

1.0 Construction Notes.

These notes supplement the specification. Any discrepancy found among the drawings, specifications, these notes, and the site conditions shall be reported to the Architect/Engineer, who shall correct such discrepancy in writing. Any work done by the Contractor after discovery of such discrepancy shall be done at the Contractor's risk. The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work or fabrication. The Contractor is responsible for all erection bracing, formwork and temporary construction shoring.

1.10 Bidder's warranty.

By the act of submitting a bid for the proposed contract, the Contractor warrants that: The Contractor and all subcontractors he intends to use have carefully and thoroughly reviewed the drawings and structural notes and have found them complete and free from ambiguities and sufficient for the purpose intended; further that, The Contractor has carefully examined the site of the work and that from his own investigations, he has satisfied himself as to the nature and location of the work, as to the character, quality, quantities of material and difficulties to be encountered, as to the extent of equipment and other facilities needed for the performance of the work and as to the general and local conditions, and other items which may in any way affect the work or its performance, further that, The Contractor and all workmen he intends to use are skilled and experienced in the type of construction represented by the drawings and documents bid upon; further that, Neither the Contractor nor any of his employees, agents, intended suppliers, or subcontractors have relied upon any verbal representations allegedly authorized or unauthorized from the owner or his employees or agents, including the Architect or Engineers, in assembling the bid figures; further that, The bid figure is based solely upon the construction contract documents and properly issued written addenda and not upon any other written or verbal representations.

1.20 Codes.

All methods, materials and workmanship shall conform to the 2015 International Building Code (IBC) as amended and adopted by the local building authority. All reference to other codes and standards, (ACI, ASTM, etc.), shall be for the latest or most current edition available.

1.30 Design criteria.

Uniform loads:		
Loads	Live load	Dead load
Floor	25 psf*	actual
	40 psf	actual

*15% increase in stresses for wood framing allowed for snow live load.

Concentrated loads:
Mechanical units or other concentrated loads on roof or floor. All manufacturers of pre-engineered systems shall locate, coordinate, verify weights, etc., And design their system for these loads.

Lateral loads:
Wind (IBC 1609)
110 MPH - 3 second gust
W = 1.0
Exposure C
Earthquake Design Data (IBC 1613)
Ie = 1.0
Se = 1.41
S₁ = 0.54
Site Class C
S_{ps} = 0.94
S_{ps1} = 0.47
SD1
Seismic Design Category D
Bearing Wall System - Light framing walls with shear panels - wood structural panels
V = 0.14N (Strength Design)
Ca = 0.14
R = 6.5
Equivalent lateral force method

1.40 Soil data.
2500 psf bearing - See soils report by Geo Resources

1.50 Inspection - see specifications.
1.60 Differed Submittals / Shop drawings.
Submit differed submittals / shop drawings to be reviewed by the Engineer for the following:

- Concrete mix
- Reinforcing steel
- Pre-engineered Steel/Wood Trusses (Washington State seal required)
- Glue-laminated members
- Concrete piles
- Shoring design

Building Review (paul.skidmore)

Comment

Shoring and concrete pile designs cannot be deferred submittals. All walls with Architectural, all follow similar details of openings not dimensioned or shown on structural plans.

1.70 Miscellaneous.
Verify all dimensions and construction details not specified in sections of this project as See architectural, mechanical and electrical drawings and locations of openings not dimensioned or shown on structural plans.

1.80 Special Inspections
Special inspection in accordance with IBC section 1704 shall be provided for the following work items: (Refer to Section 1704 for complete descriptions)

Item	Required for	Frequency
Reinforced Concrete	Reinforcing Reinforcing welding Bolts installed in concrete Use of correct design mix Slump & air tests Placement of concrete Curing temp. & technique	Periodic Continuous Periodic Continuous Continuous Periodic
Concrete Piles	Drilling & Grouting	Continuous
Pipe Piles	Drilling	Continuous
Excavation & Shoring	Shoring walls	Continuous
Timber	Shear wall and drag struts and	Continuous

1.90 Quality Assurance

Quality Assurance Plans for Seismic Resistance: Unless otherwise provided by the Architect or other Consultants for this project, the Contractor shall provide quality assurance for each of the following systems:

- Piping systems and mechanical units containing flammable combustible or highly toxic materials.
- Anchorage of electrical equipment used for emergency or standby power systems.
- Suspended ceiling systems and their anchorage.

Each Contractor responsible for the construction of the building's seismic-force-resisting system or other system listed in the quality assurance plan(s) shall submit a written contractor's statement of responsibility to the Building Official, Owner and Architect prior to commencement of the work on that system. The statement of responsibility shall meet all the requirements of IBC 1705.3.

2.0 Site work.

2.10 Excavation.

Excavate to depth shown and to firm undisturbed material. Over-excavations shall be backfilled with lean concrete (f'c = 2,000 psi) at the Contractor's expense. Exercise extreme care during excavation to avoid damage to buried lines, tanks, and other concealed items. Upon discovery, do not proceed with work until receiving written instructions from Architect. A competent representative of the owner shall inspect all footing excavations for suitability of bearing surfaces prior to placement of reinforcing steel. Provide drainage as necessary to avoid water-softened subgrade.

2.20 Fill, backfill and compaction.

Backfill against walls shall not be placed until after the removal of all material subject to rot or corrosion. All fill placed against retaining walls or basement walls shall be free-draining granular material. Structural fill other than pea gravel shall be granular, placed in 6 inch lifts and compacted to at least 95% of its maximum dry density as determined by ASTM D-1557 (Mod. Proctor) and ASTM D-698 (Standard Proctor). Pea gravel fill shall have a maximum particle size of 3/8" diameter.

3.0 Structural Concrete.

3.10 General.

All concrete shall be hard rock concrete meeting requirements of ACI-301, "Specifications for Structural Concrete for Buildings." Proportioning of ingredients for each concrete mix shall be by method 2 or the alternate procedure given in ACI-301. Place concrete per ACI-304 and conform to ACI-604(306) for winter concreting and ACI-605(305) for hot weather concreting. Use interior mechanical vibrators with 7,000 rpm minimum frequency. Do not over-vibrate. Concrete shall be placed in a single pour between construction or control joints. Protect all concrete from premature drying, excessive hot or cold temperature for seven days after placing.

3.20 Strength.

Twenty-eight day compressive strengths shall be:

	psi	slump
Slabs	3000	3" +/- 1"
Beams, columns, vertically		
Formed walls	3000	3" +/- 1"
Footings	3000	4" +/- 1"

These slumps may be increased with proper addition of admixtures for workability without changing the water content of the original approved mix design. Admixtures containing chlorides are not permitted unless approved by the Engineer.

3.30 Materials.

Cement: ASTM 150, type I or type I-II. Engineer's approval is needed for use of type III cement.
Coarse and fine aggregate: ASTM C-33.
Water shall be clean and potable.

3.40 Water reducing admixtures.

Water reducing admixture: ASTM C-494. Admixtures shall be used in exact accordance with manufacturer's instructions.
Synergized performance systems: Concrete using admixtures to produce flowable concrete may be used subject to Engineer's approval.
Air entrainment: ASTM C-260 and ASTM C-494, entrain 4% plus/minus 1% by volume in all exposed concrete.
No other admixtures permitted unless approved by the Engineer.

3.50 Formwork and shoring.

Follow recommended practice for concrete formwork (ACI-347).
Restoring for early removal of original supports will not be permitted.
While restoring operations are underway, no construction loads will be permitted on the new construction.
All shoring shall be the responsibility of the Contractor. Formwork supports and shoring shall be designed to provide finished concrete surfaces at all faces level, plumb, and true to the dimensions and elevations shown. Tolerances and variations shall be as specified.

3.60 Reinforcing steel.

Detail, fabricate, and place per ACI-315 and ACI-318. Support reinforcement with approved chairs, spacers, or ties.
Deformed bar reinforcement: ASTM A-615 Grade 60
Welded deformed bar reinforcement: ASTM A-615 Grade 60 or 40, weldable grade, submit weld procedures and mill certificates showing carbon content for all bars to be welded.

Welded wire fabric:	ASTM A-185 & ASTM A-82	fy = 65 ksi
Deformed bar anchors:	ASTM A-496	

All reinforcing shall be lap-spliced a minimum lap of 40 bar diameters except as noted specifically on the structural drawings. No more than 50% of horizontal or vertical bars shall be spliced at one location.

Provide elbow bars (40 diameter) to lap horizontal steel at corners and intersections in footings and walls.
Lap welded fabric 12' or one spacing plus 2', whichever is more.

3.70 Concrete cover on reinforcing (unless shown otherwise).

Bottom of footings	3"
Formed earth face & slab-on-grade	2"
Walls, weather face	1-1/2"
Columns and beams to stirrups	1-1/2"
Bottom of interior slab	3/4"
Walls, inside face	1"

3.80 Construction joints.

Construction joint spacing in walls shall not exceed 50' on center except as directed by the Architect/Engineer.
Horizontal construction joints in beams and girders are not permitted except where indicated. Vertical construction joints in beams and slabs shall be located between the midpoint and the third point of the span. Unless noted otherwise, location of the construction or control joints in slab-on-grade shall be on column grids or under permanent partitions and shall not exceed 20'-0" c/c each way.
No joists, beams or girders shall be sleeved for piping or conduit except as noted on the structural drawings or as approved by the Architect/Engineer.
Electrical conduit in slabs, shall be placed at the mid-depth of the slab at a minimum spacing of three times the conduit diameter. Conduit outside diameter shall not exceed one-third of the slab thickness.
Provide control joints in exposed hollow core topping at each end of each hollow core plank. Provide additional joints parallel to planks at 16' o/c maximum.

5.0 Metals.

5.10 Welding.

All welding shall be in accordance with the "Structural Welding Code" ANSI/AWS D1.1. In the case of welding reinforcing bars, all welding shall be in accordance with ANSI/AWS D1.4. Welding of reinforcement bars shall not be allowed except where shown.
Materials: use only E60 or E70 electrodes
All welding shall be by certified welders. All full penetration welds shall be inspected by ultrasonic non-destructive testing procedures. Submit test results to Architect/Engineer for review.

5.20 Structural steel.

All detailing, fabrication, and erection shall conform to also "manual of steel construction", latest edition.
Materials:
Steel shapes/plates ASTM A-36
Pipe columns ASTM A-53, type E or 5 (fy=36 ksi.)
Tube columns ASTM A-500, grade B (fy=46 ksi.)
Bolts, nuts ASTM A-307 unless noted otherwise

Metal protection: all steel exposed to weather, moisture, soil, or as noted shall be galvanized per ASTM A-123 (1.25 Oz/sf minimum). All other steel surfaces to be shop primed after fabrication.

6.0 Wood.

6.10 General.

Framing lumber shall be DFR2 or better, except that 2x framing lumber may be HF #2 unless otherwise shown on the plans. All 2" lumber shall be kiln dried (KD). Each piece of lumber shall bear a grade stamp of a recognized lumber grading or inspection bureau or agency per the NIST American Softwood Lumber Standard PS 20-99.

Provide cut or malleable iron washers or where bolt heads, nuts, and lag screws bear on wood.

Treat all wood in contact with concrete, mortar, grout, masonry, and within 6" of earth; all wood over water; and all wood in contact with earth; with one of the following processes:

- Chromated Copper Arsenate (CCA-C)
- DOT Sodium Borate (SBX)
- Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)
- Copper Azole (CBA-A and CA-B)

Where possible, pre-cut material before treatment. All field cuts and drilled holes shall be field treated in accordance with ANFA M-4.

6.20 Accessories.

Bolts shall be ASTM A-307.
Washers shall be malleable iron washers (M.I.W) or heavy plate cut washers.
Nails shall be common American or Canadian manufacturers only.
Lag screws, shear plates - see national design specifications.
Anchors and connections shall be Simpson, Teco, Lumberlok or other International Code Council (ICC) approved products. All fasteners shall be installed per manufacturer's recommendations unless otherwise shown.

All hardware exposed to weather, in unheated portions of building, or in contact with treated wood as specified above shall be galvanized as follows: Fasteners shall be hot dipped per ASTM A 153 or mechanically galvanized per ASTM B 645, class 55 or greater. Hardware shall be galvanized per one of the following processes: ASTM A 653 Class 185 (Simpson 2xMax 6185) or Batch/Fast Hot Dipped Galvanized per ASTM A 123.

Stainless steel hardware and fasteners shall be used in connection with any preservative treatment process not specifically listed above.

6.30 Minimum nailing.

Minimum nailing shall be per IBC Table 2304.9.1 - Nailing Schedule.

6.40 Sheathing (plywood ONLY).

All grading shall conform to the following standards: NIST Voluntary Product Standard PS 2-42. Thickness and lay-up shall be as shown. All plywood shall be group I or II species. Unless otherwise shown, provide the following minimum nailing:

- Panel edges 8d at 6" on center
- Intermed. Support 8d at 12" on center

6.50 Glue-lam Beams.

Materials, manufacture and quality control shall be per ANSI/AITC A-190.1 "Structural Glue Laminated Timber". Unless otherwise shown, camber all beams 1-1/2 times dead load deflection. Unless otherwise shown all beams shall be combination 24F-1.8E as listed in AWC-ASD table 3.1, and have exterior glue. Unless otherwise shown, industrial appearance is acceptable.

6.60 Wood adhesive.

All wood adhesives shall be elastomeric and shall have a current ICC-ES approval. Apply all adhesives in accordance with the adhesive manufacturer's recommendations.

6.70 Pre-Engineered Trusses.

Member geometry and spacing shall be as shown on the plans. The manufacturer shall provide additional framing member as shown or as necessary to provide support for mechanical equipment, wall or other partitions, snow drift loads, etc. Trusses with spans greater than 35' shall have the heel plates designed considering the effect of eccentric loading.

Where noted pre-cut blocking, bridging, bracing and/or filler pieces shall be furnished by the manufacturer. Where applicable, wind uplift bracing shall be provided by the manufacturer. Unless noted otherwise, the truss manufacturer shall specify and furnish connection hardware for the installation of their system.

Shop drawings shall indicate all required permanent bracing. Supporting calculations shall indicate member stresses, species/grades and applicable ICC-ES approvals. Shop drawings and calculations shall be sealed by a professional engineer registered in the State of Washington.

Metal plated trusses shall be manufactured in conformance with the following standards:

- ANSI/TPI 1-2002 National Design Standards for Metal Plate Connected Wood Truss Construction.
- ANSI/TPI 1-1995 Code of Standard Practice for the Metal Plate Connected Wood Truss Industry.
- ANSI/TPI 2-1995 Standard for Testing Metal Plate Connected Wood Trusses.

When delivered, the components shall be accompanied by the fabricator's certificate of conformance to the above referenced standards, and by the following user advisory notices (or notices equivalent) to:

- BCSI-B1 Summary Sheet - Guide for Handling, Installation and Bracing of Metal Plate Connected Wood Trusses.
- BCSI-B2 Summary Sheet - Truss Installation and Temporary Bracing.
- BCSI-B3 Summary Sheet - Web Member Permanent Bracing/Web Reinforcement.
- BCSI-B4 Summary Sheet - Construction Loading.

TABLE C-N5.4-1 Inspection Tasks Prior to Welding		AWS D1.10:18 Reference*	
Inspection Tasks Prior to Welding			
Welding procedure specifications (WPS) qualified	6.0		
Material specifications (MS) qualified	6.2		
Welder qualifications (WQ) qualified	6.3		
Welding environment	6.4		
Welding procedure specifications (WPS) qualified	6.0		
Material specifications (MS) qualified	6.2		
Welder qualifications (WQ) qualified	6.3		
Welding environment	6.4		

TABLE C-N5.4-2 Inspection Tasks During Welding		AWS D1.10:18 Reference*	
Inspection Tasks During Welding			
Visual inspection	6.5		
Dimensional inspection	6.6		
Welding environment	6.4		
Visual inspection	6.5		
Dimensional inspection	6.6		
Welding environment	6.4		

TABLE C-N5.4-3 Inspection Tasks After Welding		AWS D1.10:18 Reference*	
Inspection Tasks After Welding			
Visual inspection	6.5		
Dimensional inspection	6.6		
Welding environment	6.4		
Visual inspection	6.5		
Dimensional inspection	6.6		
Welding environment	6.4		

Building Review (paul.skidmore)
Comment
Provide legible drawings. Minimum font size is 3/32" tall.

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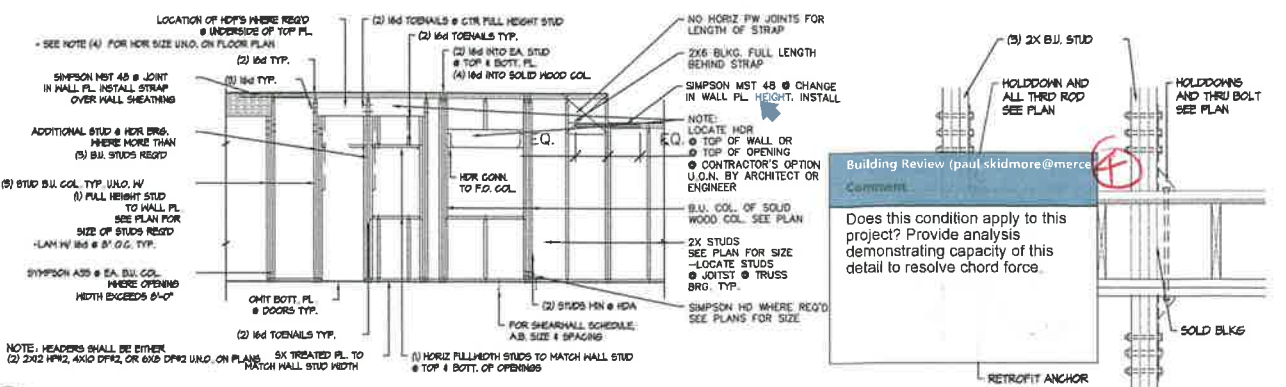
PROJECT: BOYLE RESIDENCE
DRAWING TITLE: MERCER ISLAND, WA
GENERAL NOTES

PERMIT SET

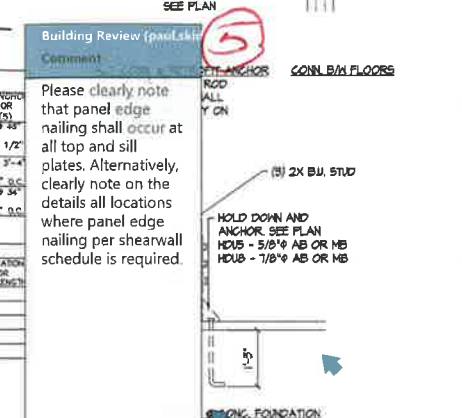
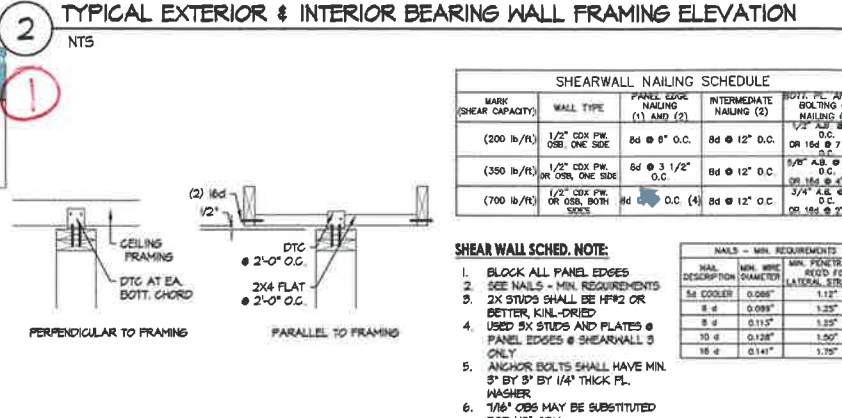
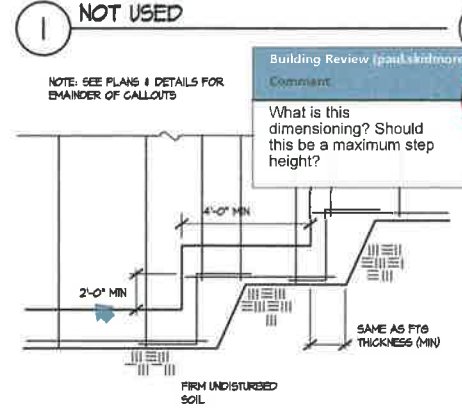
DATE 07/25/1
REVISION

SHEET NO. S1.1

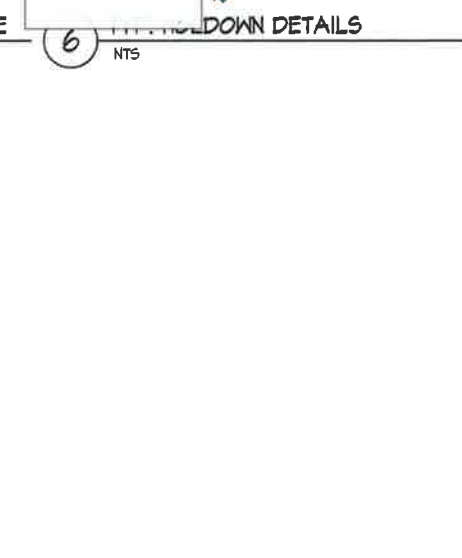
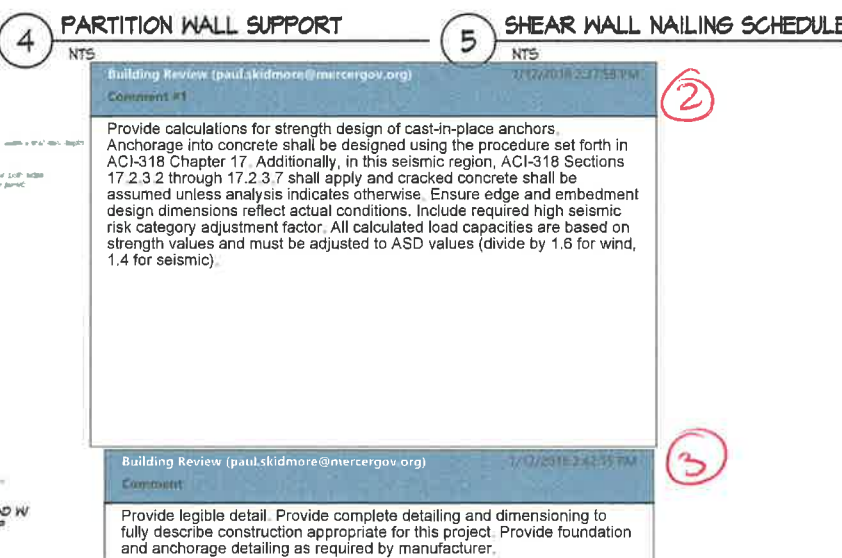
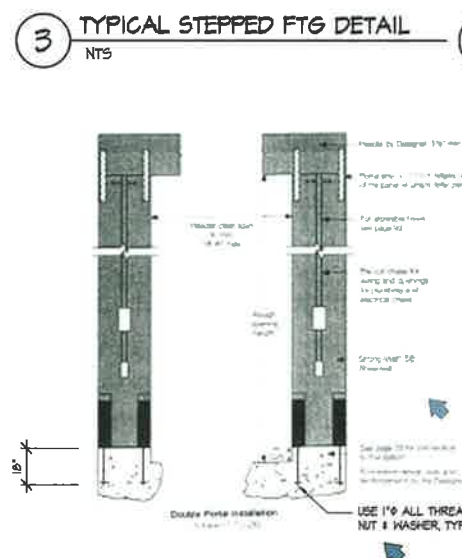
A
B
C
D
E
F
G
H



ABBREVIATION	MEANING	ABBREVIATION	MEANING
@	AT	SHTHS	SHEATHING
//	PARALLEL	SHM	SIMILAR
BU	BUILT UP	TRP	TYPICAL
BLKS.	BLOCKING	U.O.	UNLESS INDICATED OTHERWISE
BOTT.	BOTTOM	UNO.	UNLESS NOTED OTHERWISE
BRG.	BEARING	VERT	VERTICAL
CLR.	CLEAR	W	WIDTH
COL.	COLUMN		
CONN.	CONNECTION		
CONT.	CONTINUE		
d	DIAMETER		
DBL	DOUBLE EACH		
EQ.	EQUAL		
F.O.	FACE OF		
HDR	HEADER		
HORIZ	HORIZONTAL		
MFR	MANUFACTURE OR MANUFACTURED		
O.C.	ON CENTER		
PL.	PLATE		
REQ'D	REQUIRED		
SCHED	SCHEDULE		



Building Review (paul.skidmore@mercer.gov) Comment #1: Provide calculations for strength design of cast-in-place anchors. Anchorage into concrete must be designed using the procedure set forth in ACI-318 Appendix D. Headed bolts or headed studs cast in concrete must be evaluated using Strength Design as specified in this section. Additionally, in this seismic region, ACI-318 Sections D3.3.1 through D3.3.5 shall apply and cracked concrete shall be assumed unless analysis indicates otherwise. Ensure edge and embedment design dimensions reflect actual conditions. Include required high seismic risk category adjustment factor. All calculated load capacities are based on strength values and must be adjusted to ASD values (divide by 1.6 for wind, 1.4 for seismic).



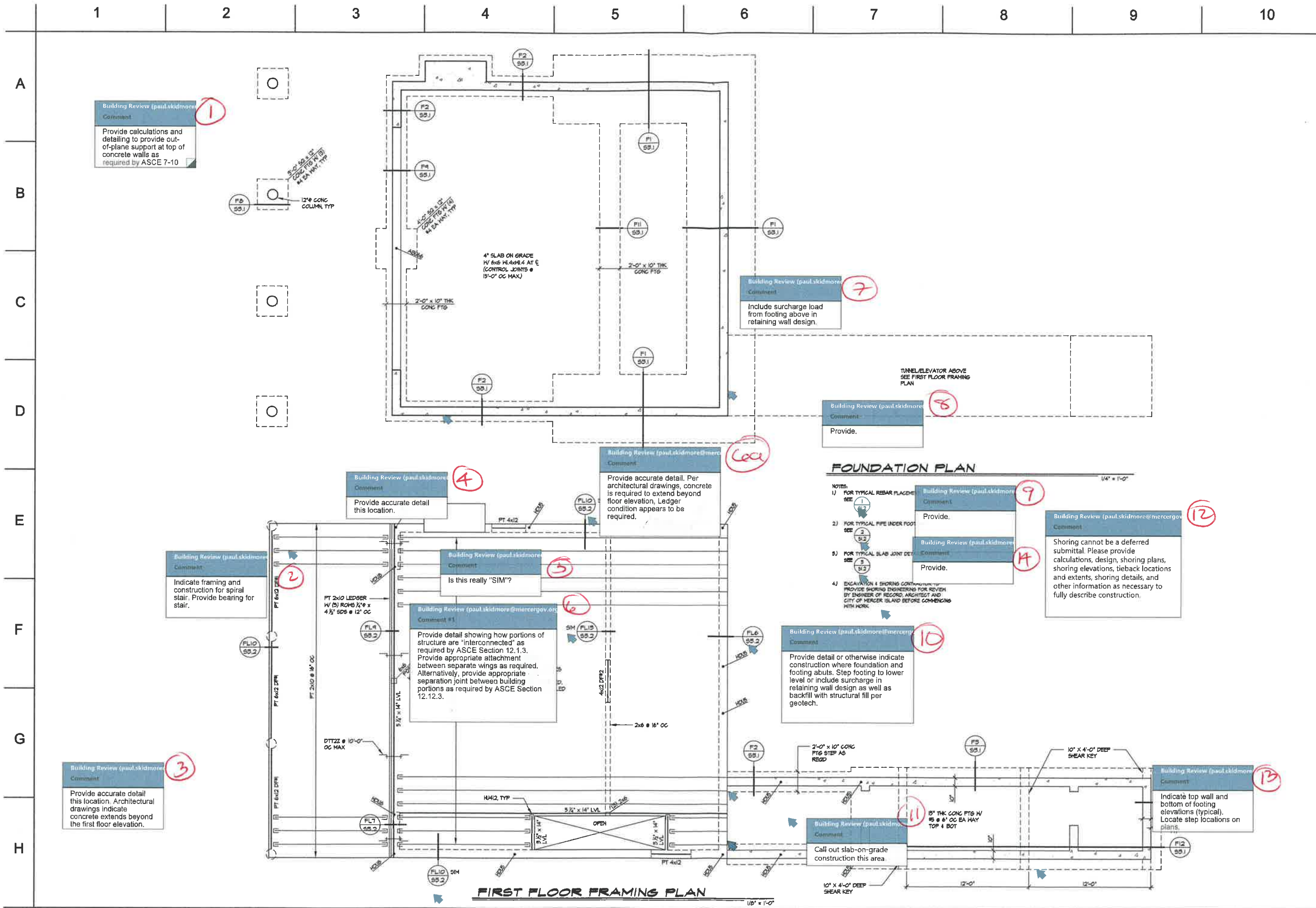
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James Guerrero Architects, INC

BOYLE RESIDENCE
MERCER ISLAND, WA
GENERAL DETAILS

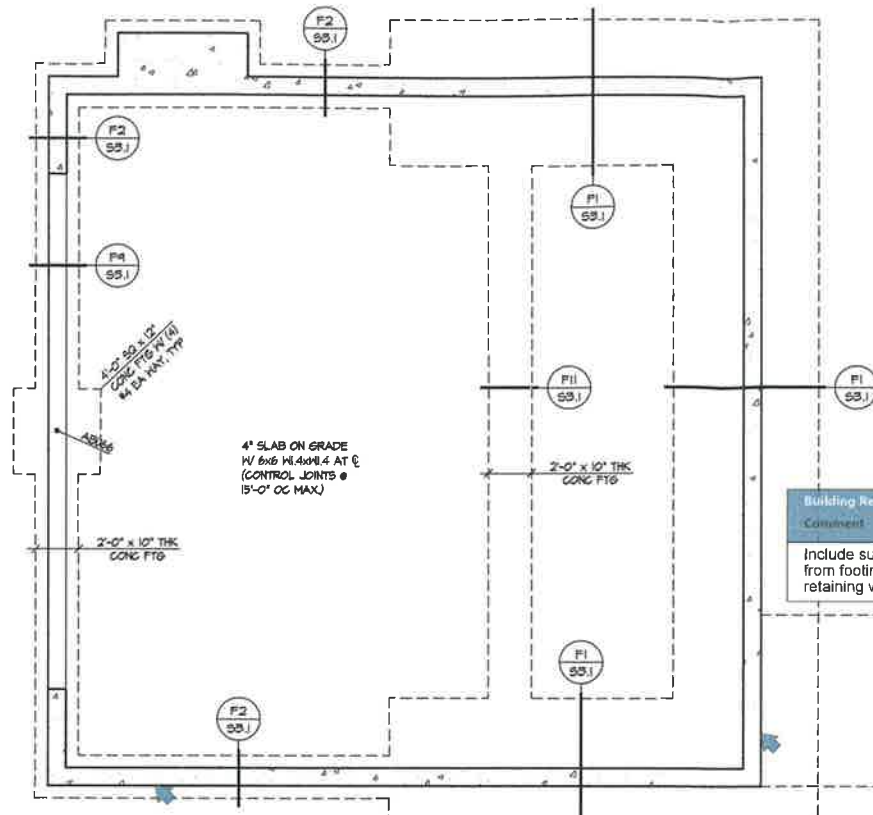
PROJECT	DATE 07/25/17
DRAWING TITLE	REVISION
PERMIT SET	SHEET NO. S1.1



Building Review (paul.skidmore)
 Comment
 Provide calculations and detailing to provide out-of-plane support at top of concrete walls as required by ASCE 7-10

1

3'-0" ϕ 17" CONC FTG W/ 8 #4 BAR, 11' 0" MAX
 12" ϕ CONC COLUMN, TYP



Building Review (paul.skidmore)
 Comment
 Include surcharge load from footing above in retaining wall design.

7

Building Review (paul.skidmore)
 Comment
 Provide.

8

FOUNDATION PLAN

- NOTES:
 1) FOR TYPICAL REBAR PLACEMENTS SEE 1/18.2
 2) FOR TYPICAL PIPE UNDER FOOT SEE 2/18.2
 3) FOR TYPICAL SLAB JOINT DETAIL SEE 3/18.2
 4) EXCAVATION & SHORING CONTRACTOR TO PROVIDE SHORING ENGINEERING FOR REVIEW BY ENGINEER OF RECORD, ARCHITECT AND CITY OF MERCER ISLAND BEFORE COMMENCING WITH WORK.

9

Building Review (paul.skidmore@mercergov.org)
 Comment
 Shoring cannot be a deferred submittal. Please provide calculations, design, shoring plans, shoring elevations, tieback locations and extents, shoring details, and other information as necessary to fully describe construction.

12

Building Review (paul.skidmore@mercergov.org)
 Comment
 Provide detail or otherwise indicate construction where foundation and footing abuts. Step footing to lower level or include surcharge in retaining wall design as well as backfill with structural fill per geotech.

10

Building Review (paul.skidmore)
 Comment
 Indicate framing and construction for spiral stair. Provide bearing for stair.

2

Building Review (paul.skidmore)
 Comment
 Provide accurate detail this location.

4

Building Review (paul.skidmore)
 Comment
 Is this really "SIM"?

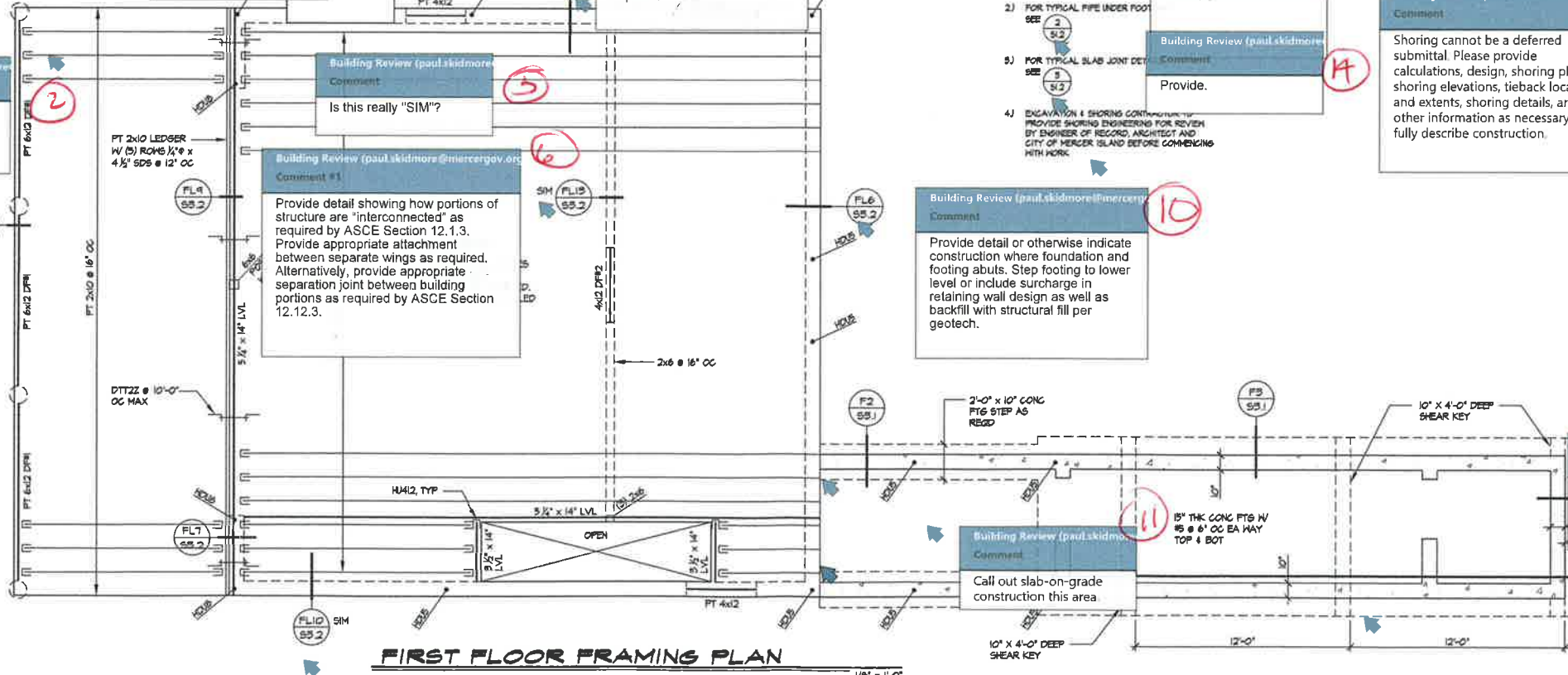
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Building Review (paul.skidmore@mercergov.org)
 Comment #1
 Provide detail showing how portions of structure are "interconnected" as required by ASCE Section 12.1.3. Provide appropriate attachment between separate wings as required. Alternatively, provide appropriate separation joint between building portions as required by ASCE Section 12.12.3.

6

Building Review (paul.skidmore)
 Comment
 Provide accurate detail this location. Architectural drawings indicate concrete extends beyond the first floor elevation.

3



FIRST FLOOR FRAMING PLAN

Building Review (paul.skidmore)
 Comment
 Call out slab-on-grade construction this area

11

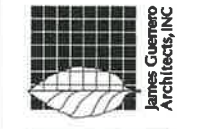
Building Review (paul.skidmore)
 Comment
 Indicate top wall and bottom of footing elevations (typical). Locate step locations on plans.

13

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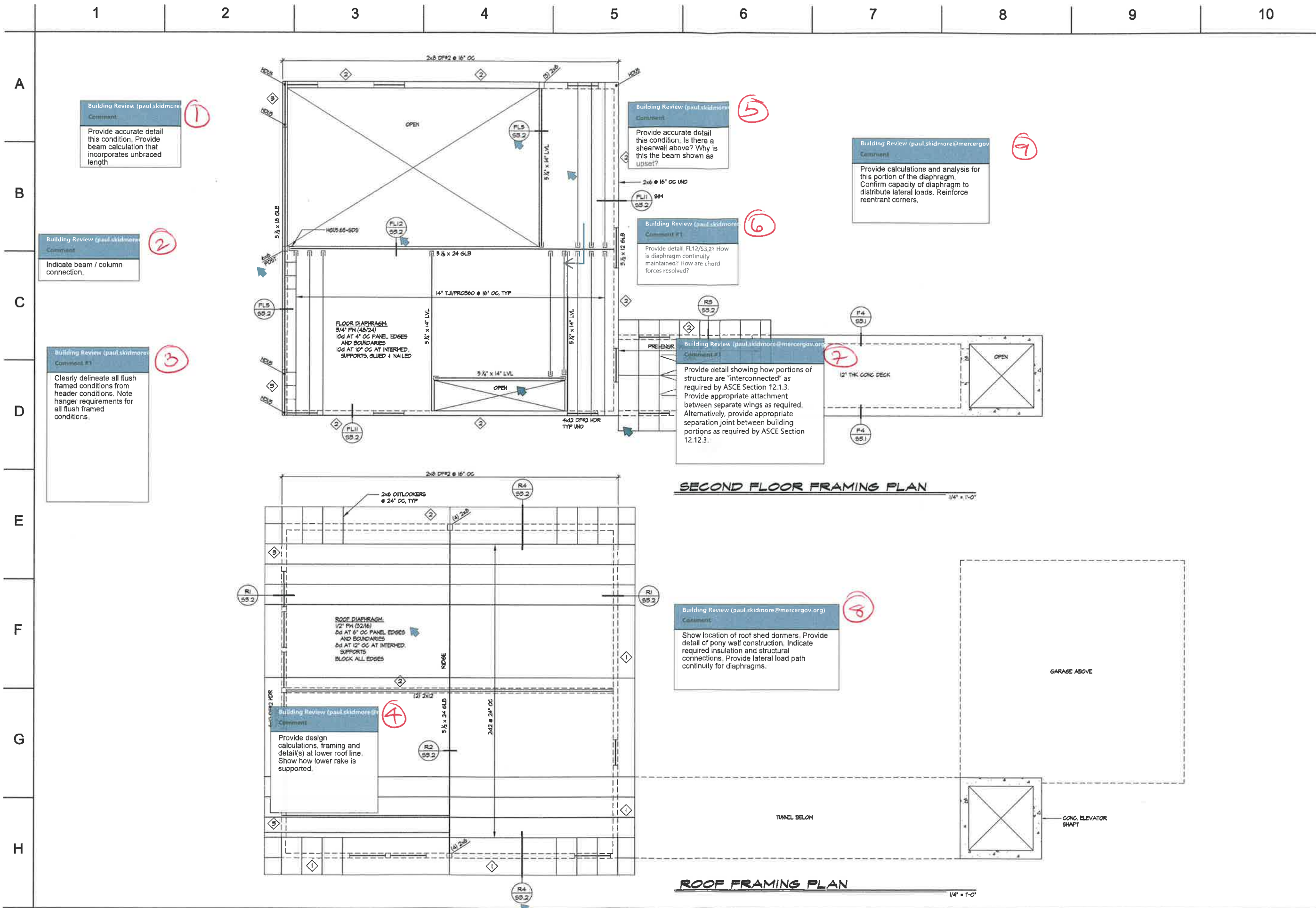


James Guerrero
 Architects, INC

**BOYLE RESIDENCE
 MERCER ISLAND, WA
 FOUNDATION & FIRST FLOOR
 FRAMING PLANS**

PERMIT SET

PROJECT	BOYLE RESIDENCE
DRAWING TITLE	FOUNDATION & FIRST FLOOR FRAMING PLANS
DATE	07/25/17
REVISION	
SHEET NO.	S2.1



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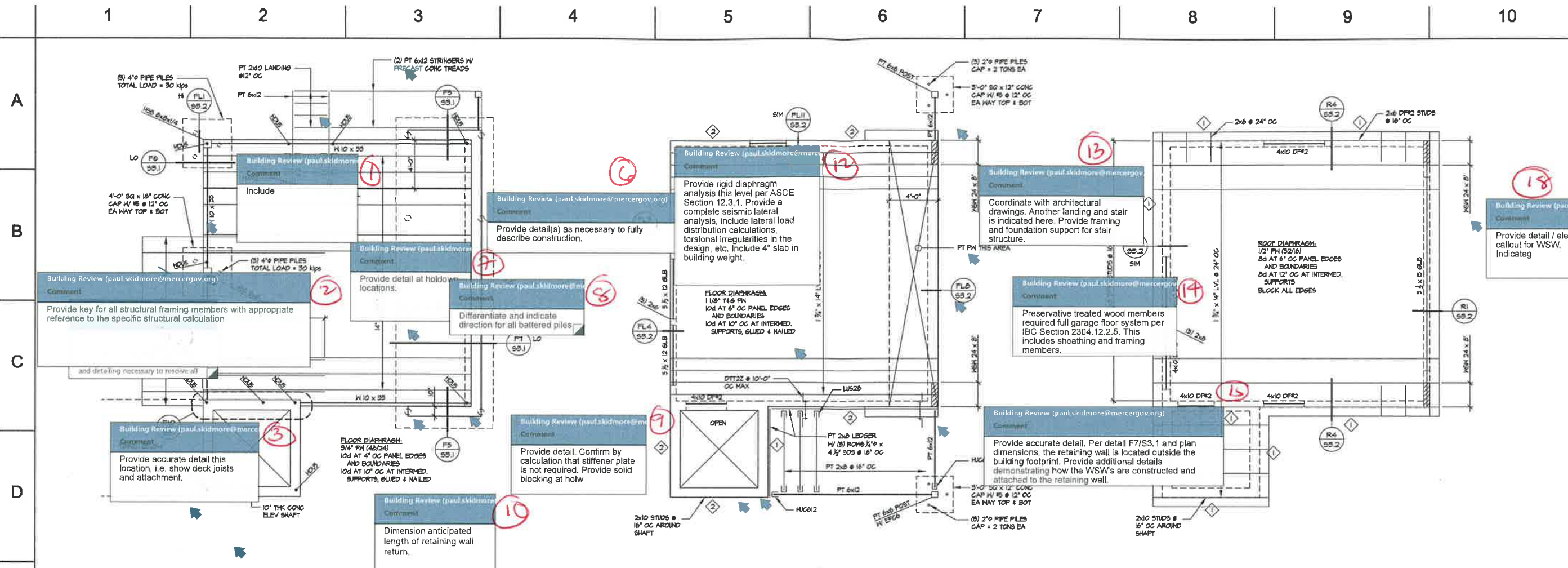


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BOYLE RESIDENCE
MERCER ISLAND, WA
SECOND FLOOR & ROOF
FRAMING PLANS

PERMIT SET
DATE 07/25/17
REVISED
SHEET NO.
S2.2

PROPERTY OWNER: MICHAEL BOYLE
ADDRESS: 3603 WEST MERCER WAY



GARAGE FOUNDATION PLAN (ADU LEVEL)
1/4" = 1'-0"

GARAGE FLOOR FRAMING PLAN
1/4" = 1'-0"

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

Building Review (paul.skidmore@mercergov.org)
Comment #1
Provide detail showing how portions of structure are "interconnected" as required by ASCE Section 12.1.3. Provide appropriate attachment between separate elements of the structure as required. Alternatively, provide appropriate separation joint between building portions as required by ASCE Section 12.12.3.

Building Review (paul.skidmore@mercergov.org)
Comment
Provide complete structural calculations and detailing for concrete elevator shaft. If intended to resolve lateral forces, provide special reinforced concrete shearwall design per ACI 318 Section

Building Review (paul.skidmore@mercergov.org)
Comment
Provide positive lateral connection for deck to main structure. DTT2Z are noted, but are not capable of developing code required forces.

Building Review (paul.skidmore@mercergov.org)
Comment #1
Provide detail showing how portions of structure are "interconnected" as required by ASCE Section 12.1.3. Provide appropriate attachment between separate wings as required. Alternatively, provide appropriate separation joint between building portions as required by ASCE Section

Building Review (paul.skidmore@mercergov.org)
Comment
Confirm by calculation capacity of ledger to resolve point load from 6x12 beam.

Building Review (paul.skidmore@mercergov.org)
Comment
Provide detail / elevation callout for WSW. Indicate

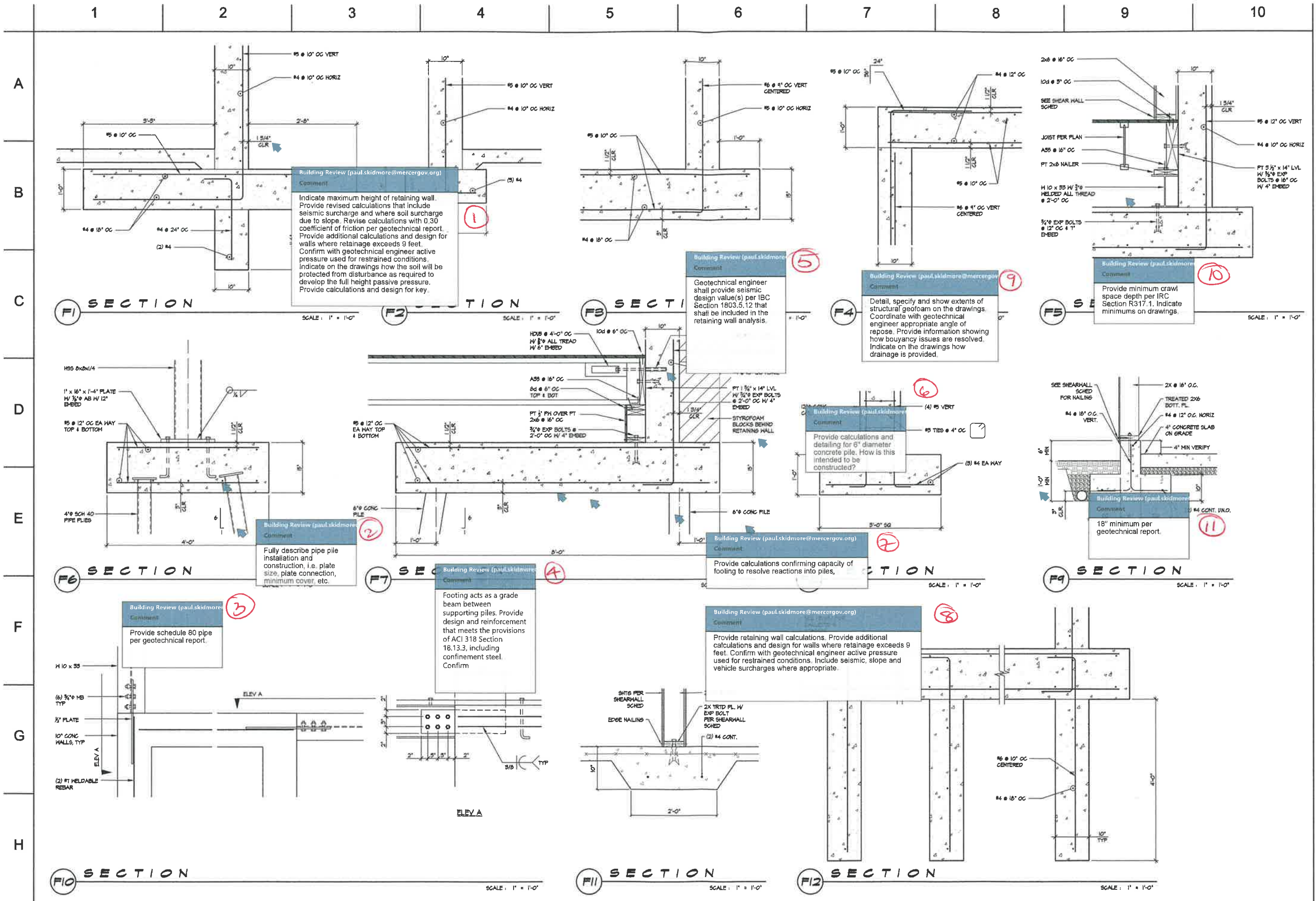
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**BOYLE RESIDENCE
MERCER ISLAND, WA
GARAGE FOUNDATION &
FRAMING PLANS**

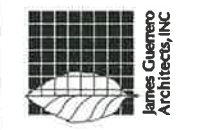
PROJECT: BOYLE RESIDENCE
DRAWING TITLE: GARAGE FOUNDATION & FRAMING PLANS
DATE: 07/25/17
REVISED:
SHEET NO.: **S2.3**



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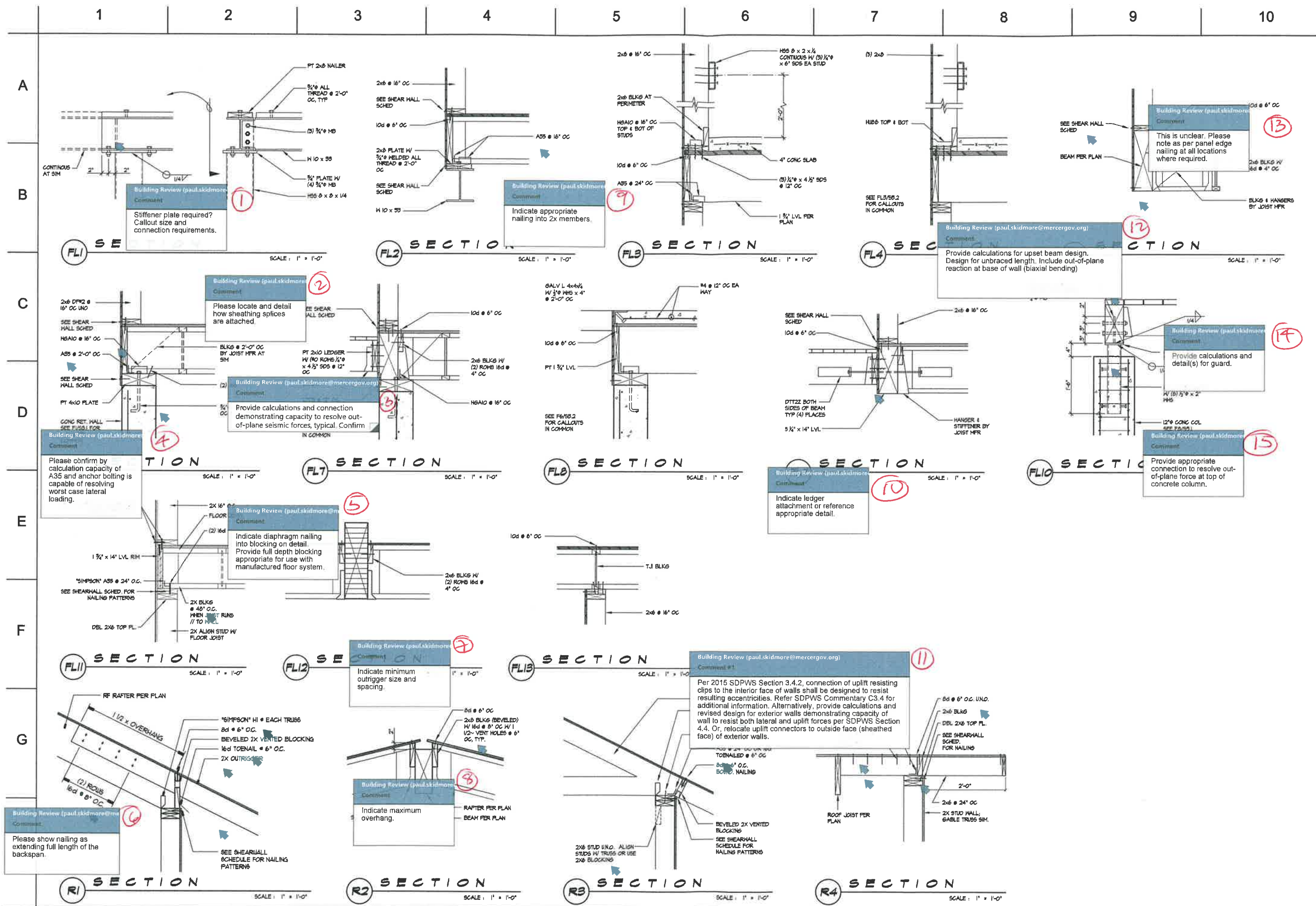
7520 Bridgeport Way W.
 Lakewood, WA 98499
 Phone: 253/581-6000
 Fax: 253/581-7239



**BOYLE RESIDENCE
 MERCER ISLAND, WA**
 DETAILS

PROJECT	DATE
DRAWING TITLE	07/25/17
REVISION	
SHEET NO.	S3.1

PROPERTY OWNER: MICHAEL BOYLE
 ADDRESS: 3603 WEST MERCER WAY

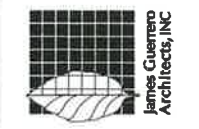


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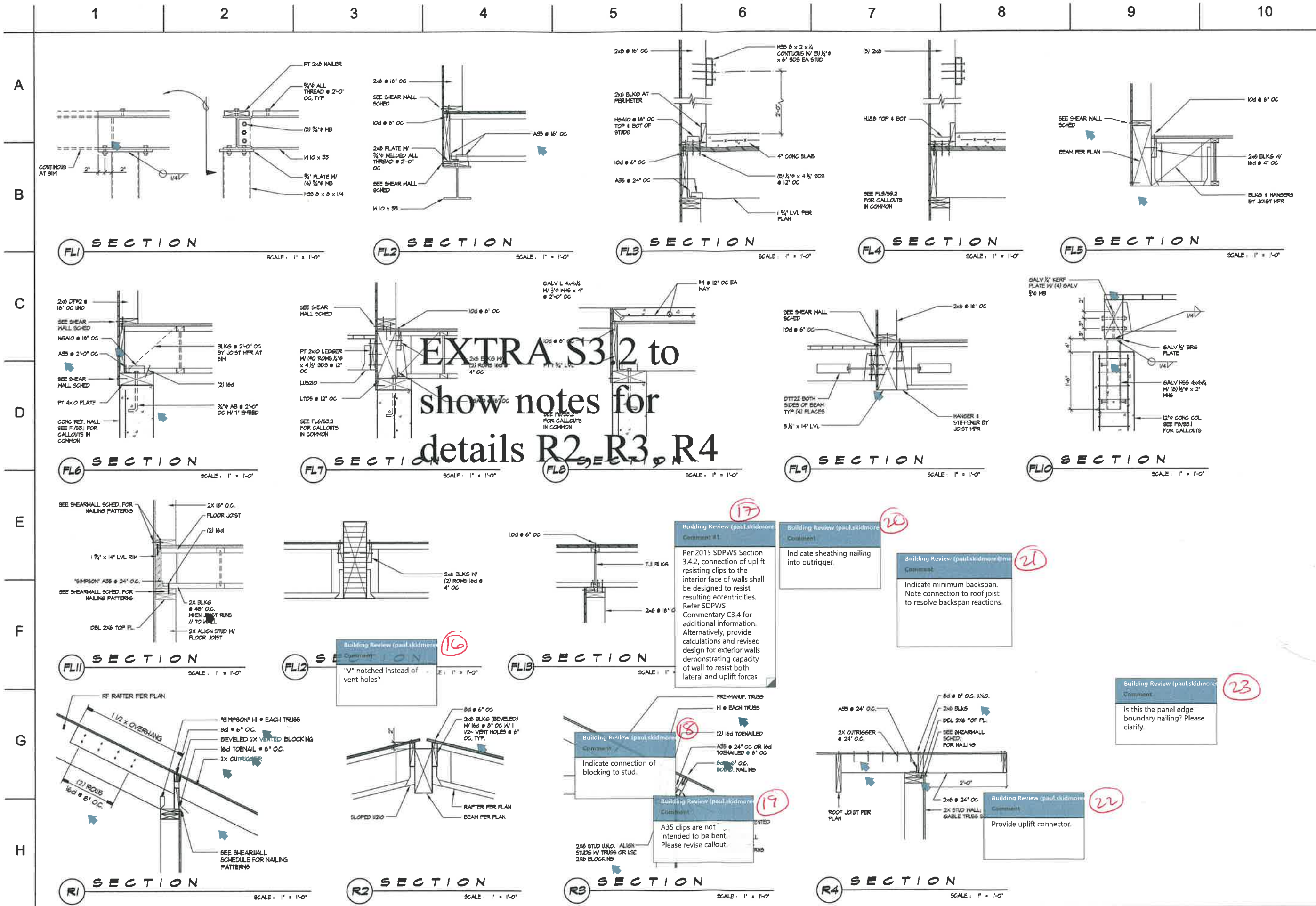


James Cuervo
Architects, INC

BOYLE RESIDENCE
MERCER ISLAND, WA
DETAILS

PERMIT SET
DATE 07/25/17
REVISED
SHEET NO.
S3.2
OF

PROPERTY OWNER: MICHAEL BOYLE
ADDRESS: 3603 WEST MERCER WAY



EXTRA S3.2 to show notes for details R2, R3, R4

17
 Building Review (paul.skidmore) Comment #1
 Per 2015 SDPWS Section 3.4.2, connection of uplift resisting clips to the interior face of walls shall be designed to resist resulting eccentricities. Refer SDPWS Commentary C3.4 for additional information. Alternatively, provide calculations and revised design for exterior walls demonstrating capacity of wall to resist both lateral and uplift forces.

20
 Building Review (paul.skidmore) Comment #1
 Indicate sheathing nailing into outrigger.

21
 Building Review (paul.skidmore) Comment #1
 Indicate minimum backspan. Note connection to roof joist to resolve backspan reactions.

23
 Building Review (paul.skidmore) Comment #1
 Is this the panel edge boundary nailing? Please clarify.

18
 Building Review (paul.skidmore) Comment #1
 Indicate connection of blocking to stud.

19
 Building Review (paul.skidmore) Comment #1
 A35 clips are not intended to be bent. Please revise callout.

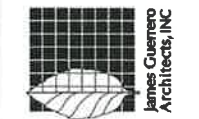
22
 Building Review (paul.skidmore) Comment #1
 Provide uplift connector.

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**BOYLE RESIDENCE
 MERCER ISLAND, WA**
 DETAILS

PERMIT SET

PROJECT	DATE
BOYLE RESIDENCE MERCER ISLAND, WA	07/25/17
DRAWING TITLE	REVISED
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SHEET NO.	
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PROPERTY OWNER: MICHAEL BOYLE
 ADDRESS: 3603 WEST MERCER WAY