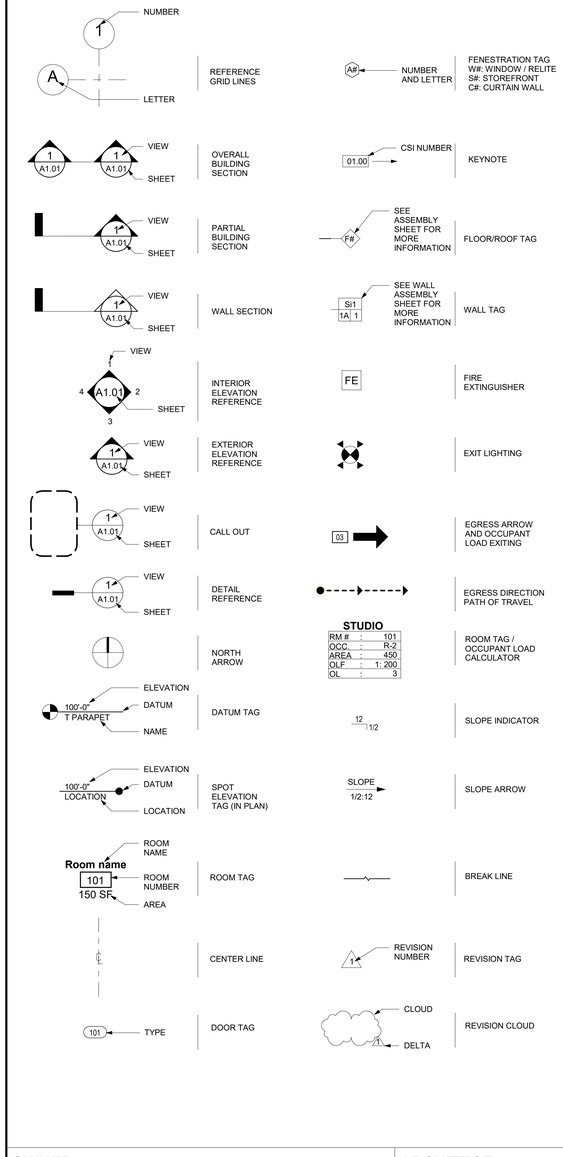
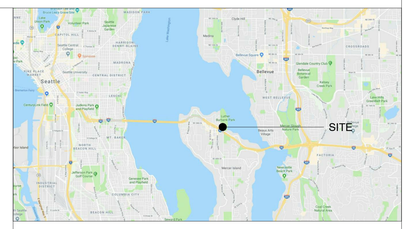
GRIFFITH MERCER ISLAND HOUSE

2443 84TH AVE SE,
MERCER ISLAND, WA 98040
ISSUED FOR PERMIT CORRECTIONS 5
SEPTEMBER 25, 2020

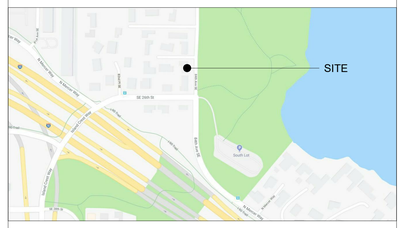
SHEET INDEX:



ABV	ABOVE
A/C	AIR CONDITIONING
ACP	ACOUSTICAL CEILING PANEL
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJUST(ABLE)
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHJ	AUTHORITIES(ITY) HAVING JURISDICTION
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ALT	ALTERNATE OR ALTERNATIVE
ALUM	ALUMINUM
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AOR	ARCHITECT OF RECORD
AP	ACCESS PANEL
ASSOC	ASSOCIATION(S)
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM or BENCH MARK
BO	BOTTOM OF
BP	BUILDING PAPER
BTB	BACK TO BACK
BTWN	BETWEEN
BW	BACK OF WALK or BOTTOM WIDTH
BUR	BUILT UP ROOF
CAB	CABINET
CB	CATCH BASIN
CBB	CEMENTITIOUS BACKER BOARD
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE or CHAIN LINK
CLG	CEILING
CLO	CLOSET
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION(AL)
CONT	CONTINUE(UOUS)
CSMT	CASEMENT
CSWK	CASEWORK
CTR	CENTER
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH(ED) or DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER or DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG(S)	DRAWING(S)
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EOR	ENGINEER OF RECORD
EPX	EPOXY (PAINT)
EQ	EQUAL
EQP	EQUIPMENT
ETC	ET CETERA
EXT	EXTERIOR
(F)	FUTURE
FC	FIBER CEMENT
FE	FIRE EXTINGUISHER & BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH(ED)
FLR	FLOOR(ING)
FND	FOUND(ATION)
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD or FACE OF STEEL
FOW	FACE OF WALL
FRM	FRAME (D)
FRTW	FIRE RETARDANT-TREATED WOOD
FT	FOOT or FEET
FURN	FURNISH
FURR	FURRING
GA	GYPSUM ASSOCIATION
ga	GAUGE
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GD	GRID LINE
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP CEM	GYPSUM CEMENT
GYP SH	GYPSUM SHEATHING
HB	HOSE BIB
HDRL	HANDRAIL
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IFC	INTERNATIONAL FIRE CODE
IMC	INTERNATIONAL MECHANICAL CODE
IPC	INTERNATIONAL PLUMBING CODE
IN	INCH
INCL	INCLUDE(D) or (ING)
INSUL	INSULATE(D) or INSULATION
INT	INTERIOR or INTERSECTION
JAN	JANITOR
JAN. C	JANITOR'S CLOSET
JCT	JUNCTION
JST	JOIST
JT	JOINT
KD	KNOCK DOWN
KP	KICKPLATE
KO	KNOCK OUT
LAM	LAMINATE(D)
LAV	LAVATORY
LOC	LIMITS OF CONSTRUCTION
MAINT	MAINTENANCE
MANF	MANUFACTURE(R) or (D)
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANIC(AL)
MEMB	MEMBANE
MEP	MECHANICAL, ELECTRICAL, & PLUMBING
MIN	MINIMUM or MINUTE
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE or NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER or OUTSIDE DIMENSION
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OL	OCCUPANT LOAD
OLF	OCCUPANT LOAD FACTOR
OPP	OPPOSITE
OPT	OPTION(AL)
ORIG	OROGIN(AL)
OSB	ORIENTED STRAND BOARD
OTS	OPEN TO STRUCTURE
OVHD	OVERHEAD
P	PAINT(ED)
PANL	PANEL
PC	PORTLAND CEMENT or PRECAST CONCRETE
PED	PEDESTRIAN
PEN	PENETRATION
PERF	PERFORATE(D)
PERIM	PERIMETER
PKG	PARKING or PACKAGE
PL	PROPERTY LINE or PLATE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
POC	POINT OF CONNECTION
PR	PAIR
PRE-FIN	PRE-FINISH
PRCST	PRECAST
PROP	PROPERTY
PT	PRESSURE TREATED
PUD	PLANNED URBAN DEVELOPMENT or PLANNED UNIT DEVELOPMENT
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
QTY	QUANTITY
R	RISER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE or REFER TO
REFR	REFRIGERATOR
REINF	REINFORCE(D) or (ING)
RELOC	RELOCATE(D) or (TION)
REM	REMOVAL or REMARK
REPL	REPLACE
REQD	REQUIRED
RES	RESIDENCE or (TIAL)
RET	RETENTION or RETURN
RETW	RETAILING WALL
REV	REVISE(D) or (ION)
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RP	REFERENCE POINT
RSF	RESURFACE
RSVR	RESERVOIR
S	SOUTH
SAM	SELF ADHERING MEMBRANE
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
sf	SQUARE FEET (FOOT)
SIM	SIMILAR
SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SOLID SURFACE
SSti	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASSIFICATION
STD	STANDARD
STOR	STORAGE
STRUC	STRUCTURE
SUB	SUBSTITUTION
SUPP	SUPPLEMENT or SUPPLY(ER)
SURF	SURFACE
SUSP	SUSPEND(ED)
SWK	SIDEWALK
SYM	SYMBOL or SYMMETRICAL
T	TREAD
T&B	TOP & BOTTOM
T&G	TOP & GROOVE
TEMP	TEMPORARY or TEMPERATURE
THK	THICK(NESS)
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PARAPET
TRANS	TRANSFORMER
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UNTR	UNTREATED
UON	UNLESS OTHERWISE NOTED
UNO	UNLESS NOTED OTHERWISE
UOS	UNDERSIDE OF STRUCTURE
UPS	UNINTERRUPTED POWER SUPPLY
USPS	UNITED STATES POSTAL SERVICE
UTIL	UTILITIES
UV	UNIT VENTILATOR or ULTRA VIOLET
V	VOLTS
VAR	VARIES
VB	VAPOR BARRIER
VD	VOLUME DAMPER
VE	VALUE ENGINEERING
VECP	VALUE ENGINEERING CHANGE PROPOSAL
VERP	VERTICAL PANEL
VERT	VERTICAL
VG	VERTICAL GRAIN or VARIABLE GRADE
VIF	VERIFY IN FIELD
VOL	VOLUME
VW	VARIABLE WIDTH
W	WEST or WIDTH or WIDE
W/	WITH
WC	WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WF	WIDE FLANGE
WG	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WOM	WALK OFF MAT
WP	WATERPROOF(ING)
WPM	WATERPROOFING MEMBRANE
WRB	WEATHER RESISTANT BARRIER
WS	WATERSTOP or WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD(S)



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

TAX LOT NO:	1224049090
LEGAL DESCRIPTION:	POR OF NE 1/4 BEG NE COR OF SECT TH S 00-07-33 W 432.05 FT TH N 89-38-06 W 30 FT TO TPOB TH S 00-07-33 W 105 FT TH N 89-38-06 W 102.5 FT TH N 00-07-33 E 105 FT TH S 89-38-06 E 102.5 FT TO TPOB
ZONING:	R-8.4 (SINGLE FAMILY RESIDENTIAL)
ZONING MAP:	MERCER ISLAND ZONING MAP
PLAN DISTRICT:	EASTSIDE
COMP PLAN:	MERCER ISLAND COMPREHENSIVE PLAN

PROJECT DESCRIPTION:

TENANT IMPROVEMENTS TO AN EXISTING RESIDENTIAL HOUSE WHICH INCLUDES THE FOLLOWING:
1. EXPANSION OF EXISTING DECK AND ENTRY STAIR
2. NEW EXTERIOR STAIR ACCESS FROM DRIVEWAY TO FRONT DECK AND BACK YARD
3. EXPANSION OF DRIVEWAY

OWNER:

KYLE GRIFFITH
1301 ALASKAN WAY
SEATTLE, WA 98101
PHONE: 206-623-8600
EMAIL: greatwesternmarine@hotmail.com
CONTACT: KYLE GRIFFITH

ARCHITECT:

JACKSON | MAIN ARCHITECTURE P.S.
311 1ST AVE. S.
SEATTLE WA 98104
PHONE: (206) 324 4800
EMAIL: robin.murphy@jacksonmain.com
CONTACT: ROBIN MURPHY

STRUCTURAL ENGINEER:

SEATTLE STRUCTURAL PS INC
3131 ELLIOTT AVE SUITE 600A
SEATTLE, WA 98101
PHONE: (206) 343-3000
EMAIL: HBURTON@SEATTLESTRUCTURAL.COM
CONTACT: HOWARD BURTON

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GRIFFITH MERCER ISLAND HOUSE
2443 84TH AVE SE,
MERCER ISLAND, WA 98040

NO.	DATE	DESCRIPTION
1.	6/10/2019	PERMIT SUBMISSION
2.	5/13/2020	PERMIT RESUBMITTAL
3.	6/17/2020	PERMIT CORRECTIONS 3
4.	7/15/2020	PERMIT CORRECTIONS 4
5.	9/24/2020	PERMIT CORRECTIONS 5.
8.	10/26/2021	PERMIT REVISION

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

COVER SHEET

G0.00

Project Location

2443 84th Ave SE
Mercer Island, WA 98040

Project Description

Construct new porch roof attached to existing residence and over existing concrete front porch. Replace roof on entire existing residence.

Architect

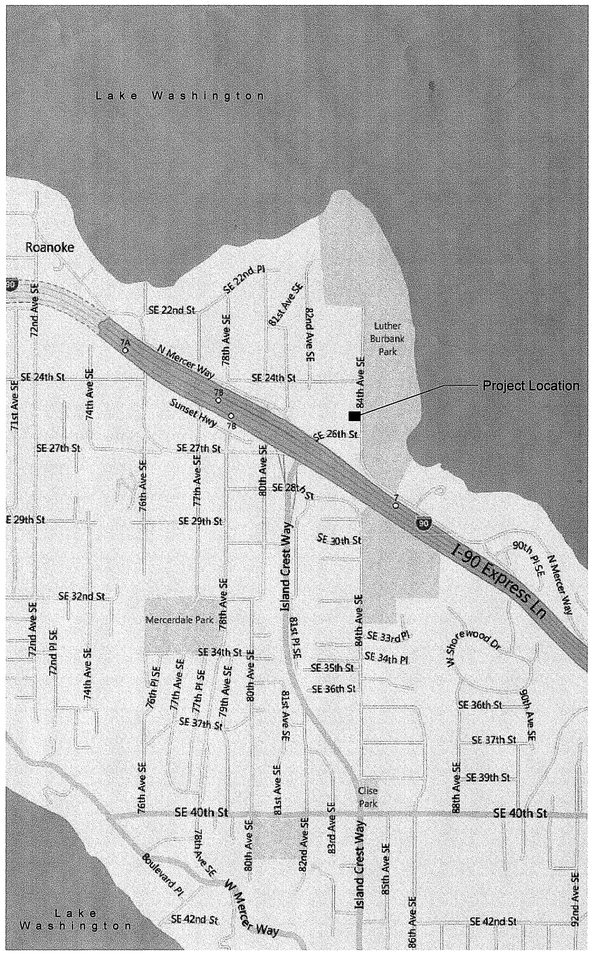
Peter Stoner Architects
1121 Dexter Ave N
Seattle, WA 98109
phone (206) 284-2205
fax (206) 284-9749

Project Contact

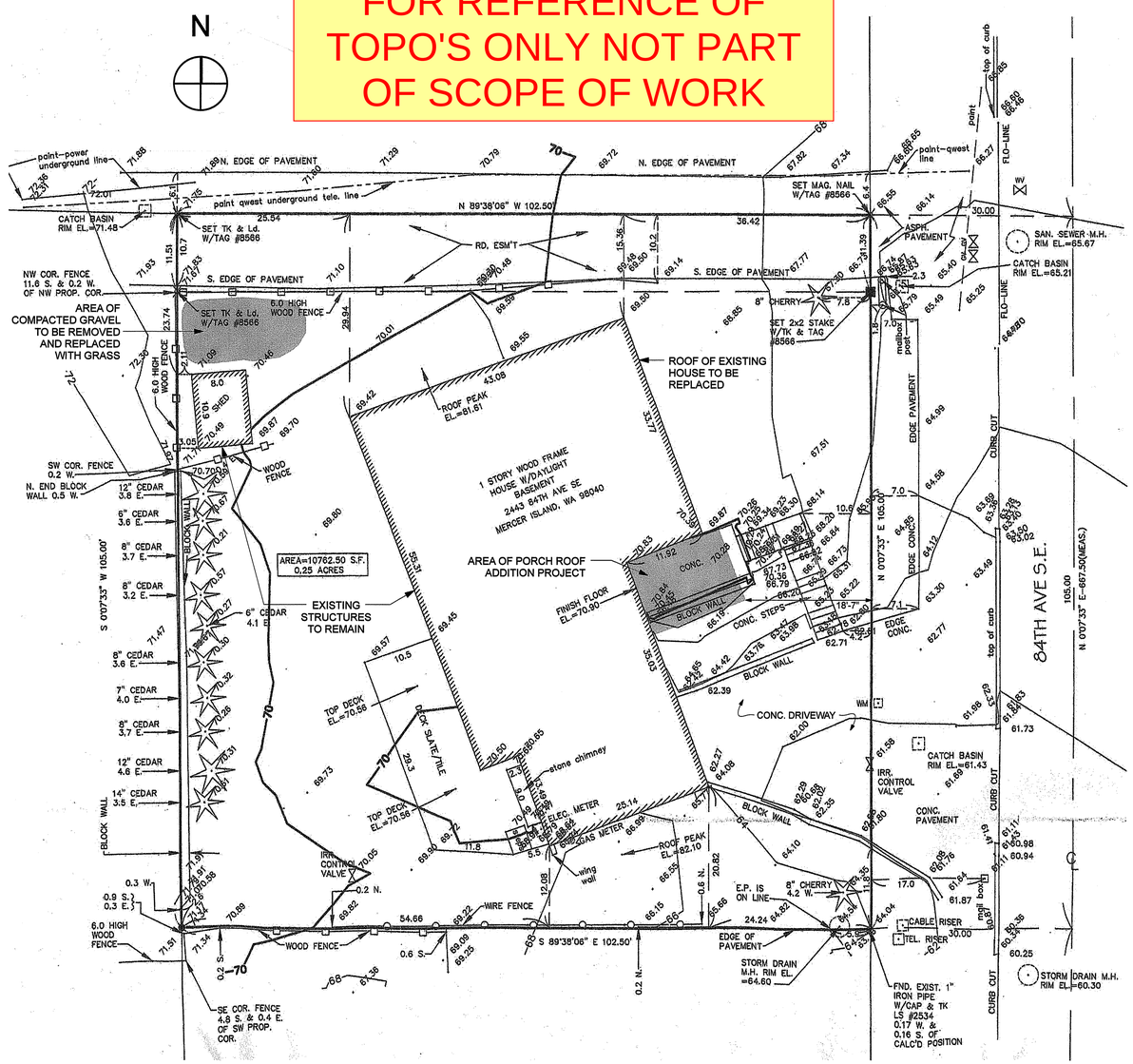
Mark Stoner
mobile (206) 979-0079
mark@stonerarch.com

Structural Engineer

Evergreen Design Company, PLLC
1044 Wyndham Way
Camano Island, WA 98282
phone (360) 387-8480
fax (360) 387-0193



FOR REFERENCE OF TOPO'S ONLY NOT PART OF SCOPE OF WORK



LEGAL DESCRIPTION OF PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 432.05 FEET S 0°07'33" W AND 30 FEET N 89°38'06" W FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AND RUNNING THENCE S 0°07'33" W 105.00 FEET; THENCE N 89°38'06" W 102.5 FEET; THENCE N 0°07'33" E 105.0 FEET; THENCE S 89°38'06" E 102.05 FEET TO THE TRUE POINT OF BEGINNING.

Site Plan
SCALE: 1" = 10'

0 5' 10' 20'

RECEIVED
JUL 11 2011

PeterStonerArchitects LLC
1121 DEXTER AVE N
SEATTLE, WA 98109
TEL: 206-284-2205
FAX: 206-284-9749
www.stonerarch.com
REGISTERED ARCHITECT
2889
PETER B. STONER
STATE OF WASHINGTON

FOR REFERENCE ONLY

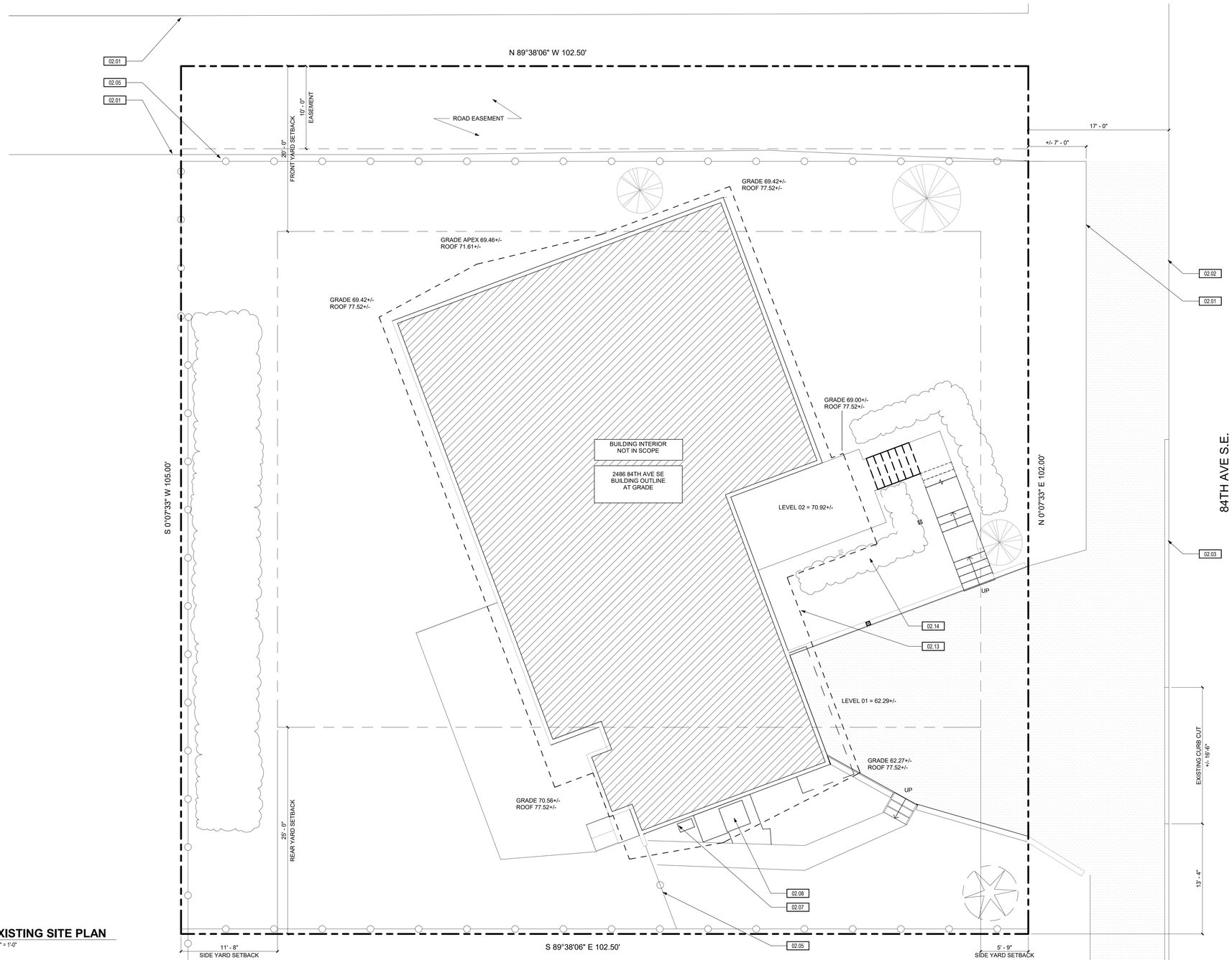
OBERTO
Stephen and Laura Oberto
2443 84th Ave SE
Mercer Island, WA 98040

Permit

PERMIT APPLICATION 07/11/2011
REVISIONS
1
2
3

A1

PLOT PRINT DATE: 7/8/11



EXISTING SITE PLAN

3/16" = 1'-0"

PROJECT NORTH TRUE NORTH

GENERAL NOTES:

1. ALL DIMENSIONS MARKED +/- ARE EXISTING AND APPROXIMATED BY ARCHITECT. THESE DIMENSIONS TO BE VERIFIED IN FIELD BY OCNTRACTOR PRIOR TO ORDER, INSTALLATION OR OTHER ACTION BY THE CONTRACTOR.

KEYNOTES:

#	NOTE
02.01	EXISTING EDGE OF PAVEMENT
02.02	EXISTING EDGE OF STREET
02.03	EXISTING CURB
02.05	EXISTING WOOD FENCE
02.07	EXISTING GAS METER
02.08	EXISTING HEAT PUMP ON PAD
02.13	EXISTING EDGE OF ROOF
02.14	EXISTING HEDGE

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2443 84TH AVE SE,
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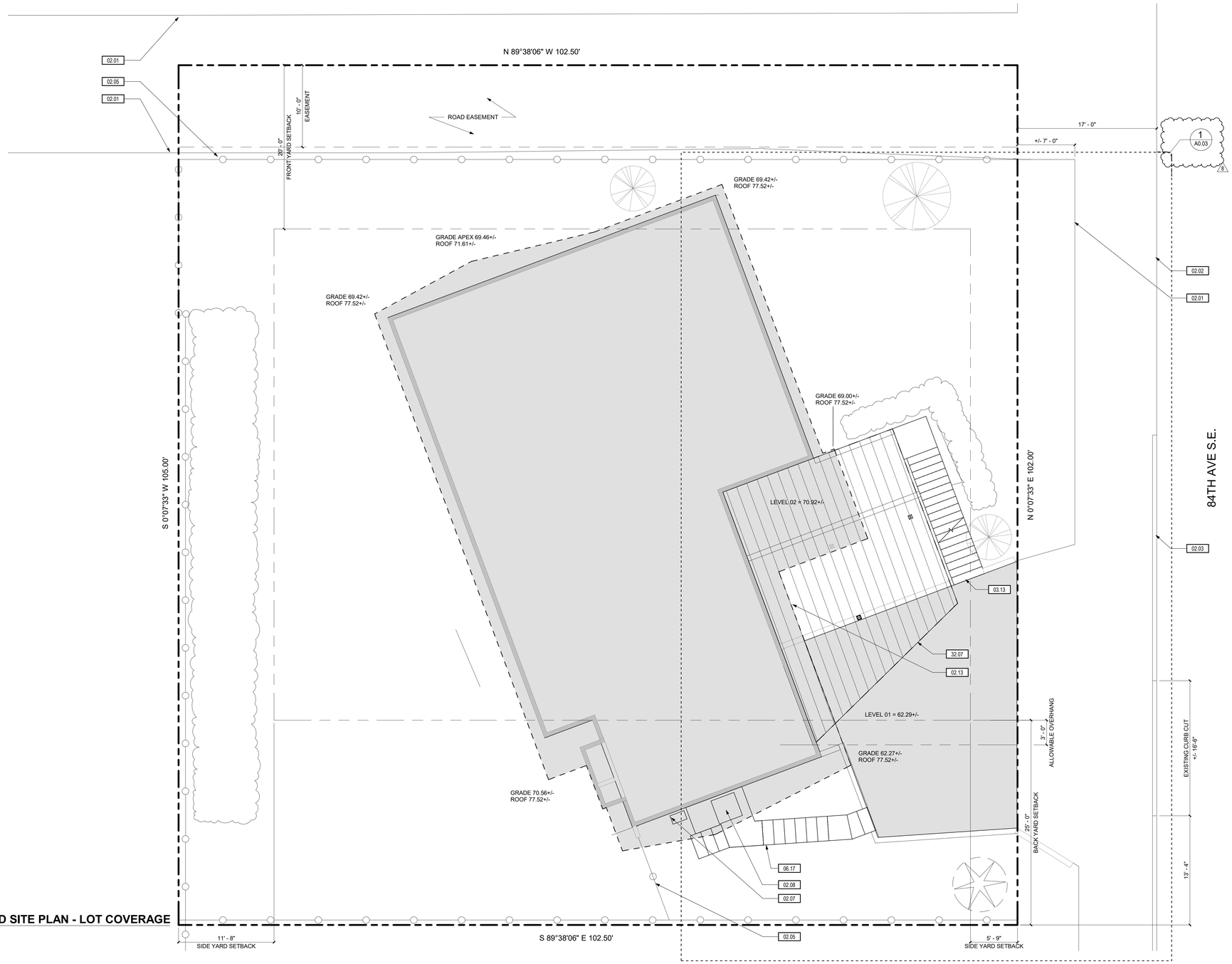
NO.	DATE	DESCRIPTION
4	5/17/2020	PERMIT CORRECTIONS 3
5	7/15/2020	PERMIT CORRECTIONS 4
7	9/24/2020	PERMIT CORRECTIONS 5
8	10/26/2021	PERMIT REVISION

6462 REGISTERED ARCHITECT KEITH A. MURPHY STATE OF WASHINGTON

PROJECT NO.:	19051
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

EXISTING SITE PLAN

A0.01



PROJECT NORTH TRUE NORTH

PROPOSED SITE PLAN - LOT COVERAGE

3/16" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS MARKED +/- ARE EXISTING AND APPROXIMATED BY ARCHITECT. THESE DIMENSIONS TO BE VERIFIED IN FIELD BY OCNTRACTOR PRIOR TO ORDER, INSTALLATION OR OTHER ACTION BY THE CONTRACTOR.

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- ROOF LINE
- EXISTING EXTERIOR WALL OF HOUSE
- DECK OVERHEAD
- LOT COVERAGE - EXISTING & PROPOSED* *SEE DIAGRAM THIS SHEET FOR BREAKDOWN

KEYNOTES:

#	NOTE
02.01	EXISTING EDGE OF PAVEMENT
02.02	EXISTING EDGE OF STREET
02.03	EXISTING CURB
02.05	EXISTING WOOD FENCE
02.07	EXISTING GAS METER
02.08	EXISTING HEAT PUMP ON PAD
02.13	EXISTING EDGE OF ROOF
03.13	RECONFIGURE STAIR RISERS AND CLAD WITH NEW BLUE STONE THINSET
06.17	NEW WOOD FRAMED GRAVEL PATHWAY

SITE PLAN ANALYSIS:

LOT AREA: 10,763 SF (.24 ACRES)
NET LOT AREA: 9,738 SF (.22 ACRES)
MAXIMUM SITE SLOPE = 10% (SEE DIAGRAM AND CALULATIONS BELOW)

PER CITY OF MERCER ISLAND SITE DEVELOPMENT REQUIREMENTS:
MAXIMUM LOT COVERAGE = 40%
MAXIMUM HARDSCAPE = 9% + 2.5%(UNUSED LOT COVERAGE) = 11.5%

EXISTING+PROPOSED LOT COVERAGE: 37.5%
EXISTING+PROPOSED HARDSCAPE = 9.3%

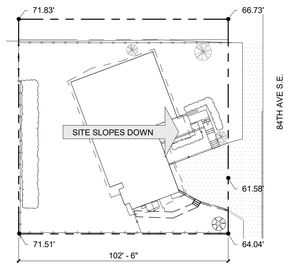
SETBACKS (PER MI ZONING CODE) :

LOCATION	REQUIRED (MIN)	PROVIDED
FRONT	20 FT	20 FT +
REAR	25 FT	25 FT +
SIDES (SUM)*	17.42 FT	17.42 FT +
SIDE (MIN)*	5.75 FT	~9.5 FT & ~25 FT

*FOR LOTS WITH A WIDTH GREATER THAN 90 FEET, SIDE YARD SETBACKS MUST:
1. SUM TO A MINIMUM OF 17% OF THE LOT WIDTH (102.5 FT x 17% = 17.42 FT)
2. BE GREATER THAN 33% OF THE MINIMUM SUM (17.42 FT x 33% = 5.75 FT)

DIAGRAMS

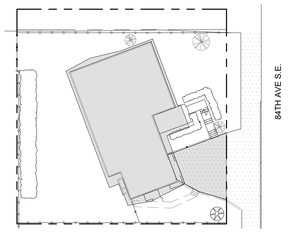
SITE SLOPE DIAGRAM AND CALCULATIONS



SITE SLOPES PARALLEL TO SOUTH PROPERTY LINE (LENGTH = 102.5')
MAX ELEVATION = 71.83', MIN ELEVATION = 61.58'
SLOPE CALCULATION: 100*((71.83'-61.58')/102.5') = 10%

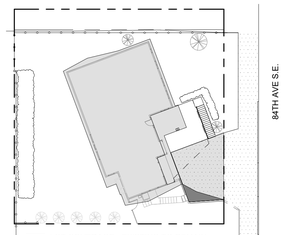
PER MI CODE 19.02.020.F.3.a, LOT SLOPE IS LESS THAN 15%
THEREFORE: MAXIMUM LOT COVERAGE = 40%

EXISTING LOT COVERAGE DIAGRAM



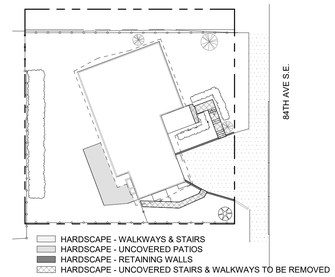
EXISTING LOT COVERAGE = 3,594 SF
EXISTING LOT COVERAGE % = 100*(3,594 SF/9,738 SF) = 36.9%

PROPOSED LOT COVERAGE DIAGRAM



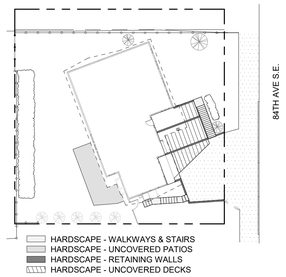
EXISTING + PROPOSED LOT COVERAGE = 3,659 SF
EXISTING + PROPOSED LOT COVERAGE % = 100*(3,659 SF/9738 SF) = 37.5%,

EXISTING HARDSCAPE DIAGRAM



EXISTING HARDSCAPE = 566 SF
EXISTING HARDSCAPE % = 100*(566 SF/9738 SF) = 5.8%,

PROPOSED HARDSCAPE DIAGRAM



EXISTING + PROPOSED HARDSCAPE = 1120SF
EXISTING + PROPOSED HARDSCAPE % = 100*(1120 SF/9738 SF) = 11.5%,

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8.	PERMIT REVISION	10/26/2021

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

PROPOSED SITE PLAN AND SITE DIAGRAMS

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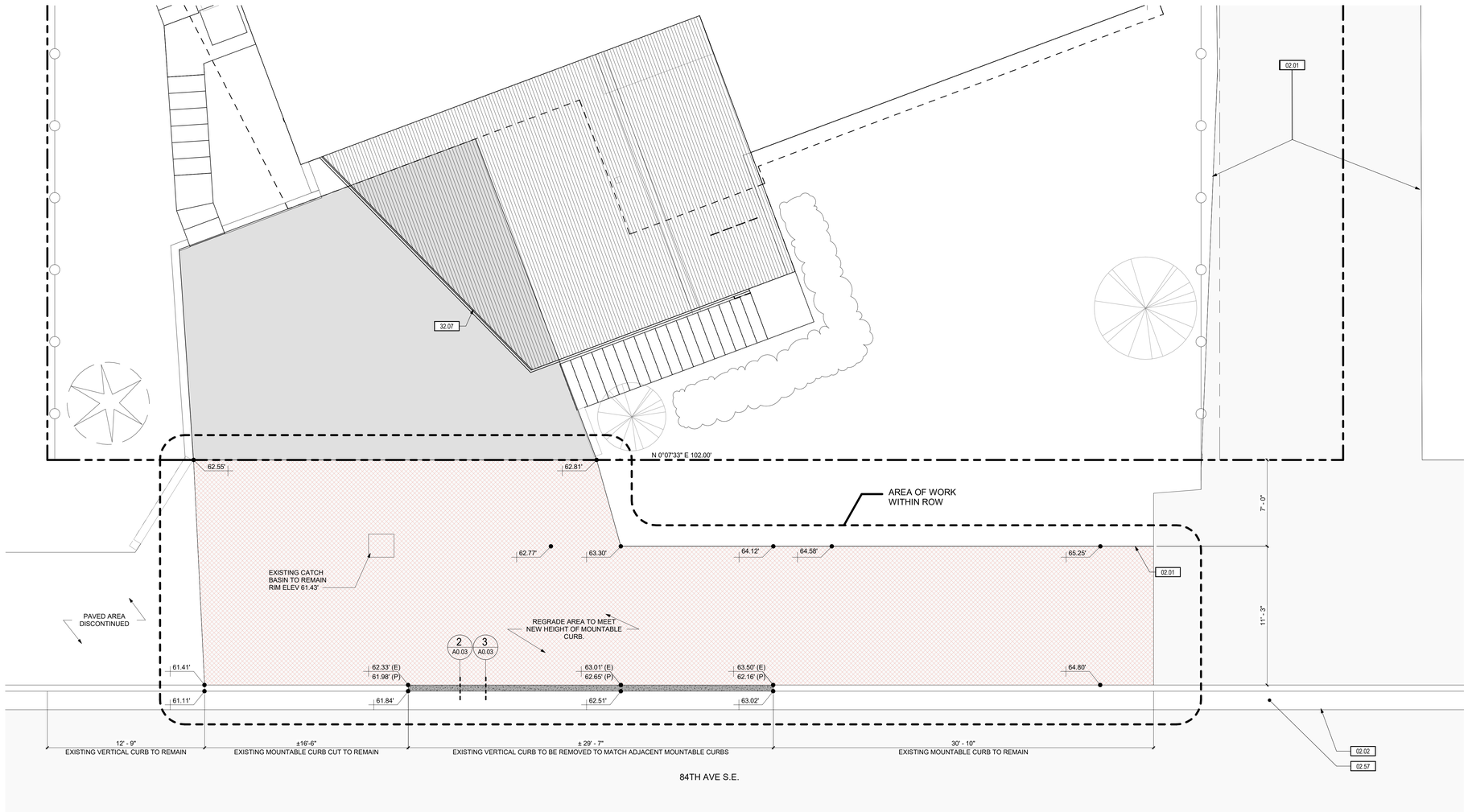
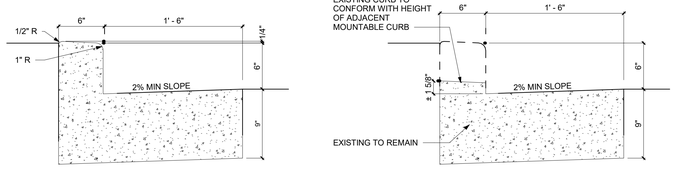
9/26/2020 11:38:57 AM



1 ENLARGED SITE PLAN (R.O.W. IMPACTS)

1/4" = 1'-0"

TRUE NORTH



2 EXISTING STANDARD 410B CURB & GUTTER

1 1/2" = 1'-0"

3 PROPOSED MOUNTABLE CURB & GUTTER

1 1/2" = 1'-0"

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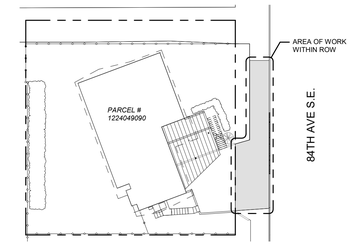
2. EXISTING PAVEMENT TO BE REPLACED SHALL MAINTAIN THE ORIGINAL GRADING WITH THE EXCEPTION OF THE AREA ADJACENT TO THE EXISTING VERTICAL CURB THAT IS TO BE REPLACED WITH A MOUNTABLE CURB, SEE PLANS FOR SPOT ELEVATIONS (EXISING AND PROPOSED).

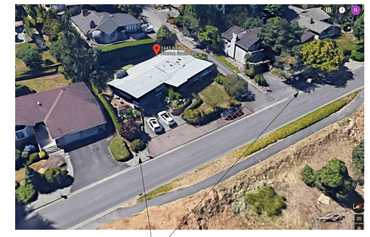
KEY PLAN:



PLAN LEGEND:

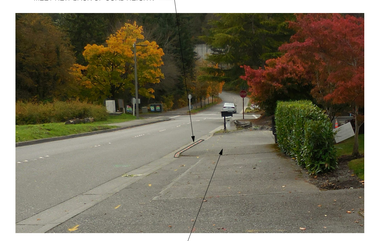
- PROPERTY LINE
- ROOF LINE
- AREA OF WORK
- DECK OVERHEAD (APPROVED UNDER PERMIT NUMBER 1906-185)
- EXISTING ASPHALT PAVEMENT EXTENTS OUTSIDE PROPERTY LINE.
- DRIVEWAY PAVEMENT WITHIN PROPERTY LINE TO BE REMOVED AND REPLACED.
- EXISTING ASPHALT/CONCRETE PAVEMENT TO BE REMOVED AND REPLACED WITHIN THE ROW UP TO EDGE OF EXISTING CURBING/GUTTER. NEW PAVEMENT TO MATCH EXISTING GRADES WITH THE EXCEPTION OF THE AREA ADJACENT TO THE EXISTING VERTICAL CURB.
- REMOVE UPPER PORTION OF EXISTING VERTICAL CURB TO CONFORM WITH ADJACENT MOUNTABLE CURBS. REGRADE PAVED AREA TO MEET NEW BACK OF CURB HEIGHT.

PHOTOS:



NO CONTINUOUS SIDEWALK ON WEST SIDE OF STREET

REMOVE UPPER PORTION OF VERTICAL CURB TO MATCH ADJACENT EXISTING MOUNTABLE CURBS. REGRADE SIDEWALK TO MEET NEW BACK OF CURB HEIGHT.



REMOVE EXISTING ELEVATED SIDEWALK AND REGRADE TO MATCH ADJACENT GRADING TO MEET NEW BACK OF CURB HEIGHT.

KEY NOTES:

#	NOTE
02.01	EXISTING EDGE OF PAVEMENT
02.02	EXISTING EDGE OF STREET
02.57	24" WIDE CONCRETE CURBING/GUTTER
32.07	EXTENT OF NEW DECK ABOVE

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GRIFFITH MERCER ISLAND HOUSE
2443 84TH AVE SE,
MERCER ISLAND, WA 98040

NO	DESCRIPTION	DATE
4	PERMIT CORRECTIONS 3	6/17/2020
8	PERMIT REVISION	10/26/2021

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

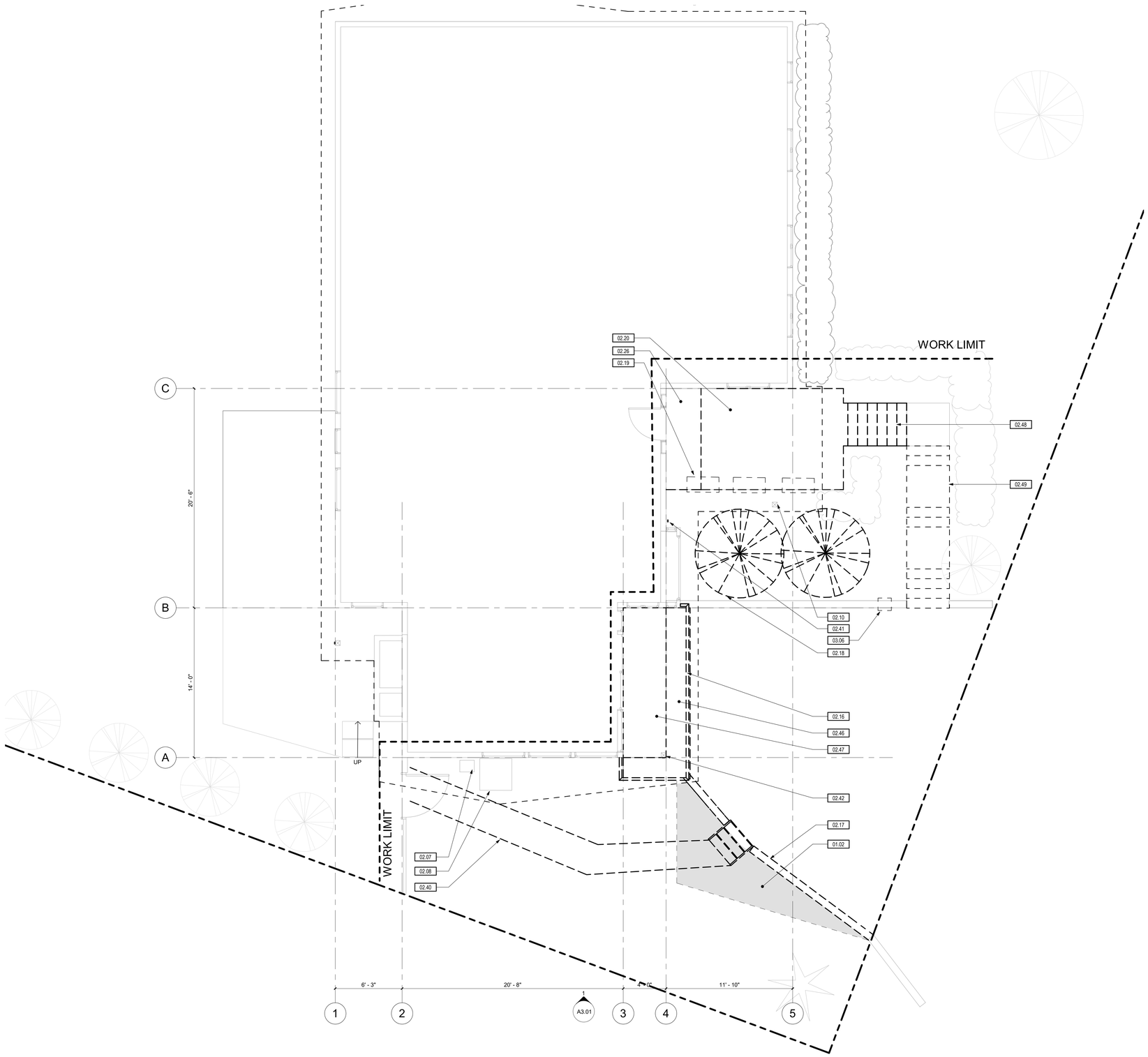
PROJECT NO.:	19051
PROJECT MGR.:	RAM
DRAWN BY:	SMV
CHECKED BY:	RAM

ENLARGED SITE PLAN (R.O.W. IMPACTS)

8

A0.03

10/27/2021 10:32:13 AM



1 **DEMOLITION PLAN**
1/4" = 1'-0"

PROJECT NORTH

GENERAL NOTES:

1. PRIOR TO BIDDING AND START OF DEMOLITION CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO BIDDING OR COMMENCEMENT OF WORK FOR RESOLUTION IN WRITING.
2. NO KNOWN HAZARDOUS MATERIALS ARE ON SITE. SHOULD THE CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY STOP WORK AND NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL NOTIFY OWNER OF REQUIRED "INTENTION OF DEMOLITION OR RENOVATION" A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF WORK.
4. SHOULD A UTILITY OR SYSTEM REQUIRE TEMPORARY SHUT DOWN CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF SHUT DOWN.
5. PROVIDE TEMPORARY SUPPORT OF EXISTING MATERIALS, AND SYSTEMS TO REMAIN IN ORDER TO MAINTAIN THE FUNCTIONAL USE OF THE SYSTEMS TO BE USED DURING OR REUSED AFTER DEMOLITION IS COMPLETE.
6. THE OWNER HAS FIRST RIGHT OF SALVAGE TO FIXTURES, EQUIPMENT, AND BUILDING SYSTEM MATERIALS REMOVED AS PART OF DEMOLITION WORK. PRIOR TO BEGINNING DEMOLITION, CONTRACTOR SHALL REQUEST THE OWNER TO PROVIDE A WRITTEN LIST OF ITEMS FROM THE PROJECT AREA(S) TO BE SALVAGED FOR THE OWNER. CAREFULLY REMOVE THESE ITEMS, STOCKPILE, AND PROTECT THEM ON-SITE FOR THE OWNER.
7. REFER TO STRUCTURAL FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS.
8. MATERIALS AND ITEMS TO BE REMOVED SHALL BE REMOVED CAREFULLY SO AS NOT TO DAMAGE EXISTING ITEMS OR MATERIALS THAT ARE TO REMAIN.
9. WITHIN AND BENEATH EXISTING BUILDINGS, IN AREAS TO BE REMODELED, REMOVE MECHANICAL, ELECTRICAL, COMMUNICATIONS, ARCH. BUILDING SYSTEMS, AND DELETERIOUS MATERIALS THAT ARE EXPOSED AT THE COMPLETION OF THE DEMOLITION PROCESS, AND NOT SCHEDULED FOR RE-USE OR NEEDED FOR A FUNCTIONING COMPLETED PROJECT.
10. WHERE EXISTING SITE PAVING (ASPHALT OR CONCRETE) IS TO BE REMOVED, SAW CUT EDGES OF REMOVAL.
11. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND OTHER VEGETATION TO REMAIN THROUGHOUT THE COURSE OF THIS PROJECT.
12. WHEN APPLICABLE, EXISTING TREES TO BE REMOVED SHALL HAVE TREE AND ROOT SYSTEM REMOVED TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, RE: LANDSCAPE.
13. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO BEGINNING OF PROJECT, WHICH ADDITIONAL YARD ITEMS ARE TO BE PROTECTED.
14. CONTRACTOR SHALL REMOVE DEMOLITION MATERIALS AND DEBRIS FROM PROJECT SITE DAILY, AND DISPOSE OF ITEMS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.
15. LOCATE TEMPORARY FIRE EXTINGUISHERS IN ACCORDANCE WITH THE GOVERNING BUILDING CODES, AND IN AREAS REQUIRED BY THE LOCAL FIRE MARSHAL THROUGHOUT CONSTRUCTION OF THIS PROJECT. FIRE EXTINGUISHERS SHALL BE LARGE CAPACITY TYPE A-B-C.
16. PERMANENT SUPPORTS SHALL BE INSTALLED FOR EXISTING MATERIALS AND SYSTEMS TO REMAIN.
17. DO NOT CUT OR ALTER OPENINGS INTO EXISTING WALLS, FOOTINGS, OR ROOF DECK MATERIALS WITHOUT PROPER SHORING, BRACING, OR SUPPORTS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT. CONTRACTOR SHALL PREVIEW MAJOR DEMOLITION WORK WITH STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK.
18. WHERE EXISTING COLUMN, WALL, FLOOR, AND CEILING FINISHES ARE TO BE REMOVED OR REPLACED, SURFACES SHALL BE STRIPPED CLEAN OF EXISTING FINISHES AND MADE READY TO RECEIVE NEW WORK.

KEYNOTES:

#	NOTE
01.02	EXCAVATE AREA TO EXPAND DRIVE, RELOCATE IRRIGATION METER AS NECESSARY
02.07	EXISTING GAS METER
02.08	EXISTING HEAT PUMP ON PAD
02.10	PROTECT EXISTING POST
02.16	REMOVE EXISTING GUARDRAIL AND FASCIA
02.17	DEMO RETAINING WALL
02.18	REMOVE BUSHES TO EXTENTS REQUIRED FOR NEW WORK
02.19	REMOVE PLANTERS
02.20	EXISITING CONCRETE STOOP TO BE DEMOLISHED TO ACCOMODATE NEW DECK
02.26	REMOVE SLATE TILE AT ENTRY
02.40	DEMO EXISTING GRAVEL WALKWAY
02.41	RELOCATE EXISTING DOWNSPOUT AS REQUIRED FOR NEW CONSTRUCTION
02.42	EXISTING COLUMN AND DOWNSPOUT TO REMAIN
02.46	REMOVE EXISTING DECK OVERHANG
02.47	REMOVE EXISTING DECK OVER GARAGE
02.48	DEMO EXISTING STAIR AS REQUIRED TO ACCOMODATE NEW WORK
02.49	RECONFIGURE STAIR TO ACCOMODATE NEW WORK
03.06	DEMO PORTION OF EXISTING RETAINING WALL TO ACCOMODATE NEW COLUMN AND FOOTING

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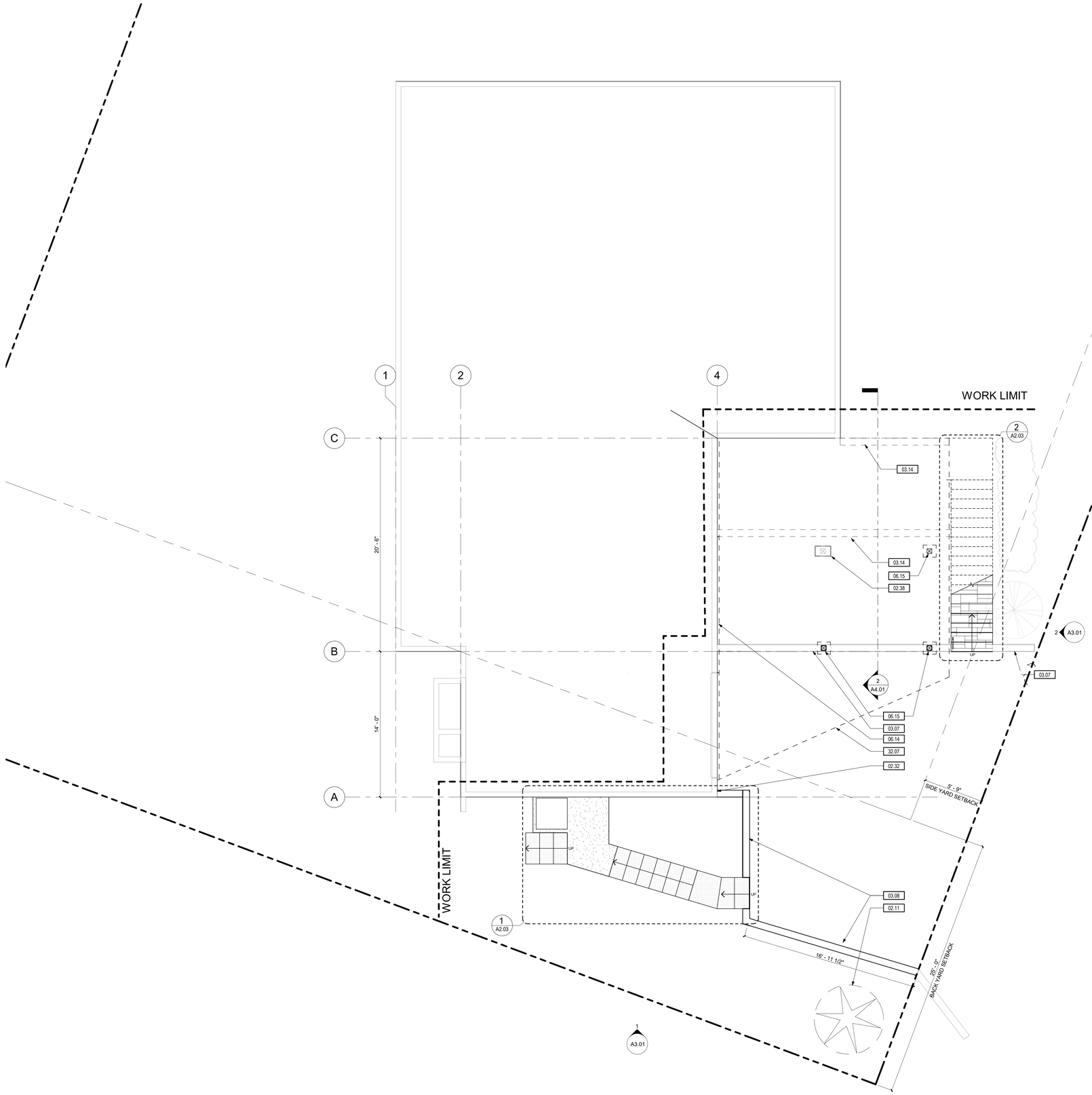
5/13/2020	2.	PERMIT RESUBMITTAL
6/5/2020	3.	PERMIT CORRECTIONS 2
6/17/2020	4.	PERMIT CORRECTIONS 3
7/15/2020	5.	PERMIT CORRECTIONS 4
9/24/2020	7.	PERMIT CORRECTIONS 5
10/26/2021	8.	PERMIT REVISION

5462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

DEMOLITION PLAN

A1.01



1 **FLOOR PLAN - LEVEL 01**
1/4" = 1'-0"
PROJECT NORTH

KEYNOTES:

#	NOTE
02.11	EXISTING 8" DIAM. CHERRY TREE - PROTECT TREE ROOTS
02.32	ELECTRIC CHARGE STATION
02.38	EXISTING COLUMN FOOTING TO REMAIN
03.07	NEW BLUE STONE THINSET OVER EXISTING RETAINING WALL, REFERENCE DETAIL 4/A8.01
03.08	NEW BLUE STONE THINSET OVER NEW RETAINING WALL, REFERENCE DETAIL 4/A8.01. HEIGHT ABOVE FINISH GRADE NOT TO EXCEED 3'-0" - SEE STRUCTURAL DRAWINGS
03.14	NEW CONCRETE RETAINING WALL. HEIGHT ABOVE FINISH GRADE NOT TO EXCEED 3'-0" - SEE STRUCTURAL DRAWINGS
06.14	REMOVE EXISTING SIDING ON FACE OF EXTERIOR WALL TO ACCEPT NEW LEDGER BOARD. PATCH AND REPAIR AS REQUIRED. REF. STRUCTURAL FOR DETAILS
06.15	NEW DECK COLUMN. REF. STRUCTURAL DRAWINGS
32.07	EXTENT OF NEW DECK ABOVE

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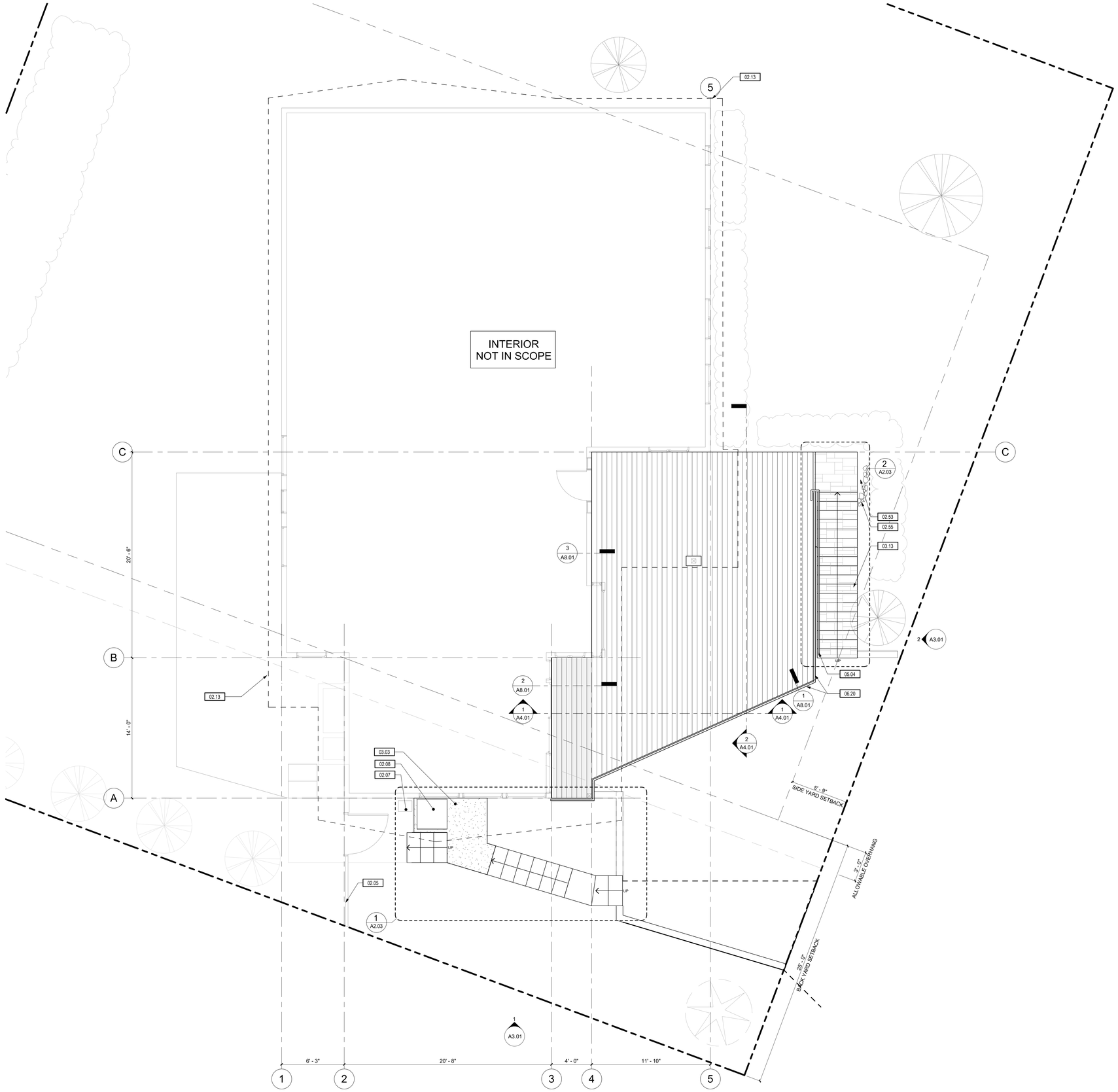
7/15/2020	5	PERMIT CORRECTIONS 4
9/24/2020	7	PERMIT CORRECTIONS 5
10/26/2021	8	PERMIT REVISION

6462 REGISTERED ARCHITECT
ROBIN A. MURPHY
STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

LEVEL 01 PLAN

A2.01



1 PROJECT NORTH

FLOOR PLAN - LEVEL 02

1/4" = 1'-0"

SHEET NOTES:

A. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS AND BEAM SIZES.

FINISH LEGEND:

- (N) BLUE STONE TILE CLAD OVER (E) CONCRETE STAIR (PARQUET PATTERN)
- (N) DECKING
- (N) DECKING OVER GARAGE
- (N) CONCRETE PAD

KEYNOTES:

#	NOTE
02.05	EXISTING WOOD FENCE
02.07	EXISTING GAS METER
02.08	EXISTING HEAT PUMP ON PAD
02.13	EXISTING EDGE OF ROOF
02.53	REGRADE AREA AROUND STAIR AND STOOP TO ACHIEVE A MINIMUM FINISH GRADE ELEVATION OF 68'-5" OR 30" BELOW LEVEL OF STOOP.
02.55	PROVIDE RIVER ROCK FOR SLOPE STABILITY
03.03	NEW CONCRETE PAD LANDING
03.13	RECONFIGURE STAIR RISERS AND CLAD WITH NEW BLUE STONE THINSET
05.04	NEW METAL STAIR RAILING
06.20	RIM JOIST PER STRUCTURAL

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6/3/2020	3.	PERMIT CORRECTIONS 2
6/17/2020	4.	PERMIT CORRECTIONS 3
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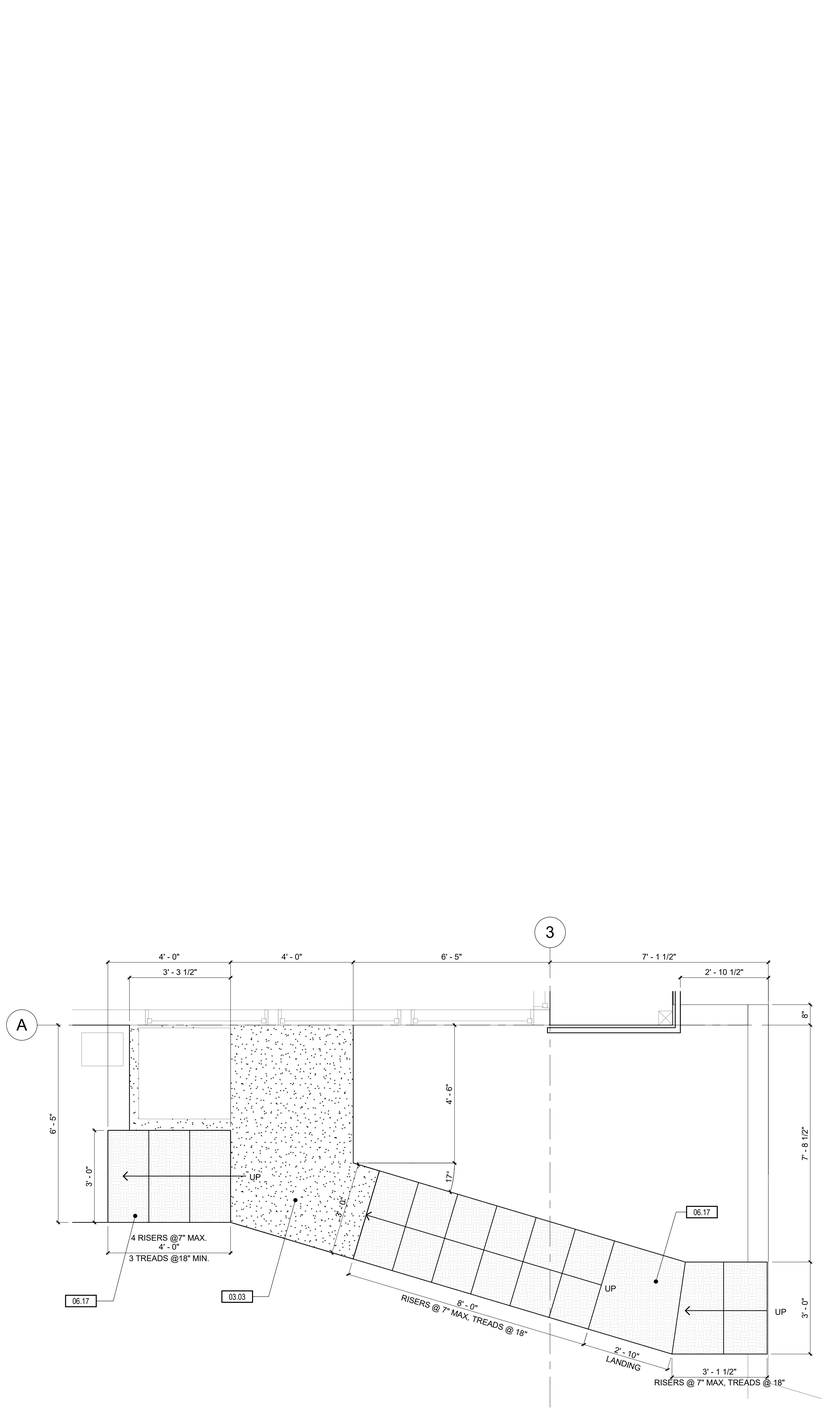
10/26/2021	8.	PERMIT REVISION

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

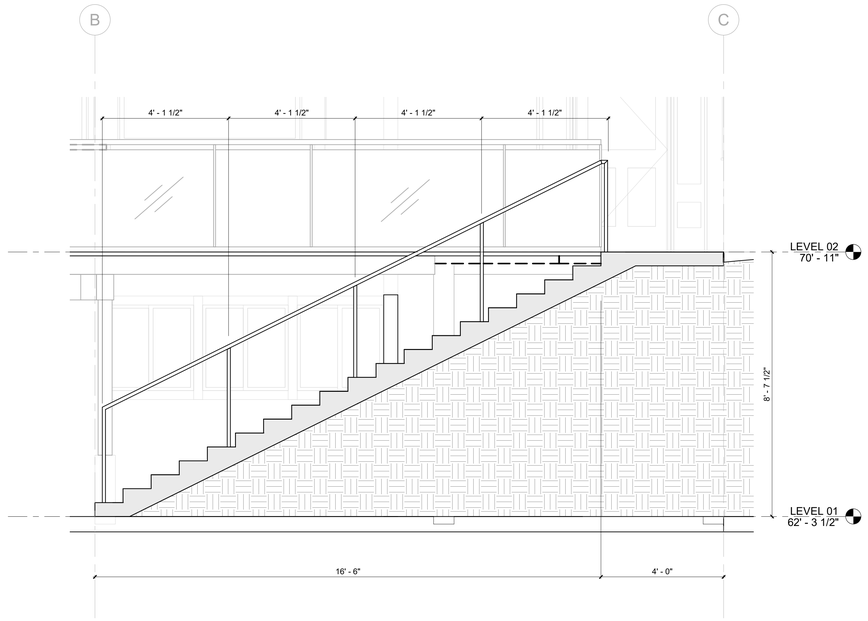
LEVEL 02 PLAN

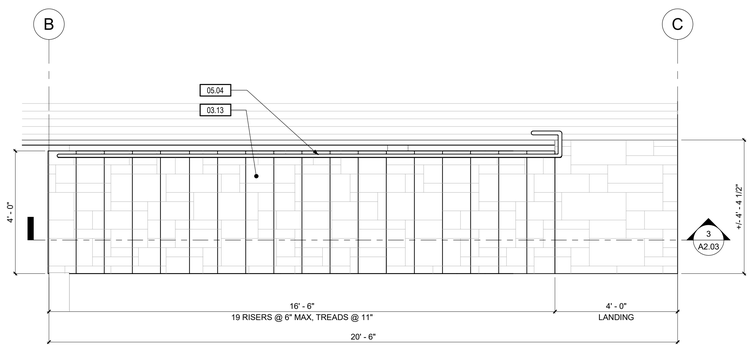
A2.02



1 ENLARGED STAIR PLAN - BACK YARD ENTRANCE
1/2" = 1'-0"

PROJECT NORTH





2 ENLARGED STAIR PLAN - FRONT ENTRANCE
1/2" = 1'-0"

PROJECT NORTH

KEYNOTES:

#	NOTE
03.03	NEW CONCRETE PAD LANDING
03.13	RECONFIGURE STAIR RISERS AND CLAD WITH NEW BLUE STONE THINSET
05.04	NEW METAL STAIR RAILING
06.17	NEW WOOD FRAMED GRAVEL PATHWAY

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4.	PERMIT CORRECTIONS 3	6/17/2020
5.	PERMIT CORRECTIONS 4	7/15/2020
7.	PERMIT CORRECTIONS 5	9/24/2020
8.	PERMIT REVISION	10/26/2021

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.:	19051
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

ENLARGED STAIR PLANS AND SECTIONS

A2.03

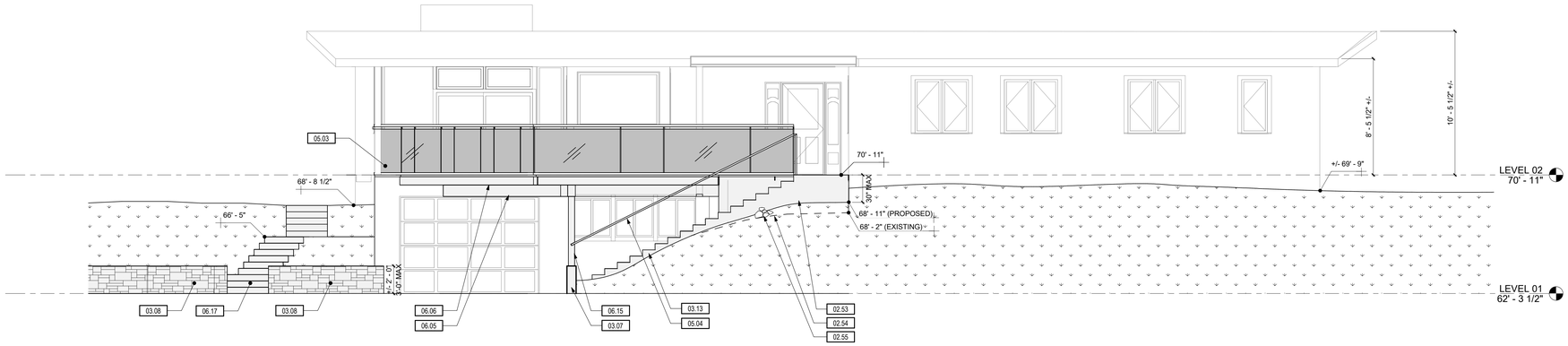
GENERAL NOTES:

A. REFER TO G0.00 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROCEDURAL NOTES

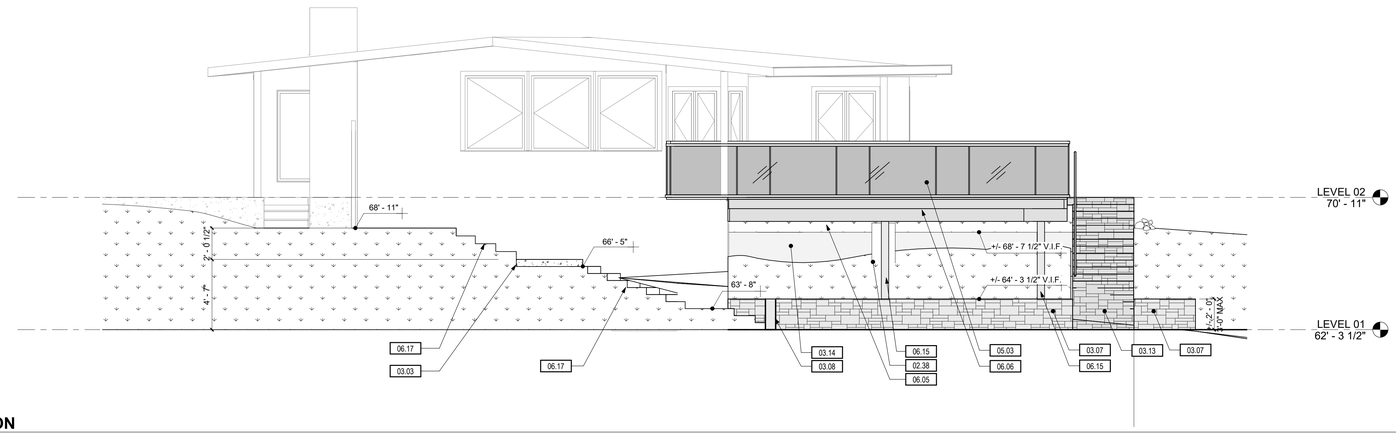
B. CONTRACTOR TO PROTECT ALL EXISTING CONDITIONS AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS TO MATCH OTHER ADJACENT EXISTING SURFACES, WATER/ FIRE PROOFING ETC.

C. ALL EXTERIOR FINISHES TO BE REVIEWED WITH OWNER PRIOR TO PURCHASE OR INSTALLATION.

D. ALL EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS ARE TO BE CONSIDERED EQUAL UNLESS NOTED OTHERWISE.



2 EAST ELEVATION
1/4" = 1'-0"



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

KEYNOTES:

#	NOTE
02.38	EXISTING COLUMN FOOTING TO REMAIN
02.53	REGRADE AREA AROUND STAIR AND STOOP TO ACHIEVE A MINIMUM FINISH GRADE ELEVATION OF 68'-5" OR 30" BELOW LEVEL OF STOOP.
02.54	EXISTING FINISH GRADE AT EDGE OF CONCRETE STAIR
02.55	PROVIDE RIVER ROCK FOR SLOPE STABILITY
03.03	NEW CONCRETE PAD LANDING
03.07	NEW BLUE STONE THINSET OVER EXISTING RETAINING WALL, REFERENCE DETAIL 4/A8.01
03.08	NEW BLUE STONE THINSET OVER NEW RETAINING WALL, REFERENCE DETAIL 4/A8.01. HEIGHT ABOVE FINISH GRADE NOT TO EXCEED 3'-0" - SEE STRUCTURAL DRAWINGS
03.13	RECONFIGURE STAIR RISERS AND CLAD WITH NEW BLUE STONE THINSET
03.14	NEW CONCRETE RETAINING WALL. HEIGHT ABOVE FINISH GRADE NOT TO EXCEED 3'-0" - SEE STRUCTURAL DRAWINGS
05.03	NEW TEMPERED GLASS DECK RAILING
05.04	NEW METAL STAIR RAILING
06.05	NEW GL BEAM REF. STRUCTURAL
06.06	NEW 4x8 FRAMING, REF. STRUCTURAL
06.15	NEW DECK COLUMN, REF. STRUCTURAL DRAWINGS
06.17	NEW WOOD FRAMED GRAVEL PATHWAY

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3.	PERMIT RESUBMITTAL	6/1/2020
4.	PERMIT CORRECTIONS 3	6/17/2020
5.	PERMIT CORRECTIONS 4	7/15/2020
7.	PERMIT CORRECTIONS 5	9/24/2020
8.	PERMIT REVISION	10/26/2021

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

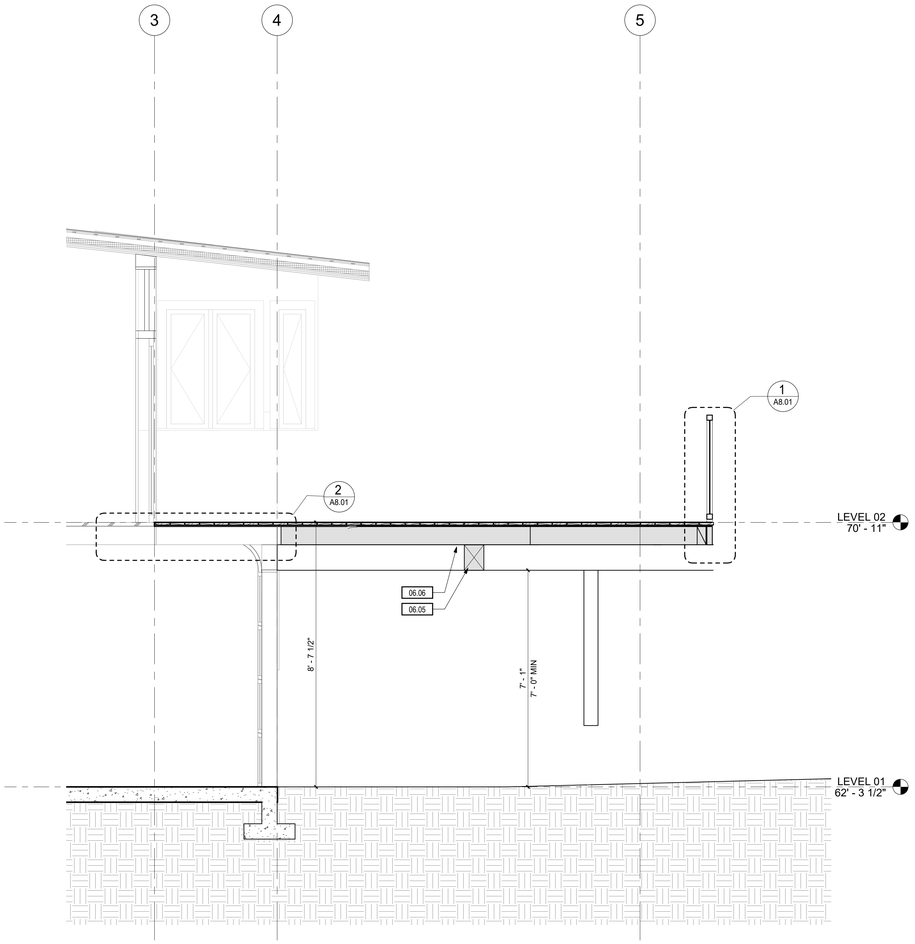
ELEVATIONS

A3.01

SHEET NOTES:

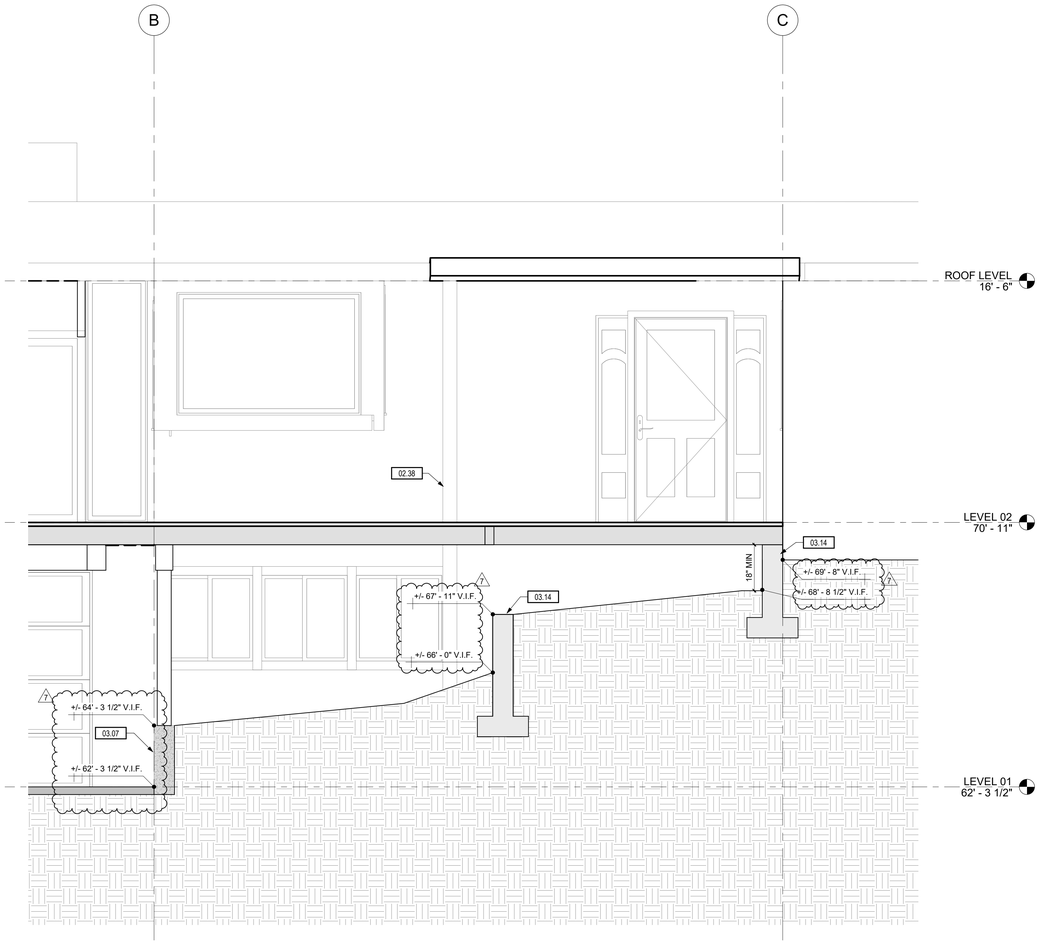
KEYNOTES:

#	NOTE
02.38	EXISTING COLUMN FOOTING TO REMAIN
03.07	NEW BLUE STONE THINSET OVER EXISTING RETAINING WALL, REFERENCE DETAIL 4/A8.01
03.14	NEW CONCRETE RETAINING WALL. HEIGHT ABOVE FINISH GRADE NOT TO EXCEED 3'-0" - SEE STRUCTURAL DRAWINGS
06.05	NEW GL BEAM REF. STRUCTURAL
06.06	NEW 4x8 FRAMING, REF. STRUCTURAL



1 BUILDING SECTION EW

1/2" = 1'-0"



2 BUILDING SECTION NS

1/2" = 1'-0"

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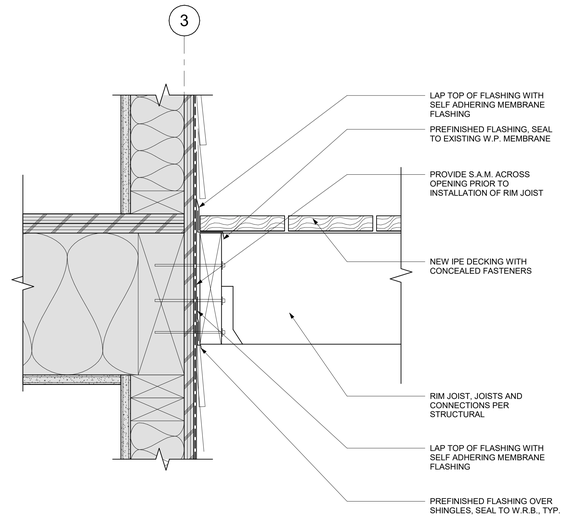
6462
REGISTERED ARCHITECT
ROBIN A. MURPHY
STATE OF WASHINGTON

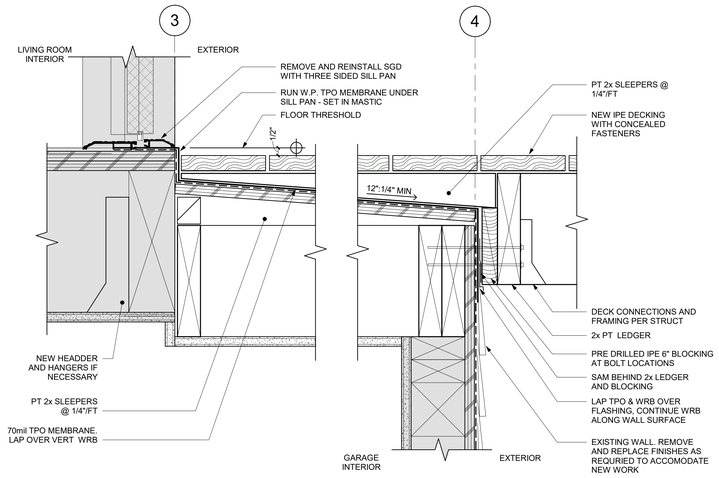
PROJECT NO.: 19051
PROJECT MGR.: LH
DRAWN BY: SMV
CHECKED BY: RAM

SECTIONS

A4.01

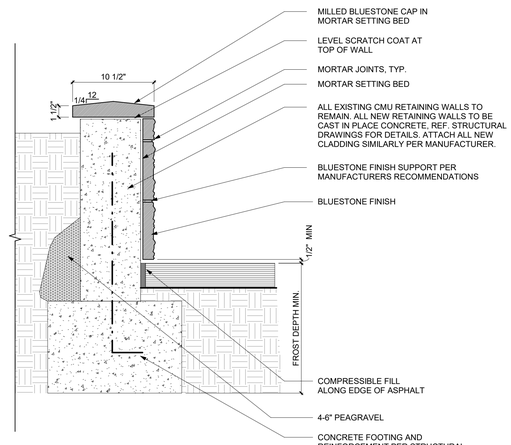


3 RIM JOIST DETAIL
3" = 1'-0"

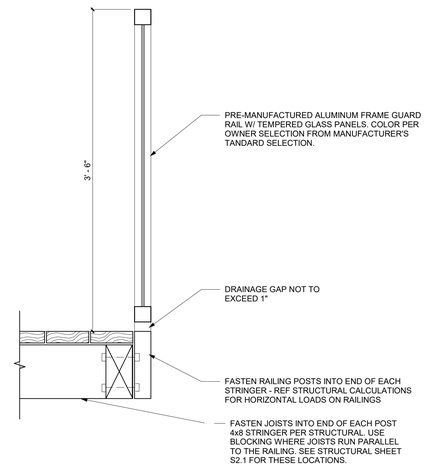


2 DECK CONNECTION AT HOUSE
3" = 1'-0"

* NOTE: CARPENTER TO FIRST VERIFY DIRECTION OF EXISTING JOISTS



4 SMALL RETAINING WALL SCCTION
1 1/2" = 1'-0"



1 RAILING DETAIL
1 1/2" = 1'-0"

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4	PERMIT CORRECTIONS 3	6/17/2020
5	PERMIT CORRECTIONS 4	7/15/2020
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8	PERMIT REVISION	10/26/2021

6462
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CHECKED BY: RAM

DETAILS

A8.01

APPLICABLE CODES AND STANDARDS

BUILDING CODE	"INTERNATIONAL BUILDING CODE" (IBC), 2015 EDITION, AS AMENDED BY THE CITY OF MERCER ISLAND
ACI 318	AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-14)
ASCE 7	AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7-10)
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
NDS	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION

CONCRETE

MIXING AND PLACING OF ALL CONCRETE AND SELECTION OF MATERIALS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. PROPORTIONS OF AGGREGATE TO CEMENT SHALL PRODUCE DENSE, WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER. ALL CONCRETE, INCLUDING SLABS ON GROUND, SHALL HAVE AN ACCEPTABLE WATER-REDUCING ADMIXTURE ADDED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. ALL CONCRETE WALKS AND PAVEMENTS EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE 4 TO 6 PERCENT ENTRAINED AIR.

MAXIMUM SIZE OF AGGREGATE SHALL BE 1-1/2 INCHES, BUT MAXIMUM SIZE OF AGGREGATE SHALL NOT BE MORE THAN THREE-QUARTERS OF THE CLEAR DISTANCE BETWEEN REINFORCING BARS.

MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER AND THE CITY OF MERCER ISLAND BUILDING DEPARTMENT FOR ACCEPTANCE PRIOR TO USE. MAXIMUM WATER-TO -CEMENT RATIO AND SLUMP SHALL BE AS FOLLOWS FOR VARIOUS CONCRETE STRENGTHS (fc) BASED ON STANDARD 28-DAY CYLINDER TESTS WHEN STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE ARE NOT AVAILABLE.

MAXIMUM WATER-TO-CEMENT RATIO BY WEIGHT

f'c	NON-AIR ENTRAINED	AIR ENTRAINED	MAXIMUM SLUMP	LOCATION
2500 psi	0.44	0.40	5	all conc

CONSTRUCTION JOINTS

ALL CONSTRUCTION JOINTS IN WALLS, SLABS, AND BEAMS SHALL BE KEYED IN ACCORDANCE WITH THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR, AT THE CONTRACTORS OPTION, SHALL BE INTENTIONALLY ROUGHENED IN ACCORDANCE WITH THE FOLLOWING: THE SURFACE OF ROUGHENED JOINTS SHALL BE SAND BLASTED OR ROUGHENED WITH A CHIPPING HAMMER TO EXPOSE THE AGGREGATE EMBEDDED IN THE PREVIOUS POUR. THE EXPOSED AGGREGATE SHALL PROTRUDE A MINIMUM OF ¼ INCH. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATION OF ALL CONSTRUCTION JOINTS TO THE ENGINEER FOR ACCEPTANCE PRIOR TO STARTING FORMWORK. WATERSTOPS SHALL BE INSTALLED AND PROTECTED AT ALL CONSTRUCTION JOINTS AT OR BELOW GRADE WHERE WATER INTRUSION CAN OCCUR.

REINFORCING STEEL

ALL REINFORCING SHALL BE NEW BILLET STOCK ASTM A615, GRADE 60. BARS SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE-ANNEALED IRON WIRE. BARS SHALL BE SUPPORTED ON ACCEPTABLE NON-CORRODIBLE CHAIRS. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES." CONTRACTOR SHALL COORDINATE REINFORCING STEEL PLACEMENT DETAILS AND PROVIDE TEMPLATES FOR PLACING STEEL IN CONGESTED AREAS AS NECESSARY.

LAP ALL REINFORCING BARS AS NOTED ON THE DRAWINGS. MECHANICAL OR WELDED BUTT SPLICES SHALL BE USED SUBJECT TO ENGINEER'S APPROVAL. MECHANICAL SPLICES SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE SPLICED BARS IN BOTH TENSION AND COMPRESSION, UNLESS NOTED OTHERWISE.

REINFORCING STEEL MATERIALS

DEFORMED BARS	ASTM A615, GRADE 60
DEFORMED WELDED WIRE FABRIC	ASTM A497 (Fy = 70 ksi)

MINIMUM CAST-IN-PLACE CONCRETE COVER OVER REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
ALL BAR SIZES 3 INCHES

CONCRETE EXPOSED TO EARTH OR WEATHER:
#5 BAR, W31 OR D31 WIRE 1½ INCHES

WALLS (INTERIOR FACE), SLABS, JOISTS
#11 BAR & SMALLER ¾ INCH

PROVIDE L-SHAPED CORNER BARS AT ALL WALL AND FOOTING CORNERS AND INTERSECTIONS UNLESS NOTED OTHERWISE. MATCH HORIZONTAL REINFORCING BAR SIZE AND QUANTITY. LAP 50 BAR DIAMETERS.

DRILLED-IN-CONCRETE ANCHORS (DICA)

ACCEPTABLE DRILLED-IN-CONCRETE ANCHORS OF SIZE, NUMBER AND SPACING AS SHOWN ON THE DRAWINGS SHALL BE AS FOLLOWS:

FOR CONCRETE: SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHORS (ESR #3037), HILTI KWIK BOLT TZ CONCRETE ANCHORS (ESR #1917), ITW RED HEAD TRUBOLT CARBON STEEL WEDGE ANCHORS (ESR #2427), POWERS FASTENERS POWER-STUD+ SD2 CONCRETE ANCHOR (ESR #2502), OR APPROVED EQUAL.

EPOXY ADHESIVE

EPOXY ADHESIVE FOR CONCRETE SHALL BE AS FOLLOWS: SIMPSON STRONG-TIE "SET-XP EPOXY ADHESIVE" (ESR #2508), HILTI "HIT-HY 200 A" (ESR #3187), HILTI "HIT-RE 500 V3 EPOXY ADHESIVE ANCHOR SYSTEM" (ESR #3814), OR APPROVED EQUAL.

CARPENTRY

FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
2x,3x & 4x DOUGLAS-FIR NO. 2, Fb = 900 PSI
6x DOUGLAS-FIR NO. 1, Fb = 1350 PSI

EXPOSED TIMBER FRAMING, BOARDS AND DECKING SHALL BE ROUGH SAWN TO THE DIMENSIONS INDICATED. FRAMING NOT EXPOSED MAY BE SURFACED AND SIZES INDICATED ARE NOMINAL.

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4-1.8E (Fb = 2,400 PSI, Fv = 0.72x265 = 190 PSI, E = 1,800,000 PSI). ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8-1.8E (Fb = 2400 PSI, Fv = 190 PSI, E = 1,800,000 PSI). CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

WOOD FRAMING

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:
PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED
8d = ,131 DIAMETER x 2-1/2" MINIMUM LENGTH
10d = .131 DIAMETER x 3" MINIMUM LENGTH
16d = .131 DIAMETER x 3-1/2" MINIMUM LENGTH
HAND NAILING - SINKERS, COATED
8d = 11-1/2 GAGE x 2-3/8"
10d = 11 GAGE x 2-7/8"
16d = 9 GAGE x 3-1/4"

NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICBO REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICBO APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

STRUCTURAL DESIGN DATA

DECK DEAD LOAD:	10 PSF
DECK LIVE LOAD	40 PSF
SNOW LOADS	25 PSF

SEISMIC LOADS: 20015 IBC
Ss = 1.370 g, S1 = 0.527 g
SITE CLASS D
Fa = 1.00, Fv = 1.50
SDS = 0.913, SD1 = 0.527
RISK CATEGORY II, Ie = 1.00
SEISMIC DESIGN CATEGORY D
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
R = 6.5, Ωo = 2.5, Cd = 4
DESIGN BASE SHEAR, V = 0.141W = XX KIPS

FOUNDATIONS

FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL SHALL BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

SPECIAL INSPECTION

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION PER IBC SECTION 1705. THESE INSPECTIONS SHALL BE PERFORMED BY A SPECIAL INSPECTOR CERTIFIED BY THE CITY OF MERCER ISLAND TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING.

ITEM	DESCRIPTION
EPOXY ANCHORS, DRILLED-IN	INSTALLATION PER INTERNATIONAL CODE
CONCRETE ANCHORS	COUNCIL (ICC) EVALUATION SERVICE REPORTS

SHOP DRAWINGS

SHOP DRAWINGS FOR REINFORCING STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD. THEREFORE THEY SHALL BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING

SUPPLEMENTARY NOTES

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. SEE ARCHITECTURAL DRAWINGS FOR 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. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

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.

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

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY REMOVE SUCH TEMPORARY WORK AS REQUIRED.

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.

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.

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

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STATE OF WASHINGTON
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ISSUED FOR: PERMIT

DATE ISSUED: JUNE 21, 2019

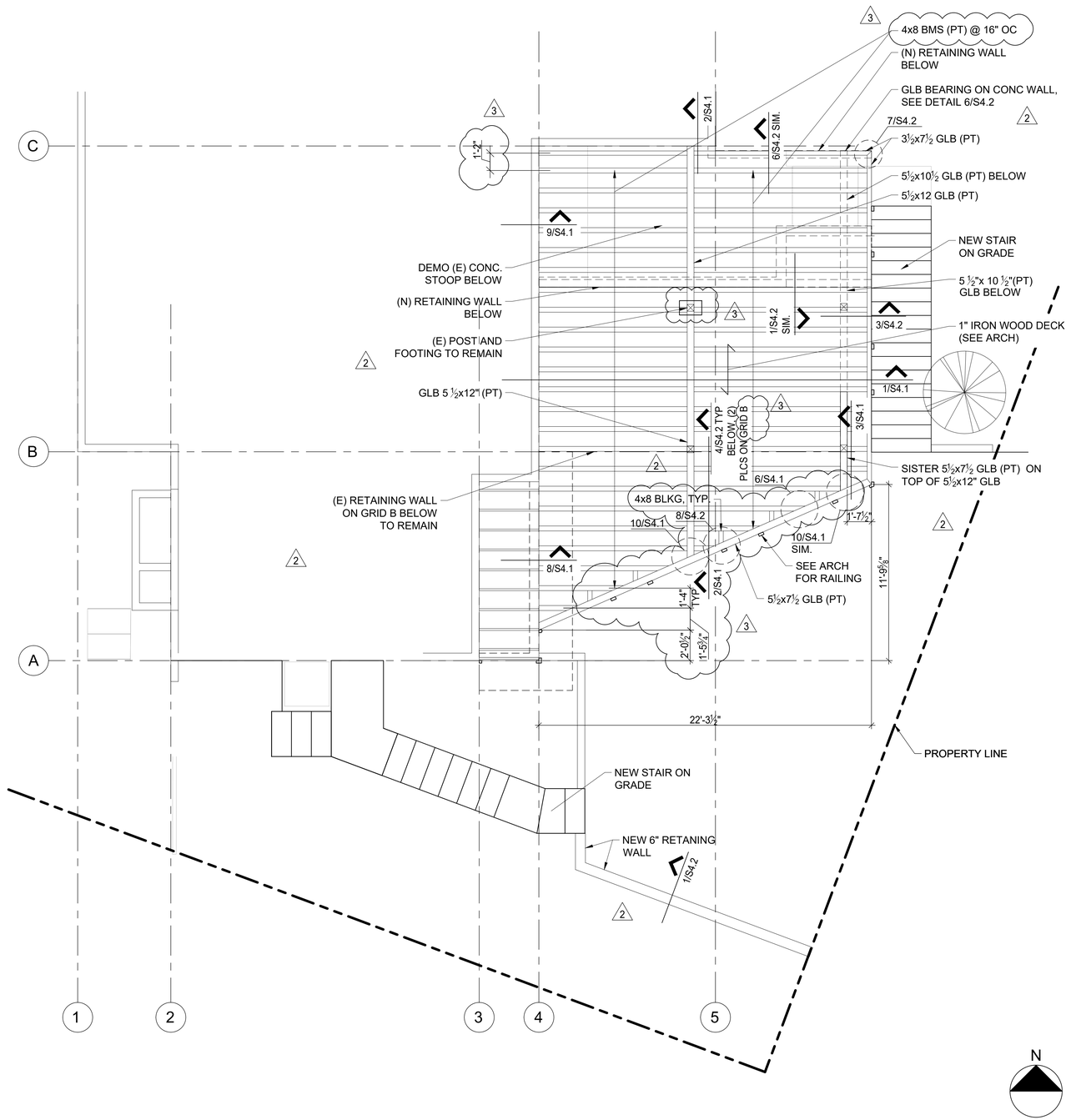
REVISIONS

NO.	DATE	ISSUED
1	5/8/2020	RESUBMITTED
2	7/9/2020	REVIEW COMMENTS
3	9/25/2020	REVIEW COMMENTS

DESIGNED BY: HSB
DRAWN BY: ELH
OWNER APPROVAL:

GENERAL NOTES & INDEX

S1.1



FLOOR PLAN

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3

GRIFFITH MERCER ISLAND HOUSE

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PLANS

S2.1

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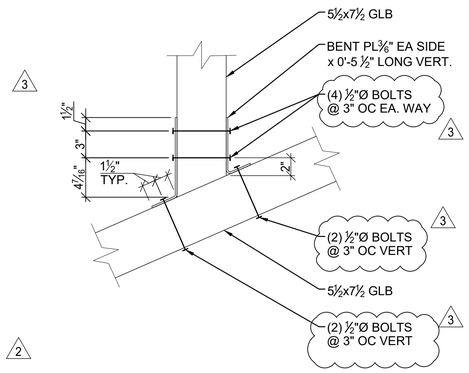

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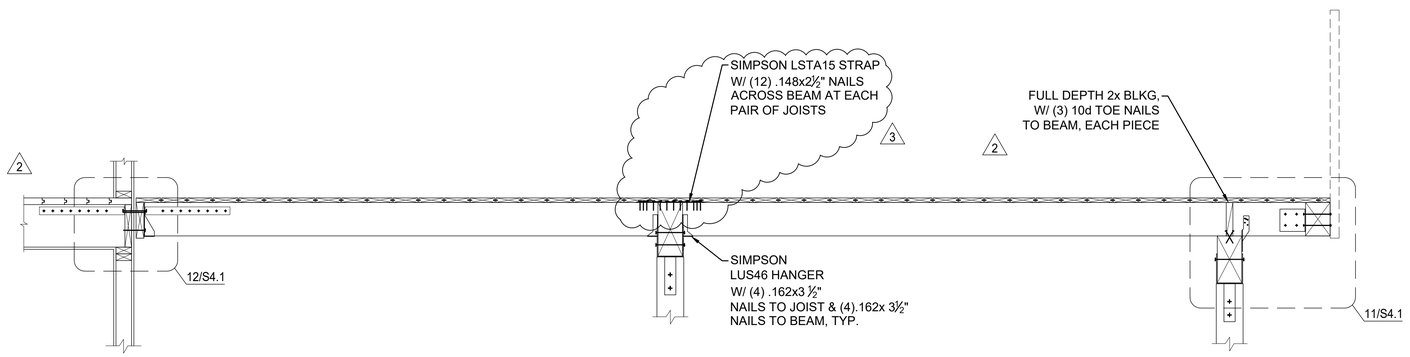

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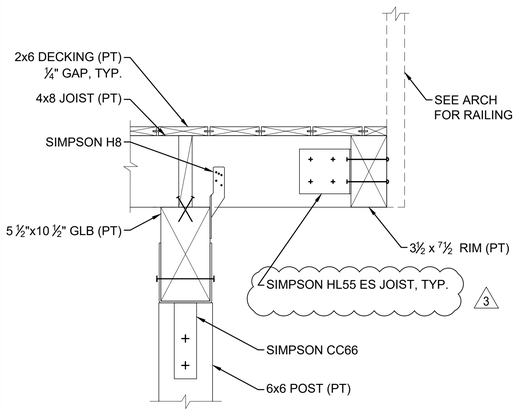

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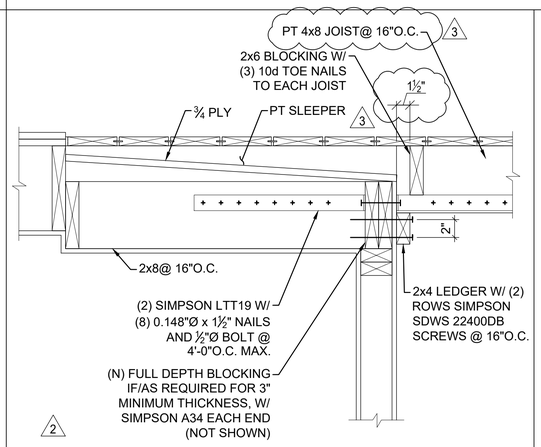

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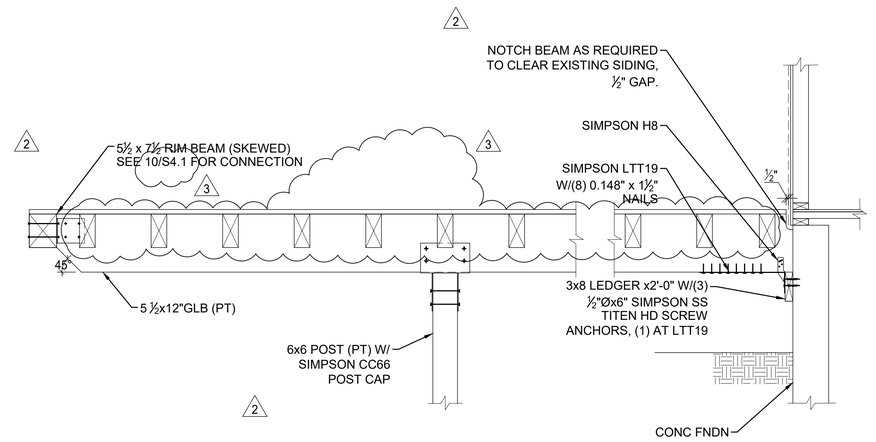

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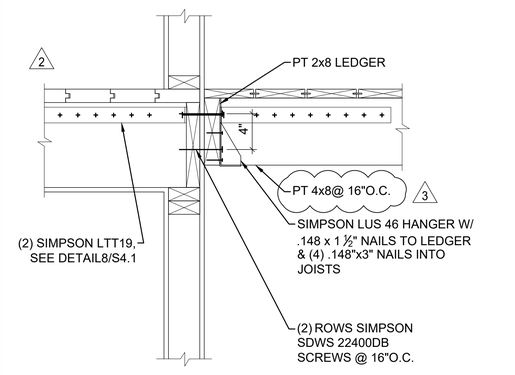

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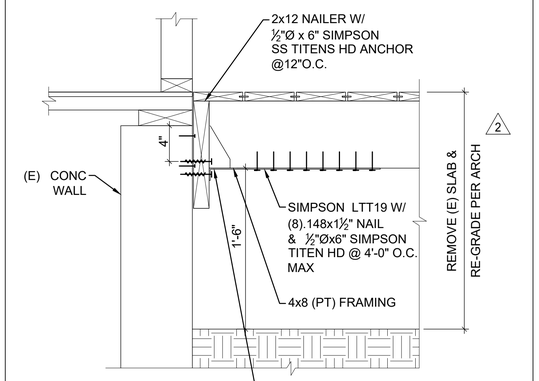

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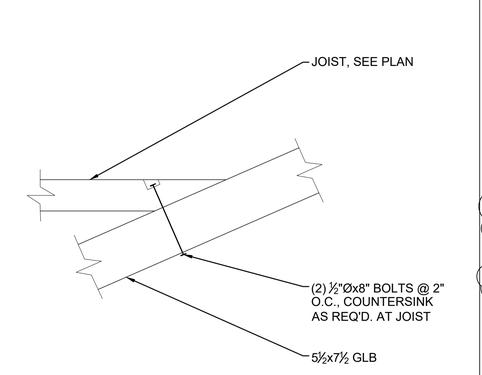

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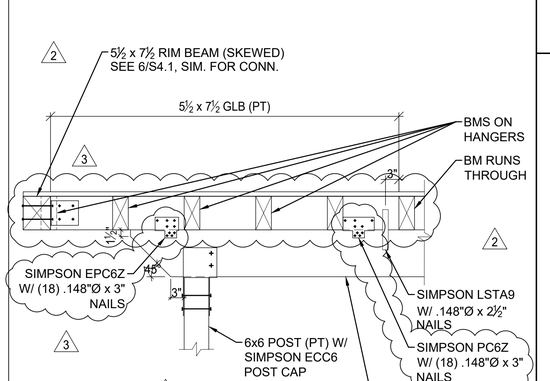

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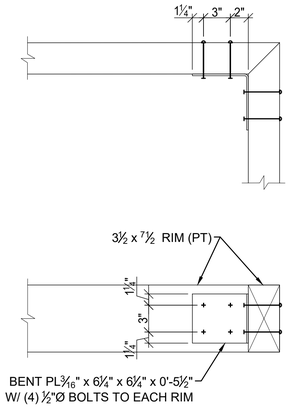
DRAWN BY: ELH
OWNER APPROVAL:

DETAILS

S4.1



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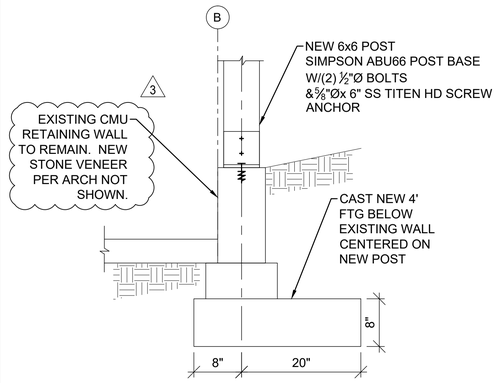

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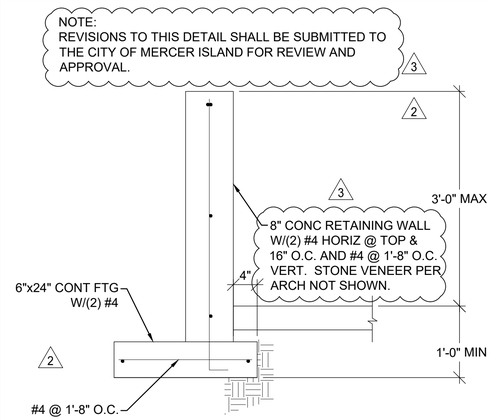

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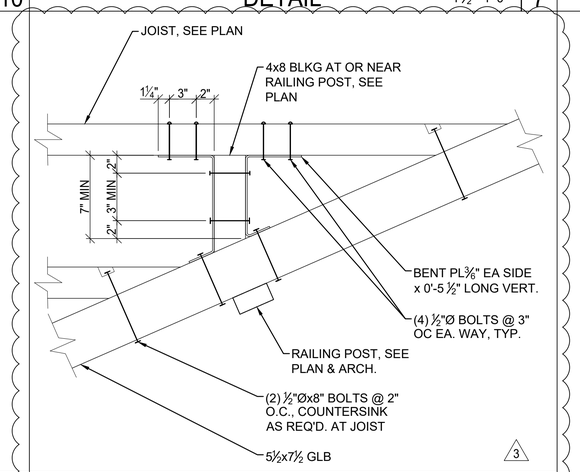

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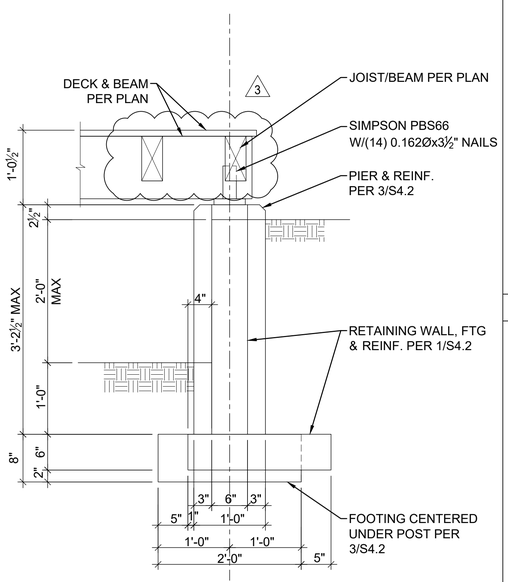

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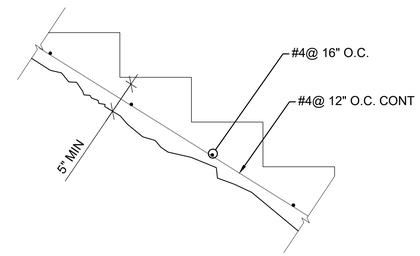

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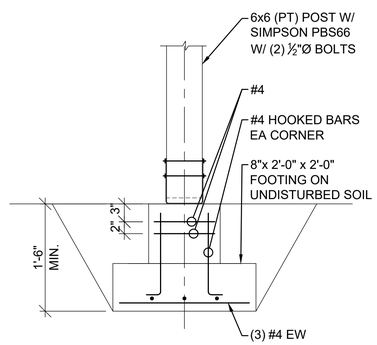

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DRAWN BY: ELH
OWNER APPROVAL:

DETAILS

S4.2