH NEW OR FUTURE CONSTRUCTION.
- IF DURING THE COURSE OF WORK THE EXISTENCE OF ASBESTOS NOT DETECTED AND DEALT WITH BY HAZARDOUS MATERIAL SURVEY IN THE STRUCTURE OR THE BUILDING IS OBSERVED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ARCHITECT REGARDING REMOVAL OR ENCLOSURE OF THE ASBESTOS MATERIAL. THE CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER THROUGH THE ARCHITECT.
- THE EXTENTS OF DEMOLITION SHALL BE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS AND CONSULT WITH THE OWNER AND ARCHITECT AS REQUIRED.
- DEMOLITION AND REMOVAL WORK SHALL INCLUDE SITE PREPARATION FOR NEW WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ENGINEERING AND SURVEY DATA PROVIDED BY OTHERS.
- PERFORMANCE OF DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF THE T.E.S.C.P.
- REFER TO THE LANDSCAPE PLANS FOR SALVAGING AND PROTECTION OF EXISTING LANDSCAPING.
- X-THRU TREES TO BE REMOVED.

**GENERAL NOTES**

- 1. SEE CIVIL ENGINEERING SHEETS FOR UTILITIES, ESC, DRAINAGE, T.O.W. & B.O.W. FOR RETAINING WALLS.
- 2. SEE TREE PRESERVATION & REMOVAL PLAN FOR TREE SCHEDULE & TREE PROTECTION FENCE.

**AREA AREA COVERAGE**

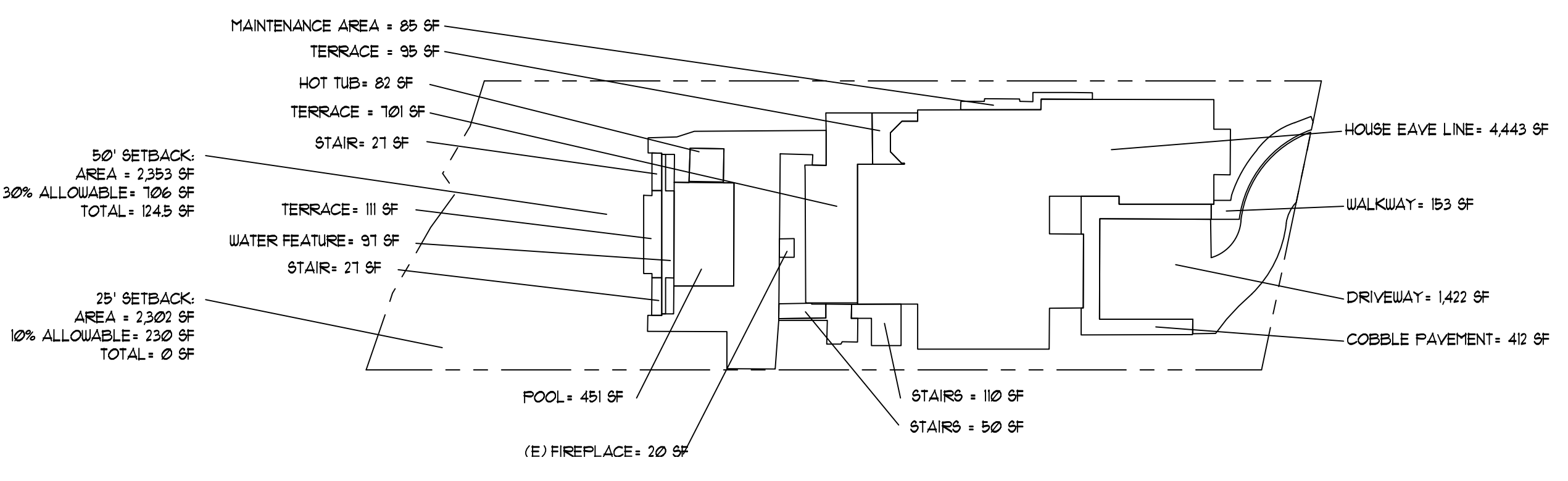
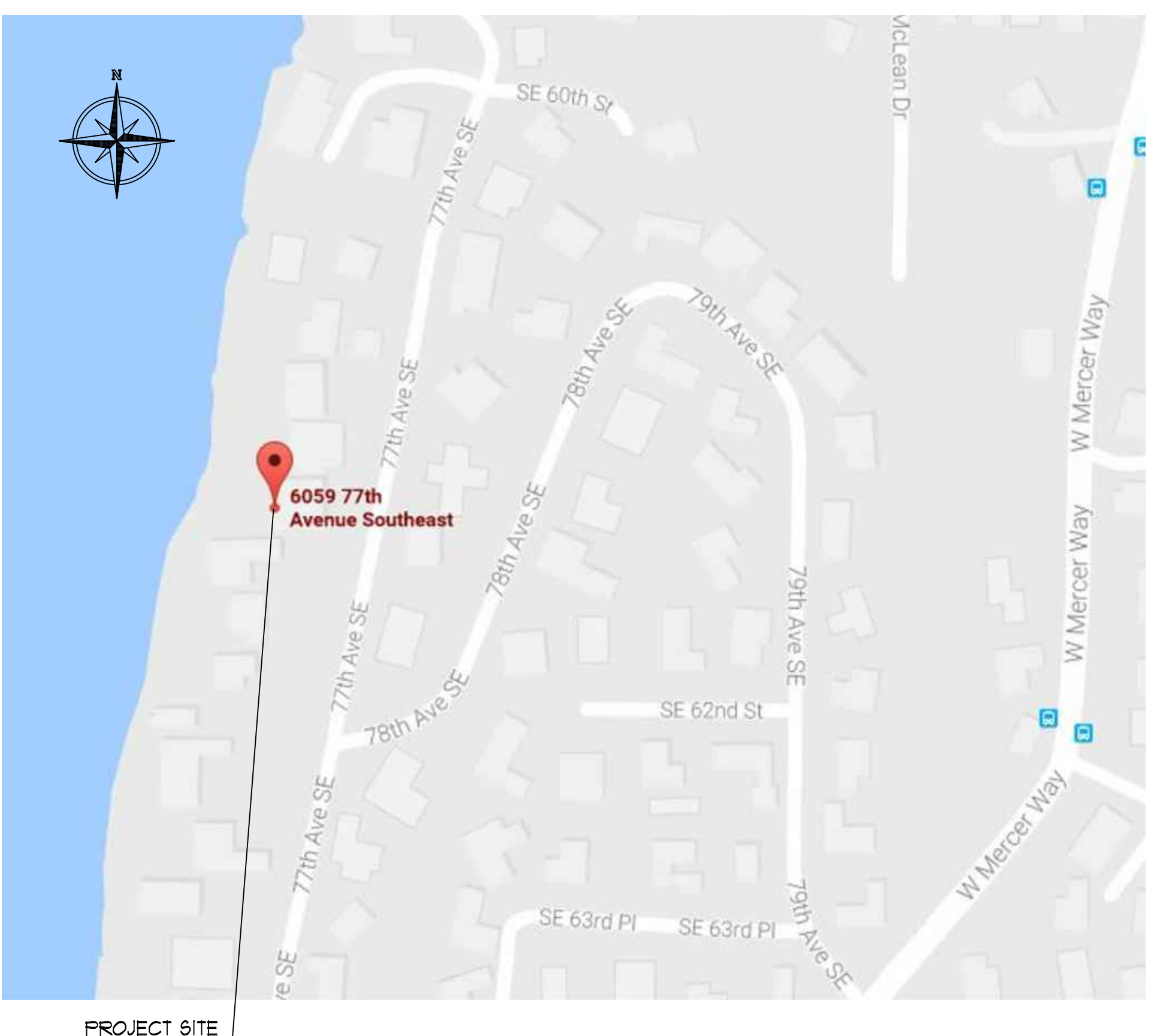
LOT HIGH POINT +	13.0 FT.
LOT LOW POINT +	10.1 FT.
HORIZ. DIST. BETWEEN H.P. & L.P. +	226.1 FT.
LOT SLOPE 56.2 FT. / 225.1 FT. + 24.9 X 100' +	24.9 %
TOTAL ALLOWABLE LOT COVERAGE +	35 % MAX.

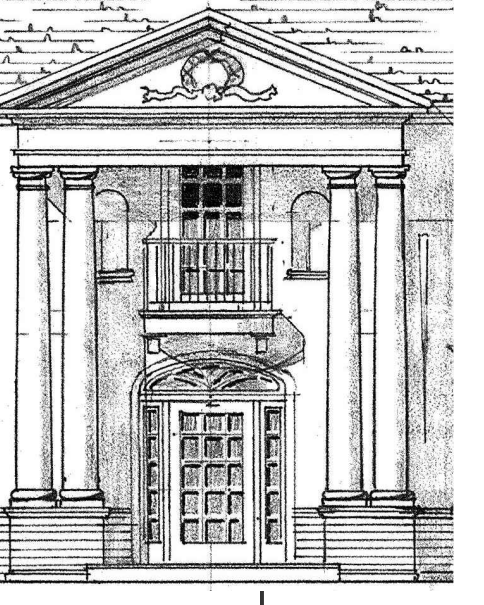
**EXISTING IMPROVED SURFACE COVERAGE**

TOTAL LOT AREA:	18,650 SF.
ALLOWABLE + 18,650 x .35 +	6,528 SF.
APPROVED 5% DEVIATION +	932.5 SF.
TOTAL ALLOWABLE LOT COVERAGE +	7,460.5 SF.

FIREPLACE +	20 SF.
MAINTENANCE AREA +	85 SF.
TERRACE +	907 SF.
STAIRS +	214 SF.
HOT TUB +	82 SF.
WATER FEATURE +	91 SF.
POOL +	481 SF.
HOUSE EAVE +	4,443 SF.
COBBLE PAVEMENT +	402 SF.
WALKWAY +	183 SF.
DRIVEWAY +	1,422 SF.
TOTAL +	8,286 SF.

**LOCATION DATA**





**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F



**PEYREE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MERCER ISLAND, WA 98040



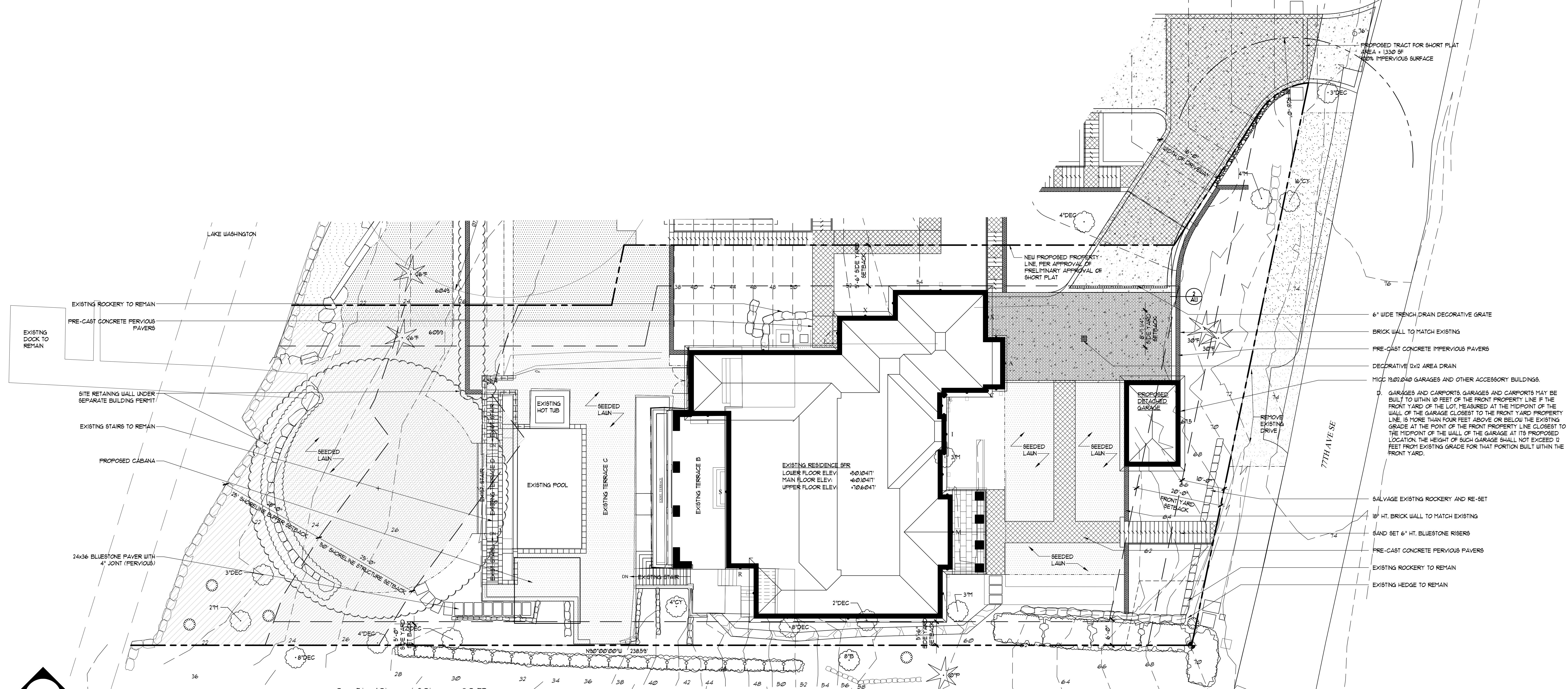
NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PM: DJE  
FILE: SITE.DWG

ARCHITECTURAL SITE PLAN  
**A1.1**

PERMIT SET 07.18.2017

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ARCITECTURA SITE A

PROJECT ADDRESS  
6059 77th Ave SE  
Mercer Island, WA 98040

CITY OF MERCER ISLAND: R-12

SEE CIVIL ENGINEERING SHEETS FOR UTILITIES, TERC, DRAINAGE, TOW 4 BLOW FOR RETAINING WALLS.  
SEE TREE PRESERVATION & REMOVAL PLAN FOR TREE SCHEDULE & TREE PROTECTION FENCE.

THE NORTH 18 FEET OF THE SOUTH 180 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM, LYING WEST OF A STRAIGHT LINE RUNNING FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, WHICH POINT OF SAID STRAIGHT LINE IS THE NORTHEAST CORNER OF SAID LOT, (ALSO KNOWN AS LOT 10 OF LAKE VIEW HIGHLANDS WATERPROOF TRACTS UNRECORDED), TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ADJUTING THEREON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

488E560R6 PARCEL NO. 409110-0095

IMPERVIOUS SURFACE COVERAGE

TOTAL LOT AREA	3200 SF
TOTAL ALLOWABLE (21000 x 35%)	1,420 SF
EXISTING IMPERVIOUS SURFACE HOUSE (TO REMAIN)	3,389 SF
TERRACES	263 SF
WATER FEATURE	91 SF
FIREPLACE	20 SF
STAIRS	104 SF
POOL	491 SF
HOT TUB	82 SF
TOTAL EXISTING	4,466 SF

PROPOSED IMPERVIOUS SURFACE

HOUSE (ADDITION)	1268 SF
DETACHED GARAGE	336 SF
DRIVEWAY	1049 SF
CABANA	234 SF
STAIRS	107 SF
COLUMN	18 SF
TOTAL PROPOSED	3,012 SF

EXISTING + PROPOSED TOTAL = 4,466 + 3,012 = 1,418 SF UNDER BY 2 SF

50' SETBACK: AREA = 2,306 SF  
30% ALLOWABLE = 632 SF  
TOTAL = 1,674 SF

25' SETBACK: AREA = 1,256 SF  
10% ALLOWABLE = 226 SF  
TOTAL = 1,030 SF

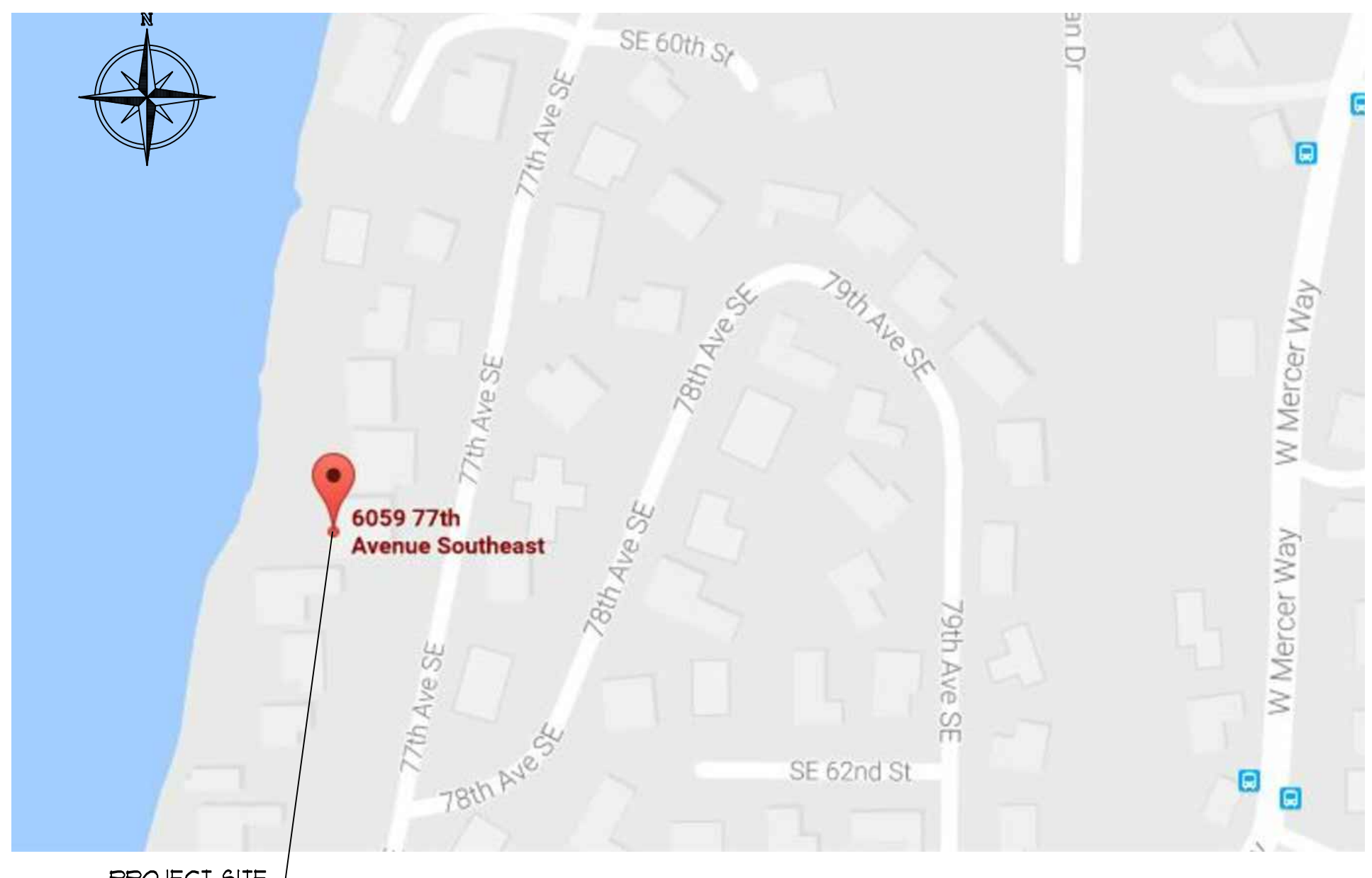
EIGHT CALCULATIONS

**Peyree Remodel B**  
Building Height Calculations  
Revised 04/26/2017

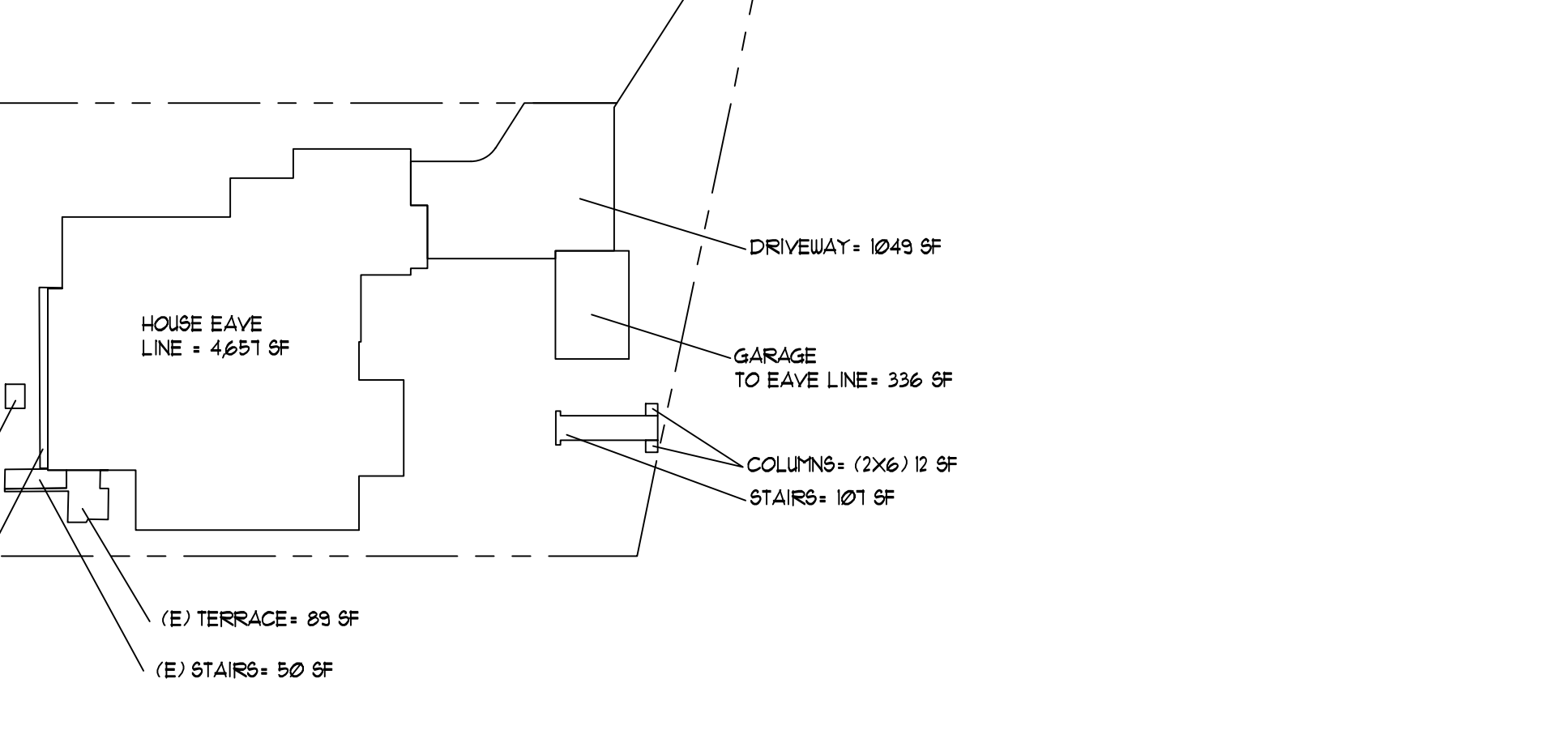
Point	Length	Mid. Elev	Product
A	12.00	61.00	732.00
B	4.00	60.80	243.20
C	0.83	60.60	50.30
D	9.67	60.20	582.13
E	1.00	58.50	58.50
F	1.00	58.30	58.30
G	4.08	58.50	238.88
H	1.00	58.90	58.90
I	9.17	59.20	542.86
J	0.92	59.50	54.74
K	9.50	59.80	568.10
L	2.33	59.90	139.57
M	17.33	60.17	1042.75
N	2.33	60.17	140.20
O	11.42	59.90	684.06
P	43.92	57.80	2538.58
Q	11.67	49.00	571.83
R	6.42	46.40	297.89
S	35.50	46.40	1647.20
T	8.75	46.40	406.00
U	15.17	36.40	552.19
V	34.38	42.20	1459.28
W	8.00	49.00	392.00
X	13.00	52.20	678.60
Y	6.00	54.90	329.40
Z	22.00	57.20	1258.40
A1	11.00	60.50	665.50
B1	4.00	61.00	244.00
	291.59		15329.64

Ave. Bldg. Elevation: 52.56  
Height Allowed: 30.00  
Allowable Height: 82.56

PROJECT SITE



PROJECT SITE



PERMISSION CALCULATIONS

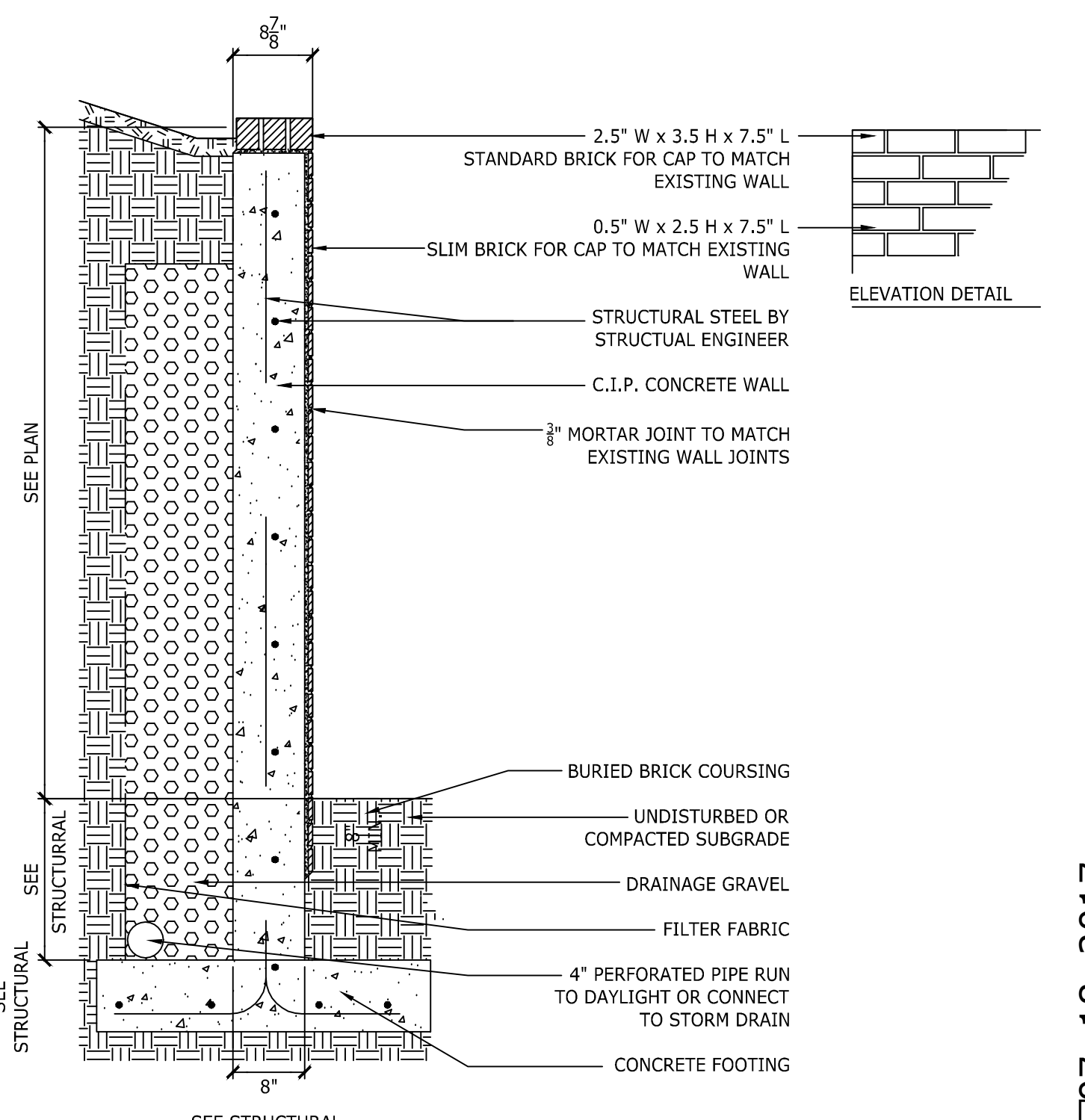
**Peyree Remodel B**  
Gross Floor Area  
Revised 05/10/2017

Allowed Area:	Lot Area	Code factor	9,540
Proposed Areas:			
Lower Floor:			1,682
Main Floor:			3,281
Upper Floor:			3,639
Garages:			768
<b>Total Area:</b>			<b>9,370</b>
Proposed % of Lot Area:			<b>44%</b>

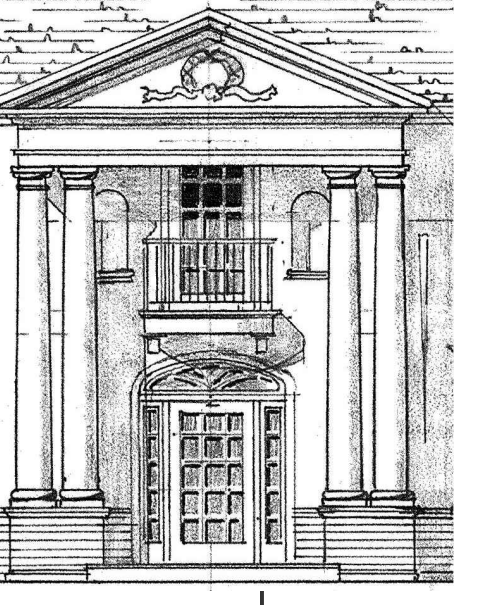
Lower Floor Area exclusions  
Peyree Residence  
Revised 04/26/2017

Point	Length	Wall ht.	Exist. grade	Coverage	Result	Percentage
A	20.17	8.95	8.95	1.00	20.17	20%
B	5.17	8.95	8.95	1.00	5.17	5%
C	13.50	8.95	8.95	1.00	13.50	14%
D	2.33	8.95	8.95	1.00	2.33	2%
E	17.33	8.95	8.95	1.00	17.33	17%
F	2.33	8.95	8.95	1.00	2.33	2%
G	11.42	8.95	8.95	1.00	11.42	13%
H	43.92	8.95	6.67	0.75	32.73	33%
I	11.67	8.95	0.00	0.00	0.00	0%
J	6.33	8.95	0.00	0.00	0.00	0%
K	35.25	8.95	0.00	0.00	0.00	0%
L	8.67	8.95	0.00	0.00	0.00	0%
M	15.42	8.95	0.00	0.00	0.00	0%
N	34.33	8.95	0.00	0.00	0.00	0%
	227.84					105%

Total floor area to outside of exterior wall: 3119.00  
Total % of Total length: 0.46  
Total area excluded from Gross Floor area: 1437.14  
Total area remaining that counts toward Gross Floor Area: 1681.86



ARCHITECTURAL SITE PLAN



**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F



**PEDEE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MILFORD, WA 9804013129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
P/N: DLS  
FILE: CPPLCE00000000

DEMO LOWER FLOOR PLAN

**A2.1D**

PERMIT SET 07.18.2017

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**EMOTIONS**

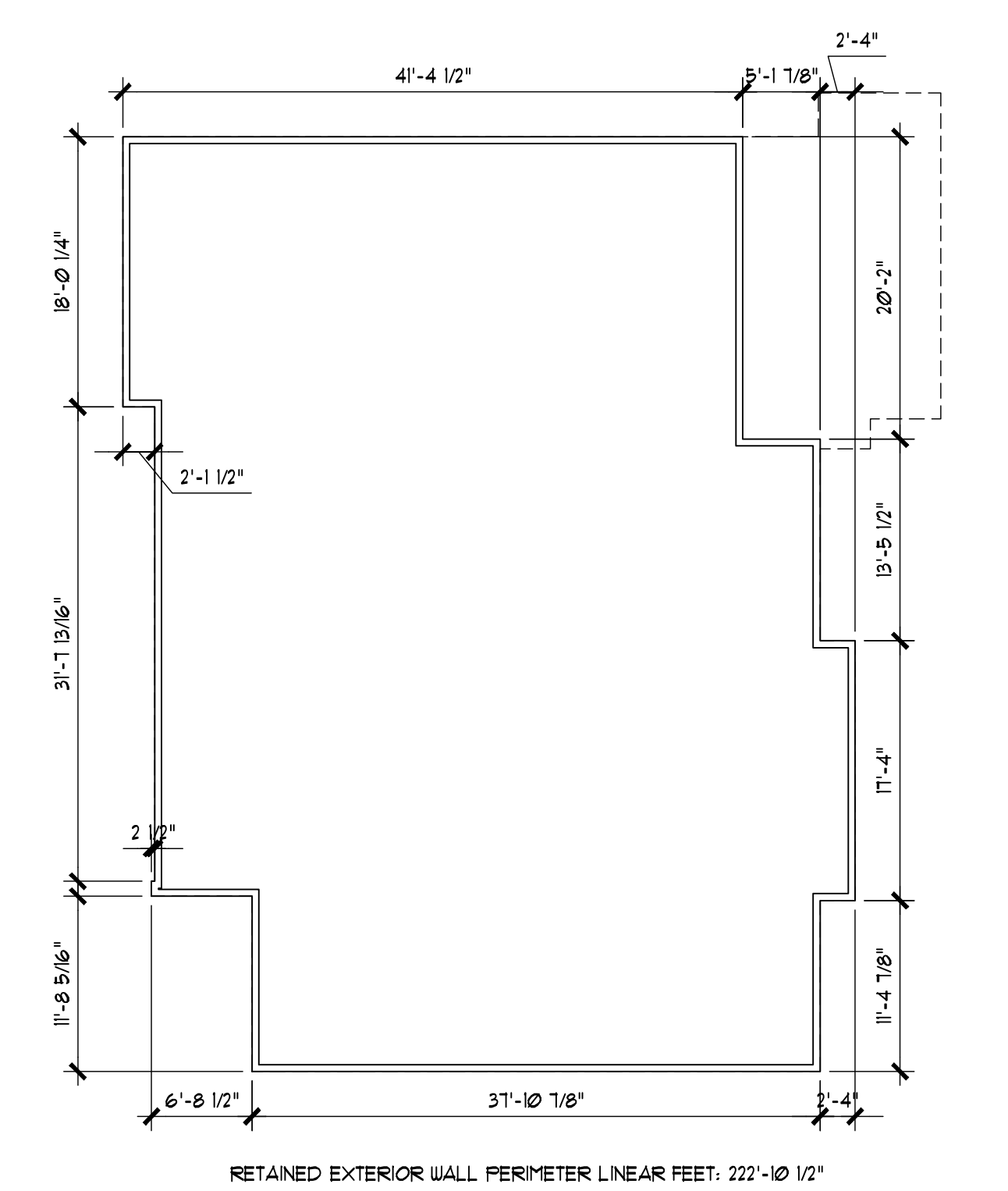
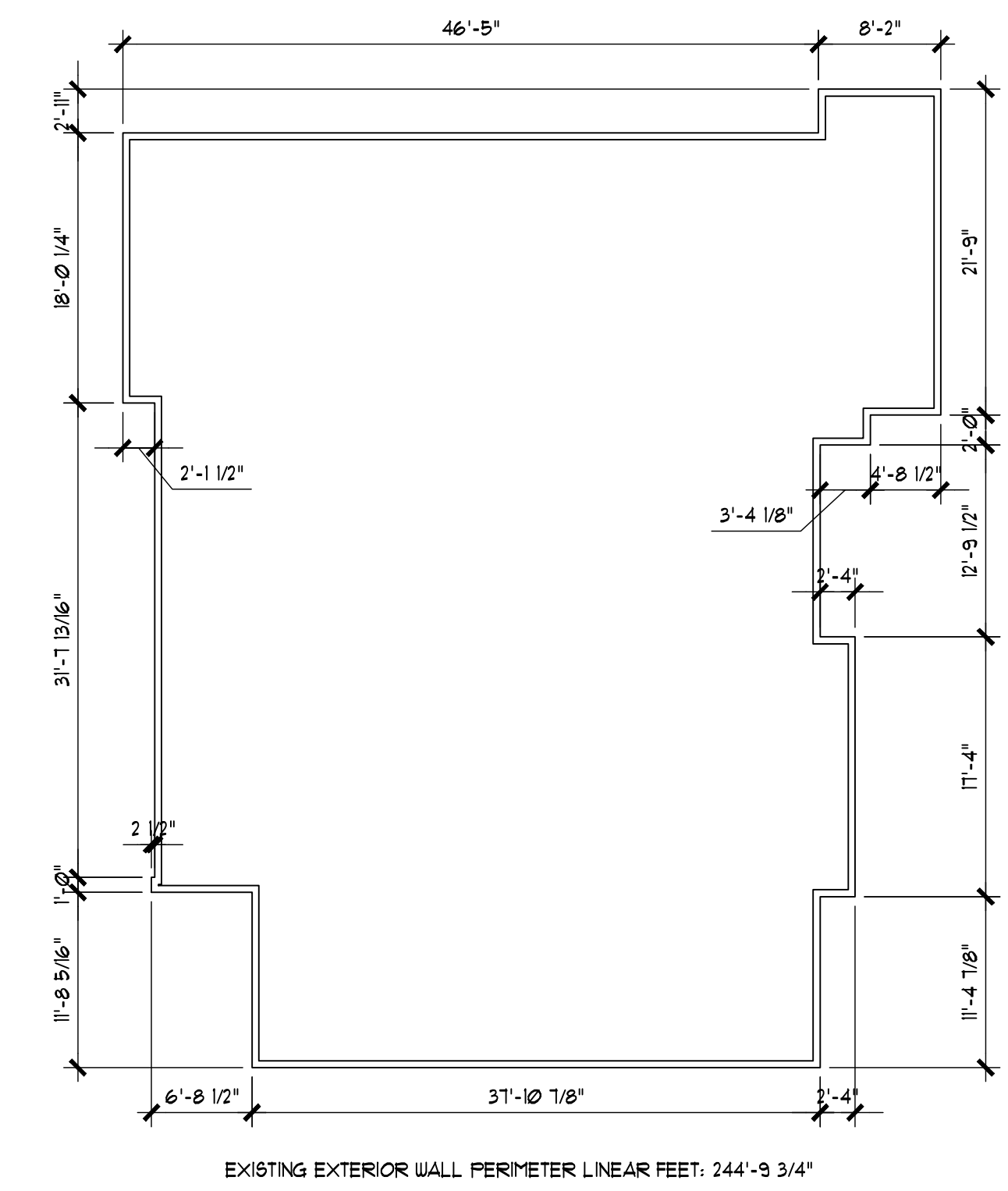
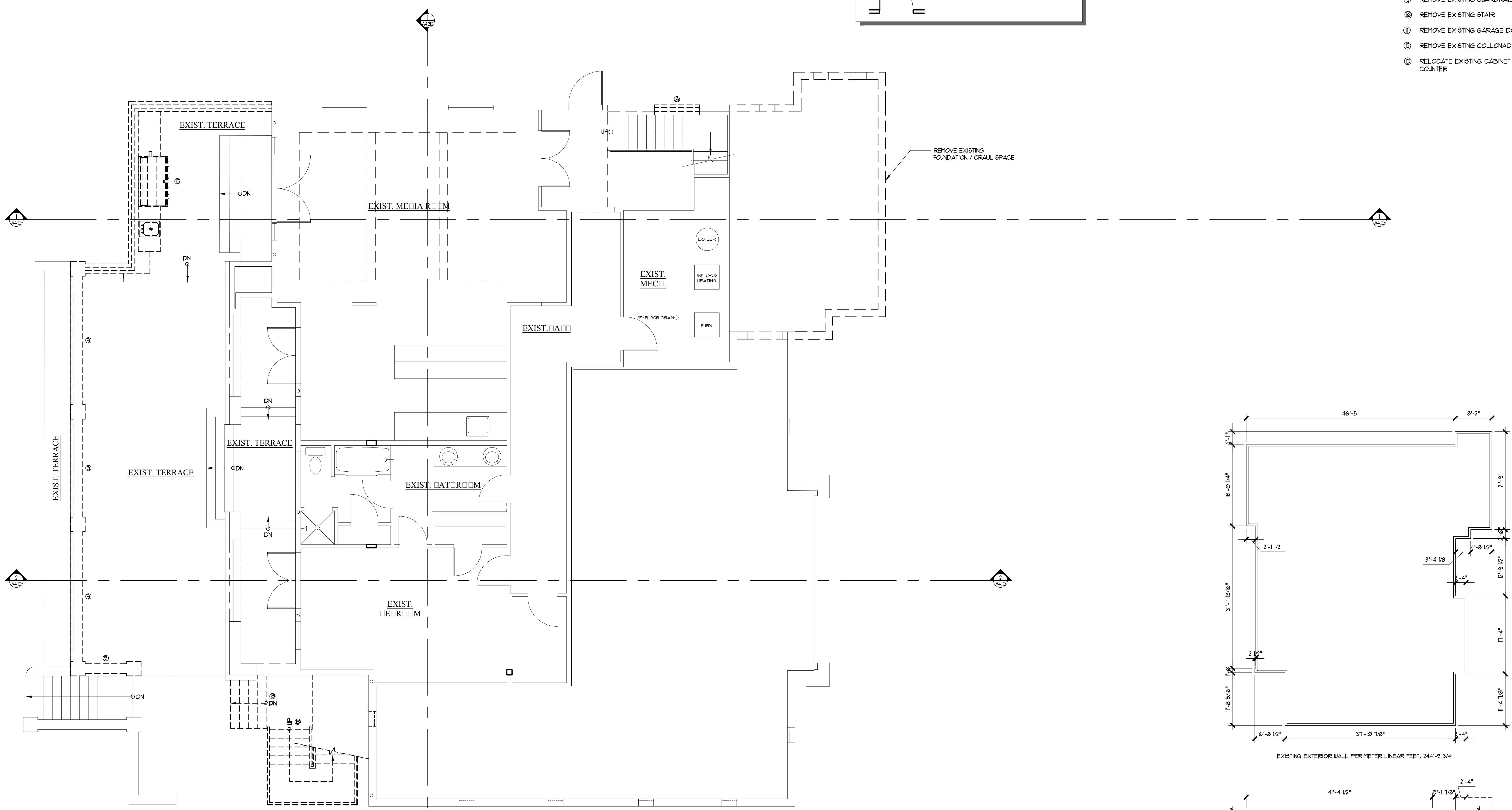
- 1 REMOVE EXISTING DOOR AND FRAME
- 2 REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
- 3 REMOVE EXISTING CASEWORK
- 4 REMOVE EXISTING FLOORING
- 5 EXISTING FINISHES TO REMAIN
- 6 RELOCATE EXISTING MECHANICAL EQUIPMENT
- 7 RELOCATE EXISTING APPLIANCES
- 8 REMOVE EXISTING WINDOW
- 9 REMOVE EXISTING GUARDRAIL
- 10 REMOVE EXISTING STAIR
- 11 REMOVE EXISTING GARAGE DOOR
- 12 REMOVE EXISTING COLONNADE
- 13 RELOCATE EXISTING CABINET AND COUNTER

**WALL LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

**DOOR LEGEND:**

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR

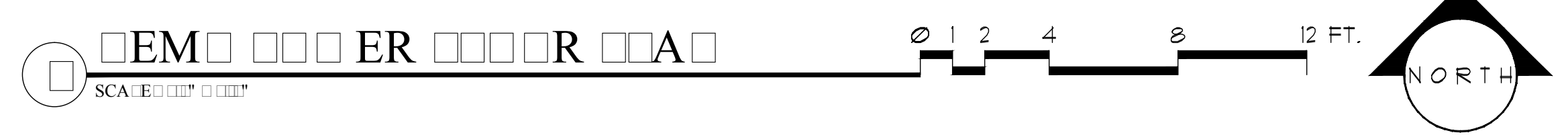


TOTAL EXISTING EXTERIOR WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 244'-9 3/4"  
MAIN FLOOR = 231'-10"  
UPPER FLOOR = 284'-9"  
TOTAL = 760'-7 3/4"

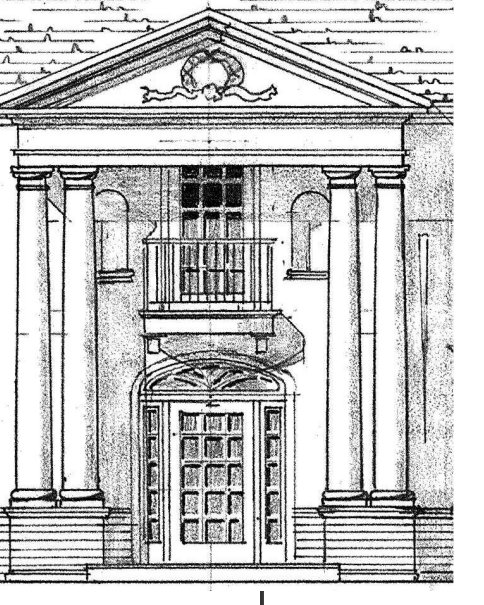
60% = 456.45' x 0.60 = 273.87' OR 456'-10 1/16"

TOTAL RETAINED WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 222'-10 1/2"  
MAIN FLOOR = 171'-6"  
UPPER FLOOR = 175'-3 1/2"  
469'-9" OR 469.66'

469.66' / 760.75' = 61.8% RETAINED EXTERIOR WALLS



**EXT WALL TO REMAIN**



**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F



**PEELEE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MILFORD PLACE, WA 9804013129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PM: DTS  
FILE: C:\PM\PEELEE\A2.2D

DEMO MAIN FLOOR PLAN

**A2.2D**

PERMIT SET 07.18.2017

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**EMOTITES**

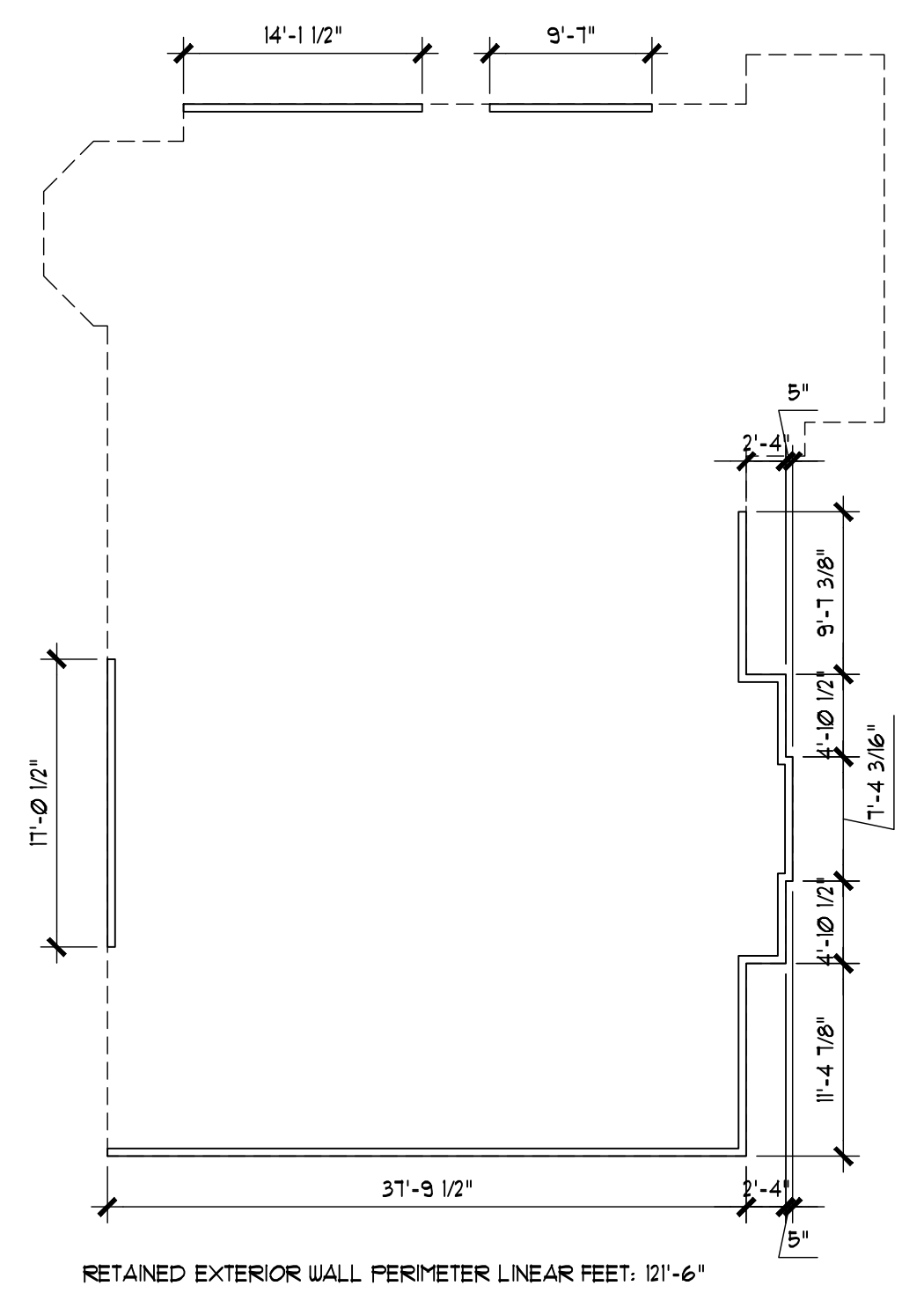
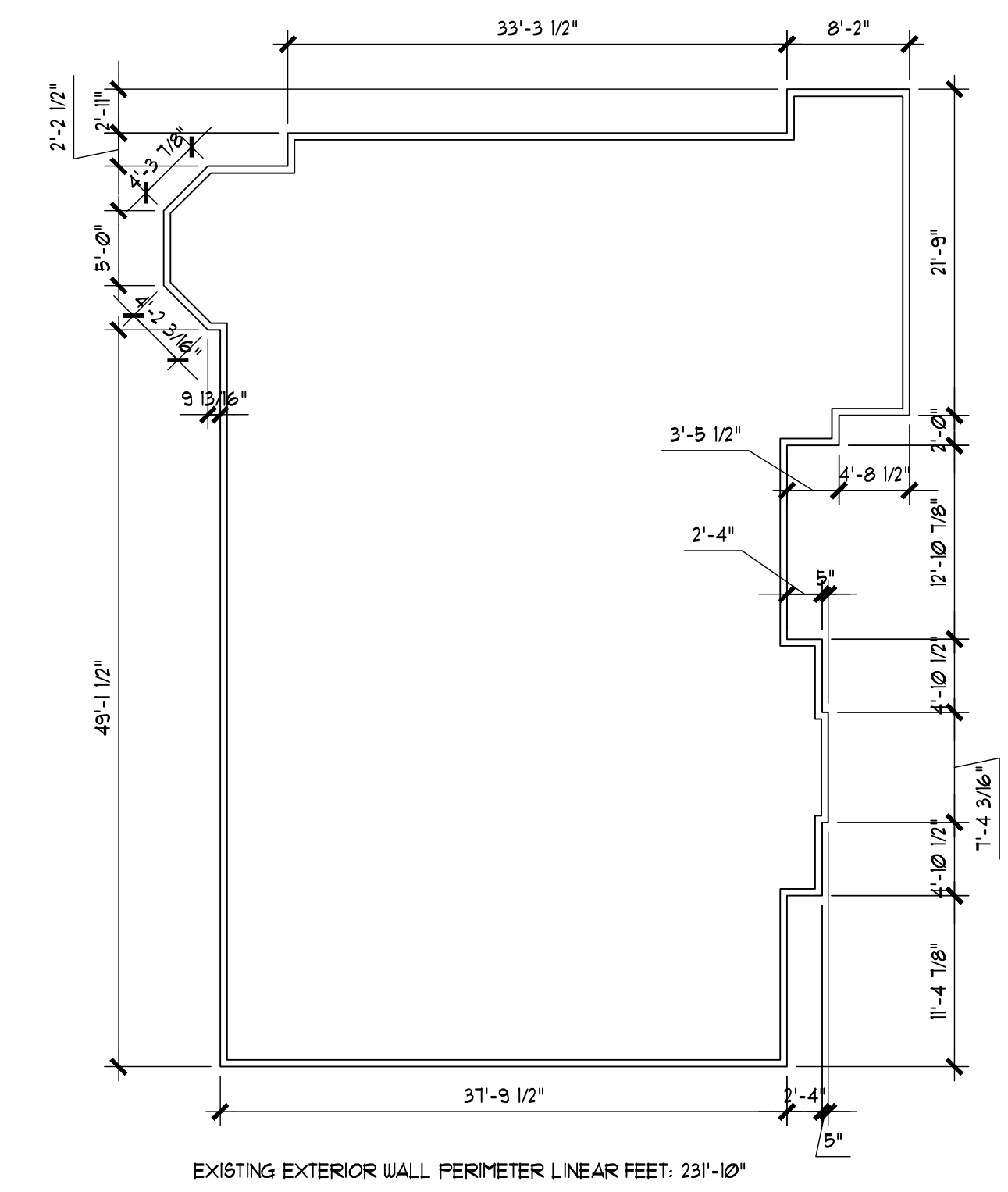
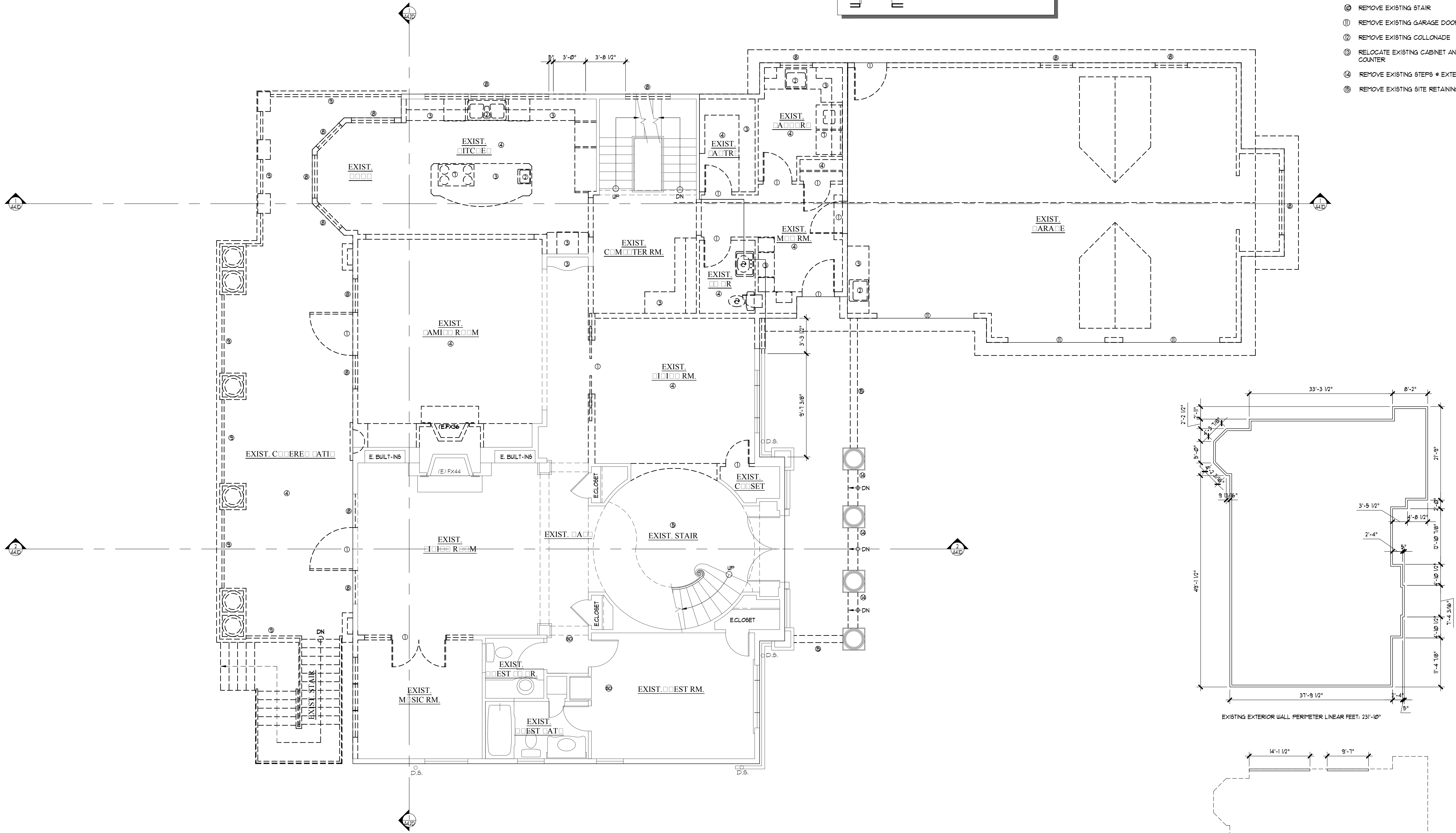
- 1 REMOVE EXISTING DOOR AND FRAME
- 2 REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
- 3 REMOVE EXISTING CASEWORK
- 4 REMOVE EXISTING FLOORING
- 5 EXISTING FINISHES TO REMAIN
- 6 RELOCATE EXISTING MECHANICAL EQUIPMENT
- 7 RELOCATE EXISTING APPLIANCES
- 8 REMOVE EXISTING WINDOW
- 9 REMOVE EXISTING GUARDRAIL
- 10 REMOVE EXISTING STAIR
- 11 REMOVE EXISTING GARAGE DOOR
- 12 REMOVE EXISTING COLONNADE
- 13 RELOCATE EXISTING CABINET AND COUNTER
- 14 REMOVE EXISTING STEPS • EXTERIOR ENTRY
- 15 REMOVE EXISTING SITE RETAINING WALL

**WALL LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

**DOOR LEGEND:**

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR



TOTAL EXISTING EXTERIOR WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 244'-9 3/4"  
MAIN FLOOR = 231'-10"  
UPPER FLOOR = 284'-9"  
TOTAL = 760'-7 3/4"

60% = 163'9 3/4" x 0.60 = 98'3 3/4" OR 456'-10 1/2"

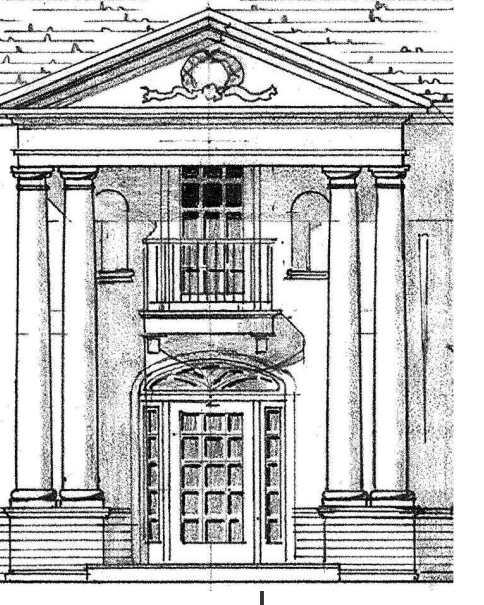
TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 222'-10 1/2"  
MAIN FLOOR = 121'-6"  
UPPER FLOOR = 175'-3 1/2"  
469'-9" OR 469.66'

469.66' / 760.625' = 61.88% RETAINED EXTERIOR WALLS

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**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F

**PEDEREE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MILWAUKEE, WA 9804013129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PM: DJS  
FILE: CP/PEDEREE/0000

DEMO UPPER FLOOR PLAN

**A2.3D**

PERMIT SET 07.18.2017

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**EMOTITES**

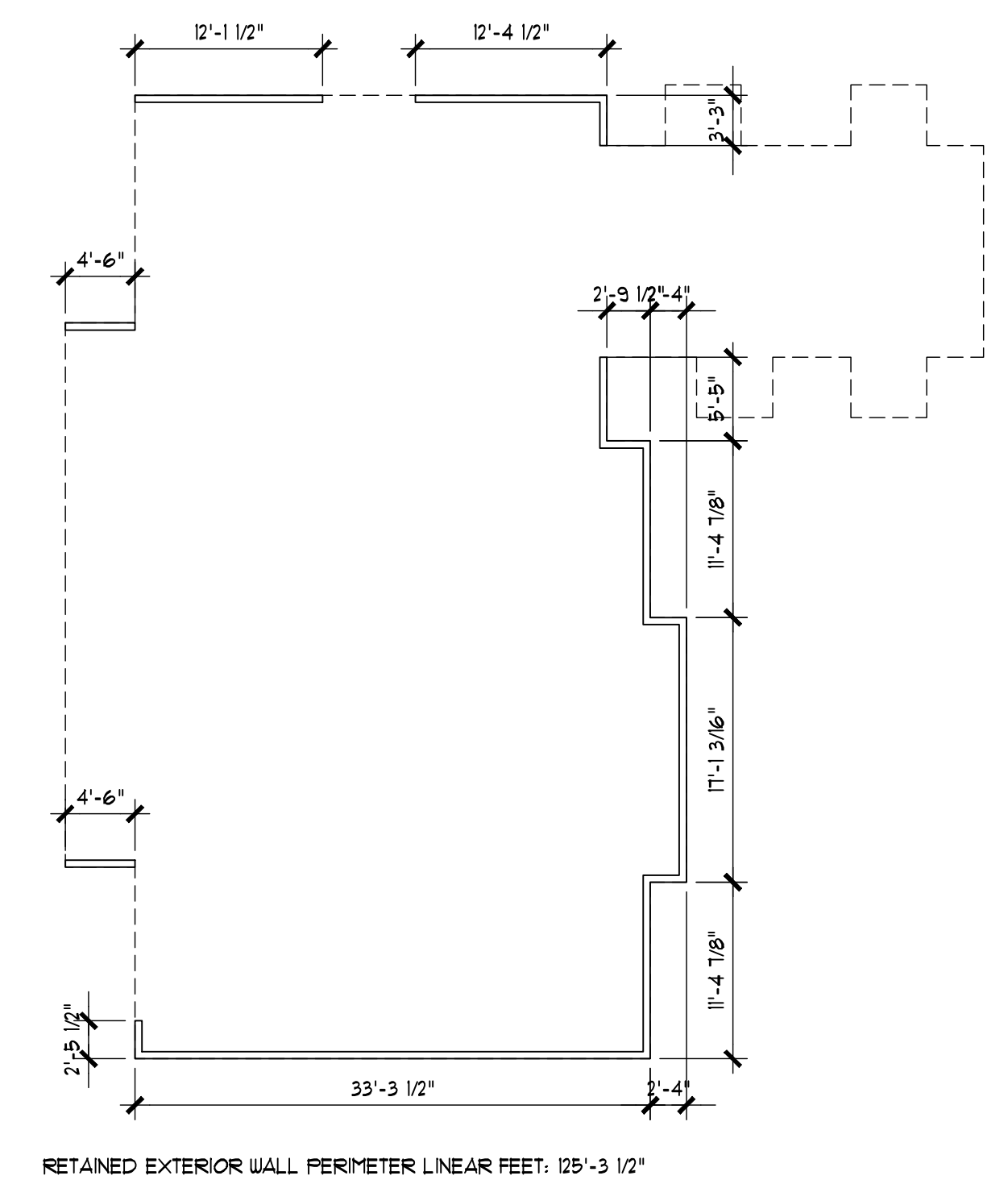
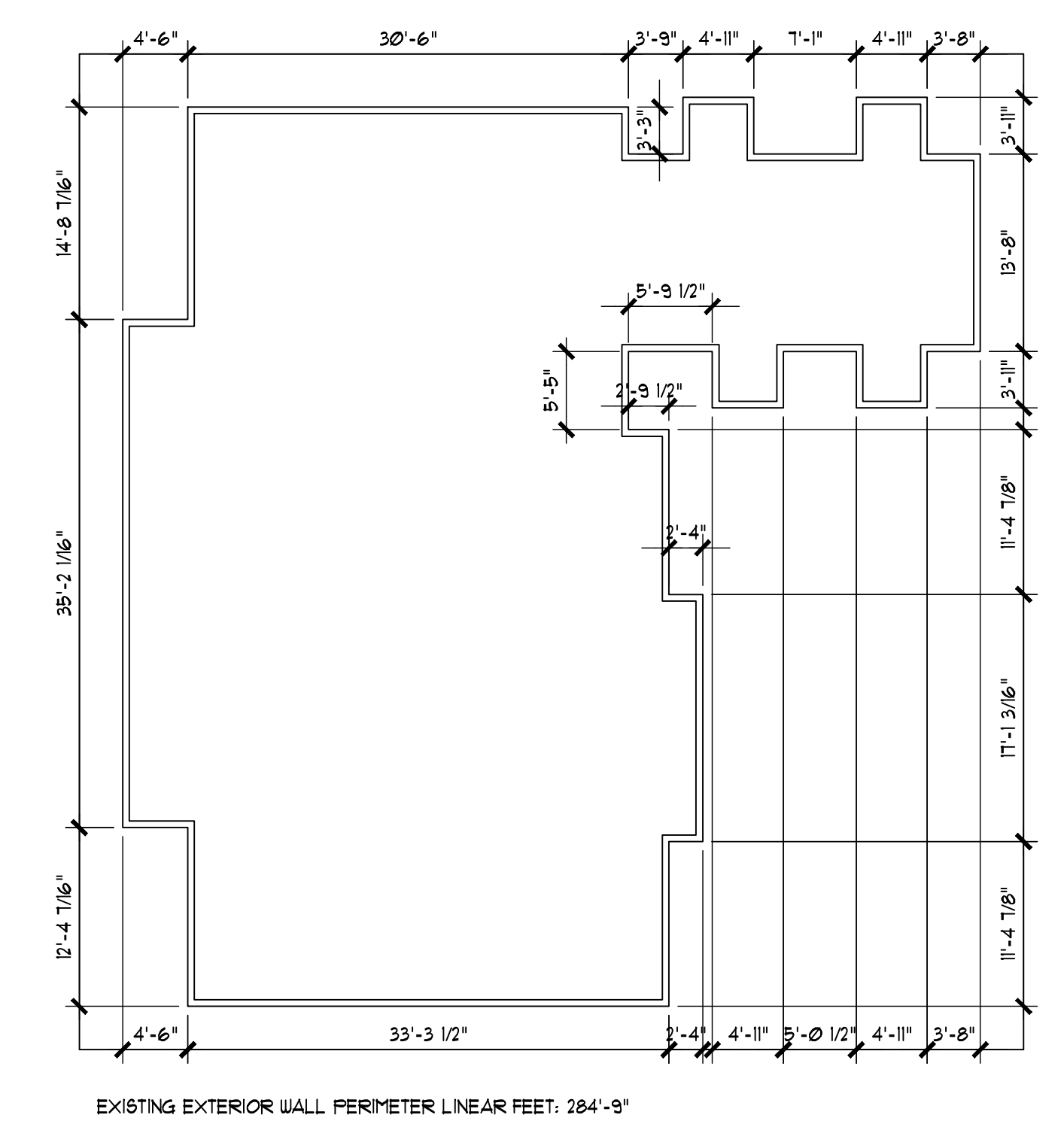
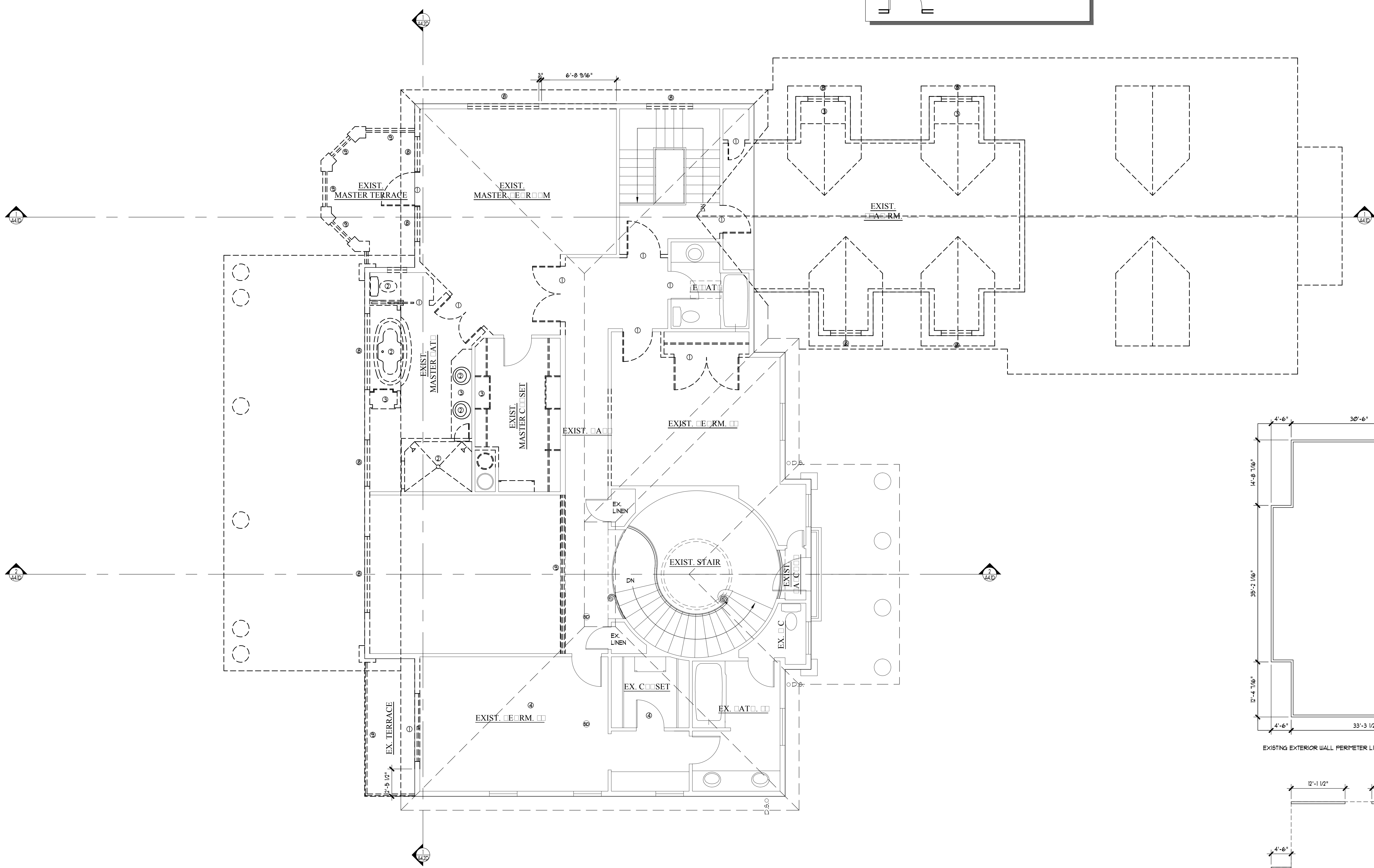
- ① REMOVE EXISTING DOOR AND FRAME
- ② REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
- ③ REMOVE EXISTING CASEWORK
- ④ REMOVE EXISTING FLOORING
- ⑤ EXISTING FINISHES TO REMAIN
- ⑥ RELOCATE EXISTING MECHANICAL EQUIPMENT
- ⑦ RELOCATE EXISTING APPLIANCES
- ⑧ REMOVE EXISTING WINDOW
- ⑨ REMOVE EXISTING GUARDRAIL
- ⑩ REMOVE EXISTING STAIR
- ⑪ REMOVE EXISTING GARAGE DOOR
- ⑫ REMOVE EXISTING COLLONADE

**WALL LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

**DOOR LEGEND:**

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR

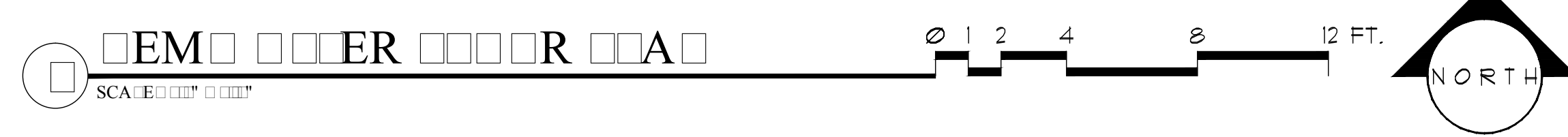


TOTAL EXISTING EXTERIOR WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 244'-9 3/4"  
MAIN FLOOR = 231'-10"  
UPPER FLOOR = 284'-9"  
TOTAL = 761'-4 3/4"

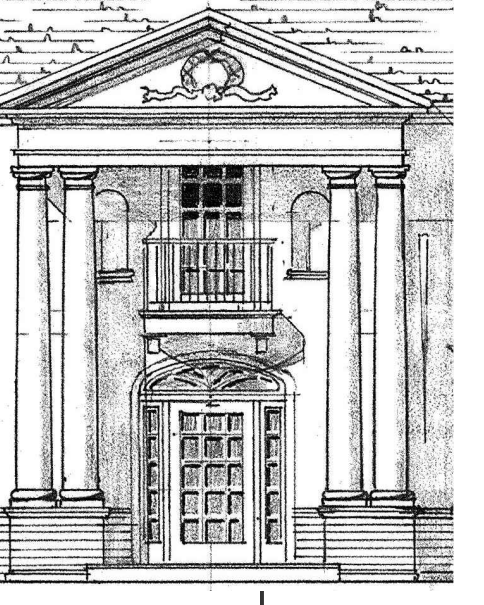
60% = 161395833 x 0.60 = 45683750 OR 456'-10 1/16"

TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:  
LOWER FLOOR = 222'-10 1/2"  
MAIN FLOOR = 121'-6"  
UPPER FLOOR = 129'-3 1/2"  
483'-9" OR 483.66'

48366 / 161395833 = 6168% RETAINED EXTERIOR WALLS



**EXT WALL RETAIN TO REMAIN**



**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WASHINGTON 98004  
425.828.3081 T 425.822.2152 F

**PEOREE REMODEL B**  
6059 77<sup>TH</sup> AVENUE  
MCPHER 10000, WA 9804013129



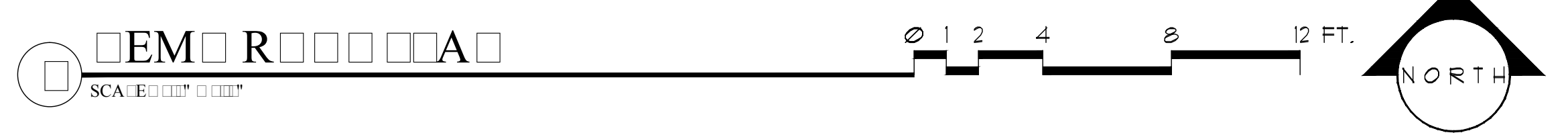
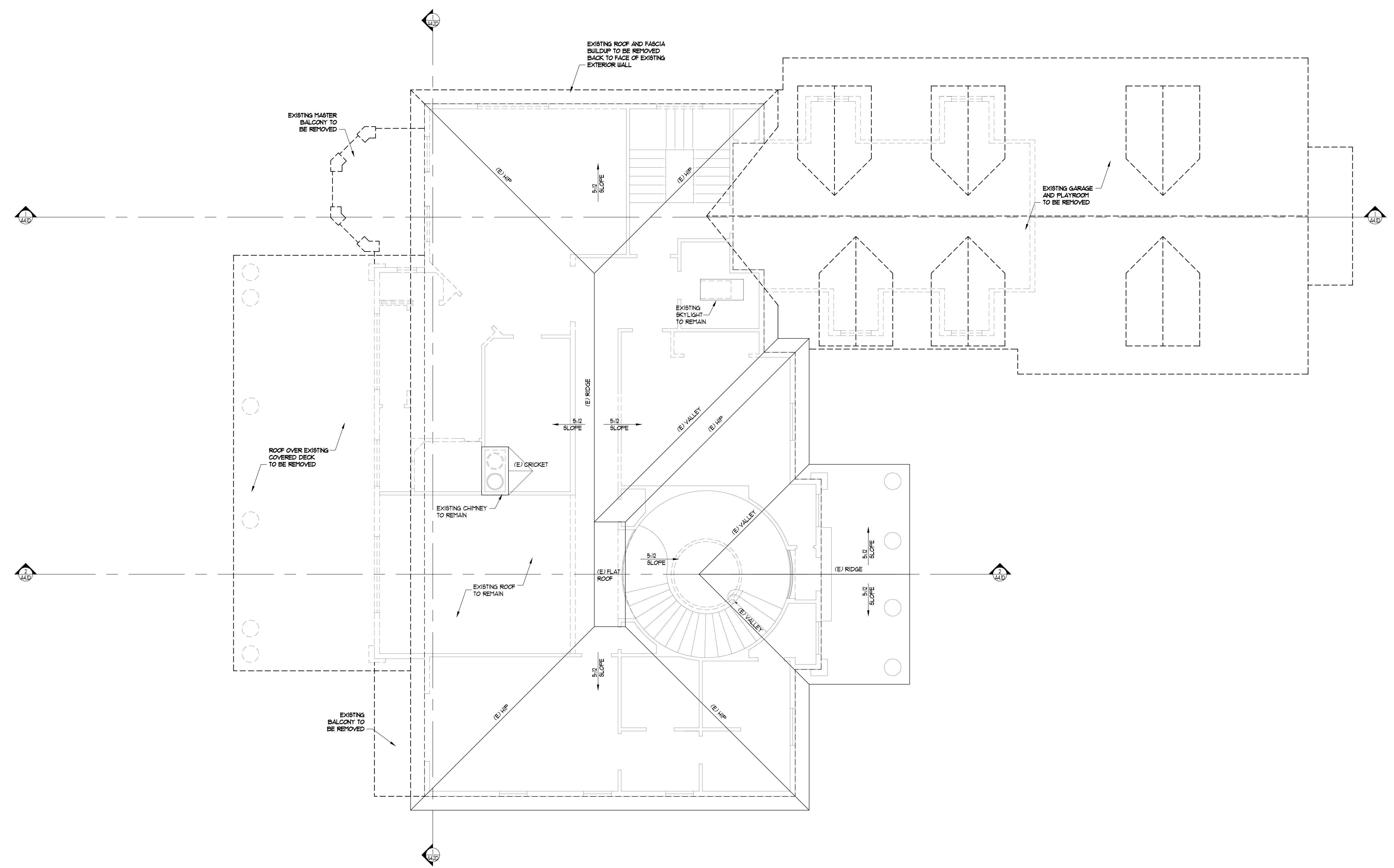
NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PK: DIS  
FILE: A2.4.DEMO.DWG

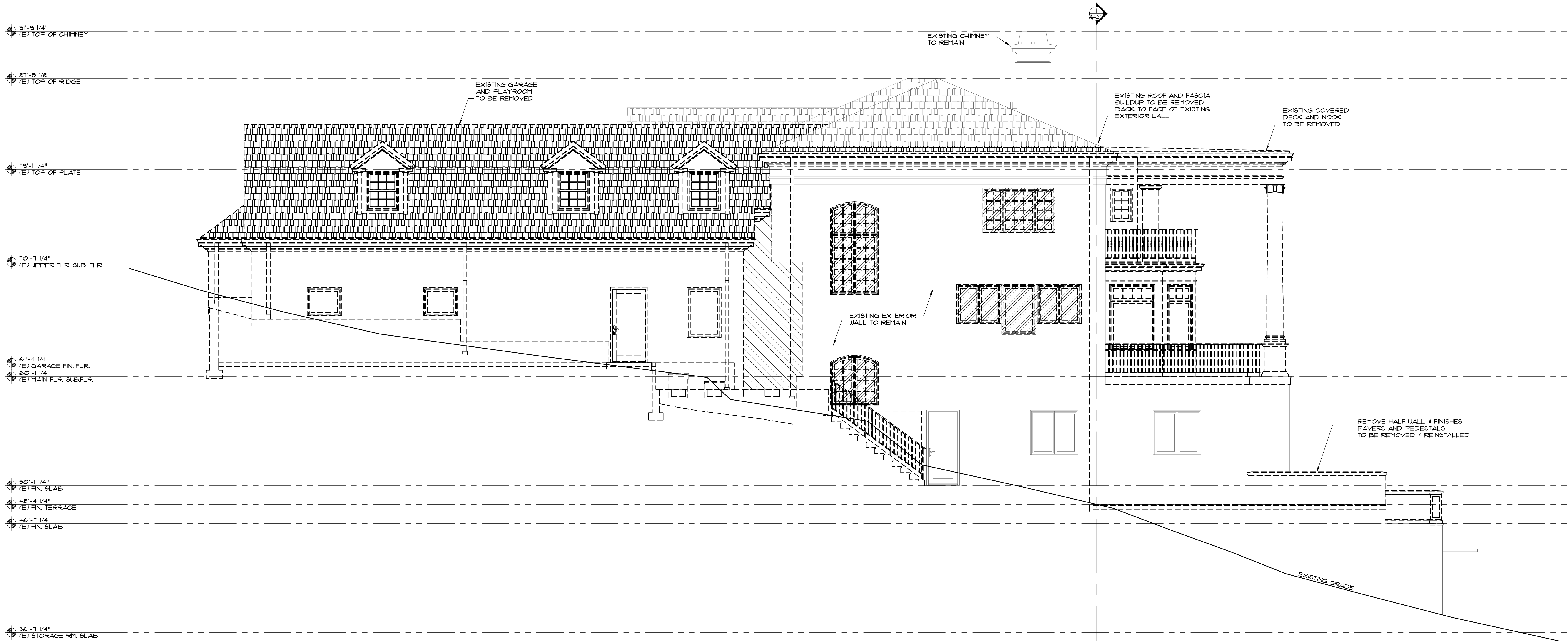
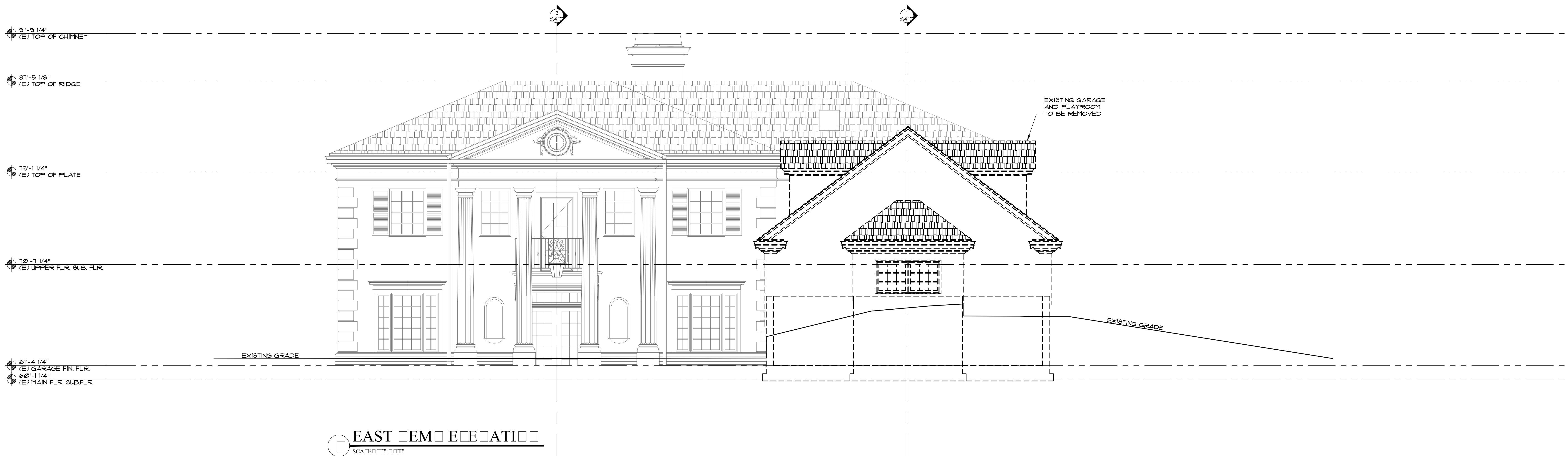
DEMO ROOF PLAN

**A2.4D**

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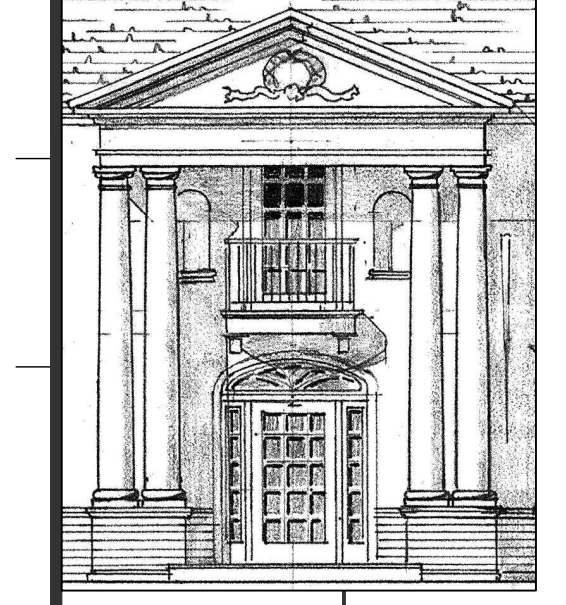




**WALL/WINDOW LEGEND:**

	EXISTING ROOFING
	EXISTING SIDE EXISTING
	EXISTING CRUISE
	EXISTING EXTERIOR MATERIALS
	REMOVE EXISTING
	EXISTING AFTER STRUCTURE

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**Gelotte Hommas**  
THE ART OF ARCHITECTURE  
3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F

**PERE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MILFORD, WA 9804013129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PM: DJE  
FILE: A3.1C

DEMO EXTERIOR ELEVATIONS

**A3.1D**

PERMIT SET 07.18.2017

91'-9 1/4"  
(E) TOP OF CHIMNEY

81'-5 1/8"  
(E) TOP OF RIDGE

79'-1 1/4"  
(E) TOP OF PLATE

70'-1 1/4"  
(E) UPPER FLR. SUB. FLR.

61'-4 1/4"  
(E) GARAGE FIN. FLR.  
60'-1 1/4"  
(E) MAIN FLR. SUB. FLR.

50'-1 1/4"  
(E) FIN. SLAB

48'-4 1/4"  
(E) FIN. TERRACE

46'-1 1/4"  
(E) FIN. SLAB

36'-1 1/4"  
(E) STORAGE RM. SLAB

REMOVE EXISTING FASCIA BUILD-UP  
& CUT BACK EXISTING TRUSSES/ROOF SHEATHING  
FLUSH WITH EXTERIOR FACE OF STUD WALL.

REMOVE EXISTING DOOR &  
PORTION OF EXTERIOR WALL  
PER DEMO PLANS

REMOVE RAILING, DECK &  
ROOF FRAMING  
PER DEMO PLANS

REMOVE EXISTING WINDOW &  
PORTION OF EXTERIOR WALL  
PER DEMO PLANS

REMOVE EXISTING RAILING, PAVERS,  
PEDESTAL SYSTEM & WATERPROOFING.  
FLOOR STRUCTURE TO REMAIN

REMOVE HALF WALL & FINISHES  
PAVERS AND PEDESTALS  
TO BE REMOVED & REINSTALLED

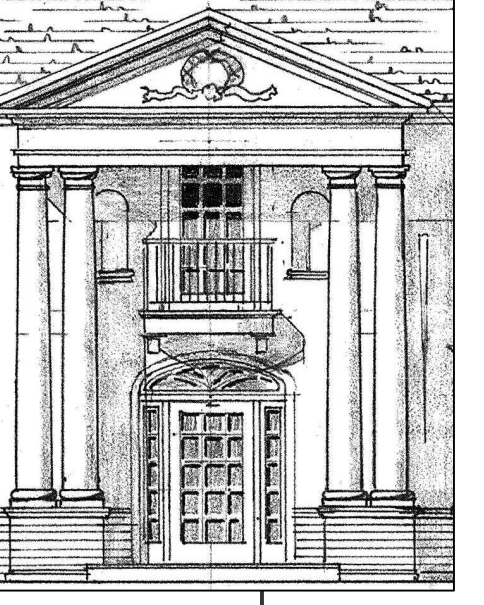
EXISTING STAIRS  
TO BE REMOVED

EXISTING GUARDRAIL  
TO BE REMOVED

EXIST'G GRADE

EXIST'G  
GRADE

ESTIMATE  
SCALE: 1/8" = 1'-0"



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BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F



**PEREER REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MERCER ISLAND, WA 9804013129



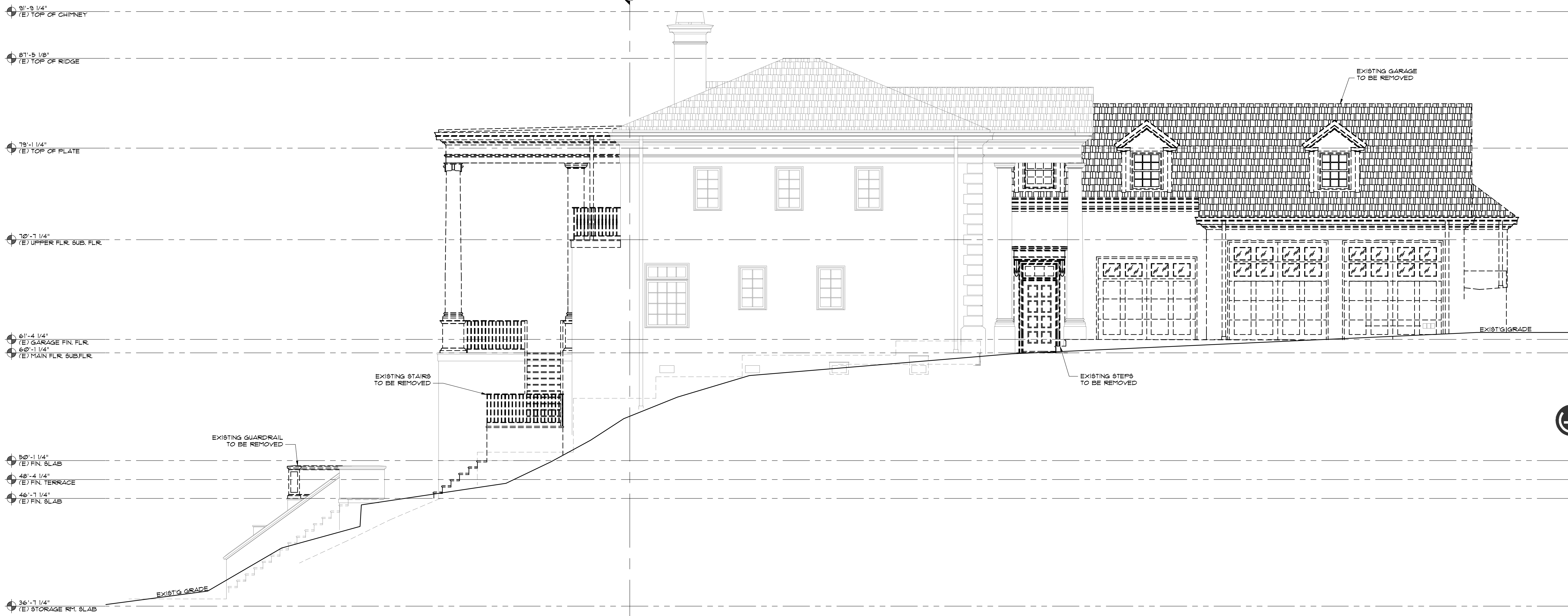
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1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PK: DIS  
FILE: A3.1CE

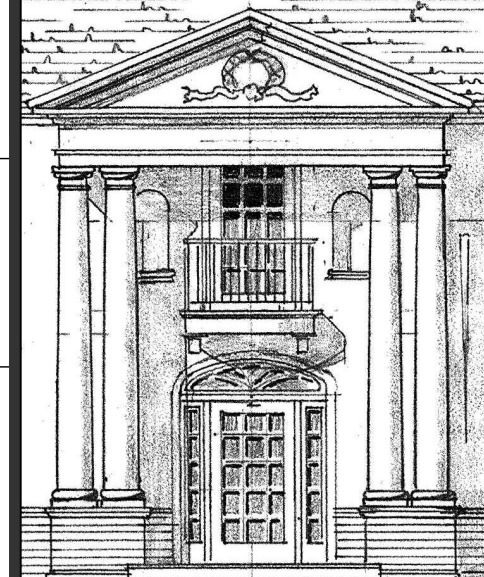
DEMO EXTERIOR  
ELEVATIONS

**A3.2D**  
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SECTION DEMONSTRATION  
SCALE: 1/8" = 1'-0"



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BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F

**PERE REMODEL B**

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DATE: 07/18/2017  
DB NUMBER: 1625  
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FILE: A3.1CE

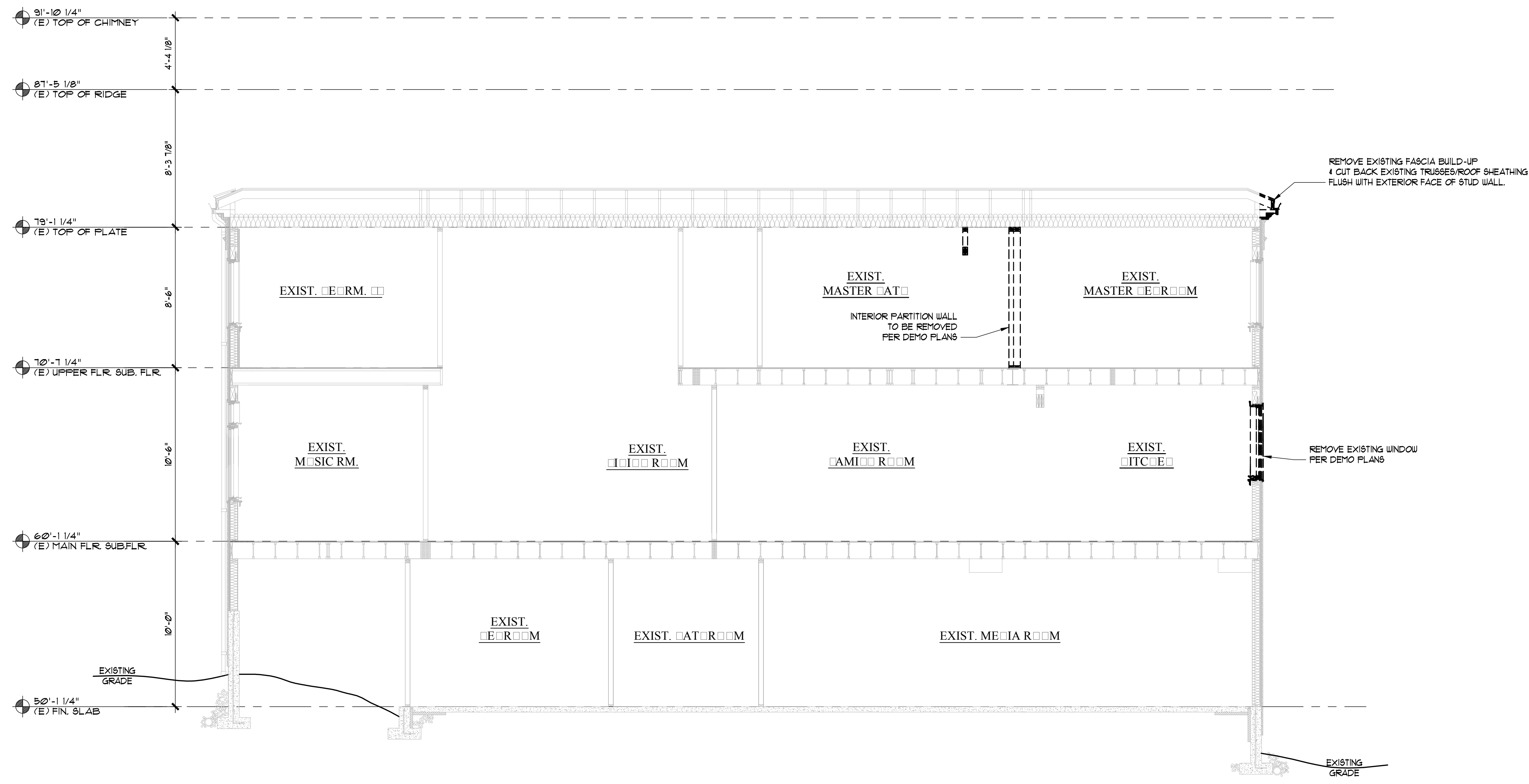
DEMO EXTERIOR  
ELEVATIONS

A3.3D

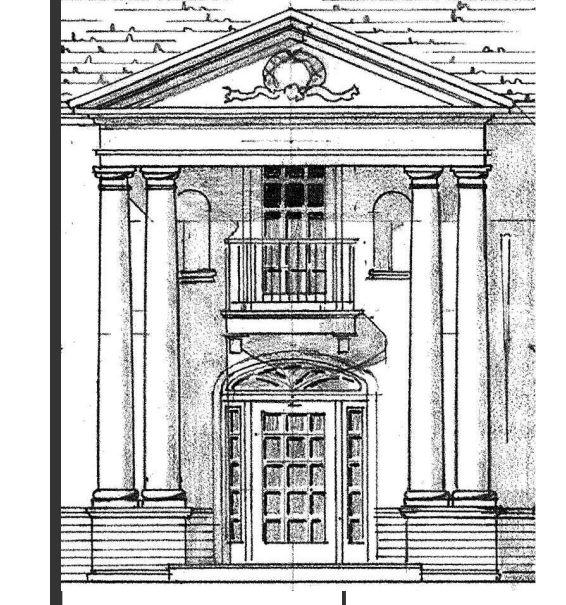
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DEM SECTION  
 SCALE: 1/8" = 1'-0"



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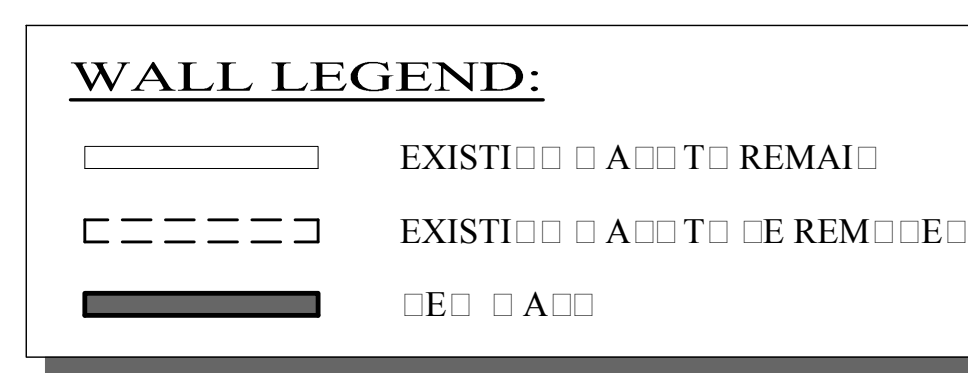
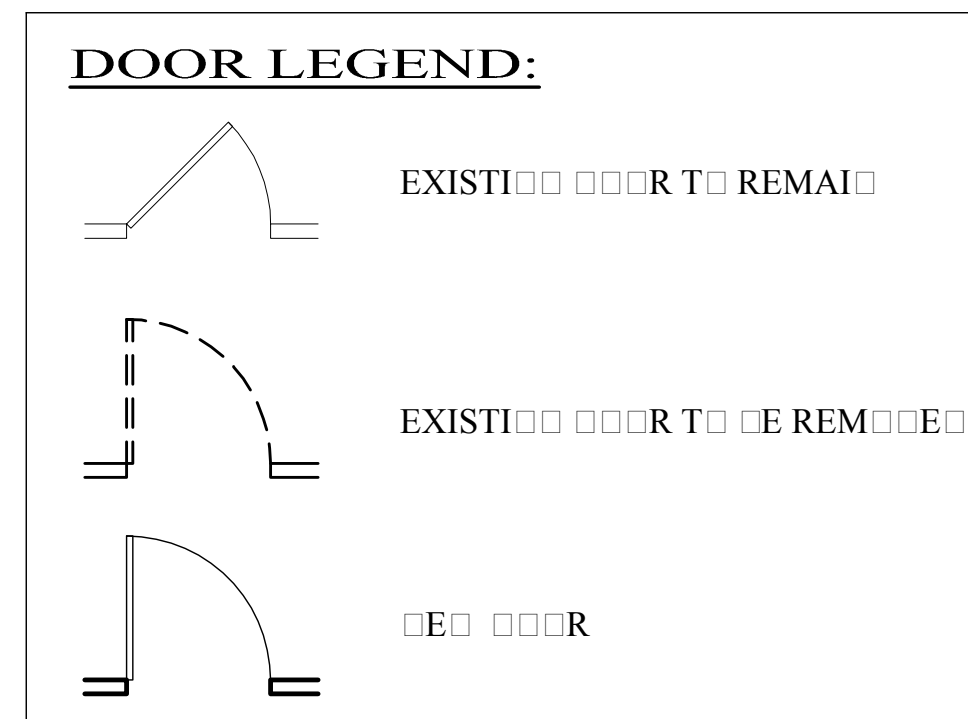
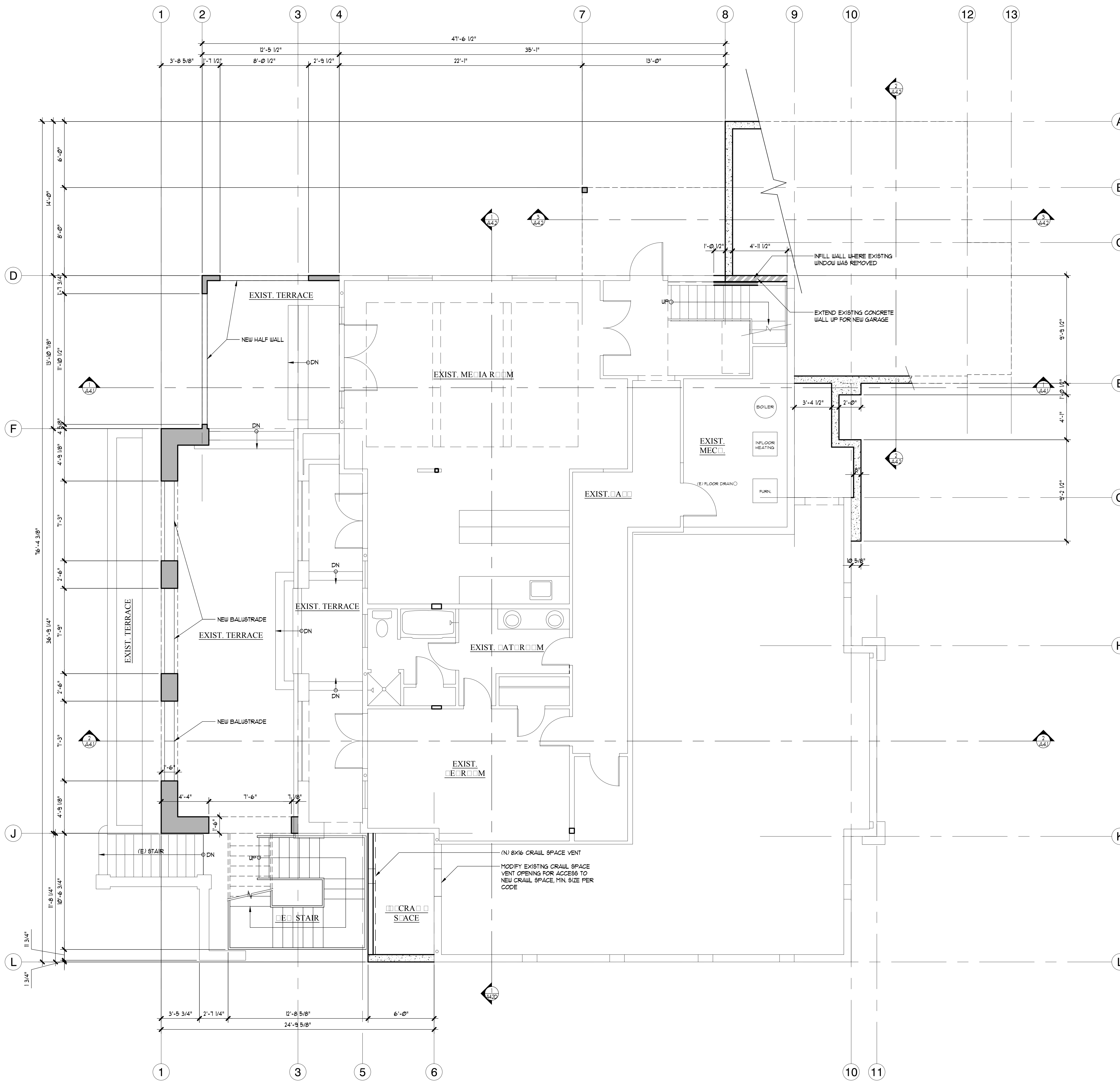
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1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
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 FILE: A4.1CE

DEMO BUILDING SECTIONS

**A4.2D**

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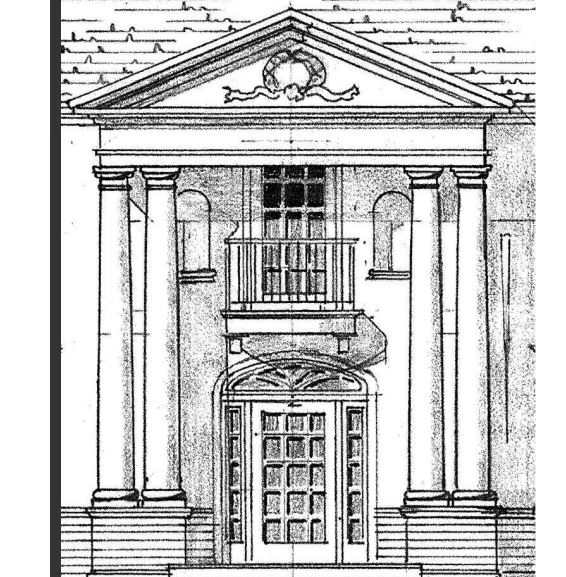
**GENERAL NOTES:**

1. MECHANICAL:  
ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:

A. IGNITION SOURCE OF MECHANICAL EQUIP. TO BE 18" ABOVE THE FINISHED FLOOR. IRC M1307.3

B. HU TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. IRC M1307.2

C. HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SECTION M1507.3.5 OF THE 2018 IRC.



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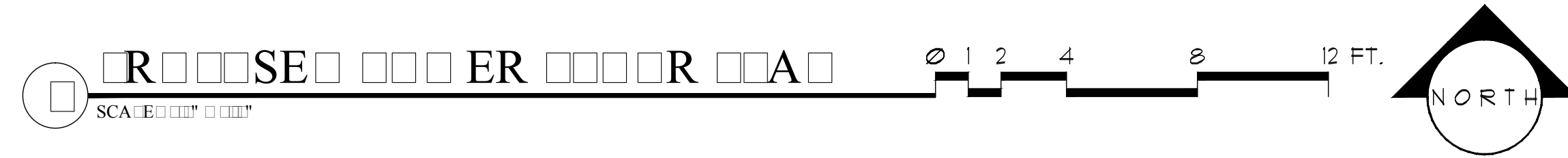
**PERE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MOUNTAIN VIEW, WA 98040 3129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
JOB NUMBER: 1625  
PK: DLS  
FILE: CPPL.dwg

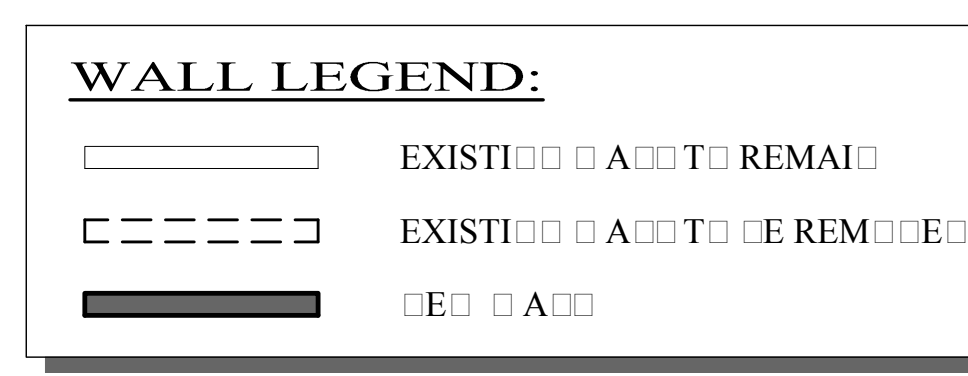
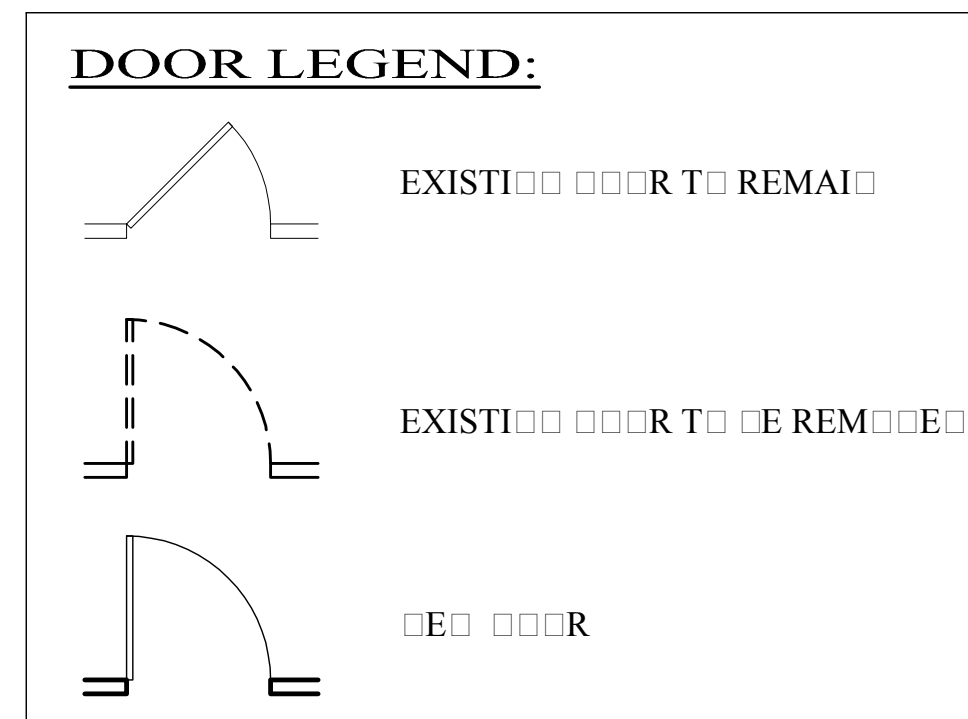
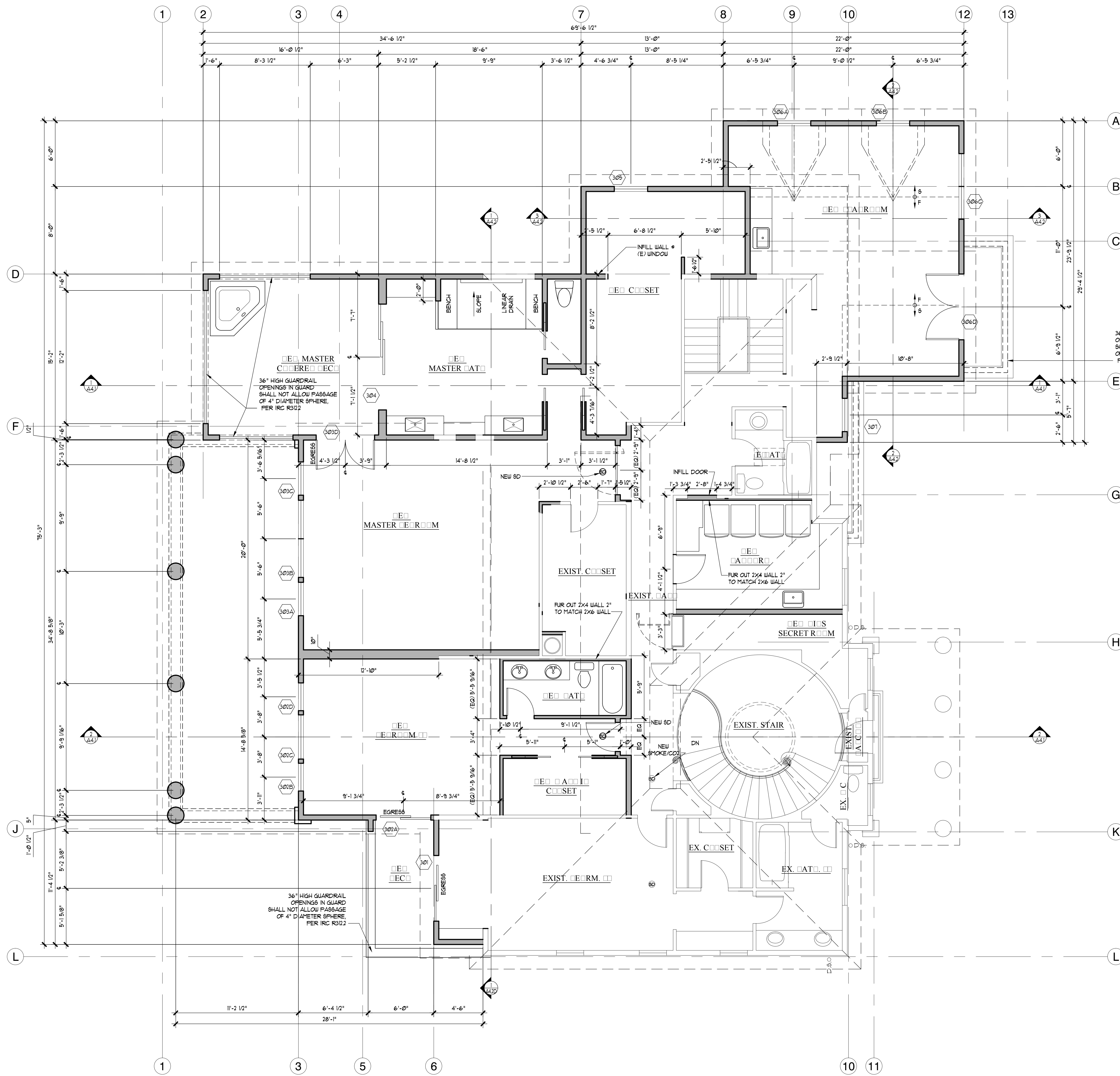
PROPOSED LOWER FLOOR PLAN  
**A2.1**



PERMIT SET 07.18.2017

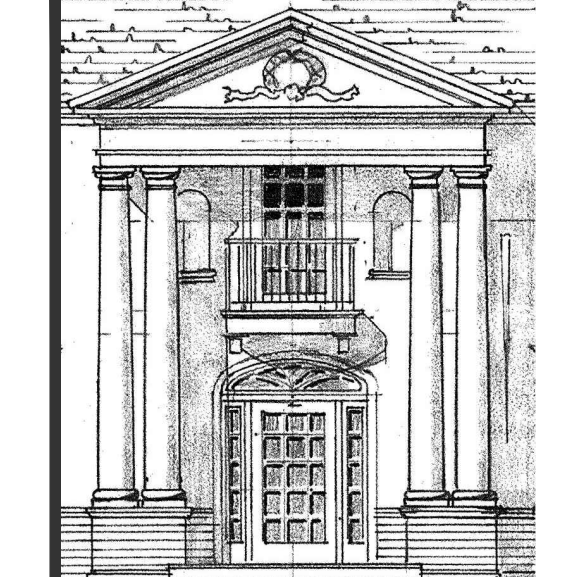
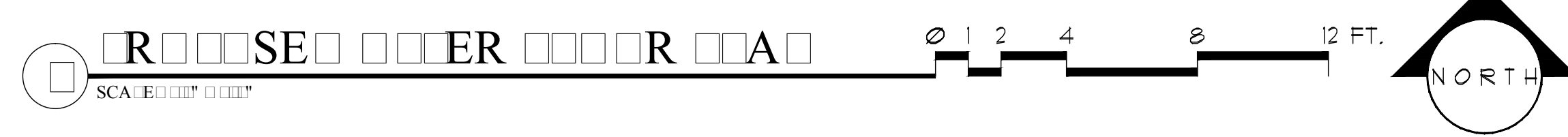
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- GENERAL NOTES:**
- MECHANICAL: ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:
    - A. IGNITION SOURCE OF MECHANICAL EQUIP. TO BE 18" ABOVE THE FINISHED FLOOR. IRC M1301.3
    - B. HU TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. IRC M1301.2
    - C. HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SECTION M1501.3.5 OF THE 2019 IRC.
  - HOT TUB
    - 21. HOT TUB SHALL BE PROVIDED WITH A COVER THAT MEETS OR EXCEEDS ASTM F 1346 SPECIFICATIONS. (IRC 2012 AG 102.5)
    - 22. ALL SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7. (IRC 2012 AG 106)

36" HIGH GUARDRAIL OPENINGS IN GUARD SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE. PER IRC R302.2



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THE ART OF ARCHITECTURE  
3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLINGHAM, WA 98201-98004  
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**PERE REMODEL B**  
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MILFORD WASH, WA 98040-13129



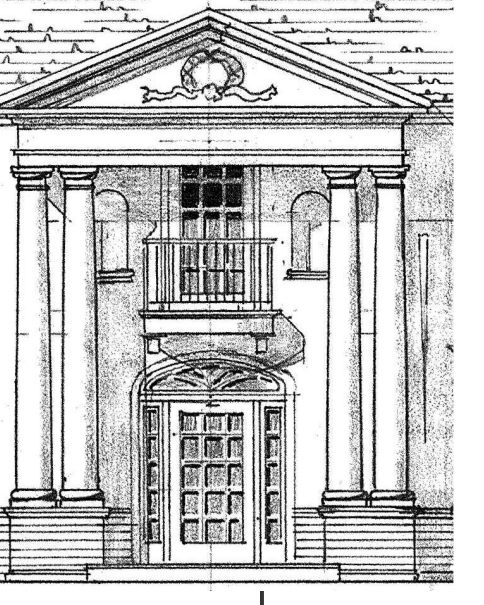
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PROPOSED UPPER FLOOR PLAN

**A2.3**

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**PERE REMODEL B**  
 6059 77<sup>TH</sup> AVE SE  
 MOUNTAIN VIEW, WA 9804013129



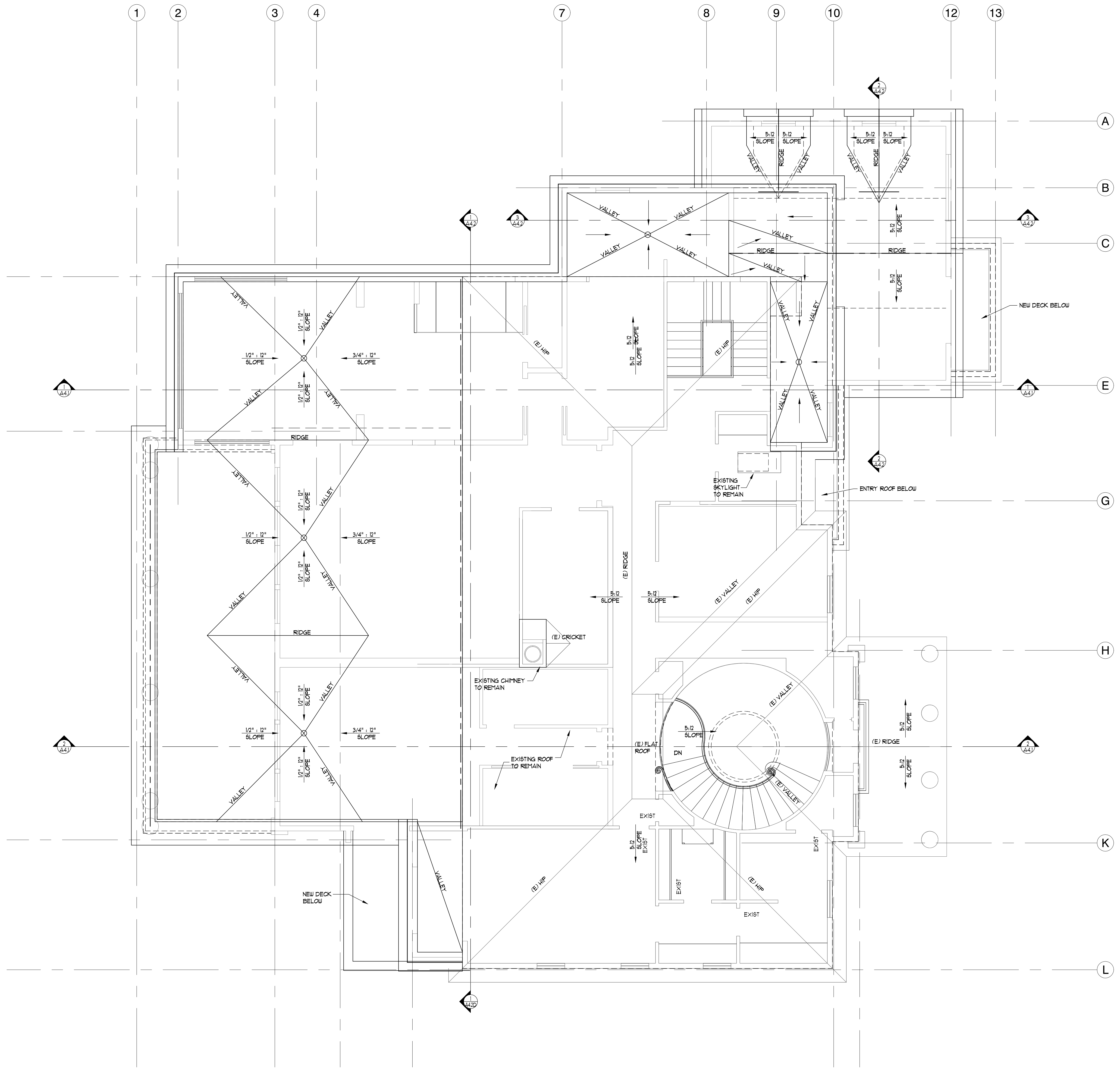
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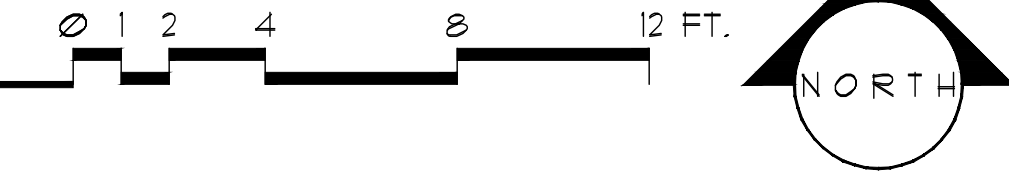
PROPOSED ROOF PLAN  
**A2.4**

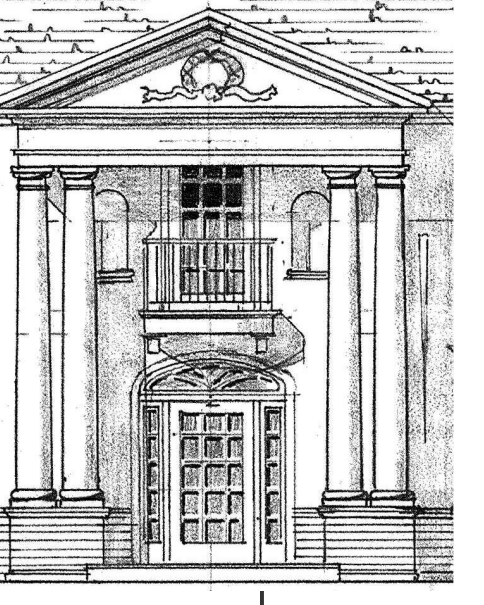
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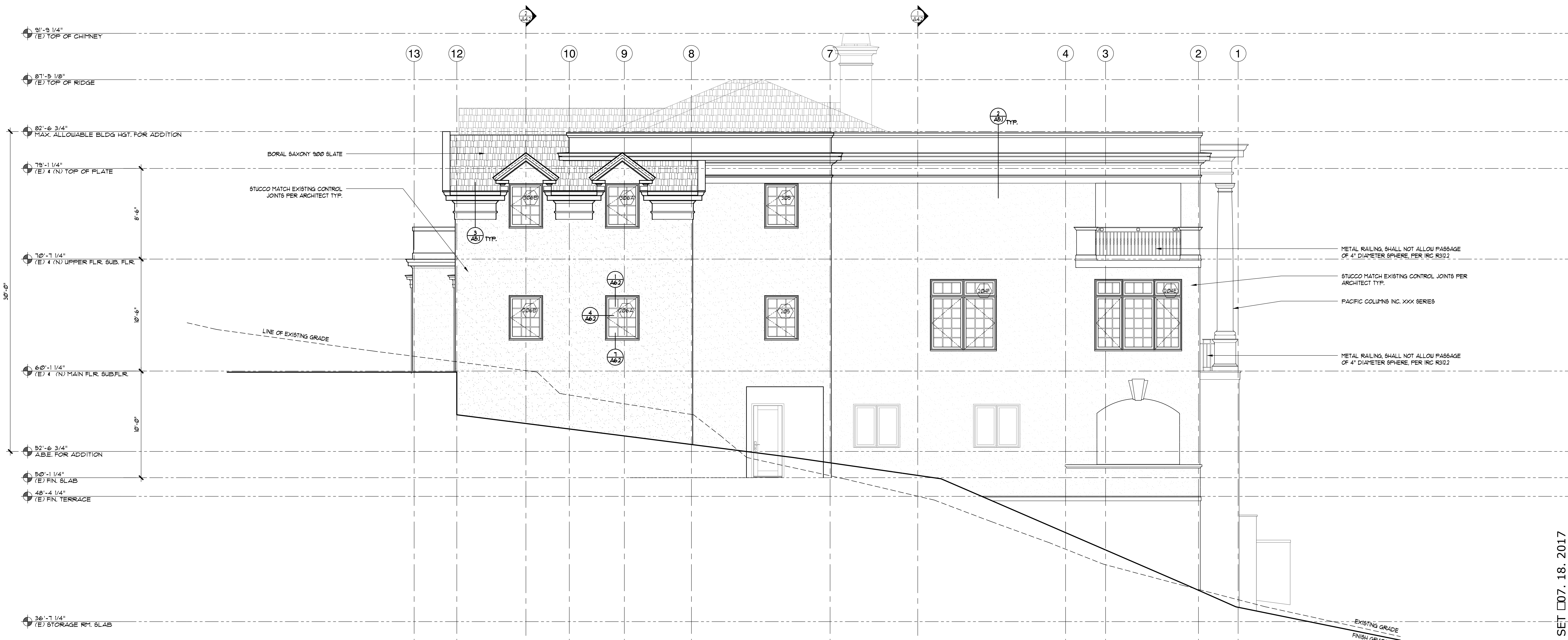


R O O O O A  
 SCALE: 1/8" = 1'-0"

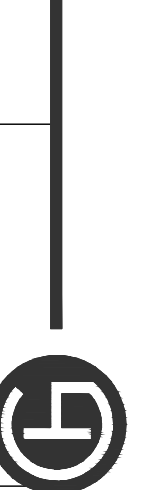




**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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BELLEVUE, WA 98004  
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**PEDEREE REMODEL B**

6059 77<sup>TH</sup> AVE SE  
MILFORD, WA 9804013129

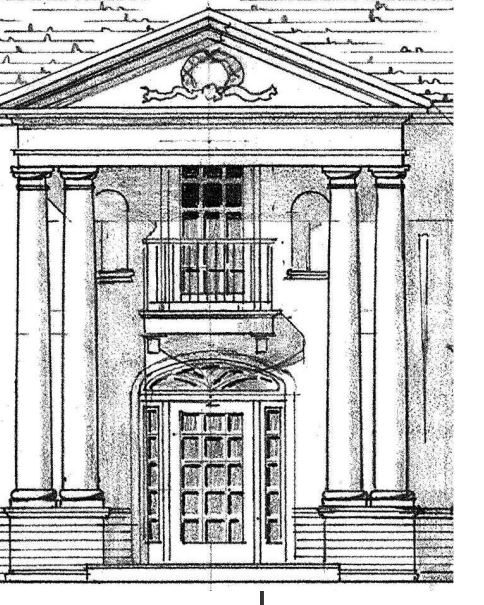


NO.	DATE	REVISION
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PROPOSED EXTERIOR ELEVATIONS

**A3.1**

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EST ELEVATIONS  
SCALE: AS SHOWN

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**PEELEE REMODEL B**  
6059 77<sup>TH</sup> AVE SE  
MILFORD 10004, WA 98040  
9804013129



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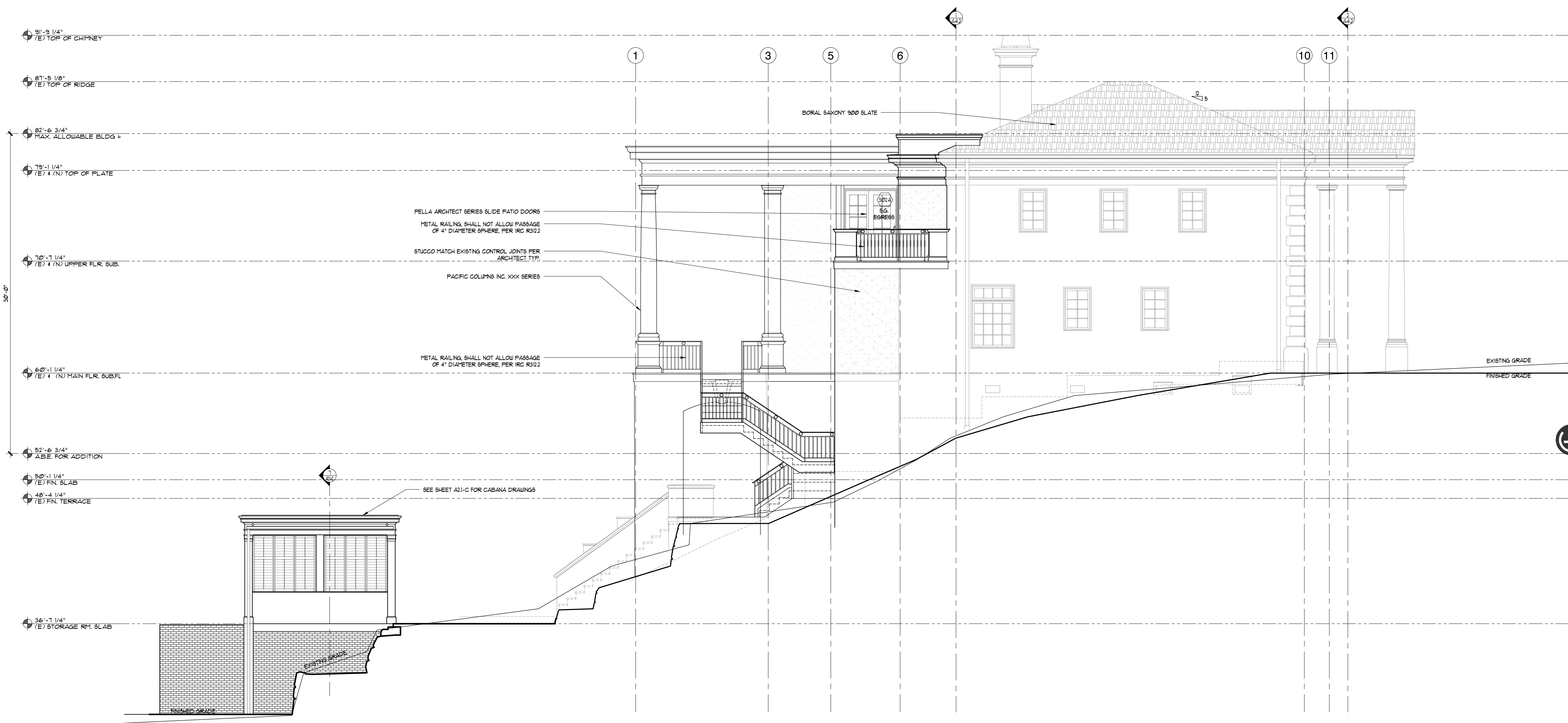
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DB NUMBER: 1625  
PM: DJS  
FILE: A3.1.dwg

PROPOSED EXTERIOR ELEVATIONS

**A3.2**

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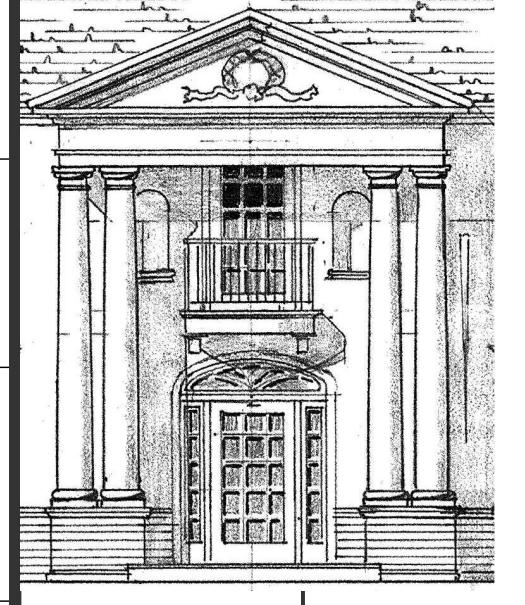


91'-9 1/4"  
 (E) TOP OF CHIMNEY  
 81'-5 1/8"  
 (E) TOP OF RIDGE  
 82'-6 3/4"  
 MAX. ALLOWABLE BLDG F.  
 79'-1 1/4"  
 (E) 4 (N) TOP OF PLATE  
 70'-1 1/4"  
 (E) 4 (N) UPPER FLR. SUB.  
 30'-0"  
 60'-1 1/4"  
 (E) 4 (N) MAIN FLR. SUBFL.  
 52'-6 3/4"  
 A.B.E. FOR ADDITION  
 50'-1 1/4"  
 (E) FIN. SLAB  
 48'-4 1/4"  
 (E) FIN. TERRACE  
 36'-1 1/4"  
 (E) STORAGE RM. SLAB

FELLA ARCHTECT SERIES SLIDE PATIO DOORS  
 METAL RAILING, SHALL NOT ALLOW PASSAGE  
 OF 4" DIAMETER SPHERE, PER IRC R312.2  
 STUCCO MATCH EXISTING CONTROL JOINTS PER  
 ARCHITECT TYPE  
 PACIFIC COLUMNS INC. XXXX SERIES  
 METAL RAILING, SHALL NOT ALLOW PASSAGE  
 OF 4" DIAMETER SPHERE, PER IRC R312.2

SEE SHEET A21-C FOR CABANA DRAWINGS

S E E A T I O N  
 SCALE: 1/8" = 1'-0"



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 BELLEVUE, WA 98004  
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**PEELEE REMODEL B**  
 6059 77<sup>TH</sup> AVENUE  
 MOUNTAIN VIEW, WA 9804013129



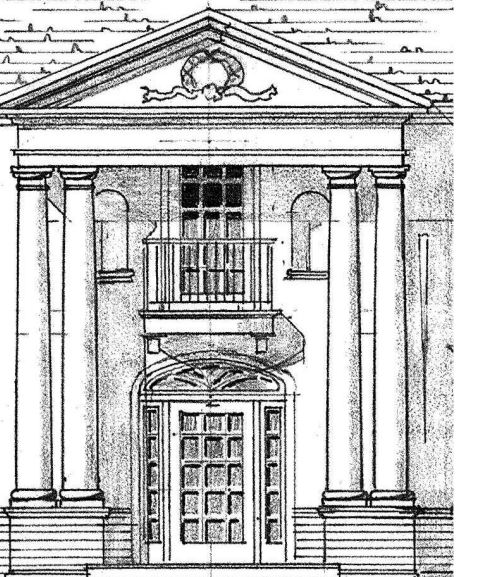
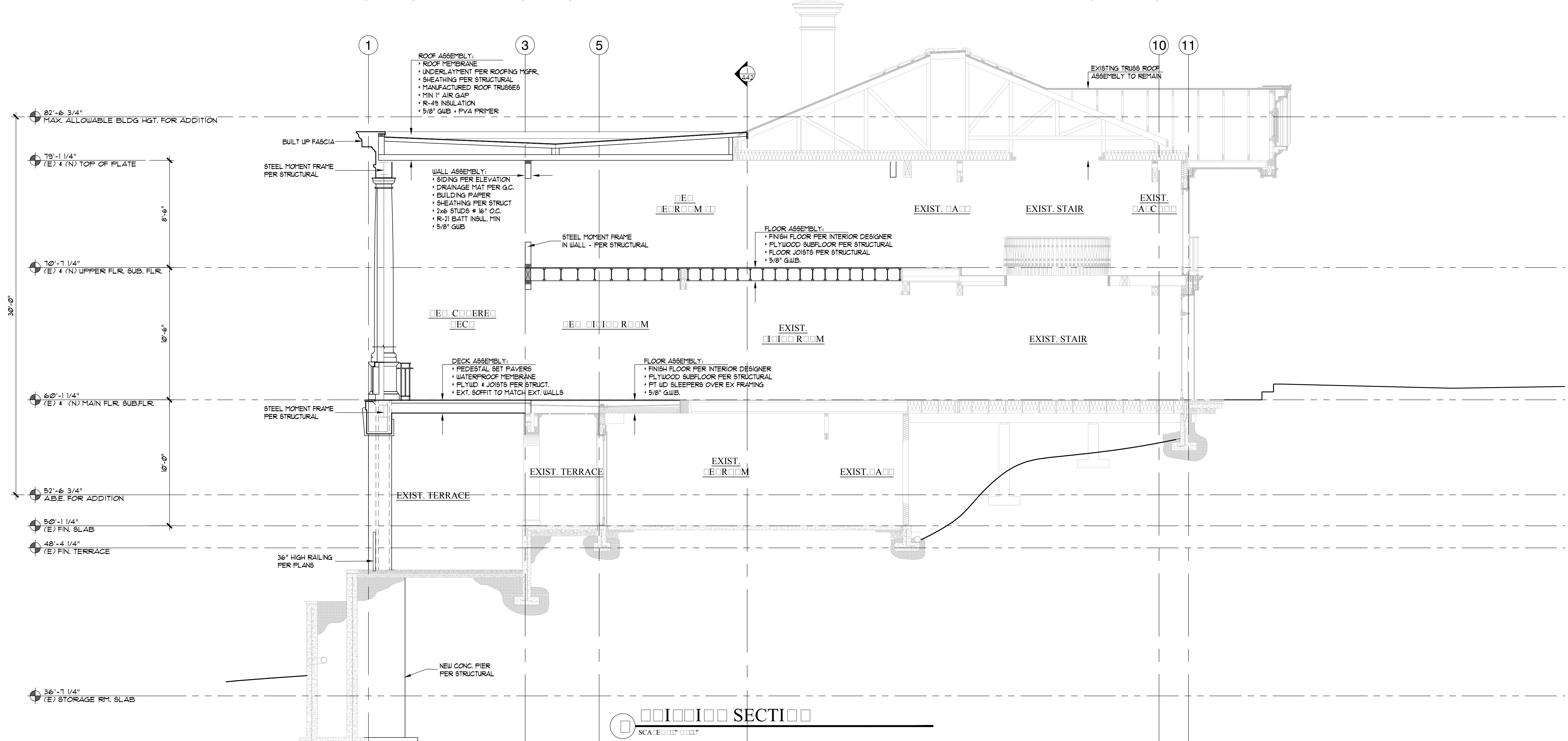
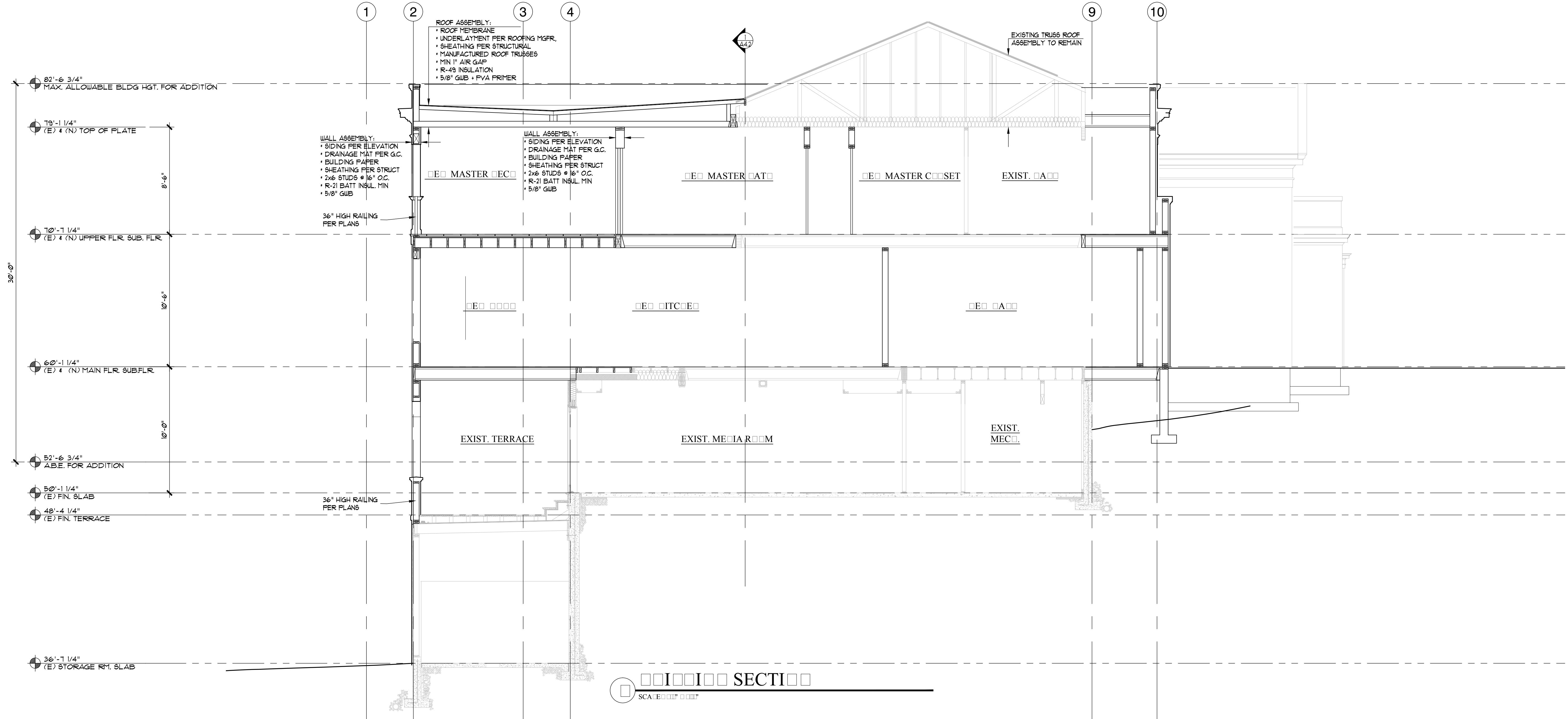
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1	07/18/2017	PERMIT SET

DATE: 07/18/2017  
 CDB NUMBER: 1625  
 PK: DIS  
 FILE: A3.1.DWG

PROPOSED EXTERIOR ELEVATIONS

**A3.3**

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**PERE REMODEL B**

6059 77<sup>TH</sup> AVE SE  
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NO.	DATE	REVISION
1	07.18.2017	PERMIT SET

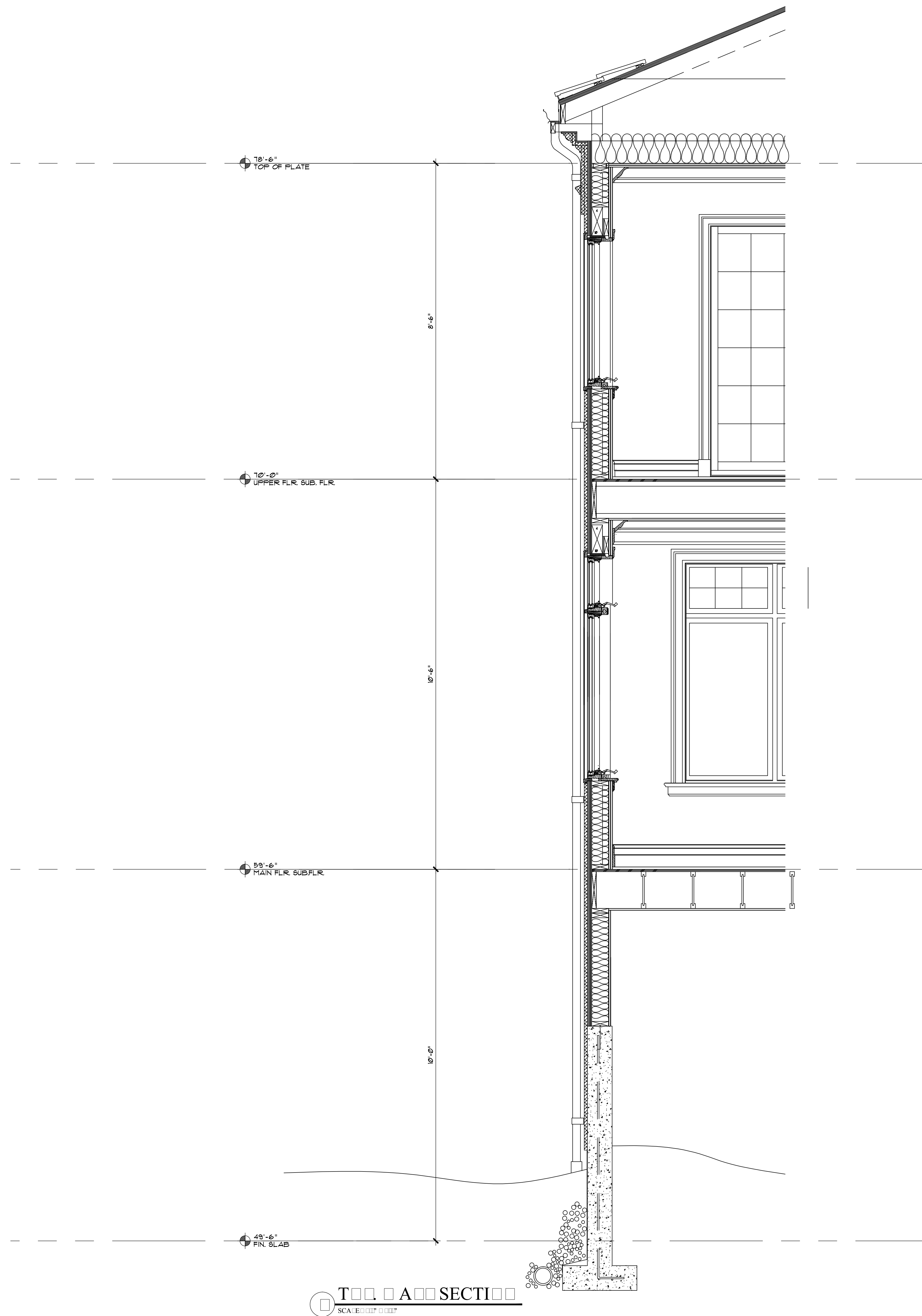
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CDB NUMBER: 1625  
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**PROPOSED BUILDING SECTIONS**

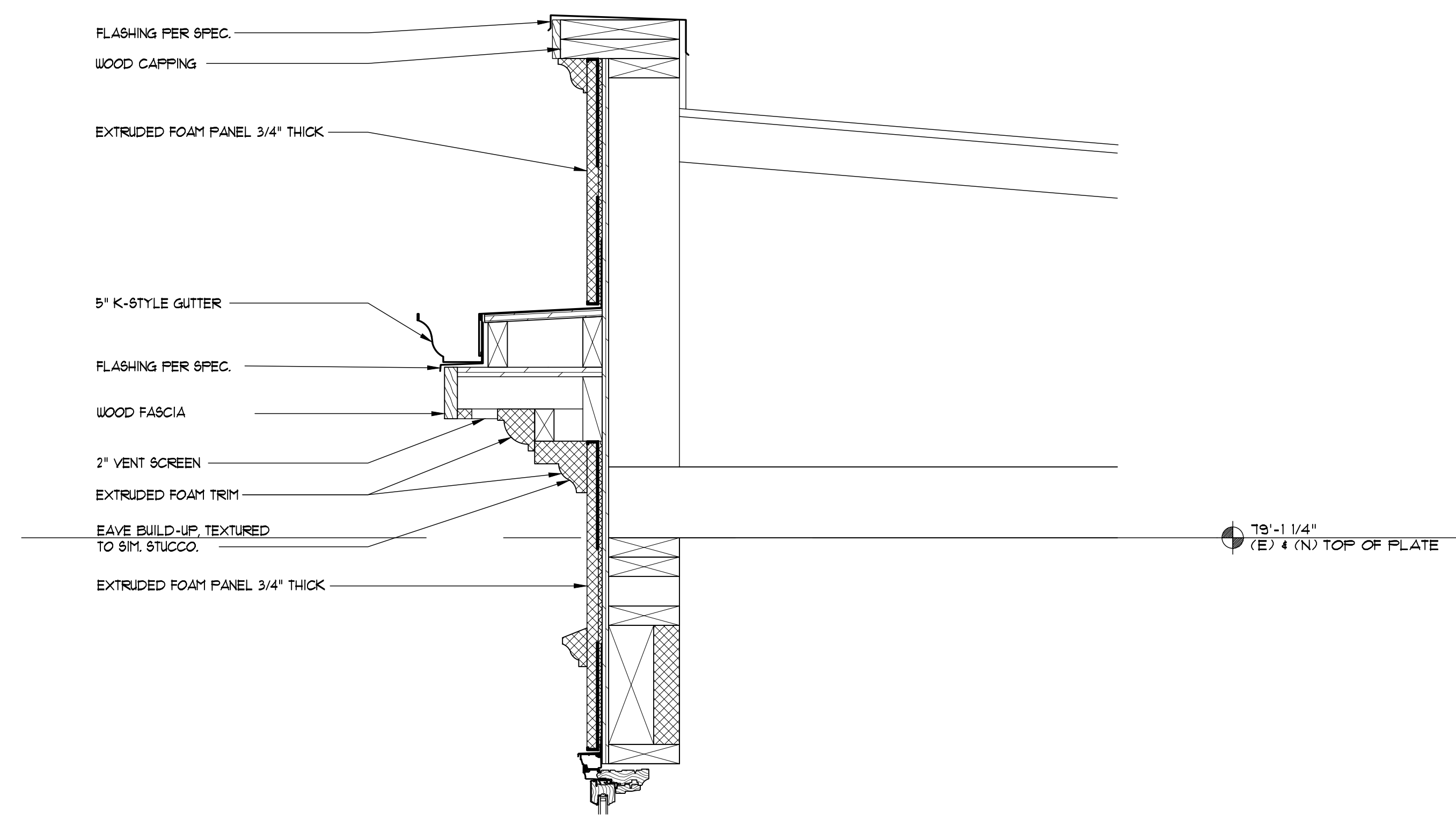
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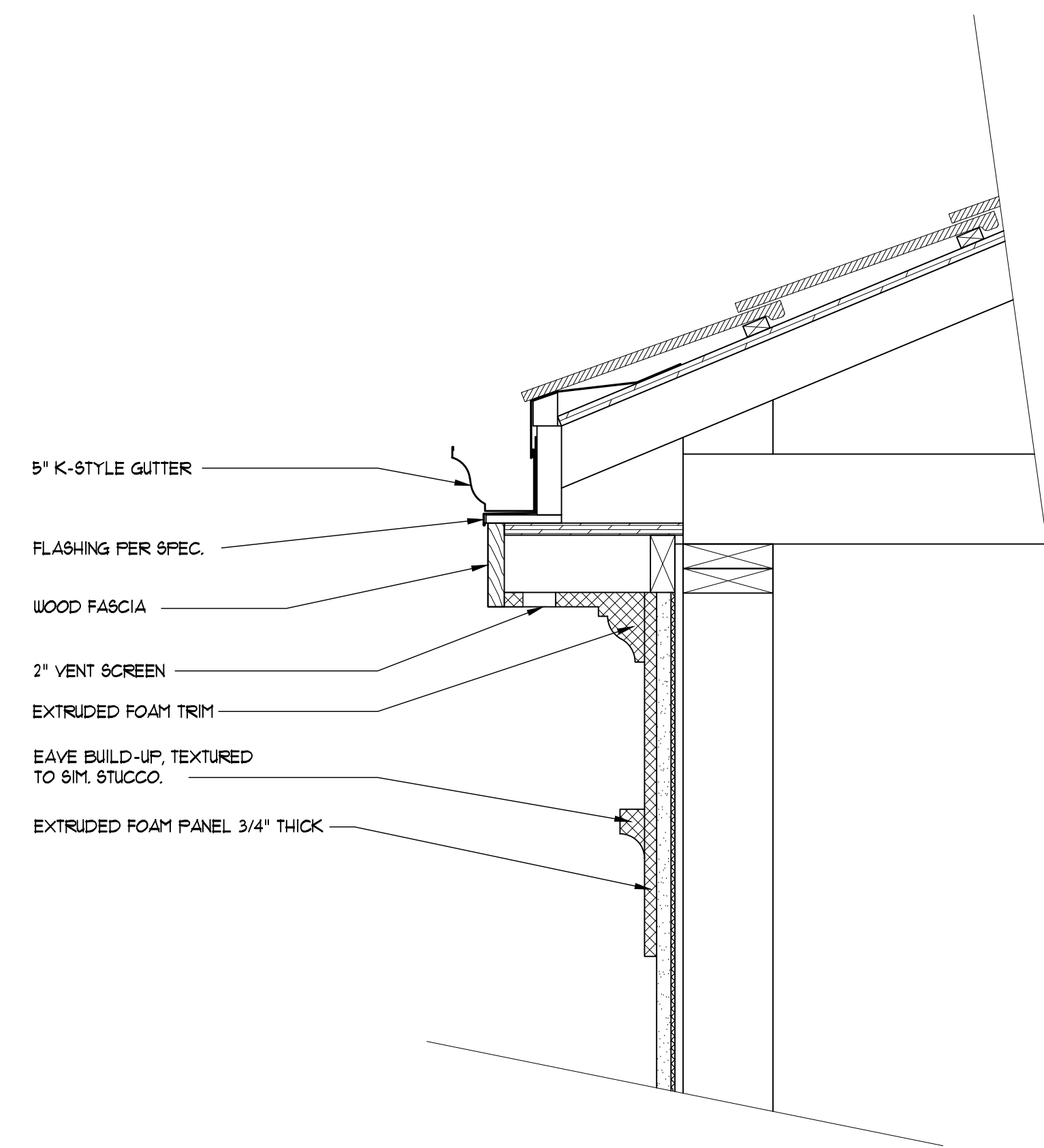




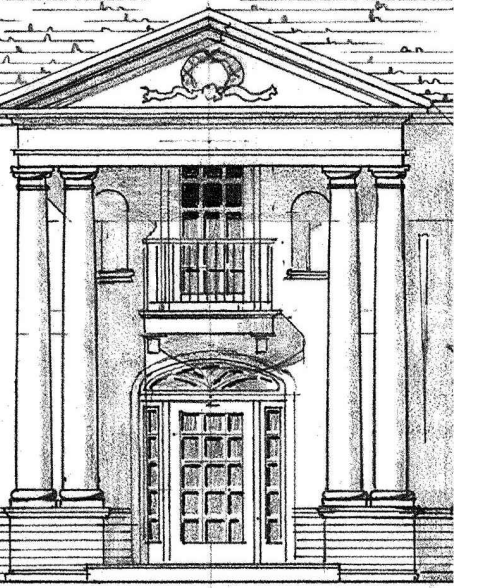
T A SECTI  
SCALE: 1/8" = 1'-0"



T A R A E T E T A I  
SCALE: 1/8" = 1'-0"



T A E A E E T A I  
SCALE: 1/8" = 1'-0"



**G**  
**Gelotte Hommas**  
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 BELLEVUE, WA 98004  
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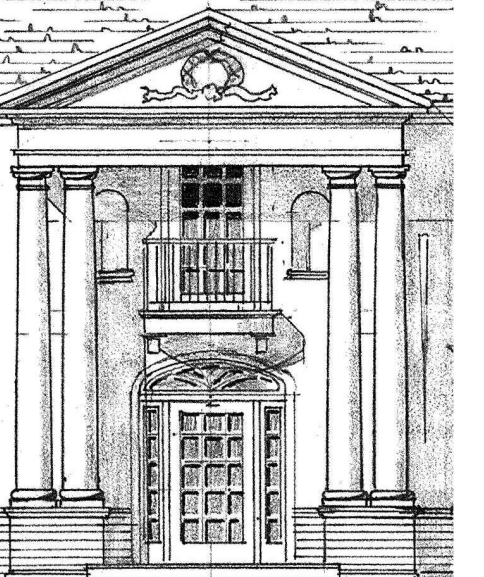
DATE: 06/23/2017  
 DB NUMBER: 1625  
 P#: DTS  
 FILE: A5.1.DWG

EXTERIOR  
 DETAILS

**A5.1**

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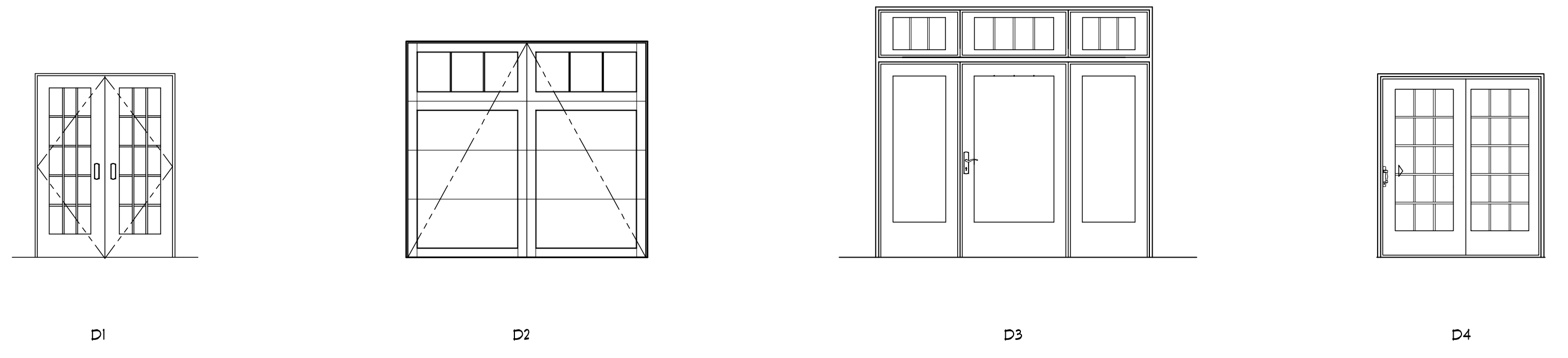
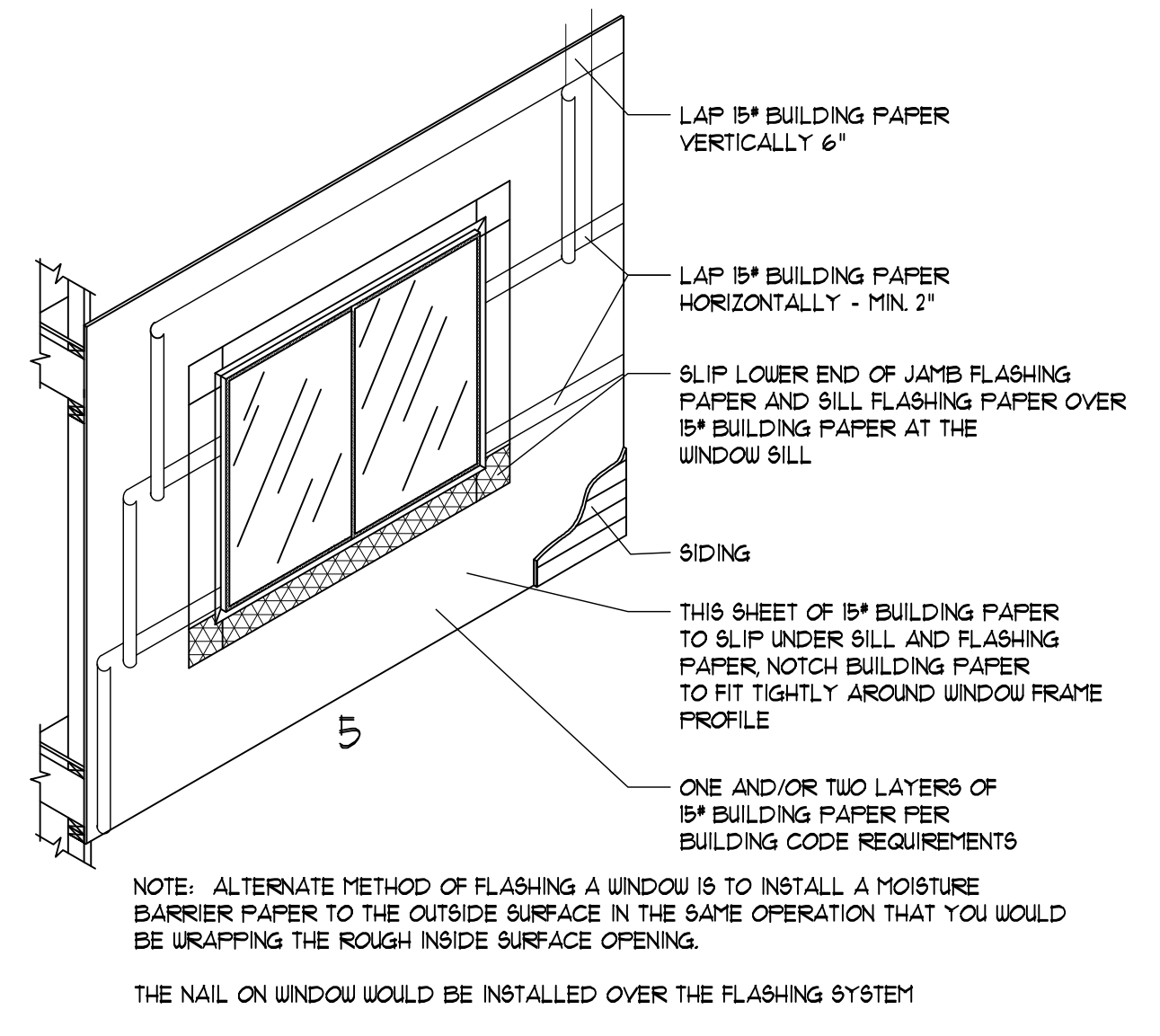
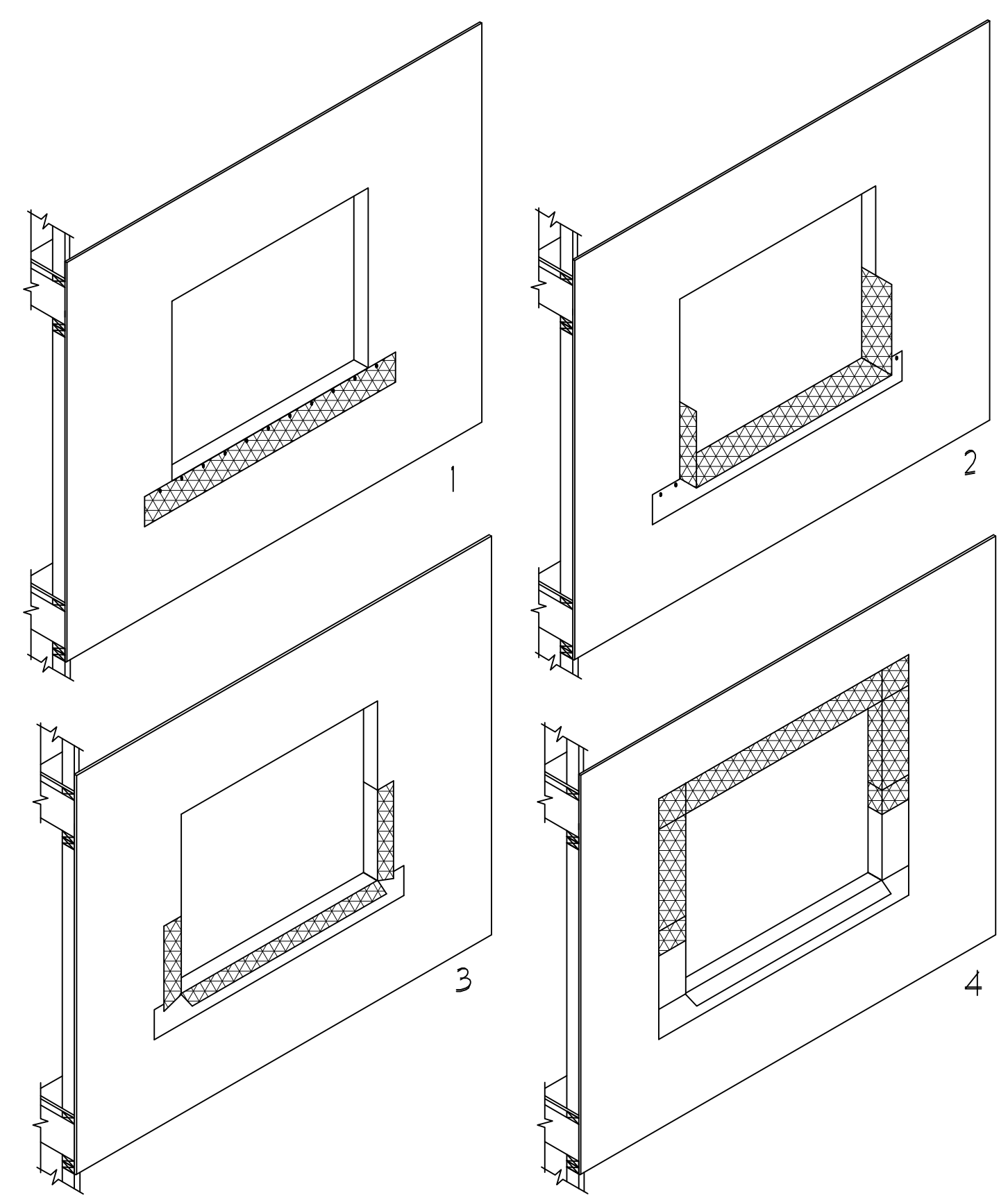
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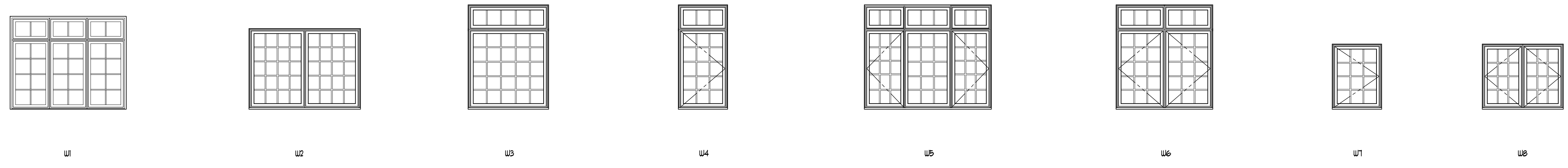
DOOR WINDOW SCHEDULE

**A6.1**

#	WIDTH	HEIGHT	HEADER-HEIGHT	TYPE	GRILLES	EGRESS	SAFETY-GLASS	REMARKS
201	1'-3 3/4"	5'-10 3/4"		U1	YES			FIXED CASEMENT
202	10'-2 3/4"	8'-10"					YES	SINGLE W/ DOUBLE SIDE LIGHTS & TRANSOM
203	14'-1/2"	8'-6 1/2"					YES	LACANTINA MULTI SLIDE DOOR - POCKET
204A	6'-0"	6'-8 5/8"					YES	DOUBLE SLIDING DOOR
204B	2'-11 3/4"	6'-6 3/4"		U4	YES			CASEMENT W/ TRANSOM
204C	4'-11 3/4"	6'-6 3/4"		U3	YES			FIXED W/ TRANSOM
204D	2'-11 3/4"	6'-6 3/4"		U4	YES			CASEMENT W/ TRANSOM
204E	8'-1/2"	6'-6 3/4"		U5	YES			CENTER FIXED W/ TRANSOM
204F	6'-1"	6'-6 3/4"		U6	YES			CASEMENT W/ TRANSOM
205	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
206A	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
206B	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
206C	9'-0"	7'-10"		D2				OVERHEAD DOOR
206D	9'-0"	7'-10"		D2				OVERHEAD DOOR
207	2'-9 1/4"	6'-8 5/8"					YES	SINGLE SWING DOOR
208	5'-1"	3'-11 3/4"		U8	YES			CASEMENT
301	6'-0"	6'-10"		D4	YES	YES	YES	DOUBLE SLIDING DOOR
302A	4'-9"	6'-8 5/8"		D4		YES	YES	DOUBLE SLIDING DOOR
302B	2'-5 3/4"	4'-11 3/4"		U1	YES			CASEMENT
302C	3'-11 3/4"	4'-11 3/4"		U2	YES			FIXED CASEMENT
302D	2'-5 3/4"	4'-11 3/4"		U1	YES			CASEMENT
303A	2'-11 3/4"	4'-11 3/4"		U1	YES			CASEMENT
303B	7'-1/2"	4'-11 3/4"		U2	YES			FIXED CASEMENT
303C	2'-11 3/4"	4'-11 3/4"		U1	YES			CASEMENT
303D	5'-4"	6'-8 5/8"		D1		YES	YES	CASEMENT DOOR
304	9'-8"	6'-8 5/8"					YES	TRIFLE SLIDING DOOR
305	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
306A	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
306B	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT
306C	3'-10 3/4"	3'-11 3/4"		U8	YES			CASEMENT
306D	5'-0"	6'-10"		D1	YES		YES	FRENCH DOOR
307	2'-11 3/4"	3'-11 3/4"		U1	YES			CASEMENT



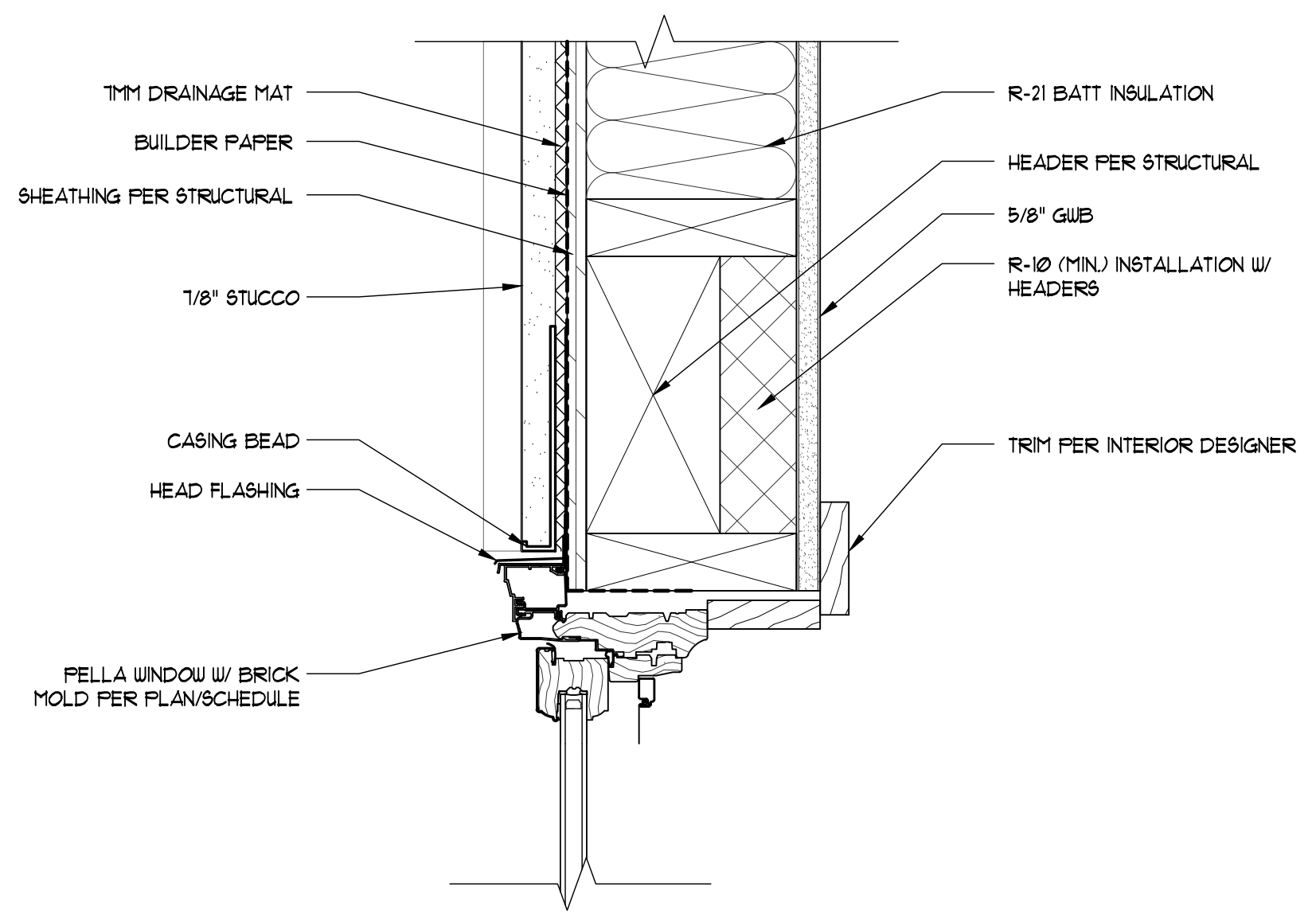
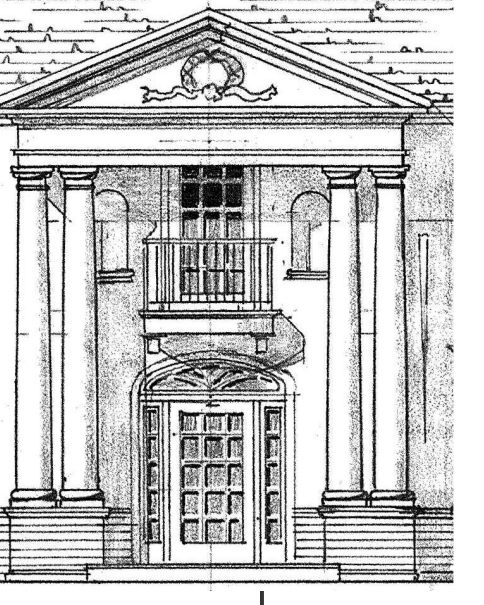
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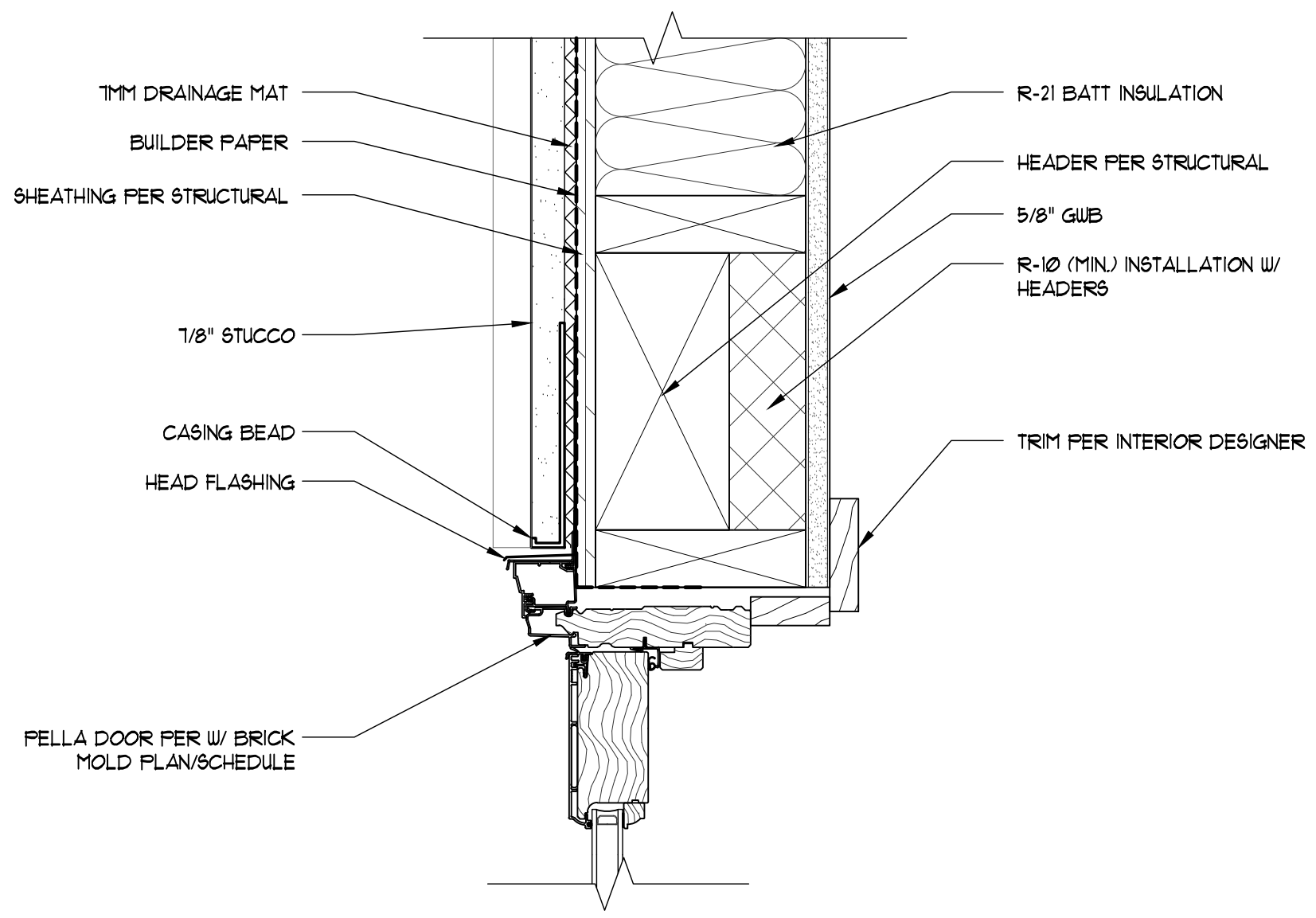
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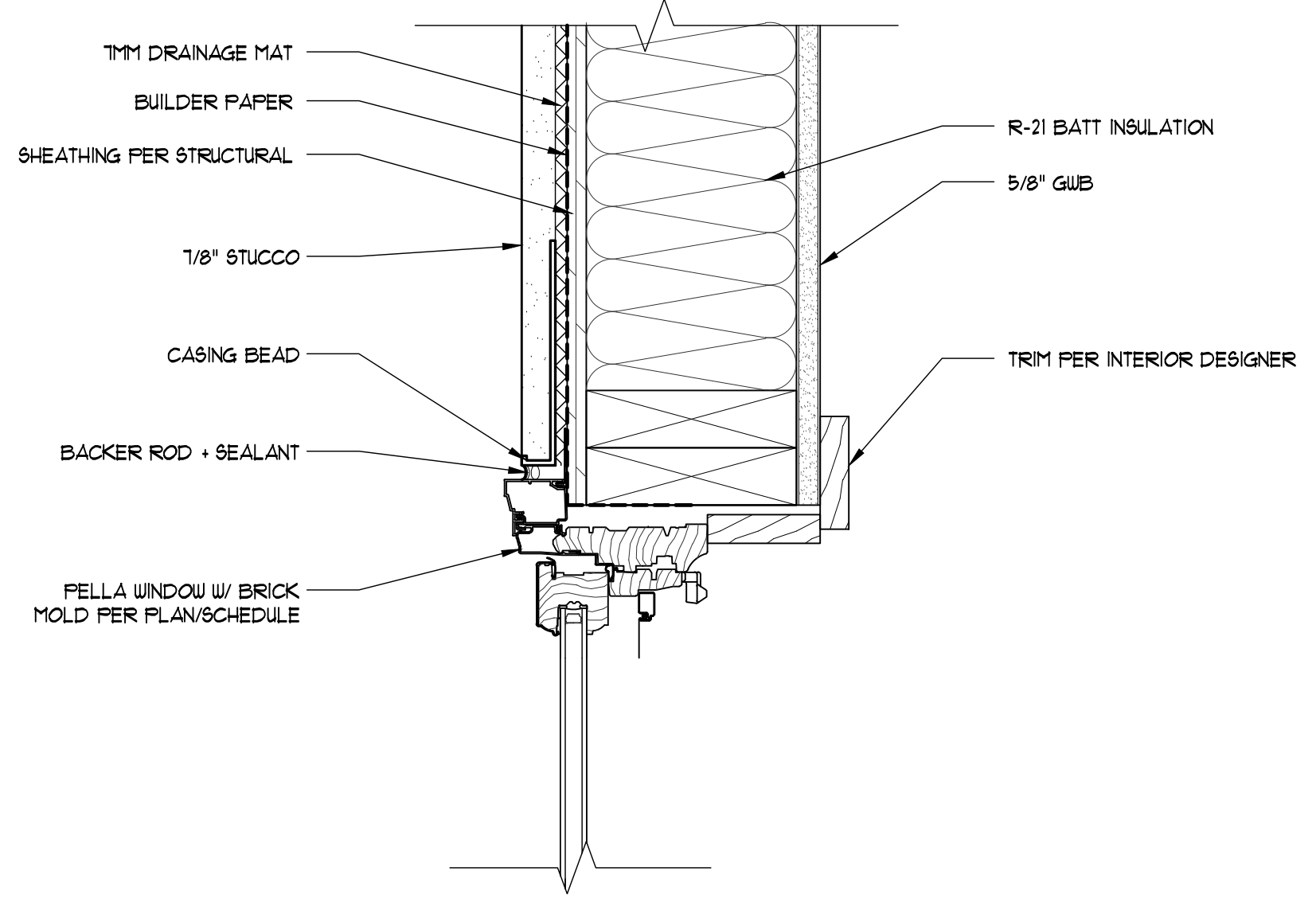




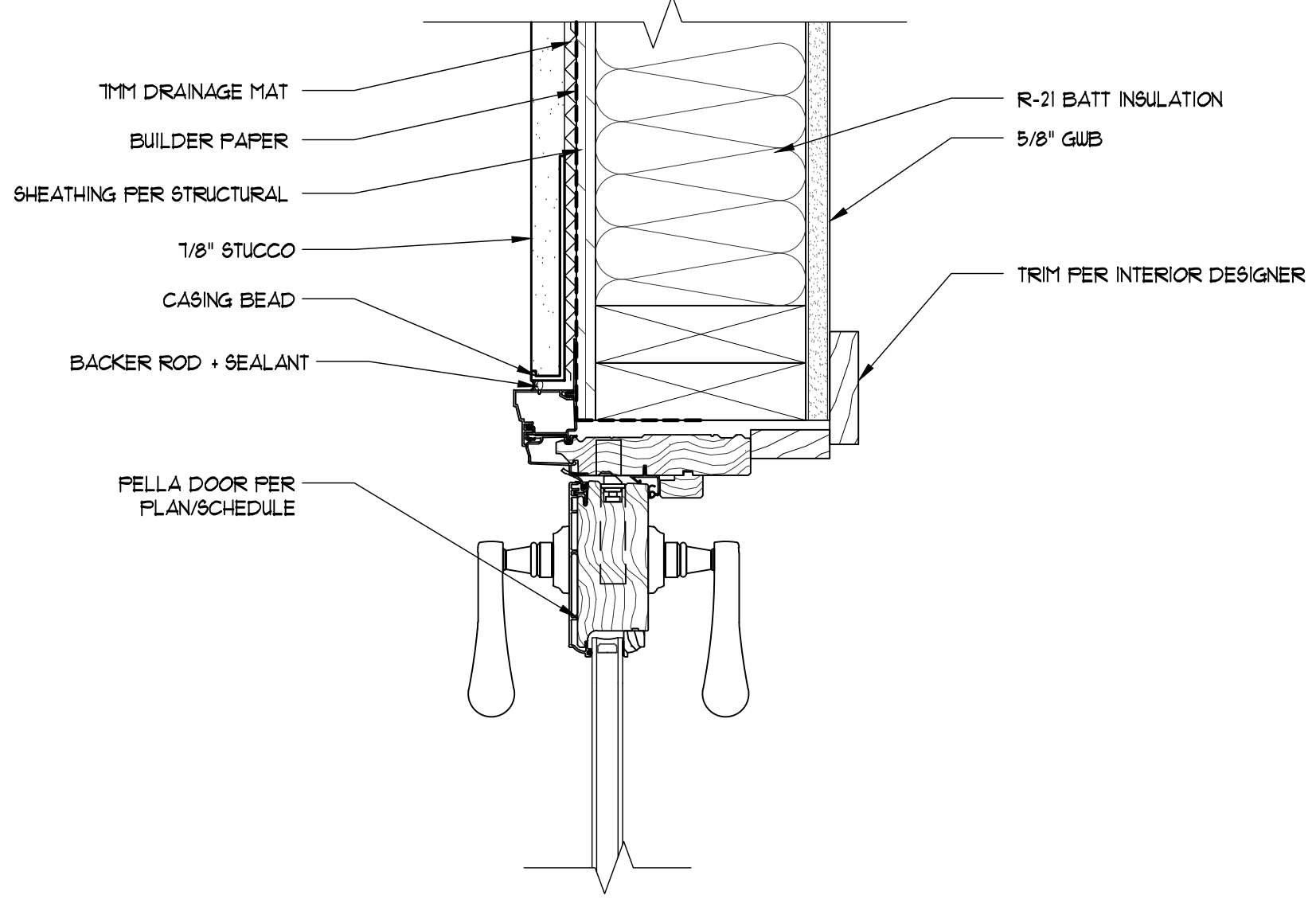
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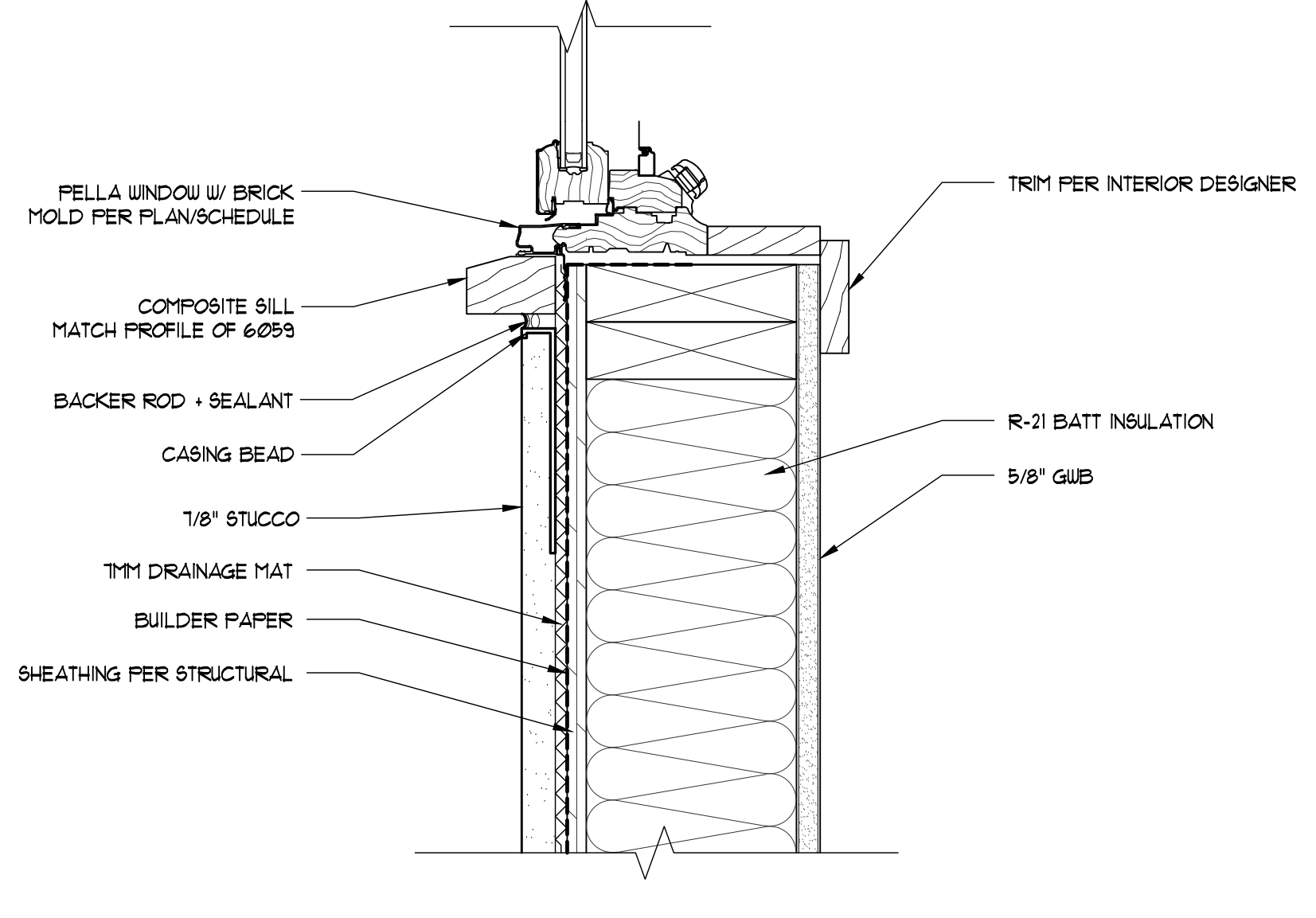
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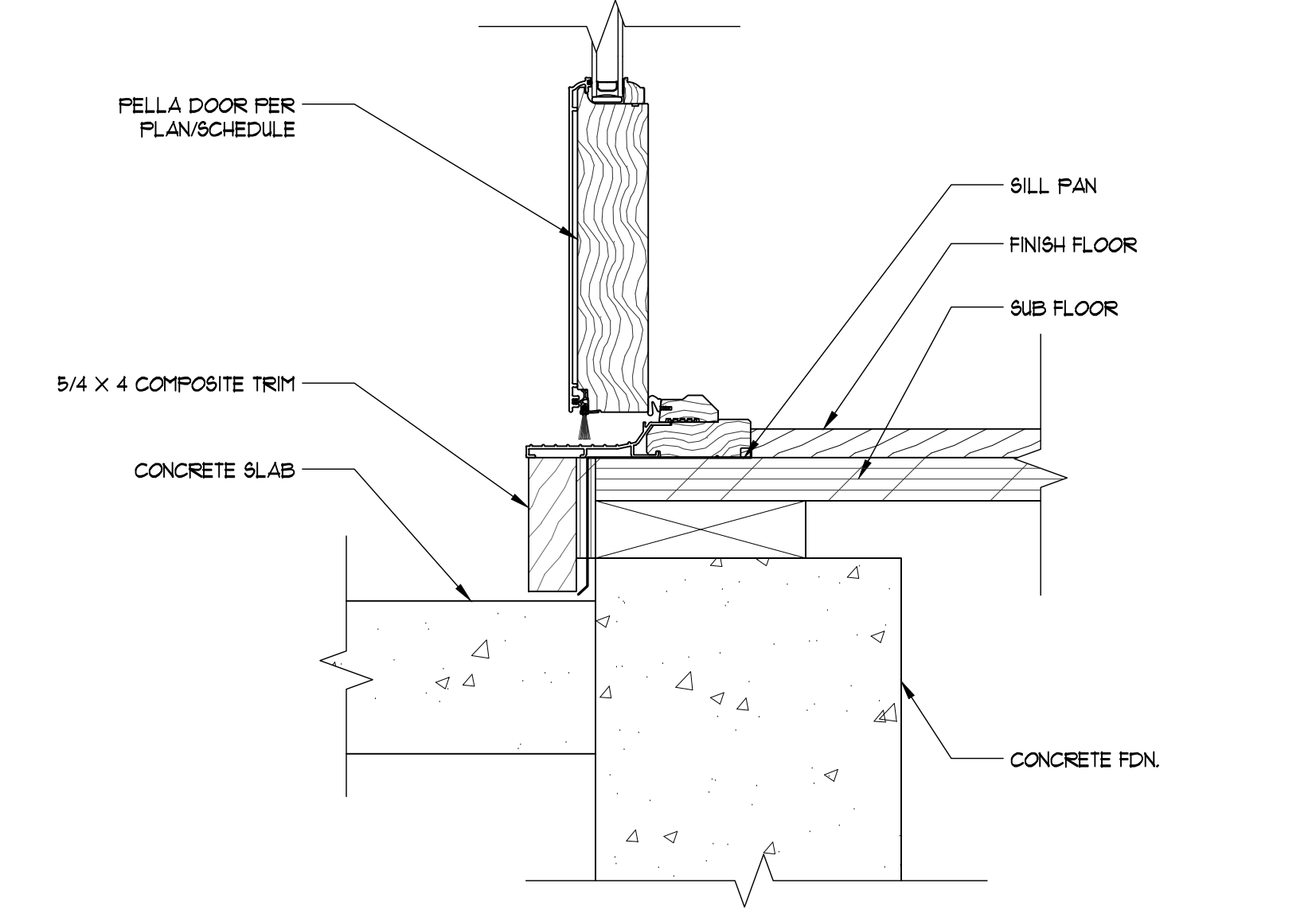
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SCALE: 1/4" = 1'-0"



T&M R SI ETAI  
SCALE: 1/4" = 1'-0"



**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 1110  
BELLEVUE, WA 98004  
425.828.3081 T 425.822.2152 F

**PEELEE REMODEL B**

6059 77<sup>TH</sup> AVE SE  
MCFARLANE, WA 98040 3129



NO.	DATE	REVISION
1	07/18/2017	PERMIT SET

WINDOW DOOR  
DETAILS

**A6.2**

PERMIT SET 07.18.2017

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## STRUCTURAL NOTES

### GENERAL REQUIREMENTS

**BUILDING CODE & REFERENCE STANDARDS:** The "International Building Code" (IBC), 2015 Edition, as adopted and modified by the City of Mercer Island, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

**SCOPE OF STRUCTURAL WORK:** Removal of an existing wood single family residence.

**DEFINITIONS:** The following definitions apply to these general notes:

- Structural Engineer of Record (EOR) - The structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- Specialty Structural Engineer (SSE) - A licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE or SE license issued by the State of Washington.
- Deferred Submittals - Deferred Submittals is engineering work to be designed-by others or bidder-designed.

**NOTE PRIORITIES:** Notes on the individual drawings shall govern over these general notes.

**SPECIFICATIONS:** Refer to these notes, structural drawings, and architectural drawings which serve as specifications for this project.

**STRUCTURAL DETAILS:** The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

**ARCHITECTURAL DRAWINGS:** Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, curtain walls, stairs, elevators, curbs, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

**STRUCTURAL RESPONSIBILITIES:** The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

**CONTRACTOR RESPONSIBILITIES:** The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and WSHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

The contractor shall submit plans showing the location, weight, size and anchorage of all hangers supporting all mechanical, electrical, plumbing or sprinkler loads in excess of 50 pounds. All roof-mounted equipment shall be included on these plans and shall show the weights, sizes, mounting/attachment details, and locations. Submit plans to the EOR for review prior to installation.

**DISCREPANCIES:** In case of discrepancies between these general notes, the contract drawings and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

**SITE VERIFICATION:** The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation or drilling.

**ADJACENT UTILITIES:** The contractor shall determine the locations of all adjacent underground utilities prior to excavation or pile placement. Any utility information shown on the drawings and details is approximate and not necessarily complete.

### DESIGN CRITERIA

**CONSTRUCTION LOADS:** Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed structure.

**SNOW LOAD:** The roof snow load is determined by using Chapter 7 of ASCE 7-10 in accordance with IBC Section 1609 and with the following factors:

Minimum roof design load 25 psf without drift  
Ground Snow Load, Ps = 20 psf  
Importance Factor, Is = 1.0  
Flat Roof Snow Load, Ps = 13 psf  
Thermal Factor, Ct = 1.0

**WIND DESIGN:** Wind load is determined using Chapter 27 of ASCE 7-10 in accordance with IBC Section 1609 and with the following factors:

Basic Wind Speed (3-Second Gust) V = 110 MPH  
Wind Importance Factor Iw = 1.0  
Exposure Category = C  
Components & Cladding Pressure = 15 PSF  
Components & Cladding End Zone Pressure = 20 PSF

Analysis Procedure - All Heights per ASCE 7, Table 27.1-2

For Components & Cladding as Deferred Submittal, the design wind pressures for determining forms on components and cladding shall be 40 psf unless otherwise determined using Chapter 30 of ASCE 07-10 in accordance with IBC Section 1609 by the Washington State Registered Professional Engineer who is responsible for the design of such elements.

**SEISMIC DESIGN:** Earthquake design is determined using Chapter 12 of ASCE 7-10 in accordance with IBC Chapter 16 with the following factors:  
Importance Factor Ie = 1.0  
Risk Category II  
Ss = 1.45 g  
S1 = 0.85 g  
Site Class = C

**Wind Structure**  
• Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance  
• Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-10, Section 12.8  
• R5-S  
• C40-15  
• C4 = 4  
•  $\Omega = 3$

**DESIGN BASE SHEAR:** Design Base Shear Seismic Governed, V = 38K

**DEFLECTIONS:**  
Floor Total Load Deflection Limit: L/360  
Floor Live Load Deflection Limit: L/480  
Roof Total Load Deflection Limit: L/240  
Roof Live Load Deflection Limit: L/360

**LIVE LOADS:**  
Roof (Live) 20 PSF  
Roof (Snow) 25 PSF  
Balconies and Decks 60 PSF  
Residential Floor 40 PSF  
Residential Stairs & Landings 40 PSF OR 300K (4"x4" SGR)  
Residential Garage 40 PSF  
Balcony Railing & Guardrails 200K (TOP RAIL)

(1) Non-concuring with top chord live load  
(2) Component reactions need not be combined with top rail loadings.

**DEFERRED SUBMITTAL LOADS:** All pre-engineered, pre-fabricated, pre-manufactured, or other products designed by others shall be designed for the tributary dead and live loads plus wind, earthquake, and component, and cladding loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

**Roof Dead Load**  
Top Chord Dead Load 15 PSF  
Bottom Chord Dead Load 8 PSF  
Roof Live Load 20 PSF  
Top Chord Live Load 20 PSF  
Bottom Chord Live Load 25 PSF

**Total Deflection Limit** L/240  
**Live Load Deflection Limit** L/360  
**Traffic Uplift (Gross)** 32 PSF

**SUBMITTALS**  
SUBMITTALS: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items as noted below. The contractor shall prepare and place a shop drawing stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional ACI 301 Sec 4.2.2.2

Reference the individual material section for specific information to be included in the submittal.  
If the shop drawings differ from or add to the design of the Structural drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design.

Concrete reinforcing  
Embedded steel items  
Site Shoring  
Structural steel  
Glulam beams  
PSLs/Ls  
TJI framing  
MIL certifications for primary framing elements

**ALTERNATES:** Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ES/IRAPMOC report identifying that an alternate component has the same or greater load capacity than the specified item.

**SHOP DRAWINGS REVIEW:** Review by the Architect/EOR is for general compliance with the design concept and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly, and for performing work in a secure manner. When shop drawings differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

**DEFERRED SUBMITTALS:** Per IBC Section 107.3.4.1.1, drawings, calculations, and product data for the design and fabrication of items that are design-by-others shall bear the seal and signature of the Washington State Registered Professional Engineer (SSE) who is responsible for the design and shall be submitted to the Architect/EOR and the building department for review prior to fabrication. Allow one week for EOR review time.

The SSE shall submit stamped and signed calculations and shop drawings to the EOR for review. Review of the SSE's shop drawings is for general compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, and proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. Submitted drawings shall indicate all reaction forces imparted to the primary structure. The design of the connection to the primary structure is the responsibility of the supplier and SSE. Submittal calculations are for cursory review only and will generally not be retained. Deferred submittals include but are not limited to the following:  
Prefabricated Wood Roof Trusses/Joists (RTJCs)

Steel Stairs  
Handrails & Guardrails  
Site Shoring  
Temporary Shoring Systems

**NON-STRUCTURAL COMPONENTS:** Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-10, Chapter 13 and the project specifications. Nonstructural components designed by other than the contractor shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is by the bidder-design contractor or supplier.

### TESTS & INSPECTIONS

**INSPECTIONS:** All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

**SPECIAL INSPECTIONS:** In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to complete the special inspections per IBC CO. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule. The contractor shall provide the project specification. Special Inspections shall meet the requirements outlined in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements.

Reference plans for the Special Inspection Schedule for this project containing all inspection, special inspection, and structural observation requirements. The registered design professional is responsible to prepare a Statement of Special Inspections in accordance with Section 1704.1 for submission in accordance with Sec. 1706.2.3

**PREFABRICATED CONSTRUCTION:** All prefabricated construction shall conform to the inspection requirements of the same material or construction type used for this project.

### SOILS AND FOUNDATIONS

**REFERENCE STANDARDS:** Conform to IBC Chapter 18 "Soils and Foundations."

**GEOTECHNICAL REPORT:** Recommendations contained in "Geotechnical Engineering Study" Report #JN 15442 by Geotech Consultants, Inc, dated May 24th, 2017, and were used for design.

**GEOTECHNICAL INSPECTION:** The Geotechnical Engineer or third-party inspector shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and provide a letter to the Owner stating that soils are adequate to support the "Allowable Foundation Pressure" shown below. Soil compaction shall be supervised by an approved testing agency or Geotechnical Engineer. Site soil conditions, fill placement, and load-bearing requirements shall be as required by Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official or the Geotechnical Engineer prior to placing concrete. The Building Official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent area is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 - 1803.5.5 and Sections 1803.5.10 - 1803.5.11.

**DESIGN SOIL VALUES (Per Geotechnical Report):**  
Allowable Soil Bearing Pressure 3000 PSF  
2000 PSF DL - LL  
1000 PSF DL - LL + Seismic/Wind

Retaining Walls 3SS PSF/FT  
Passive Lateral Pressure 3SS PSF/FT  
Active Lateral Pressure (unrestrained) 3S PSF/FT  
Active Lateral Pressure (restrained) 15 PSF/FT + Uniform Load of 10PSF/Wall Height  
Uniform Seismic 8H  
Coefficient of Sliding Friction 0.30

**SLABS-ON-GRADE & FOUNDATIONS:** All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil per the geotechnical report or as noted in these documents. Exterior perimeter footings shall bear on less than 18 inches below finish grade, or as required by the Geotechnical Engineer and the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

**FOUNDATION STEM WALLS:** Unless otherwise noted on the drawings, the maximum unbraced net section for all foundation stem walls (whether in elevation between interior and exterior soil grades) shall be 2'-6". Maintain a minimum 8" separation between finish grade and untreated wood framing.

**BACKFILLING:** Backfill behind retaining and foundation walls shall be as directed by the Geotechnical Report. Backfill behind walls shall not be placed below the level is properly supported by the floor slab or temporary bracing, and foundation walls shall be compacted using hand-operated equipment only. The contractor shall refrain from operating heavy equipment behind retaining and foundation walls within a distance equal to or greater than the height of the wall, unless otherwise approved by the EOR. All spoil organics and loose surface soil shall be removed from beneath fill supporting concrete slabs or paving.

### SITE SHORING

**SUBMITTALS:** Shop drawings shall be submitted to SSE prior to any fabrication or construction for all structural items including the following: structural steel, miscellaneous metals, timbers, anchors, reinforcing steel, gird, and concrete. Proposed demolition and shoring sequence shall also be submitted to the EOR for approval.

**PRECONSTRUCTION MEETING:** General Contractor shall schedule a preconstruction meeting at the site with the Owner, contractor's team, Special Inspector, Structural Engineer, Civil Engineer, Architect and Building Official.

**SOILS INSPECTION:** Inspection by the Geotechnical Engineer shall be performed for pile placement and shoring placement and stressing. All prepared soil bearing surfaces shall be inspected by the Geotechnical Engineer prior to the placement of piles. Soil compaction shall be supervised by a Geotechnical Special Inspector.

**UTILITY LOCATIONS:** The contractor shall determine the location of all adjacent underground utilities prior to drilling pile holes, setback anchors, or cutting or digging roadways or alloys. Any utility information shown on the plans may not be complete.

**SPECIAL CONDITIONS:** The contractor shall verify all dimensions of existing structures in the field and shall notify the EOR of all field changes prior to fabrication and installation.

**PILE PLACEMENT:** Alternate piles shall be placed and completed so that at least 24 hours is allowed for concrete to set prior to drill adjacent piles.

**SHORING MONITORING:** A systematic program of observation shall be conducted during the project execution to monitor for any adverse effects of construction on adjacent facilities and structures. Refer to the Geotechnical investigation for recommendations. Field data and measurements are to be submitted to the Structural and Geotechnical Engineers for review.

**PRODUCTION ANCHORS:** Reference the Geotechnical report for installation and testing requirements for anchors

### CAST-IN-PLACE CONCRETE

**REFERENCE STANDARDS:** Conforms to the latest editions of the following:  
(1) ACI 318 Building Code Requirements for Structural Concrete and Commentary.  
(2) IBC Chapter 19.

**FIELD REFERENCE:** The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301)" with Selected ACI and ASTM References."

**CONCRETE MIXTURES:** Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

**MATERIALS:** Conform to ACI 318 Chapters 19 & 20.

**SUBMITTALS:** Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	W/C Ratio	Minimum Air Content
"Basement walls, foundation walls & concrete not exposed to weather	3000	28	1"	F2, C1	0.45 (0.55 NTE)	4.5%
"Basement walls, interior slabs on grade	3000	28	1"	F2, C1	0.45	4.5%
"Exterior garage slabs on grade	4500	28	1"	F2, C1	0.45	4.5%
"Basement walls, foundation walls, exterior walls & other vertical elements exposed to weather	3000	28	1"	F3, C2	0.40	4.5%
"Porches, canopies, steps exposed to weather & garage slabs on grade	3000	28	1"	F1, C0	0.45 (0.55 max)	4.5%
"Slabs walls below grade	4500	28	1"	F2, C0	0.45	6.0%
Foundations - residential retaining walls and their footings	5000 (1 NTE)	28	1"	F3, C2	0.40	6.0%
Exterior Slabs-on-Grade	4500 (1 NTE)	28	1"	F2, C1	0.45	6.0%
Retaining Walls	4500 (1 NTE)	28	1"	F2, C1	0.45	6.0%

**MIX DESIGN NOTES:**  
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.  
(2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.2.9B. Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.  
(3) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require treatment at point of placement.  
(4) Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.

- Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2
- Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.45% at 28 days measured in accordance with ASTM C157.
- Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.
- FIBROUS REINFORCEMENT: Fiberglass polypropylene fibers shall be used where noted. Submit product data for review. Add fibers to the mix and conform to the manufacturer's instructions.

**FORMWORK:** Conform to ACI 301 Sec 7 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 FC. Re-shoring shall conform to Sec 2.3.3.

**MEASURING, MIXING, AND DELIVERY:** Conform to ACI 301 Sec 4.3.

**HANDLING, PLACING, CONSOLIDATING, AND CURING:** Conform to ACI 301 Sec 5.

**CONCRETE CURING:** Provide curing compounds for concrete as follows:

- Apply specified curing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recast slabs subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
- Use membrane curing compounds that will not affect surfaces that will be covered with finish materials applied directly to concrete.
- Apply curing compound at rate equivalent to rate of application of which curing compound was originally tested for performance to the manufacturer's instructions.
- Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
- All concrete must achieve 3000 PSI compressive strength before being subjected to freezing and thawing cycles.
- Apply two separate coats with first applied to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

**CONCRETE SEALER:** Concrete slane sealer containing 40% solids shall be applied to all prepared slab surfaces and extended up vertical surfaces 24 inches.

**CONSTRUCTION JOINTS:** Conform to ACI 301 Sec 2.2.2.5, 5.1.2.2A, 5.2.2.1, and 5.3.2.6. Construction joints shall be treated and detailed as on the construction drawings. Use of an acceptable alternate, surface treatment, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, rougher surfaces to 1/4" amplitude.

**EMBEDDED ITEMS:** Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items.

**GROUT:** Use 7000 PSI non-shrink grout for column base plates.

**GROUT/REBAR AND ANCHOR BOLTS:** Follow manufacturer's written instructions: drill holes in existing concrete to depth noted on plans or to depth as necessary to develop the strength of the rebar relative to the manufacturer's ICC-ES/IRAPMOC report. Drill the hole diameter per manufacturer's instructions. Roughen sides of holes by percussive drilling methods. Holes shall be brushed and blown free of debris and surface residue before grouting operation. Special Inspection is required.

**BONDING AGENT:** Use Master Builders Concrete Liquid (LPL). Apply in accordance with manufacturer's instructions.

**JOINT COMPOUND:** Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

**LEAN CONCRETE BACKFILL:** Conform to recommendations of ACI 229R "Controlled Low Strength Materials (CLSM)" for mixing and placing lean concrete backfill shown on the drawings. Use 100 PSF mix. Use standard slump test to verify flowability. Test in accordance with ASTM D432-88 "Preparation and Testing of Soil-Cement Slurry Test Cylinders."

**TESTING AND ACCEPTANCE:**  
Testing and samples to be conducted tests in accordance with ACI 301 Sec 16.4.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Core 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the EOR directs. After 56 days, unless notified by the EOR to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

Acceptance: Strength is satisfactory when:  
• The averages of a sets of 3 consecutive tests equal or exceed the specified strength. No individual test falls below the specified strength by more than 500 psi. A "test" for acceptance is the average strength of the two cylinders tested at the specified test age.

### CONCRETE REINFORCEMENT

**REFERENCE STANDARDS:** Conform to:

- ACI 301 "Standard Specifications for Structural Concrete," Sec 3 "Reinforcement, and Reinforcement Supports."
- IBC Chapter 19, Concrete.
- ACI 318 and ACI 318R.
- ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
- CRSI MSP-2 "Manual of Standard Practice."
- ANSI/AWS D14 "Structural Welding Code - Reinforcing Steel"

**SUBMITTALS:** Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

**MATERIALS:**  
Reinforcing Bars ASTM A615, Grade 60, deformed bars.  
Smooth Welded Wire Fabric ASTM A185  
Deformed Welded Wire Fabric ASTM A497  
Bar Supports CRSI MSP-2, Chapter 3 "Bar Supports."  
Tie Wire 16.5 gauge or heavier, black annealed.

**FABRICATION:** Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-66 "ACI Detailing Manual."

**WELDING:** Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec 3.2.2.2 "Welding" and provide ASTM A706, Grade 60 reinforcement.

**PLACING:** Conform to ACI 301, Sec 3.3.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

**CONCRETE COVER:** Conform to the following cover requirements from ACI 301, Table 3.3.2.3.

Concrete cast against earth 3"  
Concrete exposed to earth or weather (H & smaller) 1-1/2"  
Concrete exposed to earth or weather (H & larger) 2"  
Bars in slabs and walls 3/4"

**SPLICES & DEVELOPMENT LENGTH:** Conform to ACI 301, Sec 3.3.2.7. Refer to "Lap Splice & Development Schedule" on plans for typical splices. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR.

**STUD RAILS:** Use manufactured "DECON" installed in accordance with the manufacturer's instructions using chairs provided by the manufacturer to position rails at proper height.

**FIELD BENDING:** Conform to ACI 301 Sec 3.3.2.8 "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not test bars.

**CORNERS BARS:** Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, UNO.

**TYPICAL CONCRETE REINFORCEMENT:** Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with EOR prior to rebar fabrication.

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall
10"	#4 @ 12" OC	#4 @ 15" OC	Each Face
12"	#4 @ 12" OC	#4 @ 12" OC	Each Face

### STRUCTURAL STEEL

**DESIGN STANDARDS:** Structural steel for this project is designed in accordance with the latest edition of the AISC Steel Construction Manual.

**REFERENCE STANDARDS:** Conform to:

- AISC "Code of Standard Practice for Steel Buildings & Bridges."
- RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
- AWS D11 "Structural Welding Code - Steel"
- AWS D13 "Structural Welding Code - Sheet Steel."
- AWS D14 "Structural Welding Code - Seismic Supplement."
- ASCE 341 "Seismic Provisions for Structural Steel Buildings."
- ASCE 3 "Standard for the Structural Design of Composite Slabs."

**SUBMITTALS:**  
(1) Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."  
(2) Submit welder's certificates verifying qualification within past 12 months.

**FIELD REFERENCE:** The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301)" with Selected ACI and ASTM References."

**CONCRETE MIXTURES:** Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

**MATERIALS:** Conform to ACI 318 Chapters 19 & 20.

**SUBMITTALS:** Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	W/C Ratio	Minimum Air Content
"Basement walls, foundation walls & concrete not exposed to weather	3000	28	1"	F2, C1	0.45 (0.55 NTE)	4.5%
"Basement walls, interior slabs on grade	3000	28	1"	F2, C1	0.45	4.5%
"Exterior garage slabs on grade	4500	28	1"	F2, C1	0.45	4.5%
"Basement walls, foundation walls, exterior walls & other vertical elements exposed to weather	3000	28	1"	F3, C2	0.40	4.5%
"Porches, canopies, steps exposed to weather & garage slabs on grade	3000	28	1"	F1, C0	0.45 (0.55 max)	4.5%
"Slabs walls below grade	4500	28	1"	F2, C0	0.45	6.0%
Foundations - residential retaining walls and their footings	5000 (1 NTE)	28	1"	F3, C2	0.40	6.0%
Exterior Slabs-on-Grade	4500 (1 NTE)	28	1"	F2, C1	0.45	6.0%
Retaining Walls	4500 (1 NTE)	28	1"	F2, C1	0.45	6.0%

**MIX DESIGN NOTES:**  
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.  
(2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.2.9B. Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.  
(3) Air Content: Conform to ACI 301 Sec 4.2

TABLE 1 REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>SOILS</b>				
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	
PERFORM CLASSIFICATION OF COMPACTED FILL MATERIALS	TABLE 1705.6, 1803.5.1	GEOTECHNICAL REPORT	Periodic	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	TABLE 1705.6	GEOTECHNICAL REPORT	Continuous	BY THE GEOTECHNICAL ENGINEER
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	TABLE 1705.6	GEOTECHNICAL REPORT	Periodic	

TABLE 2 REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>FABRICATION</b>				
FABRICATORS (FIELD WELDING AND UNREGISTERED FABRICATOR SHOPS)	1704.2.5		Periodic	SPECIAL INSPECTIONS APPLY TO VERIFICATION OF DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES INCLUDING REVIEW FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS
APPROVED FABRICATORS (REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION)	1704.2.5.1			SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE STATE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
<b>CONCRETE</b>				
INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	TABLE 1705.3, 1908.4	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	Periodic	
INSPECTION OF ANCHORS CAST IN CONCRETE	TABLE 1705.3, 1901.3	ACI 318: 17.8.2	Periodic	
INSPECTION OF POST-INSTALLED ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UNDESIRABLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	TABLE 1705.3, 1901.3	ACI 318: 17.8.2.4, ICC EVALUATION REPORT	Continuous	ANCHOR INSTALLATION SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	TABLE 1705.3, 1901.3	ACI 318: 17.8.2, ICC EVALUATION REPORT	Periodic	SPECIAL INSPECTIONS APPLY TO ANCHOR PRODUCT NAME, TYPE, AND DIMENSIONS, HOLE DIMENSIONS, COMPLIANCE WITH DRILL BIT REQUIREMENTS, CLEANLINESS OF THE HOLE AND ANCHOR, ADHESIVE EXPIRATION DATE, ANCHOR ADHESIVE INSTALLATION, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE
VERIFYING USE OF REQUIRED MIX DESIGN(S)	TABLE 1705.3, 1904.1, 1904.2, 1909.2, 1909.3	ACI 318: Ch. 19, 26.4.3, 26.4.4	Periodic	
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP & AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	TABLE 1705.3, 1908.10	ASTM C 172, ASTM C 31, ACI 318: 26.4, 26.12	Continuous	
<b>STEEL</b>				
FABRICATION OF STRUCTURAL ELEMENTS	1705.2			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS

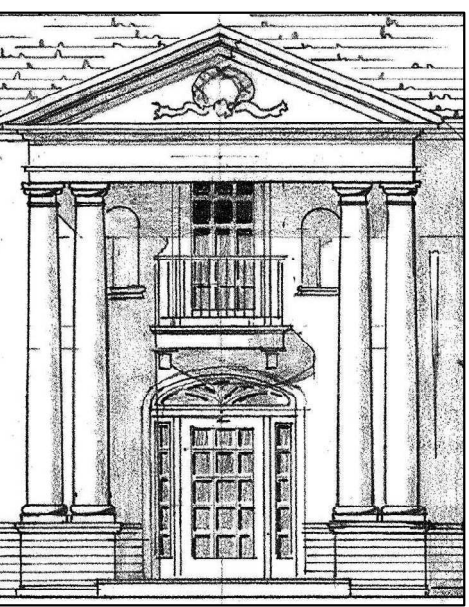
TABLE 2 REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>WELDING</b>				
1. INSPECTION TASKS PRIOR TO WELDING				
A. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	AISC 360-10 TABLE N5.4-1		Continuous	
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			Continuous	
C. MATERIAL IDENTIFICATION (TYPE/GRADE)			Periodic	
D. WELDER IDENTIFICATION SYSTEM			Periodic	
E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)			Periodic	
1) JOINT PREPARATION			Periodic	
2) DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)			Periodic	
3) CLEANLINESS (CONDITION OF STEEL SURFACES)			Periodic	
4) TACKING (TACK WELD QUALITY AND LOCATION)			Periodic	
5) BACKING TYPE AND FIT (IF APPLICABLE)			Periodic	
F. CONFIGURATION AND FINISH OF ACCESS HOLES			Periodic	
G. FIT-UP OF FILLET WELDS			Periodic	
1) DIMENSIONS (ALIGNMENT, GAPS AT ROOT)			Periodic	
2) CLEANLINESS (CONDITION OF STEEL SURFACES)			Periodic	
3) TACKING (TACK WELD QUALITY AND LOCATION)			Periodic	
H. CHECK FIELD WELDING EQUIPMENT			Periodic	
2. INSPECTION TASKS DURING WELDING				
AISC 360-10 TABLE N5.4-2				
A. USE OF QUALIFIED WELDERS			Periodic	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			Periodic	
1) PACKAGING			Periodic	
2) EXPOSURE CONTROL			Periodic	
C. NO WELDING OVER CRACKED TACK WELDS			Periodic	
D. ENVIRONMENTAL CONDITIONS			Periodic	
1) WIND SPEED WITHIN LIMITS			Periodic	
2) PRECIPITATION AND TEMPERATURE			Periodic	
E. WPS FOLLOWED			Periodic	
1) SETTINGS ON WELDING EQUIPMENT			Periodic	
2) TRAVEL SPEED			Periodic	
3) SELECTED WELDING MATERIALS			Periodic	
4) SHIELDING GAS TYPE/FLOW RATE			Periodic	
5) PREHEAT APPLIED			Periodic	
6) INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)			Periodic	
F. WELDING TECHNIQUES			Periodic	
1) INTERPASS AND FINAL CLEANING			Periodic	
2) EACH PASS WITHIN PROFILE LIMITATIONS			Periodic	
3) EACH PASS MEETS QUALITY REQUIREMENTS			Periodic	
3. INSPECTION TASKS AFTER WELDING				
AISC 360-10 TABLE N5.4-3				
A. WELDS CLEANED			Periodic	
B. SIZE, LENGTH AND LOCATION OF WELDS			Continuous	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA; CRACK PROHIBITION, WELD BESEMETAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT & POROSITY			Continuous	
D. ARC STRIKES			Continuous	
E. WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS			Continuous	
F. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)			Continuous	
G. REPAIR ACTIVITIES			Continuous	
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER			Continuous	

TABLE 2 (CONTINUED)				
<b>BOLTS</b>				
INSPECTION TASKS PRIOR TO BOLTING		AISC 360-10: TABLE N5.6-1		
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENERS MATERIALS			Continuous	
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS			Periodic	
3. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)			Periodic	
4. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL			Periodic	
5. CONNECTING ELEMENTS INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS			Periodic	
6. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLES AND METHODS USED			Continuous	
7. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS			Periodic	
<b>BOLTS</b>				
INSPECTION TASKS DURING BOLTING		AISC 360-10: TABLE N5.6-2		
1. FASTENER ASSEMBLES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED			Periodic	
2. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION			Periodic	
3. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING			Periodic	
4. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES			Periodic	
INSPECTION TASKS AFTER BOLTING		AISC 360-10: TABLE N5.6-3		
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS			Continuous	
<b>WOOD</b>				
FABRICATION OF PREFABRICATED STRUCTURAL ELEMENTS	1705.5, 1704.2.5			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN LATERAL SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS AND HOLD-DOWNS	1705.11.1, 1705.12.2		Periodic	

TABLE 5 REQUIRED TESTING FOR SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	TESTING			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>GEOTECHNICAL</b>				
GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPACTED FILL MATERIALS	1803			TESTING PER GEOTECHNICAL REPORT
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY		VARIABLES: MINIMUM PER IBC APPENDIX J107.5	Periodic	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION	1705.6	VARIABLES: CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	Periodic	BY THE GEOTECHNICAL ENGINEER
<b>CONCRETE</b>				
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	TABLE 1705.3	ASTM C 172, ASTM C 31, ACI 318-26.12	EA 150 CY, MIN ONE SET PER DAY	FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED ONCE EACH DAY FOR A GIVEN CLASS OF CONCRETE, OR AT LEAST ONCE FOR EACH 5,000 SQ FT OF SURFACE AREA FOR SLABWALLS, ONCE EACH SHIFT FROM IN-PLACE WORK OR FROM TEST PANEL AND MINIMUM ONE SPECIMEN FOR EACH 50 CUBIC YARDS. *PRE-CONSTRUCTION TESTS AS REQUIRED PER THE BUILDING OFFICIAL.*
CONCRETE STRENGTH	TABLE 1705.3, 1903	ASTM C39	2-CYL - 7 DAYS 2-CYL 28 DAYS	
CONCRETE SLUMP		ASTM C143	Continuous	
CONCRETE AIR CONTENT	1903, 1705.3	ASTM C231	Continuous	
CONCRETE TEMPERATURE		ASTM C1064	Continuous	
<b>STEEL</b>				
RADIOGRAPHIC (RT), MAGNETIC PARTICLE (MT) AND ULTRASONIC (UT) TESTING OF WELDS		AISC 360-10 N5.5 MT - AWS D1.1 6.14.4, UT - AWS D1.1 6.13 & 6.14.3	PER DRAWINGS	

TABLE 6 REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>GENERAL</b>				
SEISMIC-FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORIES C, D, E, OR F	1704.3.2, 1705.12		Continuous	REFERENCE THE GENERAL STRUCTURAL NOTES FOR OUTLINE OF SEISMIC-FORCE-RESISTING SYSTEM
DESIGNATED SEISMIC SYSTEMS (SECONDARY) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORIES C, D, E, OR F			Continuous	
<b>STEEL</b>				
WELDING OF THE SEISMIC FORCE-RESISTING SYSTEM	1705.12	AISC 341 J6, AWS D1.1 SECTION 6		REFER TO TABLE 2 OF GUIDELINES FOR FABRICATOR AND WELDING SPECIAL INSPECTION REQUIREMENTS. IBC 1705.12.1.1 AND 1705.13.1.1 REQUIRE SPECIAL INSPECTIONS AND RELATED TESTING FOR STRUCTURAL STEEL FOR THE SEISMIC FORCE RESISTING SYSTEM TO COMPLY WITH THE QUALITY ASSURANCE PLAN REQUIREMENTS OF AISC 341.
HIGH STRENGTH BOLT INSTALLATION IN THE SEISMIC FORCE-RESISTING SYSTEM		AISC 341 J7, RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS		REFER TO TABLE 2 FOR HIGH STRENGTH BOLTING SPECIAL INSPECTION REQUIREMENTS
MOMENT RESISTING FRAME REDUCED BEAM SECTIONS	1705.12		Periodic	SPECIAL INSPECTIONS APPLY TO CONTOUR, FINISH, AND DIMENSIONAL TOLERANCES
SEISMIC FORCE-RESISTING SYSTEM PROTECTED ZONES		AISC 341 J8	Periodic	SPECIAL INSPECTIONS APPLY TO VERIFYING THAT THERE ARE NO HOLES OR UNAPPROVED ATTACHMENTS INCLUDING UNACCEPTABLE WELDS IN PROTECTED ZONES
<b>WOOD</b>				
FIELD GLUING OF DIAPHRAGM AND SHEAR WALL ELEMENTS FOR SEISMIC FORCE-RESISTING SYSTEMS			Continuous	SPECIAL INSPECTION IS ONLY REQUIRED IF FIELD GLUING IS REQUIRED FOR THE DESIGN STRENGTH OF THE DIAPHRAGM AS INDICATED PER PLAN
CONNECTIONS FOR DIAPHRAGM CHORDS, COLLECTORS, BRACING, AND SHEAR WALL ANCHORAGE AND HOLD-DOWNS	1705.12.2		Periodic	ALL CONNECTIONS VISUALLY INSPECTED
FASTENING OF DIAPHRAGM AND SHEAR WALL SHEATHING WITH EDGE NAILING < 4"			Periodic	SPECIAL INSPECTION IS NOT REQUIRED WHEN FASTENER SPACING IS GREATER THAN 4" ON CENTER FOR WOOD SHEAR WALLS, DIAPHRAGMS, NAILING, BUILDING AND OTHER COMPONENTS IN THE SEISMIC FORCE-RESISTING SYSTEM.

TABLE 7 REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	TESTING			REMARKS
	IBC CODE REFERENCE	CODE OF STANDARD REFERENCE	FREQUENCY	
<b>STEEL</b>				
UT OF BASE METAL THICKER THAN 1/2" SUBJECT TO THROUGH-THICKNESS WELD SHRINKAGE STRAINS	1705.13.1	AISC 341 J6.2e, AWS D1.1 6.13 & 6.14.3	BEHIND AND ADJACENT TO EACH WELD	
MT OF K-AREA OF ROLLED WIDE FLANGE COLUMN WEBS ADJACENT TO DOUBLER/CONTINUITY PLATE WELDS	1705.13.1	AISC 341 J6.2e, AWS D1.1 6.14.4	EACH PLATE LOCATION	
MAGNETIC PARTICLE (MT) AND ULTRASONIC (UT) TESTING OF COMPLETE JOINT PENETRATION GROOVE (CJP) WELDS IN MATERIALS 5/16" THICK AND GREATER	1705.13.1	AISC 341 J6.2e, MT - AWS D1.1 6.14.4, UT - AWS D1.1 6.13 & 6.14.3	UT 100% OF WELDS MT 25% OF WELDS REFER TO DRAWINGS FOR LOCATIONS	IBC 1705.11 AND 1705.12.1 REQUIRE SPECIAL INSPECTIONS AND RELATED TESTING FOR STRUCTURAL STEEL FOR THE SEISMIC FORCE RESISTING SYSTEM TO COMPLY WITH THE QUALITY ASSURANCE PLAN REQUIREMENTS OF AISC 341.
MT OF THERMALLY CUT SURFACES OF BEAM COPEES AND ACCESS HOLES AT WELDED SPLICES AND CONNECTIONS WHEN THE FLANGE THICKNESS EXCEEDS 1 1/2" FOR ROLLED SHAPES OR THE WEB THICKNESS EXCEEDS 1 1/2" FOR BUILT-UP SHAPES	1705.13.1	AISC 341 J6.2d, AWS D1.1 6.14.4	EACH LOCATION	
MT OF THE WELD AND ADJACENT AREA IN A REDUCED BEAM SECTION (RBS) PLASTIC HINGE REGION REPAIRED BY WELDING	1705.13.1	AISC 341 J6.2e, AWS D1.1 6.14.4	EACH LOCATION	
MT OF THE ENDS OF FLANGE WELDS FROM WHICH WELD TABS HAVE BEEN REMOVED	1705.13.1	AISC 341 J6.2f, AWS D1.1 6.14.4	EACH LOCATION	



DEI  
DIBBLE ENGINEERS INC.  
www.dibbleengineers.com  
1032 Market Street, Kirkland, WA 98033  
425.828.4200



**Lotte Hommas**  
THE ART OF ARCHITECTURE  
3025 112th Ave., NE, Suite 110  
Bellevue, Washington 98004  
425.828.3081 T 425.822.2152 F  
www.lottehommas.com

**PEYREE REMODEL B**  
6059 77th Ave SE  
Mercer Island, WA 98040-5129

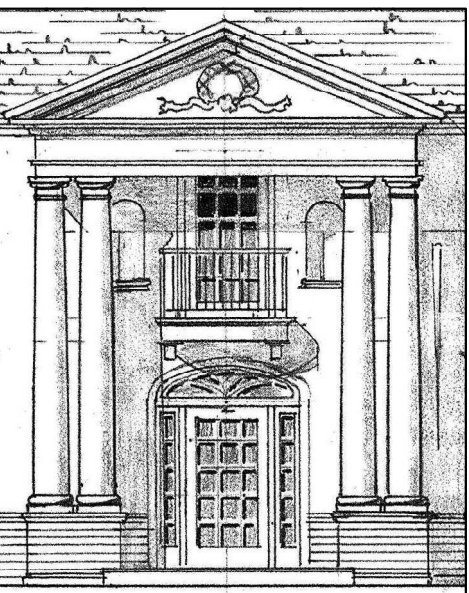
NO. DATE REVISION  
06/27/17 PERMIT SET

DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/LE  
DESIGNED BY: JBB

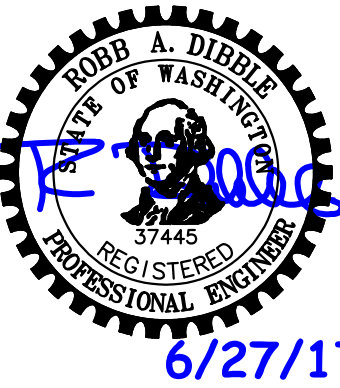
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**DEI**  
DIBLE ENGINEERS INC.  
www.dibleengineers.com  
103 Harriet Street, Kirkland, WA 98033  
425.828.4200



**Lotte Hommas**  
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Bellevue, Washington 98004  
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www.lottehommas.com

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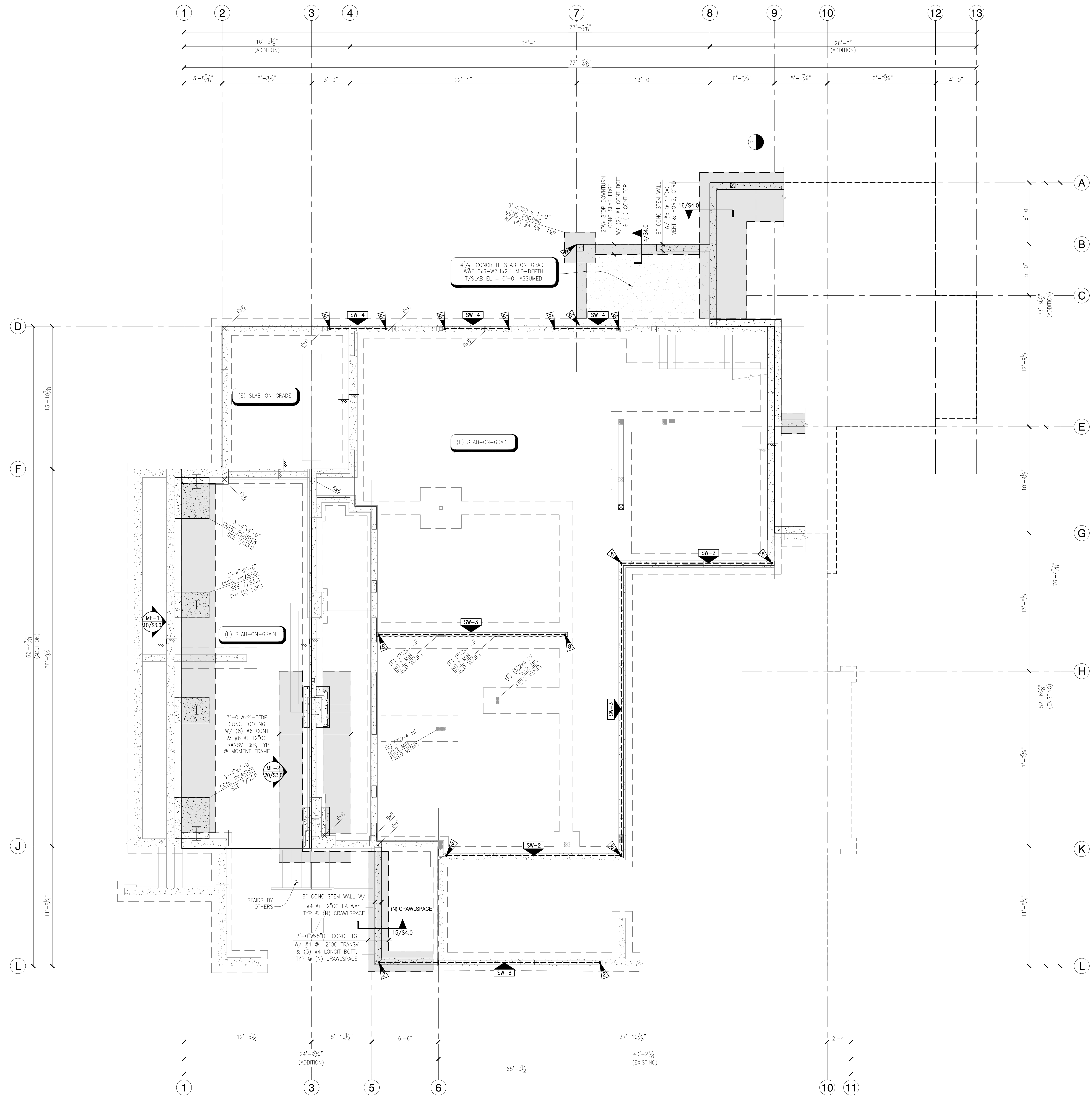
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DATE: 05/19/2017  
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DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

STRUCTURAL  
FOUNDATION/  
BASEMENT PLAN

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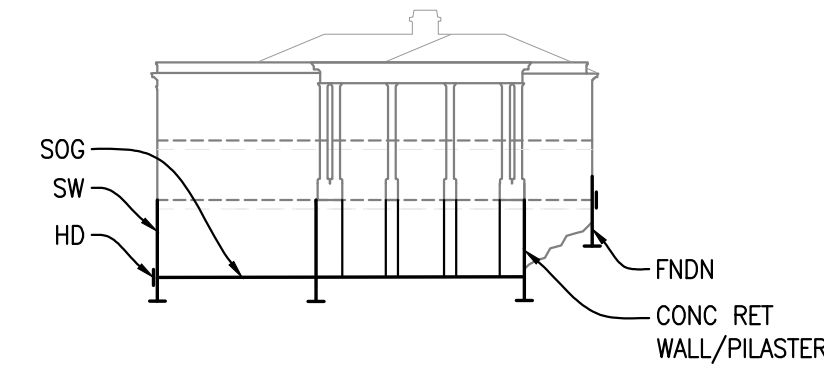
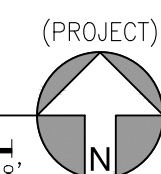
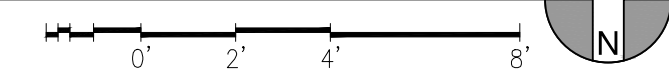


**FOUNDATION PLAN NOTES:**

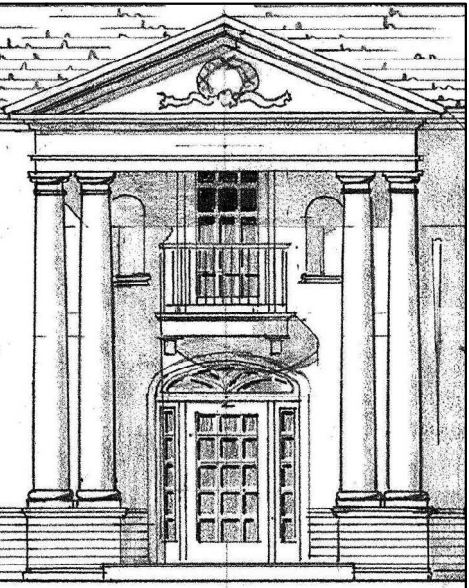
- FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE SHEET S1.0.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID, UNO. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS, POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
- FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
- MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECT.
- TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0", FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. FOR SUBGRADE PREPARATION AND FILL REQUIREMENTS AT SLABS AND FOOTINGS PER GEOTECH REPORT.
- TYPICAL TOP OF INTERIOR FOOTING ELEVATION = -4", UNO. TYPICAL TOP OF EXTERIOR FOOTING ELEVATION = -10" MINIMUM UNO. EXTERIOR FOOTINGS MUST EXTEND TO AT OR BELOW FROST DEPTH PER JURISDICTIONAL REQUIREMENTS AND LOCAL CONDITIONS.
- CJ INDICATES CONTROL JOINT. FOR ADDITIONAL INFORMATION, REFERENCE DETAIL 17/S4.0.
- FIBERMESH IS AN ACCEPTABLE ALTERNATE TO WWF IN THE SLAB ON GRADE. PROVIDE FIBER DOSAGE PER MANUFACTURER RECOMMENDATIONS. SUBMIT TO ENGINEER FOR REVIEW.
- ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- CONCRETE DIMENSIONS: CONTRACTOR SHALL LOCATE ALL DOOR OPENINGS IN EXTERIOR FOUNDATION WALLS AND VERIFY WITH ARCHITECT PRIOR TO POURING CONCRETE. CONTRACTOR TO COORDINATE CURBS.
- CONTRACTOR TO VERIFY TOP OF CONCRETE WALL ELEVATIONS (T/WALL) ON ALL FULL AND PARTIAL HEIGHT RETAINING WALLS. MAINTAIN T/WALL TO BE A MINIMUM 6" ABOVE FINISH GRADE.
- \*\* INDICATES (2) HOLDDOWNS REQUIRED, TYPICAL UNO ON PLAN.

**FOUNDATION / BASEMENT PLAN**

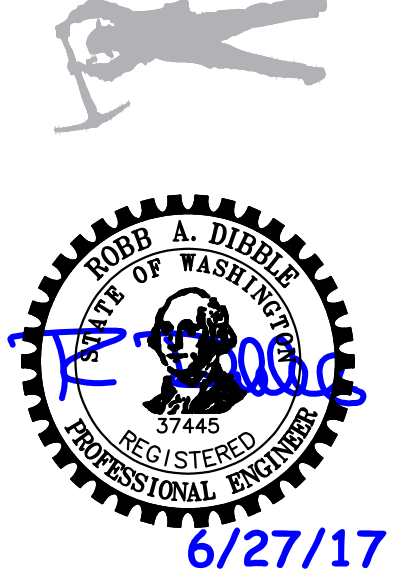
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION & CONSTRUCTION. NOTIFY DEI OF ANY DISCREPANCIES FOR FURTHER DIRECTION.



**DEI**  
**DIBBLE ENGINEERS INC.**  
 www.dibleengineers.com  
 103 Market Street, Luthland, WA 98033  
 425.828.4200



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 Bellevue, Washington 98004  
 425.828.3081 T 425.822.2152 F  
 www.lottehommas.com

**PEYREE REMODEL B**  
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NO.	DATE	REVISION
	06/27/17	PERMIT SET

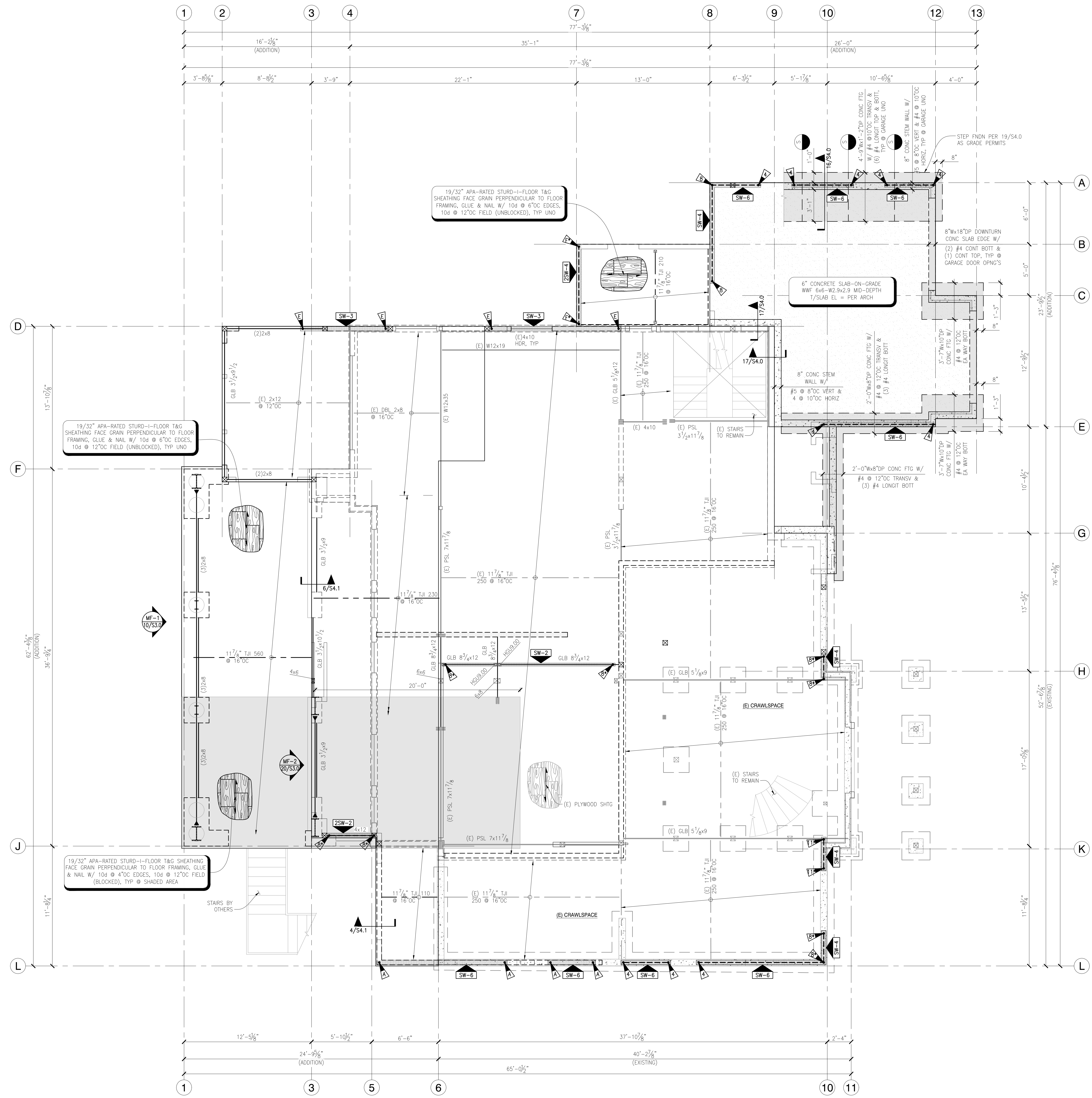
  

DATE:	05/19/2017
JOB NUMBER:	17-291
DRAWN BY:	SAT/TLE
DESIGNED BY:	JBH

STRUCTURAL  
 MAIN FLOOR  
 FRAMING PLAN

**S2.1**

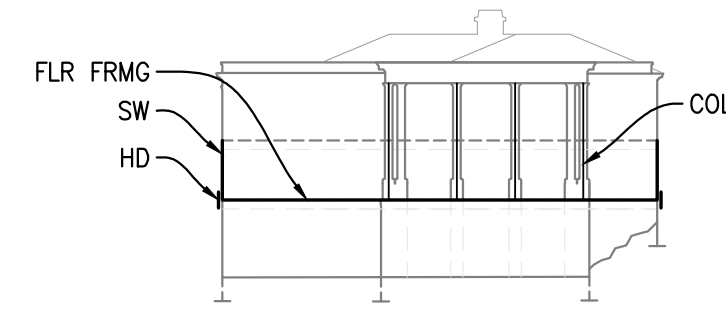
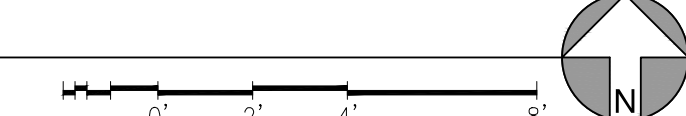
© 2017 DIBBLE ENGINEERS, INC.



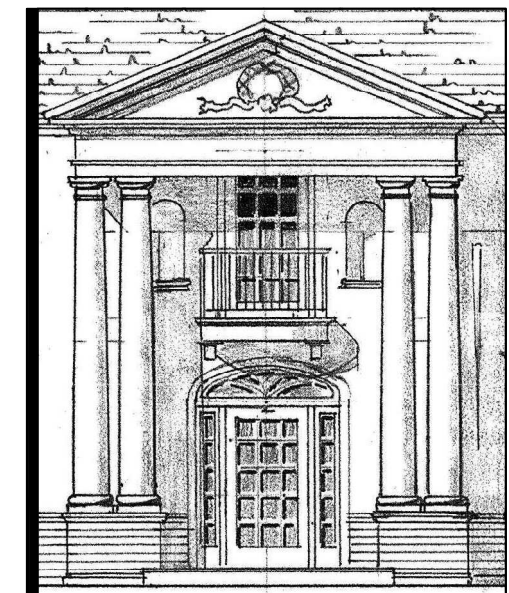
- MAIN FLOOR FRAMING PLAN NOTES:**
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID. TYPICAL. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
  - FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
  - AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
  - ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
  - HANGERS: ALL 2X HANGERS TO BE SIMPSON LUS SERIES, UNO.
  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
  - \*\* INDICATES (2) HOLDDOWNS REQUIRED, TYPICAL UNO ON PLAN.

**MAIN FLOOR FRAMING PLAN**

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



NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION & CONSTRUCTION. NOTIFY DEI OF ANY DISCREPANCIES FOR FURTHER DIRECTION.



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**PEYREE REMODEL B**  
6059 77th Ave SE  
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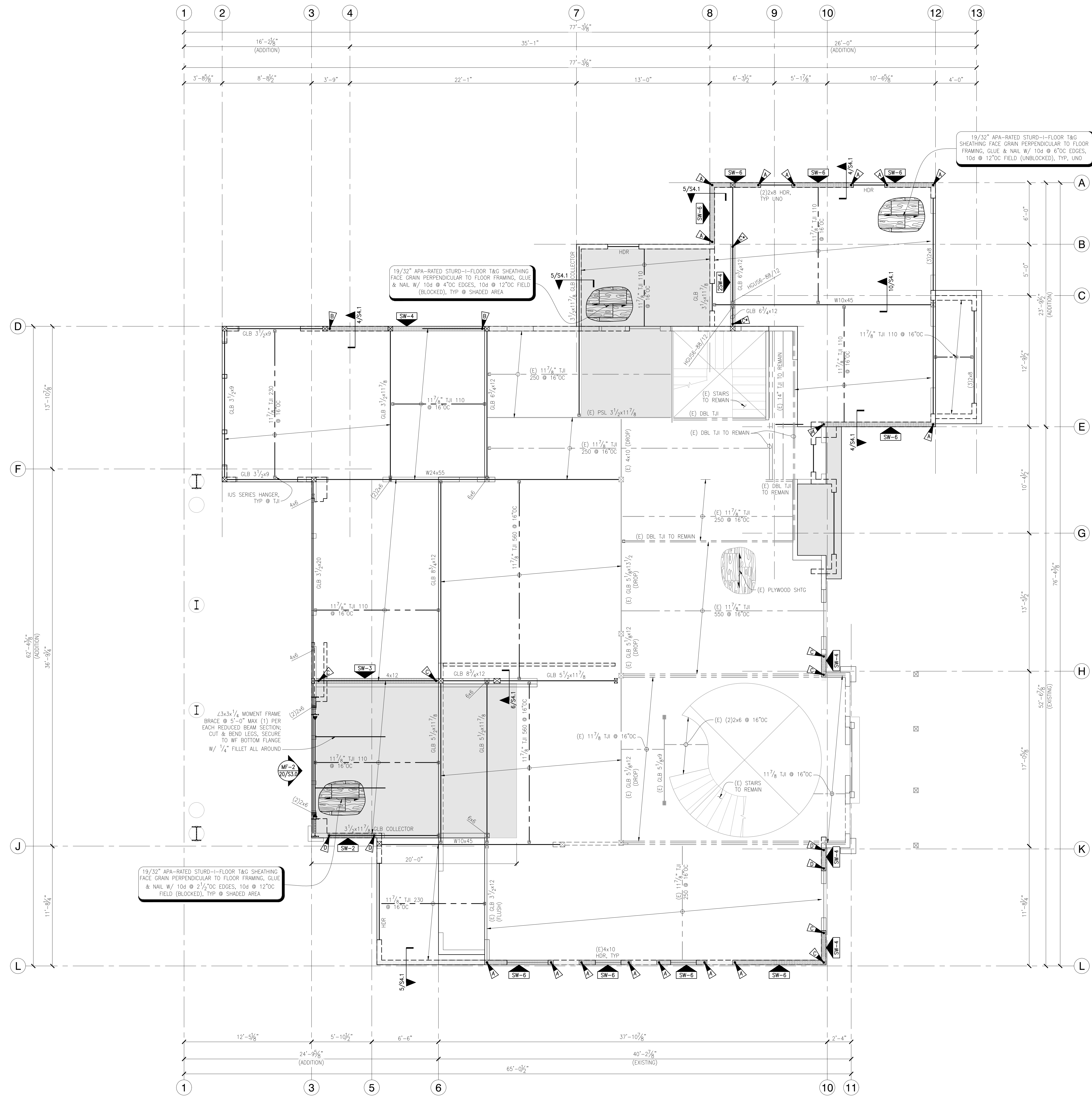
NO.	DATE	REVISION
	06/27/17	PERMIT SET

DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

STRUCTURAL  
UPPER FLOOR  
FRAMING PLAN

**S2.2**

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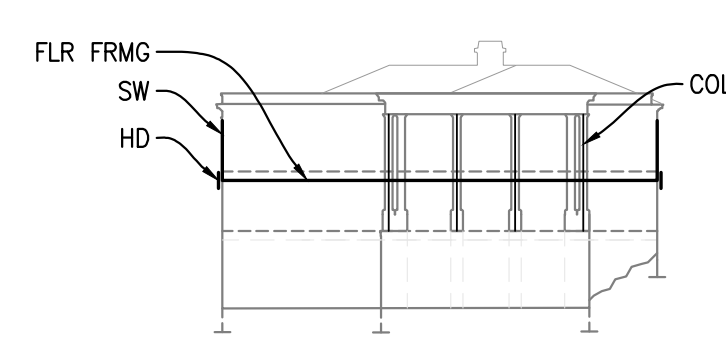
**UPPER FLOOR FRAMING PLAN NOTES:**

- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID, TYPICAL. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
- FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
- AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
- ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- HANGERS: ALL 2X HANGERS TO BE SIMPSON LUS SERIES UNO.
- HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- \*\* INDICATES (2) HOLD-DOWNS REQUIRED, TYPICAL UNO ON PLAN.

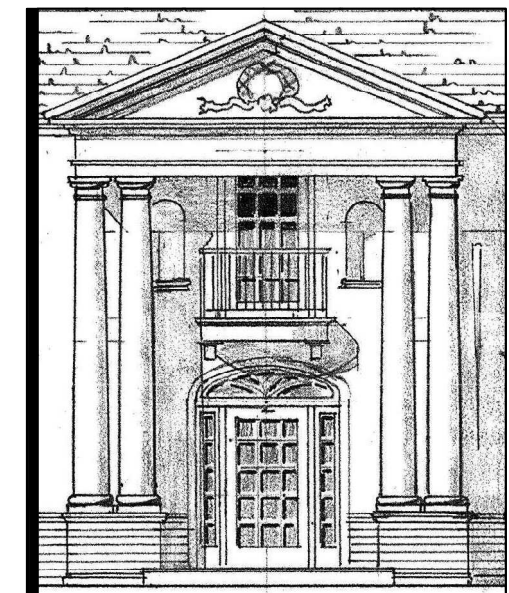
19/32" APA-RATED STUDD-FLOOR T&G SHEATHING, FACE GRAIN PERPENDICULAR TO FLOOR FRAMING, GLUE & NAIL W/ 10d @ 2 1/2" OC EDGES, 10d @ 12" OC FIELD (BLOCKED), TYP @ SHADED AREA

**UPPER FLOOR FRAMING PLAN**

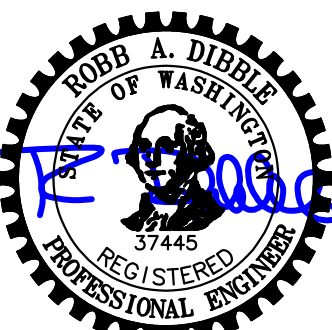
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION & CONSTRUCTION. NOTIFY DEI OF ANY DISCREPANCIES FOR FURTHER DIRECTION



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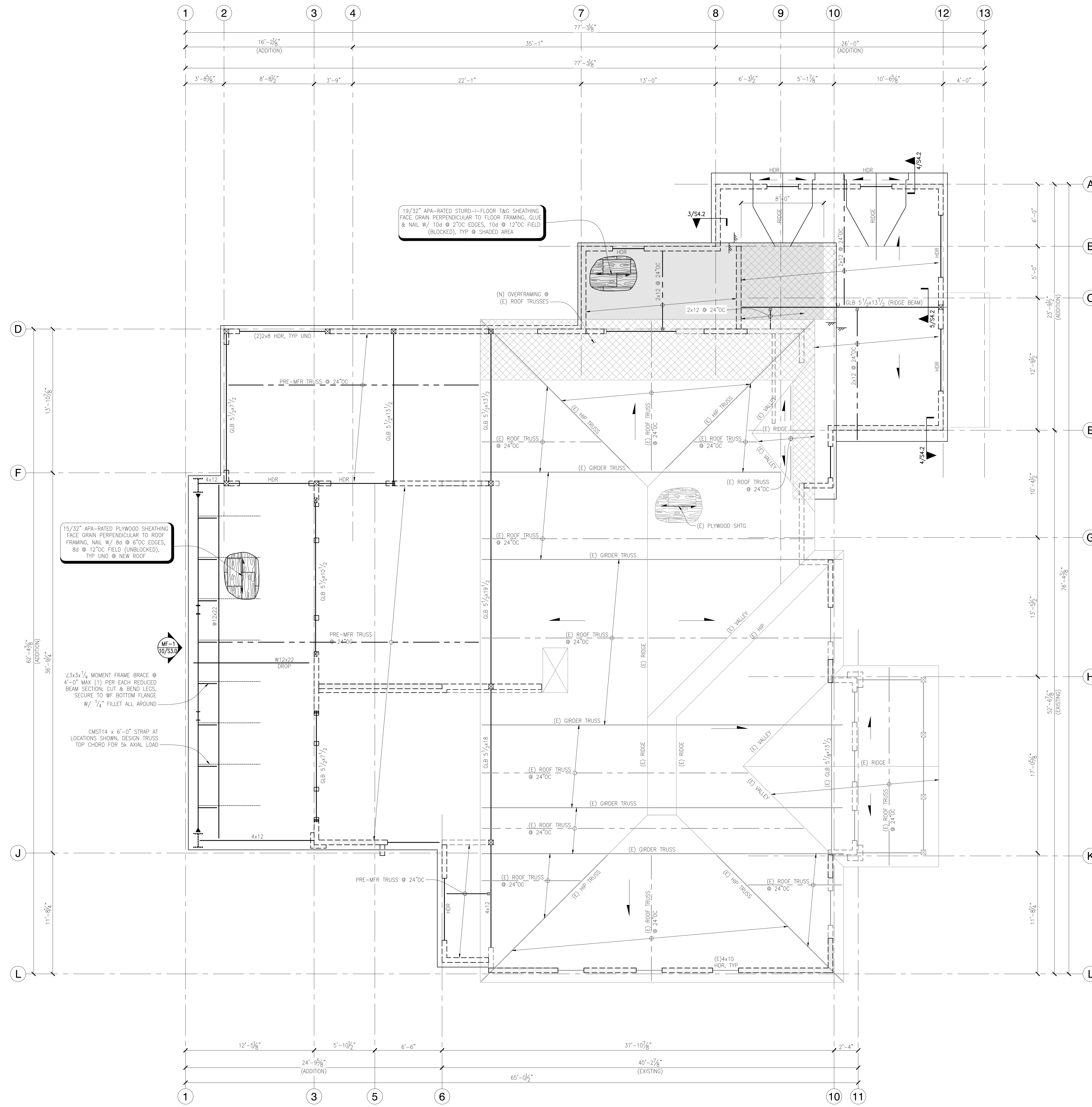
NO.	DATE	REVISION
06/27/17	PERMIT SET	

DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

**STRUCTURAL  
ROOF FRAMING  
PLAN**

**S2.3**

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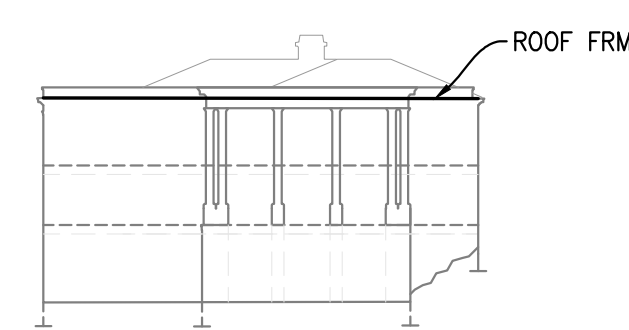
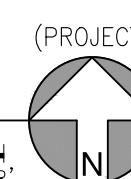
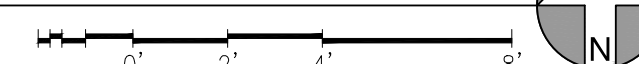


**ROOF FRAMING PLAN NOTES:**

- FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE SHEET S1.0.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID. TYPICAL UNO. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS, UNO. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
- FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
- FOR CONCRETE SHEAR WALLS OR MOMENT FRAME MEMBER SIZES, REFER TO ELEVATIONS.
- AT ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER GENERAL NOTES. ALL EXTERIOR WALL STUDS 12"-0" HIGH OR GREATER, USE (2) SISTER STUDS AT 16"OC, UNO.
- TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
- BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITHOUT FLOOR OR ROOF SUPPORT.
- BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) ROOF TRUSS OR CONTINUOUS BLOCKING OVER SHEAR WALLS. ADDITIONAL ROOF TRUSSES MAY BE REQUIRED TO ACCOMMODATE BLOCKING.
- HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN. BEAMS AND HEADERS ARE TO BE FLUSH FRAMED WITH JOISTS, UNLESS NOTED AS "DROP" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
  - REFER TO THE STRUCTURAL GENERAL NOTES FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION.
  - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
  - SHADED REGION INDICATES APPROXIMATE AREA OF OVER FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER FRAMING IN ADDITION TO THE STANDARD DESIGN LOADS.
  - PROVIDE SIMPSON H1 HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYP UNO.
- 2009F INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALLS. TRUSS MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE LATERAL LOAD SPECIFIED ON PLAN, IN BRACKETS, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
- SIMPSON STRAP TIES INDICATED ON THE SHEAR WALL PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM CONTRACTOR SHALL COORDINATE ADDITIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTORS OR HOLD-DOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.

**ROOF FRAMING PLAN**

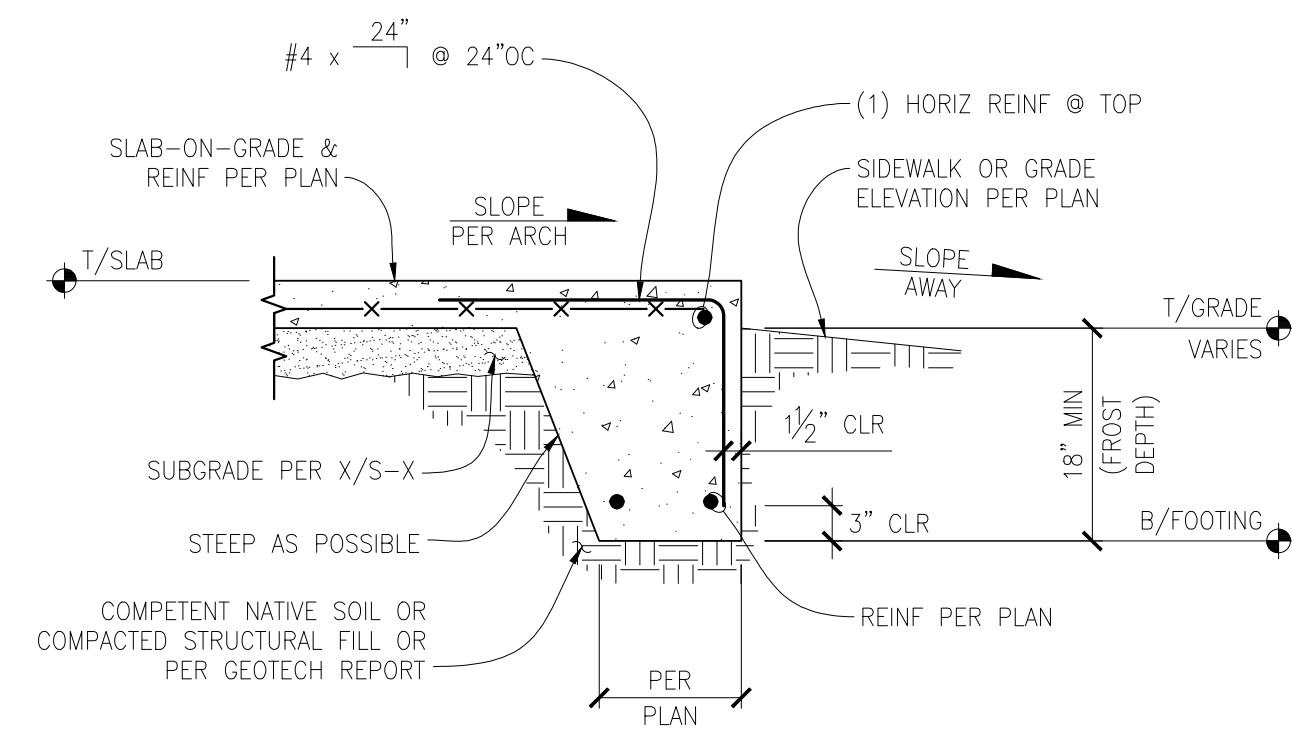
SCALE: 1/4" = 1'-0"



**BUILDING KEY**

NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION & CONSTRUCTION. NOTIFY DEI OF ANY DISCREPANCIES FOR FURTHER DIRECTION.



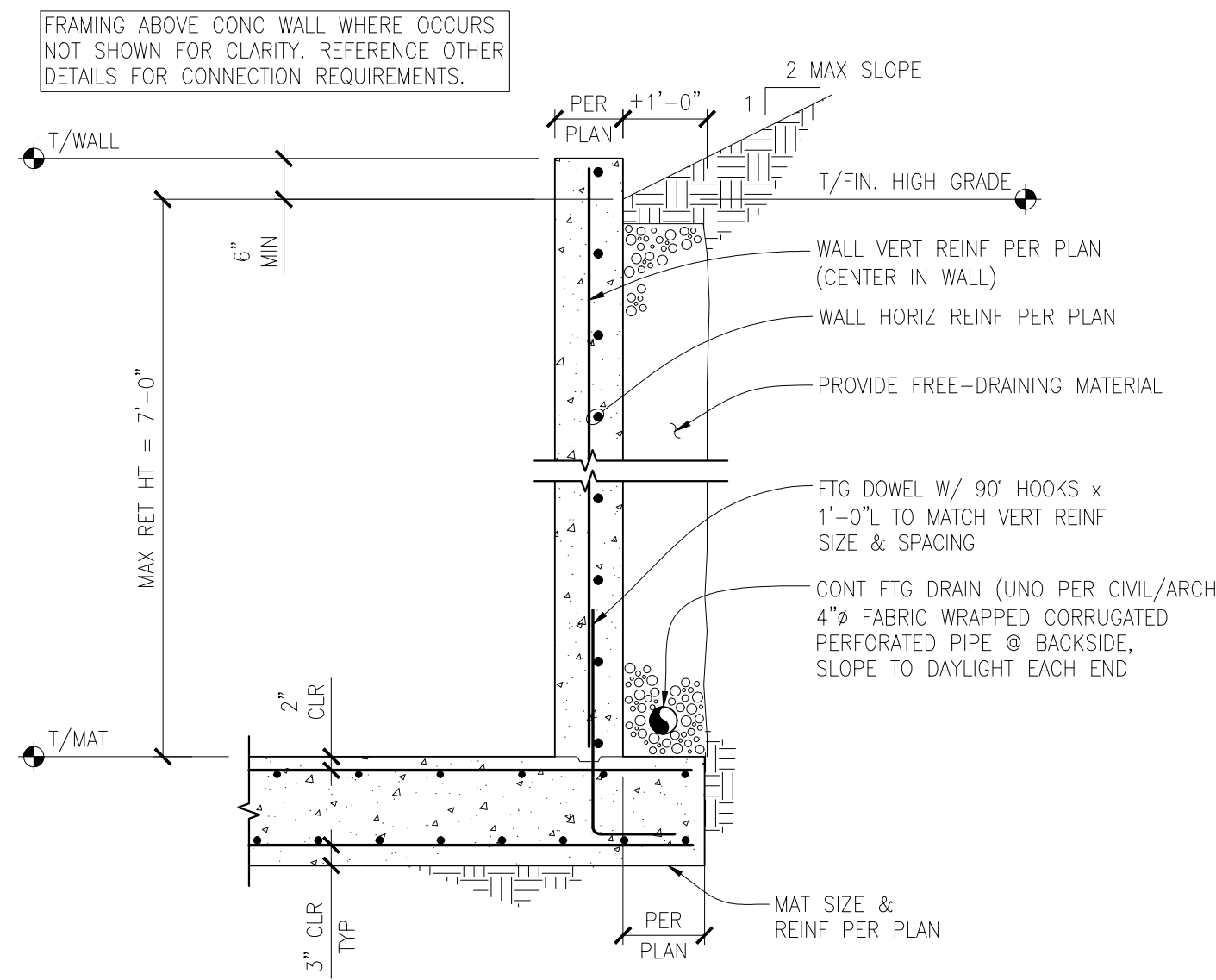


**GARAGE TYPICAL THICKENED SLAB EDGE FOOTING**

SCALE: N.T.S.

3021x

2

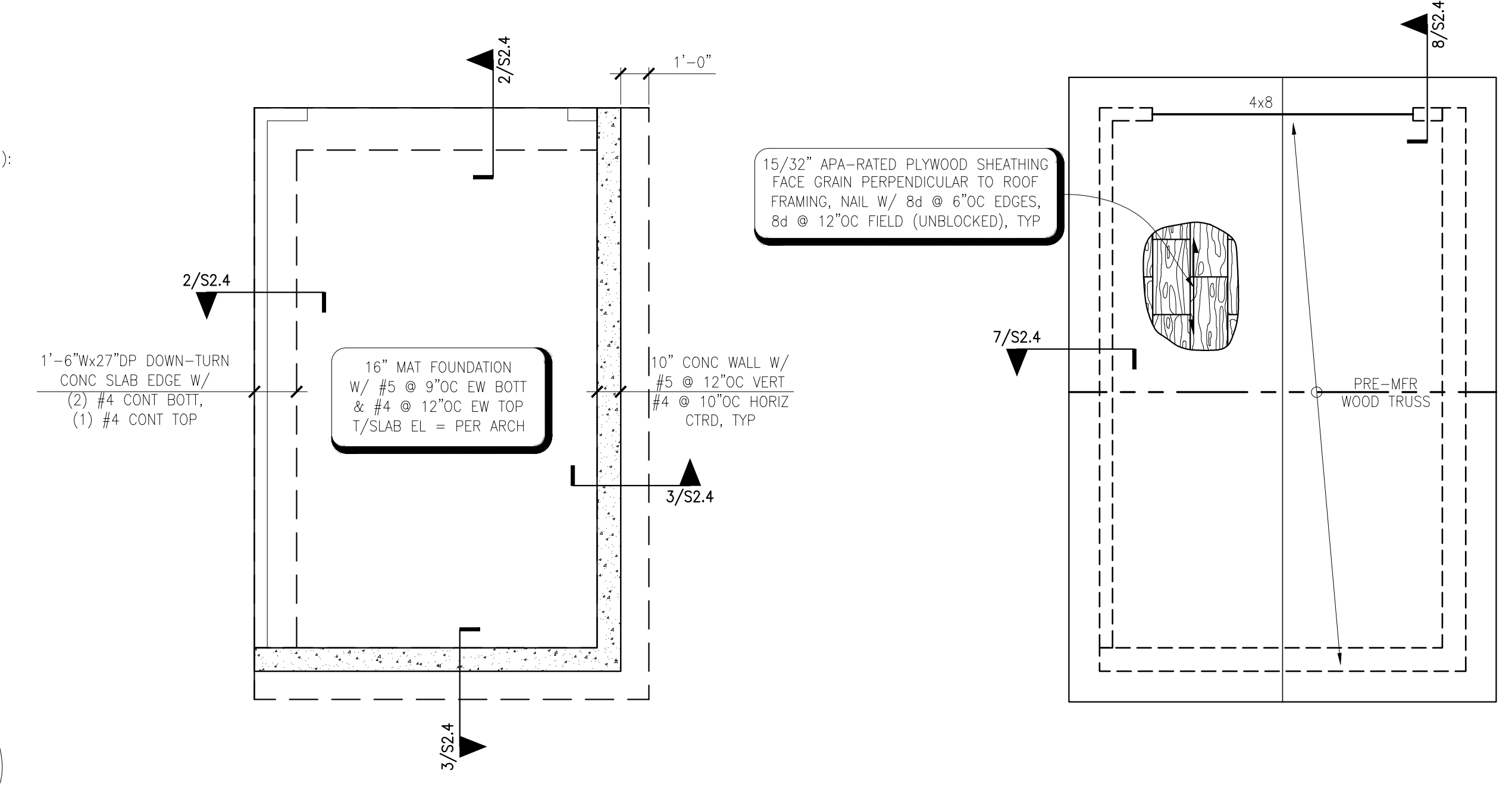


**GARAGE CONCRETE RETAINING WALL AND MAT FOUNDATION**

SCALE: N.T.S.

3009x

3



**GARAGE FOUNDATION PLAN**

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

(PROJECT)

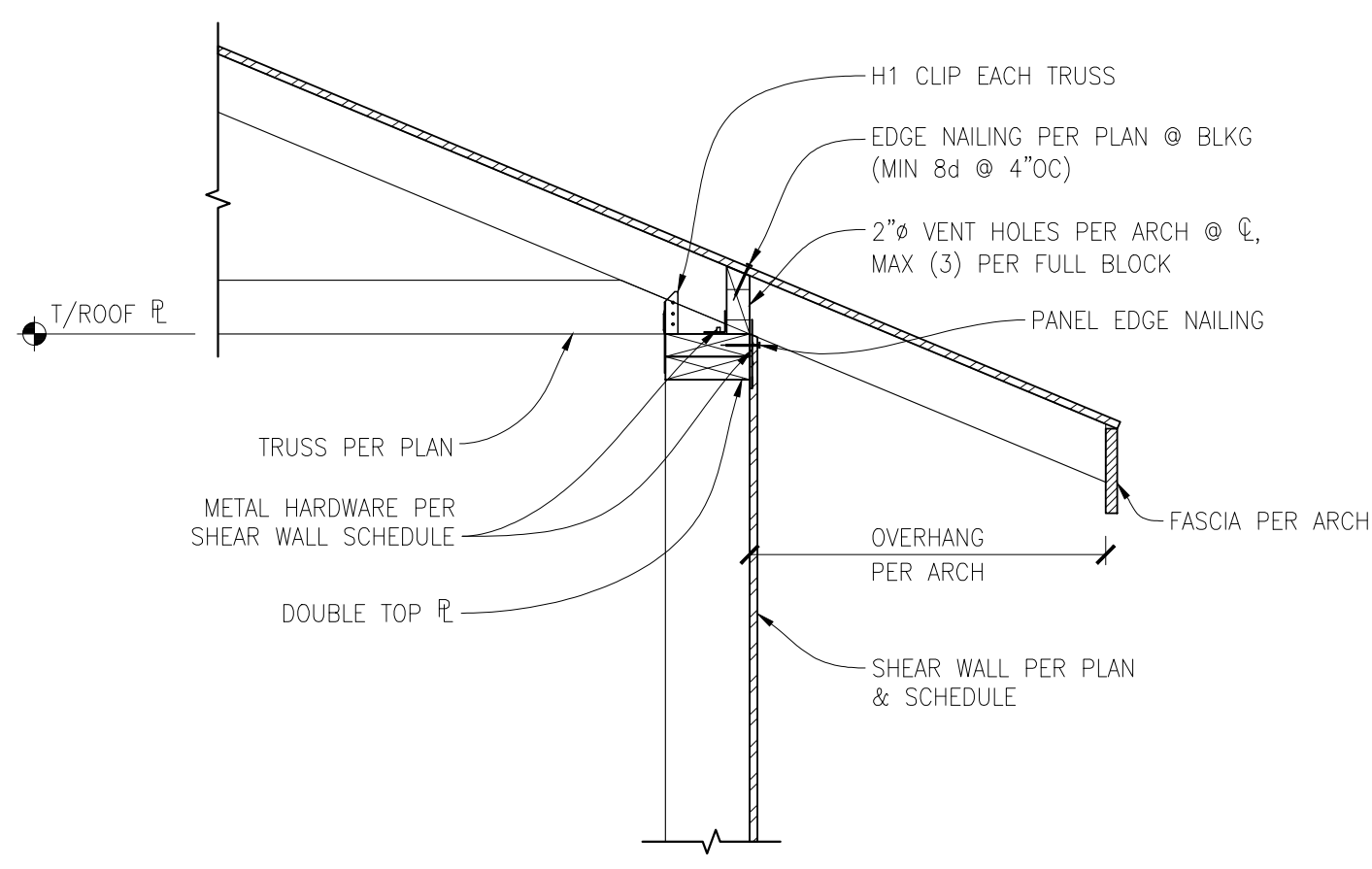
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**GARAGE ROOF FRAMING PLAN**

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

(PROJECT)

10

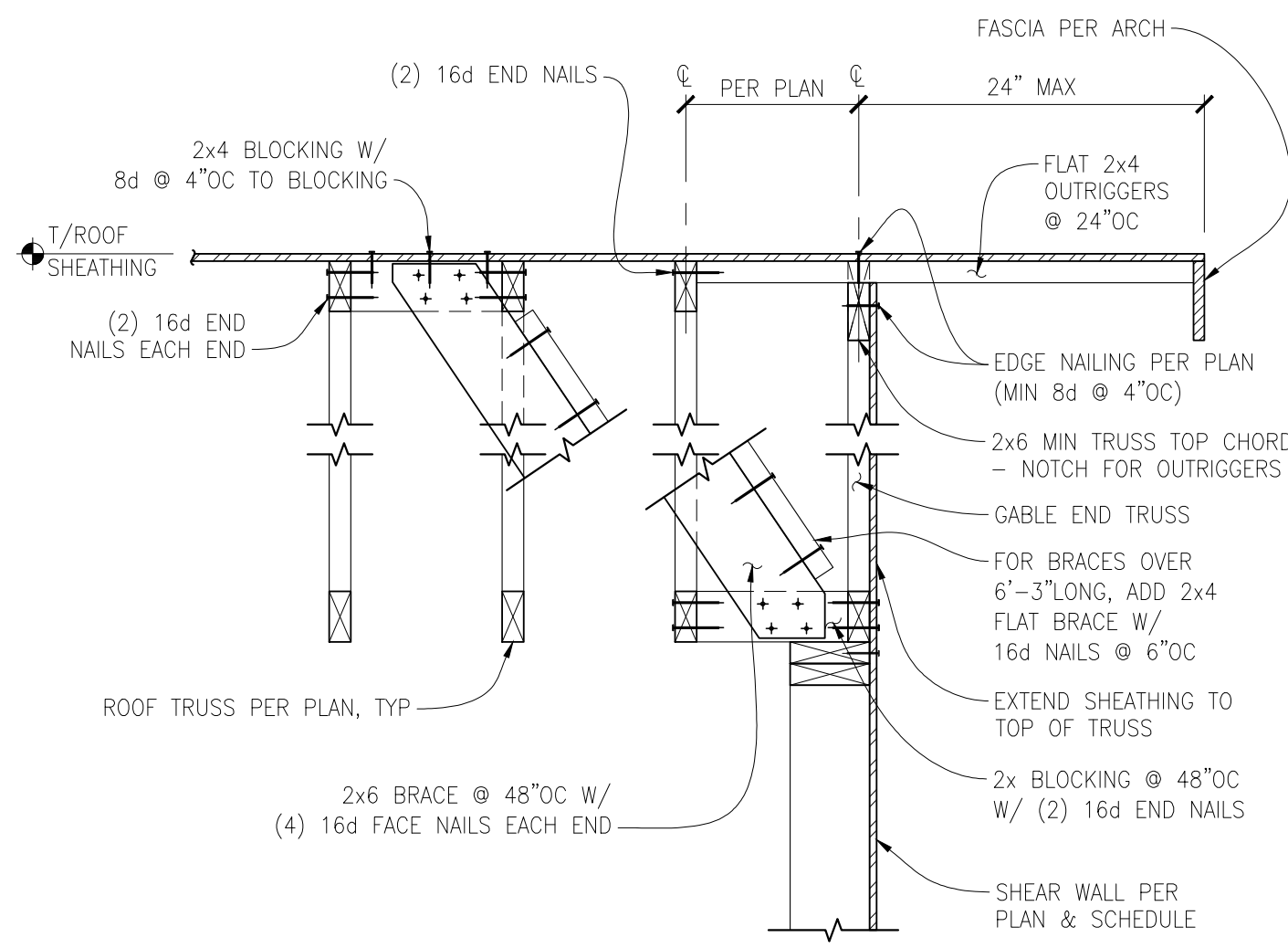


**EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS**

SCALE: 1" = 1'-0"

6011x

7

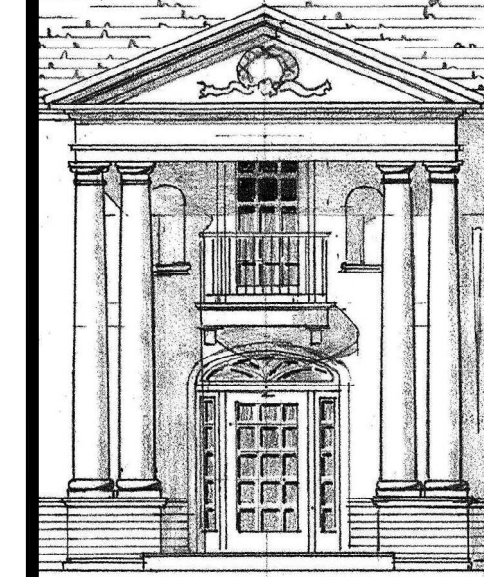


**EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS**

SCALE: 1" = 1'-0"

6020x

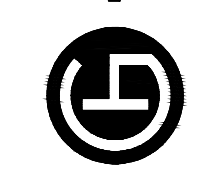
8



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ROD A. DIBLE  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
6/27/17



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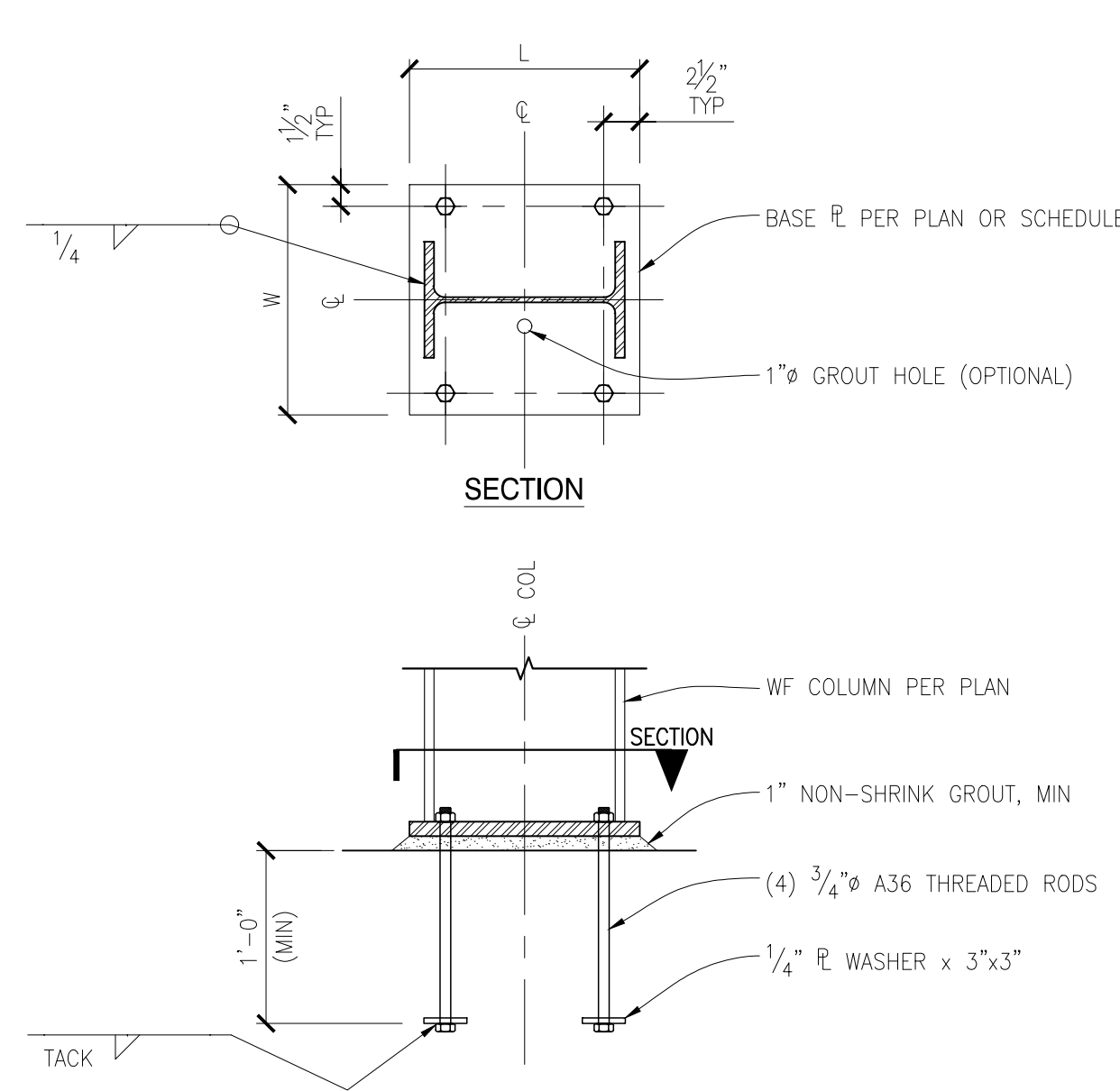
**PEYREE REMODEL B**  
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NO.	DATE	REVISION
	06/27/17	PERMIT SET
DATE:	05/19/2017	
JOB NUMBER:	17-291	
DRAWN BY:	SAT/TLE	
DESIGNED BY:	JBB	

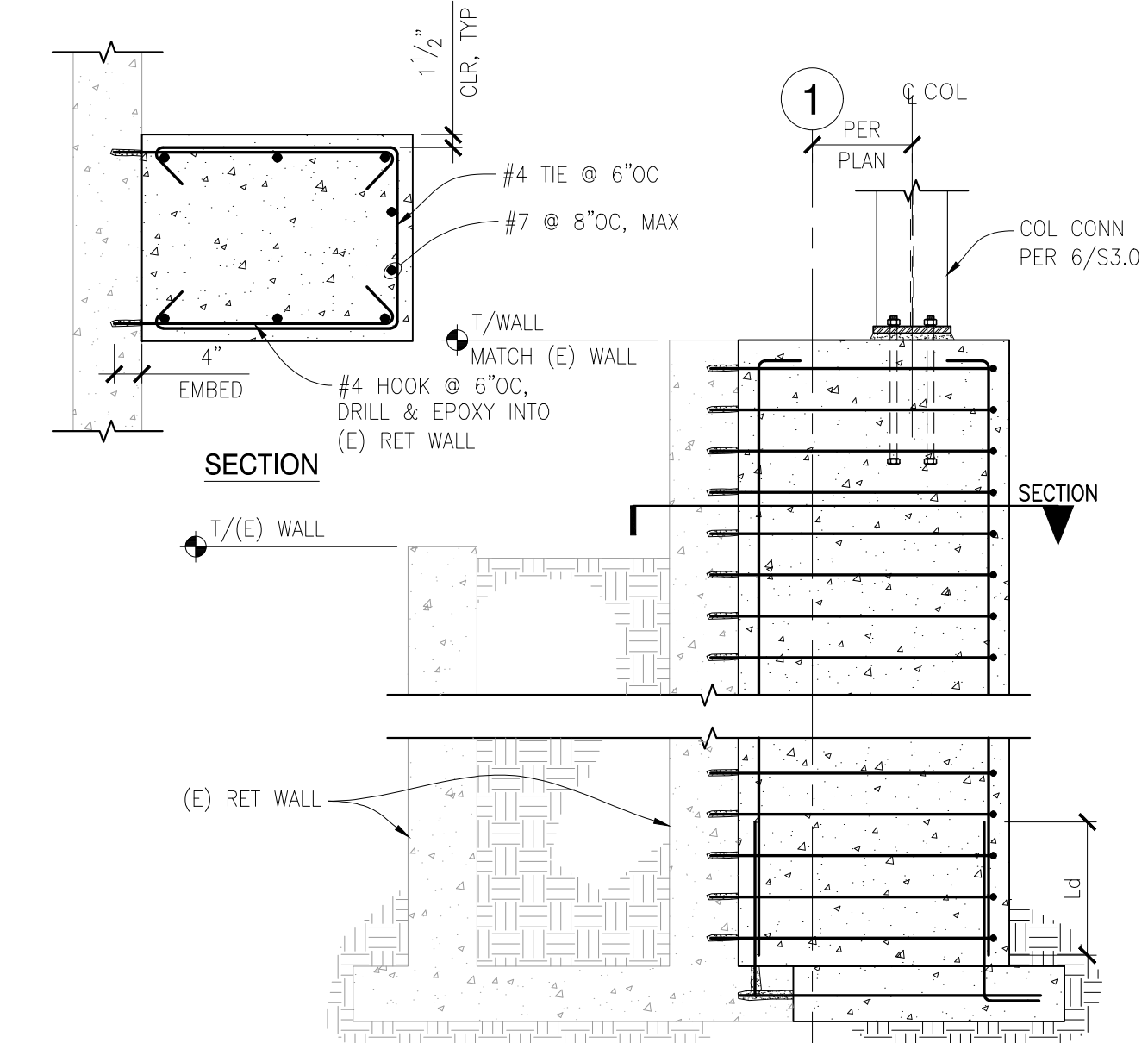
STRUCTURAL  
GARAGE/CABANA  
PLANS & DETAILS

**S2.4**

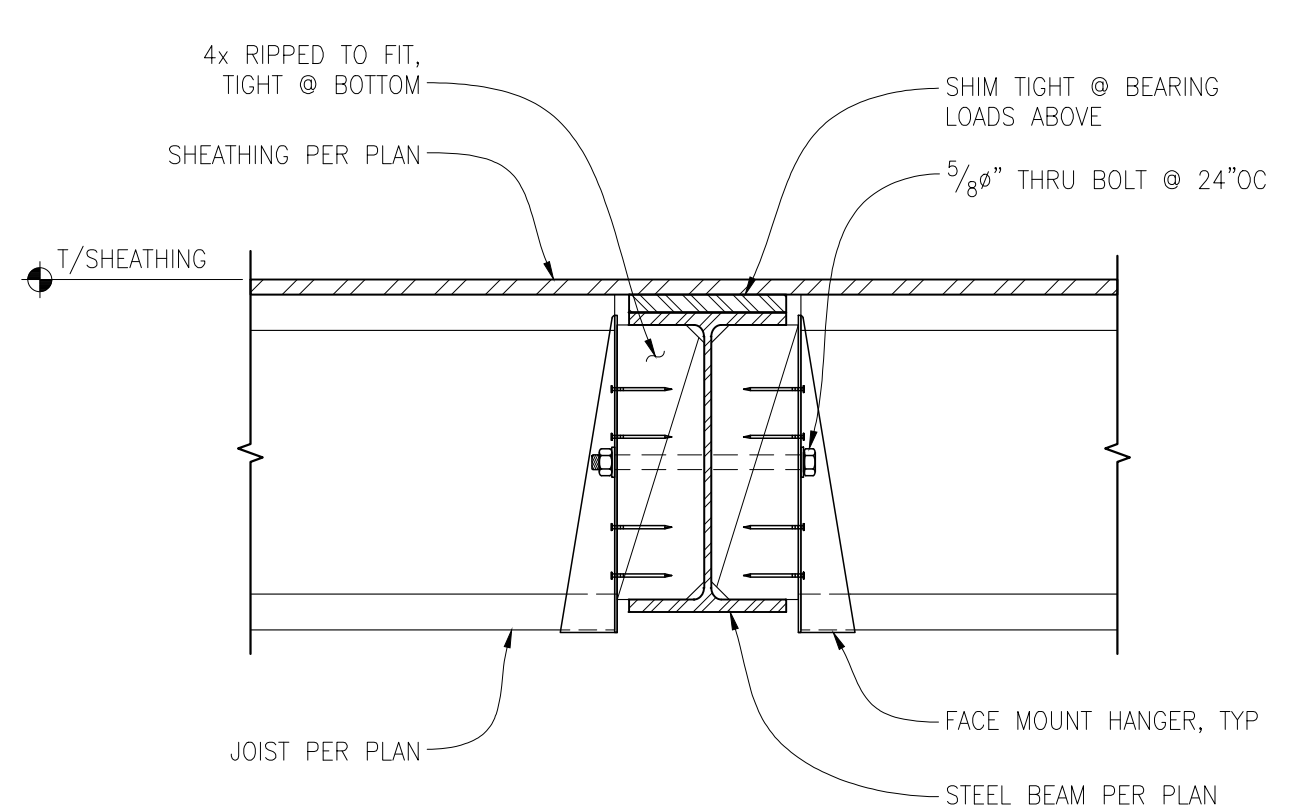
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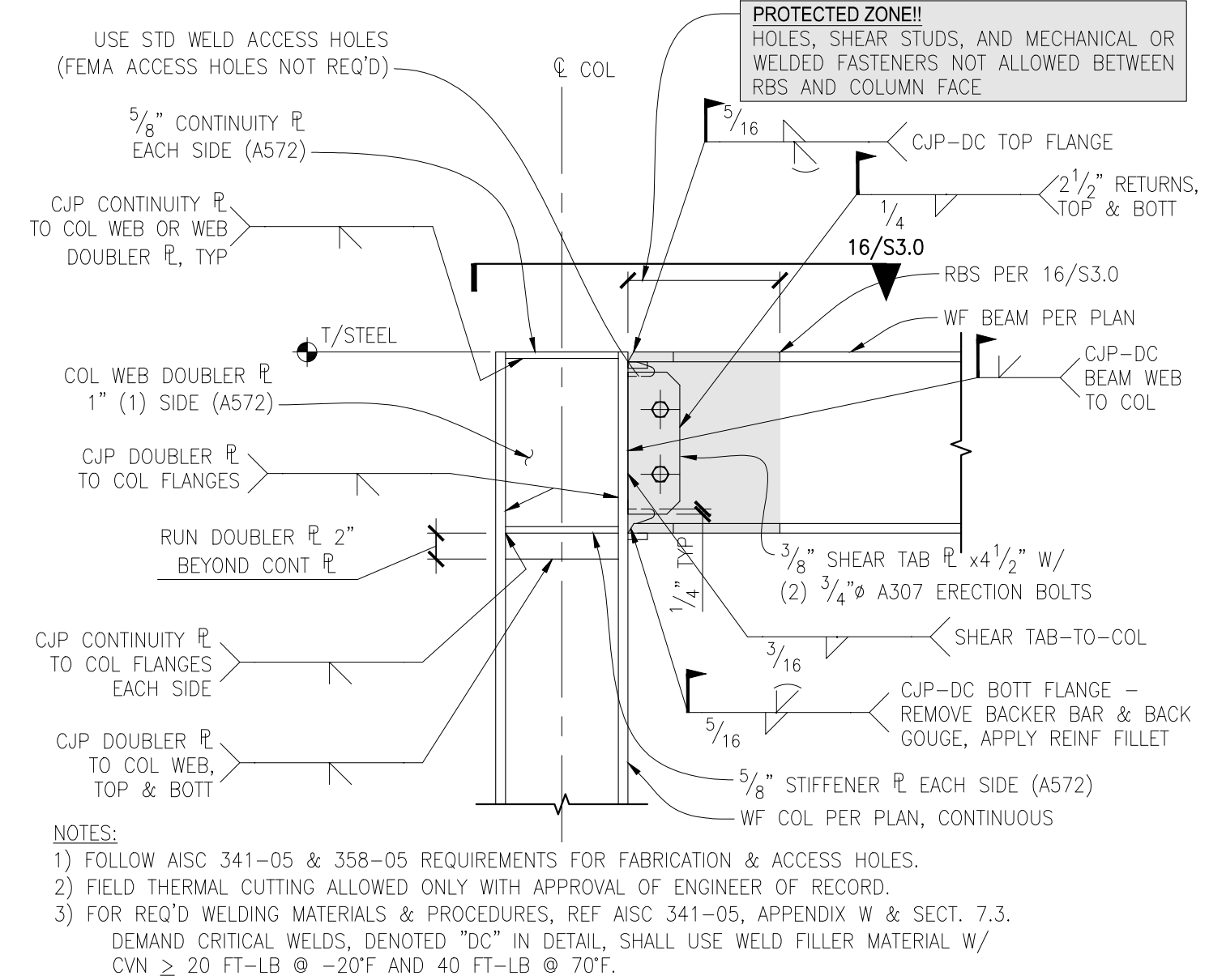
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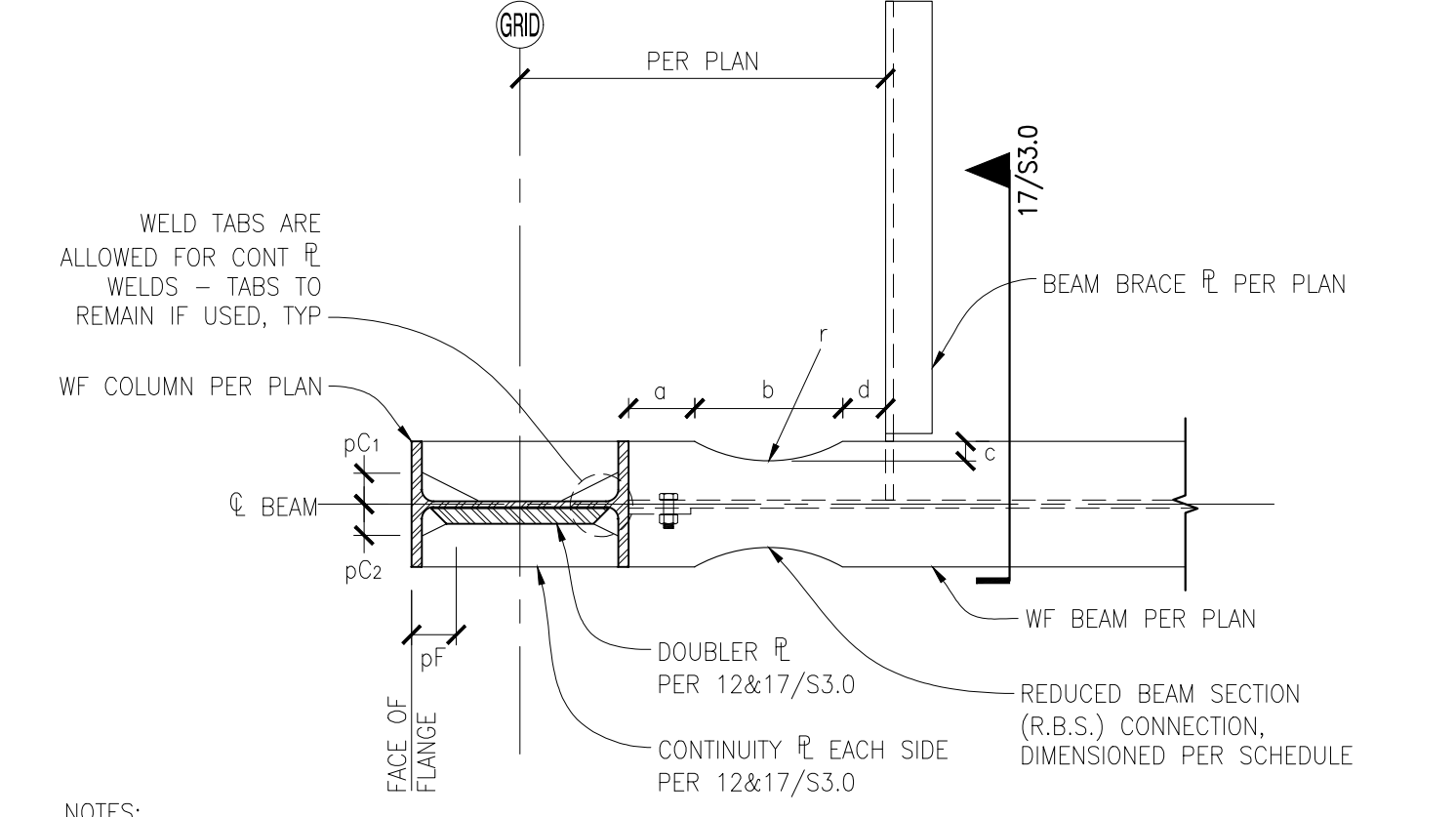


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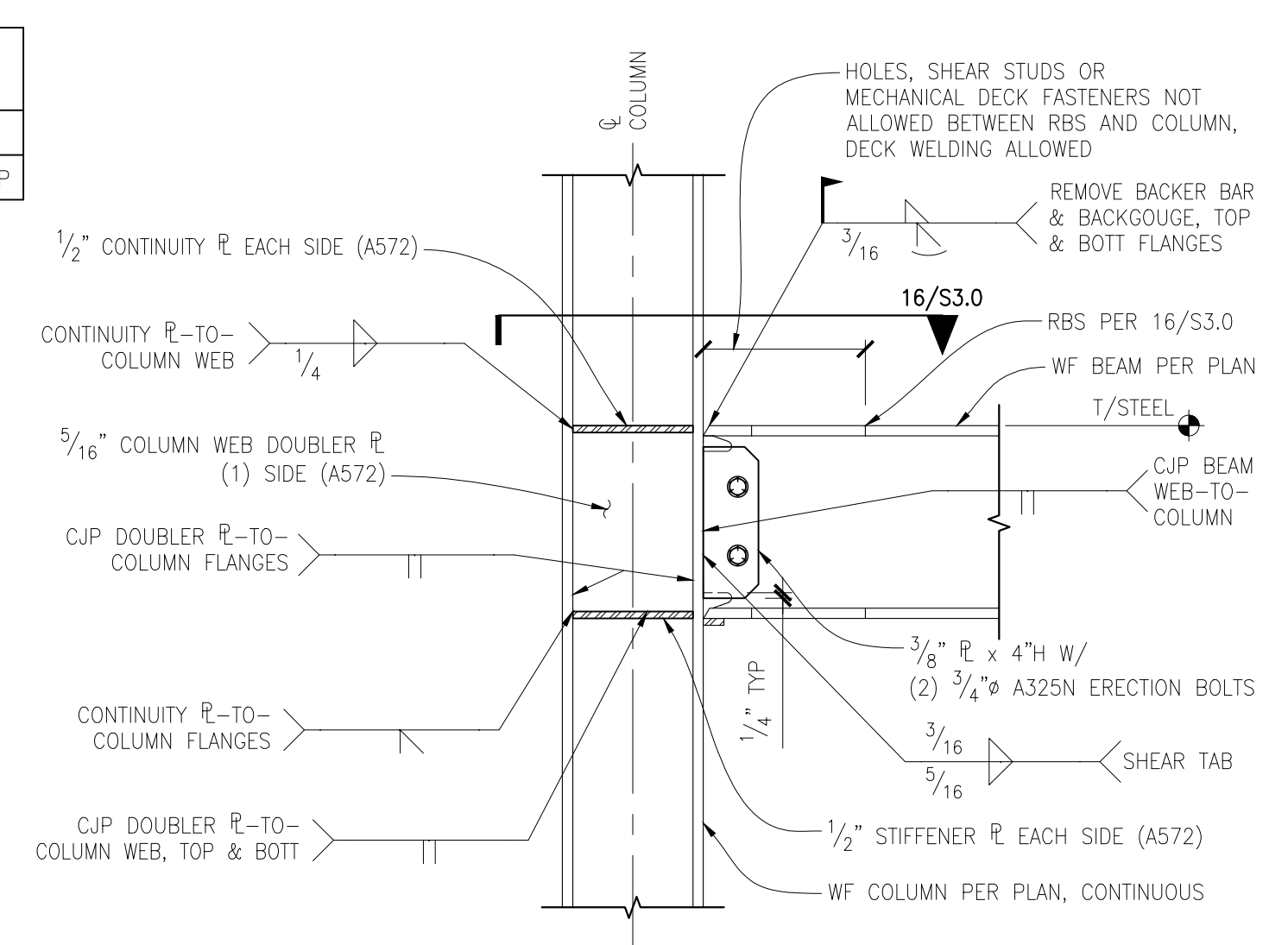


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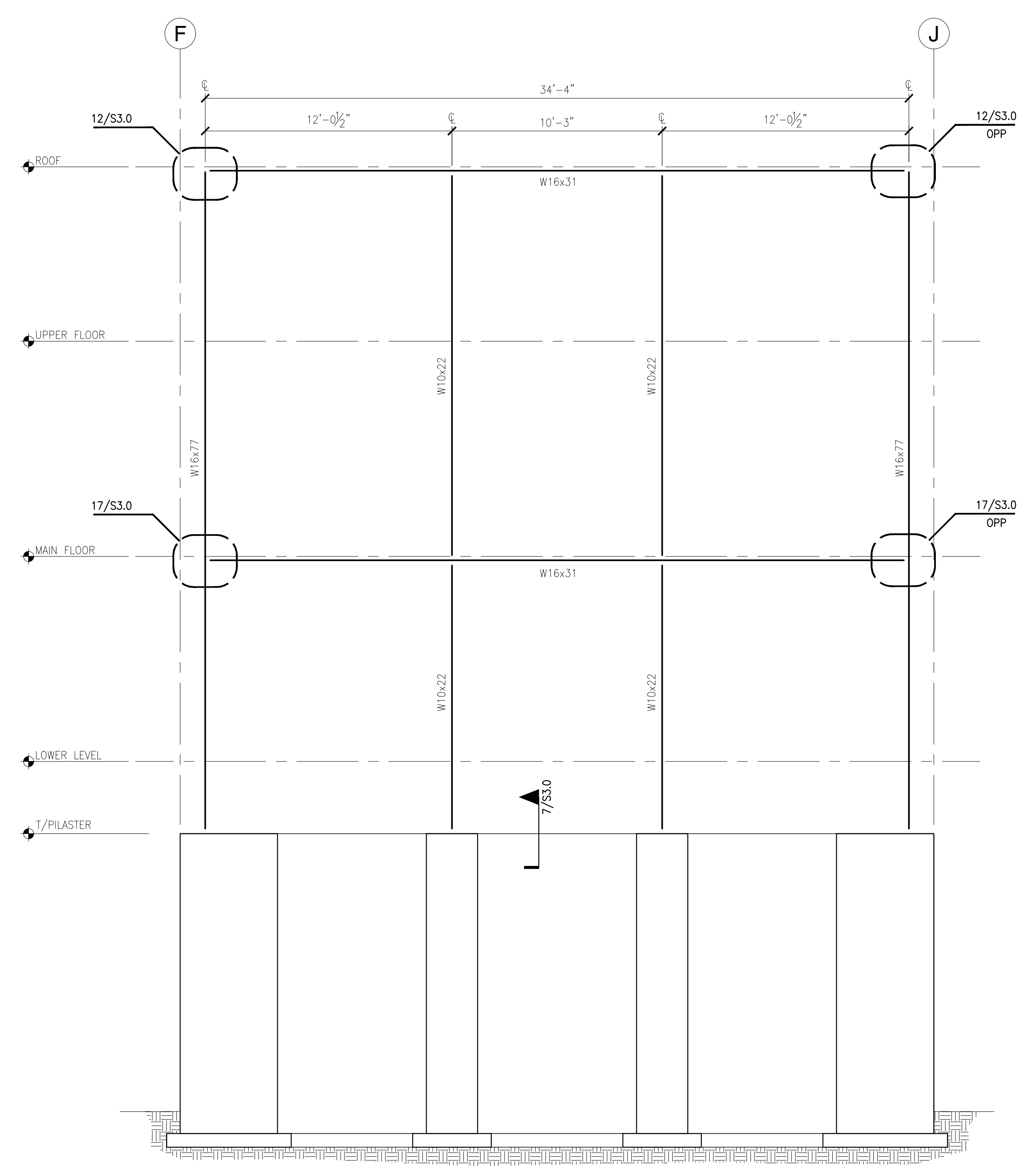
FRAME TYPE	REDUCED BEAM SECTION DIMENSIONS				BRACE PLATE OFFSET		CONTINUITY PLATE CHAMFER		
	a	b	c	r	d (Min)	d (Max)	pC1	pC2	pF
TYPE-1	4"	7 1/2"	1 1/4"	6 3/4"	1"	5"	1"	1 1/4"	2 5/8"



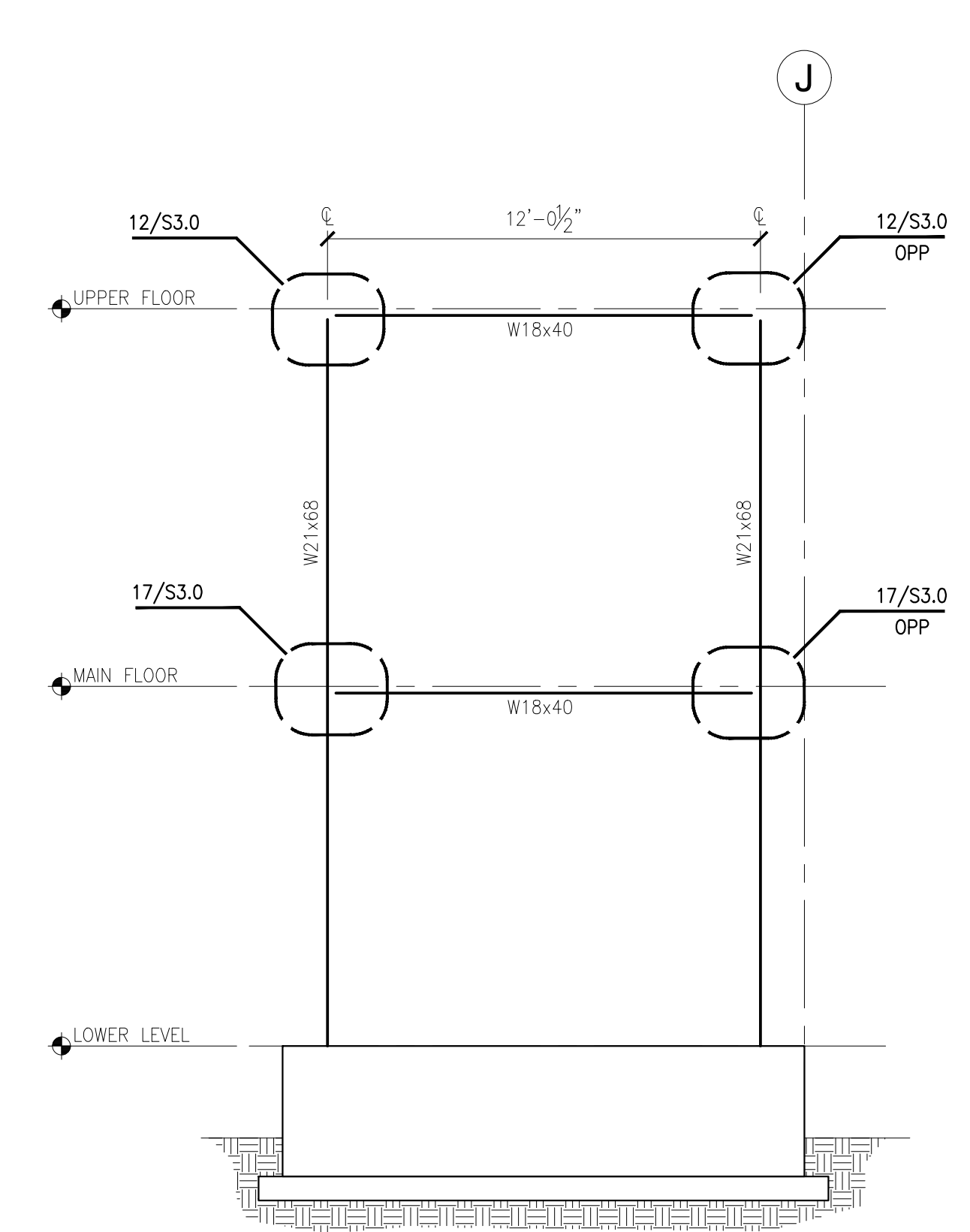
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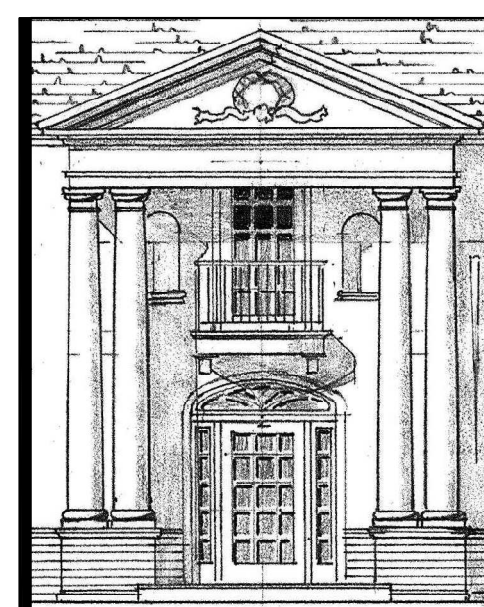
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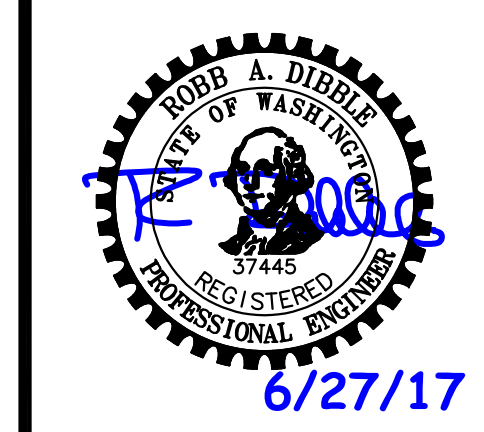
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20



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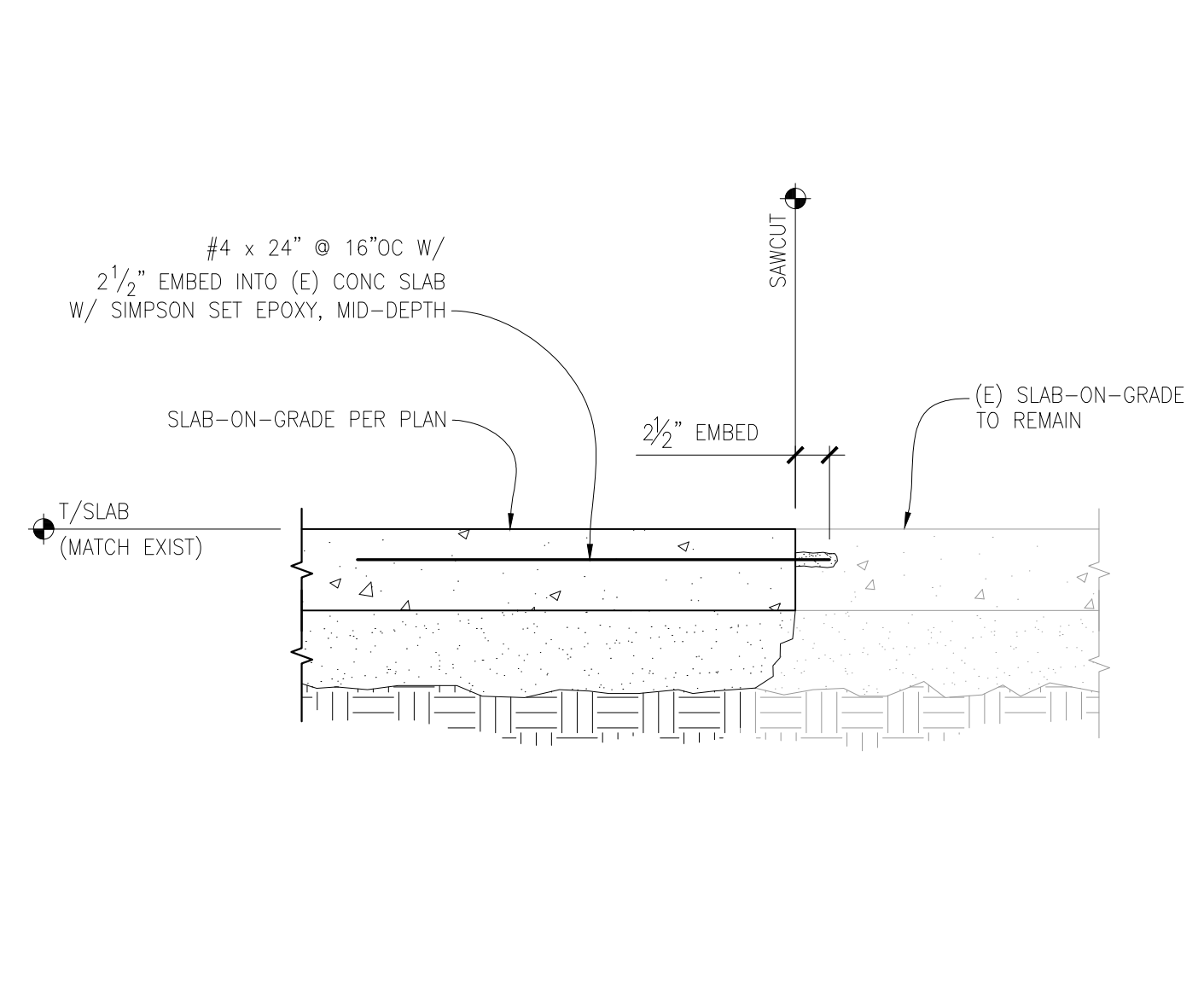
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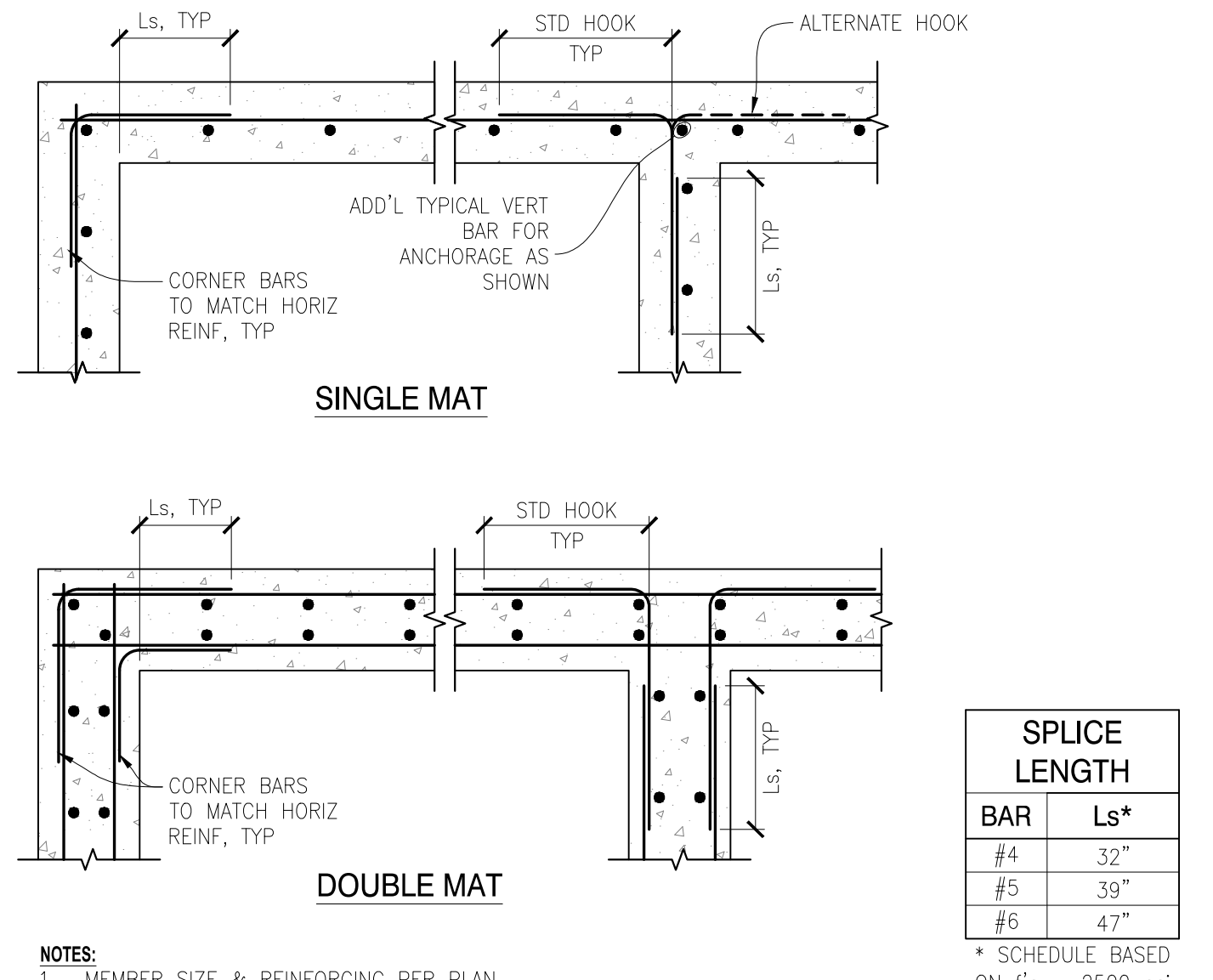
DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/TLB  
DESIGNED BY: JBB

**STRUCTURAL  
DETAILS &  
ELEVATIONS**

**S3.0**  
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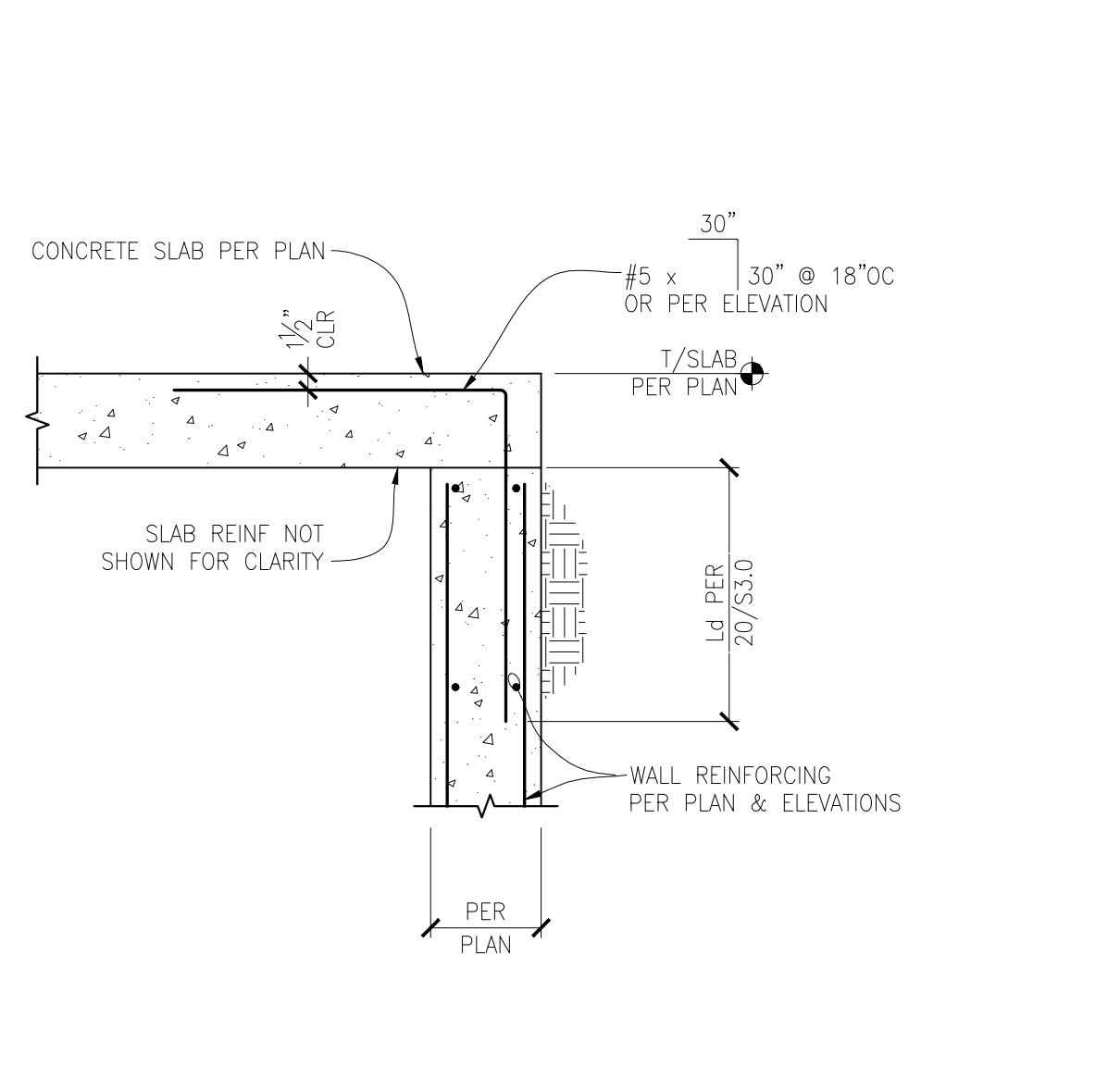
**NEW SLAB TO EXISTING SLAB-ON-GRADE**  
SCALE: N.T.S. 2001X



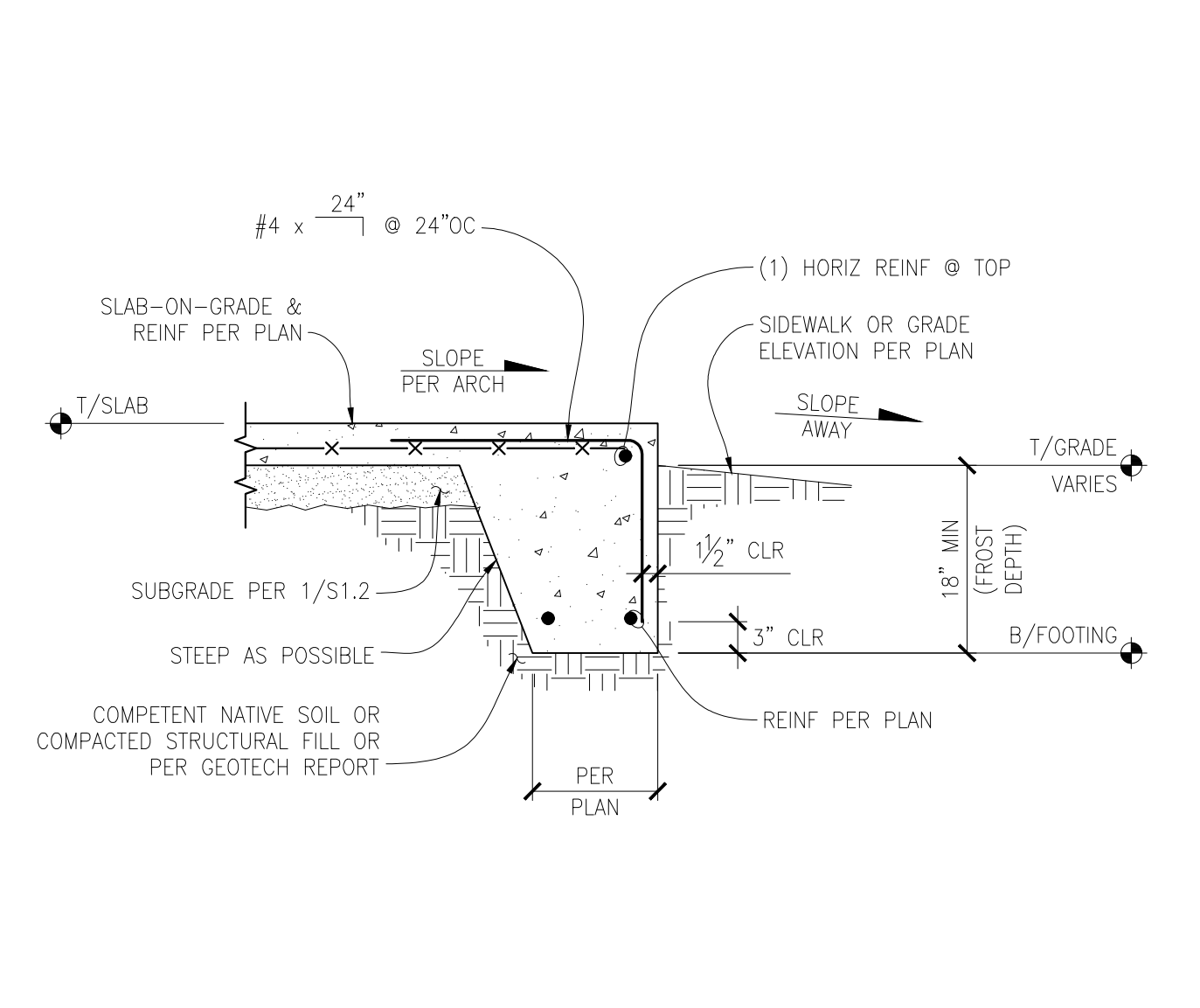
**TYPICAL CONCRETE MEMBER INTERSECTIONS**  
SCALE: N.T.S. 3001X

SPlice LENGTH	
BAR	LS*
#4	32"
#5	39"
#6	47"

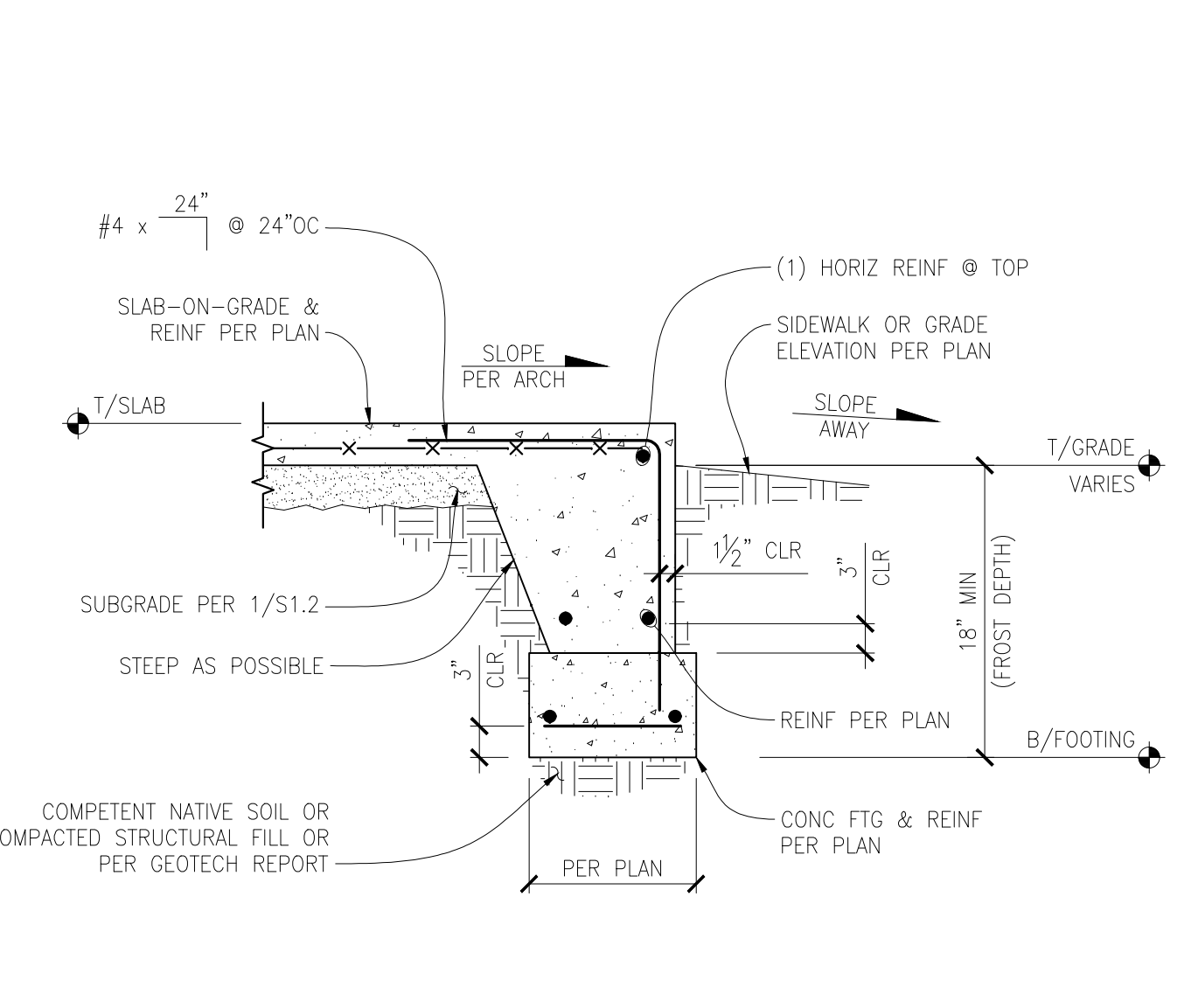
\* SCHEDULE BASED ON  $f_c = 2500$  psi



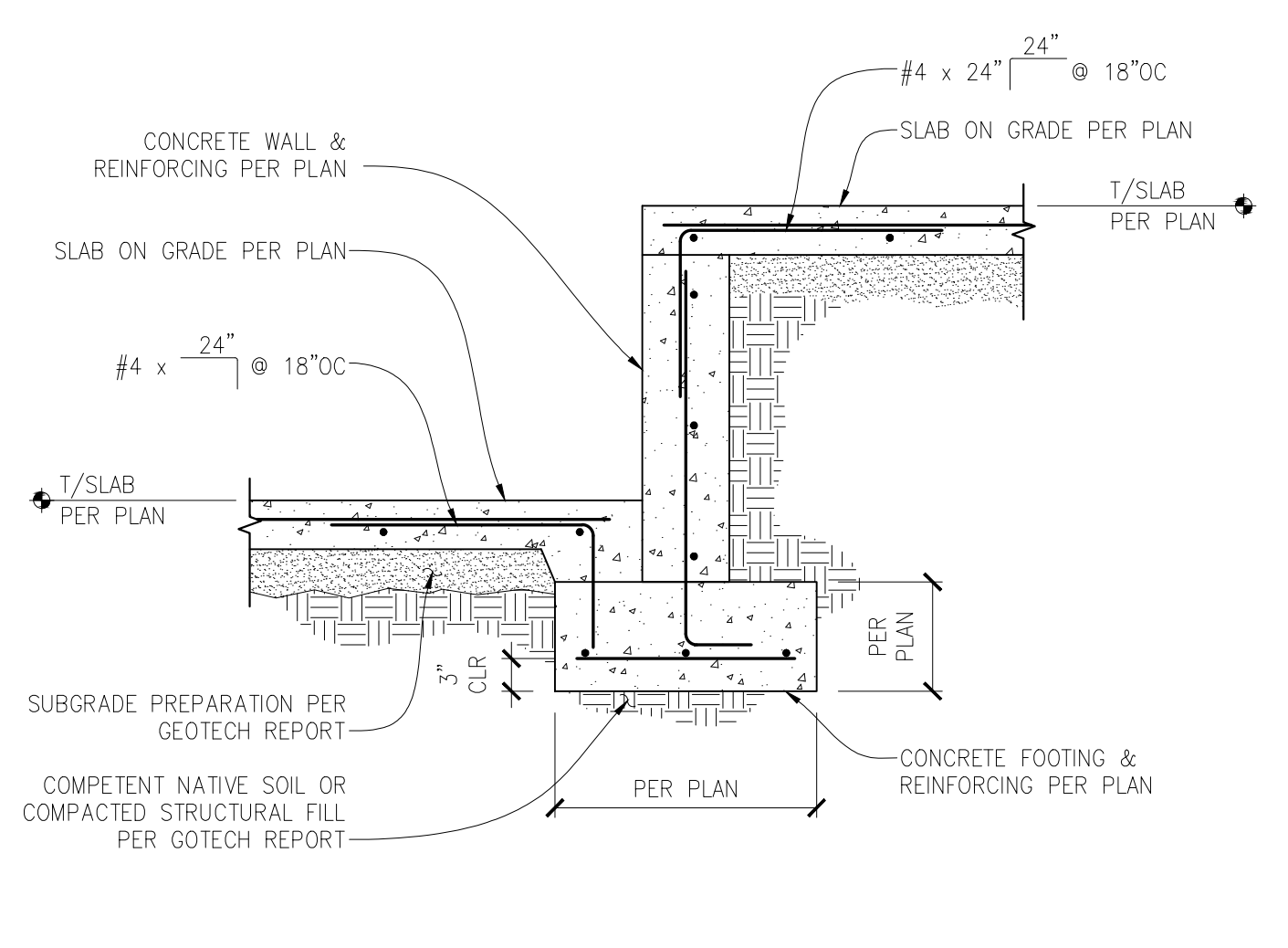
**TYPICAL SLAB AT TOP OF WALL**  
SCALE: N.T.S. 3021X



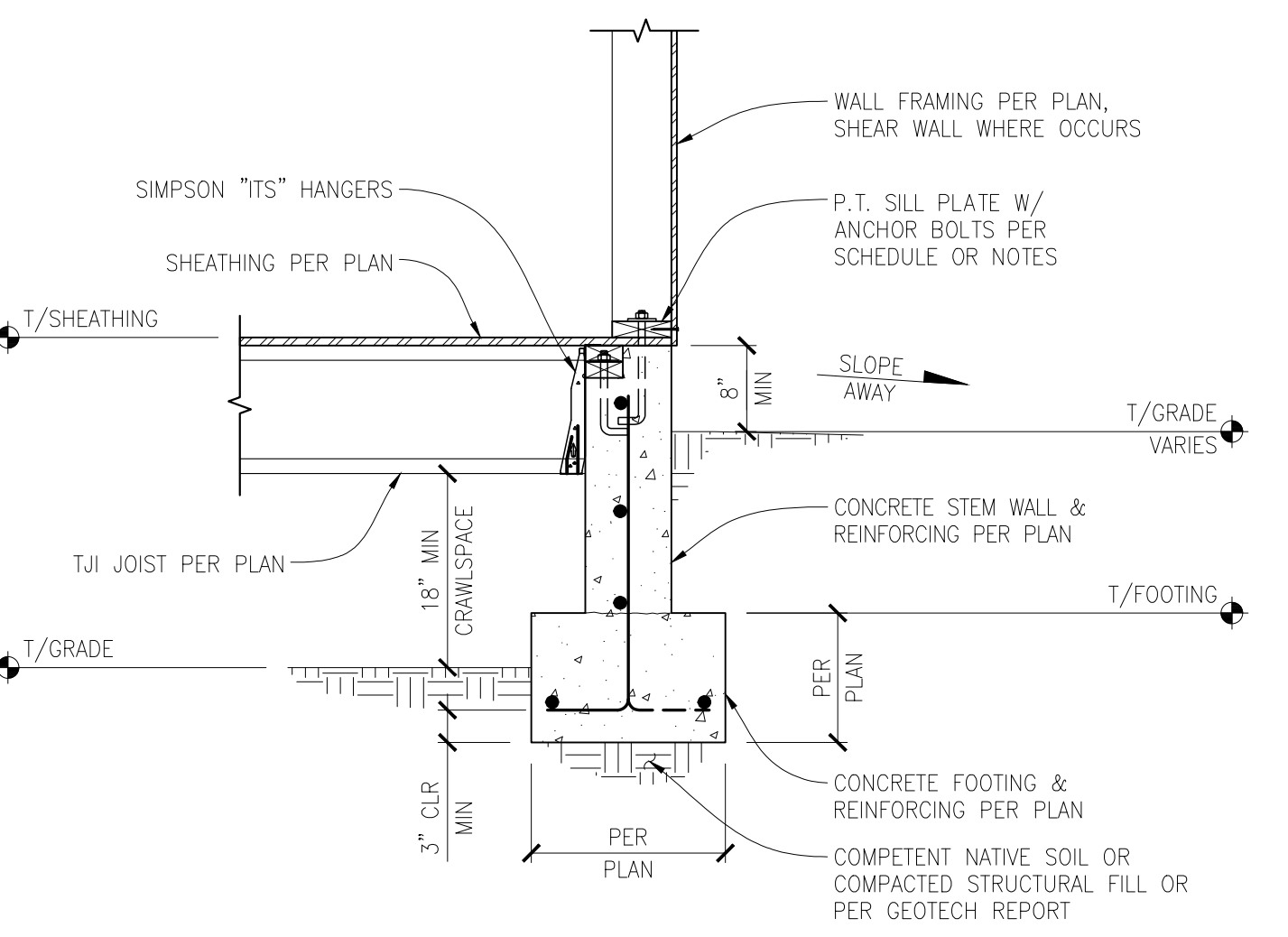
**TYPICAL THICKENED SLAB EDGE FOOTING**  
SCALE: N.T.S. 3021X



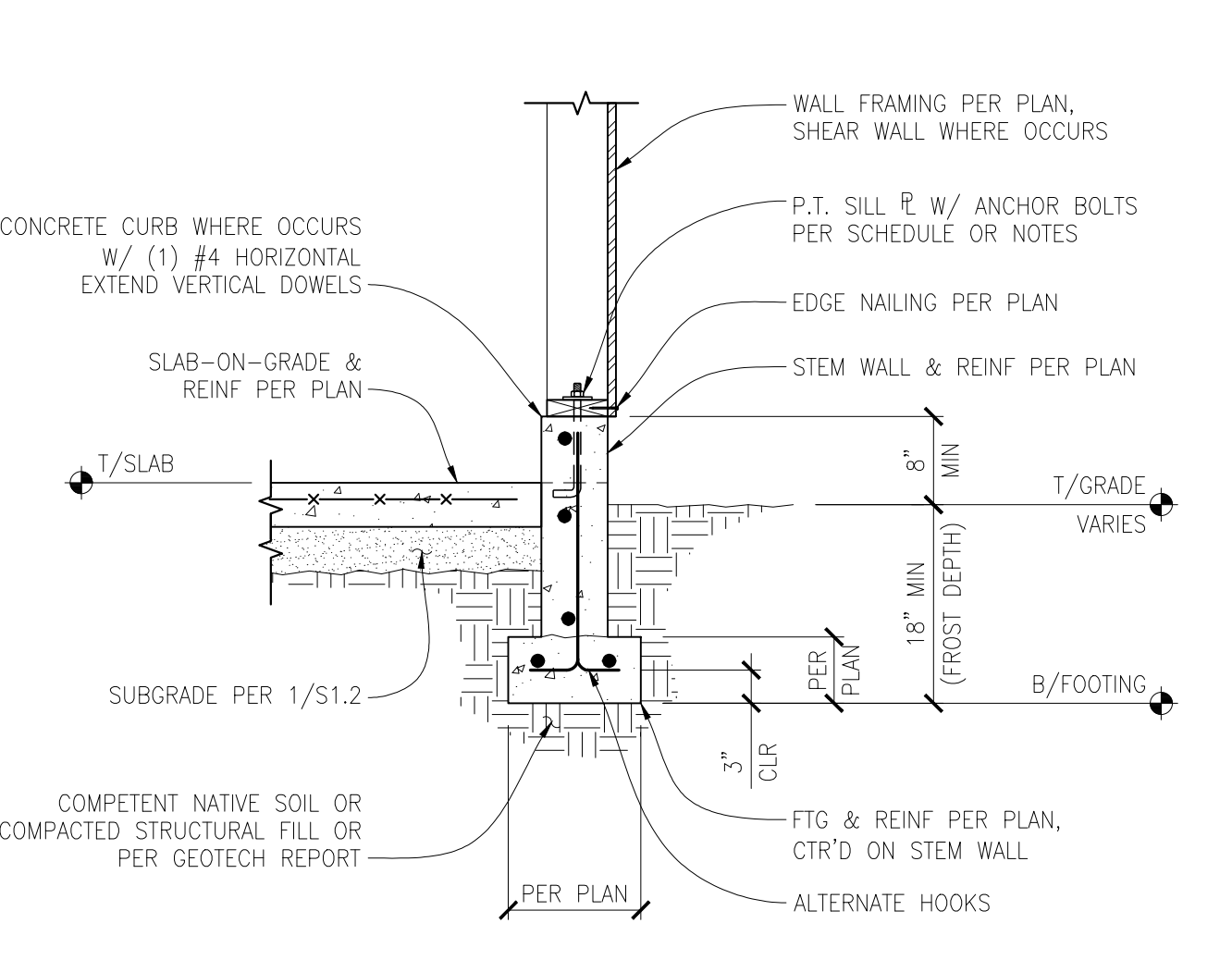
**THICKENED SLAB EDGE WITH CONCRETE FOOTING**  
SCALE: N.T.S. 3021X



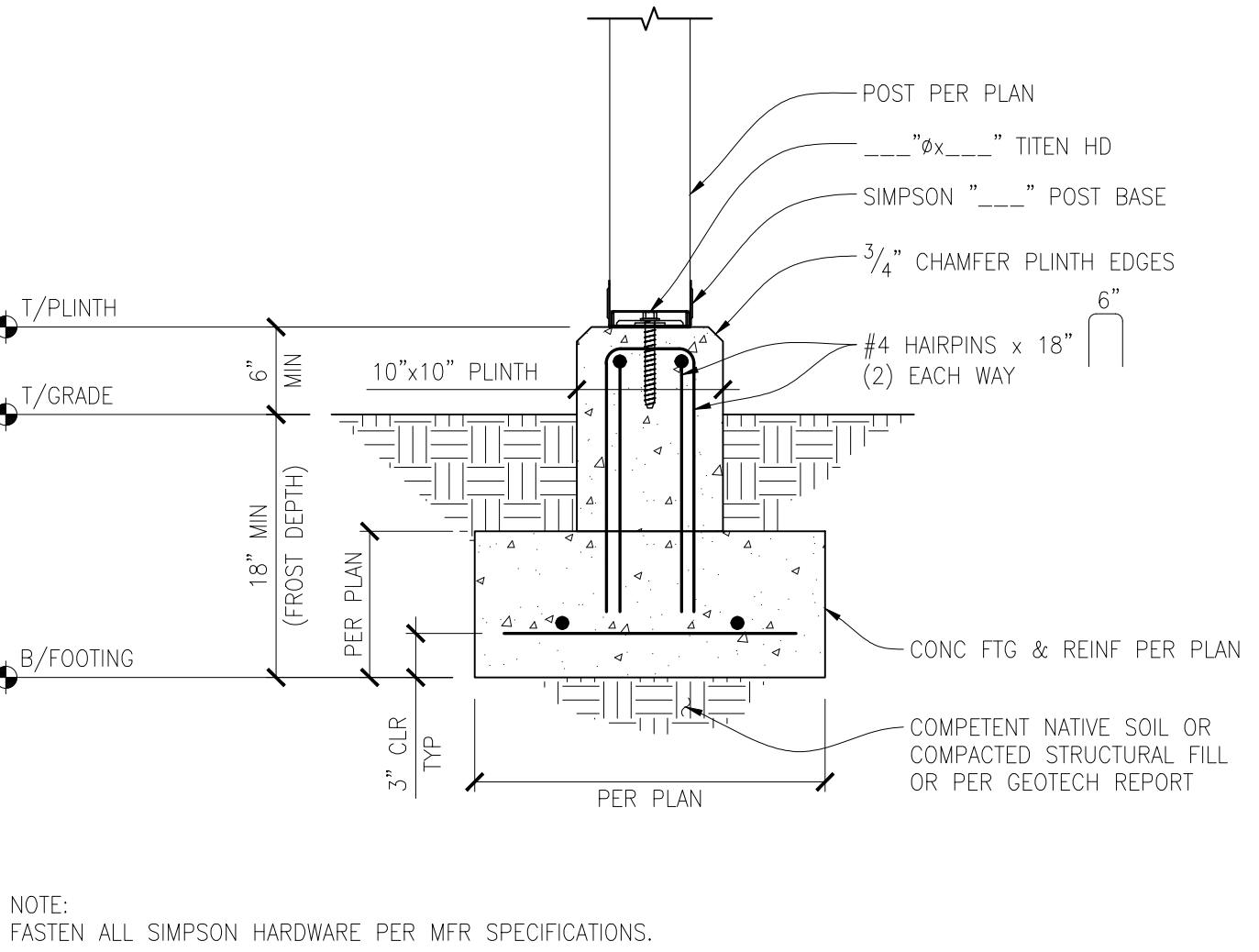
**SECTION AT SLAB STEP**  
SCALE: 3/4" = 1'-0"



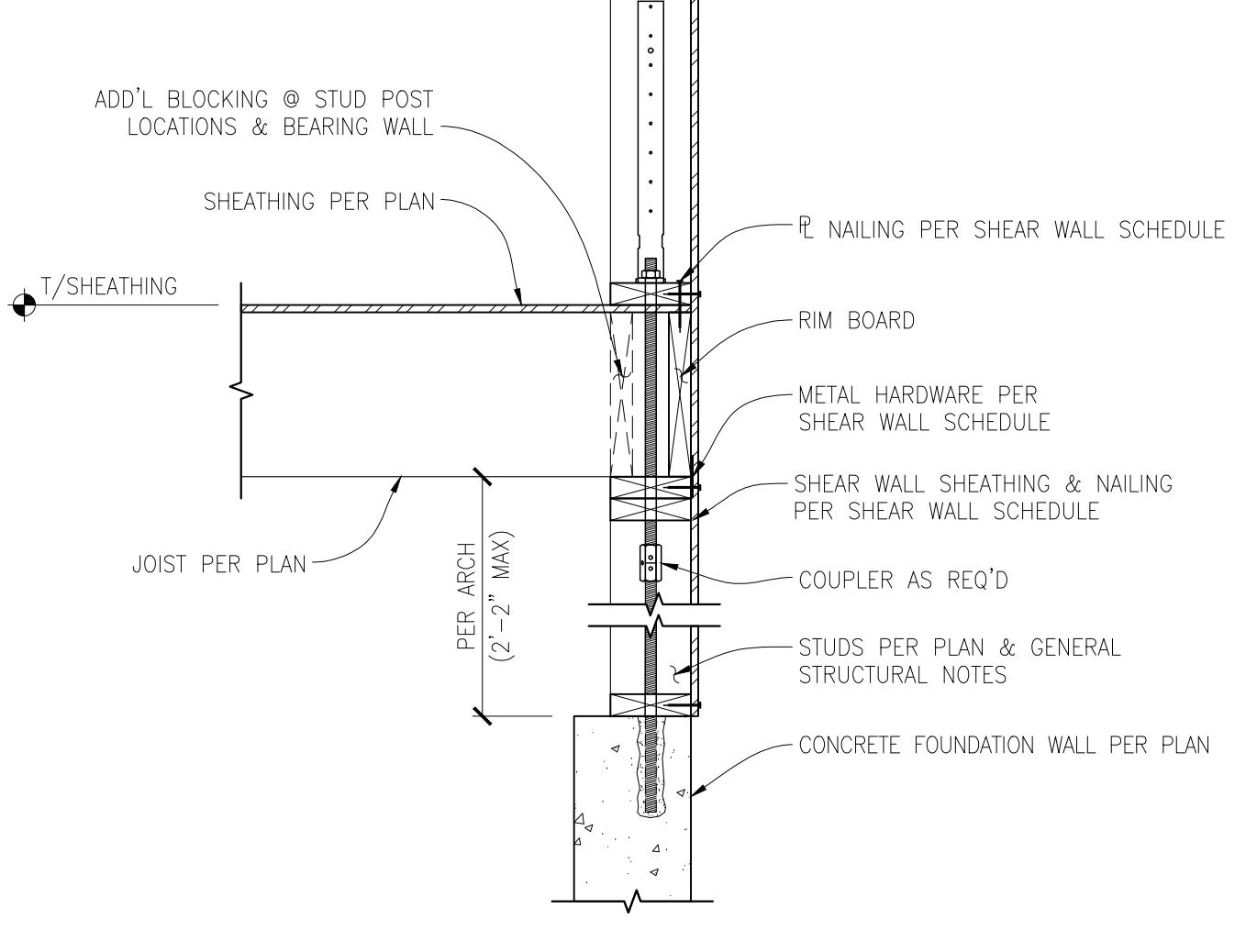
**CRAWL SPACE EXTERIOR SHEAR WALL WITH JOISTS PERPENDICULAR**  
SCALE: 3/4" = 1'-0"



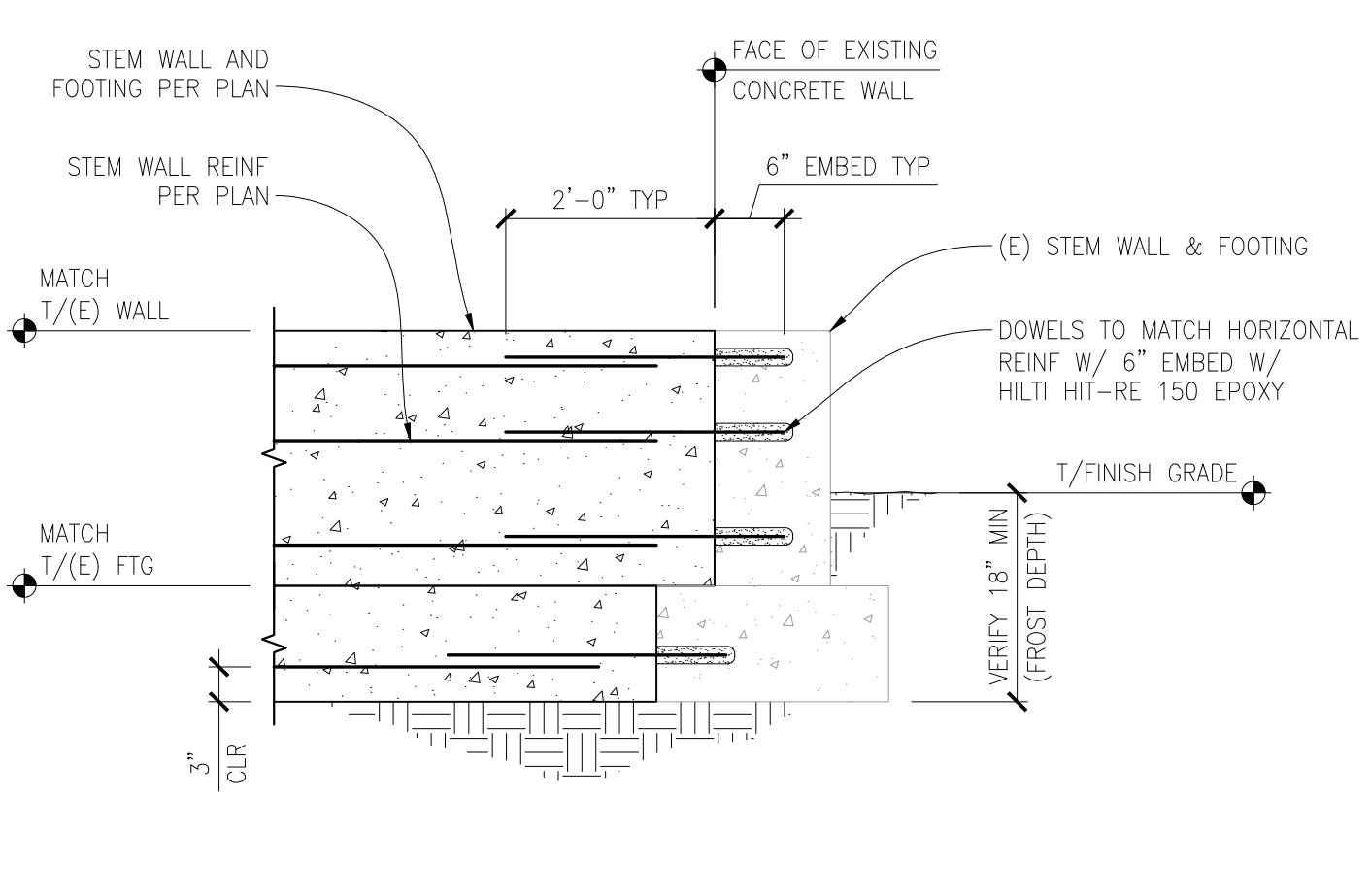
**TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**  
SCALE: 3/4" = 1'-0"



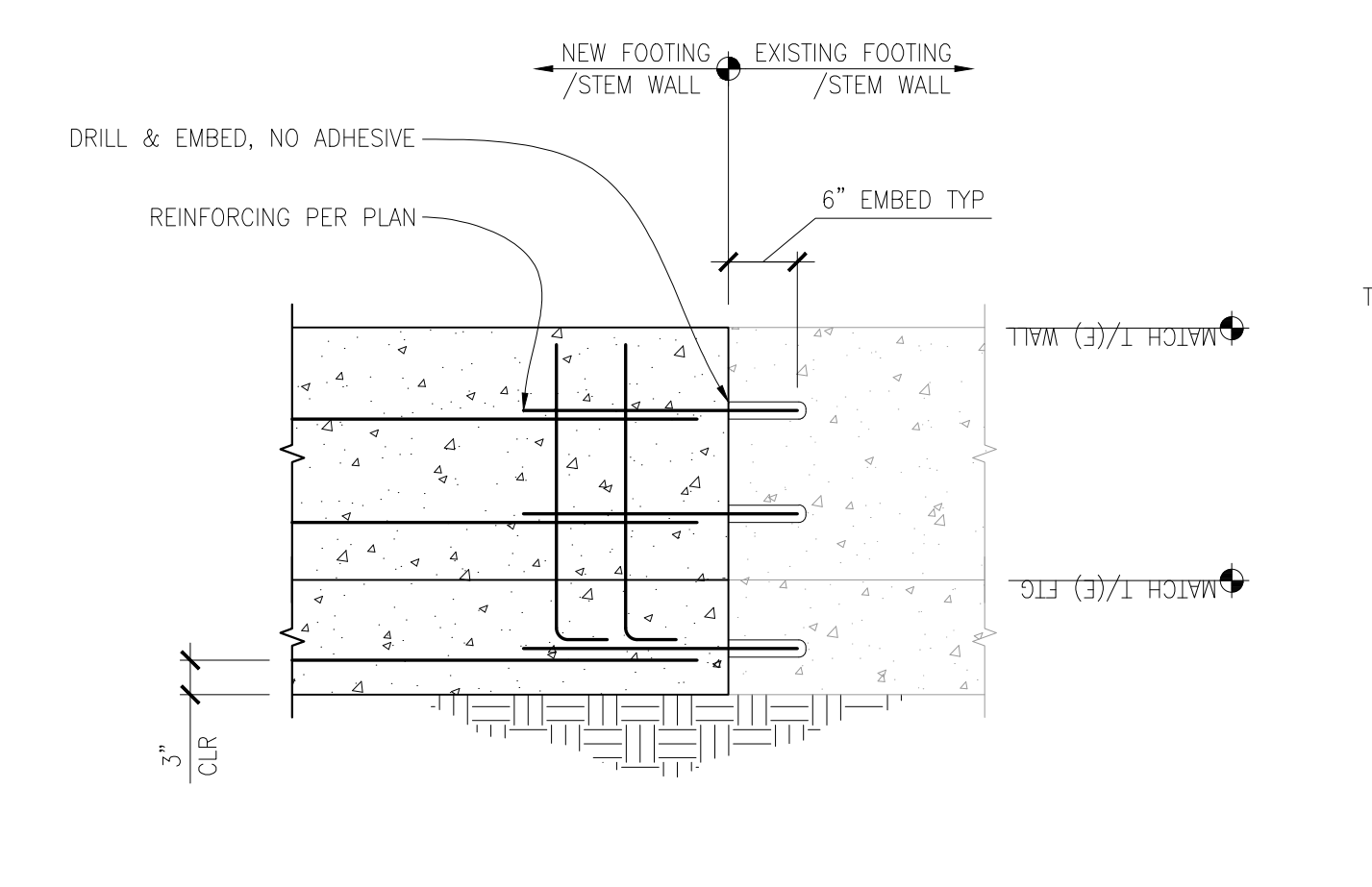
**TYPICAL POST FOOTING WITH PLINTH**  
SCALE: 1" = 1'-0"



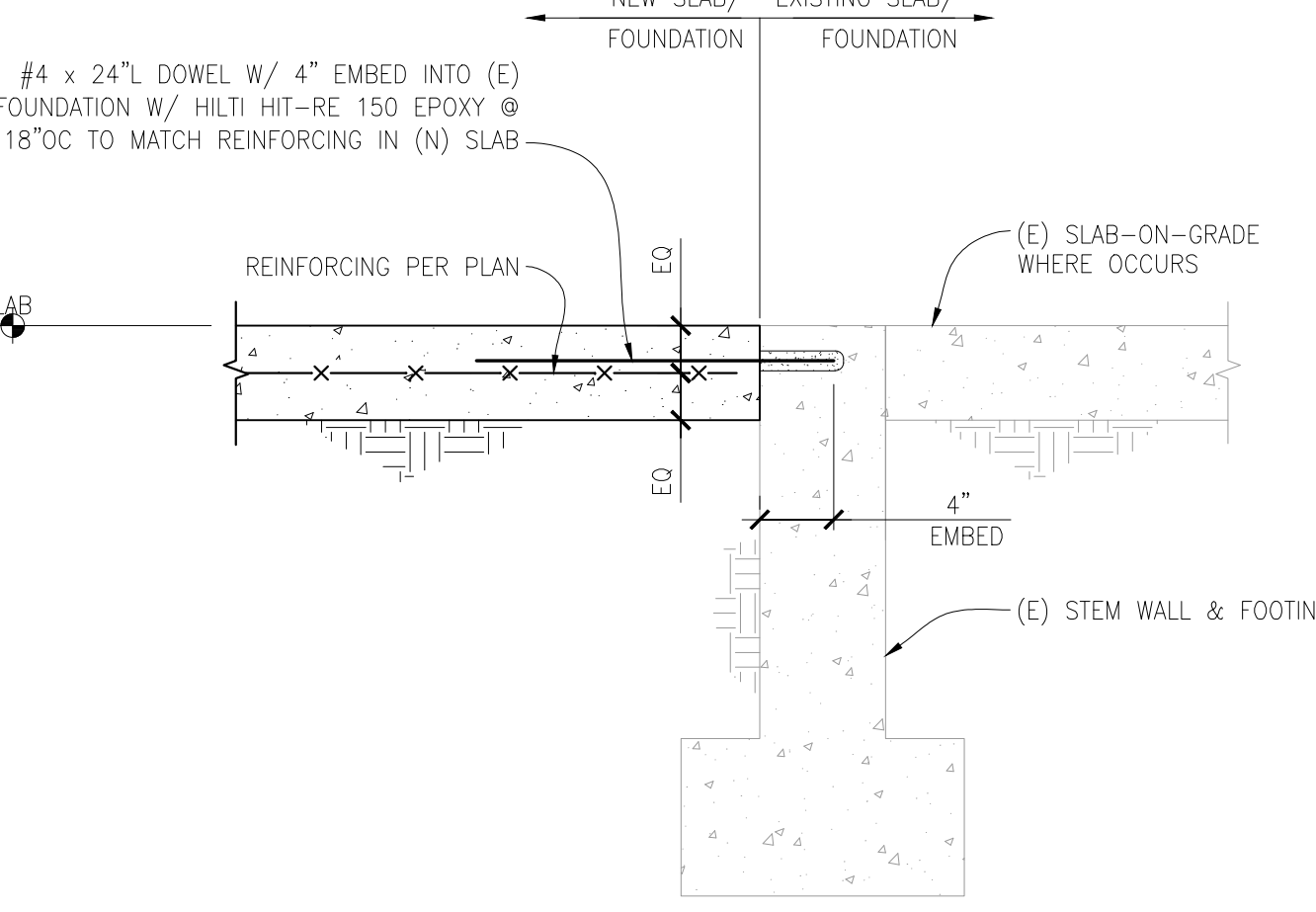
**THROUGH-FLOOR HOLDOWN CONNECTION**  
SCALE: 1" = 1'-0"



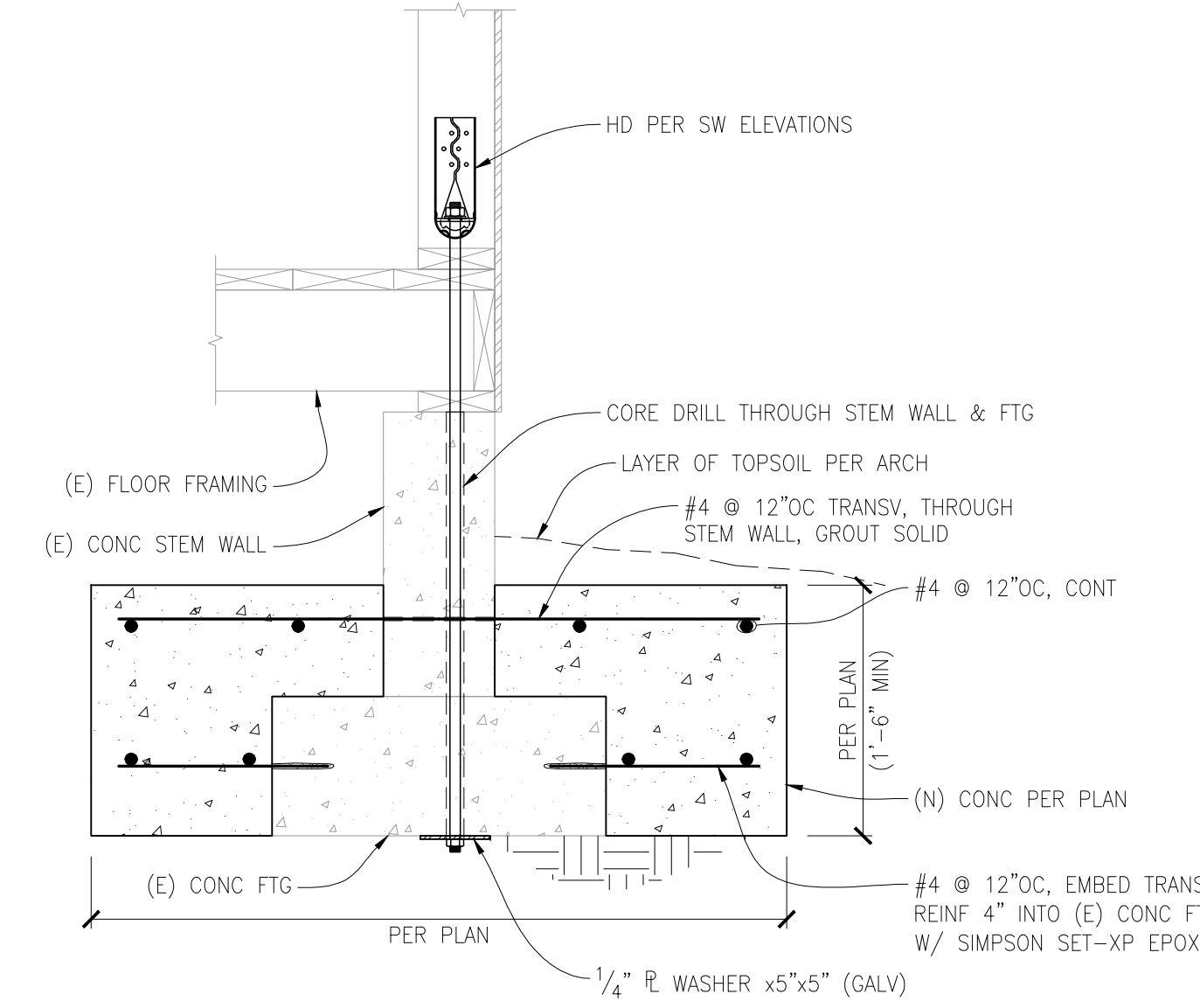
**NEW FOUNDATION CONNECTION TO EXISTING**  
SCALE: N.T.S. 2002



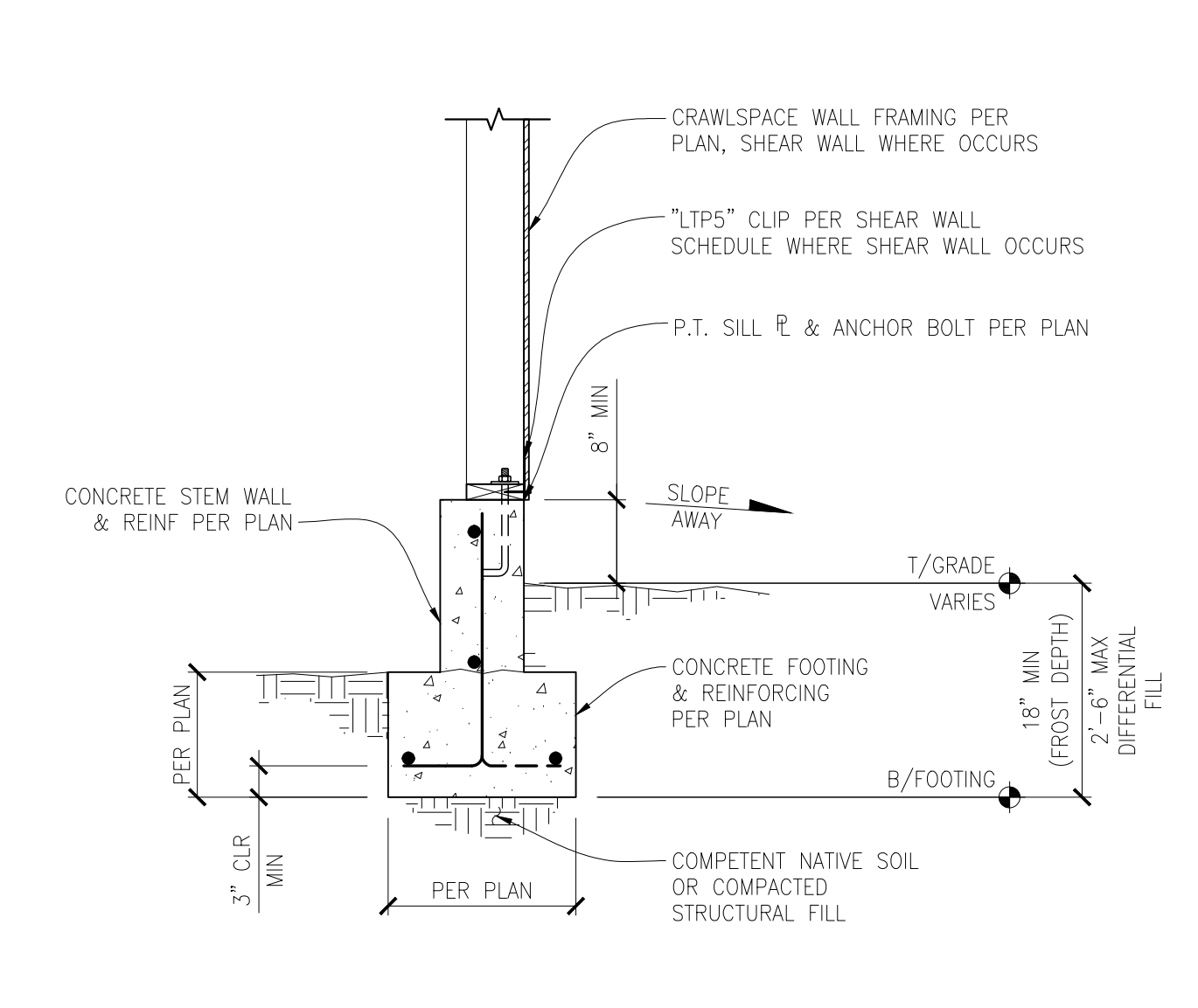
**NEW FOUNDATION CONNECTION TO EXISTING**  
SCALE: N.T.S. 2004X



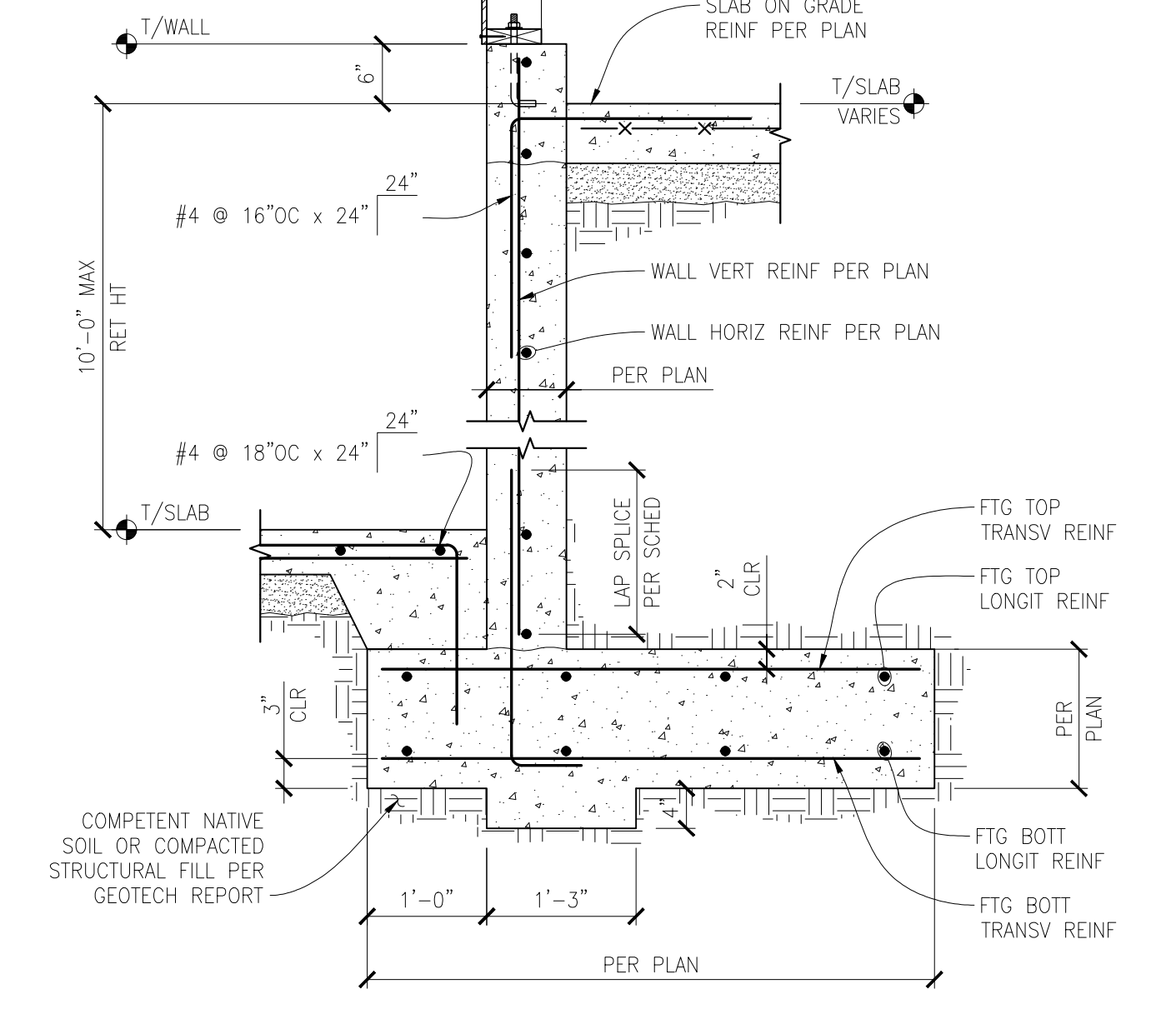
**NEW SLAB CONNECTION AT EXISTING SLAB/WALL**  
SCALE: N.T.S. 2002X



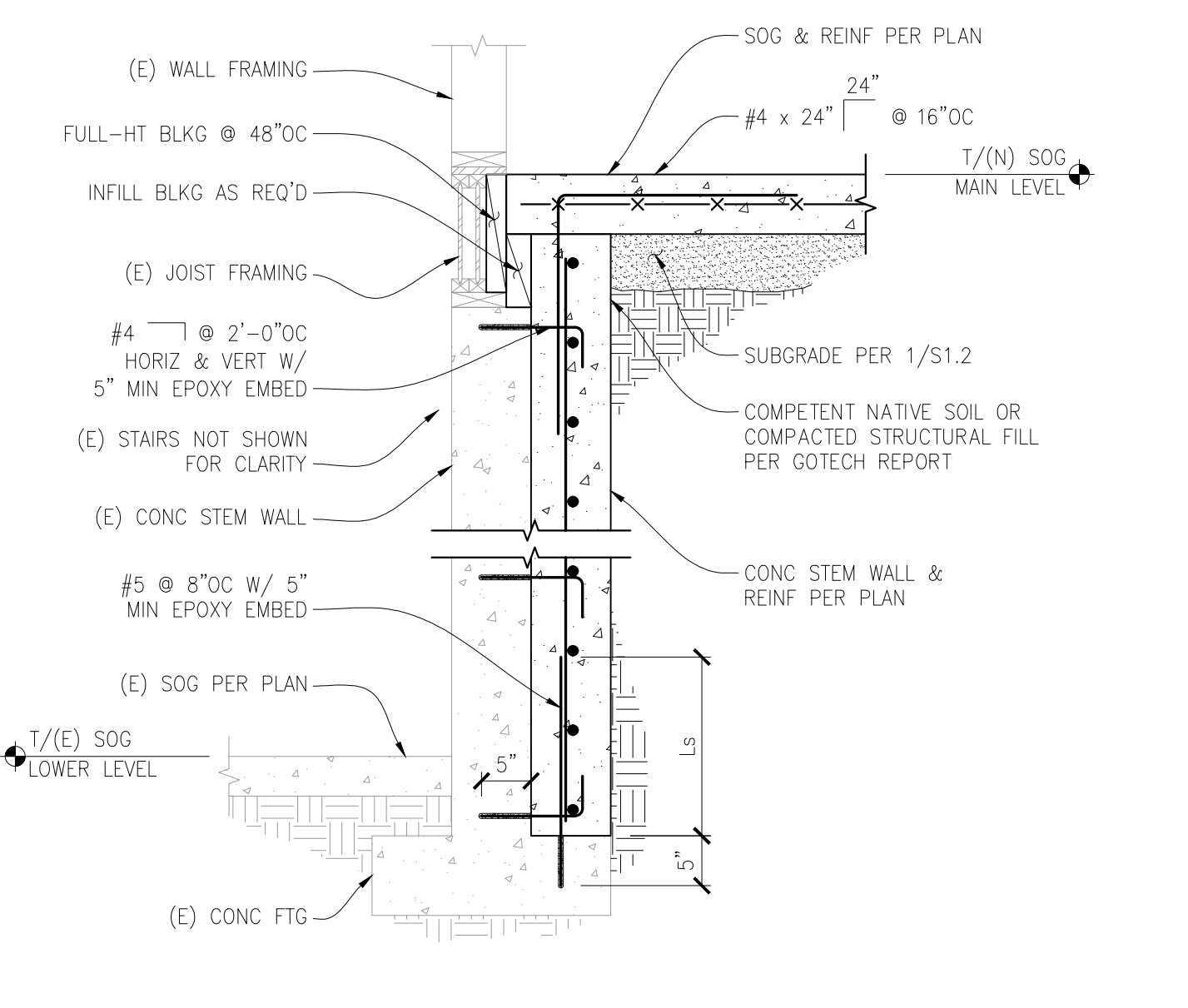
**NEW FOOTING AT EXISTING FOOTING**  
SCALE: N.T.S. 3003X



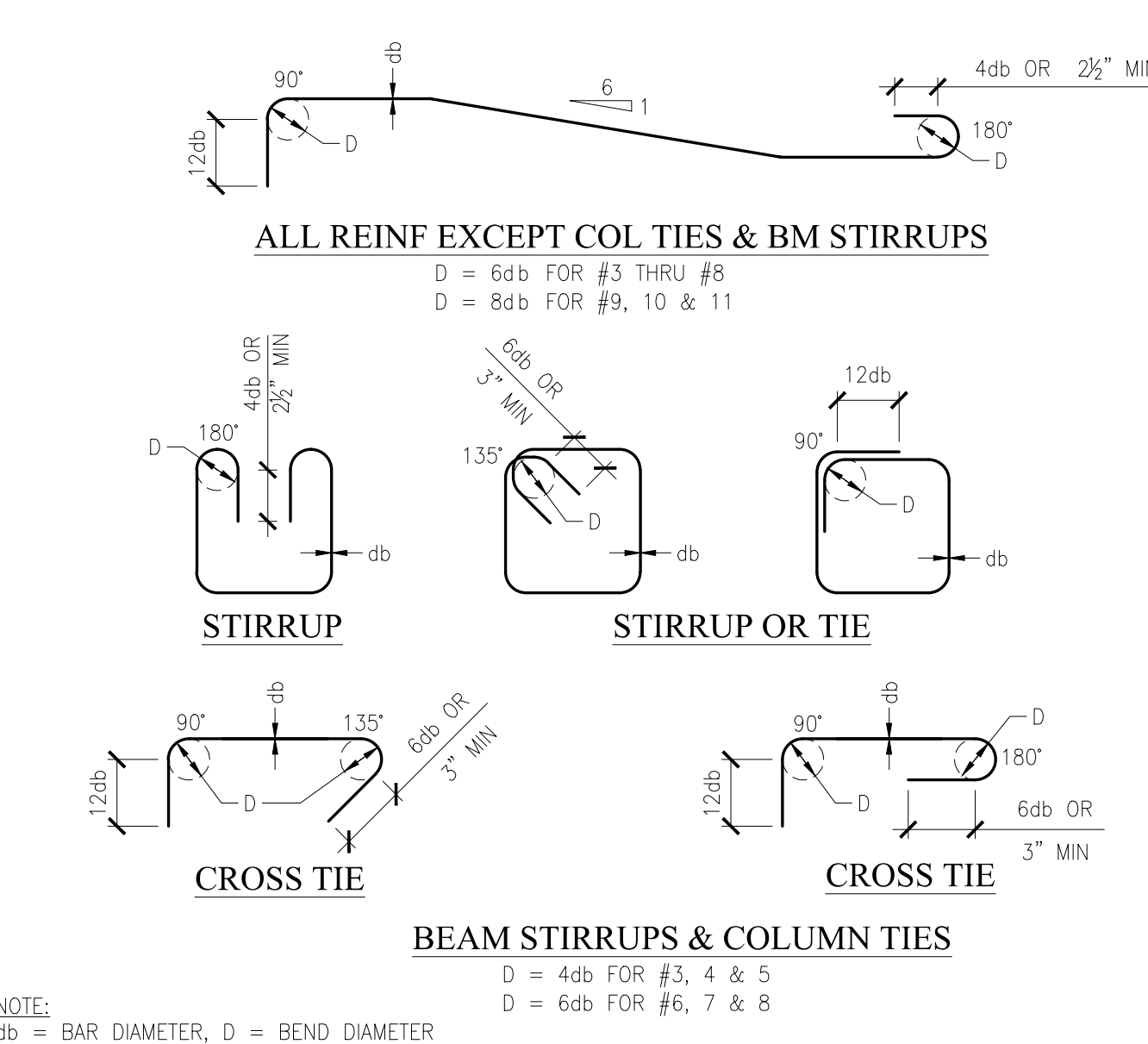
**FOOTING WITH PONY WALL AT CRAWL SPACE**  
SCALE: 3/4" = 1'-0"



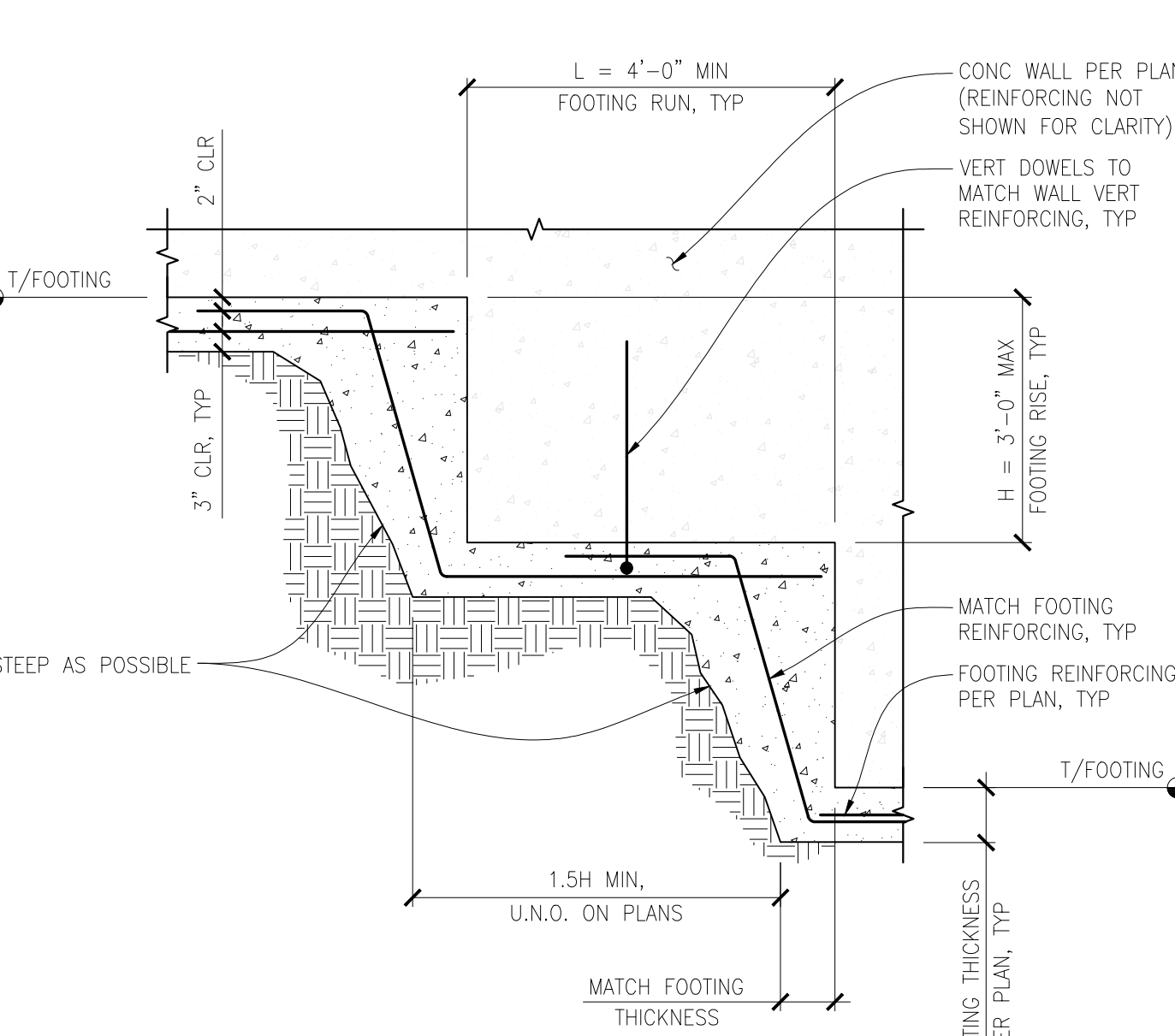
**GARAGE RETAINING WALL**  
SCALE: N.T.S. 2001



**NEW STEM WALL AT EXISTING STEM WALL**  
SCALE: 3/4" = 1'-0"



**TYPICAL REBAR BEND SCHEDULE**  
SCALE: N.T.S. 1301X

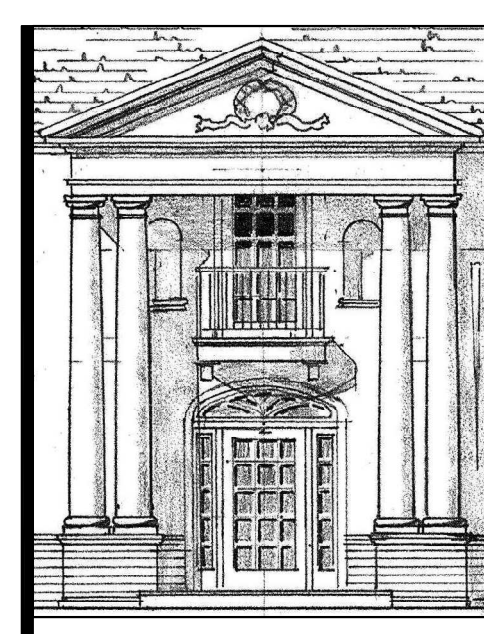


**TYPICAL STEPPED FOOTING DETAIL**  
SCALE: N.T.S. 3011X

BAR SIZE	LAP SPLICE & DEVELOPMENT SCHEDULE			
	DEVELOPMENT LENGTH, $L_d$		CLASS B SPLICE, $L_s$	
	STANDARD	TOP	STANDARD	TOP
$f_c = 3000$ psi / 3500 psi				
#3	17	22	23	29
#4	22	29	29	38
#5	28	36	37	47
#6	33	43	43	56
#7	48	63	63	82
#8	55	72	72	94
#9	62	81	81	106
#10	70	91	91	119
#11	78	101	102	132

NOTES:  
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING >  $4d_b$ , CLEAR COVER >  $4d_b$  AND MINIMUM STIRRUPS OR TIES THROUGHOUT  $L_d$  OR CLEAR SPACING >  $2d_b$  AND CLEAR COVER >  $4d_b$ .  
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH  $L_d$ .  
3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".  
4. UNO: ALL LAPS SHALL BE MINIMUM CLASS B.  
5. ALL TABULATED VALUES ARE IN INCHES.  
6.  $L_{db}$  = HOOKED BAR DEVELOPMENT LENGTH.

**TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE**  
SCALE: N.T.S. 1331X



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4029 Mercet Street, Kirkland, WA 98033  
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**6/27/17**

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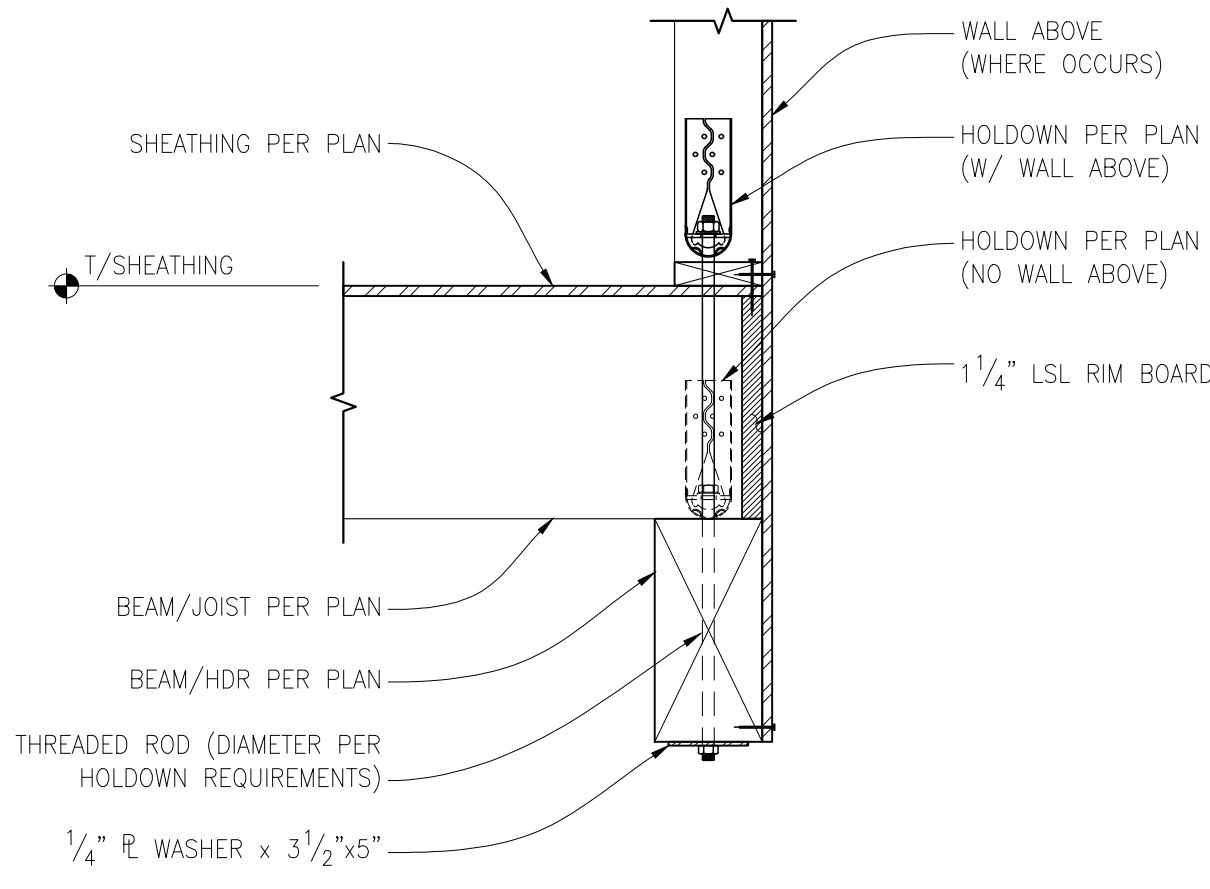
**PEYREE REMODEL B**  
6059 77th Ave SE  
Mercer Island, WA 98040-5129

**S4.0**  
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NO.	DATE	REVISION
	06/27/17	PERMIT SET

DATE: 05/19/2017  
JOB NUMBER: 17-2911  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

**STRUCTURAL DETAILS**



**HOLDOWN AT END OF BEAM**

SCALE: 1" = 1'-0"

1

**INTERIOR SHEAR WALL PARALLEL TO FLOOR JOIST**

SCALE: 1" = 1'-0"

2

**INTERIOR SHEAR WALL PERPENDICULAR TO FLOOR JOIST**

SCALE: 1" = 1'-0"

3

**TYPICAL EXTERIOR WALL PERPENDICULAR TO TJI JOISTS**

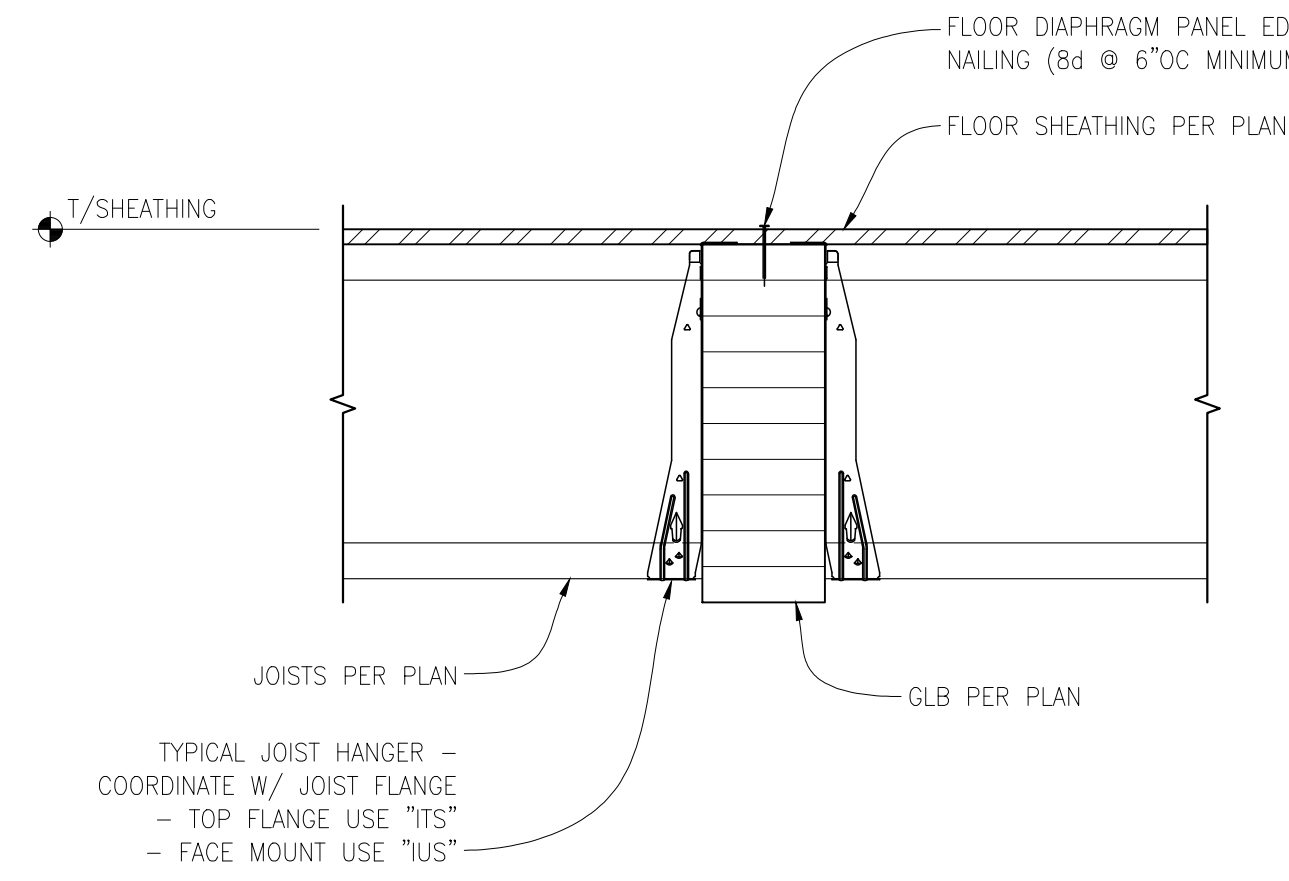
SCALE: 1" = 1'-0"

4

**TYPICAL EXTERIOR WALL PARALLEL TO TJI JOISTS**

SCALE: 1" = 1'-0"

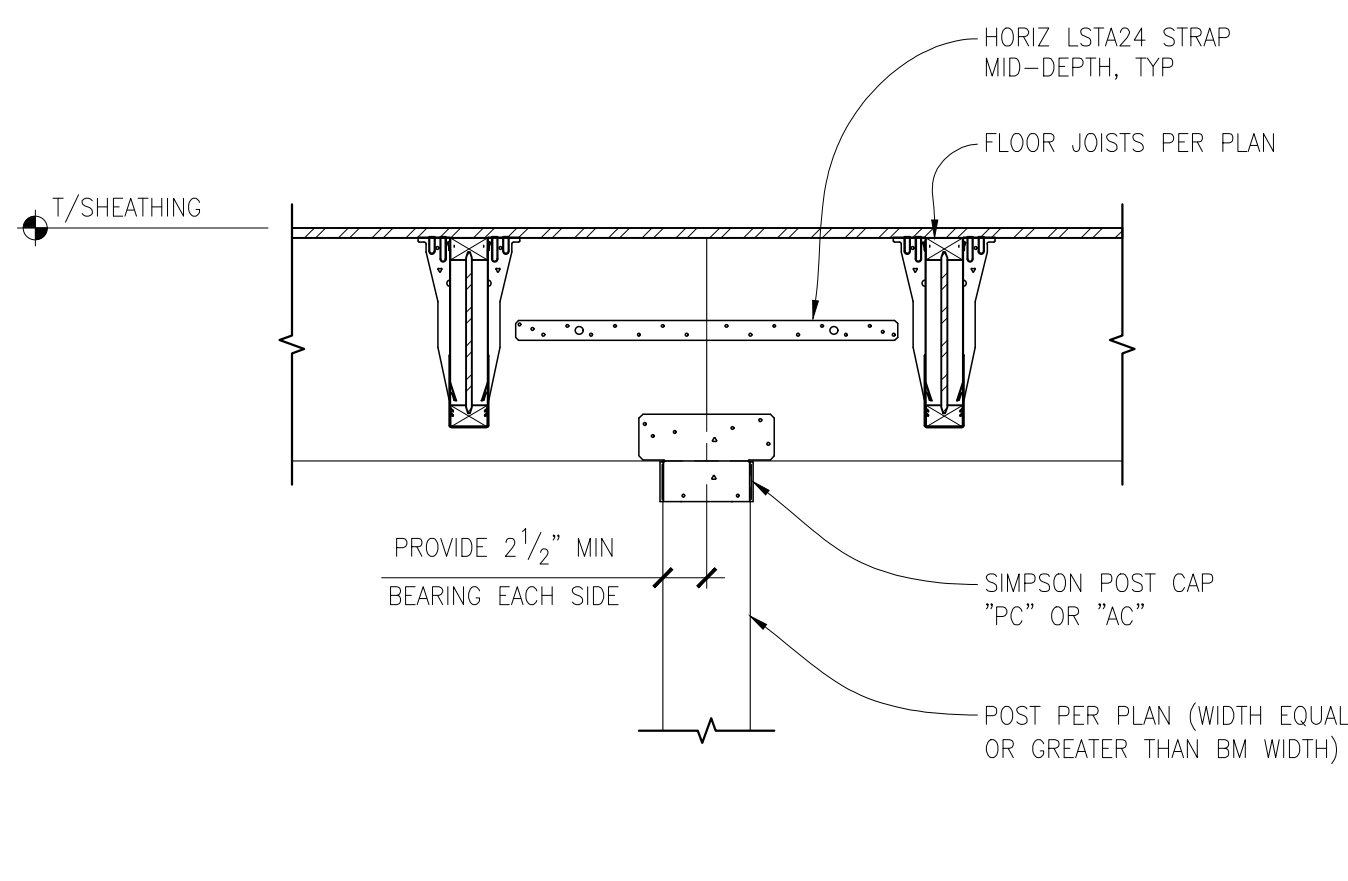
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**TYPICAL JOISTS FLUSH TO TOP OF GLULAM BEAM**

SCALE: 1 1/2" = 1'-0"

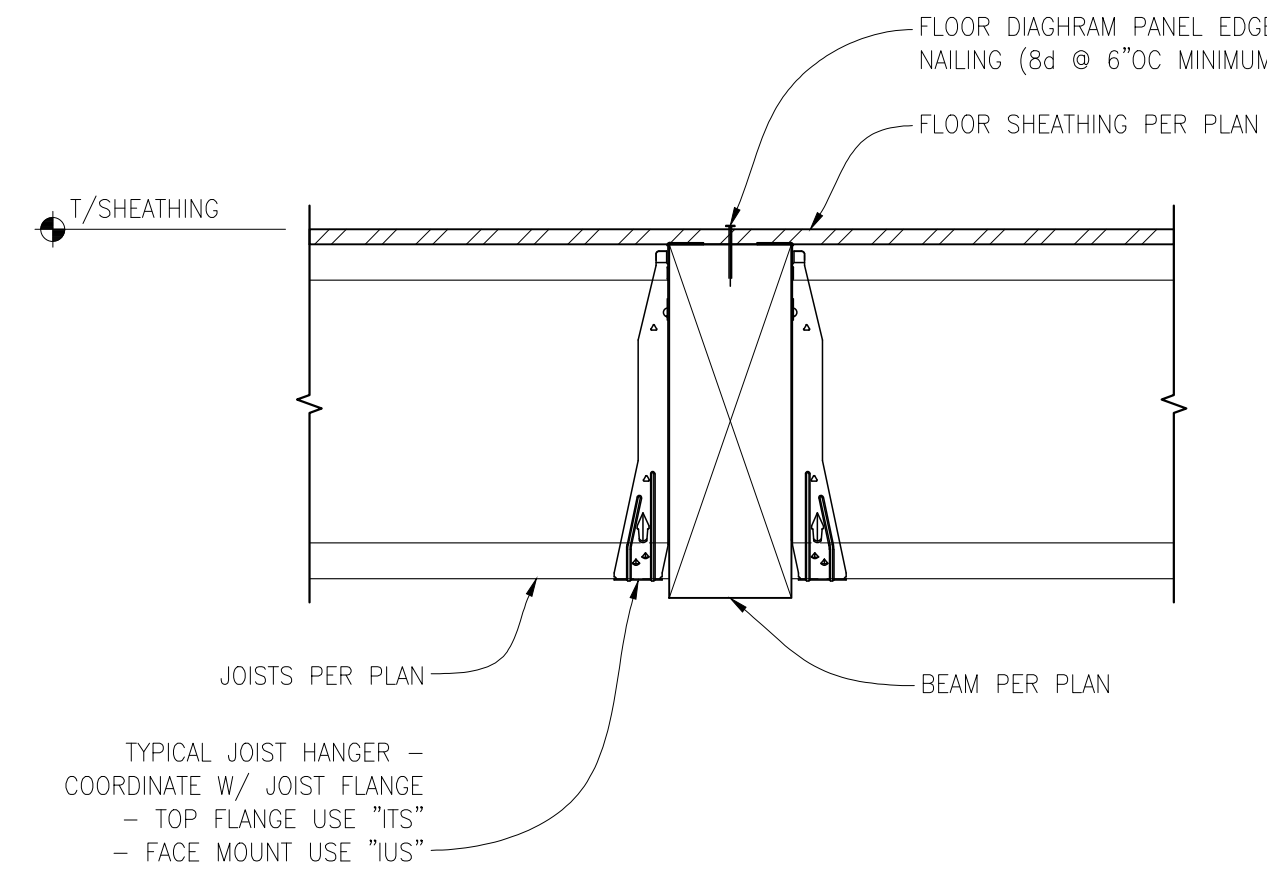
6



**POST TO BEAM CONNECTION WITH FLUSH JOISTS**

SCALE: 1" = 1'-0"

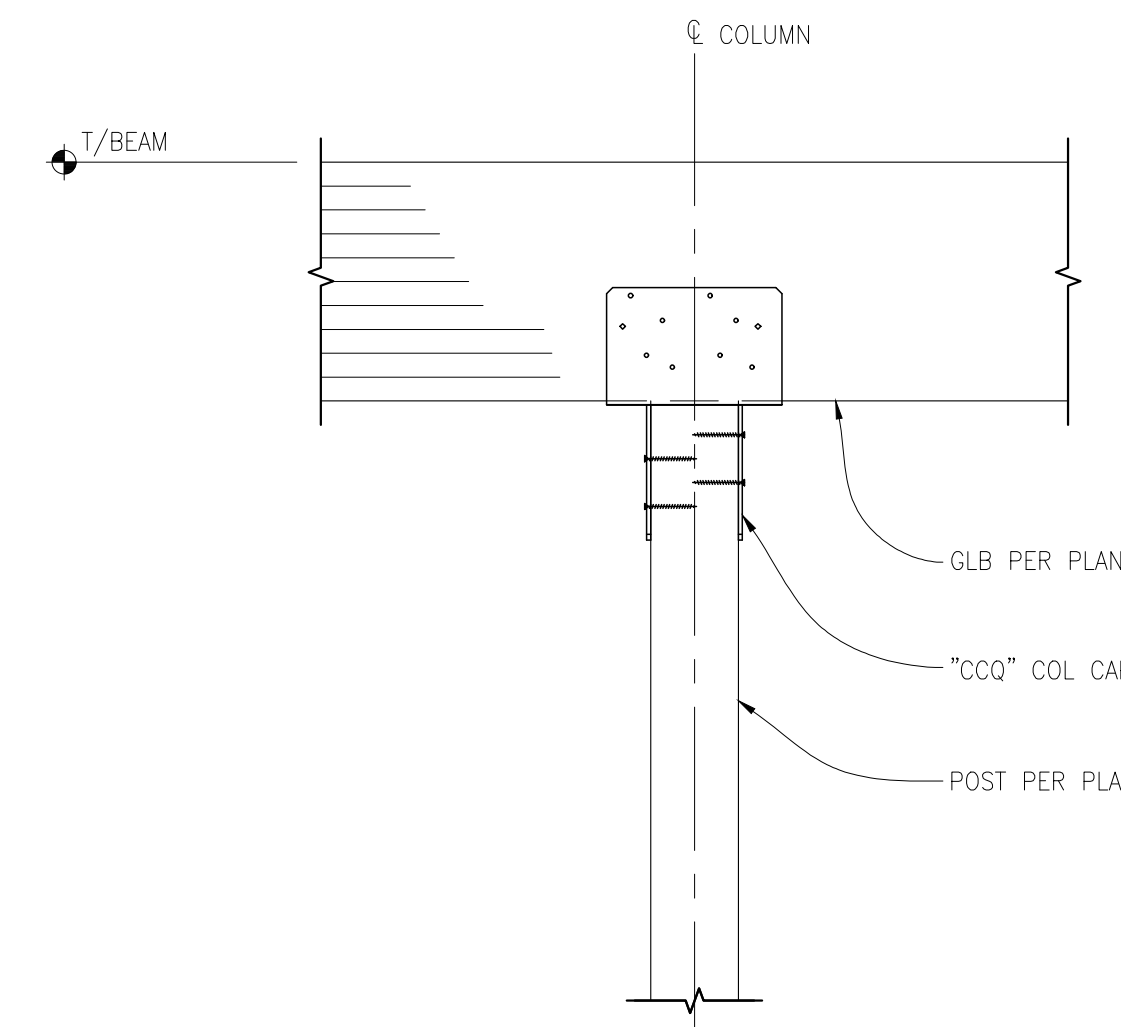
7



**TYPICAL JOISTS FLUSH TO TOP OF BEAM**

SCALE: 1 1/2" = 1'-0"

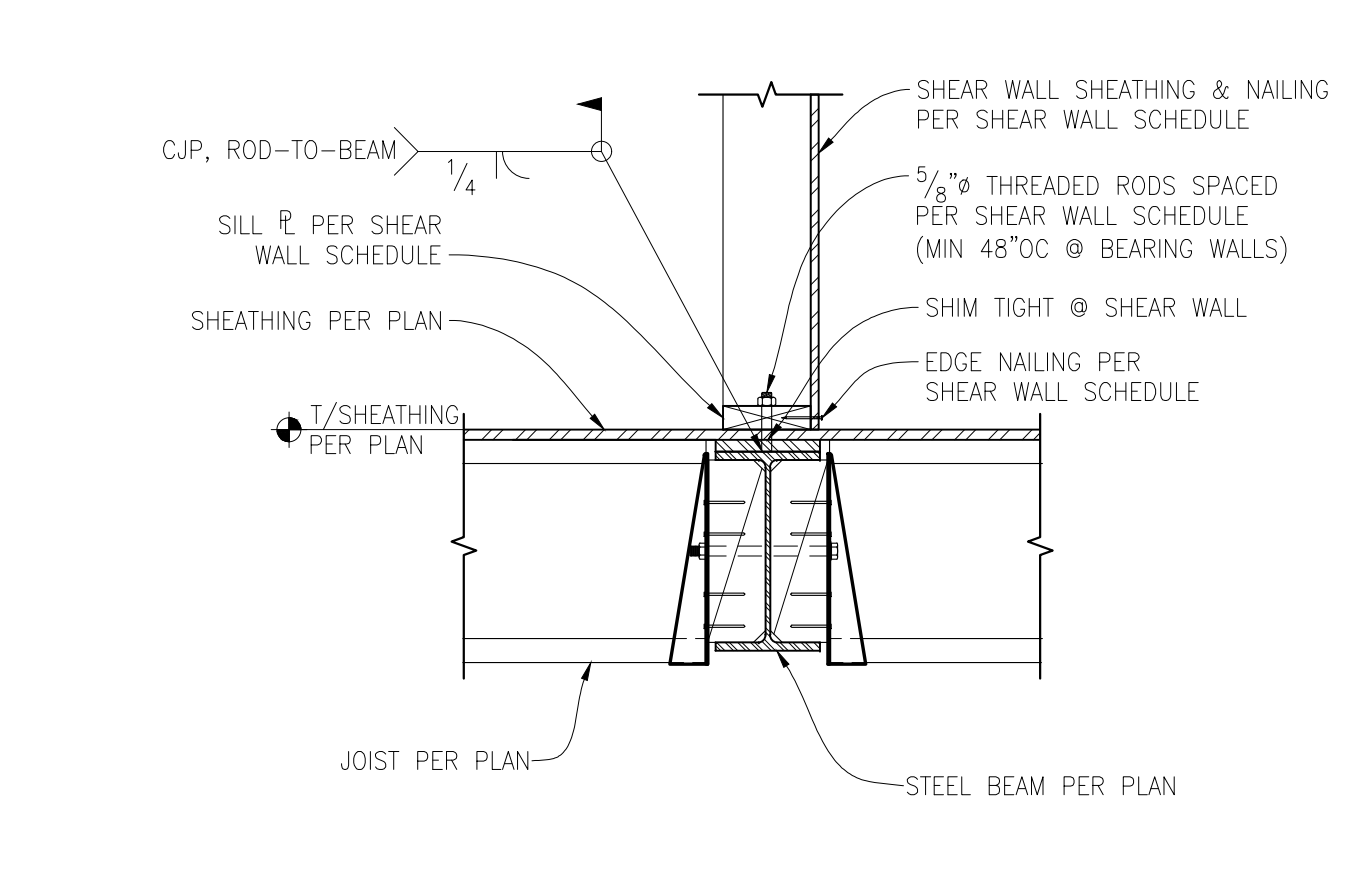
8



**TYPICAL COLUMN TO BEAM DETAIL**

SCALE: 1" = 1'-0"

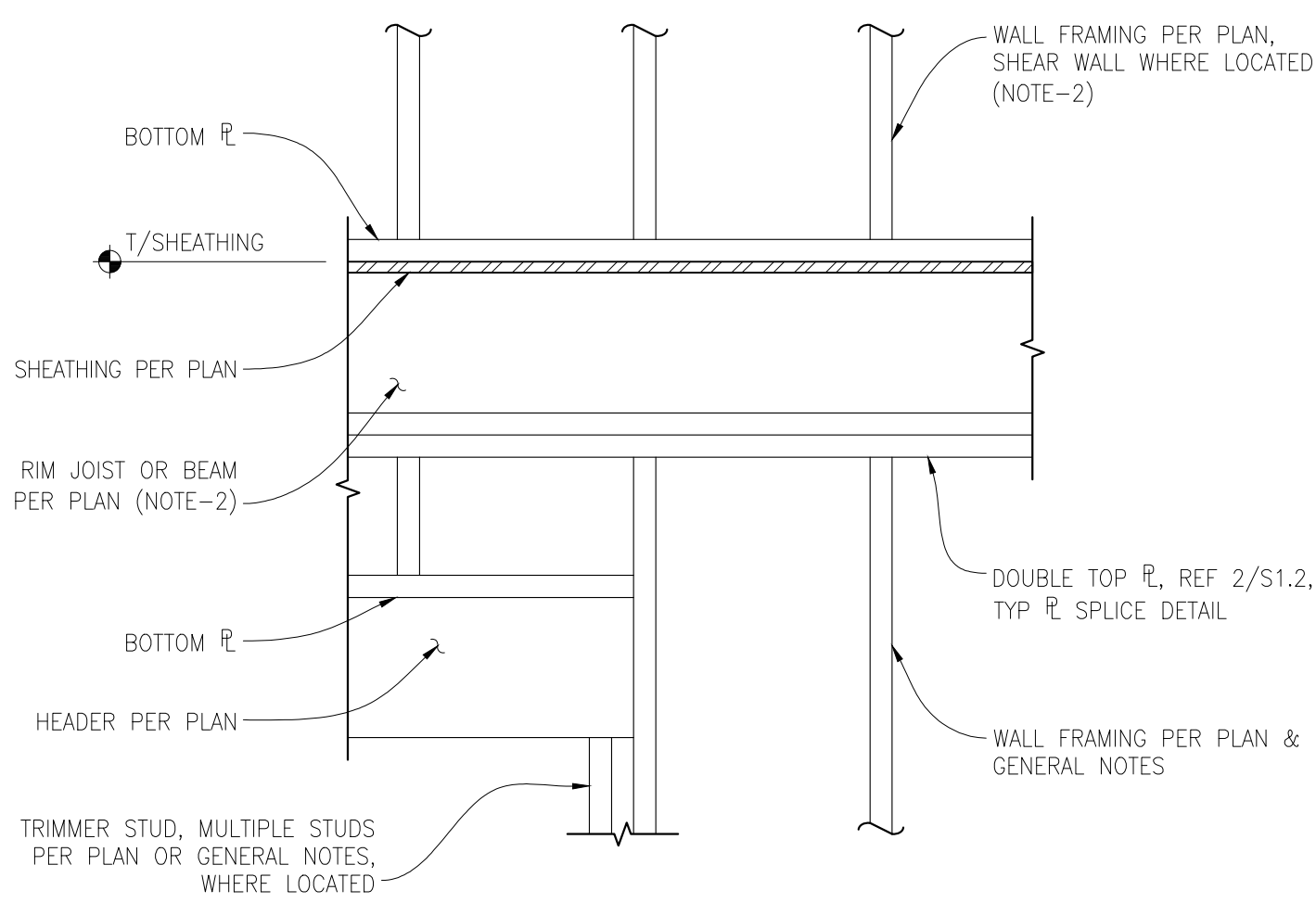
9



**TYPICAL WALL TO STEEL BEAM BELOW**

SCALE: 1" = 1'-0"

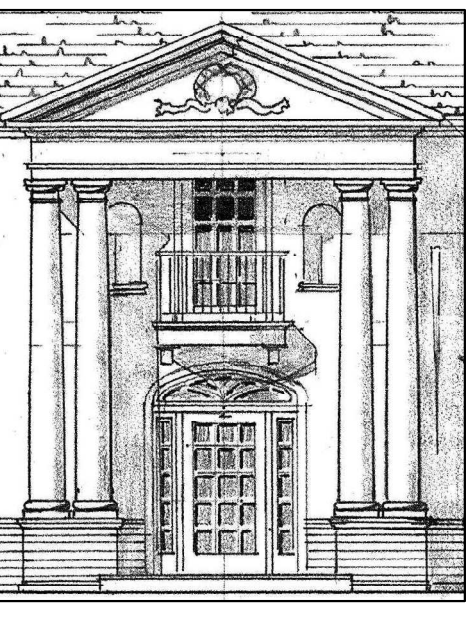
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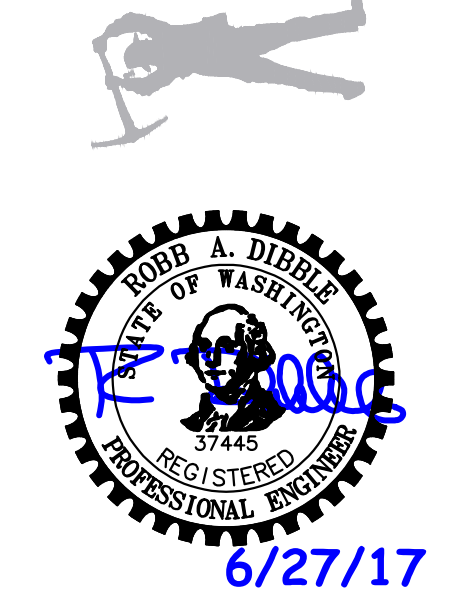
**TYPICAL HEADER FRAMING DROPPED BELOW JOIST**

SCALE: 1" = 1'-0"

11



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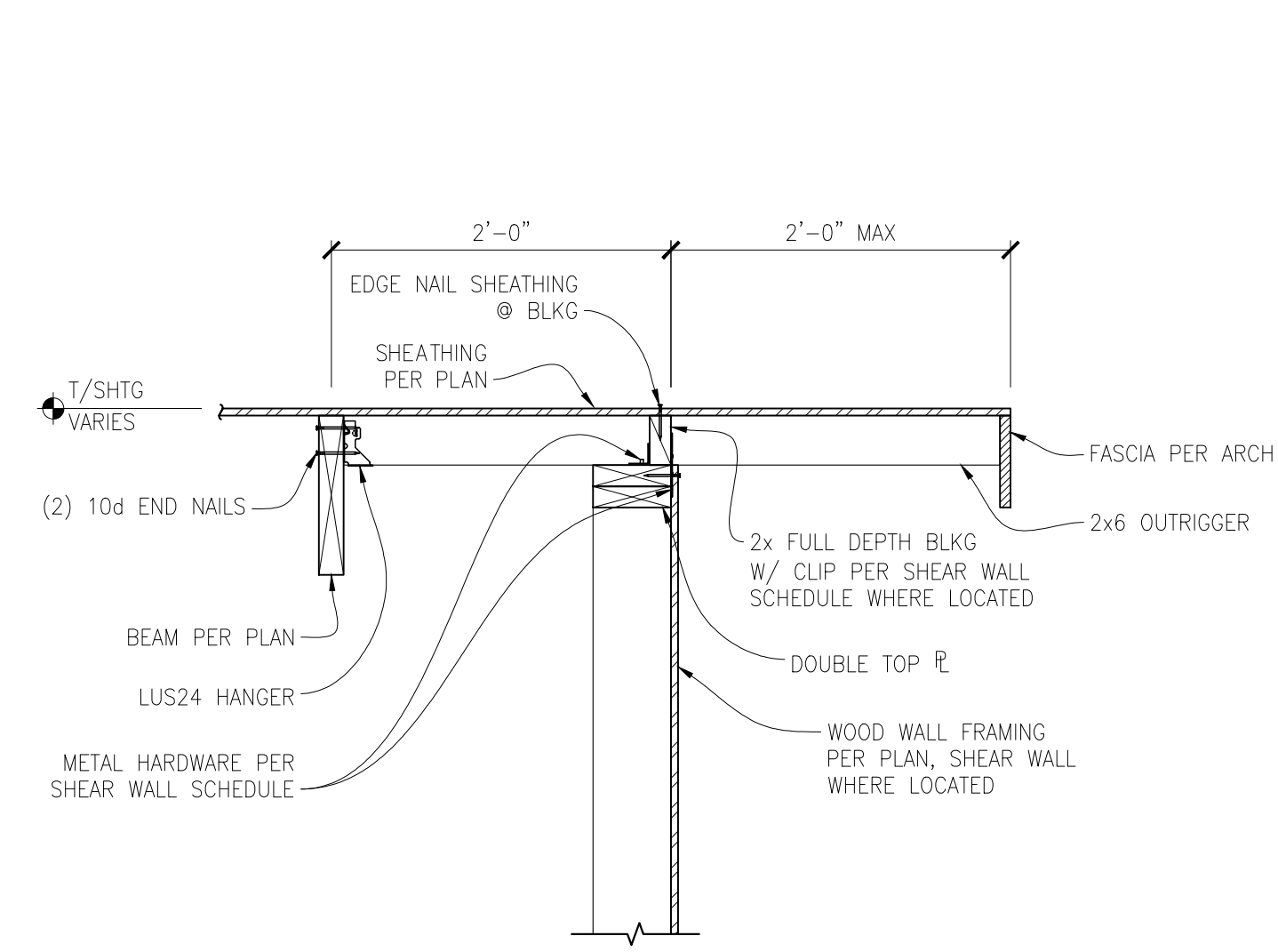
**PEYREE REMODEL B**  
6059 77th Ave SE  
Mercer Island, WA 98040-5129

NO.	DATE	REVISION
	06/27/17	PERMIT SET

DATE:	05/19/2017
JOB NUMBER:	17-291
DRAWN BY:	SAT/TLE
DESIGNED BY:	JBB

STRUCTURAL  
DETAILS

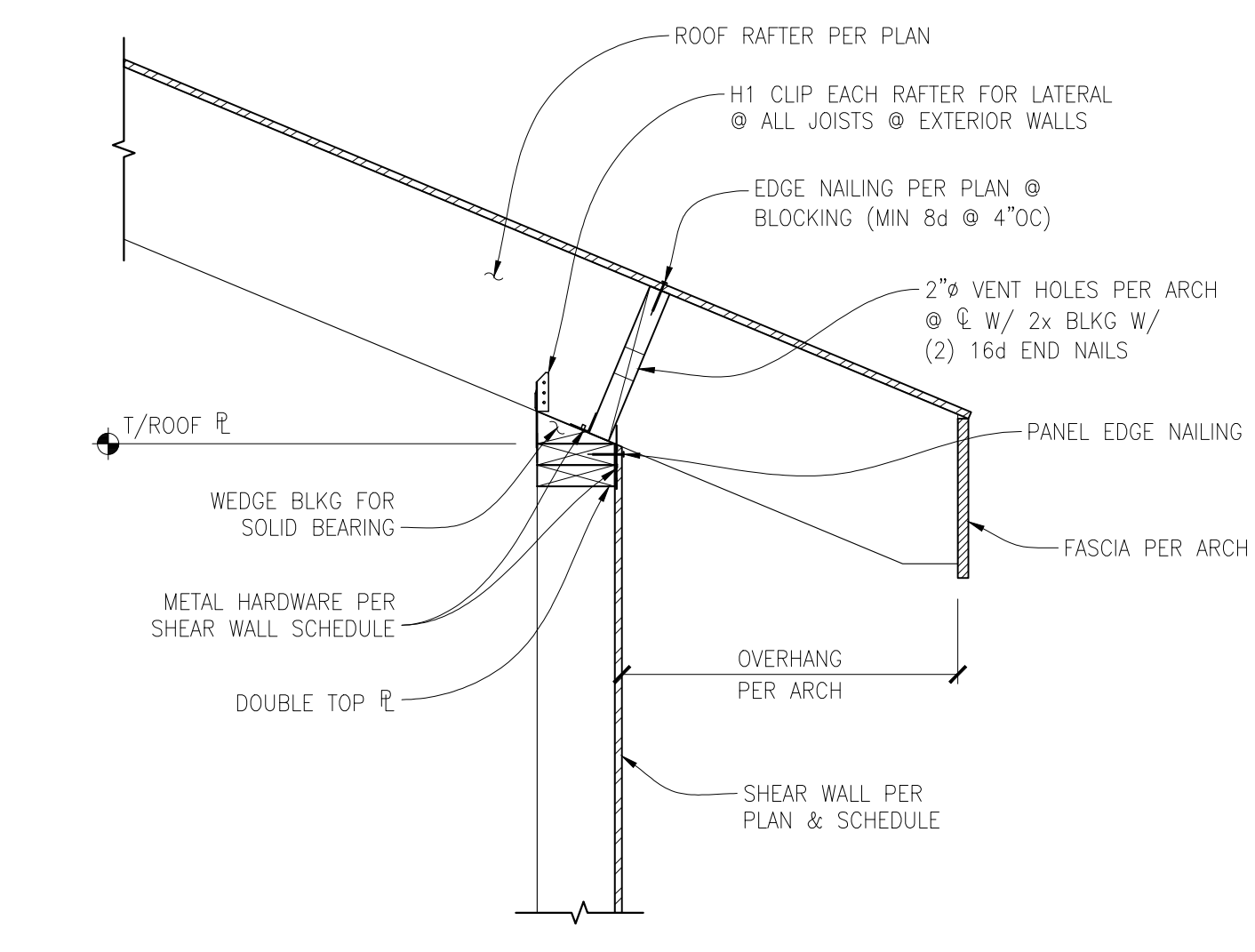
**S4.1**



TYPICAL OUTRIGGER AT GABLE END

SCALE: 1" = 1'-0"

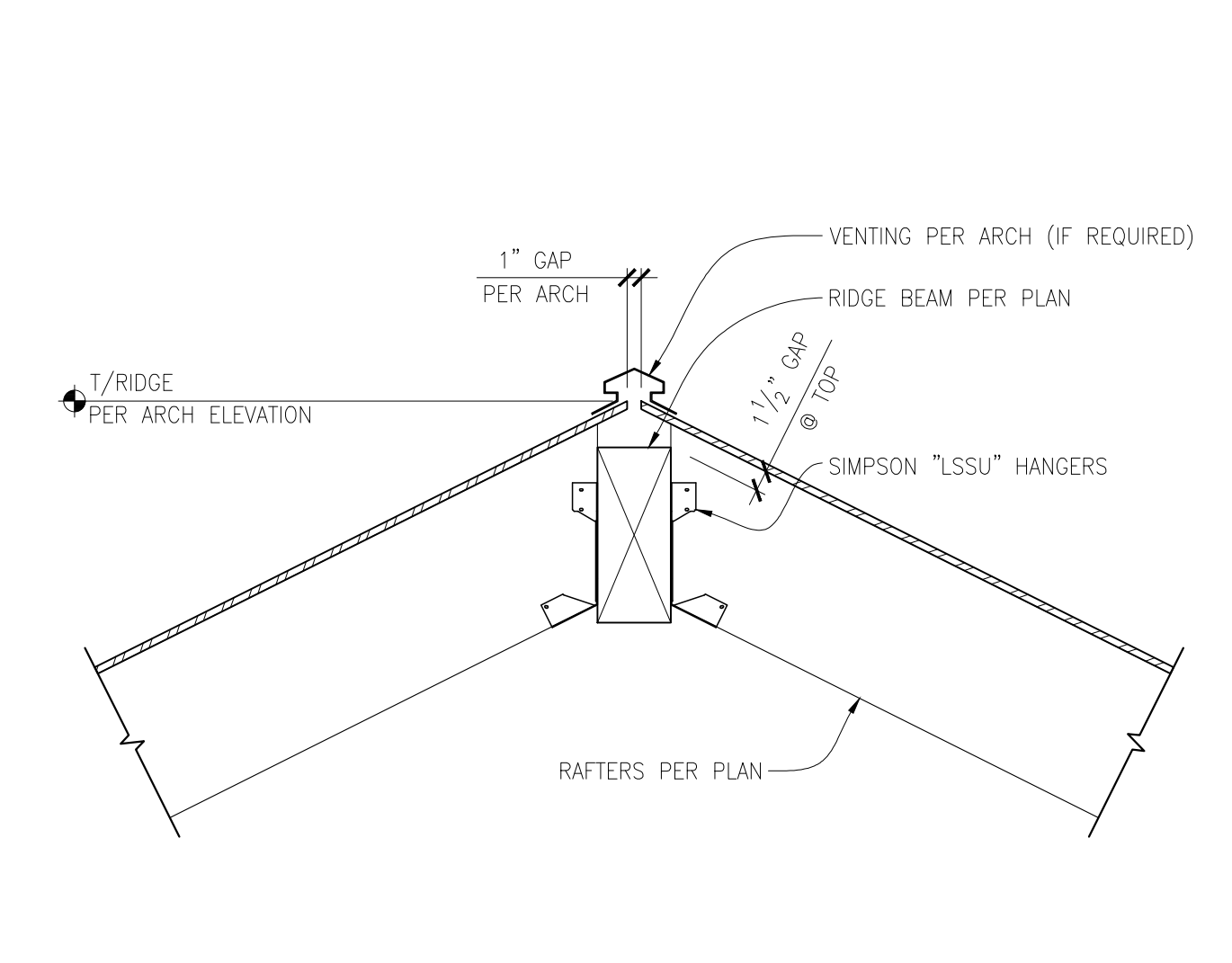
3



EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER

SCALE: 1" = 1'-0"

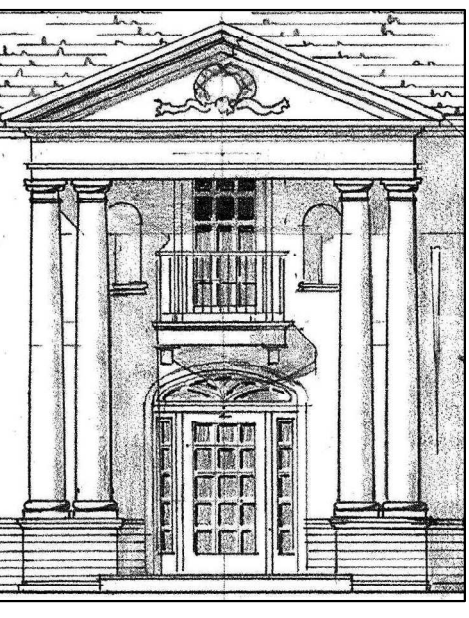
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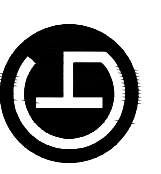
TYPICAL SECTION AT RIDGE BEAM

SCALE: 1" = 1'-0"

5



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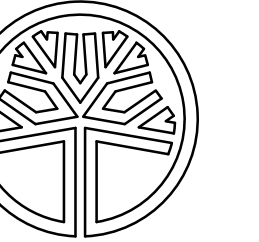
**PEYREE REMODEL B**  
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NO.	DATE	REVISION
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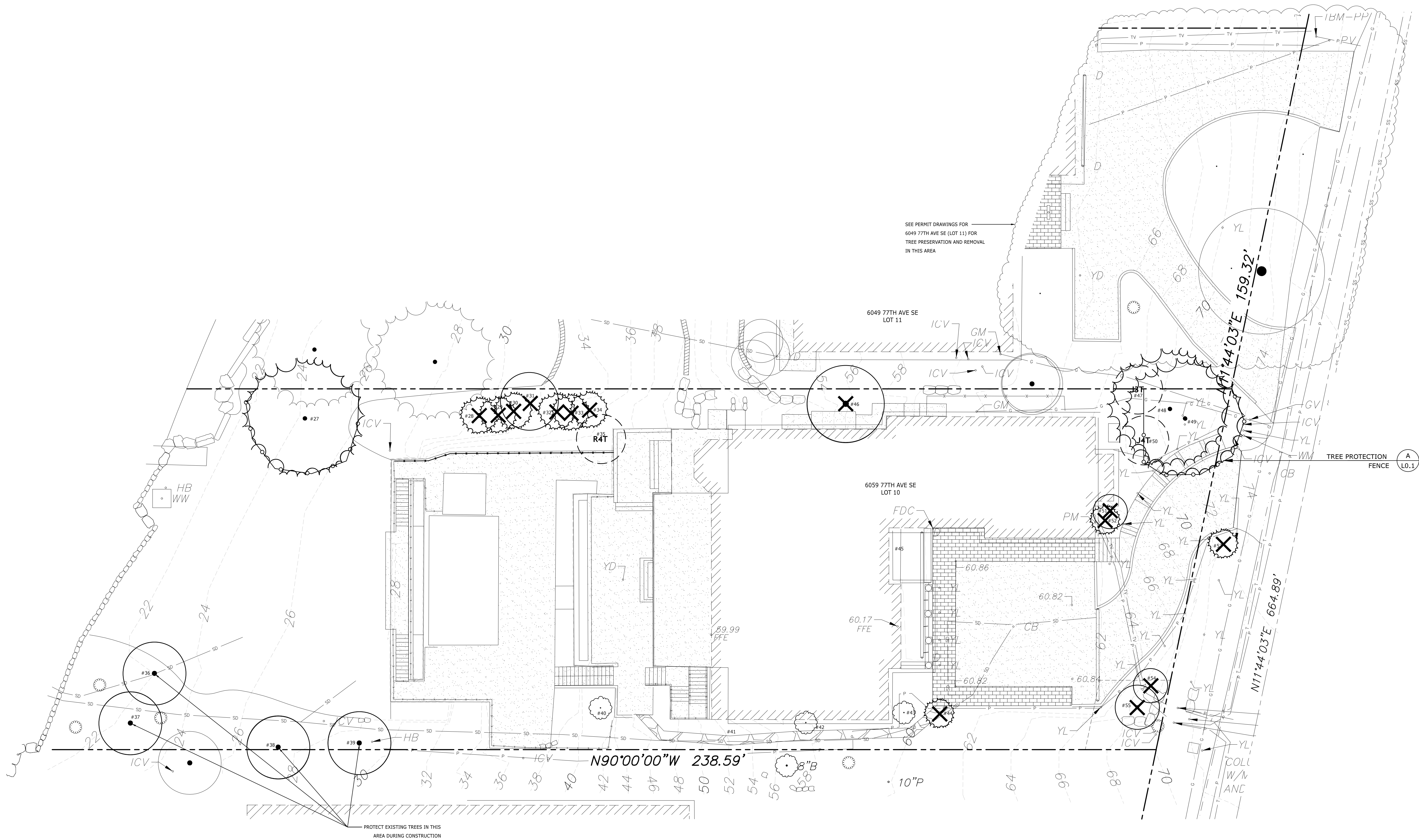
DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

STRUCTURAL  
DETAILS

**S4.2**



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
DANIEL M. DI ZAZZO  
CERTIFICATE NO. 1269

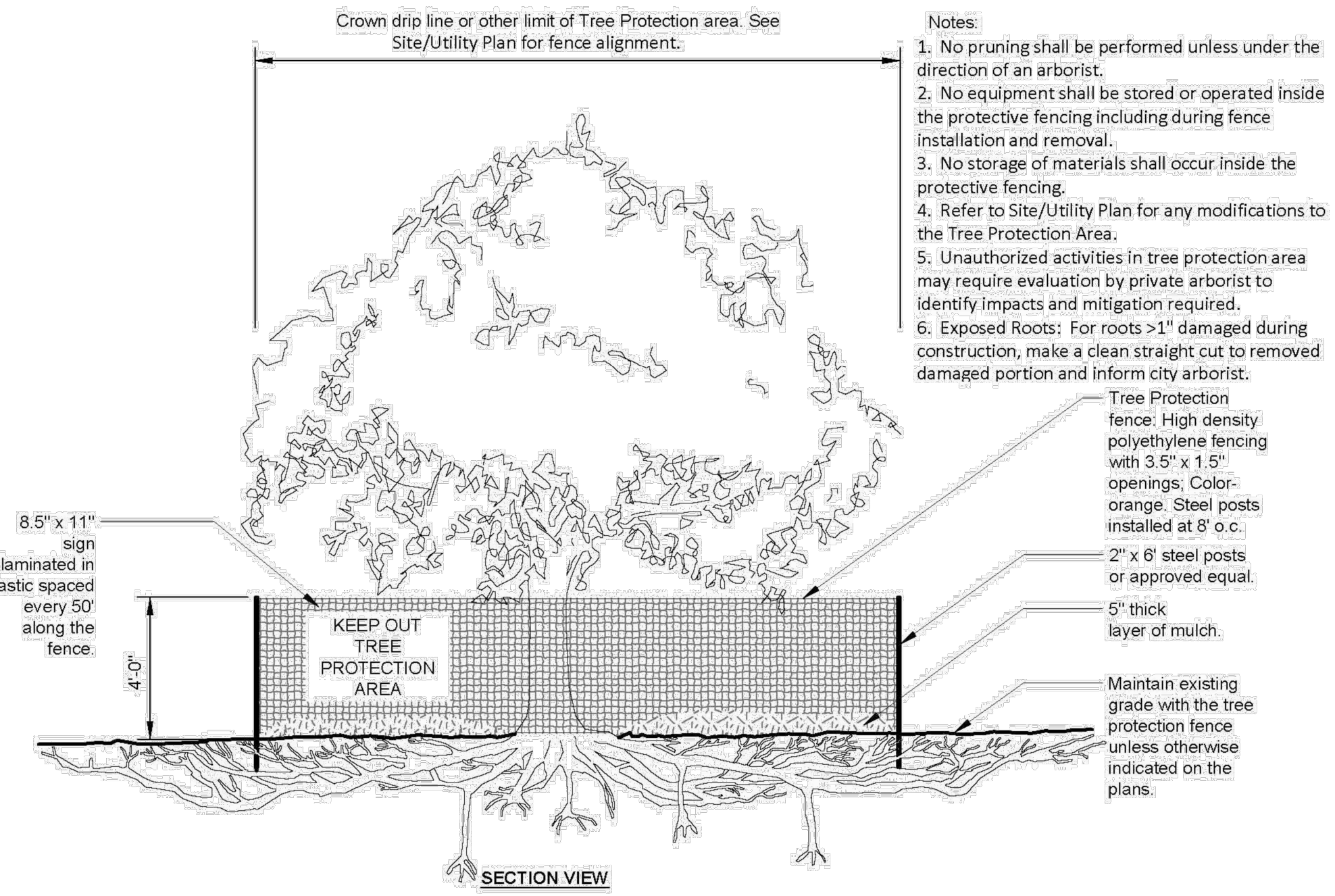


PROJECT TITLE  
**PEYREE RESIDENCE**  
6059 77TH AVE SE  
Mercer Island, WA 98040

DRAWING TITLE  
**TREE PRESERVATION & REMOVAL PLAN**

NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT

SHEET NUMBER



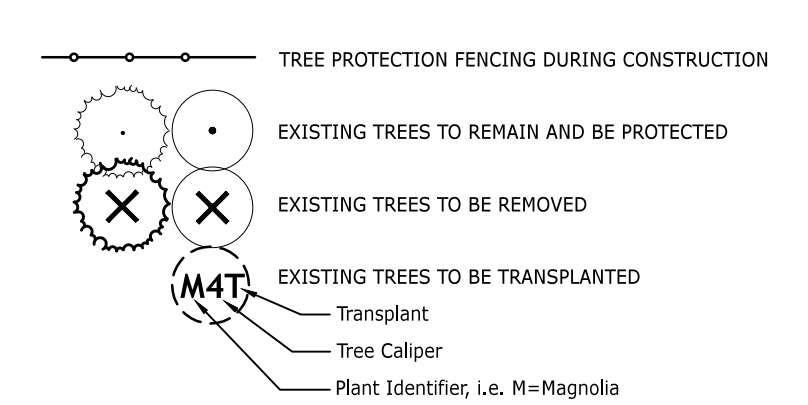
**TREE PROTECTION DETAIL**

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

TREE #	COMMON NAME	SIZE	REMARKS	REMOVE?
27	FIR	26" CAL		NO
28	CEDAR	4" CAL		YES
29	CEDAR	8" CAL		YES
30	CEDAR	8" CAL		YES
31	DECIDUOUS	8" CAL		YES
32	CEDAR	8" CAL		YES
33	CEDAR	6" CAL		YES
34	CEDAR	10" CAL		YES
35	MAPLE (JAPANESE)	4" CAL		TRANSPLANT
36	DECIDUOUS	3" CAL		NO
37	MAPLE	2" CAL		NO
38	DECIDUOUS	4" CAL		NO
39	DECIDUOUS	2" CAL		NO

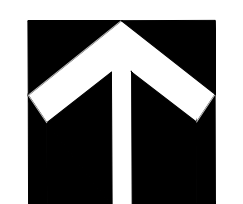
40	CHERRY	4" CAL		NO
41	DECIDUOUS	8" CAL		NO
42	DECIDUOUS	2" CAL		NO
43	MAPLE	3" CAL		NO
44	PINE	2" CAL		YES
45	MAPLE	3" CAL		NO
46	DECIDUOUS	8" CAL		YES
47	MAPLE	3" CAL		TRANSPLANT
48	FIR	30" CAL		NO
49	FIR	30" CAL		NO
50	MAPLE (JAPANESE)	4" CAL		TRANSPLANT
51	DECIDUOUS	2" CAL		YES
52	CEDAR	2" CAL		YES
53	CEDAR	2" CAL		YES
54	DECIDUOUS	2" CAL		YES
55	DECIDUOUS	4" CAL		YES

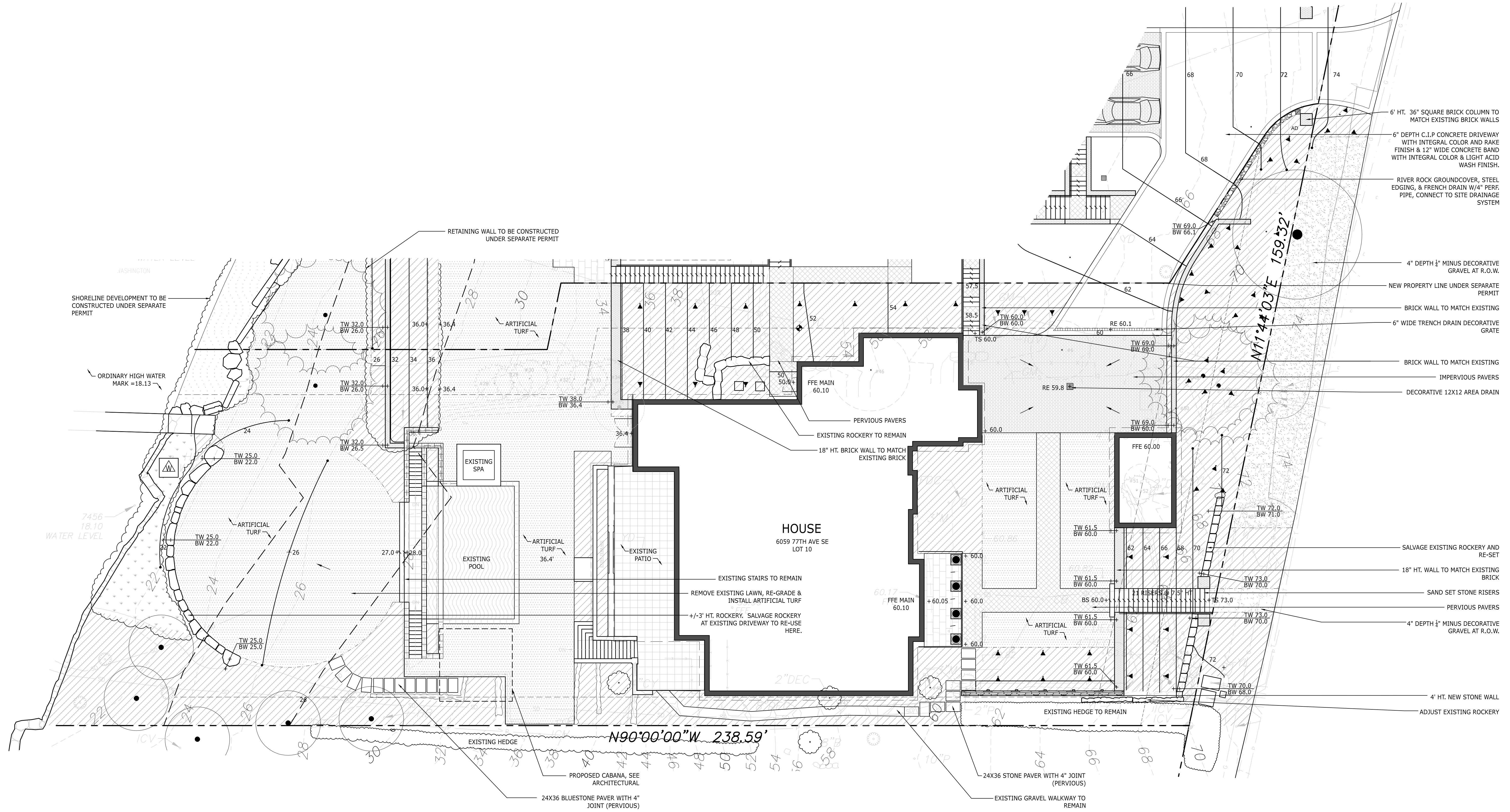
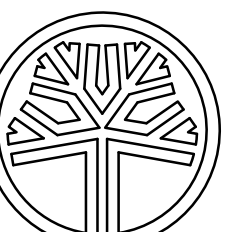
**TREE PRESERVATION AND REMOVAL LEGEND**



**NOTES**

- ALL TREES TO BE TAGGED ON SITE BY LANDSCAPE ARCHITECT BEFORE TRANSPLANT OR REMOVAL.





SHORELINE DEVELOPMENT TO BE CONSTRUCTED UNDER SEPARATE PERMIT

ORDINARY HIGH WATER MARK = 18.13

7456 WATER LEVEL 18.10

RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT

EXISTING SPA

EXISTING POOL

EXISTING PATIO

HOUSE  
6059 77TH AVE SE  
LOT 10

EXISTING STAIRS TO REMAIN

REMOVE EXISTING LAWN, RE-GRADE & INSTALL ARTIFICIAL TURF

+/- 3' HT. ROCKERY, SALVAGE ROCKERY AT EXISTING DRIVEWAY TO RE-USE HERE.

EXISTING HEDGE

N90°00'00"W 238.59'

PROPOSED CABANA, SEE ARCHITECTURAL  
24X36 BLUESTONE PAVER WITH 4" JOINT (PERVIOUS)

EXISTING GRAVEL WALKWAY TO REMAIN

6" HT. 36" SQUARE BRICK COLUMN TO MATCH EXISTING BRICK WALLS  
 6" DEPTH C.I.P. CONCRETE DRIVEWAY WITH INTEGRAL COLOR AND RAKE FINISH & 12" WIDE CONCRETE BAND WITH INTEGRAL COLOR & LIGHT ACID WASH FINISH.  
 RIVER ROCK GROUNDCOVER, STEEL EDGING, & FRENCH DRAIN W/4" PERF. PIPE, CONNECT TO SITE DRAINAGE SYSTEM

4" DEPTH 1/2" MINUS DECORATIVE GRAVEL AT R.O.W.  
 NEW PROPERTY LINE UNDER SEPARATE PERMIT  
 BRICK WALL TO MATCH EXISTING  
 6" WIDE TRENCH DRAIN DECORATIVE GRATE  
 BRICK WALL TO MATCH EXISTING  
 IMPERVIOUS PAVERS  
 DECORATIVE 12X12 AREA DRAIN

SALVAGE EXISTING ROCKERY AND RE-SET  
 18" HT. WALL TO MATCH EXISTING BRICK  
 SAND SET STONE RISERS  
 IMPERVIOUS PAVERS  
 4" DEPTH 1/2" MINUS DECORATIVE GRAVEL AT R.O.W.

4' HT. NEW STONE WALL  
 ADJUST EXISTING ROCKERY

**GRADING & DRAINAGE NOTES**

- ESTABLISH THE FOLLOWING SUBGRADES:  
 PLANTING AREAS: -12"-TO ALLOW FOR 10" TOPSOIL & 2" MULCH
- SLOPE ALL PAVED SURFACES TO DRAIN @ MIN. 1%, MAX 2%
- VERIFY ALL FINISH GRADES IN FIELD WITH LANDSCAPE ARCHITECT

**GRADING & DRAINAGE LEGEND**

PROPOSED CONTOUR	— 956
EXISTING CONTOUR	- - - 956
PERFORATED PIPE - 4" SCHEDULE 40 PVC	— — — — —
SOLID DRAINPIPE - 6" PVC	— — — — —
AREA DRAIN-12"x12" NDS CATCH BASIN W/ CAST IRON GRATE	AD
PROPOSED SPOT ELEVATION	123.45
EXISTING SPOT ELEVATION	(123.45)
FINISH FLOOR ELEVATION	FFE
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF STEP	TS
BOTTOM OF STEP	BS
RIM ELEVATION	RE
DIRECTION OF SURFACE FLOW	→

**LIGHTING LEGEND**

- ACCENT LIGHT: FX LUMINAIRE: NP-ZD-3LED-BZ  
 WALL MOUNT STEP LIGHT: FX LUMINAIRE: CP-ZD-1LED-BZ  
 PATH LIGHT: FX LUMINAIRE: PM-ZD-3LED-BZ
- LIGHTING NOTES**
- SUPPLY AND INSTALL OUTDOOR LIGHTING PER PLAN. PROVIDE ALL NECESSARY FIXTURES, WIRING, STAKES, TRANSFORMERS, ETC. TO IMPLEMENT PLAN. PROVIDE (1) REPLACEMENT BULB PER FIXTURE.
  - FOR LOW VOLTAGE LIGHTING, CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF TRANSFORMERS REQUIRED. VERIFY LOCATIONS W/ LANDSCAPE ARCHITECT. LOW VOLTAGE LIGHTING TO BE SWITCHED WITH PHOTO-CELL ON/TIMER OFF OPERATION.

**IRRIGATION LEGEND**

- PROVIDE A BIDDER-DESIGNED FULLY AUTOMATIC IRRIGATION SYSTEM W/AUTO-OFF RAIN SENSOR AT ALL PLANTING AREAS.

**GENERAL LEGEND**

3/16" x 4" (or 6", SEE PLAN) JD RUSSELL DURA EDGE STEEL EDGING OR APPROVED EQUAL INSTALLED PER MFR. SPECIFICATIONS	
EXISTING DECIDUOUS TREE	
EXISTING EVERGREEN TREE	
ARTIFICIAL TURF	
PLANTING AREA	
SHORELINE PLANTING (SEPARATE PERMIT)	
PERVIOUS PAVERS	
IMPERVIOUS STONE PAVERS	
36X24 BLUESTONE PAVERS (PERVIOUS)	
IMPERVIOUS PAVERS	

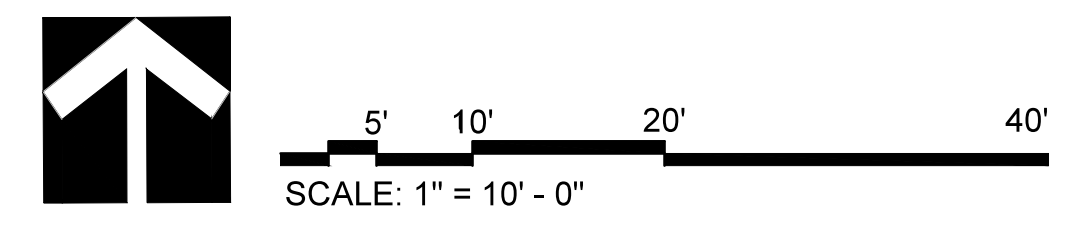
PROJECT TITLE  
**PEYREE RESIDENCE**  
 6059 77TH AVE SE  
 Mercer Island, WA 98040

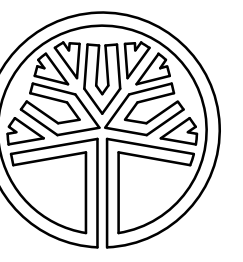
DRAWING TITLE  
**LAYOUT, MATERIALS, GRADING, & UTILITIES PLAN**

NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT

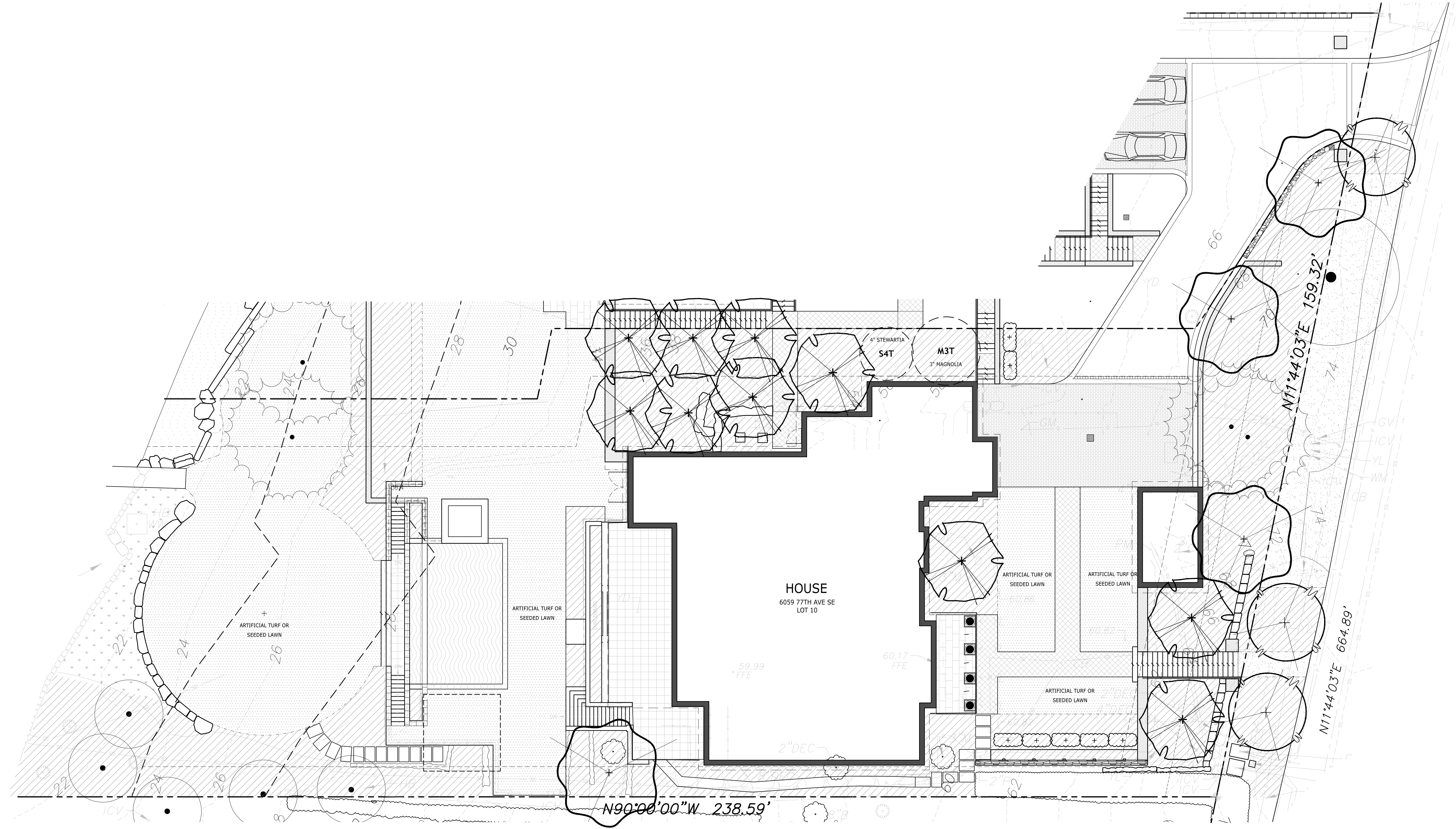
SHEET NUMBER

L0.2





STATE OF WASHINGTON  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 DANIEL M. DI ZAZZO  
 CERTIFICATE NO. 1209



PROJECT TITLE  
**PEYRE RESIDENCE**  
 6059 77TH AVE SE  
 Mercer Island, WA 98040

DRAWING TITLE  
**SCHEMATIC PLANTING PLAN**

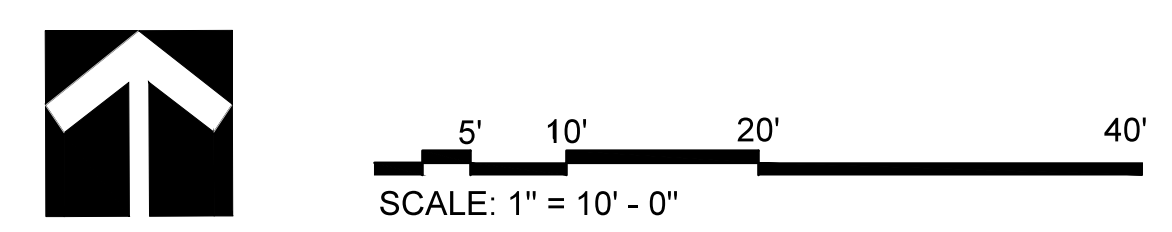
NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT

SHEET NUMBER

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
	ACER PALMATUM JAPANESE MAPLE	7-8" HT.	10	
	BETULA UTILIS 'JACQUEMONTII' JACQUEMONT BIRCH	2-1/2" CAL.	4	
	CARPINUS BETULUS BLEACHED HORNBIRCH	2" CAL.	7	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM EVERGREEN MAGNOLIA	2" CAL.	3	
	STEWARTIA TRANSPLANT	4" CAL.	1	
	MAGNOLIA TRANSPLANT	3"	1	
	SHRUB, GROUNDCOVER, AND PERENNIAL PLANTING AREA	N/A	-	
	SHORELINE NATIVE PLANTING. SEPARATE PERMIT.	N/A	-	
	ARTIFICIAL TURF OR SEEDED LAWN	N/A	-	

- PLANT NOTES**
- FINISH GRADES SHALL BE 1" BELOW TOP OF ADJACENT PAVED SURFACE. PLANTING AREAS SHALL BE CROWNED 1/2" PER FOOT UNLESS OTHERWISE NOTED.
  - ALL SHRUB AREAS TO RECEIVE 10" DEPTH OF APPROVED TOPSOIL.
  - ALL SHRUB AREAS TO RECEIVE THE FOLLOWING SOIL PREPARATION: SCARIFY OR ROTO-TILL EXISTING SUBGRADES TO A MINIMUM DEPTH OF 12". REMOVE ALL LARGE STONES AND OTHER MISC. DEBRIS. PLACE ONE-HALF DEPTH SPECIFIED TOPSOIL AND INCORPORATE INTO PREPARED SUBGRADE. PLACE REMAINING TOPSOIL TO FINISH GRADE. TOPSOIL DEPTHS TO BE MEASURED AFTER COMPACTING.
  - ALL ARTIFICIAL TURF AREA TO RECEIVE 6" DEPTH OF APPROVED DRAINAGE GRAVEL OVER THE SUBGRADE EXCAVATED 6" DEPTH AND SLOPED TO DRAIN.
  - ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH CEDAR GROVE LANDSCAPE MULCH OR APPROVED EQUIV.
  - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL.
  - ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.
  - PROVIDE SLOW-RELEASE FERTILIZER (OSMOCOTE OR APPROVED EQUIV.) AT ALL PLANTINGS. PROVIDE FERTILIZER PLANT TABLETS AT ALL TREE PLANTINGS (TWO PER TREE). VERIFY WITH LANDSCAPE ARCHITECT.



**L0.3**





# PEYREE RESIDENCE

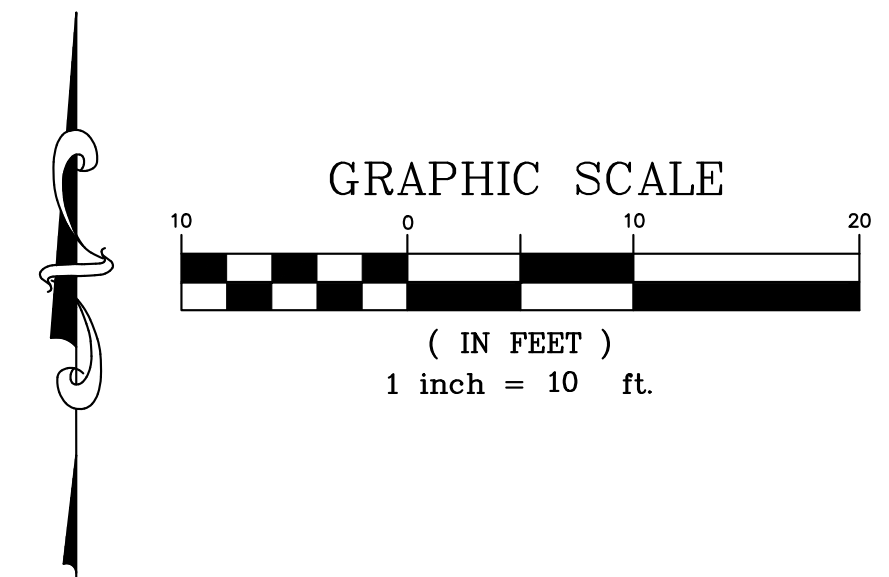
## SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

### CITY OF MERCER ISLAND, WASHINGTON

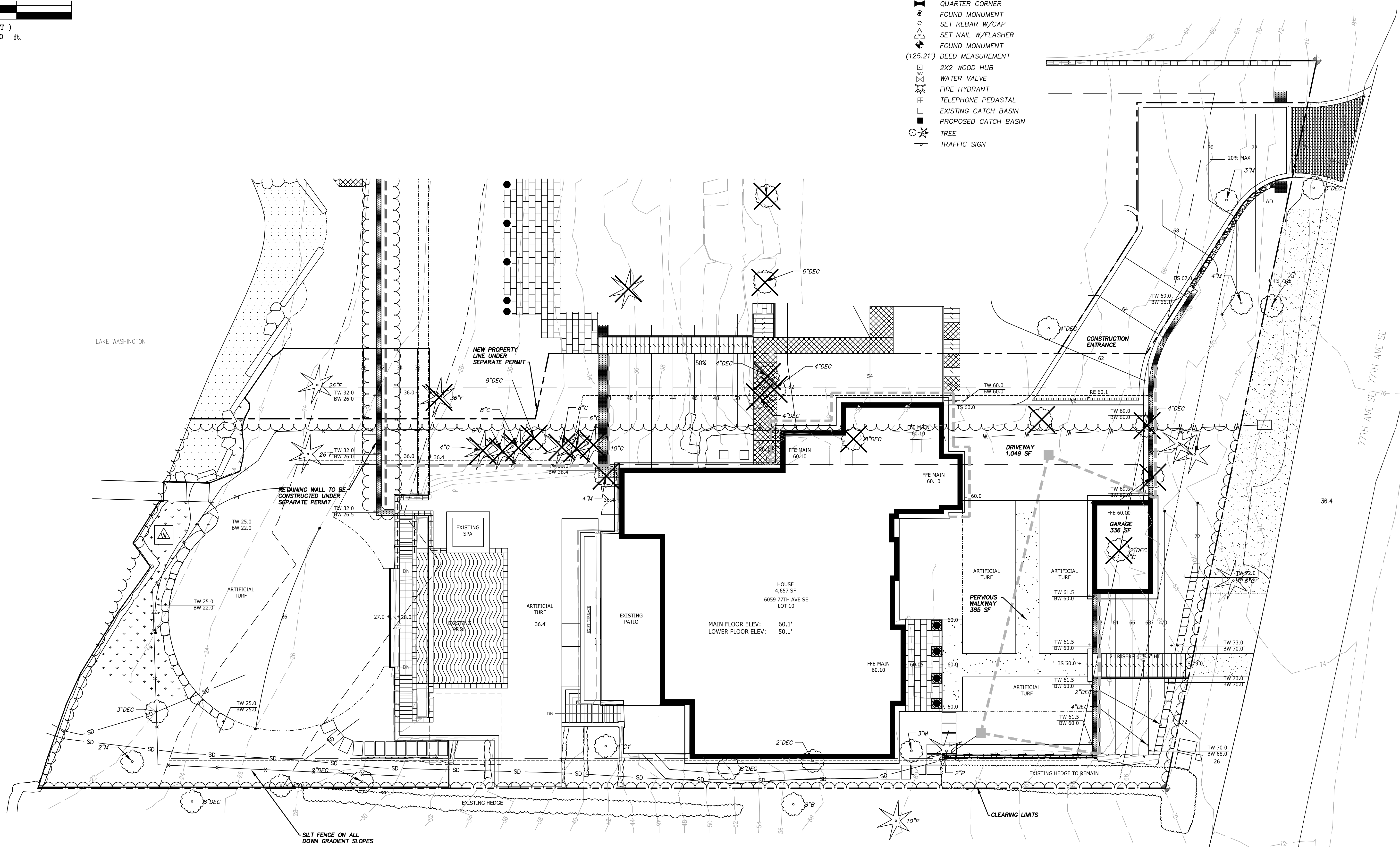
**OWNERS:**  
SCOTT AND MICHELLE PEYREE  
6059 77TH AVENUE SE  
MERCER ISLAND, WA 98040

**SITE ADDRESS:**  
6059 77TH AVENUE SE  
MERCER ISLAND, WA 98040

**PARCEL NO.:**  
409710-0055

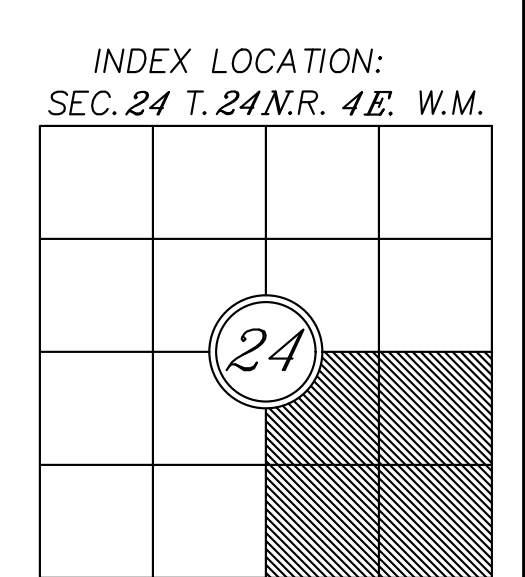


- LEGEND**
- ⊠ SECTION CORNER
  - ⊞ QUARTER CORNER
  - FOUND MONUMENT
  - SET REBAR W/CAP
  - SET NAIL W/FLASHER
  - FOUND MONUMENT
  - (125.21') DEED MEASUREMENT
  - ⊠ 2X2 WOOD HUB
  - ⊠ WATER VALVE
  - ⊠ FIRE HYDRANT
  - ⊠ TELEPHONE PEDASTAL
  - ⊠ EXISTING CATCH BASIN
  - ⊠ PROPOSED CATCH BASIN
  - TREE
  - ⊠ TRAFFIC SIGN



**NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION**

**Call Before You Dig 811**



REVISIONS	BY DATE

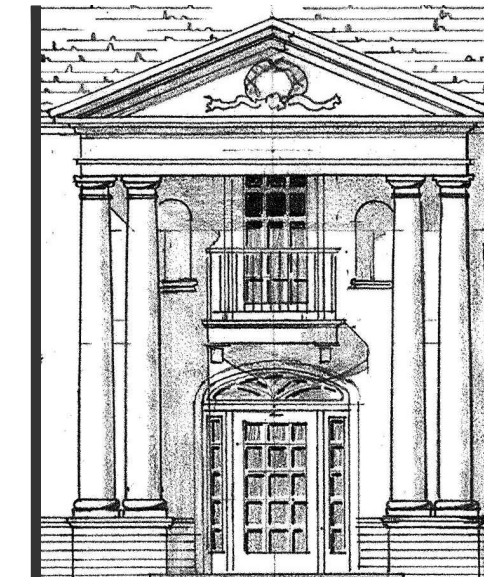
**TESS PLAN**

**SCOTT PEYREE**  
SE 1/4 OF SEC.24, T.24N., R.4E., W.M.  
6059 77TH AVENUE SE  
MERCER ISLAND, WA 98040

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PH: 206.522.3321 FAX: 206.522.6078

**JOB NO. 17090**  
**DATE 6/17**  
**SCALE 1"=10'**  
**DESIGNED CLM**  
**DRAWN CLM**  
**CHECKED RSF**  
**APPROVED RSF**

**SHEET 2 OF 2**

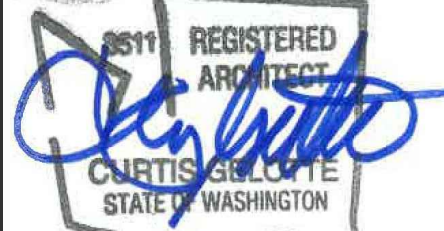


**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 110  
BELLINGHAM, WASHINGTON 98204  
425.828.3081 T. 425.822.2152 F

**PEDREE REMODEL B**

6059 77<sup>TH</sup> AVE SE  
MILWAUKEE, WA 98040



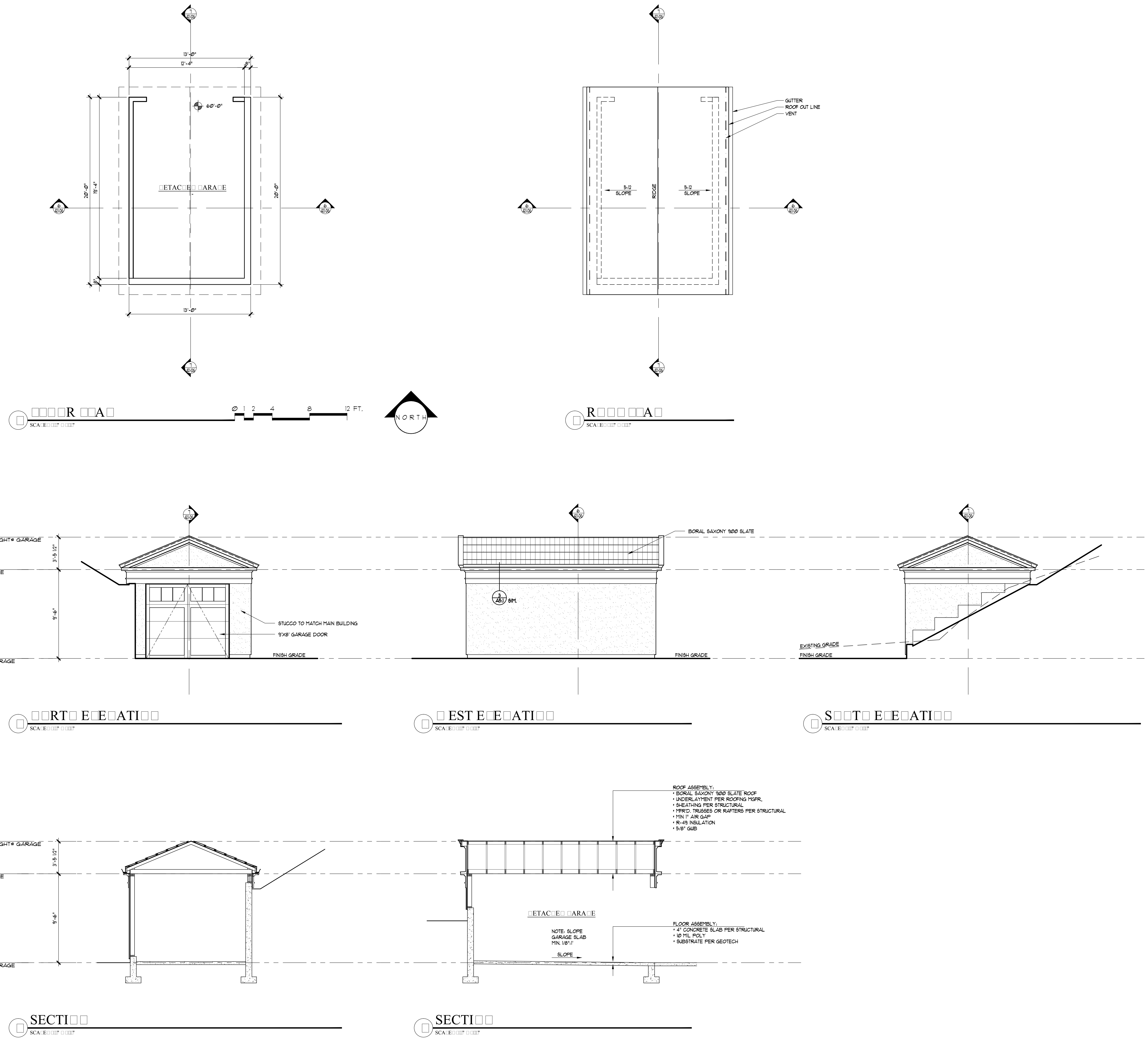
NO.	DATE	REVISION

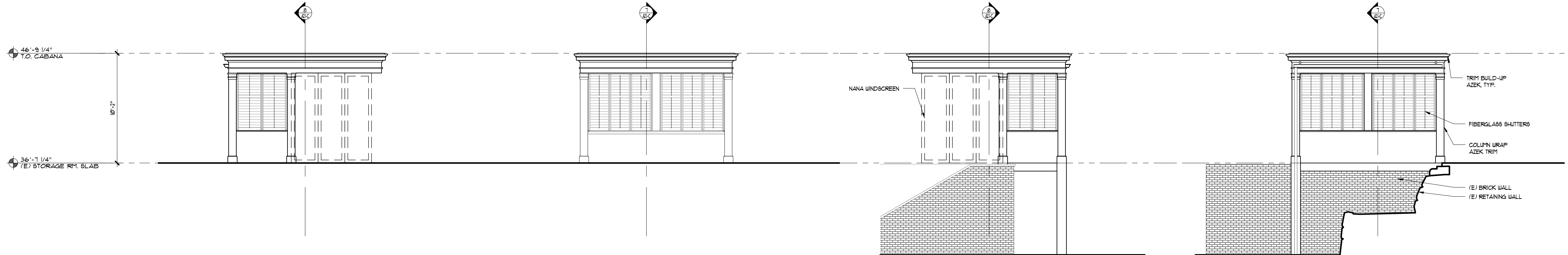
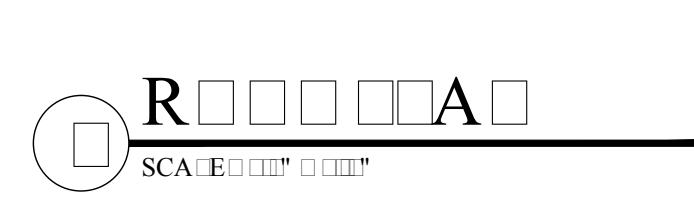
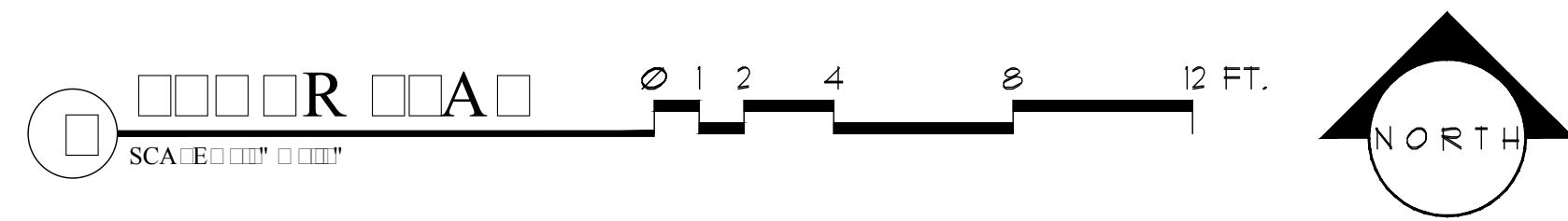
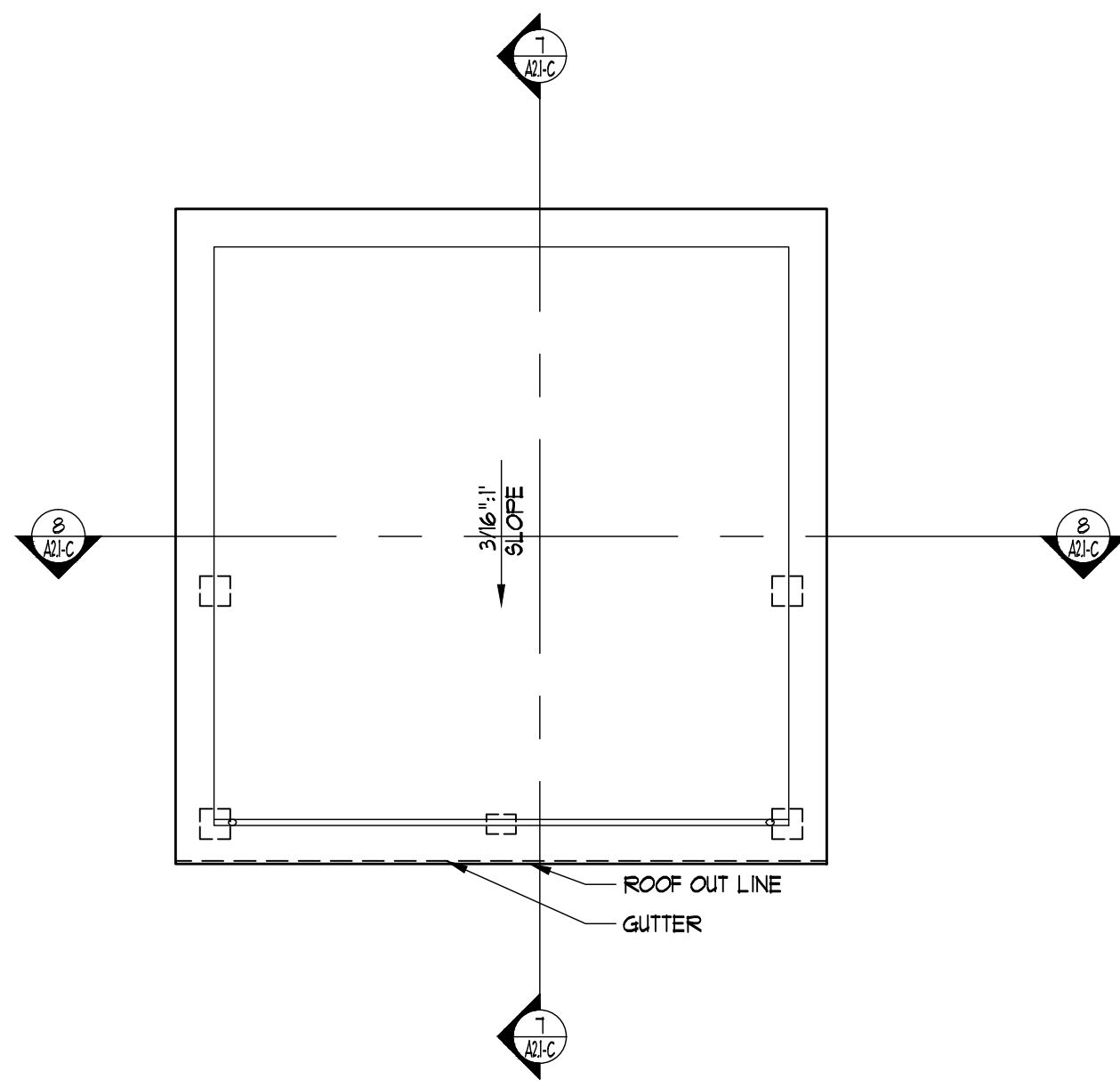
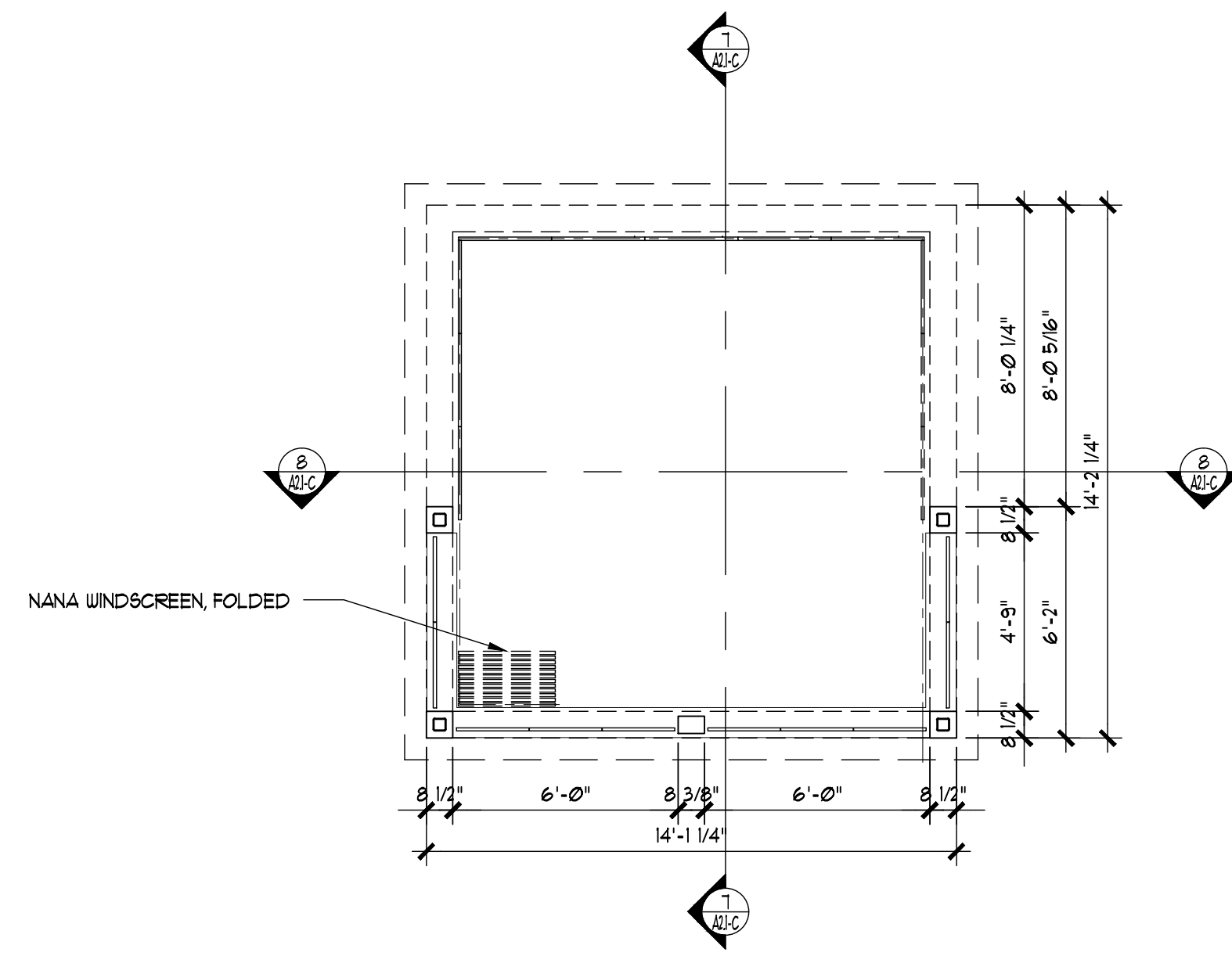
DATE: 06/23/2017  
DDB NUMBER: 1625  
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DG FLOOR PLAN,  
ROOF PLAN,  
ELEVATIONS  
SECTION

A2.1 DG

PERMIT SET 06. 23. 2017



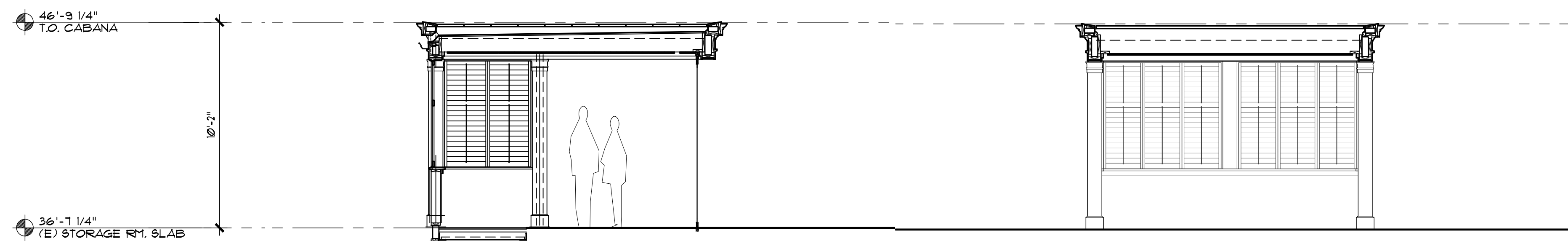


EAST ELEVATION  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

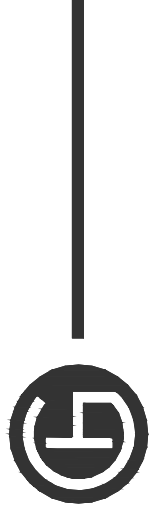
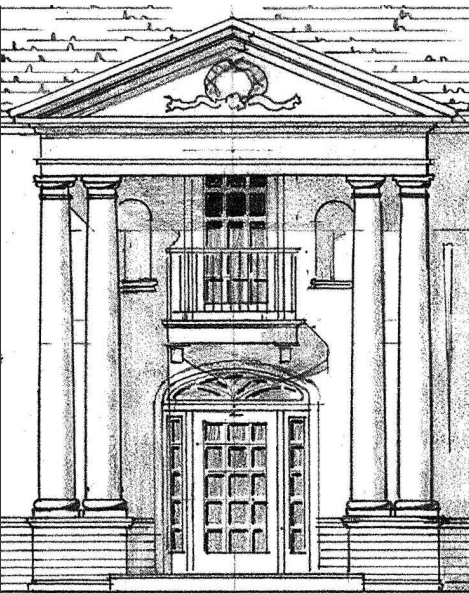
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



SECTION 1  
SCALE: 1/8" = 1'-0"

SECTION 2  
SCALE: 1/8" = 1'-0"

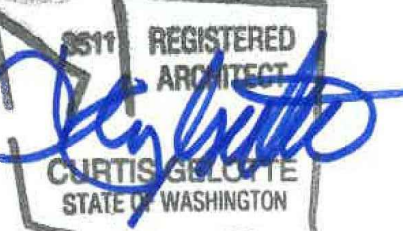


**Gelotte Hommas**  
THE ART OF ARCHITECTURE

3025 112<sup>ND</sup> AVE NE, SUITE 110  
BELLEVUE, WA 98004  
425.628.3081 T. 425.822.2152 F

**PEREE REMODEL B**

6059 77<sup>TH</sup> AVE SE  
MOUNTAIN VIEW, WA 98040 5129



NO.	DATE	REVISION

DATE: 06/23/2017  
DD# NUMBER: 1625  
PW: DCS  
FILE: 00000000

C FLOOR PLAN,  
ROOF PLAN,  
ELEVATIONS  
SECTION

**A2.1**

PERMIT SET 06. 23. 2017