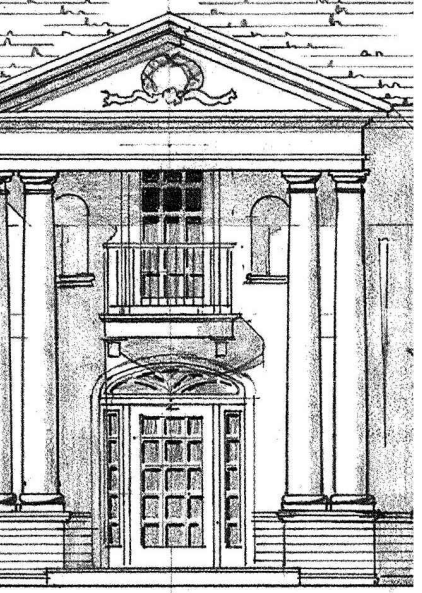


# PEYREE REMODEL B

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 GELLOTTE 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 2019 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 NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

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

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

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE 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 2000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWER 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 (I.E.S.C. MEASURES)

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, AND 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 WHEREVER 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 R4013.

### 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 80 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 BY MINIMUM CRAWL SPACE UNDER WOOD JOIST AND 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS. IRC R301.

A GROUND COVER VAPOR BARRIER OF 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. USEC 502.1.1.

ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 6" OF SOILS SHALL BE PRESURE TREATED WOOD IN COMPLIANCE WITH IRC R301.

### GARAGES:

DOORS BETWEEN GARAGE AND DWELLING SHALL BE SOLID WOOD DOORS 1 3/8" THICK OR MORE PER IRC R502.1. 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 ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. IRC R502.6.

HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PLYWAS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 8" ABOVE THE FLOOR LEVEL PER IRC G140.2.

### FIREPLACES

FACILITY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, IRC R1004.1 AND TESTED IN ACCORDANCE WITH UL 177.

MASONRY FIREPLACES, BARBEQUES, SPOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE. FOUNDATIONS SHALL BE MIN. 8" THICK AND EXTEND MIN. 6" BEYOND MASONRY. FIREBOX WALLS MIN. 8" THICK EXCEPT MIN. 6" THICK WHERE A FIREBLOCK LINING IS USED. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2 INCHES OF FIREPLACE, SPOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. MIN. 4" THICK NON-COMBUSTIBLE HEARTH EXTENDING 16" IN FRONT AND 8" TO THE SIDE OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 2" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM SUCH OPENING. IRC R601-R603.

### CEILING HEIGHTS

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0", NOT MORE THAN 8'-0" OR REQUIRED FLOOR AREA OR BE 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 R505.

### ROOFING:

APPLY ROOFING IN ACCORDANCE WITH IRC R505.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED AT 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 1/60 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 RAFTERS 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 CORNER 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:

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 R608.4.

ALL EXTERIOR WALL GLAZING SHALL COMPLY WITH THE 2019 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 7/8" TO 20". 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 R303.

ONE EXIT DOOR CONFORMING TO IRC R302 IS REQUIRED.

### FIRE PROTECTION:

SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 4 IRC R304. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC R304.1.

FIREBLOCKING PER IRC R602.8. DRAFTSTOPPING PER IRC R502.2.

### 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. 25 AIR CHANGES PER HOUR. IRC R303.1.

WHOLE HOUSE VENTILATION METHOD: INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS 4 FRESH AIR INLETS (PER IRC R150.3.1.4) SYSTEM COMPONENTS TO COMPLY WITH IRC R150.3.4.

DRYER 4 BATH FANS TO BE 50 CFM AND RANGE/OVEN FANS TO BE 100 CFM MIN. VENT TO THE OUTSIDE. IRC505 AND 2019 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 R505.

### STAIRS:

MINIMUM HEADROOM OF 6'-8" MEASURED VERTICALLY FROM A SLOPED PLANE ADDING THE TREAD NOSE OR FROM THE FLOOR SURFACE OR FLATFORM. IRC R301.3 MINIMUM WIDTH 36". IRC 301.1.

MINIMUM TREAD 10". MAXIMUM RISE 7 1/2". 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 R301.4 4 301.1.1. INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL STRINGER. COVER WALLS AND SORTS OF USABLE SPACE UNDER STAIR WITH 1/2" GYPSUM BOARD. IRC R302.1.

GUARDRAILS. ANY WALKING SURFACE 30" OR MORE ABOVE GRADE OR ADJACENT SURFACE SHALL HAVE MIN. 36" HIGH GUARDRAIL. IRC R302.

### 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 ENCLOSED A SHOWER OR BATHUBS 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 4 SHOWER STALL NON-ABSORBENT WAINSCOTS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE FLOOR. IRC R307.2.

WATERCLOSETS SHALL HAVE MIN. 6" TO SIDE WALLS FROM CENTER OF FIXTURE, AND MIN. 2" 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 G140.4.

### ENERGY:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE I, 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 2X10 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 (IE, SKYLIGHT OR 24" HIP END), PROVIDE (2) 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

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

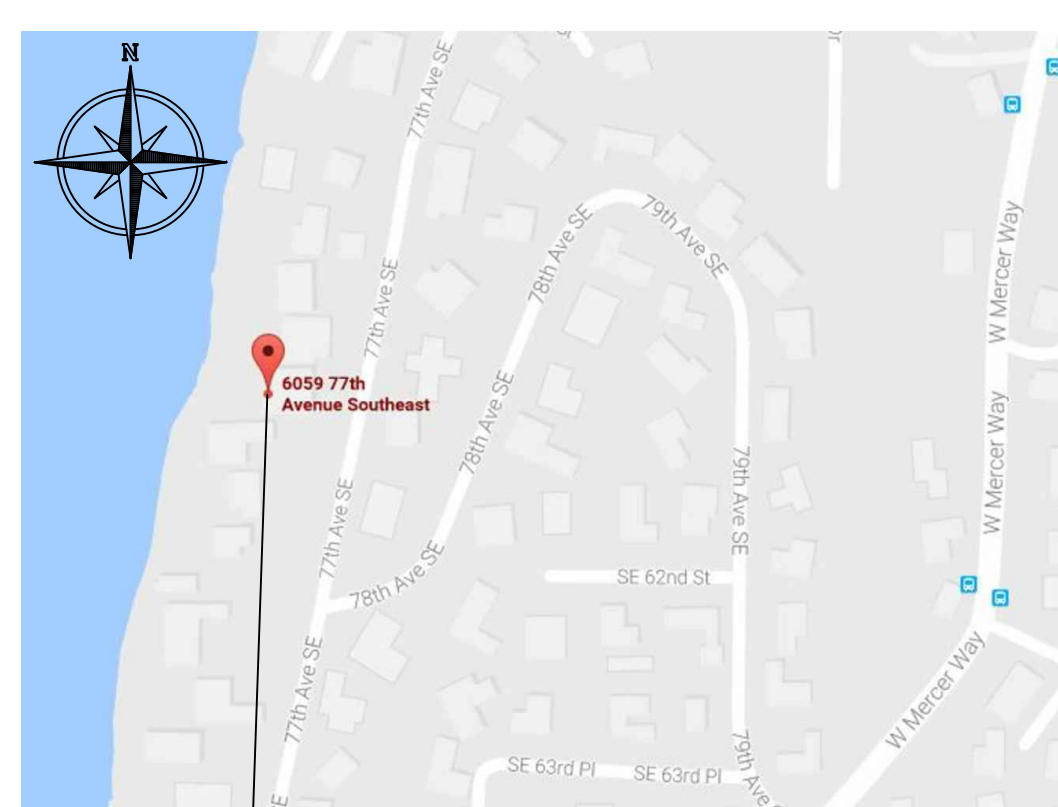
SLAB ON GRADE: INSULATE PER TABLE 6-1, OPTION III. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION. INSULATION INSTALLED INSIDE THE FOUNDATION WALL SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB 24" MIN. OR DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A COMBINED 24" MIN. INSULATION INSTALLED OUTSIDE THE FOUNDATION WALL SHALL EXTEND DOWNWARD 24" MIN. OR TO THE PROFILE. USEC 502.1.6.

VAPOR BARRIERS: VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (N INTERIOR 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 2 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED INSULATION SHALL BE FACE STAPLED. A GROUND COVER OF 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES 6" JOINTS LAPPED MIN. 12". USEC 502.1.7.

GLAZING AND DOORS: GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED IN ACCORDANCE WITH USEC SECTIONS 502.1.1 AND 502.1.2.

LANDSCAPE ARCHITECT DAN DIZAZZO LANDSCAPE ARCHITECTURE ATTN: Dan M. Dizazzo 92 Landa Street Seattle, WA 98101 Phone: (206) 701-9410 E-Mail: dan@dizazzo.com

### VICINITY PLAN



### PROJECT SITE

### CONSULTANTS

#### STRUCTURAL

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E-Mail: sarah@dibbleengineers.com

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GELLOTTE HOMMAS ARCHITECTURE  
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#### LANDSCAPE ARCHITECT

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### ABBREVIATIONS

UNO	UNLESS NOTED OTHERWISE
NIC	NOT IN CONTRACT
WC	WATER CLOSET
EXST	EXISTING
R#1	ROOM
NFS	NOT TO SCALE
UD	WOOD
FRFB	COLD WATER FROST-PROOF HOSE BIBS
HU-FRFB	HOT WATER FROST-PROOF HOSE BIBS
FRDC	FURNISHED BY OWNER - NOT CALLED BY CONTRACTOR
FR	SINGLE FAMILY RESIDENCE

### PROJECT ADDRESS

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

### ZONING CLASSIFICATION

CITY OF MERCER ISLAND: R-10

### IMPERVIOUS SURFACE COVERAGE

TOTAL LOT AREA: 71200 SF  
ALLOWABLE: 71200 x .35 (35%) = 24920 SF  
EXISTING + PROPOSED TOTAL: 4426 + 2718 = 7144 SF OK

### HEIGHT CALCULATIONS

ABE = 92.56'  
MAX. ALLOWABLE HEIGHT = 92.56' + 30' + 82.56' = 205.68'  
PROPOSED BUILDING HEIGHT = 82.5' - OK

### SQ. FT. CALCULATION

PROPOSED FINISHED AREAS	PROPOSED GARAGE UNCONDITIONED STORAGE AREAS	PROPOSED COVERED DECK/PATIO	
LOWER FLOOR 1492 SF	LOWER FLOOR 154 SF	LOWER FLOOR 838 SF	
MAIN FLOOR 3264 SF	MAIN FLOOR 523 SF	MAIN FLOOR 384 SF	
UPPER FLOOR 3394 SF	UPPER FLOOR 0 SF	UPPER FLOOR 632 SF	
TOTAL 8550 SF	TOTAL 677 SF	TOTAL 1854 SF	

DECKS/PATIOS	
LOWER FLOOR 0 SF	
MAIN FLOOR 0 SF	
UPPER FLOOR 140 SF	
TOTAL 140 SF	

### LEGAL DESCRIPTION

THE NORTH 180 FEET OF THE SOUTH 180 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, 11TH LING WEST OF A STRAIGHT LINE RUNNING FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, (WHICH POINT OF 61324 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT) (ALSO KNOWN AS LOT 10 OF LAKE VIEW HIGHLANDS WATERFRONT TRACTS UNRECORDED), TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

ASSESSOR'S PARCEL NO. 409110-0055

### 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 (IFC TABLE A-111-A-1): YES - SPRINKLERS REQ'D  
IF FLOW EXCEEDED, INSTALL PER IFC503.508

### ENERGY COMPLIANCE

WASHINGTON STATE ENERGY CODE: 2019 EDITION, PRESCRIPTIVE METHOD FOR SINGLE-FAMILY RESIDENTIAL, CLIMATE ZONE I, TABLE 6-1, OPTION III, UNLIMITED GLAZING.

GLAZING U-FACTOR	DOOR U-FACTOR	CEILING U-FACTOR	VAULTED WALL ABOVE GRADE	WALL INT. ABOVE GRADE	WALL EXT. BELOW GRADE	FLOOR ON GRADE	SLAB ON GRADE		
0.30	0.30	0.10	R-49 OR R-38 ADV.	R-18	R-21	R-21	R-10	R-30	R-10

### INDEX OF DRAWINGS

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ARCHITECTURAL	ARCHITECTURAL
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A01 COVER SHEET	A22-DG DG - EXTERIOR DETAILS
A02 SURVEY	
A10 SITE DEMOLITION	
A11 PROPOSED SITE PLAN	
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A13 DEMO LOWER FLOOR PLAN	
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A46 WINDOW 4 DOOR DETAILS	

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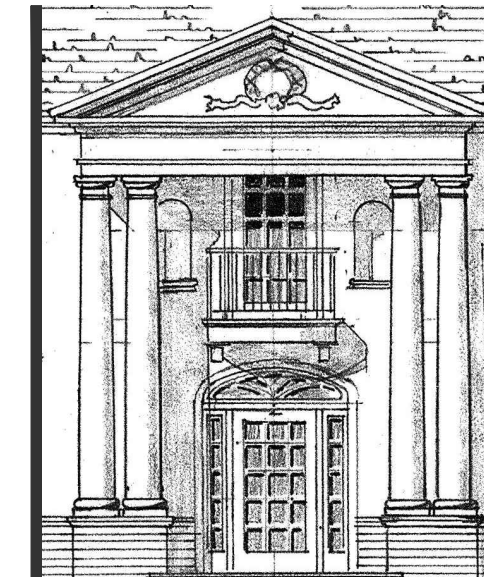
NO.	DATE	REVISION
1	08/26/19	REVISION 4
2	05/24/19	REVISION 3
3	03/02/19	REVISION 2
4	10/30/18	REVISION 1
5	07/18/17	PERMIT SET

DATE: 06/26/2019  
JOB NUMBER: 1625  
DWG FILE: A0.1.dwg

### COVERSHEET

A0.1





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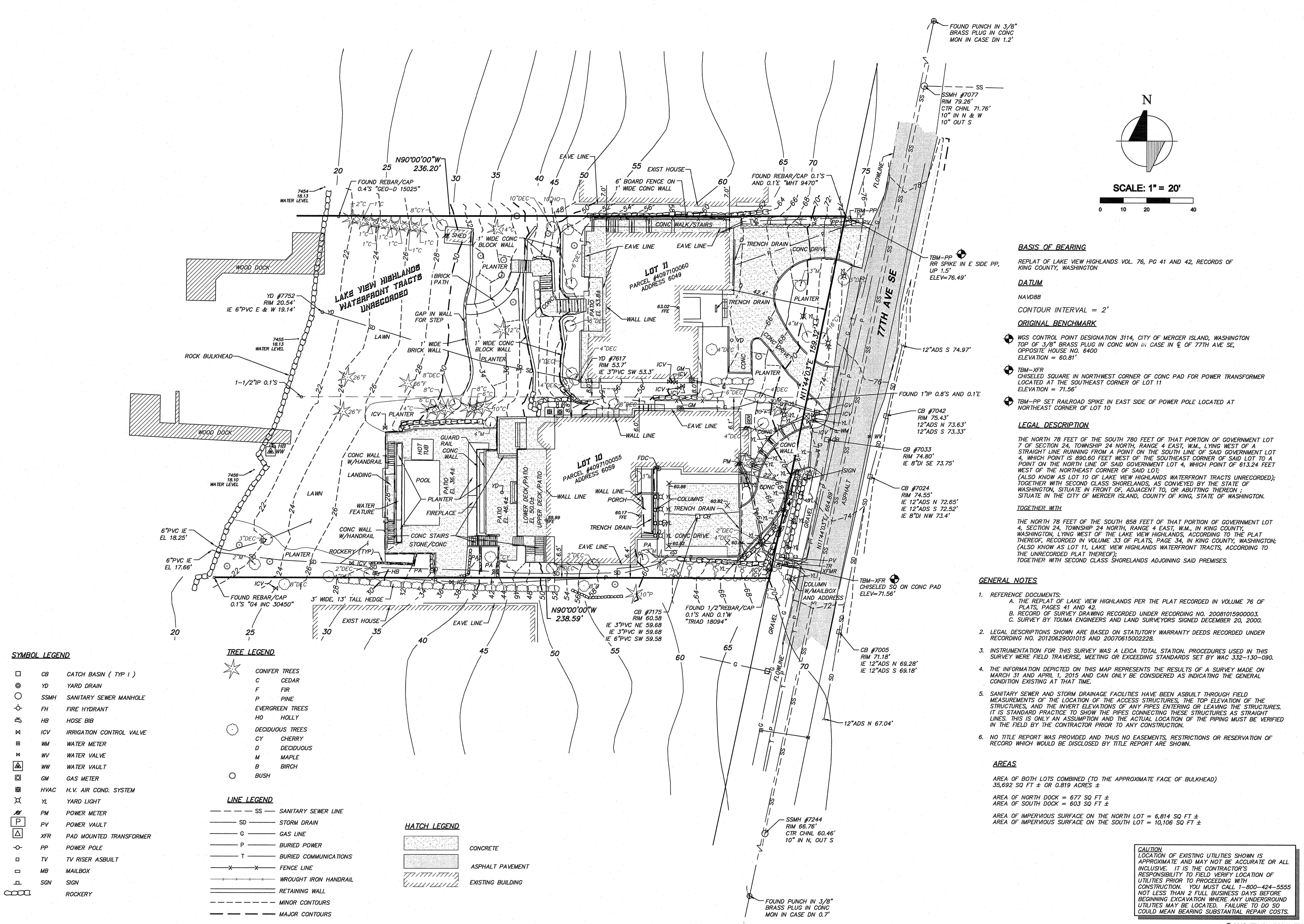
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5	07/18/17	PERMIT SET

DATE: 06/26/2019  
JOB NUMBER: 1625  
PM: DKG  
FILE: A0.2 Survey.dwg

SURVEY

**A0.2**

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



**SYMBOL LEGEND**

□	CB	CATCH BASIN ( TYP 1 )
○	YD	YARD DRAIN
⊙	SSMH	SANITARY SEWER MANHOLE
⊕	FH	FIRE HYDRANT
⊖	HB	HOSE BIB
⊗	ICV	IRRIGATION CONTROL VALVE
⊘	WM	WATER METER
⊙	WV	WATER VALVE
⊚	WV	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 ASSEMBLY
⊣	MB	MAILBOX
⊤	SGN	SIGN
⊥		ROCKERY

**TREE LEGEND**

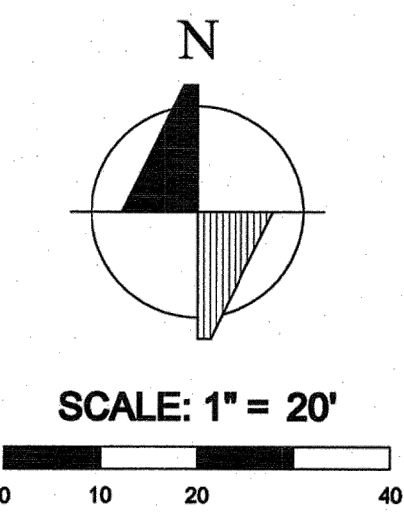
★	CONIFER TREES
C	CEDAR
F	FIR
P	PINE
⊙	EVERGREEN TREES
HO	HOLLY
○	DECIDUOUS TREES
CY	CHERRY
D	DECIDUOUS
M	MAPLE
B	BIRCH
○	BUSH

**LINE LEGEND**

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

**HATCH LEGEND**

▨	CONCRETE
▩	ASPHALT PAVEMENT
▧	EXISTING BUILDING



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

**DATUM**  
NAVD83  
CONTOUR INTERVAL = 2'

**ORIGINAL BENCHMARK**  
WCS CONTROL POINT DESIGNATION 3114, CITY OF MERCER ISLAND, WASHINGTON LOCATED AT THE SOUTHWEST CORNER OF LOT 11 ELEVATION = 60.81'  
TBM-XFR CHISELED SQUARE IN NORTHWEST CORNER OF CONC PAD FOR POWER TRANSFORMER LOCATED AT THE SOUTHWEST CORNER OF LOT 11 ELEVATION = 71.56'  
TBM-PP SET RAILROAD SPIKE IN EAST SIDE OF POWER POLE LOCATED AT NORTHEAST CORNER OF LOT 10

**LEGAL DESCRIPTION**  
THE NORTH 78 FEET OF THE SOUTH 780 FEET OF THAT PORTION OF GOVERNMENT LOT 7 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM., LYING WEST OF A STRAIGHT LINE RUNNING FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, WHICH POINT IS 89.60 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT, TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, WHICH POINT OF 613.24 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT;  
(ALSO KNOWN AS LOT 10 OF LAKE VIEW HIGHLANDS WATERFRONT TRACTS UNRECORDED); TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON; TOGETHER WITH

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

- GENERAL NOTES**
- REFERENCE DOCUMENTS:  
A. THE REPLAT OF LAKE VIEW HIGHLANDS PER THE PLAT RECORDED IN VOLUME 76 OF PLATS, PAGES 41 AND 42.  
B. RECORD OF SURVEY DRAWING RECORDED UNDER RECORDING NO. 2008015900003.  
C. SURVEY BY TOUMA ENGINEERS AND LAND SURVEYORS SIGNED DECEMBER 20, 2000.
  - LEGAL DESCRIPTIONS SHOWN ARE BASED ON STATUTORY WARRANTY DEEDS RECORDED UNDER RECORDING NO. 20120629001015 AND 20070615002228.
  - INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
  - THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 31 AND APRIL 1, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
  - SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN 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.
  - 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 = 10,108 SQ FT ±

**CAUTION**  
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 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

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

**NO. DATE REVISION**

1	08/26/19	REVISION 4
2	05/24/19	REVISION 3
3	03/02/19	REVISION 2
4	10/30/18	REVISION 1
5	07/18/17	PERMIT SET

**PROJECT MANAGER**  
GREGORY T. JANEAU, PLS

**PROJECT SURVEYOR**  
MARY H. MADONELL, PLS

**PROJECT ENGINEER**  
PROJECT LANDSCAPE ARCHITECT  
FIRST SUBMITTAL DATE: 4/16/15  
SCALE: HORIZ: 1"=20' VERT:

STAMP NOT VALID  
UNLESS SIGNED AND DATED

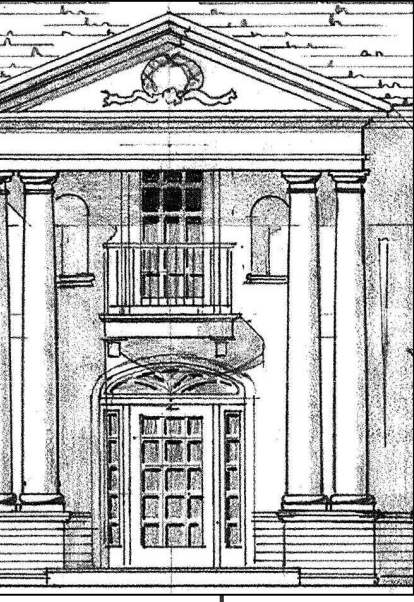
**JOB NO. 15-047**

**SHEET NO. 1 of 1**

TOPO

DATE: 06/26/2019  
JOB NUMBER: 1625  
FILE: A0.2 Survey.dwg





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Bellevue, Washington 98004  
425.628.3081 T. 425.822.2152 F  
www.gelottehommas.com



**PEYREE REMODEL B**

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

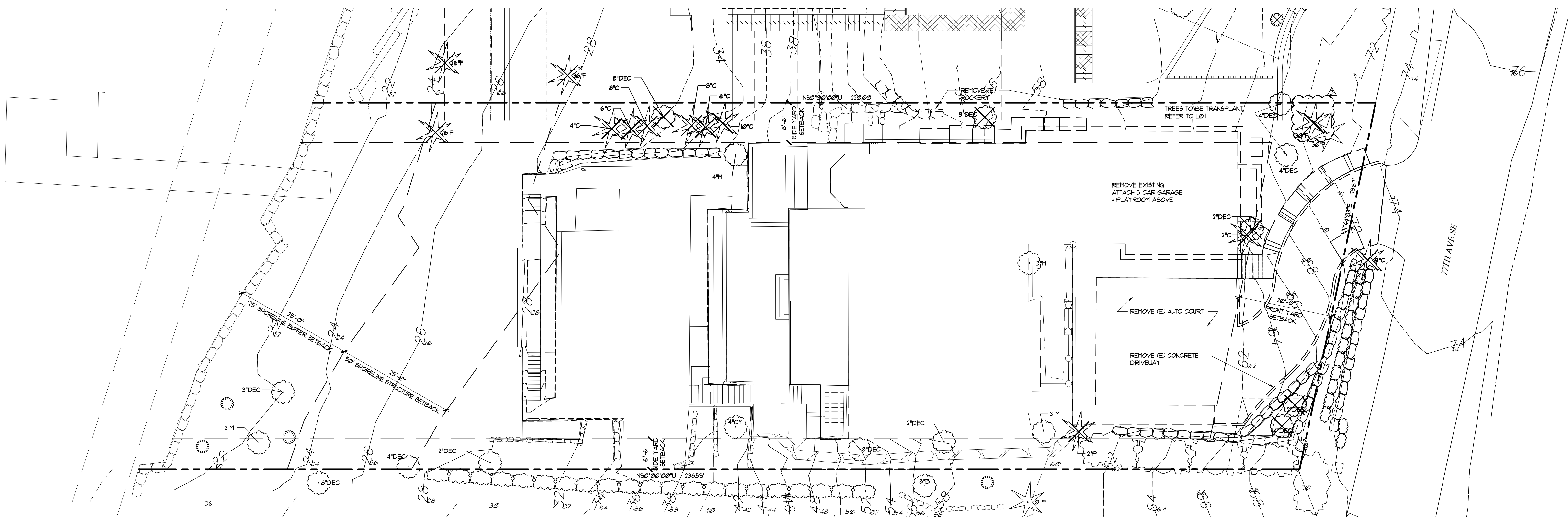


NO.	DATE	REVISION
ZA	08/26/19	REVISION 4
YA	05/24/19	REVISION 3
XA	03/02/19	REVISION 2
WA	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: xSITE\_Exising.dwg

SITE DEMOLITION

**A1.0**



**DEMOLITION NOTES**

THE CONTRACT FOR CONSTRUCTION CONTAINS ALL DEMOLITION WORK REQUIRED TO PREPARE THE SITE FOR THE CONTRACTED CONSTRUCTION WORK. THE DEMOLITION DRAWINGS AND NOTES ARE PROVIDED TO OUTLINE THE GENERAL SCOPE OF WORK ONLY. THE CONTRACTOR MUST VISIT THE SITE PRIOR TO BIDDING AND DETERMINE THE FULL EXTENT OF THE WORK AND BE RESPONSIBLE FOR SAME.

THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES AT THE SITE PRIOR TO BEGINNING ANY DEMOLITION OR SITE IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF UTILITY ITEMS DAMAGED DURING DEMOLITION AND THROUGHOUT CONSTRUCTION.

ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.

NO MATERIALS FROM THE DEMOLITION ARE TO BE STOCKPILED ON ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND PRODUCTS OF DEMOLITION ARE TO BE REMOVED FROM THE SITE.

ADJUST ALL VALVE BOXES, MANHOLE RIMS AND OTHER UTILITY COVERS TO NEW GRADES. COORDINATE INSTALLATION OF NEW UTILITIES TO ENSURE PROPER GRADE AND LOCATION FOR NEW ITEMS.

THE OWNER IS RESPONSIBLE FOR SALVAGING ANY ON-SITE MATERIALS PRIOR TO DEMOLITION OR COORDINATING SALVAGE OF ITEMS WITH THE CONTRACTOR IN A TIMELY MANNER.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY ON-SITE MATERIAL NOT INCORPORATED INTO THE NEW CONSTRUCTION.

ALL ITEMS THAT ARE DEMOLISHED OR REMOVED FROM THE SITE AND ARE NOT TO BE SALVAGED OR RE-INCORPORATED INTO THE CONSTRUCTION ARE THE PROPERTY OF THE CONTRACTOR.

ITEMS THAT ARE TO BE REMOVED FROM THE BUILDING AND THEN INCORPORATED INTO THE NEW CONSTRUCTION ARE TO BE SECURED BY THE CONTRACTOR ON OR NEAR THE SITE AND BE PROTECTED FROM WEATHER AND DAMAGE UNTIL THEY ARE INCORPORATED INTO THE NEW FACILITY.

ALL EXISTING CONCRETE FOUNDATIONS SHALL BE REMOVED OR BURIED AS REQUIRED TO PREVENT INTERFERENCE WITH NEW OR FUTURE CONSTRUCTION.

IF DURING THE COURSE OF WORK THE EXISTENCE OF ASBESTOS NOT DETECTED AND DEALT WITH BY HAZARDOUS MATERIAL SURVEY IN THE STRUCTURE OR THE BUILDING IS OBSERVED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ARCHITECT REGARDING REMOVAL OR ENCLOSURE OF THE ASBESTOS MATERIAL. THE CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OTHER 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 TESC.P.

REFER TO THE LANDSCAPE PLANS FOR SALVAGING AND PROTECTION OF EXISTING LANDSCAPING. X-THRU TREES TO BE REMOVED.

**GENERAL NOTES**

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

**ALLOWABLE LOT COVERAGE**

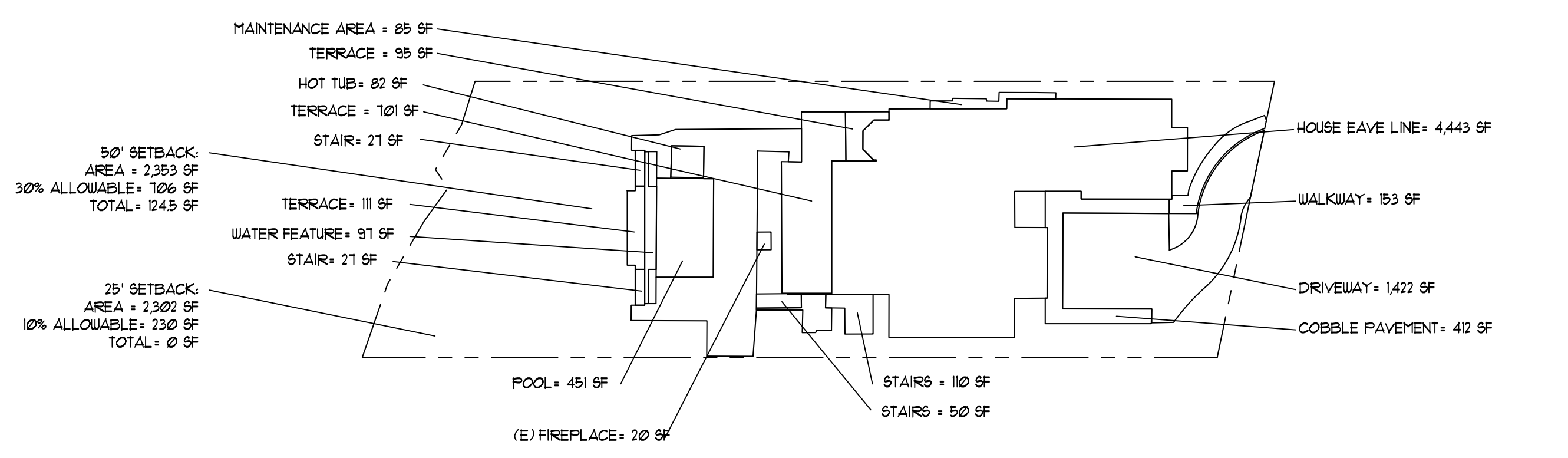
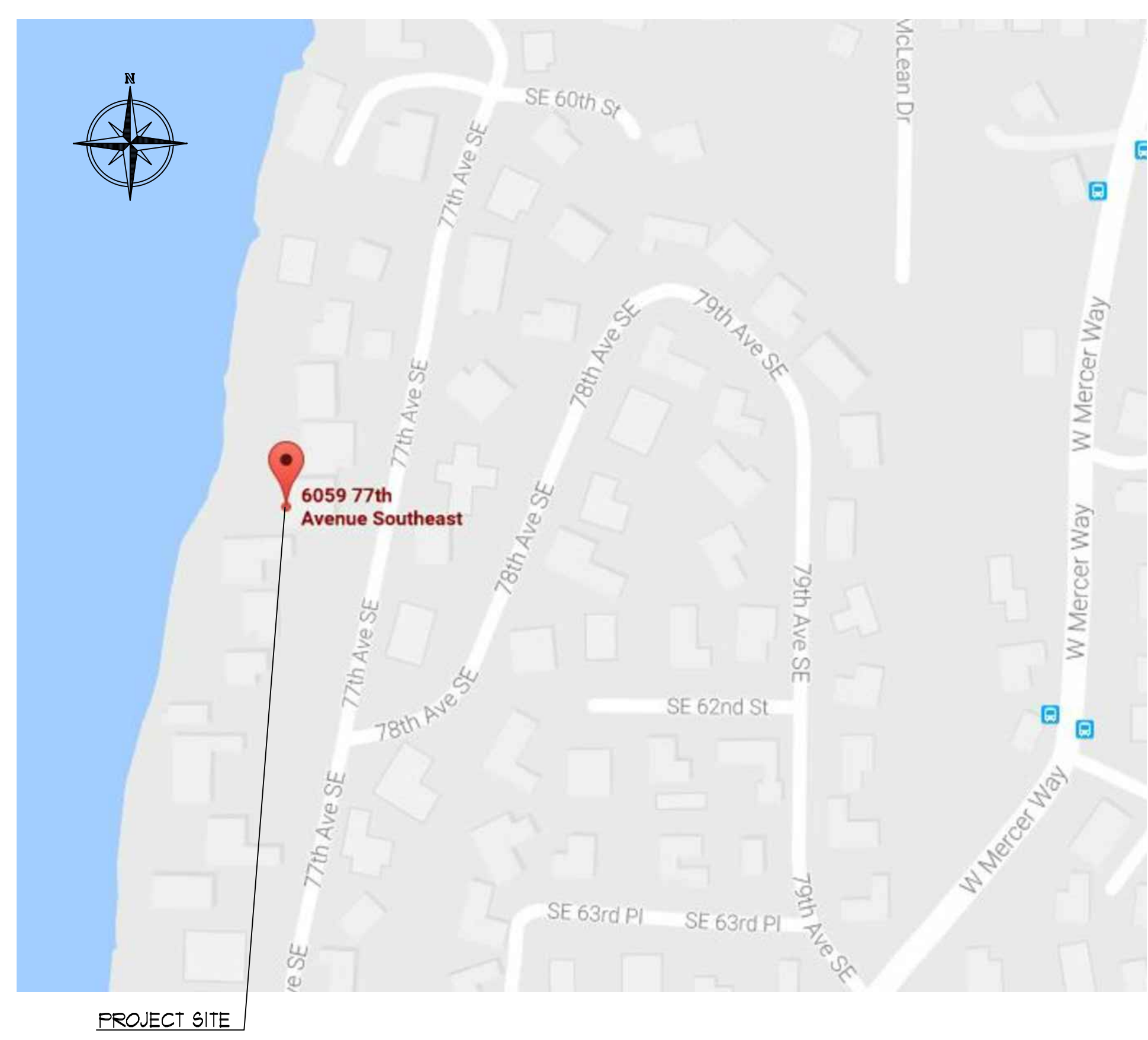
LOT HIGH POINT +	13.0 FT.
LOT LOW POINT +	181 FT.
HORIZ. DIST. BETWEEN H.P. & L.P. +	2261 FT.
LOT SLOPE 56.2 FT. / 2251 FT. +	24.9 %
TOTAL ALLOWABLE LOT COVERAGE +	35 % MAX.

**EXISTING IMPERVIOUS SURFACE COVERAGE**

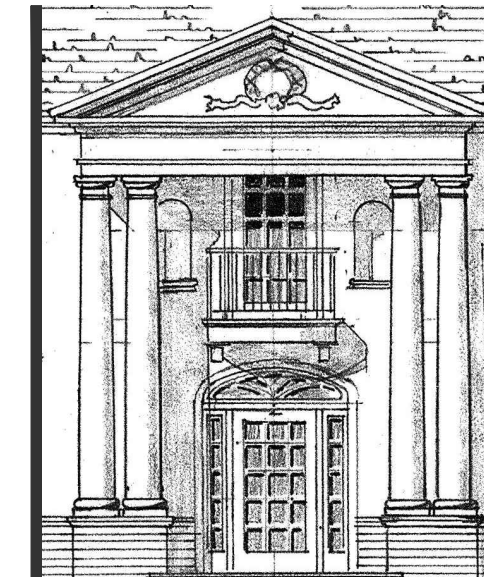
TOTAL LOT AREA:	18650 SF.
ALLOWABLE + 35 %	6528 SF.
APPROVED 5% DEVIATION +	9325 SF.
TOTAL ALLOWABLE LOT COVERAGE +	14605 SF.

FIREPLACE +	20 SF.
MAINTENANCE AREA +	85 SF.
TERRACE +	95 SF.
HOT TUB +	82 SF.
STAIRS +	21 SF.
WATER FEATURE +	91 SF.
POOL +	451 SF.
HOUSE EAVE +	4,443 SF.
COBBLE PAVEMENT +	412 SF.
WALKWAY +	153 SF.
DRIVEWAY +	1,422 SF.
TOTAL +	8286 SF.

**VICINITY PLAN**







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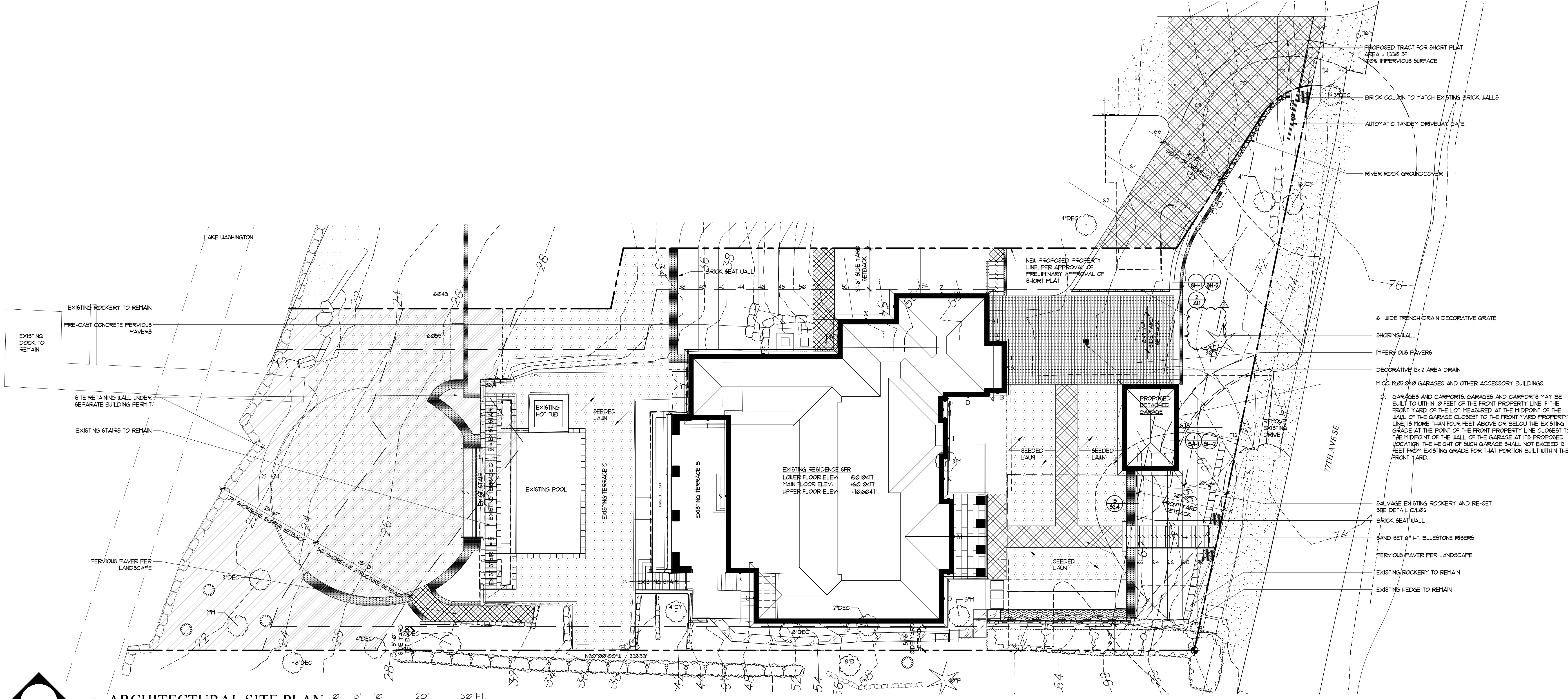


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DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: xSITE.dwg

ARCHITECTURAL  
SITE PLAN

**A1.1**



- PROPOSED TRACT FOR SHORT PLAT AREA + 1330 SF 100% IMPERVIOUS SURFACE
- BRICK COLUMN TO MATCH EXISTING BRICK WALLS
- AUTOMATIC TANDEN DRIVEWAY GATE
- RIVER ROCK GROUNDCOVER
- NEW PROPOSED PROPERTY LINE PER APPROVAL OF PRELIMINARY APPROVAL OF SHORT PLAT
- 6" WIDE TRENCH DRAIN DECORATIVE GRATE
- SHORING WALL
- IMPERVIOUS PAVERS
- DECORATIVE 1/2" AREA DRAIN
- MISC 18,000 GPD GARAGES AND OTHER ACCESSORY BUILDINGS
- GARAGES AND CARPORTS, GARAGES AND CARPORTS MAY BE BUILT TO WITHIN 10 FEET OF THE FRONT PROPERTY LINE IF THE FRONT YARD OF THE LOT MEASURED AT THE MIDPOINT OF THE WALL OF THE GARAGE CLOSEST TO THE FRONT YARD PROPERTY LINE IS MORE THAN FOUR FEET ABOVE OR BELOW THE EXISTING GRADE AT THE POINT OF THE FRONT PROPERTY LINE CLOSEST TO THE MIDPOINT OF THE WALL OF THE GARAGE AT ITS PROPOSED LOCATION. THE HEIGHT OF SUCH GARAGE SHALL NOT EXCEED 12 FEET FROM EXISTING GRADE FOR THAT PORTION BUILT WITHIN THE FRONT YARD.
- SALVAGE EXISTING ROCKERY AND RE-SET SEE DETAIL C10-02
- BRICK SEAT WALL
- SAND SET 6" HT. BLUESTONE RISERS
- PERVIOUS PAVER PER LANDSCAPE
- EXISTING ROCKERY TO REMAIN
- EXISTING HEDGE TO REMAIN

**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, ESC, 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 18 FEET OF THE SOUTH 1800 FEET OF THAT PORTION OF GOVERNMENT LOT 1 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 618.24 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, (ALSO KNOWN AS LOT 10 OF LAKE VIEW HIGHLANDS WATERFRONT TRACTS UNRECORDED) TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**IMPERVIOUS SURFACE COVERAGE**

Category	Area (SF)
TOTAL LOT AREA	21200 SF
TOTAL ALLOWABLE (71200 x 35%)	14200 SF
EXISTING IMPERVIOUS SURFACE	
HOUSE (TO REMAIN)	3389 SF
TERRACES	783 SF
WATER FEATURE	91 SF
FIREPLACE	20 SF
STAIRS	104 SF
POOL	451 SF
HOT TUB	82 SF
TOTAL EXISTING	4406 SF

Category	Area (SF)
PROPOSED IMPERVIOUS SURFACE	
HOUSE (ADDITION)	1268 SF
DETACHED GARAGE	336 SF
DRIVEWAY	1049 SF
STAIRS	101 SF
COLUMNS	18 SF
TOTAL PROPOSED	2718 SF

EXISTING + PROPOSED TOTAL = 4,406 + 2,718 = 7,184 SF UNDER BY 236 SF

50' SETBACK:  
AREA + 2306 SF  
30% ALLOWABLE = 692 SF  
TOTAL = 549 SF

25' SETBACK:  
AREA + 2296 SF  
10% ALLOWABLE = 226 SF  
TOTAL = 0 SF

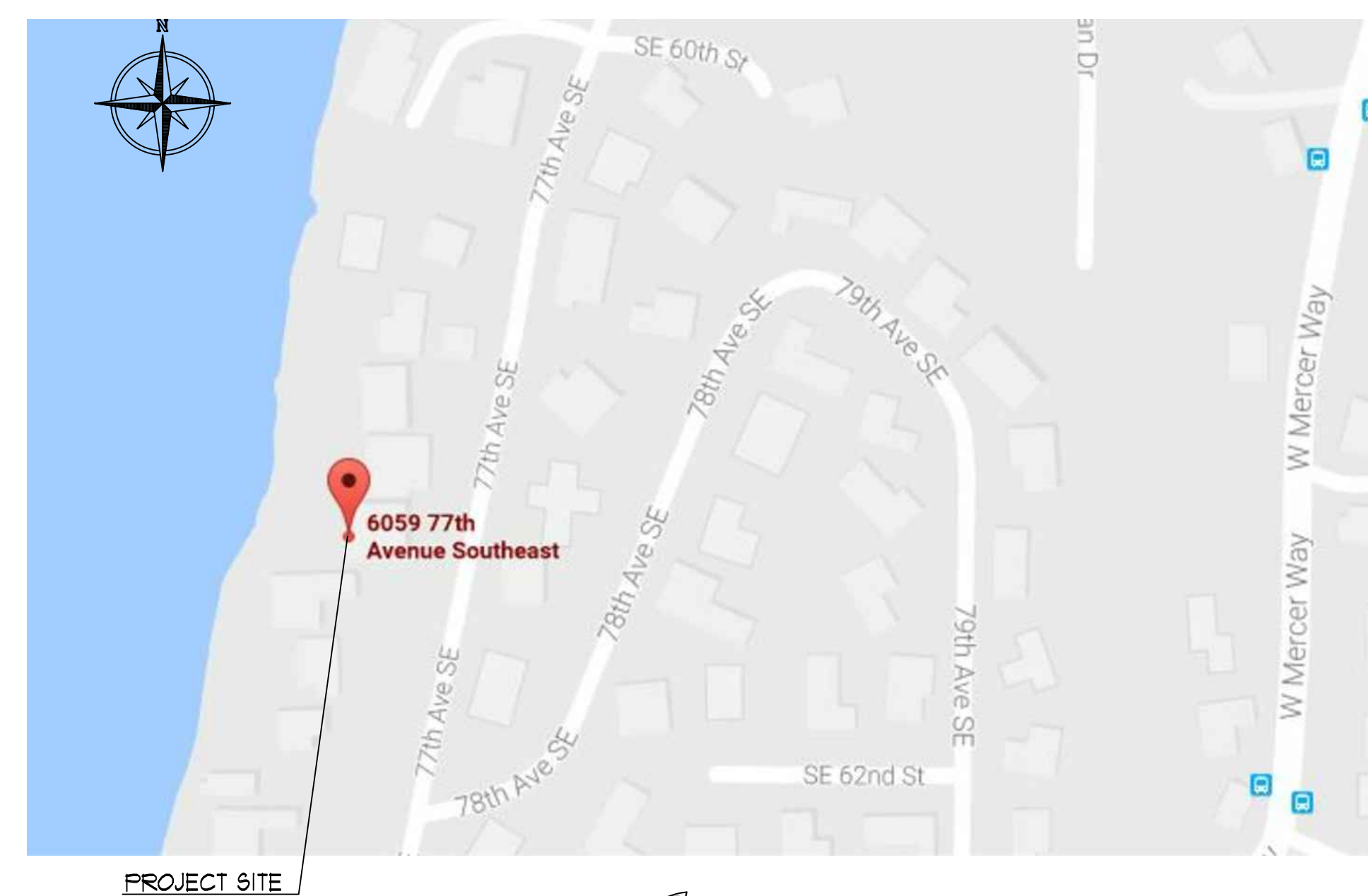
**HEIGHT CALCULATIONS**

**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	38.40	582.19
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**

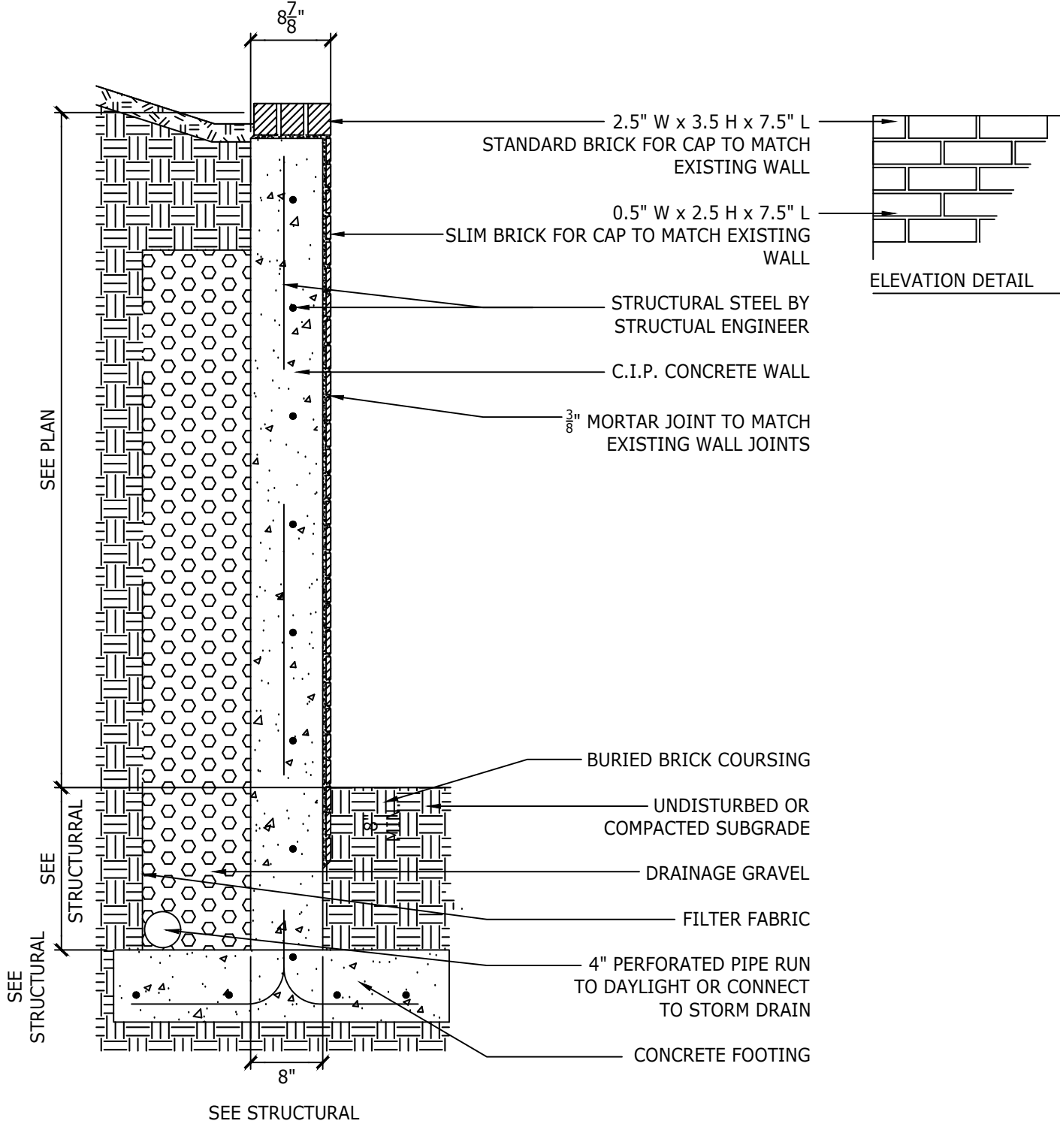


**GROSS FLOOR CALCULATION**

Category	Area (SF)	Code factor	Weighted Area (SF)
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
<b>Total Area:</b>			<b>8,823</b>
<b>Proposed % of Lot Area:</b>			<b>42%</b>

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	39.92	8.95	8.17	0.91	36.32	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%
O	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

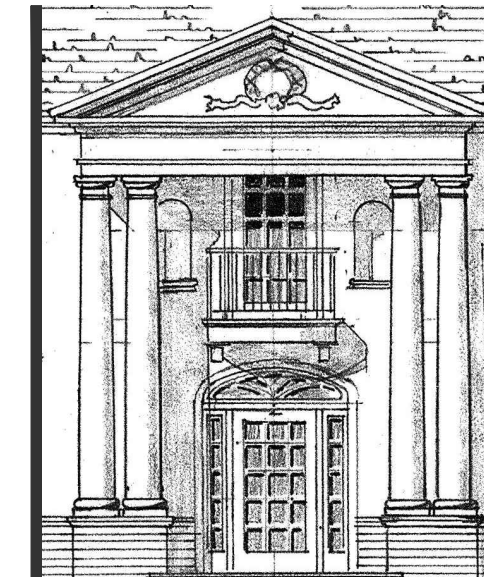


**2 TYPICAL BRICK WALL DETAIL**  
SCALE: 3/4" = 1'-0"









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DATE: 06/26/2019  
JOB NUMBER: 1625  
PM: DKG  
FILE: xFPM\_Existing.dwg

DEMO MAIN FLOOR PLAN

**A2.2D**

**DEMOLITION NOTES**

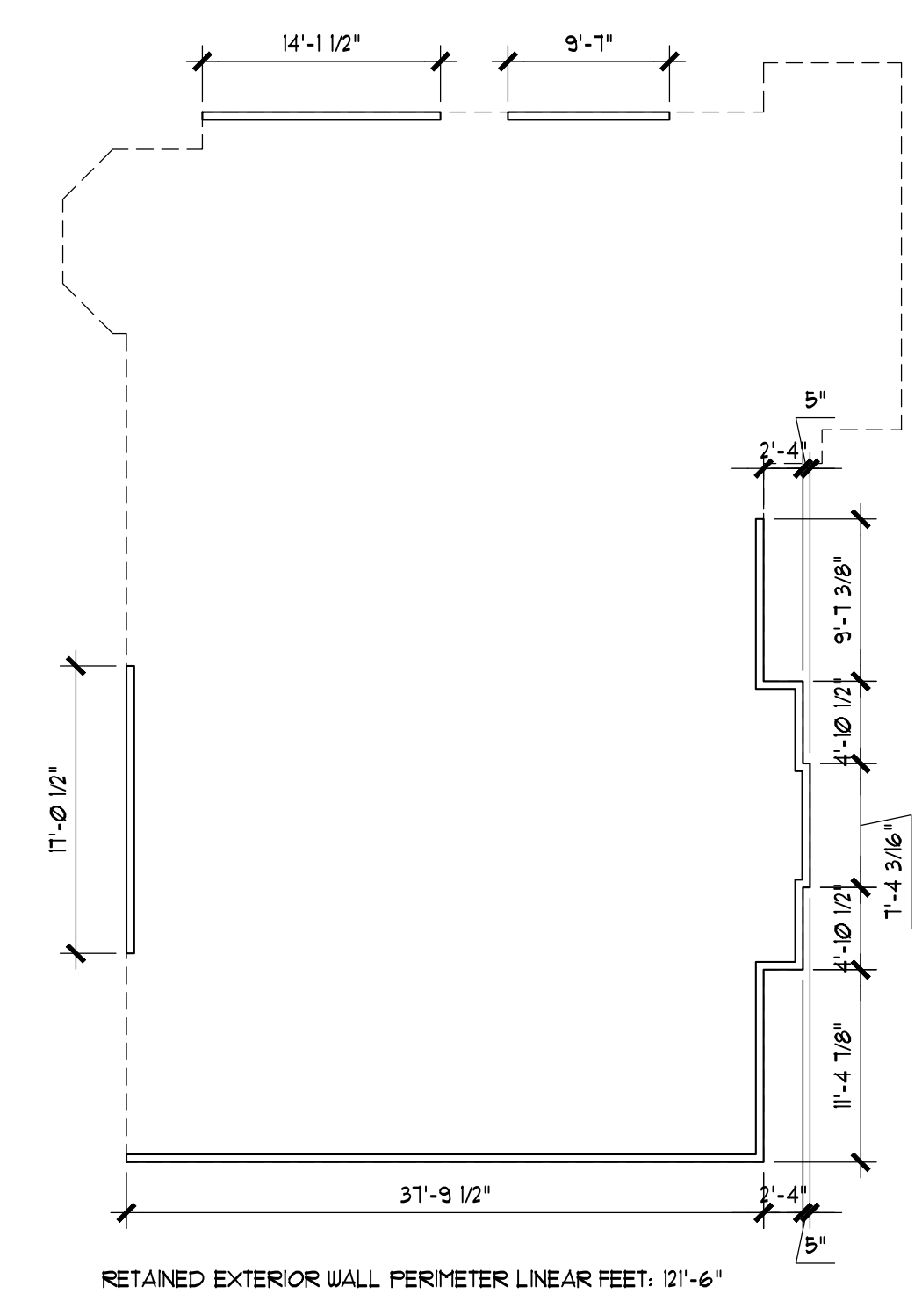
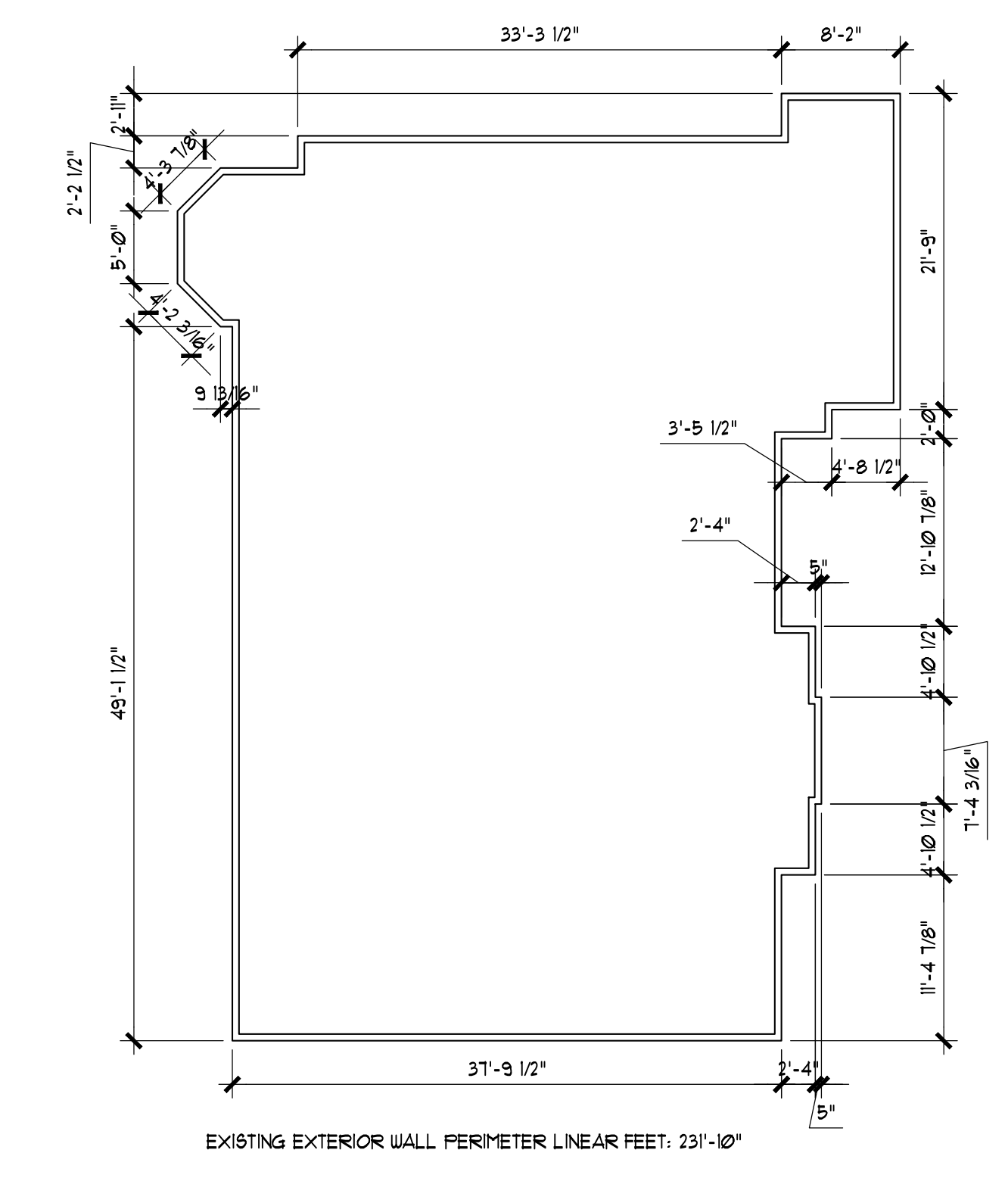
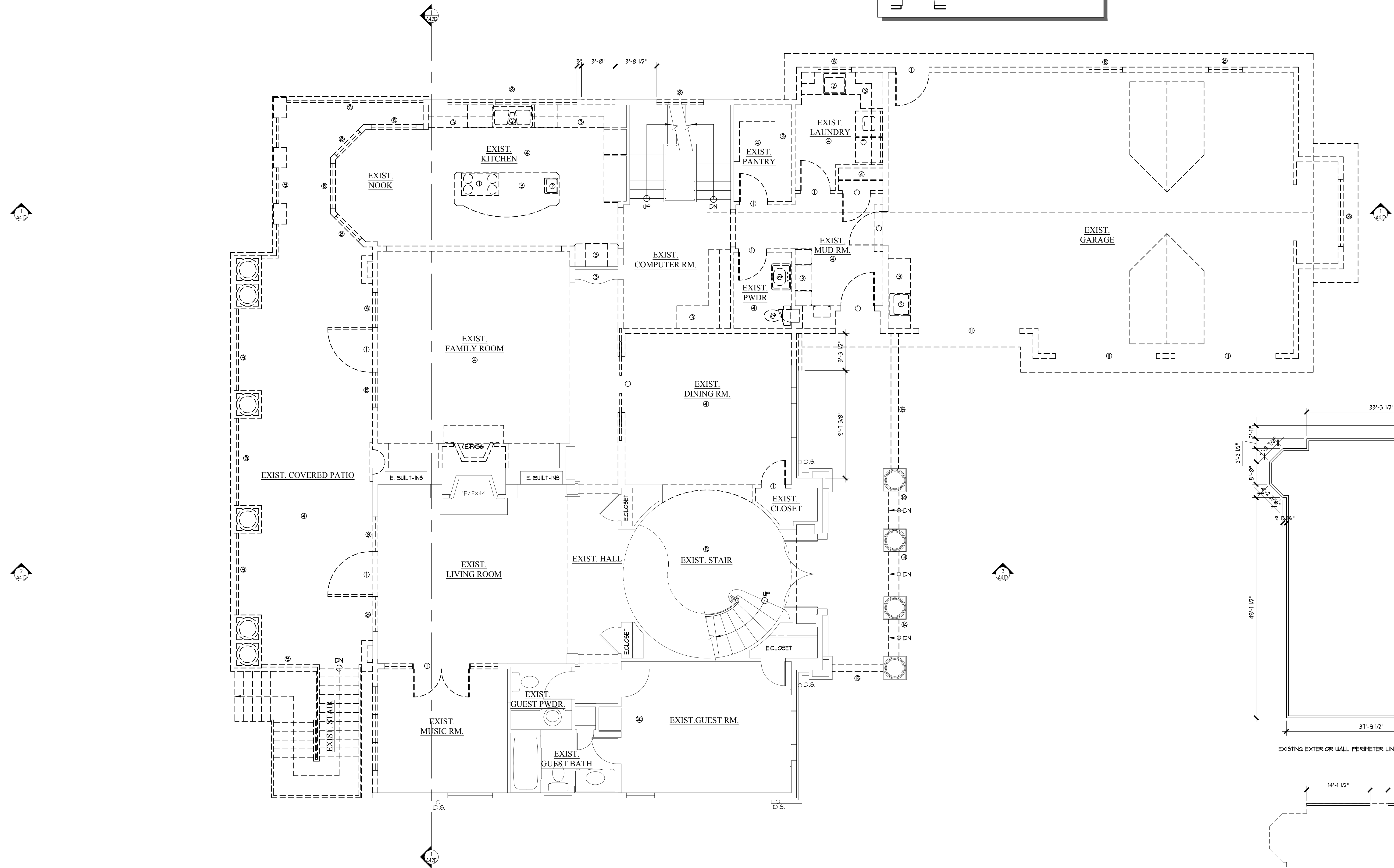
- ① REMOVE EXISTING DOOR AND FRAME
- ② REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
- ③ REMOVE EXISTING CASEWORK
- ④ REMOVE EXISTING FLOORING
- ⑤ EXISTING FINISHES TO REMAIN
- ⑥ RELOCATE EXISTING MECHANICAL EQUIPMENT
- ⑦ RELOCATE EXISTING APPLIANCES
- ⑧ REMOVE EXISTING WINDOW
- ⑨ REMOVE EXISTING GUARDRAIL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

**WALL LEGEND:**

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

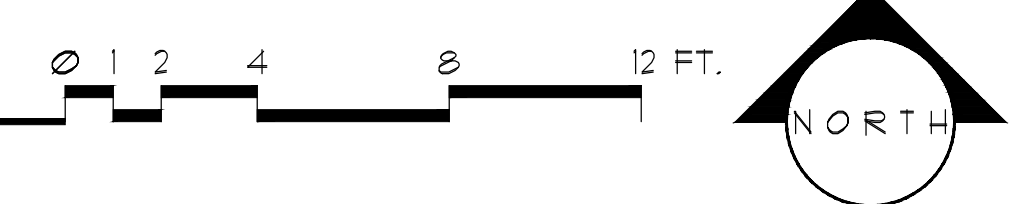
**DOOR LEGEND:**

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



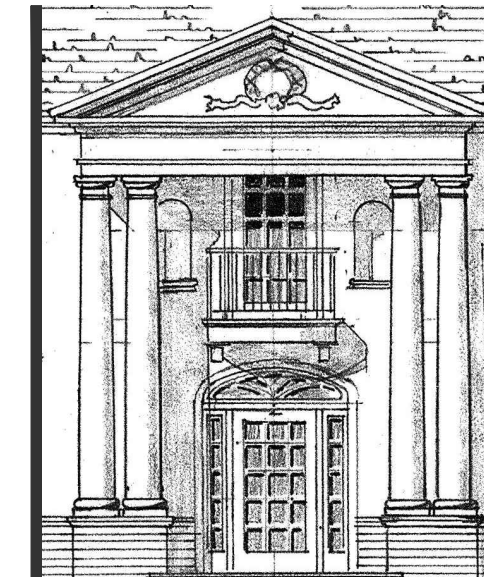
TOTAL EXISTING EXTERIOR WALL PERIMETER LINEAR FEET:  
 LOWER FLOOR = 244'-9 3/4"  
 MAIN FLOOR = 231'-10"  
 UPPER FLOOR = 284'-9"  
 TOTAL = 760'-4 3/4"  
 60% = 456'-2 1/2" x 0.60 = 273'-7 1/2" OR 456'-10 1/16"  
 TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:  
 LOWER FLOOR = 222'-10 1/2"  
 MAIN FLOOR = 121'-6"  
 UPPER FLOOR = 122'-3 1/2"  
 469'-0" / 760'-4 3/4" = 61.68% RETAINED EXTERIOR WALLS

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



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





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PW: DKG  
FILE: xFPU\_Existing.dwg

DEMO UPPER FLOOR PLAN

**A2.3D**

**DEMOLITION NOTES**

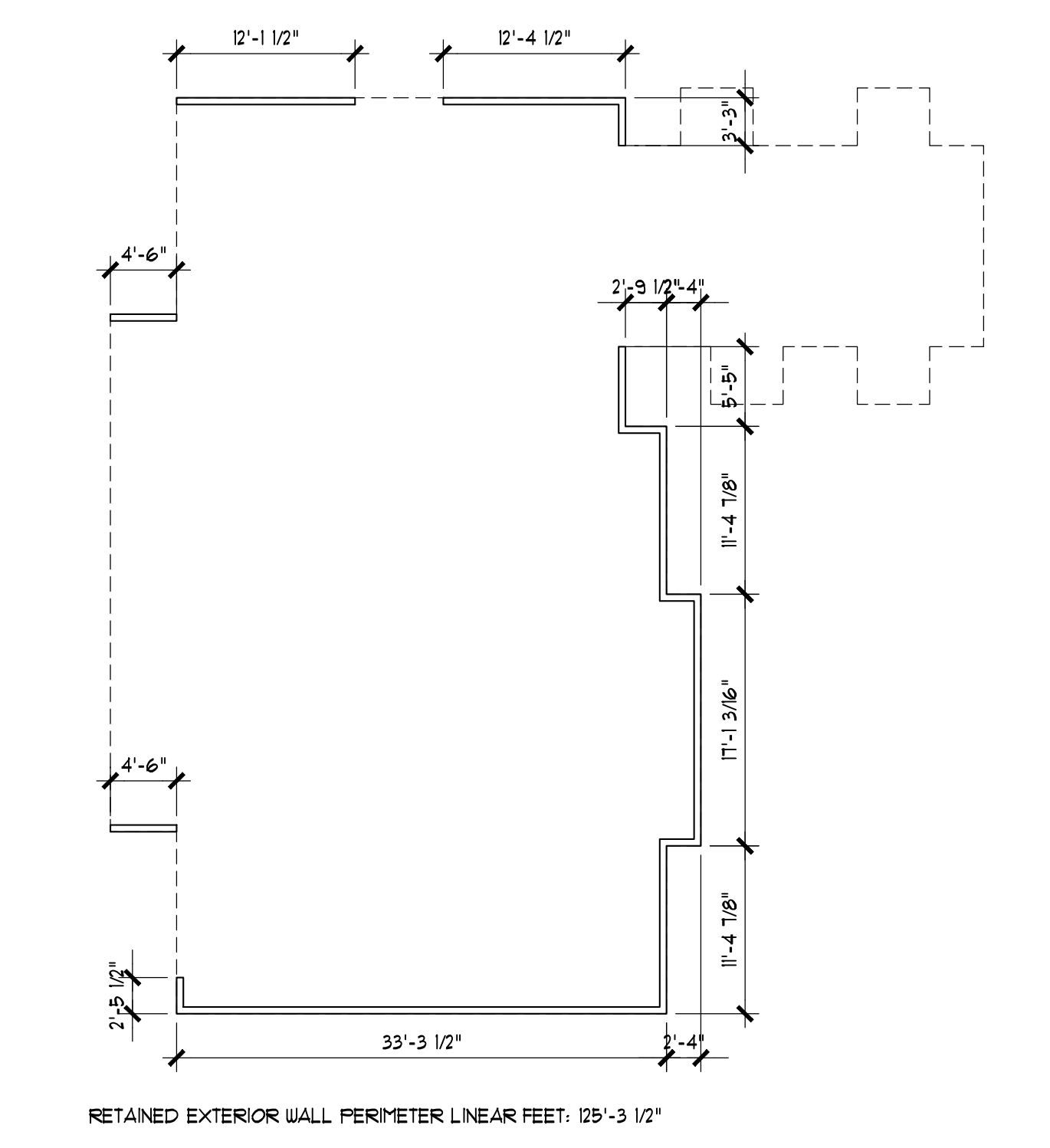
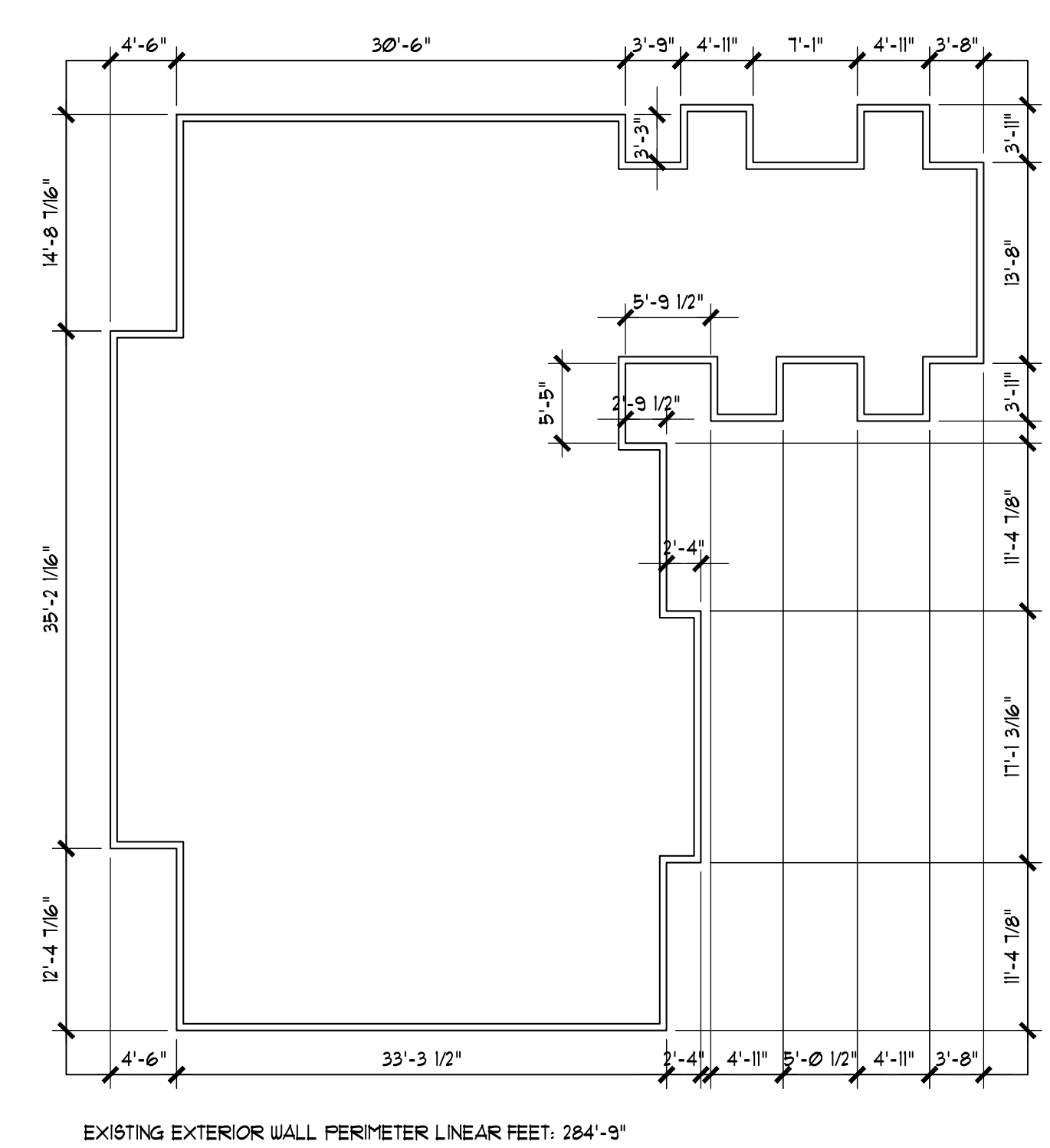
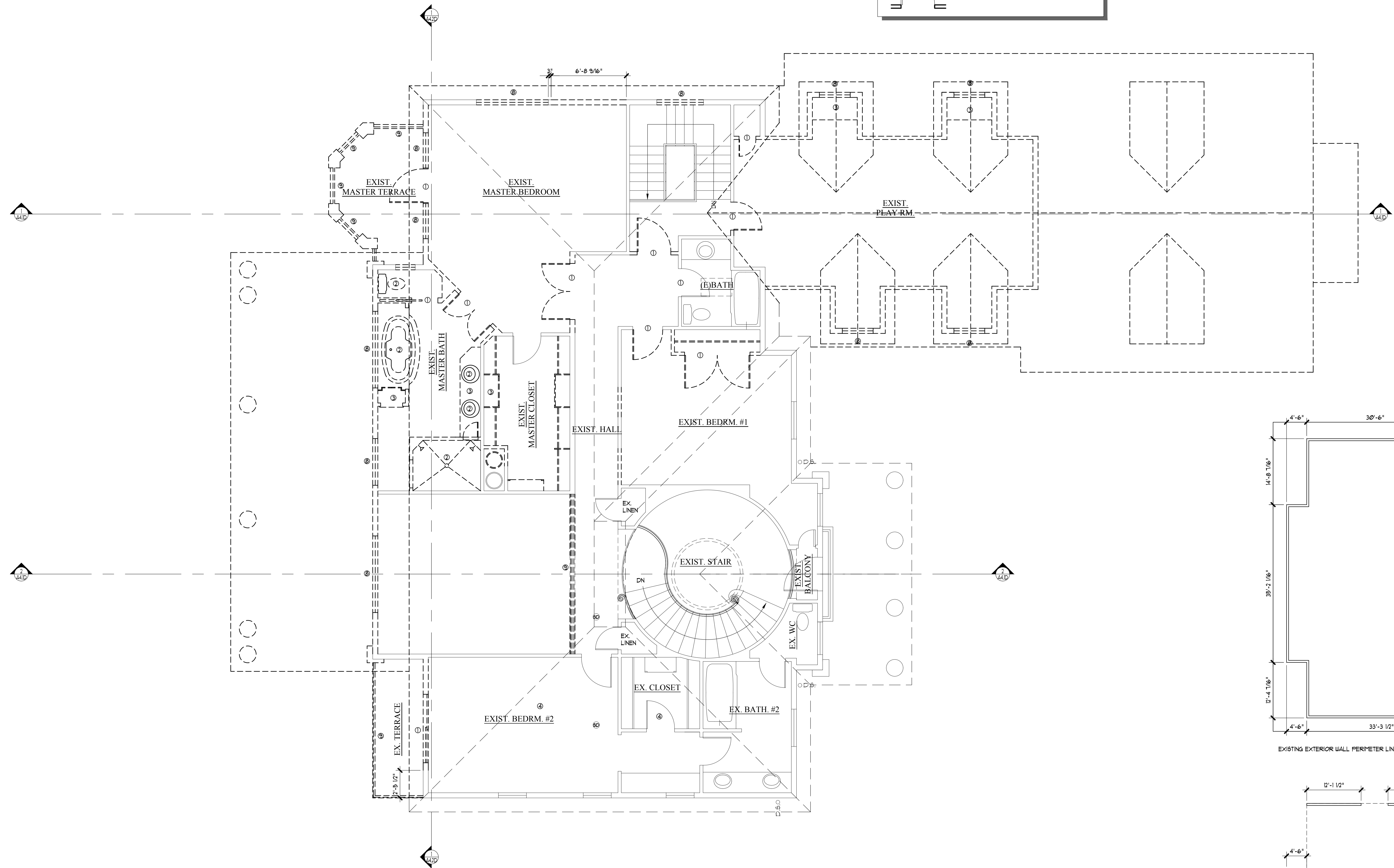
- ① REMOVE EXISTING DOOR AND FRAME
- ② REMOVE EXISTING PLUMBING FIXTURE, CAP PLUMBING
- ③ REMOVE EXISTING CASEWORK
- ④ REMOVE EXISTING FLOORING
- ⑤ EXISTING FINISHES TO REMAIN
- ⑥ RELOCATE EXISTING MECHANICAL EQUIPMENT
- ⑦ RELOCATE EXISTING APPLIANCES
- ⑧ REMOVE EXISTING WINDOW
- ⑨ REMOVE EXISTING GUARDRAIL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

**WALL LEGEND:**

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

**DOOR LEGEND:**

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



TOTAL EXISTING EXTERIOR WALL PERIMETER LINEAR FEET:  
 LOWER FLOOR = 244'-9 3/4"  
 MAIN FLOOR = 231'-10"  
 UPPER FLOOR = 284'-9"  
 TOTAL = 761'-9 3/4"  
 60% = 456'-8 1/2" x 0.60 = 274'-10 1/2"  
 456'-8 1/2" OR 456'-10 1/16"

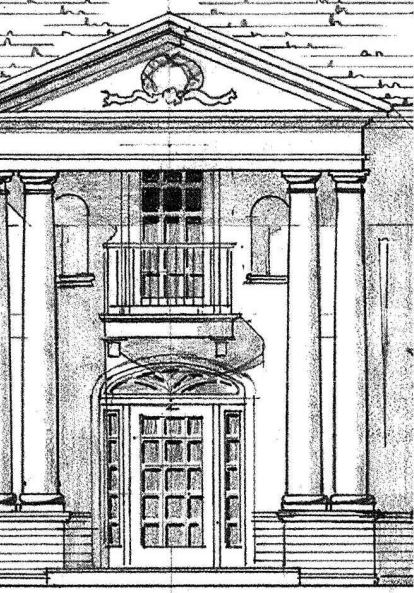
TOTAL RETAINED EXTERIOR WALL PERIMETER LINEAR FEET:  
 LOWER FLOOR = 222'-10 1/2"  
 MAIN FLOOR = 121'-6"  
 UPPER FLOOR = 125'-3 1/2"  
 469'-9" OR 469'-6"

469.66' / 761.98833 = 61.68% RETAINED EXTERIOR WALLS

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

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





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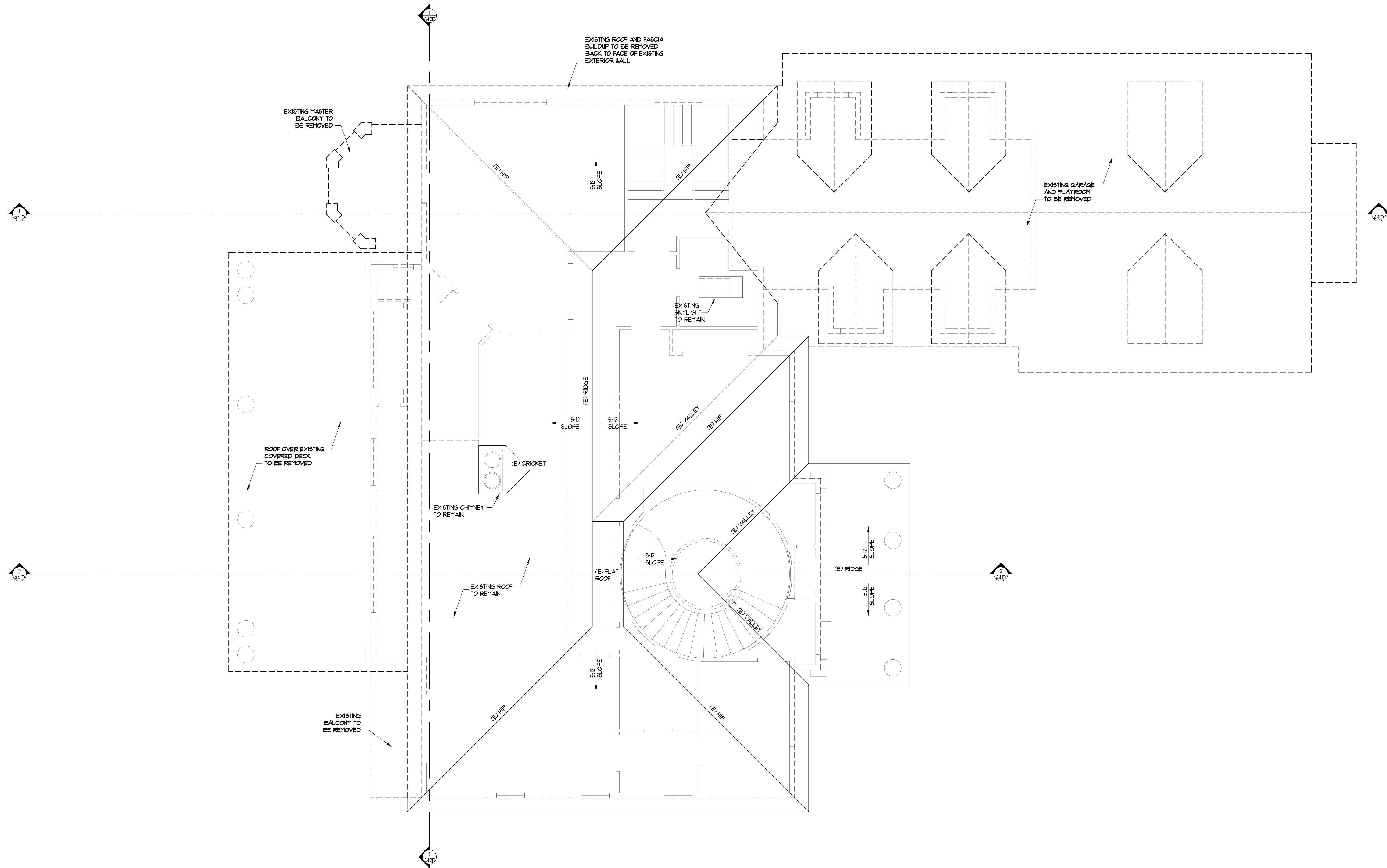
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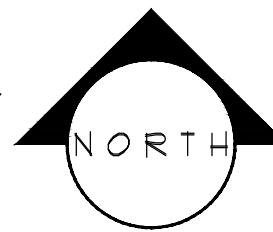
DEMO ROOF PLAN

**A2.4D**

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





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

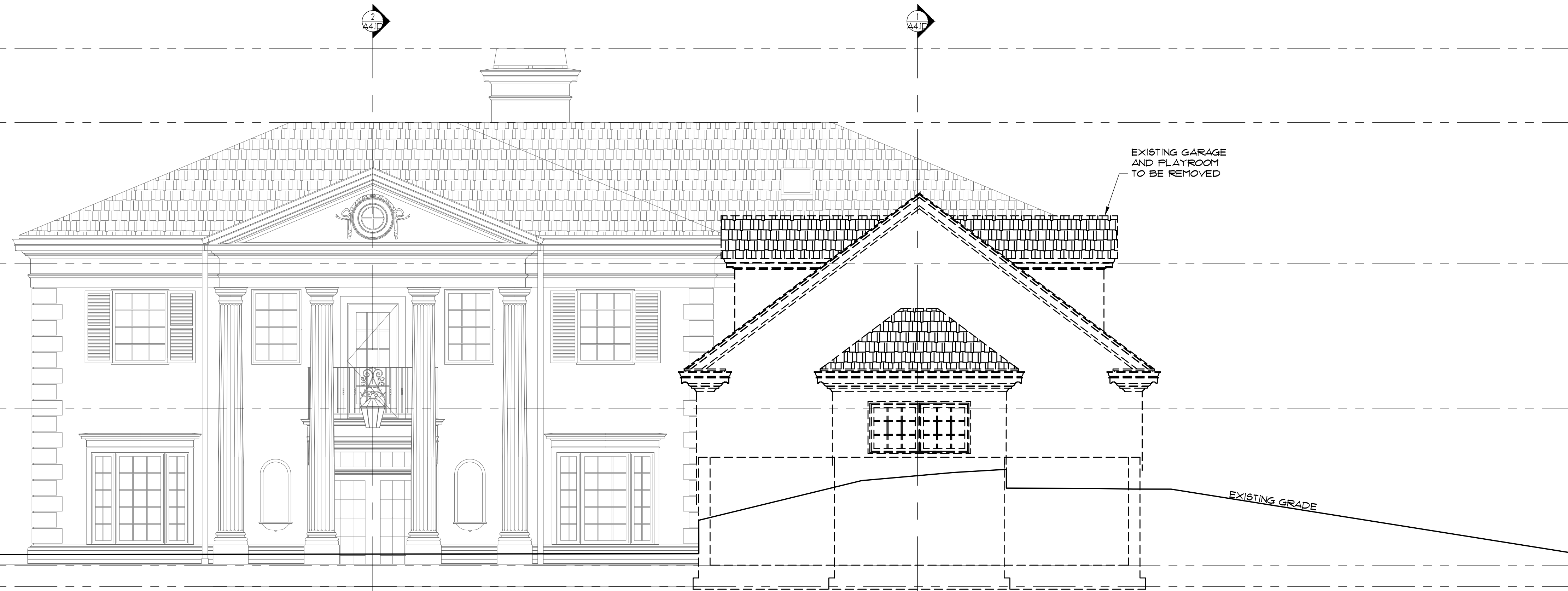
87'-5 1/8"  
(E) TOP OF RIDGE

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

70'-7 1/4"  
(E) UPPER FLR. SUB. FLR.

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

EXISTING GRADE



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

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

87'-5 1/8"  
(E) TOP OF RIDGE

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


70'-7 1/4"  
(E) UPPER FLR. SUB. FLR.

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

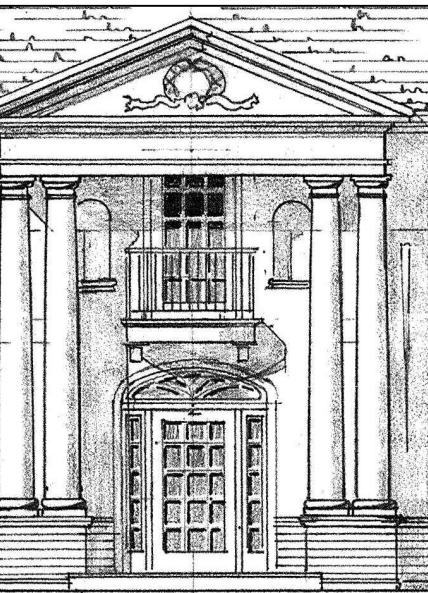


2 NORTH DEMO ELEVATION  
SCALE: 1/4" = 1'-0"

WALL/WINDOW LEGEND:

 NEW WINDOW ROUGH OPENING  
VERIFY SIZE w/ EXISTING  
CONDITIONS & PROPOSED  
NEW CLADDING & EXTERIOR  
MATERIALS.

 REMOVE EXISTING  
WINDOWS & INFILL  
EXISTING 2x6 WALL PER  
STRUCTURE



**G**  
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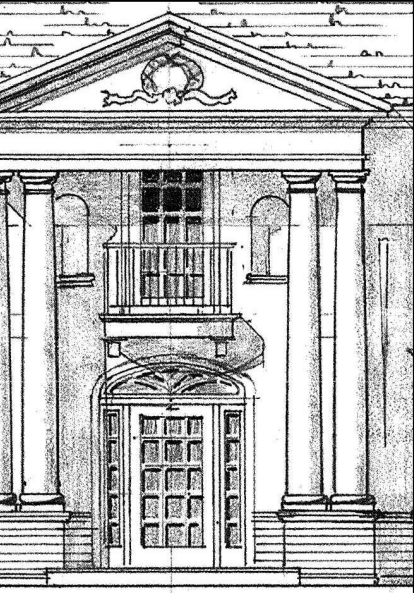
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PM: DKG  
FILE: A3.1\_Existing.dwg

DEMO EXTERIOR  
ELEVATIONS

**A3.1D**





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

87'-5 1/8"  
(E) TOP OF RIDGE

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

70'-7 1/4"  
(E) UPPER FLR. SUB. FLR.

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

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

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

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

46'-7 1/4"  
(E) FIN. SLAB

36'-7 1/4"  
(E) STORAGE RM. SLAB

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

REMOVE EXISTING DOOR &  
PORTION OF EXTERIOR WALL  
PER DEMO PLANS

REMOVE RAILING, DECK &  
ROOF FRAMING  
PER DEMO PLANS

REMOVE EXISTING WINDOW &  
PORTION OF EXTERIOR WALLS  
PER DEMO PLANS

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

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

EXISTING STAIRS  
TO BE REMOVED

EXISTING GUARDRAIL  
TO BE REMOVED

EXIST'G GRADE

EXIST'G GRADE

# 1 WEST DEMO ELEVATION

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

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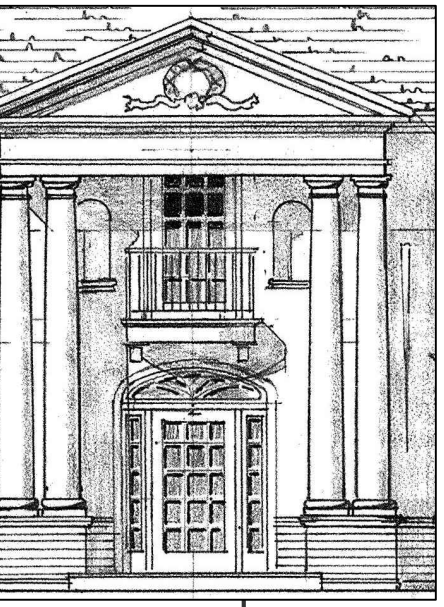
DEMO EXTERIOR  
ELEVATIONS

# A3.2D





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



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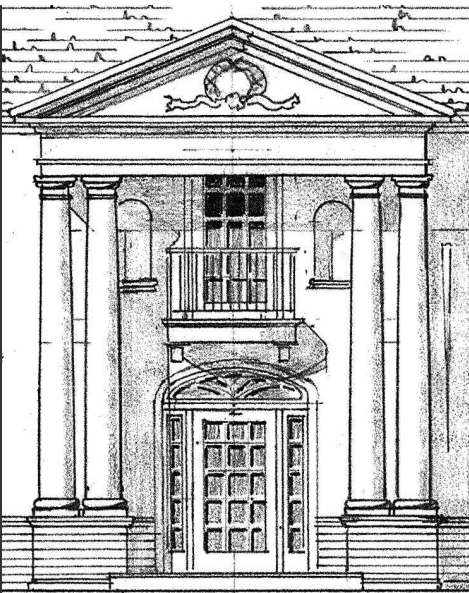
DEMO EXTERIOR ELEVATIONS

**A3.3D**









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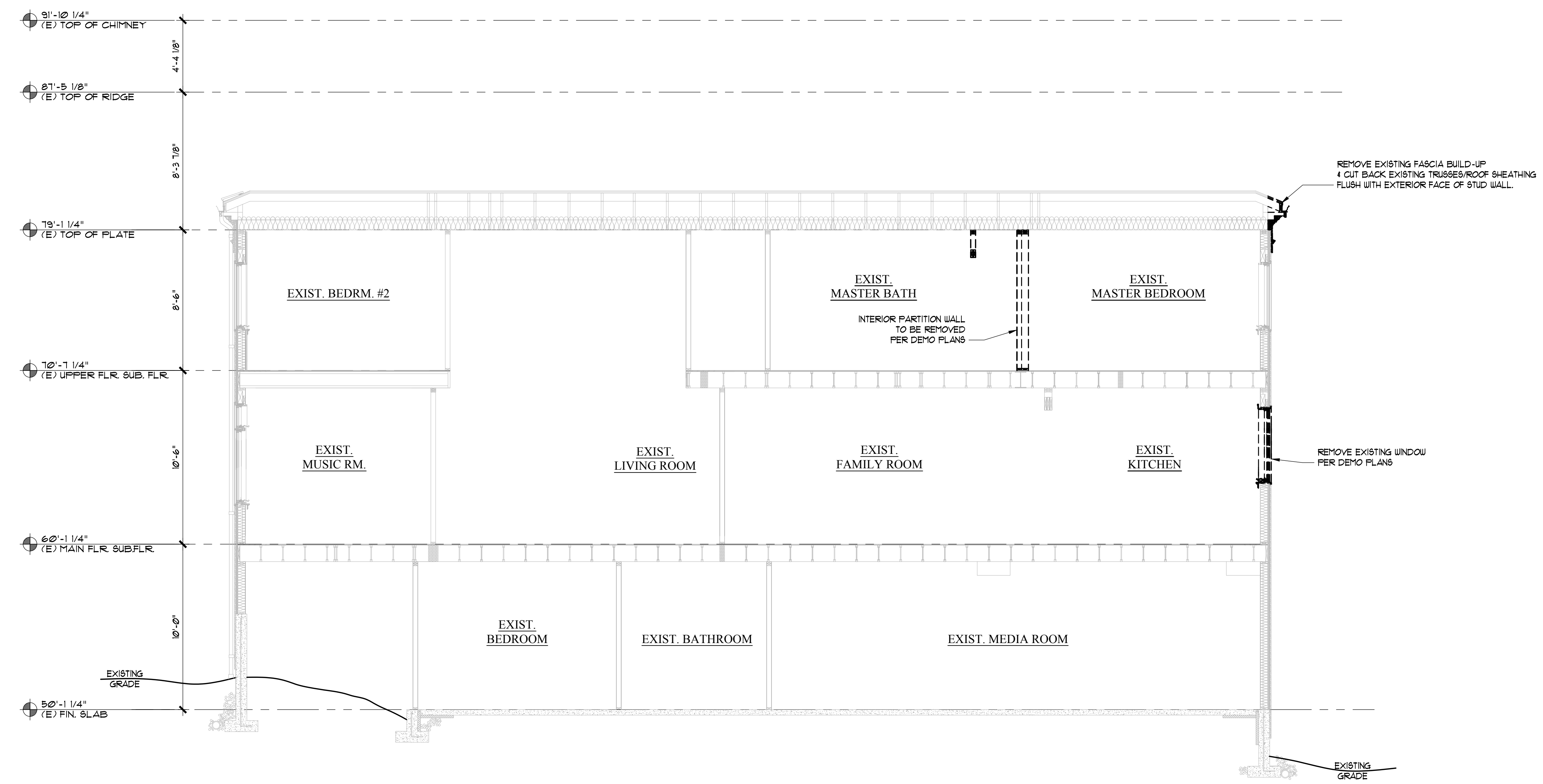


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	07/18/17	PERMIT SET

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JOB NUMBER: 1625  
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FILE: A4.1\_Existing.dwg

DEMO BUILDING SECTIONS

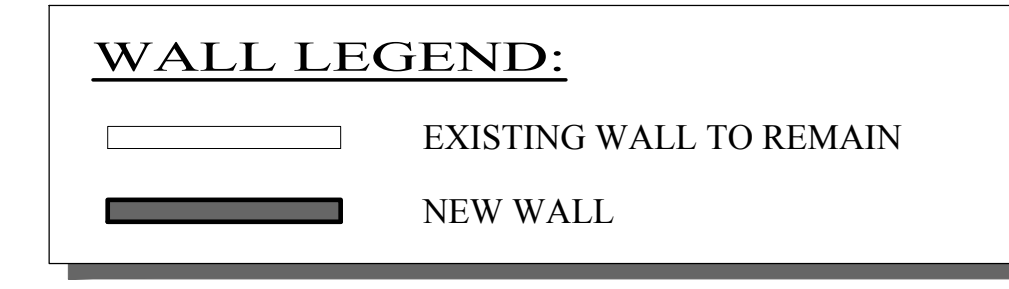
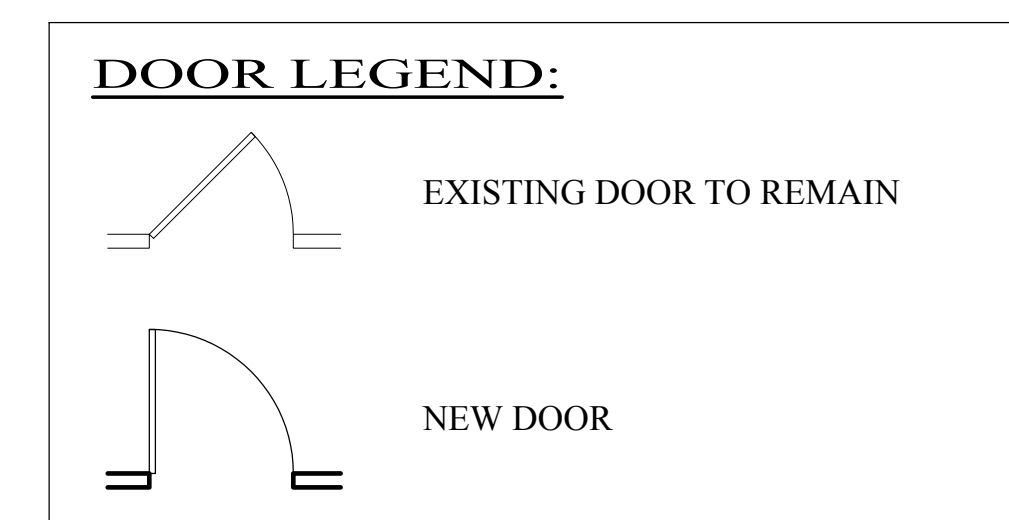
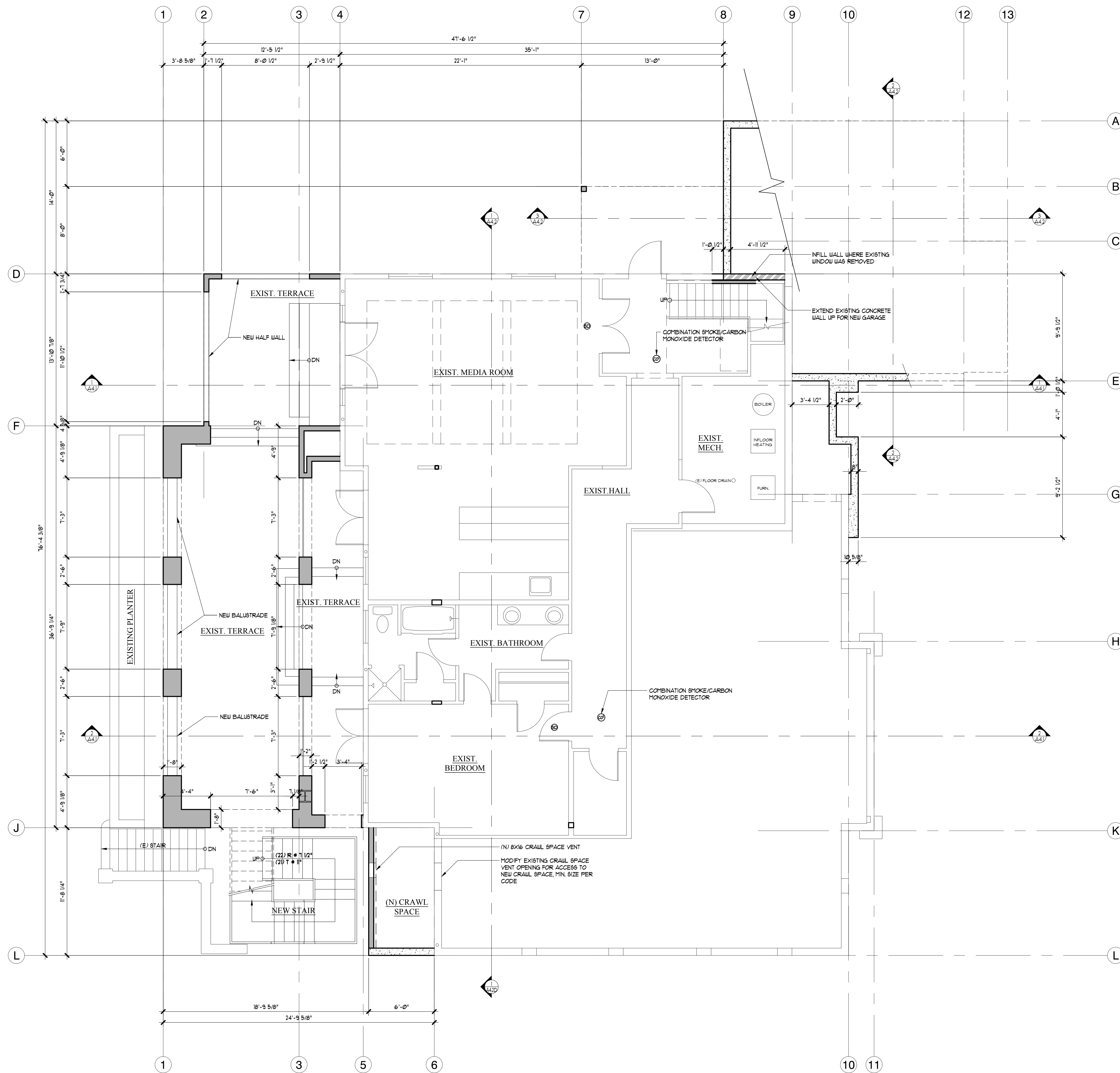
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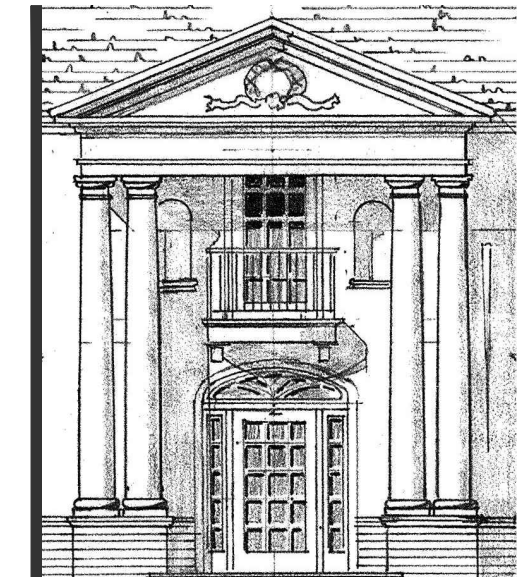
**1 DEMO BUILDING SECTION**  
SCALE: 1/4" = 1'-0"







- GENERAL NOTES:**
1. MECHANICAL:  
 ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:  
 A. IGNITION SOURCE OF MECHANICAL EQUIP. TO BE 18" ABOVE THE FINISHED FLOOR IRC M1301.3  
 B. HU TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. IRC M1301.2  
 C. HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SECTION M1501.3.3 OF THE 2019 IRC.
2. INTERIOR STAIRS: BOTH INTERIOR STAIRS ARE TO REMAIN. THIS INCLUDES FINISHES, RISERS, TREADS, GUARDRAILS, HANDRAILS, ETC.



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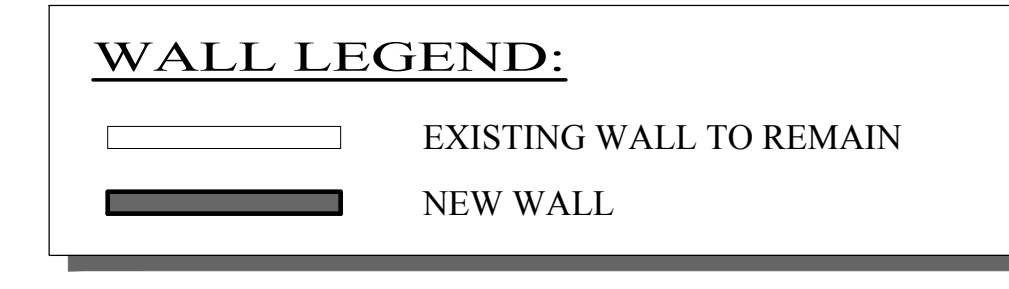
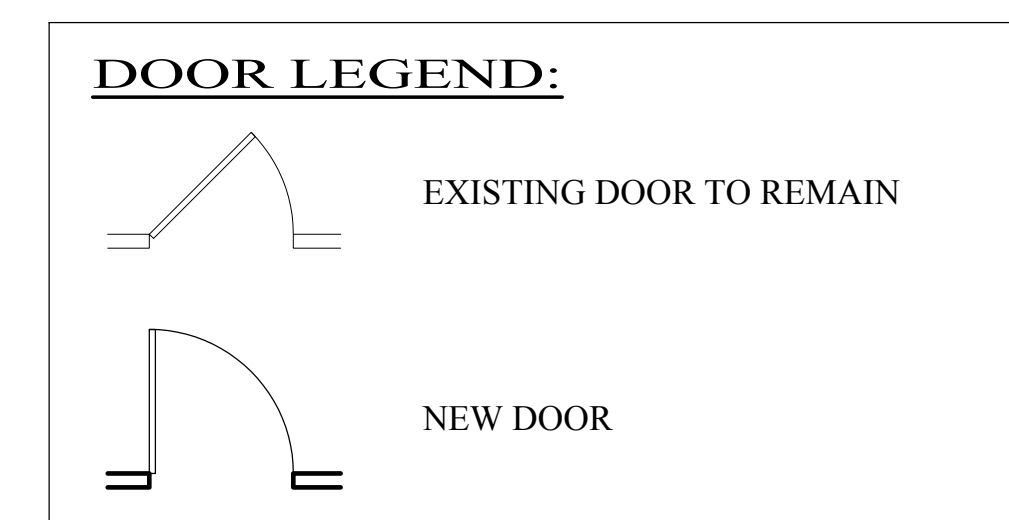
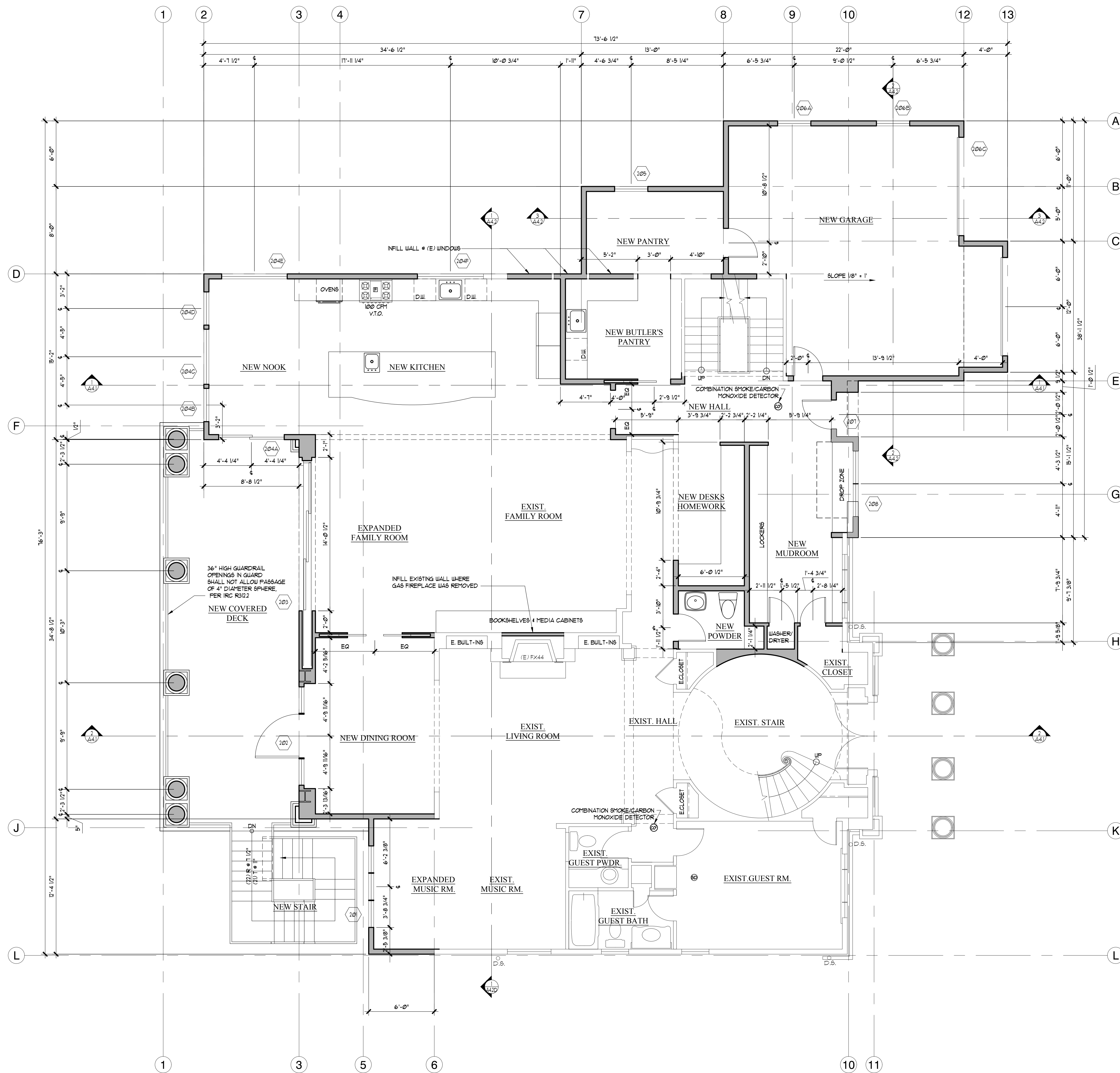
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4	10/30/18	REVISION 1
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**1 PROPOSED LOWER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**PROPOSED LOWER FLOOR PLAN**

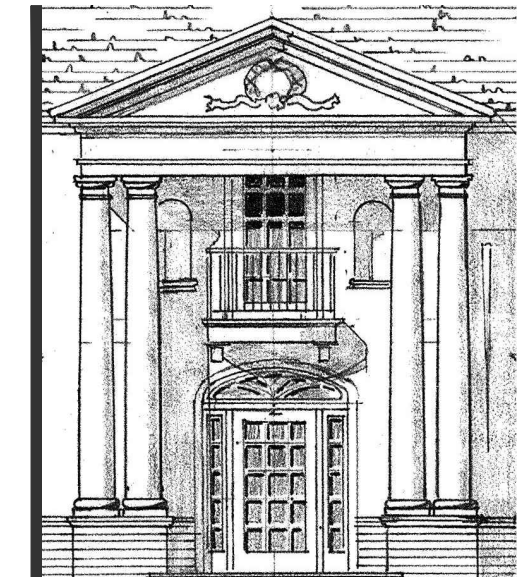




**GENERAL NOTES:**

1. MECHANICAL:  
 ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:  
 A. IGNITION SOURCE OF MECHANICAL EQUIP. TO BE 18" ABOVE THE FINISHED FLOOR IRC M1301.3  
 B. HUI TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. IRC M1301.2  
 C. HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SECTION M1501.3.3 OF THE 2019 IRC.

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



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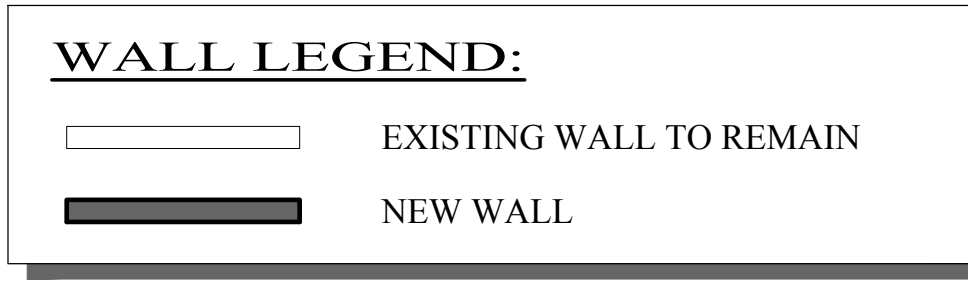
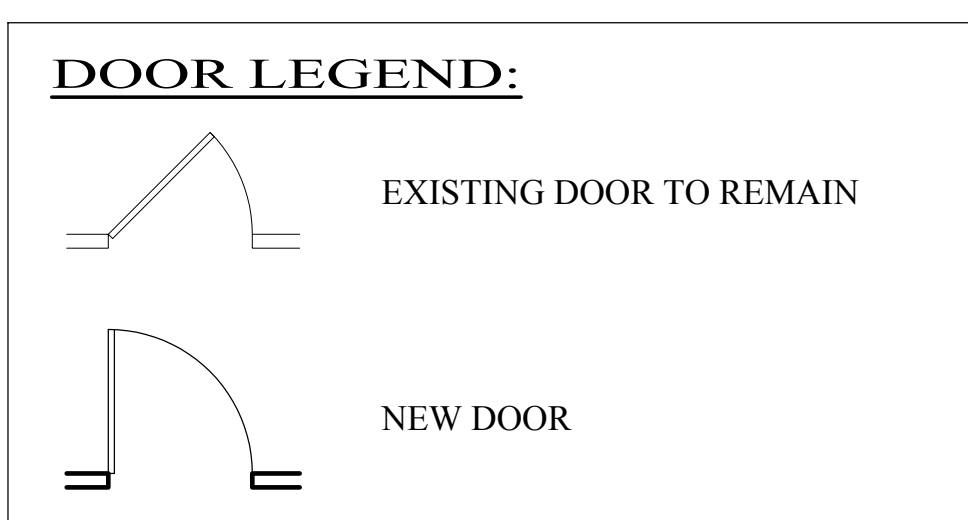
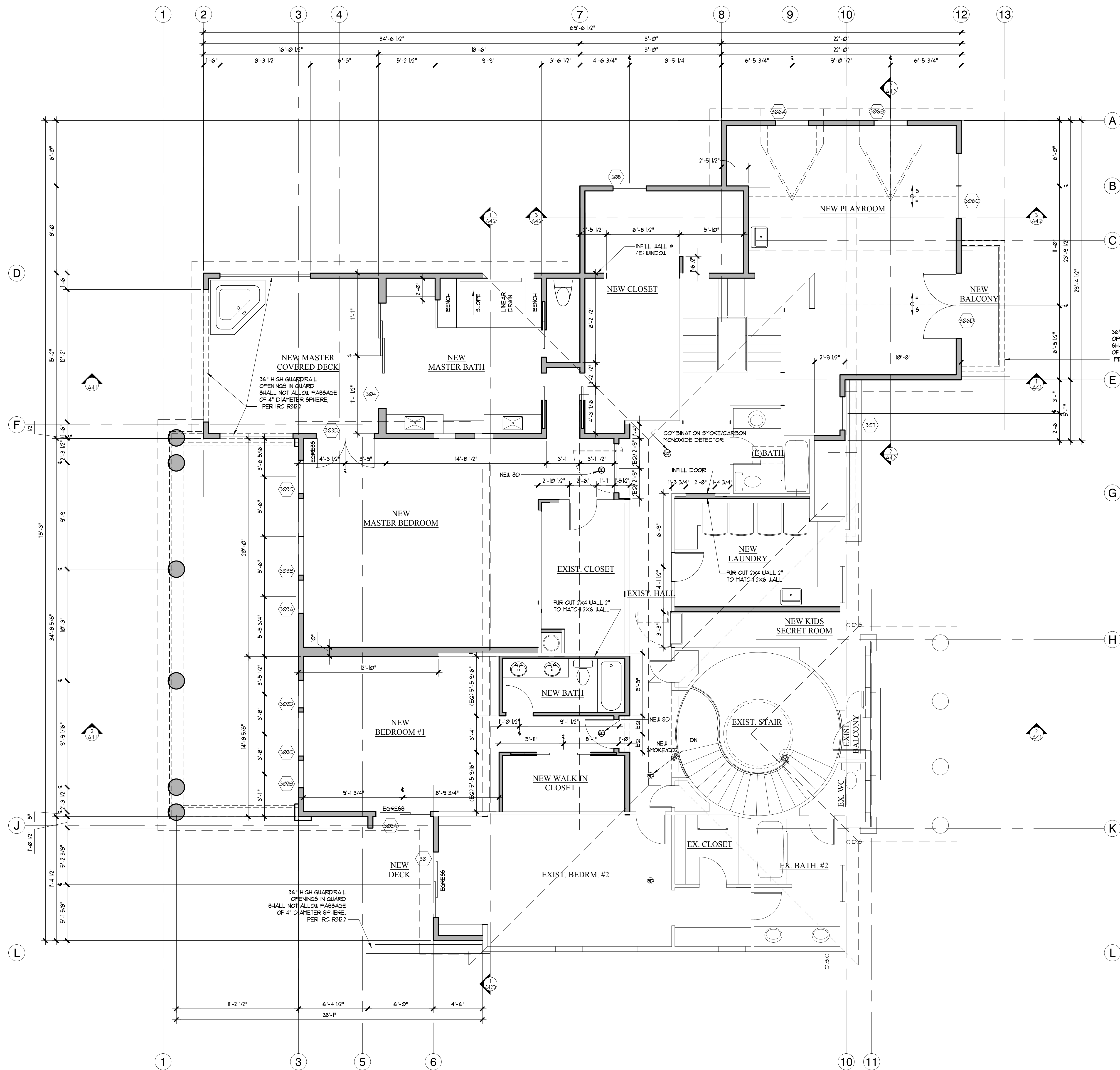
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**1 PROPOSED MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**PROPOSED MAIN FLOOR PLAN**

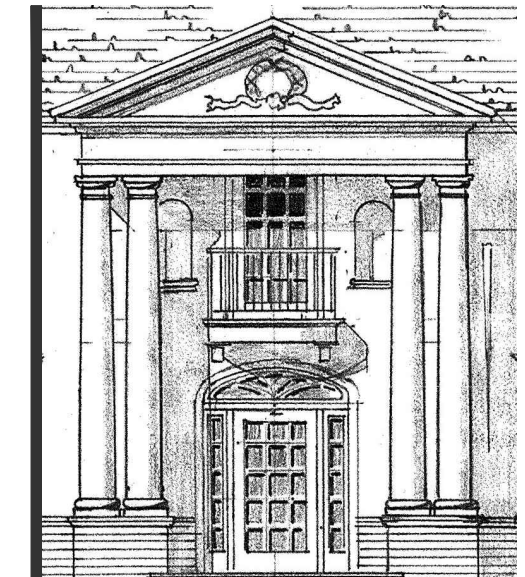




- GENERAL NOTES:**
- MECHANICAL:
    - A. IGNITION SOURCE OF MECHANICAL EQUIP. TO BE 18" ABOVE THE FINISHED FLOOR IRC M1301.3
    - B. HU TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. IRC M1301.2
    - C. HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SECTION M1501.3.3 OF THE 2019 IRC.
  - HOT TUB
    - A. HOT TUB SHALL BE PROVIDED WITH A COVER THAT MEETS OR EXCEEDS ASTM F 1346 SPECIFICATIONS. (IRC 2012 AG 109.5)
    - B. ALL SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-1. (IRC 2012 AG 106)
  - INTERIOR STAIRS: BOTH INTERIOR STAIRS ARE TO REMAIN. THIS INCLUDES FINISHES, RISERS, TREADS, GUARDRAILS, HANDRAILS, ETC.

36" HIGH GUARDRAIL OPENINGS IN GUARD SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE. PER IRC R312.2

**1 PROPOSED UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 1 2 4 8 12 FT. NORTH



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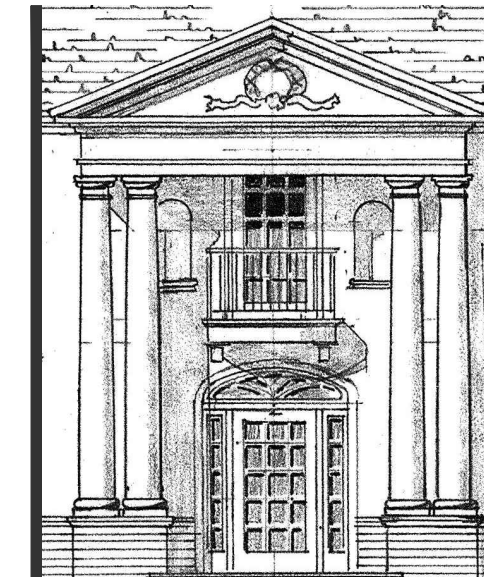
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PROPOSED UPPER FLOOR PLAN

**A2.3**





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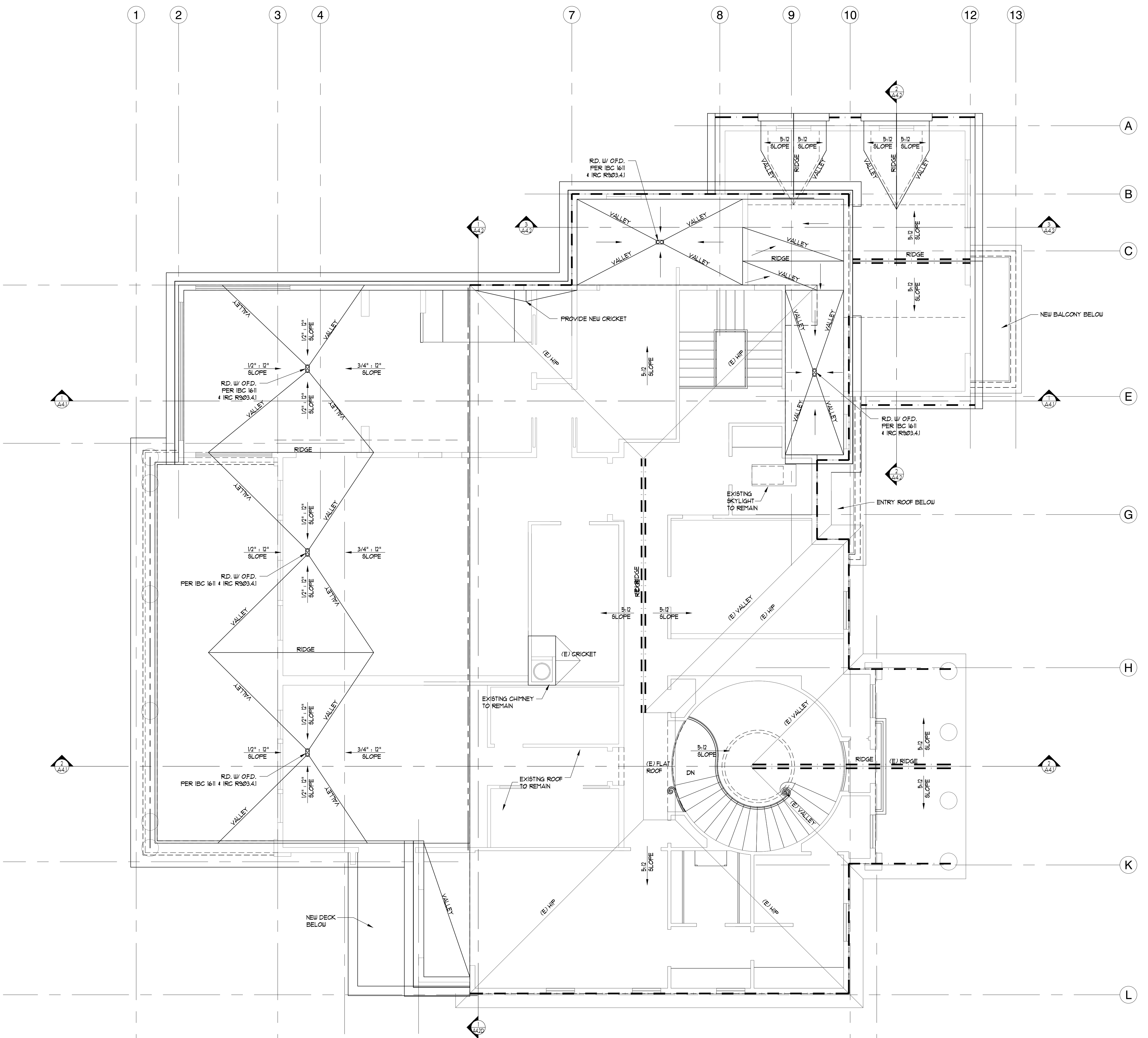


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PM: DKG  
FILE: A2.4.dwg

PROPOSED ROOF PLAN

**A2.4**



**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 CEILING IS 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 1/80 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)**

FITCHED 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 @ 34 SF MAX VENTING PRODUCT, COR-A-VENT V-300 = 13.50 IN. NFVA/LINEAL FOOT (13.5/144 = .09375 SQ. FT.)  
5'-0" X .09375 CONTINUOUS RIDGE VENT = 0.41 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)**

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

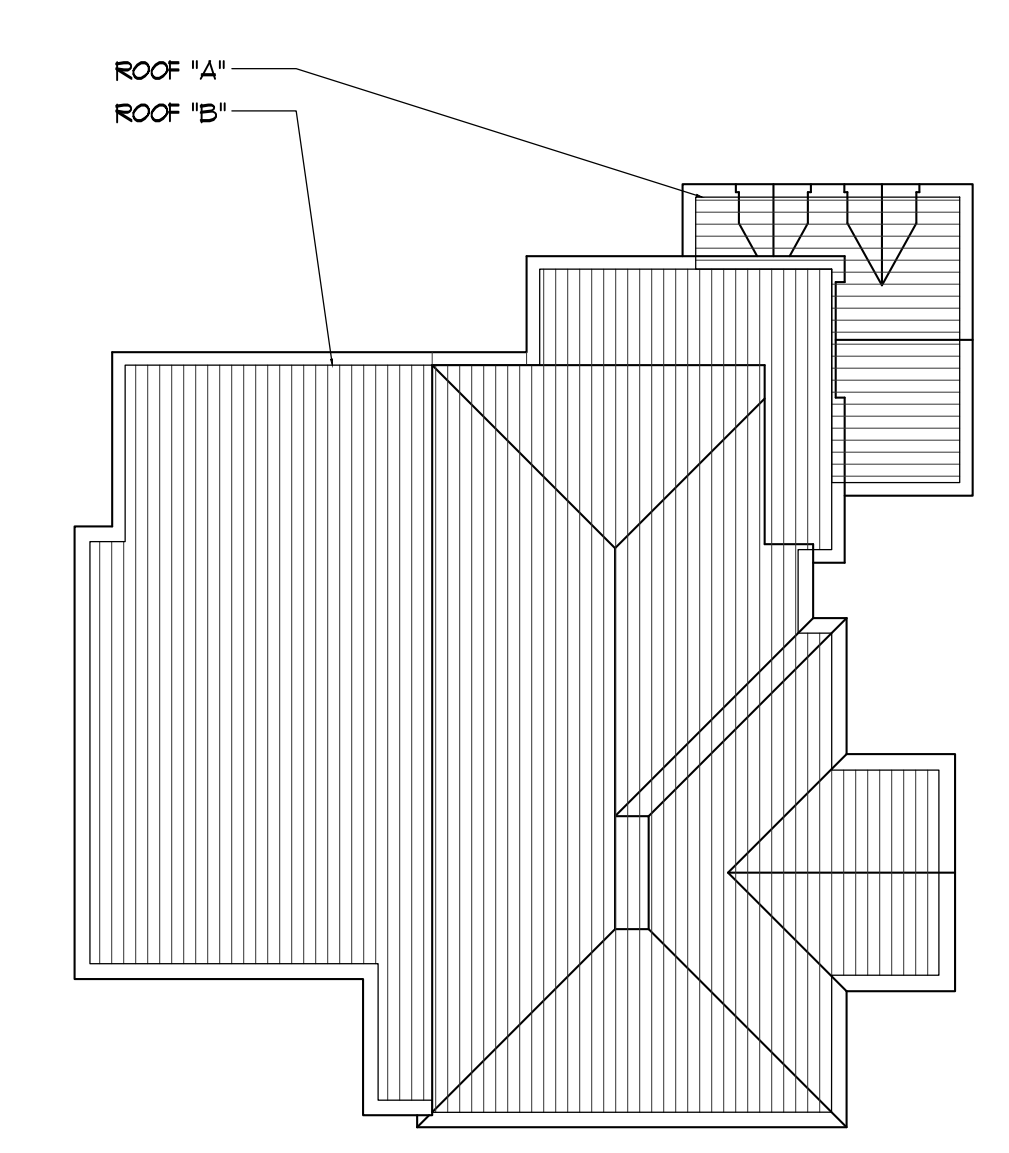
**ACTUAL VENTING AREA:**

RIDGE VENTING: (40%-50% REQUIRED, 3'-0" ABOVE EAVE) = 5.11 SF MIN @ 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

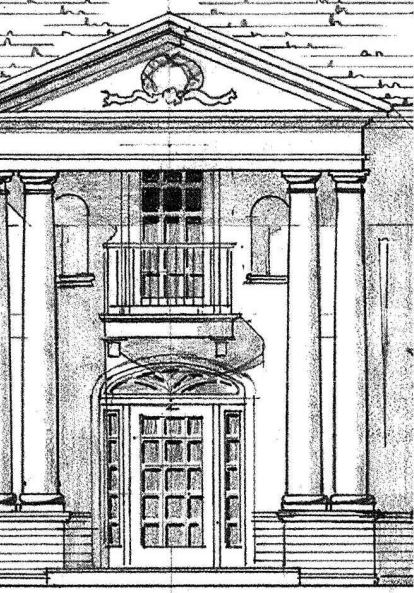
EAVE VENTING: (50% REQUIRED AT EAVE) = 6.39 SF MIN VENTING PRODUCT, COR-A-VENT S-400 = 10 SQ. IN. NFVA/LINEAL FOOT (10/144 = .06944 SQ. FT.)  
141'-6" X .06944 CONTINUOUS RIDGE VENT = 9.83 SF

**ROOF VENTING NOTES:**

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







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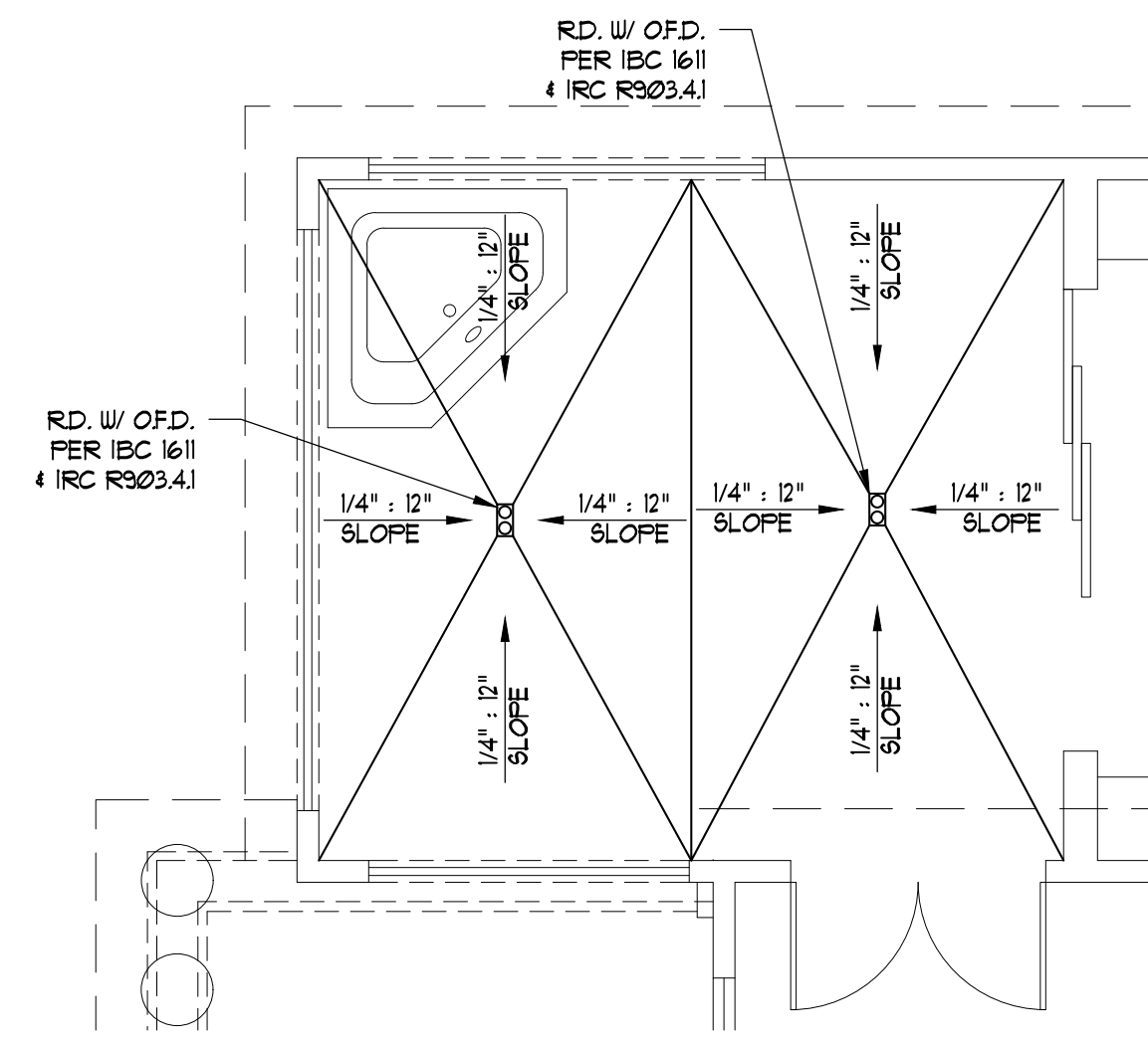


NO.	DATE	REVISION
Δ	08/26/19	REVISION 4
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Δ	03/02/19	REVISION 2
Δ	10/30/18	REVISION 1
	07/18/17	PERMIT SET

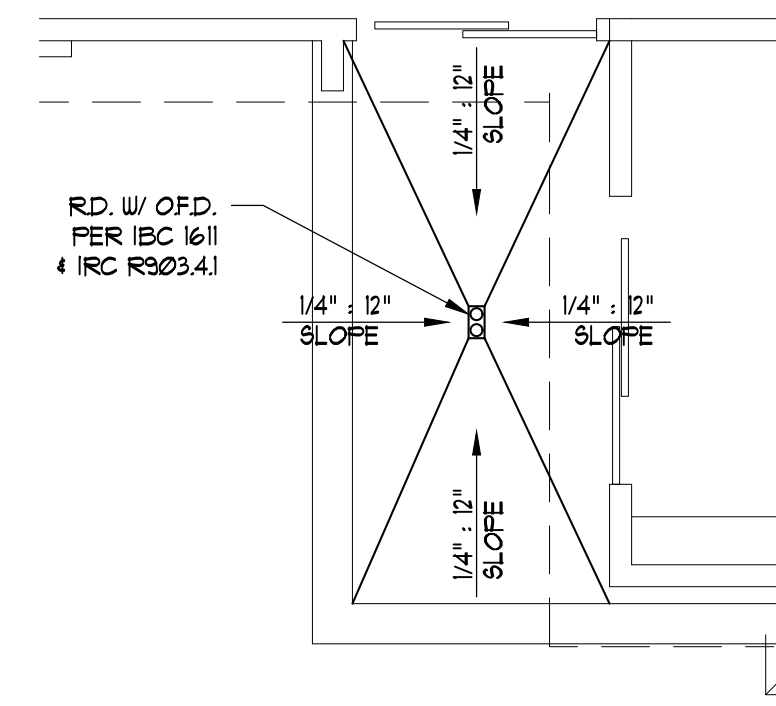
DATE: 06/26/2019  
JOB NUMBER: 1625  
PM: DKG  
FILE: A2.5.dwg

PROPOSED DECK DRAINAGE PLANS

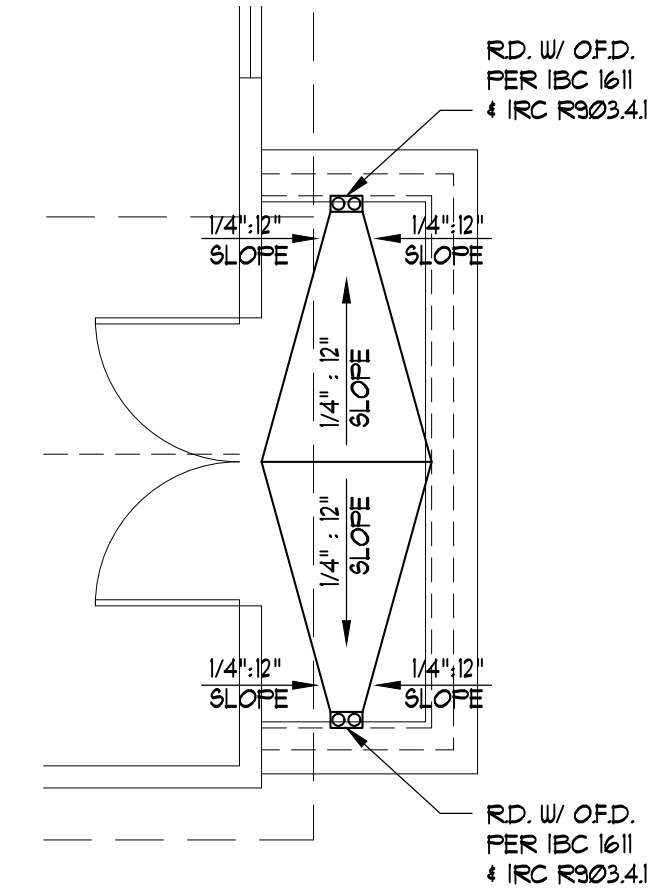
**A2.5**



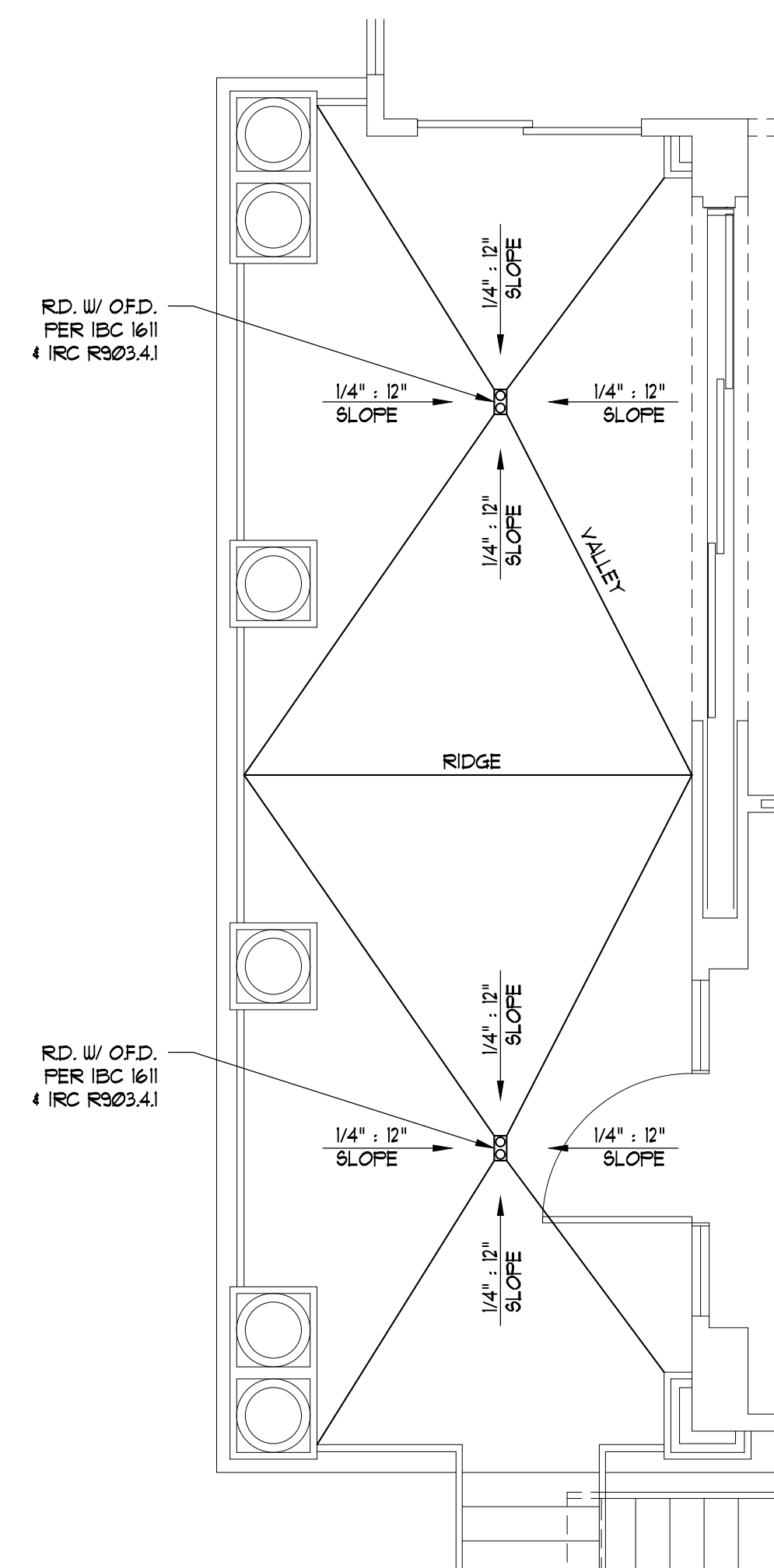
1 UPPER FLOOR COVERED DECK DRAINAGE PLAN  
SCALE: 1/4" = 1'-0"



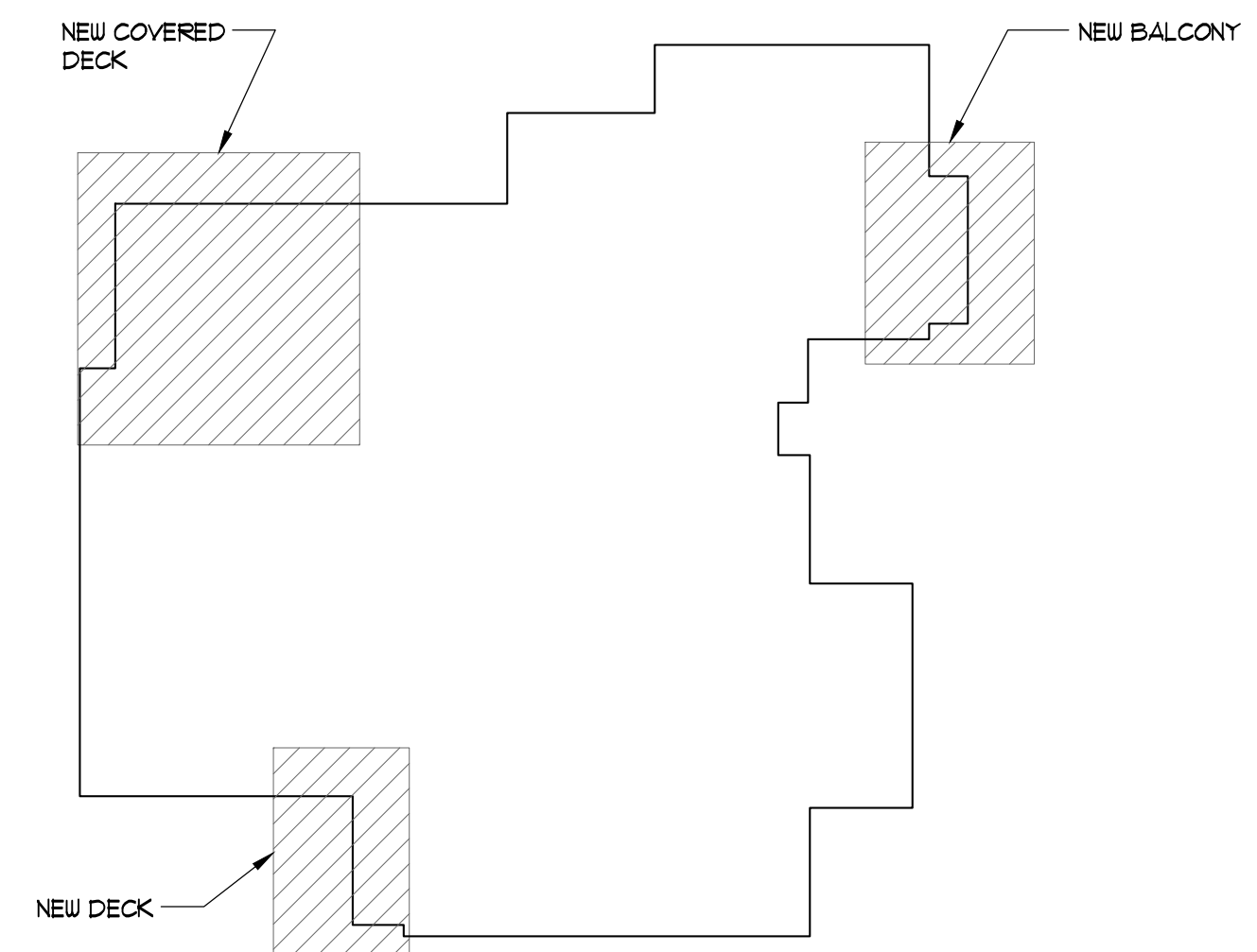
2 UPPER FLOOR DECK DRAINAGE PLAN  
SCALE: 1/4" = 1'-0"



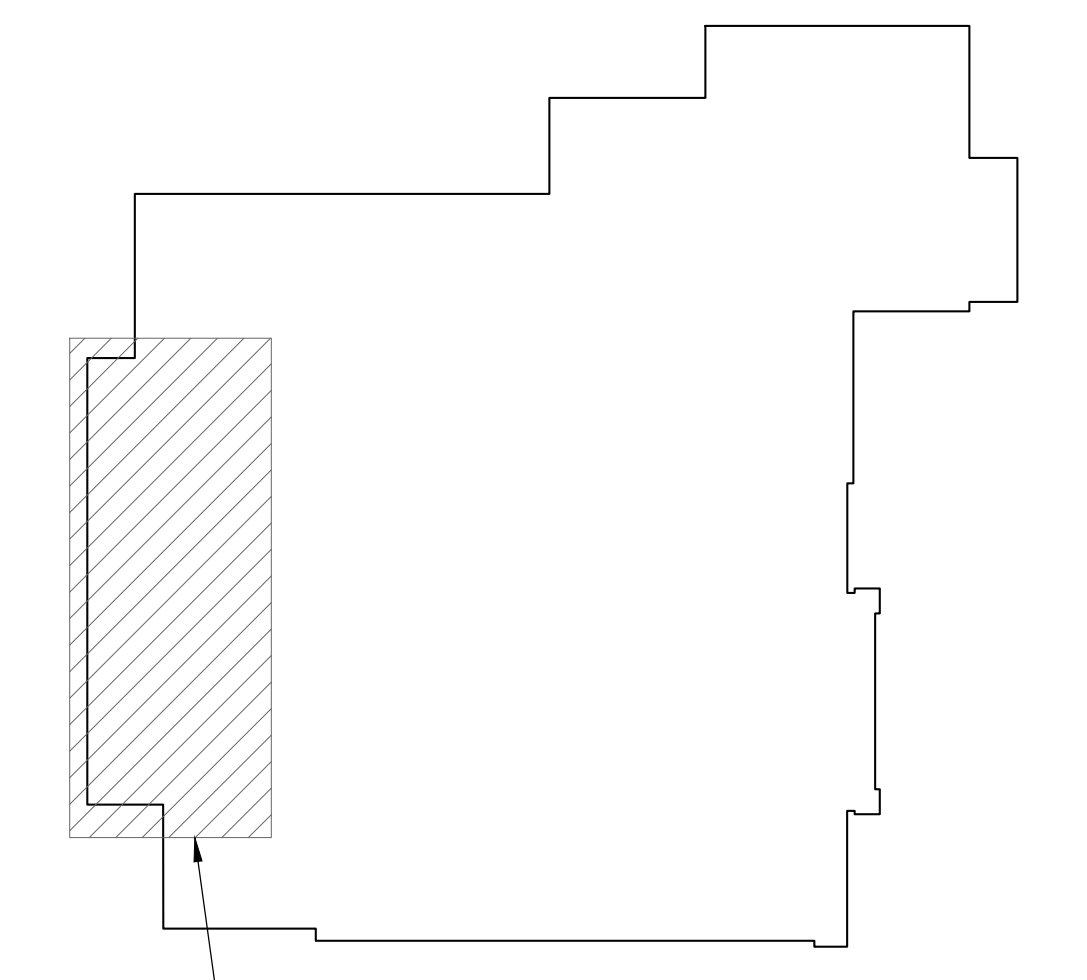
3 UPPER FLOOR BALCONY DRAINAGE PLAN  
SCALE: 1/4" = 1'-0"



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

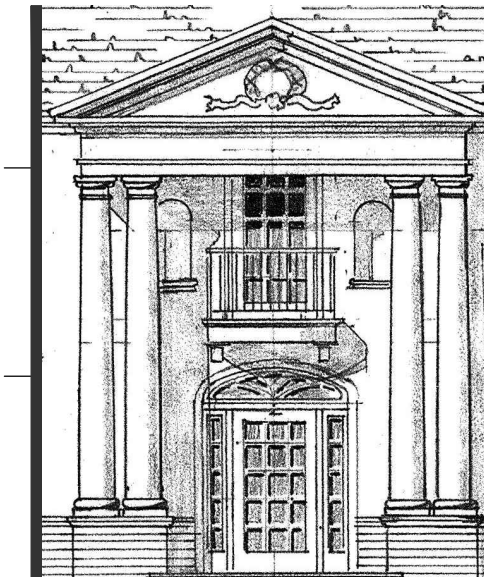


UPPER FLOOR KEYPLAN

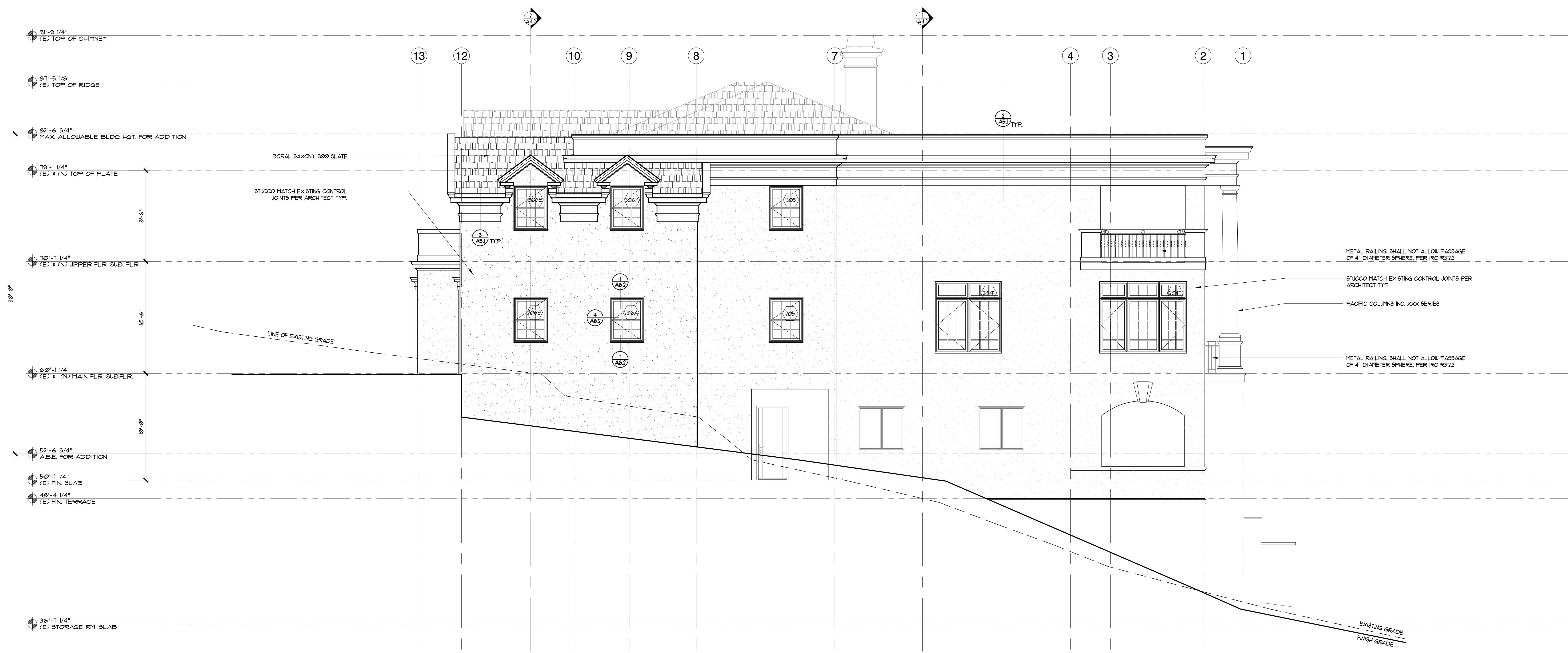


MAIN FLOOR KEY PLAN





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



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

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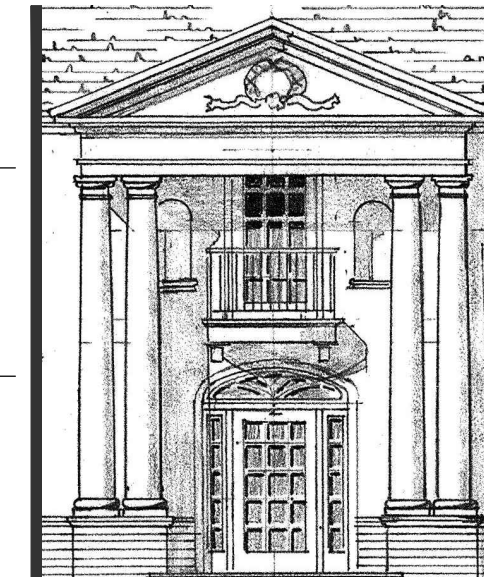
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▲	05/24/19	REVISION 3
▲	03/02/19	REVISION 2
▲	10/30/18	REVISION 1
▲	07/18/17	PERMIT SET

DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: A3.1.dwg

PROPOSED  
EXTERIOR  
ELEVATIONS

**A3.1**





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



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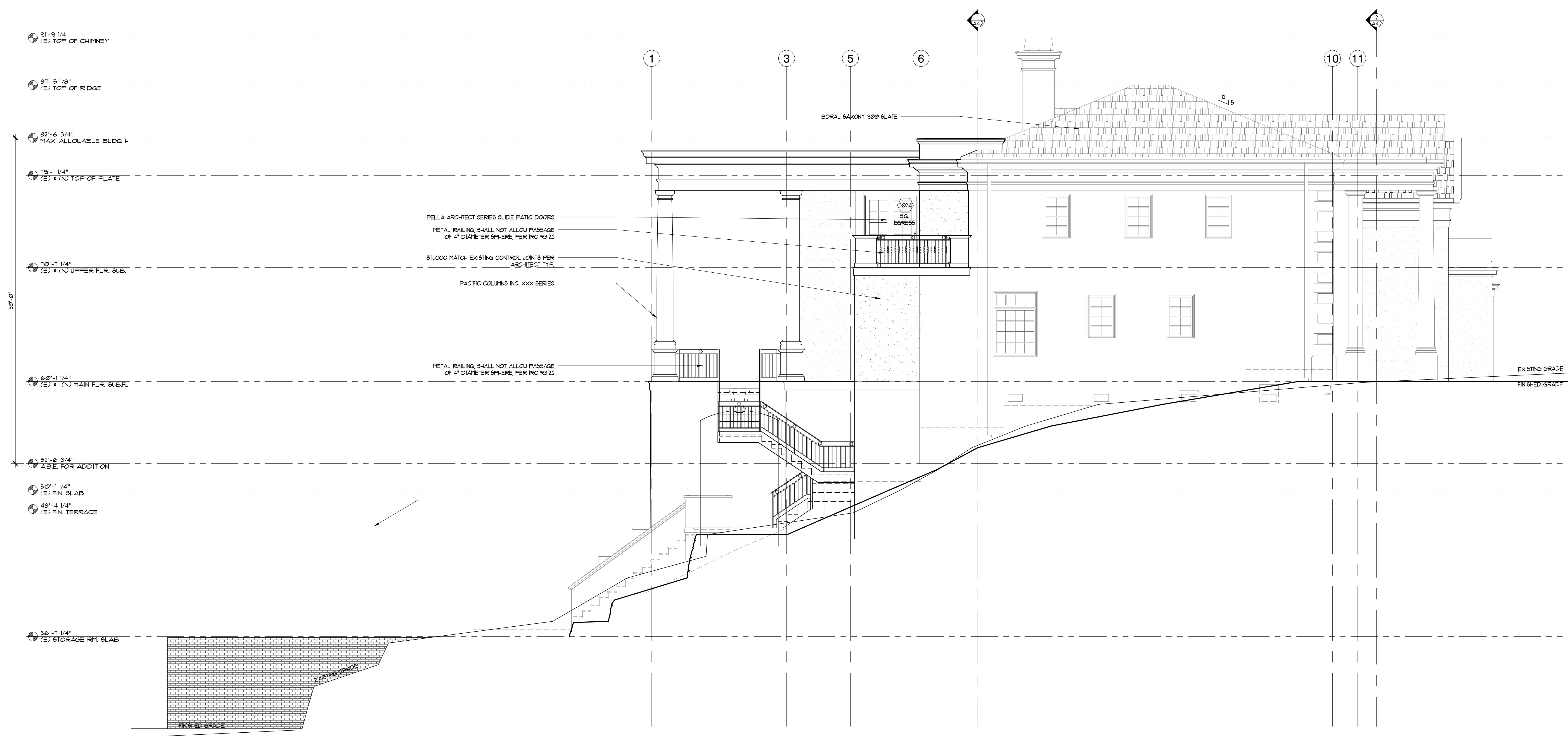
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Δ	03/02/19	REVISION 2
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DATE: 06/26/2019  
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FILE: A3.1.dwg

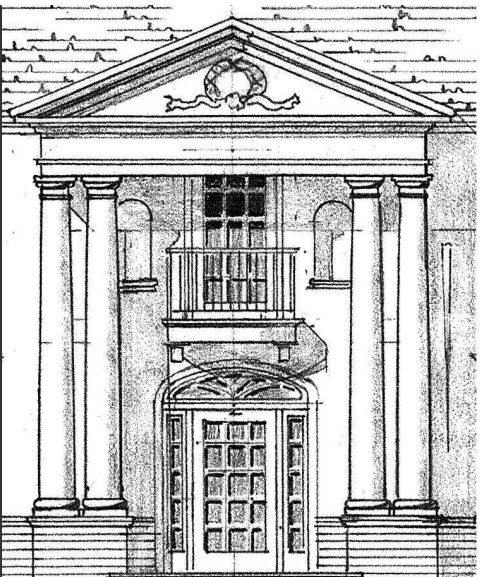
PROPOSED  
EXTERIOR  
ELEVATIONS

**A3.2**





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



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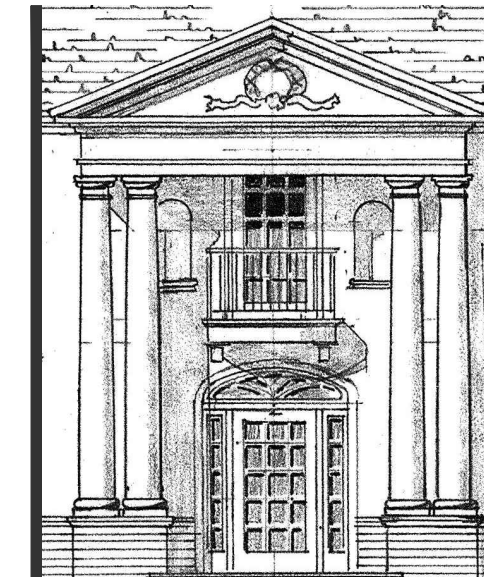
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3	03/02/19	REVISION 2
4	10/30/18	REVISION 1
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DATE: 06/26/2019  
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FILE: A3.1.dwg

PROPOSED  
EXTERIOR  
ELEVATIONS

**A3.3**





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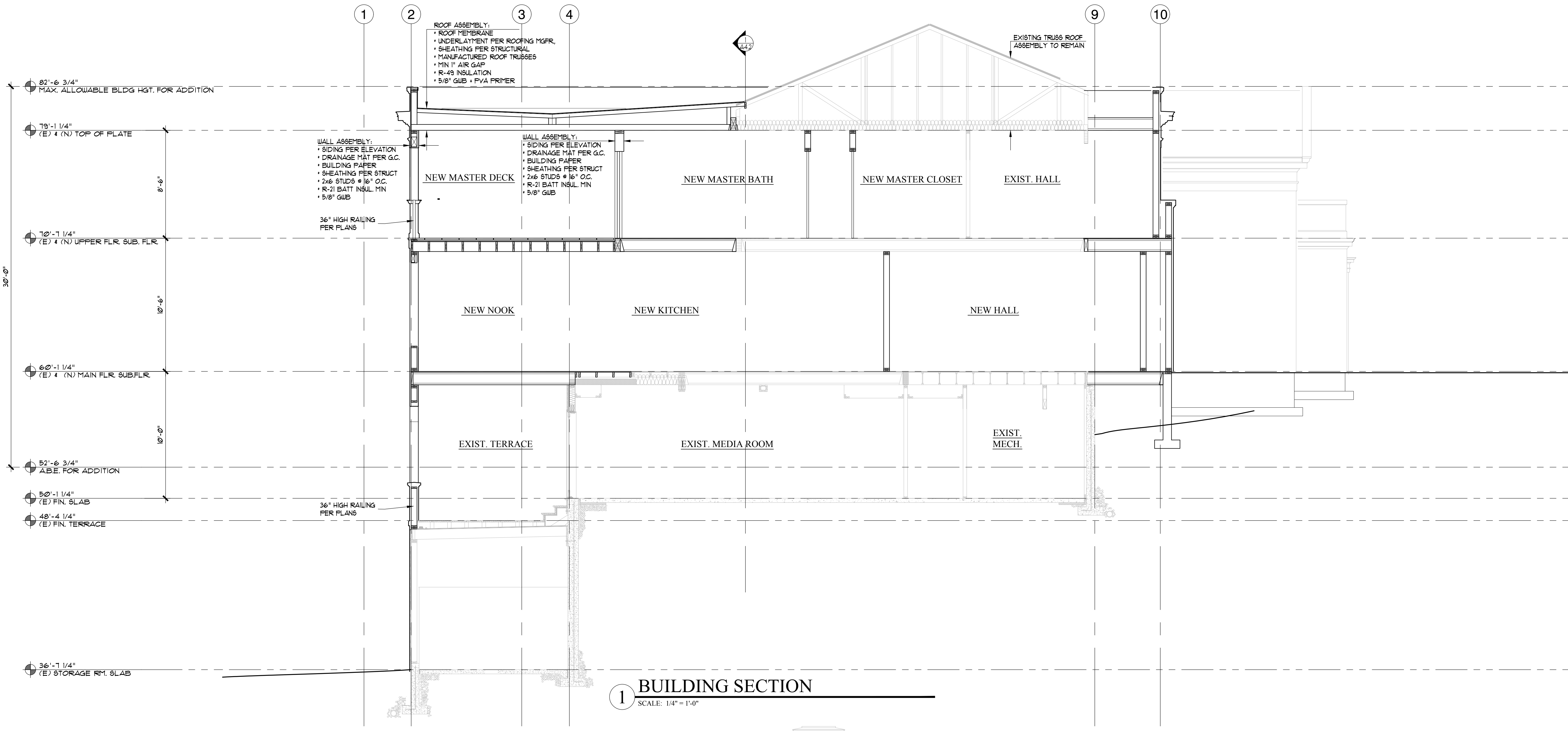


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4	10/30/18	REVISION 1
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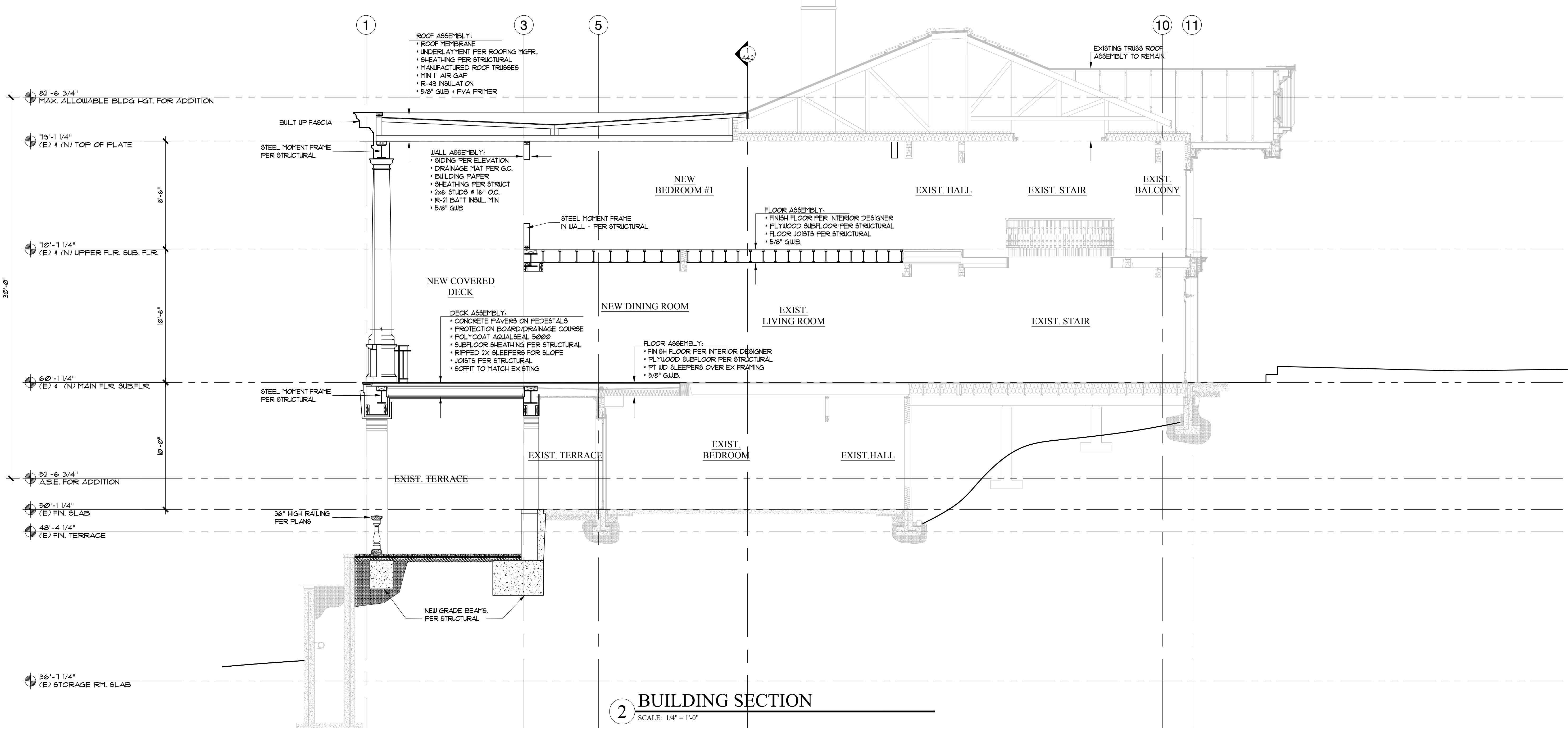
DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: A4.1.dwg

PROPOSED  
BUILDING  
SECTIONS

**A4.1**

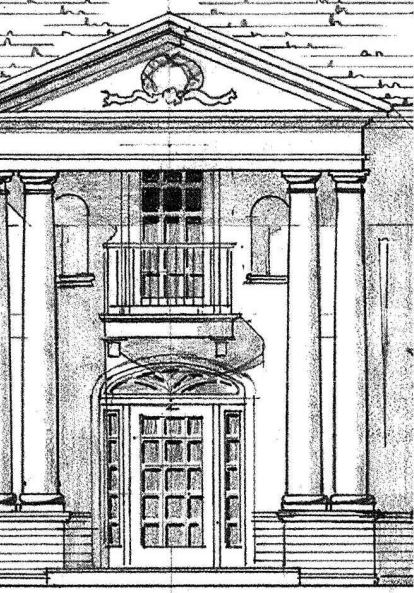


**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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





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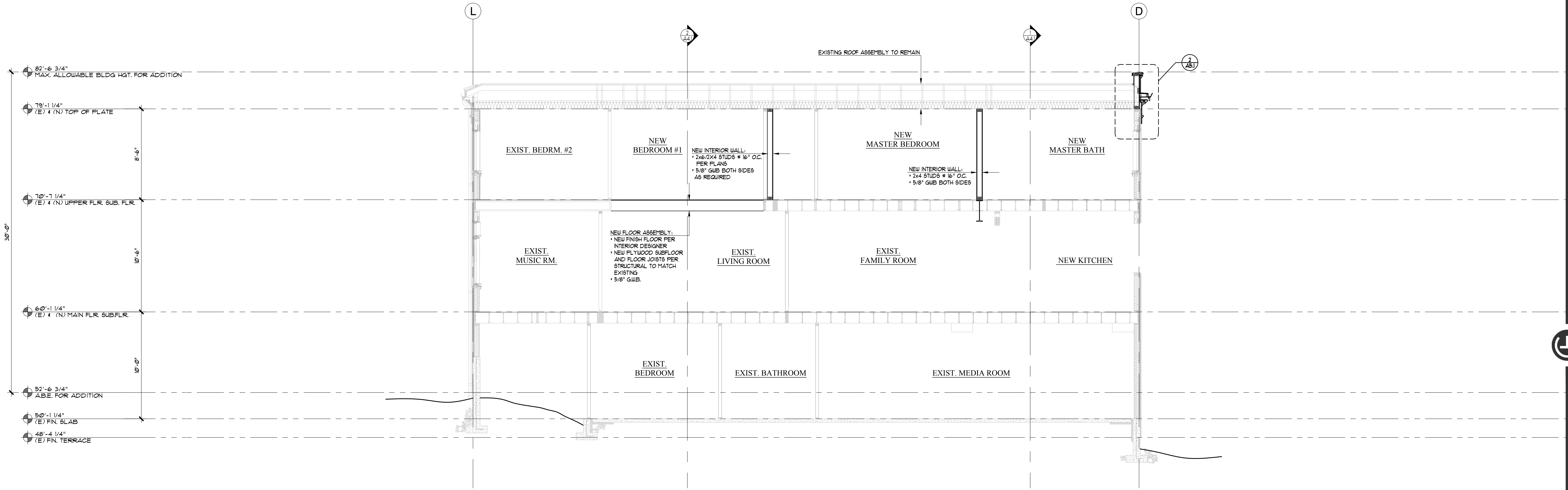


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4	10/30/18	REVISION 1
5	07/18/17	PERMIT SET

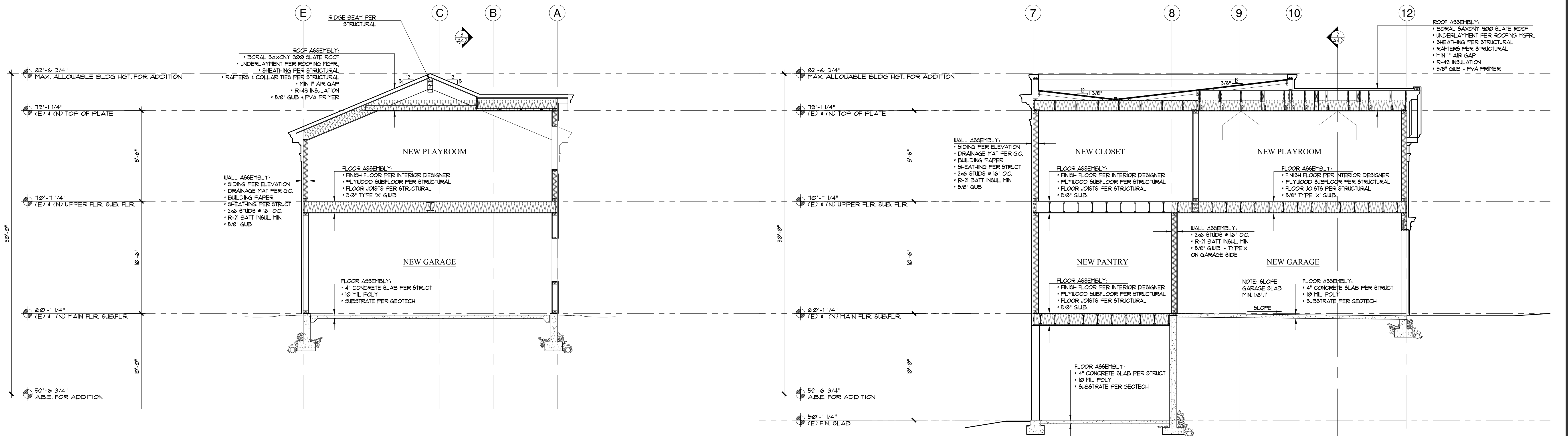
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JOB NUMBER: 1625  
PW: DKG  
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PROPOSED  
BUILDING  
SECTIONS

**A4.2**



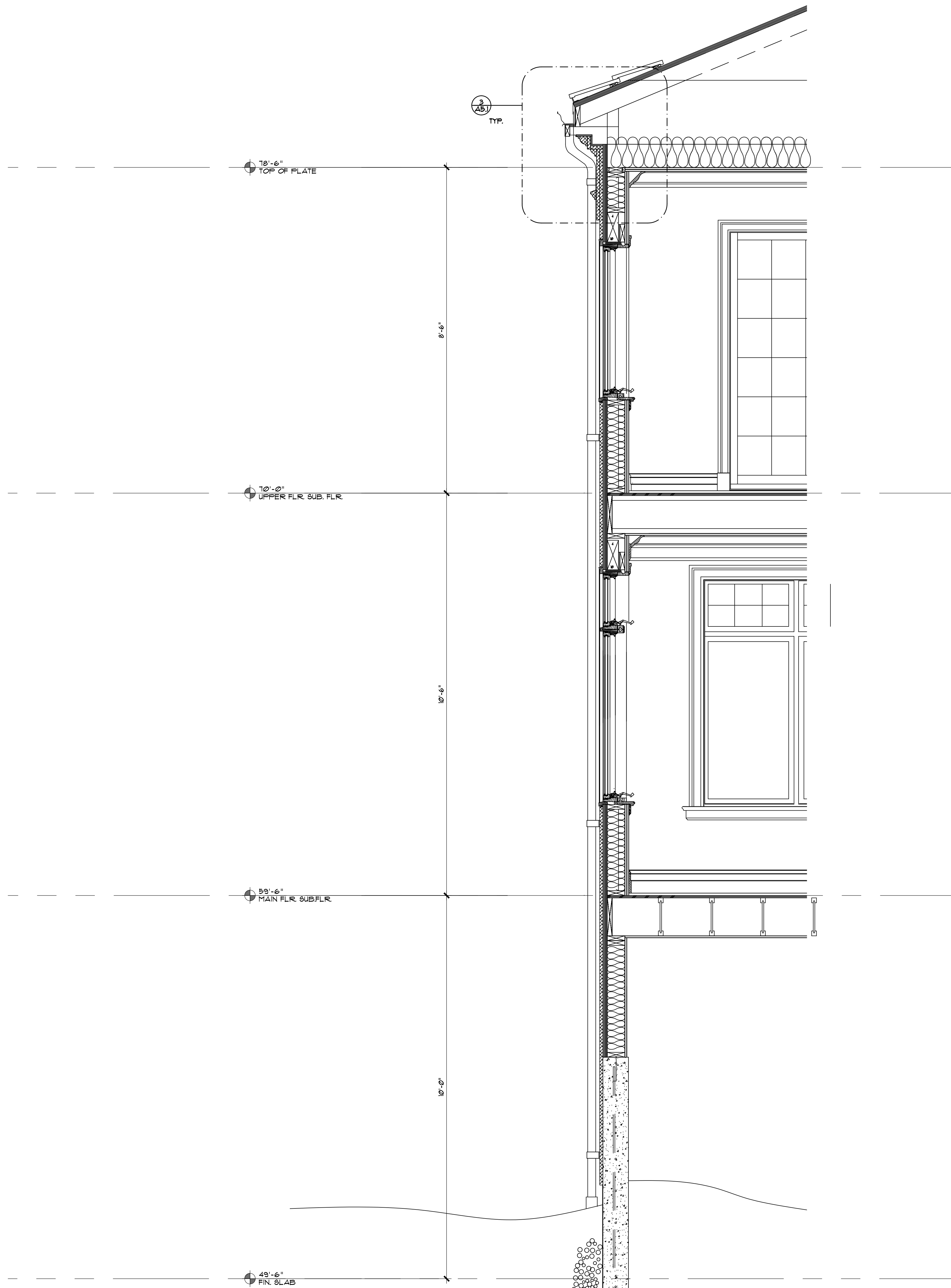
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



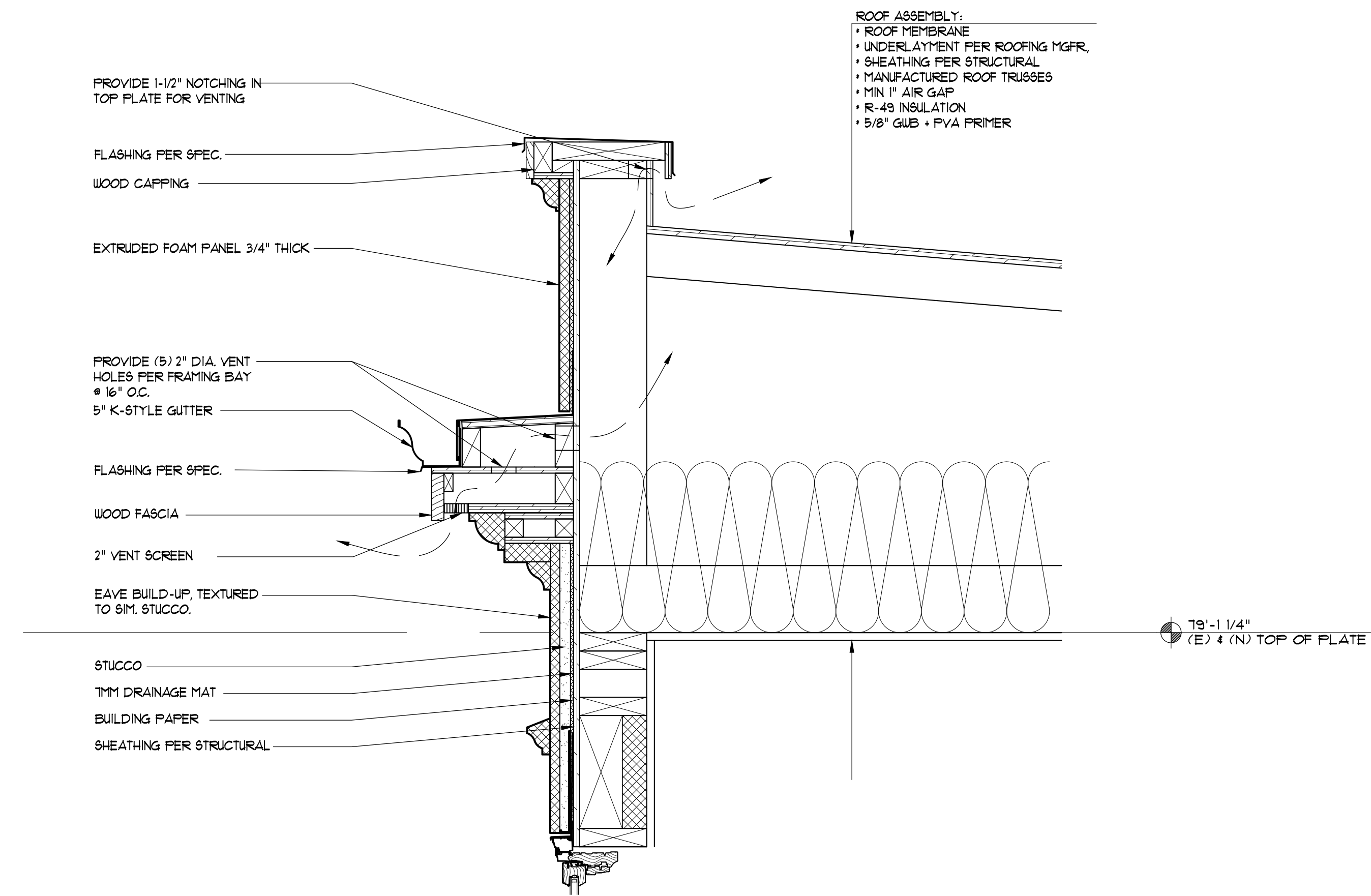
**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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

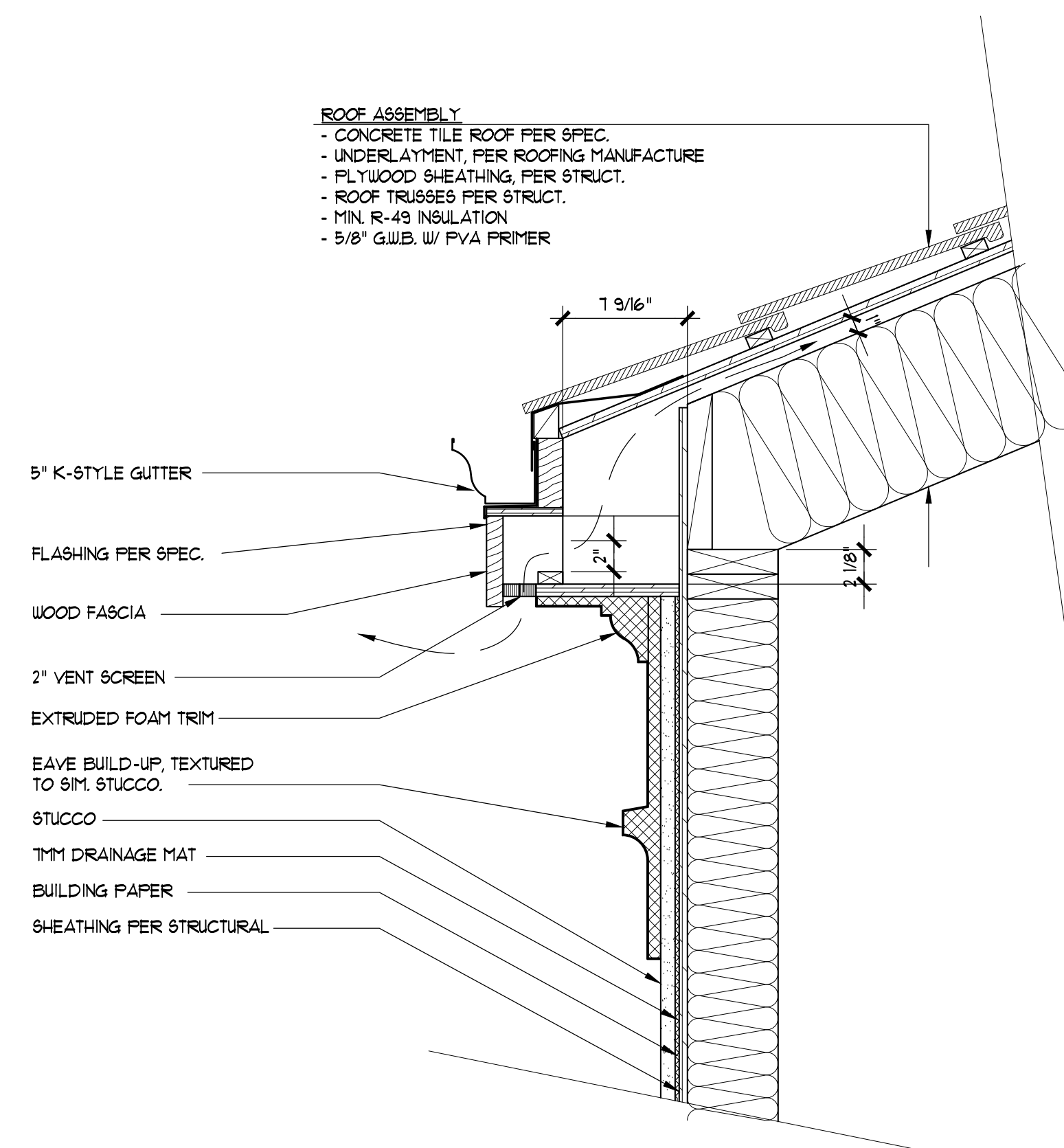




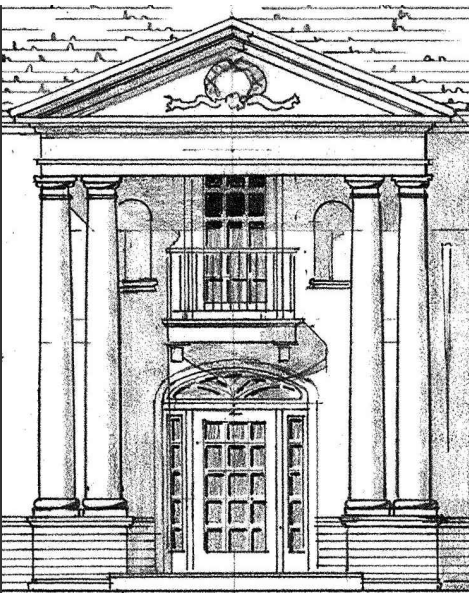
**1** TYP. WALL SECTION  
SCALE: 3/4" = 1'-0"



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



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



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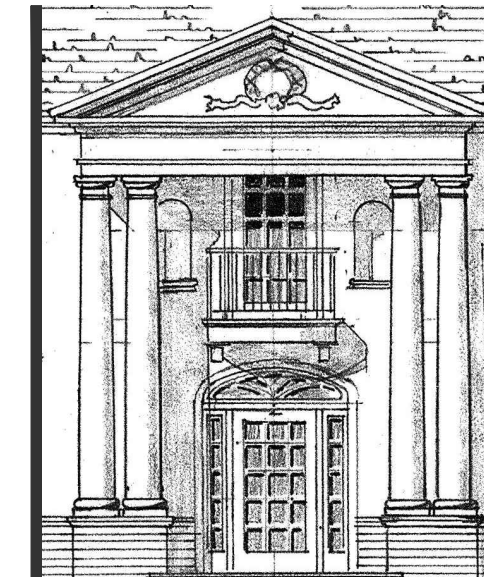
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Δ	10/30/18	REVISION 1
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DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: A5.1.dwg

EXTERIOR  
DETAILS

**A5.1**





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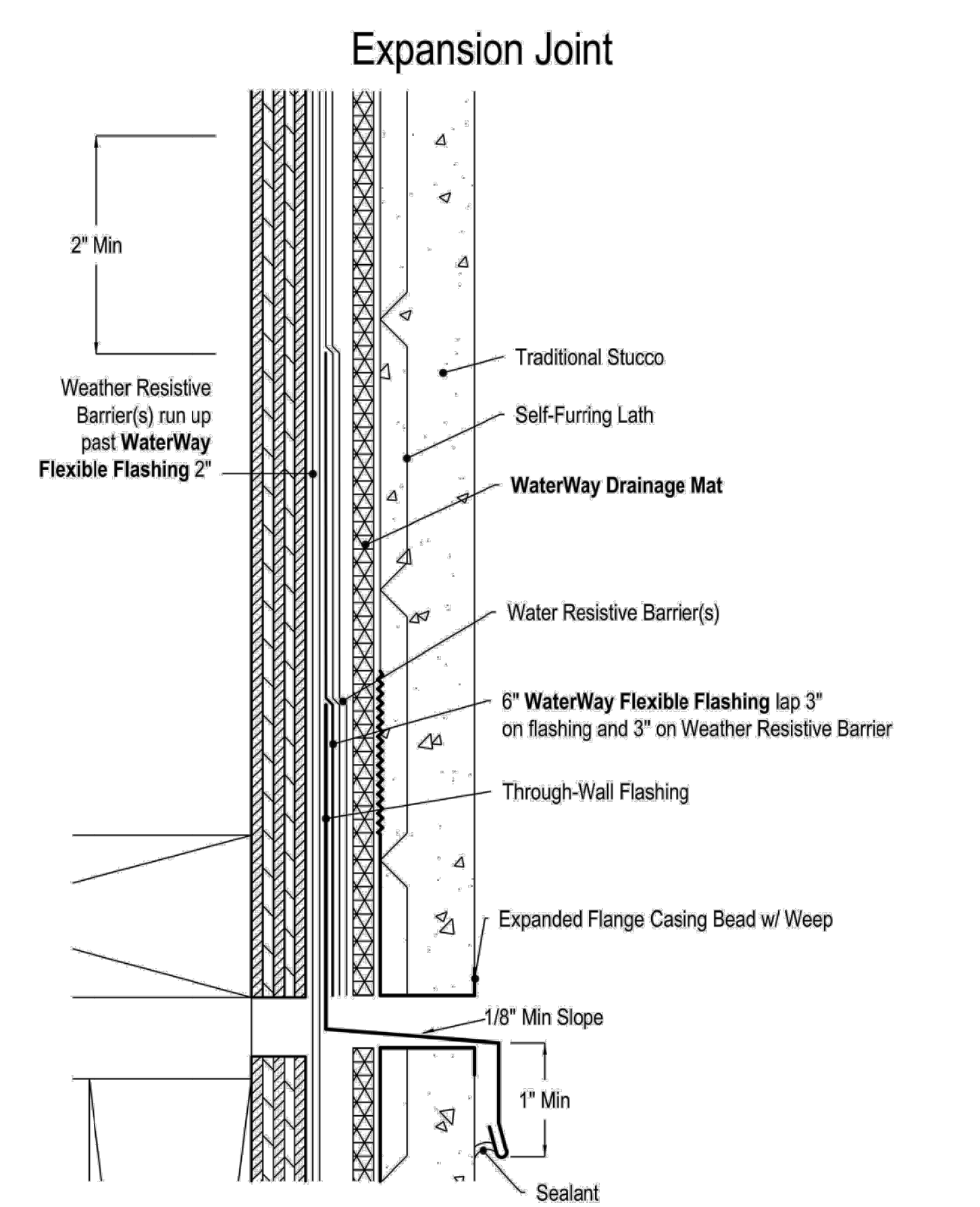


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DATE: 06/26/2019  
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PM: DKG  
FILE: A5.1.dwg

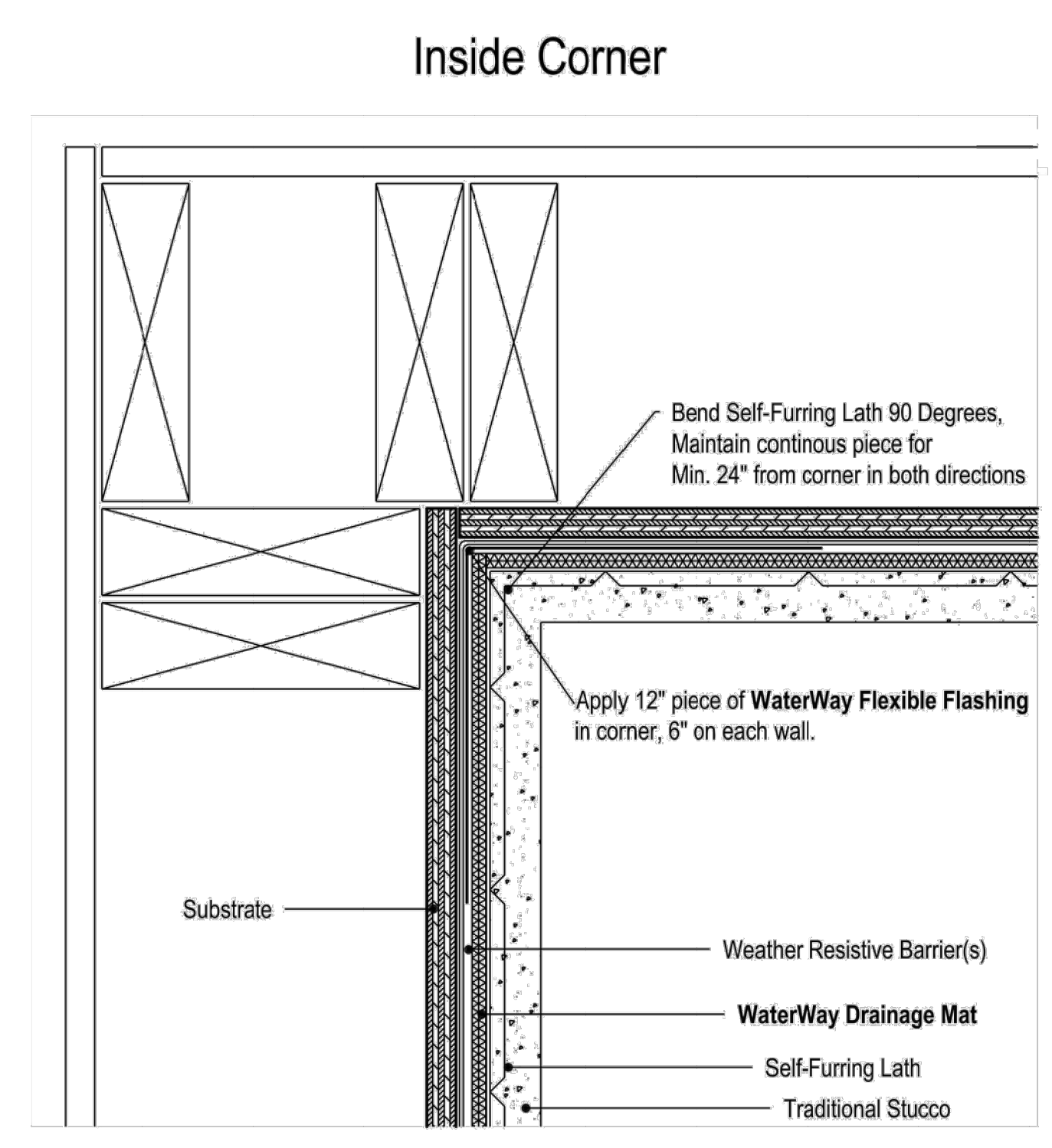
STUCCO  
DETAILS

**A5.2**



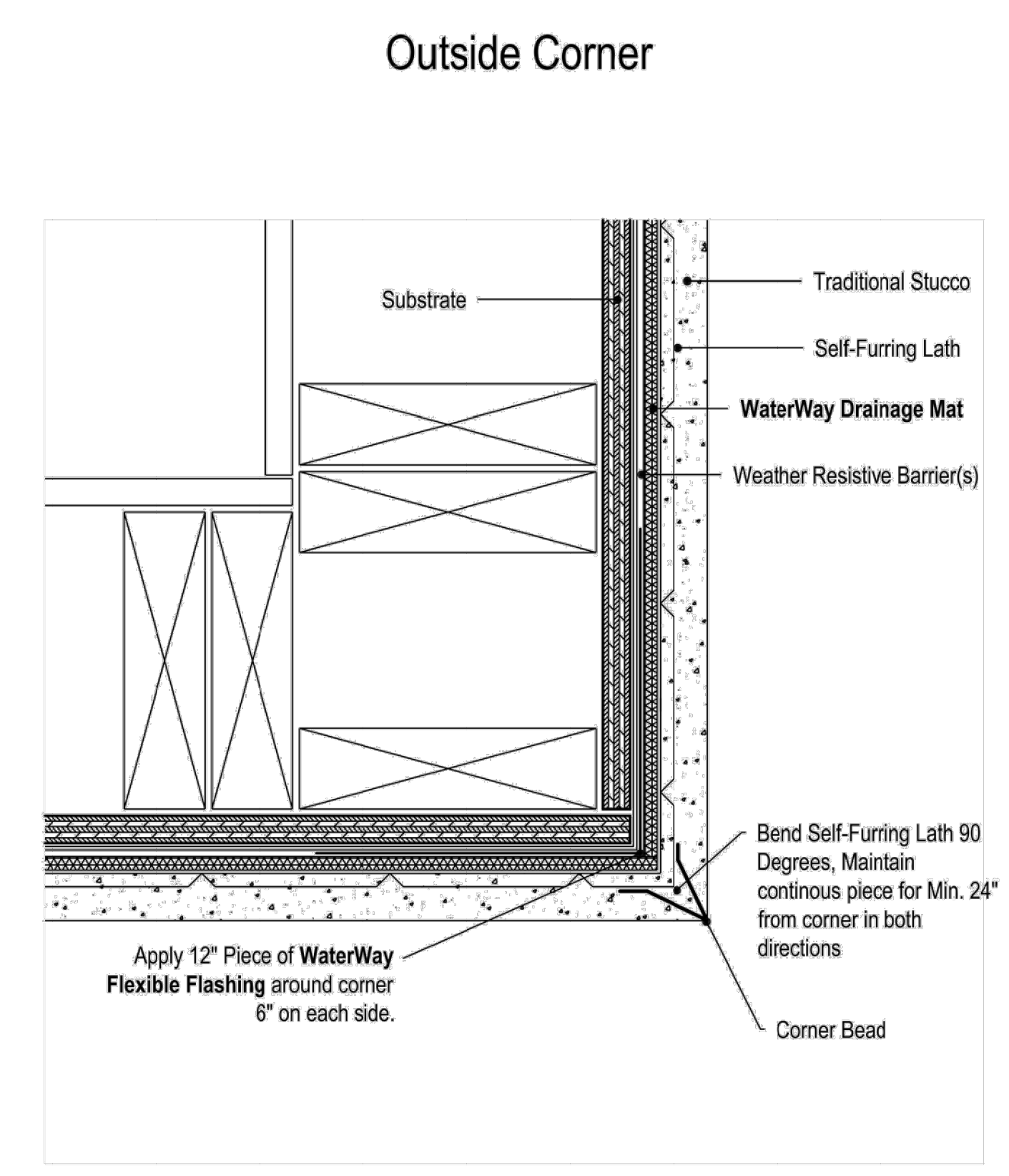
Flashing 2.0

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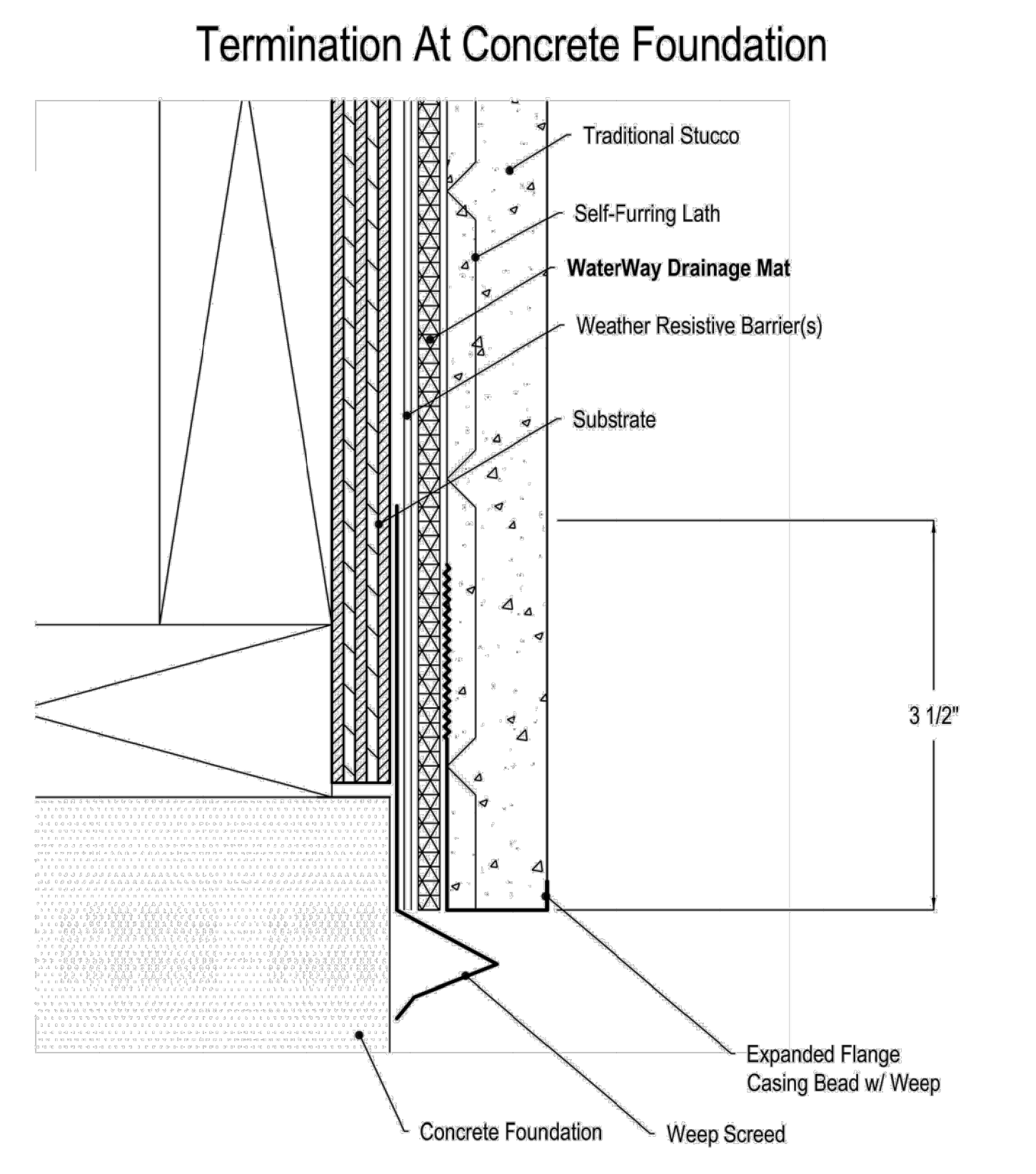
Corner 1.0

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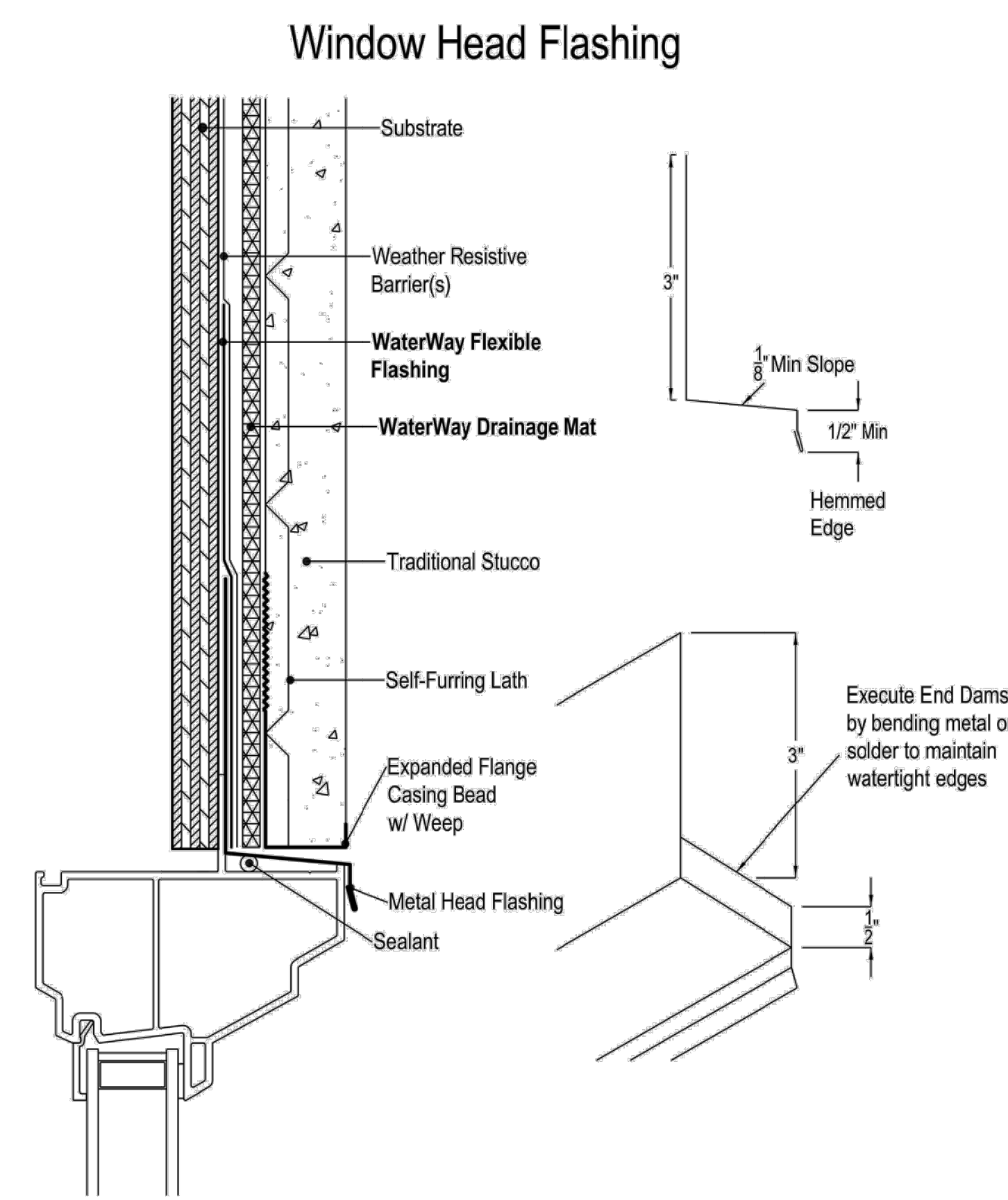
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**STUC-O-FLEX**  
INTERNATIONAL, INC.  
800.305.1045 www.stucoflex.com



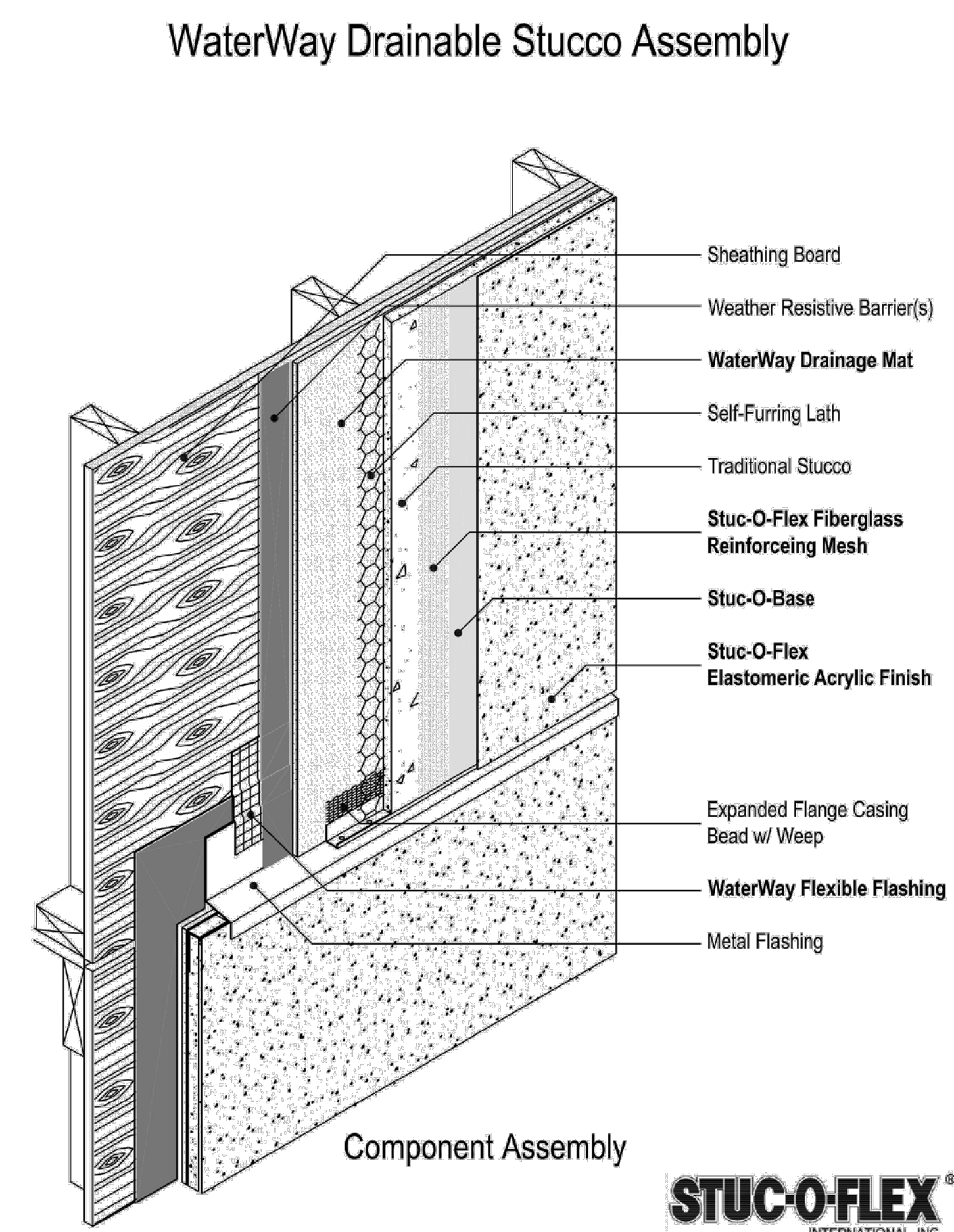
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**STUC-O-FLEX**  
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Flashing 1.0

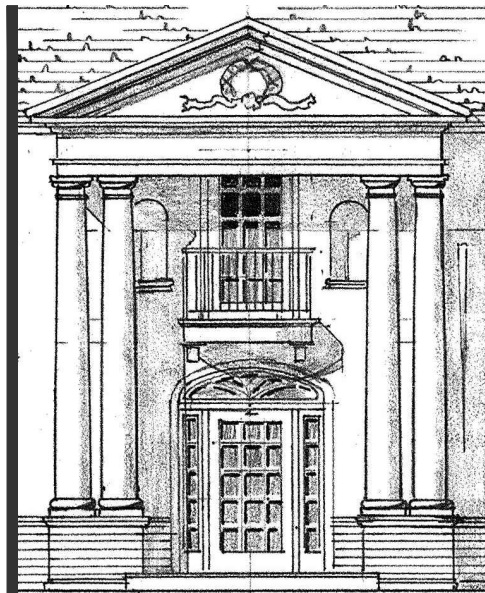
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WDSA 1.0

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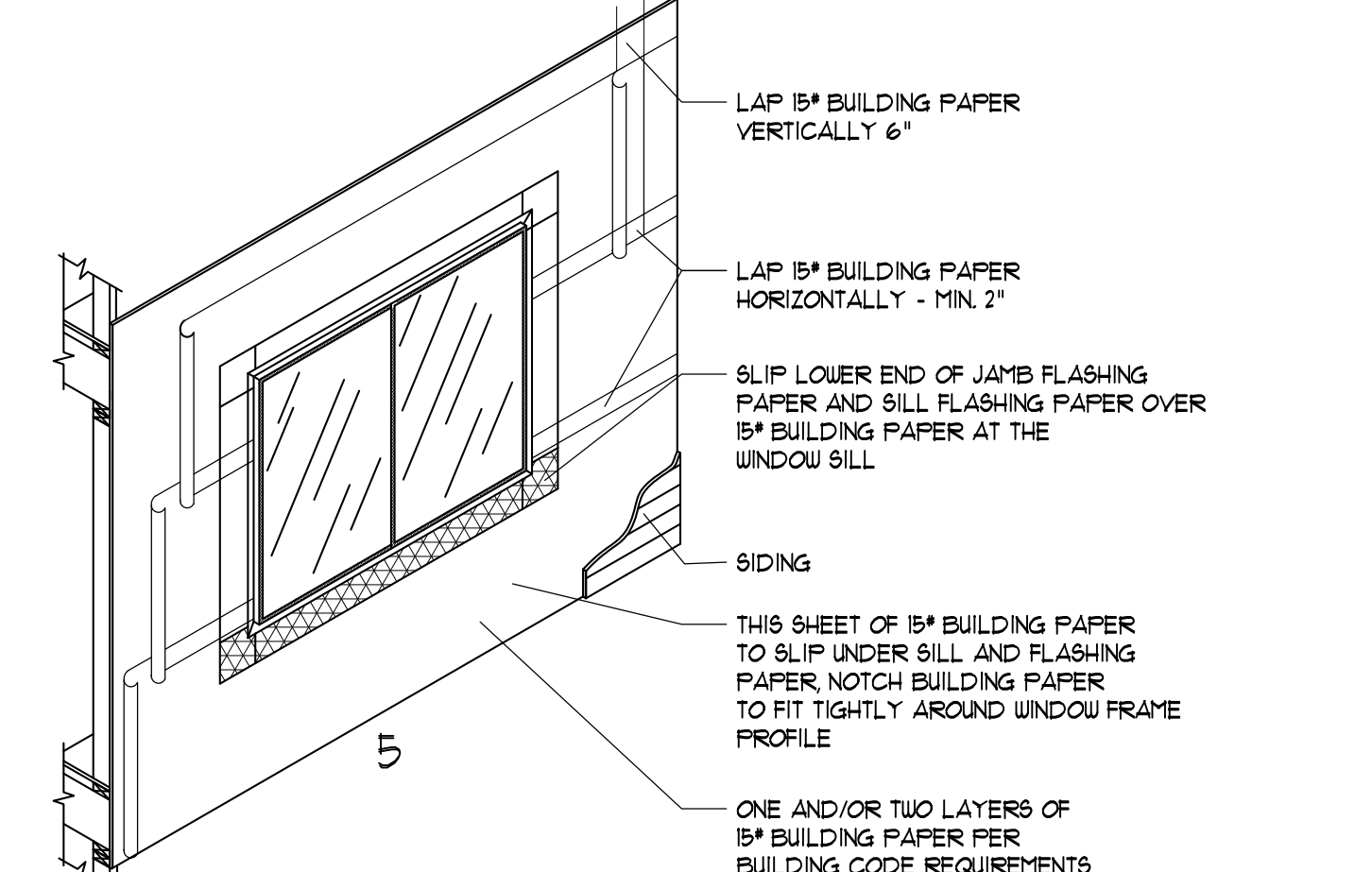
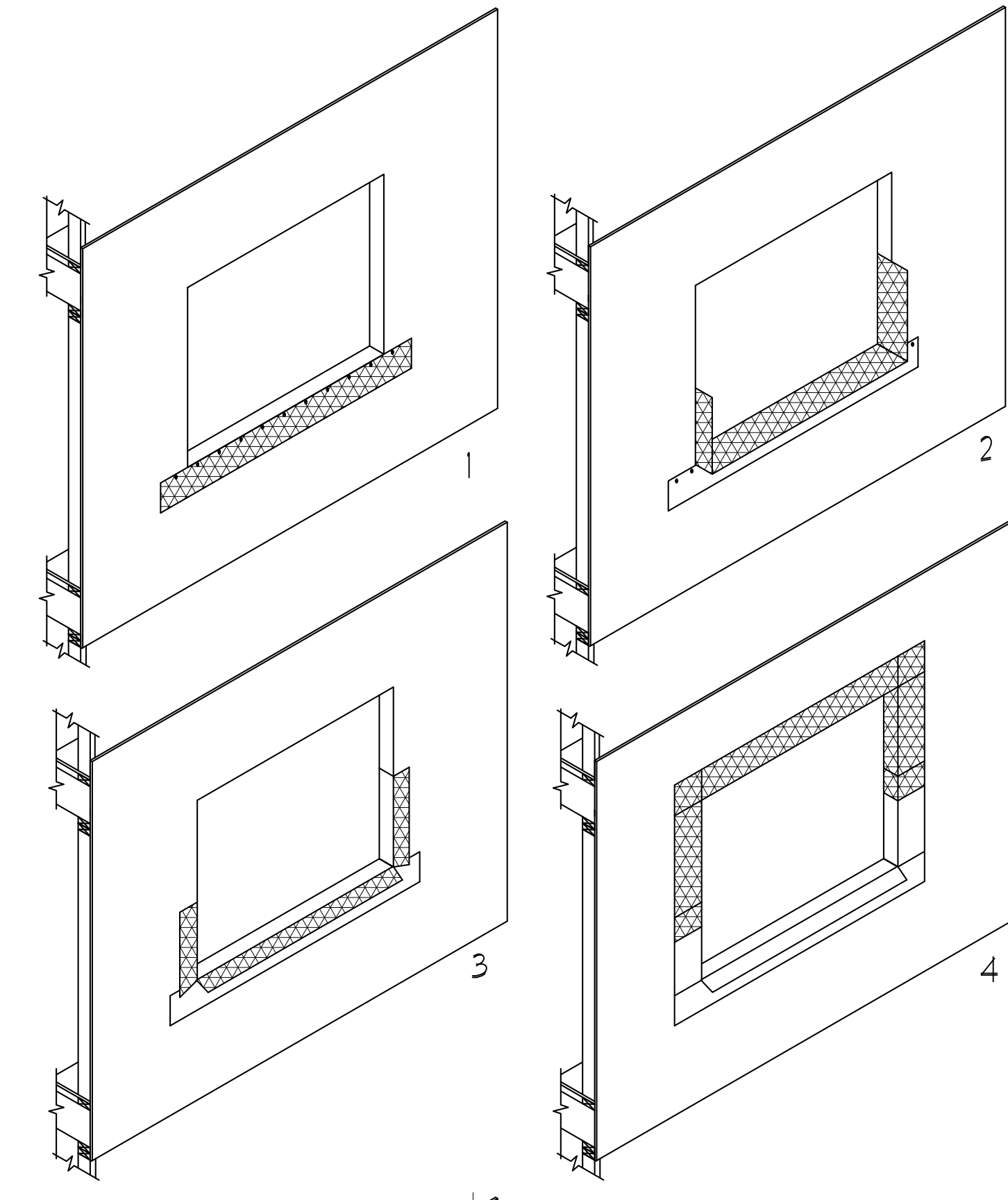
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Δ	10/30/18	REVISION 1
	07/18/17	PERMIT SET

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PW: DKG  
FILE: A6.1.dwg

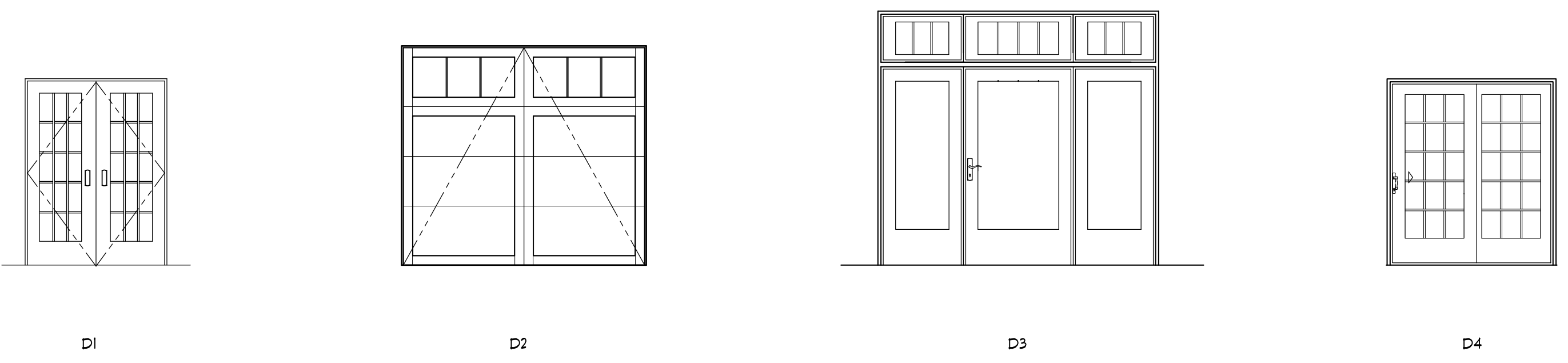
DOOR & WINDOW SCHEDULE

**A6.1**

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

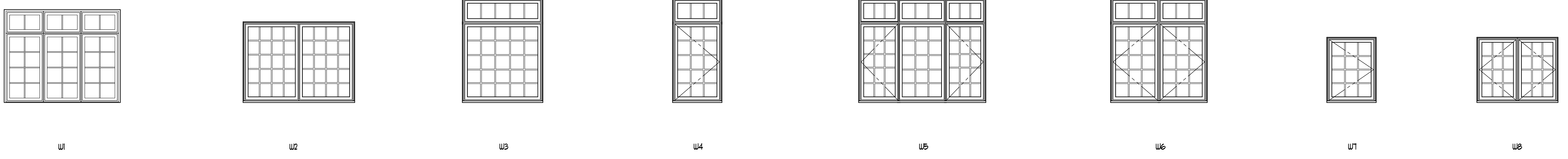


NOTE: ALTERNATE METHOD OF FLASHING A WINDOW IS TO INSTALL A MOISTURE BARRIER PAPER TO THE OUTSIDE SURFACE IN THE SAME OPERATION THAT YOU WOULD BE UNWRAPPING THE ROUGH INSIDE SURFACE OPENING.  
THE NAIL ON WINDOW WOULD BE INSTALLED OVER THE FLASHING SYSTEM



**DOOR TYPES**

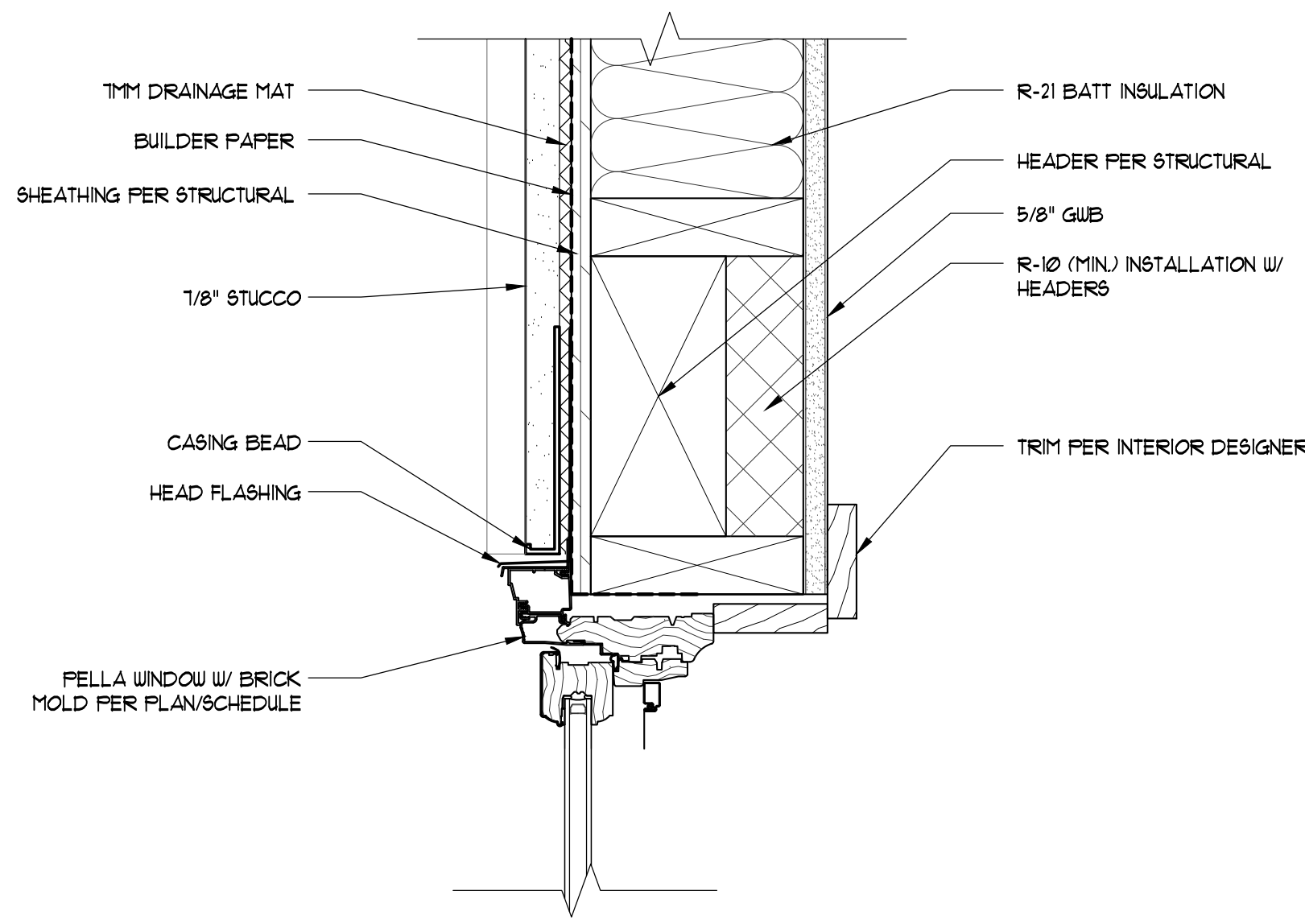
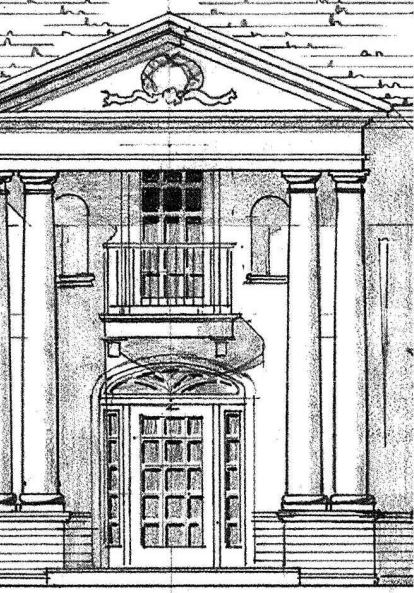
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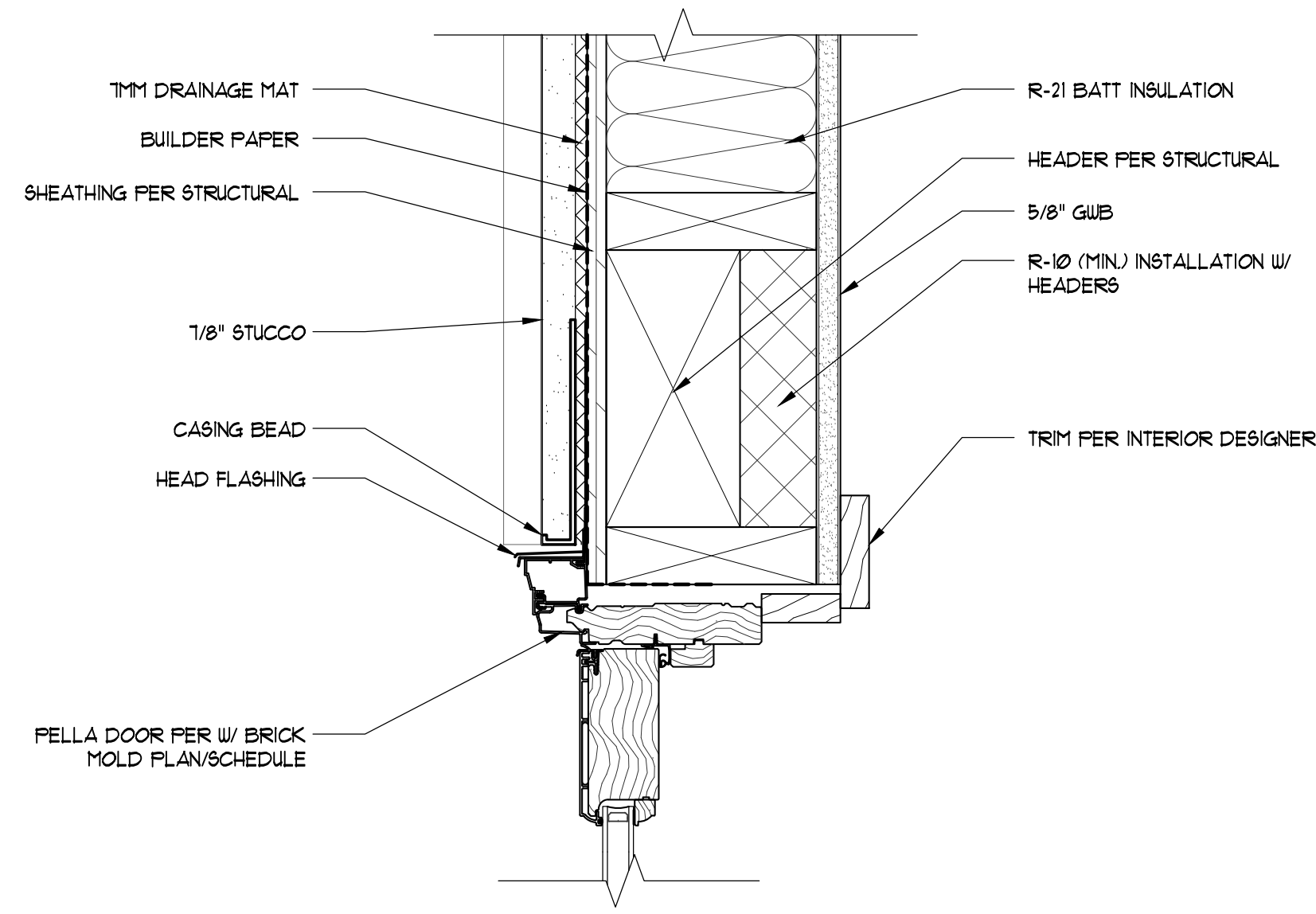
**WINDOW TYPES**

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

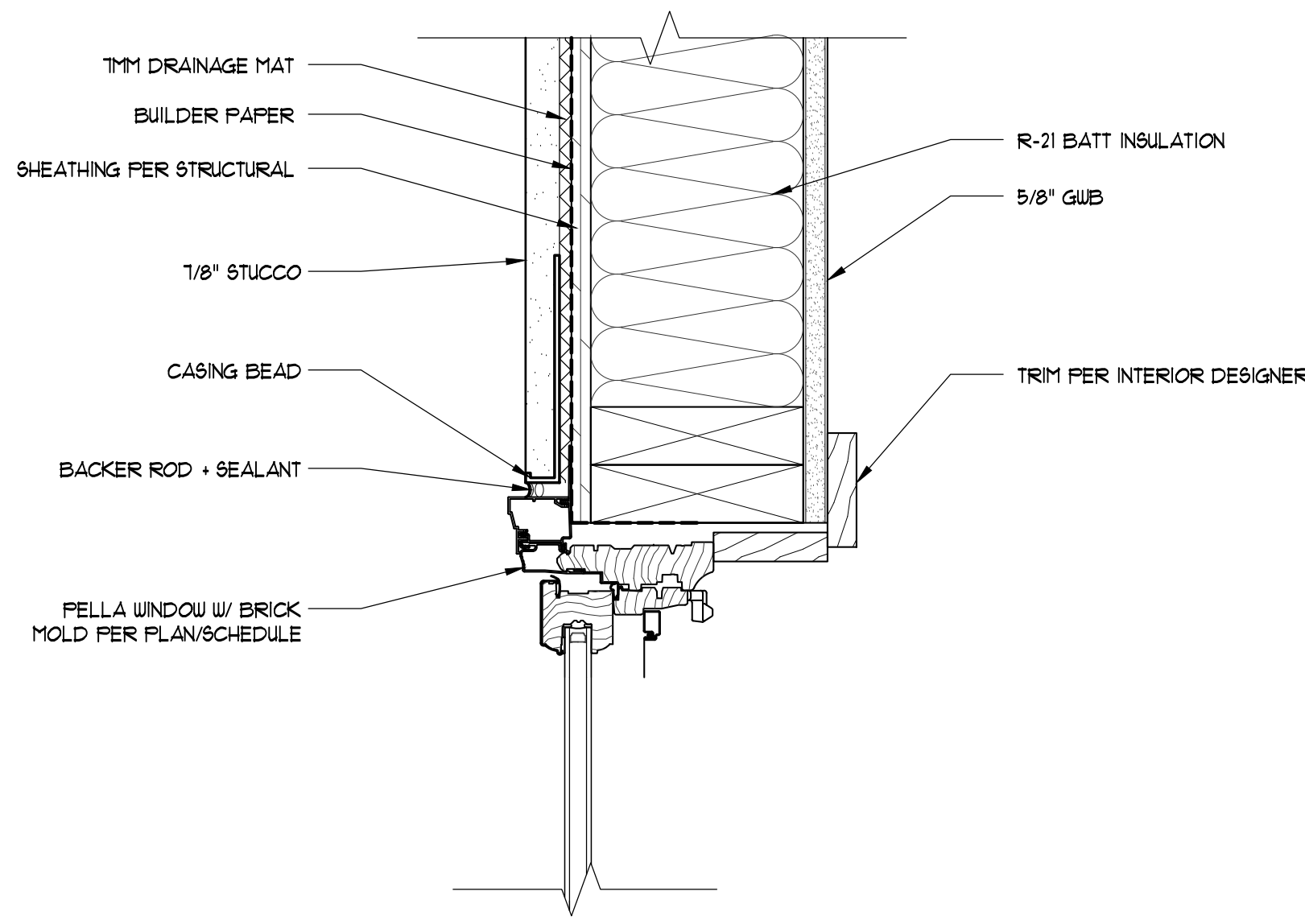




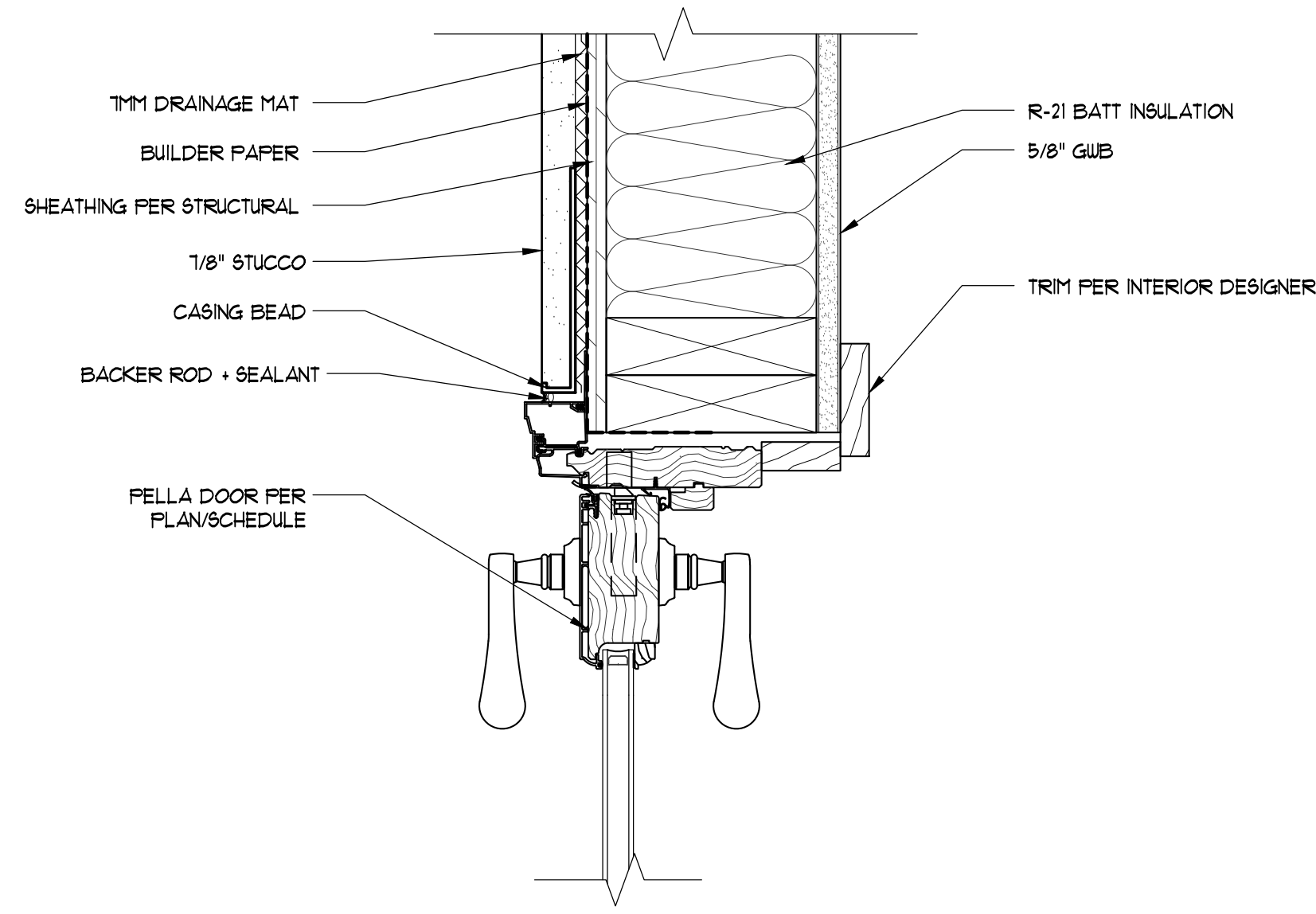
1 TYP. WINDOW HEAD DETAIL  
SCALE: 3" = 1'-0"



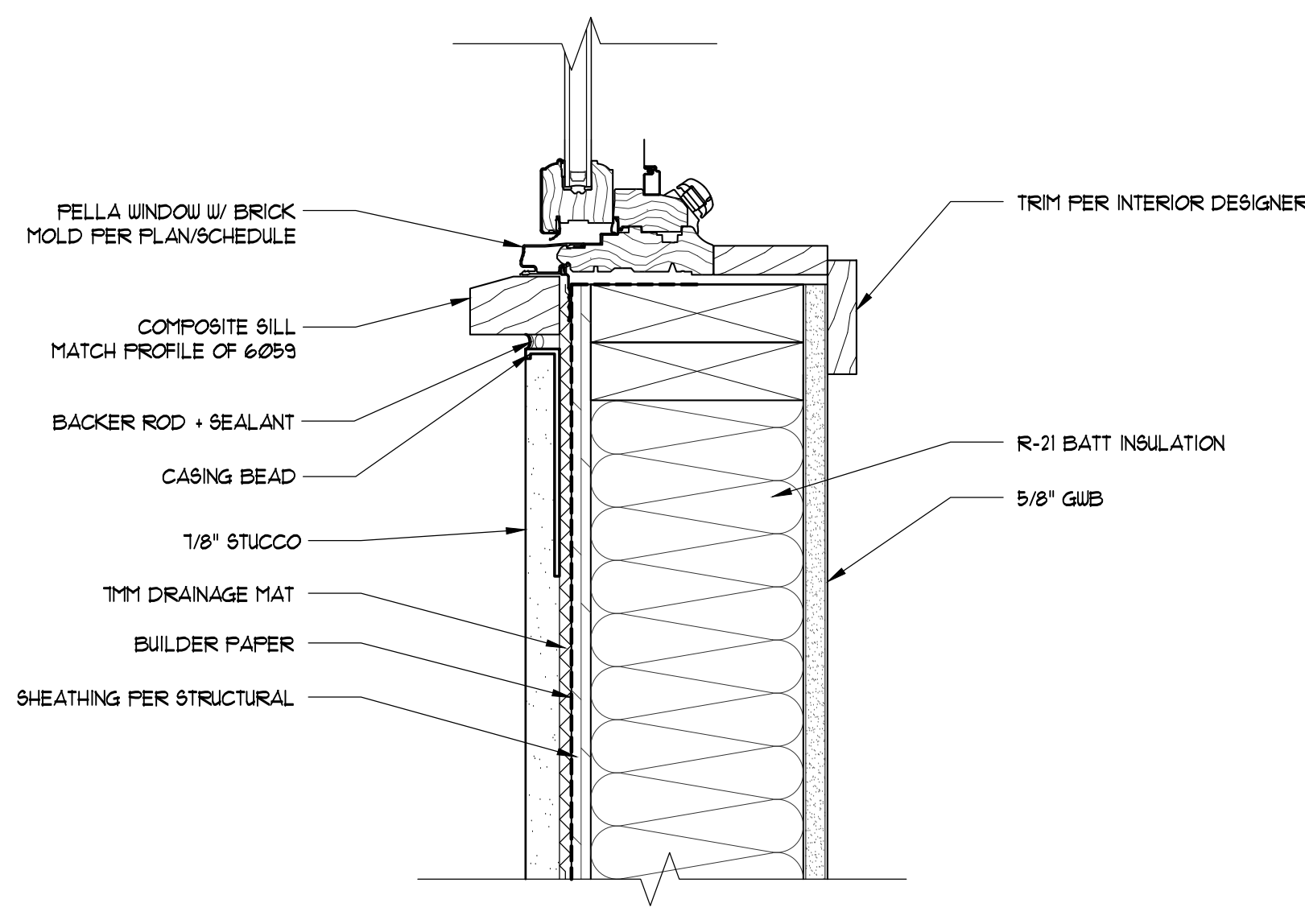
2 TYP. DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"



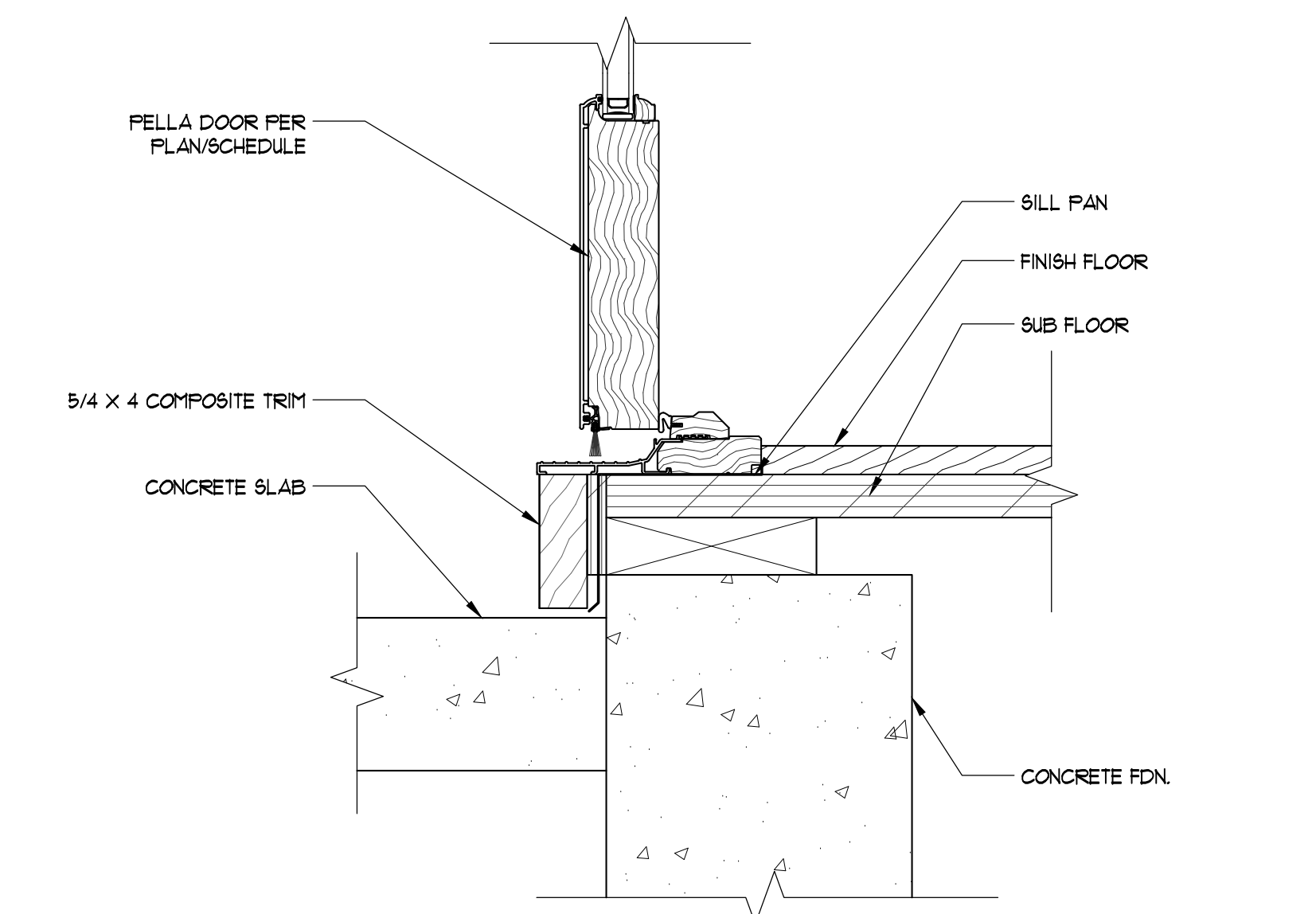
4 TYP. WINDOW JAMB DETAIL  
SCALE: 3" = 1'-0"



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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DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: A6.2.dwg

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:** Removal of an existing wood single family residence.

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

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

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

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

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

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

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

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

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

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

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

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

### DESIGN CRITERIA

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

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

Minimum roof design load 25 psf without drift  
Ground Snow Load,  $P_g = 20$  psf  
Importance Factor,  $I = 1.0$   
Flat Roof Snow Load,  $P_f = 13$  psf  
Thermal Factor,  $C_t = 1.0$

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

Basic Wind Speed (3-Second Gust)  $V = 110$  MPH  
Wind Importance Factor  $I = 1.0$   
Risk Category = II  
Exposure Category = C  
Components & Cladding Pressure = 15 PSF  
Components & Cladding Ext Zone Pressure = 20 PSF  
Analysis Procedure - All Heights per ASCE 7, Table 2-1

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

**SEISMIC DESIGN:** Earthquake design is determined using Chapter 12 ASCE 7-10 in accordance with IBC Chapter 16 with the following factors:  
Importance Factor  $I = 1.0$   
Risk Category II  
 $S_s = 1.46$  g  
 $S_1 = 0.56$  g  
Site Class = C  
Soil = 110 MPH  
Risk Category = II  
GGI = 4.0  
Components & Cladding Ext Zone Pressure = 20 PSF  
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  
• Cw1.5  
• Cd = 1  
• W = 3

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

### DEFLECTIONS:

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

### LIVE LOADS:

Roof (Live) 20 PSF  
Roof (Snow) 25 PSF  
Balconies and Decks 60 PSF  
Residential Floor 40 PSF  
Residential Stairs & Landings 40 PSF OR 300k (4" x 4" SDR)  
Residential Garage 40 PSF  
Bakery/Railing & Guardrails 200k (TOP RAIL)

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

**DEFERRED SUBMITTALS:** 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 deadening loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

**Roof Dead Load**  
Top Chord Dead Load 25 PSF  
Bottom Chord Dead Load 20 PSF  
Roof Live Load 20 PSF  
Top Chord Live Load 25 PSF  
Bottom Chord Live Load 20 PSF  
Total Deflection Limit L/240  
Live Load Deflection Limit L/360  
Truss Joint 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 drawing stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Addressing and approval of submittals 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 Column beams PSL/SLS TJL 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/AMP/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 completing all quantities and dimensions; for selecting fabrication processes; for techniques used; and for performing work in a secure manner. When shop drawings differ from or add to the requirements of the Structural Drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

**DEFERRED SUBMITTALS:** Per IBC Section 107.3.4.1, 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 installed on 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/Joints (RT/RJ)  
• Steel Stairs  
• Handrails & Guards  
• Site Shoring  
• Temporary Shoring Systems  
• 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 include 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-designer contractor's 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 inspections 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 In-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 is responsible to prepare a Statement of Special Inspections in accordance with Section 1705.3.1 for inclusion 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 #UN 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  
3000 PSF DL + LL  
4000 PSF DL + LL + Seismic/wind

**Retaining Walls**  
Passive Lateral Pressure 350 PSFF  
Active Lateral Pressure (unrestrained) 35 PSFF  
Active Lateral Pressure (restrained) 35 PSFF + Uniform Load of 10PSF/Wall Height  
Uniform Seismic BR  
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 STEEL WALLS:** Unless otherwise noted on the drawings, the maximum unbraced span condition for all foundation steel walls (flexure 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, anchors, reinforcing steel, gird, and concrete. Proposed demolition and shoring sequence shall also be submitted to the EOR for approval.

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

**SOILS INSPECTION:** Inspection by the Geotechnical Engineer shall be performed for pile placement and backfill placing and stressing. All prepared soil bearing surfaces shall be inspected by the Geotechnical Engineer prior to the placement of piles. Soil compaction shall be supervised by a Geotechnical 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 anchors. 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 Classification	Exposure W/C Ratio	Max	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%
Foundation & retaining walls on foundations & stem walls below grade	4500	28	1"	F1, C0	0.45 (0.55 max)	4.5%
Foundation & retaining walls and their footings	4500	28	1"	F2, C0	0.45	6.0%
Exterior Slabs-on-Grade	6000 (NTE)	28	1"	F3, C2	0.40	6.0%
Interior Slabs-on-Grade	3000	28	1"	F2, C1	0.45	6.0%
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 treatment at. 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 design engineer project 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 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 0.04% at 28 days measured in accordance with ASTM C137.
- (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: Fibre-reinforced 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 2.3.2.3 and be 0.75 Fc. Re-shoring shall conform to Sec 2.3.3.

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

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

- (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. Fresh 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 of which curing compound was originally tested for conformance to requirements of ASTM C1064.
- (4) Use curing compound compatible with and applied under direction of site 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, 5.1.2.2a, 5.2.2.1, and 5.3.2.2. Construction joints shall be located and detailed as per the construction drawings. Use of an acceptable adhesive, surface rasterizer, 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 concrete placement. 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 in the manufacturer's ICC-ESR/AMP/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 residue before grouting operation. Special Inspection is required.

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

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

**LEAN CONCRETE BACKFILL:** Conform to recommendations of ACI 228R "Controlled Low Strength Materials (CLSM)" for mixing and placing lean concrete backfill shown on the drawings. Use 100 PSF mix. Use standard slump test to verify flowability. Test in accordance with ASTM D432-88 "Preparation and Testing of Soil-Cement Slurry Test Cylinders."

**TESTING AND ACCEPTANCE:**  
Tested: Submit 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 in 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-88 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."  
(5) CRSI MSP-2 "Manual of Standard Practice."  
(6) ANSII/AWS D14 "Structural Welding Code - Reinforcing Steel."

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

**DESIGN SOIL VALUES (Per Geotechnical Report):**  
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," 16.5 gage or heavier, cold annealed.  
Tie Wire 16.5 gage or heavier, cold 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 (6 & 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 3.3.2.3. 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 connectors 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 code the first time. Other bars require preheating. Do not test bars.

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

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

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall
10"	#5 @ 12" OC	#4 @ 12" 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 D11 "Structural Welding Code - Steel."  
(4) AWS D13 "Structural Welding Code - Sheet Steel."  
(5) AWS D18 "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's approval certifications for compliance with boltfastener specifications.  
(4) Submit mill test reports including 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 F1582, Type 1, Plain  
Nuts ASTM A563 or ASTM A194, Grade 2H  
Washers (flat or beveled) ASTM A438  
Anchor Rods (hooked, headed, threaded/nuts) ASTM F1554, Grade 36 [weldable]  
Threaded Rods ASTM A36, Fy = 36 ksi  
Stainless Steel 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 D11, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABD 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-A325-SC, A490-N." A490-SC bolts - "nuts installed in the shear plane" slip-critical." All bolt holes shall be standard size per code. Slotted or oversize holes shall 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 6 "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 Certification 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 other 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



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

TABLE 2 REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
<b>FABRICATION</b>				
FABRICATORS FIELD WELDING AND UNREGISTERED FABRICATOR SHOPS	1704.2.5		Periodic	SPECIAL INSPECTIONS APPLY TO VERIFICATION OF DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES INCLUDING REVIEW FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS
APPROVED FABRICATORS (REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION)	1704.2.5.1			SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE STATE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
<b>CONCRETE</b>				
INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	TABLE 1705.3, 1908.4	ACI 318: Ch. 20, 25.2, 25.3, 26.6, 1-26.6.3	Periodic	
INSPECTION OF ANCHORS CAST IN CONCRETE	TABLE 1705.3, 1901.3	ACI 318: 17.8.2	Periodic	
INSPECTION OF POST-INSTALLED ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR 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 311, ACI 318: 26.4, 26.12	Continuous	
<b>STEEL</b>				
FABRICATION OF STRUCTURAL ELEMENTS	1705.2			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS

TABLE 2 REQUIRED STRUCTURAL SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
<b>WELDING</b>				
1. INSPECTION TASKS PRIOR TO WELDING				
A. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	AISC 360-10 TABLE N5.4-1		Continuous	
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			Continuous	
C. MATERIAL IDENTIFICATION (TYPE/GRADE)			Periodic	
D. WELDER IDENTIFICATION SYSTEM			Periodic	
E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)			Periodic	
1) JOINT PREPARATION			Periodic	
2) DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)			Periodic	
3) CLEANLINESS (CONDITION OF STEEL SURFACES)			Periodic	
4) TACKING (TACK WELD QUALITY AND LOCATION)			Periodic	
5) BACKING TYPE AND FIT (IF APPLICABLE)			Periodic	
F. CONFIGURATION AND FINISH OF ACCESS HOLES			Periodic	
G. FIT-UP OF FILLET WELDS			Periodic	
1) DIMENSIONS (ALIGNMENT, GAPS AT ROOT)			Periodic	
2) CLEANLINESS (CONDITION OF STEEL SURFACES)			Periodic	
3) TACKING (TACK WELD QUALITY AND LOCATION)			Periodic	
H. CHECK FIELD WELDING EQUIPMENT			Periodic	
2. INSPECTION TASKS DURING WELDING				
AISC 360-10 TABLE N5.4-2				
A. USE OF QUALIFIED WELDERS			Periodic	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			Periodic	
1) PACKAGING			Periodic	
2) EXPOSURE CONTROL			Periodic	
C. NO WELDING OVER CRACKED TACK WELDS			Periodic	
D. ENVIRONMENTAL CONDITIONS			Periodic	
1) WIND SPEED WITHIN LIMITS			Periodic	
2) PRECIPITATION AND TEMPERATURE			Periodic	
E. WPS FOLLOWED			Periodic	
1) SETTINGS ON WELDING EQUIPMENT			Periodic	
2) TRAVEL SPEED			Periodic	
3) SELECTED WELDING MATERIALS			Periodic	
4) SHIELDING GAS TYPE/FLOW RATE			Periodic	
5) PREHEAT APPLIED			Periodic	
6) INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)			Periodic	
F. WELDING TECHNIQUES			Periodic	
1) INTERPASS AND FINAL CLEANING			Periodic	
2) EACH PASS WITHIN PROFILE LIMITATIONS			Periodic	
3) EACH PASS MEETS QUALITY REQUIREMENTS			Periodic	
3. INSPECTION TASKS AFTER WELDING				
AISC 360-10 TABLE N5.4-3				
A. WELDS CLEANED			Periodic	
B. SIZE, LENGTH AND LOCATION OF WELDS			Continuous	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA; CRACK PROHIBITION; WELD/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)				
<b>BOLTS</b>				
INSPECTION TASKS PRIOR TO BOLTING		AISC 360-10 TABLE N5.6-1		
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENERS MATERIALS				Continuous
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS				Periodic
3. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)				Periodic
4. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL				Periodic
5. CONNECTING ELEMENTS INCLUDING THE APPROPRIATE PAYING 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

<b>BOLTS</b>				
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

<b>WOOD</b>				
INSPECTION TASKS AFTER BOLTING		AISC 360-10 TABLE N5.6-3		
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS				Continuous

<b>WOOD</b>				
FABRICATION OF PREFABRICATED STRUCTURAL ELEMENTS		1705.5, 1704.2.5		
REFER TO INSPECTION OF FABRICATOR REQUIREMENTS				
SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN LATERAL SYSTEM INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS AND HOLD-DOWNS		1705.11.1, 1705.12.2		Periodic

TABLE 5 REQUIRED TESTING FOR SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	TESTING			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
<b>GEOTECHNICAL</b>				
GEOTECHNICAL ENGINEER TO PERFORM TESTING OF COMPACTED FILL MATERIALS	1803			TESTING PER GEOTECHNICAL REPORT
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY		VARIABLES: MINIMUM PER IBC APPENDIX J107.5	Periodic	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION	1705.6	VARIABLES: CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	Periodic	BY THE GEOTECHNICAL ENGINEER

<b>CONCRETE</b>				
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.		TABLE 1705.3		
		ASTM C 172, ASTM C 31, ACI 318.26.12	EA 150 CY, MIN ONE SET PER DAY	FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED ONCE EACH DAY FOR A GIVEN CLASS OF CONCRETE, OR AT LEAST ONCE FOR EACH 150 YDS OF CONCRETE, OR AT LEAST ONCE FOR EACH 5,000 SQ FT OF SURFACE AREA FOR SUBSWALLS. 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	

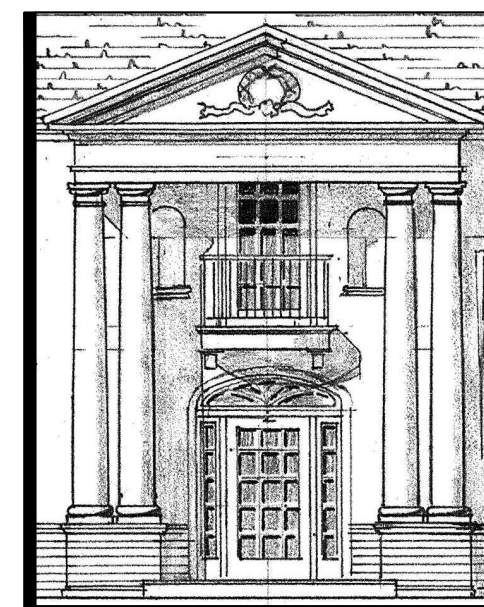
<b>STEEL</b>				
RADIOGRAPHIC (RT), MAGNETIC PARTICLE (MT) AND ULTRASONIC (UT) TESTING OF WELDS		AISC 360-10 N5.5, MT - AWS D1.1 6.14.4, UT - AWS D1.1 6.13 & 6.14.3		
			PER DRAWINGS	

TABLE 6 REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE				
SYSTEM or MATERIAL	INSPECTION			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
<b>GENERAL</b>				
SEISMIC-FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORIES C, D, E, OR F	1704.3.2, 1705.12		Continuous	REFERENCE THE GENERAL STRUCTURAL NOTES FOR OUTLINE OF SEISMIC-FORCE-RESISTING SYSTEM
DESIGNATED SEISMIC SYSTEMS (SECONDARY) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORIES C, D, E, OR F			Continuous	

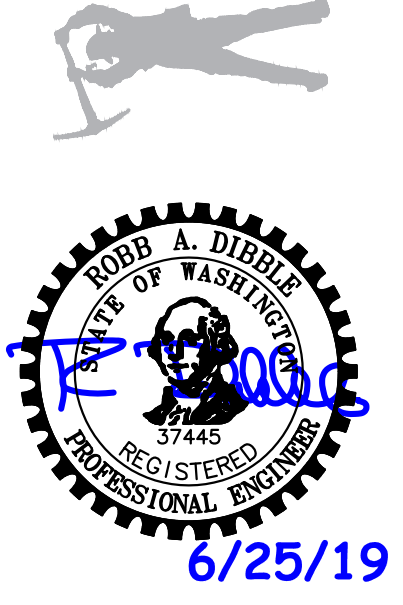
<b>STEEL</b>				
WELDING OF THE SEISMIC-FORCE-RESISTING SYSTEM		AISC 341 J6, AWS D1.1 SECTION 6		
	1705.12			REFER TO TABLE 2 OF GUIDELINES FOR FABRICATOR AND WELDING SPECIAL INSPECTION REQUIREMENTS. IBC 1705.12.1.1 AND 1705.13.1.1 REQUIRE SPECIAL INSPECTIONS AND RELATED TESTING FOR STRUCTURAL STEEL FOR THE SEISMIC FORCE RESISTING SYSTEM TO COMPLY WITH THE QUALITY ASSURANCE PLAN REQUIREMENTS OF AISC 341.
HIGH STRENGTH BOLT INSTALLATION IN THE SEISMIC FORCE-RESISTING SYSTEM		AISC 341 J7, RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS		REFER TO TABLE 2 FOR HIGH STRENGTH BOLTING SPECIAL INSPECTION REQUIREMENTS
MOMENT RESISTING FRAME REDUCED BEAM SECTIONS	1705.12		Periodic	SPECIAL INSPECTIONS APPLY TO CONTOUR, FINISH, AND DIMENSIONAL TOLERANCES
SEISMIC FORCE-RESISTING SYSTEM PROTECTED ZONES		AISC 341 J8	Periodic	SPECIAL INSPECTIONS APPLY TO VERIFYING THAT THERE ARE NO HOLES OR UNAPPROVED ATTACHMENTS INCLUDING UNACCEPTABLE WELDS IN PROTECTED ZONES

<b>WOOD</b>				
FIELD GLUING OF DIAPHRAGM AND SHEAR WALL ELEMENTS FOR SEISMIC FORCE-RESISTING SYSTEMS		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, BRACINGS, AND SHEAR WALL ANCHORAGE AND HOLD-DOWNS			Periodic	ALL CONNECTIONS VISUALLY INSPECTED
FASTENING OF DIAPHRAGM AND SHEAR WALL SHEATHING WITH EDGE NAILING < 4"			Periodic	SPECIAL INSPECTION IS NOT REQUIRED WHEN FASTENER SPACING IS GREATER THAN 4" ON CENTER FOR WOOD SHEAR WALLS, DIAPHRAGMS, NAILING, BUILDING AND OTHER COMPONENTS IN THE SEISMIC FORCE-RESISTING SYSTEM.

TABLE 7 REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS				
SYSTEM or MATERIAL	TESTING			REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY	
<b>STEEL</b>				
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	
MT OF K-AREA OF ROLLED WIDE FLANGE COLUMN WEBS ADJACENT TO DOUBLER/CONTINUITY PLATE WELDS	1705.13.1	AISC 341 J6.2c, 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 J6.2c, 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 COPEES AND ACCESS HOLES AT WELDED SPLICES AND CONNECTIONS WHEN THE FLANGE THICKNESS EXCEEDS 1 1/2" FOR ROLLED SHAPES OR THE WEB THICKNESS EXCEEDS 1 1/2" FOR BUILT-UP SHAPES	1705.13.1	AISC 341 J6.2c, AWS D1.1 6.14.4	EACH LOCATION	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 THE WELD AND ADJACENT AREA IN A REDUCED BEAM SECTION (RBS) PLASTIC HINGE REGION REPAIRED BY WELDING	1705.13.1	AISC 341 J6.2c, 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 J6.2c, AWS D1.1 6.14.4	EACH LOCATION	



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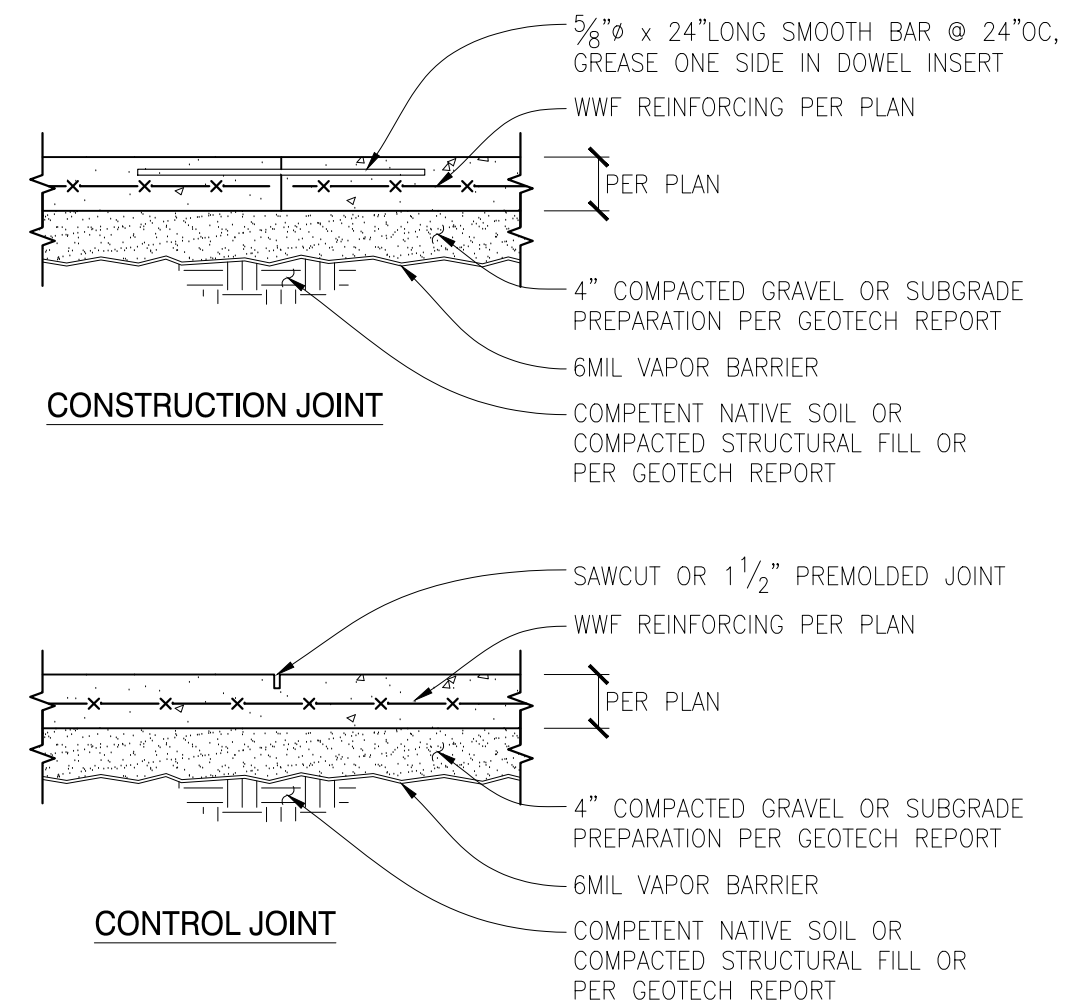
NO.	DATE	REVISION
1	06/27/17	PERMIT SET
2	09/18/18	BLDG. DEPT. RESP.
3	02/27/19	BLDG. DEPT. RESP.
4	05/24/19	BLDG. DEPT. RESP.
5	06/25/19	BLDG. DEPT. RESP.

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

STRUCTURAL  
SPECIAL  
INSPECTION

**S1.1**

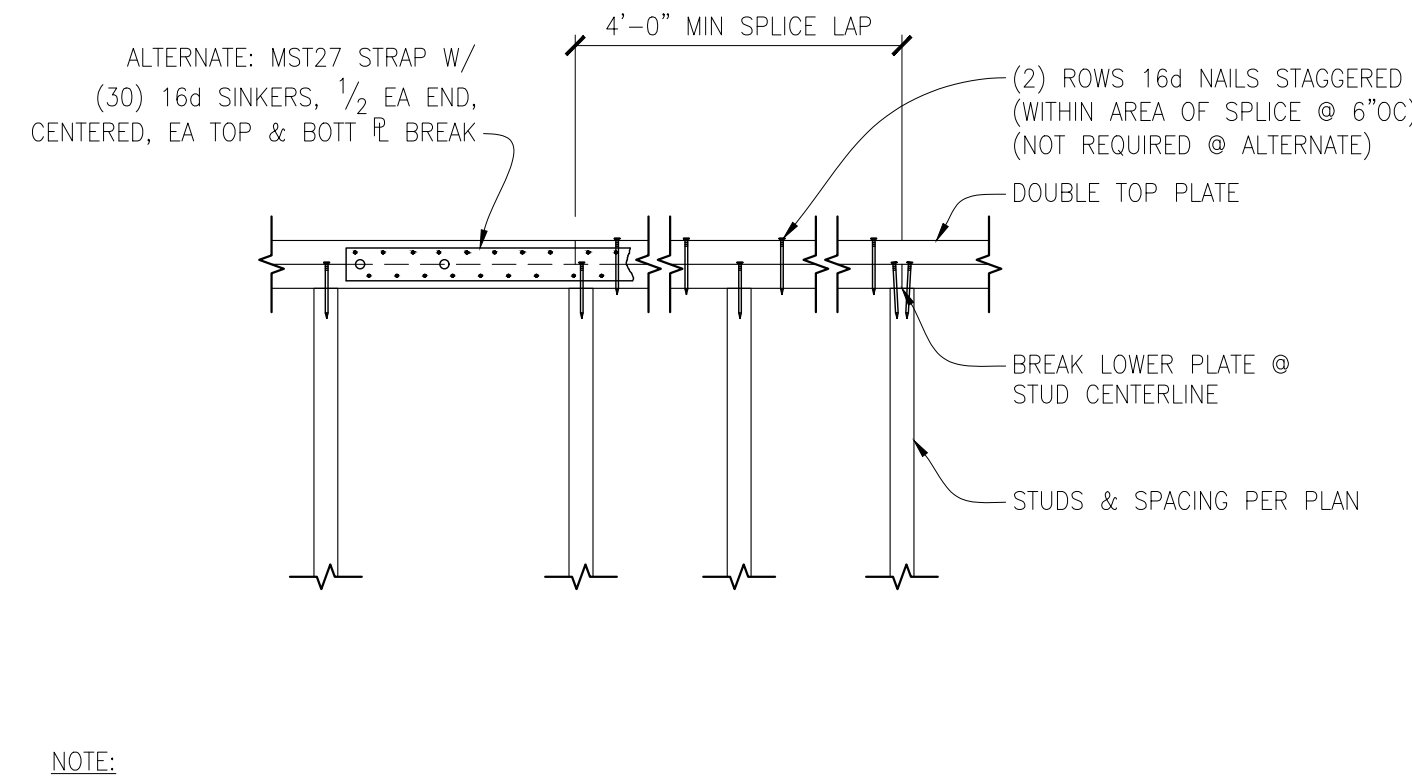




- NOTES:**
- FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
  - USE "SOFT CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST
  - PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF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

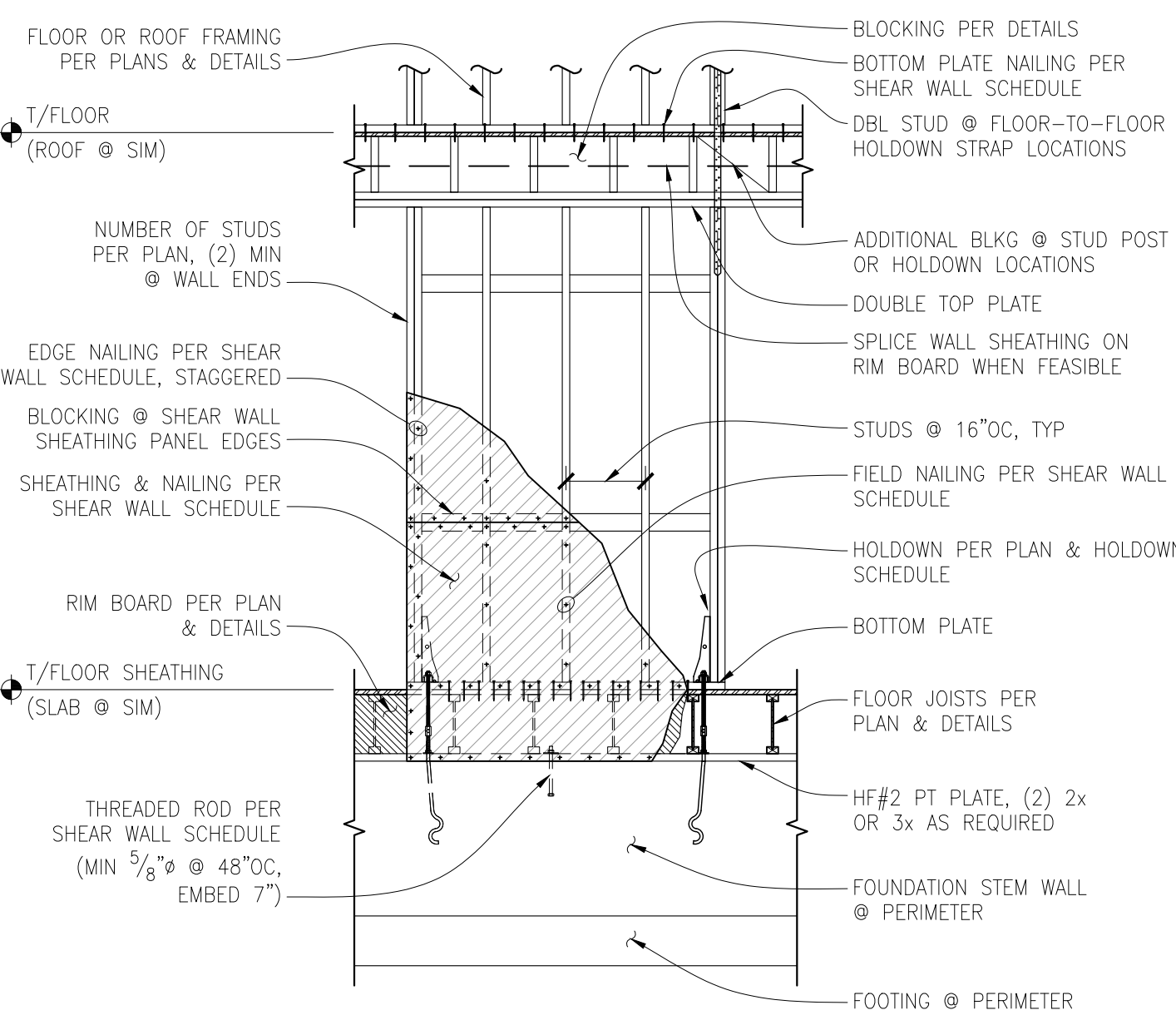
**TYPICAL SLAB ON GRADE JOINT DETAILS**

SCALE: N.T.S.



**TYPICAL PLATE SPLICE DETAIL**

SCALE: N.T.S.



**TYPICAL SHEAR WALL ELEVATION**

SCALE: N.T.S.

**TIE DOWN STRAP SCHEDULE**

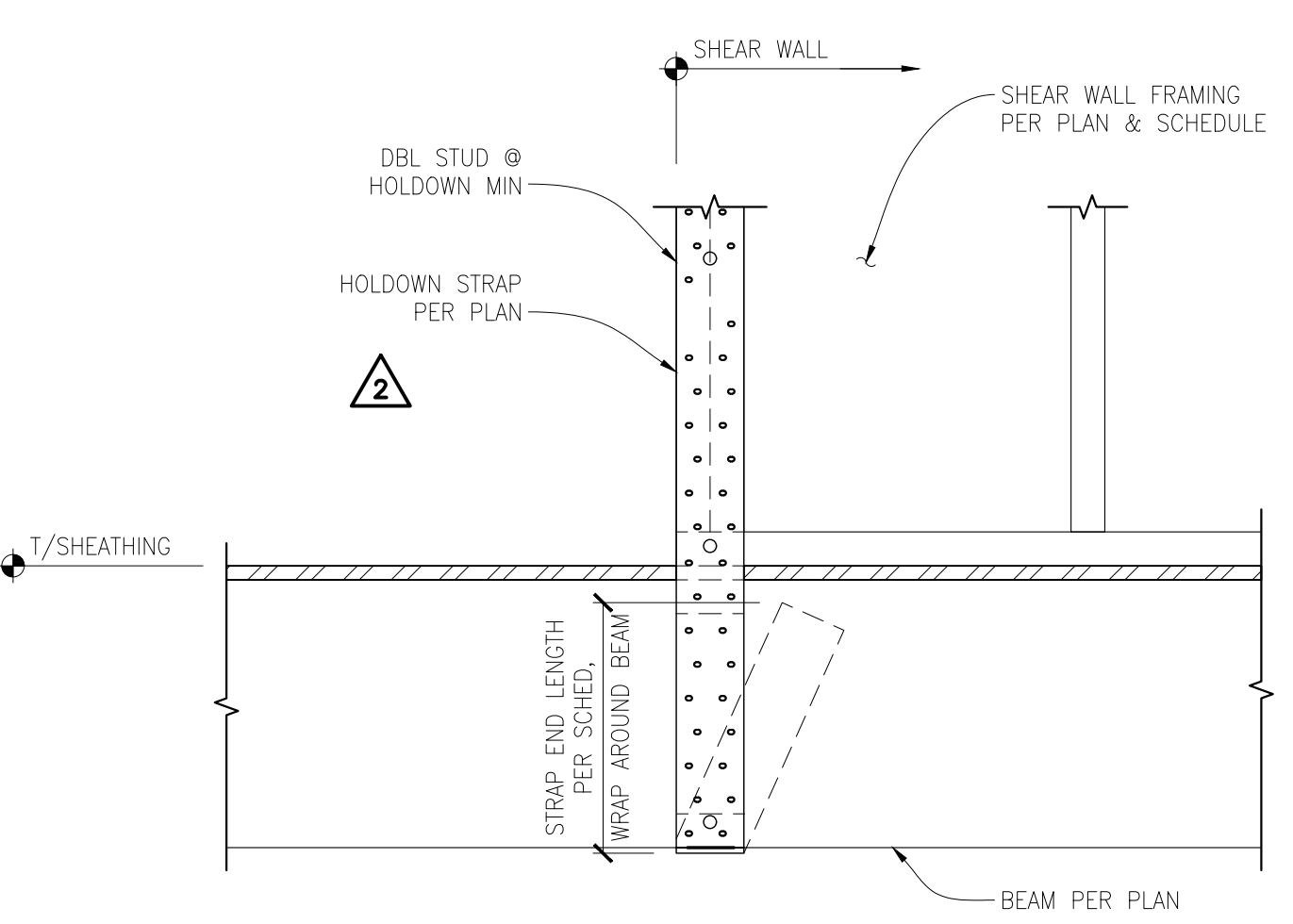
MARK	STRAP	HEM-FIR STUDS			ALTERNATE	CLEAR SPAN	
		MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING			ALLOWABLE UPLIFT (LBS)
A	CMST14	9"	(8) 16d	1 3/4"	1573	CS16	13"
B	CMST14	14"	(13) 16d	1 3/4"	2556	MSTC40	16"
C	CMST14	19"	(20) 16d	1 3/4"	3933	MSTC52	16"
D	CMST14	28"	(28) 16d	1 3/4"	5703	MSTC66	16"
E	CMST14	30"	(33) 16d	1 3/4"	6490	N/A	N/A
F	CMST12	38"	(84) 16d	1 3/4"	9215	N/A	N/A

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

**HOLD-DOWN SCHEDULE (HP-SIBWMC)**

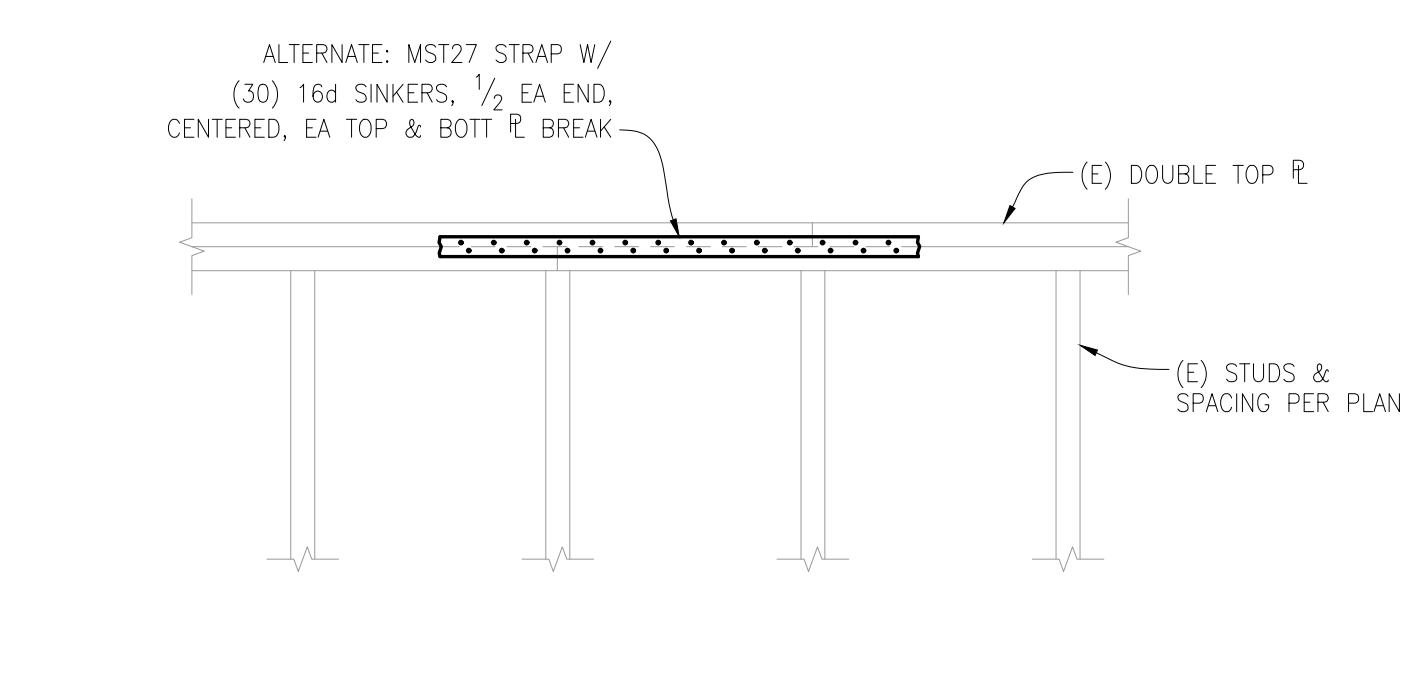
MARK	MODEL #	ALLOWABLE UPLIFT (LBS)			MIN END STUDS	STUD FASTENERS	CONCRETE ANCHOR
		MID WALL	CORNER	END WALL			
1	LSTDH8 (6)	2250	1950	1610	(2) 2x	(16) 16d SINKERS	N/A
2	STDH10 (6)	3400	2940	2175	(2) 2x	(20) 16d SINKERS	N/A
3	STDH14 (6)	3815	3500		(2) 2x	(24) 16d SINKERS	N/A
4	HDU2-SDS2.5	2215			(2) 2x	(6) 1/4"x2 1/2" SDS	SSTB16
5	HDU4-SDS2.5	3145	2960		(2) 2x	(10) 1/4"x2 1/2" SDS	SSTB20
6	HDU5-SDS2.5	3740	3325		(2) 2x	(14) 1/4"x2 1/2" SDS	SSTB24
7	HDU8-SDS2.5	4870			(2) 2x	(20) 1/4"x2 1/2" SDS	SSTB28
8	HDU8-SDS2.5	7315			DF (3) 2x	(20) 1/4"x2 1/2" SDS	SSTB28
9	HDU11-SDS2.5	9335			DF 8x	(30) 1/4"x2 1/2" SDS	SB1x30
10	HDU11-SDS2.5	11175			DF 8x	(30) 1/4"x2 1/2" SDS	SB1x30

- NOTES:**
- HOLD-DOWNS 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.
  - REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
  - HOLD-DOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD-DOWN ANCHORS.
  - 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.
  - INDICATES ON PLAN HOLD-DOWN MODEL AND MINIMUM STUD REQUIREMENTS, TYP.
  - CONTRACTOR TO COORDINATE WHERE "R" HOLD-DOWNS ARE REQUIRED.



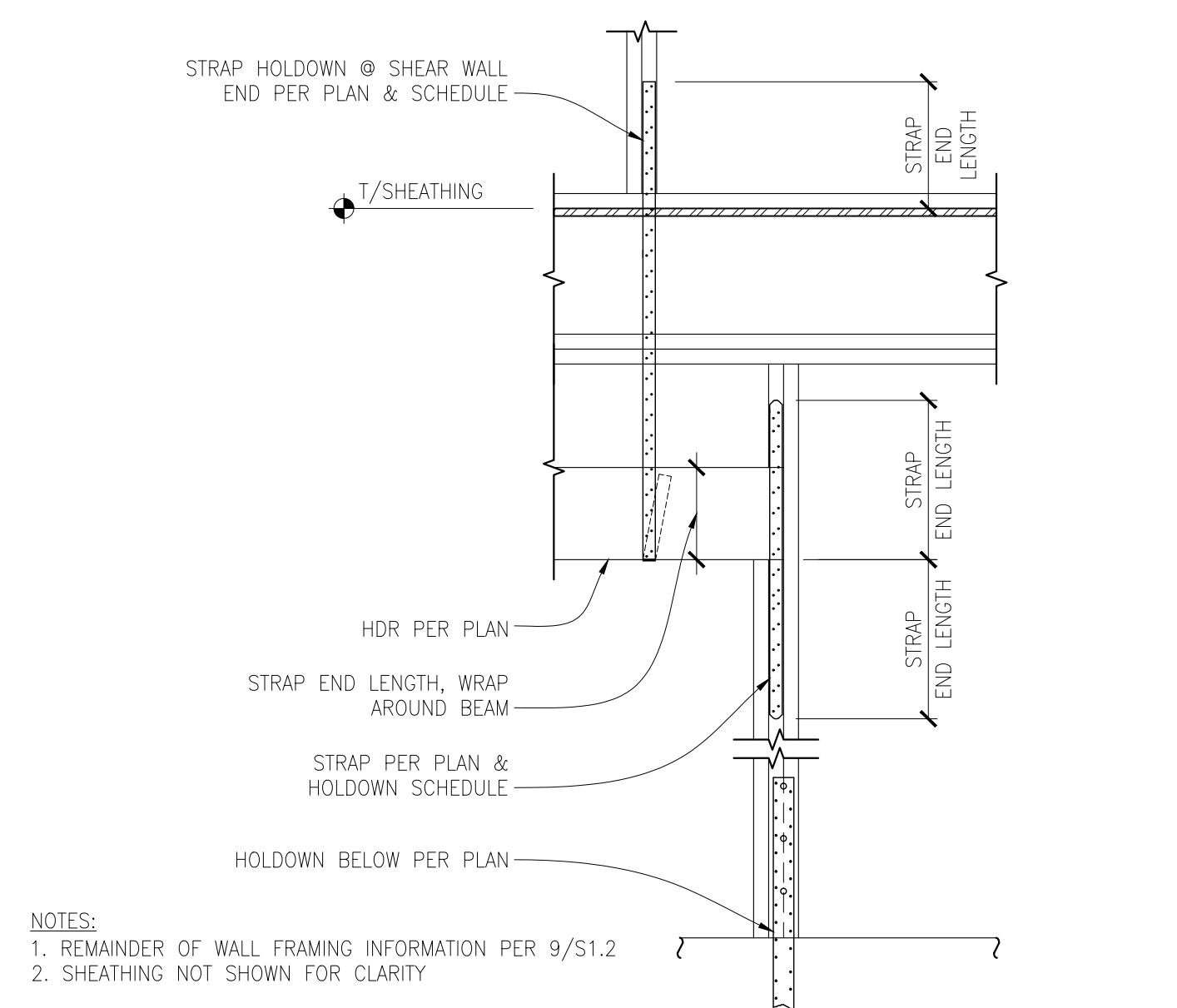
**TYPICAL SHEAR WALL HOLD-DOWN AT FLOOR**

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



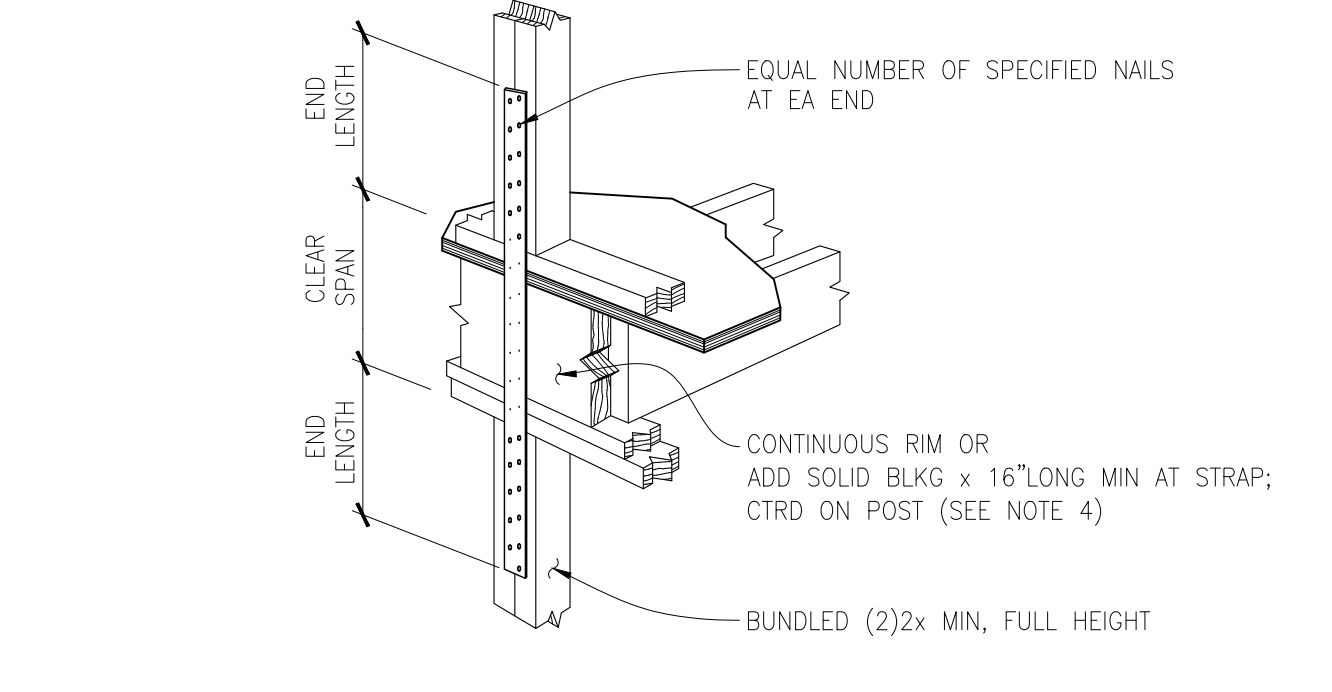
**TYPICAL PLATE SPLICE DETAIL**

SCALE: N.T.S.



**STRAP HOLD-DOWN AT HEADER BELOW**

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

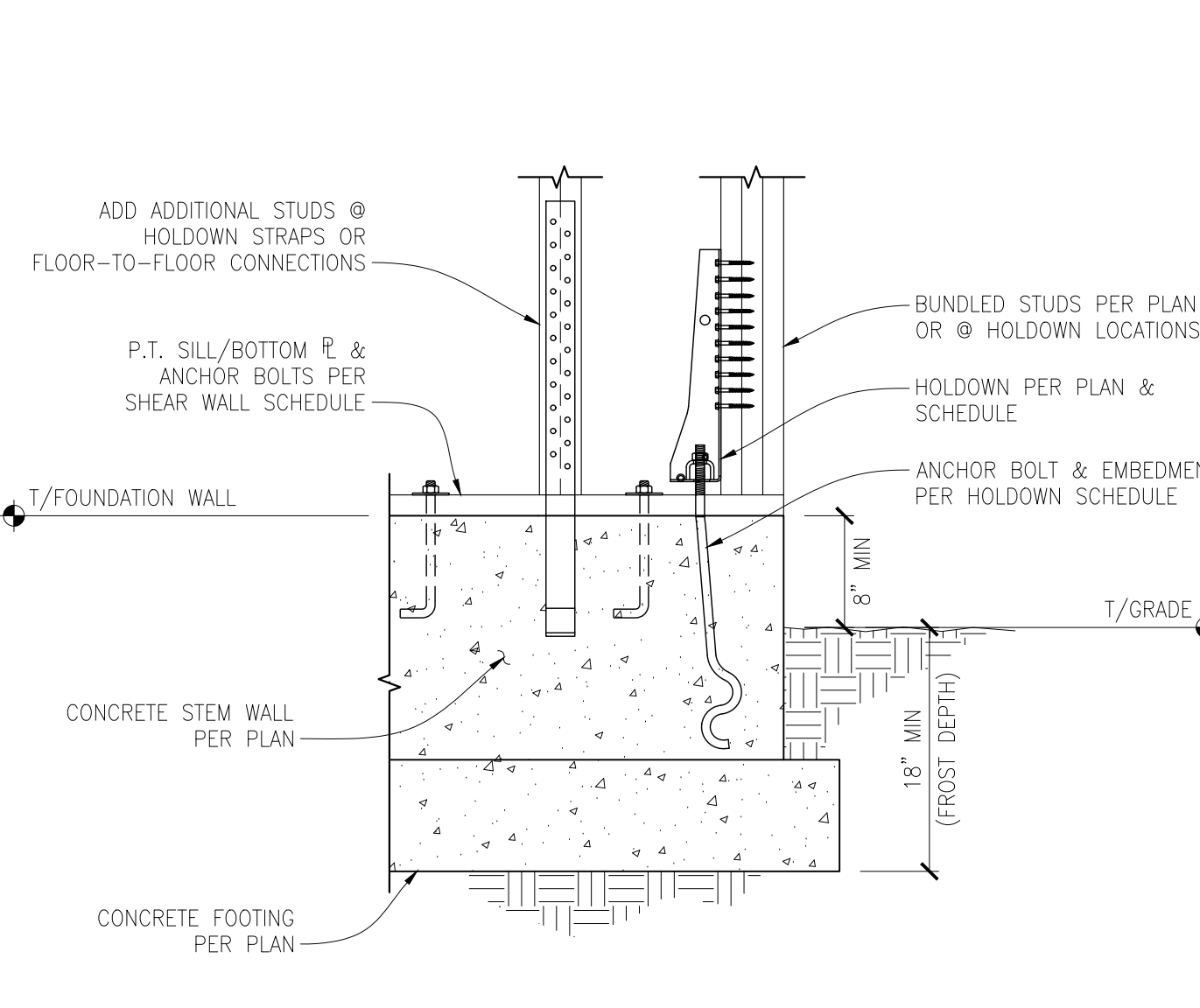


**FLR-TO-FLR HOLD-DOWN STRAP SCHEDULE**

SCALE: N.T.S.

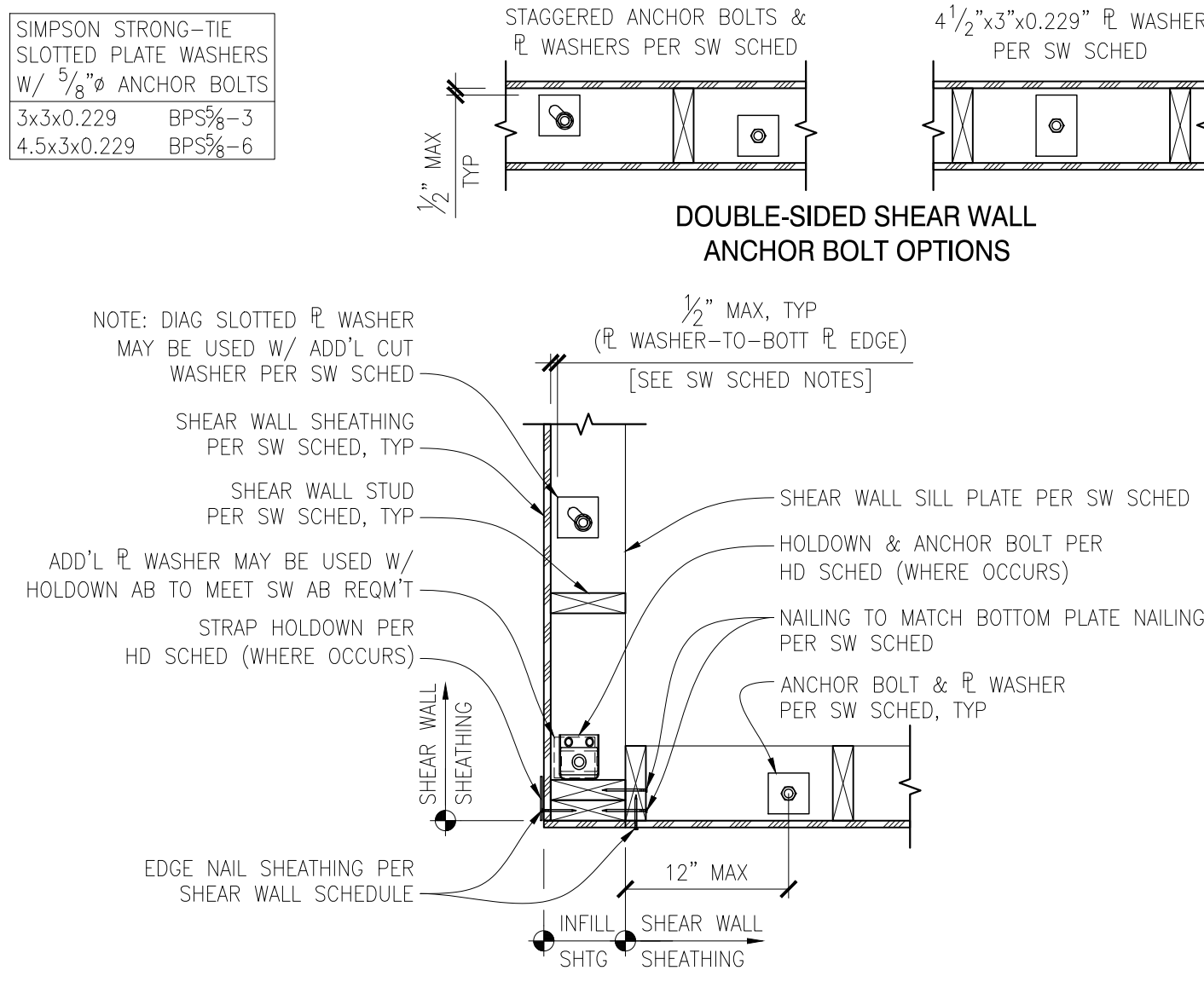
**HOLD-DOWN SCHEDULE (8" MIN STEM WALL)**

SCALE: N.T.S.



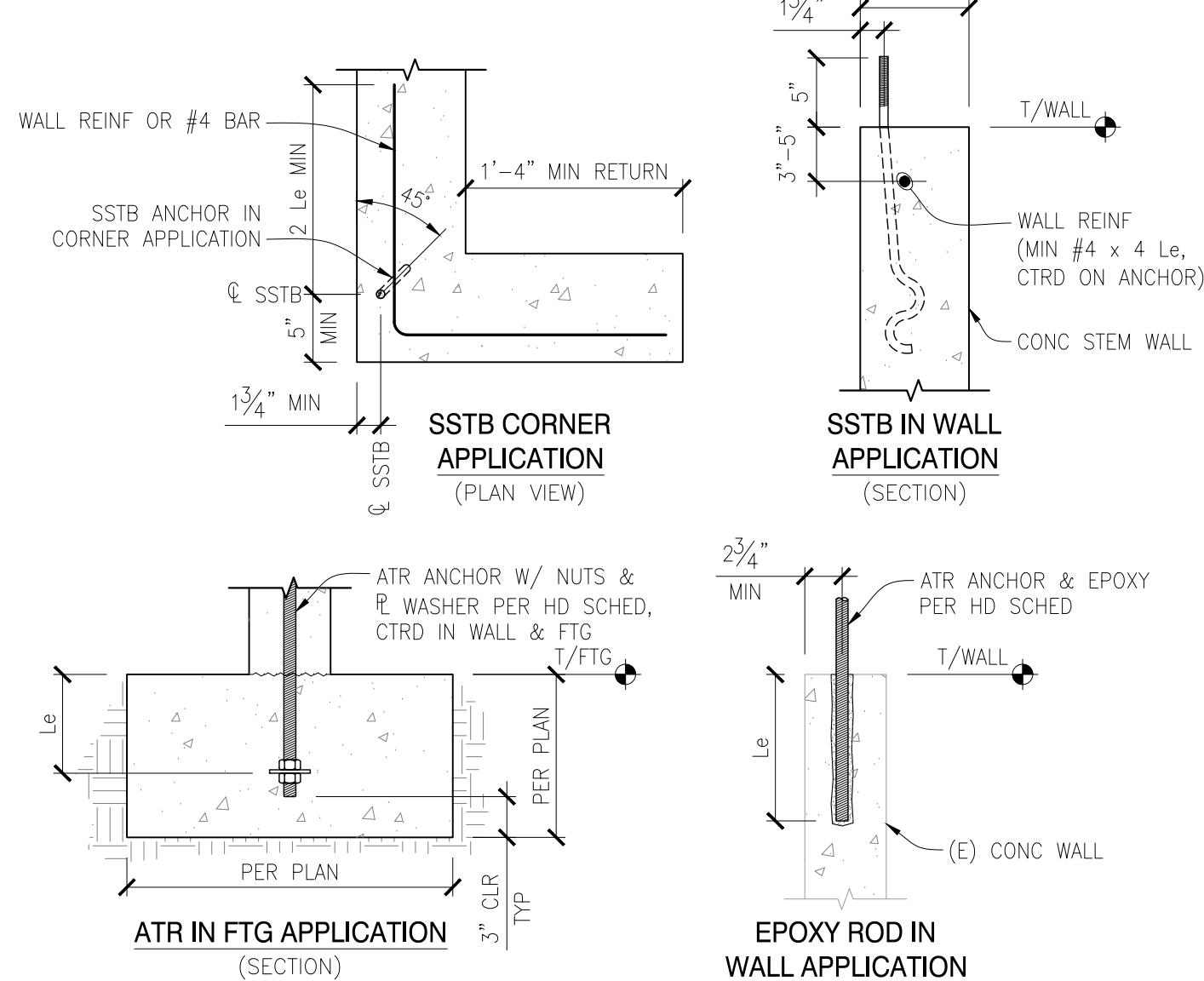
**TYPICAL SHEAR WALL HOLD-DOWN CONNECTION**

SCALE: N.T.S.



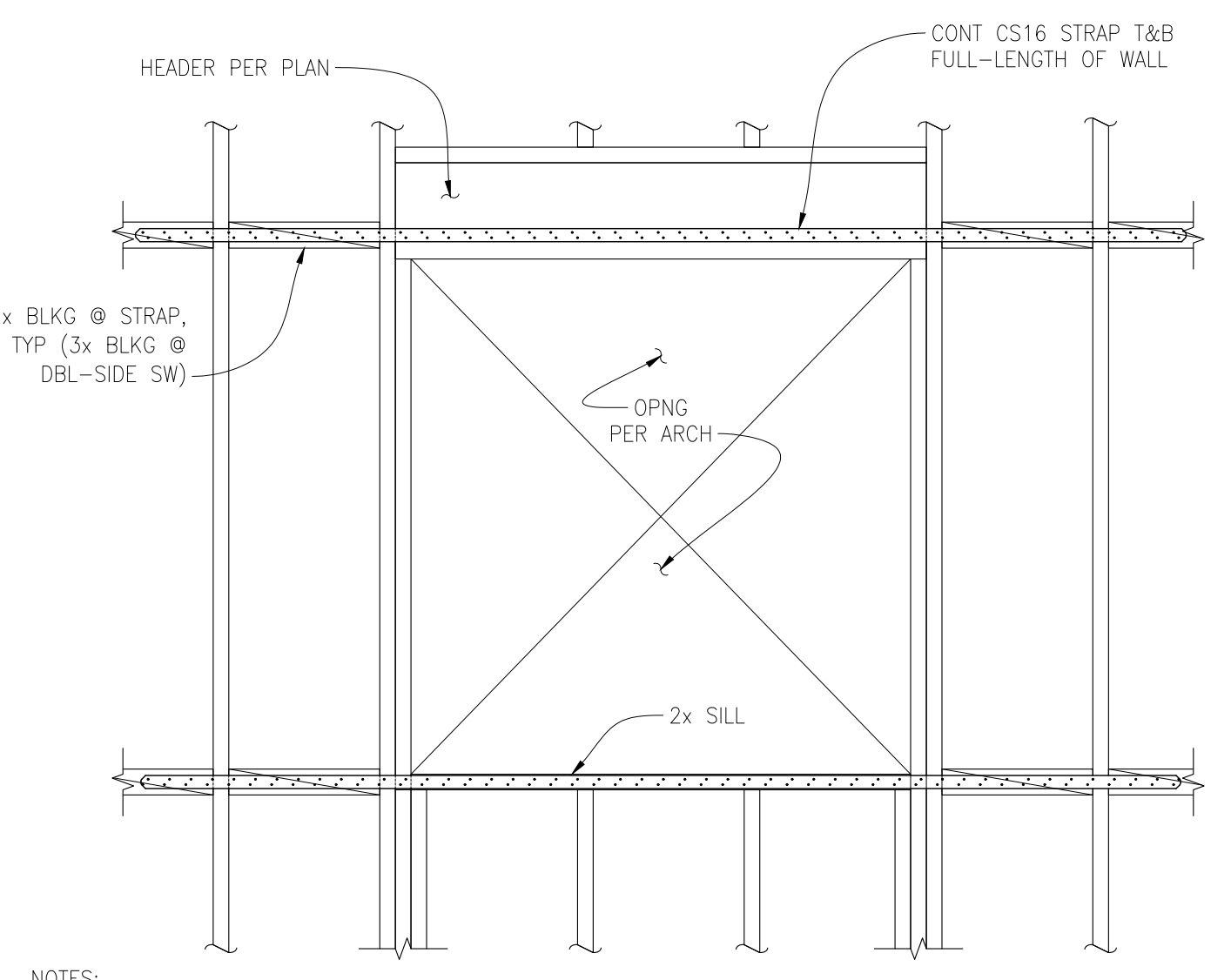
**TYPICAL PLAN VIEW - SHEAR WALL HOLD-DOWNS & ANCHOR BOLTS**

SCALE: N.T.S.



**TYPICAL HOLD-DOWN ANCHOR INSTALLATION**

SCALE: N.T.S.



**TYPICAL FTAO SHEAR WALL ELEVATION**

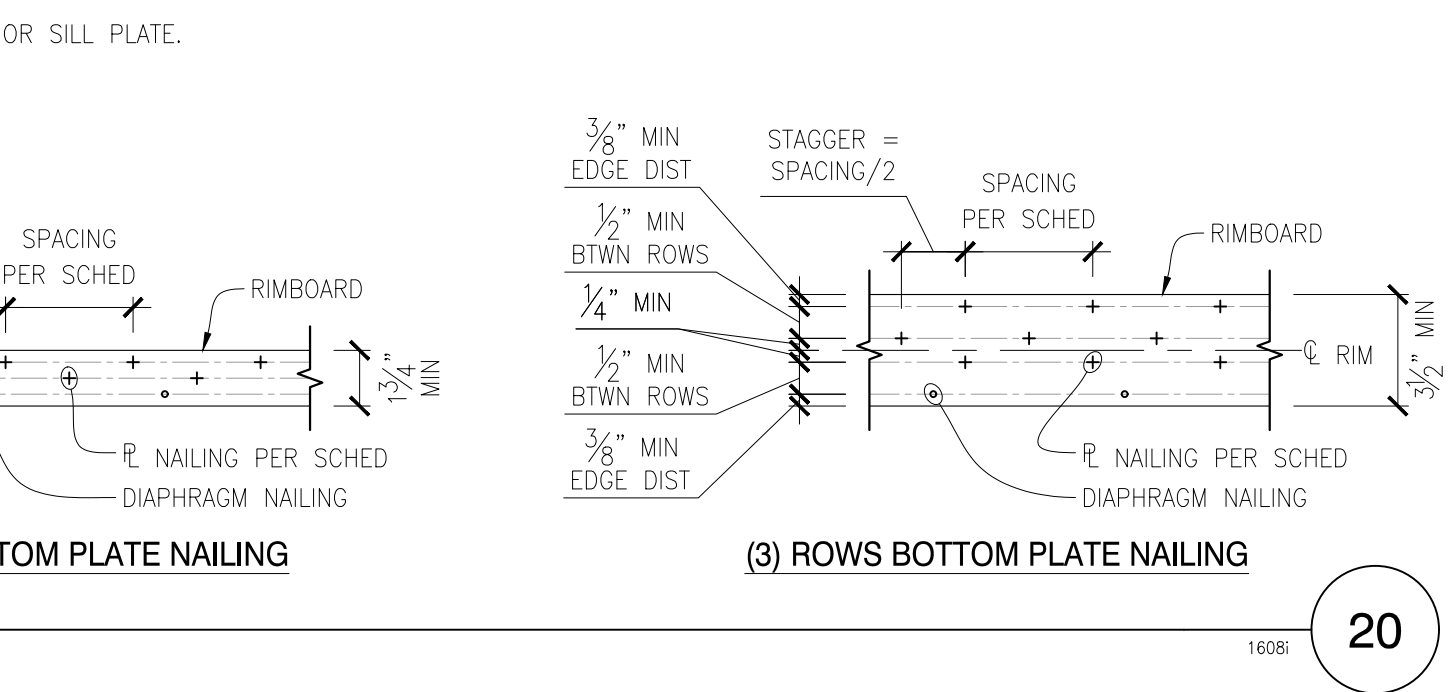
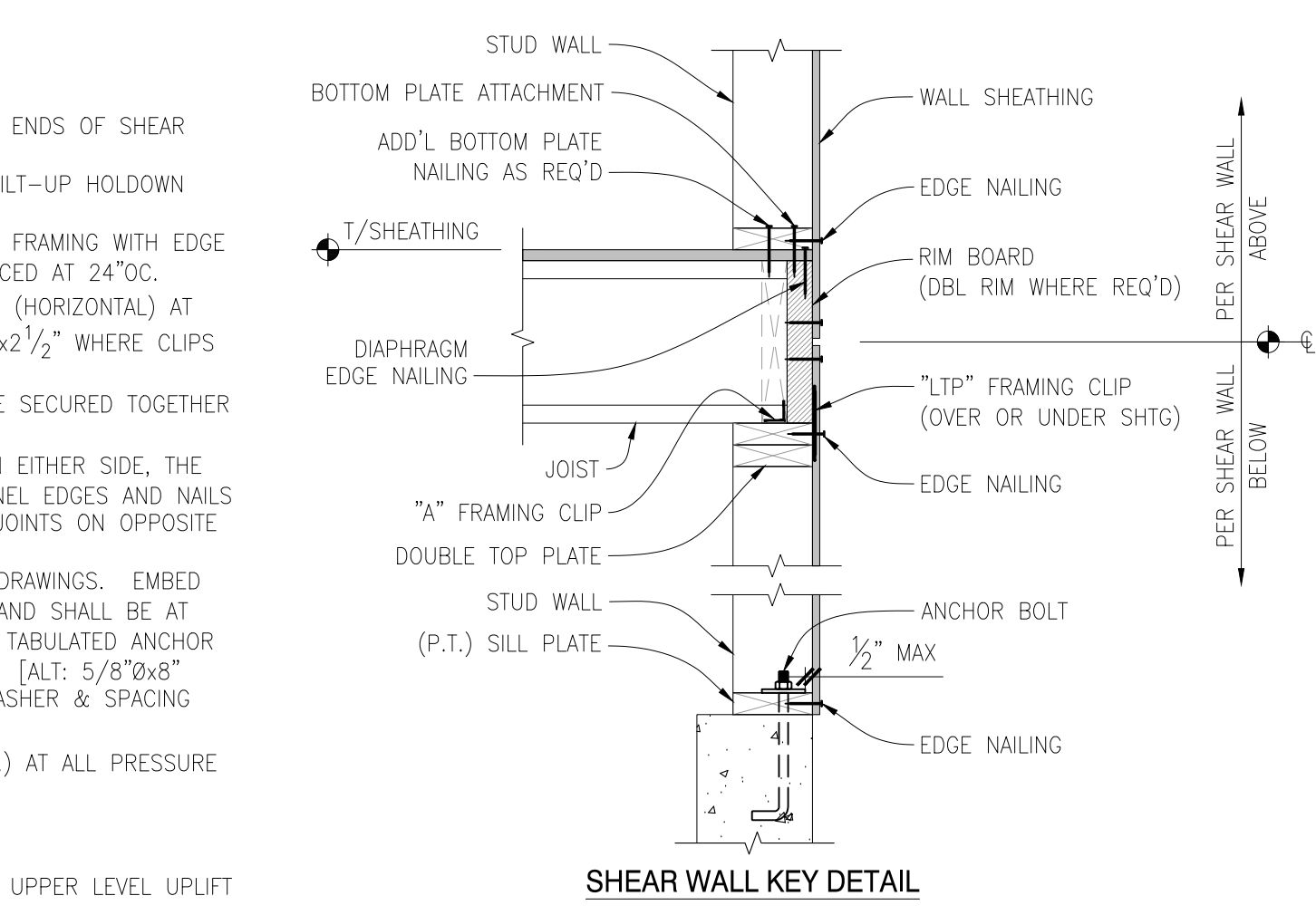
SCALE: N.T.S.

**WOOD-FRAMED SHEAR WALL SCHEDULE**

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

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

- NOTES:**
- ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
  - REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
  - 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.
  - EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. REFERENCE HOLD-DOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
  - 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.
  - 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"x2 1/2" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"x2 1/2" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
  - (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.
  - 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 JOISTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
  - ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 3" 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 THAN 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALL: 5/8"x8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
  - 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.
  - PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
  - STAGGER EDGE NAILING.
  - 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.
  - THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
  - REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
  - WALL TYPE ACCEPTABLE WITH TRUSJOIST AND ROISE CASCADE RIM JOIST AND BLOCKING.
  - INDICATES AN "FTAO" (FORCE TRANSFER AROUND OPENING). NAILING PER SW SCHEDULE. REF 18/S1.2 FOR ADDITIONAL INFO.

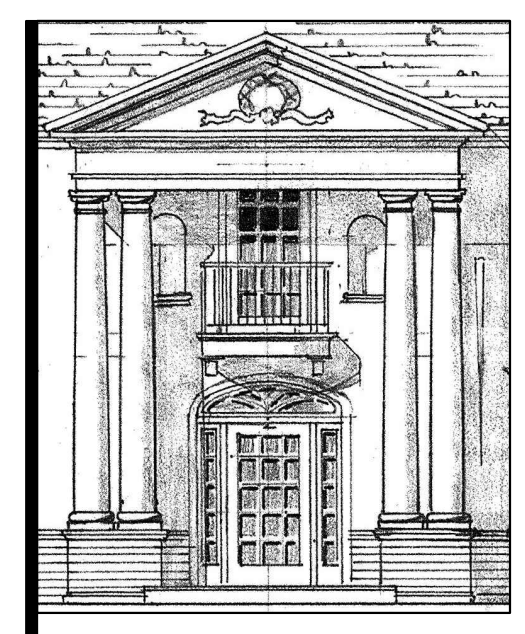


**WOOD-FRAMED SHEAR WALL SCHEDULE**

SCALE: NONE

**TYPICAL SHEAR WALL HOLD-DOWN CONNECTION**

SCALE: N.T.S.



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**NO. DATE REVISION**

- 06/27/17 PERMIT SET
- 09/18/18 BLDG. DEPT. RESP.
- 02/27/19 BLDG. DEPT. RESP.
- 05/24/19 BLDG. DEPT. RESP.
- 06/25/19 BLDG. DEPT. RESP.

DATE: 05/19/2017

JOB NUMBER: 17-291

DRAWN BY: SAT/TLE

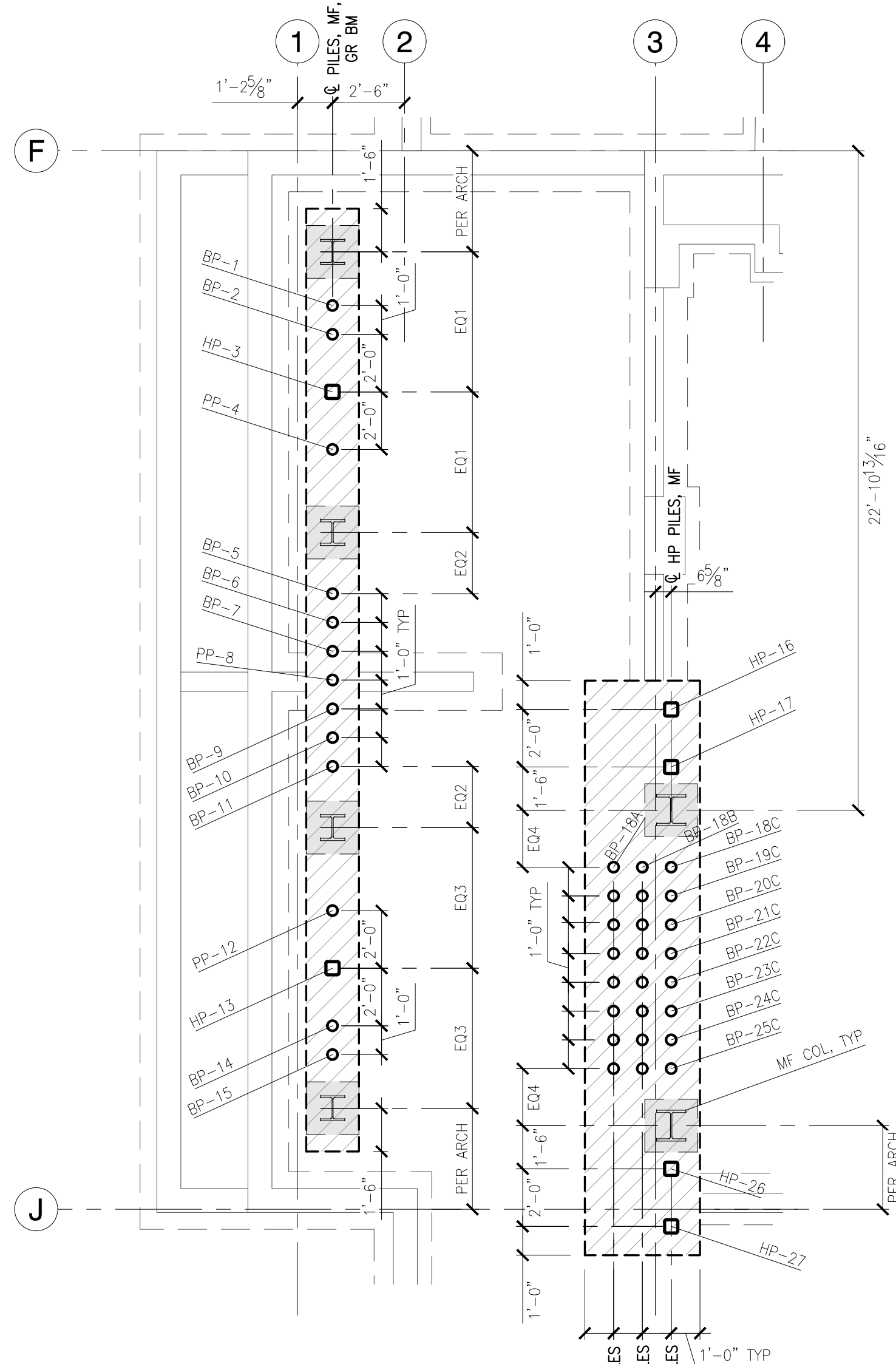
DESIGNED BY: JBB

**STRUCTURAL SCHEDULES & DETAILS**

**S1.2**

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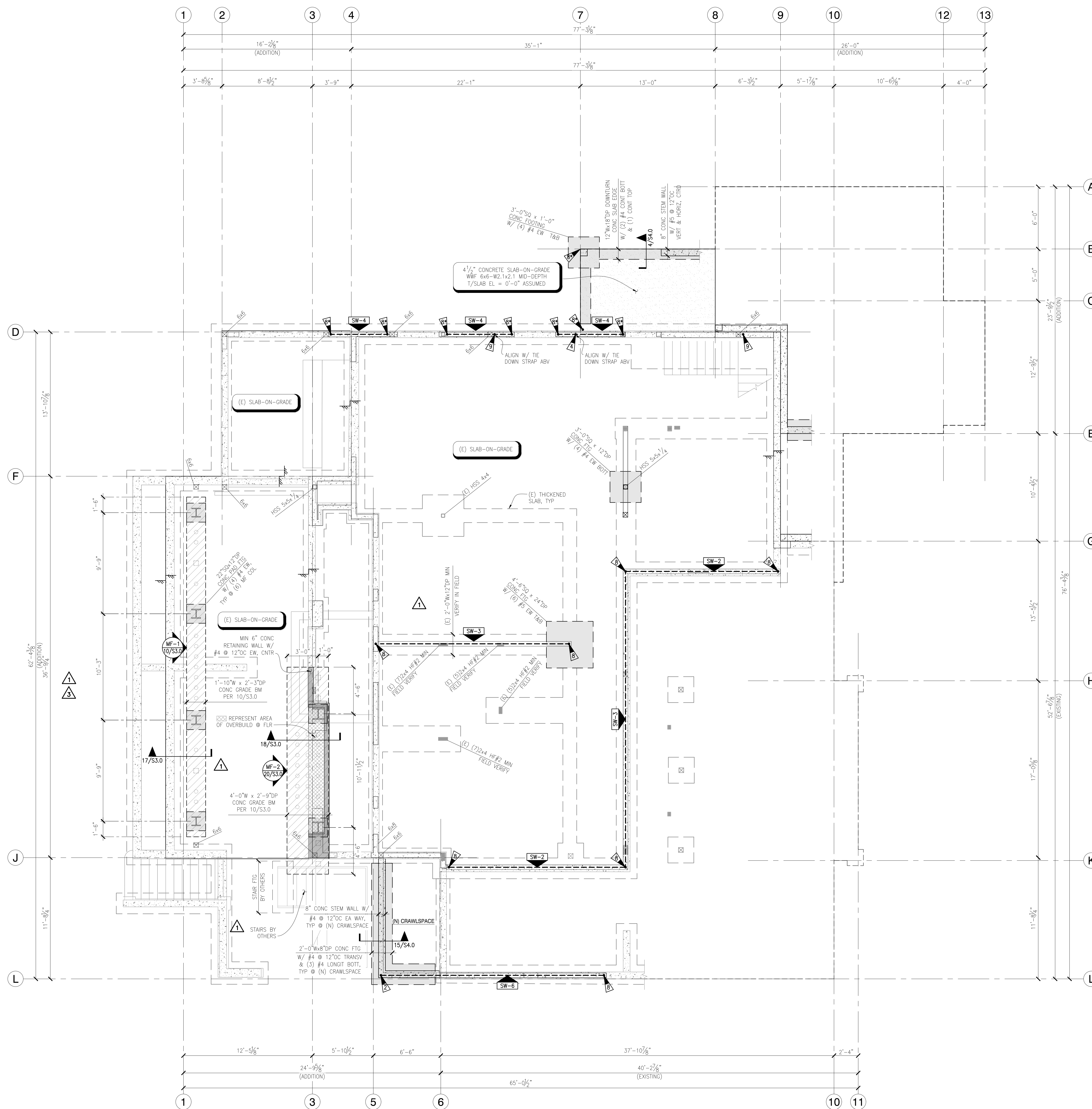
- PILE PLAN NOTES:**
1. REFERENCE FOUNDATION PLAN NOTES FOR ANY ADDITIONAL INFORMATION.
  2. ALL PILES INSTALLED PER GEOTECH MONITORING & RECOMMENDATIONS.
  3. HP-# REPRESENTS HELICAL PILE D10 1 3/4" RCS (REF 1/S3.0).
  4. PP-# REPRESENTS 4" STD (SCHED.40) PIPE PIN PILE (REF 2/S3.0).
  5. BP-# REPRESENTS BATTERED TYP PIN PILE AT 11" OFF VERT.

**PILE LAYOUT PLAN AT GRADE BEAMS**

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

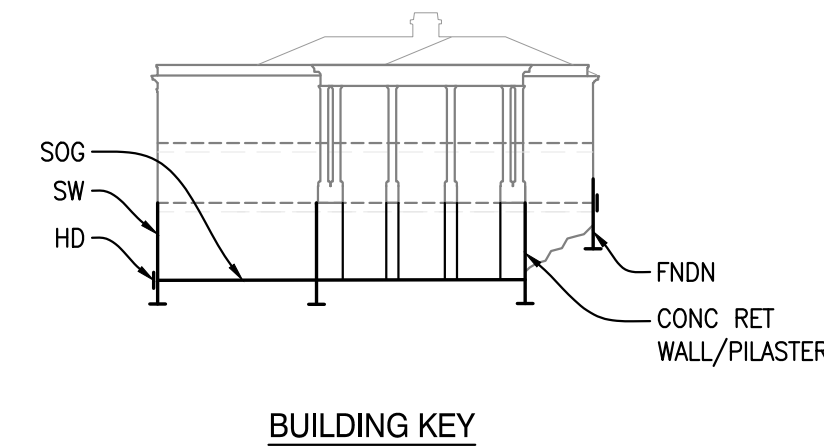
**FOUNDATION PLAN NOTES:**

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. SLAB 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) HOLD-DOWNS REQUIRED, TYPICAL UNO ON PLAN.
13. INDICATES WOOD SHEAR WALL. REFERENCE 20/S1.2 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE GENERAL STRUCTURAL NOTES FOR WOOD GRADE.
14. INDICATES SIMPSON STRONG-FRAME MOMENT FRAMES. REFERENCE S3.0 AND MANUFACTURER'S DRAWINGS (JOB NO ES-191628).

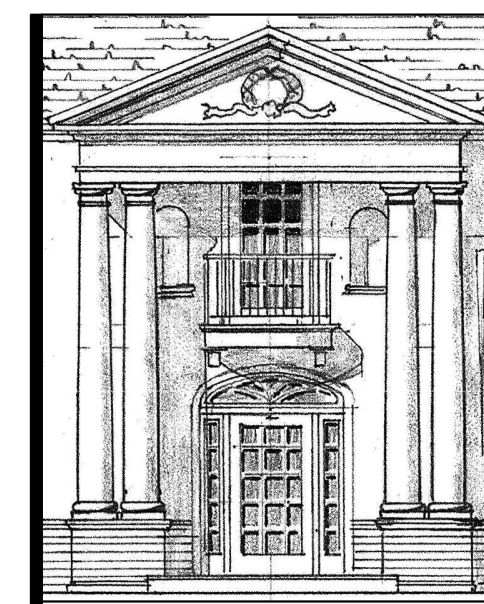


**FOUNDATION / BASEMENT PLAN**

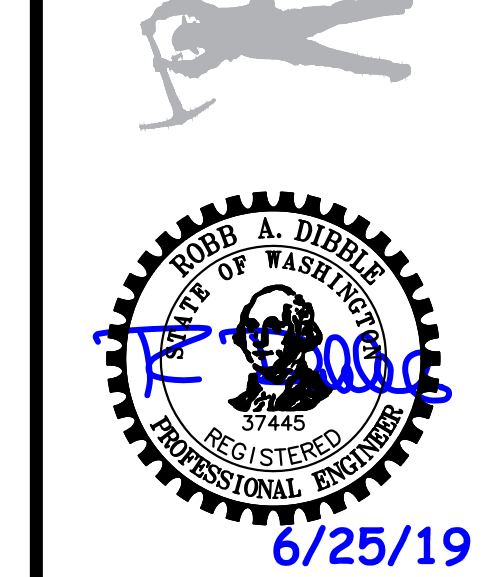
SCALE: 1/4" = 1'-0"



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



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2	02/27/19	BLDG. DEPT. RESP.
3	05/24/19	BLDG. DEPT. RESP.
4	06/25/19	BLDG. DEPT. RESP.

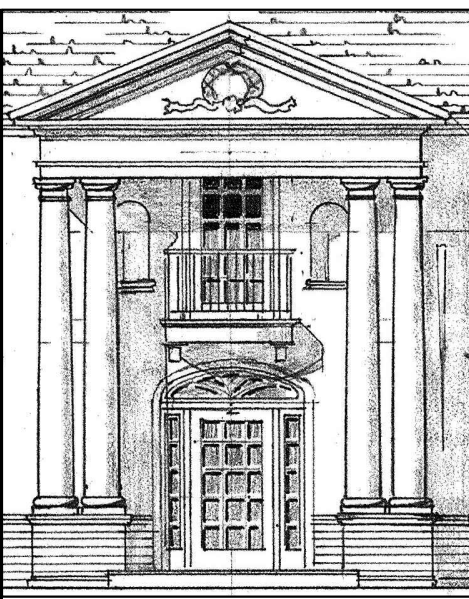
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JOB NUMBER: 17-291  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

**STRUCTURAL FOUNDATION/BASEMENT PLAN**

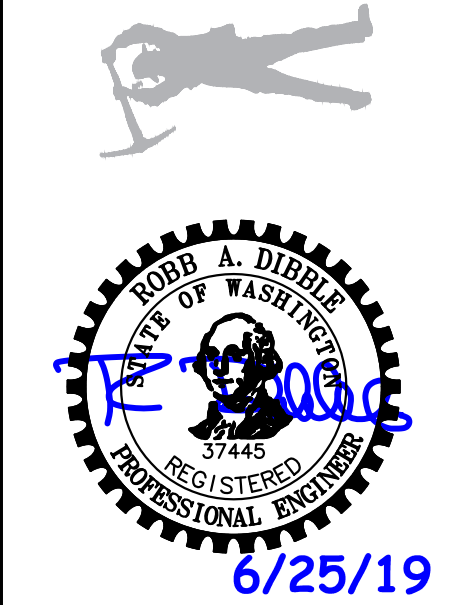
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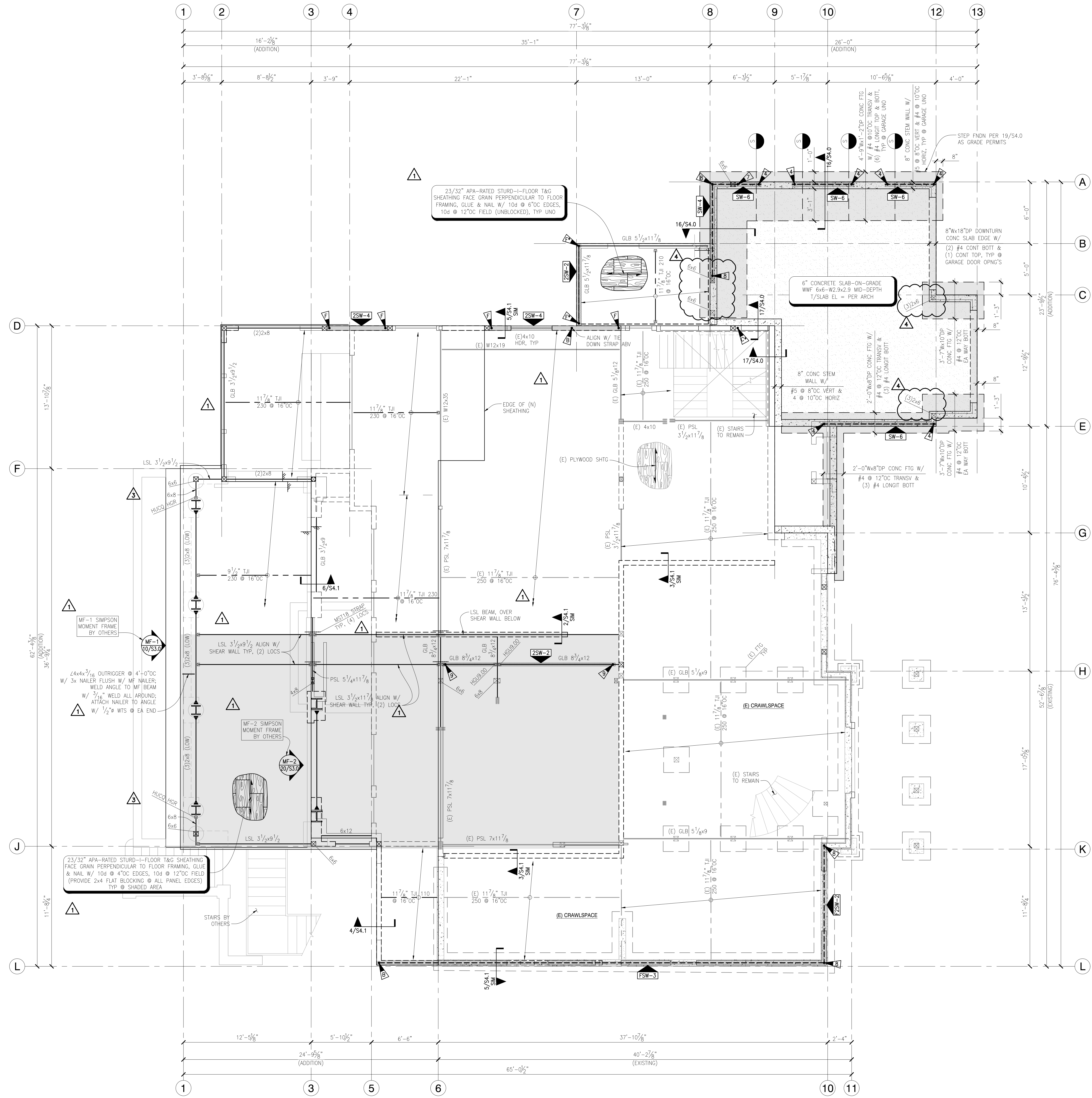
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DATE: 05/19/2017  
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DESIGNED BY: JBB

**STRUCTURAL  
MAIN FLOOR  
FRAMING PLAN**

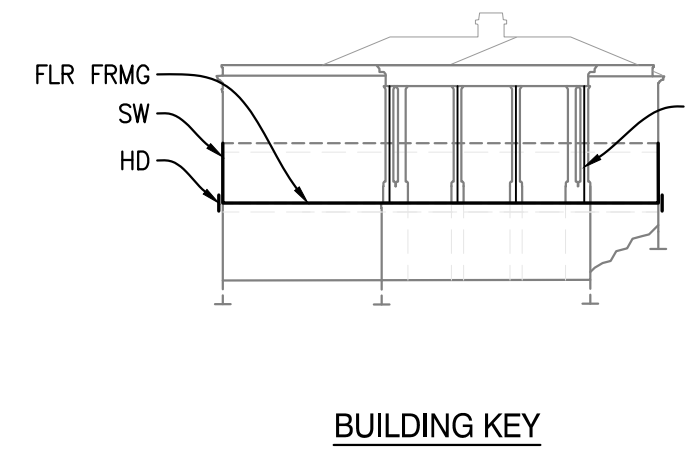
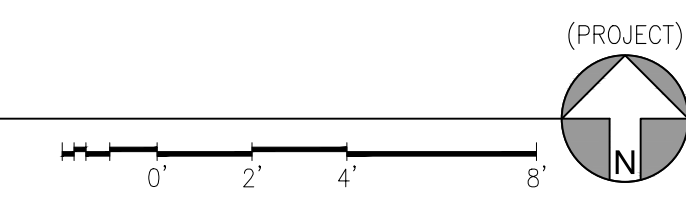
**S2.1**

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- MAIN FLOOR FRAMING PLAN NOTES:**
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID. TYPICAL ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
  - FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
  - AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS AND GENERAL NOTES.
  - ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
  - HANGERS: ALL 2X HANGERS TO BE SIMPSON LUS SERIES, UNO.
  - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2X8 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
  - "H" INDICATES (2) HOLDINGS REQUIRED, TYPICAL UNO ON PLAN.
  - "S" INDICATES WOOD SHEAR WALL. REFERENCE 20/31.2 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE GENERAL STRUCTURAL NOTES FOR WOOD GRADE.

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



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

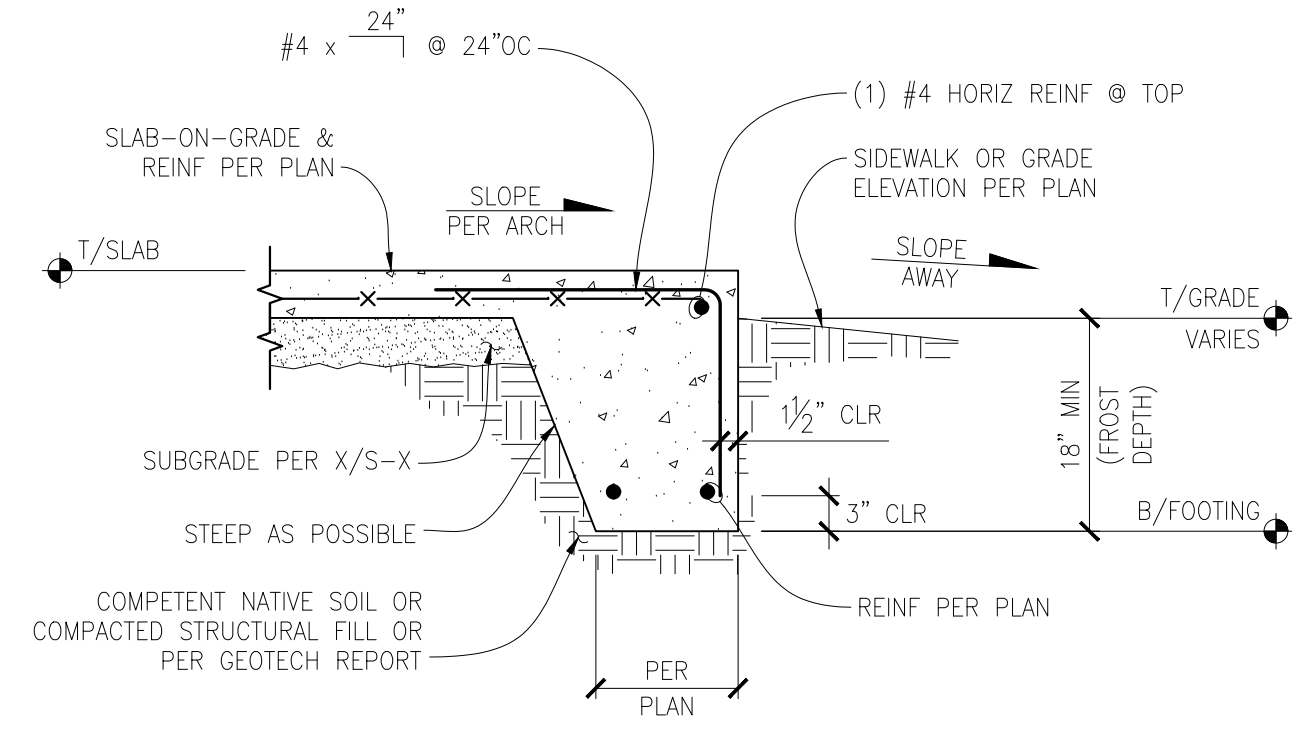






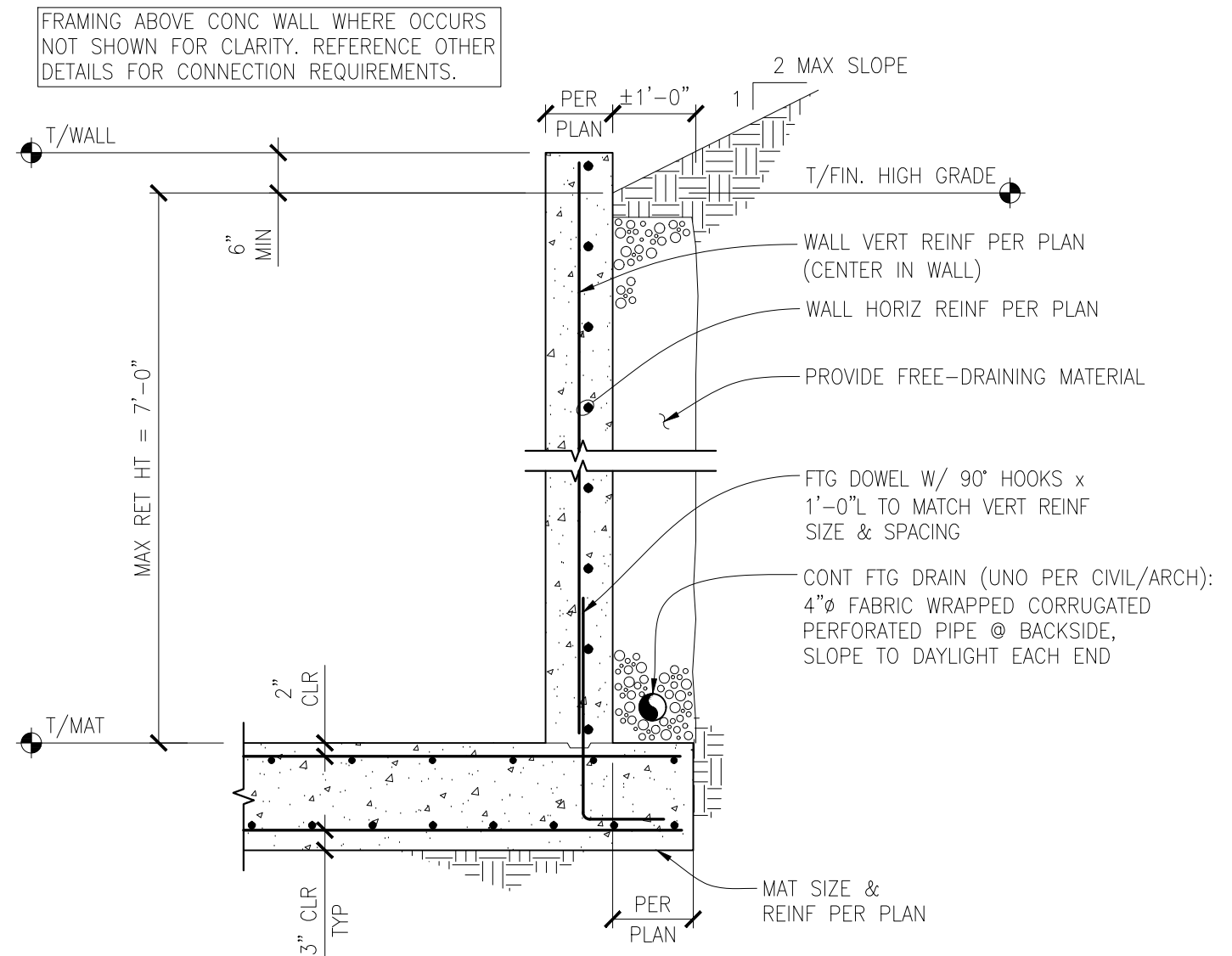






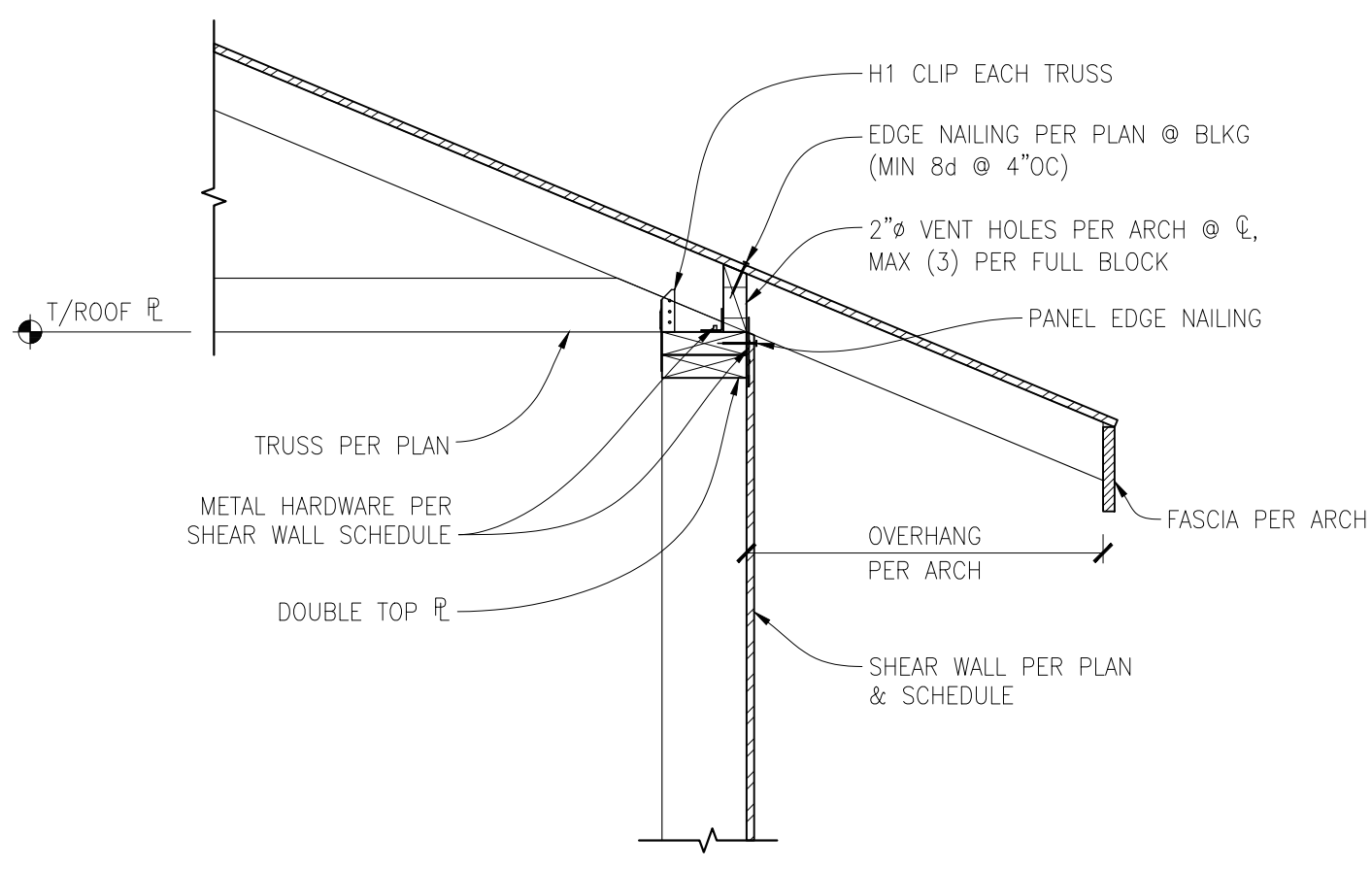
**GARAGE TYPICAL THICKENED SLAB EDGE FOOTING**

SCALE: N.T.S.



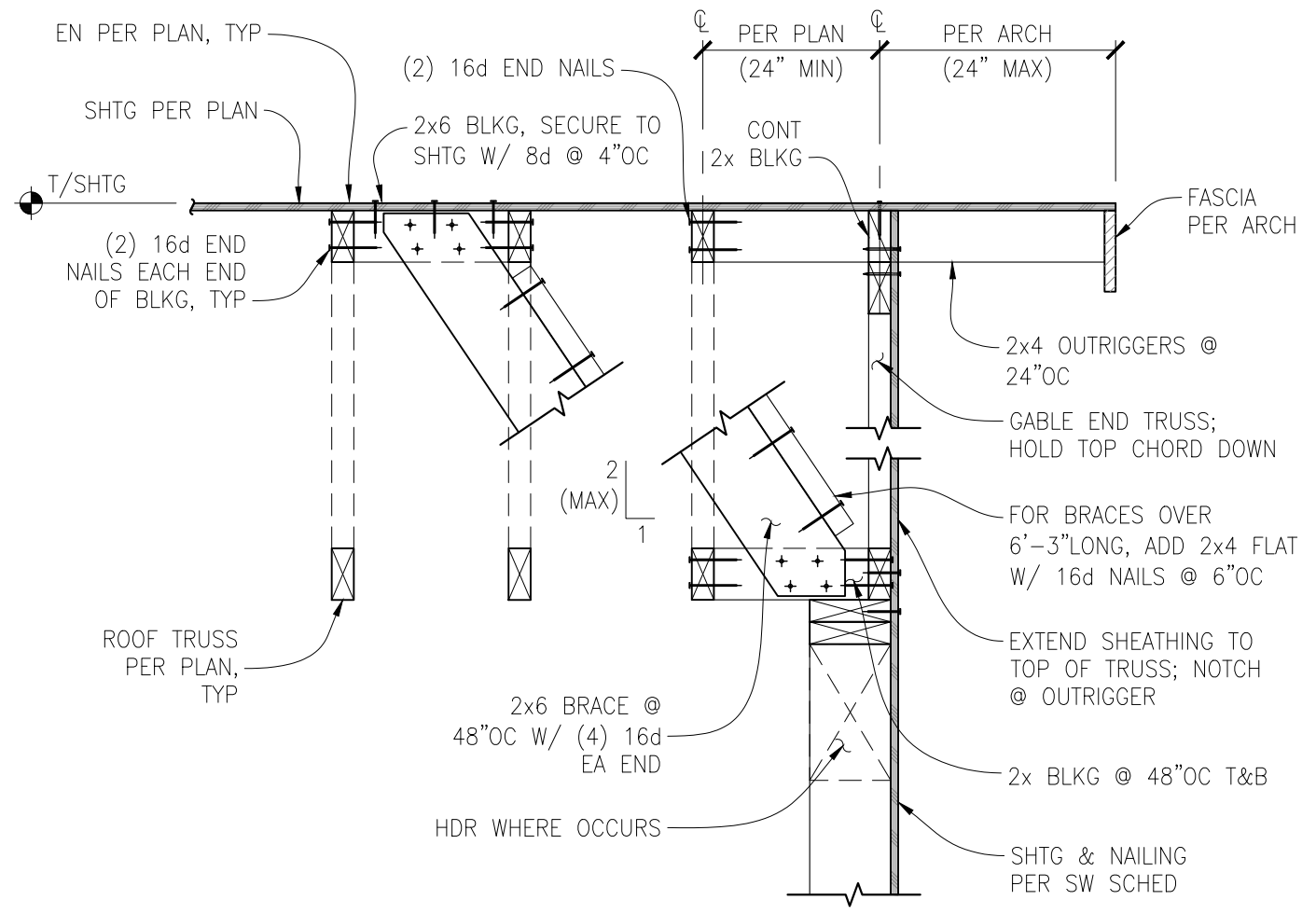
**GARAGE CONCRETE RETAINING WALL AND MAT FOUNDATION**

SCALE: N.T.S.



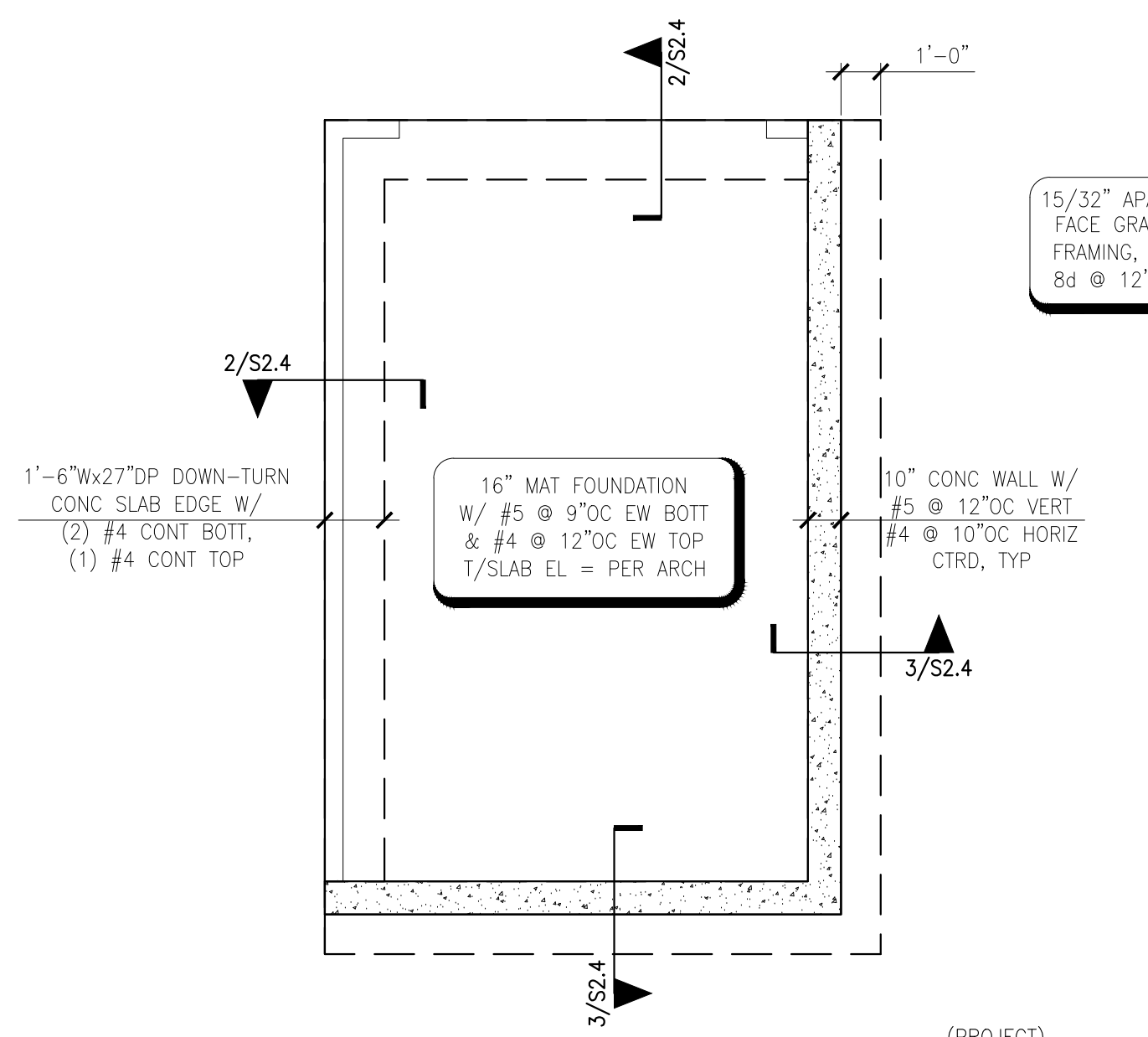
**EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS**

SCALE: 1" = 1'-0"



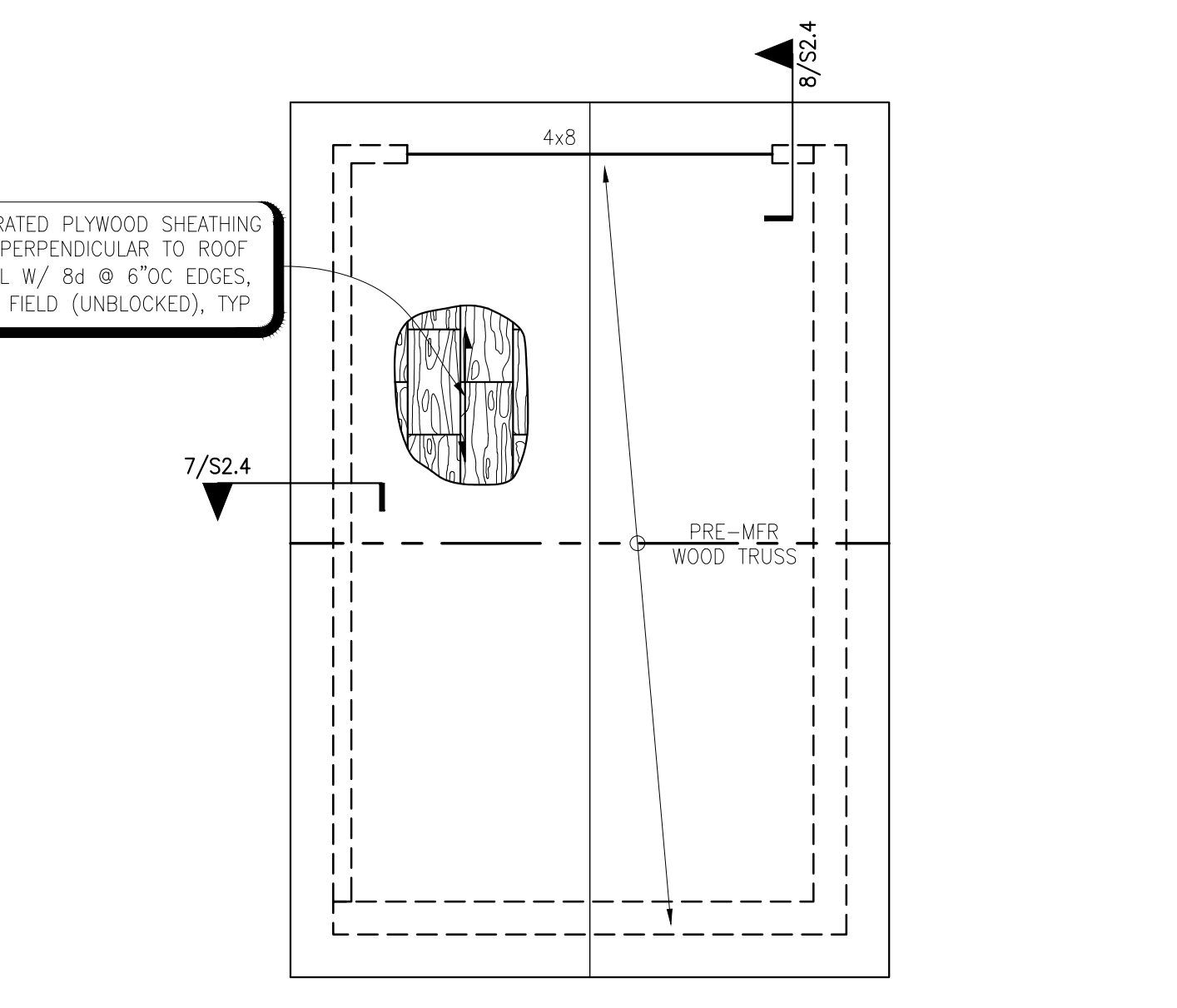
**EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS (GABLE END)**

SCALE: N.T.S.



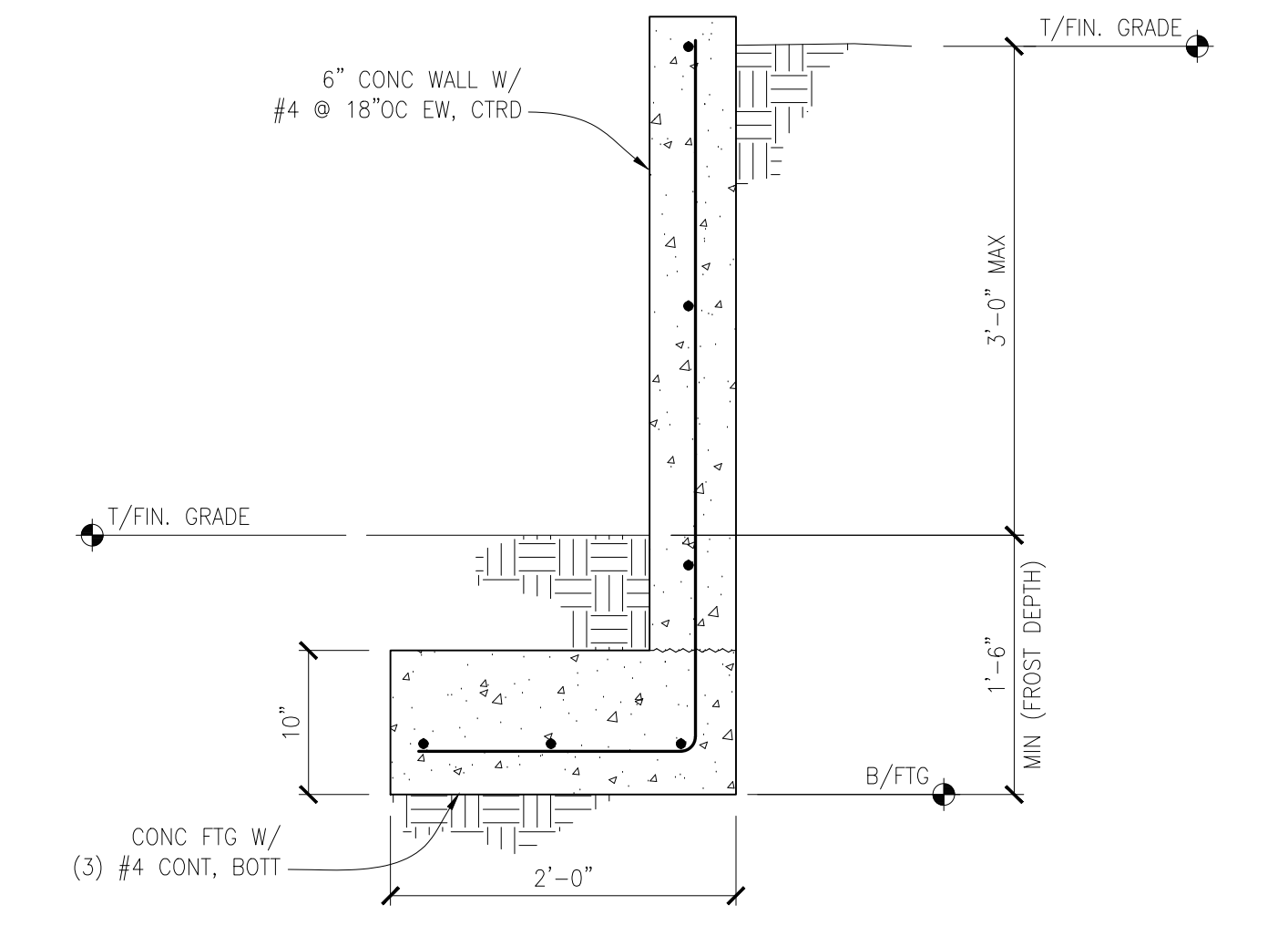
**GARAGE FOUNDATION PLAN**

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



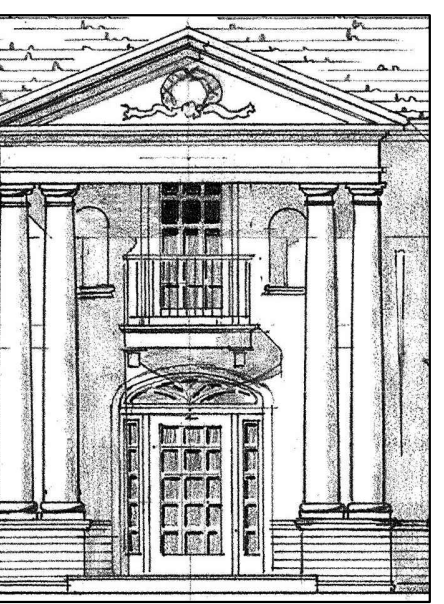
**GARAGE ROOF FRAMING PLAN**

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

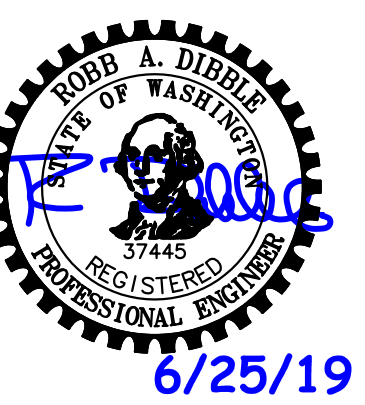


**SITE RETAINING WALL**

SCALE: 1" = 1'-0"



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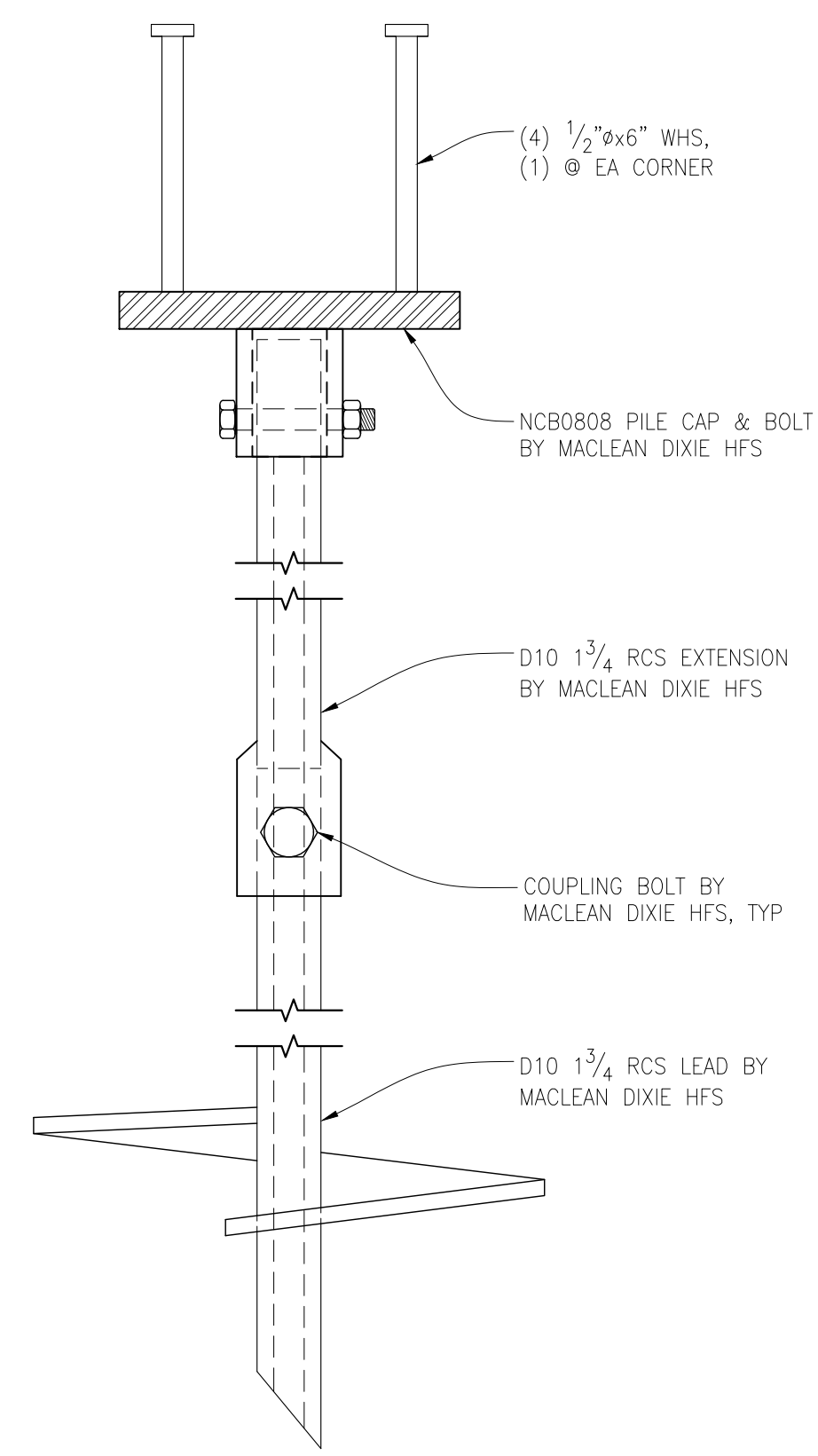
DATE: 05/19/2017  
JOB NUMBER: 17-291  
DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

**STRUCTURAL GARAGE/CABANA PLANS & DETAILS**

**S2.4**

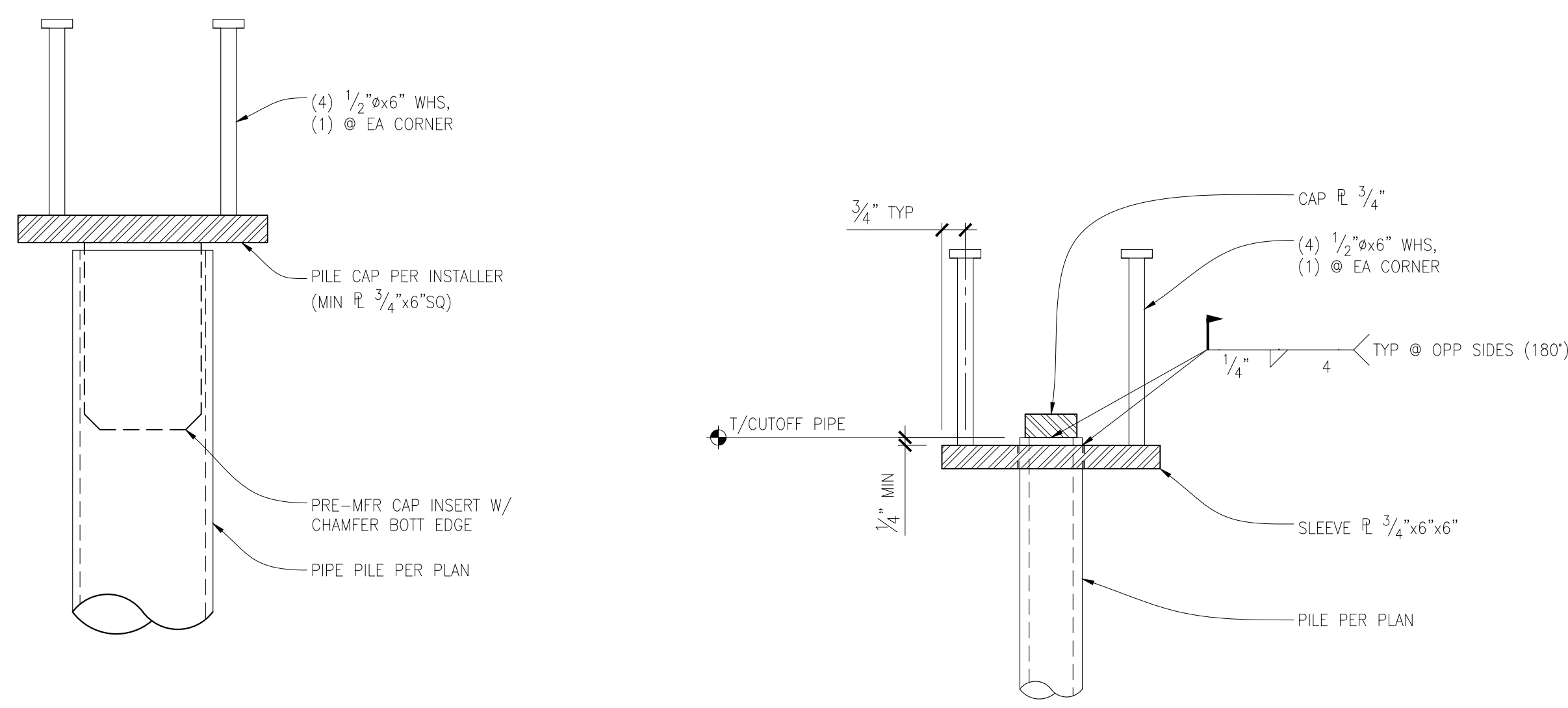
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**HELICAL PILE W/ COUPLER & CAP**  
SCALE: N.T.S.

1

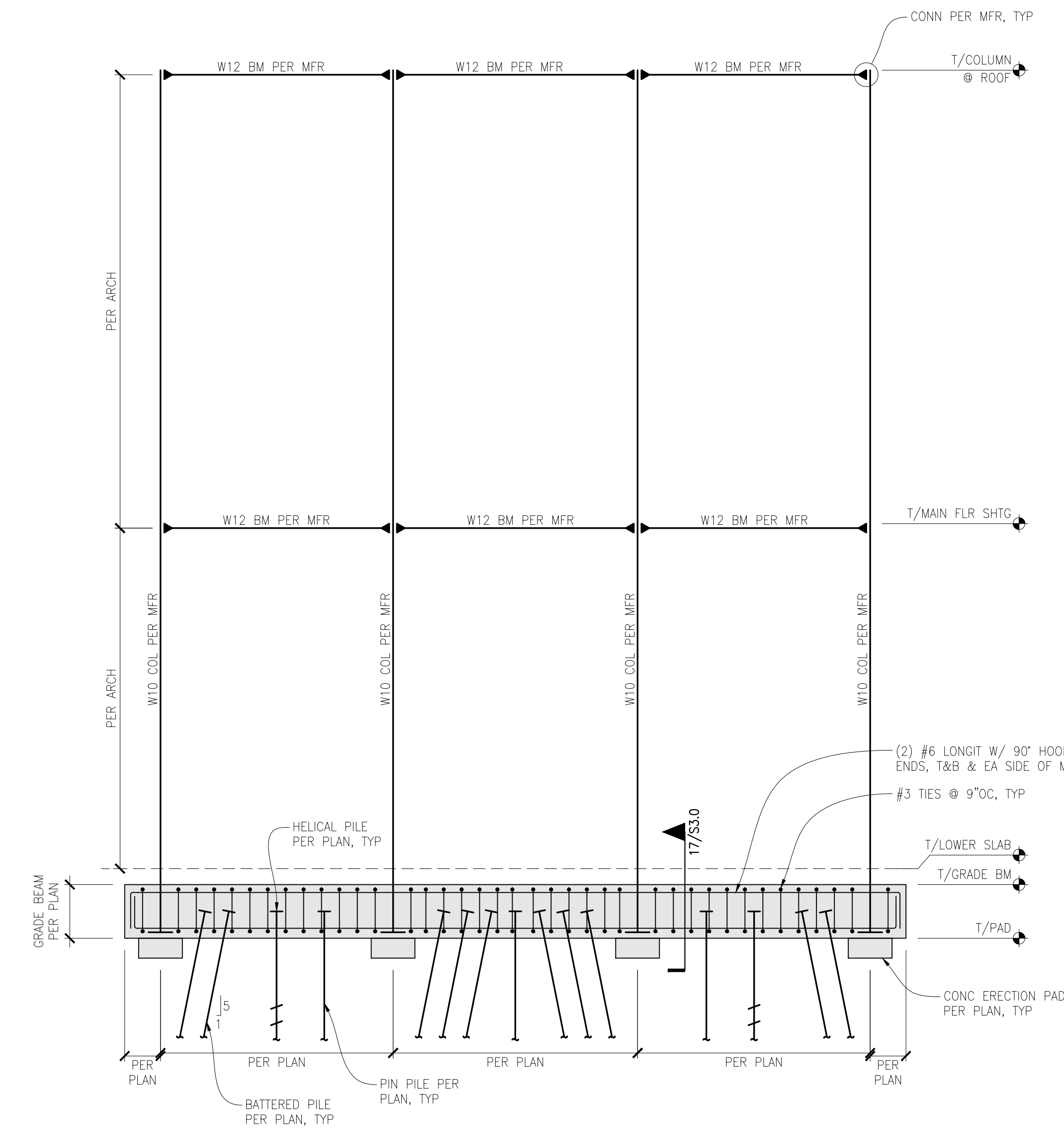


**PIN/BATTERED PILE CAP**  
SCALE: N.T.S.

2

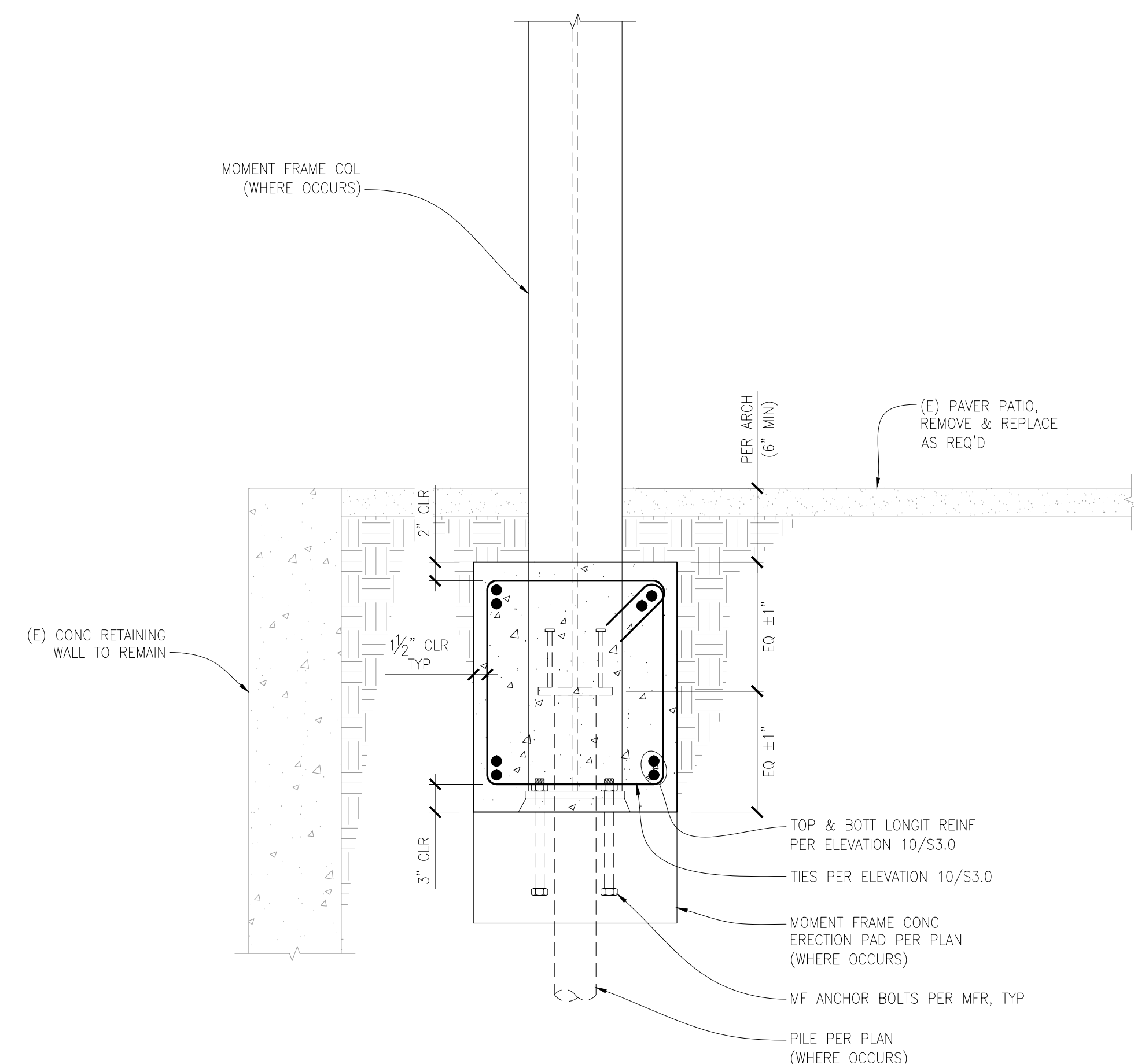
**ALTERNATIVE PILE CAP CONNECTION**  
SCALE: N.T.S.

3



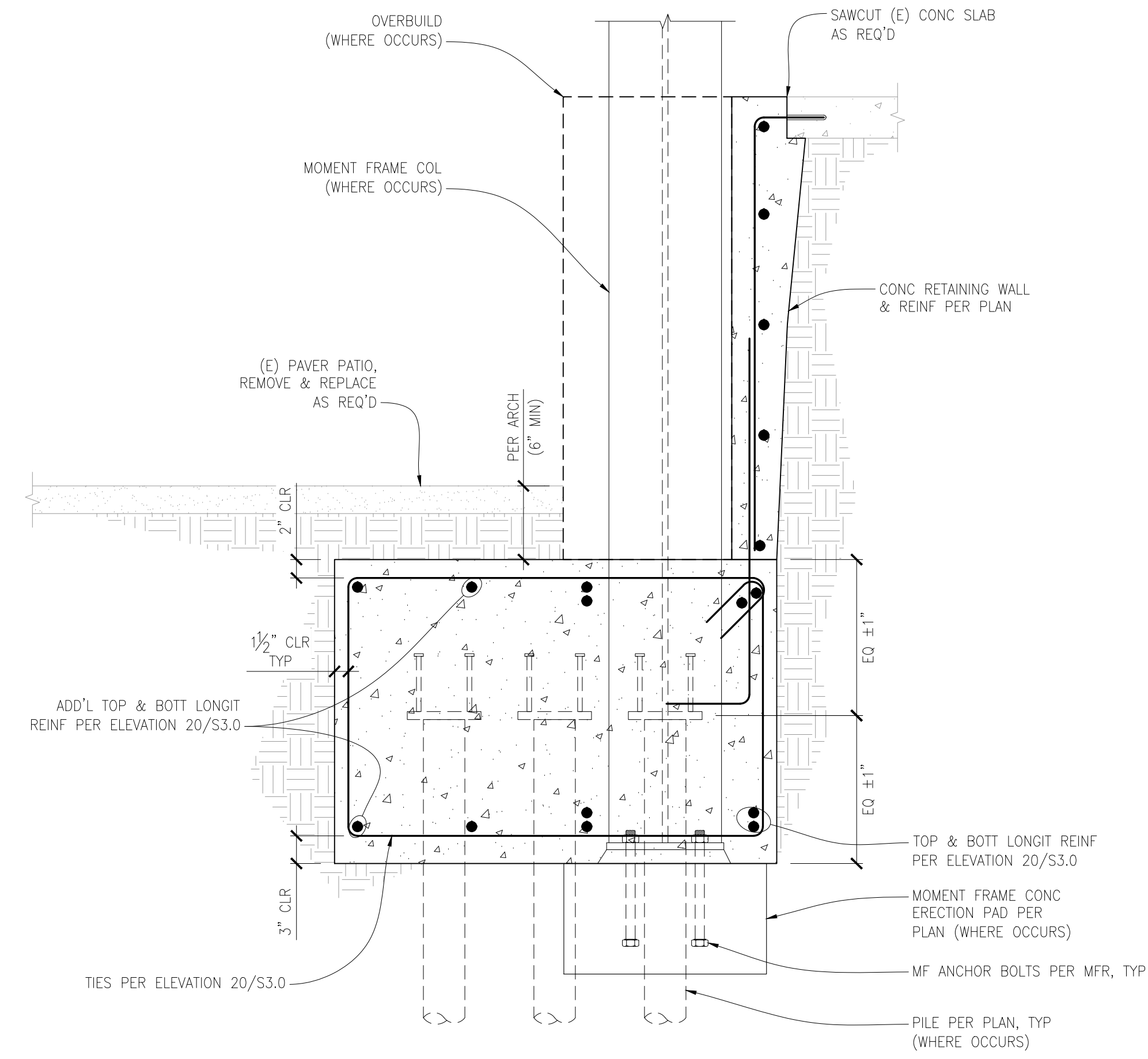
**SIMPSON STRONG FRAME (MF-1) ELEVATION**  
SCALE: 1/4" = 1'-0" (APPROX)

10



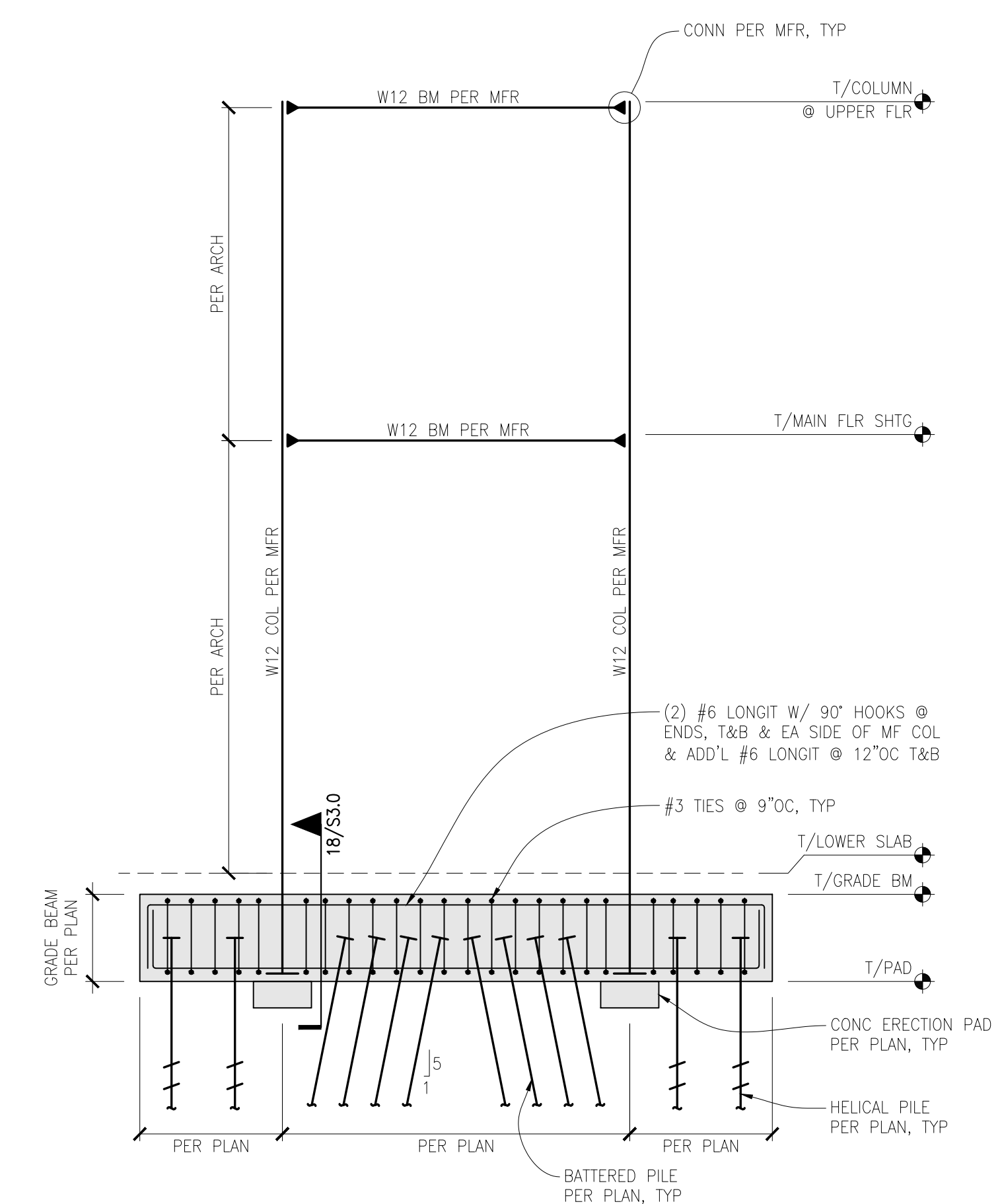
**MF-1 GRADE BEAM SECTION**  
SCALE: 1" = 1'-0"

17



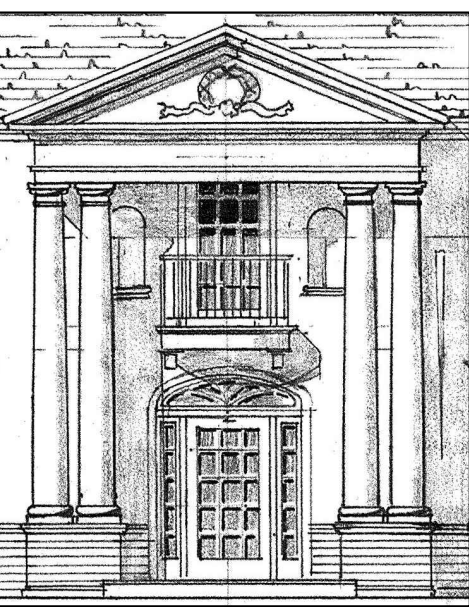
**MF-2 GRADE BEAM SECTION & RETAINING WALL**  
SCALE: 1" = 1'-0"

18



**SIMPSON STRONG FRAME (MF-2) ELEVATION**  
SCALE: 1/4" = 1'-0" (APPROX)

20



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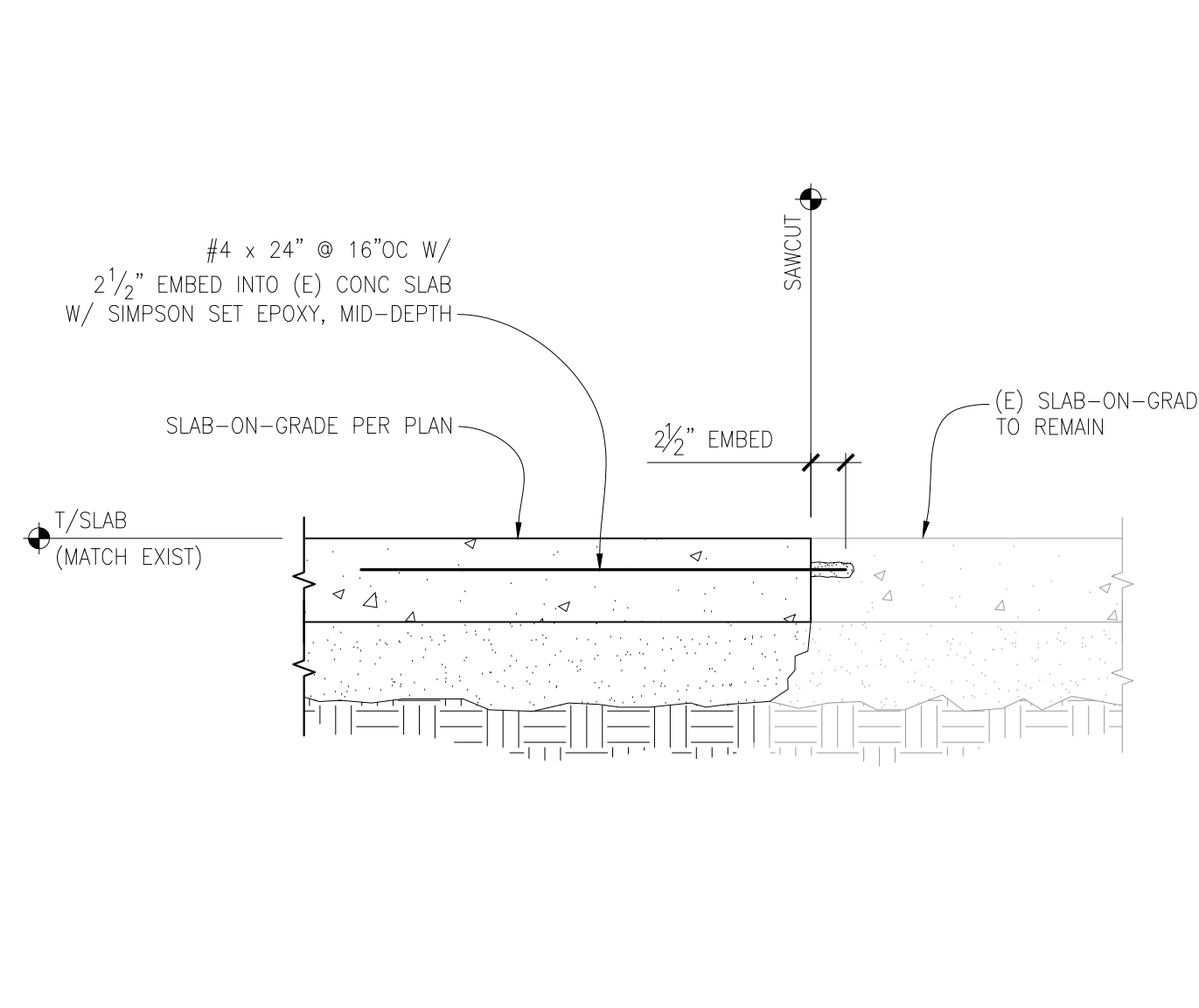
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5	06/25/19	BLDG. DEPT. RESP.

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DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

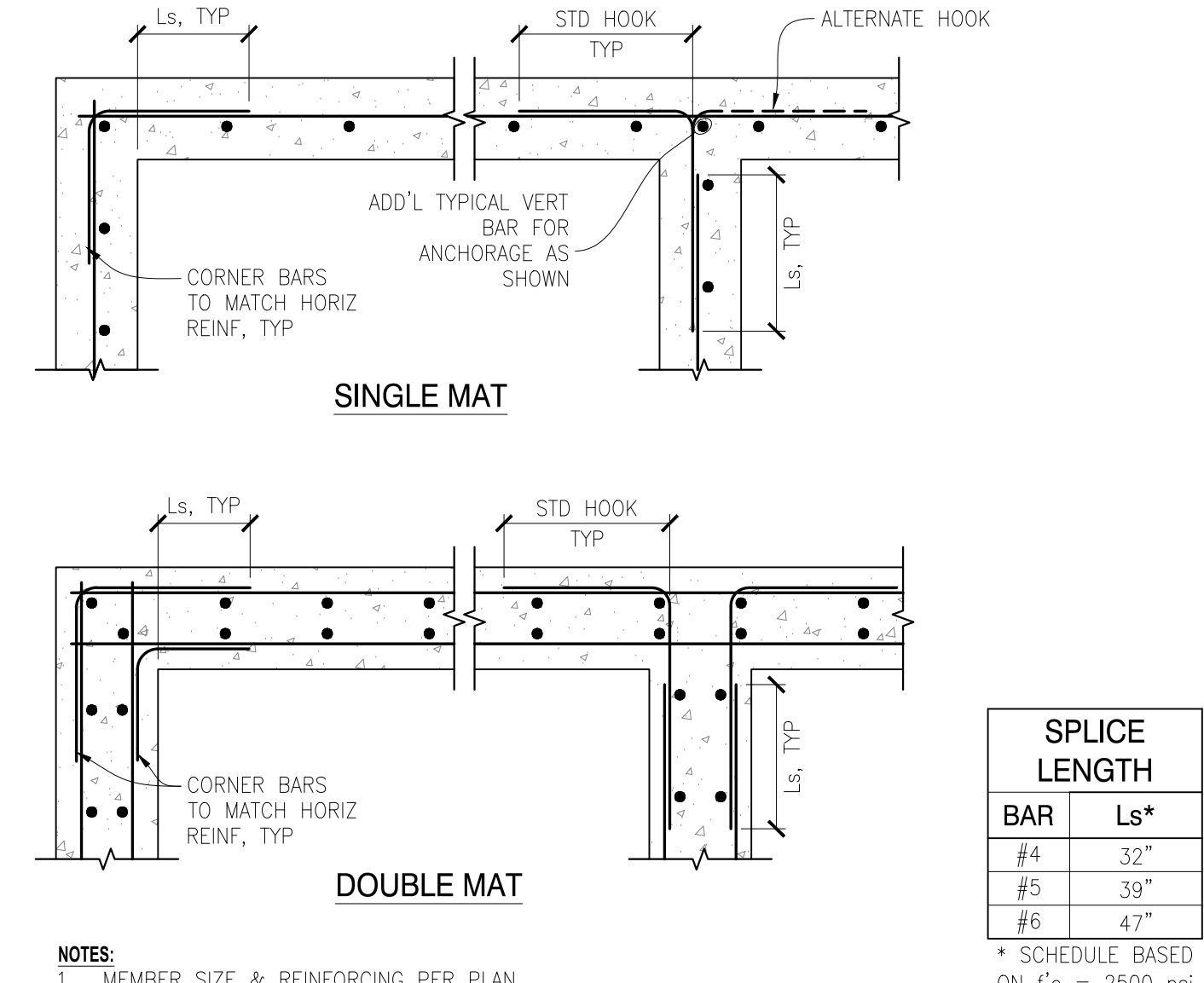
**STRUCTURAL DETAILS & ELEVATIONS**

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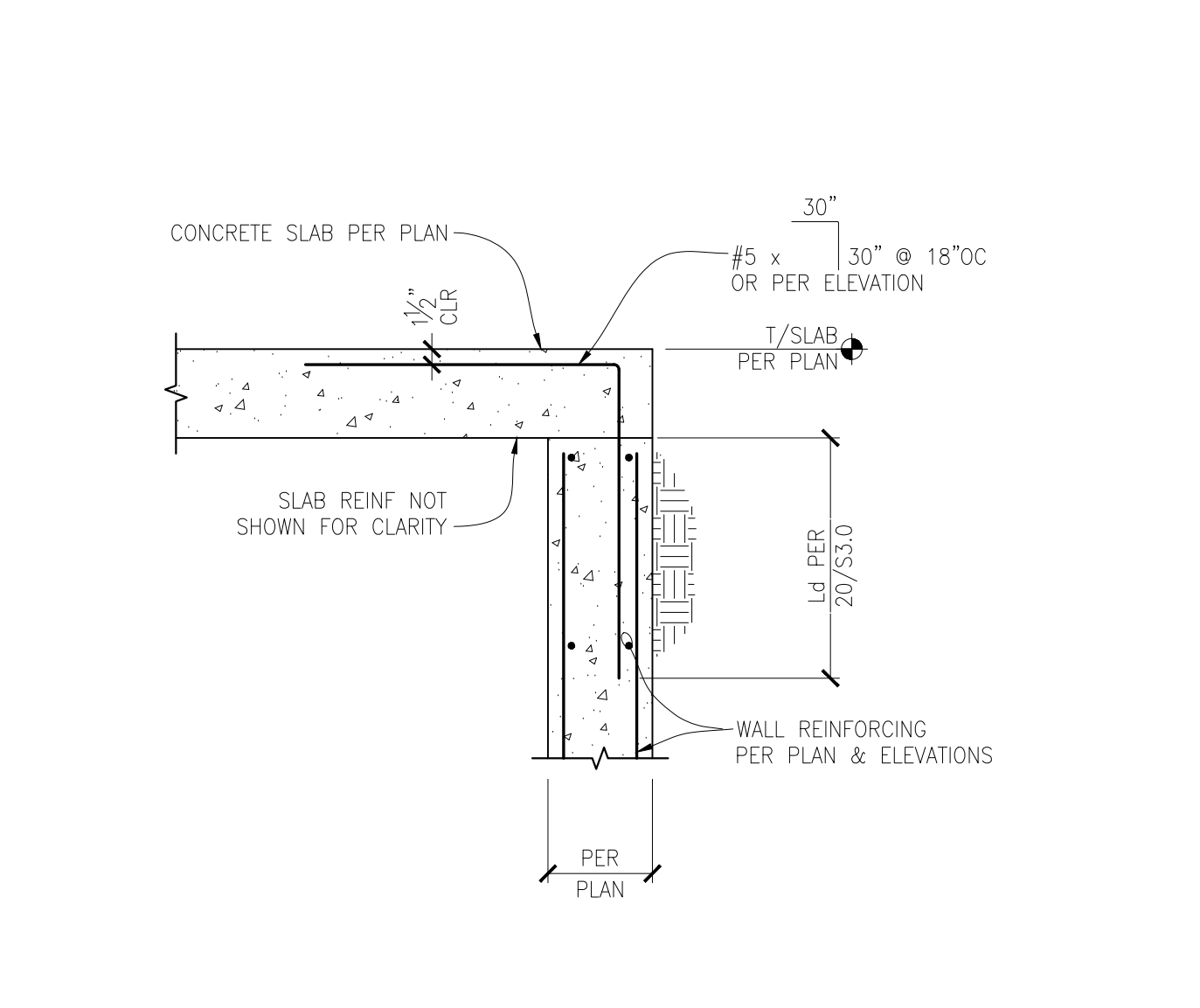




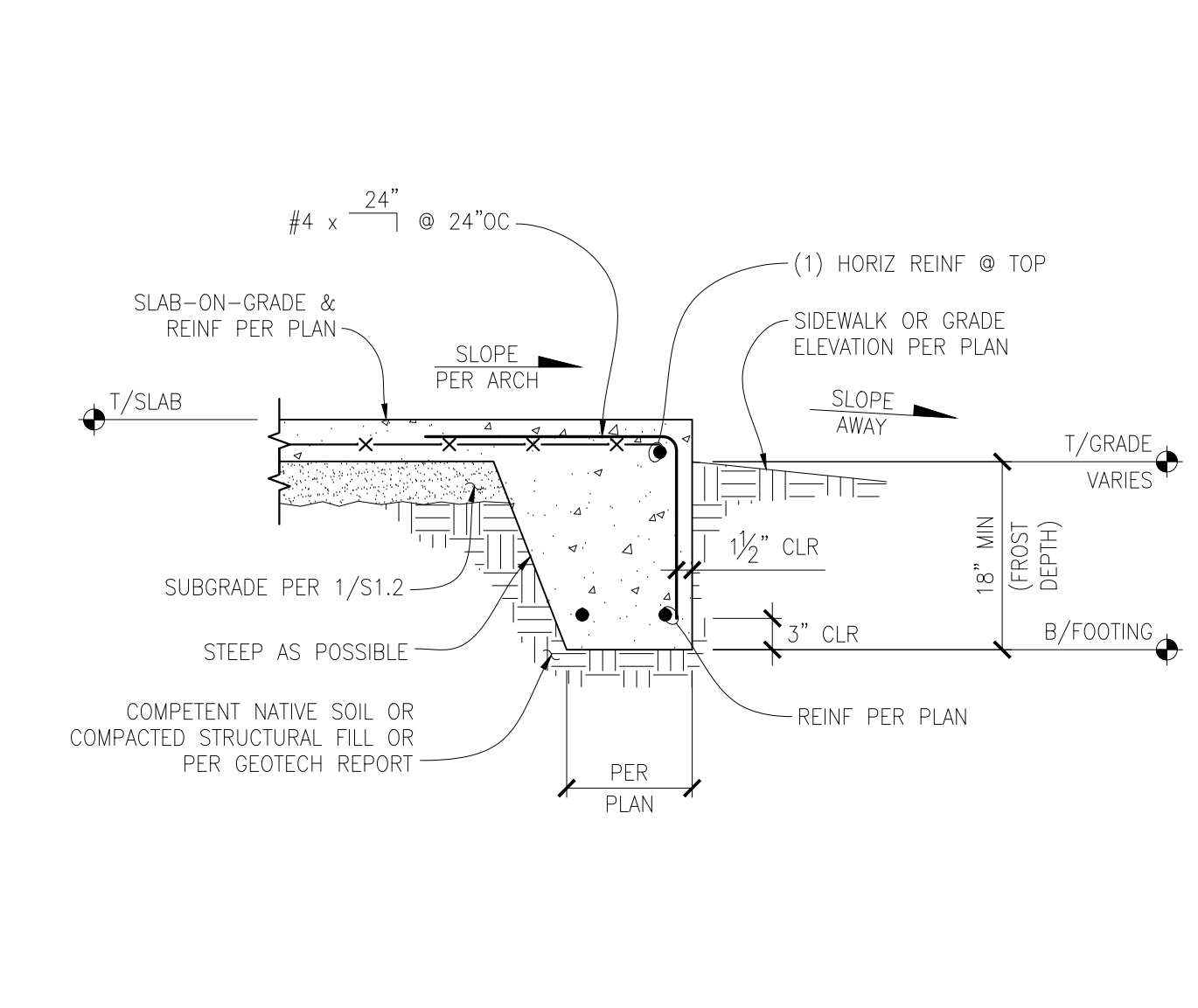
**NEW SLAB TO EXISTING SLAB-ON-GRADE**  
SCALE: N.T.S.



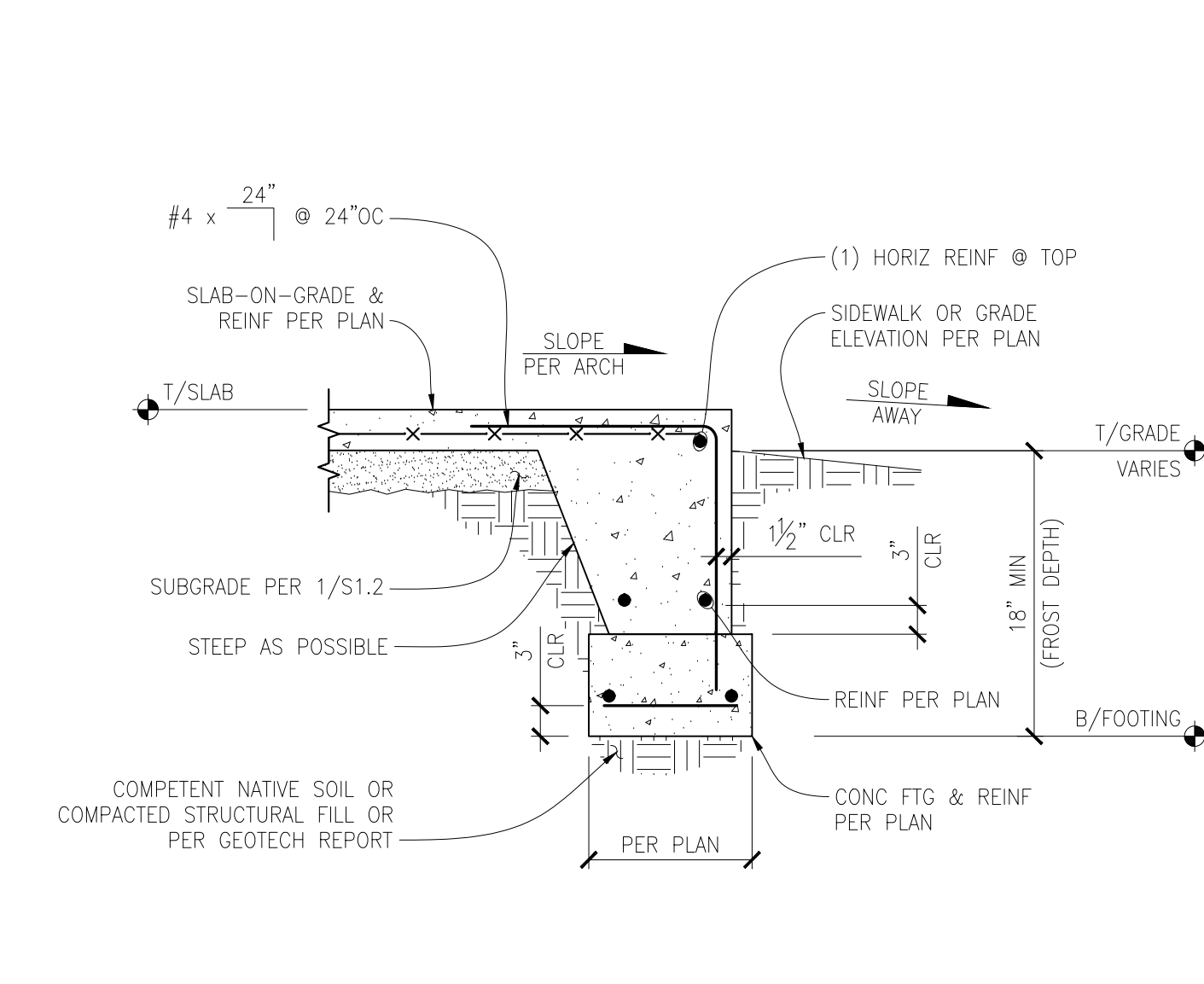
**TYPICAL CONCRETE MEMBER INTERSECTIONS**  
SCALE: N.T.S.



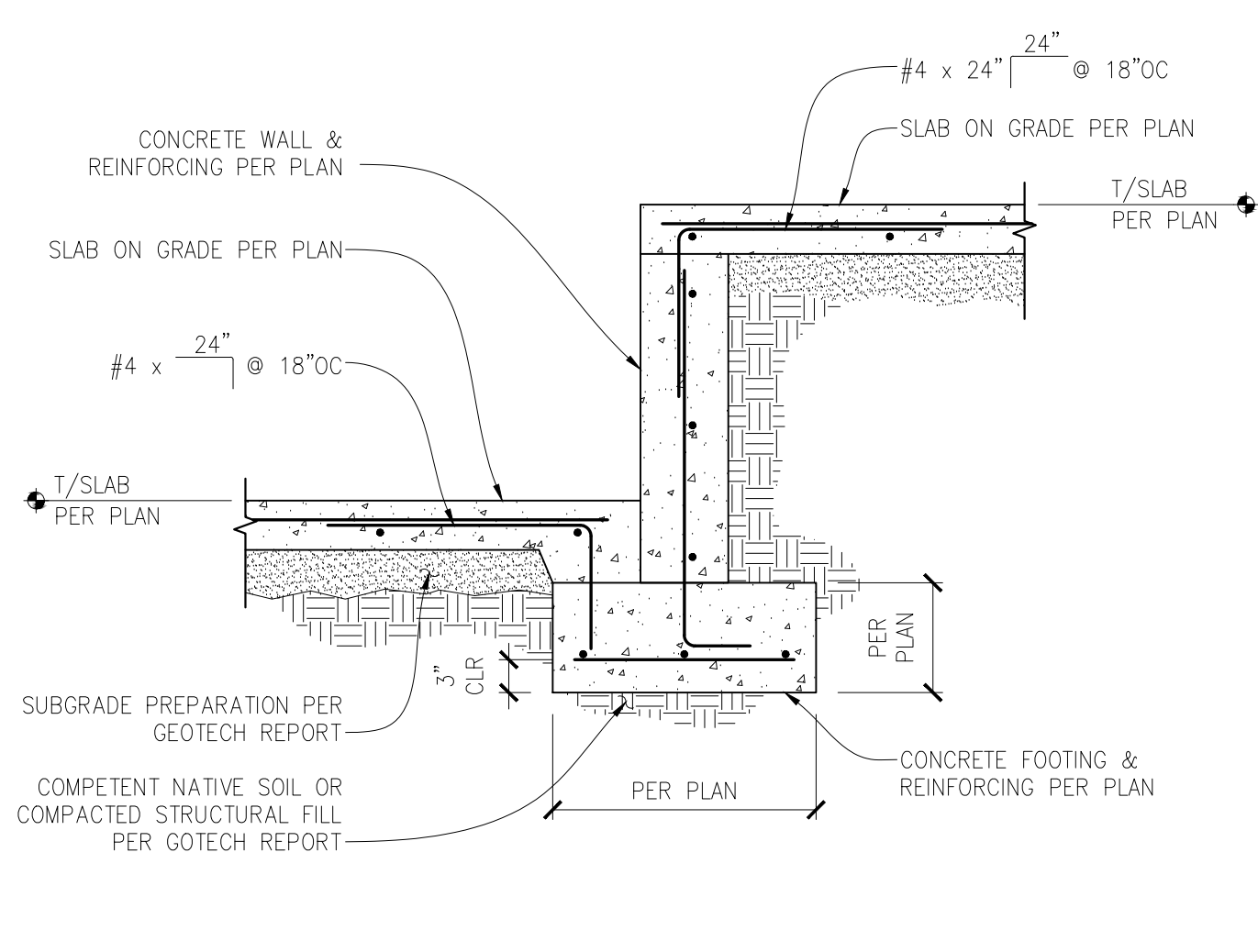
**TYPICAL SLAB AT TOP OF WALL**  
SCALE: N.T.S.



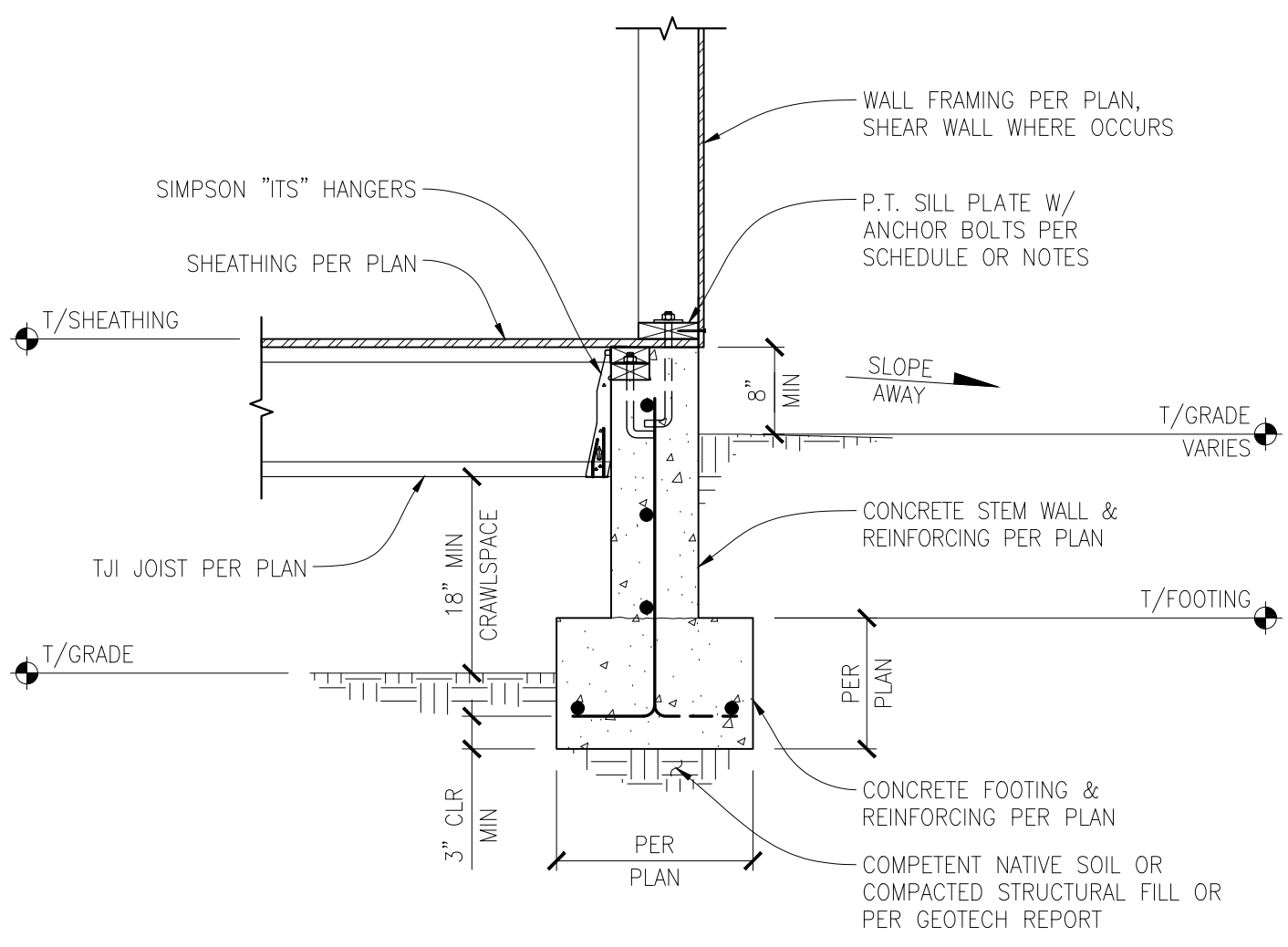
**TYPICAL THICKENED SLAB EDGE FOOTING**  
SCALE: N.T.S.



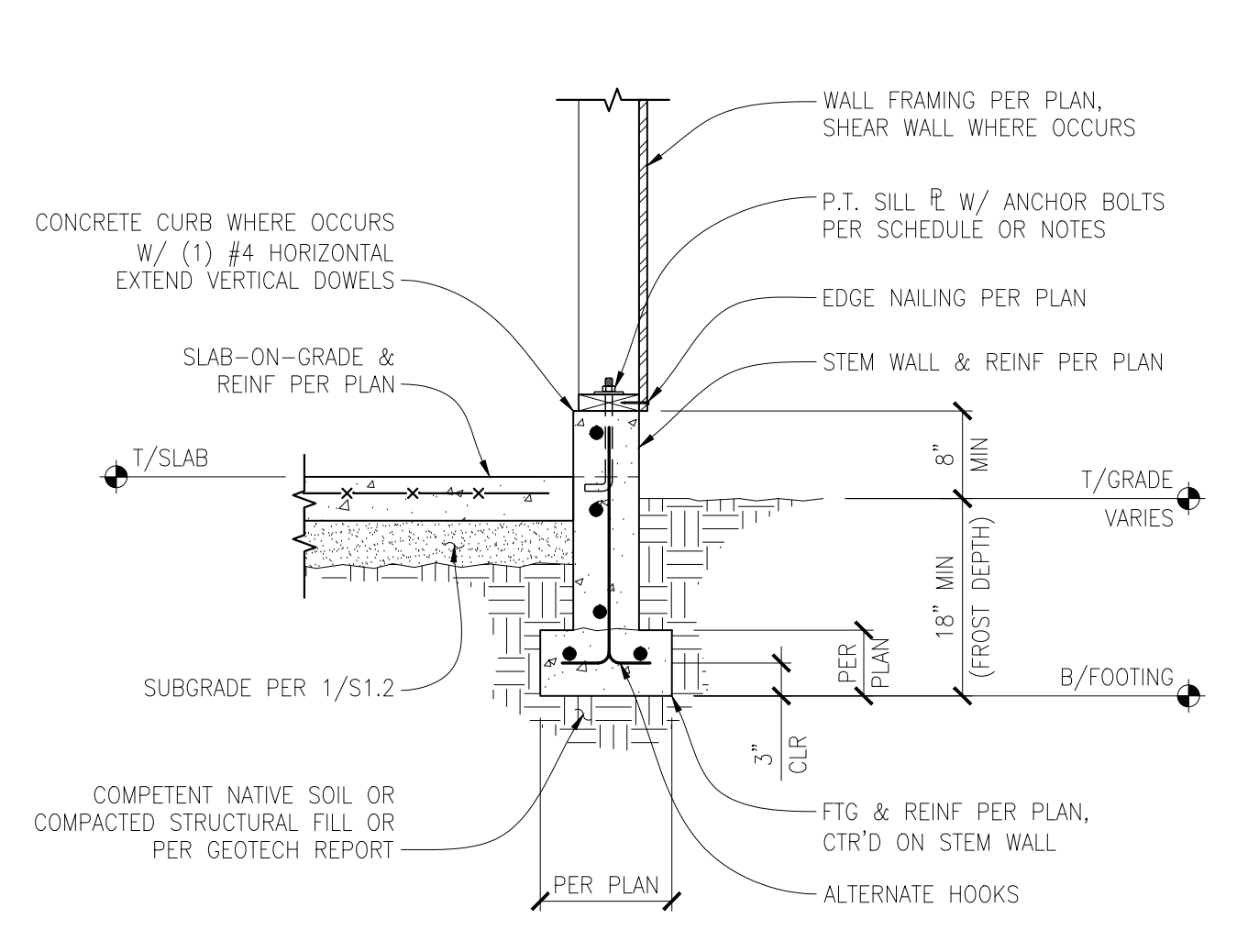
**THICKENED SLAB EDGE WITH CONCRETE FOOTING**  
SCALE: N.T.S.



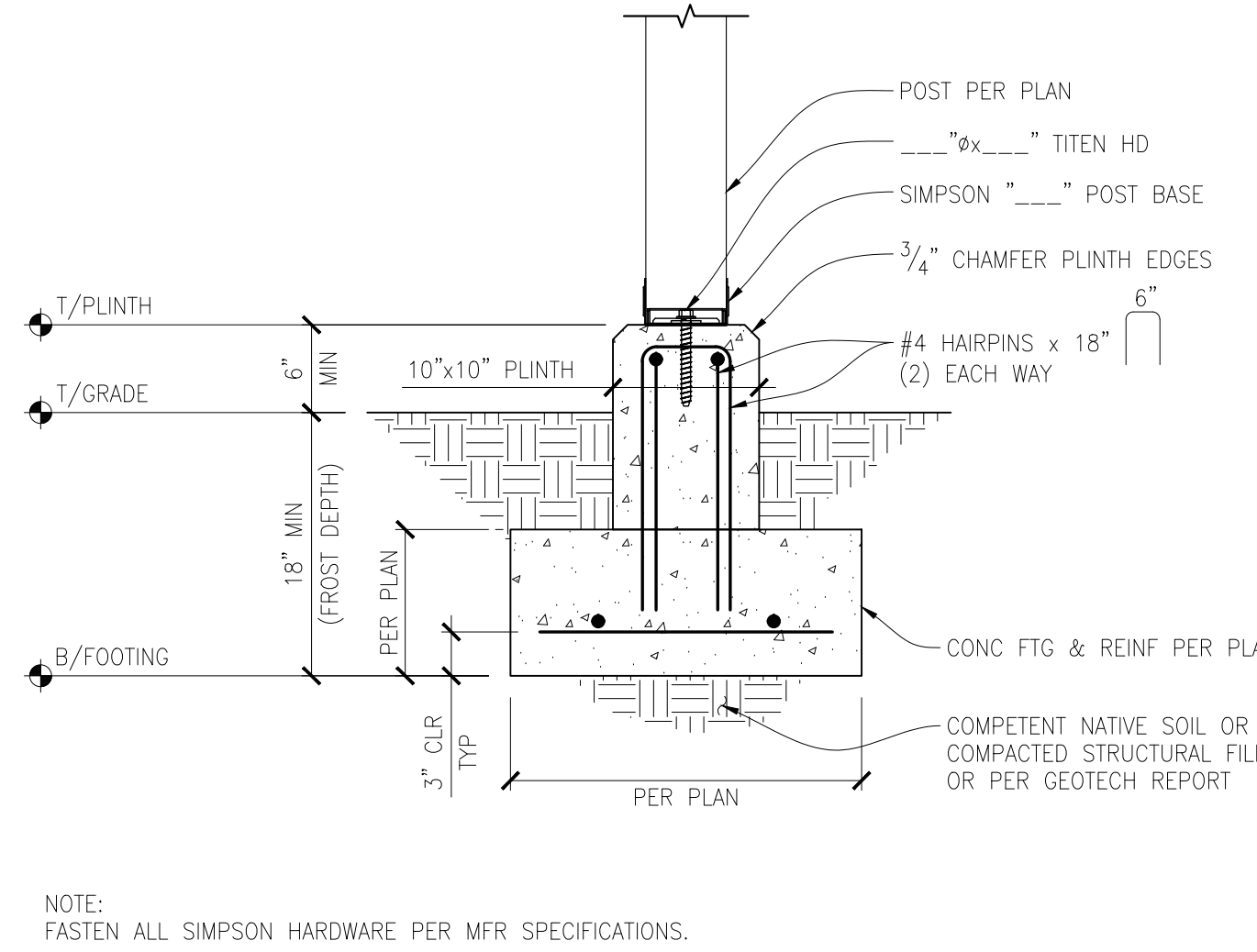
**SECTION AT SLAB STEP**  
SCALE: 3/4" = 1'-0"



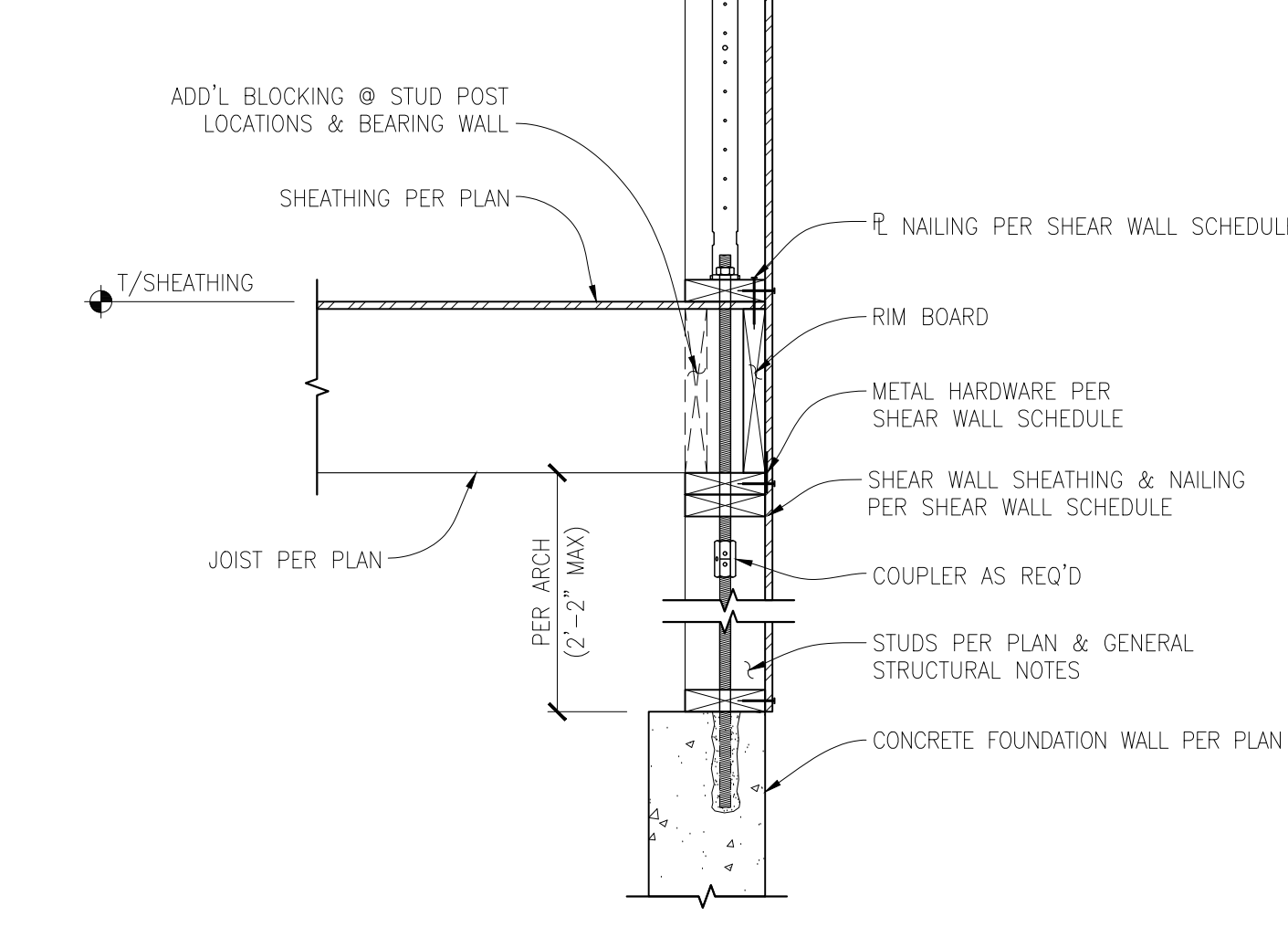
**CRAWL SPACE EXTERIOR SHEAR WALL WITH JOISTS PERPENDICULAR**  
SCALE: 3/4" = 1'-0"



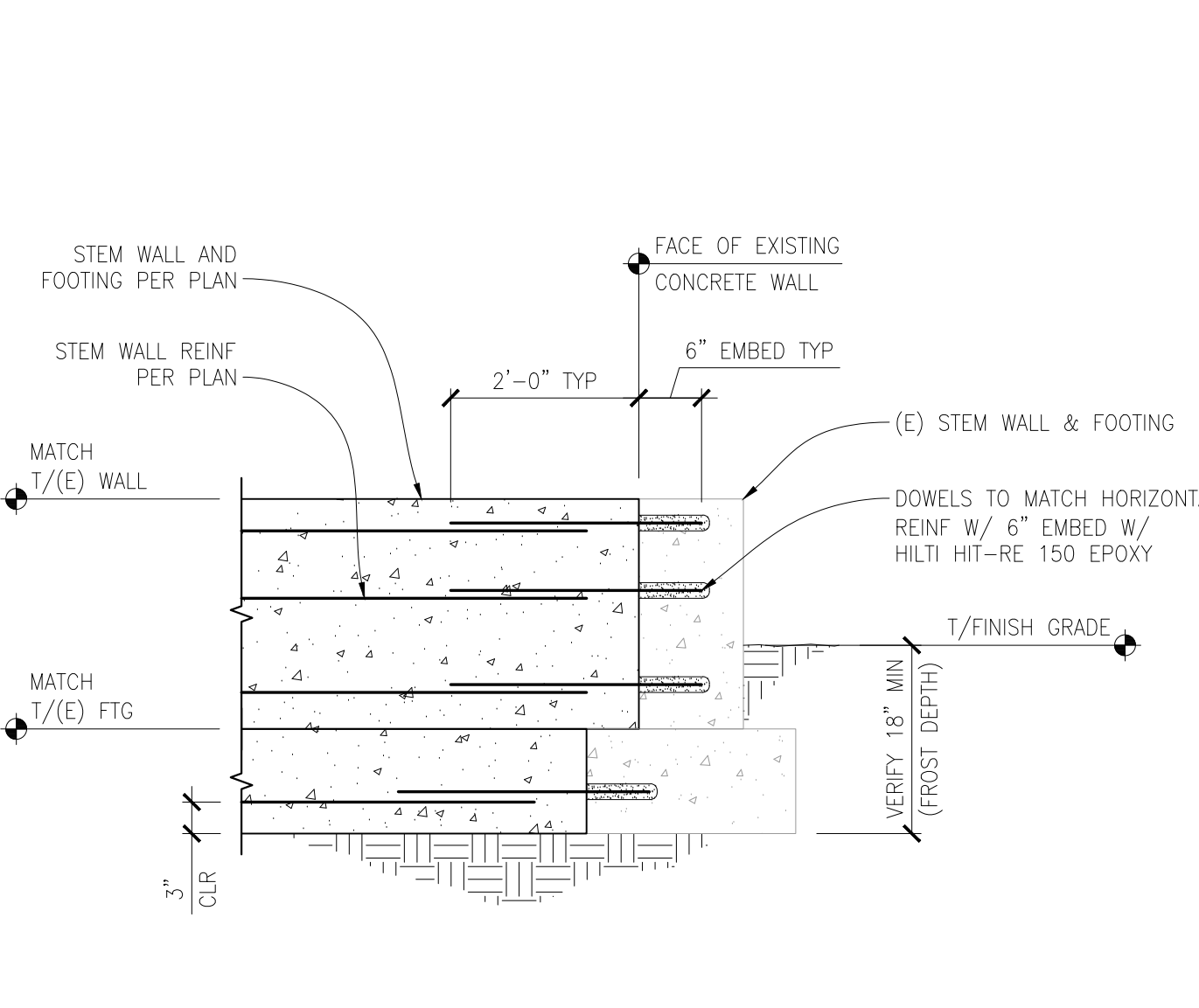
**TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**  
SCALE: 3/4" = 1'-0"



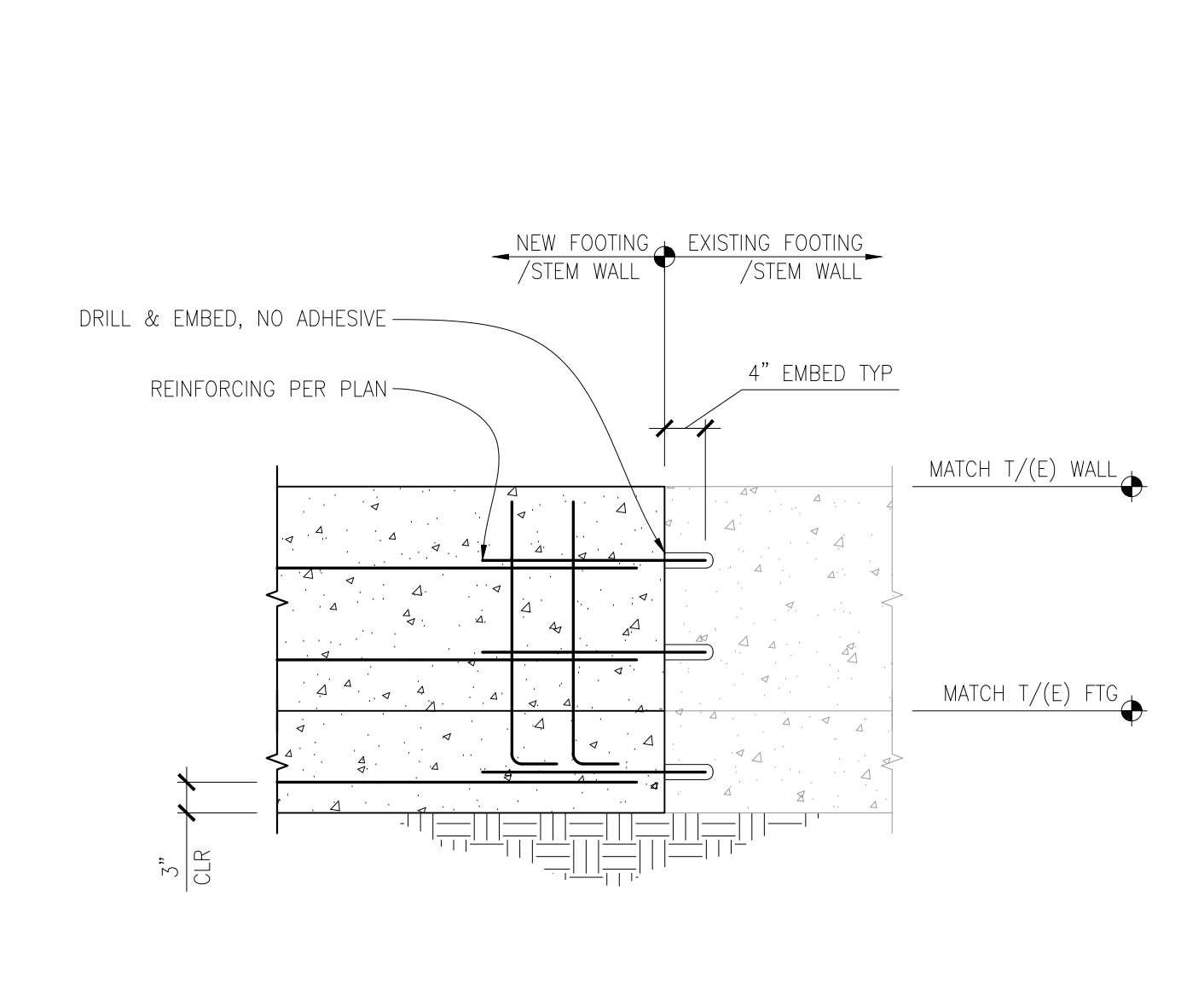
**TYPICAL POST FOOTING WITH PLINTH**  
SCALE: 1" = 1'-0"



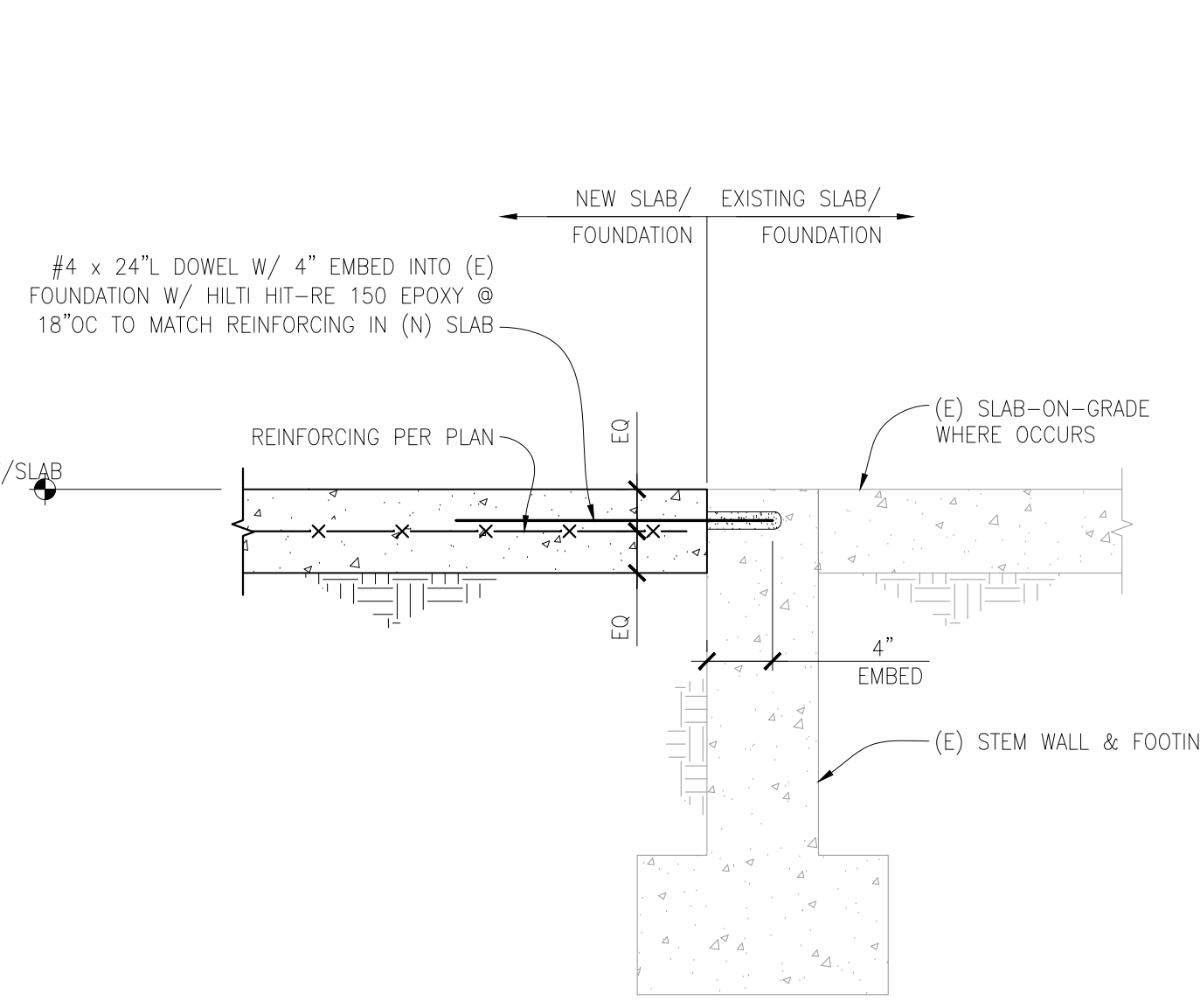
**THROUGH-FLOOR HOLDOWN CONNECTION**  
SCALE: 1" = 1'-0"



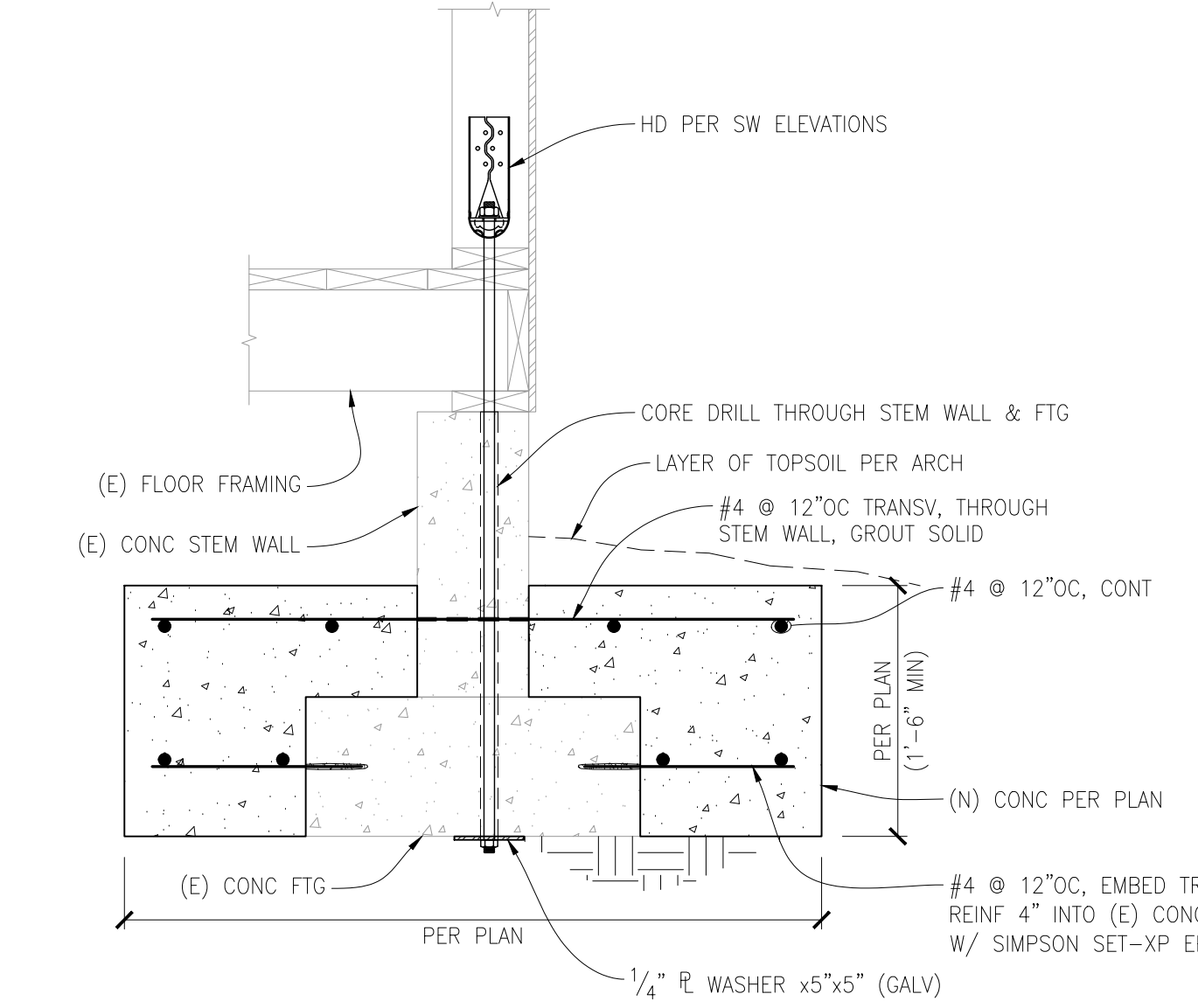
**NEW FOUNDATION CONNECTION TO EXISTING**  
SCALE: N.T.S.



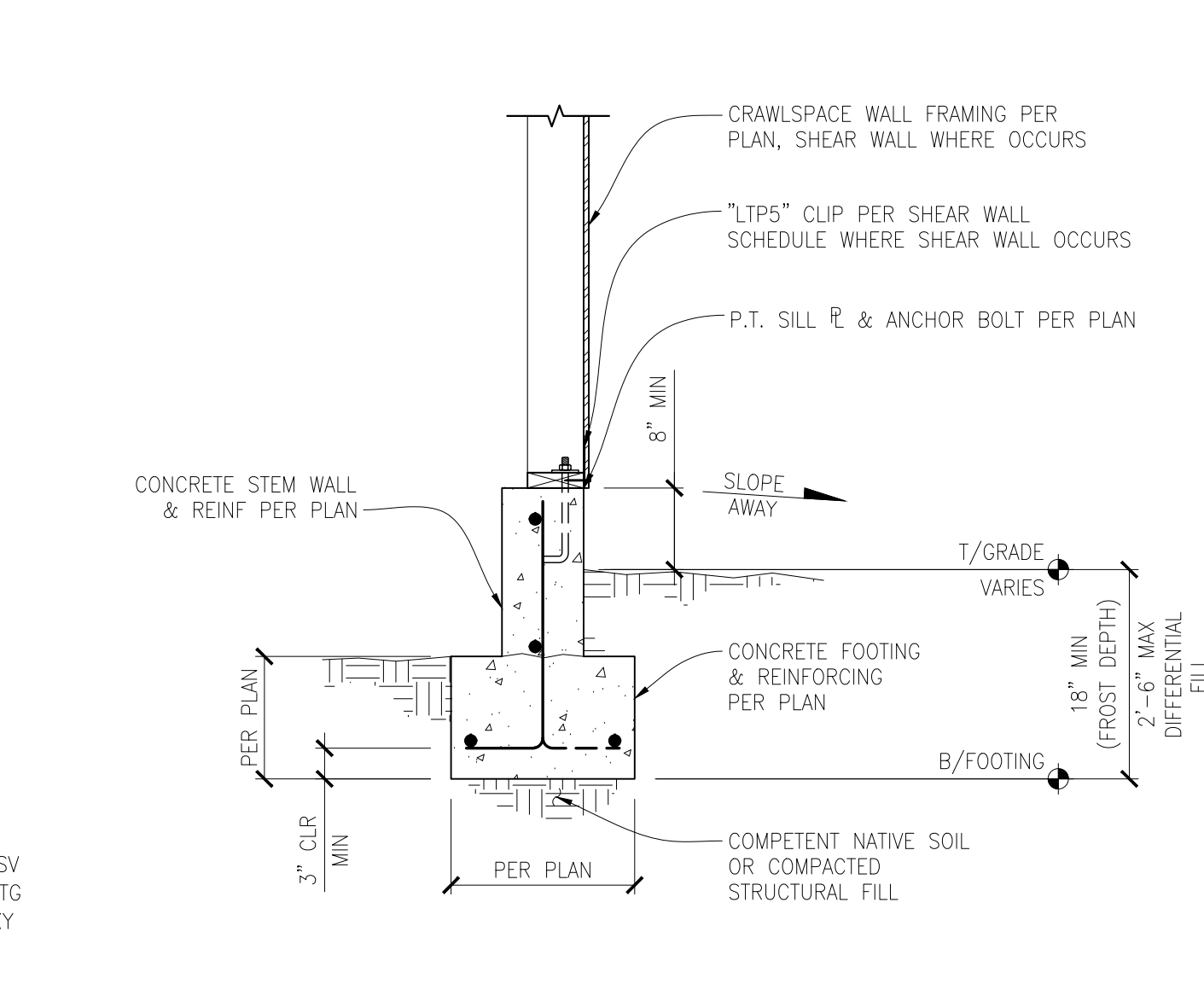
**NEW FOUNDATION CONNECTION TO EXISTING**  
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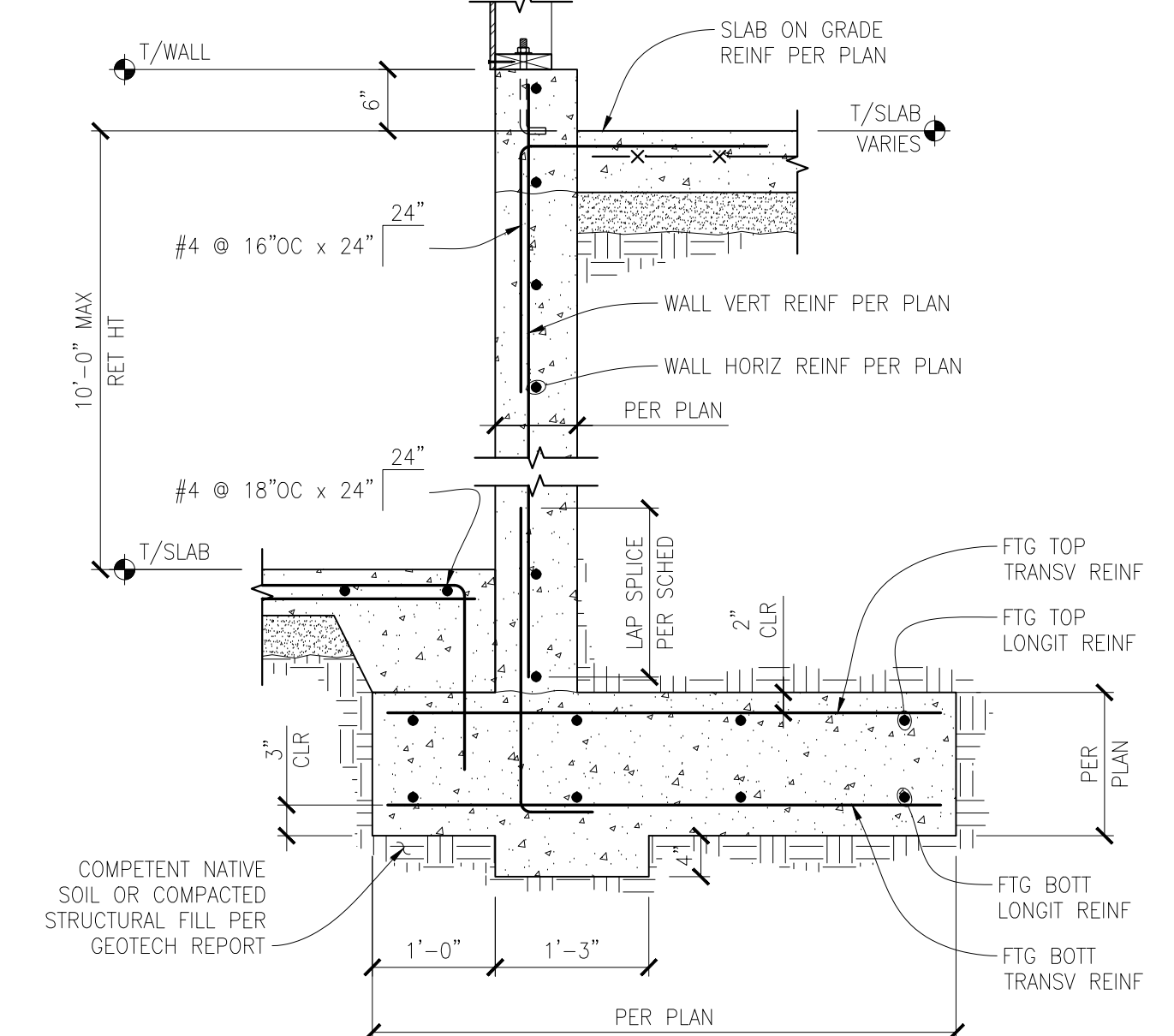
**NEW SLAB CONNECTION AT EXISTING SLAB/WALL**  
SCALE: N.T.S.



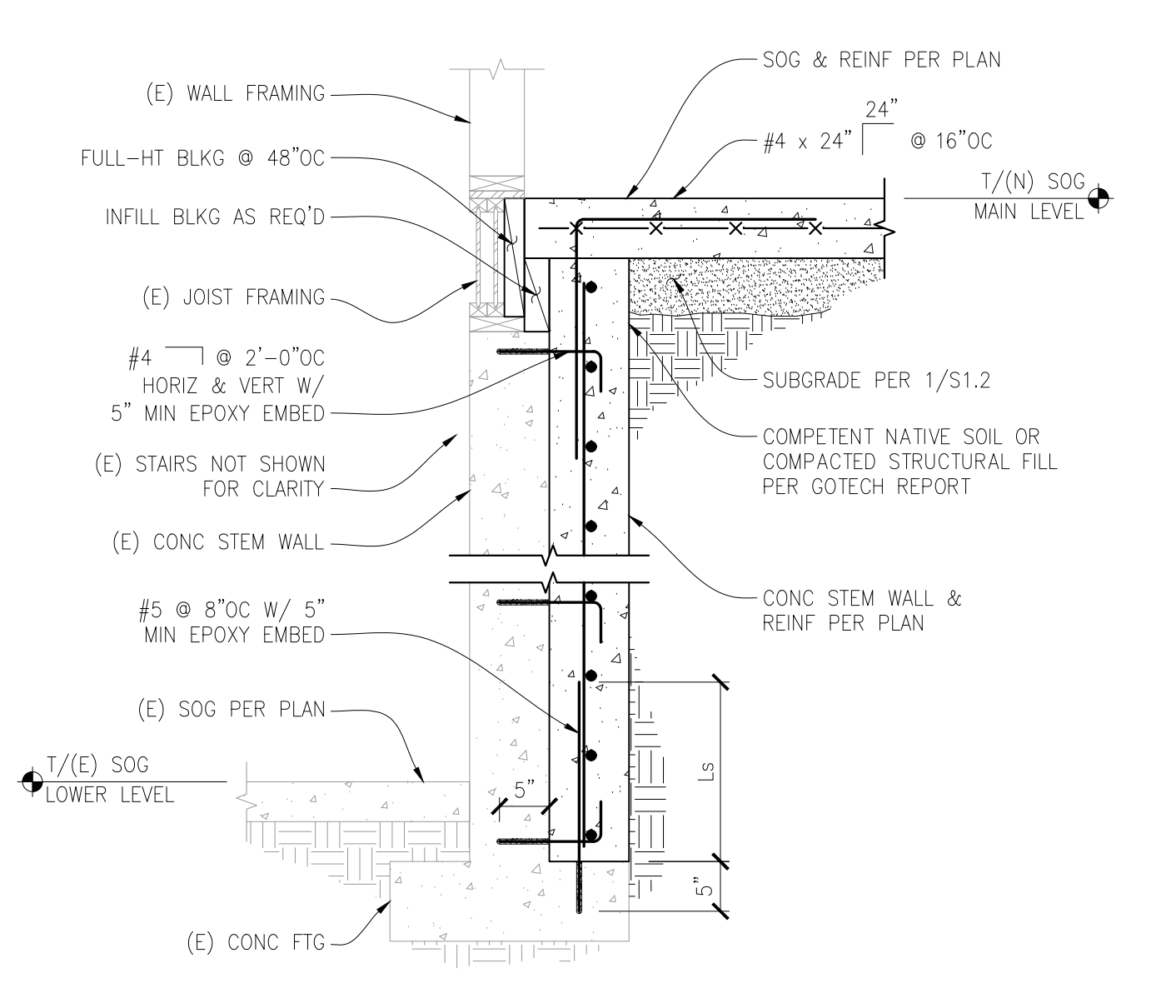
**NEW FOOTING AT EXISTING FOOTING**  
SCALE: N.T.S.



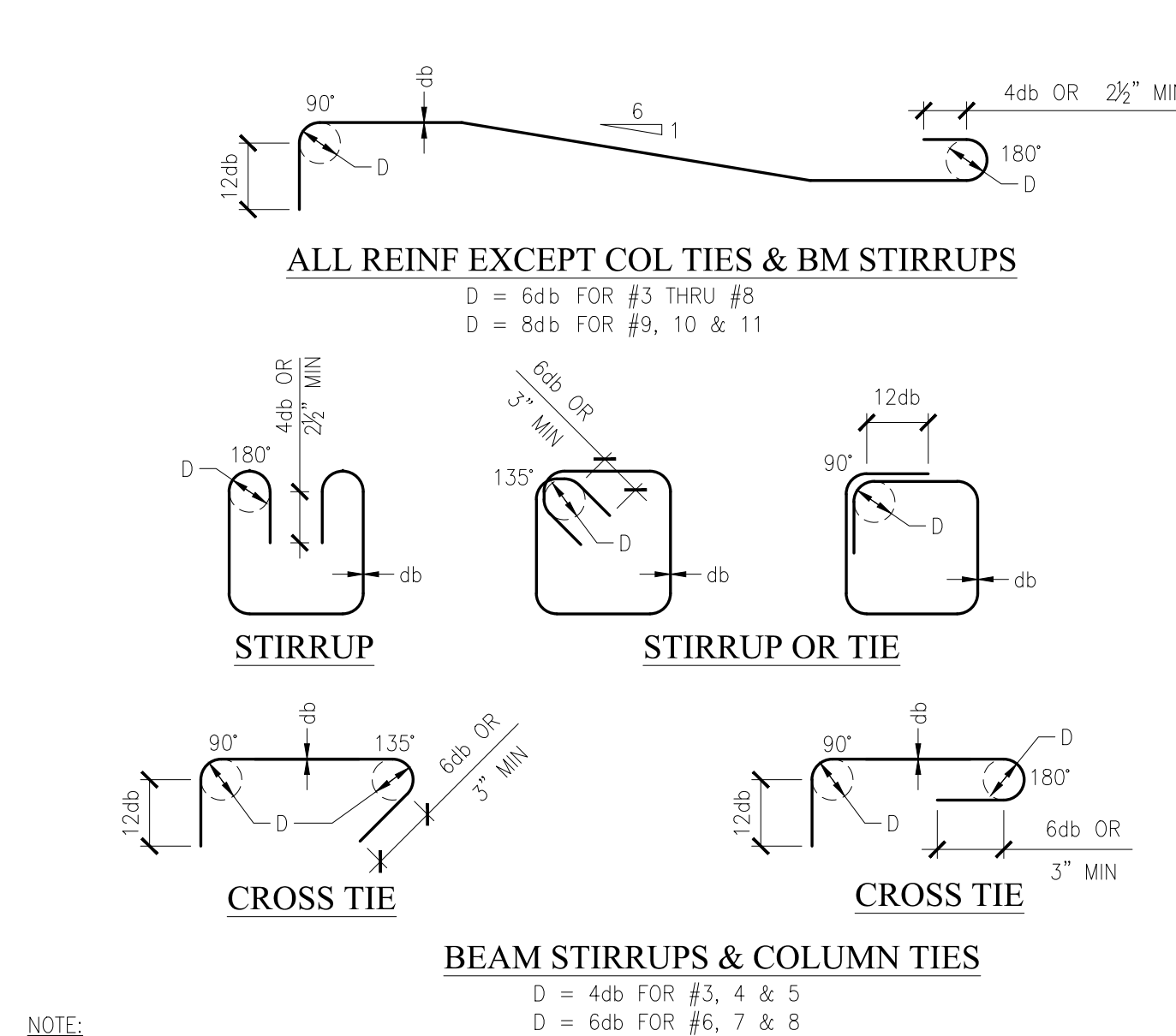
**FOOTING WITH PONY WALL AT CRAWL SPACE**  
SCALE: 3/4" = 1'-0"



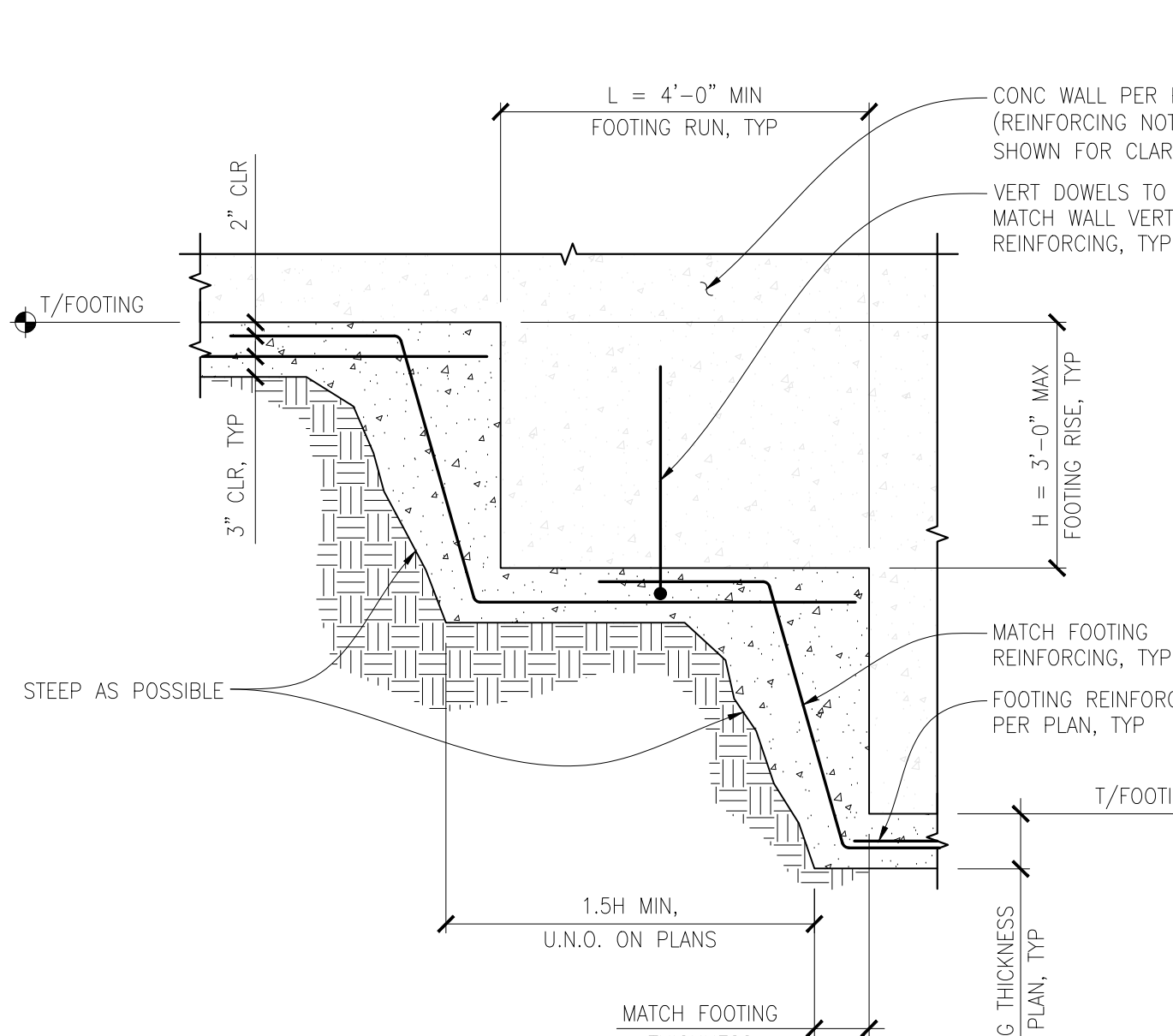
**GARAGE RETAINING WALL**  
SCALE: N.T.S.



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



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

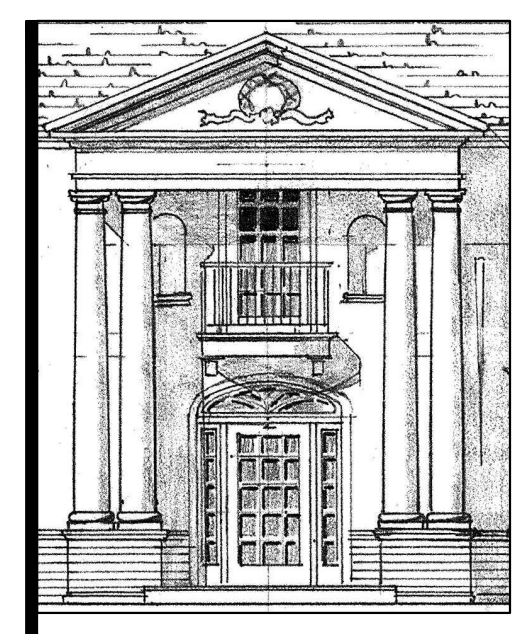


**TYPICAL STEPPED FOOTING DETAIL**  
SCALE: N.T.S.

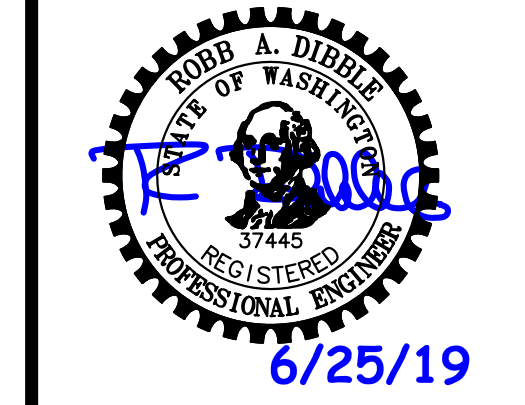
BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP	STANDARD	TOP	
f <sub>c</sub> = 3000 psi / 3500 psi					
#5	17	22	23	29	9
#4	22	29	29	38	11
#5	28	36	37	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	101	102	132	31

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

**TYPICAL LAP SPlice & DEVELOPMENT LENGTH SCHEDULE**  
SCALE: N.T.S.



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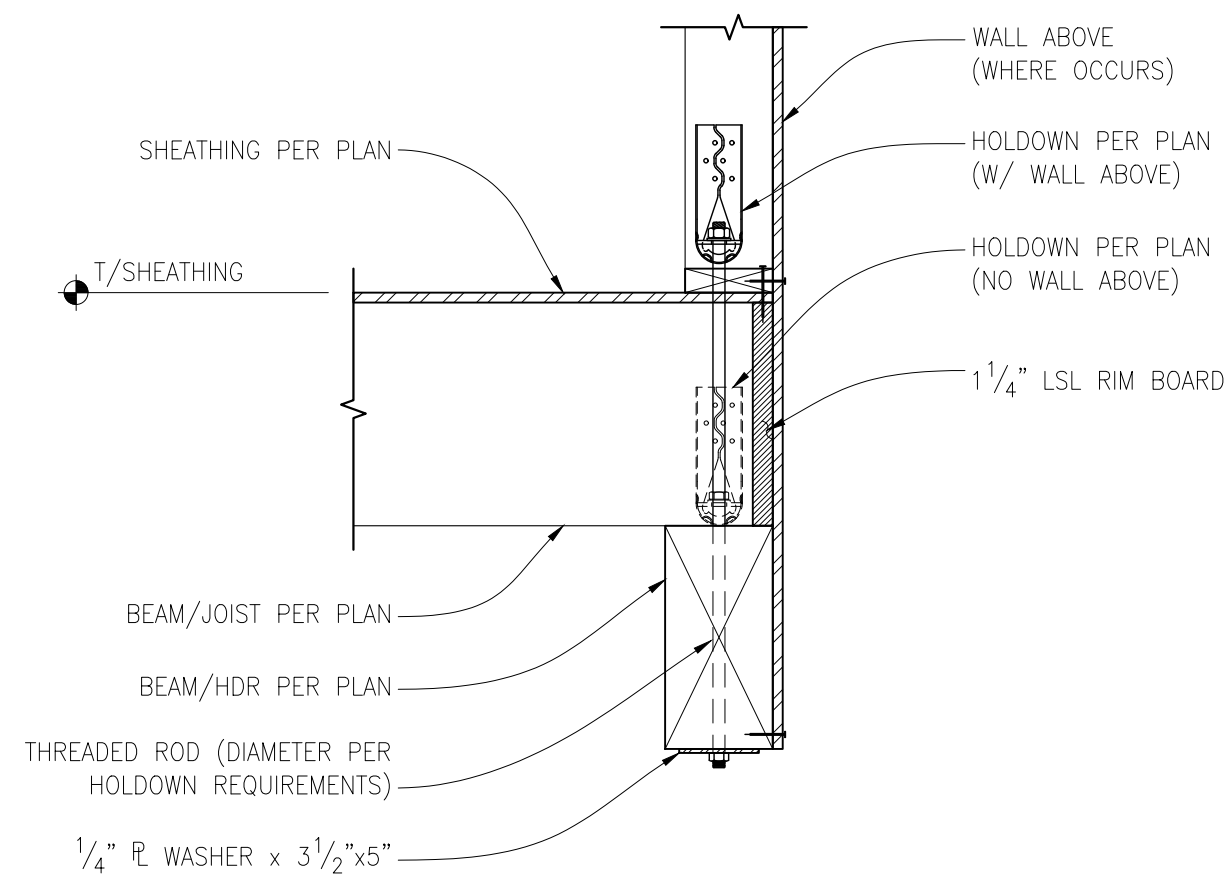
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DRAWN BY: SAT/LE  
DESIGNED BY: JBB

**STRUCTURAL DETAILS**  
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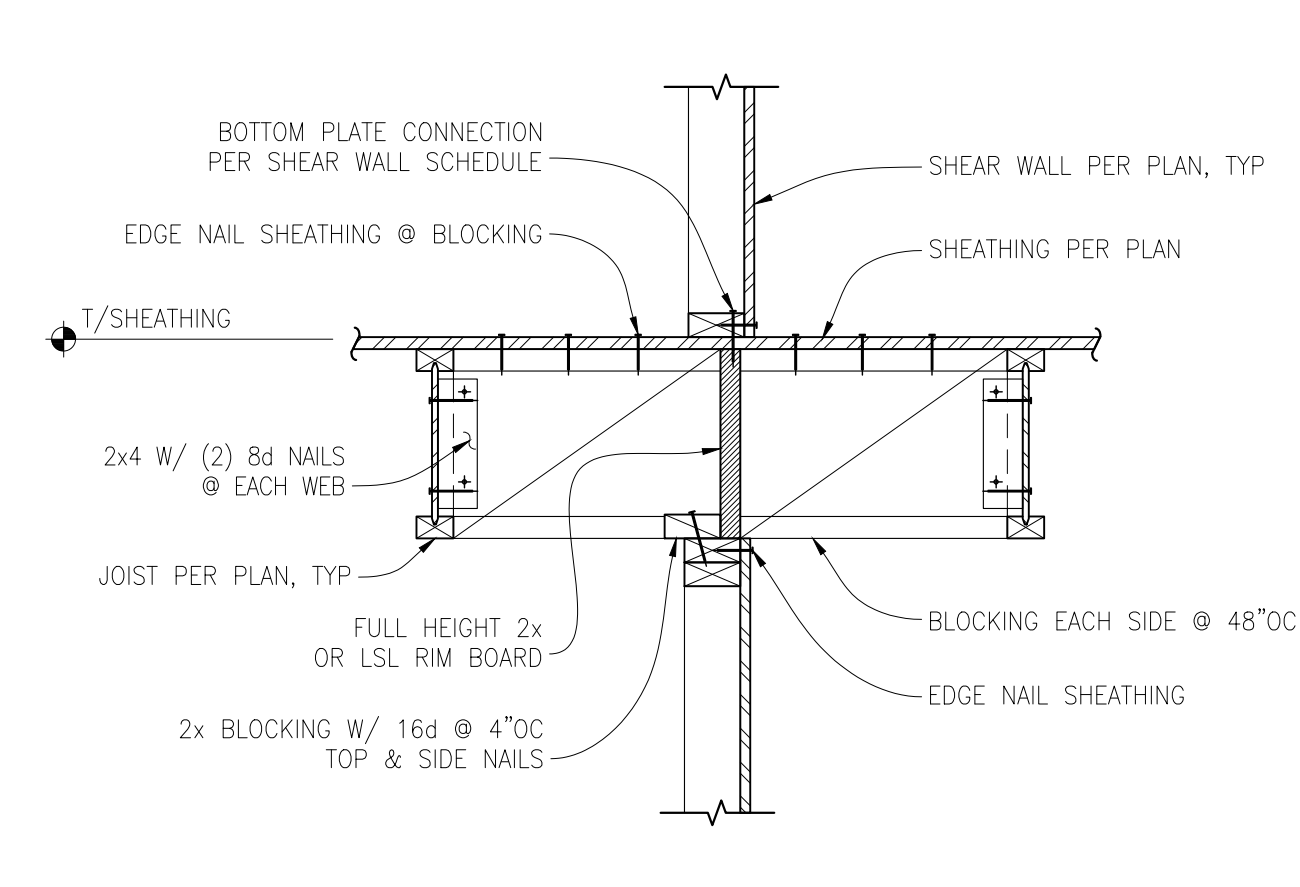




**HOLDOWN AT END OF BEAM**

SCALE: 1" = 1'-0"

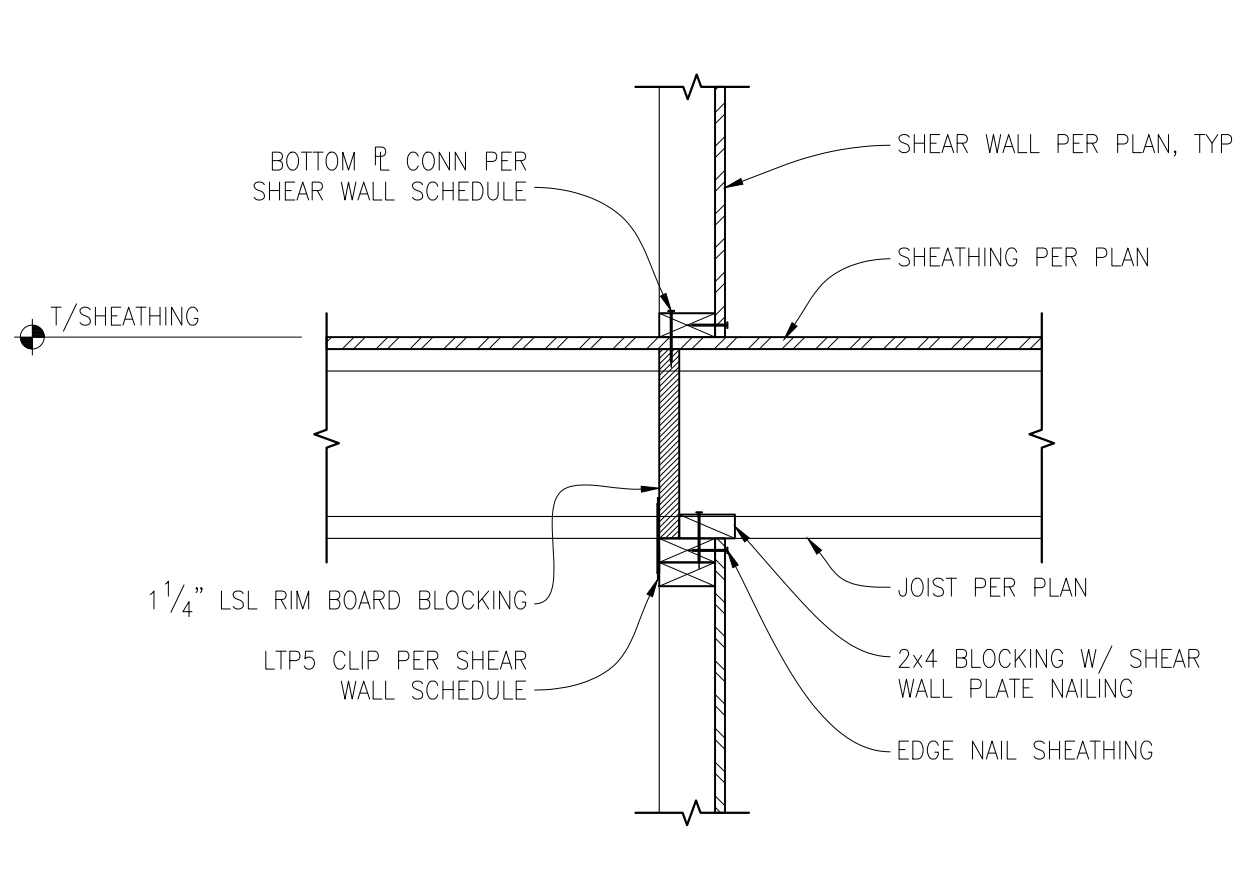
1



**INTERIOR SHEAR WALL PARALLEL TO FLOOR JOIST**

SCALE: 1" = 1'-0"

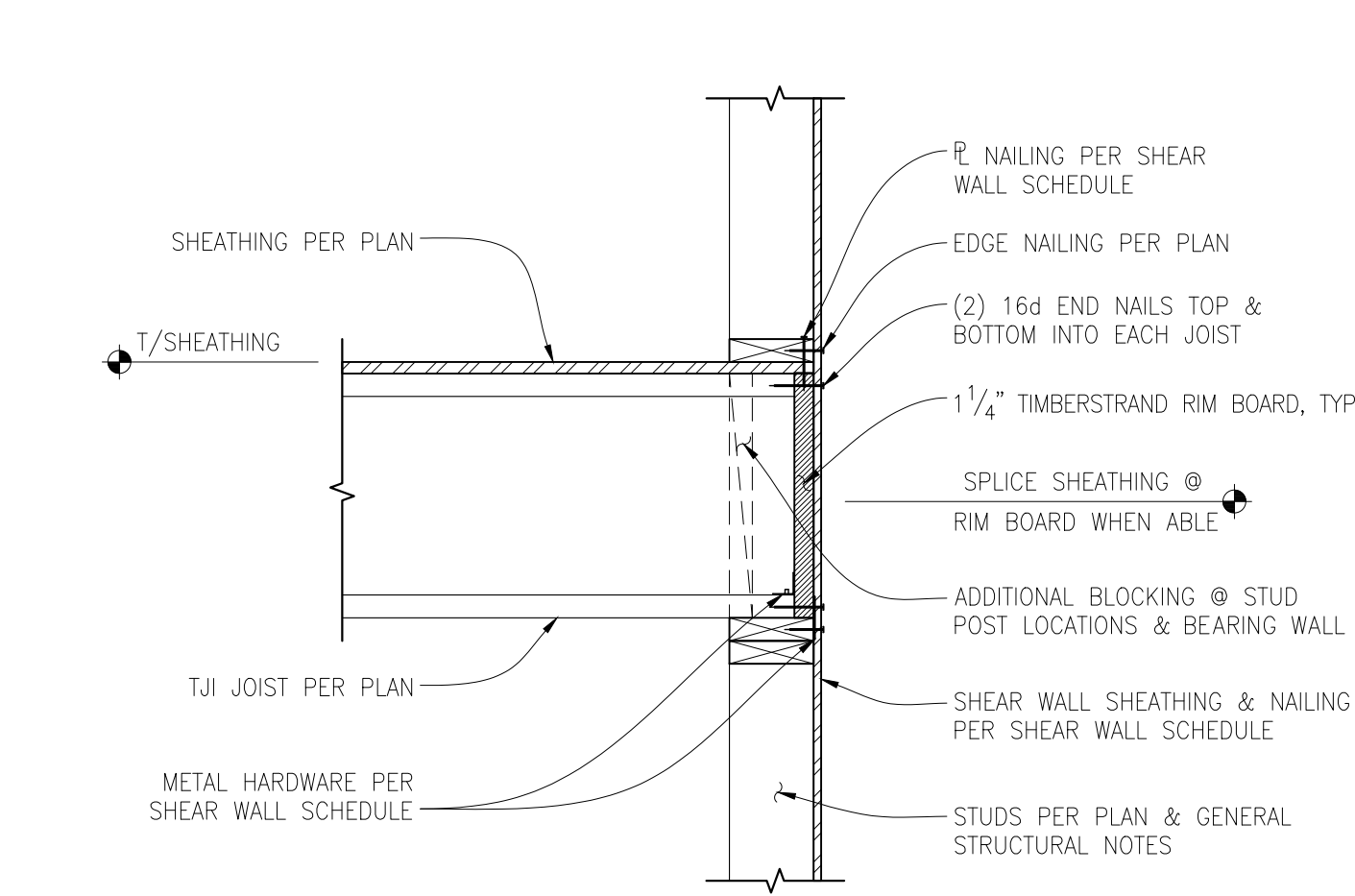
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**INTERIOR SHEAR WALL PERPENDICULAR TO FLOOR JOIST**

SCALE: 1" = 1'-0"

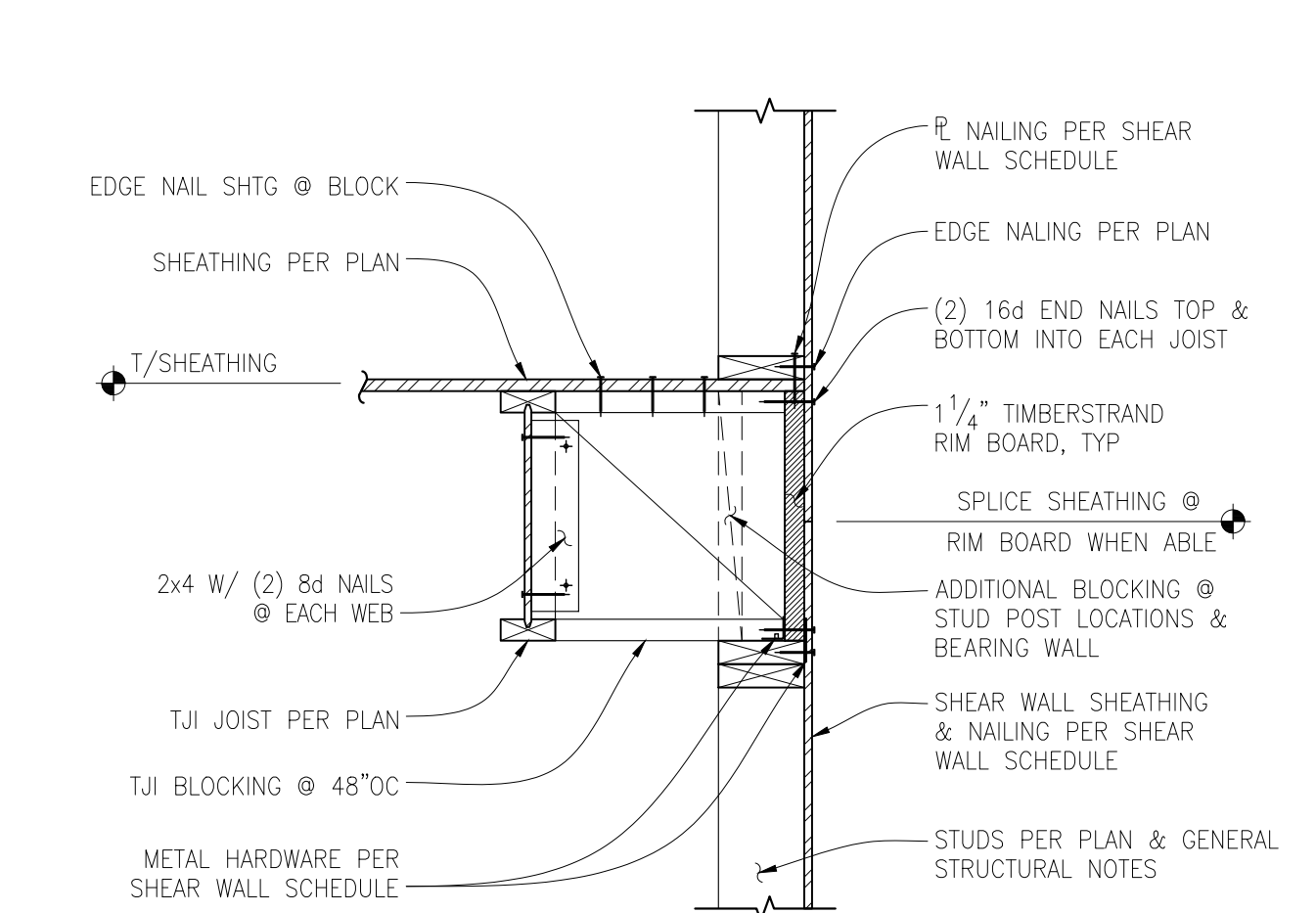
3



**TYPICAL EXTERIOR WALL PERPENDICULAR TO TJI JOISTS**

SCALE: 1" = 1'-0"

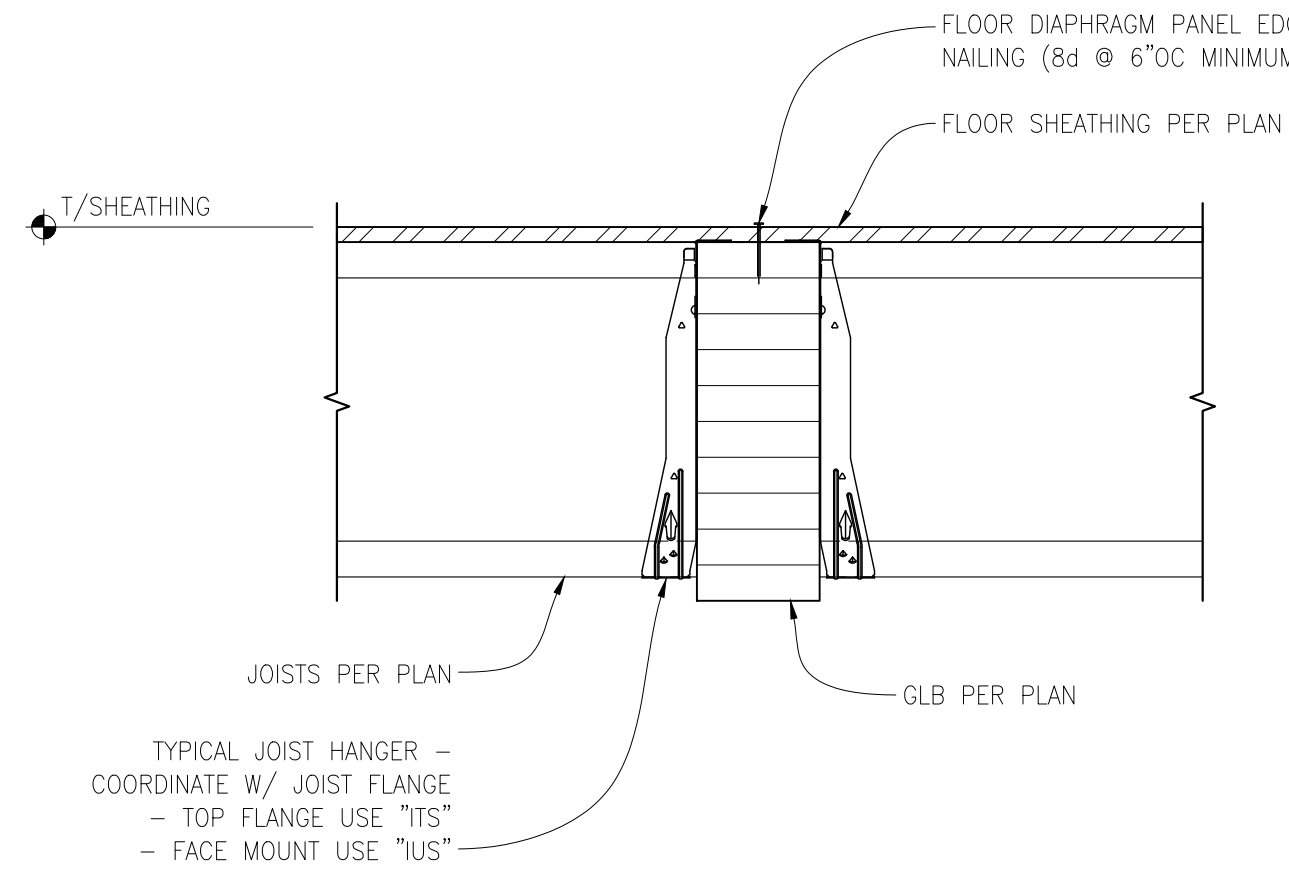
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**TYPICAL EXTERIOR WALL PARALLEL TO TJI JOISTS**

SCALE: 1" = 1'-0"

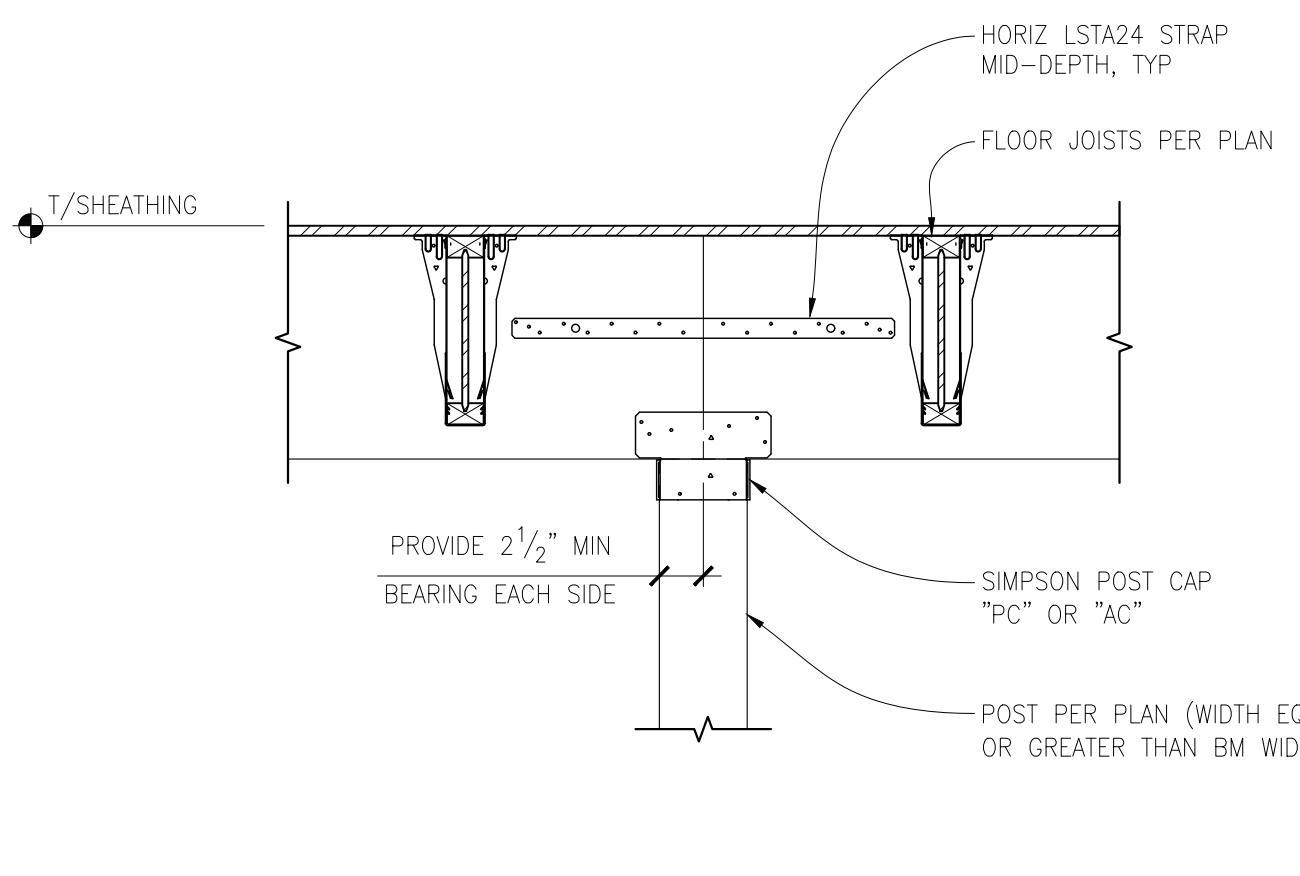
5



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

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

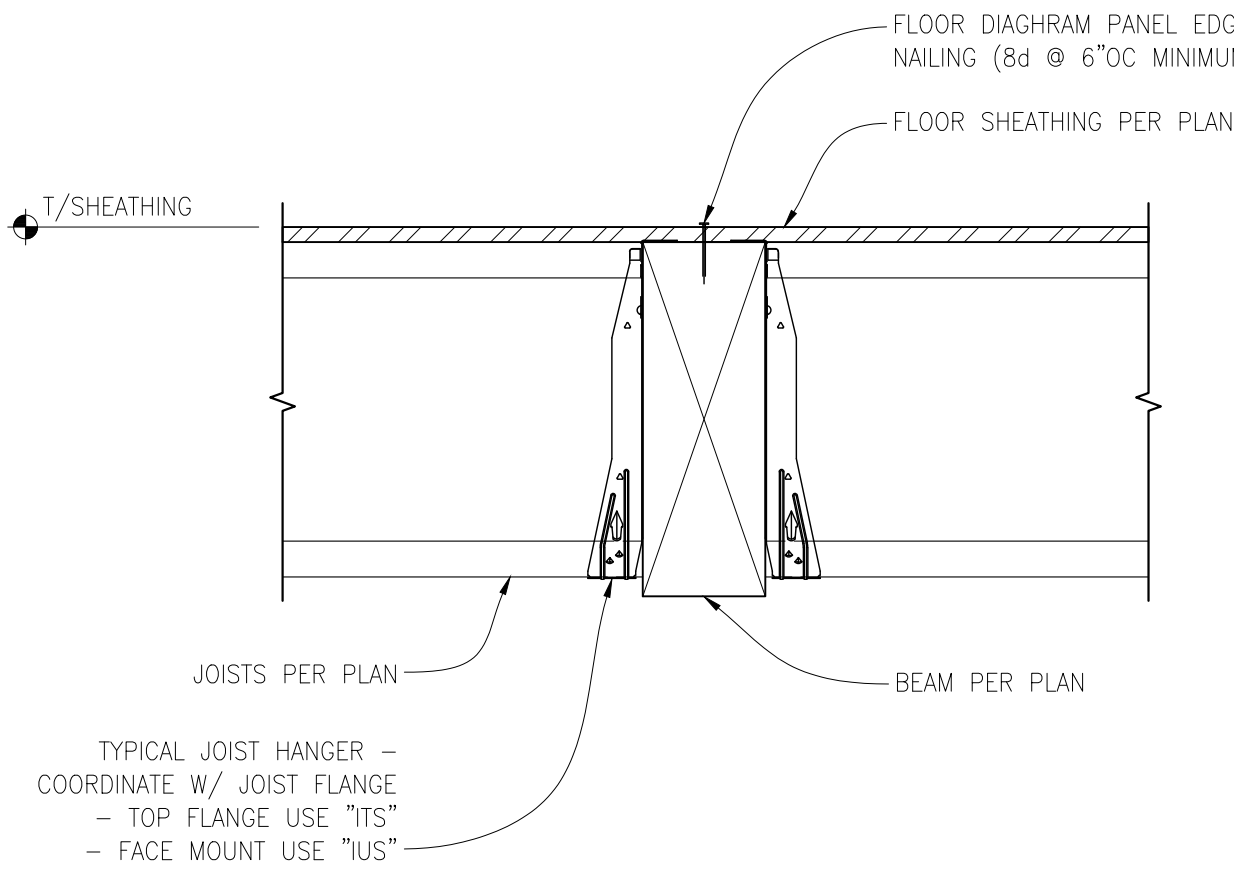
6



**POST TO BEAM CONNECTION WITH FLUSH JOISTS**

SCALE: 1" = 1'-0"

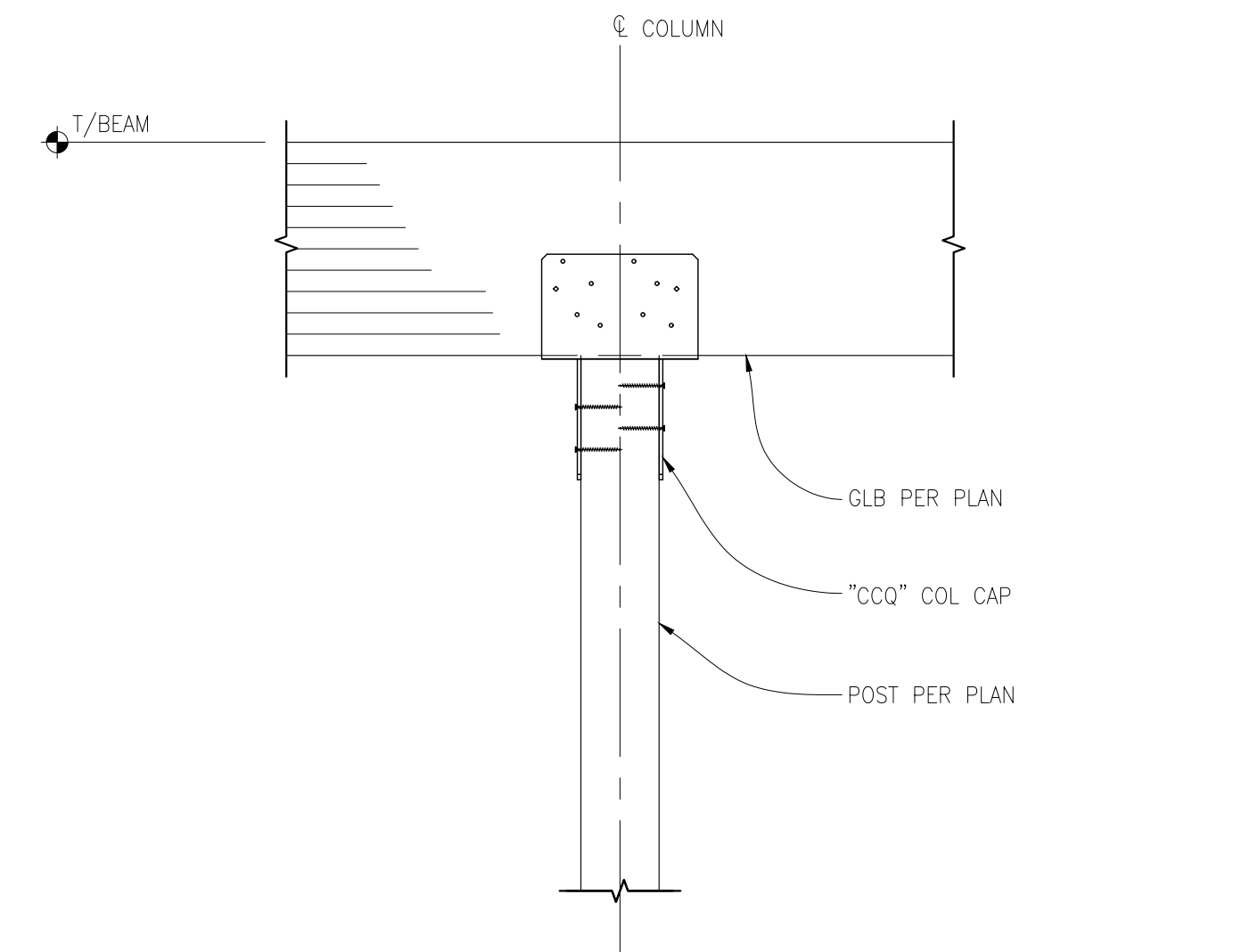
7



**TYPICAL JOISTS FLUSH TO TOP OF BEAM**

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

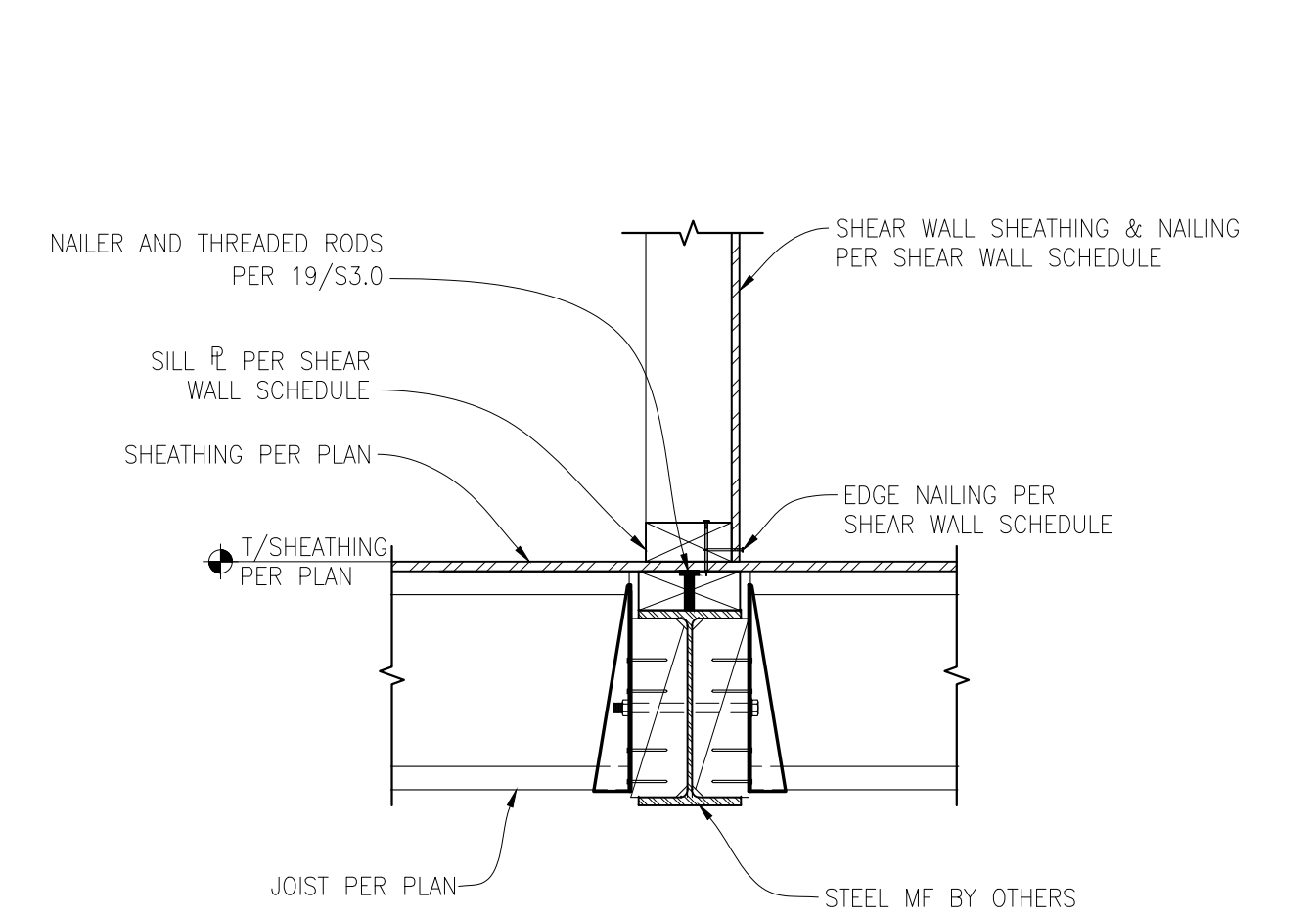
8



**TYPICAL COLUMN TO BEAM DETAIL**

SCALE: 1" = 1'-0"

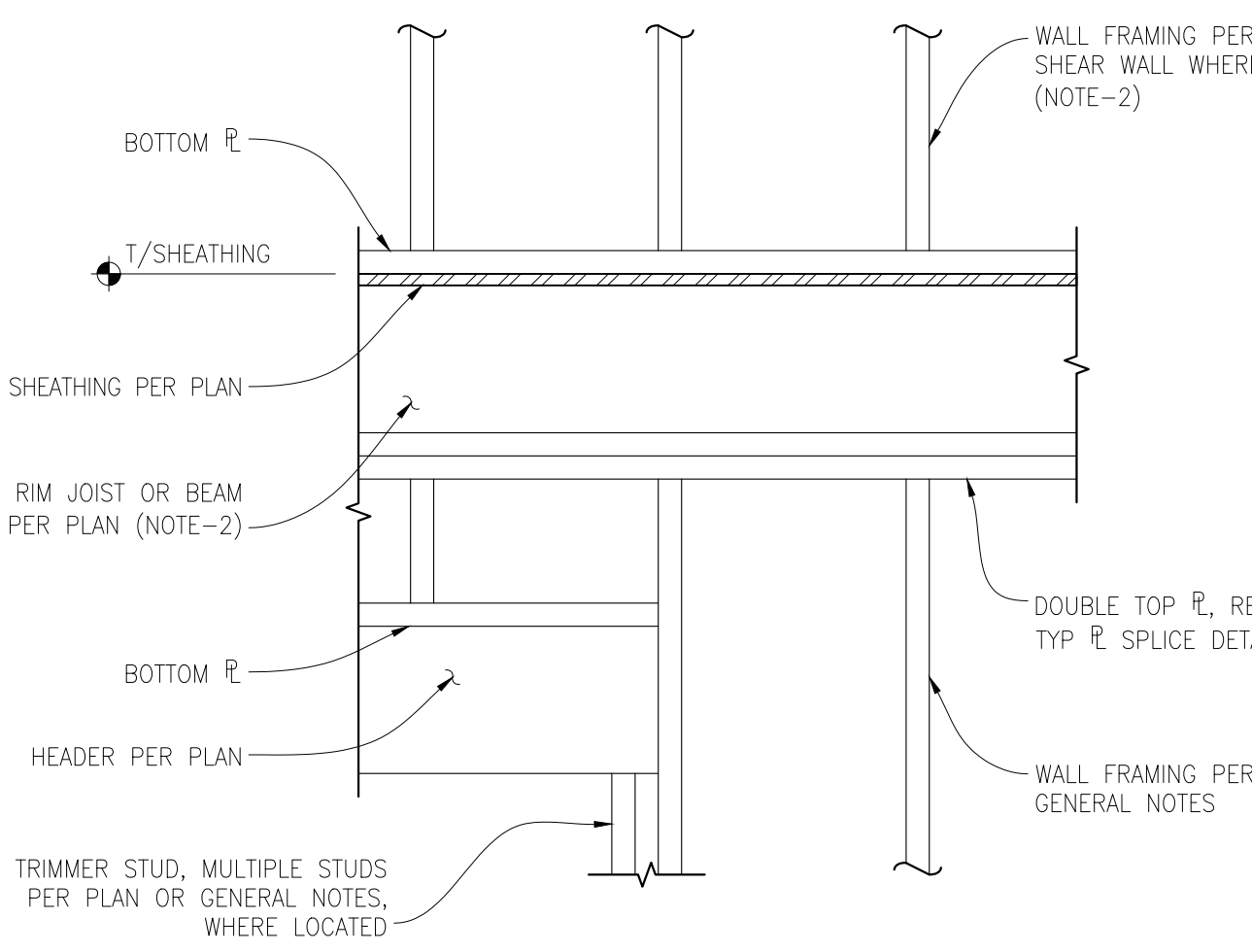
9



**TYPICAL WALL TO STEEL BEAM BELOW**

SCALE: 1" = 1'-0"

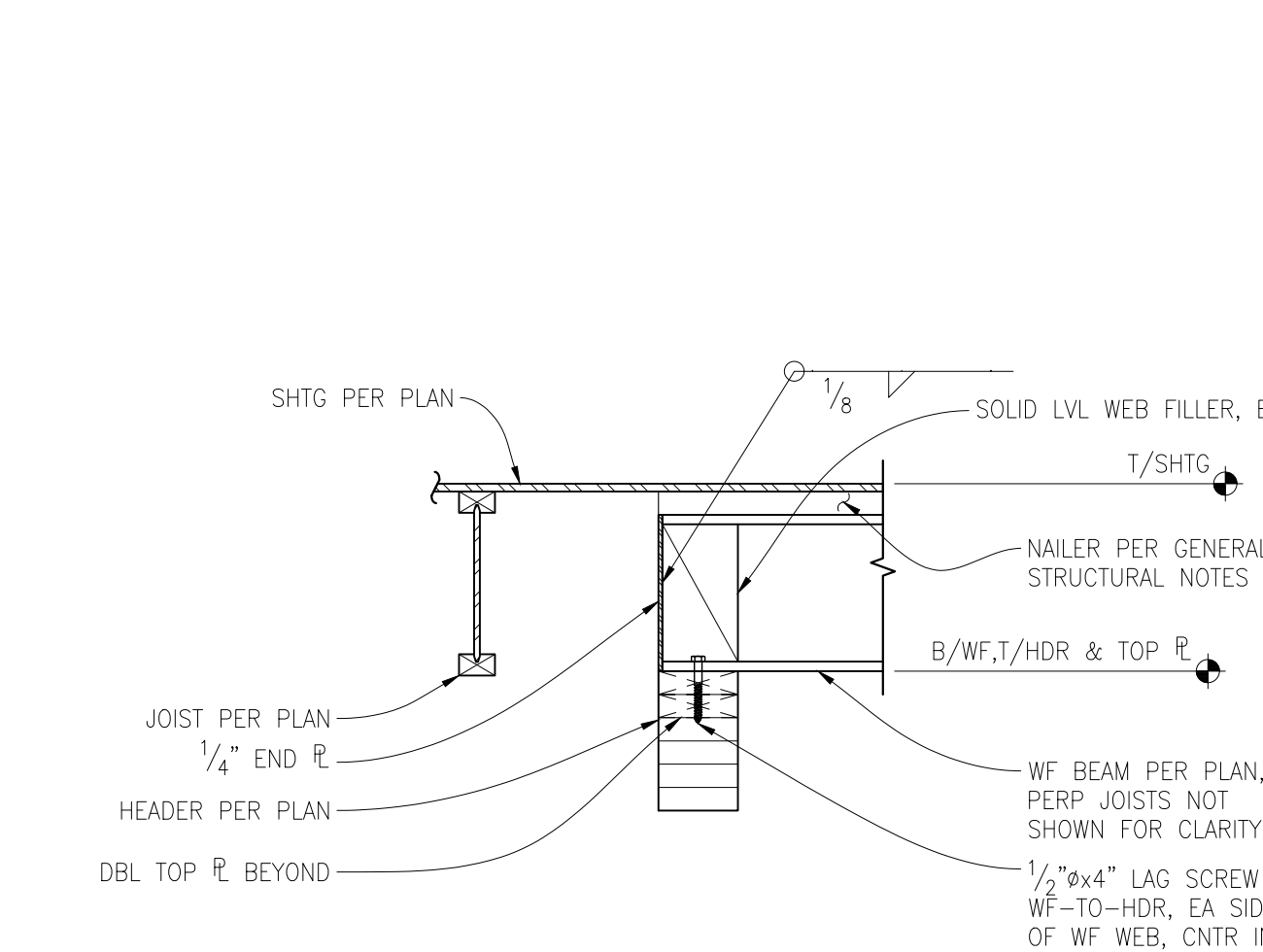
10



**TYPICAL HEADER FRAMING DROPPED BELOW JOIST**

SCALE: 1" = 1'-0"

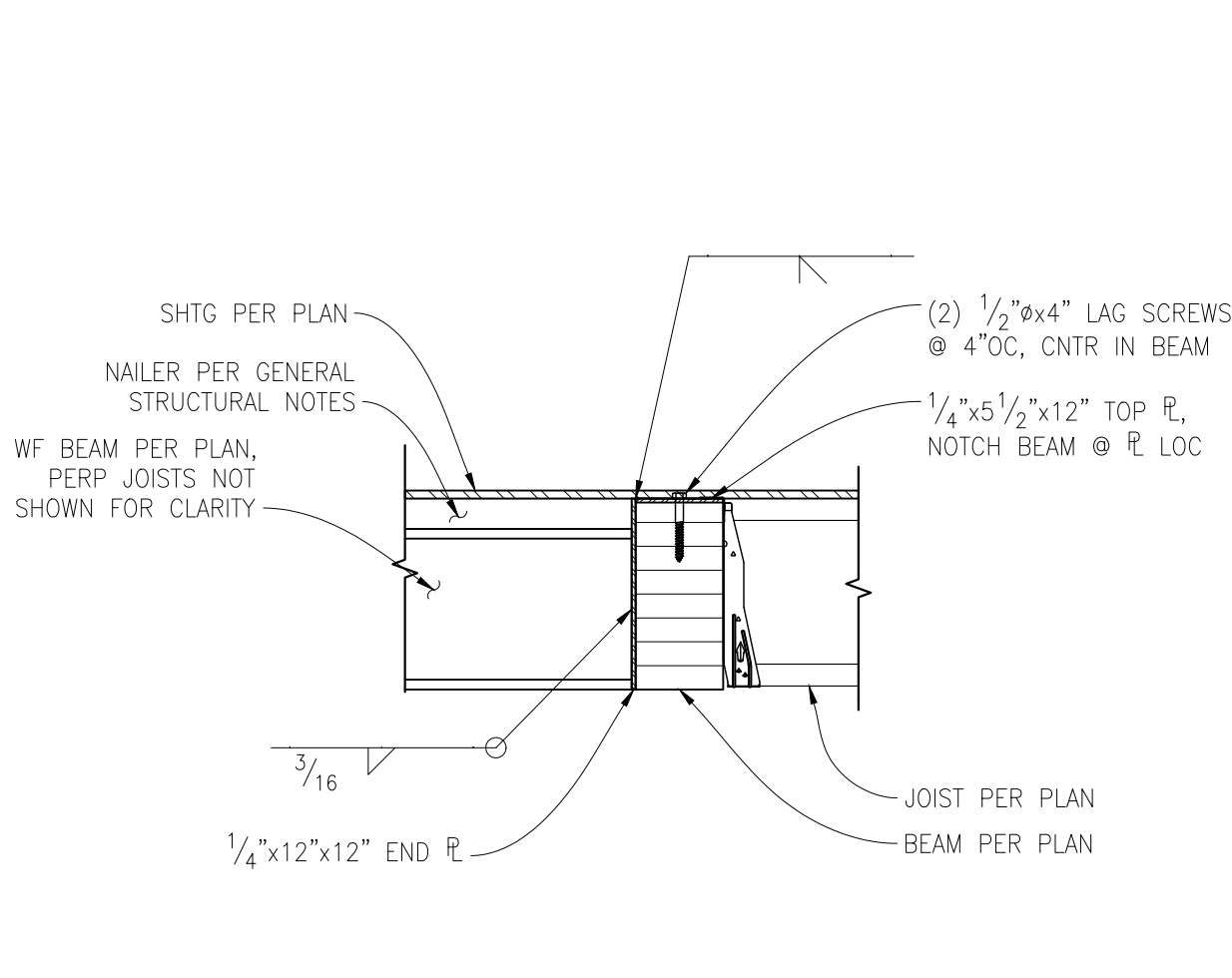
11



**WF BEAM TO HEADER DETAIL**

SCALE: 1" = 1'-0"

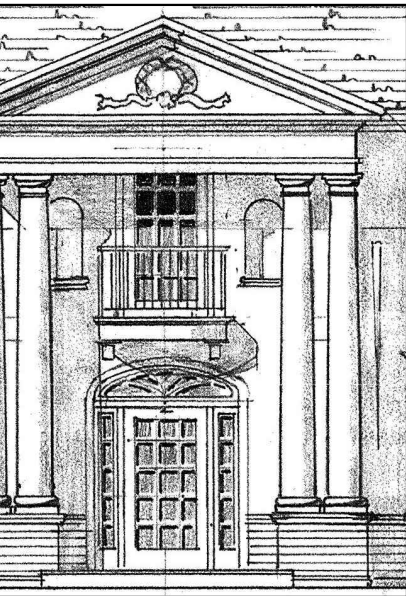
12



**WF BEAM TO GLULAM BEAM DETAIL**

SCALE: 1" = 1'-0"

13



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6/25/19

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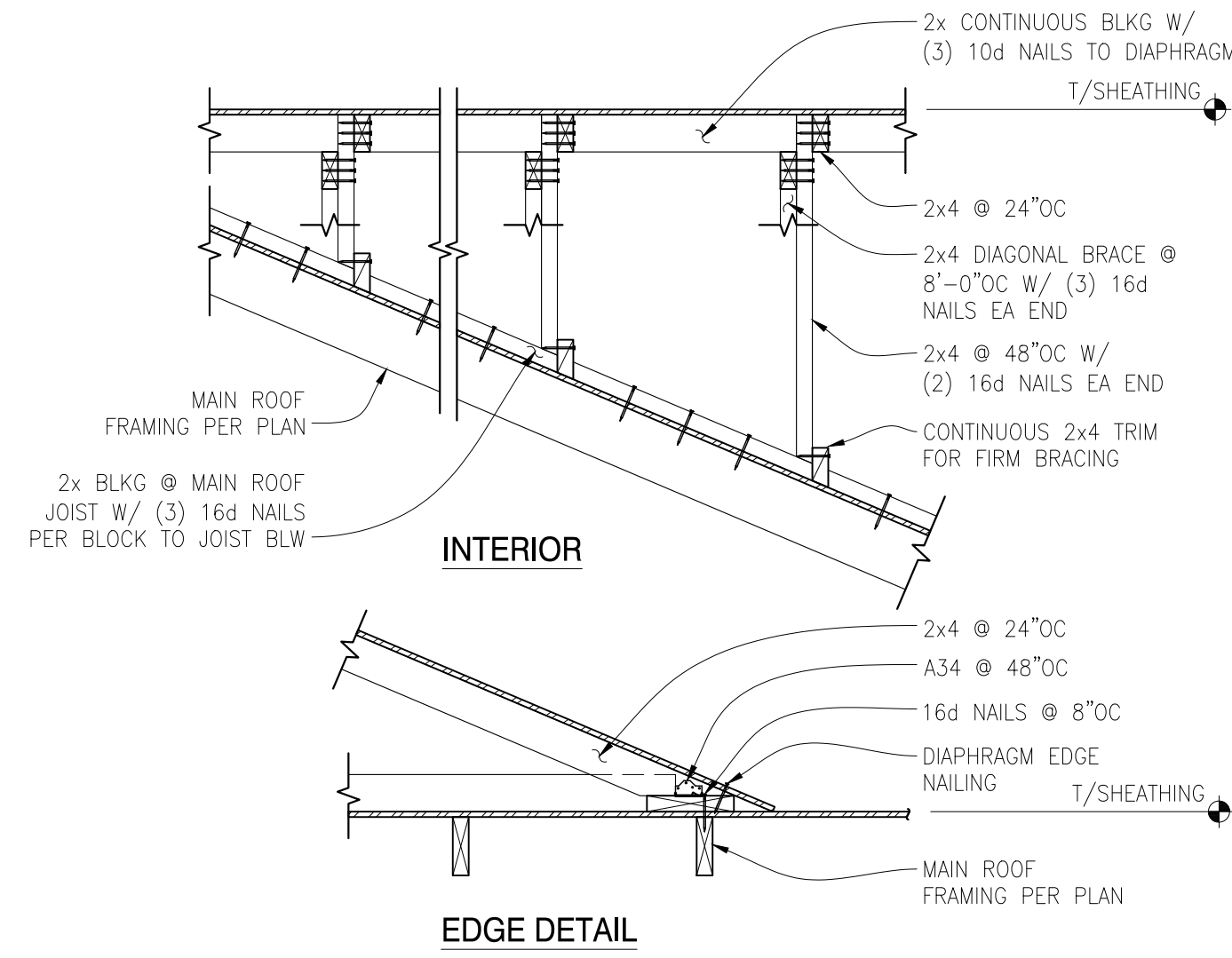
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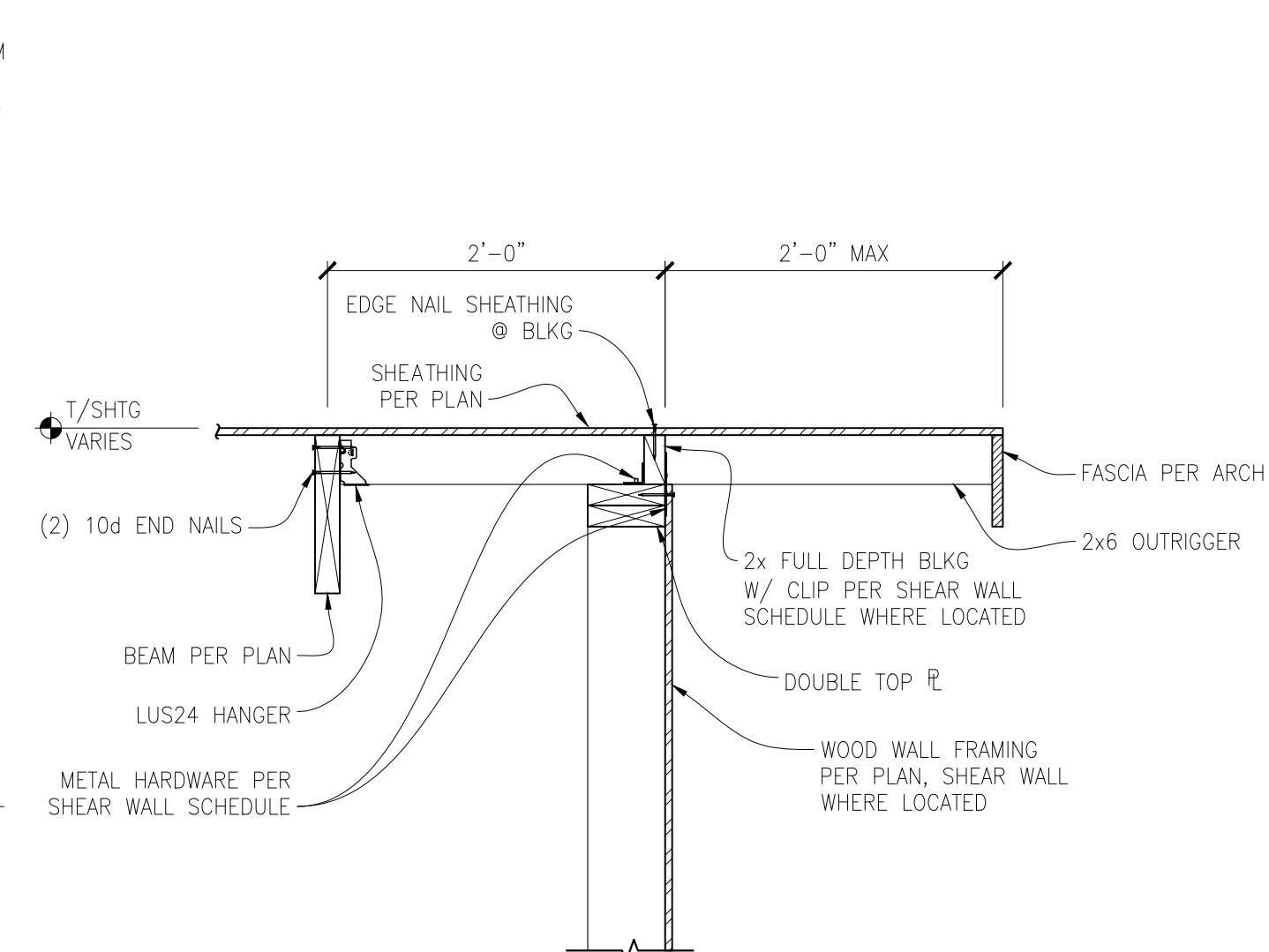




NOTE:  
VENTILATION MAY BE REQUIRED AT BLOCKING. VERIFY METHOD WITH ENGINEER PRIOR TO CONSTRUCTION.

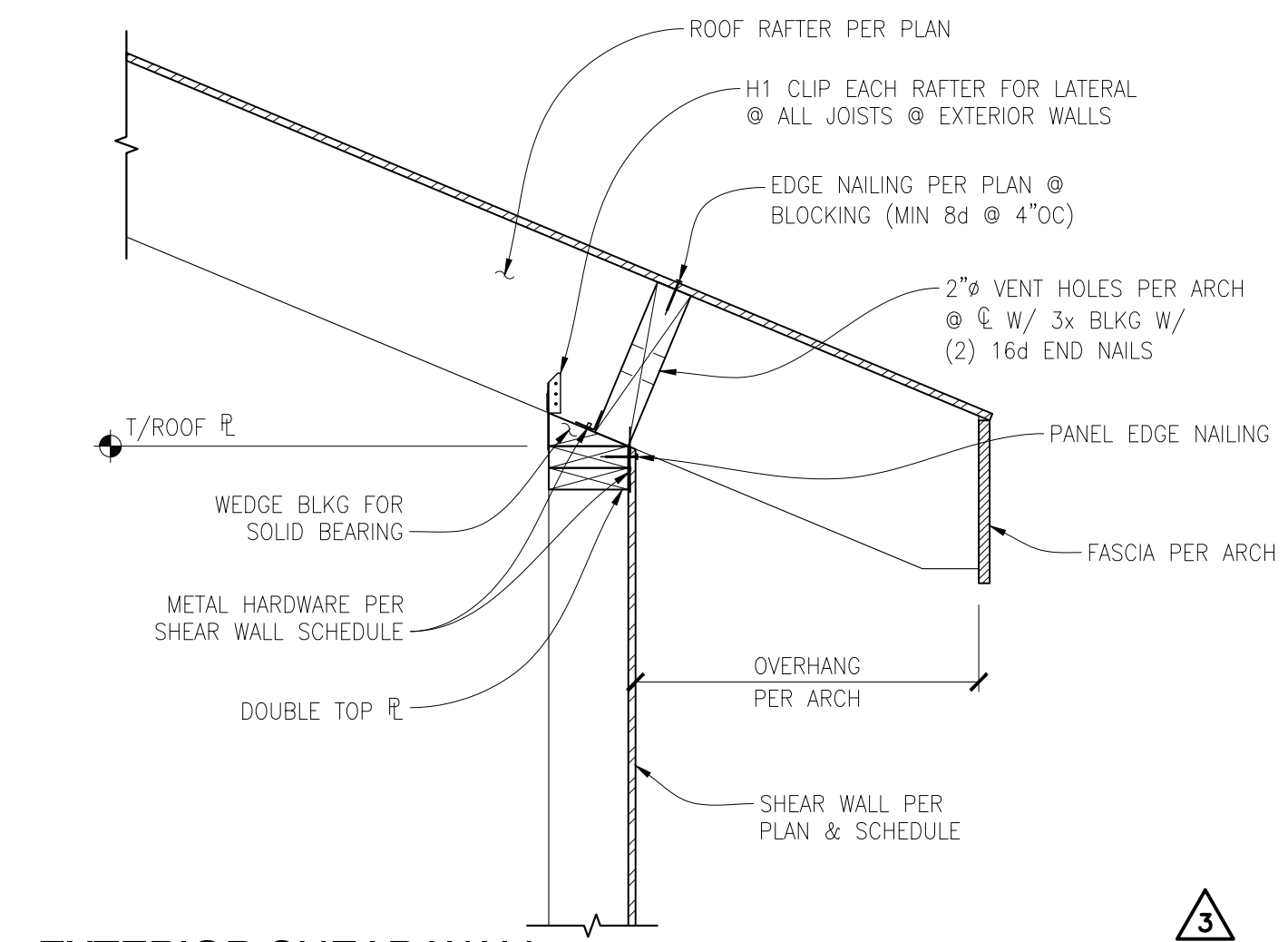
**TYPICAL ROOF OVERFRAMING DETAIL**

SCALE: N.T.S.



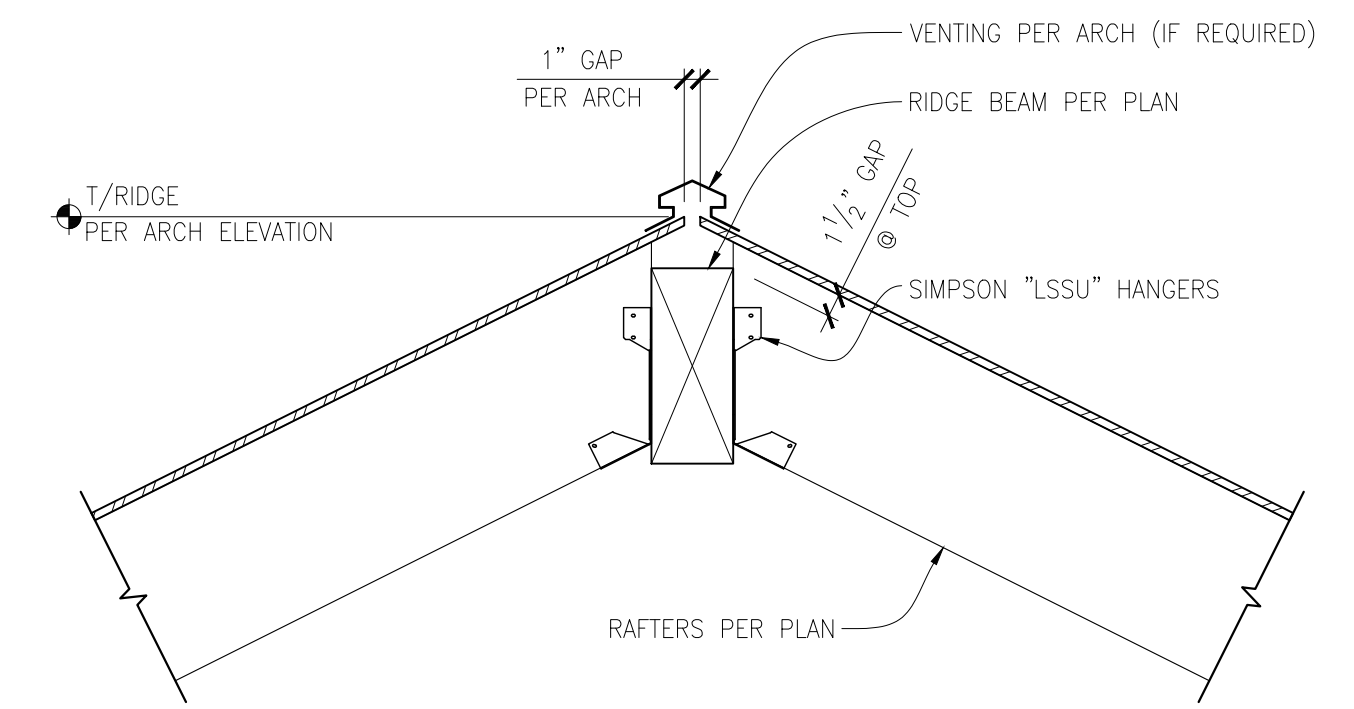
**TYPICAL OUTRIGGER AT GABLE END**

SCALE: 1" = 1'-0"



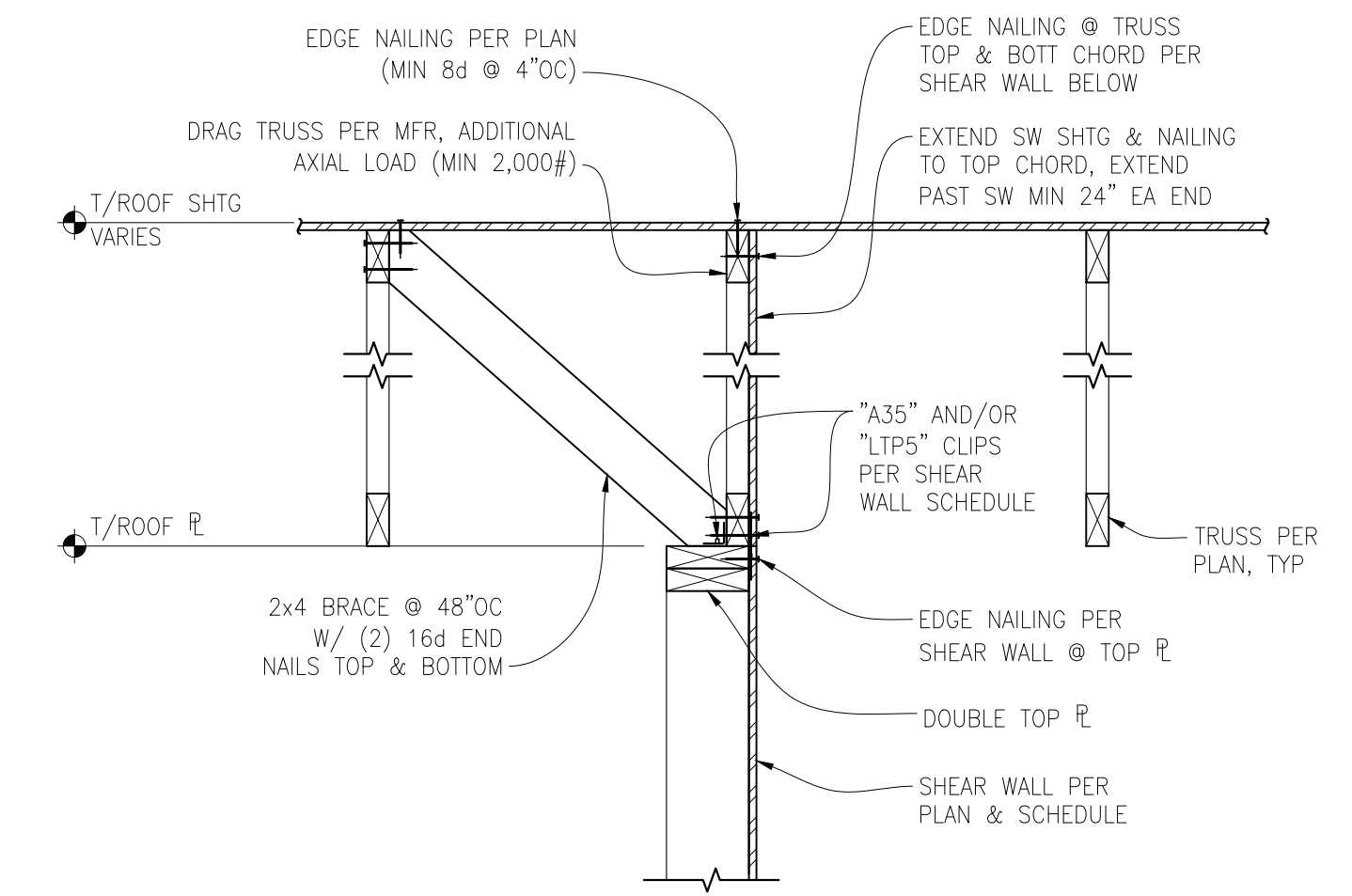
**EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER**

SCALE: 1" = 1'-0"



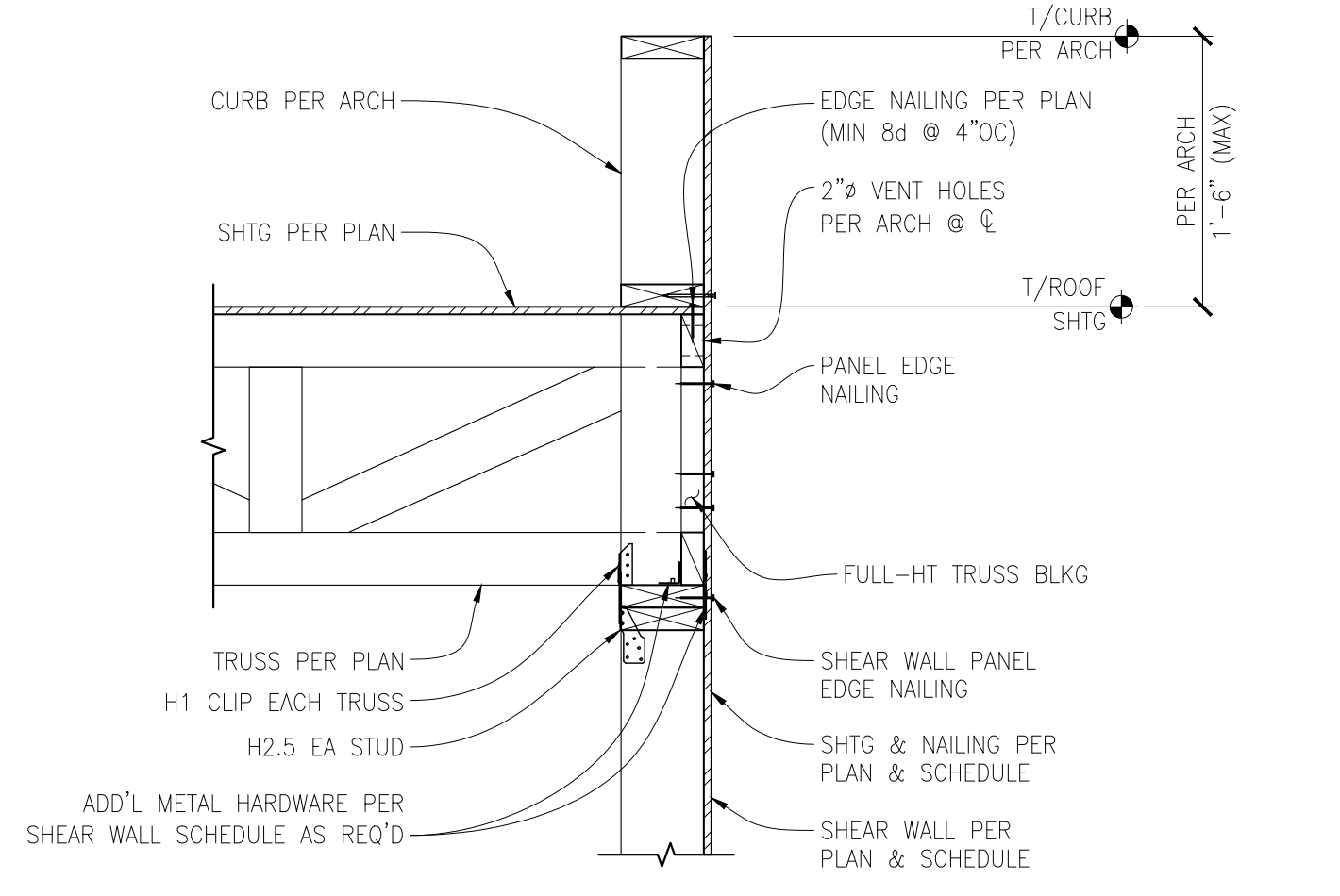
**TYPICAL SECTION AT RIDGE BEAM**

SCALE: 1" = 1'-0"



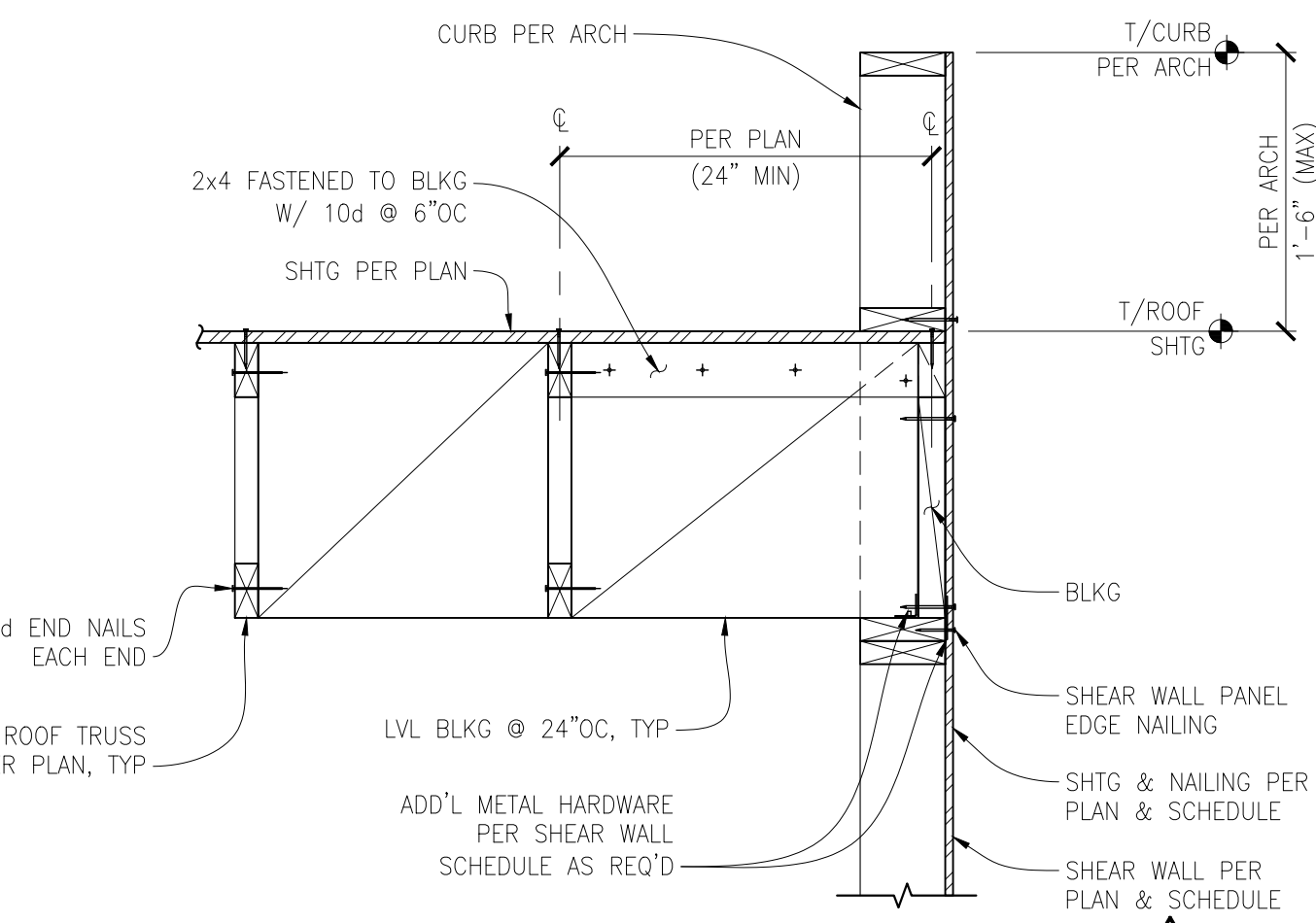
**INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS**

SCALE: 1" = 1'-0"



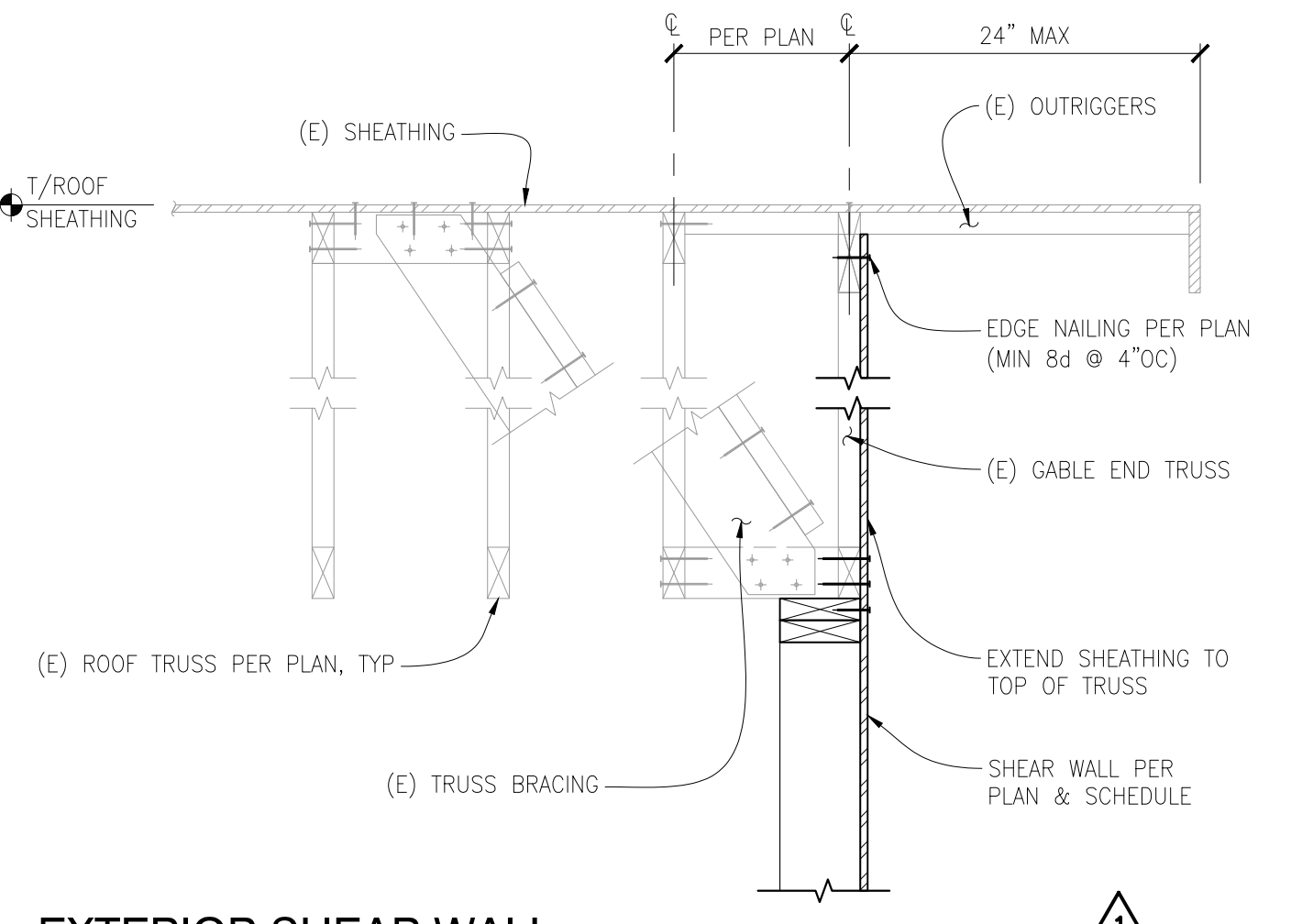
**EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS**

SCALE: N.T.S.



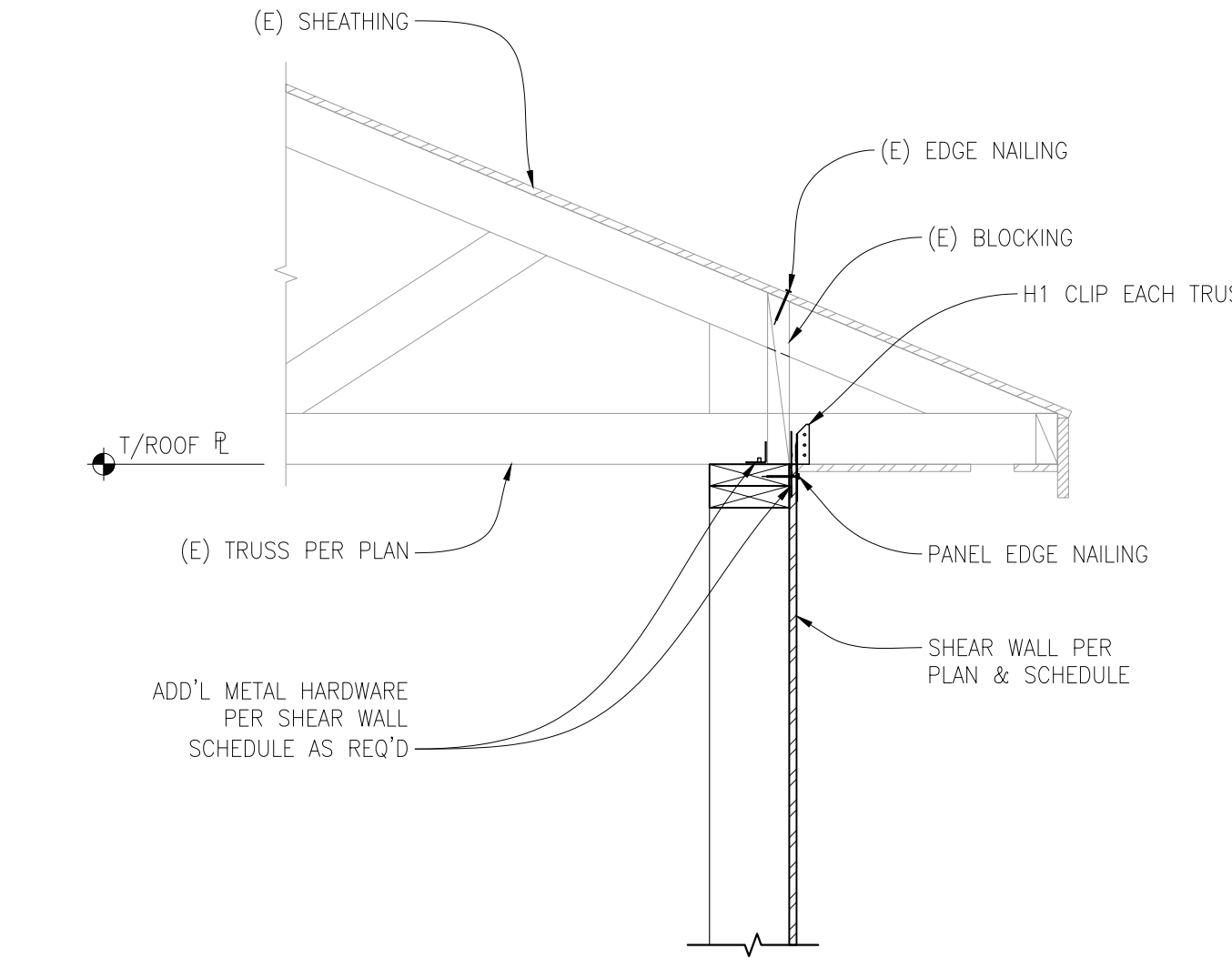
**EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS**

SCALE: N.T.S.



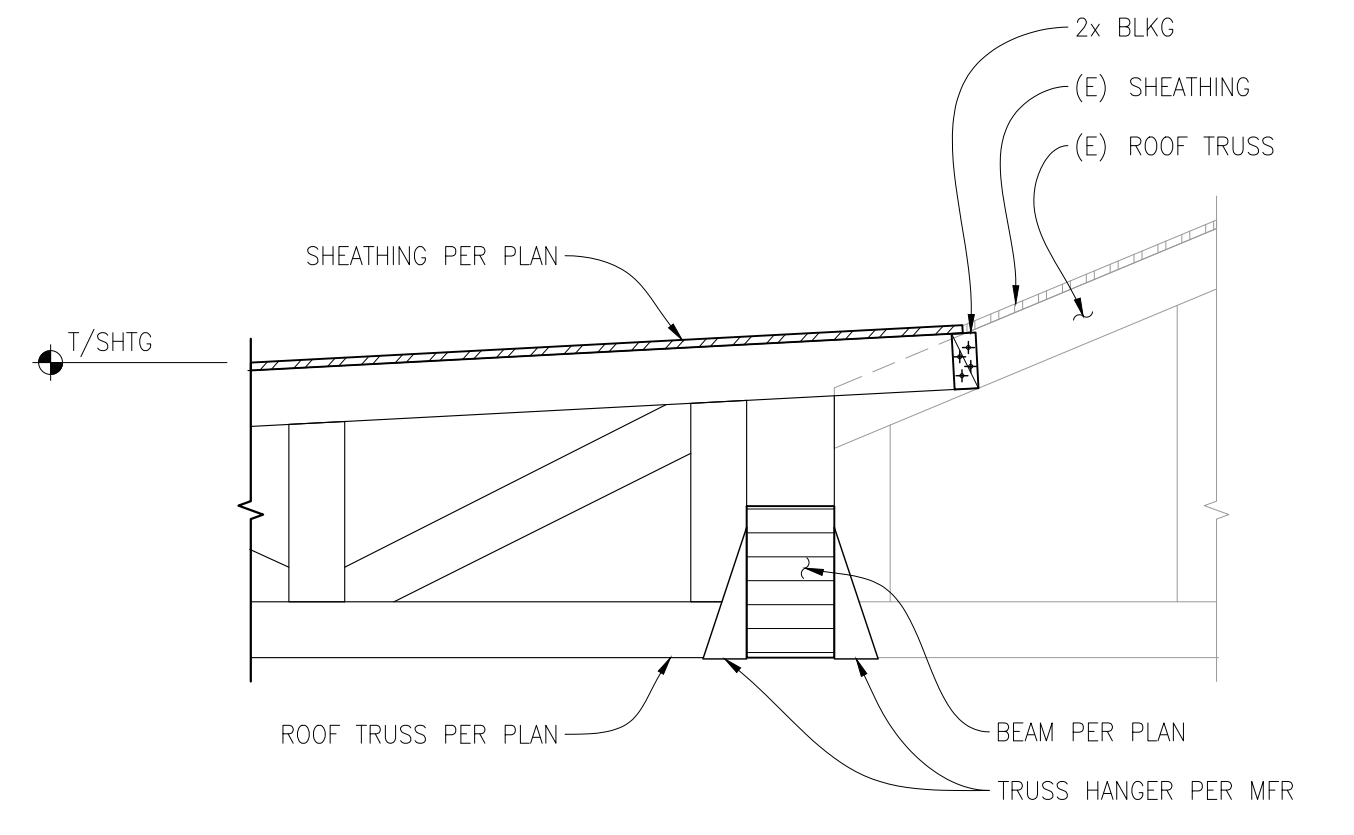
**EXTERIOR SHEAR WALL PARALLEL TO EXISTING ROOF TRUSS**

SCALE: 1" = 1'-0"



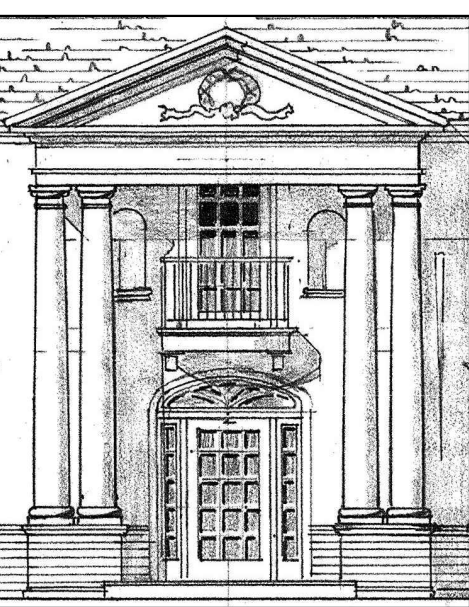
**EXTERIOR SHEAR WALL PERPENDICULAR TO EXISTING ROOF TRUSS**

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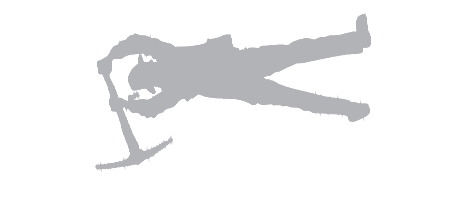


**EXISTING TRUSS-TO-NEW-TRUSS**

SCALE: 1" = 1'-0"



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DRAWN BY: SAT/TLE  
DESIGNED BY: JBB

**STRUCTURAL DETAILS**

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**STRUCTURAL NOTES**

**GENERAL REQUIREMENTS**

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

**SCOPE OF STRUCTURAL WORK:** Permanent soldier 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 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.

**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 outlined 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:

- 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.

**Soils & Foundations:**

During diving 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 6249 & 6959 - 77th Avenue Southeast Mercer Island, WA and JN 1544Z" 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 1705.5 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
Soldier Pile	
Passive Lateral Pressure (Ultimate)	450 PSF/FT
Active Lateral Pressure (unrestrained)	55 PSF/FT (with 1H:1V Backslope Max)
Uniform Seismic	84
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 Specialist 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:

- IBC Sec 1810
- ACI 318 "Building Code Requirements for Structural Concrete and Commentary."

**SUBMITTALS:** Conform to ACI 318. Submit the following items for review:

- Placing drawings showing reinforcement, reinforcement grade, grout material, and strength.
- Grout mix design.
- 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:** Conform to the latest editions of the following:

- ACI 318 "Building Code Requirements for Structural Concrete and Commentary."
- IBC Chapter 19.

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

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

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

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

Member Type/Location	TABLE OF MIX DESIGN REQUIREMENTS					
	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	3000	28	1"	F2, C1	0.45	-
CDP/Lean Mix	100	28	1/2"	-	-	-

**MIX DESIGN NOTES:**

- 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.
- 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 FD, SO, W0, and CU unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
- Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
- Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.

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

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

- Apply specified curing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recast areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
- Use membrane curing compounds that will not affect surfaces to be covered with fresh materials applied directly to concrete.
- Apply curing compound at rate equivalent to rate of application at which curing compound was originally tested for conformance to requirements of ASTM C309.
- Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
- All concrete must achieve 3500 PSI compressive strength before being subjected to freezing and thawing cycles.
- 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 planting, 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 embedded items.

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

- ACI 301 "Standard Specifications for Structural Concrete, Sec 3 "Reinforcement, and Reinforcement Supports."
- IBC Chapter 19: Concrete.
- ACI 318 and ACI 318R.
- ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
- CRSI MSP-2 "Manual of Standard Practice."
- ANSI/AWS 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:	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-gauge or heavier, black annealed.

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

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

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

**CONCRETE COVER:** Conform to the following cover requirements from ACI 301, Table 3.3.2.3. Concrete cast against earth: 3". Concrete exposed to earth or weather (#5 & smaller): 1-1/2". Bars in walls: 3/4".

**SPICES & 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  $f_c = 3000$ )

Bar Designation	Lap Length	Development Length
#4	29"	22"
#5	36"	26"
#6	43"	33"

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

**FIELD BENDINGS:** 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:

- IBC Sec 1908 "Shotcrete."
- ACI 506.2 "Specification for Shotcrete."
- ACI 506R "Guide to Shotcrete."
- ACI 301 "Standard Specifications for Structural Concrete."

**SUBMITTALS:** Submit shop drawings for review including:

- Proposed mix design shown below. Include data required by ACI 506.2 Sec 1.5 "Submittals."
- Preconstruction test panel results (cores).
- 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.

**SPICES:** 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:** 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:

- ASCE Code of Standard Practice for Steel Buildings & Bridges."
- RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
- AWS D1.1 "Structural Welding Code - Steel."

**SUBMITTALS:**

- Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."
- Submit welder's certificates verifying qualification within past 12 months.
- Submit manufacturer/supplier certifications for compliance with bolt/tensioner specifications.
- 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/Treated 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 8 "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-dip 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 7.1.1.

**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:

- IBC Chapter 23 "WOOD."
- 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-ES ESR/PMCA-EOR report identifying that an alternative component has the same or greater load capacity than the specified item.

**MATERIALS:**

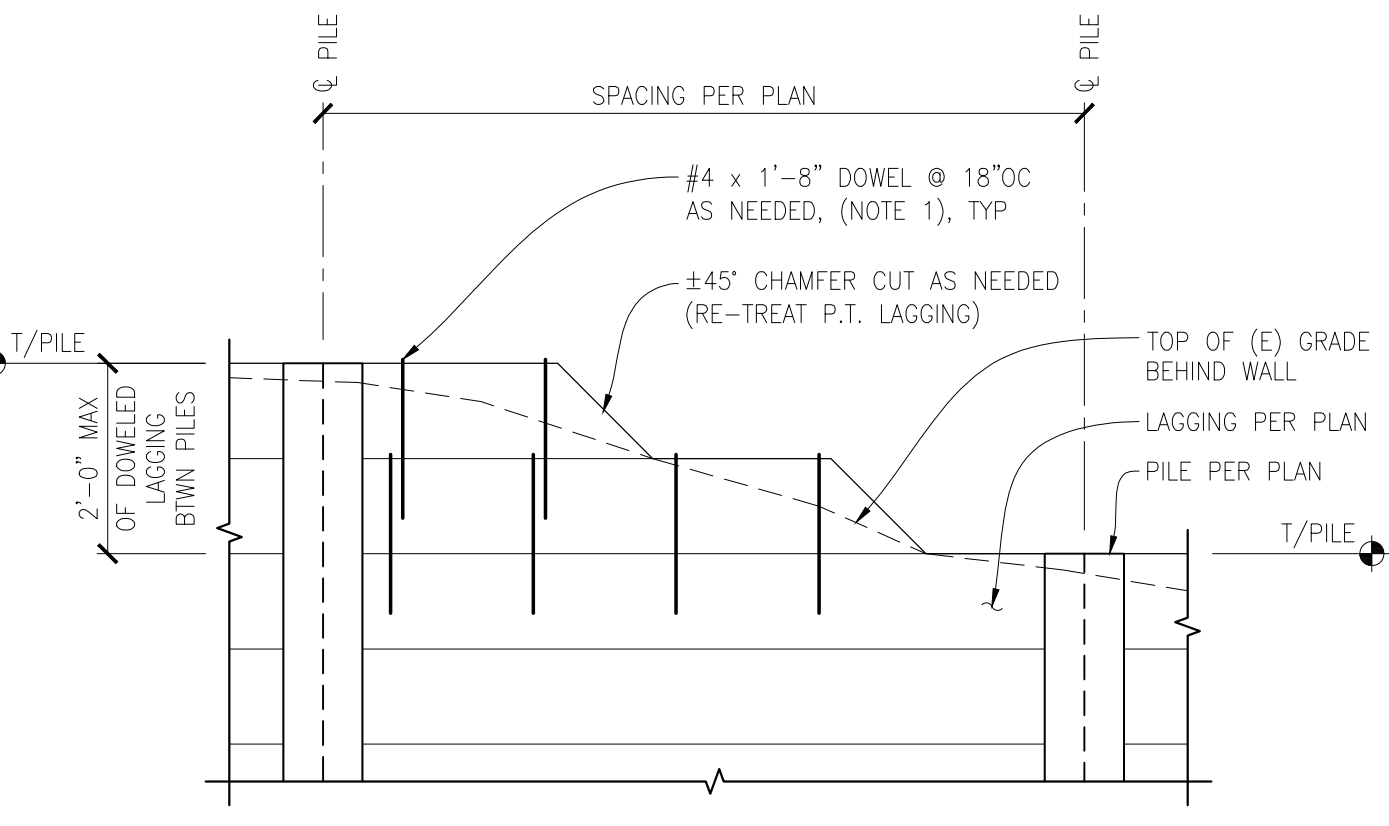
Sawn Lumber: Conform to grading rules of WWPA, WCLB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

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 piers, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark.

**ANCHORS**

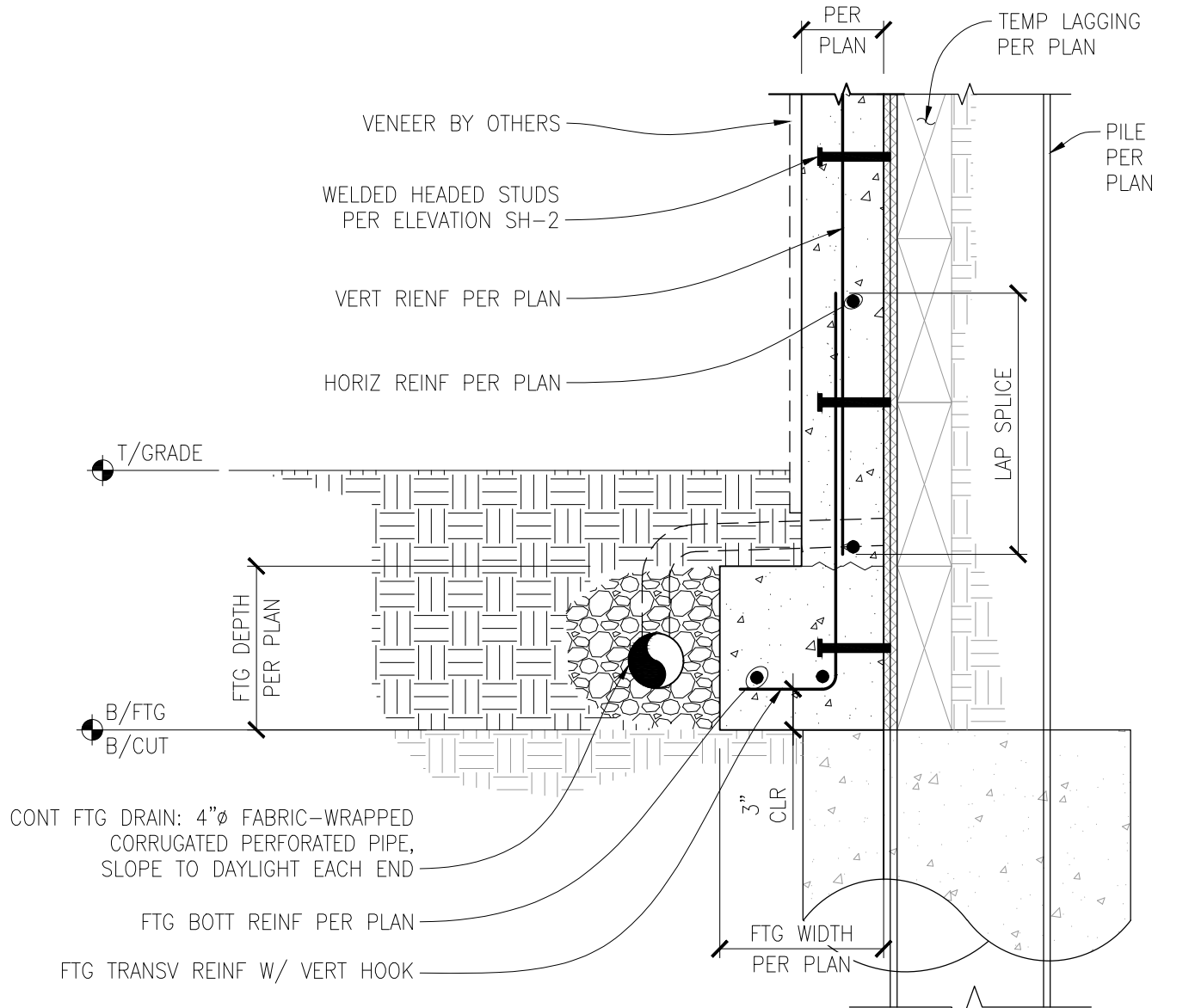
**WELDED HEADED STUDS (WHS) and DEFORMED BAR ANCHORS (DBA):** All headed shear studs shall conform to ASTM A108 and shall be 3/4-inch diameter headed studs, unless noted otherwise. Stud lengths after weld shall be as shown on the drawings. Deformed bar anchors (DBA) shall conform to ASTM A496 and shall 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 1/4" DIA. DOWEL HOLE AT CENTER LINE OF LAGGING WIDTH. HAMMER DOWEL INTO HOLE, TOP FLUSH WITH LAGGING.

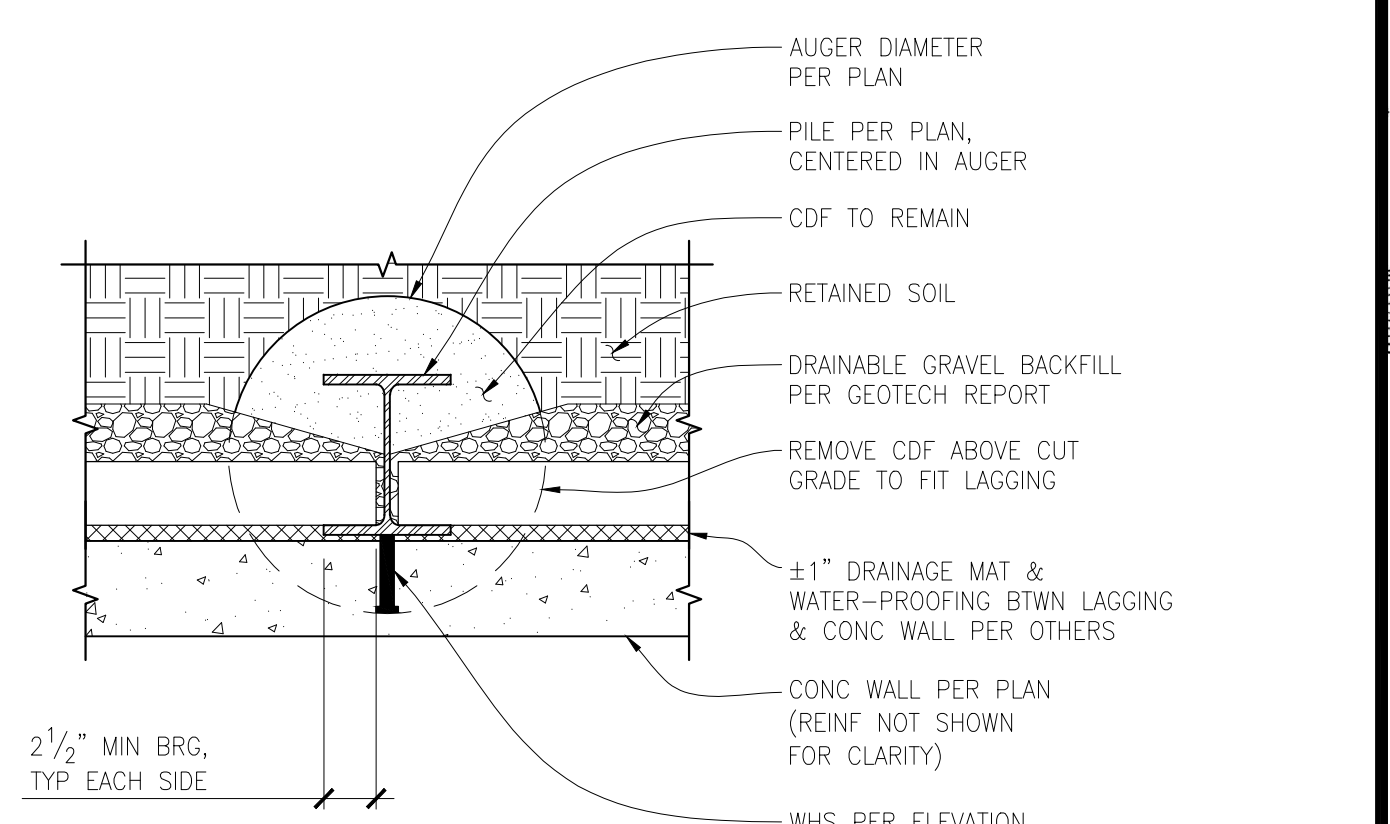
**LAGGING TRANSITION AT WALL STEP**

SCALE: N.T.S.



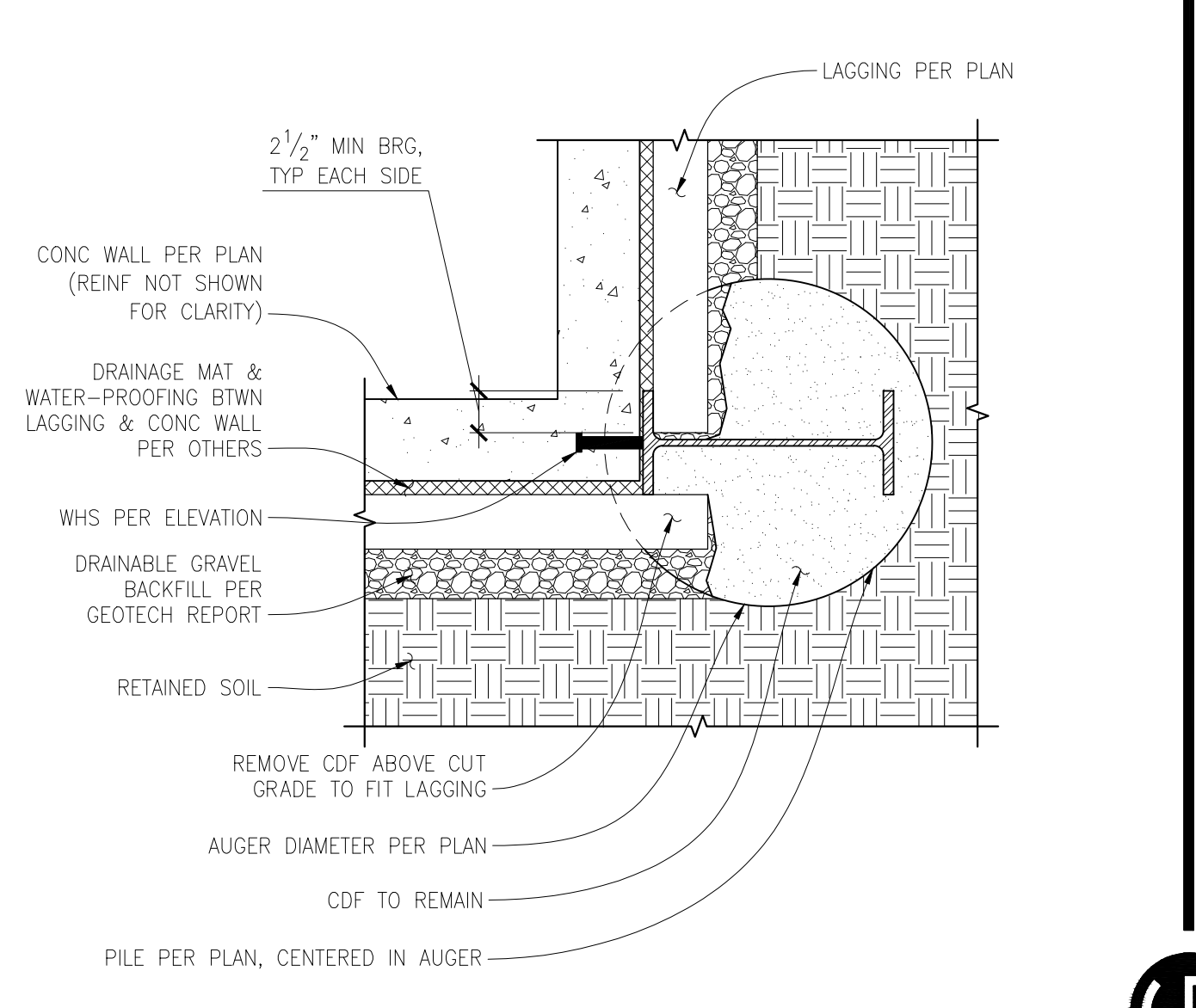
**FOUNDATION & RETAINING WALL AT PILE**

SCALE: N.T.S.



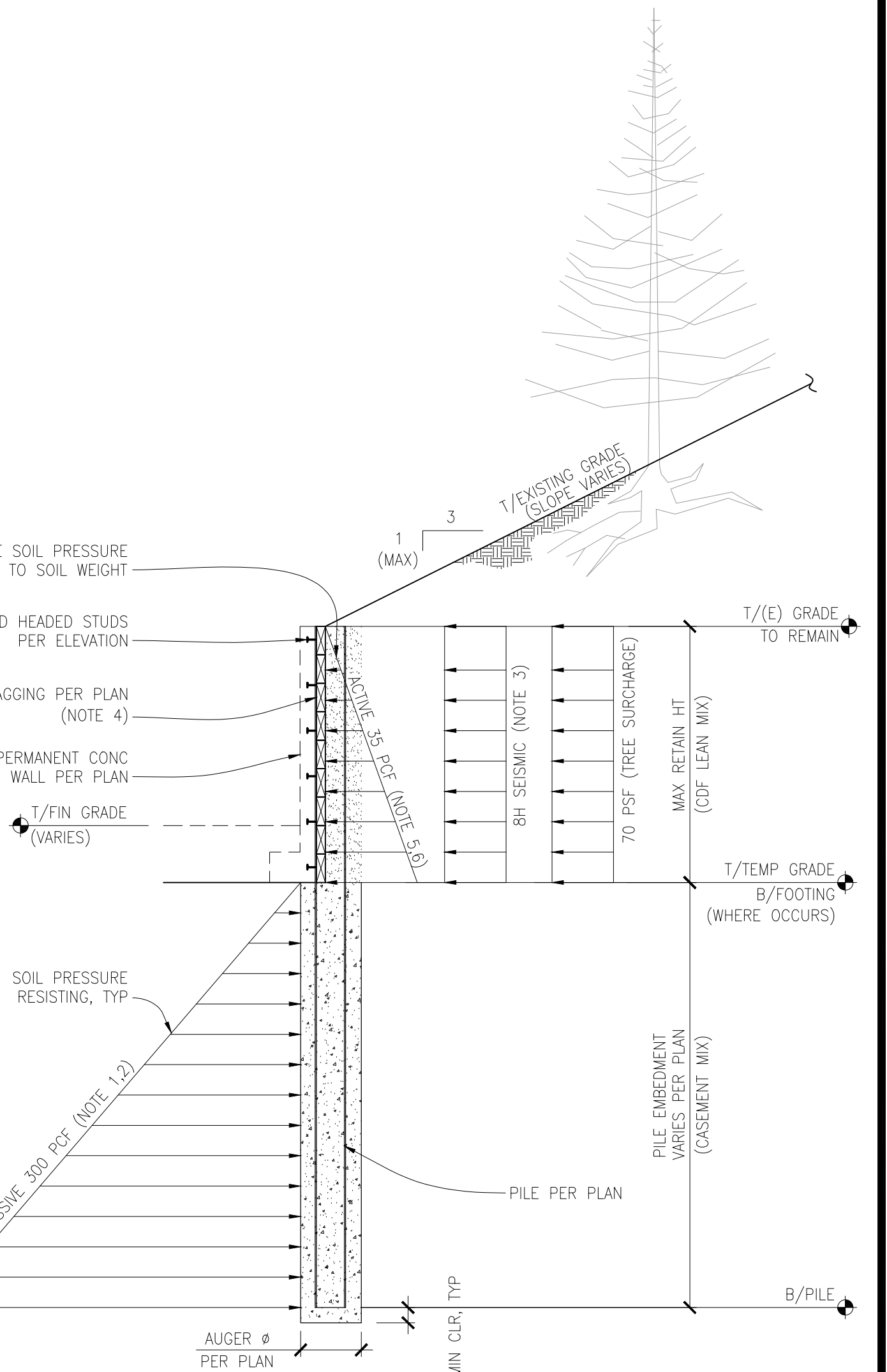
**TYPICAL SOLDIER PILE - PLAN VIEW**

SCALE: N.T.S.

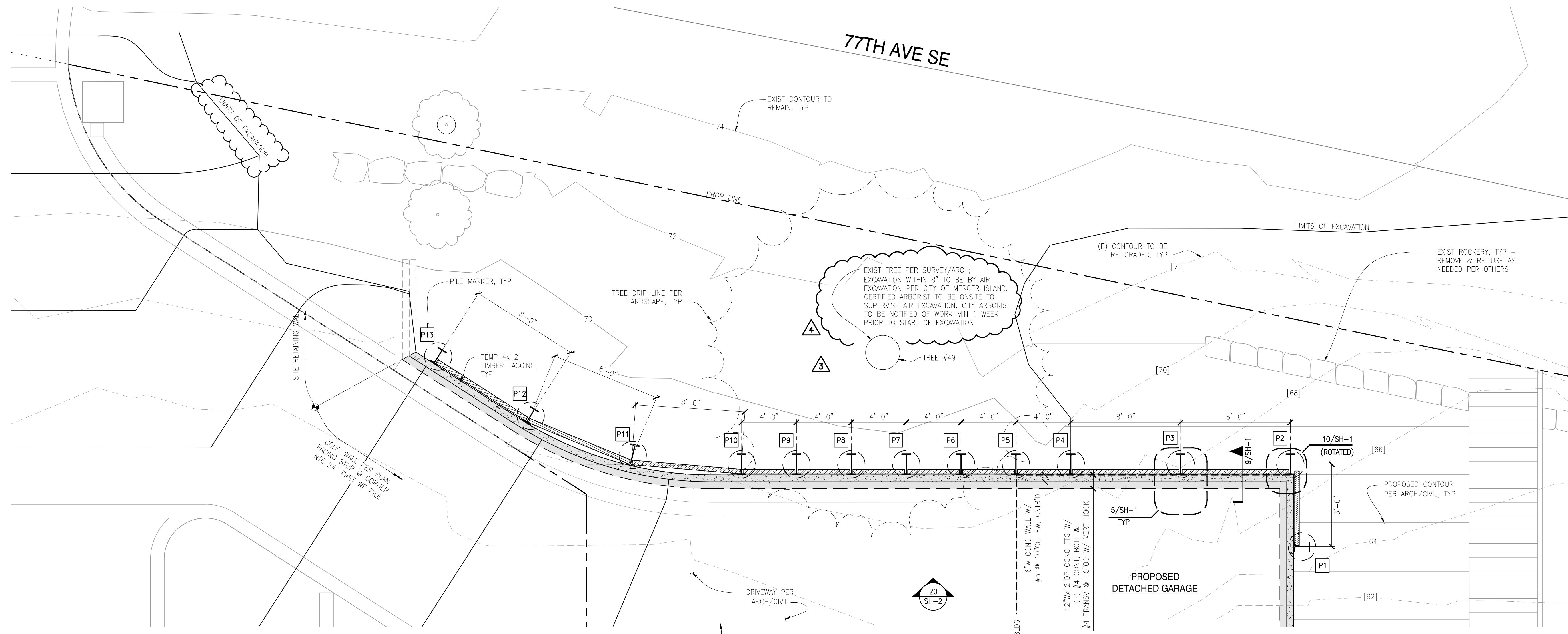


**SKewed OUTSIDE CORNER - PLAN VIEW**

SCALE: N.T.S.



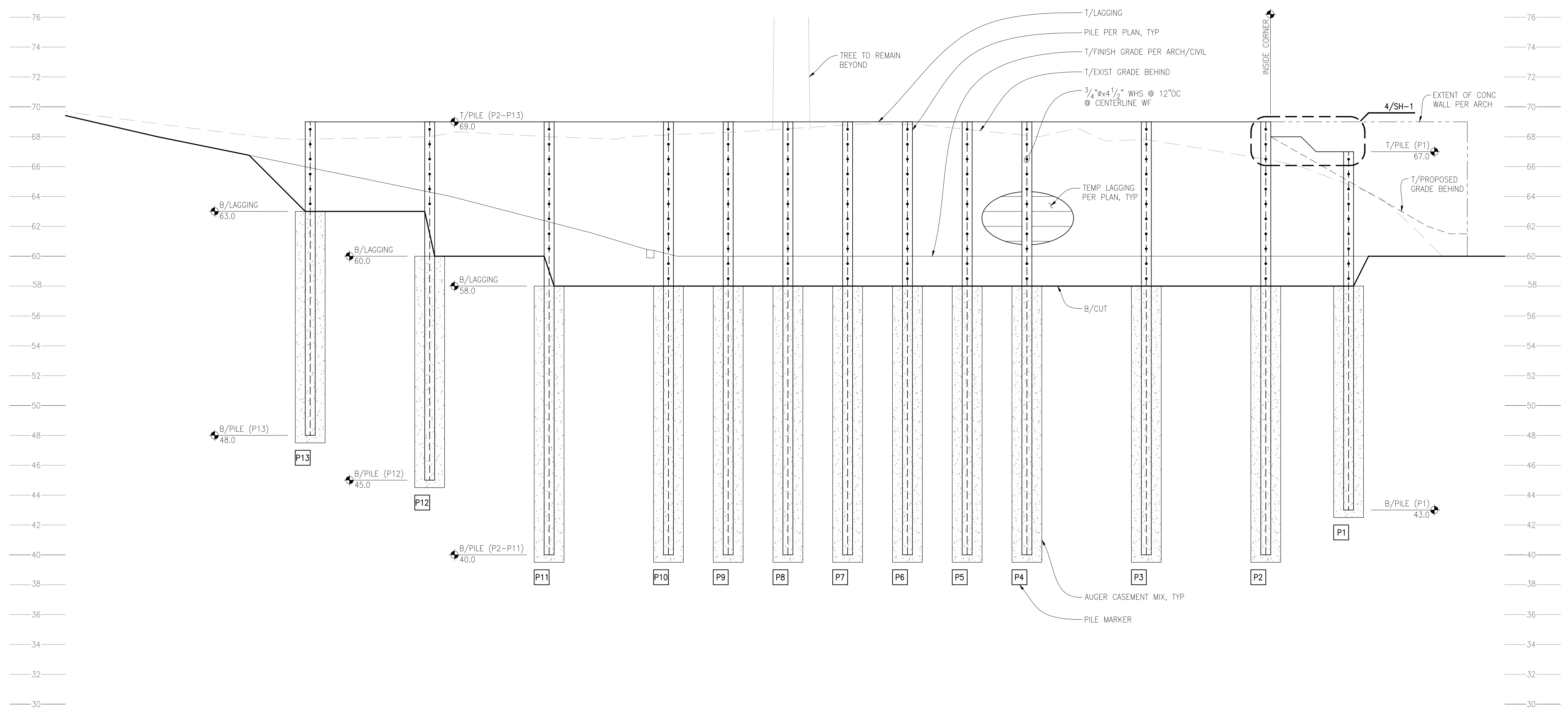




- PLAN NOTES:**
1. REFERENCE SH-1 FOR GENERAL NOTES & PRESSURE DIAGRAM.
  2. PILE SIZES:
    - \* W18x65 AT P2-P11; MAXIMUM 11'-0" RETAINING HEIGHT, MINIMUM 18'-0" EMBEDMENT.
    - \* W14x43 AT P1, P12, P13; MAXIMUM 9'-0" RETAINING HEIGHT, MINIMUM 15'-0" EMBEDMENT.
  3. AUGER DIAMETER TO BE 2'-0", TYP,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

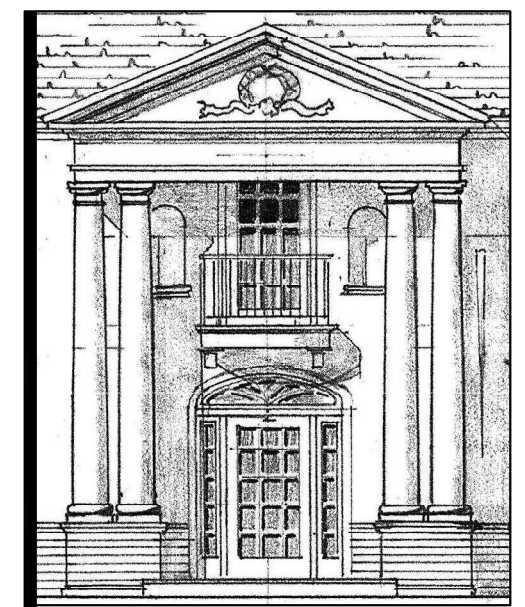
**SHORING PLAN**

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

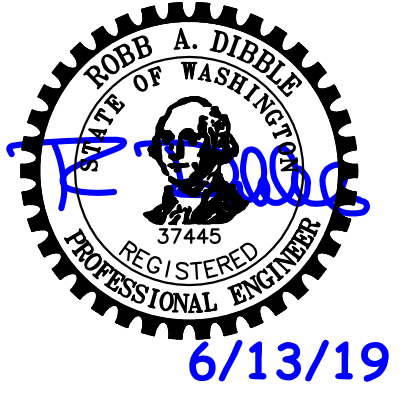


**TEMPORARY SHORING WALL ELEVATION**

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



**DEI**  
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**Gelotte Hommas**  
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 www.gelotthommas.com

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

NO.	DATE	REVISION
1.	02/27/19	BLDG. DEPT. RESP.
2.	05/24/19	BLDG. DEPT. RESP.
3.	06/13/19	BLDG. DEPT. RESP.

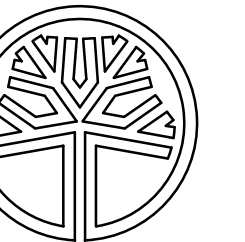
PERMIT DATE: 09/06/2018  
 JOB NUMBER: 17-291.300  
 DRAWN BY: MRL  
 DESIGNED BY: JKL

SHORING PLAN  
 & ELEVATION

**SH-2**

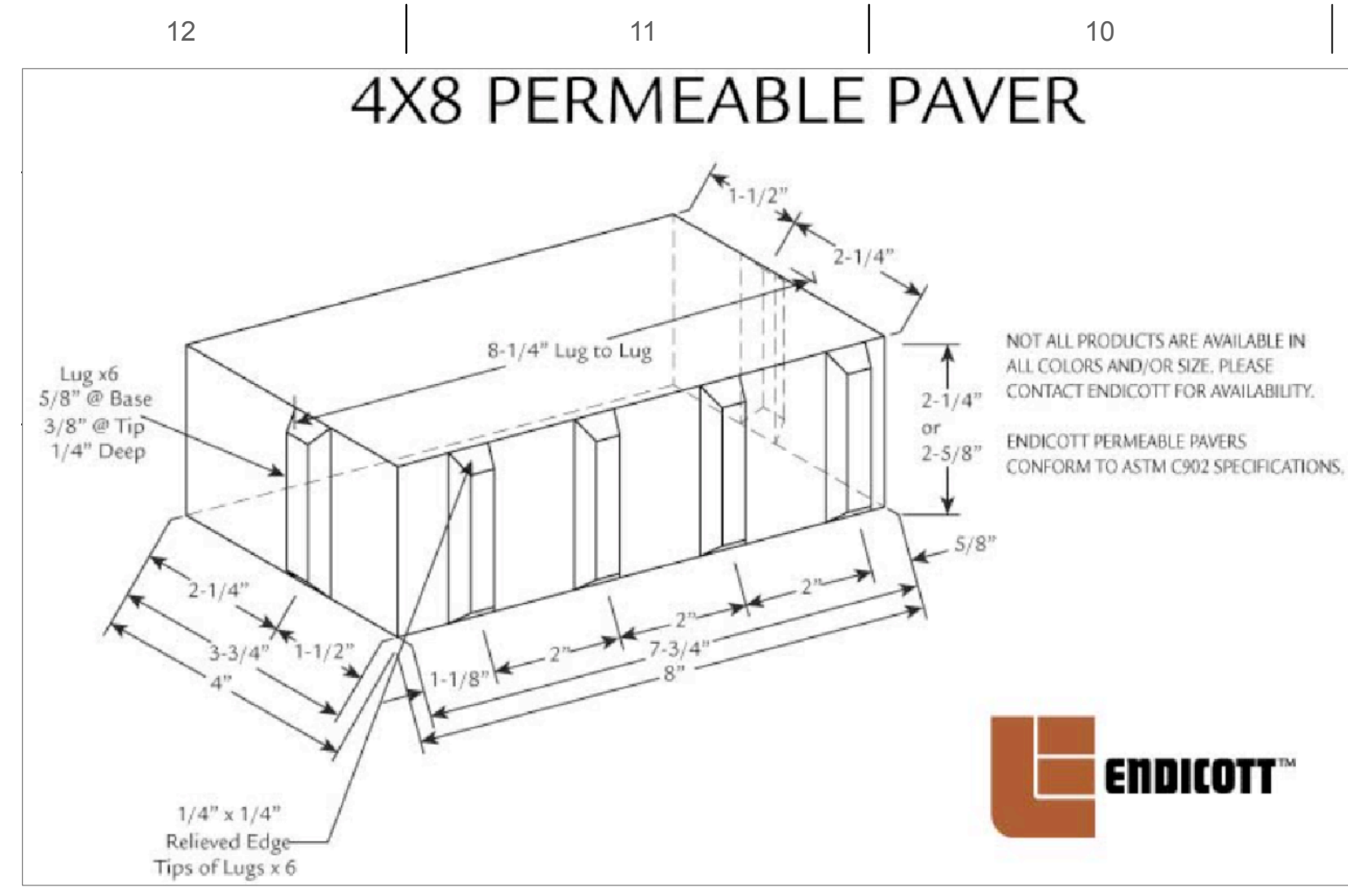
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DANIEL M. DI ZAZZO CERTIFICATE NO. 1005



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

**A PERMEABLE BRICK PAVER**  
SCALE: NOT TO SCALE

### GRADING & DRAINAGE NOTES

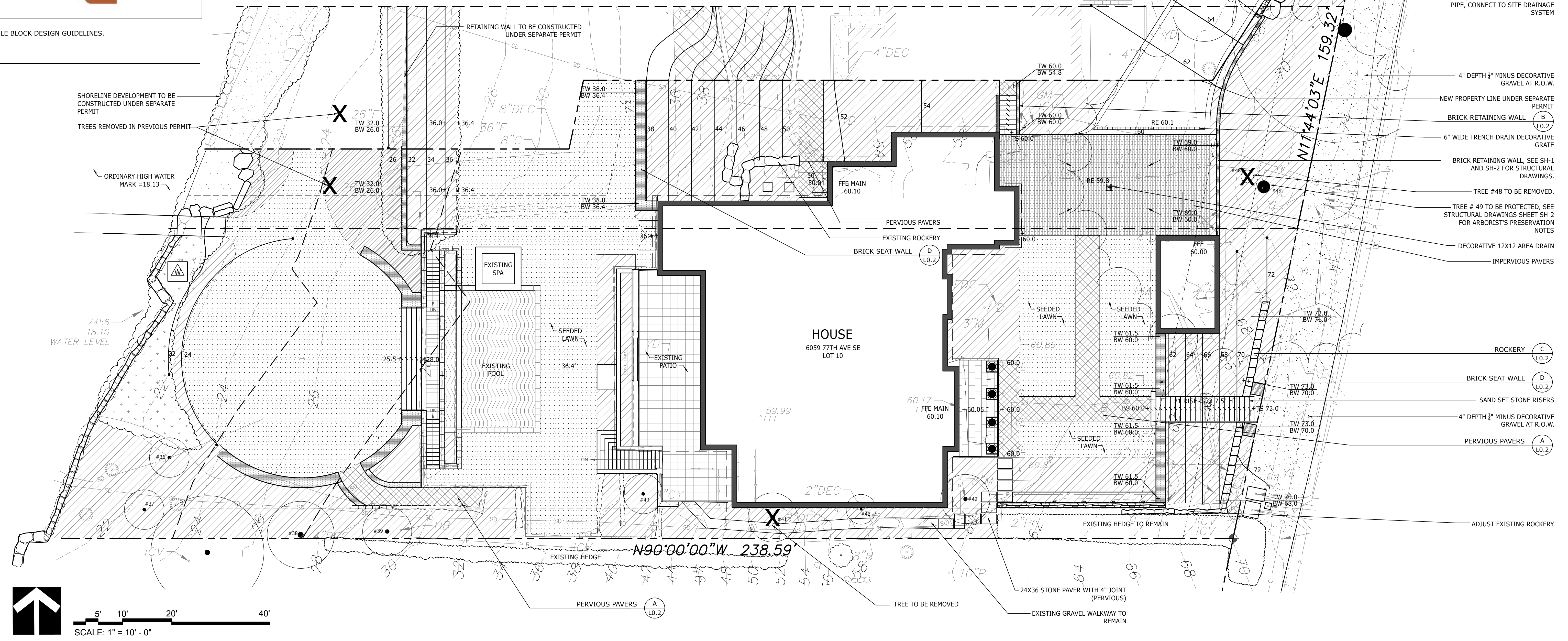
- ESTABLISH THE FOLLOWING SUBGRADES:  
PLANTING AREAS: +12" TO ALLOW FOR 10" TOPSOIL & 2" MULCH
- SLOPE ALL PAVED SURFACES TO DRAIN @ MIN. 1%, MAX 2%
- VERIFY ALL FINISH GRADES IN FIELD WITH LANDSCAPE ARCHITECT

### GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR: 956
- EXISTING CONTOUR: 956
- PERFORATED PIPE - 4" SCHEDULE 40 PVC
- SOLID DRAINPIPE - 6" PVC
- AREA DRAIN - 12" X 12" NDS CATCH BASIN W/ CAST IRON GRATE
- 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
- SEEDED LAWN
- PLANTING AREA
- SHORELINE PLANTING (SEPARATE PERMIT)
- PERVIOUS PAVERS
- IMPERVIOUS STONE PAVERS
- 36X24 BLUESTONE PAVERS (PERVIOUS)
- IMPERVIOUS PAVERS



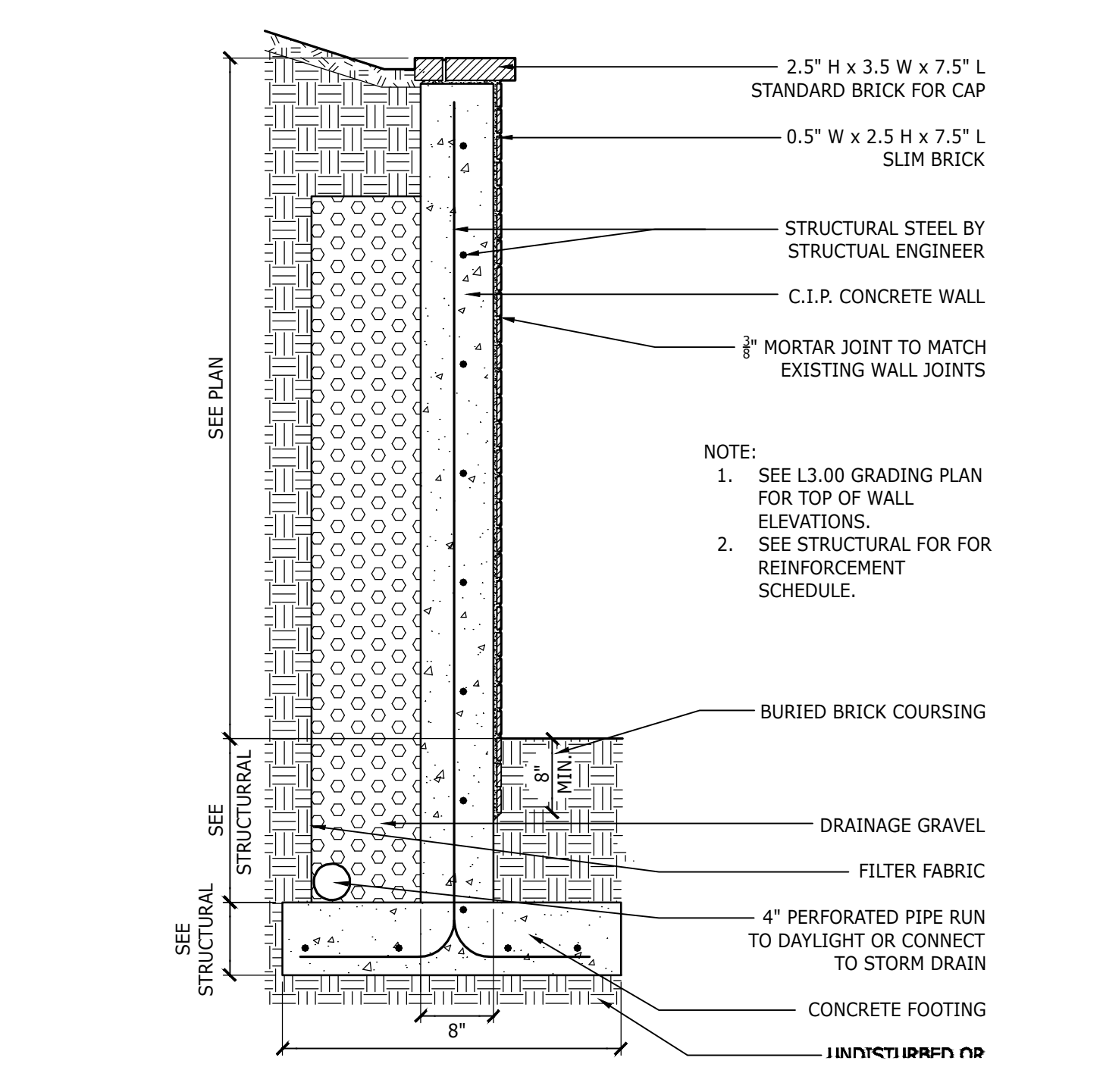
PROJECT TITLE  
**PEYREE RESIDENCE**  
6059 77TH AVE SE  
Mercer Island, WA 98040

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

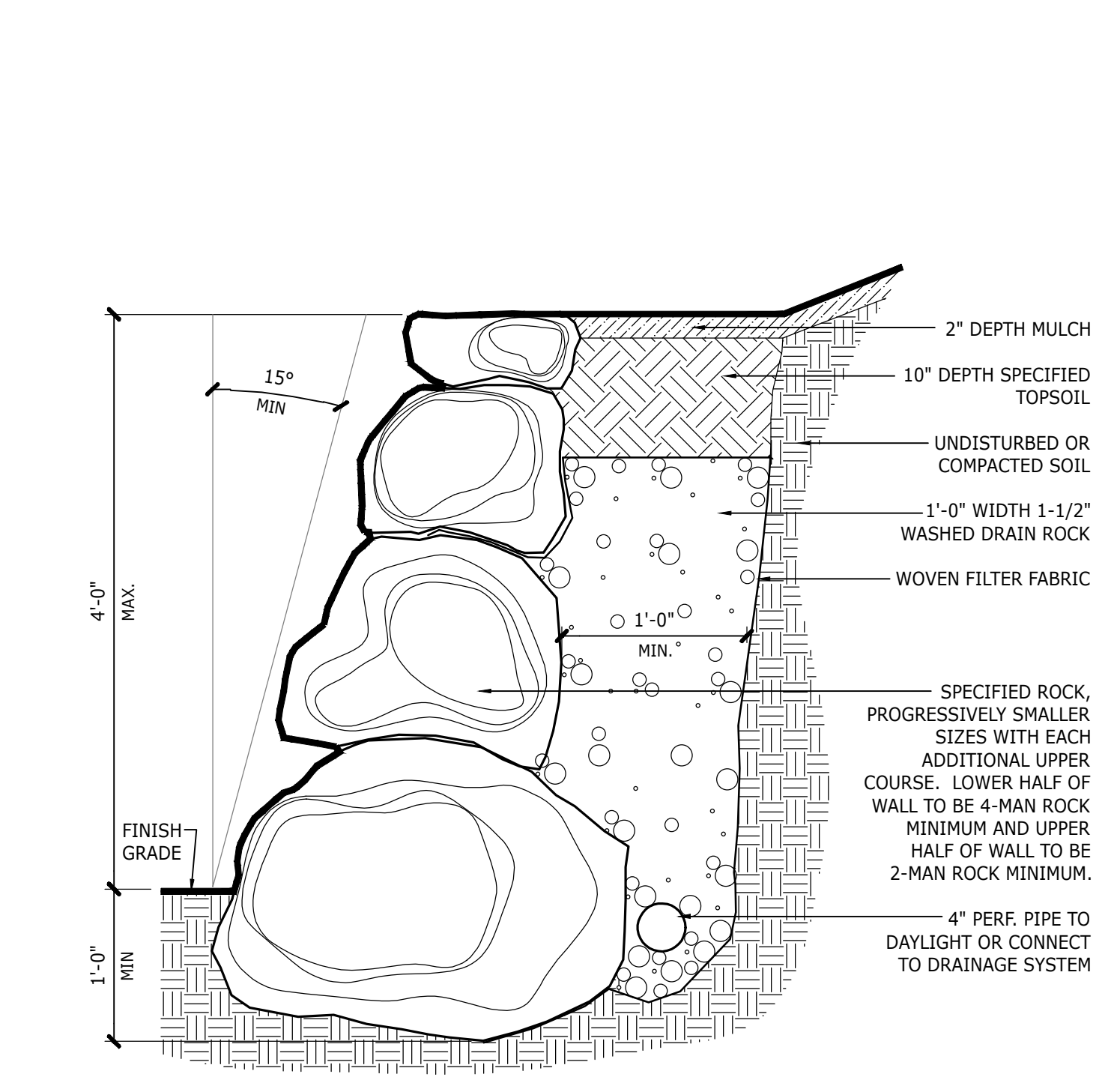
NO.	DATE	DESCRIPTION
1	07.20.17	PERMIT
2	09.25.18	PERMIT REVISION
3	02.12.19	PERMIT REVISION
4	05.03.19	PERMIT REVISION
5	06.12.19	PERMIT REVISION

SHEET NUMBER

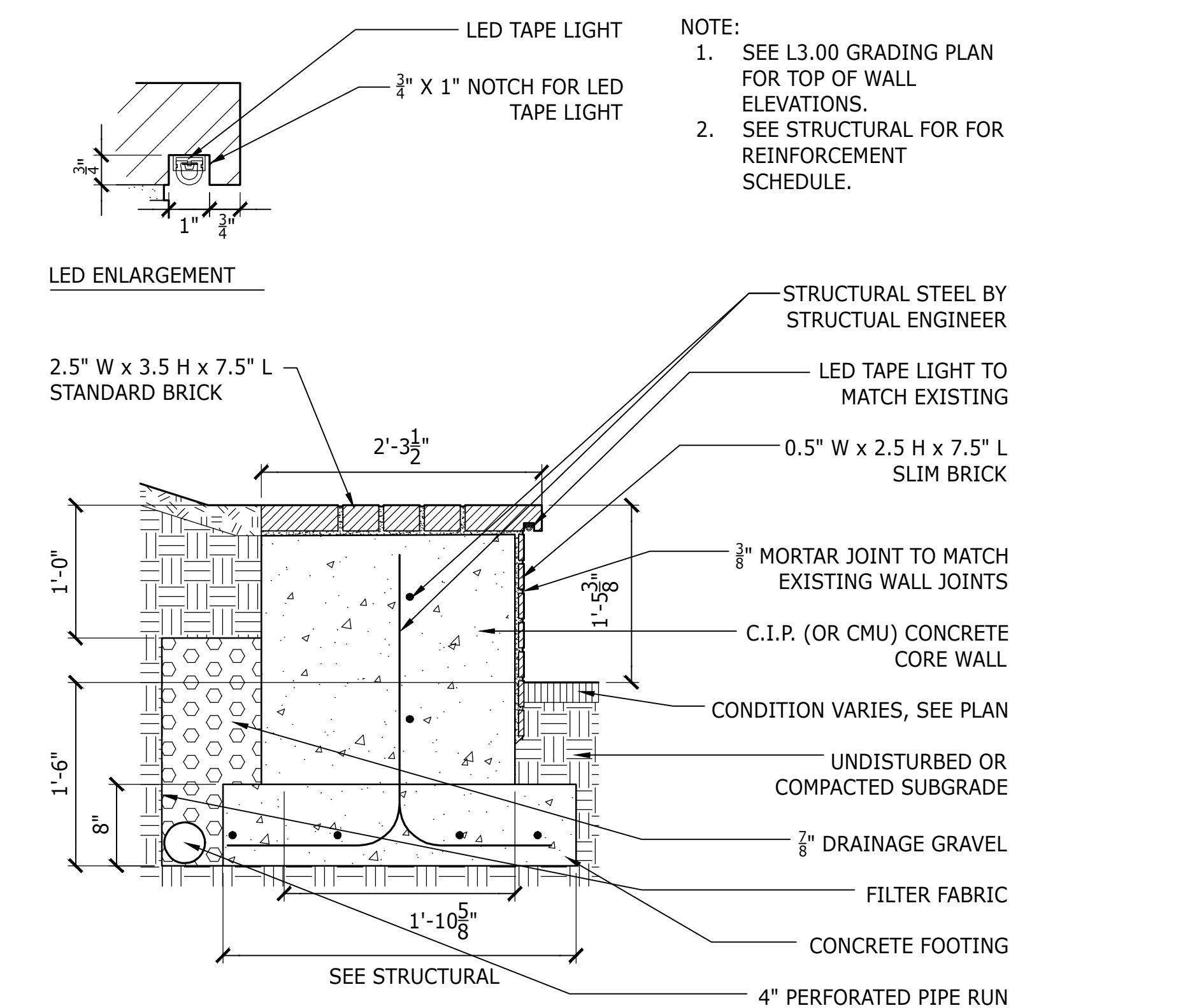
**L0.2**



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

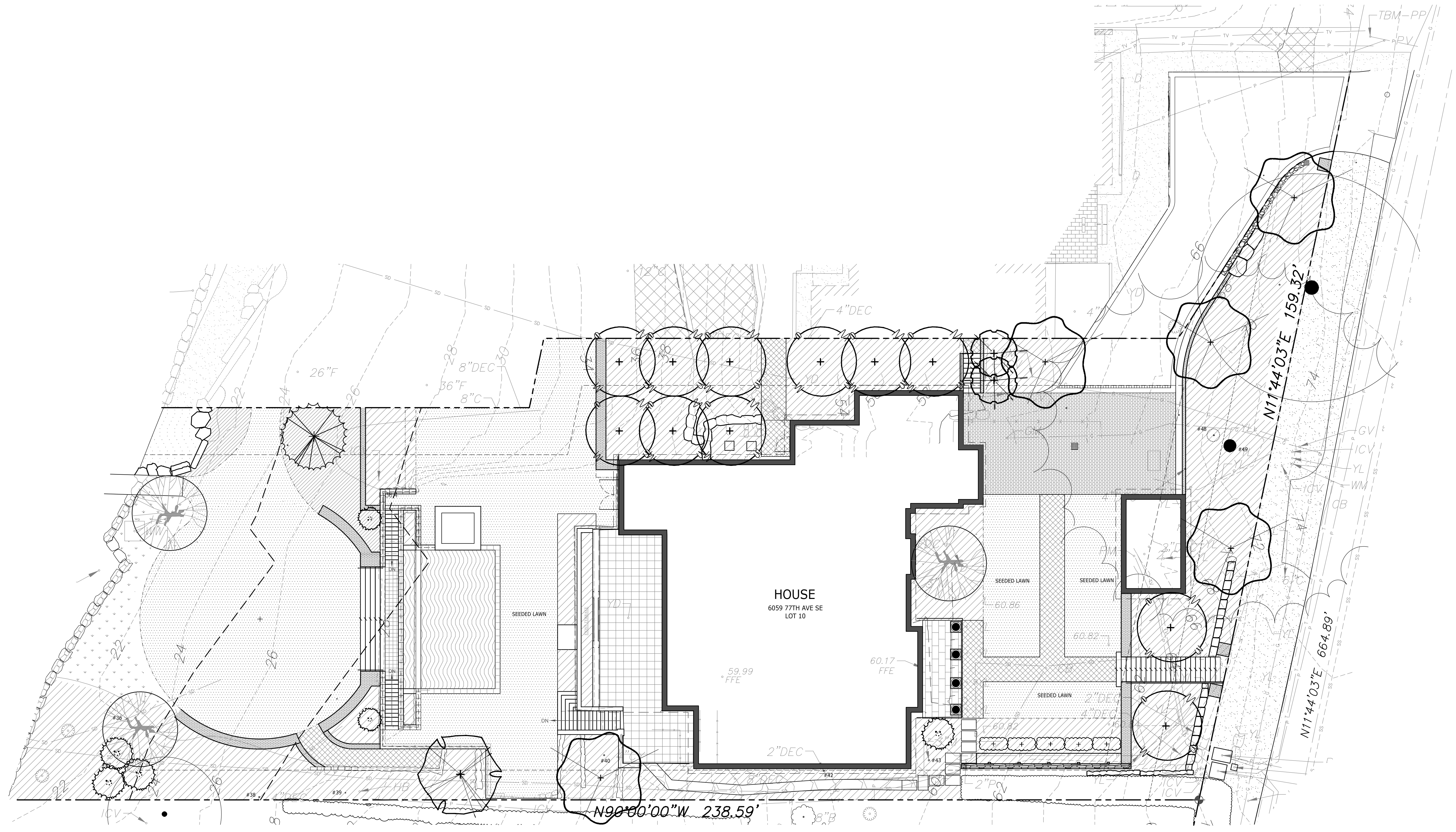


**C ROCKERY**  
SCALE: 1"=1'-0"



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





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
4	05.03.19	PERMIT REVISION
5	06.12.19	PERMIT REVISION

SHEET NUMBER

**EXISTING TREES (>6") TO BE REMOVED & REPLACED**

TREE #	SPECIES	DBH (INCHES)	REMOVE?	COMMENTS	REPLACEMENT TREE TOTALS (2:1 RATIO)
27	D FIR	29	Y		4 (PER JOHN KENNEY)
29	LEYLAND CYP.	8	Y	HEDGE	N/A
31	WHITE BEAM	8	Y		2
32	LEYLAND CYP.	8	Y	HEDGE	N/A
33	LEYLAND CYP.	8	Y	HEDGE	N/A
34	LEYLAND CYP.	10	Y	HEDGE	N/A
38	MAGNOLIA	6	Y		2
41	ASPEN	9	Y		2
46	RED MAPLE	10	Y		2

TREE #	SPECIES	DBH (INCHES)	REMOVE?	COMMENTS	REPLACEMENT TREE TOTALS (2:1 RATIO)
47	WHITE ASH	6	Y		2
48	D. FIR	36	Y		2
52	ITALIAN CYPRESS	14	Y		2
53	PYR. CEDAR	12	Y		2
54	DOGWOOD	8	Y		2
55	RED MAPLE	16	Y		2
56	ASPEN	8	Y		2

NOTE: ALL TREE DATA FROM ARBORIST REPORT BY ARBOR INFO LLC, TOM HANSON, DATED JUNE 15, 2017

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	REPLACEMENT TREE VALUE
	ACER PALMATUM JAPANESE MAPLE	7-8' HT.	3	3
	BETULA UTILIS 'JACQUEMONTII' JACQUEMONT BIRCH	2-1/2" CAL.	4	4
	CARPINUS BETULUS PLEACHED HORNBEEAM	2" CAL.	5	5
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEEAM	2" CAL.	11	11
	CHAMAECYPARIS OBTUSA 'GRACILIS' SLENDER HIBOKI FALSE CYPRESS	8'-9"	4	4
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM EVERGREEN MAGNOLIA	2" CAL.	2	2
	PICEA ORIENTALIS 'SKAGIT' SKAGIT ORIENTAL SPRUCE	24' HT.	1	1

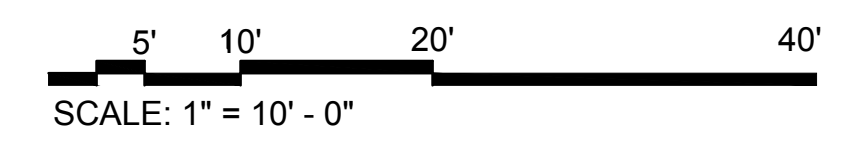
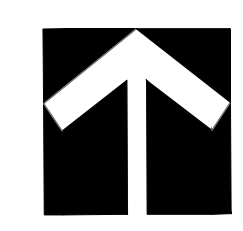
REPLACEMENT TREES PROVIDED: 30

**PLANT SCHEDULE OTHER**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	SHRUB, GROUNDCOVER, AND PERENNIAL PLANTING AREA	N/A	-
	SHORELINE NATIVE PLANTING - SEPARATE PERMIT.	N/A	-
	SEEDED LAWN	N/A	-

**PLANT NOTES**

- FINISH GRADES SHALL BE 1" BELOW TOP OF ADJACENT PAVED SURFACE. PLANTING AREAS SHALL BE CROWNED 1/2" PER FOOT, UNLESS OTHERWISE NOTED.
- ALL SHRUB AREAS TO RECEIVE 1" DEPTH OF APPROVED TOPSOIL.
- ALL SHRUB AREAS TO RECEIVE THE FOLLOWING SOIL PREPARATION: SCARIFY OR ROTO-TILL EXISTING SUBGRADES TO A MINIMUM DEPTH OF 12". REMOVE ALL LARGE STONES AND OTHER MISC. DEBRIS. PLACE ONE-HALF DEPTH SPECIFIED TOPSOIL AND INCORPORATE INTO PREPARED SUBGRADE. PLACE REMAINING TOPSOIL TO FINISH GRADE. TOPSOIL DEPTHS TO BE MEASURED AFTER COMPACTING.
- ALL ARTIFICIAL TURF AREA TO RECEIVE 5" DEPTH OF APPROVED DRAINAGE GRAVEL OVER THE SUBGRADE EXCAVATED 6" DEPTH AND SLOPED TO DRAIN.
- ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH CEDAR GROVE LANDSCAPE MULCH OR APPROVED EQUAL.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL.
- ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.
- PROVIDE SLOW-RELEASE FERTILIZER (OSMOCOTE OR APPROVED EQUIV.) AT ALL PLANTINGS. PROVIDE FERTILIZER PLANT TABLETS AT ALL TREE PLANTINGS (TWO PER TREE). VERIFY WITH LANDSCAPE ARCHITECT.



L0.3



**RECOMMENDATIONS - Tree Protection Measures**

- Excavation Process:
  - 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.
  - The process must include using an air spade to expose roots at the edge of the excavation.
  - 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.
  - As the roots are pruned a hoe can pull the soil away on the down-slope side of the trench.
  - This process is to continue until the arborist is convinced that no more roots are to be encountered.
- Irrigation:
  - 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.
  - The temporary system will need to be inspected by the Project Arborist to verify functionality.
  - 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.)
  - Once the water reaches this depth turn off the water.
  - Repeat once every four weeks.
  - If temperatures rise above 80° F, water once every three weeks.
- Mulch:
  - 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.
- Soil/Root Treatments:
  - 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.
  - This must be done by a trained professional.
  - I recommend Nick Penovich owner of Soil Science Products.
  - 360-876-3734
  - nisk@soilscience.net
  - www.soilscience.net
- Tree Based Fertilizer:
  - Trees have different chemical needs than does grass. Lawn fertilizers can actually harm trees.
  - Tree based fertilizers are specifically formulated to meet these needs.
- Compost Tea:
  - Compost teas are very good at providing Humic acids and beneficial microbes. Humic acids increase a tree's ability to handle stress.
  - Beneficial Microbes:
    - Beneficial microbes come in two naturally occurring forms, bacteria and fungi.
    - Beneficial bacteria increase the microbial activity of the soil. They convert organic matter and fertilizer into forms more readily absorbed by the tree roots.
    - 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.
  - A program that injects the soil multiple times per year will be needed in 2019, 2020, and 2021.
- Removal of the Garage and Driveways:
  - When and if the driveways and garage are removed extra care will need to be taken with the demolition.
  - Absolutely no material can be stored on the soil of the critical root zone.
  - All work to remove the garage must be done from the existing driveway and road surface.
  - Trucks must be parked to receive the debris so that the truck wheels or the hoe does not drive on the critical root zone.
  - 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.

# PEYREE RESIDENCE

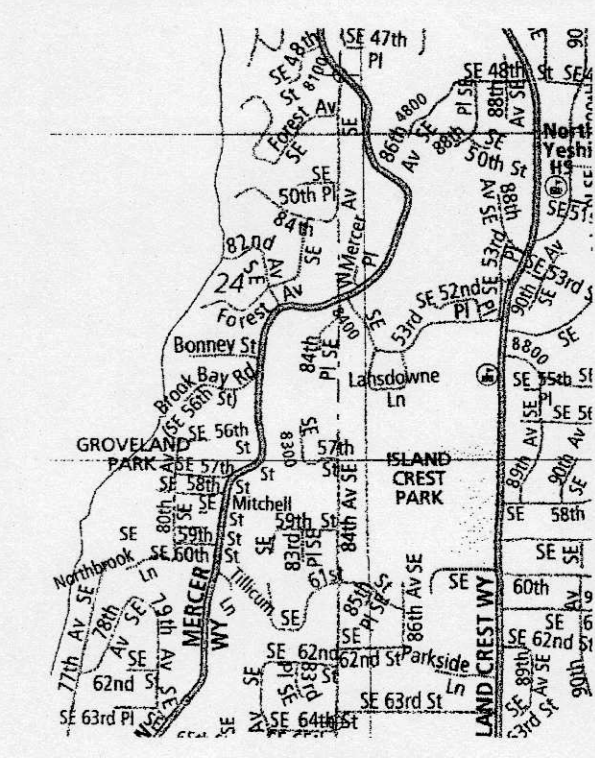
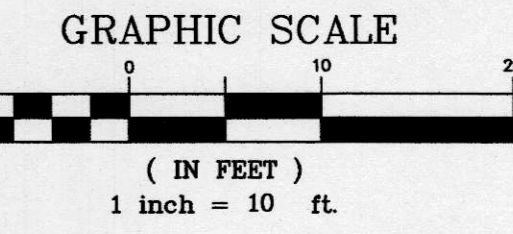
## SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

### 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



**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:
- 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.
  - Mulch planting beds with 2 inches of organic material.
  - Use compost and other materials that meet these organic content requirements:
    - The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP 17.30), 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.
    - 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**

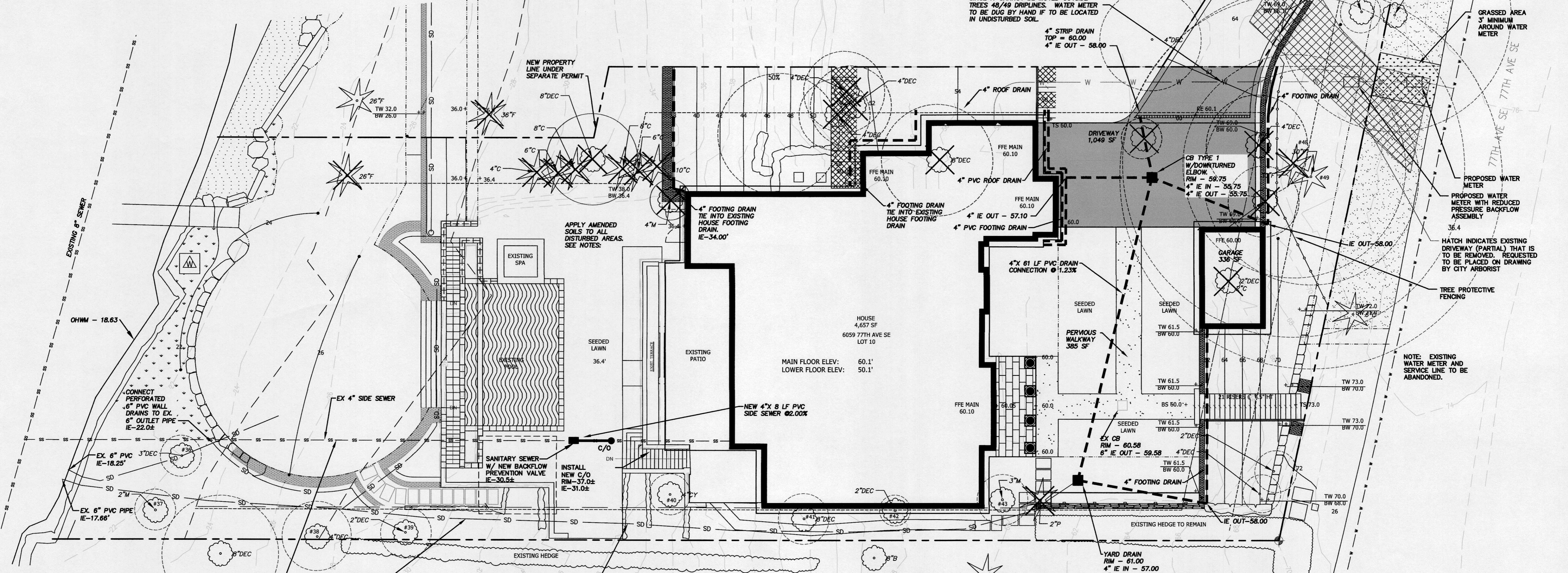
LOT AREA: 18,650 S.F.  
EX HOUSE BLDG ROOF AREA: 3,700 S.F.  
NEW GARAGE: 1,289 S.F.  
NEW DRIVEWAY: 1,049 S.F.  
EX WALKWAY AREA: 1,760 S.F.  
TOTAL AREA: 7,798 S.F.  
PERCENT LOT COVERAGE 7,798/18,650 = 41.81%

**SHEET INDEX**

- 1 DRAINAGE AND GRADING PLAN
- 2 TESC PLAN

**NOTE:**  
SEE LANDSCAPE SHEET LO.3 SCHEMATIC PLANTING PLAN FOR TREE REMOVAL AND TREE REPLACEMENT SCHEDULES.

WATER SERVICE TO BE TUNNELED/BORED SINCE IT CANNOT BE MOVED OUTSIDE TREES 48/49 DRIP LINES. WATER METER TO BE DUG BY HAND IF TO BE LOCATED IN UNDISTURBED SOIL.

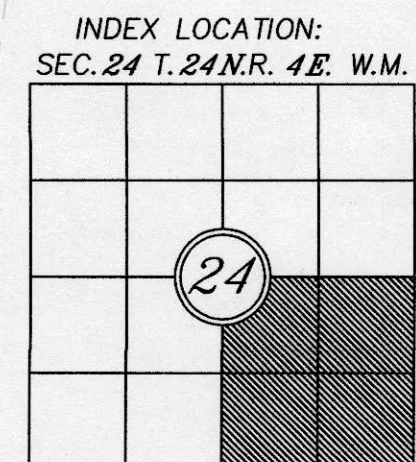
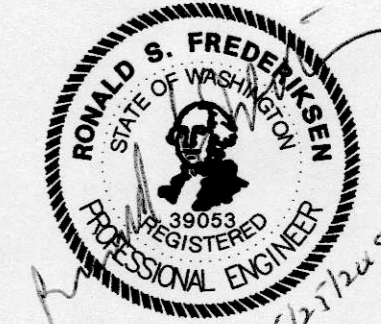


THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER LAKE LINE IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.

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 REPLACEMENT 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



**REVISIONS**

NO.	DATE	BY	REVISIONS
1	10/17/18	RSF	EX PLAN COMMENTS
2	1/22/19	RSF	REV PER CLIENT REV.
3	5/24/19	RSF	REV PER CLIENT REV.

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

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

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS  
SUITE 100-027  
1520 OLIVE WALKWAY  
ISSAQUAH, WA 98287  
PH: (425) 932-5551 FAX: (425) 932-4076

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

SHEET 1 OF 2



# PEYREE RESIDENCE

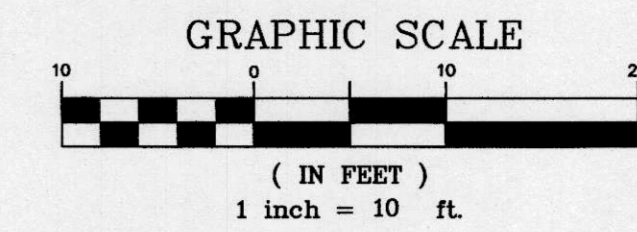
## SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

### CITY OF MERCER ISLAND, WASHINGTON

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

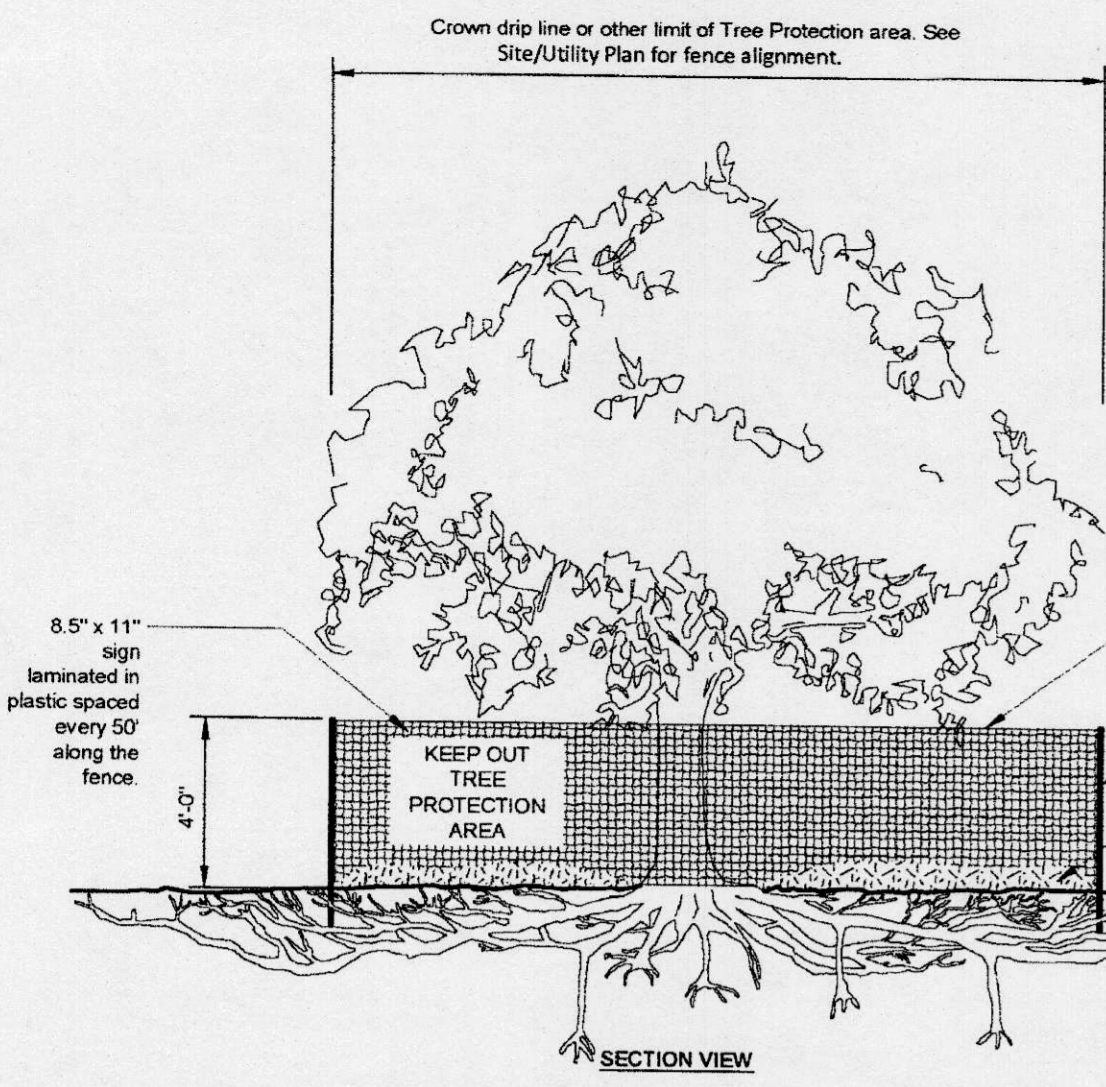
**SITE ADDRESS:**  
6059 77TH AVENUE SE  
MERCER ISLAND, WA 98040

**PARCEL NO:**  
409710-0055



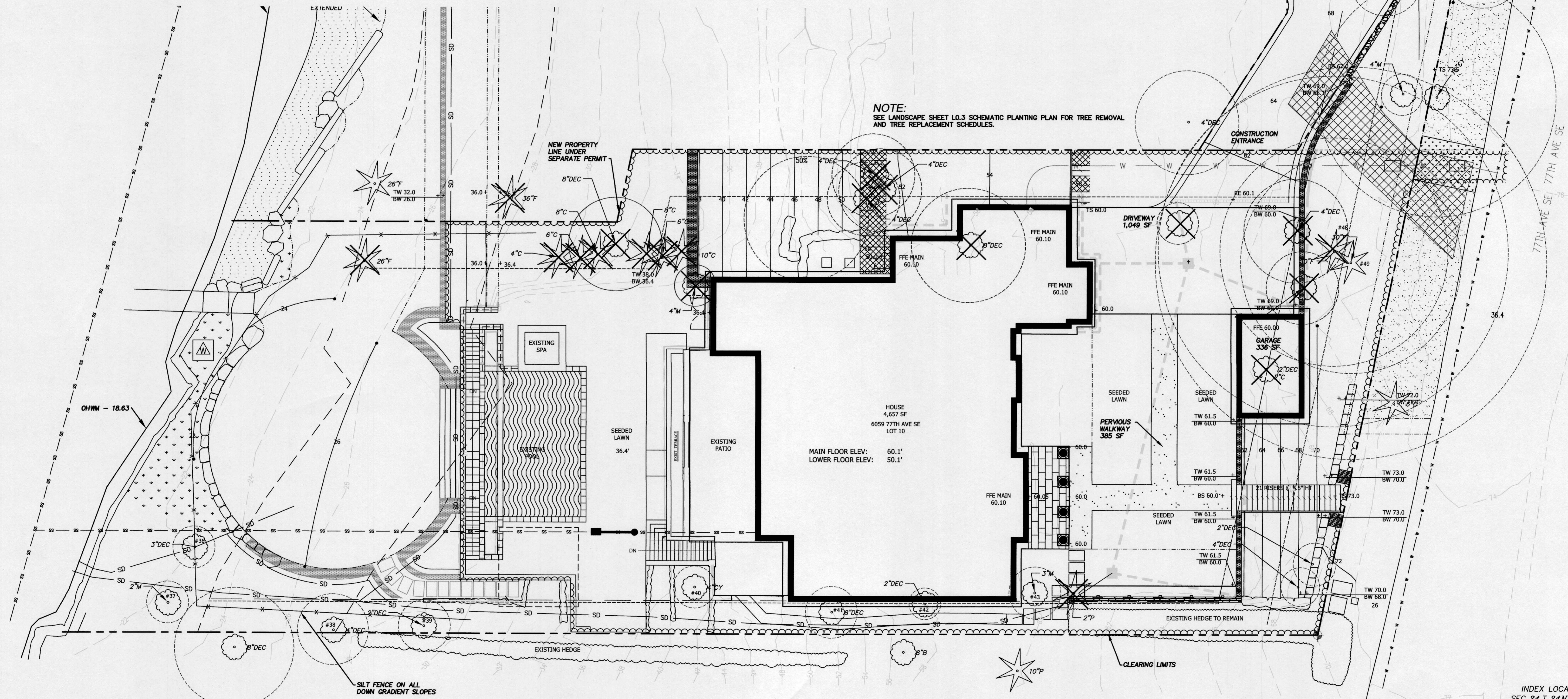
- LEGEND**
- SECTION CORNER
  - QUARTER CORNER
  - FOUND MONUMENT
  - SET REBAR W/CAP
  - SET NAIL W/FLASHER
  - FOUND MONUMENT
  - DEED MEASUREMENT (125.21')
  - 2X2 WOOD HUB
  - WATER VALVE
  - FIRE HYDRANT
  - TELEPHONE PEDASTAL
  - EXISTING CATCH BASIN
  - PROPOSED CATCH BASIN
  - TREE
  - TRAFFIC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

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



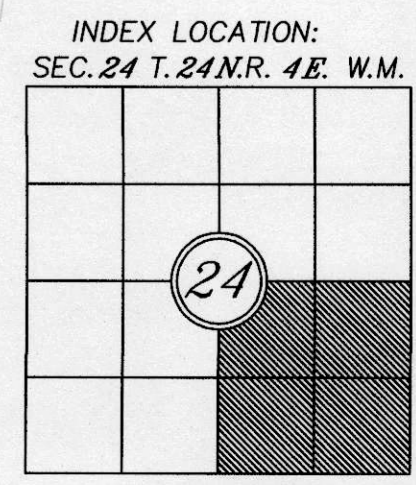
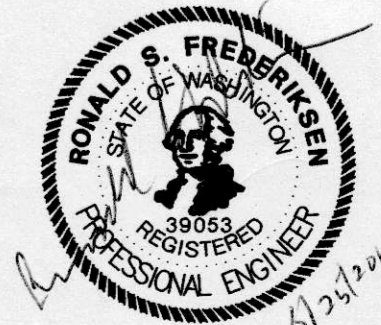
TREE PROTECTION DETAIL

**NOTE:**  
SEE LANDSCAPE SHEET L0.3 SCHEMATIC PLANTING PLAN FOR TREE REMOVAL AND TREE REPLACEMENT SCHEDULES.



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

Call Before You Dig 811



REVISIONS	BY	DATE
1. REV. PER CITY COMMENTS	RSF	10/27/18
2. REV. PER CLIENT REV.	RSF	1/22/19
3. REV. PER CLIENT REV.	RSF	6/24/19

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

**TESC PLAN**

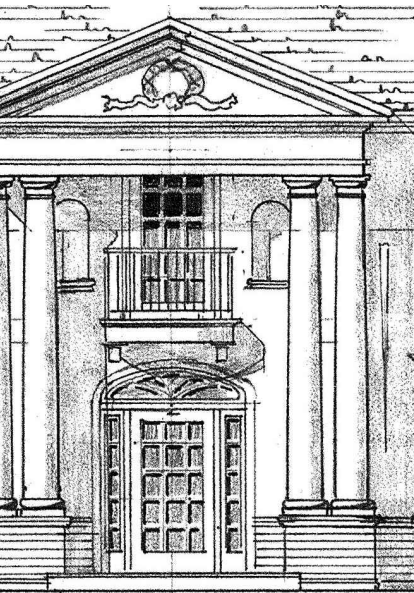
**SCOTT PEYREE**  
SE 1/4 OF SEC. 24, T. 24N., R. 4E., W.M.  
6059 77TH AVENUE SE  
MERCER ISLAND, WA 98040

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS  
ISSAQUAH, WASHINGTON 98027  
PH: (425) 392-5351 FAX: (425) 392-4676

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

SHEET 2 OF 2



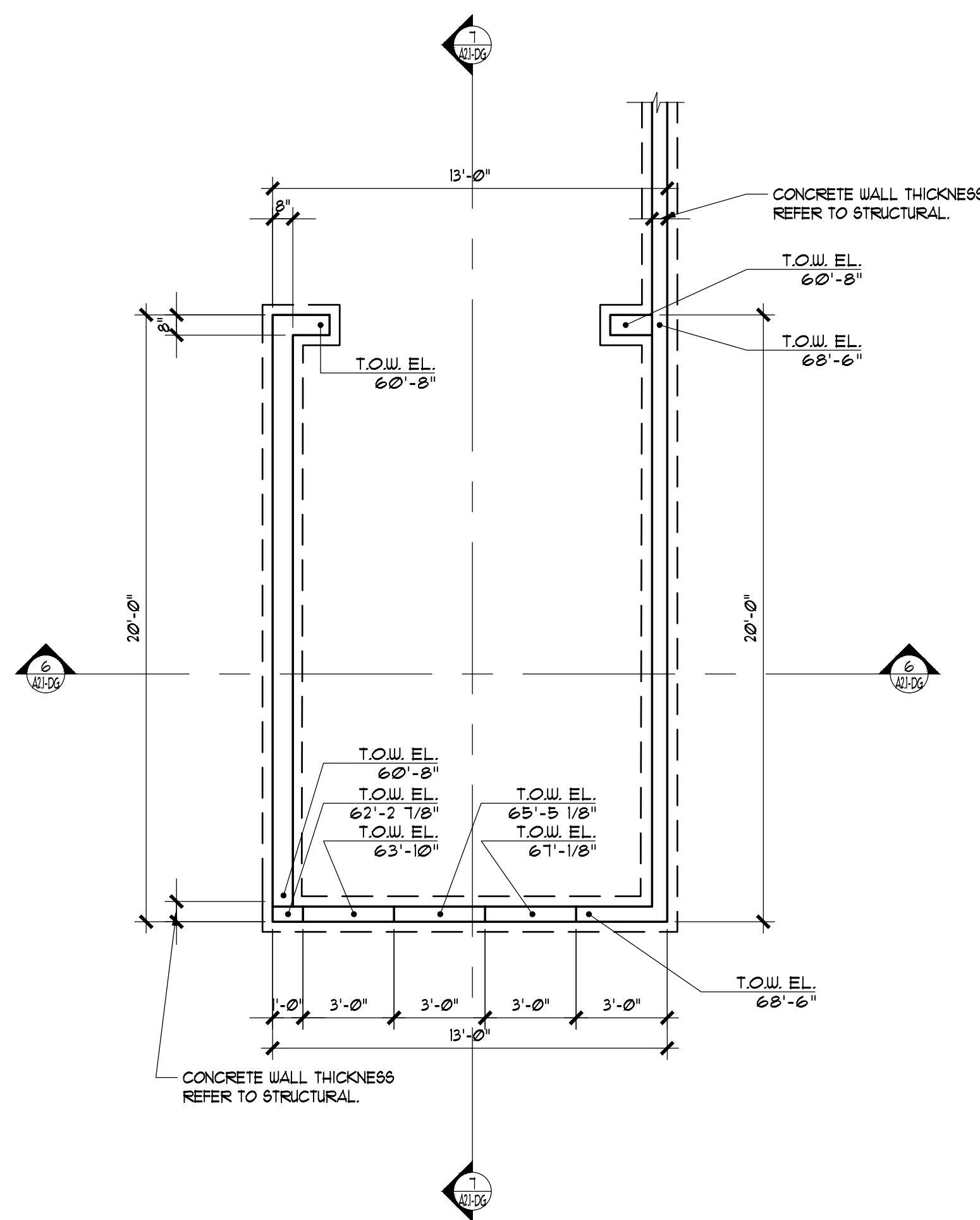


NO.	DATE	REVISION
1	08/26/19	REVISION 4
2	05/24/19	REVISION 3
3	03/02/19	REVISION 2
4	10/30/18	REVISION 1
5	07/18/17	PERMIT SET

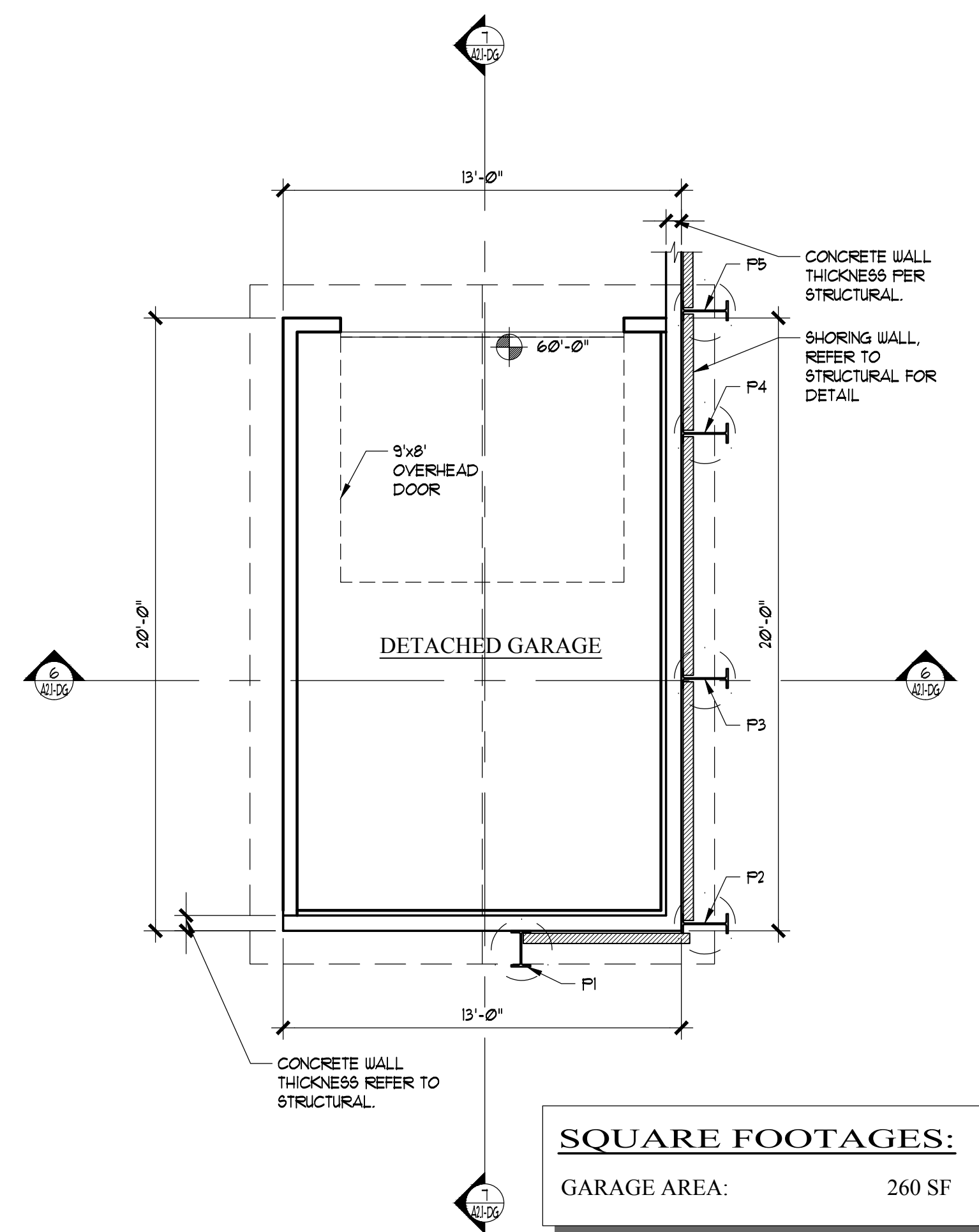
DATE: 06/26/2019  
JOB NUMBER: 1625  
PW: DKG  
FILE: xD-Garage.dwg

DG - FLOOR PLAN,  
ROOF PLAN,  
ELEVATIONS &  
SECTION

**A2.1\_DG**

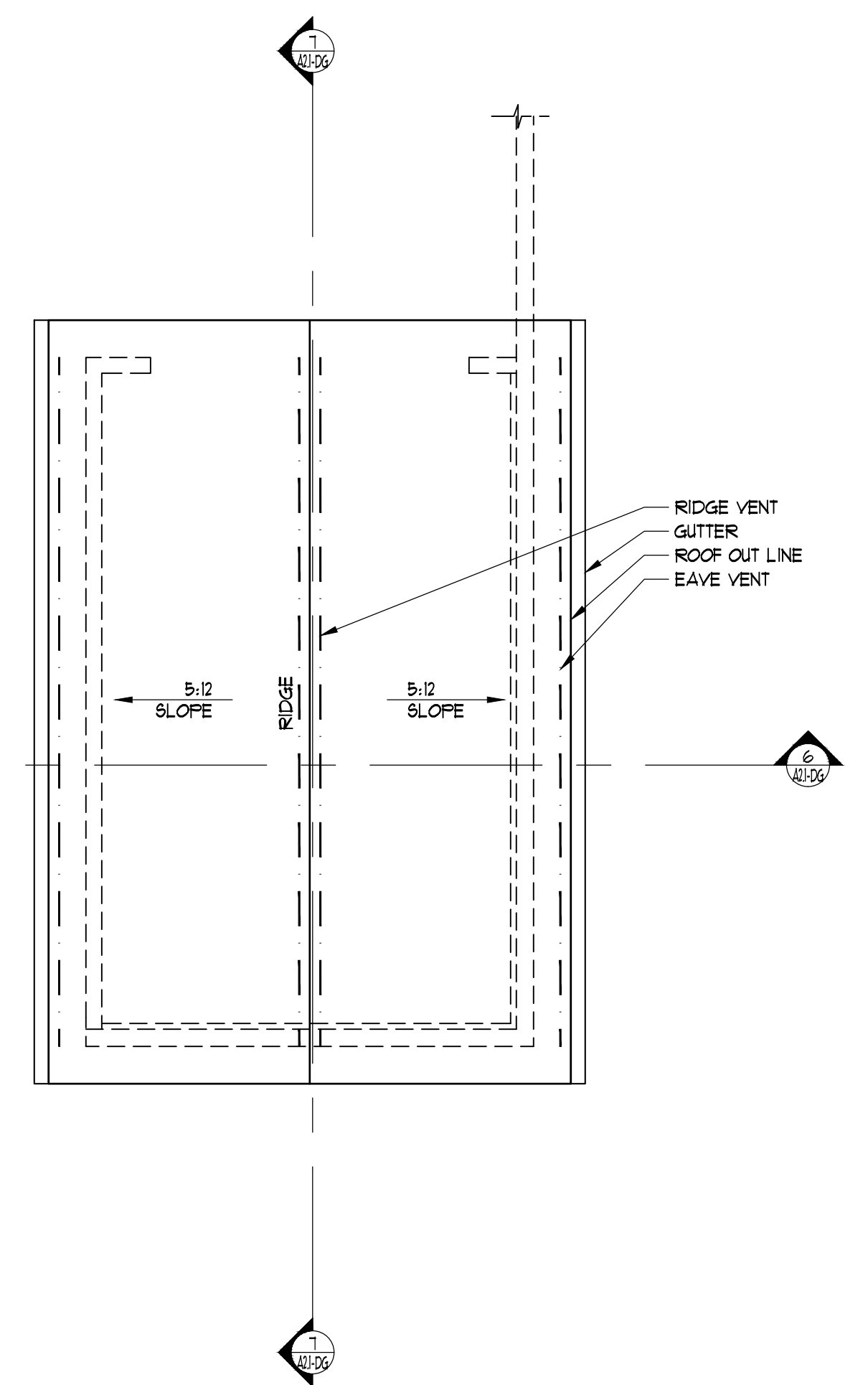
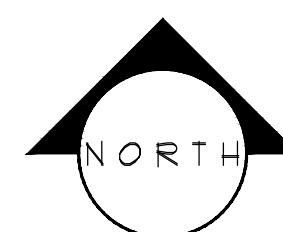
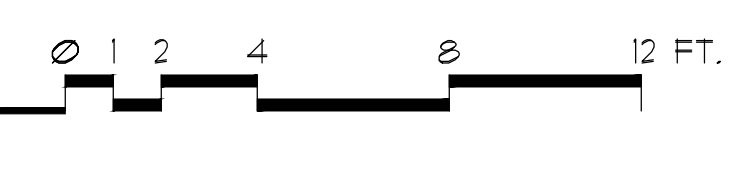


**1A FOUNDATION T.O.W PLAN**  
SCALE: 1/4" = 1'-0"



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

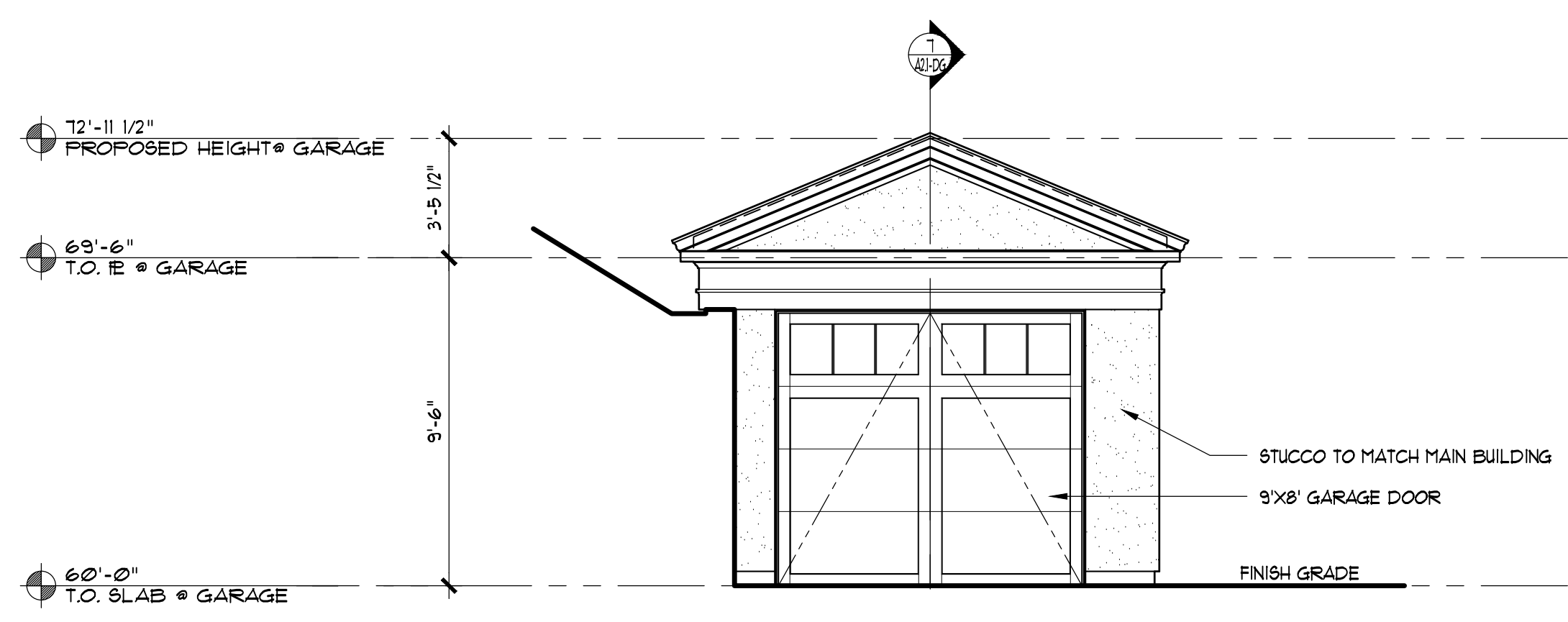
**SQUARE FOOTAGES:**  
GARAGE AREA: 260 SF



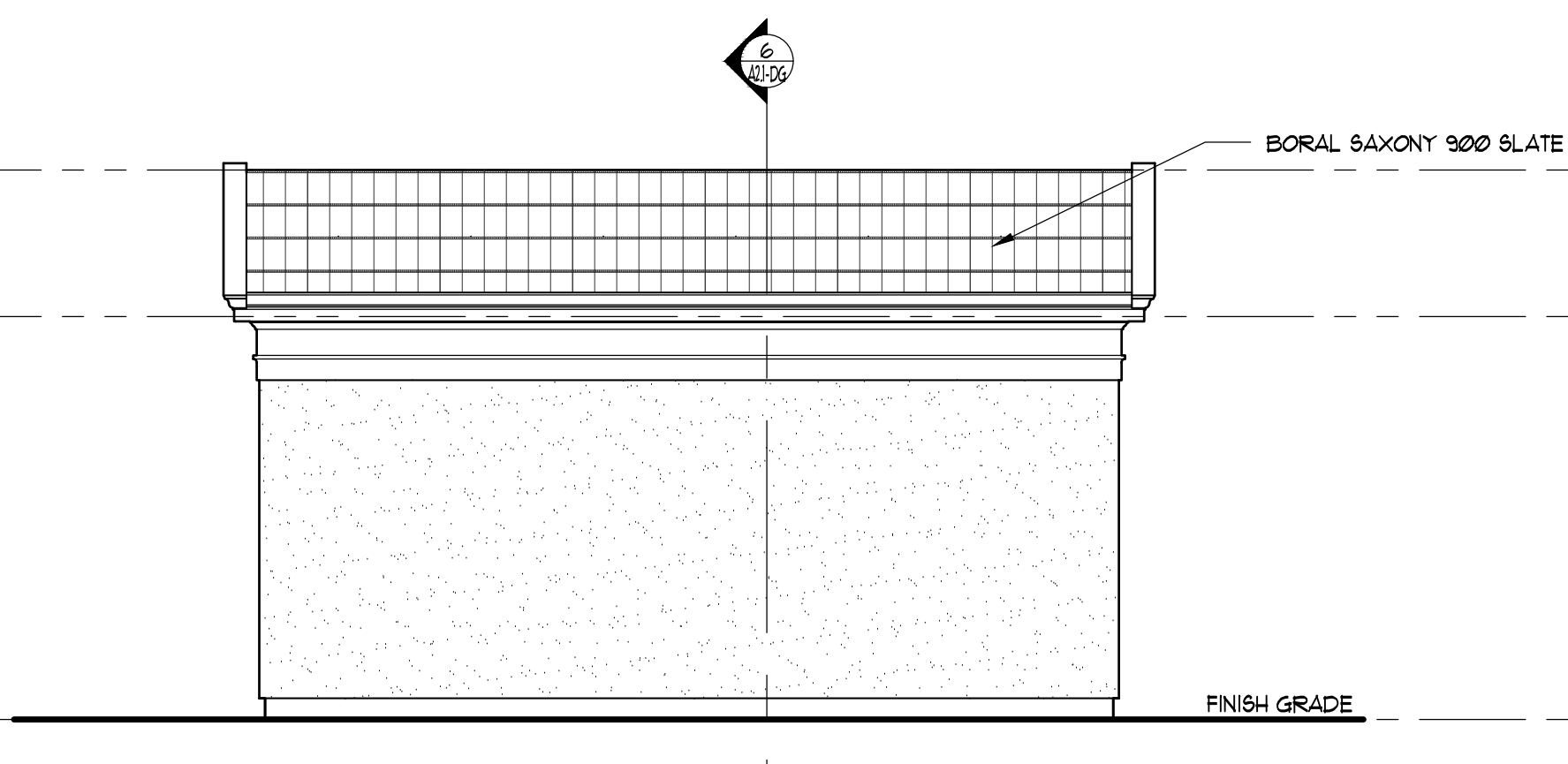
**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**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 1/60 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.

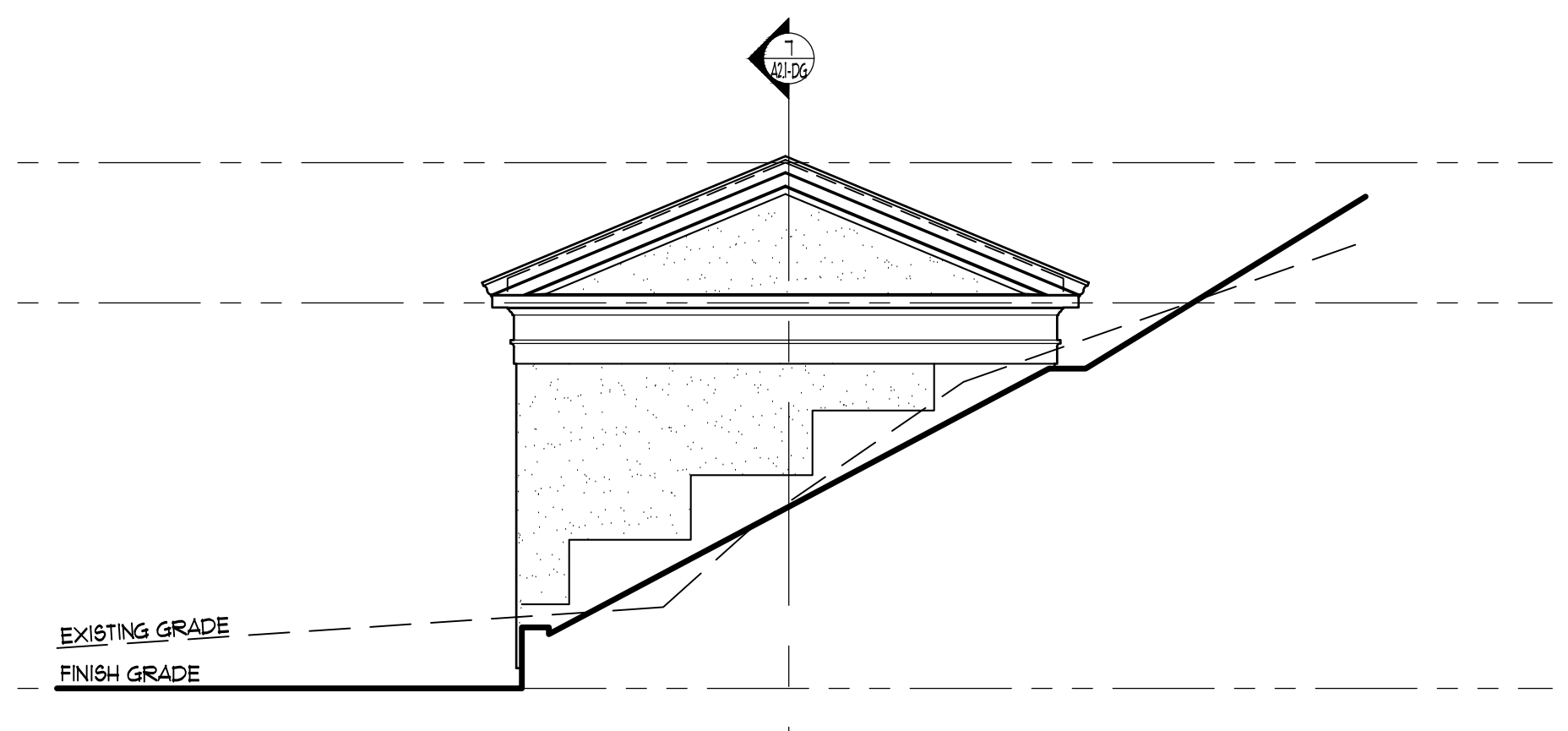
**ROOF VENT CALCULATIONS:**  
FITCHED ROOF AREA: 260 SF  
REQUIRED VENTING AREA: 1/60 (260) = 1.13 SF VENT  
TOTAL VENTING PROVIDED: 466 SF  
**ACTUAL VENTING AREA:**  
RIDGE VENTING  
VENTING PRODUCT, COR-A-VENT V-300 = 13.5 SQ.IN. NFVA/LINEAL FOOT (13.5/44 + 29319 SQ.FT.)  
20'-0" X Ø3375 CONTINUOUS RIDGE VENT = 188 SF  
EAVE VENTING:  
VENTING PRODUCT, COR-A-VENT S-400 = 10 SQ.IN. NFVA/LINEAL FOOT (10/44 + 26544 SQ.FT.)  
48'-0" X Ø6544 CONTINUOUS RIDGE VENT = 218 SF  
**ROOF VENTING NOTES:**  
1) ——— LINE OF VENTING  
2) INSTALL CONTINUOUS RIDGE VENTS.



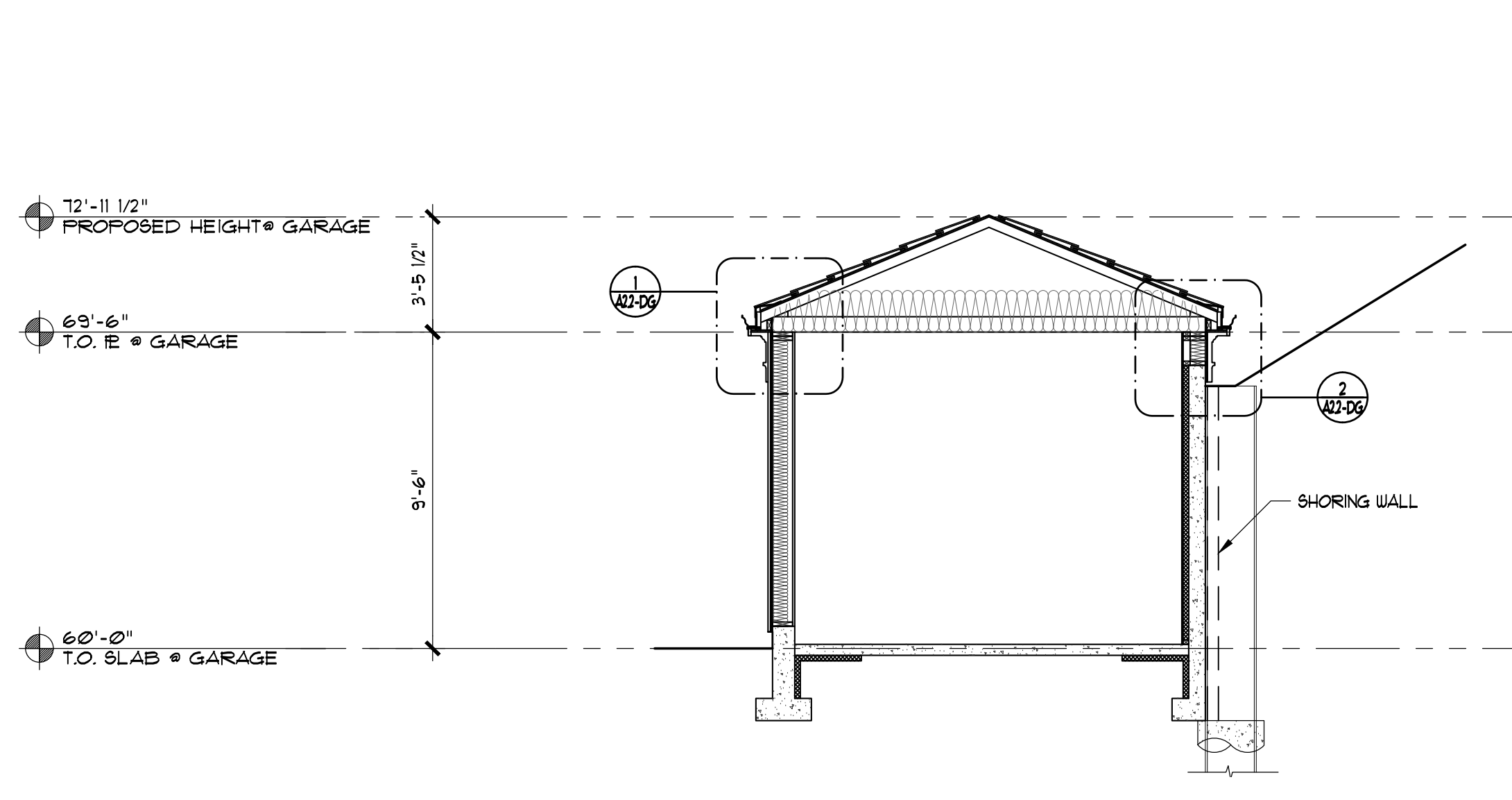
**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



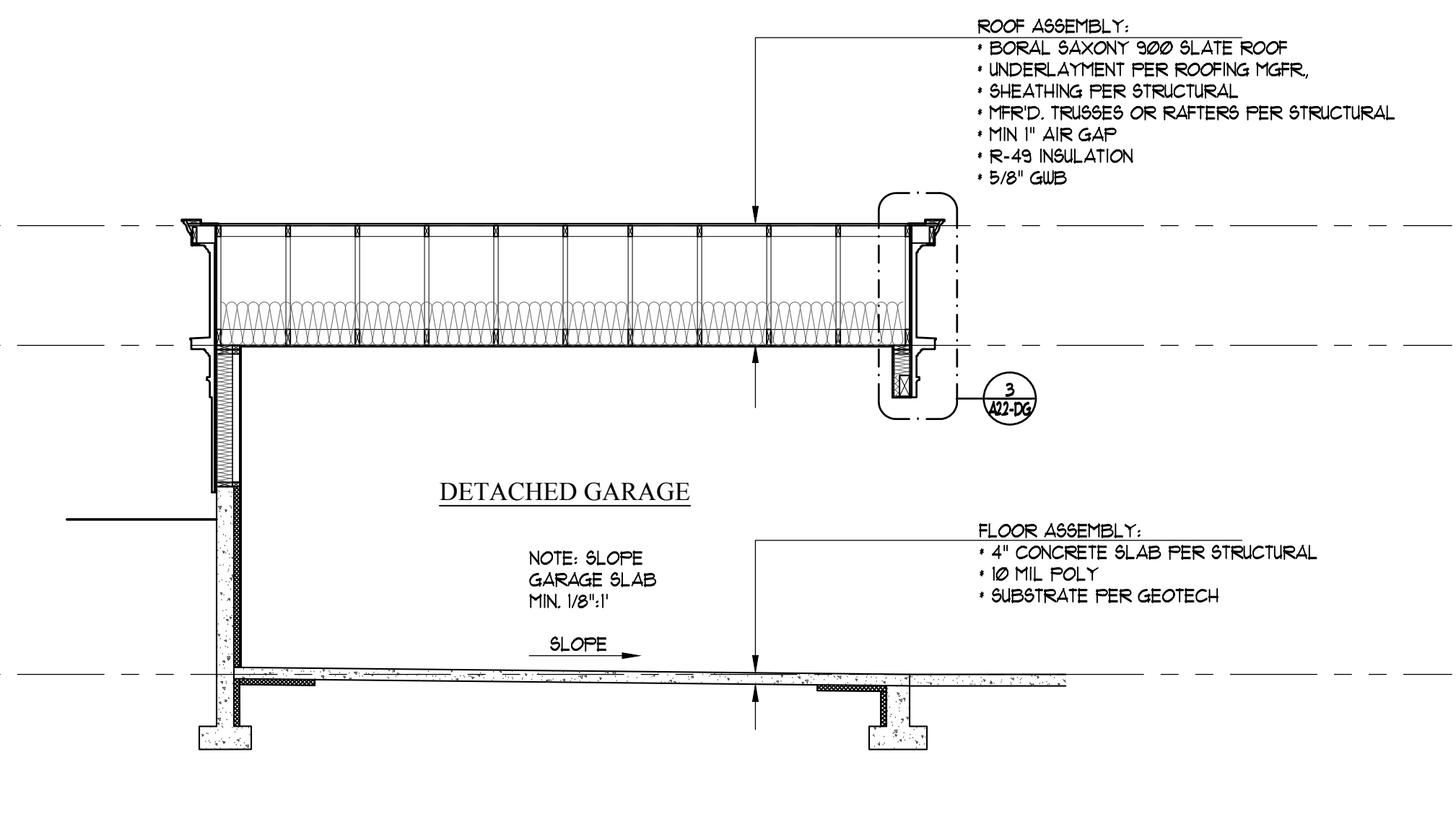
**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



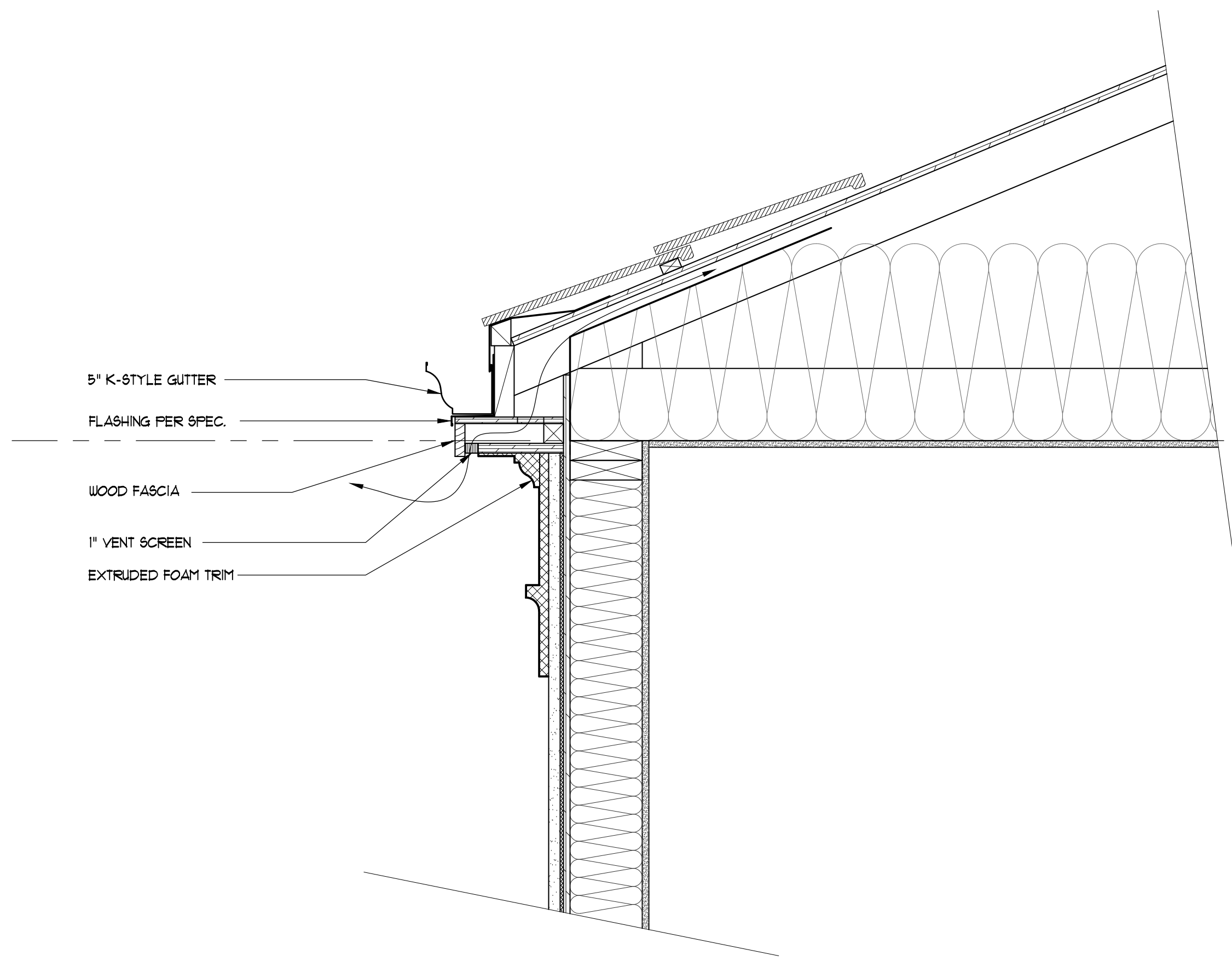
**7 SECTION**  
SCALE: 1/4" = 1'-0"

**ROOF ASSEMBLY:**  
• BORAL SAXONY 900 SLATE ROOF  
• UNDERLAYMENT PER ROOFING MFGFR.  
• SHEATHING PER STRUCTURAL  
• MERD. TRUSSES OR RAFTERS PER STRUCTURAL  
• MIN 1" AIR GAP  
• R-49 INSULATION  
• 5/8" GIB

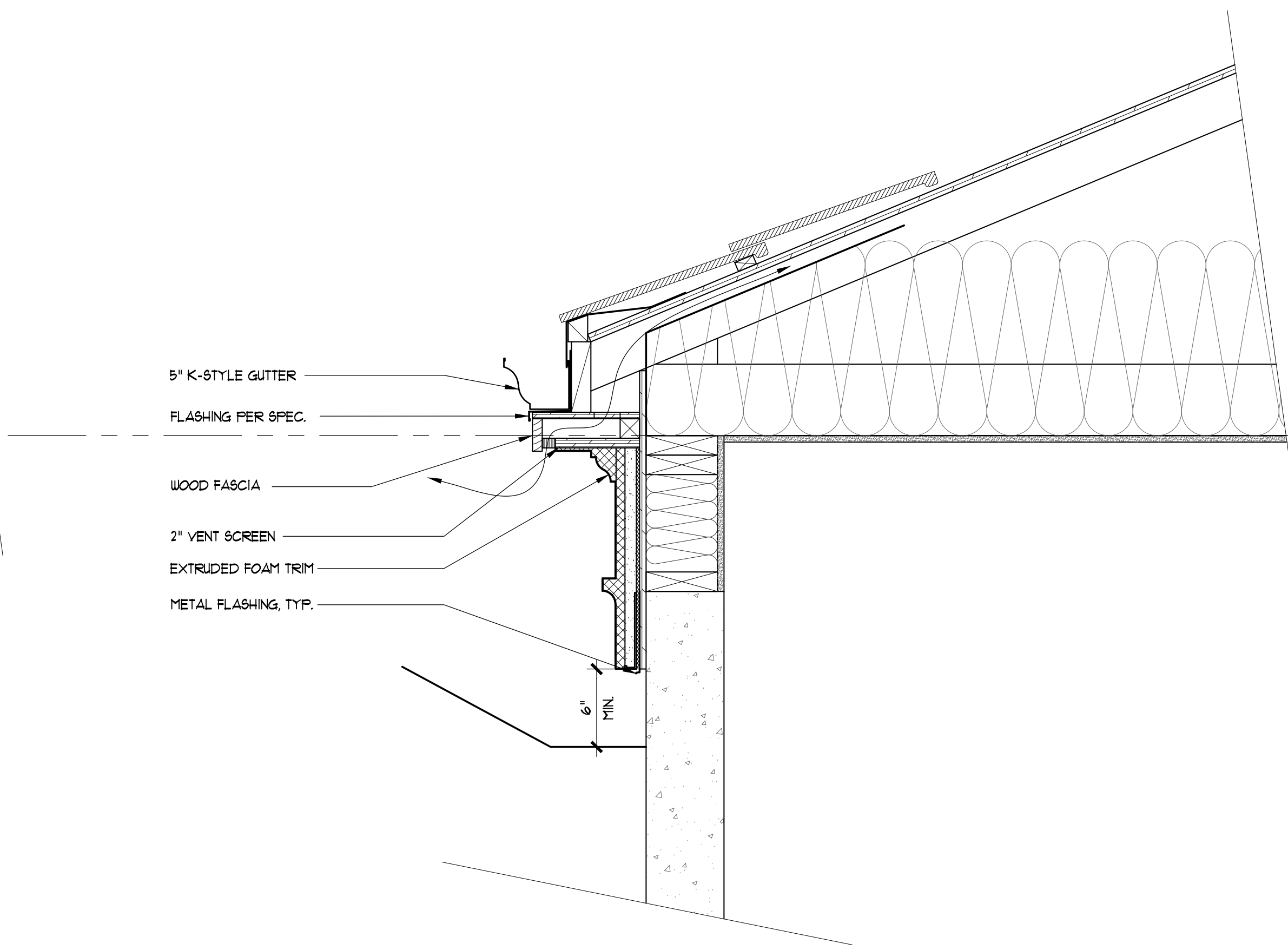
**FLOOR ASSEMBLY:**  
• 4" CONCRETE SLAB PER STRUCTURAL  
• 10 MIL POLY  
• SUBSTRATE PER GEOTECH

NOTE: SLOPE GARAGE SLAB MIN. 1/8"/1'

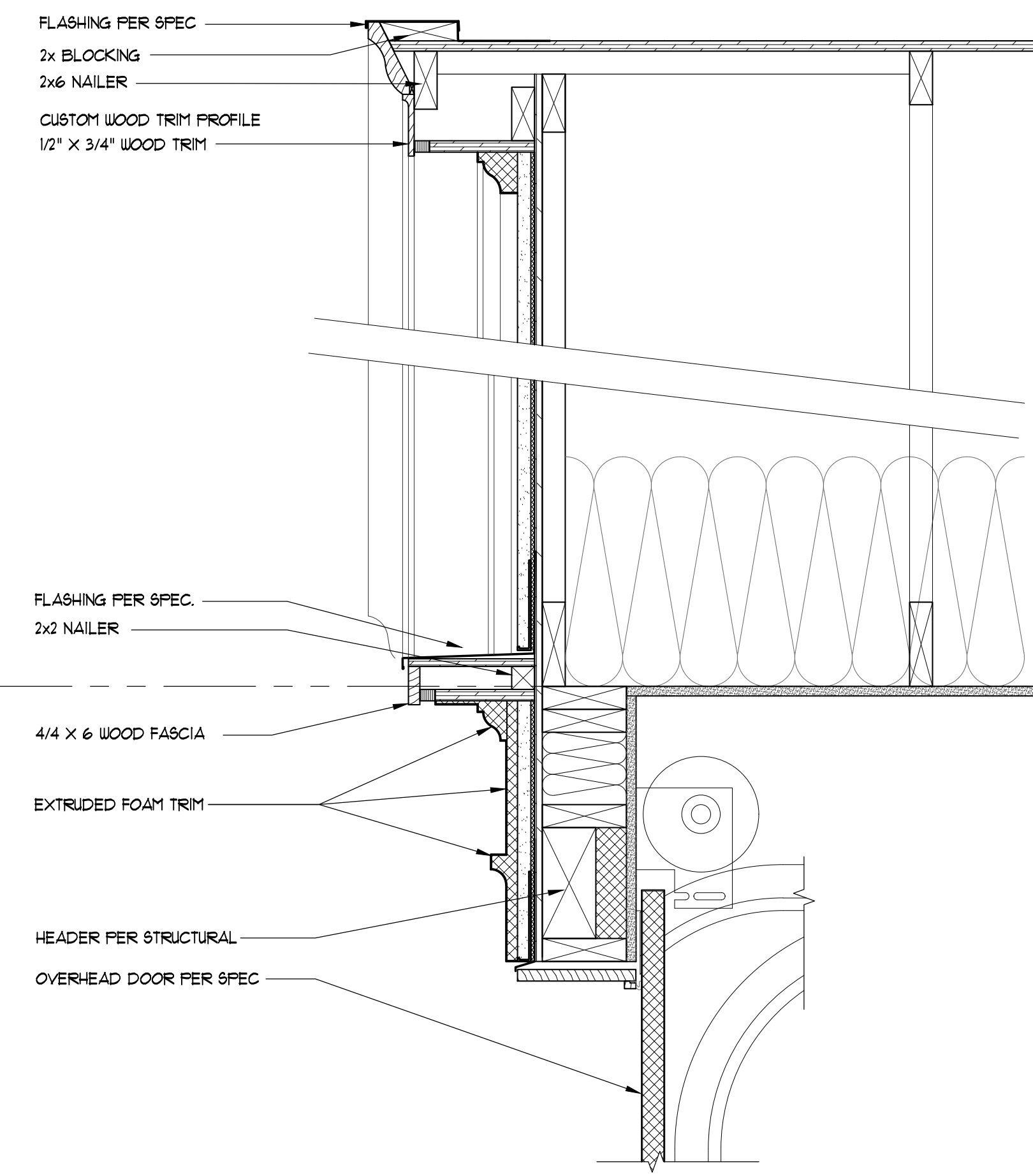




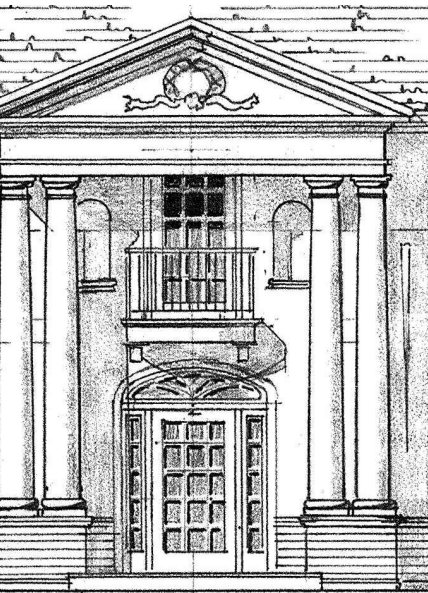
1 **EAVE DETAIL, TYP.**  
SCALE: 1 1/2" = 1'-0"



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



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



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Mercer Island, WA 98040-5129



NO.	DATE	REVISION
Δ	08/26/19	REVISION 4
Δ	05/24/19	REVISION 3
Δ	03/02/19	REVISION 2
Δ	10/30/18	REVISION 1
	07/18/17	PERMIT SET

DATE: 06/26/2019  
JOB NUMBER: 1625  
PM: DKG  
FILE: xD-Garage.dwg

DG - EXTERIOR  
DETAILS

A2.2\_DG