

74TH AVENUE SE

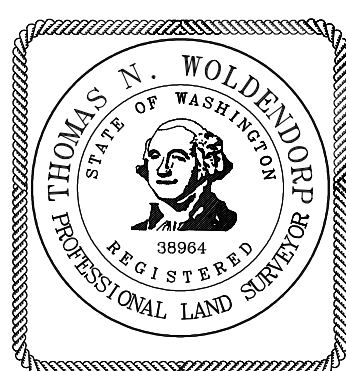
SE 36TH STREET

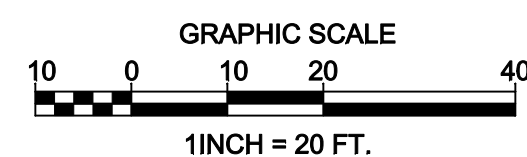
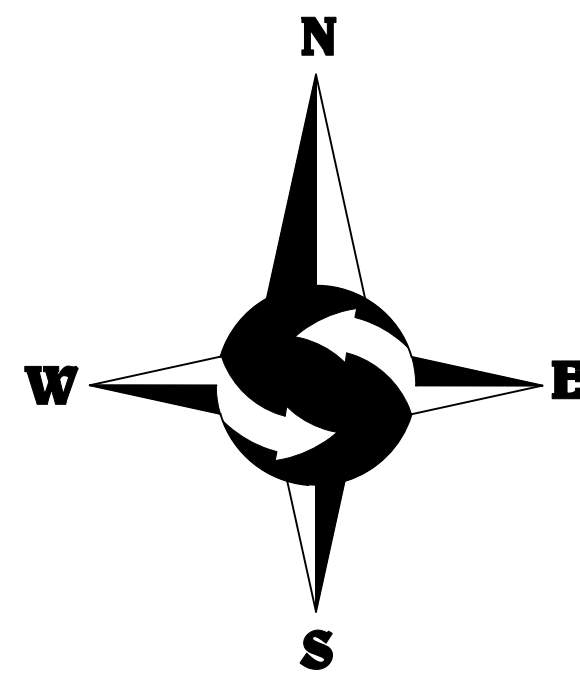
NE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

PROJECT NO. 18-243
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 6/14/18
SHEET 1 OF 1

TOPOGRAPHIC SURVEY
DAVID ARMITAGE
3450 & 3453 74TH AVENUE SE
MERCER ISLAND, WA 98040
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DATE	REVISION	DRN





LEGEND

○	FOUND MONUMENT AS DESCRIBED	-X-	CHAINLINK FENCE
○	FOUND REBAR AS DESCRIBED	-□-	WOOD FENCE
⊗	TACK IN LEAD FOUND	▨	CONCRETE WALL
●	SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP	⬜	ROCKERY
⊠	POWER METER	▒	ASPHALT SURFACE
⊡	UTILITY POLE	▒	CONCRETE SURFACE
⊞	GAS METER	▒	GRAVEL SURFACE
⊕	SANITARY SEWER CLEANOUT	SQ	SEQUOIA
⊙	SANITARY SEWER MANHOLE	CE	CEDAR
⊗	WATER VALVE	DF	DOUGLAS FIR
⊙	FIRE HYDRANT	HE	HEMLOCK
⊞	WATER METER	MP	MAPLE
—SS—	APPROXIMATE LOCATION SANITARY SEWER LINE	PI	PINE
—SD—	APPROXIMATE LOCATION STORM DRAIN LINE	SP	SPRUCE
—OHP—	OVERHEAD POWER	DS	DECIDUOUS
—OHU—	OVERHEAD UTILITIES		* DENOTES MULTI-TRUNK

LEGAL DESCRIPTION

PARCEL: 130030-1965
 LOTS 16 THROUGH 20 AND THE EAST 15 FEET OF LOTS 21 THROUGH 25, BLOCK 7, C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THE WEST HALF OF VACATED 74TH PLACE SE LYING NORTH OF THE SOUTH MARGIN OF SAID PLAT AND SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 16, AND TOGETHER WITH THAT PORTION OF VACATED SE 36TH STREET LYING WITHIN SAID PLAT AND WEST OF THE CENTERLINE OF 74TH PLACE SE AND EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 20.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.
 PARCEL: 130030-1965
 LOTS 21 THROUGH 25, BLOCK 7, C.C. CALKINS FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THE VACATED EAST 20 FEET OF 74TH AVENUE SE, ADJOINING ON THE WEST, EXCEPT THE EASTERLY 15 FEET OF LOTS 21 THROUGH 25 INCLUSIVE.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD RECORD OF SURVEY BY MS WEBB SURVEYING AS RECORDED IN VOLUME 135 OF SURVEYS, PAGE 243, RECORDS OF KING COUNTY, WASHINGTON AND RECORDED UNDER RECORDING NUMBER 200000215900011. ACCEPTED A BEARING OF N 90°00'00" W FOR THE CENTERLINE OF SE 32ND STREET BASED ON FOUND MONUMENTS IN CASE.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	DAVID ARMITAGE 3453 74TH AVENUE SE MERCER ISLAND, WA 98040	DAVID ARMITAGE 3453 74TH AVENUE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	130030-1965	130030-1965
PROJECT ADDRESS:	3453 74TH AVENUE SE MERCER ISLAND, WA 98040	3450 74TH AVENUE SE MERCER ISLAND, WA 98040
ZONING:	R-9.6	R-9.6
JURISDICTION:	CITY OF MERCER ISLAND	CITY OF MERCER ISLAND
PARCEL ACREAGE:	21,818 S.F. (± 0.496 ACRES) AS SURVEYED	15,750 S.F. (± 0.362 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.
 POINT ID NO. 238
 ELEVATION: 324.56 FEET (98.926 METERS) NAVD88
 2" BRASS CAP IN MONUMENT CASE AT THE INTERSECTION OF SE 32ND ST & 74TH AVE SE
 2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

NE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



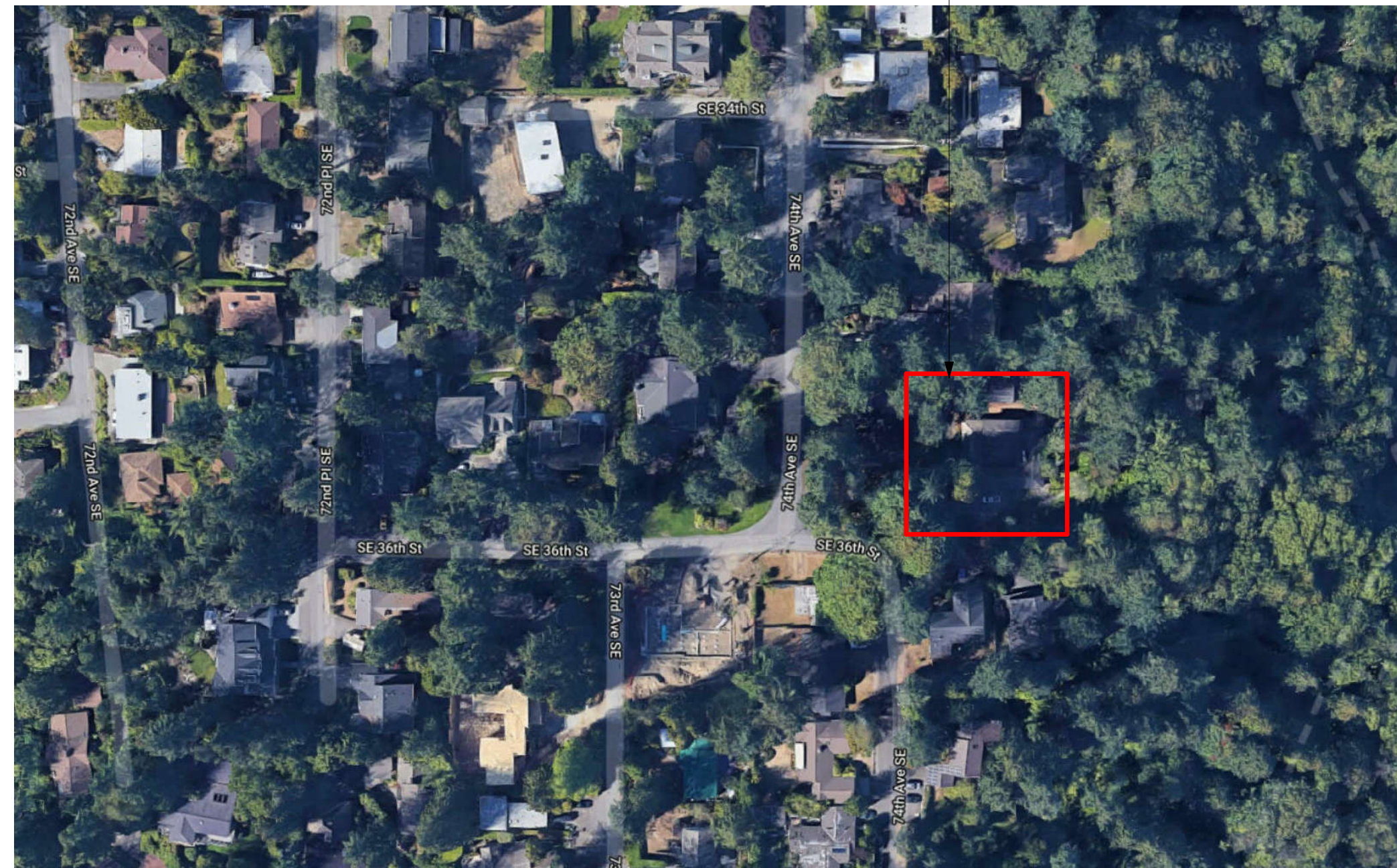
DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
 DAVID ARMITAGE
 3450 & 3453 74TH AVENUE SE
 MERCER ISLAND, WA 98040

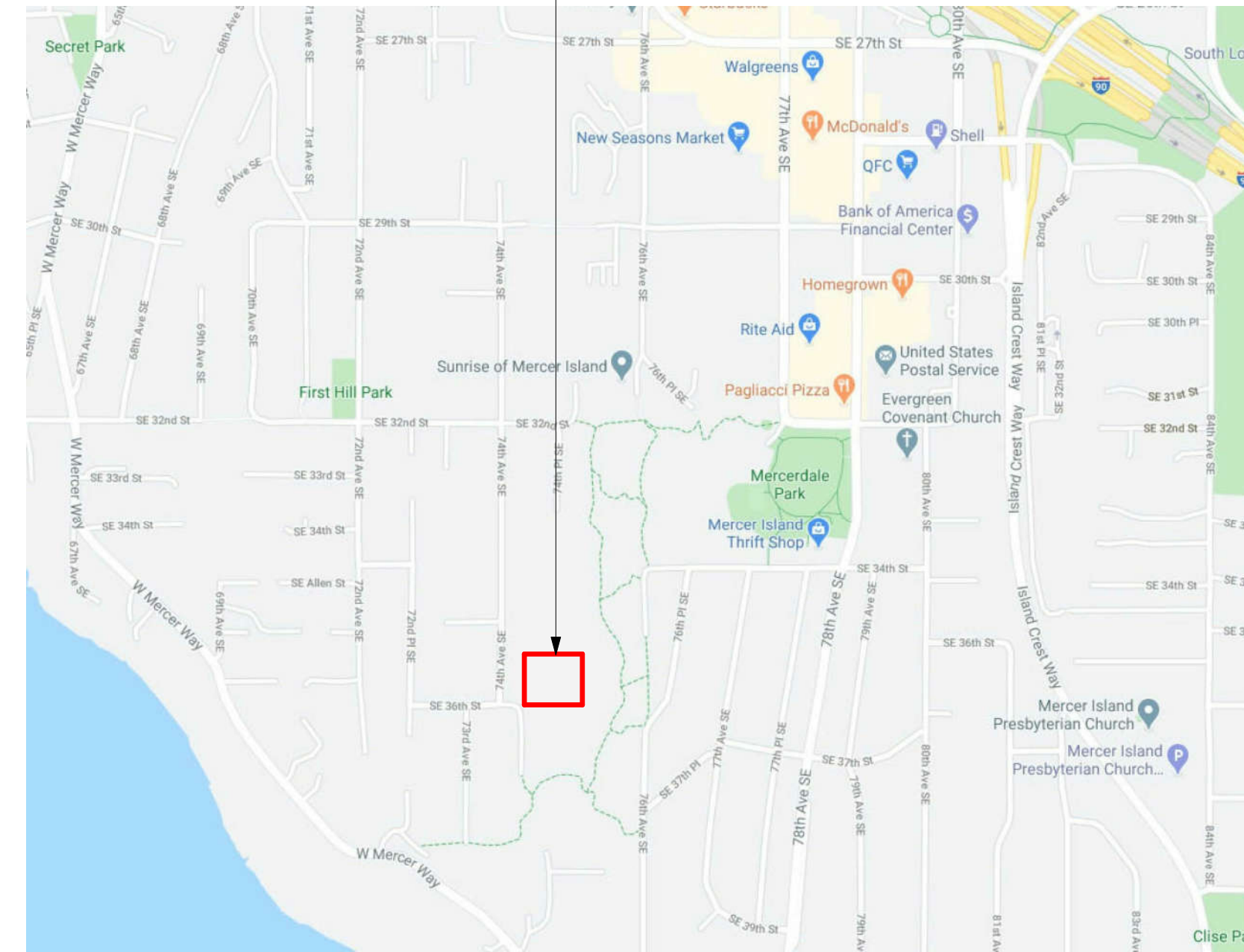
PROJECT NO.	18-243
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	6/14/18
SHEET	2 OF 2



VICINITY MAP:



PROJECT LOCATION



PROJECT INFORMATION:

SITE ADDRESS: 3453 74th Ave SE
Mercer Island, WA 98040
1300301965

TAX/PARCEL NUMBER:

LEGAL DESCRIPTION:
CALKINS C C 1ST TO EAST SEATTLE 16 THRU 20 & E 15 FT OF 21 THRU 25 TGW POR OF VAC STS ADJ
PLAT BLOCK: 7
PLAT LOT: 16 TO 25

SCOPE OF PROJECT:

ZONING: R-8.4
LOT SIZE: 21,618 SF

PROJECT CONSISTS OF DEMOLISHING EXISTING HOUSE AND BUILDING A NEW SINGLE-FAMILY RESIDENCE WITH TWO ACCESSORY BUILDINGS, A NEW DRIVEWAY AND OTHER ASSOCIATED SITE WORK.

FIRST FLOOR

LIVABLE FLOOR AREA	2,634 SF
GARAGE/MECHANIAL AREA	560 SF
SECOND FLOOR	1,806 SF
GROSS FLOOR AREA (ALLOWED AND PROVIDED)	5,000 SF

BASEMENT 866 SF

TOTAL BUILDING AREA 5,866 SF

PROVIDED PARKING: 2 COVERED 2 UNCOVERED

ENFORCED CODES:

2015 International Residential Code with statewide and City amendments
2015 International Mechanical Code with statewide and City amendments
2014 Liquefied Petroleum Gas Code (NFPA 58)
2015 National Fuel Gas Code (NFPA 54) for LP gas
2015 International Fuel Gas Code with statewide and City amendments
2015 International Fire Code with statewide and City amendments
2015 Washington State Energy Code
Washington Cities Electrical Code

FIRE REQUIREMENTS:

Sprinkler System: An NFPA 13R fire sprinkler shall be provided in accordance with IRC P2904. The system shall be designed and the plans stamped by a person holding a Washington State Certificate of Competency. Contractor shall submit design to the Fire Department for approval. The system shall be installed by a state licensed sprinkler contractor.

Monitored Household Fire Alarm per NFPA 72 and Monitored Sprinkler Water Flow Alarm are required.

PROJECT CONTACTS:

PROJECT DESIGNER: GARRET CORD WERNER, LLC. 3132 WESTERN AVENUE SEATTLE, WA 98121 800.478.1956 CONTACT: AMIR PARNIANPOUR amir@garretcordwerner.com	CLIENT: SHANNON & INNHSUAN FOO 3453 74TH AVE SE MERCER ISLAND, WA 98040 305.613.5505 CONTACT: SHANNON FOO ssulliv@gmail.com	STRUCTURAL ENGINEER: CT ENGINEERING INC 180 NICKERSON STREET SUITE 302 SEATTLE, WASHINGTON 98109 206.285.4512 CONTACT: ROB THOMPSON rthompson@ctengineering.com
CIVIL ENGINEER: CORE DESIGN, INC. 12100 NE 195TH STREET, SUITE 300 BOTHELL, WA 98011 425.885.7877 CONTACT: JOSHUA P.BEARD jpb@coredesigninc.com	GEO TECH ENGINEER: PANGE0, INC. 3213 EASTLAKE AVE E, STE B, SEATTLE, WA 98102 206.262.0370 CONTACT: WILLIAM CHAO wchao@pangeoinc.com	CONTRACTOR: JAYMARC HOMES 7525 SE 24TH ST. STE 487 MERCER ISLAND, WA 98040 425.226.9100 Ext 142 CONTACT: JAMES MCNEAL jamesmcneal@jaymarchomes.com

SHEET LIST:

- 01-GENERAL
 - G000 COVER SHEET
 - G001 ABBREVIATIONS
 - G002 GENERAL PROJECT NOTES AND REQUIREMENTS
 - G003 ENERGY CODE COMPLIANCE WORKSHEET
 - G004 SITE SURVEY
 - G005 TREE RETENTION PLAN AND DEMO PLAN
 - G006 SITE PLAN AND DEVELOPMENT INFORMATION
- 02-ARCHITECTURE
 - A110 FLOOR PLAN - BASEMENT
 - A111 FLOOR PLAN - LEVEL 1
 - A112 FLOOR PLAN - LEVEL 2
 - A116 FLOOR PLAN - ROOF
 - A201 ELEVATIONS
 - A202 ELEVATIONS
 - A301 BUILDING SECTIONS
 - A302 BUILDING SECTIONS
 - A501 TYPICAL ASSEMBLIES - INTERIOR
 - A502 TYPICAL ASSEMBLIES - EXTERIOR
 - A503 TYPICAL ASSEMBLIES - FLOOR
 - A504 TYPICAL ASSEMBLIES - ROOF
 - A510 STAIRSDETAILS
 - A601 WINDOW SCHEDULE & TYPES
 - A610 DOOR SCHEDULE & TYPES



GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128
WWW.GARRETCORDWERNER.COM

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GENERAL NOTES:

1. ALL CODE COMPLIANCE TO BE VERIFIED PRIOR TO CONSTRUCTION BY ARCHITECT AND ADA EXPERT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO THE START OF WORK.
3. ALL REVISIONS SHOWN TO BE VERIFIED BY ARCHITECT TO COMPLY WITH ALL BUILDING CODES AND STANDARDS.
4. MILLWORKER TO CONFIRM ALL CLEARANCES.
5. PERMIT DRAWINGS - NOT TO BE USED FOR CONSTRUCTION.
6. DO NOT SCALE FROM THIS DRAWING.
7. ALL GLAZING TEMPERED SAFETY GLASS UNLESS OTHERWISE NOTED.
8. ELECTRICAL & LIGHTING DRAWINGS FOR DESIGN PURPOSES ONLY. SUBCONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR NON-COMPLIANCE OF BUILDING CODES.

DATE 2/24/20	DRAWN BY AHP
SCALE	CHECKED BY GCW

PROJECT
**'FOO'
RESIDENCE**

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
COVER SHEET

REVISION NO.
1

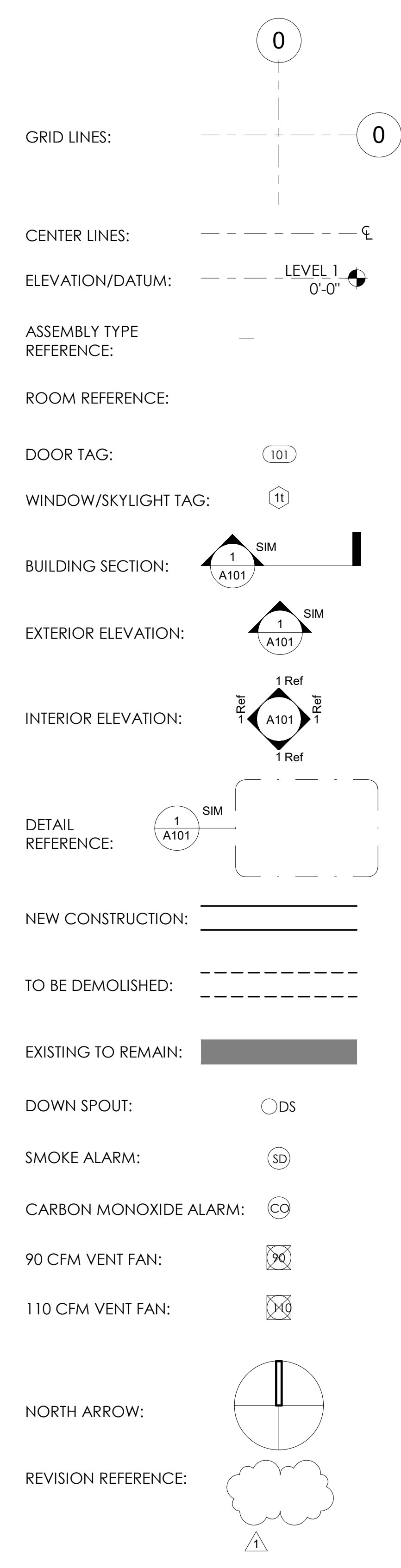
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
G000

ABBREVIATIONS:

AB	ANCHOR BOLT	ENG	ENGINEER	KIT	KITCHEN	S	SOUTH
ABV	ABOVE	ENT	ENTRANCE	KO	KNOCKOUT	SAF	SELF ADHERED FLASHING
ACC	ACCESS	EO	EDGE OF	KS	KITCHEN SINK	SALV	SALVAGE
ACOUST	ACOUSTICAL	EQ	EQUAL	LAM	LAMINATE, LAMINATED	SAM	SELF ADHERED MEMBRANE
ACP	ASPHALT CONCRETE PAVEMENT	EQUIP	EQUIPMENT	LAV	LAVATORY	SAN	SANITARY
ACT	ACOUSTICAL TILE	EST	ESTIMATE	LF	LINEAL FEET	SC	SOLID CORE
AD	AREA DRAIN	EW	EACH WAY	LH	LEFT HAND	SCHED	SCHEDULE
ADD	ADDITIVE	EXH	EXHAUST	LL	LIVE LOAD	S CONC	SCOURED CONCRETE
ADJ	ADJUSTABLE	EXIST	EXISTING	LN	LENGTH	SECT	SECTION
AFF	ABOVE FINISH FLOOR	EXP	EXPANDED/EXPANSION	LP	LOW POINT	SF	SQUARE FOOT
AGG	AGGREGATE	EXPO	EXPOSED	LT	LOCATION	SFGL	SAFETY GLASS
AIB	AIR AND MOISTURE BARRIER	EXT	EXTERIOR	LOC	LOCATION	SH	SHELF
ALT	ALTERNATIVE	EXTR	EXTRUDE	LT	LIGHT	SHR	SHOWER
ALUM	ALUMINUM	FA	FIRE ALARM	LTG	LIGHTING	SHT	SHEET
AP	ACCESS PANEL	FAB	FABRIC	LTEL	LINTEL	SHTHG	SHEATHING
APPROX	APPROXIMATE	FB	FLAT BAR	MAN	MANUAL	SIM	SIMILAR
ARCH	ARCHITECT/ARCHITECTURAL	FBR	FABRIC PANEL	MAS	MASONRY	SK	SINK
ASL	ABOVE SEA LEVEL	FBRK	FIRE BRICK	MATL	MATERIAL	SPEC	SPECIFICATION
ASPH	ASPHALT	FD	FLOOR DRAIN	MAX	MAXIMUM	SQ	SQUARE
AUTO	AUTOMATIC	FDN	FOUNDATION	MB	MACHINE BOLT	SQ FT	SQUARE FOOT
		FE	FIRE EXTINGUISHER	MC	MEDICINE CABINET	SQ IN	SQUARE INCH
		FE	FIRE EXTINGUISHER CABINET	MDO	MEDIUM DENSITY OVERLAY	SS	STAINLESS STEEL
BD	BOARD	FEC	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	ST	STRAIGHT
BITUM	BITUMINOUS	FIN	FINISH	MEMB	MEMBRANE	STA	STATION
BLDG	BUILDING	F/F	FINISH TO FINISH	MEZ	METAL	STD	STANDARD
BLK	BLOCK	FL; FLR	FLOOR; FLOORING	MFR	MANUFACTURER	STL	STEEL
BM	BEAM	FLASH	FLASHING	MEZ	MEZZANINE	STOR	STORAGE
BOT	BOTTOM	FLUOR	FLUORESCENT	MH	MANUFACTURER	STRUCT	STRUCTURAL
BO	BOTTOM OF	FLX	FLEXIBLE	MIN	MINIMUM	STRUC	STRUCTURAL
BSMT	BASEMENT	FO	FINISHED OPENING	MIR	MIRROR	SUR	SURFACE
BRG	BEARING	FCC	FACE OF CONCRETE	MISC	MISCELLANEOUS	SUSP	SUSPENDED
BRK	BRICK	FOF	FACE OF FRAMING	MLD	MOLDING	SYM	SYMMETRICAL
BUR	BUILT UP ROOFING	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	MO	MASONRY OPENING	TB	TOWEL BAR
BVL	BEVELED	FOM	FACE OF MASONRY	MOD	MODULE	TC	TOP OF CURB
CAB	CABINET	FOS	FACE OF STUDS	MTD	MOUNTED	TEL	TELEPHONE
C/C	CENTER TO CENTER	FRPF	FIREPROOF	MTL	MATERIAL	TER	TERRAZZO
CEM	CEMENT	FRPL	FIREPLACE	MUL	MULLION	T&G	TONGUE AND GROOVE
CER	CERAMIC	FR	FRAME	MWK	MILLWORK	THK	THICK
CG	CORNER GUARD	FRT	FIRE RETARDANT TREATED			THR	THRESHOLD
CI	CAST IRON	FT	FOOT/FEET	N	NORTH	THR	THROUGH
CIP	CAST-IN-PLACE	FTG	FOOTING	N/A	NOT APPLICABLE	TKBD	TACK BOARD
CJ	CONTROL JOINT	FURN	FURNITURE	NIC	NOT IN CONTACT	TLT	TOILET
CLG	CEILING	FURR	FURRING	NO	NUMBER	TO	TOP OF
CLKG	CAULKING	FUT	FUTURE	NOM	NOMINAL	TOL	TOLERANCE
CLO	CLOSET	FV	FIELD VERIFY	NR	NOISE REDUCTION	TPH	TOILET PAPER HOLDER
CLR	CLEAR	FW	FULL WIDTH	NTS	NOT TO SCALE	TRD	TREAD
CMU	CONCRETE MASONRY UNIT			OA	OVERALL	TSL	TOP OF SLAB
CNTR	COUNTER	GA	GAUGE	OBS	OBSCURE	TST	TOP OF STEEL
COL	COLUMN	GAL	GALLON	OC	ON CENTER	TSTAT	THERMOSTAT
CONC	CONCRETE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TT	TERRAZZO TILE
CONN	CONNECTION	GC	GENERAL CONTRACTOR	OFF	OFFICE	TV	TELEVISION
CONSTR	CONSTRUCTION	GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	OH	OVERHEAD	TW	TOP OF WALL
CONT	CONTINUOUS			OPNG	OPENING	TYP	TYPICAL
CONTR	CONTRACTOR	GFR	GLASS FIBER REINFORCED CONCRETE	OPP	OPPOSITE	UNO	UNLESS NOTED OTHERWISE
CORR	CORRIDOR			UT	UTILITY	VAR	VARIES
CP	CONCRETE PAVER	GLS	GLASS	PB	PARTICLE BOARD	VB	VINYL BASE
CPT	CARPET/CARPETED	GR	GRADE	PC	PRE-CAST CONCRETE	VCT	VINYL COMPOSITION TILE
CRS	COURSE	GRND	GROUND	PCF	POUNDS PER CUBIC FOOT	VERT	VERTICAL
CTSK	COUNTERSUNK	GRTG	GRATING	PERP	PERPENDICULAR	VEST	VESTIBULE
CT	CERAMIC TILE	GVL	GRAVEL	PL	PROPERTY LINE, PLATE	VIF	VERIFY IN FIELD
CTD	COATED	GWB	GYPSUM WALL BOARD	P LAM	PLASTIC LAMINATE	VNR	VENEER
CTR	CENTER	GYP	GYPSUM	PLAS	PLASTER	VOL	VOLUME
CWC	CHILLED WATER CABINET			PLYWD	PLYWOOD	VT	VINYL TILE
CU FT	CUBIC FEET	HB	HOSE BIB	PNL	PANEL	W	WEST
CVG	CLEAR VERTICAL GRAIN	HC	HOLLOW CORE	PR	PAIR	W/	WITH
		HD GALV	HOT DIPPED GALVANIZED	PSF	POUNDS PER SQUARE FOOT	WB	WOOD BASE
DBL	DOUBLE	HDR	HEADER	PT	POINT	WC	WATER CLOSET
DEMO	DEMOLITION	HDO	HIGH DENSITY OVERLAY	PTD	PAINTED	WD	WOOD
DET	DETAIL	HDWD	HARDWOOD	PTN	PARTITION	WG	WIRED GLASS
DIA	DIAMETER	HDWE	HARDWARE	PVC	POLYVINYL CHLORIDE	WH	WATER HEATER
DIM	DIMENSION	HM	HOLLOW METAL	QT	QUARRY TILE	WIN	WINDOW
DISP	DISPENSER	HORIZ	HORIZONTAL	QTY	QUANTITY	WLC	WALL COVERING
DL	DEAD LOAD	HP	HIGH POINT	R	RISER	W/O	WITHOUT
DN	DOWN	HR	HOUR	RA	RETURN AIR	WP	WATERPROOF
DO	DOOR OPENING	HT	HEIGHT	RAD	RADIUS	WPR	WATERPROOFING
DP	DAMP/PROOFING	HVAC	HEATING/VENTILATION/AIR CONDITIONING	RB	RUBBER BASE	WS	WEATHERSTRIPPING
DR	DOOR			RCP	REFLECTED CEILING PLAN	WSCT	WAINSCOT
DS	DOWNSPOUT	HW	HOT WATER	RD	ROOF DRAIN	WT	WEIGHT
DSP	DRY STANDPIPE	HWS	HOT WATER SUPPLY	RECP	RECEPTACLE		
DTL	DETAIL	HWT	HOT WATER TANK	REF	REFERENCE		
DW	DISHWASHER			REFR	REFRIGERATOR		
DWG	DRAWING	ID	INSIDE DIAMETER	REINF	REINFORCE		
DWGS	DRAWINGS	IN	INCH	REM	REMOVE		
DWR	DRAWER	INCL	INCLUDE	REQD	REQUIRED		
		INCR	INCREASE	RESIL	RESILIENT		
E	EAST	INFO	INFORMATION	REV	REVISION, REVISED		
EA	EACH	INSL	INSULATION	RF	ROOF		
EB	EXPANSION BOLT	INT	INTERIOR	RGH	ROUGH		
EE	EACH END	INT	INTERIOR	RGTR	REGISTER		
EF	EACH FACE	INV	INVERT	RH	RIGHT HAND		
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM			RM	ROOM		
		JB	JUNCTION BOX	RMV	REMOVE		
EJ	EXPANSION JOINT	JF	JOINT FILLER	RO	ROUGH OPENING		
EL	ELEVATION	JST	JOIST	RWL	RAIN WATER LEADER		
ELEC	ELECTRICAL	JT	JOINT				
ELEV	ELEVATOR						
EMER	EMERGENCY						
ENCL	ENCLOSURE						

SYMBOLS LEGEND



(ONLY THE MOST RECENT REVISIONS ARE SHOWN CLOUDED. THE TAG REFERS TO PAST REVISIONS. THE NUMBERS ARE KEYED TO THE DATES THE REVISIONS WERE ISSUED).

○ SYMBOLS LEGEND
12" = 1'-0"

GENERAL CODES AND REGULATIONS

Building Code - 2015 International Residential Code (IRC) with statewide and City amendments

Mechanical Code - 2015 International Mechanical Code with statewide and City amendments
2014 Liquefied Petroleum Gas Code (NFPA 58)
2015 National Fuel Gas Code (NFPA 54) for LP gas
2015 International Fuel Gas Code with statewide and City amendments

Plumbing Code - 2015 Uniform Plumbing Code (UPC) including appendices A, B, and I, except chapters 12, 15 and portions of chapter 5 per WAC 51-56-003

Energy Code - 2015 WA State Residential Energy Code per WAC 51-11R

Fire Code - 2015 International Fire Code (IFC) including Appendix N as adopted by 51-54 WAC

Electrical Code - 2008 National Electrical Code (NEC) per WAC 296-46B-010

Zoning Code - City of Mercer Island Municipal Code

All surfaces shall be cleaned prior to occupancy.

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121

GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128
WWW.GARRETCORDWERNER.COM

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DATE	DRAWN BY
02/24/20	AHP
SCALE	CHECKED BY
12" = 1'-0"	GCW

PROJECT
'FOO' RESIDENCE
3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
-----	------	----------------

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
ABBREVIATIONS

REVISION NO.

SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
G001

GENERAL REQUIREMENTS

Governing Codes and Regulations:

Building Code - 2015 International Residential Code (IRC) including appendices F, G, and R, except chapters 11, 25-43 per WAC 51-51-003 - Chapter 51-51 WAC

Mechanical Code - 2015 International Mechanical Code (IMC) including adoption of 2015 International Fuel Gas Code, 2014 NFPA 58 & 2014 NFPA 54 - Chapter 51-52 WAC

Plumbing Code - 2015 Uniform Plumbing Code (UPC) including appendices A, B, and I, except chapters 12, 15 and portions of chapter 5 per WAC 51-56-003

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Fire Code - 2015 International Fire Code (IFC) including Appendix N as adopted by 51-54 WAC

Electrical Code - 2008 National Electrical Code (NEC) per WAC 296-46B-010

Contractor Responsibilities: It is the responsibility of the contractor to ensure compliance and conformance with the various provisions within these ordinances and codes in all of the work. The General Contractor is responsible for coordinating all work including additional permits and subcontractor work.

Dimensions: Dimensions that are not stated as "maximum" or "minimum" are absolute. All dimensions are subject to conventional industry tolerances. Verify and coordinate dimensions among all drawings prior to construction. Written dimensions take precedence over scaled lengths and heights in all cases. Do not scale the drawings.

Discrepancies: In the event of discrepancies or contradictory information in the drawings, notes, or specifications, it is the obligation of the contractor to notify the architect of the same and to obtain clarification from the architect before proceeding with the work. Any work done by the contractor after discovery of such discrepancy shall be done at the contractor's risk.

Inspections: Contractor shall be responsible for coordinating all building inspections. Required building inspections per IRC section R109 and WSEC 105:

- Foundation inspection: after forms are erected and reinforcing steel is placed.
- Plumbing, mechanical, gas, and electrical systems inspection: prior to covering/concealment.
- Frame and masonry inspection: after the roof, masonry, firestopping, draftstopping, and bracing are in place and after plumbing, mechanical, and electrical rough inspections are approved.
- Special Inspections as required by the Engineer of Record.
- Wall insulation inspection: after all wall and cavity insulation is in place and prior to wall covering.
- Other inspections required by the Building Official.
- Final Inspection: after the permit work is complete and prior to occupancy.

Contract Documents: The Architect shall have the final authority with regard to interpretation of the intent and spirit of the contract documents. The Project Specifications are included by reference. All contract documents pertaining to this project are to be considered and interpreted for bidding and construction purposes as a complete whole. No part of the drawings or project specifications shall be distributed, considered, or used in any way independent of the complete set of documents.

Typical Details: Project drawings indicated general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction to those provided shall be used - subject to review and approval by the architect and the structural engineer.

Work and Data by Others: The architect assumes no responsibility for, nor verifies the accuracy of, any engineering data supplied by others.

Submittals: General Contractor to provide a minimum of 10 business days for architect to review. Shop drawings are required for the following components:

- Items required by consultants. See individual consultant documentation for any shop drawings required by their respective disciplines
- Windows and doors
- Skylights and canopies
- Trellises not of wood
- Railing systems
- Gates and specialty doors
- Wine rack and shelving layouts
- Casework and built-ins
- Sauna and steam rooms
- Other components called out in the specifications

Changes: Contractor initiated changes shall be submitted in writing to the architect and/or structural engineer for approval prior to fabrication or construction. Changes shown on shop drawings only do not satisfy this requirement. All changes - whether drawing or field required - shall have revisions approved & filed for record w/ the city once the original submission has been approved and the permit issued. Charge will be made by the city for all revision review and approvals including field inspections beyond that required under permit fees and paid for under estimated inspection fee.

As-Built Drawings: Contractor and subcontractors shall mark drawings for as-built condition. Mechanical, electrical, plumbing, and fire-protection drawings shall be revised for as-built conditions by their respective authors. Final as-built reproducible drawings shall be submitted to owner's representative.

Safety: Contractor shall be responsible for all required safety precautions and the methods, techniques, sequences, or procedures required to perform the work.

Site Maintenance: Contractor shall maintain a trash bin in an area designated by the owner's representative for the collection of all construction debris. Contractor shall dispose of all debris and remove trash bin prior to occupancy. All surfaces shall be cleaned prior to occupancy.

FIRE-RESISTANT CONSTRUCTION

Occupancy Separation: The garage shall be separated from the dwelling unit and its attic area by not less than 1/2" gypsum wall board applied to the garage side. Garages shall be separated from all habitable rooms above and all structures supporting the floor/ceiling assembly by not less than 5/8" Type X gypsum board or equivalent. (Table R302.6)

Doors between the garage and the residence shall be minimum 1 3/8" thick solid wood, or 20-minute fire-rated, and shall be equipped with a self-closing device. (R302.5.1)

Ducts in the garage and ducts penetrating the separation assemblies shall be min 26 gage sheet steel and have no openings into the garage. (R302.5.2)

Under-Stair Protection: Enclosed accessible space under stairs shall be protected with minimum 1/2" gypsum board on the enclosed side. (R302.7)

Fire Blocking: Provide fire blocking in concealed wall spaces of stud walls and partitions vertically at ceiling and floor levels, at 10 feet max. horizontally, and at all interconnections of concealed vertical and horizontal spaces. Fire block concealed spaces between stair stringers at the top and bottom of run between studs and in line with the run of the stairs if the wall under the stairs are unfinished. Fire stop with non-combustible materials in openings around all vents, pipes, ducts, chimneys, fireplaces, and similar openings which afford passage for fire at ceiling and floor levels. (R302.11 & R1003.19)

Draftstopping: Draft stop floor/ceiling assemblies greater than 1,000 SF. into approximately equal areas with 1/2" gypsum board parallel to the floor framing members. (R302.12)

EGRESS

Egress Openings: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. except the minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 sq. ft. Where provided, they shall have a sill height of not more than 44" measured from the finished floor to the bottom of the clear opening. The minimum net clear opening height shall be 24". The minimum net clear opening width shall be 20". (R310.1)

Handrails: One handrail shall be provided at every stairway having four or more risers and shall be continuous for the full length of the flight. Provide 2 handrails where indicated on plans. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34" and not more than 38". Handrails with a circular cross section shall have an outside diameter of at least 1.25" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6.25" with a maximum cross-section dimension of 2.25". Handrails with a perimeter greater than 6.25" shall have a graspable finger recess area on both sides of the profile. (R311.7.8)

Guards: Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 30" above the floor or grade below and within 36" of the edge of the open side. Guards shall be 36" high minimum except guards whose top rail also serves as a stair handrail shall have a height of no less than 34" and not more than 38" measured vertically from the leading edge of the stair tread nosing. (R312)

Open guards shall have balusters or ornamental patterns such that a 4"-diameter sphere cannot pass through any opening except the triangular openings formed by the riser, tread, and bottom rail at the open side of a stairway shall not allow passage of a sphere of 6" in diameter. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8" in diameter. (R312.1.3)

FIRE PROTECTION SYSTEMS

Bidder Designed: Fire Protection systems, if necessary, shall be bidder designed. Designated subcontractors are responsible for the preparation of drawings and applications for appropriate required permits.

Sprinkler System: An NFPA 13R fire sprinkler shall be provided in accordance with IRC P2904. The system shall be designed and the plans stamped by a person holding a Washington State Certificate of Competency. Contractor shall submit design to the Fire Department for approval. The system shall be installed by a state licensed sprinkler contractor.

Monitored Household Fire Alarm per NFPA 72 and Monitored Sprinkler Water Flow Alarm are required.

Smoke Alarm System: An approved automatic smoke alarm system shall be provided and installed in accordance with the warning equipment provisions of NFPA 72. Smoke alarms shall be provided inside each sleeping room, outside of each sleeping area, and on each story of the dwelling. Required smoke alarms shall be hardwired, interconnected, and have a battery backup. (R314)

Carbon Monoxide Alarms: Provide approved carbon monoxide alarms outside of each separate sleeping area and on each level of the dwelling. (R315)

FIREPLACES AND CHIMNEYS

Factory-Built Fireplaces: Factory-built fireplaces shall be UL listed, labeled and installed and terminated in accordance with the conditions of their listing. (R1004)

Factory-Built Chimneys: Factory-built chimneys shall be UL 127-96 listed, labeled, installed, and terminated in accordance with the manufacturer's installation instructions. (R1005)

Hearth Extensions: Hearth extensions of factory-built fireplaces shall be installed in accordance with the listing of the fireplace and shall be readily distinguishable from the surrounding floor area. (R1004.2)

Flue Clearances: Metal flues venting gas appliances shall have a minimum net clearance to combustible materials as required by the appliance manufacturer in accordance with the listing of the flue. (UMC 504(a))

GLASS, GLAZING & FENESTRATION

Glazing shall be in accordance with IRC section 308.

Exterior Glazing: All exterior wall glazing shall be double-glazed and comply with the Washington State Energy Code (WAC 51-11).

Safety Glazing: Install in areas subject to human impact (R308.4) Such hazardous locations include:

- Glazing in fixed and operable panels of swinging, sliding, and bifold doors
- Glazing in a fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arch of the door in a closed position and whose bottom edge is less than 60" above the floor or walking surface except for:
 - Decorative glazing
 - Where there is an intervening wall
 - Glazing in the wall perpendicular to the latch side of the door
 - Adjacent to the fixed panel of patio doors
- Glazing in an individual or fixed panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet
 - Bottom edge is less than 18" above the floor
 - Top edge is greater than 36" above the floor
 - One or more walking surfaces within 36" horizontally of the glazing
- All glazing in railings, regardless of an area or height above walking surface. Included are structural baluster panels and nonstructural in-fill panels.
- Glazing in walls, enclosures, or fences for hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor pools where the bottom exposed edge of the glazing is less than 60" above any standing or walking surface and within 60" horizontally of the water's edge.
- Glazing adjacent to stairways, landings, and ramps within 36" horizontally of a walking surface when the bottom exposed edge of the glass is less than 36" above the adjacent walking surface. Except when a rail is installed on the accessible side of the glazing 34" to 38" above the walking surface.
- Glazing adjacent to the landing at the bottom of a stairway within 60" horizontally of the bottom tread when the exposed surface of the glazing is less than 36" above the nose of the tread. Except when the glazing is protected by a guard complying with section R312 and the glass is more than 18" from the guard.

Fenestration Products: U-factors of fenestration products (windows, doors, and skylights) shall be determined in accordance with NFRC 100, with exception to garage door U-factors which shall be determined in accordance with either NFRC 100 or ANSI/DAMSA 105. U-factors shall be determined by an accredited, independent laboratory, and labeled and certified by the manufacturer per R303.1.3.

ENERGY EFFICIENCY

Insulation and Vapor Barriers: Application and installation of insulation and vapor barriers shall comply with WSEC. All insulating materials shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450. (R302.10.1)

Air Leakage: The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of WSEC R402.4.1 through R402.4.4.

Testing: The building shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g.. Testing shall be performed at day time after creation of all penetrations of the building thermal envelope. (WSEC R402.4.1.2)

Ducts, air handlers, and filter boxes shall be sealed. Ducts shall be leak tested in accordance with WSU RS-33, using the maximum duct leakage rates specified. (R403.2.2)

Air Barrier and Insulation: The air barriers and insulation in walls, floors, roofs, and any other enclosures of conditioned space shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, or the building shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. (WSEC R402.2.4)

Weatherstripping: Access doors from conditioned spaces to unconditioned spaces shall be weatherstripped and insulated to a level equivalent to the insulation on surrounding surfaces. (WSEC R402.2.4)

Thermostat: Where the primary heating system is a forced-air furnace, at least one programmable thermostat shall be provided for each separate heating and cooling system. (WSEC R403.1)

Energy Certificate: A permanent certificate shall be posted on or within three feet of the electrical panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, below-grade wall, and/or floor), and ducts outside the conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration; and the results from any required duct system and building envelope air leakage testing. Where more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the type and efficiency of heating, cooling, and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed, the certificate shall list this as appropriate. (WSEC R401.3)

STRUCTURAL SYSTEMS

Structural Systems: All structural systems (such as trusses) which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage, and erection in accordance with instructions prepared by the supplier.

Walls: Exterior walls to be 2x6 wood studs at 16" o.c. unless indicated otherwise on plans. Interior walls to be 2x4 studs at 16" o.c. unless noted otherwise on plans.

Refer to structural documents by engineer of record for detailed information on structural components and connections.

SOILS AND FOUNDATIONS

Soils: The architect assumes no responsibility as to the physical characteristics of the soils. The geotechnical engineer shall inspect all excavations prior to pouring concrete.

Damp-proofing: Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces below grade shall be dampproofed from the top of the footing to the finished grade in accordance with one of the following: bituminous coating; three pounds per square yard of acrylic modified cement; 1/8" coat of surface-bonding cement complying with ASTM C 887; any material permitted for waterproofing in Section R406.2. (R406.1)

Perimeter Drains: Provide continuous 6" round perforated drain in gravel fill with filter fabric wrap at all foundation walls. Provide clean-outs such that all portions of drainage system can be adequately cleaned. Locate bottoms of drain pipes at the lowest point of wall footings and tight-line perimeter drains to storm sewer or other approved discharge. Do not connect the perimeter/foundation drain tight-line to any other tight-lines or site drainage systems. (R405)

Provide a minimum 12" wide layer of continuous gravel fill from bottom of footing to within 12" of finish grade - typical at all walls. Approved gravel fill consists of washed, clean, free drainage gravel ranging from 1/4" to 3/4" in size.

Site drainage shall conform to all local regulations and ordinances. Tight-line all roof drains to storm sewer system or approved discharge when storm sewers are not available. Refer to civil engineer's documents for additional information.

Finish Grade: Grade at the building face shall have a positive slope away from the building. All site hard surfaces to have a minimum slope of 1/8" per FT to drains unless otherwise noted.

WOOD AND WEATHER PROTECTION

Exterior Structures: Exterior wood framed decks and other wood framed structures exposed to weather: all wood shall be pressure treated to current American Wood Preservers Institute standards. This includes all plywood, trusses, sawn members, glue-laminated members, etc., unless noted otherwise. All nails and connectors shall be heavy-coat galvanized.

Wood Protection: Wood framing members in contact with exterior concrete foundations shall be pressure treated. Wood siding, sheathing, and wall framing on the exterior of the building less than 6' from the ground or less than 2" from slabs, steps, and similar horizontal surfaces shall be pressure treated. Ends of wood beams entering a concrete wall (pocket) shall have 1/2" clearance on top, sides, and ends. (R317)

Wall Flashing: Approved corrosion resistant flashing shall be applied single-fashion in a manner to prevent entry of water into the wall. Self-adhered membrane flashings shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Flashing shall be installed at exterior window and door openings; intersections of chimneys or other masonry with frame or stucco walls; under and at the ends of masonry, wood or metal copings and sills; above projecting wood trim; where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction; at wall and roof intersections; at gutters. (R703.8 and WAC 51-51-703)

Roof Flashings: Flashing shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction, at gutters, and around roof openings in a manner that prevents moisture from entering the wall and roof assemblies. A flashing shall be installed to divert the water away from where the eave of a sloped roof intersects a vertical side wall. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019". (R903.2)

INTERIOR ENVIRONMENT

Attic Ventilation: The net free ventilating area of enclosed attics and rafter spaces shall not be less than 1/150 of the area of the space ventilated, except that 1/300 min. is permitted if 40%-50% of the required ventilating area is provided by ventilators located in the upper portion of the space no more than 3' below the ridge or highest point of the space, with the balance provided by eave or cornice vents. Where eave or cornice vents are installed, provide minimum 1-inch clear space between insulation and roof sheathing and the location of the vent. (R806)

Exhaust Fans: Exhaust fans vented to the exterior are required in bathrooms, water closets, laundry rooms, kitchens, and other rooms where water vapor or cooking odor is produced. (M1507.4 and WAC 51-51-1507)

Provide 50 CFM minimum fan flow rating at bathrooms, laundries, and similar rooms. Provide 300 CFM minimum for kitchens.

Crawspace Access: Provide access to crawlspaces through a floor access opening of 18"x24" minimum or a perimeter wall access opening of 16"x24" minimum. (R408.4)

Attic Access: Provide access to any attic area having a clear height of over 30" and greater than 30 SF in size through an opening of 22"x30" minimum. A 30" minimum clear headroom in the attic space shall be provided at or above the access opening. Locate in a hallway or other readily-accessible location. (R807)

Wet Areas: Shower compartments and walls above bathtubs with installed shower heads shall be finished with a non-absorbent surface to a height not less than 72" above the floor. (R307.2)

Solid Blocking: Provide solid blocking in walls at connection points behind cabinets, wall shelving, towel and grab bars, and other wall-hung items.

Acoustical Insulation: Provide sound attenuation blankets at all bathroom, toilet room, and powder room walls and other spaces as noted on plans. Provide sound attenuation blankets at all bathroom, toilet room, and powder room floors and ceilings when these rooms occur above or below a habitable space.

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121

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GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128

WWW.GARRETCORDWERNER.COM

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GENERAL NOTES:

1. ALL CODE COMPLIANCE TO BE VERIFIED PRIOR TO CONSTRUCTION BY ARCHITECT AND ADA EXPERT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO THE START OF WORK.
3. ALL REVISIONS SHOWN TO BE VERIFIED BY ARCHITECT TO COMPLY WITH ALL BUILDING CODES AND STANDARDS.
4. MILLWORKER TO CONFIRM ALL CLEARANCES.
5. PERMIT DRAWINGS - NOT TO BE USED FOR CONSTRUCTION.
6. DO NOT SCALE FROM THIS DRAWING
7. ALL GLAZING TEMPERED SAFETY GLASS UNLESS OTHERWISE NOTED
8. ELECTRICAL & LIGHTING DRAWINGS FOR DESIGN PURPOSES ONLY. SUBCONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR NON-COMPLIANCE OF BUILDING CODES.

DATE	DRAWN BY
08/02/16	AHP
SCALE	CHECKED BY
	GCW

PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV DATE ISSUE/REVISION

1 7/15/20 Revision 1

NOT FOR CONSTRUCTION
DPD DEDICATED
APPROVAL STAMP SPACE

SHEET TITLE

GENERAL PROJECT NOTES AND REQUIREMENTS

REVISION NO.

1

SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.

G002

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information		Contact Information	
FOO Residence	3453 74th Ave SE, Mercer Island, WA 98040	Amir Parnianpour	800.478.1956
Parcel # 1300301965		amir@garretcordwerner.com	

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative _____ Date _____

All Climate Zones		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC ^{c,d}	n/a	n/a
Ceiling ^e	49 ^f	0.026
Wood Frame Wall ^{g,h,i}	21 int	0.056
Mass Wall R-Value ^j	21/21 ^k	0.056
Floor	30 ^l	0.029
Below Grade Wall ^m	10/15/21 int + TB	0.042
Slab ⁿ R-Value & Depth	10, 2 ft	n/a

^aTable R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- Small Dwelling Unit: 1.5 credits**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 square feet of heated floor area but less than 1500 square feet.
- Medium Dwelling Unit: 3.5 credits**
All dwelling units that are not included in #1 or #3. **Exception:** Dwelling units serving R-2 occupancies shall require 2.5 credits.
- Large Dwelling Unit: 4.5 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Additions less than 500 square feet: .5 credits**

Table R406.2 Summary

Option	Description	Credit(s)		
1a	Efficient Building Envelope 1a	0.5	<input checked="" type="checkbox"/>	0.5
1b	Efficient Building Envelope 1b	1.0	<input type="checkbox"/>	
1c	Efficient Building Envelope 1c	2.0	<input type="checkbox"/>	
1d	Efficient Building Envelope 1d	0.5	<input type="checkbox"/>	
2a	Air Leakage Control and Efficient Ventilation 2a	0.5	<input type="checkbox"/>	1.0
2b	Air Leakage Control and Efficient Ventilation 2b	1.0	<input checked="" type="checkbox"/>	
2c	Air Leakage Control and Efficient Ventilation 2c	1.5	<input type="checkbox"/>	
3a	High Efficiency HVAC 3a	1.0	<input type="checkbox"/>	
3b	High Efficiency HVAC 3b	1.0	<input type="checkbox"/>	1.0
3c	High Efficiency HVAC 3c	1.5	<input type="checkbox"/>	
3d	High Efficiency HVAC 3d	1.0	<input checked="" type="checkbox"/>	
4	High Efficiency HVAC Distribution System	1.0	<input type="checkbox"/>	
5a	Efficient Water Heating 5a	0.5	<input checked="" type="checkbox"/>	0.5
5b	Efficient Water Heating 5b	1.0	<input type="checkbox"/>	
5c	Efficient Water Heating 5c	1.5	<input type="checkbox"/>	1.5
5d	Efficient Water Heating 5d	0.5	<input type="checkbox"/>	
6	Renewable Electric Energy	0.5	<input type="checkbox"/>	0.0
Total Credits				4.50

*Please refer to Table R406.2 for complete option descriptions

ENERGY CODE NOTES

2015 WASHINGTON STATE ENERGY CODE

ALL DUCTS NOT LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8.

ALL HEADERS IN EXTERIOR WALLS TO HAVE A MINIMUM R-10 INSULATION.

DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE (SEC 503.8.1).

MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES, AND ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.

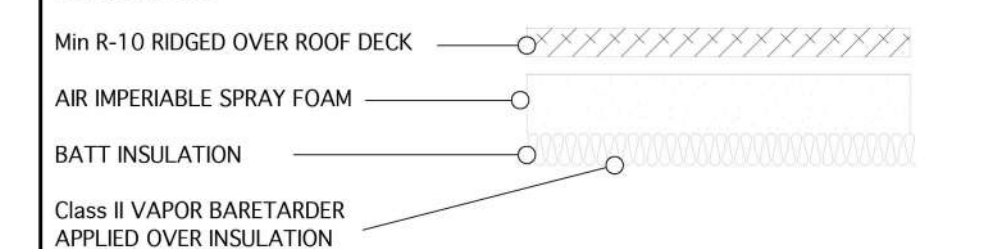
BUILDING AIR LEAKAGE TESTING, DEMONSTRATING SPECIFIC LEAKAGE AREA IS ≤0.00030 (SEC 502.4.5), IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.

A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION (SEC 503.10.2).

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO APPROVED FINAL INSPECTION (SEC 101.3.2.6 AND 503.10.2).

ROOF VENTILATION

NO ROOF VENTILATION. ALL ROOFS ARE A INSULATED WITH A FLASH AND BATT SYSTEM PER IRC R806.5.



VENTILATION CODE NOTES

WAC 51-13, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE AND INTERNATIONAL MECHANICAL CODE CHAPTER 15

WHOLE HOUSE VENTILATION SYSTEM MINIMUM VENTILATION RATE = 90, PER TABLE M1508.2.

NOISE: WHOLE HOUSE FANS LOCATED FOUR FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS.

EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING .

OUTDOOR AIR DISTRIBUTION: OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY MEANS SUCH AS INDIVIDUAL INLETS, SEPARATE DUCT SYSTEMS, OR A FORCED-AIR SYSTEM.

DOORS SHALL BE UNDERCUT TO A MINIMUM OF ONE-HALF INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING. DOORS AND OPERABLE LITES IN WINDOWS ARE DEEMED NOT TO MEET THE OUTDOOR AIR SUPPLY INTAKE REQUIREMENTS.

SOURCE SPECIFIC VENTILATION: INTERMITTENTLY OPERATING MINIMUM EXHAUST RATES FOR BATHROOMS IS 50 CFM, KITCHENS IS 100 CFM. SYSTEMS EXCEEDING 400 CFM'S VENTED TO OUTSIDE AIR MUST BE INTERLOCKED WITH MAKE-UP AIR. PROVIDE MAKE-UP AIR PER SECTION M1503.8. EXHAUST SHALL BE DISTCHARGED OUTSIDE AND BACKDRAFT DAMPERS ARE REQUIRED.

VENTILATION CODE NOTES

WAC 51-13, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE AND INTERNATIONAL MECHANICAL CODE CHAPTER 15 AND IRC.

WHOLE HOUSE VENTILATION SYSTEM MINIMUM VENTILATION RATE = 105, PER IRC.

NOISE: WHOLE HOUSE FANS LOCATED FOUR FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS.

EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING .

OUTDOOR AIR DISTRIBUTION: OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY MEANS SUCH AS INDIVIDUAL INLETS, SEPARATE DUCT SYSTEMS, OR A FORCED-AIR SYSTEM.

DOORS SHALL BE UNDERCUT TO A MINIMUM OF ONE-HALF INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING. DOORS AND OPERABLE LITES IN WINDOWS ARE DEEMED NOT TO MEET THE OUTDOOR AIR SUPPLY INTAKE REQUIREMENTS.

SOURCE SPECIFIC VENTILATION: INTERMITTENTLY OPERATING MINIMUM EXHAUST RATES FOR BATHROOMS IS 50 CFM, KITCHENS IS 100 CFM. SYSTEMS EXCEEDING 400 CFM'S VENTED TO OUTSIDE AIR MUST BE INTERLOCKED WITH MAKE-UP AIR. PROVIDE MAKE-UP AIR PER SECTION M1503.8. EXHAUST SHALL BE DISTCHARGED OUTSIDE AND BACKDRAFT DAMPERS ARE REQUIRED.

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information		Contact Information	
FOO Residence	3453 74th Ave SE, Mercer Island, WA 98040	Amir Parnianpour	800.478.1956
Parcel # 1300301965		amir@garretcordwerner.com	

Heating System Type: All Other Systems Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature
 Instructions: Mercer Island
 Design Temperature Difference (ΔT): 45

Area of Building
 Conditioned Floor Area (sq ft): 5,306
 Average Ceiling Height (ft): 9.0
 Conditioned Volume: 47,754

Glazing and Doors
 U-Factor X Area = UA
 0.280 X 2,260 = 632.86

Skylights
 U-Factor X Area = UA
 0.50 X 0 = 0

Insulation
 Attic: U-Factor X Area = UA
 0.026 X 1,975 = 51.35
 Single Rafter or Joist Vaulted Ceilings: U-Factor X Area = UA
 0.027 X 1,154 = 31.17
 Above Grade Walls: U-Factor X Area = UA
 0.043 X 5,951 = 255.89
 Floors: U-Factor X Area = UA
 0.029 X 330 = 9.57
 Below Grade Walls: U-Factor X Area = UA
 0.028 X 1,344 = 37.63
 Slab Below Grade: F-Factor X Length = UA
 0.300 X 154 = 46.60
 Slab on Grade: F-Factor X Length = UA
 0.360 X 206 = 74.16

Location of Ducts
 Instructions: Conditioned Space
 Duct Leakage Coefficient: 1.00

Figure 1:

Sum of UA	1133.23
Envelope Heat Load	50,995 Btu / Hour
Sum of UA x ΔT	
Air Leakage Heat Load	23,208 Btu / Hour
Volume x 0.6 x ΔT x 0.08	
Building Design Heat Load	74,204 Btu / Hour
Air Leakage + Envelope Heat Load	
Building and Duct Heat Load	74,204 Btu / Hour
Ducts in unconditioned space: Sum of Building Heat Load X 1.10	
Ducts in conditioned space: Sum of Building Heat Load X 1	
Maximum Heat Equipment Output	92,755 Btu / Hour
Building and Duct Heat Load X 1.40 for Forced Air Furnace	
Building and Duct Heat Load X 1.20 for Heat Pump	

(09/01/13)

GARRET CORD WERNER LLC
 3132 WESTERN AVE
 SEATTLE WA
 98121



TEL 206.749.9019
 FAX 206.749.9128
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DATE	DRAWN BY
02/26/20	AHP
SCALE	CHECKED BY
	GCW

PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
 Mercer Island, WA
 98040

REV	DATE	ISSUE/REVISION
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NOT FOR CONSTRUCTION

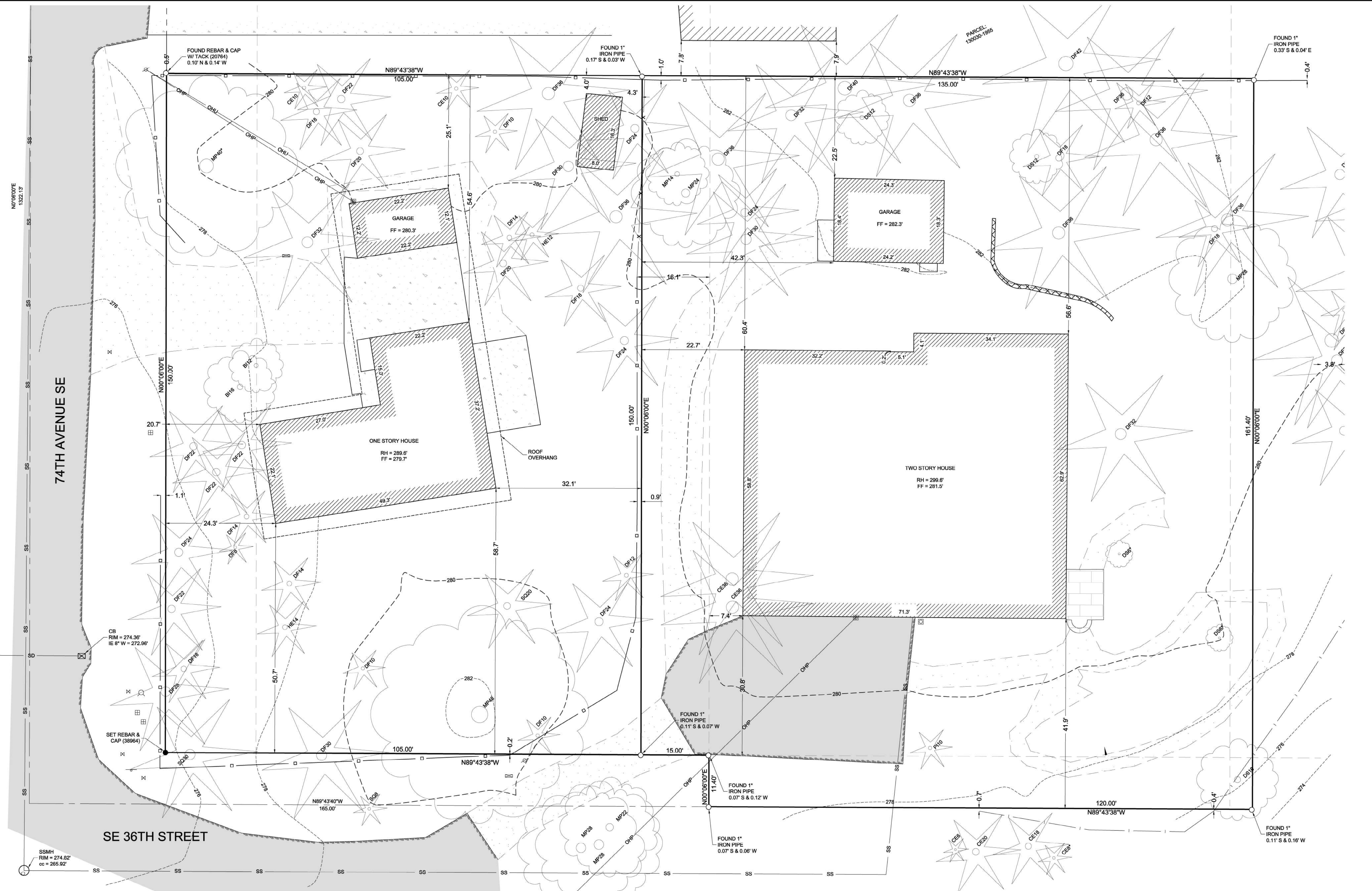
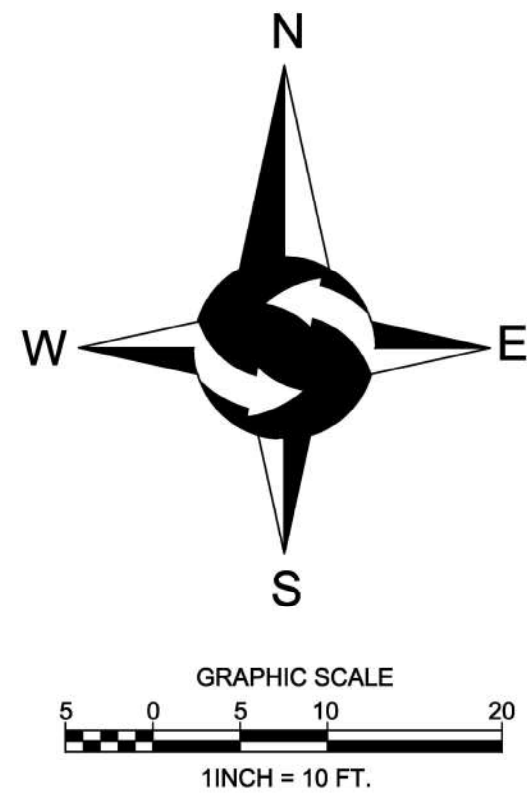
DPD DEDICATED APPROVAL STAMP SPACE

ENERGY CODE COMPLIANCE WORKSHEET

REVISION NO.

 SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
G003



74TH AVENUE SE

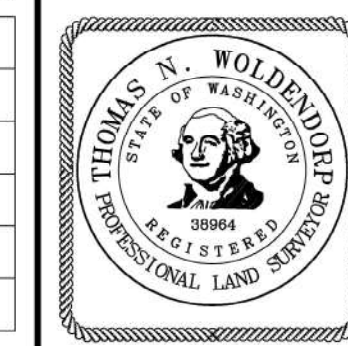
SE 36TH STREET

NE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

PROJECT NO. 18-243
 DRAWN BY: EFJ
 CHECKED BY: TNW
 DATE: 6/14/18
 SHEET 1 OF 1

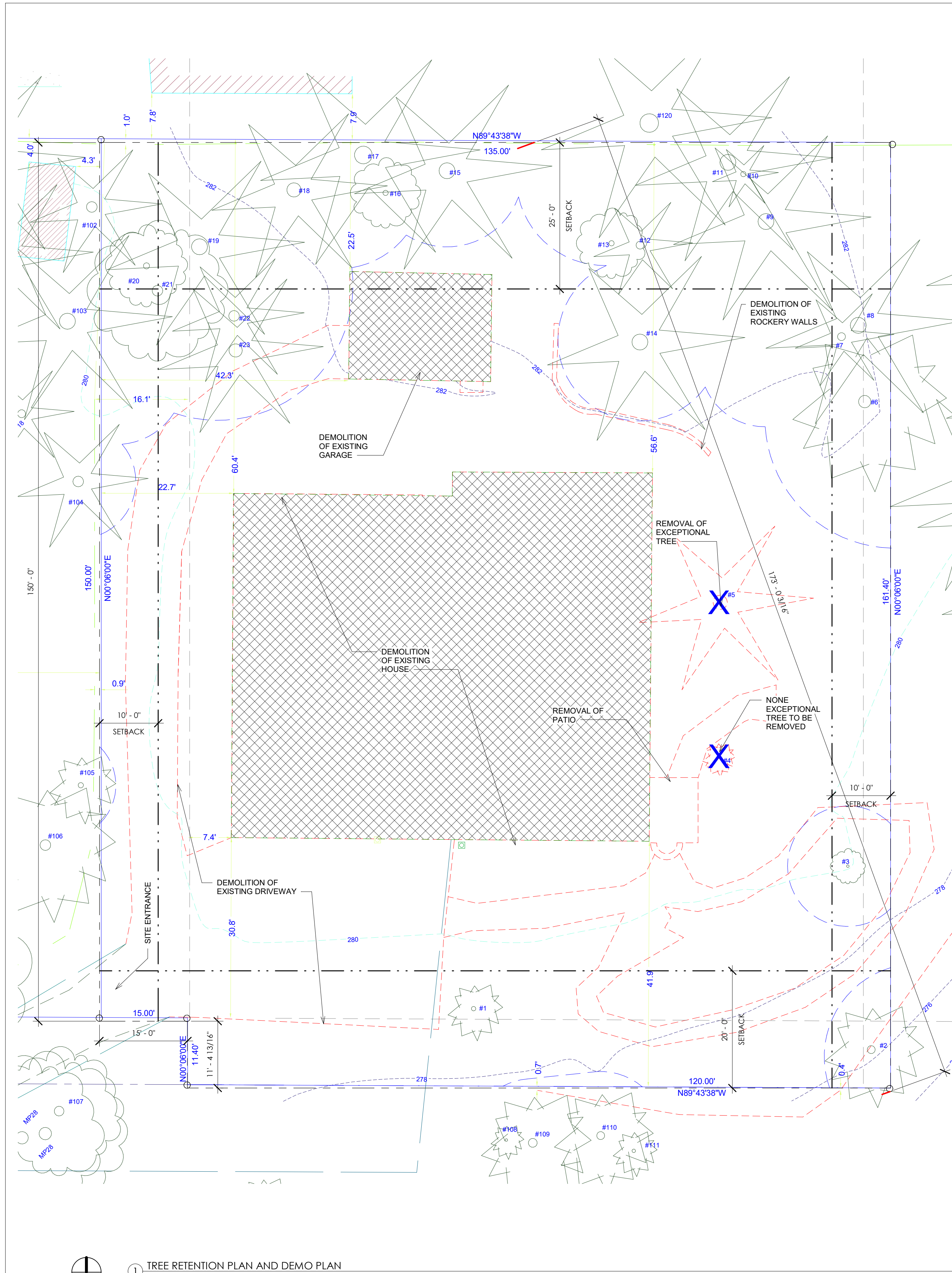
TOPOGRAPHIC SURVEY
 DAVID ARMITAGE
 3450 & 3453 74TH AVENUE SE
 MERCER ISLAND, WA 98040

DATE	REVISION	DRN



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www.sitesurveying.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412



1 TREE RETENTION PLAN AND DEMO PLAN
1" = 10'-0"

Tree Summary Table
For: 3453 74th Ave SE-Neighboring Trees
City of Mercer Island
Date: 11/5/2018
Inspector: Layton

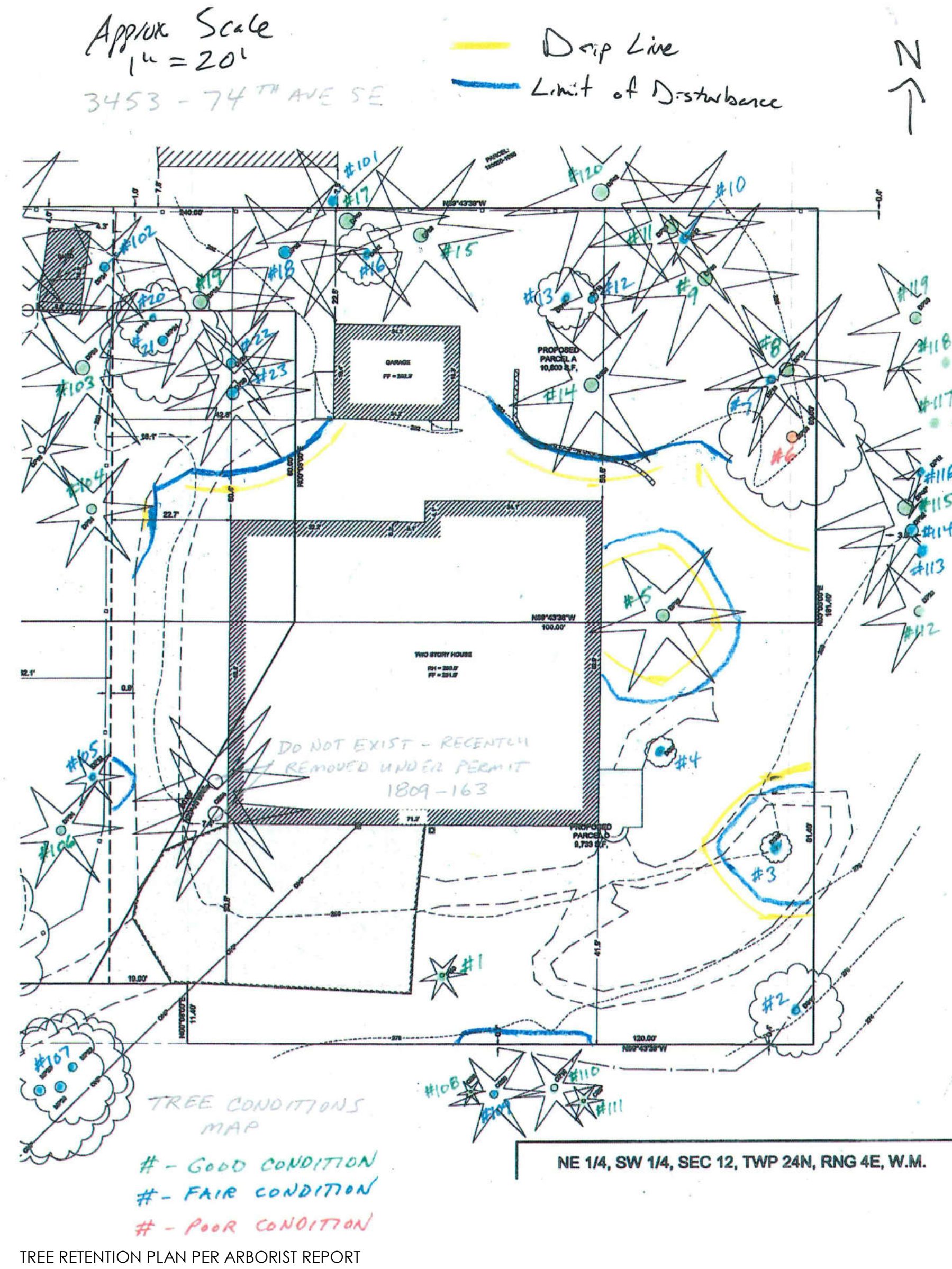
Tree/Tag #	Species	Exceptional	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Proposal	Comments
					N	S	E	W			
101	Douglas fir	yes	12	30					fair	Protect	Suppressed, cannot locate
102	Douglas fir	yes	10	100			46.10		fair	Protect	Stem/branch break 2' from root crown
103	Douglas fir	yes	30	125			4.5		good	Protect	no concerns
104	Douglas fir	yes	23	98			4.5		good	Protect	no concerns
105	Douglas fir	no	10	68			0.4		fair	Protect	old broken top, no crown
106	Douglas fir	no	22	96			2.2		good	Protect	appears E of driveway
107	Spencer maple	yes	21.23 (23)	35	16	16	22	20	fair	Protect	appears E of driveway
108	western cypress	no	18	30					good	Protect	
109	western cypress	no	16	50					fair	Protect	lean
110	western cypress	no	16	52					good	Protect	
111	western cypress	no	10	42					good	Protect	
112	Douglas fir	yes	22	88			17.78		good	Protect	natural lean southeast
113	Douglas fir	yes	24	86			13.94		fair	Protect	old broken top
114	Douglas fir	yes	21	62			19.14		fair	Protect	lean southwest, cloud decay column
115	Douglas fir	yes	38	145			13.18		good	Protect	
116	western cypress	no	10	42					fair	Protect	suppressed
117	Douglas fir	yes	28	130			10.14		good	Protect	good taper
118	Douglas fir	yes	35	132			10.16		good	Protect	
119	Douglas fir	yes	24	113			14.14		good	Protect	
120	Douglas fir	yes	36	130			14.16		good	Protect	

Trees on neighboring properties - Drip-Line and Limits of Disturbance measurements from property line, except for #112-#119, face of trunk
Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem, squared
(example with 3 stems: dbh = square root [(stem1)^2 + (stem2)^2 + (stem3)^2])

Tree Summary Table
For: 3453 74th Ave SE-Property Trees
City of Mercer Island
Date: 11/5/2018
Inspector: Layton
Date: 10/26/2019
Inspector: Tomco

Tree/Tag #	Species	Exceptional	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Proposal	Comments
					N	S	E	W			
1	Japanese white pine	no	8	28	10	10	11	12	good	Retain	No concerns
2	Red pine	no	10	15	13	14	10	7	fair	Retain	Lean NW, decay top
3	Pacific dogwood	yes	14	31	14	8	12	12/13	fair	Remove	Disproportionate size for site, "suspiciously upright" root system, "suspiciously upright" root system
4	Western sycamore	no	8.8 (8)	31	7	6	6	12	fair	Remove	Lean west, cannot locate
5	White fir	yes	27	92	10/14	10/14	10/14	10/14	good	Remove	Unusually tall
6	Lightning maple	no	24	85	0	24	4	18	poor	Retain	Old broken top, "suspiciously upright" root system
7	Douglas fir	yes	16	78	8	10	4	12	fair	Retain	Old broken top, "suspiciously upright" root system
8	Douglas fir	yes	32	116	14	14	14	12	good	Retain	Disproportionate size for site, "suspiciously upright" root system, natural lean north
9	Douglas fir	yes	33	143	12	15	14	18	good	Retain	Disproportionate size for site, 80% for crown loss
10	Douglas fir	yes	12	35	7	6	10	8	fair	Retain	Disproportionate size for site, 70% for crown loss
11	Douglas fir	yes	24	84	11	13	10	18	good	Retain	Disproportionate size for site, 70% for crown loss
12	Douglas fir	yes	20	88	6	9	11	11	fair	Retain	Old broken top, crown loss
13	Pacific dogwood	yes	11	33	10	19	14	12	fair	Retain	Unusually tall, crown loss
14	Douglas fir	yes	37	127	12	10/12	10	14/13	good	Retain	Disproportionate size for site, 70% for crown loss
15	Douglas fir	yes	28	128	12	8/12	12	8	good	Retain	Natural lean north, crown loss
16	Pacific dogwood	yes	11	46	12	10/10	14	18	fair	Retain	Crown loss
17	Douglas fir	yes	33	124	12	10/14	12	12	good	Retain	Disproportionate size for site, 70% for crown loss
18	Douglas fir	yes	27	112	10	11/12	10	18	fair	Retain	80% for old broken top, crown loss
19	Douglas fir	yes	10	33	14	10/14	10	12	good	Retain	Disproportionate size for site, 80% for crown loss
20	Lightning maple	yes	12	41	20	0	12	16	fair	Retain	Disproportionate size for site, "suspiciously upright" root system
21	Lightning maple	yes	10	48	14	10	13	18	poor	Retain	Old broken top, crown loss
22	Douglas fir	yes	22	37	12	8	10	10	fair	Retain	Old broken top, crown loss
23	Douglas fir	yes	24	60	8	10/12	14	16	fair	Retain	Old broken top, crown loss

Parcel Trees - Drip-Line and Limits of Disturbance measurements from face of trunk
Trees on neighboring properties - Drip-Line and Limits of Disturbance measurements from property line
Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem, squared
(example with 3 stems: dbh = square root [(stem1)^2 + (stem2)^2 + (stem3)^2])



TREE RETENTION PLAN PER ARBORIST REPORT

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



TEL 206.749.9019
FAX 206.749.9128
WWW.GARRETCORDWERNER.COM

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DATE: 07/07/20
SCALE: 1" = 10'-0"
REV: 1
DATE: 7/15/20
ISSUE/REVISION: Revision 1

'FOO' RESIDENCE
3453 74th Ave SE
Mercer Island, WA
98040

REV DATE ISSUE/REVISION
1 7/15/20 Revision 1

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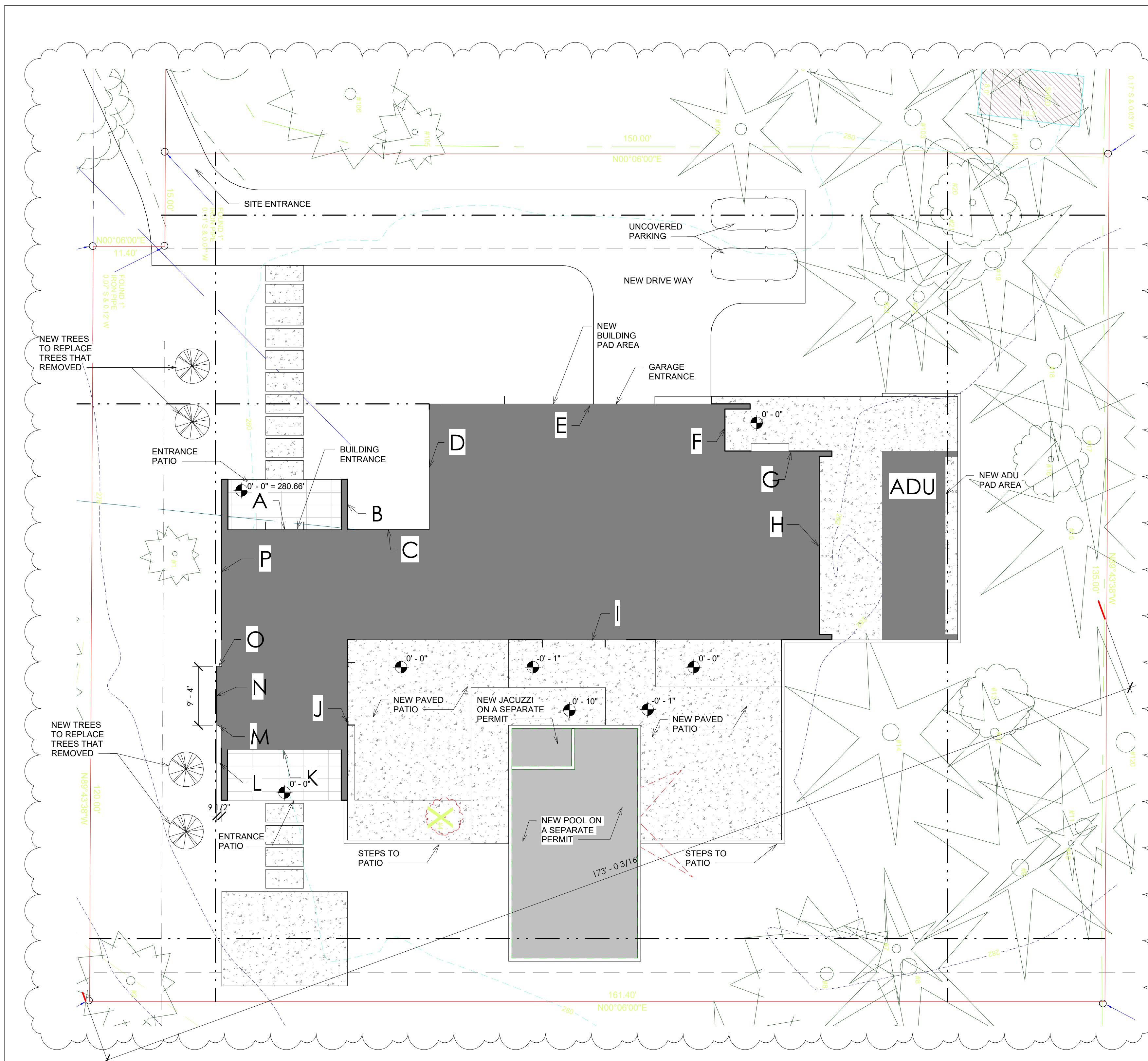
DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
TREE RETENTION PLAN AND DEMO PLAN

REVISION NO.
1

SUPERSEDES ALL PREVIOUS REVISIONS
SHEET NO.
G005

7/15/2020 3:19:15 PM



① GFA CALCS
1" = 10'-0"

LOT SLOPE CALCULATIONS

HIGHEST ELEVATION POINT OF LOT:	283.00 FT
LOWEST ELEVATION POINT OF LOT:	275.00 FT
ELEVATION DIFFERENCE:	8.00 FT
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS:	173.19 FT
LOT SLOPE:	4.62%

LOT COVERAGE CALCULATIONS

A. ALLOWED LOT COVERAGE	40% OF LOT
B. ALLOWED LOT COVERAGE AREA	8,647.2 SF
D. NET LOT AREA	21,618 SF
E. MAIN STRUCTURE ROOF AREA	3,657.79 SF
F. ACCESSORY BUILDING ROOF AREA	294.56 SF
G. VEHICULAR USE(DRIVEWAY, ACCESS EASEMENTS, PARKING)	3,098.96 SF
H. TOTAL EXISTING LOT COVERAGE AREA	7,395 SF
I. (TOTAL LOT COVERAGE AREA REMOVED)	7,395 SF
J. TOTAL NEW LOT COVERAGE AREA	7051.31 SF
K. TOTAL PROJECT LOT COVERAGE AREA = (H-I) + J	7051.31 SF
N. PROPOSED LOT COVERAGE = (K/D)X100	32.6% OF LOT

HARDSCAPE

TOTAL AREA HARDSCAPE ON PROPERTY	3,488.16 SF
TOTAL AREA DECKS ON PROPERTY	2,700.50 SF
9% OF NET LOT AREA	1,945.62 SF
UNUSED LOT COVERAGE	1,595.89 SF
TOTAL ALLOWABLE HARDSCAPE AREA	3,541.51 SF

BUILDING AREA	EXISTING AREA	REMOVED AREA	NEW AREA	TOTAL
UPPER FLOOR	0 SF	0 SF	1,665 SF	1,665 SF
MAIN FLOOR	4,330 SF	4,330 SF	2,490 SF	2,490 SF
GROSS BASEMENT AREA	0 SF	0 SF	0 SF	0 SF
GARAGE / CARPORT	436 SF	436 SF	560 SF	560 SF
TOTAL AREA FLOOR	4,766 SF	4,766 SF	4,715 SF	4,715 SF
ACCESSORY BUILDINGS	0 SF	0 SF	295 SF	295 SF
BASEMENT AREA EXCLUDED	0 SF	0 SF	866 SF	866 SF
150% GFA MODIFIER	0 SF	0 SF	0 SF	0 SF
200% GFA MODIFIER	0 SF	0 SF	45 SF	45 SF
STAIRCASE GFA MODIFIER	0 SF	0 SF	0 SF	0 SF
TOTAL BUILDING AREA	4,766 SF	4,766 SF	5,921 SF	5,921 SF

AVERAGE BUILDING ELEVATION				
WALL ID	MIDPOINT ELEVATION (FT)	LENGTH ID	WALL SEGMENT LENGTH (FT)	ELEV x LENGTH
A	280.10	a	20.00	5602.00
B	280.20	b	8.00	2241.60
C	280.30	c	13.00	3643.90
D	280.30	d	20.00	5606.00
E	281.00	e	51.00	14331.00
F	281.70	f	7.50	2112.75
G	281.80	g	13.00	3663.40
H	282.00	h	30.00	8460.00
I	281.50	m	77.00	21675.50
J	280.50	n	25.50	7152.75
K	280.00	o	20.00	5600.00
L	279.00	p	11.92	3325.68
M	279.00	q	9.50	2650.50
N	279.00	r	9.33	2603.07
O	279.00	s	9.50	2650.50
P	279.50	t	29.75	8315.125
TOTAL			355.00	99,633.78
ABE			(ELEVxLENGTH)/LENGTH	280.66
HIGHEST BUILDING ELEVATION			(ABE + 30.00')	310.66

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121

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TEL 206.749.9019
FAX 206.749.9128
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DATE	DRAWN BY
06/02/20	AHP
SCALE	CHECKED BY
1" = 10'-0"	GCW

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
SITE PLAN AND DEVELOPMENT INFORMATION

REVISION NO.
1
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
G006

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DATE

06/30/2020

DRAWN BY

DH

SCALE

1/4" = 1'-0"

CHECKED BY

GCW

PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV DATE ISSUE/REVISION

1	7/15/20	Revision 1
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DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE

FLOOR PLAN - BASEMENT

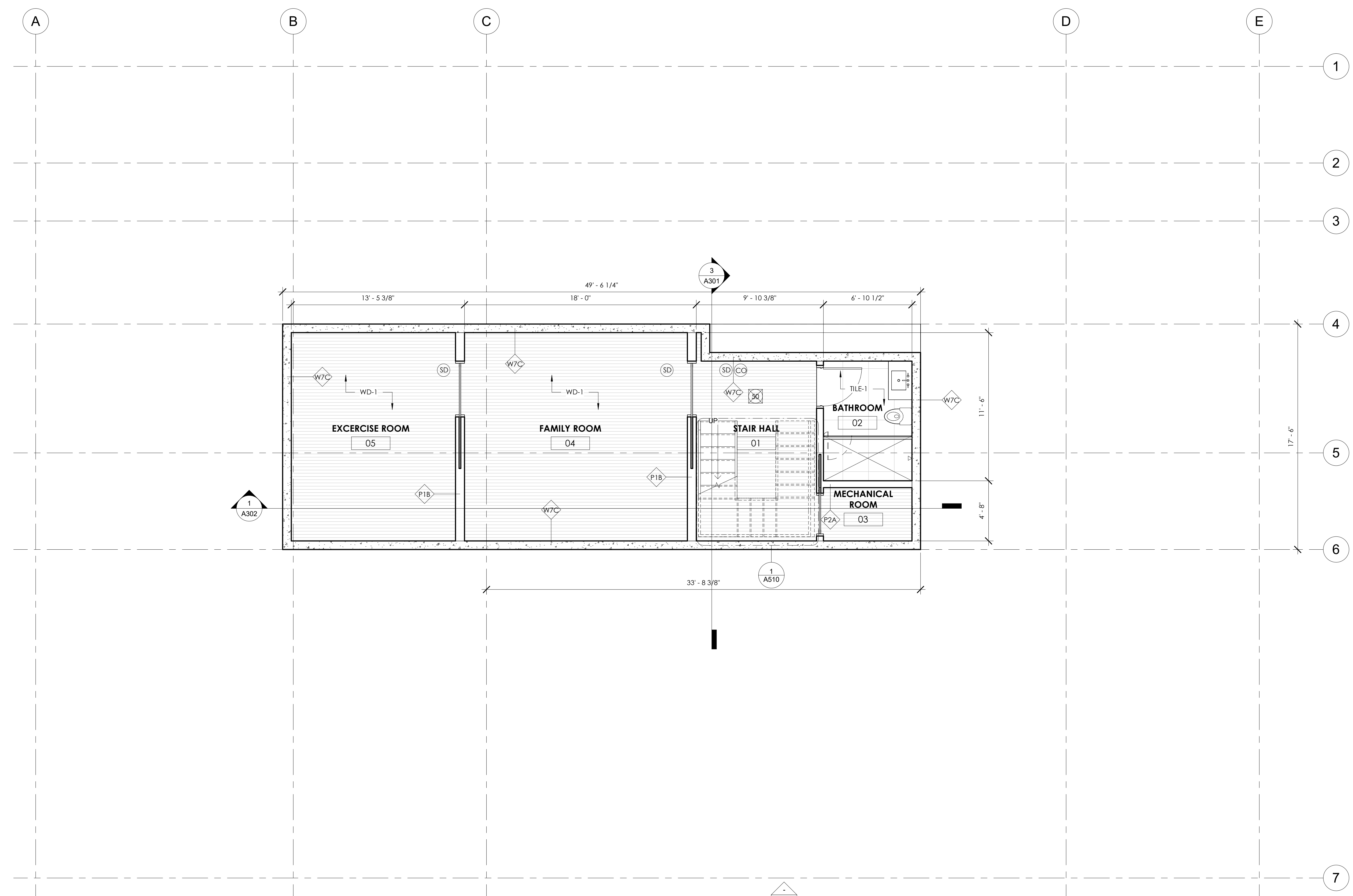
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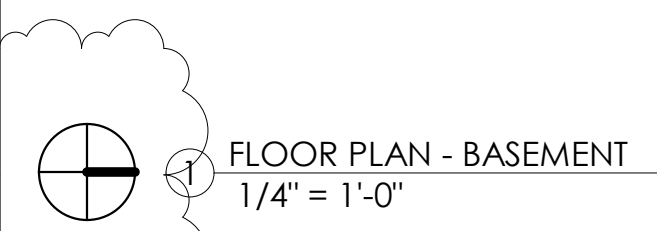
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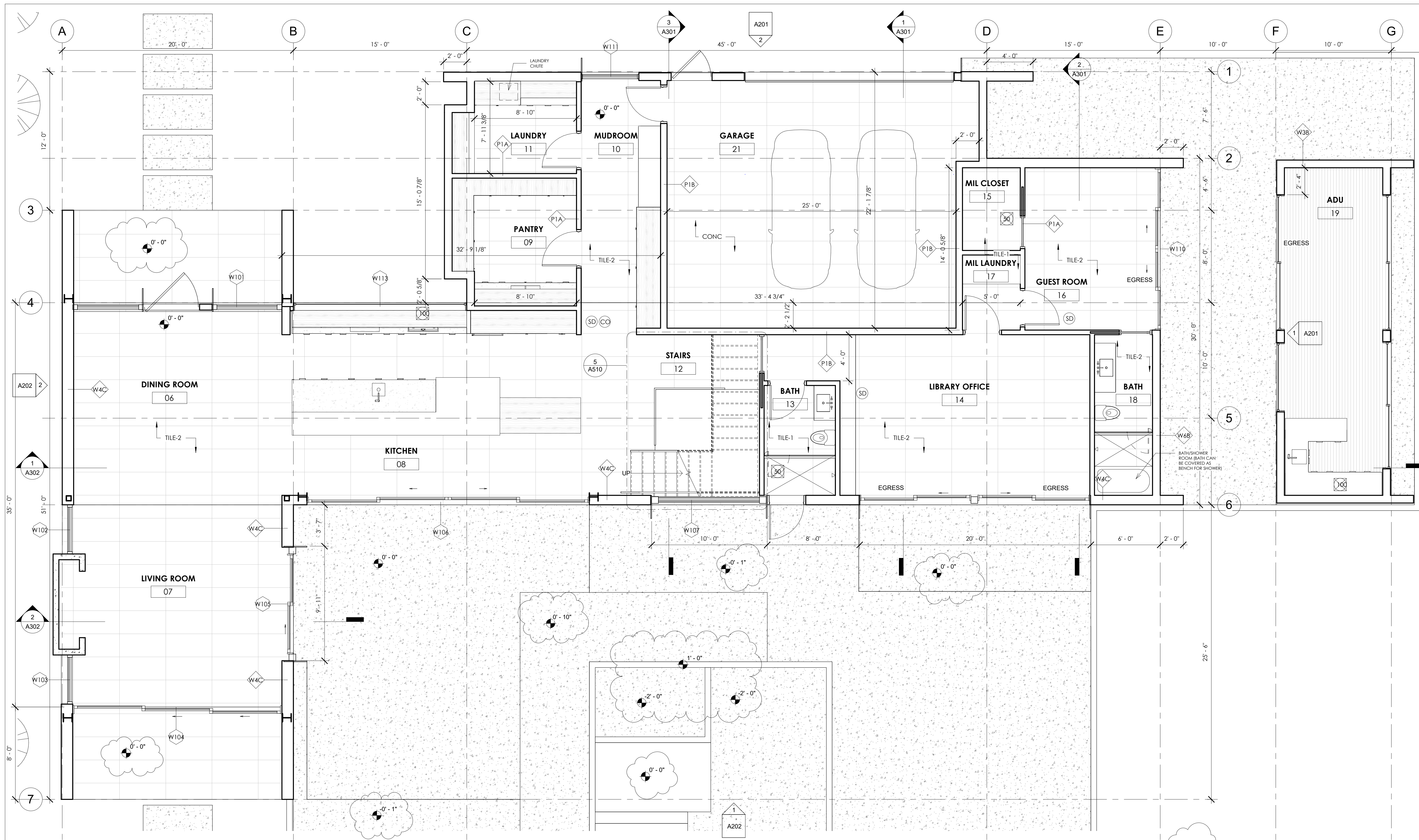
SD SMOKE DETECTORS
IRC R314.3 SMOKE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER STOREY BELOW THE UPPER LEVEL.
SMOKE DETECTORS ARE TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4

VENTILATION SCHEDULE
 100 CFM ON SWITCH
 105 CFM CONTINUOUSLY OPERATED WHOLE-HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)
 50 CFM ON SWITCH
 MIN. 4 S. I. SCREENED OUTDOOR AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED.
 MECHANICAL VENTILATION SYSTEM IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST SHALL BE AT LEAST THREE FEET (3') FROM ANY OPENING INTO THE BUILDING PER IRC 1502.3
 WHOLE-HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED FOUR FEET (4') OR LESS FROM THE INTERIOR GRILLE PER IMC 403.8.8.5 / IRC 1507.3.4.2

CO CARBON MONOXIDE DETECTORS
IRC R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING UNIT AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.



FLOOR PLAN - BASEMENT
1/4" = 1'-0"



GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128
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DATE 06/30/2020	DRAWN BY DH
SCALE 1/4" = 1'-0"	CHECKED BY GCW

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
FLOOR PLAN - LEVEL 1

REVISION NO.
1
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
A111

SD SMOKE DETECTORS

IRC R314.3 SMOKE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS.

- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER STOREY BELOW THE UPPER LEVEL.

SMOKE DETECTORS ARE TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4

VENTILATION SCHEDULE

- 100 CFM ON SWITCH
- 105 CFM CONTINUOUSLY OPERATED WHOLE-HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)
- 50 CFM ON SWITCH

MIN. 4 S.I. SCREENED OUTDOOR AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED.

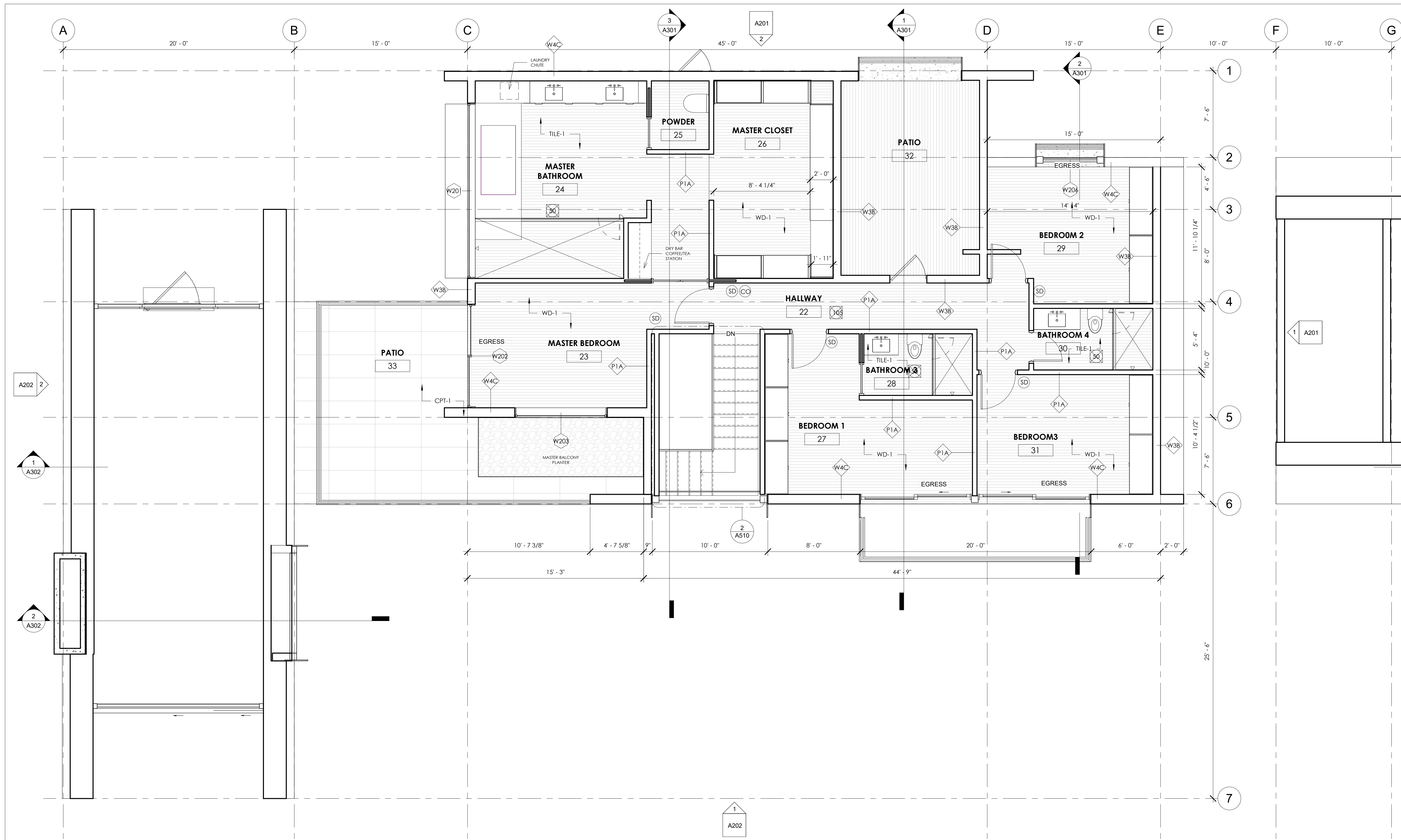
MECHANICAL VENTILATION SYSTEM IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST SHALL BE AT LEAST THREE FEET (3') FROM ANY OPENING INTO THE BUILDING PER IRC 1502.3 WHOLE-HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED FOUR FEET (4') OR LESS FROM THE INTERIOR GRILLE PER IMC 403.8.8.5 / IRC 1507.3.4.2

GARAGE NOTES

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GWB APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE-X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. IRC R309.2
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTE FIRE-RATED DOORS. SRC 309.1
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R309.1
- IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS PER IRC R802.1
- PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER.

CC CARBON MONOXIDE DETECTORS

IRC R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING UNIT AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.



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DATE 06/30/2020	DRAWN BY DH
SCALE 1/4" = 1'-0"	CHECKED BY GCW

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
FLOOR PLAN - LEVEL 2

REVISION NO.
1
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
A112

SD SMOKE DETECTORS

IRC R314.3 SMOKE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER STOREY BELOW THE UPPER LEVEL.

SMOKE DETECTORS ARE TO BE HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R314.4

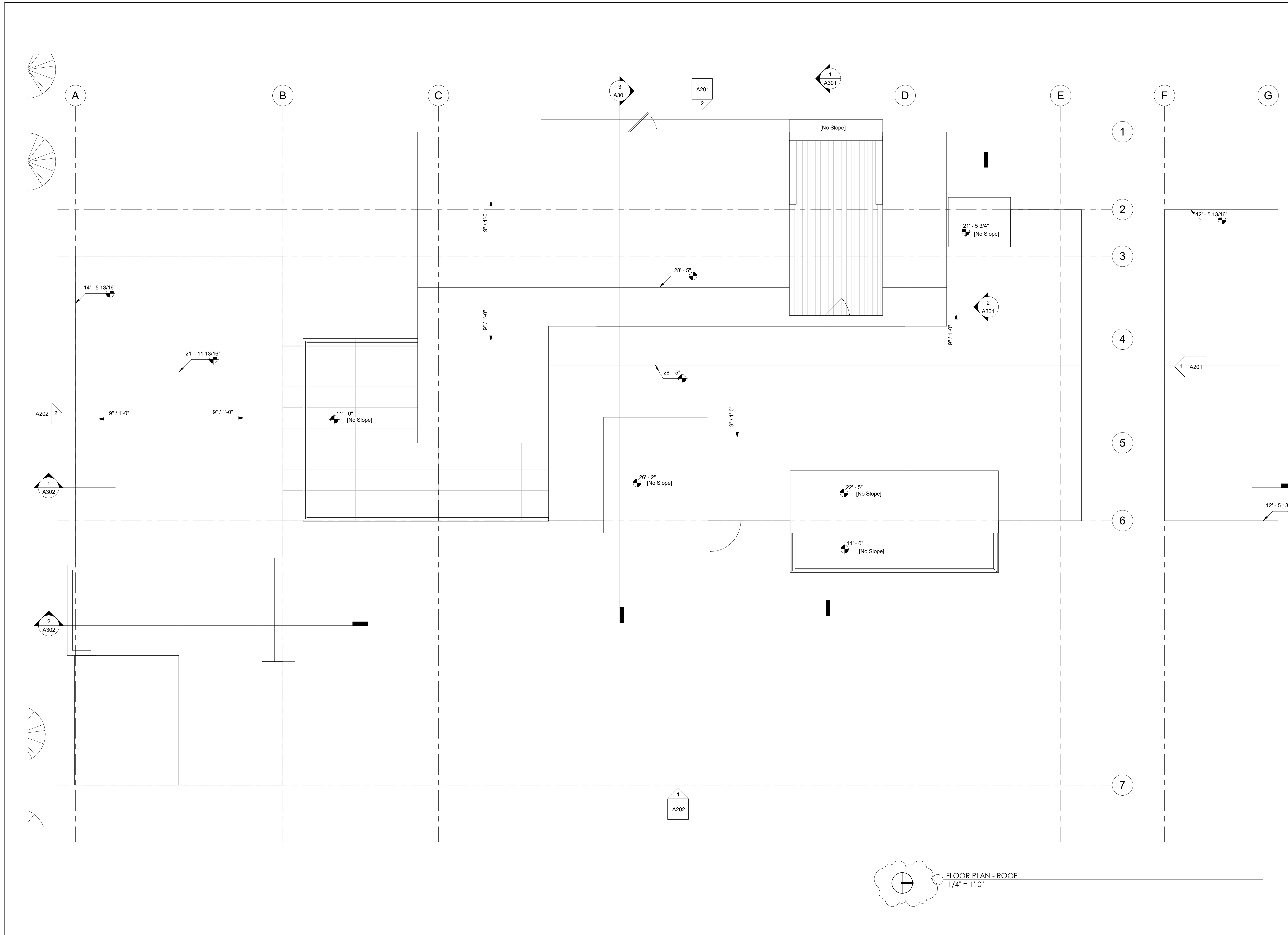
VENTILATION SCHEDULE

- 100 CFM ON SWITCH
 - 105 CFM CONTINUOUSLY OPERATED WHOLE-HOUSE FAN, SIZED PER TABLE IRC M1507.3.3(1)
 - 50 CFM ON SWITCH
- MIN. 4 S. I. SCREENED OUTDOOR AIR INLET - WALL PORT OR WINDOW VENT AS REQUIRED.
- MECHANICAL VENTILATION SYSTEM IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST SHALL BE AT LEAST THREE FEET (3) FROM ANY OPENING INTO THE BUILDING PER IRC 1502.3 WHOLE-HOUSE EXHAUST FANS SHALL HAVE A SONE RATING OF 1.0 OR LESS WHEN LOCATED FOUR FEET (4) OR LESS FROM THE INTERIOR GRILLE PER IMC 403.8.8.5 / IRC 1507.3.4.2

CC CARBON MONOXIDE DETECTORS

IRC R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING UNIT AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

1 LEVEL 2
1/4" = 1'-0"



GARRET CORD WERNER LLC
 3132 WESTERN AVE
 SEATTLE WA
 98121



GARRET CORD WERNER

TEL 206.749.9019
 FAX 206.749.9128
 WWW.GARRETCORDWERNER.COM

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DATE 09/29/15	DRAWN BY AHP
SCALE 1/4" = 1'-0"	CHECKED BY GCW

PROJECT
'FOO' RESIDENCE
 3453 74th Ave SE
 Mercer Island, WA
 98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

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DPD DEDICATED APPROVAL STAMP SPACE

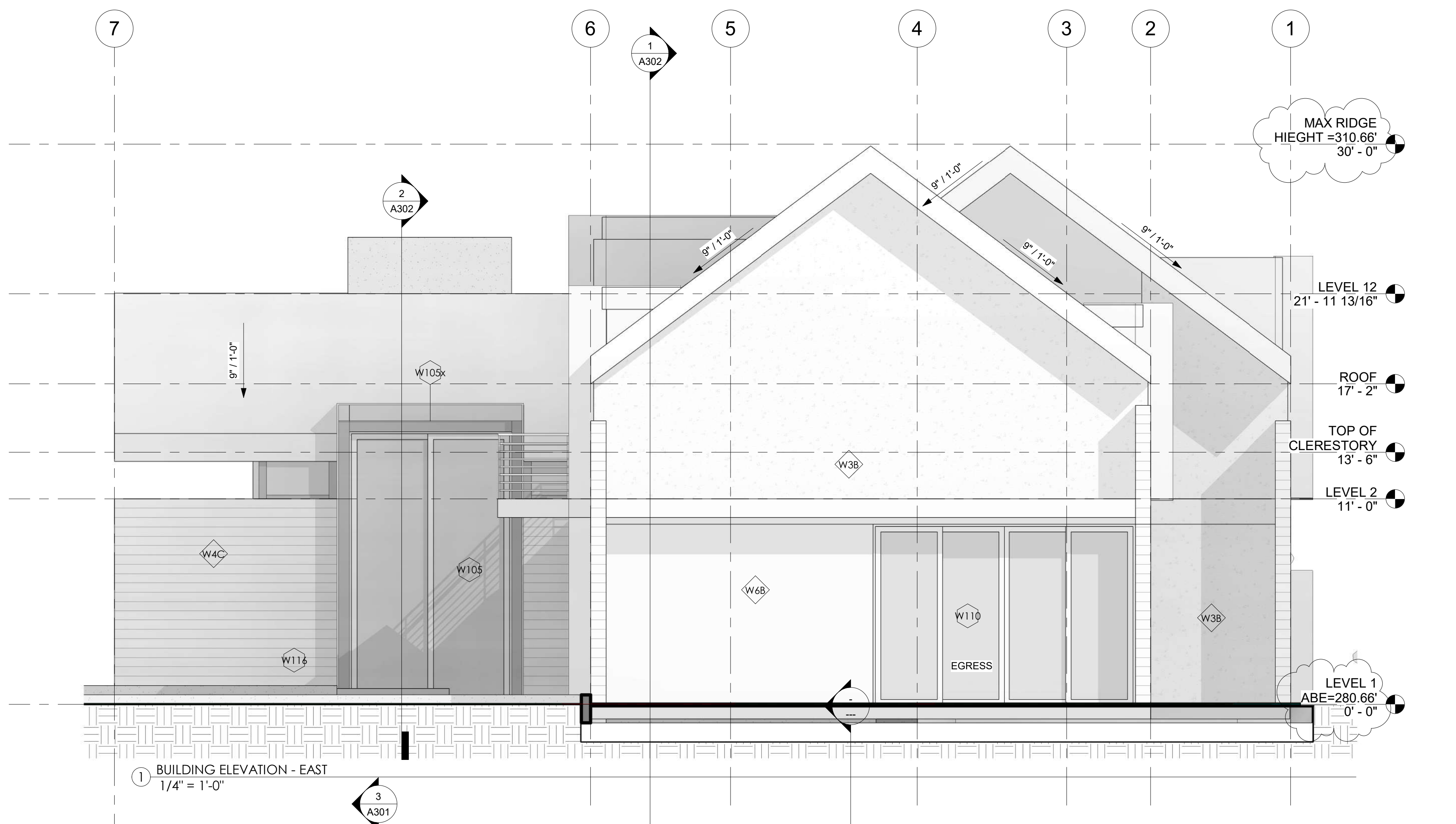
SHEET TITLE
FLOOR PLAN - ROOF

REVISION NO.
1
 SUPERSEDES ALL PREVIOUS REVISIONS

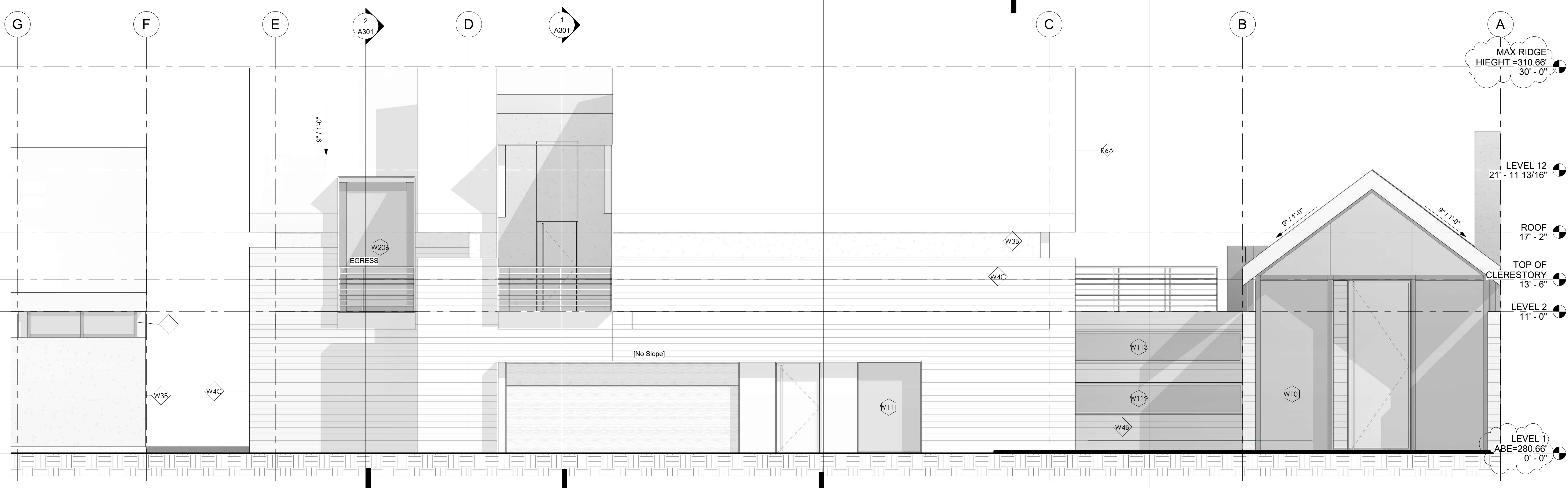
SHEET NO.
A116

1 FLOOR PLAN - ROOF
 1/4" = 1'-0"

AVERAGE BUILDING ELEVATION				
WALL ID	MIDPOINT ELEVATION (FT)	LENGTH	WALL SEGMENT LENGTH (FT)	ELEV x LENGTH
A	280.10	a	20.00	5602.00
B	280.20	b	8.00	2241.60
C	280.30	c	13.00	3643.90
D	280.30	d	20.00	5606.00
E	281.00	e	51.00	14331.00
F	281.70	f	7.50	2112.75
G	281.80	g	13.00	3663.40
H	282.00	h	30.00	8460.00
I	281.50	m	77.00	21675.50
J	280.50	n	25.50	7152.75
K	280.00	o	20.00	5600.00
L	279.00	p	11.92	3325.68
M	279.00	q	9.50	2650.50
N	279.00	r	9.33	2603.07
O	279.00	s	9.50	2650.50
P	279.50	t	29.75	8315.125
		TOTAL	355.00	99,633.78
ABE			(ELEVxLENGTH)/LENGTH	280.66
HIGHEST BUILDING ELEVATION			(ABE + 30.00')	310.66



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



2 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

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DATE 09/28/15
SCALE 1/4" = 1'-0"
PROJECT

DRAWN BY AHP
CHECKED BY GCW

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE
ELEVATIONS

REVISION NO.
1
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SHEET NO.
A201

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DATE 09/29/15
SCALE 1/4" = 1'-0"
PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

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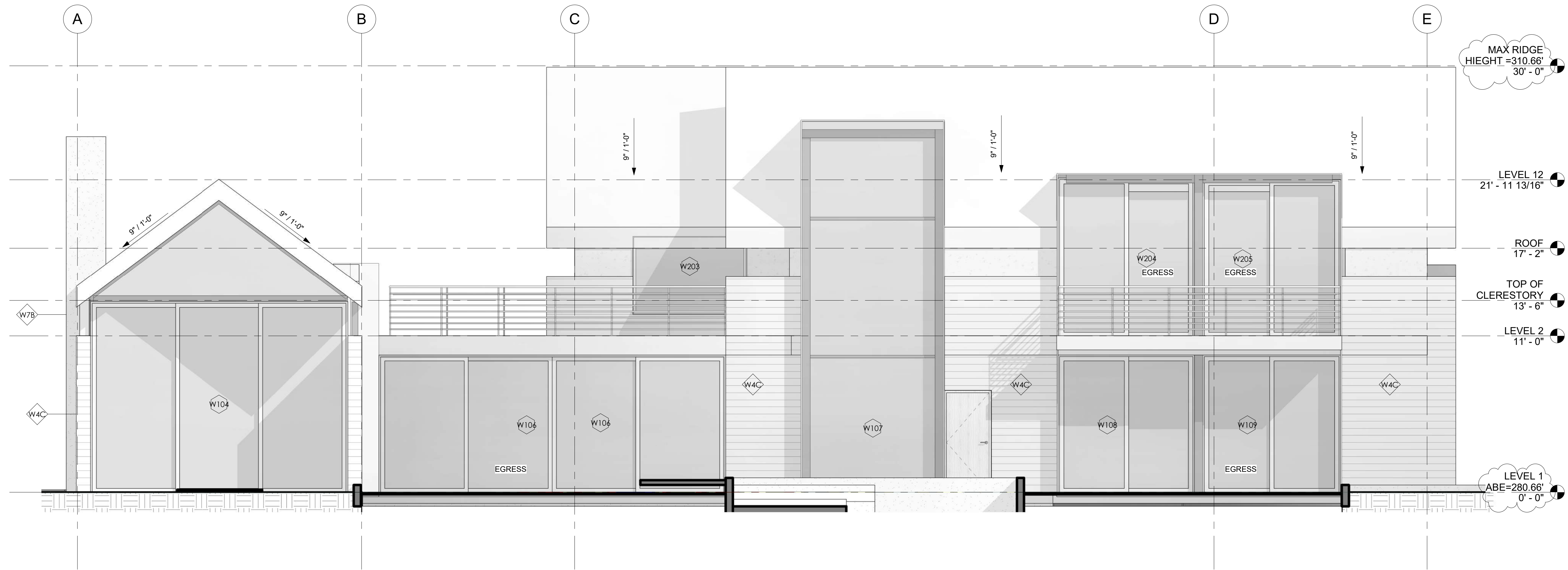
ELEVATIONS

REVISION NO. **1**
SUPERSEDES ALL PREVIOUS REVISIONS

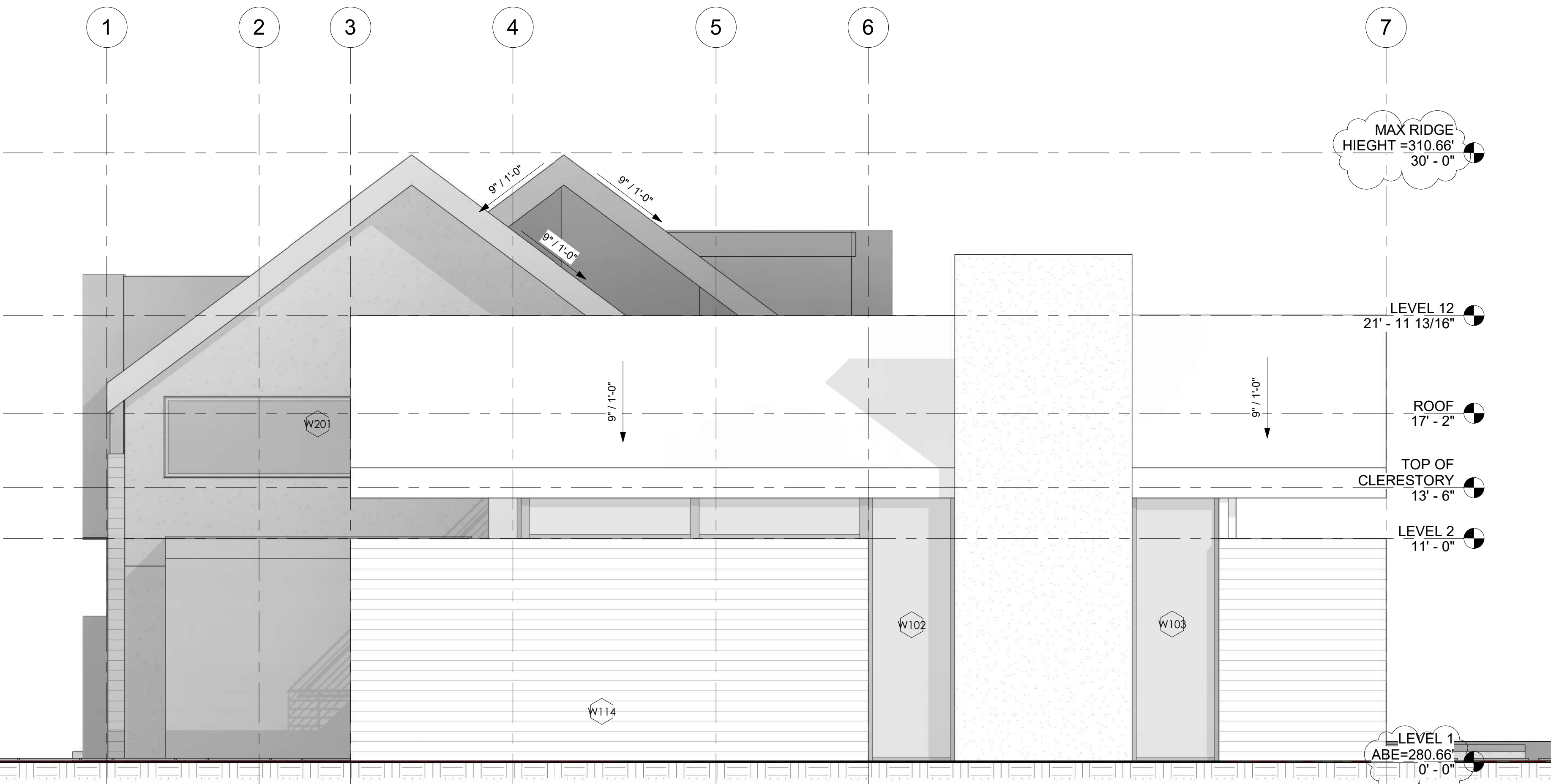
A202

SHEET NO.

7/24/2020 1:33:19 PM



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



2 BUILDING ELEVATION - WEST
1/4" = 1'-0"

AVERAGE BUILDING ELEVATION				
WALL ID	MIDPOINT ELEVATION (FT)	LENGTH (FT)	WALL SEGMENT LENGTH (FT)	ELEV x LENGTH
A	280.10	a	20.00	5602.00
B	280.20	b	8.00	2241.60
C	280.30	c	13.00	3643.90
D	280.30	d	20.00	5606.00
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TOTAL			355.00	99,633.78
ABE			(ELEVxLENGTH)/LENGTH	280.66
HIGHEST BUILDING ELEVATION			(ABE + 30.00')	310.66

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DATE 09/28/15	DRAWN BY AHP
SCALE 1/4" = 1'-0"	CHECKED BY GCW
PROJECT	

**'FOO'
RESIDENCE**

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

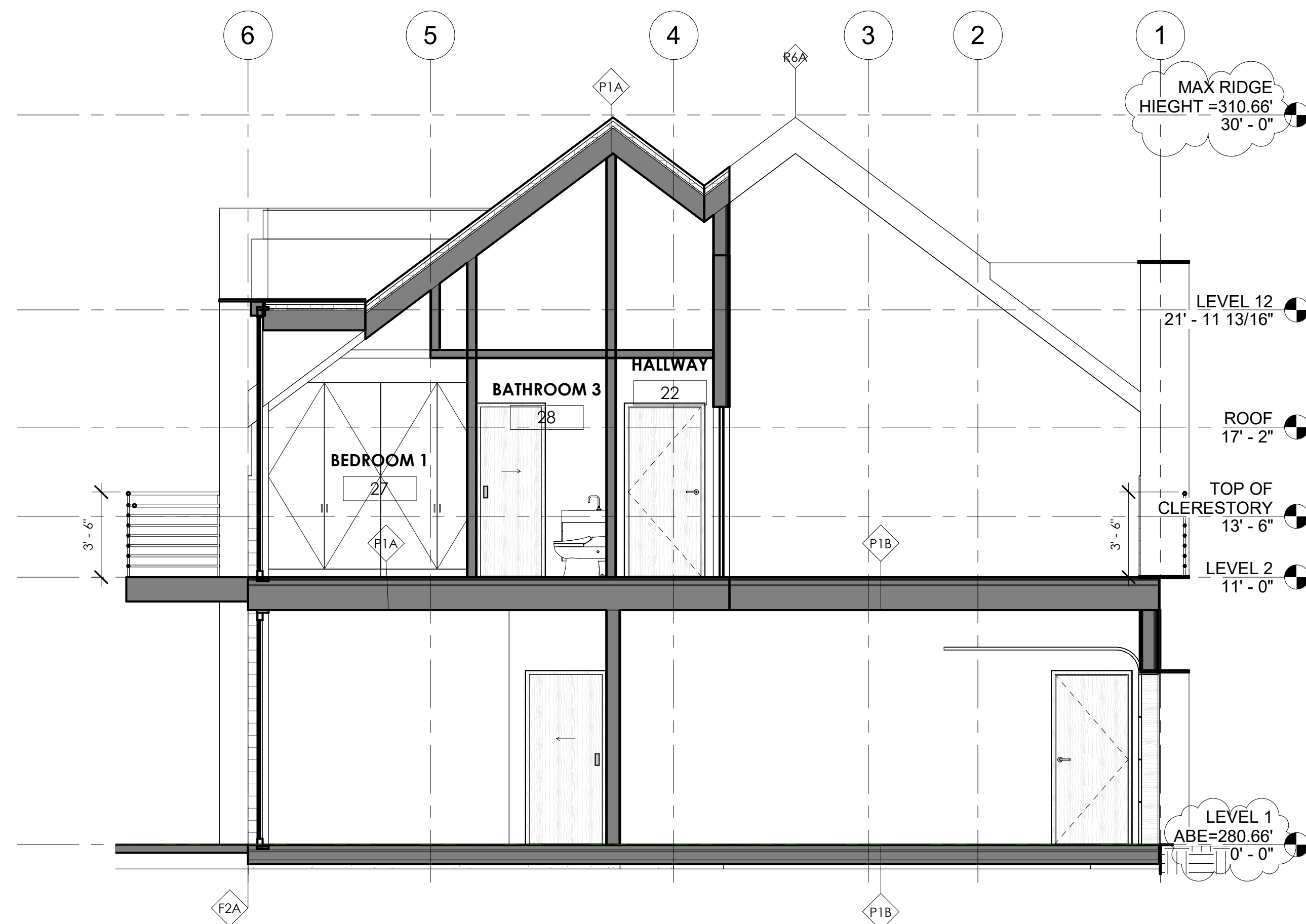
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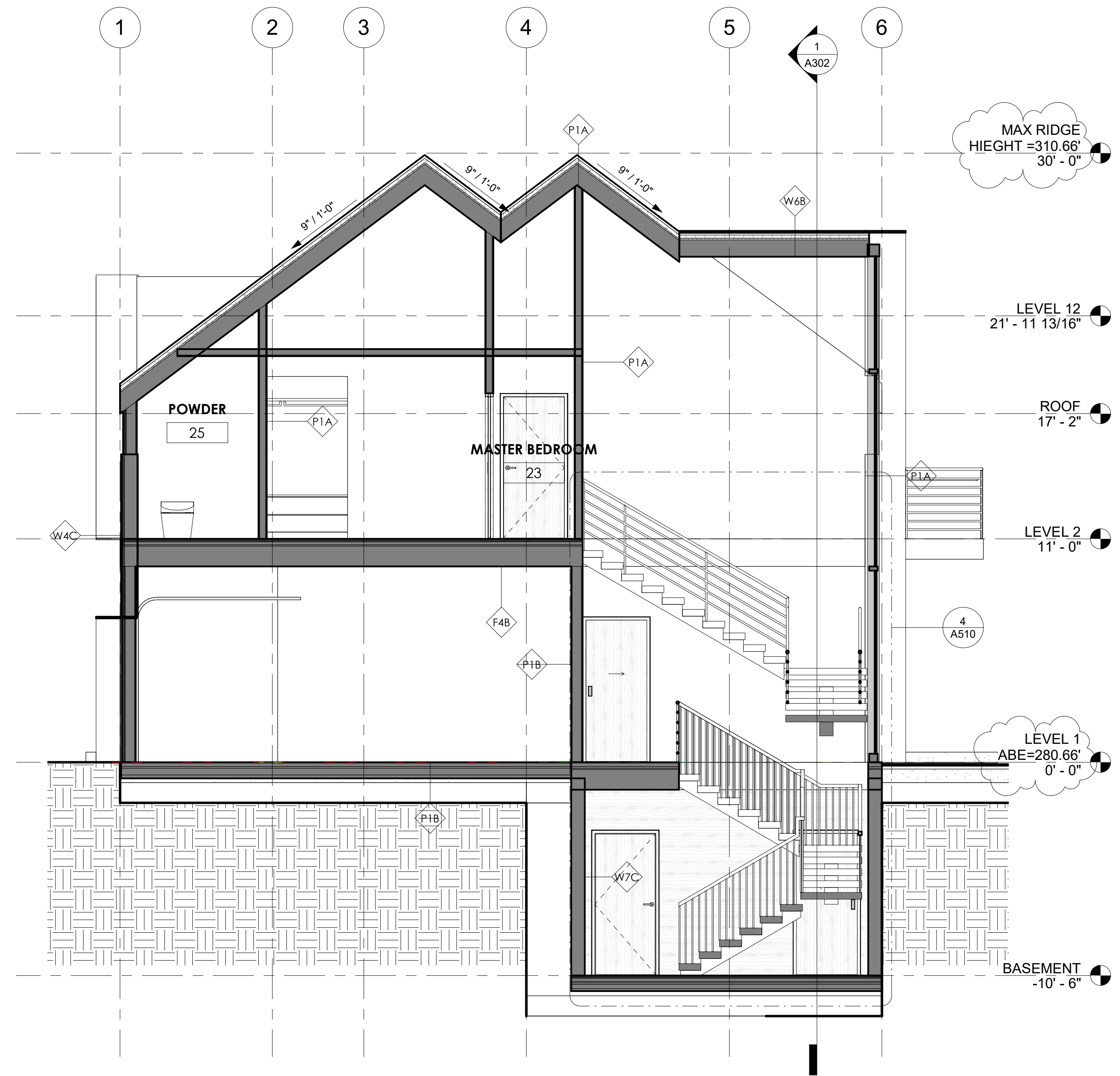
SHEET TITLE
**BUILDING
SECTIONS**

REVISION NO.
1
SUPERSEDES ALL PREVIOUS REVISIONS

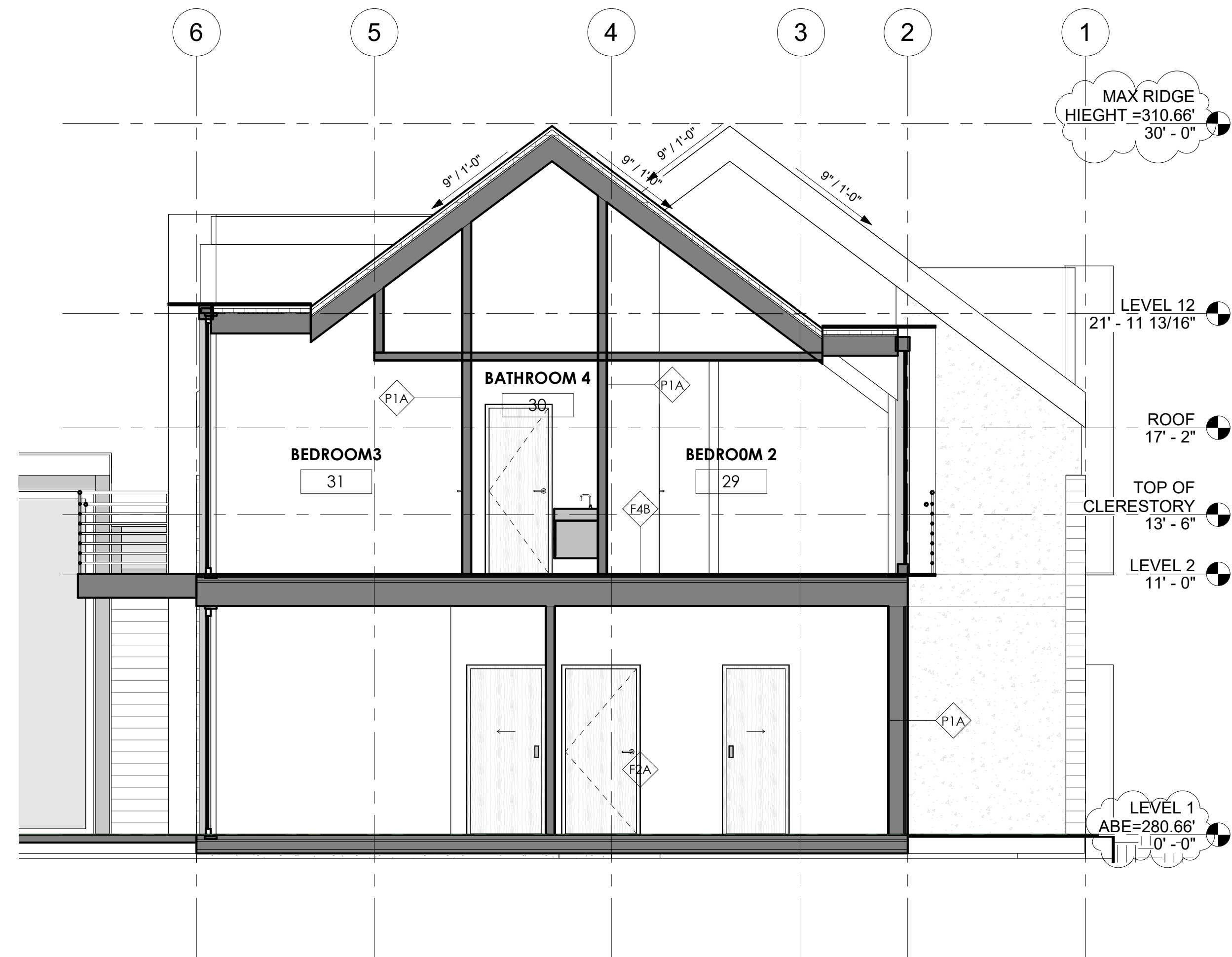
SHEET NO.
A301



Section 2
1/4" = 1'-0"



Section 1
1/4" = 1'-0"



Section 7
1/4" = 1'-0"

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DATE	DRAWN BY
02/28/20	AHP
SCALE	CHECKED BY
1/4" = 1'-0"	GCW

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3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
1	7/15/20	Revision 1

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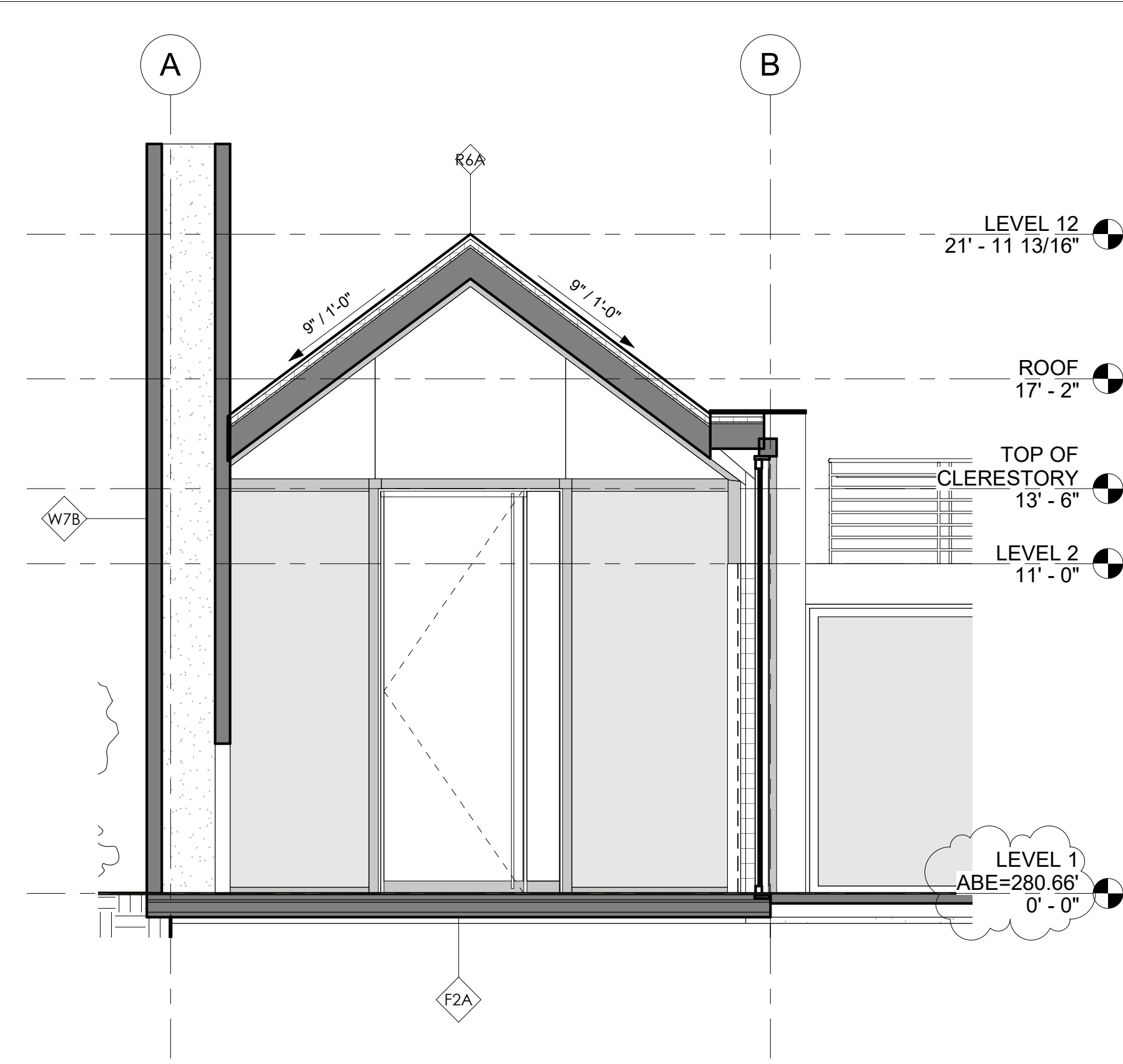
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BUILDING SECTIONS

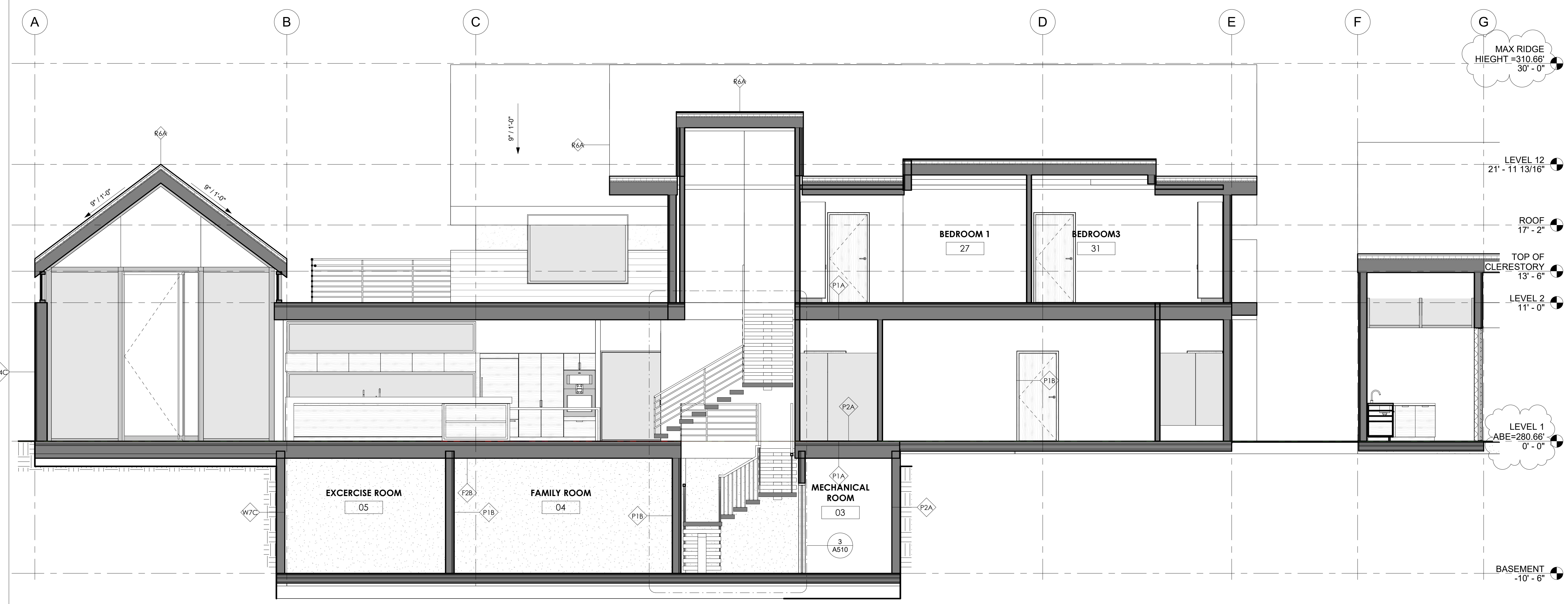
REVISION NO.	1
SUPERSEDES ALL PREVIOUS REVISIONS	

SHEET NO.
A302

7/24/2020 1:33:29 PM



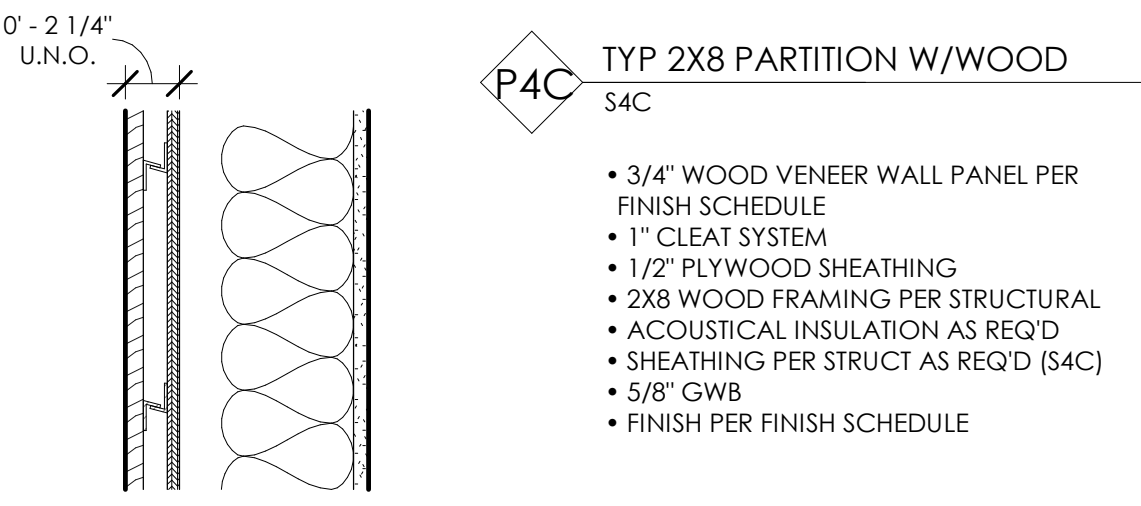
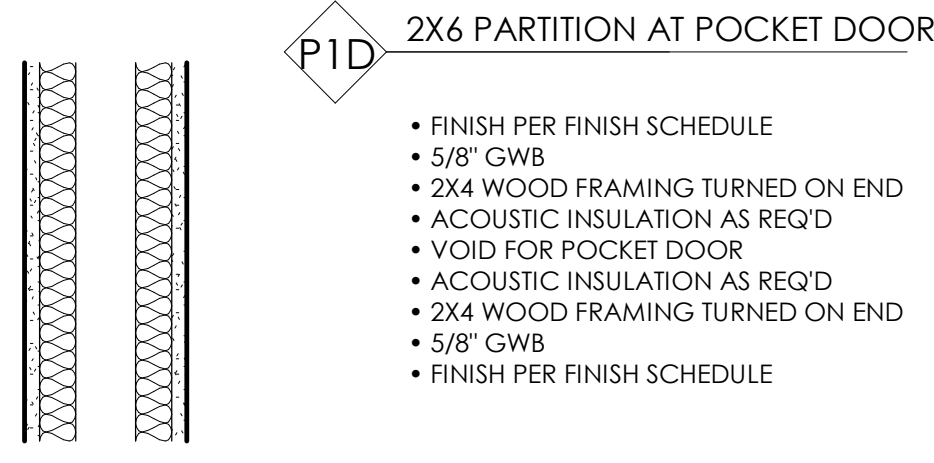
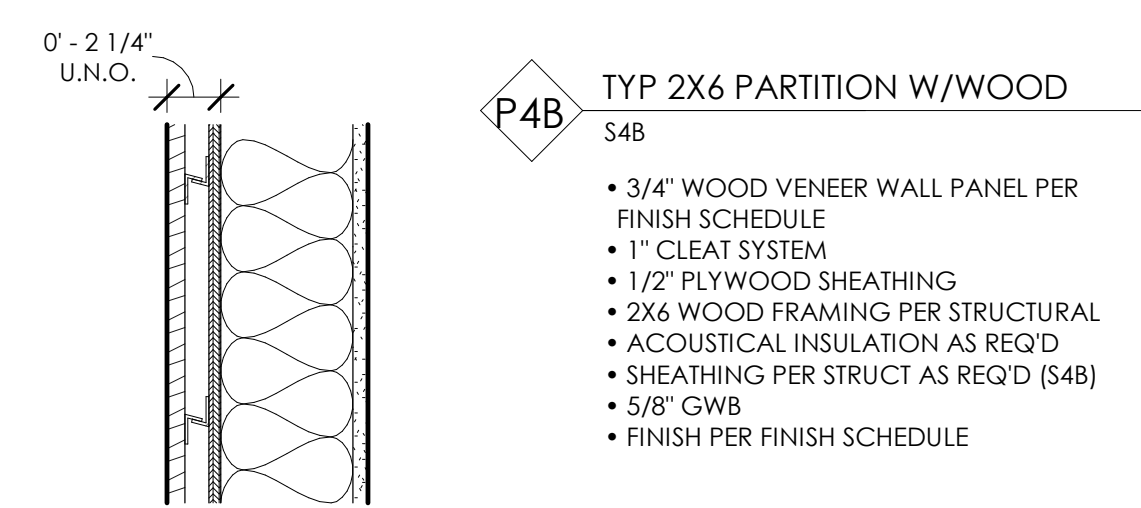
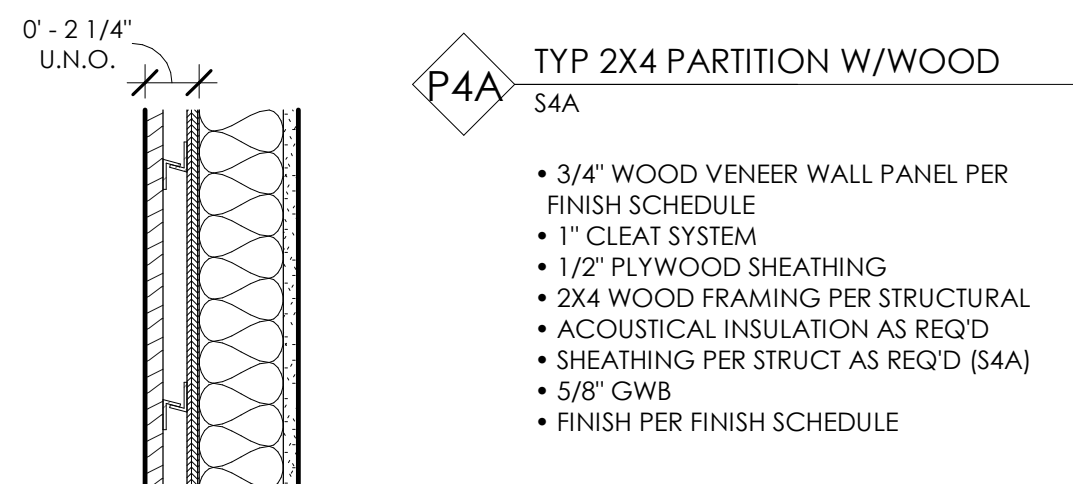
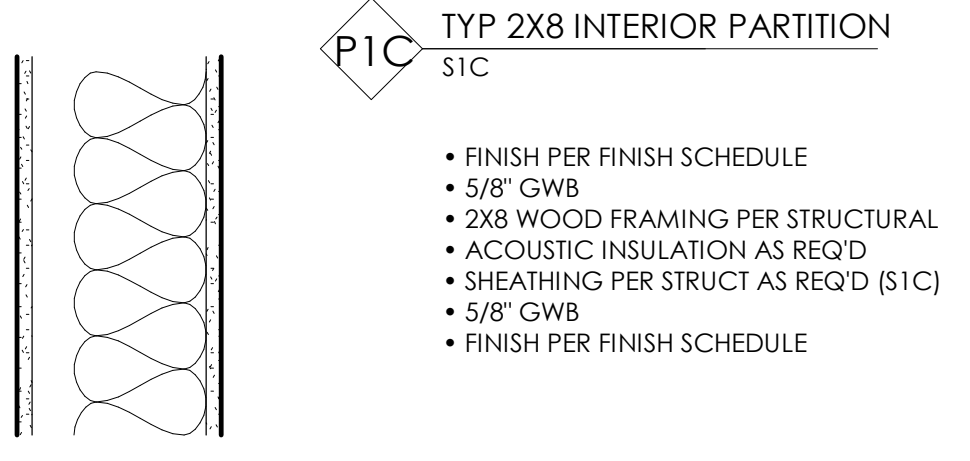
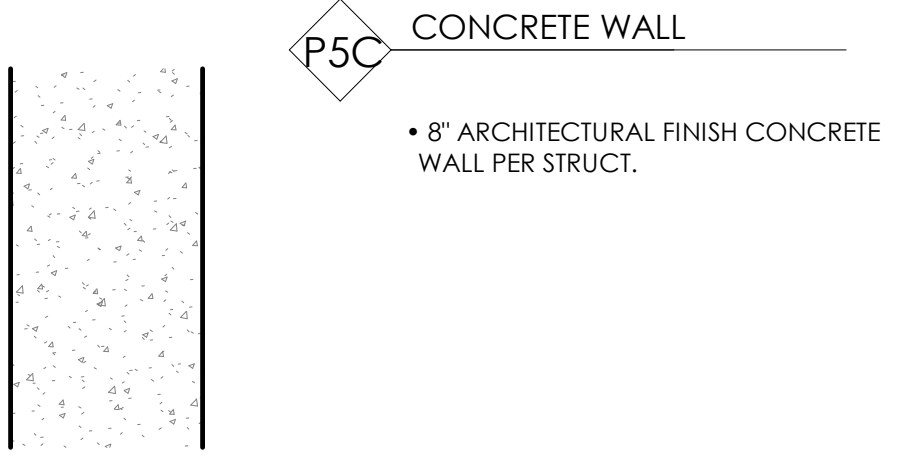
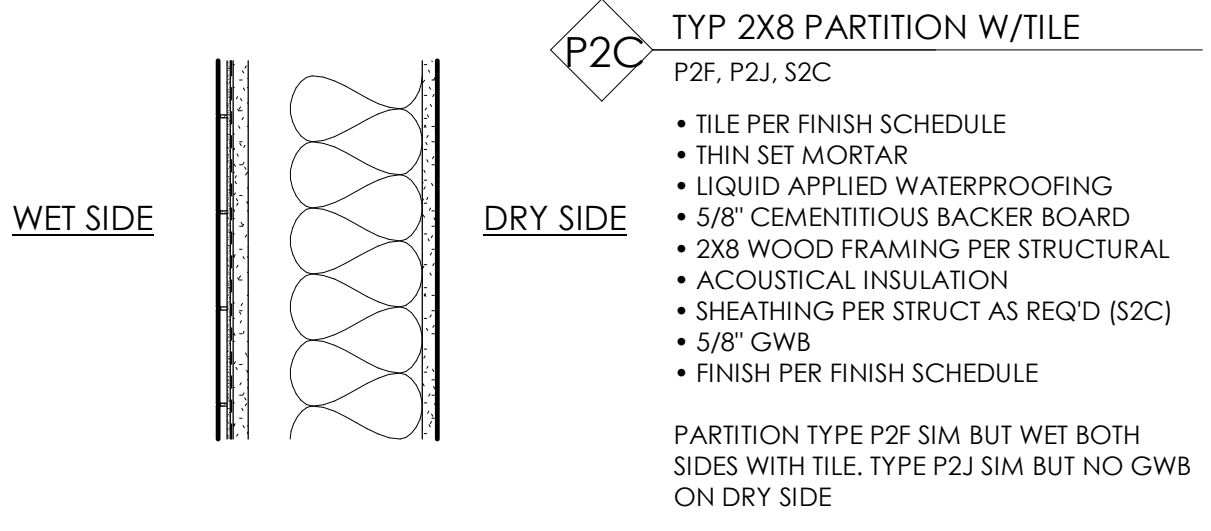
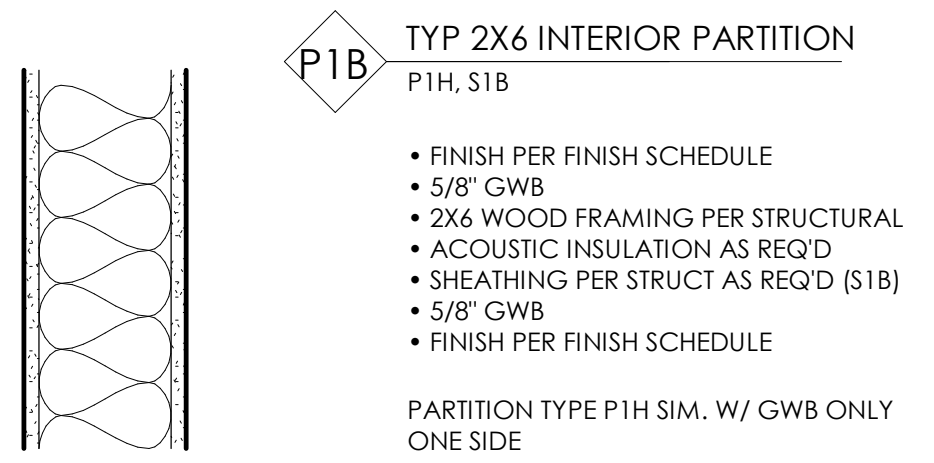
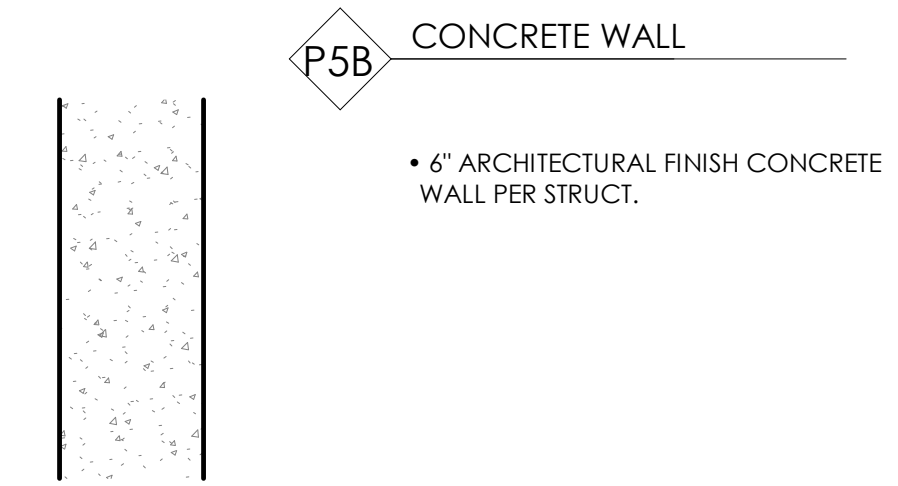
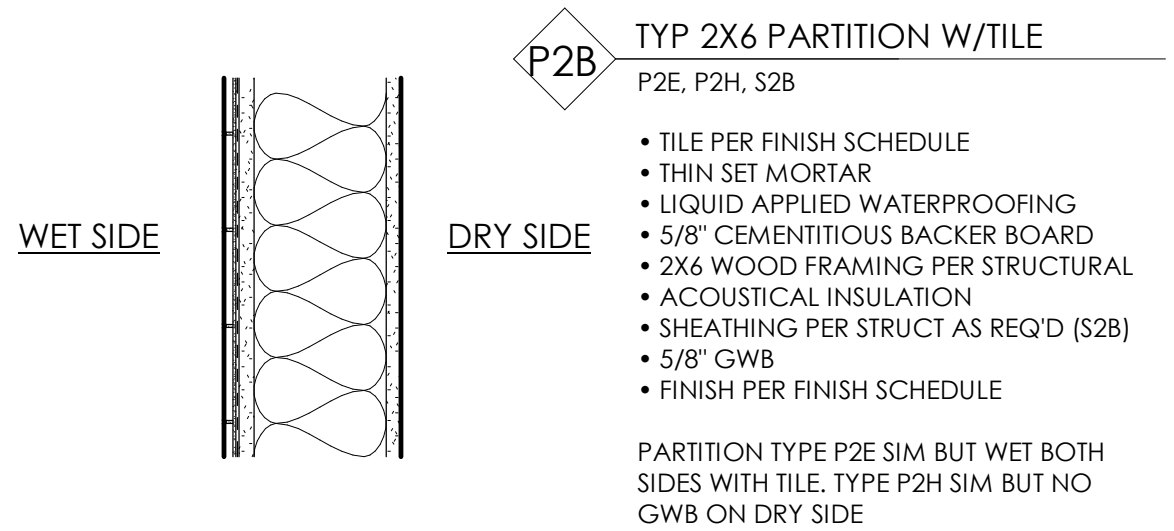
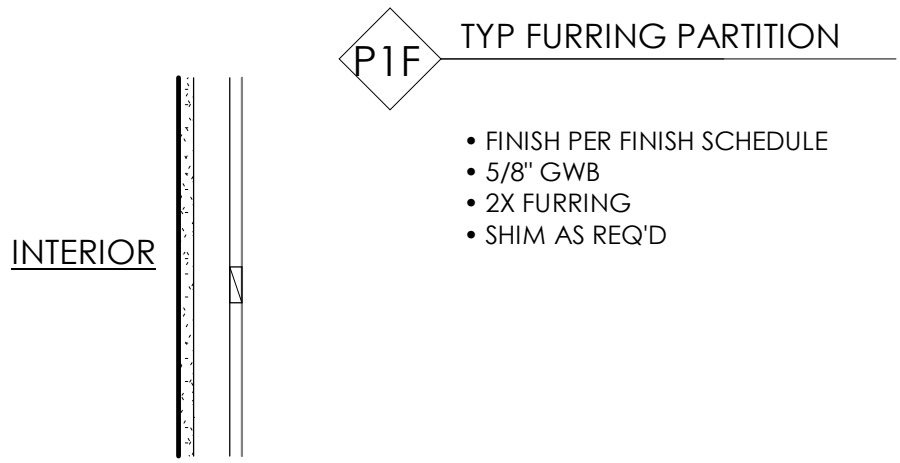
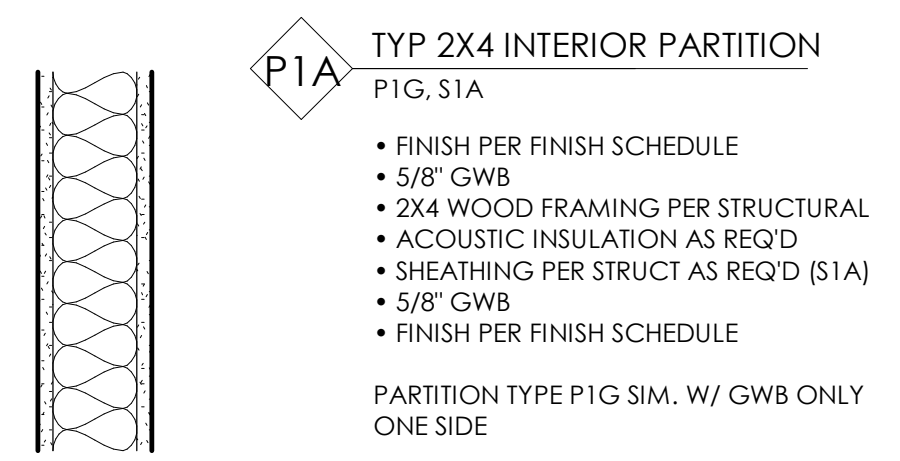
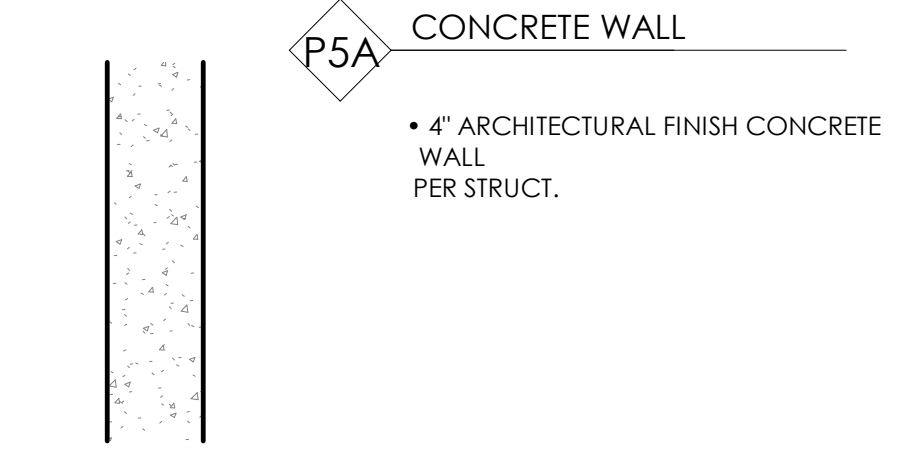
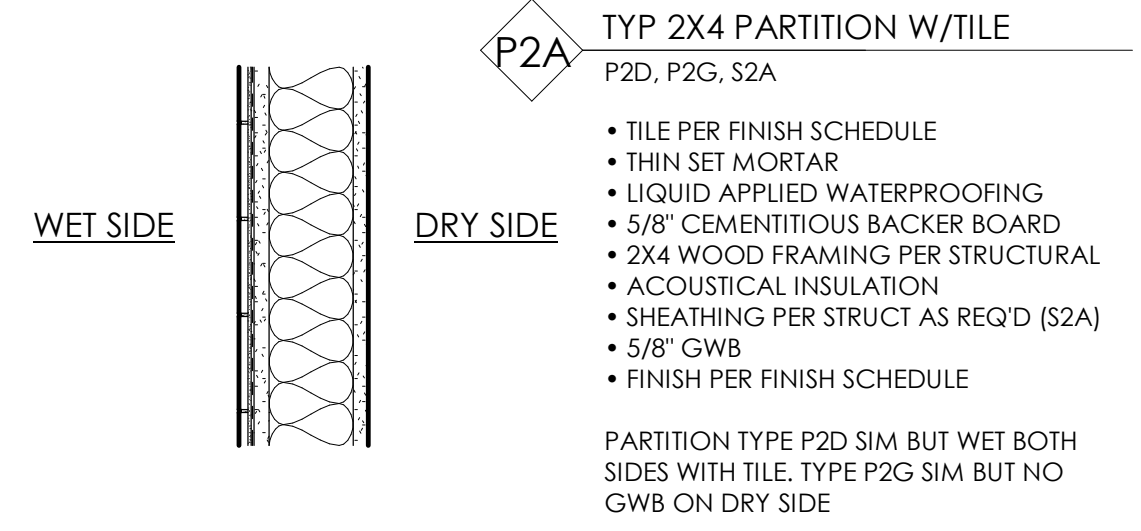
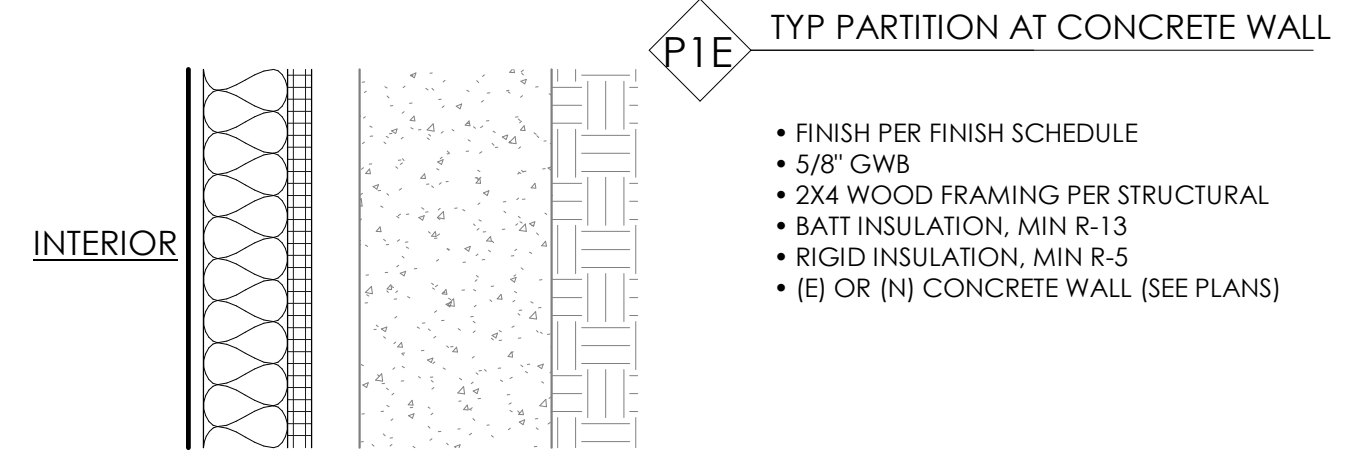
2 Section 6
1/4" = 1'-0"



1 Section 8
1/4" = 1'-0"

WALL ASSEMBLY AND PARTITION NOTES

1. REPLACE 5/8" GWB WITH 5/8" TYPE 'X' GYPSUM BOARD FOR 1 HOUR RATED WALLS WHERE INDICATED ON PLANS.
2. REPLACE 5/8" GWB WITH 5/8" WR GWB IN WET LOCATIONS.
3. ADD PLYWOOD SHEATHING PER STRUCTURAL AT SHEAR WALL LOCATIONS.
4. AT LOCATIONS WHERE NEW WATERPROOFING IS INSTALLED ADJACENT TO EXISTING WATERPROOFING, GC TO VERIFY COMPATIBILITY.
5. ALL TILE WALLS TO COMPLY WITH APPROPRIATE METHOD LISTED IN THE TCNA HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION.



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DATE 09/29/15	DRAWN BY AHP
SCALE 1 1/2" = 1'-0"	CHECKED BY GCW

PROJECT
'FOO' RESIDENCE
3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION

NOT FOR CONSTRUCTION

DPT DEDICATED APPROVAL STAMP SPACE

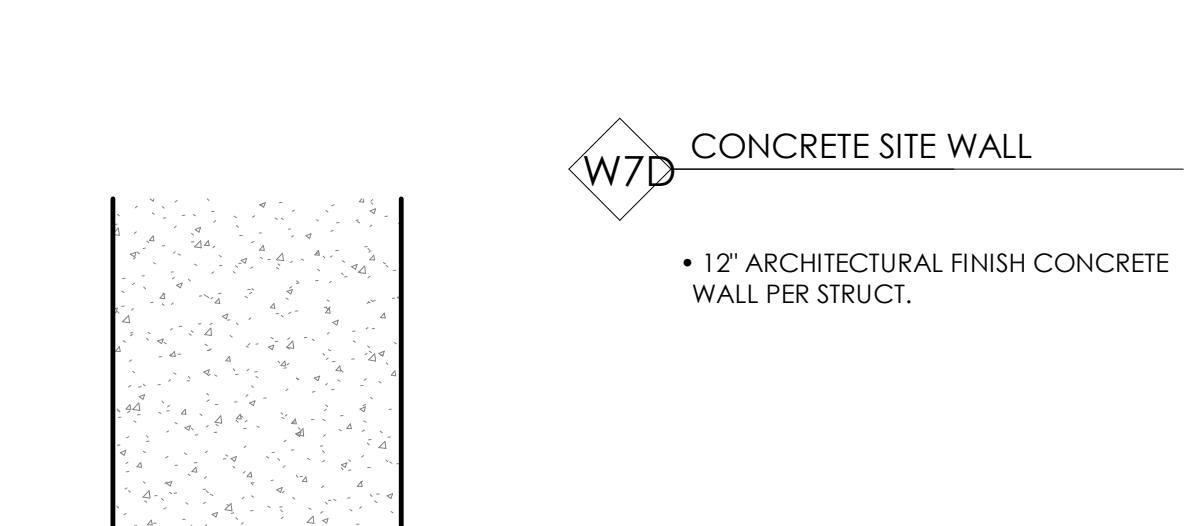
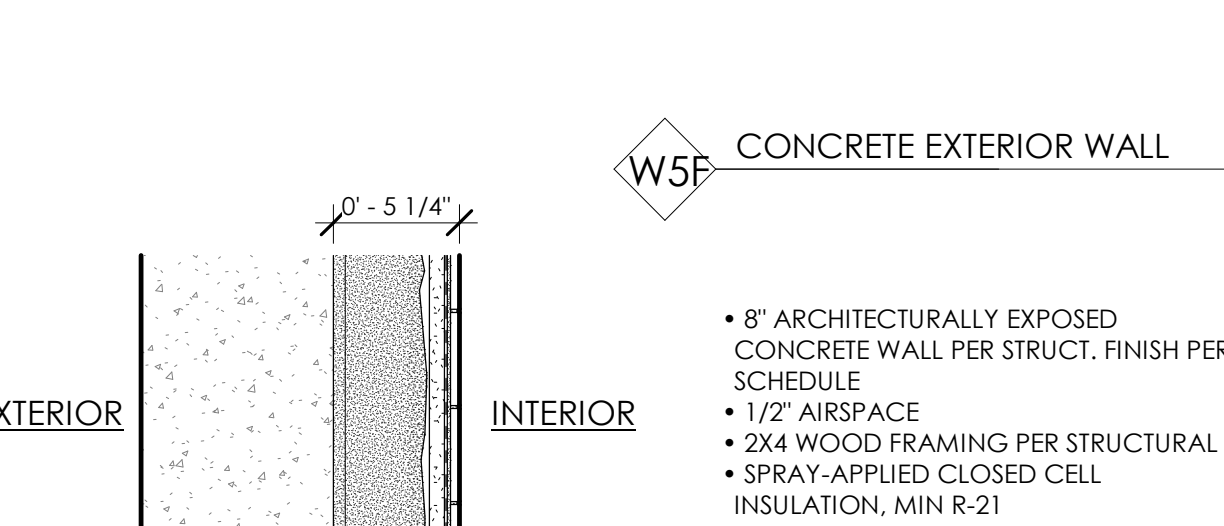
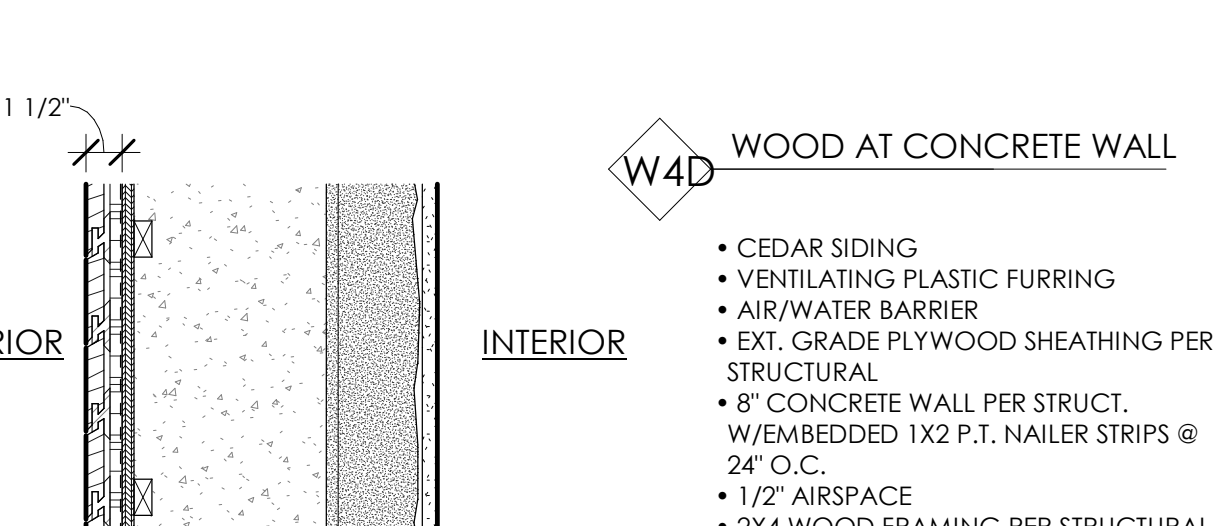
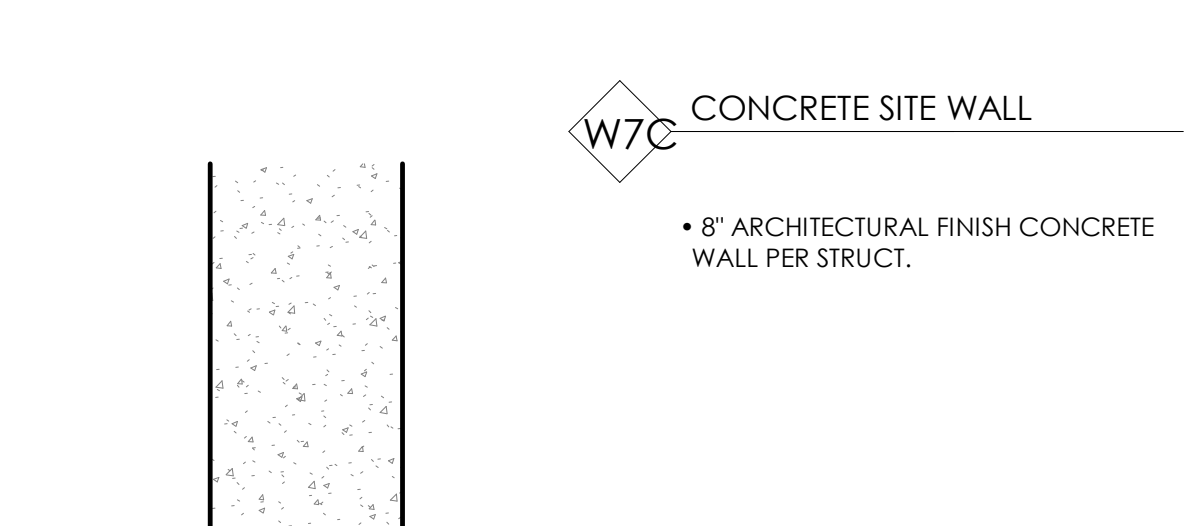
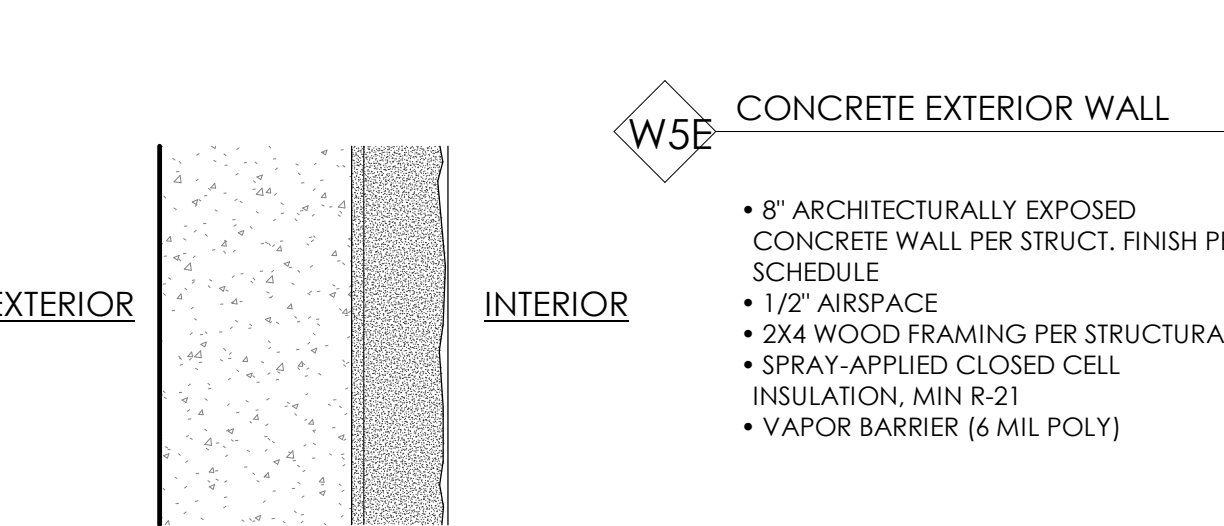
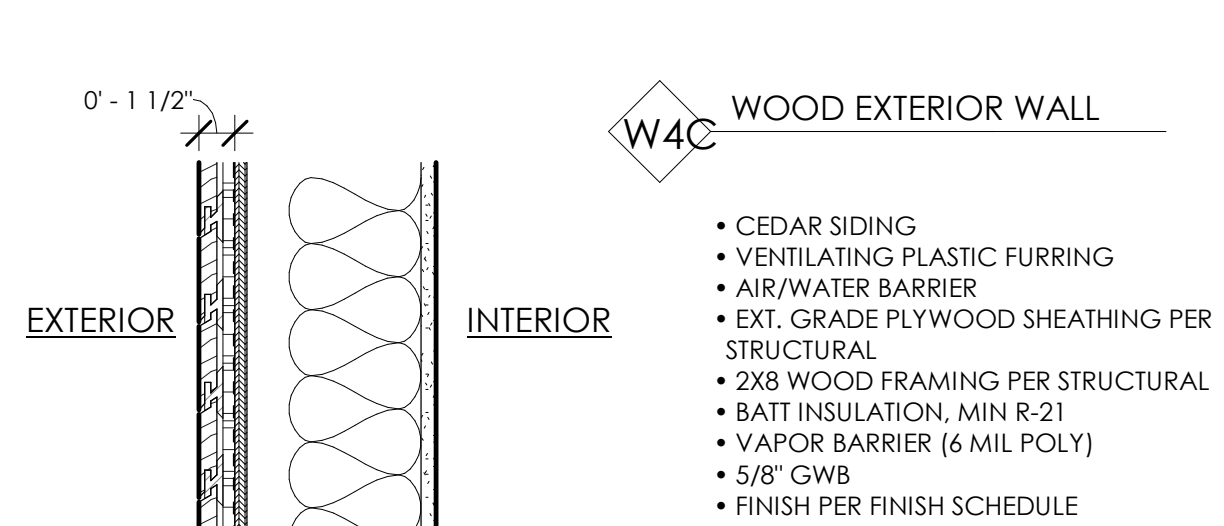
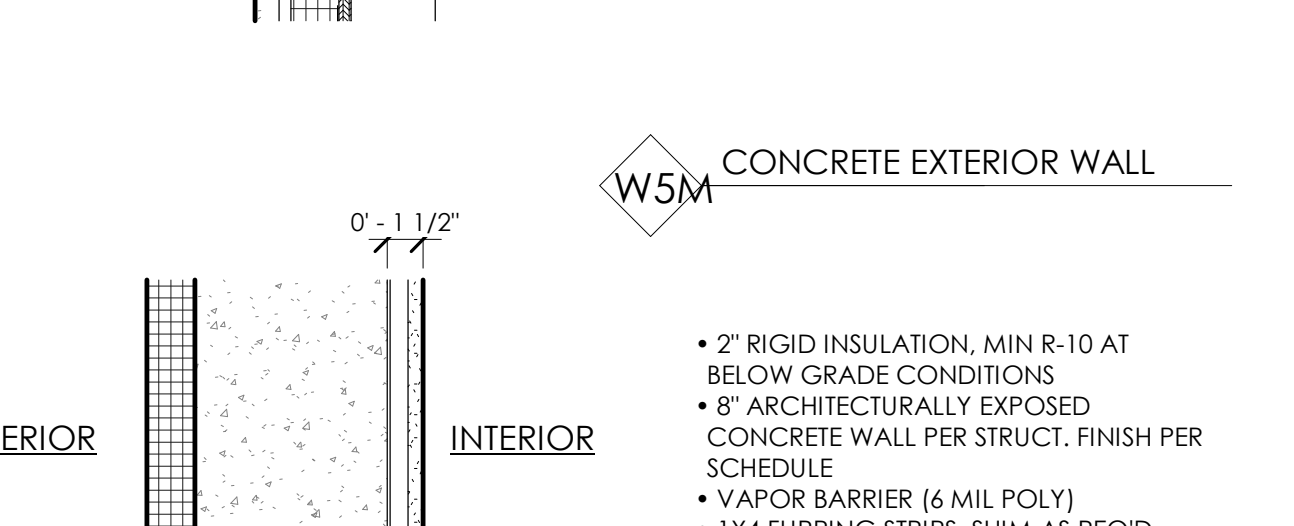
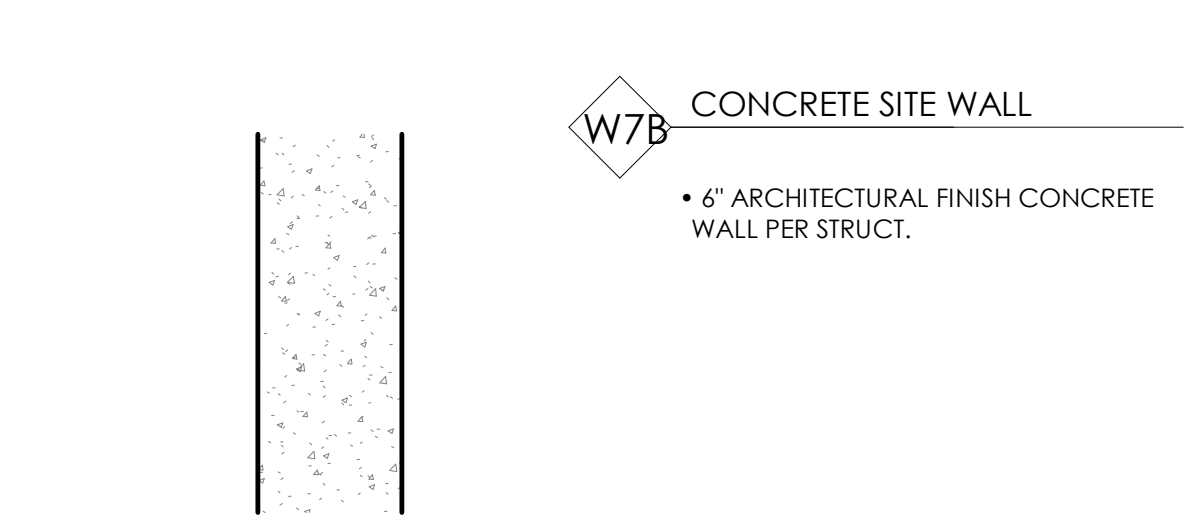
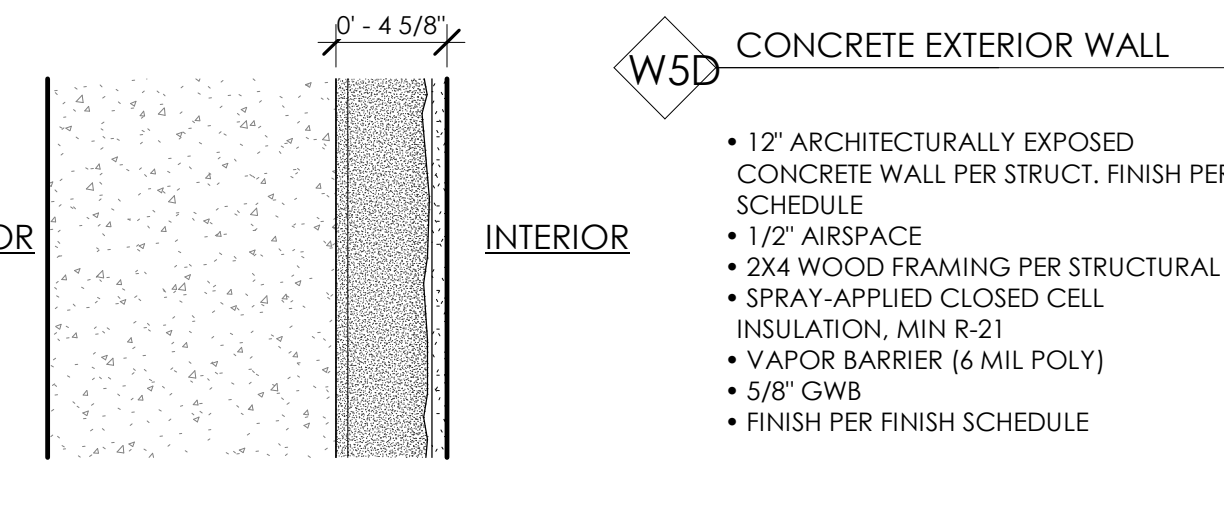
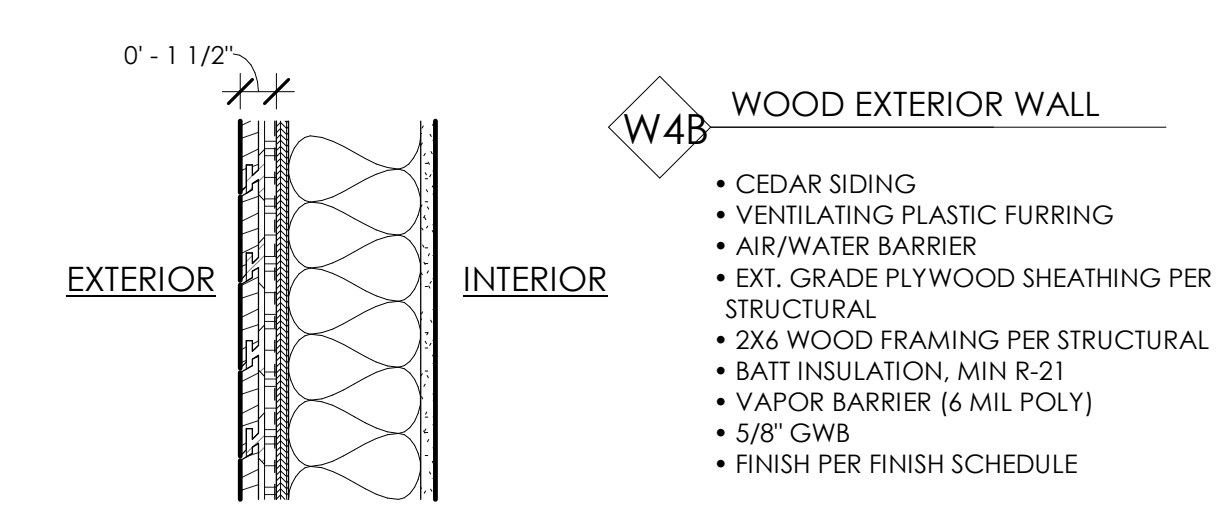
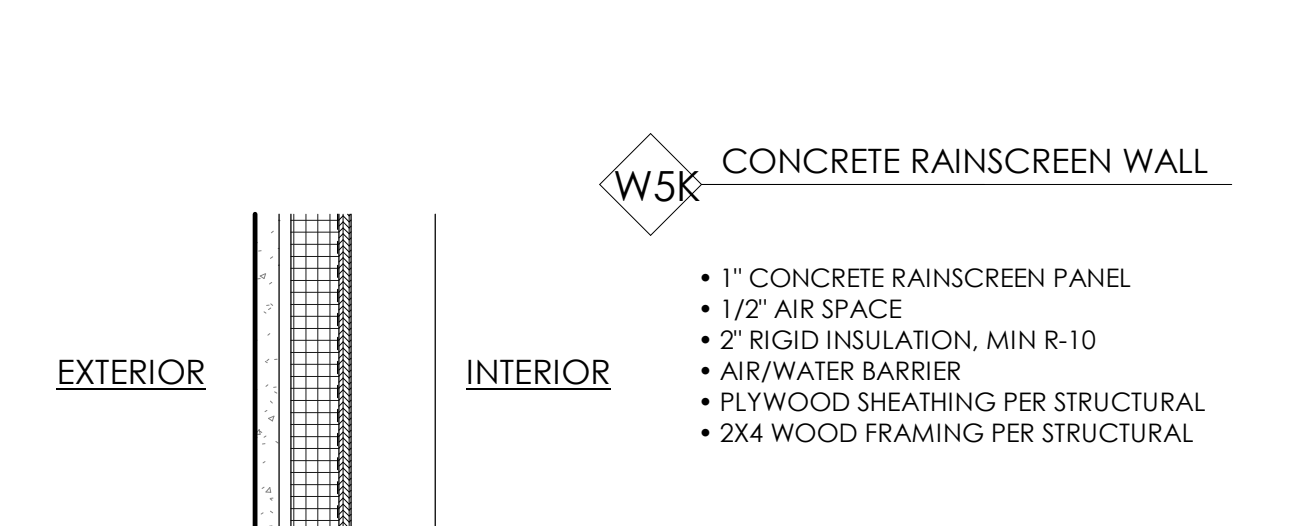
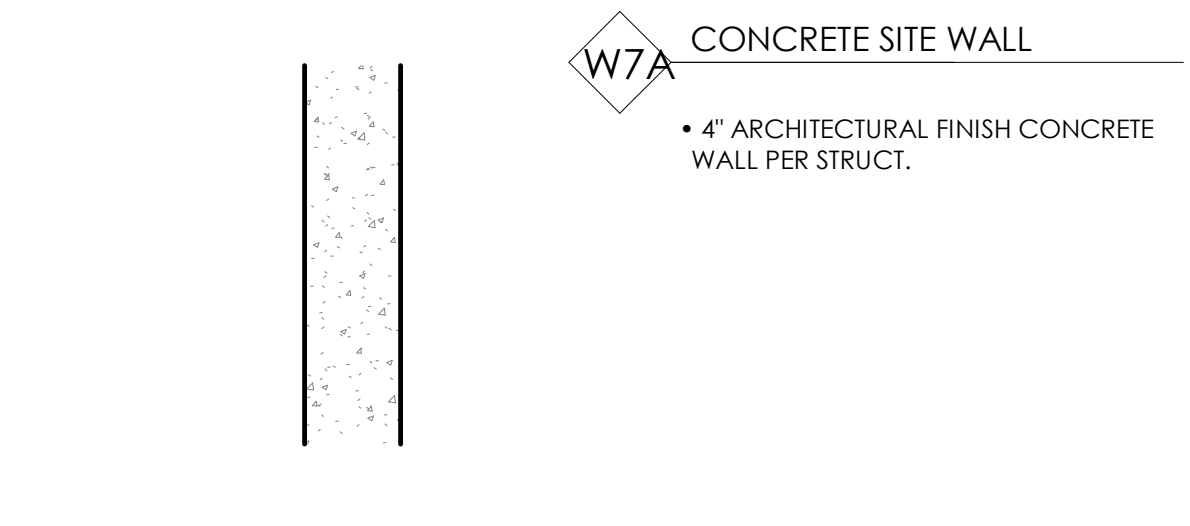
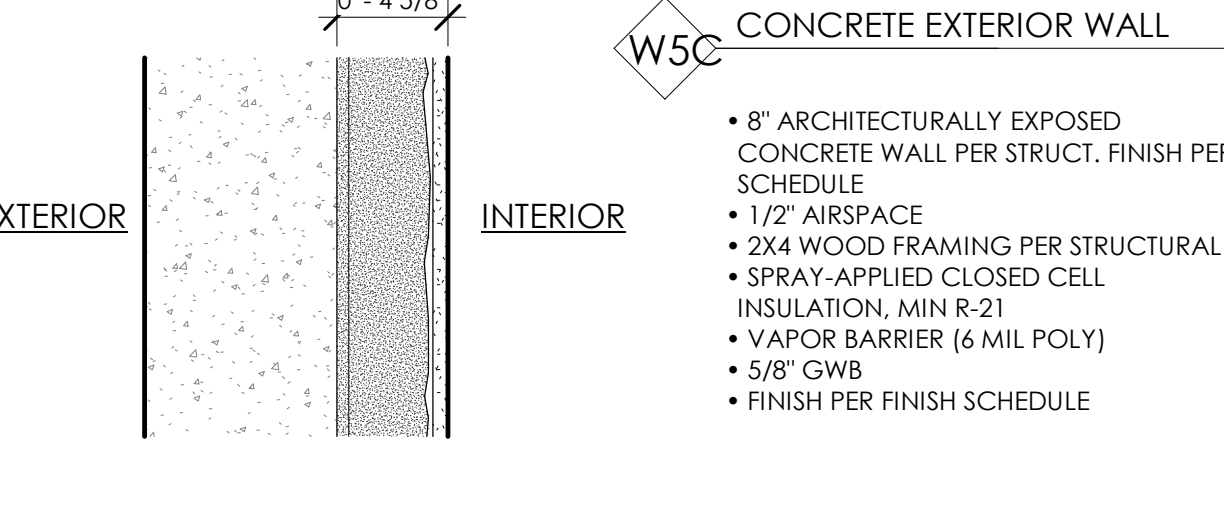
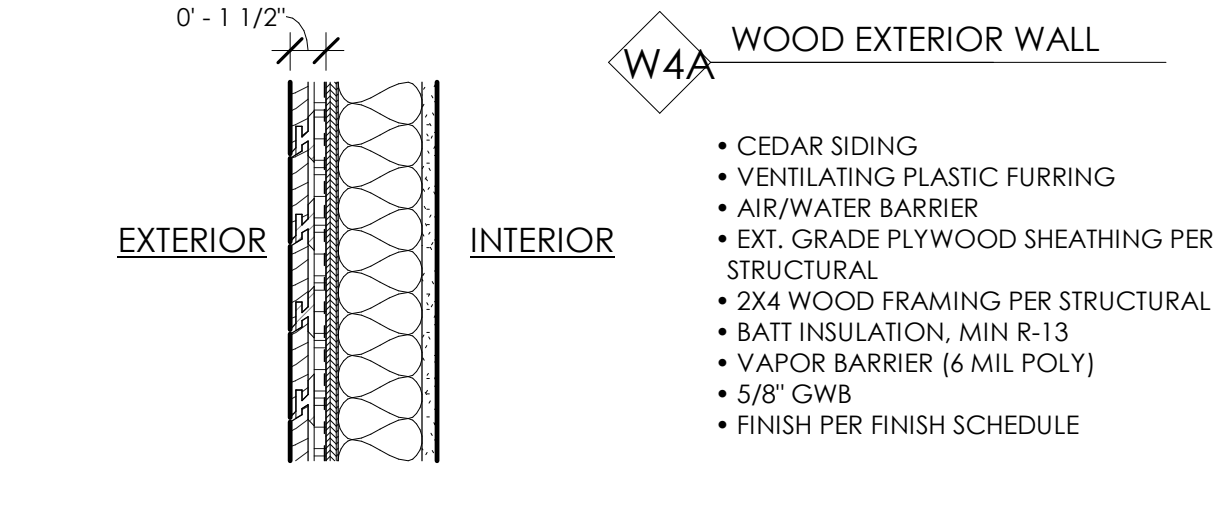
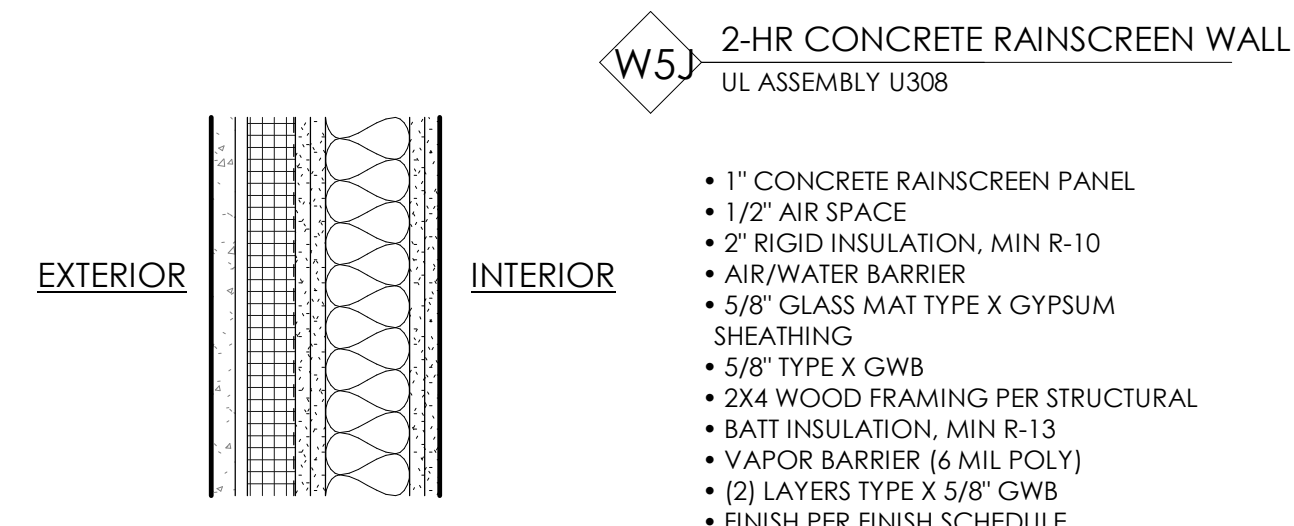
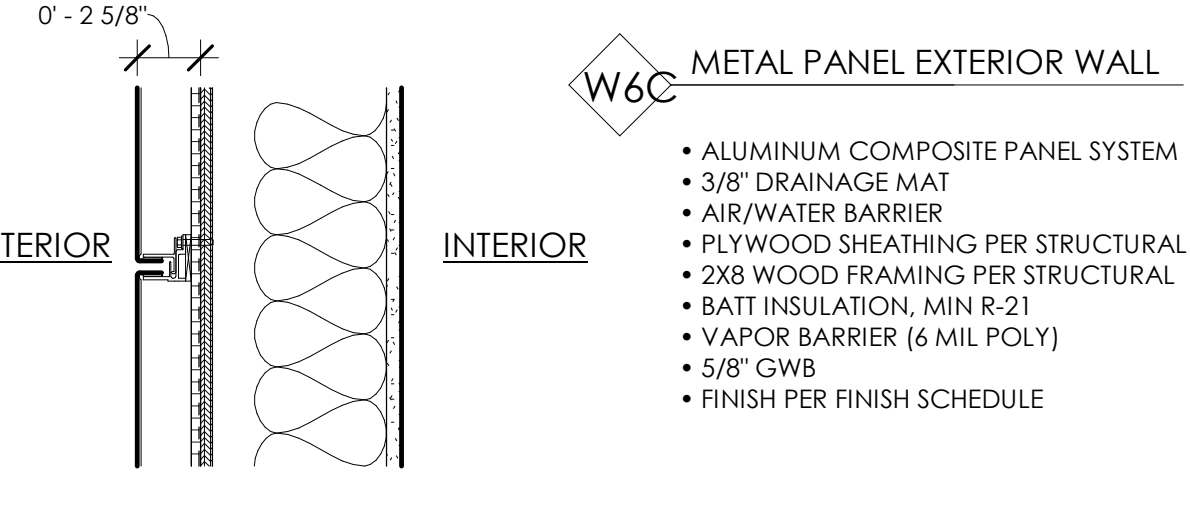
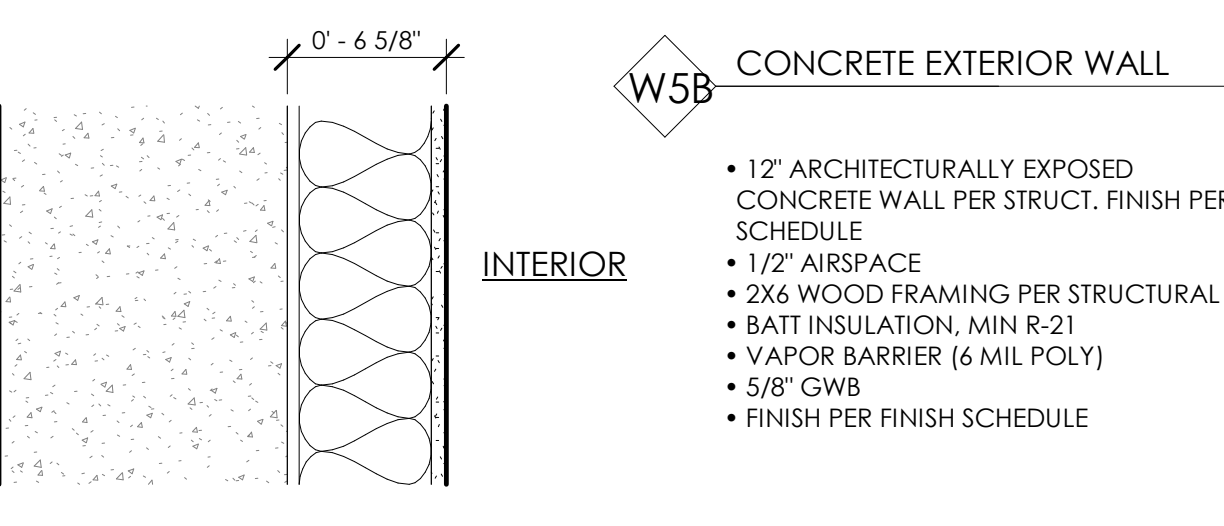
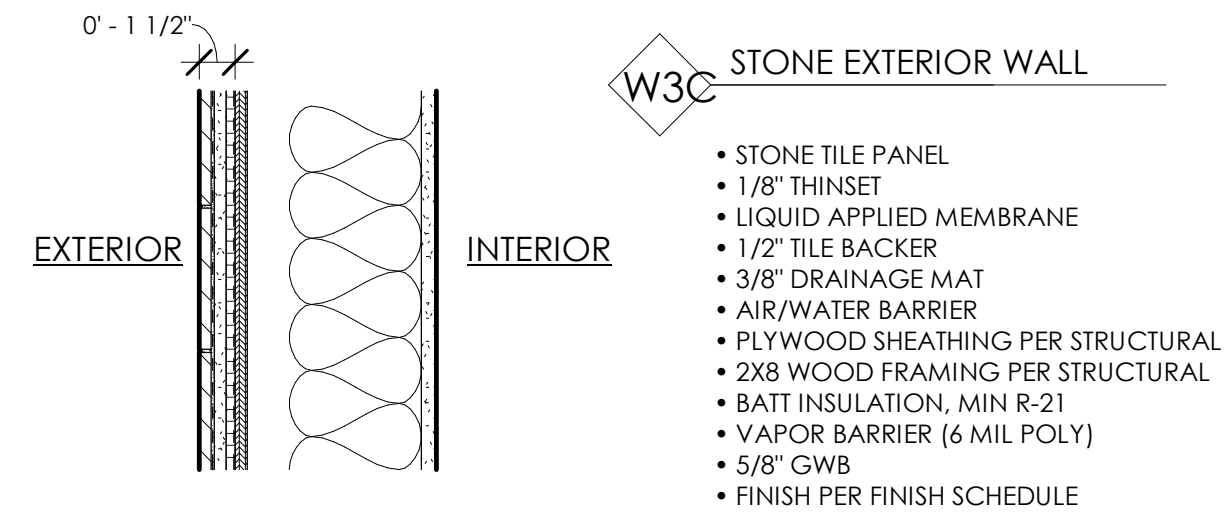
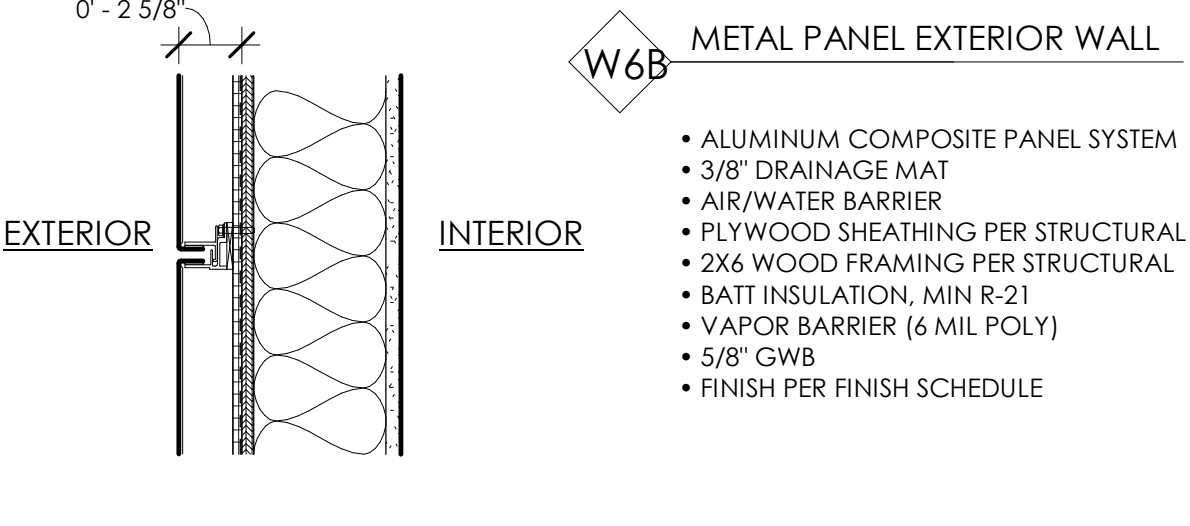
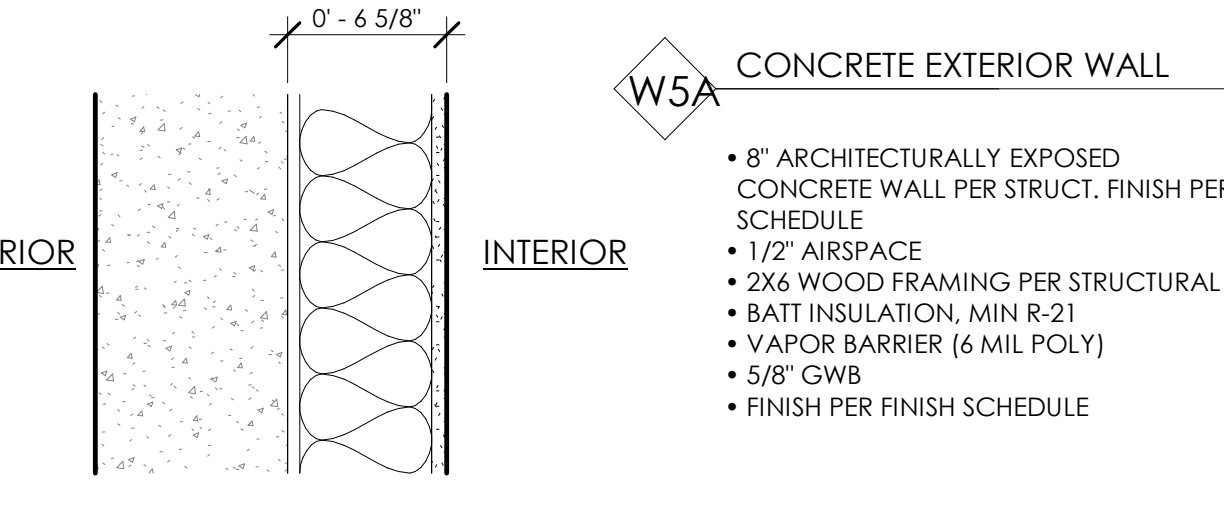
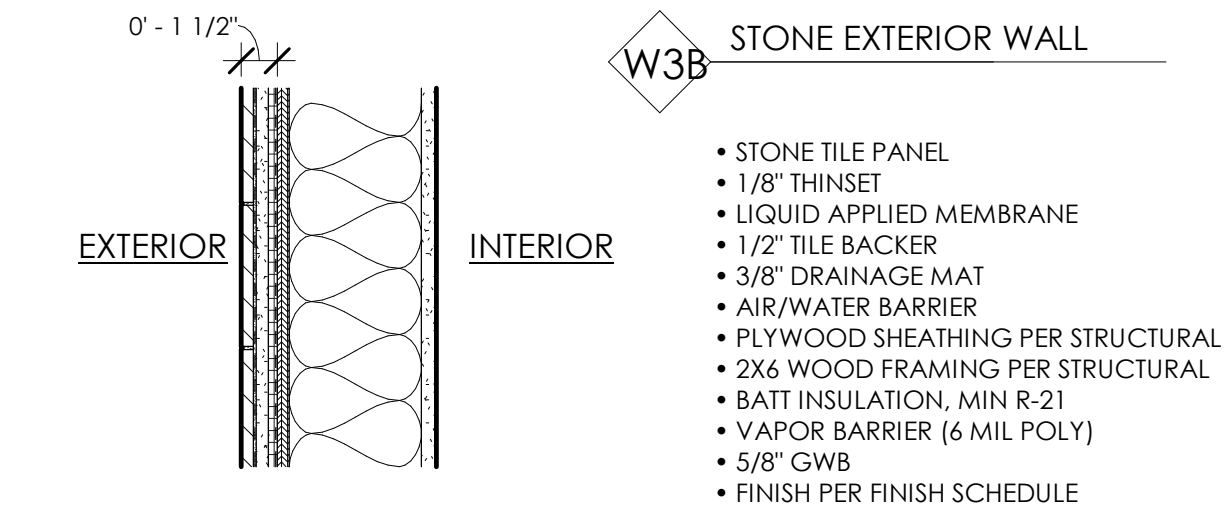
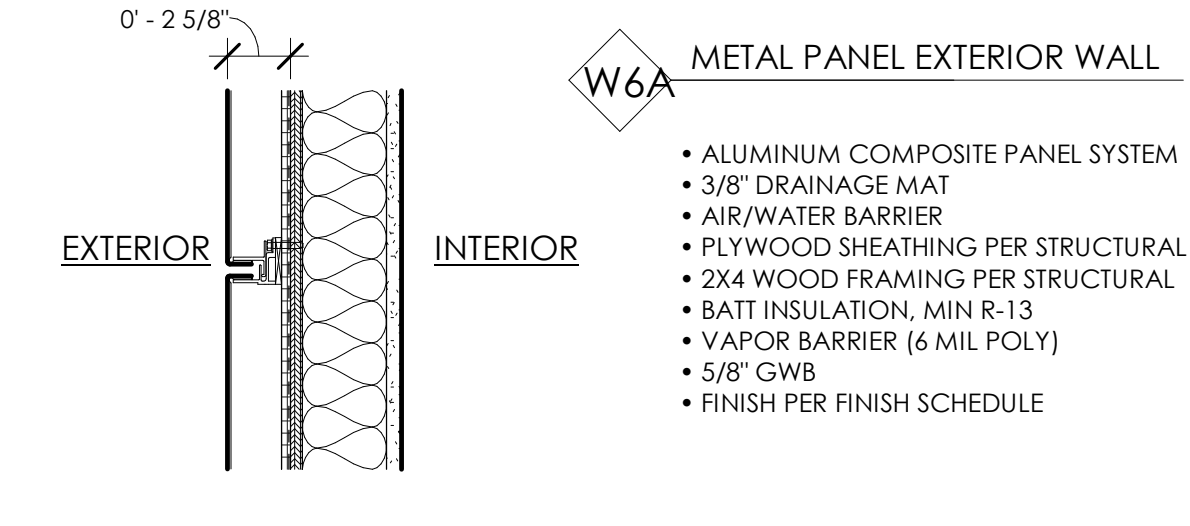
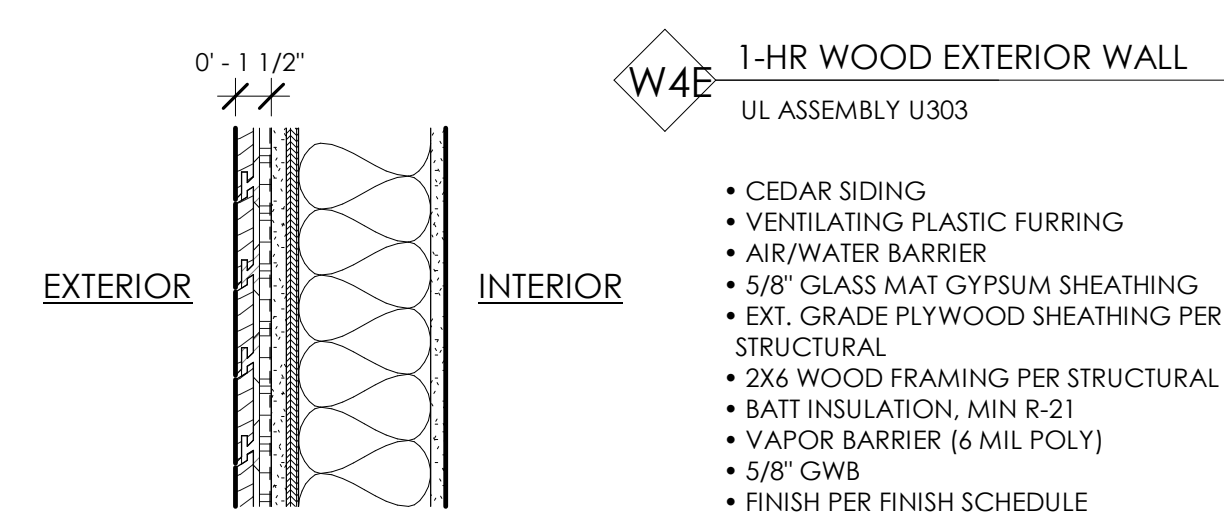
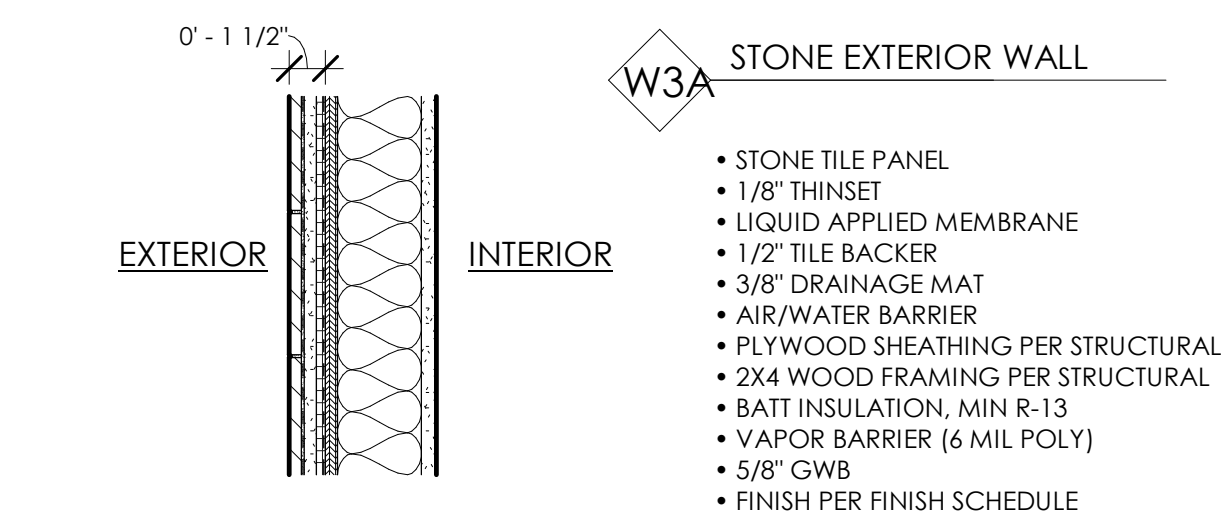
SHEET TITLE
TYPICAL ASSEMBLIES - INTERIOR

REVISION NO.
△
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
A501

WALL ASSEMBLY AND PARTITION NOTES

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NOTE: UPPERMOST NAILER STRIPS TO BE LOCATED 24" BELOW TOP OF CONCRETE WALL

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



TEL 206.749.9019
FAX 206.749.9128
WWW.GARRETCORDWERNER.COM

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DATE 08/09/16	DRAWN BY AHP
SCALE 1 1/2" = 1'-0"	CHECKED BY GCW
PROJECT	

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION

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DPT DEDICATED APPROVAL STAMP SPACE

TYPICAL ASSEMBLIES - EXTERIOR

REVISION NO.
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO. **A502**

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DATE	DRAWN BY
06/15/17	AHP
SCALE	CHECKED BY
1 1/2" = 1'-0"	GCW

PROJECT
'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION

NOT FOR CONSTRUCTION

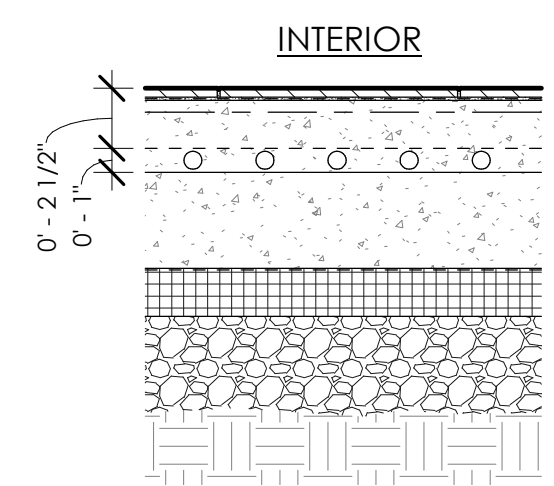
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SHEET TITLE
TYPICAL ASSEMBLIES - FLOOR

REVISION NO.
SUPersedes ALL PREVIOUS REVISIONS

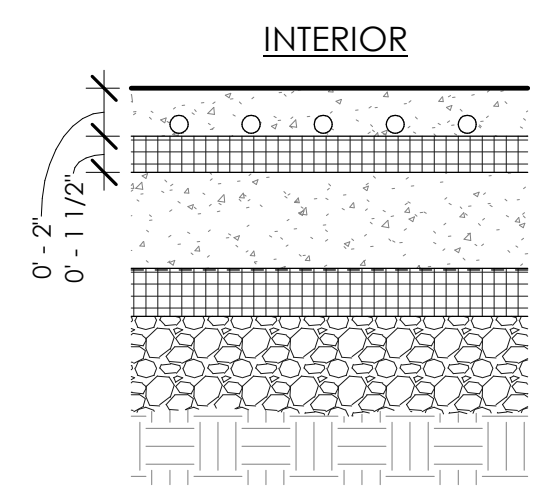
SHEET NO.
A503

F2A TILE FLOOR OVER S.O.G.



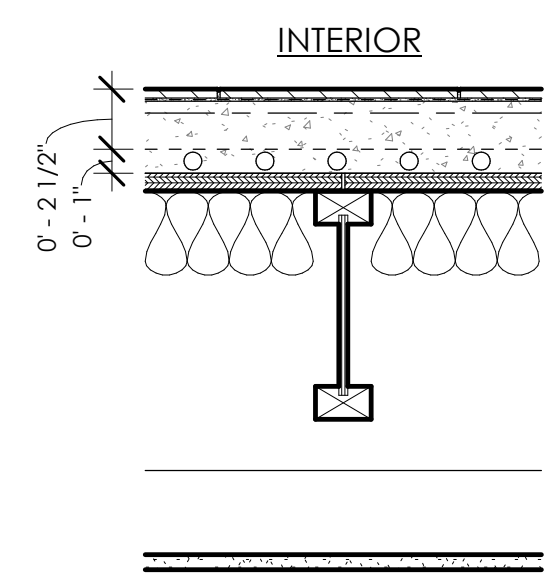
- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- CRACK ISOLATION MEMBRANE
- UNBONDED MORTAR BED W/REINFORCING MESH
- CLEAVAGE MEMBRANE
- 5/8" HYDRONIC TUBING ENCAPSULATED IN MORTAR BED
- CONCRETE SLAB PER STRUCTURAL
- 6 MIL VAPOR BARRIER
- 2" XPS RIGID INSULATION, MIN. R-10
- 4" MIN. DRAINAGE COURSE
- PREPARED SUBGRADE
- COMPLY WITH TCNA RH117

F5A CONCRETE FLOOR S.O.G. (HEATED)



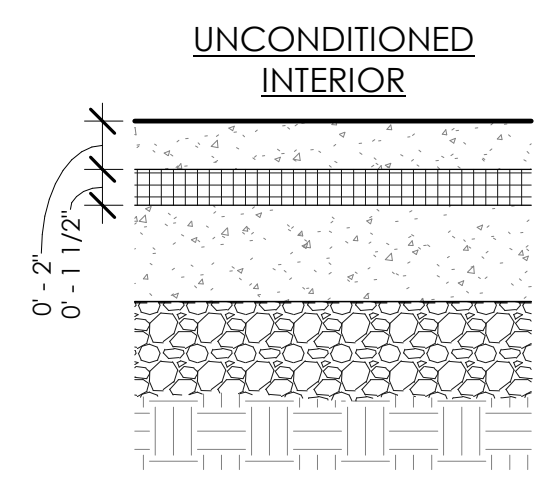
- WATER/STAIN REPELLENT
- 2" TOPPING SLAB WITH 5/8" HYDRONIC RADIANT TUBING
- 1 1/2" RIGID INSULATION
- CONCRETE SLAB PER STRUCTURAL
- 6 MIL VAPOR BARRIER
- 2" XPS RIGID INSULATION, MIN. R-10
- 4" MIN. DRAINAGE COURSE
- PREPARED SUBGRADE

F2B TILE FLOOR OVER BEAMS



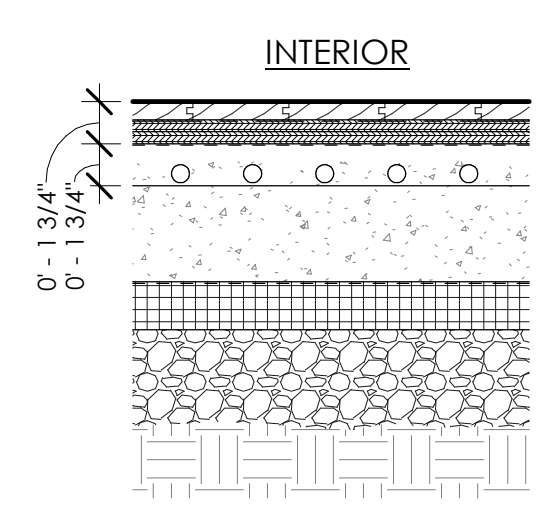
- TILE PER FINISH SCHEDULE
- CEMENTITIOUS BOND COAT
- CRACK ISOLATION MEMBRANE
- UNBONDED MORTAR BED W/REINFORCING MESH
- CLEAVAGE MEMBRANE
- 5/8" HYDRONIC TUBING ENCAPSULATED IN MORTAR BED
- PLYWOOD SUBFLOOR PER STRUCTURAL, 1/8" GAP BETWEEN BOARDS
- FLOOR FRAMING PER STRUCTURAL
- ACOUSTIC INSULATION
- AIR SPACE FOR MECHANICAL
- CEILING JOISTS PER STRUCTURAL
- 5/8" GWB
- FINISH PER FINISH SCHEDULE
- COMPLY WITH TCNA RH141

F5B CONCRETE FLOOR S.O.G. (UNHEATED)



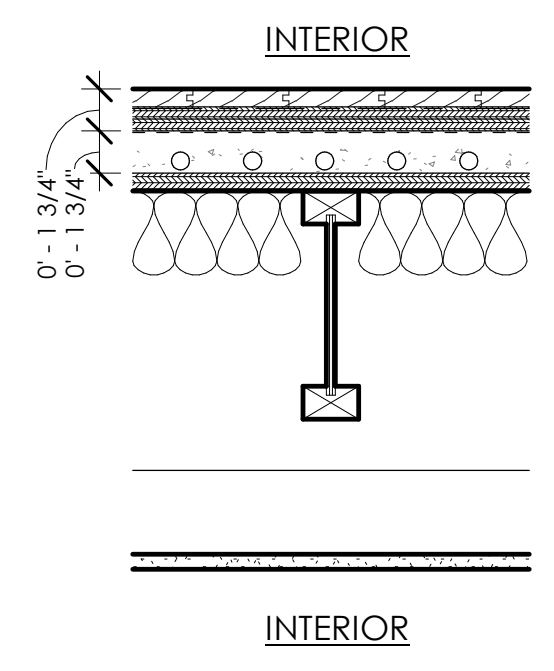
- WATER/STAIN REPELLENT
- 2" TOPPING SLAB
- 1 1/2" RIGID INSULATION
- CONCRETE SLAB PER STRUCTURAL
- 6 MIL VAPOR BARRIER
- 4" MIN. DRAINAGE COURSE
- PREPARED SUBGRADE

F4A WOOD FLOOR OVER S.O.G.



- WOOD FLOORING PER FINISH SCHEDULE
- ROSIN PAPER SLIP SHEET
- 2 LAYERS 1/2" FLOATING PLYWOOD SUBFLOOR
- 6 MIL VAPOR BARRIER
- 5/8" HYDRONIC TUBING ENCAPSULATED IN MORTAR BED
- CONCRETE SLAB PER STRUCTURAL
- 6 MIL VAPOR BARRIER
- 2" XPS RIGID INSULATION, MIN. R-10
- 4" MIN. DRAINAGE COURSE
- PREPARED SUBGRADE

F4B WOOD FLOOR OVER BEAMS



- WOOD FLOORING PER FINISH SCHEDULE
- ROSIN PAPER SLIP SHEET
- 2 LAYERS 1/2" FLOATING PLYWOOD SUBFLOOR
- 6 MIL VAPOR BARRIER
- 5/8" HYDRONIC TUBING ENCAPSULATED IN MORTAR BED
- PLYWOOD SUBFLOOR PER STRUCTURAL
- FLOOR JOIST PER STRUCTURAL
- ACOUSTIC INSULATION
- AIR SPACE FOR MECHANICAL
- CEILING JOISTS PER STRUCTURAL
- 5/8" GWB
- FINISH PER FINISH SCHEDULE

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DATE 06/20/17	DRAWN BY AHP
SCALE 1 1/2" = 1'-0"	CHECKED BY GCW

PROJECT

**'FOO'
RESIDENCE**

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION

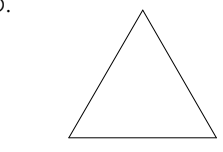
NOT FOR CONSTRUCTION

DPD DEDICATED
APPROVAL STAMP SPACE

SHEET TITLE

**TYPICAL
ASSEMBLIES -
ROOF**

REVISION NO.

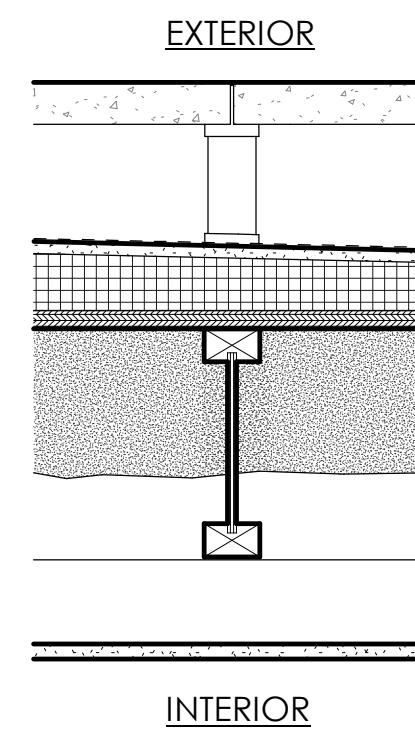


SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.

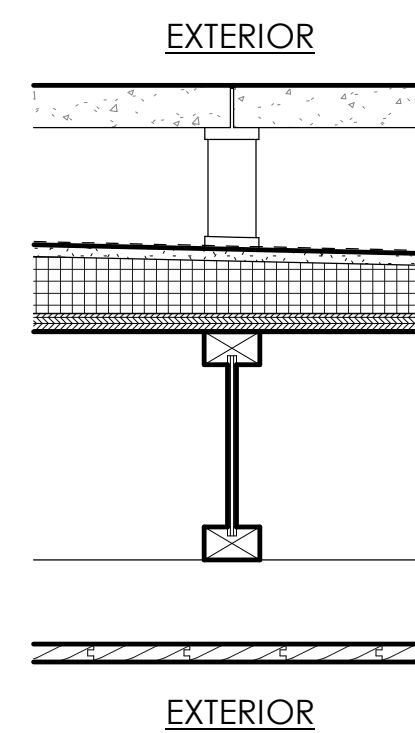
A504

R3A PEDESTAL PAVER ROOF OVER BEAMS



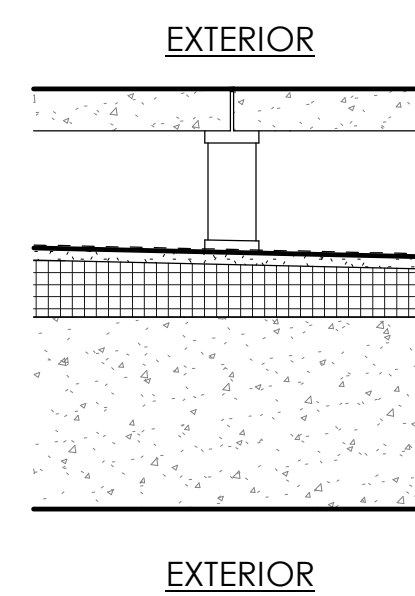
- PAVERS PER FINISH SCHEDULE
- EXTERIOR PEDESTAL PAVER SYSTEM
- ROOF MEMBRANE
- PROTECTION BOARD
- RIGID INSULATION SLOPED 1/4" PER FOOT MIN. MIN. 2" R-10
- PLYWOOD SHEATHING PER STRUCTURAL
- FLOOR FRAMING PER STRUCTURAL
- 6" CLOSED CELL SPRAY FOAM INSULATION, MIN. R-39
- CEILING JOISTS PER STRUCTURAL
- 5/8" GWB
- FINISH PER FINISH SCHEDULE

R3B PEDESTAL PAVER ROOF OVER BEAMS



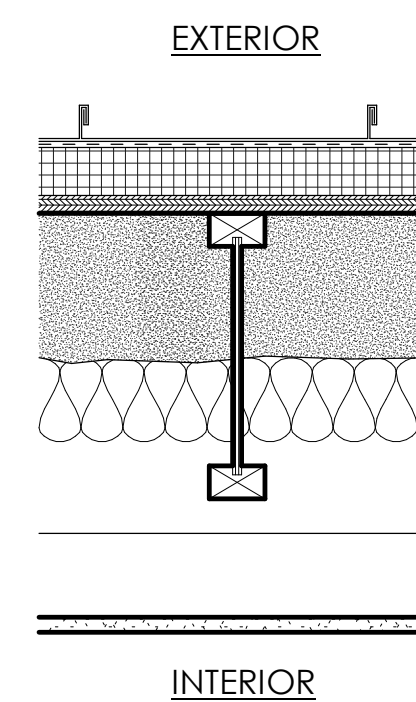
- PAVERS PER FINISH SCHEDULE
- EXTERIOR PEDESTAL PAVER SYSTEM
- ROOF MEMBRANE
- PROTECTION BOARD
- RIGID INSULATION SLOPED 1/4" PER FOOT MIN. MIN. 2" R-10
- PLYWOOD SHEATHING PER STRUCTURAL
- FLOOR FRAMING PER STRUCTURAL
- CEILING JOISTS PER STRUCTURAL
- EXTERIOR GRADE WOOD SOFFIT PANELS
- FINISH PER FINISH SCHEDULE

R3C PEDESTAL PAVER ROOF OVER BEAMS



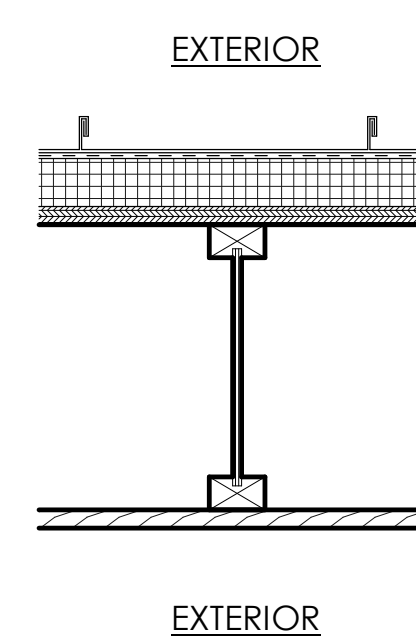
- PAVERS PER FINISH SCHEDULE
- EXTERIOR PEDESTAL PAVER SYSTEM
- ROOF MEMBRANE
- PROTECTION BOARD
- RIGID INSULATION SLOPED 1/4" PER FOOT MIN. MIN. 2" R-10
- PT SLAB PER STRUCTURAL
- FINISH PER FINISH SCHEDULE

R6A WOOD FLOOR OVER BEAMS



- 1 1/2" STANDING SEAM METAL ROOF
- ROOF MEMBRANE
- RIGID INSULATION, MIN 2" R-10
- PLYWOOD SHEATHING PER STRUCTURAL
- ROOF FRAMING PER STRUCTURAL
- 6" CLOSED CELL SPRAY FOAM INSULATION, MIN. R-39
- BATT INSULATION, MIN. R-11
- AIR SPACE FOR MECHANICAL
- CEILING JOISTS PER STRUCTURAL
- 5/8" GWB
- FINISH PER FINISH SCHEDULE

R6B WOOD FLOOR OVER BEAMS



- 1 1/2" STANDING SEAM METAL ROOF
- ROOF MEMBRANE
- RIGID INSULATION, MIN 2" R-10
- PLYWOOD SHEATHING PER STRUCTURAL
- ROOF FRAMING PER STRUCTURAL
- EXTERIOR GRADE WOOD SOFFIT PANELS
- FINISH PER FINISH SCHEDULE

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DATE
10/10/16

DRAWN BY
AHP

SCALE
1/2" = 1'-0"

CHECKED BY
GCW

PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION

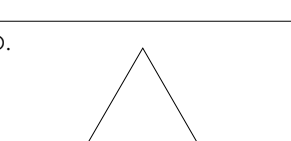
NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE

STAIRSDETAILS

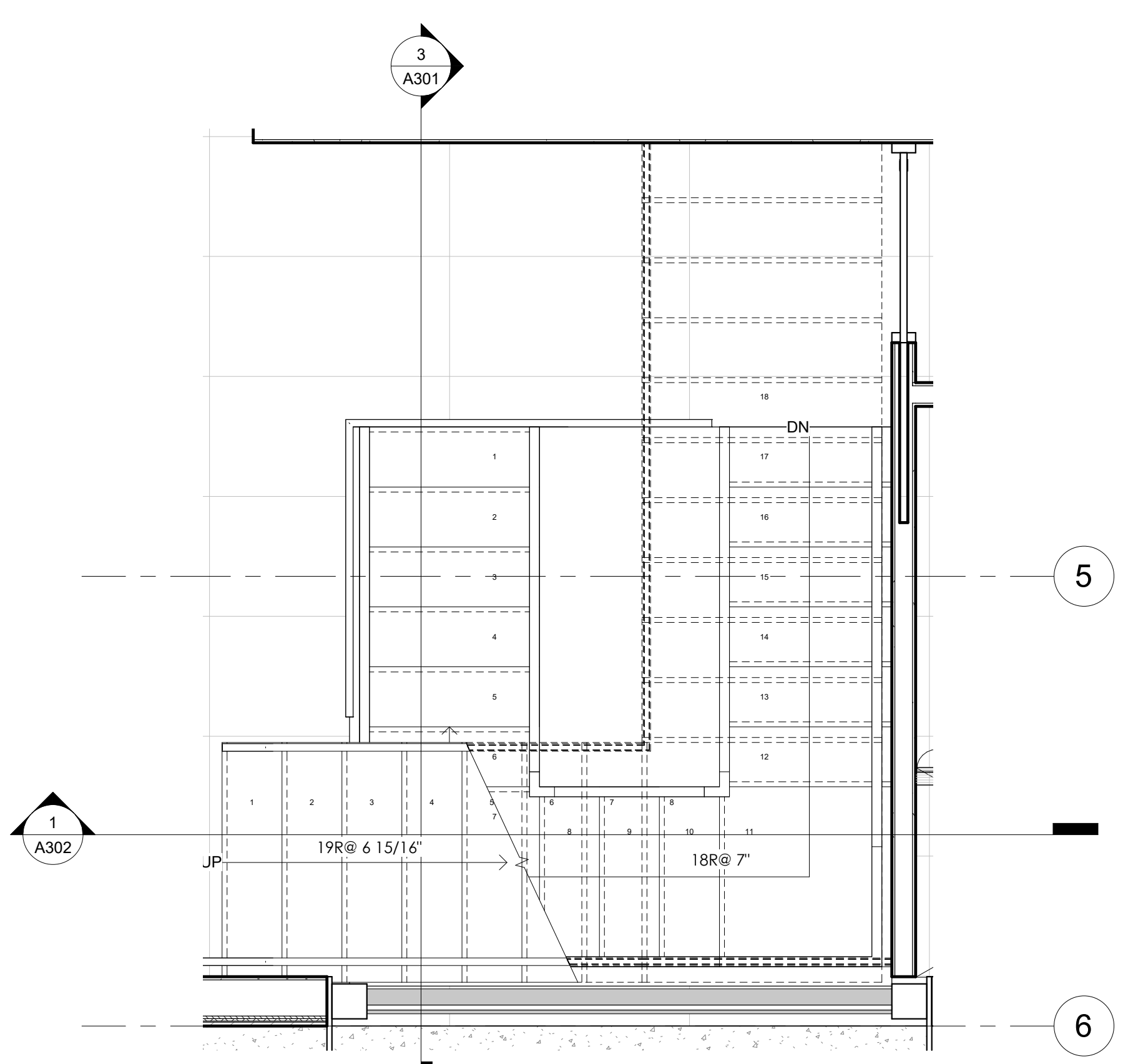
REVISION NO.



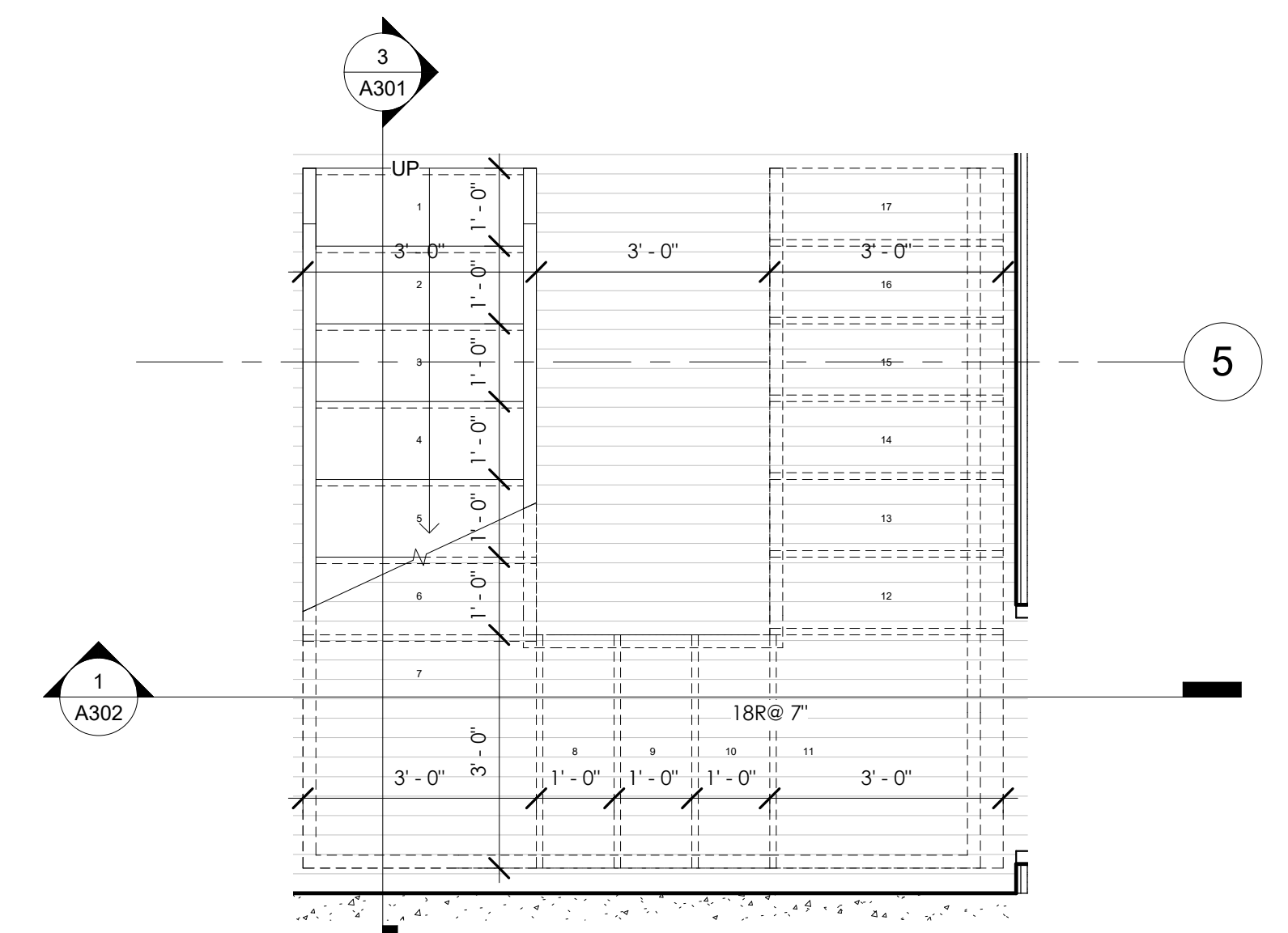
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.

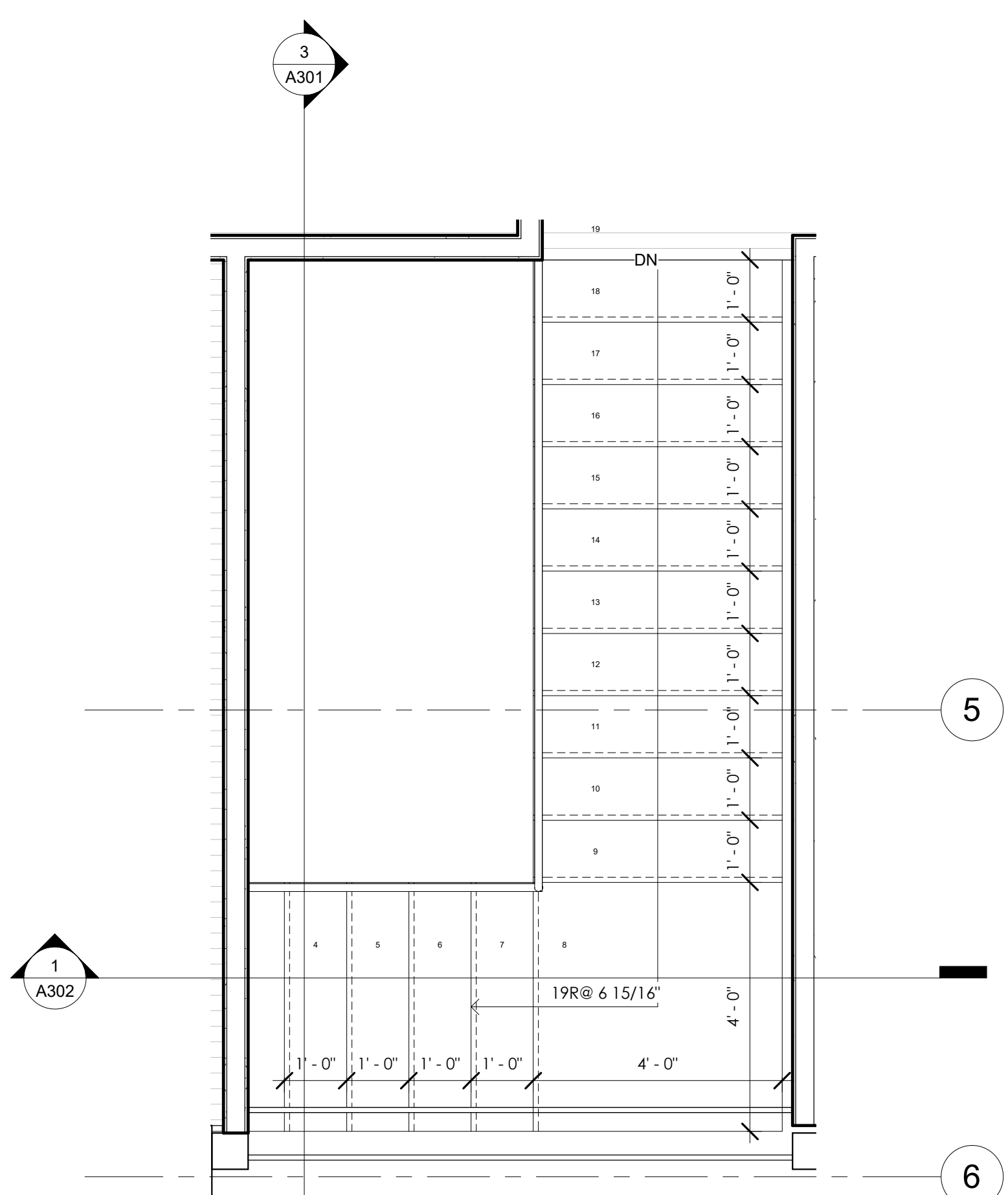
A510



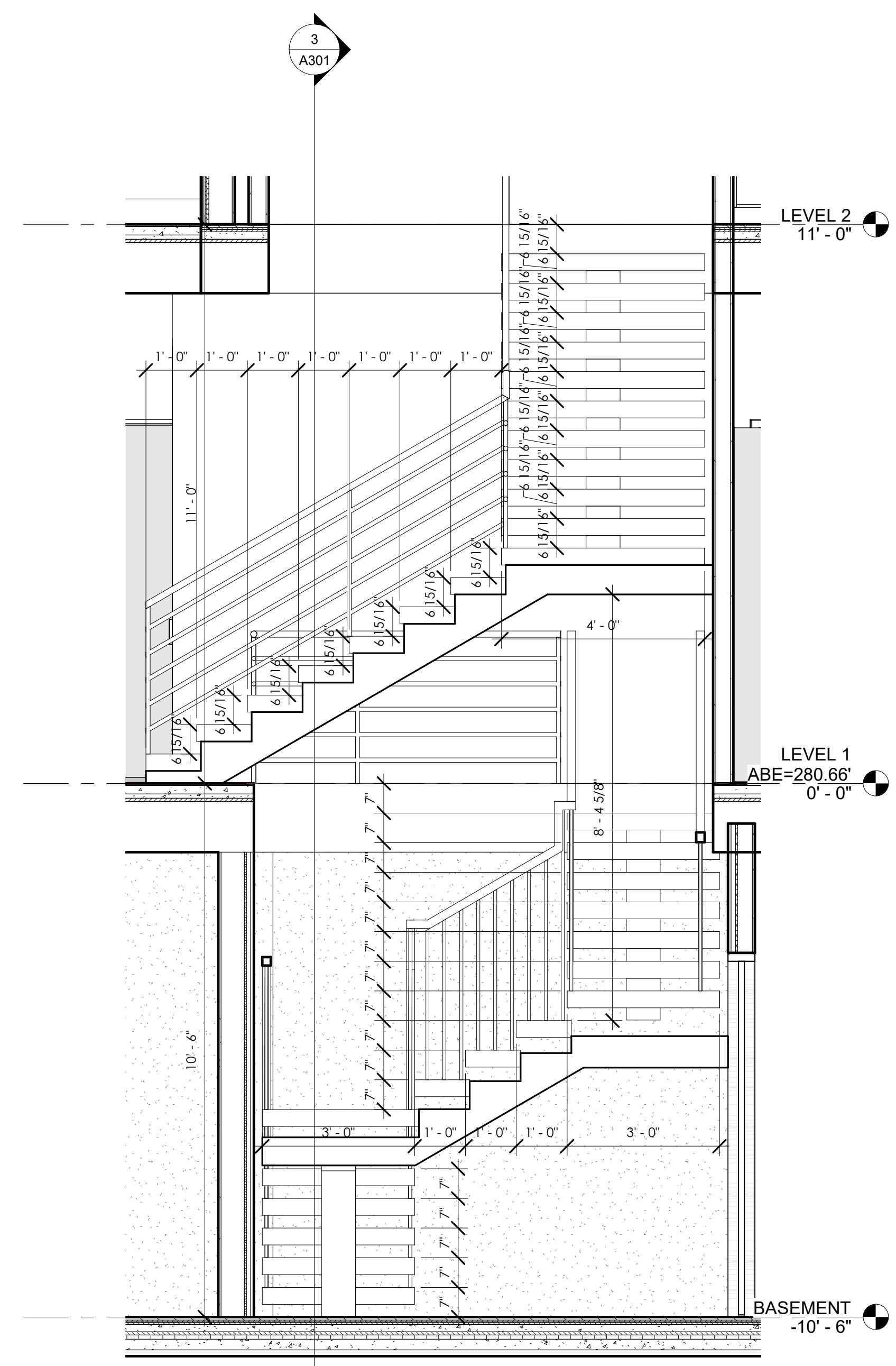
⑤ STAIRS DETAIL - 1ST FLOOR PLAN
1/2" = 1'-0"



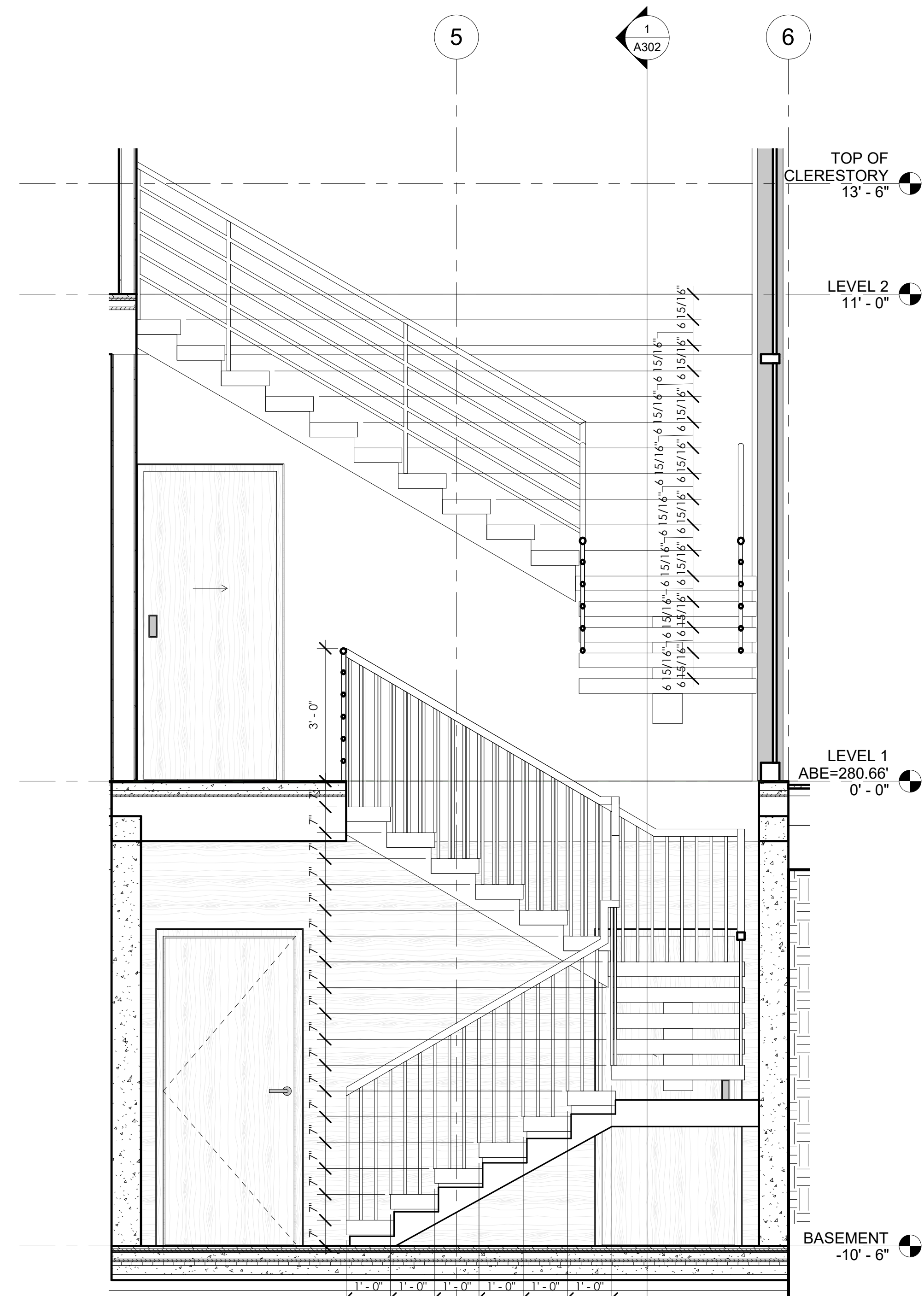
① STAIRS DETAIL - BASEMENT PLAN
1/2" = 1'-0"



② STAIRS DETAIL - 2ND FLOOR PLAN
1/2" = 1'-0"



③ STAIRS DETAIL - SECTION 1
1/2" = 1'-0"



④ STAIRS DETAIL - SECTION 2
1/2" = 1'-0"

WINDOW NOTES

1. Safety glazing (SG) to be provided where required by IRC R308.4. Refer to plans for safety glazing locations. Each pane of safety glazing shall be identified by a label in accordance with the IRC.
2. Emergency escape and rescue openings shall be installed per IRC R310. See plans for locations. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7SF. The minimum net clear opening height shall be no less than 24", clear opening width no less than 20", with a finished sill height not more than 44" above the floor.
3. Window supplier/manufacturer to field verify all rough openings, window divisions, and operation prior to production of all windows.
4. All window finishes per architect. Window supplier to submit color sample for approval by architect/owner.
5. Windows within 10'-0" of grade (or accessible deck) shall be capable of being locked.
6. All glazing to have an area weighted average U-factor of 0.30 max per the WSEC and using the prescriptive option. Manufacturer to confirm during shop drawing process.
7. Safety glazing to be provided when adjacent to stairways and landings within 36" horizontally of a walking surface.

WINDOW SCHEDULE									
Mark	Base Constraint	SILL	Length	Unconnecte d Height	Area	U-Factor	UA	Comments	
W101	LEVEL 1 ABE=280.66'	0' - 0"	18' - 10 7/16"	11' - 2 3/4"	309.7 SF	0.28	86.7		
W102	LEVEL 1 ABE=280.66'	0' - 0"	4' - 6 1/16"	12' - 0"	57.4 SF	0.28	16.1		
W103	LEVEL 1 ABE=280.66'	0' - 0"	4' - 6 1/16"	12' - 0"	57.7 SF	0.28	16.2		
W104	LEVEL 1 ABE=280.66'	0' - 0"	19' - 1 1/8"	20' - 0"	310.2 SF	0.28	86.9		
W105x	LEVEL 1 ABE=280.66'	0' - 0"	9' - 10"	15' - 2"	149.1 SF	0.28	41.8		
W106	LEVEL 1 ABE=280.66'	0' - 0"	24' - 5 1/4"	11' - 2 3/4"	235.7 SF	0.28	66.0		
W107	LEVEL 1 ABE=280.66'	0' - 0"	10' - 1"	25' - 6"	252.9 SF	0.28	70.8		
W108-109x	LEVEL 1 ABE=280.66'	0' - 0"	20' - 3"	11' - 0"	192.1 SF	0.28	53.8		
W110x	LEVEL 1 ABE=280.66'	0' - 0"	14' - 7 15/16"	11' - 2 3/4"	135.5 SF	0.28	38.0		
W111	LEVEL 1 ABE=280.66'	0' - 0"	5' - 2 3/8"	7' - 2"	35.8 SF	0.28	10.0		
W114	LEVEL 1 ABE=280.66'	11' - 0"	17' - 1 3/8"	2' - 6"	42.1 SF	0.28	11.8		
W115	LEVEL 1 ABE=280.66'	11' - 0"	20' - 8 3/8"	2' - 6"	50.9 SF	0.28	14.3		
W116	LEVEL 1 ABE=280.66'	11' - 0"	4' - 2 3/8"	2' - 6"	9.9 SF	0.28	2.8		
W204-205x	LEVEL 2	0' - 0"	20' - 3"	11' - 8"	225.7 SF	0.28	63.2		
W206	LEVEL 2	0' - 0"	5' - 10"	10' - 0"	58.3 SF	0.28	16.3		
Grand total					2123.4 SF		594.5		

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128

WWW.GARRETCORDWERNER.COM

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2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO THE START OF WORK.
3. ALL REVISIONS SHOWN TO BE VERIFIED BY ARCHITECT TO COMPLY WITH ALL BUILDING CODES AND STANDARDS.
4. MILLWORKER TO CONFIRM ALL CLEARANCES.
5. PERMIT DRAWINGS - NOT TO BE USED FOR CONSTRUCTION.
6. DO NOT SCALE FROM THIS DRAWING.
7. ALL GLAZING TEMPERED SAFETY GLASS UNLESS OTHERWISE NOTED.
8. ELECTRICAL & LIGHTING DRAWINGS FOR DESIGN PURPOSES ONLY. SUBCONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR NON-COMPLIANCE OF BUILDING CODES.

DATE 08/02/16

DRAWN BY AHP

SCALE

CHECKED BY GCW

PROJECT

'FOO' RESIDENCE

3453 74th Ave SE
Mercer Island, WA
98040

REV DATE ISSUE/REVISION

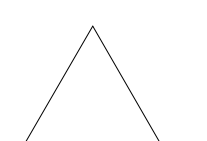
NOT FOR CONSTRUCTION

DPD DEDICATED APPROVAL STAMP SPACE

SHEET TITLE

WINDOW SCHEDULE & TYPES

REVISION NO.



SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.

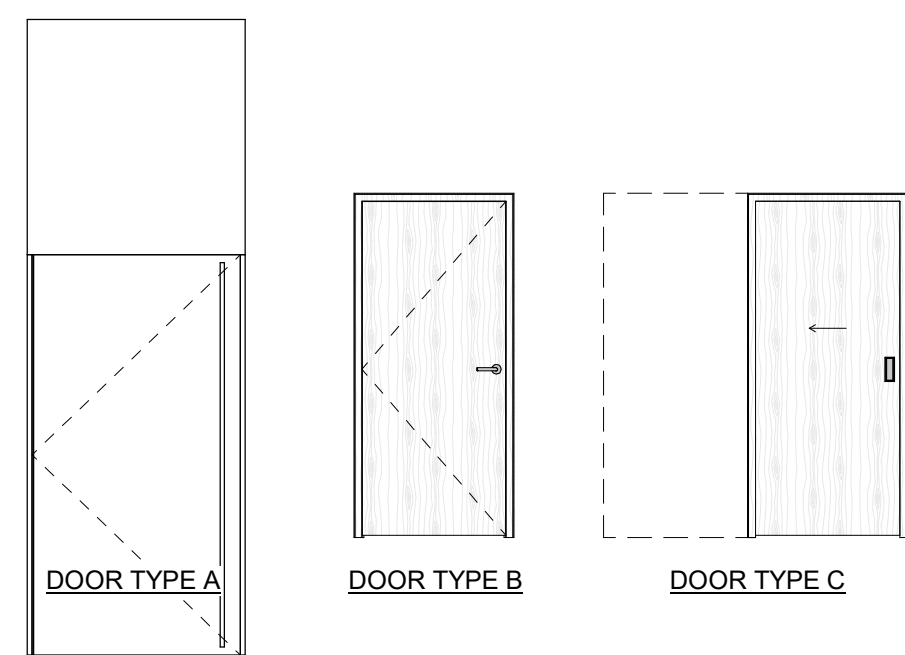
A601

DOOR NOTES

- Safety Glazing (SG) to be provided where required by IRC R308.4. All glazing subject to human impact shall be tempered, safety glazing as required by the IRC. Provide safety glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge or the door in a closed position and where the bottom edge of the glazing is less than 60" above the walking surface. Provide safety glazing for panels over 95F and within 18" vertical and 36" horizontal of any walking surface. Provide safety glazing in all shower doors, shower enclosures, bathtub enclosures, or bathtub doors. Glass enclosure doors and panels must be labeled category II, and doors must swing outward. Refer to plans for safety glazing locations. Each pane of safety glazing shall be identified by a label in accordance with the IRC.
- Door frames and frame anchorage shall be installed according to the conditions of their listing.
- All exterior doors, except garage doors, to be provided with mortise lock and deadbolt. Minimum 1/2" throw dead latch for doors per IRC R329.
- All glazed doors to have an area weighted average U-factor of 0.30 max. per the WSEC using the prescriptive option.
- 1 1/2" maximum threshold for all exterior doors swinging out to the exterior. (IRC R311.3)
- Exterior doors to have a U-factor of 0.20 max per the WSEC prescriptive option.
- Fire doors, windows, and dampers shall have an approved label or listing mark, indicating fire-protection rating, which is visible for inspection and permanently affixed at the time of manufacture.
- All exterior, mechanical room doors shall be insulated, with interlocking low-rise thresholds and weatherstripping.
- Door thresholds shall not exceed 1/2" in height above finished floor.
- All bedroom, bathroom, and powder room doors to be provided with privacy locks.
- Operation, hinging, pocketing or sliding per plans.
- All interior doors to be painted wood solid core.
- Door supplier/manufacturer to field verify all rough openings and operation prior to production of the doors.
- Sizes noted are for reference only, field verify R.O. size before ordering doors.
- Door glazing to be argon filled, 1" 366 I.G.
- Windows and doors shall limit infiltration per ASTM E 283-73.

DOOR SCHEDULE

Mark	Function	Description	Height	Width	Thickness	Door Type	Hardware Package	Door Material	Comments
	Exterior		13' - 4 29/32"	18' - 1 1/4"	0' - 8 9/16"				
23	Exterior		7' - 0"	18' - 0"	0' - 1 1/2"				
24	Interior	Offset Pivot	7' - 0"	3' - 4"	0' - 1 3/4"				
25	Exterior	Offset Pivot	13' - 6"	4' - 8"	0' - 1 3/4"				
26	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
28	Interior	Pocket	7' - 0"	2' - 6"	0' - 1 3/8"				
30	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
31	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
32	Interior	Flush	7' - 0"	2' - 6"	0' - 1 3/8"				
33	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
34	Interior	Pocket	7' - 0"	2' - 6"	0' - 1 3/8"				
35	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
36	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
37	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
38	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
39	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
42	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
43	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
44	Interior	Pocket	8' - 0"	4' - 0"	0' - 1 3/8"				
45	Interior	Flush	7' - 0"	3' - 0"	0' - 1 3/8"				
46	Interior	Pocket	8' - 0"	4' - 0"	0' - 1 3/8"				
W105	Exterior	Glazed Slider 2 Panel XO	14' - 7"	8' - 8"	0' - 5 7/8"				
W106	Exterior		9' - 7 3/4"	24' - 5 1/4"	0' - 5 7/8"				
W108	Exterior	Glazed Slider 2 Panel XO	9' - 7 3/4"	9' - 7 1/2"	0' - 5 7/8"				
W109	Exterior	Glazed Slider 2 Panel XO	9' - 7 3/4"	9' - 8 1/2"	0' - 5 7/8"				
W110	Exterior		9' - 7 3/4"	14' - 0 5/8"	0' - 5 7/8"				
W111	Interior	Offset Pivot	7' - 0"	3' - 0"	0' - 1 3/4"				
W112	Interior	Pocket	7' - 0"	3' - 0"	0' - 1 3/8"				
W115	Interior	Pocket	7' - 0"	2' - 6"	0' - 1 3/8"				
W116	Interior	Pocket	7' - 0"	4' - 8"	0' - 1 3/8"				
W117	Interior	Pocket	7' - 0"	3' - 0"	0' - 1 3/8"				
W118	Interior	Pocket	7' - 0"	2' - 6"	0' - 1 3/8"				
W204	Exterior	Glazed Slider 2 Panel XO	11' - 1 1/4"	9' - 7 1/2"	0' - 5 7/8"				
W204	Exterior	Glazed Slider 2 Panel XO	0' - 0"	0' - 0"	0' - 5 7/8"				
W205	Exterior	Glazed Slider 2 Panel XO	11' - 0"	9' - 8 1/2"	0' - 5 7/8"				
W205	Exterior	Glazed Slider 2 Panel XO	0' - 0"	0' - 0"	0' - 5 7/8"				



DOOR TYPES
1/4" = 1'-0"

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



GARRET CORD WERNER

TEL 206.749.9019
FAX 206.749.9128
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DATE 08/02/16	DRAWN BY AHP
SCALE 1/4" = 1'-0"	CHECKED BY GCW

PROJECT
**'FOO'
RESIDENCE**

3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
-----	------	----------------

NOT FOR CONSTRUCTION

DPD DEDICATED
APPROVAL STAMP SPACE

SHEET TITLE
**DOOR
SCHEDULE &
TYPES**

REVISION NO.

SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
A610

ABBREVIATION

&	AND	IN.	INCHES)
@	AT	INFO.	INFORMATION
^	FEET(FOOT)	INT.	INTERIOR
#	INCH (INCHES)		
=	POUNDS) NUMBER	JT.	JOIST
≅	EQUAL(S)	JO.	JOINT
/	PER		
A.	ANCHOR BOLT	K	KIPS(1000)
ABV.	ABOVE	LAT.	LATERAL
ADD.	ADDITIONAL	LB.	POUND(S)
ADJ.	ADJACENT	L.B.	LAG BOLT(S)
ALUM.	ALUMINUM	L.G.	LONG(TUDINAL)
ALT.	ALTERNATE	LSTH	LENGTH
APPRX.	APPROXIMATE(LY)	LMGF	LIGHT GAUGE METAL FRAMING
ARCH.	ARCHITECT(URAL)	LLH	LONG LEG HORIZONTAL
ASSEMBLY	ASSEMBLY	LLV	LONG LEG VERTICAL
B.	BOTTOM	LNS	LONG SLOTTED HOLE(S)
BELOW	BELOW	LT. WT	LIGHT WEIGHT
BEN	BOUNDARY EDGE NAILING	L.W.	LIGHT WEIGHT
B.F.	BRACED FRAME		
B.LDG.	BUILDING	MAS.	MASONRY
BLK	BLOCK	MASN.	MASONRY
BLKG.	BLOCKING	MAT.	MATERIAL
BLW.	BELOW	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BMU	BRICK MASONRY UNIT	MBM	METAL BUILDING MANUFACTURER
BNY	BOUNDARY NAILING	MECH.	MECHANICAL
B.O.	BOUNDARY	M.E.J.	MASONRY EXPANSION JOINT
B.O.E.	BOTTOM OF EXCAVATION	MEZZ.	MEZZANINE
B.O.F.	BOTTOM OF FOOTING	MFR.	MANUFACTURER
BRG.	BRIDGE(ING)	MIN.	MINIMUM
BRL	BEARING	MISC.	MISCELLANEOUS
BTM.	BOTTOM	MTL.	METAL
BTWN.	BETWEEN	(N)	NEW
		N.L.B.	NON-LOAD BEARING
C	CAMBER	NO.	NUMBER
CAMB.	CAMBER(ED)	N.S.	NEAR SIDE
CANT.	CANTILEVER(ED)	N.T.S.	NOT TO SCALE
CF	CUBIC FOOT	N.W.C.	NORMAL WEIGHT CONCRETE
C.I.P.	CAST IN PLACE		
C.J.	CONSTRUCTION JOINT	OC	ON CENTER
CL	CENTER LINE	OC.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.	OUTSIDE FACE
COL.	COLUMN	O.H.	OPPOSITE HAND
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION	ORNT.	ORIENTATION(ION)
CONT.	CONTINUOUS	OSB	SEISMIC DESIGN CATEGORY
CTSK.	COUNTERSINK	O.W.J.	OPEN WEB JOIST
CTR.	CENTER(ED)	PAR.	PARALLEL
cy	CUBIC YARD	PIC	PRECAST
		PEN	PANEL EDGE NAIL
DB	DROPPED BEAM	PERP.	PERPENDICULAR
DBL	DEFORMED BAR ANCHORS	PL	PLATE
DBL	DOUBLE	PL	PROPERTY LINE
DCW	DEMAND CRITICAL WELD	PLN	PLAN
DEPT.	DEPARTMENT	PLMBG	PLUMBING
DET.	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG.	DIAGONAL	P.T.	PRESERVATIVE TREATED
DIAPH.	DIAPHRAGM	PT	POST TENSION(ED)
DM.	DIMENSION		
DN	DOWN	QTY.	QUANTITY
D.O.	DITTO(REPEAT)		
DR	DRIP	R.	RADIUS
D.S.	DRAG STRUT	RAD.	RADIUS
DWG.	DRAWING(S)	RE.	REFERENCE
DWL.	DOWEL(S)	REF.	REFERENCE
		REIN.	REINFORCEMENT(ING)
(E)	EXISTING	REQ.	REQUIRED
EA	EACH	R.F.	RIGID FRAME
E.E.	EACH END	R.O.	ROUGH OPENING
E.F.	EACH FACE	R.S.	ROUGH SAWN
E.J.	EXPANSION JOINT		
ELEV.	ELEVATION	SCH.	SCHEDULE
E.L.V.	ELEVATOR	SCH.	STRUCTURAL COMPOSITE WOOD
EMBD.	EMBED(MENT)	SCHED.	SCHEDULE
ENB.	EDGE NAIL	SHT.	SHEET
ENG.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	S.J.	SHRINKAGE CONTROL JOINT
EQPT.	EQUIPMENT	SKW.	SKEW(ED)
E.W.	EACH WAY	S.O.G.	SLAB ON GRADE
EXP.	EXPANSION	SPC.	SPACE(S) (ING)
EXT.	EXISTING	SPEC.	SPECIFICATION(S)
EXT.	EXTERIOR	SQ.	SQUARE
FAB.	FABRICATION	STD.	STANDARD
FB	FLUSH BEAM	STRG.	STAGGER
F.D.	FOUNDATION	STIFF.	STIFFENER(S)
F.F.	FINISH FLOOR	STR.	STRUT
FIN.	FINISH(ED)	STRUC.	STRUCTURAL
FLG.	FLANGE	STRUC.	STRUCTURE
FLOOR	FLOOR	SUSP.	SUSPENSION(TION)
F.N.	FIELD (FACE) NAIL	SYMM.	SYMMETRICAL
F.O.	FINISHED OPENING		
F.O.C.	FACE OF CONCRETE	T.	TOP
F.O.M.	FACE OF MASONRY	T.&B.	TOP AND BOTTOM
F.O.S.	FACE OF STUD	TEMP.	TEMPORARY
F.O.W.	FACE OF WALL	T.&G.	TONGUE AND GROOVE
FRM.	FRAME(ING)	THK.	THICK(NESS)
F.S.	FAR SIDE	THRD.	THREADED
FTT.	FEET(FOOT)	TN	TOE NAIL
FRTW.	FIRE RETARDANT TREATED WOOD	T.O.S.	TOP OF SHEATHING(SLAB)
FG.	FOOTING	T.O.W.	TOP OF WALL
		TRANSV.	TRANSVERSE
G.	GAUGE	T.O.S.	TOP OF STEEL
GALV.	GALVANIZE(D)	TYP.	TYPICAL
GB.	GRADE BEAM		
GLB	GLUE LAMINATED BEAM	U.N.O.	UNLESS NOTED OTHERWISE
GRD.	GRADE	UNDSIDE	UNDERSIDE
GWB	GYPNUM WALLBOARD		
GYP.	GYPCRETE	V.	VERTICAL
		VERT.	VERTICAL
H	HORIZONTAL	VERT.	VERIFY IN FIELD
HD	HOLDDOWN	W.	WIDE(WIDTH)
HD.G.	HOT DIPPED GALVANIZED	W/	WITH
HDR.	HEADER	W/O	WITHOUT
HGR.	HANGER	WD.	WOOD
HORZ.	HORIZONTAL	W.H.S.	WELDED HEADED STUDS
HORIZ	HORIZONTAL	W.P.	WORK POINT
HR	HEADER	W.S.	WELDED STUD
H.S.B.	HIGH STRENGTH BOLT	WT.	WEIGHT
HT	HEIGHT	W.W.F.	WELDED WIRE FABRIC
		X-STG	EXTRA STRONG
I.D.	INSIDE DIAMETER	XX-STG	DOUBLE EXTRA STRONG
I.E.	INVERT ELEVATION		
I.F.	INSIDE FACE		
		YD	YARD

01000 - GENERAL REQUIREMENTS
THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER THE DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS AND PIPES ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING BUT NOT LIMITED TO EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01001 - CODE REQUIREMENTS
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED BY SEATTLE, WASHINGTON.

01100 - DESIGN LOADS
DEAD LOADS:
ACTUAL WEIGHT OF MATERIALS OF CONSTRUCTION AND PERMANENT EQUIPMENT.

FLOOR LIVE LOADS:
FLOORS (RESIDENTIAL) 40 PSF

ROOF LIVE LOADS:
ROOF 20 PSF

DECK LIVE LOAD:
DECK 60 PSF

SNOW LOAD DESIGN DATA:
Pg = 20 PSF, Pf = 20 PSF, Ce = 0.9, Is = 1.0, Ct = 1.0, 25 PSF UNIFORM

WIND DESIGN DATA:
BASIC WIND SPEED Iw = 110 MPH (3-SECOND GUST)
WIND IMPORTANCE FACTOR Iw = 1.0
WIND EXPOSURE C EXPOSURE C
TOPOGRAPHICAL FACTOR GCP = 1.6
INTERNAL PRESSURE COEFFICIENT P(C) = ±0.18
COMPONENT/CADDING WIND PRESSURE P(C) = 25 PSF

EARTHQUAKE DESIGN DATA:
SEISMIC IMPORTANCE FACTOR Ie = 1.0
OCCUPANCY CATEGORY II
SPECTRAL RESPONSE ACCELERATIONS Ss = 1.397 S1 = 0.538
SITE CLASS D
SEISMIC DESIGN COEFFICIENTS SDS = 0.92 SD1 = 0.538
SEISMIC DESIGN CATEGORY OSB
WOOD LEVELS - BEARING WALL SYSTEM R = 6.5 Cs = 0.14
LIGHT FRAMED PLYWOOD SHEAR WALLS

01200 - FOUNDATIONS - GEOTECHNICAL INVESTIGATION
FOUNDATION DESIGN BASED ON REPORT 20-084 DATED APRIL 9, 2020 PREPARED BY PAN GEO INC. ALL SITE PREPARATION AND FOUNDATION CONSTRUCTION TO BE PERFORMED PER REPORT. FILLS TO BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.

ALL FOUNDATIONS SHALL BE FOUNDED ON EITHER COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY THE GEOTECHNICAL ENGINEER.

WHERE FOOTINGS ARE ALLOWED TO BE FOUNDED ON NATIVE MATERIAL BY THE GEOTECHNICAL ENGINEER, ALLOWABLE BEARING CAPACITY IS 3,000 PSF. 1/3 INCREASE ALLOWABLE FOR WIND OR SEISMIC LOADS.

GEOTECHNICAL DESIGN PARAMETERS HAVE BEEN COORDINATED WITH PAN GEO INC. AS LISTED BELOW:

DESIGN PARAMETERS FOR RETAINING WALLS WITH FLAT BACKFILL ARE AS FOLLOWS:
ACTIVE EARTH PRESSURE (YIELDING) 35 PCF (ASSUMED)
ACTIVE EARTH PRESSURE (AT-REST) 50 PCF (FOR DESIGN OF BASEMENT WALLS)
PASSIVE EARTH PRESSURE 350 PCF (ALLOWABLE - FRS-1.5)
COEFFICIENT OF FRICTION 0.35 (ALLOWABLE - FRS-1.5)
SOIL PROFILE SITE CLASS S
SEISMIC SURCHARGE UNIFORM 8H
VEHICLE SURCHARGE 2'-0" OF SOIL

ALL FOUNDATION INSTALLATIONS SHALL BE SUBJECT TO APPROVAL OF THE GEOTECHNICAL ENGINEER.

01300 - SHOP DRAWING SUBMITTAL PROCESS
SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.

SHOP DRAWINGS ARE REQUIRED FOR ALL STRUCTURAL STEEL AND PROPRIETARY GUARD COMPONENTS.

01400 - INSPECTIONS AND SPECIAL INSPECTIONS
THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

SPECIAL INSPECTIONS ARE GENERALLY NOT REQUIRED FOR GROUP R, 3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL. HOWEVER, SPECIAL INSPECTIONS ARE REQUIRED FOR STRUCTURAL STEEL WELDING. SHEAR WALLS WITH TIGHTER NAILING THAN 4" O.C. AS WELL AS POST INSTALLED ANCHORS. REFER TO THE INSPECTION TABLES FOR FURTHER DIRECTION.

01500 - STRUCTURAL OBSERVATION
STRUCTURAL OBSERVATION IS NOT REQUIRED.

01600 - QUALITY ASSURANCE REQUIREMENTS
THE QUALITY ASSURANCE PLAN SHALL BE TO VERIFY THAT THE SPECIAL INSPECTIONS NOTED IN SECTION 01400 AND THE STRUCTURAL OBSERVATION NOTED IN SECTION 01500 HAVE BEEN COMPLETED AND THAT SUPPORTING DOCUMENTATION NOTED IN SUCH SECTIONS HAS BEEN PROVIDED.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR STRUCTURES OF LIGHT WOOD FRAMING WITH DESIGN SPECTRAL RESPONSE AT SHORT PERIODS, SDS, NOT EXCEEDING 0.5g.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR WIND EXPOSURE B WHERE BASIC WIND SPEED IS LESS THAN 120 MPH.

SUMMARY: A QUALITY ASSURANCE PLAN IS NOT REQUIRED BY CODE FOR THIS STRUCTURE.

01700 - EXECUTION REQUIREMENTS
INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000 - SITE CONSTRUCTION
ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01300) AND IN SUBSEQUENT DIRECTIVES.

02100 - EXCAVATION SUPPORT AND PROTECTION
THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS, OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE.

EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02200 - BACKFILL AND COMPACTION
BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. CANTILEVERED BASEMENT WALLS SHALL CURE FOR A MINIMUM OF 14 DAYS PRIOR TO BACKFILL AND COMPACTION PER THE SOILS REPORT.

03000 - CAST-IN-PLACE CONCRETE
CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-14 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:
(1) 28 DAY MAX. STRENGTH Fc (PSI) (2) MAX. WATER / CEMENT RATIO (3) MAX. SLUMP (IN) (4) AIR ENTRAINMENT [%] (5) SPECIAL INSPECTION REQUIRED (6) MIN. 90 LB SACKS OF CEMENT (7) LOCATION AND APPLICATION.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
3000	0.45	4+/-1	5+/-1	NO		EXTERIOR SLAB ON GRADE
3000	0.45	4+/-1	0+/-1	NO		INTERIOR SLAB ON GRADE
3000	0.50	5+/-1	0+/-1	NO		FOOTINGS
3000	0.45	5+/-1	5+/-1	NO		STEMS
3000	0.50	5+/-1	5+/-1	NO		ALL OTHER CONCRETE

SPECIAL INSPECTION IS NOT REQUIRED AS THE DESIGN IS BASED ON Fc = 2500 PSI.

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR 3/4 INCH IF NOT SPECIFIED BY THE ARCHITECT.

03100 - REINFORCING STEEL
REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-14. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS.

ASTM A-615 DEFORMED BARS GRADE 40 (fy=60 KSI) FOR #3 BARS ONLY
ASTM A-615 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR #4 BARS AND LARGER
ASTM A-706 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR ALL WELDABLE BARS
ASTM A-1064 SMOOTH BAR (fy=60 KSI) FOR WELDED WIRE FABRIC

REINFORCING FOR SLABS ON GRADE SHALL BE 6X6 W/14XW/1.4 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.0. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	3"
FORMED SURFACE EXPOSED TO EARTH OR WEATHER	3"
#6 AND LARGER	2"
#5 AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	3"
WALLS AND JOISTS	2"
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	3/4"
SLABS AND JOISTS	2"
#14 AND #18 BARS	1 1/2"
#11 BARS AND SMALLER	1"
BEAMS, COLUMNS	3"
PRIMARY REINFORCEMENT	1 1/2"
TIES, STIRRUPS, AND SPIRALS	1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

03200 - CONCRETE WALL REINFORCING
PLACE TWO HORIZONTAL #5 BARS AT EACH FLOOR LEVEL OR TOP OF WALL ELEVATION. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT EACH WALL CORNER AND INTERSECTION. PROVIDE TWO VERTICAL #5 BARS AT EACH WALL CORNER AND INTERSECTION. AT ALL WALL OPENINGS PROVIDE TWO #5 BARS OVER, UNDER, AND AT THE SIDES OF THE OPENINGS. EXTEND THE HORIZONTAL BARS THE LAP SPLICE DISTANCE PLUS THE OPENING OR EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE ONE #5 BAR BY 4'-0" LONG DIAGONALLY AT EACH CORNER OF THE WALL OPENING. ALL CONCRETE SHALL BE PLACED AND CONSOLIDATED WALLS SHALL BE REINFORCED PER SCHEDULE BELOW U.N.O.:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
6"	#4 AT 14"OC	#5 AT 18"OC	CENTERLINE
8"	#4 AT 10"OC	#5 AT 15"OC	CENTERLINE
10"	#4 AT 16"OC	#5 AT 18"OC	EACH FACE
12"	#4 AT 12"OC	#5 AT 18"OC	EACH FACE

05000 - STRUCTURAL STEEL
DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O.:

STRUCTURAL W SHAPE	ASTM A-992	Fy = 50 KSI
S, M, AND C SHAPES	ASTM A-36	Fy = 36 KSI
STEEL ANGLES	ASTM A-36	Fy = 36 KSI
PLATE MATERIAL	ASTM A-36	Fy = 36 KSI
STRUCTURAL PIPE	ASTM A-53 GRADE B	Fy = 35 KSI
STRUCTURAL HSS	ASTM A-500 GRADE B	Fy = 46 KSI
ANCHOR RODS	ASTM F1554	Fy = 36 KSI
WOOD CONNECTION BOLTS	ASTM A-307 GRADE A	
WELDING ELECTRODES	E7018	

ALL WELDING SHALL CONFORM TO THE AWS D1.4 "STRUCTURAL WELDING CODE". ALL WELDING SHALL BE PERFORMED BY A WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) AND AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS. ALL COMPLETE PENETRATION (CP) WELDS SHALL BE ULTRASONICALLY TESTED. ALL FILLET WELDS SHALL BE VISUALLY INSPECTED RE: S1.3.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A-123. ALL FIELD WELDS EXPOSED TO WEATHER SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A-780.

ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF PAINT (PRIME COAT). PROVIDE A MINIMUM FRY-FILM THICKNESS OF ONE MIL. PREPARE SURFACE TO MEET REQUIREMENTS OF SSPC-SP2. TOUCHUPS OF ABRASIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. UNO. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION RELATING TO FINISH PAINT OR OTHER FINISH REQUIREMENTS.

06000 - WOOD FRAMING NOTES
FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS SPECIFICATIONS.

WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. SEE SECTION 06100 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.10.1 OR TO THE FASTENING SCHEDULE ON SHEET S9.0.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
12d	0.148"	3 1/4"
16d	0.162"	3 1/2"

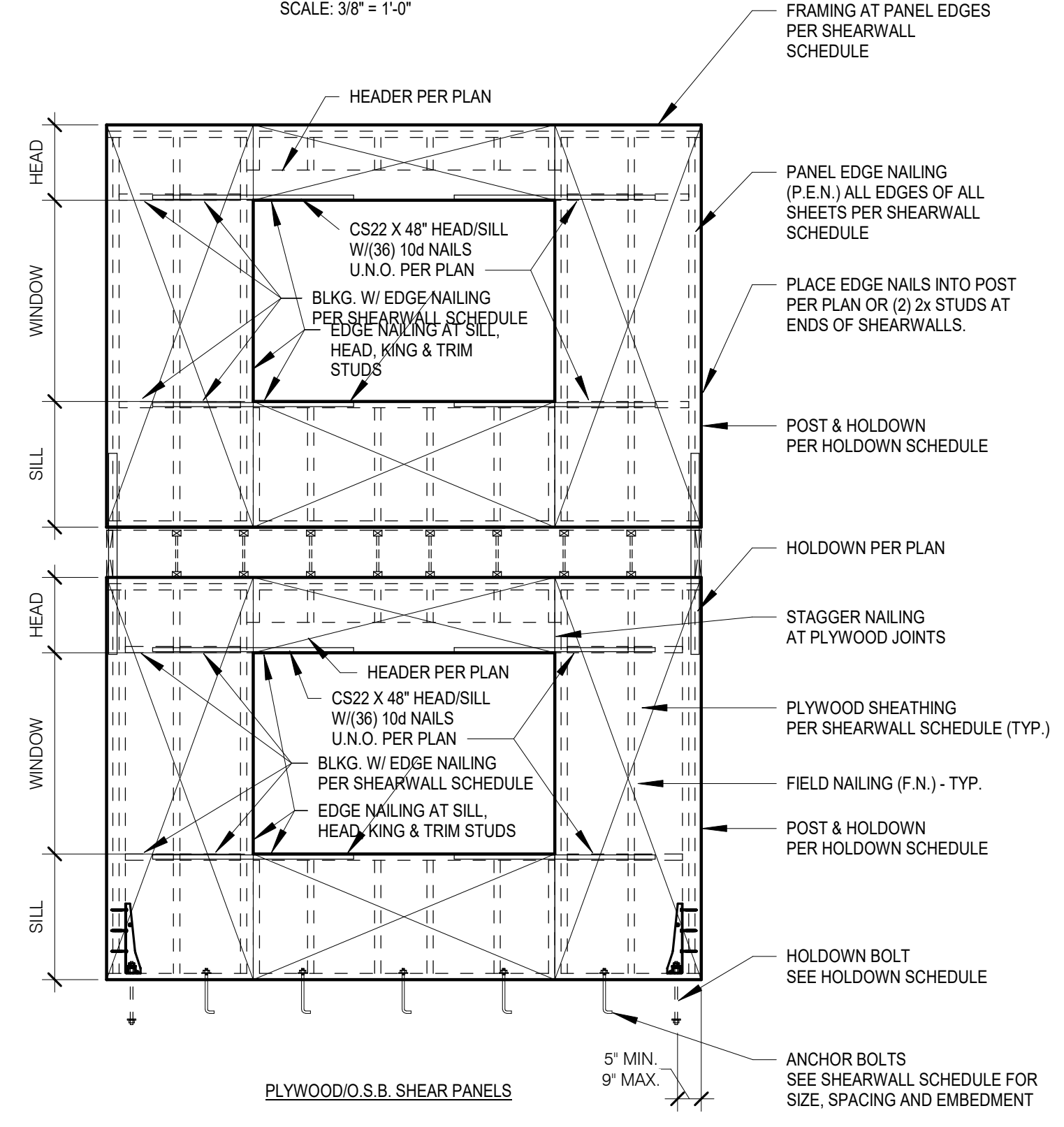
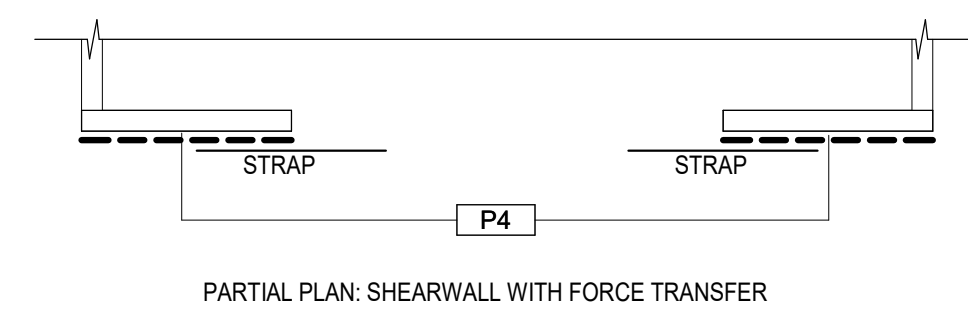
UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE 5/8 INCH DIAMETER WITH 7 INCHES MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 4 1/2 INCHES FROM EACH END OF THE PIECE. A 3"x3"x1/4" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (COUNTERSINK PLATE WASHERS SHALL NOT BE ALLOWED).

06100 - ROUGH FRAMING
SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLBI) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLANS/SCHEDULE:

USE/LOCATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E (PSI)
WALL STUDS/BLOCKING	HEM-FIR	STUD	675	150	405	800	1,266
2X, 3X 4" WIDE							
2X, 3X 6" & WIDER	HEM-FIR	NO. 2	850	150	405	1,300	1,366

WALL PLATES	HEM-FIR	STUD	675	150	405	800	1,266
2X4, 3X4							
2X6, 3X6	HEM-FIR	NO. 2	850	150	405	1,300	1,366

JOISTS	HEM-FIR	NO. 2	850	150	405	1,300
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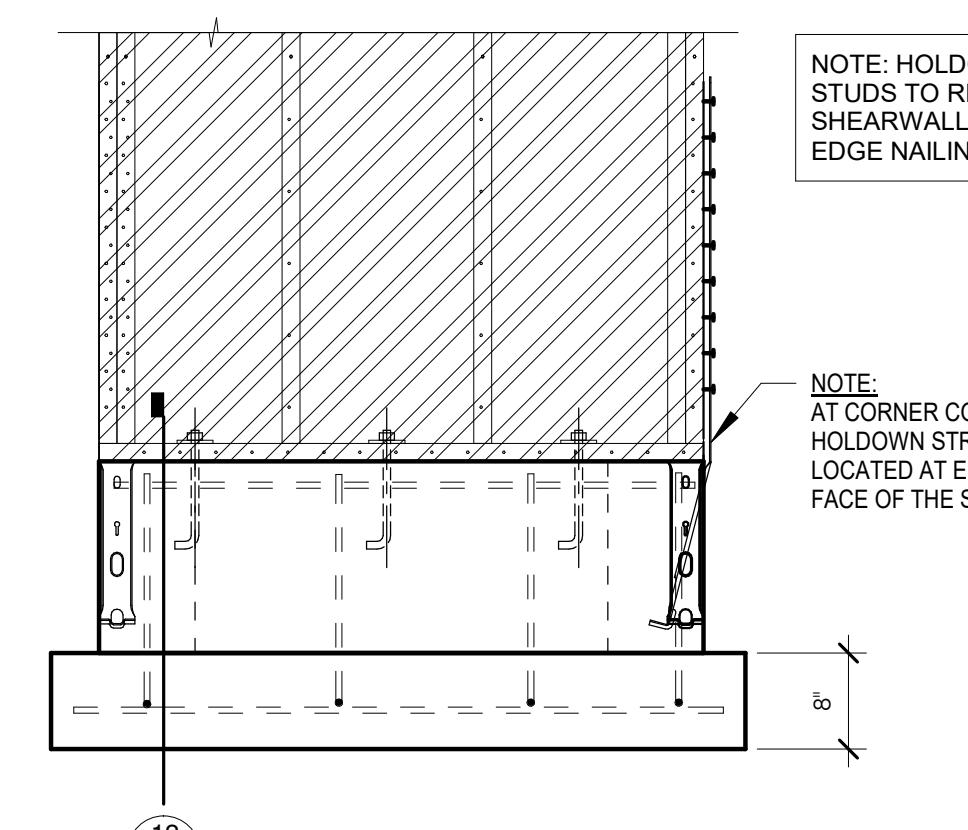


HOLDOWN & FASTENER SCHEDULE (HF STUDS)

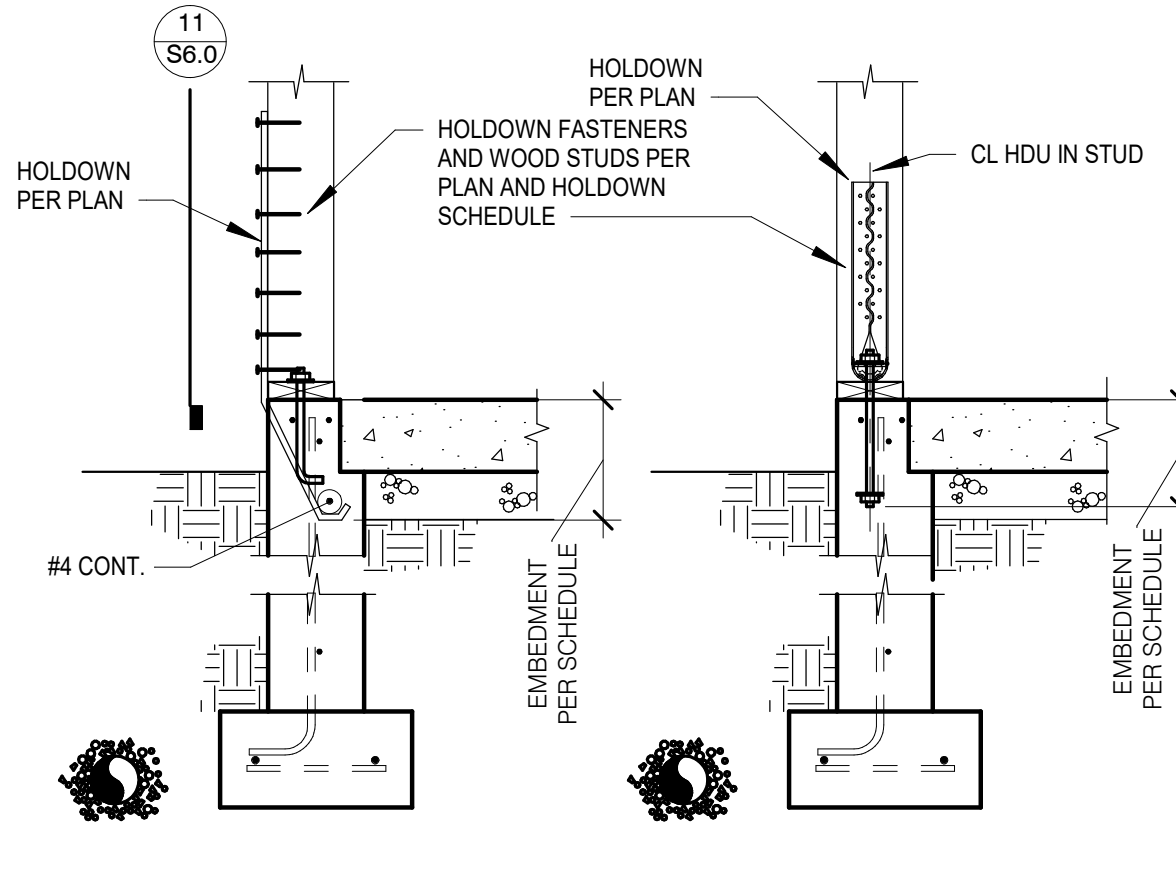
HARDWARE TYPE	WOOD MEMBER/POST		FASTENER	ROD DIAMETER	ANCHOR		EMBEDMENT		STEM (MINIMUM)	DETAIL
	2X4 WALL	2X6 WALL			STEM	THICKENED FOOTING	STEM	THICKENED SLAB		
CS16	2X4	2X6	(2) 8d	N.A.	N.A.	-	N.A.	-	N.A.	RE: 14, 15/S1.2
MST37	(2) 2X4	(2) 2X6	(22) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
MST48	(2) 2X4	(2) 2X6	(34) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
MST60	(2) 2X4	(2) 2X6	(48) 16d	N.A.	N.A.	-	N.A.	-	N.A.	RE: 11, 12/S1.2
LSDTHD8 LSDTHD8RJ	(2) 2X4	(2) 2X6	(16) 12d	STRAP	N.A.	-	8"	-	8"	
STDH14 STDH14RJ	(2) 2X4	(2) 2X6	(24) 12d	STRAP	N.A.	-	14"	-	8"	
HTT22	(2) 2X4	(2) 2X6	(32) 12d	5/8"	N.A.	-	9"	-	8"	RE: 12/S1.2
HU2-SDS2.5	(2) 2X4	(2) 2X6	(6) SDS 1/4X2 1/2"	5/8"	DOUBLE NUT AND WASHER PER 12/S1.2	-	11"	-	6"	
HU4-SDS2.5	(2) 2X4	(2) 2X6	(10) SDS 1/4X2 1/2"	5/8"		-	11"	-	6"	
HU5-SDS2.5	(2) 2X4	(2) 2X6	(14) SDS 1/4X2 1/2"	5/8"		-	11"	-	6"	
HU8-SDS2.5	(2) 2X4	4X4	(2) 2X6 4X6	(20) SDS 1/4X2 1/2"	7/8"	-	11"	-	8"	RE: 12/S1.2
HU11-SDS2.5	4X6	6X6	(30) SDS 1/4X2 1/2"	1"	-	16"	-	8"		
HD19	-	6X6	(5) 1"DIA. M.B.	1 1/4"	-	16"	-	8"	RE: 12/S1.2	
HU14-SDS2.5	4X6	6X6	(36) SDS 1/4X2 1/2"	1"	-	16"	-	8"		
MSTC4B3	(2) 2X4	(2) 2X6	(12) 10d FACE, (4) 10d BOTTOM, (38) 10d STUDS/POST							

- HOLDOWN AND FASTENER SCHEDULE NOTES:
- HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
 - 16D = 0.162" DIA. X 3 1/2" LONG.
 - USE HALF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED.
 - SCREWS SHALL BE SDS 1/4" DIA. X 2 1/2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
 - HOLDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
 - ANCHOR BOLT NUT SHALL BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHALL BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHALL NOT BE USED.
 - HU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
 - RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
 - BUNDLED STUDS PER DETAIL 18/S1.2.
 - STRAP TIE HOLDOWNS, NAIL STRAPS FROM BOTTOM UP. INSTALL WITH STRAP MATE "NO WET STICKING".
 - ANCHOR BOLT HOLDOWNS SHALL BE ASTM A307 OR A36 STEEL. ANCHOR HEAD REQUIRES NUT/WASHER NUT PER 2/S1.2.

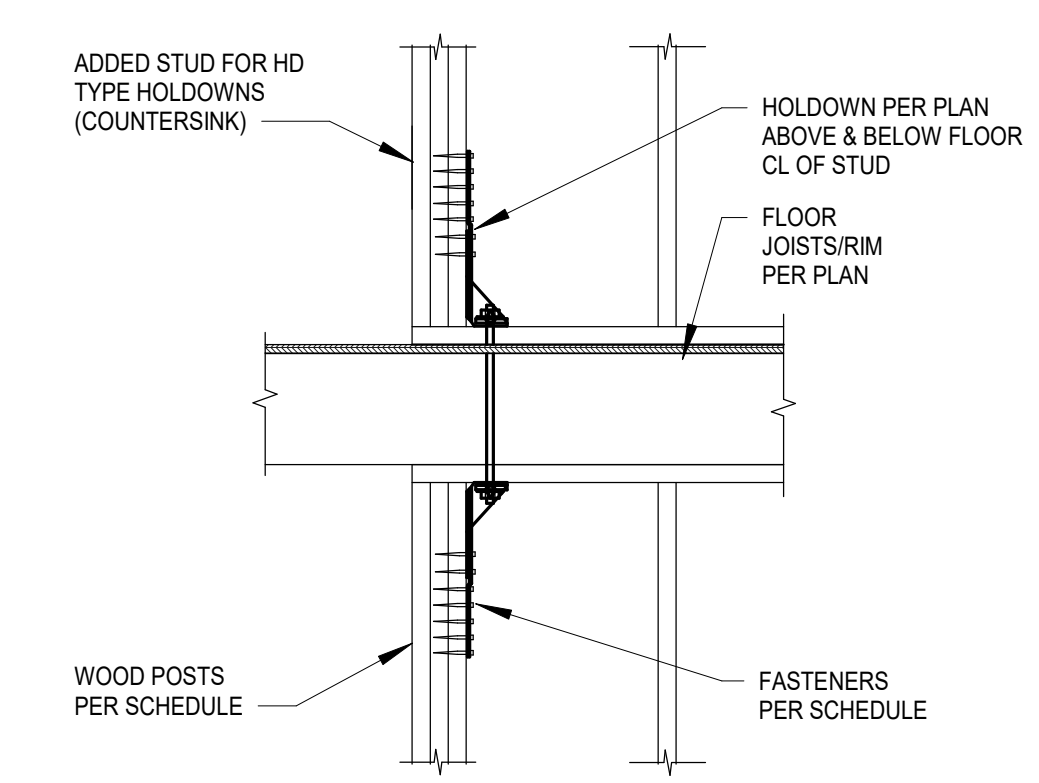
10 SHEARWALL SCHEDULE



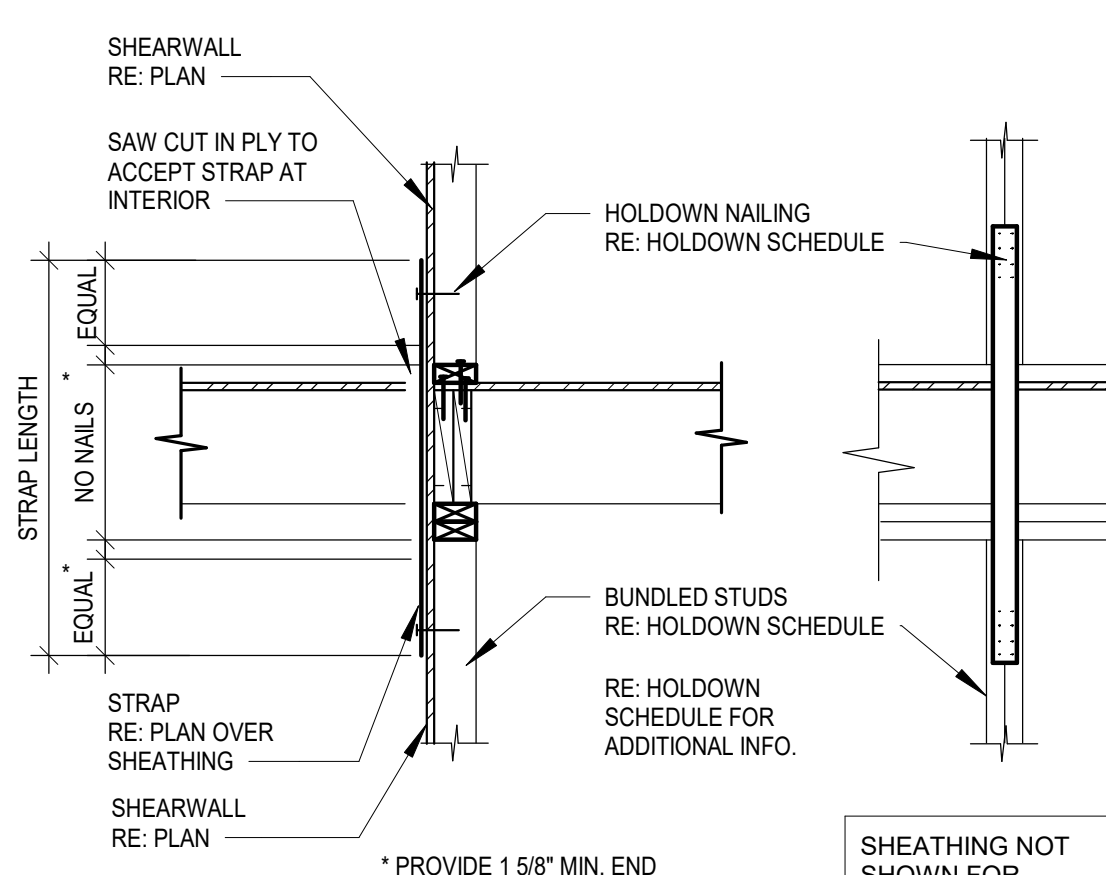
11 EXTERIOR HOLDOWN - ELEVATION



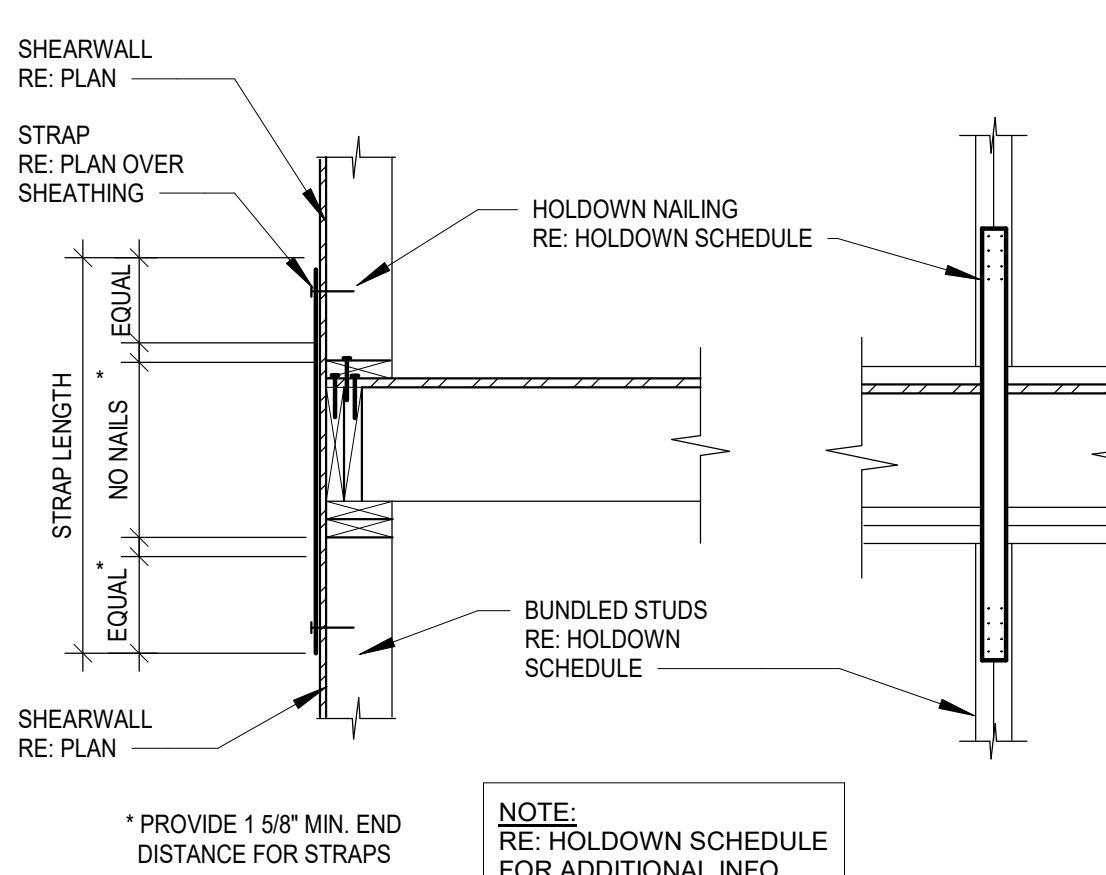
12 EXTERIOR HOLDOWN



13 TYPICAL HOLDOWN FLOOR TO FLOOR



14 INTERIOR HOLDOWN

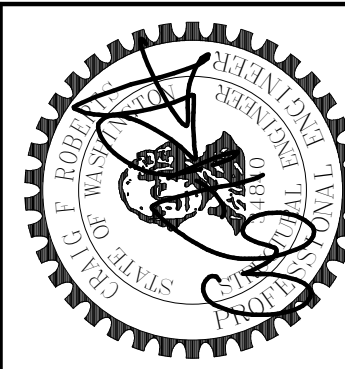


15 EXTERIOR HOLDOWN

Holddown Schedule and Details
 Foo Residence
 3453 74th Ave SE
 Mercer Island, WA 98040

S1.2

CT ENGINEERING INC.
 Structural Engineers
 180 Nickerson Street, Suite 302, Seattle, WA 98109
 206.285.4572 (V) 206.285.0618 (F)
 www.ctengineering.com



No.	REVISION	DATE

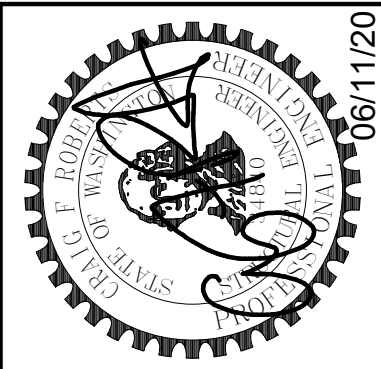
JOB #: 20035
 ENGR: Designer
 CAD: Author
 SCALE: 3/4" = 1'-0"
 KEY ISSUE DATES:
 SD: SD
 DD: DD
 CD: CD
 PERMIT: 06.11.2020
 OTHER: BD

SPECIAL INSPECTION

IBC 2009 TABLE 1704.3 - REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1.	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
	a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	AISC 360, SEC. A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS	
	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X		
2.	INSPECTION OF HIGH STRENGTH BOLTING:				
	a. SNUG-TIGHT JOINTS.	-	X	AISC 360, SEC. M2.5	1704.3.3
	b. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	X	AISC 360, SEC. M2.5	1704.3.3
	c. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	-	AISC 360, SEC. M2.5	1704.3.3
3.	MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
	a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	-	X	AISC 360, SEC. M5.5	
	b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	APPLICABLE ASTM MATERIAL STANDARDS	
	c. MANUFACTURER'S CERTIFIED TEST REPORTS.	-	X		
4.	MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
	a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	AISC 360, SEC. A3.5 AND APPLICABLE AWS A5 DOCUMENTS	
	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X		
5.	INSPECTION OF WELDING:				
	a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
	1) COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X	-	AWS D1.1	1704.3.1
	2) MULTIPASS FILLET WELDS.	X	-	AWS D1.1	1704.3.1
	3) SINGLE-PASS FILLET WELDS > 5/16"	X	-	AWS D1.1	1704.3.1
	4) PLUG AND SLOT WELDS.	X	-	AWS D1.1	1704.3.1
	5) SINGLE-PASS FILLET WELDS <= 5/16"	-	X	AWS D1.1	1704.3.1
	6) FLOOR AND ROOF DECK WELDS.	-	X	AWS D1.3	
	b. REINFORCING STEEL:				
	1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.	-	X	AWS D1.4, ACI 318: 3.5.2	
	2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X	-	AWS D1.4, ACI 318: 3.5.2	
	3) SHEAR REINFORCEMENT.	X	-	AWS D1.4, ACI 318: 3.5.2	
	4) OTHER REINFORCING STEEL.	-	X	AWS D1.4, ACI 318: 3.5.2	
6.	INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
	a. DETAILS SUCH AS BRACING AND STIFFENING.	-	X		1704.3.2
	b. MEMBER LOCATIONS.	-	X		1704.3.2
	c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	X		1704.3.2

CT ENGINEERING INC.
 Structural Engineers
 180 Nickerson Street, Suite 302, Seattle, WA 98109
 206.285.4572 (V) 206.285.0618 (F)
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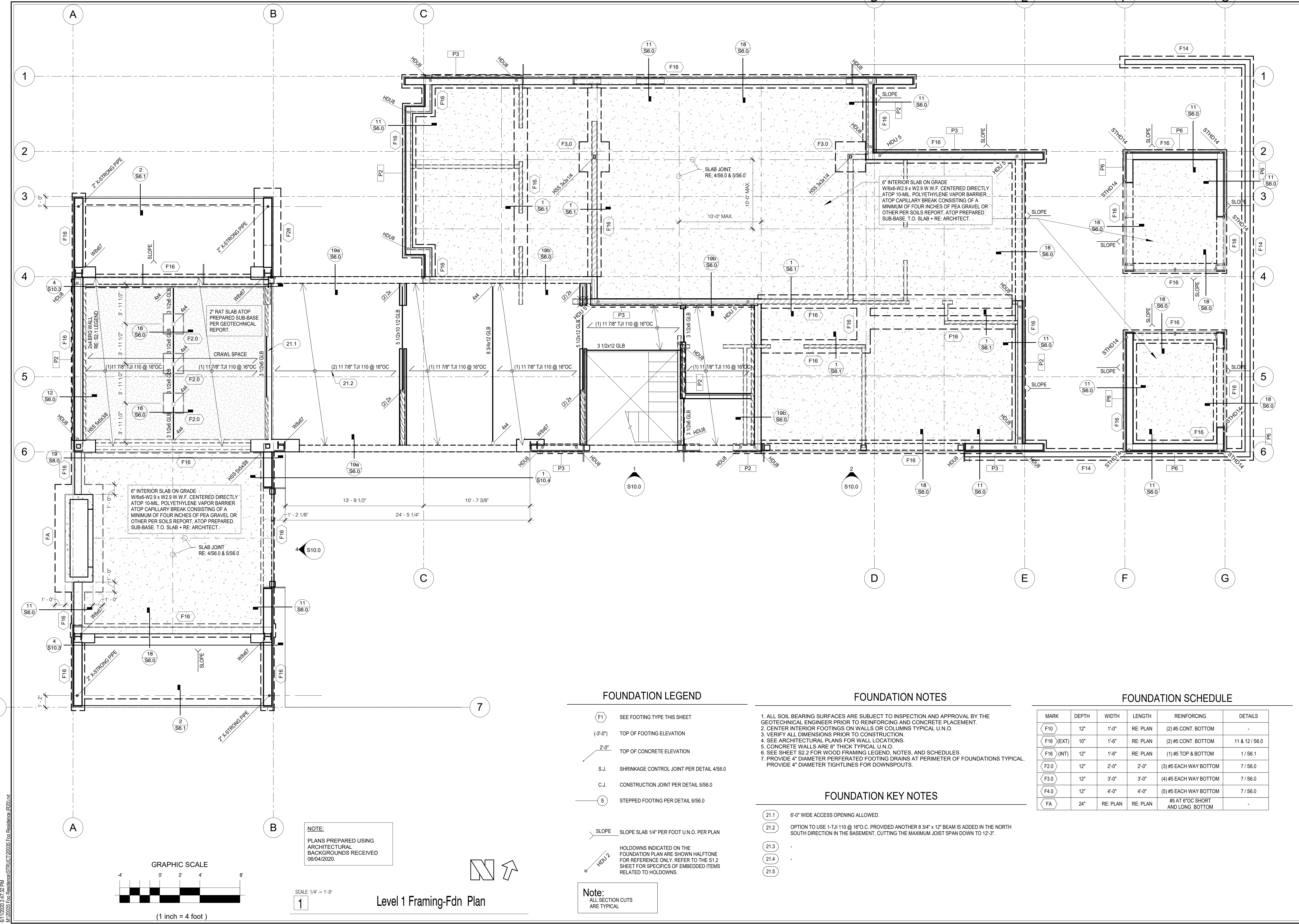


No.	REVISION	DATE

JOB #: 20035
 ENG: BJM
 CAD: JMA
 SCALE: 3/4" = 1'-0"
 KEY ISSUE DATES:
 SD: DD
 DD: DD
 CD: CD
 PERMIT: 06.11.2020
 OTHER: BD

Special Inspection
 Foo Residence
 3453 74th Ave SE
 Mercer Island, WA 98040

S1.3



FOUNDATION LEGEND

- (F1) SEE FOOTING TYPE THIS SHEET
- (-3'-0") TOP OF FOOTING ELEVATION
- 2'-0" TOP OF CONCRETE ELEVATION
- S.J. SHRINKAGE CONTROL JOINT PER DETAIL 4/S6.0
- C.J. CONSTRUCTION JOINT PER DETAIL 5/S6.0
- (S) STEPPED FOOTING PER DETAIL 6/S6.0
- SLOPE SLOPE 1/4" PER FOOT U.N.O. PER PLAN
- HOLD.2 HOLDDOWNS INDICATED ON THE FOUNDATION PLAN ARE SHOWN HALFTONE FOR REFERENCE ONLY. REFER TO THE S1.2 SHEET FOR SPECIFICS OF EMBEDDED ITEMS RELATED TO HOLDDOWNS.

Note:
ALL SECTION CUTS ARE TYPICAL

FOUNDATION NOTES

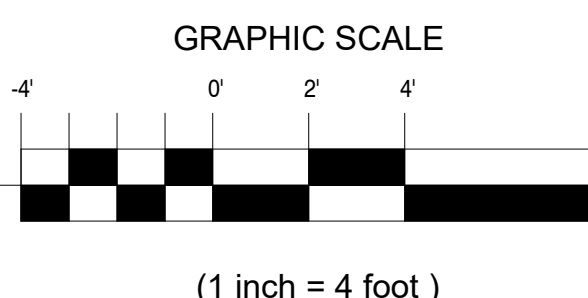
1. ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
2. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
5. CONCRETE WALLS ARE 8" THICK TYPICAL U.N.O.
6. SEE SHEET S2.2 FOR WOOD FRAMING LEGEND, NOTES, AND SCHEDULES.
7. PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS.

FOUNDATION KEY NOTES

- (21.1) 6'-0" WIDE ACCESS OPENING ALLOWED.
- (21.2) OPTION TO USE 1-TJI 110 @ 16" O.C. PROVIDED ANOTHER 8 3/4" x 12" BEAM IS ADDED IN THE NORTH SOUTH DIRECTION IN THE BASEMENT, CUTTING THE MAXIMUM JOIST SPAN DOWN TO 12'-3".
- (21.3) -
- (21.4) -
- (21.5) -

FOUNDATION SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCING	DETAILS
(F10)	12"	1'-0"	RE: PLAN	(2) #5 CONT. BOTTOM	-
(F16) (EXT)	10"	1'-6"	RE: PLAN	(2) #5 CONT. BOTTOM	11 & 12 / S6.0
(F16) (INT)	12"	1'-6"	RE: PLAN	(1) #5 TOP & BOTTOM	1 / S6.1
(F2.0)	12"	2'-0"	2'-0"	(3) #5 EACH WAY BOTTOM	7 / S6.0
(F3.0)	12"	3'-0"	3'-0"	(4) #5 EACH WAY BOTTOM	7 / S6.0
(F4.0)	12"	4'-0"	4'-0"	(5) #5 EACH WAY BOTTOM	7 / S6.0
(FA)	24"	RE: PLAN	RE: PLAN	#5 AT 6" OC SHORT AND LONG BOTTOM	-



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

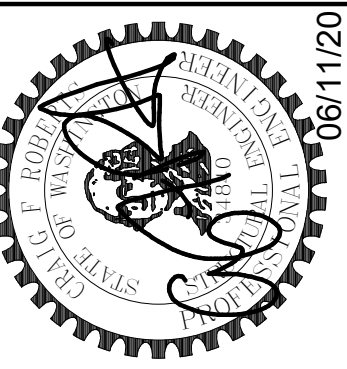
Level 1 Framing-Fdn Plan

NOTE:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 06/04/2020.

Level 1 Framing - Fdn Plan

F00 Residence
3453 74th Ave SE
Mercer Island, WA 98040

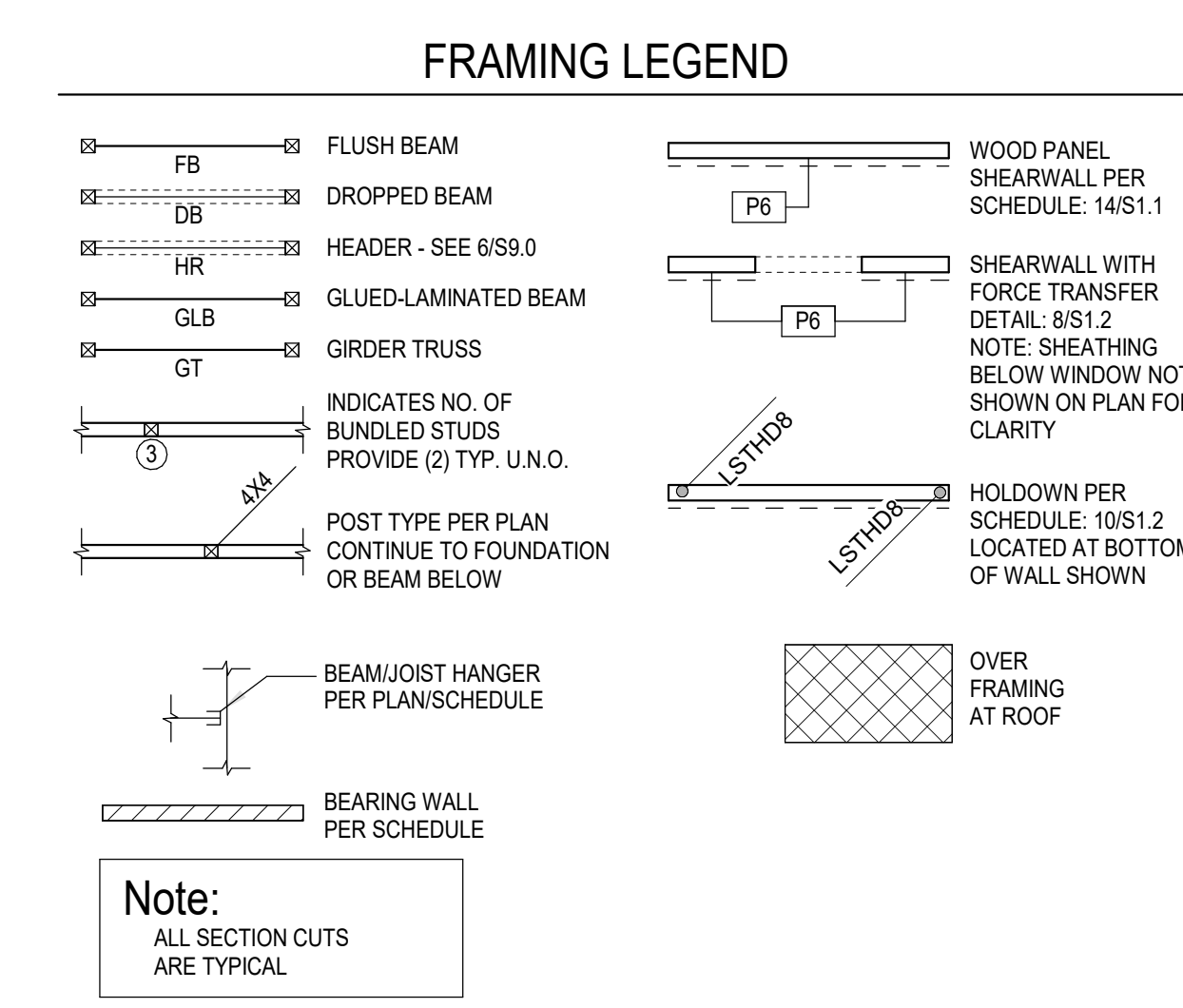
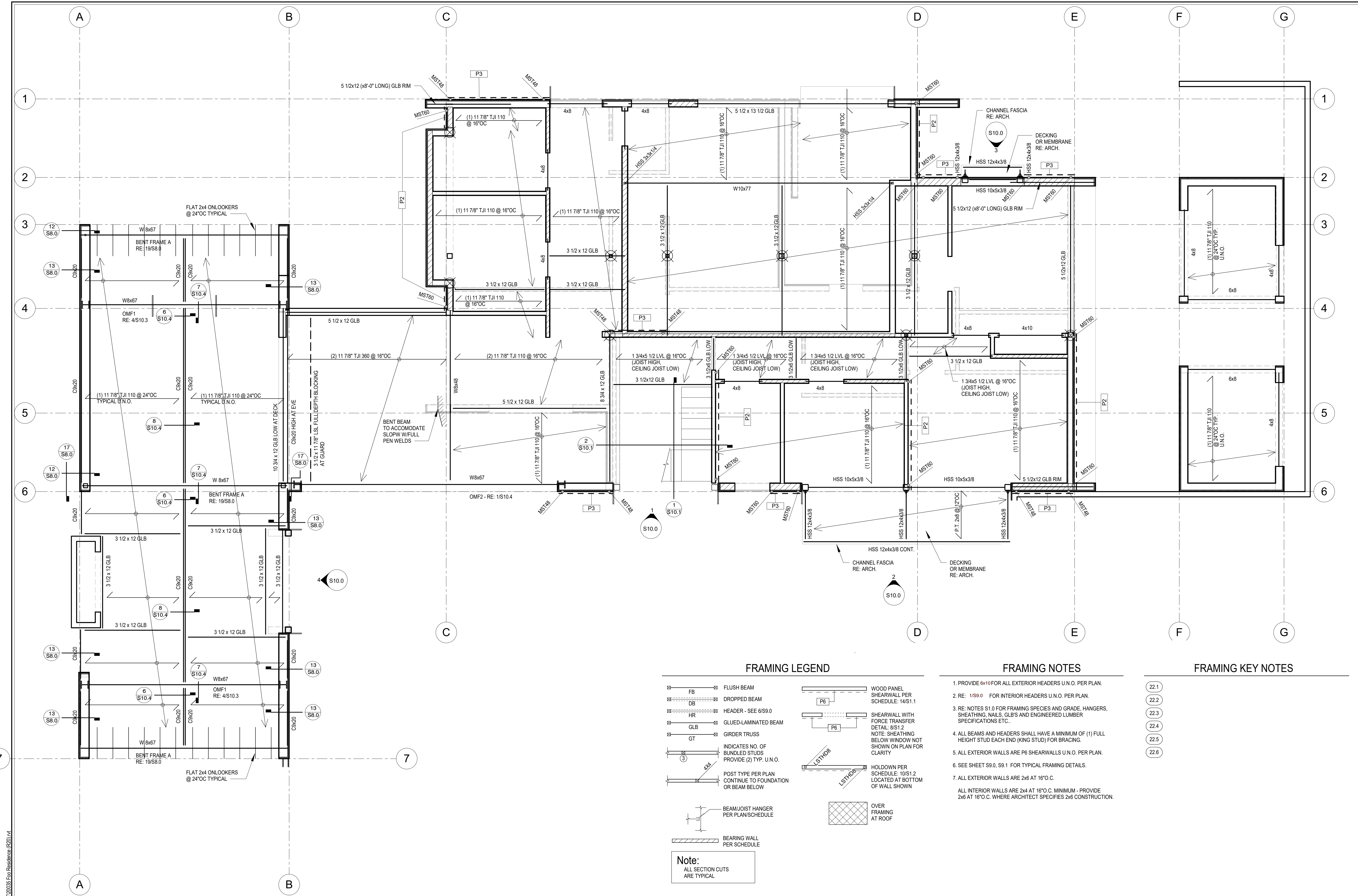
S2.1



NO.	REVISION	DATE

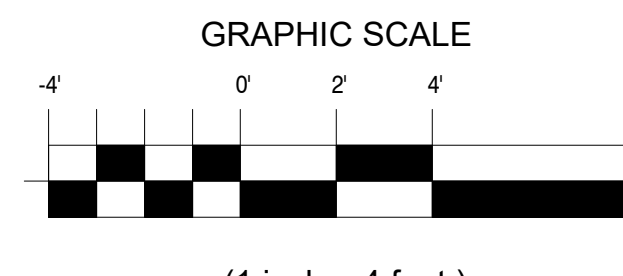
JOB #: 20205
 ENG: BJM
 CAD: JMA
 SCALE: As Indicated
 KEY ISSUE DATES:
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 PERMIT: 06.11.2020
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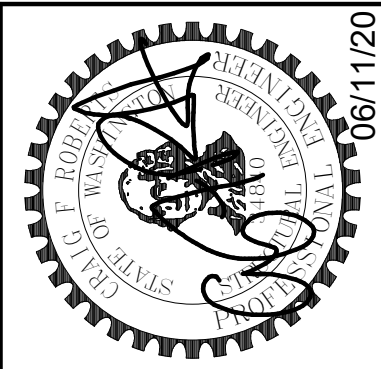
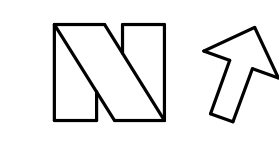
- ### FRAMING NOTES
- PROVIDE 6x10 FOR ALL EXTERIOR HEADERS U.N.O. PER PLAN.
 - RE: 1/S8.0 FOR INTERIOR HEADERS U.N.O. PER PLAN.
 - RE: NOTES S1.0 FOR FRAMING SPECIES AND GRADE, HANGERS, SHEATHING, NAILS, GLB'S AND ENGINEERED LUMBER SPECIFICATIONS ETC.
 - ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD EACH END (KING STUD) FOR BRACING.
 - ALL EXTERIOR WALLS ARE P6 SHEARWALLS U.N.O. PER PLAN.
 - SEE SHEET S9.0, S9.1 FOR TYPICAL FRAMING DETAILS.
 - ALL EXTERIOR WALLS ARE 2x6 AT 16" O.C.
- ALL INTERIOR WALLS ARE 2x4 AT 16" O.C. MINIMUM - PROVIDE 2x6 AT 16" O.C. WHERE ARCHITECT SPECIFIES 2x6 CONSTRUCTION.

- ### FRAMING KEY NOTES
- (22.1)
 - (22.2)
 - (22.3)
 - (22.4)
 - (22.5)
 - (22.6)



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

Level 2 Floor Framing Plan

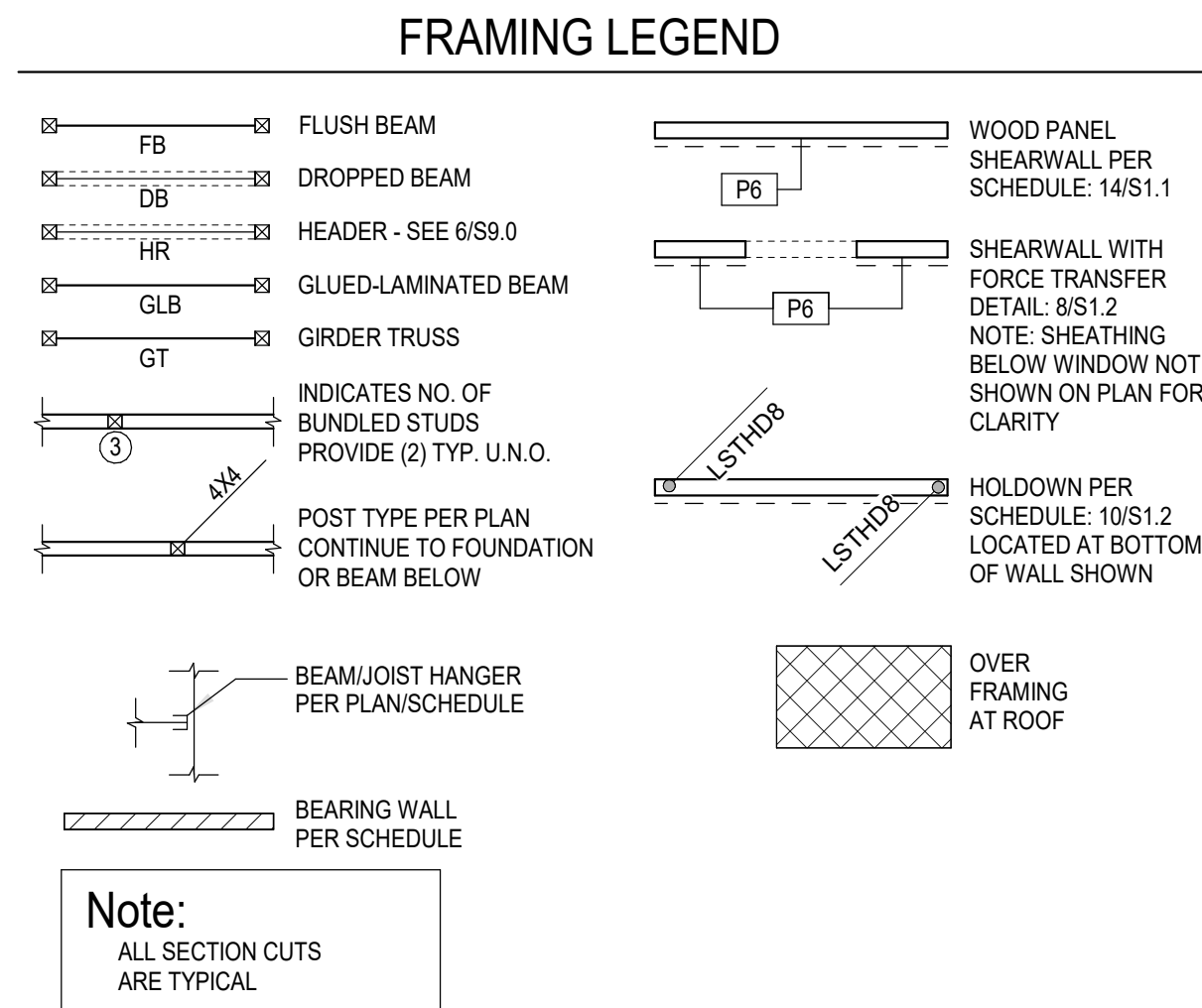
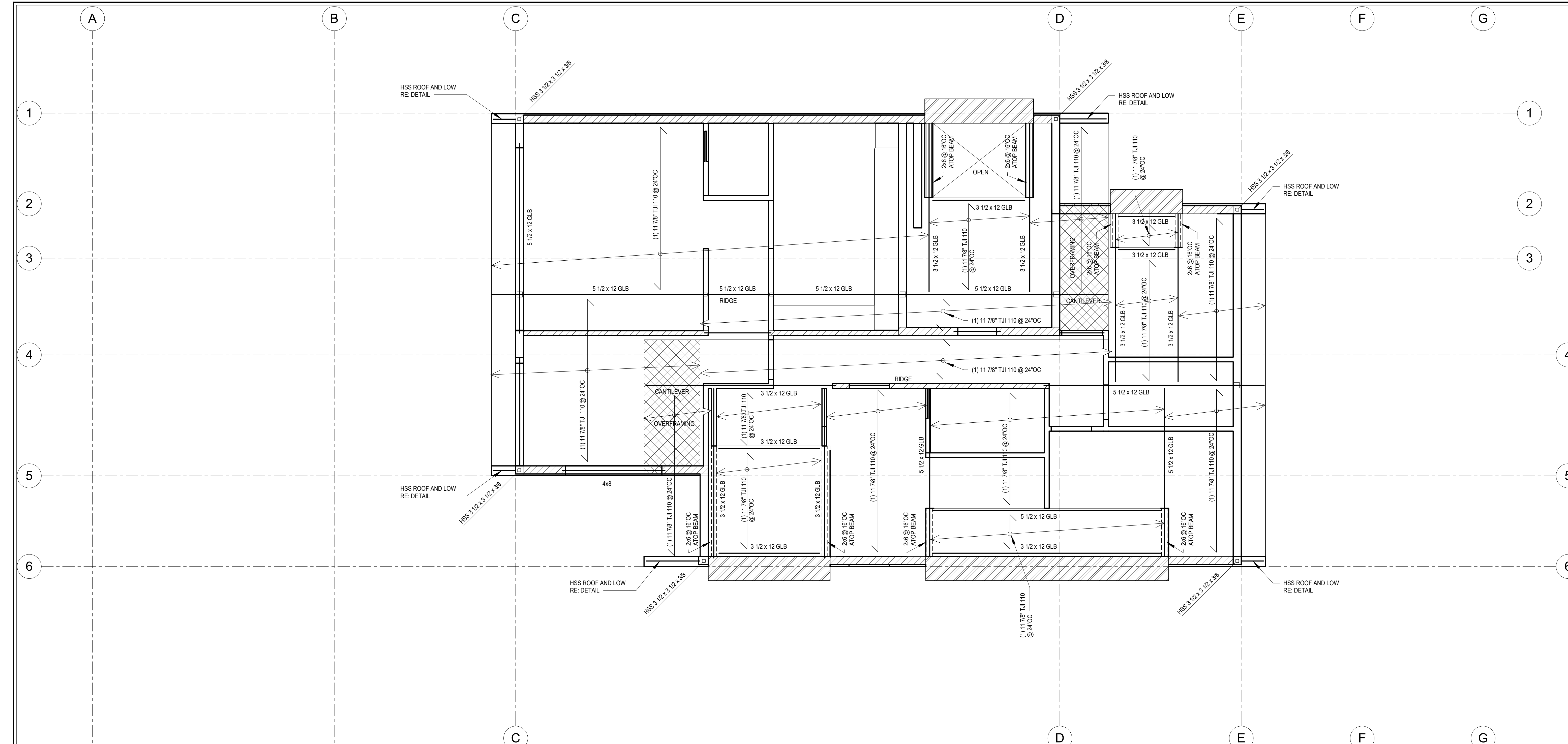


No.	REVISION	DATE

JOB #:	20035
ENG:	BJM
CAD:	JMA
SCALE:	As Indicated
KEY ISSUE DATES:	
SD:	SD
DD:	DD
CD:	CD
PERMIT:	06.11.2020
OTHER:	BD

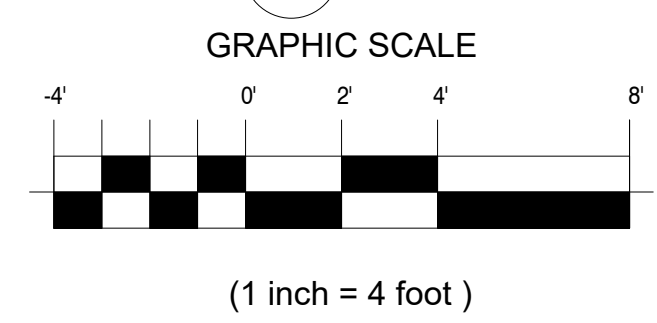
Level 2 Framing Plan - Low Roof
Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

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- ### FRAMING NOTES
- PROVIDE 6x10 FOR ALL EXTERIOR HEADERS U.N.O. PER PLAN.
 - RE: 1/S9.0 FOR INTERIOR HEADERS U.N.O. PER PLAN.
 - RE: NOTES S1.0 FOR FRAMING SPECIES AND GRADE, HANGERS, SHEATHING, NAILS, GLB'S AND ENGINEERED LUMBER SPECIFICATIONS ETC..
 - ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD EACH END (KING STUD) FOR BRACING.
 - ALL EXTERIOR WALLS ARE P6 SHEARWALLS U.N.O. PER PLAN.
 - SEE SHEET S9.0, S9.1 FOR TYPICAL FRAMING DETAILS.
 - ALL INTERIOR WALLS ARE 2x4 AT 16" O.C. MINIMUM - PROVIDE 2x6 AT 16" O.C. WHERE ARCHITECT SPECIFIES 2x6 CONSTRUCTION.

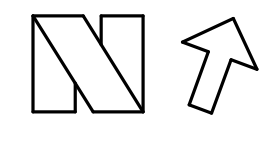
- ### FRAMING KEY NOTES
- 23.1 -
 - 23.2 -
 - 23.3 -
 - 23.4 -
 - 23.5 -



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

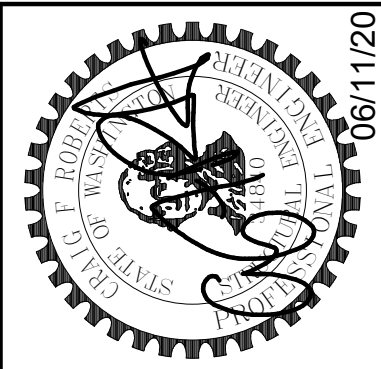
1

Roof Framing Plan



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No.	REVISION	DATE

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ENG:	BJM
CAD:	JMA
SCALE:	As Indicated
KEY ISSUE DATES:	
SD:	DD
CD:	DD
PERMIT:	06/11/2020
OTHER:	BD

High Roof Framing Plan

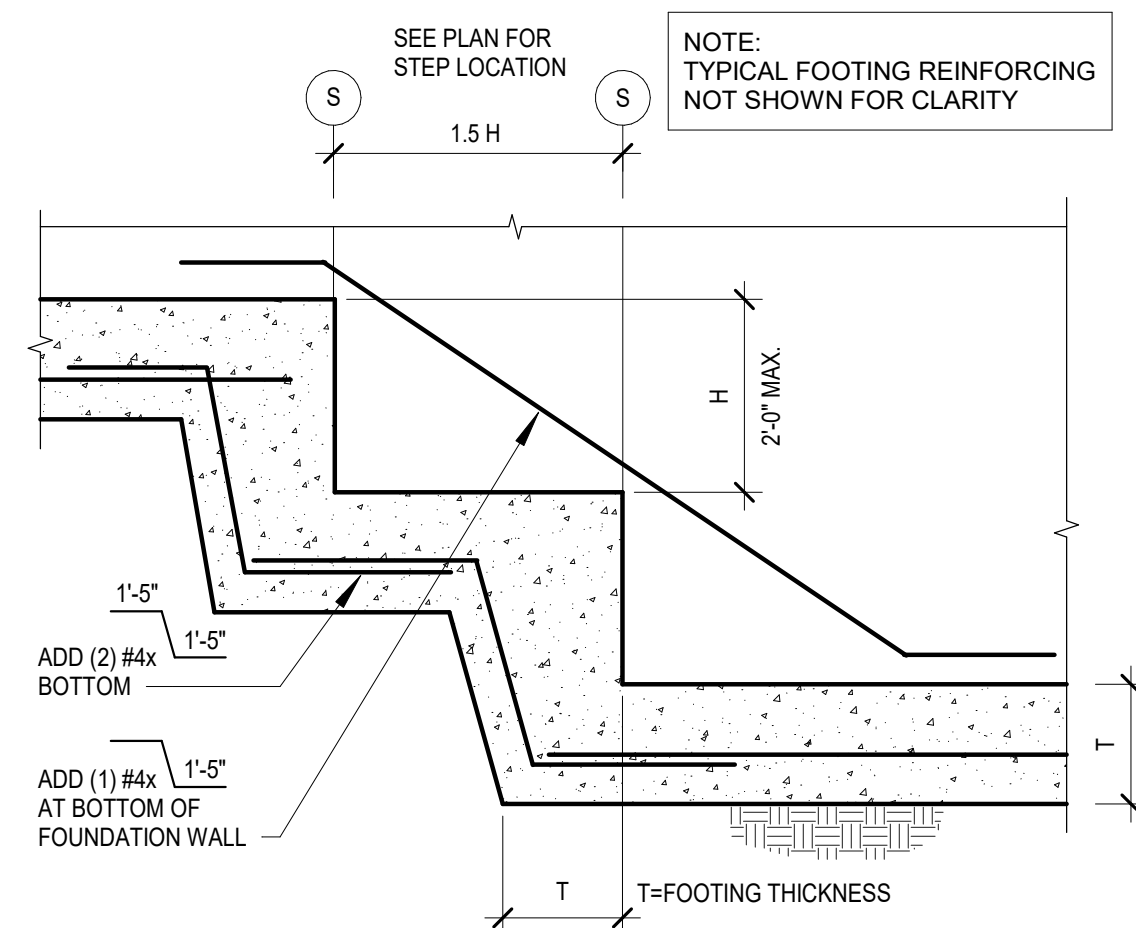
Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

S2.3

BAR SIZE	f _c =3000 PSI		
	Ld	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"
#4	22"	28"	37"
#5	27"	36"	46"
#6	33"	43"	56"

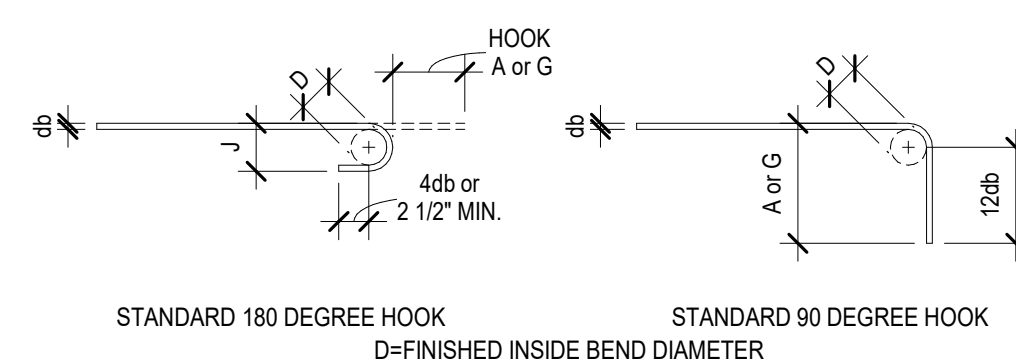
- LAP SPLICE SCHEDULE NOTES:
- TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
 - "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
 - "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
 - DEVELOPMENT LENGTH (L_d) IS "OTHER BARS", CLASS A.

SCALE: NONE
1 TYPICAL LAP SPLICE SCHEDULE



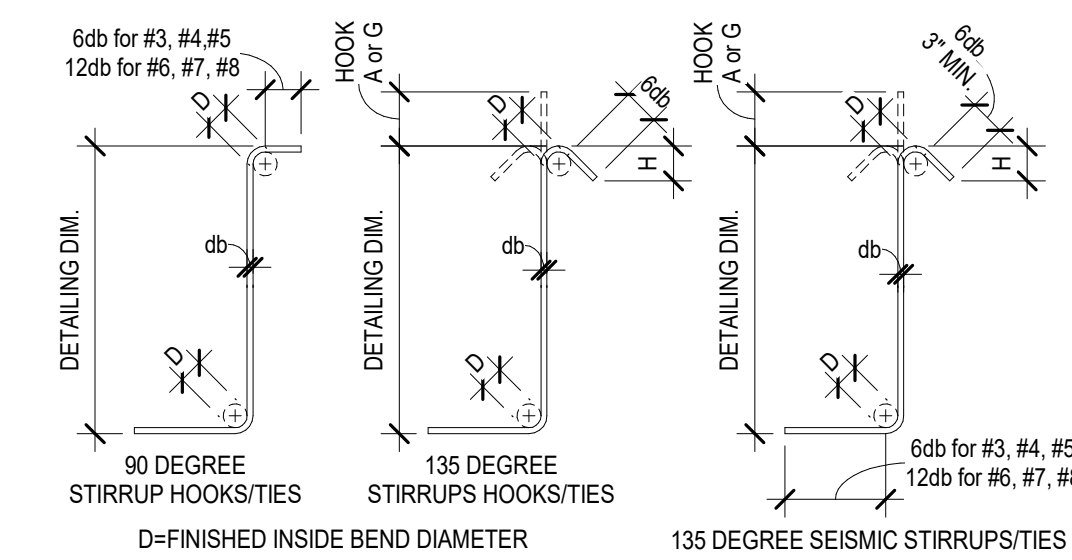
SCALE: 3/4" = 1'-0"
6 TYPICAL STEPPED FOOTING

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	BAR SIZE	D	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"

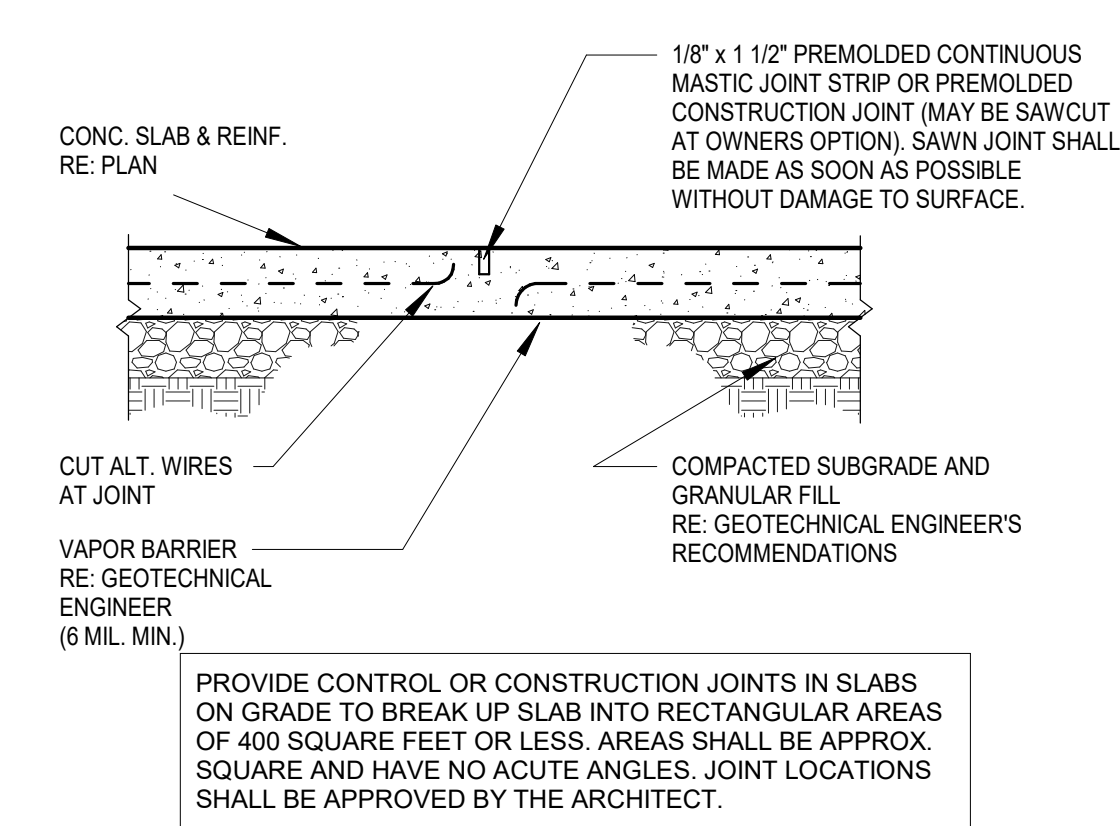


SCALE: NONE
2 STANDARD HOOK DETAILS

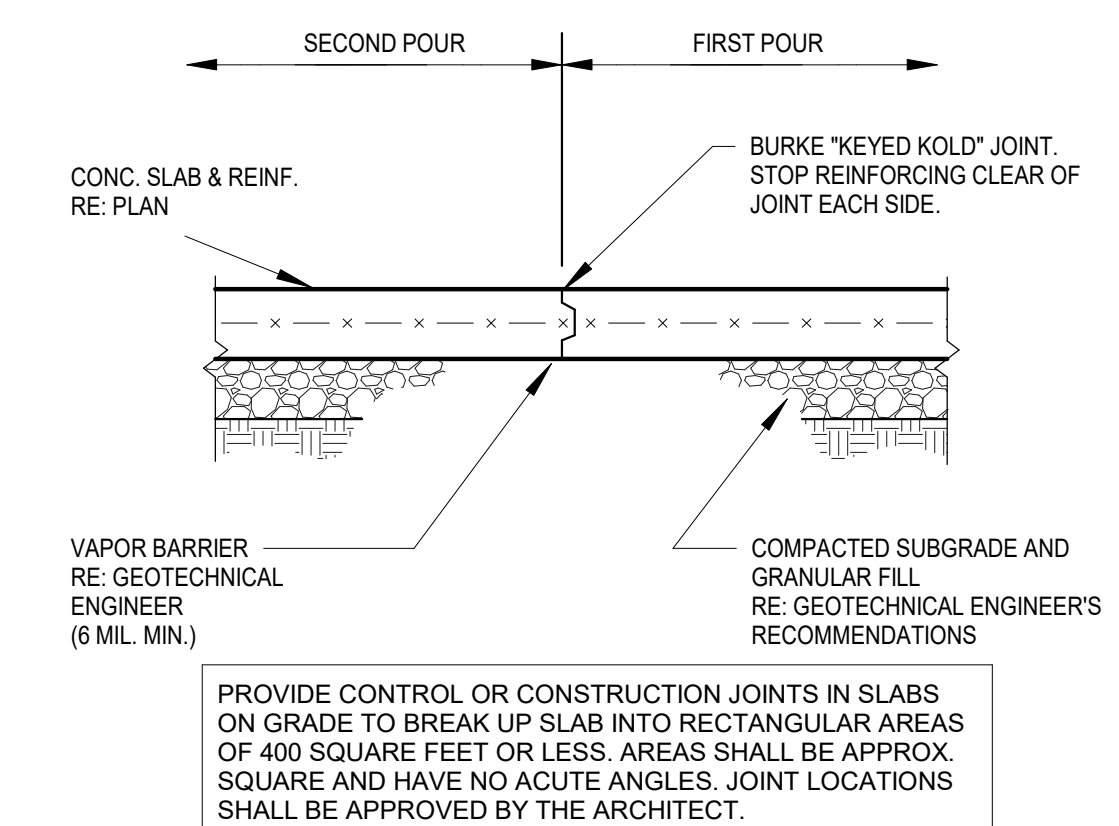
BAR SIZE	D	D	STIRRUP HOOKS/TIES			SEISMIC STIRRUP/TIE	
			90 DEGREE	135 DEGREE	A or G	APPROX. H	A or G
#3	4db	1 1/2"	4"	4"	2 1/2"	4 1/4"	3"
#4	4db	2"	4 1/2"	4 1/2"	3"	4 1/2"	3"
#5	4db	2 1/2"	6"	5 1/2"	3 3/4"	5 1/2"	3 3/4"
#6	6db	4 1/2"	1'-0"	7 3/4"	4 1/2"	7 3/4"	4 1/2"



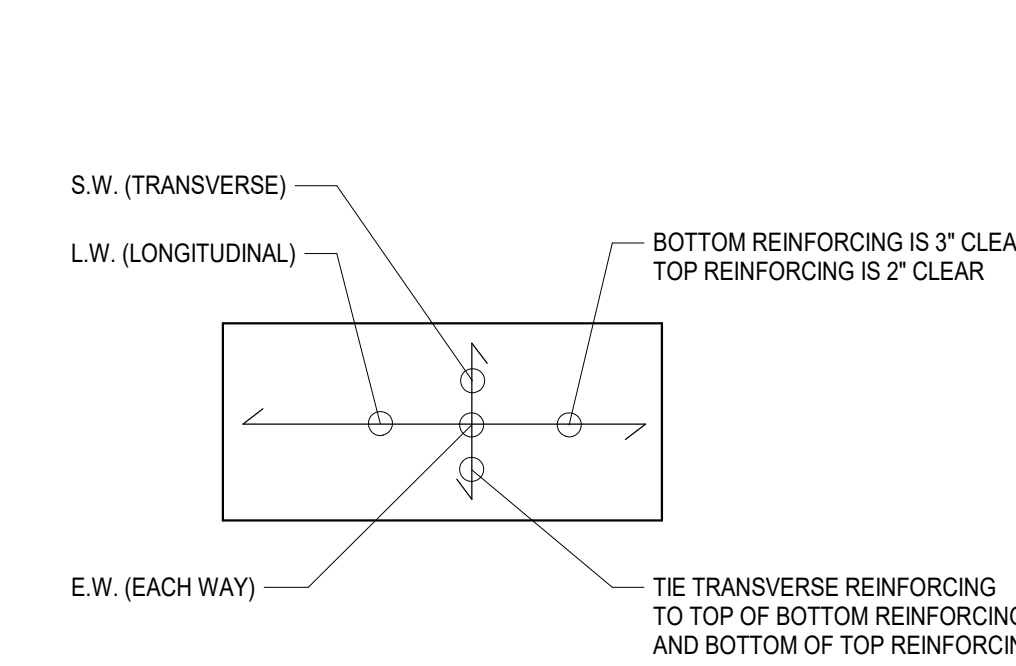
SCALE: NONE
3 STIRRUP and TIE HOOK DETAILS



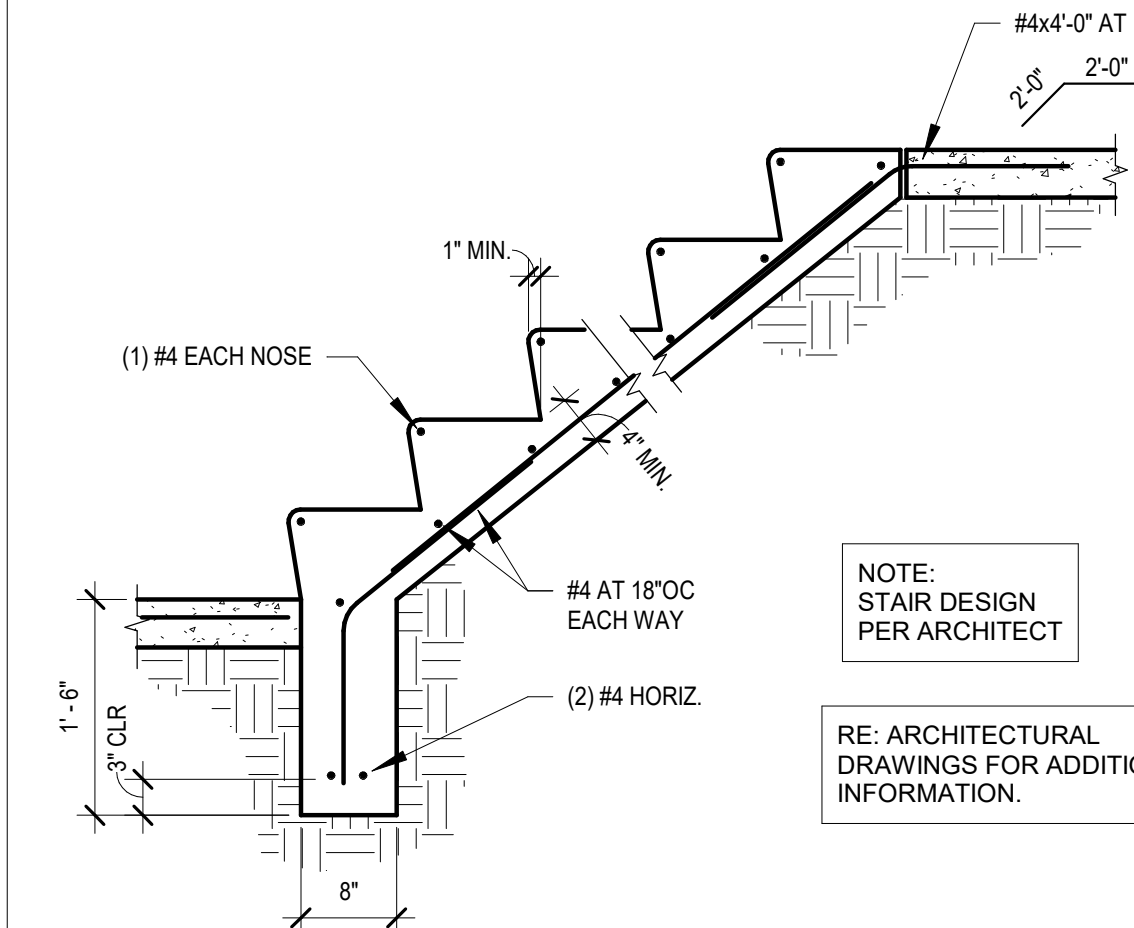
SCALE: NONE
4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



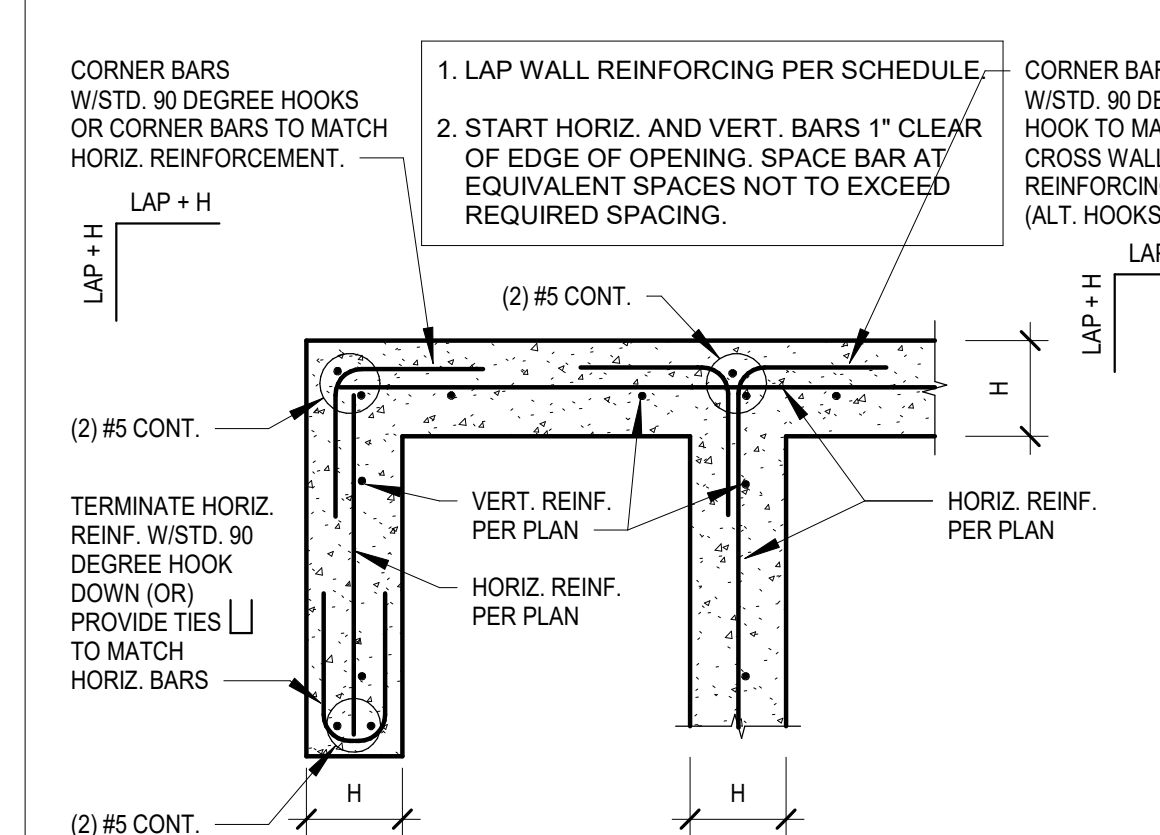
SCALE: NONE
5 TYPICAL CONSTRUCTION JOINT (C.J.)



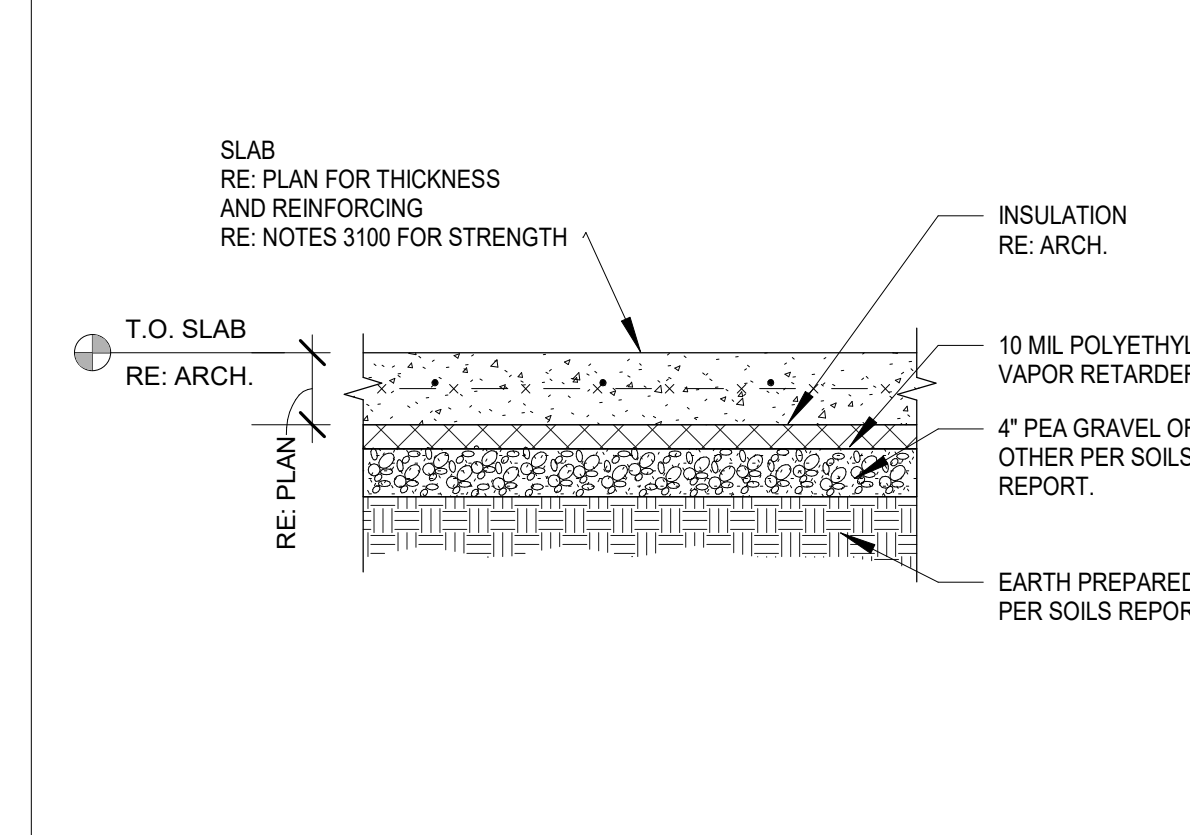
SCALE: 3/4" = 1'-0"
7 TYPICAL FOOTING REINFORCEMENT PLACEMENT



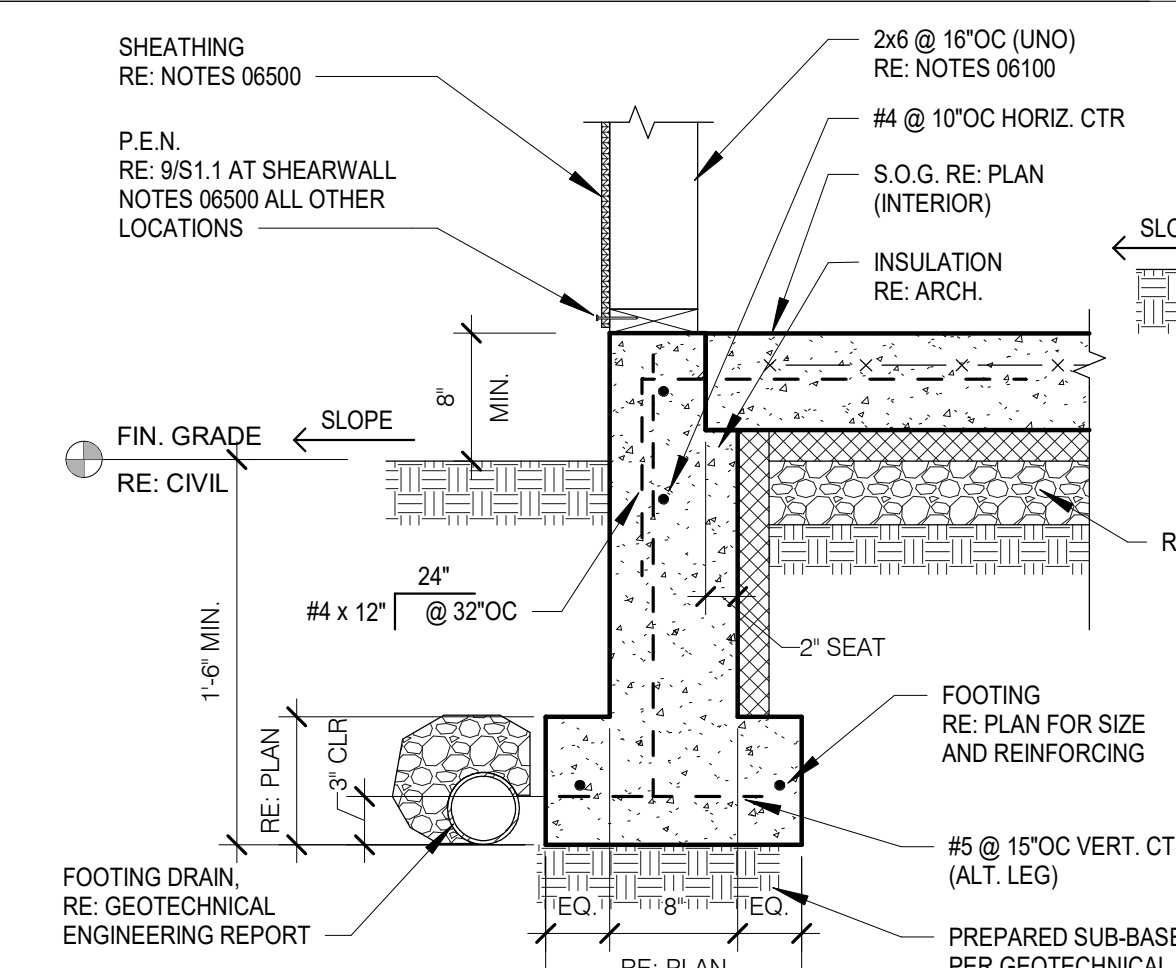
SCALE: 3/4" = 1'-0"
8 TYPICAL STAIR ON GRADE



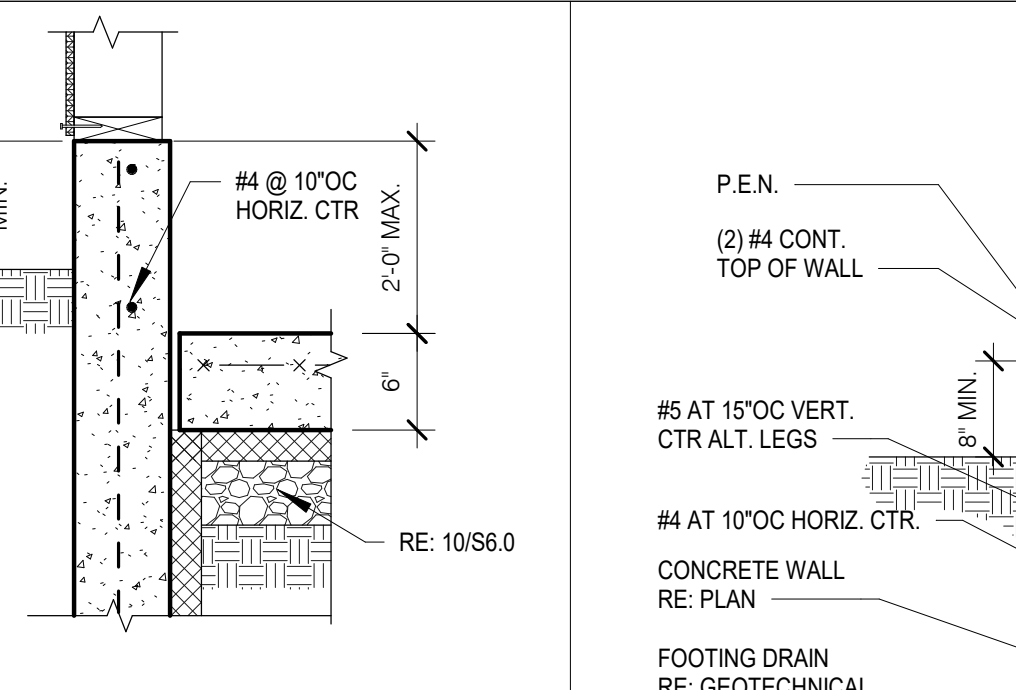
SCALE: 3/4" = 1'-0"
9 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT



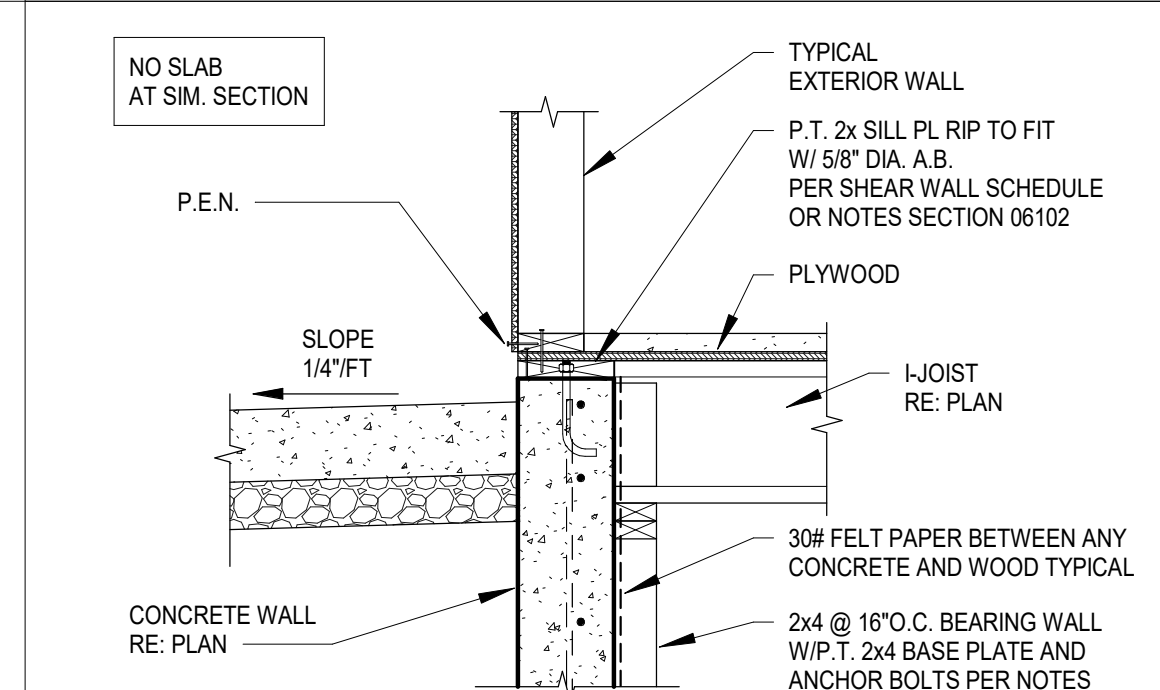
SCALE: 3/4" = 1'-0"
10 TYPICAL INTERIOR SLAB ON GRADE



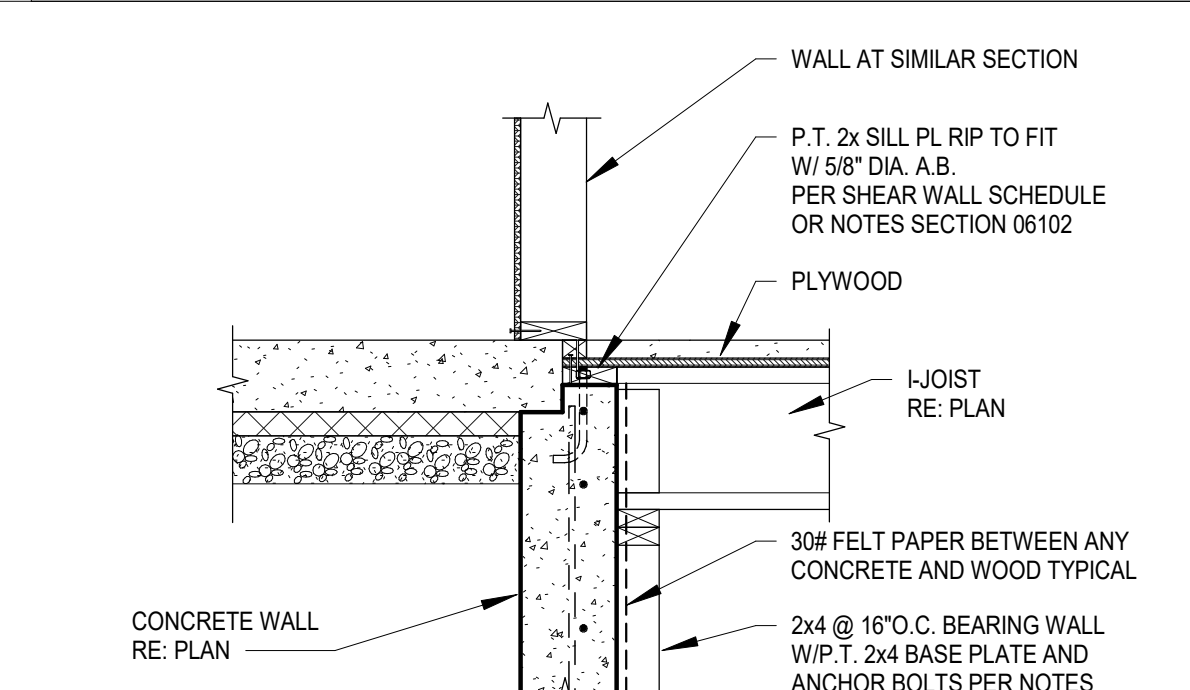
SCALE: 1" = 1'-0"
11 TYP. PERIMETER FOOTING AT SLAB ON GRADE



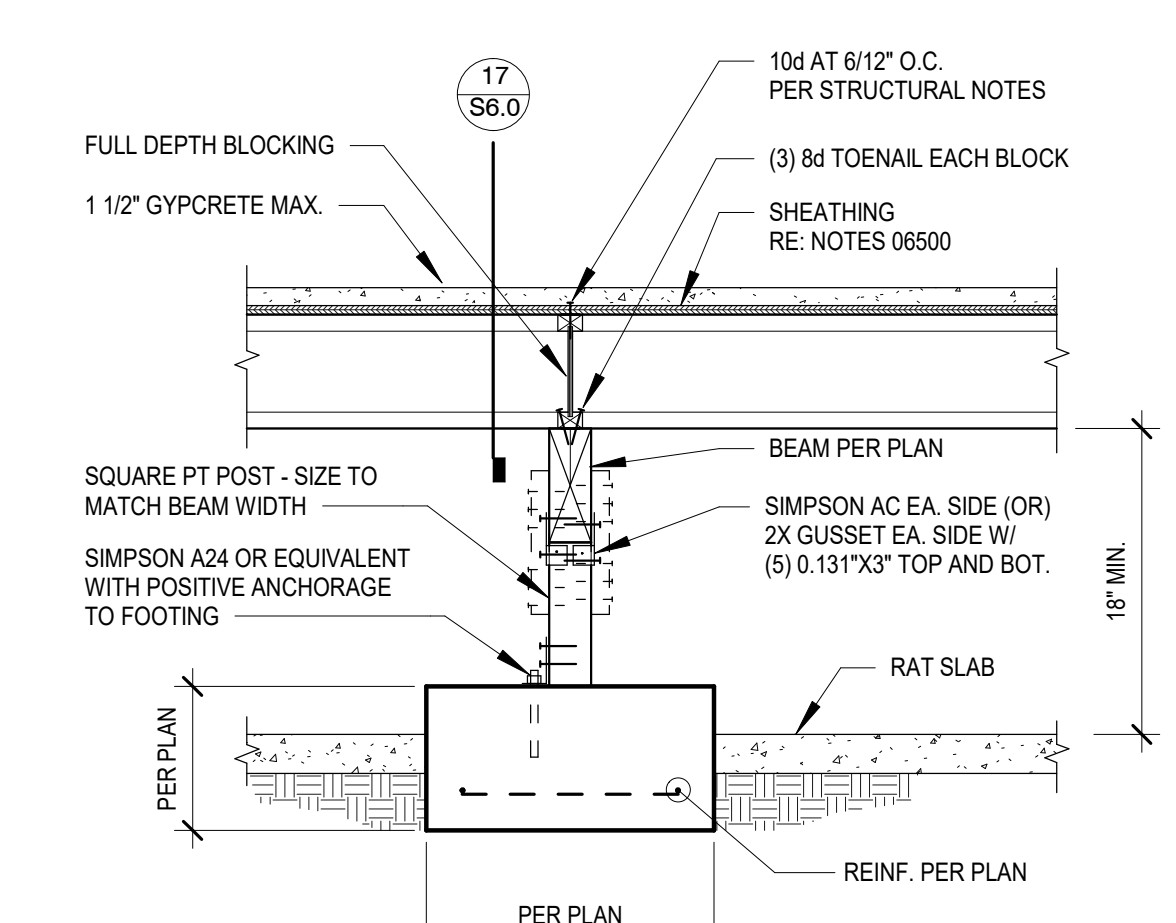
SCALE: 3/4" = 1'-0"
12 TYPICAL PERIMETER FOOTING AT I-JOIST FRAMING



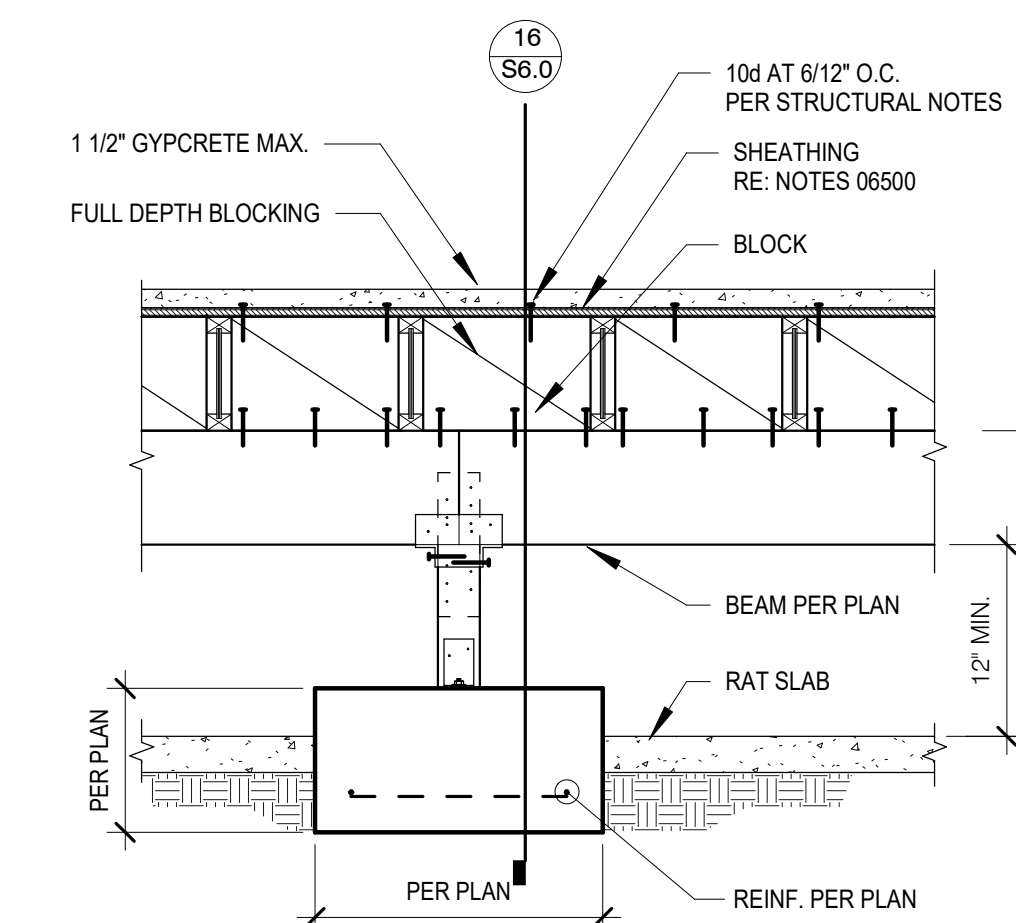
SCALE: 3/4" = 1'-0"
19a TOP OF EXTERIOR



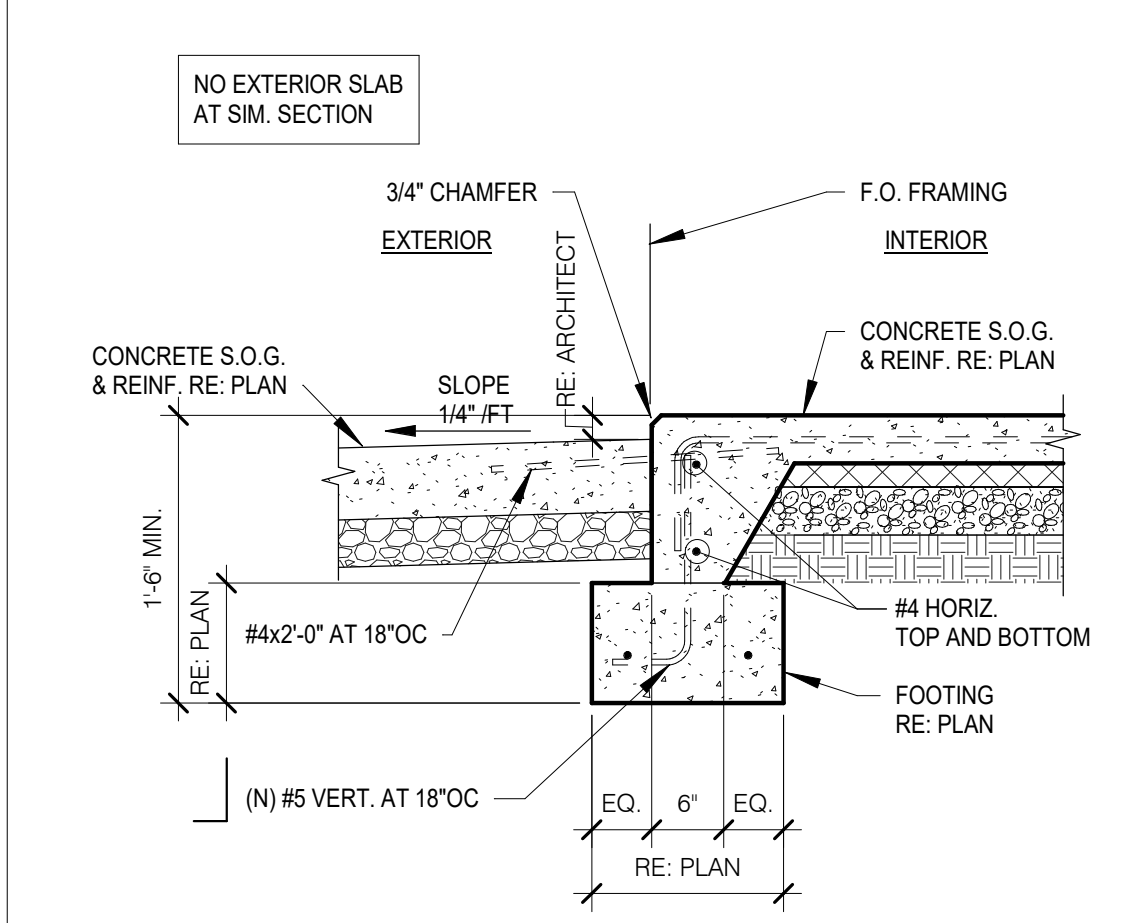
SCALE: 3/4" = 1'-0"
19b TOP OF INTERIOR



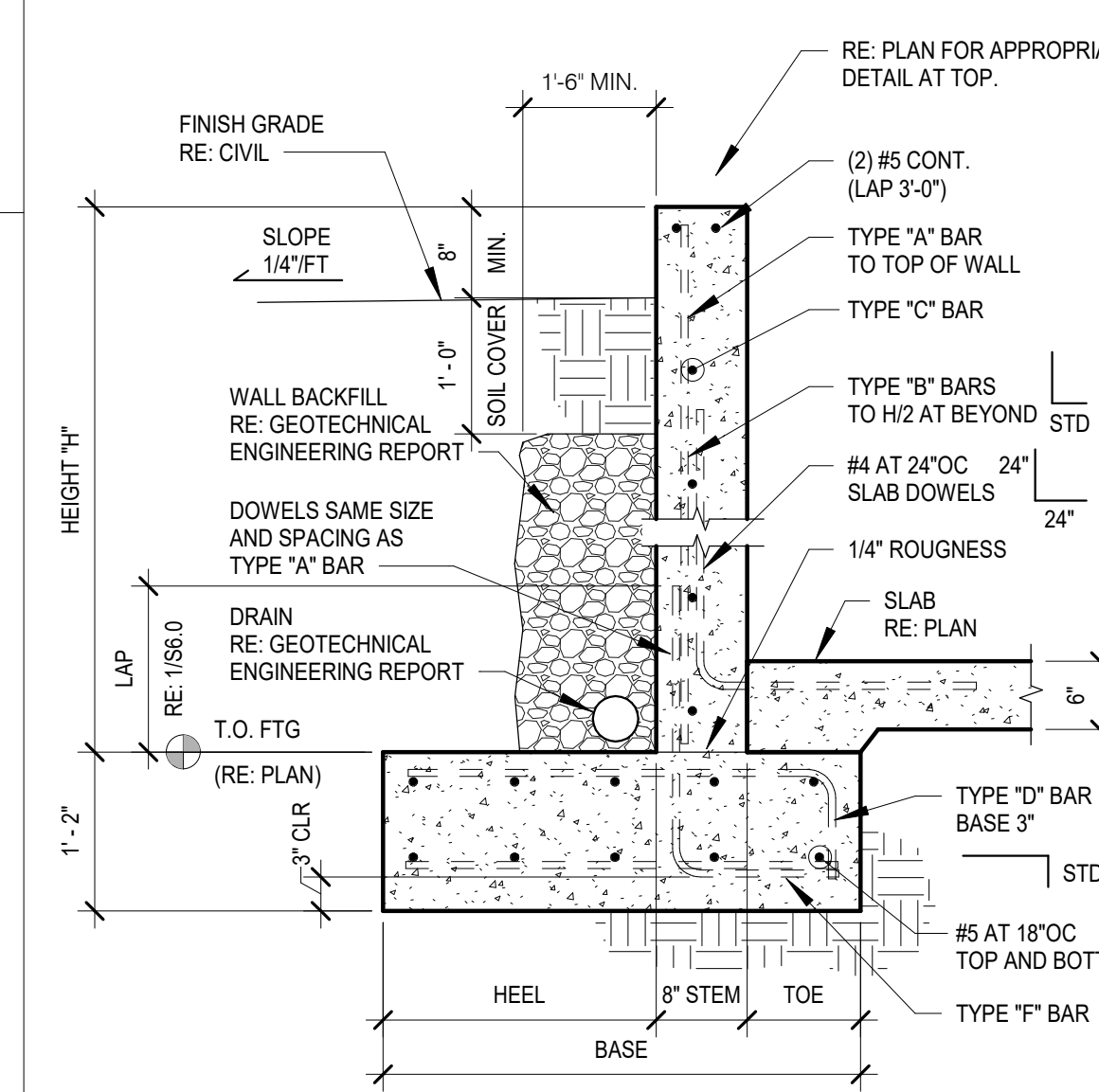
SCALE: 3/4" = 1'-0"
16 TYPICAL INTERIOR FOOTING (PERP.)



SCALE: 3/4" = 1'-0"
17 TYPICAL INTERIOR FOOTING (PARALLEL)



SCALE: 3/4" = 1'-0"
18 INTERIOR SLAB AT EXTERIOR SLAB



SCALE: 3/4" = 1'-0"
19 CANTILEVERED RETAINING WALL

Retaining Wall Schedule

CONCRETE DIMENSIONS				REINFORCING				
HEIGHT "H"	TOE	HEEL		FULL HEIGHT VERT. BARS TYPE "A"	HALF HEIGHT VERT. BARS TYPE "B"	HORIZ. BARS TYPE "C"	FOOTING BARS TYPE "D"	FOOTING BARS TYPE "F"
0'-0" TO 4'-0"	0'-6"	1'-5"		#5 AT 18"OC	-	#4 AT 10"OC	#5 AT 18"OC	#5 AT 18"OC
4'-1" TO 6'-0"	0'-9"	2'-6"		#5 AT 18"OC	-	#4 AT 10"OC	#5 AT 18"OC	#5 AT 18"OC
6'-1" TO 8'-0"	1'-3"	2'-3"		#5 AT 15"OC	-	#4 AT 10"OC	#5 AT 18"OC	#5 AT 18"OC
8'-1" TO 10'-0"	2'-3"	2'-6"		#5 AT 14"OC	#5 AT 14"OC	#4 AT 10"OC	#5 AT 18"OC	#5 AT 18"OC

DETAILS: T.O. WALL, T.O. FTG, STD FULL HEIGHT, STD HALF HEIGHT, AT MID-HT. OF WALL.

Typical Concrete Details
Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

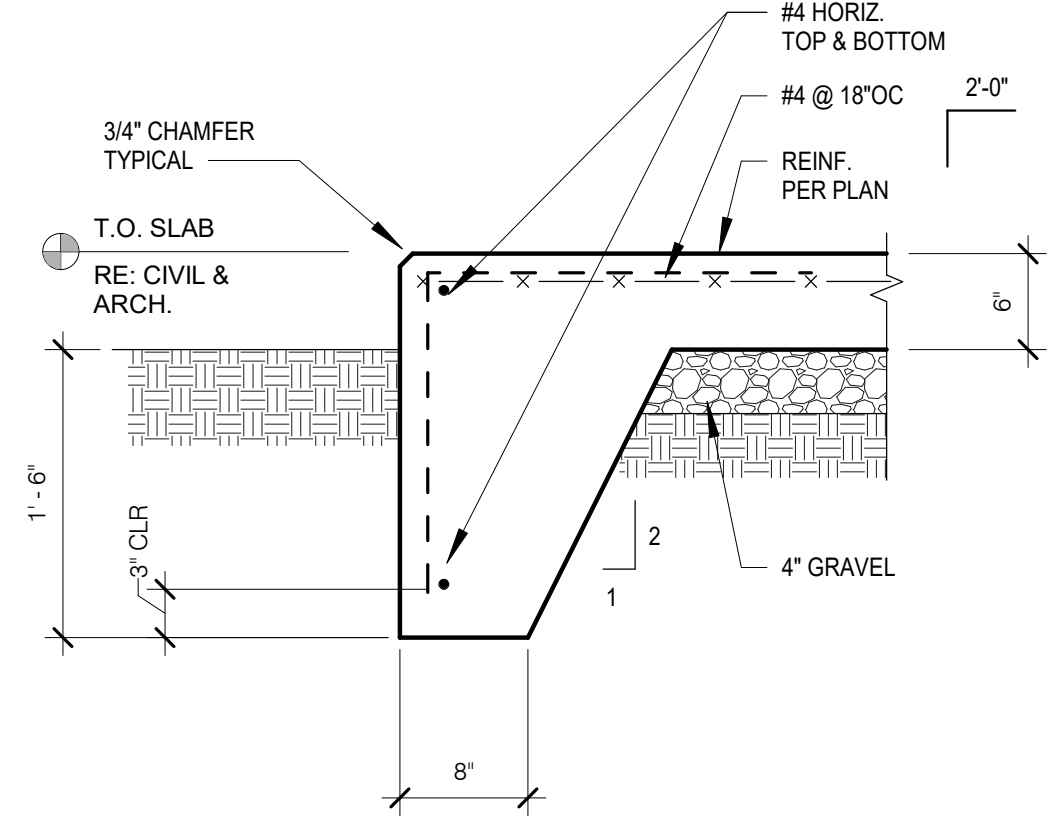
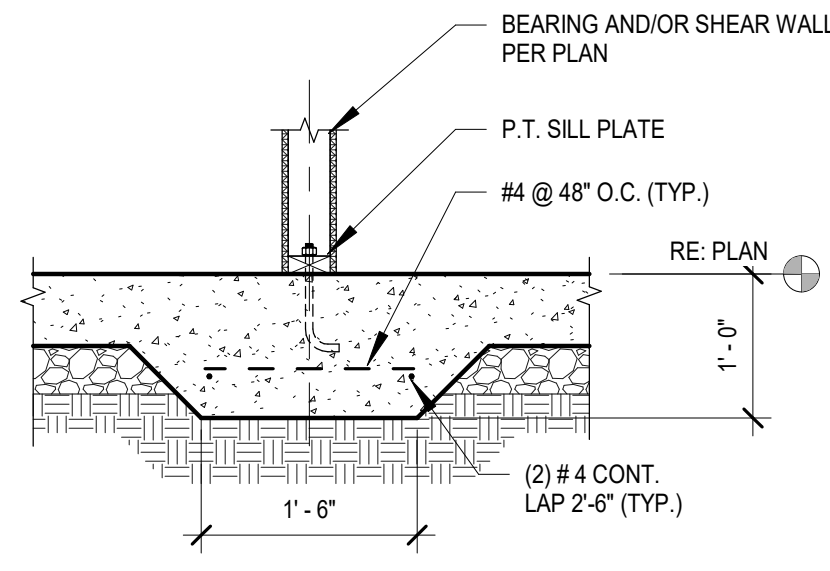
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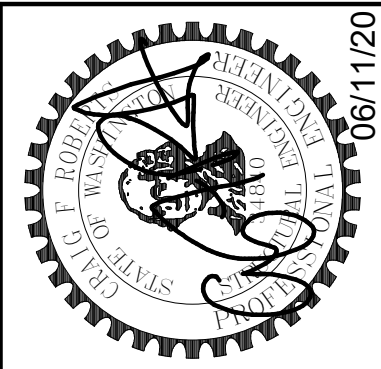
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SCALE: 3/4" = 1'-0"
1 THICKENED SLAB FTG

SCALE: 1" = 1'-0"
2 TYPICAL EXTERIOR SLAB TURNED DOWN EDGE

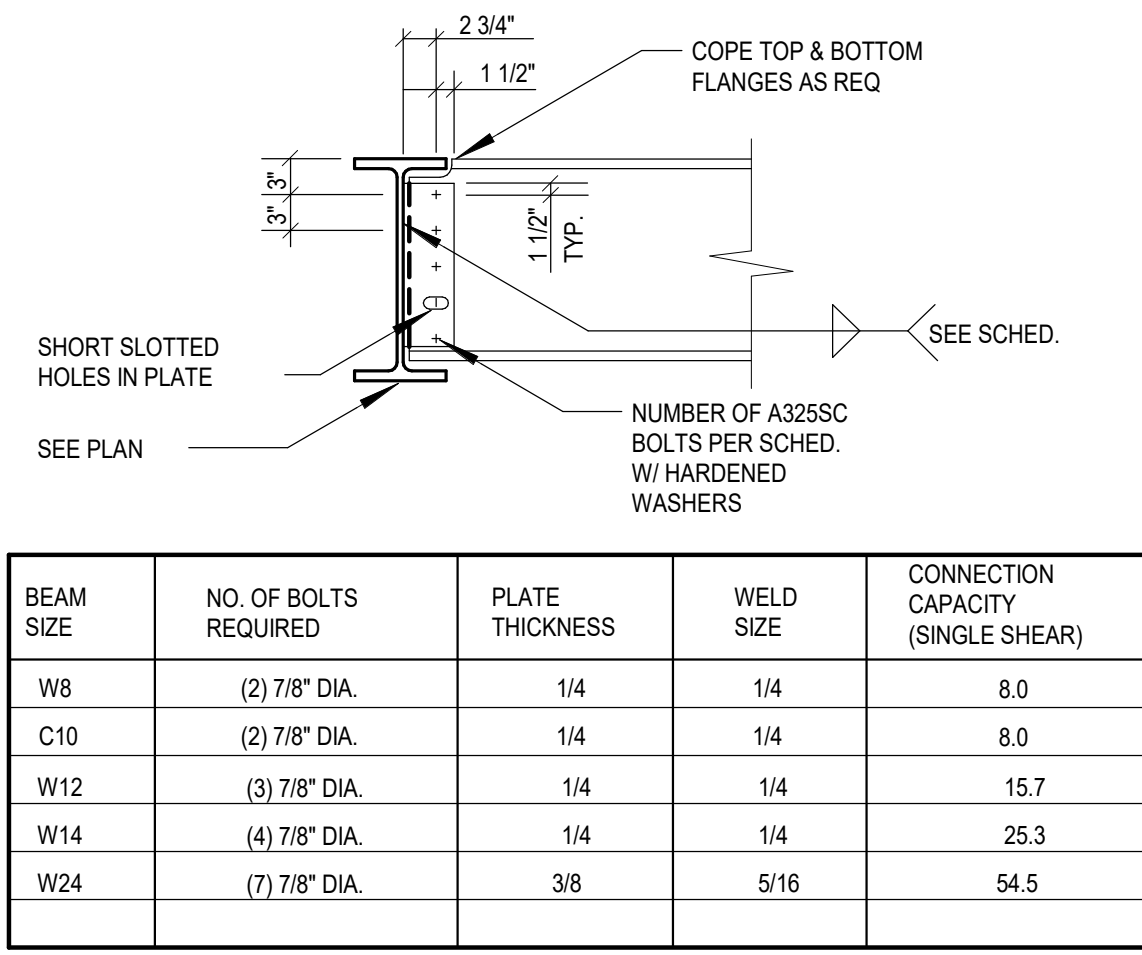
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No.	REVISION	DATE

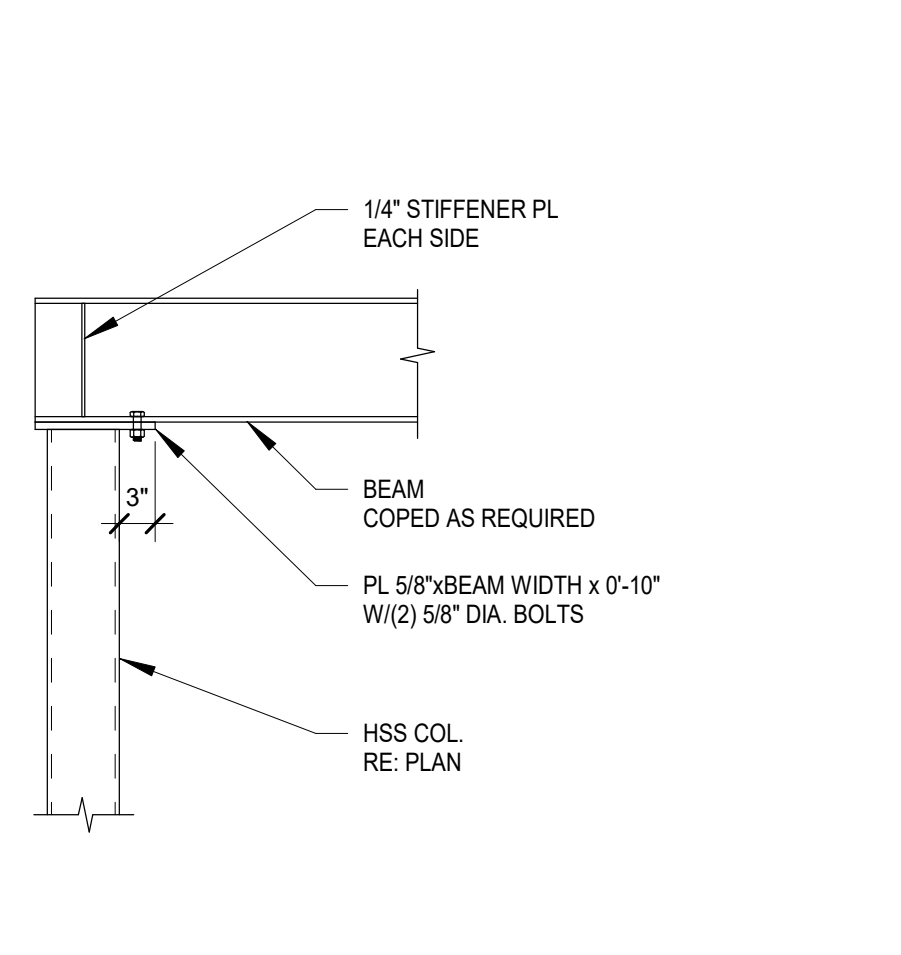
JOB #:	20035
ENG:	Designer
CAD:	Author
SCALE:	As Indicated
KEY ISSUE DATES:	
SD:	SD
DD:	DD
CD:	CD
PERMIT:	06.11.2020
OTHER:	BD

Typical Concrete Details
 Foo Residence
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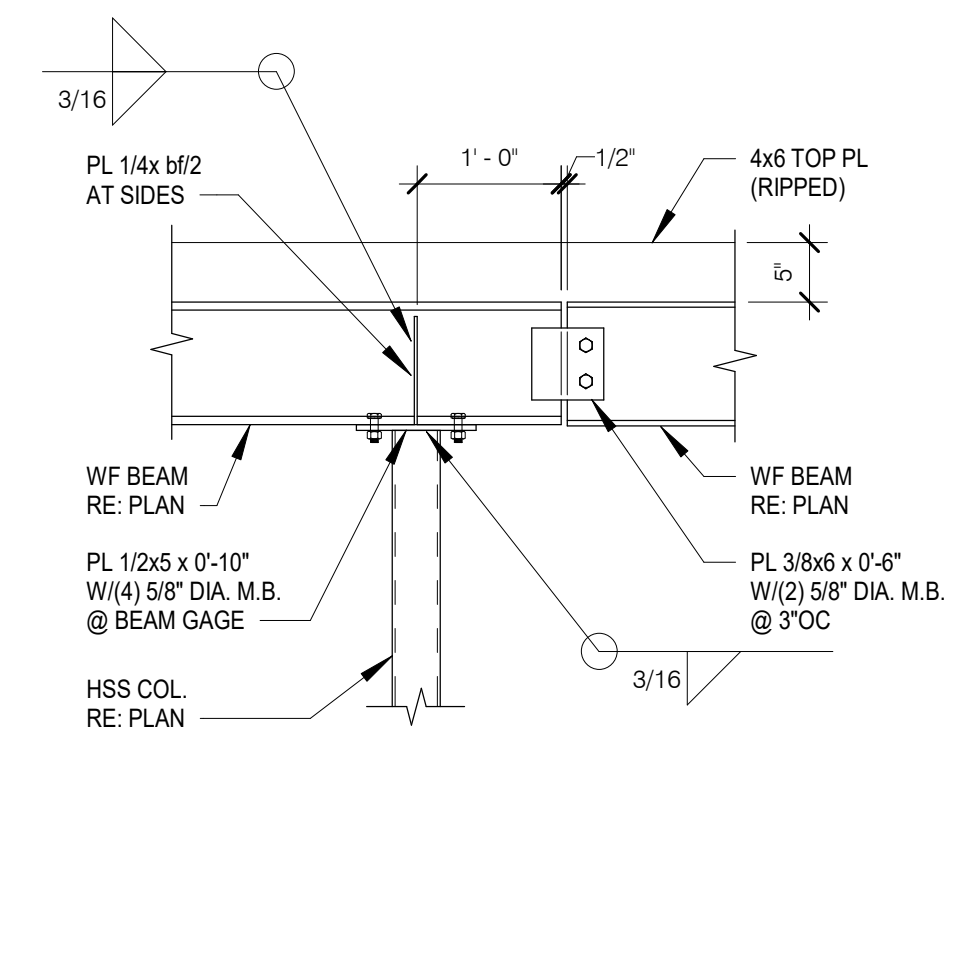


BEAM SIZE	NO. OF BOLTS REQUIRED	PLATE THICKNESS	WELD SIZE	CONNECTION CAPACITY (SINGLE SHEAR)
W8	(2) 7/8\" DIA.	1/4	1/4	8.0
C10	(2) 7/8\" DIA.	1/4	1/4	8.0
W12	(3) 7/8\" DIA.	1/4	1/4	15.7
W14	(4) 7/8\" DIA.	1/4	1/4	25.3
W24	(7) 7/8\" DIA.	3/8	5/16	54.5

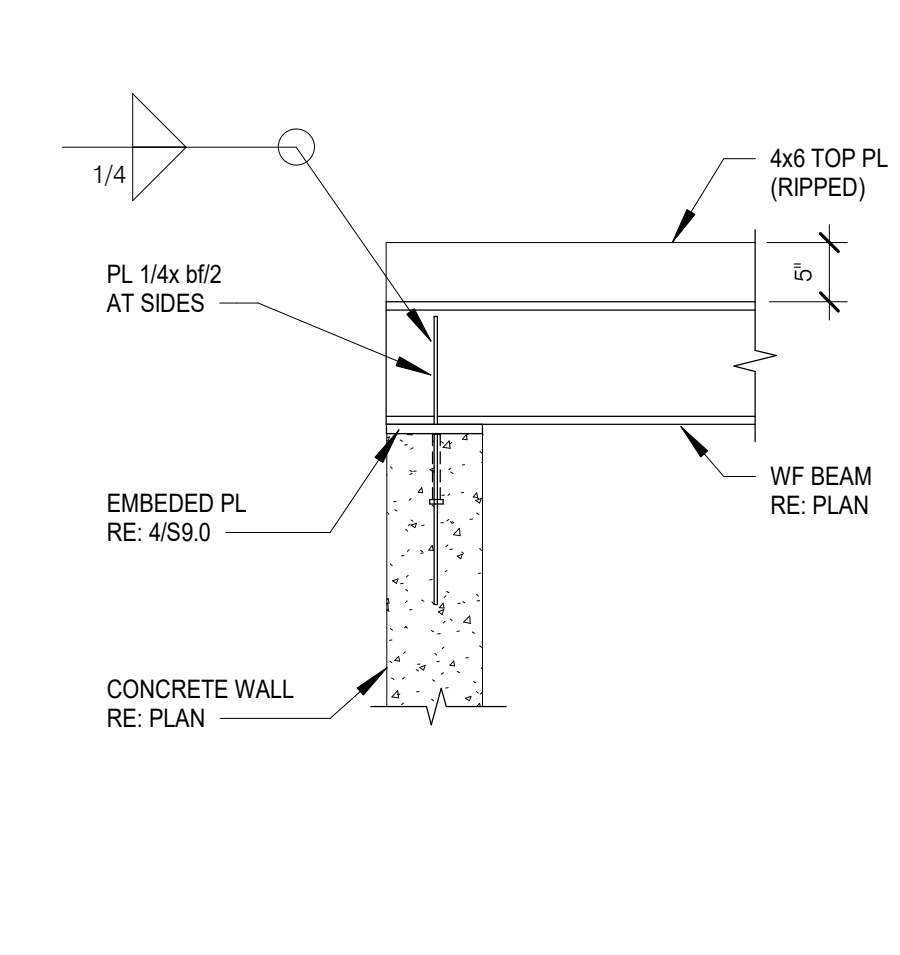
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1 SHEAR TAB CONNECTION



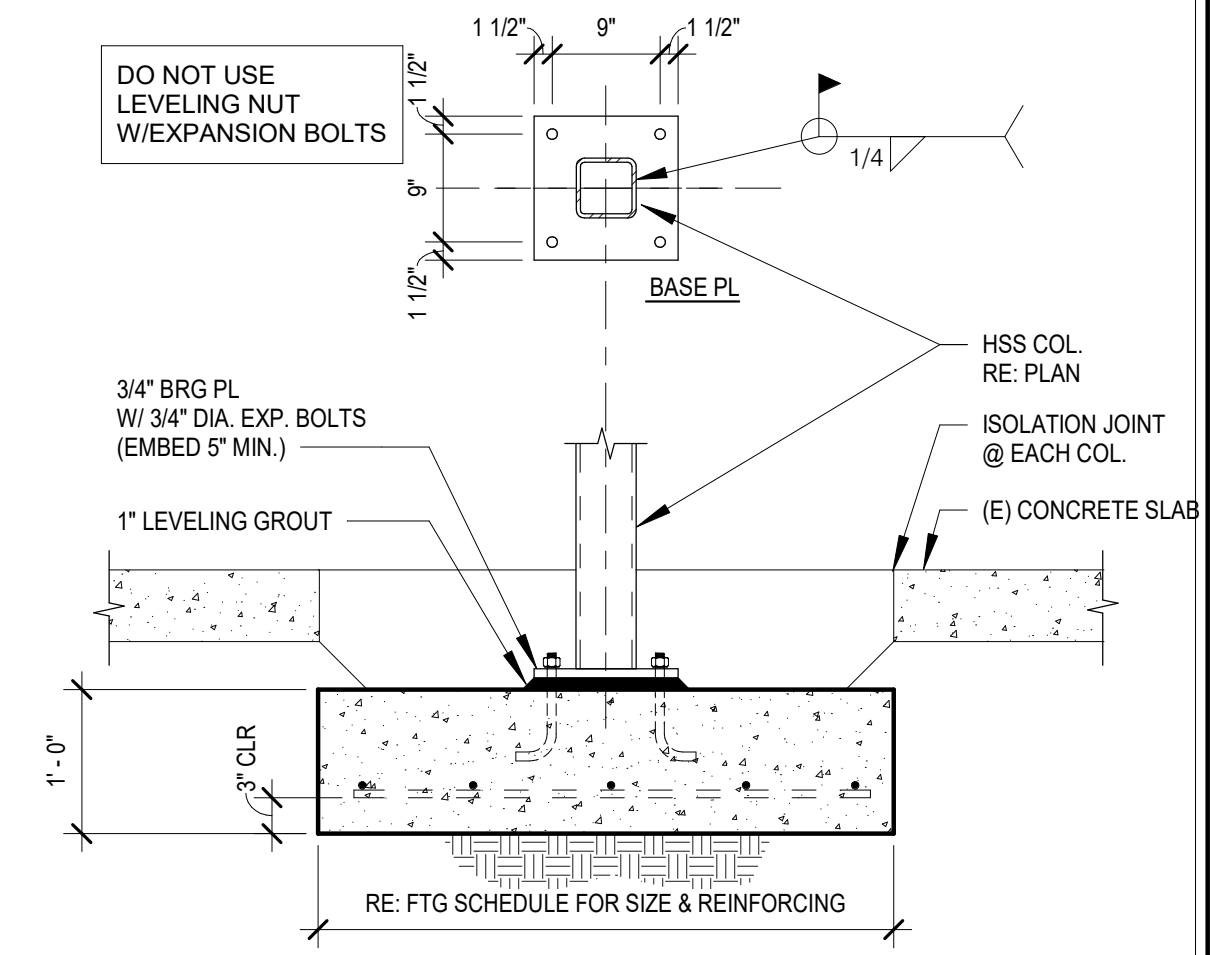
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2 TYPICAL COLUMN TO END BEAM



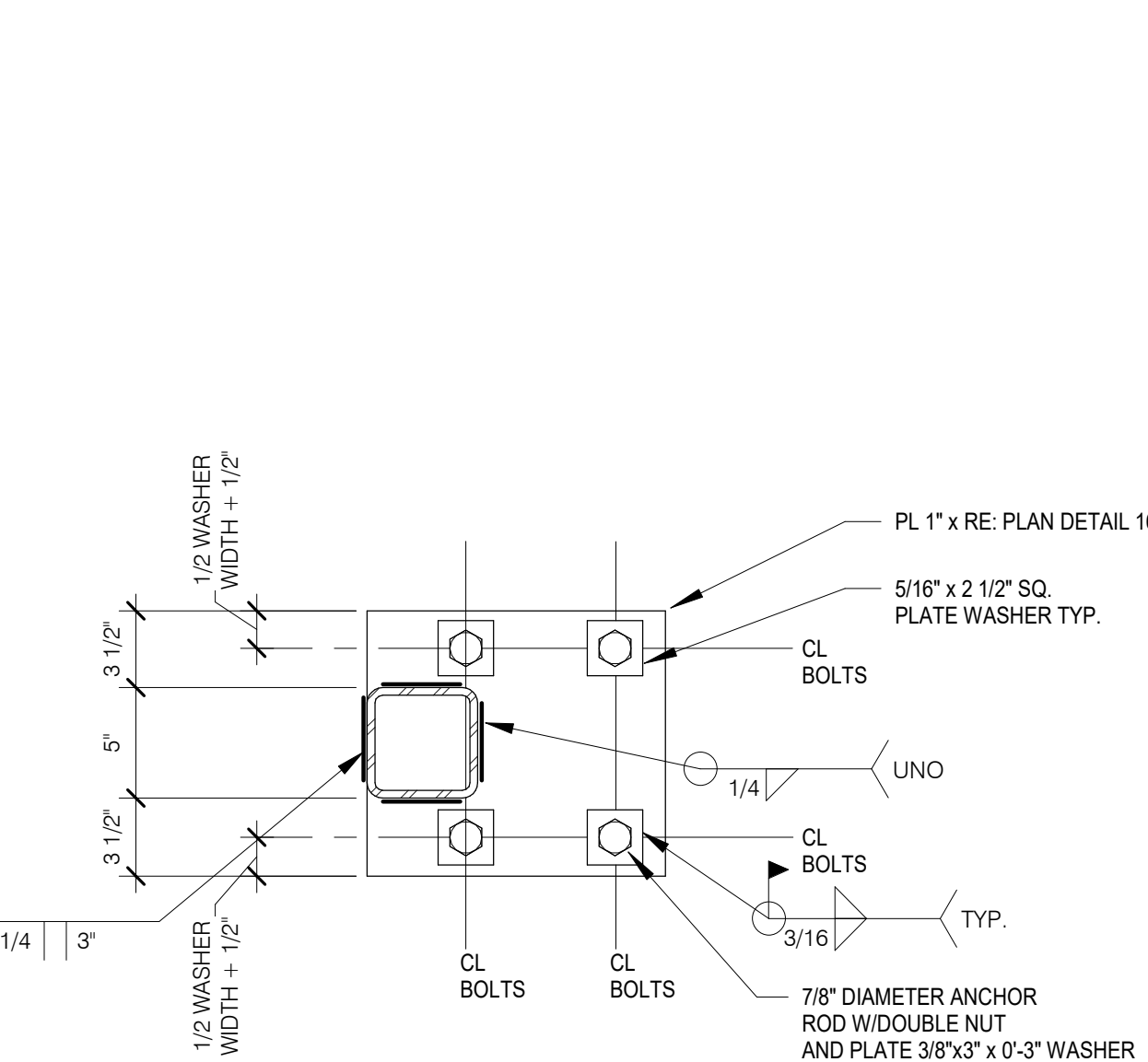
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3 SECTION



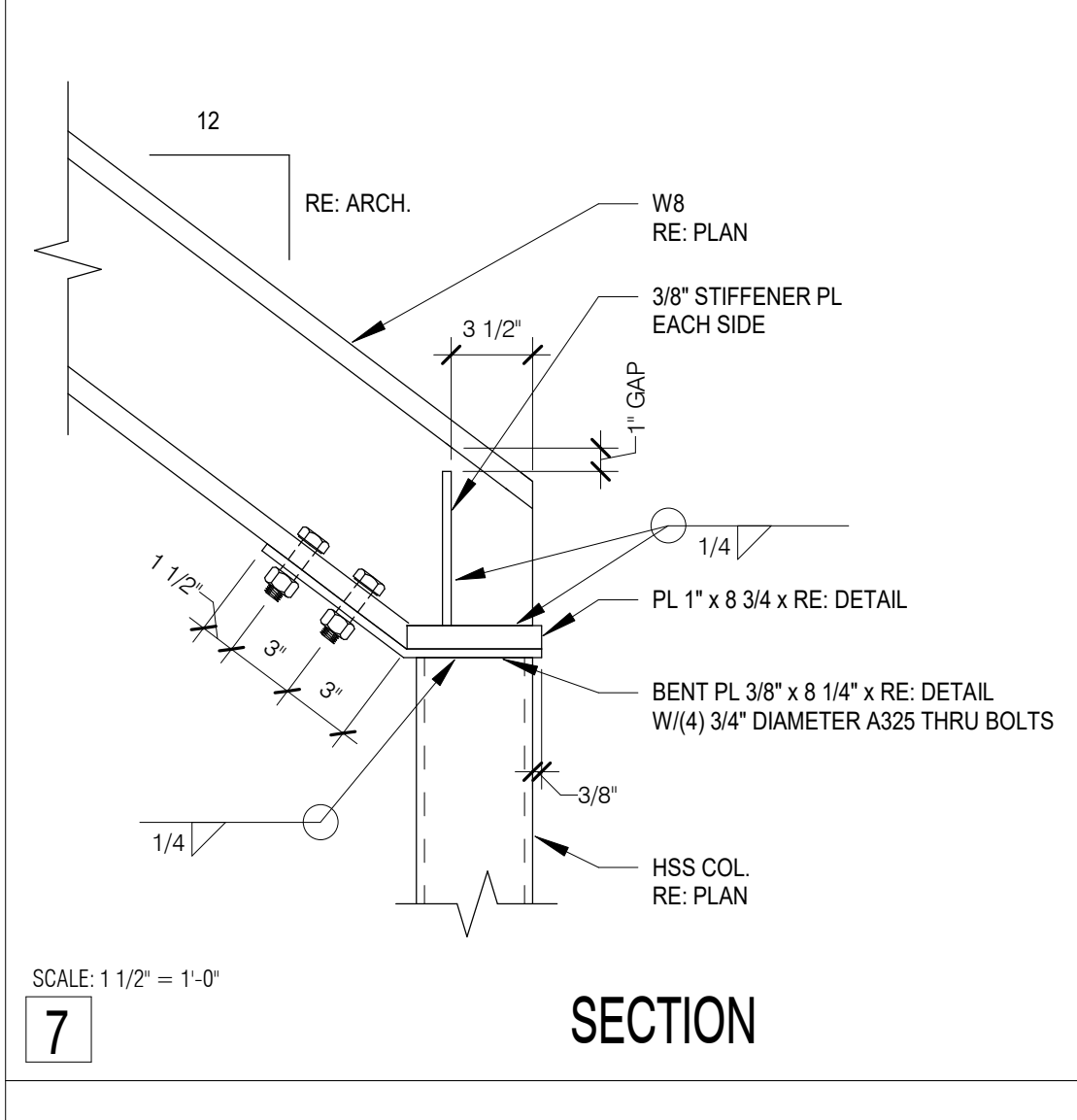
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4 SECTION



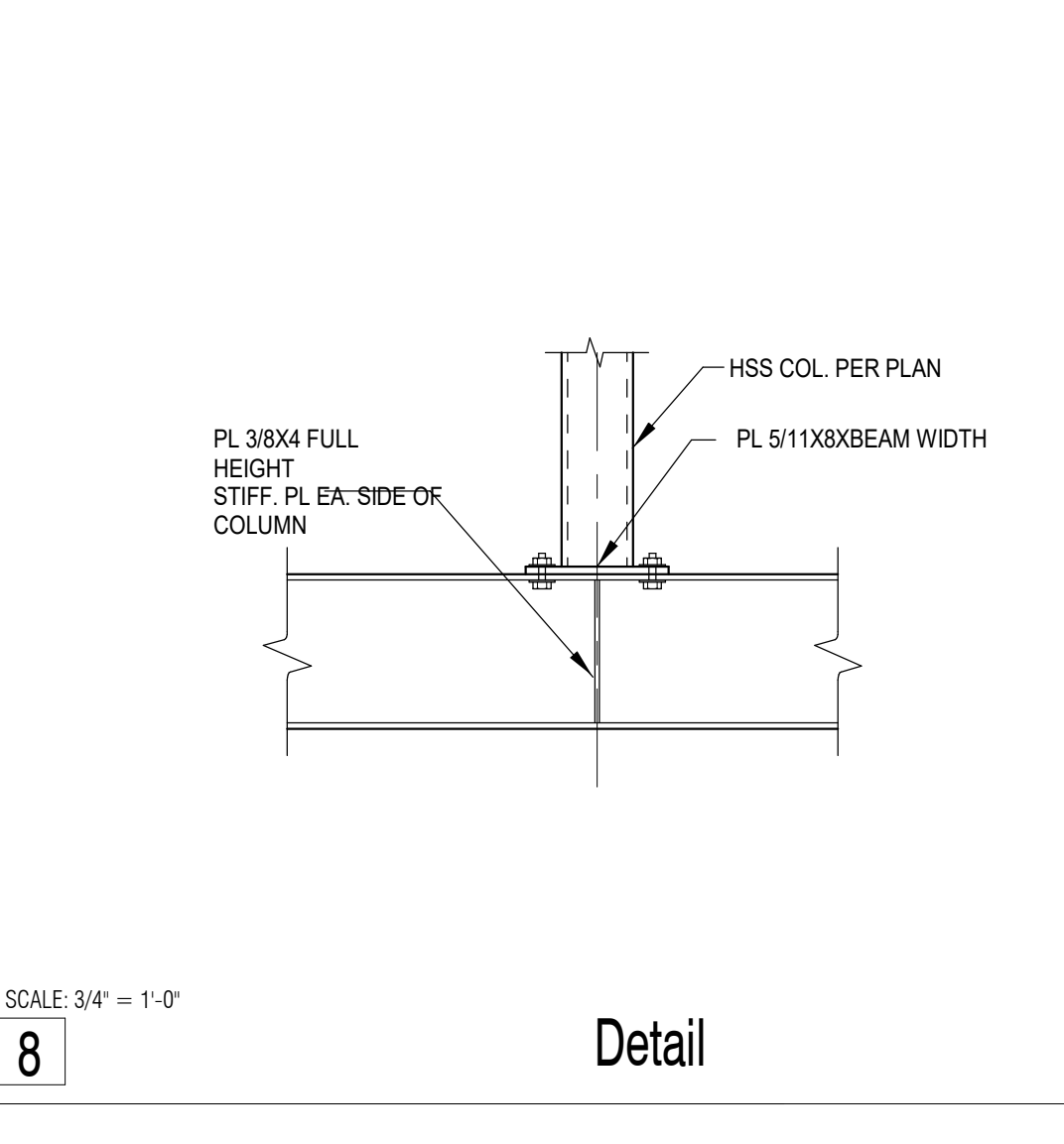
SCALE: 3/4\" = 1'-0\"
5 TYPICAL STEEL COLUMN AT FOOTING



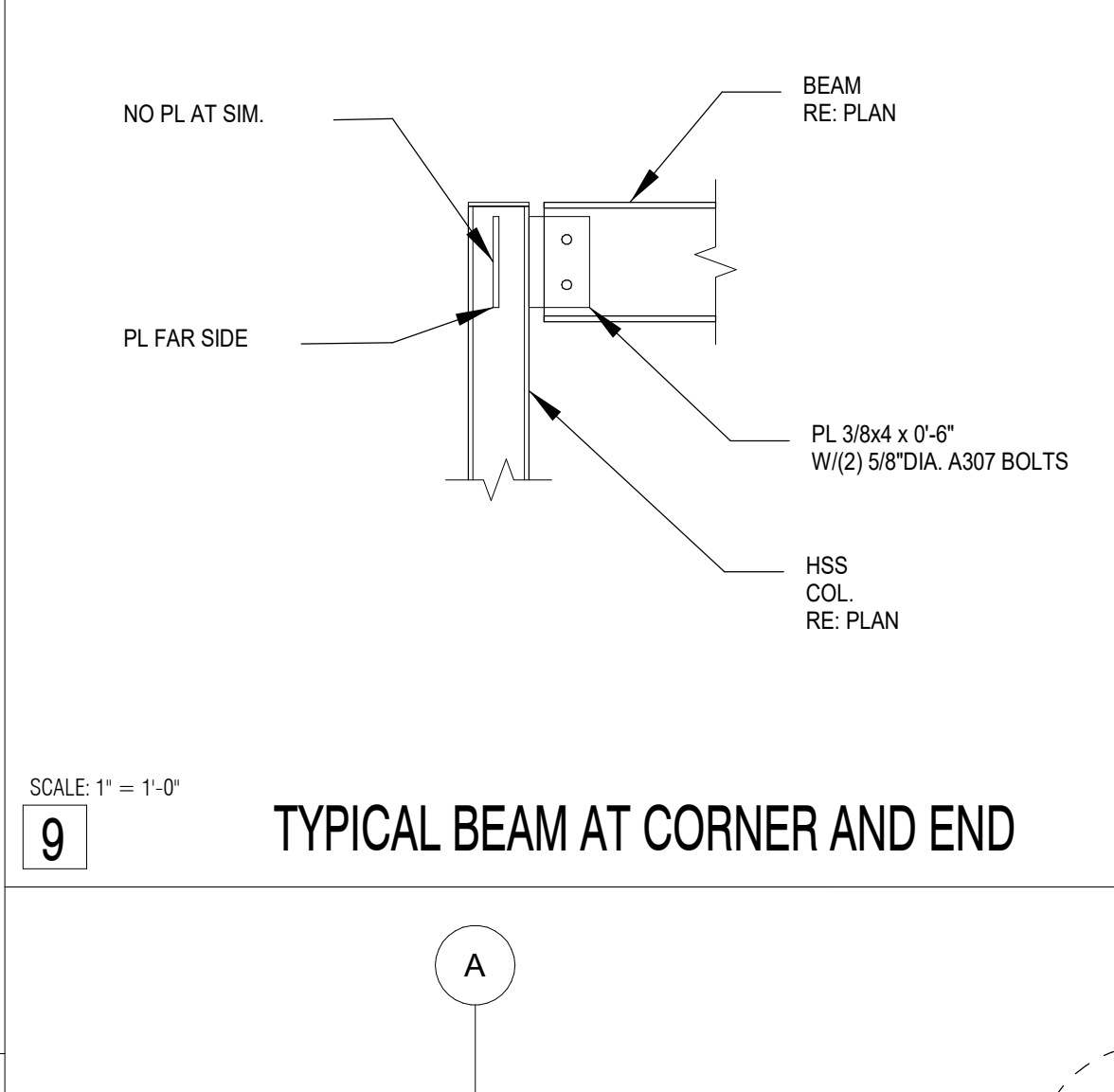
SCALE: 1/4\" = 1'-0\"
6 PLAN DETAIL 16



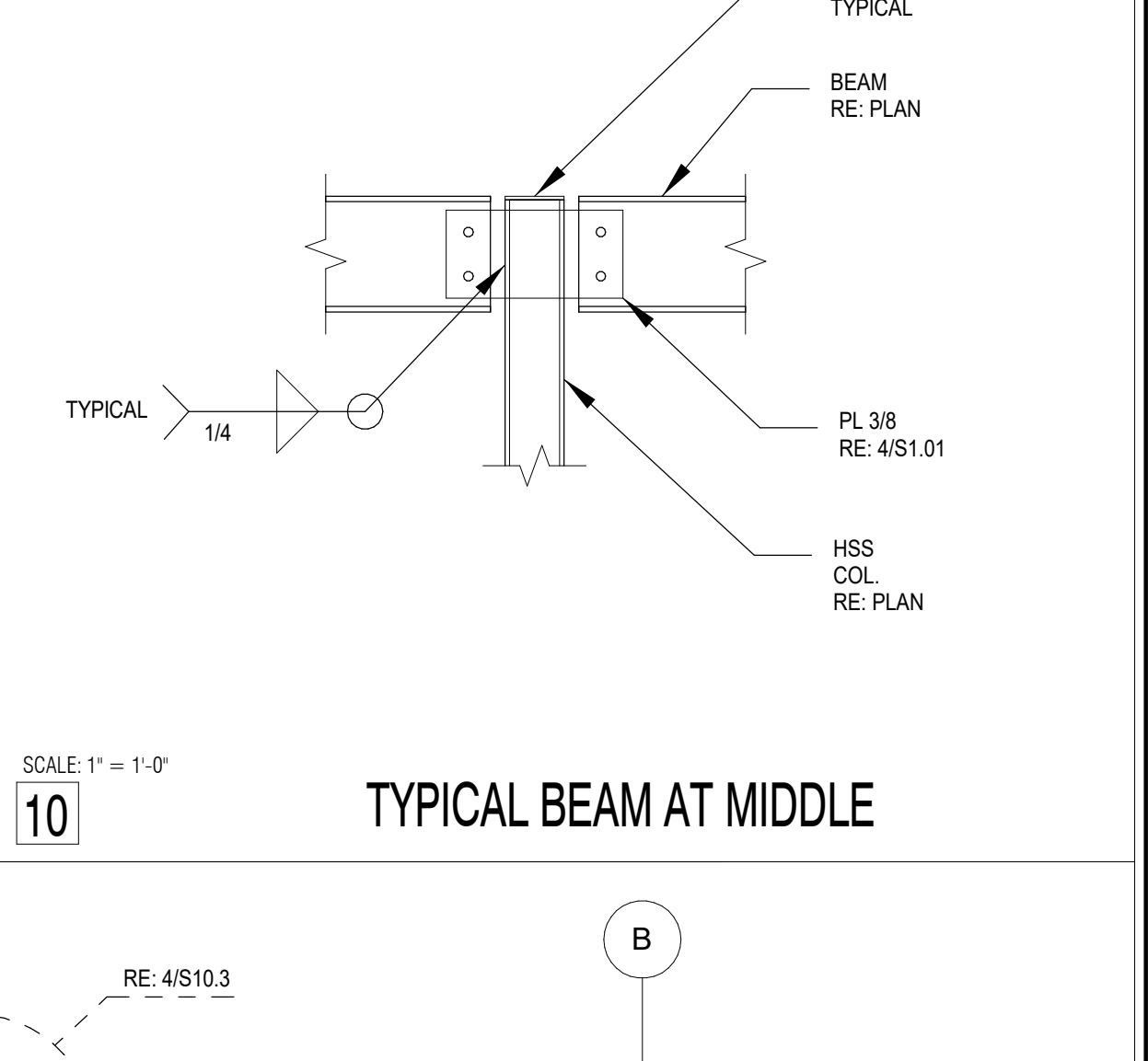
SCALE: 1 1/2\" = 1'-0\"
7 SECTION



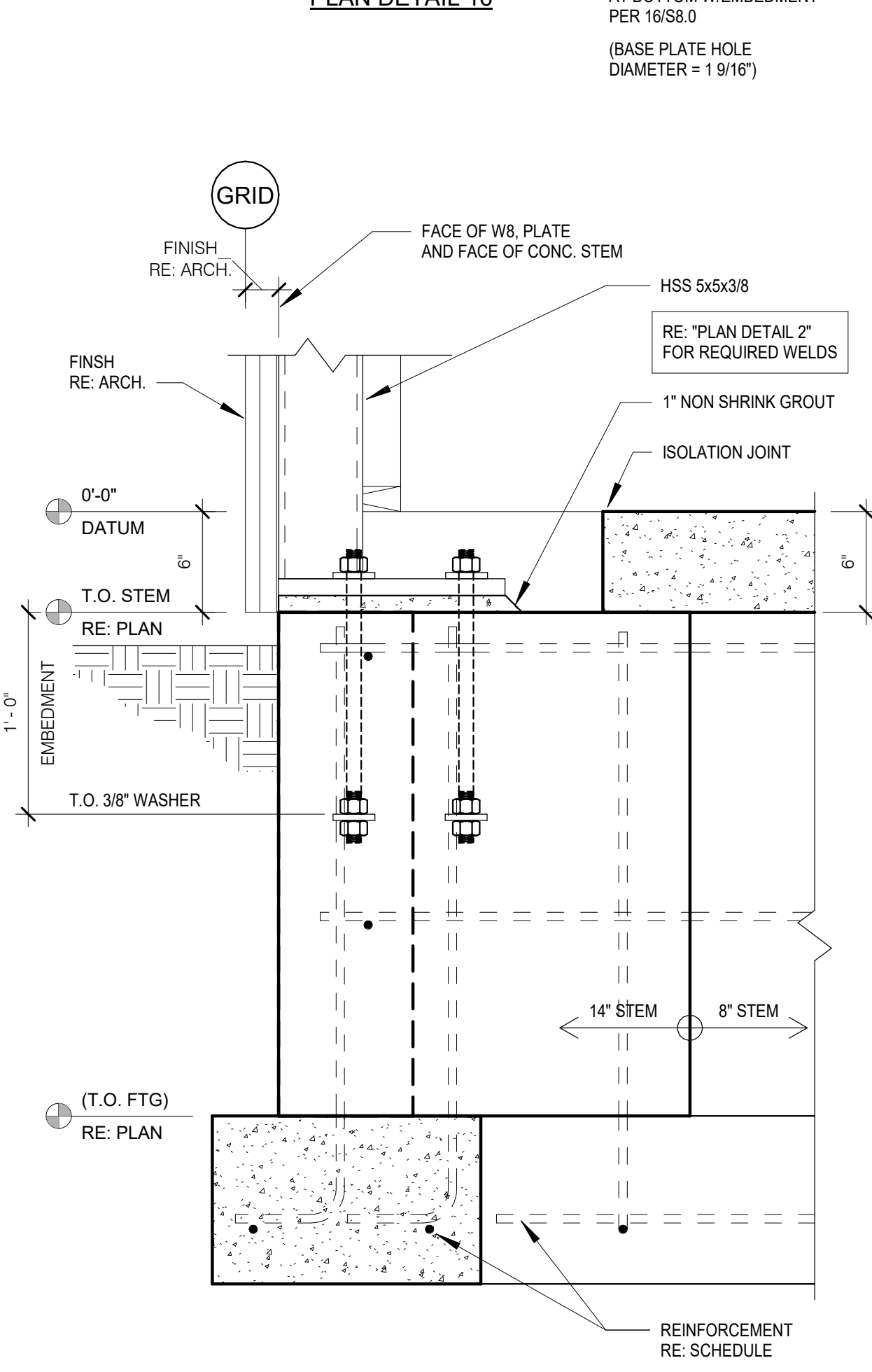
SCALE: 3/4\" = 1'-0\"
8 Detail



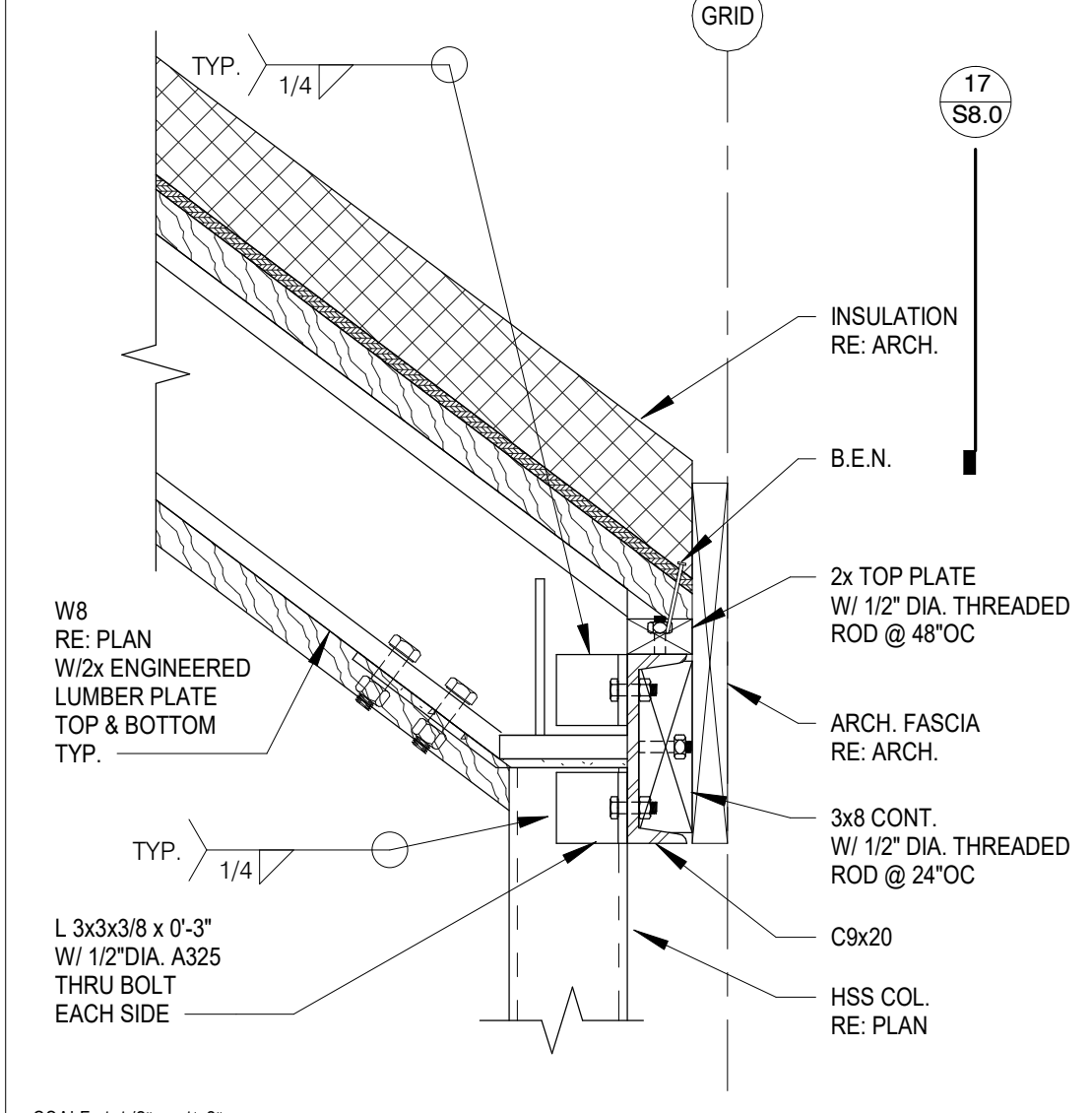
SCALE: 1\" = 1'-0\"
9 TYPICAL BEAM AT CORNER AND END



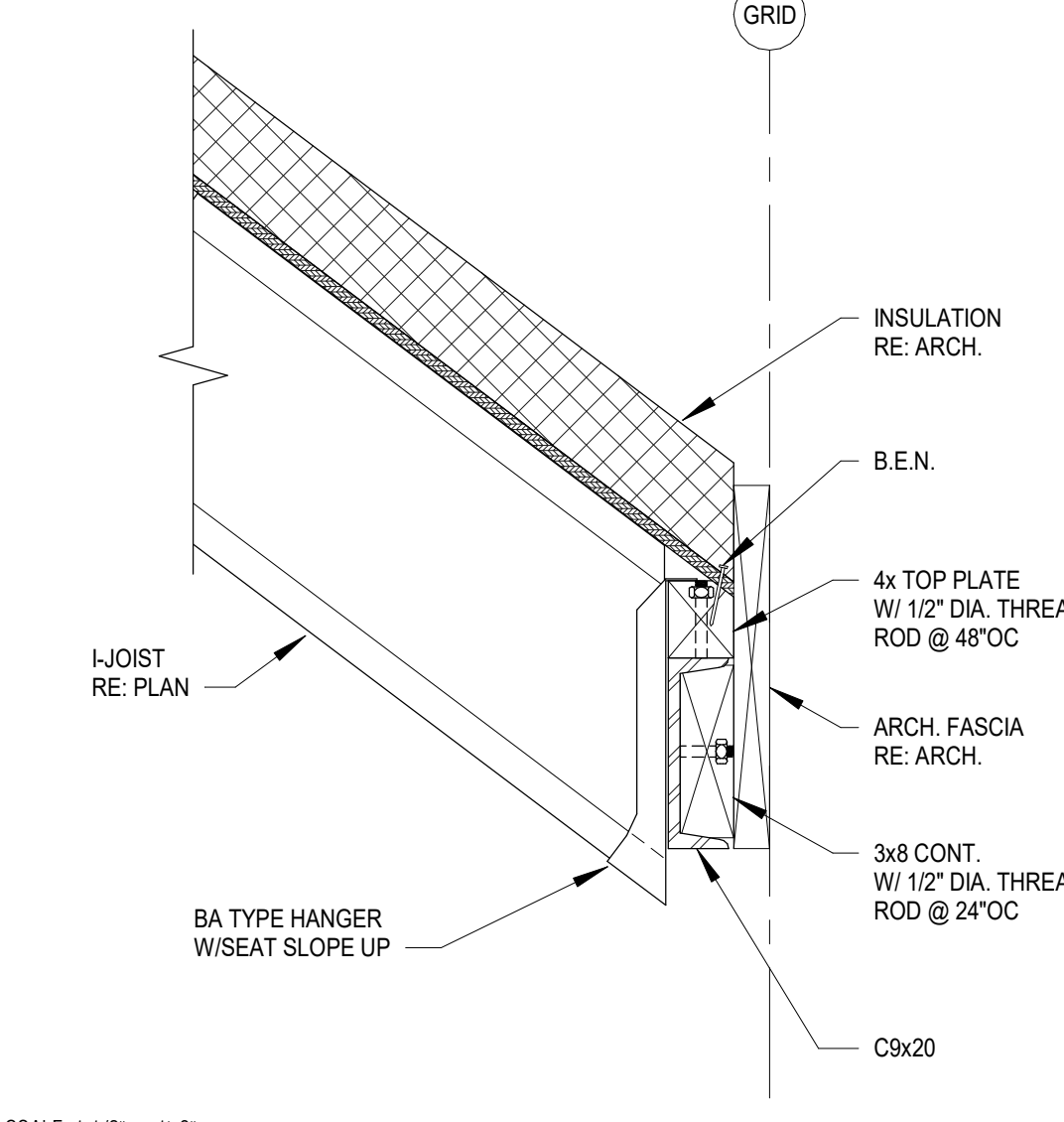
SCALE: 1\" = 1'-0\"
10 TYPICAL BEAM AT MIDDLE



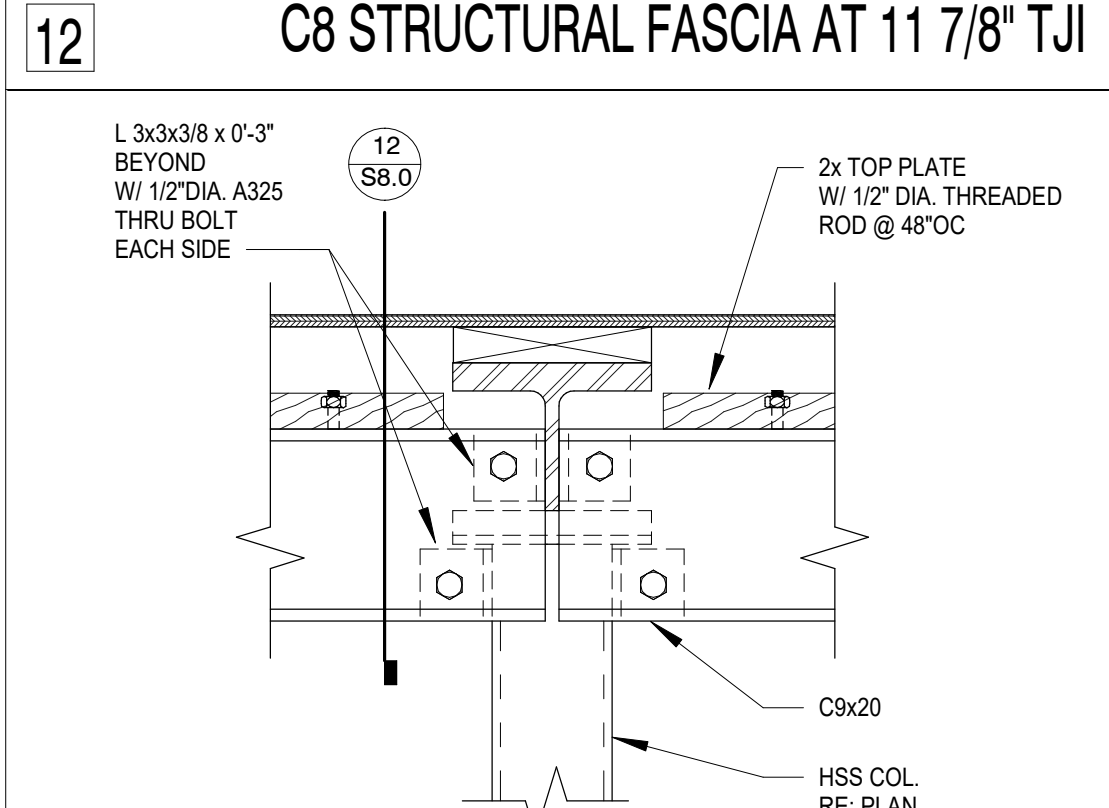
SCALE: 1 1/2\" = 1'-0\"
11 BENT FRAME A



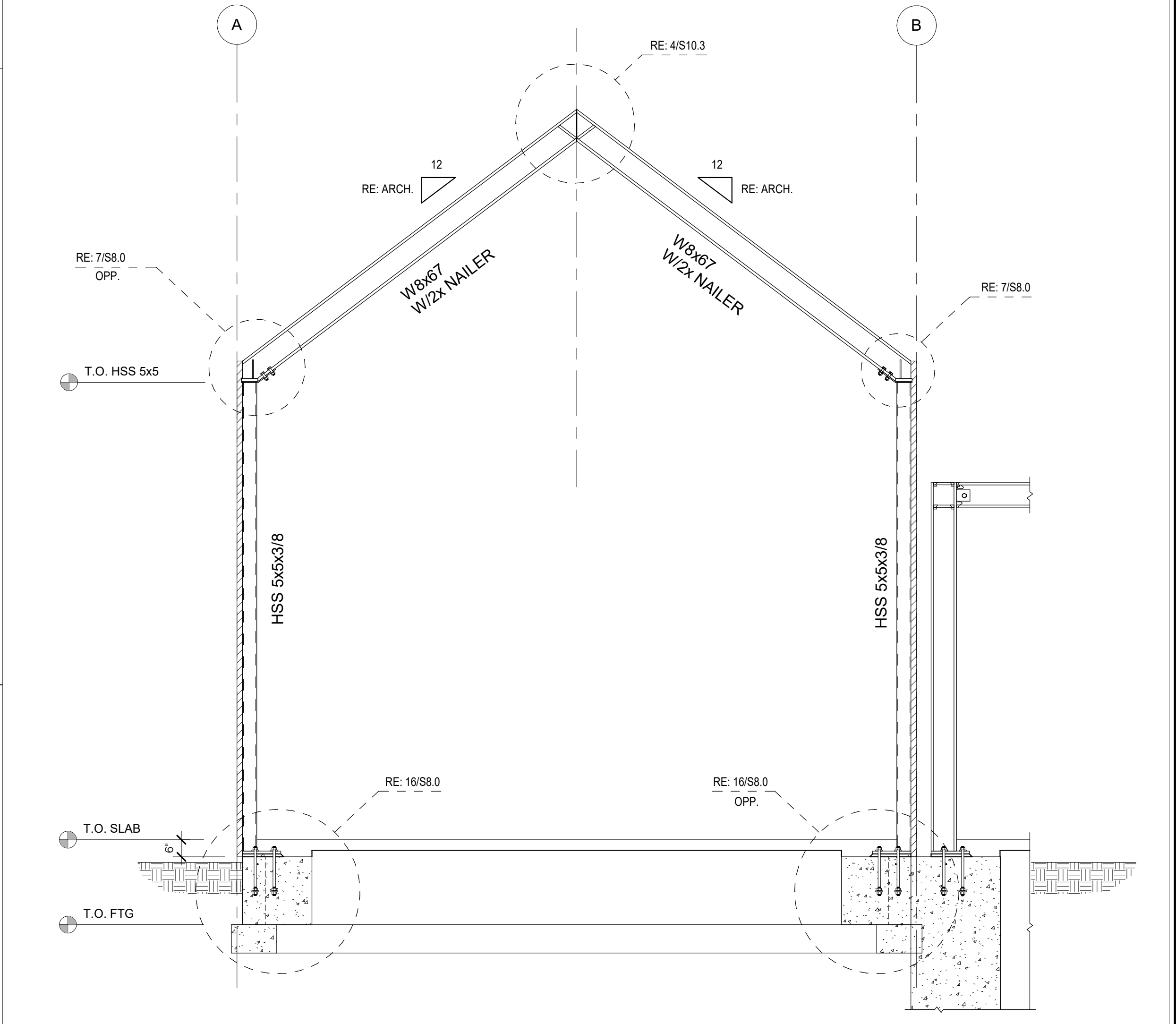
SCALE: 1 1/2\" = 1'-0\"
12 C8 STRUCTURAL FASCIA AT 11 7/8\" TJI



SCALE: 1 1/2\" = 1'-0\"
13 C8 STRUCTURAL FASCIA AT 11 7/8\" TJI

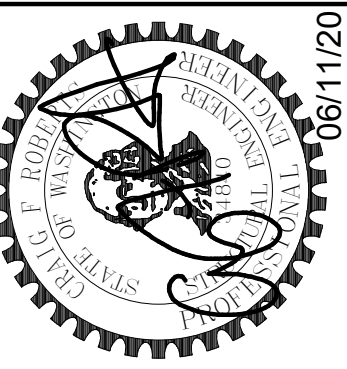


SCALE: 1 1/2\" = 1'-0\"
14 C8 SPLICE AT FRAME



SCALE: 3/8\" = 1'-0\"
15 BENT FRAME A - ELEVATION

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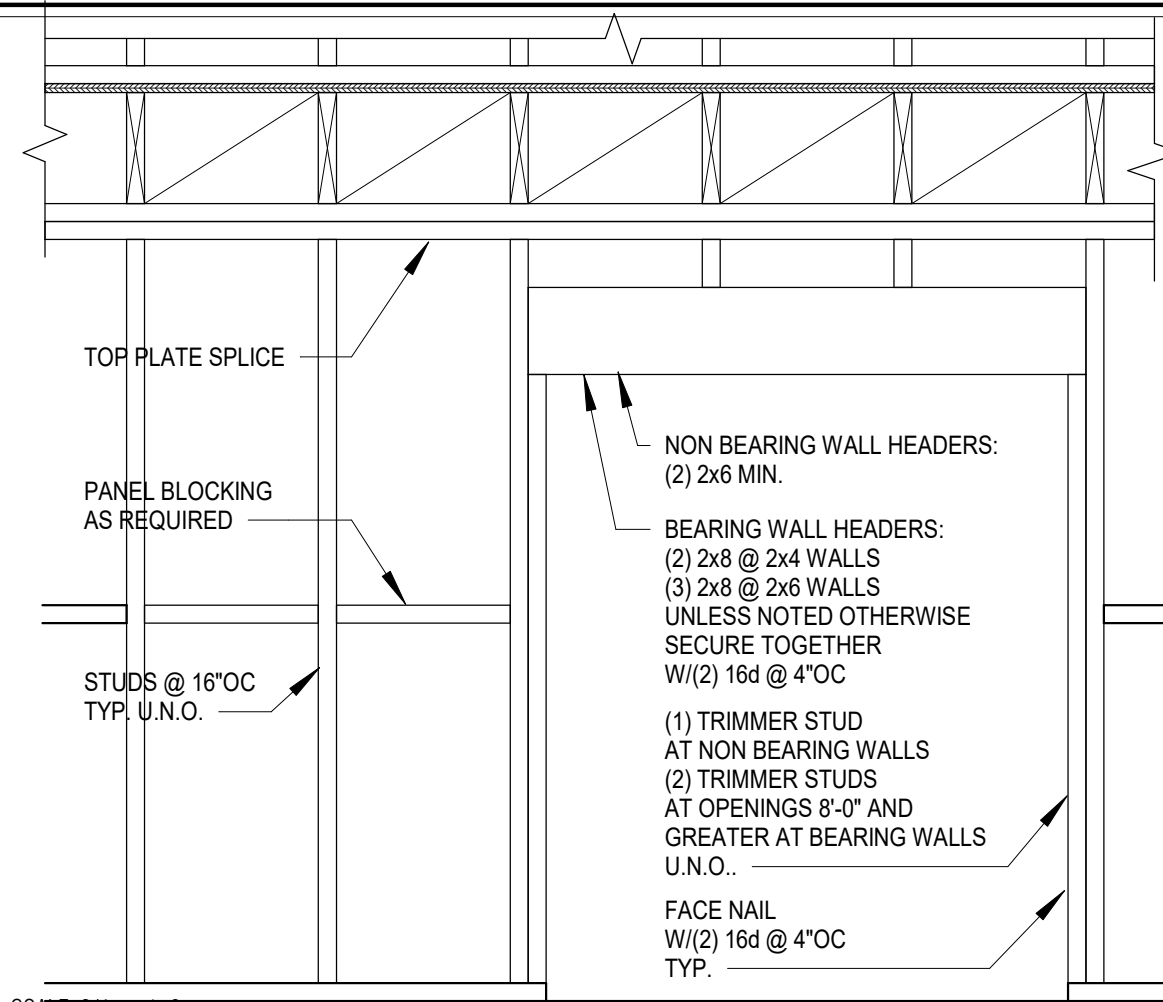
NO.	REVISION	DATE

JOB #:	20035
ENG:	BJM
CAD:	JMA
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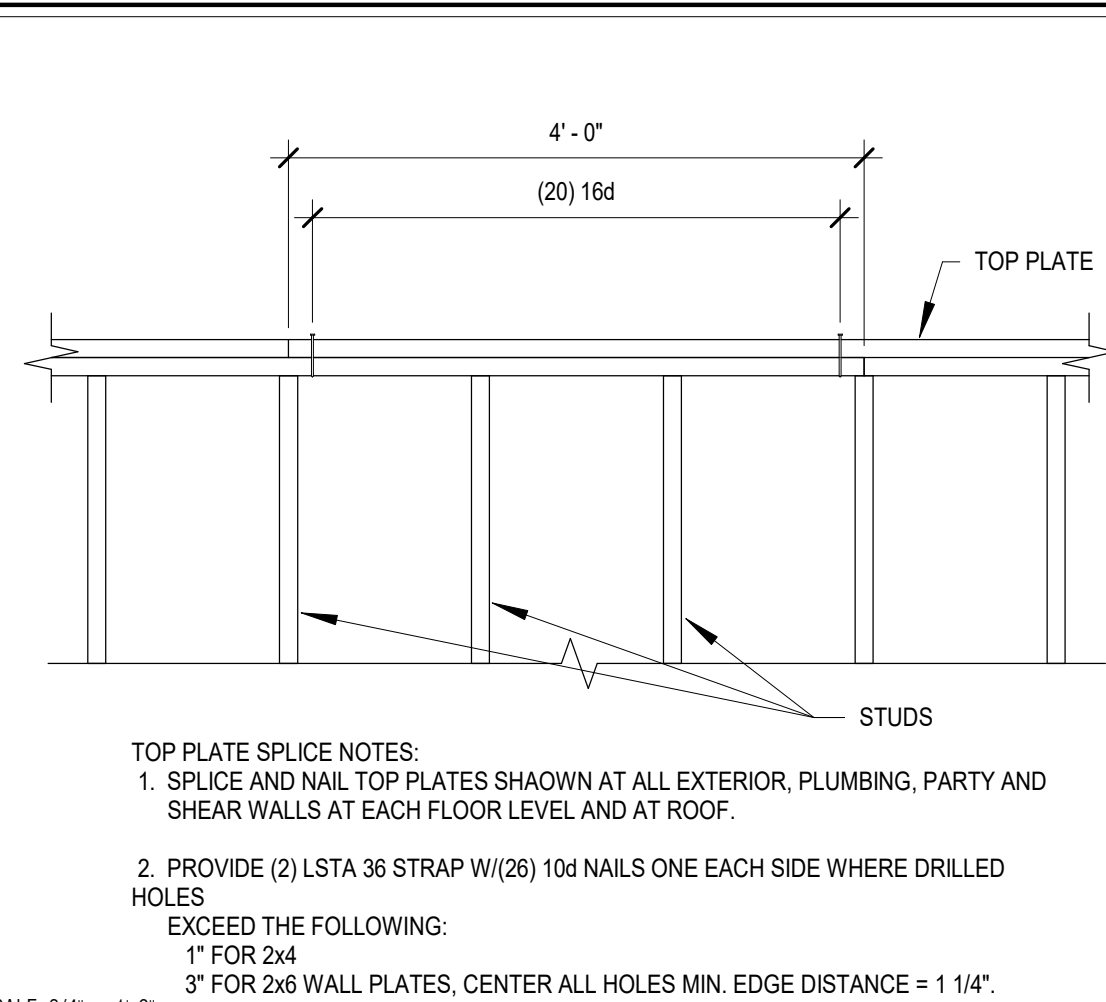
Steel Framing Details
Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

S8.0

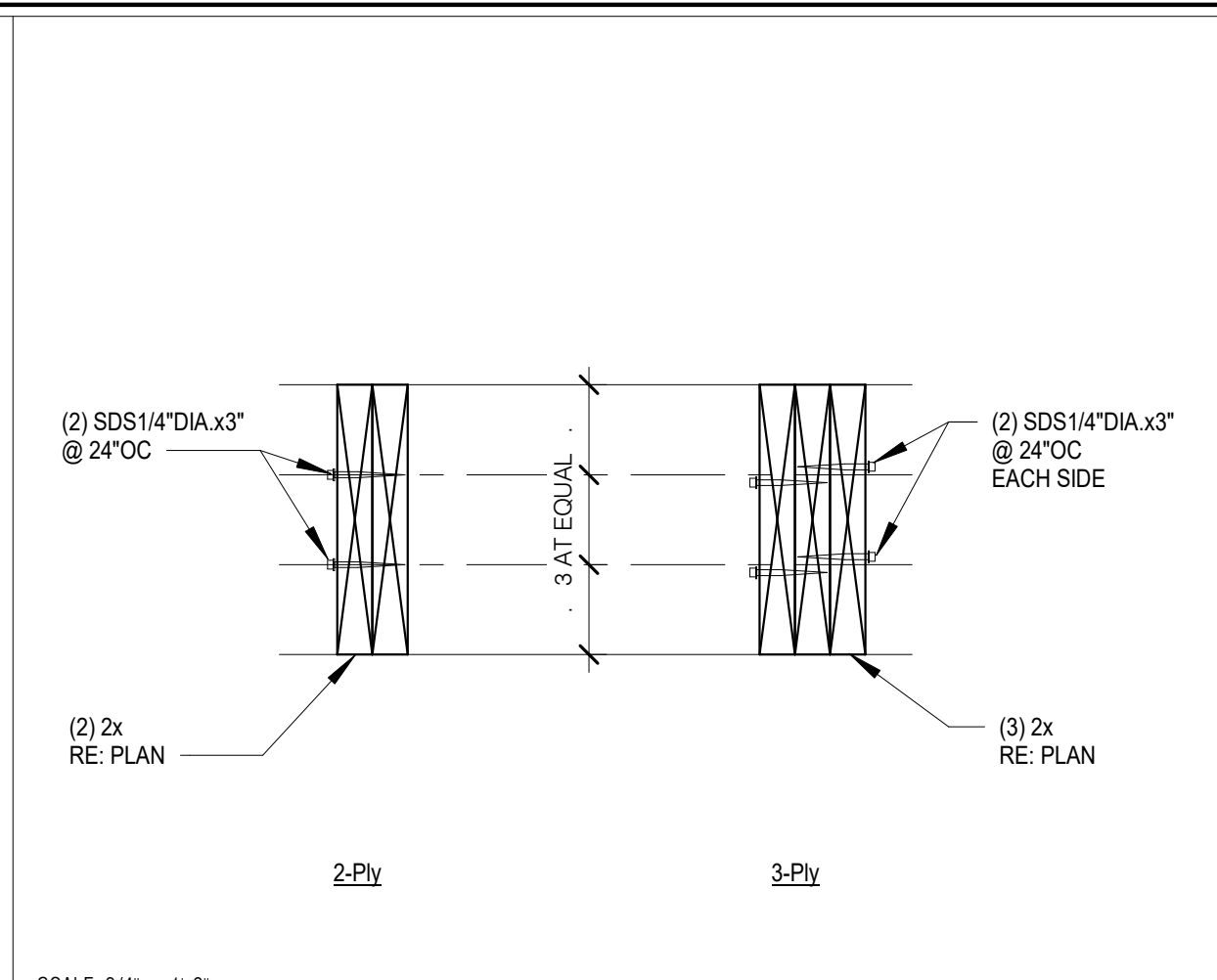
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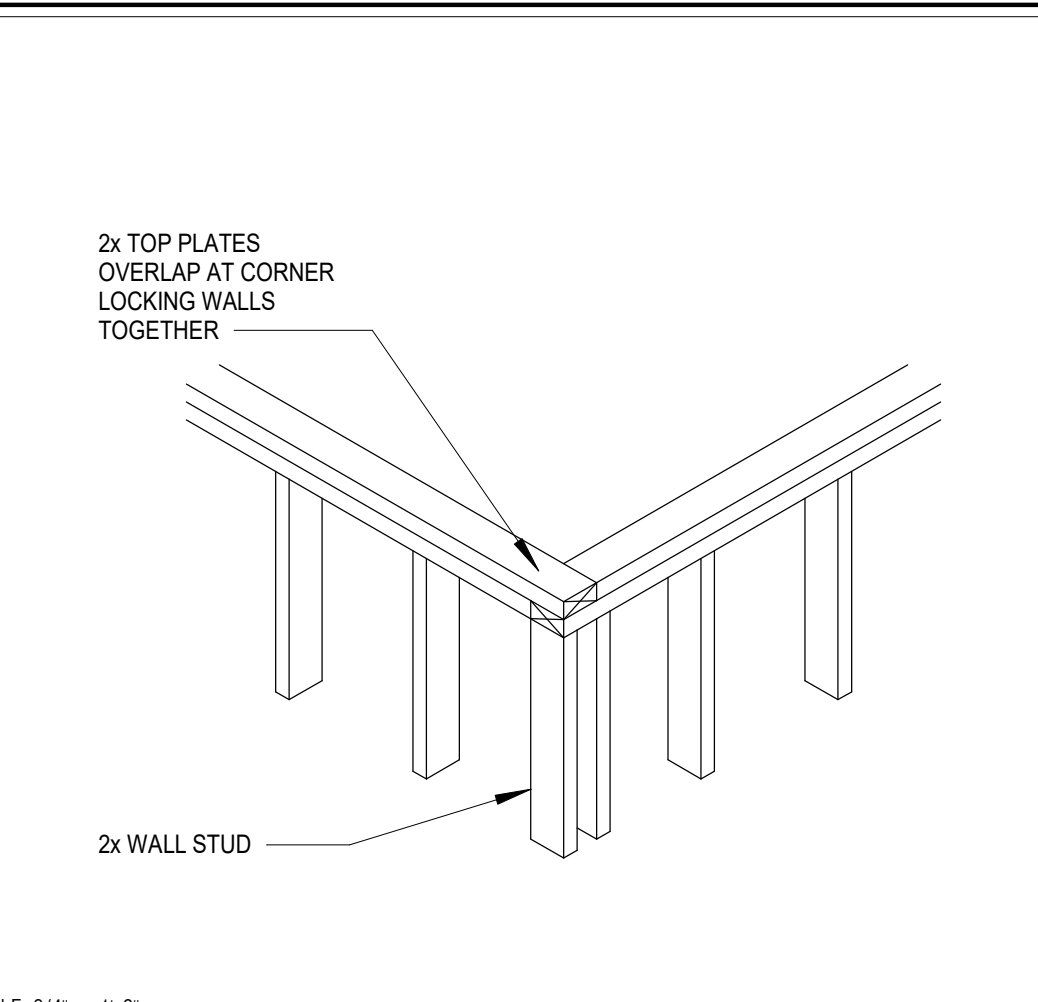
SCALE: 3/4" = 1'-0"
1 TYPICAL INTERIOR HEADER



SCALE: 3/4" = 1'-0"
2 TYPICAL TOP PLATE SPLICE



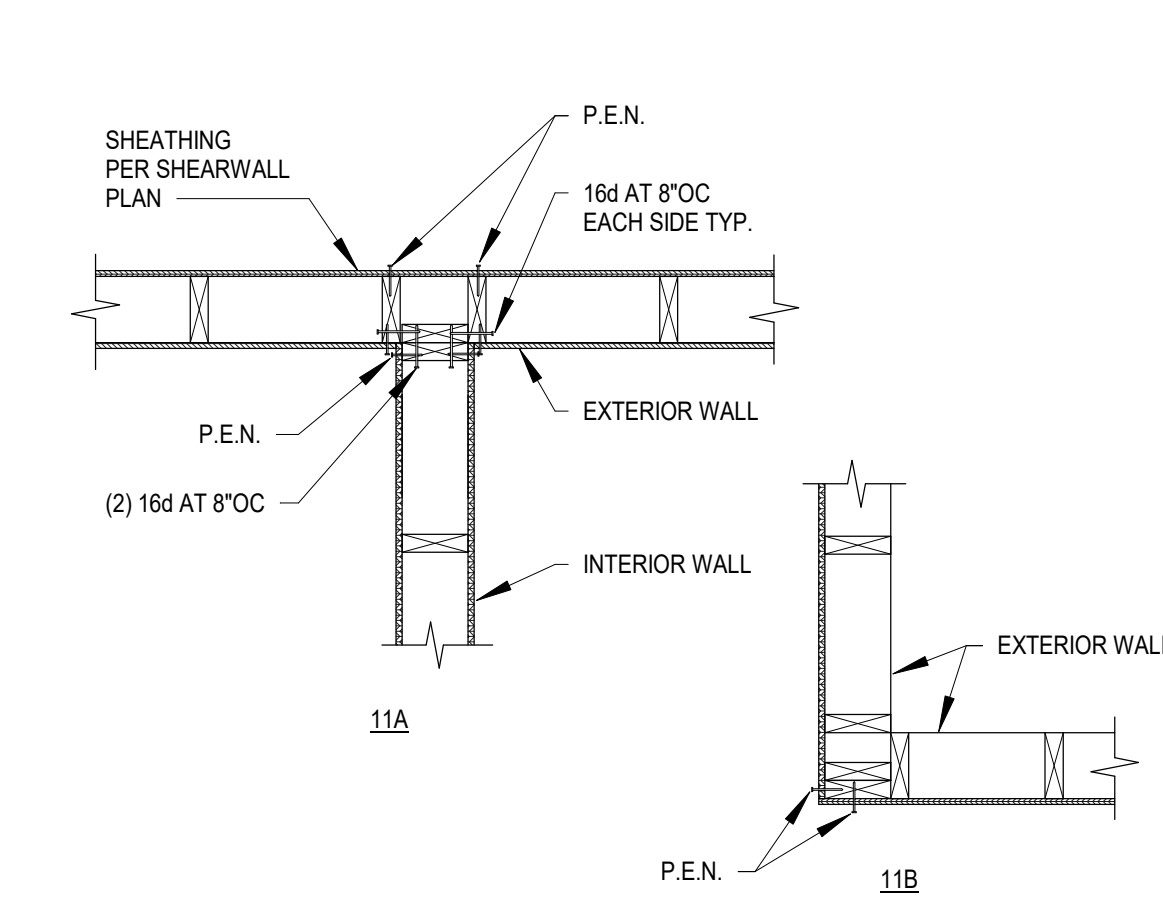
SCALE: 3/4" = 1'-0"
3 TYPICAL 2 or 3 PLY RAFTER or JOIST ATTACHMENT



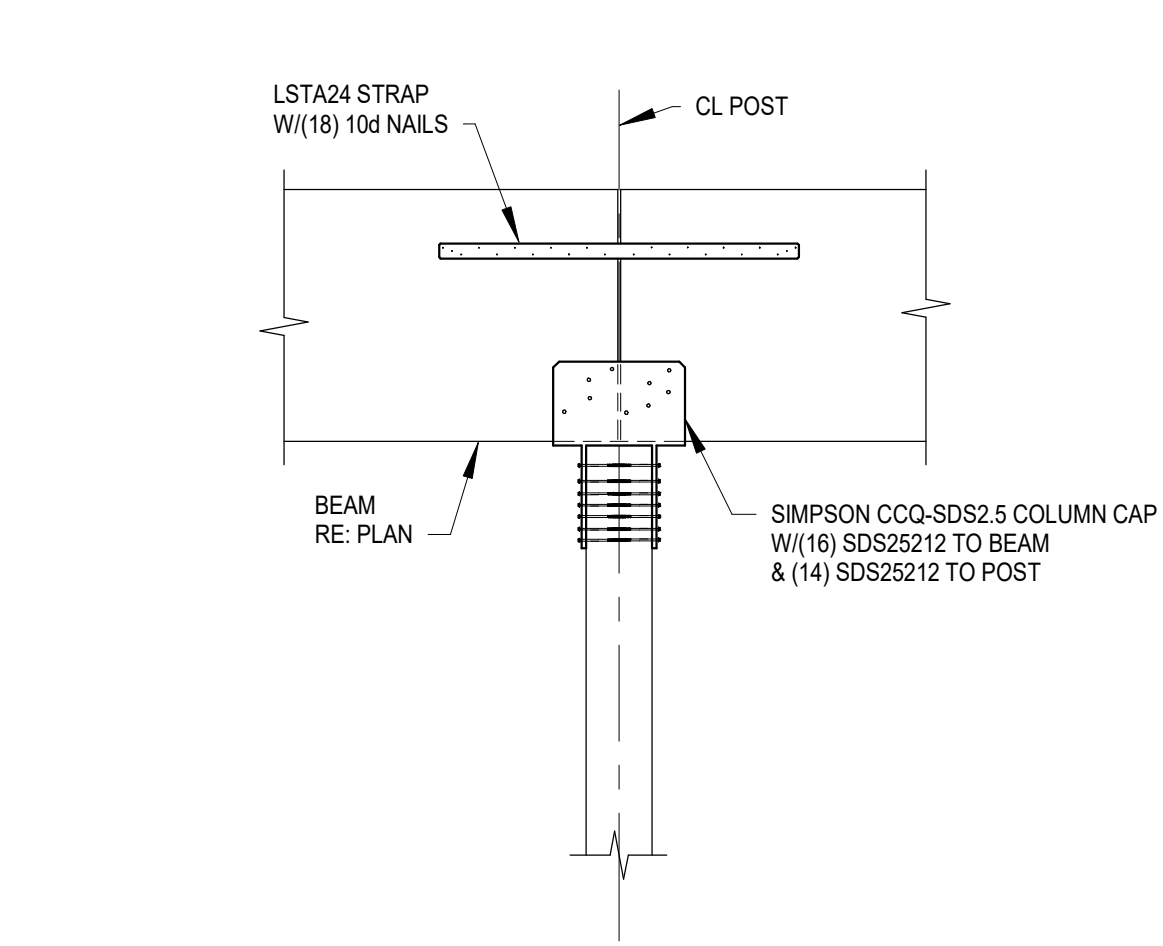
SCALE: 3/4" = 1'-0"
4 TYPICAL TOP PLATE FRAMING DETAIL

IBC 2015 TABLE 2304.10.1 FASTENING SCHEDULE

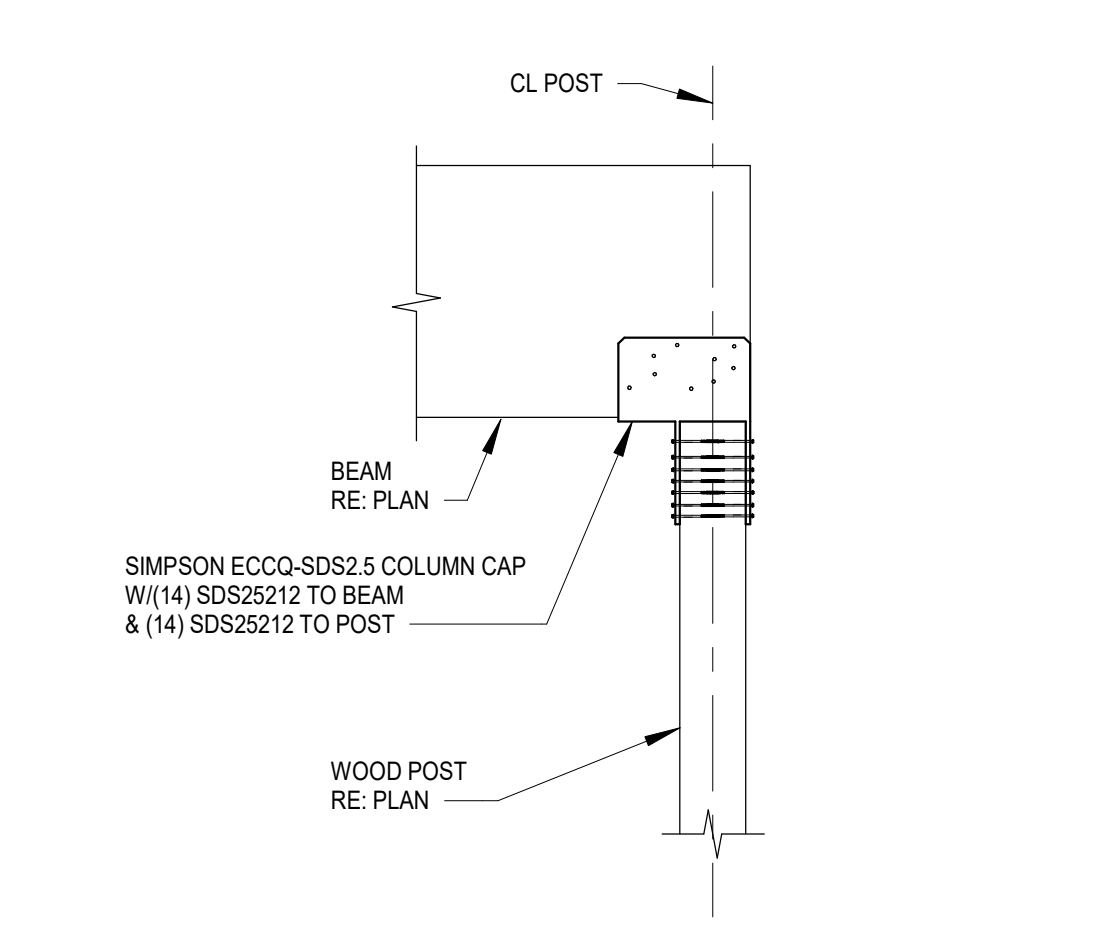
CONNECTION	FASTENING (a)	LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131")	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 16d COMMON (3 1/2" X 0.162")	EACH END
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" X 0.161") AT 6"OC...	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	(3) 8d COMMON (3 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (4) 3" X 0.131" NAILS	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE...	(3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	END NAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); 3" X 0.131" NAILS	24"OC FACE NAIL 16"OC FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" X 0.162")	16"OC EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2 1/2" X 0.131")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162") OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d COMMON (3 1/2" X 0.162") OR (12) 3" X 0.131" NAILS	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	16"OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	TOENAIL
STUD TO TOP OR BOTTOM PLATE	(2) 16d COMMON (3 1/2" X 0.162"); OR...	END NAIL OR...
17. TOP OT BOTTOM PLATE TO STUD	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	END NAIL OR...
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 3" X 0.131" NAILS	OR FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	FACE NAIL
20. 1" X 6" SHEATHING TO EACH BEARING	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
21. 1" X 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER...	8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	6"OC, TOENAIL
24. 1" X 6" SUBFLOOR OR LESS TO EACH...	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3 1/2" X 0.162")	FACE NAIL
26. 2" PLANKS (PLANK NAD BEAM-FLOOR AND ROOF)	(2) 16d COMMON (3 1/2" X 0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	3" X 0.131" NAILS	24"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON...
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(2) 20d COMMON (4" X 0.192"); OR (3) 3" X 0.131" NAILS (3) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	END JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	OR END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	EACH END, TOENAIL
31. WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING	SEE SHEARWALL SCHEDULE SEE SECTION 06160 STRUCTURAL NOTES	
a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE NOTED OTHERWISE.		
b. FASTENING SCHEDULE BASED ON IBC TABLE 2304.10.1 AND PROVIDES THE MINIMUM NAILING REQUIRED. WHEN SPECIFIED ELSEWHERE IN THESE PLANS PROVIDE NAILING AS SPECIFIED. SEE IBC FOR COMPLETE NAILING SCHEDULE.		



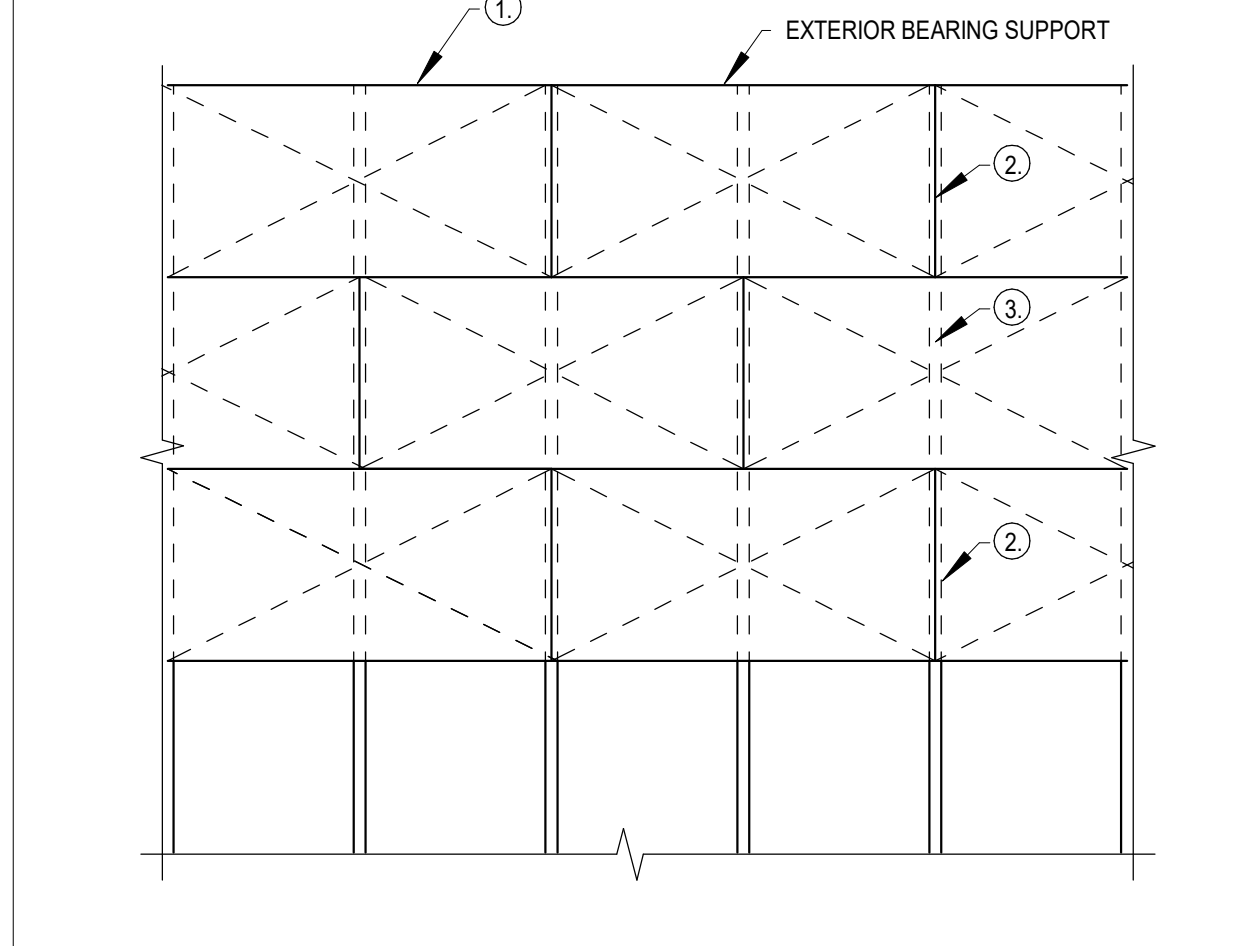
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6 PLAN VIEW



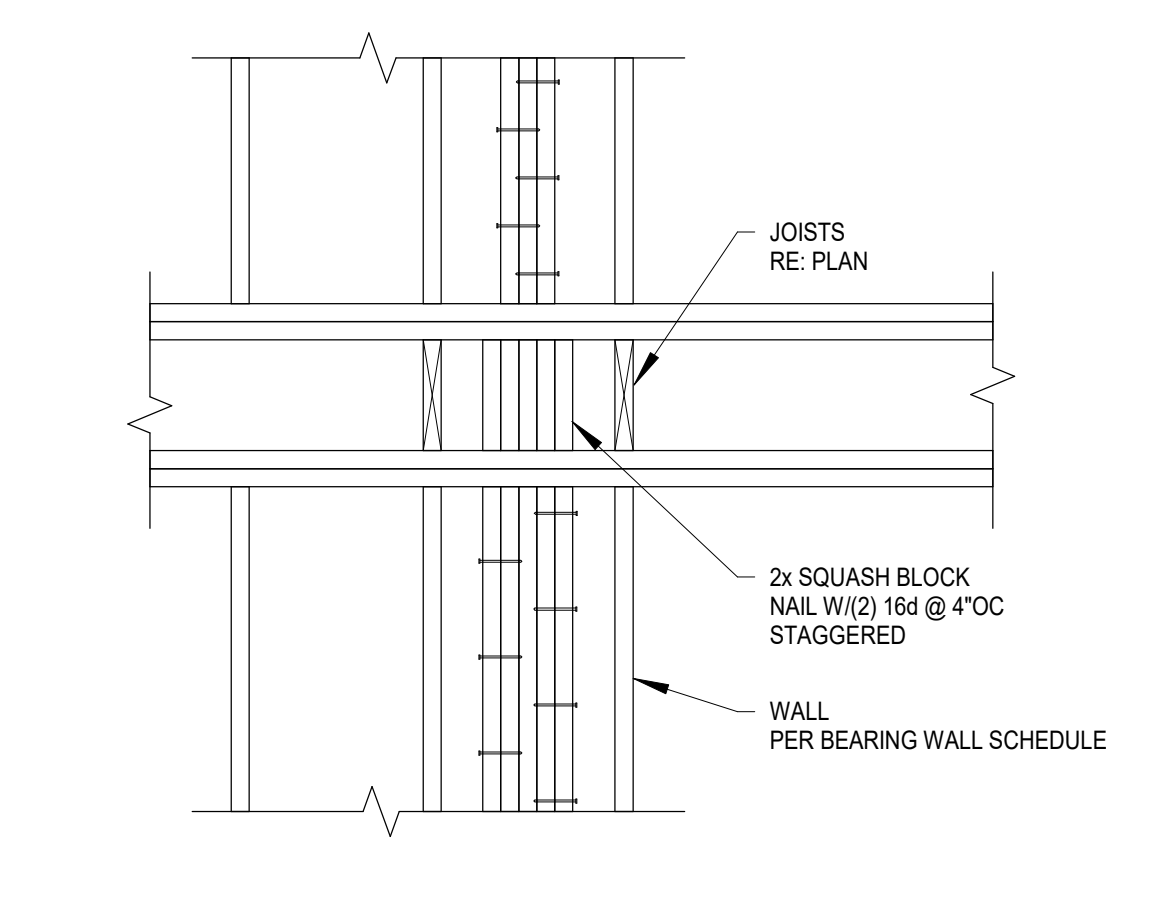
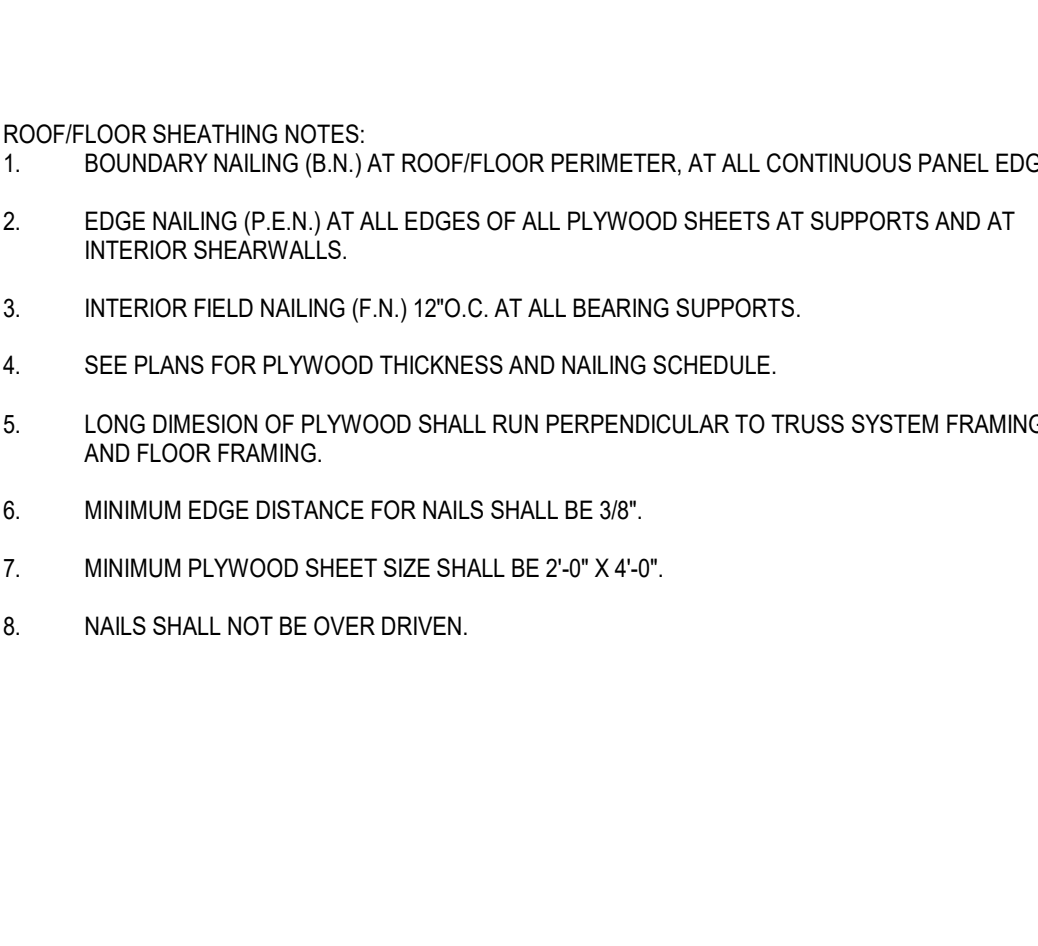
SCALE: 3/4" = 1'-0"
11 TYPICAL BEAM TO POST CONNECTION



SCALE: 3/4" = 1'-0"
12 TYPICAL BEAM TO POST CONNECTION



SCALE: 3/4" = 1'-0"
13 ROOF/FLOOR SHEATHING LAYOUT



SCALE: 3/4" = 1'-0"
16 TYPICAL BLOCKING AT BUNDLED STUD

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DATE: _____

REVISION: _____

No. _____

JOB #: 20035

ENG: Designer

CAD: Author

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

KEY ISSUE DATES:

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CD: CD

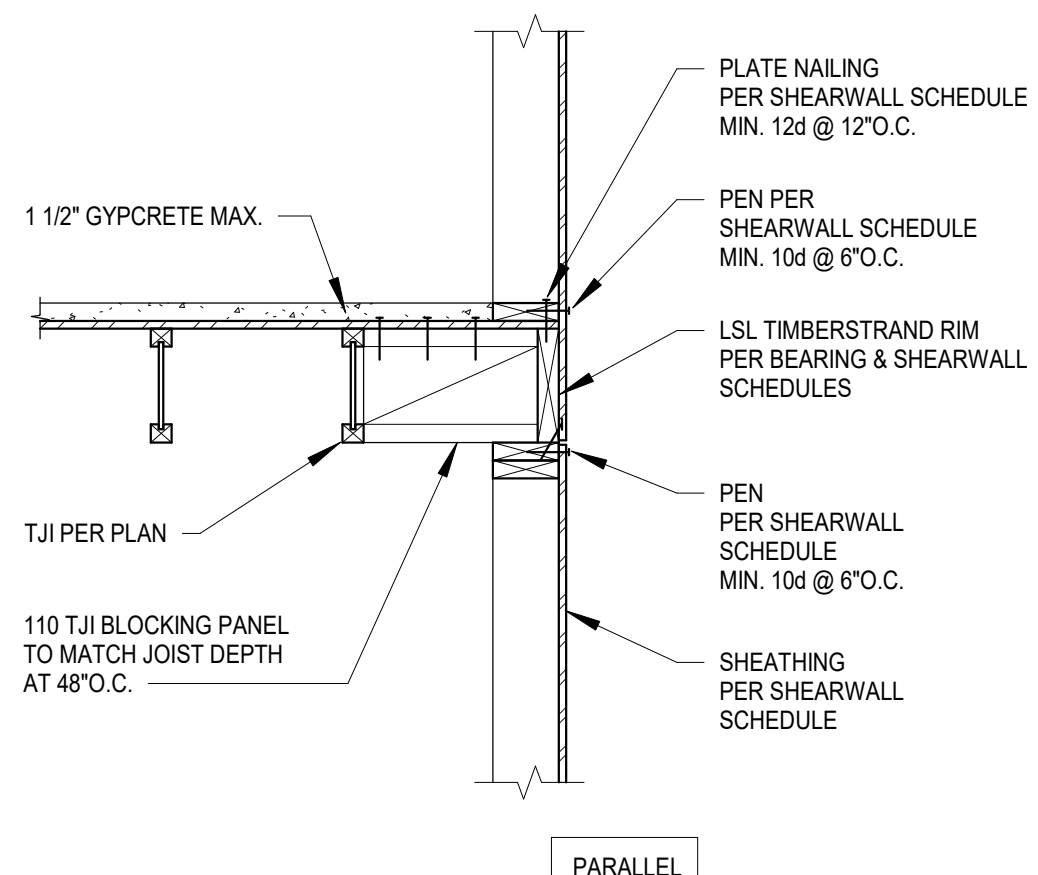
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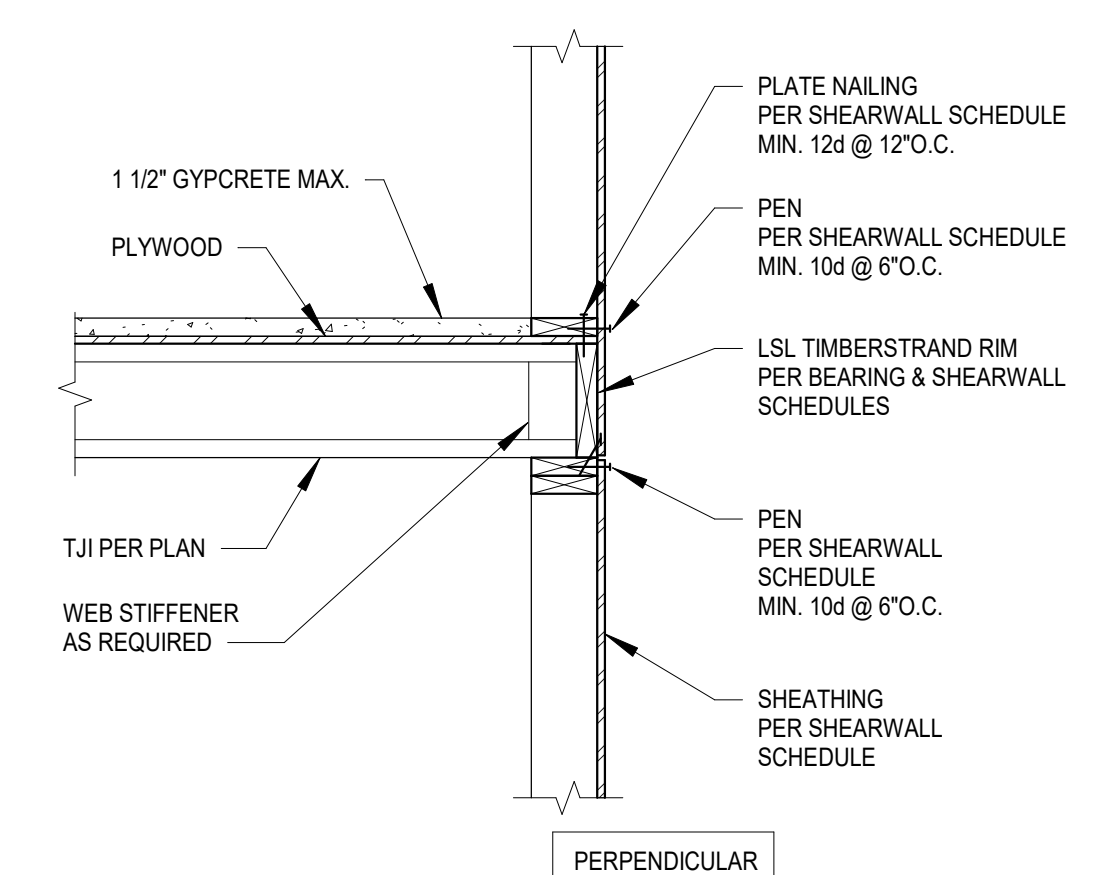
Typical Wood Framing Details

Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

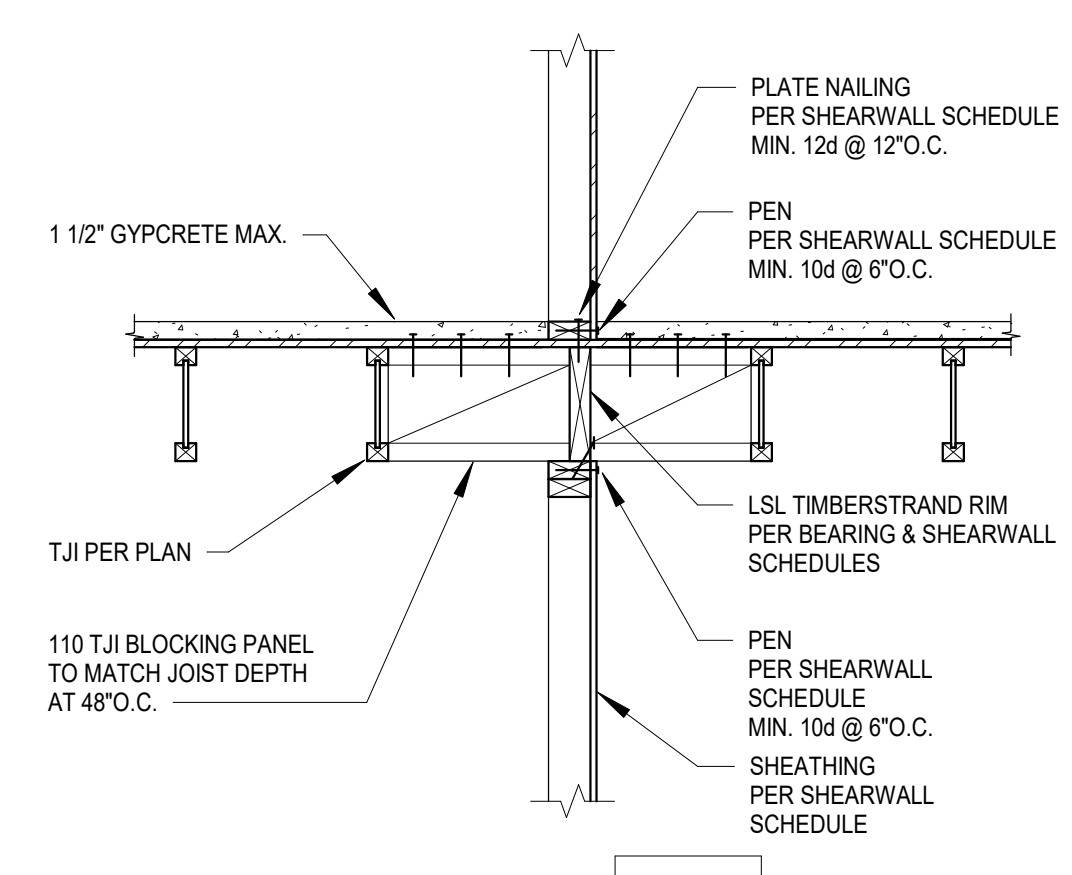
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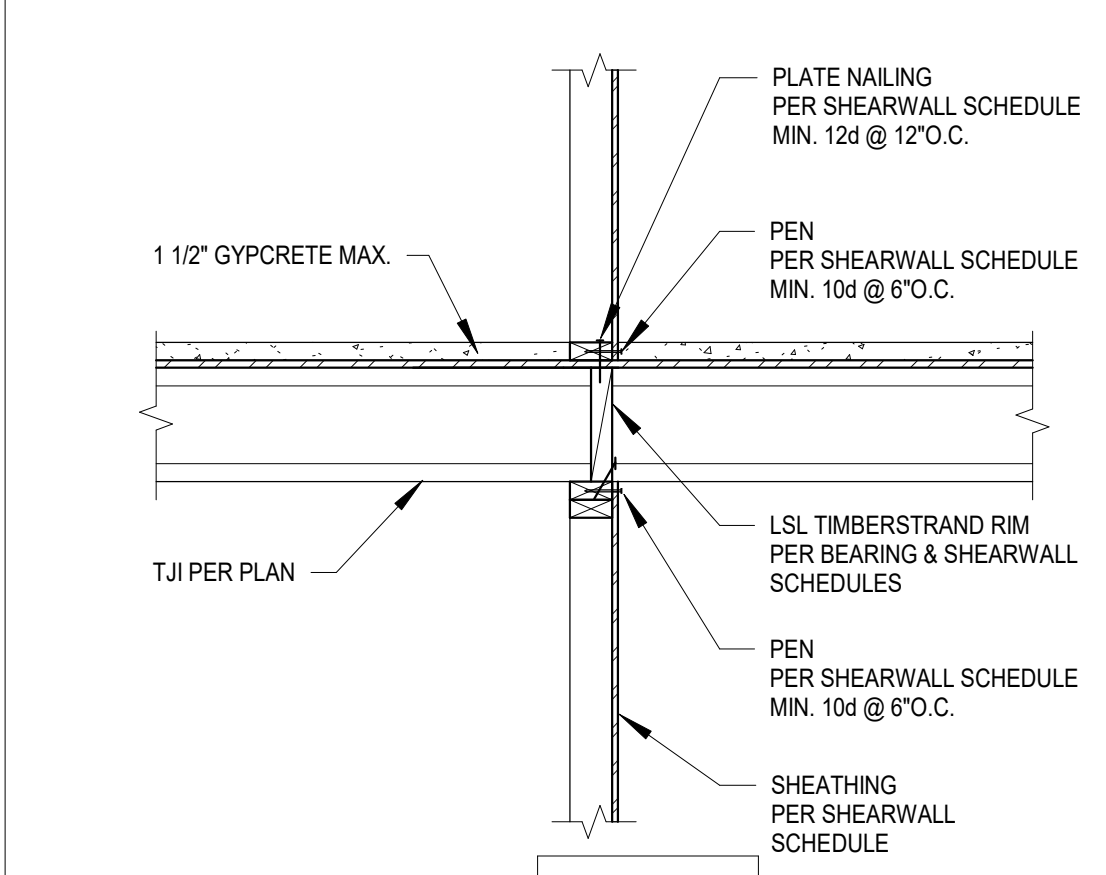
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1 TYPICAL EXTERIOR WALL TO FRAMING



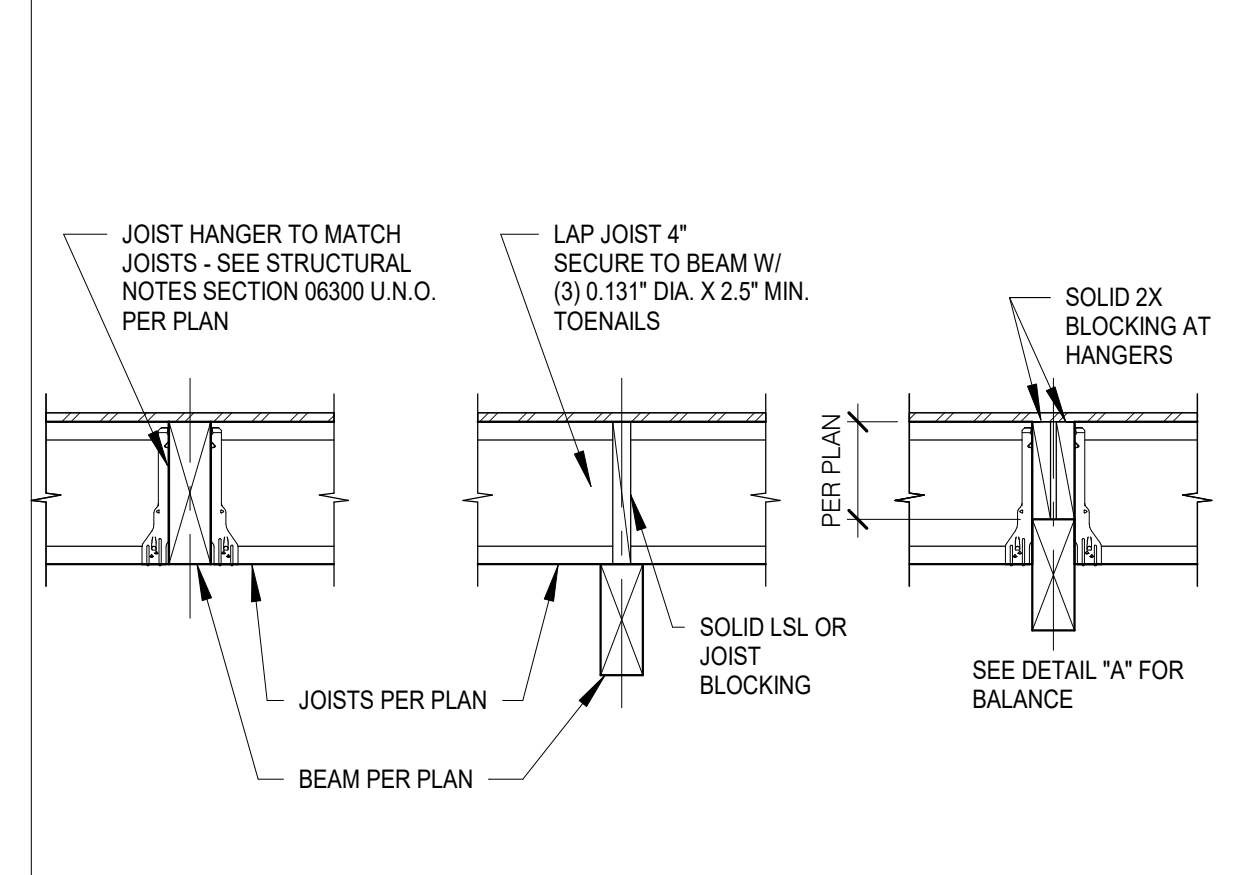
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2 TYPICAL EXTERIOR WALL TO FRAMING



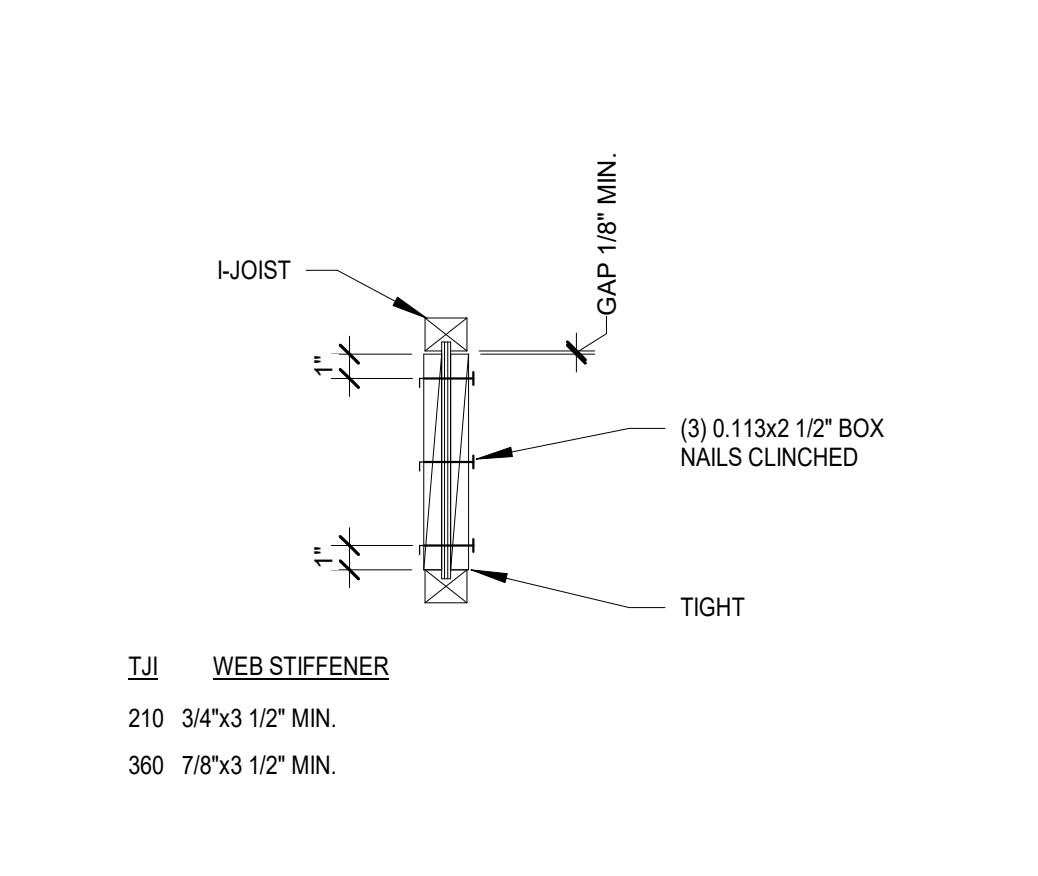
SCALE: 3/4" = 1'-0"
3 TYPICAL INTERIOR WALL TO FRAMING



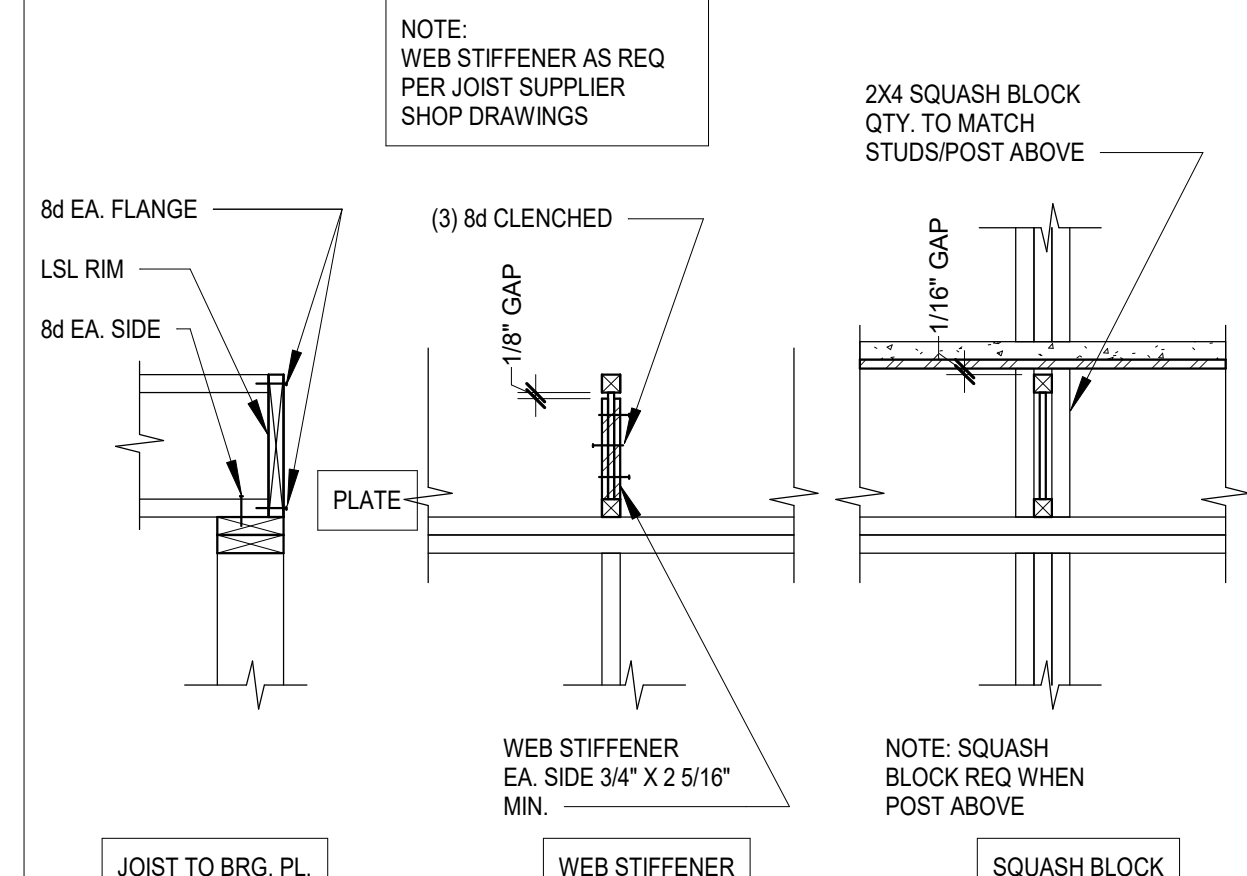
SCALE: 3/4" = 1'-0"
4 TYPICAL INTERIOR WALL TO FRAMING



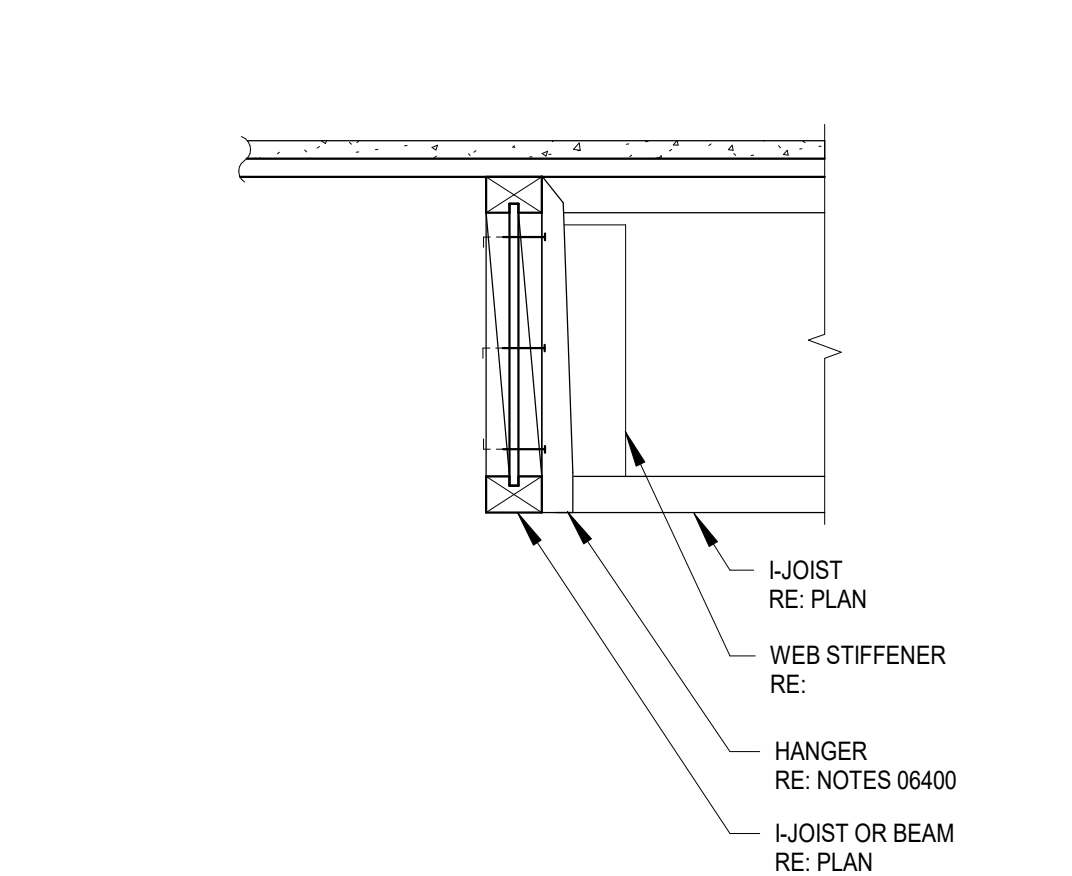
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5 TYPICAL FRAMING TO BEAM



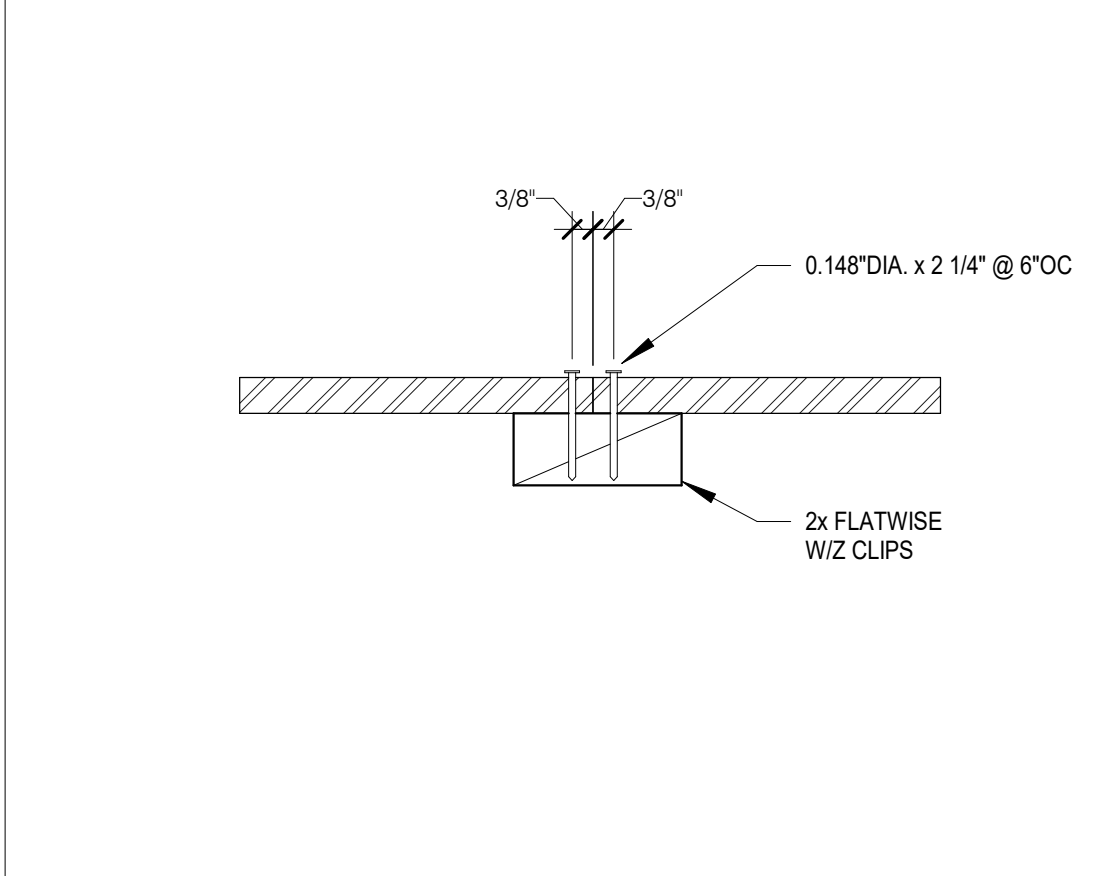
SCALE: 1 1/2" = 1'-0"
6 TYPICAL WEB STIFFENER ATTACHMENT



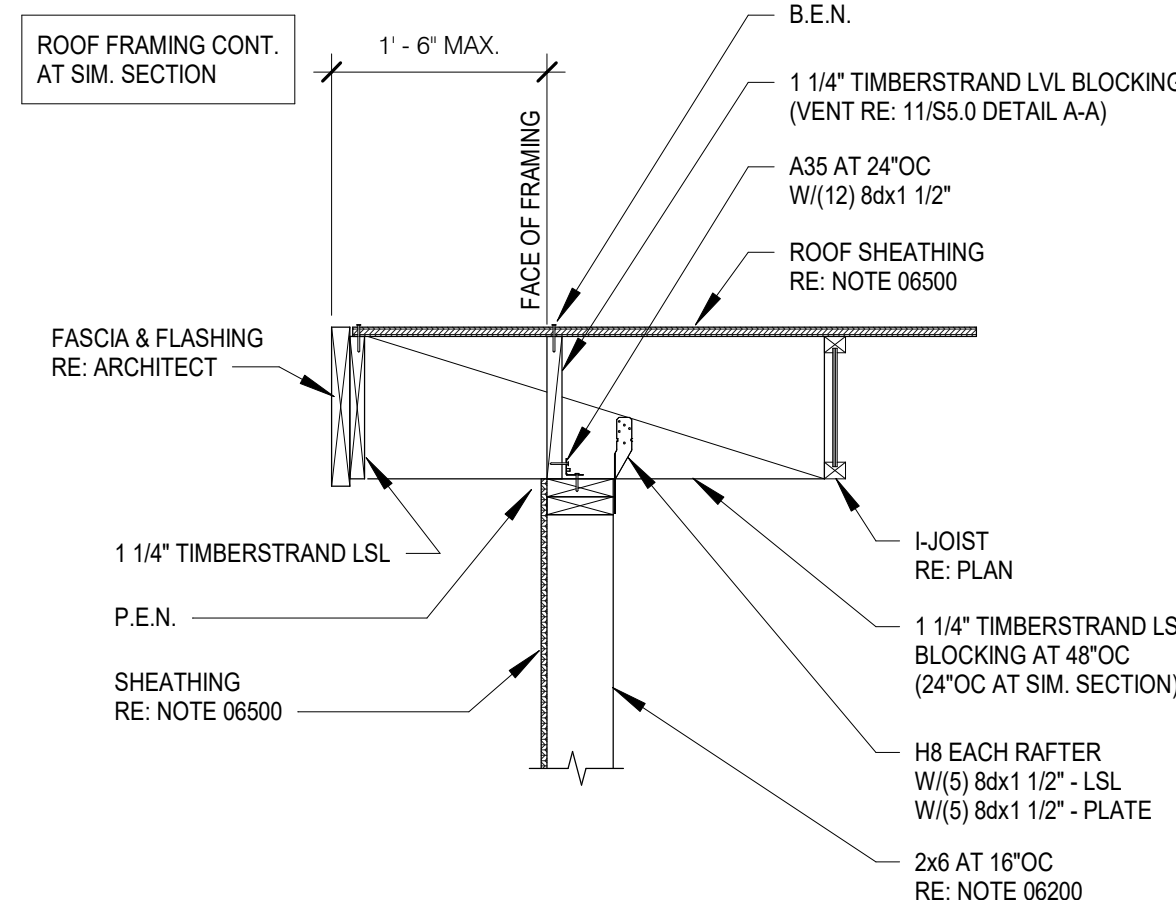
SCALE: 3/4" = 1'-0"
7 I-JOIST NAILING AT BEARING



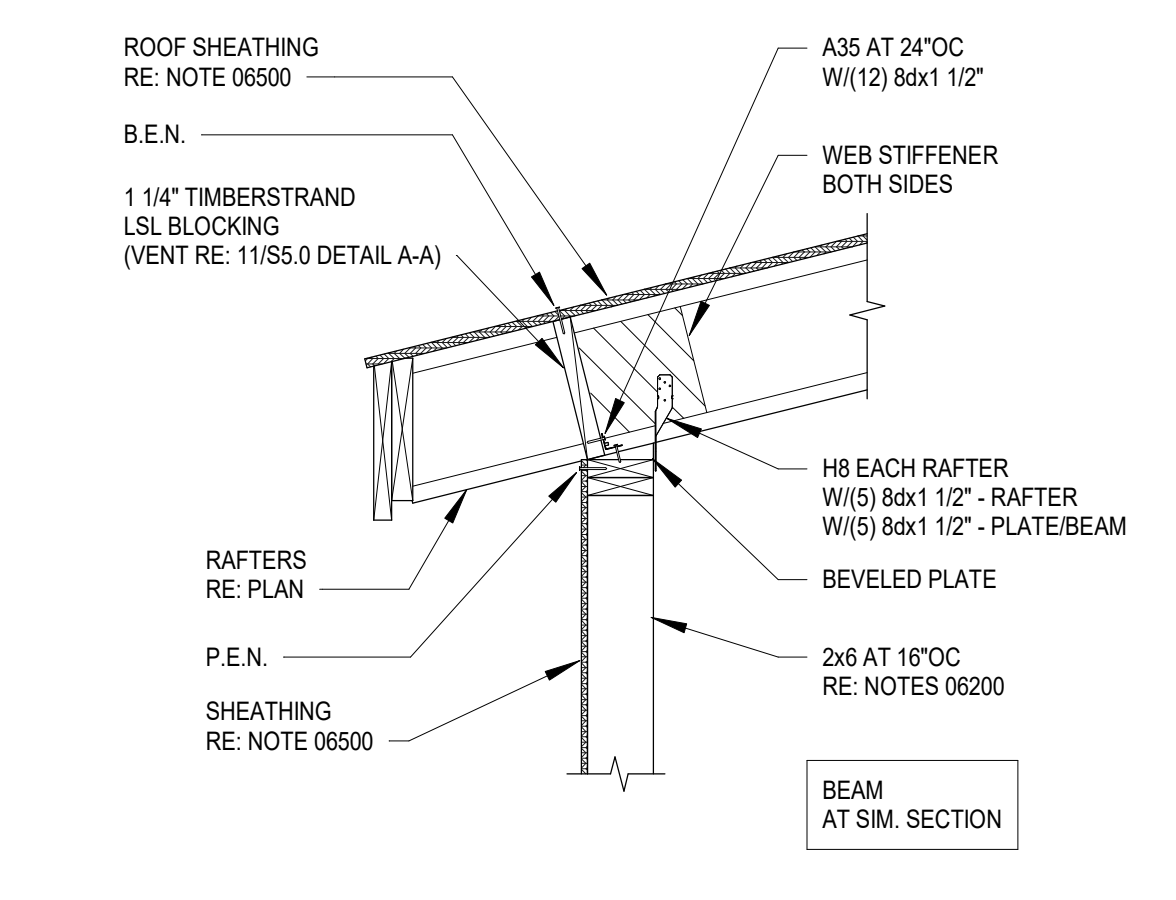
SCALE: 3/4" = 1'-0"
8 TYPICAL I-JOIST HANGER



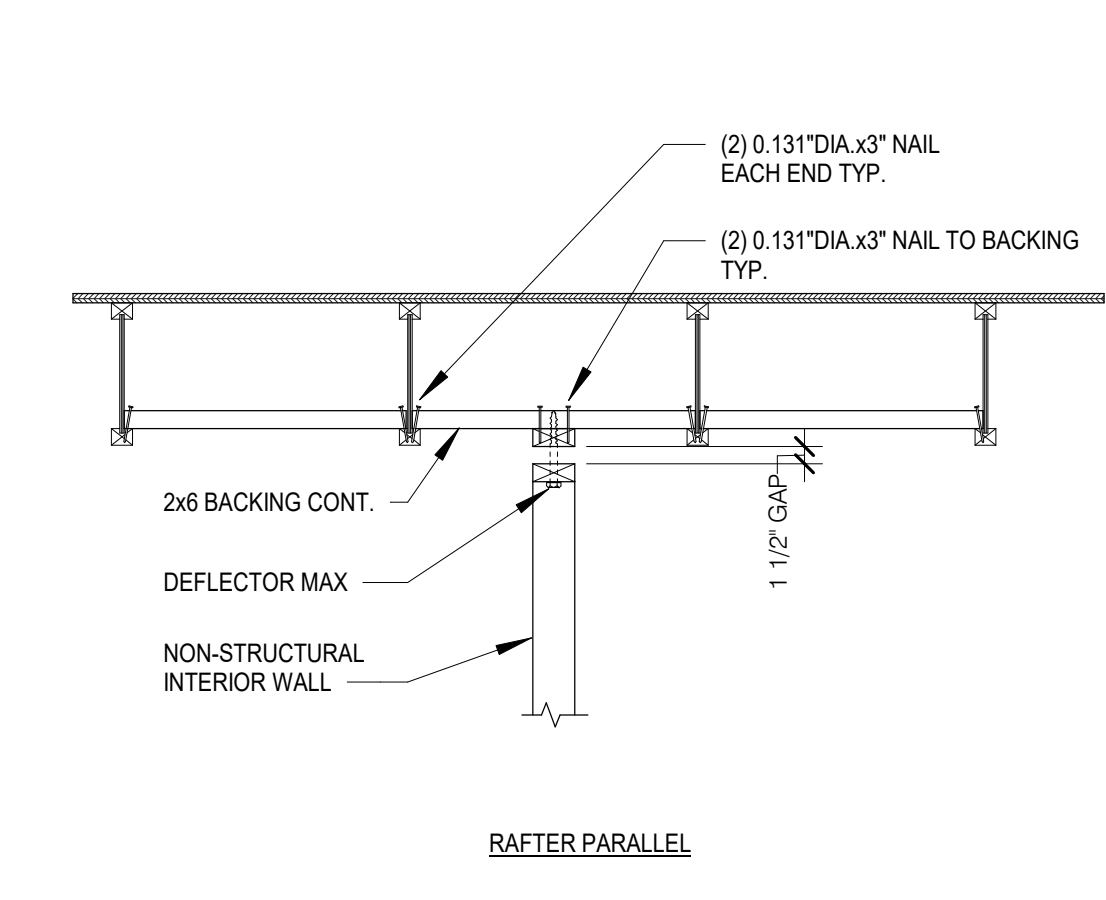
SCALE: 3" = 1'-0"
9 BLOCKING DETAIL



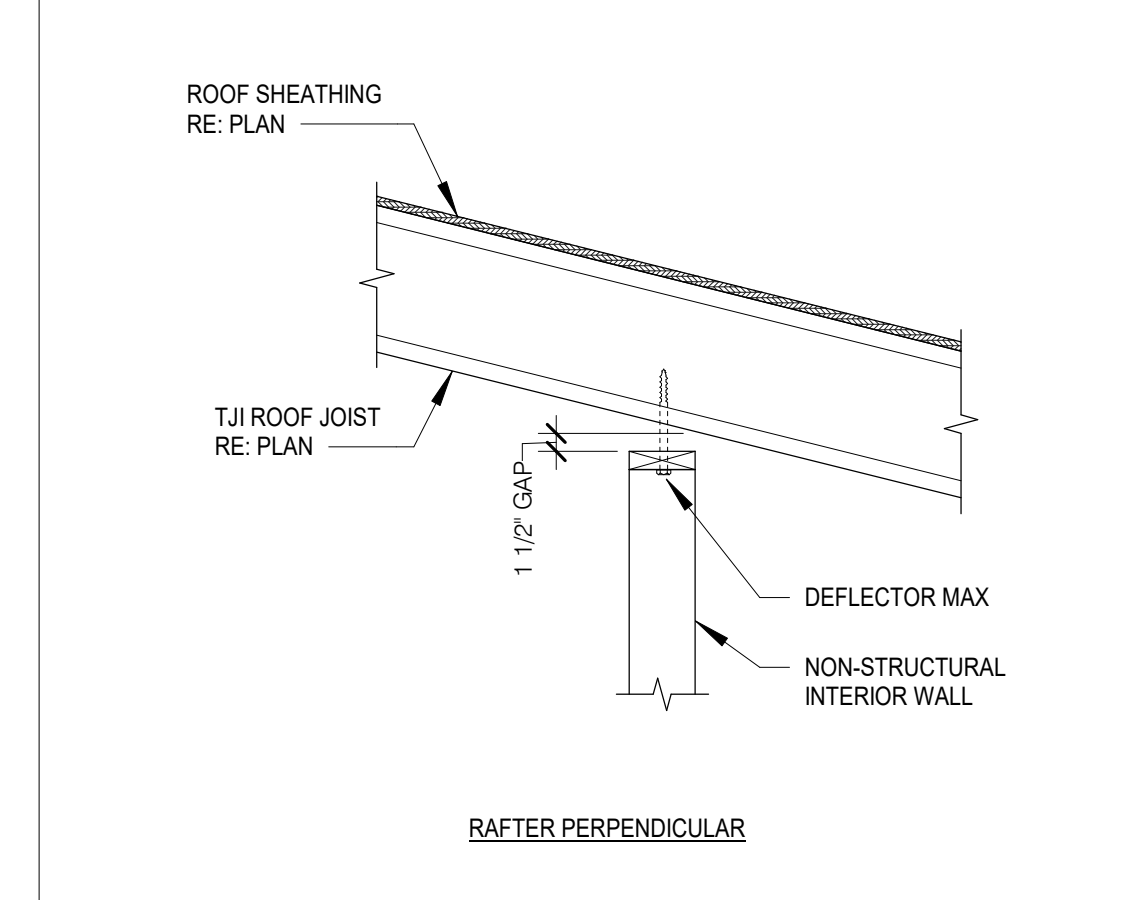
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11 SECTION



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



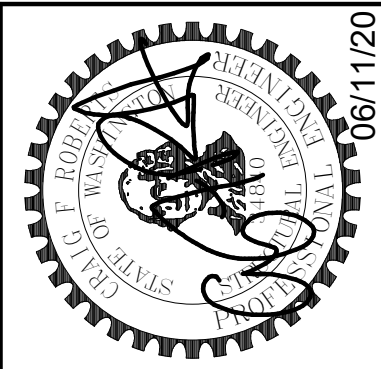
SCALE: 3/4" = 1'-0"
13 TYPICAL INTERIOR PARTITION AT ROOF



SCALE: 3/4" = 1'-0"
14 TYPICAL INTERIOR PARTITION AT ROOF

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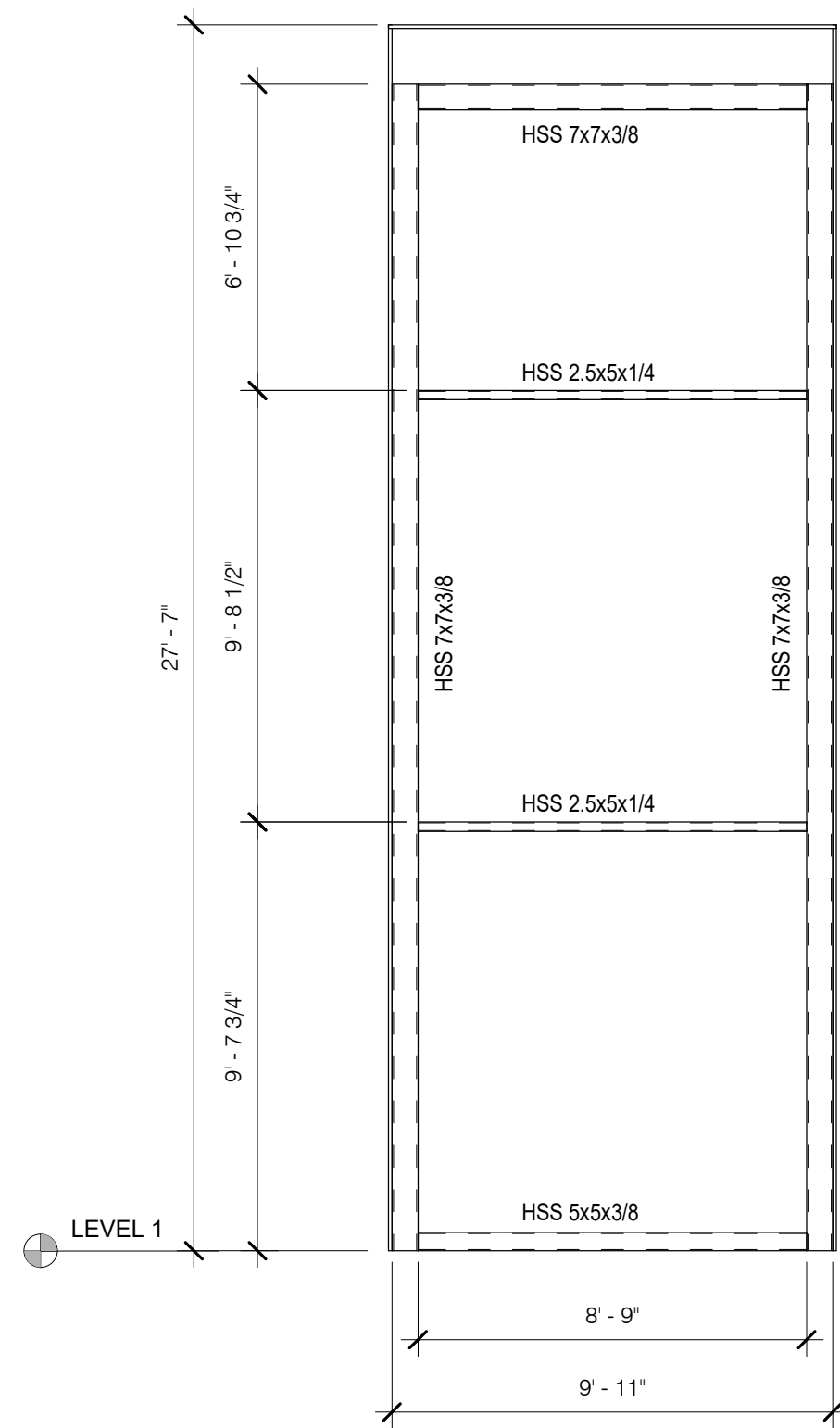


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JOB #:	20035
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PD:	DD
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OTHER:	DD

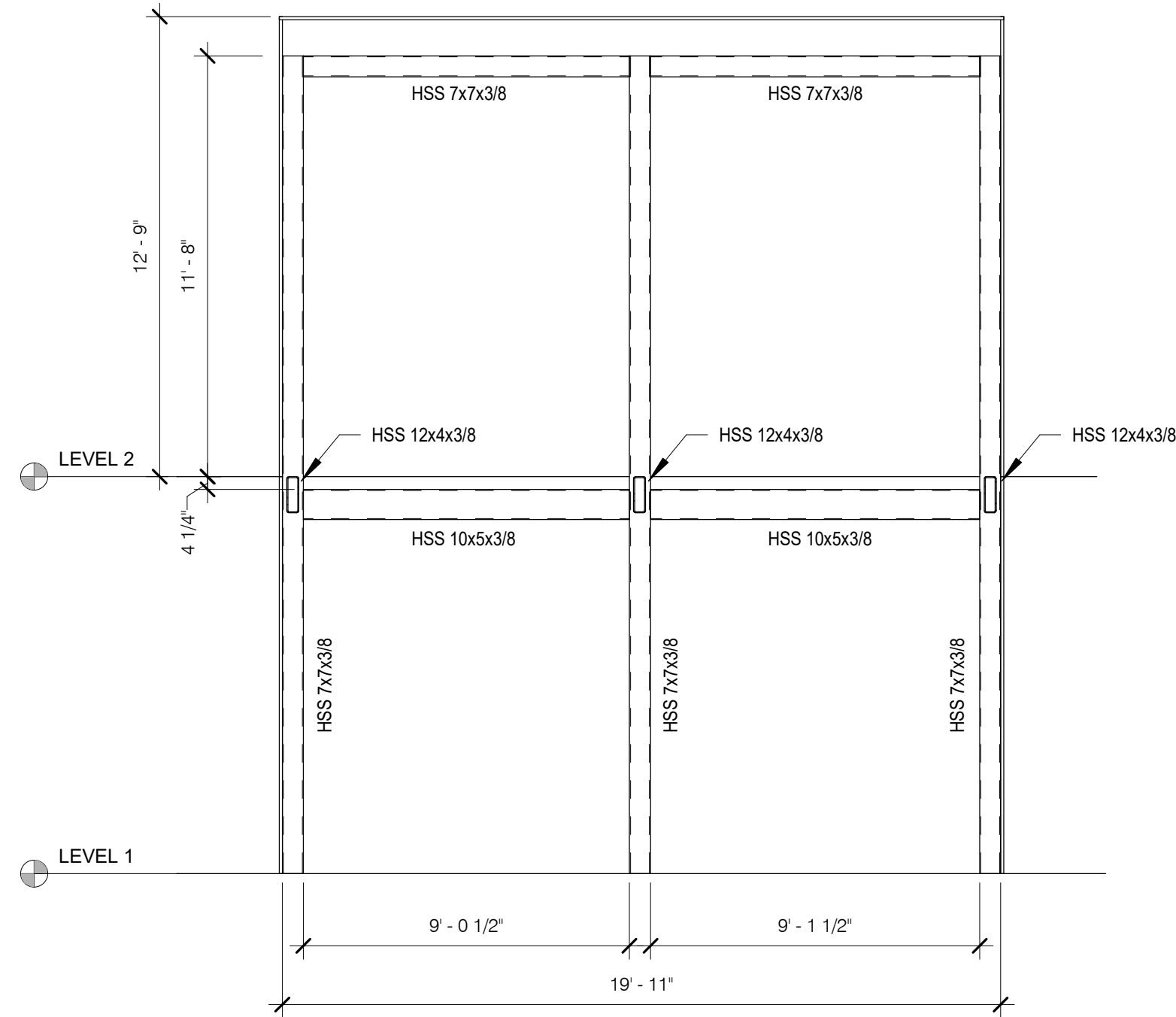
Floor TJI Wood Framing Details
 Foo Residence
 3453 74th Ave SE
 Mercer Island, WA 98040

S9.1



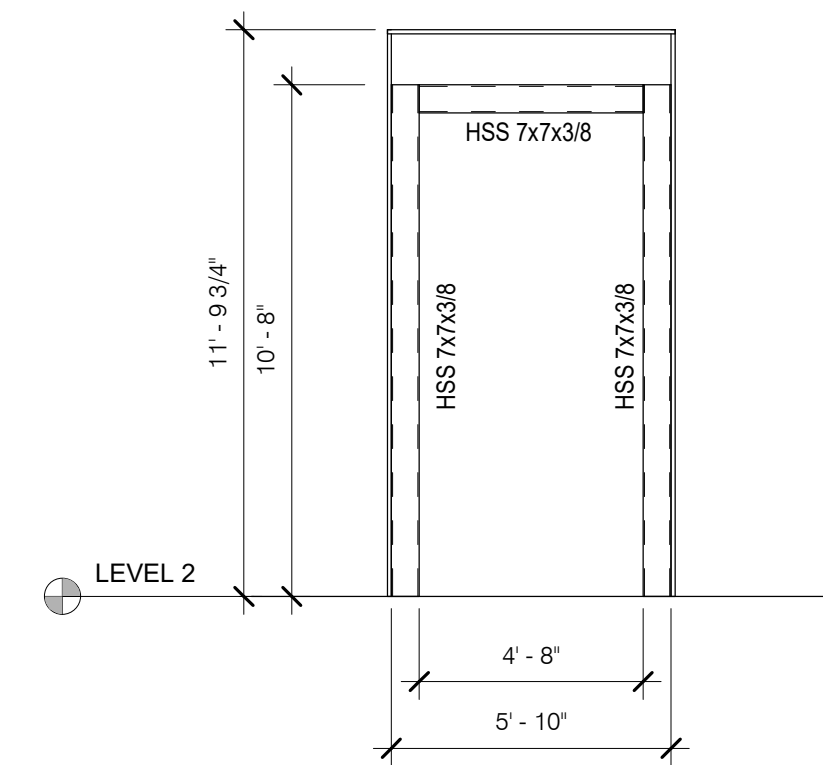
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FRAME OPENING AT GRID 6



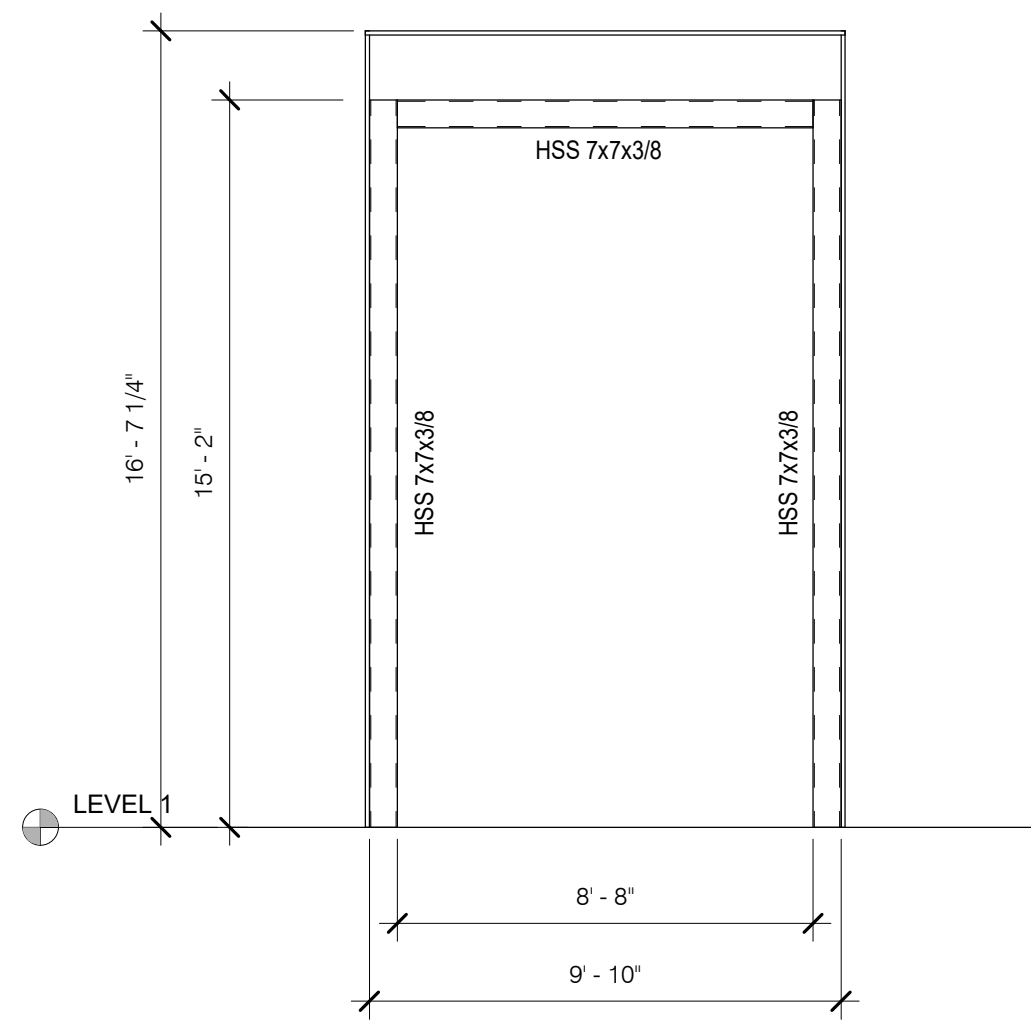
SCALE: 1/4" = 1'-0"
2

FRAME OPENING AT GRID 6



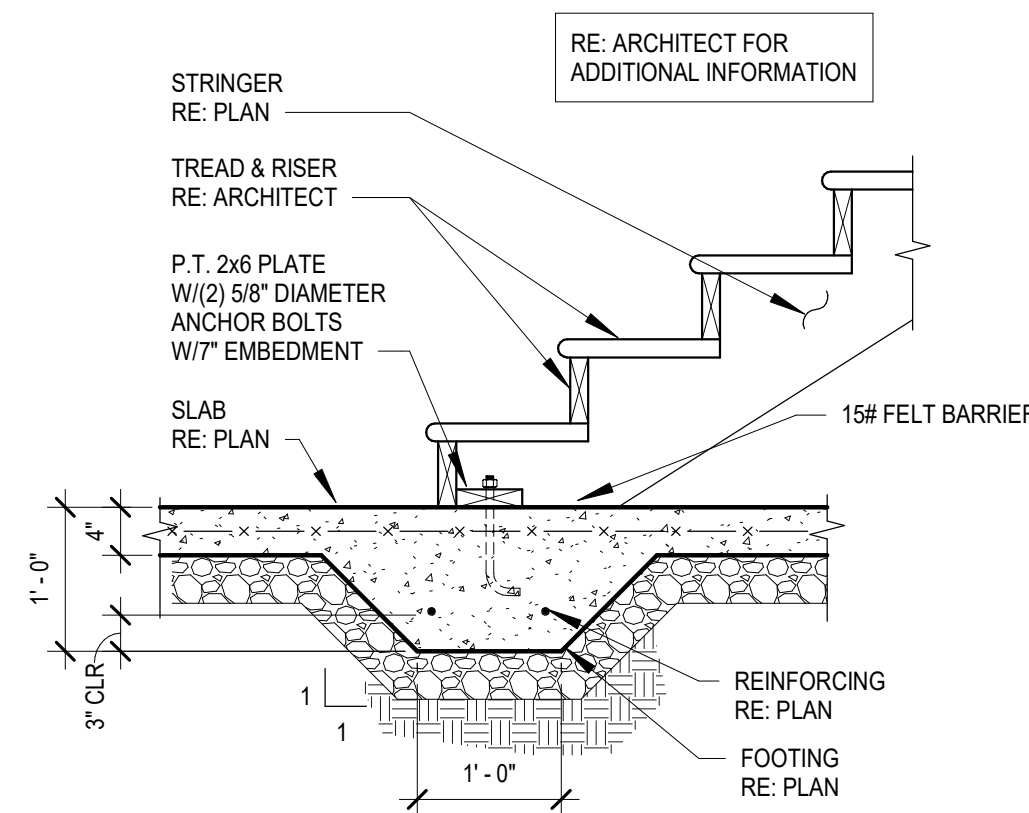
SCALE: 1/4" = 1'-0"
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FRAME OPENING AT GRID 2



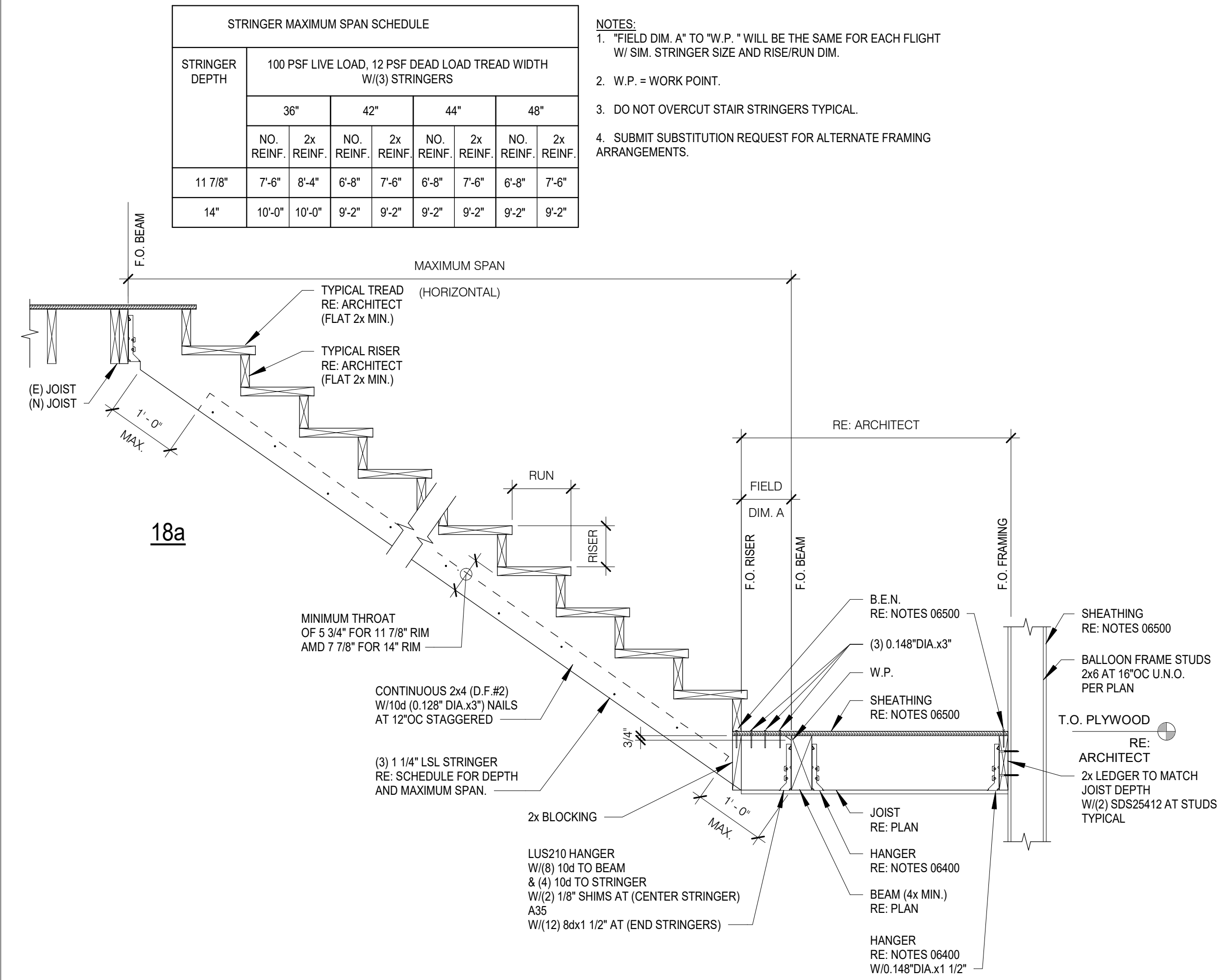
SCALE: 1/4" = 1'-0"
4

FRAME OPENING AT GRID B



SCALE: 3/4" = 1'-0"
18

TYPICAL STAIRS AT SLAB



SCALE: 3/4" = 1'-0"
19

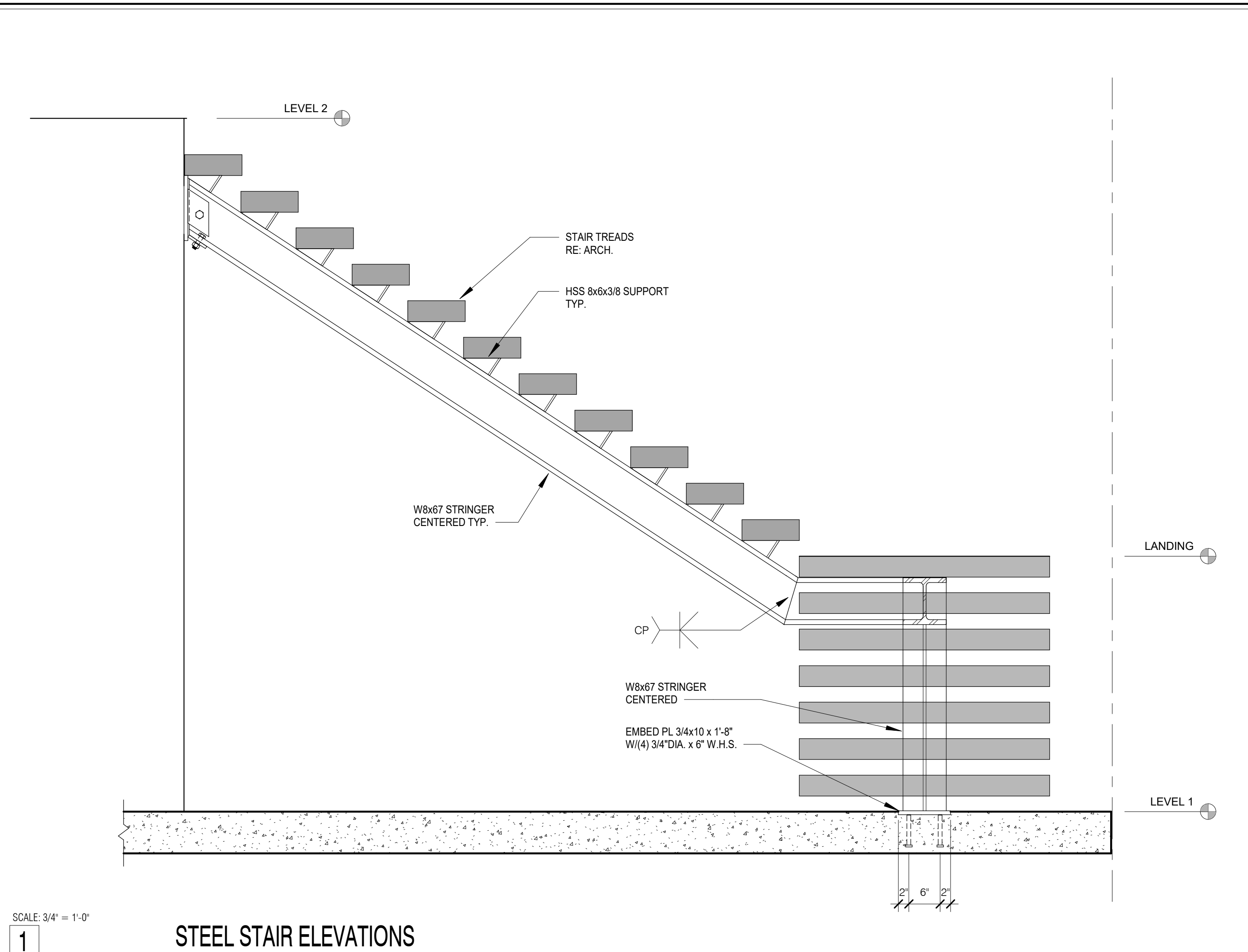
TYPICAL STAIR FRAMING

STRINGER MAXIMUM SPAN SCHEDULE								
STRINGER DEPTH	100 PSF LIVE LOAD, 12 PSF DEAD LOAD TREAD WIDTH W/(3) STRINGERS							
	36"		42"		44"		48"	
	NO. REINF.	2x REINF.	NO. REINF.	2x REINF.	NO. REINF.	2x REINF.	NO. REINF.	2x REINF.
11 7/8"	7-6"	8-4"	6-8"	7-6"	6-8"	7-6"	6-8"	7-6"
14"	10'-0"	10'-0"	9'-2"	9'-2"	9'-2"	9'-2"	9'-2"	9'-2"

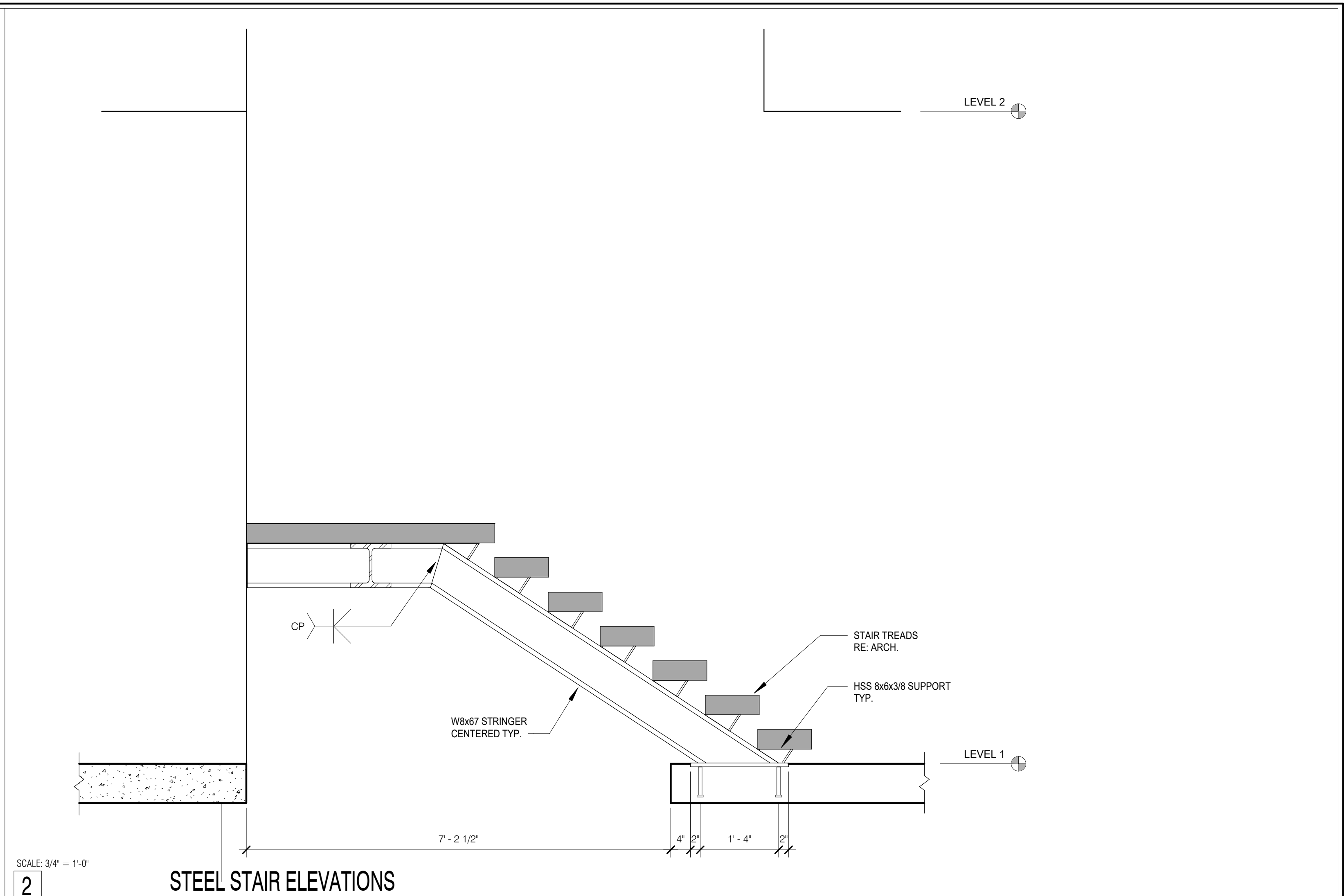
- NOTES:
- "FIELD DIM. A" TO "W.P." WILL BE THE SAME FOR EACH FLIGHT W/ SIM. STRINGER SIZE AND RISE/RUN DIM.
 - W.P. = WORK POINT.
 - DO NOT OVERCUT STAIR STRINGERS TYPICAL.
 - SUBMIT SUBSTITUTION REQUEST FOR ALTERNATE FRAMING ARRANGEMENTS.

No.	REVISION	DATE

JOB #:	20035
ENG.:	JMA
CAD.:	JMA
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PERMIT:	06.11.2020
OTHER:	DD



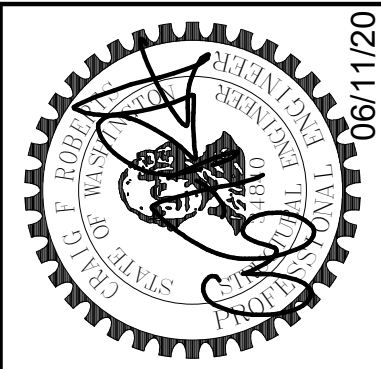
SCALE: 3/4" = 1'-0"
1 STEEL STAIR ELEVATIONS



SCALE: 3/4" = 1'-0"
2 STEEL STAIR ELEVATIONS

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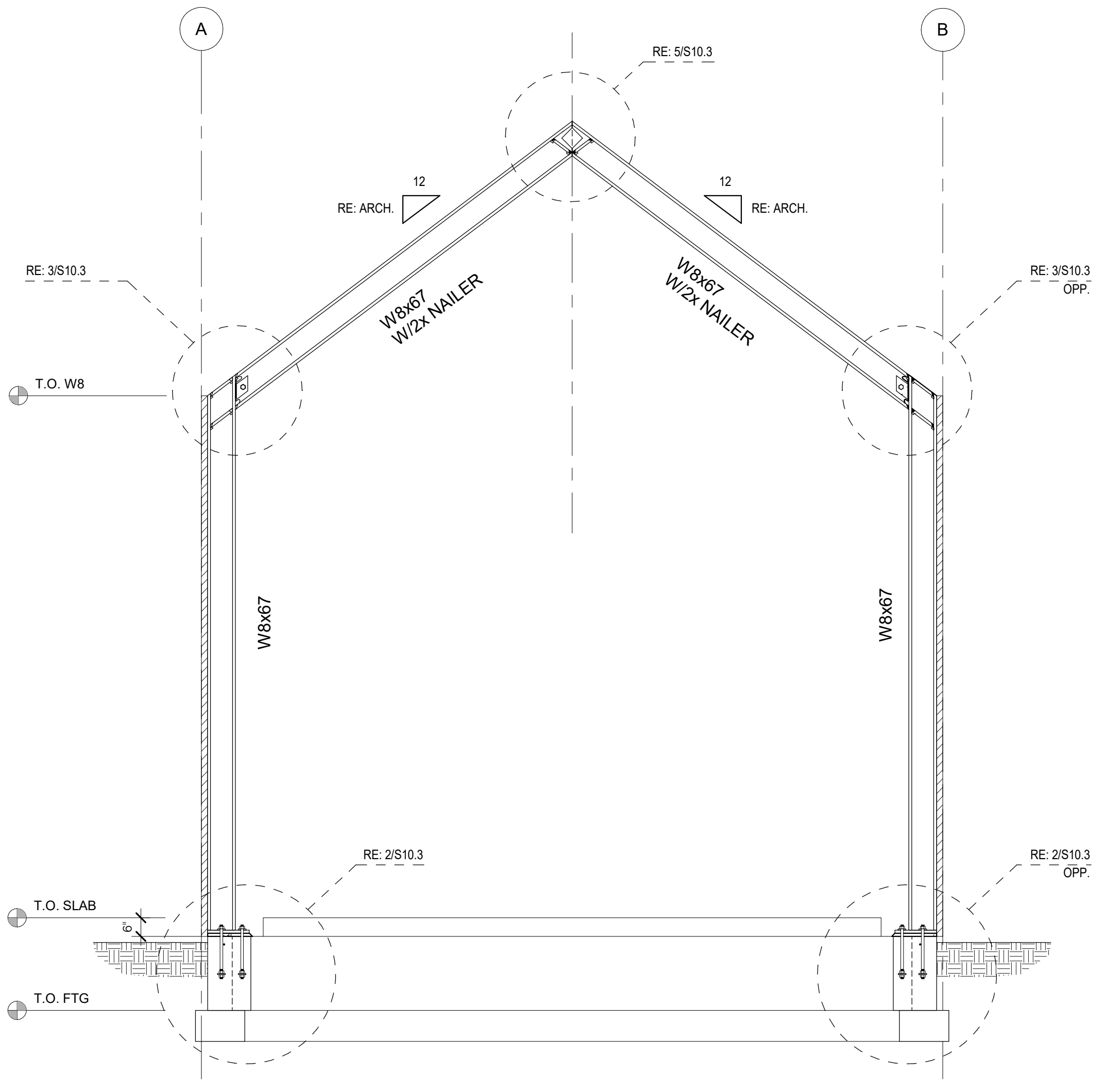


No.	REVISION	DATE

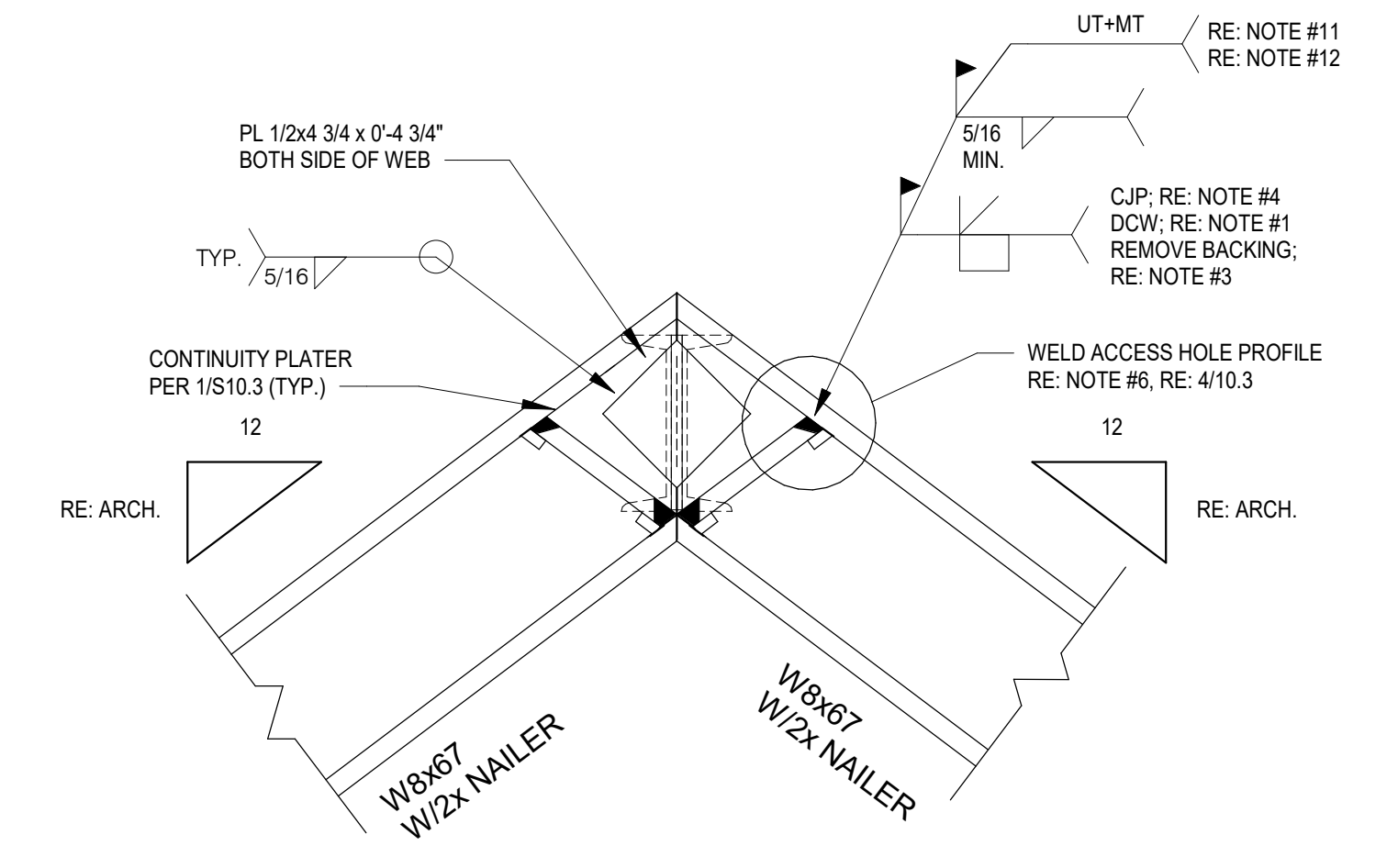
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PERMIT:	06.11.2020
OTHER:	BD

Steel Stair Component Details
 Foo Residence
 3453 74th Ave SE
 Mercer Island, WA 98040

S10.1

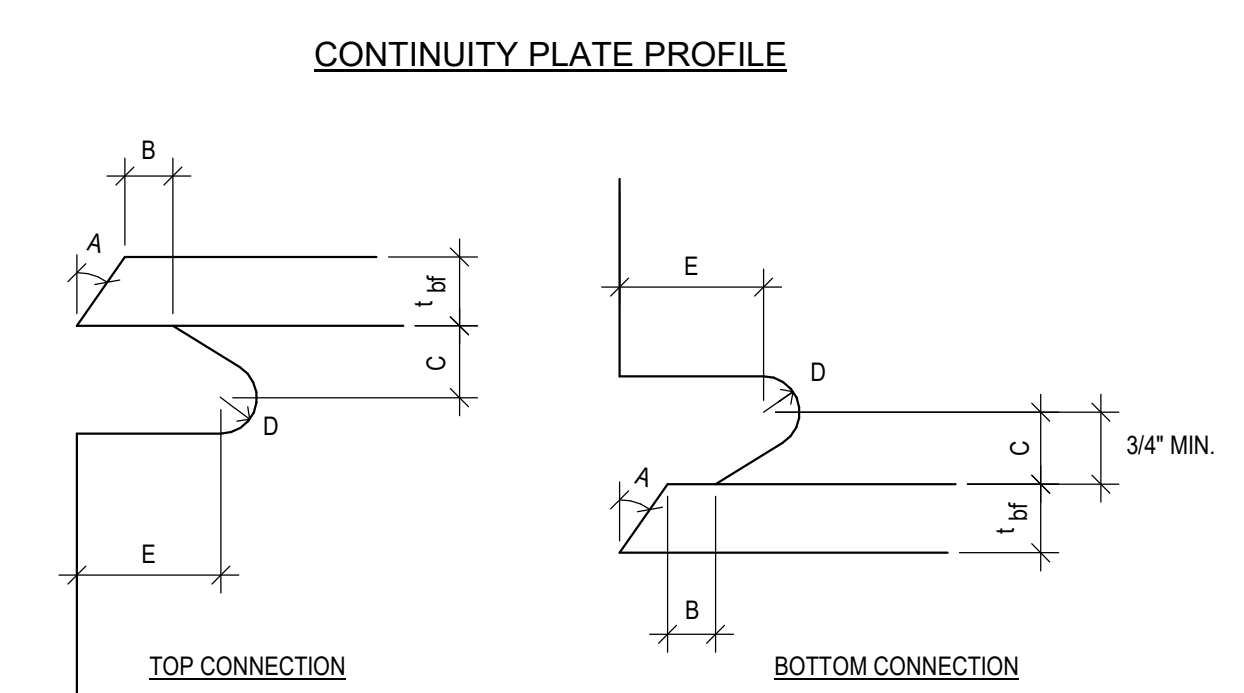
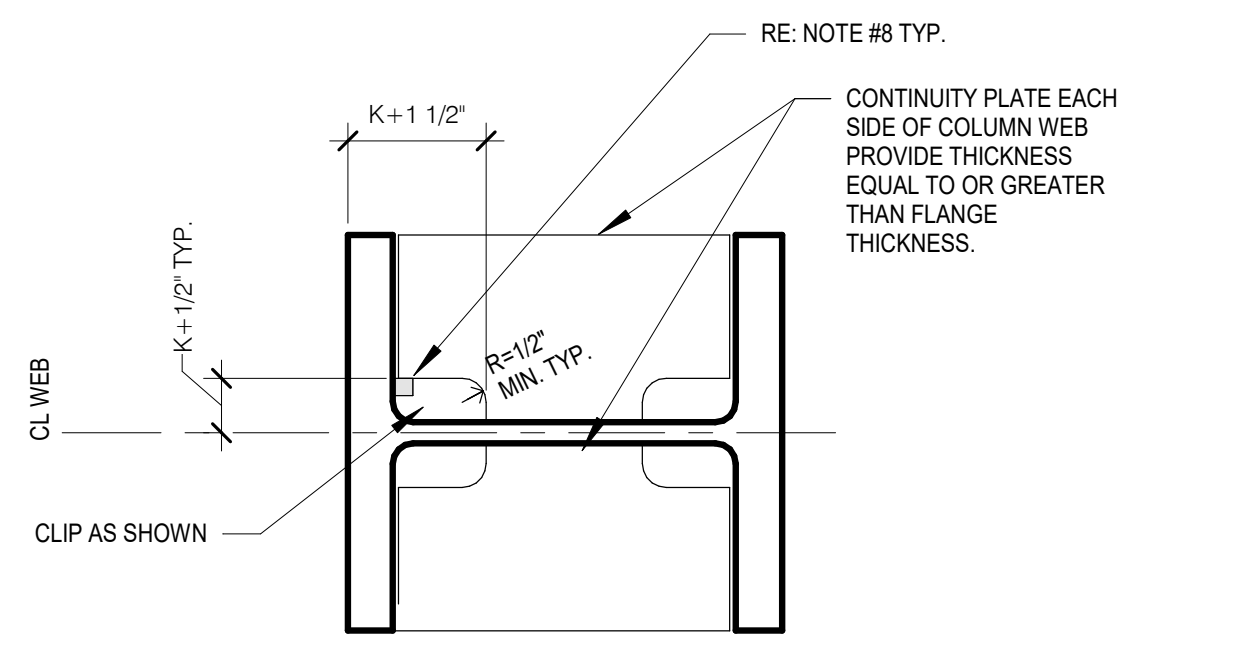


- GENERAL OMF DETAIL NOTES:**
- DCW - "DEMAND CRITICAL WELD". RE: NOTES SECTION 5800 SHEET 10.4 FOR REQUIREMENTS.
 - STEEL BACKING USED IN TOP FLANGE CONNECTIONS WITH COMPLETE-JOINT-PENETRATION (CJP) BEAM FLANGE GROOVE WELDS NEED NOT BE REMOVED PROVIDED THE BACKING IS ATTACHED TO THE COLUMN FLANGE BY A CONTINUOUS REINFORCING FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD. THE STEEL BRACING SHOULD NOT BE WELDED TO THE UNDERSIDE OF THE BEAM FLANGE. TABS SHALL BE REMOVED.
 - STEEL BACKING AND TABS USED IN BOTTOM FLANGE CONNECTIONS WITH COMPLETE-JOINT-PENETRATION (CJP) BEAM FLANGE GROOVE WELDS SHALL BE REMOVED. FOR REMOVAL OF STEEL BACKING RE: NOTES SECTION 5810, SHEET 10.4.
 - BOTTOM FLANGE WELDING SEQUENCE FOR CJP GROOVE WELDS OF BEAM BOTTOM FLANGE TO COLUMN FLANGE WITH WELD ACCESS HOLE SHALL BE AS FOLLOWS:
 - AS FAR AS IS PRACTICABLE, STARTS AND STOPS SHALL NOT BE PLACED DIRECTLY UNDER THE BEAM WEB.
 - EACH LAYER SHALL BE COMPLETED ACROSS THE FULL WIDTH OF THE FLANGE BEFORE BEGINNING THE NEXT LAYER.
 - FOR EACH LAYER, THE WELD STARTS AND STOPS SHALL BE ON THE OPPOSITE SIDE OF THE BEAM WEB AS COMPARED TO THE PREVIOUS LAYER.
 - FOR REMOVAL OF TABS RE: NOTES SECTION 5810, SHEET 10.4.
 - FOR WELD ACCESS HOLE REQUIREMENTS RE: NOTES SECTION 5810, SHEET 10.4.
 - DO NOT WELD DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS IN THE "K"-AREA.
 - AT THE COLUMN WEB, FLANGE JUNCTURE WELD TABS SHALL NOT BE USED.
- NONDESTRUCTIVE TESTING (NDT) NOTES:**
- NONDESTRUCTIVE TESTING TECHNICIANS SHALL BE QUALIFIED PER AISC 341-05 APPENDIX W, SECTION W3.3.
 - NONDESTRUCTIVE TESTING PROCEDURES SHALL BE PER AISC 341-05 APPENDIX W, SECTION W4.
 - ULTRASONIC TESTING (UT) SHALL BE PERFORMED ON 100 PERCENT OF CJP GROOVE WELDS IN MATERIALS 5/16" THICK OR GREATER. ULTRASONIC TESTING (UT) IN MATERIALS LESS THAN 5/16" THICK IS NOT REQUIRED. DOCUMENTATION IS REQUIRED RE: NOTES SECTION 5830, SHEET 10.4.
 - MAGNETIC PARTICLE TESTING (MT) SHALL BE PERFORMED ON 25 PERCENT OF ALL BEAM-TO-COLUMN CJP GROOVE WELDS. DOCUMENTATION IS REQUIRED RE: NOTES SECTION 5830, SHEET 10.4.
 - MAGNETIC PARTICLE TESTING (MT) SHALL BE PERFORMED ON THE ENDS OF WELDS FROM WHICH THE WELD TABS HAVE BEEN REMOVED. MT IS NOT REQUIRED FOR CONTINUITY PLATE WELD TABS. DOCUMENTATION IS REQUIRED RE: NOTES SECTION 5830, SHEET 10.4.
 - ADDITIONAL NON DESTRUCTIVE TESTING (NDT) MAY BE REQUIRED WHERE THE BASE METAL THICKNESS EXCEEDS 1 1/2" RE: AISC 341-05 CHAPTER Q, SECTION Q5.2.



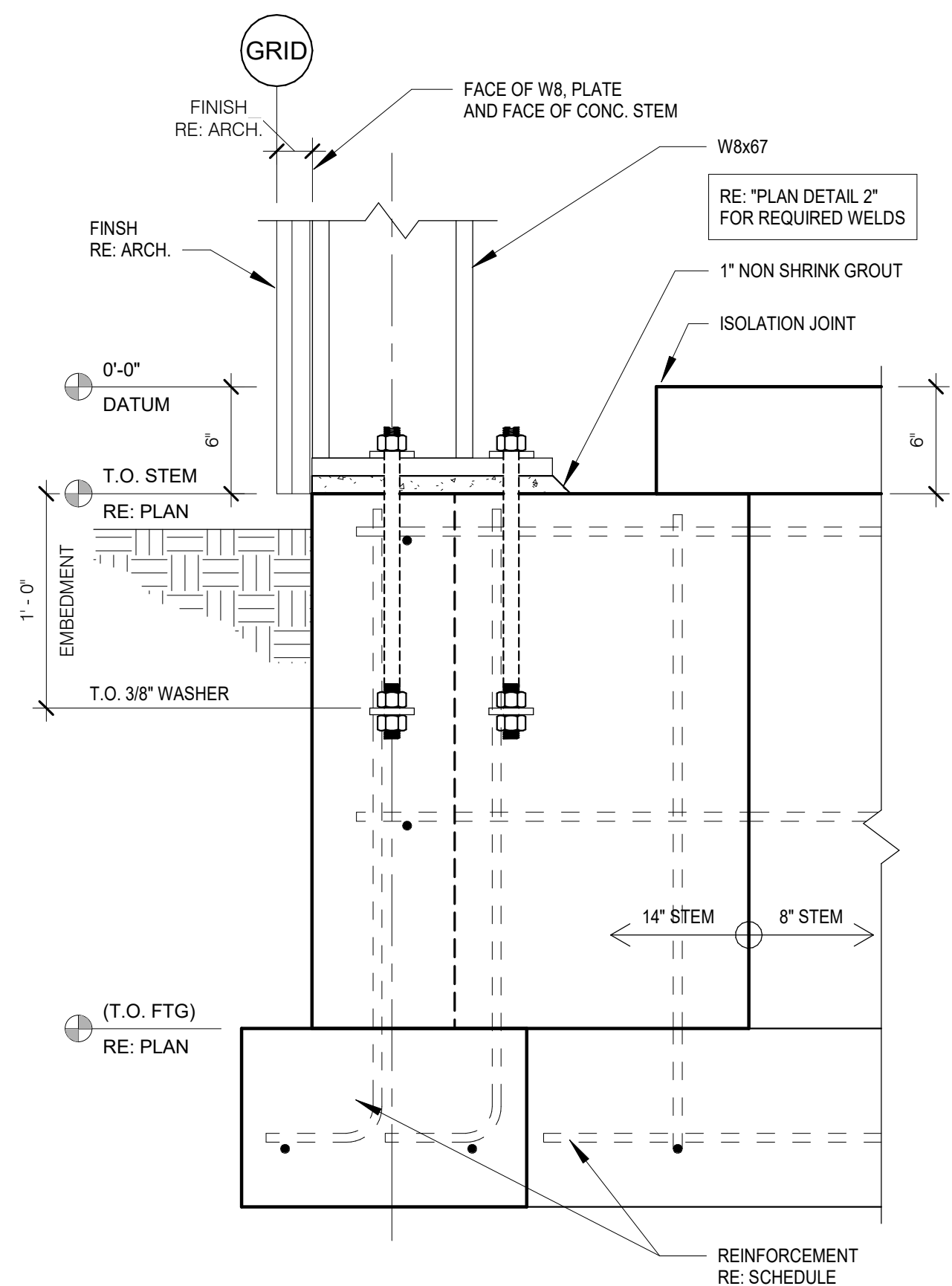
SCALE: 1 1/2" = 1'-0"
5 OMF BEAM TO BEAM

SCALE: 3/8" = 1'-0"
4 OMF ELEVATION



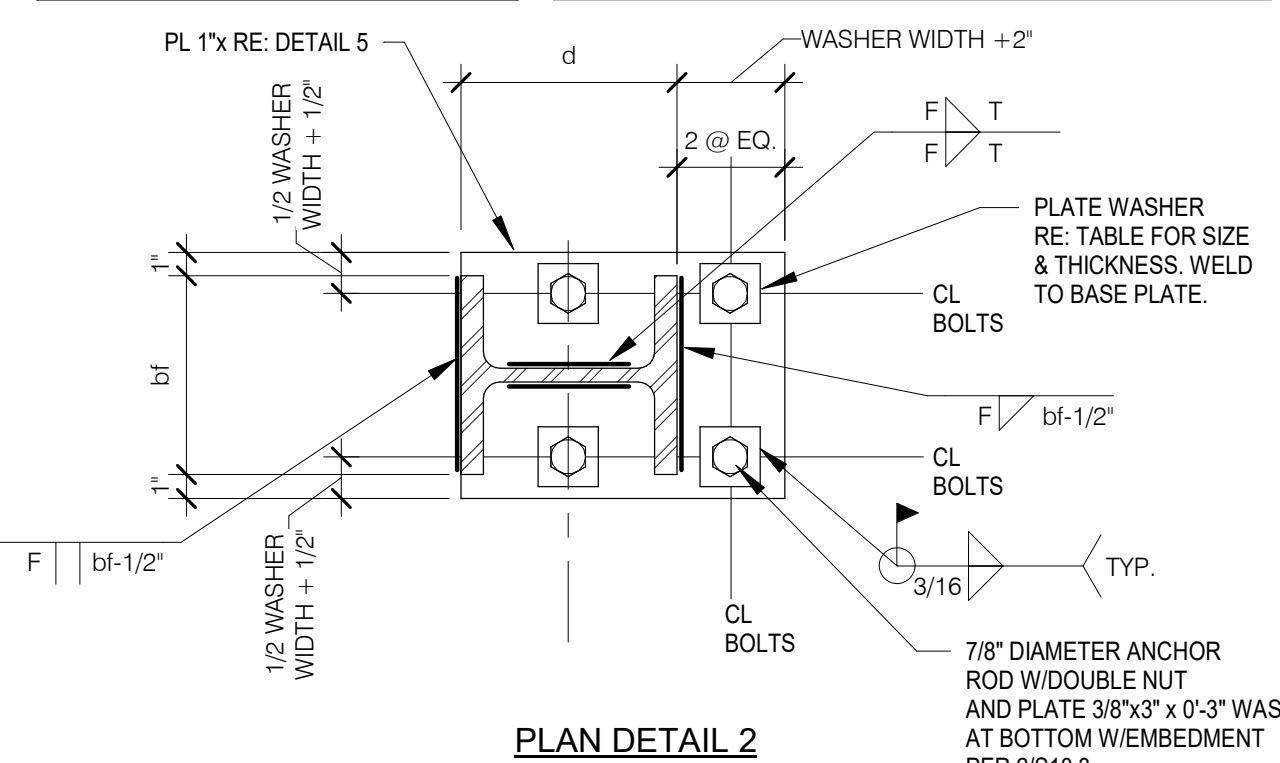
- NOTES:**
- BEVEL AS REQUIRED FOR SELECTED GROOVE WELD.
 - LARGER OF tbf OR 1/2 IN. (PLUS 1/2 tbf, OR MINUS 1/4 tbf).
 - 3/4 tbf, 3/4 IN. MINIMUM (+/- 1/4 IN.).
 - 3/8 IN. MINIMUM RADIUS (PLUS NOT LIMITED, MINUS 0).
 - 2 tbf (+/- 1/2 IN.).
- TOLERANCE SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.

SCALE: 1 1/2" = 1'-0"
1 CONTINUITY PL AND WELD ACCESS HOLES

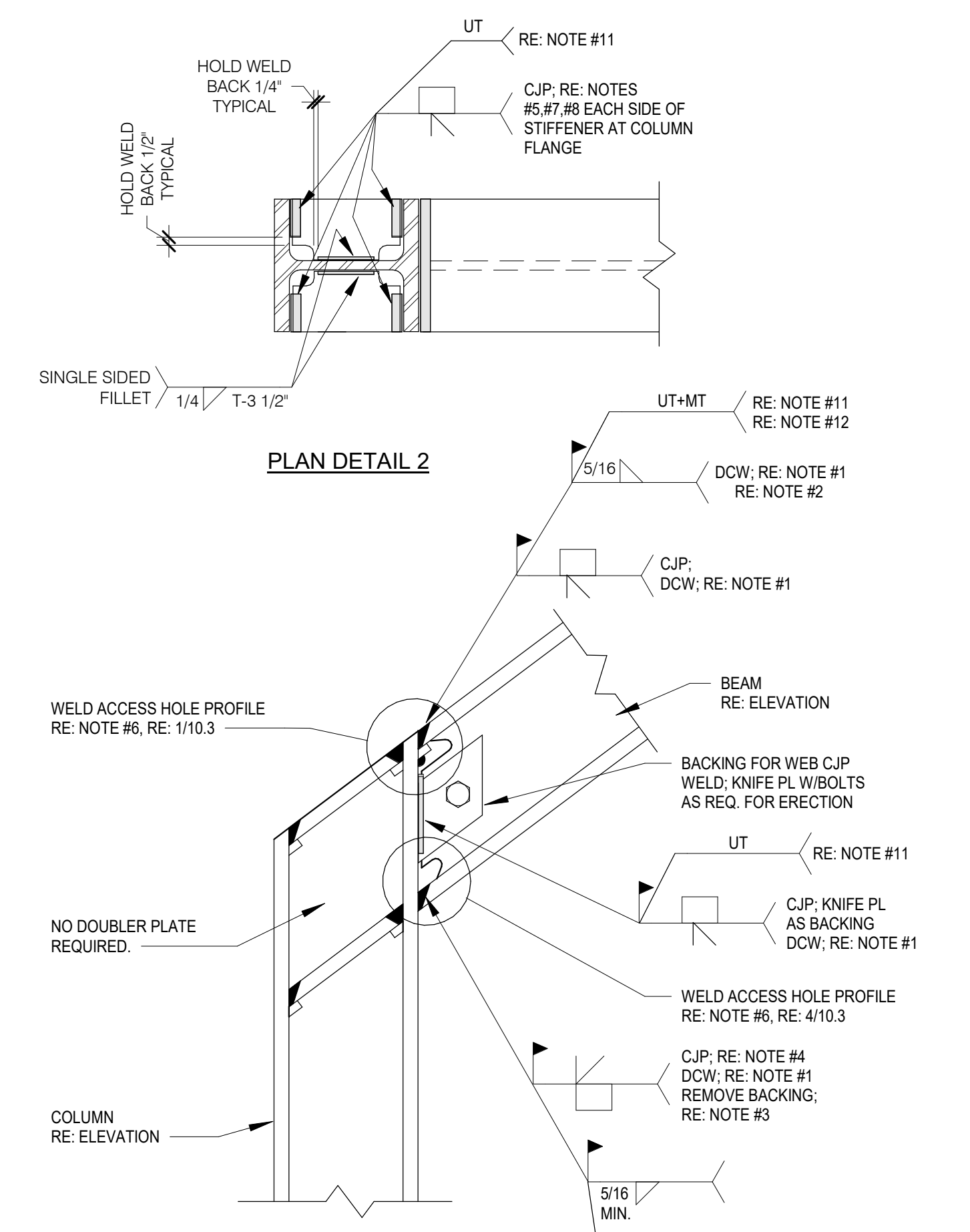


- T** - PUBLISHED WEB LENGTH EXCLUDING K AREA.
bf - PUBLISHED FLANGE WIDTH.
tf - PUBLISHED FLANGE THICKNESS.
d - PUBLISHED BEAM DEPTH.
- NOTES:**
 1) FILL OVERSIZE HOLES WITH NON-SHRINK GROUT PRIOR TO INSTALLING PLATE WASHERS.

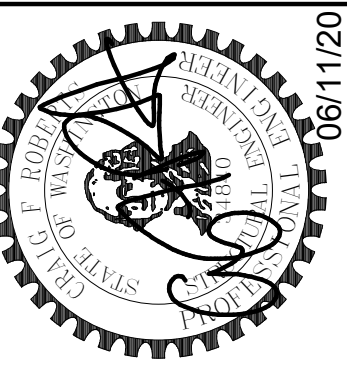
WELD SCHEDULE		ANCHOR ROD HOLE IN BASE PLATE AND WASHER SCHEDULE			
THICKNESS OF THINNER PART JOINED	F	ANCHOR ROD DIAMETER	BASE PLATE HOLE DIAMETER	WASHER SIZE	WASHER THICKNESS
TO 1/4"	1/8"	3/4"	1 5/16"	2"	1/4"
1/4" TO 1/2"	3/16"	7/8"	1 9/16"	2 1/2"	5/16"
1/2" TO 3/4"	1/4"	1"	1 13/16"	3"	3/8"
OVER 3/4"	5/16"	1 1/4"	2 1/16"	3"	1/2"



SCALE: 1 1/2" = 1'-0"
2 OMF COLUMN AT FOOTING



SCALE: 1 1/2" = 1'-0"
3 OMF BEAM TO COLUMN



No.	REVISION	DATE

JOB #:	20035
ENG:	Designer
CAD:	Author
SCALE:	As Indicated
KEY ISSUE DATES:	
SD:	DD
CD:	DD
PERMIT:	06/11/2020
OTHER:	BD

Ordinary Moment Frame
 Foo Residence
 3453 74th Ave SE
 Mercer Island, WA 98040

05800 SLRS - STEEL CONNECTIONS, JOINTS AND FASTENERS

CONNECTIONS, JOINTS AND FASTENERS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) AS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH AISC 360-10 SPECIFICATION CHAPTER J AND WITH THE ADDITIONAL REQUIREMENTS BELOW.

STEEL BOLTED JOINTS

ALL BOLTS SHALL BE PRETENSIONED HIGH STRENGTH BOLTS AND SHALL MEET THE REQUIREMENTS FOR SLIP-CRITICAL FAYING SURFACES IN ACCORDANCE WITH AISC 360-10 SPECIFICATION SECTION J3.8 WITH A CLASS A SURFACE.

THE FAYING SURFACES FOR END PLATE MOMENT CONNECTIONS ARE PERMITTED TO BE COATED WITH COATINGS NOT TESTED FOR SLIP RESISTANCE OR WITH COATINGS WITH A SLIP COEFFICIENT LESS THAN THAT OF A CLASS A FAYING SURFACE.

BOLTS SHALL BE INSTALLED IN STANDARD HOLES OR IN SHORT-SLOTTED HOLES PERPENDICULAR TO THE APPLIED LOAD. FOR BRACE DIAGONALS, OVERSIZE HOLES SHALL BE PERMITTED WHEN THE CONNECTION IS DESIGNED AS A SLIP CRITICAL JOINT AND THE OVERSIZED HOLE IS IN ONE PLY ONLY. ALTERNATE HOLE TYPES AS SPECIFIED PER AISC 358-05 "PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS" ARE ACCEPTABLE AS NOTED IN THE CONSTRUCTION DOCUMENTS.

DEMAND CRITICAL WELDS

WHERE WELDS ARE SPECIFIED AS DEMAND CRITICAL WELDS (DCW) WITHIN THE CONSTRUCTION DOCUMENTS THEY SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT -20° F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION, AND 40 FT-LB AT 70° F AS DETERMINED BY AISC 341-05 APPENDIX X OR OTHER APPROVED METHOD, WHEN THE STEEL FRAME IS NORMALLY ENCLOSED AND MAINTAINED AT A TEMPERATURE OF 50° F OR HIGHER.

MINIMUM DCW AT MOMENT FRAMES:

DEMAND CRITICAL WELDS SHALL BE PROVIDED AS A MINIMUM AT SPECIAL AND INTERMEDIATE MOMENT FRAMES AT THE FOLLOWING CJP GROOVE WELDS:

- 1. WELDS OF BEAM FLANGES TO COLUMNS
2. WELDS OF SINGLE PLATE SHEAR CONNECTIONS TO COLUMNS
3. WELDS OF BEAM WEBS TO COLUMNS
4. COLUMN SPLICE WELDS, INCLUDING COLUMN BASES

DEMAND CRITICAL WELDS AS A MINIMUM SHALL BE PROVIDED AT ORDINARY MOMENT FRAMES PER ITEMS 1, 2, AND 3 ABOVE.

MINIMUM DCW AT ECCENTRICALLY BRACED FRAMES:

- 1. CJP GROOVE WELDS BETWEEN LINK BEAMS AND COLUMNS
2. WELDS THAT JOIN THE WEB PLATE TO FLANGE PLATES IN BUILT UP EBF LINK BEAMS
3. CJP GROOVE WELDS AT COLUMN SPLICES

PROTECTED ZONE

WHERE A "PROTECTED ZONE" IS SPECIFIED WITHIN THE CONSTRUCTION DOCUMENTS IT SHALL COMPLY WITH THE FOLLOWING:

- 1. WITHIN THE PROTECTED ZONE, DISCONTINUITIES CREATED BY FABRICATION OR ERECTION OPERATIONS, SUCH AS TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING AND THERMAL CUTTING SHALL BE REPAIRED AS REQUIRED BY THE ENGINEER OF RECORD.
2. WELDED SHEAR STUDS AND DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONE. DECKING ARCH SPOT WELDS AS REQUIRED TO SECURE DECKING SHALL BE PERMITTED.
3. WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS FOR PERIMETER EDGE ANGLES, EXTERIOR FACADES, PARTITIONS, DUCT WORK, PIPING OR OTHER CONSTRUCTION SHALL NOT BE PLACED WITHIN THE PROTECTED ZONE.

CONTINUITY PLATES AND STIFFENERS

CORNERS OF CONTINUITY PLATES AND STIFFENERS PLACED IN THE WEBS OF ROLLED SHAPES SHALL BE CLIPPED AS DESCRIBED BELOW.

- 1. ALONG THE WEB THE CLIP SHALL BE DETAILED SO THAT THE CLIP EXTENDS A DISTANCE OF AT LEAST 1 1/2" BEYOND THE PUBLISHED K DETAIL DIMENSION FOR THE ROLLED SHAPE.
2. ALONG THE FLANGE THE CLIP SHALL BE DETAILED SO THAT THE CLIP DOES NOT EXTEND A DISTANCE OF 1/2" BEYOND THE PUBLISHED K1 DETAIL DIMENSION.
3. THE CLIP SHALL BE DETAILED TO FACILITATE SUITABLE WELD TERMINATIONS FOR BOTH THE FLANGE WELD AND THE WEB WELD.
4. IF A CURVED CLIP IS USED, IT SHALL HAVE A MINIMUM RADIUS OF 1/2".
5. AT THE COLUMN WEB/FLANGE JUNCTURE WELD TABS SHALL NOT BE REMOVED.

05810 ORDINARY MOMENT FRAME (OMF)

WHERE STEEL BACKING IS USED IN FULLY RESTRAINED MOMENT CONNECTIONS WITH COMPLETE-JOINT-PENETRATION (CJP) BEAM FLANGE GROOVE EELDS, STEEL BACKING AND TABS SHALL BE REMOVED EXCEPT THAT TOP-FLANGE BACKING ATTACHED TO THE COLUMN BY A CONTINUOUS FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD NEED NOT BE REMOVED.

COMPLETE-JOINT-PENETRATION GROOVE WELDS OF BEAM FLANGES, SHEAR PLATES, AND BEAM WEBS TO COLUMNS SHALL BE DEMAND CRITICAL WELDS PER NOTES SECTION 5800.

REMOVAL OF STEEL BACKING AND TABS SHALL BE AS FOLLOWS:

FOLLOWING THE REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL HAVE A MINIMUM LEG SIZE OF 5/16 IN. WELD TAB REMOVAL SHALL EXTEND TO WITHIN 1/8 IN OF THE BASE METAL SURFACE, EXCEPT AT CONTINUITY PLATES WHERE REMOVAL TO WITHIN 1/4 IN OF THE PLATE EDGE IS ACCEPTABLE. EDGES OF THE WELD TAB SHALL BE FINISHED TO A SURFACE ROUGHNESS VALUE OF 500 MICRO (10-6) IN. OR BETTER. GRINDING TO A FLUSH CONDITION IS NOT REQUIRED. GOUGES AND NOTCHES ARE NOT PERMITTED. THE TRANSITIONAL SLOPE OF ANY AREA WHERE GOUGES AND NOTCHES HAVE BEEN REMOVED SHALL NOT EXCEED 1:5. MATERIAL REMOVED BY GRINDING THAT EXTENDS MORE THAN 1/16 IN. BELOW THE SURFACE OF THE BASE METAL SHALL BE FILLED WITH WELD METAL. THE CONTOUR OF THE WELD AT THE ENDS SHALL PROVIDE A SMOOTH TRANSITION, FREE OF NOTCHES AND SHARP CORNERS.

WELD ACCESS HOLES SHALL BE AS SHOWN ON SHEET SXX. THE WELD ACCESS HOLE SHALL HAVE A SURFACE ROUGHNESS VALUE NOT TO EXCEED 500 MICRO (10-6) IN. AND SHALL BE FREE OF NOTCHES AND GOUGES. NOTCHES AND GOUGES SHALL BE REPAIRED AS REQUIRED BY THE ENGINEER OF RECORD. WELD ACCESS HOLES ARE PROHIBITED IN THE BEAM WEB ADJACENT TO THE END-PLATE IN BOLTED MOMENT END-PLATE CONNECTIONS.

RE: NOTES SECTION 5900 FOR THE REQUIRED QUALITY ASSURANCE (QA) AND QUALITY CONTROL (QC) PLAN.

05830 SPECIAL MOMENT FRAME (SMF)

DESIGN STANDARDS:

ALL STRUCTURAL STEEL FOR THIS PROJECT IS DESIGNED IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS.

REFERENCE STANDARDS:

- 1. AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (2000).
2. RESEARCH COUNCIL ON STRUCTURAL CONNECTION (RCSC), "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" (2000).
3. WELDING CODE: AWS D1.1-200 "STRUCTURAL WELDING CODE - STEEL".
4. AISC STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION (2005).
5. ANSI/AISC 360-05 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS (2005).
6. ANSI/AISC 341-05 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS (2005).
7. ANSI/ASNT CP-189-2001 STANDARD FOR THE QUALIFICATION AND CERTIFICATION OF NONDESTRUCTIVE TESTING.

SUBMITTALS:

ALL SHOP DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE", SECTION 4 "SHOP AND ERECTION DRAWINGS" AND SECTION M1 OF THE APPLICATION AISC SPECIFICATION. ALL SHOP DRAWINGS SHALL INCLUDE THE REQUIREMENTS SPECIFIED IN AISC 341-05, SECTION 5.2.

MATERIALS:

ALL STRUCTURAL STEEL SHALL MEET THE REQUIREMENTS OF AISC 341-05, SECTION 6.1. REFERENCE GENERAL STEEL NOTES FOR SPECIFIC ASTM SPECIFICATIONS.

FILLER METALS:

ALL FILLER METALS SHALL CONFORM TO THE REQUIREMENTS OF AISC 341-05, APPENDIX W, SECTION 7.3.

HIGH STRENGTH BOLTING REQUIREMENTS:

ALL BOLTED MEMBERS SHALL BE PREPARED WITH CLASS B FAYING SURFACES PER RCSC SPECIFICATION SECTION 3.2 AND SHALL HAVE FAYING SURFACES PREPARED AND BOLTS INSTALL IN ACCORDANCE WITH THE JOINT TYPE SC CLASS A (UNCOATED) "SLIP-CRITICAL" PER RCSC SPECIFICATION TABLE 4.1 AND SECTION 9.3. ALL INSPECTIONS SHALL BE PER RCSC SECTION 9.3.

WELDING REQUIREMENTS:

- 1. ALL WELDING SHALL CONFORM TO THE PROVISIONS OF AISC 341-05, APPENDIX W "WELDING PROVISIONS" FOR ALL WELDING APPLIED TO SEISMIC LOAD RETAINING SYSTEM.
2. ALL WELDING SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" AND VISUALLY CONFORM TO AWS SECTION 6 AND TABLE 6.1. VERIFICATION SHALL BE BY A CURRENTLY QUALIFIED CONSTRUCTION WELDING INSPECTOR.
3. ALL WELDERS SHALL BE QUALIFIED FOR THE SPECIFIC PRE QUALIFIED JOINTS REQUIRED BY THE DESIGN AND CERTIFIED IN ACCORDANCE WITH AWS AND WABO REQUIREMENTS.
4. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH APPROPRIATE WELD PROCEDURES. ALL WELDING PROCEDURES SHALL BE IN ACCORDANCE WITH AISC 341-05, APPENDIX W, SECTION 7.3.
5. ALL WELDING SHALL BE DONE WITH AWS PRE QUALIFIED WELDING PROCESSES UNLESS OTHERWISE APPROVED.
6. ALL WELDER QUALIFICATIONS AND WSPS SHALL BE MAINTAINED AT THE SITE OF THE WORK AND SHALL BE READILY AVAILABLE FOR INSPECTION UPON REQUEST, BOTH IN THE SHOP AND IN THE FIELD.

DEMAND CRITICAL WELDS:

ALL WELDS DESIGNATED AS DEMAND CRITICAL ON PLANS SHALL COMPLY WITH THE REQUIREMENTS OF AISC 341-05, SECTION 7.3b AND SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF TWENTY FOOT POUNDS AT -20 DEGREES FAHRENHEIT AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD OR MANUFACTURE CERTIFICATION AND FORTY FOOT POUNDS AT 70 DEGREES FAHRENHEIT AS DETERMINED BY AISC 341-05, APPENDIX X, OR OTHER APPROVED METHOD, WHEN THE STEEL FRAME IS NORMALLY ENCLOSED AND MAINTAINED AT A TEMPERATURE OF 50 DEGREES FAHRENHEIT OR HIGHER. FOR STRUCTURES WITH SERVICE TEMPERATURES LOWER THAN 50 DEGREES FAHRENHEIT, THE QUALIFICATION TEMPERATURE FOR AISC 341-05, APPENDIX X SHALL BE 20 DEGREES FAHRENHEIT ABOVE THE LOWEST ANTICIPATED SERVICE TEMPERATURE, OR AT A LOWER TEMPERATURE.

BACKING AT CJP WELDS:

- 1. ALL FUSIBLE STEEL BACKING USED AT BEAM TOP FLANGE AND CONTINUITY PLATE TO COLUMN WELDS NEED NOT BE REMOVED. AT COLUMN FLANGES, STEEL BACKING LEFT IN PLACE SHALL BE ATTACHED TO THE COLUMN FLANGE USING A CONTINUOUS 5/16 INCH FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD. WHEN BACKING IS REMOVED, FOLLOWING THE REMOVAL OF THE BACKING, THE ROOT PASS SHALL BE BACK GOUGED TO SOUND METAL AND BACK WELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL BE CONTINUOUS WITH A MINIMUM SIZE OF 5/16 INCH.
2. FUSIBLE STEEL BACKING USED CJP GROOVE WELDS BETWEEN THE BEAM BOTTOM FLANGE AND COLUMN. THE BACKING SHALL BE REMOVED. FOLLOWING THE REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACK GOUGED TO SOUND WELD METAL AND BACK WELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL BE CONTINUOUS WITH A MINIMUM SIZE OF 5/16 INCH AND THE REINFORCING FILLET LEG ADJACENT TO THE BEAM FLANGE SHALL BE SUCH THAT THE FILLET TOE IS LOCATED ON THE BEAM FLANGE BASE METAL. IF THE BASE METAL AND WELD ROOT ARE GROUND SMOOTH AFTER REMOVAL OF BACKING, THE REINFORCING FILLET ADJACENT TO THE BEAM FLANGE NEED NOT EXTEND TO BASE METAL.
3. STEEL BACKING AT BEAM FLANGE TO COLUMN FLANGE JOINTS SHALL NOT BE WELDED TO THE UNDERSIDE OF THE BEAM FLANGE. NOR SHALL TACK WELDS BE PERMITTED AT THIS LOCATION. IF FILLET WELDS OR TACK WELDS ARE PLACED BETWEEN THE BACKING AND THE BEAM FLANGE IN ERROR, THEY SHALL BE REPAIRED AS FOLLOWS:
A. THE WELD SHALL BE REMOVED SUCH THAT THE FILLET WELD OR TACK WELD NO LONGER ATTACHES TO THE BEAM FLANGE.
B. THE SURFACE OF THE BEAM FLANGE SHALL BE GROUND FLUSH AND SHALL BE FREE OF DEFECTS.
C. ANY GOUGES OR NOTCHES SHALL BE REPAIRED. REPAIR WELDING SHALL BE DONE WITH E7018 SMAW ELECTRODES OR OTHER FILLER METALS MEETING THE REQUIREMENTS OF AISC 341-05, SECTION 3.1 FOR DEMAND CRITICAL WELDS. A SPECIAL WELDING PROCEDURE SPECIFICATION (WPS) SHALL BE REQUIRED FOR THIS REPAIR. FOLLOWING WELDING, THE REPAIR SHALL BE GROUND SMOOTH.
4. WHERE NONFUSIBLE STEEL BACKING IS USED WITH CJP GROOVE WELDS BETWEEN THE BEAM FLANGES AND THE COLUMN, THE BACKING SHALL BE REMOVED. FOLLOWING THE REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACK GOUGED TO SOUND WELD METAL AND BACK WELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL BE BACK GOUGED TO SOUND WELD METAL AND BACK WELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL BE CONTINUOUS WITH A MINIMUM SIZE OF 5/16 INCH AND THE REINFORCING FILLET LEG ADJACENT TO THE BEAM FLANGE SHALL BE SUCH THAT THE FILLET TOE IS LOCATED ON THE BEAM FLANGE BASE METAL. IF THE BASE METAL AND WELD ROOT ARE GROUND SMOOTH AFTER REMOVAL OF BACKING, THE REINFORCING FILLET ADJACENT TO THE BEAM FLANGE NEED NOT EXTEND TO BASE METAL.

DETAILS AND TREATMENT OF WELD TABS:

05830 SPECIAL MOMENT FRAME (SMF)

ALL WELD TABS SHALL BE REMOVED WITHIN 1/8 INCH OF THE BASE METAL SURFACE AND THE END OF THE WELD FINISHED, EXCEPT AT CONTINUITY PLATES WHERE REMOVAL TO WITHIN 1/4 INCH OF THE PLATE EDGE SHALL BE PERMITTED. REMOVAL SHALL BE BY AIR CARBON ARC CUTTING (CAC-A), GRINDING, CHIPPING, OR THERMAL CUTTING. THE PROCESS SHALL BE CONTROLLED TO MINIMIZE ERRANT GOUGING. THE EDGES WHERE WELD TABS HAVE BEEN REMOVED SHALL BE FINISHED TO A SURFACE ROUGHNESS OF FIVE HUNDRED MICRO INCHES OR BETTER. THE CONTOUR OF THE WELD END SHALL PROVIDE A SMOOTH TRANSITION TO ADJACENT SURFACE, FREE OF NOTCHES, GOUGES, OR SHARP CORNERS. WELD DEFECTS GREATER THAN 1/16 INCH DEEP SHALL BE EXCAVATED AND REPAIRED BY WELDING IN ACCORDANCE WITH AN APPLICABLE WPS. OTHER WELD DEFECTS SHALL BE REMOVED BY GRINDING, FAIRED TO A SLOP NOT GREATER THAN 1:5.

TACK WELDS:

IN THE PROTECTED ZONE, ALL TACK WELDS ATTACHING BACKING AND WELD TABS SHALL BE PLACED WHERE THEY WILL BE INCORPORATED INTO A FINAL WELD AND TABS SHALL BE REMOVED TO WITHIN 1/8 INCH OF THE BASE METAL SURFACE AND THE END OF THE WELD FINISHED, EXCEPT AT CONTINUITY PLATES WHERE REMOVAL TO WITHIN 1/4 INCH OF THE PLATE EDGE SHALL BE PERMITTED. REMOVAL SHALL BE BY AIR CARBON ARC CUTTING (CAC-A), GRINDING, CHIPPING, OR THERMAL CUTTING.

CONTINUITY PLATES:

- 1. ALONG THE WEB, THE CORNER CLIP SHALL BE DETAILED SO THAT THE CLIP EXTENDS A DISTANCE OF AT LEAST 1 1/2 INCHES BEYOND THE PUBLISHED "K" DETAIL DIMENSION FOR THE ROLLED SHAPE. ALONG THE FLANGE, THE PLATE SHALL BE CLIPPED TO AVOID INTERFERENCE WITH THE RADIUS OF THE ROLLED SHAPE AND SHALL BE DETAILED SO THAT THE CLIP DOES NOT EXCEED A DISTANCE OF 1/2 INCH BEYOND THE PUBLISHED "K1" DIMENSION. THE CLIP SHALL BE DETAILED TO FACILITATE SUITABLE WELD TERMINATION FOR BOTH THE FLANGE WELD AND THE WEB WELD. WHEN A CURVED CLIP IS USED, IT SHALL HAVE A MINIMUM RADIUS OF 1/2 INCH.
2. AT THE END OF THE WELD ADJACENT TO THE COLUMN WEB/FLANGE JUNCTURE, WELD TABS FOR CONTINUITY PLATES SHALL NOT BE USED, EXCEPT WHEN PERMITTED BY THE STRUCTURAL ENGINEER OF RECORD. UNLESS SPECIFIED TO BE REMOVED BY THE STRUCTURAL ENGINEER OF RECORD, WELD TABS SHALL NOT BE REMOVED IN THIS LOCATION.
3. WHERE CONTINUITY PLATE WELDS ARE MADE WITHOUT WELD TABS NEAR THE COLUMN FILLER RADIUS, WELD LAYERS SHALL BE PERMITTED TO BE TRANSITIONED AT AN ANGLE OF ZERO DEGREES TO 45 DEGREES MEASURED FROM THE VERTICAL PLANE. THE EFFECTIVE LENGTH OF THE WELD SHALL BE DEFINED AS THAT PORTION OF THE WELD HAVING FULL SIZE. NONDESTRUCTIVE TESTING (NDT) SHALL NOT BE REQUIRED NOT THE TAPERED OR TRANSITION PORTION OF THE WELD NOT HAVING FULL SIZE.

REDUCED BEAM SECTION (RBS)

- 1. THE REDUCED BEAM SECTION (RBS) SHALL BE MADE USING THERMAL CUTTING TO PRODUCE A SMOOTH CURVE. THE MAXIMUM SURFACE ROUGHNESS OF THE THERMALLY CUT SURFACE SHALL BE FIVE HUNDRED MICRO INCHES IN ACCORDANCE WITH ANSI B46.1, AS MEASURED USING AWS CA1.77 SAMPLE FOUR OR SIMILAR VISUAL COMPARATOR. ALL TRANSITIONS BETWEEN THE REDUCED BEAM SECTION AND THE UNMODIFIED BEAM FLANGE SHALL BE ROUNDED IN THE DIRECTION OF THE FLANGE LENGTH TO MINIMIZE NOTCH EFFECTS DUE TO ABRUPT TRANSITIONS. CORNERS BETWEEN THE REDUCED SECTION SURFACE AND THE TOP AND BOTTOM OF THE BEAM FLANGES SHALL BE ROUNDED TO REMOVE SHARP EDGES, BUT A MINIMUM CHAMFER OR RADIUS SHALL NOT BE REQUIRED.
2. ALL THERMAL CUTTING TOLERANCES SHALL BE PLUS OR MINUS 1/4 INCH FROM THE THEORETICAL CUT LINE. THE BEAM EFFECTIVE FLANGE WIDTH AT ANY SECTION SHALL HAVE A TOLERANCE OF PLUS OR MINUS 3/8 INCH.
3. ALL GOUGES AND NOTCHES THAT OCCUR IN THE THERMALLY CUT REDUCED BEAM SECTION SHALL BE REPAIRED BY GRINDING OF NOT MORE THAN 1/4 INCH DEEP. THE GOUGED OR NOTCHED AREA SHALL BE FAIRED BY GRINDING SO THAT A SMOOTH TRANSITION EXISTS AND THE TOTAL LENGTH OF THE AREA GROUND FOR THE TRANSITION SHALL BE NO LESS THAN FIVE TIMES THE DEPTH OF THE REMOVE GOUGE ON EACH SIDE OF THE GOUGE. IF A SHARP EXISTS, THEY SHALL BE INSPECTED BY MAGNETIC PARTICLE TESTING (MT) AFTER GRINDING TO ENSURE THAT THE ENTIRE DEPTH OF THE NOTCH HAS BEEN REMOVED. GRINDING THAT INCREASES THE DEPTH OF THE RBS CUT MORE THAN 1/4 INCH BEYOND SPECIFIED DEPTH OF CUT IS NOT PERMITTED.
4. ALL NOTCHES AND GOUGES THAT EXCEED 1/4 INCH IN DEPTH BUT NOT TO EXCEED 1/2 INCH DEPTH AND THOSE NOTCHES AND GOUGES WHERE REPAIR BY GRINDING WOULD INCREASE THE EFFECTIVE DEPTH OF THE REDUCED BEAM SECTION CUT BEYOND TOLERANCE, MAY BE REPAIRED BY WELDING. THE NOTCH OR GOUGE SHALL BE REMOVED AND GROUND TO PROVIDE A SMOOTH RADIUS OF NOT LESS THAN 1/4 INCH IN PREPARATION FOR WELDING. THE REPAIR AREA SHALL BE PREHEATED TO A TEMPERATURE OF 150 DEGREES FAHRENHEIT OR THE VALUE SPECIFIED IN AWS D1.1, TABLE 3.2, WHICHEVER IS GREATER, MEASURED AT THE LOCATION OF THE WELD REPAIR.
5. ALL NOTCHES AND GOUGES EXCEEDING 1/2 INCH IN DEPTH SHALL BE REPAIRED ONLY WITH A METHOD APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

PROTECTED ZONE:

THE PROTECTED ZONE FOR THE REDUCED BEAM SECTION CONNECTION AS INDICATED ON DRAWINGS AND IS DEFINED AS THE AREA FROM THE FACE OF THE COLUMN FLANGE TO ONE HALF OF THE BEAM DEPTH BEYOND THE THEORETICAL HINGE POINT OR TO THE INSIDE EDGE OF THE BEAM FLANGE RADIUS CUT, WHICHEVER IS GREATER. THE PROTECTED ZONE SHALL COMPLY WITH THE FOLLOWING:

- 1. THE PROTECTED ZONE SHALL BE DISTINCTLY MARKED WITH CONTRASTING PAINT OR BY OTHER ACCEPTABLE MEANS.
2. WITHIN THE PROTECTED ZONE, DISCONTINUITIES CREATED BY FABRICATION OR ERECTION OPERATIONS SUCH AS TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING AND THERMAL CUTTING SHALL BE REPAIRED AS REQUIRED BY STRUCTURAL ENGINEER OF RECORD.
3. WELDED SHEAR STUDS AND DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONE. DECKING ARCH SPOT WELDS AS REQUIRE TO SECURE DECKING SHALL BE PERMITTED.
4. WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS FOR PERIMETER EDGE ANGLES, EXTERIOR FACADES, PARTITIONS, DUCTWORK, PIPING OR OTHER CONSTRUCTION SHALL NOT BE PLACED WITHIN THE PROTECTED ZONE.

QUALITY ASSURANCE PLAN:

QUALITY CONTROL AND QUALITY ASSURANCE FOR MEMBERS OF THE SEISMIC LOAD RESTRAINING SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AISC 341-05, APPENDIX Q, VISUAL WELDING INSPECTION POINTS AND FREQUENCIES SHALL BE PER TABLES LISTED IN SECTION Q5. NONDESTRUCTIVE TESTING (NDT) OF WELDS: NONDESTRUCTIVE TESTING OF WELDS OF MEMBERS PART OF THE SEISMIC LOAD RESISTING SYSTEM SHALL BE PERFORMED BY QUALITY ASSURANCE PERSONNEL IN ACCORDANCE WITH AISC 341-05, APPENDIX Q, SECTION Q5.2. ALL NONDESTRUCTIVE TESTING PERFORMED SHALL BE DOCUMENTED AND THE REPORT SHALL IDENTIFY THE TESTED WELD BY PIECE MARK AND LOCATION THE PIECE. REDUCTION OF NONDESTRUCTIVE TESTING REQUIREMENTS SHALL BE PERMITTED PER THE REQUIREMENTS OF AISC 341-05, SECTION Q5.2(5) AND (H) AND AUTHORITY HAVING JURISDICTION.

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CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street, Suite 302, Seattle, WA 98109
206.285.4572 (V) 206.285.2616 (F)
www.ctengineering.com

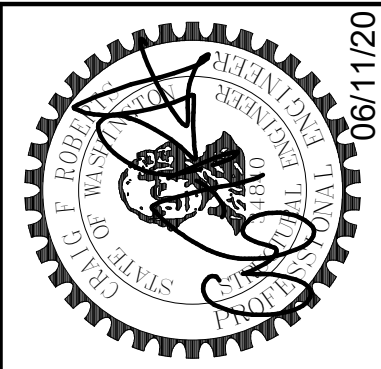
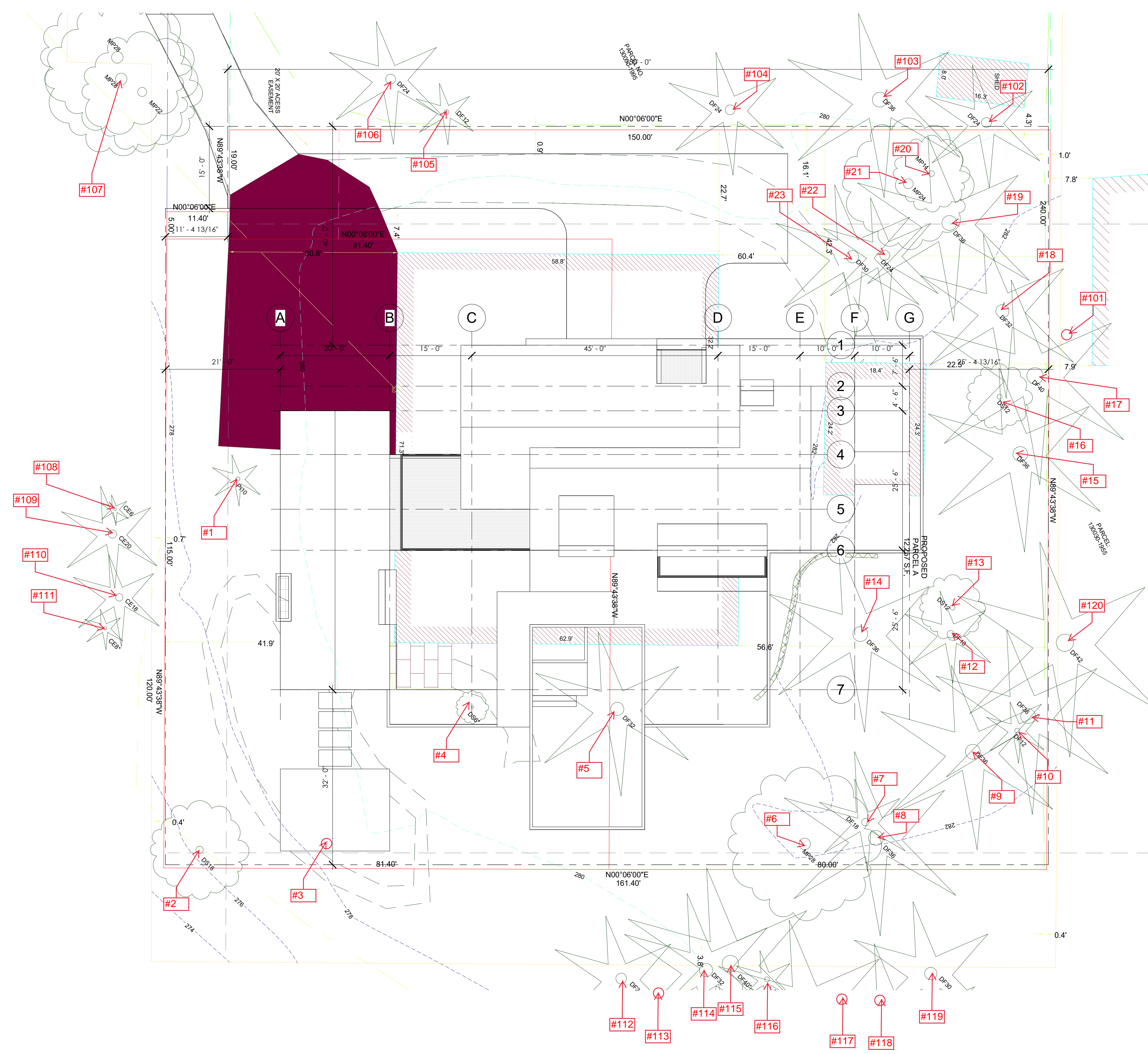


Table with columns: No., REVISION, DATE. Contains revision history information.

Table with columns: JOB #, ENG, CAD, SCALE, KEY ISSUE DATES, SD, DD, CD, PERMIT, OTHER. Contains project metadata.

Ordinary Moment Frame Notes
Foo Residence
3453 74th Ave SE
Mercer Island, WA 98040

S10.5



1 SITE PLAN - ENLARGED
1" = 10'-0"

GARRET CORD WERNER LLC
3132 WESTERN AVE
SEATTLE WA
98121



TEL 206.749.9019
FAX 206.749.9128
WWW.GARRETCORDWERNER.COM

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- GENERAL NOTES:**
1. ALL CODE COMPLIANCE TO BE VERIFIED PRIOR TO CONSTRUCTION BY ARCHITECT AND ADA EXPERT.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO THE START OF WORK.
 3. ALL REVISIONS SHOWN TO BE VERIFIED BY ARCHITECT TO COMPLY WITH ALL BUILDING CODES AND STANDARDS.
 4. MILLWORKER TO CONFIRM ALL CLEARANCES.
 5. PERMIT DRAWINGS - NOT TO BE USED FOR CONSTRUCTION.
 6. DO NOT SCALE FROM THIS DRAWING.
 7. ALL GLAZING TEMPERED SAFETY GLASS UNLESS OTHERWISE NOTED.
 8. ELECTRICAL & LIGHTING DRAWINGS FOR DESIGN PURPOSES ONLY. SUBCONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR NON-COMPLIANCE OF BUILDING CODES.

DATE 10/13/15	DRAWN BY Author
SCALE 1" = 10'-0"	CHECKED BY Checker

PROJECT
'FOO' RESIDENCE
3453 74th Ave SE
Mercer Island, WA
98040

REV	DATE	ISSUE/REVISION
NOT FOR CONSTRUCTION		

DPO DEDICATED
APPROVAL STAMP SPACE

SHEET TITLE
SITE PLAN

REVISION NO.

 SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO.
A051

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