PEYREE REMODEL B

6059 77th Avenue S.E.
Mercer Island, WA 98040-5129

GENERAL NOTES

GENERAL:

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 2019 BY GELOTTE HOMMAS ARCHITECTURE, P.S. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 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 FRAMING OR CENTERLINE OF COLUMNS 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 INFORM 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 SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

CONTRACTOR TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL AND MECHANICAL PLAN.

SOILS:

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 1'-6" 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.

CLEARING AND GRADING (T.E.S.C. MEASURES)

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, INTERNATIONAL RESIDENTIAL CODE, PERMIT 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 EFFECTED 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 150 SQ. FT. OF UNDER-FLOOR AREA. ONE OPENING SHALL BE WITHIN 3' OF EACH CORNER WHEREVER POSSIBLE. THE REQUIRED AREA OF SUCH OPENINGS 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 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS. IRC R317.1.

A GROUND COVER VAPOR BARRIER OF MIN. 6 MIL. (0.006") POLYETHYLENE (OR EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 12", EXTEND UP FOUNDATION WALL AND SECURE TO SILL PLATE WHEREVER PRACTICAL. WSEC 502.1.6.7.

ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS SHALL BE PRESSURE TREATED WOOD IN COMPLIANCE WITH IRC R317.1.

GARAGES:

DOORS BETWEEN GARAGE AND DWELLING SHALL BE SOLID WOOD DOORS 1 3/8" THICK OR MORE PER IRC R302.5.1. THERE SHALL BE NO OPENINGS BETWEEN GARAGE AND ROOMS USED FOR SLEEPING PURPOSES.

SEPARATION FROM DWELLING TO GARAGE, SHOP OR SIMILAR AREAS SHALL BE SEPARATED FROM RESIDENCE AND IT'S 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 R302.6.

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 G2408.2.

FIREPLACES

FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, IRC R1004.1 AND TESTED IN ACCORDANCE WITH UL 127.

MASONRY FIREPLACES, BARBECUES, 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 2 INCHES 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 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM SUCH OPENING. IRC R1001-R1003.

CEILING HEIGHTS

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% 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 5'-0". BATHROOM SHALL HAVE A MIN CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AND ITS FRONT CLEARANCE AREA. IRC R305.

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 1/150 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 EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. IRC R806.2

ATTIC ACCESS MINIMUM 22" x 30" WITH MINIMUM 30" HEADROOM, UNOBSTRUCTED, READILY ACCESSIBLE OPENING. IRC R807.1

GLAZING:

TO BE IN COMPLIANCE WITH IRC R308 AND WASHINGTON STATE SAFETY GLASS LAW.

GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, AREAS WITHIN 60" VERTICAL AND 36" HORIZONTAL OF THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS, AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL. IRC R308.4

ALL EXTERIOR WALL GLAZING SHALL COMPLY WITH THE 2015 EDITION OF THE WASHINGTON STATE ENERGY CODE.

EGRESS:

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY EXIT WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC R310.1.

ONE EXIT DOOR CONFORMING TO IRC R311.2 IS REQUIRED.

FIRE PROTECTION:

SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 & IRC R314. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC R314.1.

FIREBLOCKING PER IRC R602.8. DRAFTSTOPPING PER IRC R502.12.

VENTILATION & LIGHTING:

IN HABITABLE ROOMS NOT PROVIDED WITH AN OPENABLE EXTERIOR OPENING OF AT LEAST 4% OF THE FLOOR AREA, A MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED THAT PROVIDES MIN. .35 AIR CHANGES PER HOUR. IRC R303.1.

WHOLE HOUSE VENTILATION METHOD: INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS & FRESH AIR INLETS (PER IRC M1507.3.4) & SYSTEM COMPONENTS TO COMPLY WITH IRC M1507.4

DRYER & BATH FANS TO BE 50 CFM, AND RANGE/OVEN FANS TO BE 100 CFM MIN, VENT TO THE OUTSIDE. IRC303 AND 2015 WA STATE VENTILATION AND INDOOR AIR QUALITY CODE.

NATURAL LIGHTING TO BE NOT LESS THAN 8% OF THE FLOOR AREA OR ALL HABITABLE SPACES. IRC R303.

STAIRS:

MINIMUM HEADROOM OF 6'-8" MEASURED VERTICALLY FROM A SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OR PLATFORM. IRC R311.7.2 MINIMUM WIDTH 36", IRC 311.7.1

MINIMUM TREAD 10", MAXIMUM RISER 7 3/4", HANDRAIL MINIMUM 34" AND MAXIMUM 38" ABOVE STAIR NOSING. HANDRAIL TO BE 1 1/4" TO 2" CROSS SECTION AND 1 1/2" AWAY FROM WALL. IRC R311.7.4 & 311.7.7. INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 1/2" GYPSUM BOARD. IRC R302.11

GUARDRAILS: ANY WALKING SURFACE 30" OR MORE ABOVE GRADE OR ADJACENT SURFACE SHALL HAVE MIN. 36" HIGH GUARDRAIL. IRC R312.

BATHROOMS:

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING. IRC R308.4

BATH TUB & SHOWER STALL NON-ABSORBENT WAINSCOTS SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR. IRC R307.2.

WATERCLOSETS SHALL HAVE MIN. 15" TO SIDE WALLS FROM CENTER OF FIXTURE, AND MIN. 21" FRONT CLEARANCE. IRC R307.1

APPLIANCES IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE TO STRUCTURAL MEMBERS WITH STRAP ANCHORS OR SIMILAR ANCHORING METHOD. IRC G2404.4

ENERGY:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE 1, TABLE 6-1, OPTION III, UNLIMITED GLAZING.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

WALLS: INSULATED PER TABLE 6-1, OPTION III

ROOF AND CEILING: INSULATED PER TABLE 6-1, OPTION III. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2x12 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 JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

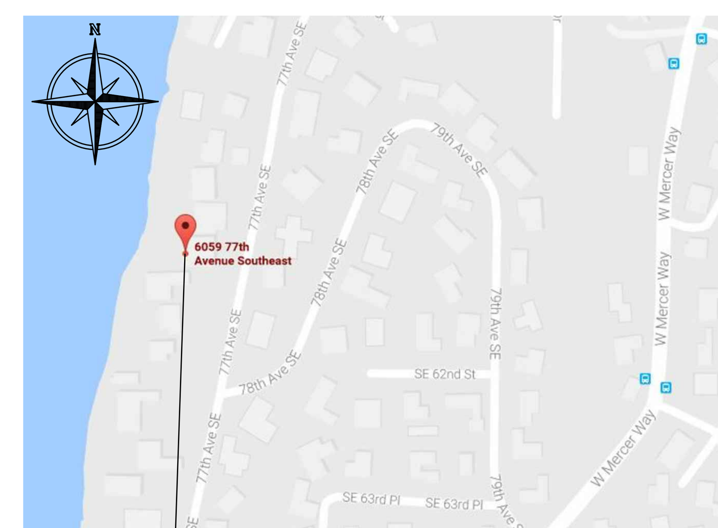
FLOORS: INSULATE PER TABLE 6-1, OPTION III.

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 FROSTLINE. WSEC 502.1.4.8

VAPOR BARRIERS: VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION. FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 12 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 FACE STAPLED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12". WSEC 502.1.6.7.

GLAZING AND DOORS: GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED IN ACCOURDANCE WITH WSEC SECTIONS 502.1.5.1 AND 502.1.5.2.

VICINITY PLAN



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ABBREVIATIONS

UNO	UNLESS NOTED OTHERWISE
NIC	NOT IN CONTRACT
WC	WATER CLOSET
EXST	EXISTING
RM	ROOM
NTS	NOT TO SCALE
WD	WOOD
FPHB	COLD WATER FROST-PROOF HOSE BIBS
HW-FPHB	HOT WATER FROST-PROOF HOSE BIBS
FBOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR
SFR	SINGLE FAMILY RESIDENCE

PROJECT ADDRESS

6059 77th Avenue S.E.
MERCER ISLAND, WA 98040-5129

ZONING CLASSIFICATION

CITY OF MERCER ISLAND: R-12

IMPERVIOUS SURFACE COVERAGE

TOTAL LOT AREA = 21,200 SF
ALLOWABLE = 21,200 x .35 (35%)= 7,420 SF

EXISITNG + PROPOSED TOTAL= 4406 + 2778 = 7,184 SF OK

HEIGHT CALCULATIONS

A.B.E. = 52.56'
MAX. ALLOWABLE HEIGHT = 52.56' + 30' = 82.56'
PROPOSED BUILDING HEIGHT 82.5' - OK

SQ. FT. CALCULATION

PROPOSED FINISHED AREAS		PROPOSSED GAR'G & UNCONDITIONED STORAGE AREAS		PROPOSED COVERED DECK/PATIOS	
LOWER FLOOR	1,492 SF	LOWER FLOOR	154 SF	LOWER FLOOR	838 SF
MAIN FLOOR	3,264 SF	MAIN FLOOR	523 SF	MAIN FLOOR	384 SF
UPPER FLOOR	3,394 SF	UPPER FLOOR	0 SF	UPPER FLOOR	632 SF
TOTAL	8,150 SF	TOTAL	677 SF	TOTAL	1,854 SF

DECKS/PATIOS

LOWER FLOOR	0 SF
MAIN FLOOR	0 SF
UPPER FLOOR	140 SF
TOTAL	140 SF

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 OF 613.24 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT:
(ALSO KNOW 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.

ASSESSOR'S PARCEL NO. 409710-0055

BUILDING CLASSIFICATION

USE GROUP (IBC CHAPTER 5):	R-3 (SINGLE FAM. RESIDENTIAL)
CONSTRUCTION TYPE (IBC 602.5):	TYPE V
ALLOWABLE AREA (IBC TABLE 503):	UNLIMITED
ALLOWABLE HEIGHT (IBC TABLE 503):	3 STORIES W/ BASEMENT, OR 4 STORIES IF SPRINKLED
SPRINKLERS (IBC 903.3.1.3)	NFPA 13D SYSTEM PROVIDED
FIRE FLOW (UFC TABLE A-111-A-1)	YES - *SPRINKLERS REQ'D

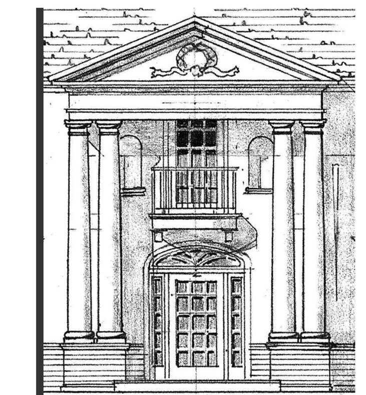
*IF PROVIDED, INSTALL PER IFC503, 508

ENERGY COMPLIANCE

WASHINGTON STATE ENERGY CODE: 2015 EDITION, PRESCRIPTIVE METHOD FOR SINGLE-FAMILY RESIDENTIAL, CLIMATE ZONE 1, TABLE 6-1, OPTION III, UNLIMITED GLAZING.

GLAZING U-FACTOR		DOOR U-FACTOR	CEILING	VAULTED CEILING	WALL ABOVE GRADE	WALL-INT BELOW GRADE	WALL-EXT BELOW GRADE	FLOOR	SLAB ON GRADE
VERT.	OVERHEAD								
0.30	0.50	0.20	R-49 OR R-38 ADV.	R-38	R-21	R-21 TB	R-10	R-30	R-10 2'

INDEX OF DRAWINGS



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REGISTERED ARCHITECT
CURTIS GELOTTE
STATE OF WASHINGTON

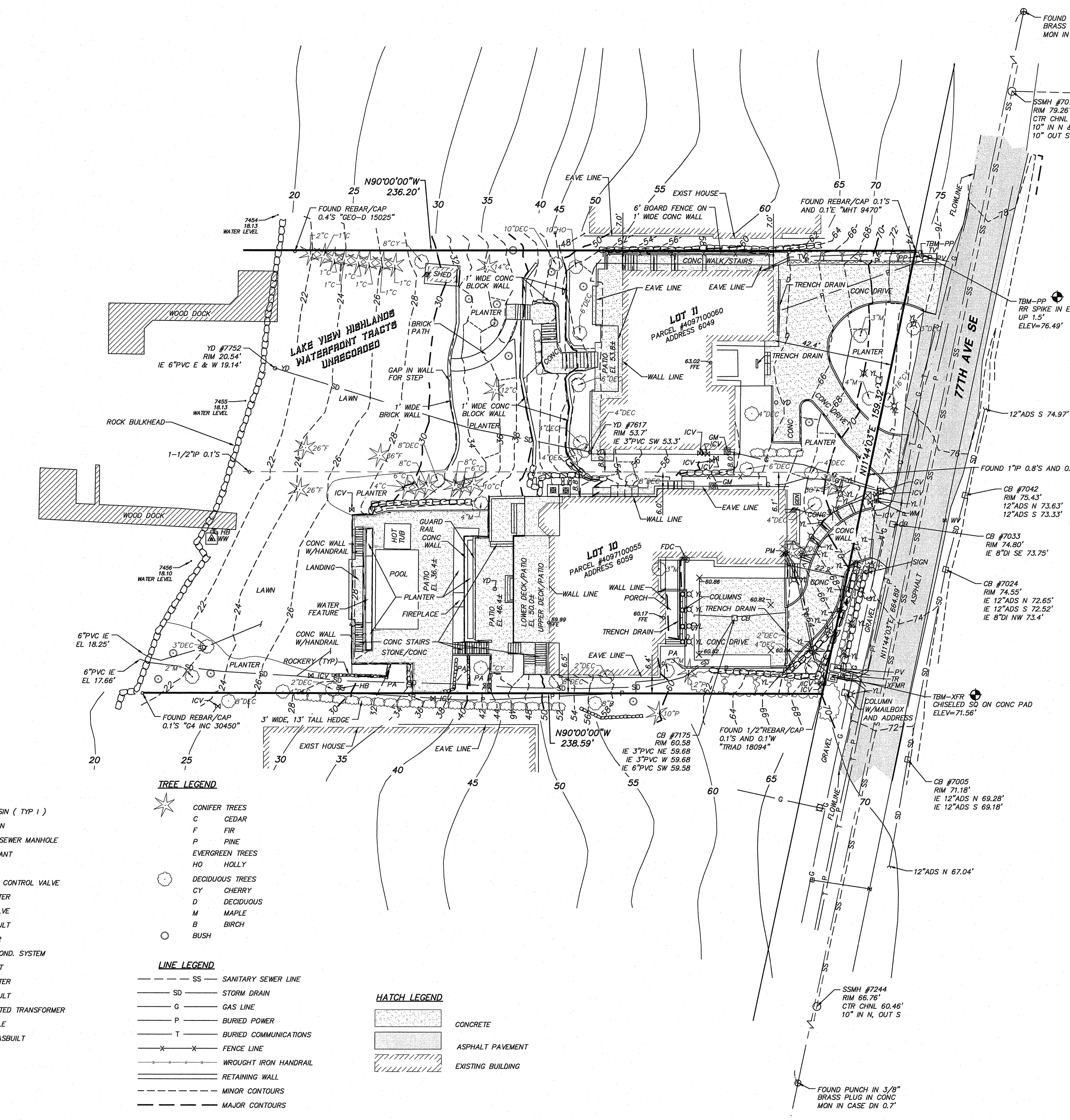
NO.	DATE	REVISION
2	03/02/19	REVISION 2
1	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE:	03/02/2019
JOB NUMBER:	1625
PM:	DKG
FILE:	A0.1.dwg

COVERSHEET

A0.1

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



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

WGS CONTROL POINT DESIGNATION 3114, CITY OF MERCER ISLAND, WASHINGTON TOP OF 3/8" BRASS PLUG IN CONC MON IN CASE IN ℄ OF 77TH AVE SE, OPPOSITE HOUSE NO. 6400
ELEVATION = 60.81'

TBM-XFR
CHISELED SQUARE IN NORTHWEST CORNER OF CONC PAD FOR POWER TRANSFORMER LOCATED AT THE SOUTHEAST 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 890.60 FEET WEST OF THE SOUTHEAST 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 KNOW 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 KNOW AS LOT 11, LAKE VIEW HIGHLANDS WATERFRONT TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);
TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES.

GENERAL NOTES

1. 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. 20081015900003.
   C. SURVEY BY TOUMA ENGINEERS AND LAND SURVEYORS SIGNED DECEMBER 20, 2000.
2. LEGAL DESCRIPTIONS SHOWN ARE BASED ON STATUTORY WARRANTY DEEDS RECORDED UNDER RECORDING NO. 20120629001015 AND 20070615002228.
3. 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.
4. 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.
5. SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASBUILT 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.
6. 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 SOUTH DOCK = 603 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 ±

SYMBOL LEGEND

CB	CATCH BASIN (TYP I)
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
YL	YARD LIGHT
PM	POWER METER
PV	POWER VAULT
XFR	PAD MOUNTED TRANSFORMER
PP	POWER POLE
TV	TV RISER ASBUILT
MB	MAILBOX
SGN	SIGN
	ROCKERY

TREE LEGEND

CONIFER TREES

C	CEDAR
F	FIR
P	PINE

EVERGREEN TREES

HO	HOLLY

DECIDUOUS TREES

CY	CHERRY
D	DECIDUOUS
M	MAPLE
B	BIRCH

BUSH

LINE LEGEND

- SS — SANITARY SEWER LINE
- SD — STORM DRAIN
- G — GAS LINE
- P — BURIED POWER
- T — BURIED COMMUNICATIONS
- FENCE LINE
- WROUGHT IRON HANDRAIL
- RETAINING WALL
- MINOR CONTOURS
- MAJOR CONTOURS

HATCH LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- EXISTING BUILDING

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 1-800-424-5555 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

TOPOGRAPHICE SURVEY FOR
SCOTT & MICHELLE PEYREE
PEYREE RESIDENCE
MERCER ISLAND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	2/16/16	ADDED ADDITIONAL UTILITY & LANDSCAPING	CPC	MHM

GREGORY T JUNEAU, PLS
PROJECT MANAGER
MARY H. McDOWELL, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4/16/15
SCALE: HORIZ.: 1"=20' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-047
SHEET NO. 1 OF 1
15047.DWG
TOPO-041615
TOPO

ccornwell, Feb 16, 2016 - 1:59pm
S:\PROJECTS\15047\DWGFILES\15047.dwg, TOPO-041015

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

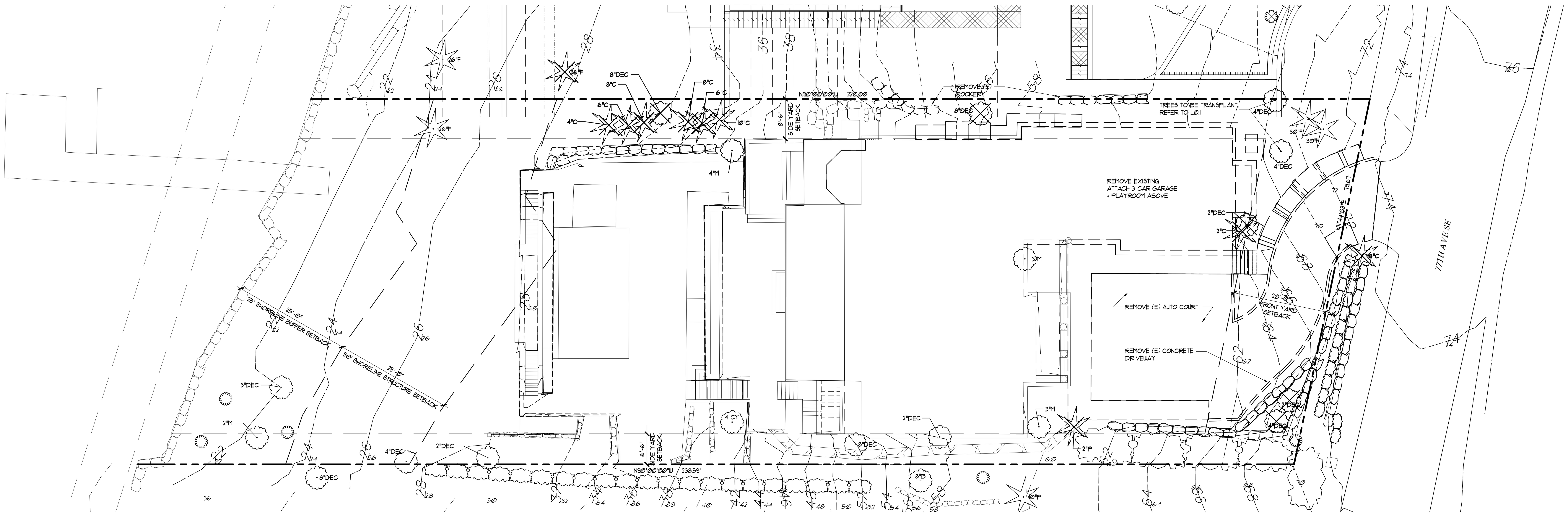
PEYREE REMODEL B
6059 77th Ave SE
Mercer Island, WA 98040-5129

NO.	DATE	REVISION
2	03/02/19	REVISION 2
1	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE:	03/02/2019
JOB NUMBER:	1625
PM:	DKG
FILE:	A0.2 Survey.dwg

SURVEY

A0.2



NORTH

1 SITE DEMOLITION

SCALE: 1" = 10'-0"

0 5' 10' 20' 30 FT.

DEMOLTION 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 RPIOR 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 EXISTANCE 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 ENCAPSULATION 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 SHOWN IS APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS AND CONSULT WITH THE OWNER AND ARCHITECT AS REQUIRED.

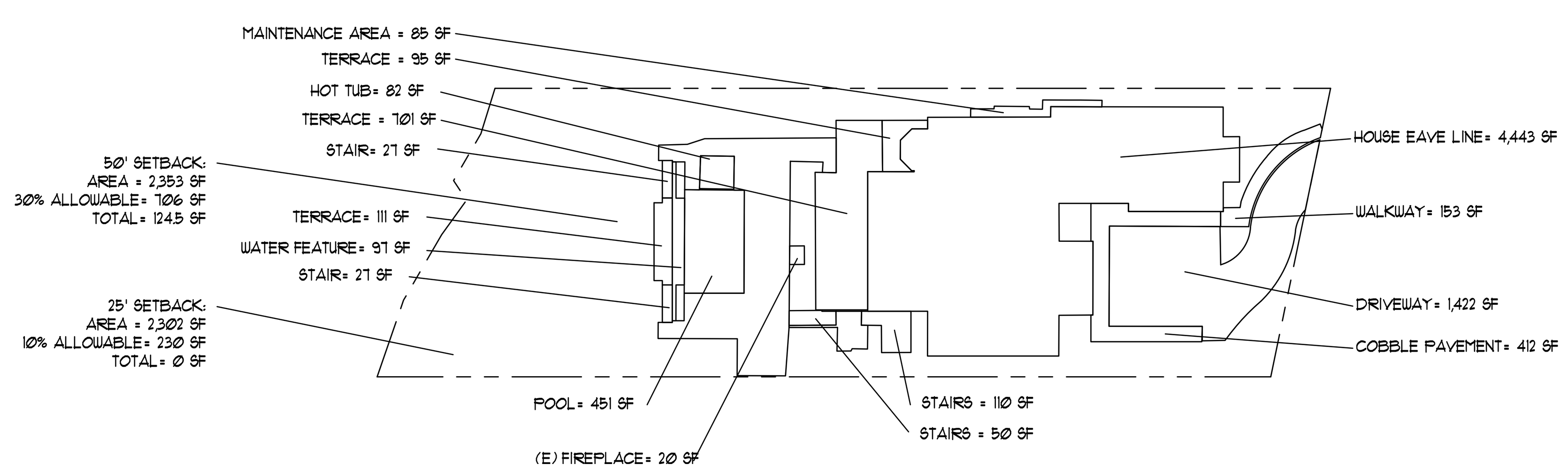
DEMOLITION AND REMOVAL WORK SHALL INCLUDE SITE PREPARATION FOR NEW WORK.

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,TESC, DRAINAGE, T.O.W. & B.O.W. FOR RETAINING WALLS.
2. SEE TREE PRESERVATION & REMOVAL PLAN FOR TREE SCHEDULE & TREE PROTECTION FENCE.

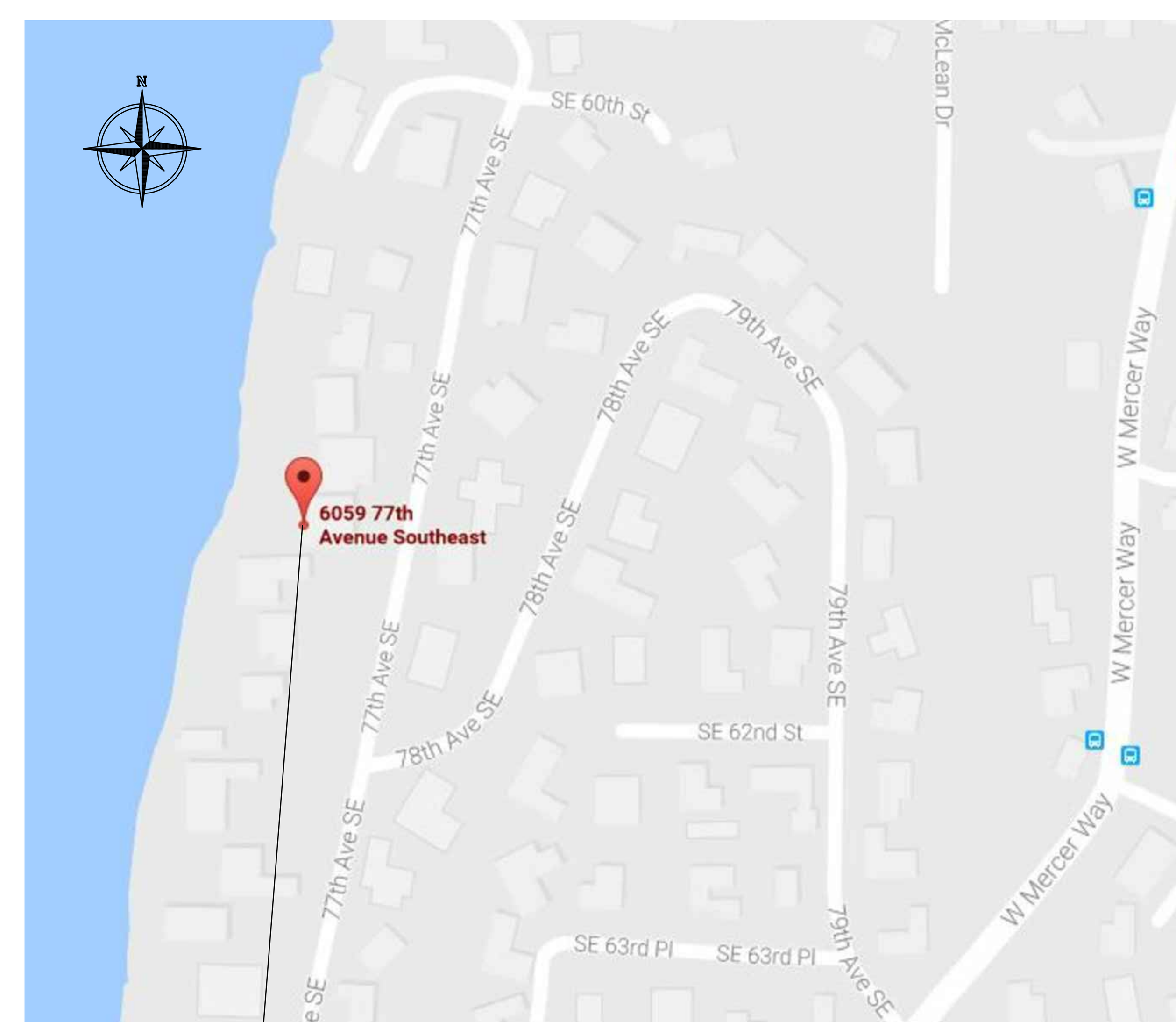
ALLOWABLE LOT COVERAGE

LOT HIGH POINT =	73.0 FT.
LOT LOW POINT =	18.1 FT.
HORIZ. DIST. BETWEEN H.P & L.P. =	226.1 FT.
LOT SLOPE 56.2 FT. / 225.1 FT.= .249 X 100) =	24.9 %
TOTAL ALLOWABLE LOT COVERAGE =	35 % MAX.

EXISTING IMPERVIOUS SURFACE COVERAGE

TOTAL LOT AREA:	18,650 S.F.
ALLOWABLE = 18,650 * .35 =	6,528 S.F.
APPROVED 5% DEVIATION =	932.5 SF
TOTAL ALLOWABLE LOT COVERAGE =	7460.5 SF
FIREPLACE =	20 SF
MAINTENANCE AREA =	85 SF
TERRACE =	907 S.F.
STAIRS =	214 S.F.
HOT TUB =	82 S.F.
WATER FEATURE =	97 S.F.
POOL =	451 S.F.
HOUSE EAVE =	4,443 S.F.
COBBLE PAVEMENT =	412 S.F.
WALKWAY =	153 S.F.
DRIVEWAY =	1,422 S.F.
TOTAL =	8,286 S.F.

VICINITY PLAN



PROJECT SITE

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Mercer Island, WA 98040-5129

3511 REGISTERED ARCHITECT
CURTIS GELOTTE
STATE OF WASHINGTON

NO.	DATE	REVISION
2	03/02/19	REVISION 2
1	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE:	03/02/2019
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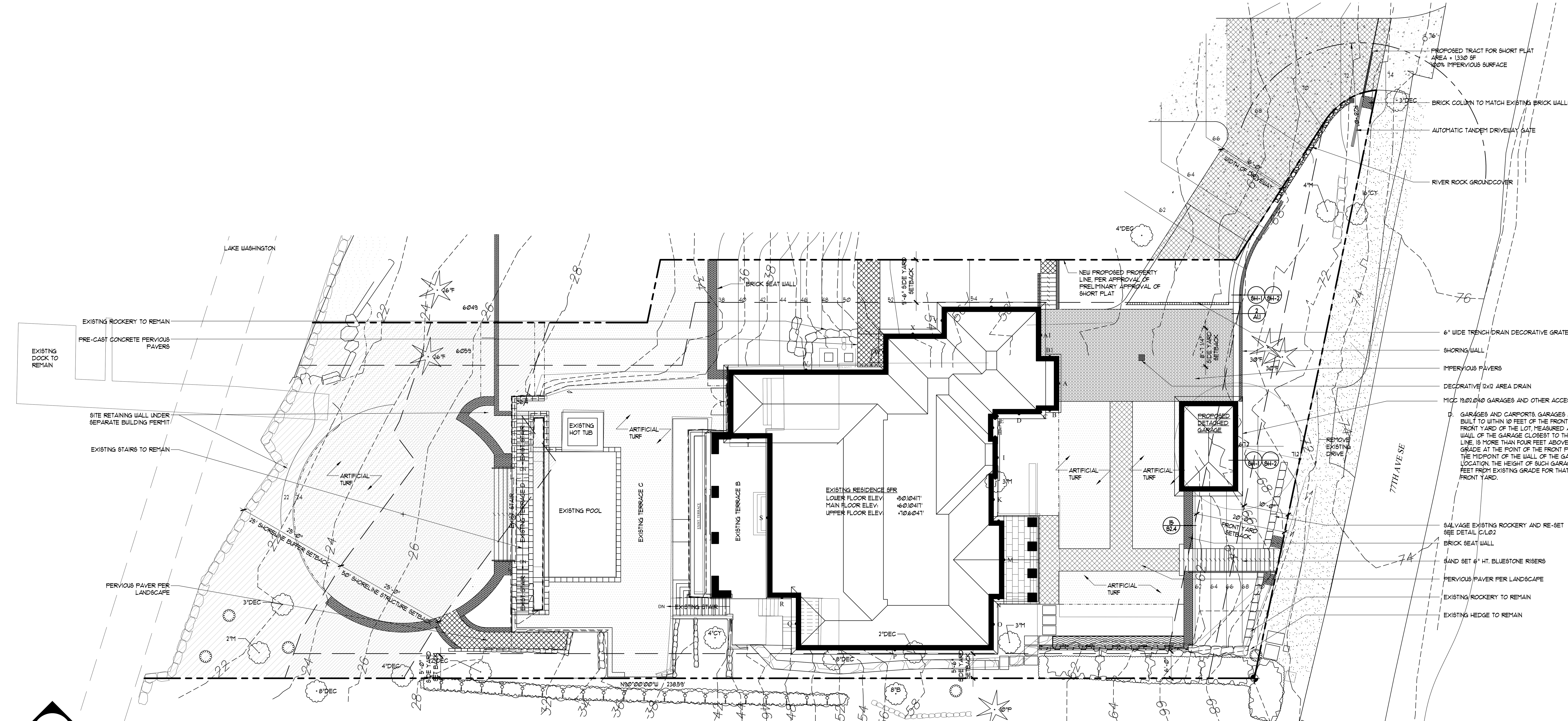
FILE:	xSITE_Exising.dwg

SITE DEMOLITION

A1.0



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PROJECT ADDRESS

6059 77TH AVE. SE
MERCER ISLAND, WA 98040

ZONING CLASSIFICATION

CITY OF MERCER ISLAND: R-12

GENERAL NOTES

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

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 OF 613.24 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT:
(ALSO KNOW 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.

ASSESSOR'S PARCEL NO. 409710-0055

IMPERVIOUS SURFACE COVERAGE

TOTAL LOT AREA	21,200 SF
TOTAL ALLOWABLE (21,200 x 35%)	7,420 SF.
EXISTING IMPERVIOUS SURFACE	
HOUSE (TO REMAIN)	3,389 SF
TERRACES	263 SF
WATER FEATURE	97 SF
FIREPLACE	20 SF
STAIRS	104 SF
POOL	451 SF
HOT TUB	82 SF
TOTAL EXISTING	4,406 SF
PROPOSED IMPERVIOUS SURFACE	
HOUSE (ADDITION)	1,268 SF
DETACHED GARAGE	336 SF
DRIVEWAY	1,049 SF
STAIRS	107 SF
COLUMN	18 SF
TOTAL PROPOSED	2,778 SF

EXISTING + PROPOSED TOTAL= 4,406 + 2,778 = 7,184 SF UNDER BY 236 SF

HEIGHT CALCULATIONS

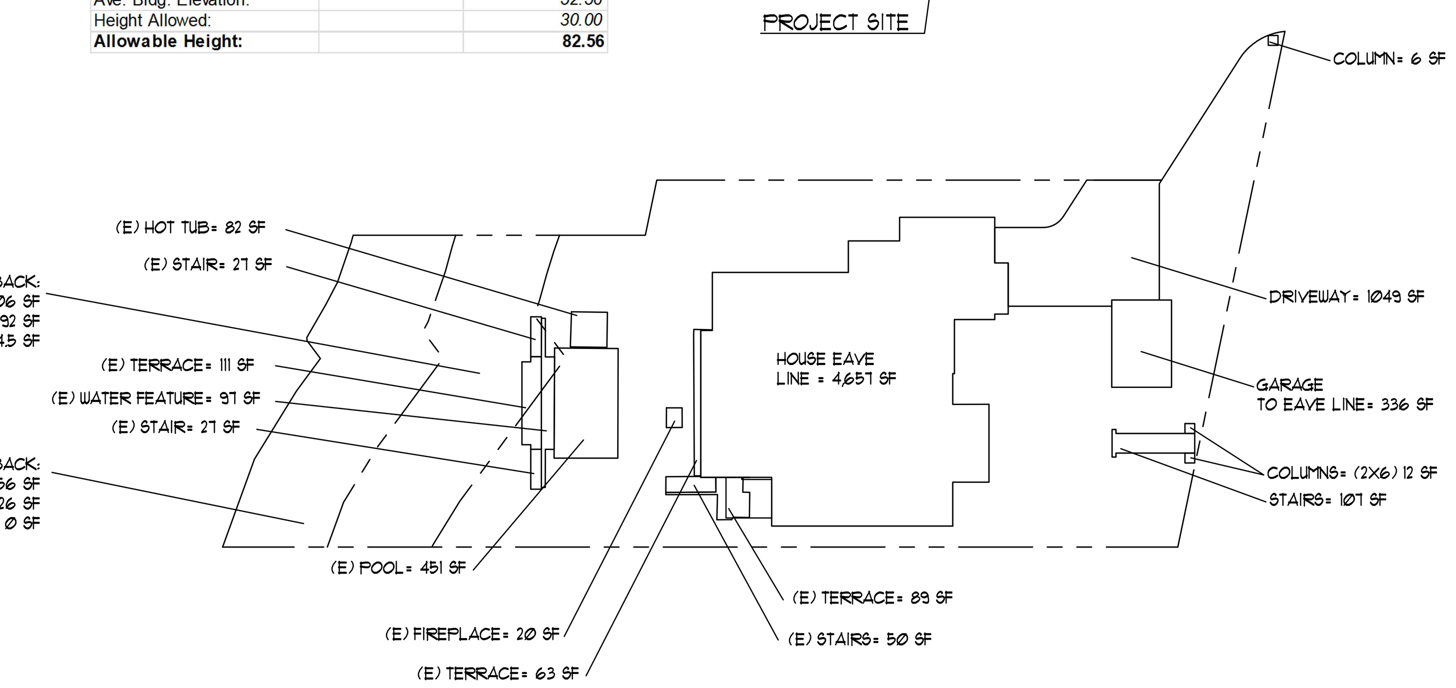
Peyree Remodel B
Building Height Calculations
Revised 04/26/2017

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	238.68
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	34.58	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		*15325.64*

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

VICINITY PLAN

PROJECT SITE



GROSS FLOOR CALCULATION

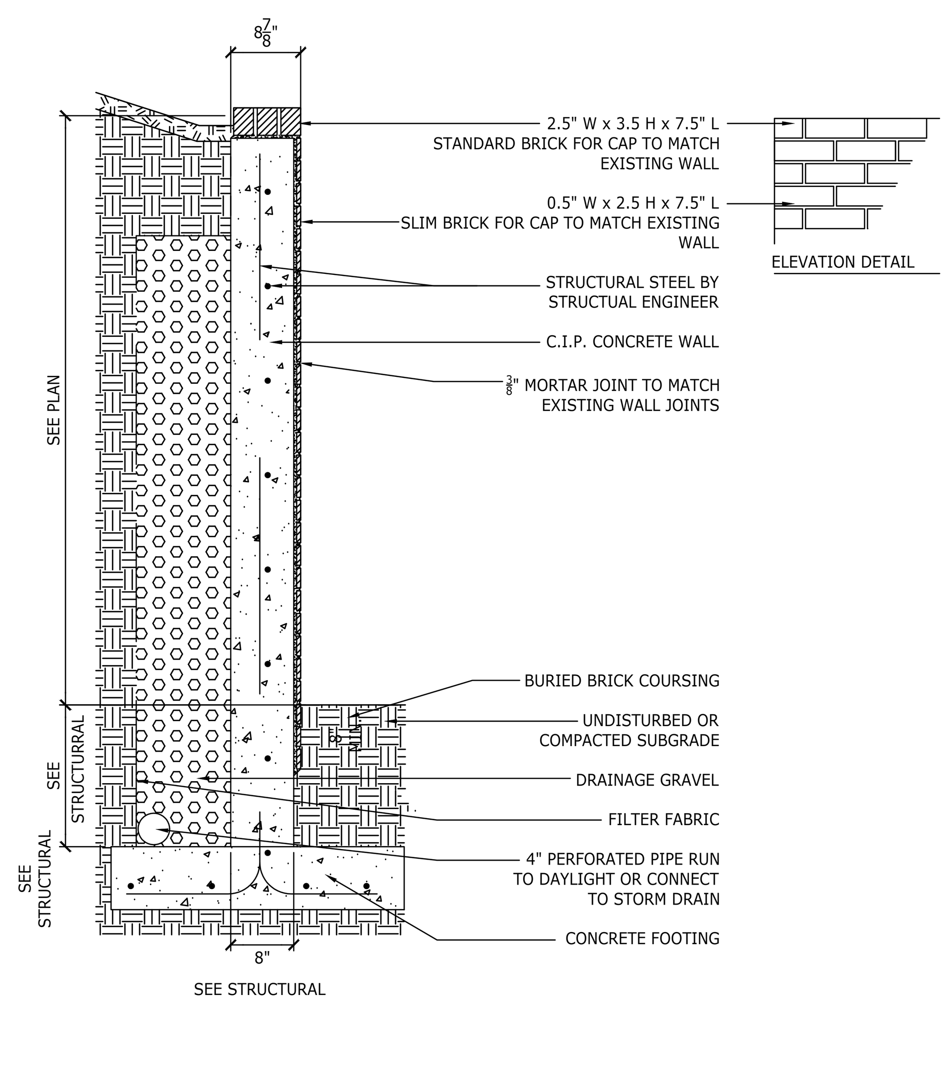
Peyree Remodel B
Gross Floor Area
Revised 07/09/2018

	Lot Area	Code factor		
Allowable Area:	21,200	0.45	**9,540**	
Proposed Areas:				
Lower Floor:			1,444	
Main Floor:			3,278	
Upper Floor:			3,159	
Attached Garage:			508	
Detached Garage: (Accessory Building)			260	
Bath & Pool Equipment			174	
Total Area:			**8,823**	-717
Proposed % of Lot Area:			**42%**	

Lower Floor Area exclusions
Peyree Residence
Revised 07/09/2018

Point	Length	Wall ht.	Exist. grade midpoint ht.	Coverage	Result	Percentage
A	2.00	8.95	8.95	1.00	2.00	2%
B	3.33	8.95	8.95	1.00	3.33	3%
C	12.75	8.95	8.95	1.00	12.75	13%
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	11%
H	37.92	8.95	8.17	0.91	34.62	35%
I	11.67	8.95	0.00	0.00	0.00	0%
J	6.50	8.95	0.00	0.00	0.00	0%
K	32.67	8.95	0.00	0.00	0.00	0%
L	2.17	8.95	0.00	0.00	0.00	0%
M	18.00	8.95	0.00	0.00	0.00	0%
N	46.42	8.95	0.33	0.04	1.71	2%
0	2.92	8.95	7.67	0.86	2.50	3%
P	8.17	8.95	8.95	1.00	8.17	8%
Q	21.75	8.95	8.95	1.00	21.75	22%
R	4.67	8.95	8.95	1.00	4.67	5%
	244.35					125%

Total floor area to outside of exterior wall:	*2954.00*
Total % / Total length:	*0.51*
Total area excluded from Gross Floor area:	**1510.05**
Total area remaining that counts toward Gross Floor Area	**1443.95**



2 TYPICAL BRICK WALL DETAIL

SCALE: 3/4" = 1'-0"

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PEYREE REMODEL B

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8511 REGISTERED ARCHITECT
CURTIS GELOTTE
STATE OF WASHINGTON

NO.	DATE	REVISION
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JOB NUMBER:	1625
PM:	DKG
FILE:	xSITE.dwg

ARCHITECTURAL SITE PLAN

A1.1

DOOR LEGEND:

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

NEW DOOR

WALL LEGEND:

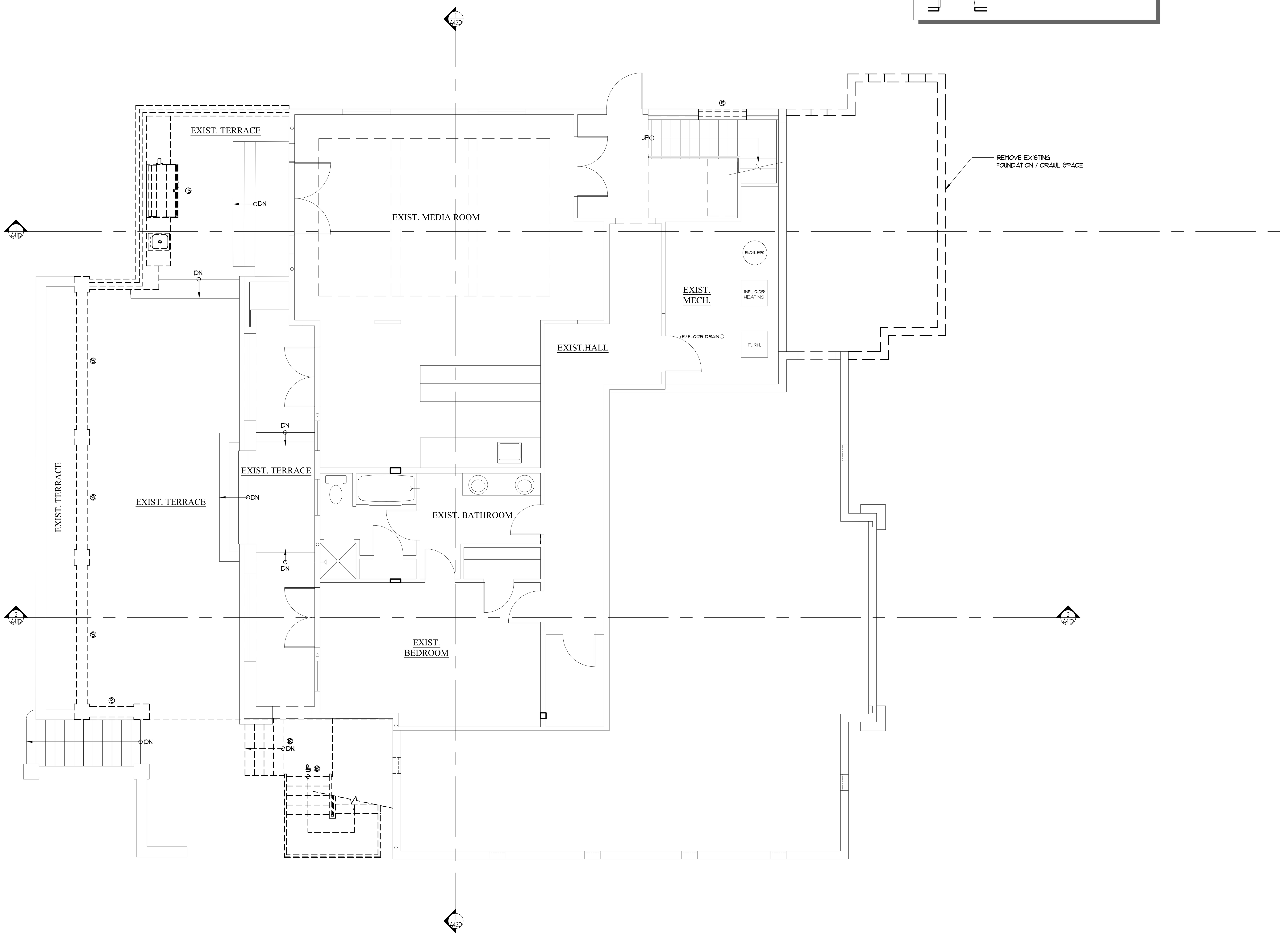
EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW WALL

DEMOLITION NOTES

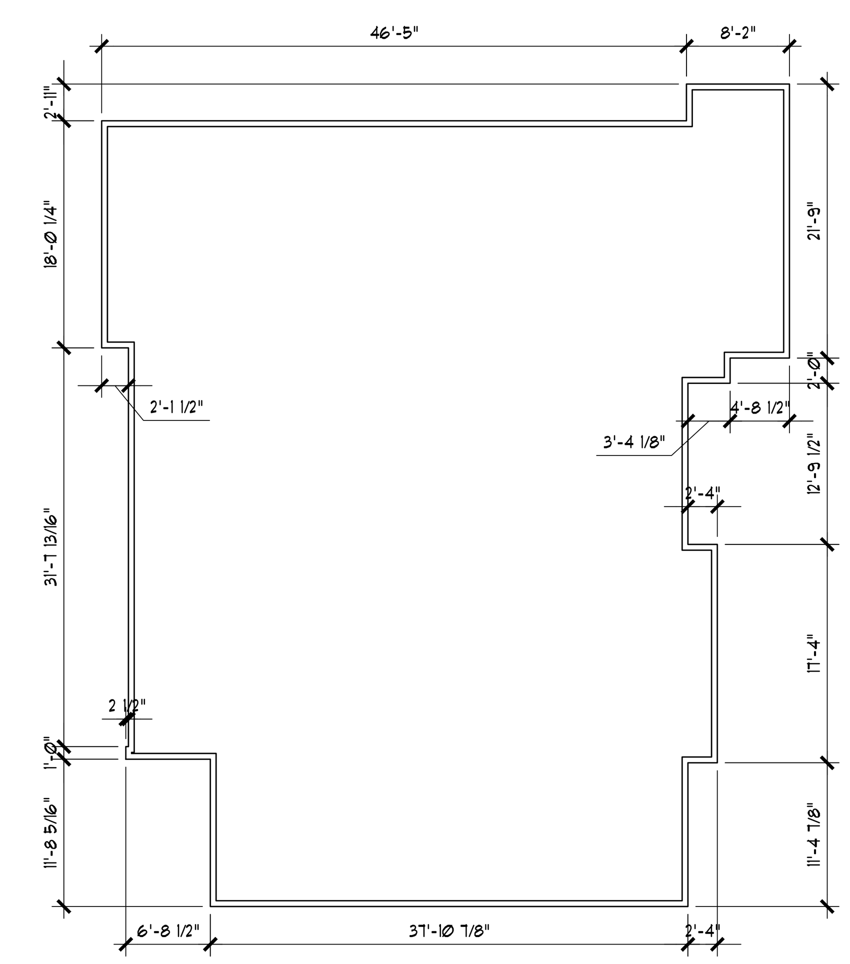
1. REMOVE EXISTING DOOR AND FRAME
2. REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
3. REMOVE EXISTING CASEWORK
4. REMOVE EXISTING FLOORING
5. EXISTING FINISHES TO REMAIN
6. RELOCATE EXISTING MECHANICAL EQUIPMENT
7. RELOCATE EXISTING APPLIANCES
8. REMOVE EXISTING WINDOW
9. REMOVE EXISTING GUARDRAIL
10.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



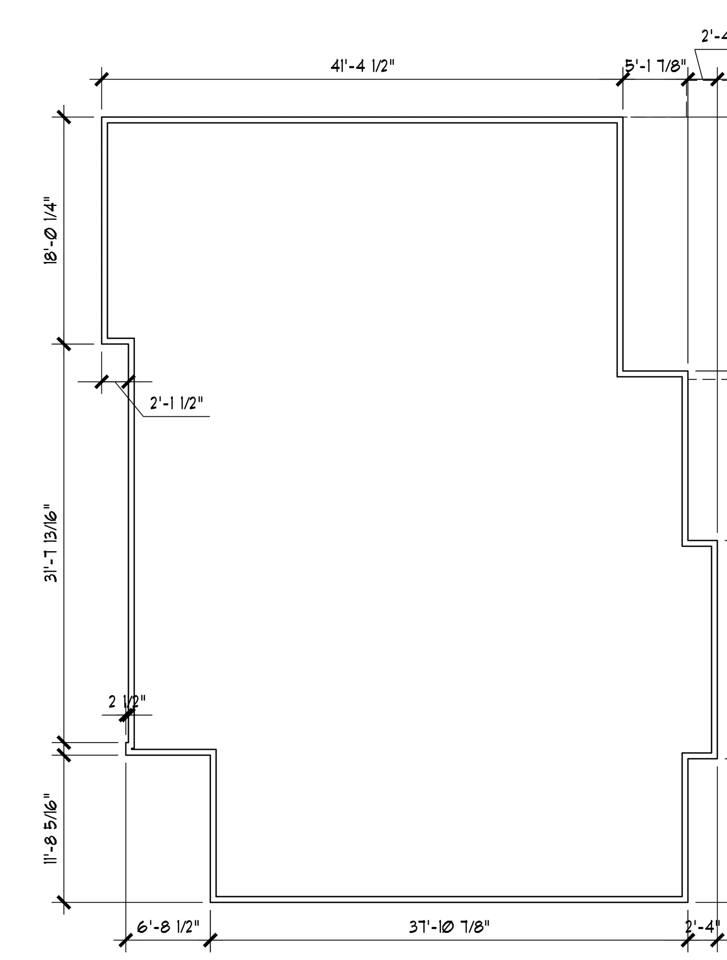
1 DEMO LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH



EXISTING EXTERIOR WALL PERIMETER LINEAR FEET: 244'-9 3/4"



RETAINED EXTERIOR WALL PERIMETER LINEAR FEET: 222'-10 1/2"

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% - 761.395833 x 0.60 = 456.8375' OR 456'-10 1/16"

TOTAL RETAINED WALL PERIMETER LINEAR FEET:
LOWER FLOOR = 222'-10 1/2"
MAIN FLOOR = 121'-6"
UPPER FLOOR = 125'-3 1/2"
469'-8" OR 469.66'

469.66' / 761.395833 = 61.68% RETAINED EXTERIOR WALLS

2 60% EXT WALL RETAINAGE DIAGRAM
SCALE: 1" = 10'-0"

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PM: DKG
FILE: xFPL_Existing.dwg

DEMO LOWER FLOOR PLAN

A2.1D

DOOR LEGEND:

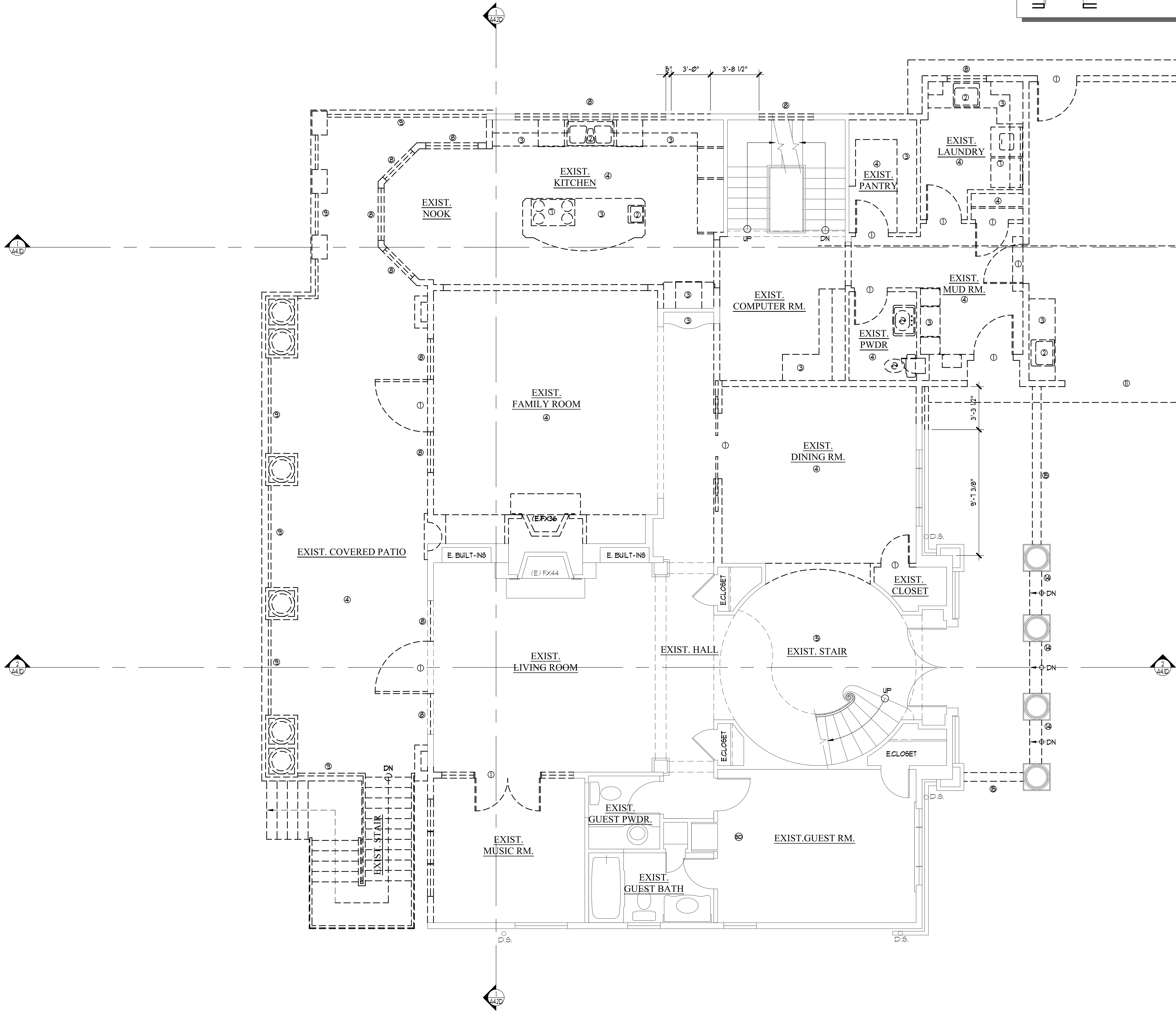
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR

WALL LEGEND:

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

DEMOLITION NOTES

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
13. RELOCATE EXISTING CABINET AND COUNTER
14. REMOVE EXISTING STEPS @ EXTERIOR ENTRY
15. REMOVE EXISTING SITE RETAINING WALL

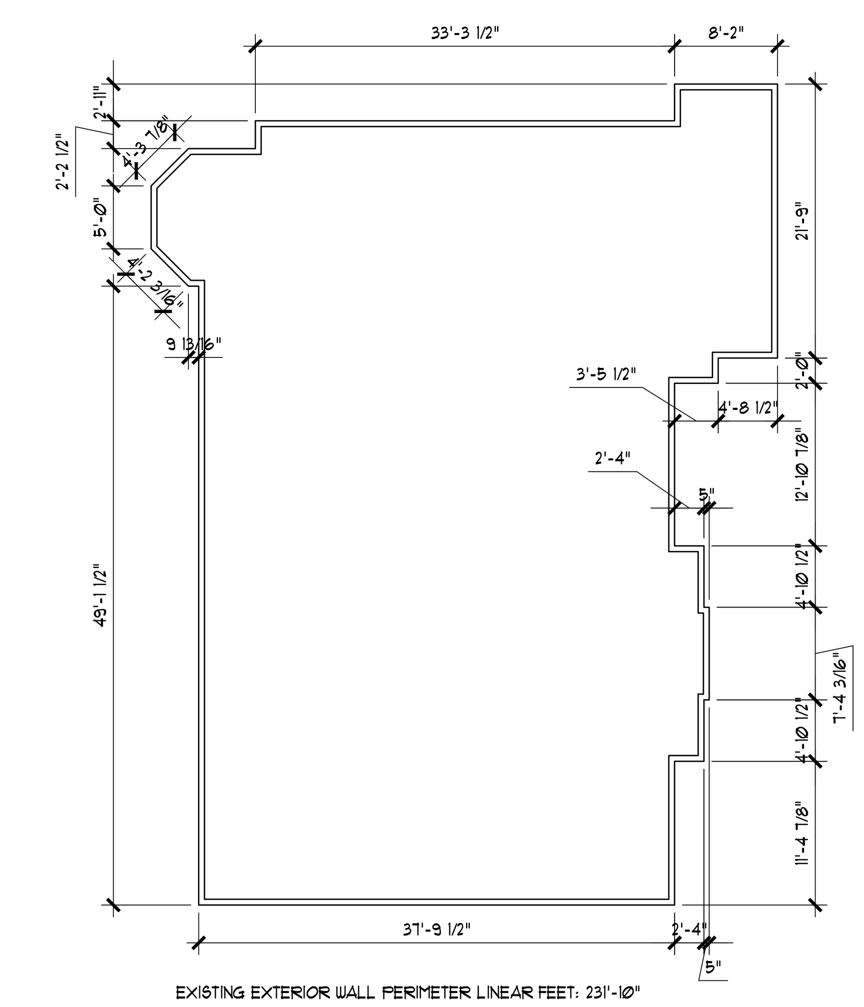


1 DEMO MAIN FLOOR PLAN

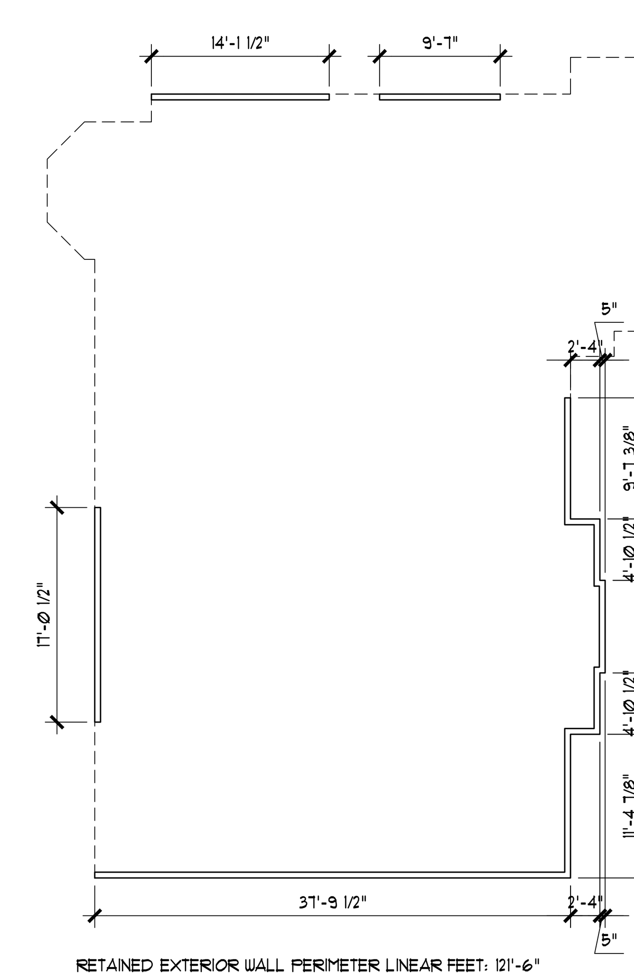
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH



EXISTING EXTERIOR WALL PERIMETER LINEAR FEET: 231'-10"



RETAINED EXTERIOR WALL PERIMETER LINEAR FEET: 121'-6"

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% - 761.395833 x 0.60 = 456.8375' OR 456'-10 1/16"

TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:
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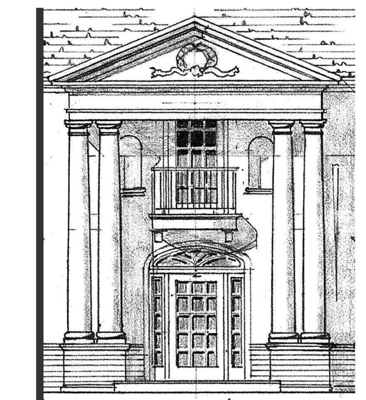
469'-8" OR 469.66'

469.66' / 761.395833 = 61.68% RETAINED EXTERIOR WALLS

2 60% EXT WALL RETAINAGE DIAGRAM

SCALE: 1" = 10'-0"



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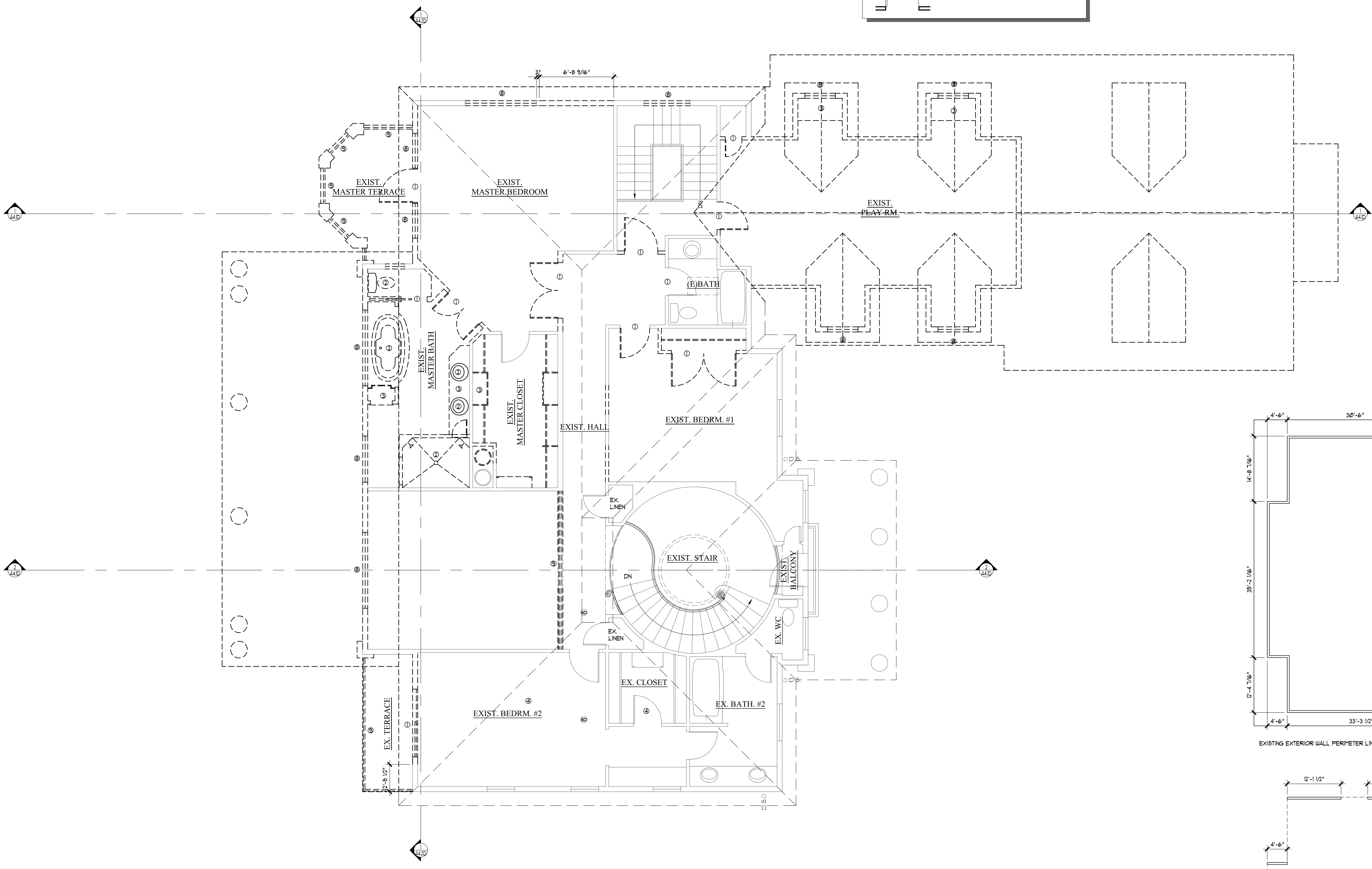
DEMO MAIN FLOOR PLAN

A2.2D



DOOR LEGEND:

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

NEW DOOR

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW WALL

DEMOLITION NOTES

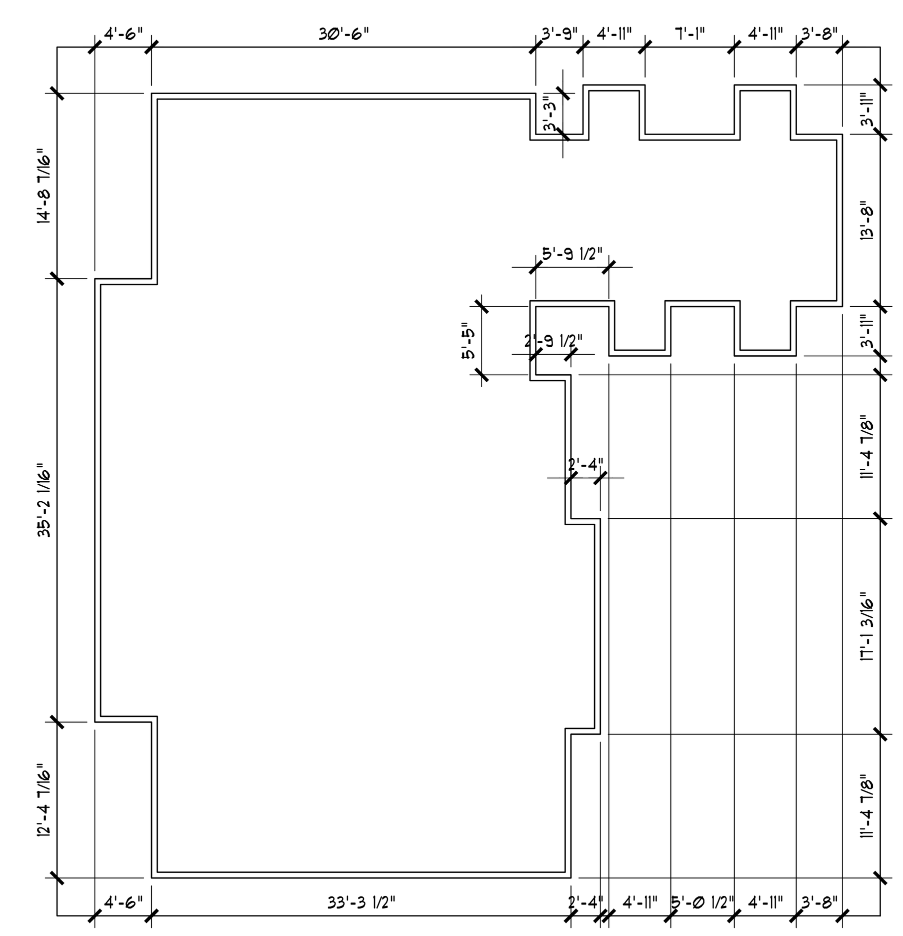
1. REMOVE EXISTING DOOR AND FRAME
2. REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
3. REMOVE EXISTING CASEWORK
4. REMOVE EXISTING FLOORING
5. EXISTING FINISHES TO REMAIN
6. RELOCATE EXISTING MECHANICAL EQUIPMENT
7. RELOCATE EXISTING APPLIANCES
8. REMOVE EXISTING WINDOW
9. REMOVE EXISTING GUARDRAIL
10.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

1 DEMO UPPER FLOOR PLAN

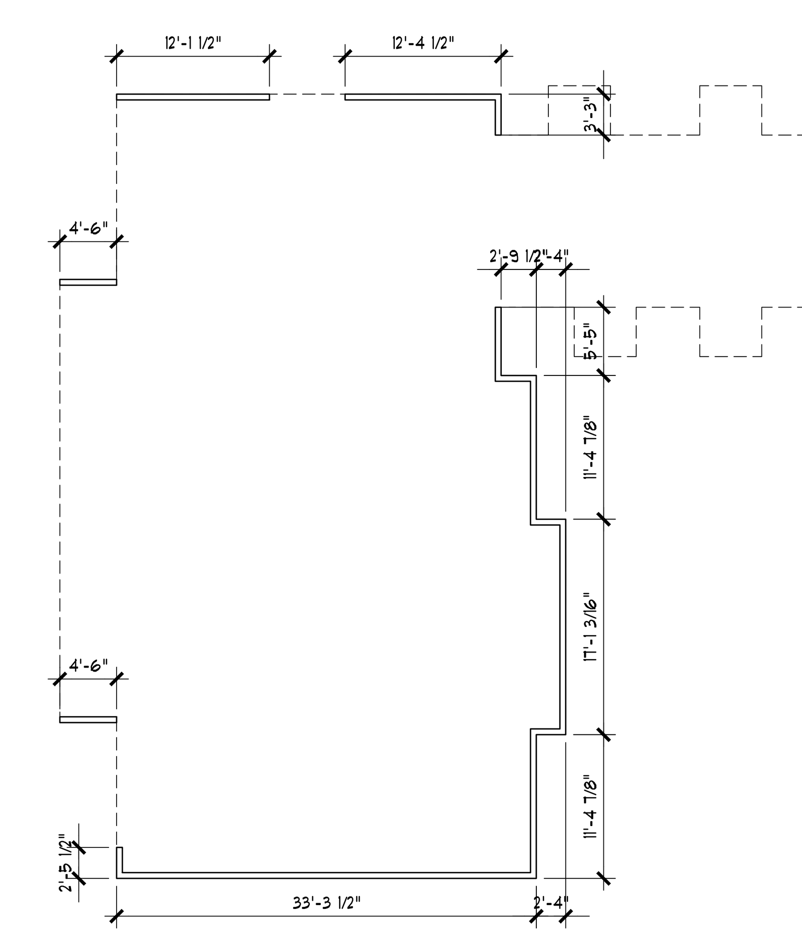
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH



EXISTING EXTERIOR WALL PERIMETER LINEAR FEET: 284'-9"



RETAINED EXTERIOR WALL PERIMETER LINEAR FEET: 125'-3 1/2"

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% - 761.395833 x 0.60 = 456.8375' OR 456'-10 1/16"

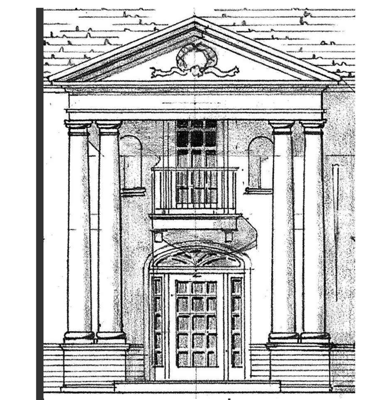
TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:

LOWER FLOOR = 222'-10 1/2"
MAIN FLOOR = 121'-6"
UPPER FLOOR = 125'-3 1/2"
469'-8" OR 469.66'

469.66' / 761.395833 = 61.68% RETAINED EXTERIOR WALLS

2 60% EXT WALL RETAINAGE DIAGRAM

SCALE: 1" = 10'-0"



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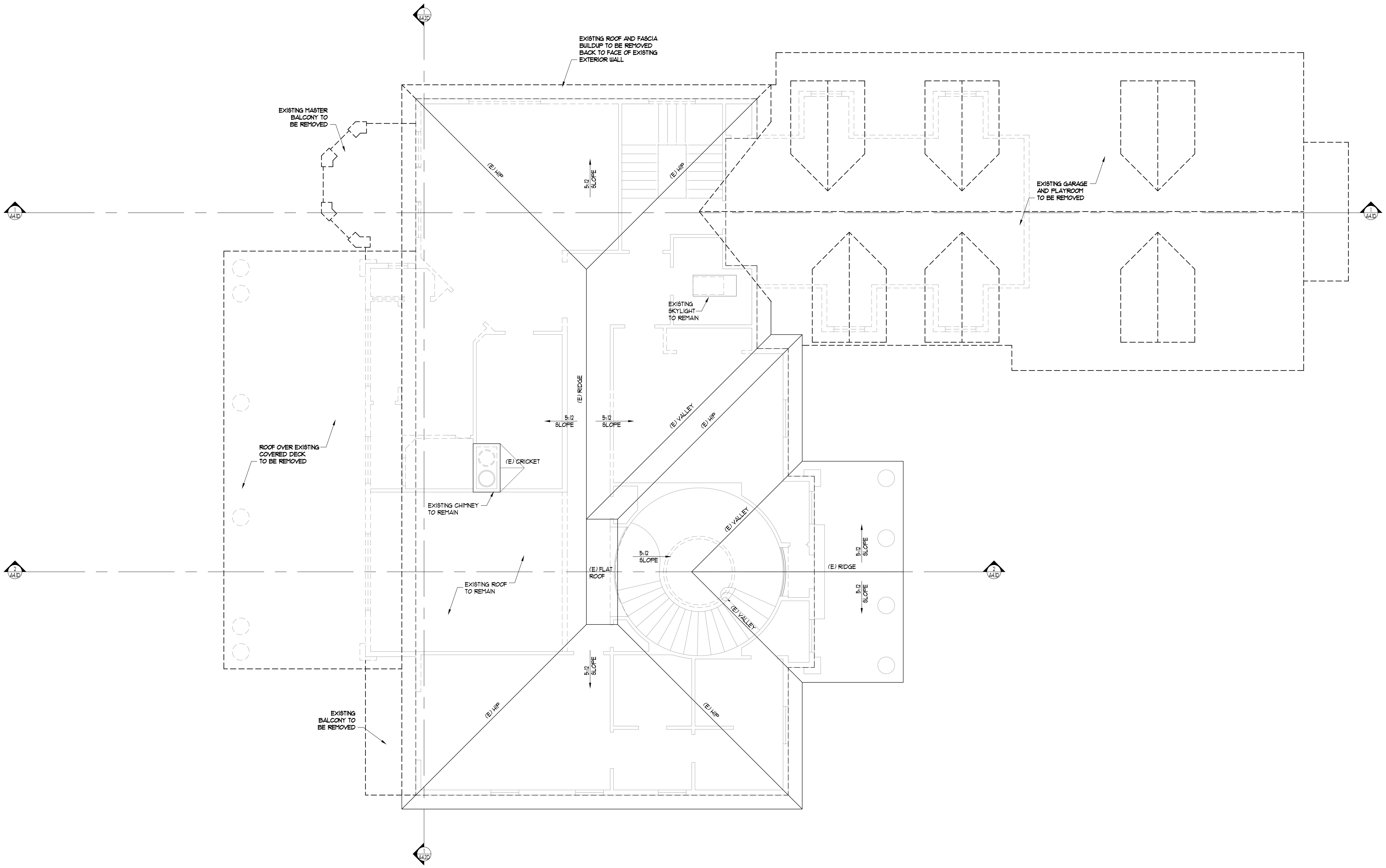
PM: DKG
FILE: xFPU_Existing.dwg

DEMO UPPER FLOOR PLAN

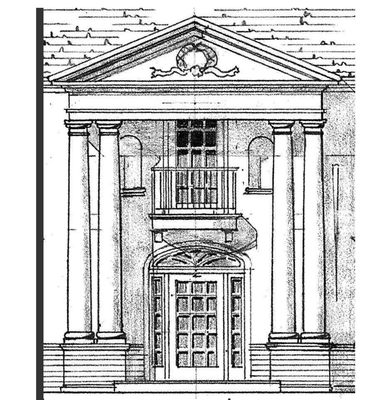
A2.3D



1 DEMO ROOF PLAN
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH



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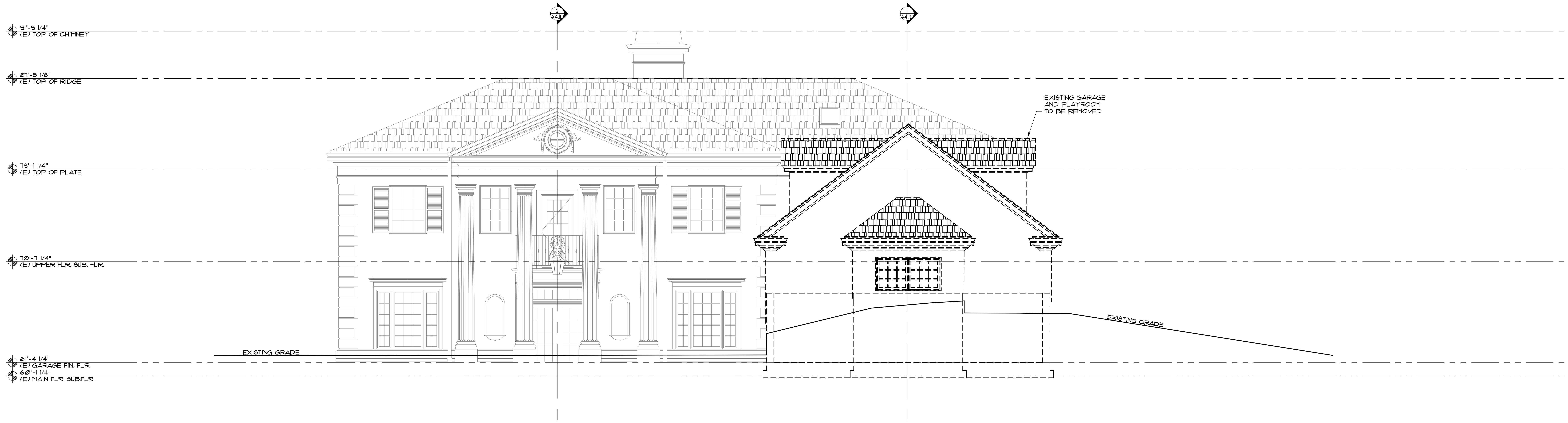
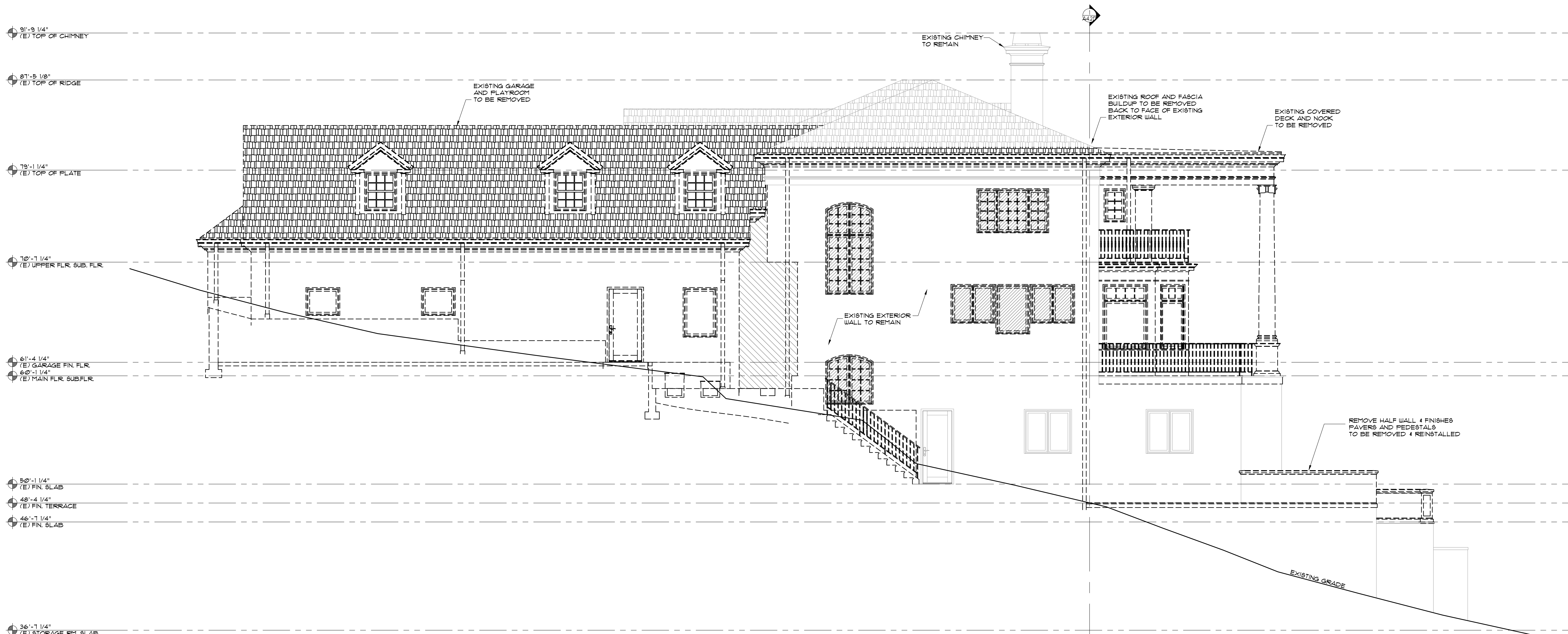
PM: DKG
FILE: A2.4_Existing.dwg

DEMO ROOF PLAN

A2.4D



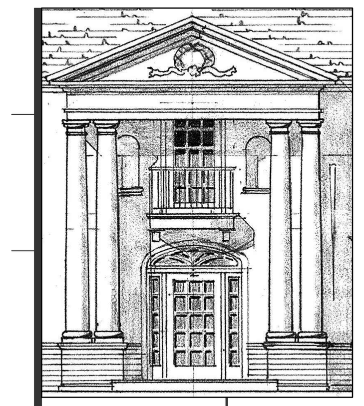
1 EAST DEMO ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

WALL/WINDOW LEGEND:

- NEW WINDOW ROUGH OPENING VERIFY SIZE w/ EXISTING CONDITIONS & PROPOSED NEW CLADDING & EXTERIOR MATERIALS.
- REMOVE EXISTING WINDOWS & INFILL EXISITNG 2x6 WALL PER STRUCTURE



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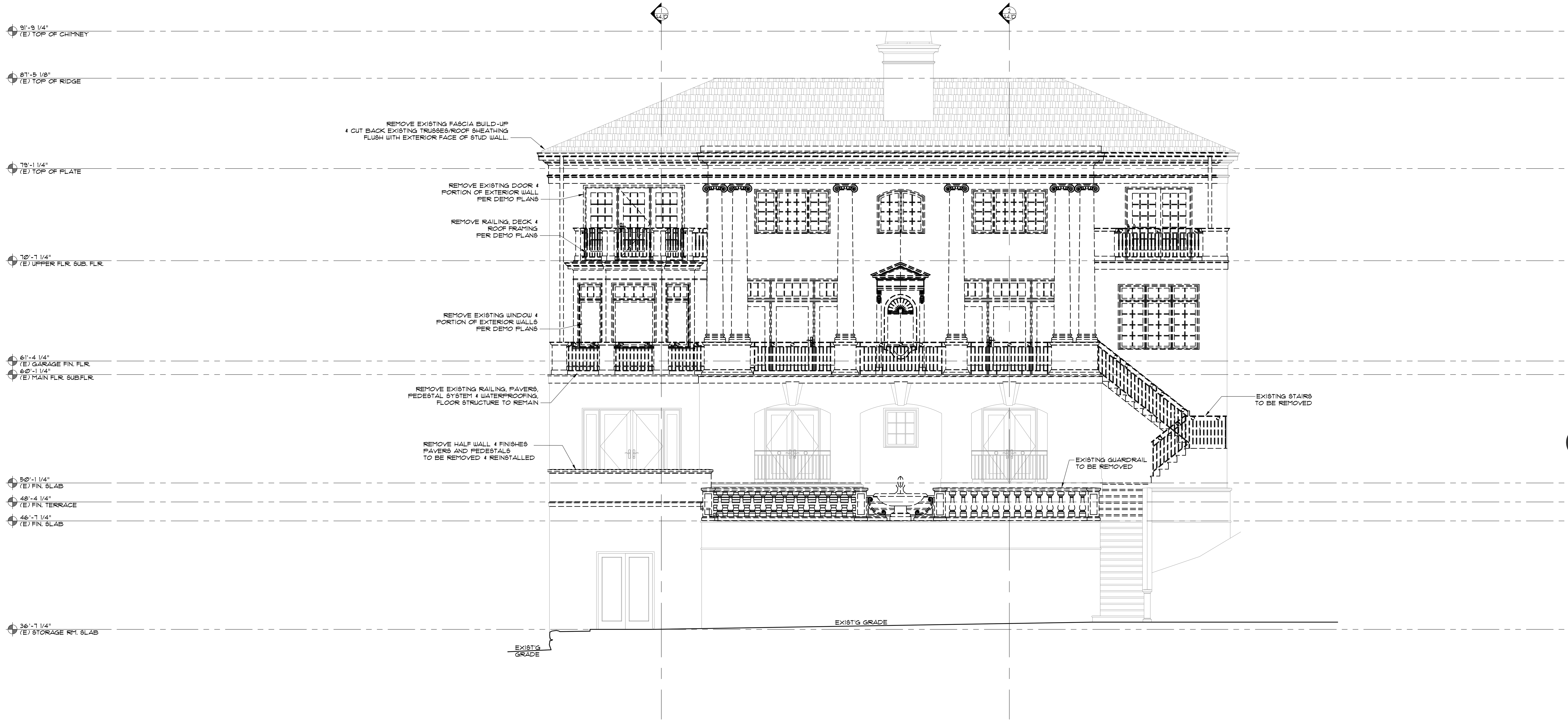
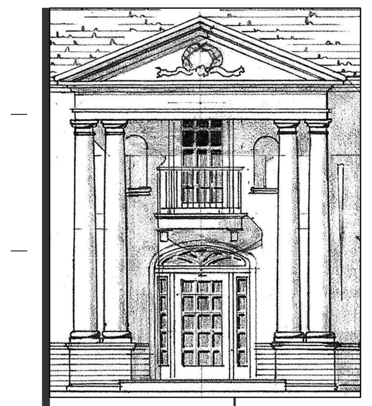
FILE:	A3.1_Existing.dwg

DEMO EXTERIOR ELEVATIONS

A3.1D



1 WEST DEMO ELEVATION
SCALE: 1/4" = 1'-0"



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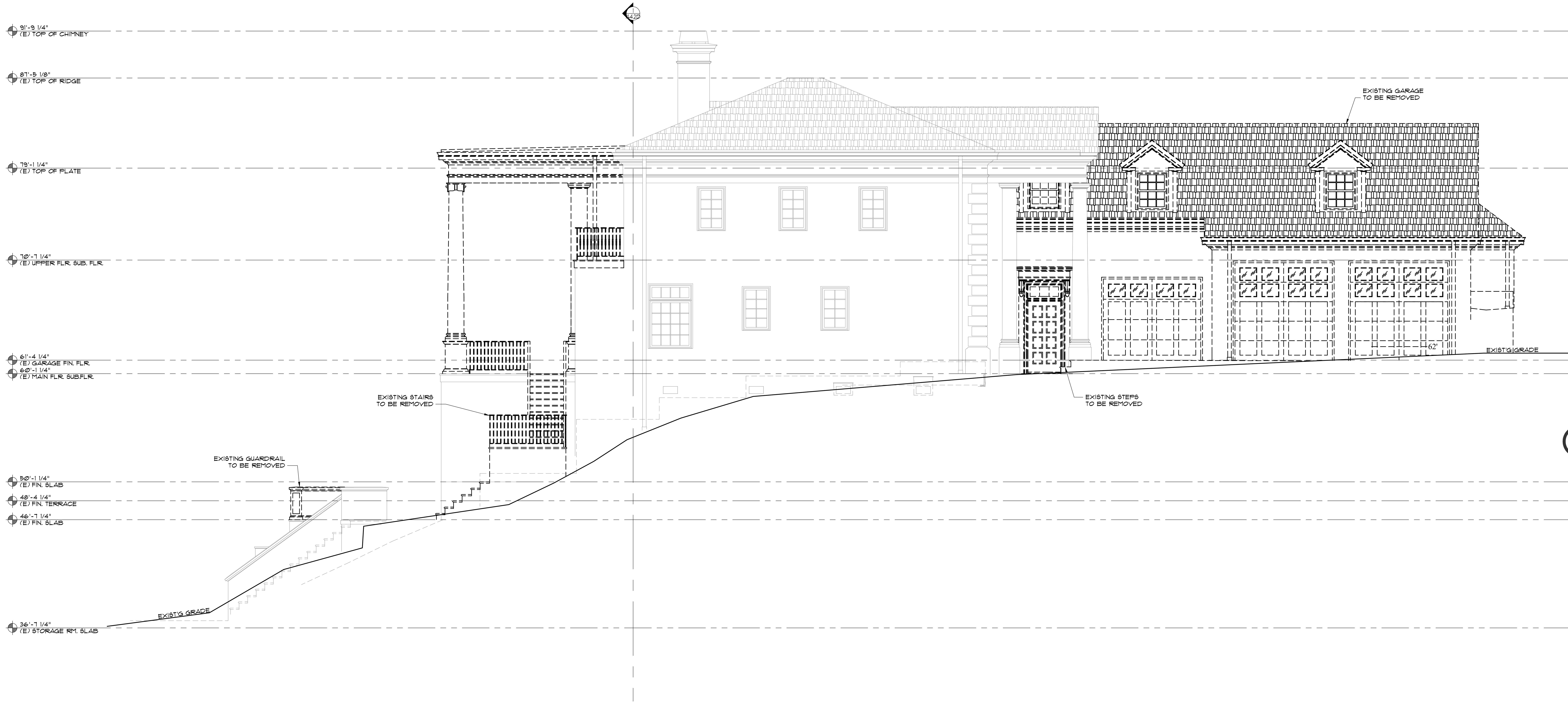
DEMO EXTERIOR ELEVATIONS

A3.2D



1 SOUTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

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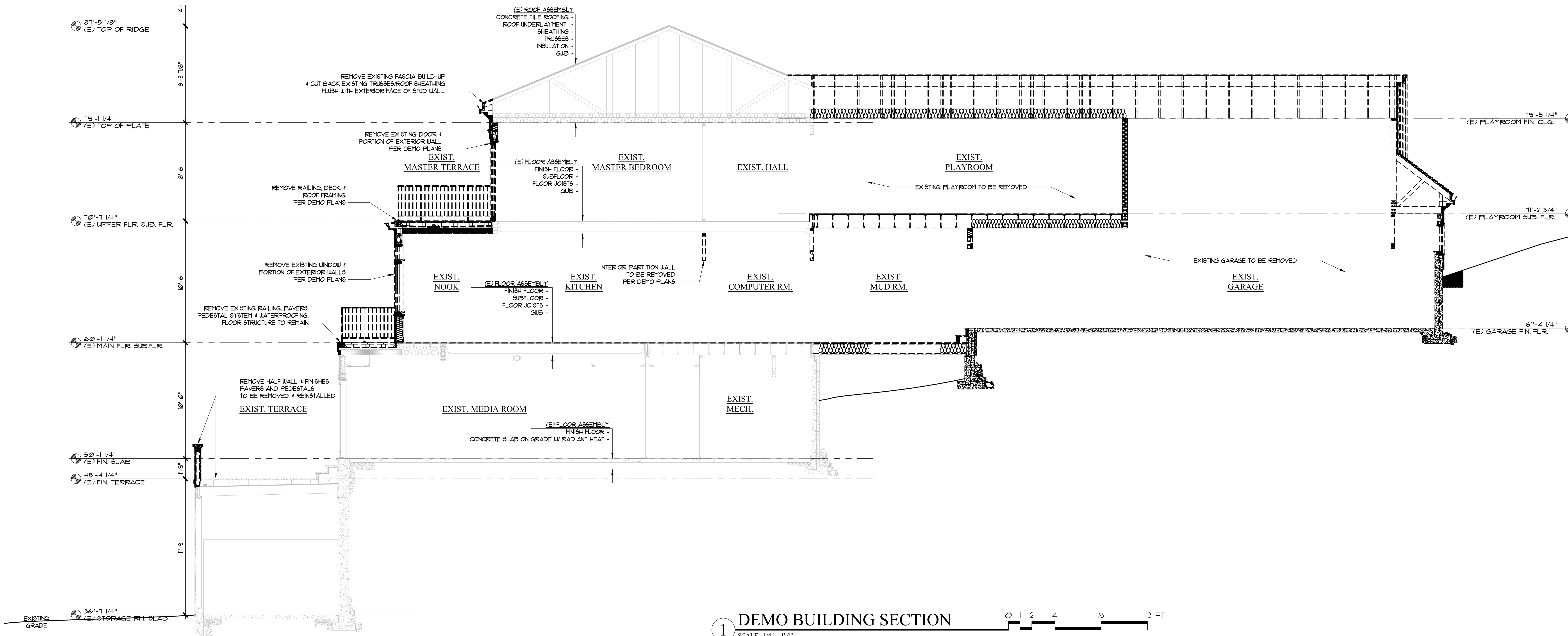
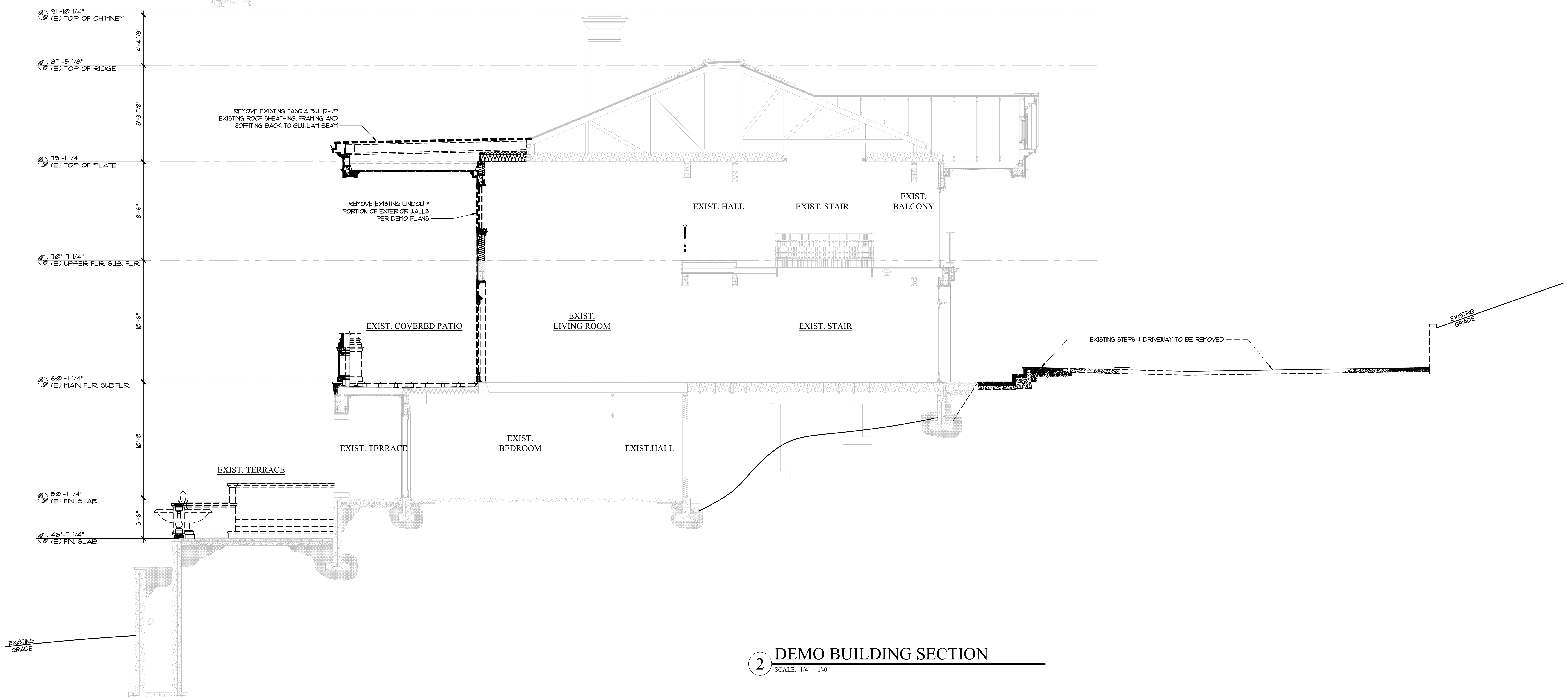
DEMO EXTERIOR ELEVATIONS

A3.3D



1 DEMO BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 DEMO BUILDING SECTION
SCALE: 1/4" = 1'-0"

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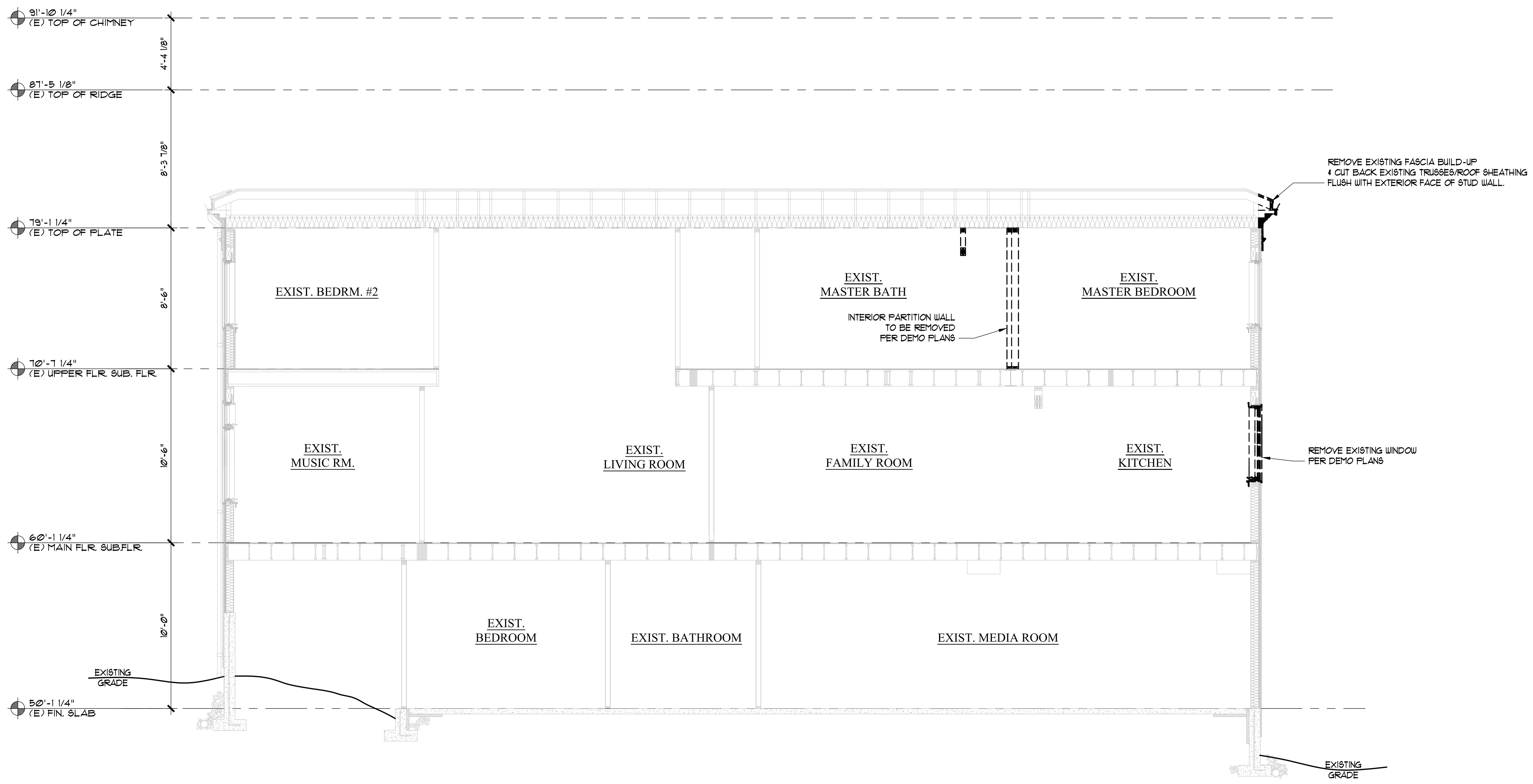
PM: DKG
FILE: A4.1_Existing.dwg

DEMO BUILDING SECTIONS

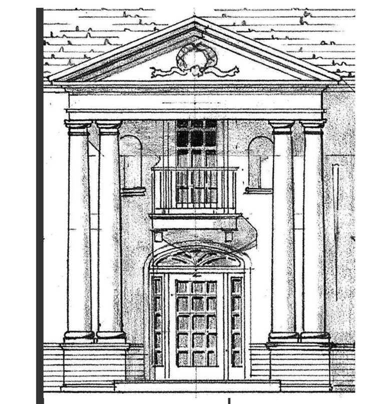
A4.1D



1 DEMO BUILDING SECTION

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

0 1 2 4 8 12 FT.



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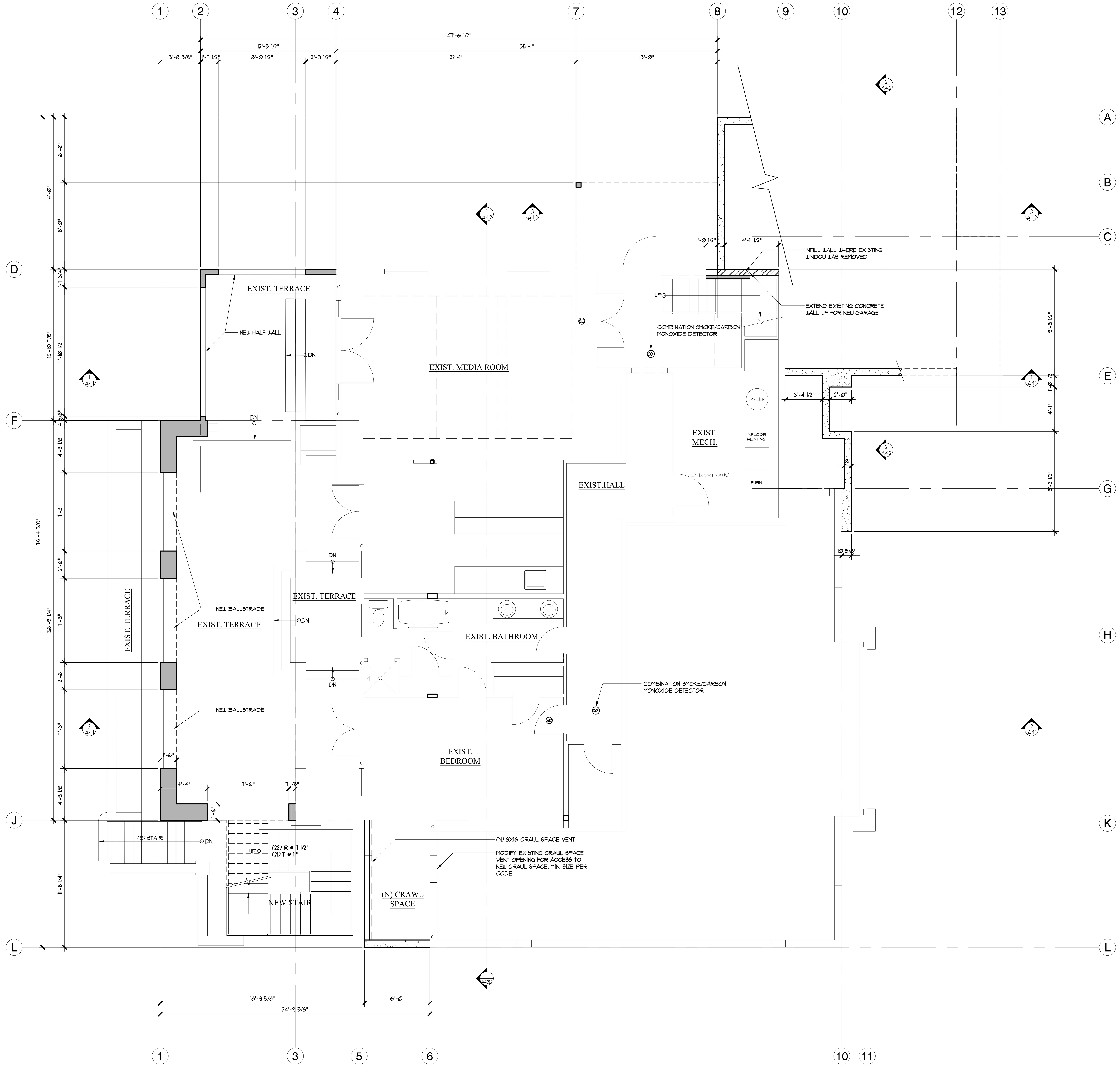
FILE: A4.1_Existing.dwg

DEMO BUILDING SECTIONS

A4.2D



PROPOSED LOWER FLOOR PLAN

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

0 1 2 4 8 12 FT.

NORTH

DOOR LEGEND:

EXISTING DOOR TO REMAIN

NEW DOOR

WALL LEGEND:

EXISTING WALL TO REMAIN

NEW WALL

GENERAL NOTES:

1. MECHANICAL:

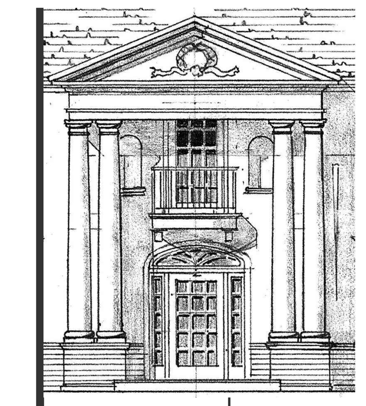
ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ THE FOLLOWING.

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

B. HW 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 2015 I.R.C.

2. INTERIOR STAIRS: BOTH INTERIOR STAIRS ARE TO REMAIN, THIS INCLUDES FINISHES, RISERS, TREADS, GUARDRAILS, HANDRAILS, ETC.



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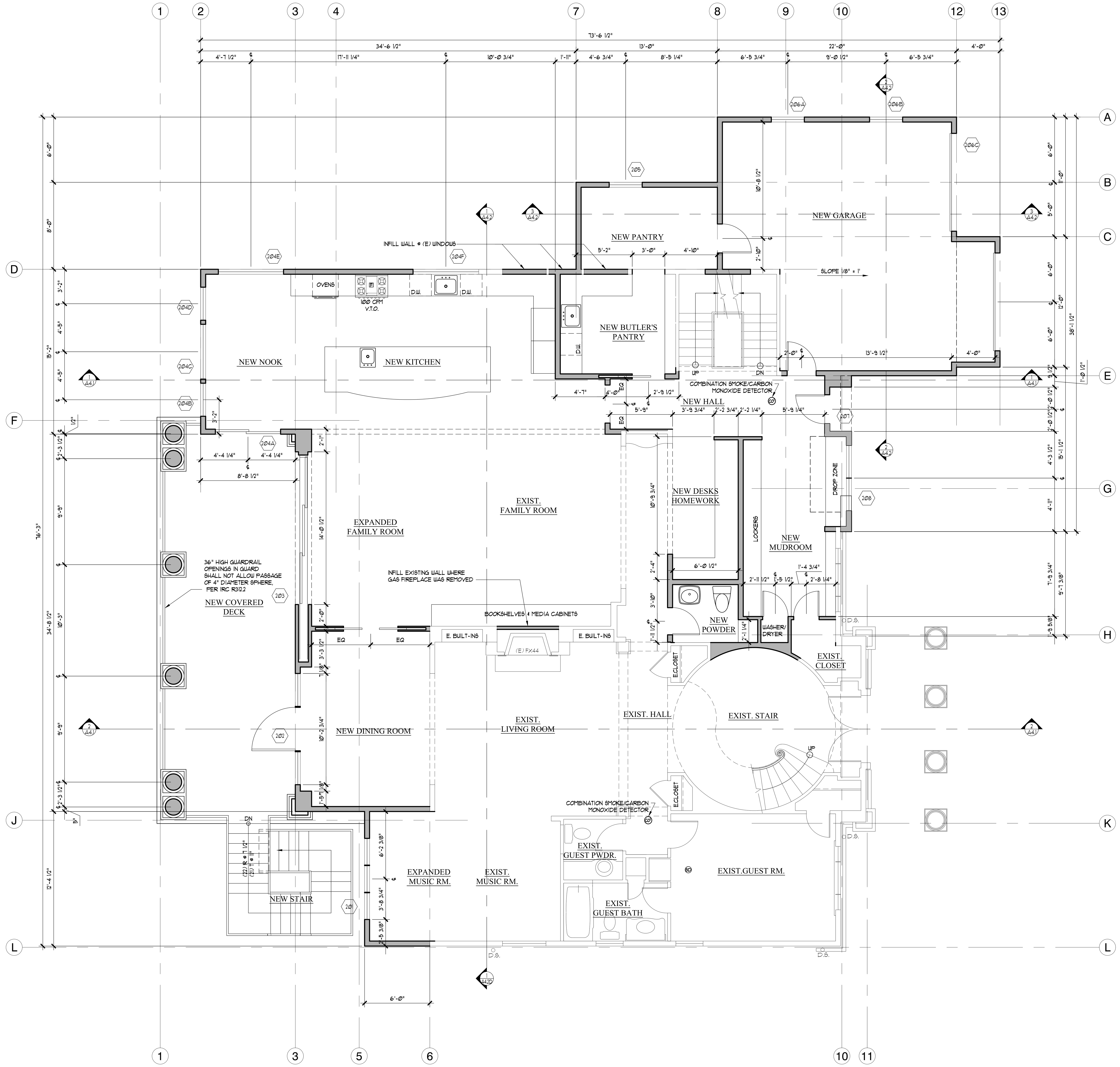
FILE: xFPL.dwg

PROPOSED LOWER FLOOR PLAN

A2.1



1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 2 4 8 12 FT.

NORTH

DOOR LEGEND:

EXISTING DOOR TO REMAIN

NEW DOOR

WALL LEGEND:

EXISTING WALL TO REMAIN

NEW WALL

GENERAL NOTES:

1. MECHANICAL:

ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ THE FOLLOWING.

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

B. HW 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 2015 I.R.C.

2. INTERIOR STAIRS: BOTH INTERIOR STAIRS ARE TO REMAIN, THIS INCLUDES FINISHES, RISERS, TREADS, GUARDRAILS, HANDRAILS, ETC.

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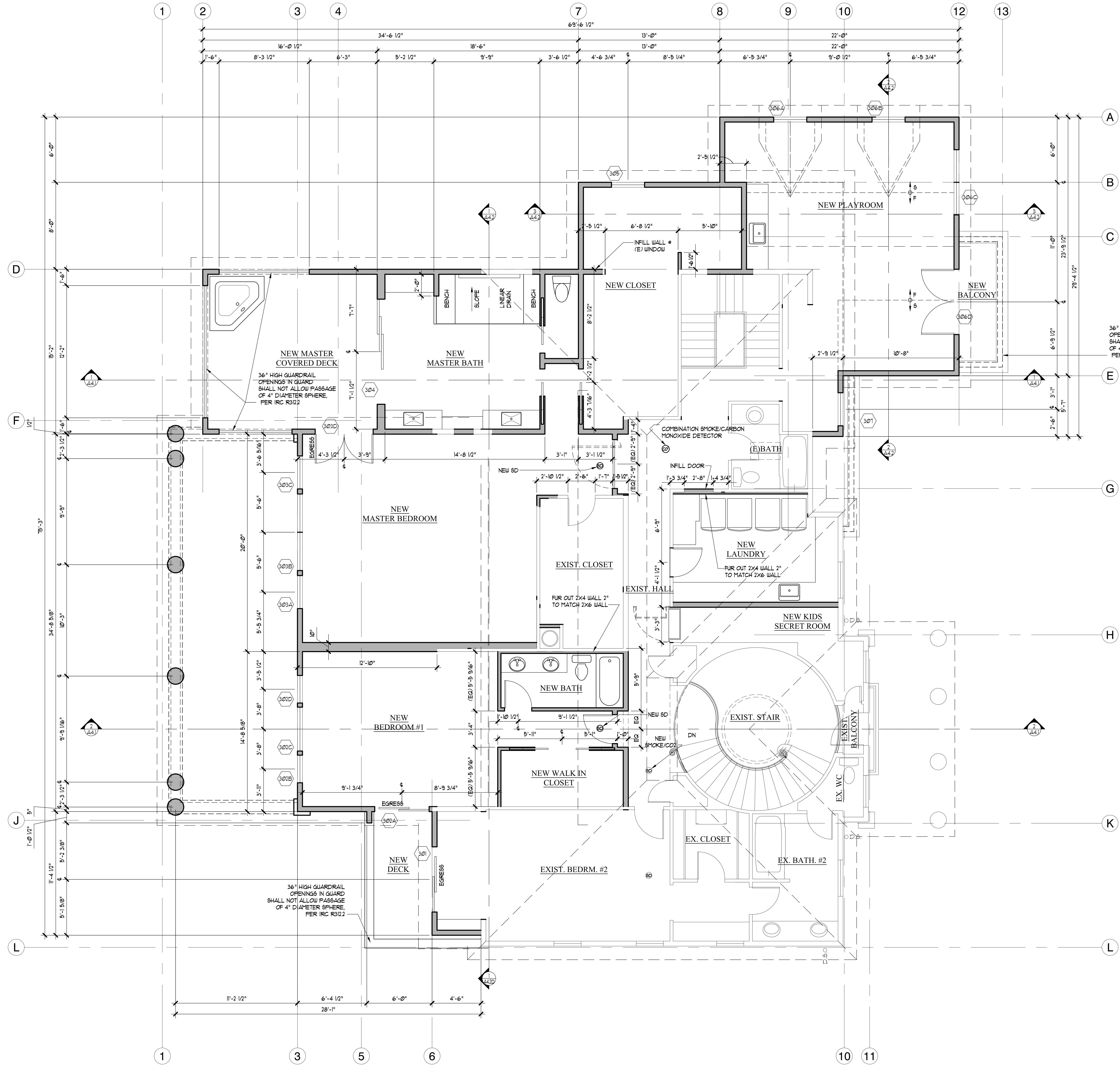
PROPOSED MAIN FLOOR PLAN

A2.2



1 PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR LEGEND:

- EXISTING DOOR TO REMAIN
- NEW DOOR

WALL LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL

GENERAL NOTES:

1. MECHANICAL:

ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ THE FOLLOWING.

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

B. HW 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 2015 I.R.C.

2. HOT TUB

A. HOT TUB SHALL BE PROVIDED WITH A COVER THAT MEETS OR EXCEEDS ASTM F 1346 SPECIFICATIONS, (IRC 2012 AG 105.5)

B. ALL SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7. (IRC 2012 AG 106)

3. INTERIOR STAIRS: BOTH INTERIOR STAIRS ARE TO REMAIN, THIS INCLUDES FINISHES, RISERS, TREADS, GUARDRAILS, HANDRAILS, ETC.

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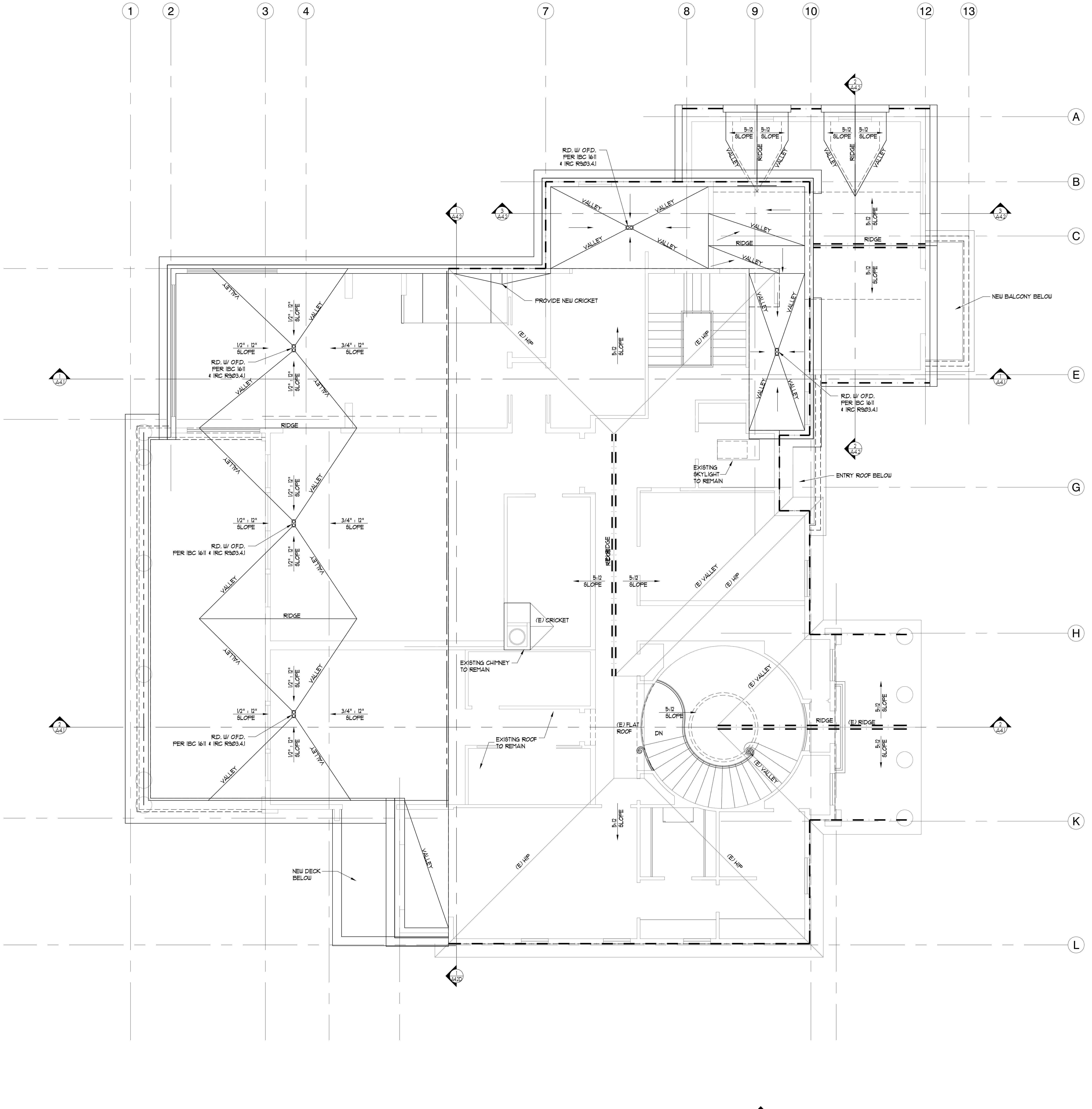
PROPOSED UPPER FLOOR PLAN

A2.3



1 ROOF PLAN

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

0 1 2 4 8 12 FT.

NORTH

VENTILATION NOTES:

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

ROOF VENT CALCULATIONS (ROOF A):

PITCHED ROOF AREA: 322 SF
REQUIRED VENTING AREA: 1/300 (322) = 1.07 SF VENT
TOTAL VENTING PROVIDED: 1.88 SF

ACTUAL VENTING AREA:

RIDGE VENTING: (40%-50% REQUIRED, 3'-0" ABOVE EAVE) = 0.43 SF MIN 0.54 SF MAX
VENTING PRODUCT: COR-A-VENT V-300 = 13.5 SQ.IN. NFVA/LINEAL FOOT
(13.5/144 = .09375 SQ. FT.)
5'-0" X .09375 CONTINUOUS RIDGE VENT = 0.47 SF

EAVE VENTING: (50% REQUIRED AT EAVE) = 0.54 SF MIN
VENTING PRODUCT: COR-A-VENT S-400 = 10 SQ.IN. NFVA/LINEAL FOOT
(10/144 = .06944 SQ. FT.)
20'-4" X .06944 CONTINUOUS RIDGE VENT = 1.41 SF

ROOF VENTING NOTES:

1) LINE OF VENTING
2) INSTALL CONTINUOUS RIDGE VENTS.

ROOF VENT CALCULATIONS (ROOF B):

PITCHED ROOF AREA: 3831 SF
REQUIRED VENTING AREA: 1/300 (3831) = 12.77 SF VENT
TOTAL VENTING PROVIDED: 15.35 SF

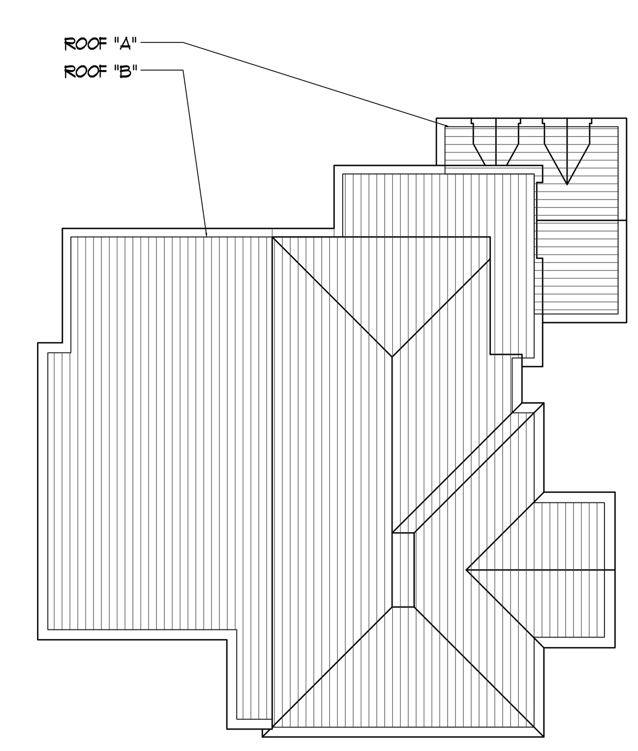
ACTUAL VENTING AREA:

RIDGE VENTING: (40%-50% REQUIRED, 3'-0" ABOVE EAVE) = 5.11 SF MIN 6.39 SF MAX
VENTING PRODUCT: COR-A-VENT V-600 (ON BOTH SIDES OF RIDGE) = 20 SQ.IN. NFVA/LINEAL FOOT
(20/144 = .13889 SQ. FT.)
39'-9" X .13889 CONTINUOUS RIDGE VENT = 5.52 SF

EAVE VENTING: (50% REQUIRED AT EAVE) = 6.39 SF MIN
VENTING PRODUCT: COR-A-VENT S-400 = 10 SQ.IN. NFVA/LINEAL FOOT
(10/144 = .06944 SQ. FT.)
141'-6" X .06944 CONTINUOUS RIDGE VENT = 9.83 SF

ROOF VENTING NOTES:

1) LINE OF VENTING
2) INSTALL CONTINUOUS RIDGE VENTS.



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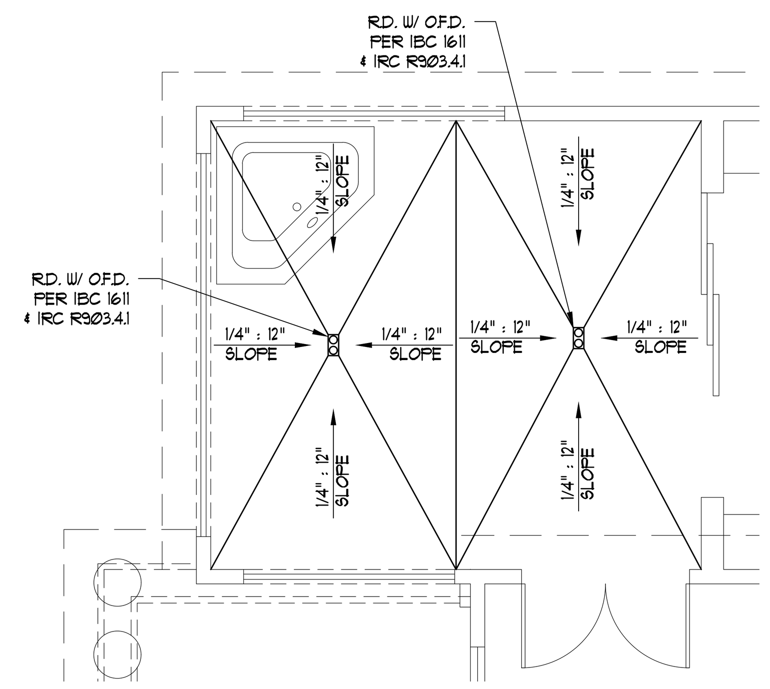
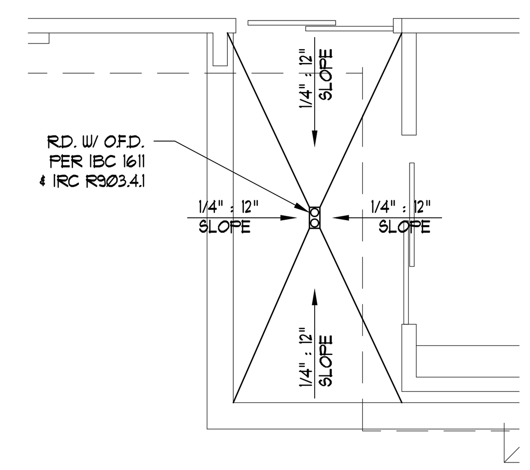
PM:	DKG
FILE:	A2.4.dwg

PROPOSED ROOF PLAN

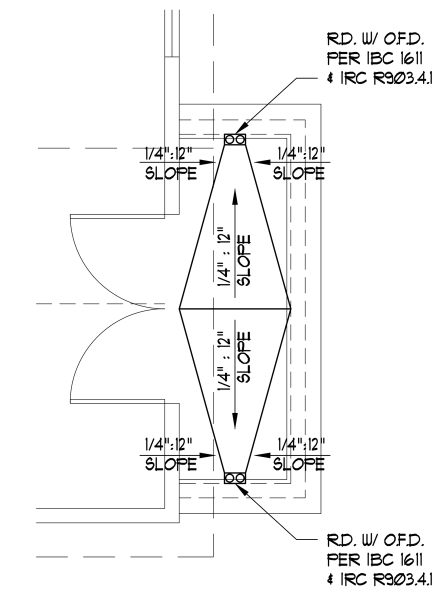
A2.4



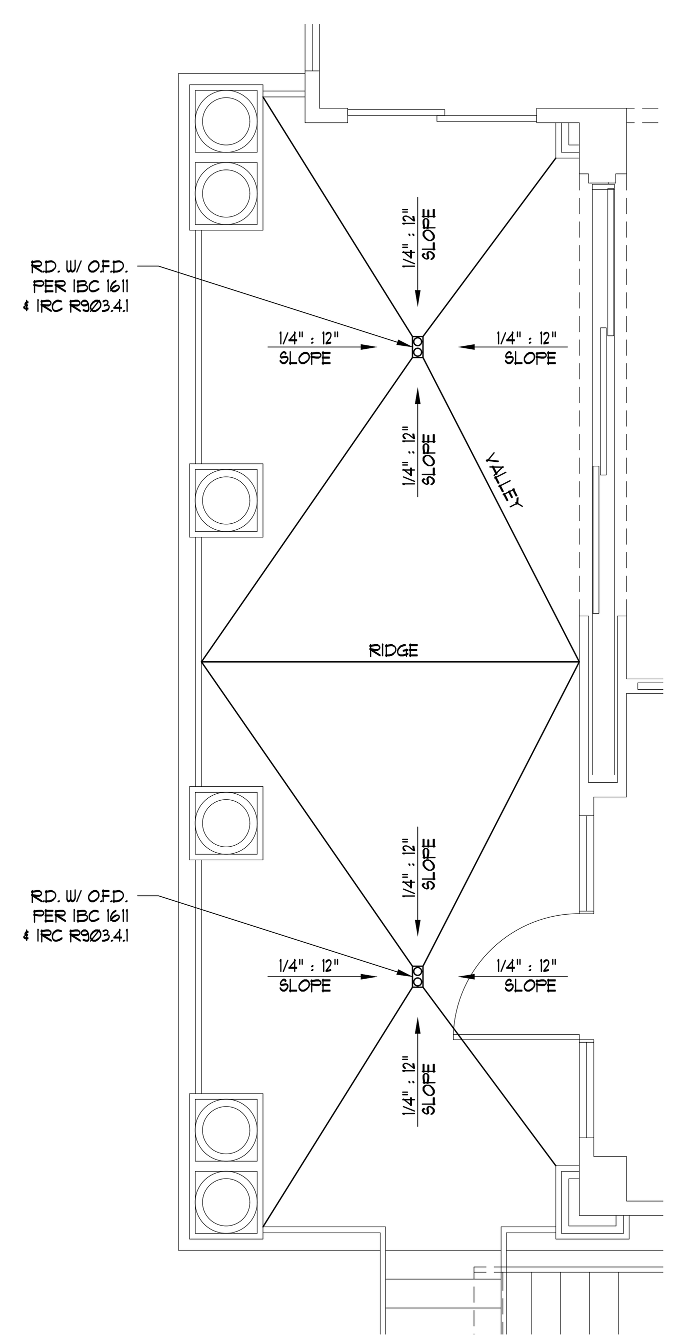
1 UPPER FLOOR COVERED DECK DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



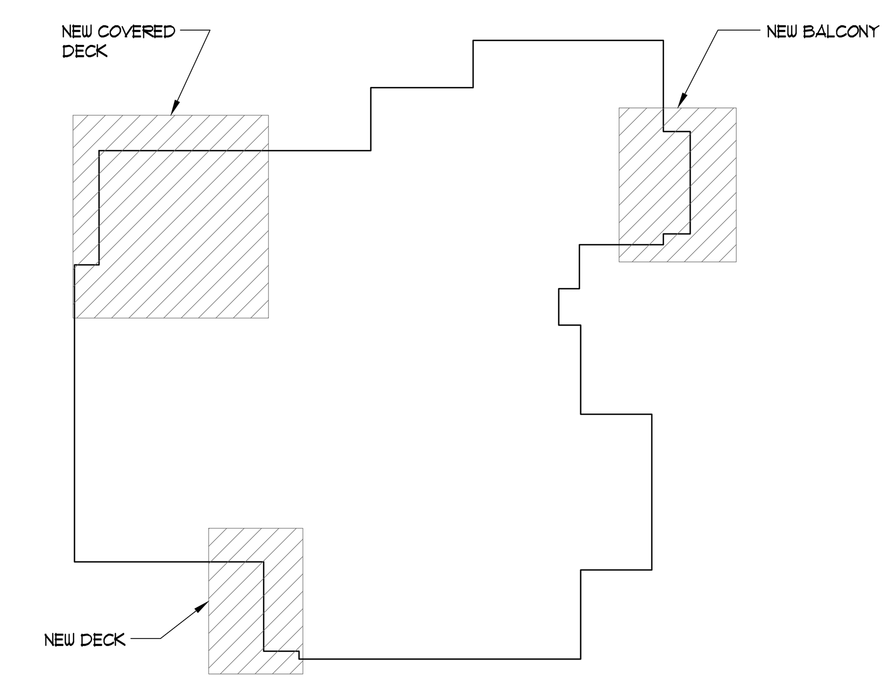
2 UPPER FLOOR DECK DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



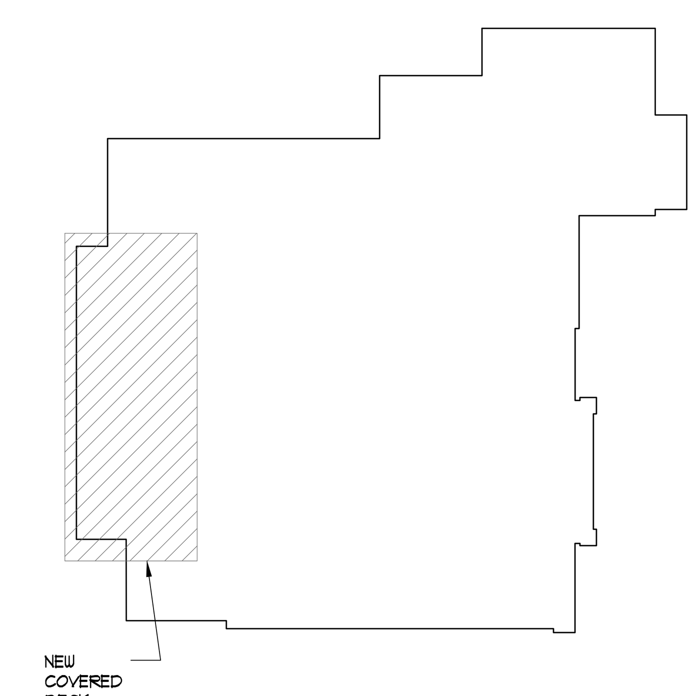
3 UPPER FLOOR BALCONY DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



4 MAIN FLOOR COVERED DECK DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR KEYPLAN



MAIN FLOOR KEY PLAN

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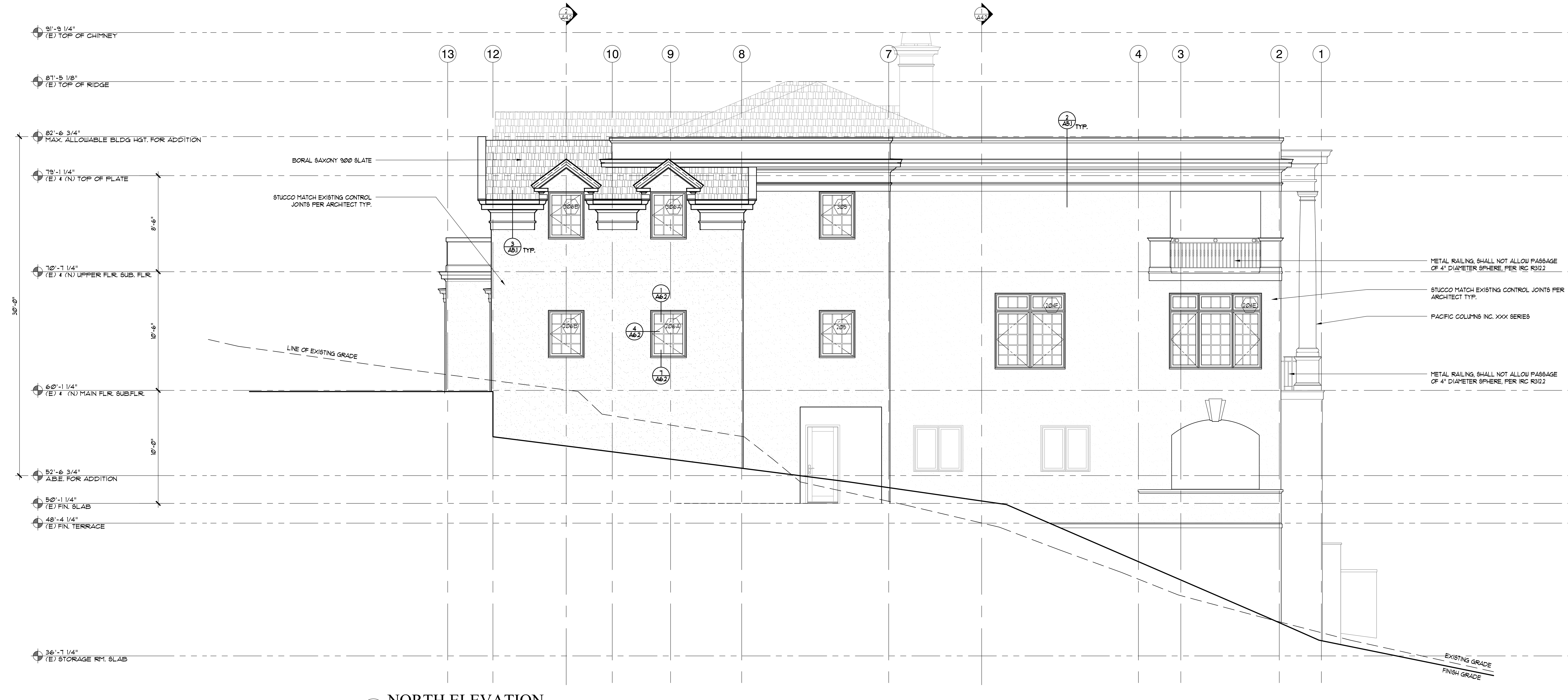
FILE:	A2.5.dwg

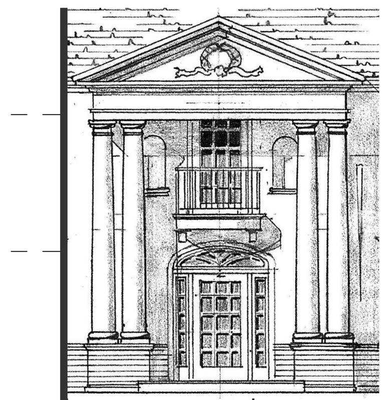
PROPOSED DECK
DRAINAGE PLANS

A2.5

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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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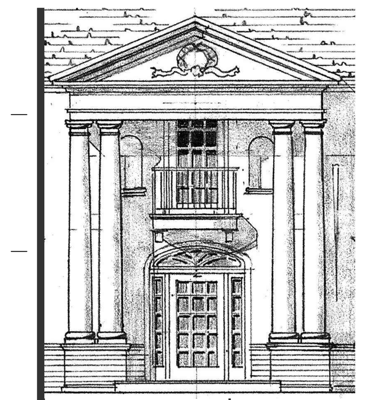
PM: DKG
FILE: A3.1.dwg

PROPOSED EXTERIOR ELEVATIONS

A3.1

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



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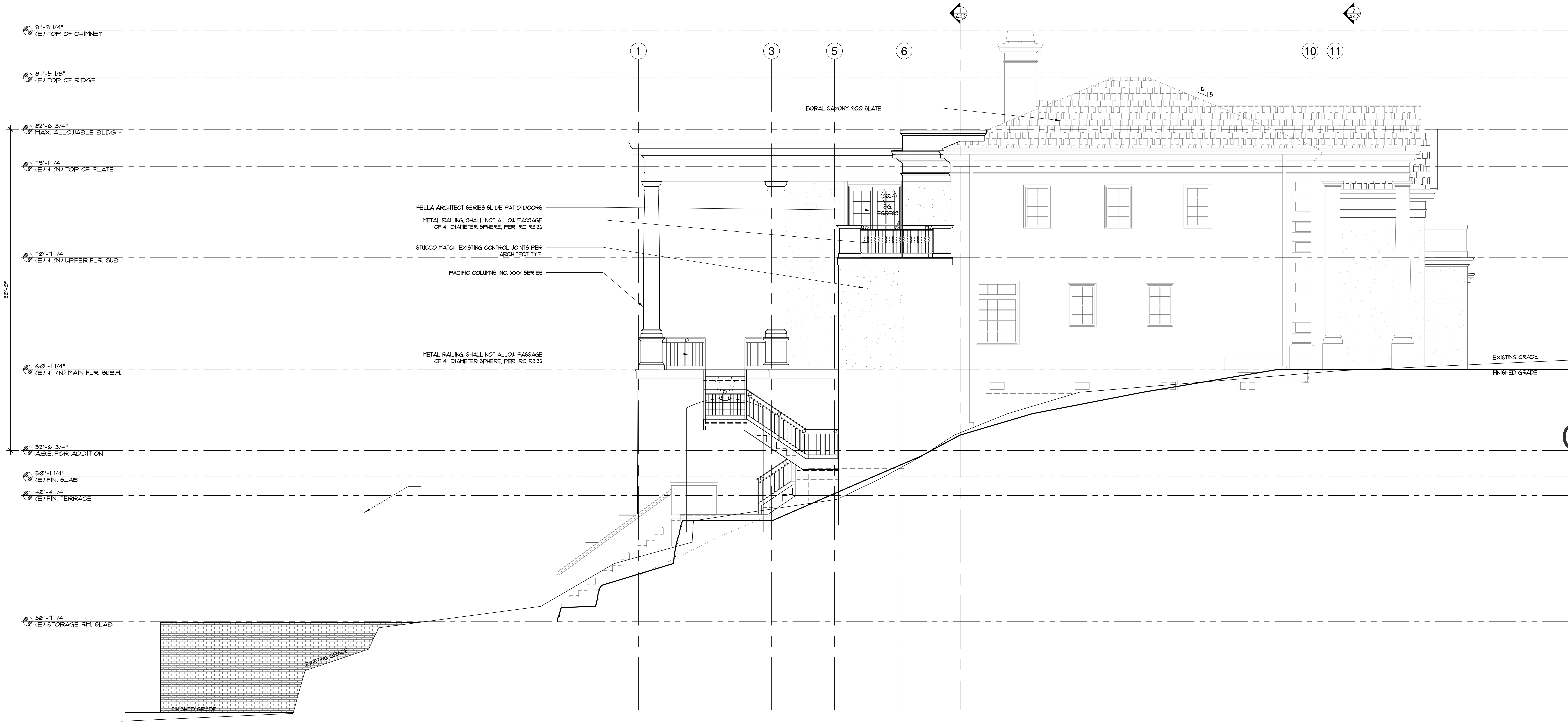
PROPOSED EXTERIOR ELEVATIONS

A3.2



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

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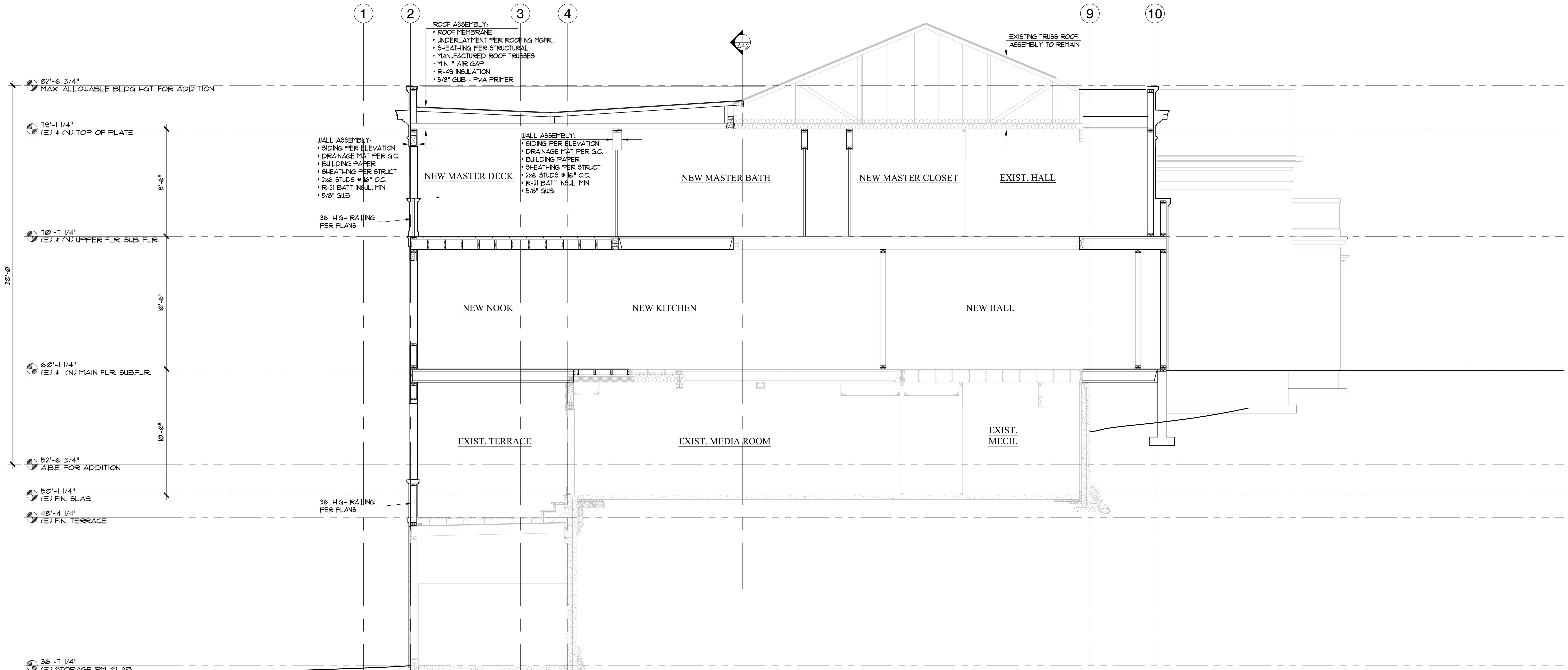
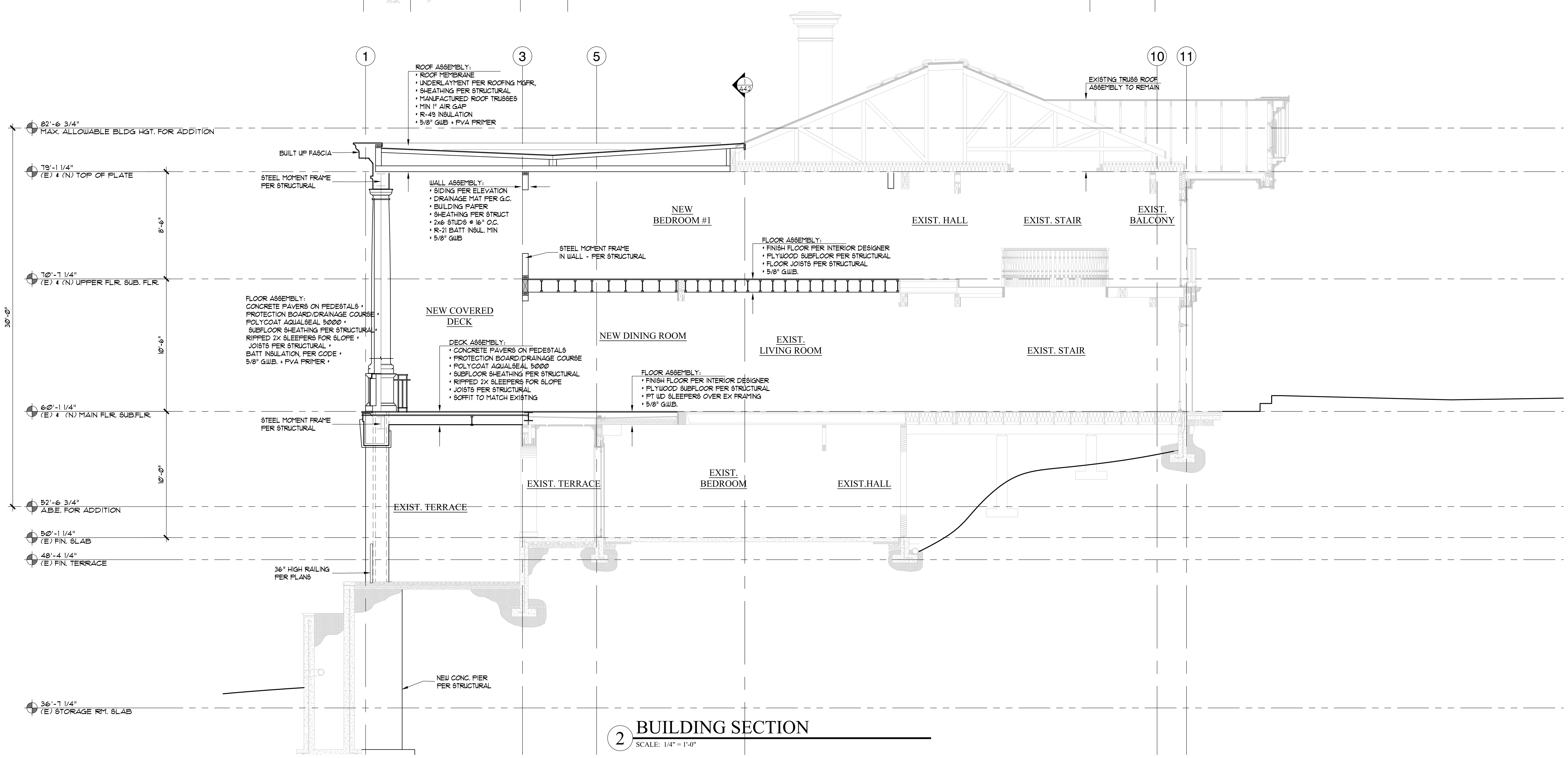
PROPOSED EXTERIOR ELEVATIONS

A3.3



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



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

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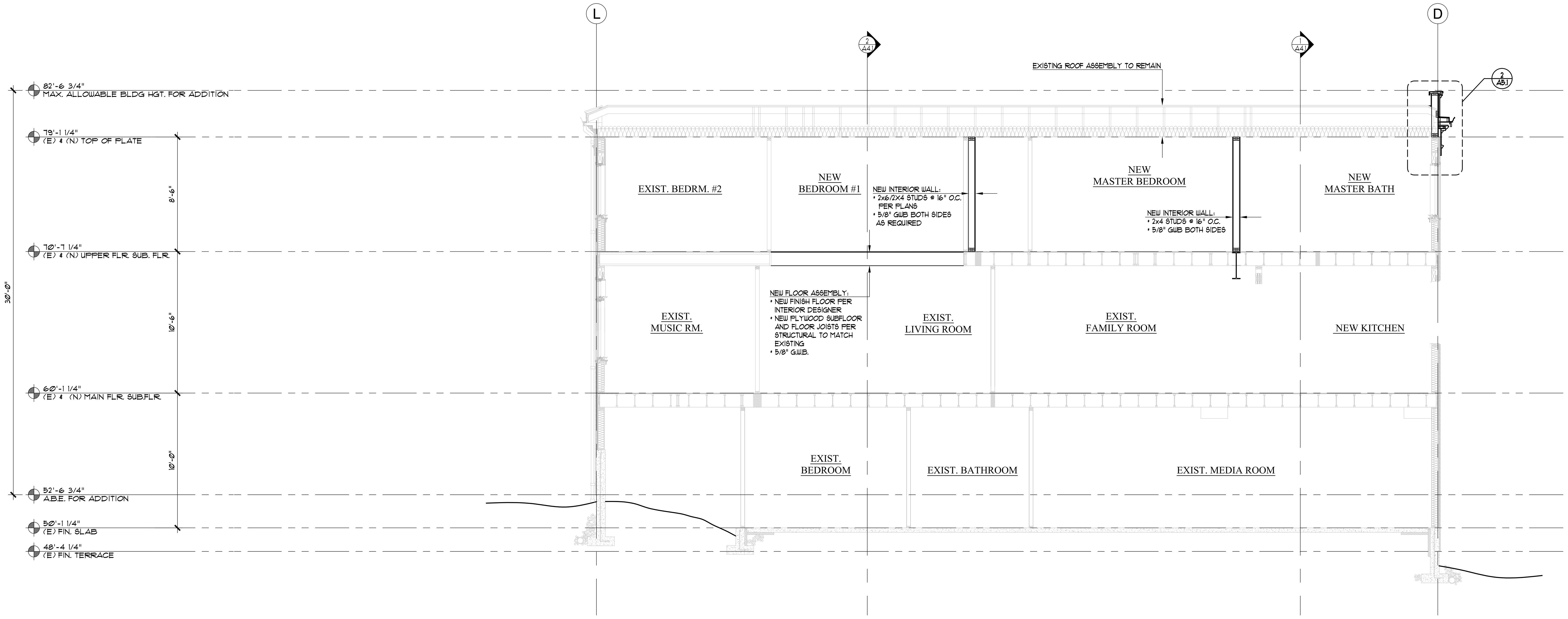
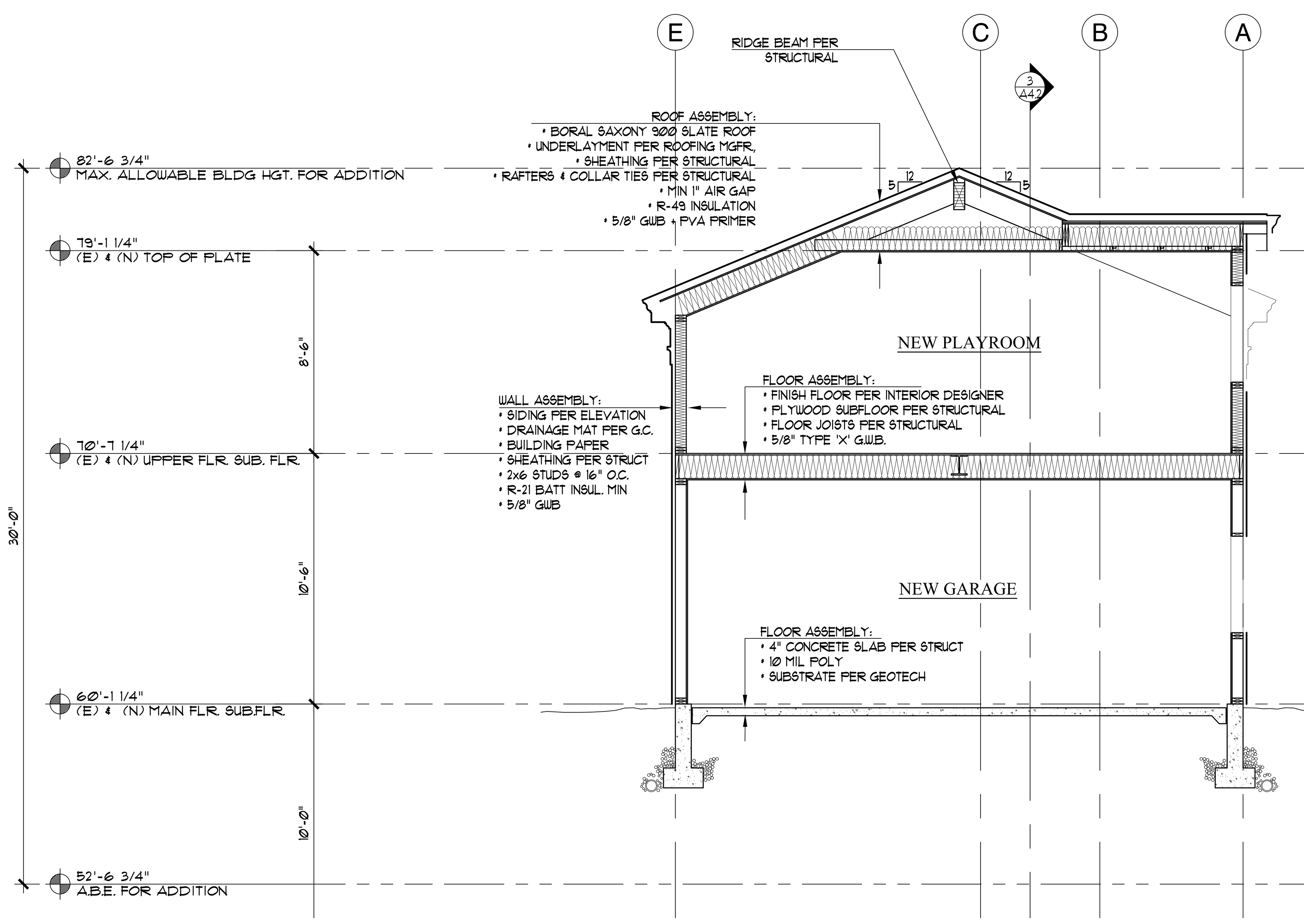
PM:	DKG
FILE:	A4.1.dwg

PROPOSED BUILIDING SECTIONS

A4.1



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"
0 1 2 4 8 12 FT.



2 BUILDING SECTION
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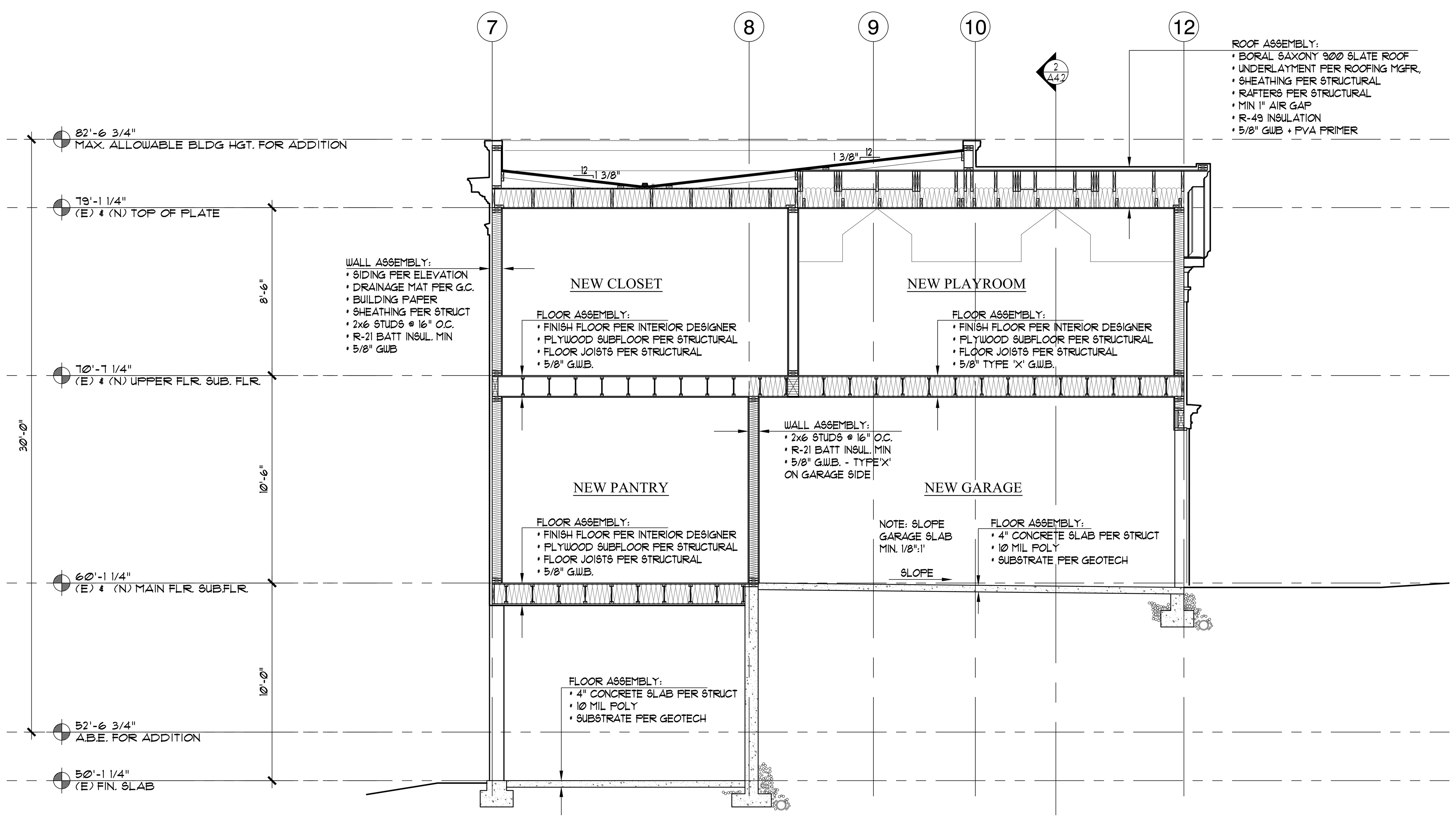

3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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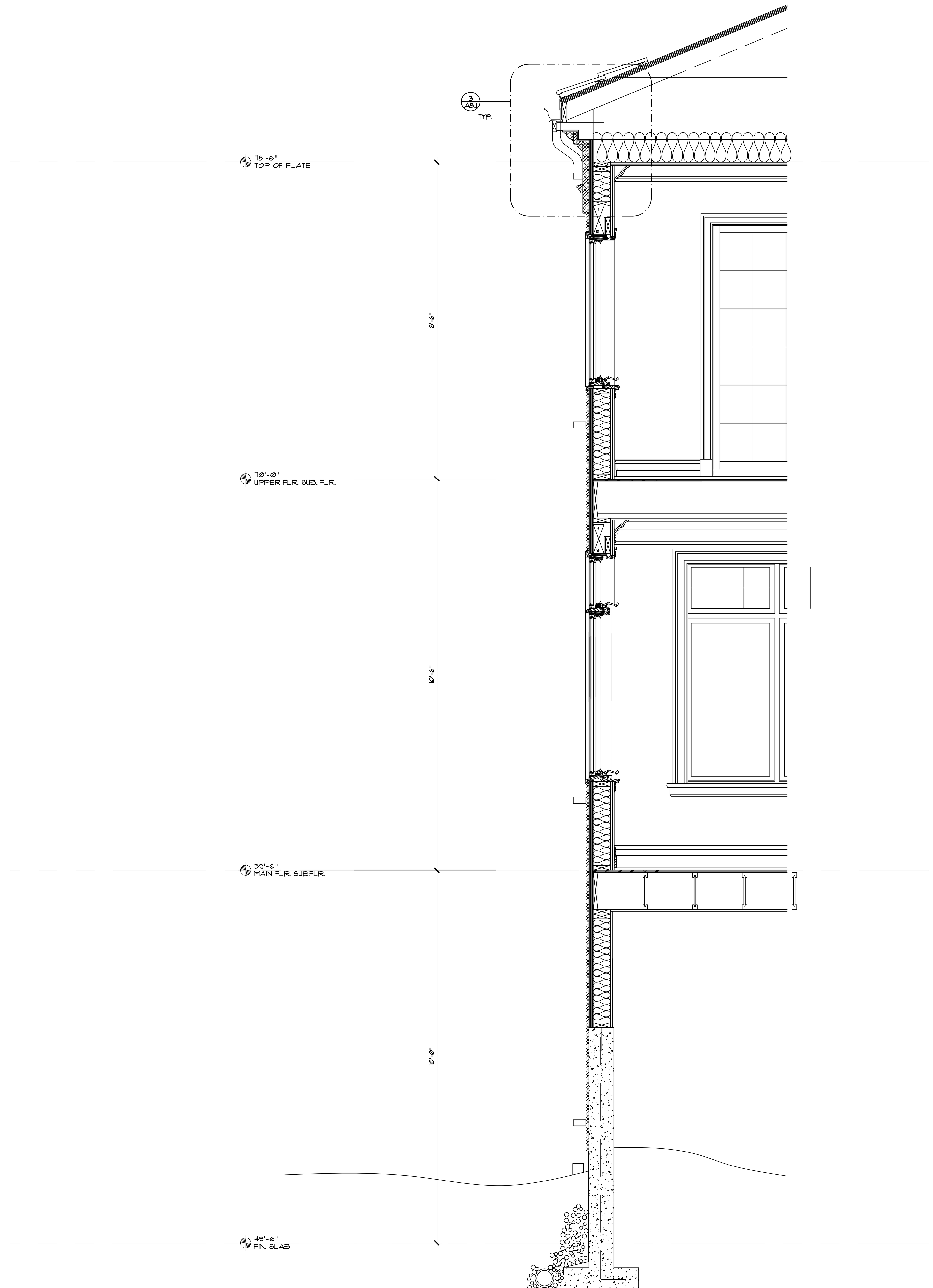
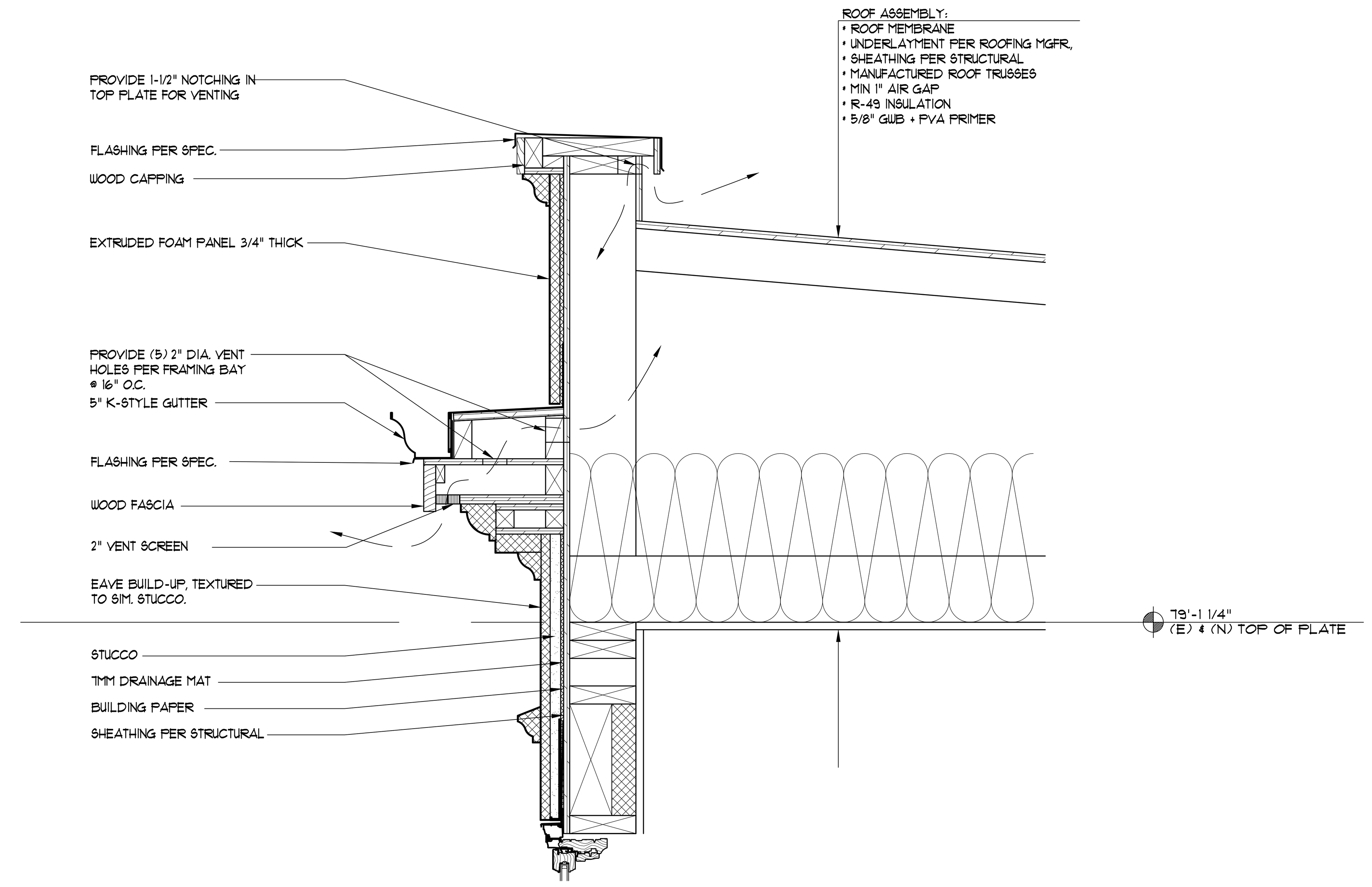
PROPOSED BUILIDING SECTIONS

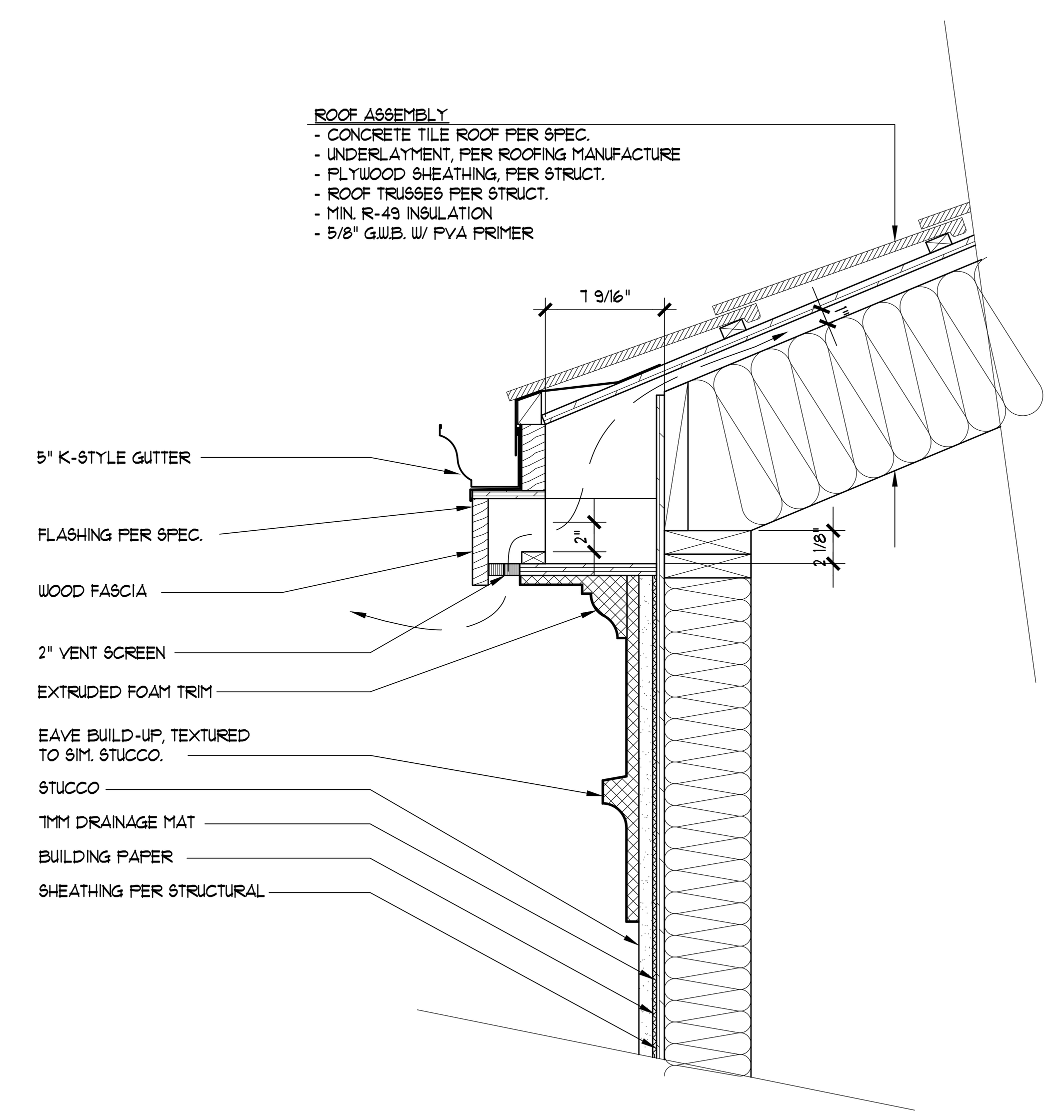
A4.2



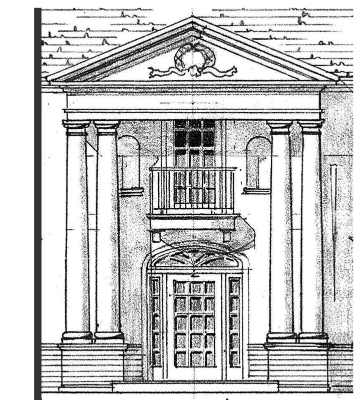
1 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYP. PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYP. EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



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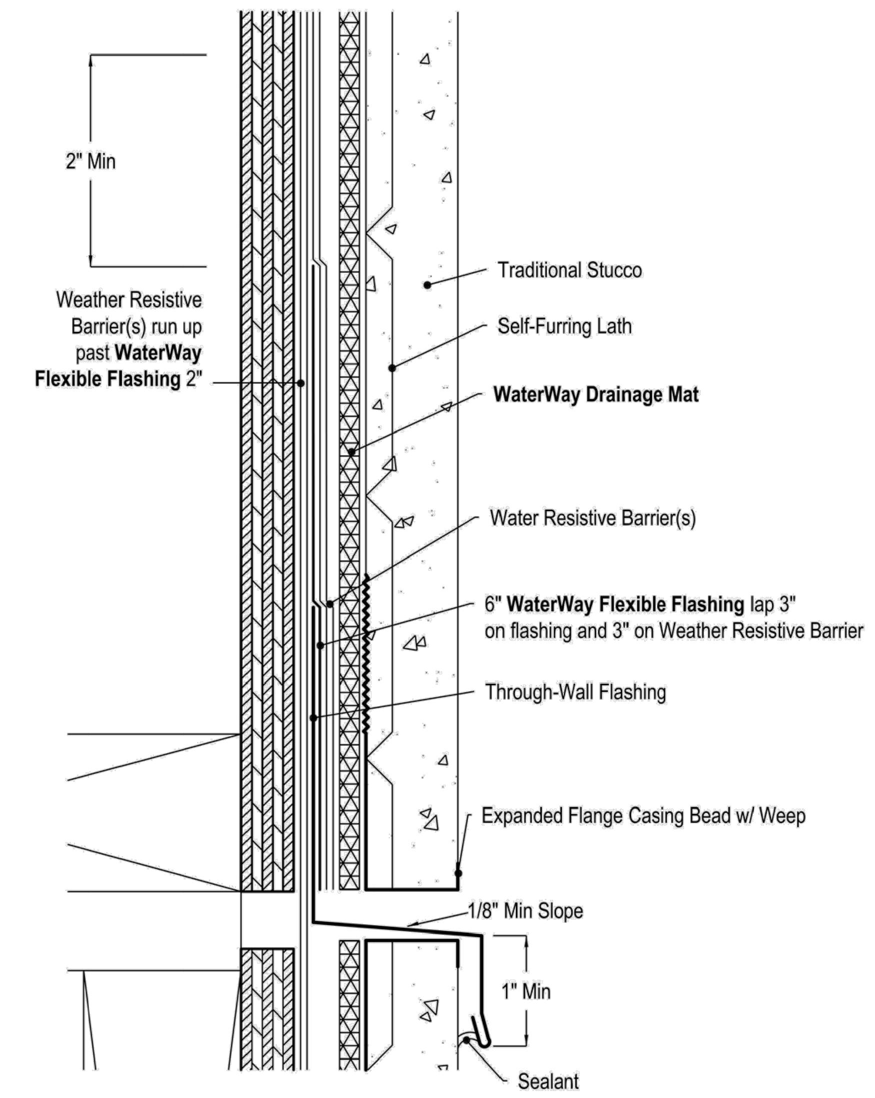
PM: DKG
FILE: A5.1.dwg

EXTERIOR DETAILS

A5.1

Expansion Joint



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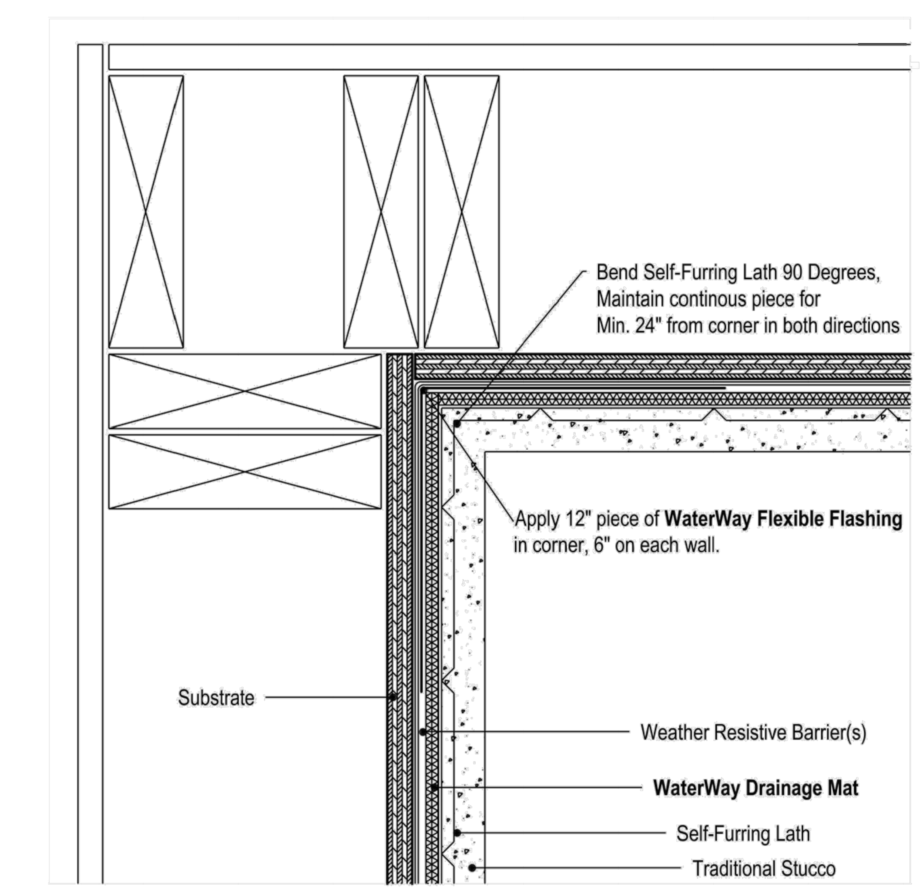
Flashing 2.0

Inside Corner



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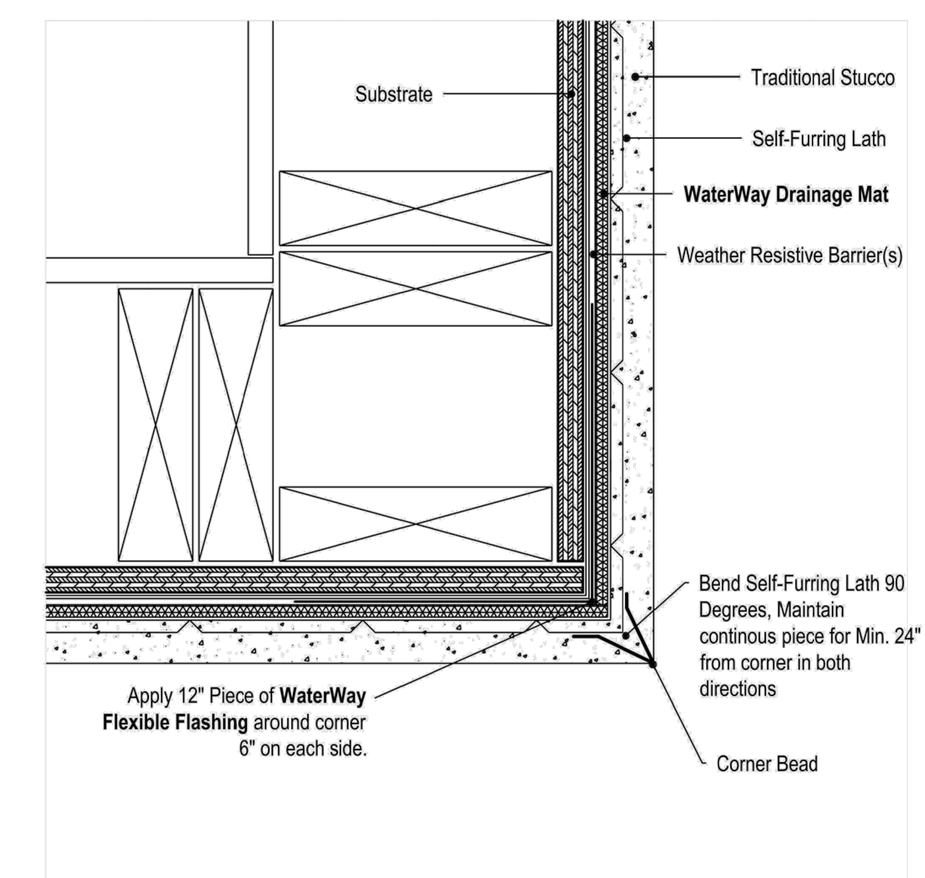
Corner 1.0

Outside Corner



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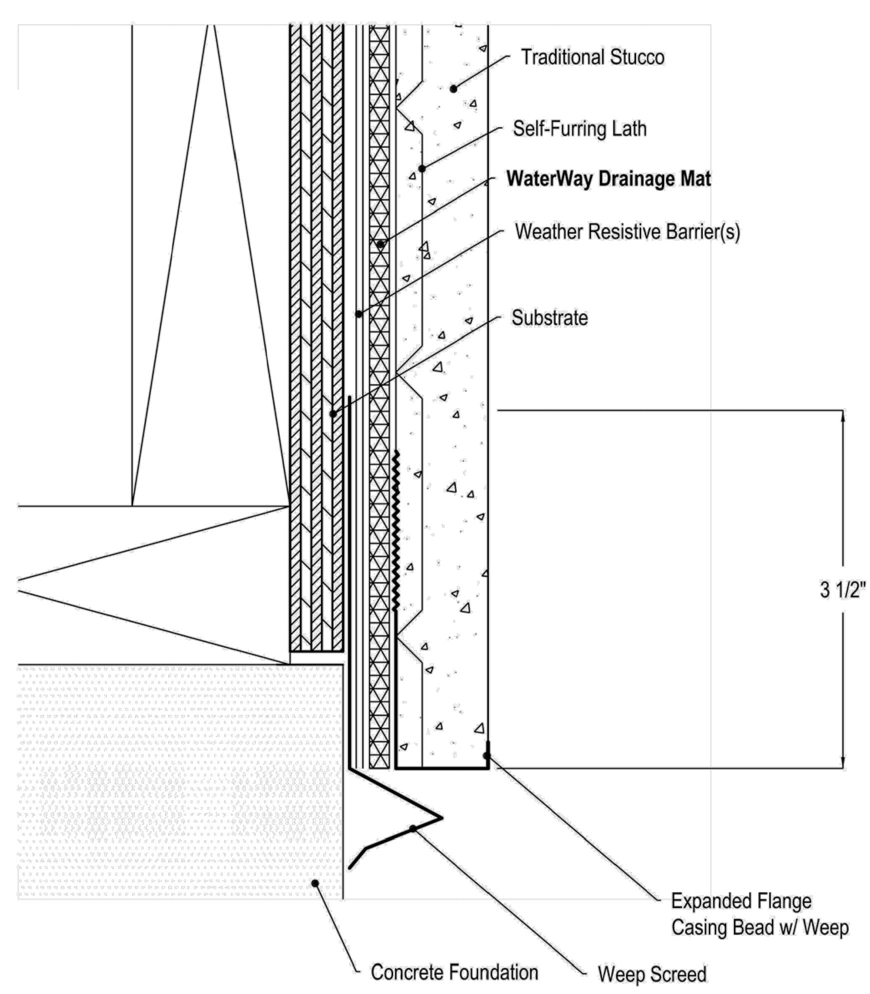
Corner 2.0

Termination At Concrete Foundation



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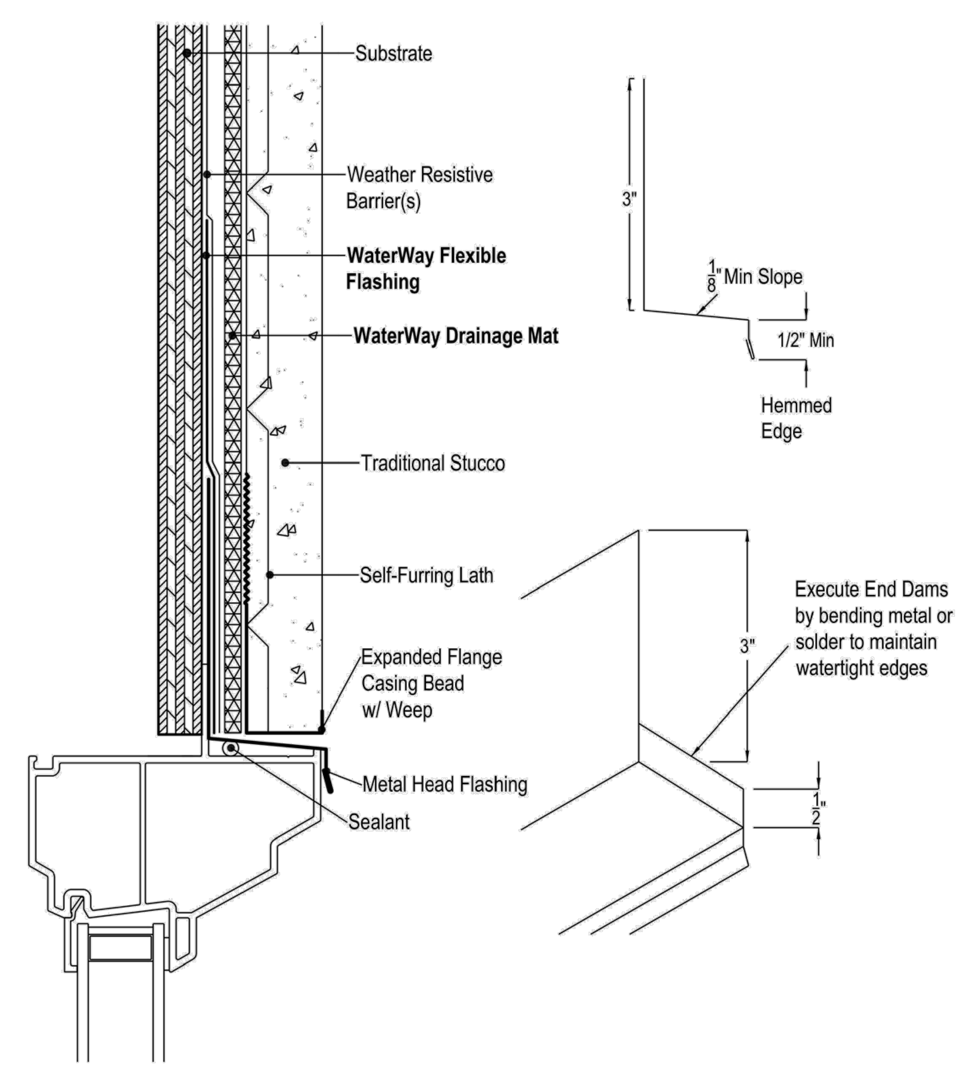
Terminations 1.1

Window Head Flashing



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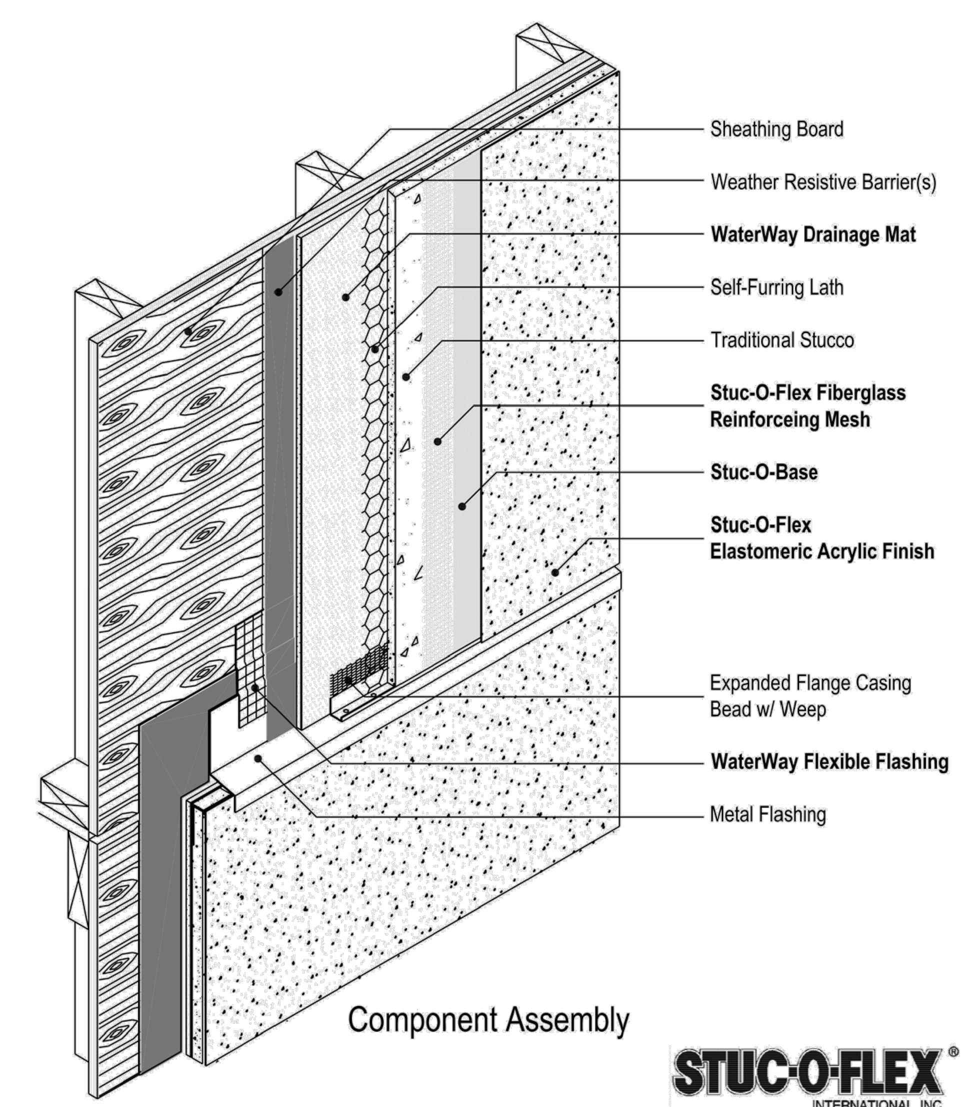
Flashing 1.0

WaterWay Drainable Stucco Assembly



Component Assembly

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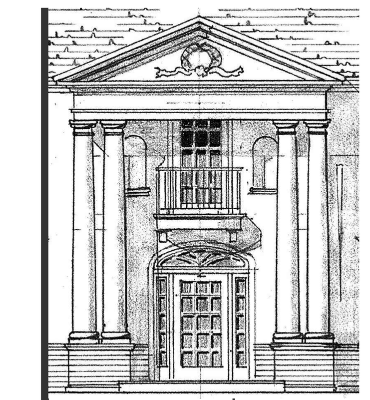
WDSA 1.0



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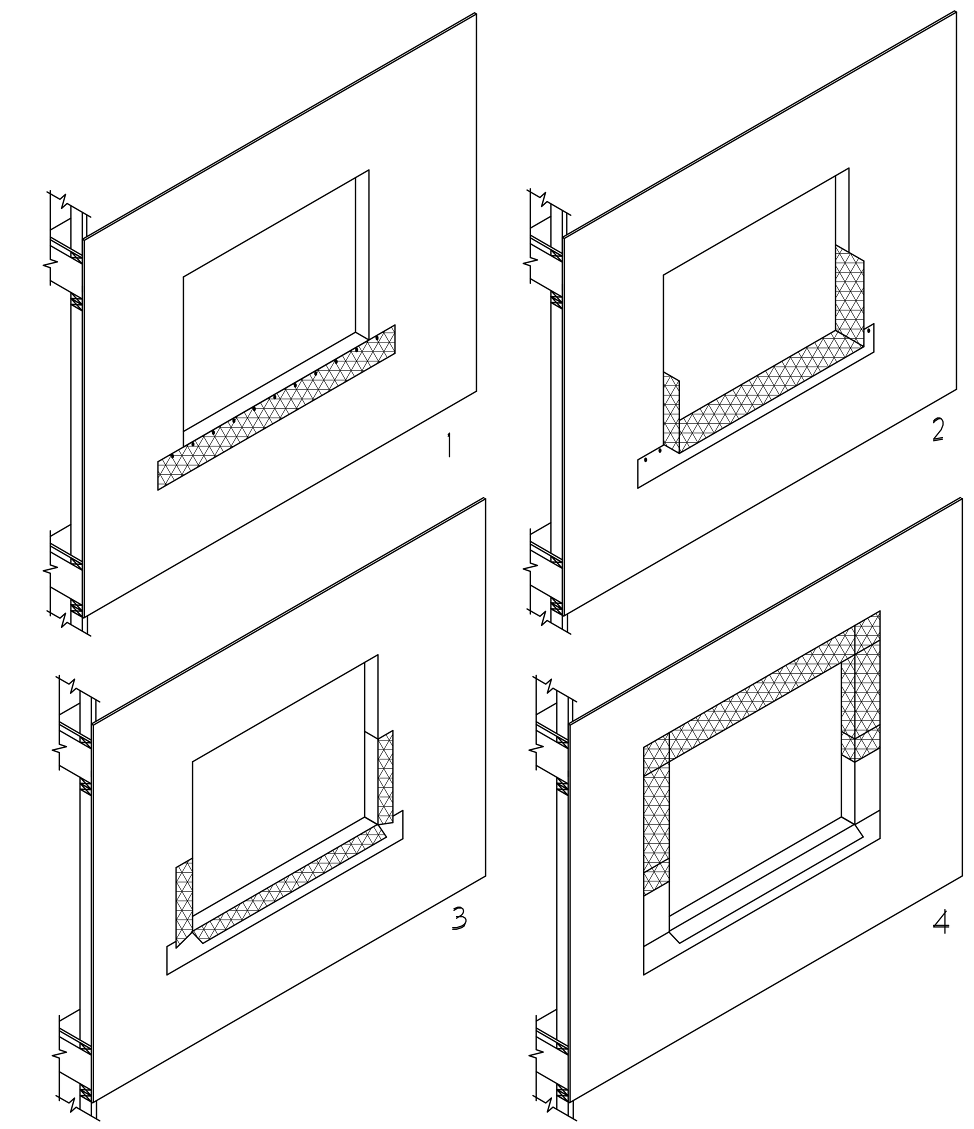
PM:	DKG
FILE:	A5.1.dwg

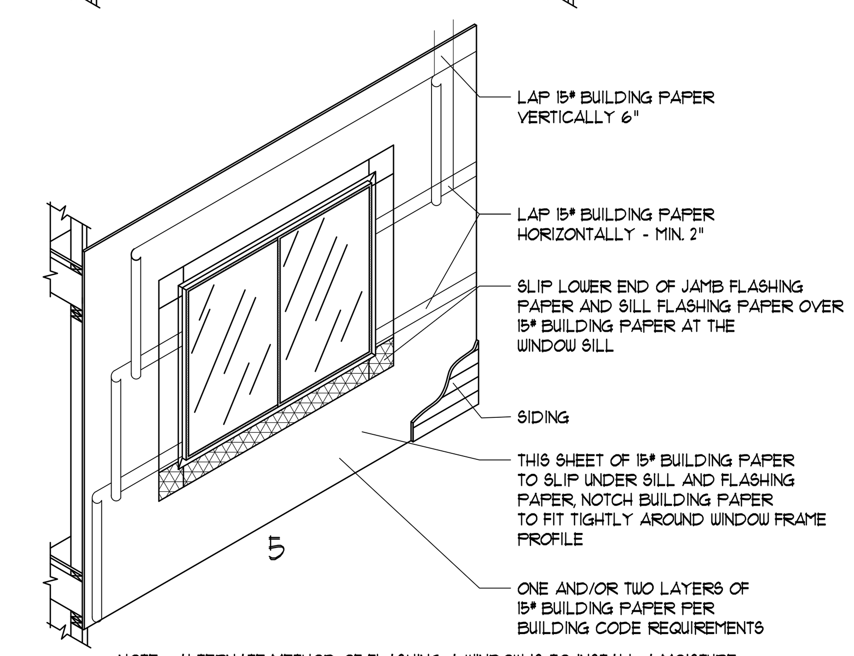
STUCCO DETAILS

A5.2

EXTERIOR WINDOW & DOOR SCHEDULE

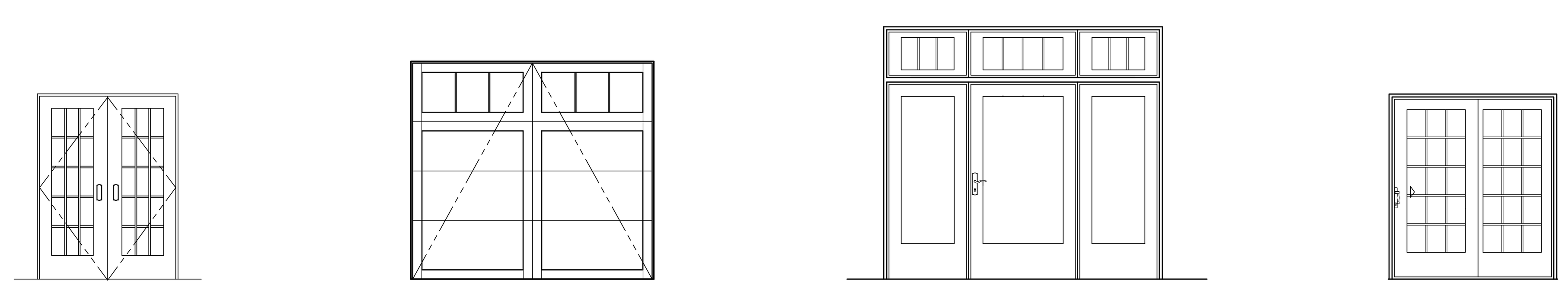
#	WIDTH	HEIGHT	HEADER-HEIGHT	TYPE	GRILLES	EGRESS	SAFETY-GLASS	REMARKS
201	7'-3 3/4"	5'-10 3/4"		W1	YES			FIXED CASEMENT
202	10'-2 3/4"	8'-10"					YES	SINGLE W/ DOUBLE SIDE LIGHTS & TRANSOM
203	14'-1/2"	8'-6 1/2"					YES	LACANTINA MULTI SLIDE DOOR - POCKET
204A	6'-0"	6'-8 5/8"					YES	DOUBLE SLIDING DOOR
204B	2'-11 3/4"	6'-6 3/4"		W4	YES			CASEMENT W/ TRANSOM
204C	4'-11 3/4	6'-6 3/4"		W3	YES			FIXED W/ TRANSOM
204D	2'-11 3/4"	6'-6 3/4"		W4	YES			CASEMENT W/ TRANSOM
204E	8'-1/2"	6'-6 3/4"		W5	YES			CENTER FIXED W/ TRANSOM
204F	6'-1"	6'-6 3/4"		W6	YES			CASEMENT W/ TRANSOM
205	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
206A	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
206B	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
206C	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"		W8	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"		W7	YES			CASEMENT
302C	3'-11 3/4"	4'-11 3/4"		W2	YES			FIXED CASEMENT
302D	2'-5 3/4"	4'-11 3/4"		W7	YES			CASEMENT
303A	2'-11 3/4"	4'-11 3/4"		W7	YES			CASEMENT
303B	7'-1/2"	4'-11 3/4"		W2	YES			FIXED CASEMENT
303C	2'-11 3/4"	4'-11 3/4"		W7	YES			CASEMENT
303D	5'-4"	6'-8 5/8"		D1		YES	YES	CASEMENT DOOR
304	9'-8"	6'-8 5/8"					YES	TRIPLE SLIDING DOOR
305	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
306A	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
306B	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT
306C	3'-10 3/4"	3'-11 3/4"		W8	YES			CASEMENT
306D	5'-0"	6'-10"		D1	YES		YES	FRENCH DOOR
307	2'-11 3/4"	3'-11 3/4"		W7	YES			CASEMENT





NOTE: ALTERNATE METHOD OF FLASHING A WINDOW IS TO INSTALL A MOISTURE BARRIER PAPER TO THE OUTSIDE SURFACE IN THE SAME OPERATION THAT YOU WOULD BE WRAPPING THE ROUGH INSIDE SURFACE OPENING.

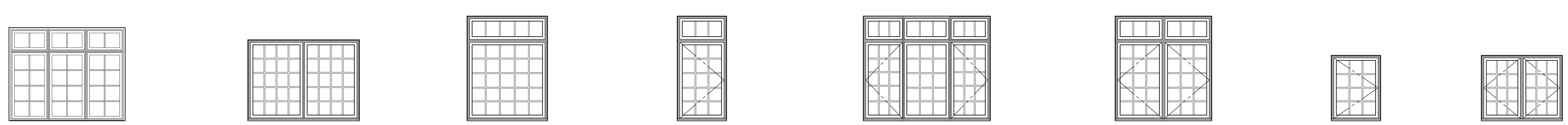
THE NAIL ON WINDOW WOULD BE INSTALLED OVER THE FLASHING SYSTEM



D1 D2 D3 D4

DOOR TYPES

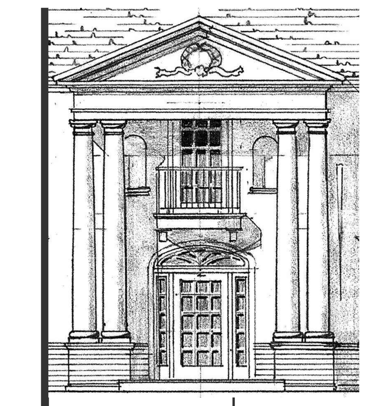
SCALE: 1/4" = 1'-0"



W1 W2 W3 W4 W5 W6 W7 W8

WINDOW TYPES

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



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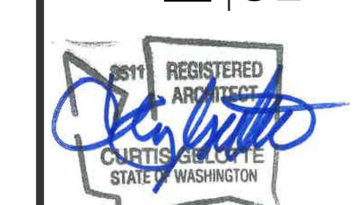

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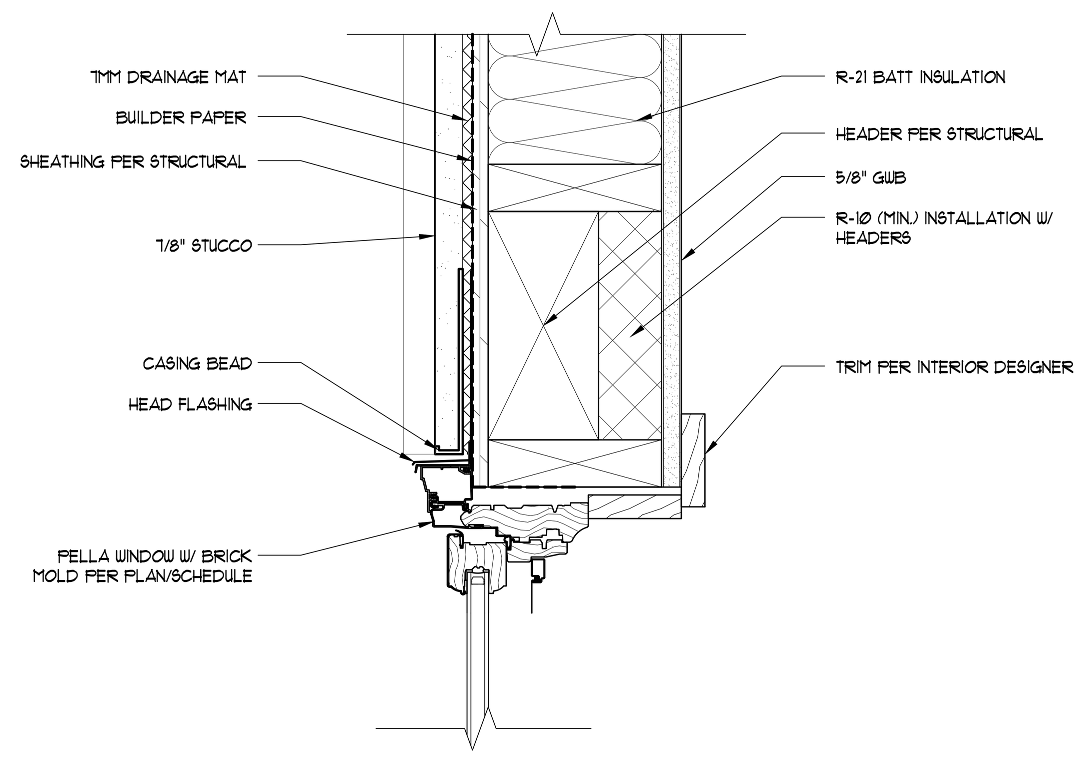
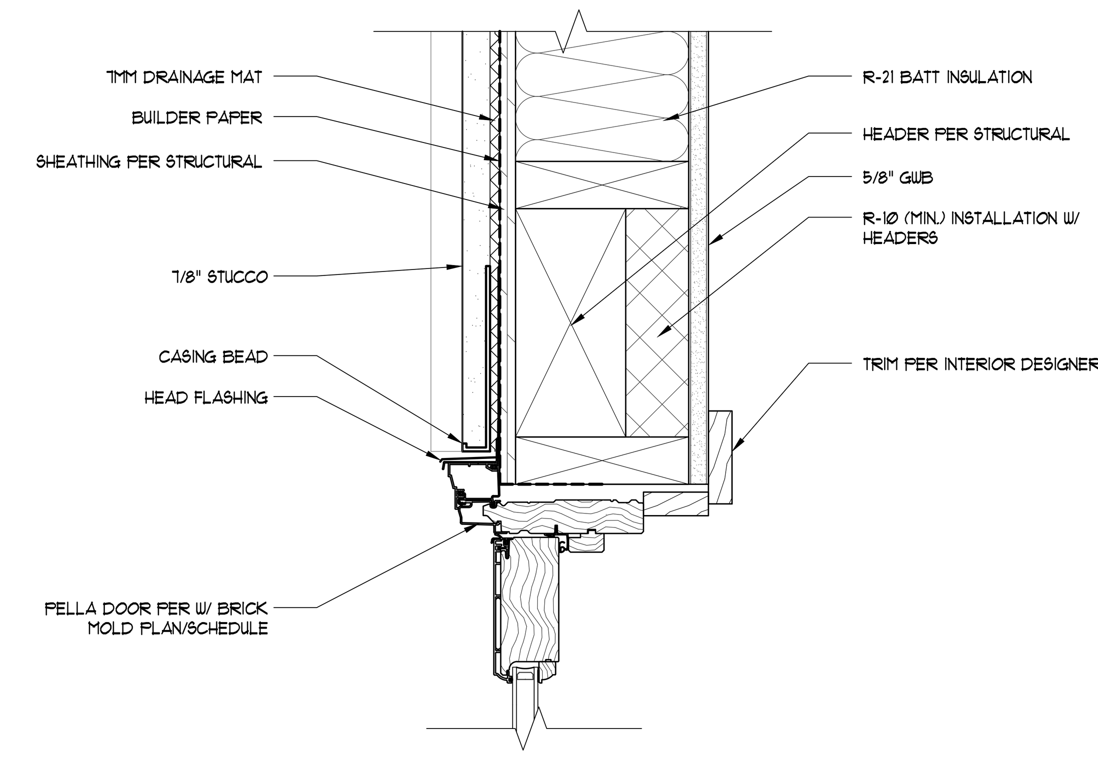
DOOR & WINDOW SCHEDULE

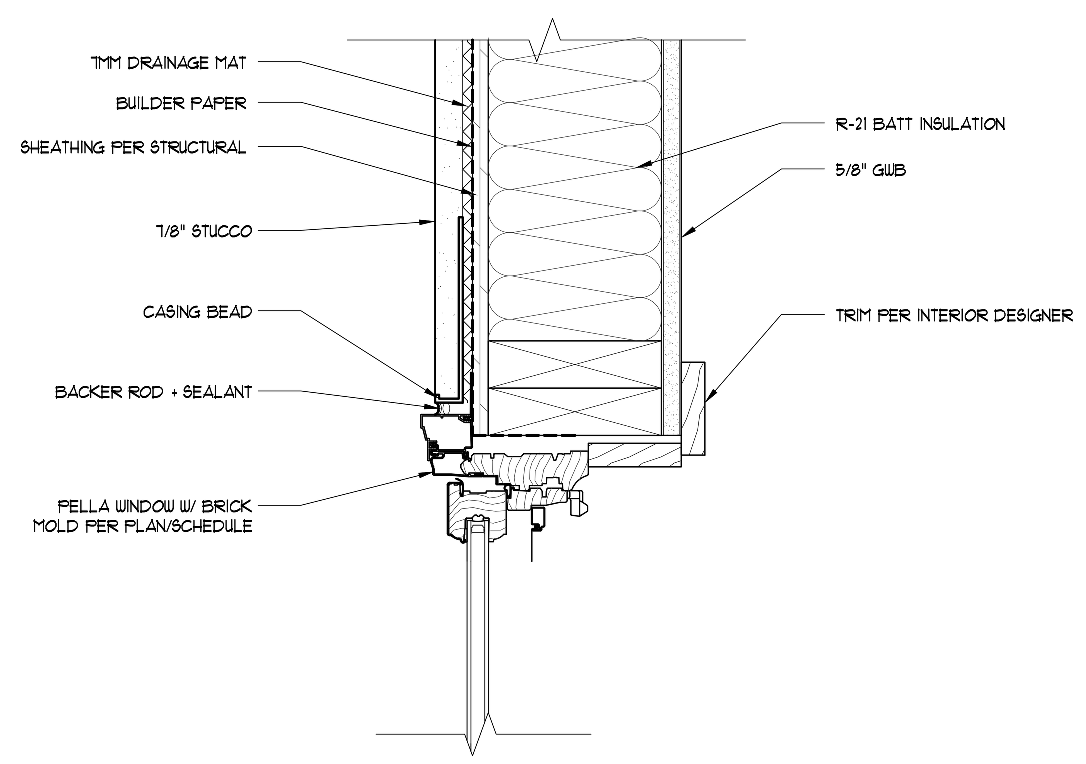
A6.1



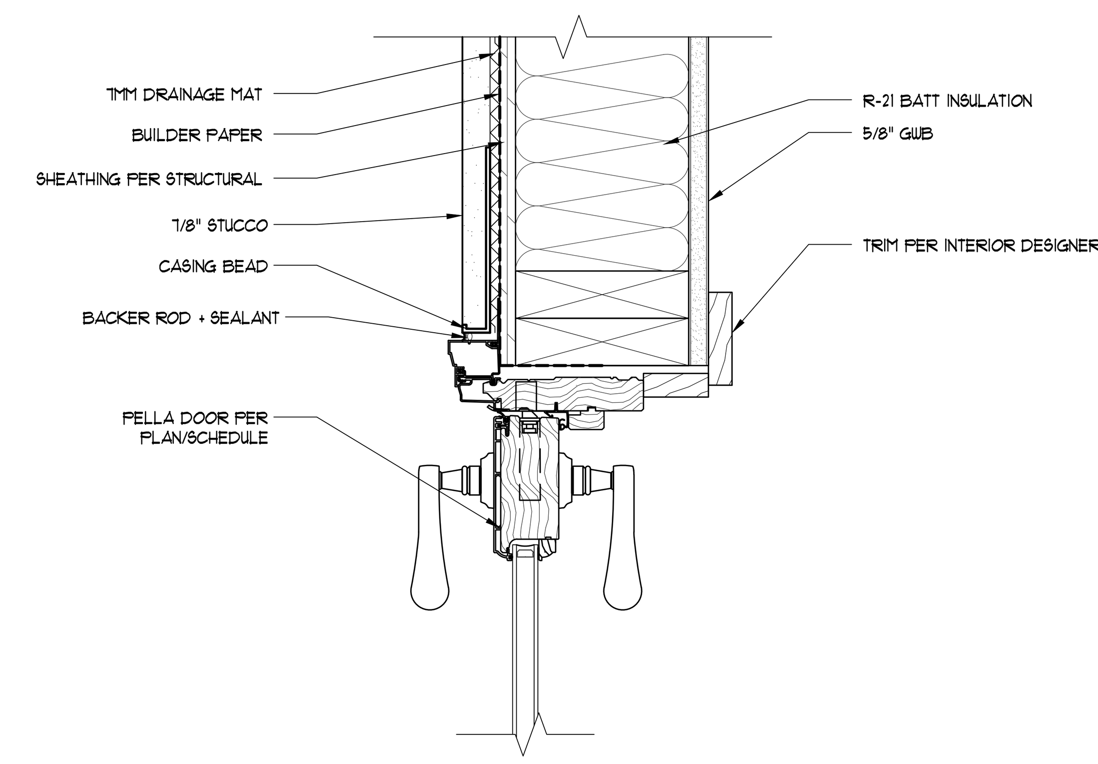
1 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



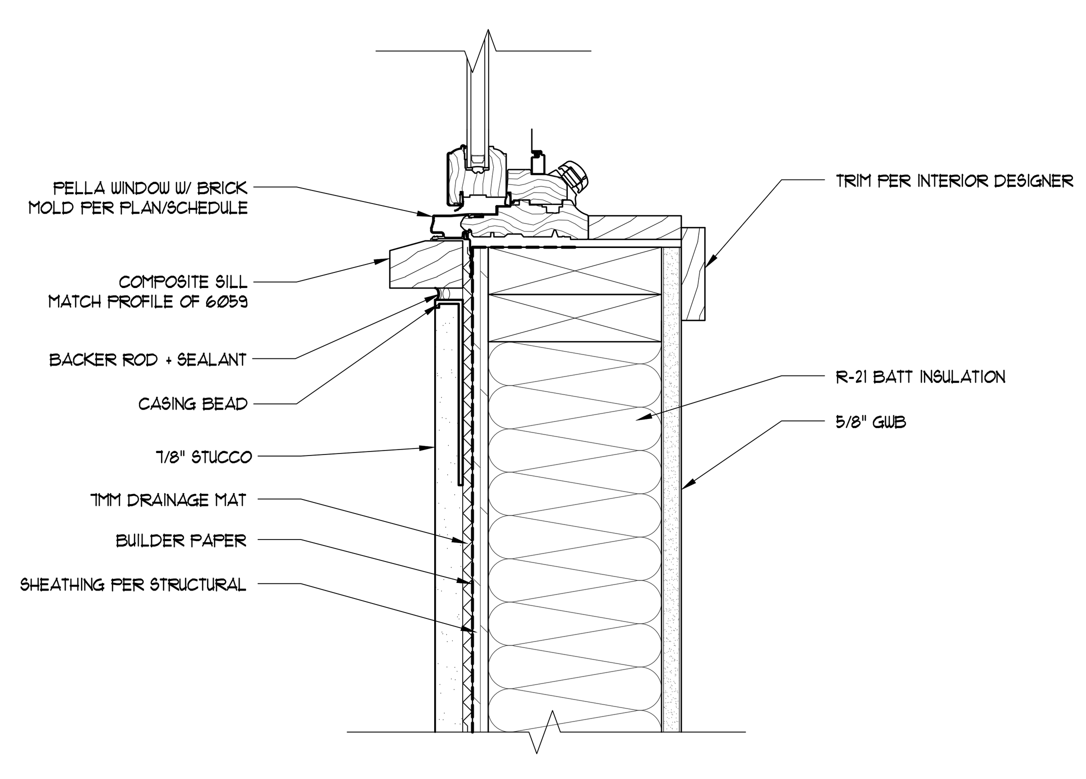
2 TYP. DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



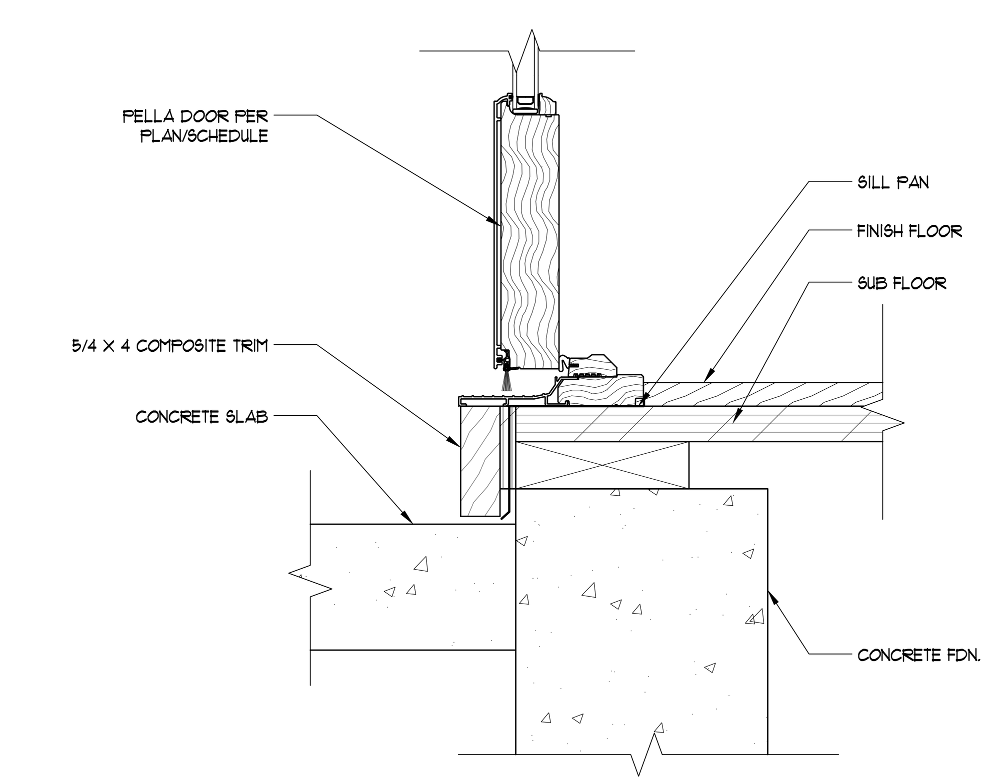
4 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



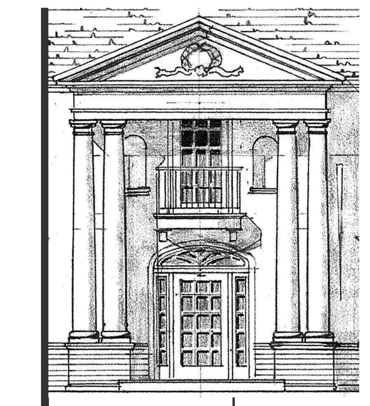
5 TYP. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



7 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



8 TYP. DOOR SILL DETAIL
SCALE: 3" = 1'-0"



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WINDOW & DOOR DETAILS

A6.2

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: Remodel 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 Submittal 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 construction.

SNOW LOAD: The roof snow load is determine by using Chapter 7 of ASCE 7-10 in accordance with IBC Section 1608 and with the following factors:

Minimum roof design load 25 psf without drift
Ground Snow Load, Pg = 20 psf
Importance Factor, Is = 1.0
Flat Roof Snow Load, Pf = 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 with the following factors:

Basic Wind Speed (3-Second Gust)	V = 110 MPH
Wind Importance Factor Iw = 1.0	Risk Category = II
Exposure Category = C	GCpi = ±0.18
Components & Cladding Pressure = 15 PSF	Components & Cladding End Zone Pressure = 20 PSF

Analysis Procedure - All Heights per ASCE 7, Table 27.2-1

For Components & Cladding as Deferred Submittal, the design wind pressures for determining forces 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 ASCE 7-10 in accordance with IBC Chapter 16 with the following factors:
Importance Factor Ie = 1.0
Risk Category= II

Ss = 1.46 g	Sds = 0.976 g
S1 = 0.56 g	Sd1 = 0.487 g
Site Class = C	Seismic Design Category = D

Wood 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
- R=6.5
- Cs=0.15
- Cd = 4
- W = 3

DESIGN BASE SHEAR: Design Base Shear Seismic Governed, V = 39K

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 300# (4"x4" SQR.)
Residential Garage	40 PSF
Balcony Railing & Guardrails	200# (TOP RAIL)

(1) Non-concurrent 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	25 PSF
Top Chord Dead Load	17 PSF 2
Bottom Chord Dead Load	8 PSF
Roof Live Load	20 PSF
Top Chord Live Load	20 PSF
Top Chord Snow Load	25 PSF
Bottom Chord Live Load	20 PSF
Total Deflection Limit	L/240
Live Load Deflection Limit	L/360
Truss Uplift Load (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 review and place a shop drawings 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 submittals required for this project are specified in the specific sections below. 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
PSL/LSLs
TJI framing
Mill 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-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

SHOP DRAWING 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 (component design 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, drawings, calculations, and product data for the design and fabrication of items that are designed-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. Submitted calculations are for cursory review only and will generally not be returned. Deferred submittals include but are not limited to the following:
Prefabricated Wood Roof Trusses/Joists (RT/RJ)
Steel Stairs
Handrails & Guardrails
Site Shoring
Temporary Shoring Systems
1 Simpson Strong Frame (MF-1, MF-2)

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 others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per 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 perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or 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 in responsible charge shall prepare a Statement of Special Inspections in accordance with Section 1704.3.1 for submittal in accordance with Sec 1704.2.3.

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 - 1803.5.6 and Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES (Per Geotechnical Report):
Allowable Soil Bearing Pressure
3000 PSF DL + LL
4000 PSF DL + LL + Seismic/wind
Retaining Walls

Passive Lateral Pressure	350 PSF/FT
Active Lateral Pressure (unrestrained)	35 PSF/FT
Active Lateral Pressure (restrained)	35 PSF/FT + Uniform Load of 10PSF*Wall Height
Uniform Seismic	8H
Coefficient of Sliding Friction	0.50

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 not 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 unbalanced soil condition for all foundation stem walls (difference 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 before the wall is properly supported by the floor slab or temporary bracing. Backfill 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 topsoil organics and loose surface soil shall be removed from beneath fill supporting concrete slab 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, tendons, anchors, reinforcing steel, grout, 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 Inspectors, Structural Engineer, Civil Engineer, Architect and Building Official.

SOILS INSPECTION: Inspection by the Geotechnical Engineer shall be performed for pile placement and tieback placing and stressing. All prepared soil bearing surfaces shall be inspected by the Geotechnical Engineer prior to the placement of piles. Soils 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, tieback anchors, or cutting or digging roadways or alleys. 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.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max 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 slabs, interior slabs on grade, except garage slabs on grade	3000	28	1"	F2, C1	0.45	4.5%
**Basement walls, foundation walls, exterior walls & other vertical elements exposed to weather	3000	28	1"	F2, C1	0.45	4.5%
**Porches, carports, steps exposed to Weather & garage slabs on grade	3000	28	1"	F3, C2	0.40	4.5%
Foundations - residential footings & stem walls below grade	3000	28	1"	F1, C0	0.45 (0.55 max)	4.5%
Foundations - residential retaining walls and their footings	4500	28	1"	F2, C0	0.45	6.0%
Exterior Slabs-on-Grade	5000 (* NTE)	28	1"	F3, C2	0.40	6.0%
Interior Slabs-on-Grade	3000	28	1"	F0, C0	0.45	-
Retaining Walls	4500 (* 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 entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured 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.
(5) 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.
(6) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of .045% at 28 days measured in accordance with ASTM C157.
(7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.
(8) FIBROUS REINFORCEMENT: Fibrillated polypropylene fibers shall be used where noted. Submit product data for review. Add fibers to the mix and finish in accordance with the manufacturer's instructions.

FORMWORK: Conform to ACI 301 Sec 2 "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 f'c. Re-shoring shall conform to Sec 2.3.3.

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

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

CONCRETE CURING: Provide curing compounds for concrete as follows:
(1) 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. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
(2) Use membrane curing compounds that will not affect surfaces to be covered with finish materials applied directly to concrete.
(3) Apply curing compound at rate equivalent to rate of application at which curing compound was originally tested for conformance to requirements of ASTM C309.
(4) Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
(5) All concrete must achieve 3000 PSI compressive strength before being subjected to freezing and thawing cycles.
(6) Apply two separate coats with first allowed to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

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

CONSTRUCTION JOINTS: Conform to ACI 301 Sec 2.2.2.5, 5.1.2.3a, 5.2.2.1, and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retarder, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, roughen 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.

GROUTED 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 listed in the manufacturer's ICC-ESR/IAPMO-ER 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 Concresive 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 PSI mix. Use standard slump test to verify flowability. Test in accordance with ASTM D4832-88 "Preparation and Testing of Soil-Cement Slurry Test Cylinders."

TESTING AND ACCEPTANCE:
Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 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 all 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:
(1) ACI 301 "Standard Specifications for Structural Concrete."Sec 3" Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."
(6) ANSI/AWS D1.4 "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 gage 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 (#5 & smaller)	1-1/2"
Concrete exposed to earth or weather (#6 & 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: As manufactured by "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 twist 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 @ 16" OC	#4 @ 16" 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:
(1) AISC "Code of Standard Practice for Steel Buildings & Bridges."
(2) RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
(3) AWS D1.1 "Structural Welding Code - Steel."
(4) AWS D1.3 "Structural Welding Code - Sheet Steel."
(5) AWS D1.8 "Structural Welding Code - Seismic Supplement."
(6) AISC 341 "Seismic Provisions for Structural Steel Buildings."
(7) 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.
(3) Submit manufacturer/supplier certifications for compliance with bolt/fastener specifications.
(4) Submit mill test reports indicating physical and chemical properties for all structural steel required by the applicable ASTM material specification.

MATERIALS:

Structural WF Shapes	ASTM A992, Fy = 50 ksi
Other Structural Shapes	ASTM A36, Fy = 36 ksi
Bars & Plates	ASTM A36, Fy = 36 ksi
HSS Structural Tubing	ASTM A500, Grade B, Fy = 46 ksi
Anchor Bolts & Bolts in Wood	ASTM A307
High-Strength Bolts	ASTM A325 or ASTM F1852, Type 1, Plain
Nuts	ASTM A563 or ASTM A194, Grade 2H
Washers (flat or beveled)	ASTM F436
Anchor Rods (hooked, headed, threaded/nutted)	ASTM F1554, Grade 36 [weldable]
Threaded Rods	ASTM A36, Fy = 36 ksi
Stainless Steel Threaded Rods	ASTM A304, Fy = 32 ksi
Welded Headed/Threaded Studs (WHS, WTS)	ASTM A108
Welding Electrodes	E70XX, 70 ksi, low hydrogen, typical
Expansion Anchors	Hilti or Simpson Strong-Tie
Adhesive Anchors	Hilti HY-150 Max or Simpson SET
Concrete Screws	Simpson TITEN HD

WELDING: Conform to AWS D1.1, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

HIGH-STRENGTH BOLTING: High-Strength bolts shall be installed per Joint Type ST PT, SC - "snug tight" Pre-Tensioned, Slip-Critical per RCSC Specification Sec 4. ASTM A325 A490 bolts shall conform to the RCSC Specification Sec 2 designed with ASTM A325-N A325-SC, A490-N, A490-SC bolts - "threads included in the shear plane" "slip-critical." All bolt holes shall be standard size per code. Slotted or over-size holes must be approved by the EOR.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications. The fabricator has the option to use the AISC Quality Certification Program in establishing and administering the quality control program. When the Owner requires more extensive quality control or independent inspection by qualified personnel, or requires the fabricator to be certified by the AISC Quality Certifications Program, this shall be clearly noted on the contract documents including the scope of the inspection.

SHOP PAINTING: Conform to AISC 360, AISC Specification Sec M3, and AISC Code Sec 6.5. Do not paint steel to be embedded in concrete, fireproofed, or concealed by the interior building finish. Do not paint surfaces to be field welded or where slip-critical bolts are specified. All other interior steel shall be painted with one coat of grey shop primer. All exposed exterior steel shall be painted with an exterior multi-coat system as per the Architect or project specifications. Field touch-up painting shall be with primer for exposed interior surfaces and as per the Architect or project specifications for exposed exterior surfaces.

GALVANIZING: All exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC Code Sec 7.11.

BRACING: The contractor shall provide temporary bracing by AISC Specification Sec M4.2 "Bracing" and AISC Code Sec 7.10 "Temporary Support of Structural Steel Frames."

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."
(3) ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
(4) BCSI 2013 "Building Component Safety Information."

DEFERRED SUBMITTALS: Submit product data and proof of ICC-ESR/IAPMO-ER approval for framing members and fasteners that have been designed by others. Submit calculations prepared by the SSE in the state of Washington for all members and connections designed by others along with shop drawings. All necessary bridging, blocking, blocking panels and web stiffeners shall be detailed and furnished by the supplier. Temporary and permanent bridging shall be installed in conformance with the manufacturer's specifications. Deflection limits shall be as noted under DESIGN LOADS section. Products included are:
Metal plate connected roof trusses (prefabricated roof trusses): shop drawings shall provide for shapes, bearing points, intersections, hips, and valleys shown on the drawings. The manufacturer shall provide special hip, valley and intersection areas (step down trusses, jack trusses and girder trusses) unless specifically indicated on the plans. Provide all truss-to-truss and truss-to-support connection details and required connection materials. Specify temporary and permanent bracing and connections on the shop drawings. Provide all truss reactions over 1000# on shop drawings.

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x4,3x4,2x6,3x6	HF	No. 2
Posts	4x4, 4x6, 4x8	HF	No. 2
Joists	2x6 -- 2x12	HF	No. 2
Beams	4x8 -- 4x12	HF	No. 2
Beams	6x8 -- 6x12	DF	No. 1
Posts	6x6, 8x8	DF	No. 1

Glued Laminated Timber: Conform to AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Manufacturing and Design" and ANSI/AITC A190.1 "Structural Glued Laminated Timber." Glued laminated member beams shall not be cambered, unless shown otherwise on the plans or specifications.

Member Use	Sizes	Species	Stress Class	Uses
Beams	All	DF/DF	24F-V4	Simple Spans
	All	DF/DF	24F-V8	Cantilever Spans

Metal Plate Connected Wood Roof Trusses: Reference DEFERRED SUBMITTAL section above. Conform to IBC Sec 2303.4 "Trusses."

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood based material. Conform to Product Standards PS-1-95 and PS-2-92 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

	Minimum APA Rating			
Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	24/16	C-D	1
Floor	23/32" T&G	24 OC	Sturd-I-Floor	1
Walls	15/32"	32/16	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4'	0.148"

Lag Bolts/Bolts: Conform to ASTM A307. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not countersink holdown bolts.

Continuous Rod Tie-down System (TDS): Reference DEFERRED SUBMITTAL above and under DESIGN CRITERIA above. Continuous rod tie-down systems with take-up devices shall be as specified as Tie-Down System (TDS-xx) and are as manufactured and installed by Simpson Strong-Tie Company Inc.

Engineered Wood Products (EWP): The following materials are based on lumber manufactured by TrusJoist by Weyerhaeuser. Trus-Joist by Weyerhaeuser was used as the basis of design for this project. Alternate products by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load and stiffness properties and are reviewed and approved by the EOR.

a) Laminated Veneer Lumber (LVL): Conform to ICC ES Report No. [ESR-1387, CCMC Report No. 12627−R, or NES Report No. NER-481.
b) Parallel Strand Lumber (PSL): Conform to ICC ES Report No. ESR-1387, CCMC Report No. 11161−R, or NES Report No. NER-481. Use 1.8E, 2.0E, 2.2Eunless noted otherwise.
c) Laminated Strand Lumber (LSL): Conform to ICC ES Report No. ESR-1387, CCMC Report No. 12627−R, or NES Report No. NER−481.
d) Open Web Wood Joists (OWWJ): Conform to ICC ES Report No. PFC-4354 or NES Report No. NER−148. The manufacturer shall design the joists for the spans and conditions shown on the plans. Joists shall have wood chords and either wood or metal webs.
e) I-JOISTS: Conform to ICC ES Report No. ER-1153. Products shall be tested and evaluated in accordance with ASTM D5055. The manufacturer shall design the joists for the spans and conditions shown on the plans. Joists shall have wood chords and solid wood webs.
f) Tapered I-JOISTS: Conform to ICC ES Report No. ER-1153. Products shall be tested and evaluated in accordance with ASTM D5055.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304.10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the drawings, construction shall conform to IBC Sec 2308 "Conventional Light-Frame Construction" and IBC Sec 2304 "General Construction Requirements."

(1) Wall Framing (Unless noted otherwise on plans and details) All interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x6 @ 16"OC. Provide (2) bundled studs min at wall ends and each side of all openings. All solid sawn lumber beams and headers shall be supported by a minimum of (1) trim and (1) king stud and all glulam or engineered wood beams and headers by (2) trim and (2) king studs. Provide minimum [(2) 2x8, 4x6] headers at all interior and exterior wall openings. Stitch-nail bundled studs with (2) 10d @ 12"OC. Provide solid blocking thru floors to supports below for bearing walls and posts. Attach bottom plates of stud walls to wood framing below with 16d @ 12"OC or to concrete with 5/8"-dia. anchor bolts x 7" embedment at 48"OC. Refer to shear wall schedule for specific sheathing, stud, and nailing requirements at shear walls. Provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces.

(2) Roof/Floor Framing: (Unless noted otherwise on plans and details) Provide double joists/rafters under all parallel bearing partitions and solid blocking at all bearing points. Provide double joists around all roof/floor openings. Multi-joists/rafters shall be stitch-nailed together with (2)10d @ 12"OC. Provide roof sheathing edge clips centered between framing at unblocked plywood edges. All floor sheathing shall have tongue and groove joints or be supported by solid blocking. Allow 1/8" spacing at all panel edges and ends of roof/floor sheathing. Roof/floor sheathing shall be laid face grain perpendicular to framing members.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate. Refer to TESTING & INSPECTIONS for the verification of these limits.

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark.

METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

NAILERS ON STEEL COLUMNS AND BEAMS. Wood 3x nailers are required at all steel columns and steel beams abutting or embedded within wood framing, unless noted otherwise. Unless noted otherwise, attach the wood to the steel with 5/8" diameter bolts or welded threaded studs at 16" oc. Wood nailers on beams that support joist hangers shall not overhang the beam flange by more than ¼".

ANCHORS

POST-INSTALLED ANCHORS: Provide post-installed anchors as specified in these drawings.

Use of alternate products, or of post-installed anchors at locations not shown in these drawings, is subject to the approval of the Architect/EOR. Submit proposed anchors to the Architect/EOR with an ICC-ESR/IAPMO-ER report valid for the 2015 IBC or municipality where the building is to be constructed. Submitted ICC/IAPMO reports shall demonstrate that the anchors are suitable for use in cracked concrete. Use acrylic anchors of equivalent strength when base material falls below 40F. Install anchors in strict accordance to ICC-ESR/IAPMO-ER report and manufacturer's instructions. Where anchors resist seismic loads, submitted ICC-ESR/IAPMO-ER reports shall demonstrate that the anchors are suitable for the resistance of seismic loads.

WELDED HEADED STUDS (WHS) and DEFORMED BAR ANCHORS (DBA): All headed shear studs shall conform to ASTM A108 and shall be 3/4-inch diameter headed studs, unless noted otherwise. Stud lengths after weld shall be as shown on the drawings. Deformed bar anchors (DBA) shall conform to ASTM A496 and shall be of the size and length shown on the drawings. All studs and deformed bar anchors shall be automatically end welded in shop or field with equipment recommended by manufacturer.

HEADED CONCRETE ANCHORS (HCA) and WELDED HEADED STUDS (WHS): All shear stud connectors used for a composite floor system shall be 3/4" diameter unless noted otherwise. All headed concrete anchors used with embed plates and shall be 1/2" diameter x 6" long unless noted otherwise on drawings. Nominal stud lengths shall be as shown on drawing. Headed steel studs shall be welded in accordance with AWS D1.1 Chapter 7 "Stud Welding."

STEEL STAIRS (DEFERRED SUBMITTAL)

REFERENCE STANDARDS: Conforms to the latest editions of the following:
(1) IBC Chapter 10 "Means of Egress."
(2) IBC Table 1607.1
(3) NAAMM "Metal Stairs Manual."
(4) AISC "Code of Specifications for Structural Steel Buildings."
(5) AISI "Code of Specifications for the Design of Cold-Formed Steel Structure Members."
(6) AWS D1.1 "Structural Welding Code - Steel."
(7) AWS D1.3 "Structural Welding Code - Sheet Steel."

SUBMITTALS: Steel stairs are to be engineered by a SSE. Reference DEFINITIONS and DEFERRED SUBMITTALS above. Submit structural calculations and shop drawings (component design drawings) stamped by a professional structural Engineer licensed in the state of Washington.

MATERIALS: Reference STRUCTURAL STEEL notes this sheet for material requirements.

STRUCTURAL REQUIREMENTS:

(1) Design-Build Scope: Include stringers, treads and railings and all connections including connections to the primary structure unless noted otherwise. All inserts required for attachment to the primary structure shall be designed and provided by the stair supplier. All primary structure that must be upgraded to support the stairs shall be designed and provided by the stair supplier.
(2) Specialty Structural Engineer (SSE) Scope: Include intermediate landings and all connections include connection to the primary structure unless noted otherwise.
(3) Loads: Reference the Design Loads section of these General Noted for stair and railings design loads. Live Load deflection shall not exceed L/360 of the span. The stair assembly and attachments to the main structure shall be designed for lateral loads per IBC Chapter 16.

ARCHITECTURAL REQUIREMENTS: Conform to the shape and configuration shown on the Architectural drawings. Consult the project specification for additional information. All steel shall be painted per project specifications with one coat of standard shop primer unless noted otherwise on the drawings or in the project specifications.

CONCRETE FILL: Conform to notes on this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4 x W1.4 or Fibermesh unless noted otherwise on the drawings or in the project specifications.

RENOVATION

DEMOLITION: Contractor shall verify all existing conditions before commencing any demolition. Shoring shall be installed to support existing construction as required and in a manner suitable to the work sequences. Existing reinforcing shall be saved where and as noted on the plans. Saw cutting, if and where used, shall not cut existing reinforcing that is to be saved. Demolition debris shall not be allowed to damage or overload the existing structure. Limit construction loading (including demolition debris) on existing floor systems to 40 psf.
(1) All new openings through existing walls, slabs, and beams shall be accomplished by saw cutting wherever possible.
(2) Contractor shall verify all existing conditions and location of members prior to cutting any openings.
(3) Small round openings shall be accomplished by core drilling, if possible.
(4) Where new reinforcing terminates at existing concrete, threaded bars into threaded expansion inserts in existing concrete shall be provided to match horizontal or vertical reinforcing, unless otherwise noted on plans.

EXTERIOR BRICK WALLS shall be inspected and repaired as follows:
Scrape all loose and weakened mortar out to full depth of the deterioration. Remove and replace any loose masonry units. Check for loose facing brick veneers. Tuck point all joints solid. All masonry restoration and repair shall be performed in such a manner that the existing structure is not weakened or left unsupported during the process of the work. All exterior appendages such as fire escapes, cornices, and eyebrows shall be inspected for structural integrity and the condition of the connections to the structure. The contractor shall notify the EOR as to the findings.

ROT: Contractor shall check for rot at all exterior walls, existing toilet room floors and walls, areas showing water stains, and all wood members in basement and crawl spaces. All rot shall be removed and damaged members shall be replaced or repaired as directed by the EOR or Architect.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	LLV	LONG LEG VERTICAL
ADD'L	ADDITIONAL	LONGIT	LONGITUDINAL
ALT	ALTERNATE	Ls	SPLICE LENGTH
ARCH	ARCHITECT(URAL)	LSH	LONG SLOTTED HOLE
ATR	ALL-THREADED ROD	LSL	LAMINATED STRAND LUMBER
B/	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BN	BOUNDARY NAILING	MAT'L	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BOTT	BOTTOM	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTL	METAL
CL	CENTERLINE	(N)	NEW
CJ	CONSTRUCTION or CONTROL JOINT	NIC	NOT IN CONTRACT
CLR	CLEAR(ANCE)	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CTRD	CENTERED	OSB	ORIENTED STRAND BOARD
CTSK	COUNTERSINK	OWWJ	OPEN WEB WOOD JOIST
DBL	DOUBLE(R)	PL	PLATE
DET	DETAIL	PERM	PERIMETER
DF	DOUGLAS FIR	PLY	PLYWOOD
DIAG	DIAGONAL	PRE-MFR	PRE-MANUFACTURED
DJ	DECK JOIST	PSL	PARALLEL STRANDED LUMBER
DN	DOWN	P-T	POST-TENSIONED
DP	DEPTH	P.T.	PRESSURE TREATED
DWL	DOWEL	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCING
EA	EACH	REQ'D	REQUIRED
EF	EACH FACE	RET	RETAINING
EN	EDGE NAILING	RJ	ROOF JOIST
EL	ELEVATION	RT	ROOF TRUSS
EMBED	EMBEDMENT	SCHED	SCHEDULE
ENGR	ENGINEER	SECT	SECTION
EQ	EQUAL	SHTG	SHEATHING
ES	EACH SIDE	SIM	SIMILAR
EW	EACH WAY	SOG	SLAB-ON-GRADE
(E)	EXISTING	SPEC	SPECIFICATION
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	SELECT STRUCTURAL
F/	FACE OF	SSH	SHORT SLOTTED HOLE
FJ	FLOOR JOIST	STD	STANDARD
FLR	FLOOR	STIFF	STIFFENER
FNDN	FOUNDATION	STL	STEEL
FTG	FOOTING	STRUCT	STRUCTURAL
GA	GAUGE	SW	SHEAR WALL
GALV	GALVANIZED	SYM	SYMMETRICAL
GEN	GENERAL	T/	TOP OF
GLB	GLUE LAMINATED BEAM	T&B	TOP & BOTTOM
GR	GRADE	T&G	TONGUE & GROOVE
GT	GIRDER TRUSS	THK, THK'N	THICK, THICKENED
GWB	GYPSUM WALL BOARD	THRU	THROUGH
HD	HOLDOWN	TJI	TRUSS I-JOIST
HDR	HEADER	TRANSV	TRANSVERSE
HF	HEM-FIR	TYP	TYPICAL
HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HSS	HOLLOW STRUCTURAL SECTION	URM	UNREINFORCED MASONRY
HT	HEIGHT	VERT	VERTICAL
INT	INTERIOR	WHS	WELDED HEADED STUD
JT	JACK TRUSS	WP	WORKING POINT
Ld	DEVELOPMENT LENGTH	WS	WEB STIFFENER
LLH	LONG LEG HORIZONTAL	WTS	WELDED THREADED STUD
		WWF	WELDED WIRE FABRIC

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NO.	DATE	REVISION
	06/27/17	PERMIT SET
1	09/18/18	BLDG. DEPT. RESP.
2	02/27/19	BLDG. DEPT. RESP.

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

STRUCTURAL GENERAL NOTES

S1.0

TABLE 1

REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS

SYSTEM or MATERIAL	INSPECTION: IBC CODE REFERENCE	INSPECTION: CODE or STANDARD REFERENCE	INSPECTION: FREQUENCY	REMARKS
SOILS				
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: IBC CODE REFERENCE	INSPECTION: CODE or STANDARD REFERENCE	INSPECTION: FREQUENCY	REMARKS
FABRICATION				
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.
CONCRETE				
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 UPWARDLY 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, 1908.2, 1908.3	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	
STEEL				
FABRICATION OF STRUCTURAL ELEMENTS	1705.2			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
WELDING				
1. INSPECTION TASKS PRIOR TO WELDING	AISC 360-10 TABLE N5.4-1			
A. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE			Continuous	
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			Continuous	
C. MATERIAL IDENTIFICATION (TYPE/GRADE)			Periodic	
D. WELDER INDENTIFICATION 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/BASE-METAL 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)

SYSTEM or MATERIAL	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	REMARKS
BOLTS				
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 ASSEMBLIES AND METHODS USED			Continuous	
7. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS			Periodic	
BOLTS				
INSPECTION TASKS DURING BOLTING	AISC 360-10: TABLE N5.6-2			
1. FASTENER ASSEMBLIES, 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	
WOOD				
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: IBC CODE REFERENCE	TESTING: CODE or STANDARD REFERENCE	TESTING: FREQUENCY	REMARKS
GEOTECHNICAL				
GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPACTED FILL MATERIALS	1803			TESTING PER GEOTECHNICAL REPORT
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1705.6	VARIES; MINIMUM PER IBC APPENDIX J107.5	Periodic	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	Periodic	BY THE GEOTECHNICAL ENGINEER
CONCRETE				
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 150 YDS OF CONCRETE, OR AT LEAST ONCE FOR EACH 5,000 SQ FT OF SURFACE AREA FOR SLABS/WALLS. ONCE EACH SHIFT FROM IN-PLACE WORK OR FROM TEST PANEL AND MINIMUM ONE SPECIMEN FOR EACH 50 CUBIC YARDS. "PRECONSTRUCTION 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	
STEEL				
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: IBC CODE REFERENCE	INSPECTION: CODE or STANDARD REFERENCE	INSPECTION: FREQUENCY	REMARKS
GENERAL				
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	
STEEL				
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	1705.12	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		AISC 341 J8	Periodic	SPECIAL INSPECTIONS APPLY TO CONTOUR, FINISH, AND DIMENSIONAL TOLERANCES
SEISMIC FORCE-RESISTING SYSTEM PROTECTED ZONES			Periodic	SPECIAL INSPECTIONS APPLY TO VERIFYING THAT THERE ARE NO HOLES OR UNAPPROVED ATTACHMENTS INCLUDING UNACCEPTABLE WELDS IN PROTECTED ZONES
WOOD				
FIELD GLUING OF DIAPHRAGM AND SHEAR WALL ELEMENTS FOR SEISMIC FORCE-RESISTING-SYSTEMS	1705.12.2		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 HOLDOWNS			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: IBC CODE REFERENCE	TESTING: CODE or STANDARD REFERENCE	TESTING: FREQUENCY	REMARKS
STEEL				
UT OF BASE METAL THICKER THAN 1-1/2" SUBJECT TO THROUGH-THICKNESS WELD SHRINKAGE STRAINS	1705.13.1	AISC 341 J6.2c, AWS D1.1 6.13 & 6.14.3	BEHIND AND ADJACENT TO EACH WELD	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 K-AREA OF ROLLED WIDE FLANGE COLUMN WEBS ADJACENT TO DOUBLER/CONTINUITY PLATE WELDS	1705.13.1	AISC 341 J6.2a, 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 J6.2b 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	
MT OF THERMALLY CUT SURFACES OF BEAM COPES 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
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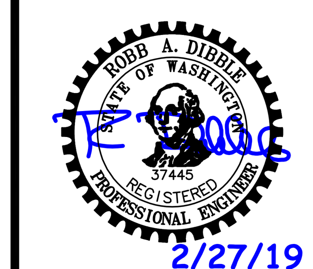

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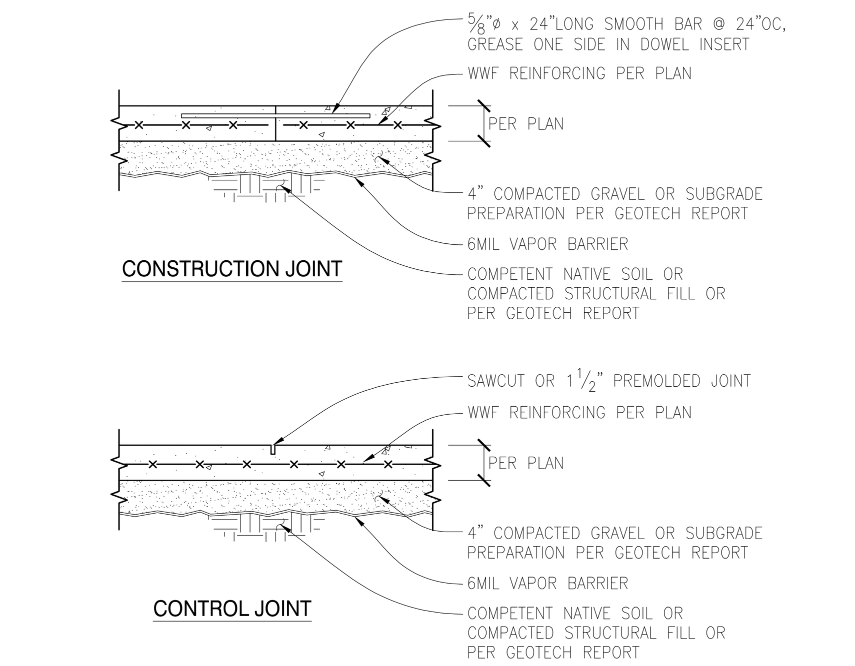
Mercer Island, WA 98040-5129

NO.	DATE	REVISION
	06/27/17	PERMIT SET
1	09/18/18	BLDG. DEPT. RESP.
2	02/27/19	BLDG. DEPT. RESP.

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

STRUCTURAL SPECIAL INSPECTION

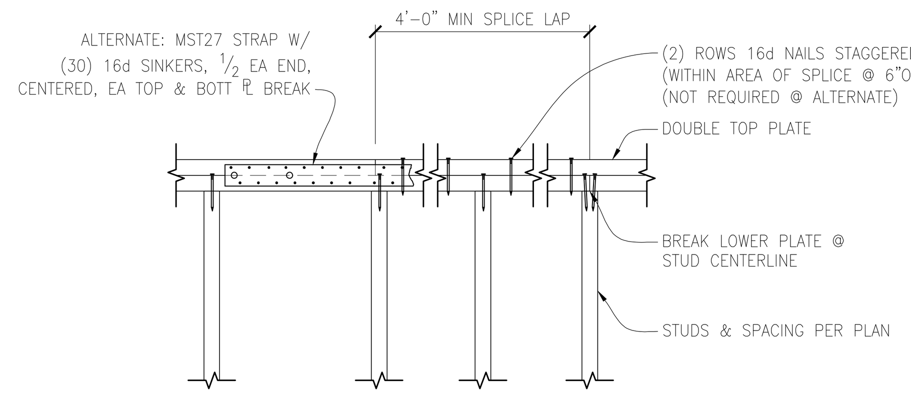
S1.1



NOTES:
1. FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
2. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST
3. PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE AREAS OF 225 SF MAX

TYPICAL SLAB ON GRADE JOINT DETAILS (1)

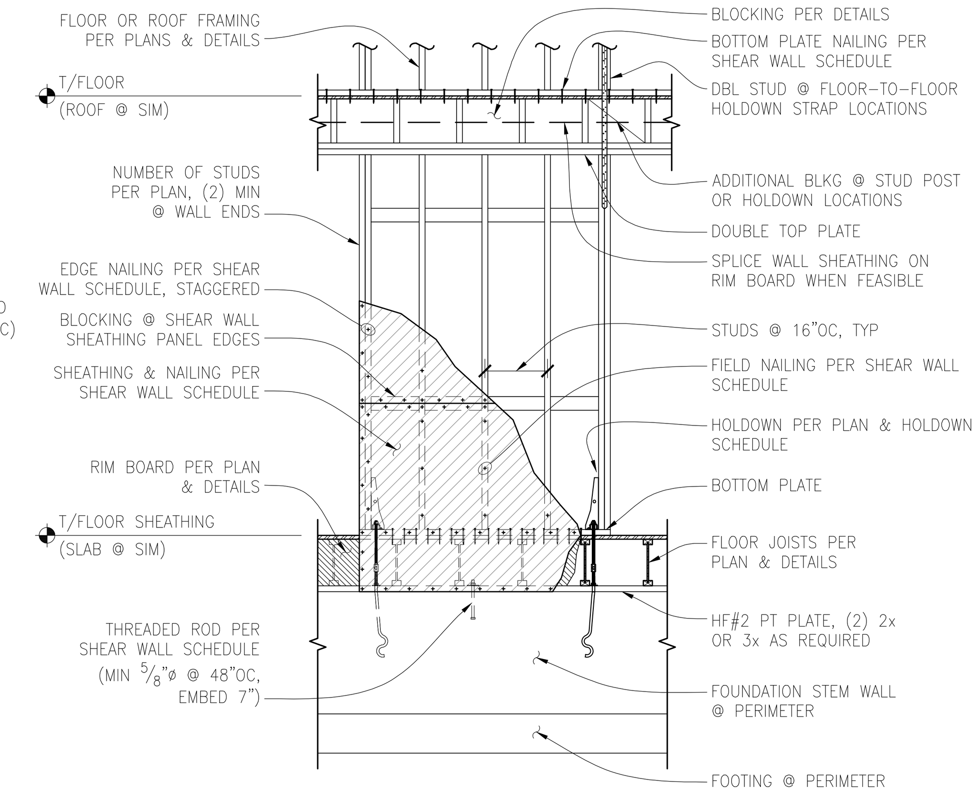
SCALE: N.T.S.



NOTE:
FLOOR JOISTS NOT SHOWN FOR CLARITY.

TYPICAL PLATE SPLICE DETAIL (2)

SCALE: N.T.S.



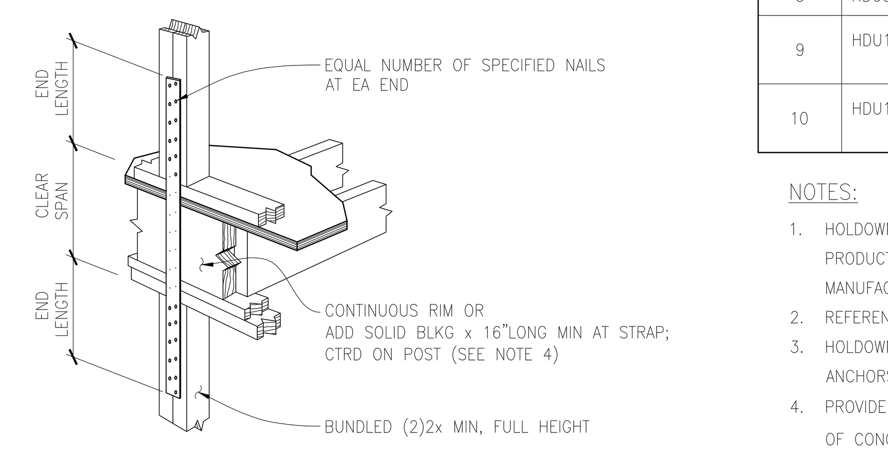
TYPICAL SHEAR WALL ELEVATION (3)

SCALE: N.T.S.

TIE DOWN STRAP SCHEDULE

	HEM-FIR STUDS					ALTERNATE	
MARK	STRAP	MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING	ALLOWABLE UPLIFT (LBS)	STRAP	CLEAR SPAN
A	CMST14	9"	(8) 16d	1¾"	1573	CS16	13"
B	CMST14	14"	(13) 16d	1¾"	2556	MSTC40	16"
C	CMST14	19"	(20) 16d	1¾"	3933	MSTC52	16"
D	CMST14	28"	(29) 16d	1¾"	5703	MSTC66	16"
E	CMST14	30"	(33) 16d	1¾"	6490	N/A	N/A
F	CMST12	38"	(84) 16d	1¾"	9215	N/A	N/A

NOTES:
1. FOLLOW ALL SIMPSON STRONG-TIE GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. STRAP MAY BE INSTALLED OVER OR UNDERNEATH PLYWOOD.
3. EDGE NAIL PLYWOOD TO STRAPPED POST.
4. WHERE STRAPS OCCUR OVER FLOOR BEAM, SEE DETAIL X/SX.X.
5. ADDED BLOCKING MAY BE ELIMINATED WHERE FLOOR FRAMING IS DIRECTLY BETWEEN POSTS.
6. X INDICATES FLOOR-TO-FLOOR STRAP ON PLAN.



FLR-TO-FLR HOLDOWN STRAP SCHEDULE (9)

SCALE: N.T.S.

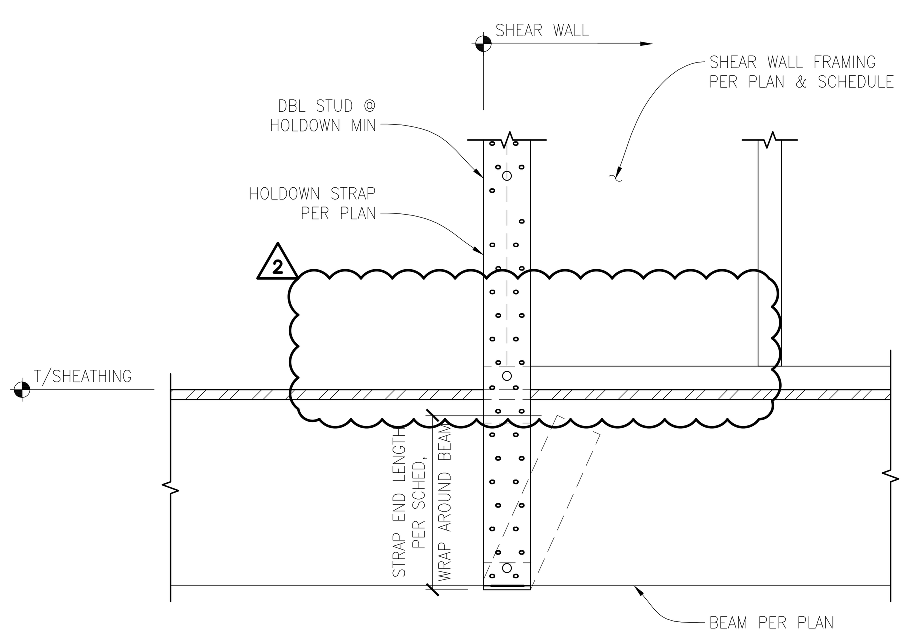
HOLDOWN SCHEDULE (HF-SEISMIC)

MARK	MODEL # (1)	ALLOWABLE UPLIFT (LBS)			MIN END STUDS (2)	STUD FASTENERS	CONCRETE ANCHOR (3)
		MID WALL	CORNER	END WALL			
1	LSTHD8 (6)	2250	1950	1610	(2) 2x	(16) 16d SINKERS	N/A
2	STHD10 (6)	3400	2940	2175	(2) 2x	(20) 16d SINKERS	N/A
3	STHD14 (6)	3815		3500	(2) 2x	(24) 16d SINKERS	N/A
4	HDU2-SDS2.5	2215			(2) 2x	(6) ¼"øx2½" SDS	SSTB16
5	HDU4-SDS2.5	3145	2960		(2) 2x	(10) ¼"øx2½" SDS	SSTB20
6	HDU5-SDS2.5	3740	3325		(2) 2x	(14) ¼"øx2½" SDS	SSTB24
7	HDU8-SDS2.5	4870			(2) 2x	(20) ¼"øx2½" SDS	SSTB28
8	HDU8-SDS2.5	7315			DF (3) 2x	(20) ¼"øx2½" SDS	SSTB28
9	HDU11-SDS2.5	9335			DF 8x	(30) ¼"øx2½" SDS	SB1x30
10	HDU11-SDS2.5	11175			DF 8x	(30) ¼"øx2½" SDS	SB1x30

NOTES:
1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLDOWN ANCHORS.
4. PROVIDE 1/4"x3"SQ PLATE WASHER IN BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER.
5. # INDICATES ON PLAN HOLDOWN MODEL AND MINIMUM STUD REQUIREMENTS, TYP.
6. CONTRACTOR TO COORDINATE WHERE "RJ" HOLDOWNS ARE REQUIRED.

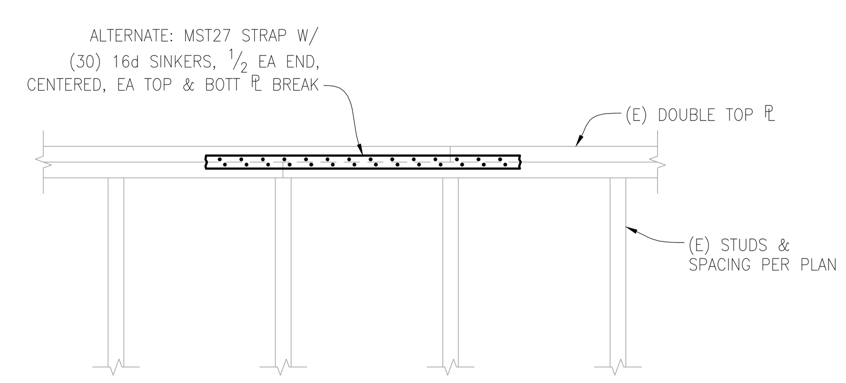
HOLDOWN SCHEDULE (8" MIN STEM WALL) (10)

SCALE: N.T.S.



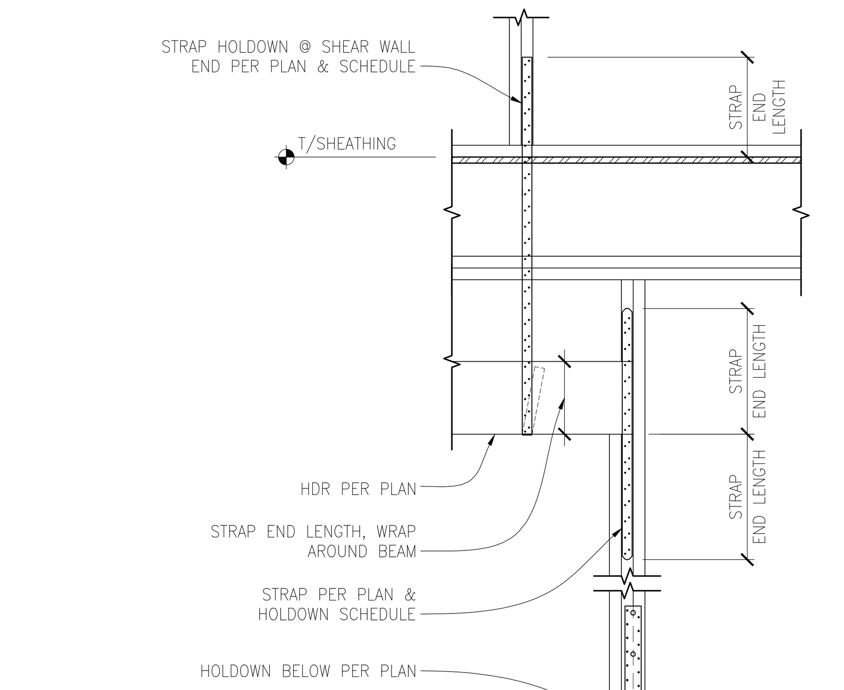
TYPICAL SHEAR WALL HOLDOWN AT FLOOR (4)

SCALE: 1½" = 1'-0"



TYPICAL PLATE SPLICE DETAIL (7)

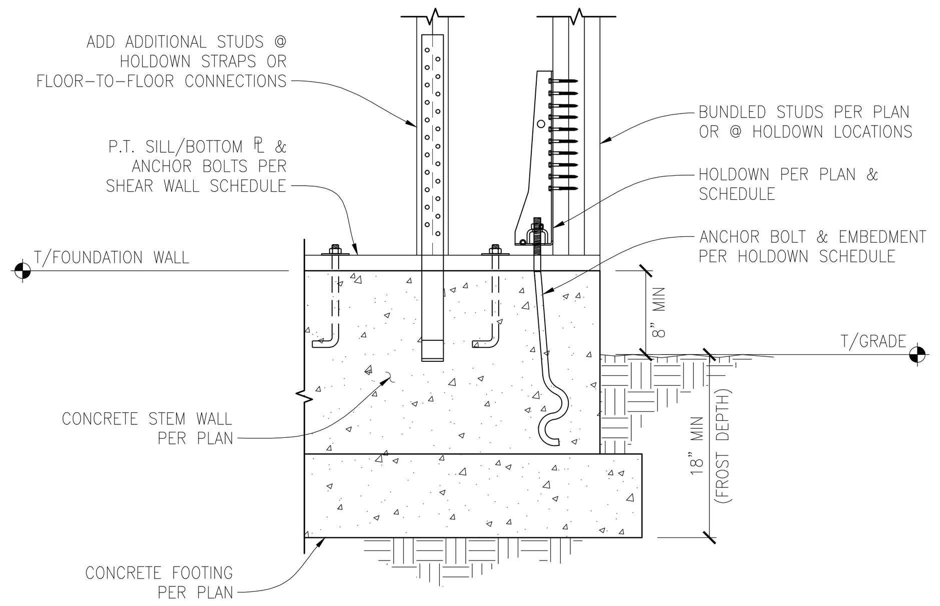
SCALE: N.T.S.



NOTES:
1. REMAINDER OF WALL FRAMING INFORMATION PER 9/S1.2
2. SHEATHING NOT SHOWN FOR CLARITY

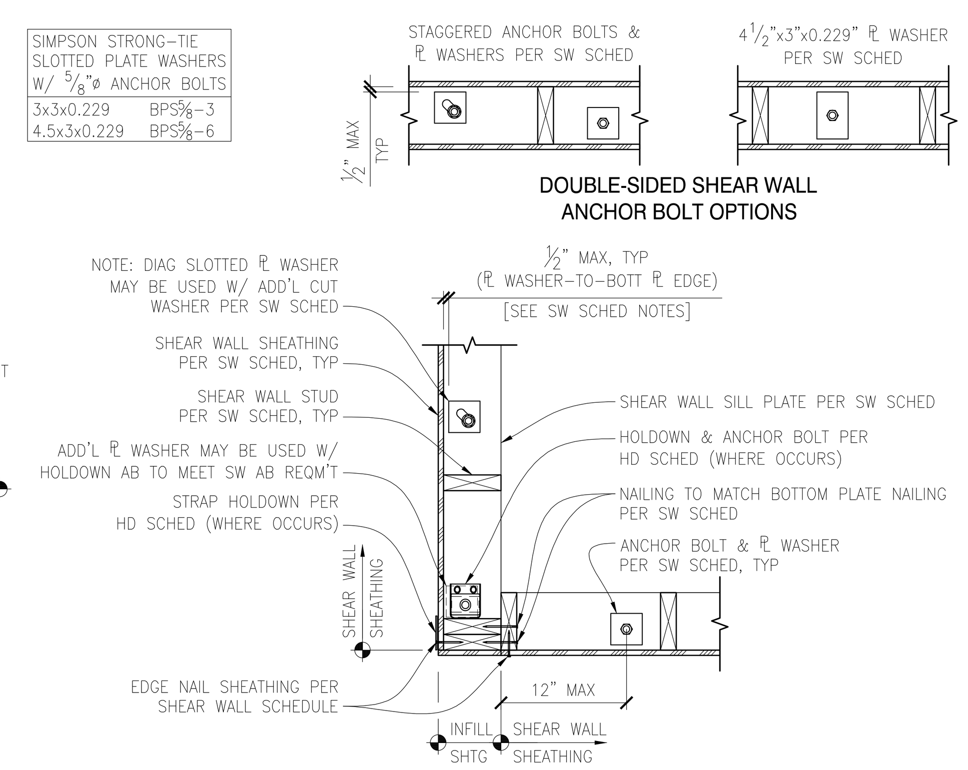
STRAP HOLDOWN AT HEADER BELOW (8)

SCALE: ¾" = 1'-0"



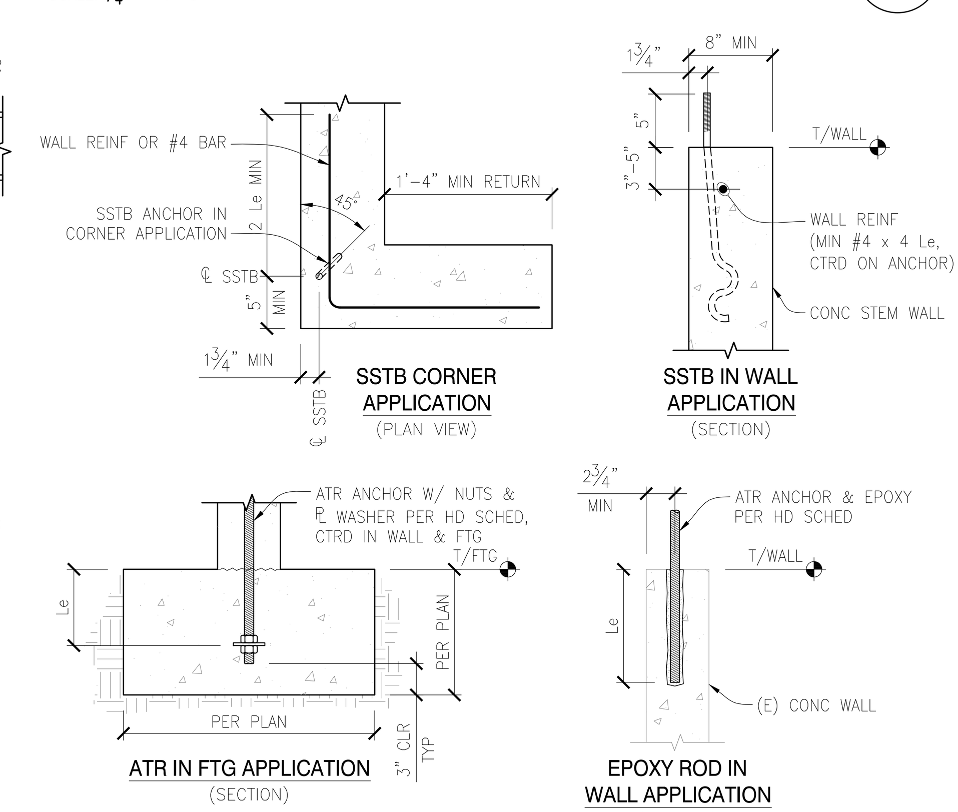
TYPICAL SHEAR WALL HOLDOWN CONNECTION (11)

SCALE: N.T.S.



TYPICAL PLAN VIEW - SHEAR WALL HOLDOWNS & ANCHOR BOLTS (12)

SCALE: N.T.S.



NOTE: Le = EMBED LENGTH PER HD SCHED

TYPICAL HOLDOWN ANCHOR INSTALLATION (13)

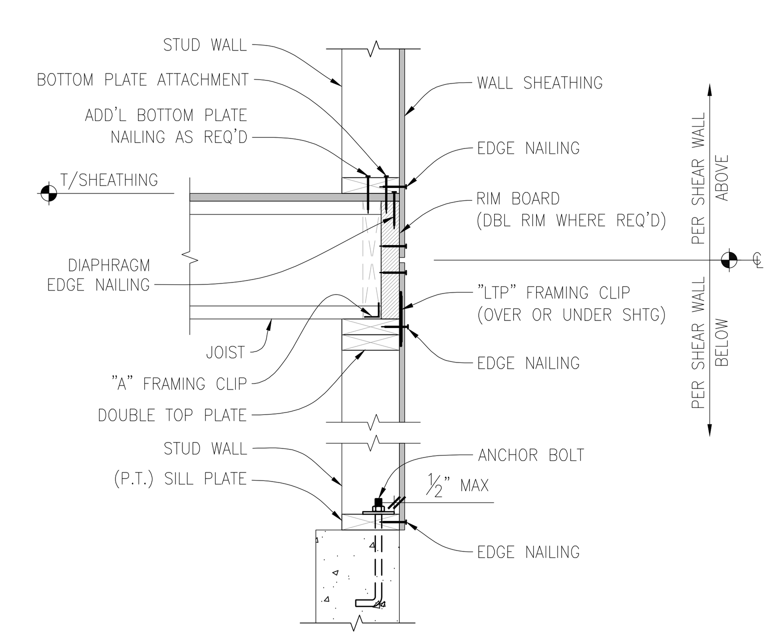
SCALE: N.T.S.

WOOD-FRAMED SHEAR WALL SCHEDULE

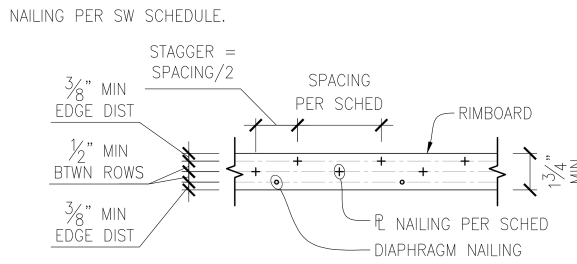
FOR HEM-FIR FRAMING W/ 10d COMMON NAILS (2015 IBC)

	SW TYPE (3)	WALL SHEATHING APA RATED (11,13,14)	EDGE NAILING (4,5,8)	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW (6)	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES (1,2,7,8)	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION (9,10)	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF) SEISMIC	ALLOWABLE SHEAR WALL CAPACITY (PLF) WIND
SINGLE-SIDED	SW-6	15/32"	10d @ 6"OC	16d SINKER @ 4"OC	LTP5 @ 14"OC	1¼"	2x	2x	⅝"ø @ 40"OC	P.T. 2x	288	405
									⅝"ø @ 50"OC	P.T. 3x		
	SW-4	15/32"	10d @ 4"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 10"OC	1¾"	2x	2x	⅝"ø @ 26"OC	P.T. 2x	428	600
									⅝"ø @ 34"OC	P.T. 3x		
	SW-3	15/32"	10d @ 3"OC (12)	(2) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 8"OC	1¾"	3x	3x -OR- FLAT 2x	⅝"ø @ 20"OC	P.T. 2x	558	781
									⅝"ø @ 26"OC	P.T. 3x		
	SW-2	15/32"	10d @ 2"OC (12)	(3) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 6"OC	3½"	3x	3x -OR- FLAT 2x	⅝"ø @ 16"OC	P.T. 2x	716	1002
									⅝"ø @ 20"OC	P.T. 3x		
DOUBLE-SIDED	2SW-4	15/32" BOTH SIDES	10d @ 4"OC	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3½"	3x	3x	⅝"ø @ 16"OC	P.T. 3x	856	1200
	2SW-3	15/32" BOTH SIDES	10d @ 3"OC	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3½"	3x	3x	⅝"ø @ 12"OC	P.T. 3x	1116	1469
	2SW-2 (16)	15/32" BOTH SIDES	10d @ 2"OC	(3) ROWS 16d SINKER @ 3½"OC, STAGGERED	LTP5 @ 6"OC & A35 @ 6"OC	3½"	3x	3x	⅝"ø @ 10"OC	P.T. 3x	1432	1679

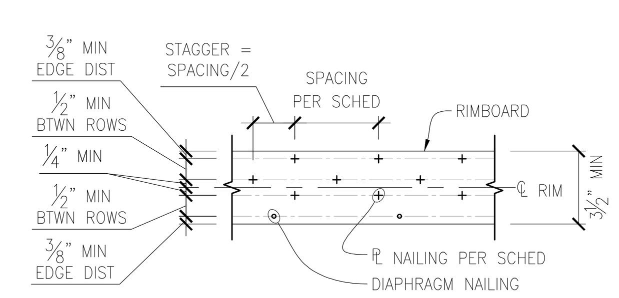
NOTES:
1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"Øx1½" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"Øx2½" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
9. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FORM THE ENDS OF THE PLATE, BUT NOT MORE THAT 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8"Øx8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
10. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
12. STAGGER EDGE NAILING.
13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
14. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
15. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
17. FSW-X INDICATES AN "FTAO" (FORCE TRANSFER AROUND OPENING). NAILING PER SW SCHEDULE. REF 18/S1.2 FOR ADDITIONAL INFO



SHEAR WALL KEY DETAIL



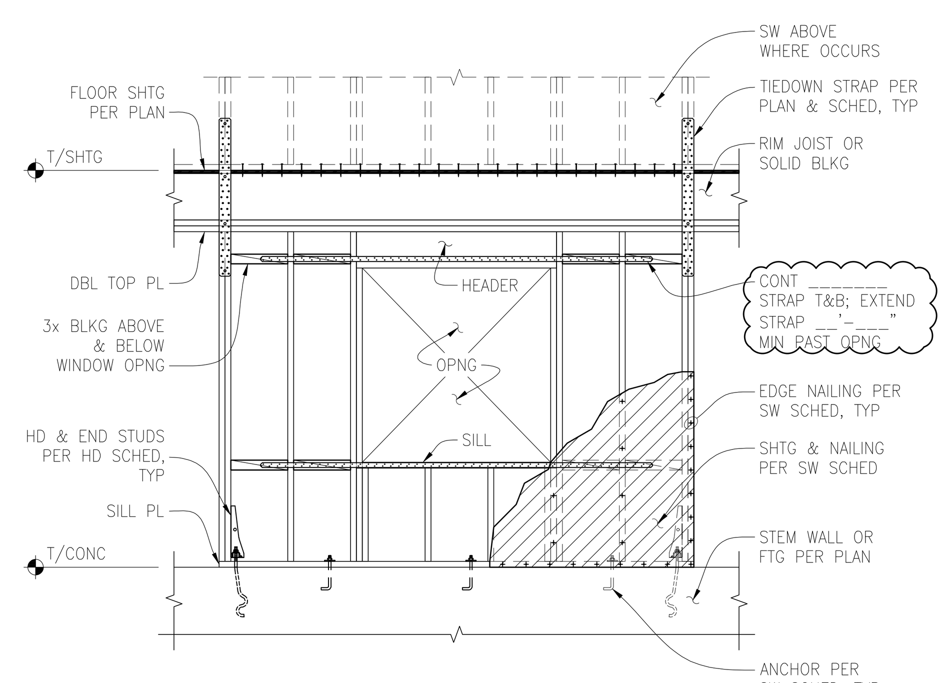
(2) ROWS BOTTOM PLATE NAILING



(3) ROWS BOTTOM PLATE NAILING

WOOD-FRAMED SHEAR WALL SCHEDULE (20)

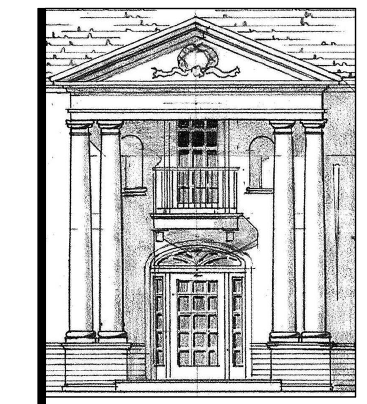
SCALE: NONE



NOTES:
1. STRAP ABOVE AND BELOW WINDOWS TO BE ON BOTH SIDES AT DOUBLE-SIDED SHEAR WALLS.
2. REFERENCE DETAIL __/S____ FOR ADDITIONAL INFO.

TYPICAL FTAO SHEAR WALL ELEVATION (18)

SCALE: N.T.S.



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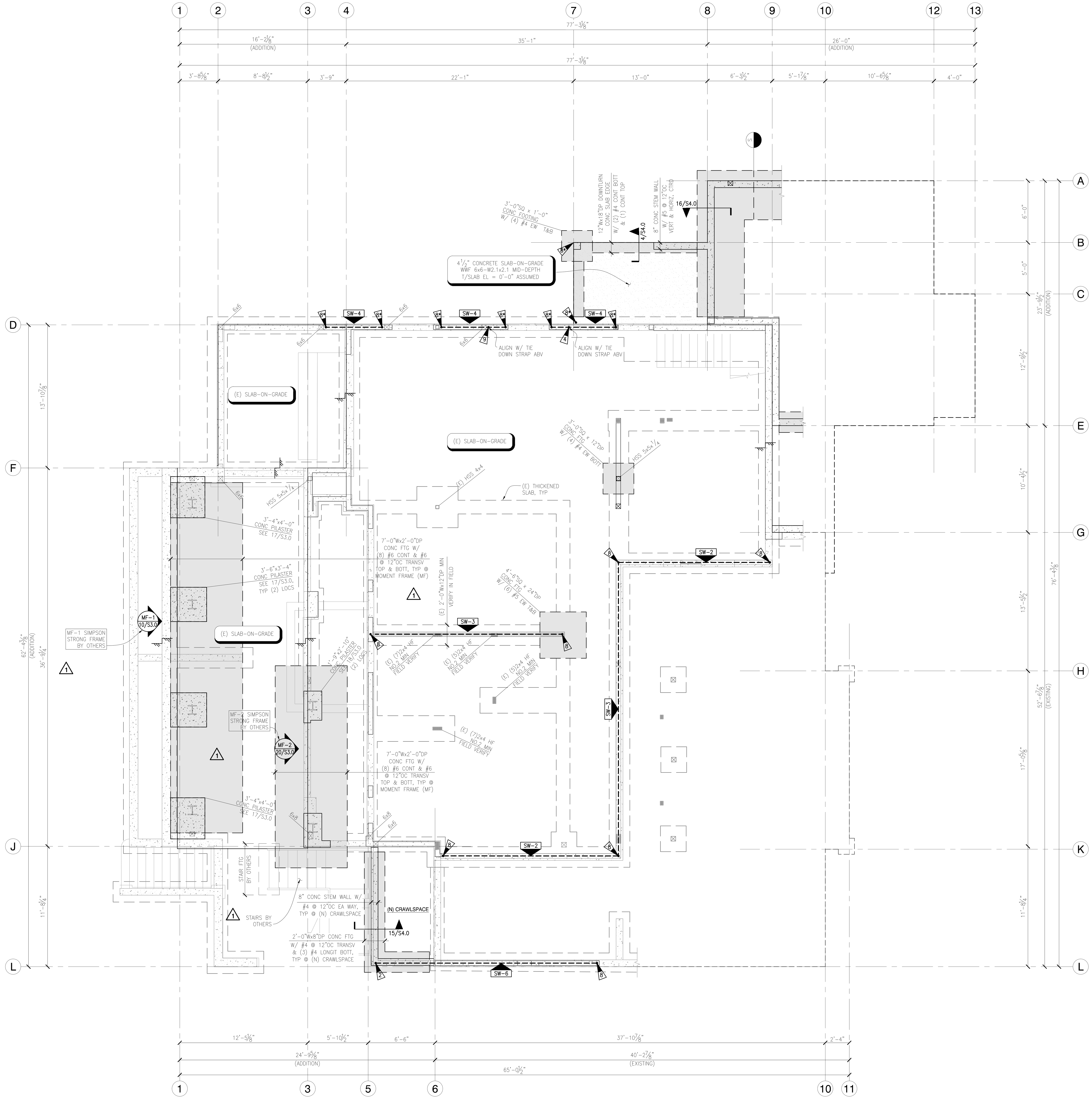
1	09/18/18	BLDG. DEPT. RESP.
2	02/27/19	BLDG. DEPT. RESP.

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

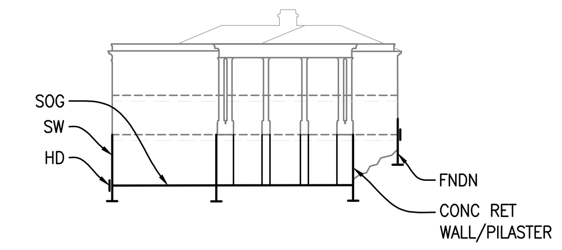
STRUCTURAL SCHEDULES & DETAILS

S1.2



FOUNDATION / BASEMENT PLAN

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



BUILDING KEY

FOUNDATION PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE SHEET S1.0.
2. 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.
3. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
4. MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECT.
5. 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.
6. 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.
7. CJ INDICATES CONTROL JOINT. FOR ADDITIONAL INFORMATION, REFERENCE DETAIL 1/S1.2.
8. FIBERMESH IS AN ACCEPTABLE ALTERNATE TO WWF IN THE SLAB ON GRADE. PROVIDE FIBER DOSAGE PER MANUFACTURER RECOMMENDATIONS. SUBMIT TO ENGINEER FOR REVIEW.
9. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
10. CONCRETE DIMENSIONS: CONTRACTOR SHALL LOCATE ALL DOOR OPENINGS IN EXTERIOR FOUNDATION WALLS AND VERIFY WITH ARCHITECT PRIOR TO POURING CONCRETE. CONTRACTOR TO COORDINATE CURBS.
11. 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.
12. '*' INDICATES (2) HOLDOWNS REQUIRED, TYPICAL UNO ON PLAN.
13. SW-X INDICATES WOOD SHEAR WALL. REFERENCE 20/S1.2 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE GENERAL STRUCTURAL NOTES FOR WOOD GRADE.

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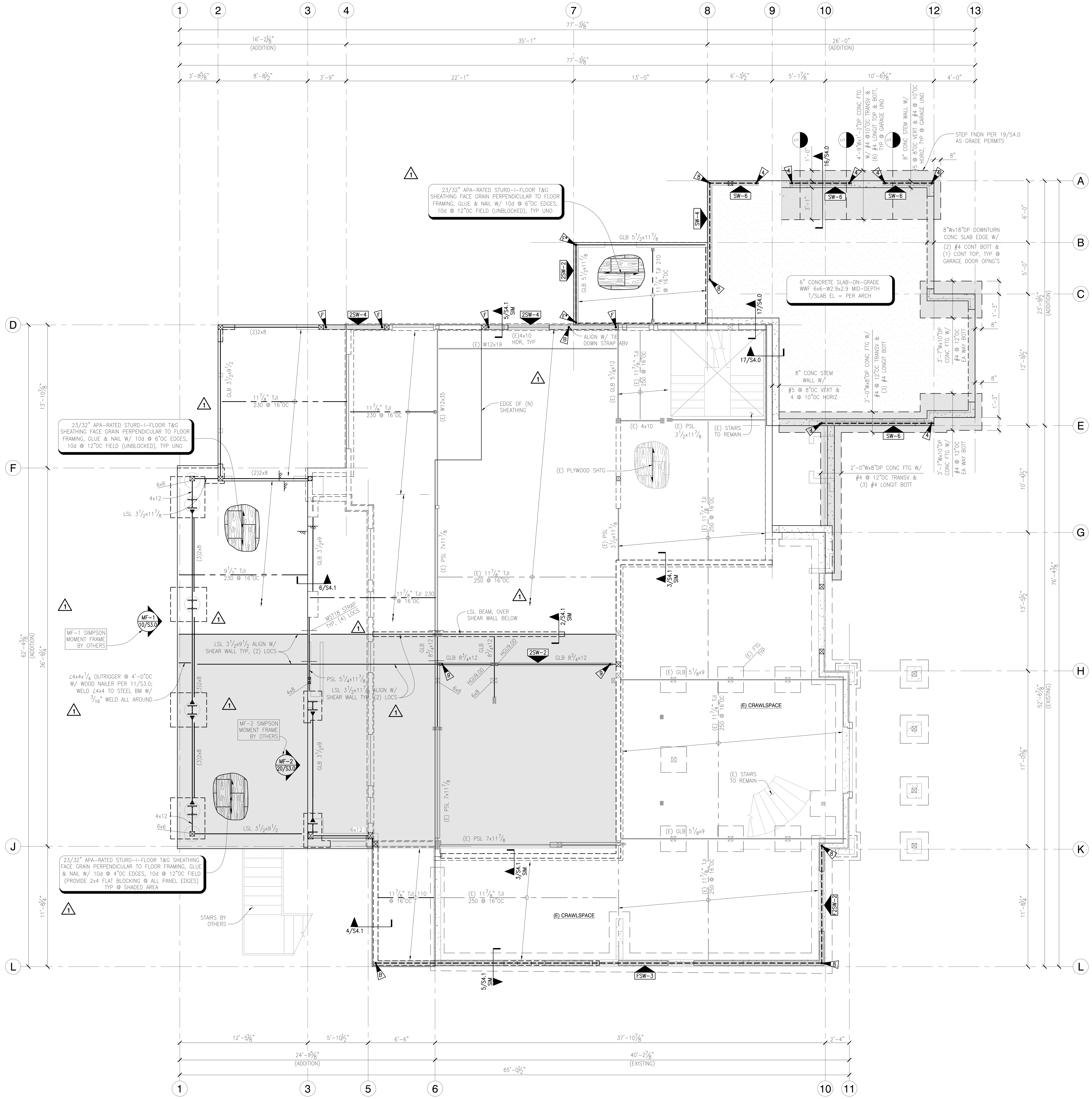
DRAWN BY: SAT/TLE
DESIGNED BY: JBB

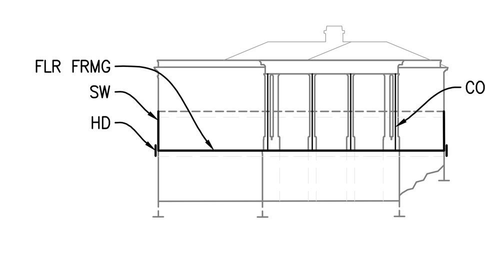
STRUCTURAL FOUNDATION/ BASEMENT PLAN

S2.0



MAIN FLOOR FRAMING PLAN

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



BUILDING KEY

MAIN FLOOR FRAMING PLAN NOTES:

1. 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.
2. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
3. AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
4. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
5. HANGERS: ALL 2X HANGERS TO BE SIMPSON LUS SERIES,UNO.
6. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
8. '*' INDICATES (2) HOLDOWNS REQUIRED, TYPICAL UNO ON PLAN.
9. SW-X INDICATES WOOD SHEAR WALL. REFERENCE 20/S1.2 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE GENERAL STRUCTURAL NOTES FOR WOOD GRADE.

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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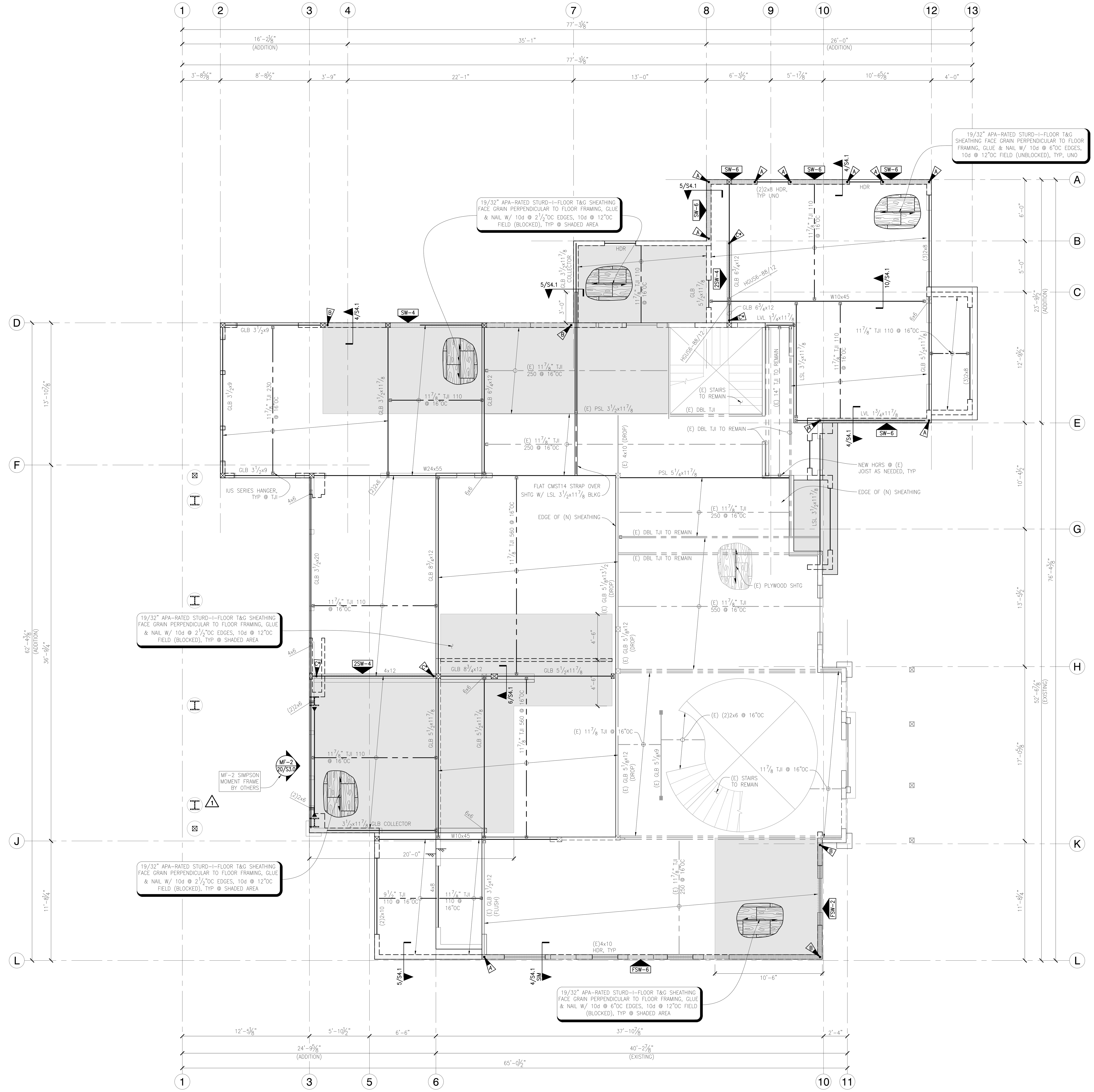
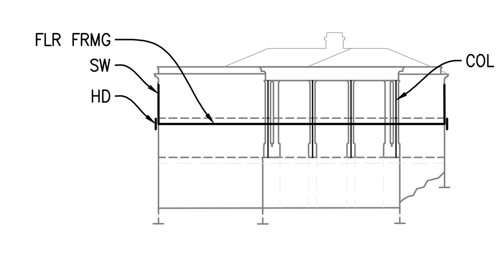
STRUCTURAL
MAIN FLOOR
FRAMING PLAN

S2.1





BUILDING KEY

UPPER FLOOR FRAMING PLAN

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

(PROJECT) N

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

UPPER FLOOR FRAMING PLAN NOTES:

1. 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.
2. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
3. AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
4. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
5. HANGERS: ALL 2X HANGERS TO BE SIMPSON LUS SERIES,UNO.
6. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
8. '*' INDICATES (2) HOLDOWNS REQUIRED, TYPICAL UNO ON PLAN.
9. SW-X INDICATES WOOD SHEAR WALL. REFERENCE 20/S1.2 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE GENERAL STRUCTURAL NOTES FOR WOOD GRADE.

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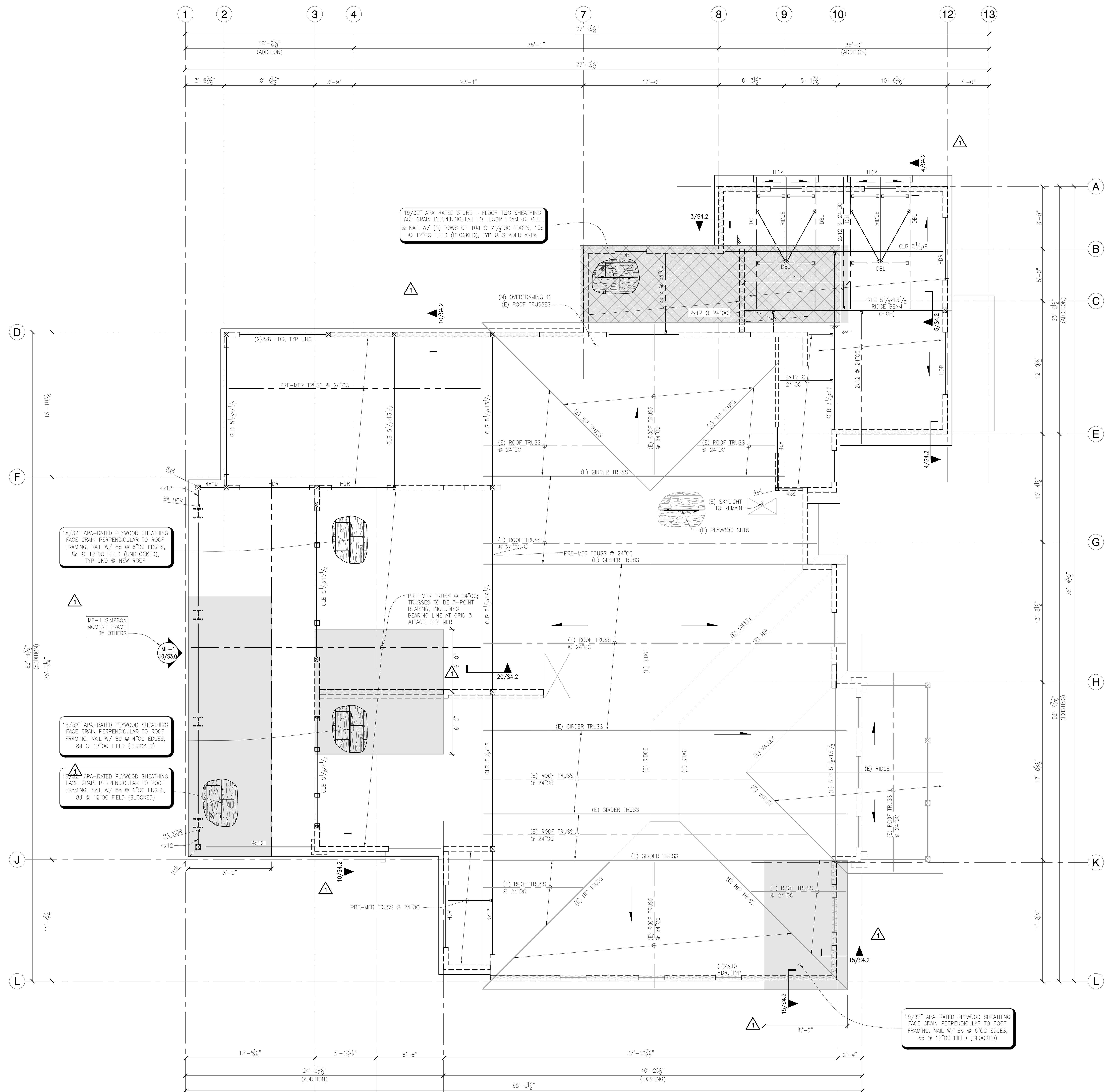
DESIGNED BY: JBB

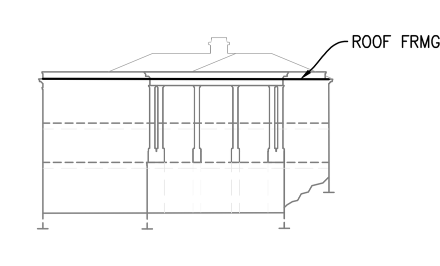
STRUCTURAL UPPER FLOOR FRAMING PLAN

S2.2



ROOF FRAMING PLAN

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



BUILDING KEY

ROOF FRAMING PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND, REFERENCE SHEET S1.0.
2. 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.
3. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
4. FOR CONCRETE SHEAR WALLS OR MOMENT FRAME MEMBER SIZES, REFER TO ELEVATIONS.
5. 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.
6. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
7. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITHOUT FLOOR OR ROOF SUPPORT.
8. 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.
9. 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.
10. 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.
12. 2000# 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.
13. 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 HOLDOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.

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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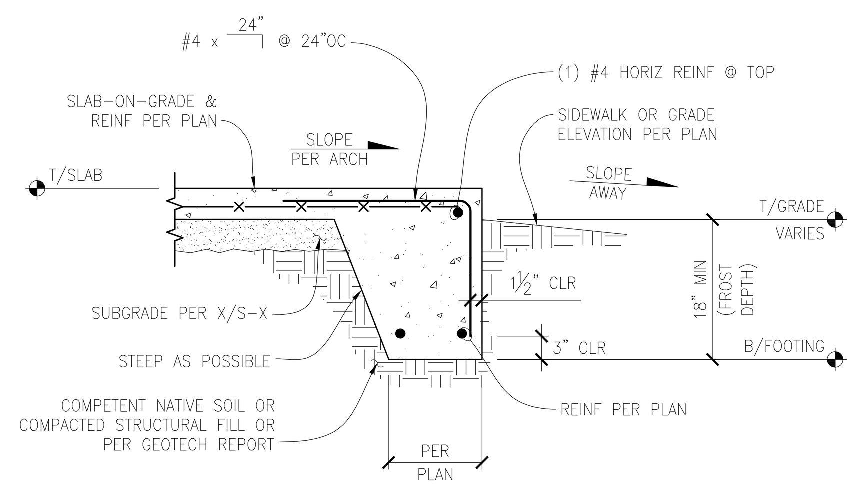
STRUCTURAL ROOF FRAMING PLAN

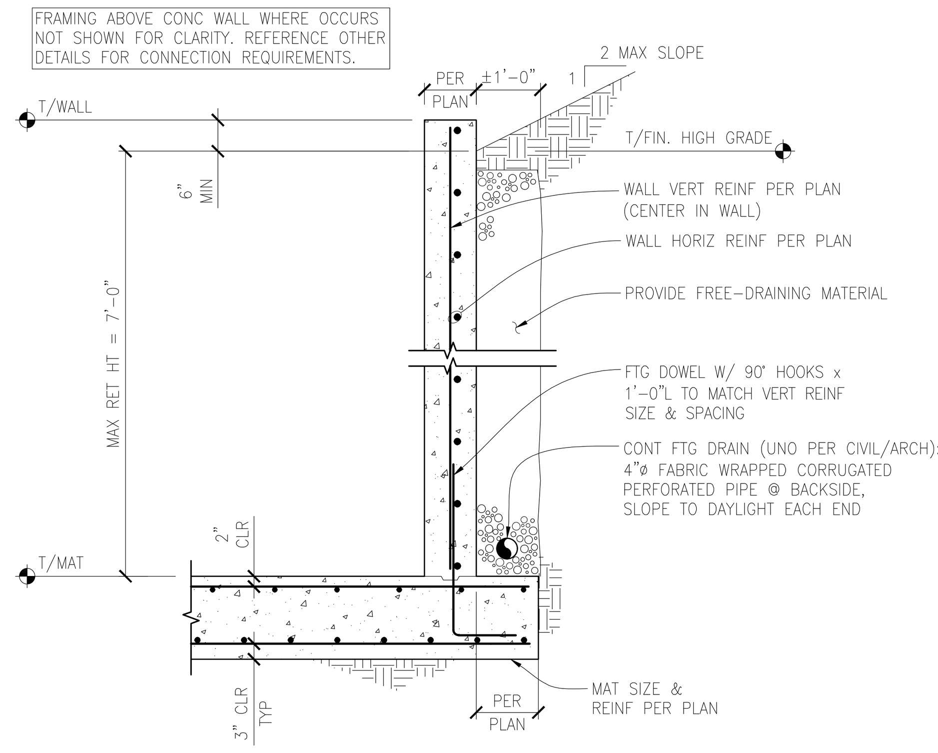
S2.3



GARAGE
TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: N.T.S.

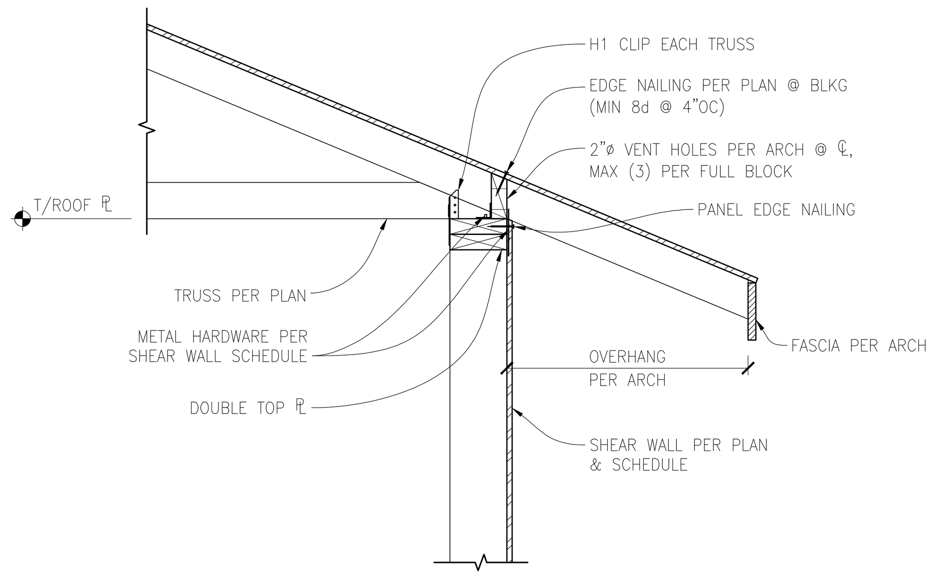
2



GARAGE CONCRETE
RETAINING WALL AND MAT FOUNDATION

SCALE: N.T.S.

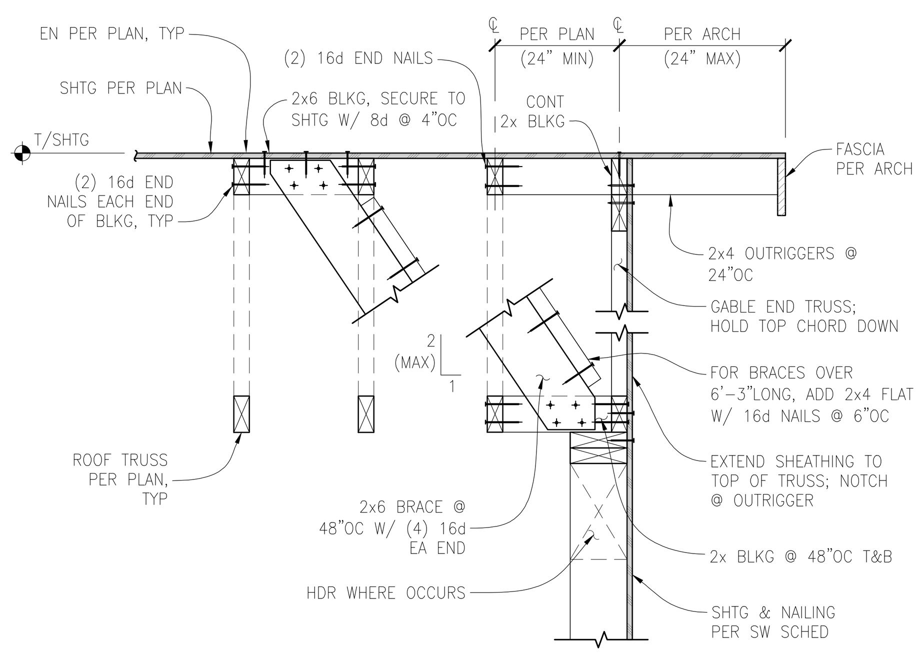
3



EXTERIOR SHEAR WALL
PERPENDICULAR TO ROOF TRUSS

SCALE: 1" = 1'-0"

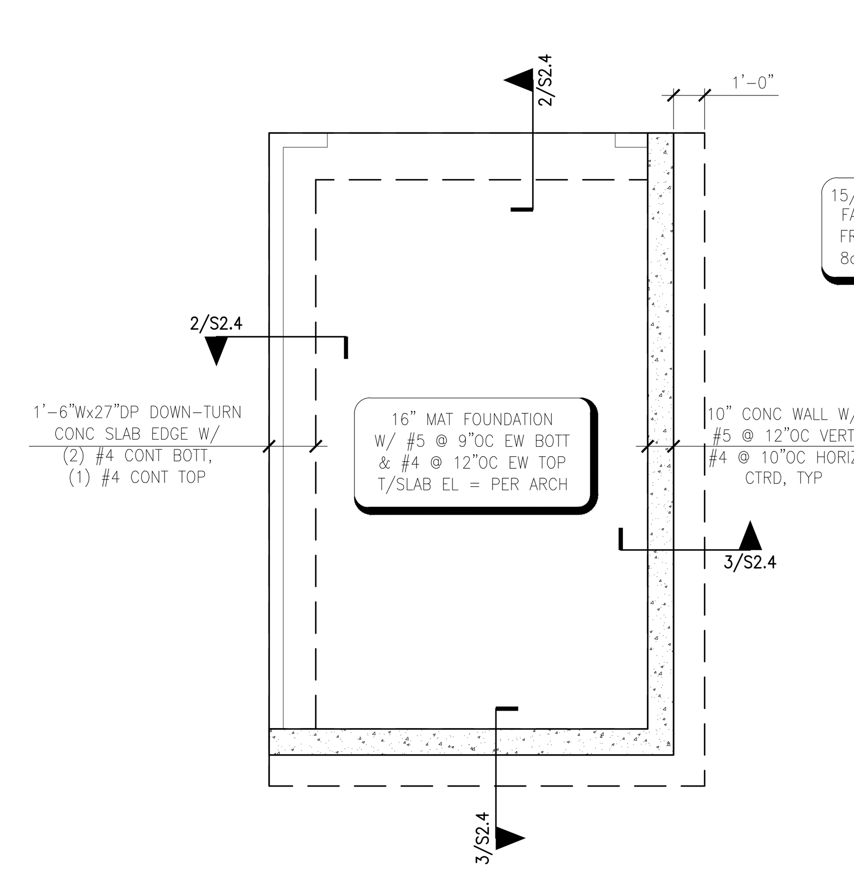
7



EXTERIOR SHEAR WALL
PARALLEL TO ROOF TRUSS (GABLE END)

SCALE: N.T.S.

8

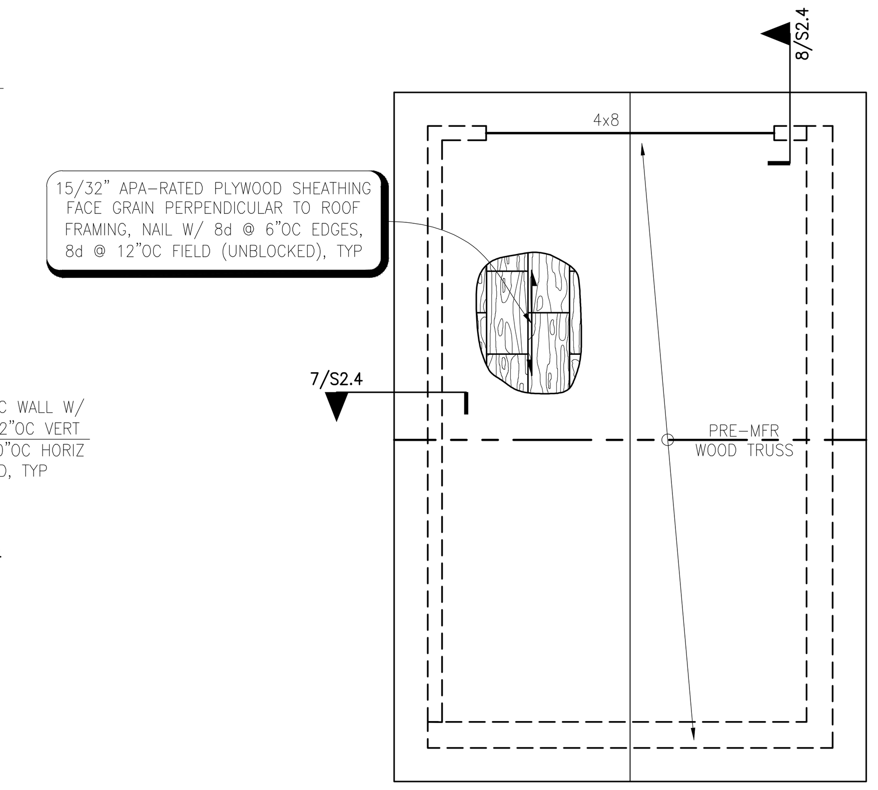


GARAGE FOUNDATION PLAN

(PROJECT) N

SCALE: ¼" = 1'-0"

9

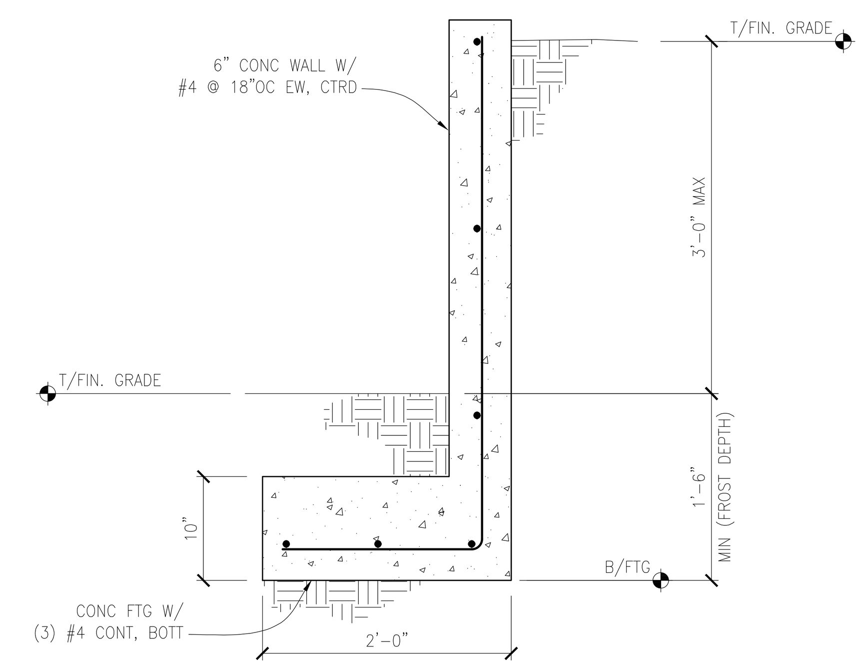


GARAGE ROOF FRAMING PLAN

(PROJECT) N

SCALE: ¼" = 1'-0"

10



SITE RETAINING WALL

SCALE: 1"=1'-0"

15

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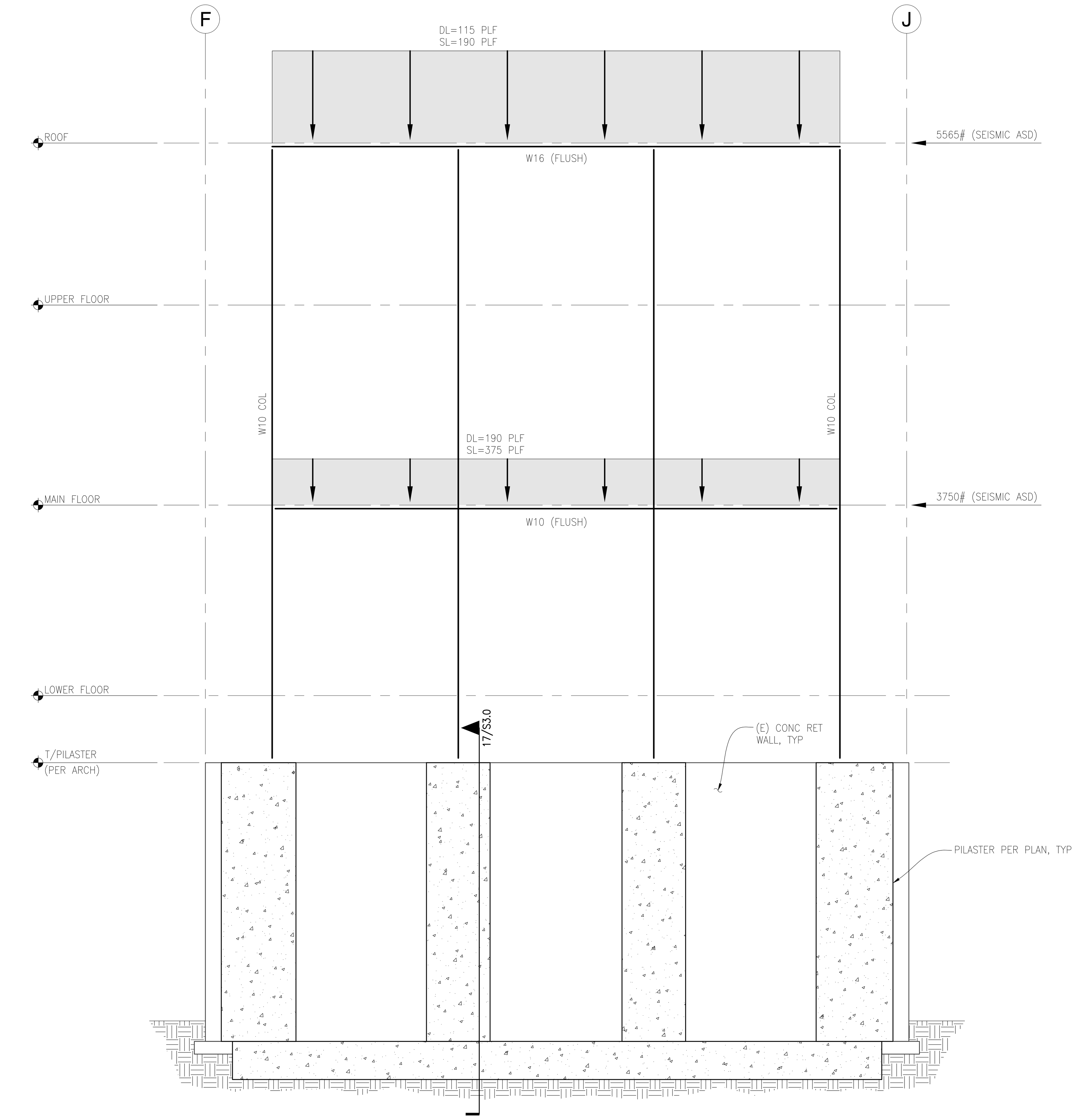
DESIGNED BY:	JBB

STRUCTURAL
GARAGE/CABANA
PLANS & DETAILS

S2.4

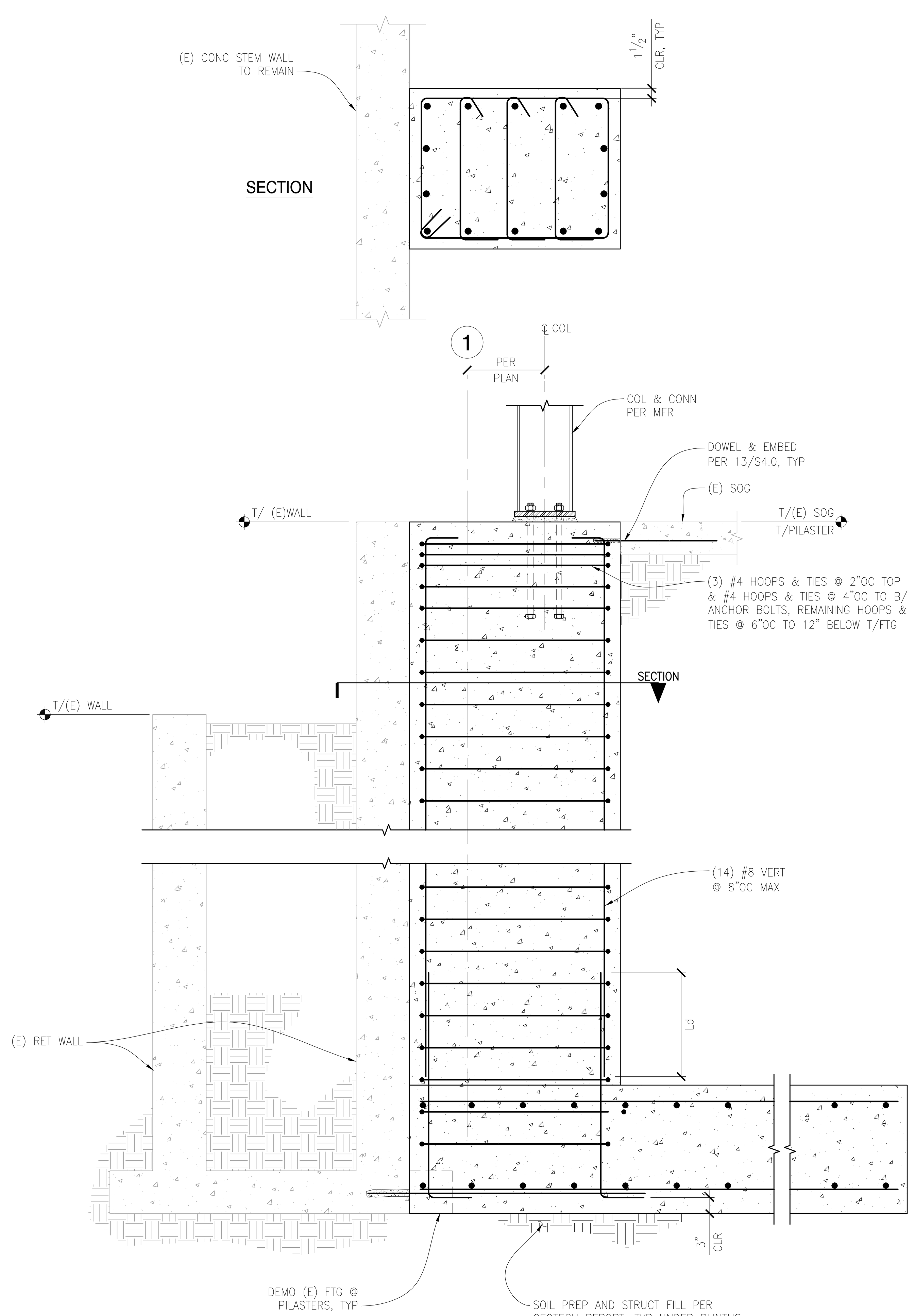


NOTE:
1. REFERENCE GENERAL NOTES FOR DEFERRED SUBMITTAL CRITERIA.

SIMPSON STRONG FRAME (MF-1) ELEVATION

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

10

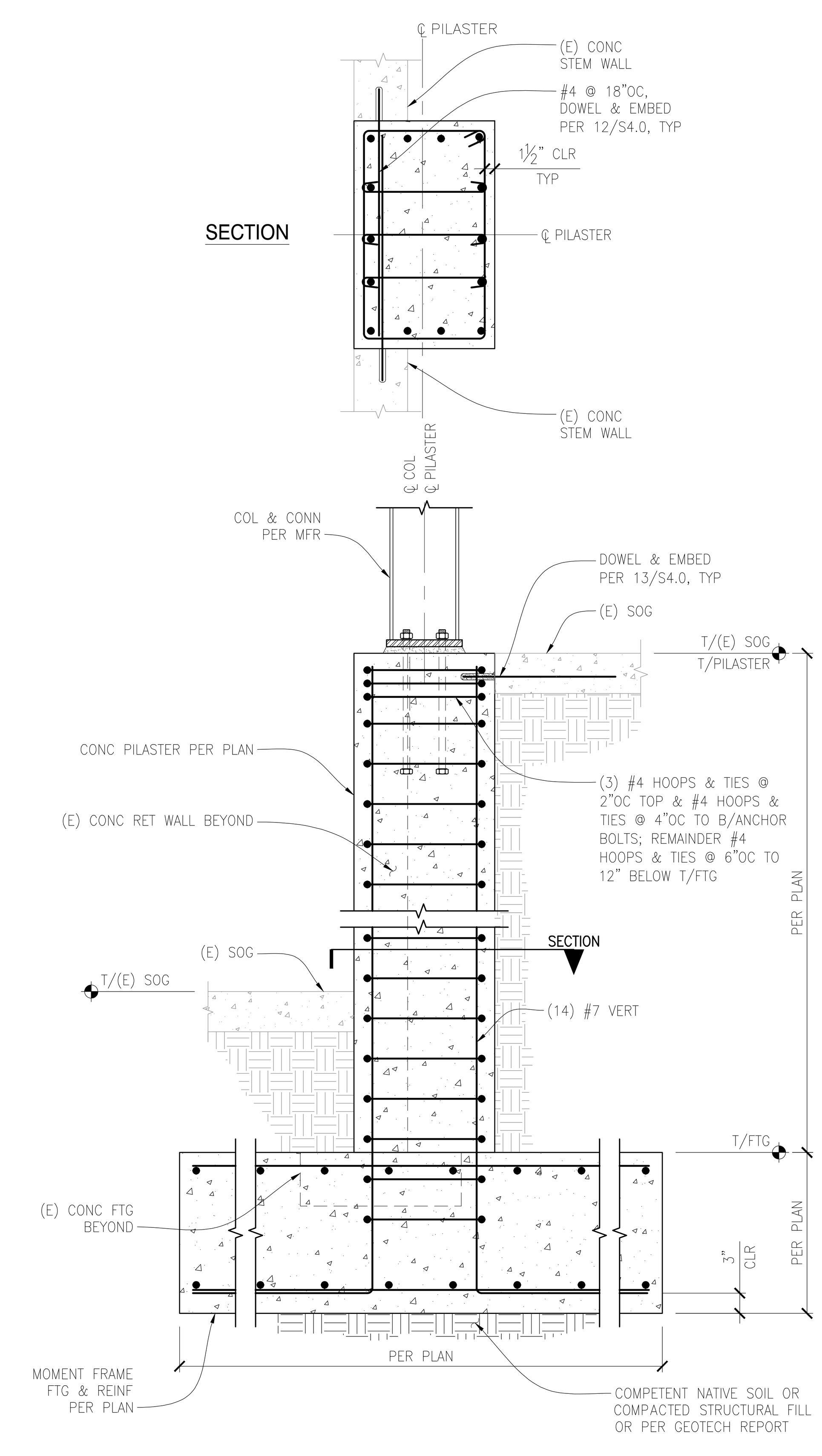


NOTE:
CUT BACK (E) SOG AS NEEDED FOR NEW STRUCTURE INSTALLATION.

MF-1 PILASTER AND FOOTING SECTION

SCALE: 3/4" = 1'-0"

17

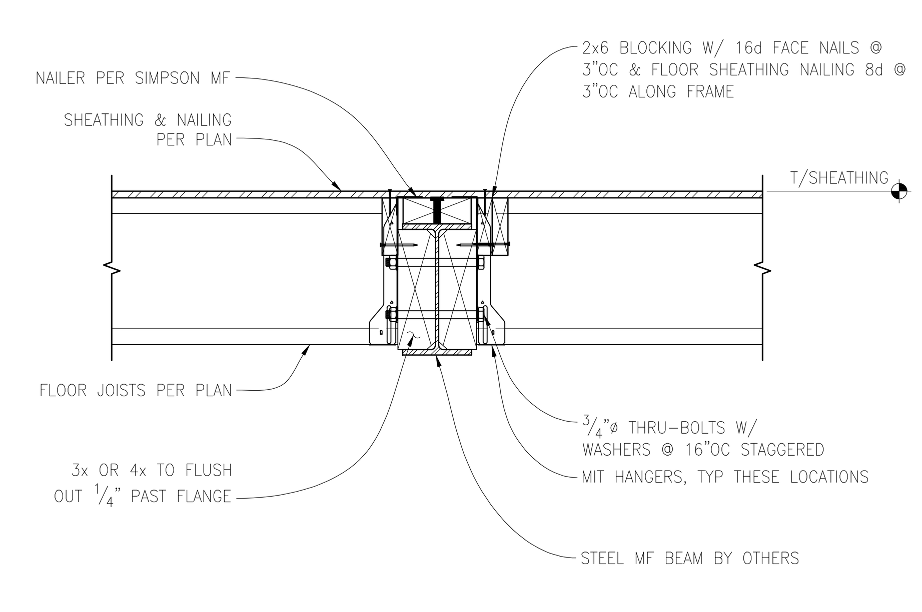


NOTE:
CUT BACK (E) SOG AS NEEDED FOR NEW STRUCTURE INSTALLATION.

MF-2 PILASTER AND FOOTING SECTION

SCALE: 3/4" = 1'-0"

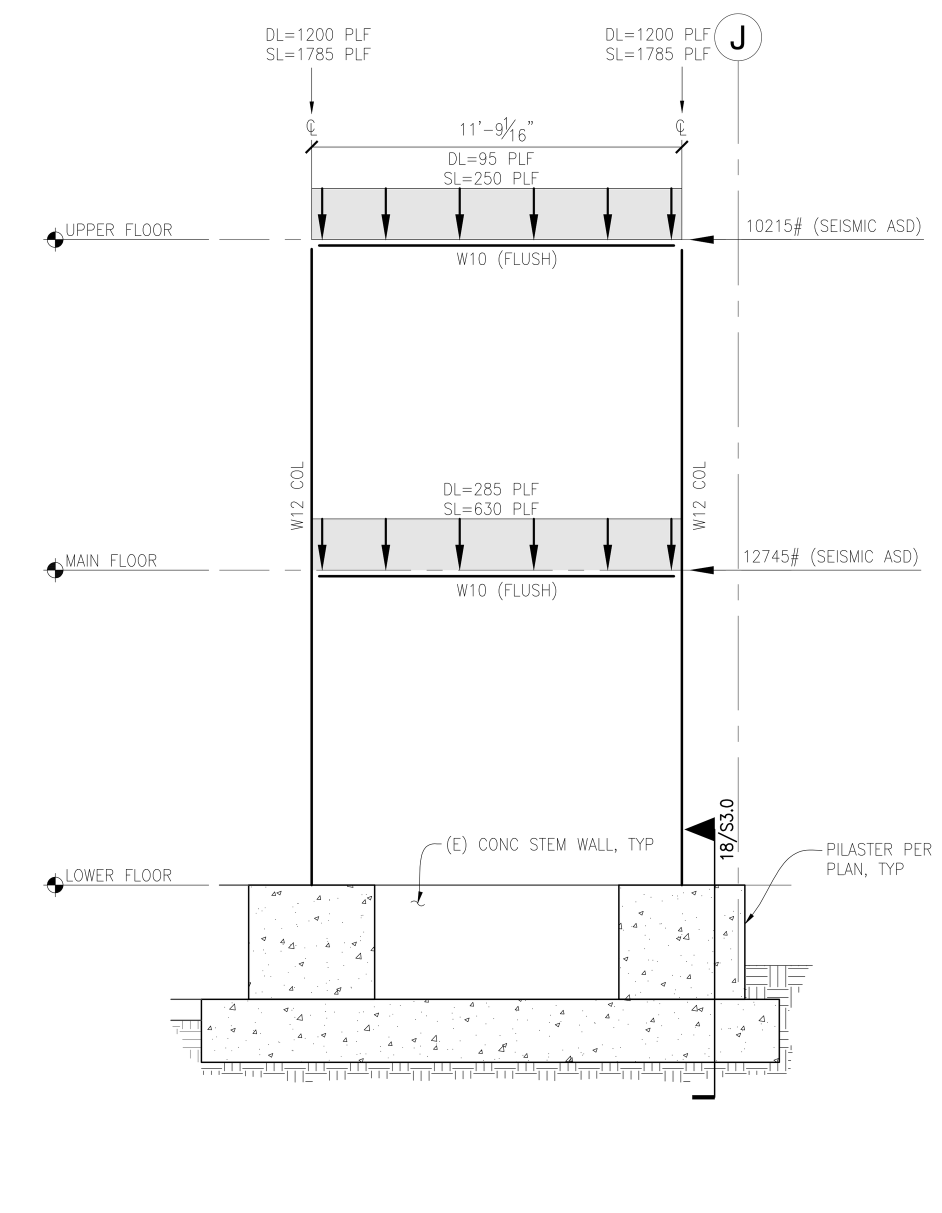
18



TYPICAL JOIST TO FLUSH WIDE FLANGE BEAM

SCALE: 1" = 1'-0"

19



NOTE:
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SIMPSON STRONG FRAME (MF-2) ELEVATION

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

20

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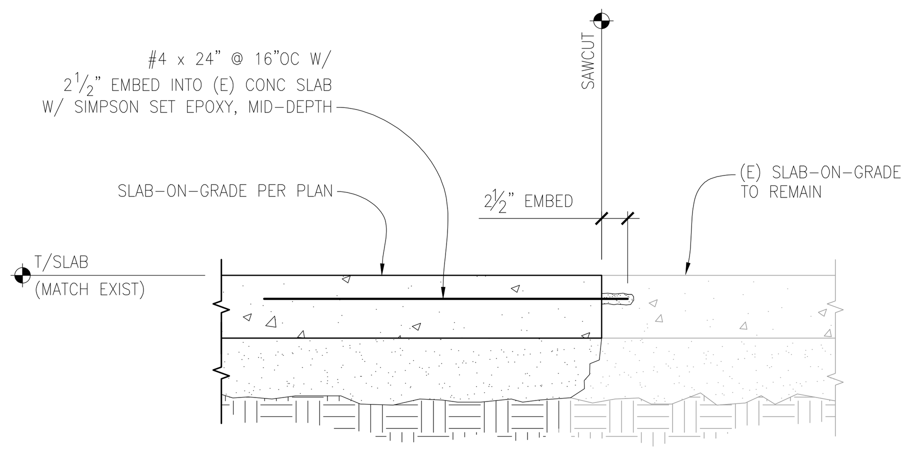
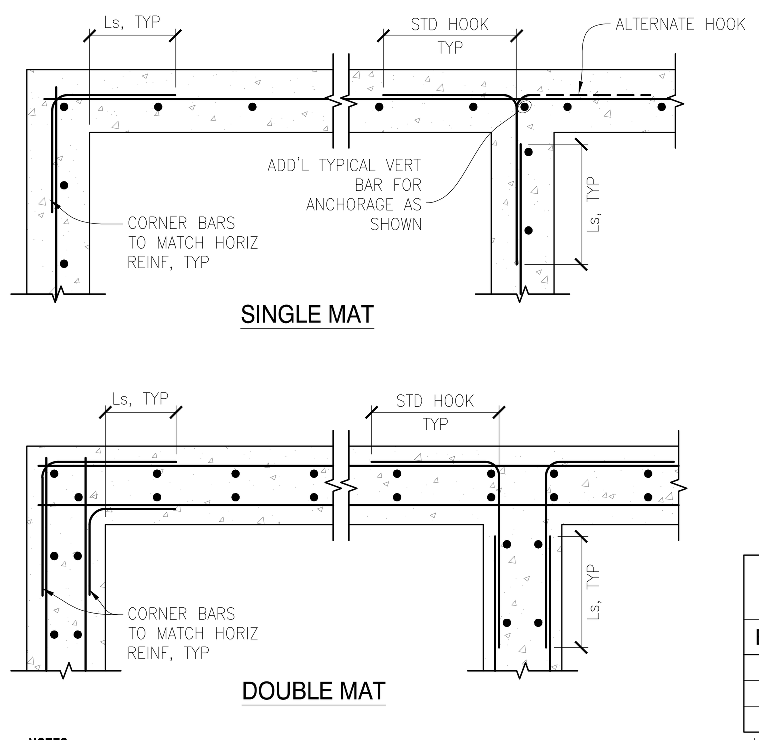
STRUCTURAL DETAILS & ELEVATIONS

S3.0



NEW SLAB TO EXISTING SLAB-ON-GRADE (1)

SCALE: N.T.S.



SINGLE MAT

DOUBLE MAT

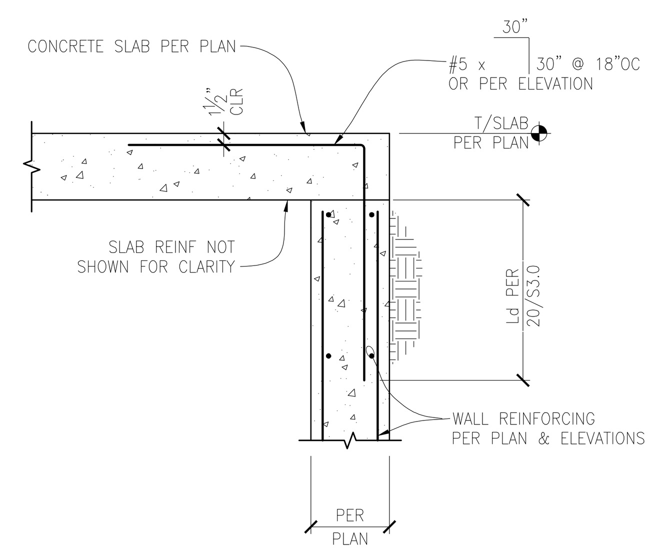
SPLICE LENGTH	
BAR	Ls*
#4	32"
#5	39"
#6	47"

* SCHEDULE BASED ON f'c = 2500 psi

NOTES:
1. MEMBER SIZE & REINFORCING PER PLAN.

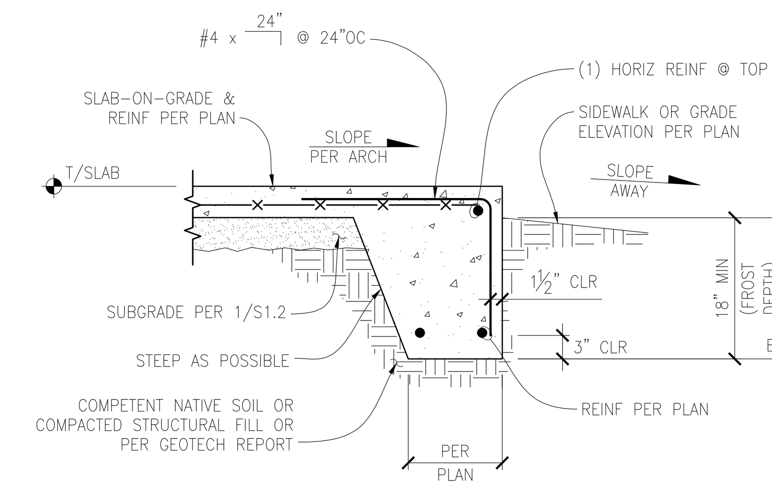
TYPICAL CONCRETE MEMBER INTERSECTIONS (2)

SCALE: N.T.S.



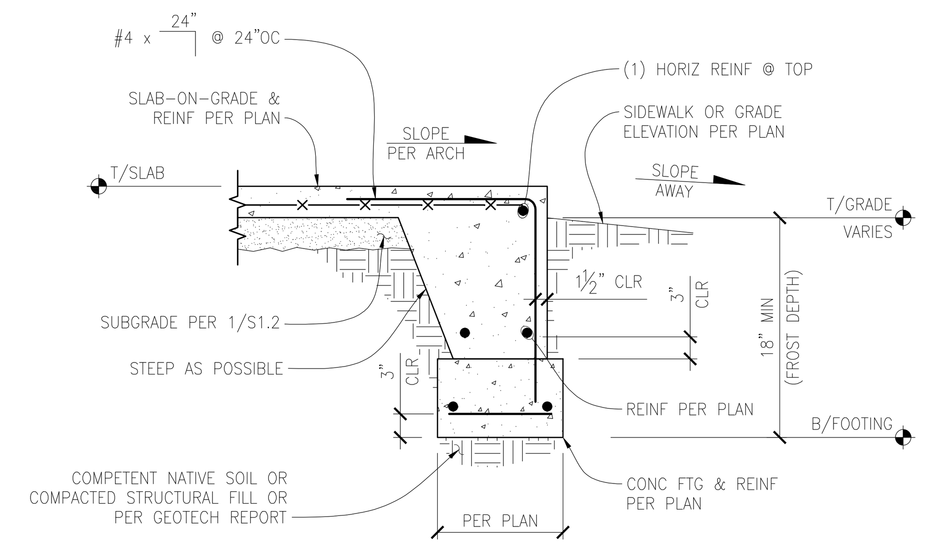
TYPICAL SLAB AT TOP OF WALL (3)

SCALE: N.T.S.



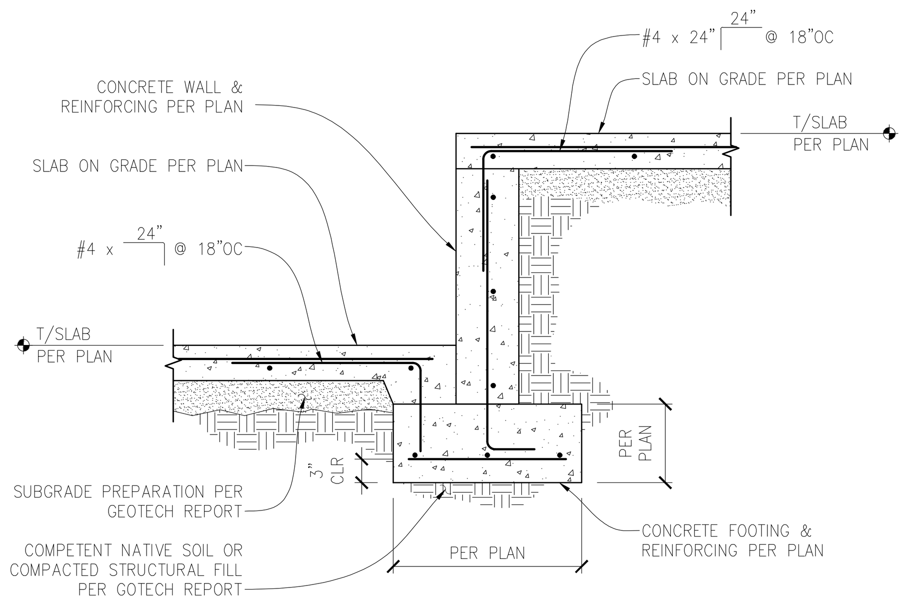
TYPICAL THICKENED SLAB EDGE FOOTING (4)

SCALE: N.T.S.



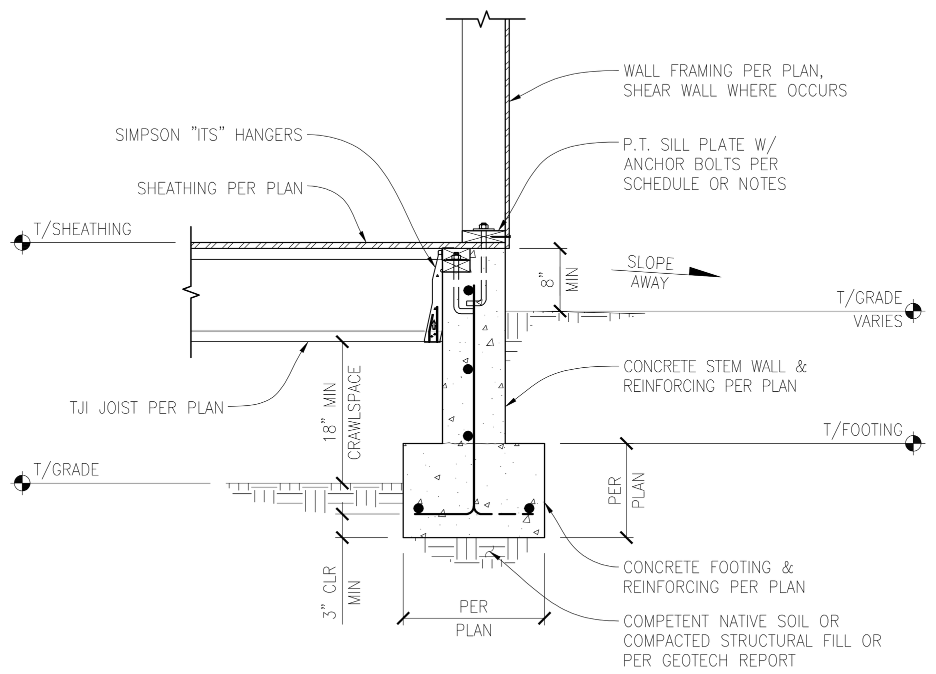
THICKENED SLAB EDGE WITH CONCRETE FOOTING (5)

SCALE: N.T.S.



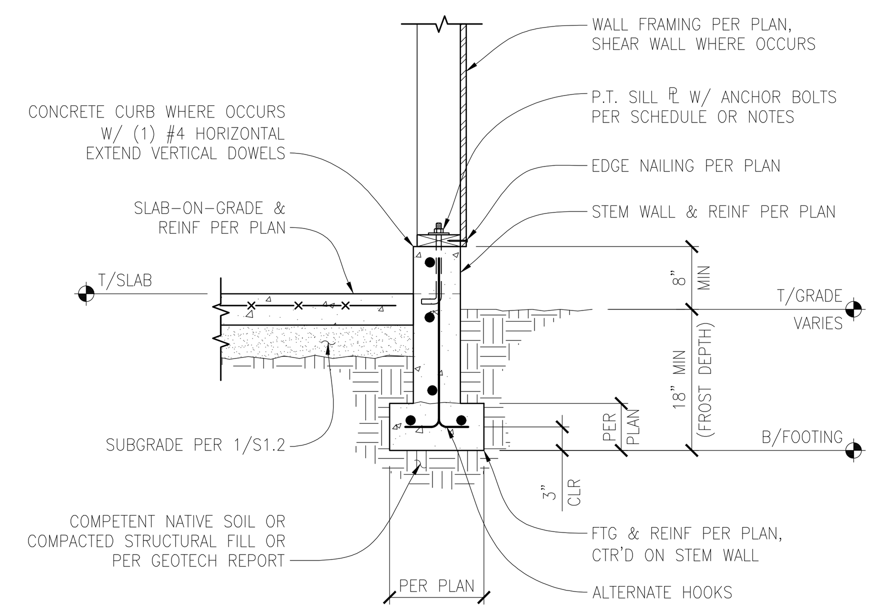
SECTION AT SLAB STEP (6)

SCALE: 3/4" = 1'-0"



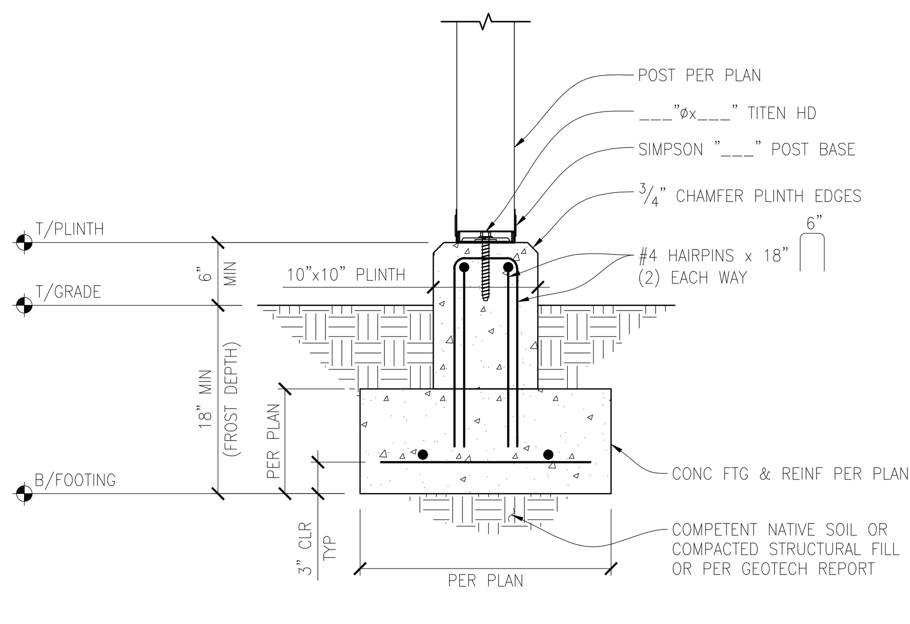
CRAWL SPACE EXTERIOR SHEAR WALL WITH JOISTS PERPENDICULAR (7)

SCALE: 3/4" = 1'-0"



TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE (8)

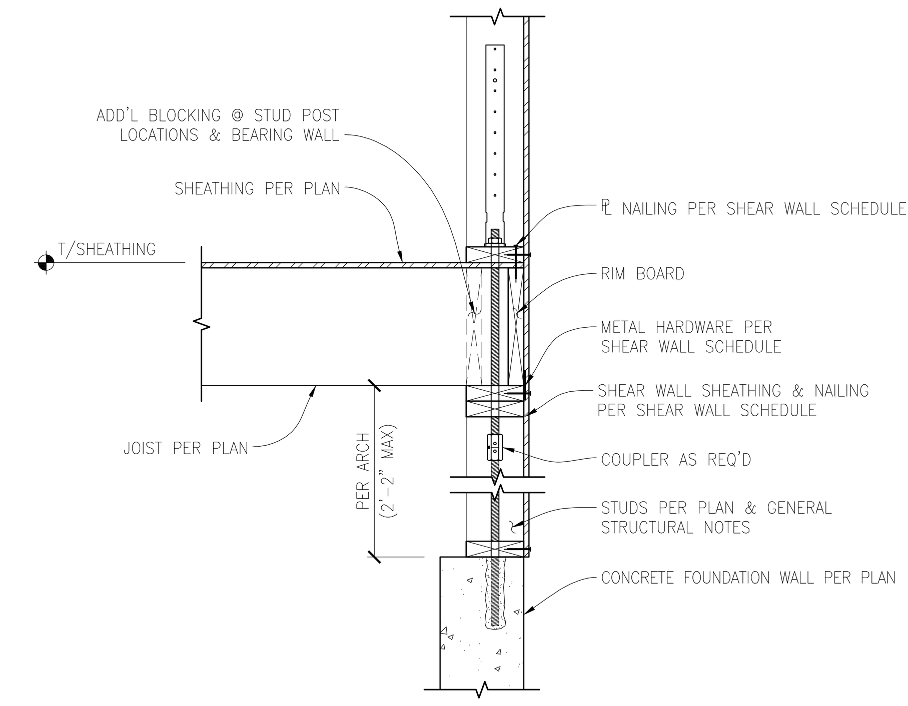
SCALE: 3/4" = 1'-0"



NOTE:
FASTEN ALL SIMPSON HARDWARE PER MFR SPECIFICATIONS.

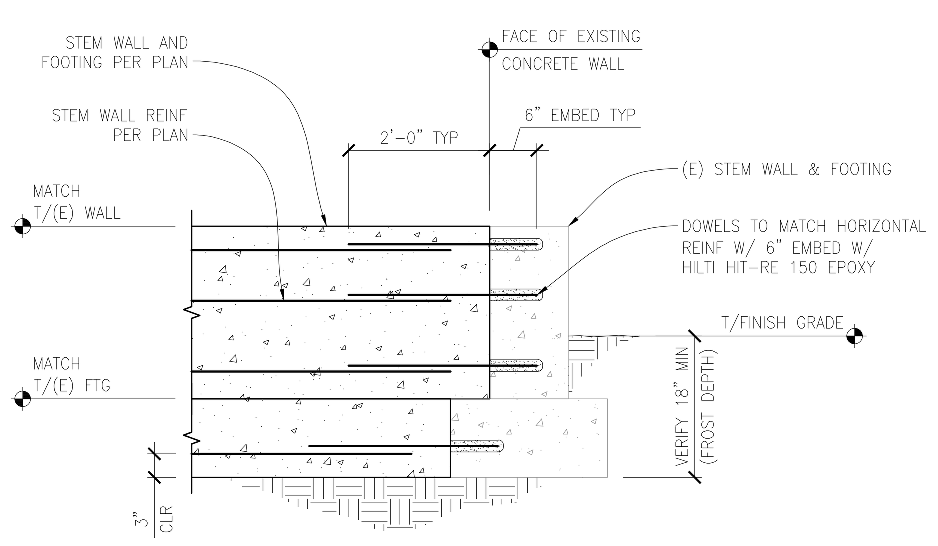
TYPICAL POST FOOTING WITH PLINTH (9)

SCALE: 1" = 1'-0"



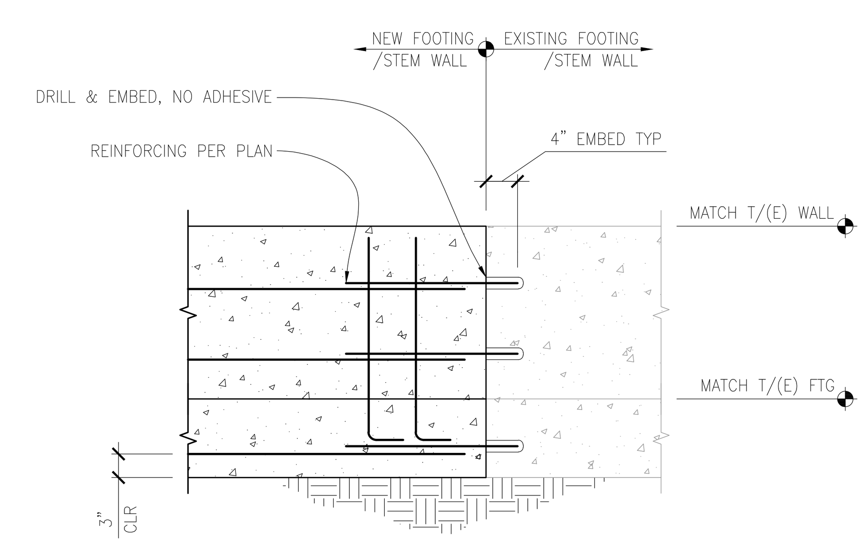
THROUGH-FLOOR HOLDOWN CONNECTION (10)

SCALE: 1" = 1'-0"



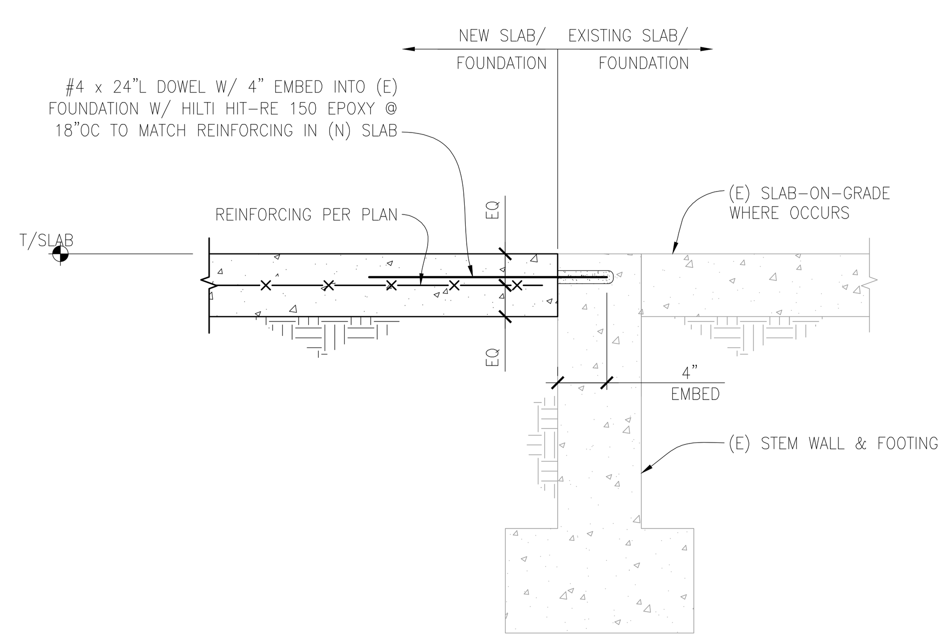
NEW FOUNDATION CONNECTION TO EXISTING (11)

SCALE: N.T.S.



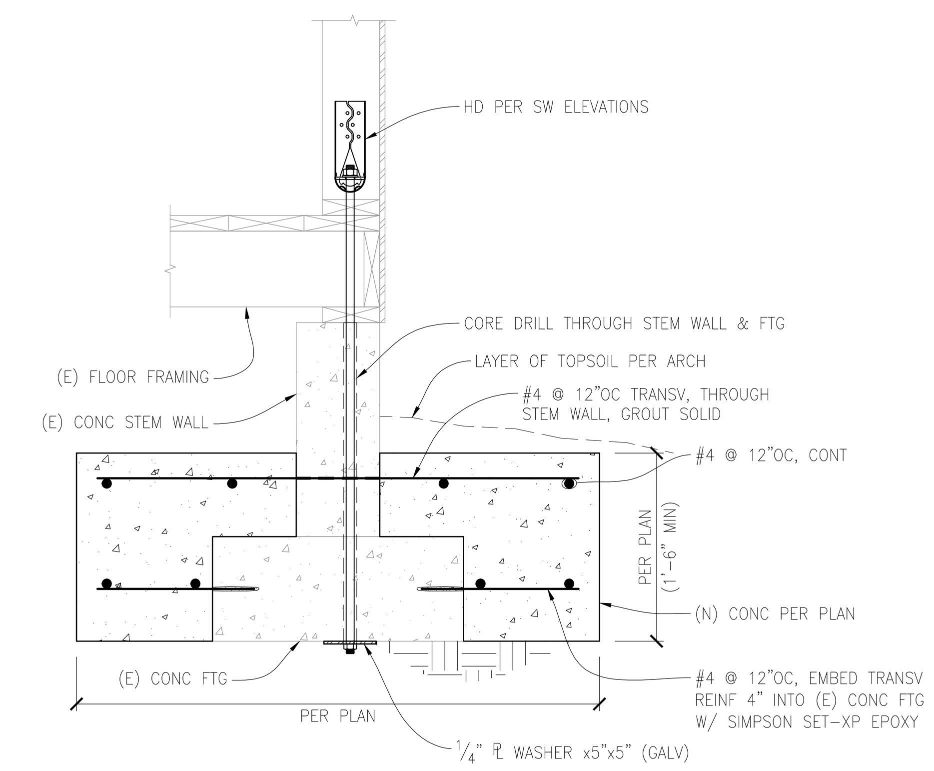
NEW FOUNDATION CONNECTION TO EXISTING (12)

SCALE: N.T.S.



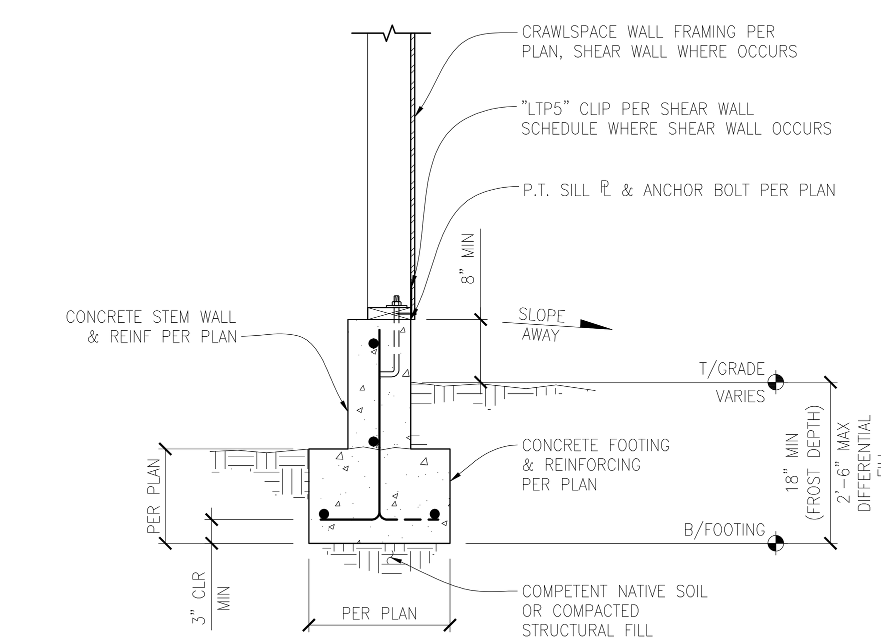
NEW SLAB CONNECTION AT EXISTING SLAB/WALL (13)

SCALE: N.T.S.



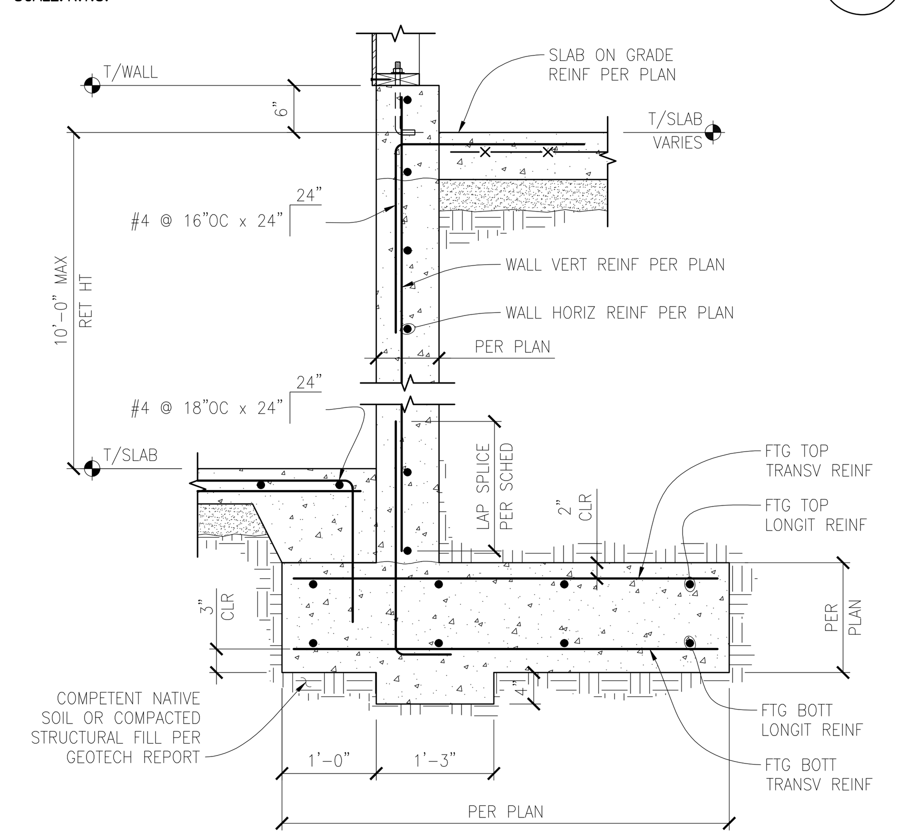
NEW FOOTING AT EXISTING FOOTING (14)

SCALE: N.T.S.



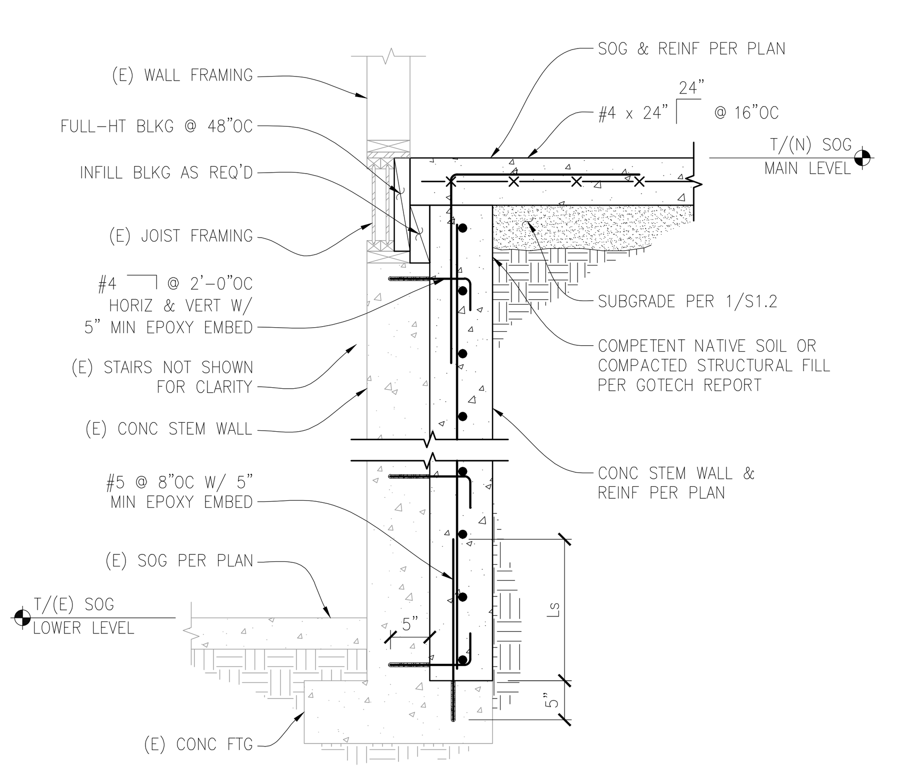
FOOTING WITH PONY WALL AT CRAWL SPACE (15)

SCALE: 3/4" = 1'-0"



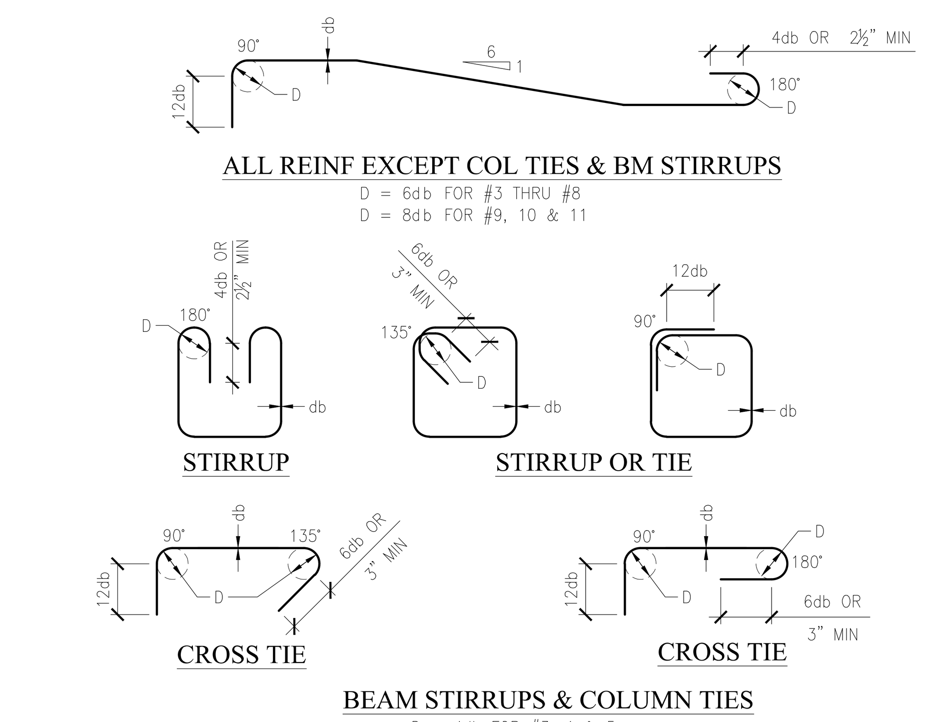
GARAGE RETAINING WALL (16)

SCALE: N.T.S.



NEW STEM WALL AT EXISTING STEM WALL (17)

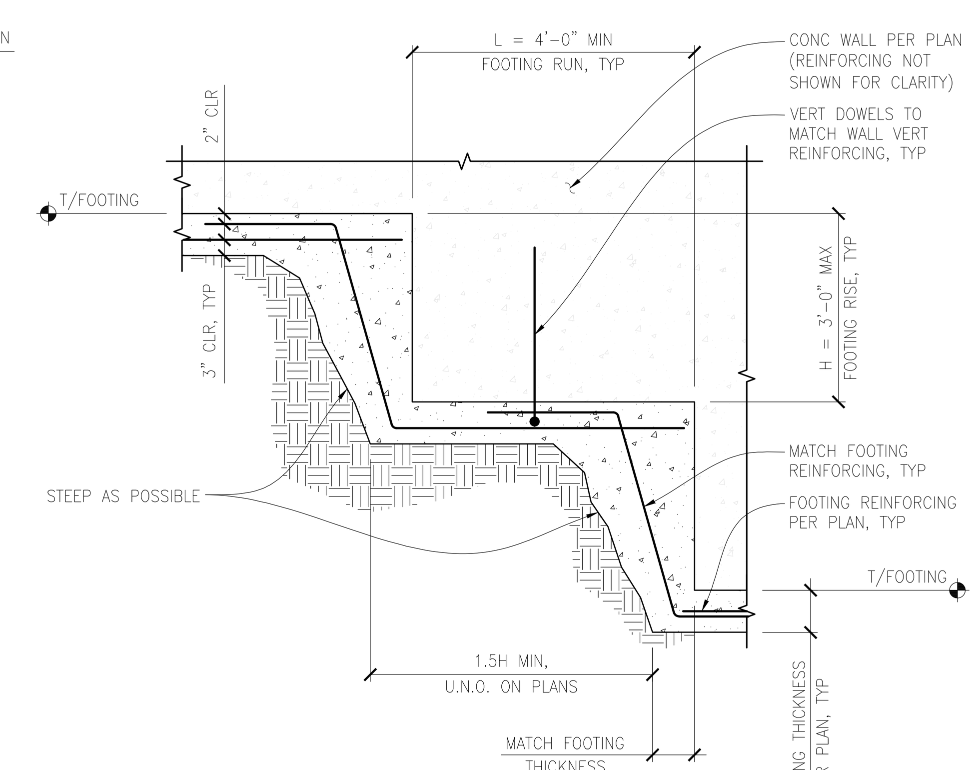
SCALE: 3/4" = 1'-0"



NOTE:
db = BAR DIAMETER, D = BEND DIAMETER

TYPICAL REBAR BEND SCHEDULE (18)

SCALE: N.T.S.



TYPICAL STEPPED FOOTING DETAIL (19)

SCALE: N.T.S.

LAP SPLICE & DEVELOPMENT SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP (3)	STANDARD	TOP (3)	
f'c = 3000 psi / 3500 psi					
#3	17	22	23	29	9
#4	22	29	29	38	11
#5	28	36	37	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	101	102	132	31

NOTES:
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
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. Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE (20)

SCALE: N.T.S.

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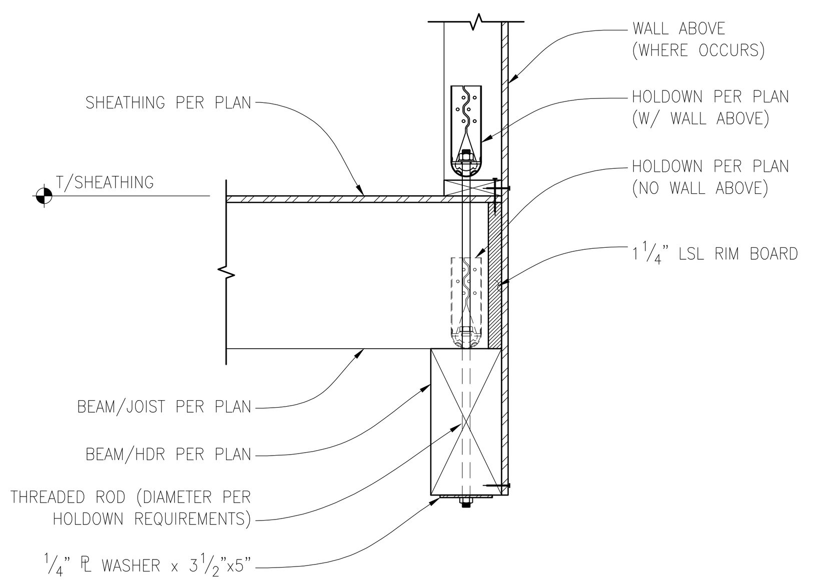
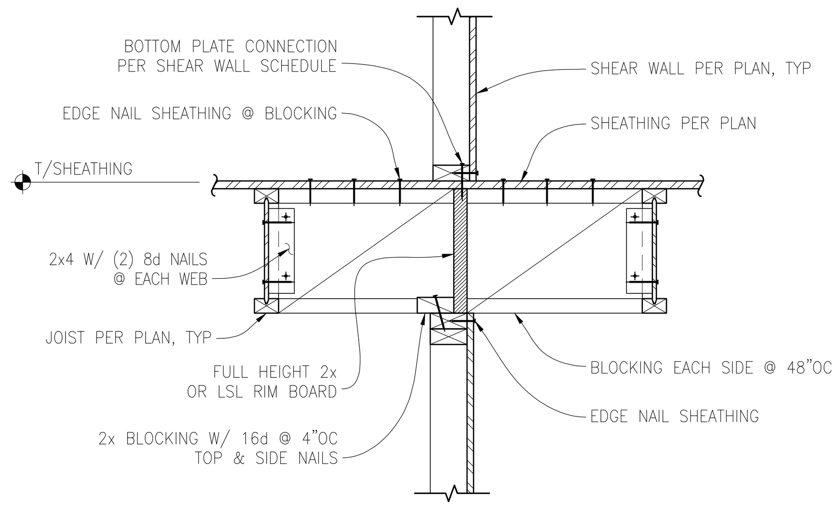
DRAWN BY: SAT/TLE
DESIGNED BY: JBB

STRUCTURAL DETAILS

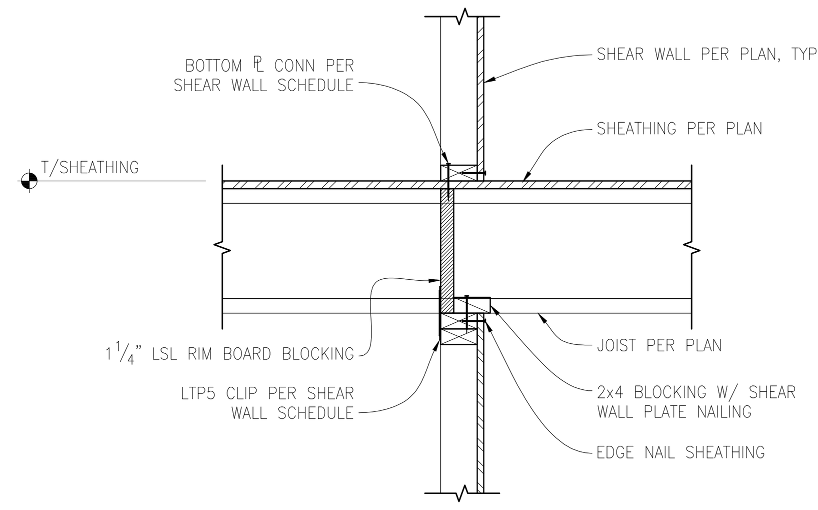
S4.0



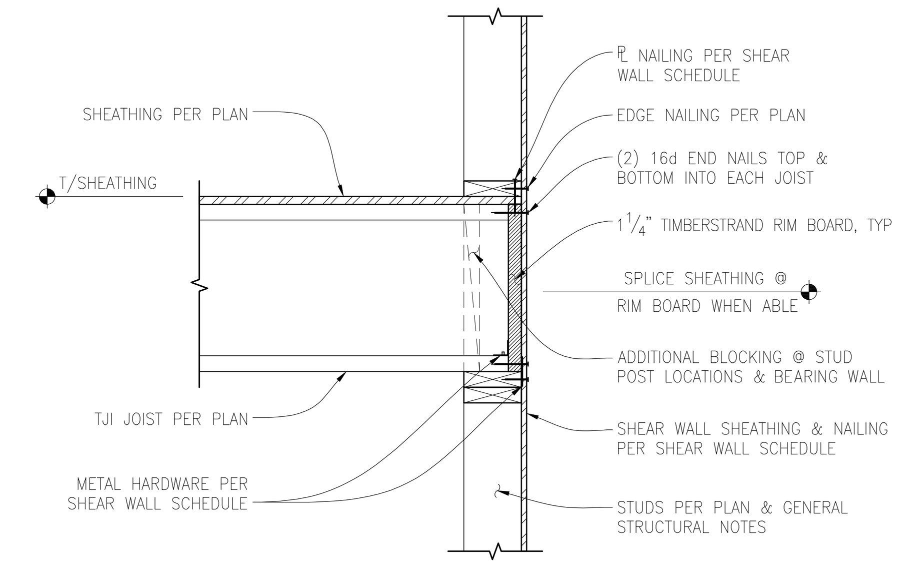
HOLDOWN AT END OF BEAM 1
SCALE: 1" = 1'-0"



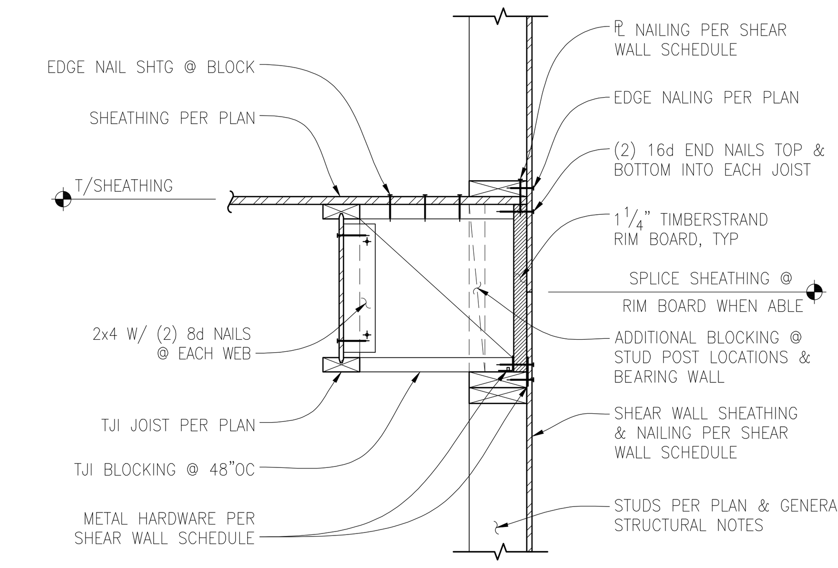
INTERIOR SHEAR WALL PARALLEL TO FLOOR JOIST 2
SCALE: 1" = 1'-0"



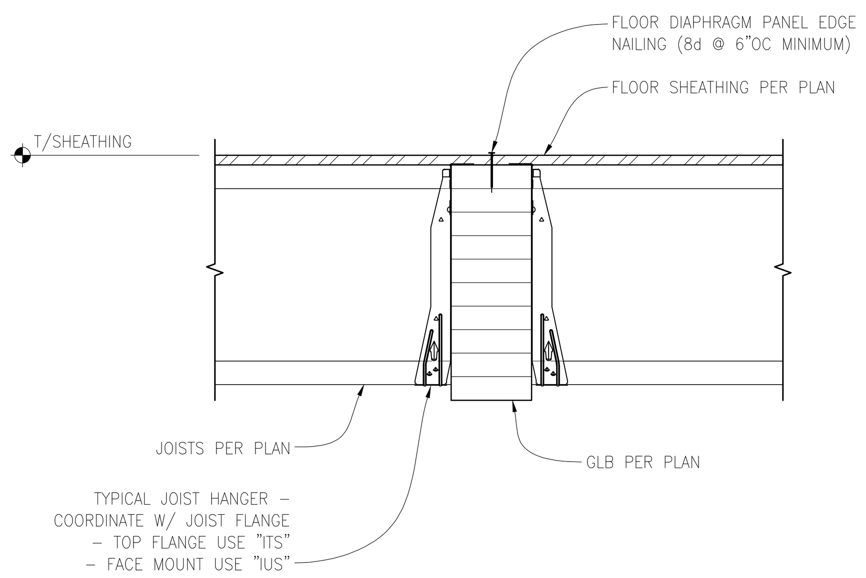
INTERIOR SHEAR WALL PERPENDICULAR TO FLOOR JOIST 3
SCALE: 1" = 1'-0"



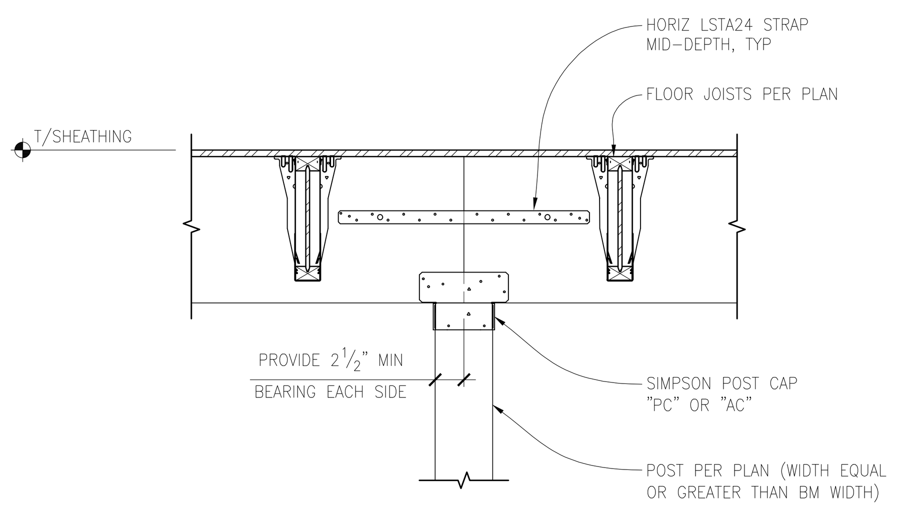
TYPICAL EXTERIOR WALL PERPENDICULAR TO TJI JOISTS 4
SCALE: 1" = 1'-0"



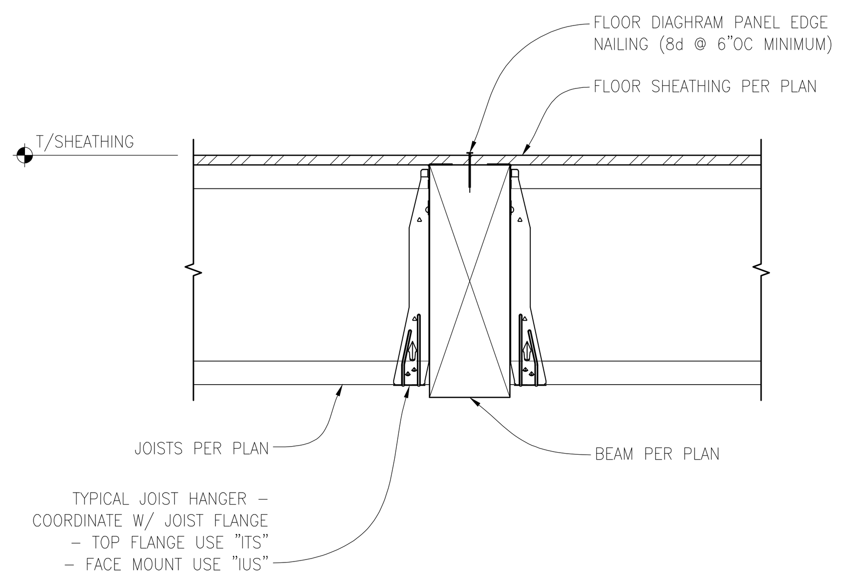
TYPICAL EXTERIOR WALL PARALLEL TO TJI JOISTS 5
SCALE: 1" = 1'-0"



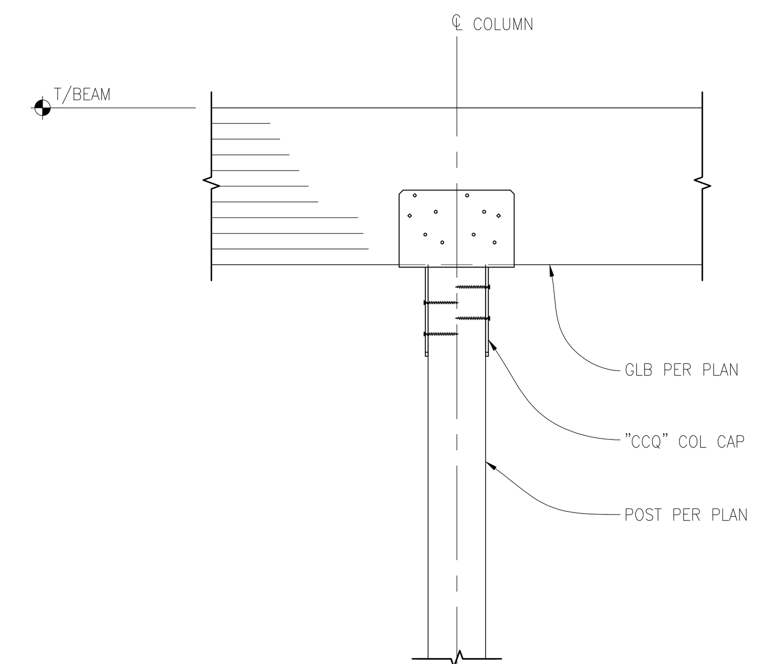
TYPICAL JOISTS FLUSH TO TOP OF GLULAM BEAM 6
SCALE: 1 1/2" = 1'-0"



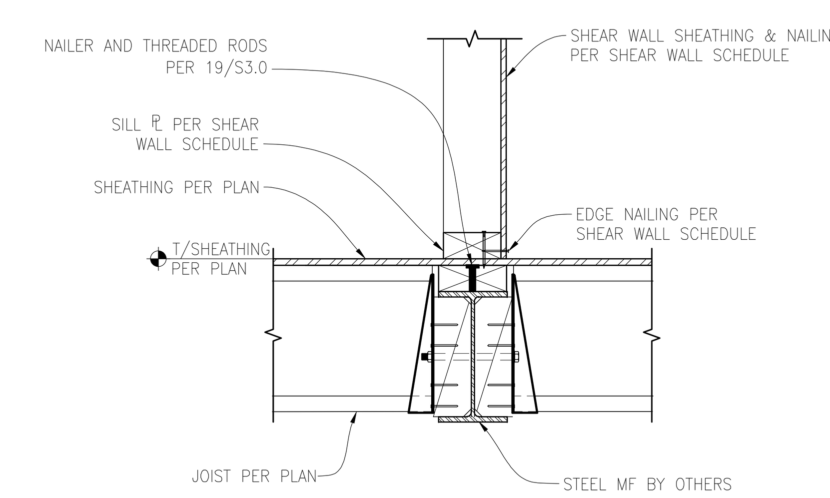
POST TO BEAM CONNECTION WITH FLUSH JOISTS 7
SCALE: 1" = 1'-0"



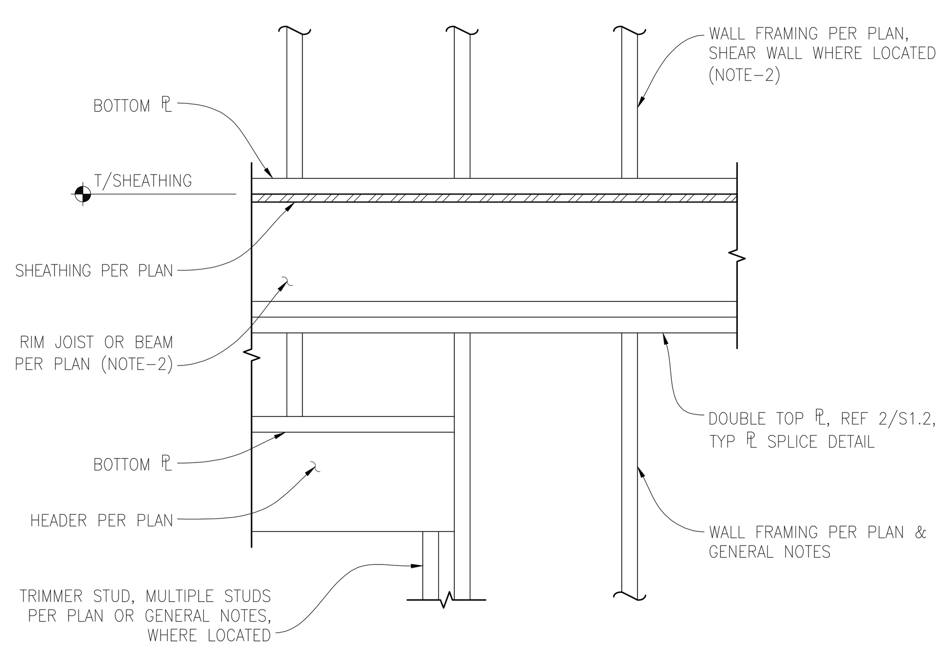
TYPICAL JOISTS FLUSH TO TOP OF BEAM 8
SCALE: 1 1/2" = 1'-0"



TYPICAL COLUMN TO BEAM DETAIL 9
SCALE: 1" = 1'-0"



TYPICAL WALL TO STEEL BEAM BELOW 10
SCALE: 1" = 1'-0"



NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. WHERE ROOF ABOVE, RAFTERS OR PRE-MANUFACTURED TRUSSES PER PLAN REPLACES RIM JOIST

TYPICAL HEADER FRAMING DROPPED BELOW JOIST 11
SCALE: 1" = 1'-0"

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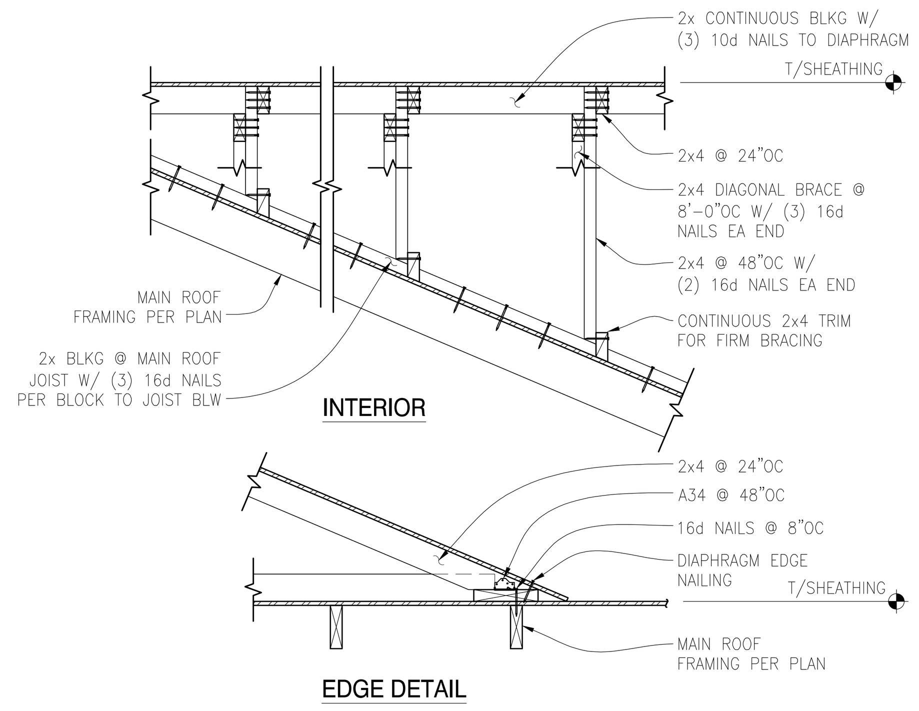
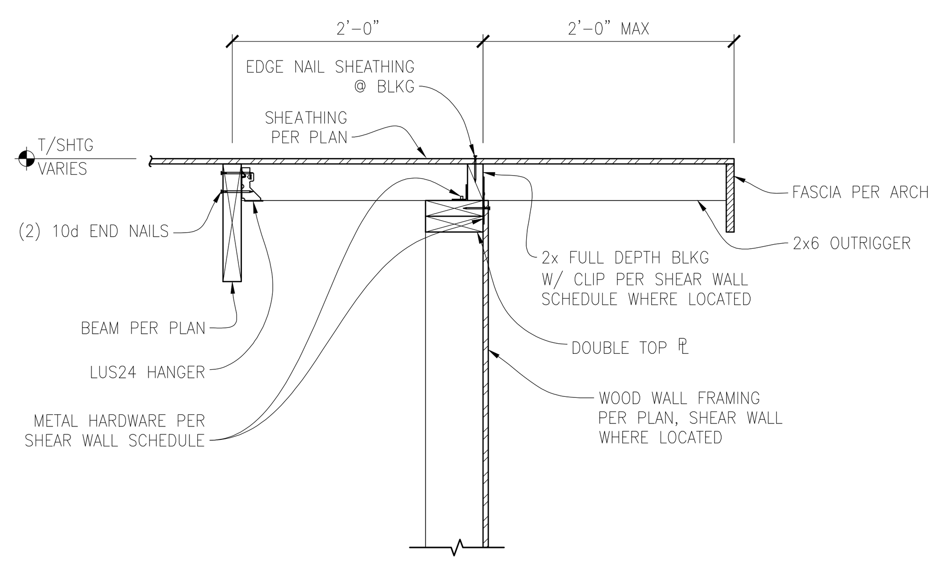
S4.1

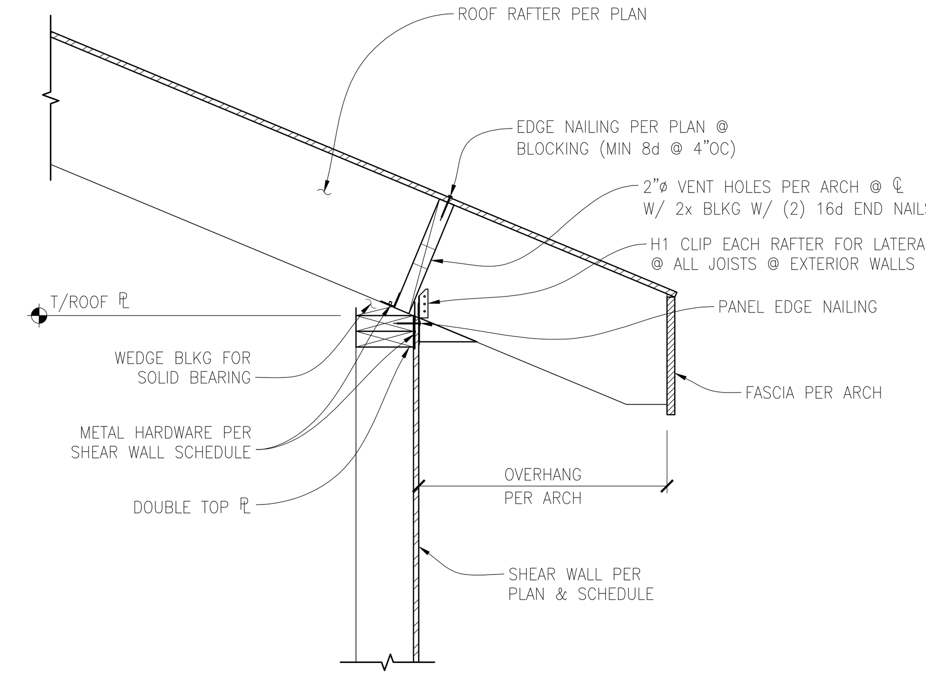


NOTE:
VENTILATION MAY BE REQUIRED AT BLOCKING. VERIFY METHOD WITH ENGINEER PRIOR TO CONSTRUCTION.

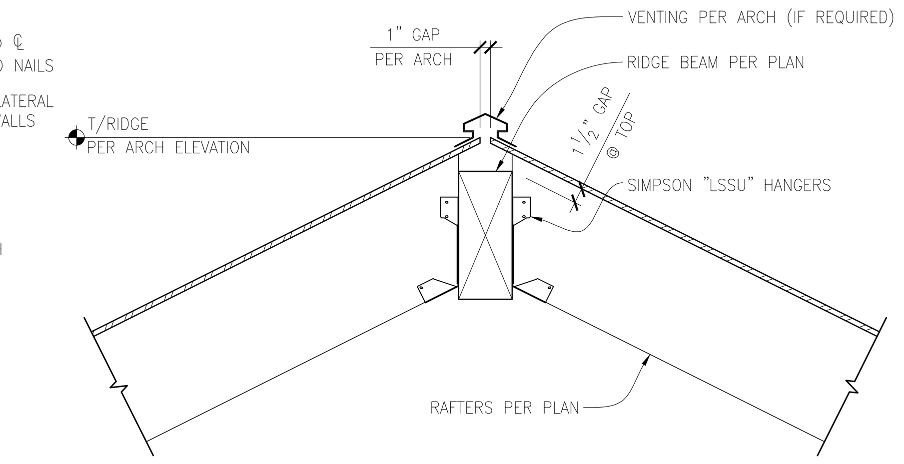
TYPICAL ROOF OVERFRAMING DETAIL — 2
SCALE: N.T.S.



TYPICAL OUTRIGGER AT GABLE END — 3
SCALE: 1" = 1'-0"

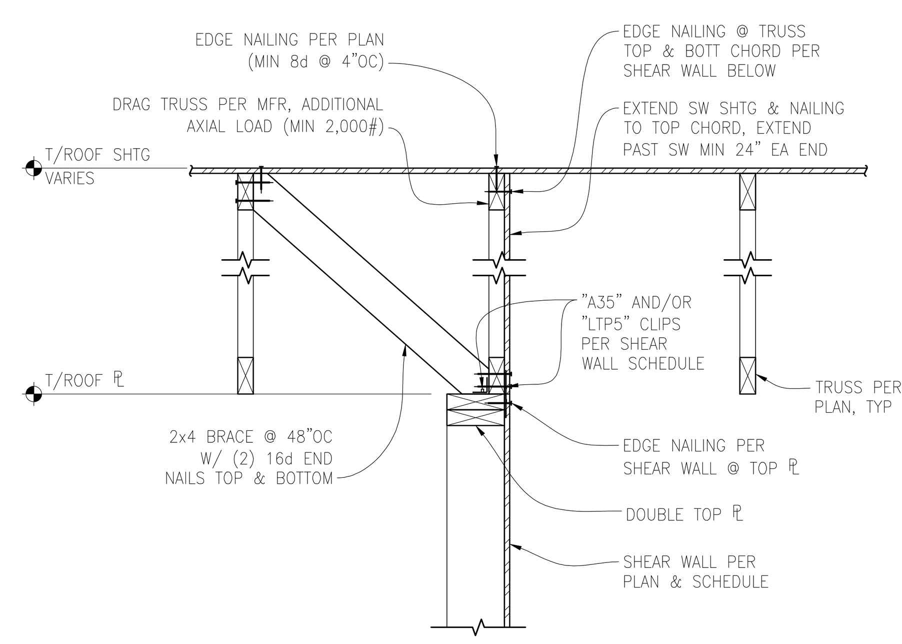


EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER — 4
SCALE: 1" = 1'-0"

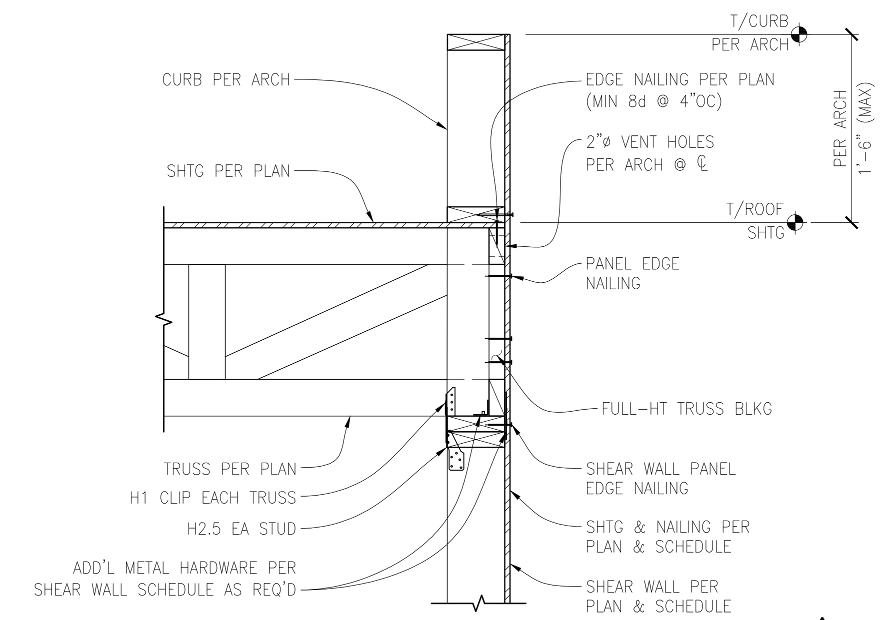


TYPICAL SECTION AT RIDGE BEAM — 5
SCALE: 1" = 1'-0"

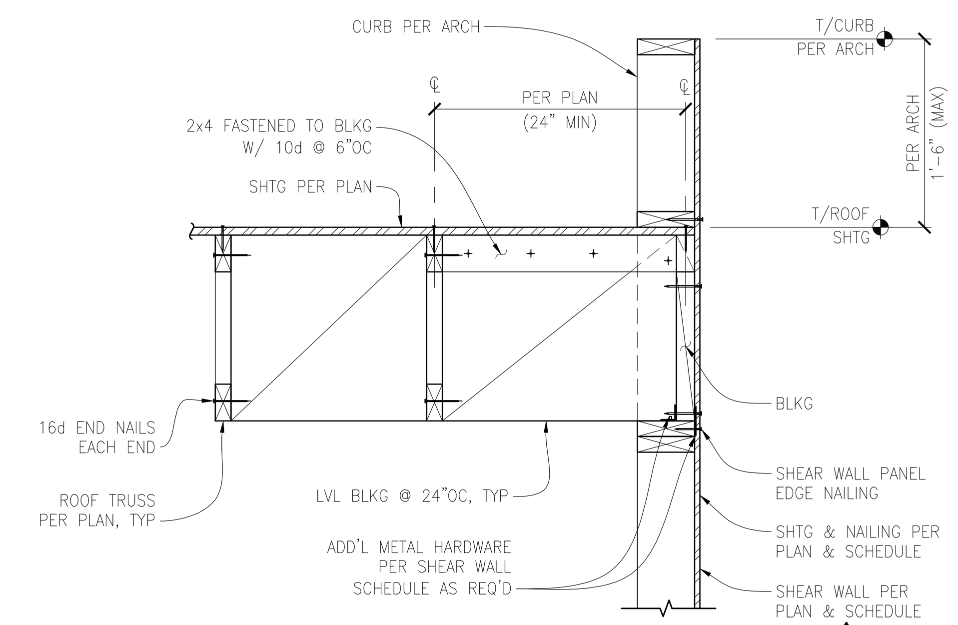
NOTE:
SLOPE VARIES, REFERENCE PLAN AND ARCHITECTURAL DRAWINGS.



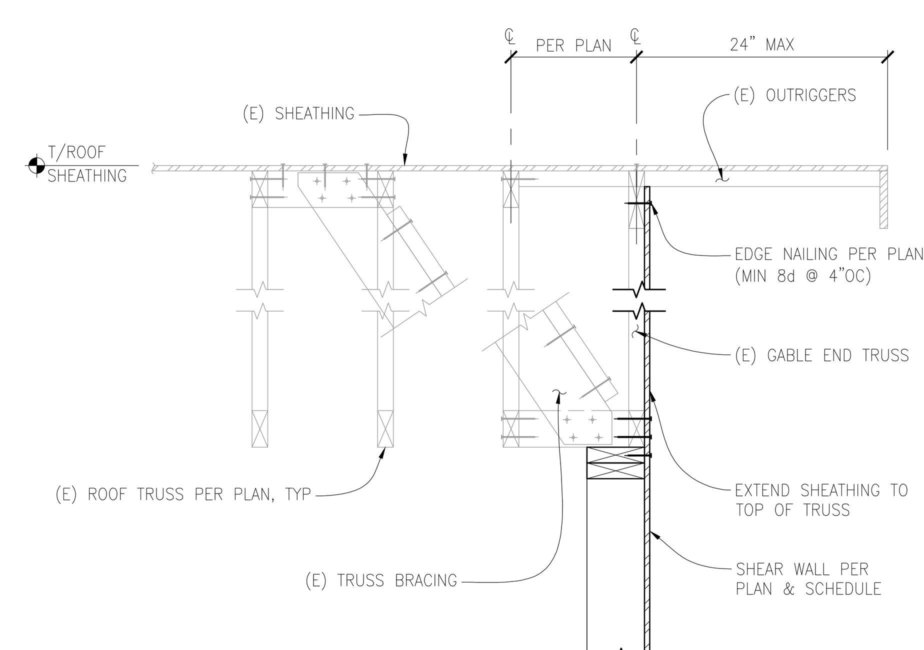
INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS — 8
SCALE: 1" = 1'-0"



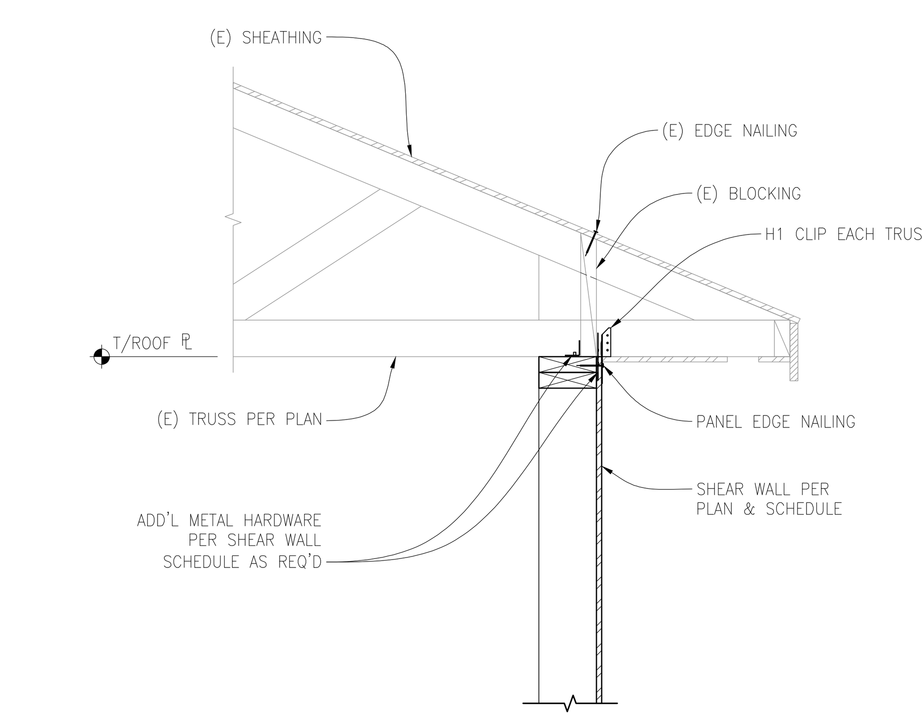
EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS — 9
SCALE: N.T.S.



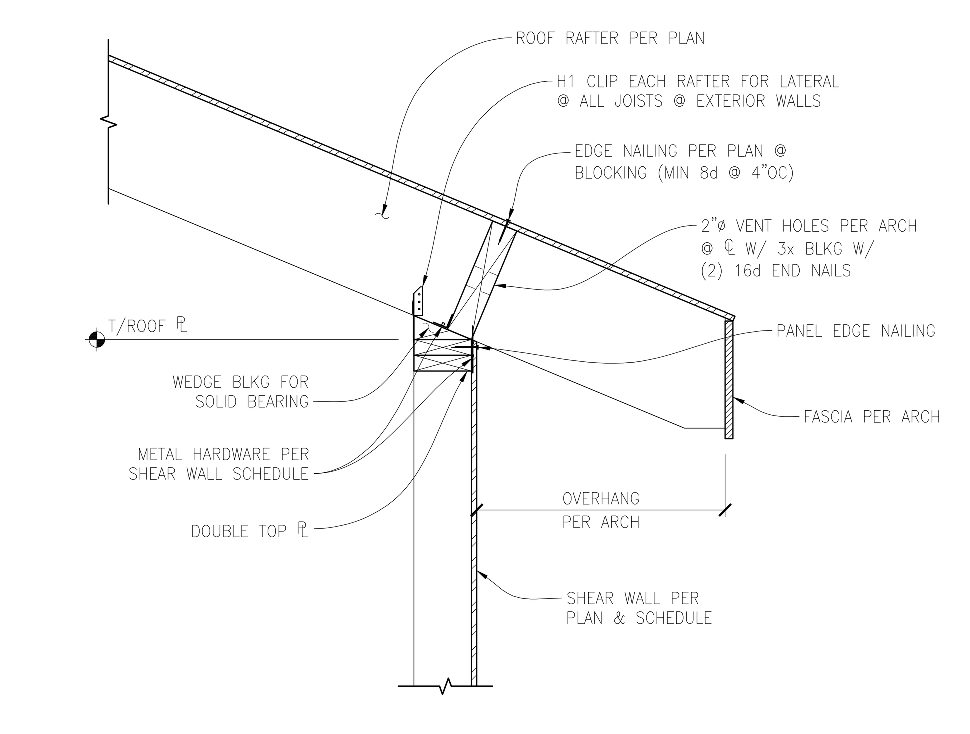
EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS — 10
SCALE: N.T.S.



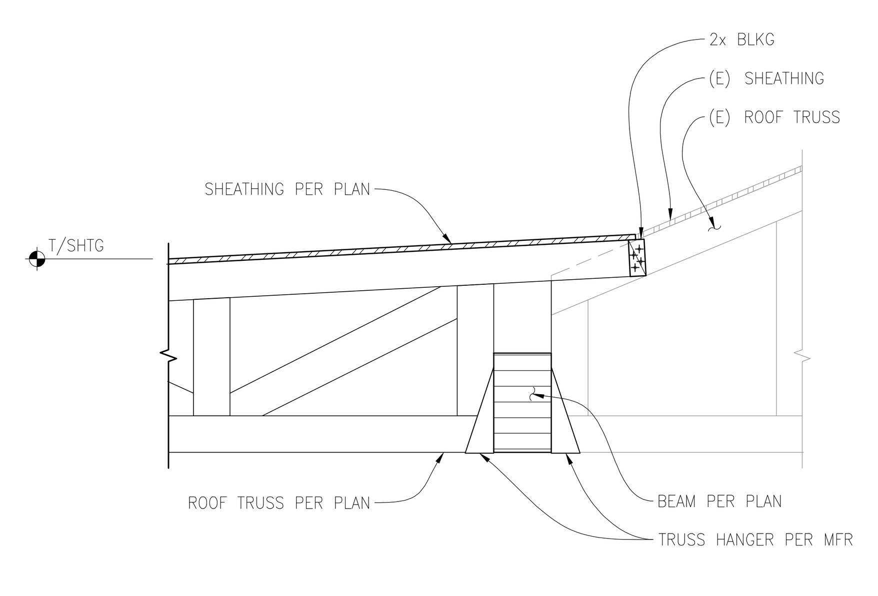
EXTERIOR SHEAR WALL PARALLEL TO EXISTING ROOF TRUSS — 14
SCALE: 1" = 1'-0"



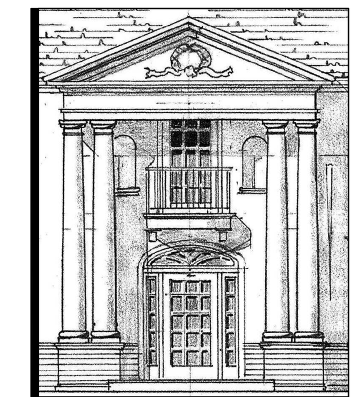
EXTERIOR SHEAR WALL PERPENDICULAR TO EXISTING ROOF TRUSS — 15
SCALE: 1" = 1'-0"



EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER — 19
SCALE: 1" = 1'-0"



EXISTING TRUSS-TO-NEW-TRUSS — 20
SCALE: 1" = 1'-0"



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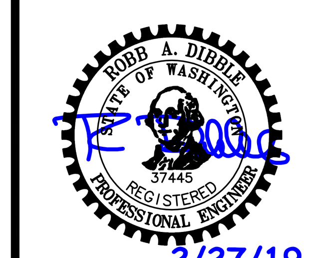

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STRUCTURAL DETAILS

S4.2

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: Permanent solider pile shoring wall.

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.

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.

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 WISHA. 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.

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 construction.

DEFLECTIONS: Wide Flange Pile <1"

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 perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special Inspections shall meet the requirements outlines in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements. The EOR shall be independent of the special inspection process. All questions regarding Special Inspections shall be directed to the Building Department or an approved special inspection agency.

Special Inspections shall be performed for the following:

Concrete
- Periodic inspection of reinforcing steel and cast-in-place anchors
- Periodic verification of the use of the required design mix.
- Continuous inspection during the sampling of fresh concrete and during slump, air content and temperature determinations.
- Continuous inspection during the placing of reinforced concrete.

Deep Foundations
- Inspect drilling operation and maintain complete and accurate records for each element.
- Verify placement locations and plumbness, confirm lengths, embedment into bedrock if applicable and adequate end bearing strata capacity
- Record concrete or grout volumes.

Steel
- Periodic inspection of steel, and bolts, identification marks conform to ASTM standard and weld filler material conforms to AWS.
- Periodic verification of certificate of compliance.
- Periodic inspection of fillet welds < 5/16-inch, and floor and roof deck welds

Soils & Foundations
- During driving and testing of piles.

SOILS AND FOUNDATIONS

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

GEOTECHNICAL REPORT: Recommendations contained in "Geotechnical Engineering Study Proposed New Multi-Purpose Building and Addition to Existing Residence 6049 and 6059 - 77th Avenue Southeast Mercer Island, WA and JN 15442" by Geotech Consultants, INC, dated May 24, 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 - 1803.5.6 and Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES:

Allowable Soil Bearing Pressure	3000 PSF DL + LL
Solider Pile	
Passive Lateral Pressure (Ultimate)	450 PSF/FT
Active Lateral Pressure (unrestrained)	55 PSF/FT (with 3H:1V Backslope Max)
Uniform Seismic	8H
Tree Surcharge	110psf
Coefficient of Sliding Friction	0.5

BACKFILLING: Backfill behind retaining and foundation walls shall be of free-draining material placed in maximum loose lifts of 12" or as directed by the Geotechnical Report. Backfill behind walls shall not be placed before the wall is properly supported by the floor slab or temporary bracing. Backfill 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 topsoil organics and loose surface soil shall be removed from beneath fill supporting concrete slab or paving.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

SITE SHORING

SUBMITTALS: Shop drawings shall be submitted to the EOR prior to any fabrication or construction for all structural items including the following: structural steel, miscellaneous metals, tendons, anchors, reinforcing steel, grout, 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 Inspectors, Structural Engineer, Civil Engineer, Architect and Building Official.

SOILS INSPECTION: Inspection by the Geotechnical Engineer shall be performed for pile placement and tieback placing and stressing. All prepared soil bearing surfaces shall be inspected by the Geotechnical Engineer prior to the placement of piles. Soils 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, tieback anchors, or cutting or digging roadways or alleys. 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.

DEEP FOUNDATION

REFERENCE STANDARDS: Conform to:
(1) IBC Sec 1810.
(2) ACI 318 "Building Code Requirements for Structural Concrete and Commentary."

SUBMITTALS: Conform to ACI 318. Submit the following items for review:
(1) Placing drawings showing reinforcement, reinforcement grade, grout material, and strength.
(2) Grout mix design.
(3) Grout strength test results.

MATERIALS: Conform to notes for CONCRETE REINFORCEMENT and CAST-IN-PLACE CONCRETE.

SIZE: Pile shape shall be as noted on the foundation drawings. Test piles are required for this project to verify pile capacities. Pile lengths shall be determined and verified at the site by the Geotechnical Engineer during the test pile procedure.

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.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max W/C Ratio	Minimum Air Content
Foundation Wall	3500	28	1"	F2, C1	0.45	4.5%
Pile Casement	3500	28	1"	F2, C1	0.45	-
CDF/Lean Mix	100	28	½"	-	-	-

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) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
(3) 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.
(4) 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.

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

CONCRETE CURING: Provide curing compounds for concrete as follows:
(1) 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. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
(2) Use membrane curing compounds that will not affect surfaces to be covered with finish materials applied directly to concrete.
(3) Apply curing compound at rate equivalent to rate of application at which curing compound was originally tested for conformance to requirements of ASTM C309.
(4) Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
(5) All concrete must achieve 3500 PSI compressive strength before being subjected to freezing and thawing cycles.
(6) Apply two separate coats with first allowed to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

CONSTRUCTION JOINTS: Conform to ACI 301 Sec 2.2.2.5, 5.1.2.3a, 5.2.2.1, and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retarder, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, roughen 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.

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 PSI mix. Use standard slump test to verify flowability. Test in accordance with ASTM D4832-88 "Preparation and Testing of Soil-Cement Slurry Test Cylinders."

TESTING AND ACCEPTANCE:
Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.
- Cure 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 all 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:
(1) ACI 301 "Standard Specifications for Structural Concrete."Sec 3" Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."
(6) ANSI/AWS D1.4 "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.
Reinforcing Bars	ASTM A706, Grade 60, deformed bars.
Bar Supports	CRSI MSP-2, Chapter 3 "Bar Supports."
Tie Wire	16.5 gage 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 (#5 & smaller)	1-1/2"
Bars in walls	3/4"

SPLICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to Lap Splice & Development Schedule for 2500 psi concrete below. 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.

LAP & DEVELOPMENT SCHEDULE (Concrete strength f'c = 3500)

Bar Designation	Lap Length	Development Length
#4	29"	22"
#5	36"	28"
#6	43"	33"

STUD RAILS: As manufactured by "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 twist bars.

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

SHOTCRETE

REFERENCE STANDARDS: Conform to:
(1) IBC Sec 1908 "Shotcrete."
(2) ACI 506.2 "Specification for Shotcrete."
(3) ACI 506R "Guide to Shotcrete."
(4) ACI 301 "Standard Specifications for Structural Concrete."

SUBMITTALS: Submit shop drawings for review including:
(1) Proposed mix design shown below. Include data required by ACI 506.2 Sec 1.5 "Submittals."
(2) Preconstruction test panel results (cores).
(3) Construction test specimen results.

MATERIALS: Conform to ACI 506.2 Sec 2 "Materials" for Cement, Aggregate, Reinforcement, Water, Admixtures, and Curing Materials.

REINFORCEMENT: Conform to IBC Sec 1908.4 "Reinforcement" and CONCRETE REINFORCEMENT section this sheet.

SPLICES: Conform to IBC Sec 1908.4.3 "Splices" for non-contact lap splices.

PRECONSTRUCTION TESTS: Prepare preconstruction test panels for each proposed mix design in accordance with IBC Sec 1908 .5 "Preconstruction Tests" and ACI 506.2 Sec 1.6.1 "Preconstruction Testing." Test and evaluate before proceeding with the work. Requirement for test panels may be waived if documentation is submitted which validates the nozzle operator's qualifications for similar work and degree of difficulty and that they have at least 5 years of continuous experience.

CONSTRUCTION TESTS: Conform to IBC Sec 1908.10 "Strength tests" and ACI 506.2 Sec 1.6.2 "Construction Testing." Take test specimens for each 50 cu yds. placed but not less than once each shift. The average of a set of 3 cores shall equal or exceed 0.85f'c with no single core less than 0.75f'c. The average of a set of 3 cubes shall equal or exceed f'c with no single cube less than 0.88f'c.

CONSTRUCTION: Conform to IBC Sec 1908.6-1908.9 and ACI 506.2 Sec 3 "Execution" for Examination, Batching and Mixing, Surface Preparation, Joints, Alignment Control, Application, Finishing, Curing, Hot, and Cold Weather Shotcreting, Protection and Tolerances.

ACCEPTANCE: Conform to IBC Sec 1908.10.3 "Acceptance Criteria." Provide "Special Inspections" during construction and "Visual Examination" when work is complete. Conform to ACI 506.2 Sec 1.9 "Acceptance."

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:
(1) AISC "Code of Standard Practice for Steel Buildings & Bridges."
(2) RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
(3) AWS D1.1 "Structural Welding Code - Steel."

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.
(3) Submit manufacturer/supplier certifications for compliance with bolt/fastener specifications.
(4) Submit mill test reports indicating physical and chemical properties for all structural steel required by the applicable ASTM material specification.

MATERIALS:

Structural WF Shapes	ASTM A992, Fy = 50 ksi
Other Structural Shapes	ASTM A36, Fy = 36 ksi
Bars & Plates	ASTM A36, Fy = 36 ksi
Steel Pipe	ASTM A53, Grade B, Fy = 35 ksi
Anchor Bolts & Bolts in Wood	ASTM A307
Welded Headed/Threaded Studs (WHS, WTS)	ASTM A108
Welding Electrodes	E70XX, 70 ksi, low hydrogen, typical

WELDING: Conform to AWS D1.1, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications.

GALVANIZING: Where required, all exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC Code Sec 7.11.

BRACING: The contractor shall provide temporary bracing by AISC Specification Sec M4.2 "Bracing" and AISC Code Sec 7.10 "Temporary Support of Structural Steel Frames."

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

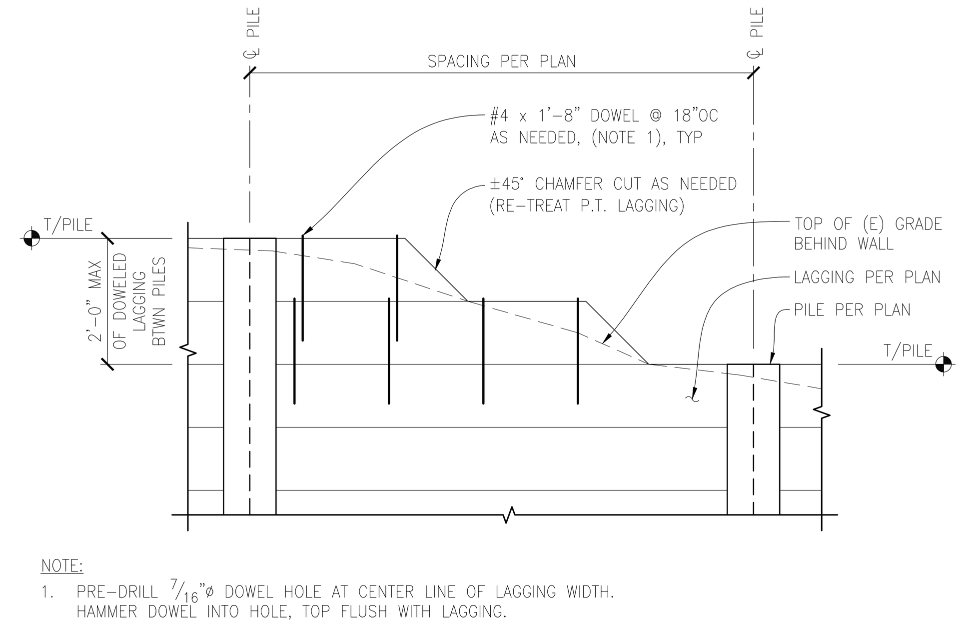
Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Lagging (Temporary)	4x12	HF	No. 2

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark.

ANCHORS

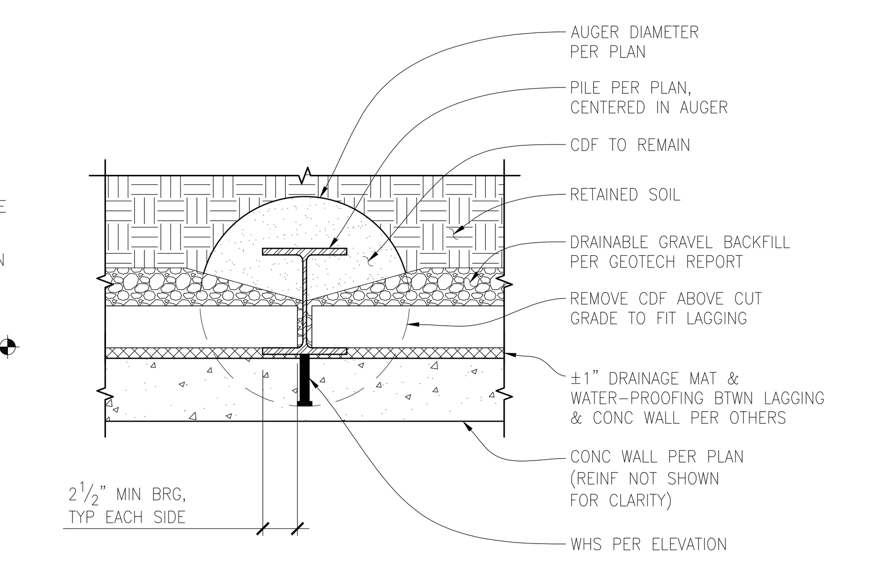
WELDED HEADED STUDS (WHS) and DEFORMED BAR ANCHORS (DBA): All headed shear studs shall conform to ASTM A108 and shall be 3/4-inch diameter headed studs, unless noted otherwise. Stud lengths after weld shall be as shown on the drawings. Deformed bar anchors (DBA) shall conform to ASTM A496 and shall be of the size and length shown on the drawings. All studs and deformed bar anchors shall be automatically end welded in shop or field with equipment recommended by manufacturer.



NOTE:
1. PRE-DRILL 7/16"Ø DOWEL HOLE AT CENTER LINE OF LAGGING WIDTH. HAMMER DOWEL INTO HOLE, TOP FLUSH WITH LAGGING.

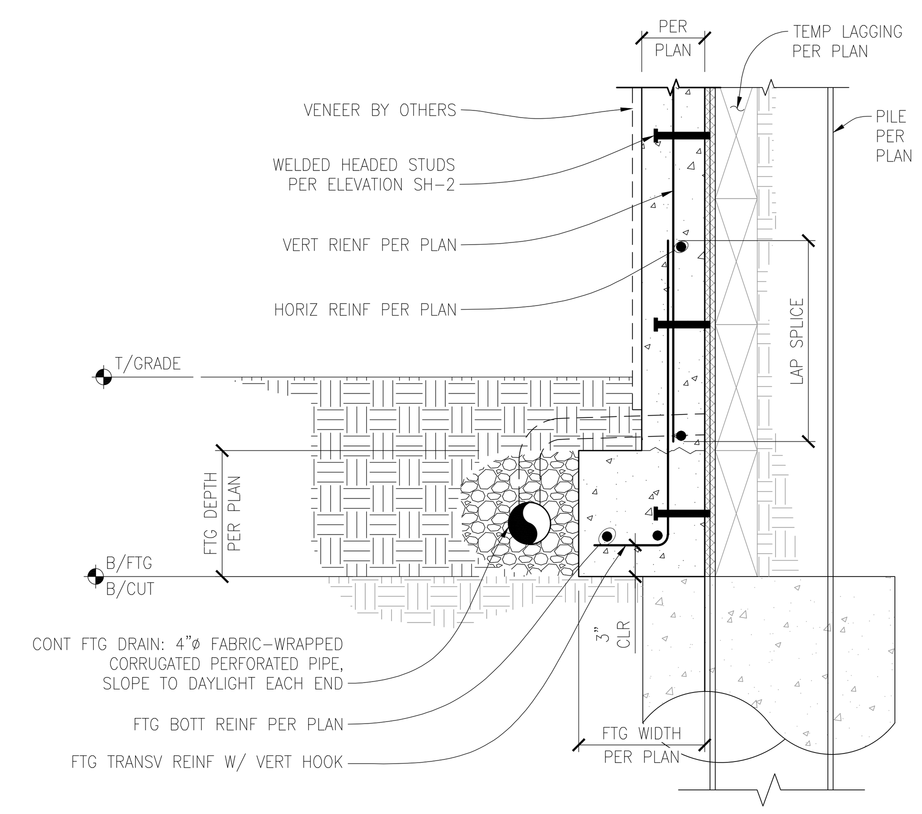
LAGGING TRANSITION AT WALL STEP — 4

SCALE: N.T.S.



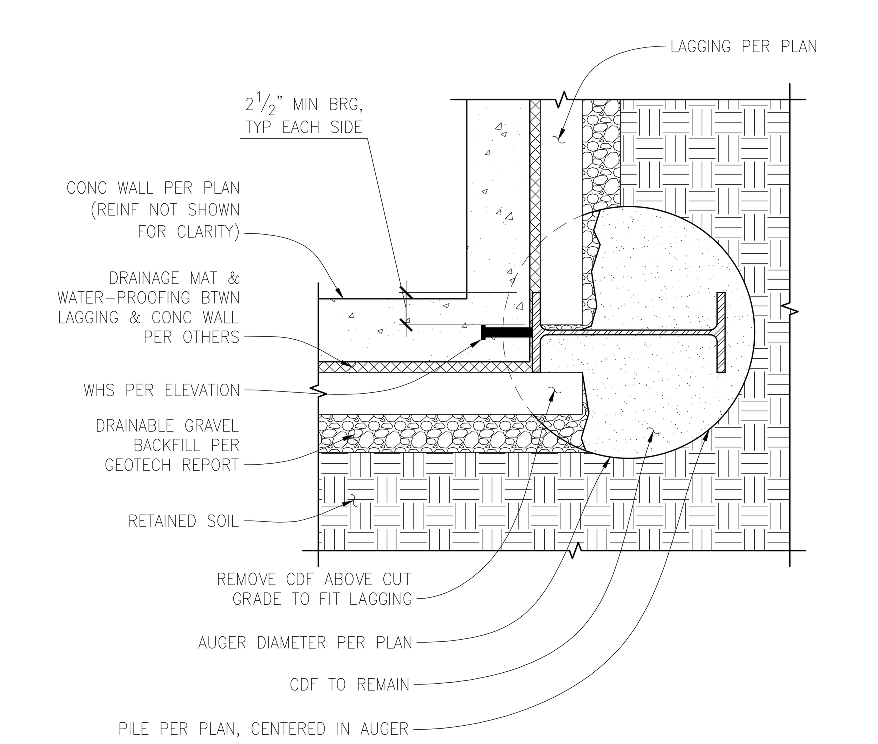
TYPICAL SOLDIER PILE - PLAN VIEW — 5

SCALE: N.T.S.



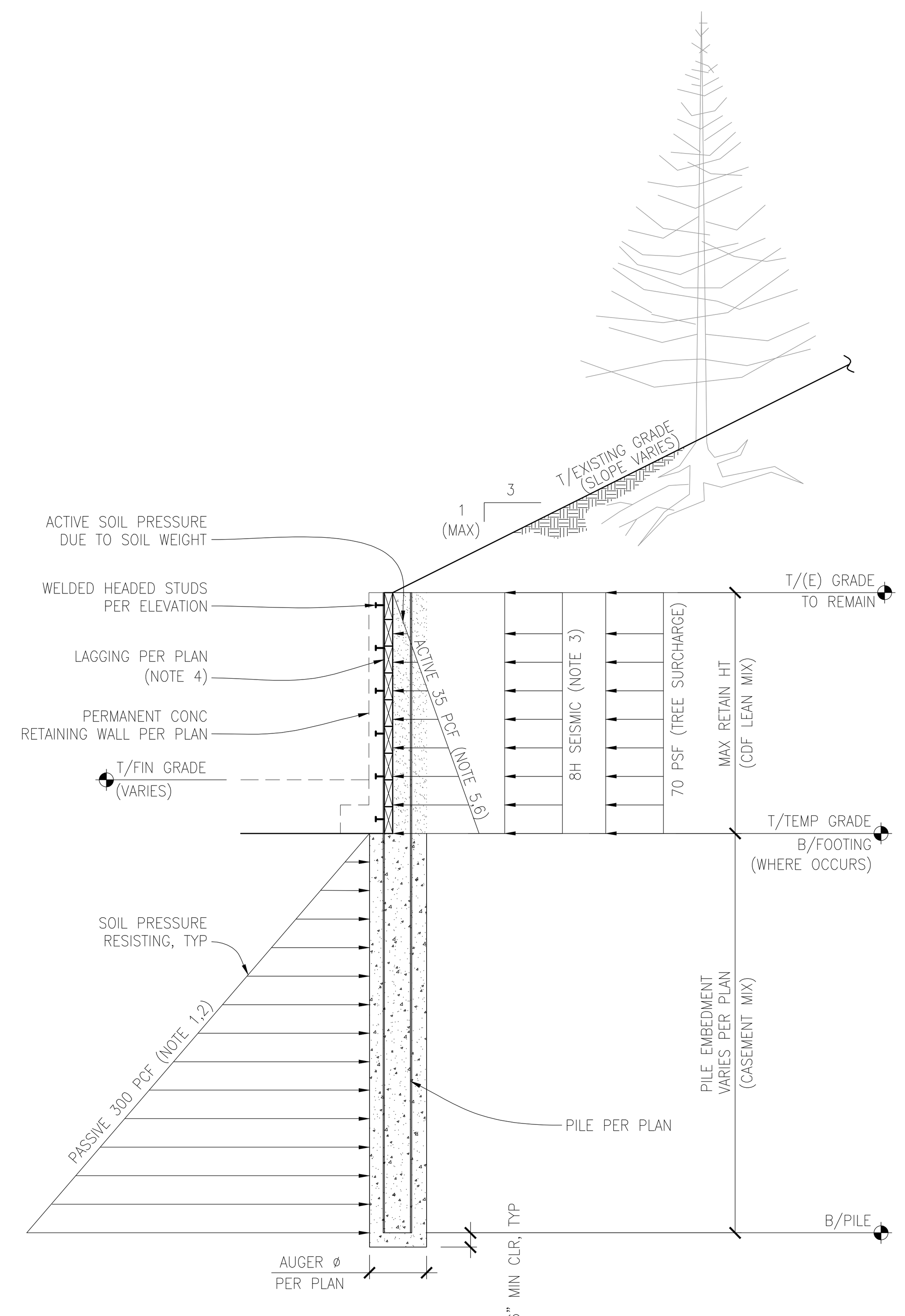
FOUNDATION & RETAINING WALL AT PILE — 9

SCALE: N.T.S.



SKEWED OUTSIDE CORNER - PLAN VIEW — 10

SCALE: N.T.S.



NOTES:
1. PASSIVE PRESSURE INCLUDES 1.5 F.O.S.
2. PASSIVE PRESSURE ACT AT 2x THE DIAMETER OF CASEMENT.
3. SEISMIC ACTS ON FULL PILE SPACING.
4. LAGGING TO INCLUDE 50% ACTIVE PRESSURE REDUCTION.
5. ACTIVE PRESSURE ACTS OVER FULL PILE SPACING.
6. HYDROSTATIC PRESSURE NOT ASSUMED.

SOIL DESIGN PRESSURE DIAGRAM — 20

SCALE: N.T.S.

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200

2/27/19

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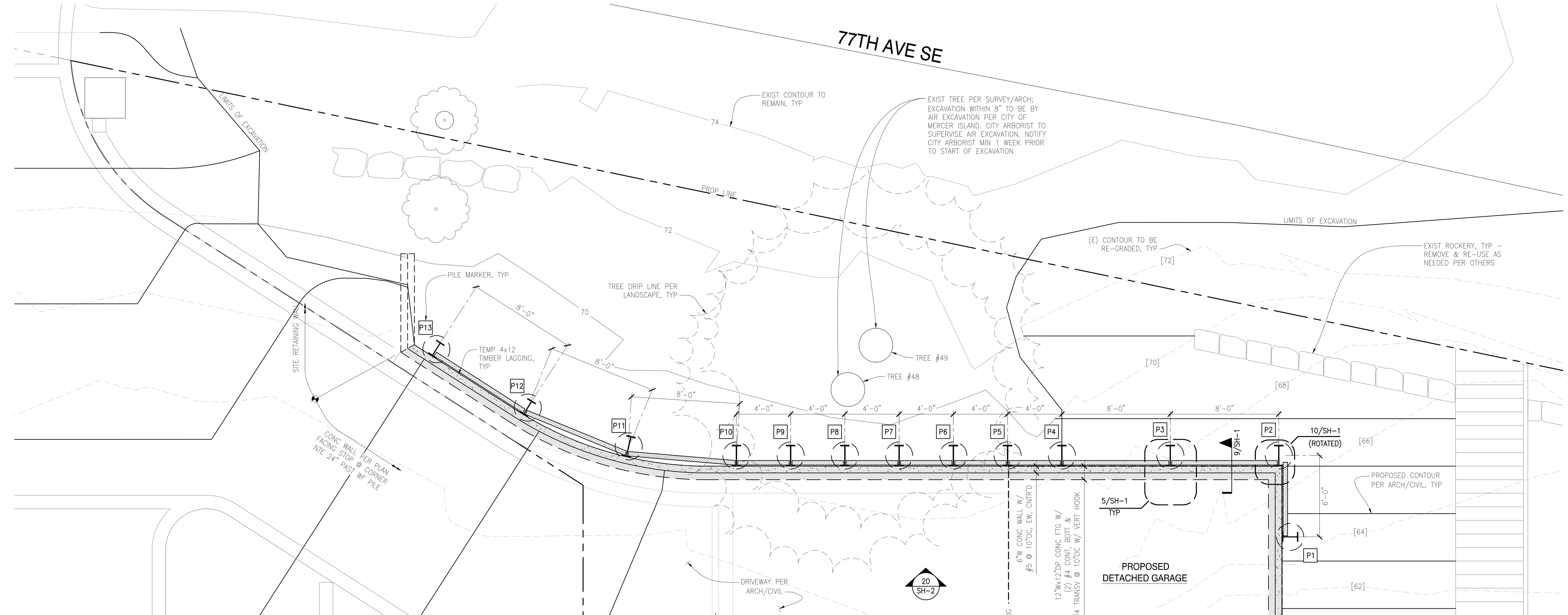
PEYREE SHORING
6059 77th Ave SE
Mercer Island, WA 98040-5129

NO.	DATE	REVISION
2	02/27/19	BLDG. DEPT. RESP.

PERMIT DATE:	09/06/2018
JOB NUMBER:	17-291.300
DRAWN BY:	MRL
DESIGNED BY:	JKL

STRUCTURAL GENERAL NOTES, SECTIONS & DETAILS

SH-1

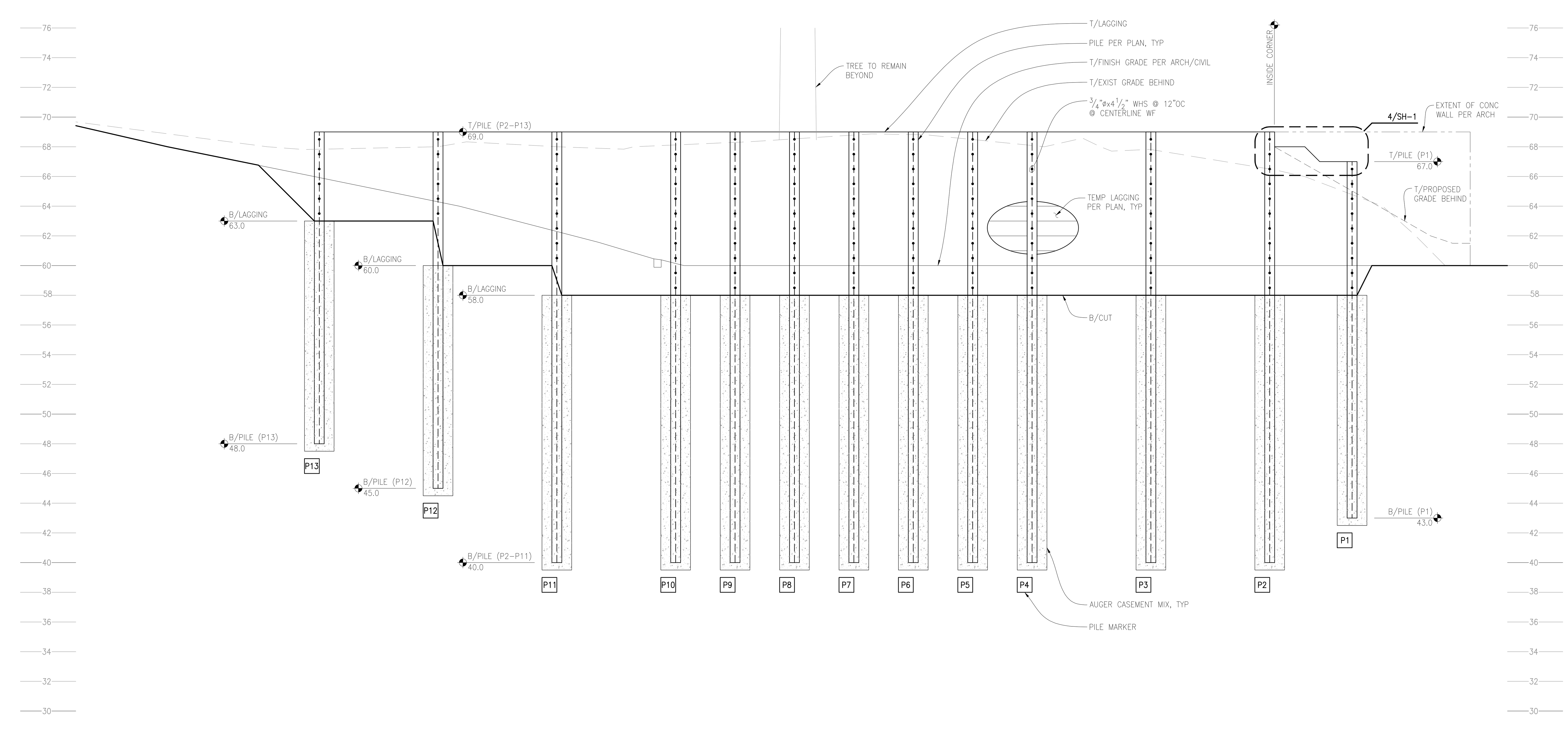


PLAN NOTES:
1. REFERENCE SH-1 FOR GENERAL NOTES & PRESSURE DIAGRAM.
2. PILE SIZES:
   * W18x65 AT P2-P11; MAXIMUM 11'-0" RETAINING HEIGHT, MINIMUM 18'-0" EMBEDMENT,
   * W14x43 AT P1, P12, P13; MAXIMUM 9'-0" RETAINING HEIGHT, MINIMUM 15'-0" EMBEDMENT
3. AUGER DIAMETER TO BE 2'-0"ø, TYP, UNO.
4. PILE SPACING PER PLAN (8'-0"OC MAXIMUM).

SHORING PLAN

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

(PLAN) 10



TEMPORARY SHORING WALL ELEVATION

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

20

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ROBB A. DIBBLE
STATE OF WASHINGTON
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REGISTERED PROFESSIONAL ENGINEER
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PEYREE SHORING

6059 77th Ave SE
Mercer Island, WA 98040-5129

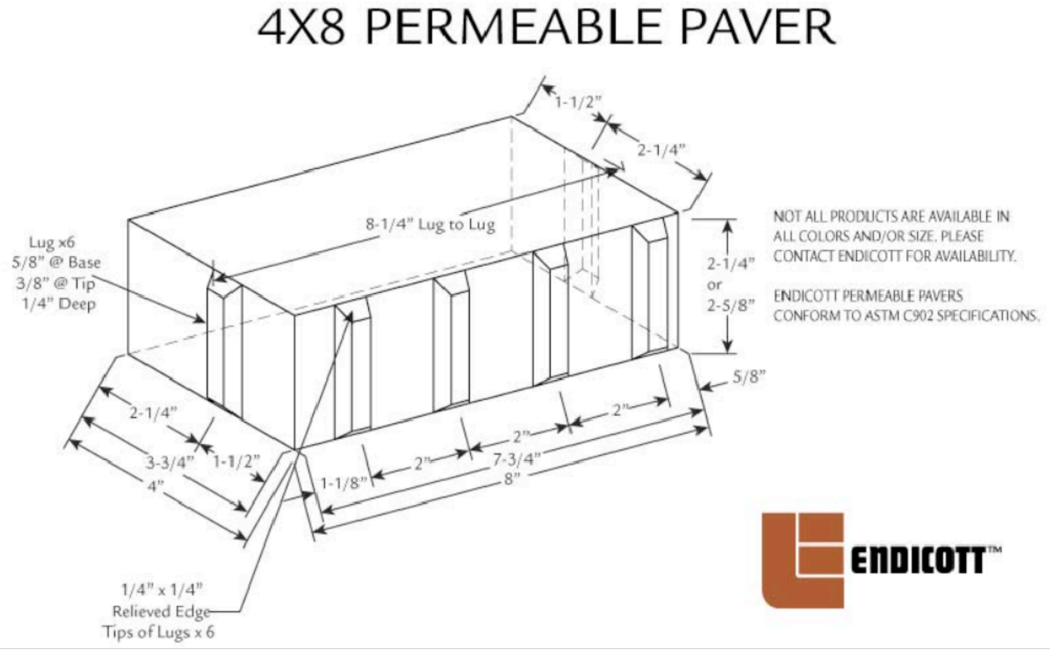
NO.	DATE	REVISION
2	02/27/19	BLDG. DEPT. RESP.

PERMIT DATE: 09/06/2018
JOB NUMBER: 17-291.300
DRAWN BY: MRL
DESIGNED BY: JKL

SHORING PLAN & ELEVATION

SH-2

4X8 PERMEABLE PAVER



NOTE:
1. INSTALLATION TO FOLLOW CITY OF MERCER ISLAND PERMEABLE BLOCK DESIGN GUIDELINES.

A PERMEABLE BRICK PAVER
SCALE: NOT TO SCALE

GRADING & DRAINAGE NOTES

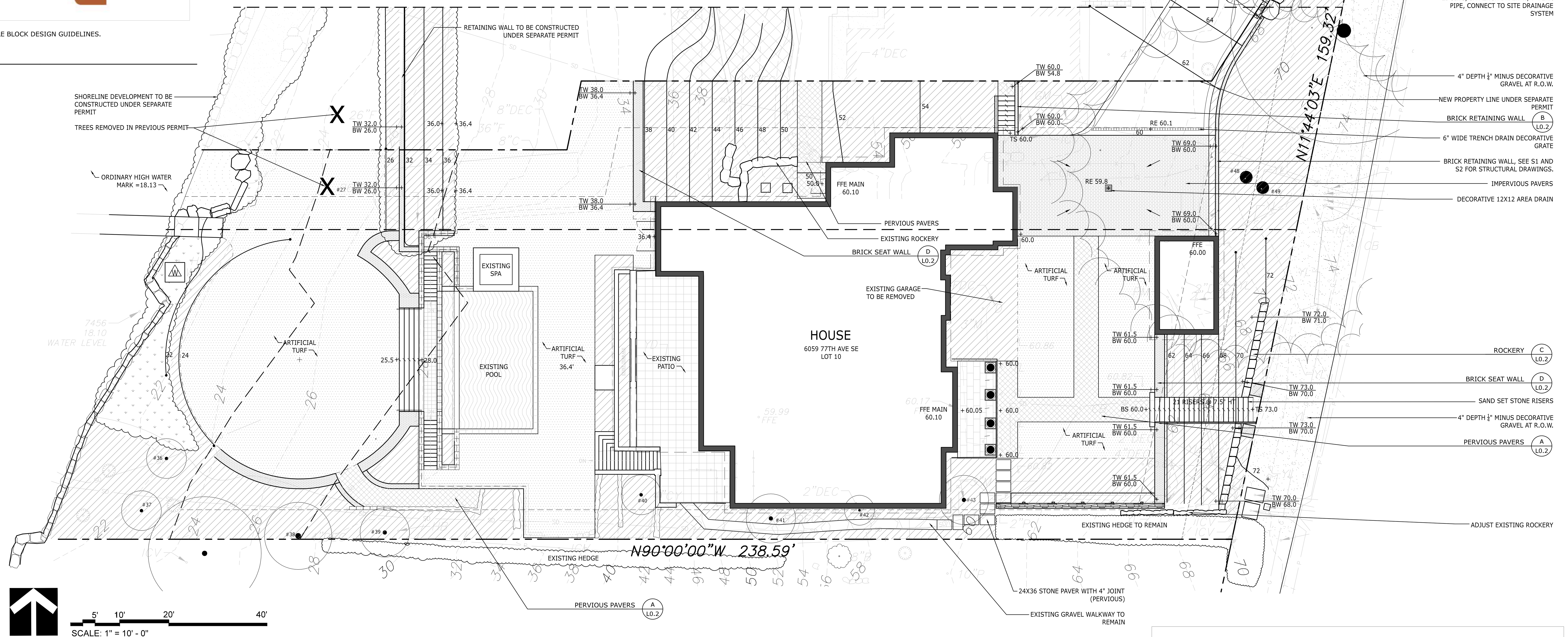
1. ESTABLISH THE FOLLOWING SUBGRADES:
   PLANTING AREAS: -12"-TO ALLOW FOR 10" TOPSOIL & 2" MULCH
2. SLOPE ALL PAVED SURFACES TO DRAIN @ MIN. 1%, MAX 2%
3. VERIFY ALL FINISH GRADES IN FIELD WITH LANDSCAPE ARCHITECT

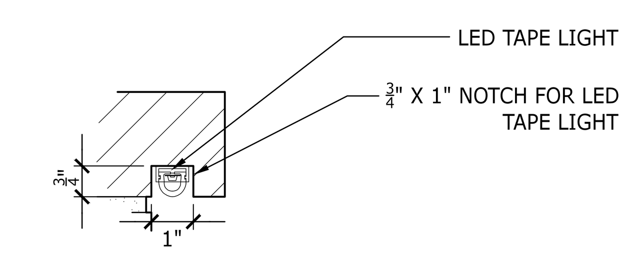
GRADING & DRAINAGE LEGEND

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	

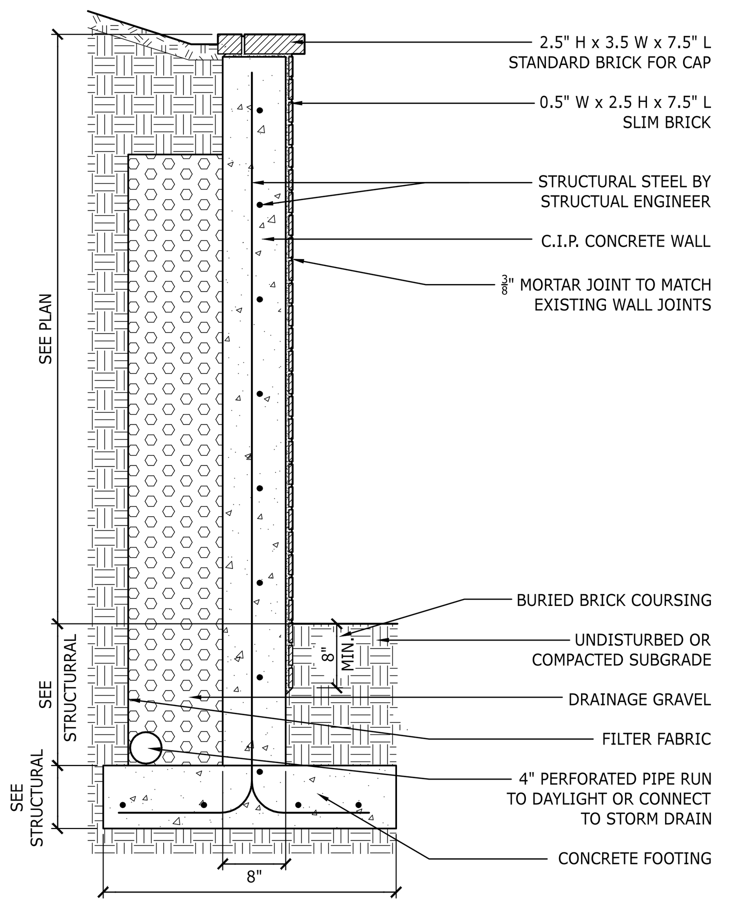
GENERAL LEGEND

- 3/16" X 4" (or 6", SEE PLAN) JD RUSSELL DURA EDGE STEEL EDGING OR APPROVED EQUAL INSTALL 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

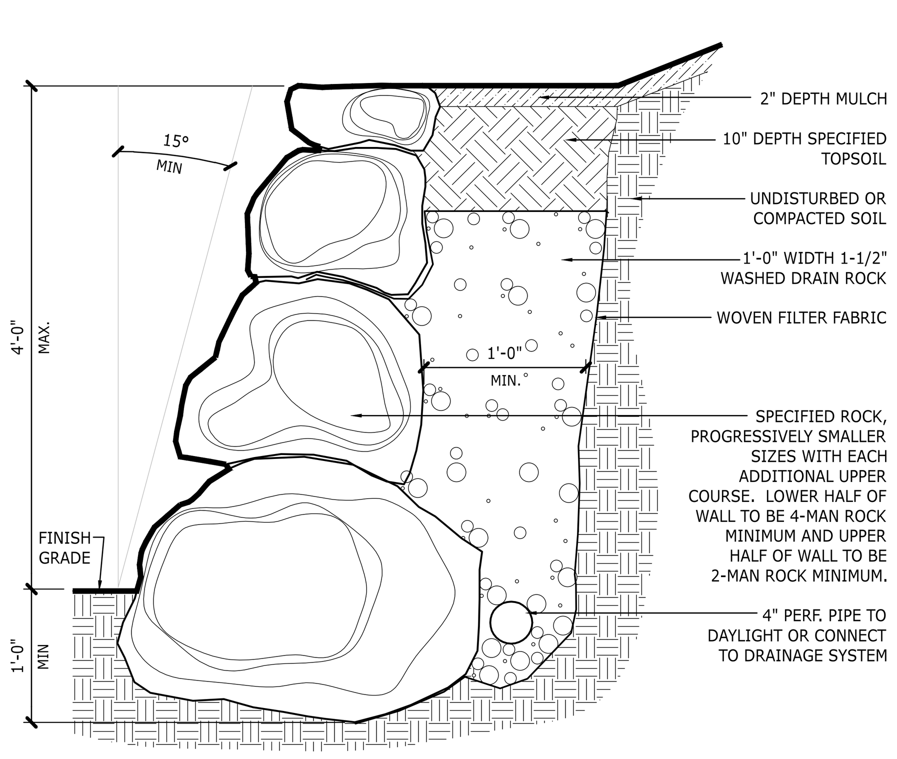




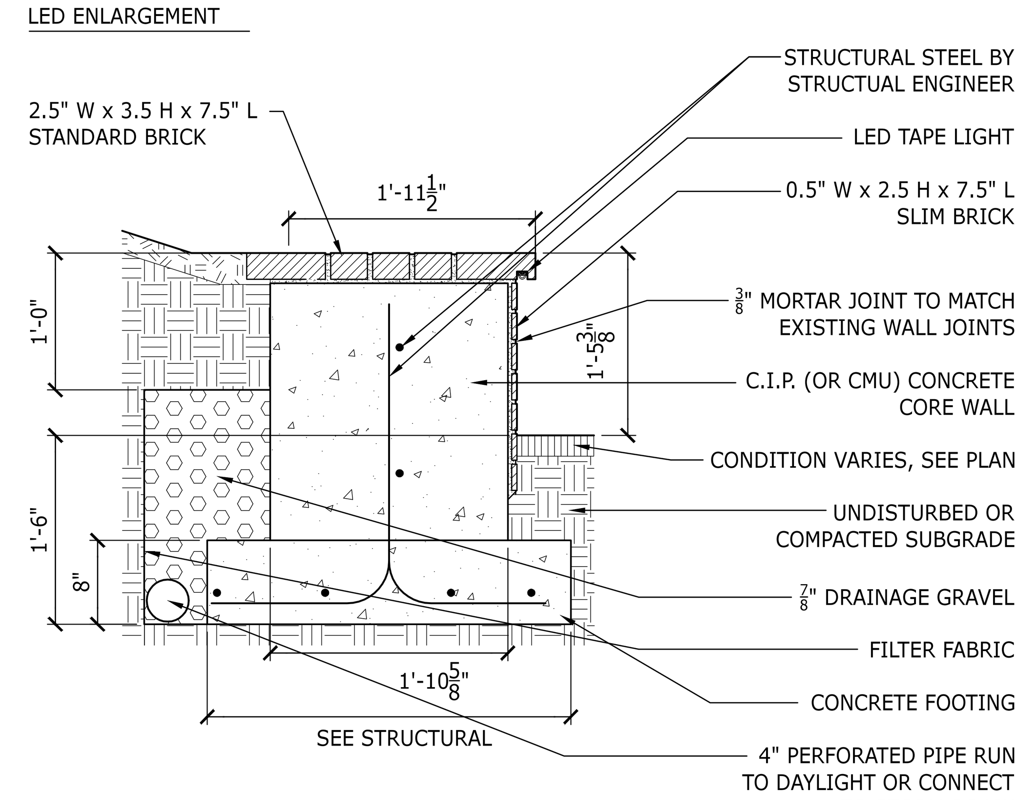
LED ENLARGEMENT



B TYPICAL BRICK WALL DETAIL
SCALE: 3/4"=1'-0"



C ROCKERY
SCALE: 1"=1'-0"



D BRICK SEAT WALL
SCALE: 1"=1'-0"

ARBOR INFO LLC
2406 N Castle Way Brier, WA. 98036

May 27, 2018
Dan Di Zazzo | Landscape Architecture
92 Lenora Street
Seattle, WA 98121

Dear Dan,

This note is in response to City of Mercer Island Review Comments for File No. SUB17-010-Peyree Short Plat, dated October 17, 2017. Reference is made to the attached "Tree Preservation and Removal Plan."

The review asks for documentation from the Project Arborist regarding the long term negative impacts of the driveway and retaining wall construction on trees #48 and #49, both large Douglas-fir.

The construction plan is to replace the existing driveway that is now within about 18-feet of the trees, leaving the soil grade as is in the area from the trees to the driveway and maintaining the existing location and grade. In my opinion replacing the driveway will not significantly adversely affect tree vigor and vitality.

The planned retaining wall will replace the existing concrete block wall that currently stands about 18-24 feet from tree #49 and 6-12 feet from tree #48. The plan calls for removing the wall and replacing it with a new wall utilizing "pin pile" shoring. (See attached diagram). The new wall will stand in the same location as the existing wall and no change in soil grade is planned. This construction technique is minimally destructive to existing tree roots, although some minor damage can be expected. That damage should not affect the tree vigor and vitality. (Note that previous owners have put top soil over the root crowns of both trees that should be raked away).

Tom Hanson

Tom Hanson
CA#23136, RCA#499

1 | Page

DD/LA

DAN DI ZAZZO | LANDSCAPE ARCHITECTURE
92 Lenora Street Seattle, WA 98121 206.701.9410

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DANIEL M. DI ZAZZO
CERTIFICATE NO. 1205

PROJECT TITLE

PEYREE RESIDENCE

6059 77TH AVE SE
Mercer Island, WA 98040

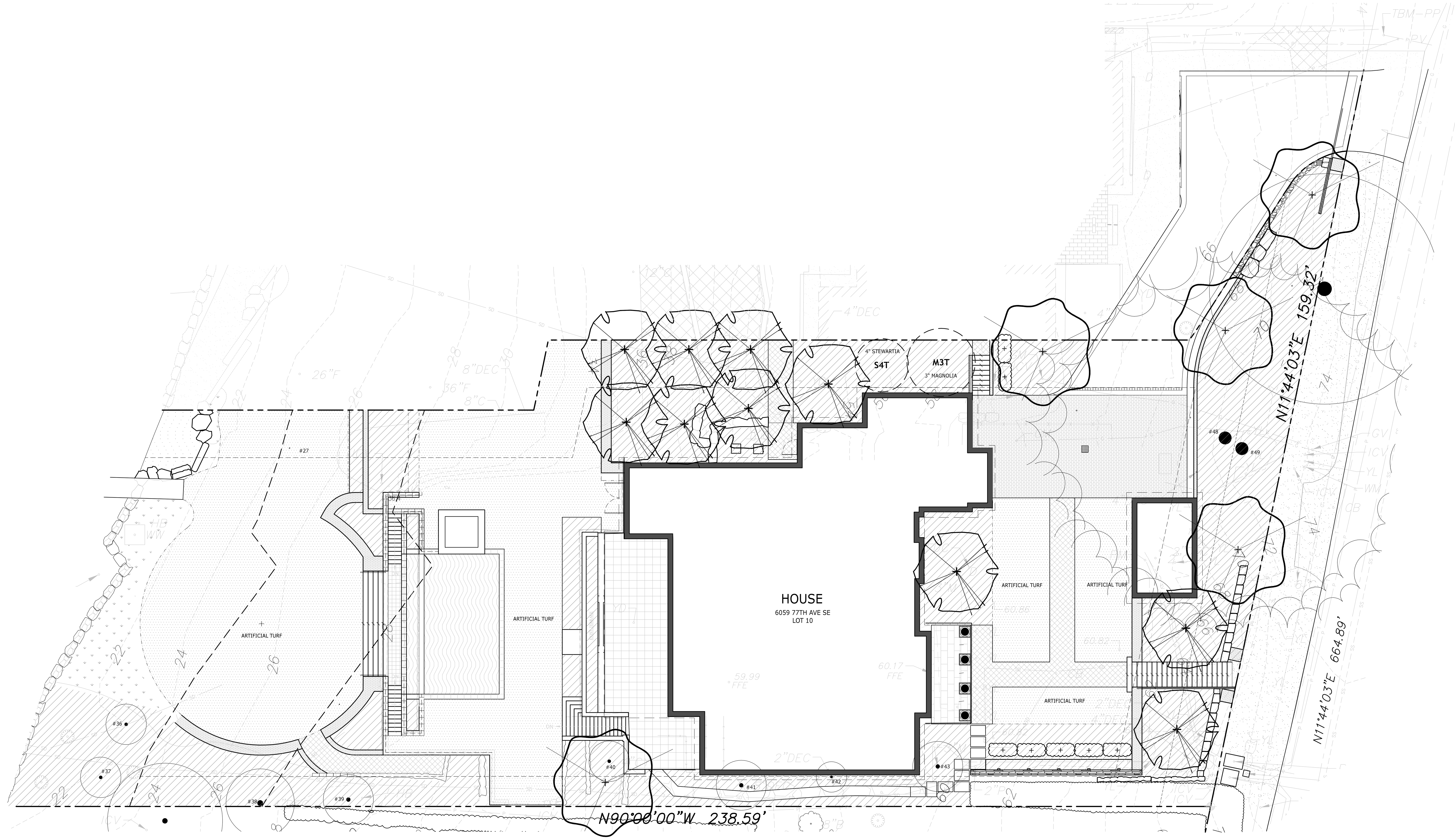
DRAWING TITLE

LAYOUT, MATERIALS, GRADING, & UTLITIES PLAN

NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT
2	09.25.18	PERMIT REVISION
3	02.12.19	PERMIT REVISION

SHEET NUMBER

L0.2



PLANT SCHEDULE

TREES

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.	5	
	CARPINUS BETULUS PLEACHED HORNBEAM	2" CAL.	7	
S4T	STEWARTI TRANSPLANT	4" CAL.	1	
M3T	MAGNOLIA TRANSPLANT	3"	1	

OTHER

	SHRUB, GROUNDCOVER, AND PERENNIAL PLANTING AREA	N/A	-
	SHORELINE NATIVE PLANTING. SEPARATE PERMIT.	N/A	-
	ARTIFICIAL TURF	N/A	-

PLANT NOTES

1. FINISH GRADES SHALL BE $\frac{1}{2}$" BELOW TOP OF ADJACENT PAVED SURFACE. PLANTING AREAS SHALL BE CROWNED $\frac{1}{2}$" PER FOOT, UNLESS OTHERWISE NOTED.
2. ALL SHRUB AREAS TO RECIEVE 10" DEPTH OF APPROVED TOPSOIL.
3. 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.
4. ALL ARTIFICIAL TURF AREA TO RECEIVE 5" DEPTH OF APPROVED DRAINAGE GRAVEL OVER THE SUBGRADE EXCAVATED 6" DEPTH AND SLOPED TO DRAIN.
5. ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH CEDAR GROVE LANDSCAPE MULCH OR APPROVED EQUAL.
6. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL.
7. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.
8. 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.

5' 10' 20' 40'
SCALE: 1" = 10' - 0"

DD/LA
DAN DI ZAZZO | LANDSCAPE ARCHITECTURE
92 Lenora Street Seattle, WA 98121 206.701.9410

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DANIEL M. DI ZAZZO
CERTIFICATE NO. 1205

PROJECT TITLE

PEYREE RESIDENCE

6059 77TH AVE SE
Mercer Island, WA 98040

DRAWING TITLE

SCHEMATIC PLANTING PLAN

NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT
2	09.25.18	PERMIT REVISION
3	02.12.19	PERMIT REVISION

SHEET NUMBER

L0.3

PEYREE RESIDENCE
SE 1/4 OF SEC.24, T.24N., R.4E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

RECOMMENDATIONS – Tree Protection Measures

A) Excavation Process:
1. A qualified International Society of Arboriculture, (ISA), Certified Arborist, or an American Society of Consulting Arborists, (ASCA), Registered Consulting Arborist must be on site and in charge of the excavation process.
2. The process must include using an air spade to expose roots at the edge of the excavation.
3. Roots must then be cleared using hand tools, shovels and trowels, then; the exposed roots must be cleanly cut using sharp implements such as hand shears, loppers, hand saws, and powered reciprocating saws.
4. As the roots are pruned a hoe can pull the soil away on the down-slope side of the trench.
5. This process is to continue until the arborist is convinced that no more roots are to be encountered.

B) Irrigation:
1. A temporary drip irrigation system will need to be installed with a complex 24/7 timer that can be turned on once per month from April through October of 2019 and 2020.
2. The temporary system will need to be inspected by the Project Arborist to verify functionality.
3. Apply the water slowly to ensure that the water is penetrating to a depth of 22 to 24 inches. (A post-hole digger is a great way to test for this.)
4. Once the water reaches this depth turn off the water.
5. Repeat once every four weeks.
6. If temperatures rise above 80º F, water once every three weeks.

C) Mulch:
1. The area under the trees will need to be covered with 6 – 8 inches of wood chips, hog fuel, or similar product to reduce evaporation.

D) Soil/Root Treatments:
1. The trees will be stressed by the excavation and wall construction. In addition to the irrigation and mulch, the root zone will need to be treated with a combination of tree based fertilizer, compost tea, and beneficial microbes.
2. This must be done by a trained professional.

I recommend Nick Penovich owner of Soil Science Products. 360-876-3734; nick@lawnjockey.net www.lawnjockey.net

3. Tree Based Fertilizer:
   i. Trees have different chemical needs than does grass. Lawn fertilizers can actually harm trees.
   ii. Tree based fertilizers are specifically formulated to meet these needs.
4. Compost Tea:
   i. Compost teas are very good at providing Humic acids and beneficial microbes. Humic acids increase a tree's ability to handle stress.
5. Beneficial Microbes:
   i. Beneficial microbes come in two naturally occurring forms, bacteria and fungi.
   ii. Beneficial bacteria increase the microbial activity of the soil. They convert organic matter and fertilizer into forms more readily absorbed by the tree roots.
   iii. Beneficial fungi form a symbiotic relationship with the tree roots. The tree feeds the fungi. The fungi give off by-products of respiration that are in fact root growth stimulants. They increase absorption of water and nutrients, provide drought resistance, and a level of pathogenic protection.
6. A program that injects the soil multiple times per year will be needed in 2019, 2020, and 2021.

E) Removal of the Garage and Driveways:
1. When and if the driveways and garage are removed extra care will need to be taken with the demolition.
2. Absolutely no material can be stored on the soil of the critical root zone.
3. All work to remove the garage must be done from the existing driveway and road surface.
4. Trucks must be parked to receive the debris so that the truck wheels or the hoe does not drive on the critical root zone.
5. When the driveways are removed they must be combed away from the trunks of the trees and broken up outside the dripline of the trees.

SOIL QUALITY AND DEPTH NOTE:

"Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:

1) A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.

2) Mulch planting beds with 2 inches of organic material.

3) Use compost and other materials that meet these organic content requirements:
a) The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP T7.30), with the exception that the compost may have up to 35% biosolids or manure. The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1. The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
b) Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

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

EXISTING IMPERVIOUS AREA

LOT AREA:		18,650 S.F.
HOUSE/GARAGE BLDG ROOF AREA:		4,443 S.F.
DRIVEWAY & WALKWAY AREA:		5,221 S.F.
TOTAL AREA:		9,664 S.F.
PERCENT LOT COVERAGE	9,664/18,650 = 51.82%	

NEW IMPERVIOUS AREA

LOT AREA:		18,650 S.F.
EX HOUSE BLDG ROOF AREA:		3,700 S.F.
NEW GARAGE		1,289 S.F.
NEW DRIVEWAY		1,049 S.F.
EX WALKWAY AREA:		1,760 S.F.
TOTAL AREA:		7,798 S.F.
PERCENT LOT COVERAGE	7,798/18,650 = 41.81%	

SHEET INDEX

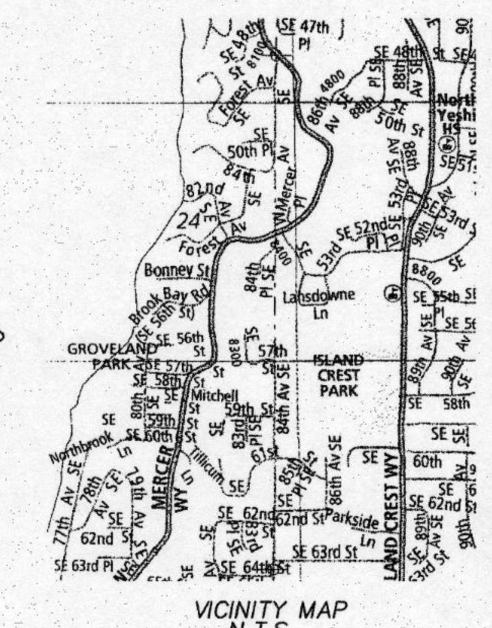
1	***DRAINAGE AND GRADING PLAN***
2	***TESC PLAN***

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

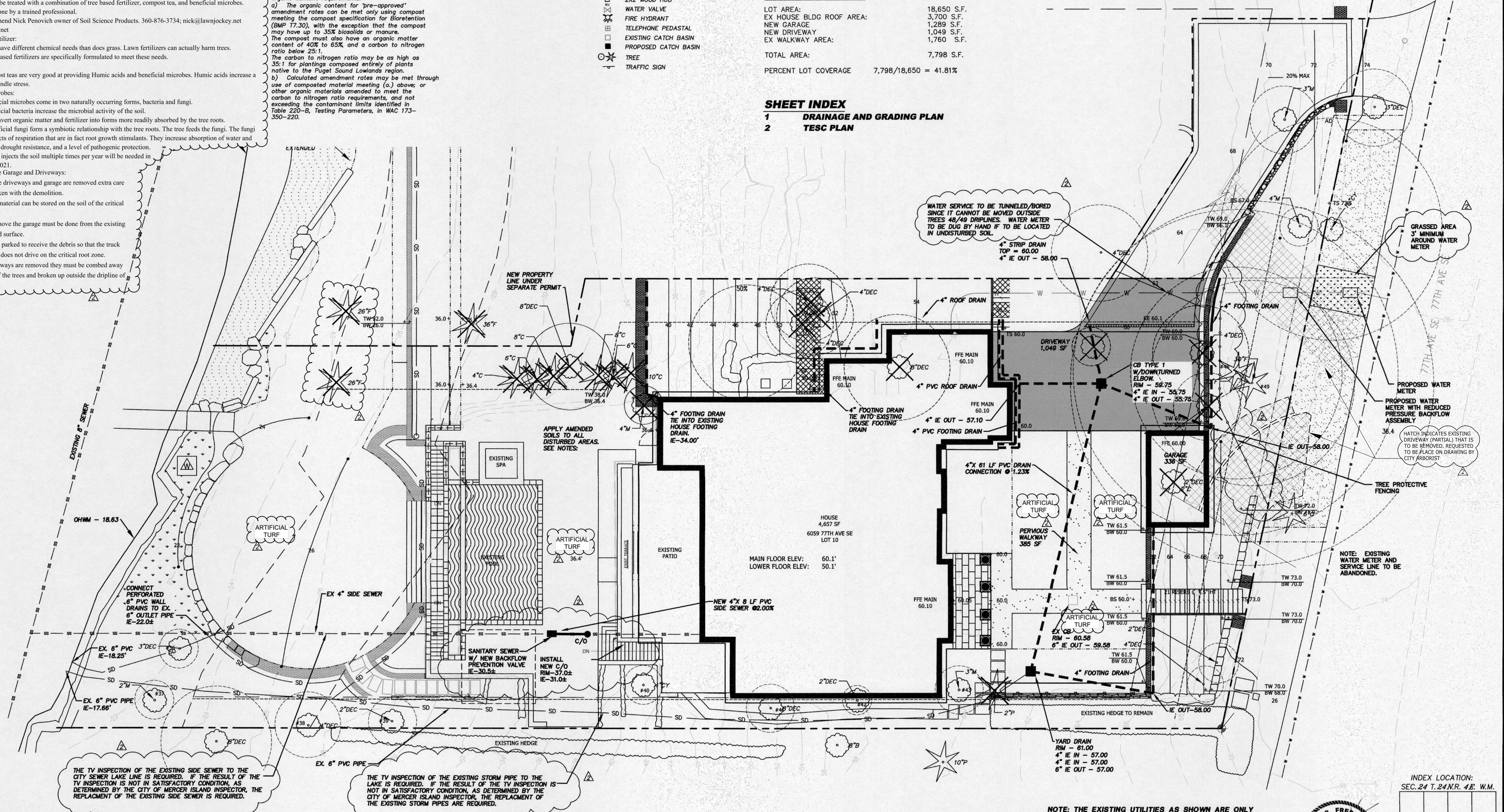
SITE ADDRESS:
6059 77TH AVENUE SE
MERCER ISLAND, WA 98040

PARCEL NO:
409710-0055

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.



VICINITY MAP
N.T.S.



THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER LAKE LINE IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.

THE TV INSPECTION OF THE EXISTING STORM PIPE TO THE LAKE IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACMENT OF THE EXISTING STORM PIPES ARE REQUIRED.

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

RONALD S. FREDERIKSEN, STATE OF WASHINGTON, 39053 REGISTERED PROFESSIONAL ENGINEER

INDEX LOCATION:
SEC. 24 T.24N.R. 4E. W.M.
24

REVISIONS	BY	DATE
REV PER CITY COMMENTS	RSF	10/17/18
2 REV PER CLIENT REV.	RSF	2/27/19

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

DRAINAGE 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:(425)392-5351 FAX:392-4676

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

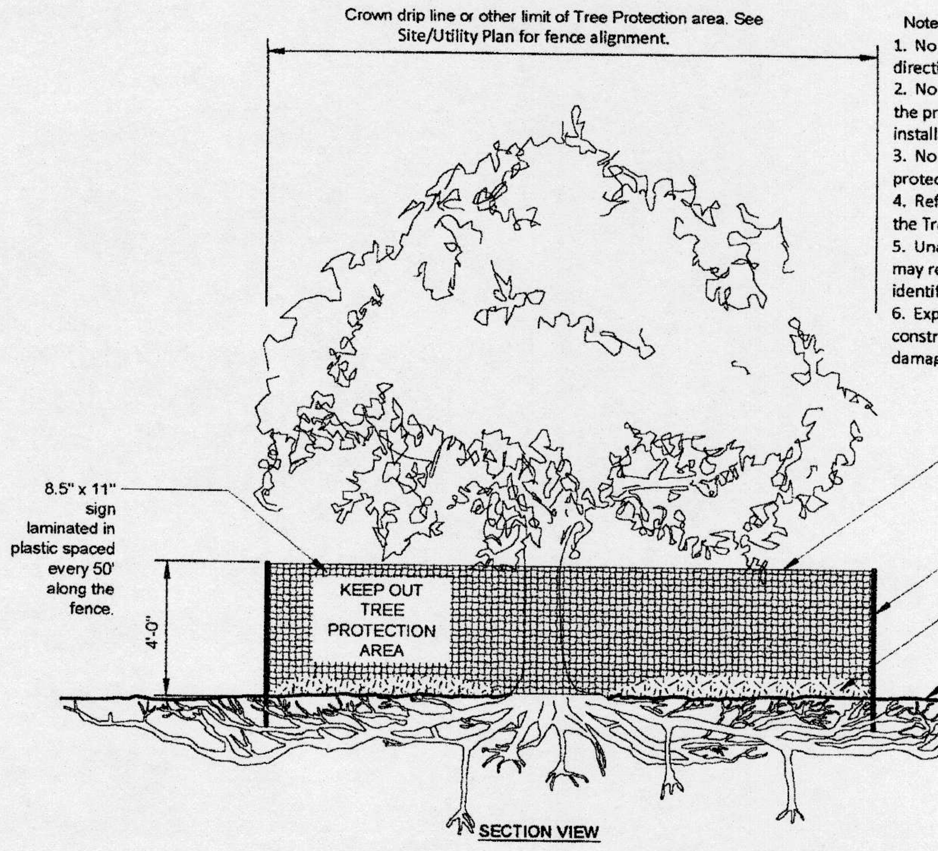
SHEET 1 OF 2

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

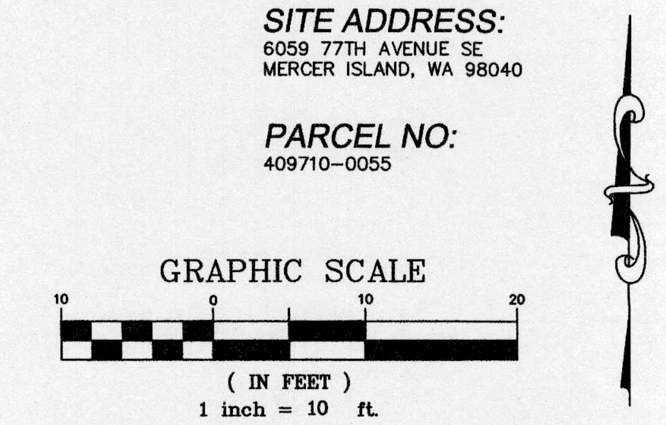
SITE ADDRESS:
6059 77TH AVENUE SE
MERCER ISLAND, WA 98040

PARCEL NO:
409710-0055



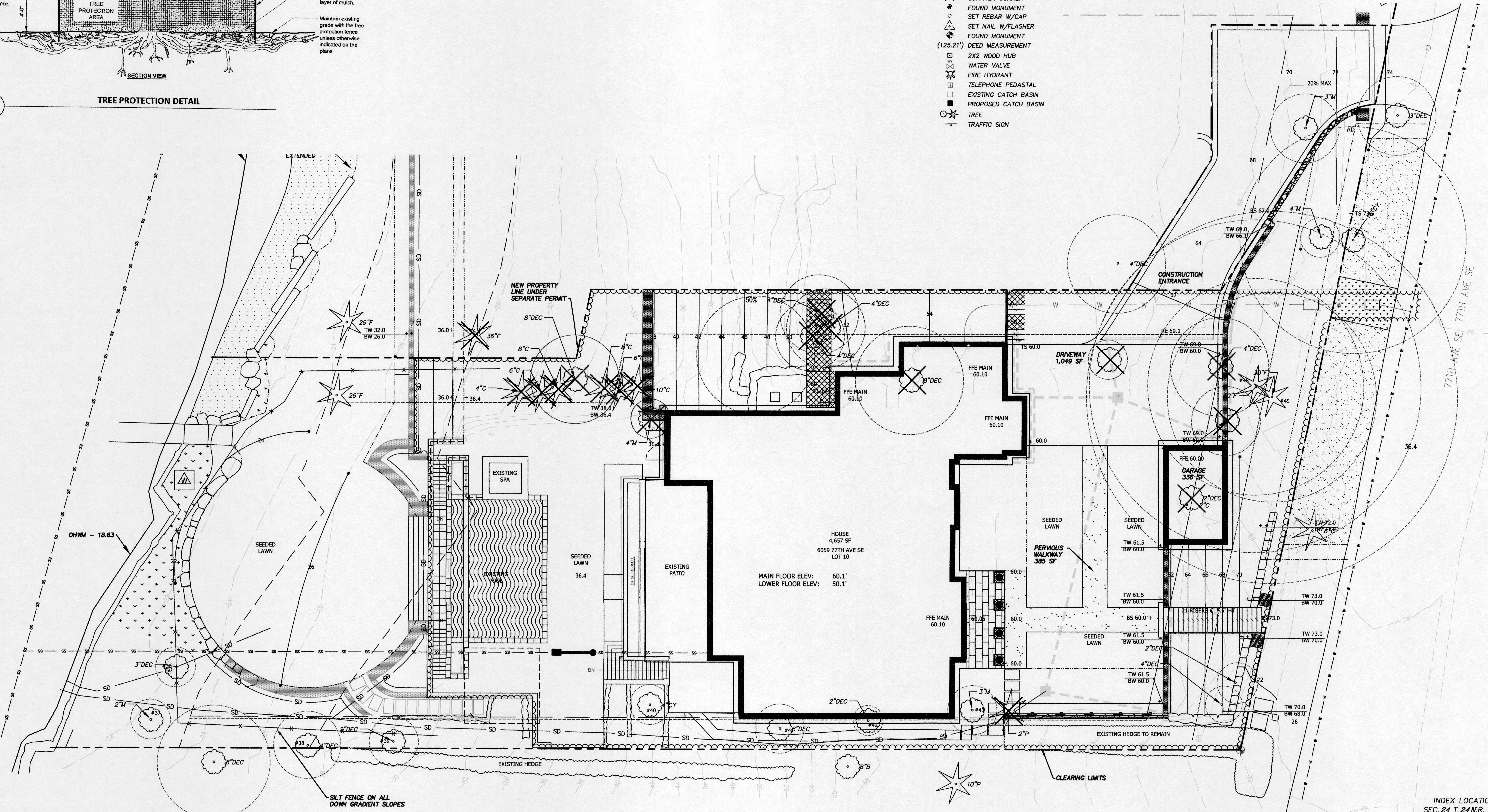
Notes:
1. No pruning shall be performed unless under the direction of an arborist.
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
3. No storage of materials shall occur inside the protective fencing.
4. Refer to Site/Utility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

TREE PROTECTION DETAIL



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



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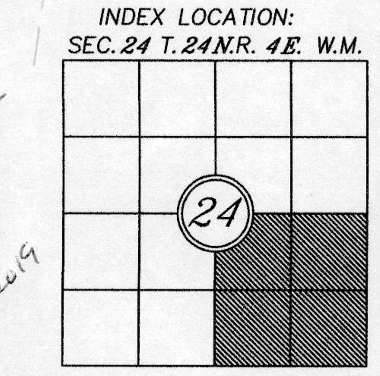
Call Before You Dig 811

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED
PROFESSIONAL ENGINEER
2/27/2019

INDEX LOCATION:
SEC. 24 T. 24N.R. 4E. W.M.



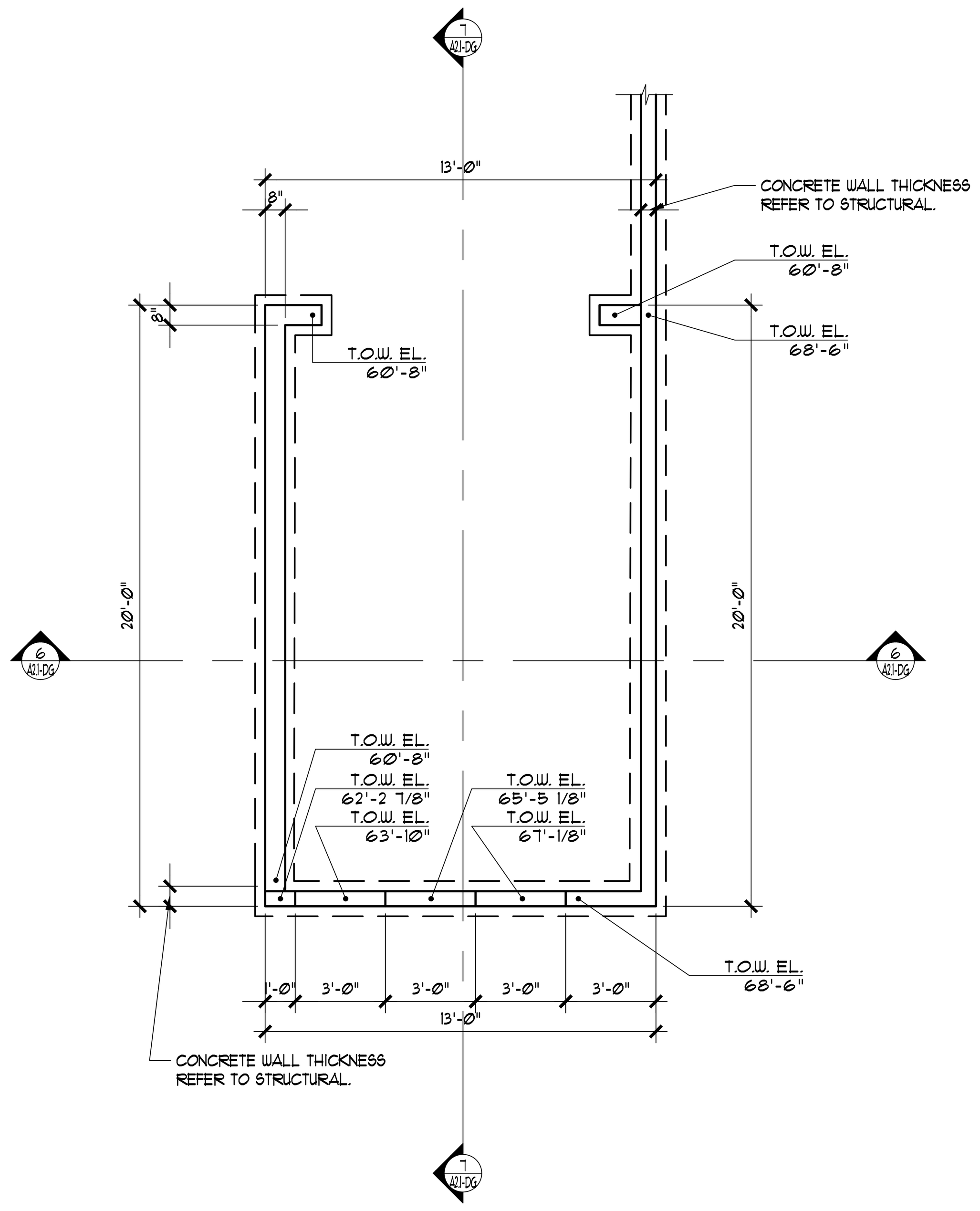
REVISIONS	BY	DATE
REV. PER CITY COMMENTS	RSF	10/17/18
REV PER CLIENT REV.	RSF	2/27/19

TESC PLAN

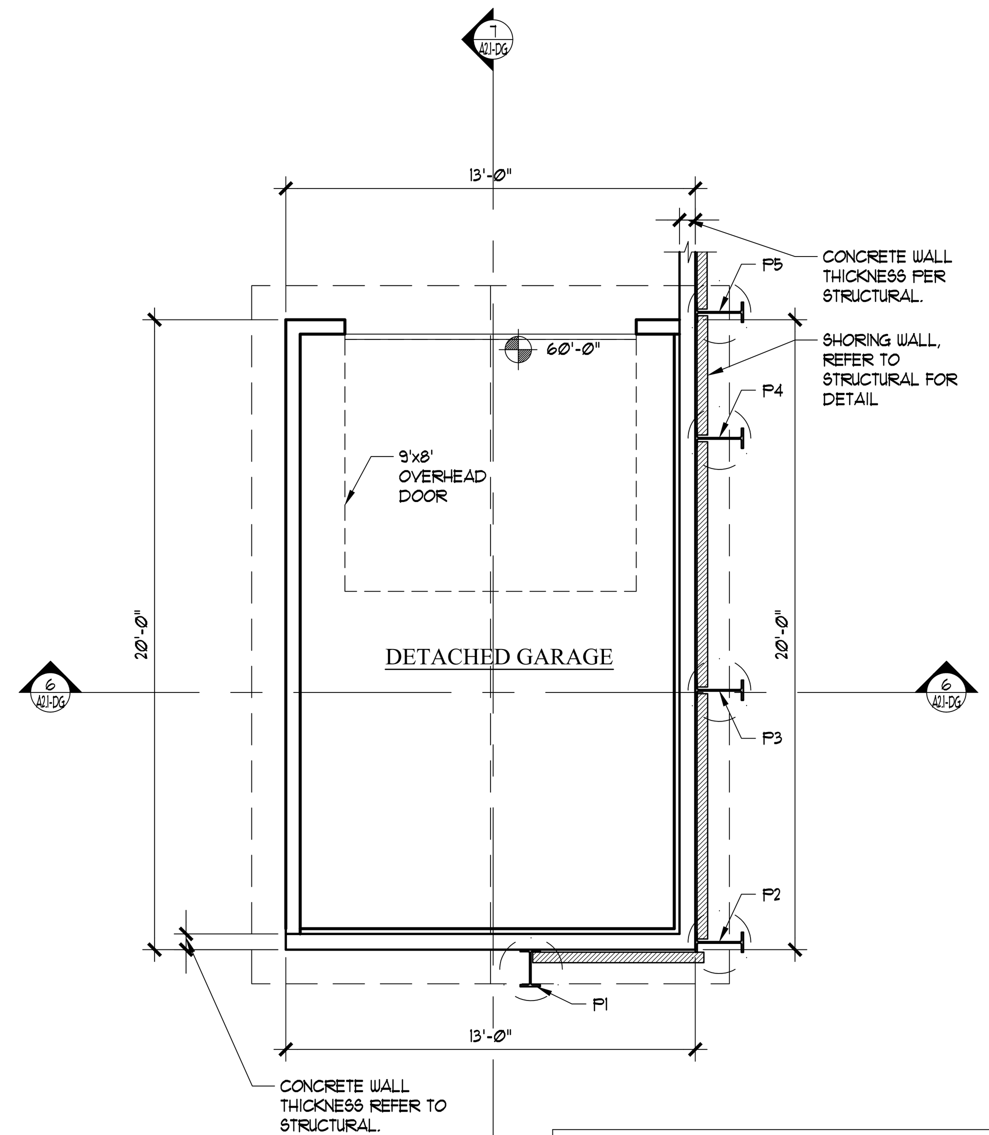
SCOTT PEYREE
SE 1/4 OF SEC.24, T.24N., R.4E., W.M.
6059 77TH AVENUE SE
MERCER ISLAND, WA 98040

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

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



1A FOUNDATION T.O.W PLAN
SCALE: 1/4" = 1'-0"



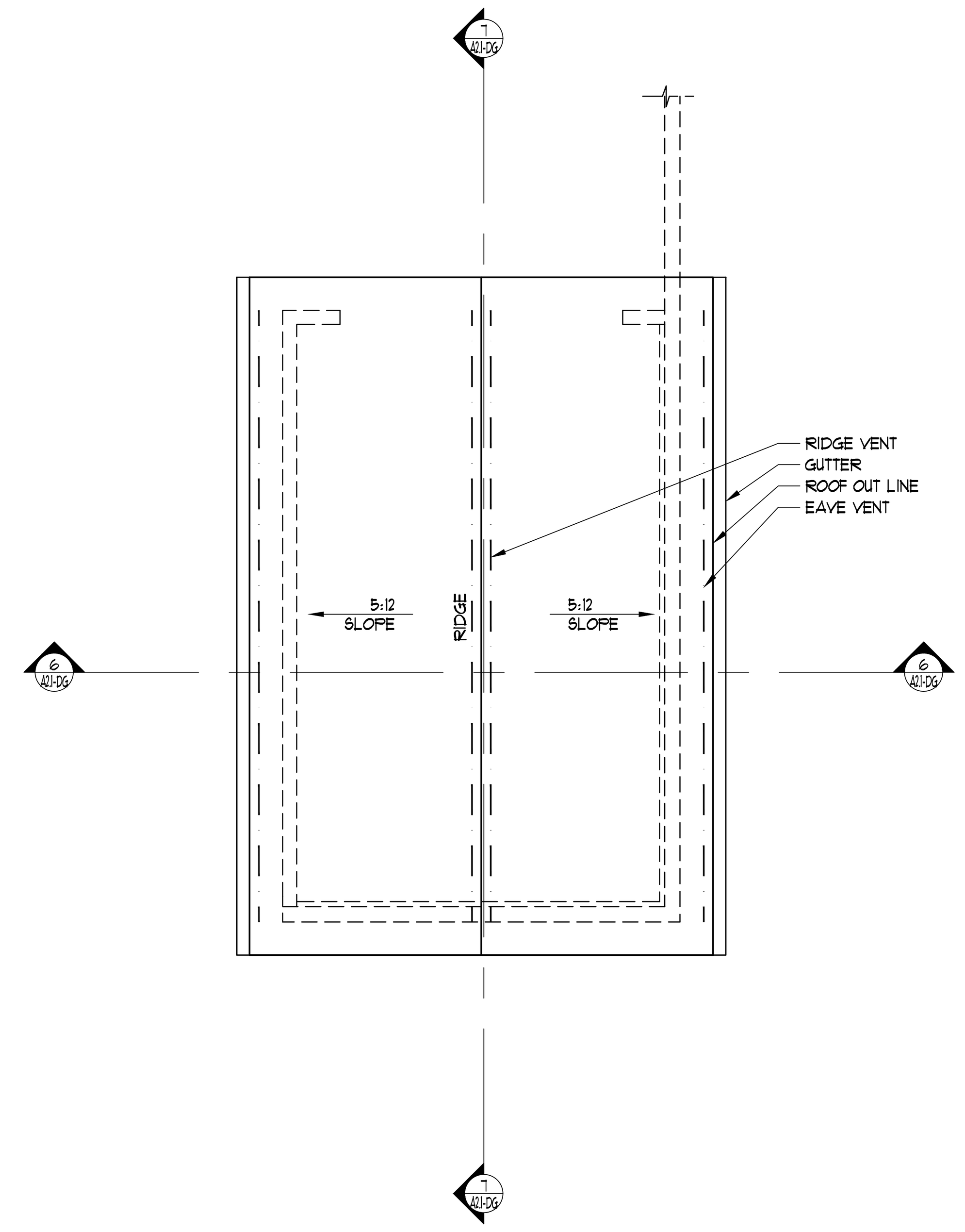
SQUARE FOOTAGES:

GARAGE AREA:	260 SF

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

0 1 2 4 8 12 FT.

NORTH



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

VENTILATION NOTES:

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

ROOF VENT CALCULATIONS:

PITCHED ROOF AREA:	260 SF
REQUIRED VENTING AREA:	1/150 (260) = 1.73 SF VENT
TOTAL VENTING PROVIDED:	4.66 SF

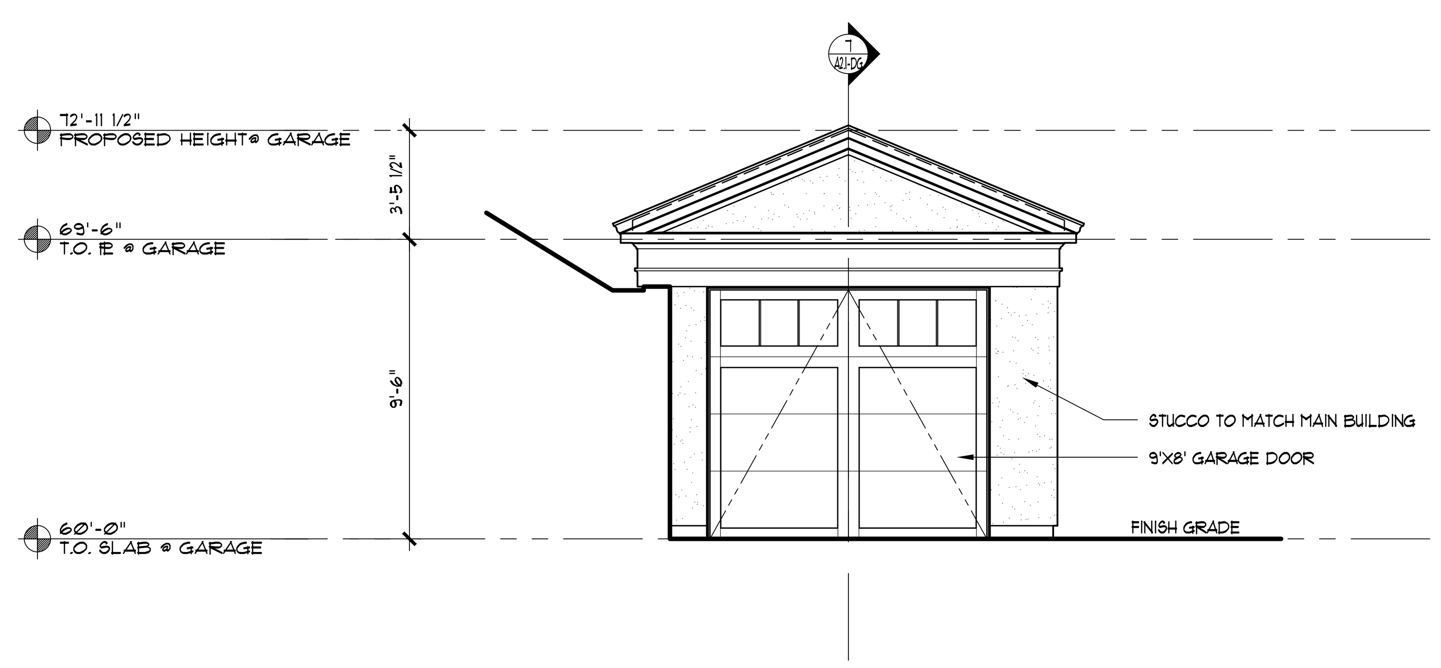
ACTUAL VENTING AREA:

RIDGE VENTING
VENTING PRODUCT: COR-A-VENT V-300 = 13.5 SQ.IN. NFVA/LINEAL FOOT
(13.5/144 = .09375 SQ. FT.)
20'-0" X .09375 CONTINUOUS RIDGE VENT = 1.88 SF

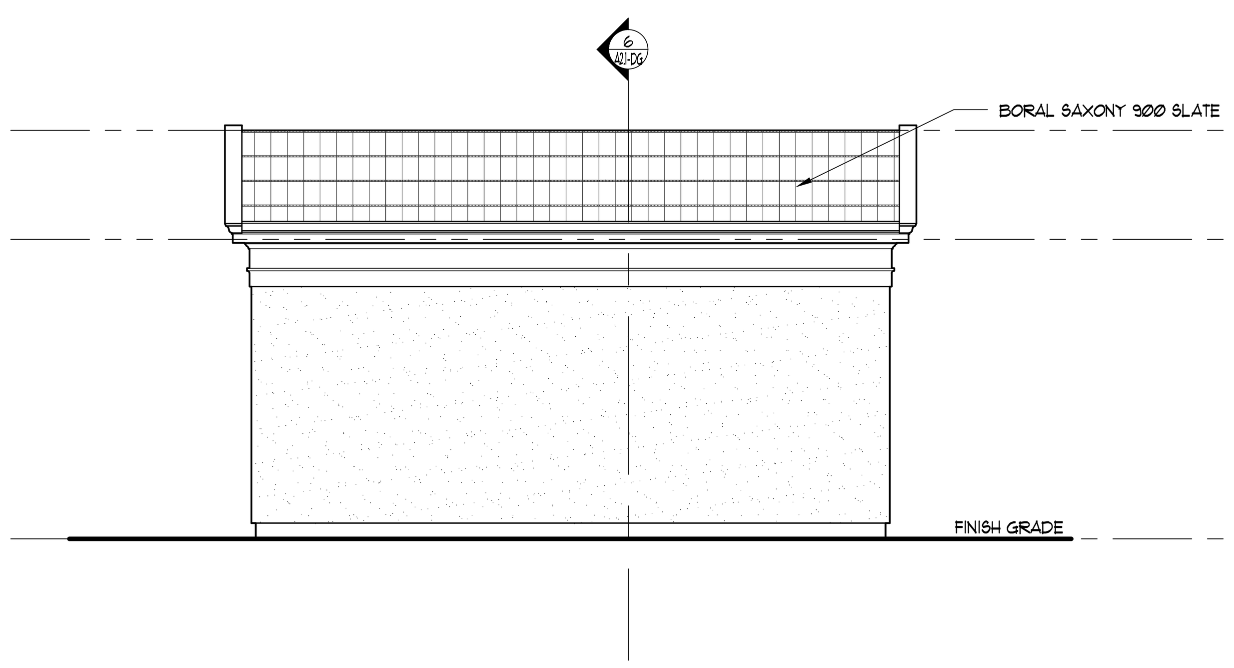
EAVE VENTING:
VENTING PRODUCT: COR-A-VENT S-400 = 10 SQ.IN. NFVA/LINEAL FOOT
(10/144 = .06944 SQ. FT.)
40'-0" X .06944 CONTINUOUS RIDGE VENT = 2.78 SF

ROOF VENTING NOTES:

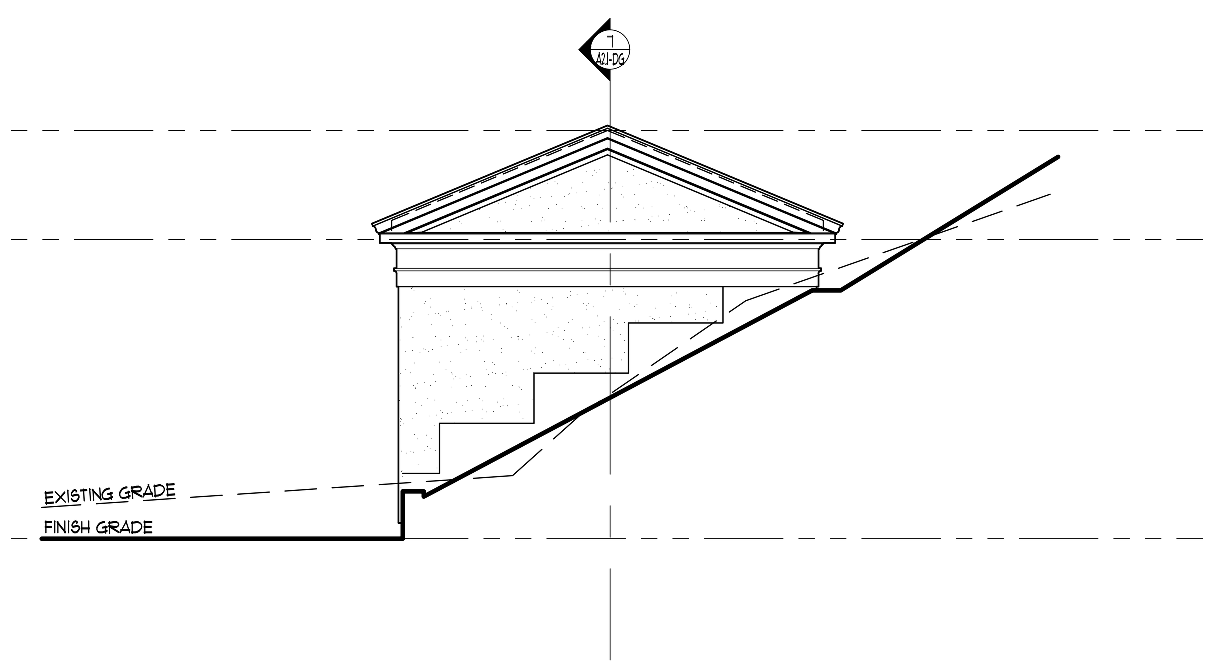
1) — — — LINE OF VENTING
2) INSTALL CONTINUOUS RIDGE VENTS.



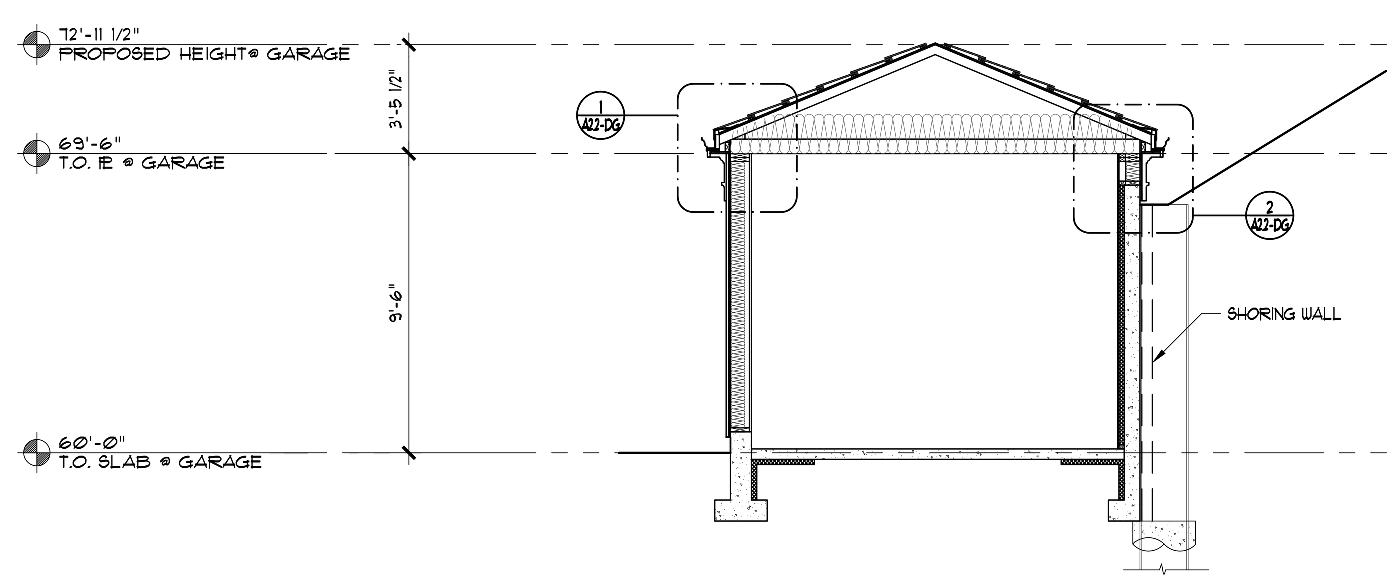
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



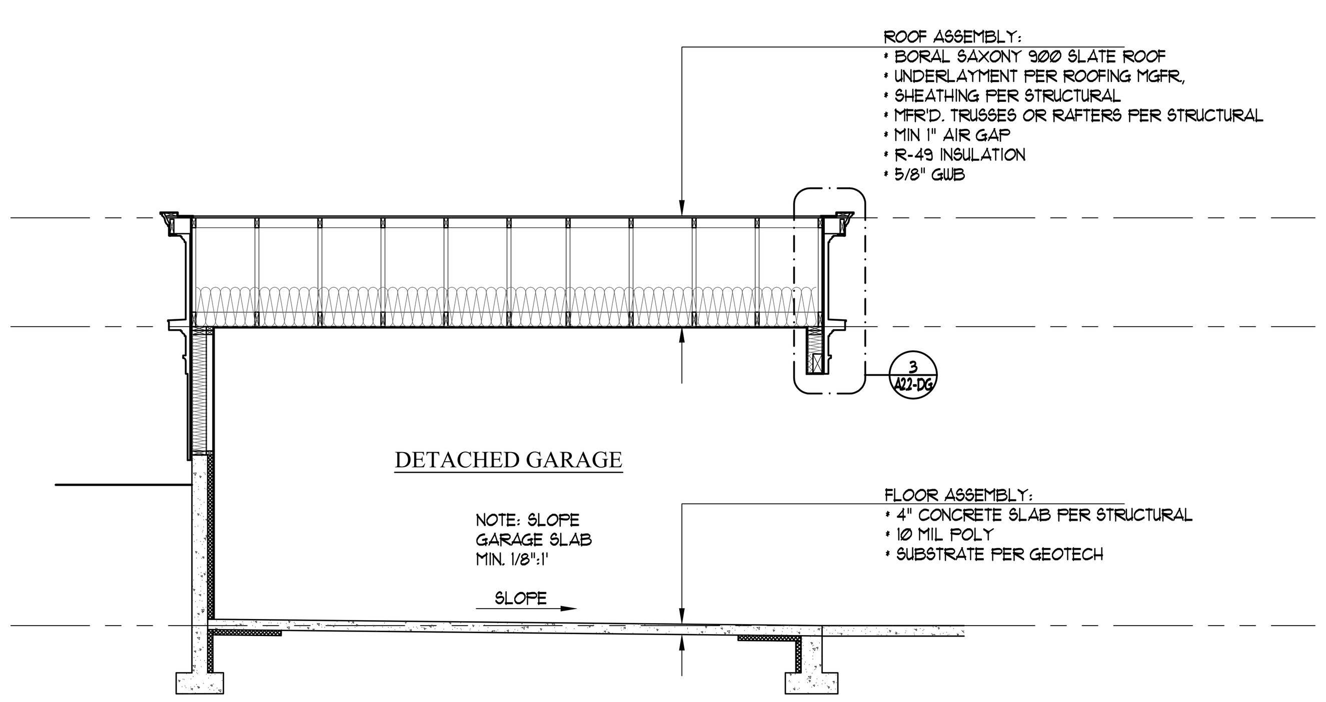
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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

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

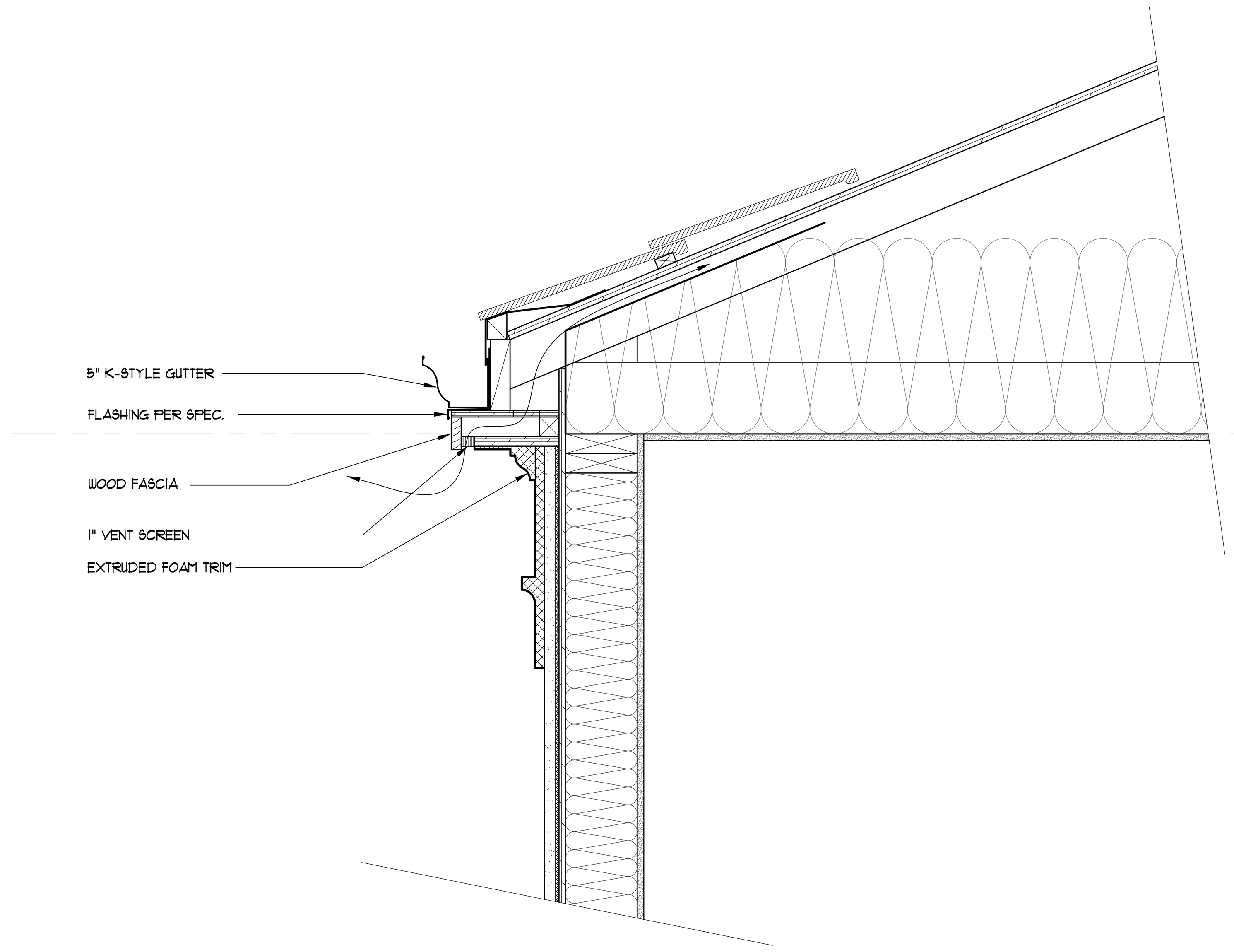
3511 REGISTERED ARCHITECT
CURTIS GELOTTE
STATE OF WASHINGTON

NO.	DATE	REVISION
2	03/02/19	REVISION 2
1	10/30/18	REVISION 1
	07/18/17	PERMIT SET

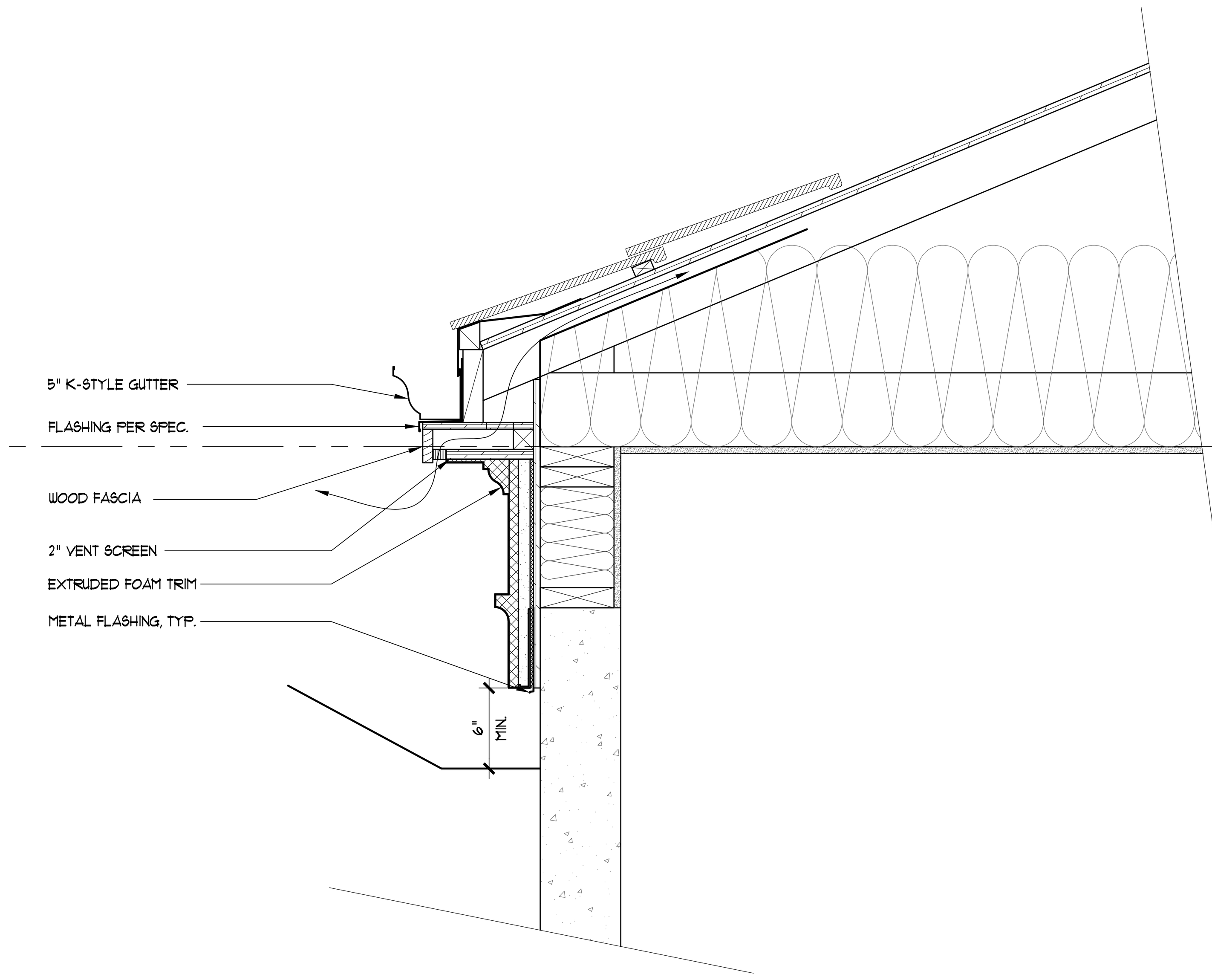
DATE:	03/02/2019
JOB NUMBER:	1625
PM:	DKG
FILE:	xD-Garage.dwg

DG - FLOOR PLAN, ROOF PLAN, ELEVATIONS & SECTION

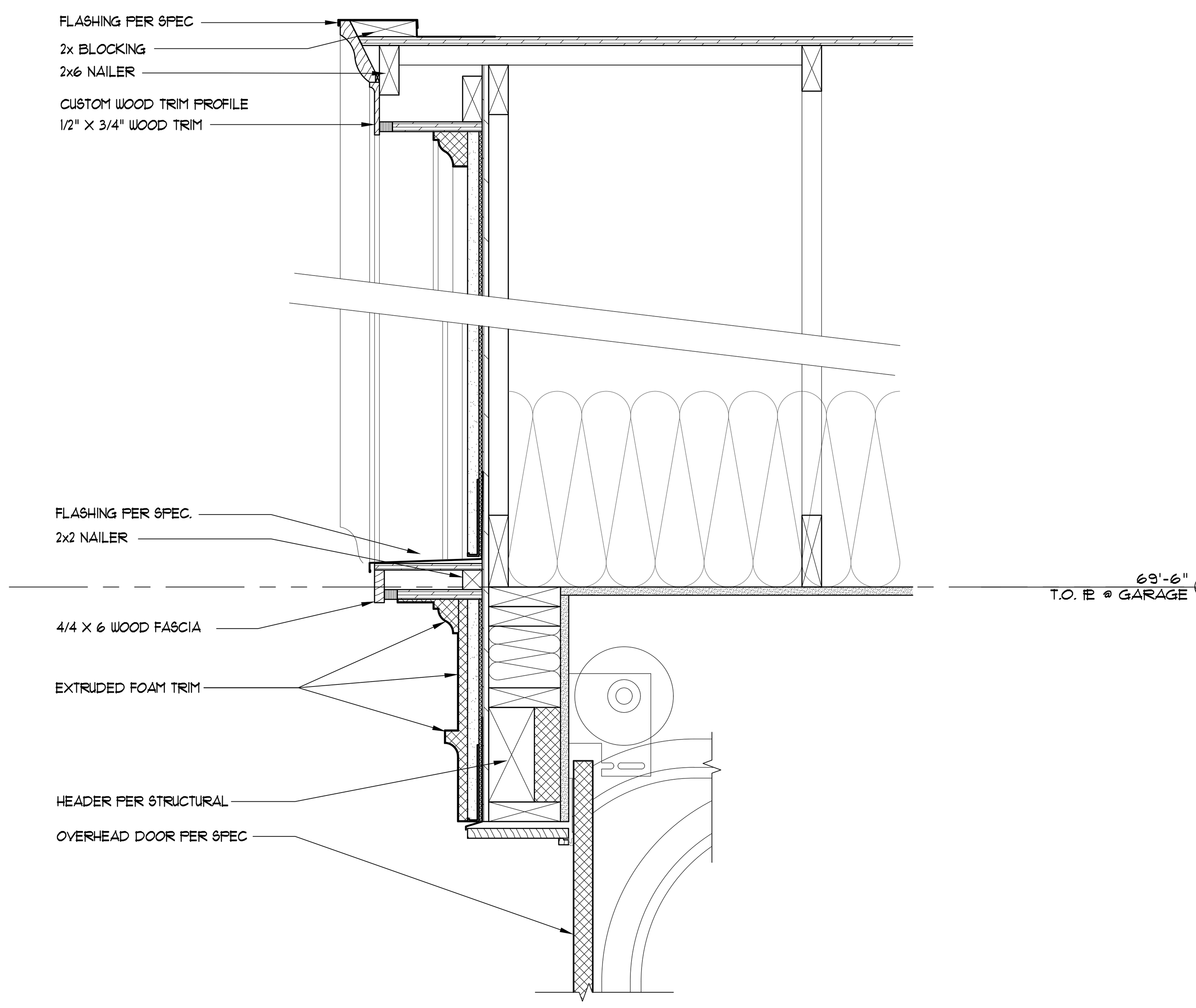
A2.1_DG



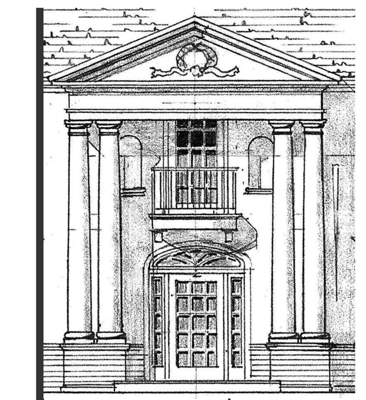
1 EAVE DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



1 EAVE DETAIL@ SHORING WALL
SCALE: 1 1/2" = 1'-0"



3 DETAIL @ PEDIMENT
SCALE: 1 1/2" = 1'-0"



Gelotte Hommas
THE ART OF ARCHITECTURE
3025 112th Ave. NE, Suite 110
Bellevue, Washington 98004
425.828.3081 T 425.822.2152 F
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PEYREE REMODEL B
6059 77th Ave SE
Mercer Island, WA 98040-5129

REGISTERED ARCHITECT
CURTIS GELOTTE
STATE OF WASHINGTON

NO.	DATE	REVISION
2	03/02/19	REVISION 2
1	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE:	03/02/2019
JOB NUMBER:	1625
PM:	DKG
FILE:	xD-Garage.dwg

DG - EXTERIOR DETAILS

A2.2_DG