

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Shoring installation and monitoring, Observe and monitor excavation, Verification of soil bearing, Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Reinforcing steel and concrete placement, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Masonry unit strength, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Expansion anchor installations, Other post installed anchors, Alternative construction methods, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other, Post tension layout, Exterior cladding, Window wall / curtain wall construction, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Whole house ventilation, Energy Credit Information, RECPC Form Information, Air Leakage Testing, Duct Leakage Testing, Postconstruction Test, Rough-in Test

PROJECT ALERTS:

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations, Hours of Work, Construction Vehicle Parking Restrictions, Access Road Requirements, ROW restrictions, Drainage Requirements, Sewer Requirements, Water Service Requirements, Additional Fire Code Requirements, Planning Requirements, Noise Abatement Certification, Tree Requirements

TREE PROTECTION REQUIREMENTS:

Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. No trees shall be cut without a City of Mercer Island tree permit.

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

Fire Sprinkler, NFPA 13D, NFPA 13R, NFPA 13, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler Water Flow Alarm, Other, Approved Fire Code Alternatives: FCA1, FCA2, FCA3, FCA4

WATER SUPPLY REQUIREMENTS:

Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size, Abandonment of existing service and meter required at main, Pressure reducing valve required if pressure exceeds 80 psi, Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation), Additional water supply requirements

DRAINAGE REQUIREMENTS:

On site detention system required, On site infiltration system required, As-built Utility drawings required, Full Size drawings required, Direct discharge into the lake, No Storm Water permit required, Connection to public storm drainage conveyance system req'd, Other

SIDE SEWER REQUIREMENTS:

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required (see standard details), New connection, Connect to existing, Disconnect permit required, Reconnect permit required, Other

APPROVED CODE ALTERNATIVES:

Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

Surveyor, Building height survey, Building setback survey, Impervious surface survey, Other, MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

GEOTECHNICAL INFORMATION:

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION:

Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

REQUIRED CONSTRUCTION INSPECTIONS:

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "R" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing) Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use or work / easement, material delivery, etc., Land clearing, grading and demolition, Temporary power, Piling / Shoring / Shotcrete, Footings, setbacks, UFER ground, Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Connections to storm main in ROW, Detention systems, Infiltration systems, Catch basins including oil-water separator tees, Retaining wall drainage, Water Service, Water Supply, Water as-built drawings, Side sewer installation, Connections to side sewer main, Connections to existing side sewer, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underslab insulation / vapor barrier / reinforcing, Underfloor framing, Nailing-Roof sheathing, Nailing-Exterior wall and Shearwall, Rough hydronic installation, Rough electric installation, Rough fire alarm (wiring inspection), Rough plumbing installation (DWV, water), Rough mechanical, Gas Piping, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction (fireplace / walls / veneer / etc.), Insulation installation, Stucco (paper and lath), Shower pan (or tub), Miscellaneous, Code Alternative CA1, Code Alternative CA2, Impact Fees Paid (If applicable)

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Well water on property, Fire / lawn sprinkler, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable, Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY DSG

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CERTIFICATE OF OCCUPANCY issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER

Date

Approved

Date

Approved

# GRIFFITH MERCER ISLAND HOUSE

2443 84TH AVE SE,  
MERCER ISLAND, WA 98040  
ISSUED FOR PERMIT CORRECTIONS 3  
JUNE 17, 2020

## SHEET INDEX:

GENERAL	GO.00	COVER SHEET
ARCHITECTURAL		
A1		SITE SURVEY (FOR REFERENCE ONLY)
A0.01		EXISTING SITE PLAN AND SITE DIAGRAMS
A1.01		DEMOLITION PLAN
A2.01		LEVEL 01 PLAN
A2.02		LEVEL 02 PLAN
A2.03		ENLARGED STAIR PLANS AND SECTIONS
A3.01		ELEVATIONS
A4.01		SECTION
A8.01		DETAILS
STRUCTURAL		
S1.1		GENERAL NOTES & INDEX
S2.1		PLANS
S4.1		DETAILS
S4.2		DETAILS

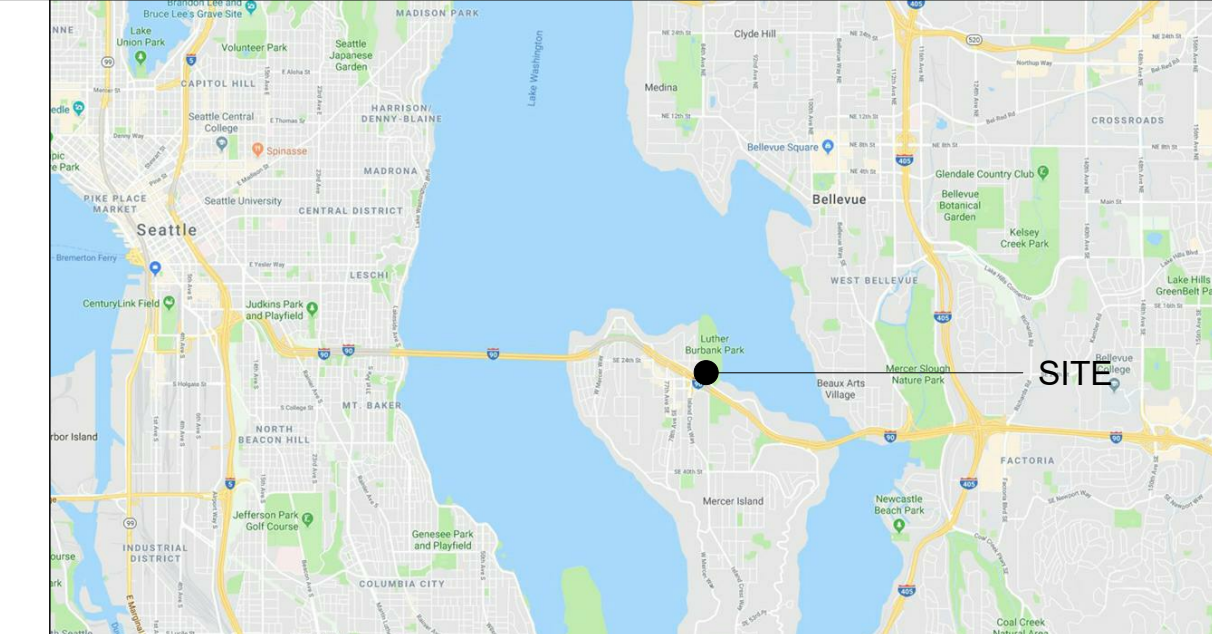


JACKSON | MAIN  
ARCHITECTURE  
311 FIRST AVENUE SOUTH  
SEATTLE, WA 98104  
1.206.324.4800  
WWW.JACKSONMAIN.COM

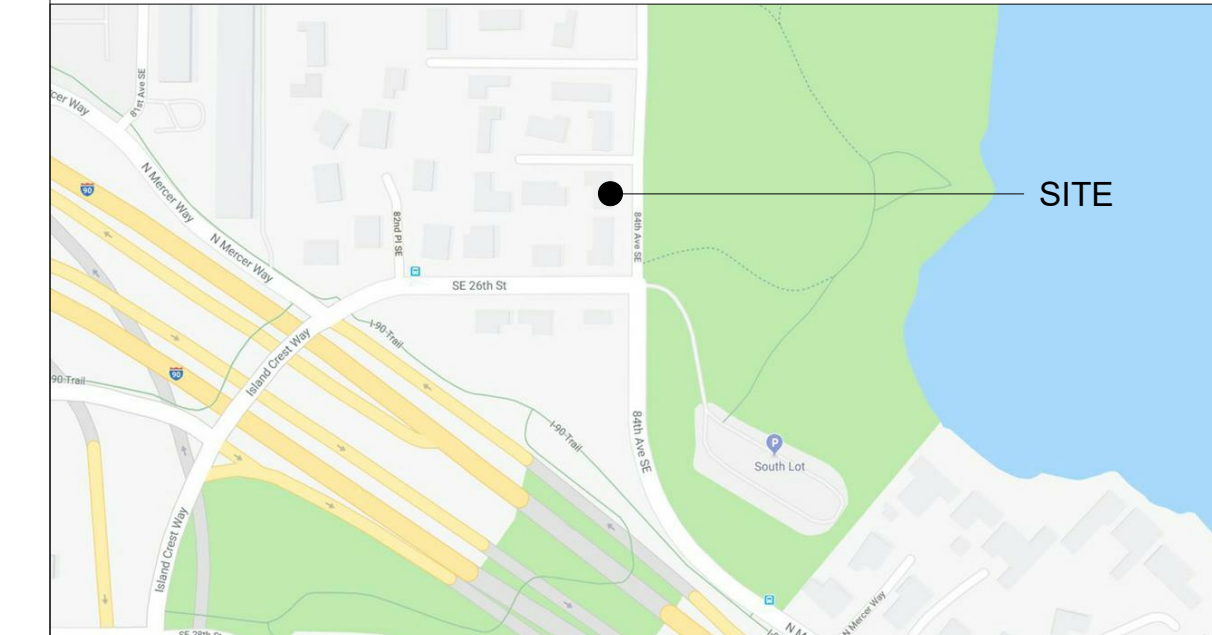
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	NUMBER		
	LETTER		
	REFERENCE GRID LINES		FENESTRATION TAG WF: WINDOW / RELITE SF: STOREFRONT CF: CURTAIN WALL
	OVERALL BUILDING SECTION		KEYNOTE
	PARTIAL BUILDING SECTION		FLOOR/ROOF TAG
	WALL SECTION		WALL TAG
	INTERIOR ELEVATION REFERENCE		FIRE EXTINGUISHER
	EXTERIOR ELEVATION REFERENCE		EXIT LIGHTING
	CALL OUT		EGRESS ARROW AND OCCUPANT LOAD EXITING
	DETAIL REFERENCE		EGRESS DIRECTION PATH OF TRAVEL
	NORTH ARROW		ROOM TAG / OCCUPANT LOAD CALCULATOR
	ELEVATION DATUM TAG		SLOPE INDICATOR
	SPOT ELEVATION TAG (IN PLAN)		SLOPE ARROW
	ROOM TAG		BREAK LINE
	CENTER LINE		REVISION TAG
	DOOR TAG		REVISION CLOUD

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



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

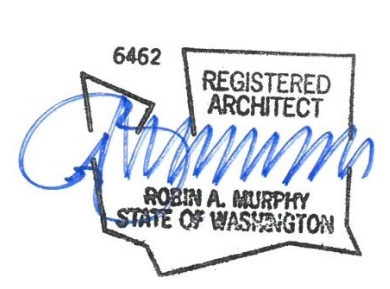
**OWNER:**  
KYLE GRIFFITH  
1301 ALASKAN WAY  
SEATTLE, WA 98101  
PHONE: 206-623-8600  
EMAIL: ggriffith@westermarine@hotmail.com  
CONTACT: KYLE GRIFFITH

**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: HURBTON@SEATTLESTRUCTURAL.COM  
CONTACT: HOWARD BURTON

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

DATE	NO.	DESCRIPTION
6/17/2020	1	PERMIT SUBMISSION
6/17/2020	2	PERMIT CORRECTIONS 1
6/17/2020	3	PERMIT CORRECTIONS 2
6/17/2020	4	PERMIT CORRECTIONS 3



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

COVER SHEET

GO.00

6/17/2020 1:43:59 PM

JACKSON | MAIN ARCHITECTURE P.S. © 2019

**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**

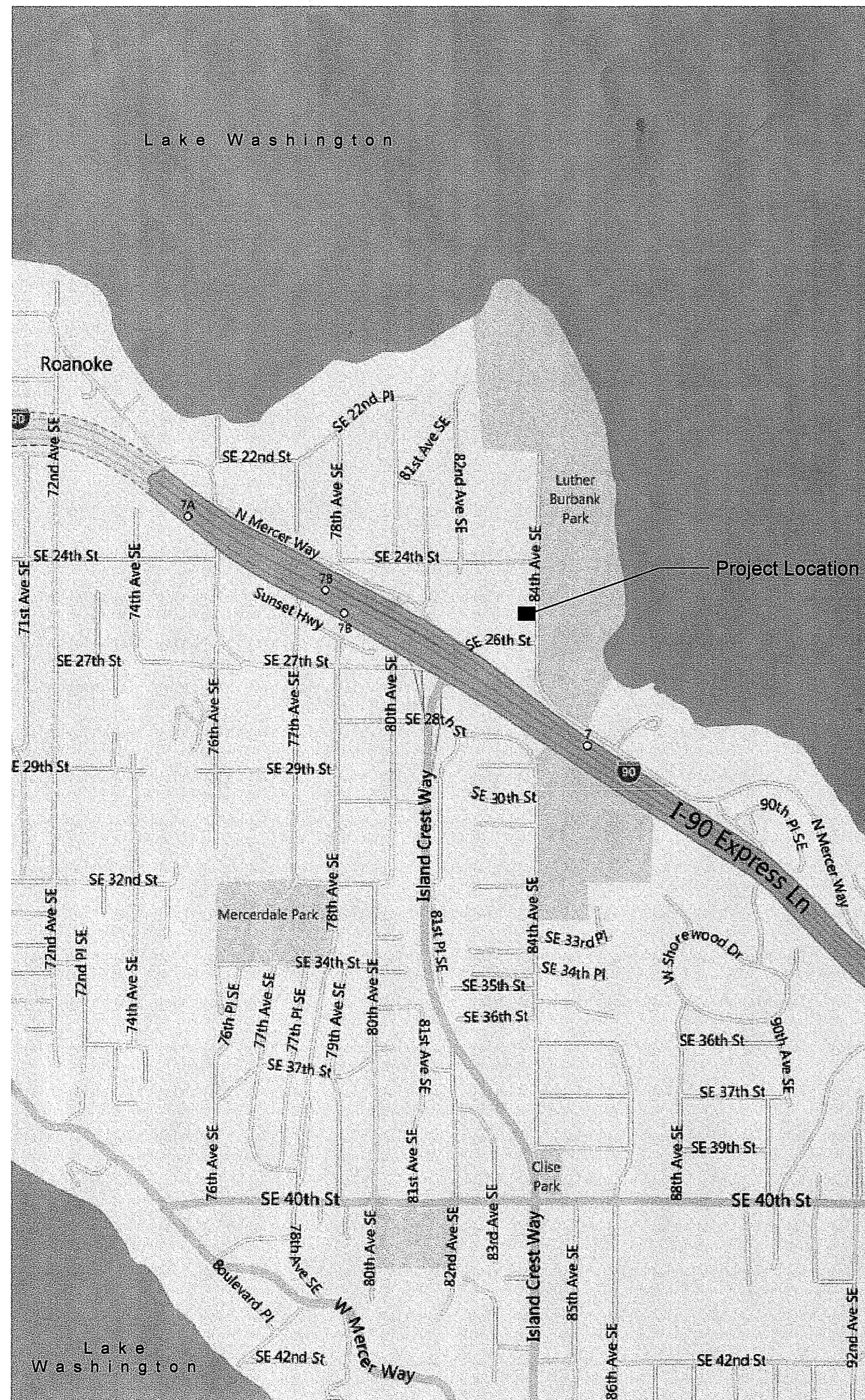
Peter Stoner Architects  
1121 Dexter Ave N  
Seattle, WA 98109  
phone (206) 284-2205  
fax (206) 284-9749

**Project Contact**

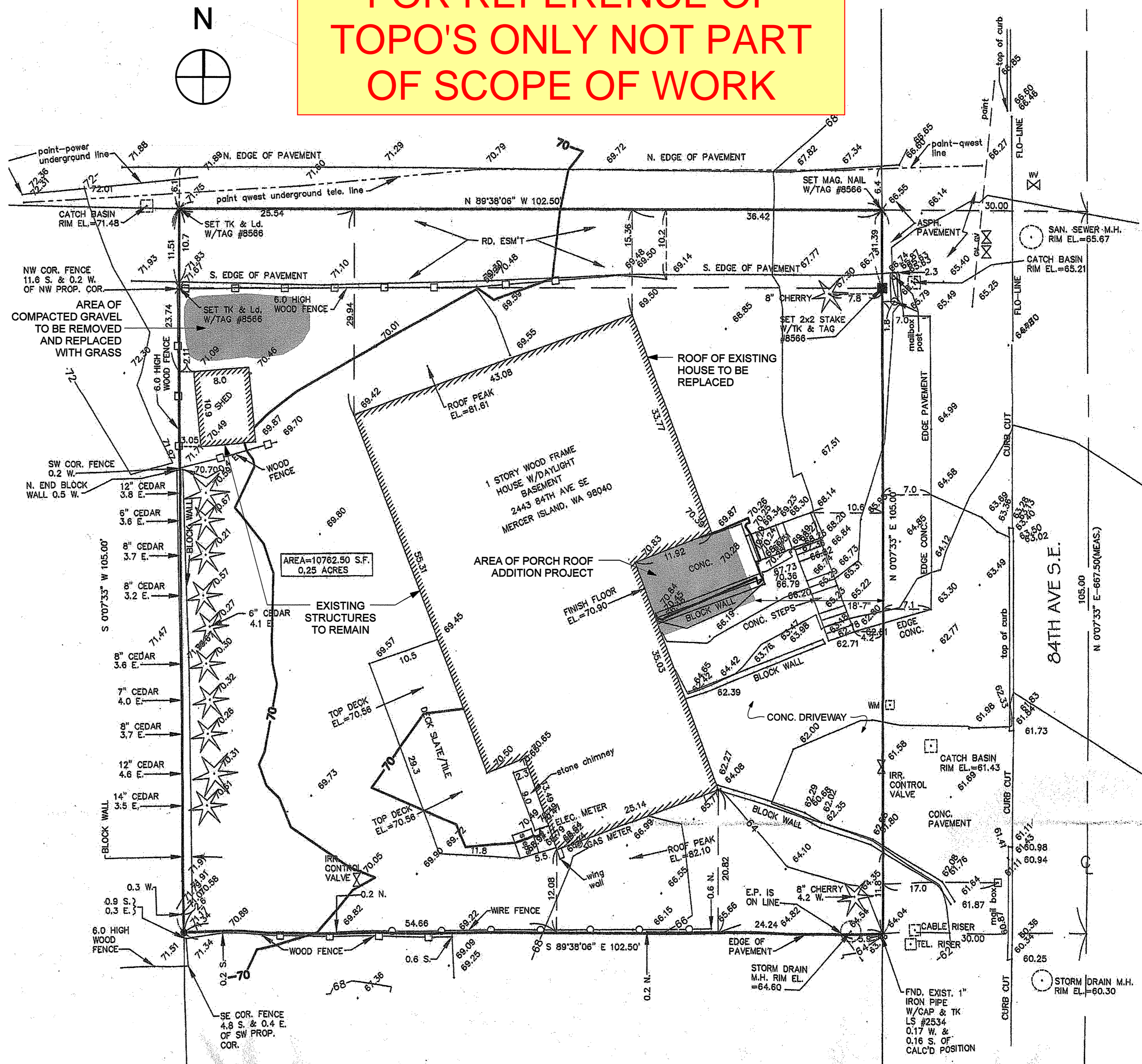
Mark Stoner  
mobile (206) 979-0079  
mark@stonerarch.com

**Structural Engineer**

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

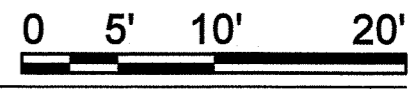


**FOR REFERENCE OF  
TOPO'S ONLY NOT PART  
OF SCOPE OF WORK**



LEGAL DESCRIPTION OF PROPERTY:  
 THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF 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'



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

**FOR REFERENCE ONLY**

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

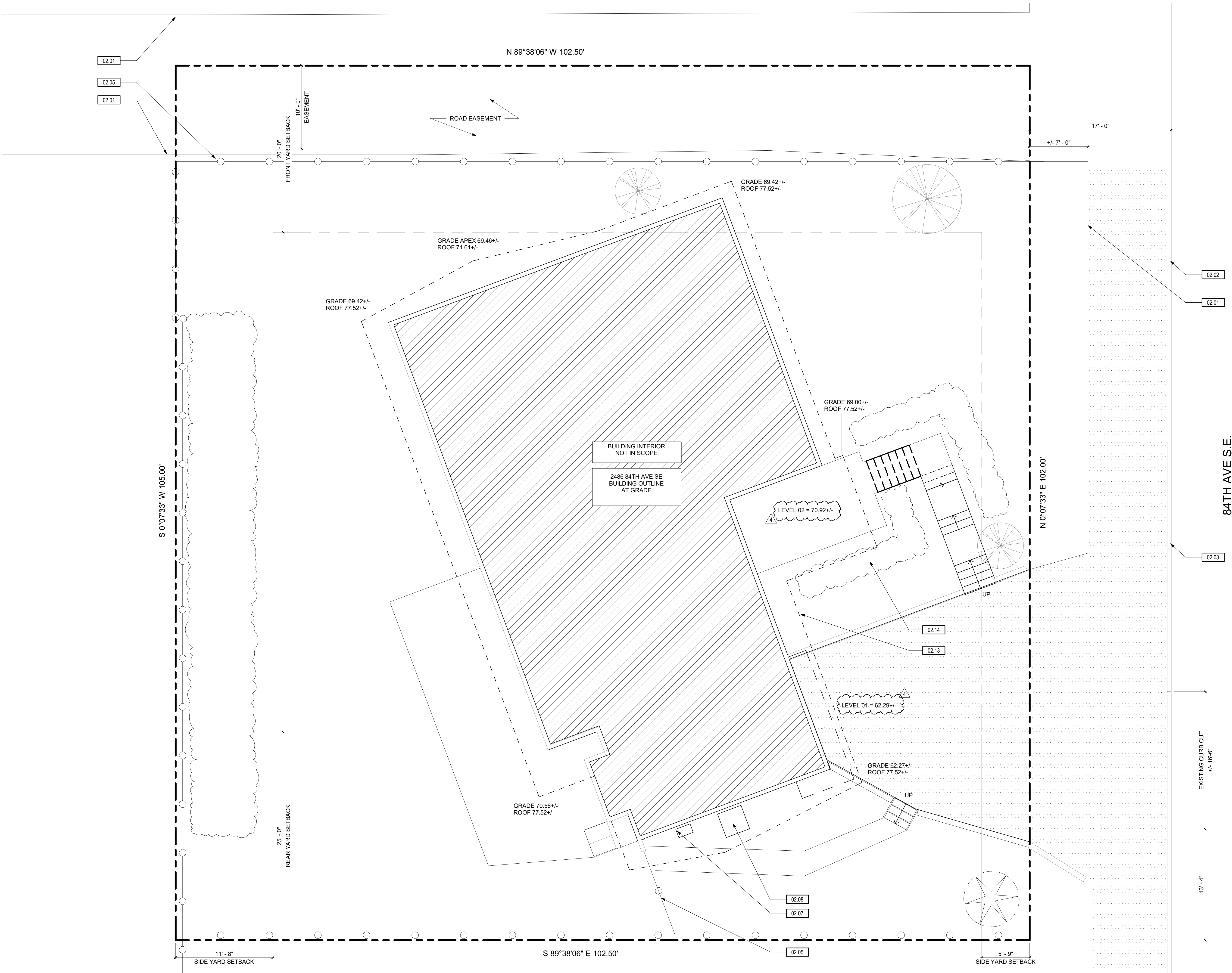
Permit
PERMIT APPLICATION
07/11/2011
REVISIONS

RECEIVED

A1

JUL 11 2011

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**EXISTING SITE PLAN**  
 PROJECT NORTH TRUE NORTH  
 3/16" = 1'-0"

**GENERAL NOTES:**

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

**SITE PLAN LEGEND:**

	PROPERTY LINE
	SETBACK LINE
	ROOF LINE
	DECK OVERHEAD

**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

**SITE PLAN ANALYSIS:**

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

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

EXISTING+PROPOSED LOT COVERAGE: 36.3%  
 EXISTING+PROPOSED HARDSCAPE = 7.1%

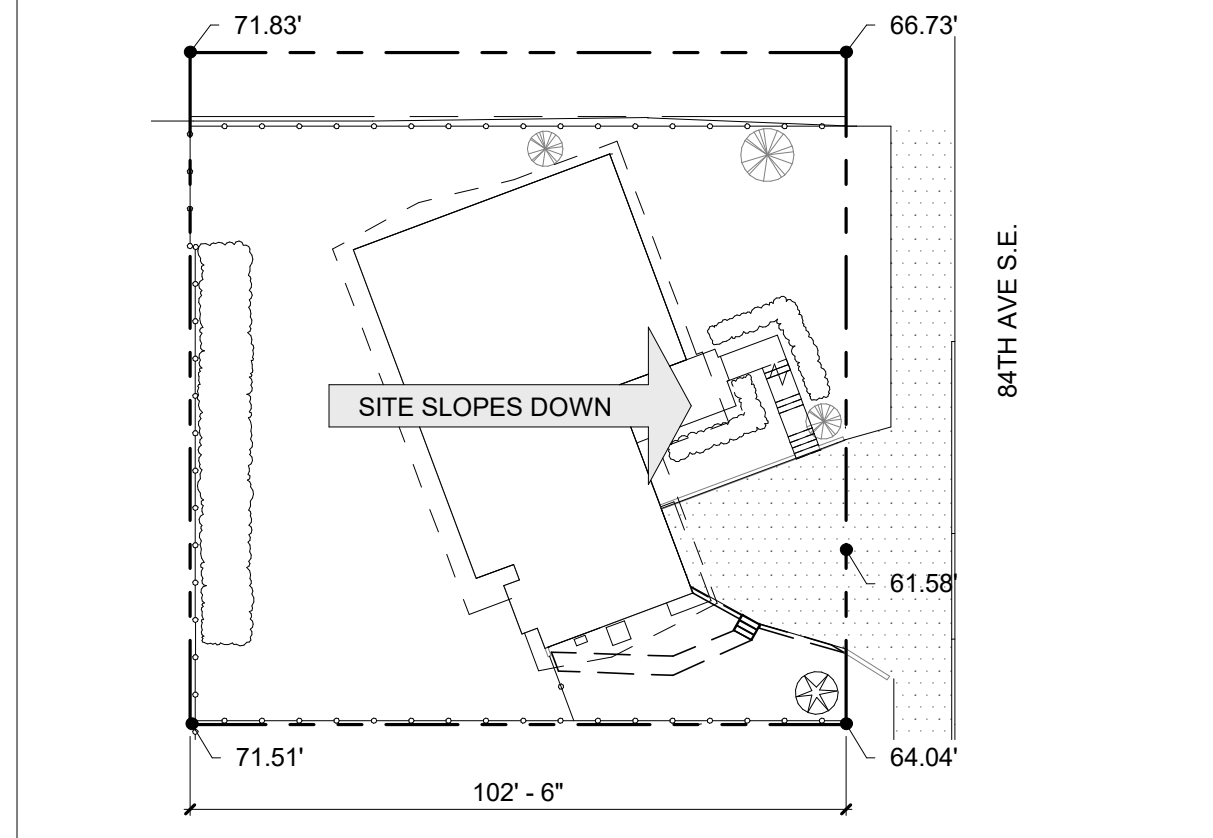
SETBACKS (PER MI ZONING CODE):

LOCATION	REQUIRED (MIN)	PROVIDED
FRONT	20 FT	20 FT +
REAR	25 FT	25 FT +
SIDES (SUM)*	17.42 FT	17.42 FT +
SIDES (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**

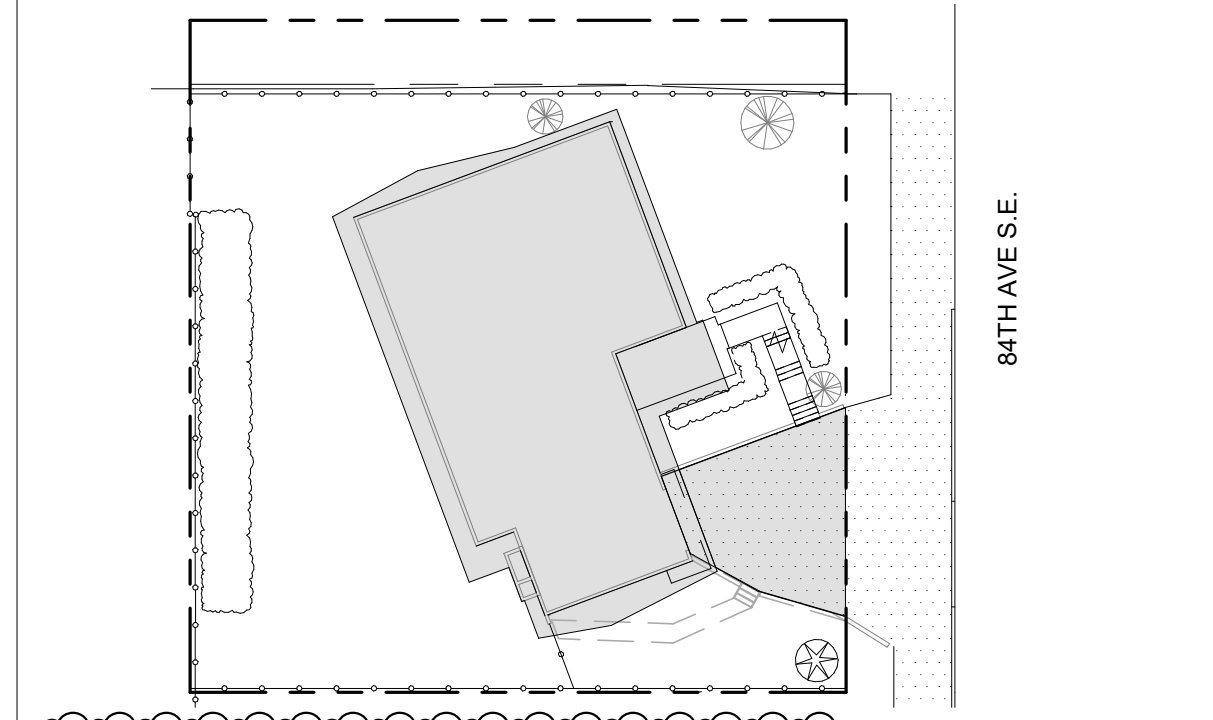
**SITE SLOPE DIAGRAM AND CALCULATIONS**



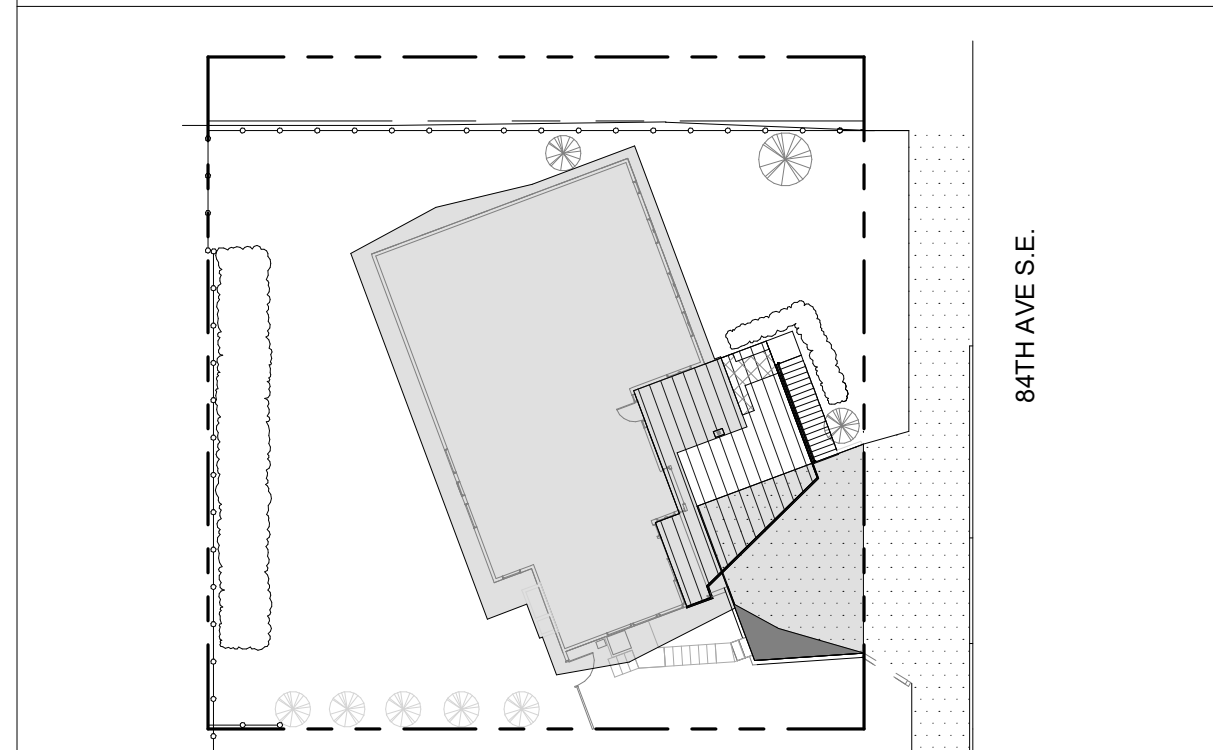
SITE SLOPES PARALLEL TO SOUTH PROPERTY LINE (LENGTH = 102.5')  
 MAX ELEVATION = 71.83' MIN ELEVATION = 61.58'  
 SLOPE CALCULATION:  $100 \times \frac{71.83 - 61.58}{102.5} = 10\%$   
 THEREFORE: MAXIMUM LOT COVERAGE = 40%

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

**EXISTING LOT COVERAGE DIAGRAM**

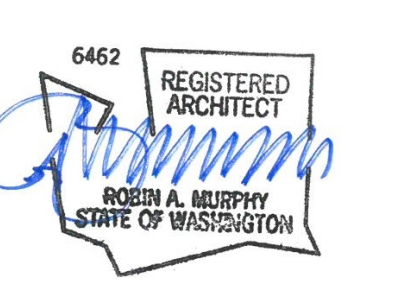


**PROPOSED LOT COVERAGE DIAGRAM**



LOT COVERAGE - EXISTING TO REMAIN  
 LOT COVERAGE - NEW  
 LOT COVERAGE - REMOVED  
 NEW DECK CONSTRUCTED WITH MIN 1/8" GAPS  
 (PER 19.02.080 C THIS IS NOT CONSIDERED IMPERVIOUS)

DATE	NO.	DESCRIPTION
6/17/2020	1	PERMIT SUBMISSION
6/17/2020	2	PERMIT SUBMISSION
6/17/2020	3	PERMIT SUBMISSION
6/17/2020	4	PERMIT CORRECTIONS 3

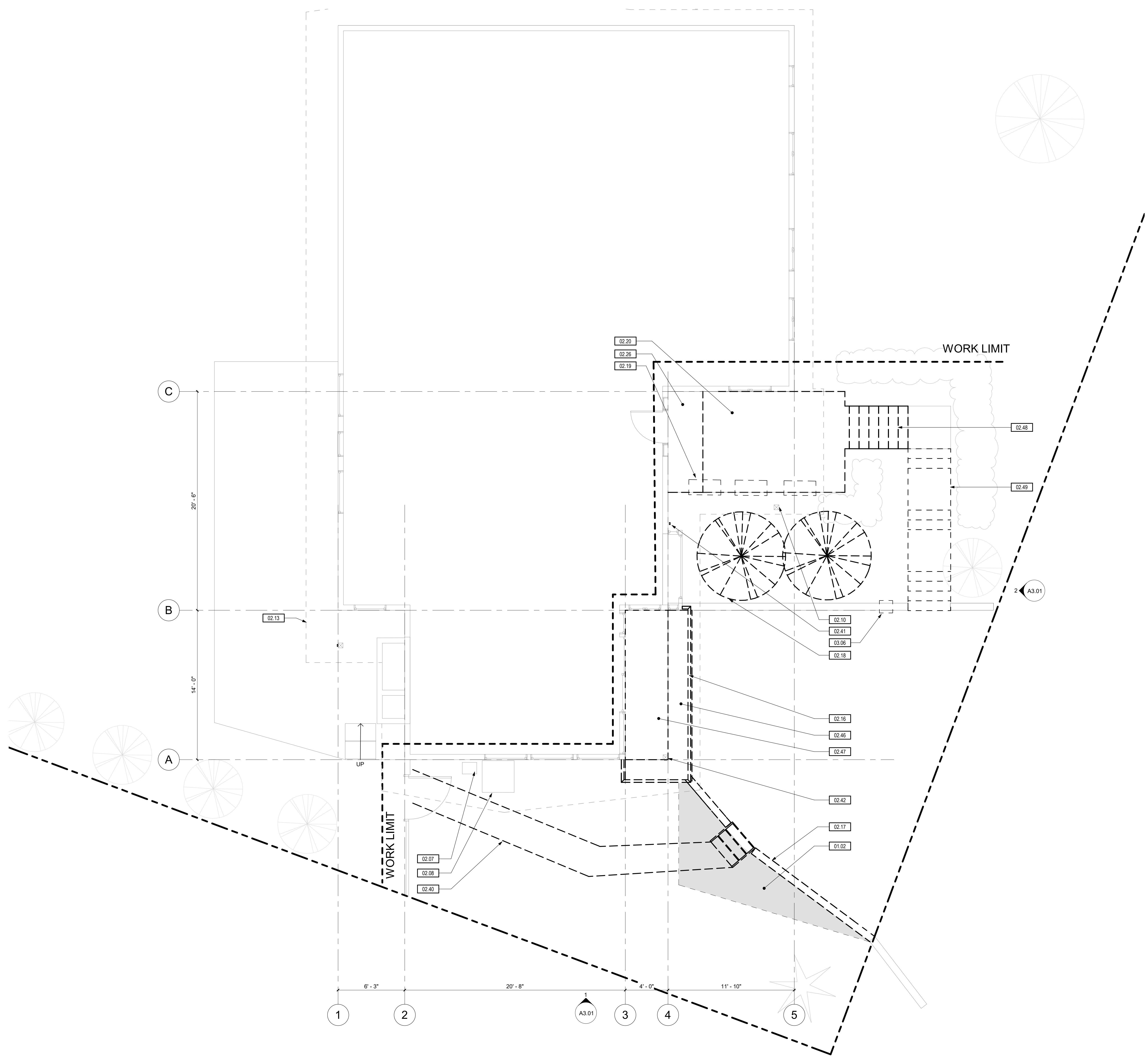


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 PROJECT MGR.: LH  
 DRAWN BY: SMV  
 CHECKED BY: RAM

EXISTING SITE PLAN AND SITE DIAGRAMS

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**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 ARCHITECT'S 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 AREAS 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:**

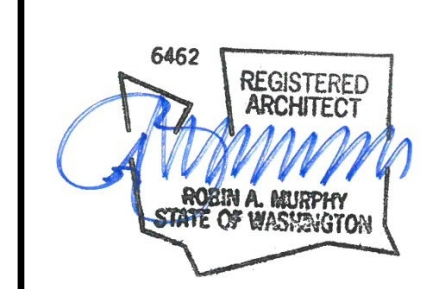
#	NOTE
01.02	EXCAVATE AREA TO EXPAND DRIVE, RELOCATE IRRIGATION METER AS NECESSARY
02.07	EXISTING GAS METER
02.08	EXISTING HEAT PUMP ON PAD
02.10	PROTECT EXISTING POST
02.13	EXISTING EDGE OF ROOF
02.16	REMOVE EXISTING GUARDRAIL AND FASCIA
02.17	DEMO RETAINING WALL
02.18	REMOVE BUSHES TO EXTENTS REQUIRED FOR NEW WORK
02.19	REMOVE PLANTERS
02.20	EXISTING CONCRETE STOOP TO BE DEMOLISHED TO ACCOMMODATE 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 ACCOMMODATE NEW WORK
02.49	RECONFIGURE STAIR TO ACCOMMODATE NEW WORK
03.06	DEMO PORTION OF EXISTING RETAINING WALL TO ACCOMMODATE NEW COLUMN AND FOOTING

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

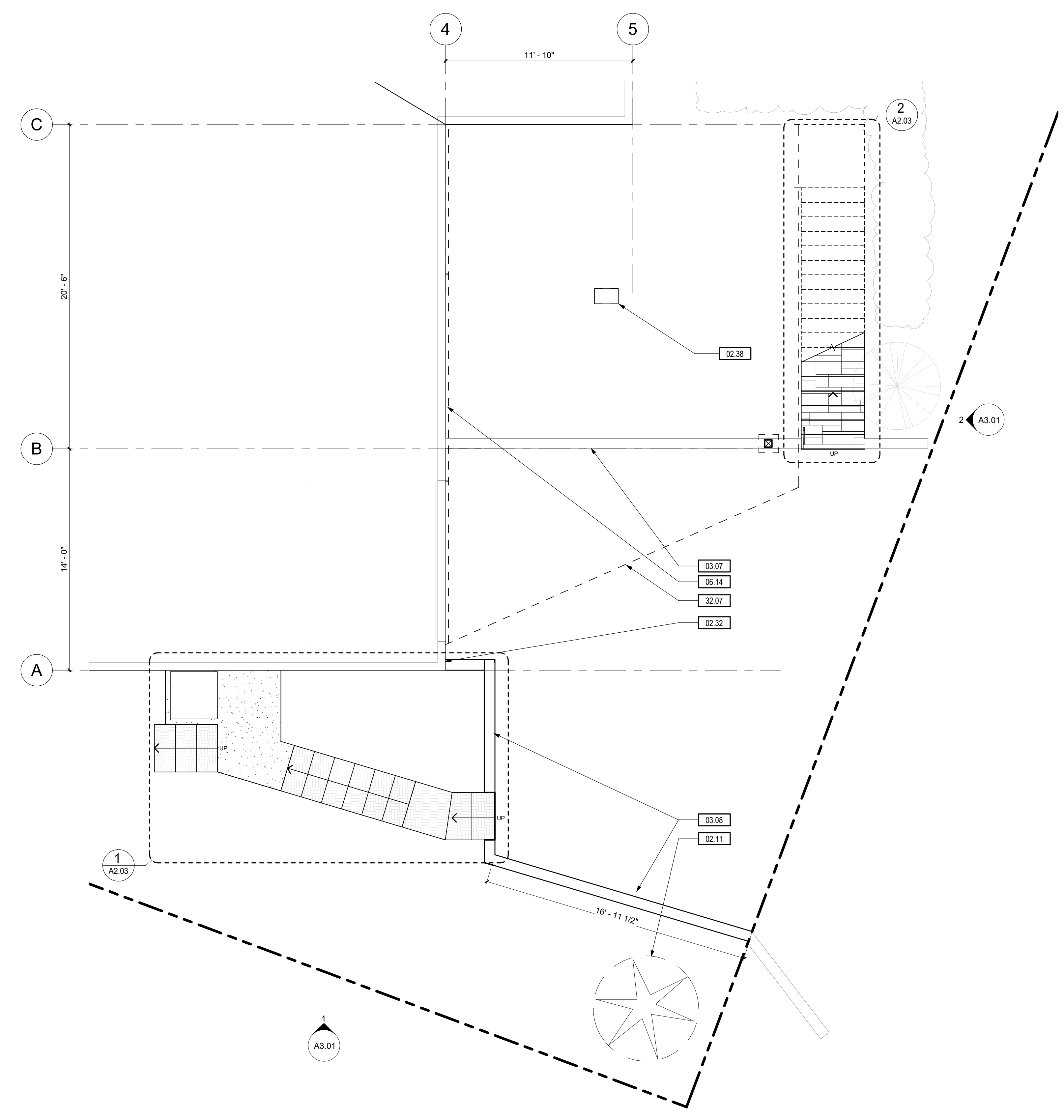


**GRIFFITH MERCER ISLAND HOUSE**  
2443 84TH AVE SE,  
MERCER ISLAND, WA 98040

DATE	NO.	DESCRIPTION
6/17/2020	1	PERMIT SUBMISSION
6/30/2020	2	PERMIT SUBMISSION
6/30/2020	3	PERMIT SUBMISSION
6/17/2020	4	PERMIT CORRECTIONS 3



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PROJECT MGR.: LH  
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CHECKED BY: RAM

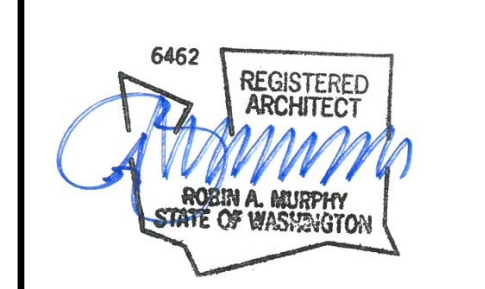


**1 FLOOR PLAN - LEVEL 01**  
1/4" = 1'-0"  
PROJECT NORTH

**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
03.08	NEW BLUE STONE THINSET OVER NEW RETAINING WALL
06.14	REMOVE EXISTING SIDING ON FACE OF EXTERIOR WALL TO ACCEPT NEW LEDGER BOARD. PATCH AND REPAIR AS REQUIRED. REF. STRUCTURAL FOR DETAILS
32.07	EXTENT OF NEW DECK ABOVE

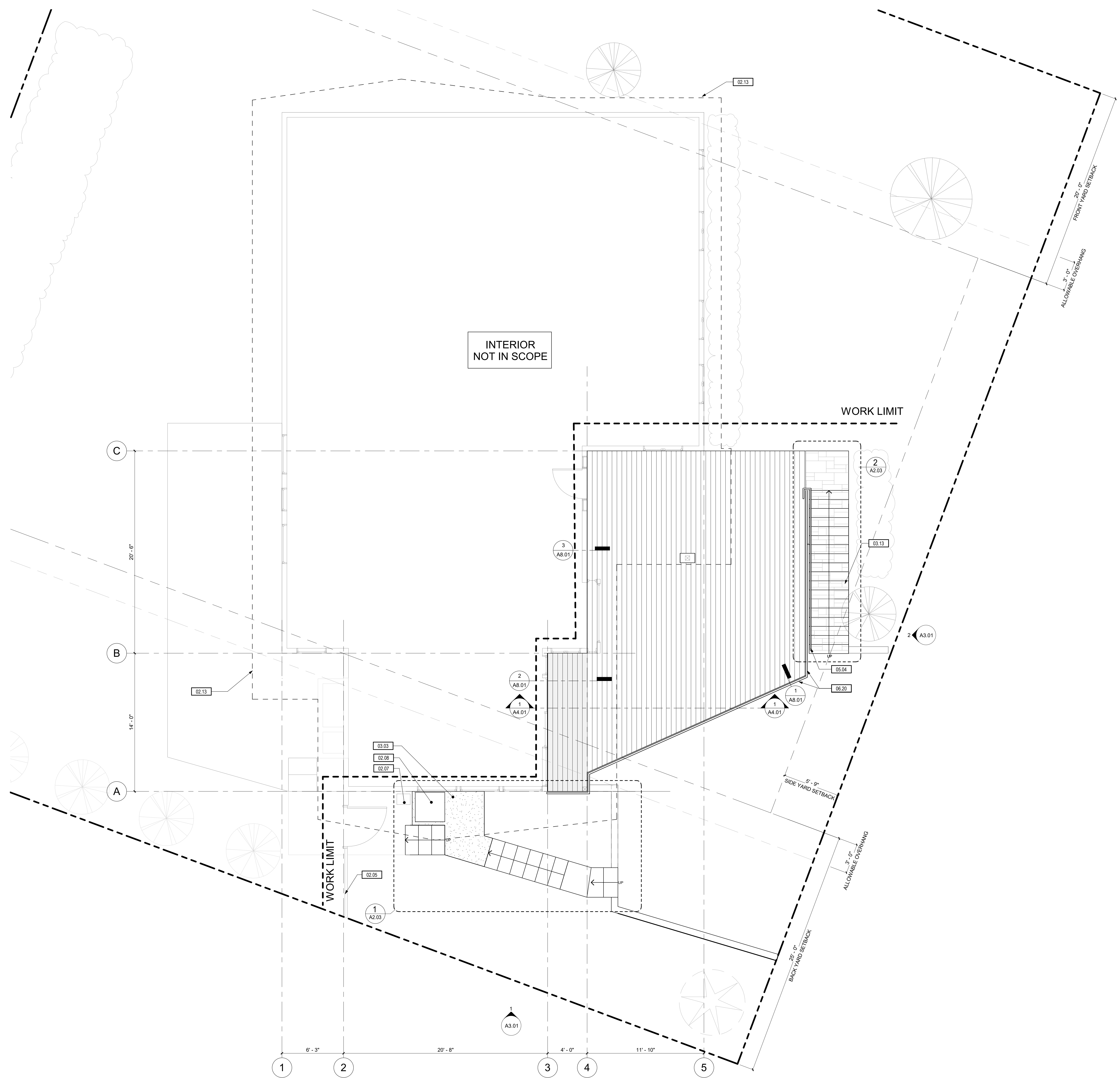
DATE	NO.	DESCRIPTION
6/10/2019	1	PERMIT SUBMISSION
6/22/2019	2	PERMIT REVISION
6/30/2020	3	PERMIT REVISION
6/17/2020	4	PERMIT CORRECTIONS 3



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**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
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

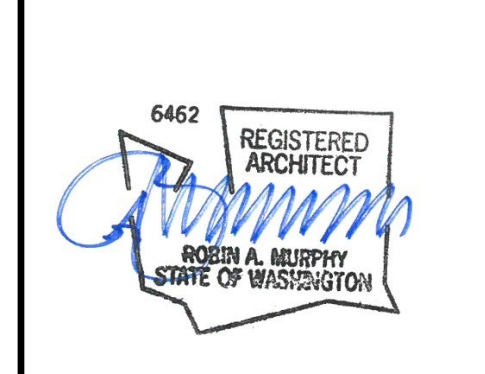


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DATE	NO.	DESCRIPTION
6/10/2019	1	PERMIT SUBMISSION - INITIAL
6/30/2020	2	PERMIT REVISION
6/17/2020	3	PERMIT CORRECTIONS 3
6/17/2020	4	PERMIT CORRECTIONS 3



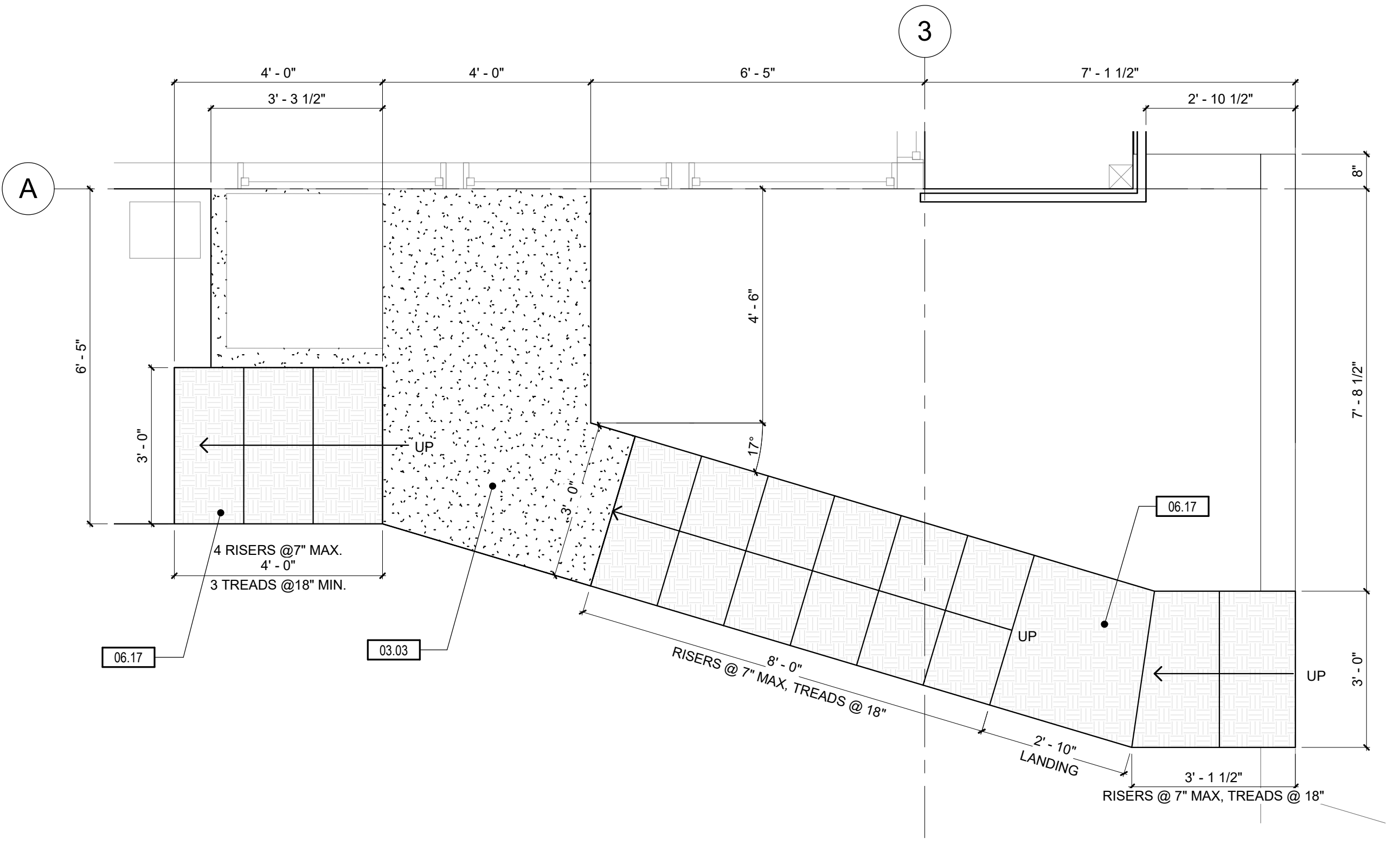
PROJECT NO.: 19051  
 PROJECT MGR.: LH  
 DRAWN BY: SMV  
 CHECKED BY: RAM

LEVEL 02 PLAN

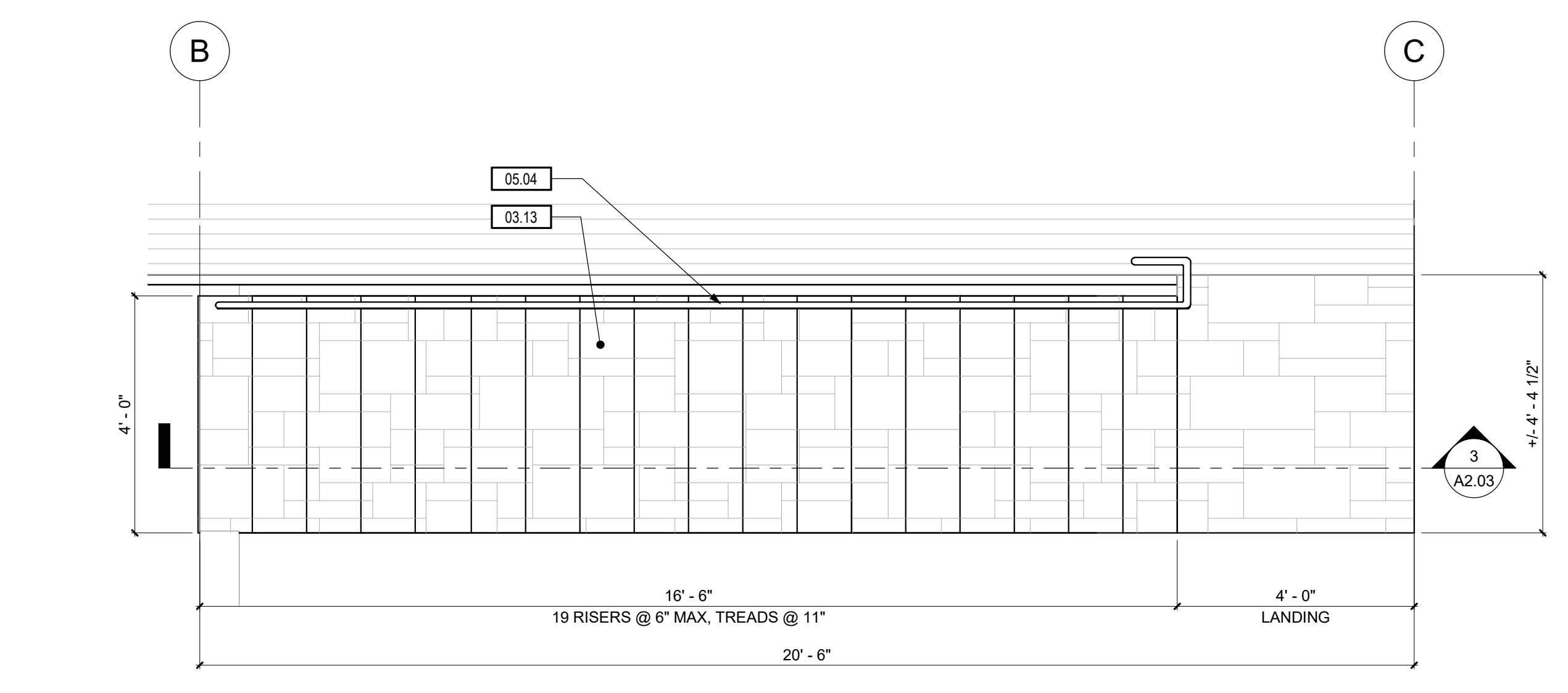
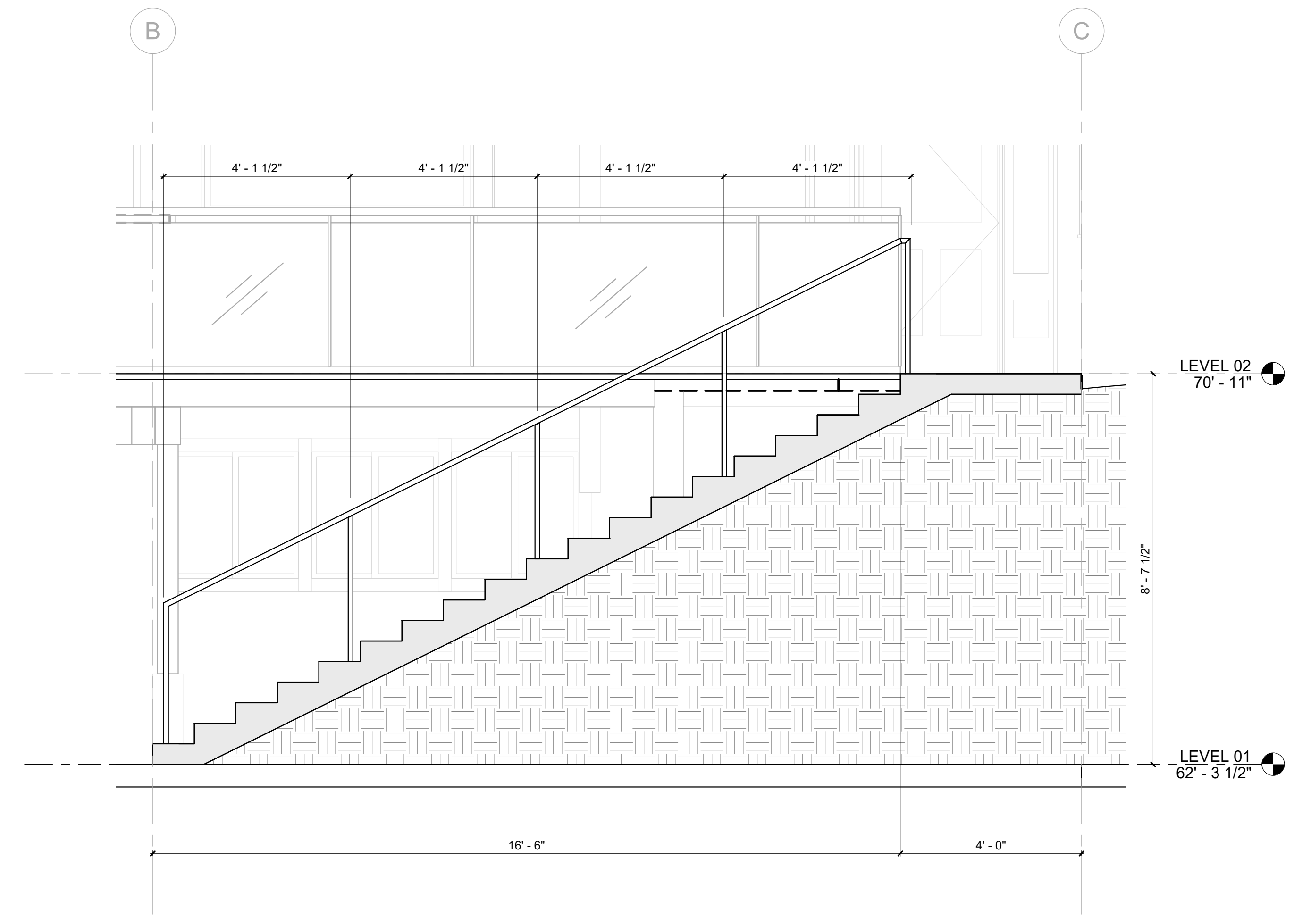
**A2.02**

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**FLOOR PLAN - LEVEL 02**  
 14" = 1'-0"  
 PROJECT NORTH



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



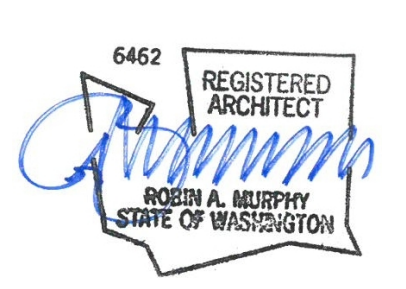
**2 ENLARGED STAIR PLAN - FRONT ENTRANCE**  
 1/2" = 1'-0"  
 PROJECT NORTH

**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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 MERCER ISLAND, WA 98040

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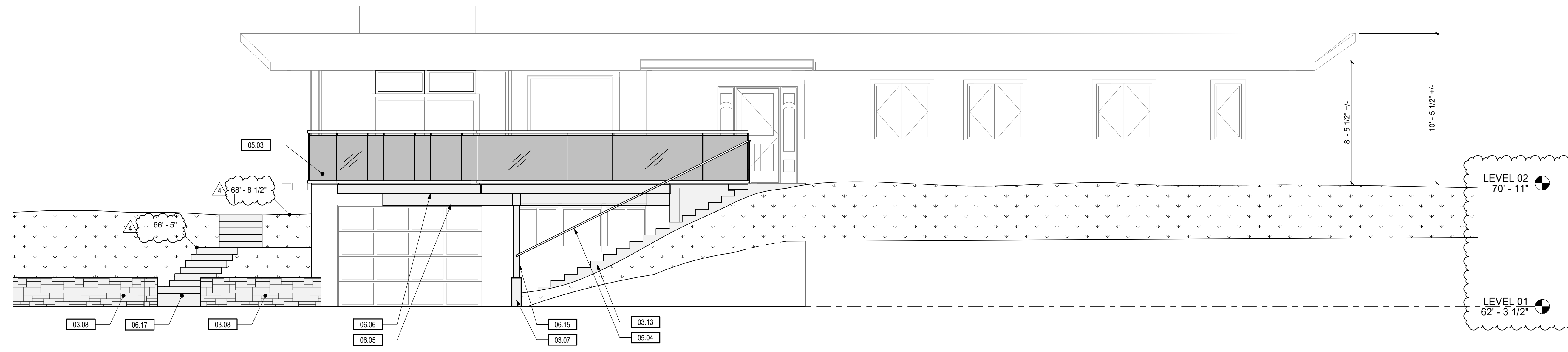


PROJECT NO.: 19051  
 PROJECT MGR.: Designer  
 DRAWN BY: Author  
 CHECKED BY: Checker

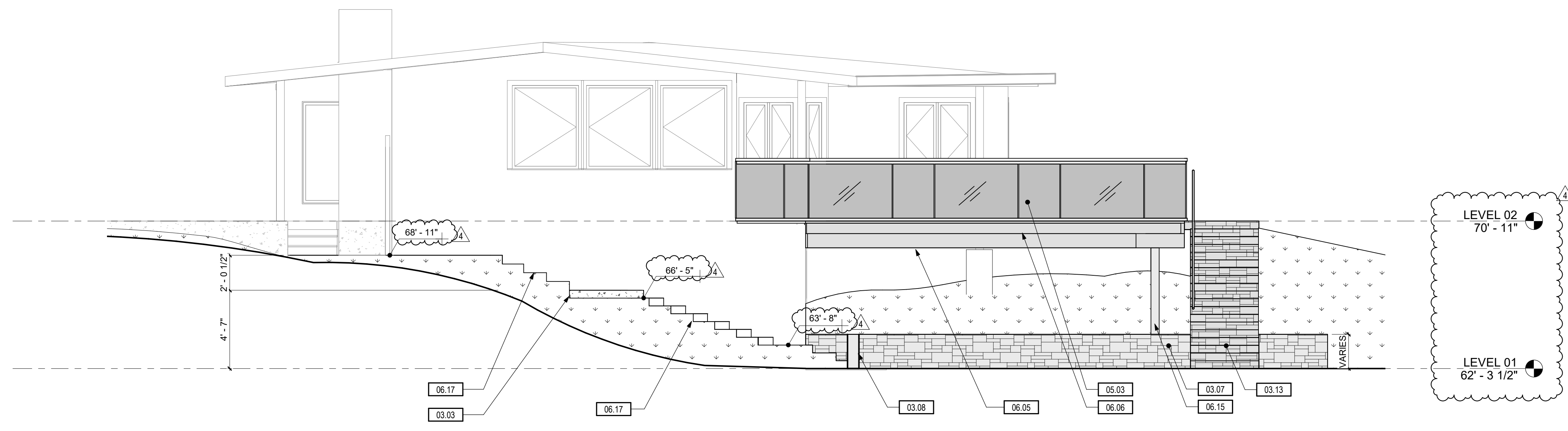
ENLARGED STAIR PLANS AND SECTIONS  
**A2.03**



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



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

**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.

**KEYNOTES:**

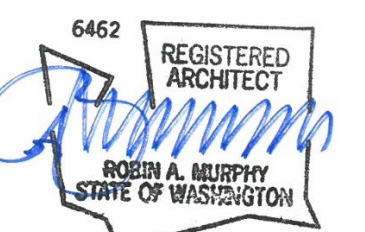
#	NOTE
03.03	NEW CONCRETE PAD LANDING
03.07	NEW BLUE STONE THINSET OVER EXISTING RETAINING WALL
03.08	NEW BLUE STONE THINSET OVER NEW RETAINING WALL
03.13	RECONFIGURE STAIR RISERS AND CLAD WITH NEW BLUE STONE THINSET
05.03	NEW TEMPERED GLASS DECK RAILING
05.04	NEW METAL STAIR RAILING
06.05	NEW GL BEAM 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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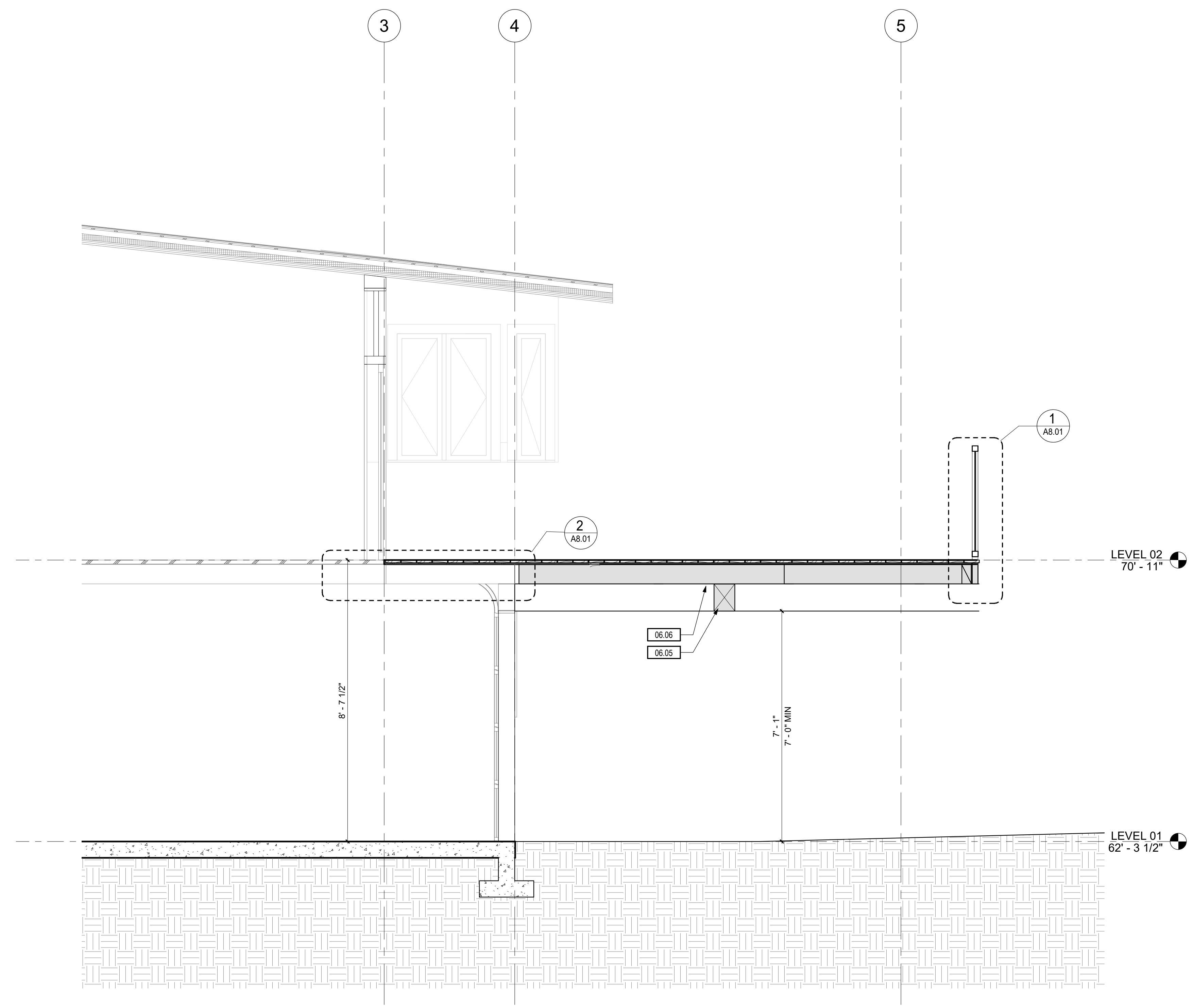


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ELEVATIONS  
**A3.01**

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**1 BUILDING SECTION**  
1/2" = 1'-0"

**SHEET NOTES:**

**KEYNOTES:**

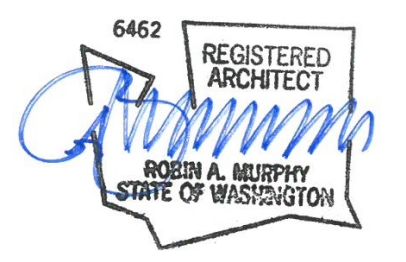
#	NOTE
06.05	NEW GL BEAM REF. STRUCTURAL
06.06	NEW 4x8 FRAMING, REF. STRUCTURAL



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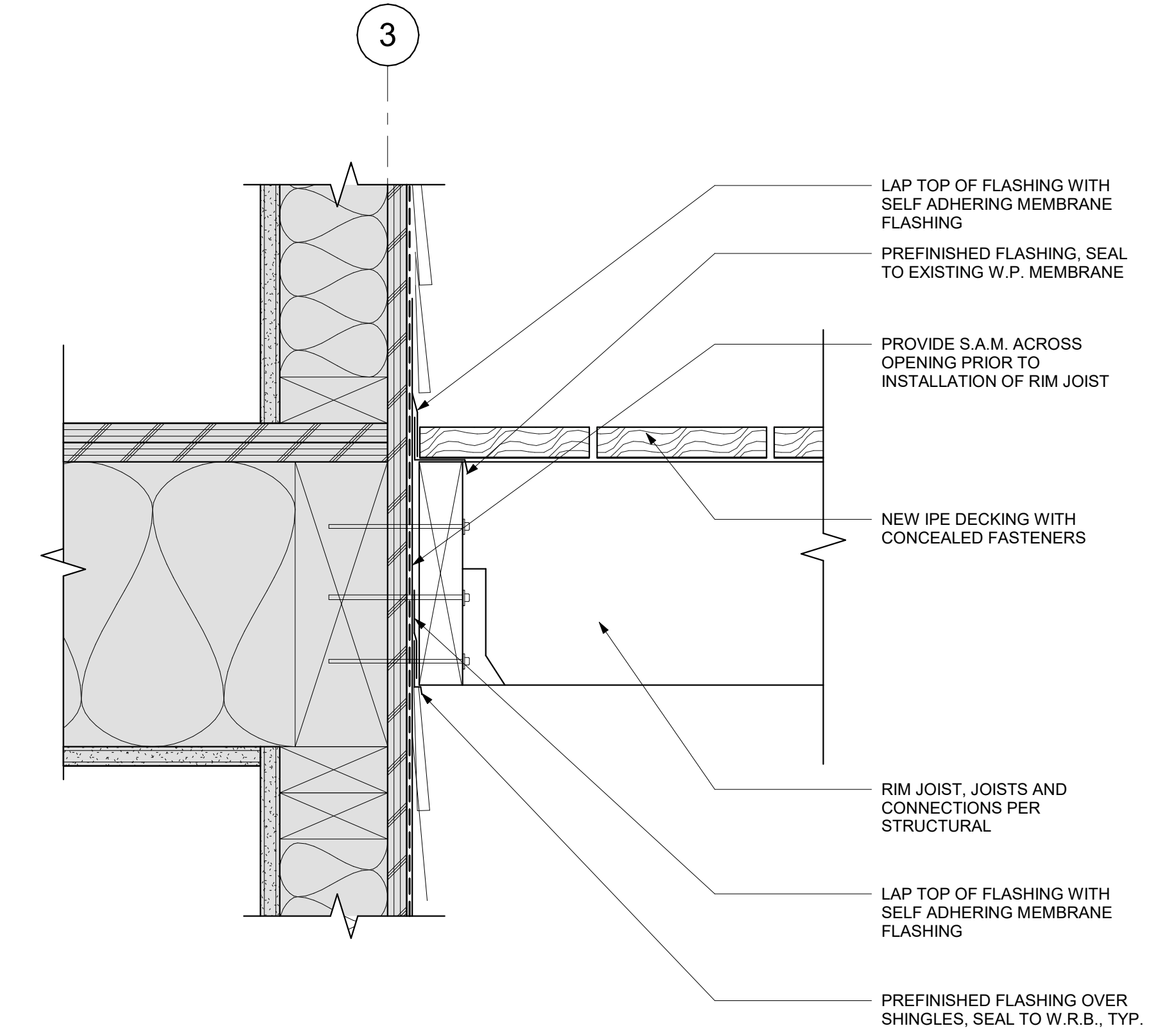
DATE	NO.	DESCRIPTION
6/10/2019	1	PERMIT SUBMISSION, INITIAL
6/20/2020	2	PERMIT REVISION
6/17/2020	3	PERMIT CORRECTIONS 3
6/17/2020	4	PERMIT CORRECTIONS 3



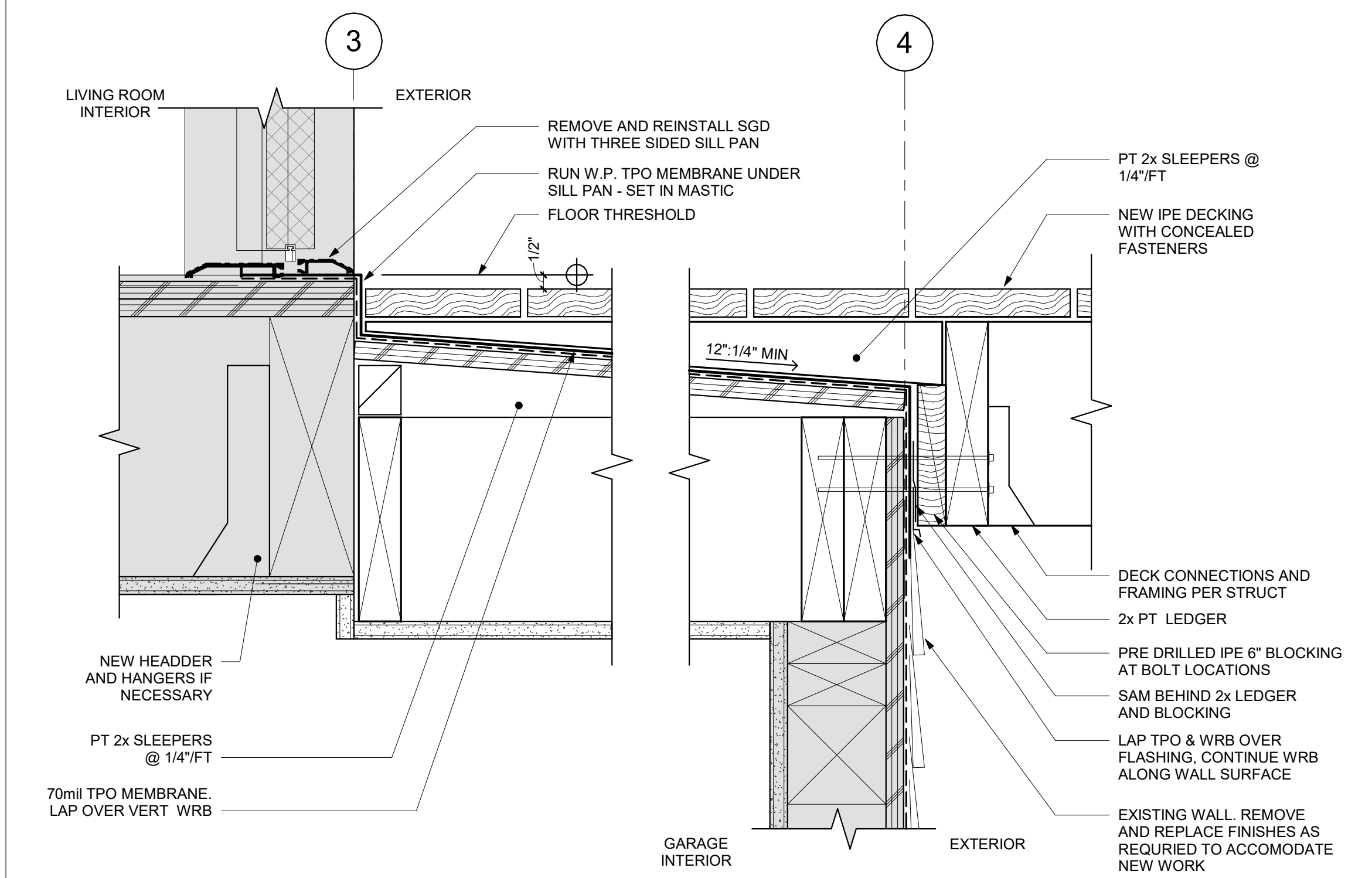
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SECTION  
**A4.01**

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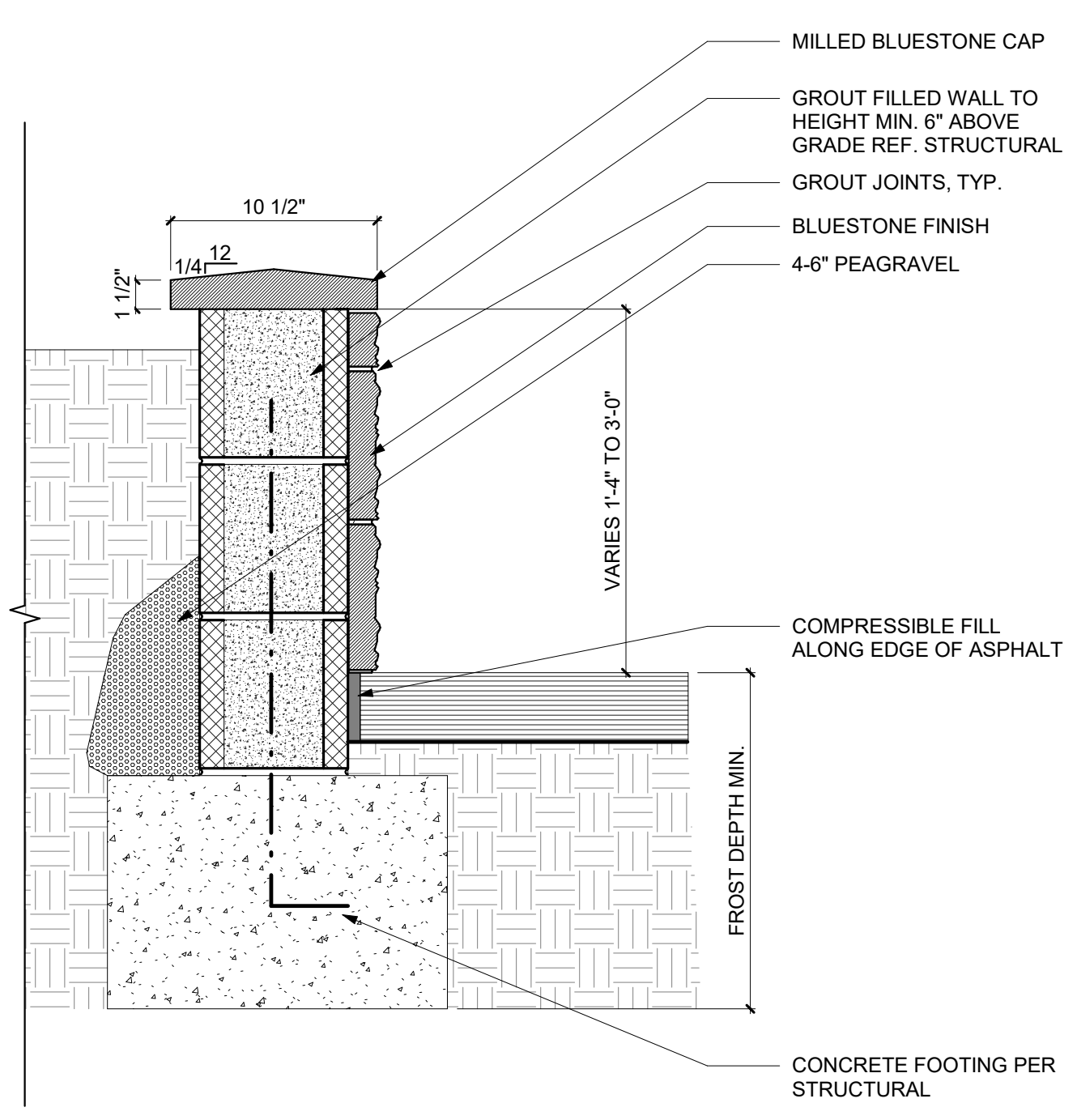


**3 RIM JOIST DETAIL**  
 3" = 1'-0"

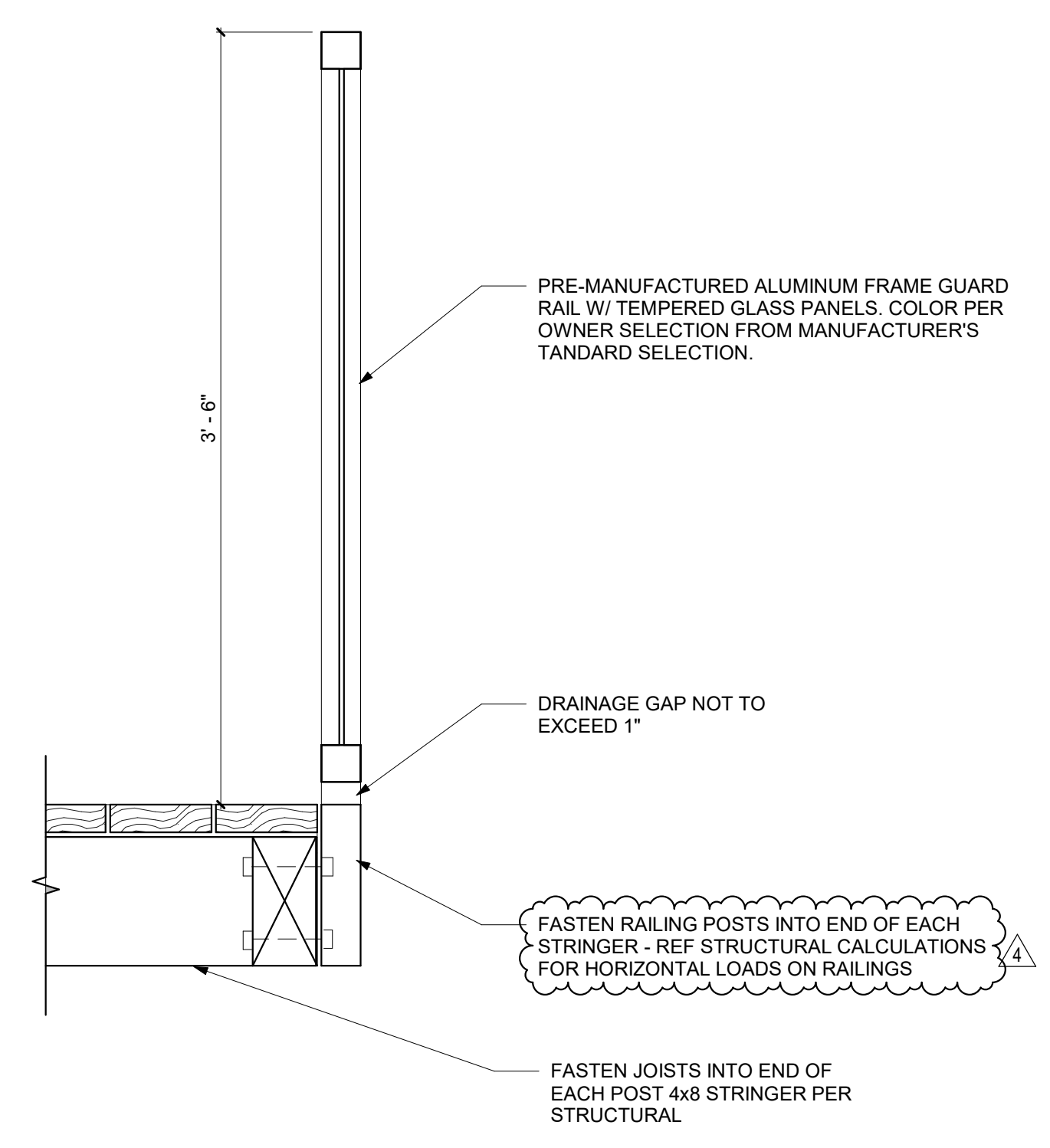


**2 DECK CONNECTION AT HOUSE**  
 3" = 1'-0"

\*NOTE: CARPENTER TO FIRST VERIFY DIRECTION OF EXISTING JOISTS



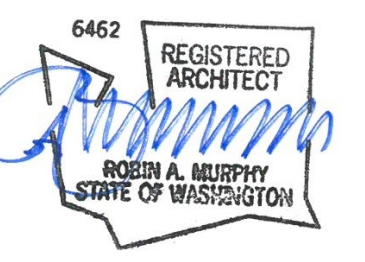
**4 SMALL RETAINING WALL SECTION**  
 1 1/2" = 1'-0"



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

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6/20/2020	2	PERMIT SUBMISSION - CORRECTIONS 1
6/30/2020	3	PERMIT SUBMISSION - CORRECTIONS 2
6/17/2020	4	PERMIT CORRECTIONS 3



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 PROJECT MGR.: LH  
 DRAWN BY: SMV  
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DETAILS

**A8.01**

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**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 NDS	AMERICAN SOCIETY OF TESTING AND MATERIALS 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				
fc	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 KEYS 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, Qo = 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.

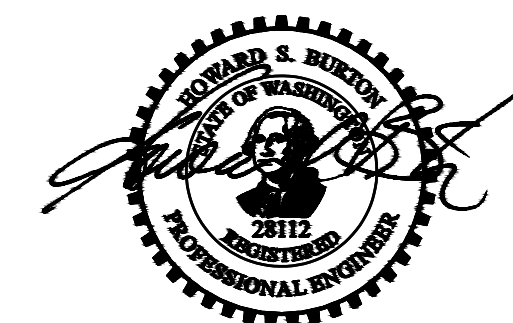
DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

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

S1.1	GENERAL NOTES, & INDEX
S2.1	PLANS
S4.1	DETAILS
S4.2	DETAILS

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

Design services by



ISSUED FOR: PERMIT

DATE ISSUED: JUNE 21, 2019

REVISIONS

NO.	DATE	ISSUED
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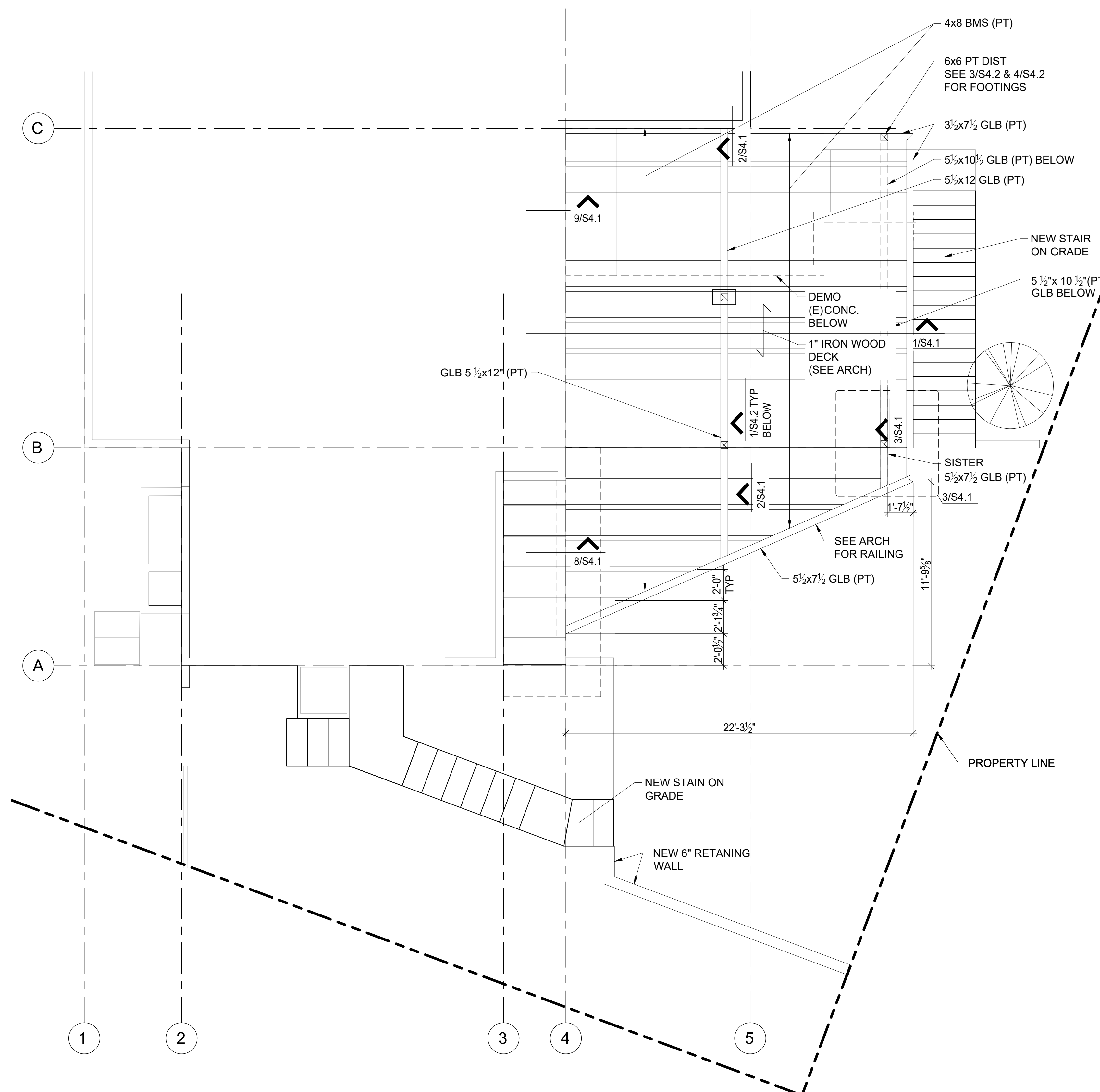
DESIGNED BY: HSB

DRAWN BY: ELH

OWNER APPROVAL:

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**GENERAL NOTES & INDEX**



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 MERCER ISLAND, WA 98040

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 206.343.3000



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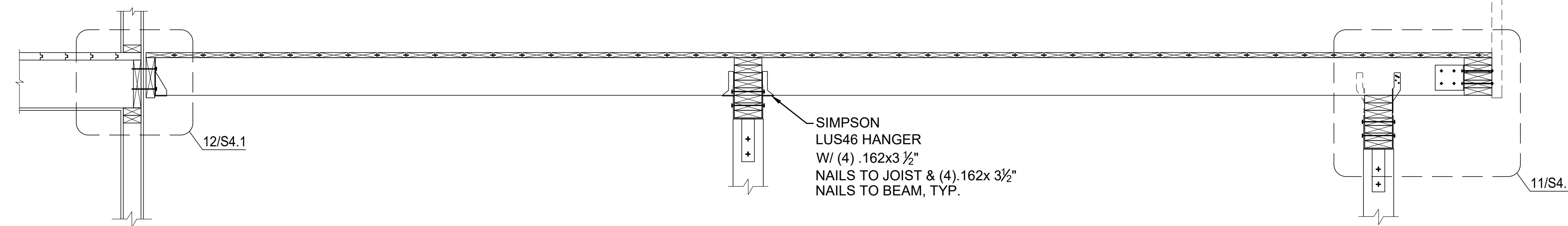
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PLANS

S2.1

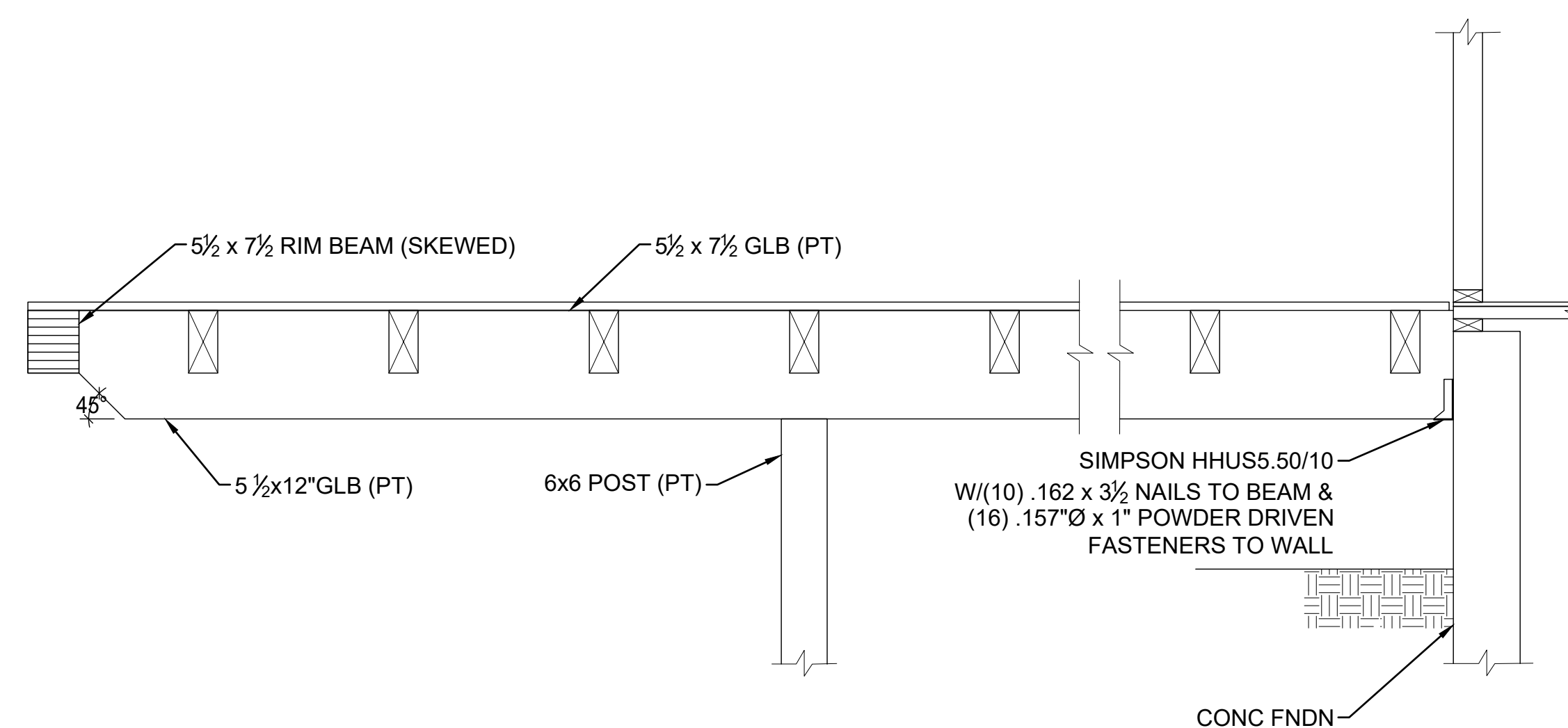
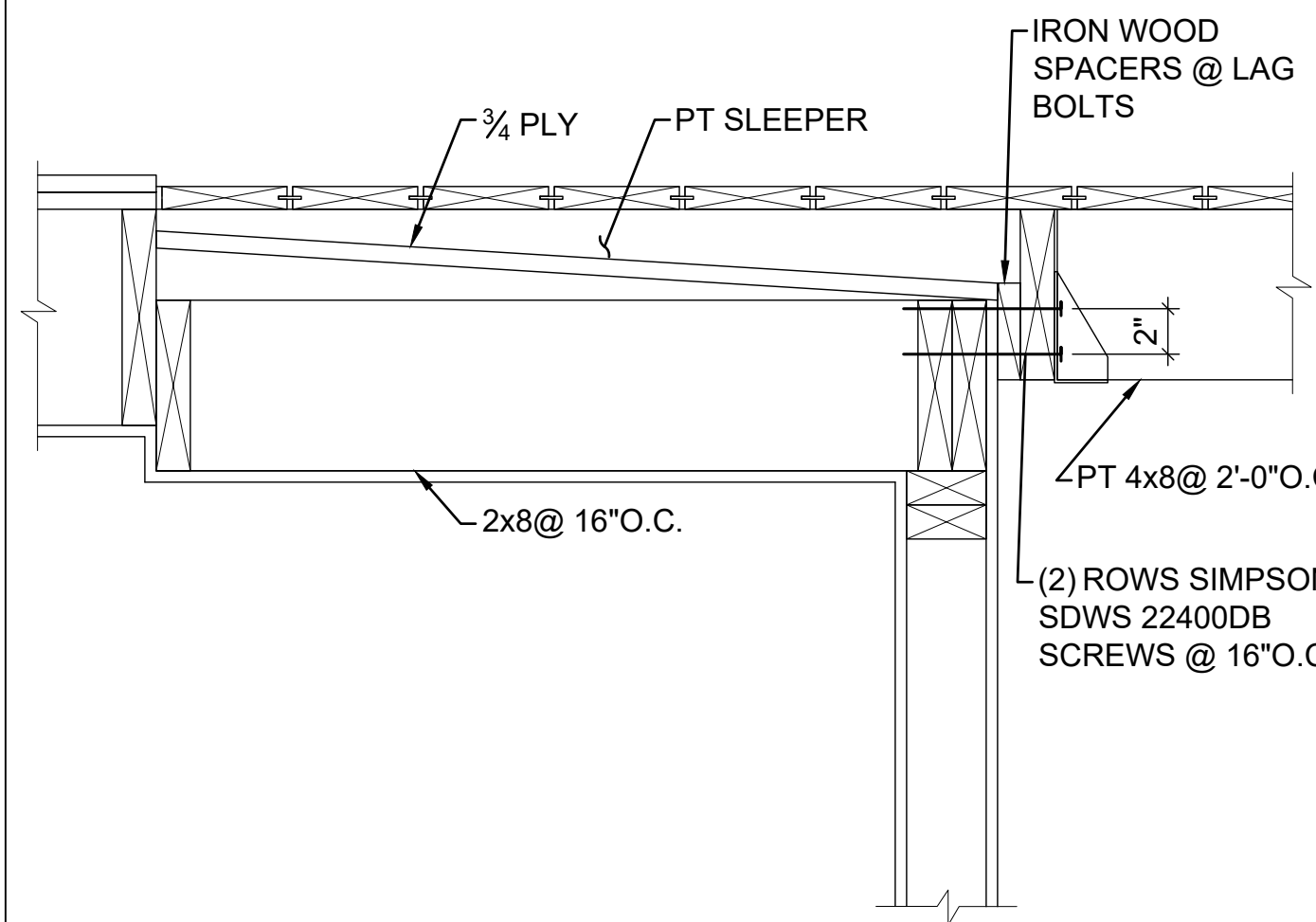
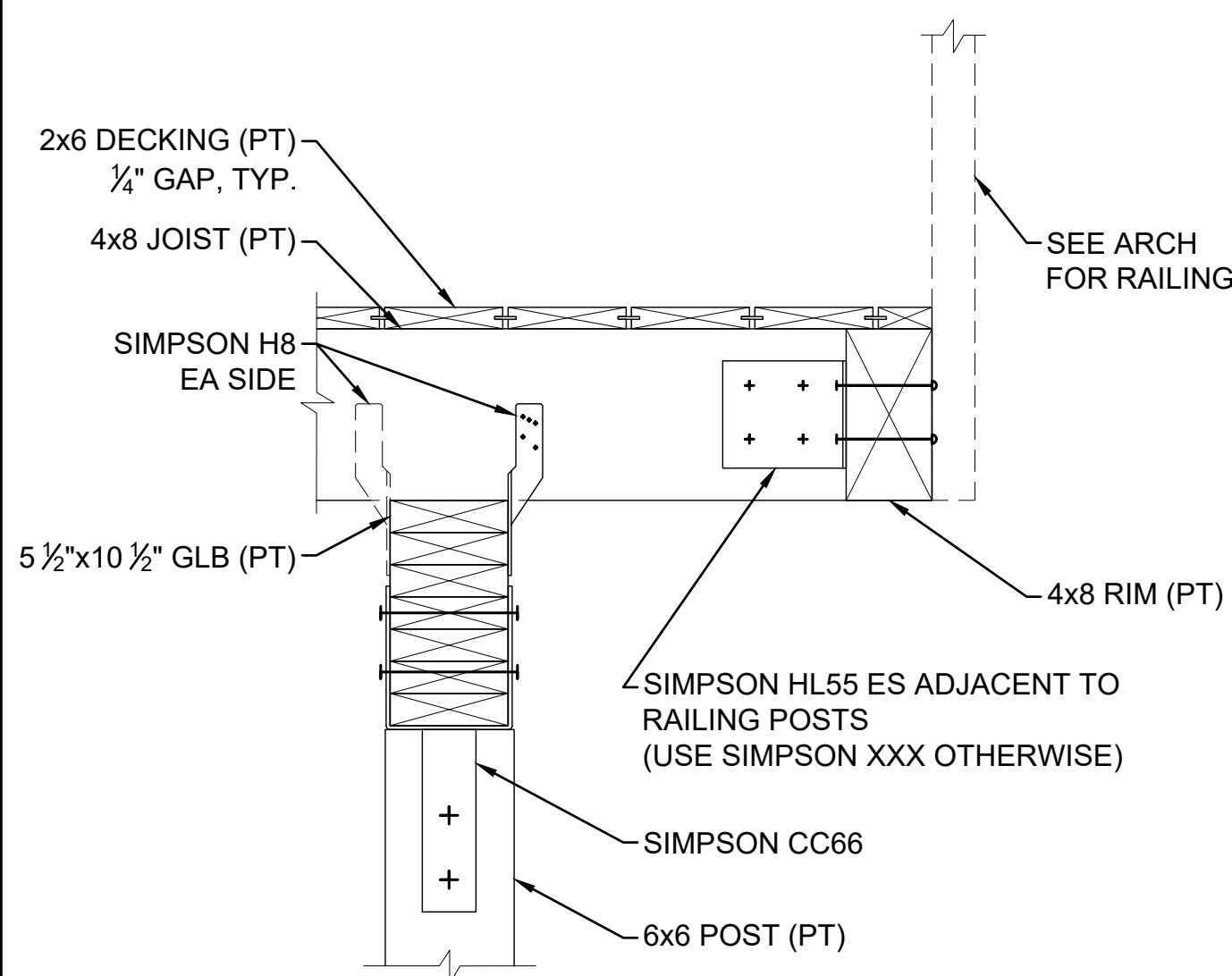
FLOOR PLAN

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DETAIL 1 1/2"=1'-0" 10

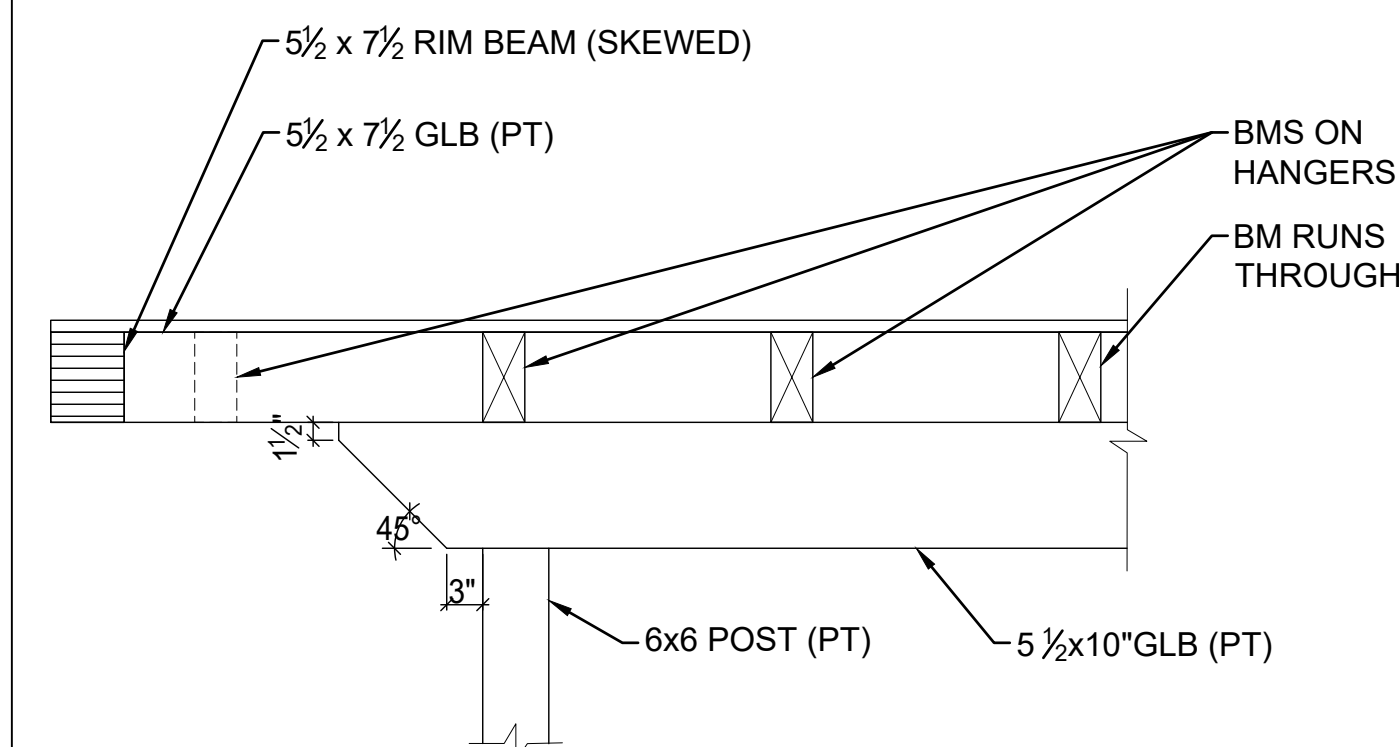
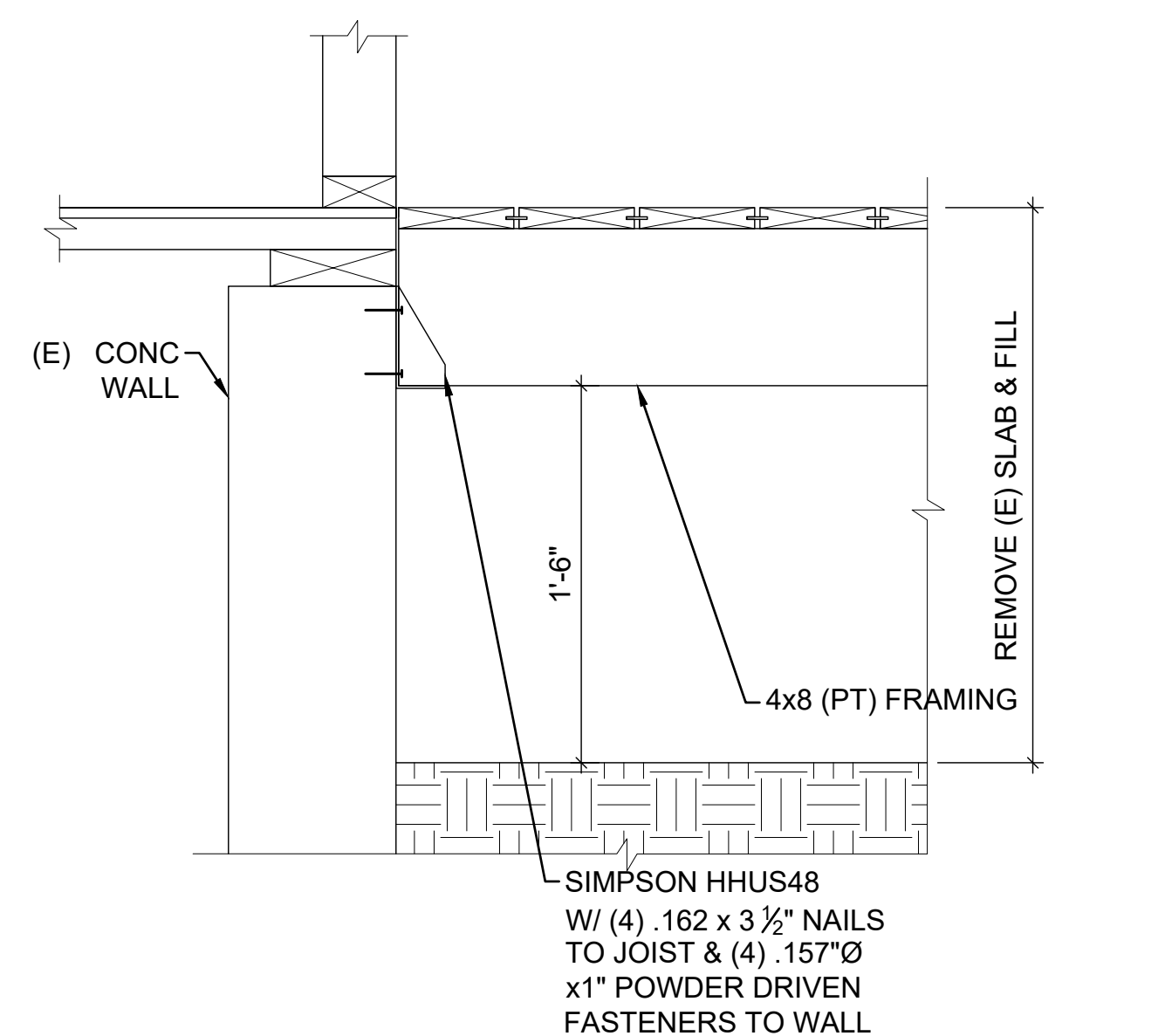
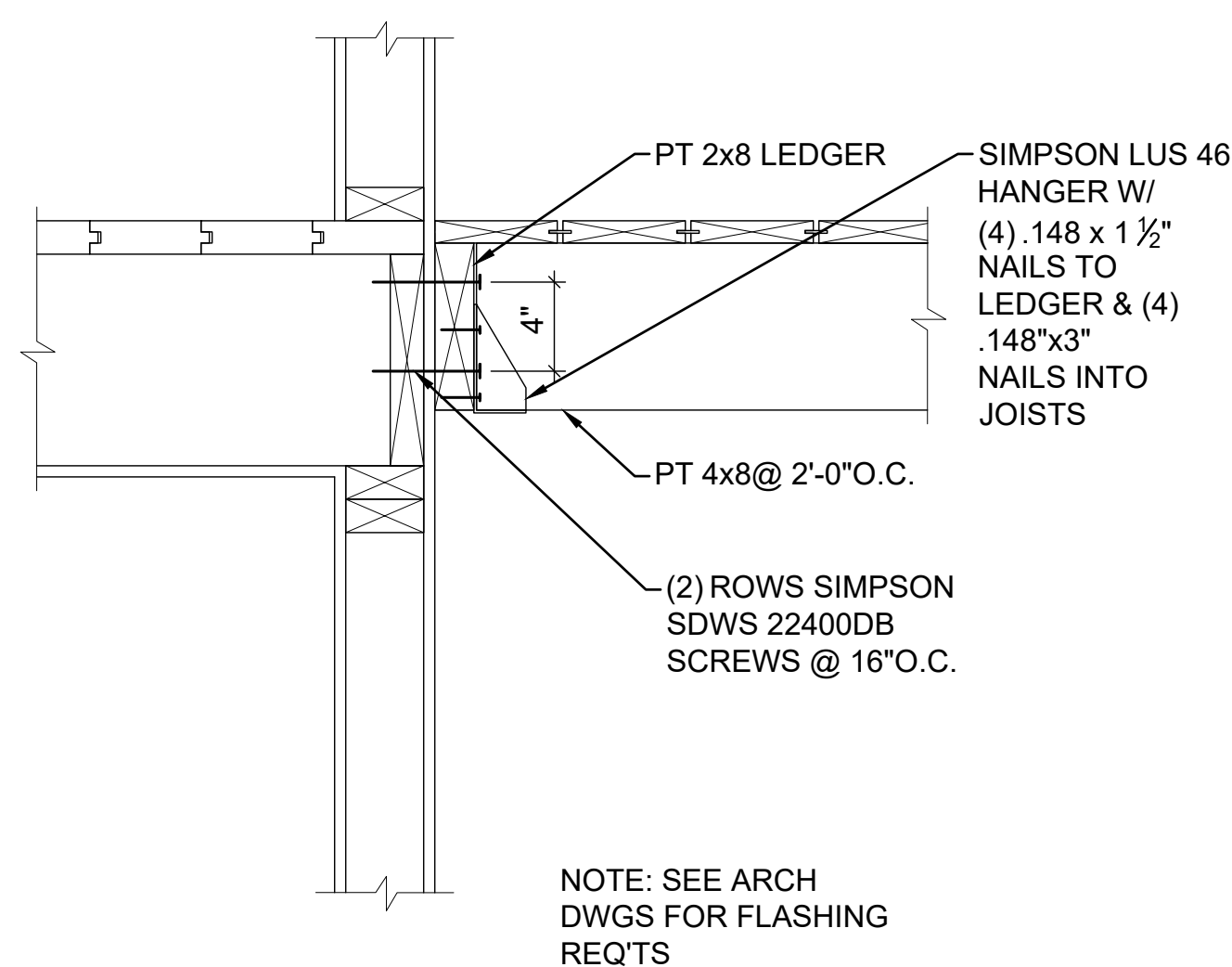
DETAIL 3/4"=1'-0" 1



DETAIL 1 1/2"=1'-0" 11

DETAIL 1 1/2"=1'-0" 8

DETAIL 3/4"=1'-0" 2



DETAIL 1 1/2"=1'-0" 12

DETAIL 1 1/2"=1'-0" 9

DETAIL X"=1'-0" 6

DETAIL 3/4"=1'-0" 3

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**DETAILS**

**S4.1**

DETAIL	X"=1'-0"	10	DETAIL	X"=1'-0"	7	DETAIL	1"=1'-0"	4	TYP RETAINING WALL	1"=1'-0"	1
DETAIL	X"=1'-0"	11	DETAIL	X"=1'-0"	8	DETAIL	X"=1'-0"	5	TYP STAIR ON GRADE DETAIL	1"=1'-0"	2
DETAIL	X"=1'-0"	12	DETAIL	X"=1'-0"	9	DETAIL	X"=1'-0"	6	DETAIL	1"=1'-0"	3

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