PROJECT DATA

OWNER
LAI
JONATHANL@DCLMANAGEMENT.COM
7505 92ND AVE SE
MERCER ISLAND, WA 98040

ARCHITECT
JOSH PS
5406 SW BEACH DRIVE TER
SEATTLE, WA 98116
SDCI ID: AC58960
CONTACT: S. JOSHUA BRINCKO (206 708 9933)
JOSH@JOSHARCH.COM

STRUCTURAL ENGINEER
SWENSON SAY FAGET
2124 3RD AVE #100
SEATTLE, WA 98121
CONTACT: KARL ROSMAN (206 443 6212)
KROSMAN@SWENSONSAYFAGET.COM

CONTRACTOR
OWNER

GEOTECHNICAL ENGINEER
PANGEO
3213 EASTLAKE AVE E, SUITE B
SEATTLE, WA 98102
CONTACT: SIEW L. TAN, P.E. (206 262 0370)

PROPERTY DATA

PROJECT ADDRESS
7505 92ND AVE SE
MERCER ISLAND, WA 98040

ZONING DESIGNATION
R-9.6

19.02.020.E HEIGHT LIMIT
30' FROM AVERAGE GRADE TO HIGHEST POINT OF ROOF (5' BONUS FOR CHIMNEYS ETC.)

*FENCES MAX 72" HIGH (50" LATTICE ALLOWED UP TO 90")

SETBACKS
FRONT: 20'
NORTH SIDE: 7.5'
SOUTH SIDE: 13.43'
REAR: 25'

LOT AREA
11447 SF

ASSESSOR'S TAX NUMBER
257950-0188

LEGAL DESCRIPTION
FLOODS LAKE SIDE TRS LOT "1" MERCER ISLAND SHORT PLAT NO 95-0521 REC NO 9602019001 SD SHORT PLAT DAF - POR OF LOT 2 BLK 5 OF FLOODS LAKE SIDE TRS - AKA LOT 4 OF THE SULLIVAN SEGREGATION APPROVED SUBD 03-22-63 OF CITY OF MERCER ISLAND REC NO 8903100404
PLAT BLOCK: 5
PLAT LOT: 2

ENERGY DATA

PRESCRIPTIVE OPTION (ENERGY CREDIT 1A)

INSULATION VALUES

SLAB PERIMETER (FIRST 24")	R-10
BELOW GRADE WALLS (EXTERIOR)	R-10
BELOW GRADE WALLS (INTERIOR)	R-21
ABOVE GRADE WALLS	R-21
FLOORS	R-30
ATTICS W/ 1" CLEAR VENT SPACE	R-49
ADV FRAMED ATTICS W/ 1" CLEAR	R-38
VAULTED JOISTS/RAFTERS	R-38
FENESTRATION	U-0.28
OVERHEAD GLAZING	U-0.50

*ALL NEW FENESTRATION TO BE NFRC CERTIFIED

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A8.0	DETAILS
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SSK	FOUNDATION PLAN AND ROOF FRAMING

CONSTRUCTION DATA

SCOPE OF WORK
REPLACE EXISTING DECK WITH PAVERS; ADD PATIO AND EXTERIOR KITCHENETTE

AREA SUMMARY

19.02.020.D.1.b MAX GROSS FLOOR AREA
(40%) 11,447 = 4578.8 SF MAX ALLOWED
=4,500 SF EXISTING
*STAIRCASE FROM FLOOR ONE TO TWO IS ONLY COUNTED ONCE

CONDITIONED SPACE

LOWER LEVEL	660 SQ FT
MAIN LEVEL	1940 SQ FT
UPPER LEVEL	1560 SQ FT
TOTAL	4160 SQ FT

UNCONDITIONED SPACE

LOWER LEVEL	630 SQ FT
TOTAL	630 SQ FT

SEE SHEET A1.0a FOR HARDSCAPE AND LOT COVERAGE

VENTILATION DATA

SYSTEM DESIGN

THIS SYSTEM IS DESIGN/BUILD (IRC CH. 15)

SYSTEM CRITERIA

MINIMUM OF .35 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS.
MAXIMUM OF .50 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS.

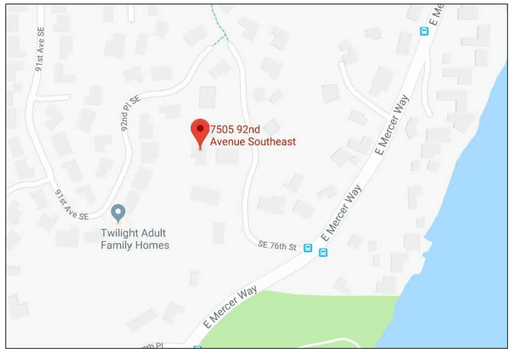
SYSTEM COMPONENTS

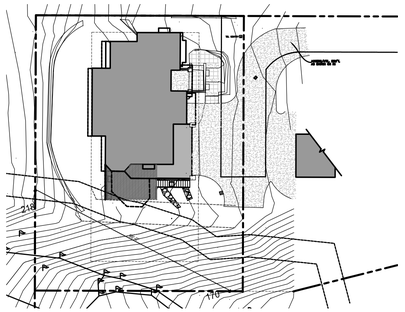
TIMER
INTAKE GRILL & DUCTING (FROM EXTERIOR)
MOTORIZED DAMPER
ELECTRIC AIR TEMPERING UNIT
INTAKE BLOWER
DISTRIBUTION DUCTING (HABITABLE ROOMS)
DISTRIBUTION GRILLS (HABITABLE ROOMS)
ELECTRIC EXHAUST FAN
EXHAUST DUCTING
EXHAUST PORT WITH BACK DRAFT DAMPER

SYSTEM FUNCTION

INTAKE BLOWER, AIR TEMPERING UNIT, AND EXHAUST FAN TO BE CONNECTED TO TIMER FOR SYNCHRONIZED, INTERMITTENT USE THROUGHOUT EACH DAY. FRESH AIR FROM THE EXTERIOR IS PULLED THROUGH AIR TEMPERING UNIT, THEN DISTRIBUTED THROUGH DUCTING TO ALL HABITABLE ROOMS. A BALANCED QUANTITY OF AIR IS SIMULTANEOUSLY EVACUATED FROM THE INTERIOR W/ THE EXHAUST FAN DUCTED TO EXT

AVG GRADE CALC:
WEIGHTED MIDPOINT SUM = 3850.9+3336.48+862.4+1921.38+1466.86+7713.02+5048.68+863.52 +1211.74+820,4+2665.73+1259,4+6371.84+1676.8+2515.2+2478+817.6= 44,879.95
TOTAL LENGTH = 19,4+16,8+4+9,3+7,1+39,3+24,7+4,2+5,9+4+12,7+6+30,4+8+12+12+4 = 219,8
WEIGHTED SUM/LENGTH =44879.95/219.8 = 204.19' AVERAGE GRADE





218
-170
48

48/98 = 48.9 DEGREE SLOPE

1 VICINITY MAP

NOT TO SCALE

3 SLOPE DIAGRAM/CALC

SCALE: 1/32" = 1'-0"

19.02.020.C.1.c.i (b)
17% OF 123.09' WIDTH = 20.93' MIN TOTAL OF SIDE YARDS

19.02.020.C.1.c.iii (a). (2) 7.5' MIN SIDE

NO BUFFERS REQUIRED IN GEOLOGIC HAZARD ZONE, BUT PROFESSIONAL REVIEW REQUIRED

PROPERTY OWNER MUST SIGN AND NOTARIZE A HOLD HARMLESS AGREEMENT PER MERCER ISLAND CITY CODE 19.01.060 FOR GEOLOGIC HAZARD AREA

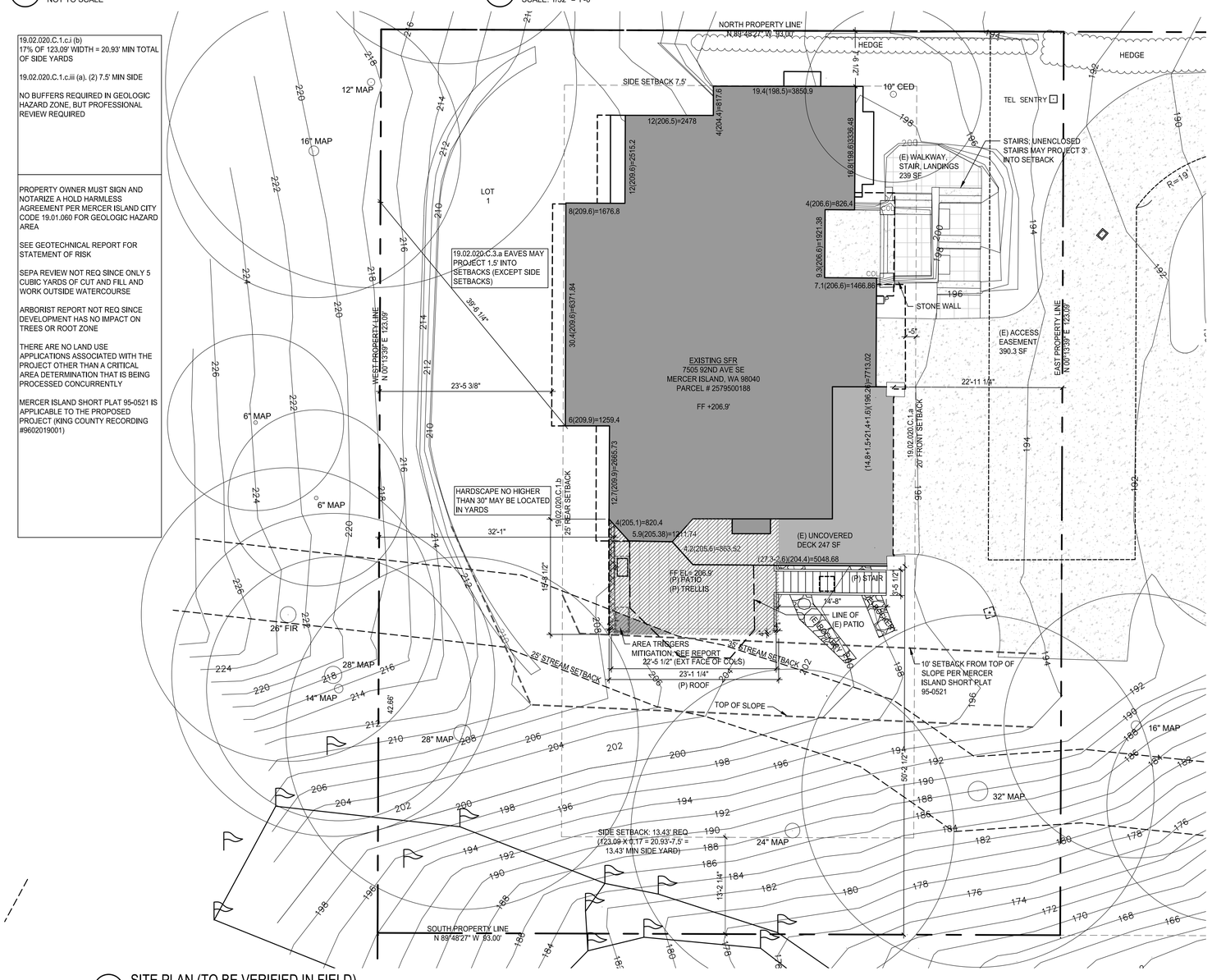
SEE GEOTECHNICAL REPORT FOR STATEMENT OF RISK

SEPA REVIEW NOT REQ SINCE ONLY 5 CUBIC YARDS OF CUT AND FILL AND WORK OUTSIDE WATERCOURSE

ARBORIST REPORT NOT REQ SINCE DEVELOPMENT HAS NO IMPACT ON TREES OR ROOT ZONE

THERE ARE NO LAND USE APPLICATIONS ASSOCIATED WITH THE PROJECT OTHER THAN A CRITICAL AREA DETERMINATION THAT IS BEING PROCESSED CONCURRENTLY

MERCER ISLAND SHORT PLAT 95-0521 IS APPLICABLE TO THE PROPOSED PROJECT (KING COUNTY RECORDING #9602019001)



2 SITE PLAN (TO BE VERIFIED IN FIELD)

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

PLAN NORTH

JOSH
ARTISAN + ARCHITECT
206 708 9933 JoshArch.COM

9388
REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

DESIGN	SJB
DRAWN	CEC
CHECKED	SJB
DATE	[2019-0114 DESIGN]
	[2019-0621 PERMIT]
	[2020-0211 REV 1]
	[2020-0413 REV 2]

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PERMIT

SITE PLAN
PROJECT INFORMATION

A1.0

CONSTRUCTION DATA

NET LOT AREA:
11,447-390.3 ACCESS EASEMENT = 11,056.7 SF

NET LOT AREA 11,056.7 SQ FT

19.02.020.G PARKING REQUIREMENTS:
3 REQUIRED (MIN 2 COVERED)
3 COVERED EXISTING CHANGED TO 2 COVERED
*1 PARKING SPACE USED AS STORAGE/WORKSPACE

ALLOWABLE BUILDING PAD (SHRT PLAT) 3470 SF

LOT COVERAGE 2

	EXISTING	EXISTING REMOVED	PROPOSED NEW
ROOF & CHIMNEY	2750.9 SF	0	0
DRIVEWAY	898 SF	0	0
TOTAL	3648.9 SF		

19.02.020.F.3.a LOT COVERAGE CALC:
FOR LOTS SLOPED 30-50%, MAX 30% LOT COVERAGE (INCLUDING HOUSE, DRIVEWAY, ACCESSORY BUILDINGS) SEE DIAGRAM

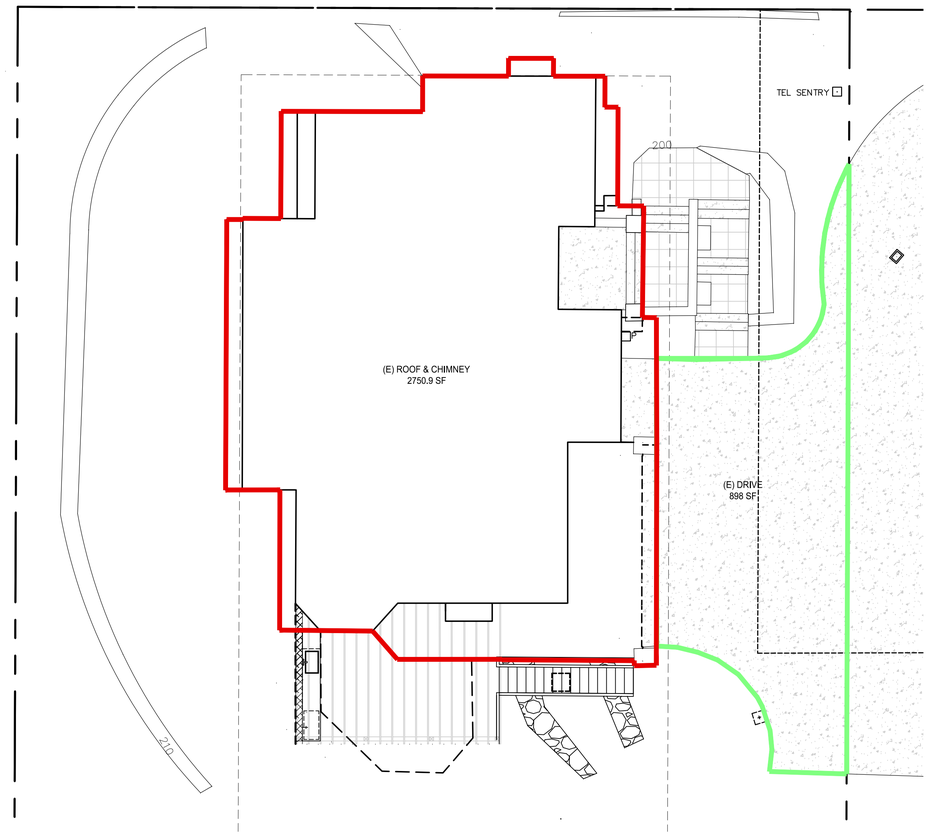
NON CONFORMING LOT COVERAGE CALC:
EXISTING LOT COVERAGE 3648.9 SF
ALLOWABLE LOT COVERAGE: (.30) (11056.7) = 3317.0 SF
(E) NON CONFORMING LOT COVERAGE = 331.9 SF
*WHEN REMOVING LOT COVERAGE FROM A NON-CONFORMING CONDITION, THE REPLACEMENT CAN ONLY BE UP TO 50% OF THE NON-CONFORMING AREA (50% of 331.9 = 165.95)

TOTAL ALLOWABLE LOT COVERAGE INCLUDING 50% NONCONFORMING: 3482.95 SF
* NOT APPLICABLE SINCE NO CHANGE TO (E) LOT COVERAGE

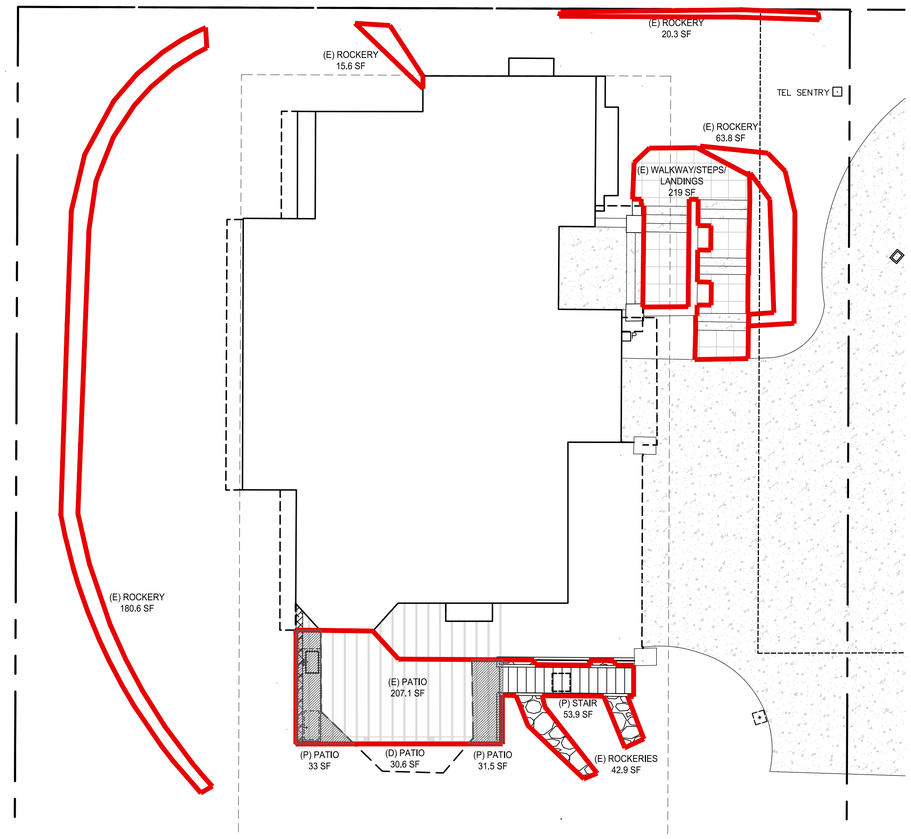
HARDSCAPE COVERAGE 2

	EXISTING TO REMAIN	EXISTING TO BE REMOVED	PROPOSED NEW
WALKWAYS/STAIR	219 SF	0	53.9 SF
PATIO	207.1	30.6 SF	64.5 SF
ROCKERIES	309.2 SF	24.9	0
TOTAL	735.3 SF	+ N/A	+ 118.4 = 853.7 SF GRAND TOTAL

19.02.020.F.3.b.i MAX HARDSCAPE AREA:
9 % (11,056.7 NET LOT AREA) = 995.1 SF ALLOWED
PROPOSED HARDSCAPE = 853.7 SF



1 LOT COVERAGE DIAGRAM 2
SCALE: 1/8" = 1'-0"



2 HARDSCAPE DIAGRAM 2
SCALE: 1/8" = 1'-0"

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9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
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2	[2020-0413 REV 2]

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PERMIT

HARDSCAPE AND LOT COVERAGE DIAGRAMS

PLAN NORTH

A1.0a

GENERAL NOTES

1. ALL WORK TO COMPLY WITH '2015 INTERNATIONAL RESIDENTIAL CODE' WITH JURISDICTION AMENDMENTS WHERE APPLICABLE.

2. ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.

3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.

4. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.

5. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.

6. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.

7. CONTRACTOR SHALL VERIFY CONFORMANCE OF ACTUAL SOIL CONDITIONS WITH SOILS REPORT AND DESIGN ASSUMPTIONS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT.

9. CONTRACTOR'S GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.

10. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL (TYP).

11. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.

13. THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL, AND PLUMBING.

14. THE GENERAL CONTRACTOR AND OTHER PARTIES DOING WORK ON BEHALF OF THE GENERAL CONTRACTOR INCLUDING BUT NOT LIMITED TO SUBCONTRACTORS AND ALL STAFF ARE REQUIRED TO BECOME FAMILIAR WITH ALL REGULATIONS REGARDING THE CONSTRUCTION, DEMOLITION, AND RELATED ACTIVITIES FOR THE PROJECT. ANY VIOLATIONS TO APPLICABLE REGULATIONS CAUSED BY THE PARTIES HEREIN SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

15. VISIBLE OVERLAPPING MATERIALS SUCH AS FLASHING TO BE LAPPED SUCH THAT SEAM IS NOT FACING STREET OR DOMINANT VIEW.

16. VENTS AND PENETRATIONS TO BE HIDDEN FROM VIEW FROM STREET OR DOMINANT VIEW.

17. THE GENERAL CONTRACTOR IS REQUIRED TO ORGANIZE A MEETING ON SITE WITH THE ARCHITECT AND ACTUAL LABORS INSTALLING SIDING TO CONFIRM LOCATIONS OF EACH SIDING MATERIAL.

JOB SITE SAFETY

1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.

2. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.

3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

SITE WORK

1. ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OF MATERIAL TO ADJACENT PROPERTIES.

2. FOOTING DRAIN TO BE SEPARATE FROM ROOF AND IMPERVIOUS AREA DRAINS.

3. DOWNSPOUT DRAIN TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE.

4. FOOTING DRAIN TO BE 4" DIAMETER PERFORATED PIPE WRAPPED IN GEOTEXTILE FABRIC UNLESS NOTED OTHERWISE

5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH REQUIRED SEPTIC AND/OR STORM WATER DETENTION SYSTEMS.

6. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS A POINT IN WHICH ALL INSPECTIONS ARE APPROVED, AND THE BUILDING MAY BE USED FOR ITS INTENDED PURPOSE. THE BUILDER SHALL PRESENT A FINAL APPLICATION FOR PAYMENT TO THE OWNER AT THE POINT OF SUBSTANTIAL COMPLETION. ONCE THE FINAL APPLICATION FOR PAYMENT IS RECEIVED, THE OWNER SHALL PRESENT A PUNCHLIST TO THE GENERAL CONTRACTOR TO FINALIZE ANY MINOR ITEMS THAT MAY NEED REPAIRED, BUILT, ALTERED, OR OTHERWISE ADDRESSED TO BRING THE BUILDING IN CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, CODE REQUIREMENTS, AND ORDINARY STANDARD OF CONSTRUCTION QUALITY. ONCE THE PUNCHLIST IS DELIVERED TO THE BUILDER, THE OWNER ACCEPTS RESPONSIBILITY FOR THE BUILDING AND UTILITIES AND MAY OCCUPY THE BUILDING FOR ITS INTENDED USE ONCE APPROVED BY THE BUILDER. THE WARRENTY PERIOD SHALL BEGIN AT THE TIME THE OWNER OCCUPIES THE BUILDING.

VENTILATION NOTES

1. ALL WORK TO COMPLY WITH THE 2015 IRC CHAPTER 15 WITH JURISDICTION AMENDMENTS.

2. SOURCE SPECIFIC FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, WATER CLOSETS AND LAUNDRY FACILITIES. VENTILATION CAPACITY SHALL BE AT LEAST 50 C.F.M. FOR BATHROOMS AND LAUNDRY ROOMS (Intermittent use) AND 100 C.F.M. FOR KITCHENS (Intermittent use). DUCTING SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

3. WHOLE HOUSE VENTILATION SYSTEM SHALL BE CAPABLE OF .35 AIR EXCHANGES PER HOUR BUT NO MORE THAN .50 AIR EXCHANGES PER HOUR UNDER NORMAL OPERATING CONDITIONS. OUTDOOR AIR SHALL BE PROVIDED TO ALL HABITABLE ROOMS. FAN SHALL HAVE A SONE RATING OF 1.5 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.

4. DUCT WORK SHALL CONFORM TO TABLE M1508.6.2 AND M1506.1 OF THE '2015 IRC CHAPTER 15' WITH JURISDICTION AMENDMENTS.

5. INSULATE DUCTS WITH MIN. R8 INSULATION, ALTHOUGH NO INSULATION IS REQUIRED IF THE DUCTS AND EQUIPMENT COMPLETELY ENCLOSED WITHIN THE BUILDING ENVELOPE

6. PROVIDE A MINIMUM NET AREA OF 1 SQUARE FOOT OF VENTILATION AREA FOR EACH 150 SQUARE FEET OF CRAWLSPACE AREA. PLACE OPENINGS AS NEAR AS TO CORNERS AS PRACTICABLE AND SHALL PROVIDE CROSS VENTILATION.

7. ALL CRAWLSPACE VENTS TO BE PROVIDED WITH 1/4" NON-CORROSIVE WIRE MESH.

8. PROVIDE A MINIMUM NET AREA OF 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 150 SQUARE FEET OF ATTIC AREA, PROVIDE A CONTINUOUS 1 INCH MINIMUM AIR SPACE ABOVE INSULATION FOR CROSS VENTILATION.ALL ROOFS TO BE CROSS-VENTED U.N.O.

9. ALL ATTIC VENTS TO BE PROVIDED WITH 1/4" NON-CORROSIVE WIRE MESH OR APPROVED SOFFIT VENTS.

10. OUTDOOR AIR INLETS SHALL BE INSTALLED WITHIN EACH HABITABLE SPACE WITH NOT LESS THAN 4 SQUARE INCHES OF INLET AREA EACH WITH SCREENS AND CONTROLLABLE OPENINGS NOT WITHIN 10' OF AN APPLIANCE VENT OR PLUMBING DRAIN VENT OUTLET, NOT WITHIN A ROOM WITH FUEL BURNING APPLICANCES, NOT WITHIN ATTICS, CRAWLSPACES, OR GARAGES AND NOT WITHIN UNSANITARY OR ORDOROUS AREAS PER IRC M1507.3.4.4

11. PER SRC M1501.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITES, RIDGE VENTS, OR CRAWL SPACES. TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M1506.3: NOT LESS THATN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

MOISTURE PROTECTION

1. PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.

2. PROVIDE A MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.

3. PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.

4. PROVIDE A MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.

5. PROVIDE A MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.

6. CAULK ALL OPENINGS THOROUGHLY.

7. FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.

8. METAL COPING AT PARAPET TO BE A MINIMUM OF 22 GAUGE GALVANIZED STEEL.

9. JOSH RECOMMENDS WET SEAL AND WET FLASH LIQUID APPLIED WEATHERPROOFING IN LIEU OF BUILDING PAPER OR HOUSEWRAP.

FIRE PROTECTION

1. THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND IT'S ATTIC BY NOT LESS THAN THE FOLLOWING:

- NOT LESS THAN (1) LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED TO ALL GARAGE WALLS. NOT LESS THAN (2) LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD AT CEILINGS.

- 1-3/8" MINIMUM THICK, SOLID CORE, OR HONEYCOMB CORE STEEL DOOR, OR A 20-MIN. FIRE-RATED DOOR.

- DUCTS PIERCING FIRE SEPARATION TO BE A MINIMUM OF 26 GAUGE, AND HAVE NO OPENINGS INTO THE GROUP "U" OCCUPANCY.

2. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.

3. ALL ENCLOSED USEABLE SPACE UNDER STAIRWAYS SHALL BE (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD ON ENCLOSED SIDE.

4. SMOKE DETECTORS SHALL BE HARD WIRED TO BUILDING POWER AND SHALL HAVE BATTERY BACKUP.

5. SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING ROOMS, AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

6. A MINIMUM OF (1) SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR INCLUDING THE GARAGE.

7. FIRESTOPPING AND DRAFTSTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.

8. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:

- CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

- INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (i.e. Soffits)

- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

9. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC.

10. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:

CLEAR OPEN WIDTH	20" (Minimum)
CLEAR OPEN HEIGHT	24" (Minimum)
CLEAR OPEN AREA	5.7 s.f. (Minimum)
SILL HEIGHT	44" (Maximum)

11. PREFABRICATED FIREPLACES SHALL BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

12. APPLIANCE GENERATING A GLOW, A SPARK, OR FLAME MAY BE INSTALLED IN THE GARAGE PROVIDED THE HEATING ELEMENTS AND SWITCHES ARE 18" ABOVE THE FLOOR.

13. GARAGE FLOOR TO BE CONSTRUCTED OF NON COMBUSTIBLE MATERIAL (CONCRETE).

SHOP DRAWINGS

1. SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.

2. THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.

3. SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

EARTH WORK

1. EXTEND EXCAVATION DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MINIMUM OF 18" BELOW LOWEST ADJACENT FINISH GRADE.

2. COMPACTED FILL TO BE WELL GRADED AND GRANULAR WITH NOT MORE THAN 5% PASSING A 200 SIEVE. PLACE IN 8" LOOSE LIFTS AND COMPACT TO 95% MODIFIED AASHO DENSITY AT OPTIMUM MOISTURE CONTENT.

3. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

SAFETY AND SECURITY

1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT ARE REQUIRED AT ALL EXTERIOR DOORS.

2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.

3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.

4. WINDOWS WITHIN 10'-0" OF FINISHED GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.

5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS:
OCCUPANCIES LESS THAN 10

STAIR WIDTH	36" (Minimum)
TREAD WIDTH	10" (Minimum), 6" Minimum for Winders
RISER HEIGHT	7 3/4" (Maximum)
HEADROOM	80" (Minimum)
HANDRAIL HEIGHT	34" to 38" above nosing
HANDRAIL GRASP	1-1/4"(Min) to 2" (Max)

6. HANDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.

7. GUARDRAILS SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR.

8. GUARDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.

GLAZING NOTES

1. ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.

2. SLIDING DOORS TO BE SAFETY GLASS, LAMINATED GLASS, OR TEMPERED GLASS.

3. SHOWER DOORS AND ENCLOSURES TO BE SAFETY GLASS, LAMINATED GLASS, OR TEMPERED GLASS.

4. REFER TO WINDOW SCHEDULE FOR ADDITIONAL REQUIREMENTS.

5. JOSH RECOMMENDS CARDINAL GLASS W/ COATINGS AS SPECIFIED IN SHOP DRAWINGS.

BATHROOM NOTES

1. WALL COVERINGS IN SHOWERS TO BE MOISTURE RESISTANT MATERIAL TO 72" (Minimum) ABOVE DRAIN INLET.

2. TOILET TO HAVE CLEAR SPACE OF 30" WIDE (Minimum) AND 24" CLEAR (Minimum) IN FRONT OF STOOL.

INSPIRATIONAL COMMENTS

1. THIS PROJECT IS NOT A SPEC HOME. WE TAKE A LOT OF PRIDE IN CREATING A SPECIAL BUILDING CUSTOMIZED FOR THIS CLIENT, AND WE HOPE YOU WILL DO THE SAME. LET'S WORK TOGETHER TO DO SOMETHING SPECIAL.

2. ALL WORK IS REQUIRED TO EXCEED YOUR ORDINARY LEVEL OF SATISFACTION. WE ARE EXCITED TO SHOW THIS PROJECT TO OUR FRIENDS AND FAMILY, AND WE HOPE YOU WILL SHARE THAT EXCITEMENT.

3. JUST BECAUSE SOMETHING WAS BUILT A CERTAIN WAY BEFORE, DOES NOT MEAN IT NEEDS TO BE BUILT A CERTAIN WAY NOW. THINK A LITTLE DIFFERENTLY, AND BE CREATIVE. EVERY CIRCUMSTANCE IS DIFFERENT. BUILD UPON YOUR PREVIOUS EXPERIENCES TO DO BETTER AND HONE YOUR SKILLS EVEN MORE. EVERY DETAIL IS A CHANCE TO PUSH YOUR LIMITS.

4. BE WILLING TO LEARN SOMETHING NEW AND TEACH SOMETHING NEW SINCE WE ARE ALL LEARNING AT ALL TIMES.

DRAWING LEGEND

SYMBOL	DESCRIPTION	REMARKS
(2)	WINDOW SYMBOL	See Window Schedule
A	DOOR SYMBOL	See Door Schedule
202	SPACE NUMBER	See Finish Schedule
2	GRID LINE	
A-12	MATCH LINE	
40'-8" T.O. Slab	VERTICAL DATUM POINT	
Stone Wood	SURFACE MATERIAL CHANGE	
DWG SHT	DETAIL REFERENCE	
DWG SHT	SECTION CUT REFERENCE	
1 4 SHT 2 3	INTERIOR ELEVATION REFERENCE	See Interior Elevations

MATERIAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EARTH / COMPACT FILL		ROUGH WOOD FRAMING
	GRAVEL / POROUS FILL		WOOD BLOCKING
	CONCRETE		PLYWOOD
	CMU / BRICK / STONE VENEER		FINISH WOOD
	GYPSUM WALL BOARD / PLASTER		BATT INSULATION
	STEEL OR OTHER METALS		RIGID INSULATION
	NATURAL STONE		

ABBREVIATION LIST

ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTICAL TILE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT/ARCHITECTURAL
BLDG	BUILDING
BMAB	BUY ME A BEER
BSMT	BASEMENT
BTB	BURY THE BODIES
CAB	CABINET
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CRV	CONTINUOUS RIDGE VENT
CSMT	CASEMENT
CY	CUBIC YARD
d	PENNY
D	DRYER
(D)	DEMOLITION
DAFD	DON'T ASK FOR DETAIL
DBAB	DON'T BE A BABY
DQTA	DON'T QUESTION THE ARCHITECT
DBL	DOUBLE
DCU	DON'T CALL US
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DS	DOWNSPOUT (EXTERIOR)
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
FF	FLOOR DRAIN
FIN	FINISH
FLASH	FLASHING
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GLB	GLU-LAMINATED BEAM
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDWD	HARDWOOD
HR	HOUR
HT	HEIGHT
HW	HOT WATER TANK
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
ID	INSIDE DIAMETER
IDS	INTERIOR DOWNSPOUT
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JDI	JUST DO IT
LAM	LAMINATED
LB	POUNDS
LF	LINEAL FOOT
LH	LEFT HAND
LL	LIVE LOAD
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MANUF	MANUFACTURER
MILP	MAKE IT LOOK PRETTY
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	NORTH
(N)	NEW
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OD	OVERFLOW DRAIN
(P)	PROPOSED
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
QTY	QUANTITY
R	RADIUS
R	RISER
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCING
REQ	REQUIRED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RV	RIDGE VENT
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FOOT
SHMTL	SHEET METAL
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
STD	STAINED
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SYM	SYMBOL
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TEMP	TEMPERATURE
T&G	TONGUE AND GROOVE
TO	TOP OF
TOP	TOP OF PLATE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TV	TELEVISION
TW	TRAIN WRECK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UCS	USE COMMON SENSE
VCT	VINYL COMPOSITION TILE
VER	VERIFY
VERT	VERTICAL
VG	VERTICAL GRAIN
W	WEST
W	WATT
W	WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WATERPROOF
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WT	WEIGHT
WWJD	WHAT WOULD JOSH DO
WWM	WELDED WIRE MESH
YD	YARD

JOSH PS POLICIES

1. DO NOT USE BIFOLD DOORS FOR CLOSETS
2. DO NOT USE MATERIALS WITH WOOD GRAIN UNLESS THE MATERIAL IS WOOD
3. DO NOT USE GLASS BLOCK
4. METAL FABRICATION ONLY TO BE DONE BY GEORGETOWN METALWORKS UNLESS APPROVED OTHERWISE
5. DO NOT USE WHITE WINDOWS UNLESS APPROVED OTHERWISE
6. DO NOT PURCHASE APPLIANCES, DOORS, OR WINDOWS (OR ANY MATERIAL) WITHOUT JOSH APPROVAL
7. DO NOT TEAR DOWN ANY BUILDING OR LANDSCAPING UNLESS APPROVED OTHERWISE
8. DO NOT PUT STRUCTURE (JOISTS/RAFTERS/BEAMS) IN THE CENTER OF A HALL OR ROOM - WE PUT LIGHTING THERE
9. DO NOT USE ELECTROLUX OR FRIGIDAIRE APPLIANCES
10. DO NOT BEGIN CONSTRUCTION UNTIL THE FINAL PLANS HAVE BEEN REVIEWED WITH JOSH ARCHITECTS
11. INSTALL J BOXES FOR AN ELECTRICAL WALK-THROUGH WITH JOSH AND CLIENT PRIOR TO RUNNING WIRES
12. DO NOT LEAVE SPACES LESS THAN 2" BETWEEN TRIM(S) AND OTHER OBJECTS - WE WILL DESIGN WIDER TRIM OR SOME OTHER SOLUTION.
13. DO NOT TALK WITH THE BUILDING DEPARTMENT UNLESS YOU HAVE FIRST CONSULTED WITH JOSH
14. AESTHETICS OR STYLE ARE NOT PART OF OUR DESIGN PROCESS, SO PLEASE BASE DECISIONS ON PRACTICAL SOLUTIONS
15. THE BUILDER IS ENCOURAGED TO WEIGH-IN ON MORE EFFECTIVE AND EFFICIENT CONSTRUCTION METHODS AND SUGGEST BETTER WAYS OF BUILDING TO THE ARCHITECT
16. DIFFERENT MATERIALS MAY NOT BE COPLANAR (FLUSH)
17. BUILDING PAPER (OR HOUSE WRAP) MAY NOT BE EXPOSED FOR LONGER THAN A WEEK, OR IT SHOULD BE REPLACED
18. LIQUID APPLIED WATERPROOFING (PROSOCO OR SIMILAR) IS HIGHLY RECOMMENDED OVER PAPER WEATHER BARRIERS
19. DO NOT INSTALL SOLAR PANELS UNTIL THE BUILDING HAS FIRST BEEN SUPER-INSULATED AND WRAPPED WITH INSULATION BOARD (REFLECTIVE SIDE FACING INTERIOR) WITH TAPED SEAMS
20. DISCUSS ANY UNCLEAR INFORMATION WITH JOSH AS SOON AS POSSIBLE, BE RESPONSIVE, AND BE A TEAM PLAYER
21. ROOF FASCIAS NOT TO EXCEED 10" IN HEIGHT

CODES REFERENCED
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 WASHINGTON STATE ENERGY CODE (WSEC)

J O S H
ARTISAN + ARCHITECT
206 708 9933 JoshArch.COM

9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

DESIGN	SJB
DRAWN	SJB
CHECKED	SJB
DATE	[2019-0114 DESIGN]
	[2019-0621 PERMIT]
	[2020-0211 REV 1]
	[2020-0413 REV 2]

LAI
7505 92ND AVE SE
MERCER ISLAND WA 98040

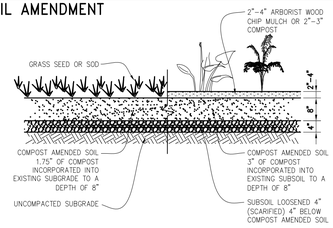
PERMIT

GENERAL NOTES

A1.1

CONSTRUCTION STORMWATER CONTROL STANDARD DETAILS

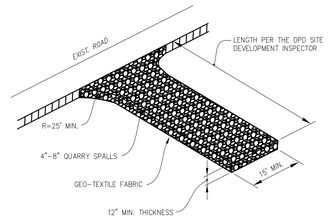
SOIL AMENDMENT



NOTES:
1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT CALCULATIONS SHALL BE SHOWN ON THE POST-CONSTRUCTION SOIL AMENDMENT PLAN SHEET.
3. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.

SYMBOL: T1 P1 T2 AND/OR P2

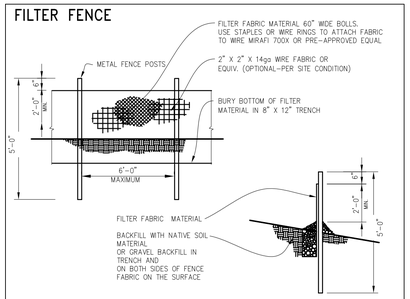
STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.

SYMBOL: CE

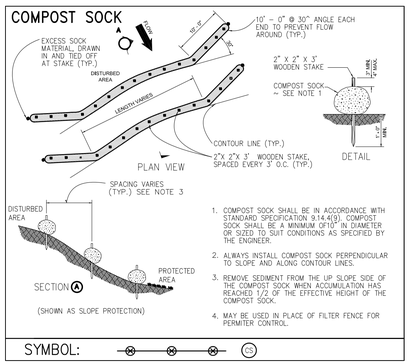
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

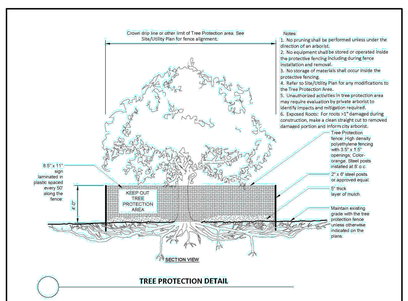
SYMBOL: FF

COMPOST SOCK



1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PERIMITER CONTROL.

SYMBOL: CS



SYMBOL: XX

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT PLAN: SCALE 1/8" = 1'-0"

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

JOSH
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206 708 9933 JoshArch.COM

9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

DESIGN	SJB
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	[2020-0211 REV 1]
	[2020-0413 REV 2]

LAI
7505 92ND AVE SE
MERCER ISLAND WA 98040

PERMIT

CSC

A1.2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 199712231848)

LOT 1, MERCER ISLAND SHORT PLAT NUMBER 95-0521, RECORDED UNDER RECORDING NUMBER 9602019001, IN KING COUNTY, WASHINGTON, SAID SHORT PLAT DESCRIBED AS FOLLOWS:

LOT 4 OF THE SULLIVAN SEGREGATION APPROVED MARCH 22, 1963 BY THE CITY OF MERCER ISLAND, RECORDED UNDER RECORDING NUMBER 8903100404, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR PRIVATE ROAD AND UTILITY EASEMENT, AS DELINEATED ON THE FACE OF THE SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD BEARING OF N 89°56'57" W ALONG MONUMETED S.E. 76TH ST. AS SHOWN HEREON AND AS SHOWN ON R2, AND AS REFERENCED ON R1

REFERENCES

R1. MERCER ISLAND SHORT PLAT NO 95-0521, VOL. 107, PG. 186. RECORDS OF KING COUNTY, WASHINGTON.
R1. RECORD OF SURVEY, VOL. 75, PG. 106. RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

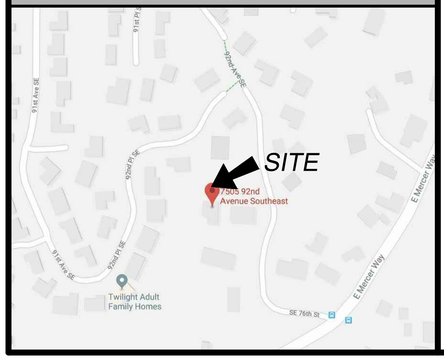
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018 & APRIL OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 257950-0188
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,447 ±S.F. (0.26 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

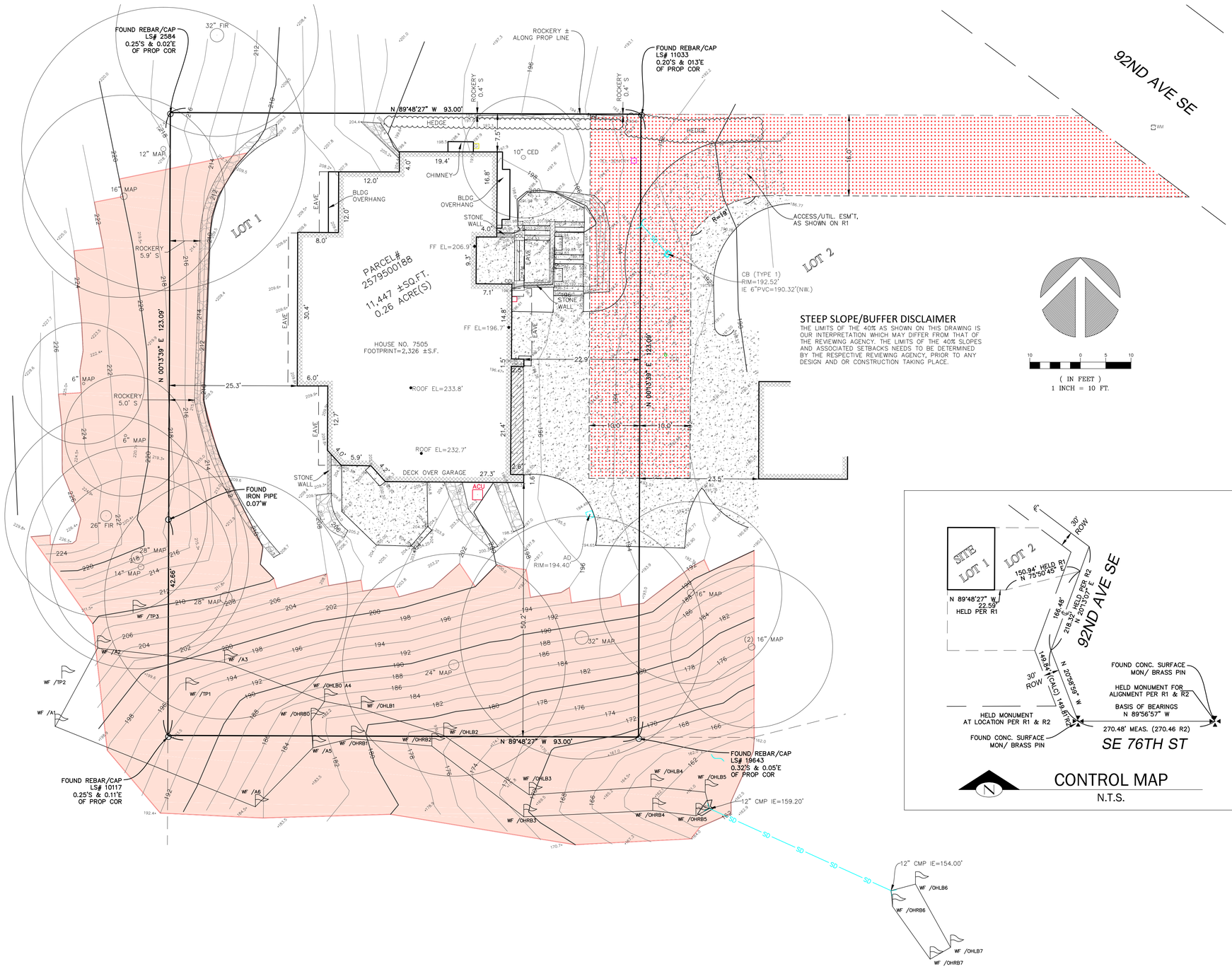
LEGEND

ACU	AC UNIT	G	GAS METER
	AREA DRAIN		HEDGE FOLIAGE LINE
	BUILDING		INLET (TYPE 1)
	CENTERLINE ROW		MONUMENT (SURFACE, FOUND)
CO	CLEANOUT	P	POWER METER
COL	COLUMN		REBAR/IRON PIPE AS NOTED (FOUND)
	CULVERT PIPE		ROCKERY
	CONCRETE SURFACE	SD	STORM DRAIN LINE
	RETAINING WALL	TEL SENTRY	TELEPHONE SENTRY
	DECK	WM	WATER METER
	UTILITY EASEMENT	SIZE TYPE	TREE (AS NOTED)
WF	WETLAND FLAG		STEEP SLOPE AREA

VICINITY MAP

N.T.S.





STEEP SLOPE/BUFFER DISCLAIMER

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

10 0 5 10

(IN FEET)
1 INCH = 10 FT.

CONTROL MAP
N.T.S.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF SE 1/4 SEC 30, TWP. 24 N., RGE 05 E., W.M.
PARCEL NO. 2579500188

LAI RESIDENCE
7505 92ND AVE SE
MERCER ISLAND, WA 98040

JAMES R. GREEN JR. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON 21822 — CAN 212 173

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	181046
DATE:	07/04/18
DRAFTED BY:	IDV-MD
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'

REVISION HISTORY	
4/22/19	ADDED WETLAND
	INFO

SHEET NUMBER
1 OF 1

JM TPO — 80 mil

Thermoplastic Polyolefin Membrane

Meets or exceeds the requirements of ASTM D 6878

Features and Components

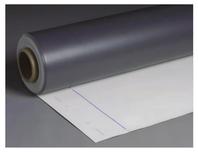
Thickness Over Scrim: Optimized and tested on a continual basis with a state-of-the-art thickness gauge to verify that the thickness valued by our customers is incorporated into the sheet.

One of the Widest Melt Windows: Promotes better welds over a wider variety of speeds and temperatures, and leads to a softer, more flexible and workable sheet.

Reinforced fabric scrim layer and top-ply thickness: Lends to durable physical properties including:

- Long-term weathering, UV resistance and heat-aging properties
- High breaking and tearing strength

Optimized TPO formulation: delivers high-performance ozone resistance, cool roof reflectivity and overall weather resistance.



Component: M Membrane — Single Ply

Colors

Grey*	White	Tan*

** Grey and Tan lead times are subject to availability and may require an upcharge for smaller projects.*

System Compatibility

This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply									
BUR		APP		SBS					
HA	CA	CA	HW	HA	CA	HW	SA		
Do not use with Multi-Ply systems									

Single Ply							
TPO		PVC		EPDM			
MF	AD	MF	AD	MF	AD	AD	BA
Compatible with the selected Single Ply systems above							

Key: **HA** = Hot Applied **CA** = Cold Applied **HW** = Heat Weldable **SA** = Self Adhered **MF** = Mechanically Fastened **AD** = Adhered **BA** = Ballasted

Energy and the Environment

	Standard		Reflectivity	Emissivity
CRRC®	White	Initial	0.77	0.87
		3 Yr. Aged	0.70	0.86
	Tan	Initial	0.67	0.87
		3 Yr. Aged	0.62	0.90
	Gray	Initial	0.35	0.87
		3 Yr. Aged	0.24	0.90
CA Title 24	White	Pass	0.77	0.87
	Tan	Pass	SRI=75	
		3 Yr. Aged		
ENERGY STAR®	White	Initial	0.77	0.87
		3 Yr. Aged	0.70	
	Tan	Initial	0.67	0.87
		3 Yr. Aged	0.62	
LEED® (SRI)	White	Initial	95	
		3 Yr. Aged	85	
	Tan	Initial	81	
		3 Yr. Aged	75	
	Gray	Initial	39	
		3 Yr. Aged	37	
Recycled Content	Post-consumer		0%	
	Post-industrial		5%	

The LEED® Solar Reflectance Index (SRI) is calculated per ASTM E1980.

Peak Advantage® Guarantee Information

Product	Guarantee Term
JM TPO 80 mil	5, 10, 15, 20, 25, or 30 yrs

Codes and Approvals

CLASSIFIED C UL US — FM APPROVED — MIAMI-DADE COUNTY APPROVED, Miami-Dade County Product Control Approved

Installation/Application

Adhered — Mechanically Fastened — Hot Air Weld

Refer to JM TPO application guides and detail drawings for instructions.

Packaging and Dimensions

Roll Widths	5' (1.52 m)	6' (1.83 m)	8' (2.44m)	10' (3.05m)	12' (3.66 m)
Roll Lengths	75' (22.86 m)				
Roll Coverage	375 ft² (34.84 m²)	450 ft² (41.81m²)	600 ft² (55.74 m²)	750 ft² (69.68 m²)	900 ft² (83.61 m²)
Rolls per Pallet	8				
Pallet Weight	1400 lb (627.8 kg)	1680 lb (762.0 kg)	2300 lb (997.9 kg)	2820 lb (1251.9 kg)	3420 lb (1551.3 kg)
Pallets per Truck*	28-32	22-26	18-20	14-16	11-13
Producing Location	Scottsboro, AL				

**Assumes 48' flatbed truck and does not reflect pallets of accessories or impact of mixed sizes.*

Refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.

RS-8634 9-18 (Replaces 6-18)

JM TPO — 80 mil

Thermoplastic Polyolefin Membrane

Meets or exceeds the requirements of ASTM D 6878

Tested Physical Properties

Physical Properties		ASTM Test Method	Standard for ASTM D 6878 (Min.)	JM TPO – 80 mil	
				MD*	XMD**
Strength	Breaking Strength, min, lbf (N)	D 751	220 (976)	464 (2,064)	439 (1,953)
	Elongation at Break, min %	D 751	15	29	31
	Tearing Strength, min, lbf (N)	D 751	45 (200)	65 (289)	179 (796)
	Factory Seam Strength, min, lbf (N)	D 751	66 (290)	137 (609)	
Longevity	Thickness, min, in.	D 751	+/- 10% from Nominal	0.080 (Nominal)	
	Thickness Over Scrim, min, in. (mm)	D 7635	0.015	0.033 (0.84)	
	Water Absorption, max, %	D 471	3.0	0.03	
	Brittleness Point, max, -40°F	D 2137	No Cracks	Pass	
	Ozone Resistance	D1149	No Cracks	Pass	
Heat Aged Performance	Properties after Heat Aging @ 240°F	D 573	Pass/Fail	Pass	
	Breaking Strength, % (after aging)	D 751	90	>90	>90
	Elongation, % (after aging)	D 751	90	>90	>90
	Tearing Strength, % (after aging)	D 751	60	>60	>60
	Weight Change, max, % (after aging)	D 751	±1.0	0.22	
	Linear Dimensional Change, max, % (after 6 hrs @ 158°F)	D 1204	±1.0	<0.1	
Weather Performance	Accelerated Weathering, min	G 151 & G 155	10,080 kj/m²•nm @ 340 nm (4,000 hrs @ 0.70 W)	>20,160 kj/m² (>8,000 hrs)	
	Cracking (@ 7x magnification)	G 155	No Cracks	Pass	

**MD = Machine Direction*
***XMD = Cross-Machine Direction*
Note: All data represents tested values.

Supplemental Testing

Physical Properties	ASTM Test Method	Standard for ASTM D 6878 (Min.)	JM TPO – 80 mil Result
Dynamic Puncture	D 5635	N/A	Pass @ 25 Joules
Static Puncture	D 5602	N/A	Pass @ 44 lb (20 kg)
Impact Resistance of Bituminous Roofing Systems	D 3746	N/A	Pass - minor indentations
Reflectance	C 1549	N/A	78%
	E 903	N/A	80%
Emittance	C 1371	N/A	0.87
	E 408	N/A	0.96
SRI	E 1980	N/A	95
Resistance of Synthetic Polymer Material to Fungi	G 21	N/A	0 rating
Puncture Resistance (FTMS 101C, Method 2031)	N/A	N/A	526 lb (239 kg)
Moisture Vapor Transmission	E 96	N/A	0 g/m² per 24 hours
Hydrostatic Resistance, Mullen	D 751	N/A	474 PSI (3268 kPa)
Standard Test Method for Air Permeance of Building Materials	E 2178	N/A	Pass @ <0.0005 L/(s·m²) (Pass @ <0.0001 CFM/ft²)

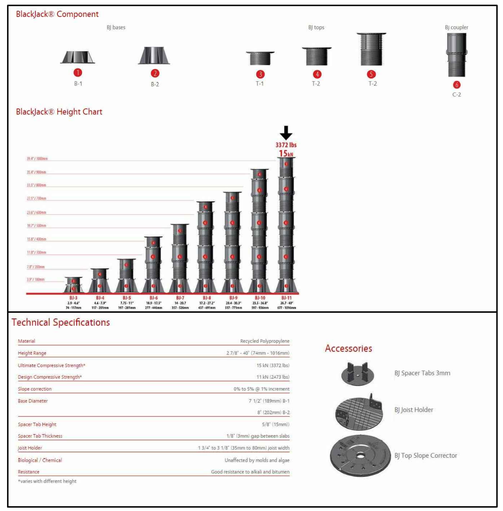
Refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.

RS-8634 9-18 (Replaces 6-18)

2

HOMEOWNER AND REPRESENTATIVES SHALL HOLD CITY OF MERCER ISLAND AND ALL OTHER PARTIES HARLESS FOR THE USE OF THE MATERIALS REPRESENTED HEREIN 2

PAVER PEDESTAL SPEC:



Technical Specifications

Material	Recycled Polypropylene
Height Range	2 7/8" – 40" (74mm – 1016mm)
Ultimate Compressive Strength*	15 kN (3372 lbs)
Design Compressive Strength*	11 kN (2473 lbs)
Slope correction	0% to 5% @ 1% increment
Base Diameter	7 1/2" (190mm) B-1
	8" (202mm) B-2
Spacer Tab Height	5/8" (15mm)
Spacer Tab Thickness	1/8" (3mm) gap between slabs
Joist Holder	1 3/4" to 3 1/8" (35mm to 80mm) joist width
Biological / Chemical	Unaffected by molds and algae
Resistance	Good resistance to alkali and bitumen

**varies with different height*

Accessories

BJ Spacer Tabs 3mm — BJ Joist Holder — BJ Top Slope Corrector

FLOOR PLAN LEGEND

SEE A-C FOR GENERAL LEGEND

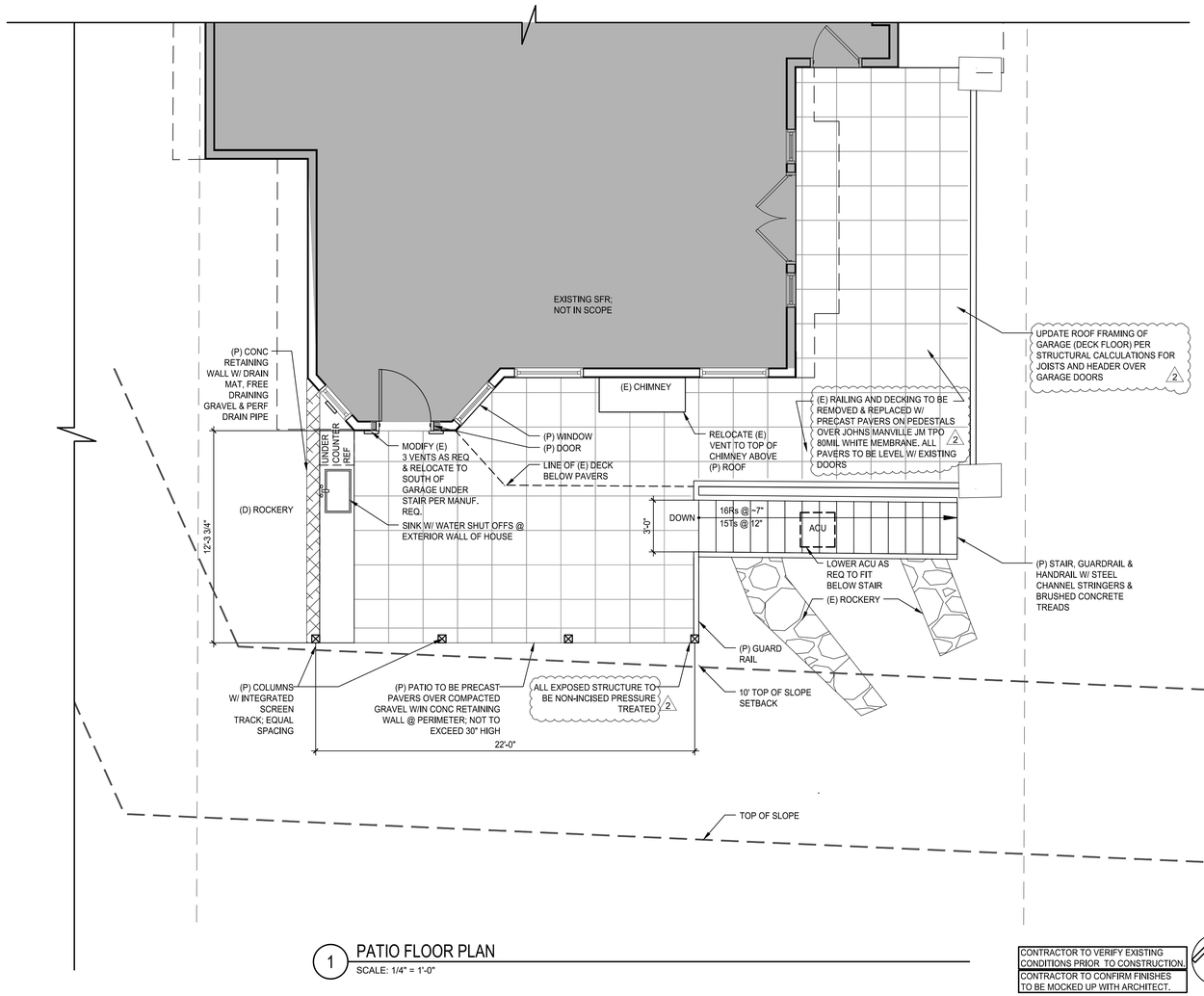
SYMBOL	DESCRIPTION	REMARKS
(cfm)	EXHAUST FAN	See Mechanical Plans
SA	SMOKE ALARM	See Sheet A-C General Notes Fire Protection Section
	NEW WALL (Line of Studs)	2x studs @ 16" O.C.
	NEW SOUND WALL	Staggered 2x studs with rock wool sound batts
	EXISTING TO REMAIN	
	EXISTING TO REMOVE	

GENERAL PROPOSED NOTES

(D) = DEMOLITION
(E) = EXISTING
(P) = PROPOSED

-(P) HEATER
-(P) MOTORIZED SCREENS
-(P) RAILING CONSISTENT WITH STYLE OF EXISTING
-(P) CEDAR CEILING WITH RECESSED CANS TO MATCH (E) ENTRY
-

GENERAL DEMOLITION NOTES



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

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.

PLAN NORTH

JOSH ARTISAN + ARCHITECT
206 708 9933 JoshArch.COM

9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

DESIGN	SJB
DRAWN	CEC
CHECKED	SJB
DATE	[2019-0114 DESIGN]
	[2019-0621 PERMIT]
	[2020-0211 REV 1]
2	[2020-0413 REV 2]

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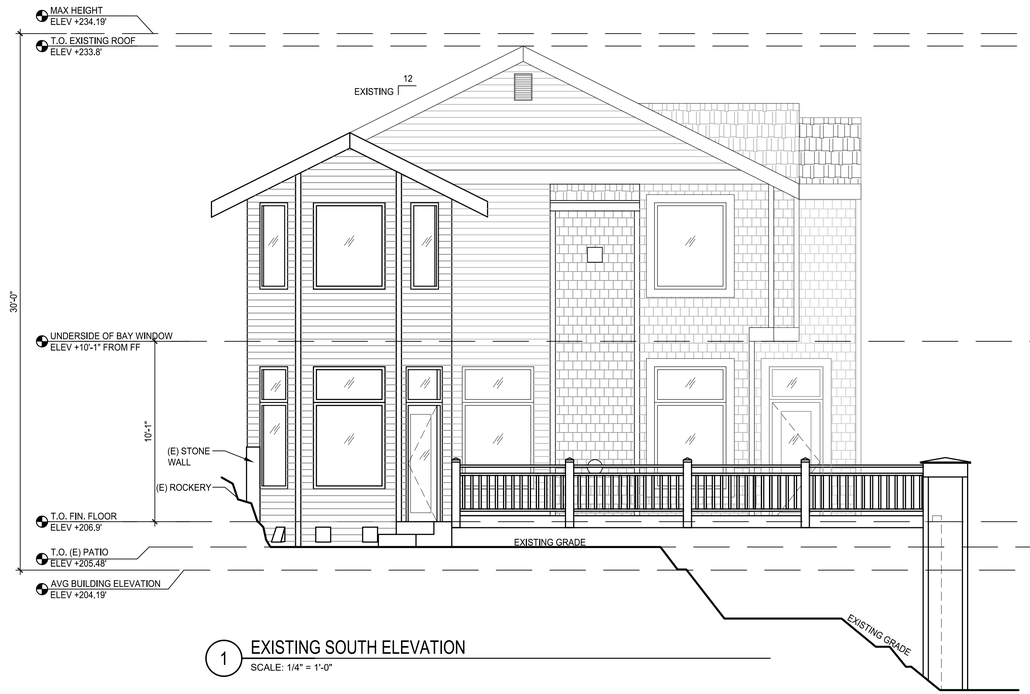
MAIN FLOOR PLAN

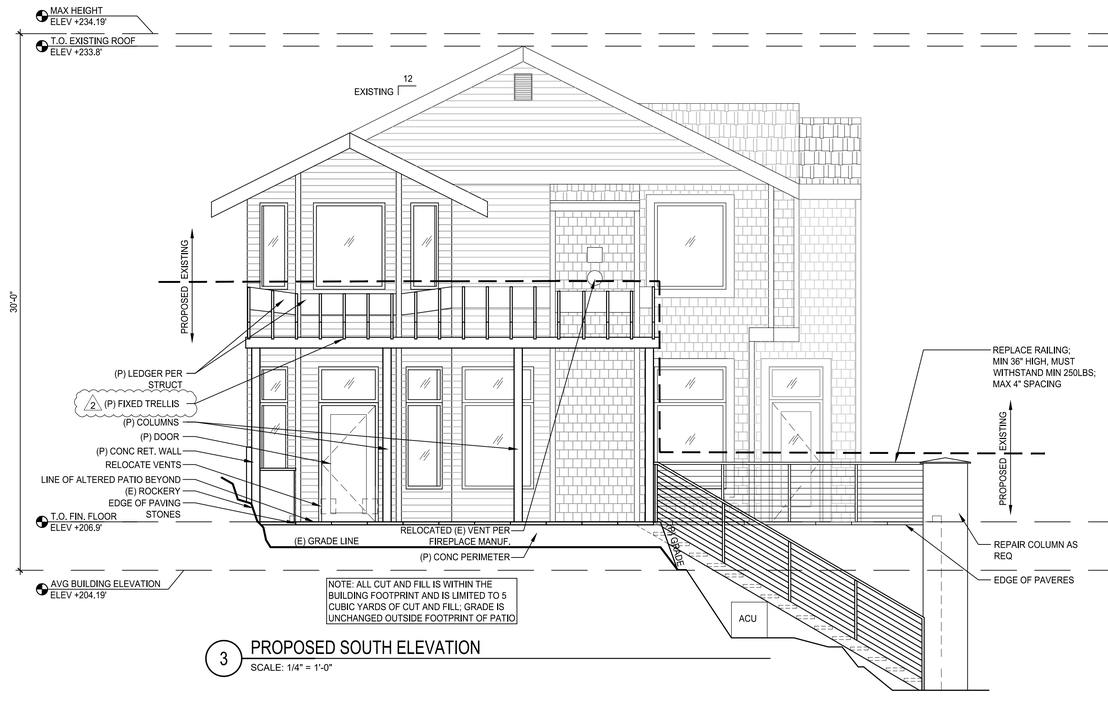
A2.0

ARCHITECT REQUIRES A MEETING WITH THE LABORERS INSTALLING SIDING AT THE BEGINNING OF THE FIRST WORKDAY TO EXPLAIN SIDING DETAILS AND SUBSEQUENT MEETINGS FOR EACH DIFFERENT SIDING MATERIAL TO BE INSTALLED.

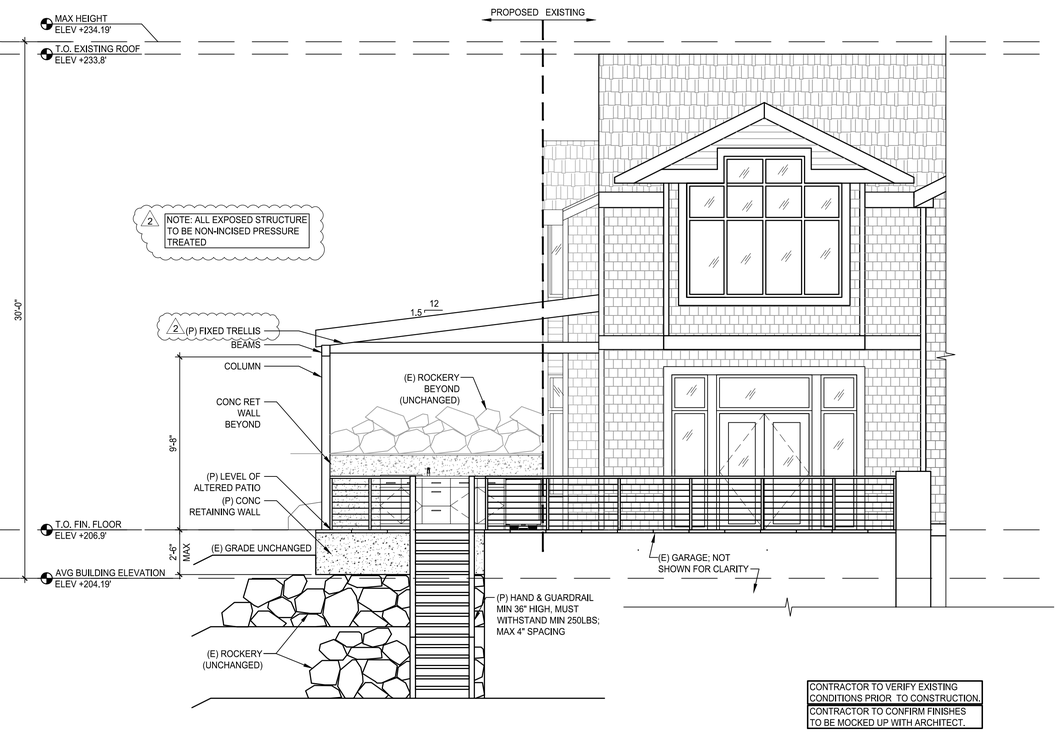


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

JOSH
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9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

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	[2019-0621 PERMIT]
	[2020-0211 REV 1]
2	[2020-0413 REV 2]

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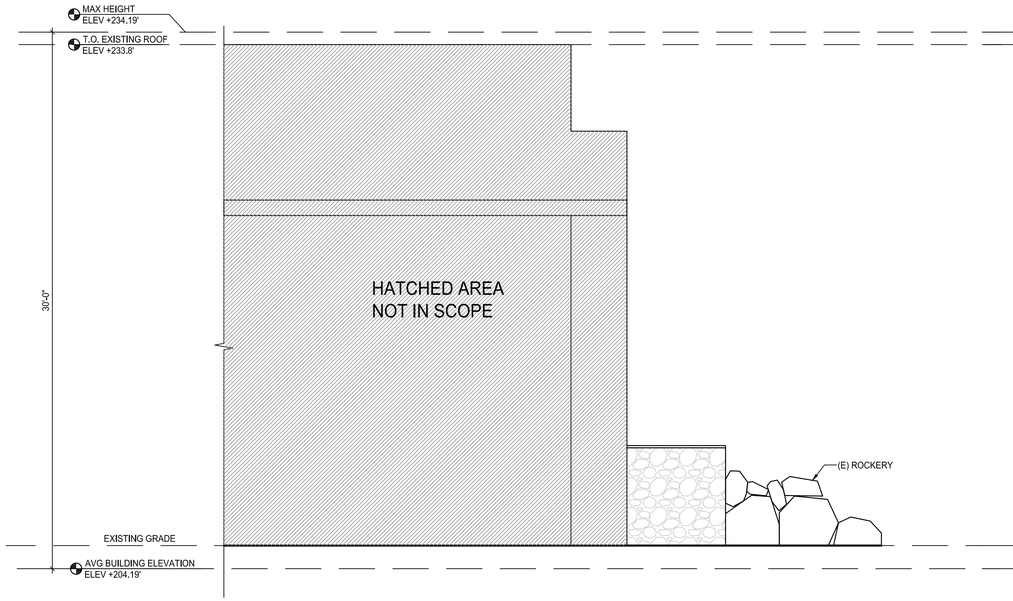
ELEVATIONS

A3.0

ARCHITECT REQUIRES A MEETING WITH THE LABORERS INSTALLING SIDING AT THE BEGINNING OF THE FIRST WORKDAY TO EXPLAIN SIDING DETAILS AND SUBSEQUENT MEETINGS FOR EACH DIFFERENT SIDING MATERIAL TO BE INSTALLED.



1 EXISTING WEST ELEVATION
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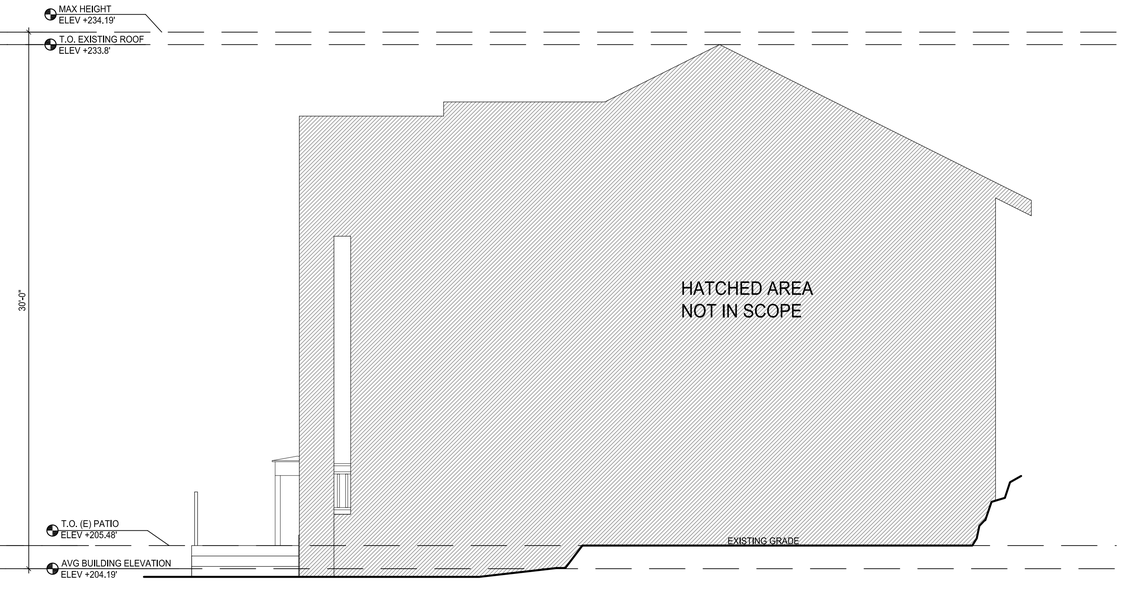
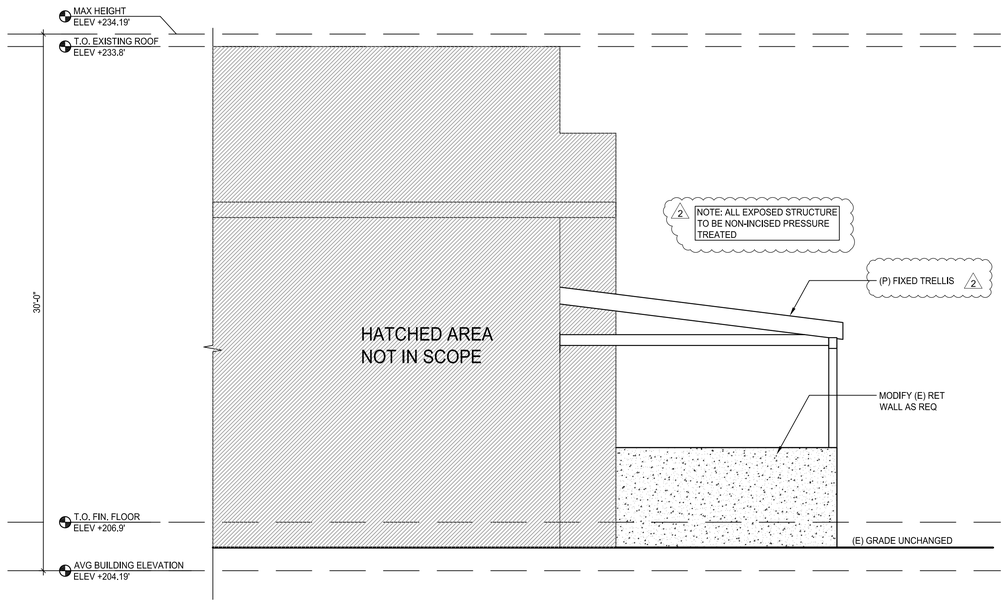
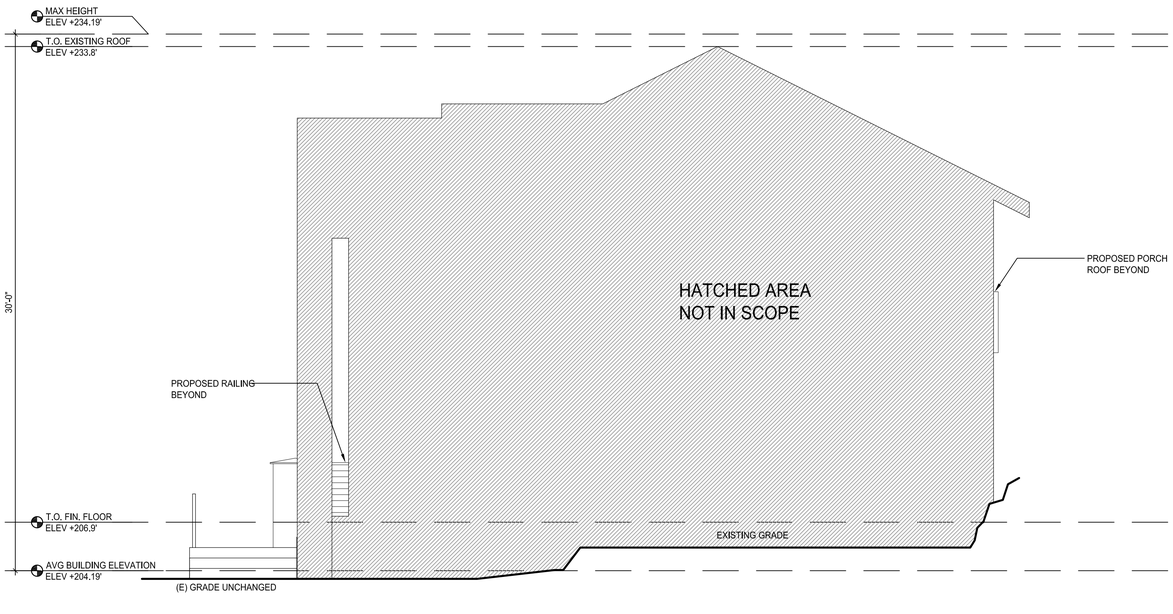


2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.

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ELEVATIONS

A3.1

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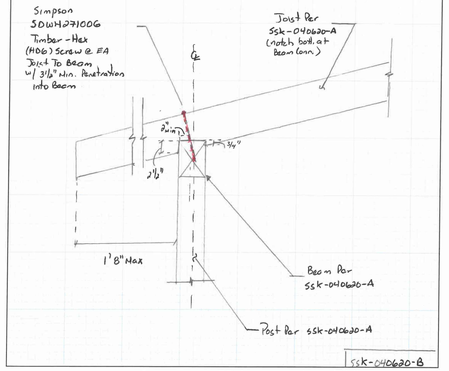
S. JOSHUA BRINCKO
STATE OF WASHINGTON

Trellis Joist to Beam

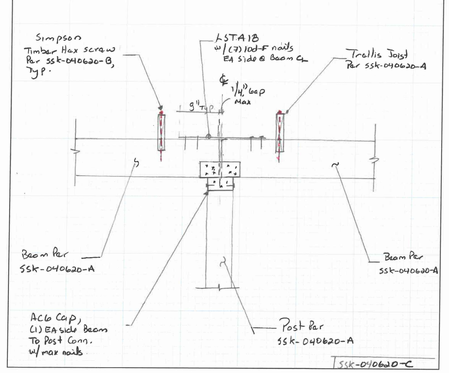


SSK-040620-B

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

project: Lai Deck Roof Trellis.	date: 04/06/2020	project no.: 19175.02	
client: Josh Artisent Arch	designer: MDA	sheet: SSK-040620-B	
	checked by		

Trellis Beam to Post

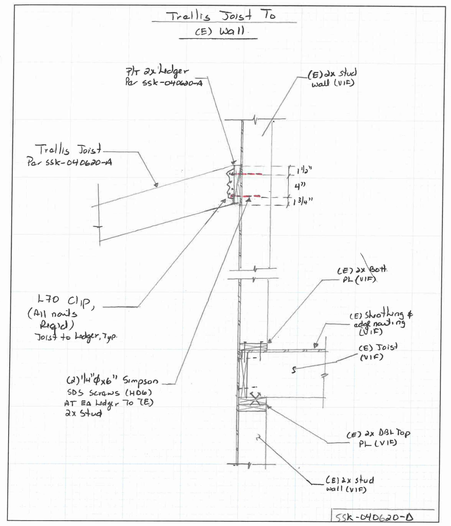


SSK-040620-C

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

project: Lai Deck Roof Trellis	date: 04/06/2020	project no.: 19175.02	
client: Josh Artisent+Architect	designer: MDA	sheet: SSK-040620-C	
	checked by		

Trellis Joist To (E) Wall

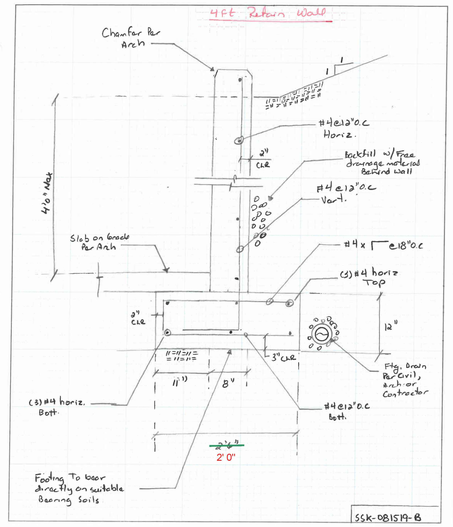


SSK-040620-D

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

project: Lai Deck Roof Trellis	date: 04/06/2020	project no.: 19175.02	
client: Josh Artisan+Arch	designer: MDA	sheet: SSK-040620-D	
	checked by		

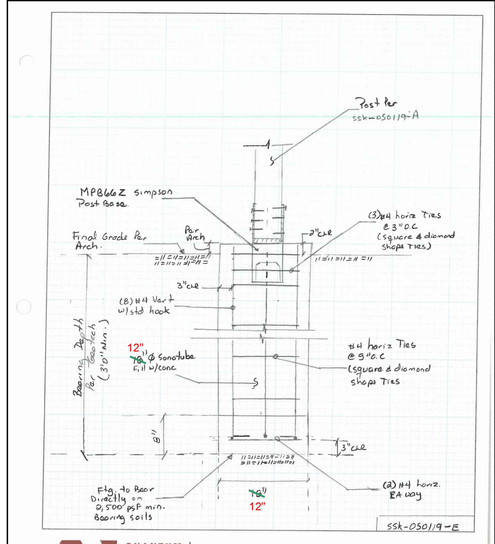
4ft Return Wall



SSK-081519-B

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

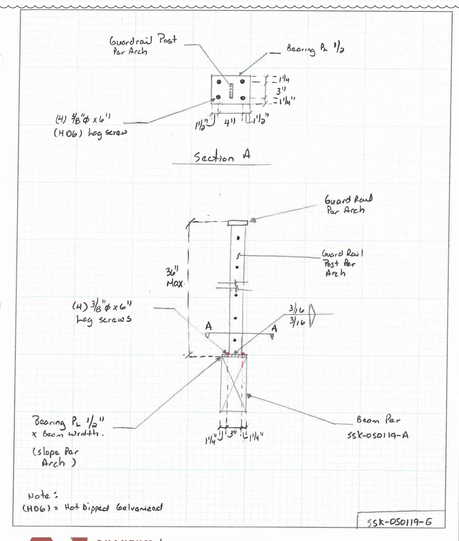
project: Lai Deck Roof Addition (Return Wall)	date: 08/15/2019	project no.: 19175.01	
client: Josh Architect.	designer: MDA	sheet: SSK-081519-B	
	checked by		



SSK-050119-E

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

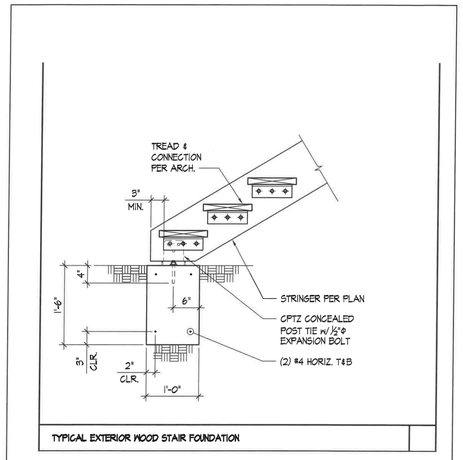
project: Lai Deck Roof Addition	date: 04/23/2020	project no.: 19175.01	
client: Josh Artisan+Arch	designer: MDA	sheet: SSK-050119-E	
	checked by		



SSK-050119-G

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

project: Lai Guard Rail Connection	date: 04/23/2020	project no.: 19175.01	
client: Josh Artisan + Architect.	designer: MDA	sheet: SSK-050119-G	
	checked by		



TYPICAL EXTERIOR WOOD STAIR FOUNDATION

SSK - 050119-F

QUANTUM | CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com

project: Lai Deck Roof Addition	date: 04/15/2019	project no.: 19175.01	
client: Josh Artisan + Architect	designer: MDA	sheet: SSK - 050119-F	
	checked by		

DESIGN	SJB
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DATE	[2019-0114 DESIGN]
	[2019-0621 PERMIT]
	[2020-0211 REV 1]
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DETAILS

A8.0

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) SECTIONS 402, 403 & 404 AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION. THIS STRUCTURE HAS NOT BEEN ANALYZED OR DESIGNED FOR A COMPLETE SEISMIC UPGRADE.

3. DESIGN LOADING CRITERIA

   GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING) . . . . . 200 LBS

   SNOW . . . . . ROOF SNOW LOAD = 25 PSF
   GROUND SNOW LOAD = 20 PSF
   EXPOSURE Ce = 1.00
   IMPORTANCE FACTOR Is = 1.00
   THERMAL FACTOR Ct = 1.20

   WIND. . . . . ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 30 "PART V - COMPONENTS AND CLADDING-OPEN STRUCTURES"
   RISK CATEGORY II
   110 MPH
   EXPOSURE "C."
   TOPOGRAPHIC FACTOR Kzt = 1.0

   ROOFING DESIGN PRESSURE NOT AT A CORNER (MAX.) . . . . . 54 PSF

   THE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.5-1 IN ASCE 7-10. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2015 IBC AND SHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.

   SEE PLANS FOR ADDITIONAL LOADING CRITERIA.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

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

11. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

    THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
    GUARDRAILS

12. SPECIAL INSPECTION: EXPANSION BOLTS AND THREADED EXPANSION INSERTS, EPOXY GROUTED INSTALLATIONS, SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

13. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 36" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

    THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:
    ALLOWABLE SOIL PRESSURE . . . . . 2,500 PSF
    PASSIVE SOIL PRESSURE . . . . . 300 PCF
    SOIL COEFFICIENT OF FRICTION 0.35

    GEOTECHNICAL REPORT REFERENCE: #19-056 BY PAN GEO, DATED MARCH 19, 2019

RENOVATION

14. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

    A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
    B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
    C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
    D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

    THE RESULTS OF THE TEST ARE TO BE SUBMITTED TO THE MERCER ISLAND BUILDING DEPARTMENT, ALONG WITH A LETTER FROM THE STRUCTURAL ENGINEER OUTLINING THE PROPOSED ALLOWABLE SHEAR STRESS, FACTOR OF SAFETY AND MAXIMUM ACTUAL ANTICIPATED SHEAR STRESS.

15. CHECK FOR DRYROT AT ALL EXTERIOR WALLS. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF f'c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

    THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT OF MERCER ISLAND FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR ENTRAINED WITH AN AIR ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH f'c OF 3,000 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

17. REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER . . . . . 2"
    SLABS AND WALLS (INTERIOR FACE) . . . . . 1"

ANCHORAGE

19. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

20. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-3G" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

21. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

    JOISTS: (2X, 3X, AND 4X MEMBERS). . . . . DOUGLAS FIR NO. 2

    BEAMS AND STRINGERS: (INCLUDING 6 X AND LARGER MEMBERS). . . . . DOUGLAS FIR NO. 1

    POSTS AND TIMBERS: . . . . . DOUGLAS FIR NO. 1

    STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING: . . . . . DOUGLAS FIR NO. 2 (AS NOTED ON PLANS / DETAILS)

22. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    BEAMS AND LEDGERS:
    F_b = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

23. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTSALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

24. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE

25. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

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APPROVAL:

NO.	DESCRIPTION	DATE	BY
	PERMIT SET	5/1/19	

ISSUES: ◯ REVISIONS: △

P.M.	MDA
P.E.	JHW
DRAWN BY:	TTH
SCALE:	AS SHOWN
DATE:	TTH
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SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

File: 175-s100.dwg Plotted: Tue, 04/30/2019 12:51 pm

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

WOOD CONTINUED

26. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

Drawing ID Nail Name Nail Diameter Nail Length
"6d" 6d Common 0.113" 2"
"8d Box" 8d Box 0.113" 2-1/2"
"8d" 8d Common 0.131" 2-1/2"
"10d-F" 10d Framer 0.131" 3"
"10d" 10d Shear 0.148" 2-1/4"
"16d" 16d Sinker 0.148" 3-1/4"
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

27. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

B. ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

C. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. All CONNECTORS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH PRESSURE TREATED WOOD, SHALL BE HOT DIPPED GALVANIZED.

ABBREVIATIONS

@	At
d	Penny (Nails)
ϕ	Diameter
A.B.	Anchor Bolt
ADD'L	Additional
ALT.	Alternate
APPROX.	Approximate
ARCH.	Architect
B.U.	Built-up
B/	Bottom of
BF	Braced Frame
BLKG.	Blocking
BLDG.	Building
BM.	Beam
BOT.	Bottom
BRG.	Bearing
BTWN.	Between
℄	Centerline
C	Camber
C TO C	Center to Center
CIP	Cast In Place
C.J.	Construction Joint or Control Joint
CLG.	Ceiling
CLR.	Clear
CMU	Concrete Masonry Unit
CNTR.	Center
COL.	Column
CONC.	Concrete
CONN.	Connections
CONST.	Construction
CONT.	Continuous
CJP	Complete Joint Penetration
CSK.	Countersink
DBA.	Deformed Bar Anchor
DBL.	Double
DEG.	Degree
DET.	Detail
DF	Doug Fir-Larch
DIA.	Diameter
DIAG.	Diagonal
DIAPH.	Diaphragm
DIM.	Dimension
DN.	Down
DO	Ditto
DWG.	Drawing
(E)	Existing
E.	East
EA.	Each
E.F.	Each Face
EL.	Elevation
ELEV.	Elevator
EMBED.	Embedment Length
ENGR.	Engineer
E.W.	Each Way
EXP.	Expansion
EXT.	Exterior
FDN.	Foundation
FIN.	Finish
FLR.	Floor
FRP	Fiber Reinforced Polymer
F.S.	Far Side
FT.	Foot or Feet
FTG.	Footing
GA.	Gauge
GALV.	Galvanized
GL	Glue Laminated
GRD.	Grade
GWB	Gypsum Wall Board
HF	Hem Fir
HGR.	Hanger
HORIZ.	Horizontal
HSS	Hollow Structural Section
HT.	Height
I.D.	Inside Diameter
I.F.	Inside Face
IN.	Inch
INFO.	Information
INT.	Interior
JT.	Joint
KSF	Kips per Square Foot
KSI	Kips per Square Inch
L	Angle
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LONGIT.	Longitudinal
LT. WT.	Lightweight
MATL.	Material
MAX.	Maximum
MECH.	Mechanical
MEZZ	Mezzanine
MF	Moment Frame
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MK.	Mark
N.	North
N.S.	Near Side
NIC	Not in Contract
NO.	Number
NOM.	Nominal
NTS	Not to Scale
O.C.	On Center
O.D.	Outside Diameter
O.F.	Outside Face
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
PAF	Ponder Actuated Fastener
PC	Precast
PERM.	Permanent
PERP.	Perpendicular
PL or ℙ	Plate
PLF	Pounds per linear Foot
PLYWD	Plywood
PJP	Partial Joint Penetration
PREFAB.	Prefabricated
PROJ.	Project
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
P.T.	Post-Tensioning
P/T	Pressure-Treated
RAD.	Radius
REF.	Reference
REINF.	Reinforce or Reinforcement
REQD.	Required
REV.	Revise
R.O.	Rough Opening
S.	South
SCH. or SCHED.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SOG	Slab On Grade
SPEC.	Specification
SQ.	Square
SQ. FT.	Square Feet
SQ. IN.	Square Inch (Inches)
STD.	Standard
STIFF.	Stiffener
STL.	Steel
STR.	Structural
SUB.	Substitute
SYM.	Symmetrical
T/	Top of
T&B	Top and Bottom
T&G	Tongue & Groove
THRU	Through
TEMP.	Temporary
T.O.C.	Top of Concrete
T.O.S.	Top of Steel
T.O.W.	Top of Wall
TRANS.	Transverse
TS	Tube Steel
TYP.	Typical
UON or UNO	Unless Otherwise Noted
VERT.	Vertical
VIF	Verify in Field
W.	West
W/ or w/	With
WD	Wood
W.H.S.	Welded Headed Stud
W/O	Without
WP	Work Point
W.T.S.	Welded Threaded Stud
WWF	Welded Wire Fabric
X SECT.	Cross Section
X-STR	Extra Strong

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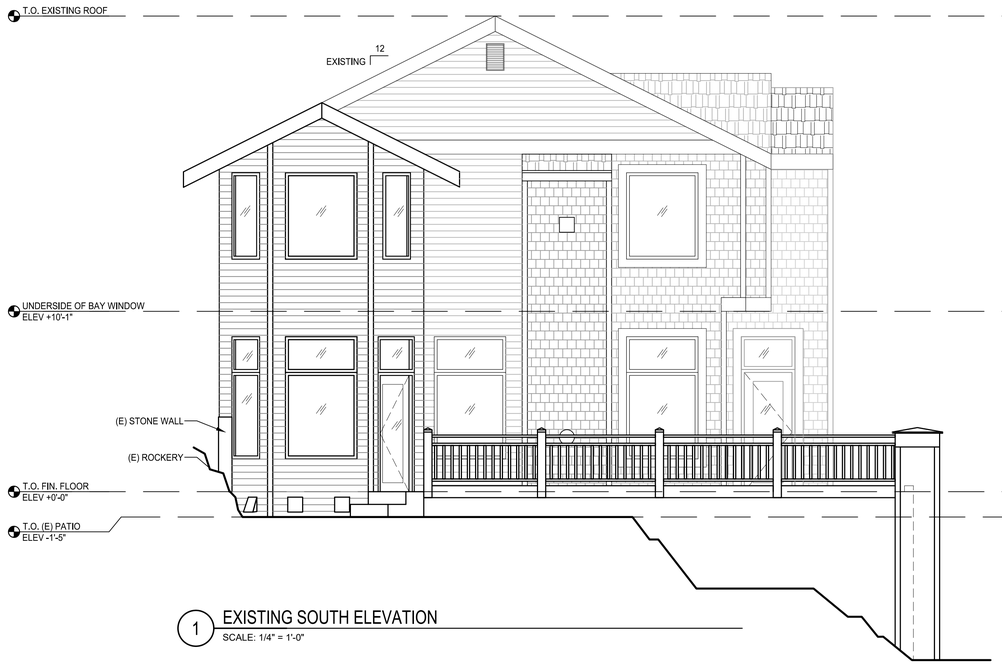
SHEET TITLE:

GENERAL STRUCTURAL NOTES & ABBREVIATIONS

SHEET NO.

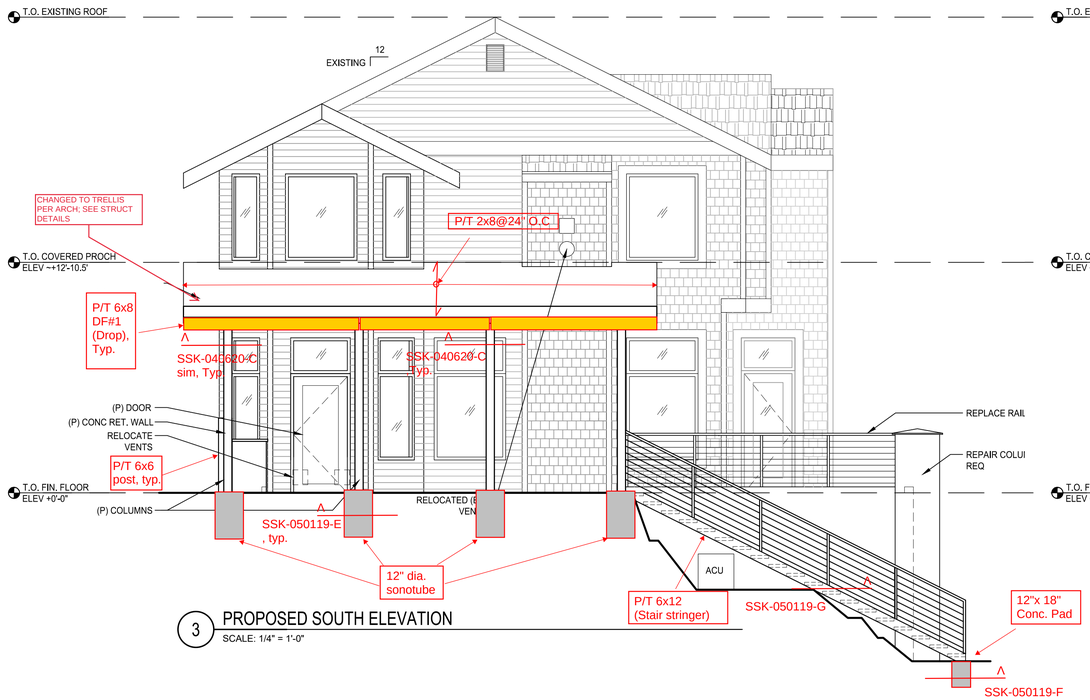
S1.1

ARCHITECT REQUIRES A MEETING WITH THE LABORERS INSTALLING SIDING AT THE BEGINNING OF THE FIRST WORKDAY TO EXPLAIN SIDING DETAILS AND SUBSEQUENT MEETINGS FOR EACH DIFFERENT SIDING MATERIAL TO BE INSTALLED.

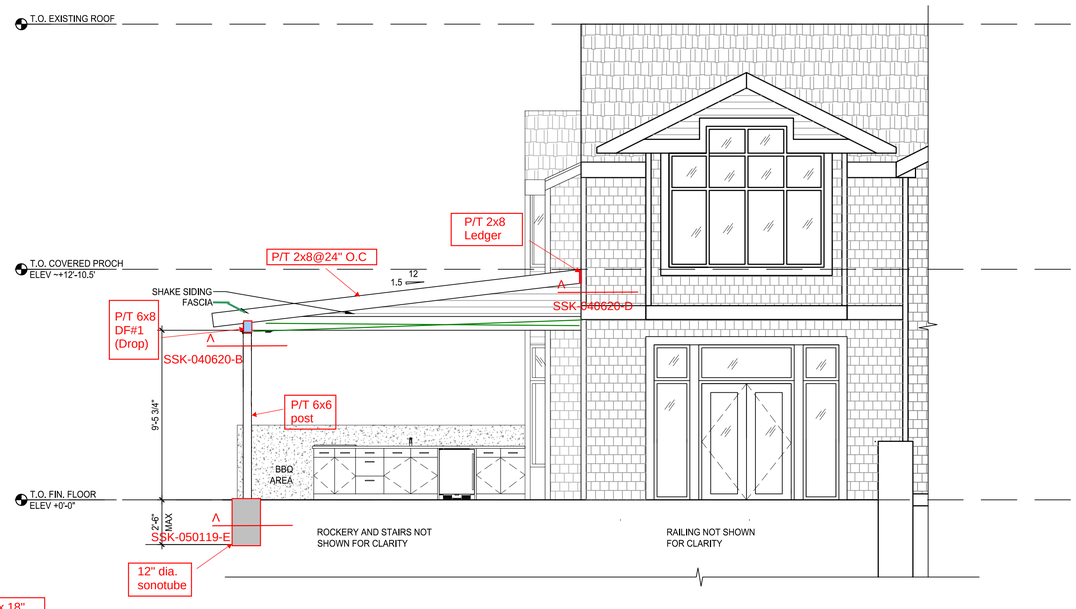


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.

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206 708 9933 JoshArch.COM

9388 REGISTERED ARCHITECT
S. JOSHUA BRINCKO
STATE OF WASHINGTON

DESIGN SJB
DRAWN CEC
CHECKED SJB
DATE [2019-0114 DESIGN]

[2020-0413 REV 2]

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ELEVATIONS